

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.

2. FRAME WALL CONSTRUCTION (2" x 6") (SB-12-TABLE 2.1.1.2A) SINGING AS PER ELEV. 199.38 (1' x 2') VERTICAL WALL TURNING, CONTIN. SHEATHING MEMBRANE, 9.3mm (3/8") EXT. TYPE INSULATION, 38x140 (2" x 6") STUDS @ 400mm (16") O.C., INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH.

SINGING TO BE MIN. 200mm (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION.

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

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
400mm (16") O.C.; INSULATION AND APPR. VAPOUR BARRIER
AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR
DRYWALL FINISH. MID-HEIGHT BLOCKING REQ'D. IF NO
SHEATHING APPLIED. REFER TO OBC SB-12, TABLE 2.1.1-2.A.
FOR REQUIRED MINIMUM THERMAL INSULATION.

BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

BRICK VENEER CONSTRUCTION (2"x8", R22)
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 221x80x76mm
(7 7/8"x3 1/2"x3 1/8") GALV. METAL TEES @ 400mm (16") O.C. HORIZONTAL
600mm (24") O.C. VERTICAL APPR. SHEATHING PAPER, 23mm (1 1/8")
EXT. STRUT. INSULATED SHEATHING RSI 0.7 (R4) BY "BB" OR
EQUAL, 38x140 (2"x6") STUDS @ 400mm (16") O.C. RSI 4.2/3

BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

STUCCO WALL CONSTRUCTION (2"x6")

STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1(2) & 9.28 THAT EMPLOYS A MINIMUM 10mm 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.

FOUNDATION WALL/FOOTINGS: 9.15.3, 9.15.4, 9.13.2, 9.14.2, 9.12.1 (20" MIN. CONC. FTN. WALL 15MPa (2200psi) WITH BITUMENOUS DAMPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 300 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FTN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2350 (7'-10") ON 500x155 (20"x6") CONTINUOUS REIN. CONC. FTG. BRACE WALL. BRACE

STRIP FOOTING SUPPORTING EXTERIOR WALLS (FOR W.O.B.)
 --ASSUMING MASONRY VENEER CONSTRUCTION, MAX. FLOOR LINE
 LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF
 SUPPORT--

BASEMENT SLAB DRC_9.3.1.6.(1)(b) & 9.16.4.5.(1)
60mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4")
COARSE GRANULAR FILL, OR 70MPa (30000psi) CONC. WITH
DAMP-PROOFING BELOW SLAB. UNDER SLAB INSULATION PER SB-12
EXPPOSED FLOOR TO EXTERIOR (SB-12-TABLE 2.1.1.2.4)
PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER
AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.

Vil			
Arco			
Inc			

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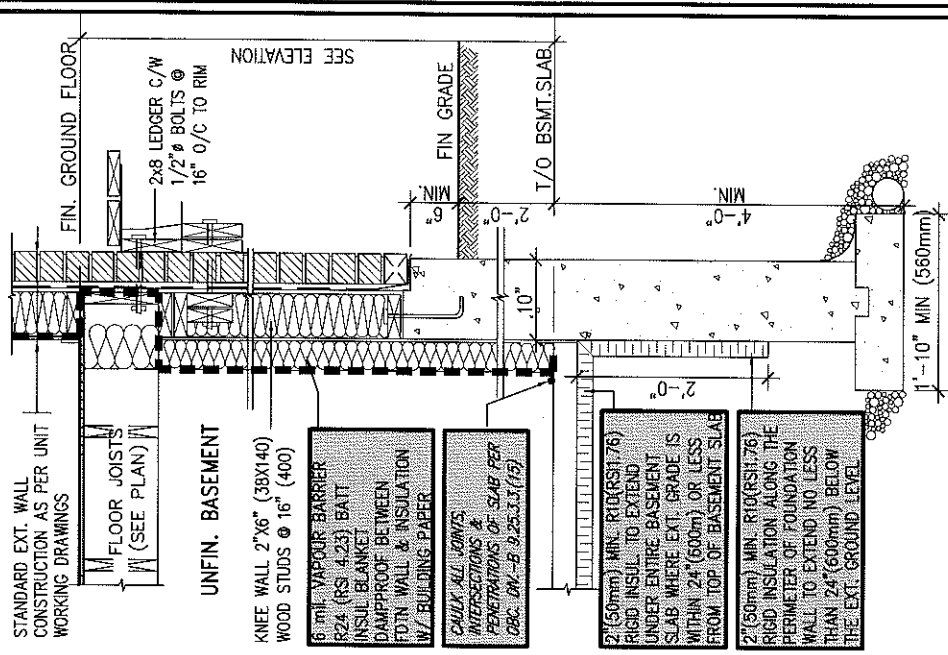
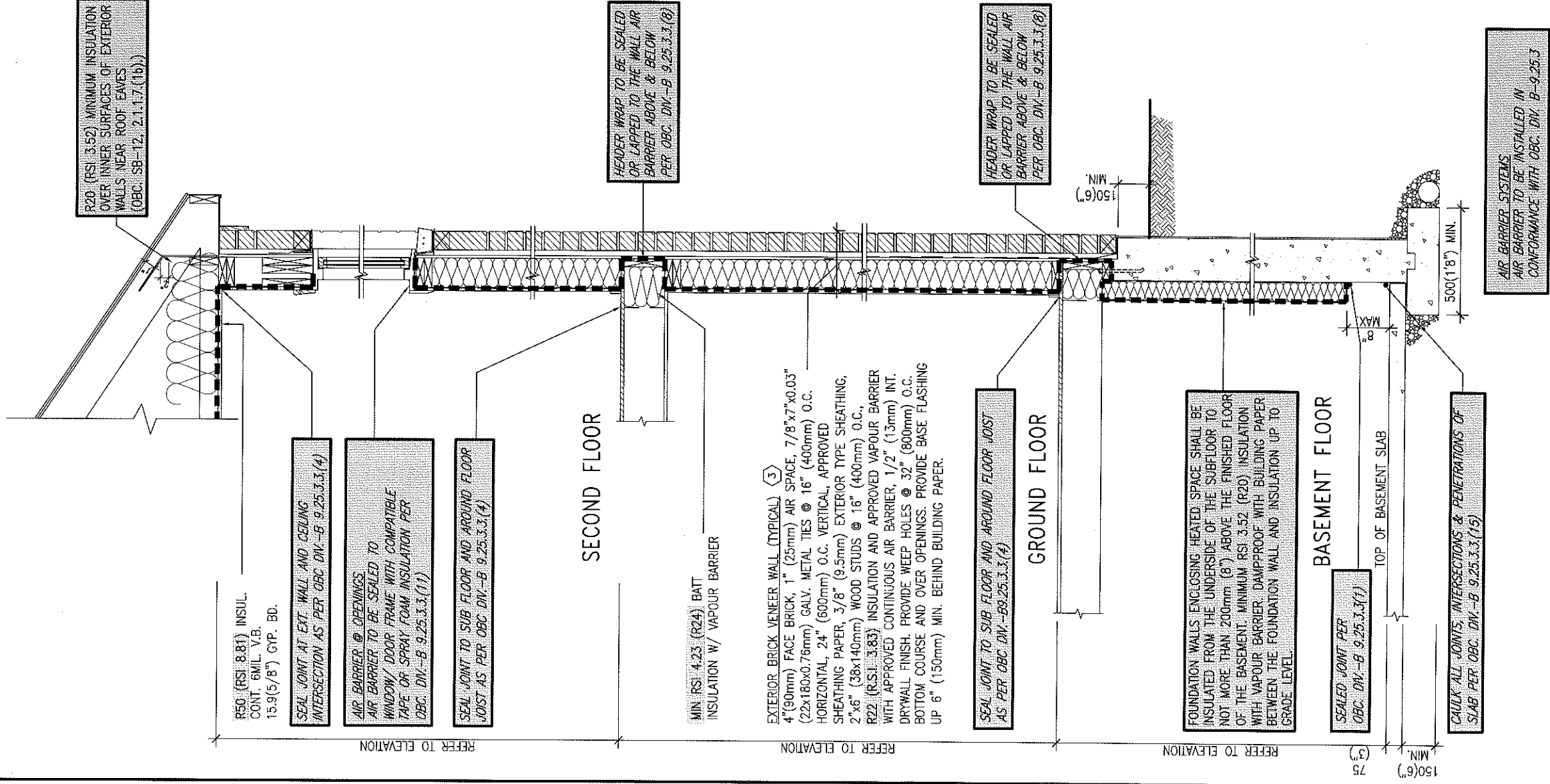
File Name	CN1
JANUARY 2012	AIR BARRIER PAK I

R BARRIER PKGE-ldwg - Mon, Feb 27 2012 - 4:11 PM

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

Ontario Association of Architects

Architects of

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1. AIR BARRIER FOR SB-12
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.

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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

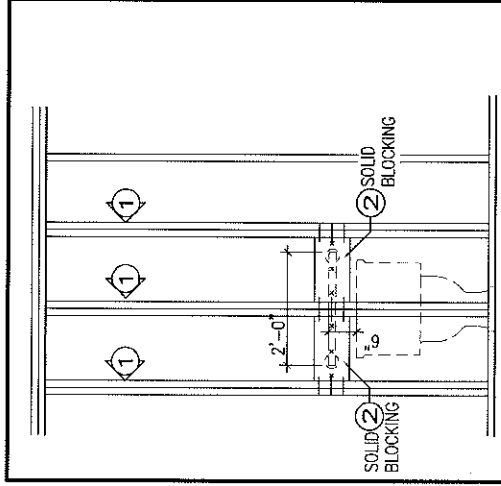
9'-0" HIGH CEILINGS
2'-2"x6" SPR. #2 OR
3'-2"x4" SPR. #2

VERTICAL STUDS

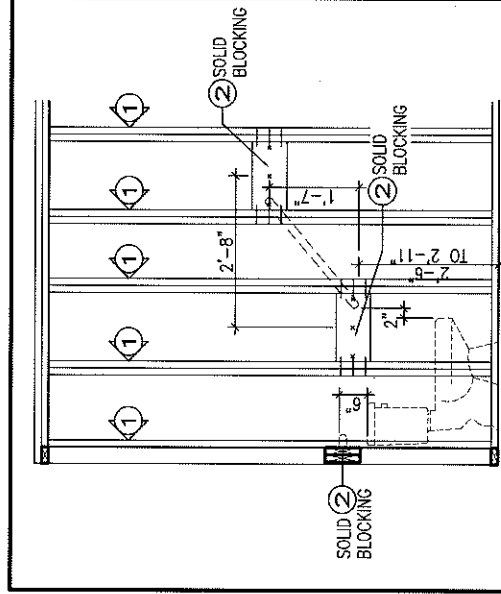
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2'-2"x6" SPR. #2 OR
3'-2"x4" SPR. #2

2 SOLID BLOCKING

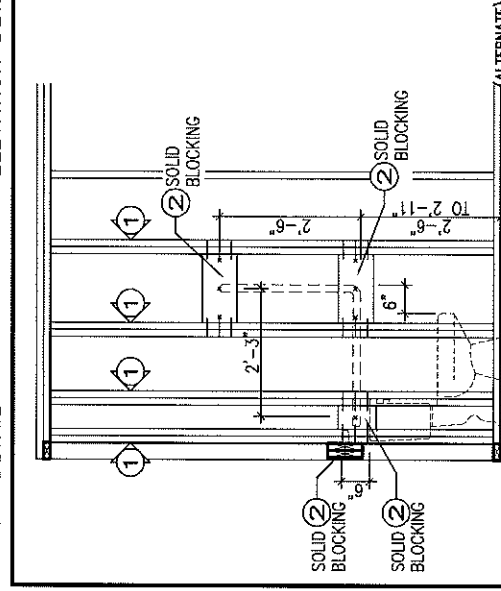
2'-2"x8" SPR. #2 NAILED WITH 3-ROWS
OF 3" LONG COMMON NAILS @ 6" O.C.
AND END NAILED TO STUDS WITH
3'-2"x4" SPR. #2 (4" WALL) 6-3 1/2" LONG COMMON NAILS



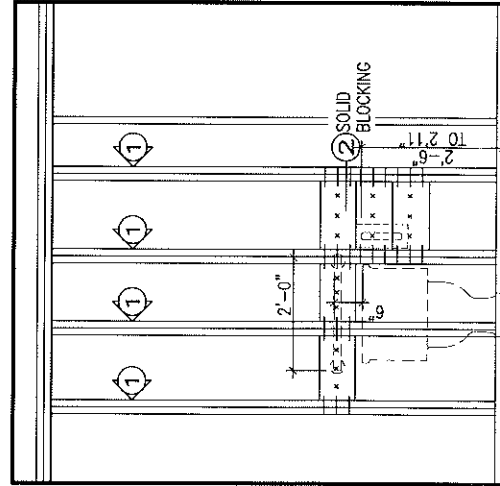
GB1 FUTURE GRAB BAR
@ TOILET
(BACK WALL)



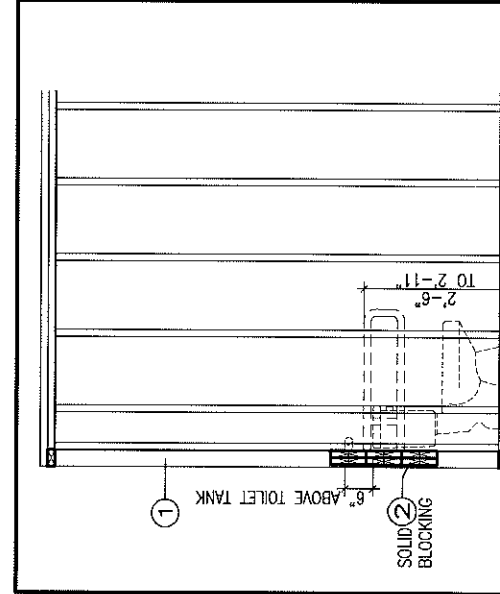
GB1A FUTURE DIAGONAL GRAB BAR
DETAIL



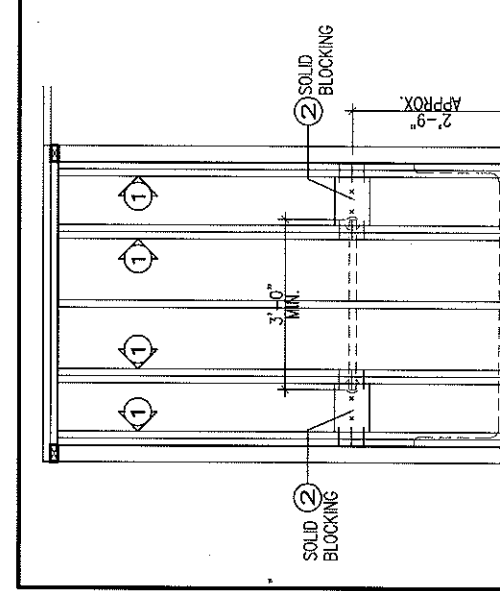
GB1B FUTURE L-SHAPE GRAB BAR
DETAIL
(ALTERNATE)



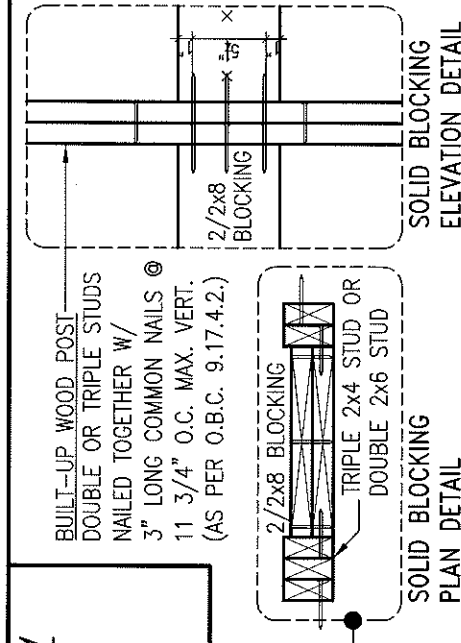
GB2 FUTURE U-SHAPE GRAB
BAR @ TOILET W/
REAR GRAB BAR
(REAR VIEW)



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



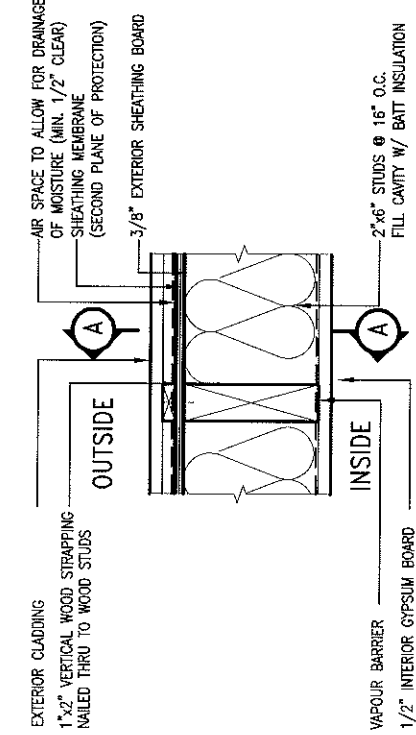
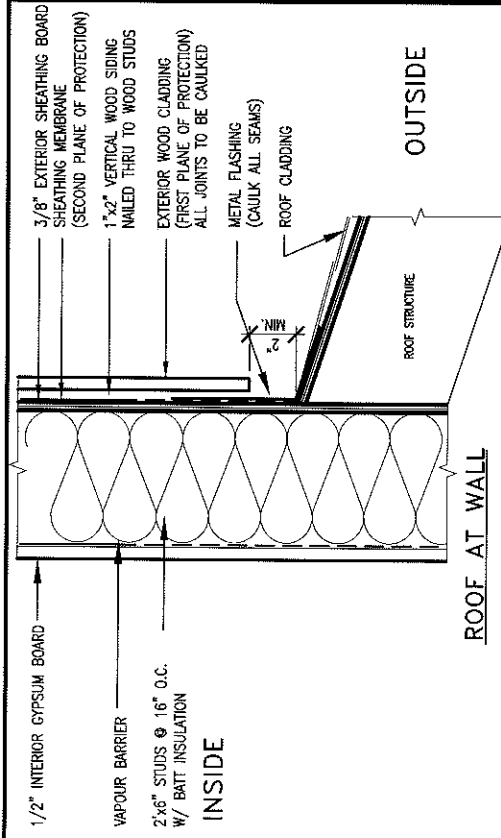
GB3 FUTURE GRAB BAR IN
SHOWER / BATHTUB
(SIDE VIEW)



SOLID BLOCKING
PLAN DETAIL
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:

- FOR ROOF DESIGN SNOW LOAD OF 2.6 KPa
- SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR JOIST LENGTH OF 2.5m OF ONE FLOOR
- 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

** 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

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Client
PHOENIX HOMES

Project Name
SHADOW RIDGE ESTATE
OSGOODE, ONTARIO

Unit Name
UNIT S1

Sheet Title
CONSTRUCTION DETAILS

Drawn By

Project No.
06087

Date
FEBRUARY 2007

File Name
06087-S1

Checked By

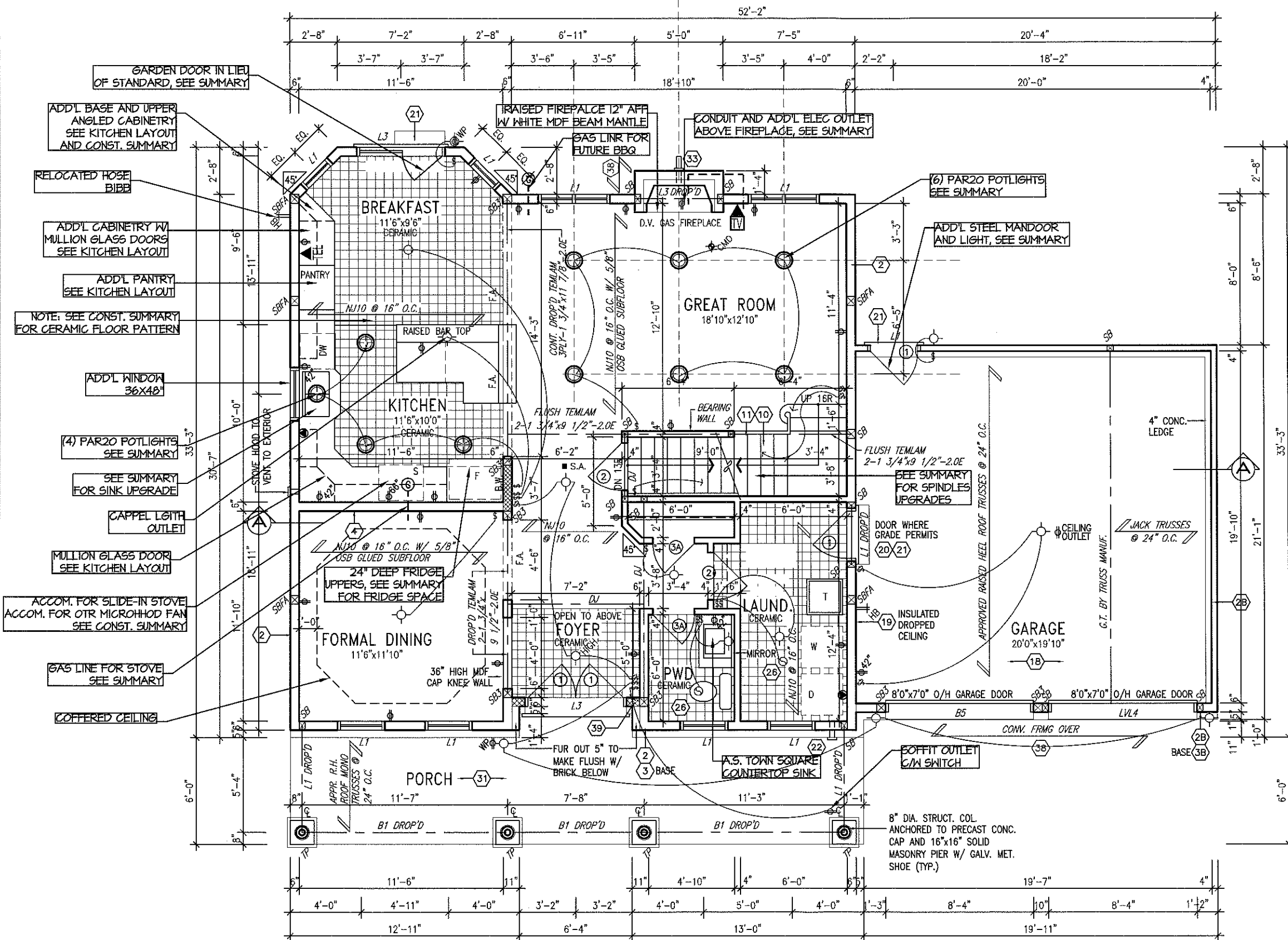
Scale
1/8" = 1'-0"

Drawing No.

C2

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.

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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.

NOTE:
ALL SBs ARE SB2 U/ NOTED

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drawn by:	CL
checked by:	OF
date:	FEB. 2007
scale:	3/16"=1'
sheet no:	2A 6

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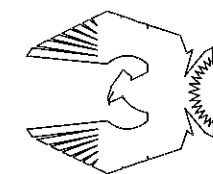
GREGORIAN-2007-A

SITE: SHADOW RIDGE 2

LOT NUMBER: 64
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PHOENIX HOMES