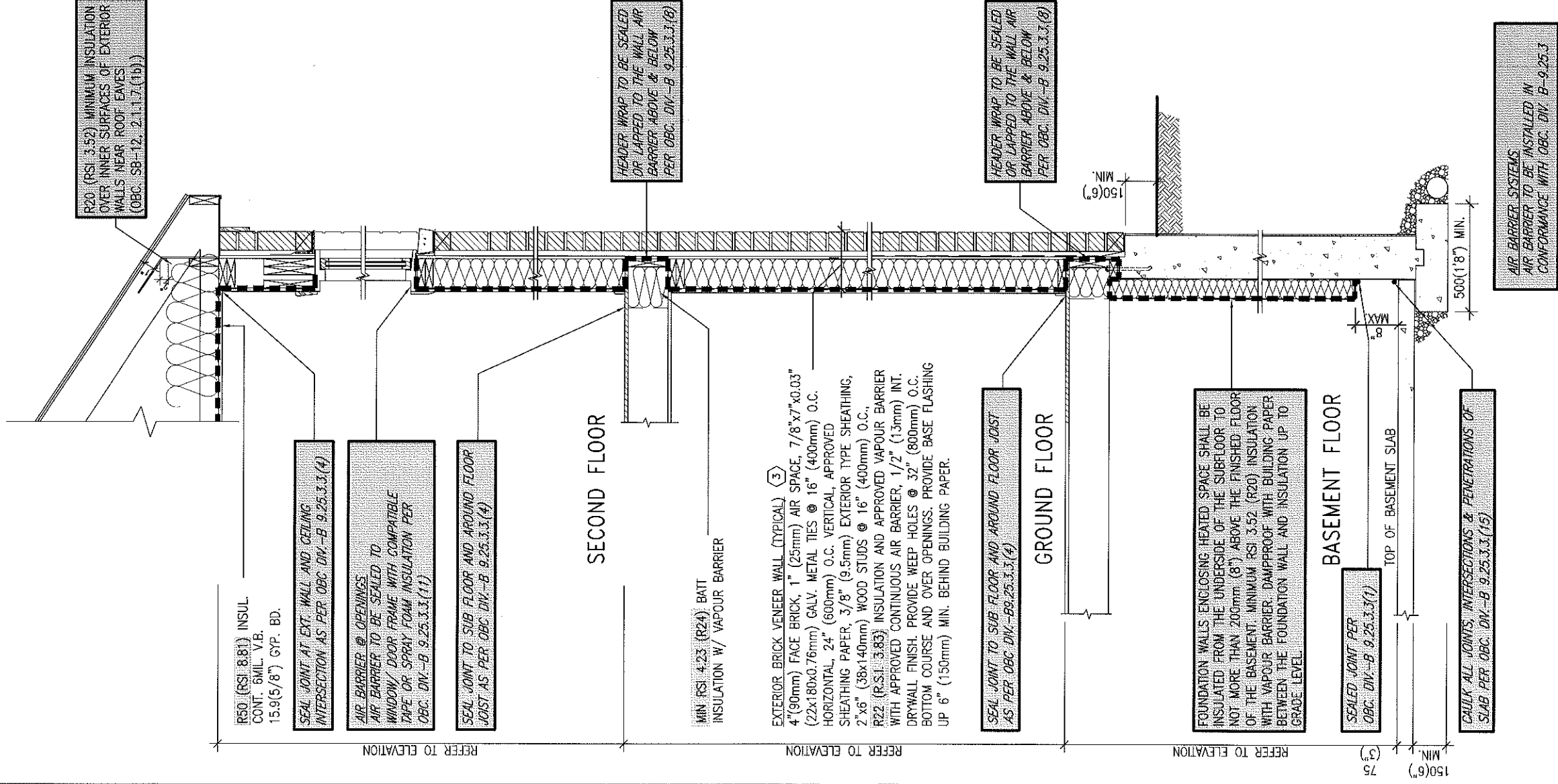


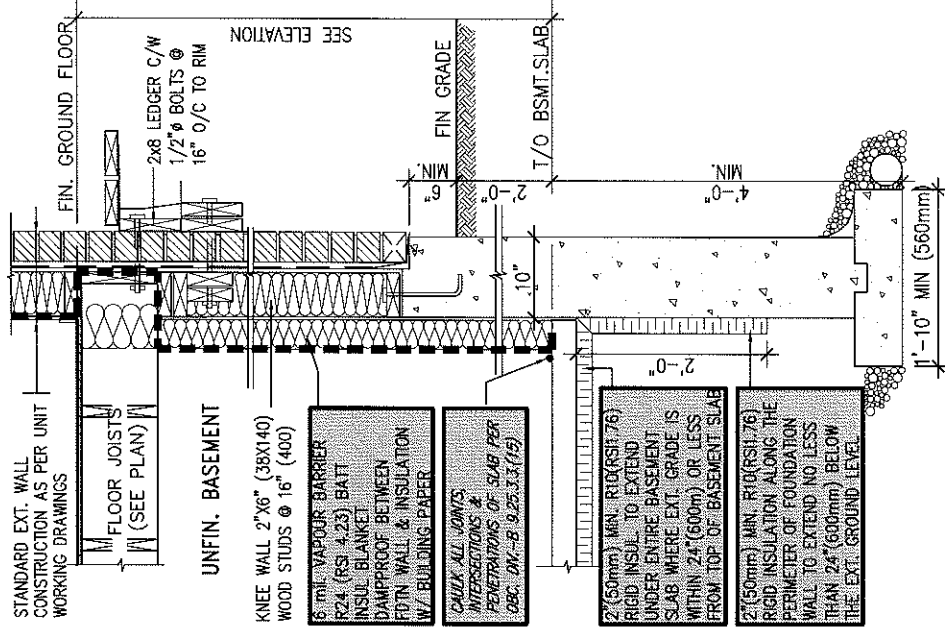
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

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

Viljoen Architect Inc.
 300 A Wilson Avenue
 Toronto, Ontario
 M3H 1S8
 TEL: (416) 630-2255
 FAX: (416) 630-4782
 EMAIL: info@viljoenarch.com

BCDN: 674
 1 AIR BARRIER FOR SB-12
 JAN 2012
 VAI

No. | Revision | Date | By
 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.

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

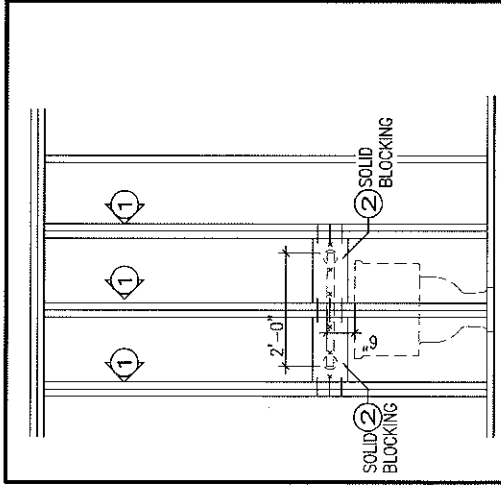
9'-0" HIGH CEILINGS
2'-0" SPR. #2 OR
3'-2" SPR. #2

VERTICAL STUDS

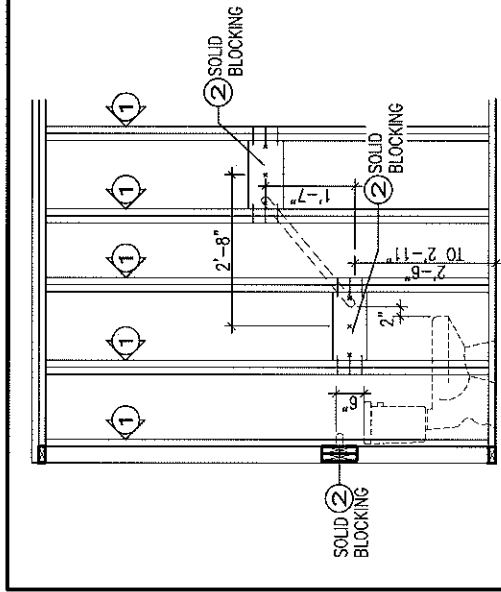
8'-0" HIGH CEILINGS
2'-0" SPR. #2 OR
3'-2" SPR. #2

2 SOLID BLOCKING

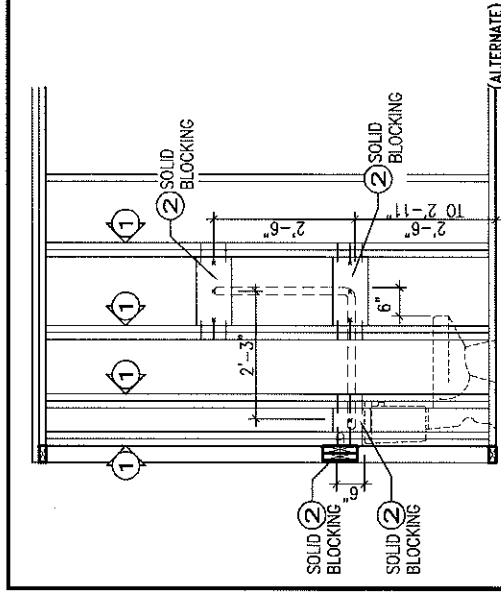
2'-2" SPR. #2 NAILED WITH 3-ROWS
OF 3" LONG COMMON NAILS @ 6" O.C.
AND END NAILED TO STUDS WITH
6-3 1/2" LONG COMMON NAILS



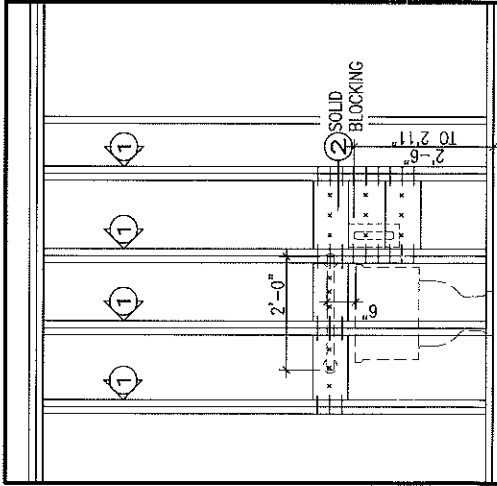
GB1 FUTURE GRAB BAR
(BACK WALL)
@ TOILET



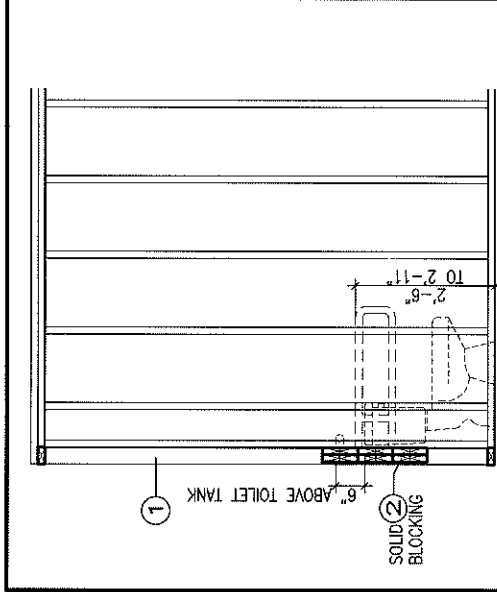
GB1A FUTURE DIAGONAL GRAB BAR
DETAIL



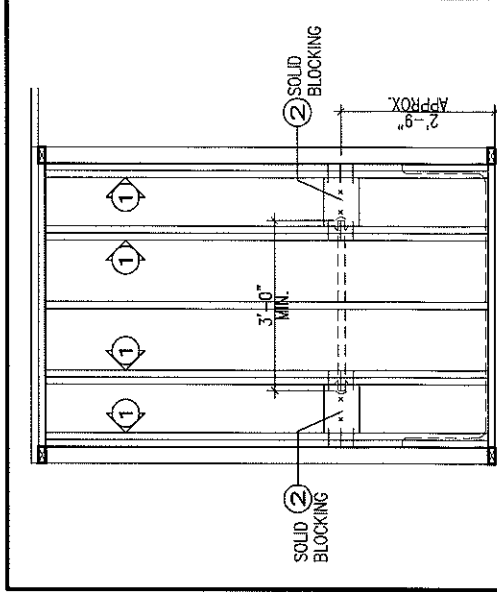
GB1B FUTURE L-SHAPED GRAB BAR
(ALTERNATE)
DETAIL



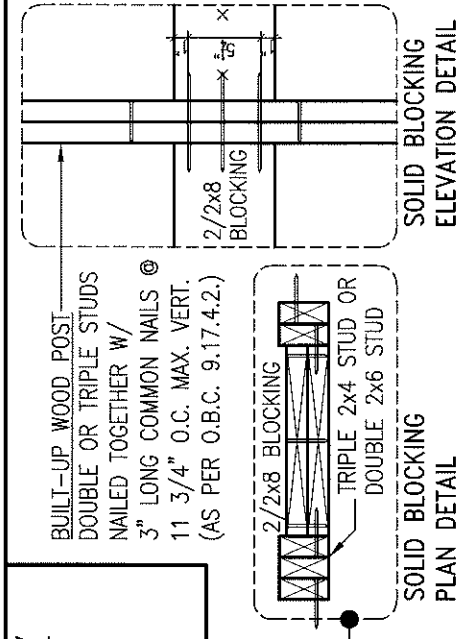
GB2 FUTURE U-SHAPED GRAB BAR @ TOILET W/ REAR GRAB BAR
(REAR VIEW)



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

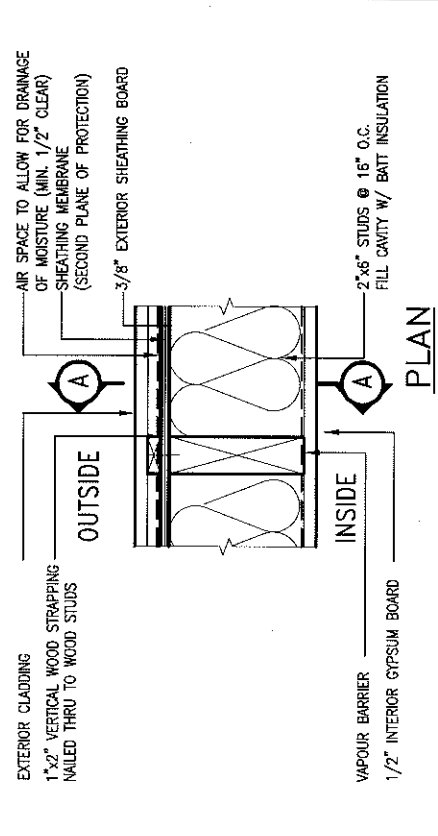
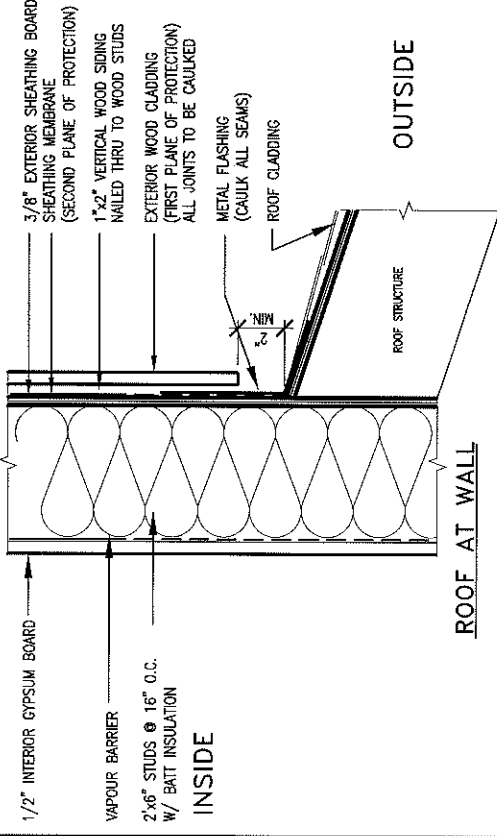


GB3 FUTURE GRAB BAR IN SHOWER / BATHTUB
(SIDE VIEW)



SOLID BLOCKING PLAN DETAIL
SOLID BLOCKING ELEVATION DETAIL

OBC 2006



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
4. 1200 O.C. (4'-0")
5. 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:

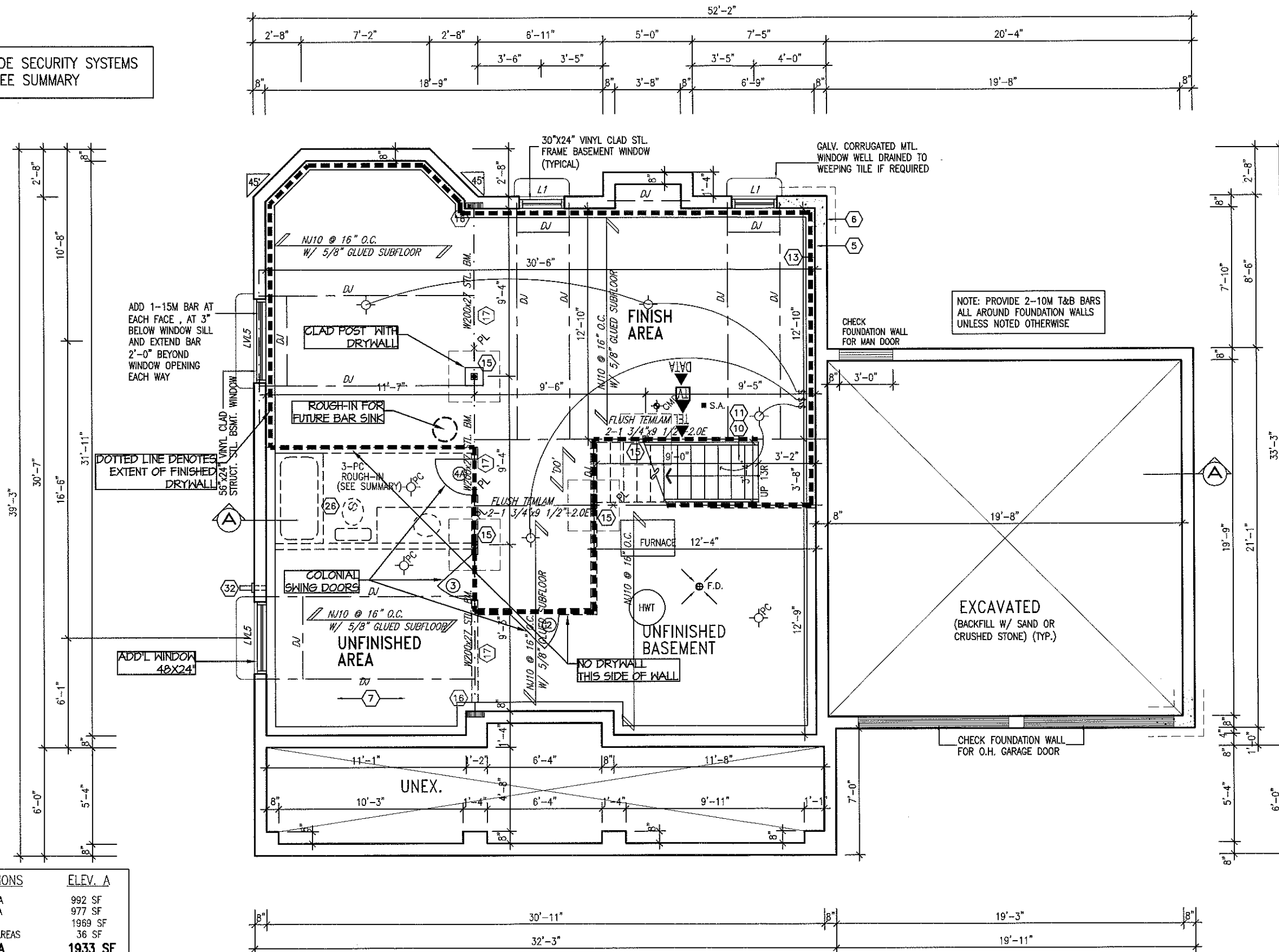
- FOR ROOF DESIGN SNOW LOAD OF 2.6 KPa
- SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
- PROVIDE HORIZONTAL SOLID BLOCKING
- 1200 O.C. (4'-0")
- PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE.
- WALL FRAMING SHALL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

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

Client		Client		Client	
PHOENIX HOMES		PHOENIX HOMES		PHOENIX HOMES	
Project Name		Project Name		Project Name	
SHADOW RIDGE ESTATE		SHADOW RIDGE ESTATE		SHADOW RIDGE ESTATE	
OSGOODE, ONTARIO		OSGOODE, ONTARIO		OSGOODE, ONTARIO	
Unit Name		Unit Name		Unit Name	
UNIT S1		UNIT S1		UNIT S1	
Architect		Architect		Architect	
Viljoen Architect Inc.		Viljoen Architect Inc.		Viljoen Architect Inc.	
BCDN: 674		BCDN: 674		BCDN: 674	
300 A Wilson Avenue		300 A Wilson Avenue		300 A Wilson Avenue	
Toronto, Ontario		Toronto, Ontario		Toronto, Ontario	
M3H 1S8		M3H 1S8		M3H 1S8	
TEL: (416) 630-2255		TEL: (416) 630-2255		TEL: (416) 630-2255	
FAX: (416) 630-4782		FAX: (416) 630-4782		FAX: (416) 630-4782	
EMAIL: info@viljoenarch.com		EMAIL: info@viljoenarch.com		EMAIL: info@viljoenarch.com	
Revised As Per Engineer's Comments		Revised As Per Engineer's Comments		Revised As Per Engineer's Comments	
JAN. 8/08		JAN. 8/08		JAN. 8/08	
Revised As Per Truss & Floor Coord.		Revised As Per Truss & Floor Coord.		Revised As Per Truss & Floor Coord.	
OCT. 22/07		OCT. 22/07		OCT. 22/07	
Issued For Client Review, Truss & Floor Design		Issued For Client Review, Truss & Floor Design		Issued For Client Review, Truss & Floor Design	
FEB. 20/07		FEB. 20/07		FEB. 20/07	
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.		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.		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.		Drawings are NOT to be scaled.		Drawings are NOT to be scaled.	
Sheet Title		Sheet Title		Sheet Title	
CONSTRUCTION DETAILS		CONSTRUCTION DETAILS		CONSTRUCTION DETAILS	
Drawn By		Drawn By		Drawn By	
Checked By		Checked By		Checked By	
Project No.		Project No.		Project No.	
06087		06087		06087	
Scale		Scale		Scale	
1/8" = 1'-0"		1/8" = 1'-0"		1/8" = 1'-0"	
Date		Date		Date	
FEBRUARY 2007		FEBRUARY 2007		FEBRUARY 2007	
File Name		File Name		File Name	
06087-S1		06087-S1		06087-S1	
Drawing No.		Drawing No.		Drawing No.	
C2		C2		C2	
Date		Date		Date	
Jan. 14 2008		Jan. 14 2008		Jan. 14 2008	
Time		Time		Time	
12:46 PM		12:46 PM		12:46 PM	

15 3.5"DIA. ADJ. HSS ON
CONC. PAD FOOTING

NOTE: PROVIDE SECURITY SYSTEMS
ROUGH-IN SEE SUMMARY



AREA CALCULATIONS	
GROUND FLOOR AREA	992 SF
SECOND FLOOR AREA	977 SF
SUBTOTAL	1969 SF
DEDUCT ALL OPEN AREAS	36 SF
TOTAL NET AREA	1933 SF
	(179.58 m ²)
FINISHED BSMT AREA	0 SF
COVERAGE	1427 SF
W/OUT PORCH	(132.56 m ²)
COVERAGE	1629 SF
W/ PORCH	(151.33 m ²)

BASEMENT PLAN 'A'

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

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

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

		SD	JUL26-13	SD	JUL24-12	SD	JUNE22-12	By
		3	REV. AS PER CONST. SUMMARY		2	REV. AS PER CONST. SUMMARY		
		1	ISSUED FOR FOUNDATION ONLY					
No.	Description							
	REVISIONS							

GREGORIAN-2007-A	SITE: SHADOW RIDGE2	LOT NUMBER: 62
	CIVIC ADDRESS: 6531 WATERDOWN ST	

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PHOENIX HOMES
