


Mississippi Mills 2024-03-26
Issued for Permit

The building shall be constructed in accordance with the Building Code Act, Ontario Building Code and any plans or documents issued with the permit. No deviation or change shall be made to the plans or documents without authorization by the Chief Building Official. When site conditions affect compliance with the permit drawings or documents, the builder shall notify the designer and the Chief Building Official. Errors and omissions contained herein do not relieve the owner, builder and designer from complying with the Act and Code. The owner and builder shall understand and comply with their roles as defined in the Act.

Certified Permit Document

A copy of the permit documents shall be kept and maintained on site and made available to an inspector upon request 2024-03-26

FRANK FISHER CRESCENT

Owner/Applicant DCR/PHOENIX HOMES Telephone # 723-9227 Plan # 27M-47 Project nameWHITE TAIL RIDGE Civic Address:123 FRANK FISHER CR House model: BIRCHWOOD LOFT C	Bldg. Ht. 8.74 m Lot coverage 10 % Scale 1:250 Sod Area 1969 m ² Asphalt Area 87 m ²	<div><div><div>LOT 140</div><div>SITE/GRADING PLAN</div><div>WHITE TAIL RIDGE PH.IV</div></div></div>
	CHECKED/APPROVED BY: T.L.MAK ENG. REV. FEB.16/24 – CB	

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 KEYS/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 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 3/4")
-9.8.4 STEP DIMENSIONS (TABLE 9.8.4.1)

STAIR COMPONENT	MINIMUM	MAXIMUM
RISE	125mm (4 11/16")	200mm (7 7/8")
RUN	255mm (10 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 7/8")
-9.8.7.6(1) HANDRAILS SHALL NOT PROJECT MORE THAN 100mm (3 15/16") INTO REQUIRED WIDTH OF STAIR <SEE 9.8.2.1(1)>
GUARDS -OBC. 9.8.8.3-
(1) EXT. GUARDS HEIGHT: =1070mm (42 1/2") MIN.
(2) INT. GUARDS HEIGHT: =900mm (35 15/16") MIN.
(1) STAIR LANDING GUARDS: =1070mm (42 3/8") MIN.
-9.8.8.5(1) MAX. OPENINGS THROUGH GUARDS =100mm (3 15/16")
11.

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 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/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.
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.

3-2"x6" BUILT-UP-POST ON 24"x24"x10" CONCRETE FOOTING. (SEPARATE WOOD FROM CONCRETE W/ 6mil POLY AS PER 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
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)

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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 GUARDED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3").
- 2

WINDOW GUARDS -OBC. 9.8.8.1. A GLAZED 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"L)
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.

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

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

BIRCHWOOD LOFT C –2022

SITE: WHITETAIL RIDGE PH.4

LOT NUMBER:

CIVIC ADDRESS:
123 FRANK FISHER CRESCENT

140

7 ISSUED FOR ENGINEERING

21/02/24

CB

6 ISSUED FOR LAYOUTS

09/02/24

CB

5 BEP BLACKLINES

02/02/24

CB

4 B1 BLACKLINES

03/01/24

CB

3 REVISED BASEMENT STAIRS

15/12/23

CB

2 FOR REVISED LAYOUTS

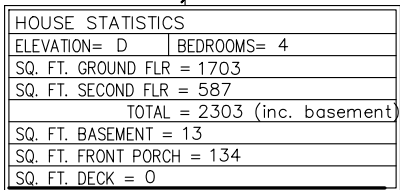
13/01/23

SP

No. Description
REVISIONS

dd/mm/yy By


****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



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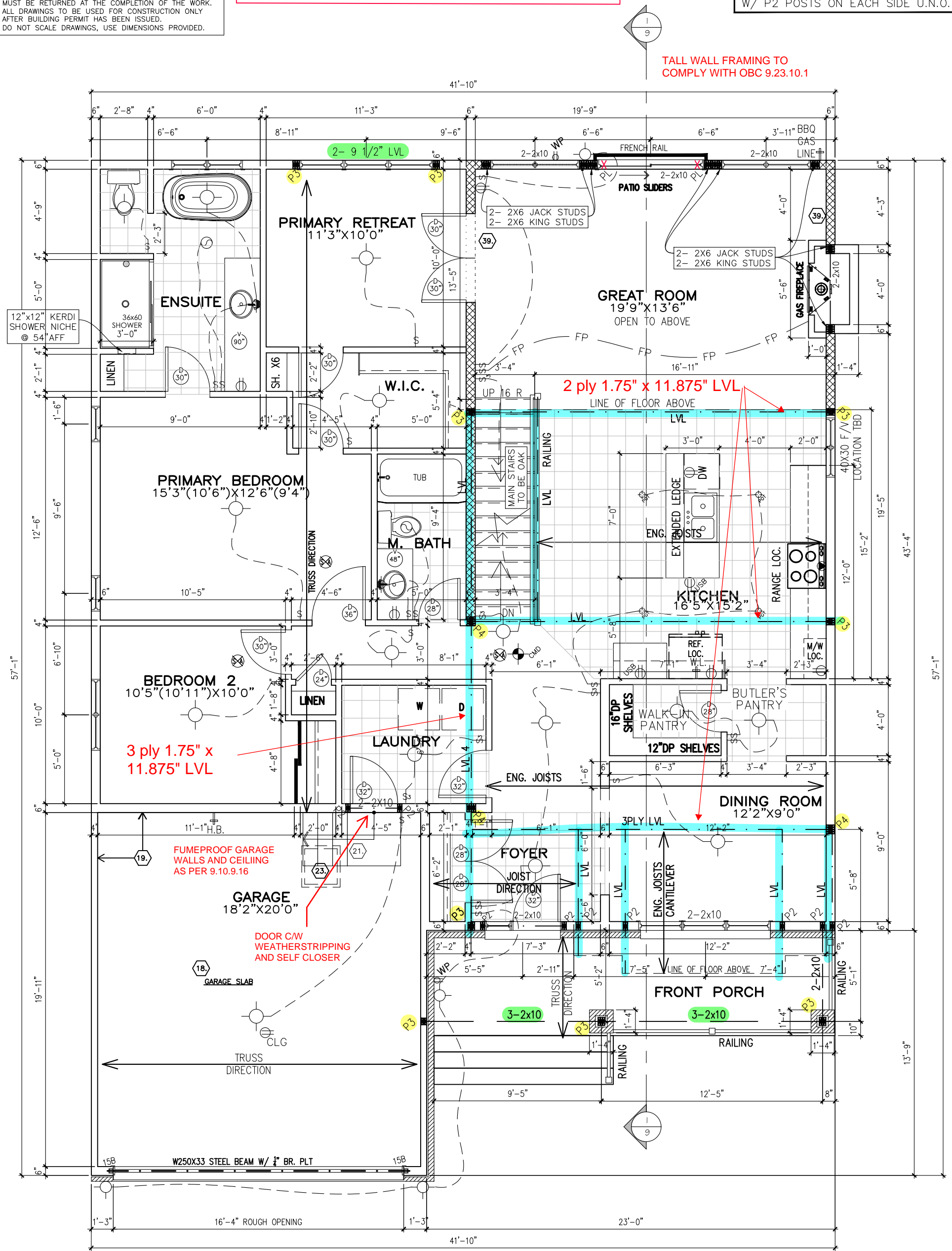
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footprint: 50-22-3-C	
drawn by: SP	
date: JAN 13/16	
scale: 3/16"=1'-0"	
D.C.L: A-11	
sheet no:	

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
-BYPASS SLIDERS FOR ALL SLIDING CLOSET DOORS

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



GROUND FLOOR
ELEVATION C
1689 SQ FT

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Denotes LVL Beams



BIRCHWOOD LOFT C - 2022

SITE: WHITETAIL RIDGE PH.4

LOT NUMBER: 140

CIVIC ADDRESS: 123 FRANK FISHER CRESCENT

7	ISSUED FOR ENGINEERING	21/02/24	CB
6	ISSUED FOR LAYOUTS	09/02/24	CB
5	BEP BLACKLINES	02/02/24	CB
4	B1 BLACKLINES	03/01/24	CB
3	REVISED BASEMENT STAIRS	15/12/23	CB
2	FOR REVISED LAYOUTS	13/01/23	SP
No. Description		dd/mm/yy	By
REVISIONS			

footprint: 50-22-3-C

drawn by: SP

date: JAN 13/16

scale: 3/16"=1'-0"

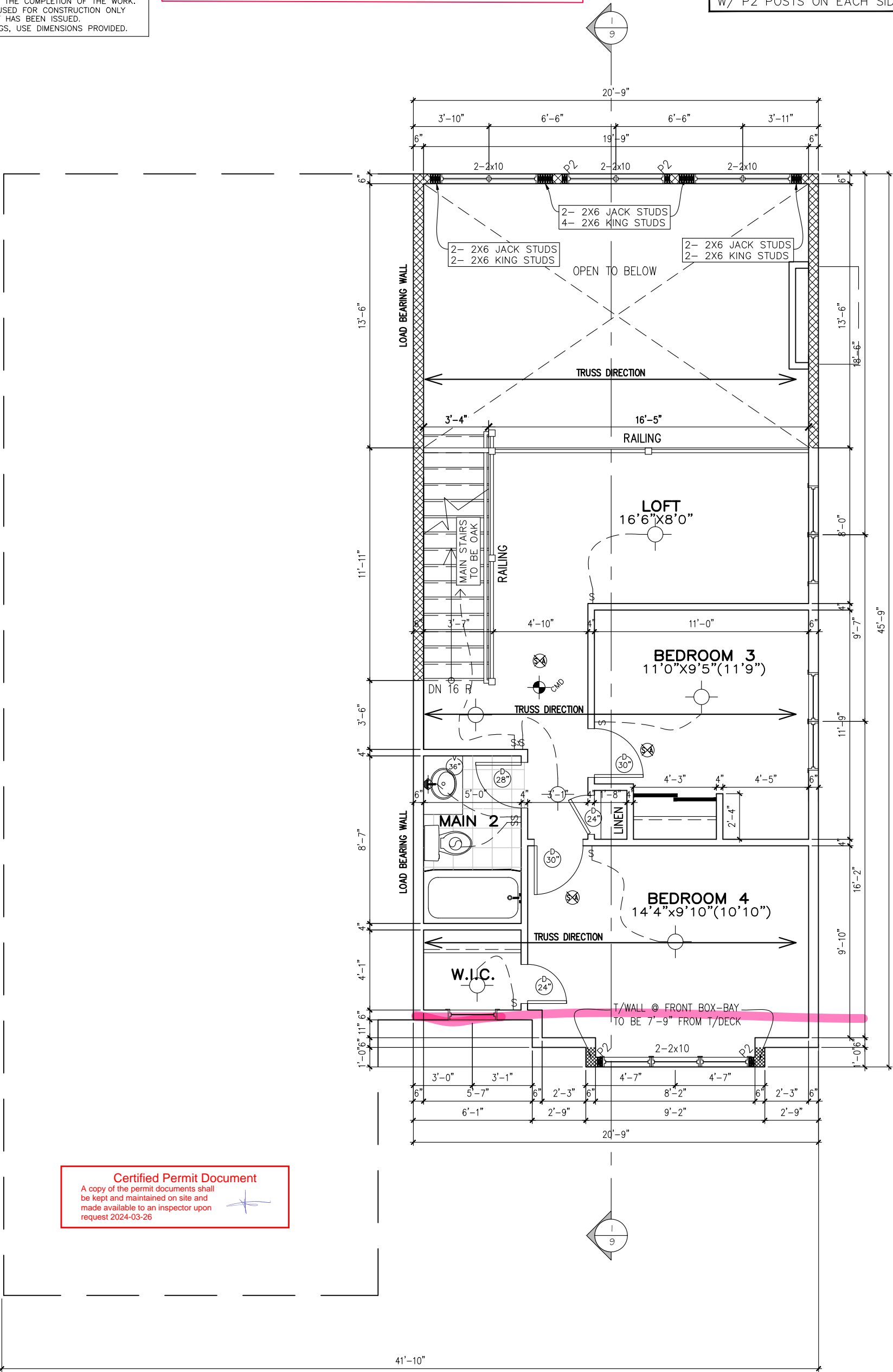
D.C.L: A-11

sheet no: 3C of 9

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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
-BYPASS SLIDERS FOR ALL SLIDING CLOSET DOORS

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



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SECOND FLOOR PLAN
ELEVATION C
661 SQ FT



BIRCHWOOD LOFT C -2022

SITE: WHITETAIL RIDGE PH.4

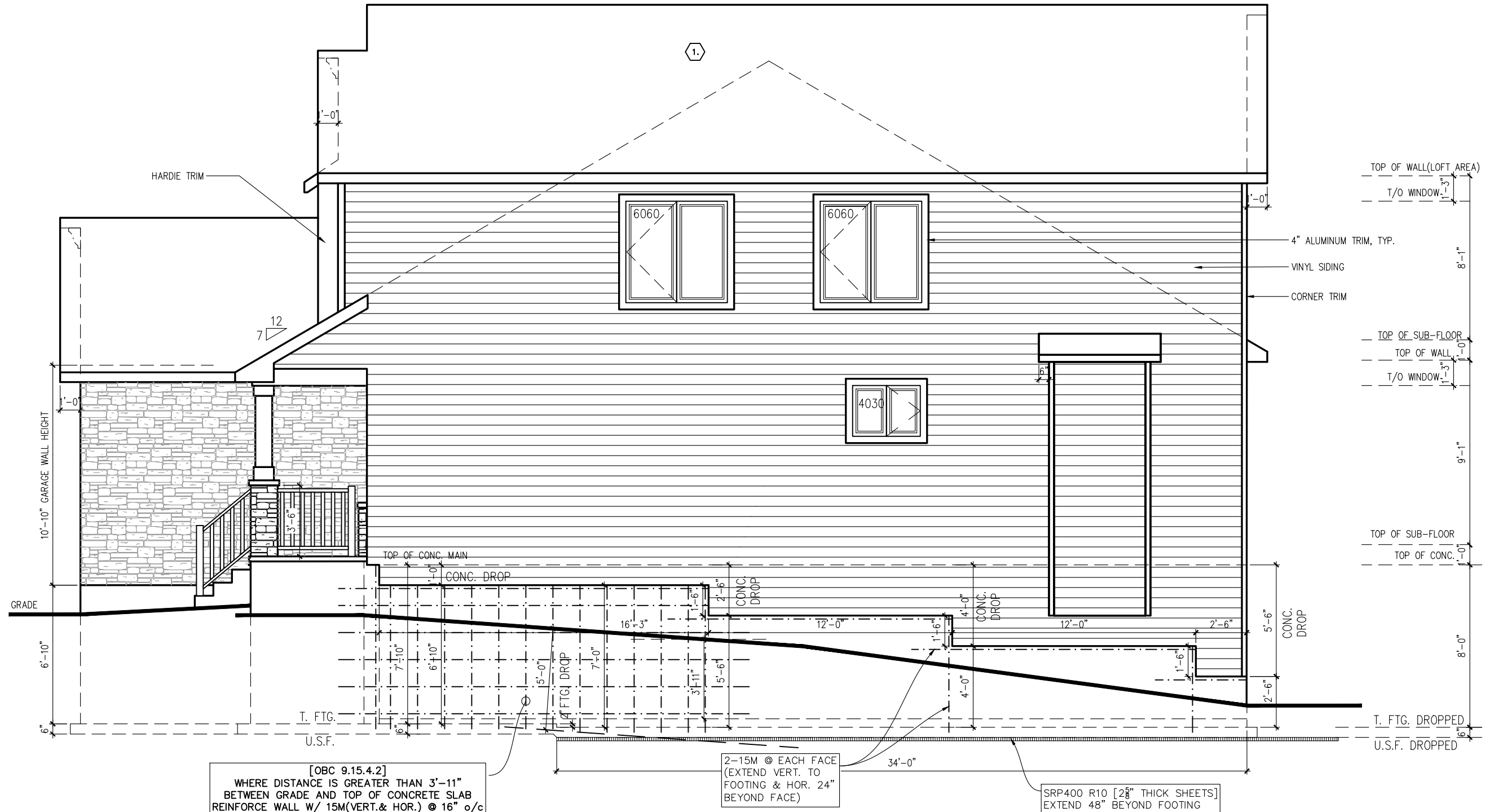
LOT NUMBER:

140

CIVIC ADDRESS:
123 FRANK FISHER CRESCENT

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6	ISSUED FOR LAYOUTS	09/02/24	CB
5	BEP BLACKLINES	02/02/24	CB
4	B1 BLACKLINES	03/01/24	CB
3	REVISED BASEMENT STAIRS	15/12/23	CB
2	FOR REVISED LAYOUTS	13/01/23	SP
No.	Description	dd/mm/yy	By
REVISIONS			

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drawn by:	SP
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D.C.L: A-11	4C of 9
sheet no:	



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RIGHT SIDE ELEV C



BIRCHWOOD LOFT C -2022

SITE: WHITETAIL RIDGE PH.4

LOT NUMBER: **140**

CIVIC ADDRESS: 123 FRANK FISHER CRESCENT

7	ISSUED FOR ENGINEERING	21/02/24	CB
6	ISSUED FOR LAYOUTS	09/02/24	CB
5	BEP BLACKLINES	02/02/24	CB
4	B1 BLACKLINES	03/01/24	CB
3	REVISED BASEMENT STAIRS	15/12/23	CB
2	FOR REVISED LAYOUTS	13/01/23	SP
No.	Description	dd/mm/yy	By
REVISIONS			

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drawn by: SP

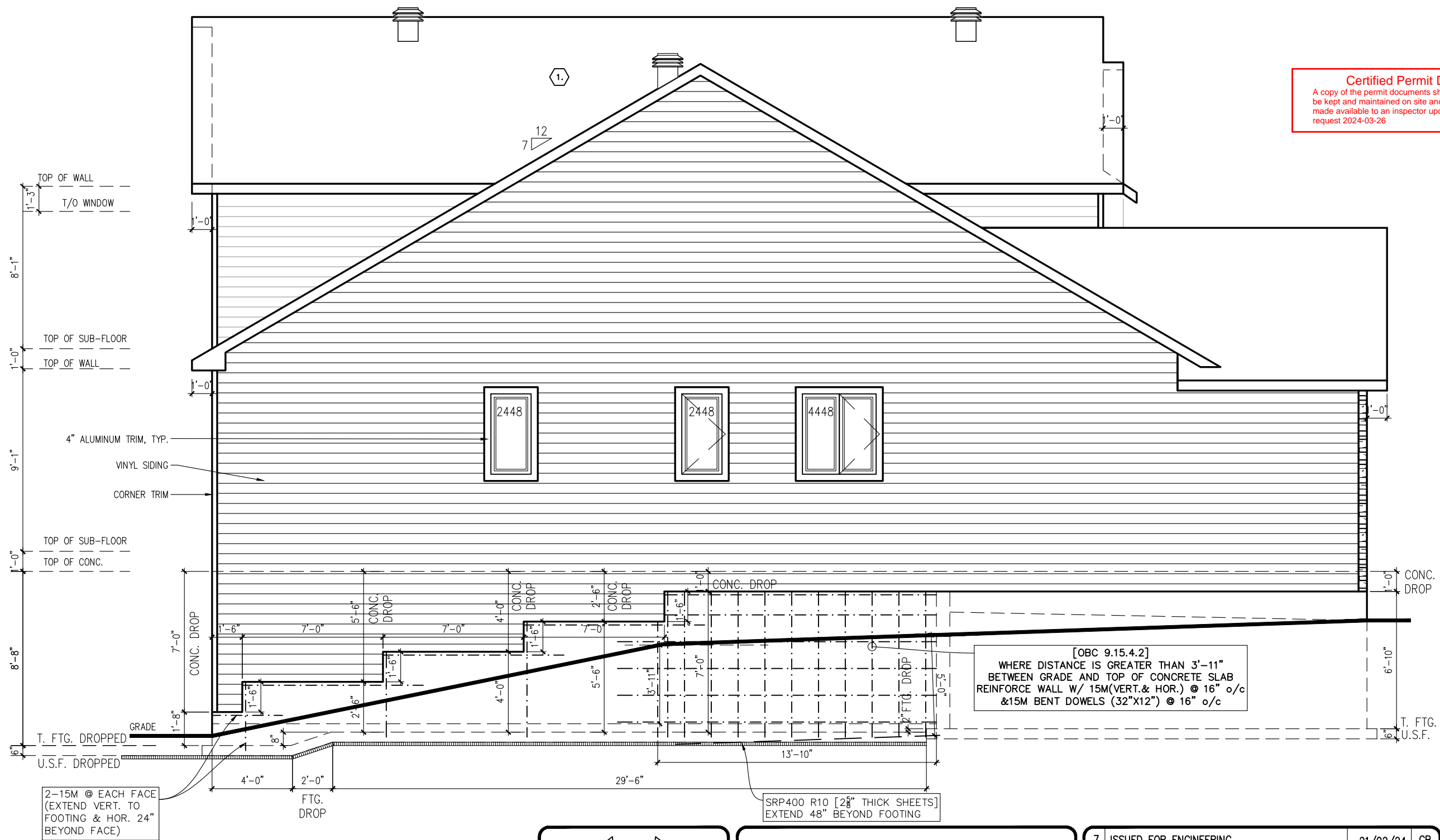
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sheet no: **6C of 9**

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LEFT SIDE ELEV C

STEP FOOTINGS 9.15.3.9.
VERTICAL RISE NO GREATER THAN 600mm
HORIZONTAL DISTANCE BETWEEN RISERS
SHALL BE NO LESS THAN 600 mm



BIRCHWOOD LOFT C -2022

SITE: WHITETAIL RIDGE PH.4

LOT NUMBER: **140**

CIVIC ADDRESS:
123 FRANK FISHER CRESCENT

7	ISSUED FOR ENGINEERING	21/02/24	CB
6	ISSUED FOR LAYOUTS	09/02/24	CB
5	BEP BLACKLINES	02/02/24	CB
4	B1 BLACKLINES	03/01/24	CB
3	REVISED BASEMENT STAIRS	15/12/23	CB
2	FOR REVISED LAYOUTS	13/01/23	SP
No.	Description	dd/mm/yy	By
REVISIONS			

footprint: 50-22-3-0

drawn by: SP

date: JAN 13/16

scale: 3/16"=1'-0"

D.C.L: A-11

sheet no: **7C of 9**



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REAR ELEVATION C



BIRCHWOOD LOFT C -2022

SITE: WHITETAIL RIDGE PH.4

LOT NUMBER: 140

CIVIC ADDRESS: 123 FRANK FISHER CRESCENT

7	ISSUED FOR ENGINEERING	21/02/24	CB
6	ISSUED FOR LAYOUTS	09/02/24	CB
5	BEP BLACKLINES	02/02/24	CB
4	B1 BLACKLINES	03/01/24	CB
3	REVISED BASEMENT STAIRS	15/12/23	CB
2	FOR REVISED LAYOUTS	13/01/23	SP
No.	Description	dd/mm/yy	By
REVISIONS			

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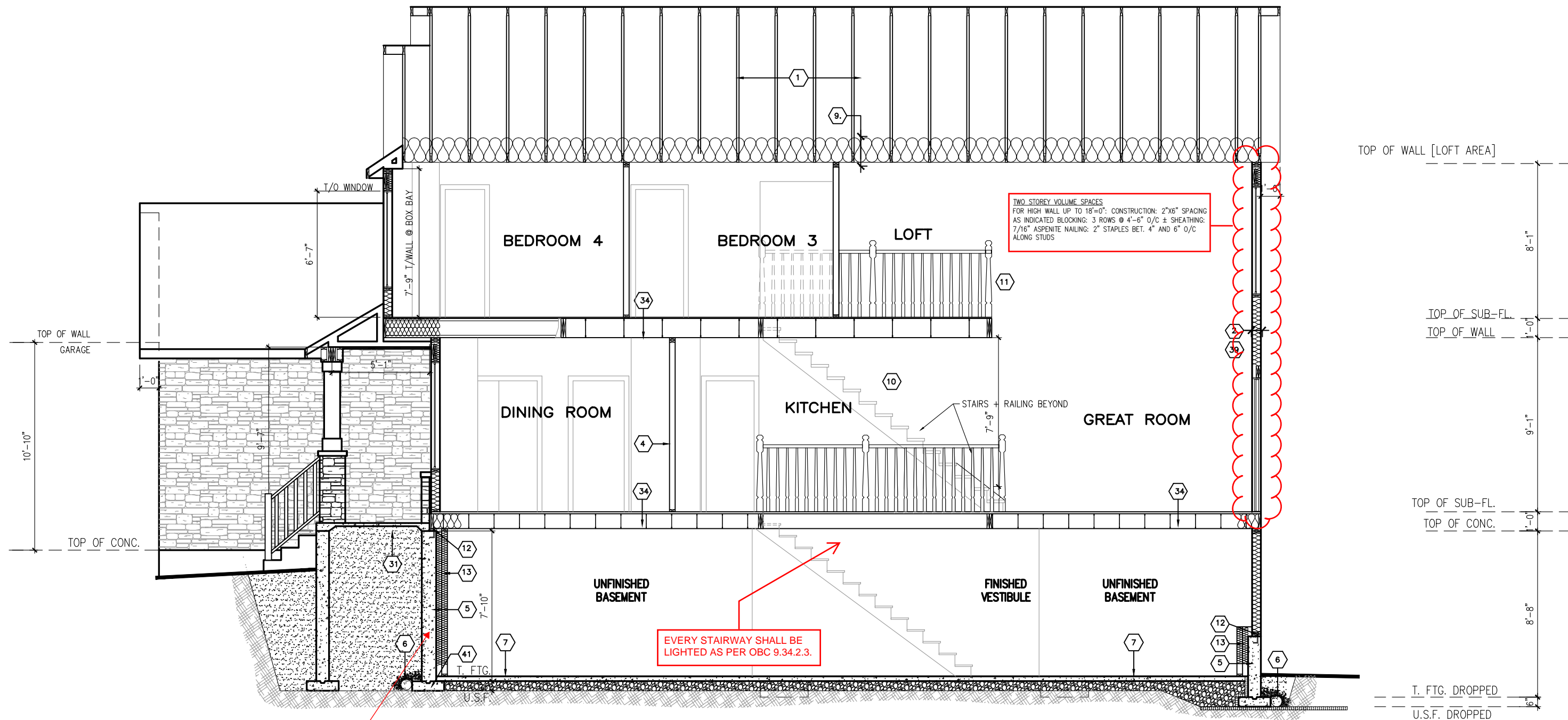
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sheet no: 8C of 9



Wall height OK See item 10 Kollaard
Engineering letter of Feb. 21, 2024

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SECTION ELEVATION C



BIRCHWOOD LOFT C -2022

SITE: WHITETAIL RIDGE PH.4

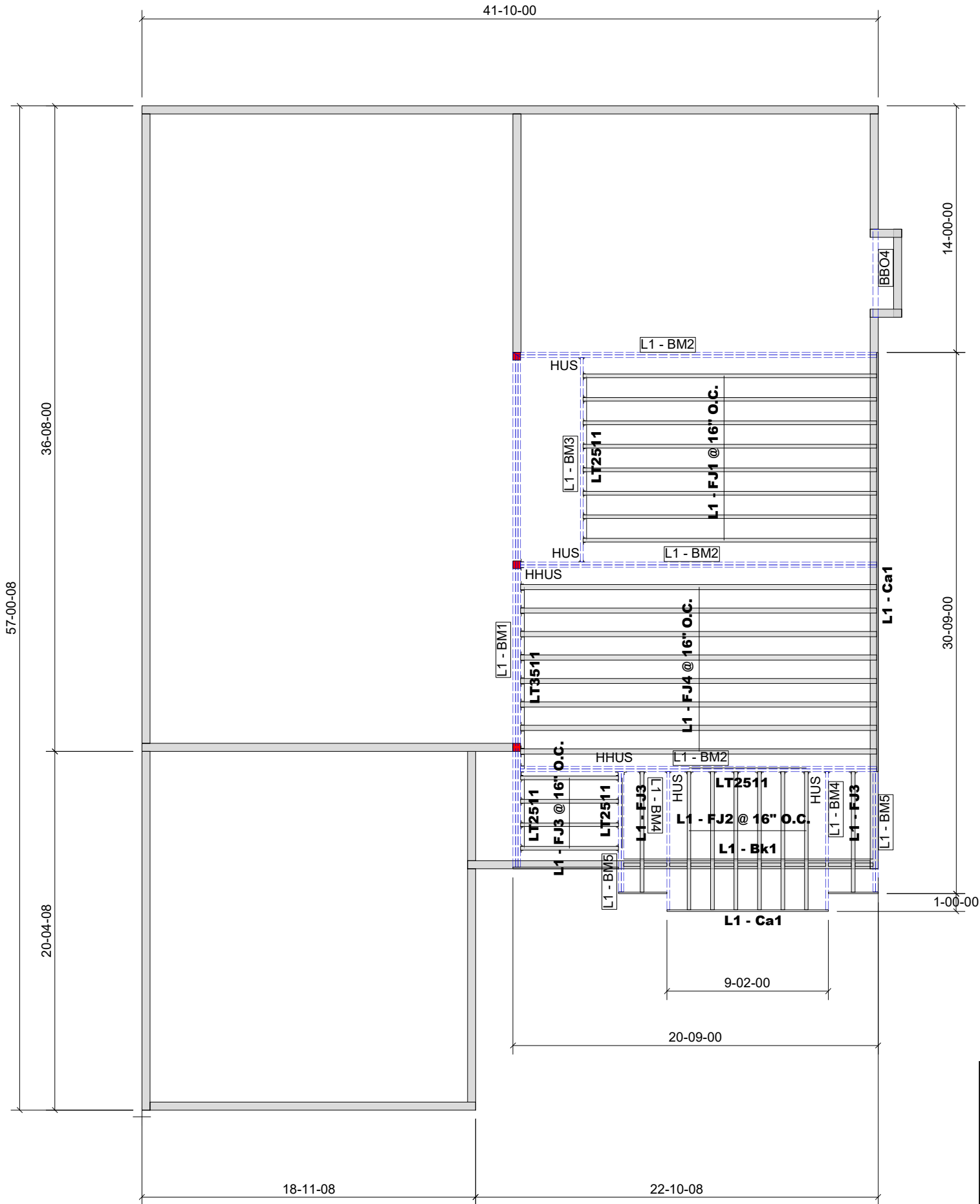
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CIVIC ADDRESS:
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6	ISSUED FOR LAYOUTS	09/02/24	CB
5	BEP BLACKLINES	02/02/24	CB
4	B1 BLACKLINES	03/01/24	CB
3	REVISED BASEMENT STAIRS	15/12/23	CB
2	FOR REVISED LAYOUTS	13/01/23	SP
No.	Description	dd/mm/yy	By
REVISIONS			

footprint: 50-22-3-C
drawn by: SP
date: JAN 13/16
scale: 3/16"=1'-0"
D.C.L: A-11
sheet no:
9C of 9



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

LEVEL AND FLOOR CONTAINER NOTES	
Current Date:	2/14/2024
File Name:	WTR4-140 Birchwood C Loft.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.	17'-00"-00	11 7/8" NI-20	1	8	MFD
L1 - FJ2 @ 16" O.C.	8'-00"-00	11 7/8" NI-20	1	6	MFD
L1 - FJ3	7'-00"-00	11 7/8" NI-20	1	2	MFD
L1 - FJ3 @ 16" O.C.	6'-00"-00	11 7/8" NI-20	1	4	MFD
L1 - FJ4 @ 16" O.C.	22'-00"-00	11 7/8" NI-80	1	8	MFD
L1 - BM1	30'-00"-00	1 3/4" x 11 7/8" (2.0E 3100) WestFraser LVL	3	3	MFD
L1 - BM2	21'-00"-00	1 3/4" x 11 7/8" (2.0E 3100) WestFraser LVL	2	6	MFD
L1 - BM3	12'-00"-00	1 3/4" x 11 7/8" (2.0E 3100) WestFraser LVL	1	1	MFD
L1 - BM4	8'-00"-00	1 3/4" x 11 7/8" (2.0E 3100) WestFraser LVL	1	2	MFD
L1 - BM5	7'-00"-00	1 3/4" x 11 7/8" (2.0E 3100) WestFraser LVL	2	4	MFD
L1 - Ca1	12'-00"-00	1 1/8" x 11 7/8" APA Rim Board	1	4	FF
L1 - Bk1	13'-00"-00	11 7/8" 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	19	MFD

Connector Summary				
Qty	Manuf	Product	Skew	Supported Mtl
4	SIM	HUS18110	-	1 3/4" x 11 7/8" (2.0E 3100) WestFraser LVL
3	SIM	HHUS410	-	2- 1 3/4" x 11 7/8" (2.0E 3100) WestFraser LVL
8	SIM	LT3511	-	11 7/8" NI-80
24	SIM	LT2511	-	11 7/8" NI-20

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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:

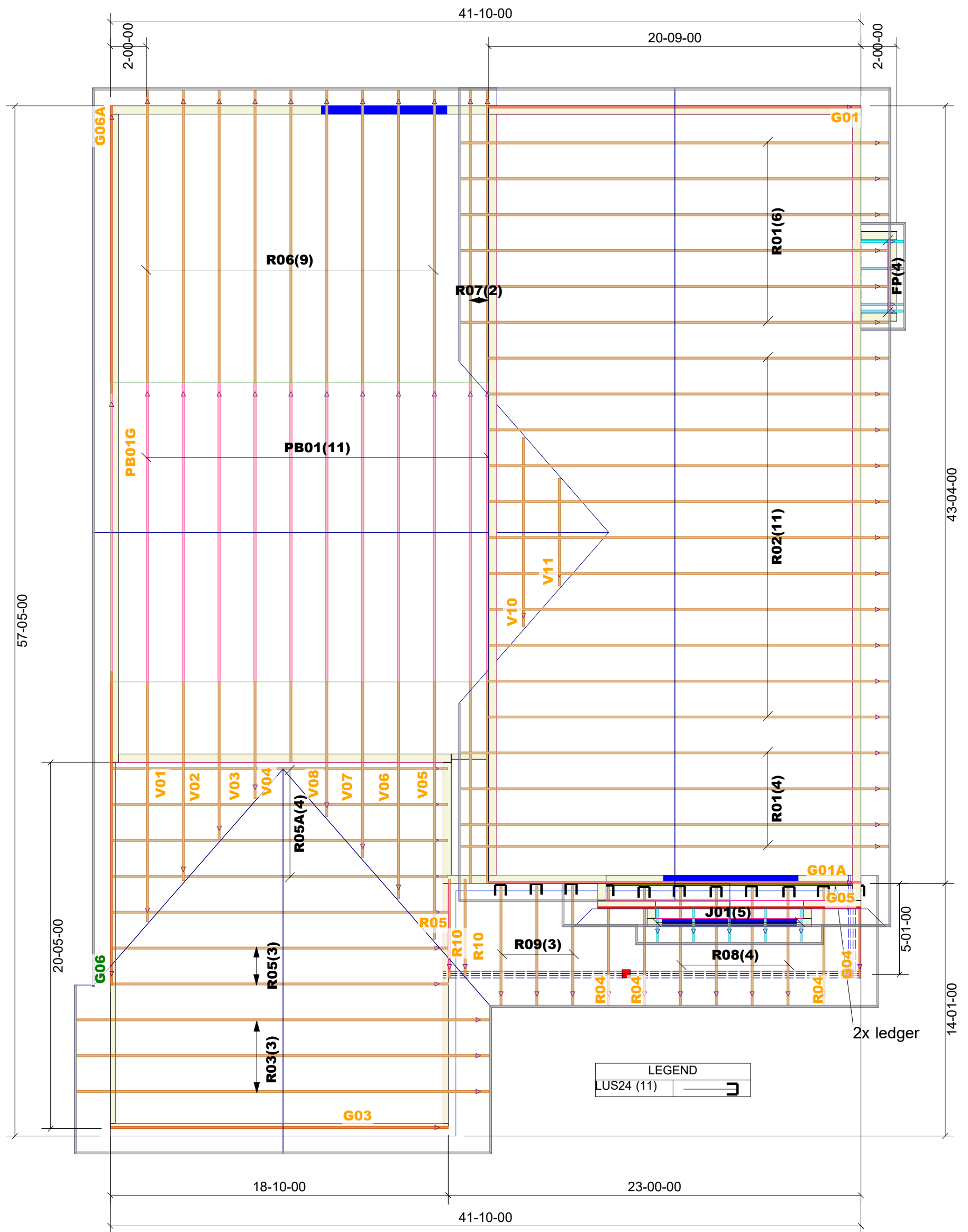
- FLOOR JOIST SYSTEMS ABOVE THE GARAGE HAS BEEN DESIGNED WITHOUT A DIRECTLY APPLIED CEILING. USE APPLICABLE BLOCKING OR STRAPPING WHERE REQUIRED AS INDICATED ON THE FRAMING PLAN.
- BLOCKING MATERIAL WILL BE SUPPLIED AND INDICATED AS "BLOCKING". NO LONGER ONLY 12' LENGTHS.



GRANDOR LUMBER INC.
ALPA LUMBER GROUP

JOB:
PHOENIX HOMES
WHITETAIL RIDGE
WTR4-140
BIRCHWOOD C LOFT
2ND FLOOR 2 OF 2

PROVIDE P.ENG APPROVED TRUSS
PACKAGE WITH SPECIFICATIONS
TO BUILDING INSPECTOR AT
FRAMING INSPECTION



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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

- 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)

- 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.

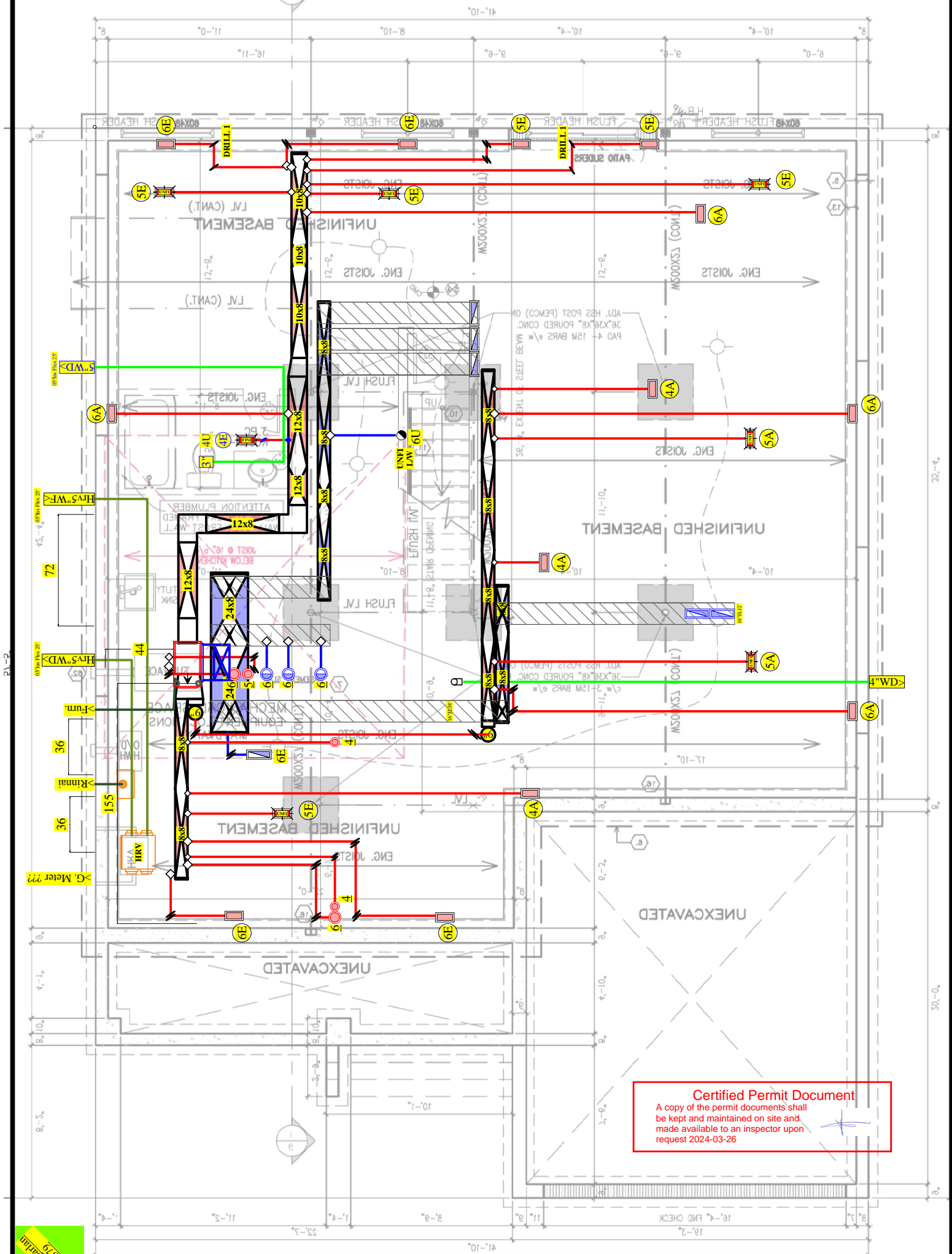


JOB:
PHOENIX HOMES
BIRCHWOOD LOFT - C
PBIRDL-4

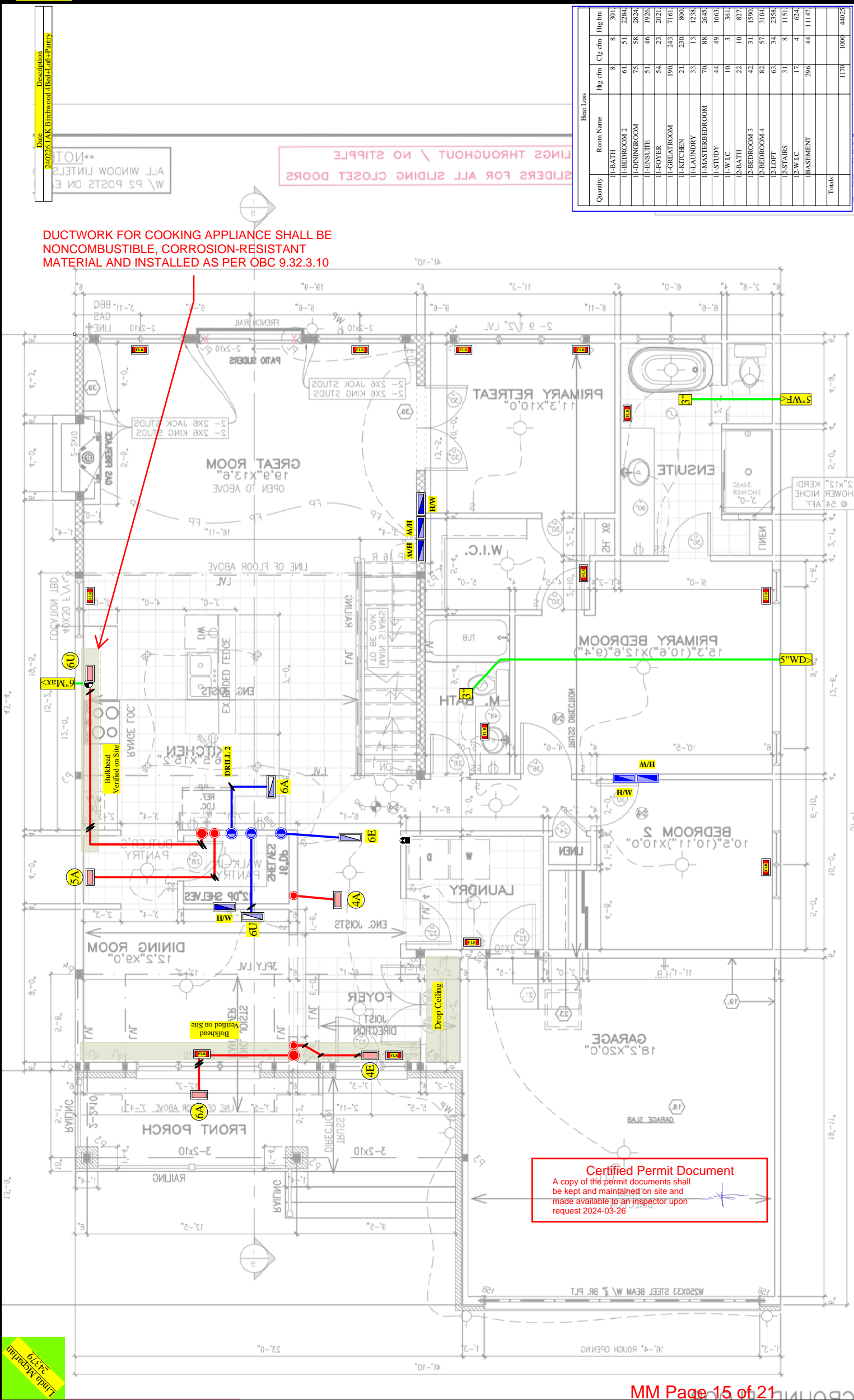
DATA: Page 13 of 21

3-15M VERTICAL BAR
EXTENDING 2'-0" BEYOND
ADD 2-15M HORIZONTAL B
O.B.C. 9.
**REQUIRED FOR WINDOWS

Heat Loss				
Quantity	Room Name	Hg cm	C/g cm	Htg bu
11-BATH		8	8	301
11-BEDROOM 2		61	51	2284
11-DININGROOM		75	58	2824
11-ENSUITE		51	46	1926
11-FOYER		54	23	2021
11-GREATROOM		190	243	7161
11-KITCHEN		21	230	800
11-LAUNDRY		33	13	1238
11-MASTERBEDROOM		70	88	2645
11-STUDY		44	49	1663
11-LA.V.C.		10	3	361
12-BATH		22	10	827
12-BEDROOM 3		42	31	1590
12-BEDROOM 4		82	57	3104
12-LOFT		63	34	2358
12-STAIRS		31	8	1151
12-W.I.C.		17	4	624
12-BASEMENT		296	44	11147
Totals:				
		1170	1000	44075



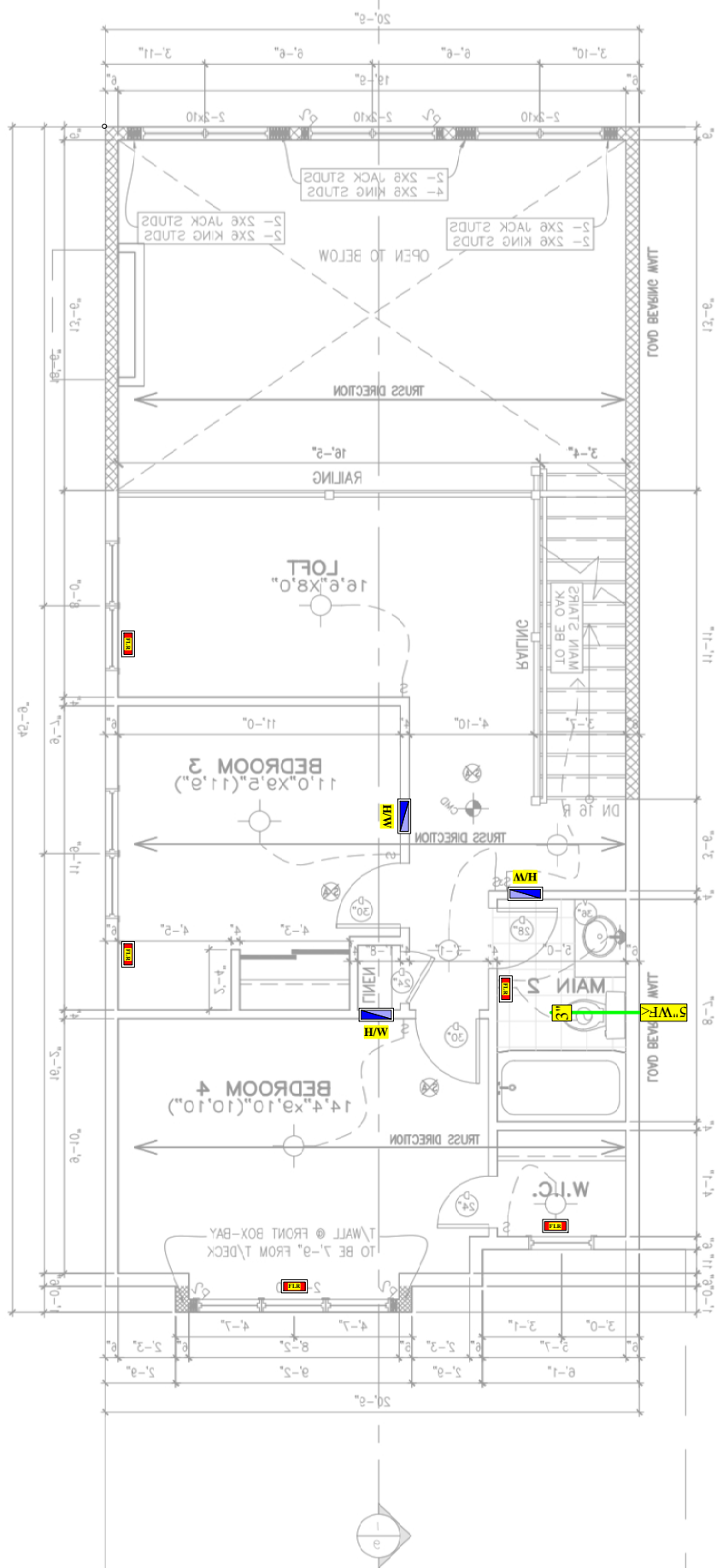
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Heat Loss				
Quantity	Room Name	Hg dm	Ctg dm	Hg bu
1	1-BATH	8		8
1	1-BEDROOM 2	61	51	2284
1	1-DININGROOM	75	58	2824
1	1-ENSUITE	51	46	1926
1	1-FOYER	54	23	2021
1	1-GREATROOM	190	243	7161
1	1-KITCHEN	21	230	800
1	1-LAUNDRY	33	13	1238
1	1-MASTERBEDROOM	70	88	2645
1	1-STUDY	44	49	1663
1	1-SW.I.C	10	3	361
1	2-BATH	22	10	827
1	2-BEDROOM 3	42	31	1590
1	2-BEDROOM 4	82	57	3104
1	2-LOFT	63	34	2358
1	2-STAIRS	31	8	1151
1	2-SW.I.C.	17	4	624
1	1-BASEMENT	296	44	11147
	Totals:	1170	1000	44025

SLIDERS FOR ALL SLIDING CLOSET DOORS
 SLINGS THROUGHOUT \ NO STIPPLE

ALL WINDOW LINTELS



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February 21, 2024

Kollaard File # 240020 – LOT140

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

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

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**Re: Proposed Single Family Dwelling, 123 Frank Fisher Crescent, Lot # 140 White Tail Ridge, Arnprior,
Kollaard Associates File # 240020**

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

- Phoenix Homes, Lot # 140 White Tail Ridge, Pages # 1, 2C to 9C, Dated 02/05/2023
- Grandor Lumber Inc., Roof Truss Layout, Birchwood Loft - C, Dated 12/16/2021
- Grandor Lumber Inc., 2nd Floor Joist Layout, LOT WTR3-118, Dated 05/02/2023
- Grandor Lumber Inc., 1st Floor Joist Layout, LOT WTR3-118, Dated 05/02/2023

Kollaard Associates offers the following comments:

Second Floor Plan – Pages # 4C:

1. It is the opinion of Kollaard Associates that the proposed beams, lintels and built-up wood posts shown on Phoenix Homes Pages # 4C are adequate.
2. The proposed tall wall noted on Phoenix Homes Sheet # 1 is adequate.
3. Truss design is by others.

Ground Floor Plan – Pages # 3C:

4. It is the opinion of Kollaard Associates that the proposed lintels, beams and supporting posts shown on Phoenix Homes Sheets # 3C are adequate.
5. Ramset a 2x6 to the top flange of all steel beams to attach the above framing, floor joists and flush LVL beams.
6. Truss design is by others.



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

Basement Plan – Pages # 2C:

8. It is the opinion of Kollaard Associates that the proposed steel beams, steel posts, lintels (not specified on the floor joist layout) built-up wood posts shown on Phoenix Homes Pages # 2C are adequate.
9. The front porch slab reinforcement described on Phoenix Homes Pages # 1 is adequate.
10. 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".
11. 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".
12. Where the grade difference between the basement slab and the exterior finished grade exceeds 3'-11" along the sides, the proposed foundation reinforcement noted on Phoenix Homes Pages # 6C and 7C are adequate to withstand the lateral earth pressures.
13. The strip footings and proposed interior pad footings shown on Phoenix Homes Page # 2C and noted on Phoenix Homes Page # 1 are adequate.
14. Floor joist design, flush LVL beams within the floor structure and LVL lintels are by the manufacturer. The posts supporting the flush LVL lintels/beams shown on Phoenix Homes Pages # 2C are adequate.

General Notes:

15. All gravity loads to be carried to foundation through solid blocking.
16. Truss design is by others.
17. Floor joist design, flush LVL beams within the floor structure and LVL lintels are by the manufacturer.
18. The self supporting stairs are to be designed by the stair manufacturer.
19. All dimension lumber, except non-load bearing 8 ft 2x6 studs to be No.2 grade SPF or better.
20. Non-load bearing 8 ft 2x6 studs to be No.3 or Stud grade SPF or better.
21. All guards to be as per OBC SB-7, unless otherwise mentioned or designed by others.
22. All brick lintels to be as per OBC Table 9.20.5.2.B.
23. 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.
24. 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".
25. All 3" x 3" x 3/16" HSS posts c/w 6" x 6" x 3/8" top and bottom bearing plates.

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A copy of the permit documents shall be kept and maintained on site and made available to an inspector upon request 2024-03-26



26. The assumed allowable soil bearing resistance of **100 kPa** is to be verified prior to construction.
27. 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.
28. Comments provided in this report are made in consideration of Part 9 and Part 4 (where applicable) of the 2012 OBC as amended.
29. 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.

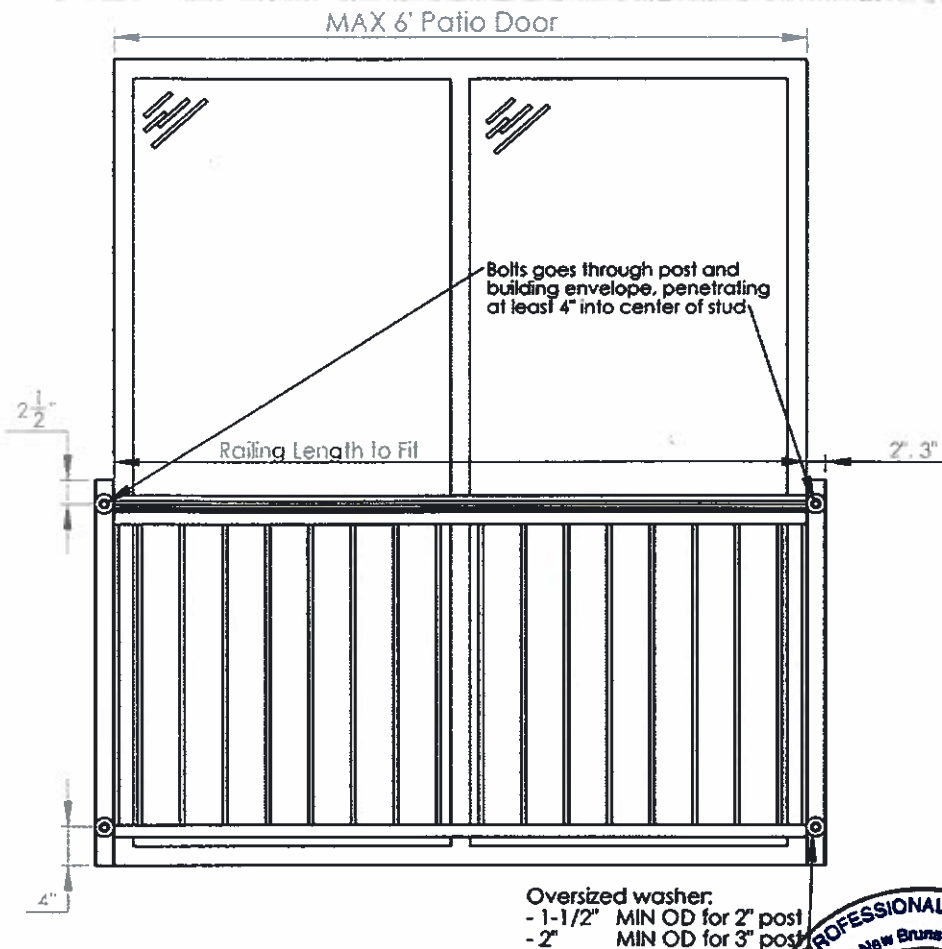


Christopher Cogliati, P.Eng.

Certified Permit Document

A copy of the permit documents shall be kept and maintained on site and made available to an inspector upon request 2024-03-26





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

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)

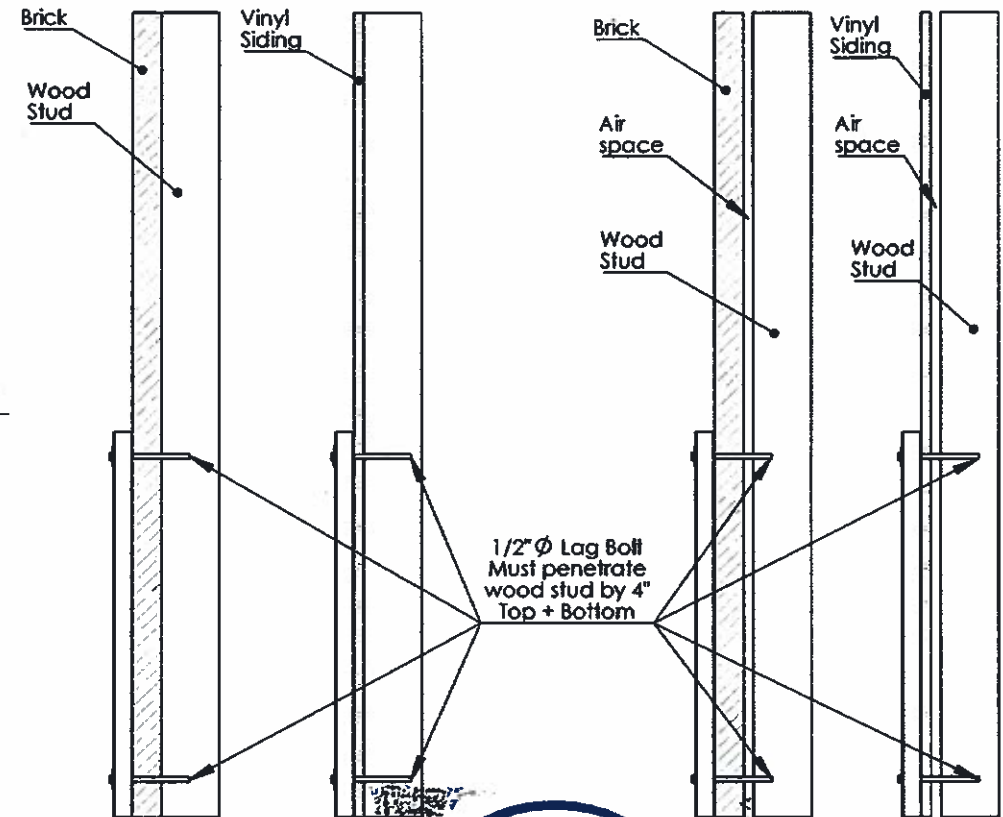
Certified Permit Document

A copy of the permit documents shall be kept and maintained on site and made available to an inspector upon request 2024-03-26

Notes:

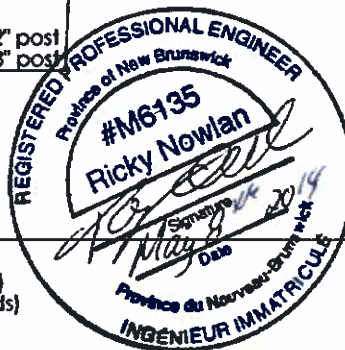
Install anchors as per bolt manufacturer specifications

Main structure load capacity responsibility of others



Without
Air space

With
Air space



Imperial
Manufacturing Group

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

PROPRIETARY AND CONFIDENTIAL

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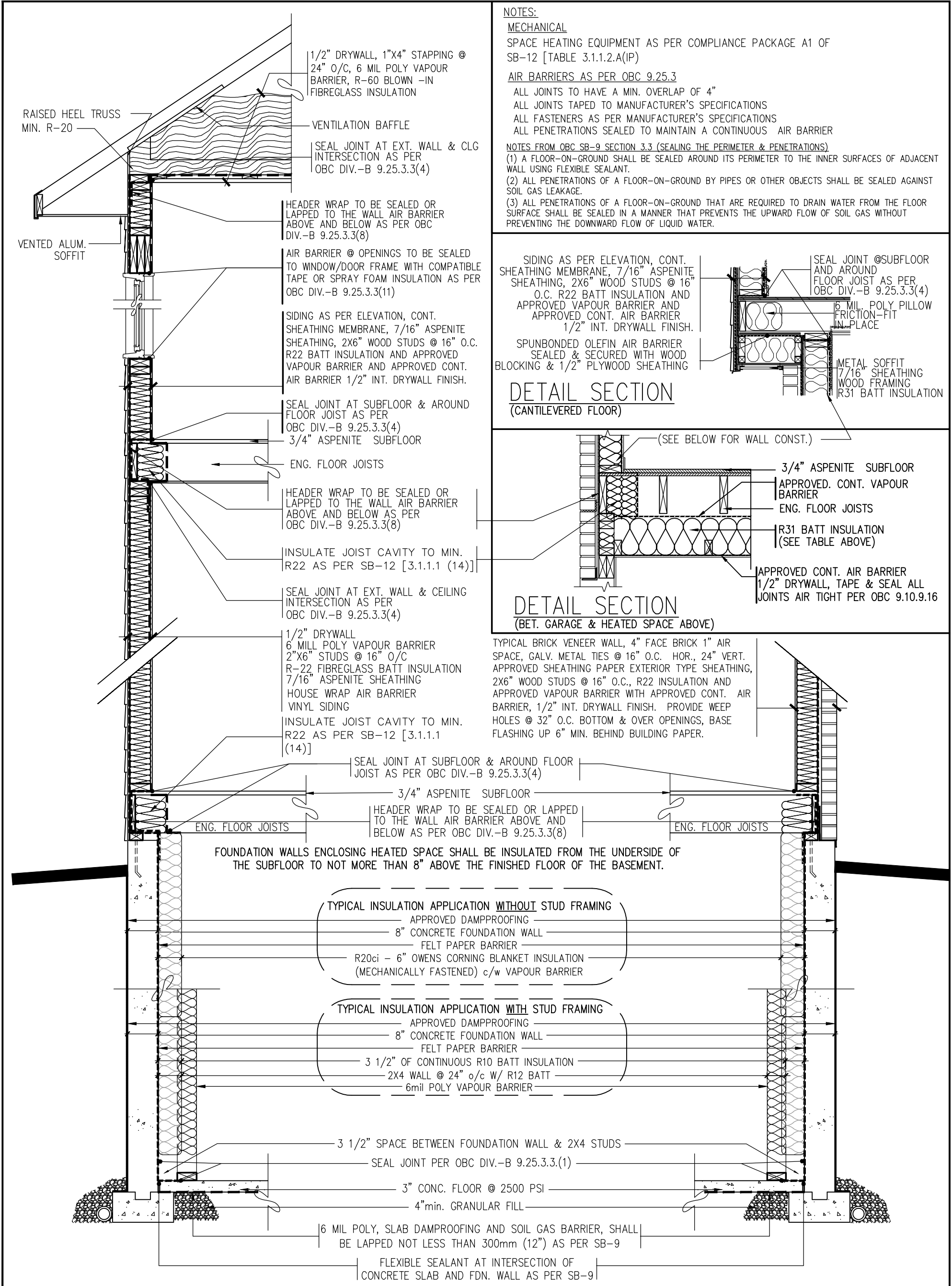
TITLE:

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

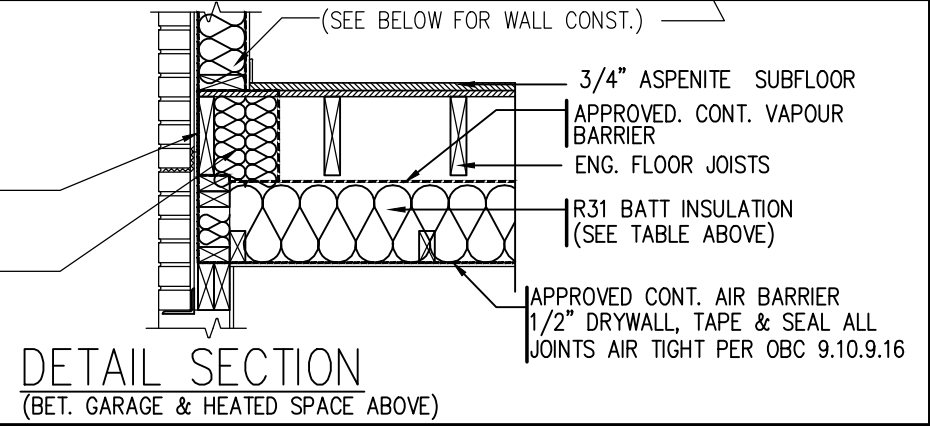
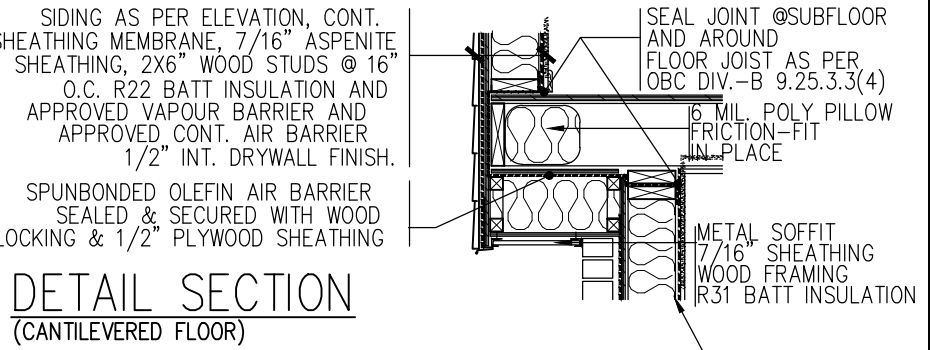
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A Z-KRES-004

REV

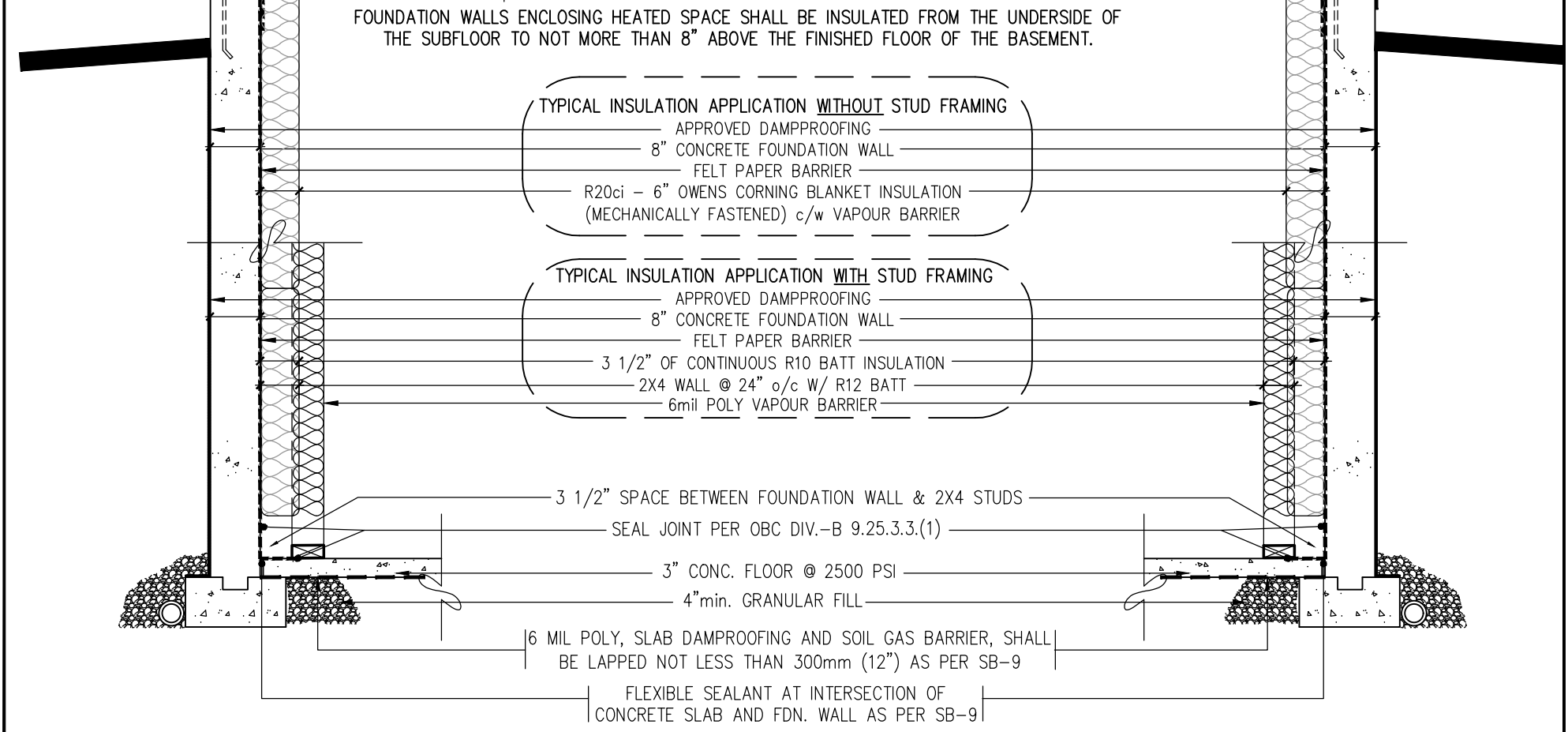
SCALE: NTS Mar 14 SHEET 1 OF 1



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.



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	