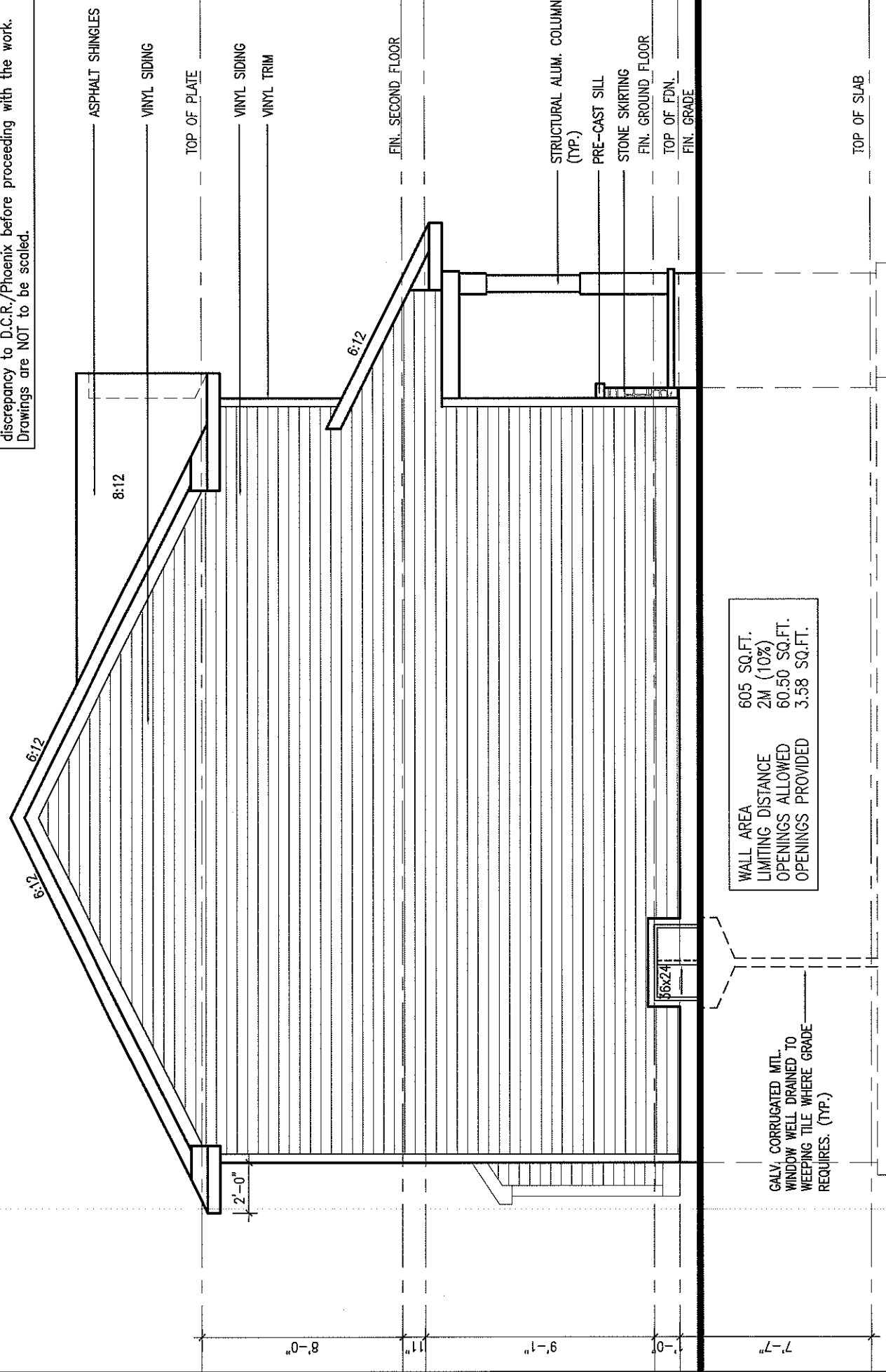
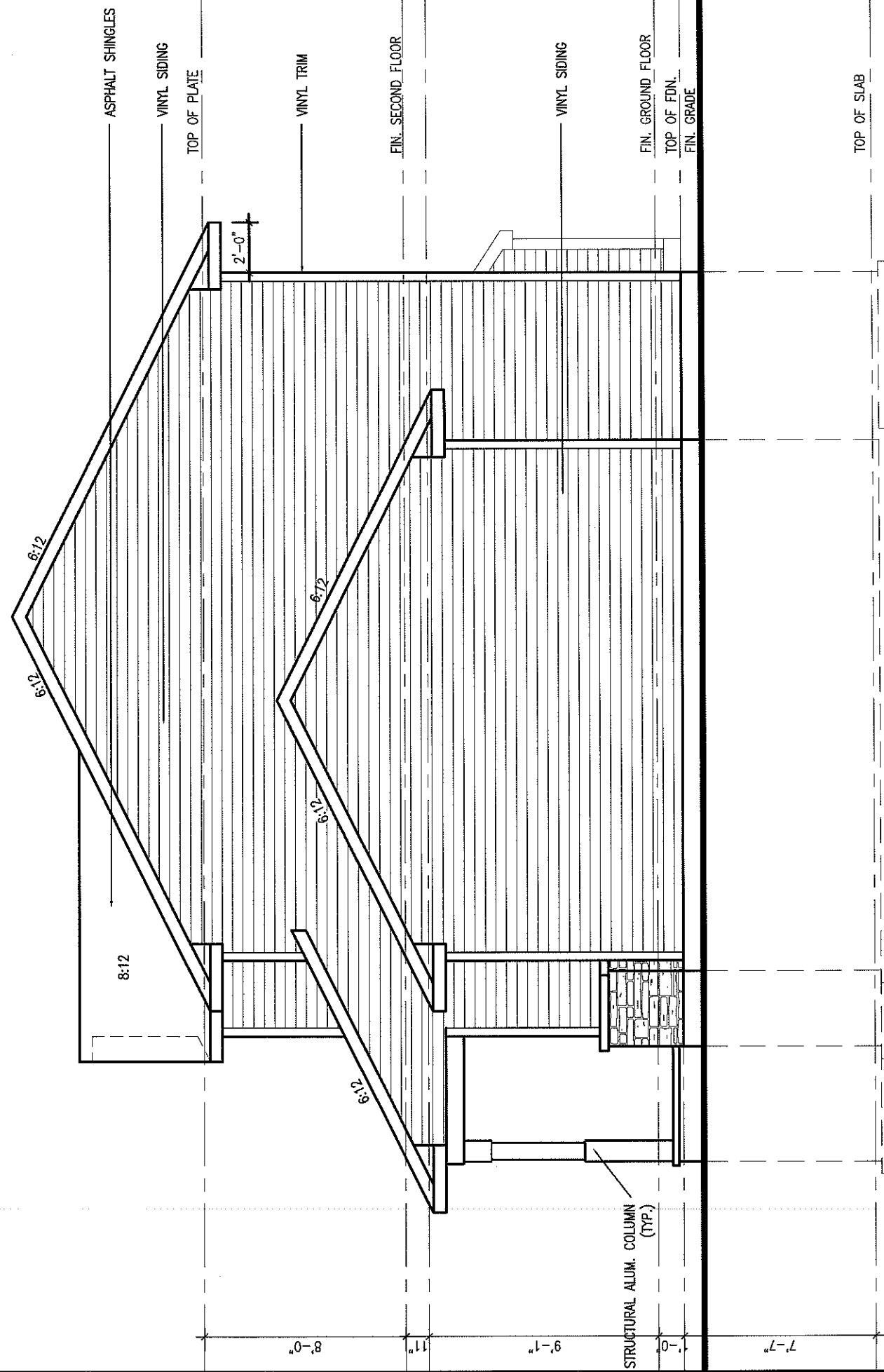


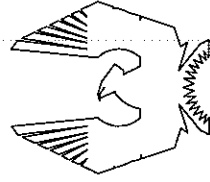
Contractor must verify all dimensions on the job and report any discrepancy to D.C.R./Phoenix before proceeding with the work. Drawings are NOT to be scaled.



LEFT SIDE ELEVATION A



RIGHT SIDE ELEVATION A



PHOENIX HOMES

TUSCANA-2011-A

SITE:
STANDARD
KODAK
D11
SHEPHERD

LOT NUMBER:

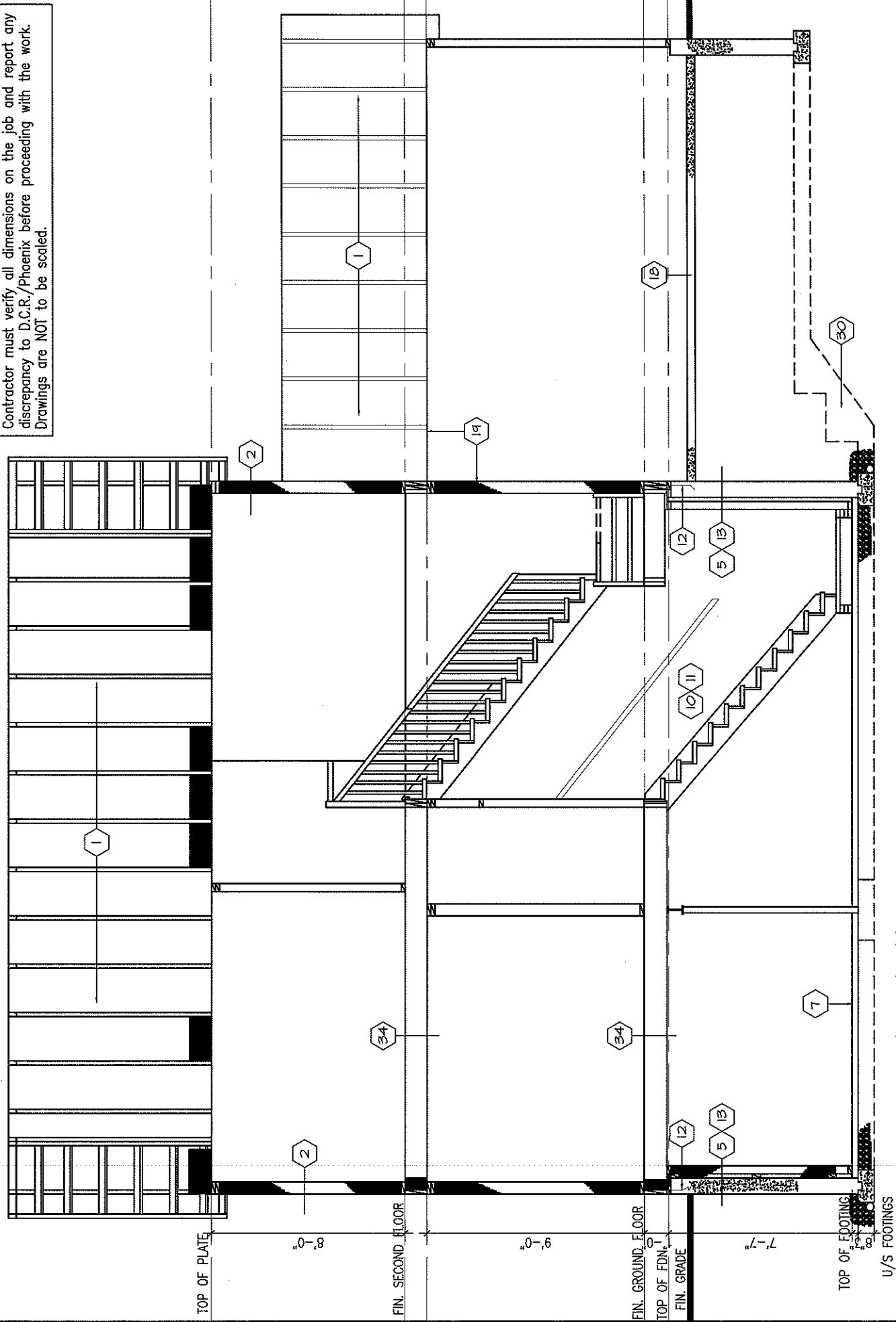
CIVIC ADDRESS:
XXX

09

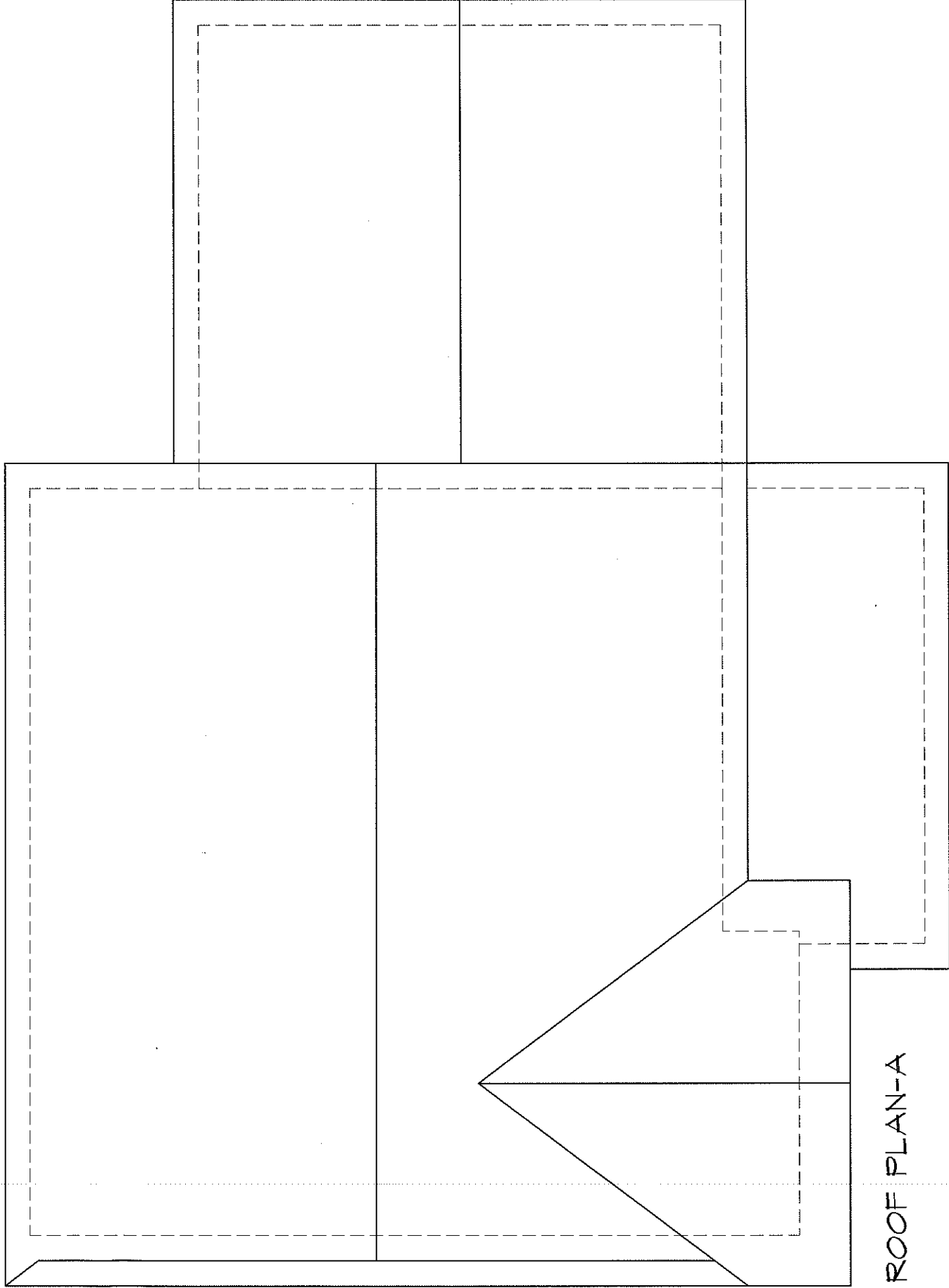
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						drawn by:	TL
						date:	NOV/11
						scale:	3/16"=1'-0"
						sheet no:	
							6A 7

No.	Description	Date	By
2	REV. AS PER CONST. SUMMARY	DEC12-12	SD
1	REV. AS PER CONST. SUMMARY	NOV20-12	SD
REVISIONS			

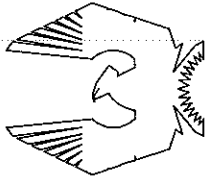
Contractor must verify all dimensions on the job and report any discrepancy to D.C.R./Phoenix before proceeding with the work. Drawings are NOT to be scaled.



CROSS SECTION



ROOF PLAN-A



PHOENIX HOMES

TUSCANA-2011-A

SITE: **SHADOW RIDGE2**

LOT NUMBER:

CIVIC ADDRESS:
XXX

90

No.	Description	Date	By
2	REV. AS PER CONST. SUMMARY	DEC12-12	SD
1	REV. AS PER CONST. SUMMARY	NOV20-12	SD

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

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

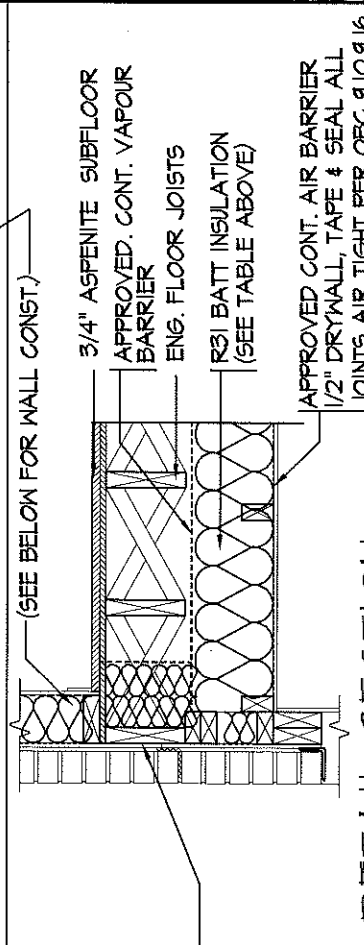
(RATIO OF GROSS AREA OF GLAZING TO PERIPHERAL WALLS ARE LESS THAN 17%)

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

1. CEILING WITH ATTIC SPACE - MIN. (R51 8.81) R50
2. CEILING WITHOUT ATTIC SPACE - MIN. (R51 5.46) R31
3. EXPOSED FLOOR - MIN. (R51 5.46) R31
4. WALLS ABOVE GRADE - MIN. (R51 3.81) R22
5. BASEMENT WALLS - MIN. (R51 3.52) R20
6. EDGE OF BELOW GRADE SLAB (LESS THAN OR EQUAL TO 24" B.G.) - MIN. (R51 1.76) R10
7. HEATED SLAB (OR SLAB LESS THAN OR EQUAL TO 24" B.G.) - 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%

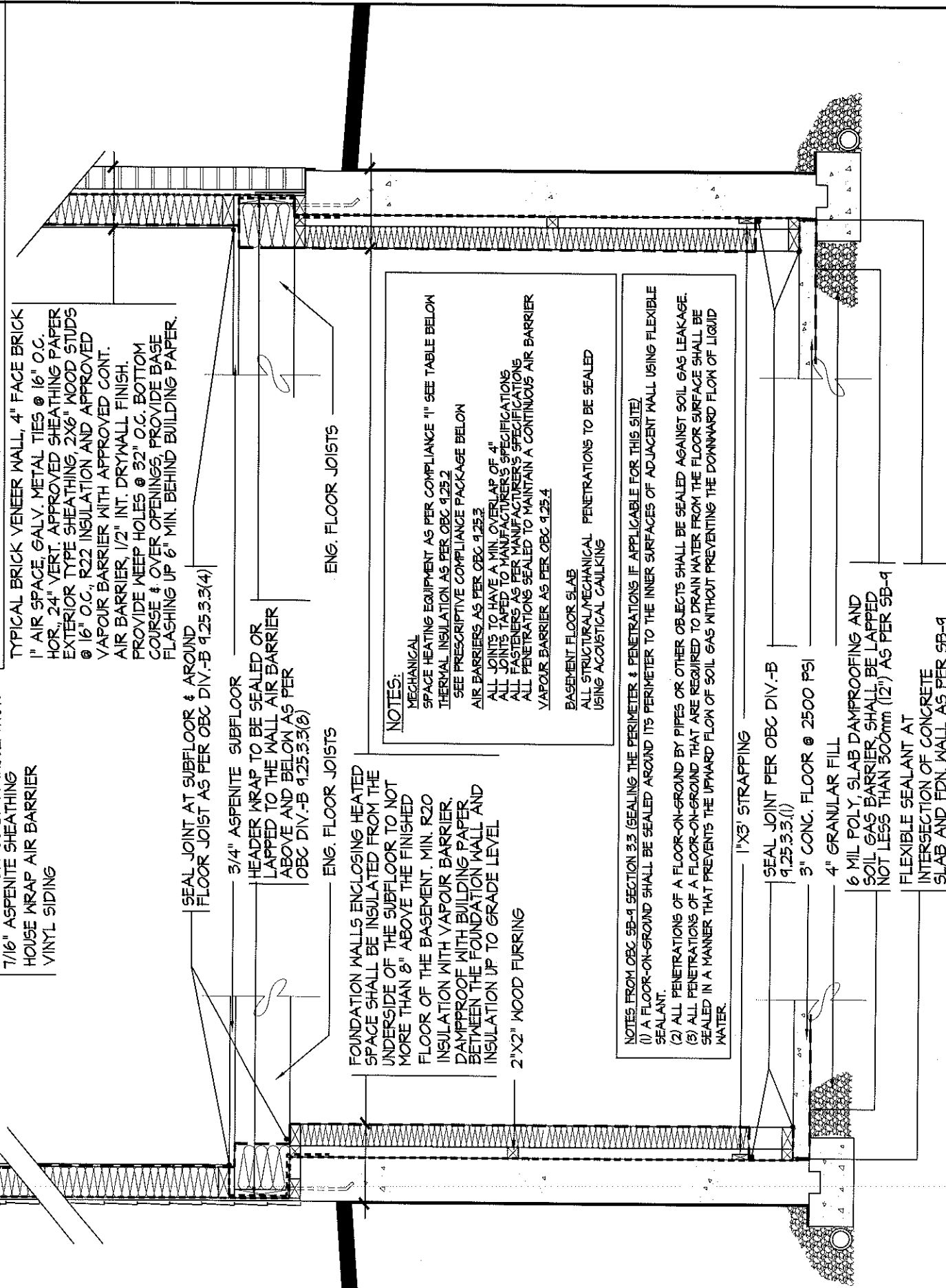
-

(CANTILEVERED FLOOR)



(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 COVER HOLES @ 32" O.C. BOTTOM
COURSE & OVER OPENINGS, PROVIDE BASE
FLASHING UP 6" MIN. BEHIND BUILDING PAPER.



2"x2" WOOD FURRING

MECHANICAL
SPACE HEATING EQUIPMENT AS PER COMPLIANCE "I" SEE TABLE BELOW
THERMAL INSULATION AS PER CBC 425.2
SEE PRESCRIPTIVE COMPLIANCE PACKAGE BELOW
AIR BARRIERS AS PER CBC 425.3
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 CBC 425.4

BASEMENT FLOOR SLAB
ALL STRUCTURAL/MECHANICAL PENETRATIONS TO BE SEALED
USING ACOUSTICAL CAULKING

NOTES FROM OBC 5B-9 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.

FOR SIDDING APPLICATION

FOR BRICK VENEER APPLICATION



No.	Description	Date	By
2	ADDED CANTILEVERED FLOOR DETAIL	MAR28-12	TL
1	OBC 5B-4 & 5B-12 COMPLIANCE PACKAGE	JAN22-12	TL
REVISIONS			

drawn by: SPS

scale: $3/6"=1'-0"$

