

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPECS 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. 332/12

-

[illegible]

footprint:	43-10	
drawn by:	SP	
date:	NOV/19	
scale:	3/16"=1'-0"	
sheet no:		
	D.C.L. - 195 1	

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 350x155
(14"x6") CONC. FOOTING. ALL HORIZ. BLOCKING AT
MID-HEIGHT IF WALL IS UNFINISHED.

- | | | | | | |
|--|--|---|---|---|---|
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4	ISSUED FOR ENGINEERING	JUL 21-21	CB
3	FOR BEP BLACKLINES (REVISED)	JUN 24-21	SP
2	FOR BEP BLACKLINES	JUN 22-21	SP
1	ISSUED FOR PRICING ONLY	DEC-2019	SP
No.	Description	Date	By
REVISIONS			

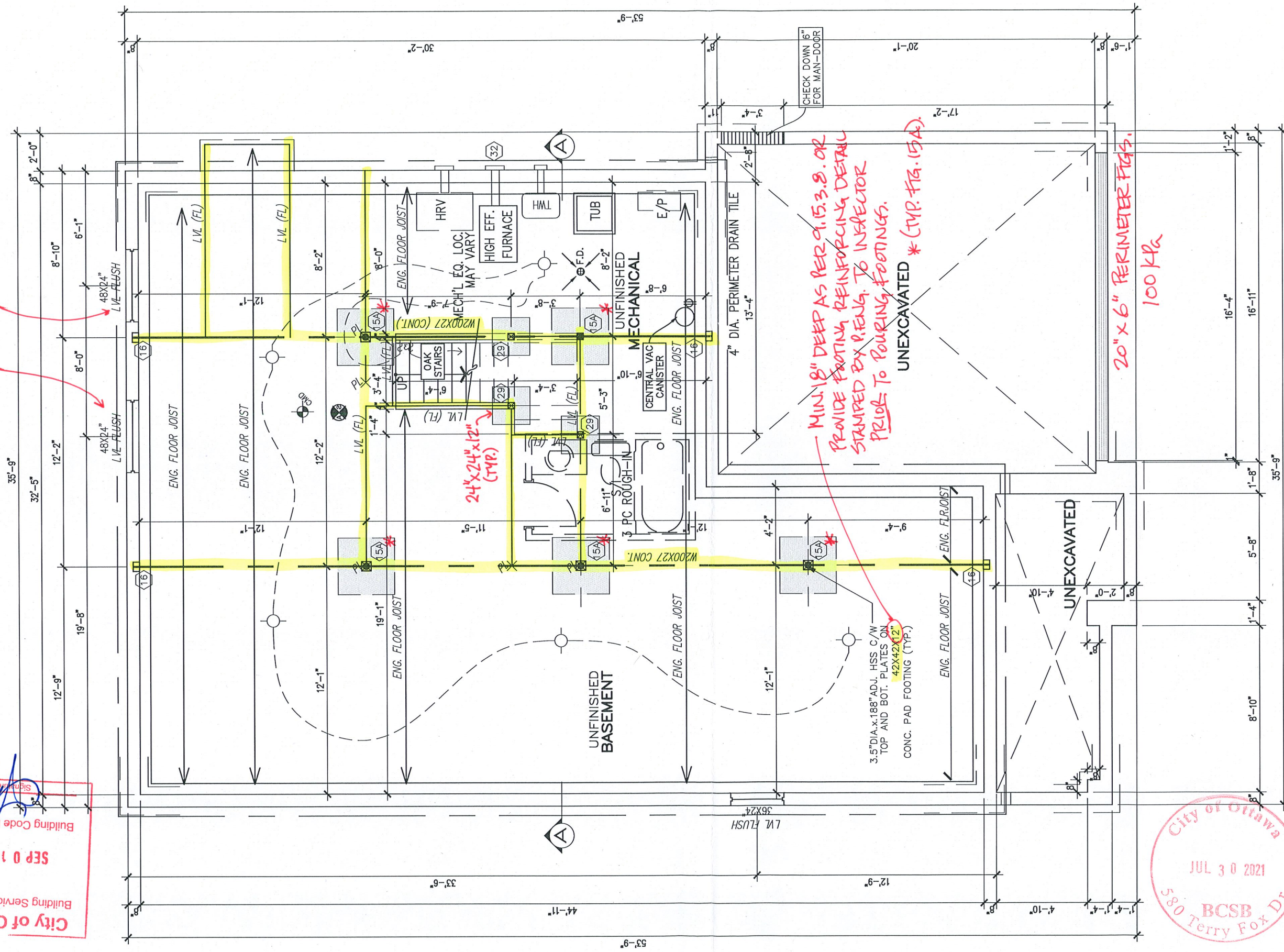
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City of Ottawa
Building Services Branch

SEP 01 2021

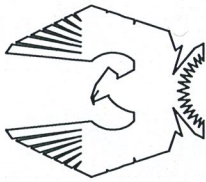
Building Code Reviewed

PROVIDE FND. REINFORCING DETAIL STAMPED BY
PENG. FOR 48" WIDE OPENINGS, TO INSPECTOR
PRIOR TO POURING FOUNDATIONS.



BASEMENT PLAN-ELEV. A

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



PHOENIX HOMES

MADISON - 2020

SITE: **DIAMONDVIEW**

LOT NUMBER:

CIVIC ADDRESS:
1974 CESSNA PRIVATE

2-36

4 ISSUED FOR ENGINEERING

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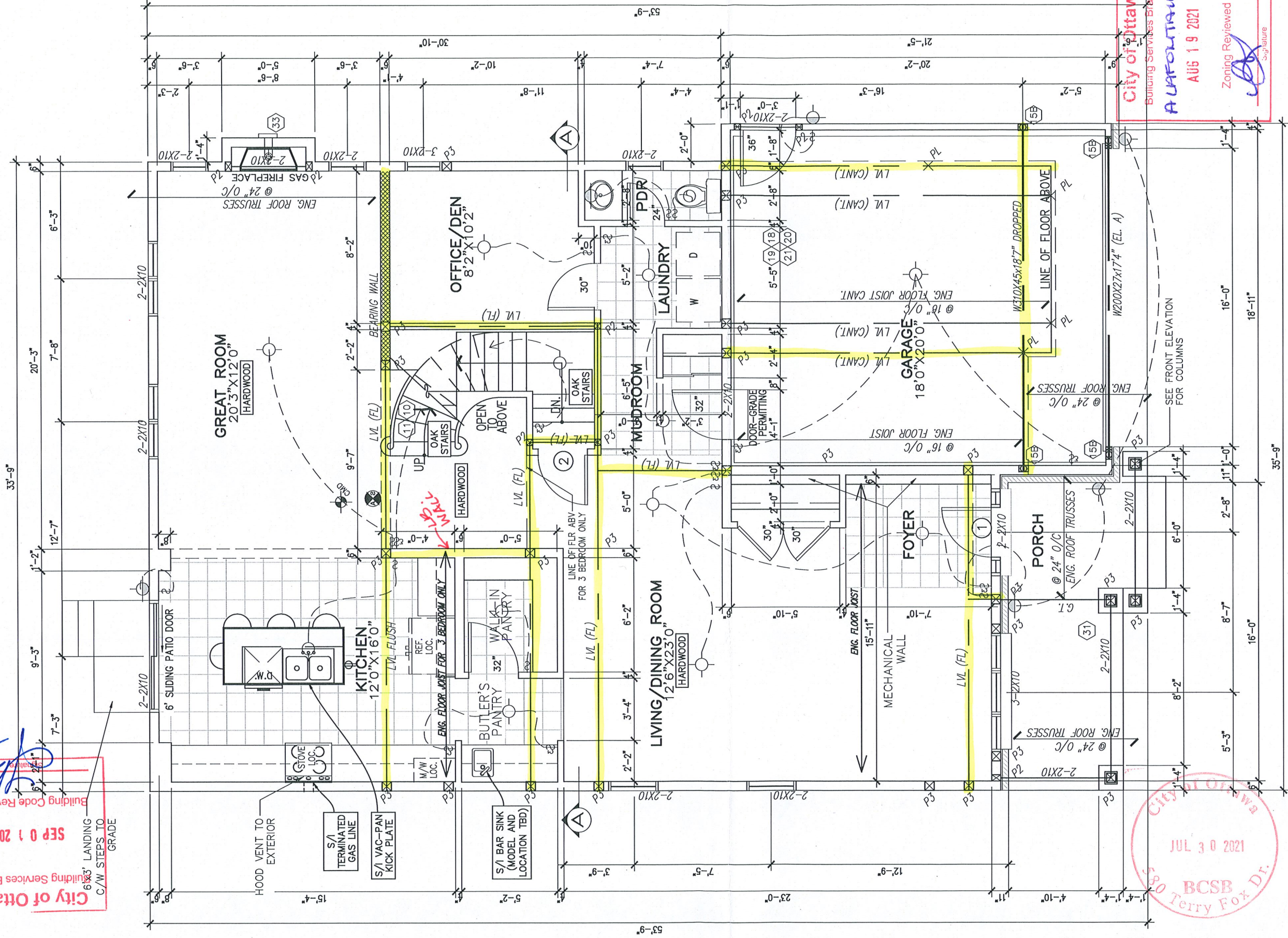
D.C.L. - 195

2

8

FLAT CEILINGS THROUGHOUT
NO STIPPLE

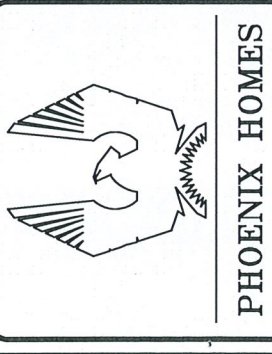
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Building Services Branch
SEP 01 2021
Building Code Reviewed
6x3' LANDING
C/W STEPS TO
GRADE



City of Ottawa
Building Services Branch
A. LAPOINTE
AUG 19 2021
Zoning Reviewed

GROUND FLOOR PLAN EL. A
1318 SF

NOTE:
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PHOENIX HOMES

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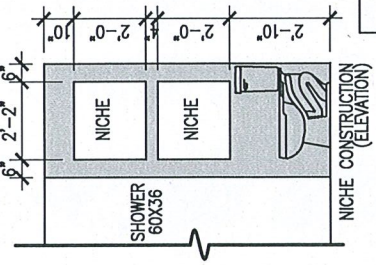
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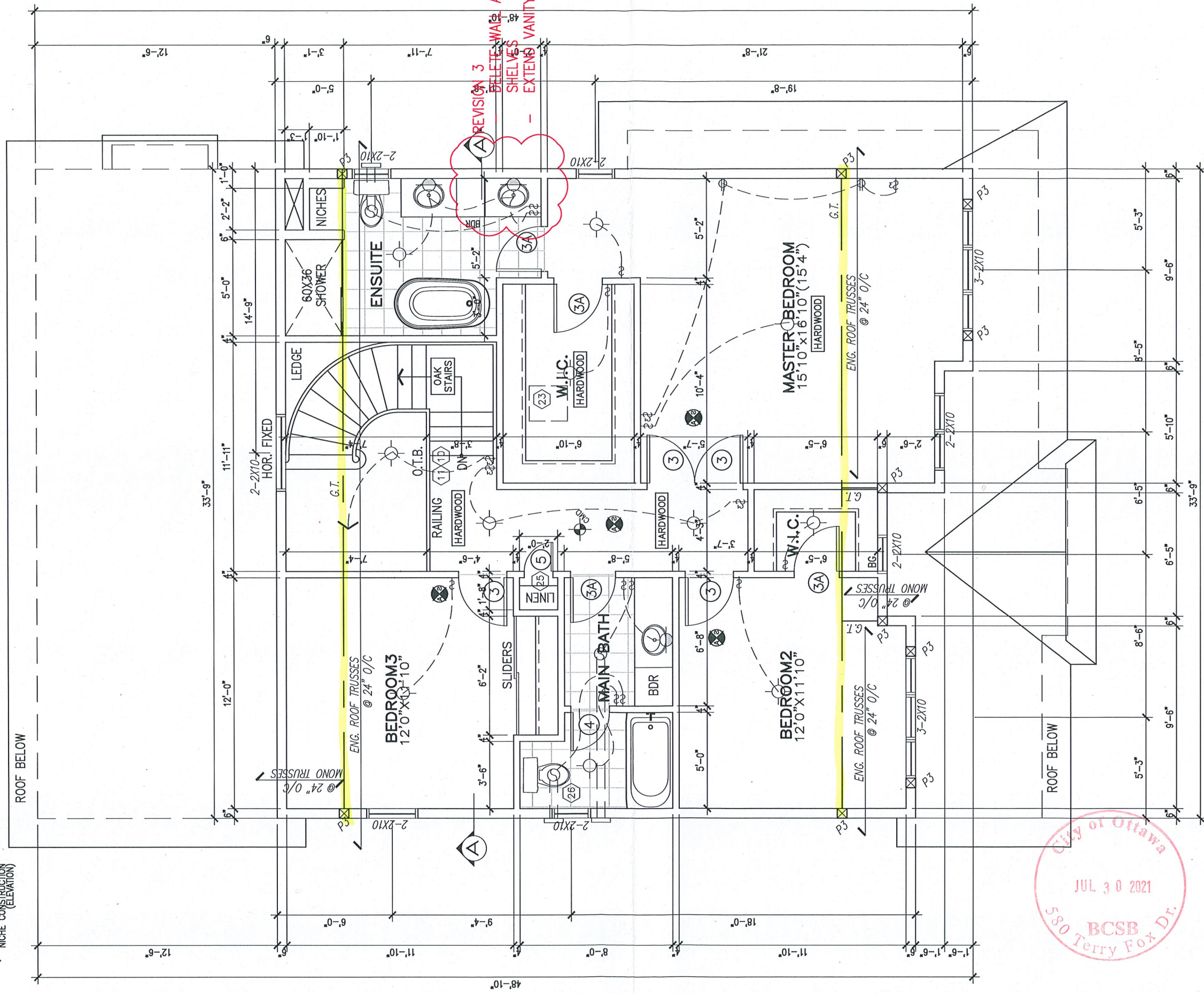
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FLAT CEILINGS THROUGHOUT
NO STIPPLE



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Building Services Branch
SEP 01 2021
Building Code Reviewed



SECOND FLOOR PLAN EL. A
(3 BEDROOM)
1067 SF (+90 OTB)

NOTE:
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PHOENIX HOMES

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4AC
8

ASPHALT SHINGLES
(SEE SPECS)

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SEP 01 2021

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VALLEY FLASHING

1"x8" ALUM. CLAD FRIEZE
BD. (TYP.)

HOR. VINYL SIDING
(SEE SPECS)

VINYL CORNER TRIM (TYP.)

DECOR. ALUM. COLUMN ON
16X16" MASONRY PIER

PRECAST SILL
STONE VENEER
(SEE SPECS)

FRONT ELEVATION—A

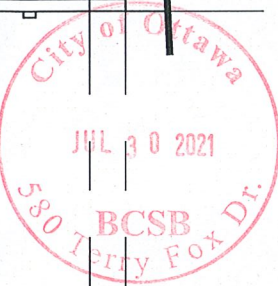
ROOF VENT
7:12

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AUG 19 2021

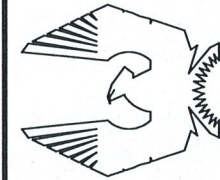
Zoning Reviewed

Signature



REAR ELEVATION—A (3 BEDROOM)

ROOF VENT
4:12



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5A

8

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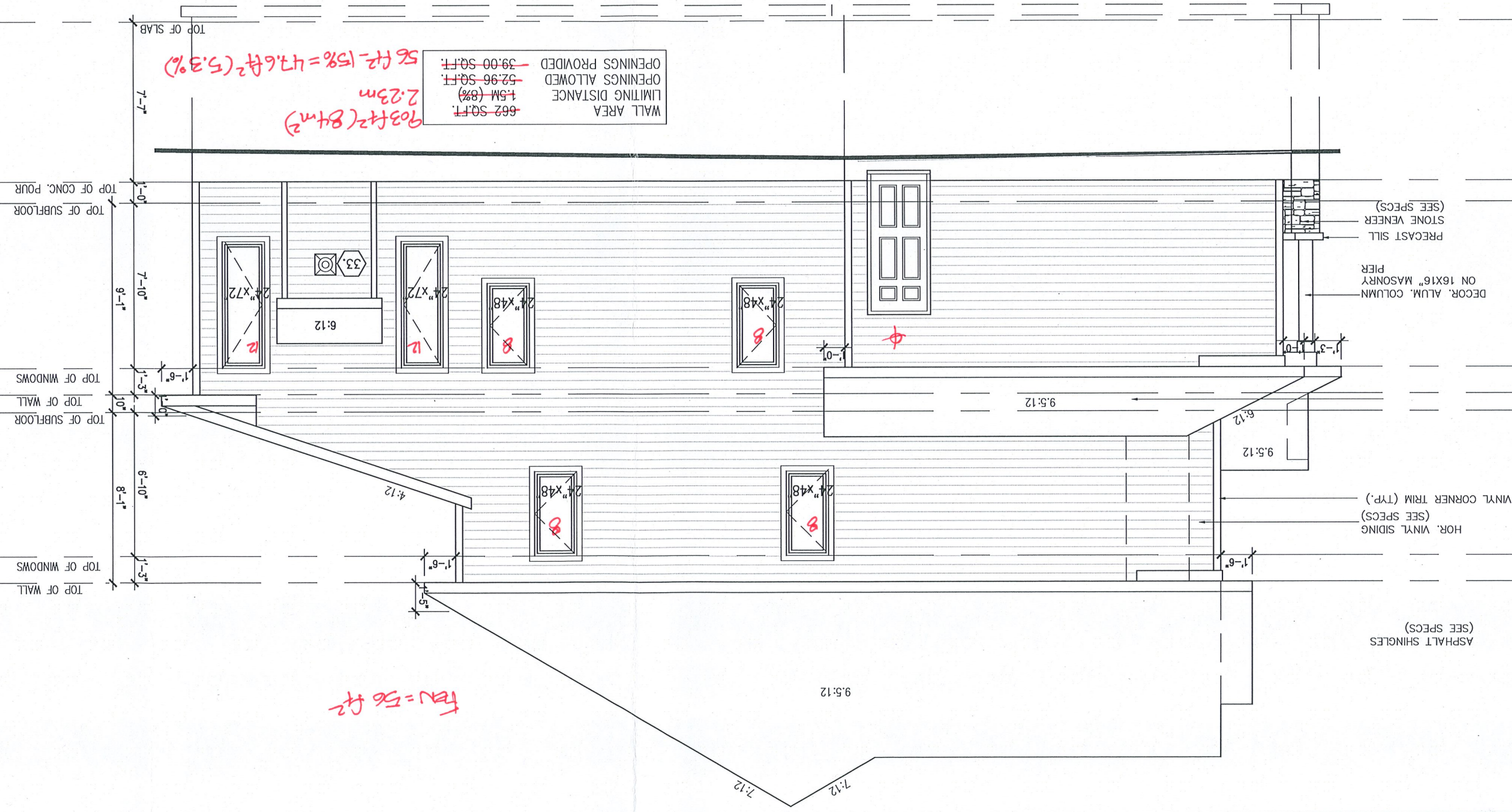
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6A

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RIGHT SIDE ELEVATION-A
(3 BEDROOM)



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PHOENIX HOMES



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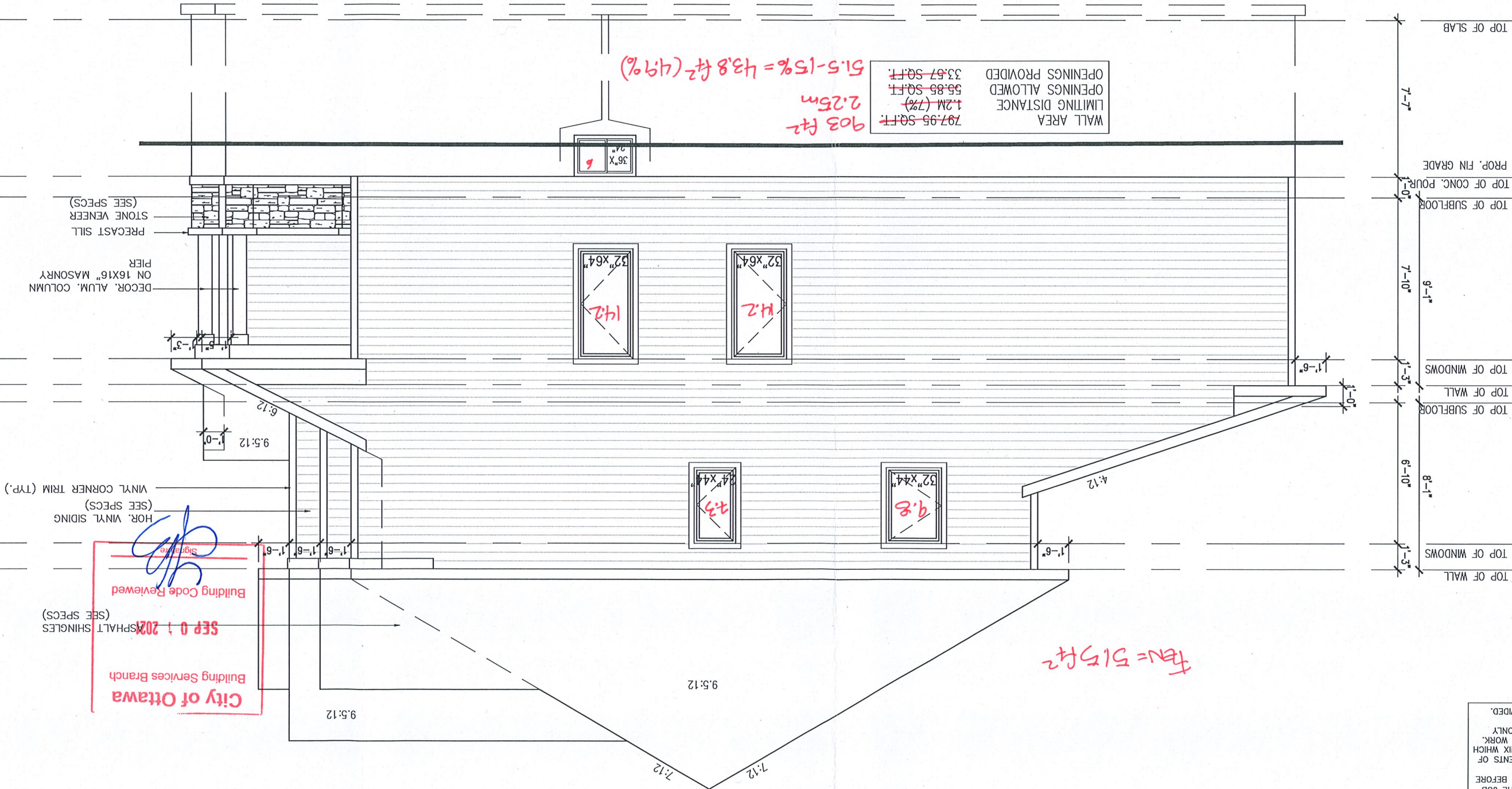
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sheet no: 13
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LEFT SIDE ELEVATION-A
(3 BEDROOM)



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 DCR/PHOENIX WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK.
ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED.
DO NOT SCALE DRAWINGS, USE DIMENSIONS PROVIDED.

PHOENIX HOMES



LOT NUMBER:
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SITE: DIAMONDVIEW

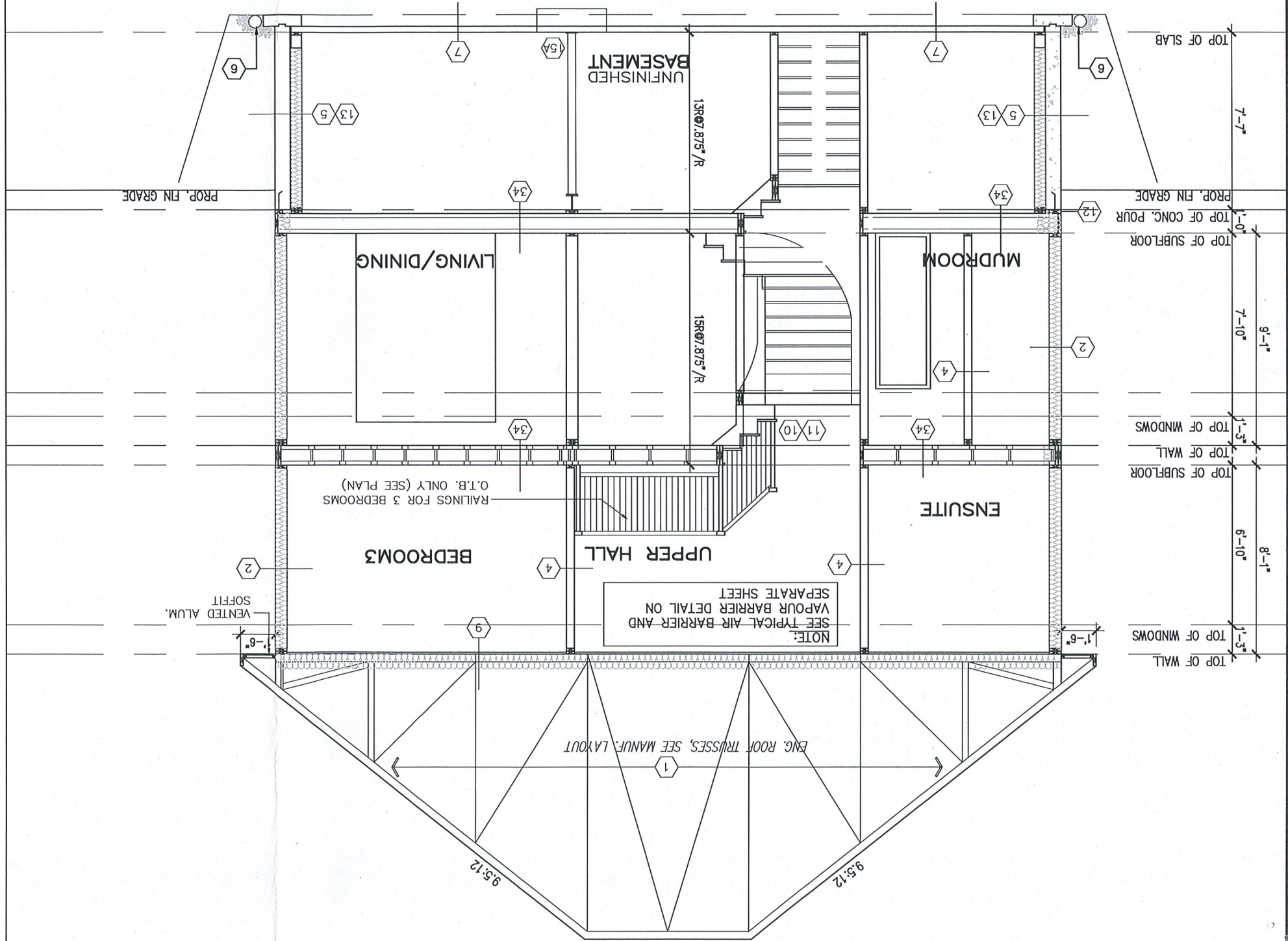
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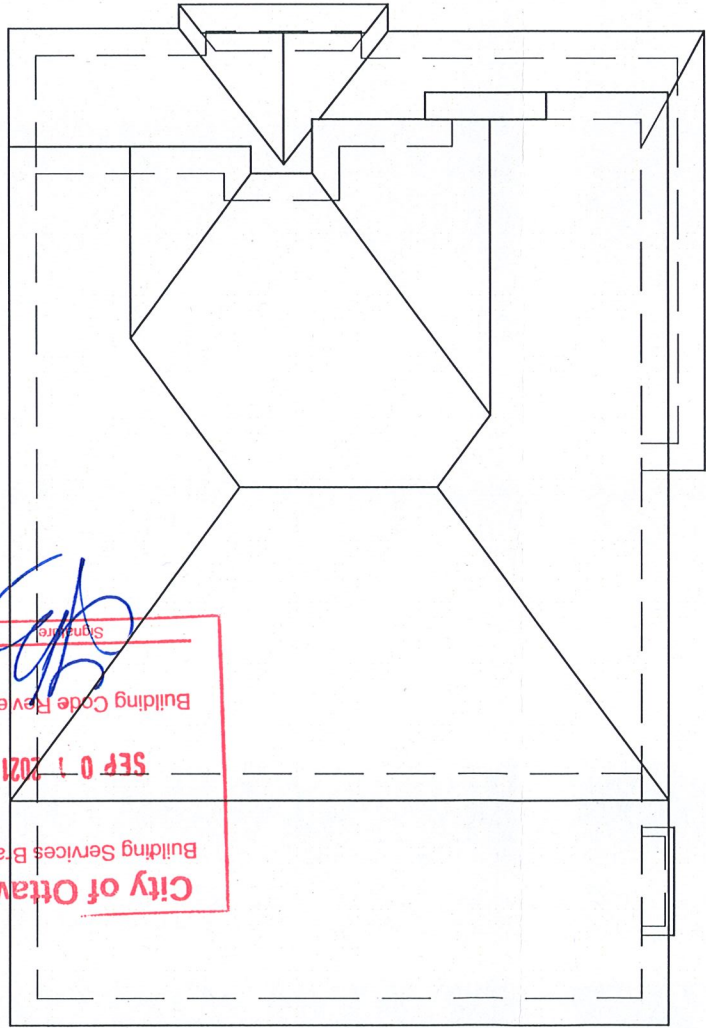
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8A	8				

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

SECTION "AA" @ STAIR



ROOF PLAN-A 3BD



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SEP 01 2021
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