

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

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

SEE SUMMARY FOR SHOWER UPGRADES

SEE SUMMARY FOR SHOWER UPGRADES

SEE SUMMARY FOR SHOWER UPGRADES

SEE SUMMARY FOR SHOWER UPGRADES

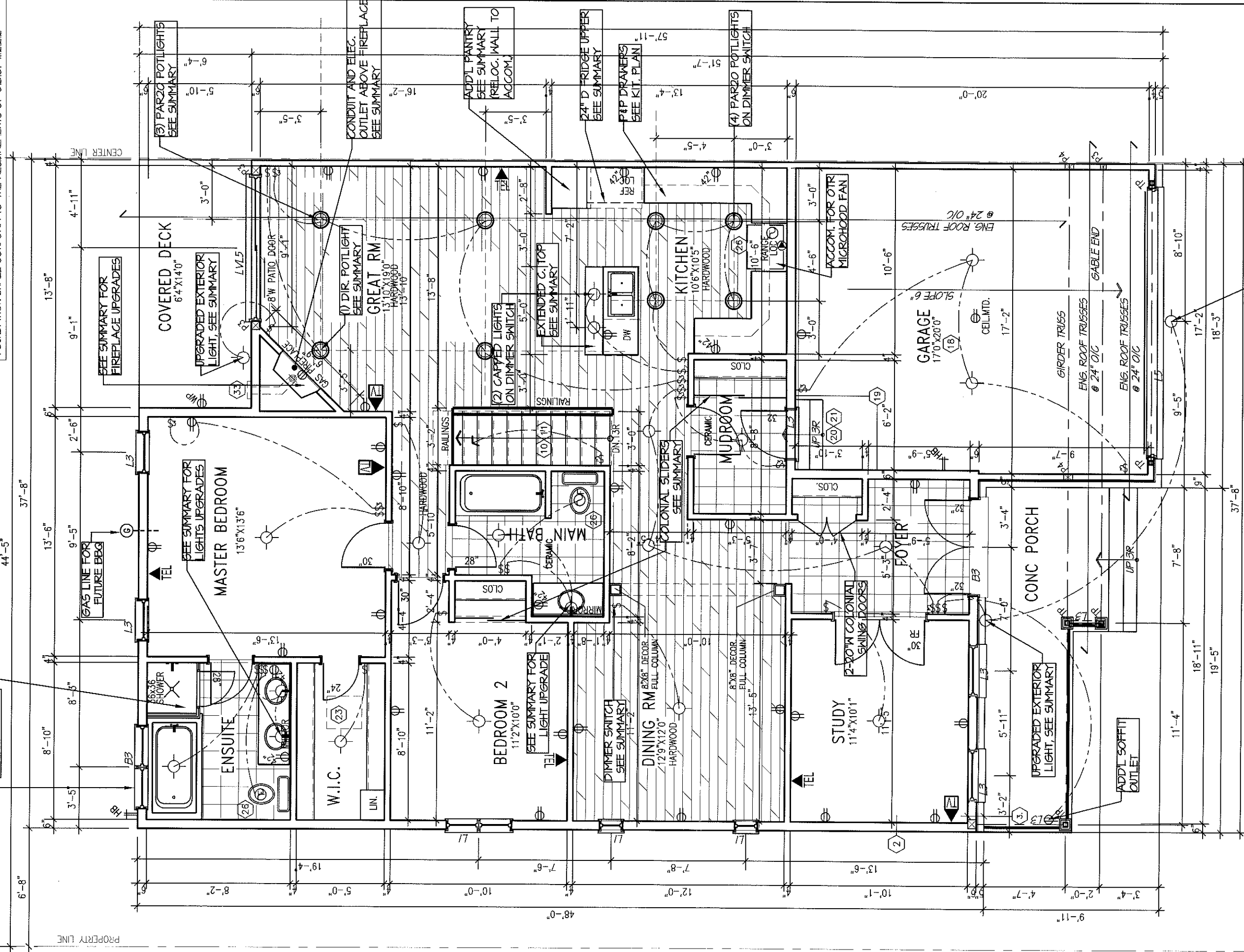
SEE SUMMARY FOR SHOWER UPGRADES

SEE SUMMARY FOR SHOWER UPGRADES

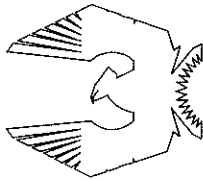
SEE SUMMARY FOR SHOWER UPGRADES

SEE SUMMARY FOR SHOWER UPGRADES

SEE SUMMARY FOR SHOWER UPGRADES



GROUND FLOOR PLAN ELEV. A (OPT. STUDY) 1533 SQ FT



PHOENIX HOMES

SB-4 INDUS 2012

SITE: SHADOW RIDGE 2

LOT NUMBER:

CIVIC ADDRESS:
6642 CALWOOD AVE.

131

2 REV. AS PER CONST. SUMMARY

1 REV. AS PER CONST. SUMMARY

No. Description

REVISIONS

SEP20-13

AUG24-13

Date By

footprint: SB4

drawn by: TL

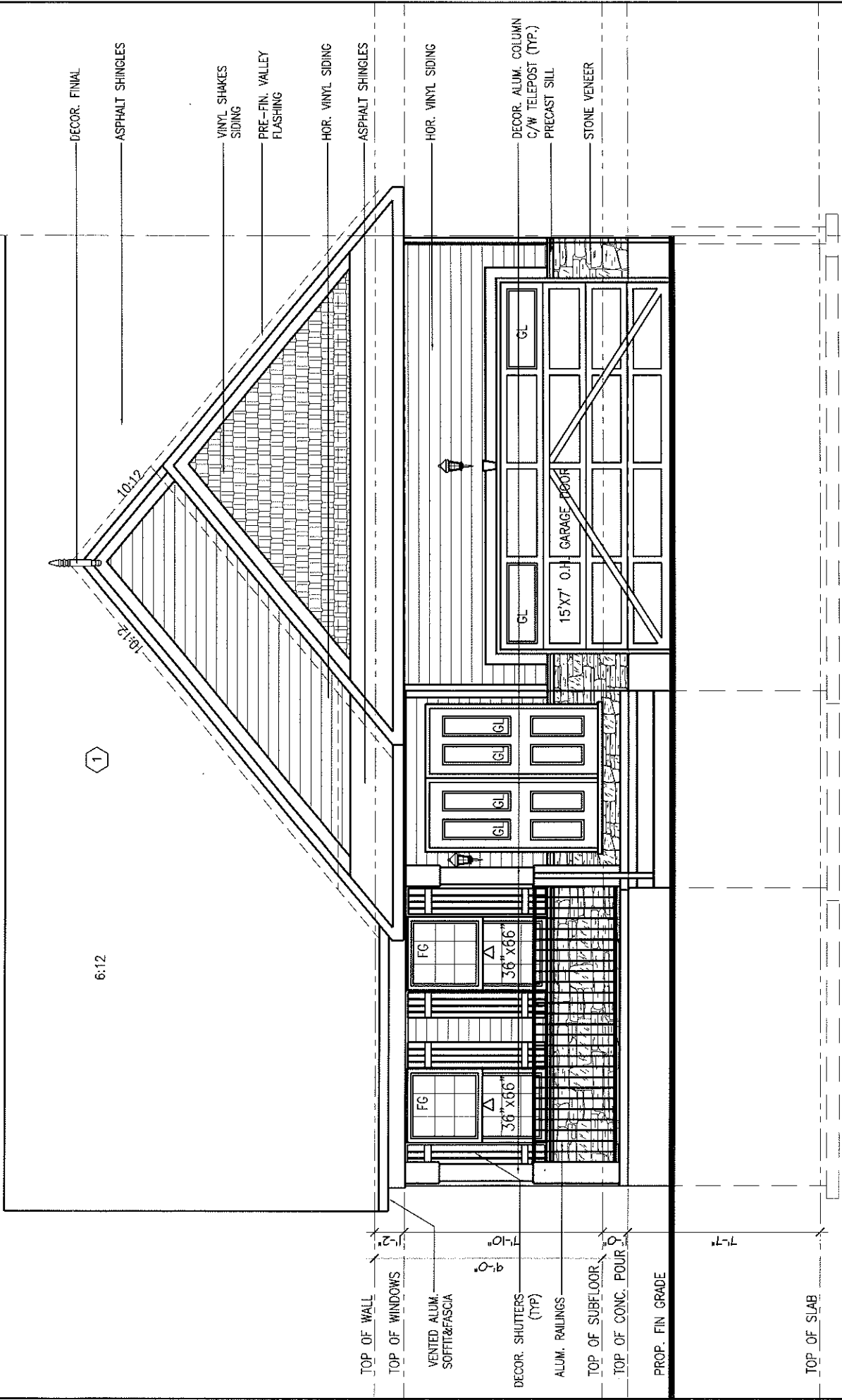
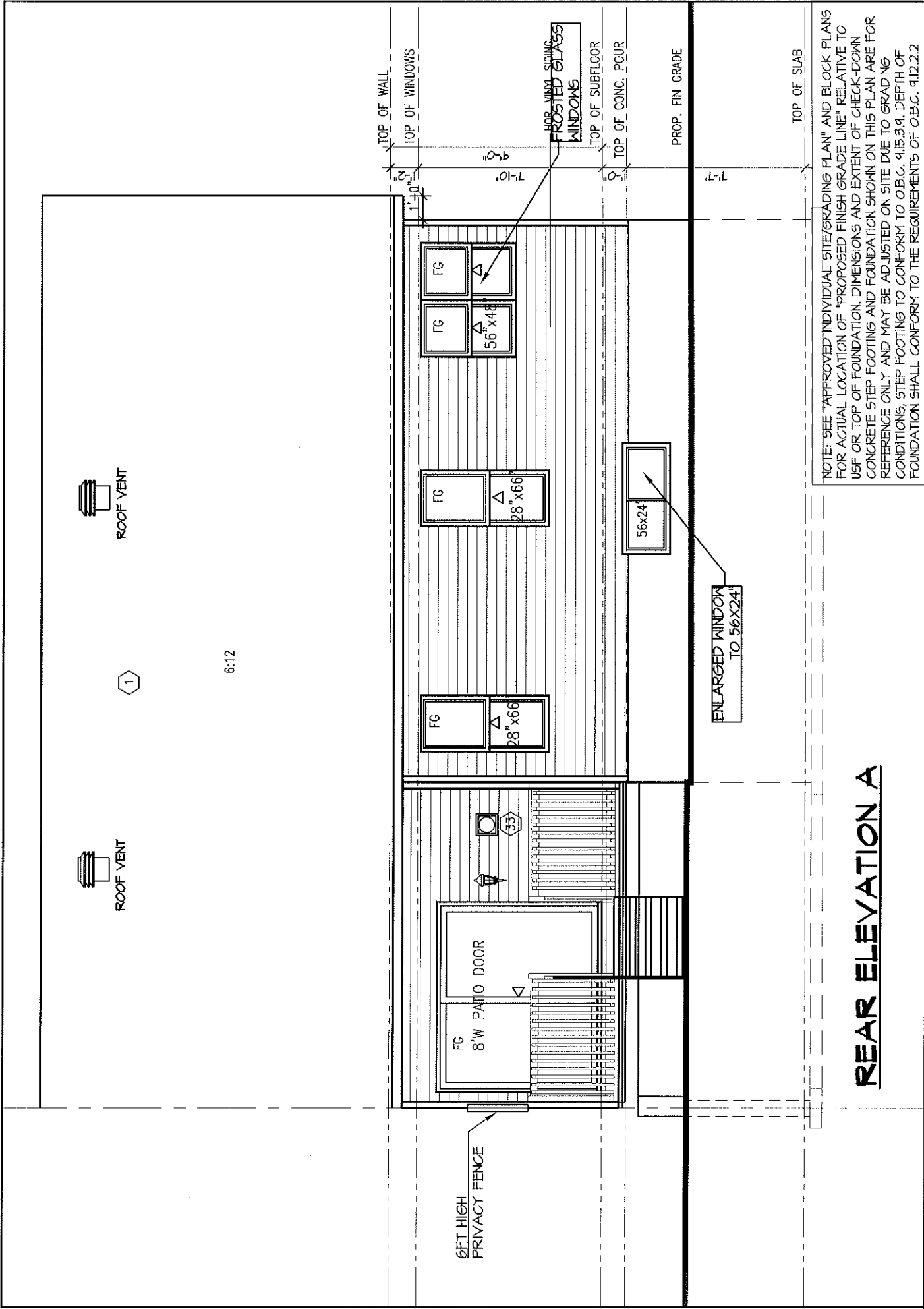
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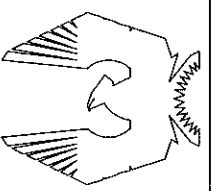
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PHOENIX HOMES

SB-4 INDUS 2012

SITE: SHADOW RIDGE2

LOT NUMBER: 13L

CIVIC ADDRESS: 6642 CALWOOD AVE.

SB4

TL

NOV/11

3/16"=1'-0"

4A

7

2 REV. AS PER CONST. SUMMARY

1 REV. AS PER CONST. SUMMARY

SEP20-13

AUG24-13

SD

SD

By

Date

REVISIONS



LEFT SIDE ELEVATION A
(FOR OPT. STUDY)



SB-4 INDUS 2012

SITE: SHADOW RIDGE2

LOT NUMBER: 13L

CIVIC ADDRESS:
6642 CALWOOD AVE.

No.	Description	Date	By
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1	REV. AS PER CONST. SUMMARY	AUG29-13	SD
REVISIONS			

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drawn by: TL

date: NOV/11

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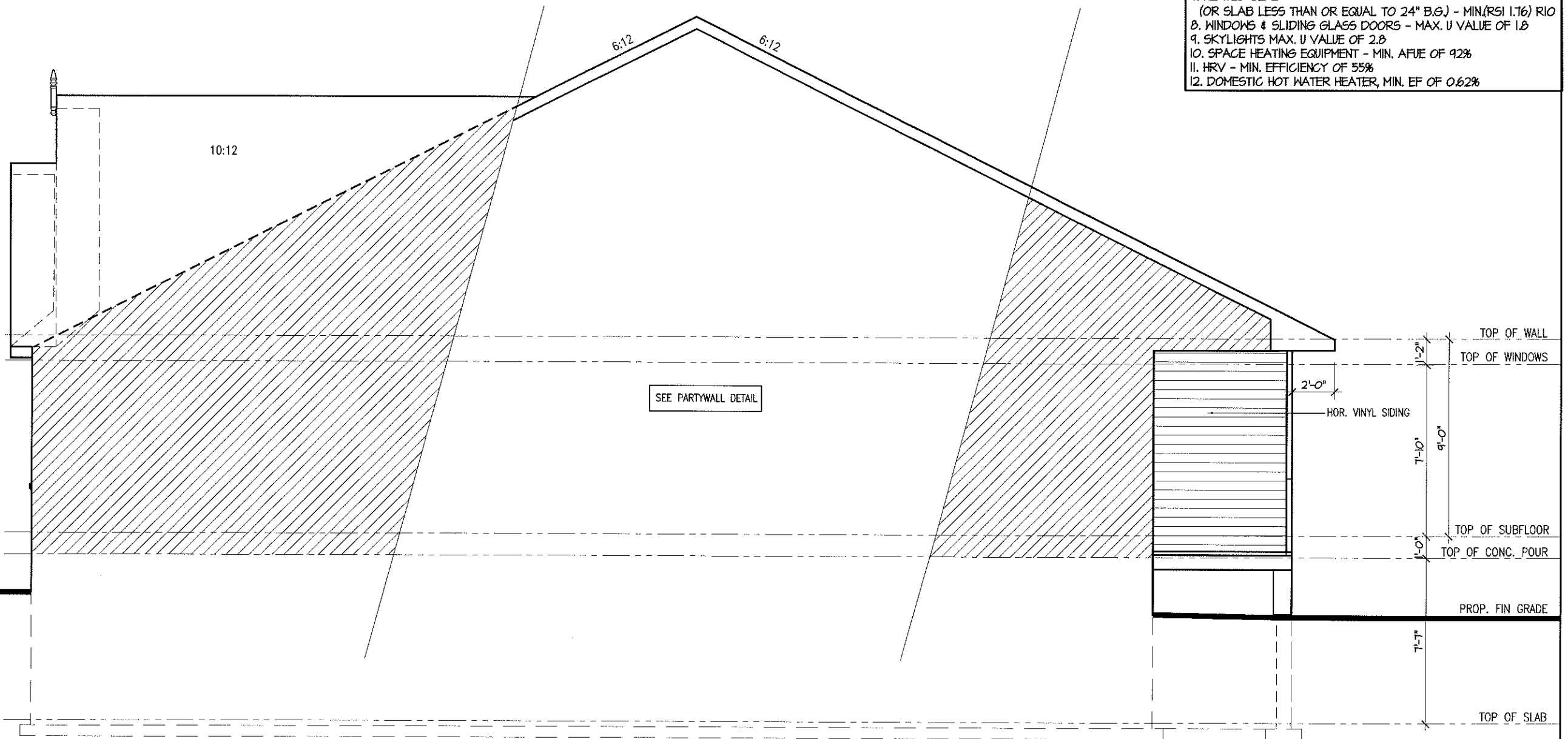
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NOTE: SEE "APPROVED INDIVIDUAL SITE/GRADING PLAN" AND BLOCK PLANS FOR ACTUAL LOCATION OF "PROPOSED FINISH GRADE LINE" RELATIVE TO USE OR TOP OF FOUNDATION. DIMENSIONS AND EXTENT OF CHECK-DOWN CONCRETE STEP FOOTING AND FOUNDATION SHOWN ON THIS PLAN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

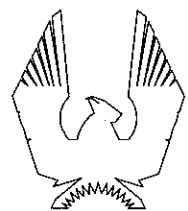
PRESCRIPTIVE COMPLIANCE PACKAGE
(OBC 2012 SUPPLEMENTARY STANDARD SB-12)

O.B.C. TABLE 2.11.2.A COMPLIANCE PACKAGE "I"

1. CEILING WITH ATTIC SPACE - MIN. (RSI 8.81) 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
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%



RIGHT SIDE ELEVATION A



PHOENIX HOMES

SB-4 INDUS 2012

SITE: **SHADOW RIDGE2**

LOT NUMBER:

13L

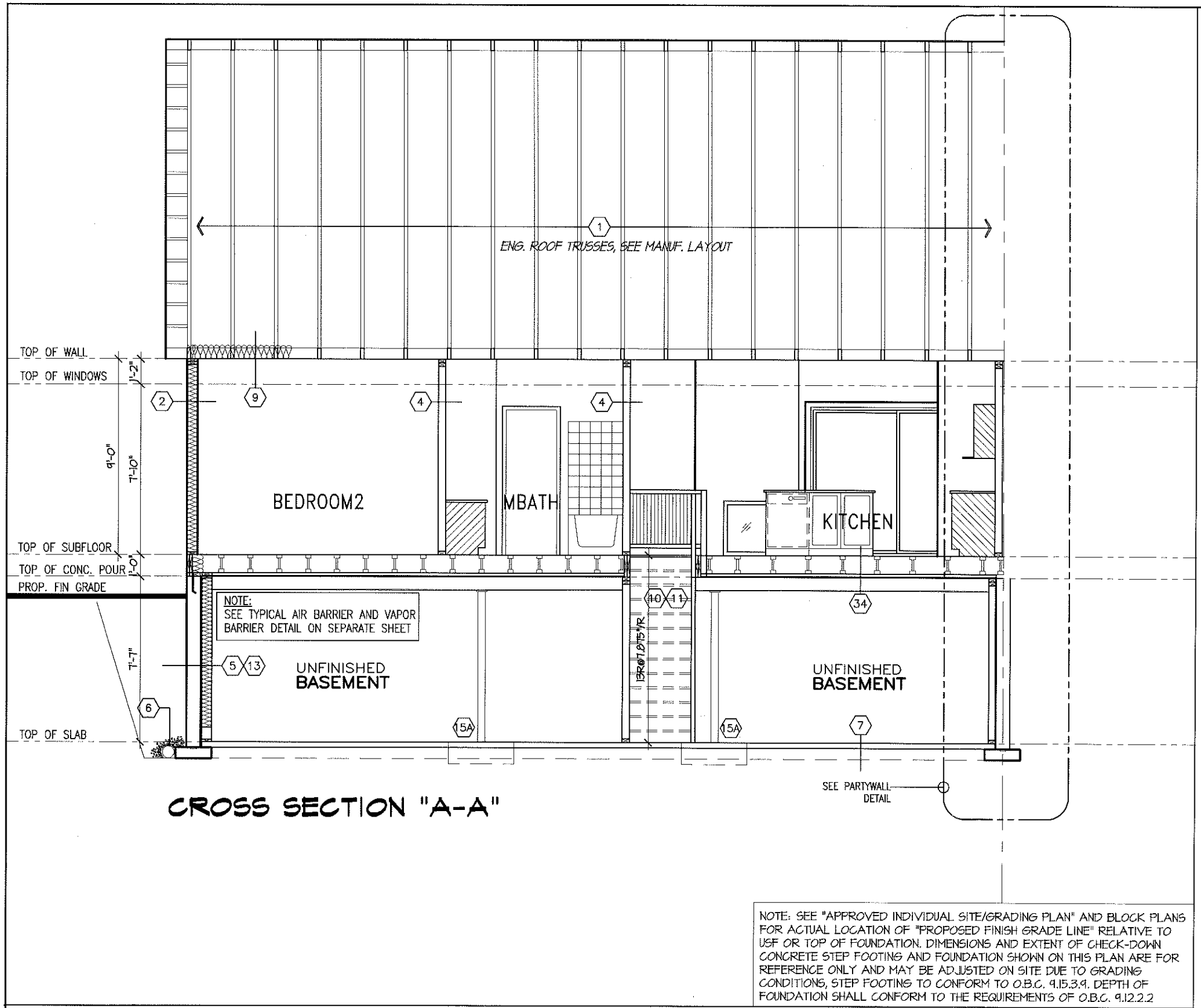
CIVIC ADDRESS:
6642 CALWOOD AVE.

No.	Description	Date	By
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1	REV. AS PER CONST. SUMMARY	AUG24-13	SD
REVISIONS			

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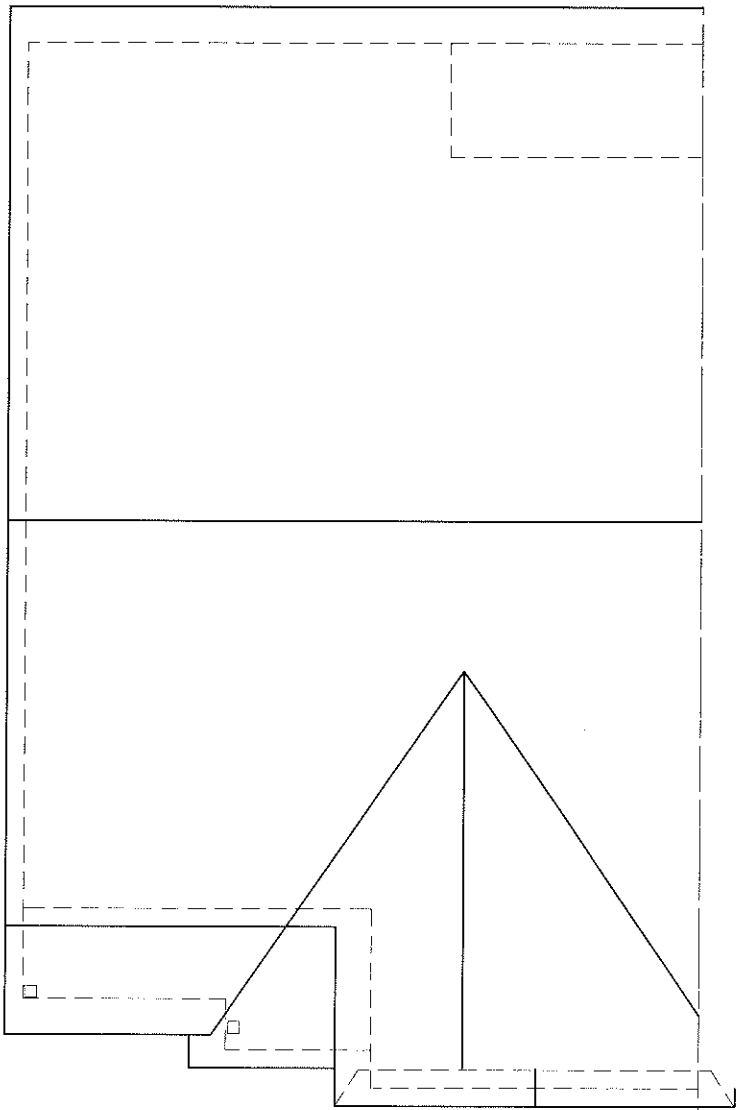
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PRESCRIPTIVE COMPLIANCE PACKAGE
(OBC 2012 SUPPLEMENTARY STANDARD SB-12)

- O.B.C. TABLE 2.11.2.A COMPLIANCE PACKAGE "I"**
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 11. HRV - MIN. EFFICIENCY OF 55%
 12. DOMESTIC HOT WATER HEATER, MIN. EF OF 0.62%



ROOF PLAN

NTS



SB-4 INDUS 2012

SITE: SHADOW RIDGE2

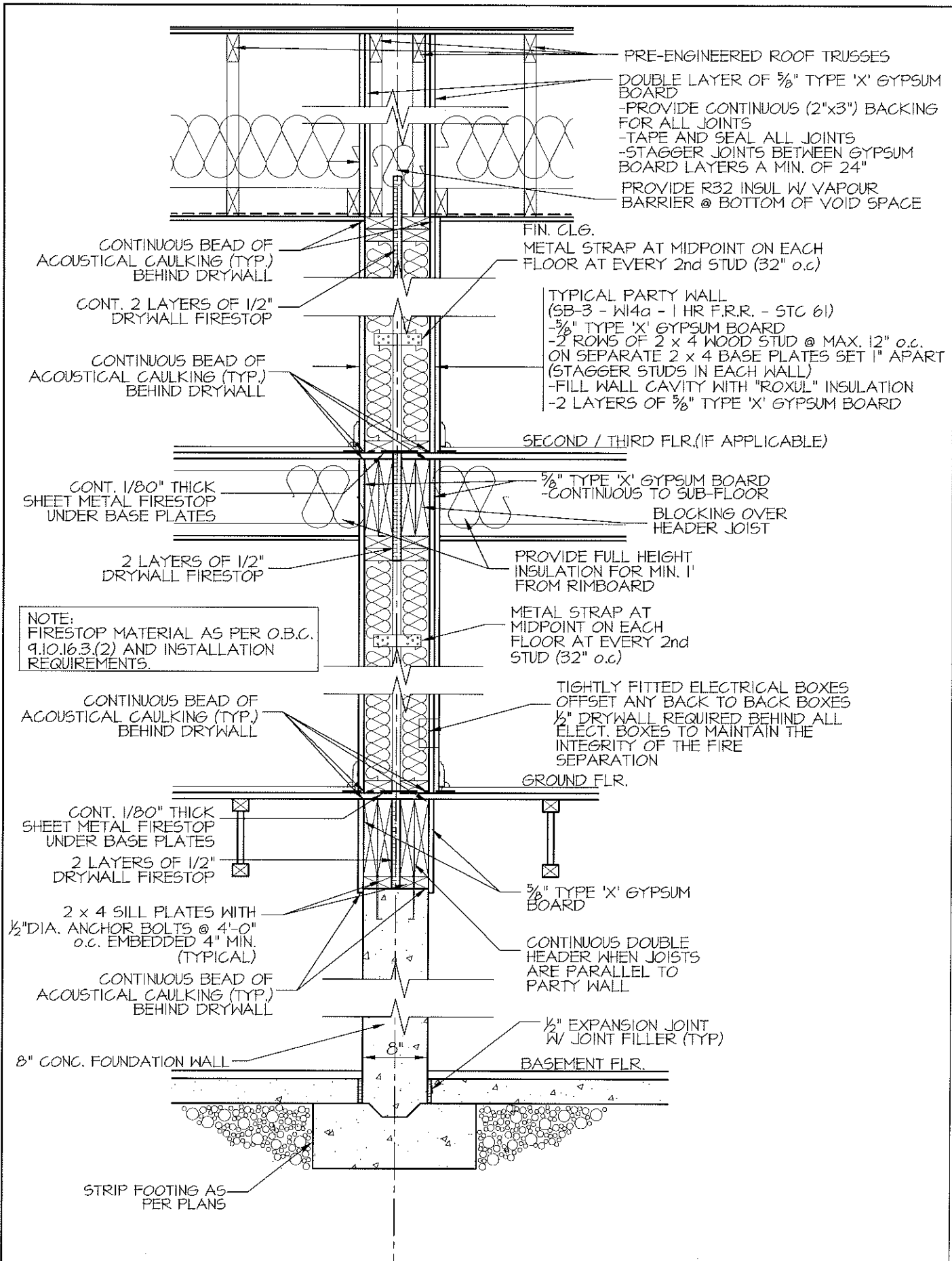
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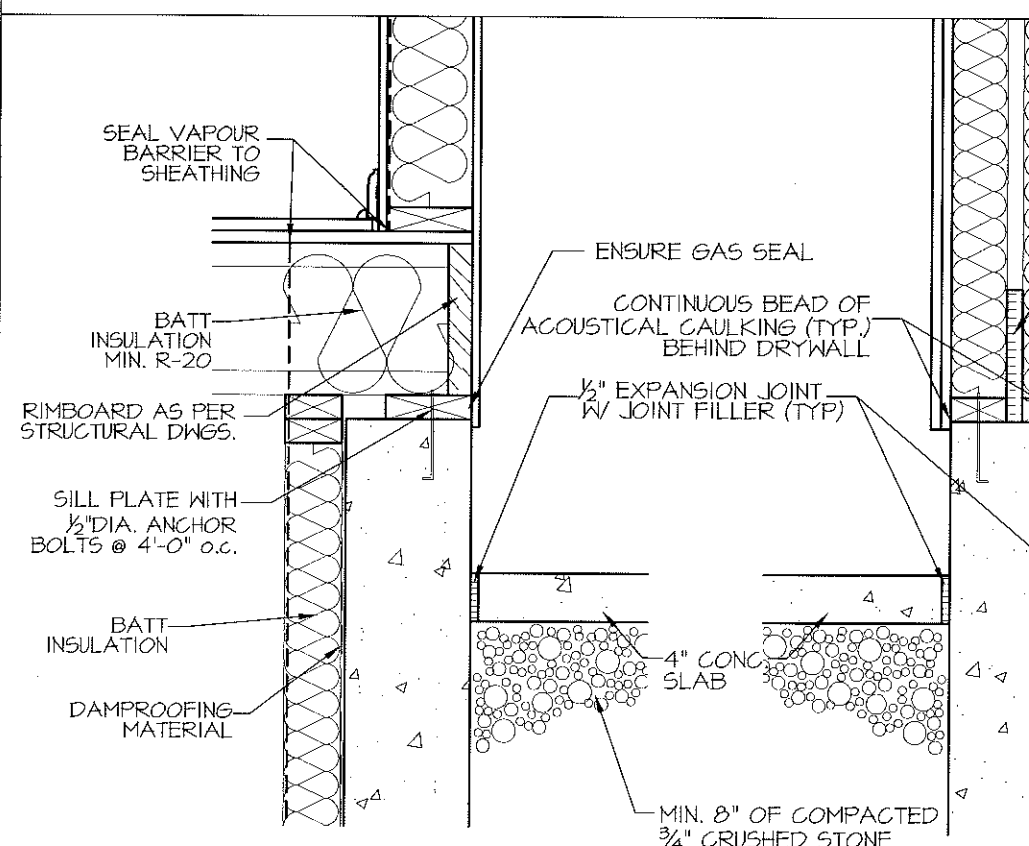
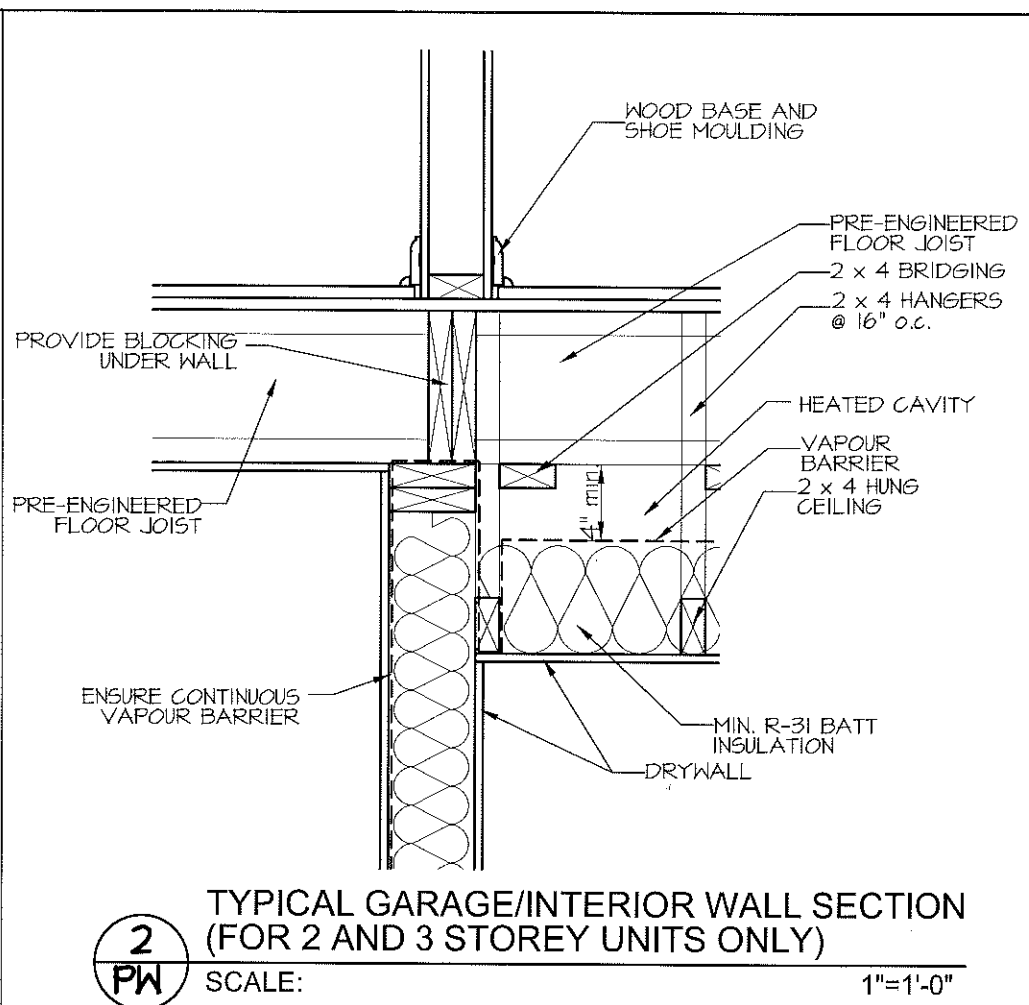
CIVIC ADDRESS:
6642 CALWOOD AVE.

No.	Description	Date	By
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1	REV. AS PER CONST. SUMMARY	AUG29-13	SD
REVISIONS			

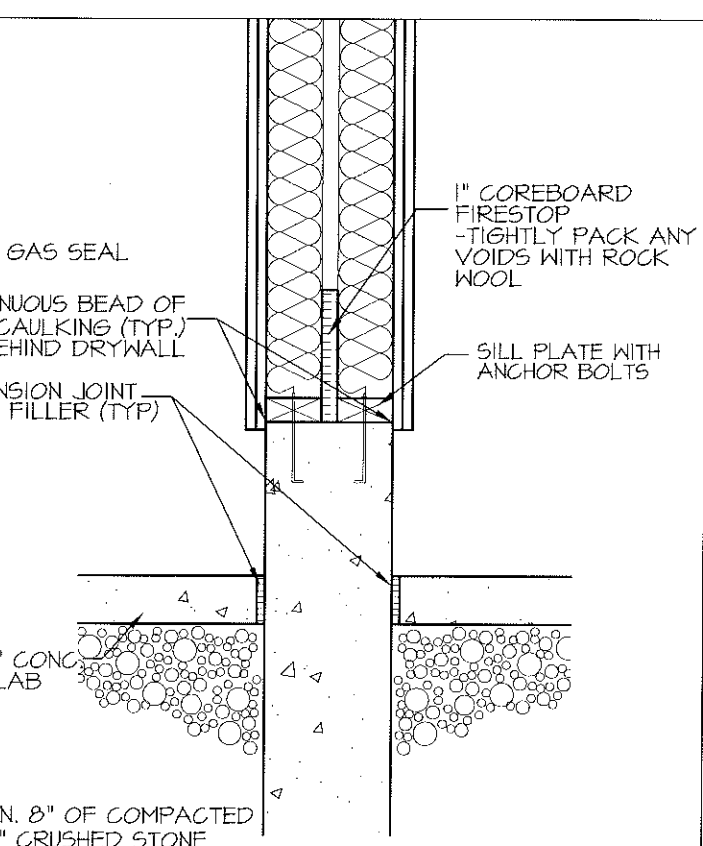
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1
PW TYPICAL PARTY WALL SECTION
SCALE: 3/4"=1'-0"



3
PW TYPICAL GARAGE/INTERIOR WALL SECTION
SCALE: 1"=1'-0"



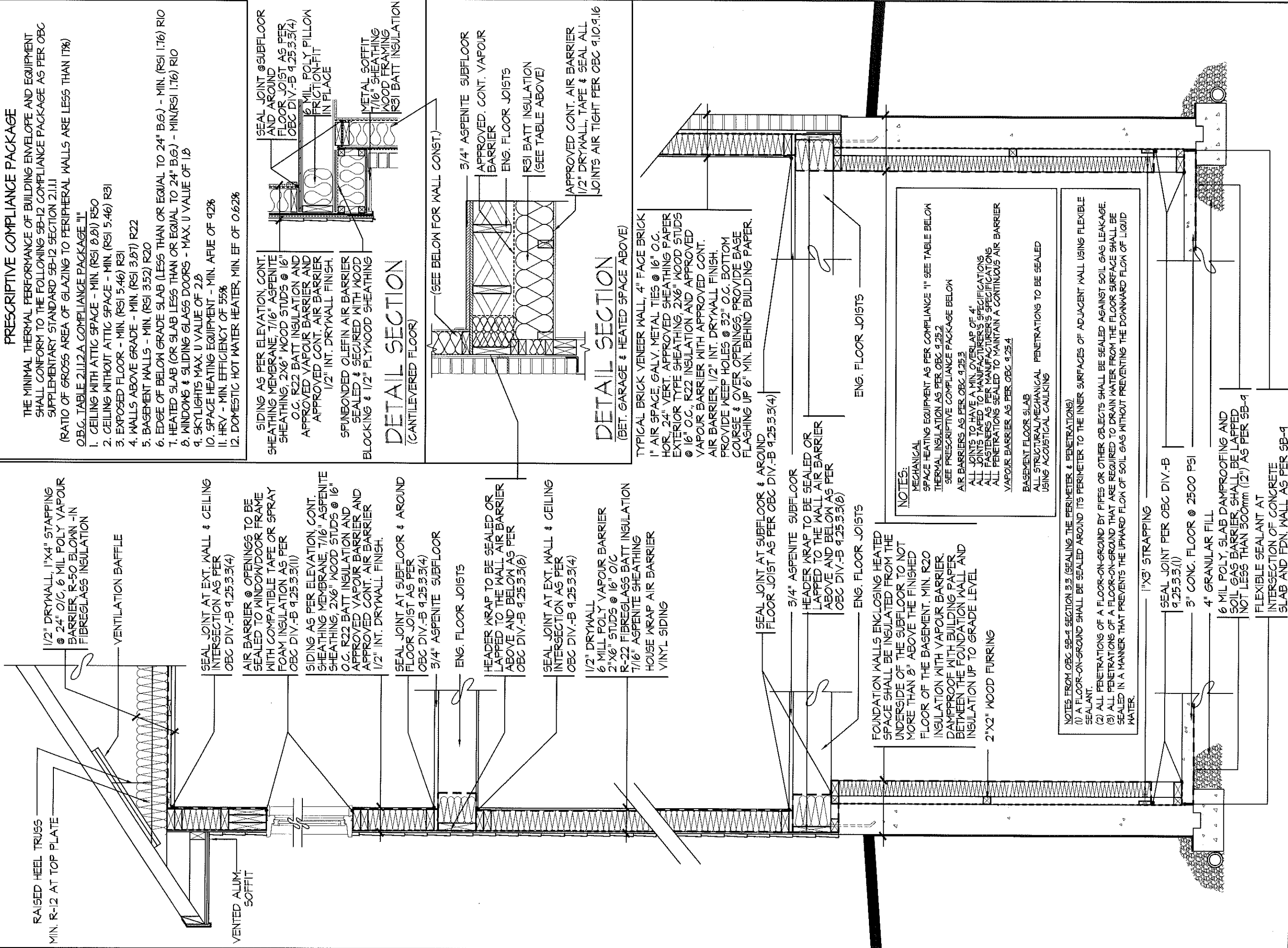
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PW TYPICAL GARAGE PARTY WALL SECTION
SCALE: 1"=1'-0"

footprint:	SEMIS	drawn by:	TL	date:	NOV/11	scale:	AS SHOWN	sheet no:	PW
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No.	Description	By	Date
1	TYPICAL PARTYWALL DETAIL ALL-SITES	SD	OCT-13

TYPICAL PARTY WALL DETAILS

PHOENIX HOMES



PREScriptive COMPLIANCE PACKAGE

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 (RATIO OF GROSS AREA OF GLAZING TO PERIPHERAL WALLS ARE LESS THAN 17%)

OBC, TABLE 2.1.2.A COMPLIANCE PACKAGE "I"

1. CEILING WITH ATTIC SPACE - MIN. (RSI 8.81) R50
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10. SPACE HEATING EQUIPMENT - MIN. AFUE OF 92%
11. HRV - MIN. EFFICIENCY OF 55%
12. DOMESTIC HOT WATER HEATER, MIN. EF OF 0.62%

SIDING AS PER ELEVATION, CONT. SHEATHING, 7/16" ASPENITE SHEATHING, 2X6" WOOD STUDS @ 16" O.C. R22 BATT INSULATION AND APPROVED VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER 1/2" INT. DRYWALL FINISH.

SPUNBONDED OLEFIN AIR BARRIER SEALED & SECURED WITH WOOD BLOCKING & 1/2" PLYWOOD SHEATHING

SEAL JOINT @ SUBFLOOR AND AROUND FLOOR JOIST AS PER OBC DIV-B 9.25.3.3(4)

16 MIL. POLY PILLOW FRICITION-FIT IN PLACE

METAL SOFFIT 7/16" SHEATHING WOOD FRAMING R31 BATT INSULATION

DETAIL SECTION
(CANTILEVERED FLOOR)

(SEE BELOW FOR WALL CONST.)

3/4" ASPENITE SUBFLOOR APPROVED CONT. VAPOUR BARRIER ENG. FLOOR JOISTS R31 BATT INSULATION (SEE TABLE ABOVE)

APPROVED CONT. AIR BARRIER 1/2" DRYWALL, TAPE & SEAL ALL JOINTS AIR TIGHT PER OBC 9.10.9.16

DETAIL SECTION
(BET. GARAGE & HEATED SPACE ABOVE)

TYPICAL BRICK VENEER WALL, 4" FACE BRICK 1" AIR SPACE, GALV. METAL TIES @ 16" O.C. HOR. 24" VERT. APPROVED SHEATHING PAPER EXTERIOR TYPE SHEATHING, 2X6" WOOD STUDS @ 16" O.C., R22 INSULATION AND APPROVED VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER 1/2" INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 32" O.C. BOTTOM COURSE & OVER OPENINGS, PROVIDE BASE FLASHING UP 6" MIN. BEHIND BUILDING PAPER.

NOTES:

MECHANICAL SPACE HEATING EQUIPMENT AS PER COMPLIANCE "I" SEE TABLE BELOW THERMAL INSULATION AS PER OBC 9.25.2 SEE PREScriptive COMPLIANCE PACKAGE BELOW AIR BARRIERS AS PER OBC 9.25.3 ALL JOINTS TO HAVE A MIN. OVERLAP OF 4" ALL JOINTS TAPED TO MANUFACTURER'S SPECIFICATIONS ALL FASTENERS AS PER MANUFACTURER'S SPECIFICATIONS ALL PENETRATIONS SEALED TO MAINTAIN A CONTINUOUS AIR BARRIER VAPOUR BARRIER AS PER OBC 9.25.4 BASEMENT FLOOR SLAB ALL STRUCTURAL/MECHANICAL PENETRATIONS TO BE SEALED USING ACQUISTICAL CAULKING

NOTES FROM OBC SB-4 SECTION 3.3 (SEALING THE PERIMETER & PENETRATIONS)

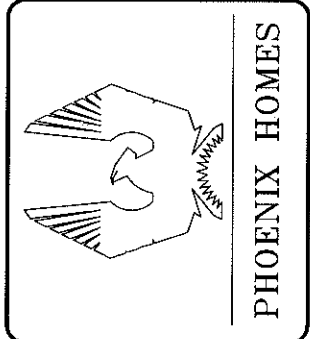
(1) A FLOOR-ON-GROUND SHALL BE SEALED AROUND ITS PERIMETER TO THE INNER SURFACES OF ADJACENT WALL USING FLEXIBLE SEALANT.

(2) ALL PENETRATIONS OF A FLOOR-ON-GROUND BY PIPES OR OTHER OBJECTS SHALL BE SEALED AGAINST SOIL GAS LEAKAGE.

(3) ALL PENETRATIONS OF A FLOOR-ON-GROUND THAT ARE REQUIRED TO DRAIN WATER FROM THE FLOOR SURFACE SHALL BE SEALED IN A MANNER THAT PREVENTS THE UPWARD FLOW OF SOIL GAS WITHOUT PREVENTING THE DOWNGRADE FLOW OF LIQUID WATER.

TYP. DETAIL SECTION
FOR SIDING APPLICATION

PART TYP. DETAIL SECTION
FOR BRICK VENEER APPLICATION



PHOENIX HOMES

SB12 COMPLIANCE PACKAGE
DETAILS (ALL MODELS)

No.	Description	Date	By
2	ADDED CANTILEVERED FLOOR DETAIL	MAR28-12	TL
1	OBC SB-4 & SB-12 COMPLIANCE PACKAGE	JAN22-12	TL
REVISIONS			

footprint: ALL MODELS
drawn by: SD
date: JAN/12
scale: 3/16"=1'-0"
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