

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

-

LOT NUMBER:
CIVIC ADDRESS:
6521 WATERDOWN ST.

NEWS | REVIEWS | KODAKS

- BETWEEN WALL AND FACING SOLID WITH MORTAR.
(SEE O.B.C. 9.15.4.7)

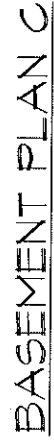
- | 96 | 4/36 x 286 (4/2 x 12) SPRK# | LAMINATED VENEER 1/4" (2-45x184) | STEEL COLUMNS (UNLESS NOTED OTHERWISE) |
|----|-----------------------------|----------------------------------|--|
| | | LVL1 2-1 3/4"x7 1/4" (2-45x184) | TP = (1) 3" DIA. ADJ. ST. POST |
| | | LVL2 3-1 3/4"x7 1/4" (3-45x184) | 2TP = (2) 3" DIA. ADJ. ST. POSTS |
| | | LVL3 4-1 3/4"x8 1/2" (4-45x240) | 3TP = (3) 3" DIA. ADJ. ST. POSTS |
| | | LVL4 2-1 3/4"x8 1/2" (2-45x240) | |
| | | LVL5 3-1 3/4"x11 7/8" (3-45x300) | |
| | | LVL6 2-1 3/4"x11 7/8" (2-45x300) | |
| | | LVL7 3-1 3/4"x11 7/8" (3-45x300) | |

1. (OR SLAB LESS THAN OR EQUAL TO 24" B.S.) - MIN.(RS) 11
 2. WINDOWS & SLIDING GLASS DOORS - MAX. U VALUE OF
 1.0, SKYLIGHTS MAX. U VALUE OF 2.0
 3. SPACE HEATING EQUIPMENT - MIN. AFUE OF 92%
 4. HRV - MIN. EFFICIENCY OF 55%
 5. DOMESTIC HOT WATER HEATER, MIN. EF. OF 0.62%

- 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 THE DESIGNER WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BILLING PERMIT HAS BEEN ISSUED.
- DO NOT SCALE DRAWINGS.

[illegible]

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.



LOT NUMBER:

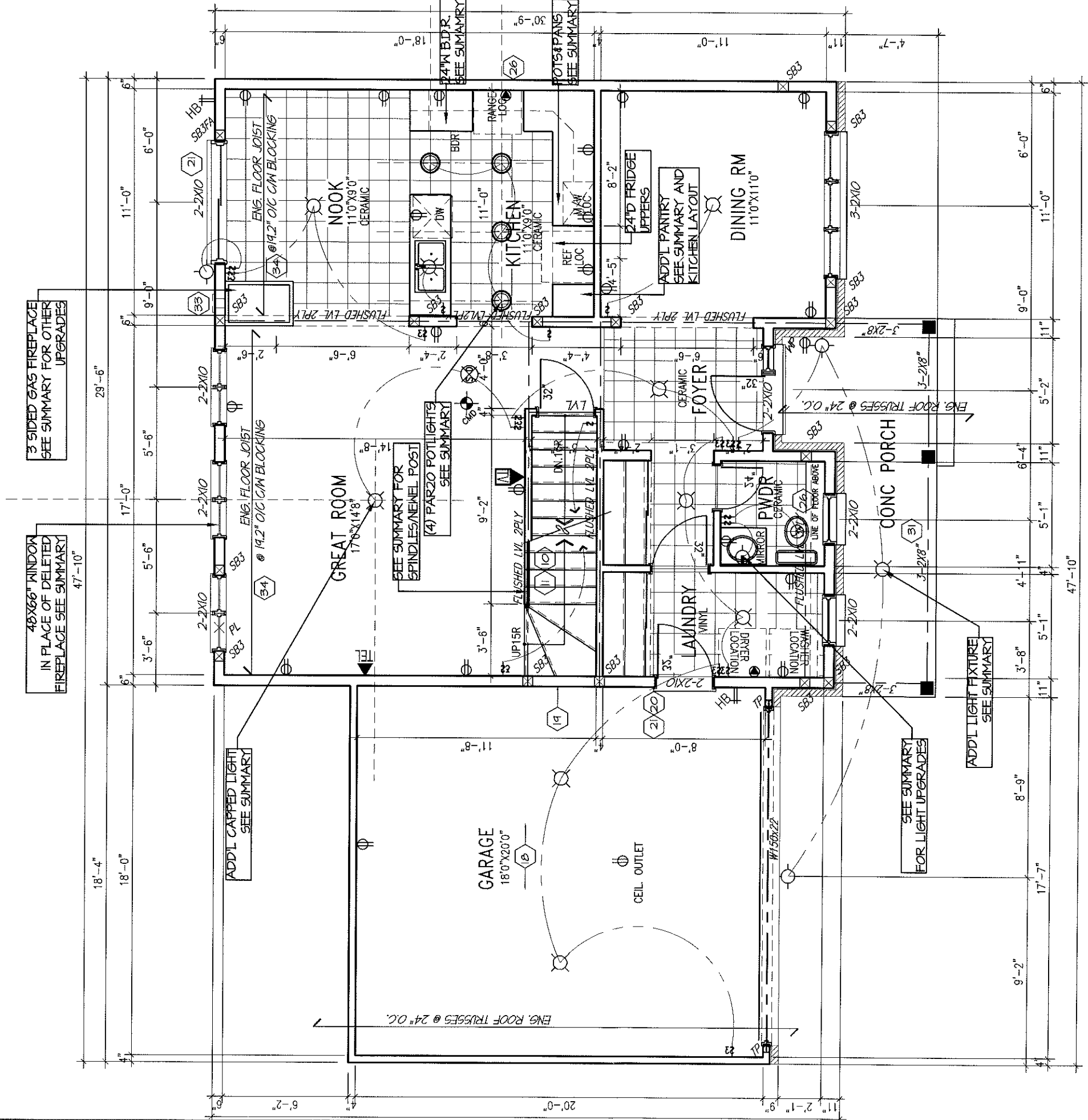
15

PHOENIX HOMES

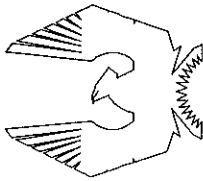
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sheet no:	26 7

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.



GROUND FLOOR PLAN C
891 SQ FT



PHOENIX HOMES

TUSCANA-2011-C

SITE: SHADOW RIDGE2

LOT NUMBER:

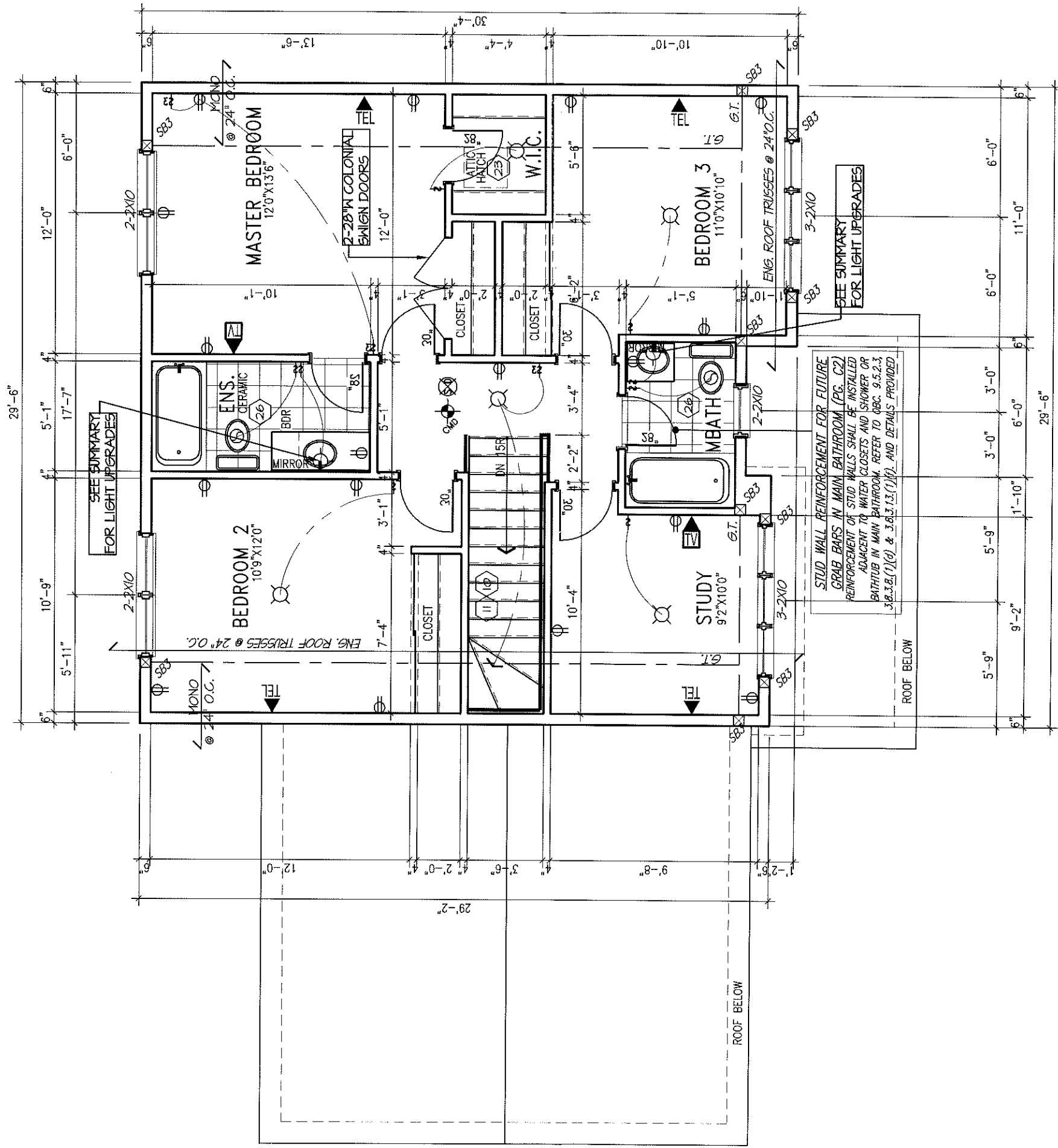
CIVIC ADDRESS:
6521 WATERDOWN ST.

57

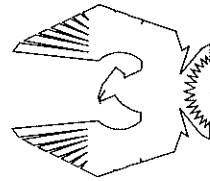
No.	Description	Date	By
2	REV. AS PER CONST SUMMARY	OCT25-13	SD
1	REV. AS PER CONST SUMMARY	OCT16-13	SD

footprint:	S6
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date:	NOV/11
scale:	3/16"=1'-0"
sheet no:	36 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.



SECOND FLOOR PLAN C
866 SQ FT



PHOENIX HOMES

TUSCANA-2011-C

SITE: SHADON RIDGE2

LOT NUMBER:

CIVIC ADDRESS:

6521 WATERDOWN ST.

15

No.	Description	Date	By
2	REV. AS PER CONST SUMMARY	OCT25-13	SD
1	REV. AS PER CONST SUMMARY	OCT16-13	SD
REVISIONS			

footprint: 56

drawn by: TL

date: NOV/11/

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

sheet no:

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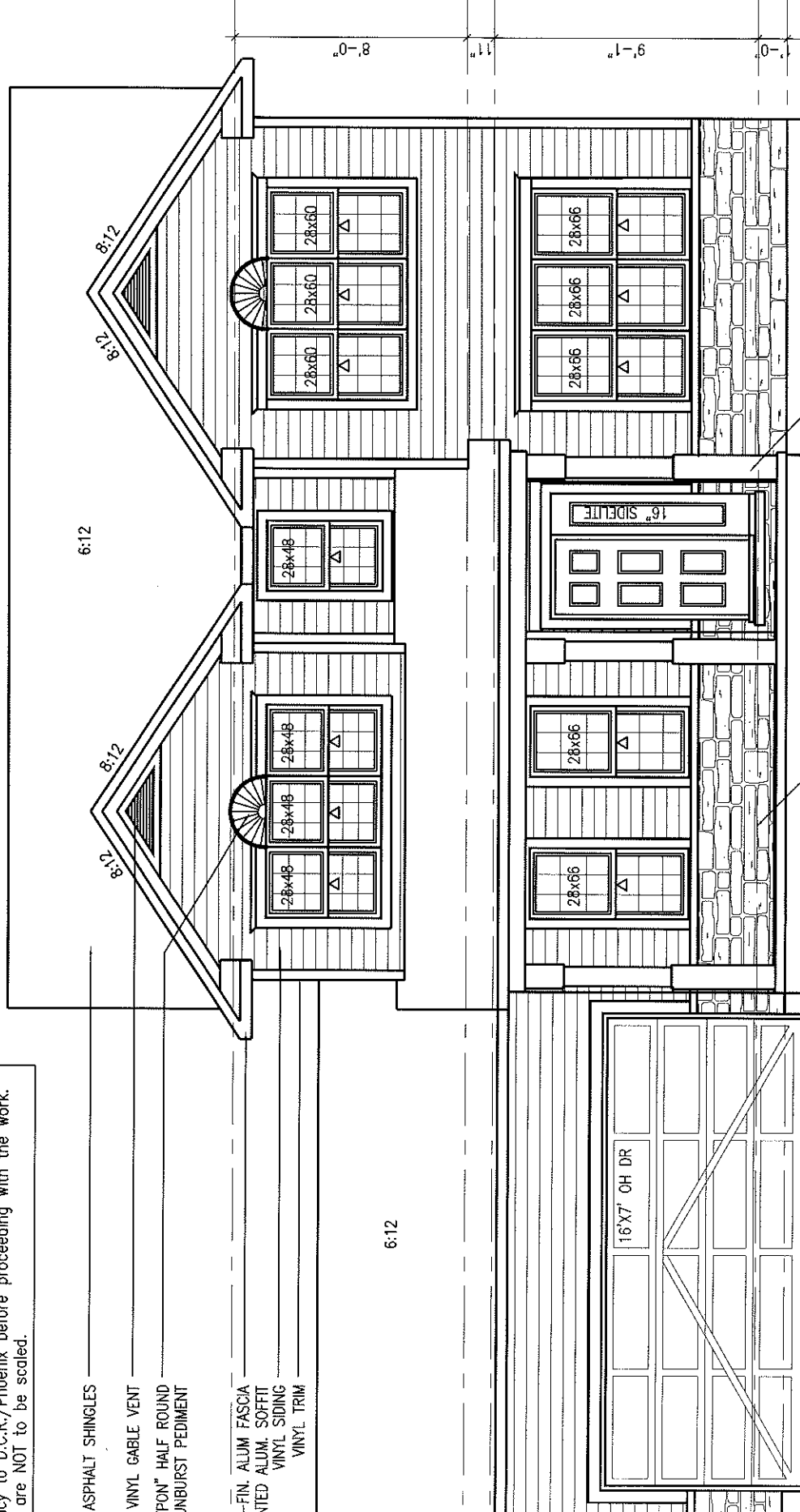
Contractor must verify all dimensions on the job and report any discrepancy to D.C.R./Phoenix before proceeding with the work. Drawings are NOT to be scaled.

ASPHALT SHINGLES

VINYL GABLE VENT

"FYFON" HALF ROUND
SUNBURST PEDIMENT

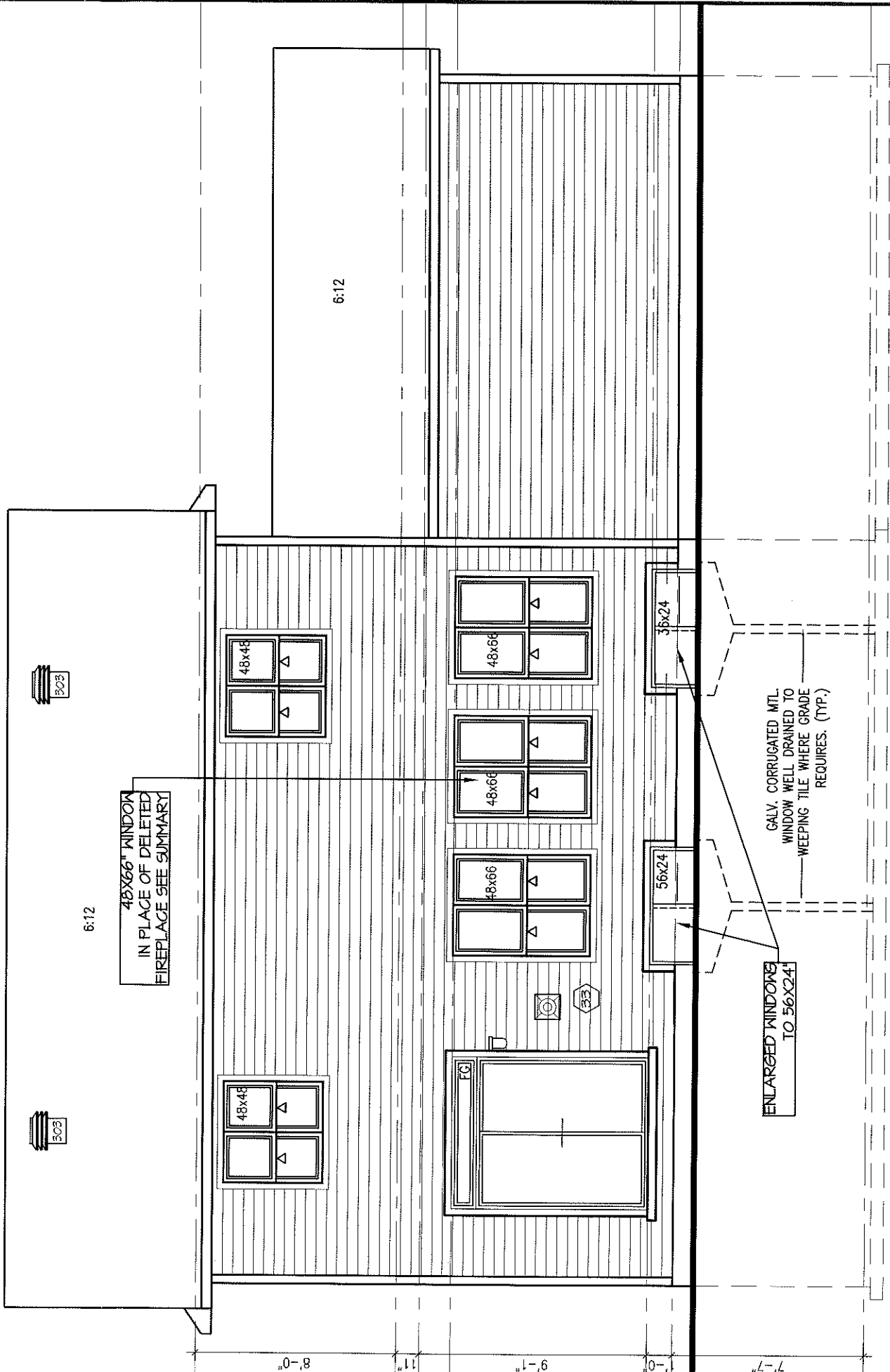
PRE-FIN. ALUM. FASCIA
AND VENTED ALUM. SOFFIT
VINYL SIDING
VINYL TRIM



STONE SKIRTING

STRUCTURAL ALUM. COLUMN
(TYP.)

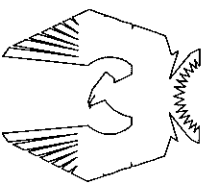
FRONT ELEVATION C



GALV. CORRUGATED MTL.
WINDOW WELL DRAINED TO
WEEPING TILE WHERE GRADE
REQUIRES. (TYP.)

ENLARGED WINDOWS
TO 56'x24'

REAR ELEVATION C



PHOENIX HOMES

TUSCANA-2011-C

SITE: SHADOW RIDGE2

LOT NUMBER:

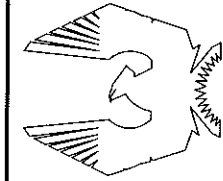
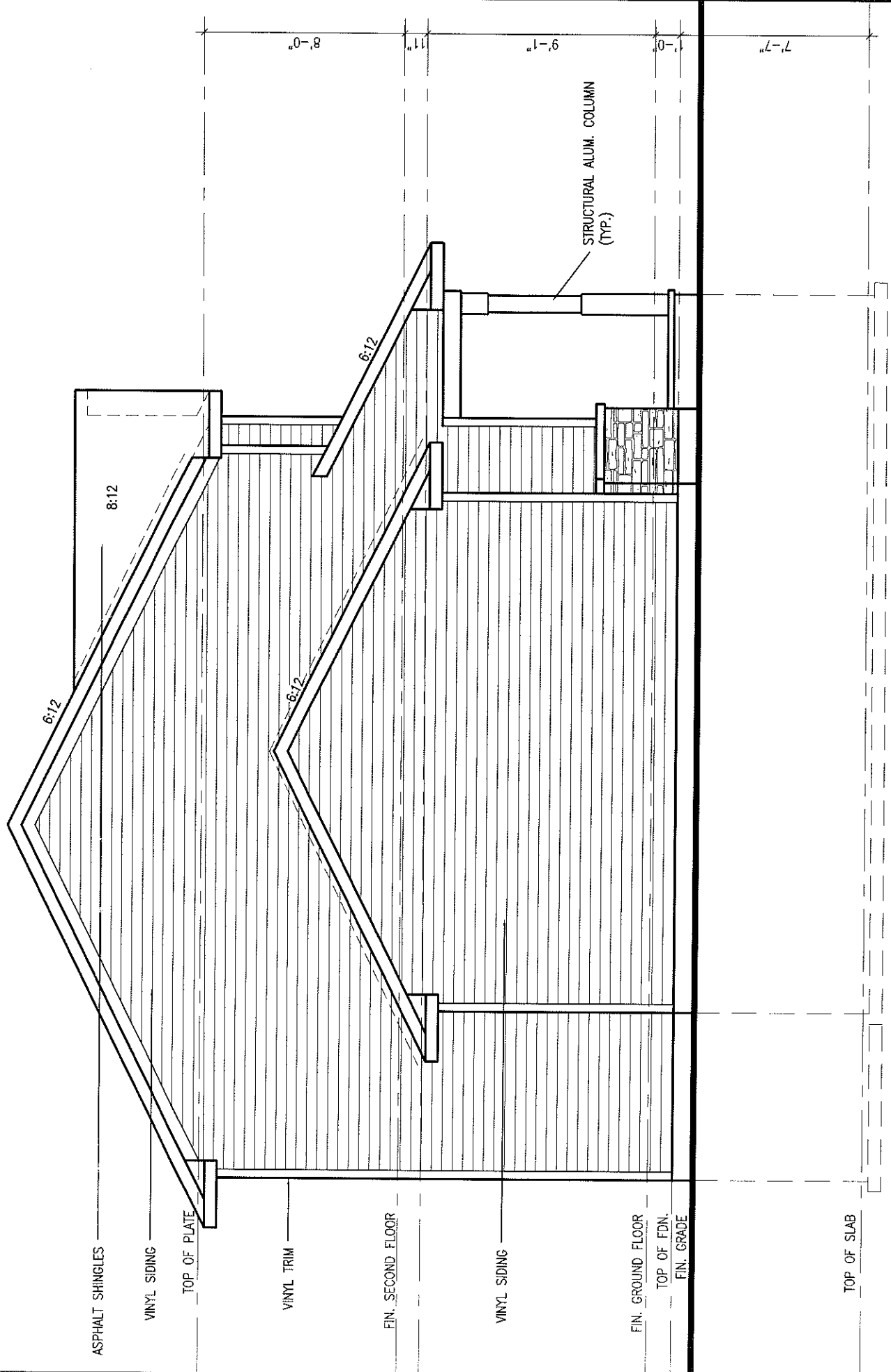
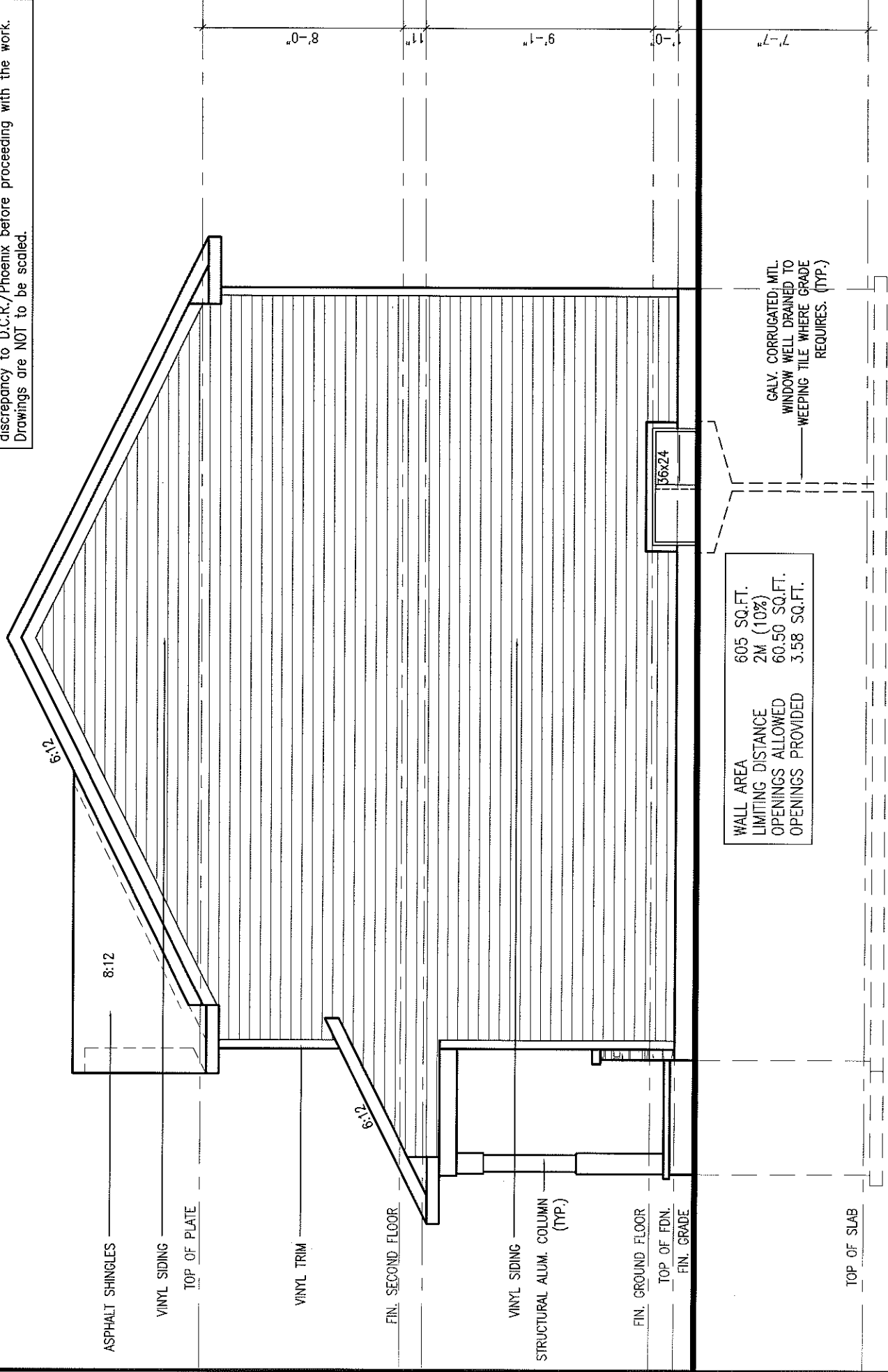
CIVIC ADDRESS:
6521 WATERDOWN ST.

57

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date:	NOV/11
scale:	3/16"=1'-0"
sheet no:	56

No.	Description	Date	By
2	REV. AS PER CONST SUMMARY	OCT25-13	SD
1	REV. AS PER CONST SUMMARY	OCT16-13	SD

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-C

SITE: SHADOW RIDGE2

LOT NUMBER:

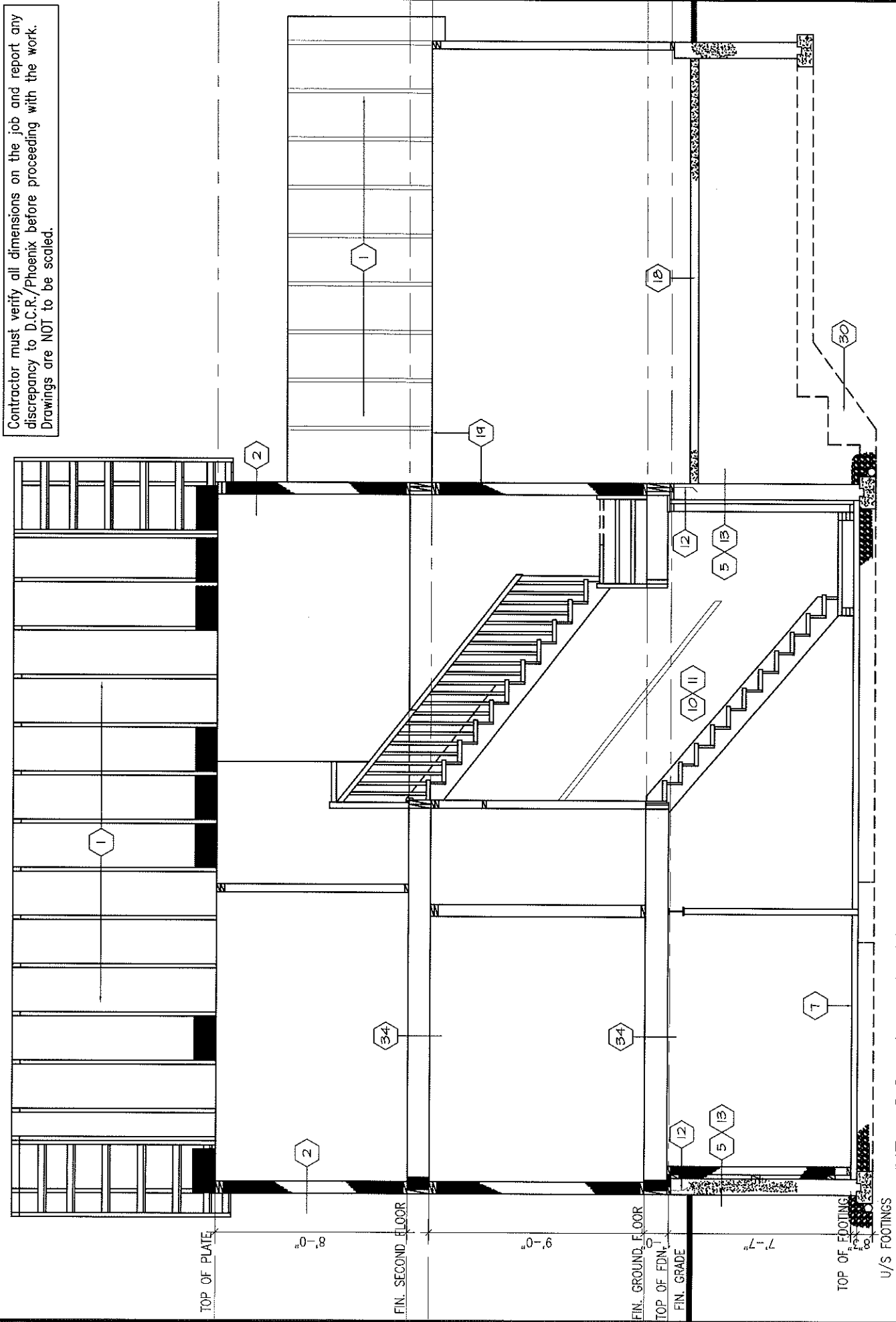
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CIVIC ADDRESS:
6521 WATERDOWN ST.

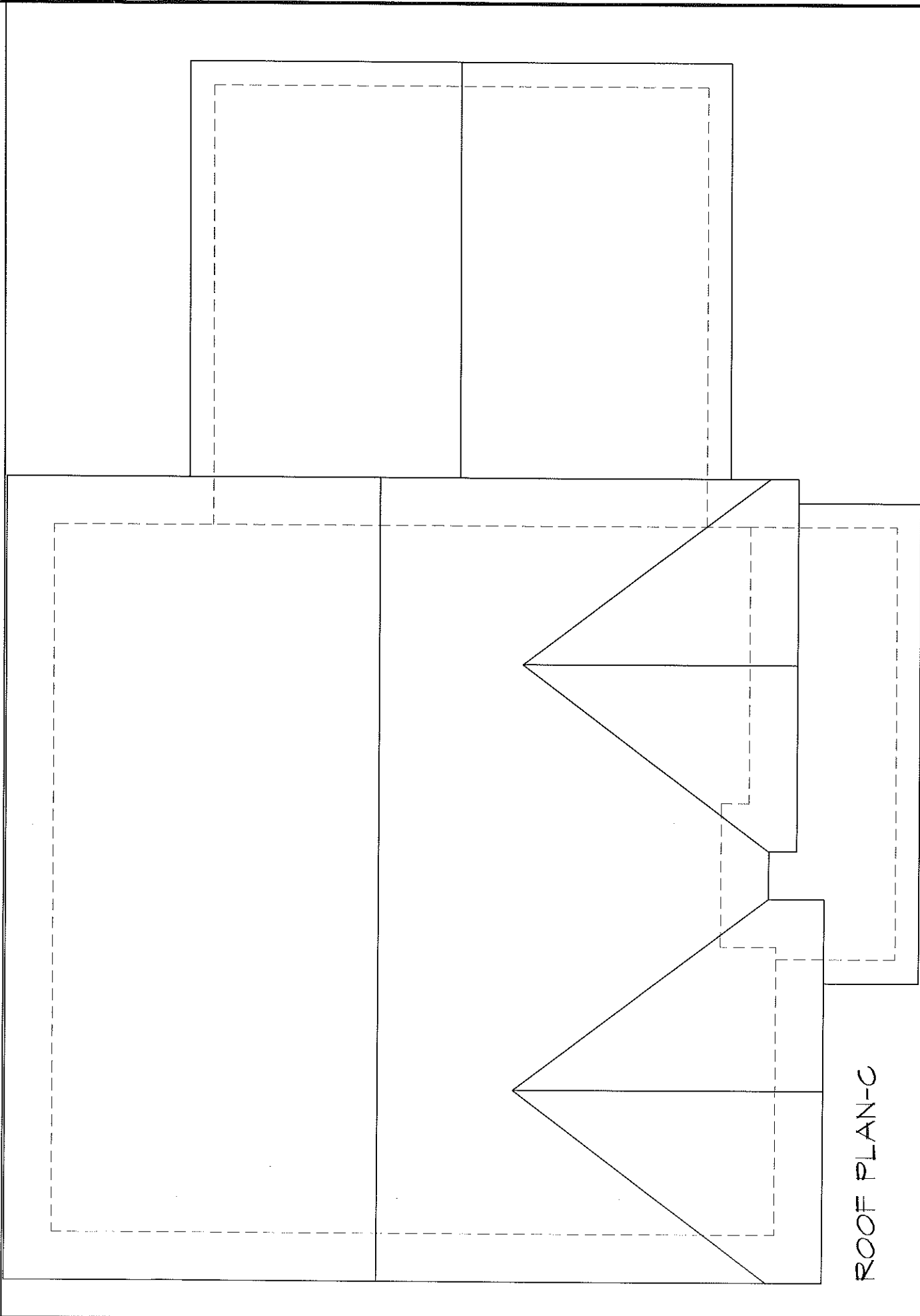
No.	Description	Date	By
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1	REV. AS PER CONST SUMMARY	OCT16-13	SD
REVISIONS			

footprint:	S6
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scale:	3/16"=1'-0"
sheet no:	6C 7

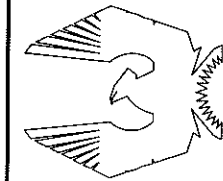
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CROSS SECTION



ROOF PLAN-C



PHOENIX HOMES

TUSCANA-2011-C

SITE: SHADOW RIDGE2

LOT NUMBER:

57

CIVIC ADDRESS:
6521 WATERDOWN ST.

footprint:	S6
drawn by:	TL
date:	NOV/11
scale:	3/16"=1'-0"
sheet no:	7

No.	Description	Date	By
2	REV. AS PER CONST SUMMARY	OCT25-13	SD
1	REV. AS PER CONST SUMMARY	OCT16-13	SD
REVISIONS			