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(2) STAIR WIDTH MEASURED BETWEEN WALL FACES OR GUARDS SHALL BE NOT LESS THAN 860mm (33 $\frac{7}{8}$") FOR REQUIRED EXIT STAIRS SERVING A HOUSE OR DWELLING UNIT.
–9.8.2.2(3) CLEAR HEIGHT OVER STAIRS SHALL NOT BE LESS THAN 1950mm (76 $\frac{3}{4}$")
–9.8.4 STEP DIMENSIONS (TABLE 9.8.4.1)

STAIR COMPONENT	MINIMUM	MAXIMUM
RISE	125mm (4 $\frac{15}{16}$")	200mm (7 $\frac{7}{8}$")
RUN	255mm (10 $\frac{1}{16}$")	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 $\frac{15}{16}$")
–9.8.7.6(1) HANDRAILS SHALL NOT PROJECT MORE THAN 100mm (3 $\frac{15}{16}$") INTO REQUIRED WIDTH OF STAIR <SEE 9.8.2.1(1)>

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

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)

13. –R12 (3$\frac{1}{2}$") CONTINUOUS BATT INSULATION. 2"x4" STUD WALL PLACED 3$\frac{1}{2}$" 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/CGSB–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.X4.78mm(.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 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.

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
–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 $\frac{9}{16}$") THICK TO A MAX. DEPTH OF 350mm (13 $\frac{3}{4}$") 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)

WINDOWS:

1 MINIMUM BEDROOM WINDOW –OBC. 9.9.10. AT LEAST ONE BEDROOM WINDOW OR A GIVEN FLOOR IS TO HAVE MIN. 0.35m² UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380mm (15").
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.

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"
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

M.C. MEDICINE CABINET
DOUBLE VOLUME WALL SEE NOTE 39.
EXHAUST VENT
DUPLEX OUTLET (12" HIGH)
WP WEATHERPROOF DUPLEX OUTLET
HEAVY DUTY OUTLET
POT POT LIGHT
LIGHT FIXTURE (CEILING MOUNTED)
LIGHT FIXTURE (WALL MOUNTED)
S SWITCH
S3 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

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.)

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

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

SPRINGFIELD R – 2022

SITE: WHITE TAIL RIDGE

LOT NUMBER: 129

CIVIC ADDRESS: 124 FRANK FISHER CRESCENT

No.	Description	dd/mm/yy	By
7	ISSUED FOR ENGINEERING	18/07/23	CB
6	ISSUED FOR LAYOUTS	19/06/23	CB
5	BEP BLACKLINES	31/05/23	SP
4	PRELIMINARY BLACKLINES	13/03/23	SP
3	KITCHEN LIGHT UPDATE	21/10/22	SP
2	ISSUED FOR MASTER PLAN REVIEW	15/08/22	SP
REVISIONS			

footprint:	B–24
drawn by:	SD
date:	SEP/12
scale:	3/16"=1'–0"
sheet no:	1
D.C.L.–A–4	10

SRP400 R10 [2⅝" THICK SHEETS]
EXTEND 48" BEYOND FOOTING EXTERIOR
EXTEND 24" BEYOND FOOTING INTERIOR

- FLAT CEILINGS THROUGHOUT – NO STIPPLE
- S/I BYPASS SLIDING DOORS IN LIEU OF VINYL

NOTE
ALL WINDOW LINTELS TO BE 2-2X10 W/ P2 POSTS ON EACH SIDE U.N.O.

TRACE ALL POINT LOADS THROUGH FLOOR SYSTEM TO SOLID BEARING BELOW

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

CERTIFIED PERMIT DOCUMENT
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2023-09-01

STEP DN 72" FROM T/FND
STEP DN FTG 10" FROM T/FTG
STEP DN 48" FROM T/FND
STEP DN 36" FROM T/FND
STEP DN 18" FROM T/FND
STEP DN FTG 2" FROM T/FTG
STEP DN 72" FROM T/FND
STEP DN FTG 10" FROM T/FTG
STEP DN 36" FROM T/FND
STEP DN 48" FROM T/FND
STEP DN FTG 2" FROM T/FTG
STEP DN 18" FROM T/FND

FINISHED REC. ROOM
CARPET
GYM/OFFICE
TORLYS LVT
BEDROOM #4
CARPET
3PC. WASHROOM
W.I.C.
CARPET
FINISHED AREA
CARPET
FINISHED AREA
STORAGE
UNFINISHED
UNFINISHED AREA
FURNACE
MECHANICAL SPACE
LOCATION OF MECHANICAL EQUIPMENT MAY VARY
UNEXCAVATED
UNEXCAVATED

FINISHED DRYWALL AROUND POST
S/I OPTIONAL WINDOW
S/I LAUNDRY TUB
3.5"X0.188" ADJ. HSS OVER 36"X36"X8" PAD FOOTING c/w 3-15M BOTTOM E/W
3.5"X0.188" ADJ. HSS OVER 36"X36"X8" PAD FOOTING c/w 3-15M BOTTOM E/W
15M(VERT.& HOR.) @ 16" o/c &15M BENT DOWELS (32"X12") @ 16" o/c (SEE ELEV.)
15M(VERT.& HOR.) @ 16" o/c &15M BENT DOWELS (32"X12") @ 16" o/c (SEE ELEV.)
4" MASONRY LEDGE DROPPED 18" BELOW TOP OF CONCRETE
ROUGH-IN FOR FUTURE BAR SINK
CHECK TO 4" BELOW SLAB
CHECK TO 4" BELOW FIN. GRADE
JOIST @ 16" o/c BELOW KITCHEN
LID TO BE SEALED
SUMP
6' PATIO SLIDER
8'-0" DOOR BUCK
FL. HEADER
60x48
30x48
60X40
W 200X27 (DR)
W200X21
LVL
LVL FLUSH
UP
STAIR OPENING
ADJ. HSS
TP
HB
DWP
PL
FD
HWT
HRV

BASEMENT PLAN

BASEMENT = 1249 SQ. FT.
GROUND FLOOR = 1834 SQ. FT.
TOTAL = 3083 SQ. FT.

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 AND SHALL BE INSTALLED IN CONFORMANCE WITH CAN/ULC-S553-14

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

TION

PHOENIX HOMES

SPRINGFIELD R – 2022

SITE: WHITE TAIL RIDGE

LOT NUMBER: 129

CIVIC ADDRESS:
124 FRANK FISHER CRESCENT

No.	Description	dd/mm/yy	By
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4	PRELIMINARY BLACKLINES	13/03/23	SP
3	KITCHEN LIGHT UPDATE	21/10/22	SP
2	ISSUED FOR MASTER PLAN REVIEW	15/08/22	SP

REVISIONS

footprint:	B-24
drawn by:	SD
date:	SEP/12
scale:	3/16"=1'-0"
sheet no:	2
D.C.L.-A-4	10

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DCR/PHOENIX BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE DCR/PHOENIX WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED. DO NOT SCALE DRAWINGS, USE DIMENSIONS PROVIDED.

- FLAT CEILINGS THROUGHOUT – NO STIPPLE
- S/I BYPASS SLIDING DOORS IN LIEU OF VINYL

NOTE
ALL WINDOW LINTELS TO BE 2-2X10 W/ P2 POSTS ON EACH SIDE U.N.O.

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2023-09-01

12' HIGH WALL
EXTEND LINTEL TO MATCH W/ FLOOR BELOW
FRENCH RAILING
2-2X10 6' PATIO SLIDER
TWELVE OAKS HRDWD
SUN ROOM
10'9"X12'0"
12' CEILING
GIRDER TRUSS
3-2X10
FRAMERS NOTE
P2+1 MEANS 2 FULL HEIGHT KING STUDS +1 JACK STUD
RAISE FIREPLACE 12"
FRENCH DOORS
60x30 TRANSOM ABV.
TWELVE OAKS HRDWD
LIVING RM
12'2"X17'6"
12' CEILING
TWELVE OAKS HRDWD
DINING RM
11'1"X11'0"
12' CEILING
PRIMARY BEDROOM
13'2"X14'11"
S/I CAT6 AND OUTLET @ 75" A.F.F.
S/I GLASS PANEL ON HALF WALL
S/I CAPPED WALL SCONCE 10" ABV. WINDOW TRIM
S/I 1" GAS STOVE LINE W/ 110V OUTLET
EXTENDED LEDGE
S/I FRIDGE WATERLINE
TWELVE OAKS HRDWD
KITCHEN
12' CEILING
ENSUITE
60" SOAKER TUB
36"X36" SHOWER
W.I.C.
PROVIDE ARCHED OPENING IN LIEU OF DOOR
LAUNDRY
RAILING
S/I BACKING FOR FUTURE HANDHELD SHOWER FIXTURE
BEDROOM 2
13'4"x10'2"
S/I BACKING FOR FUTURE SHELF @ 60"AFF
3-1.75"x9.5" LVL
STEPS AS REQUIRED
LOAD BEARING WALL
9'1" CEILING
GIRDER TRUSS
MAIN BATH
S/I 12"X12" SHOWER NICHE
FINISHED GARAGE WITH R12 INSULATION IN WALLS & R40 IN CEILING ATTIC SPACE (DRYWALL TO HAVE ONE COAT)
S/I BELT DRIVE GARAGE DOOR OPENER
15'6" HIGH WALL
TALL WALL FRAMING TO COMPLY WITH OBC 9.23.10.1
GARAGE
28'0"X21'0"(19'-0")
GARAGE SLAB
FOYER
15'6" CEILING
3-2X10 (FLUSH)
LINEN
60X30 SHOWER
QUARTZ BENCH
S/I BACKING FOR FUTURE HANDHELD SHOWER FIXTURE
BEDROOM 3
11'2"X11'0"
TWELVE OAKS HRDWD
GIRDER TRUSS
2-2X10 L
3-2X8
3-2X10
STEPS AS REQUIRED
8'-4" ROUGH OPENING
16'-4" ROUGH OPENING
51'-10"

GROUND FLOOR

BASEMENT = 1249 SQ. FT.
GROUND FLOOR = 1834 SQ. FT.
TOTAL = 3083 SQ. FT.

MAIN BATHROOM TO HAVE STUD BLOCKING FOR FUTURE INSTALLATION OF GRAB BARS ADJACENT TO SHOWER/TUB AND TOILET AS PER OBC 9.5.2.3

R ELEVATION

PHOENIX HOMES

SPRINGFIELD R – 2022

SITE: WHITE TAIL RIDGE

LOT NUMBER: 129

CIVIC ADDRESS: 124 FRANK FISHER CRESCENT

No.	Description	dd/mm/yy	By
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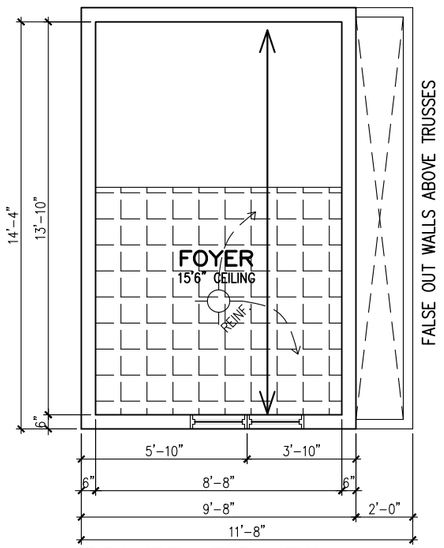
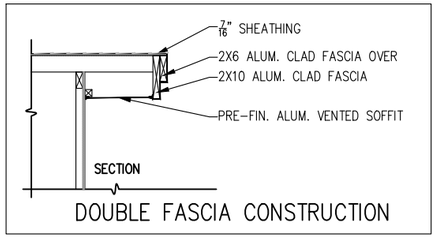
2	ISSUED FOR MASTER PLAN REVIEW	15/08/22	SP

REVISIONS

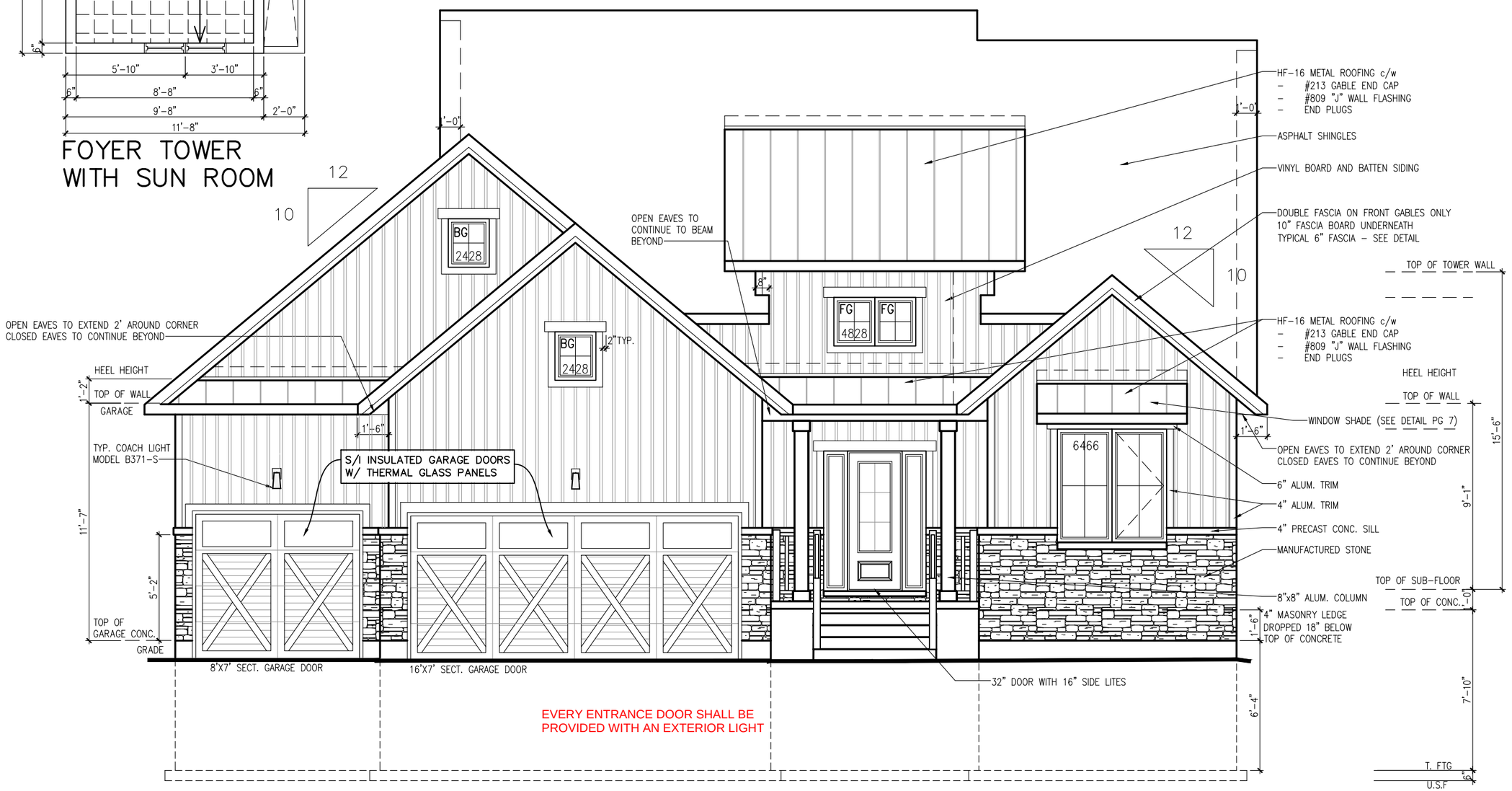
footprint:	B–24
drawn by:	SD
date:	SEP/12
scale:	3/16"=1'–0"
sheet no:	3
D.C.L.–A–4	10



FOYER TOWER WITH SUN ROOM



DOUBLE FASCIA CONSTRUCTION



EVERY ENTRANCE DOOR SHALL BE PROVIDED WITH AN EXTERIOR LIGHT

FRONT ELEVATION R

footprint:	B-24
drawn by:	SD
date:	SEP/12
scale:	3/16"=1'-0"
sheet no:	5 / 10
D.C.L.-	A-4

No.	Description	By
7	ISSUED FOR ENGINEERING	CB
6	ISSUED FOR LAYOUTS	CB
5	BEP BLACKLINES	SP
4	PRELIMINARY BLACKLINES	SP
3	KITCHEN LIGHT UPDATE	SP
2	ISSUED FOR MASTER PLAN REVIEW	SP
REVISIONS	dd/mm/yy	

SPRINGFIELD R - 2022

SITE: WHITE TAIL RIDGE

LOT NUMBER: 129

CIVIC ADDRESS: 124 FRANK FISHER CRESCENT

PHOENIX HOMES

CERTIFIED PERMIT DOCUMENT

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2023-09-01

ELEVATION R SUN ROOM

footprint:	B-24
drawn by:	SD
date:	SEP/12
scale:	3/16"=1'-0"
sheet no:	6
D.C.L.-A-4	10

No.	Description	dd/mm/yy	By
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REVISIONS

SPRINGFIELD R - 2022

SITE: WHITE TAIL RIDGE

LOT NUMBER: 129

CIVIC ADDRESS: 124 FRANK FISHER CRESCENT

PHOENIX HOMES

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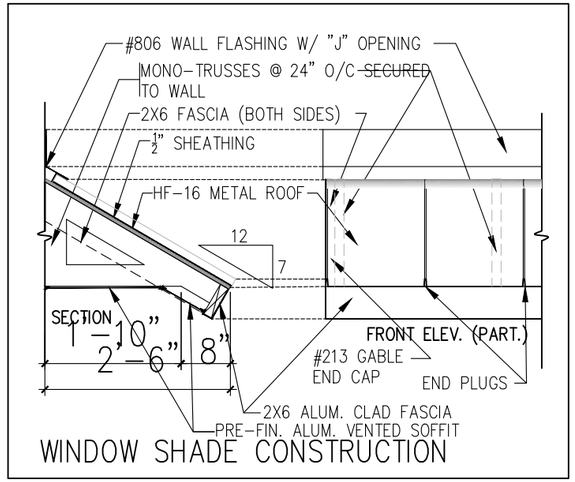
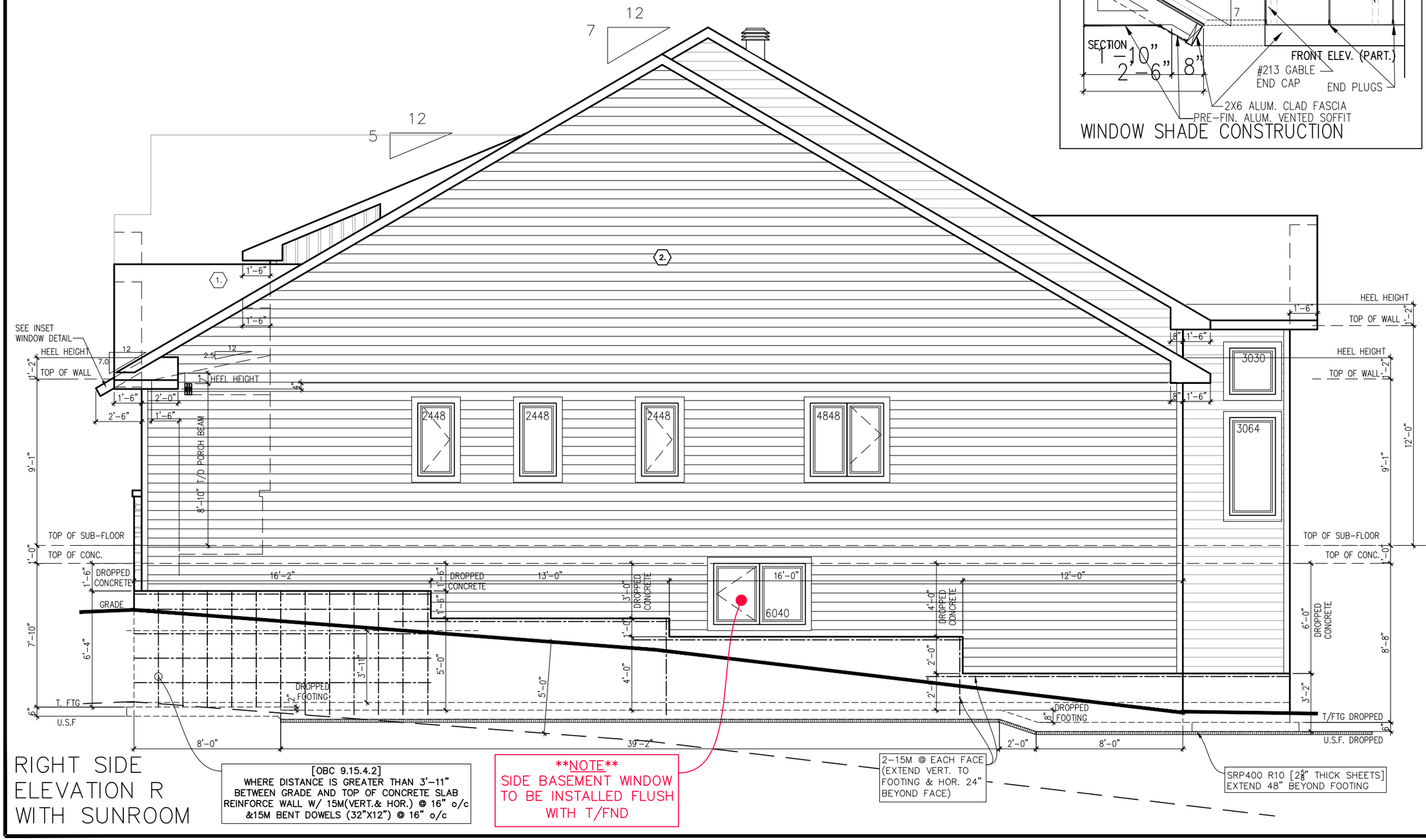
2023-09-01



WINDOW SHADE CONSTRUCTION



RIGHT SIDE ELEVATION R WITH SUNROOM

[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

NOTE
SIDE BASEMENT WINDOW TO BE INSTALLED FLUSH WITH T/FND

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

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

footprint:	B-24
drawn by:	SD
date:	SEP/12
scale:	3/16"=1'-0"
sheet no:	7 / 10
D.C.L.-A-4	

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REVISIONS

SPRINGFIELD R - 2022

SITE: WHITE TAIL RIDGE

LOT NUMBER: 129

CIVIC ADDRESS: 124 FRANK FISHER CRESCENT

PHOENIX HOMES

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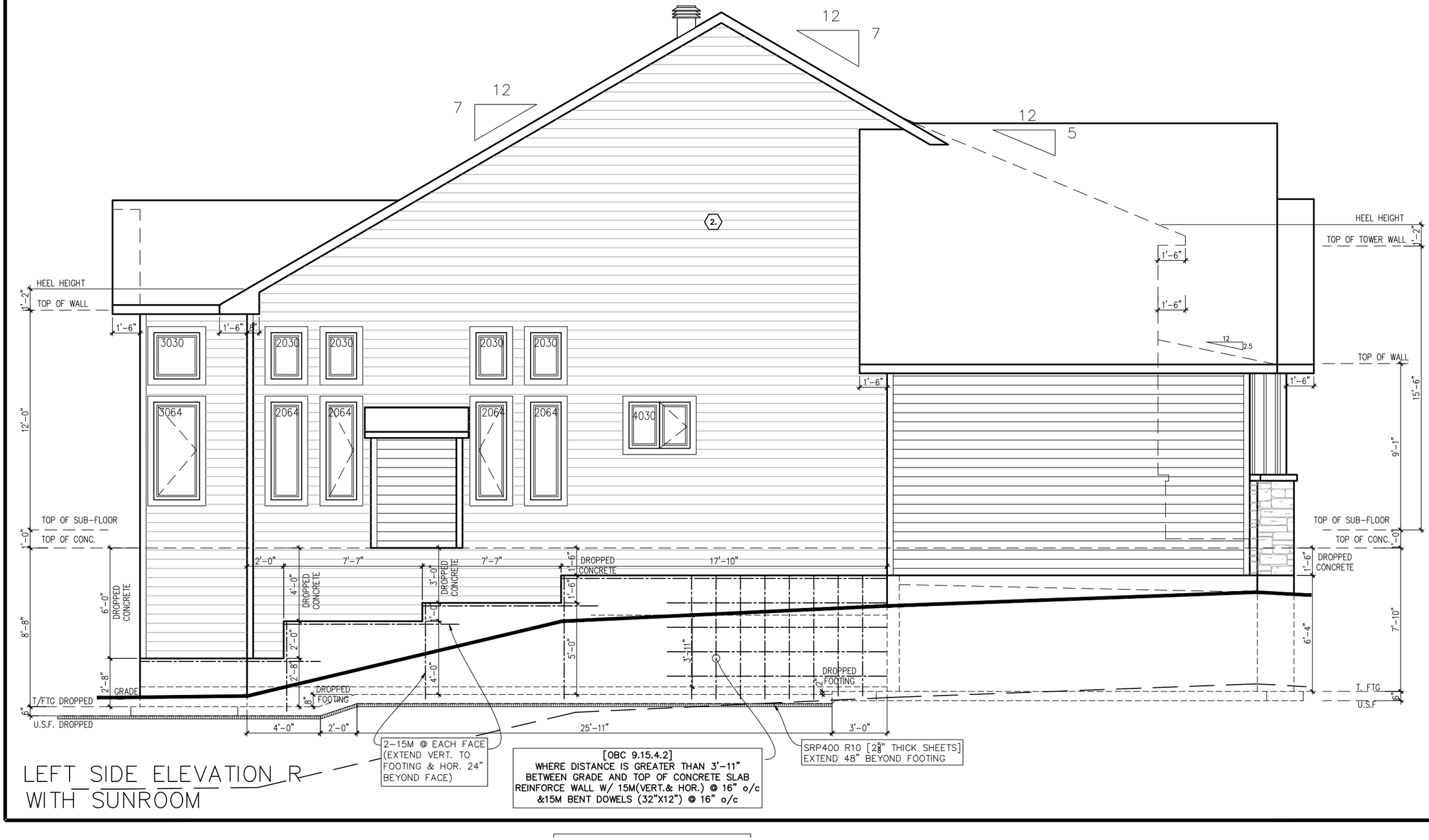

LEFT SIDE ELEVATION R
WITH SUNROOM

footprint:	B-24	
drawn by:	SD	
date:	SEP/12	
scale:	3/16"=1'-0"	
sheet no:	8	10
D.C.L.-A-4		

No.	Description	dd/mm/yy	By
7	ISSUED FOR ENGINEERING	18/07/23	CB
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REVISIONS

SPRINGFIELD R - 2022

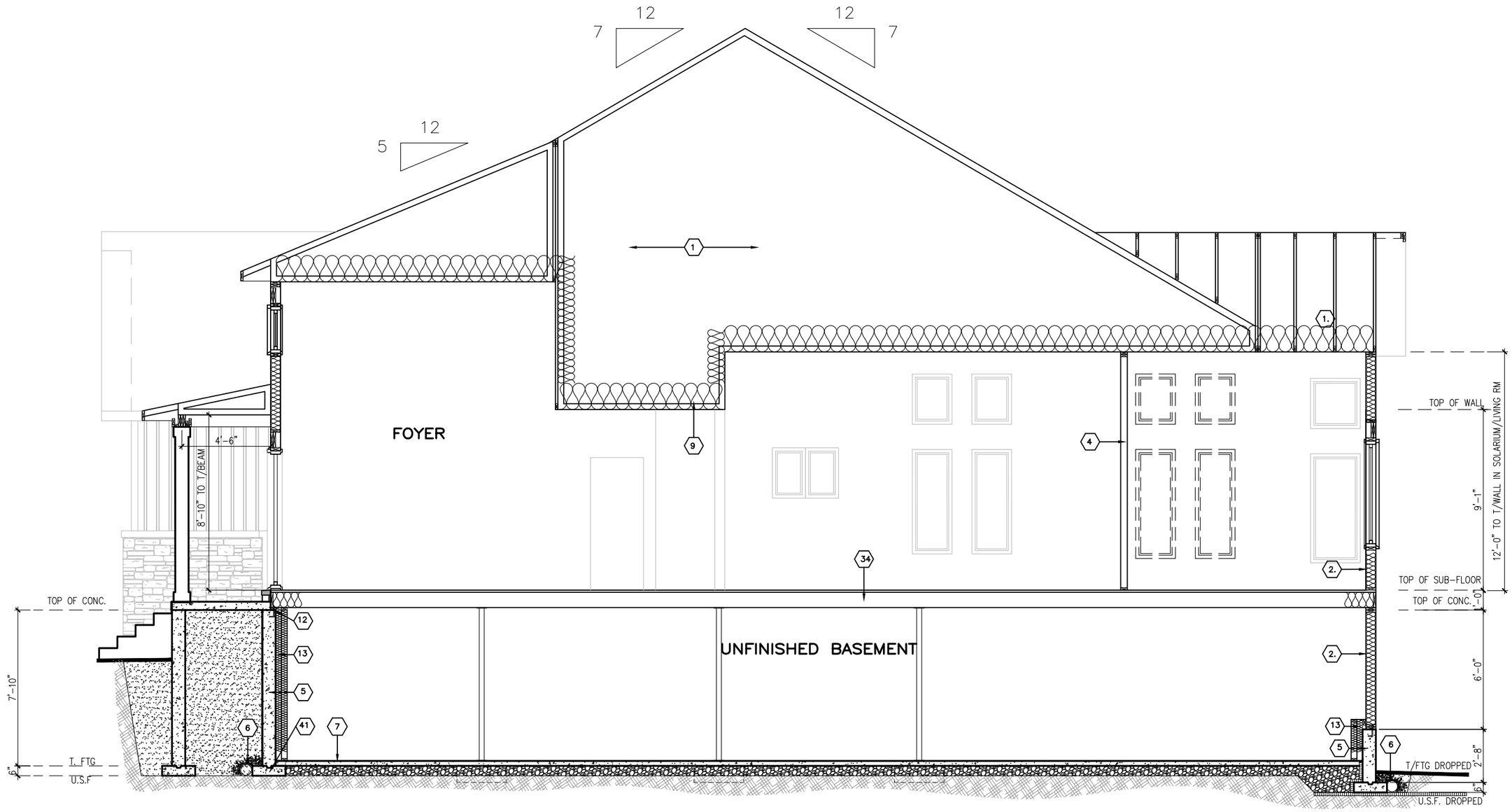
SITE: WHITE TAIL RIDGE

LOT NUMBER: 129

CIVIC ADDRESS: 124 FRANK FISHER CRESCENT

PHOENIX HOMES

SMOKE ALARMS MAY BE REQURIED IN
MULTIPLE AREAS OF THE STOREY
RELATIVE TO CEILING HEIGHTS TO SATISFY
9.10.19 AND CAN/ULC-S553



ELEVATION R
SECTION A

CERTIFIED PERMIT DOCUMENT
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2023-09-01

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scale:	3/16"=1'-0"
sheet no:	9 / 10
D.C.L.-A-4	

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REVISIONS			
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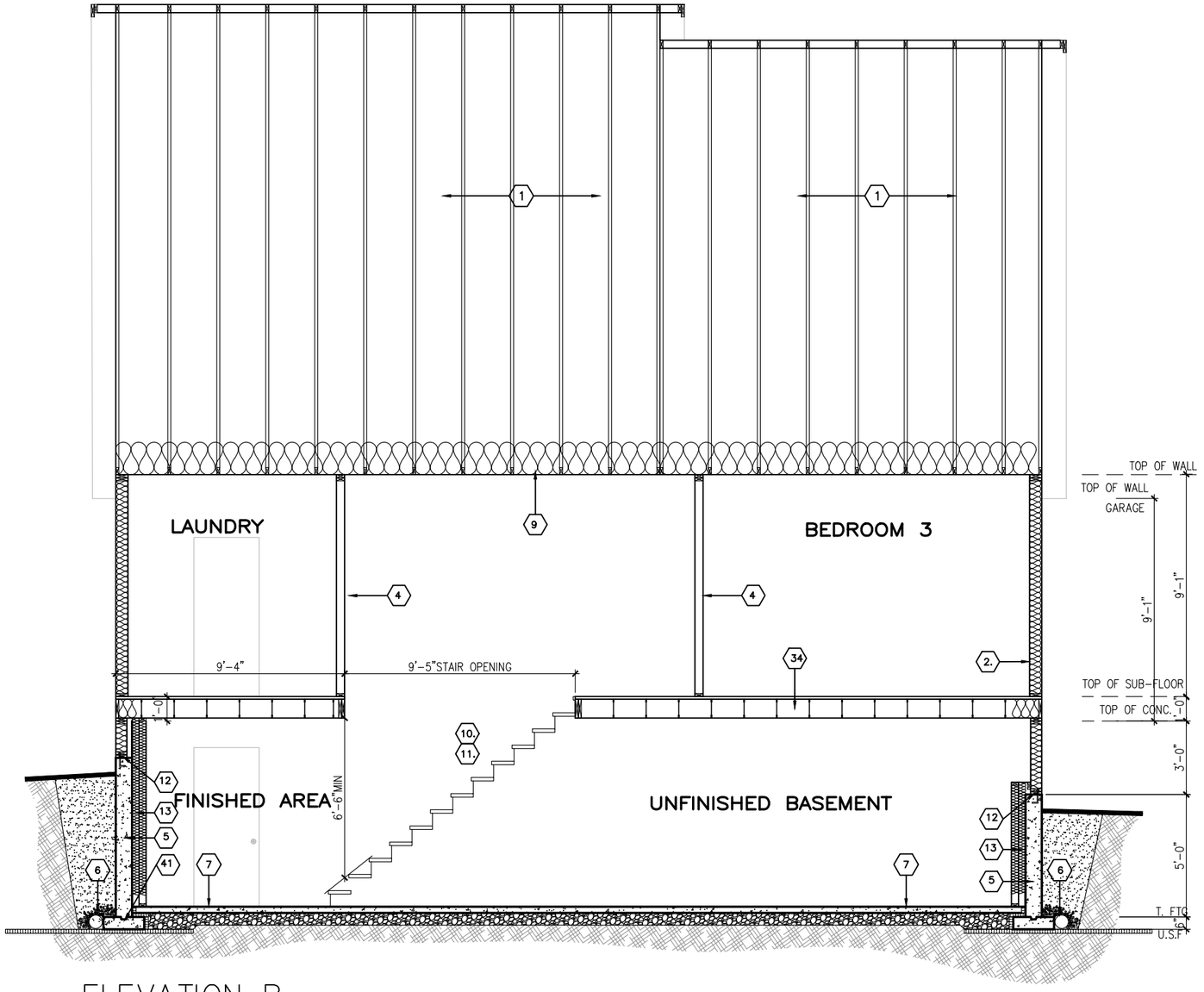
SPRINGFIELD R - 2022

SITE: WHITE TAIL RIDGE
LOT NUMBER: 129
CIVIC ADDRESS: 124 FRANK FISHER CRESCENT

PHOENIX HOMES



ELEVATION R
SECTION B

CERTIFIED PERMIT DOCUMENT
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2023-09-01

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REVISIONS		
7	ISSUED FOR ENGINEERING	CB
6	ISSUED FOR LAYOUTS	CB
5	BEP BLACKLINES	SP
4	PRELIMINARY BLACKLINES	SP
3	KITCHEN LIGHT UPDATE	SP
2	ISSUED FOR MASTER PLAN REVIEW	SP
	dd/mm/yy	
18/07/23		
19/06/23		
31/05/23		
13/03/23		
21/10/22		
15/08/22		

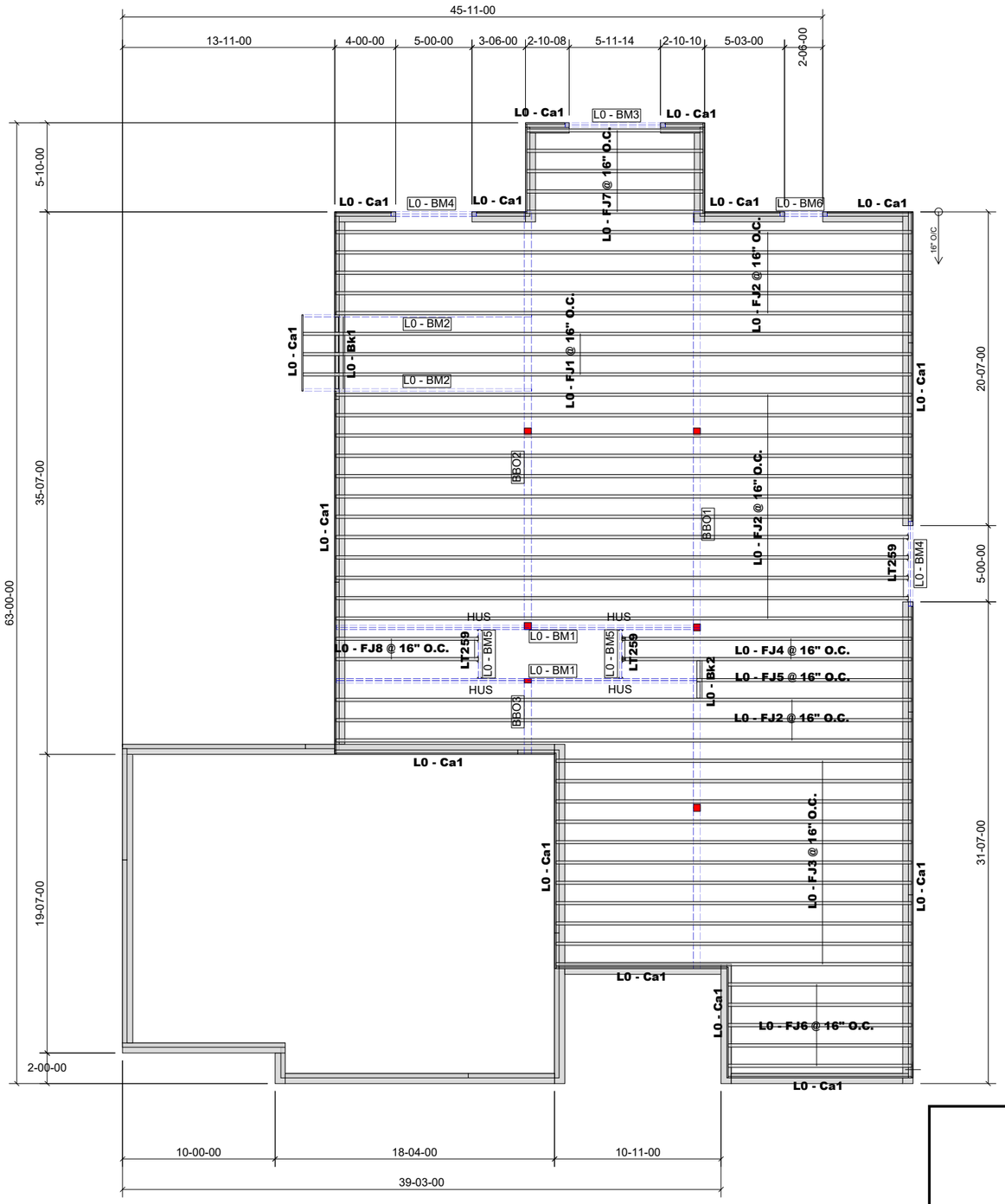
footprint:	B–24
drawn by:	SD
date:	SEP/12
scale:	3/16"=1'–0"
sheet no:	10 / 10
D.C.L.–A–4	

SPRINGFIELD R – 2022

SITE: WHITE TAIL RIDGE
LOT NUMBER: 129
CIVIC ADDRESS: 124 FRANK FISHER CRESCENT

PHOENIX HOMES

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



GLUED AND NAILED

LEVEL AND FLOOR CONTAINER NOTES	
Current Date:	6/21/2023
File Name:	WTR4-129 Springfield R SR.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 @ 16" O.C.	40-00-00	9 1/2" NI-20	1	3	MFD
L0 - FJ2 @ 16" O.C.	38-00-00	9 1/2" NI-20	1	20	MFD
L0 - FJ3 @ 16" O.C.	24-00-00	9 1/2" NI-20	1	11	MFD
L0 - FJ4 @ 16" O.C.	19-00-00	9 1/2" NI-20	1	2	MFD
L0 - FJ5 @ 16" O.C.	15-00-00	9 1/2" NI-20	1	1	MFD
L0 - FJ6 @ 16" O.C.	13-00-00	9 1/2" NI-20	1	5	MFD
L0 - FJ7 @ 16" O.C.	12-00-00	9 1/2" NI-20	1	5	MFD
L0 - FJ8 @ 16" O.C.	10-00-00	9 1/2" NI-20	1	2	MFD
L0 - BM1	24-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	4	MFD
L0 - BM2	15-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	2	MFD
L0 - BM3	7-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2	MFD
L0 - BM4	6-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	4	MFD
L0 - BM5	4-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	2	MFD
L0 - BM6	4-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2	MFD
L0 - Ca1	12-00-00	1 1/8" x 9 1/2" APA Rim Board	1	15	FF
L0 - Bk1	5-00-00	9 1/2" NI-20	1	1	FF
L0 - Bk2	3-00-00	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	58	MFD

Connector Summary

Qty	Manuf	Product	Skew	Supported Mtl
8	SIMPSON	LT259	-	9 1/2" NI-20
4	SIMPSON	HUS18110	-	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL

CERTIFIED PERMIT DOCUMENT

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2023-09-01

THIS DESIGN COMPLIES WITH:

- PART 4 OR 9 OF OBC 2012 Reg. 332/12 (Jan 2020 Amendment)
- 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:

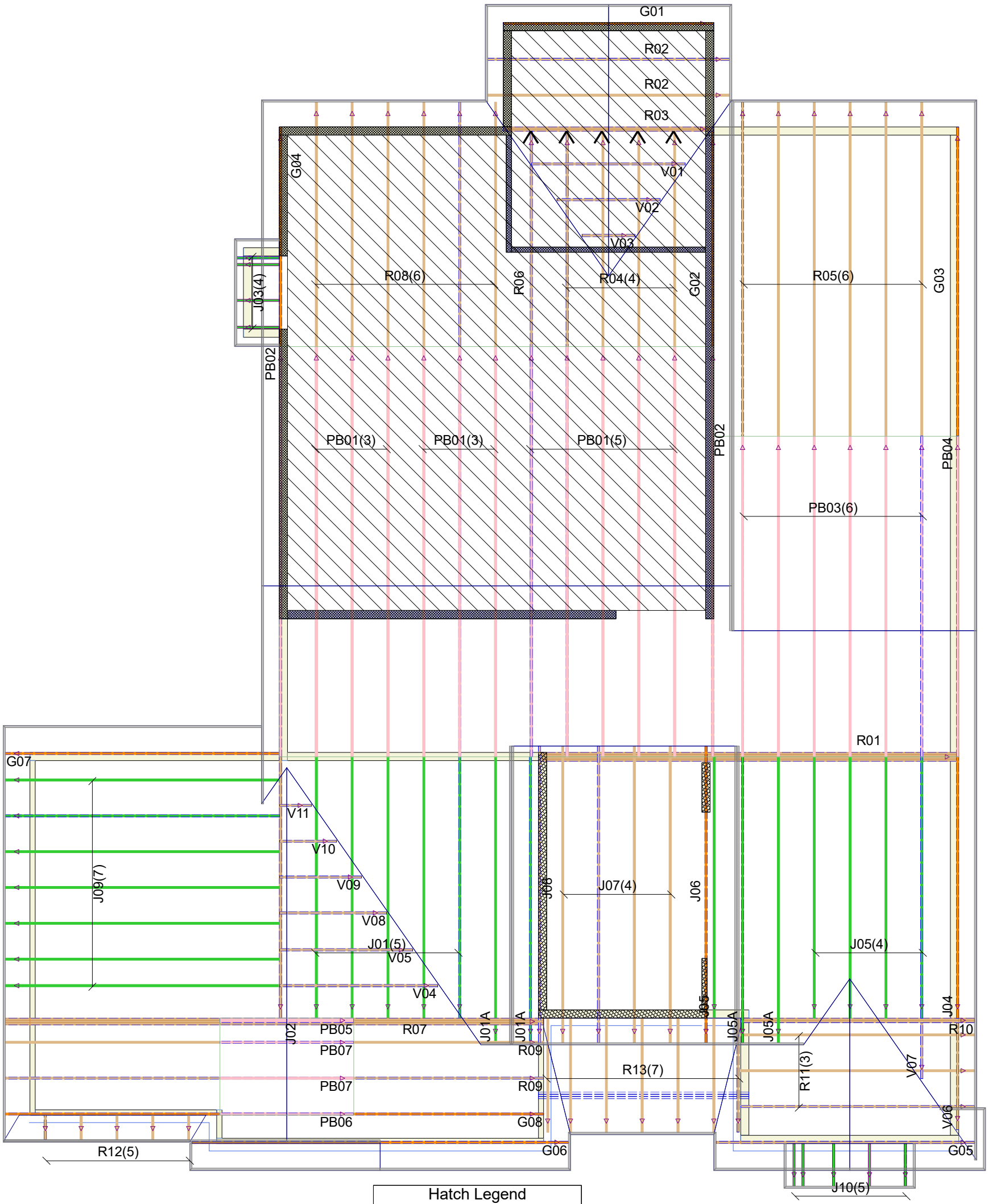
- FLOOR JOIST SYSTEMS ABOVE THE GARAGE HAS BEEN DESIGNED WITHOUT A DIRECTLY APPLIED CEILING. USE APPLICABLE BLOCKING OR STRAPPING WHERE REQUIRED AS INDICATED ON THE FRAMING PLAN.
- BLOCKING MATERIAL WILL BE SUPPLIED AND INDICATED AS "BLOCKING". NO LONGER ONLY 12' LENGTHS.

GRANDOR LUMBER INC.
ALPA LUMBER GROUP

JOB:
PHOENIX HOMES
WHITETAIL RIDGE
WTR4-129
SPRINGFIELD R
W/ SUNROOM
1ST FLOOR 1 OF 1

DATE: 6/21/2023

PROVIDE A COMPLETE PACKAGE OF SEALED TRUSSES, EACH PAGE STAMPED BY P.ENG, AT TIME OF FRAMING INSPECTION.



Hatch Legend
15'-6" HIGH CEILING
15'-6" WALL HEIGHT
12'-0" CEILING
12'-0" WALL HEIGHT

CERTIFIED PERMIT DOCUMENT

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2023-09-01

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)

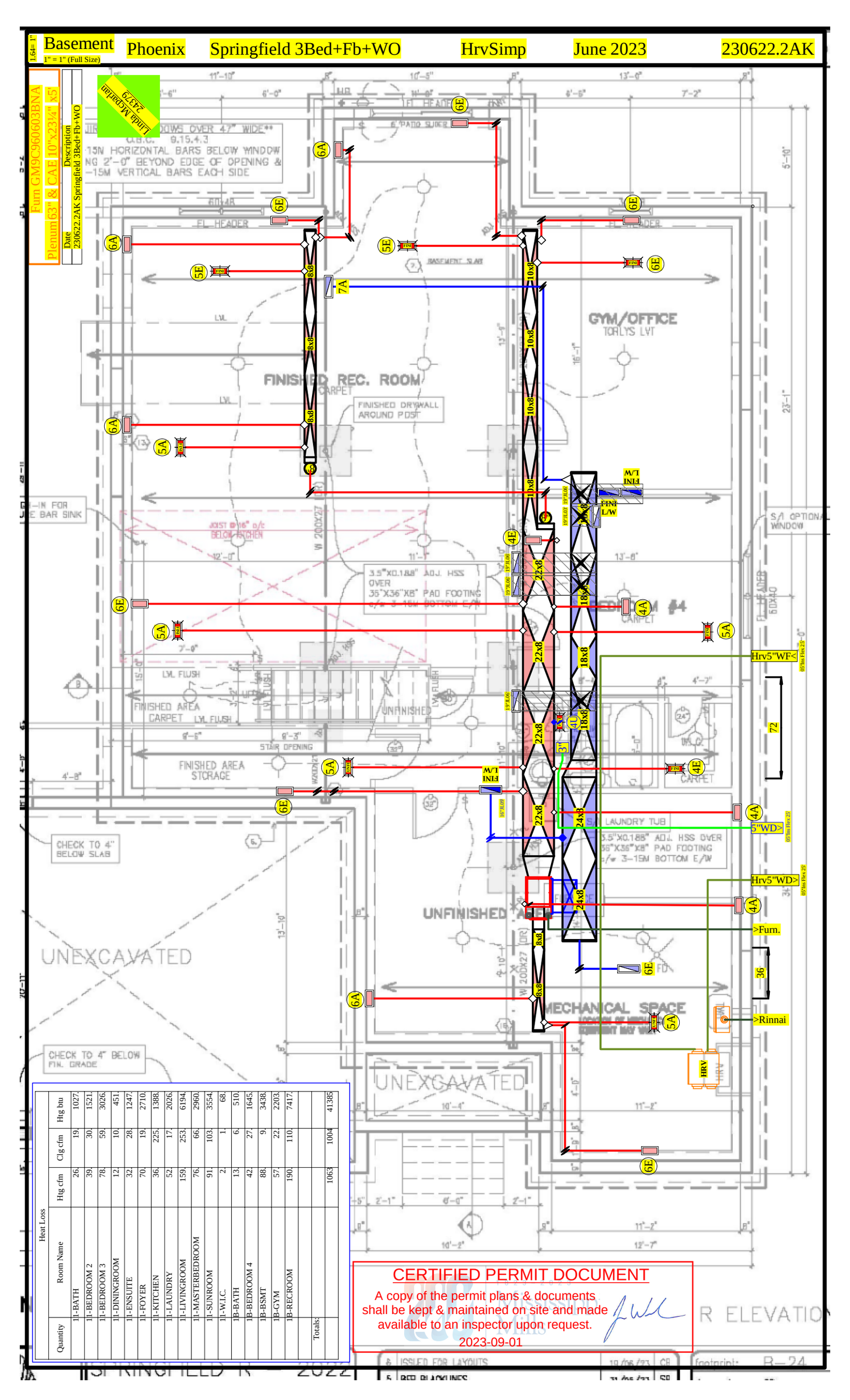
HURRICANE AND SEISMIC TIES:

- 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.
ALPA LUMBER GROUP

JOB:
PHOENIX HOMES
SPRINGFIELD
ELEVATION 'R'
PSPRR-1
WTR4-129

DATE: 7/14/2023



Heat Loss

Quantity	Room Name	Htg cfm	Clg cfm	Htg btu
1	1-BATH	26	19	1027
1	1-BEDROOM 2	39	30	1521
1	1-BEDROOM 3	78	59	3026
1	1-DININGROOM	12	10	451
1	1-ENSUITE	32	28	1247
1	1-FOYER	70	19	2710
1	1-KITCHEN	36	225	1388
1	1-LAUNDRY	52	17	2026
1	1-LIVINGROOM	159	253	6194
1	1-MASTERBEDROOM	76	66	2960
1	1-SUNROOM	91	103	3554
1	1-W.I.C.	2	1	68
1	B-BATH	13	6	510
1	B-BEDROOM 4	42	27	1645
1	B-BSMT	88	9	3438
1	B-GYM	57	22	2203
1	B-RECROOM	190	110	7417
Totals:		1063	1004	41385

1:64= 1"

1st Floor

1" = 1" (Full Size)

Phoenix | Springfield 3Bed+Fb+WO | HrvSimp | June 2023 | 230622.2AK

Description: 230622.2AK Springfield 3Bed+Fb+WO

Date

Linda McGordan 243729

EXTEND LINTEL TO MATCH W/ FLOOR BELOW

TWELVE OAKS HRDWD
SUN ROOM
10'9"X12'0"
GIRDER TRUSS
12' CEILING

6' PATIO SLIDER

FRAMERS NOTE
P2+1 MEANS 2 FULL HEIGHT KING STUDS +1 JACK STUD

RAISE FIREPLACE 12"

FRENCH DOORS
60x30 TRANSOM ABV.

PRIMARY BEDROOM
13'2"X14'11"

TWELVE OAKS HRDWD
LIVING RM
12'2"X17'6"
12' CEILING

TWELVE OAKS HRDWD
DINING RM
11'1"X11'0"
12' CEILING

DUCTWORK FOR COOKING APPLIANCE SHALL BE NONCOMBUSTIBLE, CORROSION-RESISTANT MATERIAL AND INSTALLED AS PER OBC 9.32.3.10

S/I CAPPED WALL SCONCE 10" ABV. WINDOW TRIM

S/I 3" GAS STOVE LINE W/ 110V OUTLET

EXTENDED LEDGE

TWELVE OAKS HRDWD
KITCHEN
18'1"X8'11"
9' CEILING

S/I FRIDGE WATERLINE

REF

6"Max>

5'-5" STEP OPENING

PROVIDE ARCHED OPENING IN LIEU OF DOOR

LAUNDRY

Dyer Always on Right

4"WD>

LOAD BEARING WALL

3-2X10

HB

RAILING

9'1" CEILING

TWELVE OAKS HRDWD

GIRDER TRUSS

BEDROOM 2
13'4"x10'2"

S/I BACKING FOR FUTURE SHELF @ 60" AFF

3-1.75"x9.5" LVL

ENSUITE

60" SOAKER TUB

W.I.C.

3"

5"WD>

S/I BACKING FOR FUTURE HANDHELD SHOWER FIXTURE

H/W

MAIN BATH

LINEN

60X30 SHOWER

S/I BACKING FOR FUTURE HANDHELD SHOWER FIXTURE

S/I QUARTZ BENCH

FINISHED GARAGE WITH R12 INSULATION IN WALLS & R40 IN CEILING ATTIC SPACE (DRYWALL TO HAVE ONE COAT)

S/I BELT DRIVE GARAGE DOOR OPENER

15'6" HIGH WALL

GARAGE
28'0"X21'0"(19'-0")

GARAGE SLAB

FOYER
15'9" CEILING

3-2X8

GIRDER TRUSS

BEDROOM 3
11'2"X11'0"
TWELVE OAKS HRDWD

STEPS AS REQUIRED

Heat Loss

Quantity	Room Name	Htg cfm	Clg cfm	Htg btu
1	1-BATH	26	19	1027
1	1-BEDROOM 2	39	30	1521
1	1-BEDROOM 3	78	59	3026
1	1-DININGROOM	12	10	451
1	1-ENSUITE	32	28	1247
1	1-FOYER	70	19	2710
1	1-KITCHEN	36	225	1388
1	1-LAUNDRY	52	17	2026
1	1-LIVINGROOM	159	253	6194
1	1-MASTERBEDROOM	76	66	2960
1	1-SUNROOM	91	103	3554
1	1-W.I.C.	2	1	68
1	1B-BATH	13	6	510
1	1B-BEDROOM 4	42	27	1645
1	1B-BSMT	88	9	3438
1	1B-GYM	57	22	2203
1	1B-RECROOM	190	110	7417
	Totals:	1063	1004	41385

CERTIFIED PERMIT DOCUMENT

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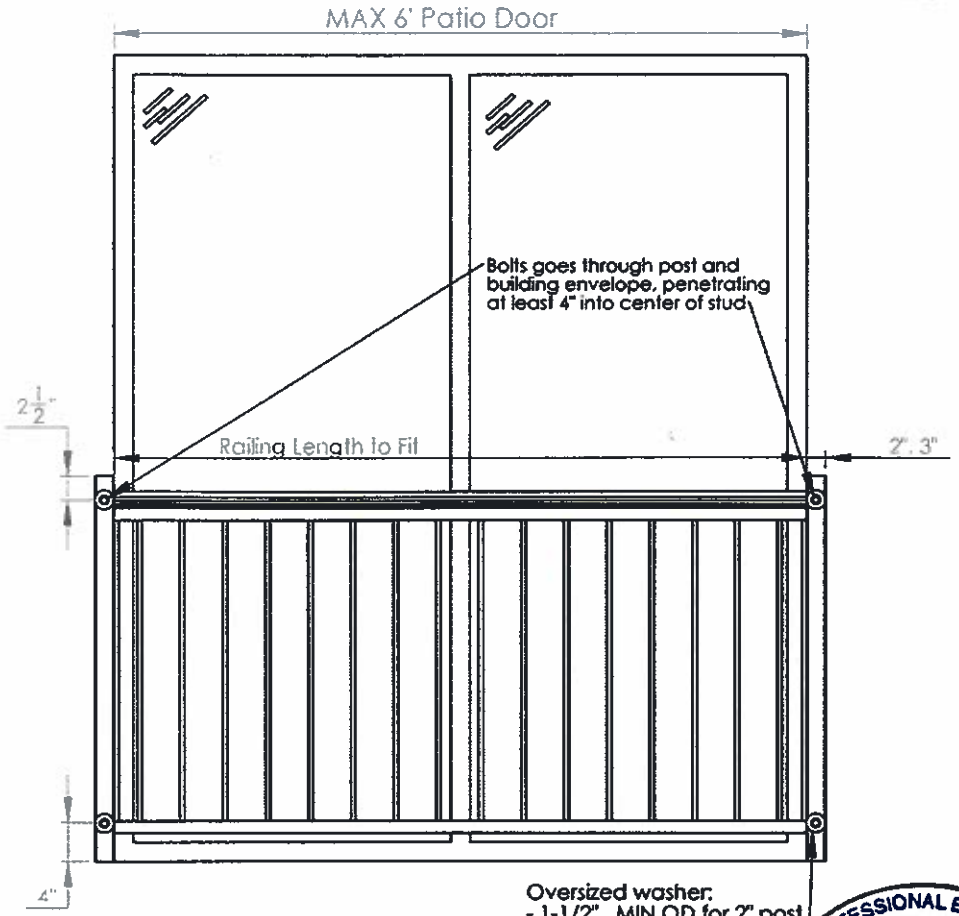
2023-09-01

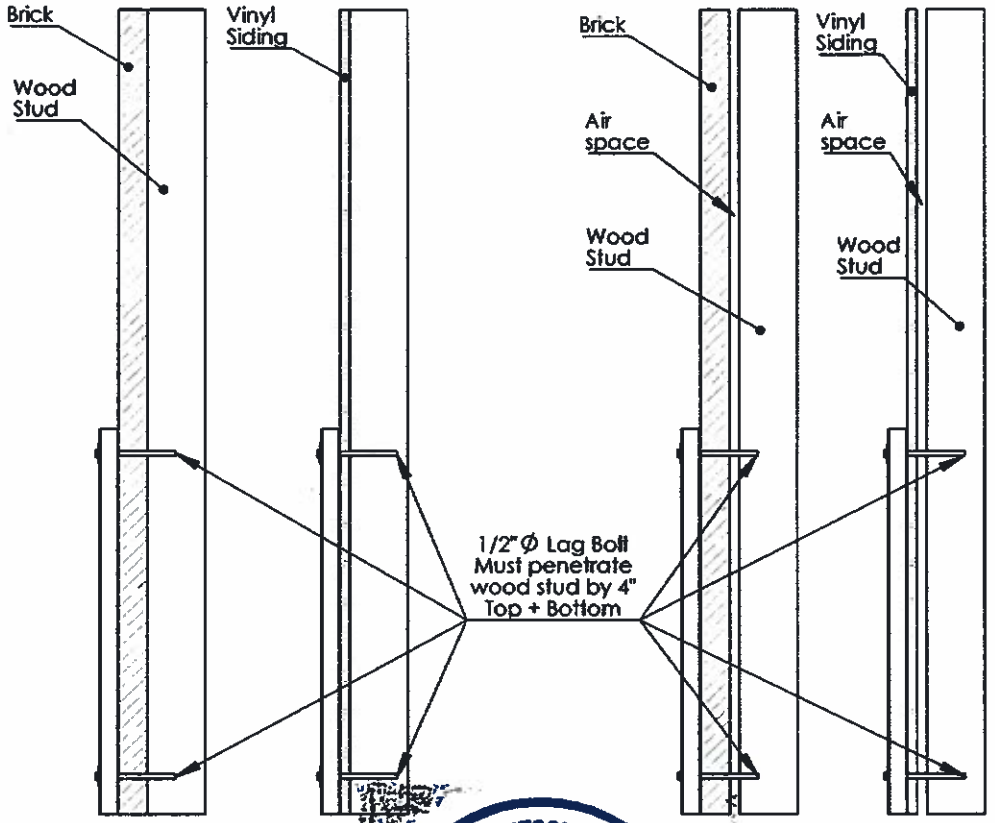
R ELEVATI

6	ISSUED FOR LAYOUTS	19/06/23	CB
5	BEP BLACKLINES	31/05/23	SP

footprint: B-24

SPRINGFIELD R 2022





Oversized washer:
- 1-1/2" MIN OD for 2" post
- 2" MIN OD for 3" post

- Drilled holes into 2" post must be no larger than 9/16"Ø
- Drilled holes into 3" post must be no larger than 9/16"Ø

Meets the following building codes:
-NBCC 2010 (section 4.1.5.14* - Loads on Guards, section 9.8.8 - Guards)
-Ontario 2012 (section 4.1.5.14* - Loads on Guards, section 9.8.8 - Guards)
* excludes clause 1(a)

REGISTERED PROFESSIONAL ENGINEER Province of New Brunswick #M6135 Ricky Nowlan Signature May 8 2014 Date Province du Nouveau-Brunswick INGÉNIEUR IMMATRICULÉ

LICENSED PROFESSIONAL ENGINEER P. ROBICHAUD 100011646 04/22/14 PROVINCE OF ONTARIO

Meets NRC - ENRC NBCC 2010, OBC 2012

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2023-09-01

Notes:

Install anchors as per bolt manufacturer specifications

Main structure load capacity responsability of others

PROFESSIONAL ENGINEER ALBERTA RICK NOWLAN

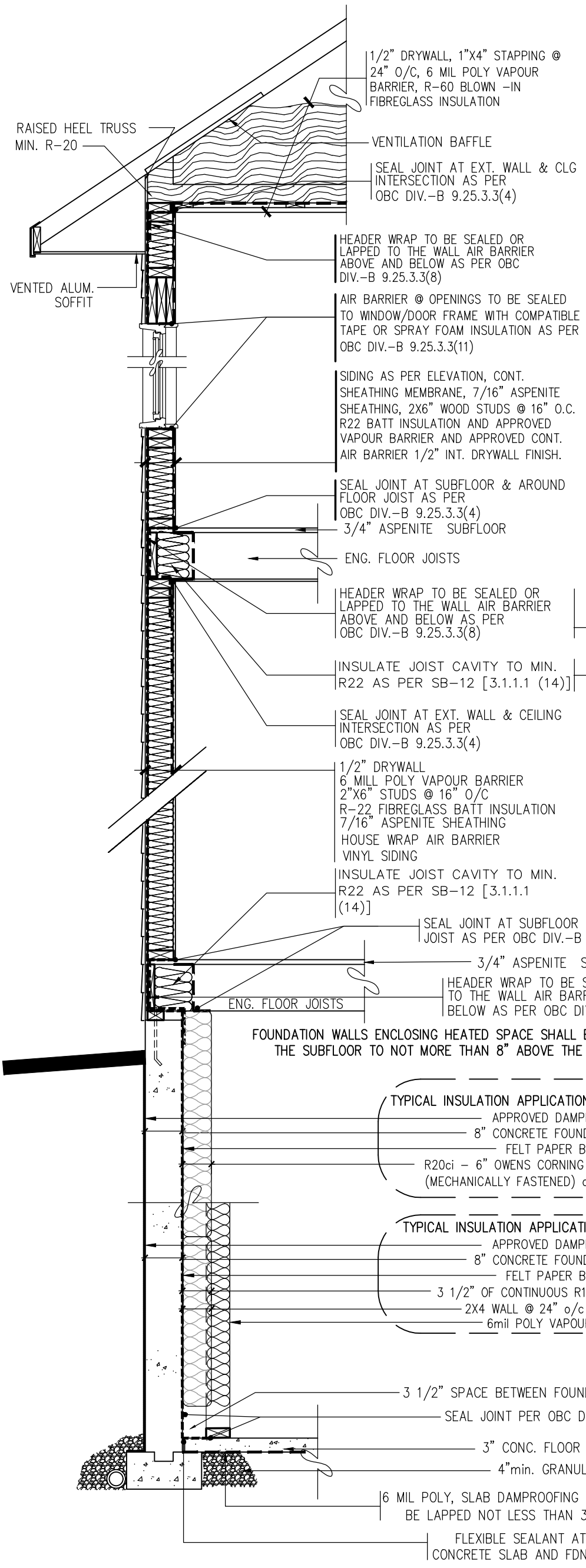
Imperial Manufacturing Group
40 Industrial Park St
Richibucto, NB
E4W 4A4
Tel: 506-523-9117 Fax: 506-523-9024

TITLE:
Construction Drawing
Kool Ray Pre-Assembled
Juliette Railing for 6'(MAX) Patio Doors

SIZE	DWG. NO.	REV
A	Z-KRES-004	

SCALE: NTS | Mar 14 | SHEET 1 OF 1

5 4 3 2 1



NOTES:

MECHANICAL

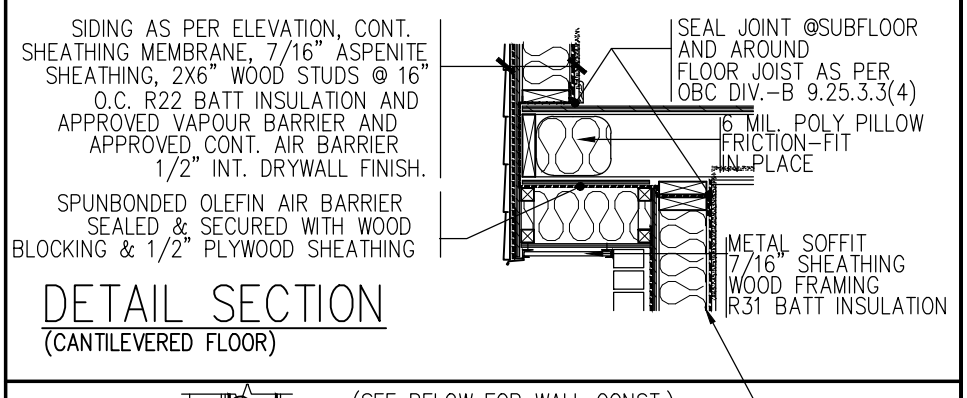
SPACE HEATING EQUIPMENT AS PER COMPLIANCE PACKAGE A1 OF SB-12 [TABLE 3.1.1.2.A(IP)

AIR BARRIERS AS PER OBC 9.25.3

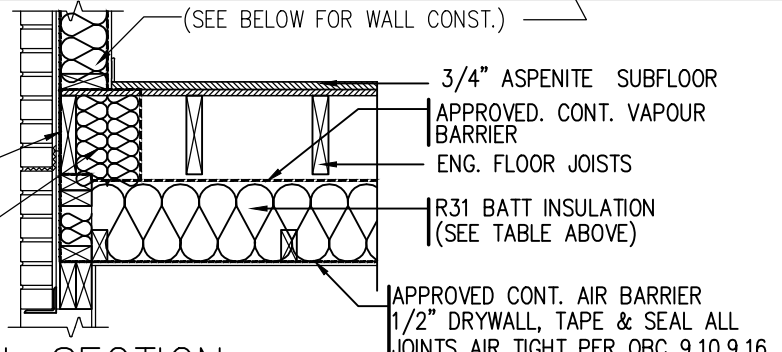
ALL JOINTS TO HAVE A MIN. OVERLAP OF 4"
ALL JOINTS TAPED TO MANUFACTURER'S SPECIFICATIONS
ALL FASTENERS AS PER MANUFACTURER'S SPECIFICATIONS
ALL PENETRATIONS SEALED TO MAINTAIN A CONTINUOUS AIR BARRIER

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 SIDING APPLICATION

TYP. DETAIL SECTION (PARTIAL)
FOR BRICK VENEER APPLICATION

PHOENIX HOMES

SB-12 COMPLIANCE PACKAGE DETAILS (ALL MODELS)

CERTIFIED PERMIT DOCUMENT
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2023-09-01

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

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

July 18, 2023

Kollaard File # 230020 – LOT129

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, 124 Frank Fisher Crescent, Lot # 129 White Tail Ridge, Almonte, Kollaard Associates File # 230020

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

- Phoenix Homes, Lot # 129 White Tail Ridge, Pages # 1 to 10, Dated 18/07/2023
- Grandor Lumber Inc., Roof Truss Layout, Springfield, WTR4-129, Dated 07/14/2023
- Grandor Lumber Inc., 1st Floor Joist Layout, WTR4-129, Springfield R, Dated 06/21/2023

Kollaard Associates offers the following comments:

Ground Floor Plan – Pages # 3:

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

2. The proposed tall wall construction (including posts supporting lintels within the 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 # 3 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.

Basement Plan – Pages # 2:

5. It is the opinion of Kollaard Associates that the proposed steel beams, steel posts and built-up wood posts shown on Phoenix Homes Pages # 2 are adequate.

6. The front porch slab reinforcement described on Phoenix Homes Pages # 1 is adequate.

7. The proposed 7'-10" high foundation walls conform to 2012 OBC Table 9.15.4.2.A. ensuring the grade difference between the basement slab and the exterior finished grade (including the garage slab) does not exceed 7'-6½".

8. The reduction in foundation wall thickness for the installation of the masonry veneer is to be as per 2012 OBC 9.15.4.7.(2).

9. The proposed stepped down foundation walls with framed knee walls above conform to 2012 OBC Table 9.15.4.2.A. ensuring the grade difference between the basement slab and the exterior finished grade does not exceed 3'-11".

10. Where the grade difference between the basement slab and the exterior finished grade exceeds 3'-11" along the right side, the proposed foundation reinforcement noted on Phoenix Homes Pages # 6 and 7 are adequate to withstand the lateral earth pressures.

11. The strip footings and proposed interior pad footings shown on Phoenix Homes Page # 2 and noted on Phoenix Homes Page # 1 are adequate.

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

General Notes:

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

14. Truss design is by others.

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

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

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

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

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

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

21. 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.

22. Pemco Steel adjustable posts are designed and approved by the manufacturer. The adjustable steel posts are designed for a max. allowable load of 106.8 kN at a max. height of 9'-3".

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

24. The assumed soil bearing resistance of 100 kPa is to be verified prior to construction.

25. 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.

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

27. 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.

CERTIFIED PERMIT DOCUMENT
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2023-09-01

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 Aut	
Application No:	Model/C

CERTIFIED PERMIT DOCUMENT

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2023-09-01

A. Project Information

Building number, street name		Unit number	Lot/Con
124 Frank Fisher Crescent			
Municipality	**Postal code**	**Reg. Plan number / other description**	
Mississippi Mills			

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 3324 ft^2	W, S & G % = 12.8	□ 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 426 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 2
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	