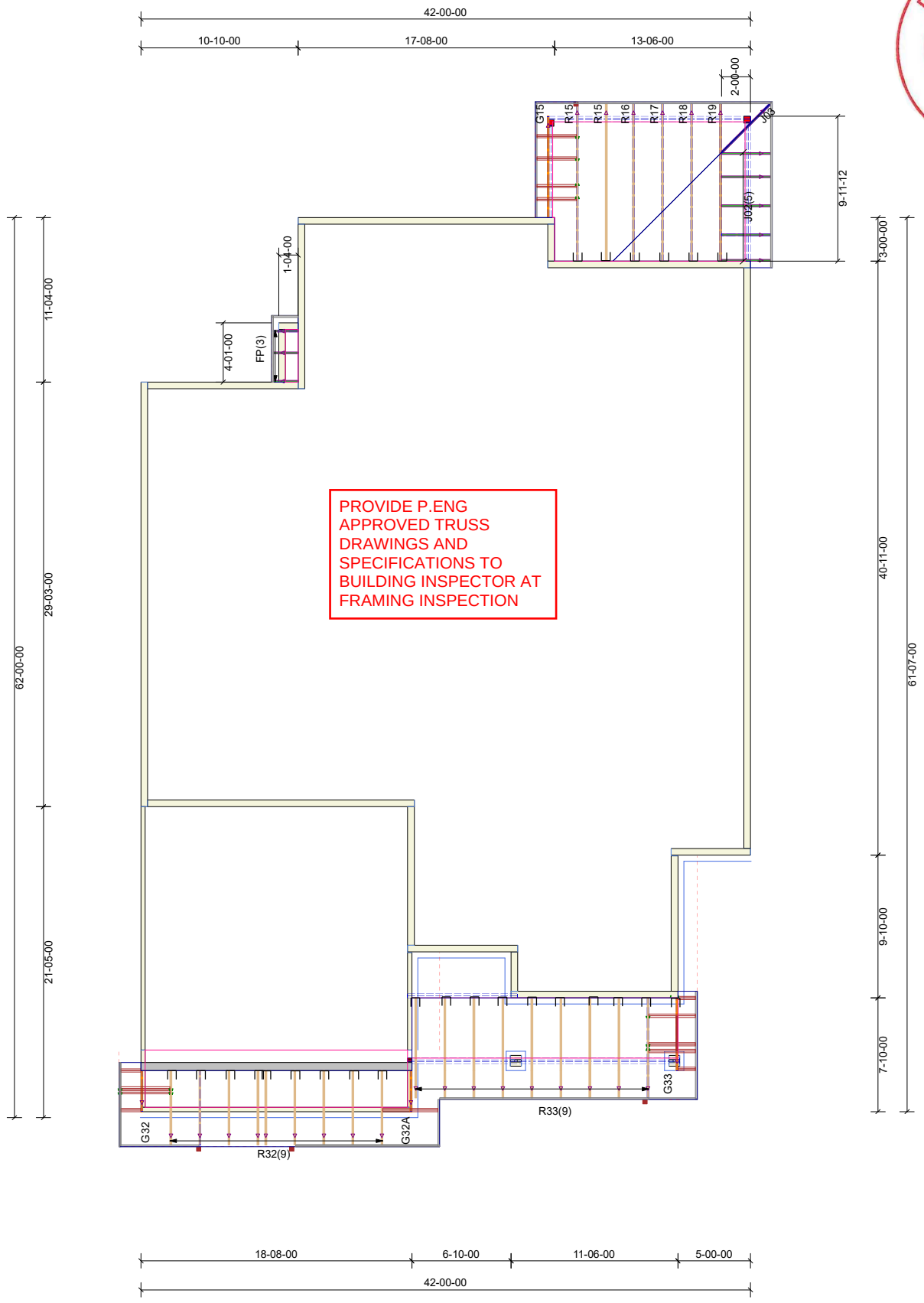
Plans Review
Municipality of Mississippi Mills
Building Dept.
2022-08-18



TYPICAL OTTAWA DESIGN LOADS

Member	Load Type	PT 9	PT 4	
Top Chord	Snow	37.1	50	PSF
	Dead	3	5-10	
Bot Chord	Live	0	10	
	Dead	7	7	

TYPICAL SPACING = 24.0 IN C/C

THIS DESIGN COMPLIES WITH:

- PART 4 OR 9 OF OBC 2012 Reg. 332/12
- CSA 086-09
- CCMC ACCEPTANCE 11996-L, 0319-L, 13270-L
- TPIC 2011

(REFER TO INDIVIDUAL TRUSS DRAWINGS FOR SPECIFIC LOADS & SPACING)

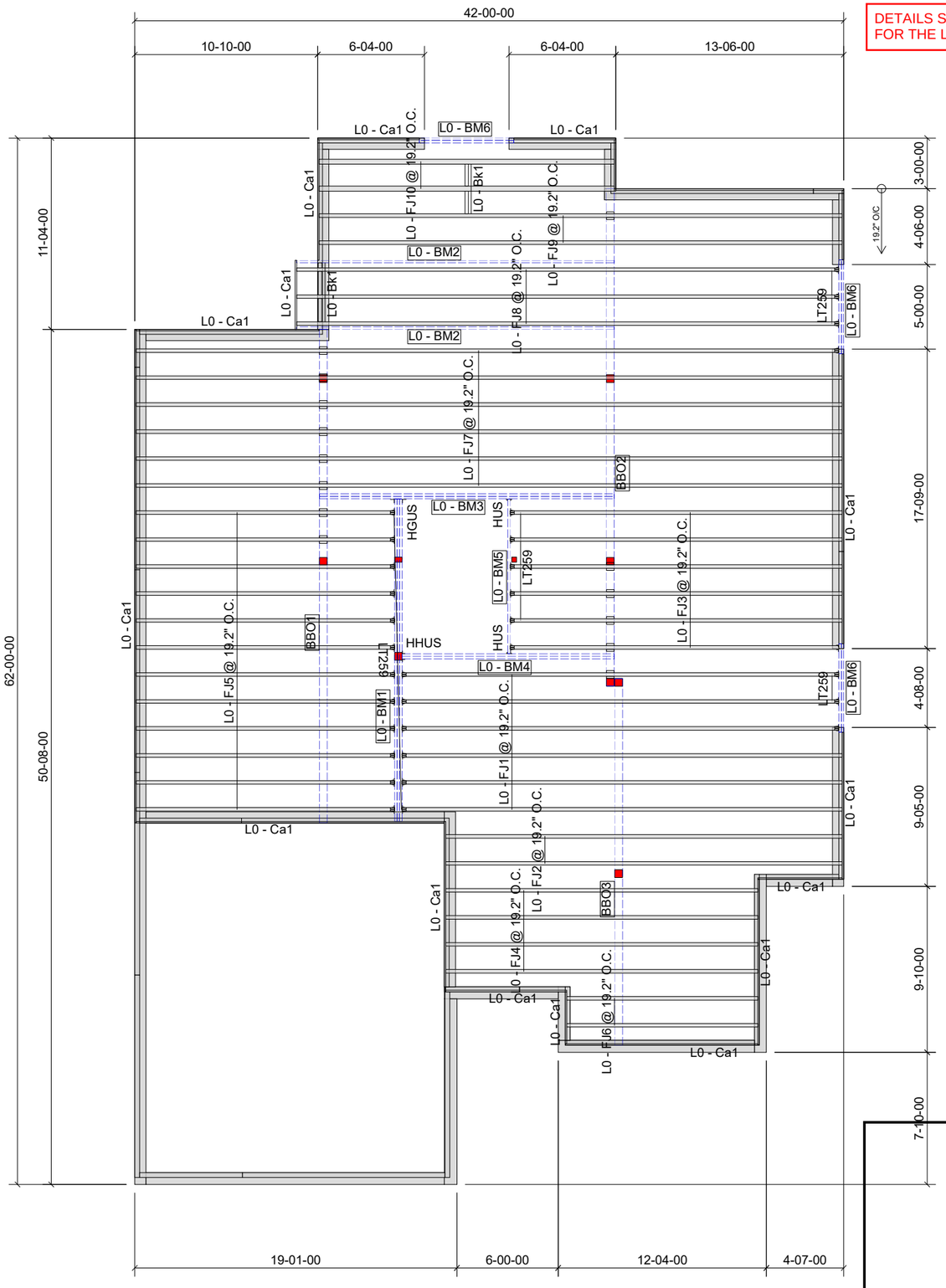
HURRICANE AND SEISMIC TIES:

- ANY TIES SPECIFIED ON THIS LAYOUT FOR UPLIFT OR SEISMIC CONNECTIONS MUST BE REVIEWED AND APPROVED BY THE BUILDING DESIGNER/ ENGINEER, AS STATED IN THE TPIC 2011. THE TRANSFER OF THESE LOADS TO THE ENTIRE STRUCTURE BELOW HAS NOT BEEN ANALYZED.

GRANDOR LUMBER INC.

JOB:
PHOENIX HOMES
PNEWD-4
NEWINGTON 'D'
WTR-3 LOT 50
1st Floor Roof Framing

DATE: 5/6/2022



DETAILS SEALED BY A P.ENG ARE REQUIRED FOR THE LVL BEAMS ON FRAMING INSPECTION

PROVIDE P.ENG APPROVED FLOOR DRAWINGS AND SPECIFICATIONS TO BUILDING INSPECTOR AT FRAMING INSPECTION

GLUED AND NAILED

LEVEL AND FLOOR CONTAINER NOTES	
Current Date:	6/14/2022
File Name:	WTR3-50 Newington D.mmdl
Level Name:	1st Floor
Building Code - Design Methodology:	NBCC 2015
Floor Container:	FC1
Floor Area Loading is:	40 Live Load & 15 Dead Load
Maximum Allowed Deflection	L/480 Live Load & L/240 Total Load

Products

PlotID	Length	Product	Plies	Net Qty	Fab Type
L0 - FJ1 @ 19.2" O.C.	28-00-00	9 1/2" NI-20	1	6	MFD
L0 - FJ2 @ 19.2" O.C.	24-00-00	9 1/2" NI-20	1	2	MFD
L0 - FJ3 @ 19.2" O.C.	20-00-00	9 1/2" NI-20	1	6	MFD
L0 - FJ4 @ 19.2" O.C.	19-00-00	9 1/2" NI-20	1	4	MFD
L0 - FJ5 @ 19.2" O.C.	16-00-00	9 1/2" NI-20	1	12	MFD
L0 - FJ6 @ 19.2" O.C.	12-00-00	9 1/2" NI-20	1	2	MFD
L0 - FJ7 @ 19.2" O.C.	42-00-00	9 1/2" NI-40x	1	6	MFD
L0 - FJ8 @ 19.2" O.C.	34-00-00	9 1/2" NI-40x	1	3	MFD
L0 - FJ9 @ 19.2" O.C.	32-00-00	9 1/2" NI-40x	1	2	MFD
L0 - FJ10 @ 19.2" O.C.	18-00-00	9 1/2" NI-80	1	2	MFD
L0 - BM1	20-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	3	3	MFD
L0 - BM2	19-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	2	MFD
L0 - BM3	18-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2	MFD
L0 - BM4	13-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2	MFD
L0 - BM5	10-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	1	MFD
L0 - BM6	6-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	6	MFD
L0 - Ca1	12-00-00	1 1/8" x 9 1/2" APA Rim Board	1	15	MFD
L0 - Bk1	6-00-00	9 1/2" NI-20	1	1	MFD

Accessories

PlotID	Length	Product	Plies	Net Qty	Fab Type
		3/4" Plywood or OSB (23/32" APA Rated Sheathing 48/24 Exposure 1)	1	56	MFD

Connector Summary

Qty	Manuf	Product	Skew	Supported Mtl
32	SIMPSON	LT259	-	9 1/2" NI-20
2	SIMPSON	HUS18110	-	1 3/4 x 9 1/2" WF LVL
1	SIMPSON	HHUS410	-	2- 1 3/4" x 9 1/2" WF LVL
1	SIMPSON	HGUS55010	-	3- 1 3/4" x 9 1/2" WF LVL

ANY OPENINGS IN FLOOR WEB FOR PLUMBING, HVAC AND ELECTRICAL TO MEET THE MANUFACTURER'S SPECS. P.ENG REPAIRS MAY BE REQUIRED IF HOLES ARE TOO LARGE, TOO CLOSE TOGETHER OR TOO CLOSE TO THE EDGES

THIS DESIGN COMPLIES WITH:

- PART 4 OR 9 OF OBC 2012 Reg. 332/12
- NORDIC LAM CCMC: 13216-R
- NORDIC JOISTS CCMC: 13032-R
- WEST FRASER CCMC: 12904

(REFER TO INDIVIDUAL FLOOR DRAWINGS FOR SPECIFIC LOADS & SPACING)

FLOOR NOTES:

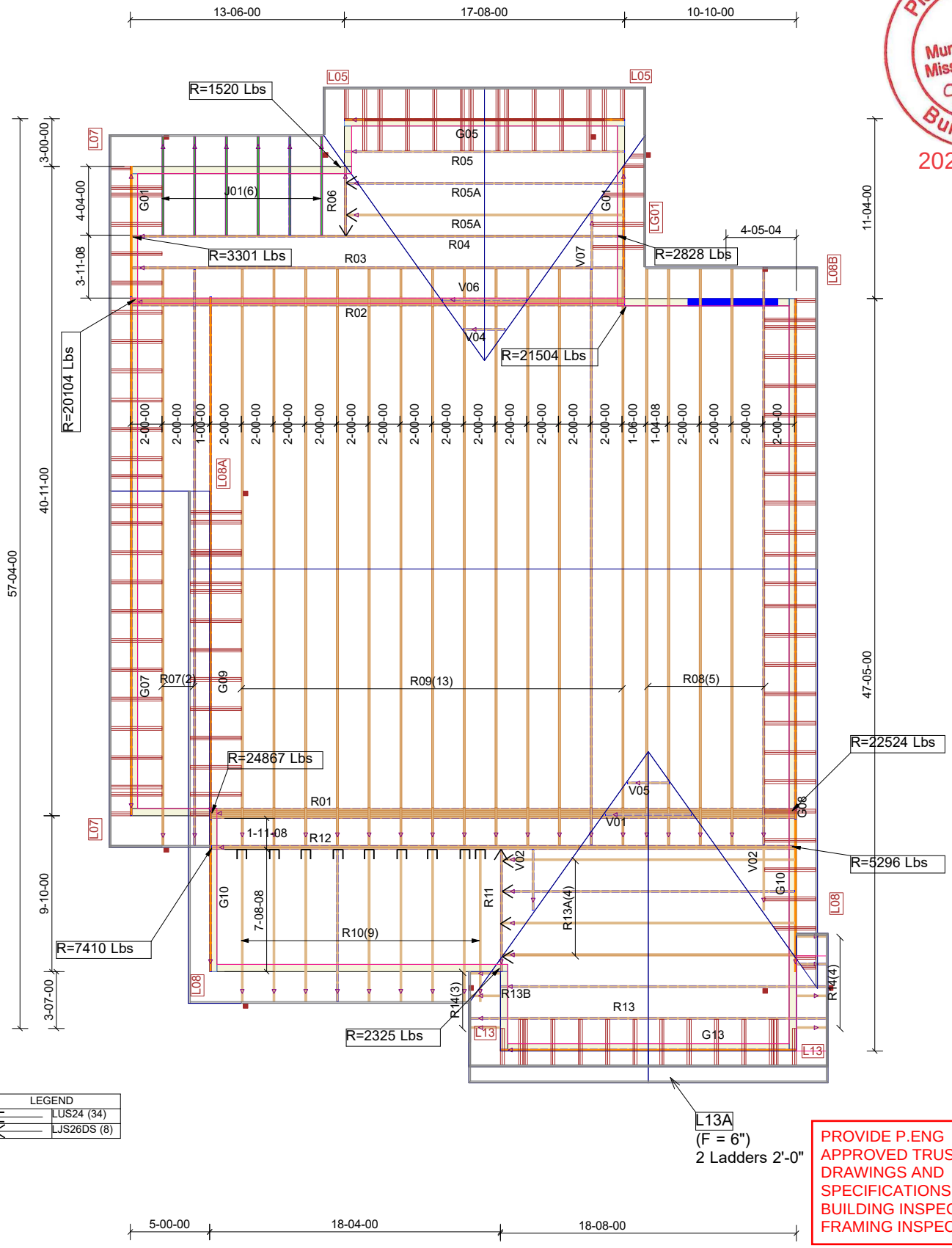
- FLOOR JOIST SYSTEMS ABOVE THE GARAGE HAS BEEN DESIGNED WITHOUT A DIRECTLY APPLIED CEILING. USE APPLICABLE BLOCKING OR STRAPPING WHERE REQUIRED AS INDICATED ON THE FRAMING PLAN.
- BLOCKING MATERIAL WILL BE SUPPLIED AND INDICATED AS "BLOCKING". NO LONGER ONLY 12' LENGTHS.

GRANDOR LUMBER INC.

JOB:
PHOENIX HOMES
WHITE TAIL RIDGE
WTR3-50
NEWINGTON D
1ST FLOOR 1 OF 2

DATE: 6/14/2022

Plans Review
Municipality of Mississippi Mills
Building Dept.
2022-08-18



LEGEND	
	LUS24 (34)
	LJS26DS (8)

PROVIDE P.ENG APPROVED TRUSS DRAWINGS AND SPECIFICATIONS TO BUILDING INSPECTOR AT FRAMING INSPECTION

Plans Review
Municipality of Mississippi Mills
Building Dept.
2022-08-18

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	Dead	7	7	

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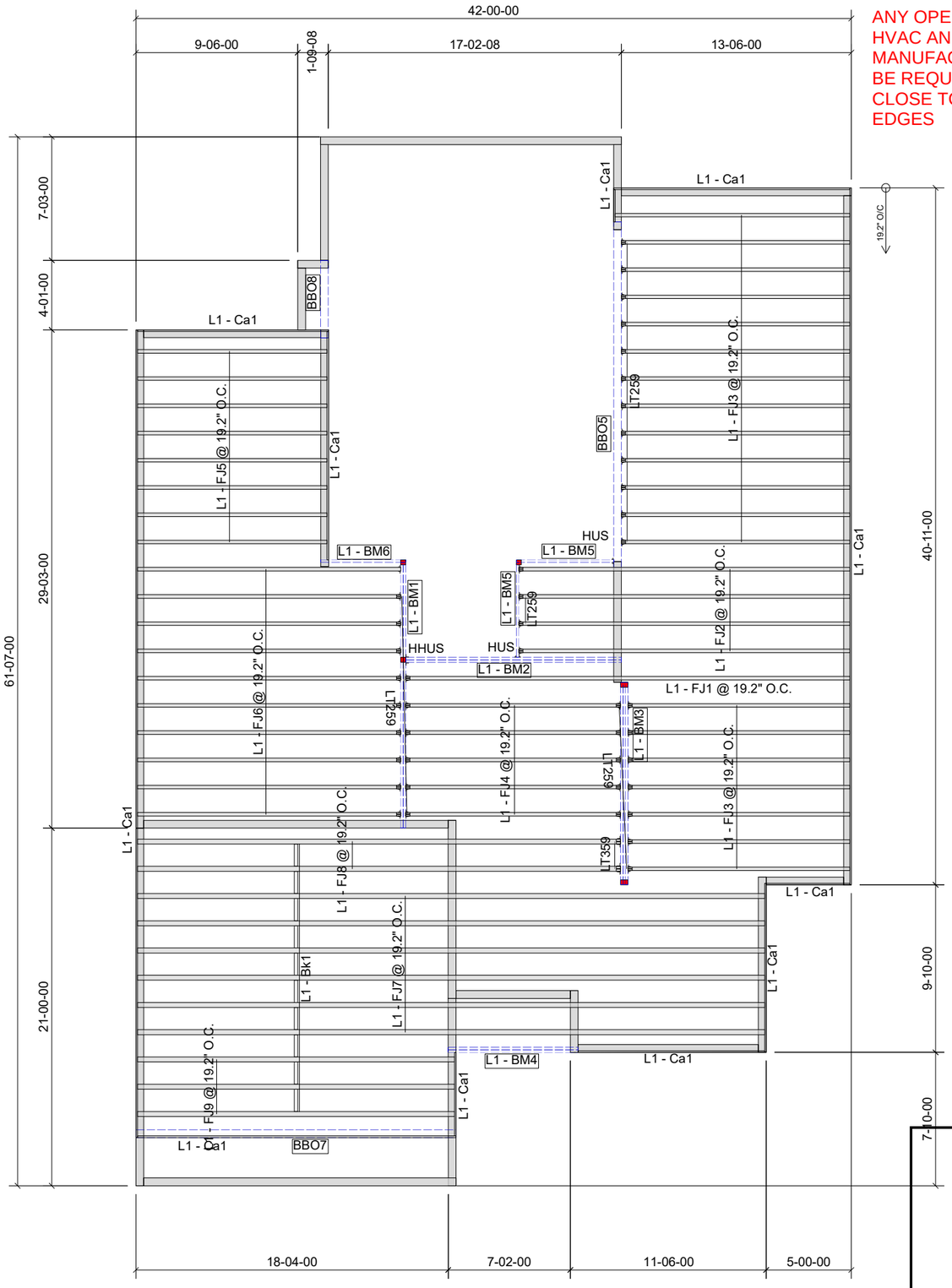
GRANDOR LUMBER INC.

JOB:

PHOENIX HOMES
PNEWD-4
NEWINGTON 'D'
WTR-3 LOT 50
2nd Floor Roof Framing

DATE: 5/6/2022



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PROVIDE P.ENG APPROVED FLOOR DRAWINGS AND SPECIFICATIONS TO BUILDING INSPECTOR AT FRAMING INSPECTION

GLUED AND NAILED

LEVEL AND FLOOR CONTAINER NOTES	
Current Date:	6/14/2022
File Name:	WTR3-50 Newington D.mmdl
Level Name:	2nd Floor
Building Code - Design Methodology:	NBCC 2015
Floor Container:	FC2
Floor Area Loading is:	40 Live Load & 15 Dead Load
Maximum Allowed Deflection	L/480 Live Load & L/240 Total Load

Products

PlotID	Length	Product	Plies	Net Qty	Fab Type
L1 - FJ1 @ 19.2" O.C.	28-00-00	9 1/2" NI-20	1	1	MFD
L1 - FJ2 @ 19.2" O.C.	20-00-00	9 1/2" NI-20	1	4	MFD
L1 - FJ3 @ 19.2" O.C.	14-00-00	9 1/2" NI-20	1	20	MFD
L1 - FJ4 @ 19.2" O.C.	13-00-00	9 1/2" NI-20	1	5	MFD
L1 - FJ5 @ 19.2" O.C.	12-00-00	9 1/2" NI-20	1	8	MFD
L1 - FJ6 @ 19.2" O.C.	16-00-00	9 1/2" NI-40x	1	10	MFD
L1 - FJ7 @ 19.2" O.C.	38-00-00	9 1/2" NI-80	1	6	MFD
L1 - FJ8 @ 19.2" O.C.	30-00-00	9 1/2" NI-80	1	2	MFD
L1 - FJ9 @ 19.2" O.C.	19-00-00	9 1/2" NI-80	1	3	MFD
L1 - BM1	16-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2	MFD
L1 - BM2	13-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2	MFD
L1 - BM3	12-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	3	3	MFD
L1 - BM4	8-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2	MFD
L1 - BM5	6-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	2	MFD
L1 - BM6	5-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	1	MFD
L1 - Ca1	12-00-00	1 1/8" x 9 1/2" APA Rim Board	1	15	MFD
L1 - Bk1	14-00-00	9 1/2" NI-20	1	1	MFD

Accessories

PlotID	Length	Product	Plies	Net Qty	Fab Type
		3/4" Plywood or OSB (23/32" APA Rated Sheathing 48/24 Exposure 1)	1	53	MFD

Connector Summary

Qty	Manuf	Product	Skew	Supported Mtl
2	SIMPSON	HUS18110	-	1 3/4" x 9 1/2" WF LVL
1	SIMPSON	HHUS410	-	2- 1 3/4" x 9 1/2" WF LVL
44	SIMPSON	LT259	-	9 1/2" NI-20
2	SIMPSON	LT359	-	9 1/2" NI-80

DETAILS SEALED BY A P.ENG ARE REQUIRED FOR THE LVL BEAMS ON FRAMING INSPECTION

THIS DESIGN COMPLIES WITH:

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GRANDOR LUMBER INC.

JOB:
PHOENIX HOMES
WHITE TAIL RIDGE
WTR3-50
NEWINGTON D
2ND FLOOR 2 OF 2

DATE: 6/14/2022

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Plans Review
Municipality of Mississippi Mills
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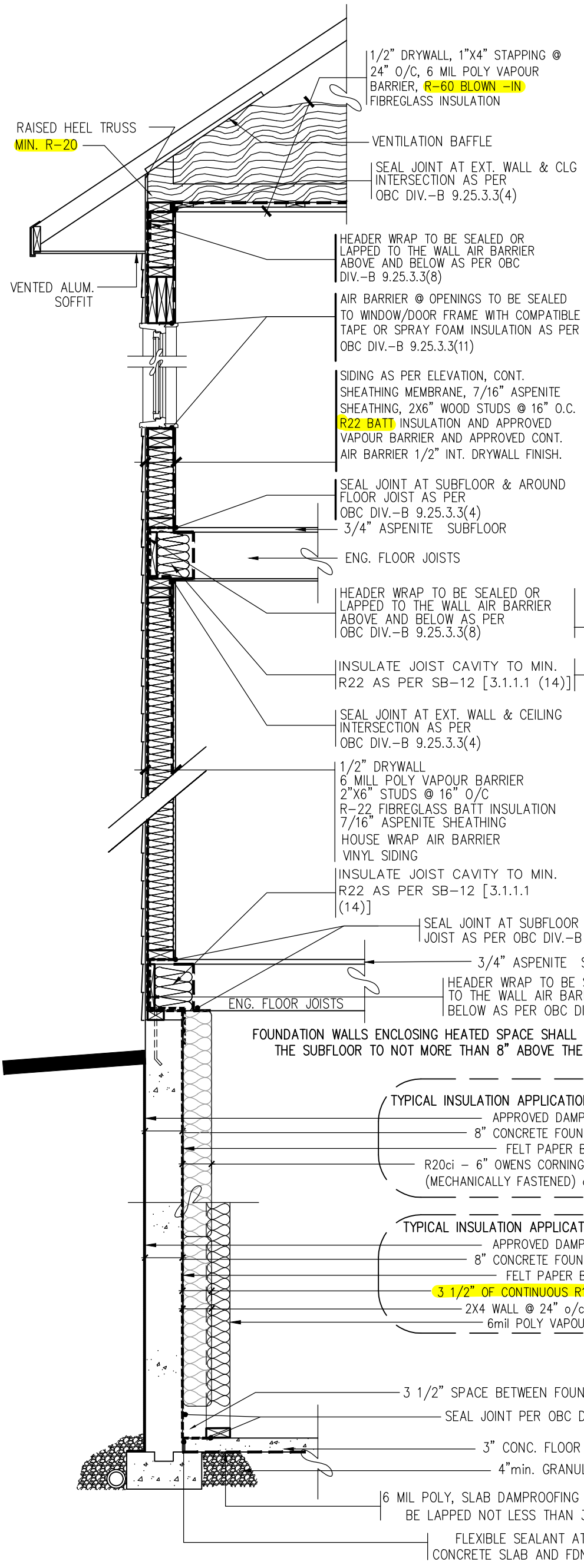


TYP. DETAIL SECTION (PARTIAL)
FOR SIDING APPLICATION

NOTES:

MECHANICAL

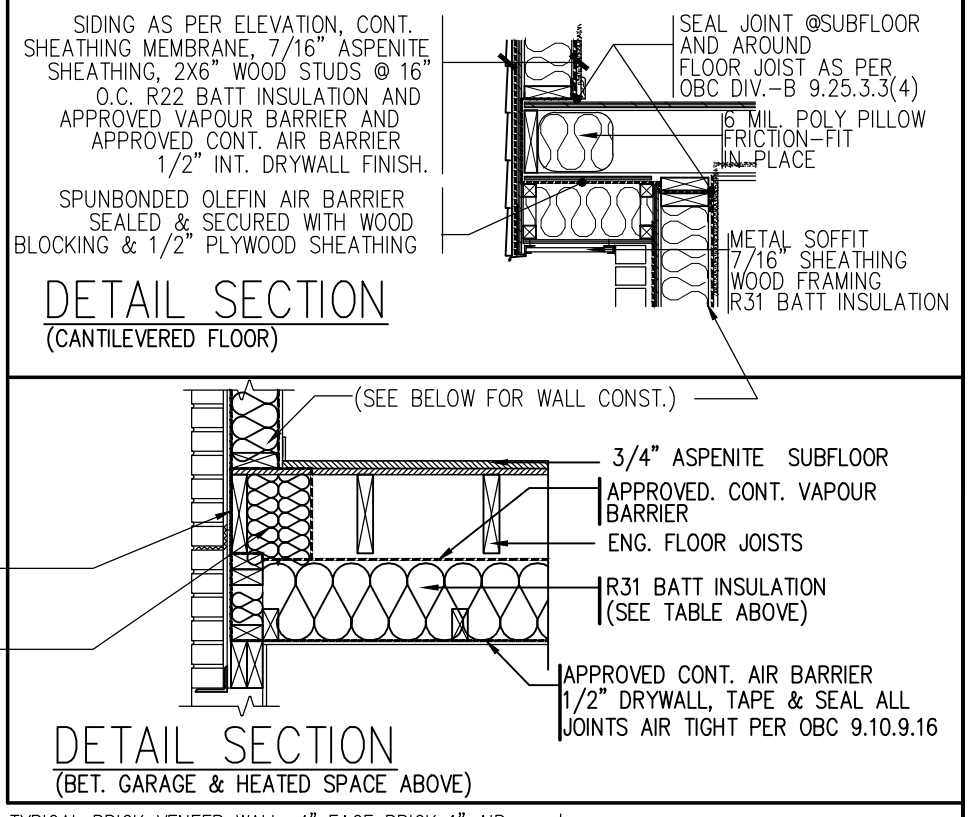
SPACE HEATING EQUIPMENT AS PER COMPLIANCE PACKAGE A1 OF SB-12 [TABLE 3.1.1.2.A(IP)

AIR BARRIERS AS PER OBC 9.25.3

ALL JOINTS TO HAVE A MIN. OVERLAP OF 4"
ALL JOINTS TAPED TO MANUFACTURER'S SPECIFICATIONS
ALL FASTENERS AS PER MANUFACTURER'S SPECIFICATIONS
ALL PENETRATIONS SEALED TO MAINTAIN A CONTINUOUS AIR BARRIER

NOTES FROM OBC SB-9 SECTION 3.3 (SEALING THE PERIMETER & PENETRATIONS)

(1) A FLOOR-ON-GROUND SHALL BE SEALED AROUND ITS PERIMETER TO THE INNER SURFACES OF ADJACENT WALL USING FLEXIBLE SEALANT.
(2) ALL PENETRATIONS OF A FLOOR-ON-GROUND BY PIPES OR OTHER OBJECTS SHALL BE SEALED AGAINST SOIL GAS LEAKAGE.
(3) ALL PENETRATIONS OF A FLOOR-ON-GROUND THAT ARE REQUIRED TO DRAIN WATER FROM THE FLOOR SURFACE SHALL BE SEALED IN A MANNER THAT PREVENTS THE UPWARD FLOW OF SOIL GAS WITHOUT PREVENTING THE DOWNWARD FLOW OF LIQUID WATER.



DETAIL SECTION
(CANTILEVERED FLOOR)

DETAIL SECTION
(BET. GARAGE & HEATED SPACE ABOVE)

TYPICAL BRICK VENEER WALL, 4" FACE BRICK 1" AIR SPACE, GALV. METAL TIES @ 16" O.C. HOR., 24" VERT. APPROVED SHEATHING PAPER EXTERIOR TYPE SHEATHING, 2X6" WOOD STUDS @ 16" O.C., R22 INSULATION AND APPROVED VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 32" O.C. BOTTOM & OVER OPENINGS, BASE FLASHING UP 6" MIN. BEHIND BUILDING PAPER.

TYP. DETAIL SECTION (PARTIAL)
FOR BRICK VENEER APPLICATION

PHOENIX HOMES

SB-12 COMPLIANCE PACKAGE DETAILS (ALL MODELS)

No.	Description	Date	By
4	SB-12 - 2022 UPDATE	JAN - 2022	SP
3	SB-12 - 2017 UPDATE	JAN - 2017	SP
2	ADDED CANTILEVERED FLOOR DETAIL	MAR28-12	TL
1	OBC SB-9 & SB-12 COMPLIANCE PACKAGE	JAN22-12	TL

REVISIONS

footprint:	
drawn by:	SP
date:	
scale:	N/A
sheet no:	SB-12 DETAILS

CONSTRUCTION NOTES

SPRAY FOAM REQUIRED TO ACHIEVE THIS R-VALUE. PROVIDE SPECS TO INSPECTOR

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12

1. ROOF CONSTRUCTION
NO.210 (10.25kg/m2) ASPHALT SHINGLES, 11.1mm (7/16") ASPENITE SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'–0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL, (EAVES PROTECTION NOT REQ'D. FOR ROOF 8:12 OR GREATER) 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'–0") O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT. ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 25% AT EAVES. AND 25% AT RIDGE (OBC 9.19.1.2)

2. FRAME WALL CONSTRUCTION (2"x6")
SIDING AS PER ELEVATION, APPROVED AIR BARRIER 11.1mm (7/16") EXTERIOR TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPROVED VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FIN. GRADE

2A. FRAME WALL CONSTRUCTION (2"x4") MAX 9'-10" OR TALL WALL
SIDING AS PER ELEVATION, APPROVED AIR BARRIER RSI 0.9 (R5) EXTERIOR RIGID INSULATION BOARD 38x89 (2"x4") STUDS @ 400mm (16") O.C. WITH APPROVED DIAGONAL WALL BRACING, RSI 3.35 (R19) INSULATION AND APPROVED VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FIN. GRADE

3. BRICK VENEER CONSTRUCTION (2"x6")
90mm (4") FACE BRICK 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED AIR BARRIER 11.1mm (7/16") EXTERIOR TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPROVED VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER. 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE THRU–WALL FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

MAX 9'-10" OR TALL WALL

3A. BRICK VENEER CONSTRUCTION (2"x4") 90mm (4") FACE BRICK 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED AIR BARRIER RSI 0.9 (R5) EXT. RIGID INSUL. BD., 38x89 (2"x4") STUDS @ 400mm (16") O.C. WITH APPROVED DIAGONAL WALL BRACING, RSI 3.35(R19) INSULATION AND APPROVED VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE THRU–WALL FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150MM(6") ABOVE FINISH GRADE.

4. INTERIOR STUD PARTITIONS FOR BEARING PARTITIONS 38x89 (2"x4") @ 400mm (16") O.C. FOR 2 STOREYS AND 300mm (12") O.C. FOR 3 STOREYS, NON–BEARING PARTITIONS 38x89 (2"x4") @ 600mm (24") O.C. PROVIDE 38x89 (2"x4") BOTTOM PLATE AND 2/38x89 (2/2"x4") TOP PLATE. 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED.

5. FOUNDATION WALL/FOOTINGS: –SEE OBC 9.15.3, 9.15.4 200mm (8") POURED CONC. FDTN. WALL 20MPa (c/w 2–15M REBAR TOP & BOTTOM) WITH BITUMENOUS DAMPPROOFING AND OPT. DRAINAGE LAYER. DRAINAGE LAYER REQ. WHEN BASEMENT INSUL. EXTENDS 900 (2'–11") BELOW FIN. GRADE. MAXIMUM POUR HEIGHT 2390 (7'–10") ON 500x155 (20"x6") CONTINUOUS KEYED CONC. FTG. BRACE FDTN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MIN. BEARING CAPACITY OF 100kPa OR GREATER. IF SOIL BEARING DOES NOT MEET MIN. CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. MAX. FLOOR LIVE LOAD OF 2.4kpa(50psf) PER FLOOR, AND MAX. LENGTH OF SUPPORTED JOISTS IS 4.9m (16'–1"). REFER TO SOILS REPORT FOR SOILS CONDITIONS AND BEARING CAPACITY.

6. 100mm (4") DIA. WEEP TILE 150mm (6") CRUSHED STONE OVER AND AROUND WEEPING TILES.

7. BASEMENT SLAB OBC. 9.3.1.6.(1)(b) & 9.16.4.5.(1) 80mm (3")MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 15MPa. (2200psi) CONC. WITH DAMPPROOFING BELOW SLAB.

8. EXPOSED FLOOR TO EXTERIOR PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.

9. OBC. 12.3.2.1 & 12.3.3.7 ATTIC INSULATION RSI 8.81 (R60) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 13mm (1/2") INT. DRYWALL FINISH OR APPROVED EQUAL.

10. STAIRS, STEPS, HANDRAILS –OBC. 9.8.–
–9.8.2.1(1) STAIR WIDTH MEASURED BETWEEN WALL FACES OR GUARDS SHALL BE NOT LESS THAN 900mm (35 7/16")
–9.8.2.2(3) CLEAR HEIGHT OVER STAIRS SHALL NOT BE LESS THAN 1950mm (76 3/4")
–9.8.4 STEP DIMENSIONS (TABLE 9.8.4.1)

STAIR COMPONENT	MINIMUM	MAXIMUM
RISE	125mm (4 15/16")	200mm (7 7/8")
RUN	255mm (10 1/16")	355mm (14")

–9.8.4.4 UNIFORMITY & TOLERANCES FOR RISERS & TREADS
–BETWEEN ADJACENT TREADS & LANDINGS = 5mm
–BETWEEN TALLEST & SHORTEST RISER IN FLIGHT=10mm
–9.8.4.6(1)(b) MAX. NOSING 25mm (1")
–9.8.7.5(1)(b) CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE MIN. 50mm (1 15/16")
–9.8.7.6(1) HANDRAILS SHALL NOT PROJECT MORE THAN 100mm (3 15/16") INTO REQUIRED WIDTH OF STAIR <SEE 9.8.2.1(1)>

11. GUARDS –OBC. 9.8.8.3.–
(1) EXT. GUARDS HEIGHT: =1070mm (42 1/8") MIN.
(2) INT. GUARDS HEIGHT: =900mm (35 7/16") MIN.
(1) STAIR LANDING GUARDS: =1070mm (42 1/8") MIN.
–9.8.8.5(1) MAX. OPENINGS THROUGH GUARDS =100mm (3 15/16")

12. 38x89 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'–10") O.C. USE NON–SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED. (SEE OBC. 9.23.7)

SILL PLATE TO BE PRESSURE TREATED OR 6 MIL POLY BELOW

13. –R12 (3½") CONTINUOUS BATT INSULATION. 2"x4" STUD WALL PLACED 3½" AWAY FROM WALL. FILL STUD CAVITY WITH R10 BATT INSULATION. APPROVED VB TO 8" ABOVE FLOOR LEVEL.
OR
–APPROVED BLANKET INSULATION (R20) MECHANICALLY SECURED TO CONCRETE FOUNDATION WALL WITH 100mm HILTI PINS (COMES WITH PLASTIC WASHER)

DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL.

(SEE DETAIL ON "SB–12 DETAILS" PAGE)

R-10 BATT IS REQUIRED TO BE CONTINUOUS

14. BEARING STUD PARTITION
38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") SILL PLATE ON DAMPPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'–10") O.C. 100mm (4") HIGH CONC. CURB ON 350x155 (14"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID–HEIGHT IF WALL IS UNFINISHED.

15. STEEL BASEMENT COLUMN (SEE O.B.C. 9.17.3.1, 9.17.3.4)
75mm (3") DIA. ADJUSTABLE STL. COL. CONFORMING TO CAN/CGSB–7.2M, AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 910x910x300 (36"x36"x12") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 100 Kpa. MINIMUM AND AS PER SOILS REPORT.

15A. STEEL BASEMENT COLUMN (SEE O.B.C. 9.17.3.1, 9.17.3.4)
3"x3"x(.188) NON–ADJUSTABLE STL. COL. WITH 150x150x9.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE ON 910x910x300 (36"x36"x12"). CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 100 Kpa. MIN. AND AS PER SOILS REPORT.

15B. STEEL COLUMN (SEE OBC. 9.17.3.1, 9.17.3.4) 3"x3"x(.188) NON–ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2–12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2–1/2"x12"x2") FIELD WELD COL. TO BASE PLATE.

15C. STEEL COLUMN (SEE OBC. 9.17.3.1, 9.17.3.4) 90mm(3–1/2") DIA.X4.78mm(.188) NON–ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2–12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2–1/2"x12"x2") FIELD WELD COL. TO BASE PLATE.

16. BEAM POCKET OR 300x150 (12"x6") POURED CONC. NIB WALLS. MIN. BEARING 90mm (3–1/2")

17. 19x64 (1"x3") CONTINUOUS WD. STRAPPING BOTH SIDES OF STEEL BEAM.

18. GARAGE SLAB: 100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5–8% AIR ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB–BASE OR COMPACTED NATIVE FILL SLOPE TO FRONT AT 1% MIN.

19. 13mm (1/2") GYPSUM BD. ON WALL AND CEILING BETWEEN HOUSE AND GARAGE, RSI 3.87 (R22) IN WALLS, RSI 5.46 (R31) IN CEILING. PROVIDE APPROVED AIR BARRIER. TAPE AND SEAL ALL JOINTS AIR TIGHT.

20. DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING. PER OBC 9.10.13.15

21. WOOD STEP, C/W HANDRAIL & LANDING IF MORE THAN 3 RISERS, MAX.RISE 200mm (7–7/8") MIN.TREAD 250mm (9–1/2") SEE OBC 9.8.9.2, 9.8.9.3 & 9.8.10

22. CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm(4") DIA. SMOOTH WALL VENT PIPE) OBC 6.2.3.8.(7)

23. ATTIC ACCESS HATCH 545x610 (21.5"x24") WITH A MIN. AREA OF 3.44 SF WITH WEATHERSTRIPPING RSI 7.0 (R40) RIGID INSUL. BACKING OBC 9.19.2

24. FIREPLACE CHIMNEYS –OBC. 9.21.– TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'–0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'–0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10'–0") FROM THE CHIMNEY.

25. LINEN CLOSET, 4 SHELVES MIN. 350mm (14") DEEP.

26. MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR, TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR.

27. STEEL BEARING PLATE FOR MASONRY WALLS 280x280x16 (11"x11"x5/8") STL. PLATE FOR STL BEAMS AND 280x280x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL, ANCHORED WITH 2–19mm (3/4") x 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON–SHRINK GROUT.

OR

SOLID WOOD BEARING FOR WOOD STUD WALLS SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT–UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH OBC. 9.17.4.2 (2).

28. U.L.C. RATED CLASS "B" VENT 610mm (2'–0") ABOVE THE POINT IN CONTACT WITH THE ROOF FOR SLOPES UP TO 9/12, REFER TO THE ONTARIO GAS UTILIZATION CODE.

29. 3–38x140 (3–2"x6") BUILT–UP–POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT, 610x610x254 (24"x24"x10") CONC. FTG. OBC 9.17.4

30. STEP FOOTINGS: MIN. HORIZ. STEP = 600mm (23–5/8"). MAX. VERT. STEP = 600mm (23–5/8") FOR FIRM SOILS.

31. PORCH SLAB/STEPS: 130 mm (5") MIN. CONC. 32 MPa SLAB AIR ENTRAINMENT MIN. 5 TO 8% AT 28 DAYS, 10 M BARS @ 250 O/C EACH WAY 10M DOWELS @400 (16") O.C. 2–15m IN THICKENED AREA FROM WALL TO SLAB ALL SIDES (SEE DETAIL)

32. DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS REGULATOR. MIN. 300mm (12") ABOVE FIN. GRADE, FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE A MIN. OF 1830mm (6'–0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

33. DIRECT VENT GAS FIREPLACE. VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.

34. SUBFLOOR, JOIST STRAPPING AND BRIDGING –19mm (3/4") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (* SEE OBC 9.30.6.1 *) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (–* SEE OBC 9.30.2 *) ALL JOISTS TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'–11") O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 19x64 (1"x3") @ 2100mm (6'–11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (SEE OBC 9.23.9.4)

35. EXPOSED BUILDING FACE –OBC. 9.10.14.5.– EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 min. WHERE LIMITING DISTANCE IS LESS THAN 1.2M (3'–11"). WHERE THE LIMITING DISTANCE IS LESS THAN 600mm (1'–11") THE EXPOSING FACE SHALL BE CLAD IN NON–COMBUSTIBLE MATERIAL.

36. RESERVED

37. THE FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3 9/16") THICK TO A MAX. DEPTH OF 350mm (13 3/4") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY AND 900mm (36") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR. (SEE OBC 9.15.4.7)

38. CONVENTIONAL ROOF FRAMING 38x140 (2"x6") RAFTERS @ 400mm (16"O.C.), FOR MAX. 11'–7" SPAN. 38x184 (2"x8") RIDGE BOARD. 38x89 (2"x4") COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 38x89 (2"x4") @ 400mm (16") O.C. FOR MAX. 2830mm (9'–3") SPAN & 38x140 (2"x6") @ 400mm (16") O.C. FOR MAX. 4450mm (14'–7") SPAN. RAFTERS FOR BUILT–UP ROOF TO BE 38x89 (2"x4") @ 600mm (24") O.C. WITH A 38x89 (2"x4") CENTRE POST TO THE TRUSS BELOW, LATERALLY BRACED AT 1800mm (6'–0") O.C. VERTICALLY.

39. TWO STOREY VOLUME SPACES
FOR HIGH WALL UP TO 18'=0": CONSTRUCTION: 2"X6" SPACING AS INDICATED BLOCKING: 3 ROWS @ 4'–6" O/C ± SHEATHING: 7/16" ASPENITE NAILING: 2" STAPLES BET. 4" AND 6" O/C ALONG STUDS

STUD SPACING WITH VARIOUS FINISHES:
1. SIDING–METAL OR VINYL– 2"X6" @12" O/C
2. STUCCO –2"X6" @16" O/C
3. BRICK TO 4'–0" –2"X6" @16" O/C
4. BRICK FULL HEIGHT –2–2"X6" @12" O/C

40. TYPICAL 1 HOUR RATED PARTYWALL. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

41. STRIP FOOTING SUPPORTING EXTERIOR WALLS
–SEE OBC 9.15.3.
–ASSUMING MASONRY VENEER CONSTRUCTION, MAX. FLOOR LIVE LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'–1").
THE STRIP FOOTING SIZE IS AS FOLLOWS:
2 STOREY (STANDARD) 500x155 (20"x6")
2 STOREY (WALK–OUT BASEMENT) 545x175 (22"x7")
(UNLESS OTHERWISE NOTED ON PLAN)

42. EXTERIOR WALLS FOR WALK–OUT CONDITIONS THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 16" o.c. OR 38x89 (2"x4") STUDS @ 12"o.c.

43. FLASHING FOR EXT. WALL OPENINGS (O.B.C.9.27.3.8.(3)

44. SUMP PITS (WHERE REQ'D) SEE O.B.C. 9.14.5.2
–MUST BE SEALED AS PER 9.25.3.3.(16)

IT IS THE CONTRACTOR'S RESPONSABILITY TO ENSURE THAT ALL CONSTRUCTION CONFORMS TO THE REQUIREMENTS OF THE OBC. NOTATIONS MADE ON THESE DRAWINGS ARE FOR YOUR INFORMATION AND ASSISTANCE ONLY AND DO NOT NECESSARILY COMMENT ON ALL AREAS OF CONSTRUCTION.

WINDOWS:

1 MINIMUM BEDROOM WINDOW –OBC. 9.9.10. AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m2 UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'–3").
2 WINDOW GUARDS –OBC. 9.8.8.1. A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'–7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'–11")
3 ALL WINDOWS TO COMPLY WITH THERMAL RESISTANCE REQUIREMENTS STATED IN OBC 12.3.2.6. AND SB12 PRESCRIPTIVE COMPLIANCE PACKAGE, AND OBC 9.5, 9.6, 9.7

GENERAL

1 MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.3 AIR CHANGES PER HOUR AVERAGED OVER 24 HOURS. SEE MECHANICAL DRAWINGS.
2 ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDINGAS PER OBC 9.26.18.2 AND MUN. STANDARDS.
3 ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3 CHECK WITH LOCAL AUTHORITY.
4 PROVIDE STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN BATHROOMS. REINF. OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM, SEE OBC 9.5.2.3., 3.8.3.8.(1)(d) & 3.8.3.13.(1)(f).

LUMBER:

1 ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE.
2 STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.
3 LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.
4 ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUF.
5 LVL BEAMS SHALL BE 2.0E WS MICRO–LAM LVL (Fb=2800psi.MIN.) OR EQUIVALENT. NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm (7 1/4",9 1/2", 11 7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID–DEPTH OF BEAM @ 915mm (3'–0") O.C.
6 PROVIDE TOP MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY MGA CONNECTOR LTD. Tel. (905) 642–3175 OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED.
7 JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT–UP WOOD MEMBERS INTERSECTING FLUSH BUILT–UP WOOD MEMBERS.
8 WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 mil. POLYETHYLENE FILM, No. 50 (45lbs.) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS ST LEAST 150mm (6") ABOVE THE GROUND.

STEEL:

1 STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA–G40–21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CAN/CSA–G40–21 GRADE 350W CLASS "H".
2 REINFORCING STEEL SHALL CONFORM TO CSA–G30–18M GRADE 400R.

WOOD LINTELS AND BUILT–UP WOOD BEAMS

L1 2/38 x 184 (2/2" x 8") SPR.#2
B1 3/38 x 184 (3/2" x 8") SPR.#2
B2 4/38 x 184 (4/2" x 8") SPR.#2

L3 2/38 x 235 (2/2" x 10") SPR.#2
B3 3/38 x 235 (3/2" x 10") SPR.#2
B4 4/38 x 235 (4/2" x 10") SPR.#2

L5 2/38 x 286 (2/2" x 12") SPR.#2
B5 3/38 x 286 (3/2" x 12") SPR.#2
B6 4/38 x 286 (4/2" x 12") SPR.#2

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1 2–1 3/4"x7 1/4" (2–45x184)
LVL2 3–1 3/4"x7 1/4" (3–45x184)
LVL3 4–1 3/4"x7 1/4" (4–45x184)
LVL4 2–1 3/4"x9 1/2" (2–45x240)
LVL5 3–1 3/4"x9 1/2" (3–45x240)
LVL6 2–1 3/4"x11 7/8" (2–45x300)
LVL7 3–1 3/4"x11 7/8" (3–45x300)

LOOSE STEEL LINTELS

L7 90 x 90 x 6.0L (3–1/2" x 3–1/2" x 1/4"L)
L8 90 x 90 x 8.0L (3–1/2" x 3–1/2" x 5/16"L)
L9 100 x 90 x 8.0L (4" x 3–1/2" x 5/16"L)
L10 125 x 90 x 8.0L (5" x 3–1/2" x 5/16"L)
L11 125 x 90 x 10.0L (5" x 3–1/2" x 3/8"L)
L12 150 x 100 x 10.0L (6"x 4" x 3/8"L)

STEEL COLUMNS (UNLESS NOTED OTHERWISE)

TP = (1) 3" DIA. ADJ. ST. POST
2TP = (2) 3" DIA. ADJ. ST. POSTS
HSS = 3.5"X3.5" HOLLOW STRUCTURAL SECTION STEEL POST

MASONRY VENEER LINTEL SCHEDULE [OBC2012]
PROVIDE 6"MINIMUM BEARING EACH END 9.20.5.2B

OPENINGS	LINTEL SIZE
UP TO 8'–0"	3 1\2" x 3 1\2" x 1/4"
8'–0" TO 8'–8"	4" x 3 1\2" x 1/4"
8'–8" TO 10'–10"	5" x 3 1\2" x 5/16"
10'–10" TO 11'–5"	5" x 3 1\2" x 7/16"
11'–5" TO 11'–9"	5" x 3 1\2" x 1/2"
11'–9" TO 12'–6"	6" x 3 1/2" x 7/16"
12'–6" TO 13'–4"	6" x 3 1/2" x 1/2"

LEGEND

- EXHAUST VENT
- DUPLEX OUTLET (12" HIGH)
- WP WEATHERPROOF DUPLEX OUTLET
- HEAVY DUTY OUTLET
- POT POT LIGHT
- LIGHT FIXTURE (CEILING MOUNTED)
- LIGHT FIXTURE (WALL MOUNTED)
- SWITCH
- 3 SWITCH (3–WAY)
- FD FLOOR DRAIN
- HB HOSE BIB
- DJ DOUBLE JOIST
- LVL LAMINATED VENEER LUMBER
- PL POINT LOAD FROM ABOVE
- P.T. PRESSURE TREATED LUMBER
- G.T. GIRDER TRUSS BY ROOF TRUSS MANUF.
- F.A. FLAT ARCH
- C.A. CURVED ARCH
- M.C. MEDICINE CABINET
- DOUBLE VOLUME WALL SEE NOTE 39.
- SOLID WOOD BEARING
  - P2 – 2 MEMBER BUILT–UP STUD
  - P3 – 3 MEMBER BUILT–UP STUD
  - P4 – 4 MEMBER BUILT–UP STUD
  - P5 – 5 MEMBER BUILT–UP STUD

NOTE: SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER. SOLID BEARING TO BE A MINIMUM OF P2 (ONE CONTINOUS STUD AND ONE JACK STUD, UNLESS OTHERWISE NOTED ON PLAN.)

PERMIT APPROVAL DOCUMENTS TO BE KEPT ON SITE AT ALL TIMES

SA SMOKE ALARM –OBC 9.10.19.
PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL. ONE PER SLEEPING ROOM, INCLUDING HALLWAYS BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS WHEN ONE ALARM SOUNDS.
–9.10.19.1(2) REQUIRED SMOKE ALARMS TO HAVE A VISUAL COMPONENT

CMA CARBON MONOXIDE ALARM (OBC 9.33.4)
WHERE A FUEL–BURNING APPLIANCE IS INSTALLED IN A DWELLING UNIT, A CARBON MONOXIDE ALARM CONFORMING TO CAN/CSA–6.19, CSA 6.19 OR UL2034 SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE ALARM(S) SHALL BE PERMANENTLY WIRED SO THAT ITS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE ALARMS AND BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED.

SOIL GAS CONTROL (OBC 9.13.1. & 9.13.4, & SB9) PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING WHERE REQUIRED. (SEE ALSO O.B.C. 9.1.1.7.(1)

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE BUILDER BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS, USE DIMENSIONS PROVIDED. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED.

PHOENIX HOMES

NEWINGTON – 2018

SITE: WHITE TAIL RIDGE

LOT NUMBER:

CIVIC ADDRESS:
300 ANTLER COURT

Plans Review
Municipality of Mississippi Mills
Building Dept.
2022-08-18

No.	Description	dd/mm/yy	By
7	FOR PERMIT	04/07/22	SP
6	FOR STRUCTURAL REVIEW	28/04/22	SP
5	BEP BLACKLINES	29/03/22	KE
4	ENSUITE TUB CHANGED TO EXHIBIT 6636	09/02/21	CB
3	STRUCTURAL REVIEW	24/11/17	SP

REVISIONS

footprint:	518
drawn by:	SP
date:	JUN 12/16
scale:	3/16"=1'–0"
D.C.L. – 187	
sheet no:	1 of 8

BASEMENT AIR BARRIER
SUMP PUMP LIDS, JOINTS AT INTERSECTIONS & ALL PENETRATIONS OF SLAB MUST BE SEALED TO PREVENT AIR LEAKAGE

SRP400 R10 [2 5/8" THICK SHEETS] EXTEND 48" BEYOND FOOTING EXTERIOR EXTEND 24" BEYOND FOOTING INTERIOR

6X6 P.T. POST BOLTED TO METAL SHOE SET INTO 10" DIA. CONC. PIER (TO 48" BELOW T.FND) OVER 24"X24"X8" CONC. PAD W/1-15M DOWEL INTO SONOTUBE FOR PIER

3-2X8 P.T. BEAM

DOUBLE JOIST

2X8 P.T. JOISTS (FL) @ 16" o/c

2-2x8 P.T., LEDGER. W/ 1/2"ø EXPANSION BOLTS BOLTED TO WALL @ 16" O/C

TRACE ALL POINT LOADS THROUGH FLOOR SYSTEM TO SOLID BEARING BELOW

A SEPARATE BUILDING PERMIT WILL BE REQUIRED TO FINISH THE BASEMENT

FLUSH HEADER

ADDITIONAL WINDOW

UNFINISHED

JOIST DIRECTION

2X8 JOISTS @ 16" o/c OVER LOAD BEARING WALLS (TYP. FOR BOTH LANDINGS) BASEMENT WALLS TO BEAR ON CONC. SLAB

DOUBLE JOIST AT ENDS

2 PLY LVL

W200x27 [CONT.]

3.5"X0.188" ADJ. HSS ON 40"X40"X8" CONC. PAD FTG c/w 4-15M B e/w

3.5"X0.188" ADJ. HSS ON 36"X36"X8" CONC. PAD FTG c/w 3-15M B e/w

2-3.5"X0.188" ADJ. HSS ON 40"X40"X8" CONC. PAD FTG c/w 4-15M B e/w

15M(VERT.& HOR.) @ 16" o/c &15M BENT DOWELS (32"X12") @ 16" o/c (SEE ELEV.)

REQUIRED FOR WINDOWS OVER 47" WIDE
O.B.C. 9.15.4.3
ADD 2-15M HORIZONTAL BARS BELOW WINDOW EXTENDING 2'-0" BEYOND EDGE OF OPENING & 2-15M VERTICAL BARS EACH SIDE

STEP DN 24"

STEP DN 12" FROM T/FND

MIN. 1m CLEARANCE

ELEC. PANEL

ATTENTION PLUMBER ALLOW FOR 2X4 FRAMED WALL OVER FROST WALL

OPT. 3PC ROUGH-IN

MECHANICAL SPACE
MECHANICAL EQUIPMENT LOCATION MAY VARY

FURNACE

HRV

TWH

UTILITY SINK

12" MASONRY LEDGE

LID TO BE SEALED

SUMP

BEAM POCKET

WING WALL

9' FOUNDATION POUR

REINFORCING REQUIRED IN FOUNDATION WALLS, FOOTINGS OR PORCH SLAB SHALL BE REVIEWED PRIOR TO POURING CONCRETE (see inspector)

FOUNDATION PLAN (ALL ELEVATIONS)

PHOENIX HOMES

NEWINGTON – 2018

SITE: WHITE TAIL RID

LOT NUMBER:

CIVIC ADDRESS:
300 ANTLER COURT

Plans Review
Municipality of Mississippi Mills
Building Dept.
2022-08-18

No.	Description	dd/mm/yy	By
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D.C.L. – 187	
sheet no:	2 of 8

TRACE ALL POINT LOADS THROUGH FLOOR SYSTEM TO SOLID BEARING BELOW

USE FULL HEIGHT STUDS

DIRECT VENT & SEAL GAS FIREPLACE

GREAT ROOM 16'8X20'4"

GAS FIREPLACE RAISED 12" A.F.F.

ENG'D HWD

CONT. FROM ABV.

JOIST DIRECTION

RECESSED 75"AFF

IN-LAW SUITE [BEDROOM 2] 10'6X16'2"

GUARDS TO BE MIN. ~~35~~ HIGH RAILING

MIN. 36" GUARD

MAIN STAIRS TO BE OAK

LINE OF FLR ABV

LVL (FL)

BY-PASS

CLOSET

ENSUITE

MUDROOM

PDR

FLOATING VANITY

DOOR C/W WEATHERSTRIPPING AND SELF CLOSER

GARAGE 18'0x20'8"

FUMEPROOF GARAGE WALLS AND CEILIING

W310X39 (FLUSH) PREDRILLED

W310X39 DROPPED

W250x33 c/w 3/8" BR. PLATE

3-2X10 BEAM

OPTIONAL COVERED DECK [A] 13'6X10'0

GIRDER

3-2X10

8' PATIO SLIDER

BBQ

HUTCH

EXTENDED LEDGE VOID SPACE

CHEF'S KITCHEN 13'6X18'6

STOVE LOC.

S/ GAS STOVE LINE W/110V OUTLET

FUTURE CUSTOM HOOD BY OTHERS

S/I WATERLINE

REF. LOC.

BUTLER'S PANTRY

WALK IN PANTRY

FUTURE WINE FRIDGE

DINING ROOM 13'6X11'0

3 PLY LVL (FL)

2 PLY LVL (FL)

FOYER

CLOSET

OFFICE 10'6X9'6

2-1.75"x9.5" LVL

FRONT PORCH

RAILING

RAILING IF MORE THAN 4 RISERS

GROUND FLOOR PLAN (ELEVATIONS A,C,D,&F)

1782 SQ. FT.

PHOENIX HOMES

NEWINGTON – 2018

SITE: WHITE TAIL RI

LOT NUMBER:

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7	FOR PERMIT	04/07/22	SP
6	FOR STRUCTURAL REVIEW	28/04/22	SP
5	BEP BLACKLINES	29/03/22	KE
4	ENSUITE TUB CHANGED TO EXHIBIT 6636	09/02/21	CB
3	STRUCTURAL REVIEW	24/11/17	SP

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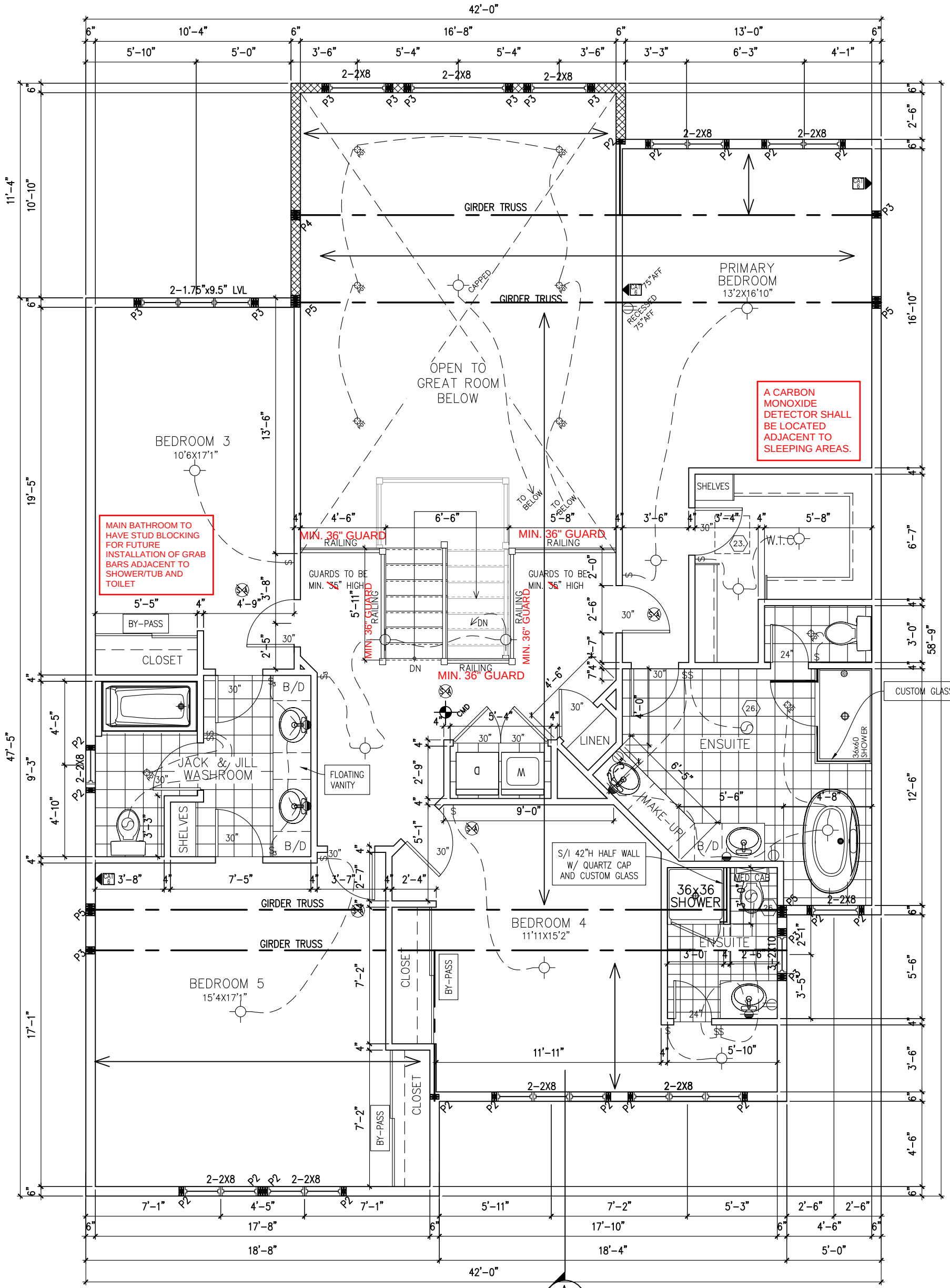
PROVIDE P.ENG APPROVED FLOOR DRAWINGS AND SPECIFICATIONS TO BUILDING INSPECTOR AT FRAMING INSPECTION

TRACE ALL POINT LOADS THROUGH FLOOR SYSTEM TO SOLID BEARING BELOW



A CARBON MONOXIDE DETECTOR SHALL BE LOCATED ADJACENT TO SLEEPING AREAS.

MAIN BATHROOM TO HAVE STUD BLOCKING FOR FUTURE INSTALLATION OF GRAB BARS ADJACENT TO SHOWER/TUB AND TOILET

ONE WINDOW SHALL PROVIDE AN UNOBSTRUCTED AREA OF 3.8SF w/ NO DIMENSION LESS THAN 15". WINDOW SILL TO BE MAX. 39-3/8" ABOVE FINISHED FLOOR

A SMOKE ALARM SHALL BE INSTALLED ON EACH FLOOR LEVEL AND WITHIN EACH SLEEPING ROOM. ALL SMOKE ALARMS SHALL BE INTERCONNECTED. EACH DEVICE SHALL HAVE A VISUAL SIGNALING COMPONENT IN ADDITION TO THE TEMPORAL PATTERN IN CONFORMANCE WITH 18.5.3 OF NFPA 72.

SECOND FLOOR PLAN (ELEVATION D)

1672 SQ. FT.

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ALL GUARDS MUST BE NON-CLIMBABLE WITH NO HORIZONTAL MEMBERS BETWEEN 5-1/2" AND 35" ABOVE THE FLOOR OR WALKING SURFACE

PRIVATE STAIRS
Min Rise 125mm (5")
Max Rise 200mm (7-7/8")
Min Run 255mm (10")
Max Run 355mm (14")
Max Nosing 25mm (1")

S/I EXTERIOR LIGHTING AS PER PLAN

12
7.0
HARDIEPANEL (SMOOTH)
5.5" HARDIE TRIM
VERT. VINYL SIDING
VINYL SHAKE SIDING
4" ALUMINUM TRIM (TYP. AROUND WINDOWS @ FRONT ELEVATION)
12
12.0
7"
2'-0"
2'-0"
48"X 66"
48"X 66"
69"X 48"
69"X 48"
28"X 48"
1'-4"
1'-4"
1'-4"

T. WALL
1'-2"
T. WINDOW
8'-1"
T. SUB-FLOOR
10"
T. WALL
1'-2"
T. WINDOW
9'-1"
T. SUB-FLOOR
1'-0"
T. CONC.
8'-10"
T. FTG
6"
U.S.F.

1'-6"
1'-6"
12" TRANSOM
STONE SOLDIER COURSE
EXTERIOR LIGHT REQUIRED
48"X 64"
48"X 64"
30"X 64"
FG
FG
FG
FG
1'-0"
1'-0"
3" CONCRETE SILL
3" CONCRETE SILL
12" DP MASONRY LEDGE
STONE VENEER
16'X7' O/H GARAGE DOOR
12" BELOW T/FND

ROOF VENT
ROOF VENT
1/300 ROOF VENTILATION REQUIRED

INSTALL GUARD AS PER SB-7 OR PROVIDE ENGINEERED CONNECTION DETAILS AND RALIING MANUFACTURER SPECS TO INSPECTOR

12
7.0
4" ALUMINUM TRIM AROUND WINDOWS
1'-4"
1'-4"
6"
1'-4"
6"
1'-4"
48"X 48"
48"X 48"
36"X 64"
60"X 64"
36"X 64"
72"X 48"
12
4.0
7" HEEL HEIGHT
9'-6" T/FND TO T/BEAM
8' PATIO SLIDER
36"X 24"
36"X 64"
60"X 24"
60"X 64"
36"X 24"
36"X 64"
12
4.0
48"X 64"
60"X 42"
EXTERIOR LIGHT REQUIRED
BASEMENT WINDOW UPGRADED (GRADE SPLIT CONDITION)
9' FOUNDATION POUR
4'-0"
4'-0"
SRP400 R10 [2 5/8" THICK SHEETS] EXTEND 48" BEYOND FOOTING

ELEVATION D

PHOENIX HOMES

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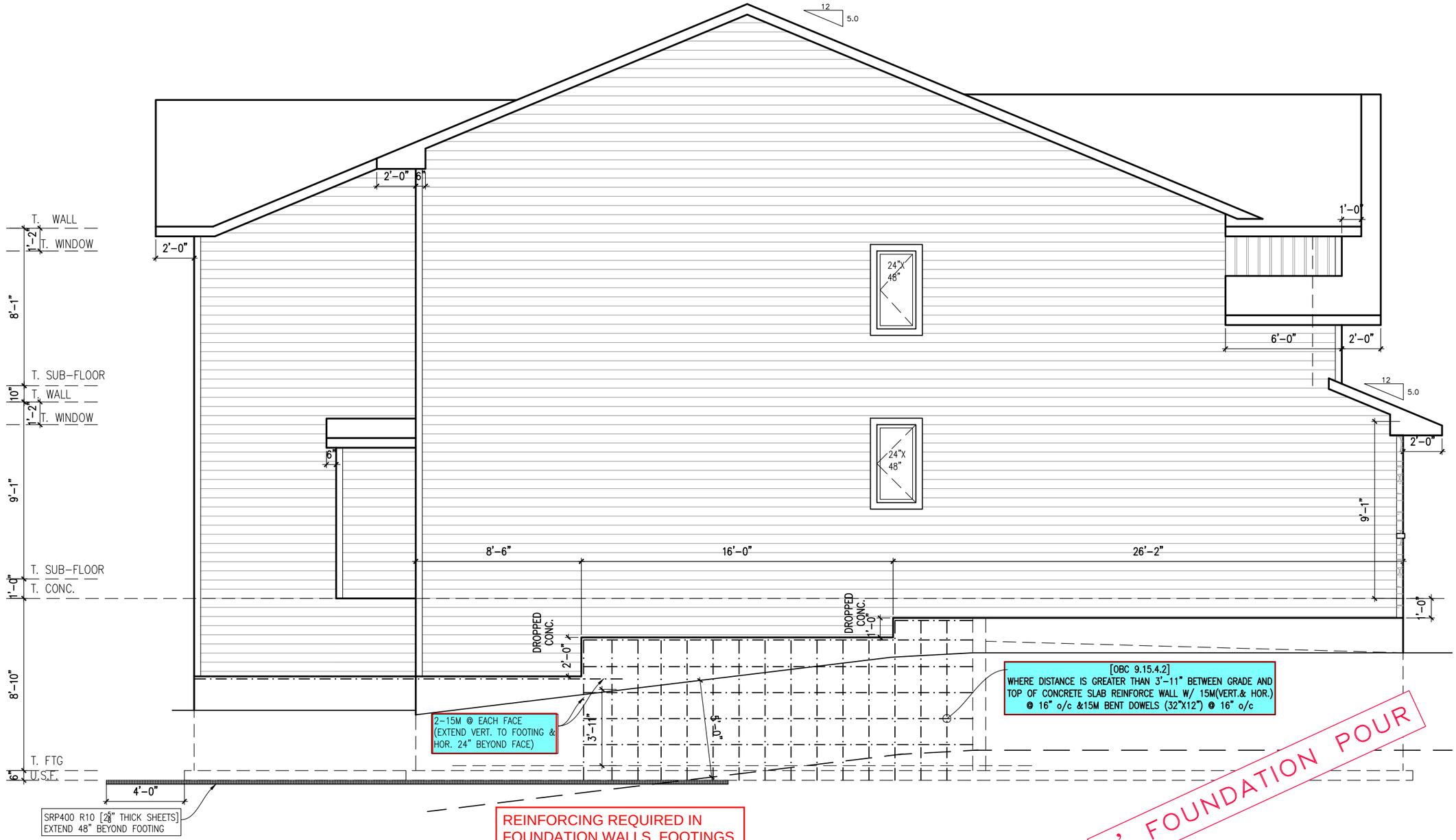

REINFORCING REQUIRED IN FOUNDATION WALLS, FOOTINGS OR PORCH SLAB SHALL BE REVIEWED PRIOR TO POURING CONCRETE (see inspector)

WALL AREA 1396 SQ. FT.
LIMITING DISTANCE 8 M (12%)
OPENINGS ALLOWED 167.52 SQ. FT.
OPENINGS PROVIDED 12.2 SQ. FT.

STEP FOOTINGS 9.15.3.9.
VERTICAL RISE NO GREATER THAN 600mm
HORIZONTAL DISTANCE BETWEEN RISERS SHALL BE NO LESS THAN 600 mm

LEFT SIDE ELEVATION D

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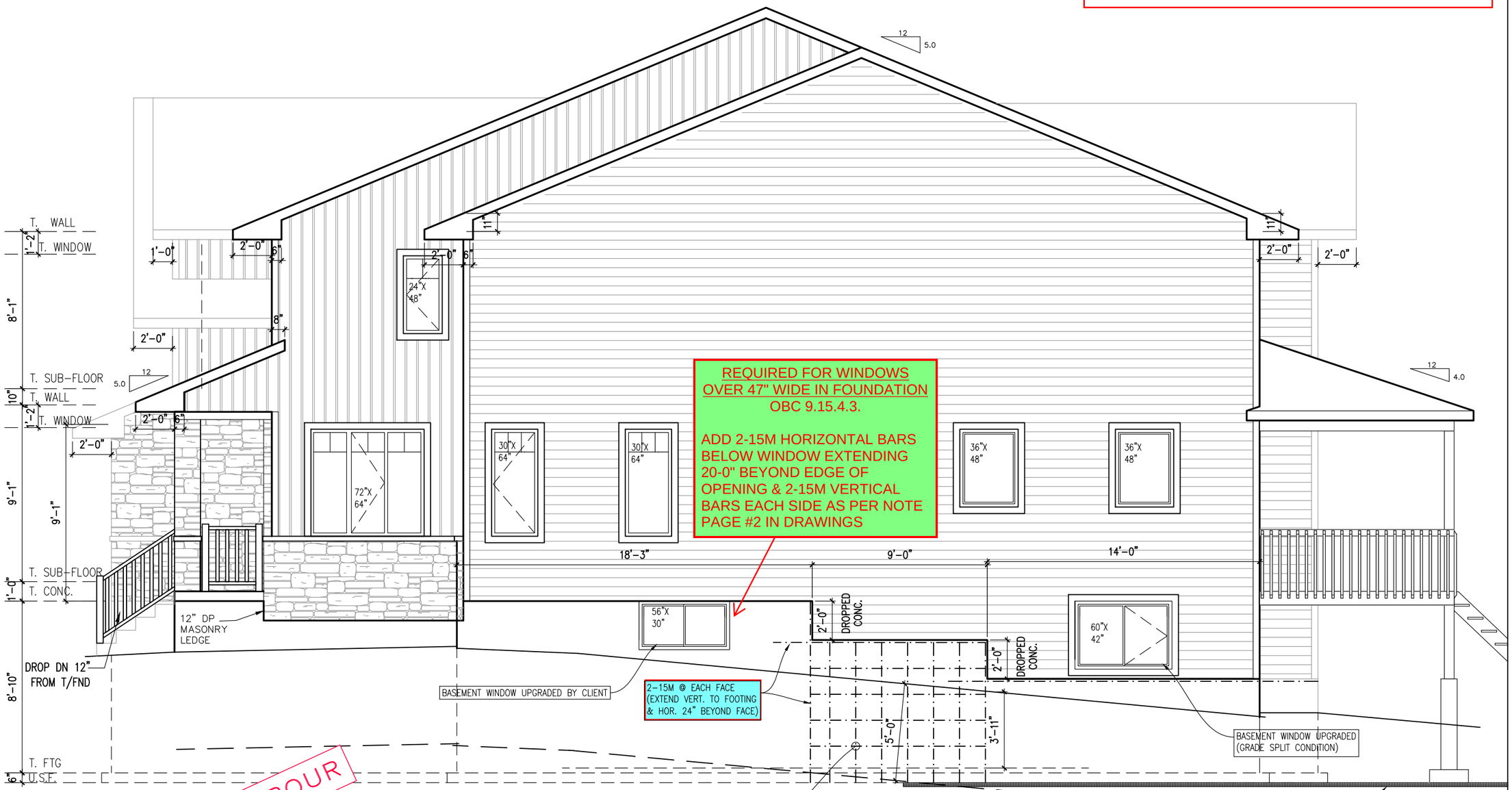
PHOENIX HOMES

ALL GUARDS TO COMPLY WITH SB-7 OR P.ENG DESIGN. GUARDS TO BE MIN. 36" HIGH. WHERE DECK WALKING SURFACE EXCEEDS 5'-11", GUARD HEIGHT TO BE 42" HIGH



REQUIRED FOR WINDOWS OVER 47" WIDE IN FOUNDATION OBC 9.15.4.3.

ADD 2-15M HORIZONTAL BARS BELOW WINDOW EXTENDING 20-0" BEYOND EDGE OF OPENING & 2-15M VERTICAL BARS EACH SIDE AS PER NOTE PAGE #2 IN DRAWINGS

BASEMENT WINDOW UPGRADED BY CLIENT

2-15M @ EACH FACE (EXTEND VERT. TO FOOTING & HOR. 24" BEYOND FACE)

BASEMENT WINDOW UPGRADED (GRADE SPLIT CONDITION)

[OBC 9.15.4.2]
WHERE DISTANCE IS GREATER THAN 3'-11" BETWEEN GRADE AND TOP OF CONCRETE SLAB REINFORCE WALL W/ 15M(VERT.& HOR.) @ 16" o/c &15M BENT DOWELS (32"X12") @ 16" o/c

REINFORCING REQUIRED IN FOUNDATION WALLS, FOOTINGS OR PORCH SLAB SHALL BE REVIEWED PRIOR TO POURING CONCRETE (see inspector)

SRP400 R10 [2⅝" THICK SHEETS] EXTEND 48" BEYOND FOOTING

STEP FOOTINGS 9.15.3.9.
VERTICAL RISE NO GREATER THAN 600mm
HORIZONTAL DISTANCE BETWEEN RISERS SHALL BE NO LESS THAN 600 mm

9' FOUNDATION POUR

RIGHT SIDE ELEVATION D

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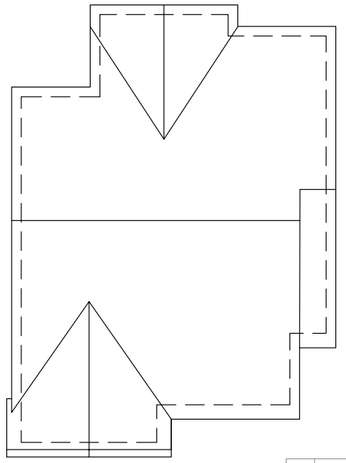
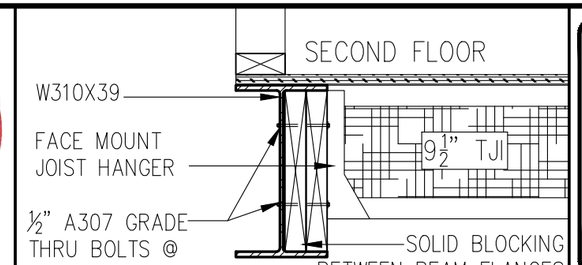
PHOENIX HOMES



ROOF PLAN



SECTION B–B
STEEL BEAM SECTION DETAIL

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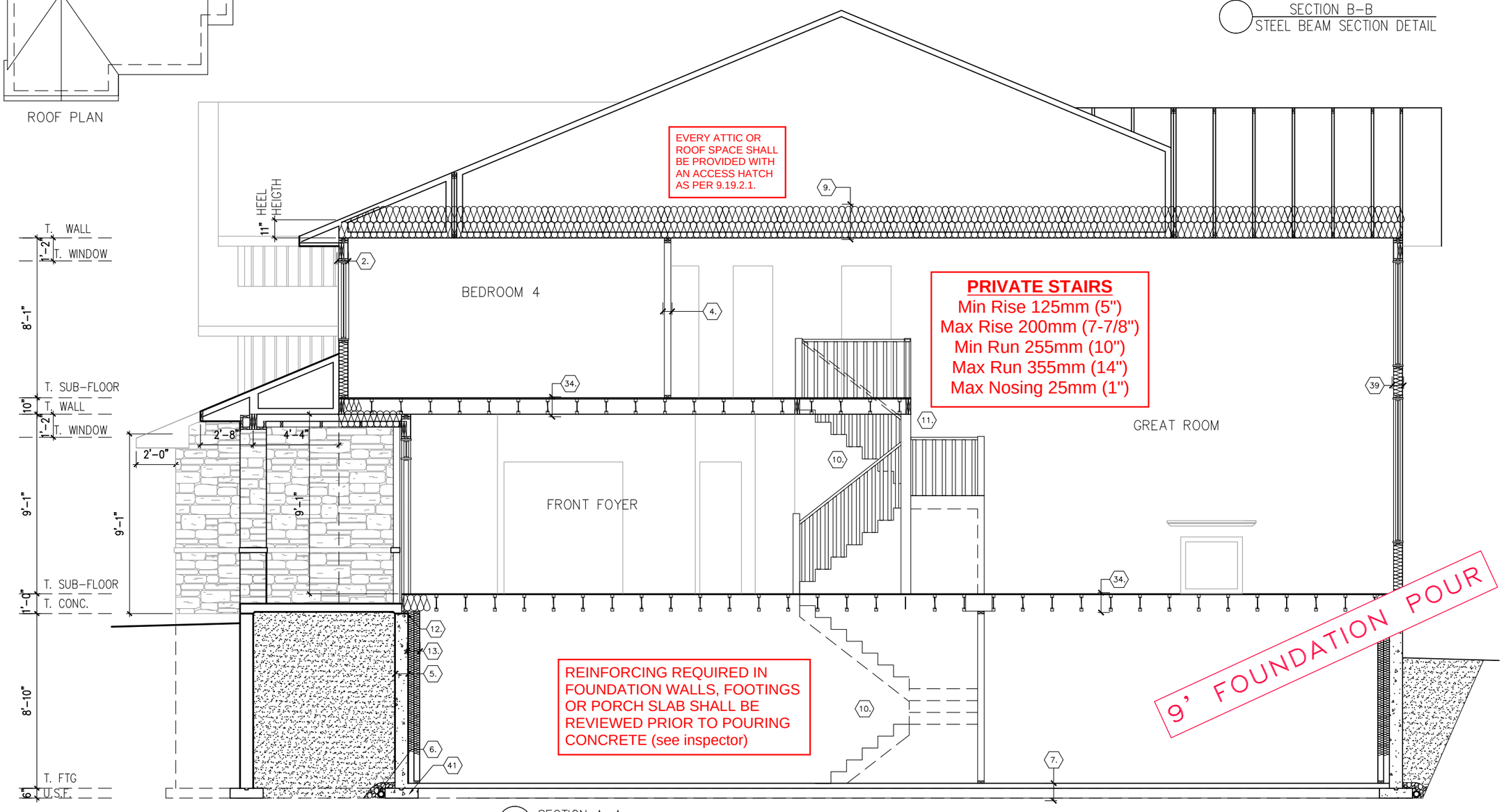

SECTION A–A

SECTIONS ELEVATION D

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