

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. 350/06-2008_OBC.

1. ROOF CONSTRUCTION
NO.210 (10.25kg/m²) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD 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 SLOPES 6:12 OR GREATER) 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") o.c. AT BOTTOM CHORD. PREFIN. ALUM. LAMSTRONG, FASCO, RNL & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SHEATHING SUSCEPTIBLE TO ICE DAMMING. ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.13.1.2).

2. FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A) SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FLOORING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") o.c. INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH.
SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.
REFER TO OBC SB-12, TABLE 2.1.1.2.A FOR REQUIRED MINIMUM THERMAL INSULATION.

- 2A. FRAME WALL CONSTRUCTION (2"x6") (R28) SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FLOORING, CONTIN. SHEATHING MEMBRANE, 28mm (1 1/4") EXTERIOR AND APPLIED 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.
SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

- 2B. FRAME WALL CONSTRUCTION (2"x4") - GARAGE WALLS SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FLOORING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") o.c. (MAX. HEIGHT 3000mm (9'-10"), WITH APPR. DIAGONAL WALL BRACING. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

RESERVED

- 2C. STUCCO WALL CONSTRUCTION (2"x4") - GARAGE WALLS STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 100mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURER'S SPECIFICATIONS OVER 25mm (1") MIN. EXPANDED OR EXTRUDED RIGID POLYSTYRENE ON APPROVED AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x89 (2"x4") STUDS @ 400 (16") o.c. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

- 2E. WALLS ADJACENT TO ATTIC SPACE - NO CLADDING 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") o.c. INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. MIN-HEIGHT BLOCKING BEHIND THE SHEATHING APPLIED. REFER TO OBC SB-12, TABLE 2.1.1.2.A FOR REQUIRED MINIMUM THERMAL INSULATION.

3. BRICK VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A) 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GAV. METAL TIES @ 400mm (16") o.c. HORIZONTAL 600mm (24") o.c. VERTICAL APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") o.c. INSULATION & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") o.c. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP TO MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

- 3A. BRICK VENEER CONSTRUCTION (2"x6") (R28) 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GAV. METAL TIES @ 400mm (16") o.c. HORIZONTAL 600mm (24") o.c. VERTICAL APPR. SHEATHING PAPER, 28mm (1 1/4") EXT. STRUCT. INSULATED SHEATHING RSI 0.7 (R4) BY "Bp" OR EQUAL, 38x140 (2"x6") STUDS @ 400mm (16") o.c., RSI 4.23 (R24) INSUL. & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") o.c. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP TO MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

- 3B. BRICK VENEER CONSTRUCTION (2"x4") - GARAGE WALLS 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GAV. METAL TIES @ 400mm (16") o.c. HORIZONTAL 600mm (24") o.c. VERTICAL APPR. SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") o.c. (MAX. HEIGHT 3000mm (9'-10") WITH APPR. DIAGONAL WALL BRACING. PROVIDE WEEP HOLES @ 800mm (32") o.c. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP TO MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

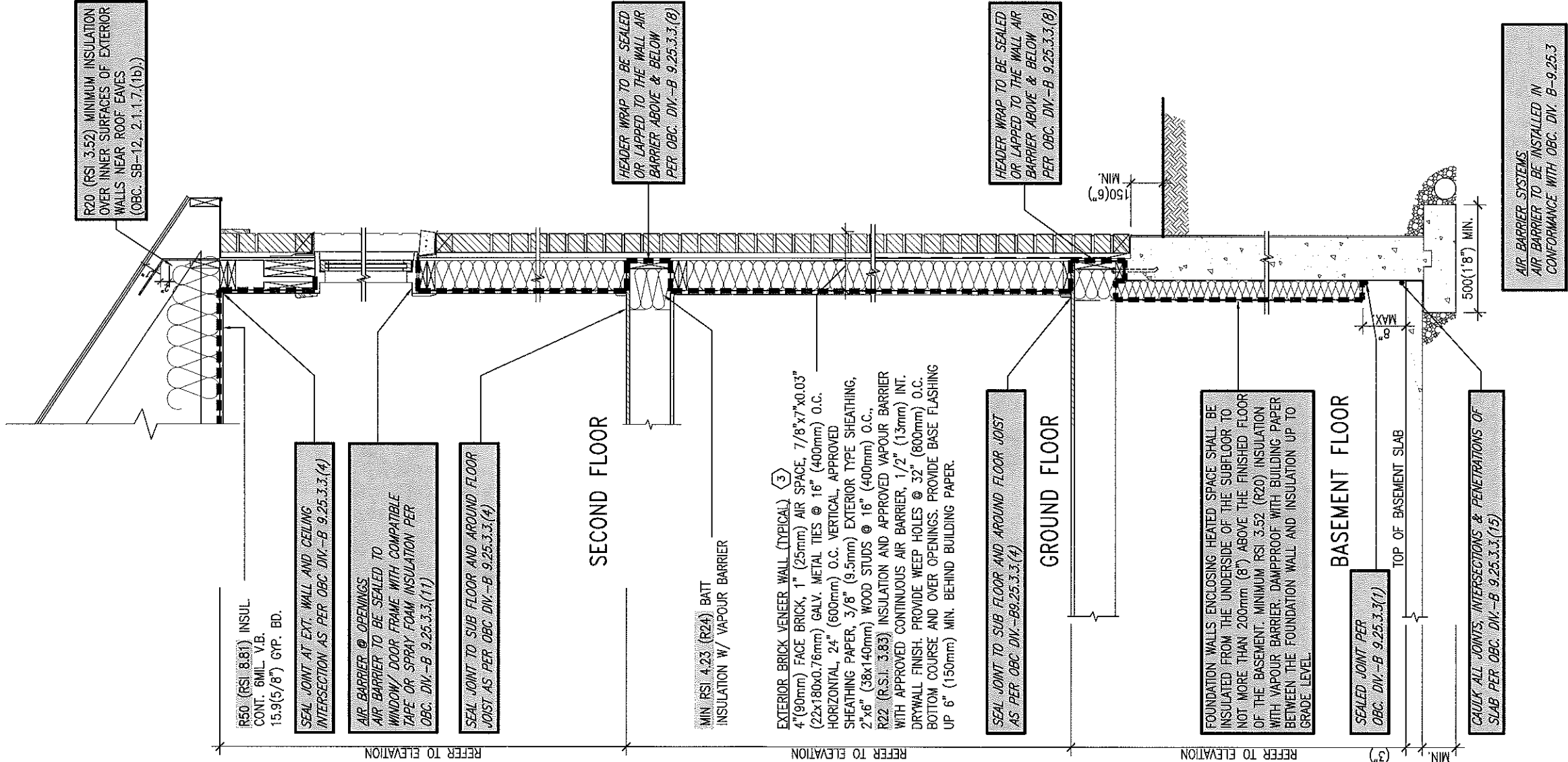
- 3C. STUCCO WALL CONSTRUCTION (2"x6") STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 100mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURER'S SPECIFICATIONS OVER 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTIN. AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x140 (2"x6") STUDS @ 400mm (16") o.c. INSULATION, APPROVED VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD INTERIOR FINISH. REFER TO OBC SB-12, TABLE 2.1.1.2.A FOR REQUIRED MINIMUM THERMAL INSULATION.
STUCCO TO BE MIN. 200 (8") 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.

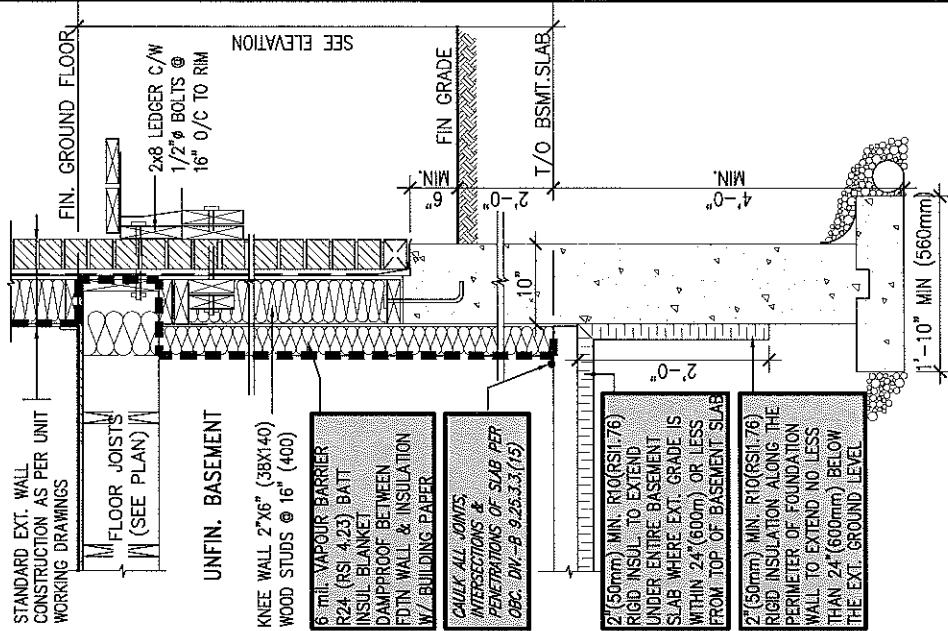
5. FOUNDATION WALL/FOOTINGS: 9.15.3, 9.15.4, 9.13.2, 9.14.2.1.(2) 200mm (8") POURED CONC. FDN. WALL 15MPa (2200psi) WITH BTU/MOLDS DAMPPROOFING AND DRAINAGE LAYER, DRAINAGE LAYER REQ'D, WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D, WHEN FDN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2300 (7'-10") ON 500x155 (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 150KPa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. STORES SUPPORTED BY MASONRY VENEER L/W SINK ONLY.
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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.

Sheet Title DETAILS COMPLIANCE PACKAGE CRITERIA		Client PHOENIX HOMES	
Drawn By VAI	Checked By X	Project Name SHADOW RIDGE ESTATES OSGOODE, ONTARIO	Project No. 06087
Date JANUARY 2012	Scale 1:1	File Name AIR BARRIER PAK 1	Drawing No. CN2
1 AIR BARRIER FOR SB-12		No. 1	
Revision		Date	
Contractor must verify all dimensions on the job and report any discrepancy to the architect before proceeding with the work. All drawings and specifications are instruments of service and the property of the architect which must be returned at the completion of the work.		Drawings are NOT to be scaled.	
Viljoen Architect Inc.		BCDN: 674	
300 A Wilson Avenue Toronto, Ontario M5H 1S8 TEL: (416) 630-2255 FAX: (416) 630-4782 EMAIL: info@viljoenarchi.com		Ontario Association of Architects Kenneth Viljoen Licence 2393	

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

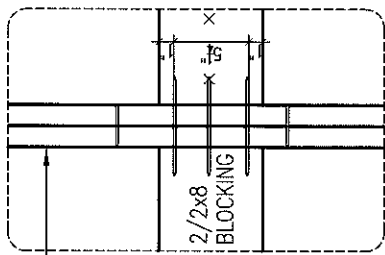
9'-0" HIGH CEILINGS
2/2"x6" SPR. #2 OR
3/2"x4" SPR. #2

2 VERTICAL STUDS

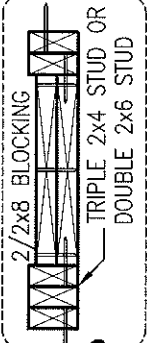
8'-0" HIGH CEILINGS
2/2"x6" SPR. #2 OR
3/2"x4" SPR. #2

2 SOLID BLOCKING

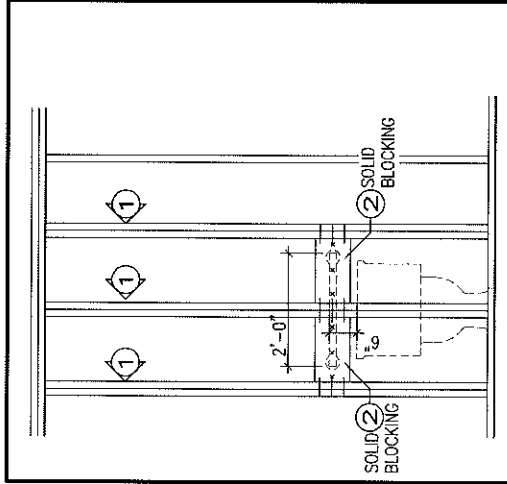
2/2"x8" SPR. #2 NAILED WITH 3-ROWS
OF 3" LONG COMMON NAILS @ 6" O.C.
AND END NAILED TO STUDS WITH
6-3 1/2" LONG COMMON NAILS



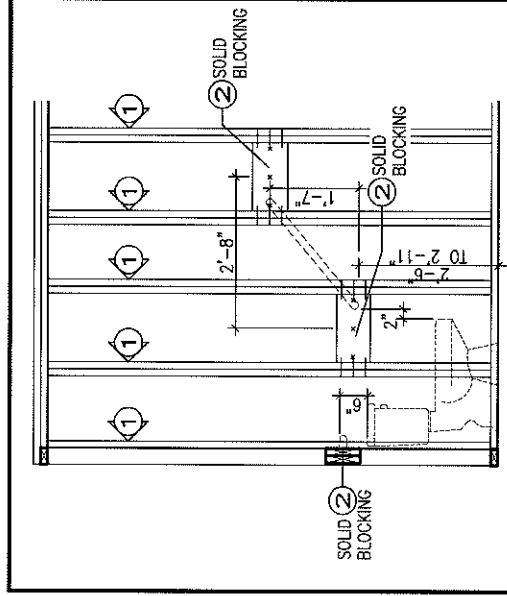
**SOLID BLOCKING
PLAN DETAIL**



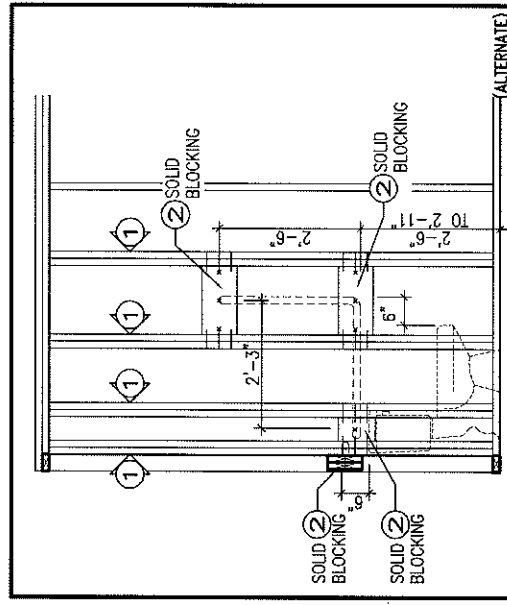
**SOLID BLOCKING
ELEVATION DETAIL**



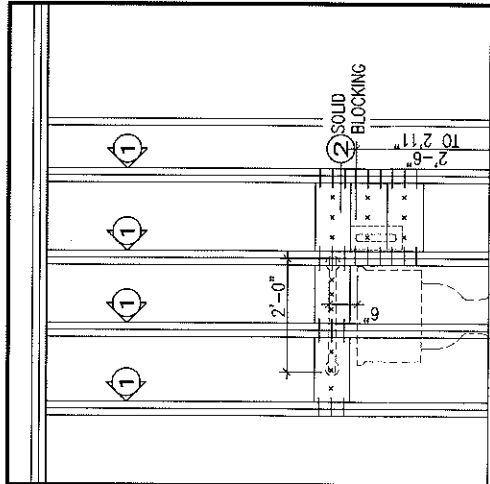
**GB1 FUTURE GRAB BAR
@ TOILET (BACK WALL)**



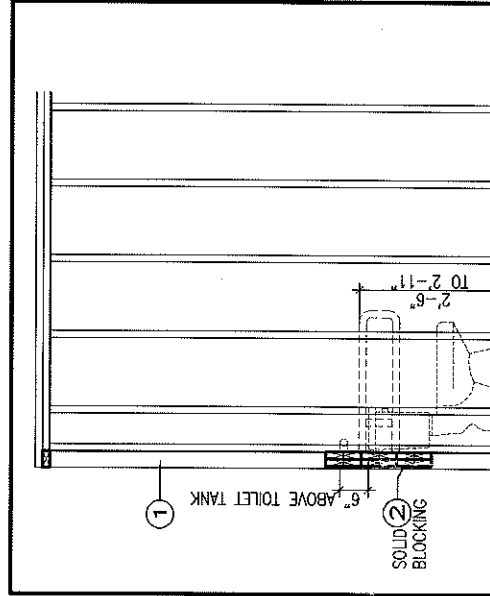
**GB1A FUTURE DIAGONAL GRAB BAR
DETAIL**



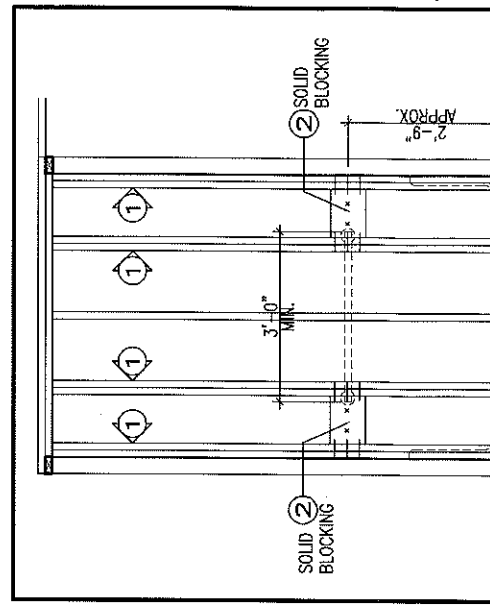
**GB1B FUTURE L-SHAPE GRAB BAR
DETAIL (ALTERNATE)**



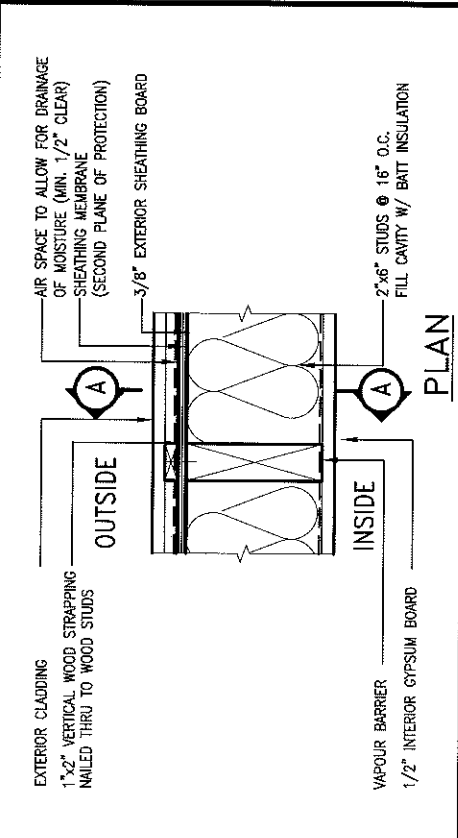
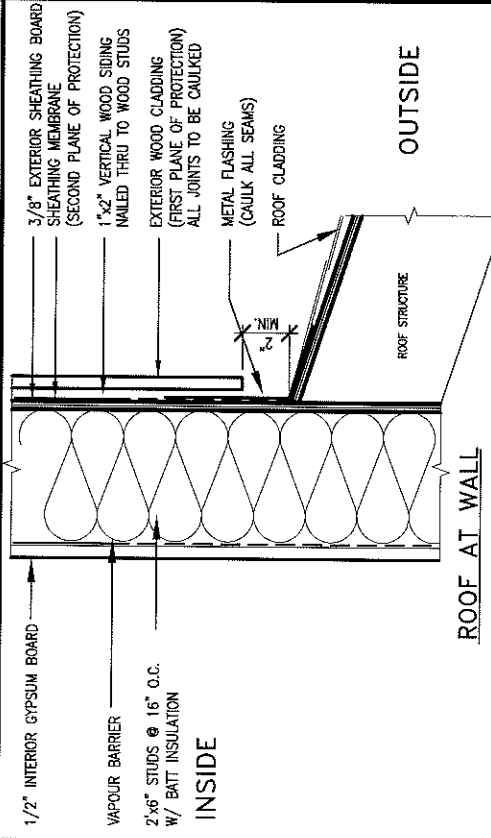
**GB2 FUTURE U-SHAPE GRAB
BAR @ TOILET W/
REAR GRAB BAR (REAR VIEW)**



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



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



EXTERIOR WOOD CLADDING WALL ASSEMBLY

MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW:
2"x4" @ 16" O.C. - 9'-10"
2-2"x4" @ 12" O.C. - 10'-9"
3-2"x4" @ 16" O.C. - 11'-2"
3-2"x4" @ 12" O.C. - 12'-4"

NOTES:
1. FOR ROOF DESIGN SNOW LOAD OF 2.6 kPa
2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR JOIST LENGTH OF 2.5m OF ONE FLOOR
3. PROVIDE HORIZONTAL SOLID BLOCKING
1200 O.C. (4'-0")
4. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE

**** MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOW:**
2"x6" @ 16" O.C. - 12'-6"
2"x6" @ 12" O.C. - 13'-10"
2-2"x6" @ 16" O.C. - 15'-0"
2-2"x6" @ 12" O.C. - 17'-4"

MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:
2"x8" @ 16" O.C. - 16'-0"
2"x8" @ 12" O.C. - 17'-9"
2-2"x8" @ 16" O.C. - 20'-4"
2-2"x8" @ 12" O.C. - 22'-4"

NOTES:
1. FOR ROOF DESIGN SNOW LOAD OF 2.6 kPa
2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
3. PROVIDE HORIZONTAL SOLID BLOCKING
1200 O.C. (4'-0")
4. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE.
5. WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)

**** STUD INFORMATION TAKEN FROM OBC TABLE A-30**

OBC 2006

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EMAIL: info@viljoenarch.com



PHOENIX HOMES

**SHADOW RIDGE ESTATE
OSGOODE, ONTARIO**

UNIT S3

CONSTRUCTION DETAILS	
Drawn By	Checked By
Project No.	Scale
06087	1/8" = 1'-0"
Date	Drawing No.
FEBRUARY 2007	
File Name	
06087-S3	

C2

<u>AREA CALCULATIONS</u>	<u>ELEV. A</u>
GROUND FLOOR AREA	1314 SF
SECOND FLOOR AREA	1463 SF
SUBTOTAL	2777 SF
DEDUCT ALL OPEN AREAS	200 SF
TOTAL NET AREA	2577 SF (239.40 m ²)
FINISHED BSMT AREA	00 SF
COVERARGE	1720 SF
W/OUT PORCH	(159.79 m ²)
COVERARGE	1922 SF
W/ PORCH	(178.55 m ²)

**Viljoen
Architect
Inc.**

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North York, Ontario
M3H 1S8
TEL: (416) 630-2255
FAX: (416) 630-4782

PHOENIX HOMES

BABYLONIAN-2007-A

SITE: SHADOW RIDGE2

FN

LOT NUMBER:
CIVIC ADDRESS:
6549 WATERDOW

FOR FDN. ONLY

footprint: S3-A	
sht. title: BASEMENT-A	
drawn by: TD\$	
checked by: OF	
date: FEB. 2001	
scale: 3/16"=1'	
sheet no:	
1A 6	

DATE	AUG-13	SD
By		

1	ISSUED FOR FOUNDATION ONLY
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