

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") ASPHETINE 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)
2. FRAMING
38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RVL & VENTED SOFFIT. ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 25% AT EAVES. AND 25% AT RIDGE (OBC 9.19.1.2)
3. 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
4. BRICK VENEER CONSTRUCTION (2"x6")
SIDING AS PER ELEVATION, APPROVED AIR BARRIER 13mm (1/2") EXTERIOR RIGID INSULATION BOARD 38x89 (2"x4") STUDS @ 400mm (16") O.C., WITH APPROVED DIAGONAL WALL BRACING, RSI 3.35 (R19) 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
5. BRICK VENEER CONSTRUCTION (2"x6")
90mm (4") FACE BRICK 25mm (1") AIR SPACE, 22x180x60.76mm (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.
6. BRICK VENEER CONSTRUCTION (2"x6")
90mm (4") FACE BRICK 25mm (1") AIR SPACE, 22x180x60.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL, APPROVED AIR BARRIER RSI 0.9 (R5) EXT. RIGID INSUL. BD., 38x89 (2"x4") STUDS @ 400mm (16") O.C. WITH APPROVED DIAGONAL WALL BRACING, RSI 3.35 (R19) INSULATION AND APPROVED VAPOUR BARRIER WITH APPROVED CONT. 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.
7. 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") @ 800mm (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.
8. FOUNDATION WALL/FOOTINGS (SEE OBC 9.15.3, 9.15.4, 200mm (8") POURED CONC. FDN. WALL 200mm (8") MIN. WITH ETHERUMOUS DAMPROOFING AND OPT. DRAINAGE LAYER, DRAINAGE LAYER REQ. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. MAXIMUM FOUR-HEIGHT 2390 (7'-10") ON 300x195 (20"x6") CONTINUOUS KEVED CONC. FTG. BRACE FDN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MIN. BEARING CAPACITY OF 75KPa OR GREATER. IF SOIL BEARING DOES NOT MEET MIN. CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. MAX. FLOOR LIVE LOADOF 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.
9. CRUSHED STONE OVER AND AROUND WEEPING TILES.
10. 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 DAMPROOFING BELOW SLAB.
11. EXPOSED FLOOR TO EXTERIOR
PROVIDE RSI 5.48 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFT.
12. ATTIC INSULATION OBC. 12.3.2.1 & 12.3.3.7 RSI 8.91 (R50) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL.
13. ALL STAIRS/EXTERIOR STAIRS - OBC TABLE 9.8.4.1 - UNIFORMITY & TOLERANCES FOR RISERS & TREADS - BETWEEN TALLEST & SHORTEST RISE IN FLIGHT=10mm
MAX. RISE = 200 (7'-7/8")
MIN. RUN = 210 (6'-11/4")
MIN. TREAD = 235 (9'-1/4")
MAX. NOSING = 25 (1")
MIN. HEADROOM = 1950 (6'-5")
RAIL @ LANDING = 1070 (3'-6")
RAIL @ STAIR = 865 (2'-11")
MIN. STAIR WIDTH = 865 (2'-10")
14. FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BET. HANDRAIL AND SURFACE BEHIND IT TO BE 50mm(2") MIN. HANDRAILS TO BE CONT. EXCEPTING FOR NEWEL POST AT CHANGES OF DIRECTION. GUARDS - OBC. 9.8.8.3.2 = 900mm (2'-11") MIN. EXTERIOR GUARDS: = 1070mm (3'-6") MIN. STAIR/LANDING GUARDS = 1500mm (4'-11") MIN. (101M ABOVE ADJ. GROUND)
15. 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)
16. RSI 3.52 (R20) INSULATION BLANKET OR BATTS WITH 38x89 (2"x4") STUD WALL AND APPROVED VB TO 200 (8") ABOVE FIN. FLOOR, LEVEL OBC 12.3.2.4(3)] DAMPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS.

BEARING STUD PARTITION

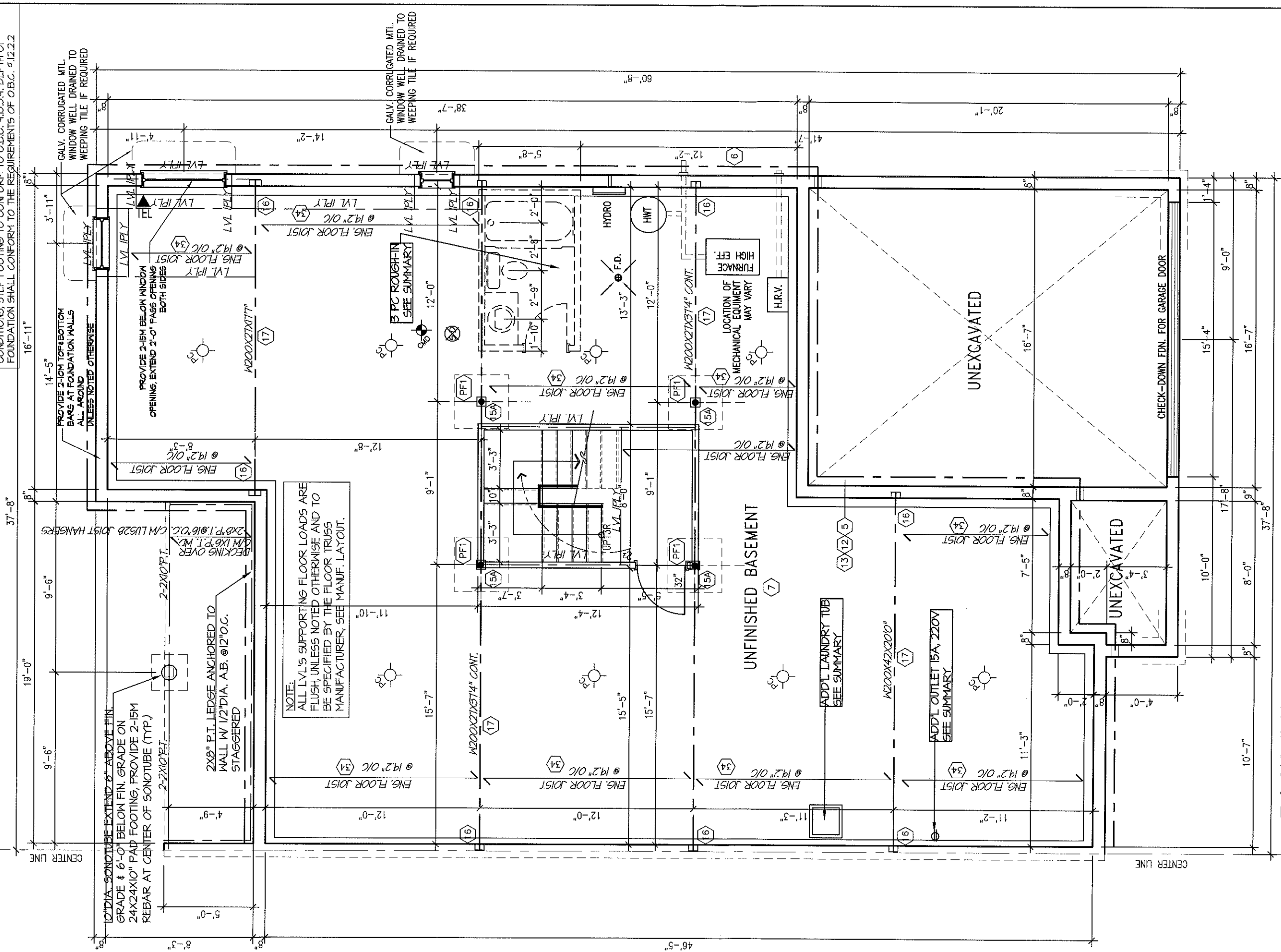
14. 38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") SILL PLATE ON DAMPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. (14"x6") CONC. FOOTING, ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.
15. STEEL BASEMENT COLUMN (SEE O.B.C. 9.17.3.1, 9.17.3.4) 75mm (3") DIA. ADJUSTABLE STL. COL. CONFORMING TO CAN/CSA-7.2M. AND WITH 150x150x9.5 (6"x6"x3/8") STL. TOP & BOTTOM. 910x910x300 (36"x36"x12") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL. CAPABLE OF SUSTAINING A PRESSURE OF 125 KPa. MINIMUM AND AS PER SOILS REPORT.
16. STEEL BASEMENT COLUMN (SEE O.B.C. 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") STL. TOP & BOTTOM. 910x910x300 (36"x36"x12") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL. CAPABLE OF SUSTAINING A PRESSURE OF 125 KPa. MIN. AND AS PER SOILS REPORT.
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NOTE: SEE "APPROVED INDIVIDUAL SITE/GRADING PLAN" AND BLOCK PLANS FOR ACTUAL LOCATION OF "PROPOSED FINISH GRADE LINE" RELATIVE TO USE OR TOP OF FOUNDATION DIMENSIONS AND EXTENT OF CHECK-DOWN CONCRETE STEP FOOTING AND FOUNDATION SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND MAY BE ADJUSTED ON SITE DUE TO GRADING CONDITIONS. STEP FOOTING TO CONFORM TO O.B.C. 9.15.3.4. DEPTH OF FOUNDATION SHALL CONFORM TO THE REQUIREMENTS OF O.B.C. 9.12.2.2

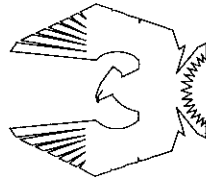
NOTE: PROVIDE 2-10M TOP AND BOTTOM BARS ALL AROUND FOUNDATION WALLS (UNLESS NOTED OTHERWISE)

NOTE: 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 O.B.C. 9.17.4.2 (2) UNLESS NOTED

(PF1) 36"x36"x10" PAD FOOTING C/W 3-15M BOTTOM REBARS EACH WAY



BASEMENT PLAN A
38 SQ FT



PHOENIX HOMES

SB-6 ORION 2012

SITE: SHADOW RIDGE2

LOT NUMBER:

CIVIC ADDRESS:
6627 CALWOOD AVE.

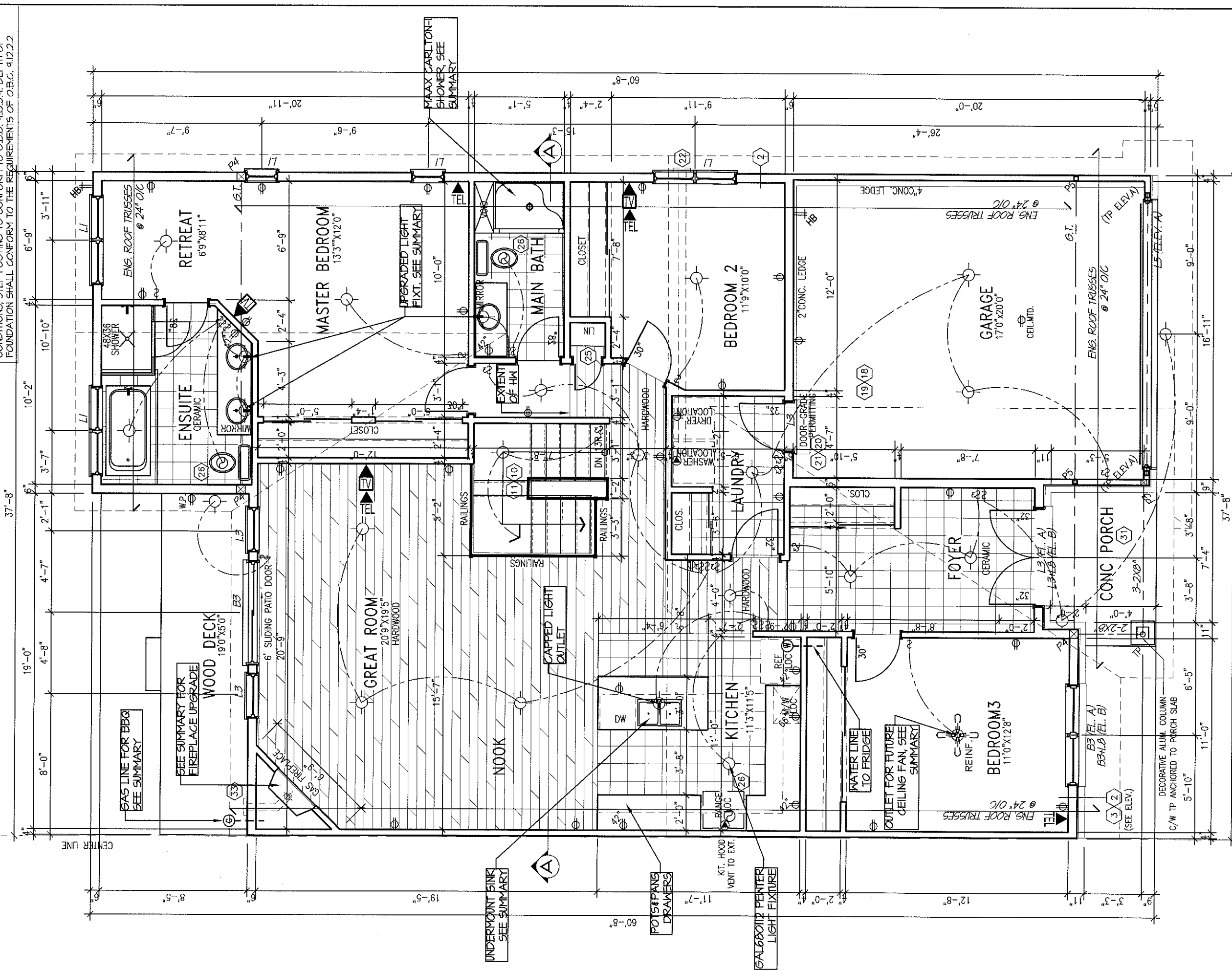
35R

REVISIONS		No.	Description	Date	By
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1	REV. AS PER CONST. SUMMARY	JUL-13	SD		

footprint:	SB6
drawn by:	TL
date:	NOV/11
scale:	3/16" = 1'-0"
sheet no:	27

NOTE:
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) UNLESS NOTED

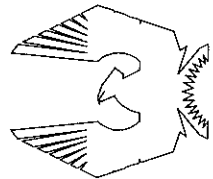
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FOUNDATION SHALL CONFORM TO THE REQUIREMENTS OF O.B.C. 9.12.2.2



P5
-H55 3"x3"x3/16" C/W 3-1/2"x10"x1/2"
TOP AND BOTTOM PLATE AND (2)1/2"
DIA. LAG BOLTS TO WOOD PLATE

GROUND FLOOR PLAN A

1654 SQ FT



PHOENIX HOMES

SB-6 ORION 2012

SITE: SHADOW RIDGE 2

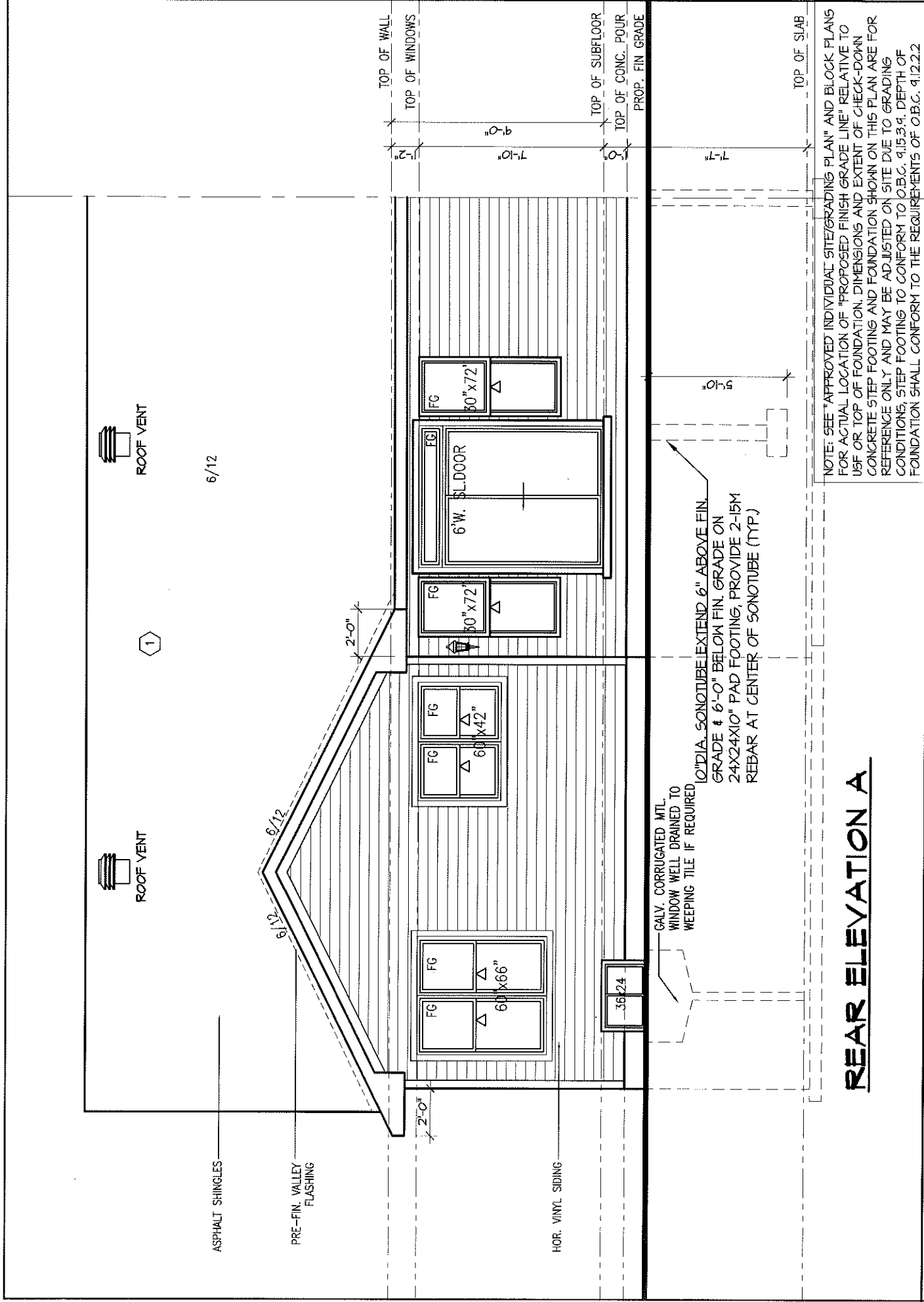
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CIVIC ADDRESS:
6627 CALWOOD AVE.

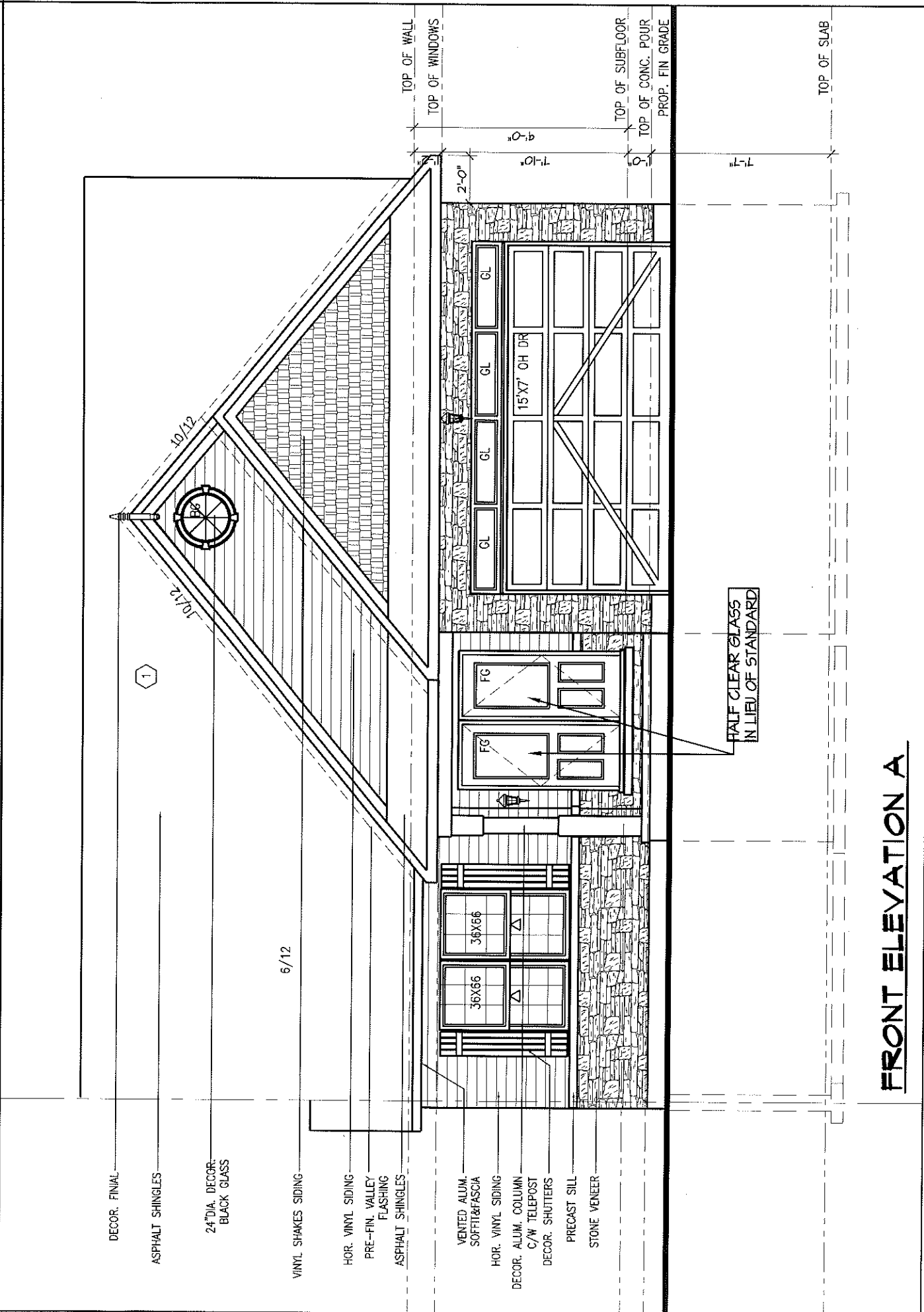
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REVISIONS		No.	Description	Date	By
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1	REV. AS PER CONST. SUMMARY	JUL12-13	SD		

footprint:	SB6
drawn by:	TL
date:	NOV/11
scale:	3/16"=1'-0"
sheet no:	37



REAR ELEVATION A



FRONT ELEVATION A

PHOENIX HOMES

SB-6 ORION 2012-A

SITE: SHADOW RIDGE 2

LOT NUMBER: 35R

CIVIC ADDRESS: 6627 CALWOOD AVE.

2	REV. AS PER CONST. SUMMARY	JUL13-13	SD
1	REV. AS PER CONST. SUMMARY	JUL18-13	SD
No.	Description	Date	By
REVISIONS			

footprint: SB6

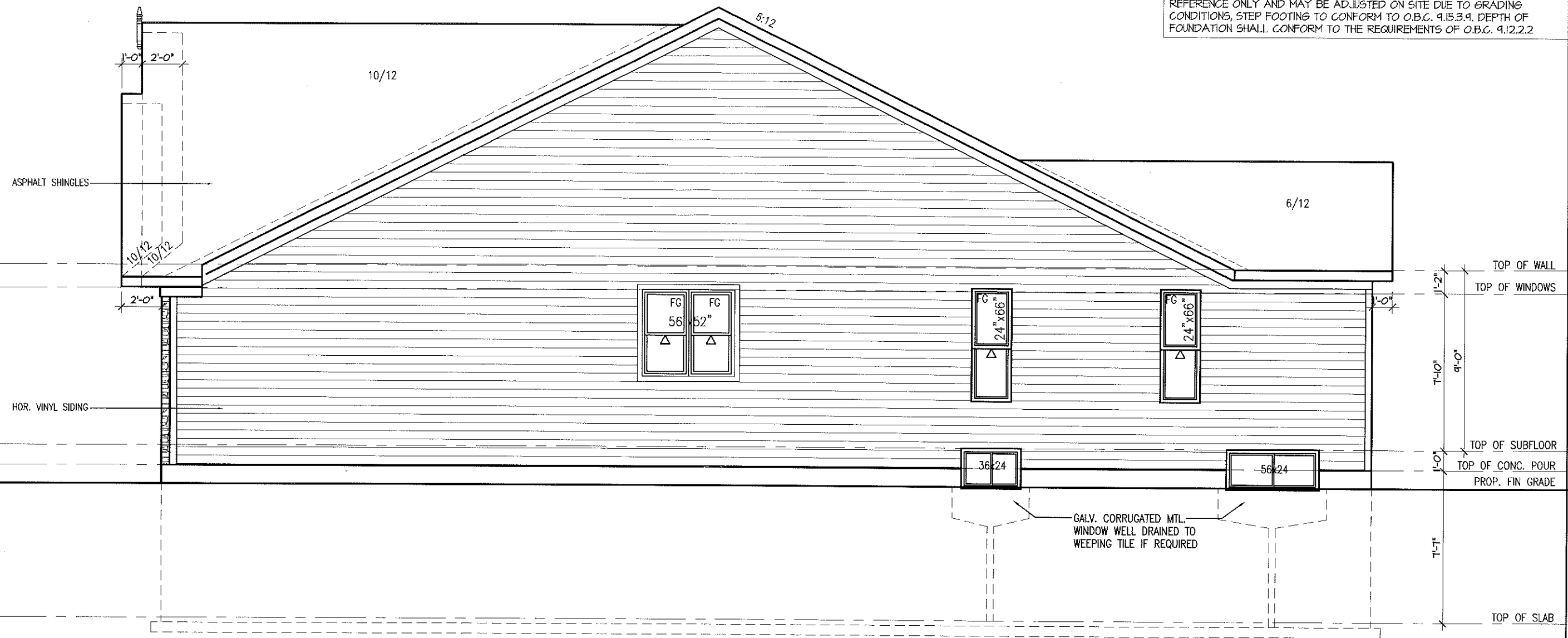
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date: NOV/11

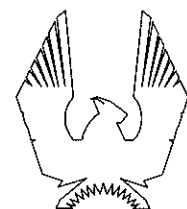
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NOTE: SEE "APPROVED INDIVIDUAL SITE/GRADING PLAN" AND BLOCK PLANS FOR ACTUAL LOCATION OF "PROPOSED FINISH GRADE LINE" RELATIVE TO USF OR TOP OF FOUNDATION. DIMENSIONS AND EXTENT OF CHECK-DOWN CONCRETE STEP FOOTING AND FOUNDATION SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND MAY BE ADJUSTED ON SITE DUE TO GRADING CONDITIONS, STEP FOOTING TO CONFORM TO O.B.C. 9.15.3.9. DEPTH OF FOUNDATION SHALL CONFORM TO THE REQUIREMENTS OF O.B.C. 9.12.2.2



RIGHT SIDE ELEVATION A



PHOENIX HOMES

SB-6 ORION 2012-A

SITE: SHADOW RIDGE2

LOT NUMBER:

35R

CIVIC ADDRESS:
6627 CALWOOD AVE.

2	REV. AS PER CONST. SUMMARY	JUL31-13	SD
1	REV. AS PER CONST. SUMMARY	JUL18-13	SD
No.	Description	Date	By
REVISIONS			

footprint: SB6
drawn by: TL
date: NOV/11
scale: 3/16"=1'-0"
sheet no:

5A
7

NOTE: SEE "APPROVED INDIVIDUAL SITE/GRADING PLAN" AND BLOCK PLANS FOR ACTUAL LOCATION OF "PROPOSED FINISH GRADE LINE" RELATIVE TO USF OR TOP OF FOUNDATION. DIMENSIONS AND EXTENT OF CHECK-DOWN CONCRETE STEP FOOTING AND FOUNDATION SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND MAY BE ADJUSTED ON SITE DUE TO GRADING CONDITIONS, STEP FOOTING TO CONFORM TO O.B.C. 9.15.3.4. DEPTH OF FOUNDATION SHALL CONFORM TO THE REQUIREMENTS OF O.B.C. 9.12.2.2

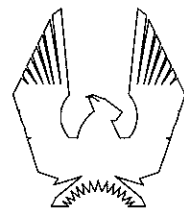
ASPHALT SHINGLES

HOR. VINYL SIDING

10"DIA. SONOTUBE EXTEND 6" ABOVE FIN. GRADE & 6'-0" BELOW FIN. GRADE ON 24X24X10" PAD FOOTING, PROVIDE 2-15M REBAR AT CENTER OF SONOTUBE (TYP.)

SEE PARTYWALL DETAIL

LEFT SIDE ELEVATION A



PHOENIX HOMES

SB-6 ORION 2012-A

SITE: SHADOW RIDGE2

LOT NUMBER:

35R

CIVIC ADDRESS:
6627 CALWOOD AVE.

No.	Description	Date	By
2	REV. AS PER CONST. SUMMARY	JUL31-13	SD
1	REV. AS PER CONST. SUMMARY	JUL18-13	SD
REVISIONS			

footprint: SB6
drawn by: TL
date: NOV/11
scale: 3/16"=1'-0"
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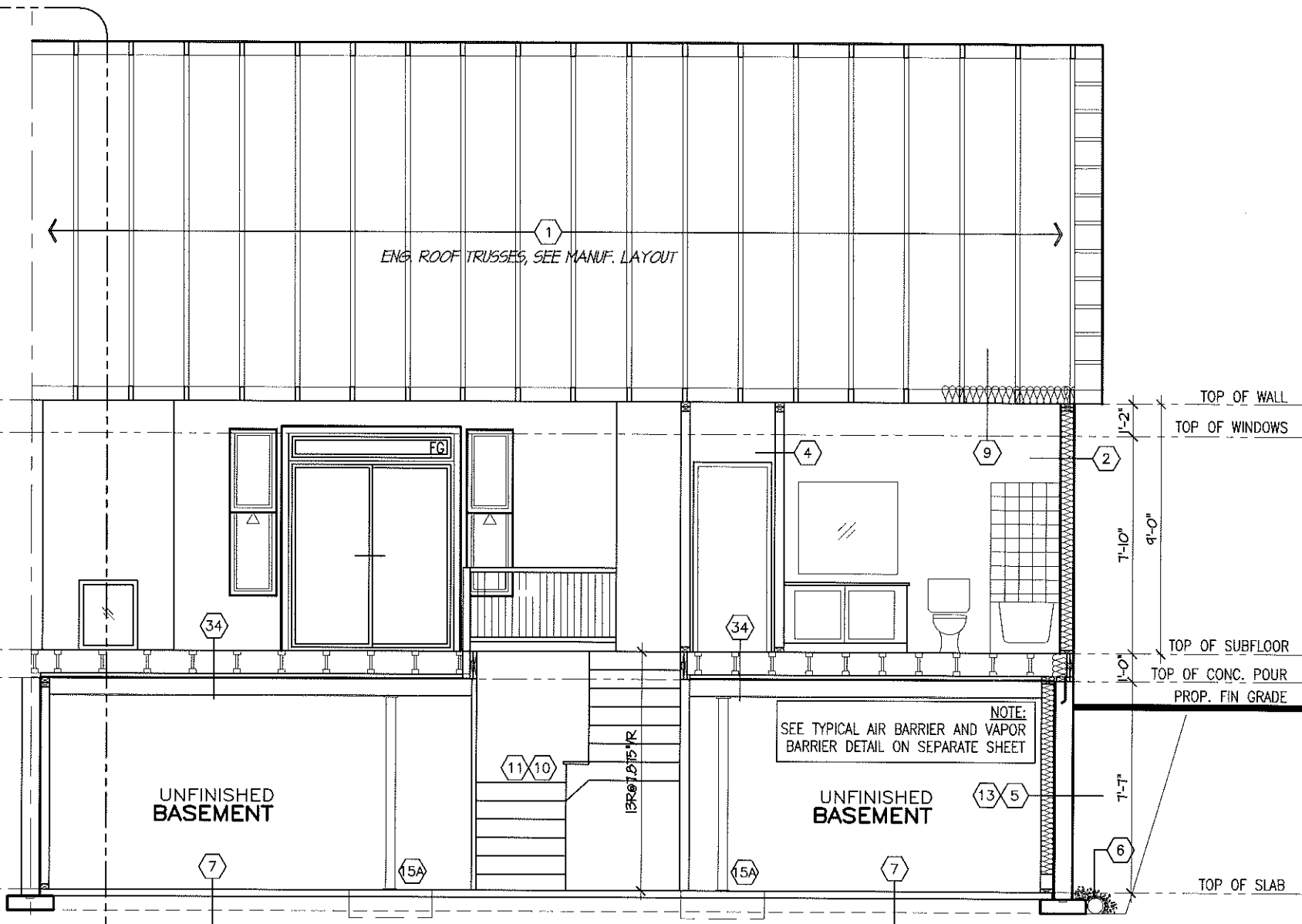
6A
7

PRESCRIPTIVE COMPLIANCE PACKAGE (OBC 2012 SUPPLEMENTARY STANDARD SB-12)

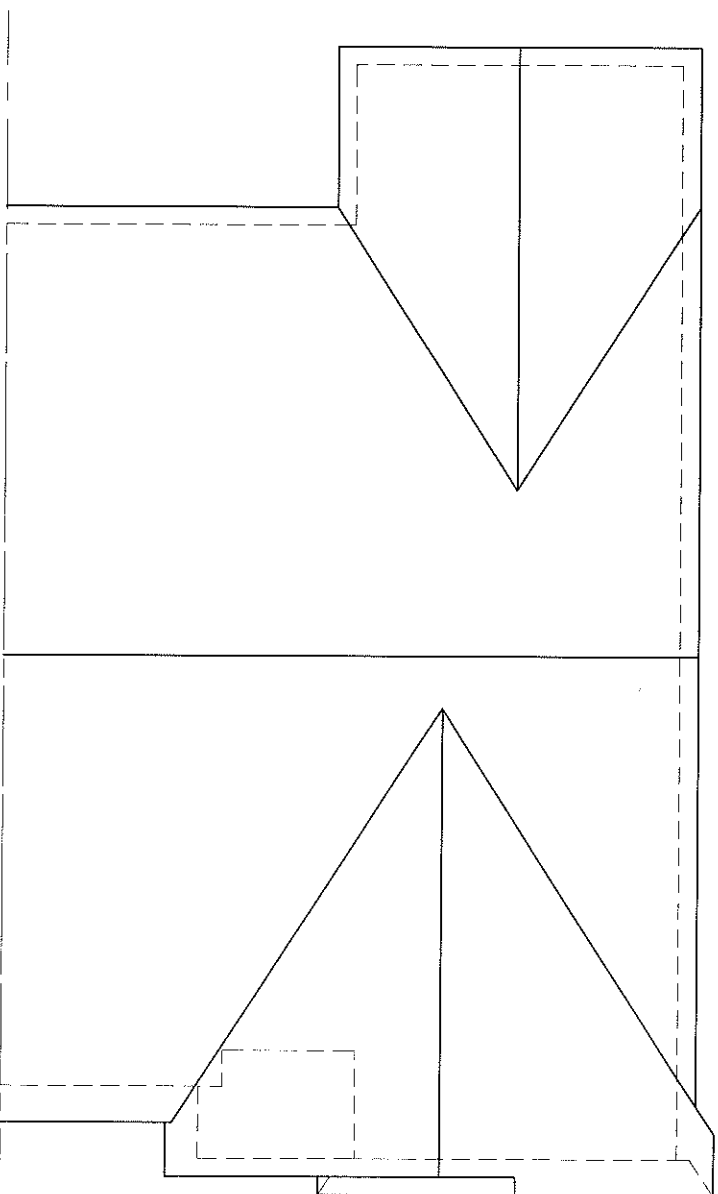
OBC, TABLE 2.11.2.A COMPLIANCE PACKAGE "1"

1. CEILING WITH ATTIC SPACE - MIN. (RSI 0.81) R50
2. CEILING WITHOUT ATTIC SPACE - MIN. (RSI 5.46) R31
3. EXPOSED FLOOR - MIN. (RSI 5.46) R31
4. WALLS ABOVE GRADE - MIN. (RSI 3.87) R22
5. BASEMENT WALLS - MIN. (RSI 3.52) R20
6. EDGE OF BELOW GRADE SLAB
(LESS THAN OR EQUAL TO 24" B.G.) - MIN. (RSI 1.76) R10
(OR SLAB LESS THAN OR EQUAL TO 24" B.G.) - MIN.(RSI 1.76) R10
7. HEATED SLAB
(OR SLAB LESS THAN OR EQUAL TO 24" B.G.) - MIN.(RSI 1.76) R10
8. WINDOWS & SLIDING GLASS DOORS - MAX. U VALUE OF 1.8
9. SKYLIGHTS MAX. U VALUE OF 2.8
10. SPACE HEATING EQUIPMENT - MIN. AFUE OF 92%
11. HRV - MIN. EFFICIENCY OF 55%
12. DOMESTIC HOT WATER HEATER, MIN. EF OF 0.62%

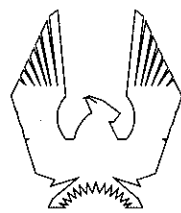
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CROSS SECTION "A-A"



ROOF PLAN
NTS



PHOENIX HOMES

SB-6 ORION 2012-A

SITE: SHADOW RIDGE2

LOT NUMBER:
CIVIC ADDRESS:
6621 CALWOOD AVE.

35R

No.	Description	Date	By
2	REV. AS PER CONST. SUMMARY	JUL31-13	SD
1	REV. AS PER CONST. SUMMARY	JUL18-13	SD
REVISIONS			

footprint: SB6
drawn by: TL
date: NOV/11
scale: 3/16"=1'-0"
sheet no:

7A
7

