

CONSTRUCTION NOTES

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

1.

ROOF CONSTRUCTION
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 R:12 OR GREATER) 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCHA, RWL & VENTED SOFFIT. ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 25% AT EAVES. AND 25% AT RIDGE (OBC 9.19.1.2)
2.

FRAME WALL CONSTRUCTION (2"x6")
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
- 2A.

FRAME WALL CONSTRUCTION (2"x4")
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
3.

BRICK VENEER CONSTRUCTION (2"x6")
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 CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. 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.
- 3A.

BRICK VENEER CONSTRUCTION (2"x4")
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 RSI 0.9 (R5) EXT. RIGID INSUL. BD., 38x89 (2"x4") STUDS @ 400mm (16") O.C. WITH APPROVED DIAGONAL WALL BRACING, RSI 3.35(R19) INSULATION AND APPROVED VAPOUR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. 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.
4.

INTERIOR STUD PARTITIONS 38x89 (2"x4") @ 400mm (16") O.C. FOR 2 STOREYS AND 300mm (12") O.C. FOR 3 STOREYS. NON-BEARING PARTITIONS 38x89 (2"x4") @ 600mm (24") O.C. PROVIDE 38x89 (2"x4") BOTTOM PLATE AND 2/38x89 (2/2"x4") TOP PLATE. 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED.
5.

FOUNDATION WALL/FOOTINGS.—SEE OBC 9.15.3. 9.15.4 200mm (8") POURED CONC. FDTN. WALL 20MPa (C/8) 2-15M REBAR TOP & BOTTOM WITH BITUMENOUS DAMPROOFING AND OPT. DRAINAGE LAYER, DRAINAGE LAYER REQ. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. MAXIMUM POUR HEIGHT 2390 (7'-10") FOR 500x155 (20"x6") CONTINUOUS KEYED CONC. FIG. BRACE FDTN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 100kPa OR GREATER. IF SOIL BEARING DOES NOT MEET MIN. CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. MAX. FLOOR LIVE LOAD OF 2.4kpa(50psf) PER FLOOR, AND MAX. LENGTH OF SUPPORTED JOISTS IS 4.9m (16'-1"). REFER TO SOILS REPORT FOR SOILS CONDITIONS AND BEARING CAPACITY.
6.

100mm (4") DIA. WEEP TILE 150mm (6") CRUSHED STONE OVER AND AROUND WEEPING TILES.
7.

BASEMENT SLAB OBC 9.3.1.6.(1)(b) & 9.16.4.5.(1) 80mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL OR 15MPa. (2200psi) CONC. WITH DAMPROOFING BELOW SLAB.
8.

EXPOSED FLOOR TO EXTERIOR PROVIDE RSI 5.45 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.
9.

OBC. 12.3.2.1 & 12.3.3.7 ATTIC INSULATION RSI 8.81 (R60) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 13mm (1/2") INT. DRYWALL FINISH OR APPROVED EQUAL.
10.

STAIRS, STEPS, HANDRAILS.—OBC. 9.8.—
—9.8.2.1(1) STAIR WIDTH MEASURED BETWEEN WALL FACES OR GUARDS SHALL BE NOT LESS THAN 900mm (35 1/8")
—9.8.2.2(3) CLEAR HEIGHT OVER STAIRS SHALL NOT BE LESS THAN 1950mm (7'6 3/8")
—9.8.4.2 STEP DIMENSIONS (TABLE 9.8.4.1)
11.

GUARDS.—OBC. 9.8.8.3.—
(1) EXT. GUARDS HEIGHT: =1070mm (42 3/8") MIN.
(2) INT. GUARDS HEIGHT: =900mm (35 3/8") MIN.
(1) STAIR LANDING GUARDS: =1070mm (42 3/8") MIN.
—9.8.8.5(1) MAX. OPENINGS THROUGH GUARDS =100mm (3 1/8")
12.

38x89 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED. (SEE OBC. 9.23.7)
13.

R12 (3/8") CONTINUOUS BATT INSULATION. 2"x4" STUD WALL PLACED 3" AWAY FROM WALL. FILL STUD CAVITY WITH R10 BATT INSULATION, APPROVED VB TO 8" ABOVE FLOOR LEVEL. DAMPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. (SEE DETAIL ON SEE-12 DETAILS) PAGE)
14.

BEARING STUD PARTITION
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. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

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. OTHERWISE NOTED ON PLAN)

39.

TWO STOREY VOLUME VERTICES
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

40.

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

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 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, 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 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

L7	2/38 x 184 (2/2" x 8")	SPR.#2	L7	90 x 90 x 6.0L	(3-1/2" x 3-1/2" x 1/4")
B1	3/38 x 184 (3/2" x 8")	SPR.#2	L8	90 x 90 x 8.0L	(3-1/2" x 3-1/2" x 5/16")
B2	4/38 x 184 (4/2" x 8")	SPR.#2	L9	100 x 90 x 8.0L	(4" x 3-1/2" x 5/16")
L3	2/38 x 235 (2/2" x 10")	SPR.#2	L10	125 x 90 x 8.0L	(5" x 3-1/2" x 5/16")
B3	3/38 x 235 (3/2" x 10")	SPR.#2	L11	125 x 90 x 10.0L	(5" x 3-1/2" x 3/8")
B4	4/38 x 235 (4/2" x 10")	SPR.#2	L12	150 x 100 x 10.0L	(6" x 4" x 3/8")

STEEL COLUMNS (UNLESS NOTED OTHERWISE)

TP = (1) 3" DIA. ADJ. ST. POST
ZTP = (2) 3" DIA. ADJ. ST. POSTS
HSS = 3.5"x3.5" HOLLOW STRUCTURAL SECTION STEEL POST

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL2	2-1 3/4"x7 1/4" (2-45x184)				
LVL3	3-1 3/4"x7 1/4" (3-45x184)				
LVL4	4-1 3/4"x8 1/2" (4-45x184)				
LVL5	2-1 3/4"x8 1/2" (2-45x240)				
LVL6	2-1 3/4"x11 7/8" (2-45x300)				
LVL7	3-1 3/4"x11 7/8" (3-45x300)				

MASONRY VENEER LINTEL SCHEDULE [OBC(2012)] PROVIDE 6" MINIMUM BEARING EACH END

UP TO 8'-0"	3 1/2" x 3 1/2" x 1/4"				
8'-0" TO 8'-8"	4" x 3 1/2" x 1/4"				
8'-8" TO 10'-10"	5" x 3 1/2" x 5/16"				
10'-10" TO 11'-5"	5" x 3 1/2" x 7/16"				
11'-5" TO 11'-9"	5" x 3 1/2" x 1/2"				
11'-9" TO 12'-6"	6" x 3 1/2" x 7/16"				
12'-6" TO 13'-4"	6" x 3 1/2" x 1/2"				

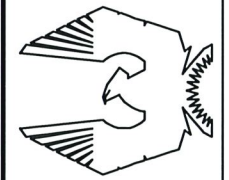
NOTE: SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER. SOLID BEARING TO BE A MINIMUM OF P2 (ONE CONTINUOUS STUD AND ONE JACK) WOOD, UNLESS OTHERWISE NOTED ON PLAN).

SMOKE ALARM—OBC 9.10.19.
PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL ONE PER SLEEPING ROOM, INCLUDING HALLWAYS BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS WHEN ONE ALARM SOUNDS.
—9.10.19.1(2) REQUIRED SMOKE ALARMS TO HAVE A VISUAL COMPONENT

CARBON MONOXIDE ALARM (OBC 9.33.4)
WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A DWELLING UNIT, OR UL2034 SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA. 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.

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. 9.1.7.(1))

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.



PHOENIX HOMES

MADISON – 2020

SITE:PATHWAYS PH2

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300

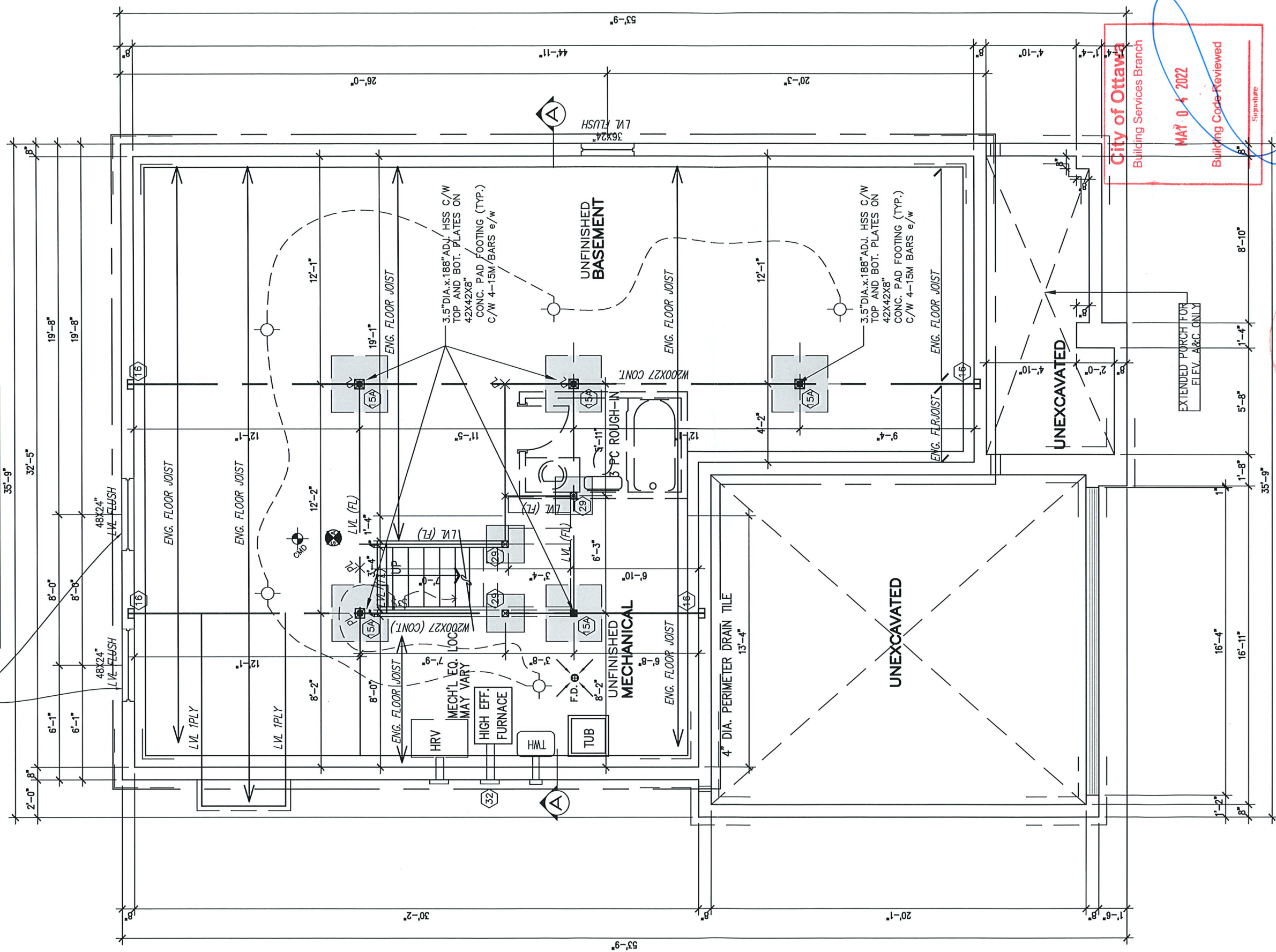
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No.	Description	By
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3	REVISED BEP BLACKLINES	NOV-2021 KE
2	BEP BLACKLINES	NOV-2021 KE
1	ISSUED FOR PRICING ONLY	DEC-2019 SP

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drawn by:	SP
date:	NOV/19
scale:	3/16"=1'-0"
sheet no:	1
D.C.L. – 195	8

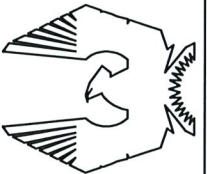
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****REQUIRED FOR WINDOWS OVER 47" WIDE****
O.B.C. 9.15.4.3
ADD 2-15M HORIZONTAL BARS BELOW WINDOW
EXTENDING 2'-0" BEYOND EDGE OF OPENING &
2-15M VERTICAL BARS EACH SIDE



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

BASEMENT PLAN-ELEV. A,B,C



PHOENIX HOMES

MADISON - 2020

SITE: **PATHWAYS PH2**

LOT NUMBER:

CIVIC ADDRESS:
49 DUN SKIPPER DRIVE

300

4 SENT FOR ENGINEERING REVIEW

3 REVISED BEP BLACKLINES

2 BEP BLACKLINES

1 ISSUED FOR PRICING ONLY

No. Description
Date

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drawn by: SP

date: NOV/19

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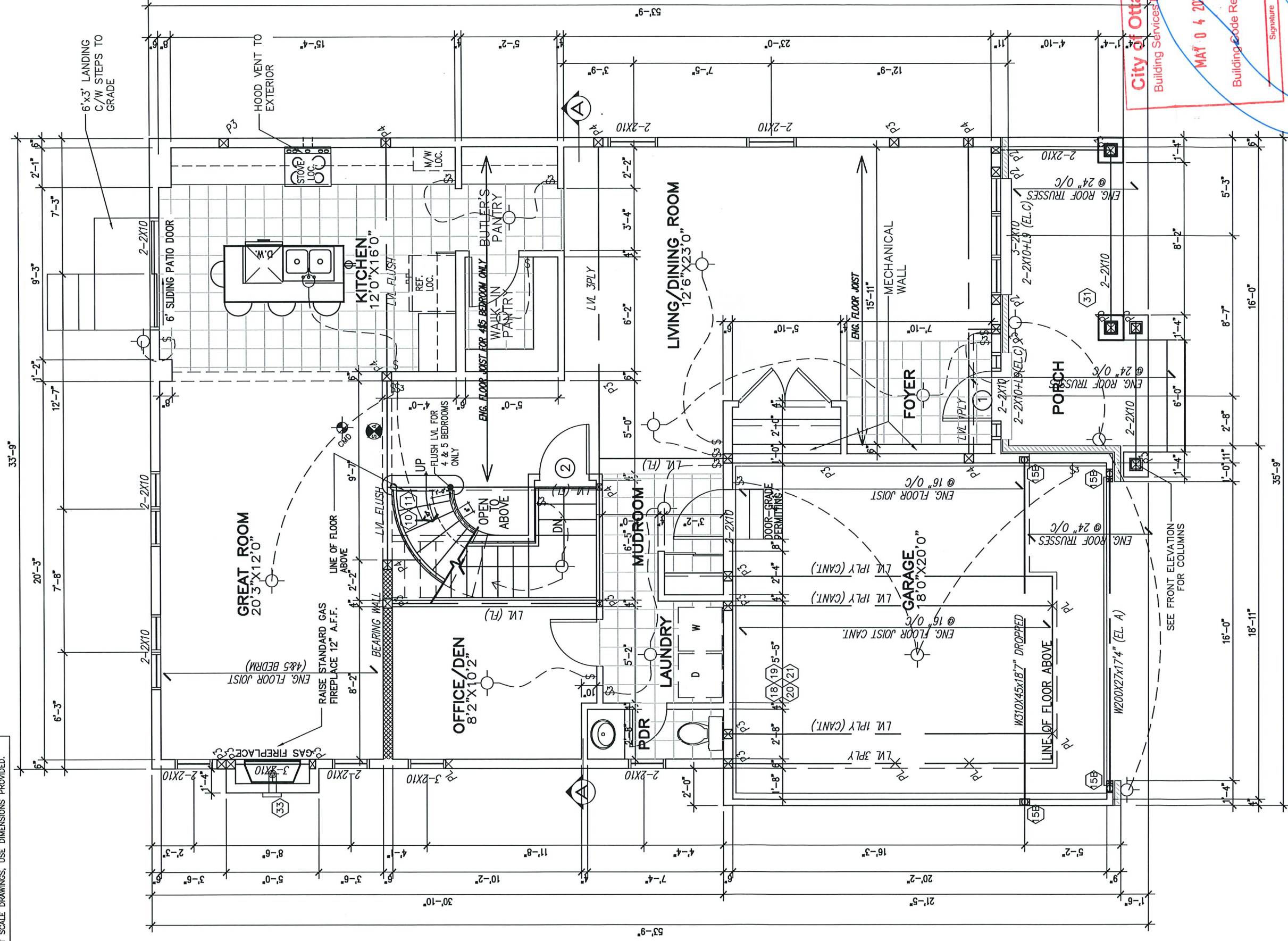
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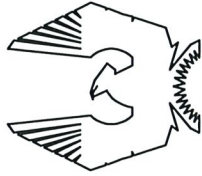
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GROUND FLOOR PLAN EL. A&C

1318 SF



PHOENIX HOMES

MADISON - 2020

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4 SENT FOR ENGINEERING REVIEW

3 REVISED BEP BLACKLINES

2 BEP BLACKLINES

1 ISSUED FOR PRICING ONLY

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REVISIONS

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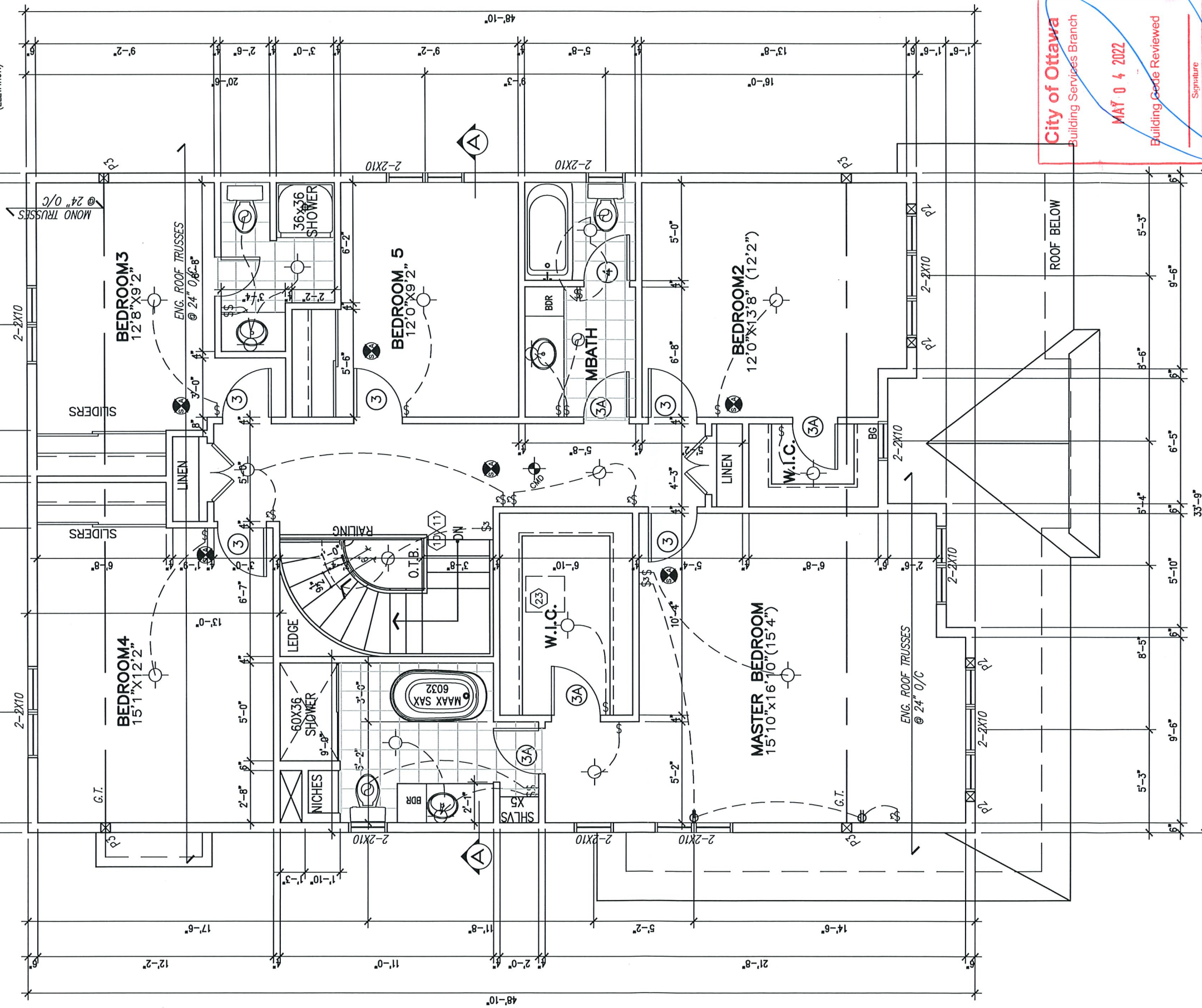
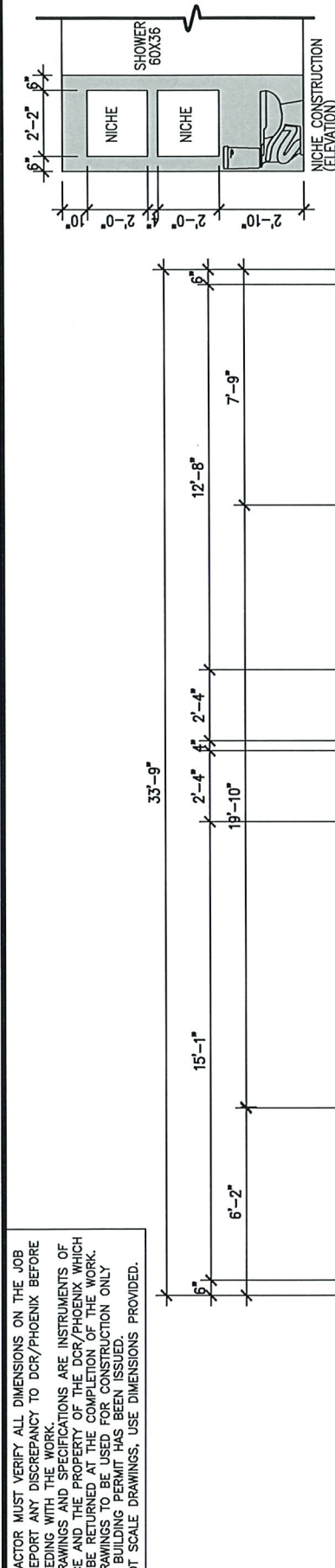
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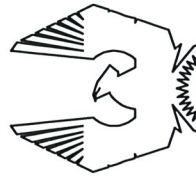


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MANUF. LAYOUT.

City of Ottawa
2006 7 0 11

SECOND FLOOR PLAN EL. A&C
(4 BEDROOM+LOFT)
1525 SF (+52 OTB)

1525 SF (+52 OTB)



PHOENIX HOMES

MADISON — 2020

SITE: PATHWAYS PH2

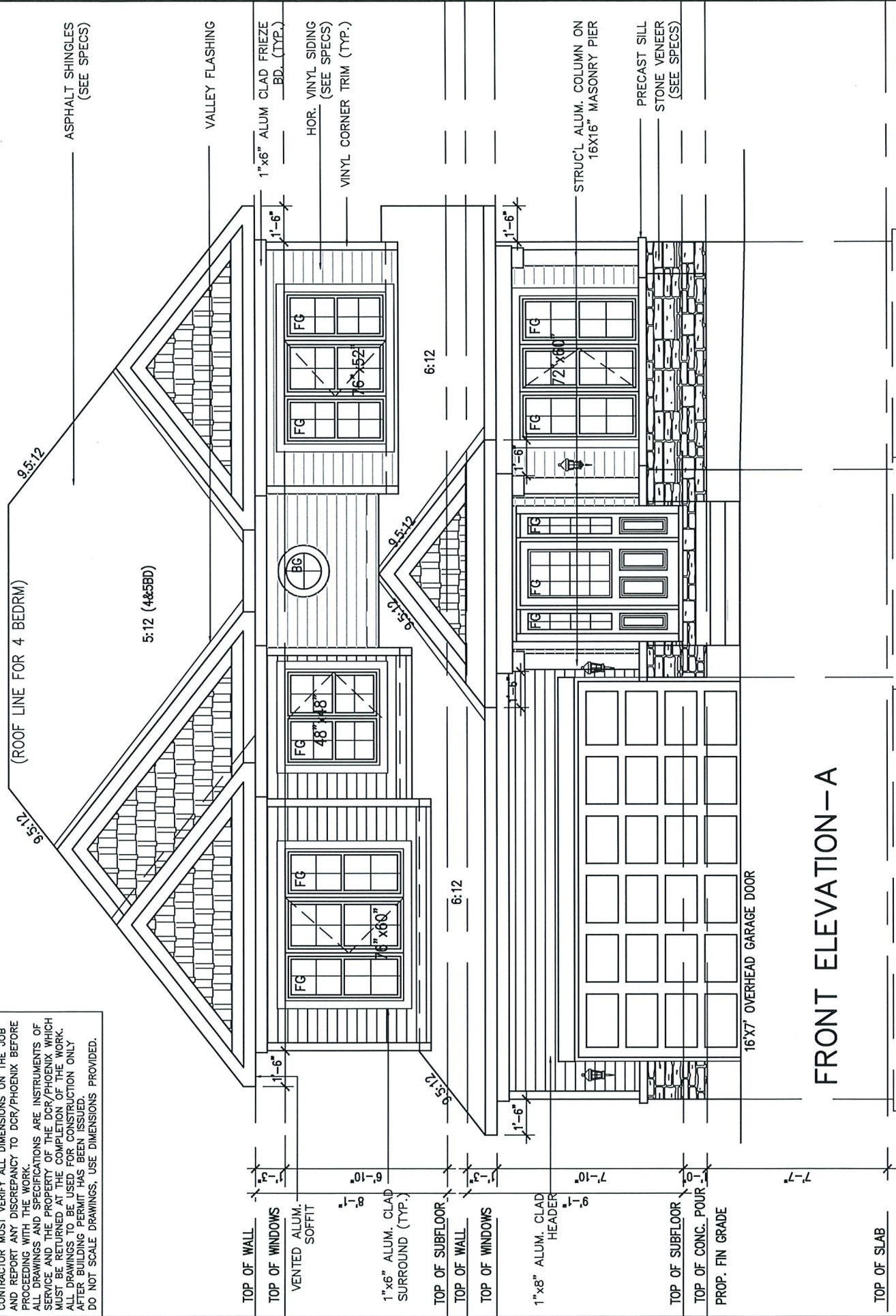
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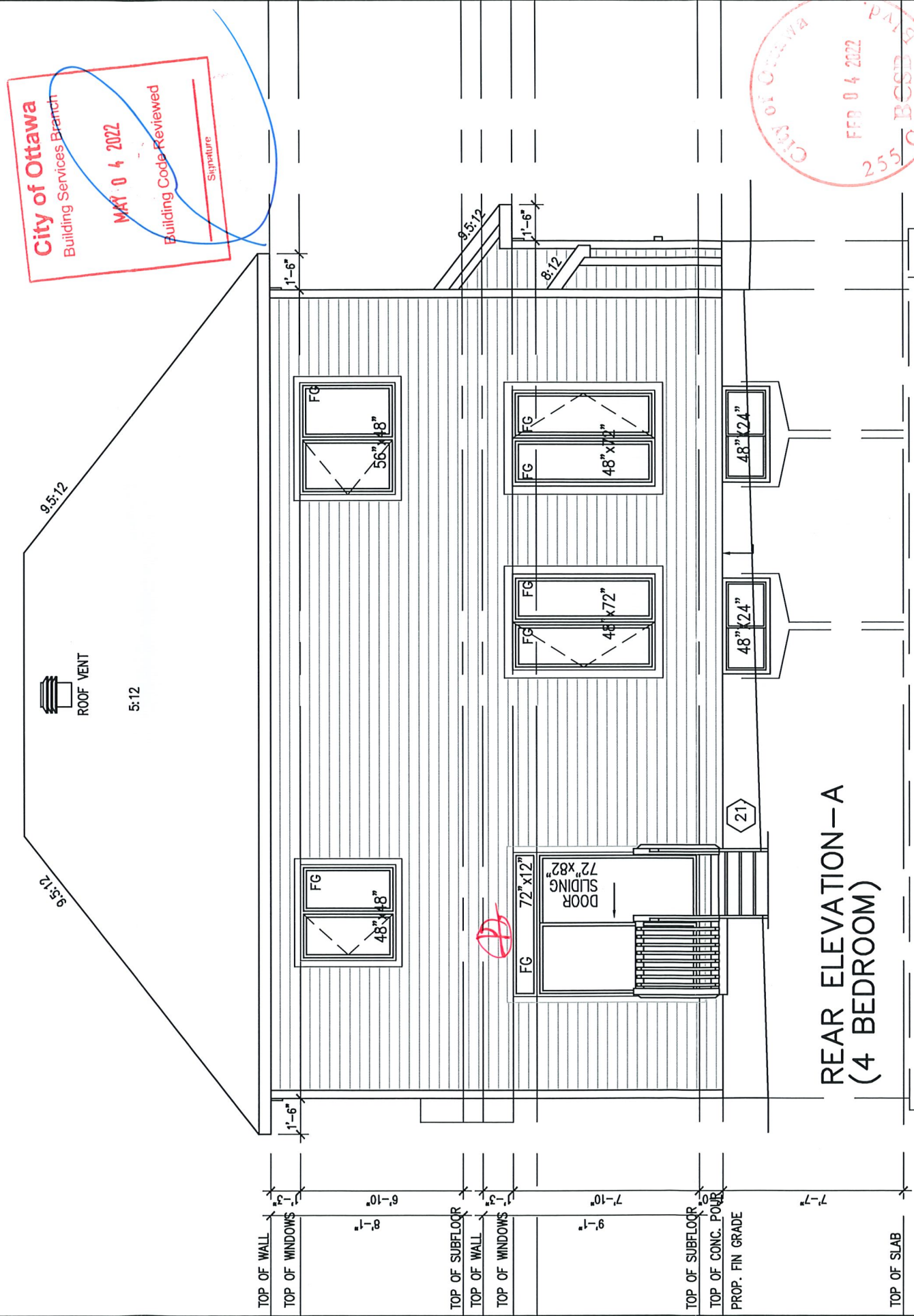
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D.C.L.	195	5

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ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED.
DO NOT SCALE DRAWINGS, USE DIMENSIONS PROVIDED.



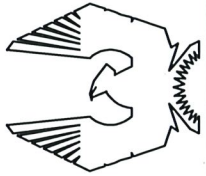
FRONT ELEVATION--A



REAR ELEVATION--A
(4 BEDROOM)

City of Ottawa
Building Services Branch
MAY 04 2022
Building Code Reviewed
Signature

City of Ottawa
FFB 04 2022
255 BCCB
Centre



PHOENIX HOMES

MADISON - 2020

SITE: PATHWAYS PH2

LOT NUMBER: 300

CIVIC ADDRESS: 49 DUN SKIPPER DRIVE

4	SENT FOR ENGINEERING REVIEW	26-JAN-22	GK
3	REVISED BEP BLACKLINES	NOV-2021	KE
2	BEP BLACKLINES	NOV-2021	KE
1	ISSUED FOR PRICING ONLY	DEC-2019	SP
No.	Description	Date	By
REVISIONS			

footprint: 43-10

drawn by: SP

date: NOV/19

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

sheet no: 5A

D.C.L. - 195

11

8

PHOENIX HOMES



MADISON - 2020

SITE: PATHWAYS PH2

LOT NUMBER:

CIVIC ADDRESS:
49 DUN SKIPPER DRIVE

REVISIONS	
No.	Description
1	ISSUED FOR PRICING ONLY
2	BEP BLACKLINES
3	REVISED BEP BLACKLINES
4	SENT FOR ENGINEERING REVIEW
26-JAN-22	GK
NOV-2021	KE
NOV-2021	KE
DEC-2019	SP
By Date	

footprint: 43-10

drawn by: SP

date: NOV/19

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

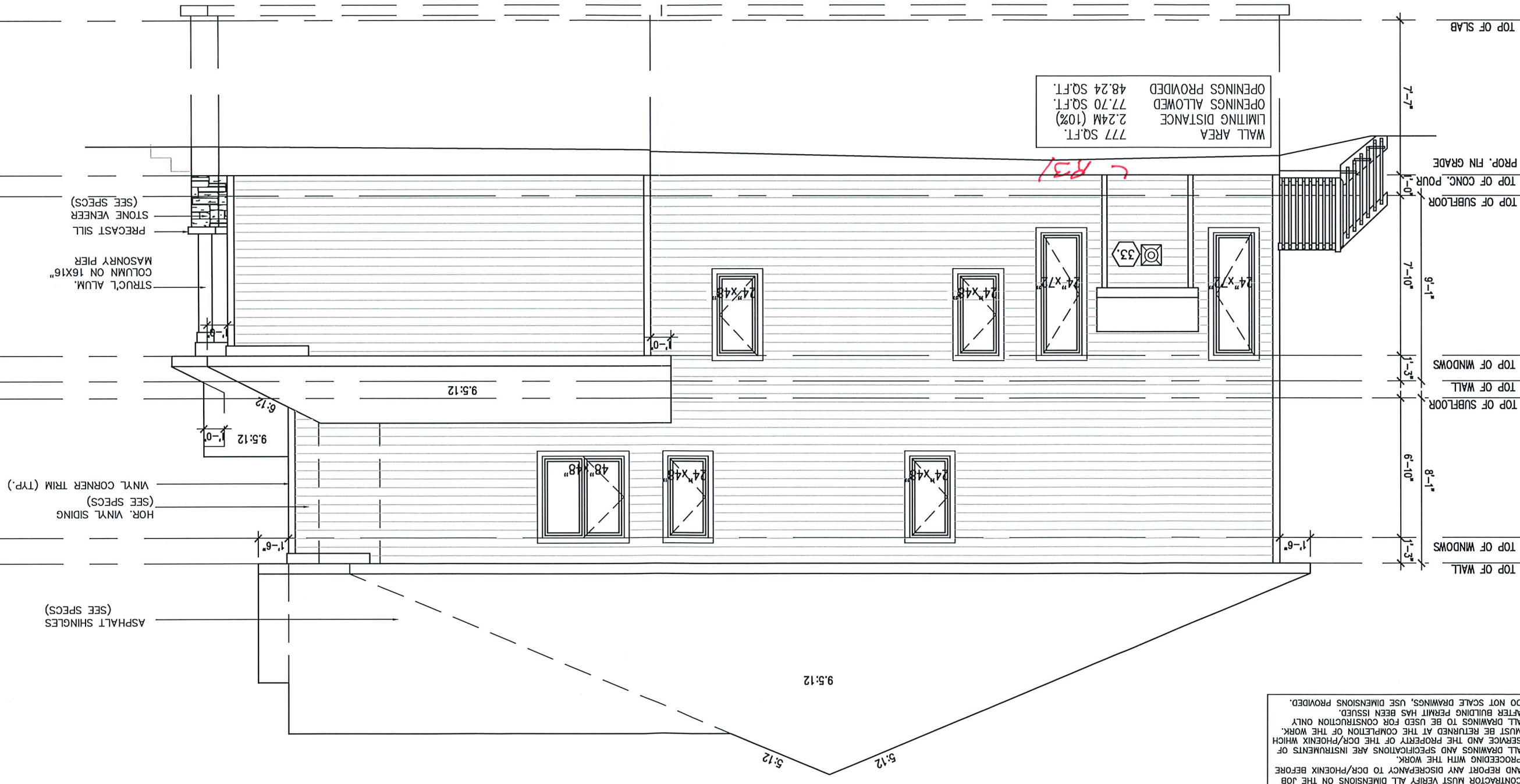
sheet no: 14

D.C.L. - 195

6A.1

8

LEFT SIDE ELEVATION-A
(4 BEDROOM)



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Building Services Branch

MAY 04 2022

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Signature



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PHOENIX HOMES



CIVIC ADDRESS:
49 DUN SKIPPER DRIVE

LOT NUMBER:

300

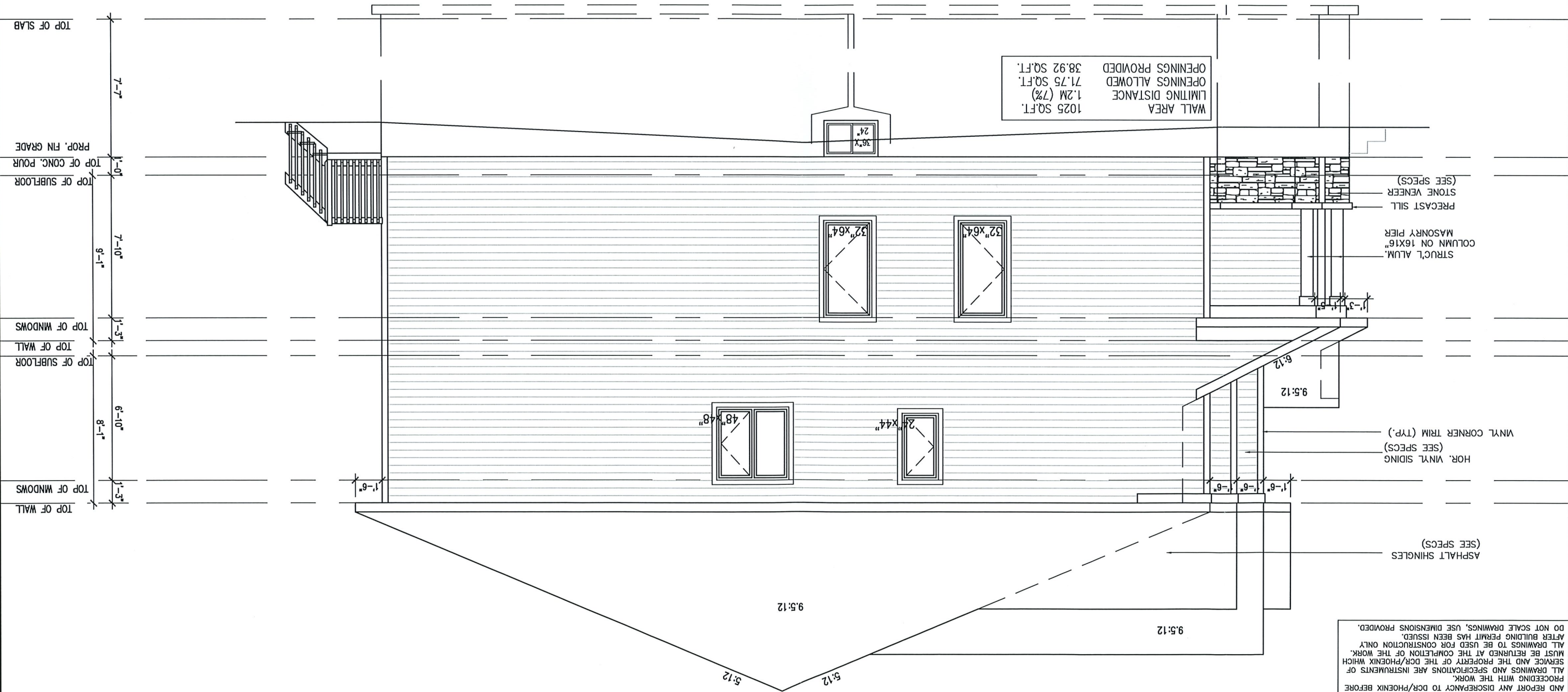
SITE: PATHWAYS PH2

MADISON - 2020

REVISIONS	
No.	Description
1	ISSUED FOR PRICING ONLY
2	BEP BLACKLINES
3	REMSD BEP BLACKLINES
4	SENT FOR ENGINEERING REVIEW
By	Date
SP	DEC-2019
KE	NOV-2021
KE	NOV-2021
GK	26-JAN-22

footprint: 43-10
drawn by: SP
date: NOV/19
scale: 3/16"=1'-0"
sheet no: 15
D.C.L. - 195
8

RIGHT SIDE ELEVATION-A
(4 BEDROOM)



CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DCR/PHOENIX BEFORE PROCEEDING WITH THE WORK.
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FEB 04 2022

PHOENIX HOMES



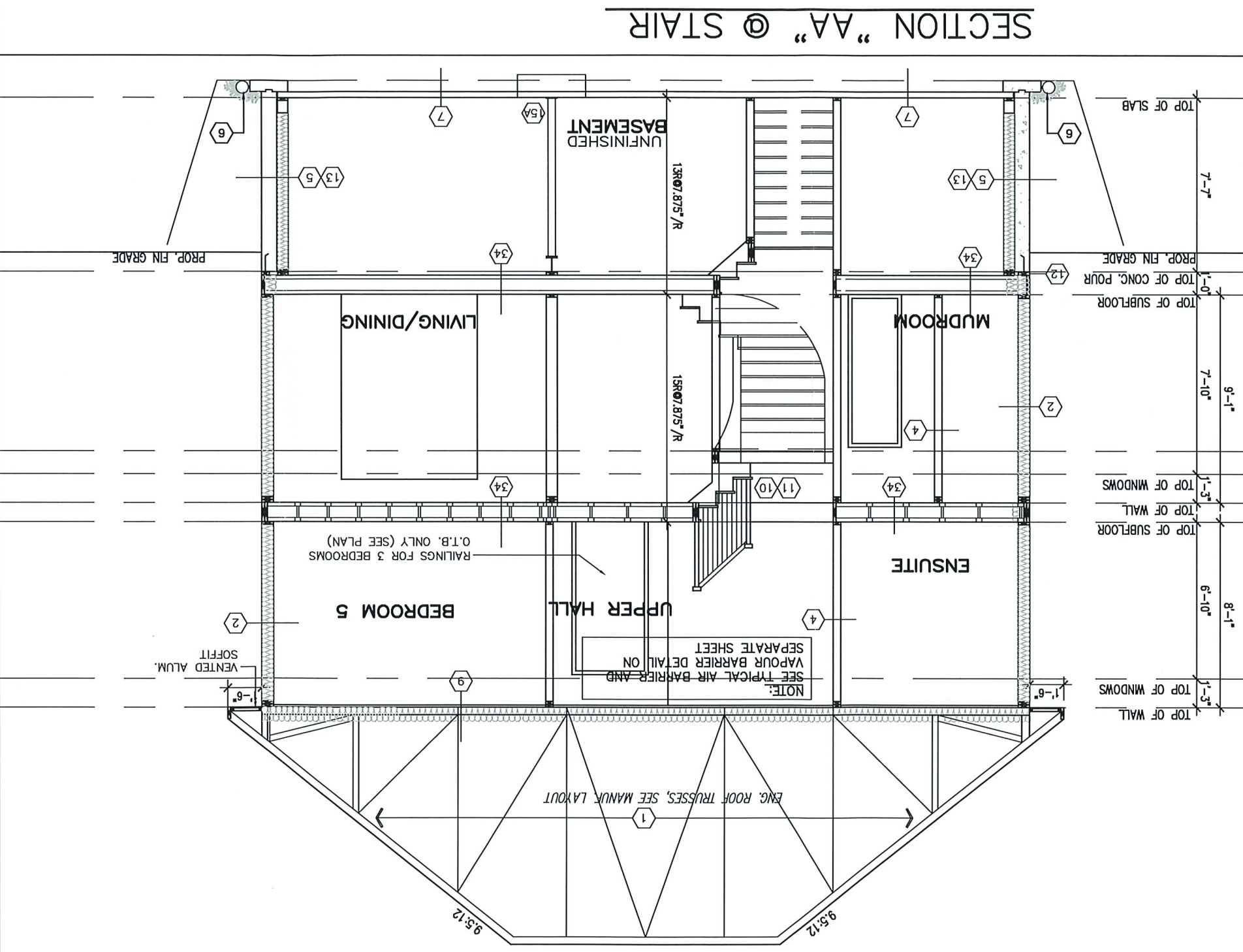
MADISON - 2020

SITE: PATHWAYS PH2

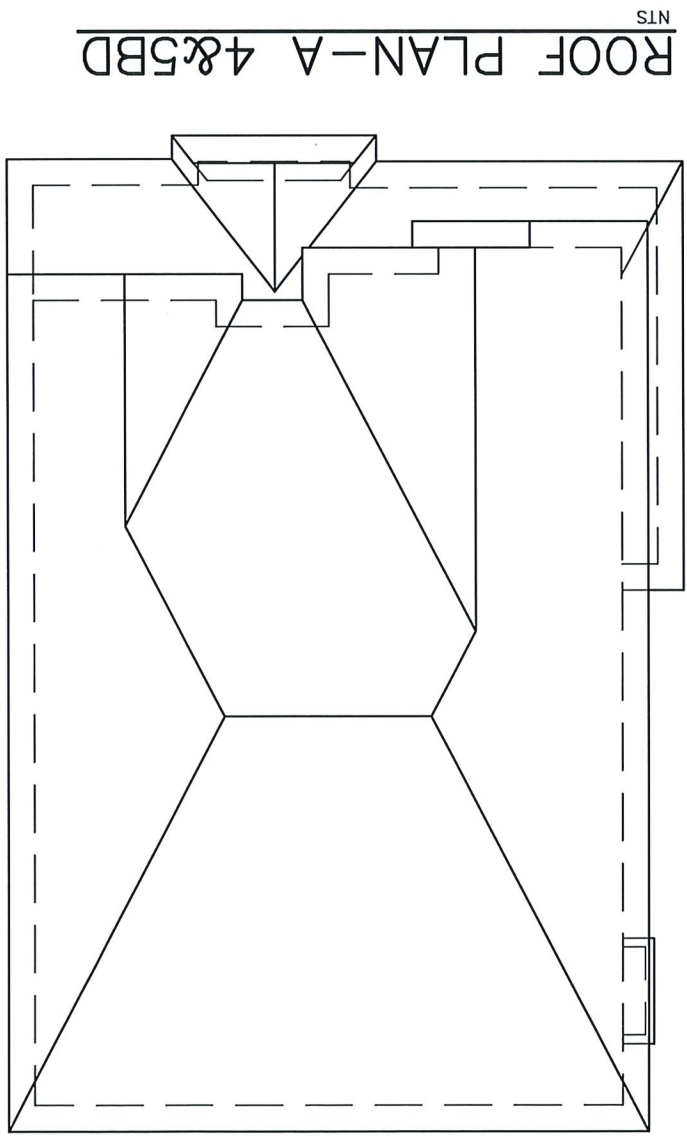
LOT NUMBER:
CIVIC ADDRESS:
49 DUN SKIPPER DRIVE

300

REVISIONS		No.	Description	Date	By
4	SENT FOR ENGINEERING REVIEW	26-JAN-22	GK		
3	REVISED BEP BLACKLINES	NOV-2021	KE		
2	BEP BLACKLINES	NOV-2021	KE		
1	ISSUED FOR PRICING ONLY	DEC-2019	SP		
drawn by: SP					
date: NOV/19					
scale: 3/16"=1'-0"					
sheet no: 17					
D.C.L. - 195					
footprint: 43-10					
8A					



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Building Services Branch
MAY 04 2022
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Signature



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