

CONSTRUCTION NOTES (Unless otherwise noted)

- 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. 350/06-2006 OBC.
1. **ROOF CONSTRUCTION**
NO.210 (10.25kg/m²) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS, APPROVED WOOD TRUSSES @ 600mm (2'4") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (1'-0") BEYOND INNER FACE OF EXTERIOR WALL. (EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 6:12 OR GREATER). 38x49 (2"x4") TRUSS BRACING @ 1800mm (6'-0") O.C. AT BOTTOM CHORD. PRETIN ALUM. EAVESTROUGH, FASCIA, RAIL & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SHEATHING SUSCEPTIBLE TO ICE DAMMING. ATTIC VENTILATION 1:50 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.13.1.2.).
2. **FRAME WALL CONSTRUCTION (2"x8") (R28)**
SIDDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 28mm (1") EXTERIOR STRUCTURAL INSULATED SHEATHING RSI 0.7 (R4) BY "BP" OR EQUAL, 38x140 (2"x6") STUDS @ 400mm (16") O.C. RSI 4.23 (R24) INSUL. AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION.
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10. **ALL STAIRS/EXTERIOR STAIRS -OBC. 9.8.2.-**
(UNIFORM RISE & RUN IN A GIVEN RUN TO WITHIN 6mm(1/4") MIN. RISE = 200 (7-7/8") MIN. RUN = 210 (8-1/4") MIN. TREAD = 235 (9-1/4") MIN. NOSING = 25 (1-1/4") MAX. HEADROOM = 850 (2'-9") MIN. LANDING = 800 (2'-6") MIN. STAIR WIDTH = 860 (2'-10") MIN. STAIR STAIRS = 150 (6") MIN. AVG. RUN = 200 (8")
11. **HANDRAILS -OBC. 9.8.2.-**
FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. (CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE 50 (2") MIN. HANDRAILS TO BE CONTINUOUS EXCEPTING FOR NEWEL POST. AT CHANGES OF DIRECTION.)
12. **GUARDS -OBC. 9.8.2.-**
INTERIOR GUARDS: 900mm (2'-11") MIN. EXTERIOR GUARDS: 1070mm (3'-6") MIN. EXTERIOR RAILINGS 810mm (2'-7") HIGH WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 600mm (2'-4"). 900mm (3'-0") WHERE DISTANCE EXCEEDS 600mm (2'-4"). 1070mm (3'-6") HIGH RAILING IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (7'-1").
13. **BASEMENT INSULATION (SB-12-2.1.1.2.A, 9.25.2.3, 9.13.2.6)**
INSULATED WALLS ENDORSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED SLAB & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB. INSULATION TO HAVE APPROVED VAPOUR BARRIER, DAMPROOFING WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION AT COLD CELLAR WALLS. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION.
14. **BEARING STUD PARTITION**
38x49 (2"x4") STUDS @ 400mm (16") O.C. 38x49 (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., CAULKING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FDN. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.
15. **STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)**
89mm(3-1/2") DIA. x 3.0mm(0.118) SINGLE WALL TUBE TYPE 2 ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2kN (16,000lbs) AT A MAX. EXTENSION OF 2319mm (7'-7 1/2") CONFORMING TO CAN/CESB-72-9-44, AND WITH 105x150x5.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 870x870x10 (34"x34"x3/8") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MINIMUM AND AS PER SOILS REPORT.
16. **STEEL COLUMN**
90mm(3-1/2") DIA. x 4.76mm(0.188) 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 x30mm HOOK ANCHORS (2-1/2"x12"x2") WELD WELD COL. TO BASE PLATE.
17. **BEAM JOIST OR 300x150 (12"x6") POURED CONC. NB WALLS.**
MIN. BEARING 90mm (3-1/2")
18. **196x4 (1"x3") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.**
19. **GABAGE SLAB**
100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINED ON OPT. 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL SLOPE TO FRONT.
20. **GABAGE CEILING/INTERIOR WALLS**
13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. TAPE AND SEAL ALL JOINTS AIRTIGHT PER OBC. 9.10.9.16. REFER TO SB-12, TABLE 2.1.1.2.A. FOR REQUIRED THERMAL INSULATION.
21. **DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING PER OBC 9.10.13.15.**
22. **EXTERIOR STEP**
PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 200mm (7-7/8") MIN. TREAD 250mm (9-1/2"). SEE OBC. 9.8.2.2., 9.8.3.3. & 9.8.10.
23. **DRYER EXHAUST**
CAPPED DRYER EXHAUST VENTED TO EXTERIOR.
24. **INSULATED ATTIC ACCESS**
ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x610mm (21 1/2"x24") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING, RSI 3.52 (R20) RIGID INSUL. BACKING. SEE OBC. SB-12, 2.1.1.7.
25. **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 305mm (10'-0") FROM THE CHIMNEY.
26. **LINEN CLOSET, 4 SHELVES MIN. 350mm (1'-4") DEEP.**
MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR AS REQUIRED BY OBC. 9.32.3.5. & 9.32.3.10.
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 PARTIALLY ANCHORED WITH 2-19mm (3/4") x 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.
28. **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). RESERVED
29. **BEARING WOOD POST (BASEMENT) (OBC 9.17.4.)**
3-38x140 (3-2"x6") BUILT-UP-POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT, 610x610x300 (24"x24"x12") CONC. FTG.
30. **STEPPED FOOTINGS OBC. 9.15.3.9.**
MIN. HORIZ. STEP = 600mm (2'-4"). MAX. VERT. STEP = 600mm (2'-0"). FOR FIRM SOILS, 400mm (16") MAX. STEP.
31. **SLAB ON GRADE**
MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL REINFORCED WITH #6-W29x42.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-BASE. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION UNDER SLAB.
32. **DIRECT VENTING GAS FIREPLACE VENT**
DIRECT VENT FURNACE TERMINAL MIN. 900mm (3'-0") FROM A GAS REGULATOR. MIN. 300mm (1'-0") ABOVE FIN. GRADE, FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. HRY INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.
33. **DIRECT VENTING GAS FIREPLACE VENT**
DIRECT VENT GAS FIREPLACE VENT TO BE A MINIMUM 300mm (1'-0") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.
34. **SUBFLOOR JOIST STRAPPING AND BRIDGING**
16mm (5/8") T & C SUBFLOOR ON WOOD FLOOR JOISTS, FOR CERAMIC TILE APPLICATION (SEE OBC 9.30.6.5.5) 6mm (1/4") PANEL TILE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (SEE OBC 9.30.2.4)
35. **FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY JOIST TABLES A-1 OR A-2 STRAPPING SHALL BE 19x64 (1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (SEE OBC 9.23.9.4.)**

36. **EXPOSED BUILDING FACE -OBC. 9.10.15.**
EXTERIOR WALL TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MIN. WHERE LIMITING DISTANCE (LD) IS LESS THAN 1.2M (3'-11"). WHERE THE LD IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. SEE ELEVATIONS FOR ADDITIONAL NOTES.
37. **COLD CELLAR PORCH SLAB (OBC 9.40.4.)**
FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (5") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REIN. WITH 10M BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB. MIN. 30mm (1 1/4") COVER, 600x600 (23 5/8"x23 5/8") 10M CONEELS @ 600mm (23 5/8") O.C., ANCHORED IN PERMETER FDN. WALLS. SLOPE SLAB MIN. 1:12 FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm (3") BEARING ON FDN. WALLS. PROVIDE (7") UNTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING.
38. **CONVENTIONAL ROOF FRAMING (2.0kg/m² SNOW LOAD)**
38x140 (2"x6") RAFTERS @ 400mm (16") O.C. FOR MAX. 11'-7" SPAN, 38x184 (2"x8") RIDGE BOARD, 38x49 (2"x4") COLLAR TIES AT MIDSPIANS. CEILING JOISTS TO BE 38x49 (2"x4") @ 400mm (16") O.C. FOR MAX. 2330mm (9'-3") SPAN & 38x140 (2"x6") @ 400mm (16") O.C. FOR MAX. 1430mm (4'-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 38x49 (2"x4") @ 600mm (2'-0") O.C. WITH A 38x49 (2"x4") CENTRE POST TO THE TRUSS BELOW, LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.
39. **TWO STOREY VOLUME SPACES**
-FOR A MAXIMUM 5490 mm (18'-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m, PROVIDE 2-38x140 (2-2"x6") SPR.#20 CONTIN. STUDS @ 300mm (12") O.C. (TRIPLE UP AT EVERY THIRD TRUSS STUD FOR BRICK WALLS) C/W 9.6 (3/8") THICK EXT. PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 1220 mm (4'-0") O.C. VERTICALLY. -FOR WALLS WITH HORIZ. DISTANCES NOT EXCEEDING 2900 mm (9'-6"), PROVIDE 38x140 (2"x6") STUDS @ 400 (16") O.C. WITH CONTINUOUS 2-38x140 (2-2"x6") TOP PLATES & 1-38x140 (1-2"x6") BOTTOM PLATE & MINIMUM OF 3-38x184 (3-2"x8") CONT. HEADER AT CRND. CEILING LEVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES AND HEADERS.
40. **TYPICAL 1 HOUR RATED PARTYWALL.**
REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.
41. **FOUNDATION WALL (W.O.B./W.O.B.)**
-FOR LATERAL SUPPORT WHERE GRADE TO T/O BASEMENT SLAB EXCEEDS 1200mm (3'-11") PROVIDE VERTICAL 38x140 (2"x6") WOOD STUDS @ 400 (16") O.C. MATCH FLOOR JOIST SPACING WHEN PARALLEL WITH FLOOR JOISTS. [MINSET BOTTOM PLATE TO SLAB & FASTEN TOP OF WALL TO FLOOR JOIST AND ALSO TO SLAB & 38x64 (2"x4") @ 300 (12") O.C. KNEE WALL]. REFER TO DETAIL.
42. **EXTERIOR WALLS FOR WALK-OUT CONDITIONS**
THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 400mm (16") O.C. @ 38x49 (2"x4") STUDS @ 300mm (12") O.C.

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REVISED	ONT. REG. 503/09 UPDATES	JAN. 05, 2012
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
B7	5/38 x 184 (5/2" 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
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")	
L9	100 x 90 x 8.0L (4" x 3-1/2" x 5/16")	
L10	125 x 90 x 8.0L (5" x 3-1/2" x 5/16")	
L11	125 x 90 x 10.0L (5" x 3-1/2" x 3/8")	
L12	150 x 100 x 10.0L (6" x 4" x 3/8")	
L13	180 x 100 x 10.0L (7" x 4" x 3/8")	
LAMINATED VENEER LUMBER (LVL) BEAMS		
LVL1A	1-1 3/4" x 7 1/4" (1-45x184)	
LVL1	2-1 3/4" x 7 1/4" (2-45x184)	
LVL2	3-1 3/4" x 7 1/4" (3-45x184)	
LVL3	4-1 3/4" x 7 1/4" (4-45x184)	
LVL4A	1-1 3/4" x 9 1/2" (1-45x240)	
LVL4	2-1 3/4" x 9 1/2" (2-45x240)	
LVL5	3-1 3/4" x 9 1/2" (3-45x240)	
LVL5A	4-1 3/4" x 9 1/2" (4-45x240)	
LVL6A	1-1 3/4" x 11 7/8" (1-45x300)	
LVL6	2-1 3/4" x 11 7/8" (2-45x300)	
LVL7	3-1 3/4" x 11 7/8" (3-45x300)	
LVL8	4-1 3/4" x 11 7/8" (4-45x300)	
DOOR SCHEDULE		
1	EXTERIOR DOOR	815 x 2030 x 45 (2'-8" x 6'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4)
1A	EXTERIOR DOOR	885 x 2030 x 45 (2'-10" x 6'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4)
1B	EXTERIOR DOOR	915 x 2030 x 45 (2'-10" x 6'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4)
1C	EXTERIOR DOOR	915 x 2030 x 45 (2'-10" x 6'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4)
1D	EXTERIOR DOOR	915 x 2030 x 45 (2'-10" x 6'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4)
2	INTERIOR DOOR	815 x 2030 x 35 (2'-8" x 6'-8" x 1-3/8") INSULATED MIN. RSI 0.7 (R4)
2A	EXTERIOR DOOR	815 x 2030 x 45 (2'-8" x 6'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4)
2B	EXTERIOR DOOR	815 x 2030 x 45 (2'-8" x 6'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4)
3	INTERIOR DOOR	760 x 2030 x 35 (2'-6" x 6'-8" x 1-3/8") INSULATED MIN. RSI 0.7 (R4)
3A	INTERIOR DOOR	710 x 2030 x 35 (2'-4" x 6'-8" x 1-3/8") INSULATED MIN. RSI 0.7 (R4)
4	INTERIOR DOOR	610 x 2030 x 35 (2'-0" x 6'-8" x 1-3/8") INSULATED MIN. RSI 0.7 (R4)
4A	INTERIOR DOOR	660 x 2030 x 35 (2'-2" x 6'-8" x 1-3/8") INSULATED MIN. RSI 0.7 (R4)
5	INTERIOR DOOR	460 x 2030 x 35 (1'-6" x 6'-8" x 1-3/8") INSULATED MIN. RSI 0.7 (R4)
MECHANICAL SYMBOLS		
HEAT PIPE		
PLUMBING (TOILET)		
PLUMBING (BATH, SINK, SHOWER)		
WARM AIR		
RETURN AIR DUCT		
SMOKE ALARM (REFER TO OBC 9.10.19)		
PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL. ALARMS TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF 1 SOUNDS.		
WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A DWELLING UNIT, A CARBON MONOXIDE DETECTOR CONFORMING TO CAN/CSA-6.19/CSA 6.19 OR UL2034 SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE DETECTOR(S) SHALL BE PERMANENTLY WIRED SO THAT ITS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE DETECTORS AND BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED.		
SOIL GAS CONTROL OBC 9.13.4.1 & 9.13.4.2		
PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING IF REQUIRED.		
REFER TO PAGE CN-2 FOR SB-12 COMPLIANCE PACKAGE TO BE USED FOR THIS MODEL.		
The minimum thermal performance of building envelope and equipment shall conform to the selected package unless otherwise noted.		

2011
VILJOEN REFERENCE NUMBER

Sheet Title
DETAILS
COMPLIANCE PACKAGE CRITERIA

Drawn By
VAI

Checked By
X

Project No.
06087

Scale
1:1

Date
JANUARY 2012

Drawing No.
CN1

File Name
AIR BARRIER PAK 1

Client
PHOENIX HOMES

Project Name
SHADOW RIDGE ESTATES
OSGOODE, ONTARIO

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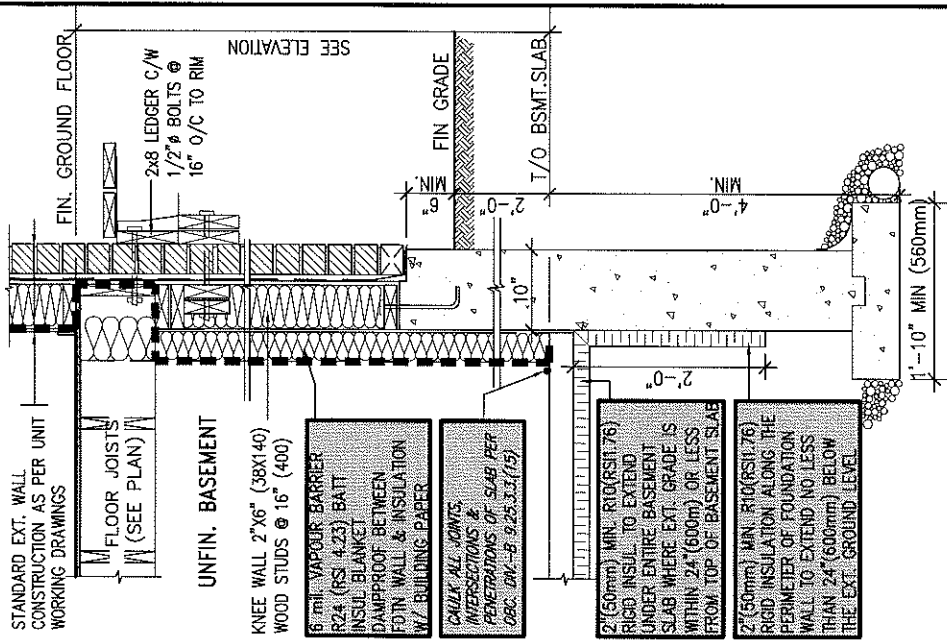
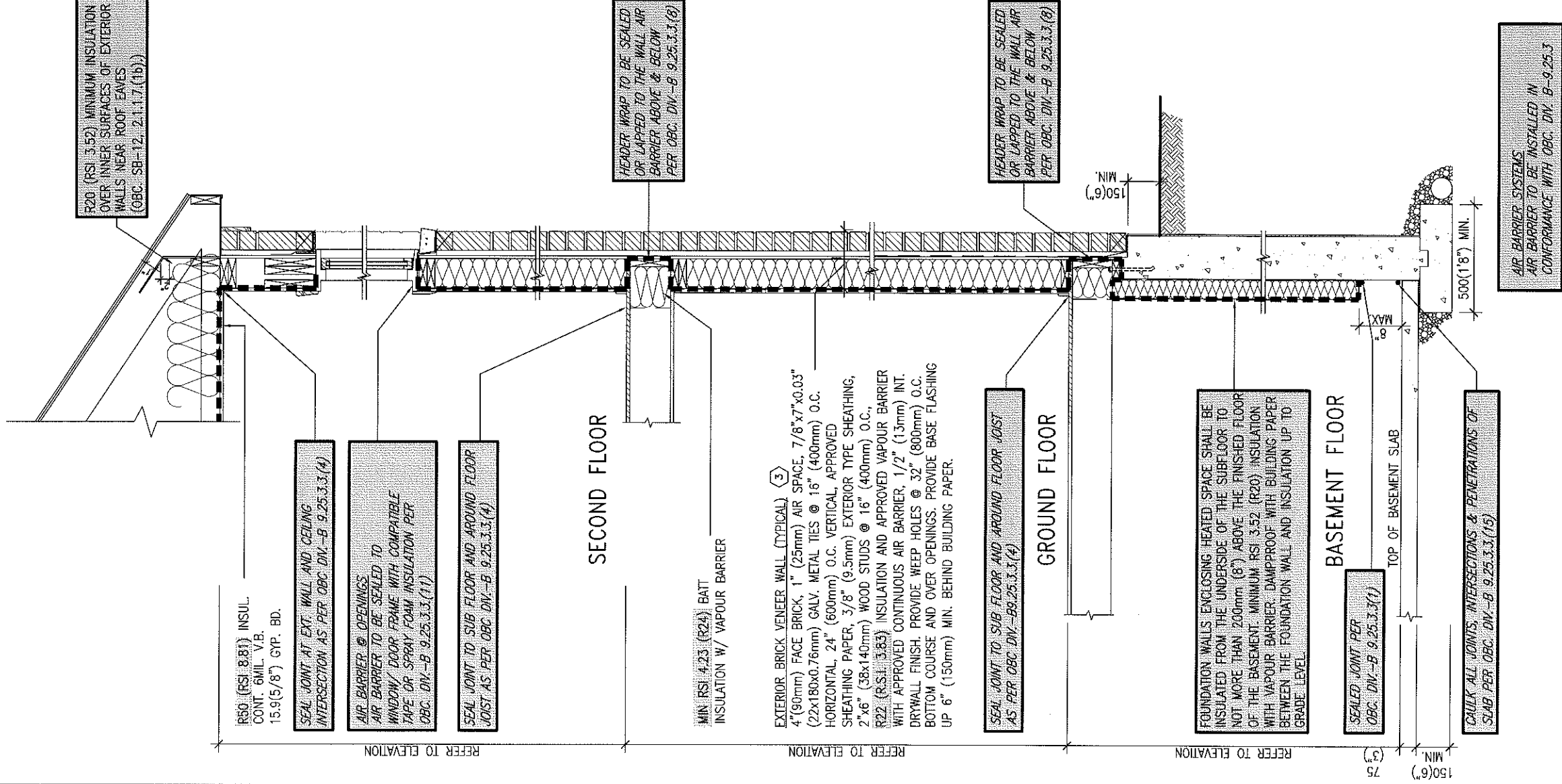
Client
PHOENIX HOMES

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THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

USE SB-12 COMPLIANCE PACKAGE (I):		
COMPONENT	I	Notes:
Ceiling with Attic Space Minimum RSI (R) value	8.81 (R50)	BLOWN -LOOSE
Ceiling without Attic Space Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Exposed Floor Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Walls Above Grade Minimum RSI (R) value	3.87 (R22)	6" R22 BATT
Basement Walls Minimum RSI (R) value	3.52 (R20)	6" R20 BLANKET
Edge of Below Grade Slab ≤600mm below grade Minimum RSI (R) value	1.76 (R10)	RIGID INSUL
Windows & Sliding glass Doors Maximum U-value	1.8	DOUBLE PANE LOW EMISSIVITY
Skylights Maximum U-value	2.8	DOUBLE PANE LOW EMISSIVITY
Space Heating Equipment Minimum AFUE	92%	NATURAL GAS
Hot Water Heater Minimum EF	0.62	NATURAL GAS
HRV Minimum Efficiency	55%	—

EW3 TYPICAL EXT. WALL AIR BARRIER CONTINUITY
CN5 SECTION W/ BRICK VENEER SCALE: 1/2" = 1'-0"



SECTION AT W.O.D/W.O.B.

Client		PHOENIX HOMES		Sheet Title DETAILS COMPLIANCE PACKAGE CRITERIA	
Project Name SHADOW RIDGE ESTATES OSGOODE, ONTARIO		Drawn By VAI		Checked By X	
Project No. 06087		Scale 1:1		Drawing No. CN2	
Date JANUARY 2012		File Name AIR BARRIER PAK 1			

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ONTARIO ASSOCIATION OF ARCHITECTS
KENNETH WILJOEN
LICENCE 2393

No.	Revision	Date	By
1	AIR BARRIER FOR SB-12	JAN 2012	VAI

Contractor must verify all dimensions on the job and report any discrepancy to the architect immediately. All dimensions are in metric unless otherwise specified. Drawings are NOT to be scaled.

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM.

FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 lb)

REFER TO OBC. 9.5.2.3, 3.8.3.8.(1)(d) & 3.8.3.13.(1)(f). AND DETAILS PROVIDED.

1 VERTICAL STUDS

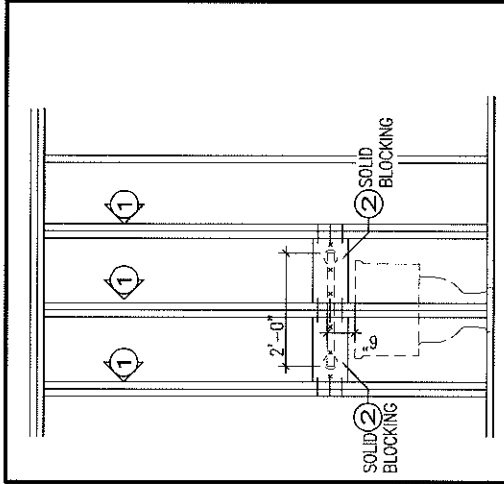
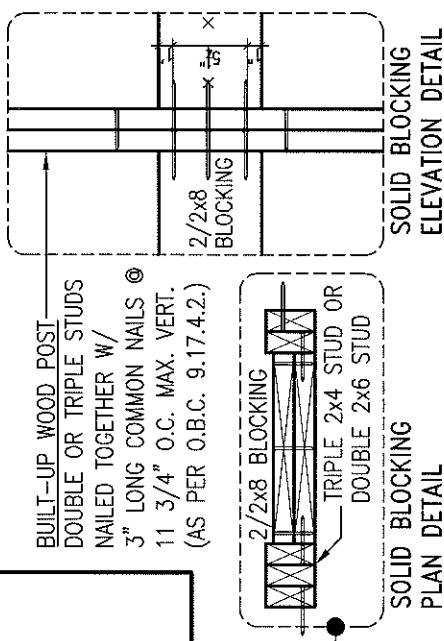
9'-0" HIGH CEILINGS
2'-2"x6" SPR. #2 OR
3'-2"x4" SPR. #2

VERTICAL STUDS

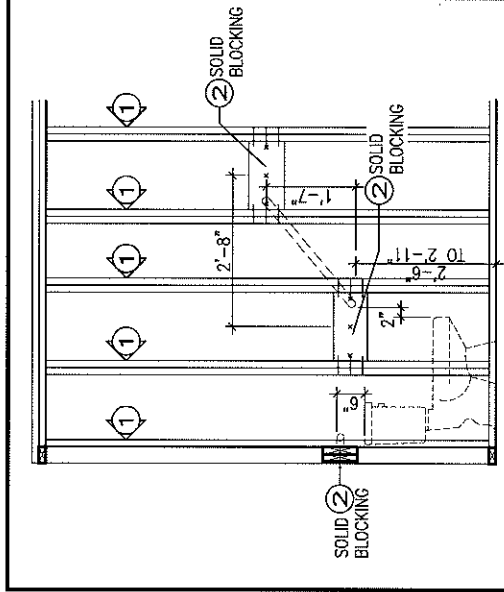
8'-0" HIGH CEILINGS
2'-2"x6" SPR. #2 OR
3'-2"x4" SPR. #2

2 SOLID BLOCKING

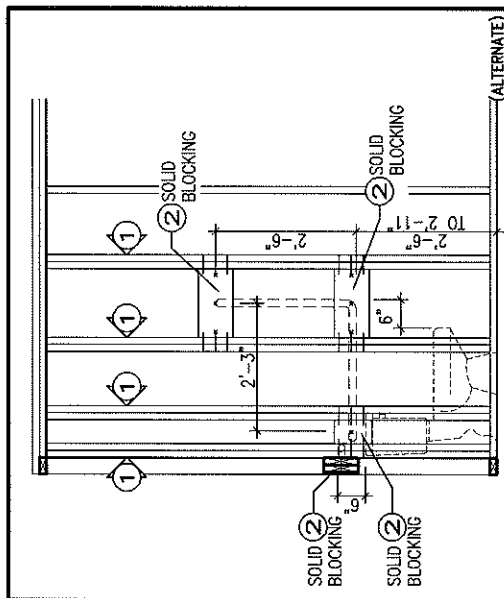
2'-2"x8" SPR. #2 NAILED WITH 3-ROWS
OF 3" LONG COMMON NAILS @ 6" O.C.
AND END NAILED TO STUDS WITH
6-3 1/2" LONG COMMON NAILS



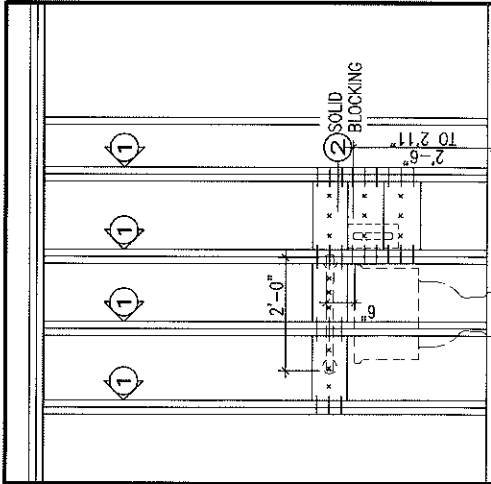
GB1 FUTURE GRAB BAR
(BACK WALL)
@ TOILET



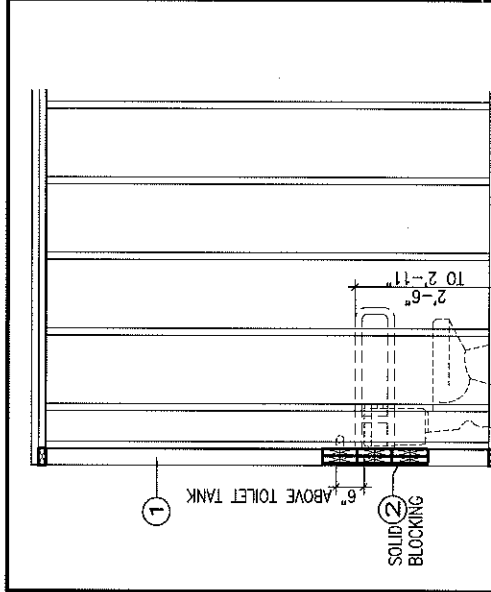
GB1A FUTURE DIAGONAL GRAB BAR
DETAIL



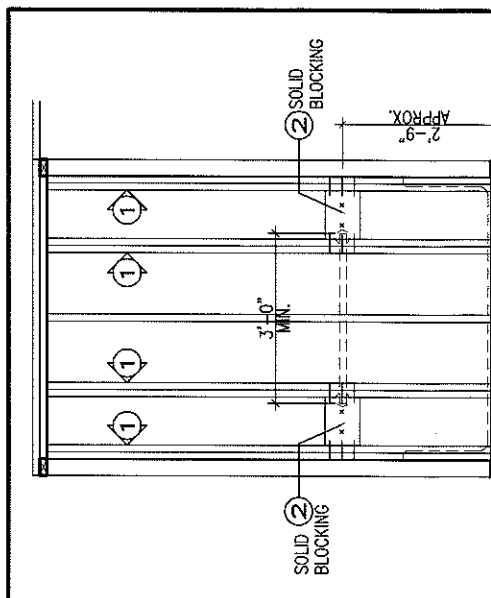
GB1B FUTURE L-SHAPE GRAB BAR
(ALTERNATE)
DETAIL



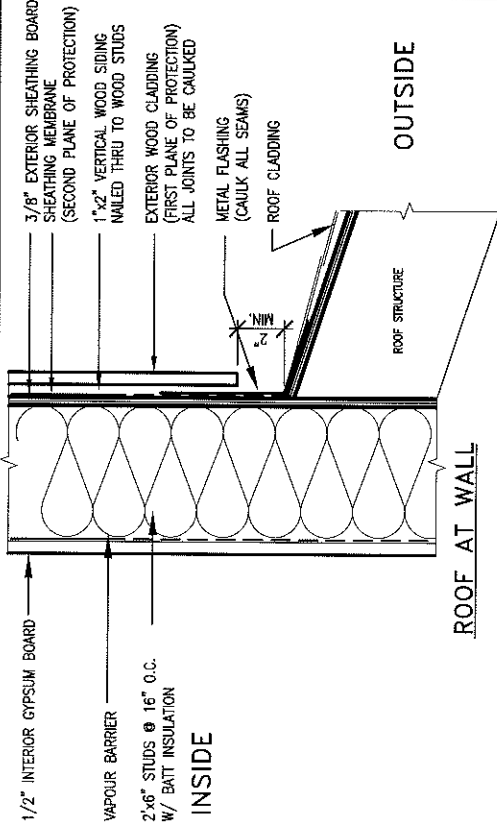
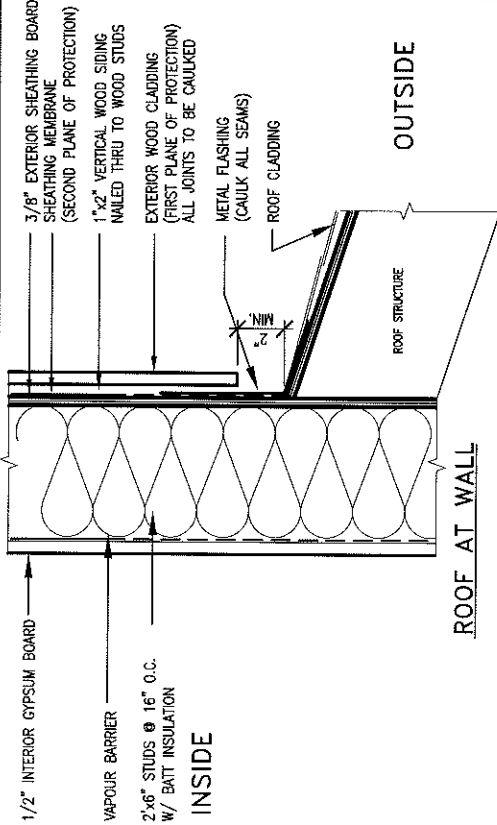
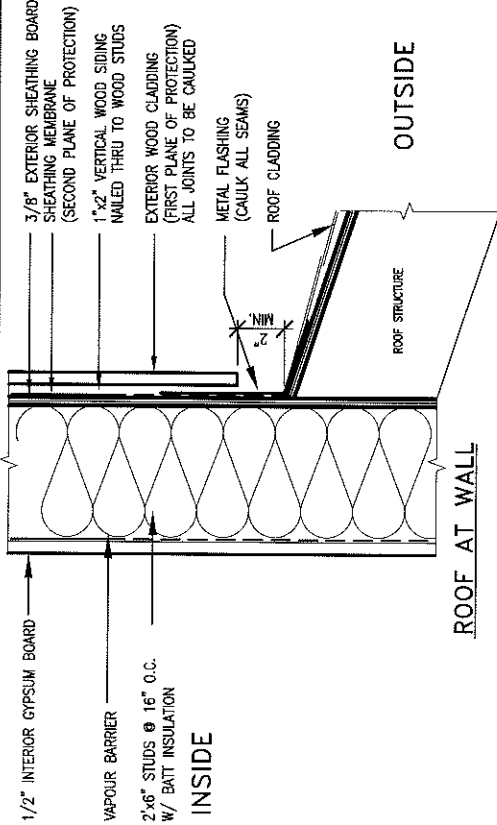
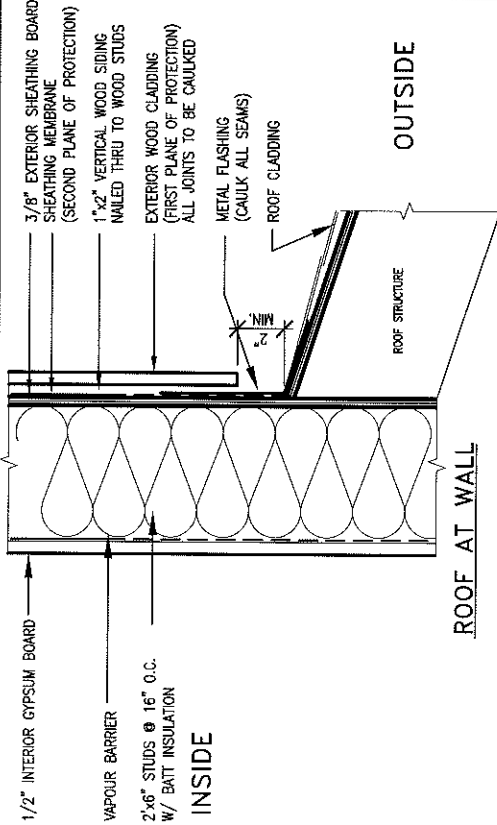
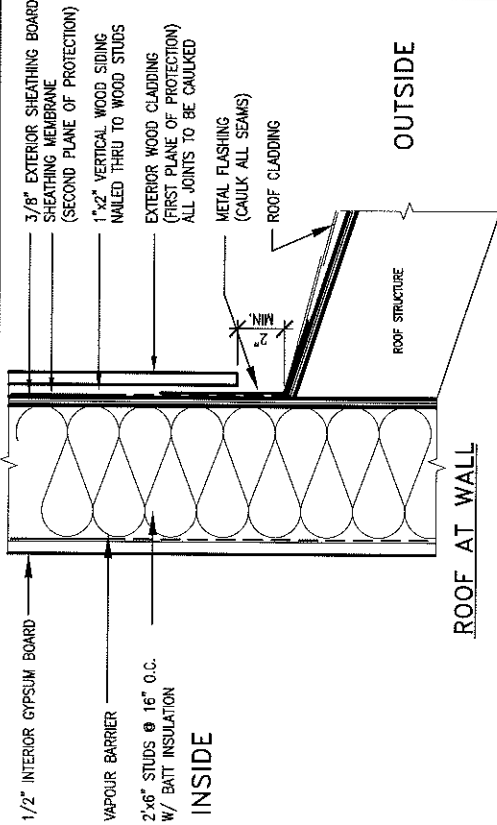
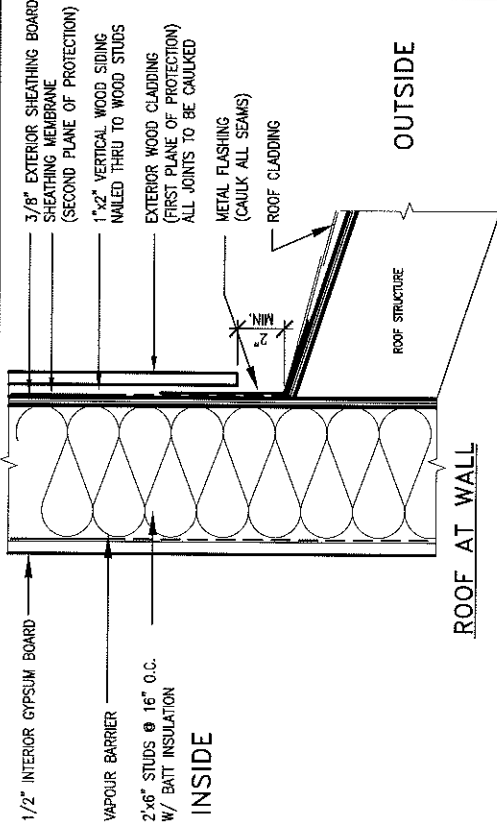
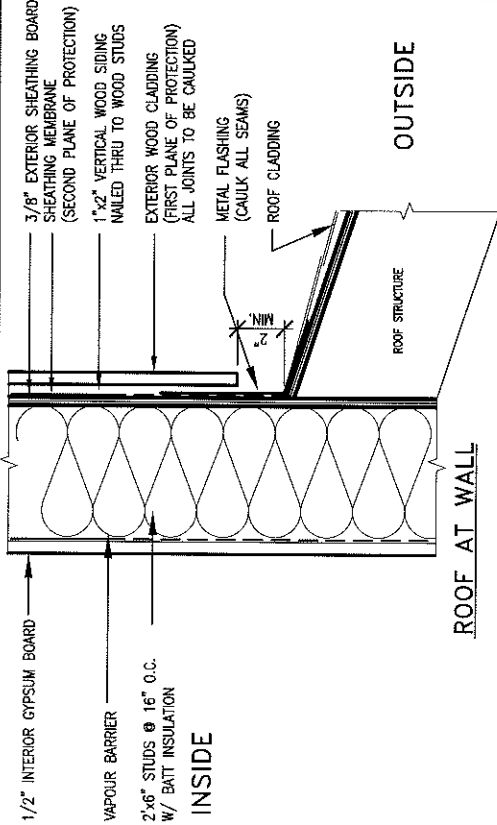
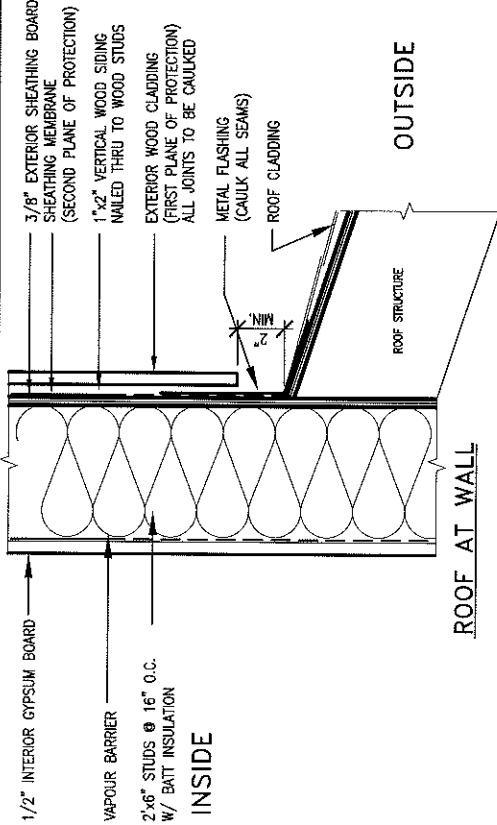
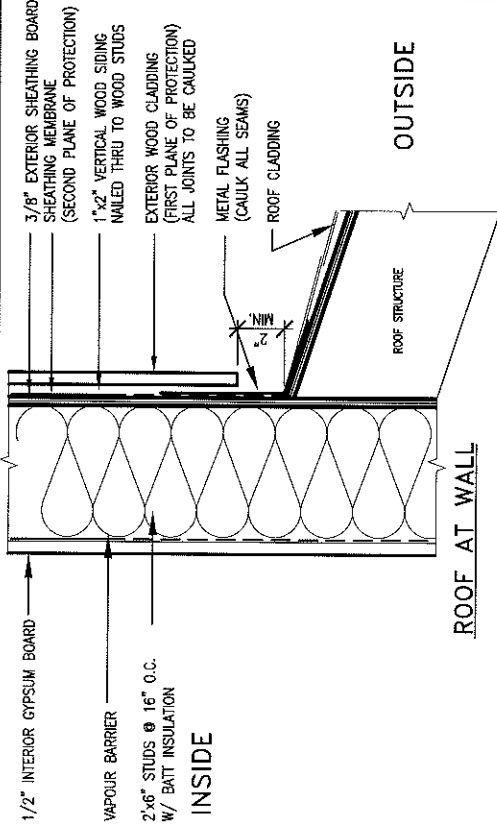
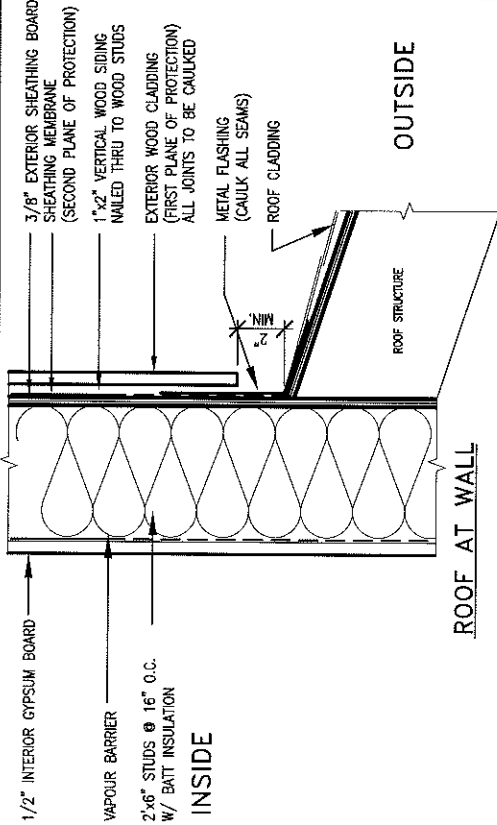
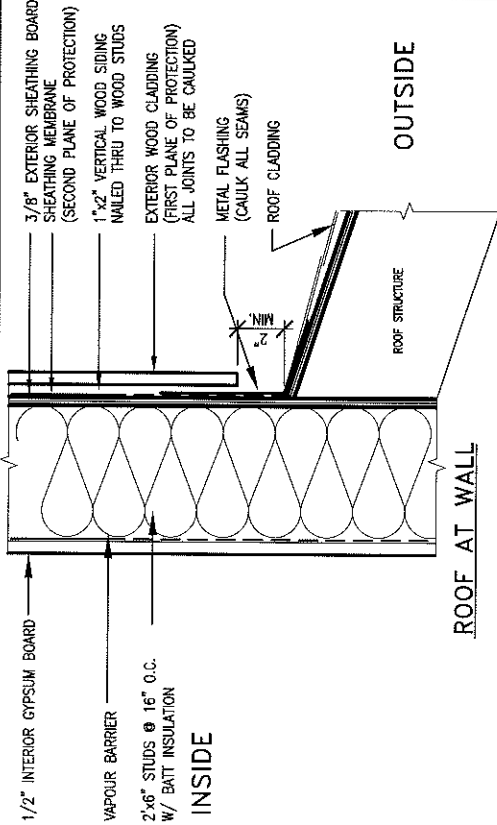
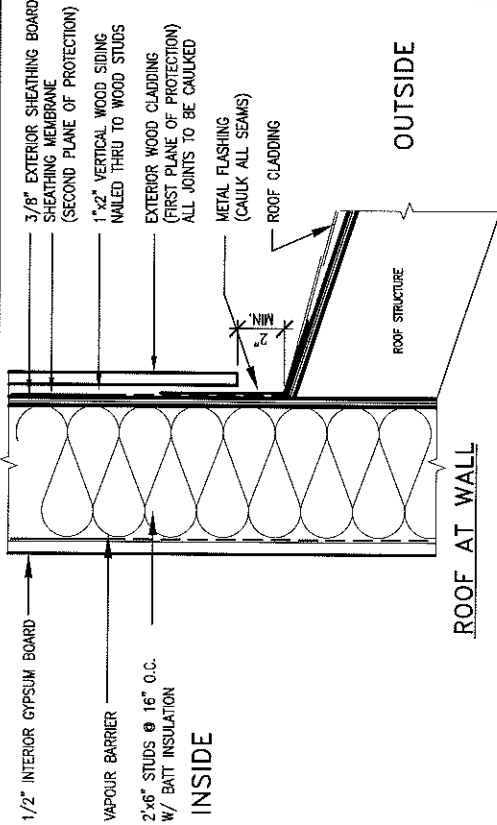
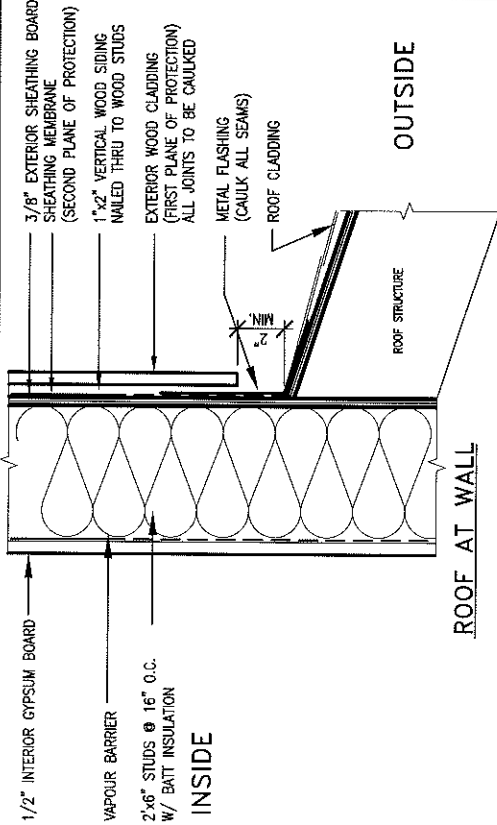
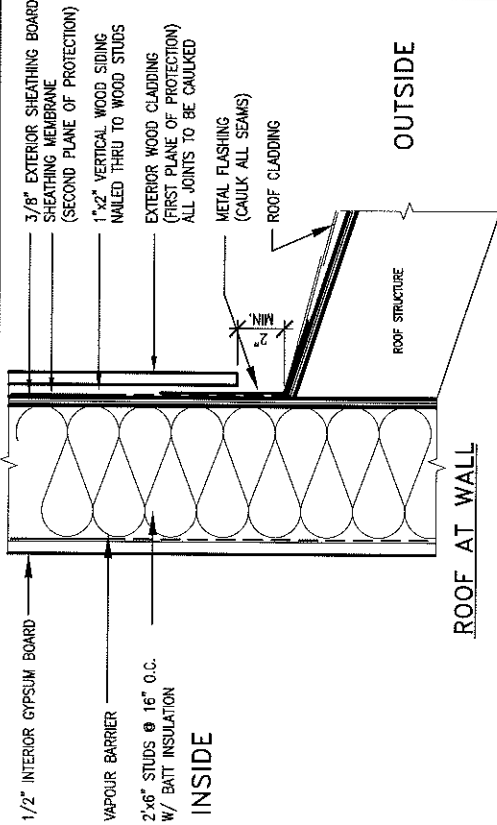
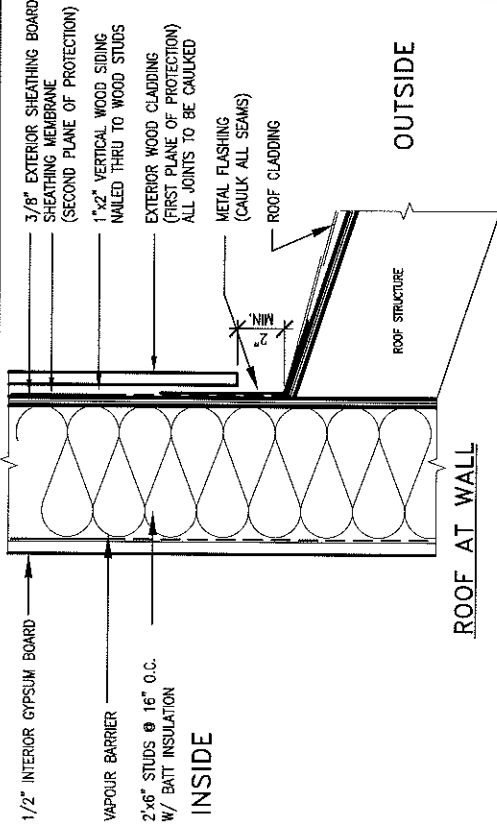
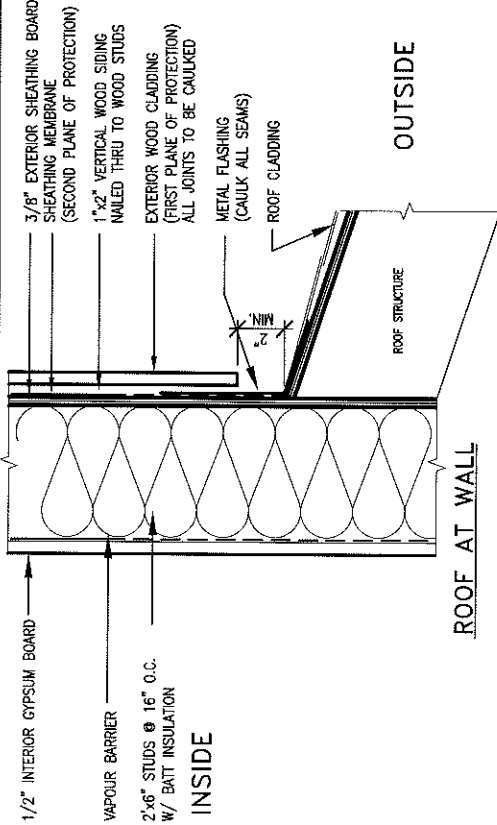
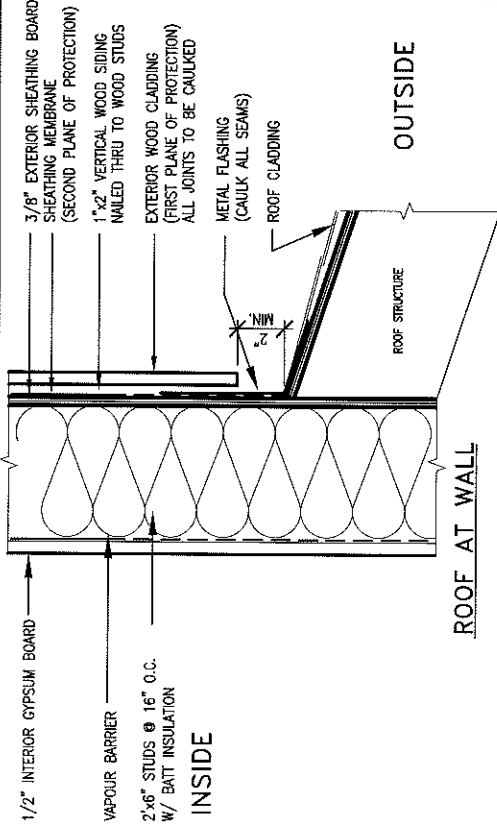
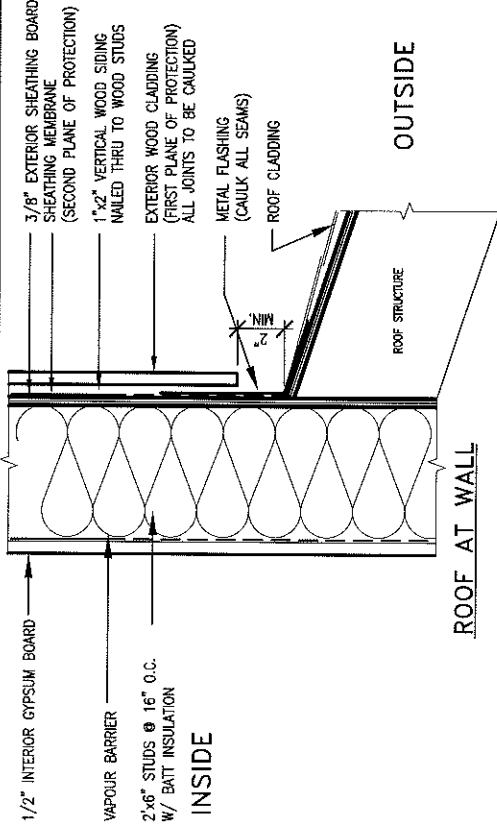
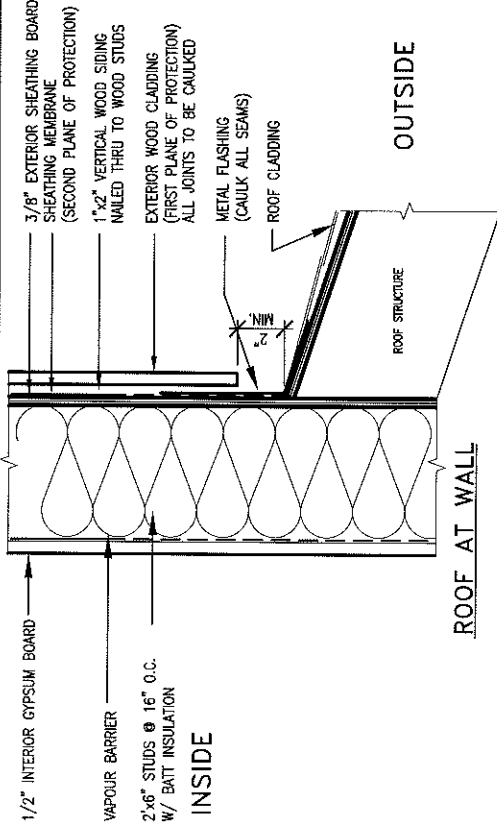
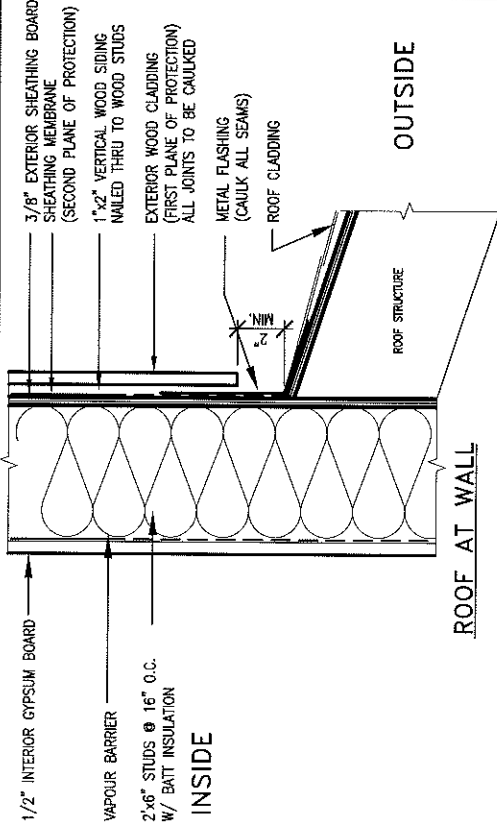
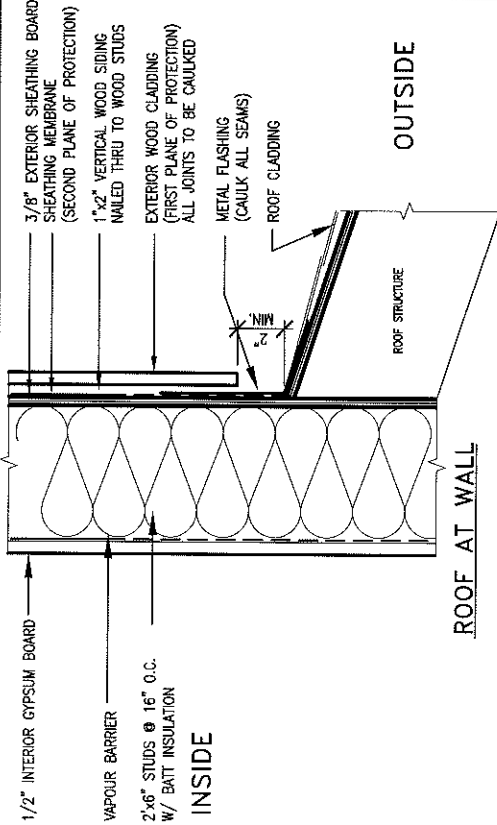
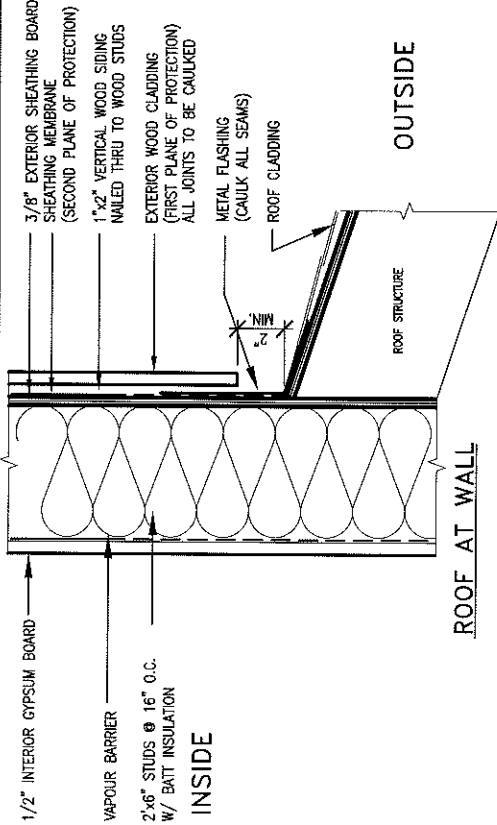
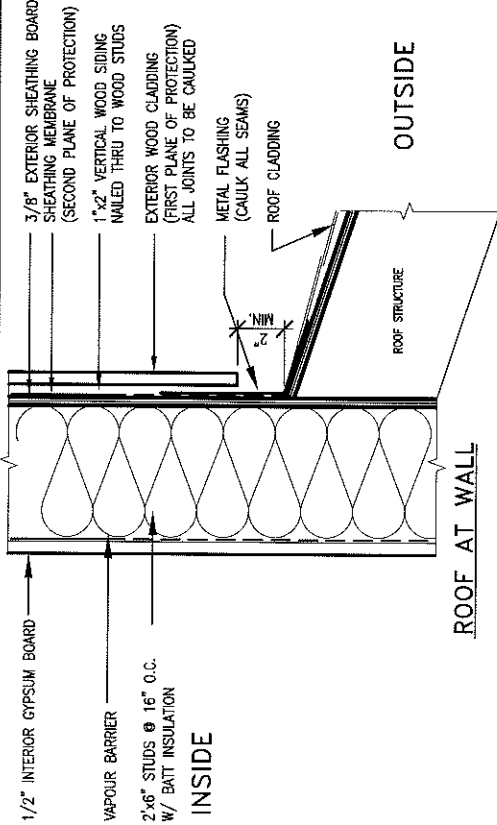
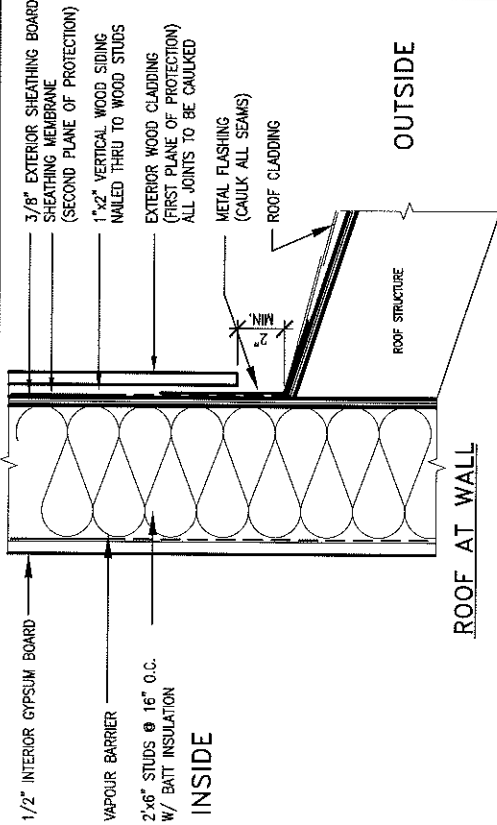
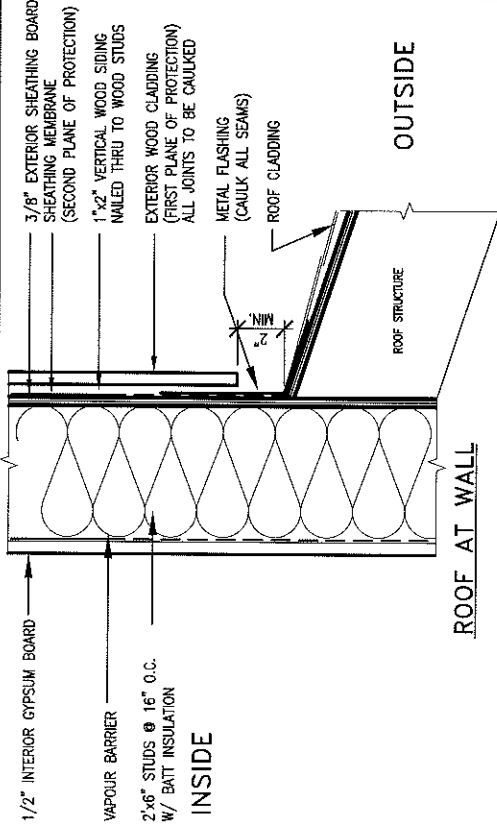
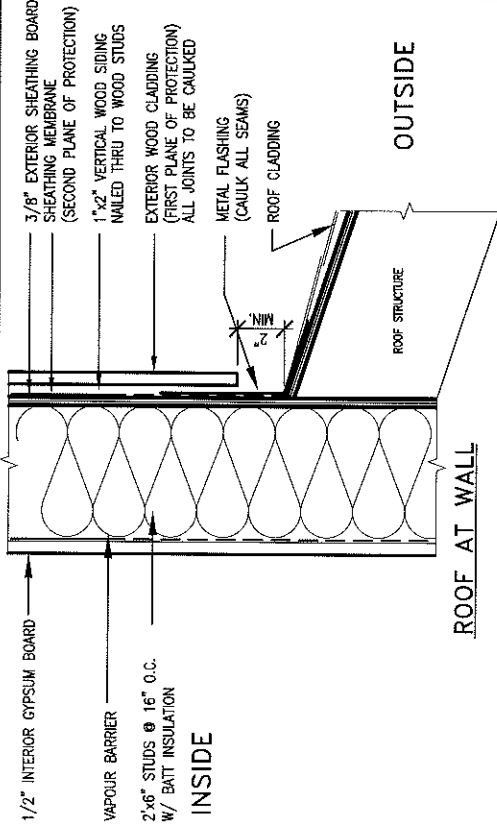
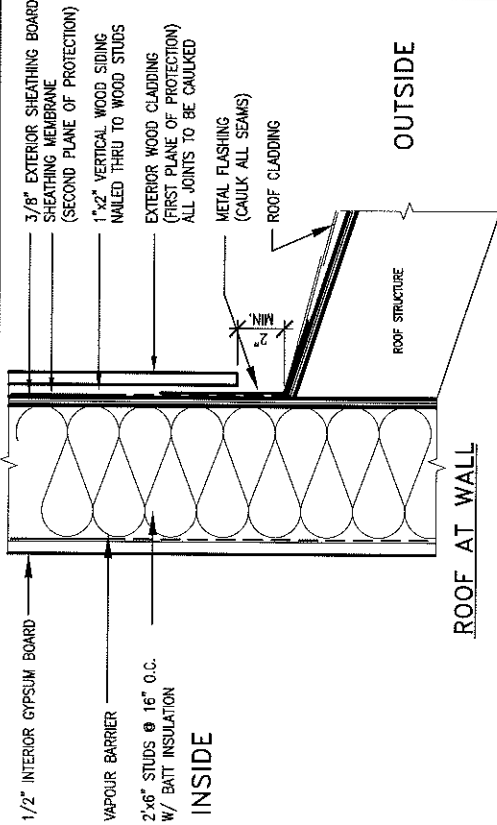
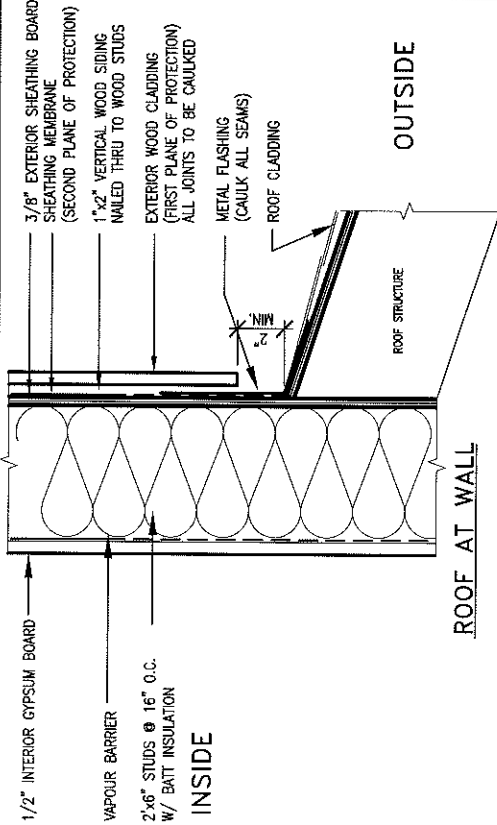
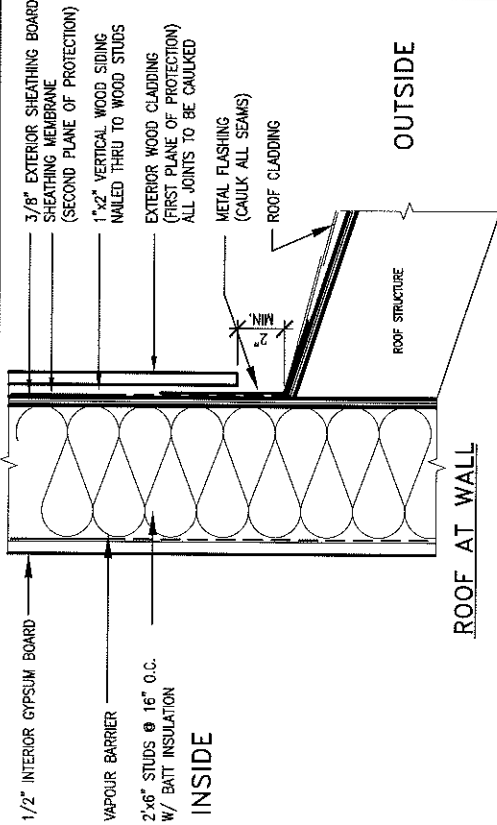
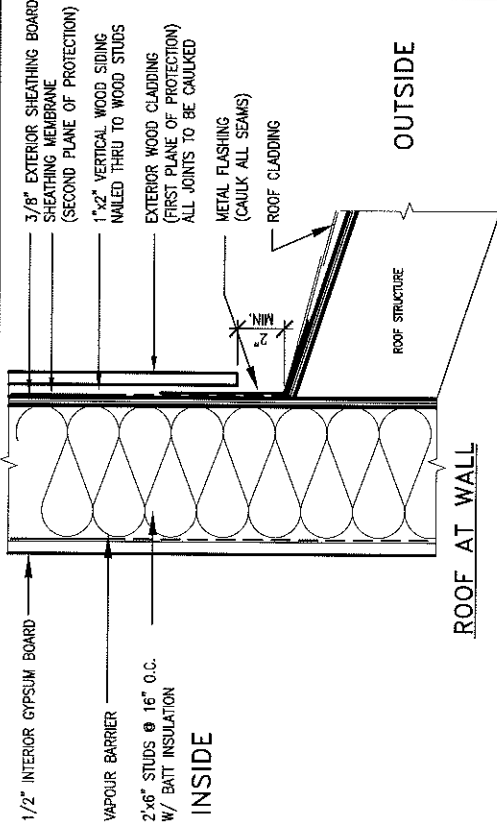
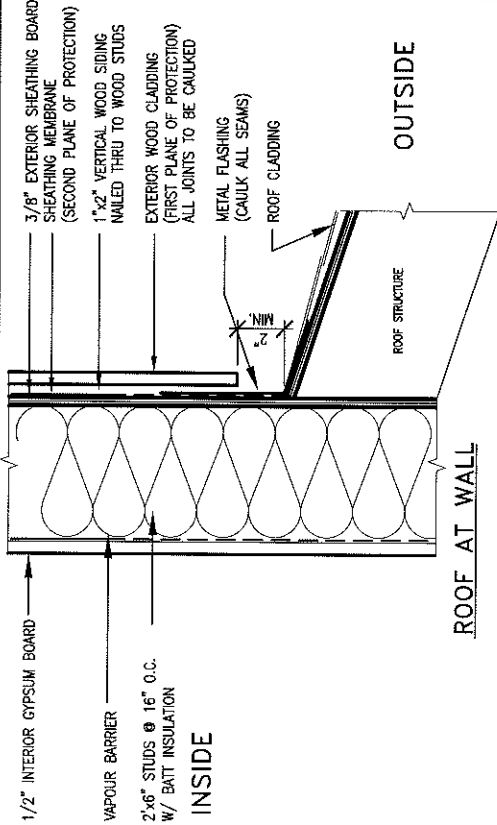
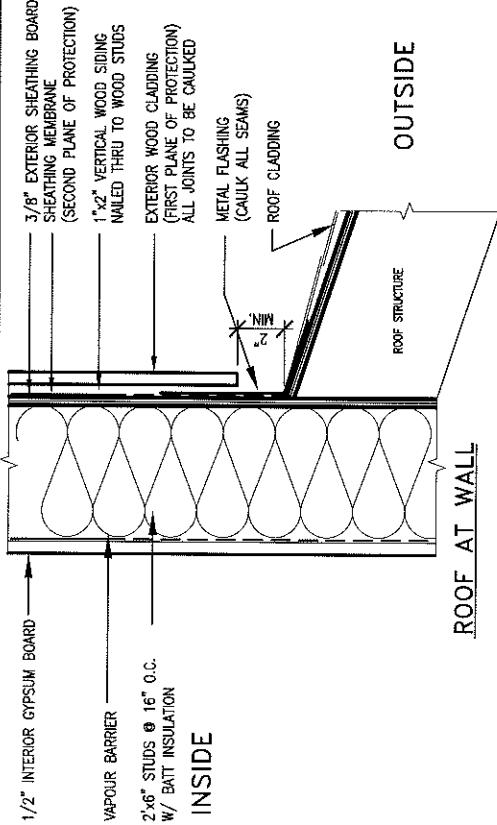
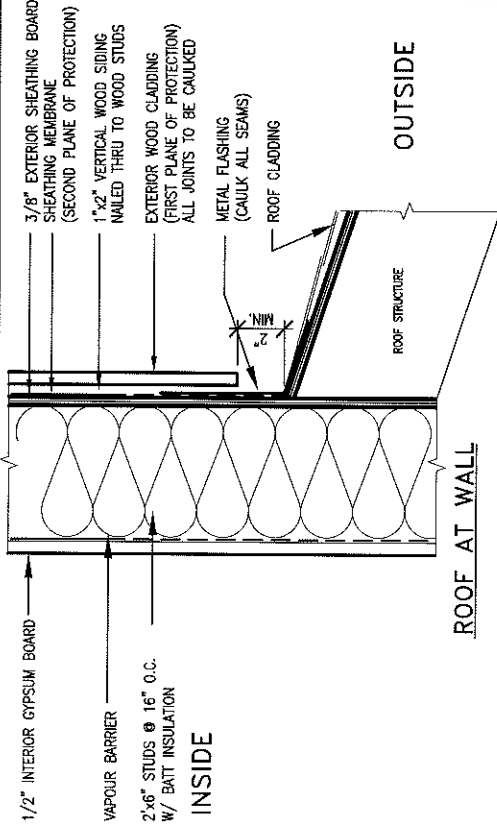
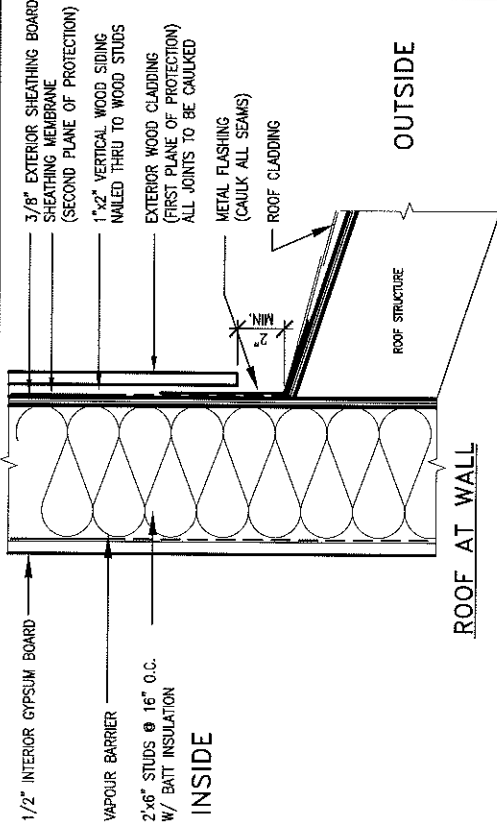
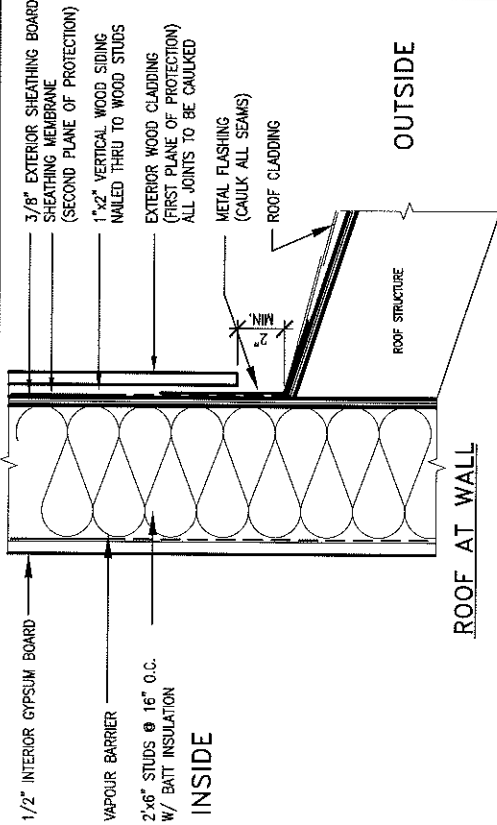
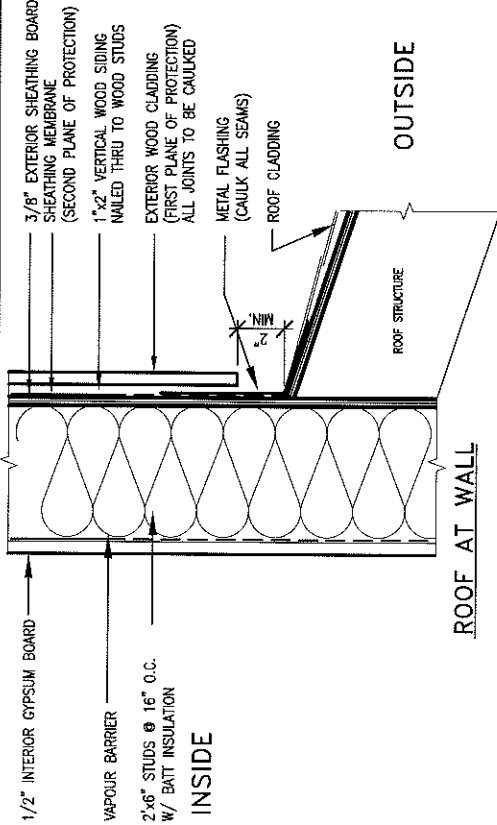
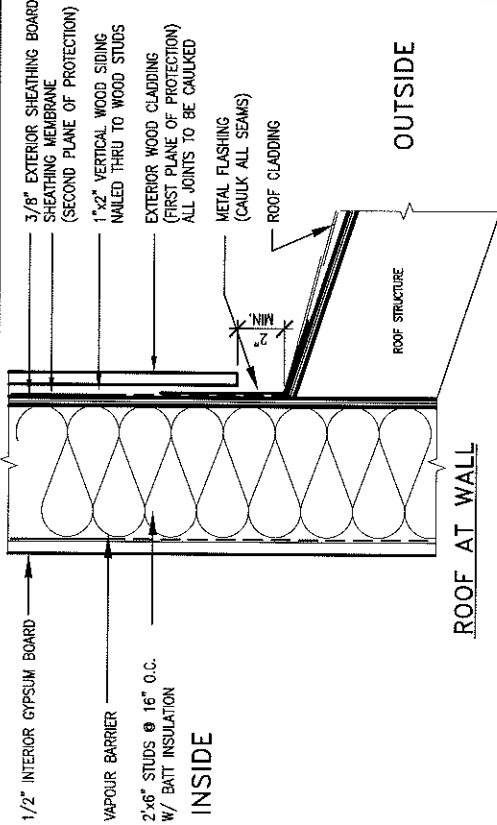
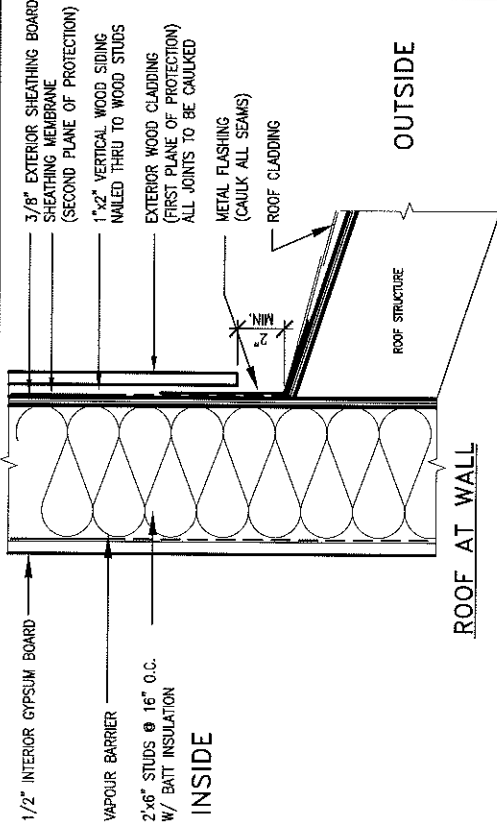
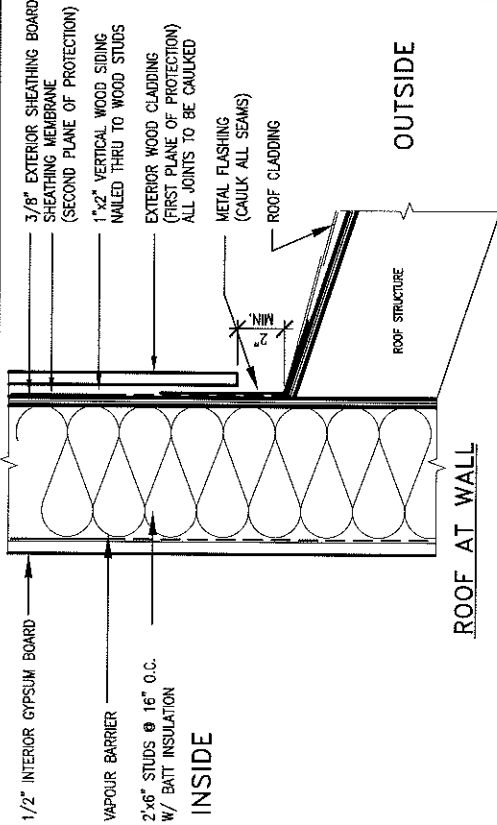
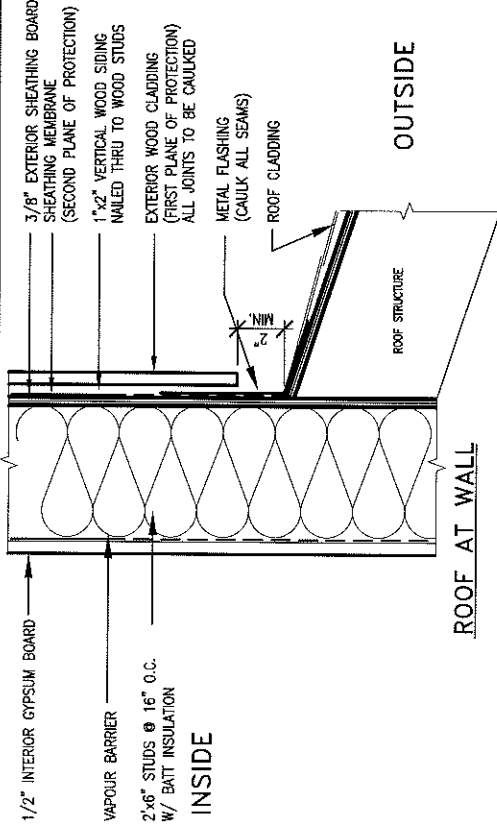
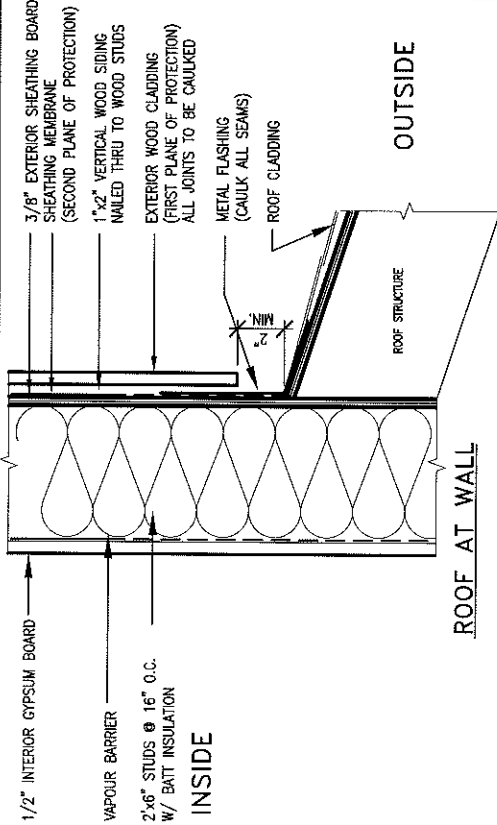
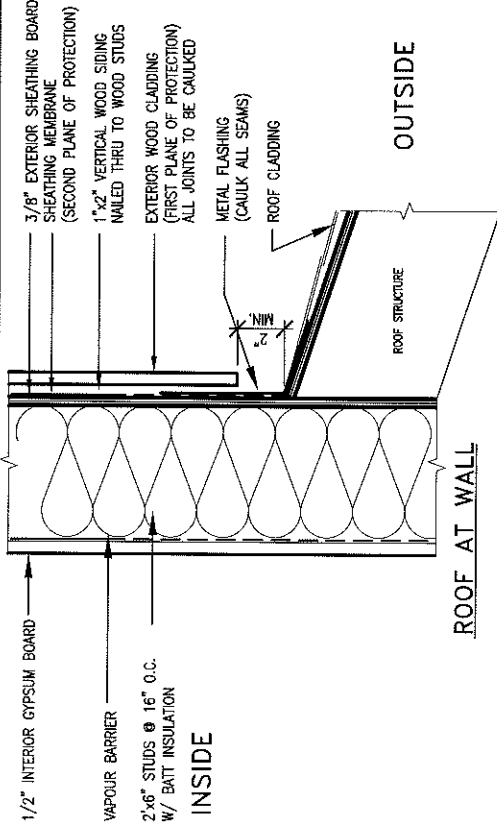
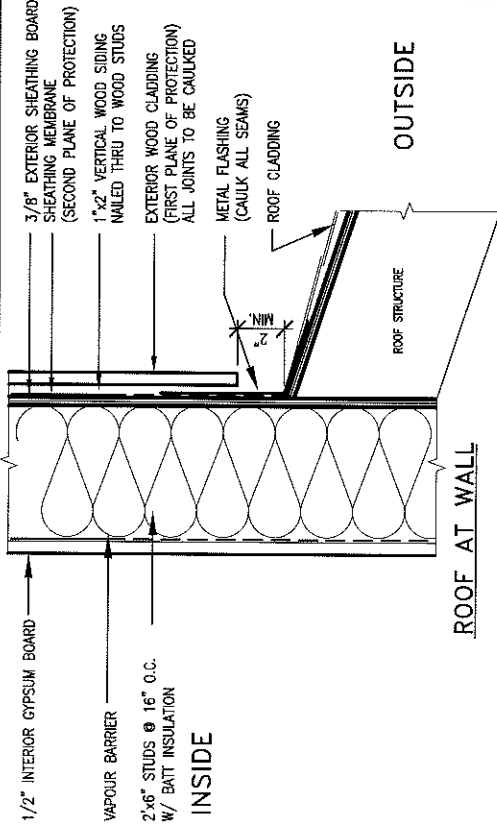
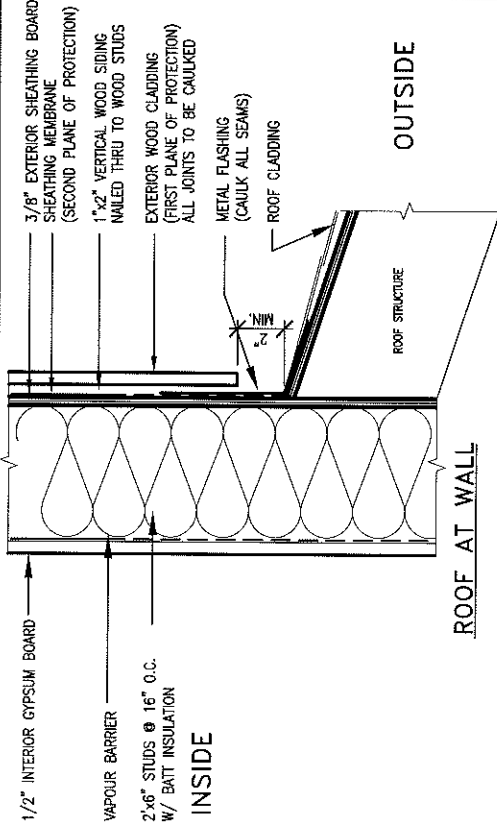
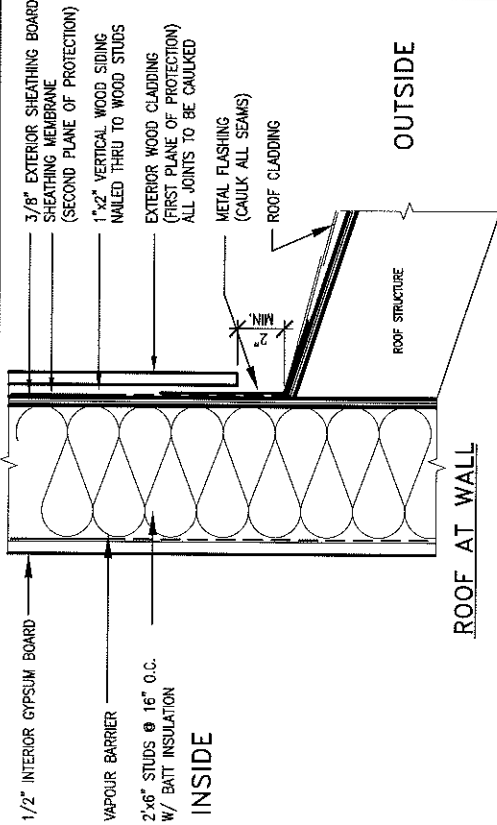
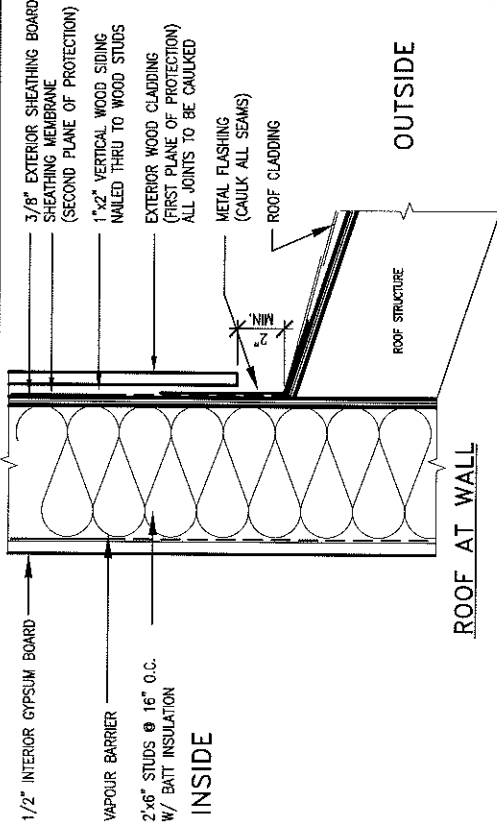
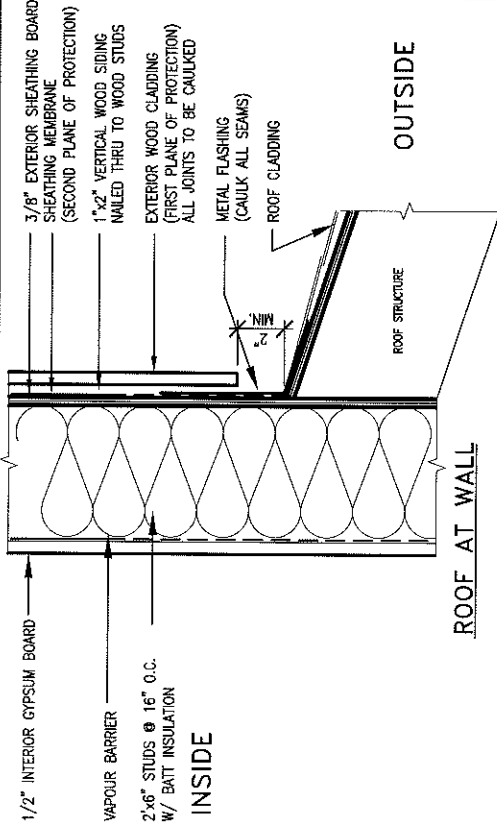
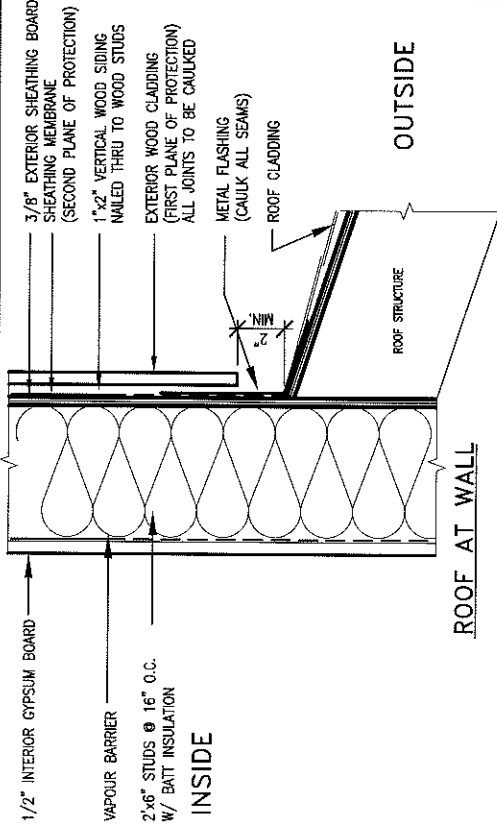
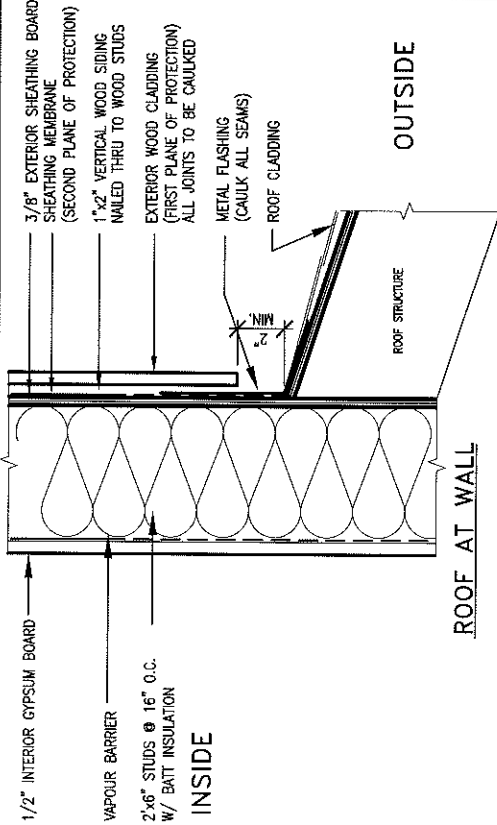
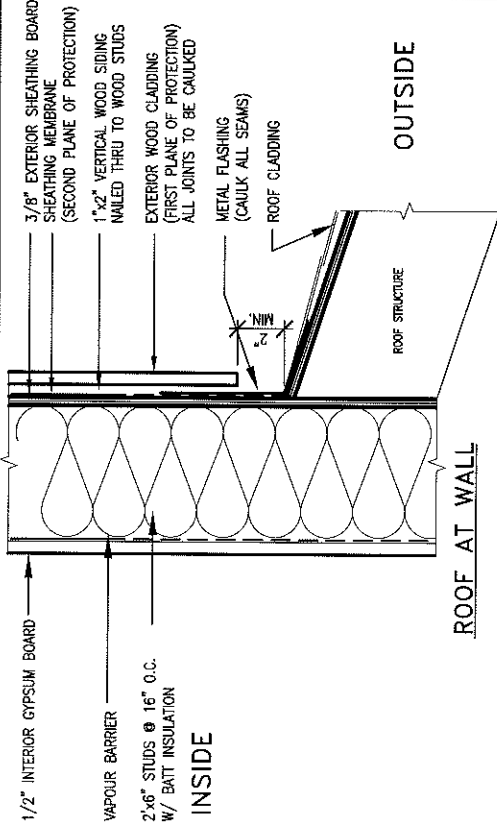
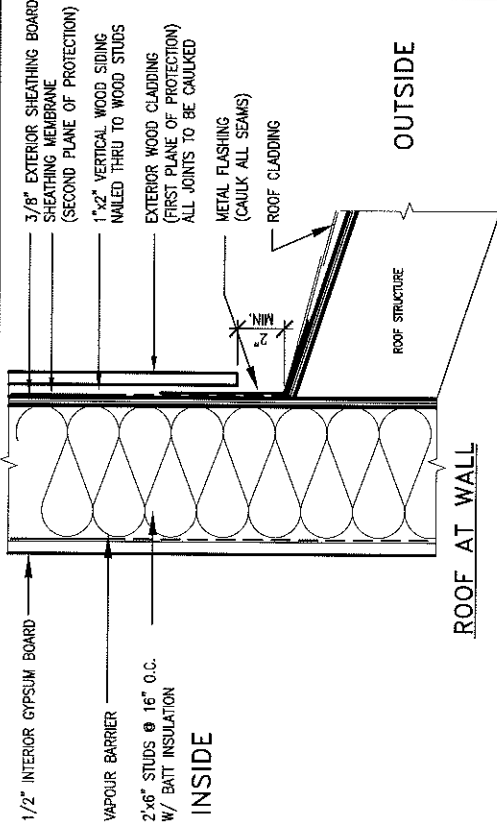
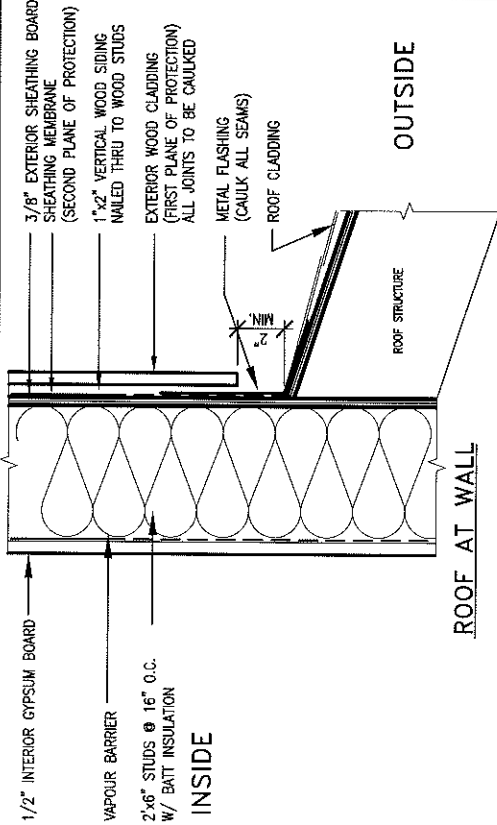
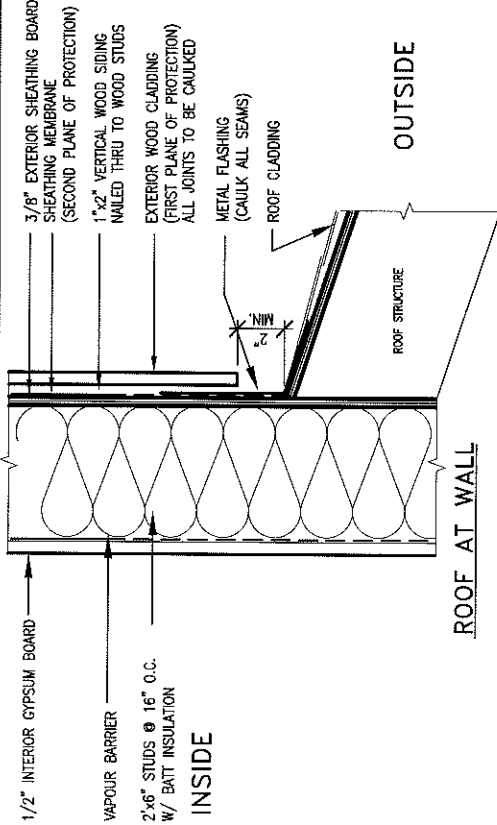
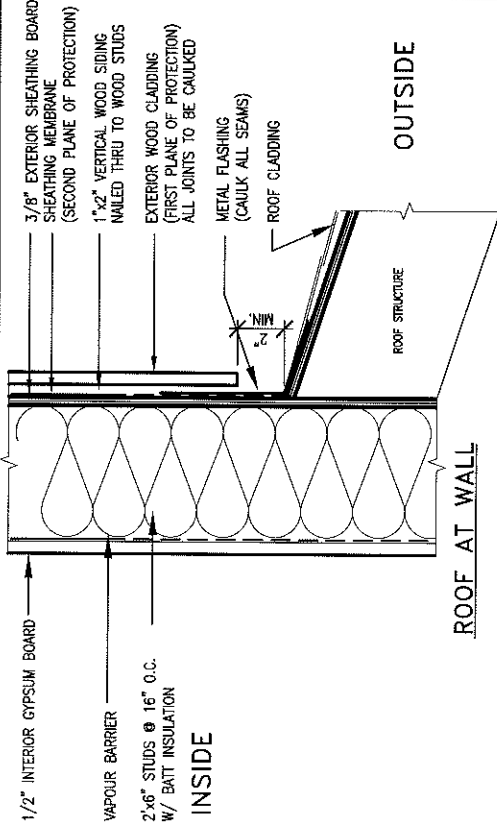
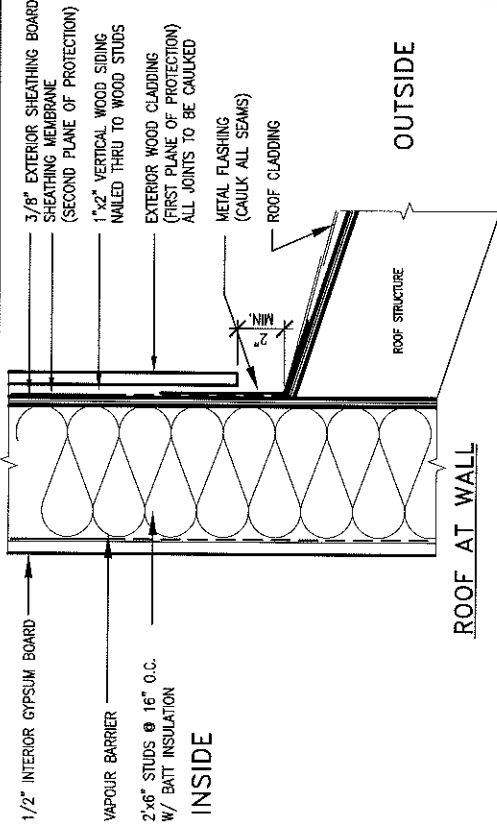
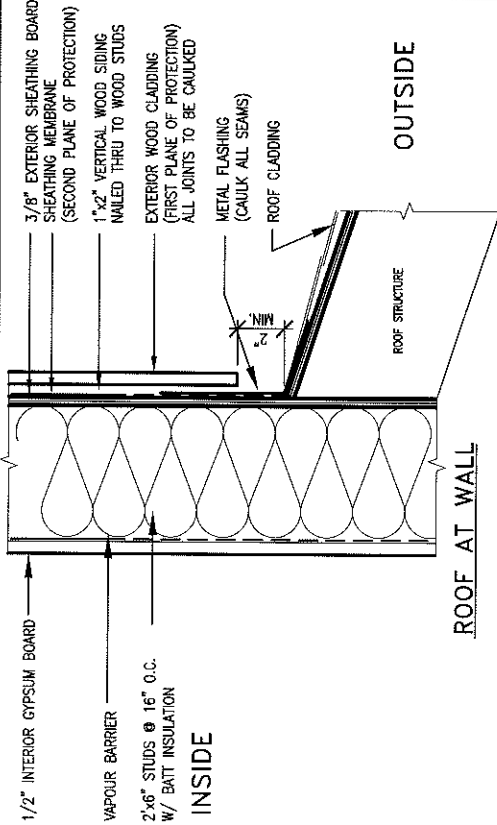
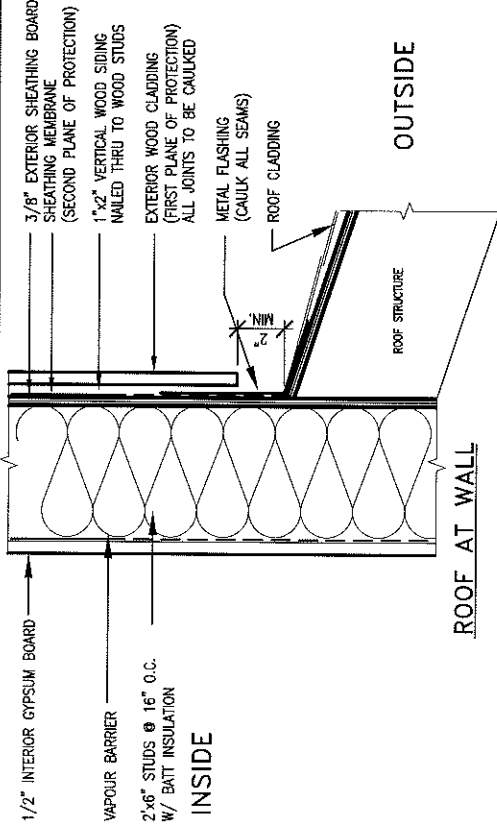
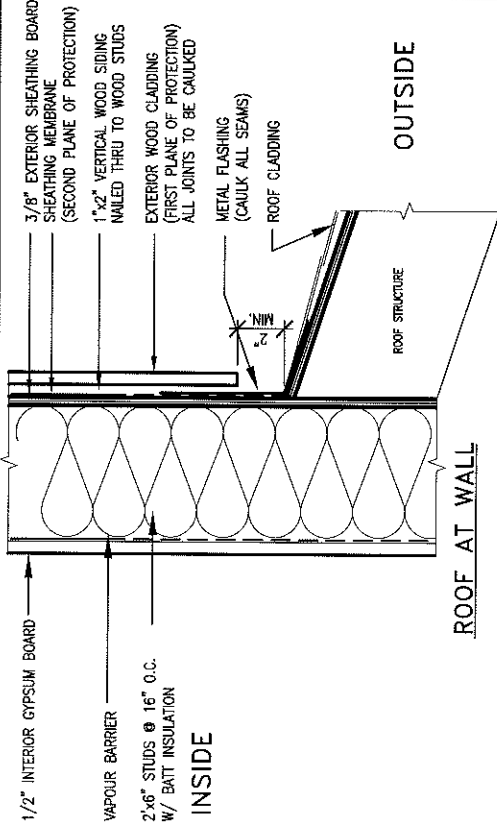
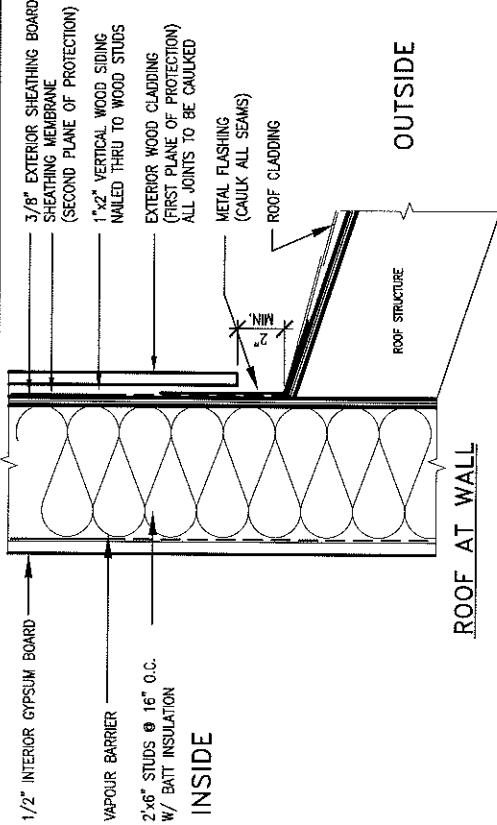
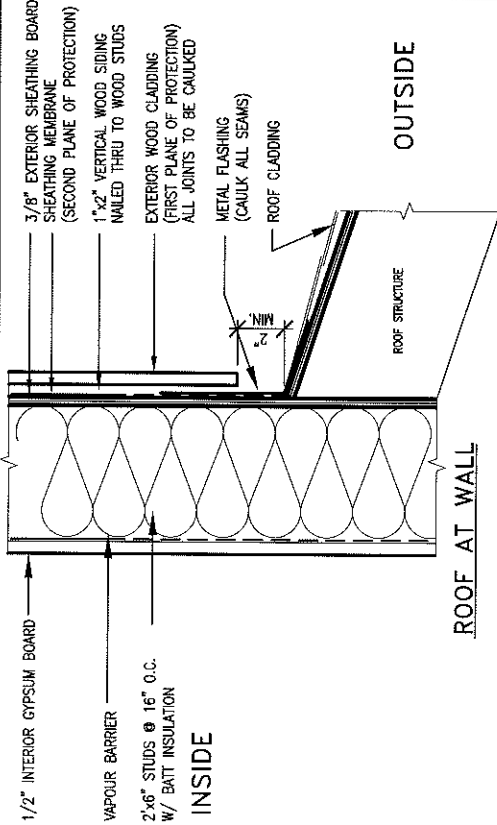
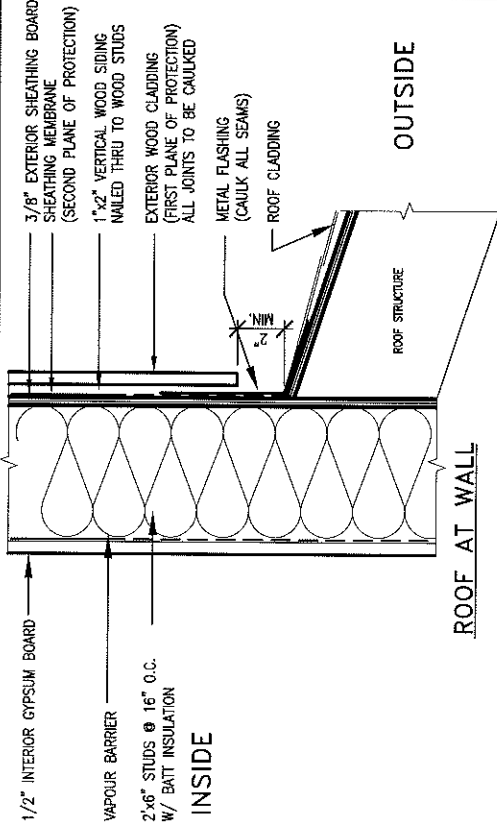
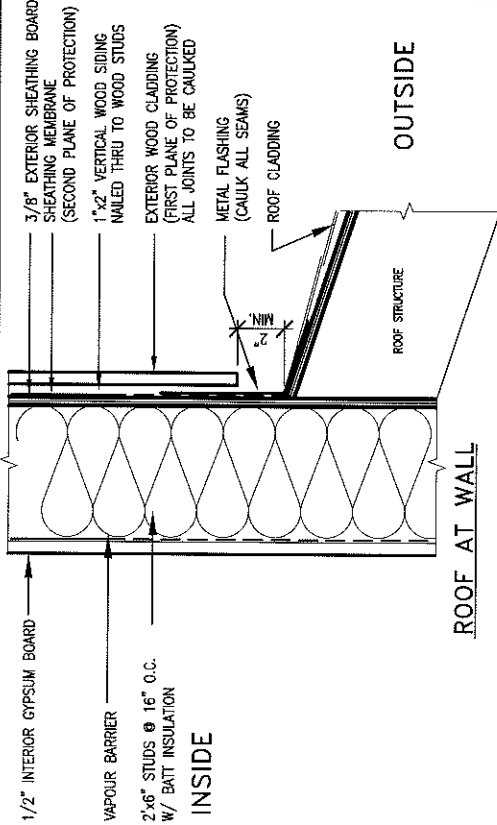
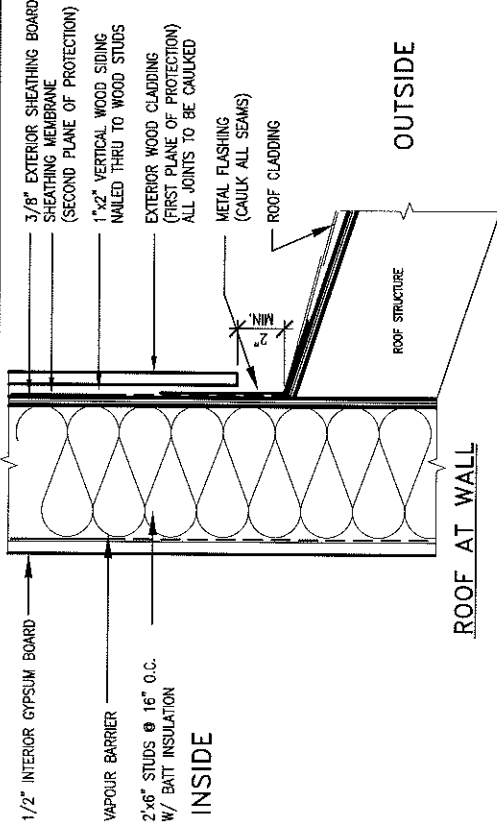
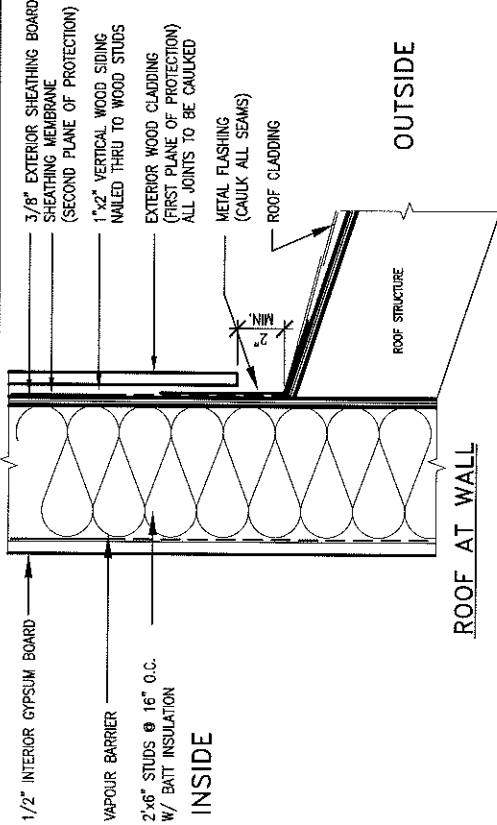
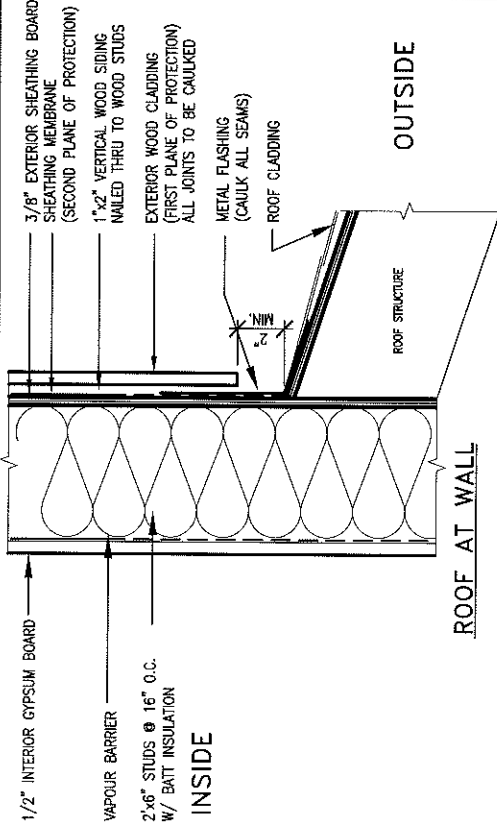
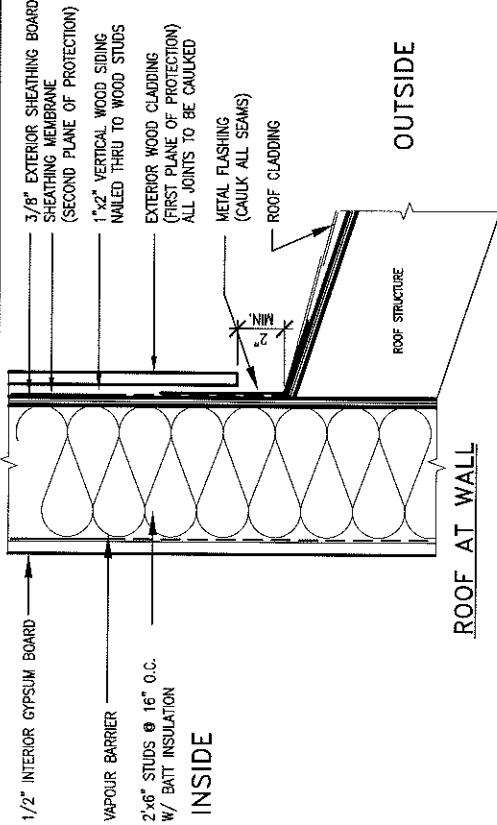
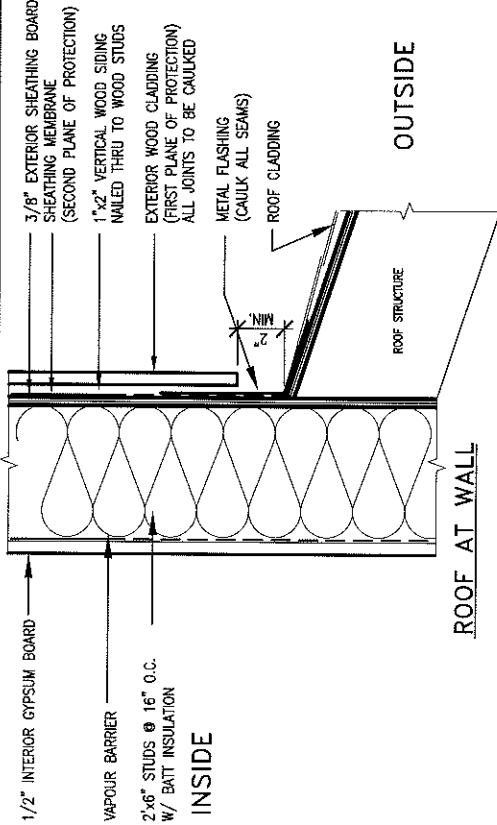
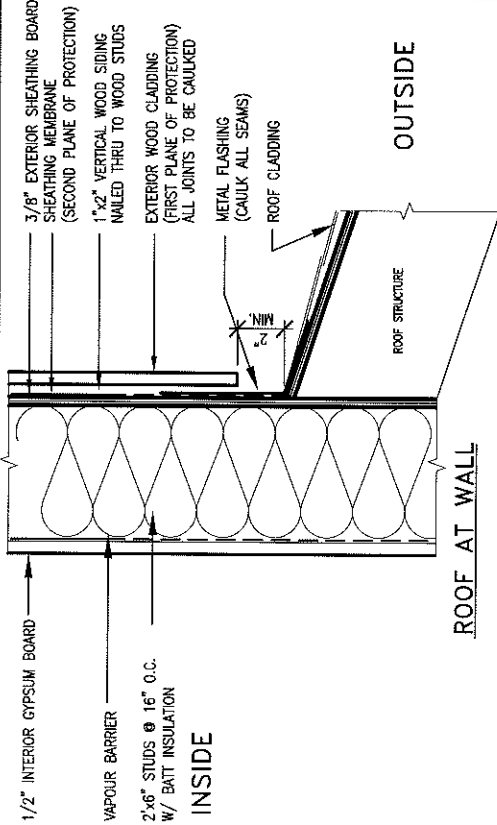
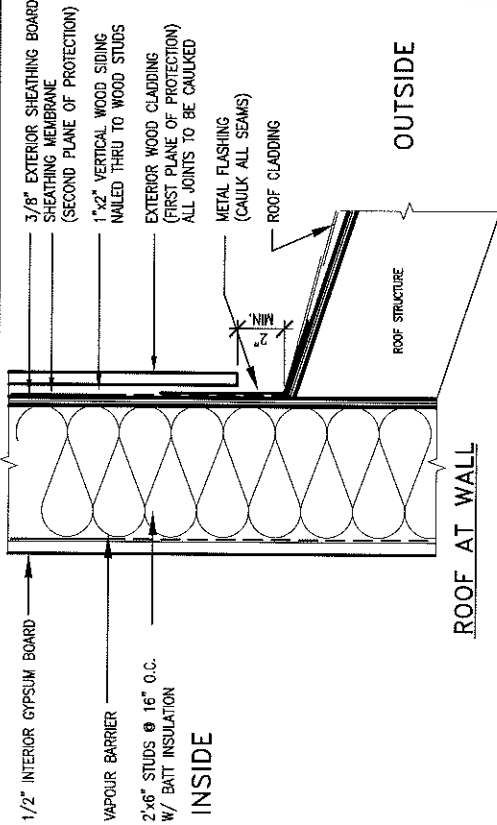
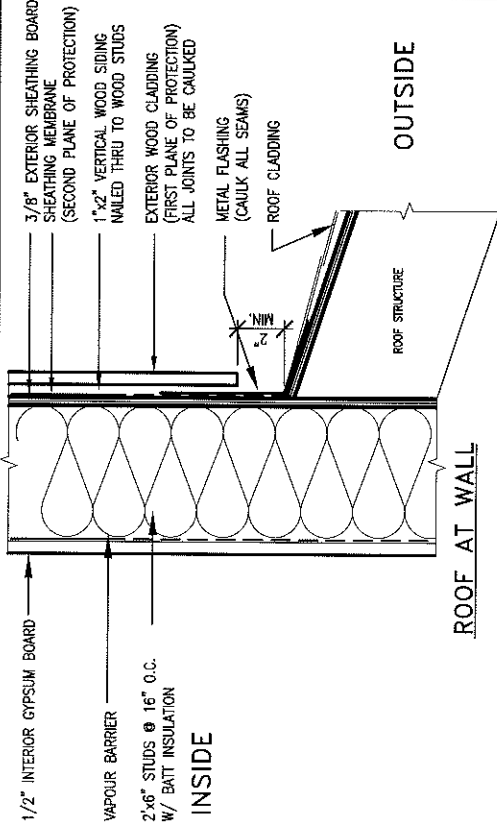
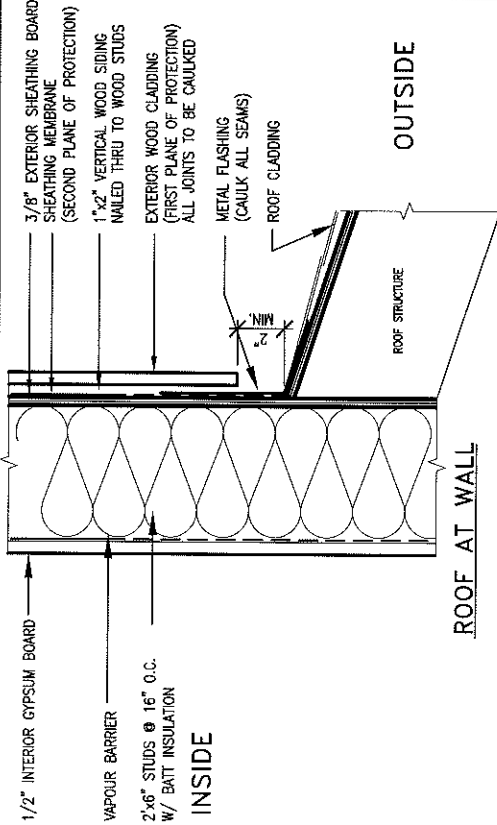
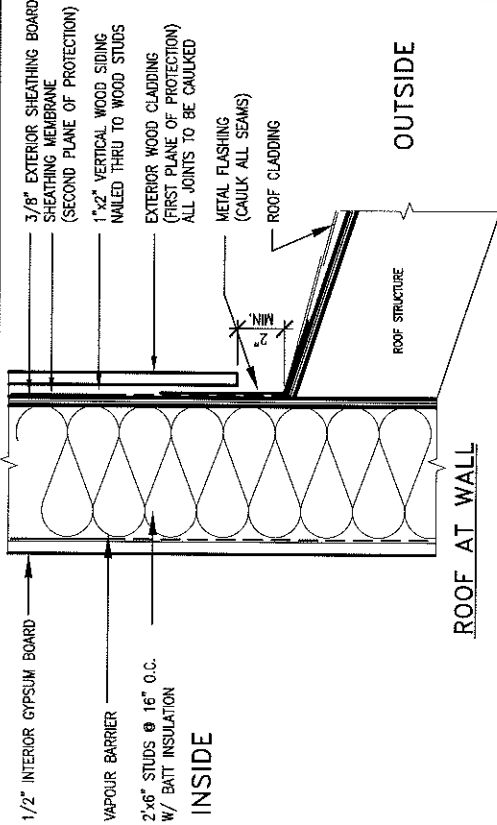
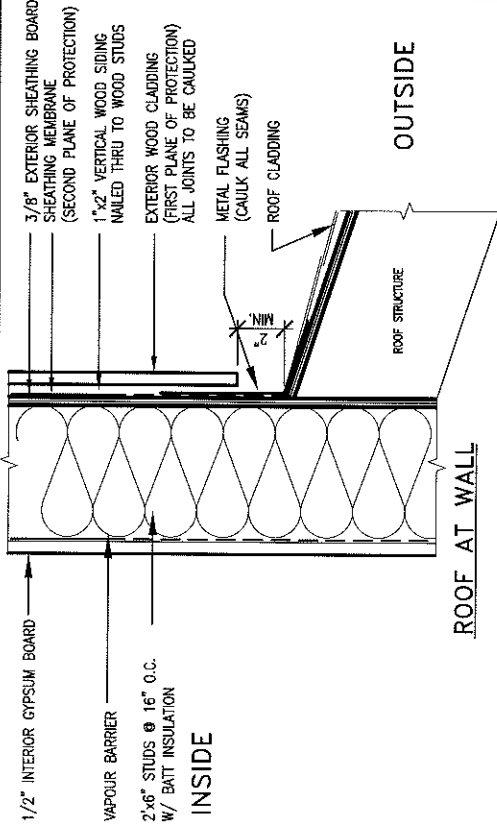
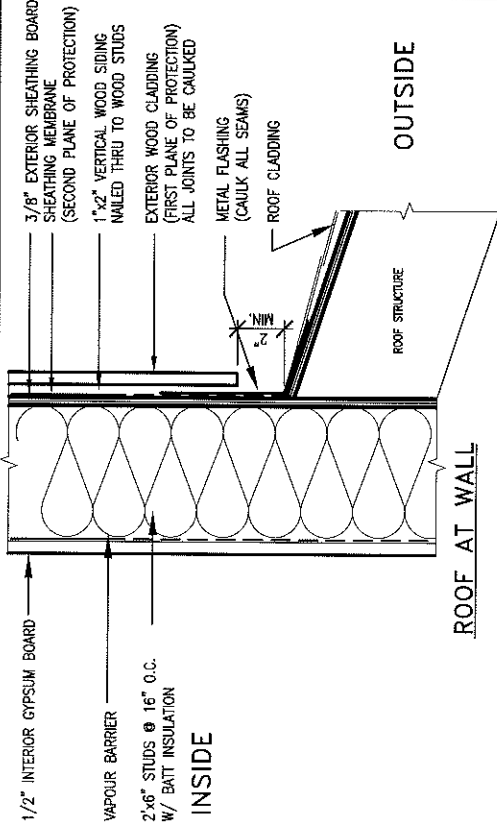
GB2 FUTURE U-SHAPE GRAB BAR @ TOILET W/ REAR GRAB BAR
(REAR VIEW)



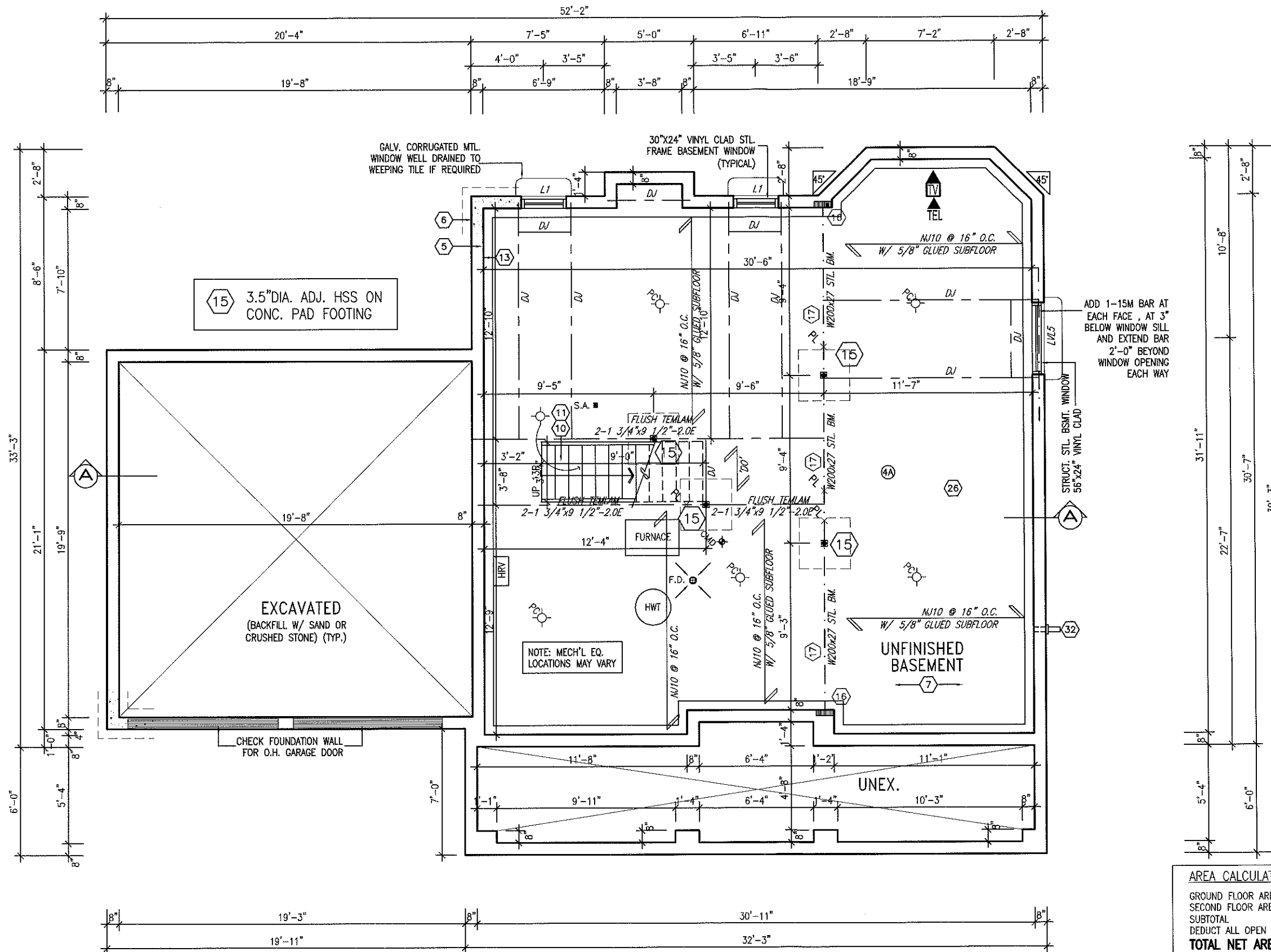
GB2 FUTURE U-SHAPE GRAB BAR @ TOILET W/ REAR GRAB BAR
(SIDE VIEW)



GB3 FUTURE GRAB BAR IN SHOWER / BATHTUB
(SIDE VIEW)



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



BASEMENT PLAN 'A'

NOTE: FLOOR FRAMING INFO REFER TO KOTT SHOP DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND DETAILS, UNLESS OTHERWISE NOTED.

NOTE: ALL LVL'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY THE FLOOR TRUSS MANUFACTURER.

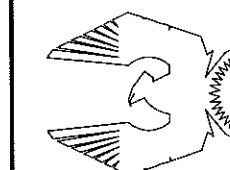
AREA CALCULATIONS

GROUND FLOOR AREA
SECOND FLOOR AREA
SUBTOTAL
DEDUCT ALL OPEN AREAS
TOTAL NET AREA

FINISHED BSMT AREA
COVERAGE
W/OUT PORCH
COVERAGE
W/ PORCH

ELEV. A

992 SF
977 SF
1969 SF
36 SF
1933 SF
(179.58 m2)
0 SF
1427 SF
(132.56 m2)
1629 SF
(151.33 m2)



PHOENIX HOMES

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SITE: SHADOW RIDGE 2

LOT NUMBER: 68

CIVIC ADDRESS: 6543 WATERDOWN ST.

GREGORIAN-2007-A

Footprint: 51-A	Sheet title: BASEMENT PLAN-A
drawn by: CL	checked by: OF
date: FEB. 2007	scale: 3/16"=1'
sheet no: 1A	6

No.	Description	Date	By
2	REV. AS PER CONST. SUMMARY	JUL-23-13	SD
1	REV. AS PER CONST. SUMMARY	JUL-16-12	SD

