

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 2400mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 200mm (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.
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/CGSB-7.2M, AND WITH 102x150x9.5 (4"x6"x3/8") STL. PLATE TOP & BOTTOM. 910x910x300 (36"x36"x12") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FIL 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 FIL 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 60L TO BASE PLATE.
- 15C. **STEEL COLUMN (SEE O.B.C. 9.17.3.1, 9.17.3.4) 90mm(3-1/2")**
91A x4.75mm(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 60L 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 255mm (10-1/16") 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 WITH 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. **3-2"x6" BUILT-UP-POST ON 24"x24"x10" CONCRETE FOOTING. (SEPARATE WOOD FROM CONCRETE W/ 6mil POLY AS PER 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. 2-15m 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 TERMS. 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**
-19mm (3/4") T & G SUBFLOOR GLUED AND SCREWED TO ENGINEERED FLOOR JOIST SYSTEM. SUPPLY AND INSTALL BLOCKING AND/OR BRIDGING IF INDICATED BY FLOOR JOIST DESIGNER (REFER TO MANUFACTURER'S LAYOUTS AND INSTALLATION INSTRUCTIONS)
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 (3'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL.**
36. **LINTEL SPECIFICATION**
ALL WINDOW AND DOOR LINTELS TO BE COMPRISED OF 2-2X10 BUILT-UP WOOD BEAM, EACH END BEARING ON P2s (UNLESS NOTED OTHERWISE)
37. **THE FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3 5/8") THICK TO A MAX. DEPTH OF 350mm (13 7/8") 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)

- 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

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.

- 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 MANUFACTURER.
- 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", 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.

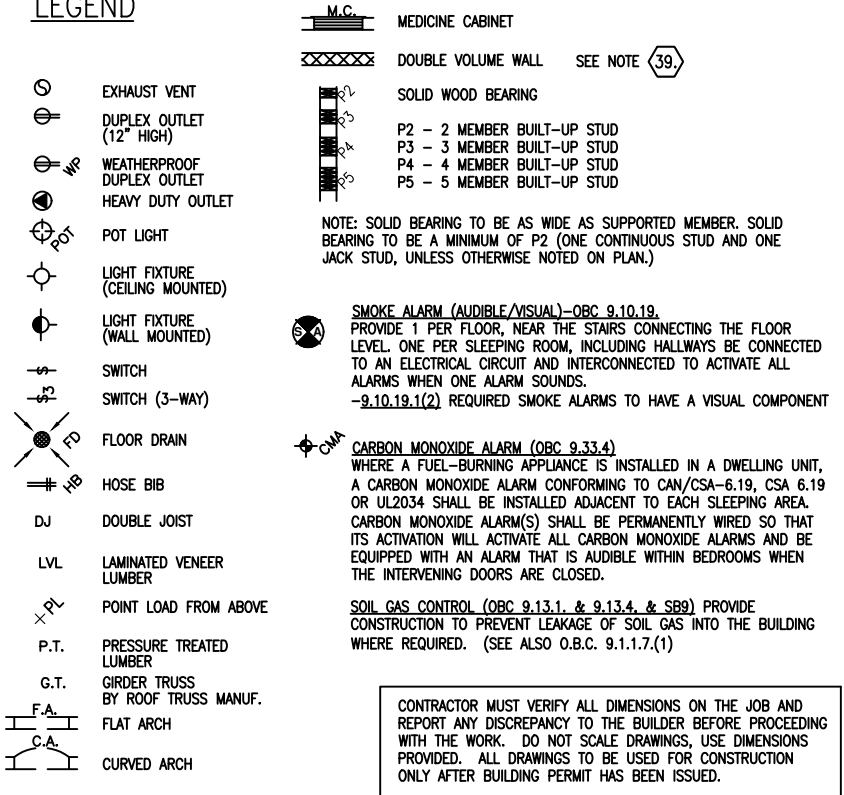
1 STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL
CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS "H".
2 REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

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

L7	90 x 90 x 6.0L	(3-1/2" x 3-1/2" x 1/4"L)
L8	90 x 90 x 8.0L	(3-1/2" x 3-1/2" x 5/16"L)
L9	100 x 90 x 8.0L	(4" x 3-1/2" x 5/16"L)
L10	125 x 90 x 8.0L	(5" x 3-1/2" x 5/16"L)
L11	125 x 90 x 10.0L	(5" x 3-1/2" x 3/8"L)
L12	150 x 100 x 10.0L	(6" x 4" x 3/8"L)

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

LEGEND



GREENFIELD R – 2023

SITE: XX

LOT NUMBER:

CIVIC ADDRESS:
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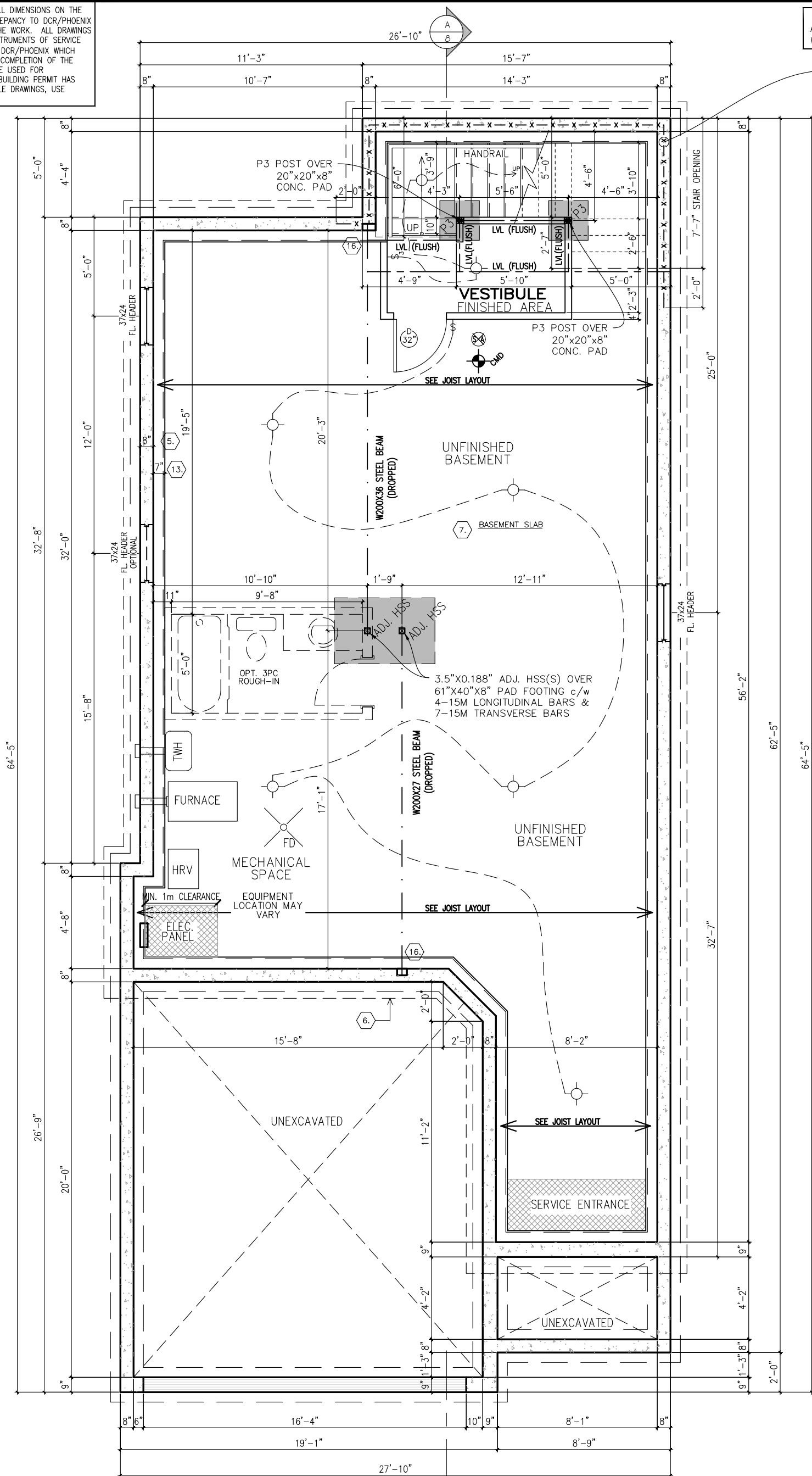
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7	ENGINEERS MARKUPS APPLIED	01/08/23	CB
6	ISSUED FOR ENGINEERING	17/07/23	CB
5	STND & ALTERNATE FLOOR PLANS SWITCHED	21/06/23	CB
4	ISSUED FOR LAYOUTS	26/05/23	CB
3	ALT. FLOOR PLANS ADDED & LARGER PANTRY	19/04/23	CB
2	WINDOWS REVISED	17/04/23	CB
No.	Description	dd/mm/yy	By
REVISIONS			

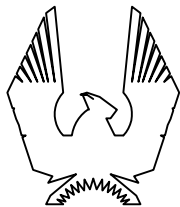
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****NOTE****
ALL WINDOW LINTELS TO BE 2-2X10
W/ P2 POSTS ON EACH SIDE U.N.O.

[OBC 9.15.4.7]
REINFORCE WALL W/
15M(V.)@ 20" o/c
15M BENT DOWELS
(32"x12")@20" o/c &
2-10M(H.)@ 16" o/c
c/w 15M BENT BARS
AROUND CORNERS 18"x18"



FOUNDATION PLAN
ALL ELEVATIONS - 42 SQ. FT. (2742 TOTAL)



PHOENIX HOMES

GREENFIELD R – 2023

SITE: XX

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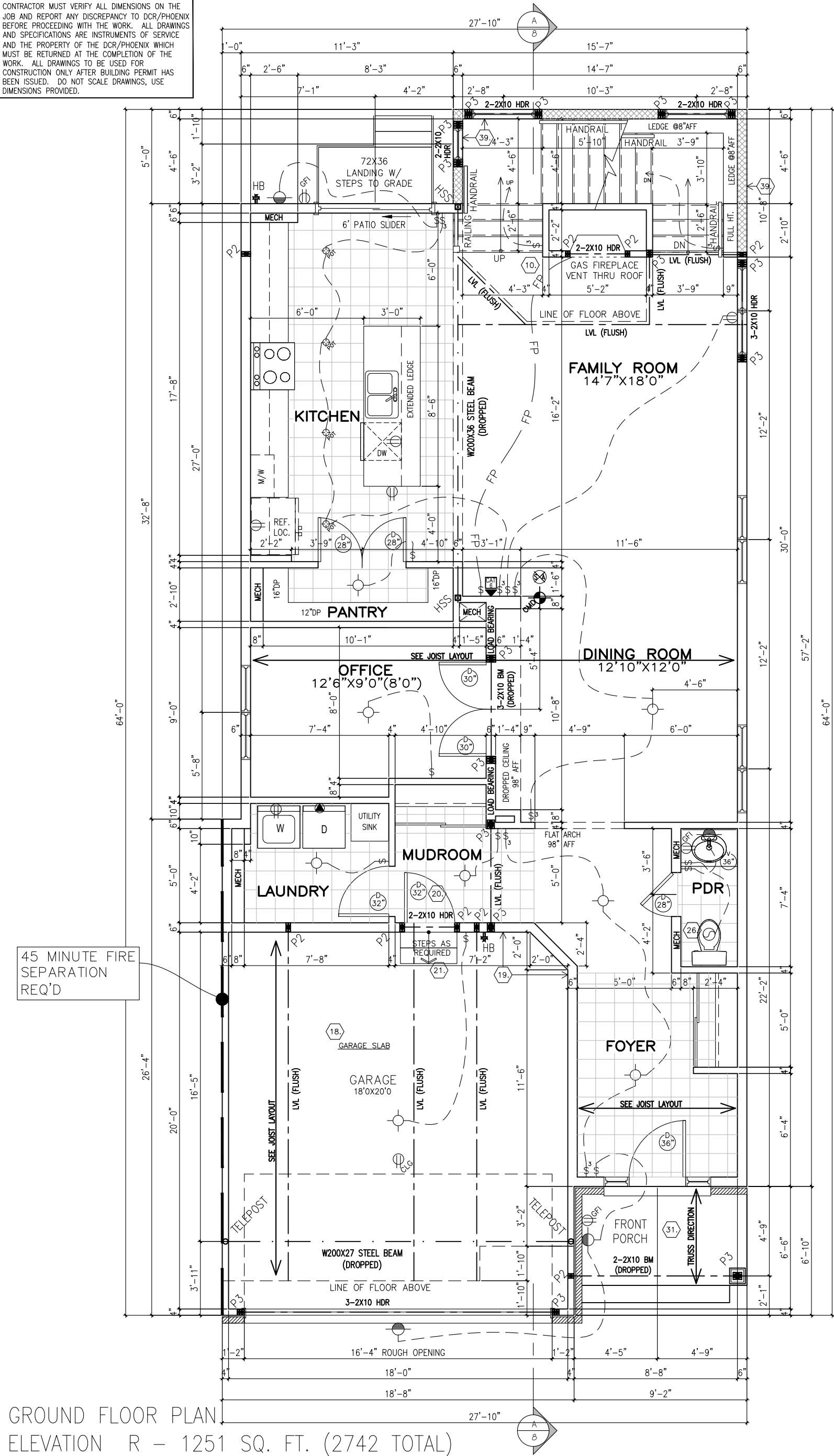
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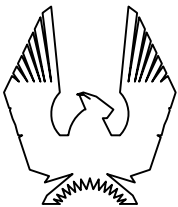
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****NOTE****
ALL WINDOW LINTELS TO BE 2-2X10
W/ P2 POSTS ON EACH SIDE U.N.O.



45 MINUTE FIRE
SEPARATION
REQ'D

GROUND FLOOR PLAN
ELEVATION R - 1251 SQ. FT. (2742 TOTAL)



PHOENIX HOMES

GREENFIELD R - 2023

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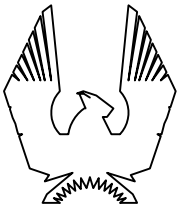
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****NOTE****
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W/ P2 POSTS ON EACH SIDE U.N.O.

LAUNDRY RELOCATED TO SECOND FLOOR

45 MINUTE FIRE
SEPARATION
REQ'D

ALTERNATE GROUND FLOOR PLAN
ELEVATION R - 1251 SQ. FT. (2742 TOTAL)



PHOENIX HOMES

GREENFIELD R - 2023

SITE: XX

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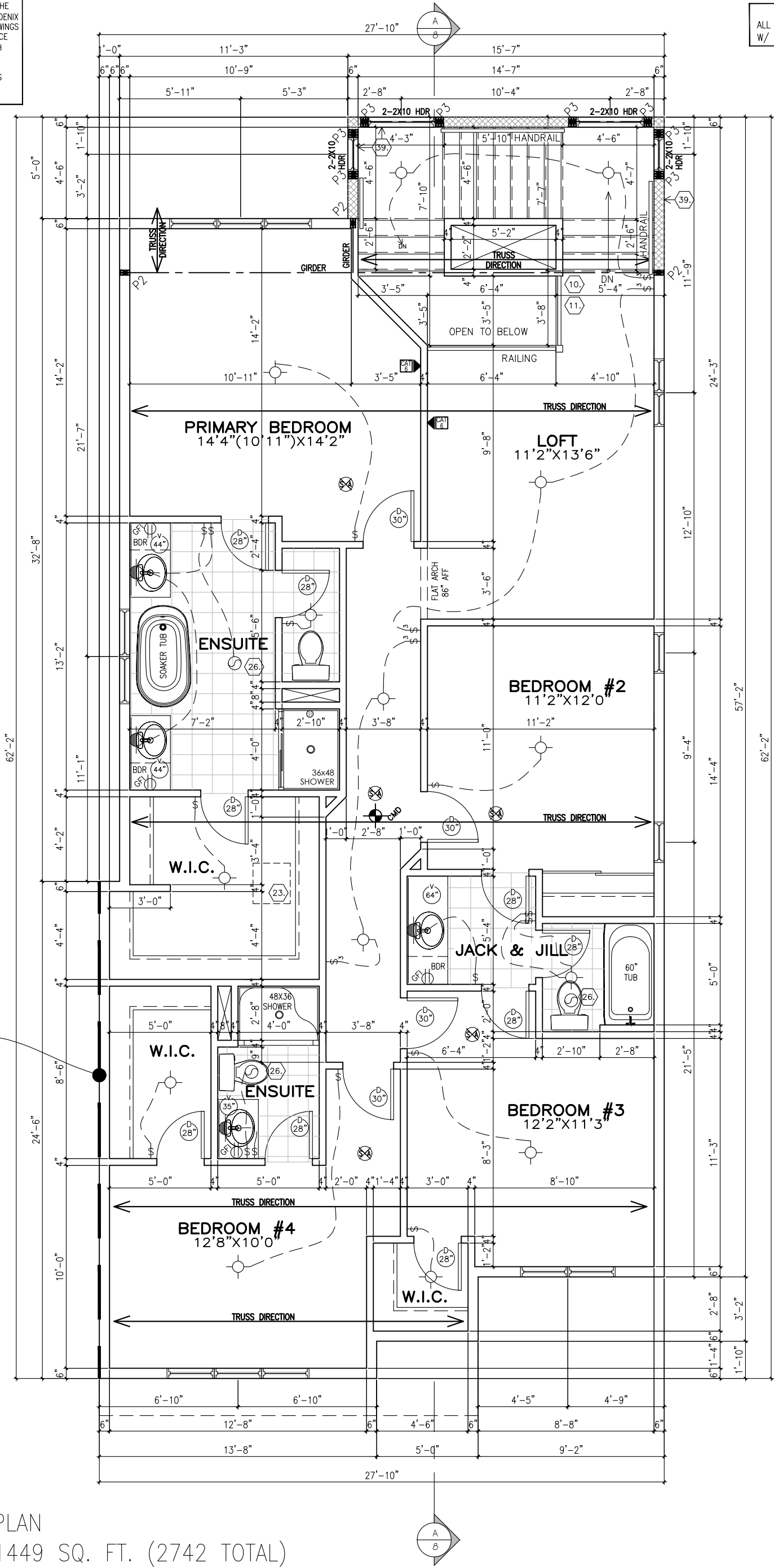
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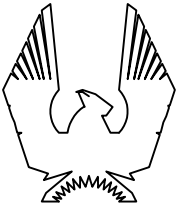
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****NOTE****
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W/ P2 POSTS ON EACH SIDE U.N.O.



SECOND FLOOR PLAN
ELEVATION R – 1449 SQ. FT. (2742 TOTAL)



PHOENIX HOMES

GREENFIELD R – 2023

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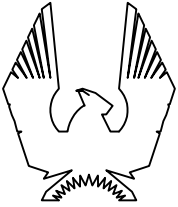
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W/ P2 POSTS ON EACH SIDE U.N.O.

45 MINUTE FIRE
SEPARATION
REQ'D

ALTERNATE SECOND FLOOR PLAN
ELEVATION R – 1449 SQ. FT. (2742 TOTAL)



PHOENIX HOMES

GREENFIELD R – 2023

SITE: XX

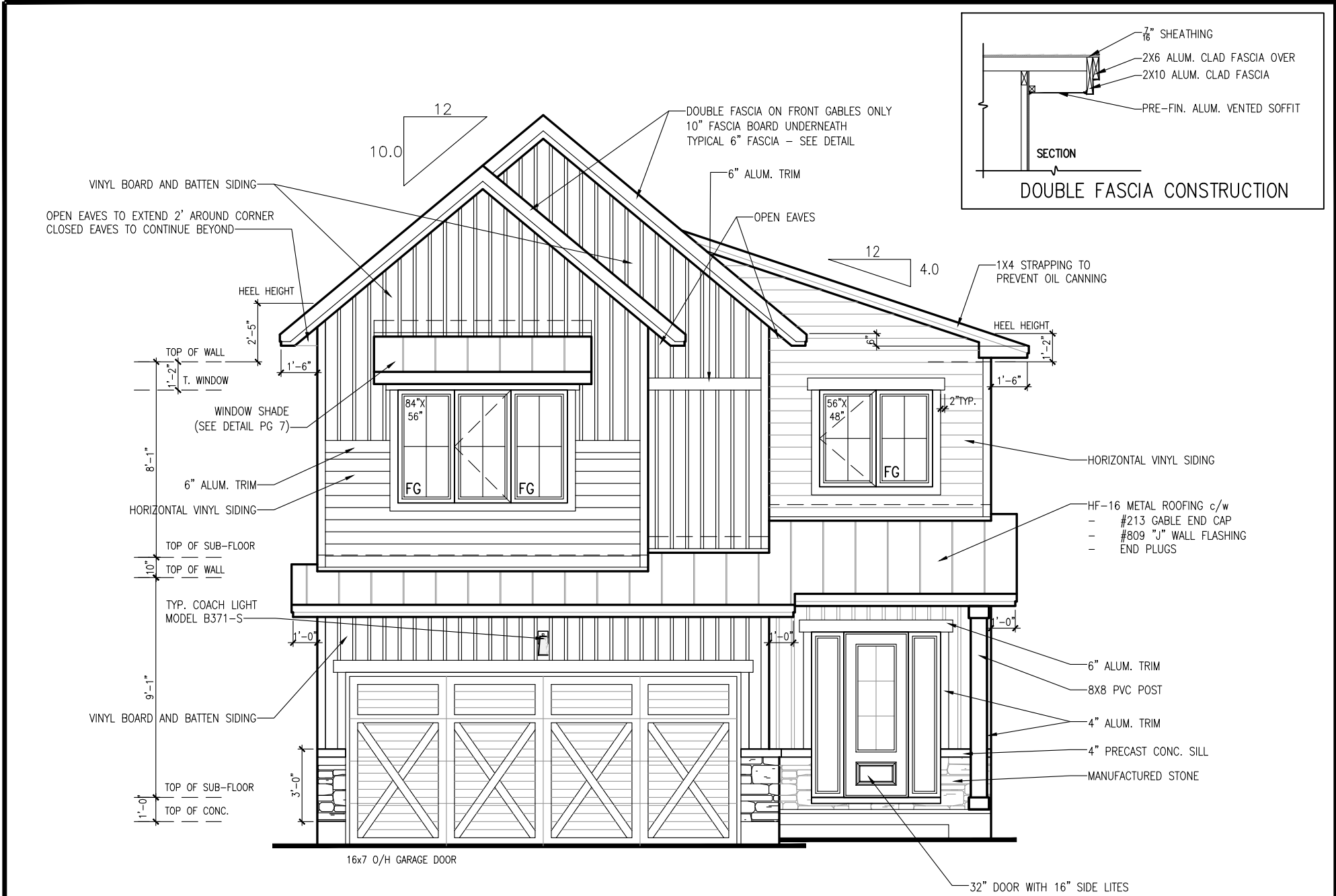
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CIVIC ADDRESS:
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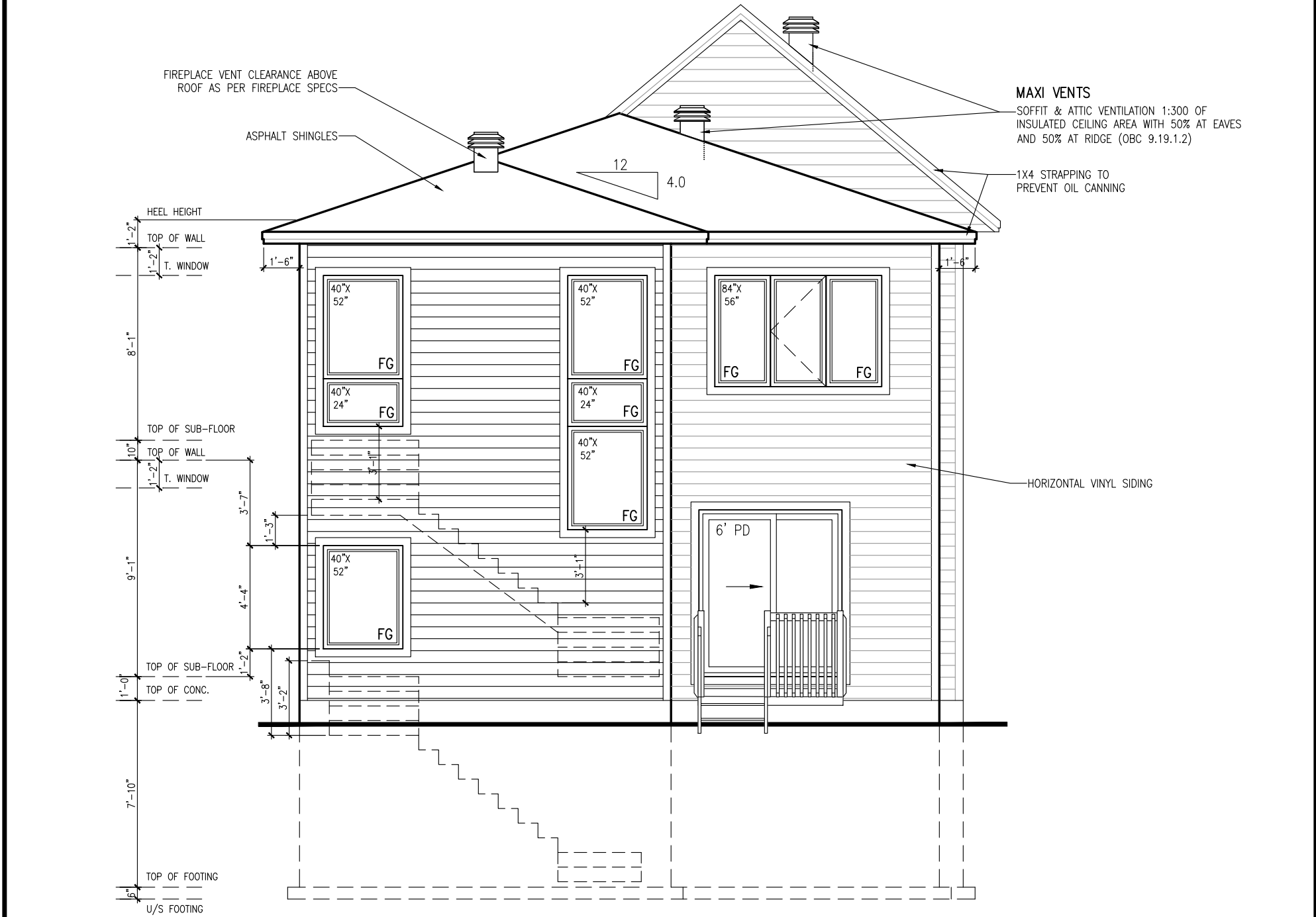
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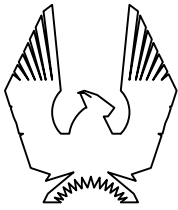
7	ENGINEERS MARKUPS APPLIED	01/08/23	CB
6	ISSUED FOR ENGINEERING	17/07/23	CB
5	STND & ALTERNATE FLOOR PLANS SWITCHED	21/06/23	CB
4	ISSUED FOR LAYOUTS	26/05/23	CB
3	ALT. FLOOR PLANS ADDED & LARGER PANTRY	19/04/23	CB
2	WINDOWS REVISED	17/04/23	CB
No. Description		dd/mm/yy	By
REVISIONS			

footprint:	35-##
drawn by:	CB
date:	MAR 17/23
scale:	3/16"=1'-0"
sheet no:	4R of 8
D.C.L.-A-10	



FRONT ELEVATION R





PHOENIX HOMES

GREENFIELD R - 2023

SITE: XX

LOT NUMBER: XX

CIVIC ADDRESS: XX

7	ENGINEERS MARKUPS APPLIED	01/08/23	CB
6	ISSUED FOR ENGINEERING	17/07/23	CB
5	STND & ALTERNATE FLOOR PLANS SWITCHED	21/06/23	CB
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2	WINDOWS REVISED	17/04/23	CB
No.	Description	dd/mm/yy	By
REVISIONS			

footprint: 35-##

drawn by: CB

date: MAR 17/23

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

sheet no: D.C.L.-A-10

5R of 8

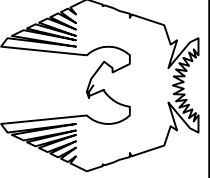


U.P.O. CALCULATION	
LIMITING DISTANCE	1.20m
WALL AREA	1191.3 SQ. FT.
OPENINGS ALLOWED	83.15 SQ. FT. (7%)
OPENINGS PROVIDED	82.38 SQ. FT. (6.9%)

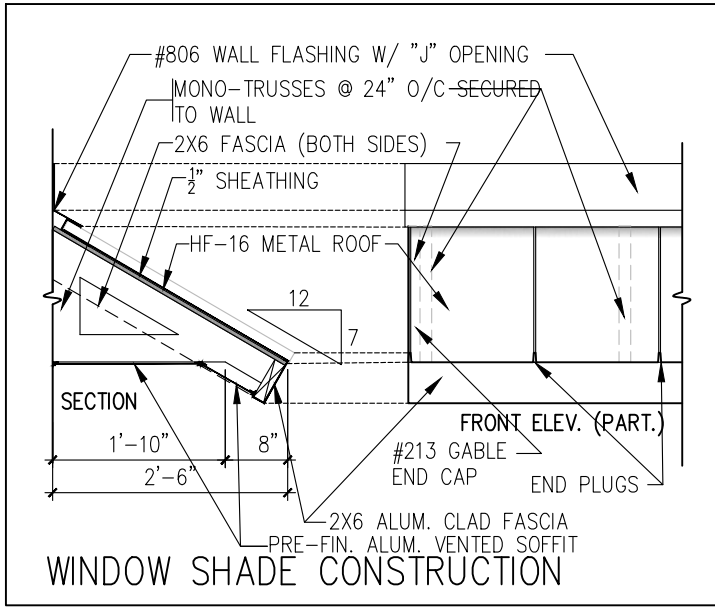
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drawn by:	CB
date:	MAR 17/23
scale:	3/16" = 1' - 0"
sheet no:	D.C.L. - A-10
6R of 8	

7	ENGINEERS MARKUPS APPLIED	01/08/23	CB
6	ISSUED FOR ENGINEERING	17/07/23	CB
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2	WINDOWS REVISED	17/04/23	CB
No. Description		dd/mm/yy	By
REVISIONS			

GREENFIELD R - 2023
SITE: XX
LOT NUMBER: XXX
CIVIC ADDRESS: XX



PHOENIX HOMES



MAXI VENTS
SOFFIT & ATTIC VENTILATION 1:300 OF
INSULATED CEILING AREA WITH 50% AT EAVES
AND 50% AT RIDGE (OBC 9.19.1.2)

12
4.0
FIREPLACE VENT CLEARANCE ABOVE
ROOF AS PER FIREPLACE SPECS

HEEL HEIGHT
1'-2"
TOP OF WALL
1'-2"
T. WINDOW
8'-1"
TOP OF SUB-FLOOR
10"
TOP OF WALL
1'-2"
T. WINDOW
9'-1"
TOP OF SUB-FLOOR
1'-0"
TOP OF CONC.

20"x
52"
FG
20"x
24"
FG
20"x
52"
FG

56"x
42"
FG

24"x
60"
60"x
60"
24"x
60"
FG

37"x
24"

37"x
24"
OPTIONAL

WINDOWS FOR
ALTERNATE FLOOR PLANS

WINDOW SHADE
(SEE DETAIL PG 7)

HEEL HEIGHT
TOP OF WALL
GARAGE
1'-6"
9'-1" GARAGE WALL HEIGHT
TOP OF CONC.

U.P.O. CALCULATION	
LIMITING DISTANCE	4.60m
WALL AREA	100.00 SQ. FT.
OPENINGS ALLOWED	12.00 SQ. FT. (12%)
OPENINGS PROVIDED	10.70 SQ. FT. (10.7%)

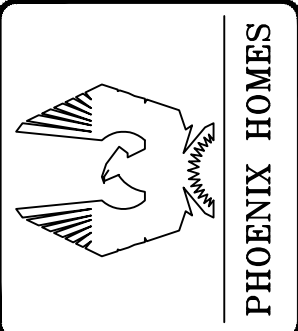
U.P.O. CALCULATION	
LIMITING DISTANCE	1.20m
WALL AREA	659.50 SQ. FT.
OPENINGS ALLOWED	46.17 SQ. FT. (7%)
OPENINGS PROVIDED	40.48 SQ. FT. (6.1%)

LEFT SIDE ELEVATION
ELEVATION R

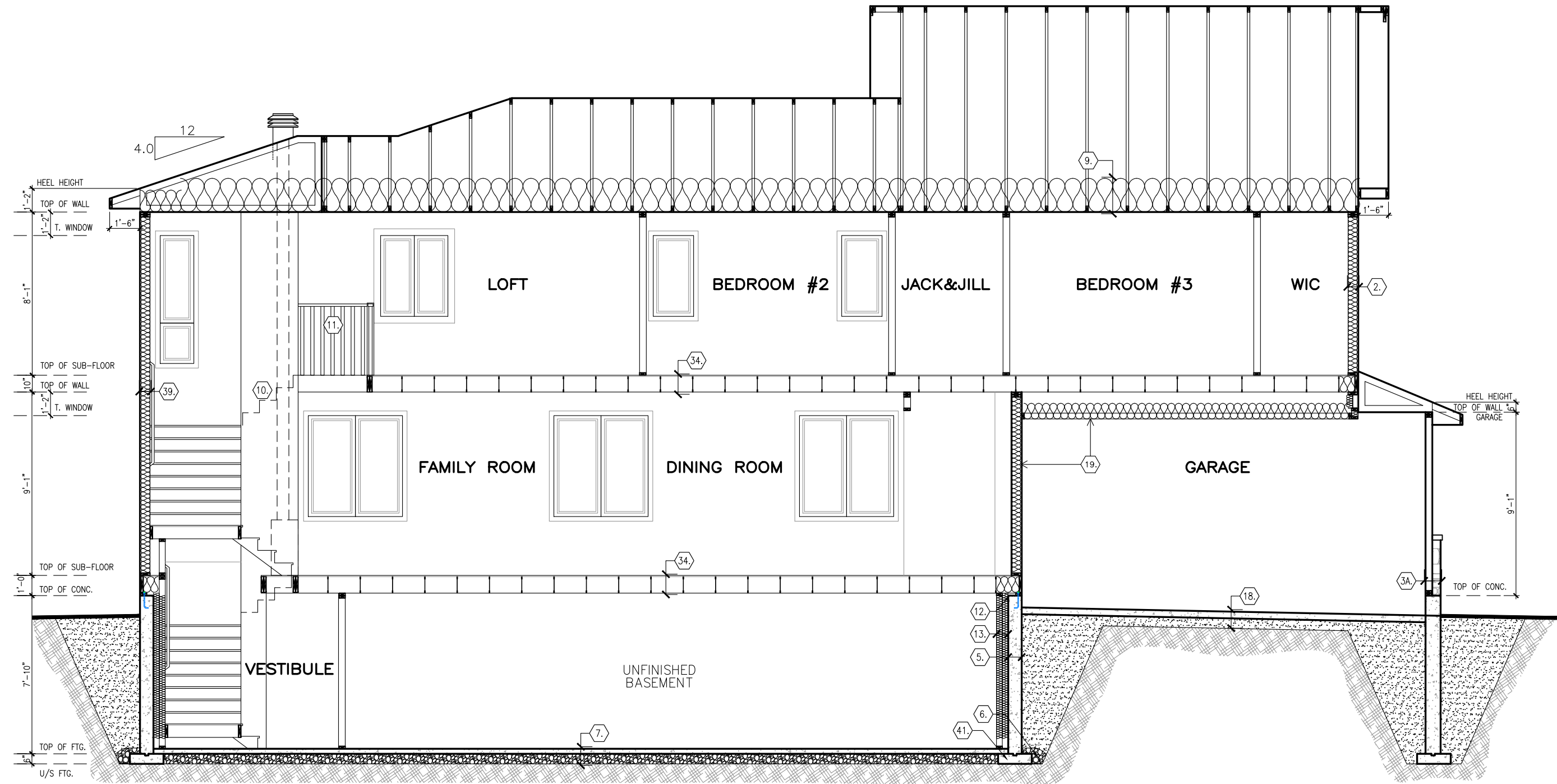
footprint:	35-##
drawn by:	CB
date:	MAR 17/23
scale:	3/16"=1'-0"
sheet no:	7R of 8
D.C.L.-A-10	

ENGINEERS MARKUPS APPLIED	01/08/23	CB
ISSUED FOR ENGINEERING	17/07/23	CB
STND & ALTERNATE FLOOR PLANS SWITCHED	21/06/23	CB
ISSUED FOR LAYOUTS	26/05/23	CB
ALT. FLOOR PLANS ADDED & LARGER PANTRY	19/04/23	CB
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REVISIONS		

GREENFIELD R - 2023
SITE: XX
LOT NUMBER: XXX
CIVIC ADDRESS: XX



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.



footprint:	35-##
drawn by:	CB
date:	MAR 17/23
scale:	3/16" = 1'-0"
sheet no:	D.C.L.-A-10
8R of 8	

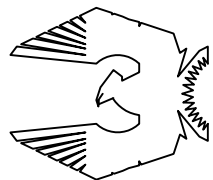
7	ENGINEERS MARKUPS APPLIED	01/08/23	CB
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PHOENIX HOMES