steps
height
materials

deck 12 x 32
side 6x6 - porch 4X14 ramp

FAIRMONT HOMES INC.

502 South Oakland, P.O. Box 27
Nappanee, Indiana, USA 46550

REVIEWED BY NTA INC 11/07/12
Canadian Standards for Intertek

ONTARIO APPROVAL
FOR MODEL A-73830

SITE

Picture may not be same layout as floor plan

NOTE:
The review of these drawings by this office does not relieve the owner/ builder or his agents from completing all work in accordance with the latest issue of the Ontario Building Code

TOWNSHIP OF PUSLINCH
DEC 03 2012
Building Inspection Dept.

INDEX:

DESIGN CRITERIA
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BLOCKING(WHERE APPLICABLE)
EXTERIOR ELEVATIONS
ELECTRICAL LAYOUT
PLUMBING
GAS LINE
HVAC LAYOUT
ONTARIO ENERGY DESIGN ZONE-1 (5000 > DEGREE DAYS)
ONTARIO ENERGY DESIGN ZONE-2 (5000 < DEGREE DAYS)
TYPICAL HRV SYSTEM INSTALLATION

ROOM OPTIONS (WHERE APPLICABLE)
FLOOR PLAN (WHERE APPLICABLE)
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PLUMBING (WHERE APPLICABLE)
GAS LINE (WHERE APPLICABLE)
HVAC CALCULATION (WHERE APPLICABLE)
HVAC LAYOUT (WHERE APPLICABLE)

REVIEWED BY 11/07/12
NTA INC
Canadian Standards for Intertek

NOTE:
REFER TO INSTALLATION MANUAL FOR SUPPORT SYSTEM

INDEX

FAIRMONT HOMES INC.
502 SOUTH OAKLAND, P.O. BOX 27 NAPPANEE, INDIANA, USA 46550

Scale: NTS	Date: 12/16/10	Name: *PATTERSON*

Proprietary & Confidential

MODEL NUMBER:
CSA MOD SUB-0002

GENERAL DESIGN CRITERIA

CAN / CSA A277-01
NATIONAL BUILDING CODE OF CANADA- 2010
CANADIAN ELECTRICAL CODE C22.1.12 PART-1 2012
NATIONAL PLUMBING CODE OF CANADA 2010

PROVINCE SPECIFIC THERMAL REQUIREMENTS FOR NATURAL GAS HEAT:

ONTARIO (LESS THAN 5000 CDD):
REF: THE ENERGY DESIGN SUMMARY FOR ONTARIO
ROOF (WITH ATTIC): RSI-8.8 (R-50)
WALL: RSI-4.2 (R-24)
FLOOR: RSI-5.5 (R-31)

ONTARIO (MORE THAN 5000 CDD):
REF: THE ENERGY DESIGN SUMMARY FOR ONTARIO
ROOF (WITH ATTIC): RSI-8.8 (R-50)
WALL: RSI-4.2 (R-24)
FLOOR: RSI-5.5 (R-31)

DESIGN LOADS

WIND SPEED.....90 MPH (0.59 kPa)
GROUND SNOW LOAD.....60 PSF (2.87 kPa)
RAIN LOAD.....8.4 PSF (0.40 kPa)
ROOF DEAD LOAD.....10 PSF (0.48 kPa)
FLOOR LIVE LOAD.....40 PSF (1.92 kPa)
FLOOR DEAD LOAD.....10 PSF (0.48 kPa)

PROVINCE SPECIFIC:

ONTARIO:
ONTARIO BUILDING CODE 2006
CANADIAN ELECTRICAL CODE C22.1.12 PART-1 2012
ONTARIO CODE AND GUIDE TO PLUMBING 2006

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NTA INC
Canadian Standards for Intertek

4. PAT 06/22/2012
3. PAT 02/23/2012
2. PAT 10/14/2011
1. PAT 07/27/2011

NOTES:
-MECHANICAL VENTILATION IS PROVIDE BY A HUMIDISTATICALLY CONTROLLED EXHAUST FAN LOCATED IN THE MASTER BATHROOM OF EACH HOME.

ONTARIO,CANADA MODULAR DESIGN CRITERIA

FAIRMONT HOMES INC.
502 SOUTH OAKLAND, P.O. BOX 27 NAPPANEE, INDIANA, USA 46550

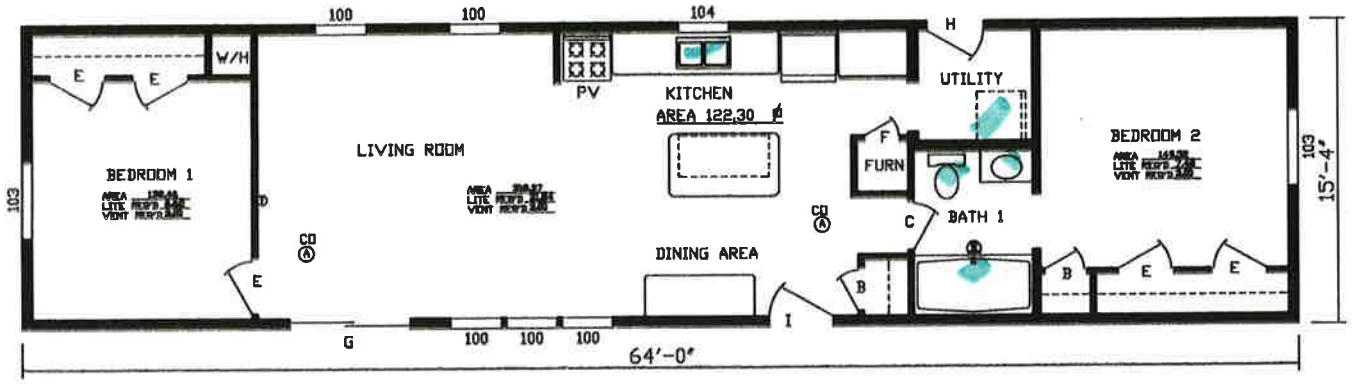
Scale: NTS	Date: 12/16/10	Name: Patterson

Proprietary & Confidential

Drawing Name:

CSA MOD SUB-0001

FRONT



2 BEDROOM

1100 L/D

F.U.

KIT	1.5
CLOTHES	1.5
BATH GR	6
	9

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REVISION:

NOTES:
-WALL HEIGHT 8'-0"
-INTERIOR WALL THICKNESS 3 1/2" OR 4 1/2"
-EXTERIOR WALL THICKNESS 6 1/2"
-WINDOWS/DOORS MAY BE ADDED OR RELOCATED IN THE ROOM OR CAN BE SUBSTITUTED WITH ALTERNATE WINDOW/S AND/OR DOOR/S BUT MUST SATISFY MINIMUM LIGHT, VENT, SAFETY GLASS AND EGRESS REQUIREMENTS

NOTE:
REFERENCE WINDOW AND DOOR SCHEDULE FOR ALL WINDOW AND DOOR SPECIFICATIONS

CO
(A) SMOKE/CO ALARM

MODEL 6816 2B 1BA

FAIRMONT HOMES INC.

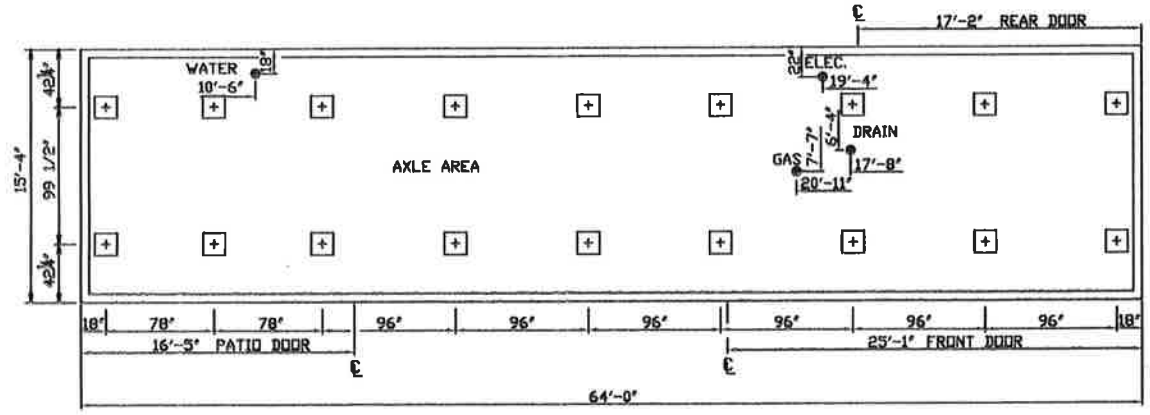
502 SOUTH OAKLAND, P.O. BOX 27 NAPPANEE, INDIANA, USA 46550

Scale: NTS | Date: 11/05/12 | Name: N.MYERS

Proprietary & Confidential

MODEL NUMBER: A-73830

FLOOR PLAN



28" SONOTUBE WITH NO PAD FOOTINGS.

20" SONOTUBES ON 25"x25"x11" PAD FOOTINGS

NOTICE

IT IS THE RESPONSIBILITY OF THE DEALER TO OBTAIN LEGIBLE BLOCKING AND/OR FOUNDATION PRINTS FROM FAIRMONT HOMES. FAIRMONT HOMES WILL NOT BE LIABLE FOR DAMAGES ARISING FROM THE DEALER SUPPLYING THE CONTRACTOR WITH TELEFAXED BLOCKING AND/OR FOUNDATION PRINTS.

THE INTENT OF THIS DRAWING IS TO ASSIST THE INSTALLER IN INTERPRETATION OF THE INSTALLATION MANUAL DURING THE INSTALLATION PROCESS.
THE INSTALLATION MANUAL IS THE INSTALLING DOCUMENT, SHOULD THERE BE A CONFLICT BETWEEN THIS AND THE MANUAL, THE STAMPED/CERTIFIED MANUAL CONTROLS.

REVIEWED BY 11/07/12

NTA INC
Canadian Standards for Intertek

NOTICE: PERIMETER BLOCKING IS REQUIRED WITH STANDARD 2x8 FLOOR JOISTS. NOT TO EXCEED 8'-0" O.C.

PERIMETER BLOCKING IS NOT REQUIRED WITH OPTIONAL 2x10 FLOOR JOISTS EXCEPT WHERE EXTERIOR WALL OPENINGS ARE GREATER THAN 4'-0"

NOTE:
THE HOME DESIGNED FOR THIS SUPPORT SYSTEM IS BUILT WITH 12" LONGITUDINAL I-BEAMS

NOTICE

IT IS THE RESPONSIBILITY OF THE DEALER AND/OR INSTALLER TO CERTIFY THAT ANY BLOCKING OR FOUNDATION PRINTS, OR ANY OTHER DIAGRAMS SUPPLIED TO A CONTRACTOR FOR SITE WORK, CORRELATE WITH THE UNIT ORDERED. THE MANUFACTURER WILL NOT BE LIABLE FOR DAMAGES ARISING FROM FAILURE OF THE DEALER AND/OR INSTALLER TO MAKE CERTAIN THAT THE CONTRACTOR HAS THE CORRECT DIAGRAMS, REGARDLESS OF WHAT WAS SUPPLIED BY THE MANUFACTURER.
MANUFACTURER ASSUMES NO RESPONSIBILITY FOR THE DESIGN OF THE FOUNDATION EXCEPT FOR THE METHOD OF SUPPORT AS SHOWN ON THIS DRAWING.

NOTE:
1. BLOCKING SPACING IS NOT TO EXCEED 8'-0"
2. ALL PLUMBING CROSSOVERS (GAS, WATER, SEWER, etc.) ARE DEALER AND/OR INSTALLERS RESPONSIBILITY.
3. ENOUGH CONCRETE BLOCKS AND HARDWOOD SHIMS TO MEET MINIMUM BLOCKING SPECIFICATIONS MUST BE SUPPLIED, THIS IS NOT THE MANUFACTURER'S RESPONSIBILITY.

[+] = PIER LOCATION

REVISION:

MODEL 6816 2B 1BA

FAIRMONT HOMES INC.

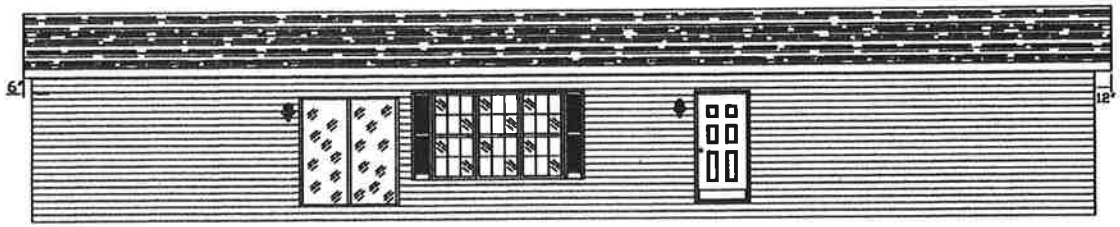
502 SOUTH OAKLAND, P.O. BOX 27 NAPPANEE, INDIANA, USA 46550

Scale: NTS	Date: 10/19/12	Name: N.MYERS

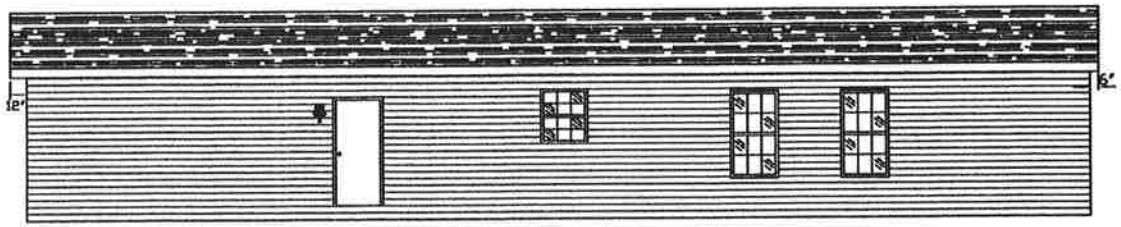
Proprietary & Confidential

MODEL NUMBER: A-73830

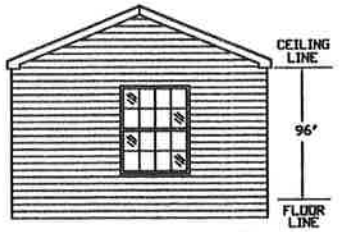
BLOCKING PLAN



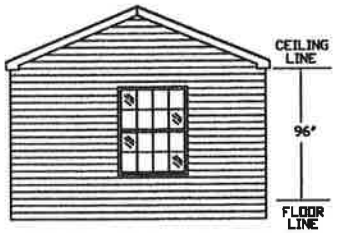
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

REVIEWED BY NTA INC Canadian Standards for Intertek 11/07/12

REVISION:

MODEL 6816 2B 1BA

FAIRMONT HOMES INC.

502 SOUTH OAKLAND, P.O. BOX 27 NAPPANEE, INDIANA, USA 46550

Scale: NTS	Date: 10/19/12	Name: N. MYERS

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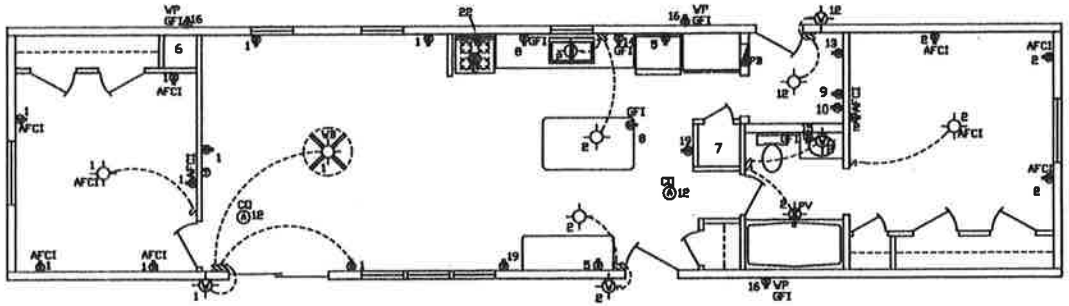
MODEL NUMBER: A-73830

EXTERIOR ELEVATIONS



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CIRCUIT IDENTIFICATION		
NO.	CIRCUIT	AMPS
1	LIGHTS & RECEPTS	15
2	LIGHTS & RECEPTS	15
3	LIGHTS & RECEPTS	15
4	REFER	20
5	APPLIANCE	20
6	WATER HEATER	20
7	FURNACE	15
8	GFI	20
9	DRYER	20
10	WASHER	20
11	LIGHTS & RECEPTS	15
12	SMOKE ALARMS/ CO DET.	15
13	UTILITY	20
14	GFI	20
15	GFI	20
16	GFI	20
17	APPLIANCE	20
18	APPLIANCE	20
19	DINING ROOM	20
20	GFI	20
21	LIGHTS & RECEPTS	15
22	RANGE	50
23	PTAC UNIT	20

LEGEND	
SYMBOLS	DESCRIPTION
T	THERMOSTAT
	RECEPT
	CEILING LIGHT
	WALL LIGHT
CO	CARBON/SMOKE ALARM
	VENT FAN
PB	PANEL BOARD
AFCI	ARC FAULT CIRCUIT INTERRUPTER
GFI	GROUND FAULT CIRCUIT INTERRUPTER
	240v RECEPT

NOTES:
-SERVICE PANEL TO BE 100 OR 200 AMP WITH MAIN BREAKER
-SERVICE PANEL IS LOCATED AS SHOWN ON THE MAIN LEVEL OR IN BASEMENT
-ALL ELECTRICAL EQUIPMENT IS TO BE LISTED AND LABELED
-CIRCUIT NUMBERS ON PLAN DO NOT REPRESENT BREAKER LOCATION IN PANEL BOX
-ANY EQUIPMENT OR APPLIANCES INSTALLED ON-SITE SHALL HAVE BREAKERS AND WIRE SIZED AND SUPPLIED BY ON-SITE ELECTRICIAN
-DISCONNECT BOX LOCATED AND INSTALLED BY OTHERS ON-SITE IN THE JURISDICTION HAVING AUTHORITY
-ALL SMOKE ALARMS ARE INTERCONNECTED AND HAVE A BATTERY BACKUP

REVISION:

MODEL 6816 2B 1BA

FAIRMONT HOMES INC.

502 SOUTH OAKLAND, P.O. BOX 27 NAPPANEE, INDIANA, USA 46550

Scale: NTS | Date: 10/19/12 | Name: N.MYERS

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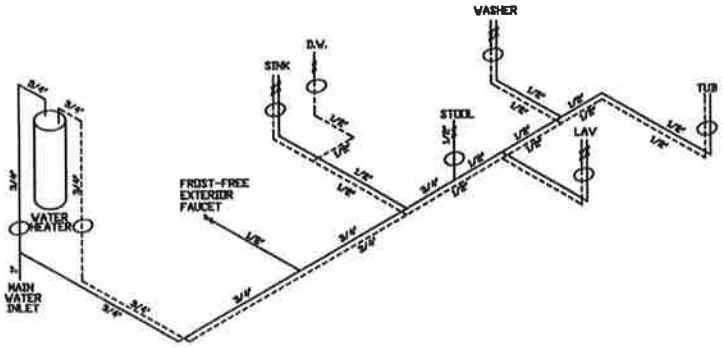
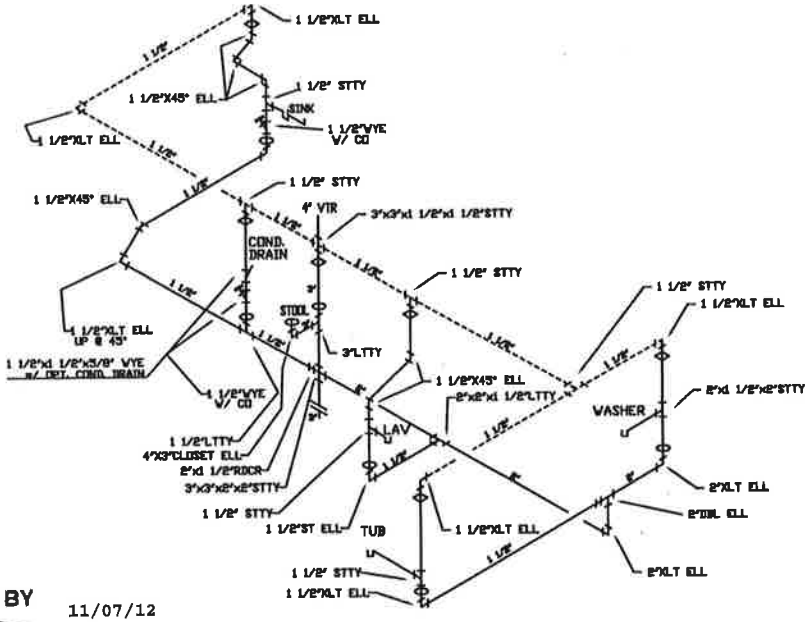
MODEL NUMBER: A-73830

ELECTRICAL LAYOUT

SITE INSTALLED PLUMBING LAYOUT IS SUGGESTED ONLY FOR BUILDING INSTALLATION. LAYOUT MAY VARY DUE TO STRUCTURAL INTERFERENCE. IT IS THE BUILDERS RESPONSIBILITY TO ASSURE THAT ANY VARIATIONS CONFORM TO ALL APPLICABLE CODES



WATER SUPPLY SYSTEM



DRAIN SYSTEM

REVIEWED BY NTA INC Canadian Standards for Intertek 11/07/12

COLD SUPPLY LINE
HOT SUPPLY LINE
SHUT-OFF VALVE

DRAIN SYSTEN LEGEND
PLANT INSTALLED PLUMBING
SITE INSTALLED PLUMBING
NOTE: VENT LINES STUB THRU CEILING AT THESE POINTS
NOTE: DRAIN LINES DROP OUT OF FLOOR AT THESE POINTS

NOTES:
-DISTRIBUTION PIPING TO BE CROSS LINK POLYETHYLENE (PEX)
-WATER SUPPLY MAY BE PLANT INSTALLED AS SHOWN, OR STUBBED THROUGH FLOOR FOR ON-SITE INSTALLATION BY OTHERS
-SHOWER AND/OR TUB-SHOWER VALVES TO BE ANTI-SCALD WHERE APPLICABLE. (MAX TEMPERATURE SET AT 43.3°C OR 110°F)
-MAX. FLOWRATE OF PEX TUBING IS 12 F.P.S. VELOCITY
-FOR ONTARIO: ALL FIXTURES (EXCLUDING DISHWASHERS, ICE MAKERS, AND CLOTHES WASHERS) TO BE EQUIPPED WITH A TEMPERATURE CONTROL DEVICE
-ALL PLUMBING BELOW FLOOR IS THE RESPONSIBILITY OF THE BUILDER/OWNER
-DRAIN FITTINGS AND PIPING TO BE ABS
-P-TRAPS ARE REMOVABLE, AND SHALL BE ACCEPTABLE AS A CLEANOUT EQUIVALENT

REVISION:

MODEL 6816 2B 1BA

FAIRMONT HOMES INC.
502 SOUTH OAKLAND, P.O. BOX 27 NAPPANEE, INDIANA, USA 46550

Scale: NTS	Date: 10/19/12	Name: N.MYERS

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MODEL NUMBER: A-73830

PLUMBING DWV

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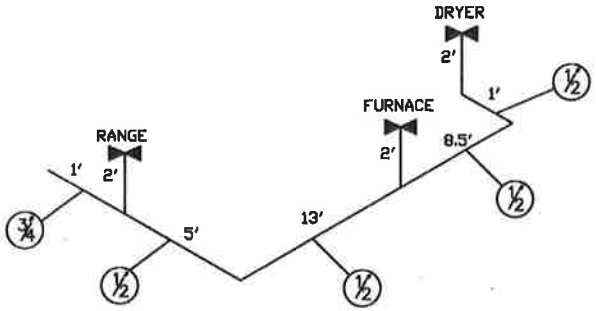
Canadian Standards for Intertek



NATURAL GAS SYSTEM
USE 40' COLUMN LENGTH
MAX. LENGTH = 30.5'

RANGE	= 56,000 BTU
DRYER	= 22,000 BTU
FURNACE	= 60,000 BTU
⋈	= GAS VALVE

NOTES:
-GAS PIPE IS BLACK STEEL
-ALL RISERS ARE 1/2" UNLESS NOTED
-EACH APPLIANCE SHALL HAVE IT'S OWN SHUTOFF WITHIN 6'-0" OF THE APPLIANCE
-GAS PIPE SHALL BE SUPPORTED AT 6'-0" O.C. MAXIMUM
-DESIGN SHOWN INCLUDES ALL POSSIBLE GAS APPLIANCES, ANY OR ALL APPLIANCES MAY BE REPLACED BY ELECTRIC APPLIANCES

NOTES:
-GAS PIPING SHALL BE SIZED IN ACCORDANCE WITH THE CSA STANDARD B 149.1-10 NATURAL GAS AND PROPANE INSTALLATION CODE.
-SIZED FOR PRESSURES OF LESS THAN 7 IN. WATER COLUMN AND PRESSUREDROP OF 0.5 IN. W.C.

NOTE:
GAS LINES MAY BE INSTALLED AS SHOWN OR STUBBED THROUGH THE FLOOR FOR ON SITE INSTALLATION BY OTHERS. ON SITE INSTALLATION REQUIRES TESTING AND INSPECTION BY OTHERS.

REVISION:

MODEL 6816 2B 1BA

FAIRMONT HOMES INC.
502 SOUTH OAKLAND, P.O. BOX 27 NAPPANEE, INDIANA, USA 46550

Scale: NTS	Date: 10/19/12	Name: N. MYERS

Proprietary & Confidential

MODEL NUMBER:
A-73830

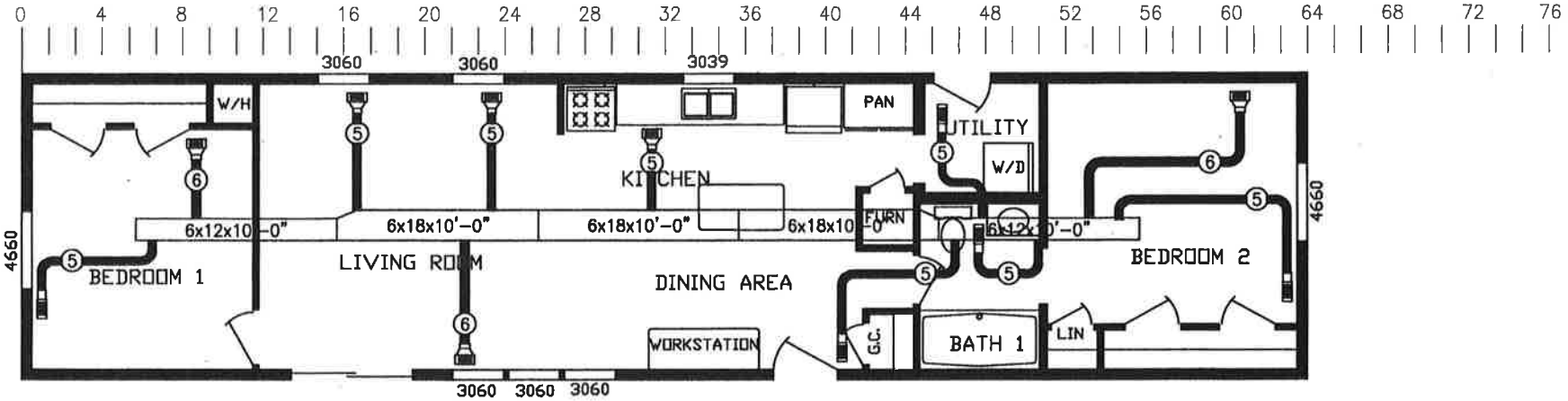
GAS LINE LAYOUT

System Type: Perimeter
Trunks: Graduated Duct Board
Registers: 4x10 Floor
and:
Crossovers: N/A
Furnace: Down-Flow
(Split A/C)

#	QTY	DESCRIPTION
1	11	1100B/W 4x10 FLOOR REG.
2	8	2005 START COLLAR
2	3	2006 START COLLAR
3	3	2217 90° BOOT
3	5	2317 CENTER END BOOT
3	3	2218 90° BOOT
3	0	2318 CENTER END BOOT
4	0	2370 CROSSOVER CONN.

#	QTY	DESCRIPTION
4	0	2371 CROSSOVER CONN.
5	0	2506 IN-LINE BOOT
6	45	3005 FLEX DUCT
6	22	3006 FLEX DUCT
7	20	4312 DUCT BOARD TRUNK
7	30	4318 DUCT BOARD TRUNK
7	0	4341 DUCT BOARD TRUNK
7	0	4342 DUCT BOARD TRUNK

#	QTY	DESCRIPTION
7	0	4343 DUCT BOARD TRUNK
8	2	4300-EC END CAP
9	22	5237 NYLON STRAP
0	0	- - - - - - - - - - - -
0	0	- - - - - - - - - - - -
0	0	- - - - - - - - - - - -
0	0	- - - - - - - - - - - -
0	0	- - - - - - - - - - - -



REVIEWED BY NTA INC 11/07/12
Canadian Standards for Intertek

LaSalle *Air Systems*

DRAWN: 11/02/12	FILE NAME:
REVISED: / /	\ACADWG\FH-A-73830

DUCT SYSTEM FOR FAIRMONT HOMES
MODEL #: A-73830

REVIEWED BY NTA INC 11/07/12
Canadian Standards for Intertek

Energy Efficiency Design Summary
(Part 9 Residential)

This form to be completed & signed by the person who reviews and takes responsibility for the energy efficiency design of the project.
Information on completing this form is contained on the reverse.

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

A. Project Information

Building number, street name		Unit Number	Lot / Con
		A-73830	
Municipality	Postal Code	Reg. Plan number / other description	
		Modular A277	

B. Compliance Option

☑ SB-12 Prescriptive [SB-12 - 2.1.1]	Table: 2.1.1.2.A Package: D
☐ SB-12 Performance * [SB-12 - 2.1.2]	* Attach energy performance calculations using an approved software
☐ Energy Star® * [SB-12 - 2.1.3]	* Attach BOP form. House must be labeled on completion by Energy Star
☐ EnerGuide 80® *	* House must be evaluated by NRCan advisor and meet a rating of 80

C. Project Design Conditions

Climate Zone (SB-1)	Heating Equip. Eff.	Space Heating Fuel Source		
☑ Zone 1 (<5000 degree days)	☑ ≥ 90% AFUE	☑ Gas	☐ Propane	☐ Solid Fuel
☐ Zone 2 (≥5000 degree days)	☐ ≥ 78% <90% AFUE	☐ Oil	☐ Electric	☐ Earth Energy

Windows+Skylights+Glass Doors		Other Building Conditions		
Gross Wall Area = 91.149 m2	% Window = 12.26%	☐ ICF Basement	☐ Walkout Basement	☐ Log/Post & Beam
Gross Window + Area = 11.1781 m2		☐ ICF Above Grade	☐ Slab-on-ground	

D. Building Specifications

Building Component	RSI / R values	Building Component	Efficiency Ratings
Thermal Insulation		**Windows & Doors**[1]	
Ceiling with Attic Space	**8.81 / R50**	Windows / Sliding Glass Doors	**1.8**
Ceiling without Attic Space	**5.46 / R31**	Skylights	**n/a**
Exposed Floor	**5.46 / R31**	**Mechanicals**	
Walls Above Grade	**4.23 / R24**	Space Heating Equipment[2]	**94%**
Basement Walls	**3.52 / R20**	HRV Efficiency (%)	**n/a**
Slab (all > 600 mm below grade)	**n/a**	DHW Heater (EF)	**67%**
Slab (edge only <= 600 mm below grade)	**n/a**	NOTES 1. Provide U-Value in W/m2.K, or ER Rating 2. Provide AFUE or indicate if condensing type combined system	
Slab (all <= 600 mm below grade, or heated)	**n/a**		

E. Performance Design Verification [complete applicable sections of *SB-12 Performance, Energy Star or EnerGuide80* options used]

SB-12 Performance:

The annual energy consumption using Subsection 2.1.1. SB-12 Package _____ is _____ Gj (1 Gj=1000Mj)

The annual energy consumption of this house as designed is _____ Gj

The software used to simulate the annual energy use of the building is: _____

The building is being designed using an air leakage of _____ air changes per hour @ 50Pa.

Energy Star: BOP form attached. The house will be labeled on completion by:

Energy Star and EnerGuide80:

Evaluator / Advisor / Rater Name: Evaluator / Advisor / Rater License #:

F. Declaration [by the person who reviews and takes responsibility for the energy efficiency design]

I certify that I have reviewed the design documents submitted with the permit application, that the information contained on this form is consistent with the design documents, and that information used in any annual energy use calculation, if applicable, is a true representation of the design documents.

Name	Signature	Date

REVIEWED BY NTA INC Canadian Standards for Intertek 11/07/12

Energy Efficiency Design Summary

(Part 9 Residential)

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Building number, street name		Unit Number	Lot / Con
		A-73830	
Municipality	Postal Code	Reg. Plan number / other description	
		Modular A277	

B. Compliance Option

☑ SB-12 Prescriptive [SB-12 - 2.1.1]	Table: 2.1.1.3.A Package: H
☐ SB-12 Performance * [SB-12 - 2.1.2]	* Attach energy performance calculations using an approved software
☐ Energy Star® * [SB-12 - 2.1.3]	* Attach BOP form. House must be labeled on completion by Energy Star
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Windows+Skylights+Glass Doors		Other Building Conditions		
Gross Wall Area = 91.149 m2	% Window = 12.26%	☐ ICF Basement	☐ Walkout Basement	☐ Log/Post & Beam
Gross Window + Area = 11.1781 m2		☐ ICF Above Grade	☐ Slab-on-ground	

D. Building Specifications

Building Component	RSI / R values	Building Component	Efficiency Ratings
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Ceiling with Attic Space	**8.81 / R50**	Windows / Sliding Glass Doors	**1.6**
Ceiling without Attic Space	**5.46 / R31**	Skylights	**n/a**
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Walls Above Grade	**4.23 / R24**	Space Heating Equipment[2]	**94%**
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Slab (all > 600 mm below grade)	**n/a**	DHW Heater (EF)	**67%**
Slab (edge only <= 600 mm below grade)	**n/a**	NOTES 1. Provide U-Value in W/m2.K, or ER Rating 2. Provide AFUE or indicate if condensing type combined system	
Slab (all <= 600 mm below grade, or heated)	**n/a**		

E. Performance Design Verification [complete applicable sections of *SB-12 Performance, Energy Star or EnerGuide80* options used]

SB-12 Performance:

The annual energy consumption using Subsection 2.1.1. SB-12 Package _____ is _____ Gj (1 Gj=1000Mj)

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Energy Star and EnerGuide80:

Evaluator / Advisor / Rater Name: Evaluator / Advisor / Rater License #:

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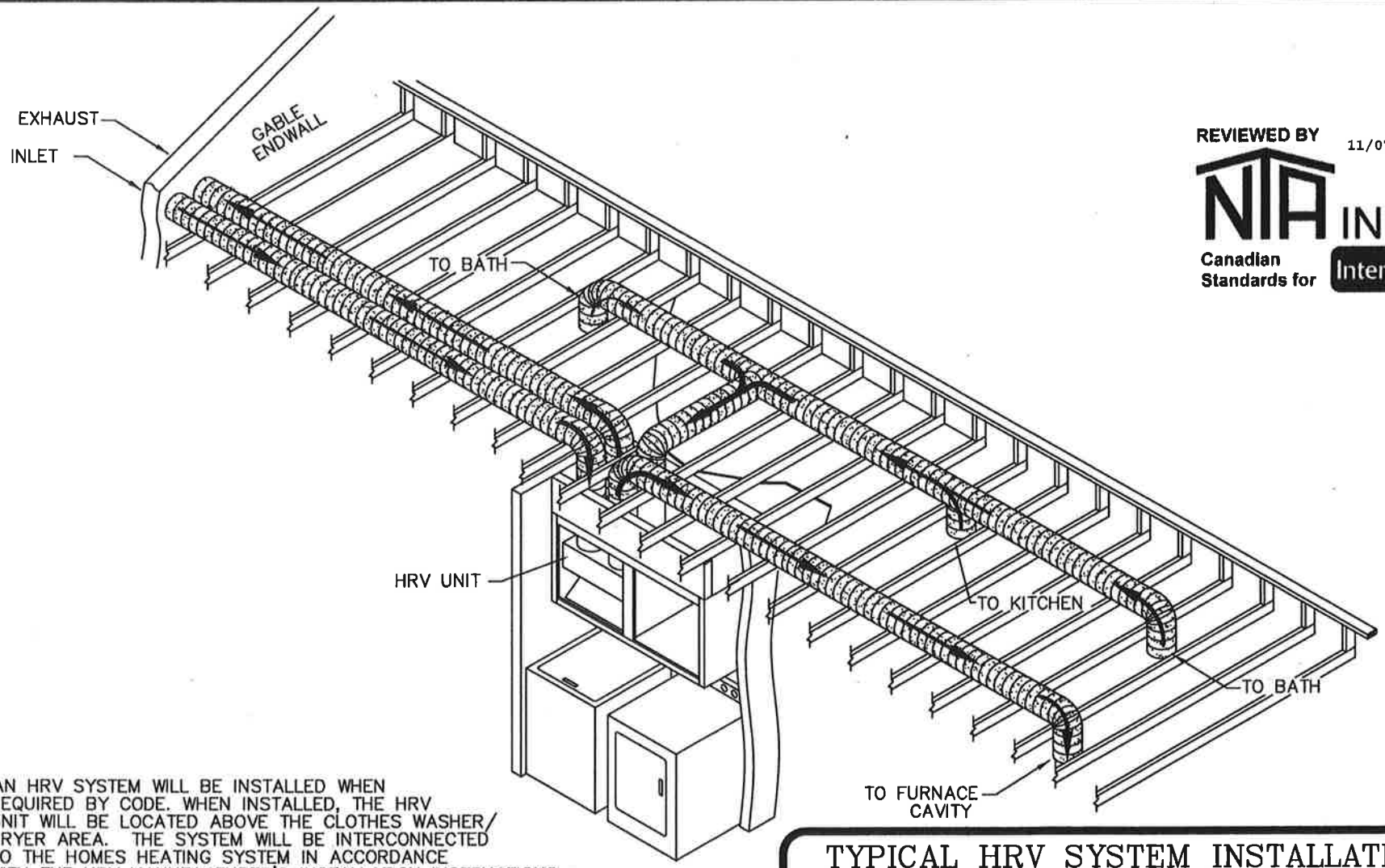
I certify that I have reviewed the design documents submitted with the permit application, that the information contained on this form is consistent with the design documents, and that information used in any annual energy use calculation, if applicable, is a true representation of the design documents.

Name	Signature	Date



REVIEWED BY 11/07/12

NTA INC
Canadian Standards for Intertek

- AN HRV SYSTEM WILL BE INSTALLED WHEN REQUIRED BY CODE. WHEN INSTALLED, THE HRV UNIT WILL BE LOCATED ABOVE THE CLOTHES WASHER/ DRYER AREA. THE SYSTEM WILL BE INTERCONNECTED TO THE HOMES HEATING SYSTEM IN ACCORDANCE WITH THE HRV MANUFACTURER'S INSTALLATION INSTRUCTIONS.

TYPICAL HRV SYSTEM INSTALLATION

FAIRMONT HOMES INC.

502 SOUTH OAKLAND, P.O. BOX 27 NAPPANEE, INDIANA, USA 46550

Scale: NTS	Date: 02/17/12	Name: *Patterson*

Proprietary & Confidential

Ref Number: **_**_****

Drawing Name:

CSA MOD SUB-0101