

CONSTRUCTION NOTES

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND TO ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12

1. NO.210 (10.25kg/m2) ASPHALT SHINGLES, 11.1mm (7/16") ASPENITE SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL. (EAVES PROTECTION NOT REQ'D. FOR ROOF 8:12 OR GREATER)

2. 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RVL & VENTED INSUFFIT. ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 25% AT EAVES. AND 25% AT RIDGE (OBC 9.19.1.2)

3. FRAME WALL CONSTRUCTION (2"x6")

4. SIDING AS PER ELEVATION, APPROVED AIR BARRIER 11.1mm (7/16") EXTERIOR TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPROVED VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH, SIDING TO BE MIN. 200mm (8") ABOVE FIN. GRADE

5. FRAME WALL CONSTRUCTION (2"x4")

6. SIDING AS PER ELEVATION, APPROVED AIR BARRIER 13mm (1/2") EXTERIOR RIGID INSULATION BOARD 400mm (16") STUDS @ 400mm (16") O.C. WITH APPROVED DIAGONAL WALL BRACING, RSI 3.35 (R19) INSULATION AND APPROVED VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH, SIDING TO BE MIN. 200mm (8") ABOVE FIN. GRADE

7. BRICK VENEER CONSTRUCTION (2"x6")

8. 90mm (4") FACE BRICK 25mm (1") AIR SPACE, 22x180x40.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL APPROVED AIR BARRIER 11.1mm (7/16") EXTERIOR TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPROVED VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH.

9. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE THRU-WALL FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

10. BRICK VENEER CONSTRUCTION (2"x4")

11. 90mm (4") FACE BRICK 25mm (1") AIR SPACE, 22x180x40.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL APPROVED AIR BARRIER 11.1mm (7/16") EXTERIOR TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPROVED VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH.

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14. BEARING STUD PARTITION

15. 38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") SILL PLATE ON DAMPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. (100mm (4") HIGH CONC. CURB ON 380x155 (14"x6") CONCRETE FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

16. STEEL BASEMENT COLUMN (SEE O.B.C. 9.17.3.1, 9.17.3.4)

17. 75mm (3") DIA. ADJUSTABLE STL. COL. CONFORMING TO CAN/CSG-7.2M1 AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM (36"x36"x12") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 100 Kpa. MINIMUM AND AS PER SOILS REPORT.

18. STEEL BASEMENT COLUMN (SEE O.B.C. 9.17.3.1, 9.17.3.4)

19. 3"x3"x(188) NON-ADJUSTABLE STL. COL. WITH 150x150x9.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE ON 910x910x300 (36"x36"x12") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 100 Kpa. MIN. AND AS PER SOILS REPORT.

20. STEEL COLUMN (SEE O.B.C. 9.17.3.1, 9.17.3.4)

21. 3"x3"x(188) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-1/2mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD COL. TO BASE PLATE.

22. STEEL COLUMN (SEE O.B.C. 9.17.3.1, 9.17.3.4)

23. 90mm(3-1/2") DIAx4.78mm(188) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-1/2mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD COL. TO BASE PLATE.

24. BEAM POCKET OR 300x150 (12"x6") POURED CONC. NIB WALLS. MIN. BEARING 90mm (3-1/2") BOTH SIDES OF STEEL BEAM.

25. GABAGE SLAB: 100mm (4") 32MPa (4640psi) OPT. SLAB WITH 5-8% AIR ENTRAINED ON COMPACTED SUB-BASE OR COMPACTED NATIVE FILL SLOPE TO FRONT AT 1% MIN.

26. 13mm (1/2") GYPSUM BD. ON WALL AND CEILING BETWEEN HOUSE AND GARAGE, RSI 3.35 (R19) IN WALLS, RSI 4.4 (R25) IN CEILING. TAPE AND SEAL ALL JOINTS AIR TIGHT. FUME PROOF, PER OBC 9.10.9.16

27. DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING. PER OBC 9.10.13.15

28. WOOD STEP, C/W HANDRAIL & LANDING IF MORE THAN 3 RISERS, MAX.RISE 200mm (7-7/8") MIN.TREAD 250mm (9-1/2") SEE OBC 9.8.9.2, 9.8.9.3 & 9.8.10

29. CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm(4") DIA. SMOOTH WALL VENT PIPE) OBC 6.2.3.8.(7)

30. ATTIC ACCESS HATCH 545x610 (21.5"x24") WITH A MIN. AREA OF 3.44 SF WITH WEATHERSTRIPPING RSI 7.0 (R40) RIGID INSUL. BACKING OBC 9.19.2

31. FIREPLACE CHIMNEY'S -OBC. 9.21- TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY. (LINEN CLOSET, 4 SHELVES MIN. 350mm (14") DEEP.

32. MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR, TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR.

33. STEEL BEARING PLATE FOR MASONRY WALLS 280x280x16 (11"x11"x5/8") STL. PLATE FOR 280x280x16 (11"x11"x5/8") STL. PLATE FOR 280x280x12 (11"x11"x1/2") STL. BEAMS AND 280x280x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL, ANCHORED WITH 2-18mm (3/4") x 200mm (8") LONG GALV. ANCHORS WITHIN SOUD BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.

34. SOLID WOOD BEARING FOR WOOD STUD WALLS

35. 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).

36. U.L.C. RATED CLASS "B" VENT 610mm (2'-0") ABOVE THE POINT IN CONTACT WITH THE ROOF FOR SLOPES UP TO 9/12, REFER TO THE ONTARIO GAS UTILIZATION CODE.

37. 3-38x140 (3-2"x6") BUILT-UP-POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 2-7/8" DIA. BOLT, 610x610x500 (24"x24"x12") CONC. FIG. OBC 9.17.4

38. STEP FOOTINGS: MIN. HORIZ. STEP = 600mm (23-5/8") FOR FIRM SOILS.

39. PORCH SLAB/STEPS: 130 mm (5") MIN. CONC. 32 MPa SLAB AIR ENTRAINMENT MIN. 5 TO 8% AT 28 DAYS, 10 M BARS @ 250 o/c 2-15 IN THICKNESS. 40x16 O.C. TO SLAB ALL SIDES (SEE DETAIL)

40. DIRECT VENT FURFACE TERMINAL MIN. 900mm (12") FROM A GAS REGULATOR. MIN. 300mm (12") ABOVE FIN. GRADE. FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

41. DIRECT VENT GAS FIREPLACE. VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.

42. SUBELOOR JOIST STRAPPING AND BRIDGING

43. 3/4" T. & G. SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (SEE OBC 9.33.6.1) PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (SEE OBC 9.30.2.4)

44. ALL JOISTS TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 19x64 (1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (SEE OBC 9.23.9.4)

45. EXPOSED BUILDING FACE -OBC. 9.10.14.5- EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 min. WHERE WAITING DISTANCE IS LESS THAN 1.2M (3'-11"). WHERE THE WAITING DISTANCE IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL.

46. COLD CELLAR PORCH SLAB (OBC 9.39)

47. FOR MAX. 2500mm (8'-2") PORCH DEPTH, (SHORTEST DIMENSION) 125mm (4 7/8") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB. MIN. 30mm(1 1/4") COVER, 600x600mm 23.5/8"x23.5/8") 10M DOWELS @ 600mm (23 5/8") O.C. ANCHORED IN PERMETER FDN. WALLS. SLOPE SLAB MIN. 1:20 FLOORING WALL. SLAB TO HAVE MIN. 75mm(3") BEARING IN FDN. WALLS. PROVIDE (1/2") LINTELS OVER CELLAR DOOR & WITH 100mm(4") END BEARING.

37. THE FDN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 350mm (13-3/4") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY AND 900mm (36") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR. (SEE OBC 9.15.4.7)

38. CONVENTIONAL ROOF FRAMING

39. 38x140 (2"x6") RAFTERS @ 400mm (16"o.c.), FOR MAX. 11'-7" SPAN

40. 38x184 (2"x8") RIDGE BOARD, 38x89 (2"x4") COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 38x89 (2"x4") @ 400. (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 400mm (16") O.C. FOR MAX. 4450mm (14'-7") SPAN

41. RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @ 600mm (24") O.C. WITH A 38x89 (2"x4") CENTRE POST TO THE TRUSS BELOW, LATERALLY BRACED AT 1800mm (6'-0") O.C. VERTICALLY.

42. EXTERIOR WALLS FOR WALK-OUT CONDITIONS

43. THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") @ 16" o.c. 38 38x89 (2"x4") STUDS @ 12" o.c.

44. FLASHING FOR EXT. WALL OPENINGS (O.B.C.9.27.3.8.(3) -OBC. 9.15.5.2)

WINDOWS:

1. MINIMUM BEDROOM WINDOW -OBC. 9.9.10, AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m2 UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3").

2. WINDOW GUARDS -OBC. 9.8.8.1. A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")

3. ALL WINDOWS TO COMPLY WITH THERMAL RESISTANCE REQUIREMENTS STATED IN OBC 12.3.2.6. AND SBI2 PRESCRIPTIVE COMPLIANCE PACKAGE, AND OBC 9.5, 9.6, 9.7

MECHANICAL

1. MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.3 AIR CHANGES PER HOUR AVERAGED OVER 24 HOURS. SEE MECHANICAL DRAWINGS.

2. ALL DOWNSPUTS TO DRAIN AWAY FROM THE BUILDINGS PER OBC 9.26.18.2 AND MUN. STANDARDS.

3. ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3 CHECK WITH LOCAL AUTHORITY.

4. PROVIDE STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN BATHROOMS: REINF. OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. SEE OBC 9.5.2.3., 3.8.3.8.(1)(d) & 3.8.3.13.(1)(f).

LUMBER:

1. ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE.

2. STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.

3. LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.

4. ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, ORDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUF.

5. LVL BEAMS SHALL BE 2.0E WS MICRO-LAM LVL (Fb=2800psi.MIN.) OR EQUIVALENT. NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm (7 1/4, 9 1/2, 11 7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS. ADD 13mm (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") O.C.

6. PROVIDE TOP MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY MGA CONNECTOR LTD. Tel. (905) 642-3175 OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED.

7. JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.

8. WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 mil. POLYETHYLENE FILM, No. 50 (Asbbs.) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

STEEL:

1. STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS "H".

2. REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

WOOD LINTELS AND BUILT-UP WOOD BEAMS

1. 2/38 x 184 (2/2" x 8") SPR.#2

2. 3/38 x 184 (3/2" x 8") SPR.#2

3. 4/38 x 184 (4/2" x 8") SPR.#2

4. 2/38 x 235 (2/2" x 10") SPR.#2

5. 3/38 x 235 (3/2" x 10") SPR.#2

6. 4/38 x 235 (4/2" x 10") SPR.#2

7. 2/38 x 286 (2/2" x 12") SPR.#2

8. 3/38 x 286 (3/2" x 12") SPR.#2

9. 4/38 x 286 (4/2" x 12") SPR.#2

10. LOOSE STEEL LINTELS

11. 90 x 90 x 6.0L (3-1/2" x 3-1/2" x 1/4")

12. 90 x 90 x 8.0L (3-1/2" x 3-1/2" x 5/16")

13. 100 x 90 x 8.0L (4" x 3-1/2" x 5/16")

14. 125 x 90 x 8.0L (5" x 3-1/2" x 5/16")

15. 125 x 90 x 10.0L (5" x 3-1/2" x 3/8")

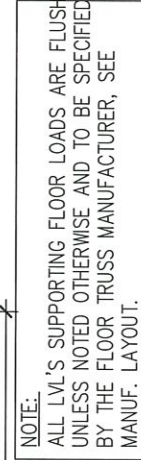
16. 150 x 100 x 10.0L (6" x 4" x 3/8")

17. LAMINATED VENEER LUMBER (LVL) BEAMS

18. 2-1 3/4"x7 1/4" (2-

FOR BEP ONLY

B.E.P.



SITE: DIAMONDVIEW ESTATES

LOT NUMBER:

CIVIC ADDRESS:
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PHOENIX HOMES

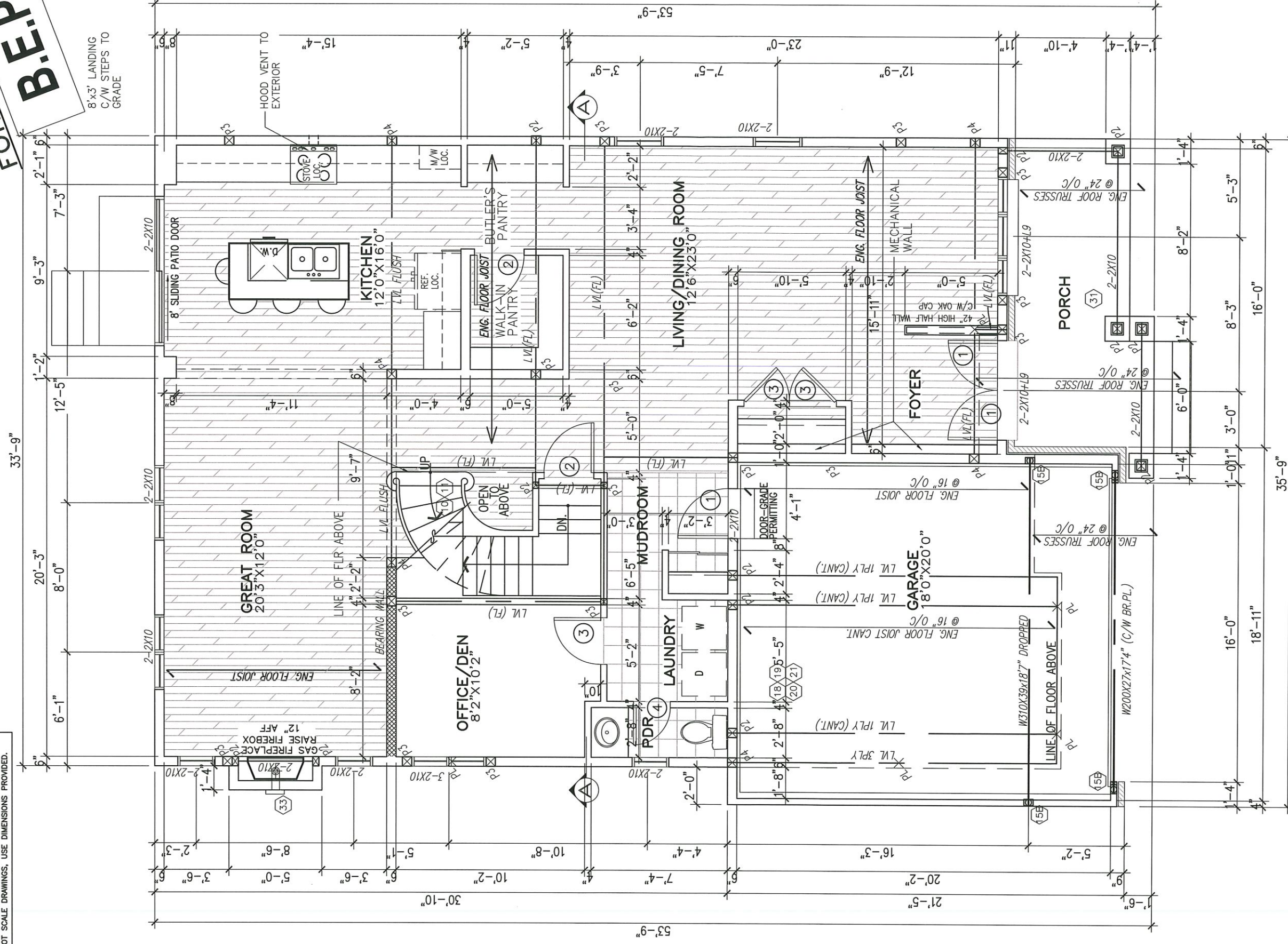
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3	ENGINEERING REVIEW	9-NOV-20	CB
2	BEP BLACKLINES	2-NOV-20	CB
1	ISSUED FOR PRICING ONLY	DEC-2019	SP
No.	Description	Date	By
REVISIONS			

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8'x3' LANDING
C/W STEPS TO
GRADE



NOTE: ALL LVL'S SUPPORTING FLOOR LOADS ARE FLUSH, UNLESS NOTED OTHERWISE AND TO BE SPECIFIED BY THE FLOOR TRUSS MANUFACTURER, SEE MANUF. LAYOUT.

GROUND FLOOR PLAN EL. C

MADISON – 2020

SITE: DIAMONDVIEW ESTATES

LOT NUMBER:

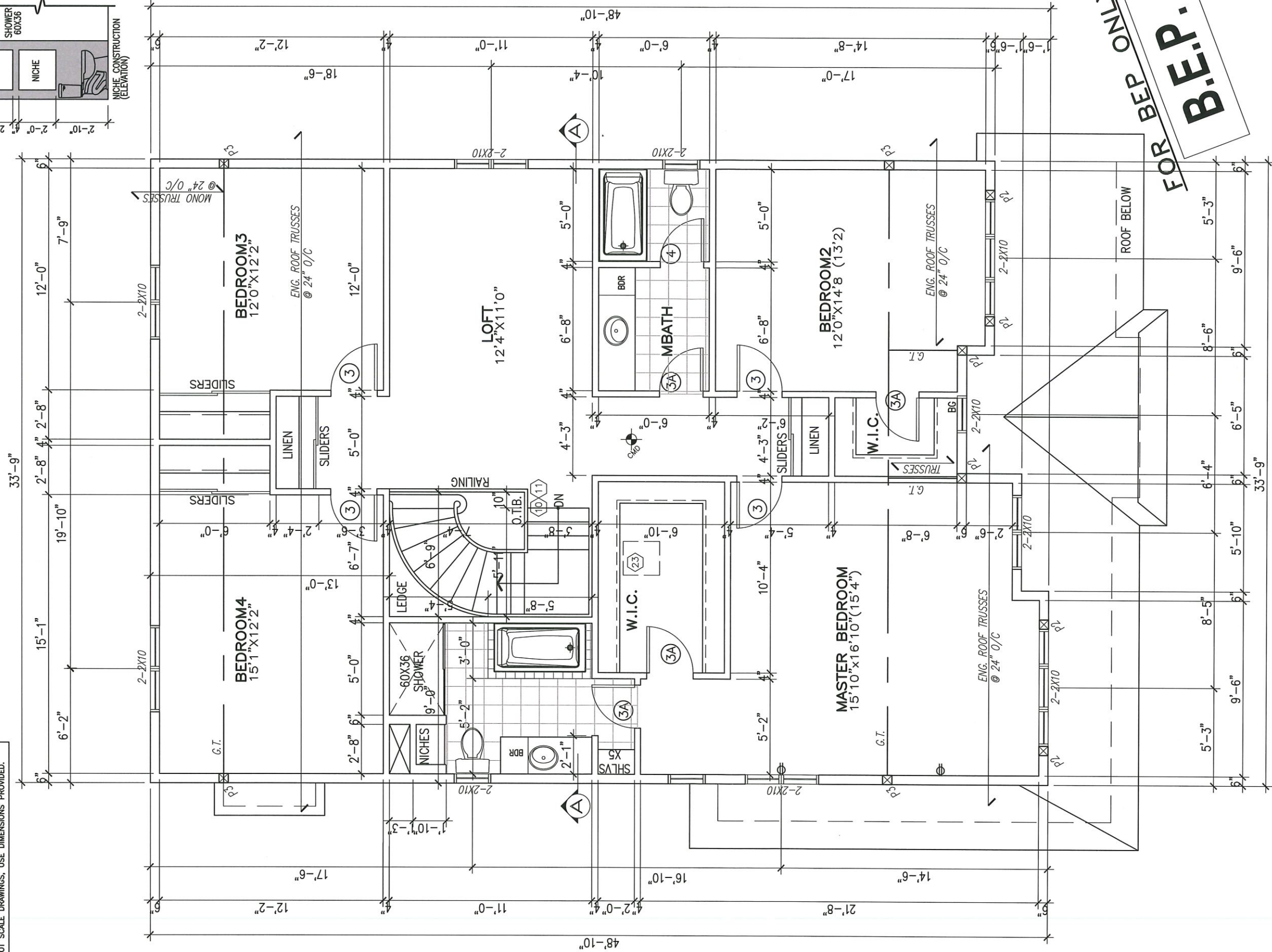
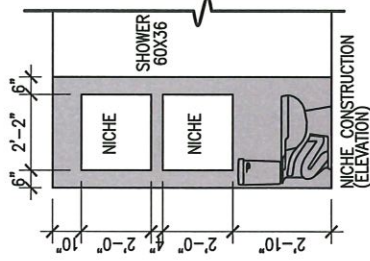
CIVIC ADDRESS:
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PHOENIX HOMES

						footprint:	43-10
						drawn by:	SP
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3	ENGINEERING REVIEW		9-NOV-20	CB		scale:	3/16"=1'-0"
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No.	Description		Date	By			
REVISIONS							

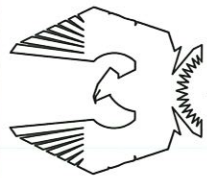
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2	BEP BLACKLINES	2-NOV-20	CB
1	ISSUED FOR PRICING ONLY	DEC-2019	SP
No.	Description	Date	By
REVISIONS			

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SECOND FLOOR PLAN EL. C

NOTE:
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UNLESS NOTED OTHERWISE AND TO BE SPECIFIED
BY THE FLOOR TRUSS MANUFACTURER, SEE
MANUF. LAYOUT.



PHOENIX HOMES

MADISON - 2020

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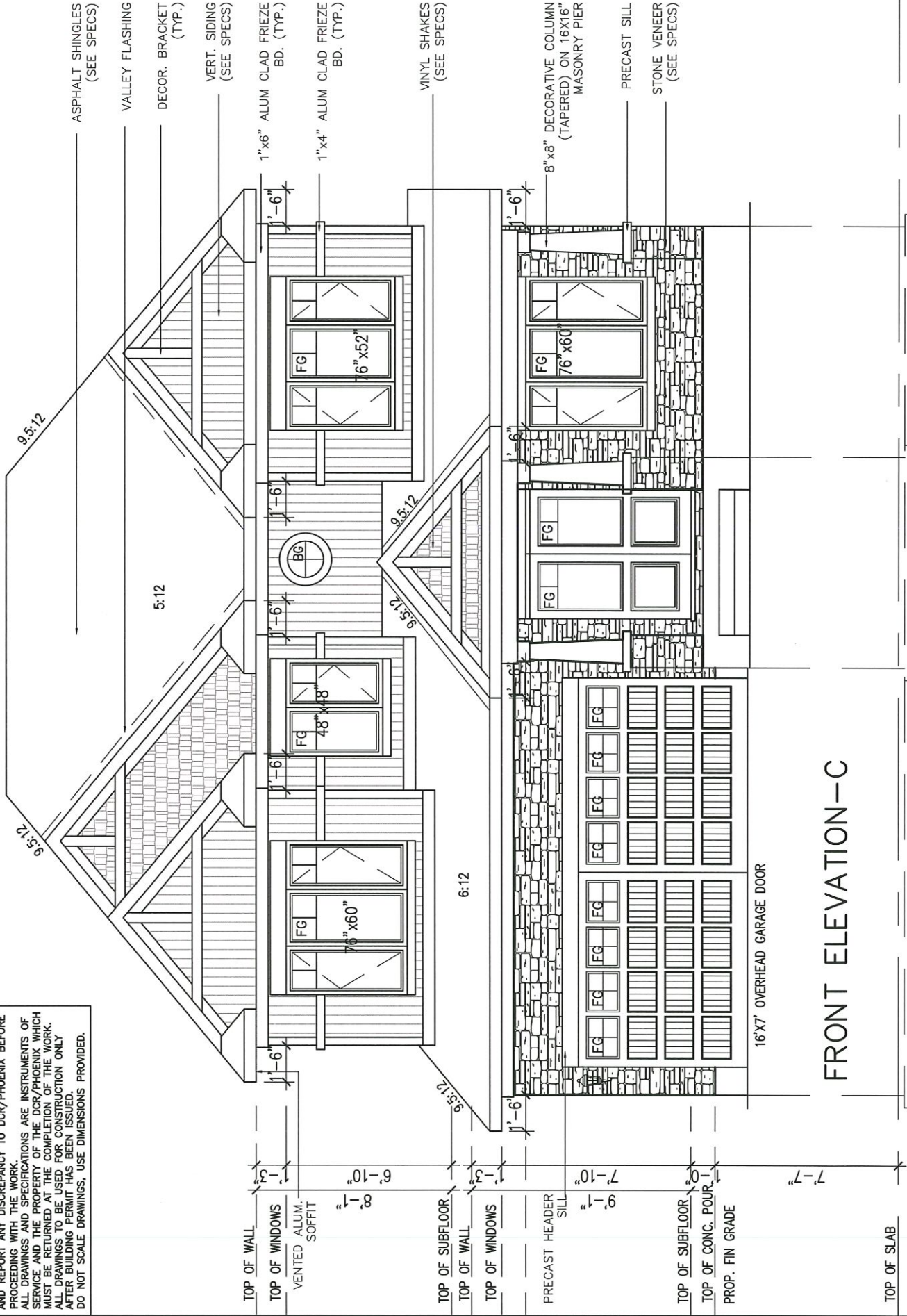
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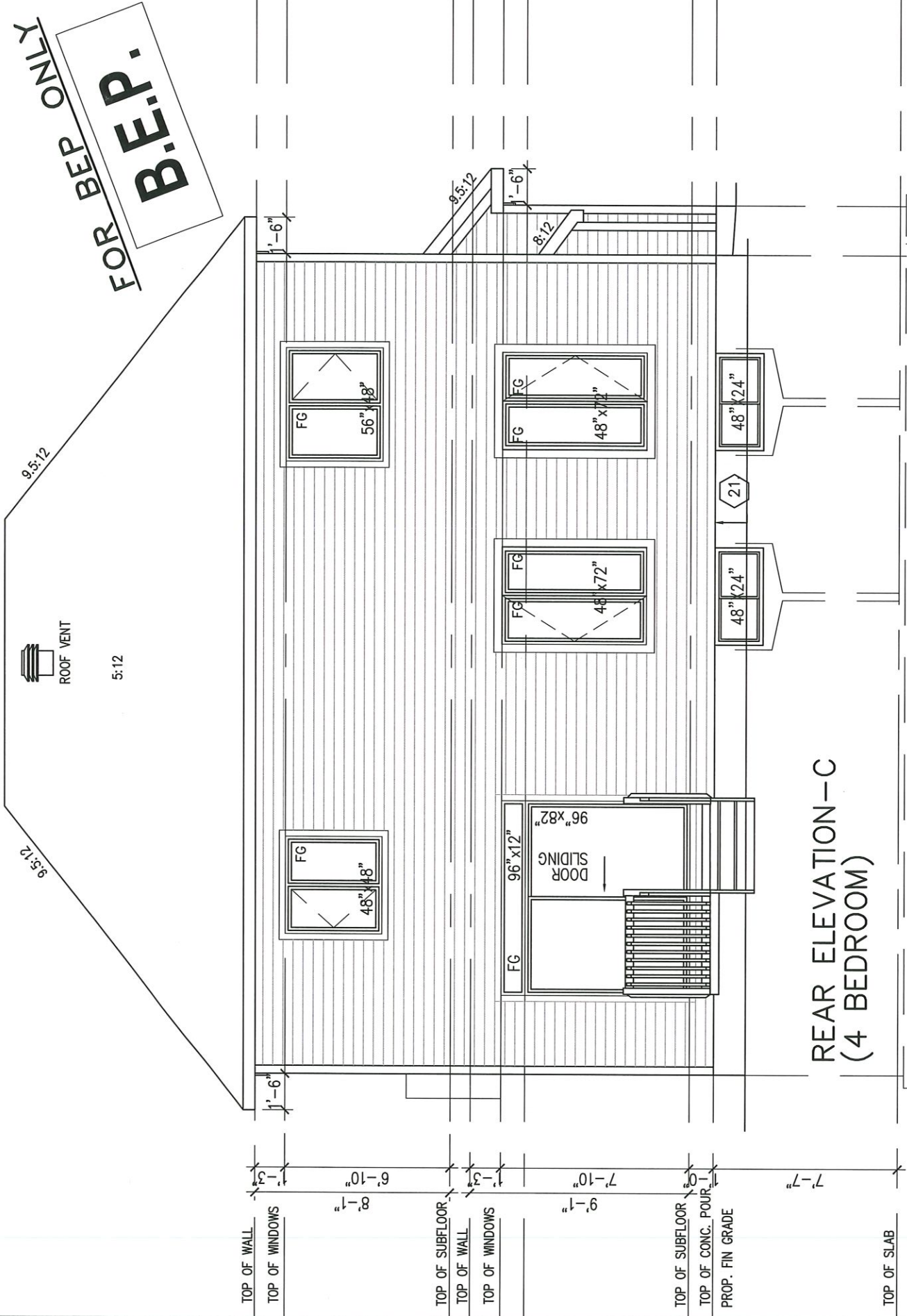
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REVISIONS			

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D.C.L. -	182
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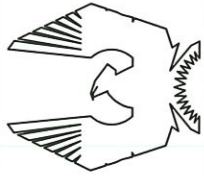
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FRONT ELEVATION—C



REAR ELEVATION—C
(4 BEDROOM)



PHOENIX HOMES

MADISON — 2020

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LOT NUMBER:

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No.	Description	Date	By
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2	BEP BLACKLINES	2-NOV-20	CB
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date: NOV/19
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D.C.L. — 182

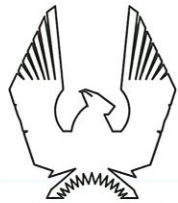
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LEFT SIDE ELEVATION-C
(4 BEDROOM)



PHOENIX HOMES

MADISON — 2020

SITE: DIAMONDVIEW ESTATES

LOT NUMBER:

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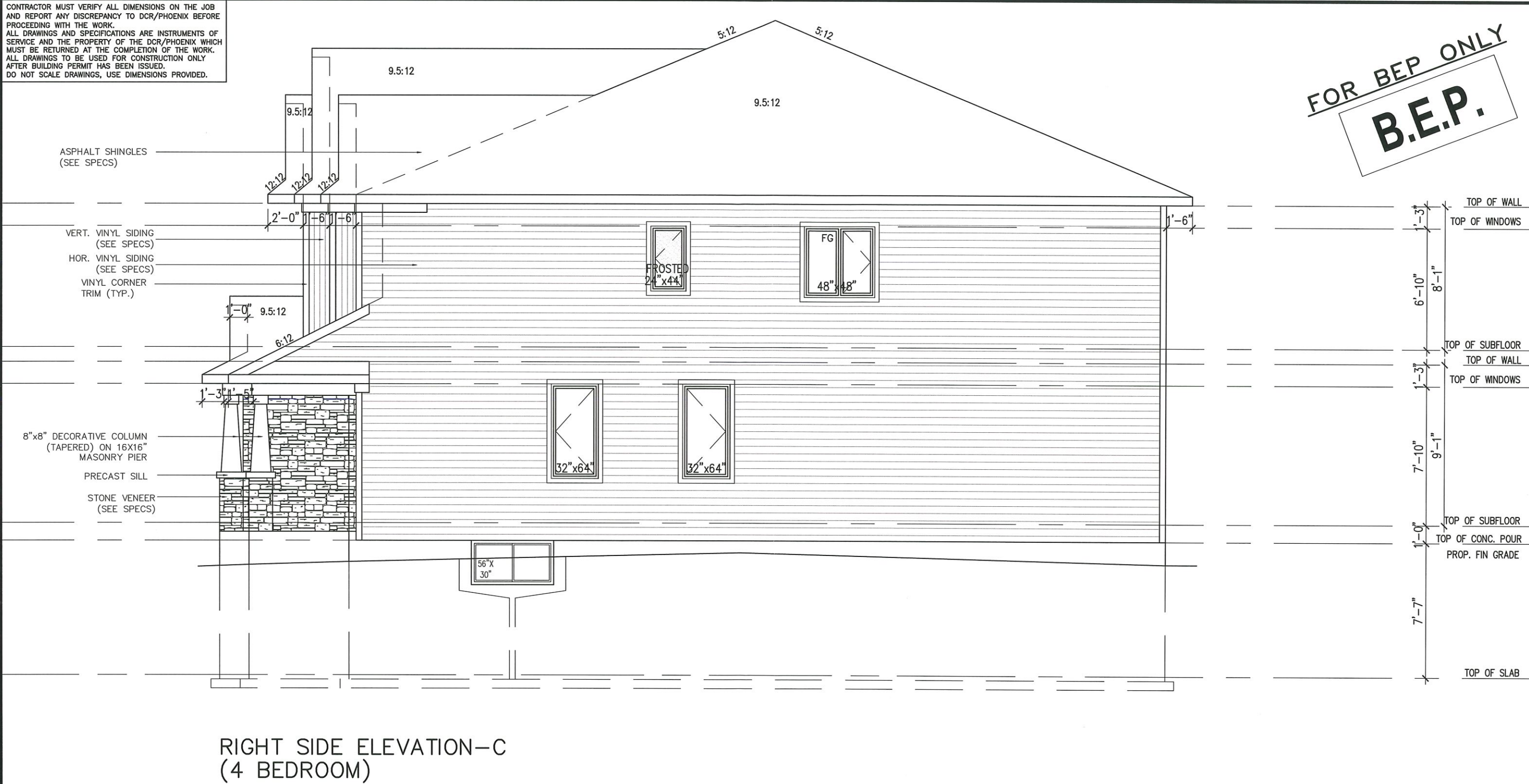
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REVISIONS			

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drawn by:	SP
date:	NOV/19
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sheet no:	6
D.C.L. — 182	8

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RIGHT SIDE ELEVATION-C
(4 BEDROOM)



MADISON — 2020

SITE: DIAMONDVIEW ESTATES

LOT NUMBER: 25

CIVIC ADDRESS:
69 WINGOVER PRIVATE

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drawn by: SP

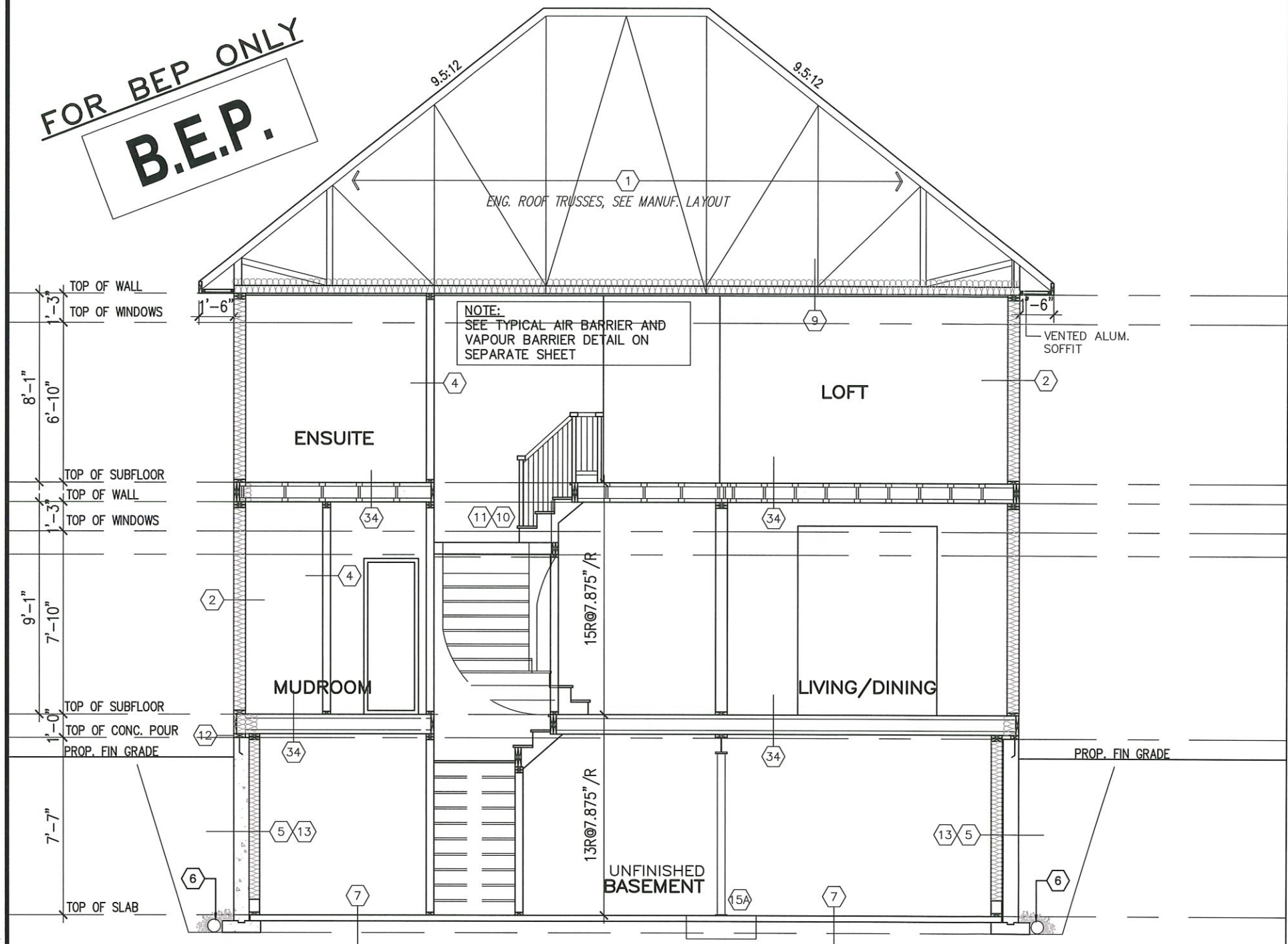
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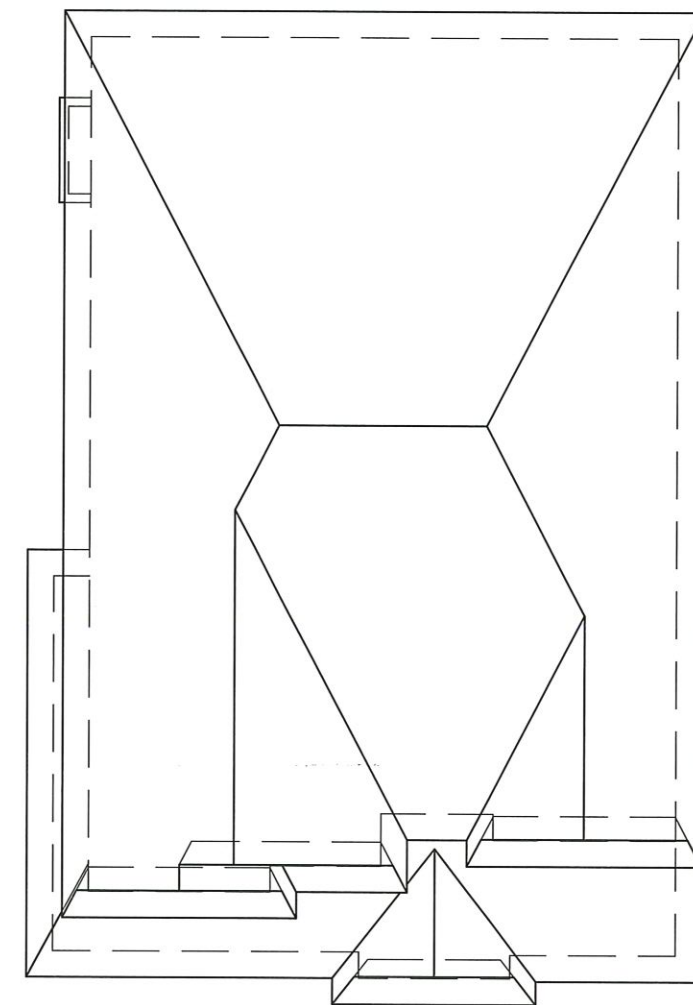
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SECTION "AA" @ STAIR



ROOF PLAN-C 4&5BD
NTS



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SITE: DIAMONDVIEW ESTATES

LOT NUMBER:

25

CIVIC ADDRESS:
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No.	Description	Date	By
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REVISIONS			

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drawn by:	SP
date:	NOV/19
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sheet no:	8
D.C.L. - 182	8

AREA CALCULATIONS	ELEV. 'A&C'	ELEV. 'B'
(3 BEDROOM)		
MAIN FLOOR AREA	1318	1318 SF
SECOND FLOOR AREA	1157 SF	1173 SF
SUBTOTAL	2475 SF	2491 SF
DEDUCT ALL OPEN AREAS	90 SF	90 SF
TOTAL NET AREA	2385 SF (221.57 m2)	2401 SF (223.06 m2)

AREA CALCULATIONS	ELEV. 'A&C'	ELEV. 'B'
(4&5 BEDROOM)		
MAIN FLOOR AREA	1318	1318 SF
SECOND FLOOR AREA	1577 SF	1594 SF
SUBTOTAL	2895 SF	2912 SF
DEDUCT ALL OPEN AREAS	52 SF	52 SF
TOTAL NET AREA	2843 SF (264.12 m2)	2860 SF (265.70 m2)