

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

- (SEE DETAIL ON "SB-12 DETAILS" PAGE)

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.

37. THE FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3 $\frac{5}{8}$ ") THICK TO A MAX. DEPTH OF 350mm (13 $\frac{7}{8}$ ") 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)

- | | | | | |
|------|-----|---------|------|------------|
| 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) |

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

GAS CONTROL (OBC 9.13.1. & 9.13.4. & SB9) PROVIDE INSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING AS 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.



XX

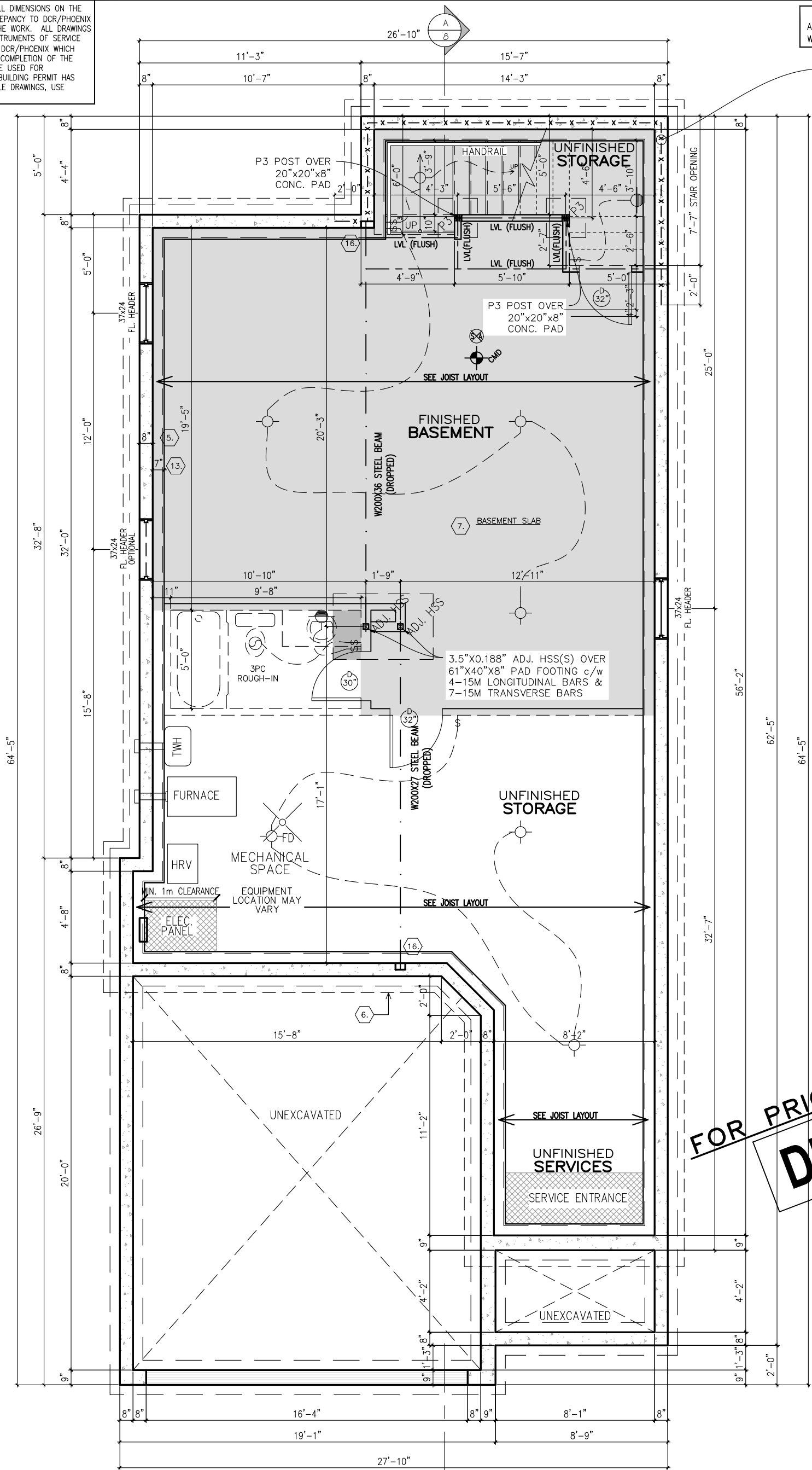
D.C.L.-A-10

1 of 1

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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"



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FOUNDATION PLAN
ALL ELEVATIONS

- 646 SQ. FT.

****SPRING 2025 SPECS****



GREENFIELD M - 2023

SITE: XX

LOT NUMBER: XX

CIVIC ADDRESS: XX

9	SPRING 2025 LAYOUT UPDATE	26/03/25	RK
8	REVISED HANDRAIL	14/12/23	CB
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
No. Description		dd/mm/yy	By
REVISIONS			

footprint: 35-##

drawn by: CB

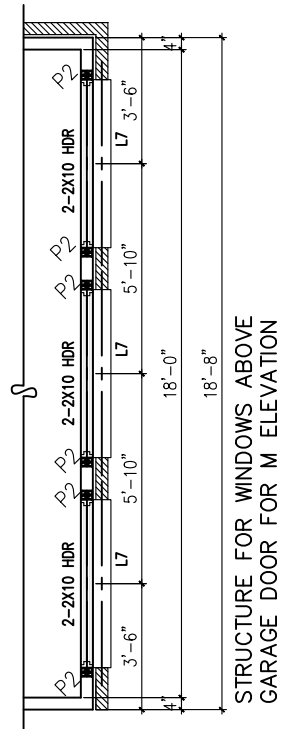
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scale: 3/16"=1'-0"

sheet no: 2M of 8

D.C.L.-A-10

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

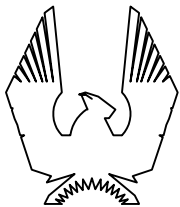


STRUCTURE FOR WINDOWS ABOVE
GARAGE DOOR FOR M ELEVATION

45 MINUTE FIRE
SEPARATION
REQ'D

GROUND FLOOR PLAN
ELEVATION M - 1251 SQ. FT. (2823 TOTAL)

SPRING 2025 SPECS



PHOENIX HOMES

GREENFIELD M – 2023

SITE: XX

LOT NUMBER:

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XX

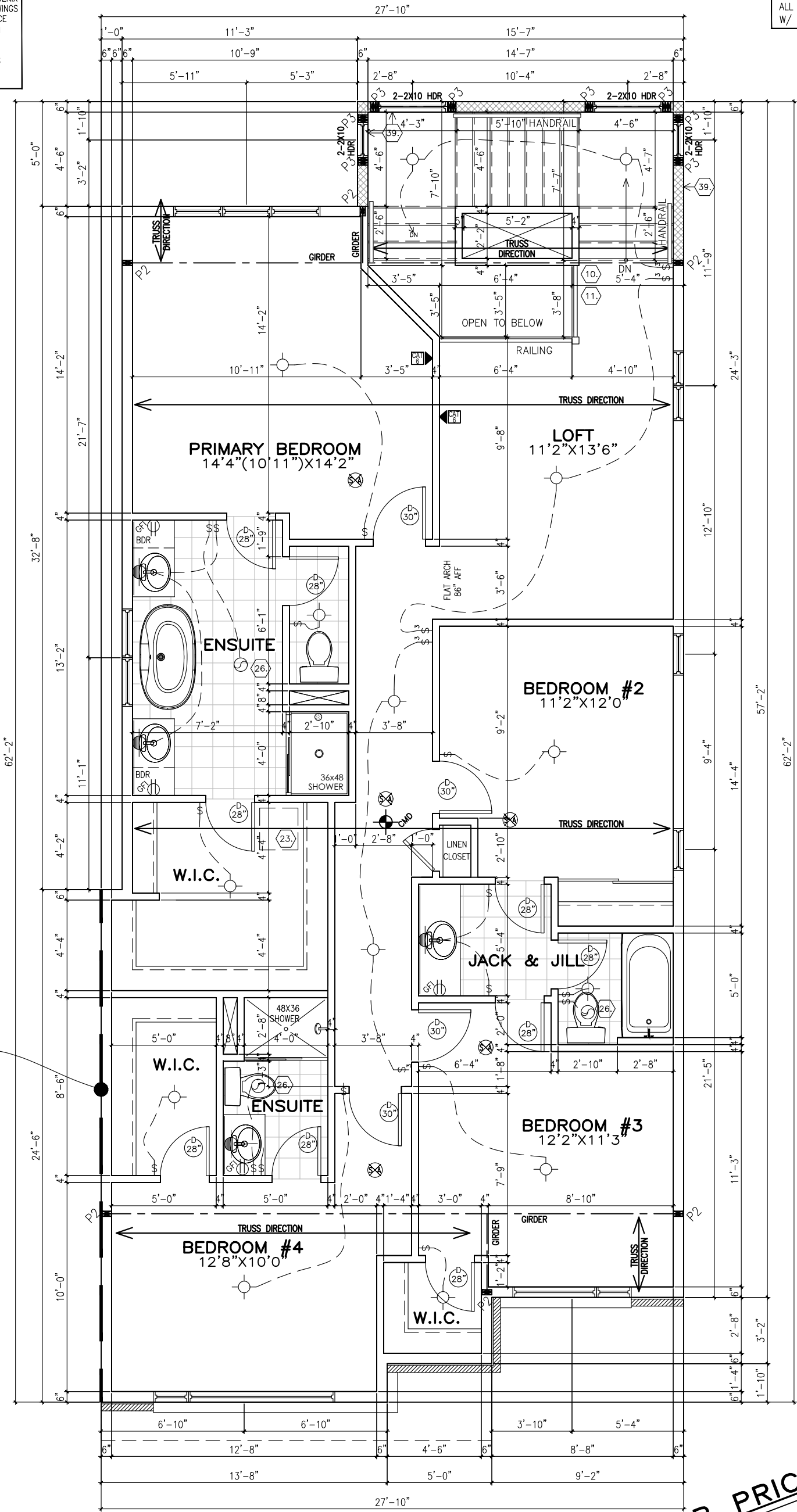
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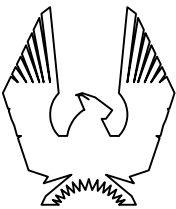


45 MINUTE FIRE
SEPARATION
REQ'D

SECOND FLOOR PLAN
ELEVATION M – 1449 SQ. FT. (2823 TOTAL)

****SPRING 2025 SPECS****

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PHOENIX HOMES

GREENFIELD M – 2023

SITE: XX

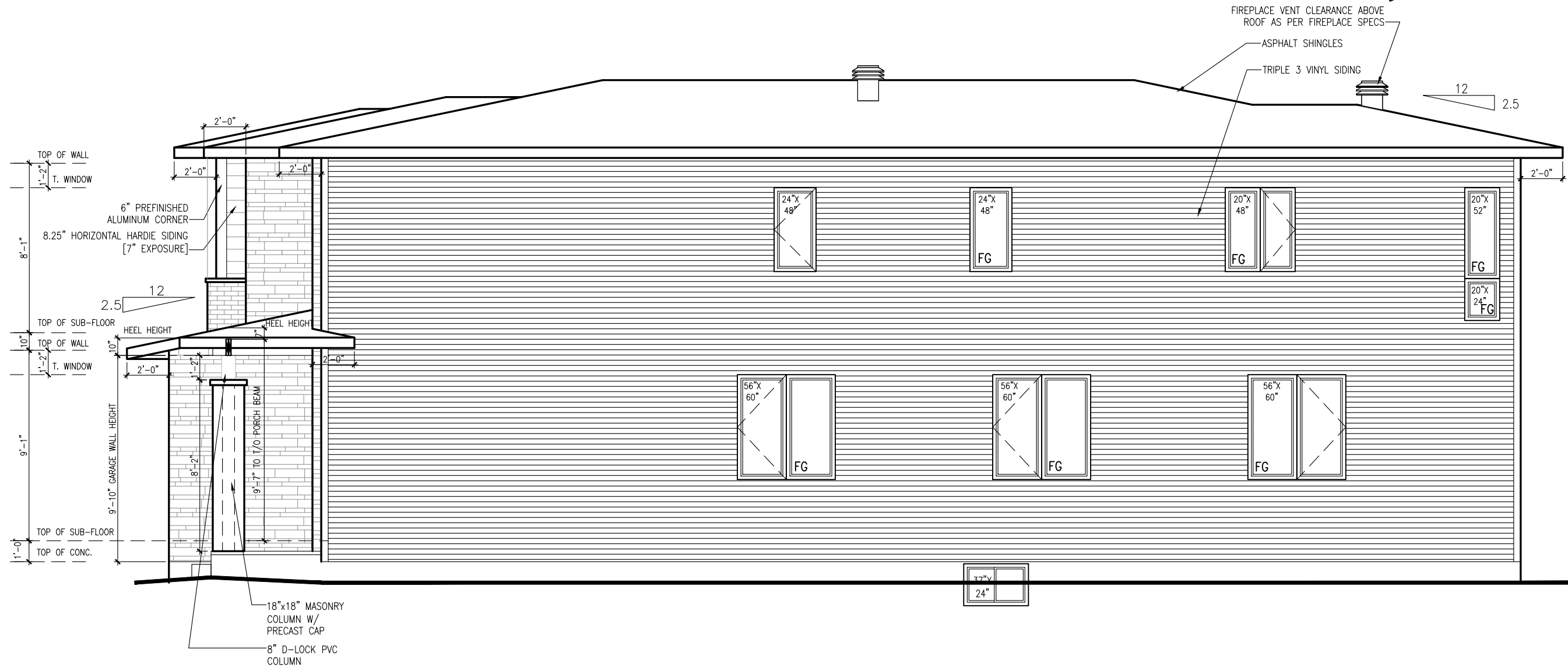
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footprint:	35-##
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sheet no:	4M of 8
D.C.L.-A-10	



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%)

RIGHT SIDE ELEVATION
ELEVATION M

SPRING 2025 SPECS

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

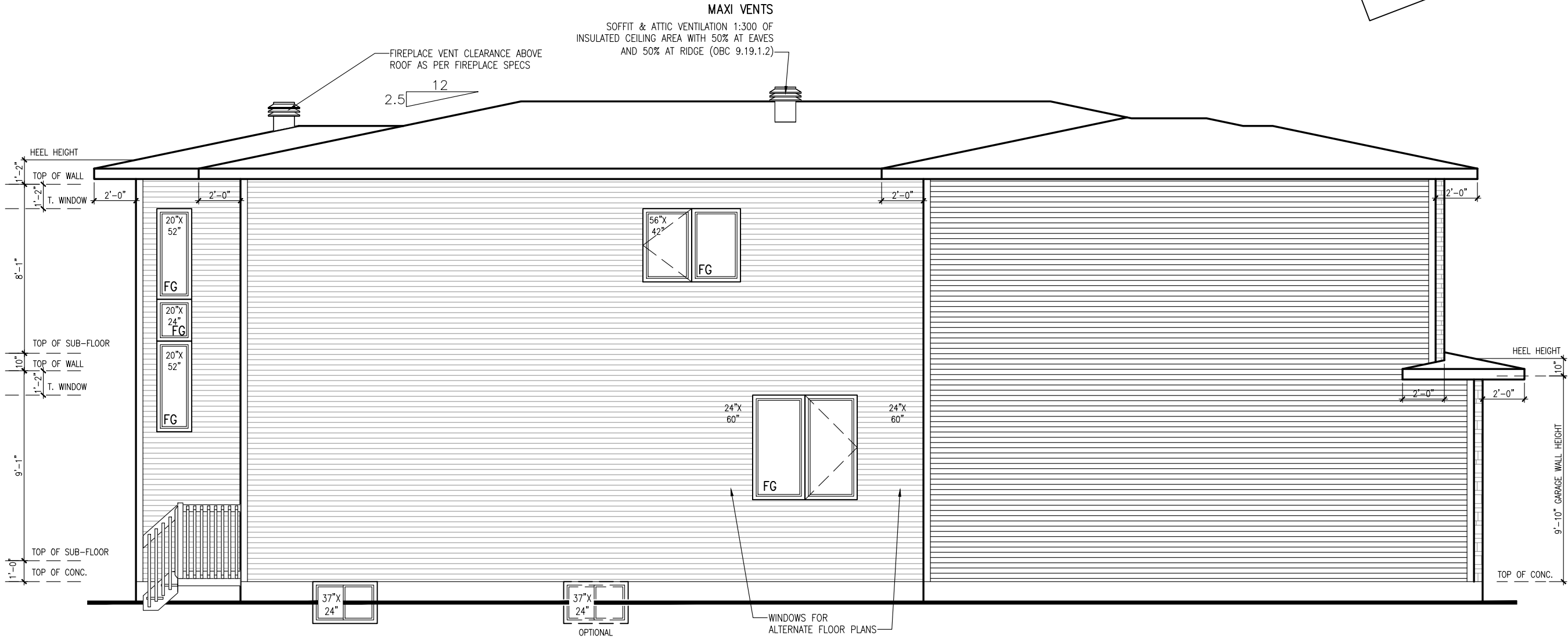
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REVISIONS									

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

PHOENIX HOMES

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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	38.48 SQ. FT. (5.8%)

LEFT SIDE ELEVATION
ELEVATION M

SPRING 2025 SPECS

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7M of 8	

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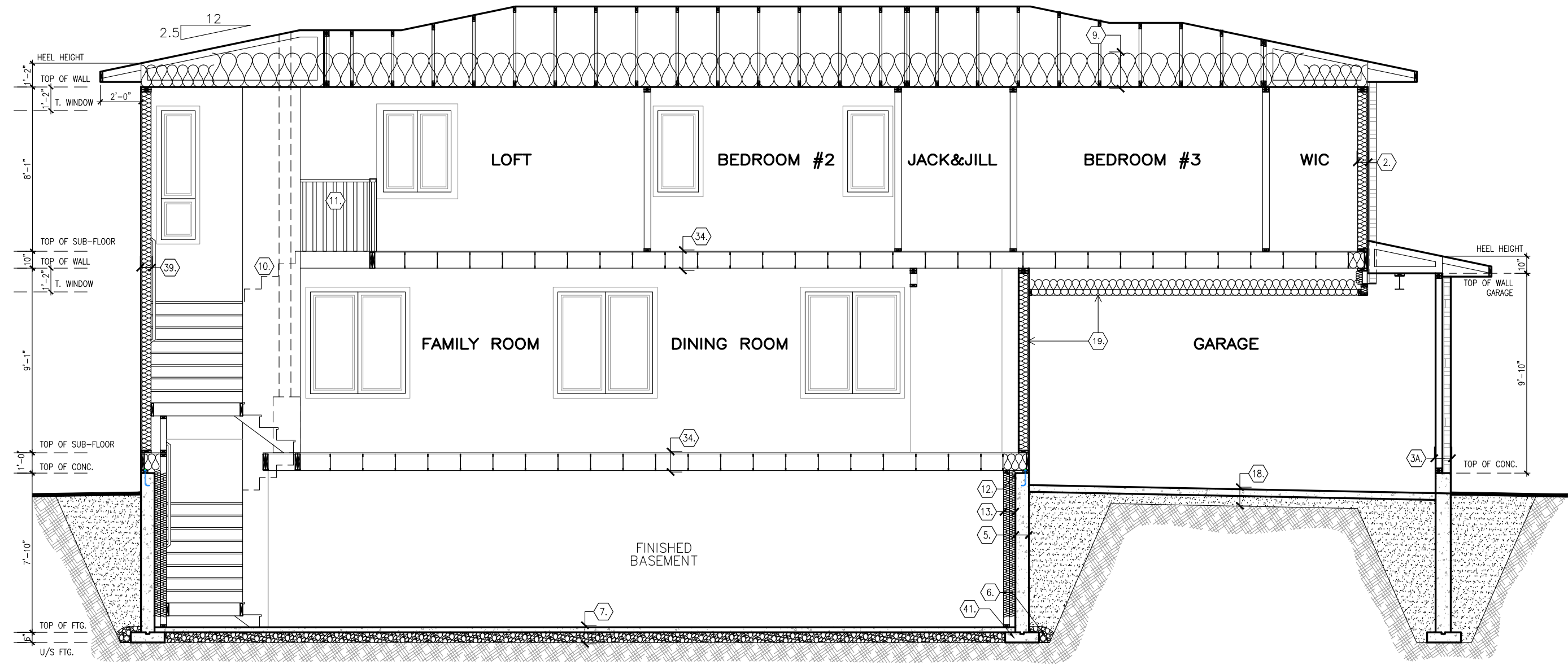
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