

CONSTRUCTION NOTES

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" GARAGE WALL)
SIDING AS PER ELEVATION, APPROVED AIR BARRIER, 38x89 (2"x4") STUDS @ 400mm (16") O.C., [FOR CLIENT UPGRADE ONLY - RSI 3.35 (R19) INSULATION AND APPROVED VAPOUR 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.
- 3A.

BRICK VENEER CONSTRUCTION (2"x4" GARAGE WALL)
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, 38x89 (2"x4") STUDS @ 400mm (16") O.C. [FOR CLIENT UPGRADE ONLY - RSI 3.35 (R19) INSULATION AND APPROVED VAPOUR 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 1/8")
-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 1/8") 200mm (7 7/8")
RUN 255mm (10 1/8") 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 7/8")
-9.8.7.6(1) HANDRAILS SHALL NOT PROJECT MORE THAN 100mm (3 7/8") 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 1/8") MIN.
(1) STAIR LANDING GUARDS: =1070mm (42 1/8") MIN.
-9.8.8.5(1) MAX. OPENINGS THROUGH GUARDS =100mm (3 7/8")
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
-R12 (3/4") CONTINUOUS BATT INSULATION. 2"x4" STUD WALL PLACED 3/4" 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)

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/CSG-7.2M, AND WITH 102x150x9.5 (4"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.X4.70mm(-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 255mm (10-1/16") 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.
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
-19mm (3/4") T & G SUBFLOOR GLUED AND SCREWED TO ENGINEERED FLOOR JOIST SYSTEM. SUPPLY AND INSTALL BLOCKING AND/OR BRIDGING IF INDICATED BY FLOOR JOIST DESIGNER (REFER TO MANUFACTURER'S LAYOUTS AND INSTALLATION INSTRUCTIONS)
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.

LINTEL SPECIFICATION
ALL WINDOW AND DOOR LINTELS TO BE COMPRISED OF 2-2X10 BUILT-UP WOOD BEAM, EACH END BEARING ON P2s (UNLESS NOTED OTHERWISE)
37.

THE FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3 5/8") 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. QR 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.

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.

ESA FINAL APPROVAL
REQUIRED AT TIME OF
OCCUPANCY INSPECTION

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

LOOSE STEEL LINTELS

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

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

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)

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

	M.C.	MEDICINE CABINET
	XXXXXX	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 CONTINUOUS STUD AND ONE JACK STUD, UNLESS OTHERWISE NOTED ON PLAN.)
	S.A.	SMOKE ALARM (AUDIBLE/VISUAL)-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
	C.M.A.	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.
	EXHAUST VENT	
	DUPLEX OUTLET (12" HIGH)	
	WEATHERPROOF DUPLEX OUTLET	
	HEAVY DUTY OUTLET	
	POT LIGHT	
	LIGHT FIXTURE (CEILING MOUNTED)	
	LIGHT FIXTURE (WALL MOUNTED)	
	SWITCH	
	SWITCH (3-WAY)	
	FLOOR DRAIN	
	HOSE BIB	
	DOUBLE JOIST	
	LVL	LAMINATED VENEER LUMBER
	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

NEWINGTON M – 2021

SITE: WHITETAIL RIDGE PHASE 3

LOT NUMBER:

CIVIC ADDRESS:
356 ANTLER COURT

64

7	ENGINEERS MARKUPS APPLIED	11/10/22	CB
6	ISSUED FOR ENGINEERING	07/10/22	CB
5	BEP BLACKLINES	02/09/22	CB
4	NEW ELEVATION FOR MASTER PLAN REVIEW	13/07/21	SP
3	STRUCTURAL REVIEW	24/11/17	SP
No.	Description	dd/mm/yy	By
REVISIONS			

footprint: 518

drawn by: SP

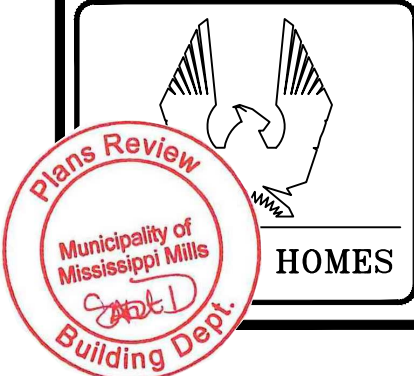
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D.C.L. – 201

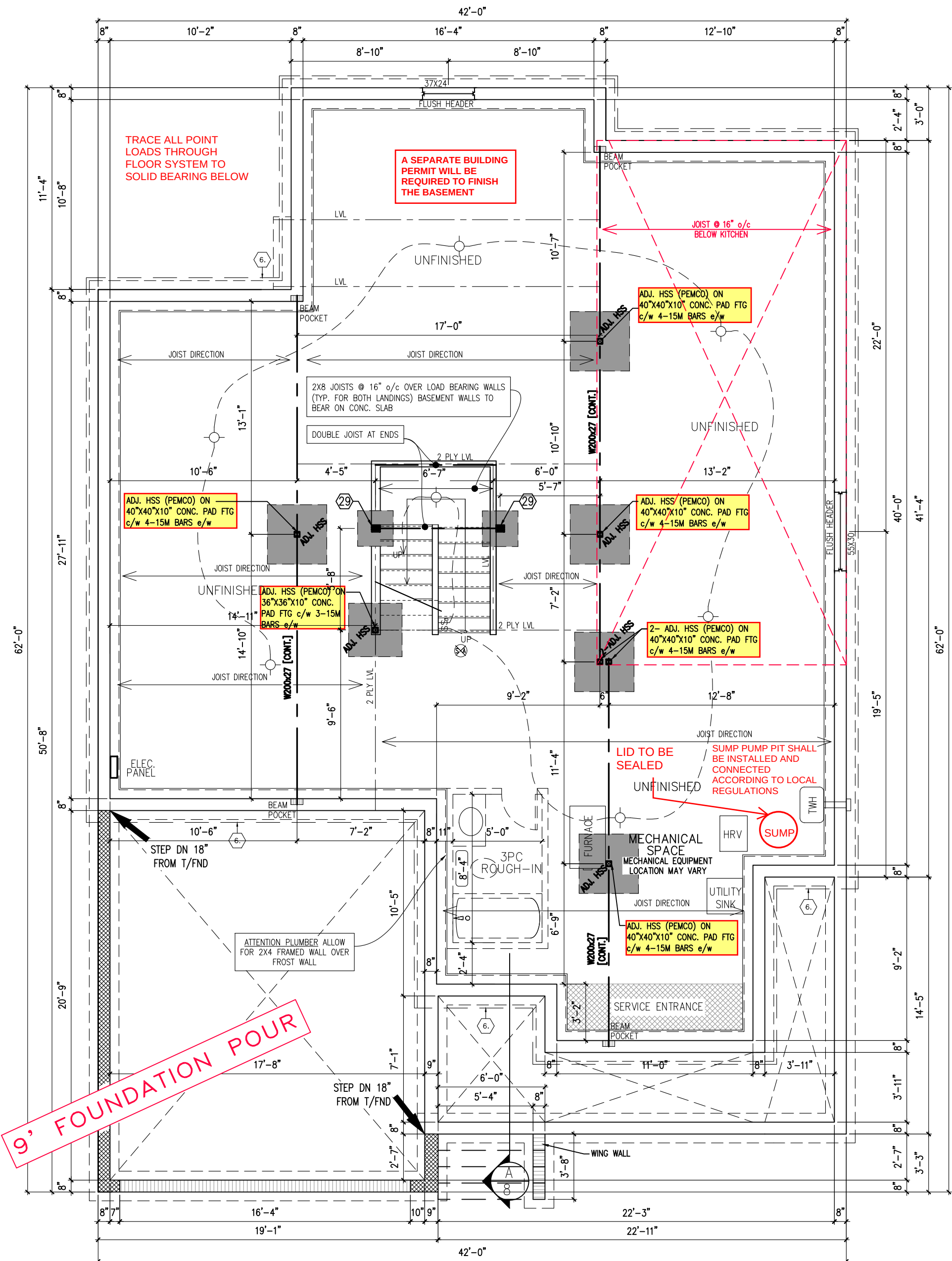
sheet no:

1M of
8



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

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

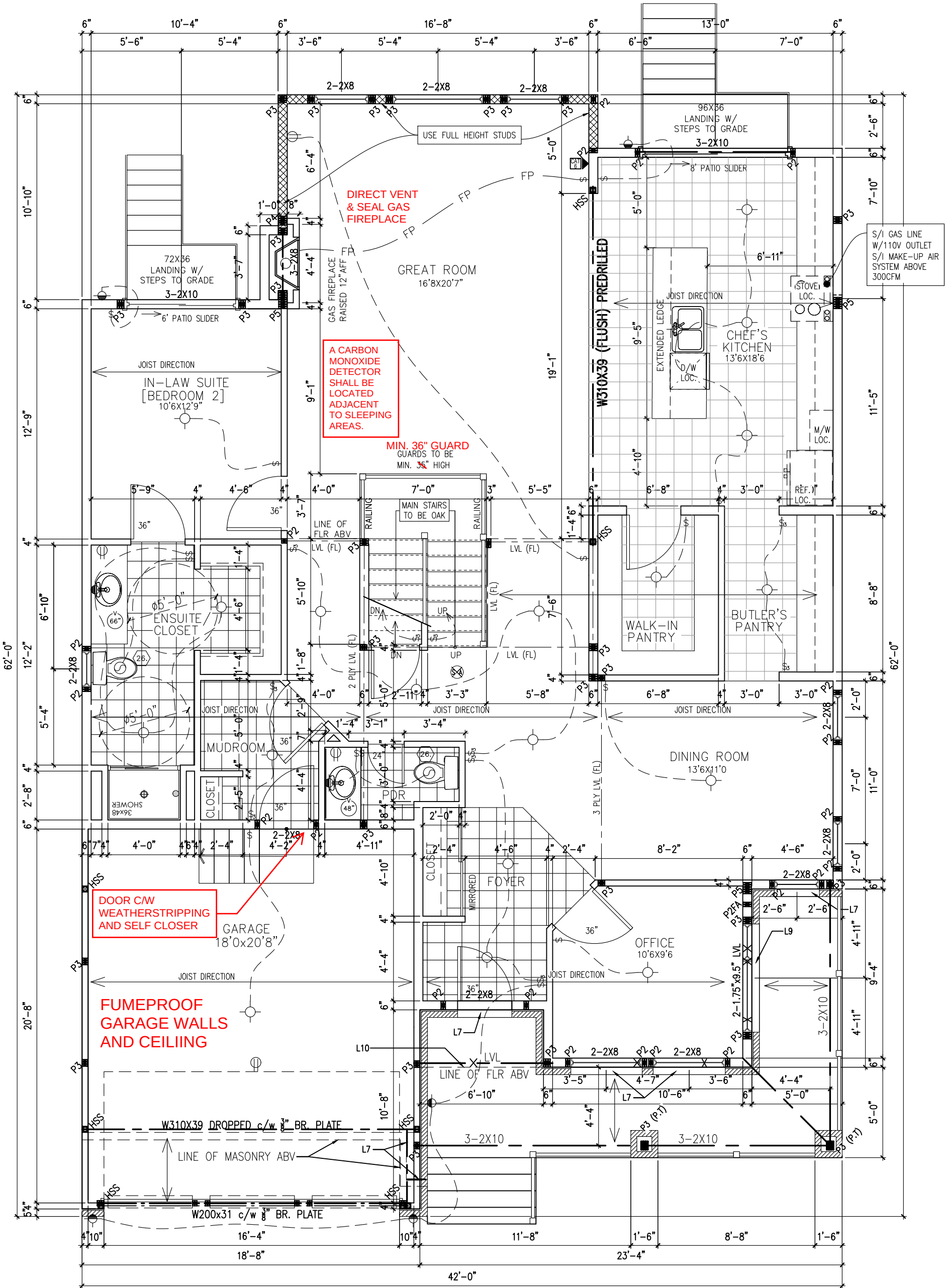


FOUNDATION PLAN (ALL ELEVATIONS)

	NEWINGTON M – 2021	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center;">7</td> <td style="width: 75%;">ENGINEERS MARKUPS APPLIED</td> <td style="width: 15%; text-align: center;">11/10/22</td> <td style="width: 5%; text-align: center;">CB</td> </tr> <tr> <td style="text-align: center;">6</td> <td>ISSUED FOR ENGINEERING</td> <td style="text-align: center;">07/10/22</td> <td style="text-align: center;">CB</td> </tr> <tr> <td style="text-align: center;">5</td> <td>BEP BLACKLINES</td> <td style="text-align: center;">02/09/22</td> <td style="text-align: center;">CB</td> </tr> <tr> <td style="text-align: center;">4</td> <td>NEW ELEVATION FOR MASTER PLAN REVIEW</td> <td style="text-align: center;">13/07/21</td> <td style="text-align: center;">SP</td> </tr> <tr> <td style="text-align: center;">3</td> <td>STRUCTURAL REVIEW</td> <td style="text-align: center;">24/11/17</td> <td style="text-align: center;">SP</td> </tr> <tr> <td style="text-align: center;">No.</td> <td style="text-align: center;">Description</td> <td style="text-align: center;">dd/mm/yy</td> <td style="text-align: center;">By</td> </tr> <tr> <td colspan="4" style="text-align: center;">REVISIONS</td> </tr> </table>	7	ENGINEERS MARKUPS APPLIED	11/10/22	CB	6	ISSUED FOR ENGINEERING	07/10/22	CB	5	BEP BLACKLINES	02/09/22	CB	4	NEW ELEVATION FOR MASTER PLAN REVIEW	13/07/21	SP	3	STRUCTURAL REVIEW	24/11/17	SP	No.	Description	dd/mm/yy	By	REVISIONS				footprint: 518 drawn by: SP date: JUN 12/16 scale: 3/16"=1'-0" D.C.L. – 201 sheet no: 2M_{of} 8
7	ENGINEERS MARKUPS APPLIED	11/10/22	CB																												
6	ISSUED FOR ENGINEERING	07/10/22	CB																												
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No.	Description	dd/mm/yy	By																												
REVISIONS																															
HOMES	SITE: WHITETAIL RIDGE PHASE 3	LOT NUMBER: CIVIC ADDRESS: 356 ANTLER COURT 64																													

TRACE ALL POINT
LOADS THROUGH
FLOOR SYSTEM TO
SOLID BEARING BELOW

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.



GROUND FLOOR PLAN (M ELEVATION)
1782 SQ. FT.



NEWINGTON M – 2021

SITE: WHITETAIL RIDGE PHASE 3

LOT NUMBER: 64

CIVIC ADDRESS: 356 ANTLER COURT

7	ENGINEERS MARKUPS APPLIED	11/10/22	CB
6	ISSUED FOR ENGINEERING	07/10/22	CB
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4	NEW ELEVATION FOR MASTER PLAN REVIEW	13/07/21	SP
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No. Description		dd/mm/yy	By
REVISIONS			

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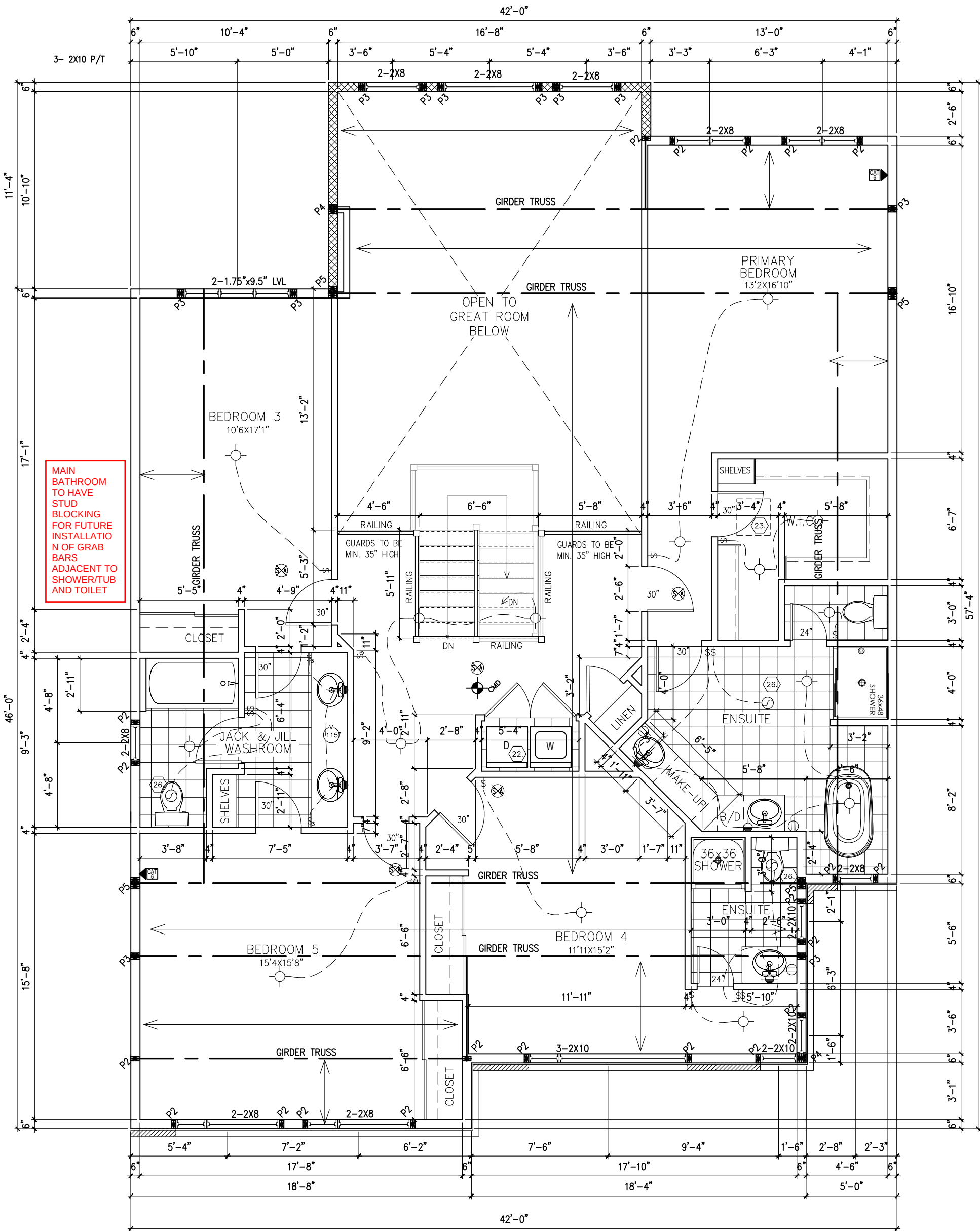
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date: JUN 12/16

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D.C.L. – 201

sheet no: 3M of 8



SECOND FLOOR PLAN (ELEVATION M)
1672 SQ. FT.



NEWINGTON M – 2021

SITE: WHITETAIL RIDGE PHASE 3

LOT NUMBER:

64

CIVIC ADDRESS:
356 ANTLER COURT

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3	STRUCTURAL REVIEW	24/11/17	SP
No.	Description	dd/mm/yy	By
REVISIONS			

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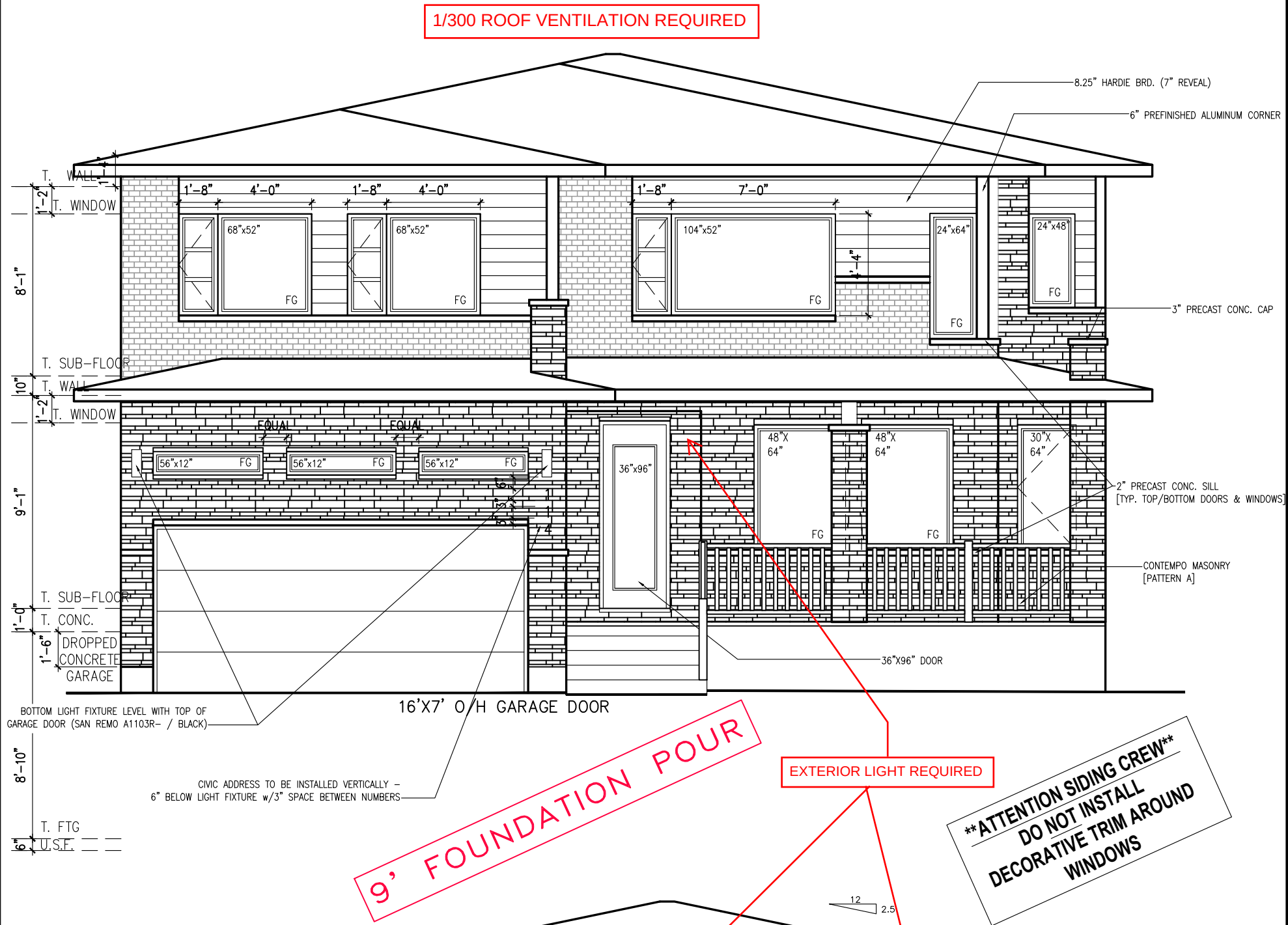
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4M of
8



ELEVATION M

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

Plans Review

Municipality of Mississippi Mills

2021

Building Dept.

NEWINGTON M – 2021

SITE: WHITETAIL RIDGE PHASE 3

LOT NUMBER: 64

CIVIC ADDRESS: 356 ANTLER COURT

7	ENGINEERS MARKUPS APPLIED	11/10/22	CB
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3	STRUCTURAL REVIEW	24/11/17	SP
No.	Description	dd/mm/yy	By
REVISIONS			

footprint: 518

drawn by: SP

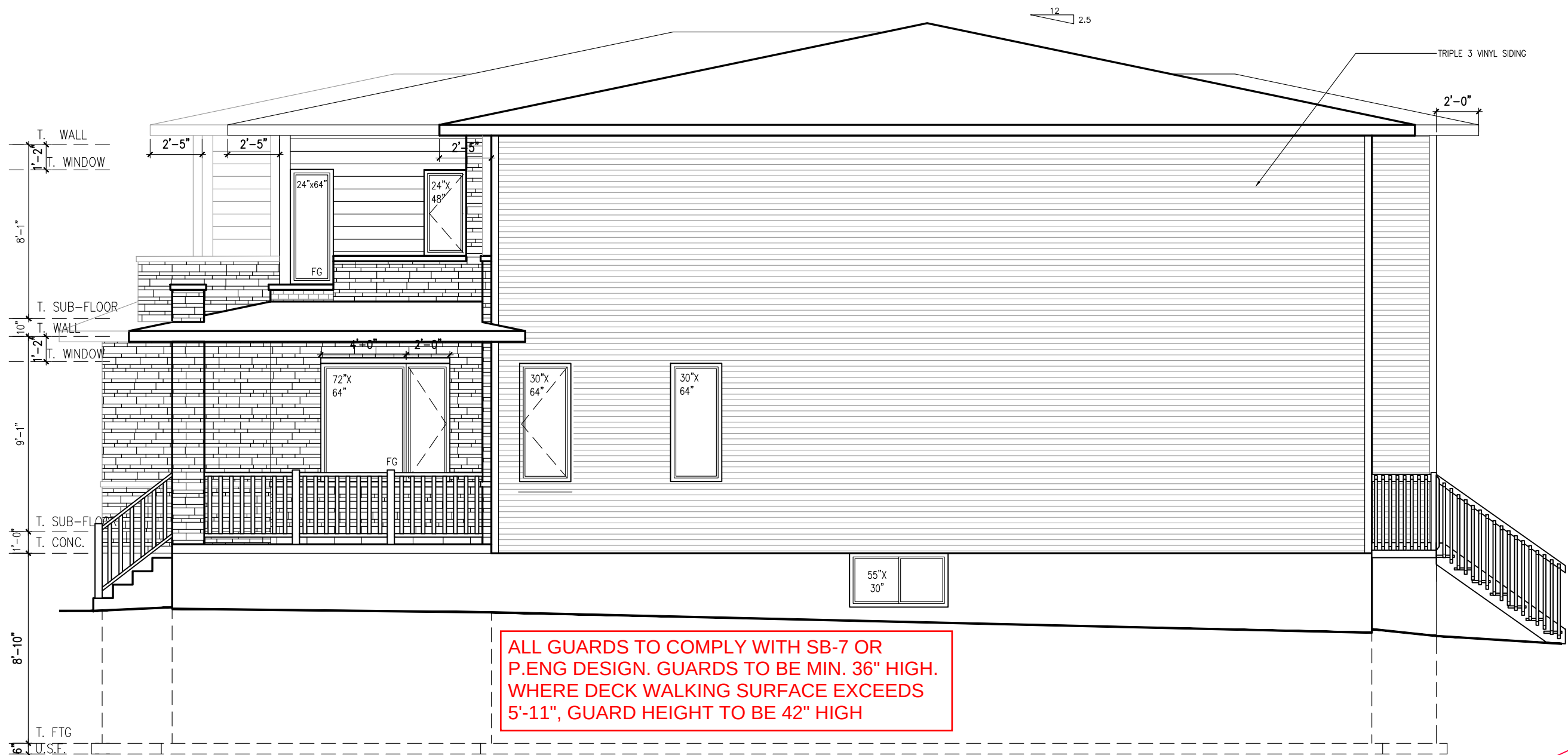
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D.C.L. – 201

sheet no:

5M of 8



****ATTENTION SIDING CREW****
DO NOT INSTALL
DECORATIVE TRIM AROUND
WINDOWS

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

A HANDRAIL IS REQUIRED ON AT LEAST ONE SIDE OF:
- EVERY INTERIOR STAIR HAVING MORE THAN TWO RISERS
- EVERY EXTERIOR STAIR HAVING MORE THAN THREE RISERS

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

9' FOUNDATION POUR



SIDE ELEVATION M

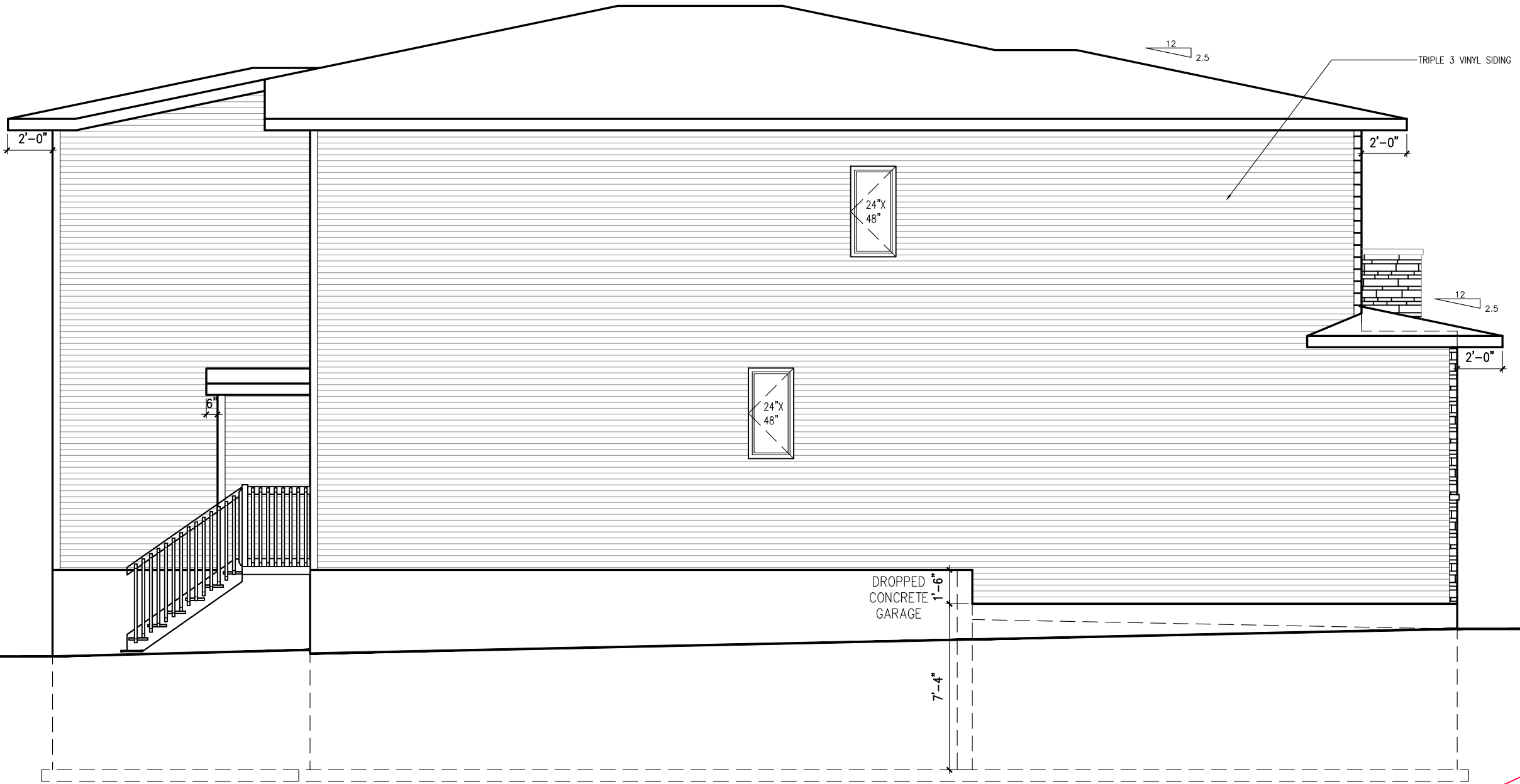
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D.C.L. - 201	
sheet no:	6M of 8

No.	Description	By
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6	ISSUED FOR ENGINEERING	07/10/22 CB
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4	NEW ELEVATION FOR MASTER PLAN REVIEW	13/07/21 SP
3	STRUCTURAL REVIEW	24/11/17 SP
REVISIONS		

NEWINGTON M - 2021
SITE: WHITETAIL RIDGE PHASE 3
LOT NUMBER: 64
CIVIC ADDRESS: 356 ANTLER COURT

PHOENIX HOMES

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



LEFT SIDE ELEVATION M

****ATTENTION SIDING CREW****
DO NOT INSTALL
DECORATIVE TRIM AROUND
WINDOWS

TRIPLE 3 VINYL SIDING

DROPPED
CONCRETE
GARAGE

9' FOUNDATION POUR



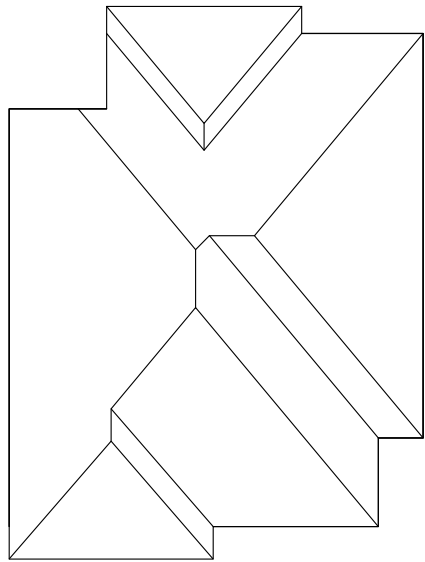
2022-11-09

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D.C.L. - 201	
sheet no:	

7	ENGINEERS MARKUPS APPLIED	11/10/22	CB		
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3	STRUCTURAL REVIEW	24/11/17	SP		
No.	Description	dd/mm/yy	By		

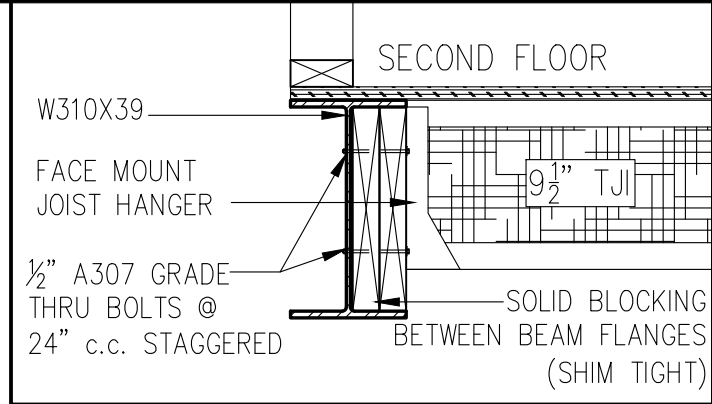
NEWINGTON M - 2021
SITE: WHITETAIL RIDGE PHASE 3
LOT NUMBER: 64
CIVIC ADDRESS: 356 ANTLER COURT

PHOENIX HOMES

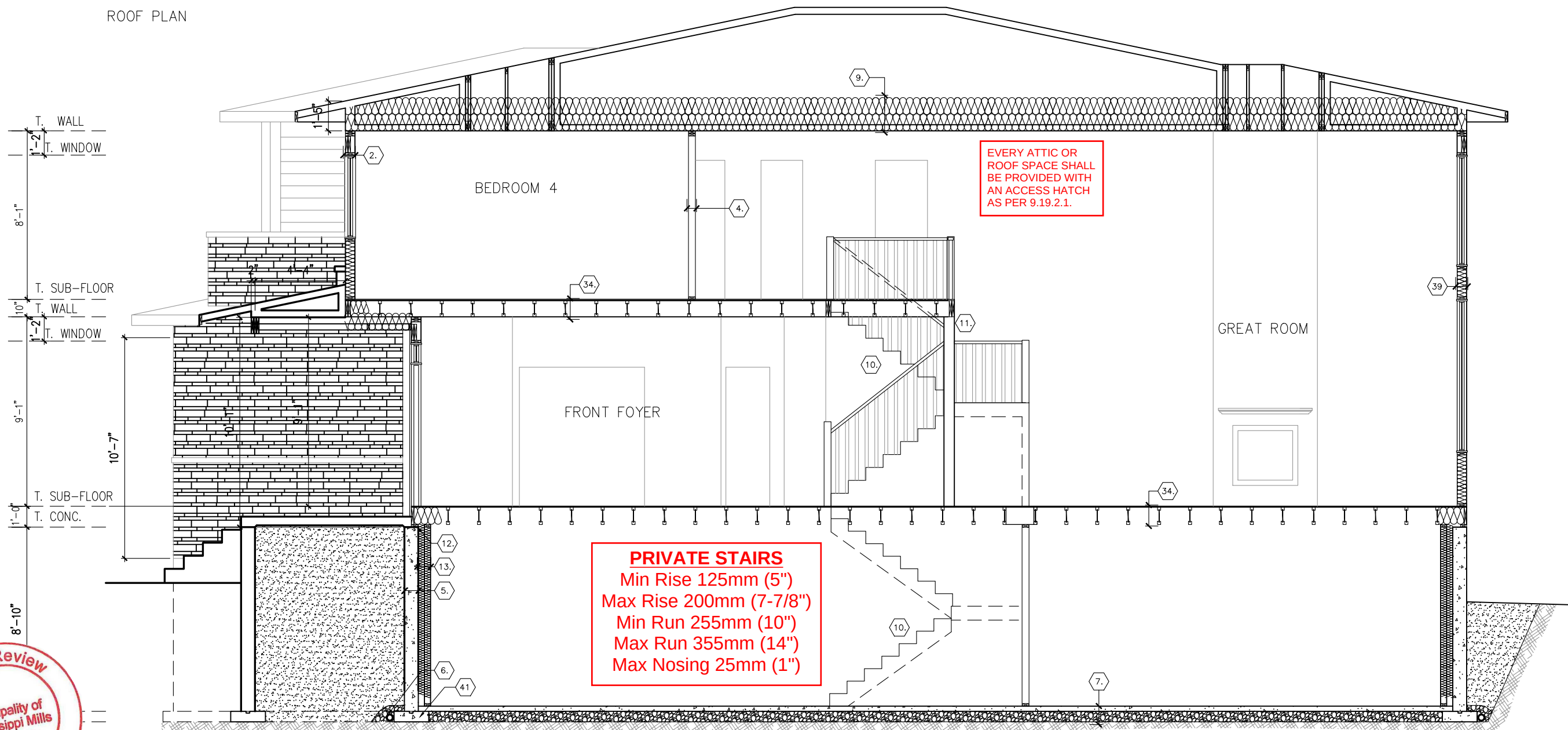


ROOF PLAN

9' FOUNDATION POUR



SECTION B-B
STEEL BEAM SECTION DETAIL



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

EVERY ATTIC OR
ROOF SPACE SHALL
BE PROVIDED WITH
AN ACCESS HATCH
AS PER 9.19.2.1.

SECTION A-A



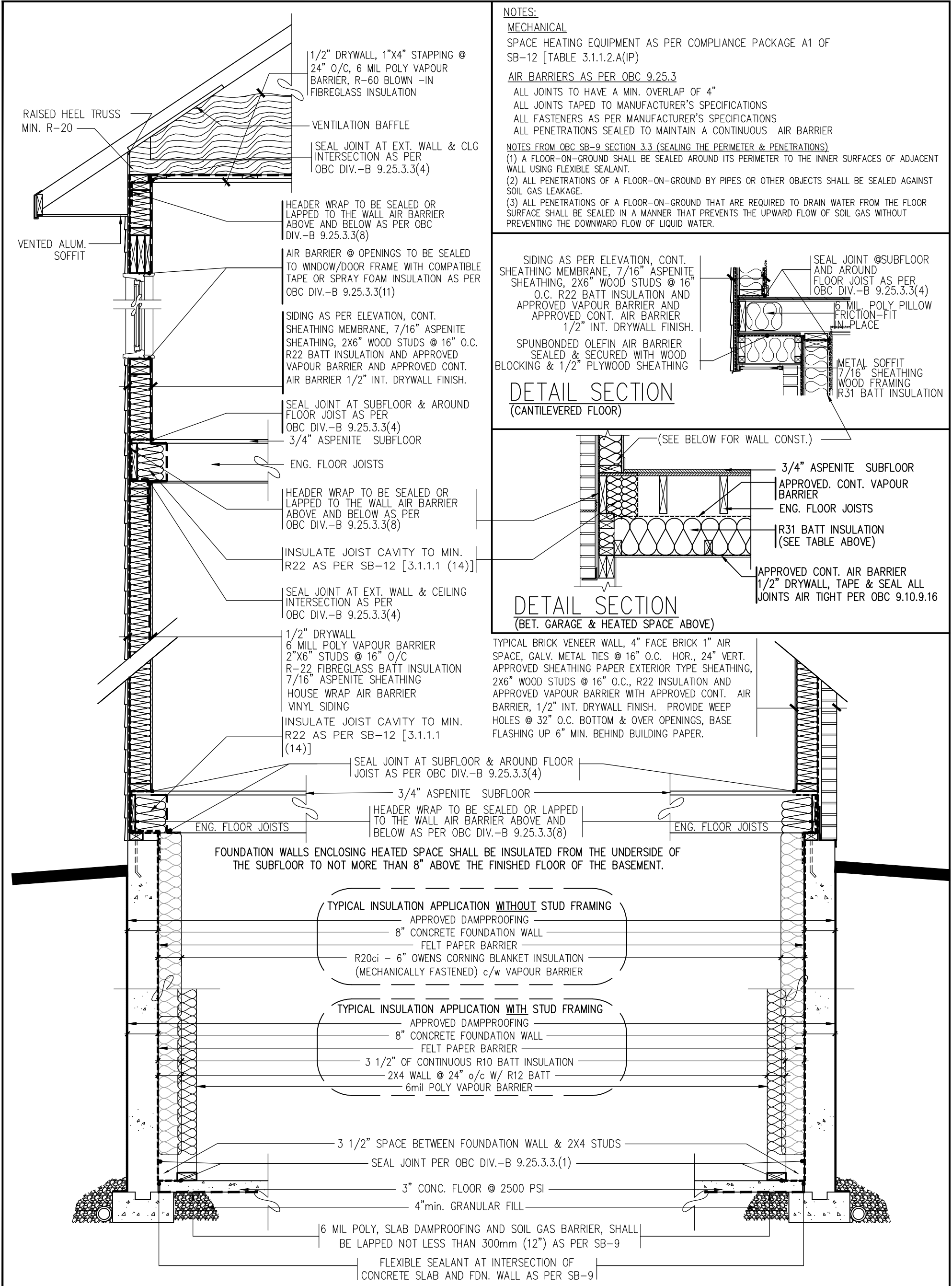
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No.	Description	REVISIONS
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NEWINGTON M - 2021
SITE: WHITETAIL RIDGE PHASE 3
LOT NUMBER: 64
CIVIC ADDRESS: 356 ANTLER COURT

PHOENIX HOMES



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.

SIDING AS PER ELEVATION, CONT.
SHEATHING MEMBRANE, 7/16" ASPENITE
SHEATHING, 2X6" WOOD STUDS @ 16"
O.C. R22 BATT INSULATION AND
APPROVED VAPOUR BARRIER AND
APPROVED CONT. AIR BARRIER
1/2" INT. DRYWALL FINISH.

SPUNBONDED OLEFIN AIR BARRIER
SEALED & SECURED WITH WOOD
BLOCKING & 1/2" PLYWOOD SHEATHING

DETAIL SECTION
(CANTILEVERED FLOOR)

SEAL JOINT @SUBFLOOR
AND AROUND
FLOOR JOIST AS PER
OBC DIV.-B 9.25.3.3(4)
6 MIL. POLY PILLLOW
FRICTION-FIT
IN PLACE
METAL SOFFIT
7/16" SHEATHING
WOOD FRAMING
R31 BATT INSULATION

(SEE BELOW FOR WALL CONST.)
3/4" ASPENITE SUBFLOOR
APPROVED. CONT. VAPOUR
BARRIER
ENG. FLOOR JOISTS
R31 BATT INSULATION
(SEE TABLE ABOVE)

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 SIDING APPLICATION

TYP. DETAIL SECTION (PARTIAL)
FOR BRICK VENEER APPLICATION

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



PROVIDE A COMPLETE PACKAGE OF SEALED TRUSS AND FLOOR PLANS PRIOR TO THE FRAMING INSPECTION. WIHTOUT THE STAMPED TRUSS AND FLOOR DRAWINGS, THE FRAMING INSPECTION WILL NOT BE CONDUCTED

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

GLUED AND NAILED

LEVEL AND FLOOR CONTAINER NOTES	
Current Date:	7/14/2021
File Name:	Newington M.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
L0 - FJ1 @ 19.2" O.C.	28-00-00	9 1/2" NI-20	1	6
L0 - FJ2 @ 19.2" O.C.	24-00-00	9 1/2" NI-20	1	2
L0 - FJ3 @ 19.2" O.C.	20-00-00	9 1/2" NI-20	1	6
L0 - FJ4 @ 19.2" O.C.	19-00-00	9 1/2" NI-20	1	4
L0 - FJ5 @ 19.2" O.C.	16-00-00	9 1/2" NI-20	1	12
L0 - FJ6 @ 19.2" O.C.	12-00-00	9 1/2" NI-20	1	2
L0 - FJ7 @ 19.2" O.C.	42-00-00	9 1/2" NI-40x	1	6
L0 - FJ8 @ 19.2" O.C.	34-00-00	9 1/2" NI-40x	1	3
L0 - FJ9 @ 19.2" O.C.	32-00-00	9 1/2" NI-40x	1	2
L0 - FJ10 @ 19.2" O.C.	18-00-00	9 1/2" NI-80	1	2
L0 - BM1	20-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	3	3
L0 - BM2	19-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	2
L0 - BM3	18-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2
L0 - BM4	13-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2
L0 - BM5	10-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	1
L0 - BM6	4-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	4
L0 - Ca1	12-00-00	1 1/8" x 9 1/2" APA Rim Board	1	16
L0 - Bk1	6-00-00	9 1/2" NI-20	1	1

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

Connector Summary				
Qty	Manuf	Product	Skew	Supported Mtl
26	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

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:

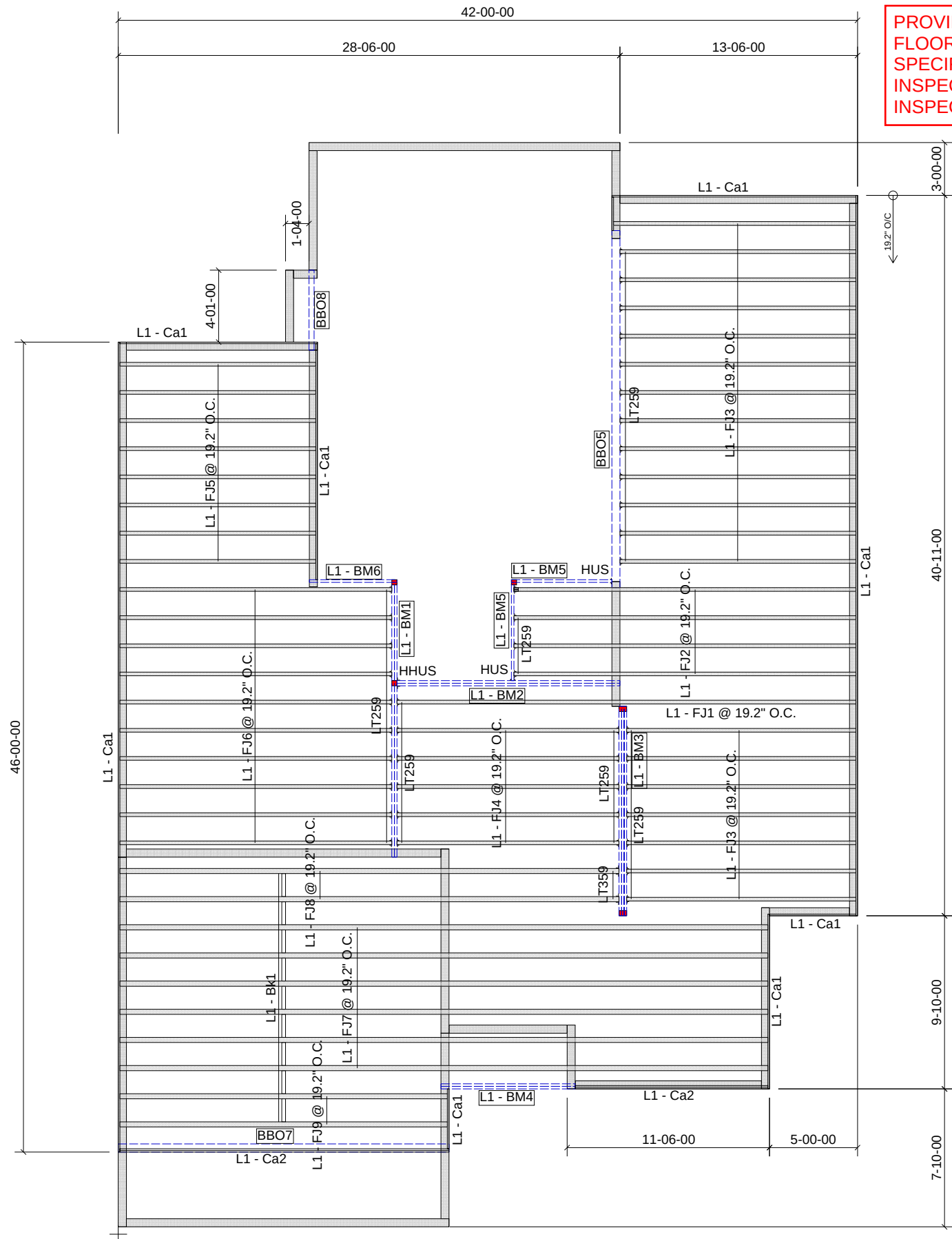
- FLOOR JOIST SYSTEMS ABOVE THE GARAGE HAS BEEN DESIGNED WITHOUT A DIRECTLY APPLIED CEILING. USE APPLICABLE BLOCKING OR STRAPPING WHERE REQUIRED AS INDICATED ON THE FRAMING PLAN.
- BLOCKING MATERIAL WILL BE SUPPLIED AND INDICATED AS "BLOCKING". NO LONGER ONLY 12' LENGTHS.



JOB:
PHOENIX HOMES
NEWINGTON M/R
1ST FLOOR 1 OF 2

DATE: 7/16/2021





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

GLUED AND NAILED

LEVEL AND FLOOR CONTAINER NOTES	
Current Date:	7/14/2021
File Name:	Newington M.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
L1 - FJ1 @ 19.2" O.C.	28-00-00	9 1/2" NI-20	1	1
L1 - FJ2 @ 19.2" O.C.	20-00-00	9 1/2" NI-20	1	4
L1 - FJ3 @ 19.2" O.C.	14-00-00	9 1/2" NI-20	1	20
L1 - FJ4 @ 19.2" O.C.	13-00-00	9 1/2" NI-20	1	5
L1 - FJ5 @ 19.2" O.C.	12-00-00	9 1/2" NI-20	1	8
L1 - FJ6 @ 19.2" O.C.	16-00-00	9 1/2" NI-40x	1	10
L1 - FJ7 @ 19.2" O.C.	38-00-00	9 1/2" NI-80	1	6
L1 - FJ8 @ 19.2" O.C.	30-00-00	9 1/2" NI-80	1	2
L1 - FJ9 @ 19.2" O.C.	19-00-00	9 1/2" NI-80	1	2
L1 - BM1	16-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2
L1 - BM2	13-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2
L1 - BM3	12-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	3	3
L1 - BM4	8-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2
L1 - BM5	6-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	2
L1 - BM6	5-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	1
L1 - Ca1	12-00-00	1 1/8" x 9 1/2" APA Rim Board	1	13
L1 - Ca2	12-00-00	1 1/8" x 9 1/2" APA Rim Board	2	6
L1 - Bk1	12-00-00	9 1/2" NI-20	1	1

Accessories				
PlotID	Length	Product	Plies	Net Qty
3/4" Plywood or OSB (23/32" APA Rated Sheathing 48/24 Exposure 1)			1	52

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

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.

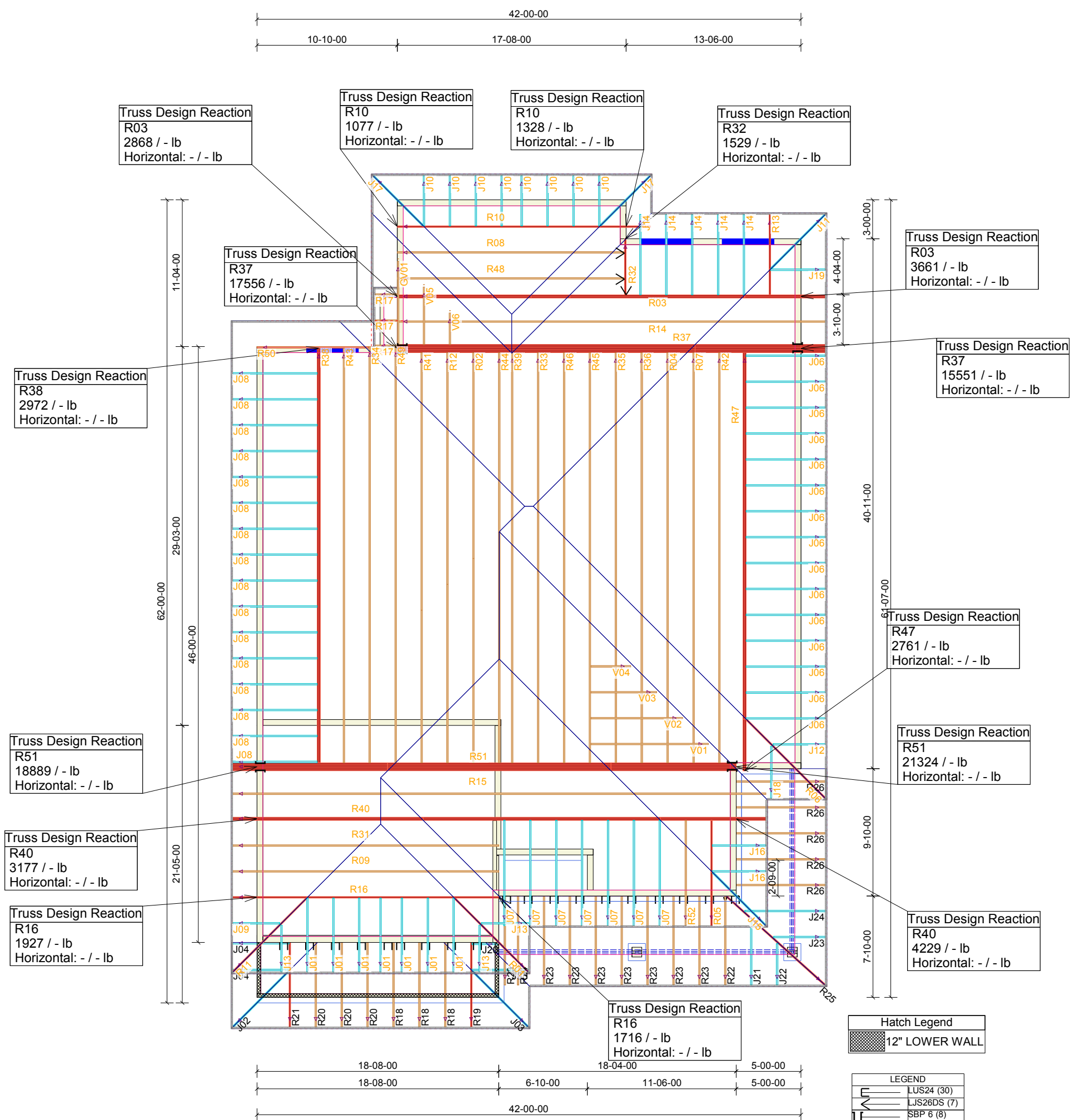


JOB:
PHOENIX HOMES
NEWINGTON M/R
2ND FLOOR 2 OF 2

DATE: 7/16/2021



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



TYPICAL OTTAWA DESIGN LOADS

Member	Load Type	PT 9	PT 4
Top Chord	Snow	37.1	50
	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:

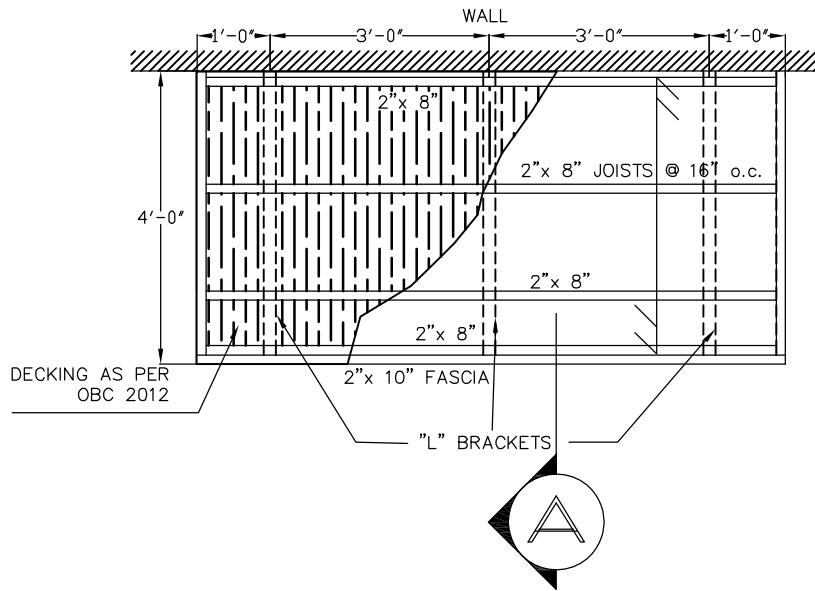
- ANY TIES SPECIFIED ON THIS LAYOUT FOR UPLIFT OR SEISMIC CONNECTIONS MUST BE REVIEWED AND APPROVED BY THE BUILDING DESIGNER/ENGINEER, AS STATED IN THE TPIC 2011. THE TRANSFER OF THESE LOADS TO THE ENTIRE STRUCTURE BELOW HAS NOT BEEN ANALYZED.



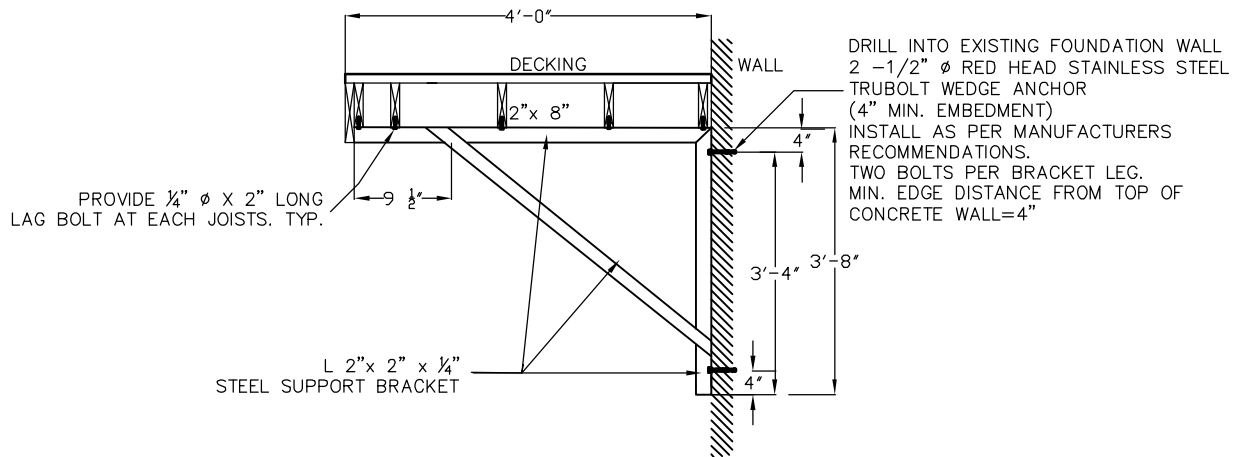
GRANDOR LUMBER INC
ALPA LUMBER GROUP

JOB:
PHOENIX HOMES
NEWINGTON 'M'
PNEWM

DATE: 21/07/2021



PLAN



NOTES:

STEEL
 -ALL STRUCTURAL STEEL WORK INCLUDING DESIGN OF ALL COMPONENTS SHALL BE CARRIED OUT IN ACCORDANCE WITH CAN/CSA-S16-09.
 -HOLLOW STRUCTURAL SECTIONS TO CAN/CSA G40.20 GRADE 350, CLASS C OF H.
 -STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA G40.21 GRADE 300W
 ALL WORK SHALL CONFORM OBC 2012
 CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE.
 FOR ADDITIONAL INFORMATION, SEE ENGINEERING DWGS.

ALL HARDWARE TO BE HOT-DIP GALVANIZED
 CONCRETE MIN. STRENGTH: 25 MPA



Estructura Inc.

TEL: (819) 918-4382
 EMAIL: estructurainc@yahoo.com



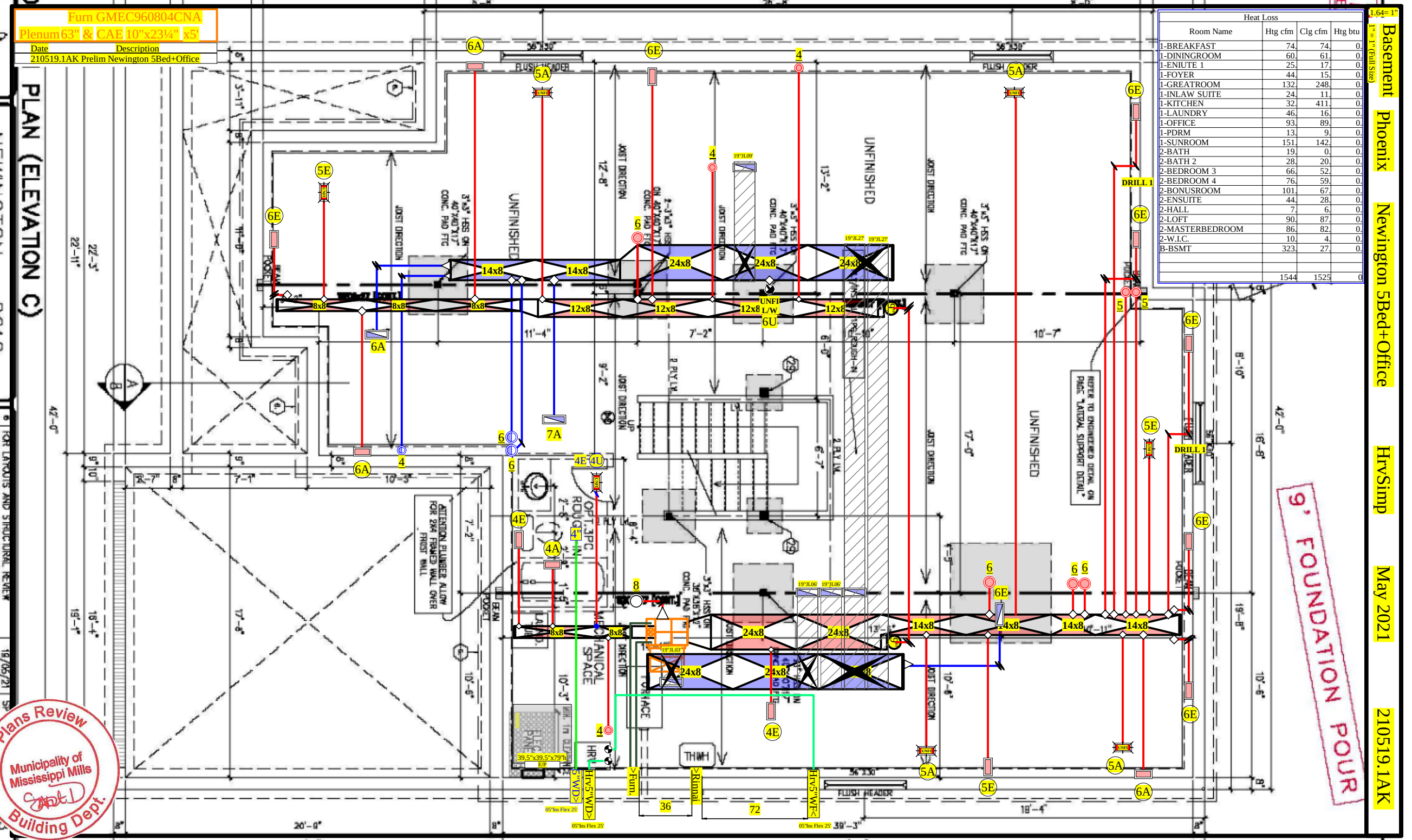
Client	CUT RITE CONSTRUCTION	Sheet Title	DECK CONNECTION 4'-0"x8'-0"
Project Name		Drawn By	DS
		Checked By	-
		Project No.	
		Scale	N.T.S.
		Date	DECEMBER 2019
		Drawing No.	SK-1
		File Name	

Furn GMEC960804CNA
Plenum 63" & CAE 10"x23 3/4" x5'
Date Description
210519.1AK Prelim Newington 5Bed+Office

PLAN (ELEVATION C)

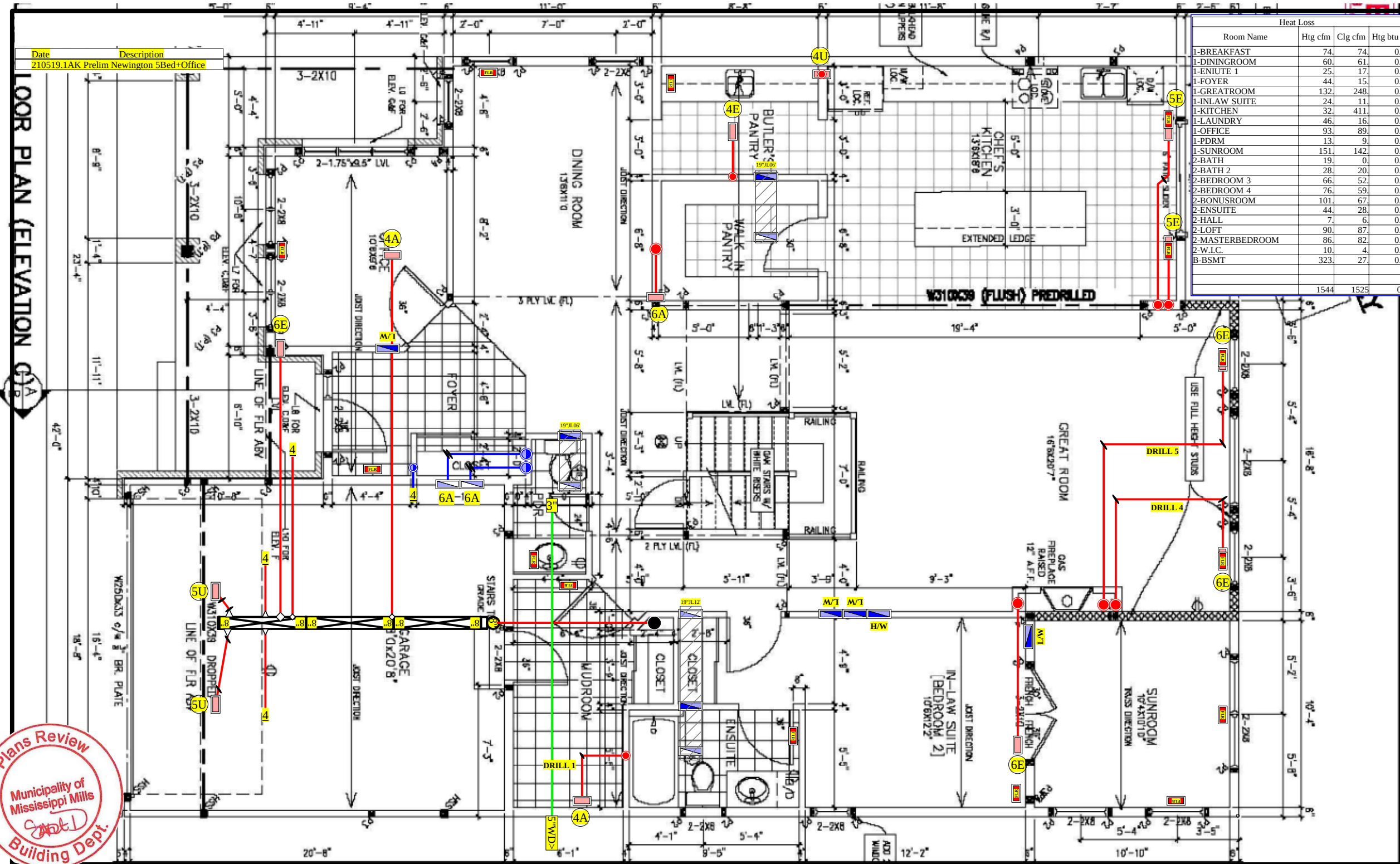
Heat Loss			
Room Name	Htg cfm	Clg cfm	Htg btu
1-BREAKFAST	74	74	0
1-DININGROOM	60	61	0
1-ENITE 1	25	17	0
1-FOYER	44	15	0
1-GREATROOM	132	248	0
1-INLAW SUITE	24	11	0
1-KITCHEN	32	411	0
1-LAUNDRY	46	16	0
1-OFFICE	93	89	0
1-PDRM	13	9	0
1-SUNROOM	151	142	0
2-BATH	19	0	0
2-BATH 2	28	20	0
2-BEDROOM 3	66	52	0
2-BEDROOM 4	76	59	0
2-BONUSROOM	101	67	0
2-ENSUITE	44	28	0
2-HALL	7	6	0
2-LOFT	90	87	0
2-MASTERBEDROOM	86	82	0
2-W.I.C.	10	4	0
B-BSMT	323	27	0
	1544	1525	0

Basement Phoenix Newington 5Bed+Office HrvSimp May 2021 210519.1AK



9' FOUNDATION POUR

Plans Review
Municipality of Mississippi Mills
Building Dept.
2022-11-09



Heat Loss			
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1-BREAKFAST	74	74	0
1-DININGROOM	60	61	0
1-ENITE 1	25	17	0
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1-INLAW SUITE	24	11	0
1-KITCHEN	32	411	0
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1-OFFICE	93	89	0
1-PDRM	13	9	0
1-SUNROOM	151	142	0
2-BATH	19	0	0
2-BATH 2	28	20	0
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2-BEDROOM 4	76	59	0
2-BONUSROOM	101	67	0
2-ENSUITE	44	28	0
2-HALL	7	6	0
2-LOFT	90	87	0
2-MASTERBEDROOM	86	82	0
2-W.I.C.	10	4	0
B-BSMT	323	27	0
	1544	1525	0

Date	Description
210519.1AK	Prelim Newington 5Bed+Office

1st Floor
Phoenix
Newington 5Bed+Office
HrvSimp
May 2021
210519.1AK



Date	Description
210519.1AK	Prelim Newington 5Bed+Office

FLOOR PLAN (ELEVATION C)



Heat Loss			
Room Name	Htg cfm	Clg cfm	Htg btu
1-BREAKFAST	74	74	0
1-DININGROOM	60	61	0
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1-KITCHEN	32	411	0
1-LAUNDRY	46	16	0
1-OFFICE	93	89	0
1-PDRM	13	9	0
1-SUNROOM	151	142	0
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2-BATH 2	28	20	0
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	1544	1525	0



Basement

Phoenix

Newington 5Bed+Office

HrvSimp

May 2021

Plans Review

Municipality of
Mississippi Mills
Building Dept.

2022-11-09

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	1544	1525	0

Furn GMEC960804CNA
x5' 10"x23 1/4" CAB & 63" Plenum

Description Date
210519.1AK Prelim Newington 5Bed+Office

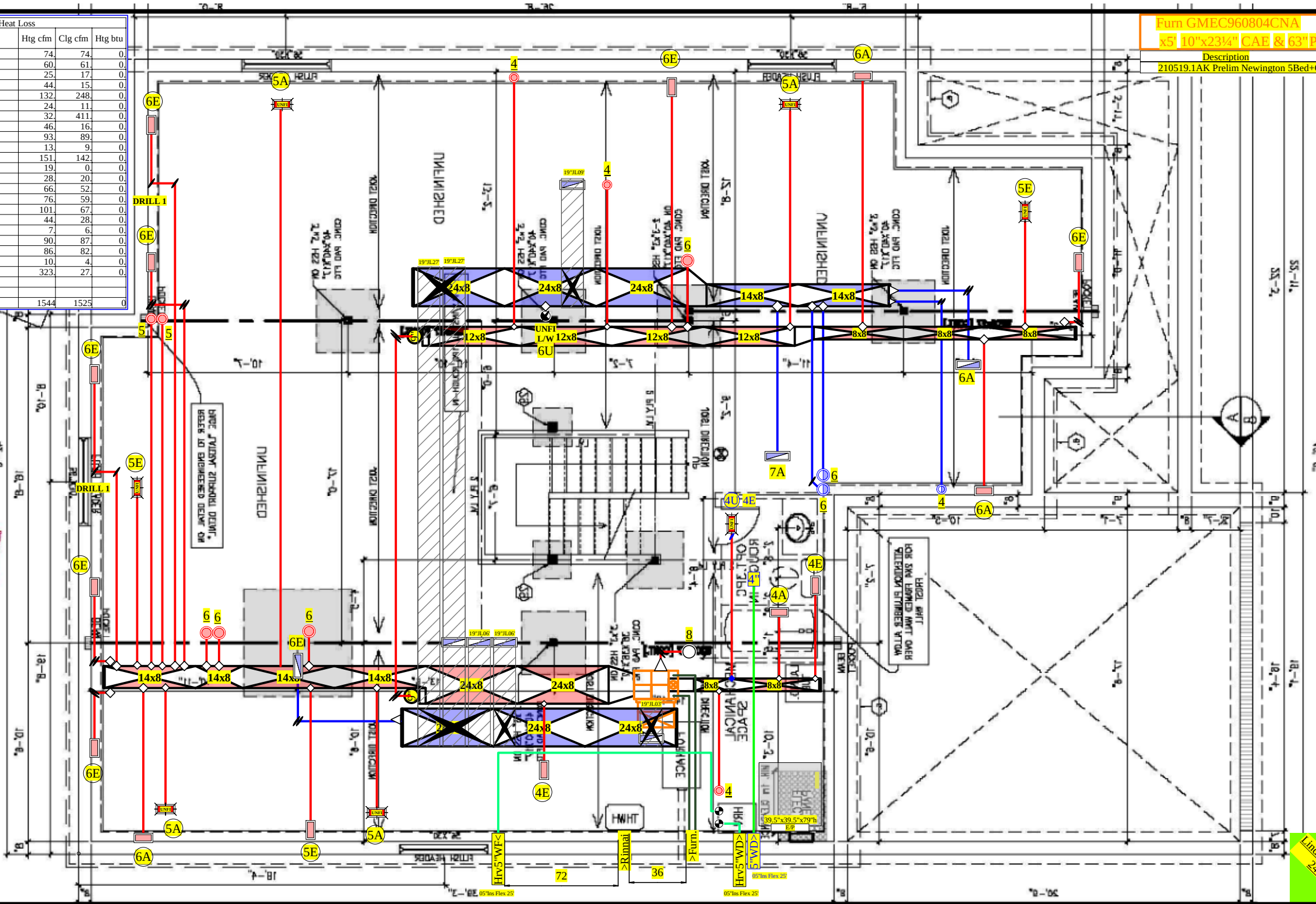
PLAN (ELEVATION C)

4'-0"

SS-11,
SS-2

18'-11"
18'-4"

Linda Mcpartlan
24379



1st Floor

Phoenix

Newington 5Bed+Office

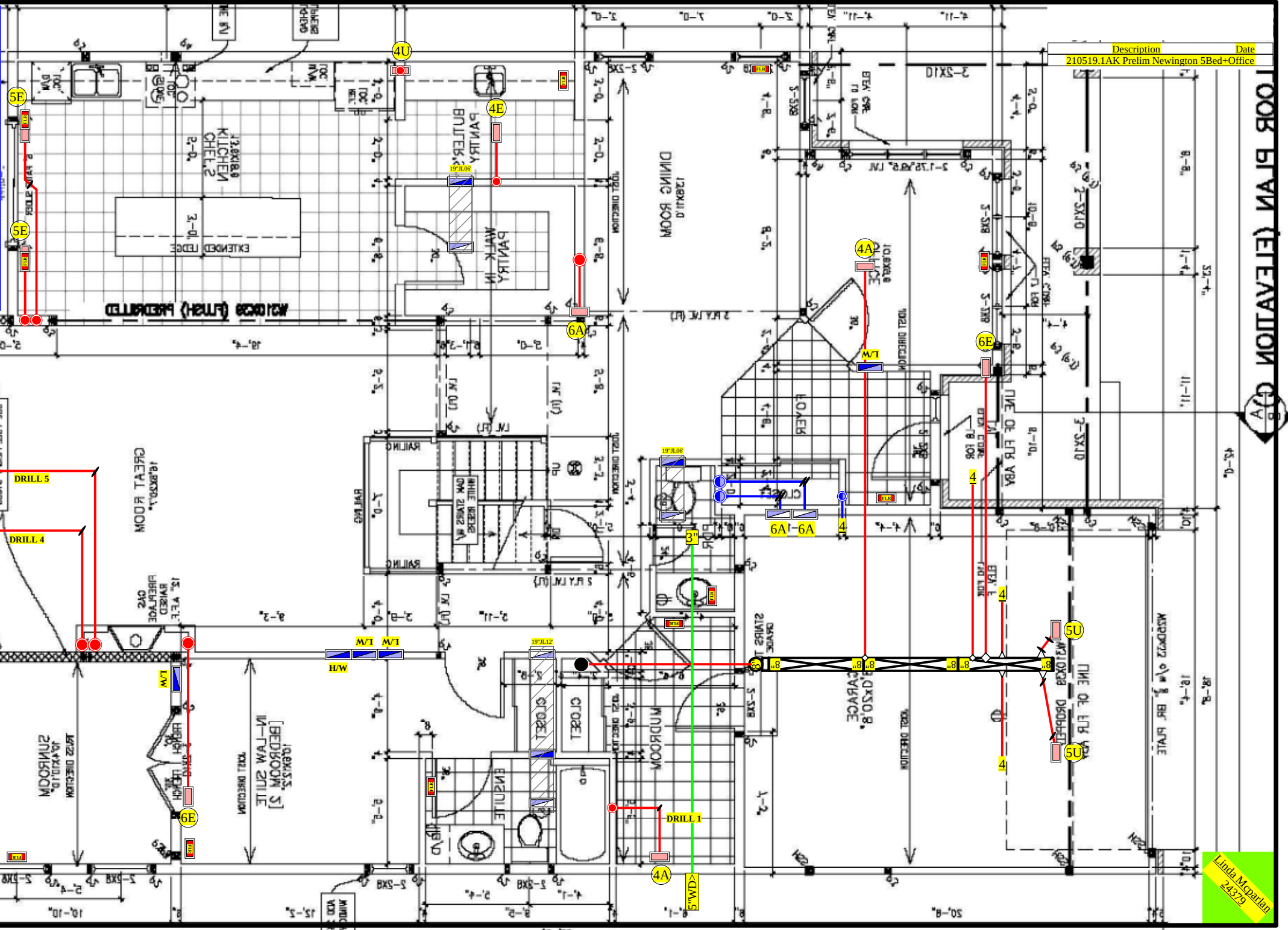
HrvSimp

May 2021



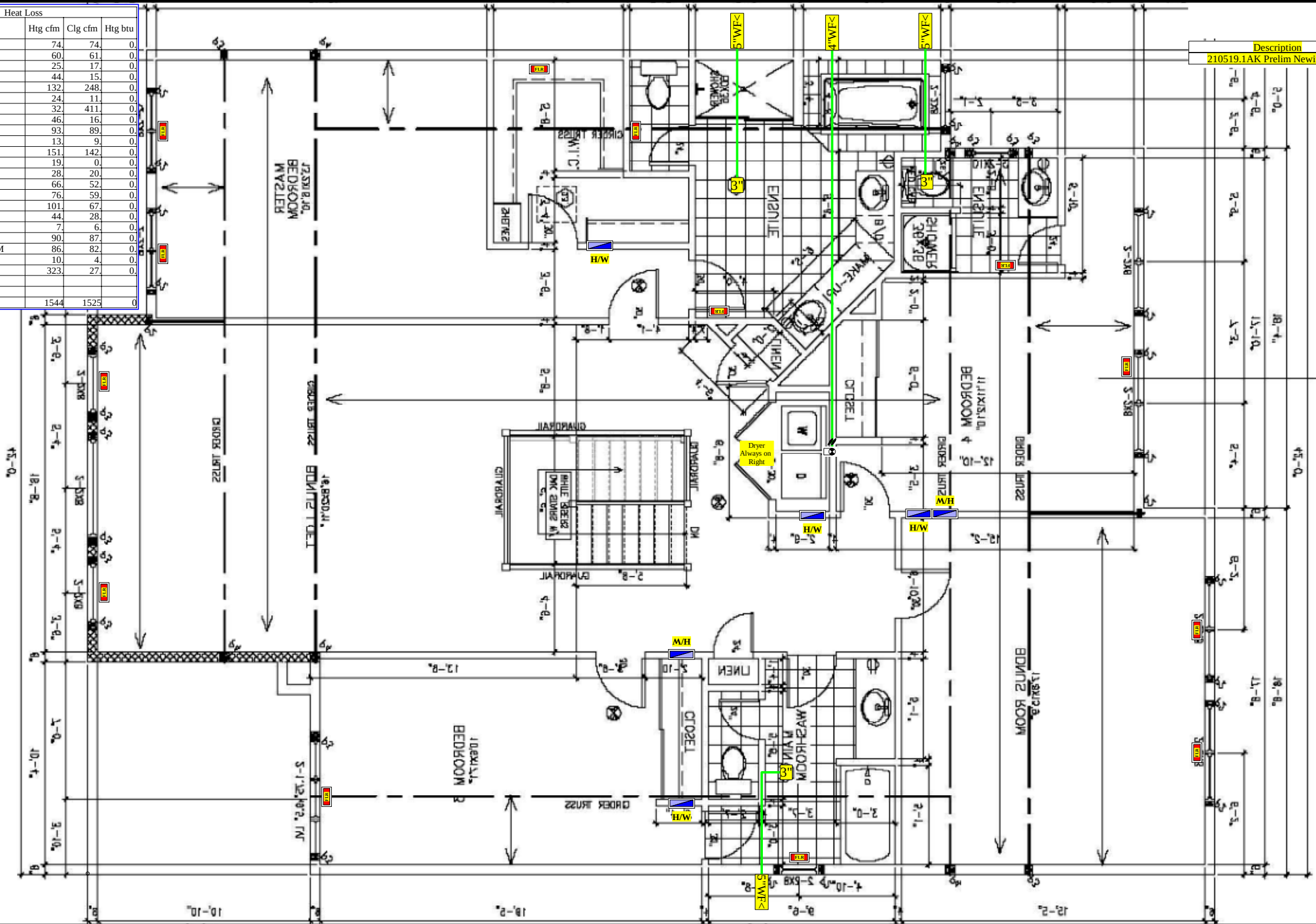
2022-11-09

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Description	Date
210519.1AK Prelim Newington 5Bed+Office	

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24379



Description	Date
210519.1AK Prelim Newington 5Bed+Office	

FLOOR PLAN (ELEVATION C)



Linda McPartlan
24379

