

Municipality of Mississippi Mills

3131 Old Perth Road, PO Box 400, Almonte ON, K0A 1A0 613-256-2064 ext. 260

Application for a Permit to Construct, Change of Use, Demolish This form is authorized under subsection 8(1.1) of the Building Code Act, 1992

Application/File Number: A	22-1282			Permit number (if different): 22-336					
Date received: Septembe	r 28, 2022			Roll/Tax Number:					
Application submitted	omitted to: THE CORPORATION				1UNICIPA	LITY OF	- MISSISSI	PPI MILLS	
A. Your Project location									
Building project civic address 320 Antler Court	number & stree	et name					Lot/con. 55	Unit/Apt.	
Municipality Mississippi Mills	Postal			Code	Plan numb 27M-47	per/other d	escription		
Will this project require an additional driveway/ Yes ∑ No					vacant lot/	√ Ye	es □ No		
Area of work (ft²) - Existing				Area of	work (ft²) -				
Height of Building (ft.) 26'8"		Lengtl 53'2"	h (ft.)			Width (ft.)		
Project value Est \$ 390000	equipme	value es nt, mate	stimate: me rials, and de		s where applic	sed work in cable. This	information is	of land, work, labour required to be sent t	
B. Purpose of application	Personal Programmes and Programmes a								
□Solar Panel (Roof) □ O	The state of the s			epair □ D			nge of Use		
□Solar Panel (Roof) □ O Current use of Building Description of proposed work	therPro		use of Buildi		Use of bu	uilding: m		ial, office, mercantile tc.	
□Solar Panel (Roof) □ O Current use of Building Description of proposed work Two storey single family ho	therPro	oposed u	use of Buildi		Use of bu	uilding: m	eans , residenti		
□Solar Panel (Roof) □ O Current use of Building Description of proposed work Two storey single family ho Three car attached garage	ther Pro	oposed u sidentia	use of Buildi Il	ng	Use of bu	uilding: m	eans , residenti I, institutional, e		
□ Solar Panel (Roof) □ O Current use of Building Description of proposed work Two storey single family ho Three car attached garage C. Applicant is: □ Owne Last name	ther Pro	oposed u sidentia	use of Buildi Il	ng owner (Autho	Use of but assembly orized Agent Corpor	uilding: m	eans , residenti l, institutional, e equired) artnership (If ap	tc.	
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□Solar Panel (Roof) □ O Current use of Building Description of proposed work Two storey single family ho Three car attached garage C. Applicant is: □ Owne Last name Buck Street address 18 Bentley Avenue Municipality Nepean Telephone number (613) 723-9227 ext. 197 D. Owner (if different from	ther Pro Res ome r or ✓An aut	chorized Code Co	agent of of First name Catherine Province ON)	ewner (Authors) E-mail (All cbuck@ph	Use of but assembly orized Agent Corpor DCR F	t Form Reproduction or particular to own s.ca	eans , residenti l, institutional, e equired) artnership (If ap domes	oplicable) Unit/Apt. #	
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Last name	First name	Co	rporation or partnership	if appli	cable)		
Street address					Uni	t/Apt.#	A
Municipality	Postal code	Province	E-mail (All reports	are sent	to owner	r's ema	il)
Telephone number ()	Cell ()		Other ()			1	
F. Tarion Warranty Corporation (Ontai	io New Home War	ranty Program	n) (Applicable to all nev	v homes	- reporte	d to	
i. Is proposed construction for a new ho Plan Act? If no, go to section G.	me as defined in the	Ontario New Ho	me Warranties	√	Yes		No
ii. Is registration required under the Onta	ario New Home Warra	anties Plan Act?		√	Yes		No
iii. If yes to (ii) provide registration number	er(s): 35002						
i) Attach Schedule 1 for each individual who re	eviews and takes resu	oonsibility for de	sian	*			(SES 001
activities. ii) Attach Schedule 2 where applicati	the second of th						
	and the second s						
H. Completeness and compliance with	applicable law –	res is delault	. answer.				
 This application meets all the requirements Building Code (the application is made in the applicable fields have been completed on the schedules are submitted). 	e correct form and by	the owner or at	uthorized agent, all	√	Yes		No
All payments will be made of all fees that are re regulation made under clause 7(1)(c) of the the Chief Building Official. The minimum fee	Building Code Act, 1	992, to be paid	when called for by	√	Yes		No
ii) This application is accompanied by the plan resolution or regulation made under clause				\checkmark	Yes		No
iii) This application is accompanied by the infor law, resolution or regulation made under clathe chief building official to determine wheth contravene any applicable law.	ause 7(1)(b) of the Bu	ilding Code Act,	1992 which enable	\checkmark	Yes		No
iv) This proposed building, construction or dem	nolition will not contrav	vene any applica	able law.	√	Yes		No
I. Declaration of applicant							
Catherine Buck (Owner or Agent Print N 1. The information contained in this apple attached documentation is true to the 2. If the owner is a corporation or partne	ication, attached sche best of my knowledge	e.		ns, and	declare other	that:	

Personal information contained in this form and schedules is collected under the authority of subsection 8(1.1) of the *Building Code Act, 1992*, and will be used in the administration and enforcement of the *Building Code Act, 1992*. Questions about the collection of personal information may be addressed to: a) the Chief Building Official of the municipality or upper-tier municipality to which this application is being made, or, b) the inspector having the powers and duties of a chief building official in relation to sewage systems or plumbing for an upper-tier municipality, board of health or conservation authority to this application is made, or, c) Director, Building and Development Branch, Ministry of Municipal Affairs and Housing 777 Bay St., 2nd Floor. Torce Review 2E5 (416) 585-6666.

2022-11-09

Schedule 1: Designer Information

Use one form for each individual who reviews and takes responsibility for design activities with respect to the project.

A. Project Location Information			
Building civic address number, street name:			Unit/Apt. Number
320 Antler Court			
Municipality: Municipality of Mississippi Mills	Postal code	Plan numb 27M-47	per/ other description (if applicable)
B. Individual who reviews and takes respon	nsibility for design	gn activitie	es
Name: Catherine Buck		Firm: DCI	R Phoenix Homes
Street address 18 Bentley Avenue			Unit/Apt. Number A
Municipality Nepean	Postal code K2E 6T8	Province ON	E-mail cbuck@phoenixhomes.ca
Telephone number (613) 723-9227 ext. 191	Fax number ()		Cell number ()
C. Design activities undertaken by individual id	entified in Section	B. [Buildin	g Code Table 3.5.2.1. of Division C]
✓ House □	HVAC – House	en e	☐ Building Structural
Small Buildings	Building Services		☐ Plumbing – House
	Detection, Lighting	and Power	☐ Plumbing – All Buildings
☐ Complex Buildings ☐	Fire Protection		☐ On-site Sewage Systems
Description of designer's work			
General design review			
D. Declaration of Designer			
Catherine Buck		7	that (choose one as appropriate):
(print name) I have reviewed and take responsibility for Division C, of the Building Code. I am qualified, and the Individual BCIN: Firm BCIN:	or the design work of	n behalf of a	a firm registered under subsection 3.2.4.of
I review and take responsibility for the de under subsection 3.2.5.of Division C, of the Bu Individual BCIN: 46674	ilding Code.		propriate category as an "other designer"
Basis for exemption from registration:Des	signer for Tarion E	bullaer	
The design work is exempt from the regis			
Basis for exemption from registration and quali	fication:		or The Applicant is the OWNER.
I certify that: 1. The information contained in this schedule 2. I have submitted this application with the ki 3. The plans have the project location, date ar	nowledge and cons	ent of the fire	m.
Sep 28, 7077 M	of Designer or Owner	1	

NOTE:

- For the purposes of this form, "individual" means the "person" referred to in Clause 3.2.4.7(1) (c).of Division C, Article 3.2.5.1. of Division C, and all other persons who are exempt from
- Schedule 1 is not required to be completed by a holder of a license, temporary license, or a certificate of practice, issued by the Onlario Association of Architects. Schedule 1 is be completed by a holder of a license to practice, a limited license to practice, or a certificate of authorization, issued by the Association of Professional Engineers of Caloria

210 Prescott Street P.O. Box 189 Kemptville, Ontario K0G 1J0 Civil • Geotechnical •

Structural • Environmental • Hydrogeology •

(613) 860-0923

...,_.

FAX: (613) 258-0475

September 28, 2022

Kollaard File # 220020 - LOT55



Phoenix Homes 18A Bentley Avenue Ottawa, Ontario K2E 6T8

Attn: Sandy Pollock Tel: 613-723-9227 x 165

Email: spollock@phoenixhomes.ca

Re: Proposed Single Family Dwelling, 320 Antler Court, Lot # 55 White Tail Ridge, Arnprior, Kollaard Associates File # 220020

With regard to structural issues only, Kollaard Associates has reviewed the following drawings:

- Phoenix Homes, Lot # 55, White Tail Ridge, Pages # 1 to 9, Dated 28/09/2022
- Grandor Lumber Inc., Roof Truss Layout, Rutherford 'D', WTR3-55, Dated 06/08/2022
- Grandor, 2nd Floor Joist Layout, LOT WTR3-55, Rutherford D, Dated 07/07/2022
- Grandor, 1st Floor Joist Layout, LOT WTR3-55, Rutherford D, Dated 07/07/2022

Kollaard Associates offers the following comments:

Second Floor Plan - Pages # 4:

- 1. It is the opinion of Kollaard Associates that the proposed lintels and supporting posts shown on Phoenix Homes Pages # 4 are adequate.
- 2. The proposed tall wall noted on Phoenix Homes Pages # 1 is adequate.
- 3. Posts supporting girders may consist of built up 2x6 posts as indicated on Phoenix Homes Pages # 4 and are laterally supported by plywood or OSB sheathing (i.e. posts form part of sheathed exterior walls unless noted).
- 4. Truss design is by others.

Ground Floor Plan - Pages # 3:

5. It is the opinion of Kollaard Associates that the proposed lintels, beams and supporting posts shown on Phoenix Homes Pages # 3 are adequate





- 6. Ramset a 2x6 to the top flange of all steel beams to attach the above framing, floor joists and flush LVL beams.
- 7. Truss design is by others.
- 8. Posts supporting girders may consist of built up 2x6 posts as indicated on Phoenix Homes Pages # 3 and are laterally supported by plywood or OSB sheathing (i.e. posts form part of sheathed exterior walls unless noted).
- 9. Floor joist design and flush LVL beams within the floor structure are by the manufacturer.

Basement Plan - Pages # 2:

- 10. It is the opinion of Kollaard Associates that the proposed steel beams, steel posts and built-up wood posts shown on Phoenix Homes Sheet # 2 are adequate.
- 11. The front porch slab reinforcement described on Phoenix Homes Sheet # 1 is adequate.
- 12. As noted on Phoenix Homes Sheet # 2, the framed walls supporting the intermediate landing may be supported by the basement slab.
- 13. The foundation walls adjacent the stairs to the basement are considered to be laterally unsupported as per 2012 OBC 9.15.4.3. The reinforcement noted on Phoenix Homes Sheets # 2 is adequate to withstand the lateral earth pressures.
- 14. The foundation walls at the bottom of the window openings that exceed 47¼" in width (or the sum of the widths of the window openings exceed 25% of the length of the wall) are considered to be laterally unsupported as per 2012 OBC 9.15.4.3. The reinforcement around the window openings noted on Phoenix Homes Sheets # 2 is adequate to withstand the lateral earth pressures.
- 15. The remaining proposed foundation walls conform to 2012 OBC Table 9.15.4.2.A. ensuring that the grade difference between the basement slab and the exterior grade (including the garage slab) does not exceed 7'-6½" for the full height 7'-10" foundation walls.
- 16. The proposed strip footings and interior pad footings shown on Phoenix Homes Page # 2 and noted on Phoenix Homes Sheet # 1 are adequate.
- 17. The proposed deck and steel bracket support are designed and approved by others (DS Structural Deisgn, Dwg. # SK-1, Dated December 2019).
- 18. Floor joist design, flush LVL beams within the floor structure and LVL lintels are by the manufacturer. The posts supporting the flush LVL lintels/beams shown on Phoenix Homes Sheet # 2 are adequate.

General Notes:

- 19. All gravity loads to be carried to foundation through solid blocking.
- 20. Truss design is by others.
- 21. Floor joist design, flush LVL beams within the floor structure and LVL lintels are by the manufacturer.
- 22. The self supporting stairs are to be designed by the stair manufacturer.
- 23. All dimension lumber, except non-load bearing 8 ft 2x6 studs to be No.2 grade SPF or better.





- 24. Non-load bearing 8 ft 2x6 studs to be No.3 or Stud grade SPF or better.
- 25. All guards to be as per OBC SB-7, unless otherwise mentioned and designed by others.
- 26. All brick lintels to be as per OBC Table 9.20.5.2.B.
- 27. Unless otherwise noted, LVL to be 1.8E 3000Fb LVL (Canadian Limit States bending strength of at least 39.5 MPa) with 1¾" nominal width or better.
- 28. Pemco Steel adjustable posts are designed and approved by the manufacturer. The adjustable steel posts are designed for a maximum allowable load of 106.8 kN at a maximum height of 9'-3".
- 29. All 3" x 3" x 3/16" HSS posts c/w 6" x 6" x 3/8" top and bottom bearing plates.
- 30. The assumed soil bearing resistance of 100 kPa is to be verified prior to construction.
- 31. Note that the truss manufacturer/floor joist supplier has sized the flush LVL beams and girder trusses shown on the building drawings. The comments provided by Kollaard Associates in this report are based in part on the design indicated in the truss and floor layouts. If a different truss and/or floor layout is used in construction, comments made in this report may no longer be valid. Provide Kollaard Associates with the full truss package prior to construction.
- 32. Comments provided in this report are made in consideration of Part 9 and Part 4 (where applicable) of the 2012 OBC as amended.
- 33. This report constitutes a review of the structural information indicated on the building plans cited in this report for the client indicated above.

We trust this letter provides sufficient information for your present purposes. If you have any questions concerning this letter please do not hesitate to contact our office.

Sincerely, Kollaard Associates Inc.



Christopher Cogliati, P.Eng.



MUNICIPALITY OF MISSISSIPPI MILLS

Plumbing Information Sheet

Site Address: 320 Antler Court

Application is to: ✓ Construct Alter Repair

Owner's Name: DCR Phoenix Homes
Owner's Phone: 613-723-9227
Owners Email: cbuck@phoenixhomes.ca

Plumber's Name: Ben Cinnamon
Company Name (if applicable): ABC Plumbing

Plumber's Phone: 613-489-0120 Plumber's License #: 13269183

Total Number of Fixtures 24 23

Please fill in total amount of fixtures installed on the corresponding floor level(s).

Fixture Type	Basement	1 st Floor	2 nd Floor	3 rd Floor
Toilet / Bidet	1	1	3	
Bathroom Sink	1	1	5	
Shower			1	
Bathtub	1		ኔ 3	
Kitchen Sink		1		
Washing Machine			1	
Laundry Sink			1	
Floor Drain				
Hot Water Tank				
Water Softener				
Urinal				
Grease Trap				
Oil Interceptor				
Pumps	√ 2 (sum)	p & backwater		
Backwater Valves	1			
Special Fixture				



Energy Efficiency Design Summary: Prescriptive Method (Building Code Part 9, Residential)

This form is used by a designer to demonstrate that the energy efficiency design of a house complies with the building code using the prescriptive method described in Subsection 3.1.1. of SB-12. This form is applicable where the ratio of gross area of windows/sidelights/skylights/glazing in doors and sliding glass doors to the gross area of peripheral walls is not more than 22%.

Application No:

For use by Principal Authority

Model/Certification Number

Mechanical Design Report Low rise residential Ottawa



	100 100	raciitiai							
Location of	Address						House Builder PHOENIX		
Installation	Application Num	ber					House Model (if applicable RUTHERFORD)	
	Name HARDING	MECHANCIA	AL						
T (N)	Address	NMORE RD							
Installing Contractor	City OTTAWA						Postal Code KOA 1LO		
	Telephone Numb						Fax Number		
CLICETIA DE	613-831-225						613-831-9011		
SYSTEM DE					TT	4•	G 4		
Combustion A a) X Direct					Hea X	_	System ced Air		
′ 🗀	`	ombustion) only ced draft (except	firanla	005)			-Forced Air (Other -	,	
´ <u> </u>	C	or induced draft	•	ŕ			etric Space Heat)	
´ <u>=</u>	Fuel (including		періас	.6			liant Floor Heat (attac	h nine details)	
, <u> </u>	, c	•					nant Floor Heat (attach) othermal (attach loop,	• •	
e) No Co	mbustion Appl	iances					h Velocity Residentia)
House Type 9.	32.3.1.(2)				Ver	tilati	on System		
X I Type a) or b) appliance	es only, no solid	fuel			CA]	N/CSA-F326		
☐ II Type I	except with so	lid fuel (includin	g firepl	ace)		HR	V - Exhaust Ducts / Fo	orced Air System	
☐ III Any Ty	ype c) applianc	e = Part 6 Design	1		X	HR	V - Simplified Connec	ction to Forced Air S	ystem
☐ IV Electric	c space heat					HR	V - Full Ducting / Not	Coupled to Forced	Air System
Other: No f	forced air = Opt	tion 4				Part	6 Design (Other		
EQUIPMEN	T DESIGN R	REQUIREMEN	NTS						
Total Ventilati	ion Capacity 9	.32.3.3.(1)						TOTAL	
Master Bedroom	m	1	X	10 L	$/_{\mathbf{S}}$	=	10 L/s		
Unfinished Bas	sement	1	X	10 L	/s	=	10		
Other Habitable	e Rooms	12	X	5 L/	S	=	60	80	T.V.C.
Principal Vent	tilation Capaci	ity 9.32.3.4.(1)							
Master Bedroom	m	1	X	15 L	$/_{\mathbf{S}}$	=	15		
Other Bedroom	ns	3	X	7.5 L	/s	=	22.5	- 37.5	P.V.C.
	Requ	ired Supplemen	ıtal Vei	ntilation	n Ca	pacit	y (T.V.C. less P.V.C.)) = 42.5	<u> </u>
Furnace size:	GME	C960603BN 60,	000 BT	U'S				KJ	
Air conditione	er size:	GSX16036	5 3.0 T	ON			KJ (I	f provided / applicab	ole)
Heating / Cooli	ing Equipment	sized according t	to heat l	loss/gaiı	n cal	culati	ons of CAN/CSA F28	30: Yes	
Geothermal Eq	uipment design	ned according to	CAN/C	SA-C44	18.2:			No	
Hydronic Equip	pment designed	d according to CA	AN/CSA	A-B214:				No	
<u> </u>		ached including s	izes, ru	ns and 1	natei	ial us	ed:	Yes	
VENTILATI		1ENT							
Heat Recovery	Ventilator								
Model: CLE		T VH30100RNC							
90	L/s High	45	_ L	/s Low					ans Revie
								/	V isinality

Exl	aust Fans				
	Location	Model	L/s	Sones	Principal or Supplemental
1	PDRM	DX90	45	2.5	PRINCIPAL
2	ENSUITE	EC50	25	3.	SUPPLEMENTAL
3	ВАТН	EC50	25	3.	SUPPLEMETAL
4	BATH 2	FC50	25	3	SUPPLEMENTAL

EQUIPMENT EFFICIENCIES (Please also refer to Energy Efficiency Design Summary)

Heating system:

Cooling system (if applicable):

Water heater:

HRV: 75 % sensible efficiency at 0 degrees:

60 % sensible efficiency at -25 degrees:

n	ESI	CN	ER.	CEI	\mathbf{RT}	IFI	$C\Delta$	TI	Ω	V
v		UI.	- אוניו	ועוט					₹	•

Name: LINDA MCPARLAN

I hereby certify that this ventilation system has been designed in accordance with the 2012 Ontario Building Co

Sunda Mar Lan Date: MAY 27/21 BCIN 24379

Signature: HRAI # _ 6080

Company Name: HARDING MECHANICAL