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 8:12 OR GREATER) 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, 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" GARAGE WALL)
SIDING AS PER ELEVATION, APPROVED AIR BARRIER, 38x89 (2"x4") STUDS @ 400mm (16") O.C., [FOR CLIENT UPGRADE ONLY – RSI 3.35 (R19) INSULATION AND APPROVED VAPOUR 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, 22x180x0.76mm (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" GARAGE WALL)
90mm (4") FACE BRICK 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED AIR BARRIER, 38x89 (2"x4") STUDS @ 400mm (16") O.C. [FOR CLIENT UPGRADE ONLY – 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 FOR BEARING 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/w 2–15M REBAR TOP & BOTTOM) WITH BITUMENOUS DAMPPROOFING AND OPT. DRAINAGE LAYER. DRAINAGE LAYER REQ. WHEN BASEMENT INSUL. EXTENDS 900 (2'–11") BELOW FIN. GRADE. MAXIMUM POUR HEIGHT 2390 (7'–10") ON 500x155 (20"x6") CONTINUOUS KEYED CONC. FTG. 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 DAMPPROOFING BELOW SLAB.

8. EXPOSED FLOOR TO EXTERIOR PROVIDE RSI 5.46 (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(2) STAIR WIDTH MEASURED BETWEEN WALL FACES OR GUARDS SHALL BE NOT LESS THAN 860mm (33 $\frac{7}{8}$") FOR REQUIRED EXIT STAIRS SERVING A HOUSE OR DWELLING UNIT.
–9.8.2.2(3) CLEAR HEIGHT OVER STAIRS SHALL NOT BE LESS THAN 1950mm (76 $\frac{3}{4}$")
–9.8.4 STEP DIMENSIONS (TABLE 9.8.4.1)

STAIR COMPONENT	MINIMUM	MAXIMUM
RISE	125mm (4 $\frac{15}{16}$")	200mm (7 $\frac{7}{8}$")
RUN	255mm (10 $\frac{1}{16}$")	355mm (14")

–9.8.4.4 UNIFORMITY & TOLERANCES FOR RISERS & TREADS
–BETWEEN ADJACENT TREADS & LANDINGS = 5mm
–BETWEEN TALLEST & SHORTEST RISER IN FLIGHT=10mm
–9.8.4.6(1)(b) MAX. NOSING 25mm (1")
–9.8.7.5(1)(b) CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE MIN. 50mm (1 $\frac{15}{16}$")
–9.8.7.6(1) HANDRAILS SHALL NOT PROJECT MORE THAN 100mm (3 $\frac{15}{16}$") INTO REQUIRED WIDTH OF STAIR <SEE 9.8.2.1(1)>

11. GUARDS –OBC. 9.8.8.3.–
(1) EXT. GUARDS HEIGHT: =1070mm (42 $\frac{1}{8}$") MIN.
(2) INT. GUARDS HEIGHT: =900mm (35 $\frac{7}{16}$") MIN.
(1) STAIR LANDING GUARDS: =1070mm (42 $\frac{1}{8}$") MIN.
–9.8.8.5(1) MAX. OPENINGS THROUGH GUARDS =100mm (3 $\frac{15}{16}$")

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$\frac{1}{2}$") CONTINUOUS BATT INSULATION. 2"x4" STUD WALL PLACED 3$\frac{1}{2}$" AWAY FROM WALL. FILL STUD CAVITY WITH R10 BATT INSULATION. APPROVED VB TO 8" ABOVE FLOOR LEVEL.
OR
–APPROVED BLANKET INSULATION (R20) MECHANICALLY SECURED TO CONCRETE FOUNDATION WALL WITH 100mm HILTI PINS (COMES WITH PLASTIC WASHER)

DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL.

(SEE DETAIL ON "SB–12 DETAILS" PAGE)

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 (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 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 OBC. 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 OBC. 9.17.3.1, 9.17.3.4) 90mm(3–1/2") DIA.X4.78mm(.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 2–12mm 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 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 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. 3–2"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 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
–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 (1'–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 $\frac{9}{16}$") THICK TO A MAX. DEPTH OF 350mm (13 $\frac{3}{4}$") 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 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 BUILDINGAS 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.

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 ST 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

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)

LOOSE STEEL LINTELS

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)

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

MASONRY VENEER LINTEL SCHEDULE [OBC2012]
PROVIDE 6"MINIMUM BEARING EACH END 9.20.5.2B

OPENINGS	LINTEL SIZE
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"

LEGEND

M.C. MEDICINE CABINET
DOUBLE VOLUME WALL SEE NOTE 39.
EXHAUST VENT
DUPLEX OUTLET (12" HIGH)
WP WEATHERPROOF DUPLEX OUTLET
HEAVY DUTY OUTLET
POT POT LIGHT
LIGHT FIXTURE (CEILING MOUNTED)
LIGHT FIXTURE (WALL MOUNTED)
S SWITCH
3 SWITCH (3–WAY)
FD FLOOR DRAIN
HB HOSE BIB
DJ DOUBLE JOIST
LVL LAMINATED VENEER LUMBER
PL POINT LOAD FROM ABOVE
P.T. PRESSURE TREATED LUMBER
G.T. GIRDER TRUSS BY ROOF TRUSS MANUF.
F.A. FLAT ARCH
C.A. CURVED ARCH

SOLID WOOD BEARING
P2 – 2 MEMBER BUILT–UP STUD
P3 – 3 MEMBER BUILT–UP STUD
P4 – 4 MEMBER BUILT–UP STUD
P5 – 5 MEMBER BUILT–UP STUD

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

SMOKE ALARM (AUDIBLE/VISUAL)–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

CMA CARBON MONOXIDE ALARM (OBC 9.33.4)
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. 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. 9.1.1.7.(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

SPRINGFIELD R – 2022

SITE: WHITE TAIL RIDGE

LOT NUMBER: 129

CIVIC ADDRESS: 124 FRANK FISHER CRESCENT

No.	Description	dd/mm/yy	By
13	REVISION TO FRONT PORCH LIGHT LOCATION	23/05/24	SP
12	FINAL FOR SITE–REVISION TO KITCHEN WINDOW	01/04/24	SP
11	FINAL FOR SITE	05/01/24	CB
10	FINAL BLACKLINES	11/12/23	CB
9	BEP FOR SITE – REVISED FRONT ELEV SHOWN	26/09/23	CB
8	BEP FOR SITE	19/09/23	CB
REVISIONS			

footprint:	B–24
drawn by:	SD
date:	SEP/12
scale:	3/16"=1'–0"
sheet no:	1
D.C.L.–A–4	9

SRP400 R10 [2⅝" THICK SHEETS]
EXTEND 48" BEYOND FOOTING EXTERIOR
EXTEND 24" BEYOND FOOTING INTERIOR

- FLAT CEILINGS THROUGHOUT – NO STIPPLE
- S/I BYPASS SLIDING DOORS IN LIEU OF VINYL

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

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

FOUNDATION LEGEND
- INSULATION UNDER FOOTINGS
- PAD FOOTING LOCATION
- STANDARD CONC. HEIGHT
- CONC. DROPPED 18" FROM T.O. CONC.
- CONC. DROPPED 36" FROM T.O. CONC.
- CONC. DROPPED 48" FROM T.O. CONC.
- CONC. DROPPED 72" FROM T.O. CONC.

13'-11" | 37'-11"
11'-10" | 10'-5" | 13'-0"
6'-6" | 6'-0" | 5'-10" | 5'-11" | 6'-6" | 7'-2"
HB | FL. HEADER | OWP | 6' PATIO SLIDER | 8'-0" DOOR BUCK
60x48 FL. HEADER | 30x48 FL. HEADER
STEP DN 72" FROM T/FND
BASEMENT SLAB
W 200X27 (DR)
LVL
S/I CAT6 AND OUTLET @ 75" A.F.F.
STEP DN FTG 10" FROM T/FTG
STEP DN 48" FROM T/FND
FINISHED REC. ROOM
TORLYS LVT
FINISHED DRYWALL AROUND POST
ADJ. HSS
GYM/OFFICE
TORLYS LVT
STEP DN FTG 10" FROM T/FTG
STEP DN 72" FROM T/FND
ROUGH-IN FOR FUTURE BAR SINK
STEP DN 36" FROM T/FND
JOIST @ 16" o/c BELOW KITCHEN
3.5"X0.188" ADJ. HSS OVER 36"X36"X8" PAD FOOTING c/w 3-15M BOTTOM E/W
S/I OPTIONAL WINDOW
BEDROOM #4
CARPET
S/I CAT6 AND OUTLET @ 60" A.F.F.
15M(VERT.& HOR.) @ 16" o/c &15M BENT DOWELS (32"X12") @ 16" o/c (SEE ELEV.)
FINISHED AREA CARPET
LVL FLUSH
UP
UNFINISHED
STEP DN FTG 2" FROM T/FTG
8'-6" STAIR OPENING ON BOTTOM | 9'-9" STAIR OPENING ONSTOP
PROVIDE SLOPE FOR HEADROOM (SEE SECTION)
FINISHED AREA STORAGE
3PC WASHROOM
W.I.C.
CARPET
S/I LAUNDRY TUB
3.5"X0.188" ADJ. HSS OVER 36"X36"X8" PAD FOOTING c/w 3-15M BOTTOM E/W
FURNACE
UNFINISHED AREA
STEP DN 36" FROM T/FND
STEP DN 48" FROM T/FND
CHECK TO 4" BELOW SLAB
STEP DN 18" FROM T/FND
UNEXCAVATED
MECHANICAL SPACE
LOCATION OF MECHANICAL EQUIPMENT MAY VARY
HWT | HRV
CHECK TO 4" BELOW FIN. GRADE
STEP DN 18" FROM T/FND
15M(VERT.& HOR.) @ 16" o/c &15M BENT DOWELS (32"X12") @ 16" o/c (SEE ELEV.)
STEP DN FTG 2" FROM T/FTG
STEP DN 18" FROM T/FND
4" MASONRY LEDGE DROPPED 18" BELOW TOP OF CONCRETE
51'-10"

BASEMENT PLAN

BASEMENT = 1249 SQ. FT.
GROUND FLOOR = 1834 SQ. FT.
TOTAL = 3083 SQ. FT.

R ELEVATION

PHOENIX HOMES

SPRINGFIELD R – 2022

SITE: WHITE TAIL RIDGE

LOT NUMBER: 129

CIVIC ADDRESS: 124 FRANK FISHER CRESCENT

No.	Description	dd/mm/yy	By
13	REVISION TO FRONT PORCH LIGHT LOCATION	23/05/24	SP
12	FINAL FOR SITE-REVISION TO KITCHEN WINDOW	01/04/24	SP
11	FINAL FOR SITE	05/01/24	CB
10	FINAL BLACKLINES	11/12/23	CB
9	BEP FOR SITE – REVISED FRONT ELEV SHOWN	26/09/23	CB
8	BEP FOR SITE	19/09/23	CB

REVISIONS

footprint:	B-24
drawn by:	SD
date:	SEP/12
scale:	3/16"=1'-0"
sheet no:	2
D.C.L.-A-4	9

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
- S/I BYPASS SLIDING DOORS IN LIEU OF VINYL

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

GAS BBQ STUB NEXT TO SOLARIUM DOOR

12' HIGH WALL

EXTEND LINTEL TO MATCH W/ FLOOR BELOW

FRENCH RAILING

2-2X10 6' PATIO SLIDER

TWELVE OAKS HRDWD
SUN ROOM
10'9"X12'0"
12' CEILING

GIRDER TRUSS

3-2X10

FRAMERS NOTE
P2+1 MEANS 2 FULL HEIGHT KING STUDS +1 JACK STUD

RAISE FIREPLACE 12"

FRENCH DOORS
60x30 TRANSOM ABV.

PRIMARY BEDROOM
13'2"X14'11"

TWELVE OAKS HRDWD
LIVING RM
12'2"X17'6"
12' CEILING

TWELVE OAKS HRDWD
DINING RM
11'1"X11'0"
12' CEILING

S/I CAT6 AND OUTLET @ 75" A.F.F.

S/I GLASS PANEL ON 42"H HALF WALL

S/I CAPPED WALL SCONCE 10" ABV. WINDOW TRIM

S/I ½" GAS STOVE LINE W/ 110V OUTLET
S/I MAKEUP AIR

EXTENDED LEDGE

KITCHEN
18'1"X8'11"
12' CEILING

TWELVE OAKS HRDWD

ENSUITE

60" SOAKER TUB

36"X36" SHOWER

W.I.C.

S/I FRIDGE WATERLINE

S/I BACKING FOR FUTURE HANDHELD SHOWER FIXTURE

PROVIDE ARCHED OPENING IN LIEU OF DOOR

LAUNDRY/MUDROOM

RAILING

BEDROOM 2
13'4"x10'2"

S/I BACKING FOR FUTURE SHELF @ 60"AFF

3-1.75"x9.5" LVL

STEPS AS REQUIRED

LOAD BEARING WALL

3-2X10

HB

9'1" CEILING

TWELVE OAKS HRDWD

GIRDER TRUSS

MAIN BATH
S/I 12"X12" SHOWER NICHE

FINISHED GARAGE WITH R12 INSULATION IN WALLS & R40 IN CEILING ATTIC SPACE (DRYWALL TO HAVE ONE COAT)

S/I BELT DRIVE GARAGE DOOR OPENER

15'6" HIGH WALL

GARAGE
28'0"X21'0"(19'-0")

GARAGE SLAB

FOYER
15'6" CEILING

3-2X10 (FLUSH)

LINEN

48X32 SHOWER

KERDI BENCH

S/I BACKING FOR FUTURE HANDHELD SHOWER FIXTURE

2-2X10 L

2-2X10 L

3-2X8

BEDROOM 3
11'2"X11'0"
TWELVE OAKS HRDWD

3-2X10

STEPS AS REQUIRED

10" 8'-4" ROUGH OPENING 1'-3" 11" 16'-4" ROUGH OPENING 1'-0" 5'-6" 5'-6" 6'-1" 6'-1"
10'-5" 17'-7" 11'-0" 11'-2"
51'-10"

GROUND FLOOR

BASEMENT = 1249 SQ. FT.
GROUND FLOOR = 1834 SQ. FT.
TOTAL = 3083 SQ. FT.

R ELEVATION

PHOENIX HOMES

SPRINGFIELD R - 2022

SITE: WHITE TAIL RIDGE

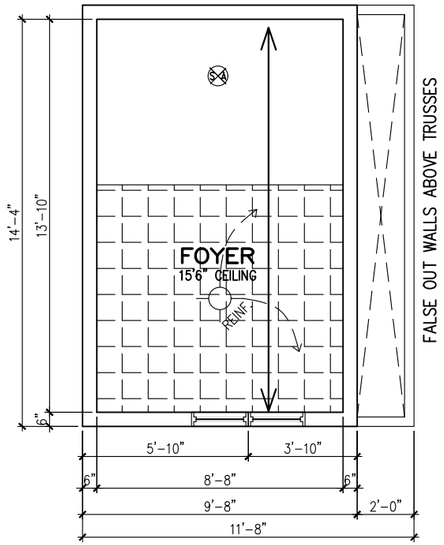
LOT NUMBER: 129

CIVIC ADDRESS: 124 FRANK FISHER CRESCENT

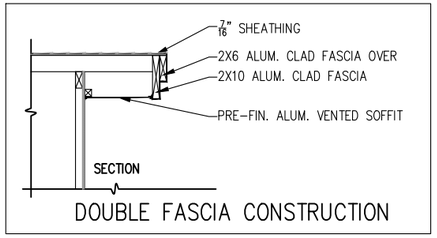
No.	Description	dd/mm/yy	By
13	REVISION TO FRONT PORCH LIGHT LOCATION	23/05/24	SP
12	FINAL FOR SITE-REVISION TO KITCHEN WINDOW	01/04/24	SP
11	FINAL FOR SITE	05/01/24	CB
10	FINAL BLACKLINES	11/12/23	CB
9	BEP FOR SITE - REVISED FRONT ELEV SHOWN	26/09/23	CB
8	BEP FOR SITE	19/09/23	CB

REVISIONS

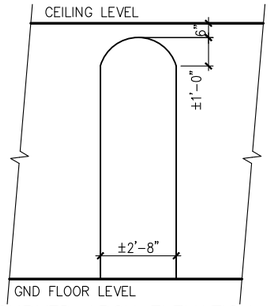
footprint:	B-24
drawn by:	SD
date:	SEP/12
scale:	3/16"=1'-0"
sheet no:	3
D.C.L.-A-4	9



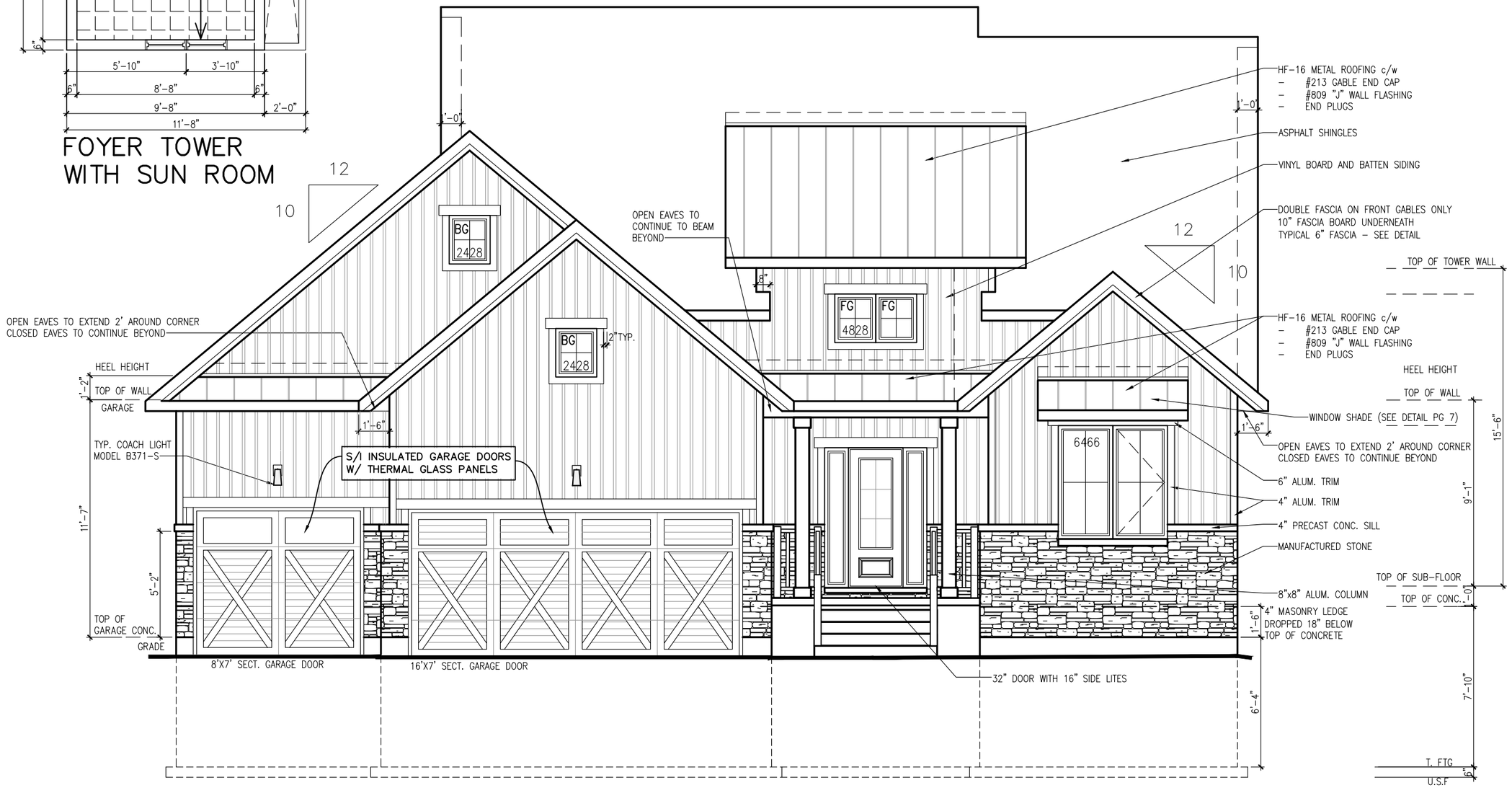
FOYER TOWER
WITH SUN ROOM



DOUBLE FASCIA CONSTRUCTION



CURVED ARCH ELEVATION
LAUNDRY/KITCHEN



FRONT ELEVATION R

No.	Description	By
13	REVISION TO FRONT PORCH LIGHT LOCATION	SP
12	FINAL FOR SITE-REVISION TO KITCHEN WINDOW	SP
11	FINAL FOR SITE	CB
10	FINAL BLACKLINES	CB
9	BEP FOR SITE - REVISED FRONT ELEV SHOWN	CB
8	BEP FOR SITE	CB
	dd/mm/yy	

REVISIONS

footprint:	B-24
drawn by:	SD
date:	SEP/12
scale:	3/16"=1'-0"
sheet no:	4 of 9
	D.C.L.-A-4

SPRINGFIELD R - 2022

SITE: WHITE TAIL RIDGE

LOT NUMBER: 129

CIVIC ADDRESS:
124 FRANK FISHER CRESCENT

PHOENIX HOMES

ELEVATION R SUN ROOM

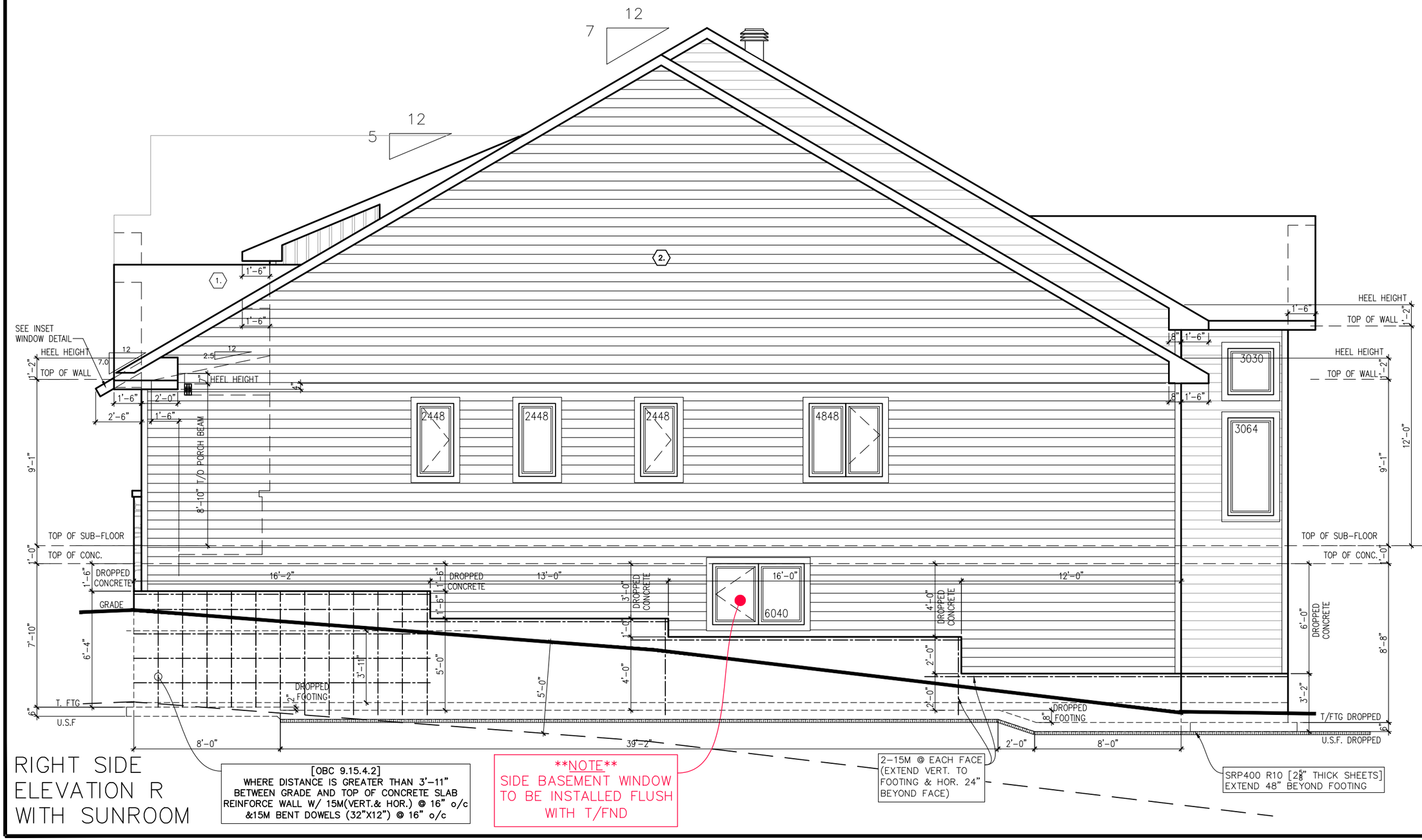
No.	Description	By
REVISIONS	dd/mm/yy	
13	REVISION TO FRONT PORCH LIGHT LOCATION	23/05/24 SP
12	FINAL FOR SITE-REVISION TO KITCHEN WINDOW	01/04/24 SP
11	FINAL FOR SITE	05/01/24 CB
10	FINAL BLACKLINES	11/12/23 CB
9	BEP FOR SITE - REVISED FRONT ELEV SHOWN	26/09/23 CB
8	BEP FOR SITE	19/09/23 CB

footprint: B-24
drawn by: SD
date: SEP/12
scale: 3/16"=1'-0"
sheet no: 5 of 9
D.C.L.-A-4

SPRINGFIELD R - 2022

SITE: WHITE TAIL RIDGE
LOT NUMBER: 129
CIVIC ADDRESS: 124 FRANK FISHER CRESCENT

PHOENIX HOMES



RIGHT SIDE
ELEVATION R
WITH SUNROOM

[OBC 9.15.4.2]
WHERE DISTANCE IS GREATER THAN 3'-11"
BETWEEN GRADE AND TOP OF CONCRETE SLAB
REINFORCE WALL W/ 15M(VERT.& HOR.) @ 16" o/c
&15M BENT DOWELS (32"X12") @ 16" o/c

NOTE
SIDE BASEMENT WINDOW
TO BE INSTALLED FLUSH
WITH T/FND

2-15M @ EACH FACE
(EXTEND VERT. TO
FOOTING & HOR. 24"
BEYOND FACE)

SRP400 R10 [2⅝" THICK SHEETS]
EXTEND 48" BEYOND FOOTING

footprint:	B-24
drawn by:	SD
date:	SEP/12
scale:	3/16"=1'-0"
sheet no:	6 / 9
	D.C.L.-A-4

No.	Description	dd/mm/yy	By
13	REVISION TO FRONT PORCH LIGHT LOCATION	23/05/24	SP
12	FINAL FOR SITE-REVISION TO KITCHEN WINDOW	01/04/24	SP
11	FINAL FOR SITE	05/01/24	CB
10	FINAL BLACKLINES	11/12/23	CB
9	BEP FOR SITE - REVISED FRONT ELEV SHOWN	26/09/23	CB
8	BEP FOR SITE	19/09/23	CB

REVISIONS

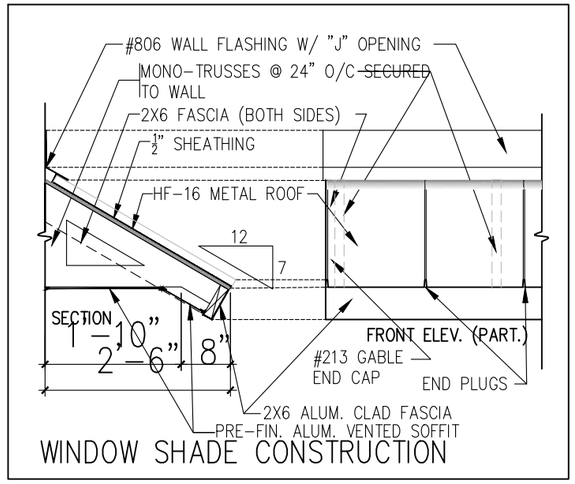
SPRINGFIELD R - 2022

SITE: WHITE TAIL RIDGE

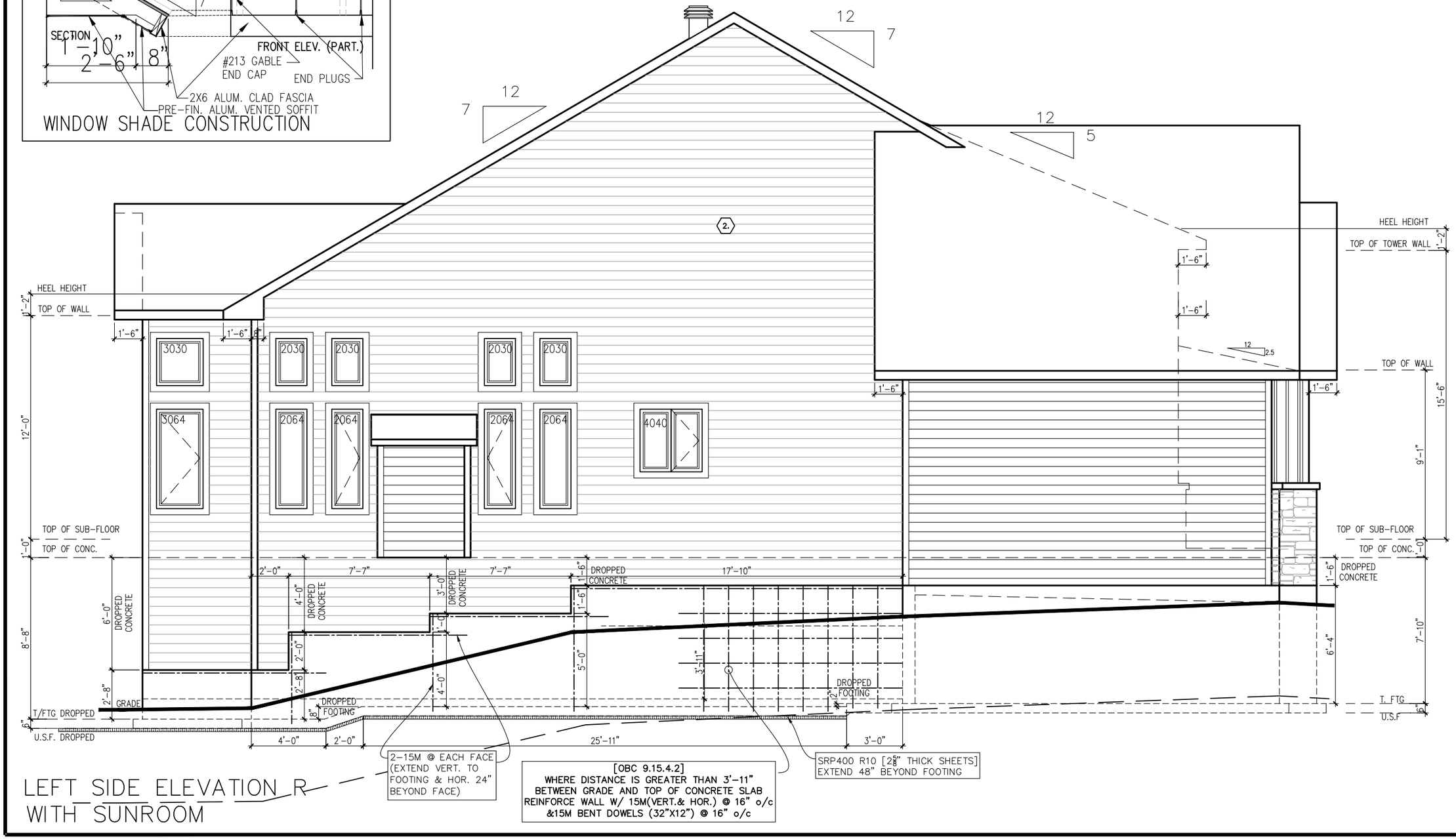
LOT NUMBER: 129

CIVIC ADDRESS:
124 FRANK FISHER CRESCENT

PHOENIX HOMES



WINDOW SHADE CONSTRUCTION



LEFT SIDE ELEVATION R
WITH SUNROOM

2-15M @ EACH FACE (EXTEND VERT. TO FOOTING & HOR. 24" BEYOND FACE)

[OBC 9.15.4.2]
WHERE DISTANCE IS GREATER THAN 3'-11" BETWEEN GRADE AND TOP OF CONCRETE SLAB REINFORCE WALL W/ 15M(VERT.& HOR.) @ 16" o/c &15M BENT DOWELS (32"X12") @ 16" o/c

SRP400 R10 [2⅝" THICK SHEETS] EXTEND 48" BEYOND FOOTING

footprint:	B-24		
drawn by:	SD		
date:	SEP/12		
scale:	3/16"=1'-0"		
sheet no:	D.C.L.-A-4	7	9

No.	Description	dd/mm/yy	By
13	REVISION TO FRONT PORCH LIGHT LOCATION	23/05/24	SP
12	FINAL FOR SITE-REVISION TO KITCHEN WINDOW	01/04/24	SP
11	FINAL FOR SITE	05/01/24	CB
10	FINAL BLACKLINES	11/12/23	CB
9	BEP FOR SITE - REVISED FRONT ELEV SHOWN	26/09/23	CB
8	BEP FOR SITE	19/09/23	CB

REVISIONS

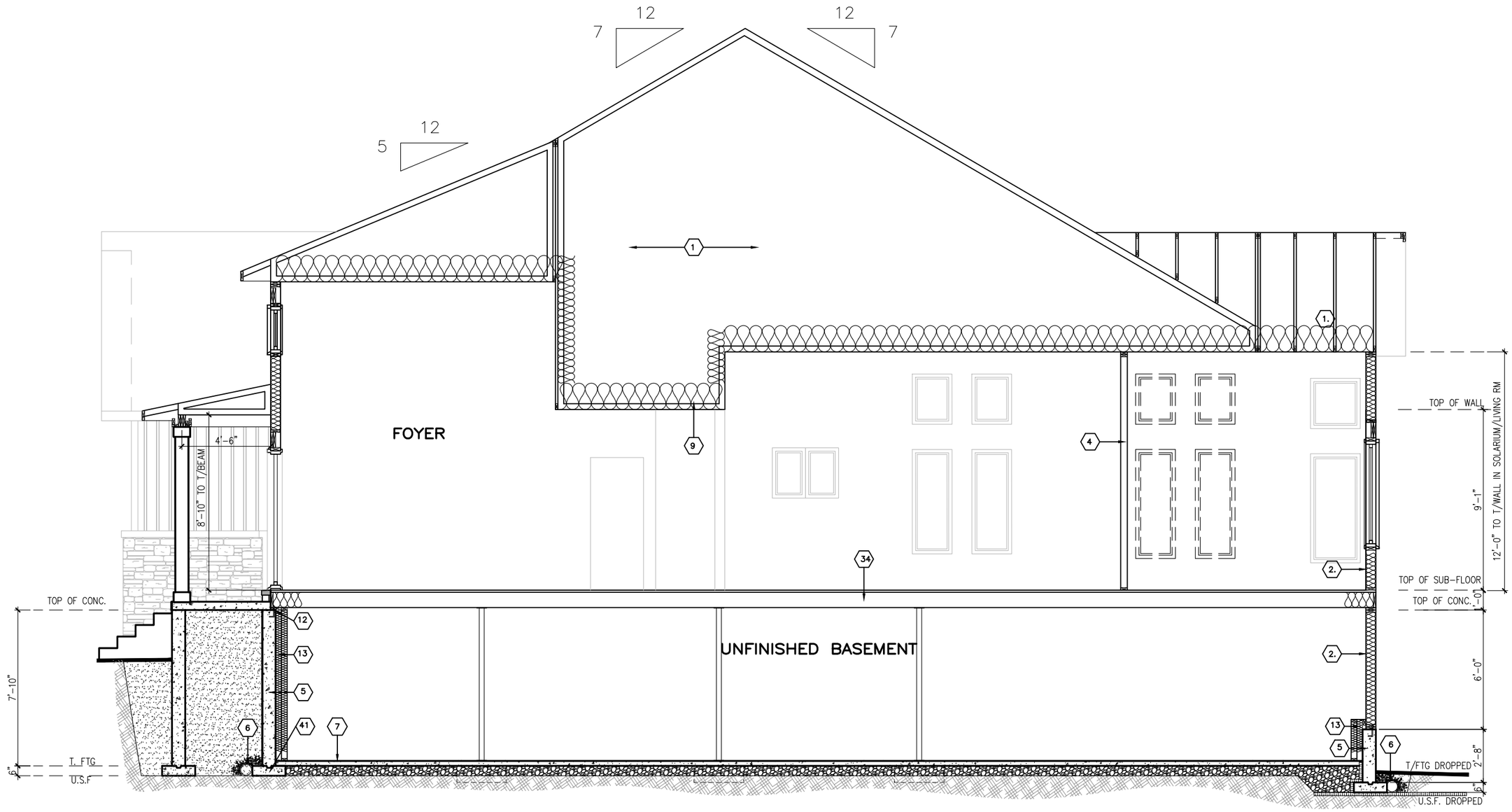
SPRINGFIELD R - 2022

SITE: WHITE TAIL RIDGE

LOT NUMBER: 129

CIVIC ADDRESS: 124 FRANK FISHER CRESCENT

PHOENIX HOMES



ELEVATION R
SECTION A

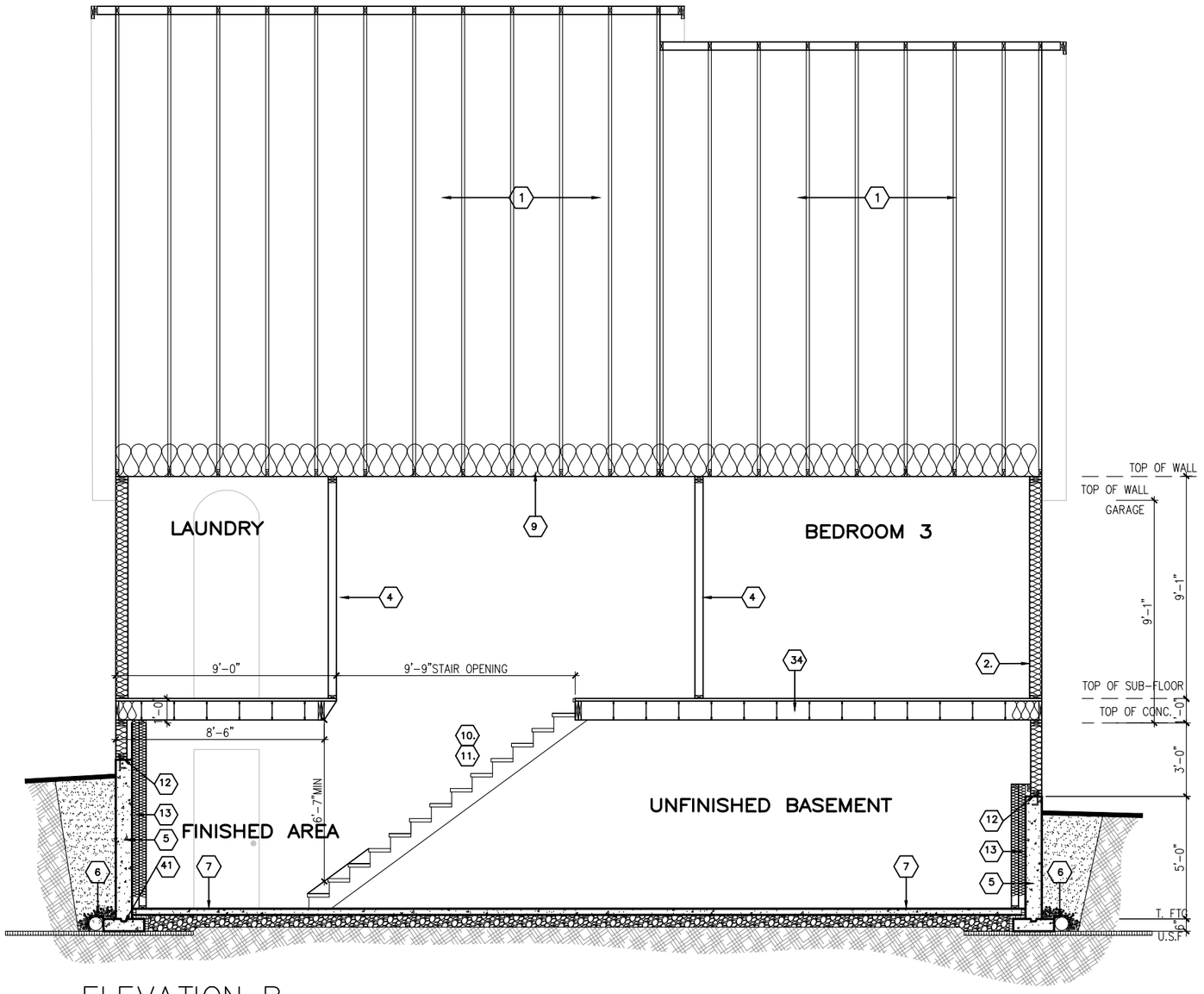
No.	Description	By
REVISIONS		
13	REVISION TO FRONT PORCH LIGHT LOCATION	SP 23/05/24
12	FINAL FOR SITE-REVISION TO KITCHEN WINDOW	SP 01/04/24
11	FINAL FOR SITE	CB 05/01/24
10	FINAL BLACKLINES	CB 11/12/23
9	BEP FOR SITE - REVISED FRONT ELEV SHOWN	CB 26/09/23
8	BEP FOR SITE	CB 19/09/23

footprint: B-24
drawn by: SD
date: SEP/12
scale: 3/16"=1'-0"
sheet no: 8/9
D.C.L.-A-4

SPRINGFIELD R - 2022

SITE: WHITE TAIL RIDGE
LOT NUMBER: 129
CIVIC ADDRESS: 124 FRANK FISHER CRESCENT

PHOENIX HOMES



ELEVATION R
SECTION B

No.	Description	By
REVISIONS		dd/mm/yy
13	REVISION TO FRONT PORCH LIGHT LOCATION	SP 23/05/24
12	FINAL FOR SITE-REVISION TO KITCHEN WINDOW	SP 01/04/24
11	FINAL FOR SITE	CB 05/01/24
10	FINAL BLACKLINES	CB 11/12/23
9	BEP FOR SITE - REVISED FRONT ELEV SHOWN	CB 26/09/23
8	BEP FOR SITE	CB 19/09/23

footprint: B-24
drawn by: SD
date: SEP/12
scale: 3/16"=1'-0"
sheet no: 9 / 9
D.C.L.-A-4

SPRINGFIELD R - 2022

SITE: WHITE TAIL RIDGE
LOT NUMBER: 129
CIVIC ADDRESS: 124 FRANK FISHER CRESCENT

PHOENIX HOMES