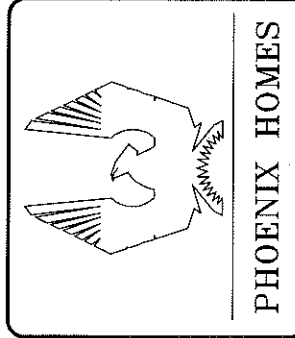
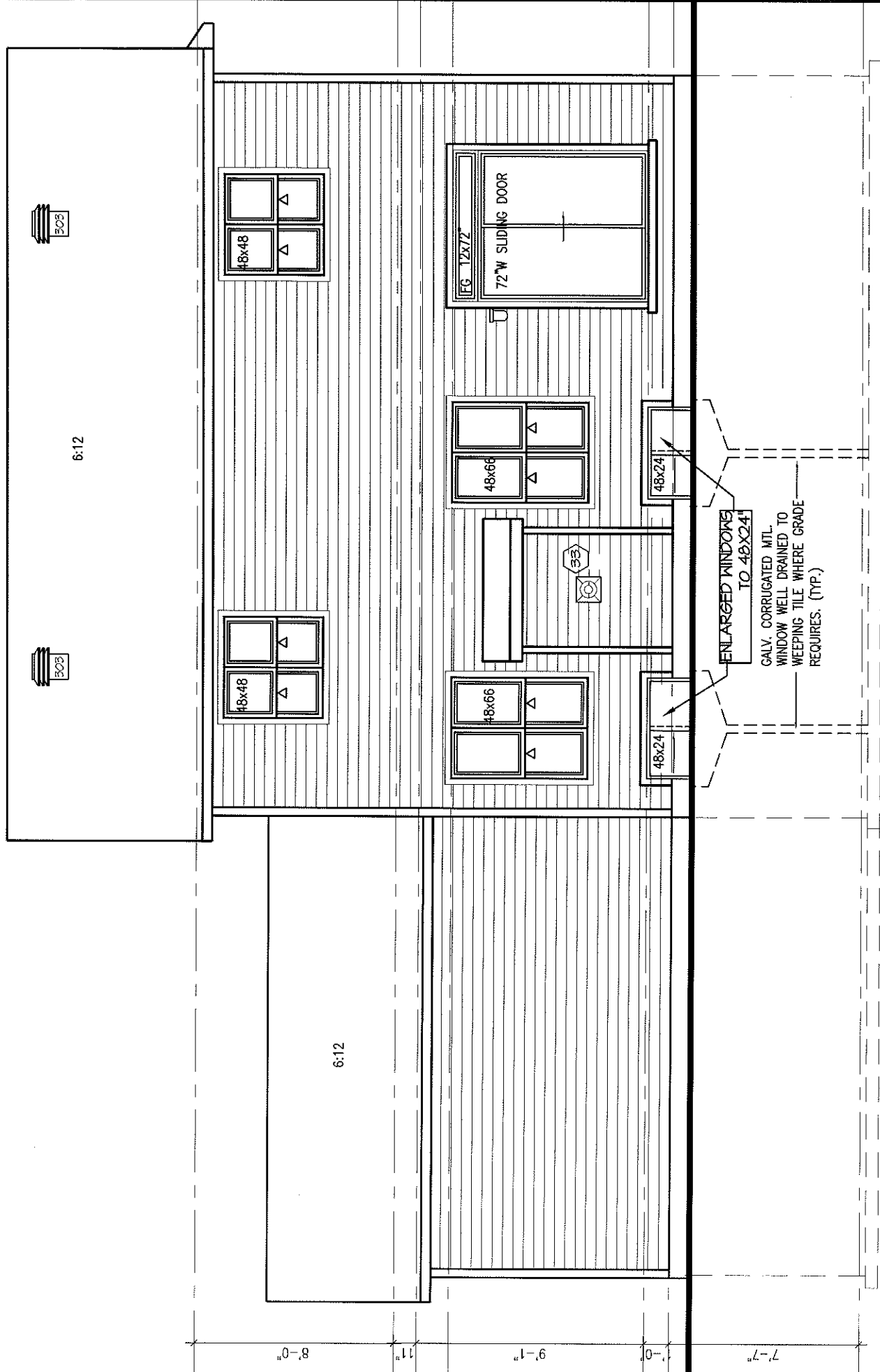
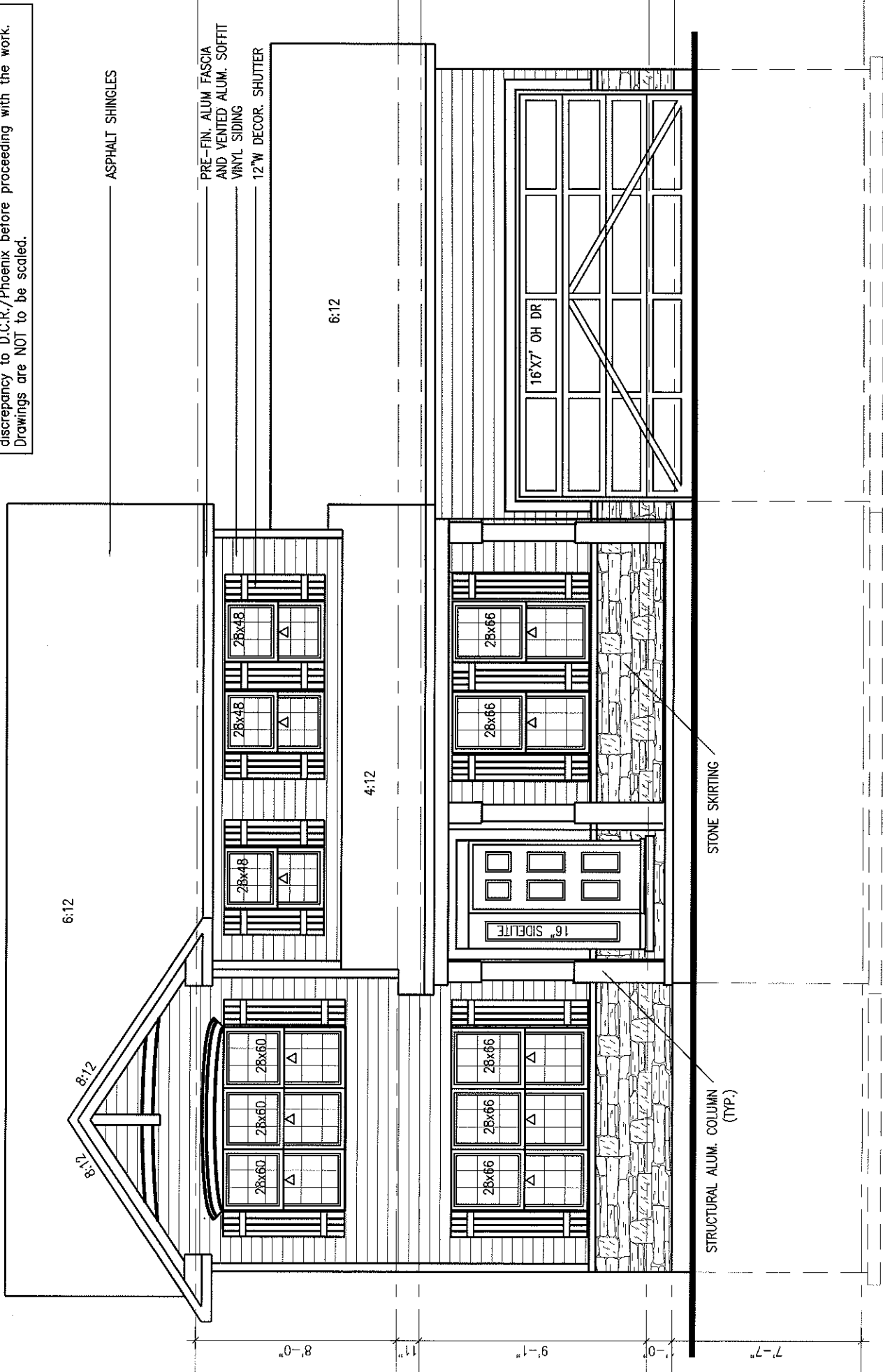


Contractor must verify all dimensions on the job and report any discrepancy to D.C.R./Phoenix before proceeding with the work. Drawings are NOT to be scaled.



TUSCANA-2011-A

SITE: **SHADOW RIDGE2**

LOT NUMBER: **77**

CIVIC ADDRESS: 6548 WATERDOWN STREET

No.	Description	Date	By
2	REV. AS PER CONST. SUMMARY	MAY-13	SD
1	REV. AS PER CONST. SUMMARY	APR-24-13	SD

footprint: 56

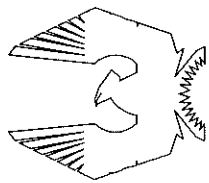
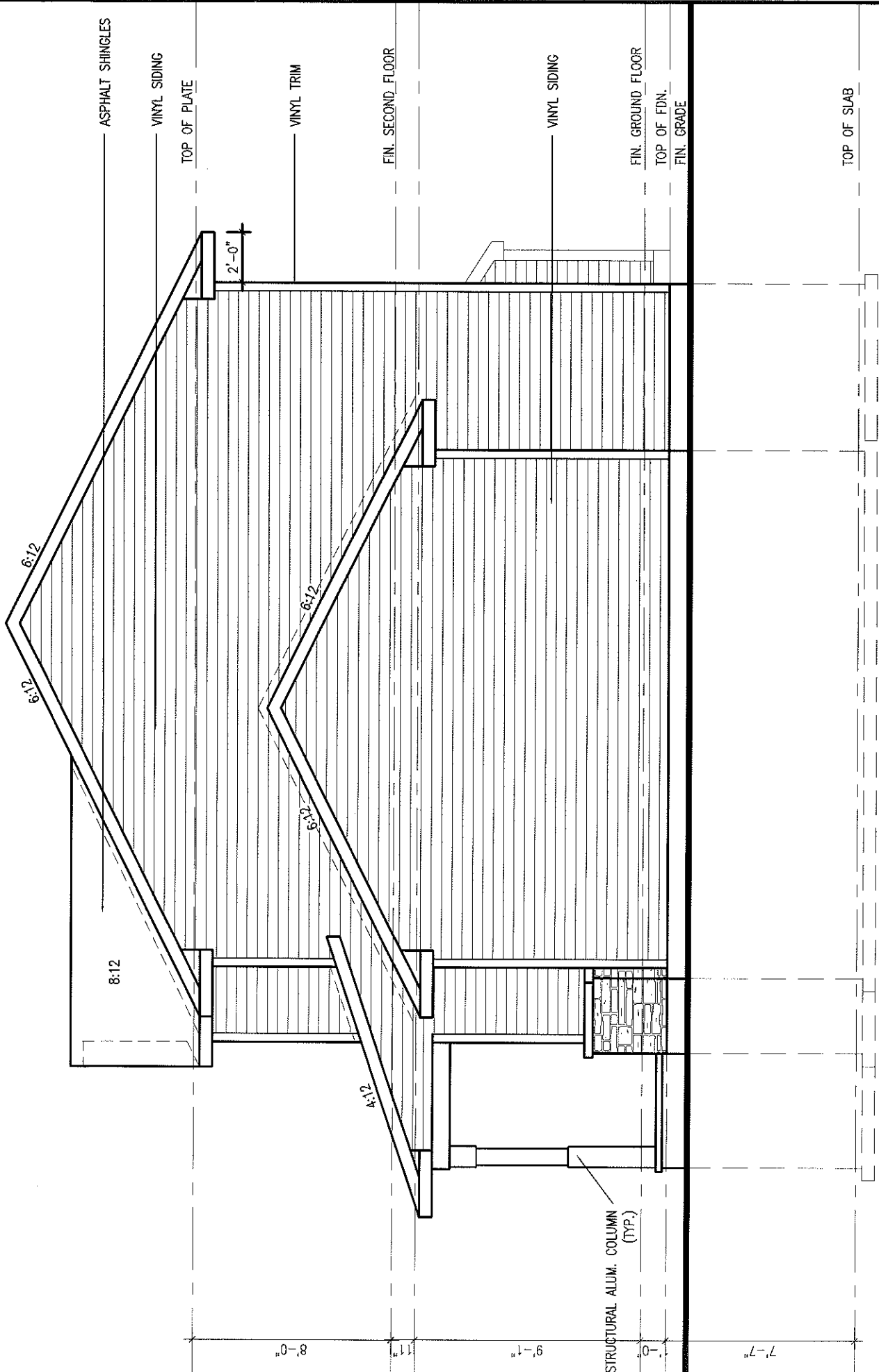
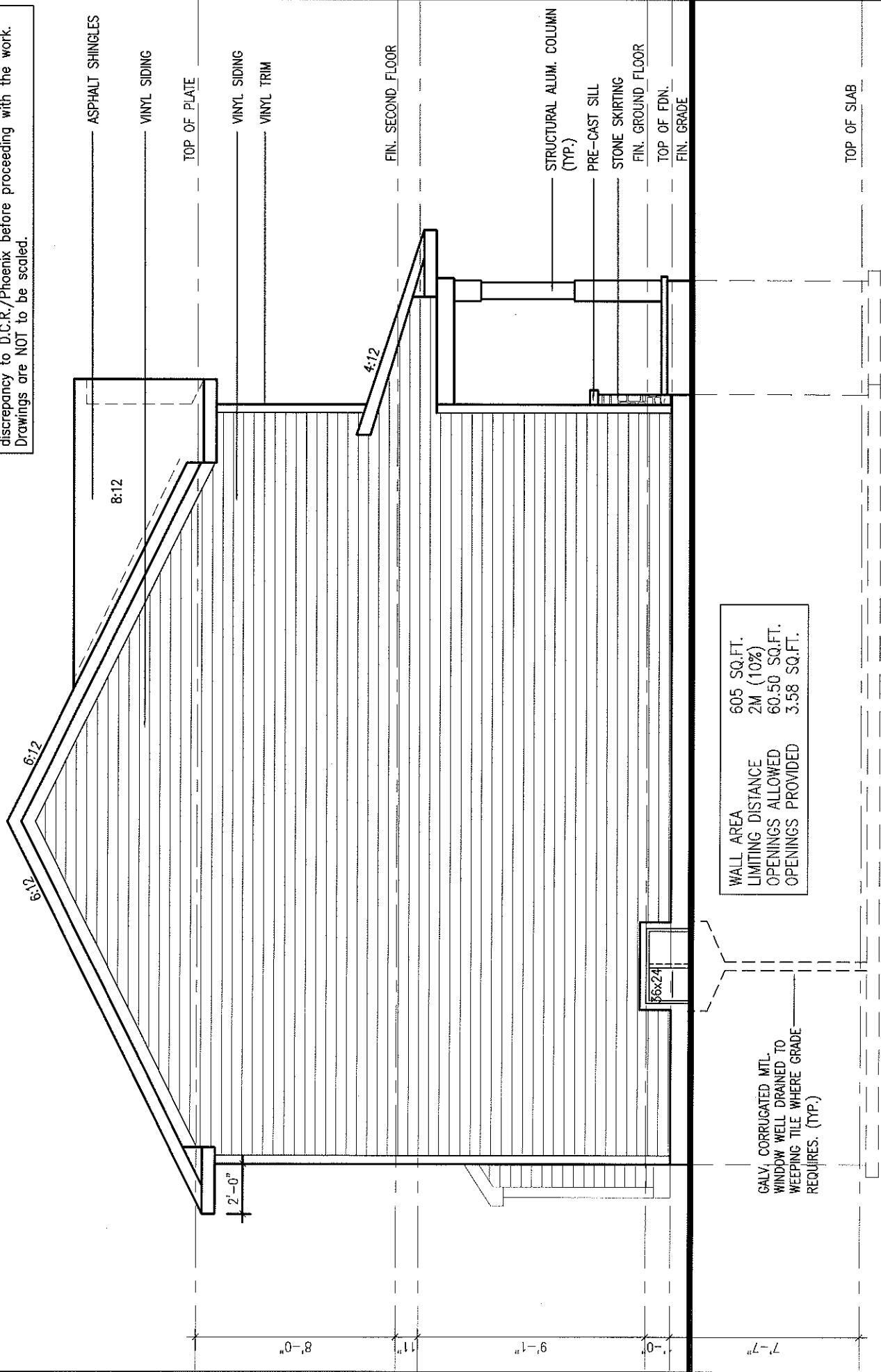
drawn by: TL

date: NOV/11

scale: 3/16"=1'-0"

sheet no: 5A/7

Contractor must verify all dimensions on the job and report any discrepancy to D.C.R./Phoenix before proceeding with the work.
Drawings are NOT to be scaled.



PHOENIX HOMES

TUSCANA-2011-A

SITE: SHADOW RIDGE2

LOT NUMBER:

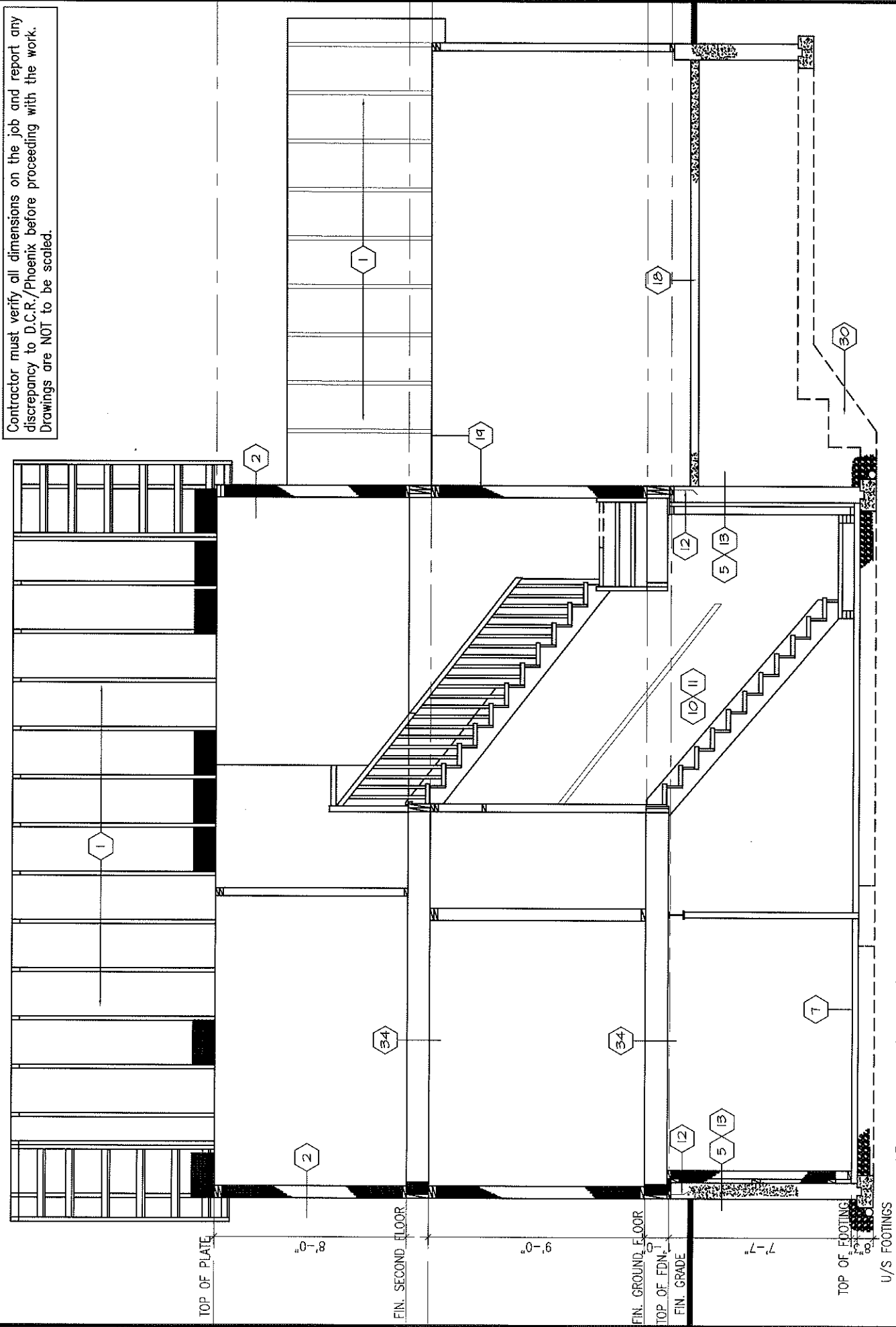
77

CIVIC ADDRESS:
6548 WATERDOWN STREET

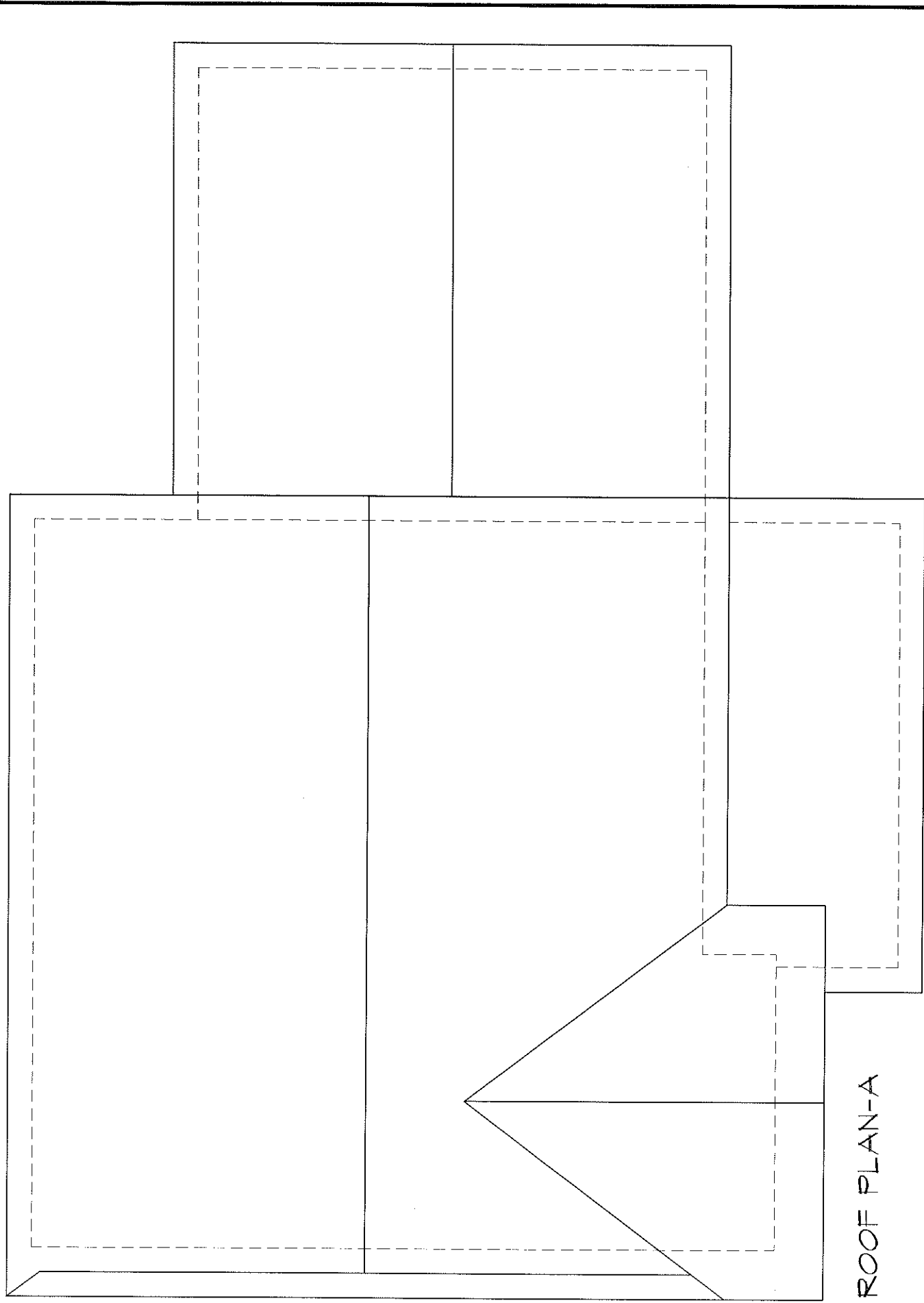
footprint:	56
drawn by:	TL
date:	NOV/11
scale:	3/16"=1'-0"
sheet no:	6A 7

No.	Description	Date	By
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1	REV. AS PER CONST. SUMMARY	APR24-13	SD
REVISIONS			

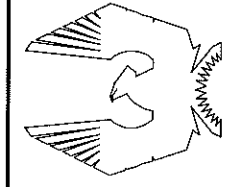
Contractor must verify all dimensions on the job and report any discrepancy to D.C.R./Phoenix before proceeding with the work. Drawings are NOT to be scaled.



CROSS SECTION



ROOF PLAN-A



PHOENIX HOMES

TUSCANA-2011-A

SITE: SHADOW RIDGE2

LOT NUMBER:

77

CIVIC ADDRESS:
6548 WATERDOWN STREET

footprint:	56
drawn by:	TL
date:	NOV/11
scale:	3/16"=1'-0"
sheet no:	7

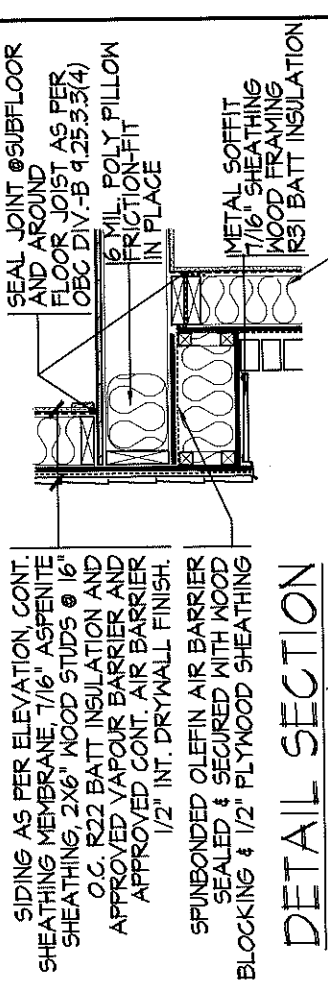
No.	Description	Date	By
2	REV. AS PER CONST. SUMMARY	MAY1-13	SD
1	REV. AS PER CONST. SUMMARY	APR24-13	SD

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

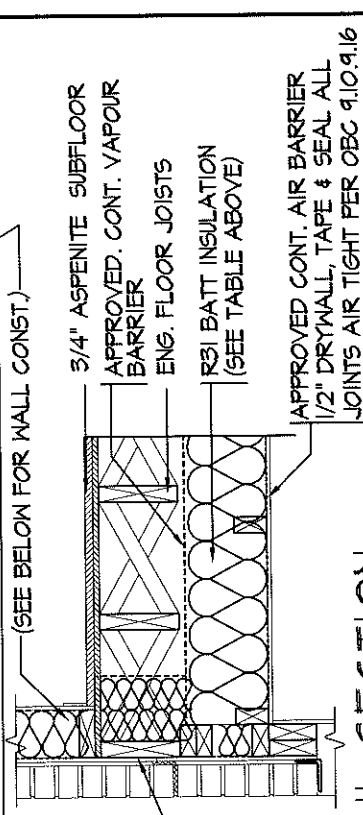
O.B.C. TABLE 2.1.1.2.A COMPLIANCE PACKAGE "I"

1. CEILING WITH ATTIC SPACE - MIN. (RSI 8.8) 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%



DETAIL SECTION

(CANTILEVERED FLOOR)



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.

FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 8" ABOVE THE FINISHED FLOOR OF THE BASEMENT. MIN. R20 INSULATION WITH VAPOUR BARRIER. DAMPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL

2"X2" WOOD FURRING

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 OFFERED TO MANUFACTURERS SPECIFICATIONS
- ALL FASTENERS AS PER MANUFACTURERS 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 ACOUSTICAL CAULKING

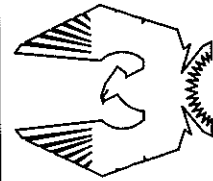
NOTES FROM OBC SB-1 SECTION 3.3 (SEALING THE PERIMETER & PENETRATIONS IF APPLICABLE FOR THIS SITE)
(1) A FLOOR-ON-GROUND SHALL BE SEALED AROUND ITS PERIMETER TO THE INNER SURFACES OF ADJACENT WALL USING FLEXIBLE SEALANT.
(2) ALL PENETRATIONS OF A FLOOR-ON-GROUND BY PIPES OR OTHER OBJECTS SHALL BE SEALED 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 DOWNWARD 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-1 & SB-12 COMPLIANCE PACKAGE	JAN22-12	TL
REVISIONS			

footprint:	ALL MODELS
drawn by:	SD
date:	JAN12
scale:	3/16" = 1'-0"
sheet no:	

