

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. 332/12

14. **BEARING STUD PARTITION**
38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") SILL PLATE ON DAMPPROOFING 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 (1 1/4"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.
15. **STEEL BASEMENT COLUMN (SEE O.B.C. 9.17.3.1, 9.17.3.4)**
75mm (3") DIA. ADJUSTABLE STL. COL. CONFORMING TO CAN/C688-7.2M, AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 910x910x300 (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.
- 15A. **STEEL BASEMENT COLUMN (SEE O.B.C. 9.17.3.1, 9.17.3.4)**
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.
- 15B. **STEEL COLUMN (SEE O.B.C. 9.17.3.1, 9.17.3.4)** 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 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD COL. TO BASE PLATE.
- 15C. **STEEL COLUMN (SEE O.B.C. 9.17.3.1, 9.17.3.4)** 90mm(3-1/2") DIA.X.478mm(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 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD COL. TO BASE PLATE.
16. **BEAM POCKET OR 300x150 (12"x6") POURED CONC. NIB WALLS.** MIN. BEARING 90mm (3-1/2")
17. **19x64 (1"x3") CONTINUOUS WD. STRAPPING BOTH SIDES OF STEEL BEAM.**
18. **GARAGE SLAB:** 100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL SLOPE TO FRONT AT 1% MIN.
19. **13mm (1/2") GYPSUM BD. ON WALL AND CEILING BETWEEN HOUSE AND GARAGE, RSI 3.87 (R22) IN WALLS, RSI 5.46 (R31) IN CEILING. PROVIDE APPROVED AIR BARRIER. TAPE AND SEAL ALL JOINTS AIR TIGHT.**
20. **DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING. PER OBC 9.10.13.15**
21. **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**
22. **CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm(4") DIA. SMOOTH WALL VENT PIPE) OBC 6.2.3.8.(7)**
23. **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**
24. **FIREPLACE CHIMNEYS -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.**
25. **LINEN CLOSET, 4 SHELVES MIN. 350mm (14") DEEP.**
26. **MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR, TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR.**
27. **STEEL BEARING PLATE FOR MASONRY WALLS 280x280x16 (11"x11"x5/8") STL. PLATE FOR STL BEAMS AND 280x280x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL, ANCHORED WITH 2-19mm (3/4") x 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.**
- OR**
- SOLID WOOD BEARING FOR WOOD STUD WALLS** 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).
28. **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.**
29. **3-38x140 (3-2"x6") BUILT-UP-POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT, 610x610x254 (24"x24"x10") CONC. FTG. OBC 9.17.4**
30. **STEP FOOTINGS: MIN. HORIZ. STEP = 600mm (23-5/8"). MAX. VERT. STEP = 600mm (23-5/8") FOR FIRM SOILS.**
31. **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 EACH WAY 10M DOWELS @400 (16") O.C. 2-15mm IN THICKENED AREA FROM WALL TO SLAB ALL SIDES (SEE DETAIL)**
32. **DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") 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.**
33. **DIRECT VENT GAS FIREPLACE. VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.**
34. **SUBFLOOR JOIST STRAPPING AND BRIDGING -19mm (3/4") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (* SEE OBC 9.30.6.1 *) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (-* SEE OBC 9.30.2 *) 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)**
35. **EXPOSED BUILDING FACE -OBC. 9.10.14.5- EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 min. WHERE LIMITING DISTANCE IS LESS THAN 1.2M (3'-11"). WHERE THE LIMITING DISTANCE IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL.**
36. **RESERVED**
37. **THE FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3 5/8") THICK TO A MAX. DEPTH OF 350mm (13 3/8") 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 38x140 (2"x6") RAFTERS @ 400mm (16"O.C.), FOR MAX. 11'-7" SPAN. 38x184 (2"x8") RIDGE BOARD. 38x89 (2"x4") COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 38x89 (2"x4") @ 400mm (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 400mm (16") O.C. FOR MAX. 4450mm (14'-7") SPAN. 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.

39. TWO STOREY VOLUME SPACES
FOR HIGH WALL UP TO 18'-0": CONSTRUCTION: 2"x6" SPACING AS INDICATED BLOCKING: 3 ROWS @ 4'-6" O/C ± SHEATHING: 7/16" ASPENITE NAILING: 2" STAPLES BET. 4" AND 6" O/C ALONG STUDS

STUD SPACING WITH VARIOUS FINISHES:

 1. SIDING-METAL OR VINYL- 2"x6" @ 12" O/C
 2. STUCCO - 2"x6" @ 16" O/C
 3. BRICK TO 4'-0" - 2"x6" @ 16" O/C
 4. BRICK FULL HEIGHT - 2-2"x6" @ 12" O/C

40. TYPICAL 1 HOUR RATED PARTYWALL. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

41. STRIP FOOTING SUPPORTING EXTERIOR WALLS
-SEE OBC 9.15.3.
-ASSUMING MASONRY VENEER CONSTRUCTION, MAX. FLOOR LIVE LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1").
THE STRIP FOOTING SIZE IS AS FOLLOWS:
2 STOREY (STANDARD) 500x155 (20"x6")
2 STOREY (WALK-OUT BASEMENT) 545x175 (22"x7")
(UNLESS OTHERWISE NOTED ON PLAN)

42. EXTERIOR WALLS FOR WALK-OUT CONDITIONS THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 16" o.c. OR 38x89 (2"x4") STUDS @ 12" o.c.

43. FLASHING FOR EXT. WALL OPENINGS (O.B.C.9.27.3.8.(3))

44. SUMP PITS (WHERE REQ'D) SEE O.B.C. 9.14.5.2
-MUST BE SEALED AS PER 9.25.3.3.(16)

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 SB12 PRESCRIPTIVE COMPLIANCE PACKAGE, AND OBC 9.5, 9.6, 9.7

GENERAL

- 1 MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.3 AIR CHANGES PER HOUR AVERAGED OVER 24 HOURS. SEE MECHANICAL DRAWINGS.
- 2 ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS 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, GIRDER 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 (45lbs.) ROLL ROOFING OR OTHER DAMPPROOFING 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

L1

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

B1

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

B2

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

L3

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

B3

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

B4

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

L5

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

B5

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

B6

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

STEEL COLUMNS (UNLESS NOTED OTHERWISE)

TP

= (1) 3" DIA. ADJ. ST. POST

2TP

= (2) 3" DIA. ADJ. ST. POSTS

HSS

= 3.5"x3.5" HOLLOW STRUCTURAL SECTION STEEL POST

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1

2-1

3/4"x7

1/4" (2-45x184)

LVL2

3-1

3/4"x7

1/4" (3-45x184)

LVL3

4-1

3/4"x7

1/4" (4-45x184)

LVL4

2-1

3/4"x9

1/2" (2-45x240)

LVL5

3-1

3/4"x9

1/2" (3-45x240)

LVL6

2-1

3/4"x11

7/8" (2-45x300)

LVL7

3-1

3/4"x11

7/8" (3-45x300)

MASONRY VENEER LINTEL SCHEDULE [OBC2012]

PROVIDE 6" MINIMUM BEARING EACH END

9.20.5.2B

OPENINGS

UP TO 8'-0"

8'-0" TO 8'-8"

8'-8" TO 10'-10"

10'-10" TO 11'-5"

11'-5" TO 11'-9"

11'-9" TO 12'-6"

12'-6" TO 13'-4"

LINTEL SIZE

3 1/2" x 3 1/2" x 1/4"

4" x 3 1/2" x 1/4"

5" x 3 1/2" x 5/16"

5" x 3 1/2" x 7/16"

5" x 3 1/2" x 1/2"

6" x 3 1/2" x 7/16"

6" x 3 1/2" x 1/2"

LEGEND

	EXHAUST VENT		M.C.	MEDICINE CABINET
	DUPLEX OUTLET (12" HIGH)		DOUBLE VOLUME WALL	SEE NOTE 39
	WEATHERPROOF DUPLEX OUTLET		SOLID WOOD BEARING	
	HEAVY DUTY OUTLET		P2 - 2 MEMBER BUILT-UP STUD	
	POT LIGHT		P3 - 3 MEMBER BUILT-UP STUD	
	LIGHT FIXTURE (CEILING MOUNTED)		P4 - 4 MEMBER BUILT-UP STUD	
	LIGHT FIXTURE (WALL MOUNTED)		P5 - 5 MEMBER BUILT-UP STUD	
	SWITCH			
	SWITCH (3-WAY)		SMOKE ALARM -OBC 9.10.19.	
	FLOOR DRAIN		PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL. ONE PER SLEEPING ROOM, THE FOLLOWING HALLWAYS BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS WHEN ONE ALARM SOUNDS.	
	HOSE BIB		-9.10.19.1(2) REQUIRED SMOKE ALARMS TO HAVE A VISUAL COMPONENT	
	DOUBLE JOIST		CARBON MONOXIDE ALARM (OBC 9.33.4)	
	LAMINATED VENEER LUMBER		WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A DWELLING UNIT, A CARBON MONOXIDE ALARM CONFORMING TO CAN/CSA-6.19, CSA 6.19 OR UL2034 SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA.	
	POINT LOAD FROM ABOVE		CARBON MONOXIDE ALARM(S) SHALL BE PERMANENTLY WIRED SO THAT ITS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE ALARMS AND BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED.	
	P.T. PRESSURE TREATED LUMBER		SOIL GAS CONTROL (OBC 9.13.1. & 9.13.4. & SB9) PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING WHERE REQUIRED. (SEE ALSO O.B.C. 9.1.1.7.(1))	
	G.T. GIRDER TRUSS BY ROOF TRUSS MANUF.			
	FLAT ARCH			
	CURVED ARCH			

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND
REPORT ANY DISCREPANCY TO THE BUILDER BEFORE PROCEEDING
WITH THE WORK. DO NOT SCALE DRAWINGS, USE DIMENSIONS
PROVIDED. ALL DRAWINGS TO BE USED FOR CONSTRUCTION
ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED.



35-10 STRATHMORE/2019

SITE: PATHWAYS PH2

LOT NUMBER:

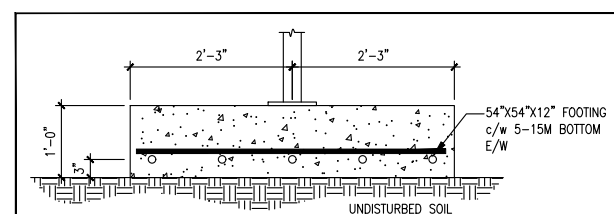
CIVIC ADDRESS:
42 DUN SKIPPER DRIVE

297

11	FINAL FOR SITE	05/05/22	SP
10	FINAL BLACKLINES	11/03/22	GK
9	FOR LAYOUTS	05/11/21	GK
8	BEP BLACKLINES	29/10/21	KE
7	2020 DRAWING UPDATE	10/07/20	LM
No.	Description	dd/mm/yy	By
REVISIONS			

footprint: 35-10	
drawn by: SP	
date: FEB 12/16	
scale: 3/16"=1'-0"	
sheet no:	
D.C.L.-193	

****REQUIRED FOR WINDOWS OVER 48"**
WIDE**
ADD 2-15M BAR AT EACH FACE,
AT 3" BELOW WINDOW SILL AND
EXTEND BAR 2'-0" BEYOND WINDOW
OPENING EACH WAY AND 2-15M
VERTICAL BARS EACH SIDE



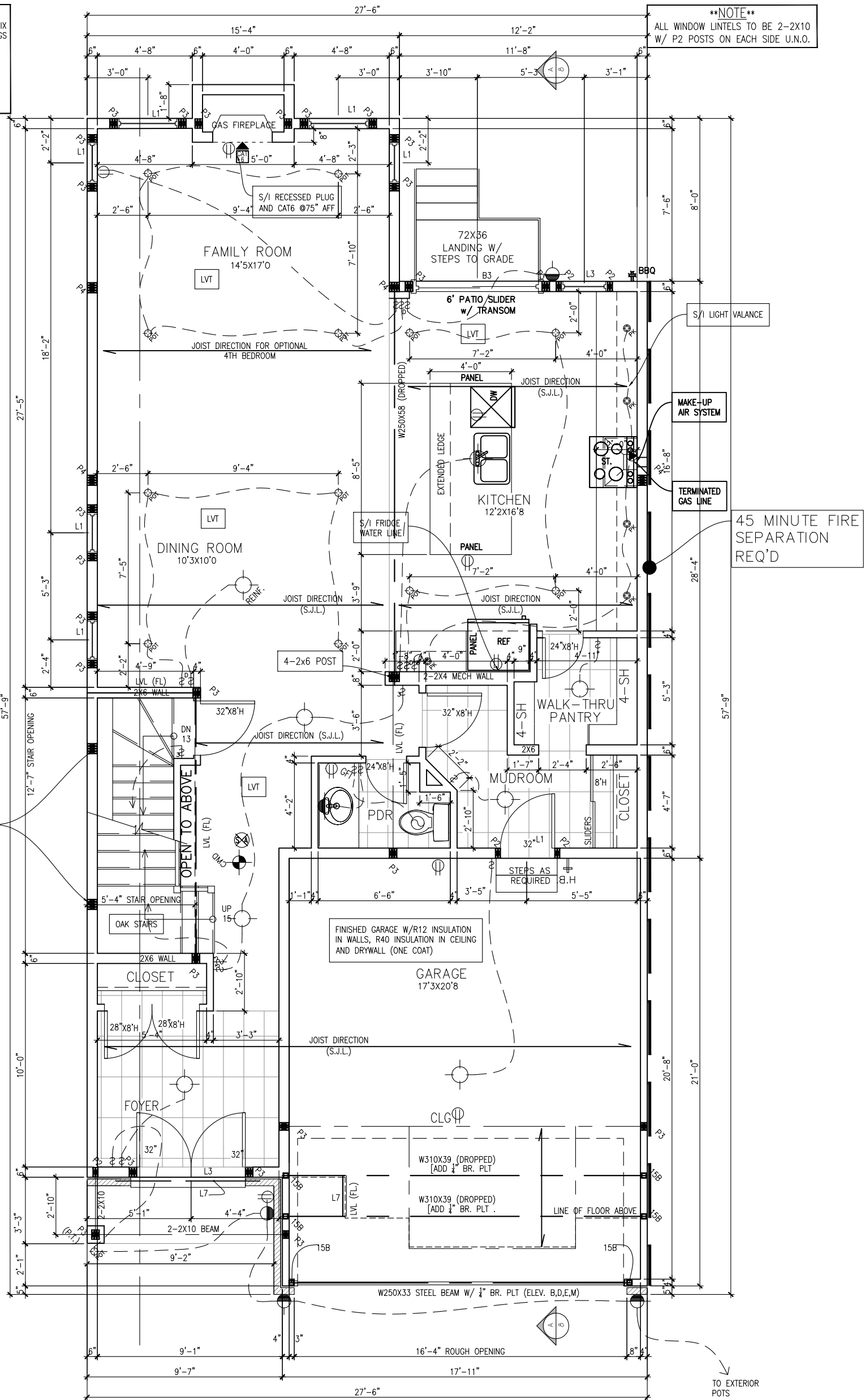
FOUNDATION PLAN
ALL ELEVATIONS



297

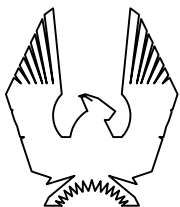
11	FINAL FOR SITE	05/05/22	SP	footprint: 35-10 drawn by: SP	
10	FINAL BLACKLINES	11/03/22	GK	date: FEB 12/16	
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7	2020 DRAWING UPDATE	10/07/20	LM	D.C.L.-193	
No.	Description	dd/mm/yy	By		
REVISIONS					

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.



**FLAT CEILINGS THROUGHOUT
NO STIPPLE**

GROUND FLOOR PLAN
ELEVATION D
(995 + 122) SQ. FT.



PHOENIX HOMES

35-10 STRATHMORE/2019

SITE: PATHWAYS PH2

LOT NUMBER:

297

CIVIC ADDRESS:
42 DUN SKIPPER DRIVE

11	FINAL FOR SITE	05/05/22	SP
10	FINAL BLACKLINES	11/03/22	GK
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7	2020 DRAWING UPDATE	10/07/20	LM
No. Description		dd/mm/yy	By
REVISIONS			

footprint:	35-10
drawn by:	SP
date:	FEB 12/16
scale:	3/16"=1'-0"
sheet no:	3 of 8
D.C.L.-193	

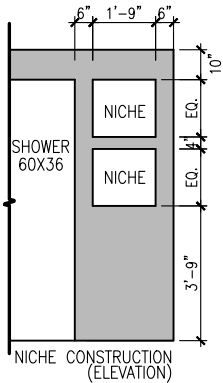
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****NOTE****
ALL WINDOW LINTELS TO BE 2-2X10
W/ P2 POSTS ON EACH SIDE U.N.O.

3-2X10 CONTINUOUS
OVER 3 WINDOWS

2 FULL HEIGHT STUDS &
2 FULL HEIGHT JACK
STUDS TO CONC. WALL

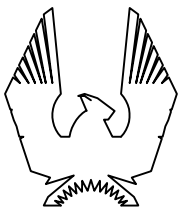
3-2X10 CONTINUOUS
OVER 3 WINDOWS



SECOND FLOOR PLAN
ELEVATION D
(1045 + 122 + 142) SQ. FT.

FLAT CEILINGS THROUGHOUT
NO STIPPLE

9' SECOND FLOOR



PHOENIX HOMES

35-10 STRATHMORE/2019

SITE: PATHWAYS PH2

LOT NUMBER:

297

CIVIC ADDRESS:
42 DUN SKIPPER DRIVE

11 FINAL FOR SITE

05/05/22

SP

10 FINAL BLACKLINES

11/03/22

GK

9 FOR LAYOUTS

05/11/21

GK

8 BEP BLACKLINES

29/10/21

KE

7 2020 DRAWING UPDATE

10/07/20

LM

No. Description
REVISIONS

dd/mm/yy

By

footprint: 35-10

drawn by: SP

date: FEB 12/16

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

sheet no:

D.C.L.-193

4 of
8

13"X13" BRICK PIER.

footprint: 35-10	
drawn by: SP	
date: FEB 12/16	
scale: 3/16"=1'-0"	
sheet no:	
D.C.L.-193	

RETURNED AT THE COMPLETION OF THE
ALL DRAWINGS TO BE USED FOR
CTION ONLY AFTER BUILDING PERMIT HAS
UED. DO NOT SCALE DRAWINGS, USE
IS PROVIDED.

9' SECOND FLOOR



PHOENIX HOMES

35-10 STRATHMORE/2019

SITE: PATHWAYS PH2

LOT NUMBER:

CIVIC ADDRESS:
42 DUN SKIPPER DRIVE

129

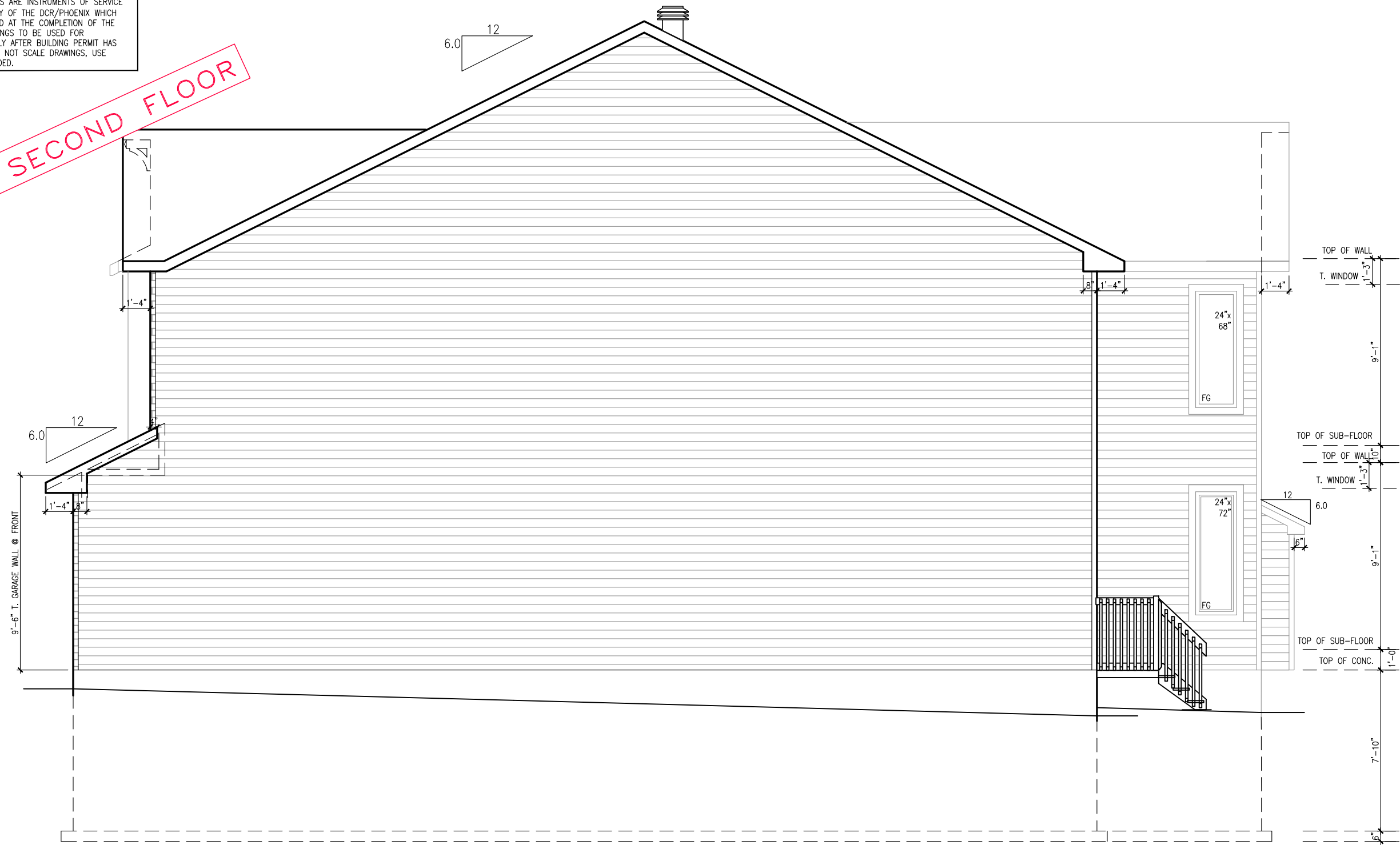
11	FINAL FOR SITE	05/05/22	SP
10	FINAL BLACKLINES	11/03/22	GK
9	FOR LAYOUTS	05/11/21	GK
8	BEP BLACKLINES	29/10/21	KE
7	2020 DRAWING UPDATE	10/07/20	LM
No.	Description	dd/mm/yy	By
REVISIONS			

footprint:	35-10
drawn by:	SP
date:	FEB 12/16
scale:	3/16"=1'-0"
sheet no:	D.C.L.-193



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.

9' SECOND FLOOR



RIGHT SIDE
ELEVATION
D

footprint:	35-10
drawn by:	SP
date:	FEB 12/16
scale:	3/16"=1'-0"
sheet no:	7 of 8
D.C.L.-193	

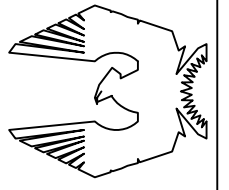
11	FINAL FOR SITE	05/05/22	SP
10	FINAL BLACKLINES	11/03/22	GK
9	FOR LAYOUTS	05/11/21	GK
8	BEP BLACKLINES	29/10/21	KE
7	2020 DRAWING UPDATE	10/07/20	LM
No.	Description	dd/mm/yy	By
REVISIONS			

35-10 STRATHMORE/2019

SITE: PATHWAYS PH2

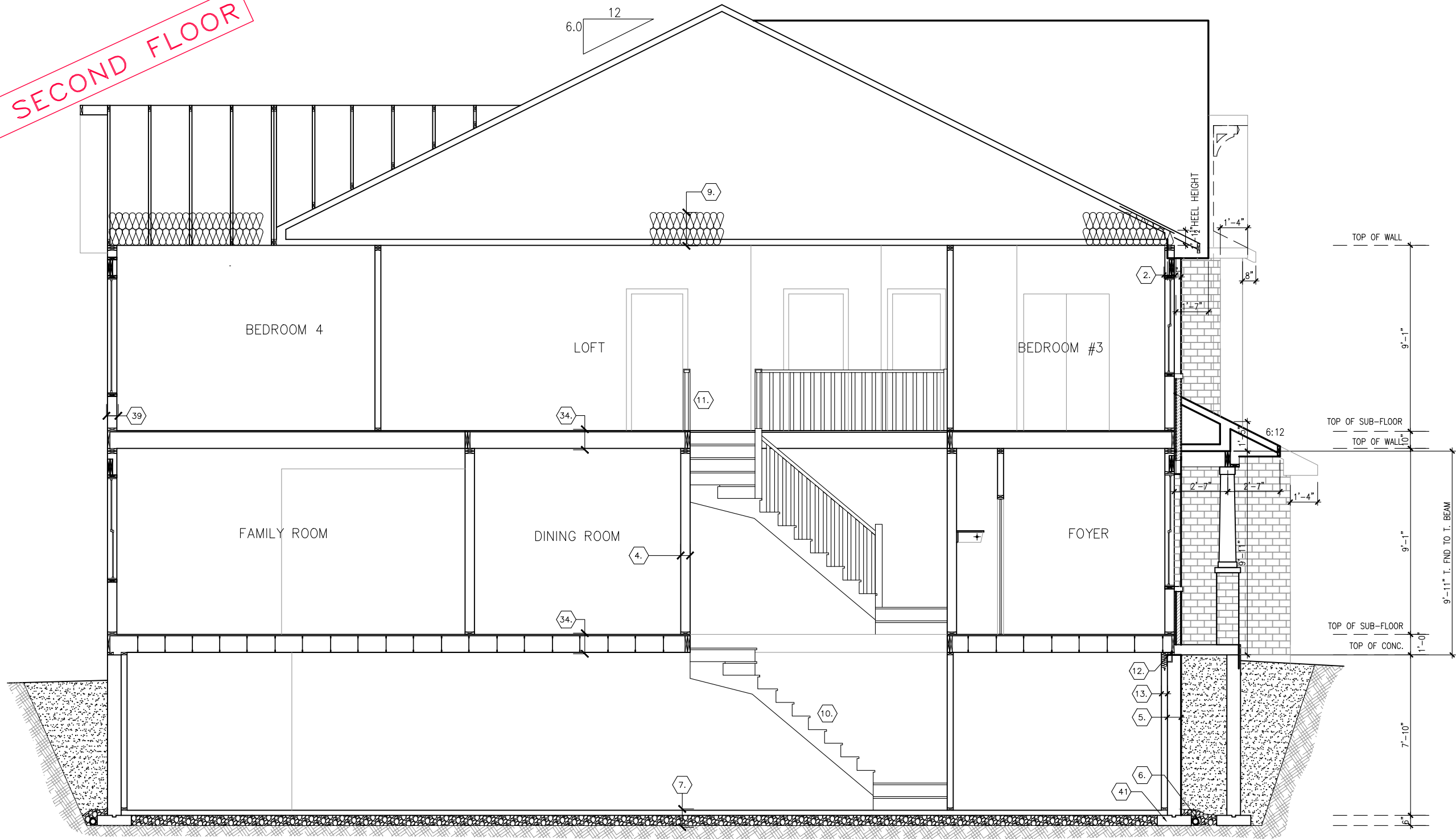
LOT NUMBER: 297

CIVIC ADDRESS: 42 DUN SKIPPER DRIVE



PHOENIX HOMES

9' SECOND FLOOR



TYPICAL SECTION ELEV. D

footprint:	35-10
drawn by:	SP
date:	FEB 12/16
scale:	3/16" = 1'-0"
sheet no:	8 of 8
D.C.L. - 193	

No.	Description	By
11	FINAL FOR SITE	SP
10	FINAL BLACKLINES	GK
9	FOR LAYOUTS	GK
8	BEP BLACKLINES	KE
7	2020 DRAWING UPDATE	LM
REVISIONS		

35-10 STRATHMORE/2019

SITE: PATHWAYS PH2

LOT NUMBER: 297

CIVIC ADDRESS: 42 DUN SKIPPER DRIVE

PHOENIX HOMES