

PHOENIX HOMES

SB-6 ORION 2012-A

SITE: SHADOW RIDGE2

LOT NUMBER: 35L

CIVIC ADDRESS: 6625 CALWOOD AVE.

No.	Description	Date	By
1	REV. AS PER CONST. SUMMARY	APR12-13	SD
2	REV. AS PER RED LINES	APR24-13	SD
REVISIONS			

footprint: SB6

drawn by: TL

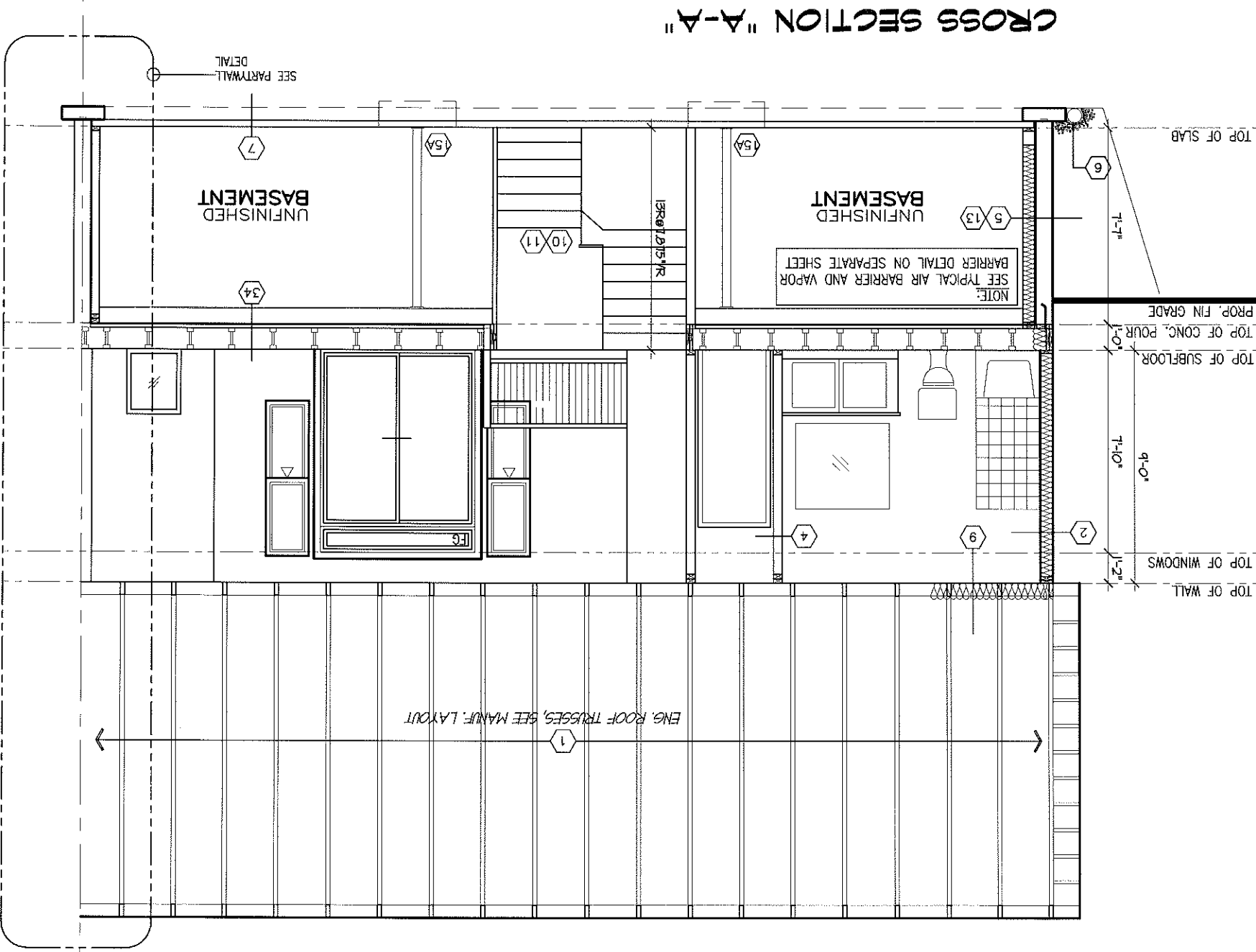
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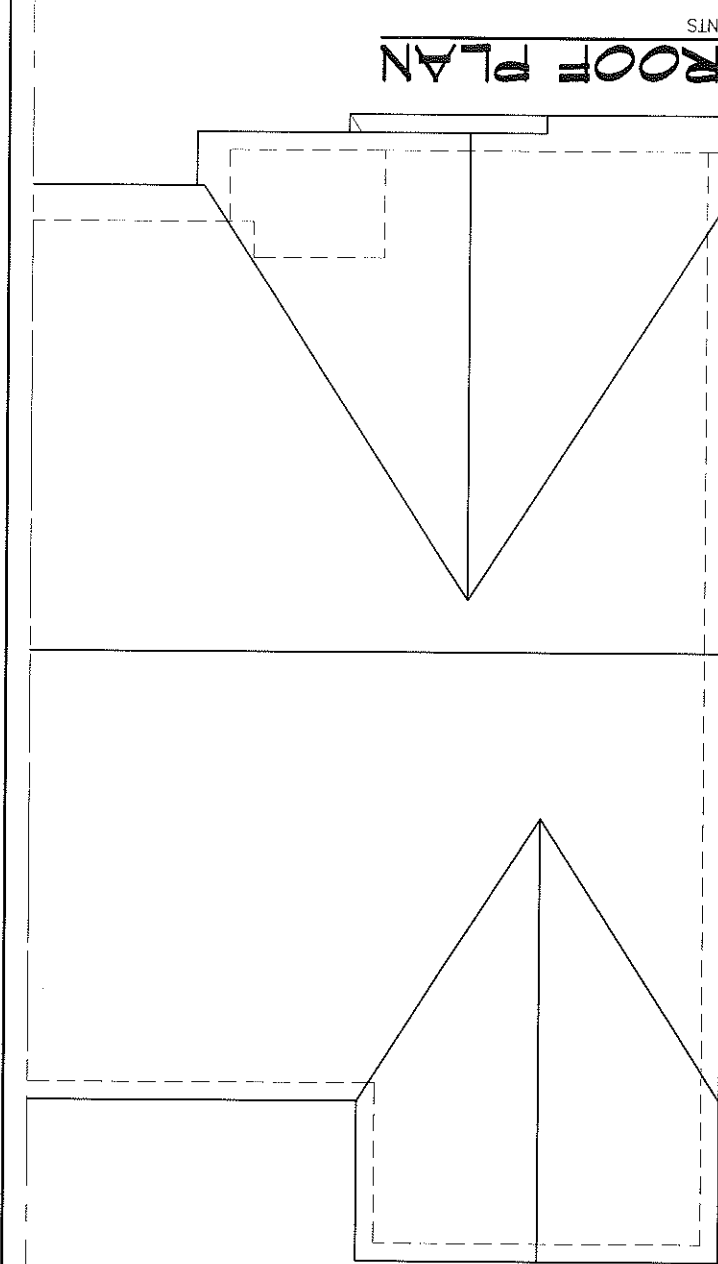
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7A7

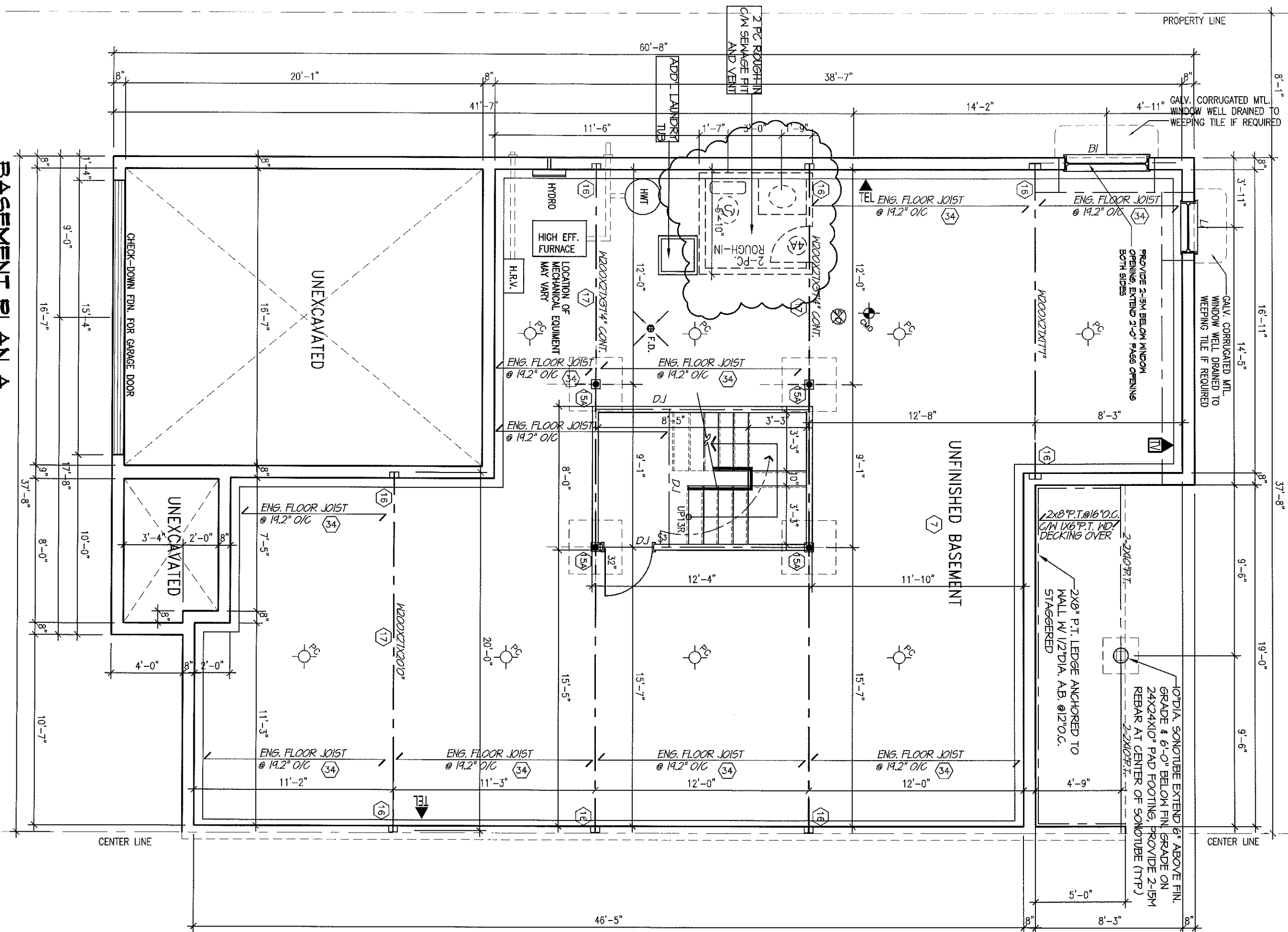
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DCR/PHOENIX BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF DCR/PHOENIX WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK. AFTER BUILDING PERMIT HAS BEEN ISSUED, DO NOT SCALE DRAWINGS, USE DIMENSIONS PROVIDED.



NOTE: SEE "APPROVED INDIVIDUAL SITE/GRADING PLAN" AND BLOCK PLANS FOR ACTUAL LOCATION OF "PROPOSED FINISH GRADE LINE" RELATIVE TO USF 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. 4.15.3.4. DEPTH OF FOUNDATION SHALL CONFORM TO THE REQUIREMENTS OF O.B.C. 4.12.2.2



NOTE: PROVIDE 2-10M TOP AND BOTTOM BARS ALL AROUND FOUNDATION WALLS (UNLESS NOTED OTHERWISE)



BASEMENT PLAN A 38 SQ FT

NON-ROZ

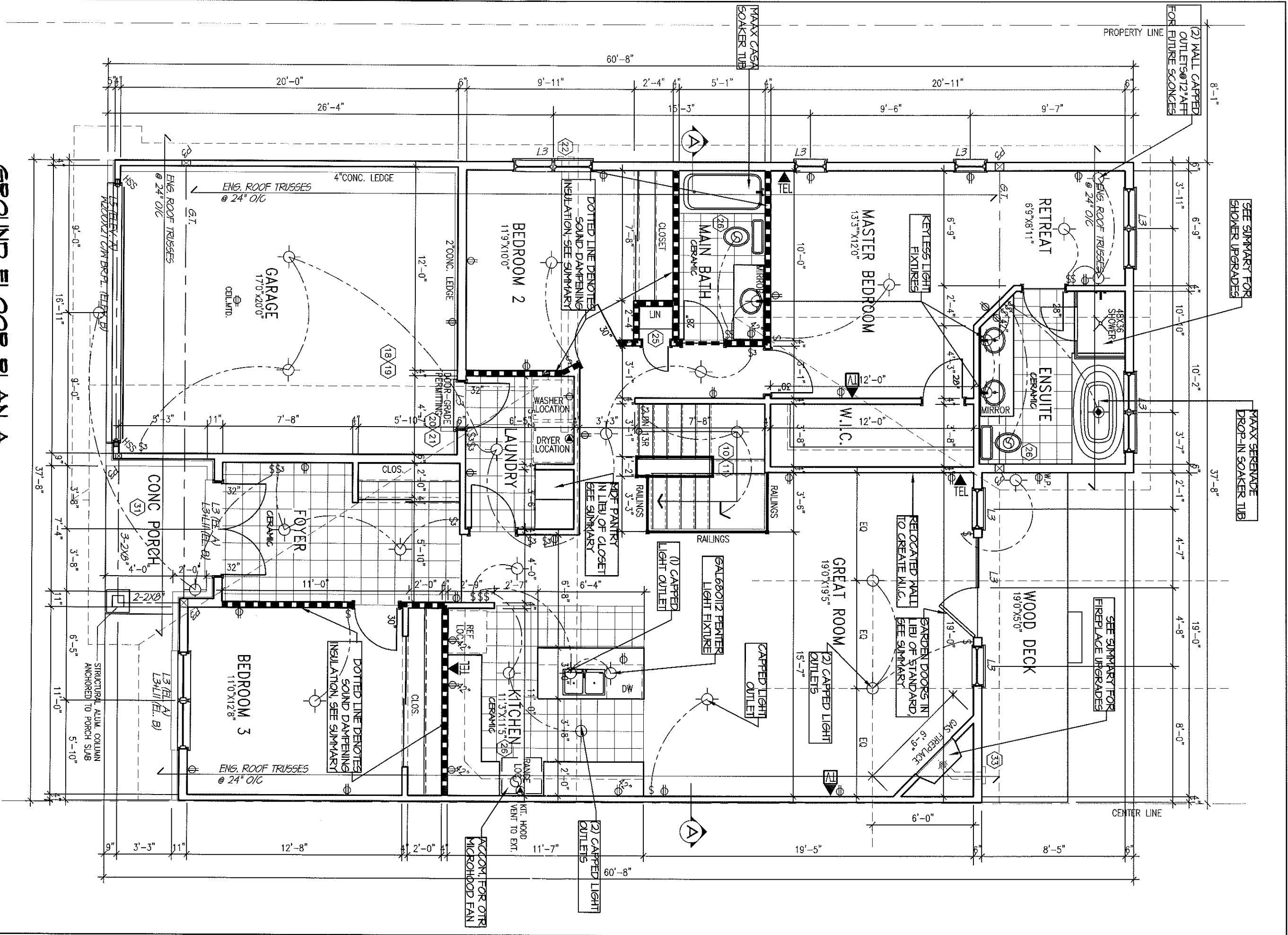
SITE: STADON RIDGE

LOT NUMBER:

CIVIC ADDRESS:
6625 CALWOOD AVE.

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Footprint:	SB6
drawn by:	TL
date:	NOV/11
scale:	3/16"=1'-0"
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SEE SUMMARY FOR
SHOWER UPGRADES

MAX SERENADE
DROP-IN SOAKER TUB

(2) WALL CAPPED
OUTLETS @ 12" AFF
FOR FUTURE SCONCES

RETREAT
6'9"X8'11"

ENSUITE
CERAMIC

SEE SUMMARY FOR
FIREPLACE UPGRADES

WOOD DECK
19'0"X5'0"

RELOCATED WALL
TO CREATE M.I.C.
SEE SUMMARY

GREAT ROOM
19'0"X19'5"

(2) CAPPED LIGHT
OUTLETS

MASTER BEDROOM
13'3"X12'0"

KEYLESS LIGHT
FIXTURES

GALEBO12 PEINTER
LIGHT FIXTURE

CAPPED LIGHT
OUTLET

(2) CAPPED LIGHT
OUTLETS

MAIN BATH
CERAMIC

CLOSET

DOTTED LINE DENOTES
SOUND DAMPENING
INSULATION SEE SUMMARY

BEDROOM 2
11'9"X10'0"

LAUNDRY

KITCHEN
11'3"X11'5" (26)

ACCOM. FOR OTB
MICROHOOD FAN

DOTTED LINE DENOTES
SOUND DAMPENING
INSULATION SEE SUMMARY

BEDROOM 3
11'0"X12'8"

FOYER
CERAMIC

GARAGE
17'0"X20'0"

CONC PORCH
3-2'X8'-4"

ENG. ROOF TRUSSES
@ 24" O/C

ENG. ROOF TRUSSES
@ 24" O/C

GROUND FLOOR PLAN A
1654 SQ FT

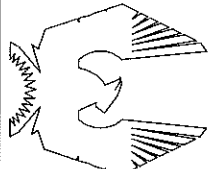
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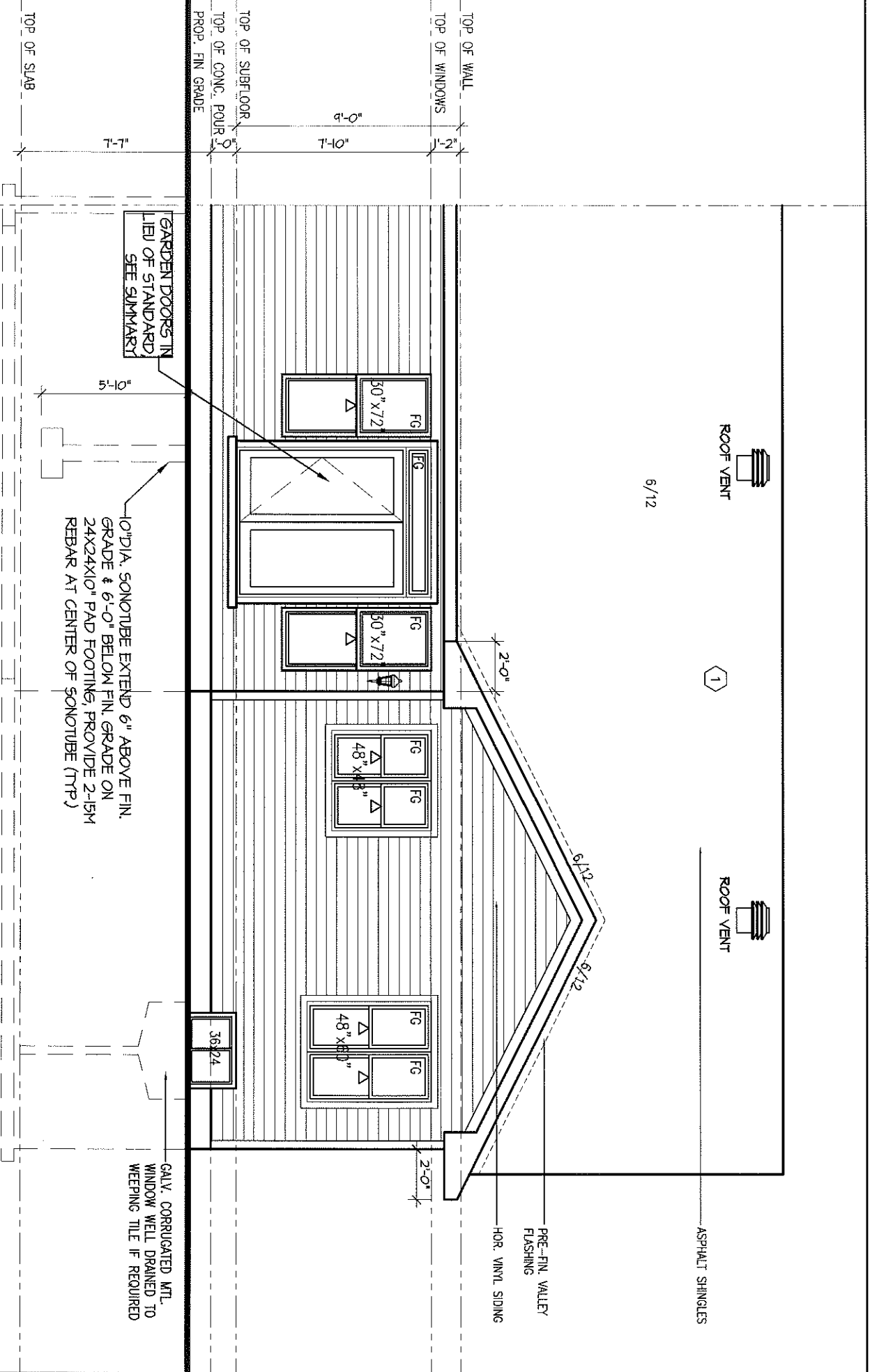


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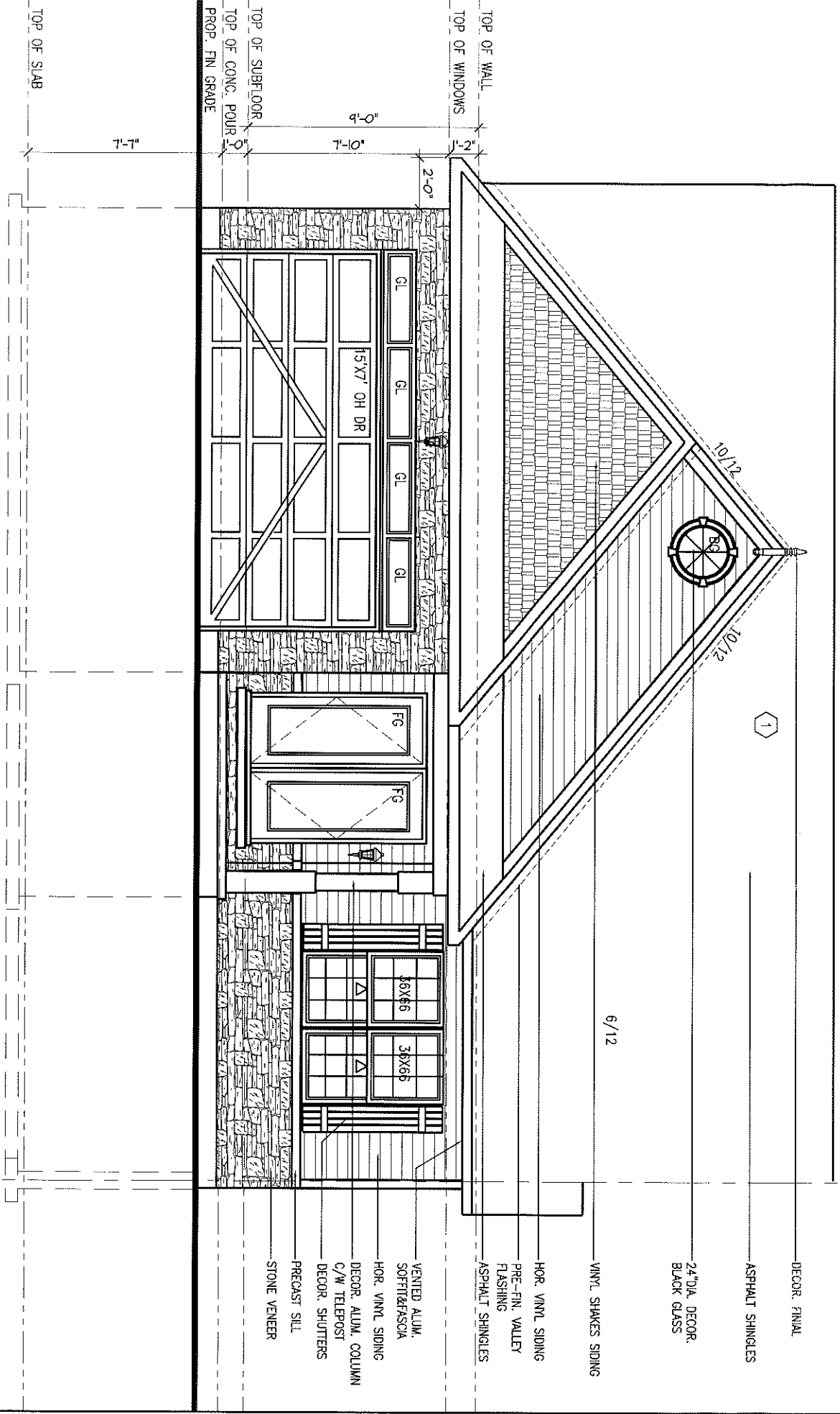
No.	Description	Date	By
1	REV. AS PER CONST. SUMMARY	APR16-13	SD
2	REV. AS PER RED LINES	APR24-13	SD

Footprint: SB6
drawn by: TL
date: NOV/11
scale: 3/16"=1'-0"
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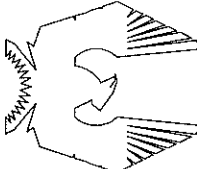
3
7



REAR ELEVATION A



FRONT ELEVATION A



PHOENIX HOMES

SB-6 ORION 2012-A

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2	REV. AS PER RED LINES	APR24-13	SD
1	REV. AS PER CONST. SUMMARY	APR18-13	SD

Footprint: SB6

drawn by: TL

date: NOV/11

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

sheet no: 4A/7



SITE: SHADDOM RIDGE 2

LOT NUMBER:

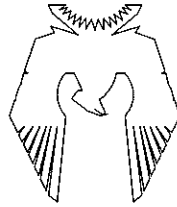
CIVIC ADDRESS:
6625 CALWOOD AVE.

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footprint:	5B6
drawn by:	TL
date:	NOV/11
scale:	3/16"=1'-0"
sheet no:	
	

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PHOENIX HOMES



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SITE: SHADOW RIDGE2

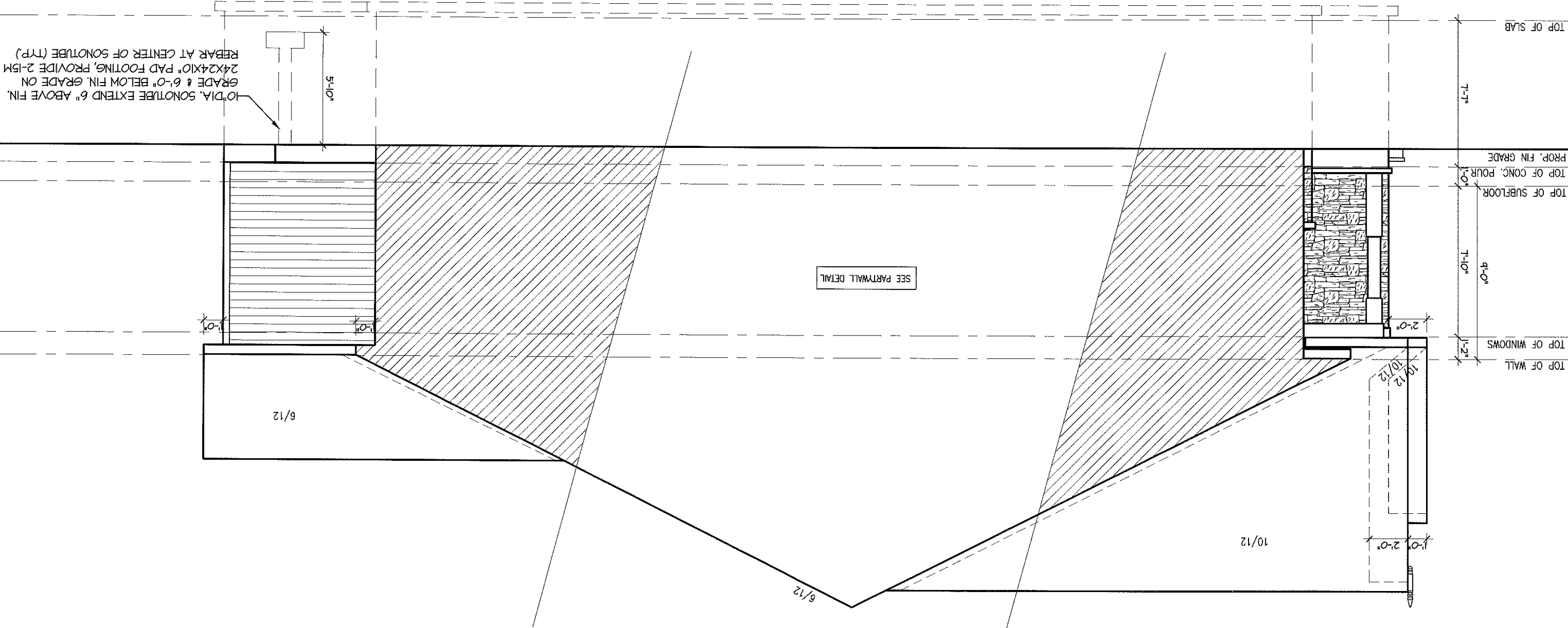
SB-6 ORION 2012-A

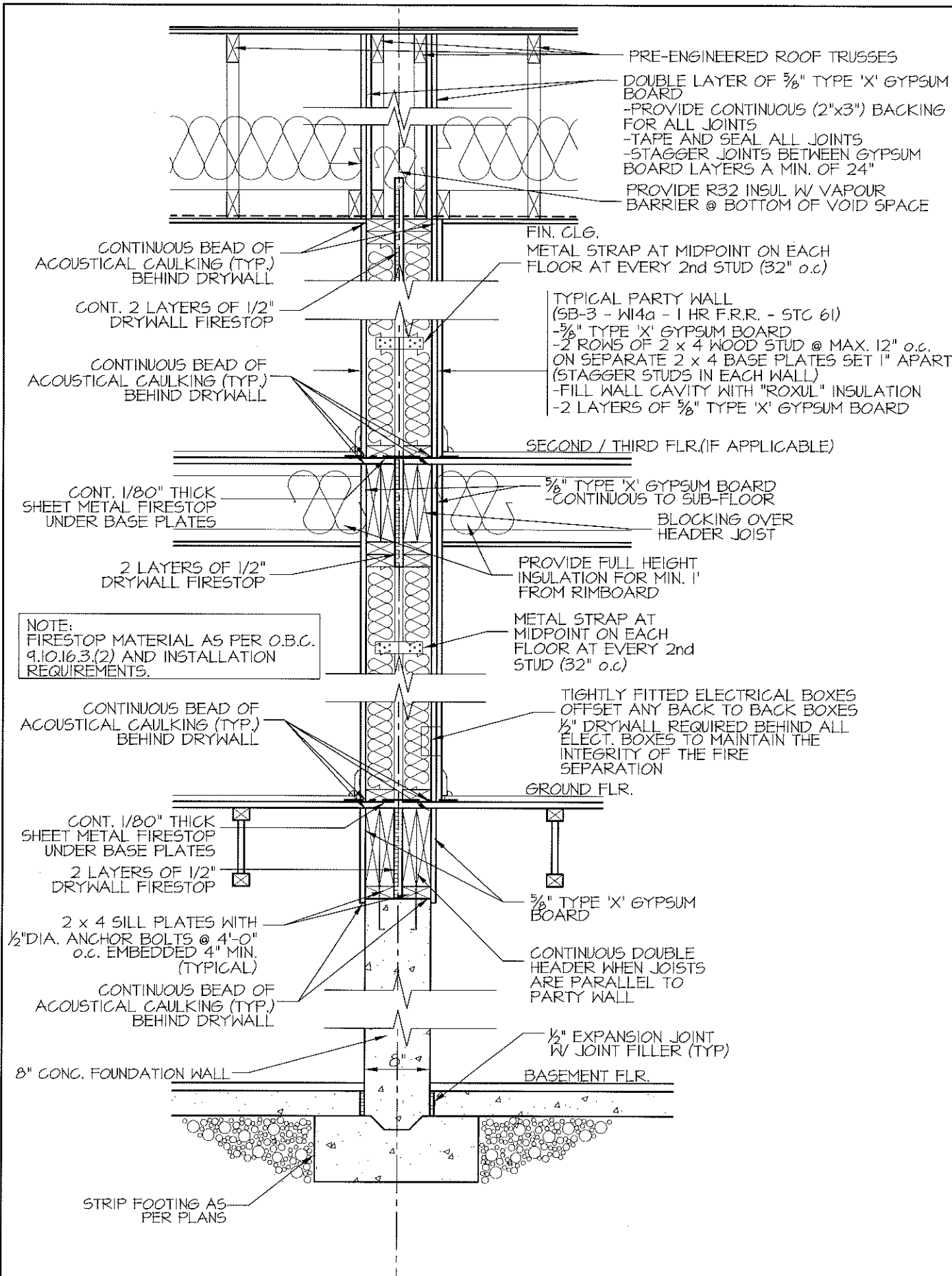
REVISIONS	
No.	Description
1	REV. AS PER CONST. SUMMARY
2	REV. AS PER RED LINES
SD	APR24-13
SD	APR18-13
By	Date

footprint: SB6	drawn by: TL	date: NOV/11	scale: 3/16"=1'-0"	sheet no:
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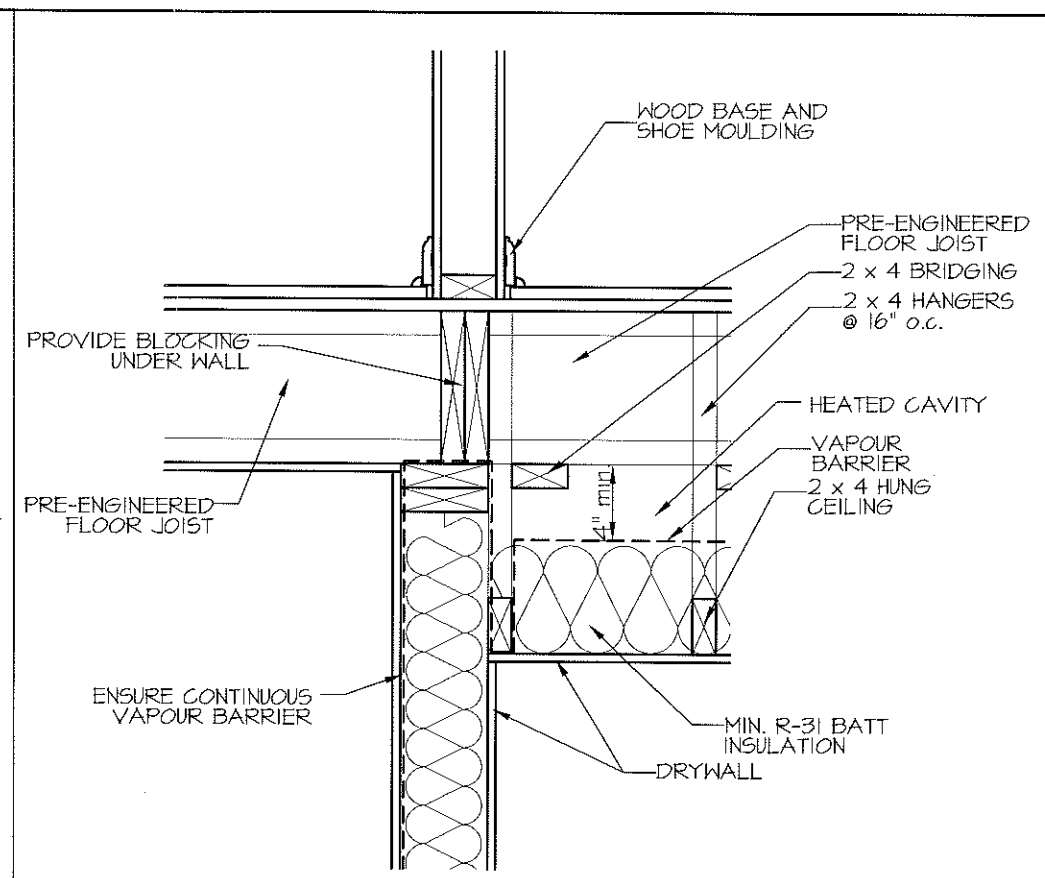
- 0.B.C. TABLE 211.2.A COMPLIANCE PACKAGE "1"
1. CEILING WITH ATTIC SPACE - MIN. (R51 8.01) R50
2. CEILING WITHOUT ATTIC SPACE - MIN. (R51 5.46) R51
3. EXPOSED FLOOR - MIN. (R51 5.46) R51
4. WALLS ABOVE GRADE - MIN. (R51 3.97) R22
5. BASEMENT WALLS - MIN. (R51 3.52) R20
6. EDGE OF BELOW GRADE SLAB
7. HEATED SLAB (LESS THAN OR EQUAL TO 24" B.6.) - MIN. (R51 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%
- OR SLAB LESS THAN OR EQUAL TO 24" B.6.) - MIN.(R51 1.76) R10
- PRESCRIPTIVE COMPLIANCE PACKAGE
- (CBC 2012 SUPPLEMENTARY STANDARD SB-12)

RIGHT SIDE ELEVATION A

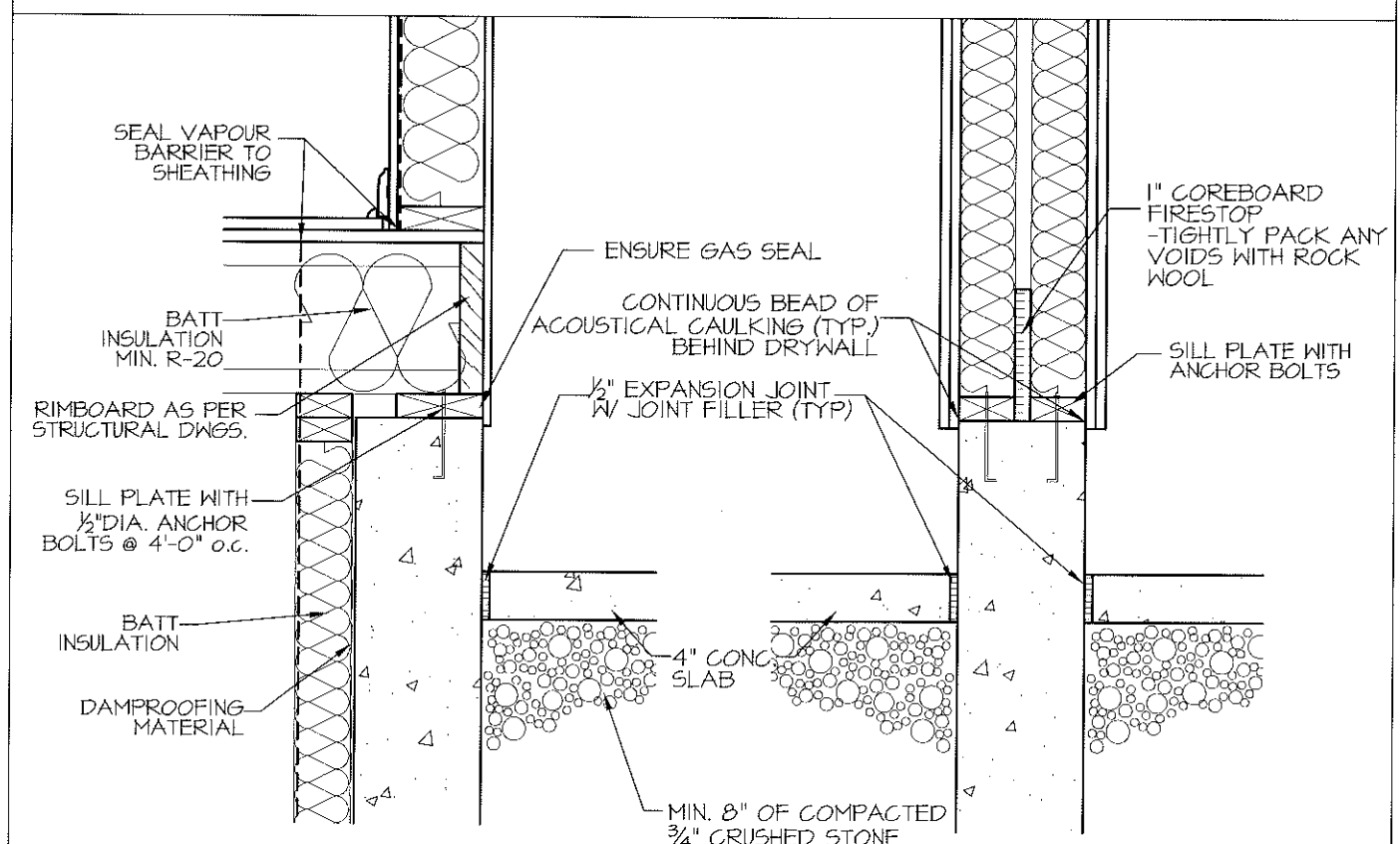




1
PW TYPICAL PARTY WALL SECTION
SCALE: 3/4"=1'-0"



2
PW TYPICAL GARAGE/INTERIOR WALL SECTION (FOR 2 AND 3 STOREY UNITS ONLY)
SCALE: 1"=1'-0"



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

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

footprint:	SEMIS
drawn by:	TL
date:	NOV/11
scale:	AS SHOWN
sheet no:	PW

No.	Description	Date	By
1	TYPICAL PARTYWALL DETAIL ALL-SITES	OCT-13	SP

TYPICAL PARTY WALL DETAILS

