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.

City of Ottawa
Building Services Branch
OCT 0 4 2023
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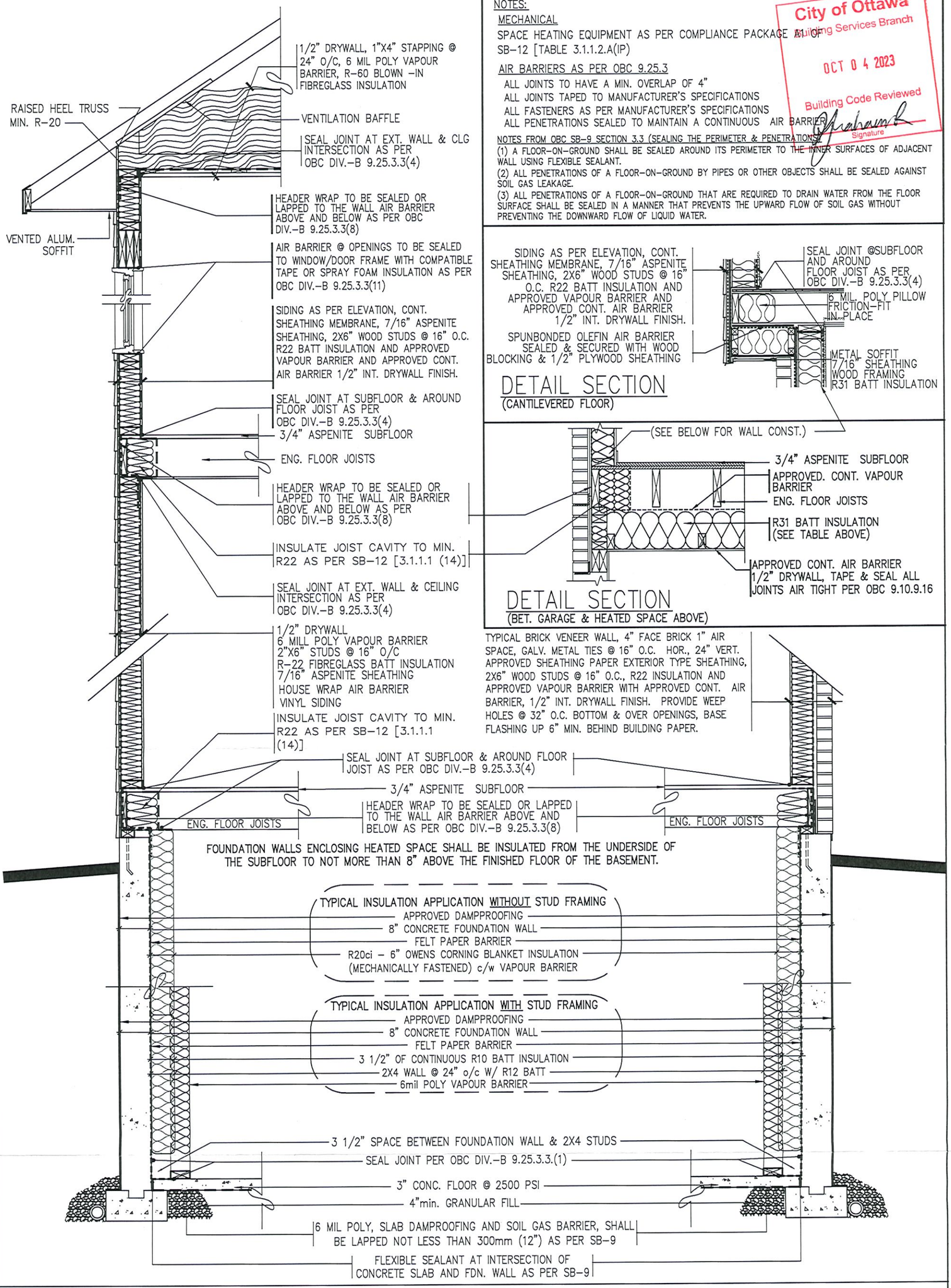
Signature



TYP. DETAIL SECTION (PARTIAL)
FOR SIDING APPLICATION

DETAIL SECTION
(CANTILEVERED FLOOR)

DETAIL SECTION
(BET. GARAGE & HEATED SPACE ABOVE)

TYP. DETAIL SECTION (PARTIAL)
FOR BRICK VENEER APPLICATION

PHOENIX HOMES

SB-12 COMPLIANCE PACKAGE DETAILS (ALL MODELS)

City of Ottawa
AUG 0 1 2023
BCSB
101 Centrepointe Dr.

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

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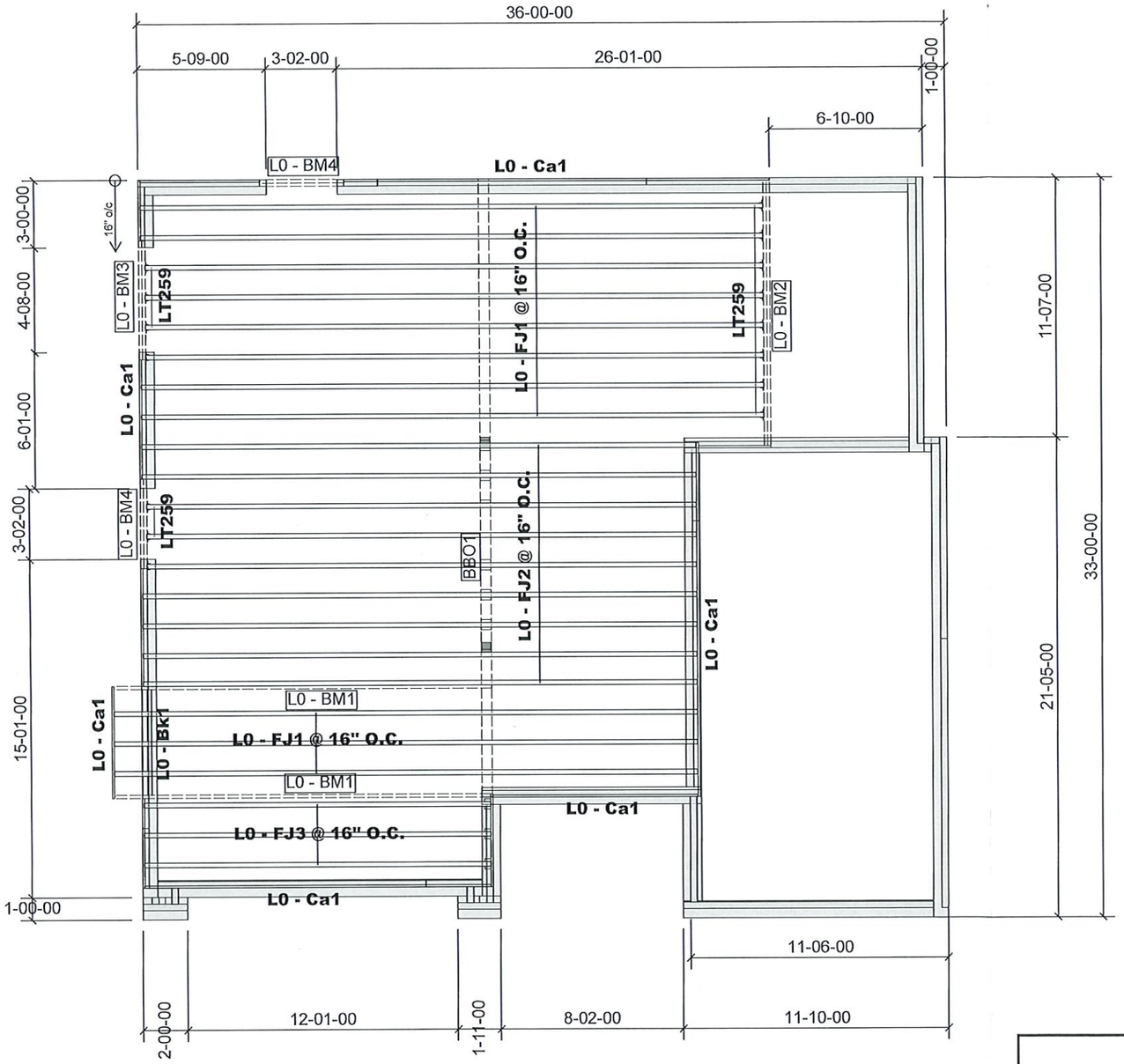
drawn by:	SP
date:	
scale:	N/A
sheet no:	SB-12 DETAILS



City of Ottawa
Building Services Branch
OCT 0 4 2023
Building Code Reviewed
Signature

LEVEL AND FLOOR CONTAINER NOTES	
Current Date:	6/21/2023
File Name:	489 Duvernay Dr.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.	28-00-00	9 1/2" NI-20	1	11	MFD
L0 - FJ2 @ 16" O.C.	26-00-00	9 1/2" NI-20	1	9	MFD
L0 - FJ3 @ 16" O.C.	16-00-00	9 1/2" NI-40x	1	3	MFD
L0 - BM1	17-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	2	MFD
L0 - BM2	12-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2	MFD
L0 - BM3	6-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2	MFD
L0 - BM4	4-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	4	MFD
L0 - Ca1	12-00-00	1 1/8" x 9 1/2" APA Rim Board	1	8	FF
L0 - Bk1	5-00-00	9 1/2" NI-20	1	1	FF

Accessories

PlotID	Length	Product	Plies	Net Qty	Fab Type
		3/4" Plywood or OSB (23/32" APA Rated Sheathing 48/24 Exposure 1)	1	25	MFD

Connector Summary

Qty	Manuf	Product	Skew	Supported Mtl
15	SIM	LT259	-	9 1/2" NI-20

City of Ottawa
AUG 0 1 2023
BCSB
101 Centrepointe Dr.

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)

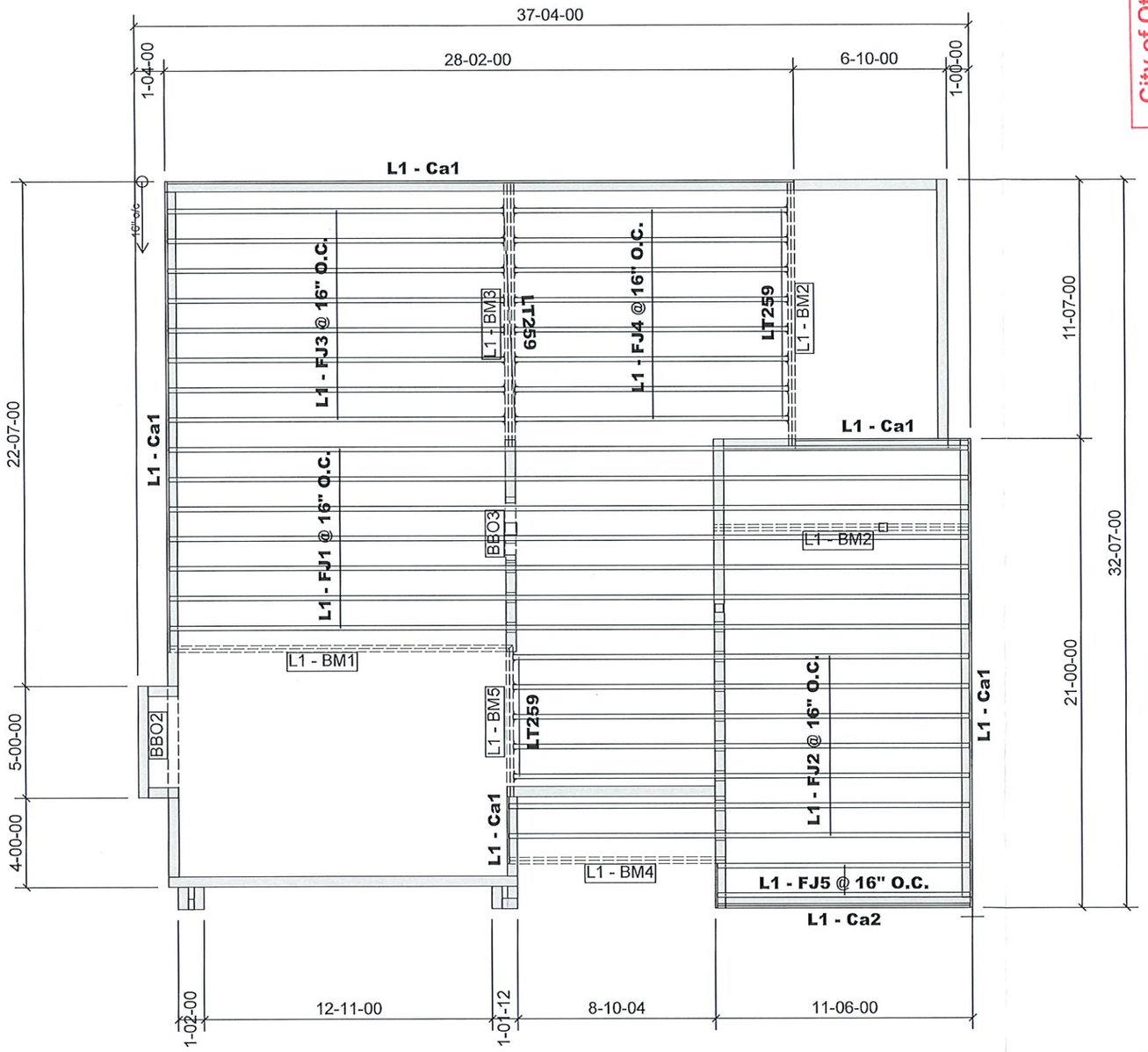
FLOOR NOTES:

- 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
3 STOREY SINGLE
489 DUVERNAY DR
1ST FLOOR 1 OF 3
B2300408-F

DATE: 6/23/2023



City of Ottawa
Building Services Branch
OCT 0 4 2023
Building Code Reviewed
Signature

LEVEL AND FLOOR CONTAINER NOTES	
Current Date:	6/21/2023
File Name:	489 Duvernay Dr.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 @ 16" O.C.	36-00-00	9 1/2" NI-20	1	7	MFD
L1 - FJ2 @ 16" O.C.	22-00-00	9 1/2" NI-20	1	7	MFD
L1 - FJ3 @ 16" O.C.	16-00-00	9 1/2" NI-20	1	8	MFD
L1 - FJ4 @ 16" O.C.	13-00-00	9 1/2" NI-20	1	8	MFD
L1 - FJ5 @ 16" O.C.	12-00-00	9 1/2" NI-20	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	12-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	4	MFD
L1 - BM3	12-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	3	3	MFD
L1 - BM4	10-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2	MFD
L1 - BM5	7-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	2	MFD
L1 - Ca1	12-00-00	1 1/8" x 9 1/2" APA Rim Board	1	7	FF
L1 - Ca2	12-00-00	1 1/8" x 9 1/2" APA Rim Board	2	2	FF

Accessories

PlotID	Length	Product	Plies	Net Qty	Fab Type
		3/4" Plywood or OSB (23/32" APA Rated Sheathing 48/24 Exposure 1)	1	28	MFD

Connector Summary

Qty	Manuf	Product	Skew	Supported Mtl
29	SIM	LT259	-	9 1/2" NI-20

City of Ottawa
AUG 0 1 2023
BCSB
101 Centrepointe Dr.

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- 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)

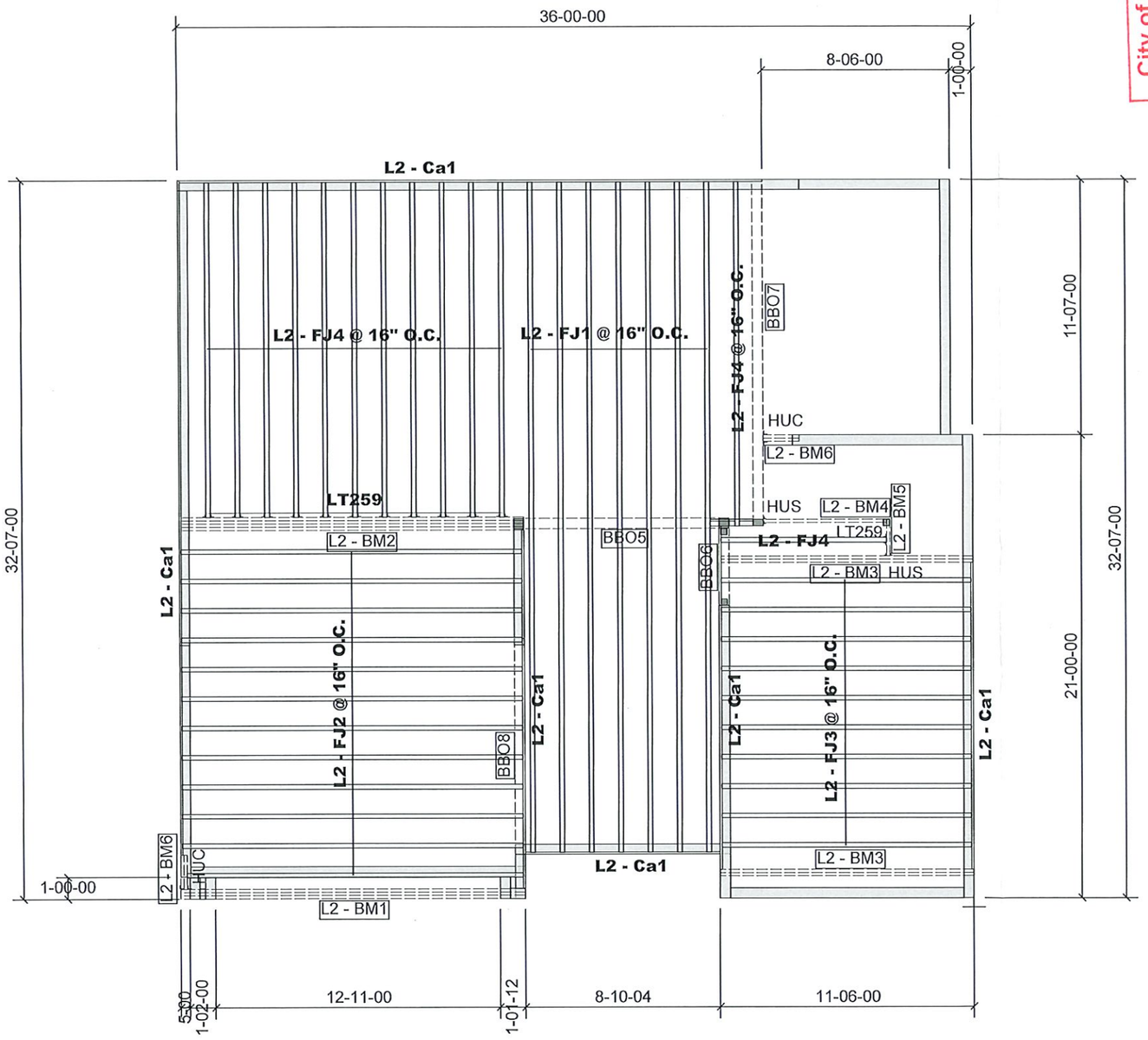
FLOOR NOTES:

- 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
3 STOREY SINGLE
489 DUVERNAY DR
2ND FLOOR 2 OF 3
B2300408-F

DATE: 6/23/2023



City of Ottawa
Building Services Branch
OCT 04 2023
Building Code Reviewed
Signature

LEVEL AND FLOOR CONTAINER NOTES	
Current Date:	6/21/2023
File Name:	489 Duvernay Dr.mmdl
Level Name:	3rd Floor
Building Code - Design Methodology:	NBCC 2015
Floor Container:	FC3
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
L2 - FJ1 @ 16" O.C.	32-00-00	9 1/2" NI-20	1	7	MFD
L2 - FJ2 @ 16" O.C.	16-00-00	9 1/2" NI-20	1	12	MFD
L2 - FJ3 @ 16" O.C.	12-00-00	9 1/2" NI-20	1	10	MFD
L2 - FJ4	8-00-00	9 1/2" NI-20	1	1	MFD
L2 - FJ4 @ 16" O.C.	16-00-00	9 1/2" NI-40x	1	12	MFD
L2 - BM1	16-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	3	3	MFD
L2 - BM2	16-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	4	4	MFD
L2 - BM3	12-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	4	MFD
L2 - BM4	6-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	1	MFD
L2 - BM5	2-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	1	1	MFD
L2 - BM6	2-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	2	4	MFD
L2 - Ca1	12-00-00	1 1/8" x 9 1/2" APA Rim Board	1	10	FF
L2 - Bk1	2-00-00	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	31	MFD

Connector Summary

Qty	Manuf	Product	Skew	Supported Mtl
2	SIM	HUC410	-	2- 1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL
2	SIM	HUS18110	-	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL
13	SIM	LT259	-	9 1/2" NI-20

4PLY LVL: 2 ROWS 6-3/4" SDW SCREWS @ 12" O/C

City of Ottawa
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BCSB
101 Centrepointe Dr.

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- 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.
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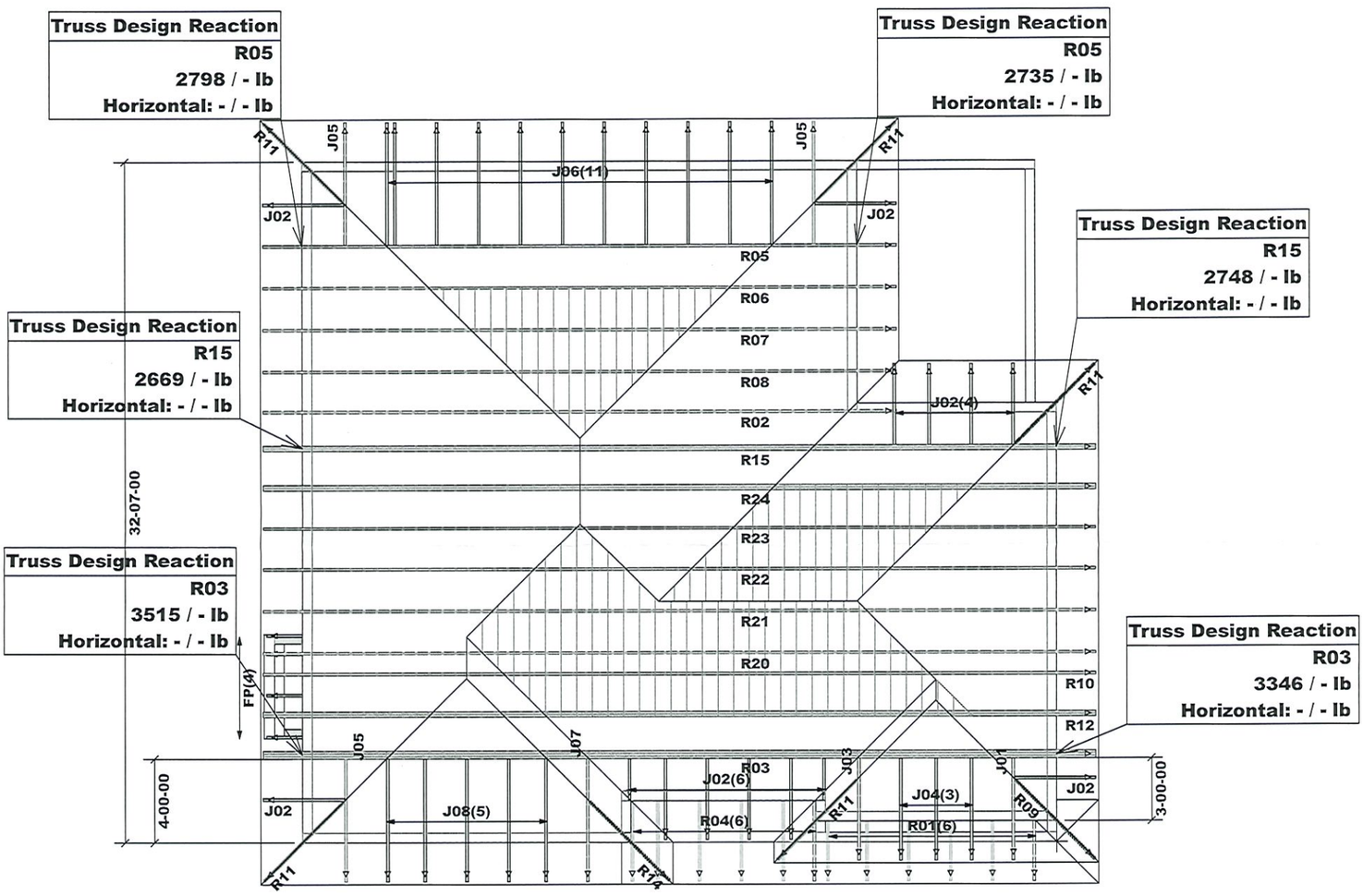
GRANDOR LUMBER INC.
ALPA LUMBER GROUP

JOB:
PHOENIX HOMES
3 STOREY SINGLE
489 DUVERNAY DR
3RD FLOOR 3 OF 3
B2300408-F

DATE: 6/23/2023



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City of Ottawa
BCSB
AUG 0 1 2023
101 Centrepointe Dr

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 (2019 Amendment)
- CSA 086-09
- CCMC ACCEPTANCE 11996-L, 0319-L, 13270-L
- TPIC 2014

(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 2014. THE TRANSFER OF THESE LOADS TO THE ENTIRE STRUCTURE BELOW HAS NOT BEEN ANALYZED.

GRANDOR LUMBER INC.
ALPA LUMBER GROUP

JOB:
B2300408

PHOENIX HOMES
489 DUVERNAY DRIVE

DATE: 6/9/2023