Kollaard Associates
Engineers

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

Civil • Geotechnical •
Structural • Environmental •
Hydrogeology •

(613) 860-0923

FAX: (613) 258-0475

October 26, 2022

Kollaard File # 220022 – LOT364

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

Attn: Catherine Buck
Tel: 613-723-9227 x 191
Email: CBuck@phoenixhomes.ca

Re: Proposed Single Family Dwelling, Lot # 364 Paakanaak Avenue, Pathways, City of Ottawa, Kollaard Associates File # 220022

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

- Phoenix Homes, Lot # 364 Pathways, Pages # 1M to 8M, Dated 26/10/2022
- Grandor, Roof Truss Layout, Newington 'M', Dated 21/07/2021
- Grandor, 2nd Floor Joist Layout, Newington OPT # 1 In-Law Suite, Dated 10/20/2022
- Grandor, 1st Floor Joist Layout, Newington OPT # 1 In-Law Suite, Dated 10/20/2022

Kollaard Associates offers the following comments:

Second Floor Plan – Pages # 4M:

1. It is the opinion of Kollaard Associates that the proposed lintels and supporting posts shown on Phoenix Homes Pages # 4M are adequate.

2. The proposed tall wall noted on Phoenix Homes Pages # 1M is adequate.

3. Posts supporting girders may consist of built up 2x6 posts as indicated on Phoenix Homes Pages # 4M 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 # 3M:

5. It is the opinion of Kollaard Associates that the proposed lintels, beams and supporting posts shown on Phoenix Homes Pages # 3M 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. The proposed web packing of the steel beam detailed on Phoenix Homes Sheet # 8M is adequate.

8. Truss design is by others.

9. Posts supporting girders may consist of built up 2x6 posts as indicated on Phoenix Homes Pages # 3M and are laterally supported by plywood or OSB sheathing (i.e. posts form part of sheathed exterior walls unless noted).

10. Floor joist design and flush LVL beams within the floor structure are by the manufacturer.

Basement Plan – Pages # 2M:

11. It is the opinion of Kollaard Associates that the proposed steel beams steel posts shown on Phoenix Homes Sheet # 2M are adequate.

12. The front porch slab reinforcement described on Phoenix Homes Sheet # 1M is adequate.

13. As noted on Phoenix Homes Sheet # 2M, the framed walls supporting the intermediate landing may be supported by the basement slab.

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 # 2M is adequate to withstand the lateral earth pressures.

15. The proposed grading plan (Phoenix Homes, Lot 364 Paakanaak Avenue) shows a maximum finished grade around the dwelling (including interior of garage) at the as 98.98 metres, which is 2.40 metres above the basement slab elevation. It is the understanding of Kollaard Associates that 2-15M bars are installed at the top and bottom of the foundation walls and bent around the corners. It is the opinion of Kollaard Associates that the 8" thick foundation walls with 2-15M bars at the top and bottom of the foundation walls are adequate to withstand the lateral earth pressures as the grade difference between the garage slab (and exterior grade) and basement slab is 0.10 metres greater than the 2.30 metres specified in 2012 OBC Table 9.15.4.2.A.

16. The proposed strip footings, interior pad footings and exterior pad footings shown on Phoenix Homes Page # 2M and noted on Phoenix Homes Sheet # 1M are adequate.

17. Floor joist design, flush LVL beams within the floor structure and LVL lintels are by the manufacturer. The posts supporting the flush LVL lintels shown on Phoenix Homes Sheet # 2M are adequate.

18. The floor joist layout is to be revised to specify the flush window lintels as shown on Phoenix Homes Sheet # 2M.

19. The proposed deck and steel bracket support are designed and approved by others (DS Structural Deisgn, Dwg. # SK-1, Dated December 2019).

General Notes:

20. All gravity loads to be carried to foundation through solid blocking.

21. Truss design is by others.

22. Floor joist design, flush LVL beams within the floor structure and LVL lintels are by the manufacturer.

23. The self supporting stairs are to be designed by the stair manufacturer.

24. All dimension lumber, except non-load bearing 8 ft 2x6 studs to be No.2 grade SPF or better.

25. Non-load bearing 8 ft 2x6 studs to be No.3 or Stud grade SPF or better.

26. All guards to be as per OBC SB-7, unless otherwise mentioned and designed by others.

27. All brick lintels to be as per OBC Table 9.20.5.2.B.

28. 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.

29. 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".

30. All 3" x 3" x 3/16" HSS posts c/w 6" x 6" x 3/8" top and bottom bearing plates.

31. The assumed soil bearing resistance of 125 kPa is to be verified prior to construction.

32. 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.

33. Comments provided in this report are made in consideration of Part 9 and Part 4 (where applicable) of the 2012 OBC as amended.

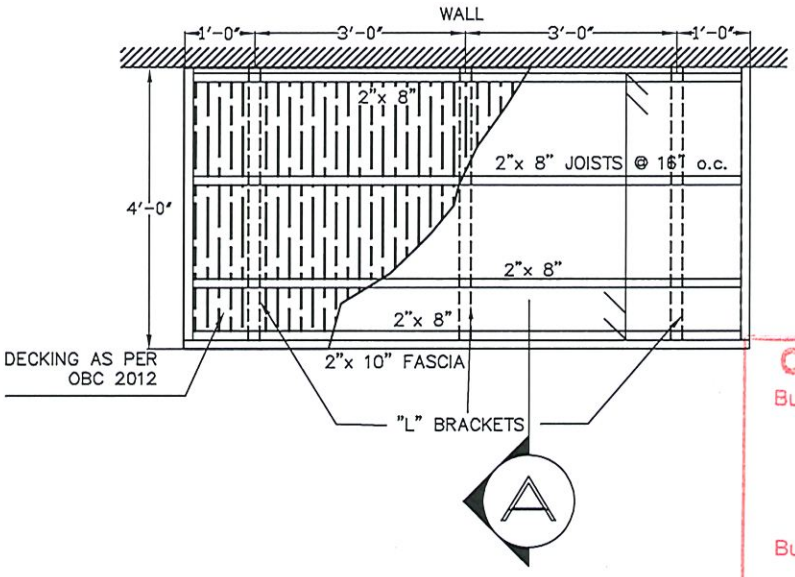
34. This report constitutes a review of the structural information indicated on the building plans cited in this report for the client indicated above.

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.

SITE COPY
City of Ottawa

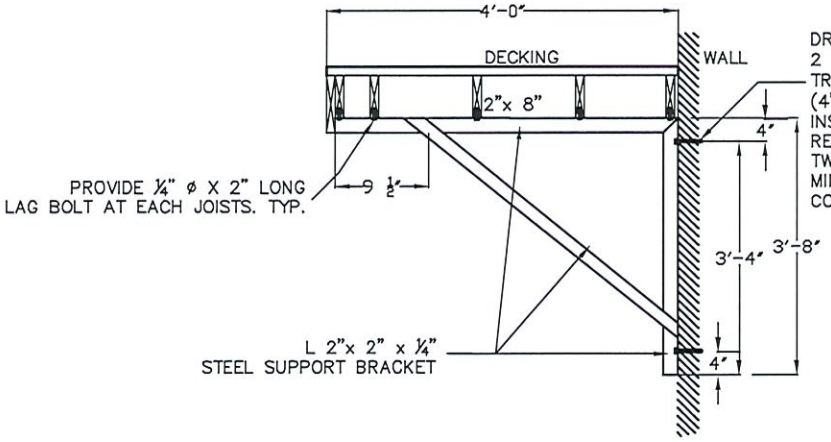
Christopher Cogliati, P.Eng.



SITE COPY
City of Ottawa

City of Ottawa
Building Services Branch
NOV 04 2022
Building Code Reviewed
Signature

PLAN



DRILL INTO EXISTING FOUNDATION WALL
2 –1/2" ø RED HEAD STAINLESS STEEL TRUBOLT WEDGE ANCHOR
(4" MIN. EMBEDMENT)
INSTALL AS PER MANUFACTURERS RECOMMENDATIONS.
TWO BOLTS PER BRACKET LEG.
MIN. EDGE DISTANCE FROM TOP OF CONCRETE WALL=4"

SECTION 'A'

LICENSED PROFESSIONAL ENGINEER
D. SEGURA
100079708
6DEC19
PROVINCE OF ONTARIO

City of Ottawa
A22-007396
OCT 20 2022
580 Paakanaak
BCSB

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

No.	Revision	Date	By

Contractor must verify all dimensions on the job and report any discrepancy to the architect before proceeding with the work. All drawings and specifications are instruments of service and the property of the architect which must be returned at the completion of the work. Drawings are NOT to be scaled.

DS DESIGN STRUCTURAL

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:

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%.

For use by Principal Authority	
Application No:	Model/Certification Number

A. Project Information

Building number, street name		Unit number	Lot/Con
580 Paakanaak Avenue			364
Municipality	**Postal code**	**Reg. Plan number / other description**	
Gloucester		4M-1618	

B. Prescriptive Compliance [indicate the building code compliance package being employed in this house design]

SB-12 Prescriptive (input design package): Package: A1 Table: 3.1.1.2.A(IP)

C. Project Design Conditions

Climatic Zone (SB-1):	Heating Equipment Efficiency	Space Heating Fuel Source		
☒ Zone 1 (< 5000 degree days)	☒ ≥ 92% AFUE	☒ Gas	☐ Propane	☐ Solid Fuel
☐ Zone 2 (≥ 5000 degree days)	☐ ≥ 84% < 92% AFUE	☐ Oil	☐ Electric	☐ Earth Energy

Ratio of Windows, Skylights & Glass (W, S & G) to Wall Area		Other Building Characteristics
Area of walls = _____ m^2 or 4074 ft^2	W, S & G % = 13.9	☐ Log/Post&Beam ☐ ICF Above Grade ☐ ICF Basement ☐ Slab-on-ground ☐ Walkout Basement ☐ Air Conditioning ☐ Combo Unit ☐ Air Sourced Heat Pump (ASHP) ☐ Ground Sourced Heat Pump (GSHP)
Area of W, S & G = _____ m^2 or 568 ft^2	Utilize window averaging: ☐ Yes ☒ No	

D. Building Specifications [provide values and ratings of the energy efficiency components proposed]

Energy Efficiency Substitutions

☐ ICF (3.1.1.2.(5) & (6) / 3.1.1.3.(5) & (6))

☐ Combined space heating and domestic water heating systems (3.1.1.2.(7) / 3.1.1.3.(7))

☐ Airtightness substitution(s)

Airtightness test required (Refer to Design Guide Attached)

☐ Table 3.1.1.4.B Required:_____ Permitted Substitution:_____

☐ Table 3.1.1.4.C Required:_____ Permitted Substitution:_____

Required:_____ Permitted Substitution:_____

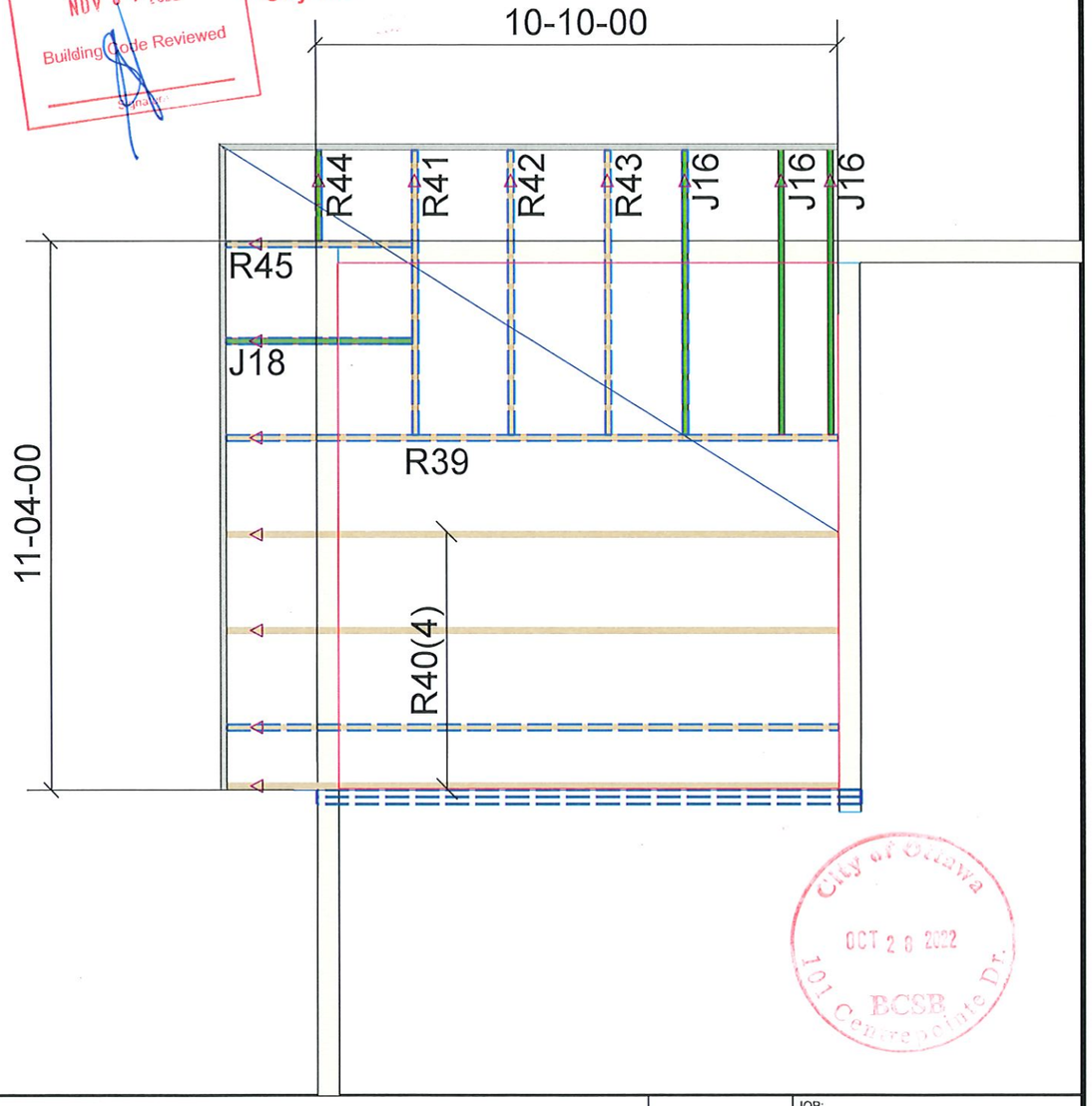
Building Component	Minimum RSI / R values or Maximum U-Value(1)		Building Component	Efficiency Ratings	
Thermal Insulation	Nominal	Effective	**Windows & Doors** Provide U-Value(1) or ER rating		
Ceiling with Attic Space	R60		Windows/Sliding Glass Doors	25	
Ceiling without Attic Space	R31		Skylights/Glazed Roofs	0.49	
Exposed Floor	R31		**Mechanicals**		
Walls Above Grade	R22		Heating Equip.(AFUE)	96%	
Basement Walls		R21.12	HRV Efficiency (SRE% at 0°C)	75%	
Slab (all >600mm below grade)	--		DHW Heater (EF)	0.8	
Slab (edge only ≤600mm below grade)	R10		DWHR (CSA B55.1 (min. 42% efficiency))		# Showers___
Slab (all ≤600mm below grade, or heated)	R10		Combined Heating System	NO	

(1) U value to be provided in either $W/(m^2 \cdot K)$ or $Btu/(h \cdot ft^2 \cdot F)$ but not both.

E. Designer(s) [name(s) & BCIN(s), if applicable, of person(s) providing information herein to substantiate that design meets the building code]

Qualified Designer Declaration of designer to have reviewed and take responsibility for the design work.

Name	BCIN	Signature
Catherine Buck	46674	



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)

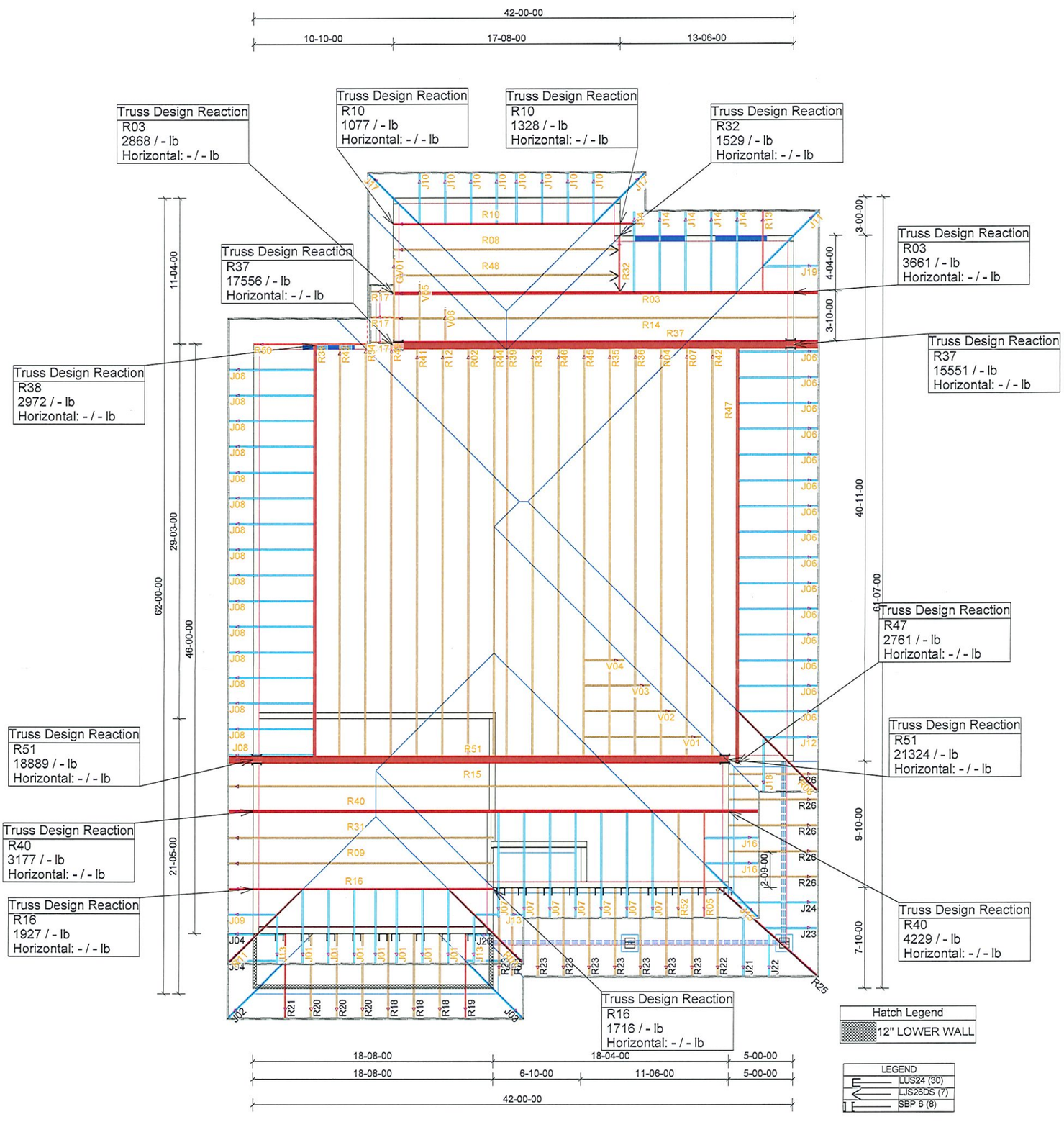
HURRICANE AND SEISMIC TIES:

- 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
NEWINGTON
EXTENDED IN-LAW
SUITE (BEDROOM #2)
OPTION #1
B2200275

DATE: 4/29/2022



City of Ottawa
Building Services Branch
NOV 04 2022
Building Code Reviewed
Signature

City of Ottawa
Building Services Branch
NOV 07 2022
Zoning Reviewed
Signature

SITE COPY
City of Ottawa

City of Ottawa
OCT 20 2022
A22-007316
580 Paakanaak

TYPICAL OTTAWA DESIGN LOADS

Member	Load Type	PT 9	PT 4	
Top Chord	Snow	37.1	50	PSF
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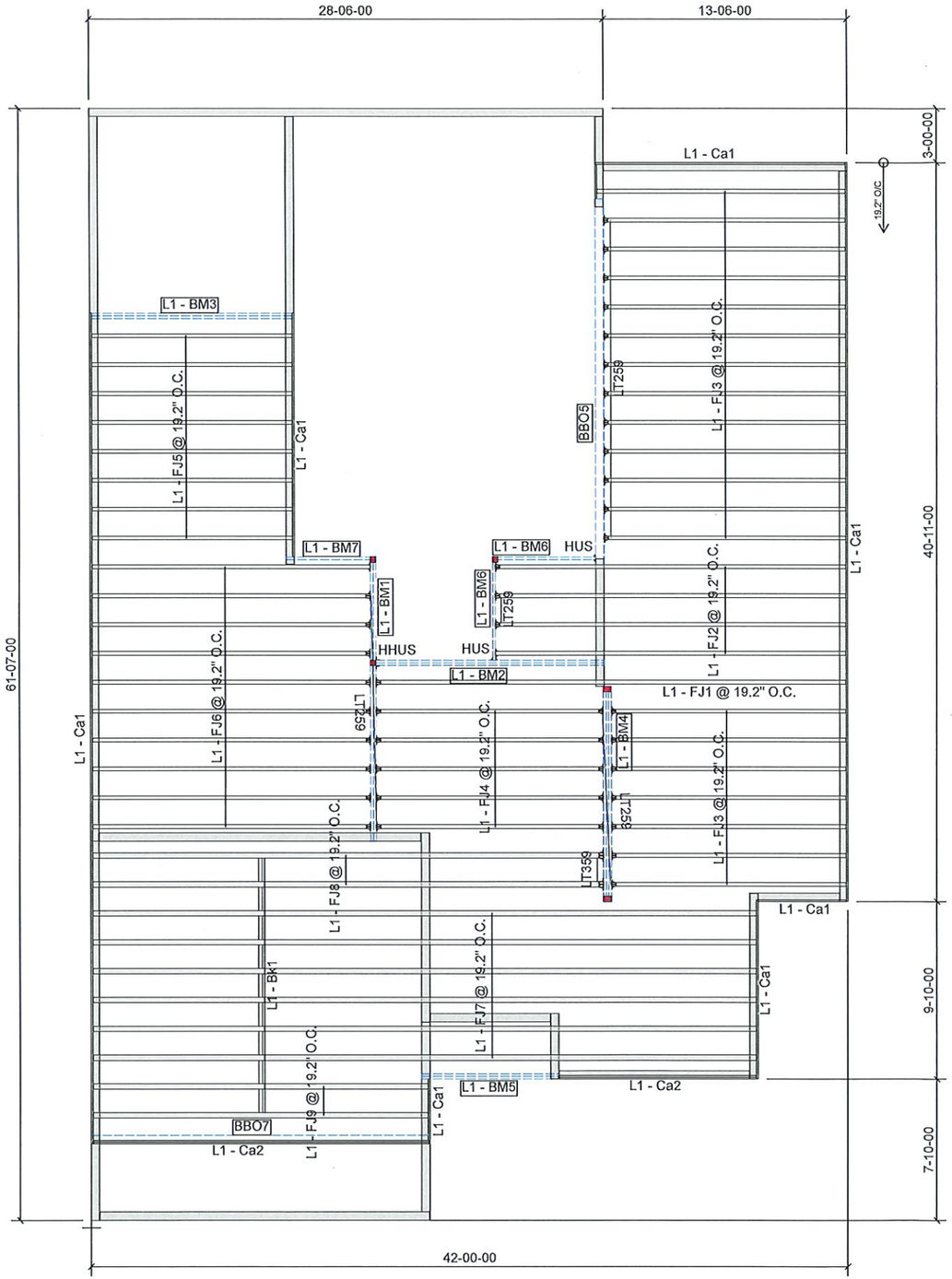
GRANDOR LUMBER INC.
ALPA LUMBER GROUP

JOB:
PHOENIX HOMES
NEWINGTON 'M'
PNEWM

DATE: 21/07/2021



GLUED AND NAILED

LEVEL AND FLOOR CONTAINER NOTES	
Current Date:	10/20/2022
File Name:	Newington M Option Ext.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	2	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	2	2	MFD
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L1 - BM6	6-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	2	MFD
L1 - BM7	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	12	MFD
L1 - Ca2	12-00-00	1 1/8" x 9 1/2" APA Rim Board	2	6	MFD
L1 - Bk1	12-00-00	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	52	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

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)

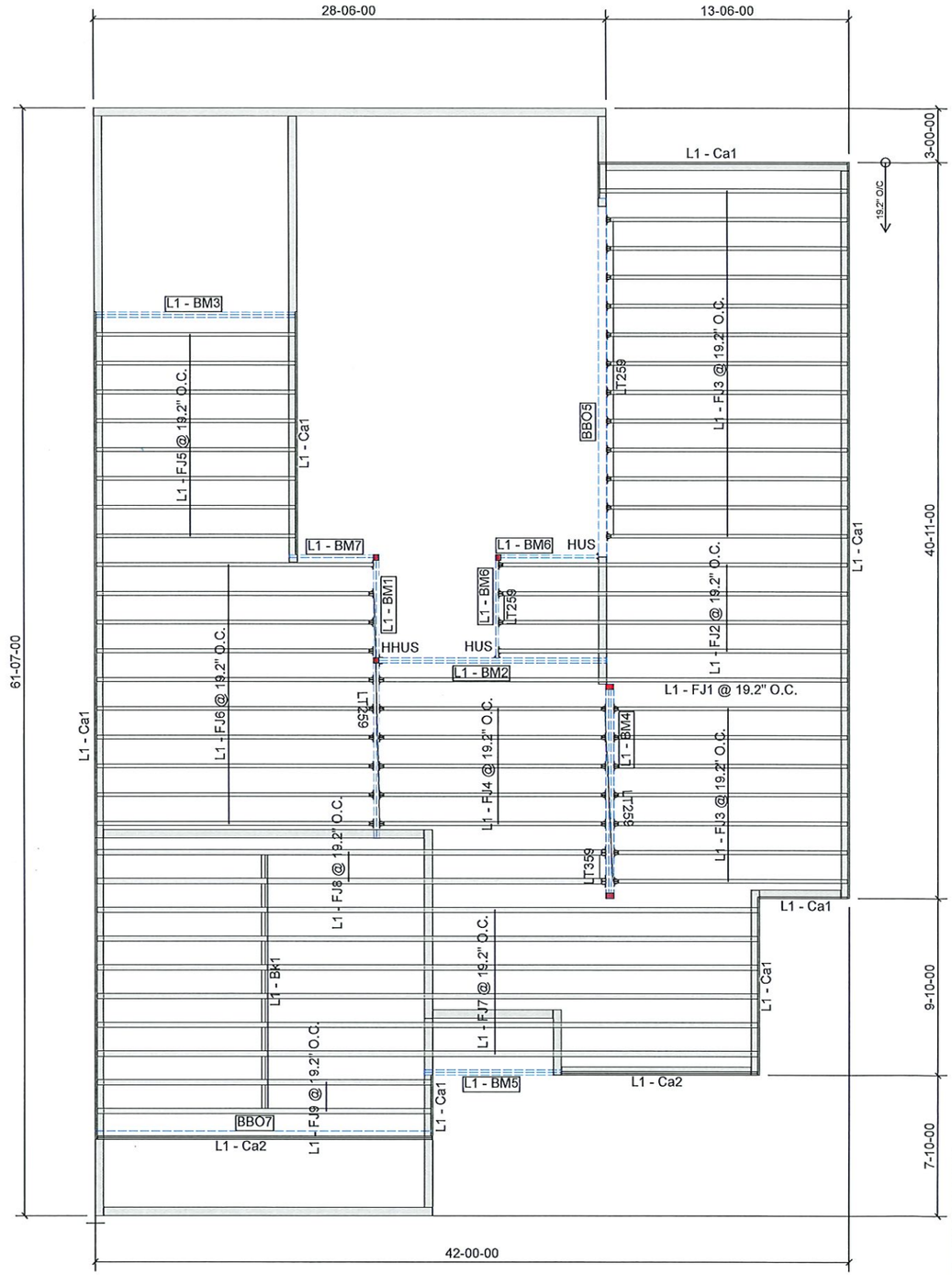
FLOOR NOTES:

- 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
NEWINGTON
OPT #1 IN-LAW SUITE
2ND FLOOR 2 OF 2

DATE: 10/20/2022



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Accessories

PlotID	Length	Product	Plies	Net Qty	Fab Type
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- BLOCKING MATERIAL WILL BE SUPPLIED AND INDICATED AS "BLOCKING". NO LONGER ONLY 12' LENGTHS.

GRANDOR LUMBER INC.

JOB:
PHOENIX HOMES
NEWINGTON
OPT #1 IN-LAW SUITE
2ND FLOOR 2 OF 2

DATE: 10/20/2022

Mechanical Design Report
Low rise residential

Location of Installation	**Address**	**House Builder** PHOENIX
	Application Number	**House Model (if applicable)** NEWINGTON 5BED
Installing Contractor	**Name** HARDING MECHANCIAL	
	Address 2210 CAVANMORE RD	
	City OTTAWA	**Postal Code** K0A 1L0
	Telephone Number 613-831-2257	**Fax Number** 613-831-9011

City of Ottawa
Building Services Branch
NOV 04 2022
Building Code Reviewed
Signature

SITE COPY
City of Ottawa

City of Ottawa
A22-007396
OCT 20 2022
580 PaaKanaaK
BCSB
Centrepointe

SYSTEM DESIGN PARAMETERS

Combustion Appliances 9.32.3.1.(1)

a) [X] Direct vent (sealed combustion) only
b) [ ] Positive venting induced draft (except fireplaces)
c) [ ] Natural draft, B-vent or induced draft fireplace
d) [ ] Solid Fuel (including fireplaces)
e) [ ] No Combustion Appliances

Heating System

[X] Forced Air
[ ] Non-Forced Air (Other - _____)
[ ] Electric Space Heat
[ ] Radiant Floor Heat (attach pipe details)
[ ] Geothermal (attach loop, pipe & well details)
[ ] High Velocity Residential (attach duct details)

House Type 9.32.3.1.(2)

[X] I Type a) or b) appliances only, no solid fuel
[ ] II Type I except with solid fuel (including fireplace)
[ ] III Any Type c) appliance = Part 6 Design
[ ] IV Electric space heat
[ ] Other: No forced air = Option 4

Ventilation System

[ ] CAN/CSA-F326
[ ] HRV - Exhaust Ducts / Forced Air System
[X] HRV - Simplified Connection to Forced Air System
[ ] HRV - Full Ducting / Not Coupled to Forced Air System
[ ] Part 6 Design (Other - _____)

EQUIPMENT DESIGN REQUIREMENTS

Total Ventilation Capacity 9.32.3.3.(1)

						TOTAL	
Master Bedroom	1	x	10 L/s	=	10 L/s		
Unfinished Basement	1	x	10 L/s	=	10		
Other Habitable Rooms	14	x	5 L/s	=	**70**	**90**	**T.V.C.**

Principal Ventilation Capacity 9.32.3.4.(1)

Master Bedroom	1	x	15 L/s	=	15		
Other Bedrooms	4	x	7.5 L/s	=	30	- 45	**P.V.C.**

Required Supplemental Ventilation Capacity (T.V.C. less P.V.C.) = 45

Furnace size: GMEC960804CNA 80,000 BTU'S KJ

Air conditioner size: GSX13042 3.5 TON KJ (If provided / applicable)

Heating / Cooling Equipment sized according to heat loss/gain calculations of CAN/CSA F280: Yes

Geothermal Equipment designed according to CAN/CSA-C448.2: No

Hydronic Equipment designed according to CAN/CSA-B214: No

Duct (and pipe) schematic attached including sizes, runs and material used: Yes

VENTILATION EQUIPMENT

Heat Recovery Ventilator

Model: CLEAN COMFORT VH30100RNC HRV

90 L/s High 45 L/s Low

Exhaust Fans

	Location	Model	L/s	Sones	Principal or Supplemental
1	PDRM	DX90	45	2.5	PRINCIPAL
2	ENSUITE	EC50	25	3.	SUPPLEMENTAL
3	BATH/BATH 2	EC50/EC50	25/25	3./3.	SUPPLEMENTAL
4	GUEST BATH	EC50	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:

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DESIGNER CERTIFICATION

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

Name: LINDA MCPARLAN Company Name: HARDING MECHANICAL

Signature: Linda McParlan Date: OCT 26/21 BCIN 24379 HRAI # 6080

City of Ottawa
OCT 28 2022
BCSB
101 Centrepointe Dr.

Basement PHOENIX Lot PW 364 Newington 2022 M HRV Simp Oct 2022 221013.1AR

1.53=1"

1" = 61.41147338

Heat Loss

Room Name	Htg cfm	Clg cfm	Htg btu
1-DININGROOM	53	58	2334
1-ENIUTE 1	22	16	954
1-FOYER	38	14	1678
1-GREATROOM	313	411	13771
1-INLAW SUITE	136	127	5957
1-KITCHEN	86	267	3794
1-LAUNDRY	40	15	1765
1-OFFICE	81	84	3566
1-PDRM	12	8	527
1-SPICE KITCHEN	17	185	756
2-BATH	18	18	771
2-BATH 2	26	19	1130
2-BEDROOM 3	74	53	3239
2-BEDROOM 4	70	55	3058
2-BONUSROOM	92	64	4057
2-ENSUITE	41	26	1791
2-HALL	23	11	1001
2-MASTERBEDROOM	101	83	4444
2-W.I.C.	9	4	402
B-BSMT	294	26	12901
	1546	1544	67896

Furn GMEC960804CNA

Plenum 63" & CAE 12"x23¼" x5'

Description
221013.1AR Lot PW 364 Newington 2022 M
Harding-Lot PW 364 Newington 2022 M-221013.1AR

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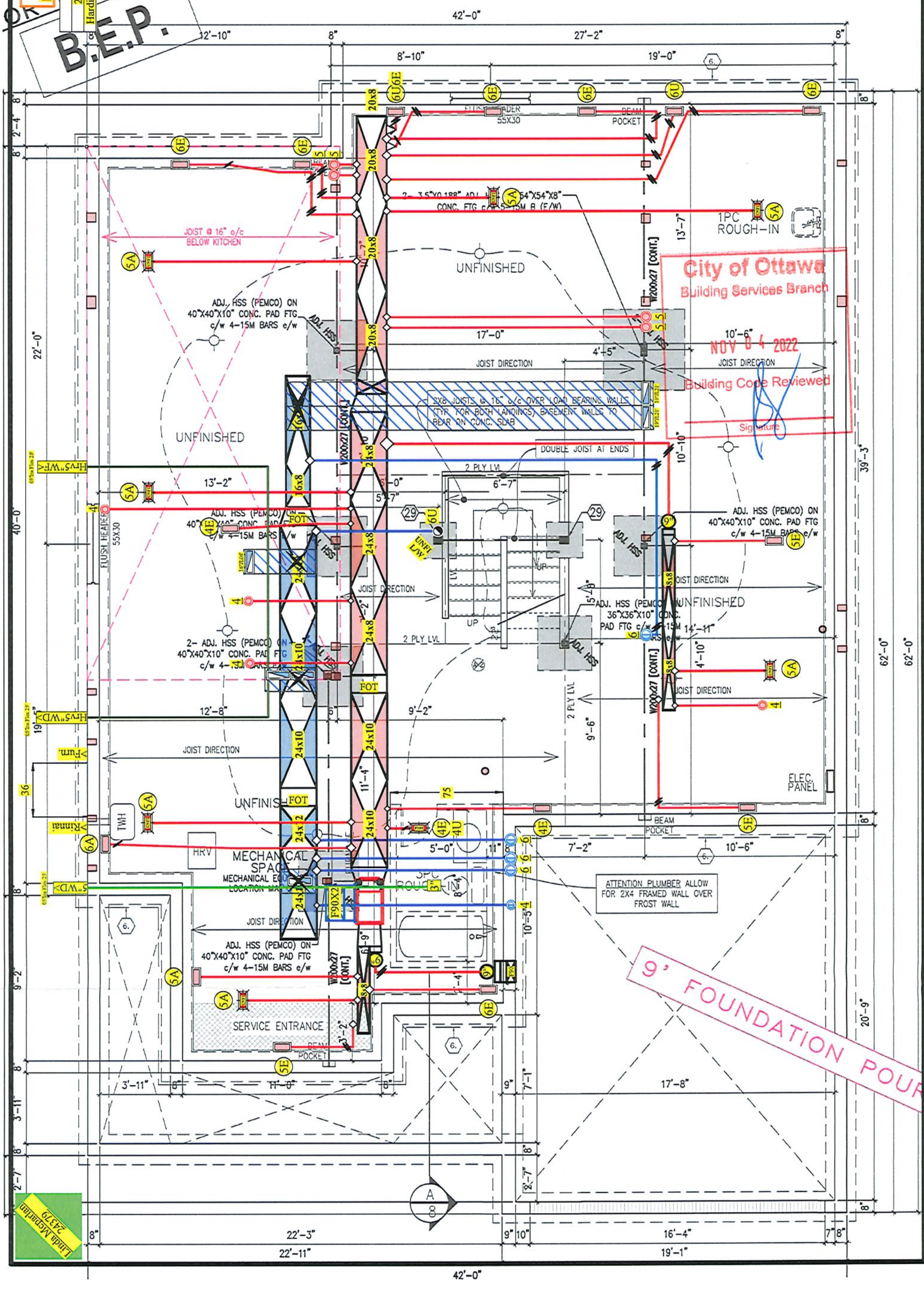

42'-0"
12'-10"
8"
27'-2"
8'-10"
19'-0"
UNFINISHED
1PC ROUGH-IN
JOIST @ 16" o/c BELOW KITCHEN
2- 3.5"X0.188" ADJ. HSS 54"X54"X8" CONC. FTG c/w 5-15M B (E/W)
ADJ. HSS (PEMCO) ON 40"X40"X10" CONC. PAD FTG c/w 4-15M BARS e/w
2X8 JOISTS @ 16" o/c OVER LOAD BEARING WALLS (TYP. FOR BOTH LANDINGS) BASEMENT WALLS TO BEAR ON CONC. SLAB
DOUBLE JOIST AT ENDS
2 PLY LVL
W200x27 [CONT.]
JOIST DIRECTION
ADJ. HSS (PEMCO) 36"X36"X10" CONC. PAD FTG c/w 4-15M BARS e/w
2- ADJ. HSS (PEMCO) ON 40"X40"X10" CONC. PAD FTG c/w 4-15M BARS e/w
FLUSH HEADER 55X30
BEAM POCKET
ELEC. PANEL
HWT
HRV
MECHANICAL SPACE
MECHANICAL EQUIPMENT LOCATION MAY VARY
SPC ROUGH-IN
ATTENTION PLUMBER ALLOW FOR 2X4 FRAMED WALL OVER FROST WALL
SERVICE ENTRANCE
9' FOUNDATION POUR
Hrv5"WFA
Hrv5"WDA
Furn.
Rinnai
5"WDA
F90X2
FOT
20x8
24x8
24x10
16x8
8x8
22'-0"
40'-0"
62'-0"
39'-3"
20'-9"
17'-8"
22'-3"
22'-11"
16'-4"
19'-1"
Linda Mcmahon 24379

1.53=1" 1st Floor 1"=61.41147338 PHOENIX Lot PW 364 Newington 2022 M HRV Simp Oct 2022 221013.1AR

Description
221013.1AR Lot PW 364 Newington 2022 M
Harding-Lot PW 364 Newington 2022 M-221013.1AR

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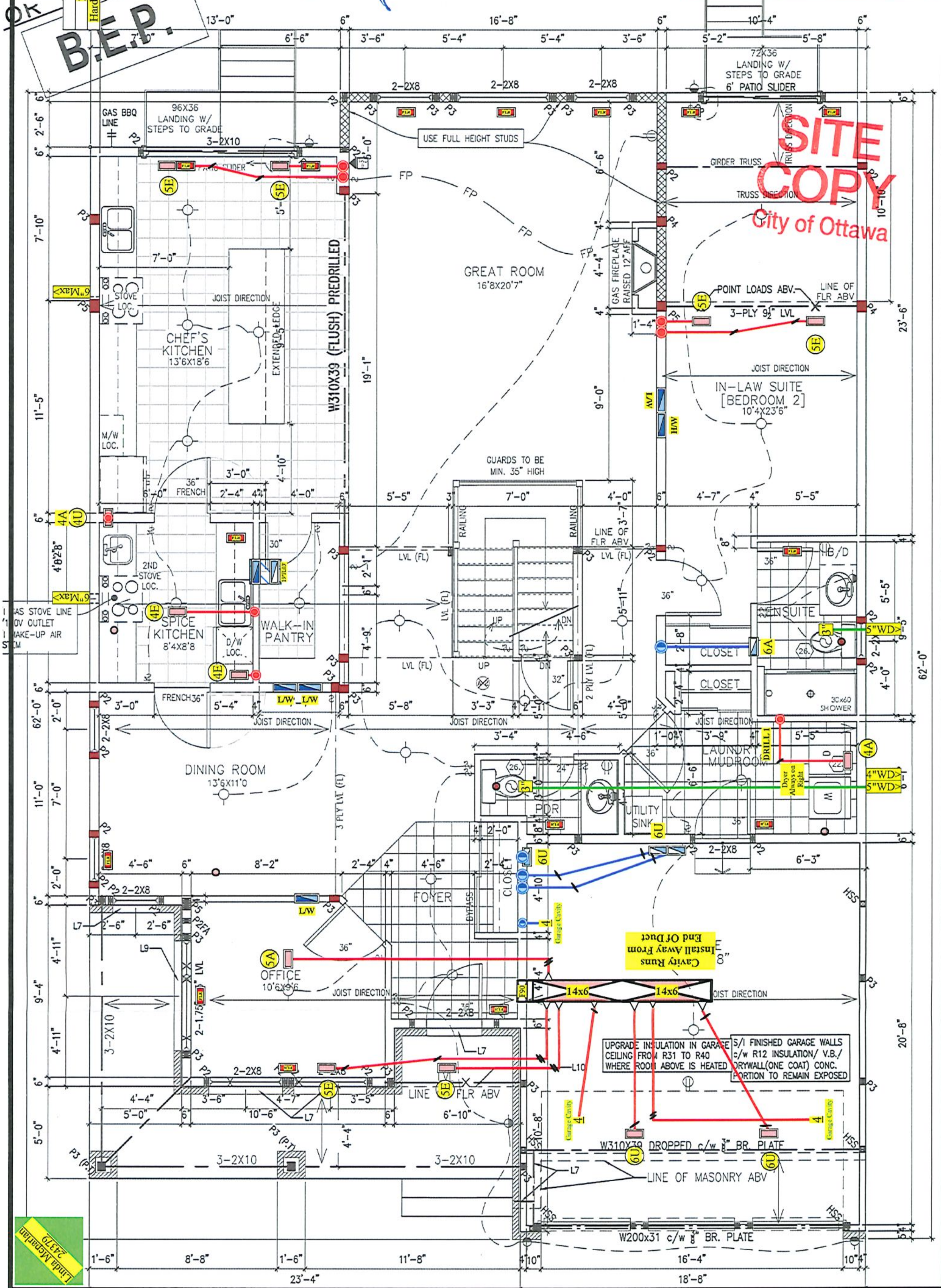

GREAT ROOM
16'8X20'7"
CHEF'S KITCHEN
13'6X18'6
SPICE KITCHEN
8'4X8'8
WALK-IN PANTRY
IN-LAW SUITE
[BEDROOM 2]
10'4X23'6"
ENSUITE
CLOSET
LAUNDRY MUDROOM
PDR
UTILITY SINK
FOYER
DINING ROOM
13'6X11'0
OFFICE
10'6X9'6
W310X39 (FLUSH) PREDRILLED
GAS FIREPLACE RAISED 12" AFF
USE FULL HEIGHT STUDS
GUARDS TO BE MIN. 35" HIGH
72X36 LANDING W/ STEPS TO GRADE 6' PATIO SLIDER
96X36 LANDING W/ STEPS TO GRADE
GAS BBQ LINE
POINT LOADS ABV.
LINE OF FLR ABV
3-PLY 9½" LVL
JOIST DIRECTION
TRUSS DIRECTION
GIRDER TRUSS
Cavity Runs Install Away From End Of Duct
UPGRADE INSULATION IN GARAGE CEILING FROM R31 TO R40 WHERE ROOM ABOVE IS HEATED
S/I FINISHED GARAGE WALLS c/w R12 INSULATION/ V.B./ DRYWALL(ONE COAT) CONC. PORTION TO REMAIN EXPOSED
W310X39 DROPPED c/w 3/8" BR. PLATE
LINE OF MASONRY ABV
W200x31 c/w 3/8" BR. PLATE
GAS STOVE LINE 110V OUTLET MAKE-UP AIR
Dryer Always on Right
DRILL 1
Linda Mcmahon 24379
62'-0"
42'-0"

2nd Floor | PHOENIX | Lot PW 364 Newington 2022 M | HRV Simp | Oct 2022 | 221013.1AR

1:53=1"
1"=61.41147338

Description
221013.1AR Lot PW 364 Newington 2022 M
Harding-Lot PW 364 Newington 2022 M-221013.1AR

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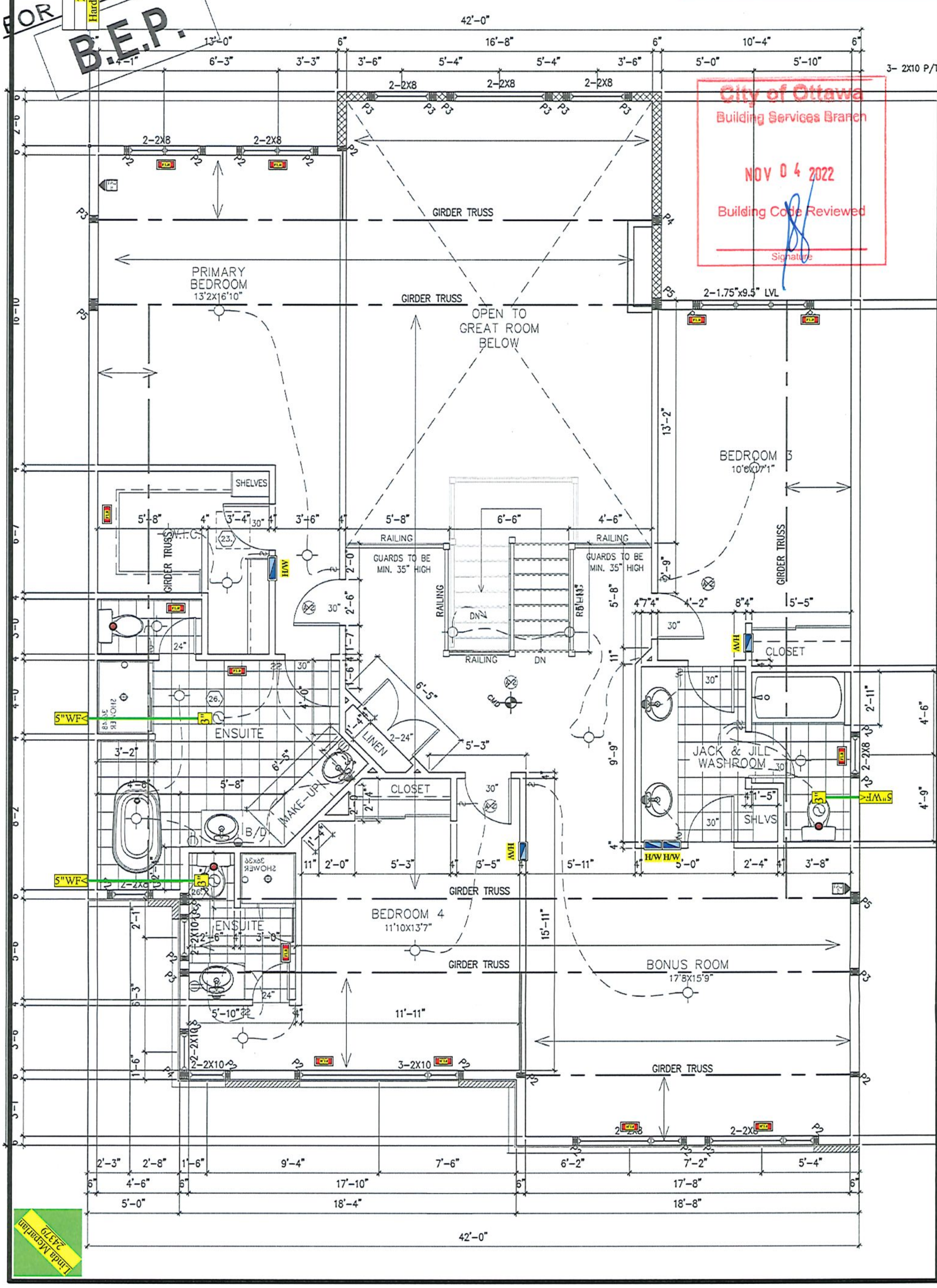

Linda Mcparlan
24379