

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.

57. THE FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3 $\frac{5}{8}$ ") 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)

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

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 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.

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)

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

	FLOOR DRAIN
	HOSE BIB
DJ	DOUBLE JOIST
LVL	LAMINATED VENEER LUMBER
	POINT LOAD FROM ABOVE
P.T.	PRESSURE TREATED LUMBER
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.



STRATHMORE R – 2022

SITE: XX

LOT NUMBER:

CIVIC ADDRESS:
XX

XX

Specification year: 2025

drawn by: SF

date: FEB 12/16

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

sheet no:

D.C.L.-A9

D.C.L.-A9

1 of 2

This architectural floor plan illustrates the layout of a basement, including structural details, room divisions, and mechanical systems. The plan is oriented with the front of the house at the top.

Structural Elements:

- Foundation:** A large rectangular area on the left is labeled "UNEXCAVATED". A note at the bottom indicates a "16'-4" FOUNDATION CHECK FOR O/H DOOR".
- Joists:** The plan shows "JOIST DIRECTION (S.J.L.)" for various sections. A note specifies "DO NOT INSTALL JOISTS UNDER MECHANICAL CHASE".
- Beams:** A "W200X27 STEEL BEAM" is shown supporting the structure.
- Posts:** Several posts are indicated, including "3.5\"X0.188\" ADJ. H.S.S. POST OVER 36\"X36\"X12\" CONC. PAD c/w 5-15M BOTTOM e/w" and "2- 3.5\"X0.188\" ADJ. H.S.S. /POSTS OVER 54\"X54\"X12\" CONC. PAD c/w 5-15M BOTTOM e/w".
- Stair Openings:** Three stair openings are shown: "4'-3\" STAIR OPENING", "12'-9\" STAIR OPENING", and "5'-1\" STAIR OPENING".
- Other Structural Notes:** "P3 POST OVER 24\"X24\"X8\" CONC. PAD" and "CMO LVL (FL)" are noted near the bottom right.

Rooms and Areas:

- UNFINISHED STORAGE:** Located in the top left and bottom right corners.
- MECHANICAL UNFINISHED:** A central area containing a "FURNACE", "HRV", "ELEC. PANEL", "UTILITY SINK", and "MECH'L EQ. LOC. MAY VARY".
- FINISHED BASEMENT:** A large area on the right side, partially finished.
- STORAGE UNFINISHED:** A small area near the bottom right stair opening.

Mechanical and Electrical Details:

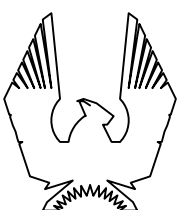
- THWH:** Top Horizontal Window Header, shown as a dashed line in the top left.
- FLUSH HEADER:** Two headers, each "37\"X24\"", are shown at the top.
- F.D.:** Fuel Disconnect, located near the furnace.
- 3PC ROUGH-IN:** Three-piece rough-in for a fixture, located near the utility sink.

Dimensions and Annotations:

- Overall Dimensions:** The plan is 27'-6" wide and 53'-9" deep.
- Room Dimensions:** Various room dimensions are provided, such as 14'-4" for the finished basement area and 10'-7" for the bottom right storage area.
- Clearances:** A "MIN. 1m CLEARANCE" is noted near the electrical panel.
- Notes:** "OPTIONAL WINDOW LOCATION" is noted in the top left. "16.1" and "16.2" are noted near the steel beam.

Technical drawing showing a circular feature with dimensions. The diameter is labeled as 8" (8 inches). The drawing includes a section line labeled 'A' and a dimension of 8. A large, diagonal watermark reads 'FOR PRICING ONLY DRAFT'.

FOUNDATION PLAN
ALL ELEVATIONS – 438 SQ.FT.



PHOENIX HOMES

STRATHMORE R – 2022

SITE: XX

LOT NUMBER:

CIVIC ADDRESS:
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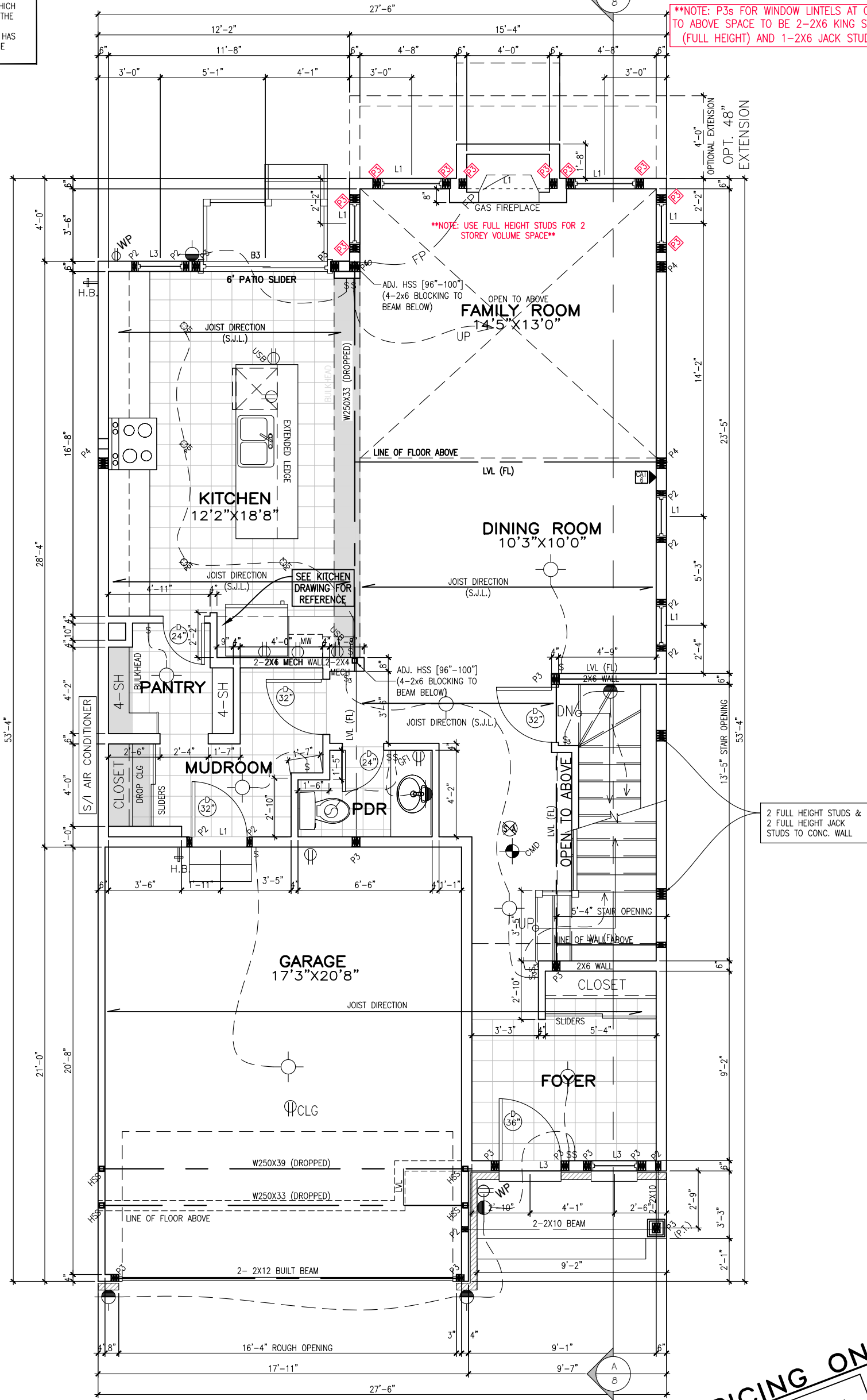
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5	PRIMARY ENSUITE SHOWER UPDATE	04/05/23	CB
4	REVISED ENSUITE LAYOUT	18/01/23	CB
3	KITCHEN LIGHT UPDATE	21/10/22	SP
2	REMOVED PARTITION BETWEEN DINING/FAMILY RM	09/09/22	SP
1	FOR STRUCTURAL REVIEW	03/12/21	SP
No.	Description	dd/mm/yy	By
REVISIONS			

Specification year: 2025	
drawn by: SP	
date: FEB 12/16	
scale: 3/16"=1'-0"	
sheet no:	
D.C.L.-A9	

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

****NOTE: P3s FOR WINDOW LINTELS AT OPEN TO ABOVE SPACE TO BE 2-2X6 KING STUDS (FULL HEIGHT) AND 1-2X6 JACK STUD****



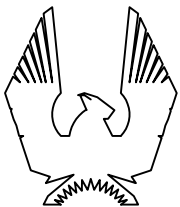
FAMILY ROOM EXTENSION OPTION – ADDS 61 SQ. FT. TO 3 BEDROOM MODEL
– ADDS 122 SQ. FT. TO 4 BEDROOM MODEL

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

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ELEVATION R
GROUND FLOOR PLAN – 995 SQ. FT.

****SPRING 2025 SPECS****



PHOENIX HOMES

STRATHMORE R – 2022

SITE: XX

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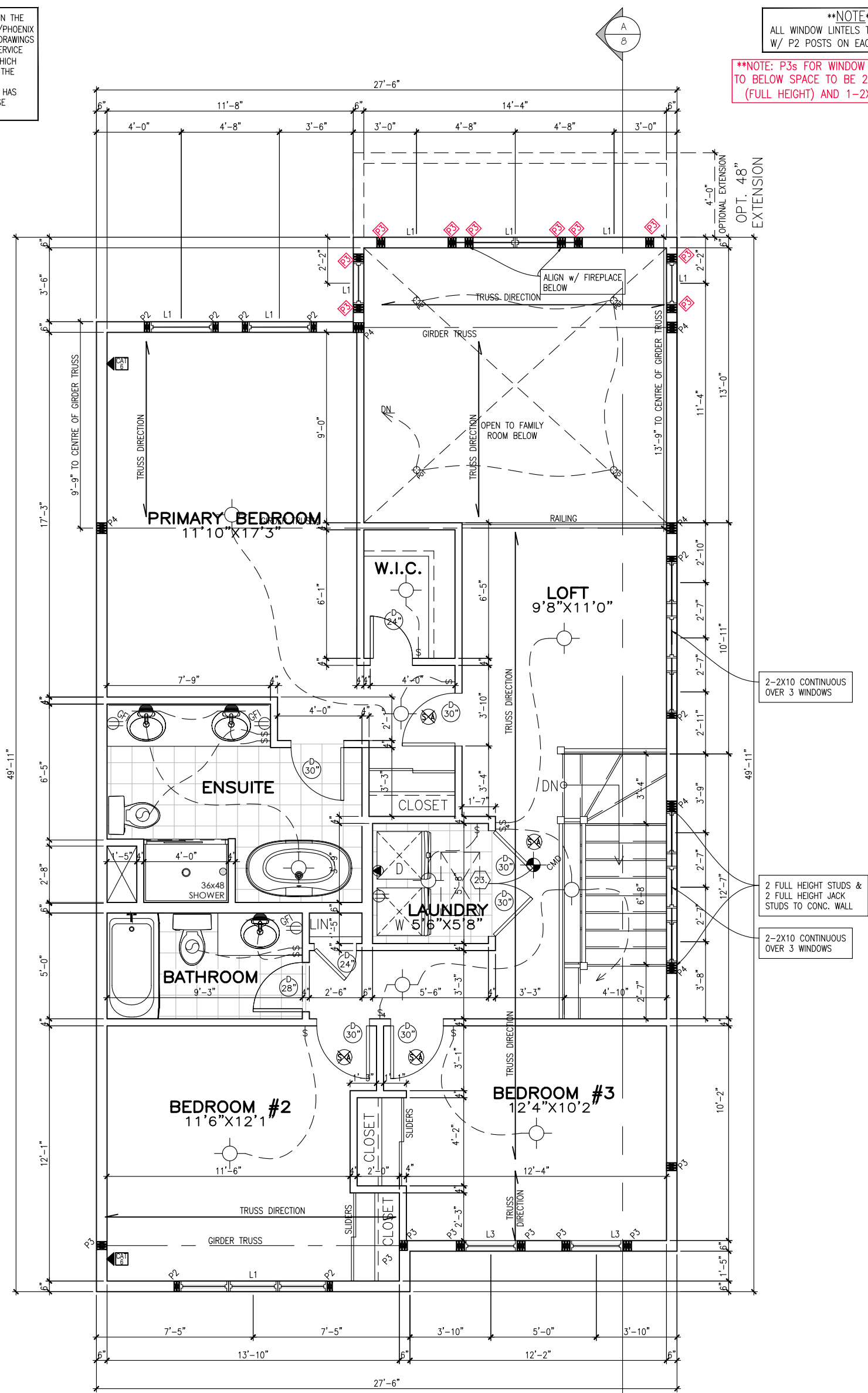
D.C.L.-A9

3R of
8

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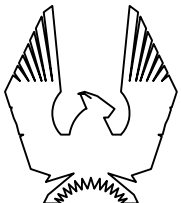
****NOTE****
ALL WINDOW LINTELS TO BE 2-2X10
W/ P2 POSTS ON EACH SIDE U.N.O.

****NOTE: P3s FOR WINDOW LINTELS AT OPEN TO BELOW SPACE TO BE 2-2X6 KING STUDS (FULL HEIGHT) AND 1-2X6 JACK STUD****



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ELEVATION R
SECOND FLOOR PLAN – 1053 SQ. FT.
****SPRING 2025 SPECS****



PHOENIX HOMES

STRATHMORE R – 2022

SITE: XX

LOT NUMBER: XX

CIVIC ADDRESS: XX

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5	PRIMARY ENSUITE SHOWER UPDATE	04/05/23	CB
4	REVISED ENSUITE LAYOUT	18/01/23	CB
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1	FOR STRUCTURAL REVIEW	03/12/21	SP
No.	Description	dd/mm/yy	By
REVISIONS			

Specification year: 2025

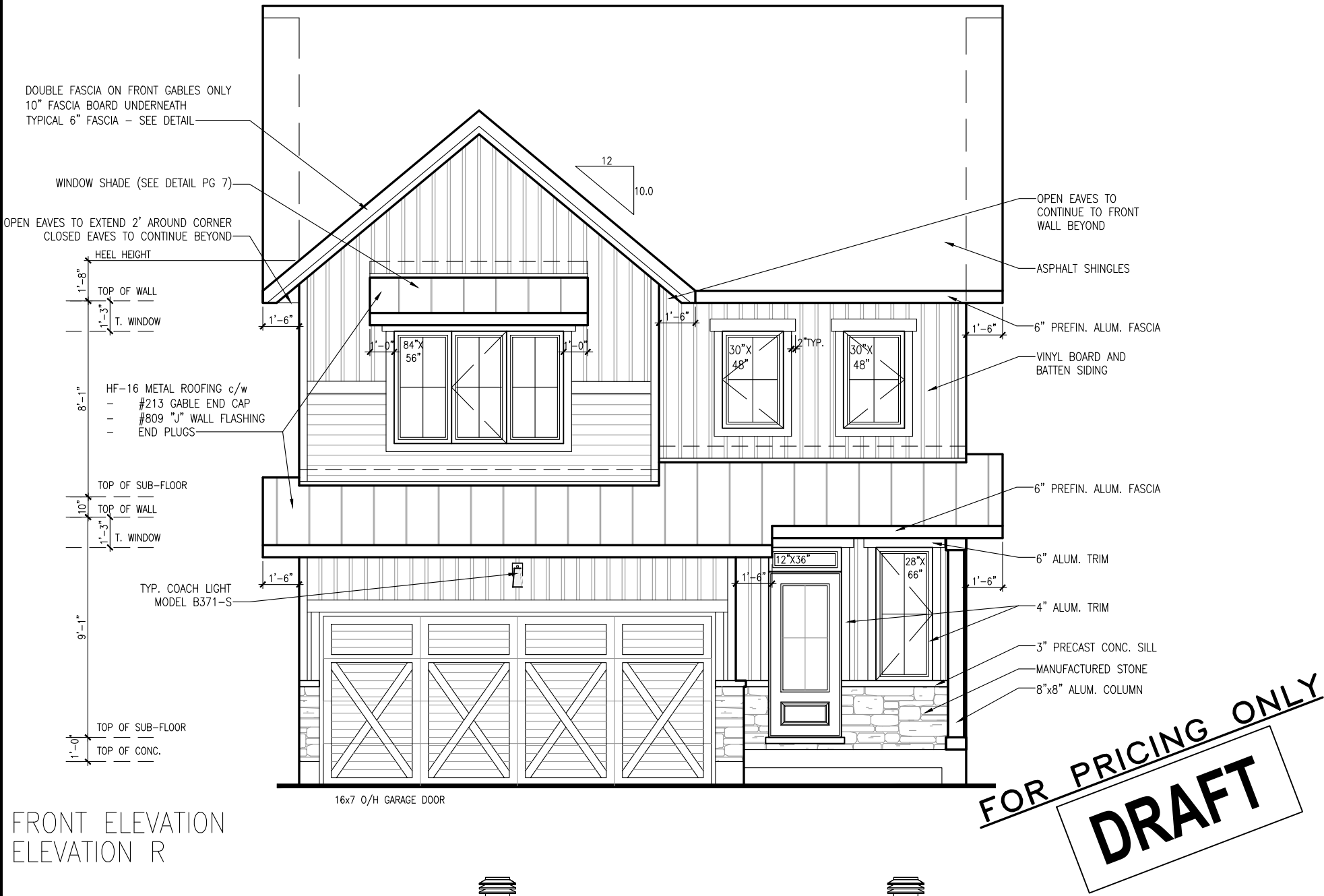
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date: FEB 12/16

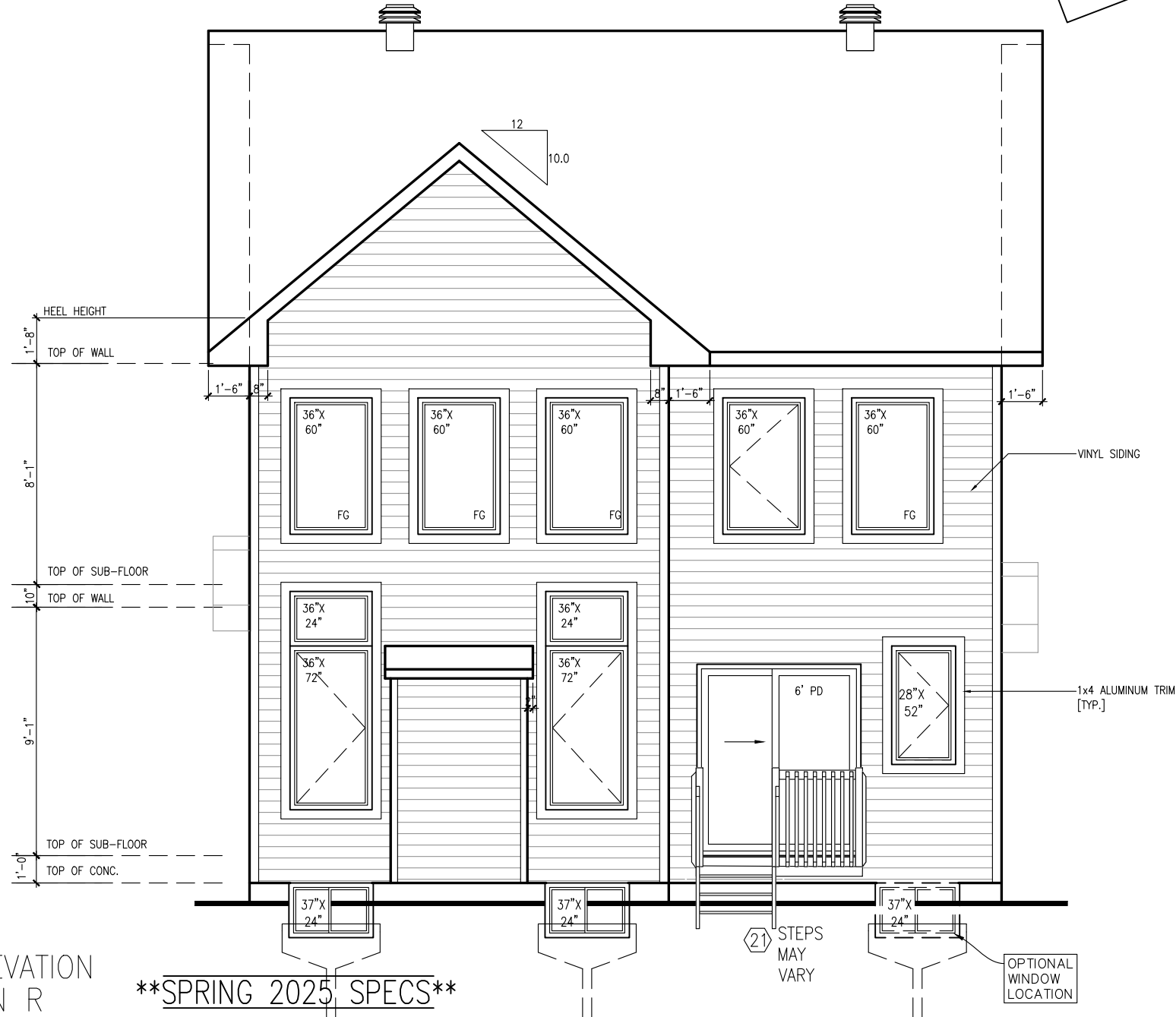
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sheet no: 4R of 8

D.C.L.-A9

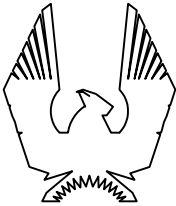


FRONT ELEVATION
ELEVATION R



REAR ELEVATION
ELEVATION R

SPRING 2025 SPECS



PHOENIX HOMES

STRATHMORE R - 2022

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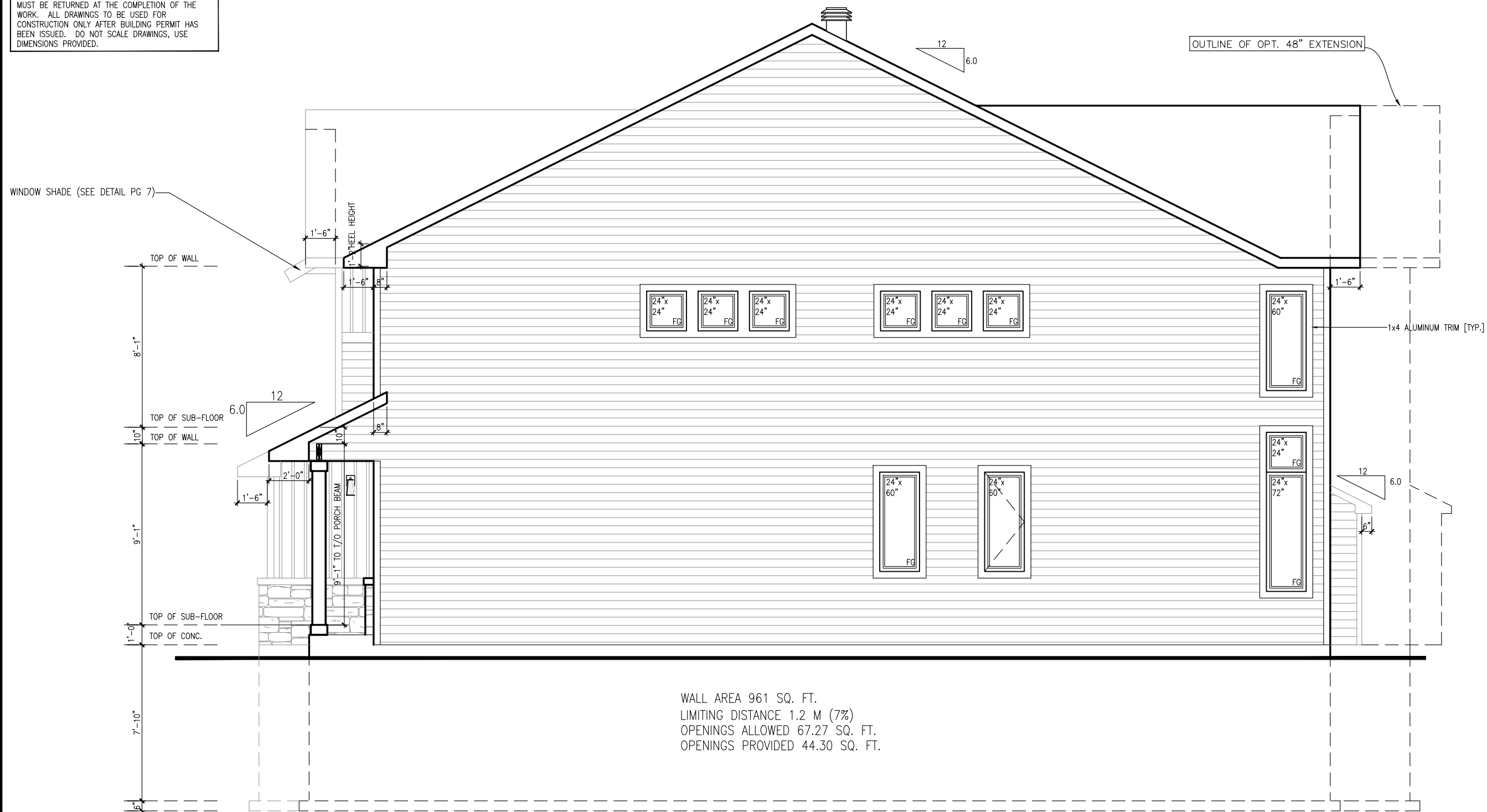
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RIGHT SIDE ELEVATION
ELEVATION R

SPRING 2025 SPECS

WALL AREA 961 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
OPENINGS ALLOWED 67.27 SQ. FT.
OPENINGS PROVIDED 44.30 SQ. FT.

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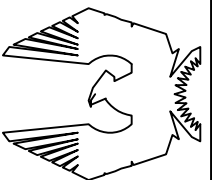
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STRATHMORE R - 2022

SITE: XX

LOT NUMBER:

CIVIC ADDRESS:
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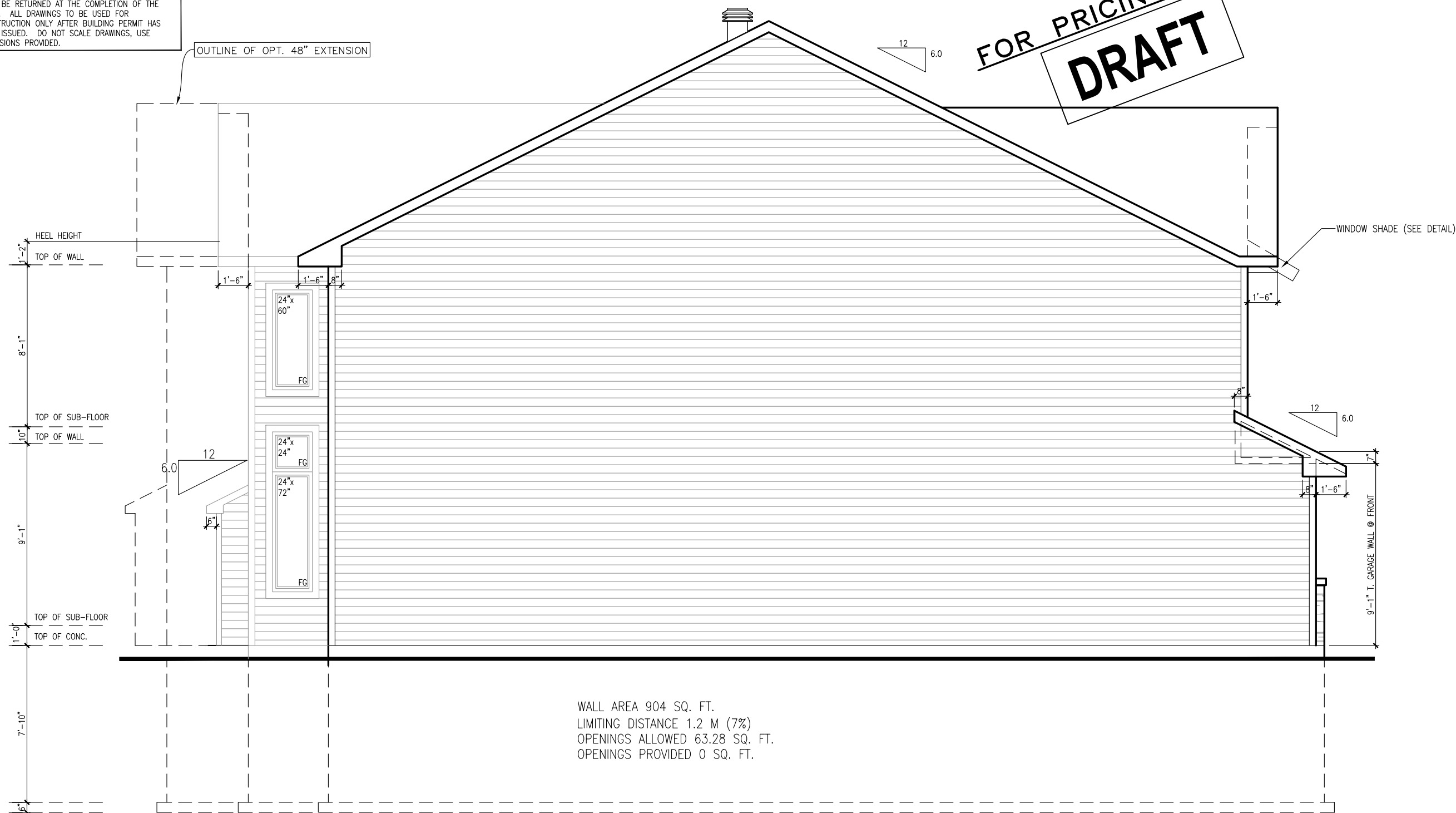
PHOENIX HOMES

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OUTLINE OF OPT. 48" EXTENSION

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WALL AREA 904 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
OPENINGS ALLOWED 63.28 SQ. FT.
OPENINGS PROVIDED 0 SQ. FT.

LEFT SIDE ELEVATION
ELEVATION R

SPRING 2025 SPECS

Specification year: 2025	
drawn by: SP	
date: FEB 12/16	
scale: $3/16'' = 1' - 0''$	
sheet no:	
D.C.L. - A9	

6	SPRING 2025 LAYOUT UPDATE	24/03/25	RK
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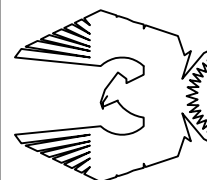
STRATHMORE R - 2022

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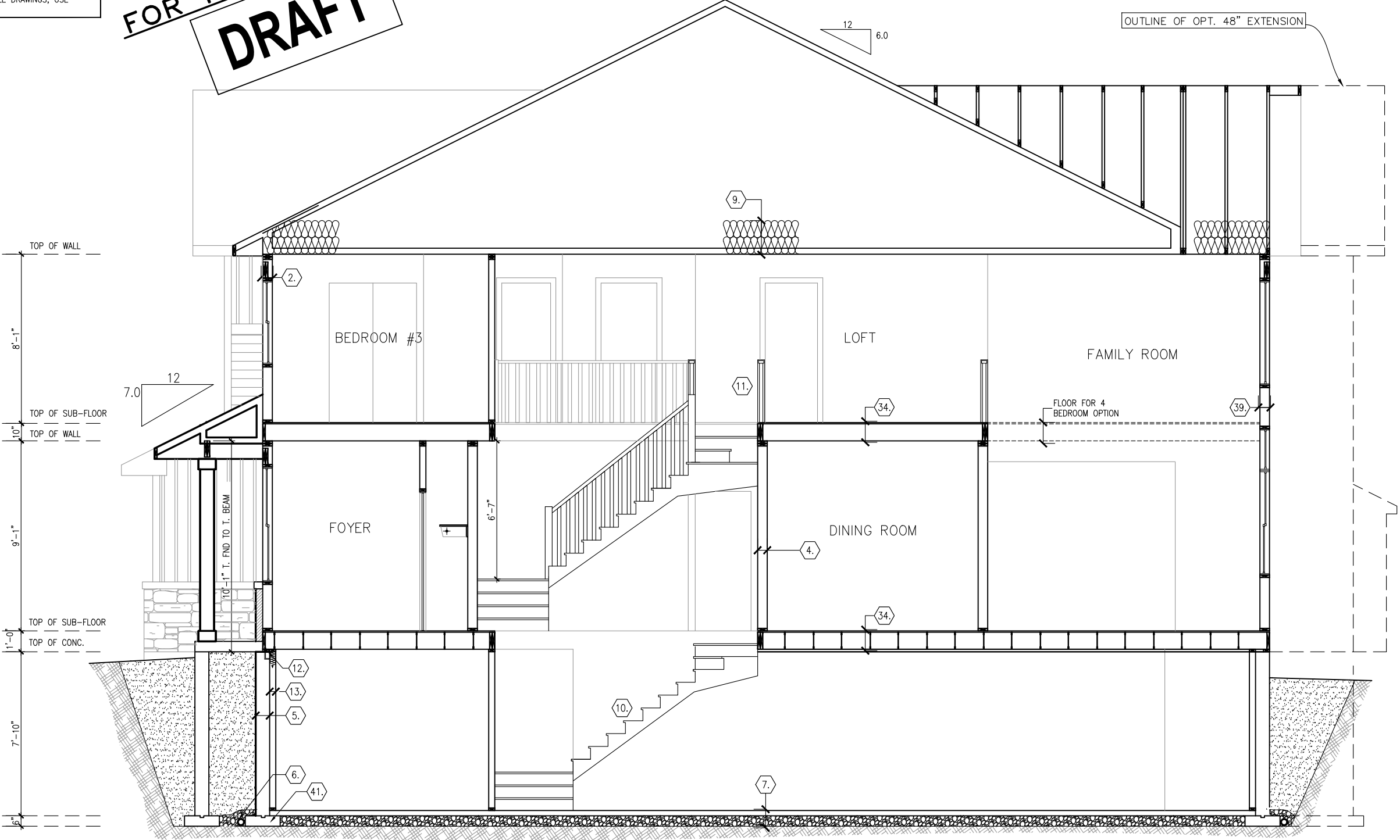
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PHOENIX HOMES

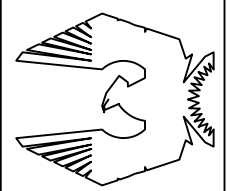
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****SPRING 2025 SPECS****

TYPICAL SECTION ELEV. R



PHOENIX HOMES

STRATHMORE R – 2022

SITE: XX

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6	SPRING 2025 LAYOUT UPDATE	RK	24/03/25
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D.C.L.-A9	