

CONSTRUCTION NOTES

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE 2024 ONTARIO BUILDING CODE REGULATIONS 163/24 AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM.

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 / s/ ice & water shield over entire sheathing surface where pitch is > 2:12 & < 4:12). 38x89 (2"x4") truss bracing @ 1830mm (6'-0") o.c. at bottom chord. Prefinished aluminum fascia & 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 continuous 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"x4" or 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") or 38x89 (2"x4") studs @ 400mm (16") o.c., rsi 3.87 (r22) insulation and approved vapour barrier with approved continuous 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.
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 (footings), 9.15.4 (foundation walls)
200mm (8") poured conc. fdtn. wall 20mPa (c/w 2-15m rebar top & bottom) with bituminous damp-proofing and dimpled drainage layer. Maximum pour height 2390 (7'-10") on 500x155 (20"x6") continuous keyed concrete footing. Brace foundation wall prior to backfilling.
All footings shall rest on natural undisturbed soil or compacted engineered fill, with min. bearing capacity of 100kPa. if soil bearing does not meet min. capacity, engineered footings are required. (cold weather requirements - obc 9.3.1.9 - when air temperature is below 5°c, concrete shall be kept at a temperature not less than 10°c or more than 25°c and maintained at a temperature of not less than 10°c for 72 hours after placing.) Parging finish on all above grade concrete obc. 9.15.6.2
6.

Foundation drainage obc 9.14.3
100mm (4") diameter weep tile 150mm (6") crushed stone over and around weeping tiles.
7.

Basement slab obc. 9.3.1.6.(1)(b)
80mm (3")min. 20mPa (2900psi) conc. slab on 100mm (4") coarse granular fill with damp-proofing below slab.
8.

Exposed floor to exterior
Provide rsi 5.46 (R31) insulation, approved vapour barrier and continuous air barrier, finished with prefinished aluminum soffit.
9.

Attic insulation as per SB-12 Prescriptive package on included EEDS. rsi 8.81 (r60) blown-in attic insulation and approved vapour barrier, 13mm (1/2") interior 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 (33³/₈") 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 (76³/₄")
-9.8.4 step dimensions (table 9.8.4.1)

stair component	minimum	maximum
rise	125mm (4 ¹¹ / ₁₆ ")	200mm (7 ⁷ / ₈ ")
run	255mm (10 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 (1¹⁵/₁₆")
-9.8.7.6(1) handrails shall not project more than 100mm (3¹⁵/₁₆") into required width of stair <see 9.8.2.1(1)>
11.

Guards -obc. 9.8.8.3.-
(1) Ext. guards height: =1070mm (42¹/₈") min.
(2) Int. guards height: =900mm (35⁷/₈") min.
(3) Stair landing guards: =1070mm (42¹/₈") min.
-9.8.8.5(1) max. openings through guards =100mm (3¹⁵/₁₆")
12.

Sill plates obc. 9.23.7
38x89 (2"x4") sill plate with 13mm (1/2") diameter anchor bolts 200mm (8") long, embedded min. 100mm (4") into concrete @ 2400mm (7'-10") o.c. use non-shrink grout to level sill plate when required.
13.

Foundation wall insulation as per SB-12 Prescriptive package on included EEDS.
r12 (3³/₄") continuous batt insulation. 2"x4" stud wall placed 3³/₄" away from wall. fill stud cavity with r10 batt insulation. approved vapour barrier to 8" above floor level.
Damp-proof with building paper between the foundation wall and insulation up to grade level.
14.

Reserved

15.

Steel columns (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.
16.

Beam pocket to or 300x150 (12"x6") poured conc. nib walls. min. bearing 90mm (3-1/2")
17.

19x64 (1"x3") continuous strapping both sides of steel beam.
18.

Garage slab obc. 9.3.1.6.(1)(a) : 100mm (4") 32mpa (4640psi) concrete slab with 5-8% air entrainment on 100 (4") coarse granular fill with compacted sub-base or compacted native fill slope to front at 1% min.
19.

13mm (1/2") gypsum board 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.

Garage door to dwelling obc 9.10.13.15
door to be equipped with self closing device and weather-stripping.
21.

Exterior wood steps and stringer construction obc 9.8.9.3 & 9.8.9.4
-Wood stringers to have minimum effective depth of 90mm at the point of minimum cross section and overall depth of 235mm.
-Top and bottom of stringers to be secured and supported
-Stringers to be minimum 25mm in actual thickness if supported along full length and 38mm in actual thickness if unsupported.
-Stringers to be spaced not more than 900mm o/c.
-Wood step (tread) c/w handrail & landing if more than 3 risers, max.rise 200mm (7-7/8") min. tread 255mm (10-1/16")
22.

Capped dryer exhaust vented to exterior. (use 100mm (4") dia. smooth wall vent pipe)
23.

Attic access hatch obc 9.19.2
545x610 (21.5"x24") with a minimum area of 3.44 s/f with weather-stripping rsi 7.0 (r40) rigid insulated backing
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 horizontal 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.

Wood columns/posts in stud walls obc. 9.17.4.
-Solid bearing for wood columns/posts 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.
-Wood columns/posts not to be in direct contact with concrete. To be separated with 0.05mm polyethylene film or Type S roll roofing (obc. 9.17.4.3.)
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 9.17.4.3)
30.

Step footings obc. 9.15.3.9
Minimum horizontal step = 600mm (23-5/8"). max. vertical step = 600mm (23-5/8") for firm soils.
31.

Porch slab/steps obc. 9.3.1.6, 9.8.9.2 & 9.40.1.4
-130 mm (5")min. conc. 32 mpa slab air entrainment min. 5 to 8% at 28 days,
-Reinforced with 10m bars @ 200 o/c each way.
_Slab to bear not less than 75mm on supporting foundation and anchored with 600mm x 600mm 10m dowels spaced not less than 600 (16") o.c.
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 obc 9.25.15
-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.

Reduction in foundation thickness obc. 9.15.4.7
The foundation wall shall not be reduced to less than 90mm (3⁹/₁₆") thick to a maximum depth of 350mm (13³/₄") 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.
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 party-wall. refer to details for type and specifications.
41.

Strip footing supporting exterior walls 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")

42.

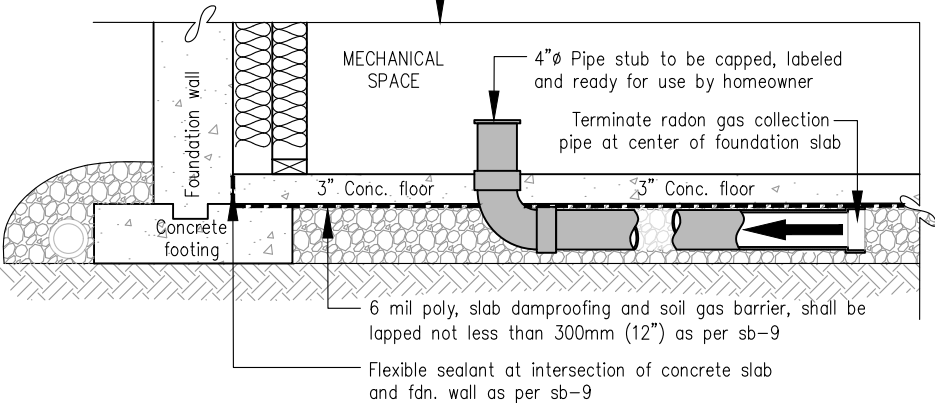
Exterior walls for walk-out conditions
The exterior basement stud wall to be 38x140 (2"x6") studs @ 16" o.c.
43.

Flashing installation to be in accordance with obc 9.27.3.8.(3)
44.

Sump pits o.b.c. 9.14.5.2 & 9.25.3.3.(10)
-Shall be not less than 750mm deep, 0.25m² in area and provided with an airtight cover
-Must be sealed to maintain continuity of the air barrier system
45.

Stud wall reinforcement (future grab bars) obc.9.5.2.4, 3.8.3.8(5), 3.8.3.8(6)
Reinforcement of stud walls shall be installed adjacent to water closets and shower or bathtub in main bathroom. Future grab bars to be mounted to resist horizontal and vertical loads of 1.3kn (300lb).
46.

Soil gas control obc 9.13.4
Rough-in for subfloor depressurization system to 100mm (4") diameter pipe installed so that one end is centered within the foundation perimeter and the other end terminates in the mechanical space. To be capped, labeled and ready for use by owner.



General

- Mechanical ventilation is required to provide 0.3 air changes per hour averaged over 24 hours. see mechanical drawings.
- All window wells to drain to footing level per obc 9.14.6.3 check with local authority.
- 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:

- All lumber shall be spruce no.2 grade, unless noted otherwise.
- Studs shall be stud grade spruce, unless noted otherwise.
- Lumber exposed to the exterior to be spruce no.2 grade pressure treated or cedar, unless noted otherwise.
- All laminated veneer lumber (l.v.l.) beams, girder trusses, and metal hanger connections supporting roof framing to be designed & certified by truss manuf.
- 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.
- 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.
- Joist hangers: provide metal hangers for all joists and built-up wood members intersecting flush built-up wood members.
- 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 damp-proofing material, except where the wood member is st least 150mm (6") above the ground.

Steel:

- 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".
- 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

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)

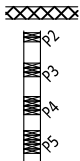
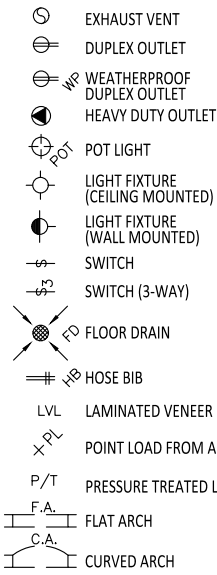
STEEL COLUMNS (UNLESS NOTED OTHERWISE)

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 [OBC 2024]
PROVIDE 6" MINIMUM BEARING EACH END

OPENINGS	LINTEL SIZE
UP TO 8'-0"	3 1 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



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



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 upon activation, will trigger all carbon monoxide alarms and be equipped with an alarm that is audible within bedrooms when the intervening doors are closed.



Soil gas control pipe stub
To be capped, labeled and ready for use by owner. (Stubbed in mechanical space)



NEWINGTON R – 2022

SITE: DIMONDVIEW PHASE 3

LOT NUMBER:

CIVIC ADDRESS:
106 CHANDELLE PRIVATE

78

7	BEP FOR SITE	08/07/25	SP
6	FINAL BLACKLINES	03/02/25	RK
5	BEP BLACKLINES REV.	25/09/24	RK
4	BEP BLACKLINES	17/09/24	RK
3	OPTIONAL IN-LAW LUXURY ENSUITE ADDED	23/02/24	CB
No.	Description	dd/mm/yy	By
REVISIONS			

footprint: 50–22–7

drawn by: SP

date: JUN 12/16

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

D.C.L. – A-57

sheet no:

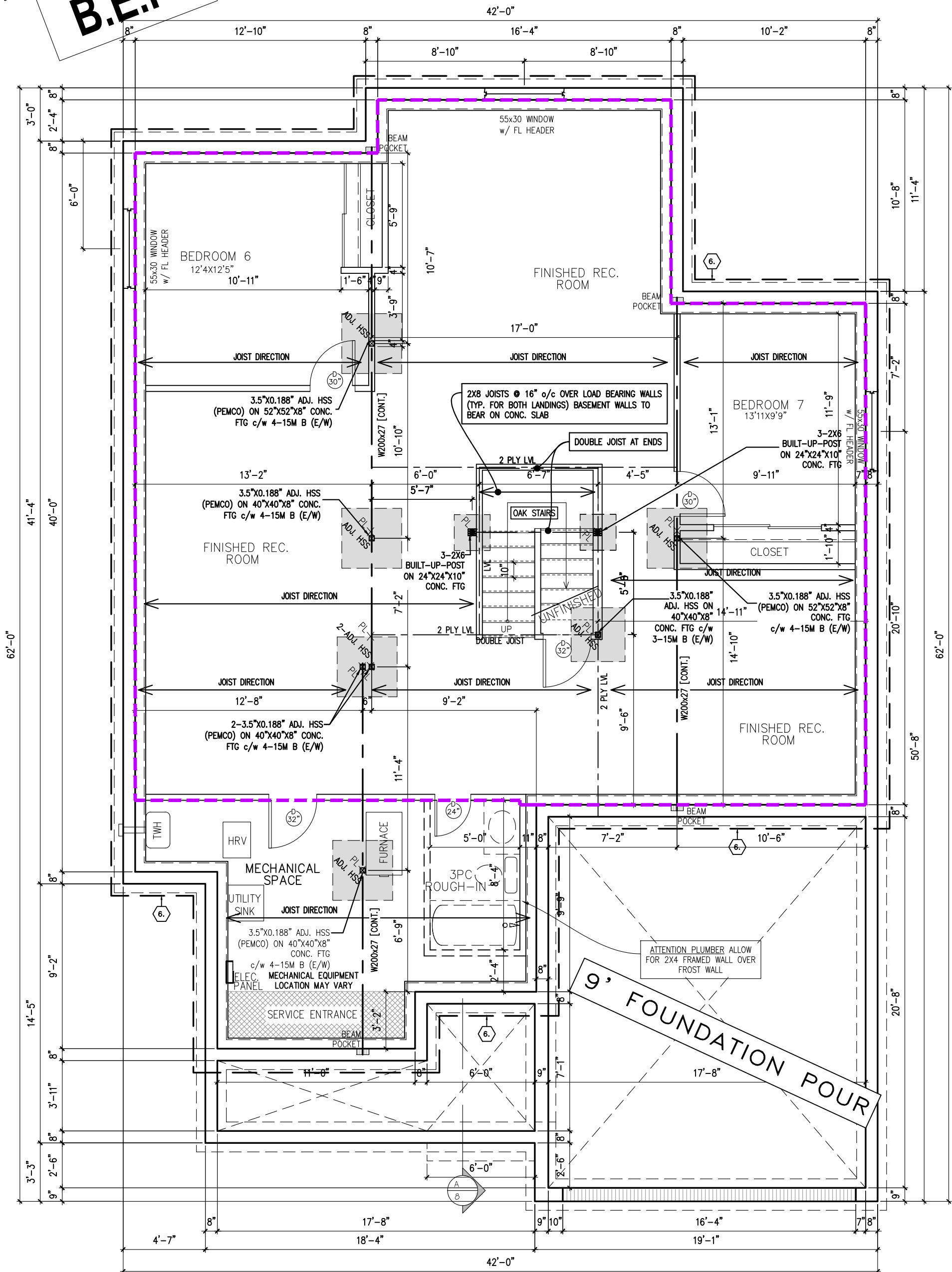
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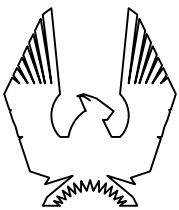
FOR BEP ONLY
B.E.P.

24"X8" FOOTINGS 60kPa

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 PLAN (R ELEVATION) 1428 SQ. FT. FINISHED SPACE



PHOENIX HOMES

NEWINGTON R - 2022

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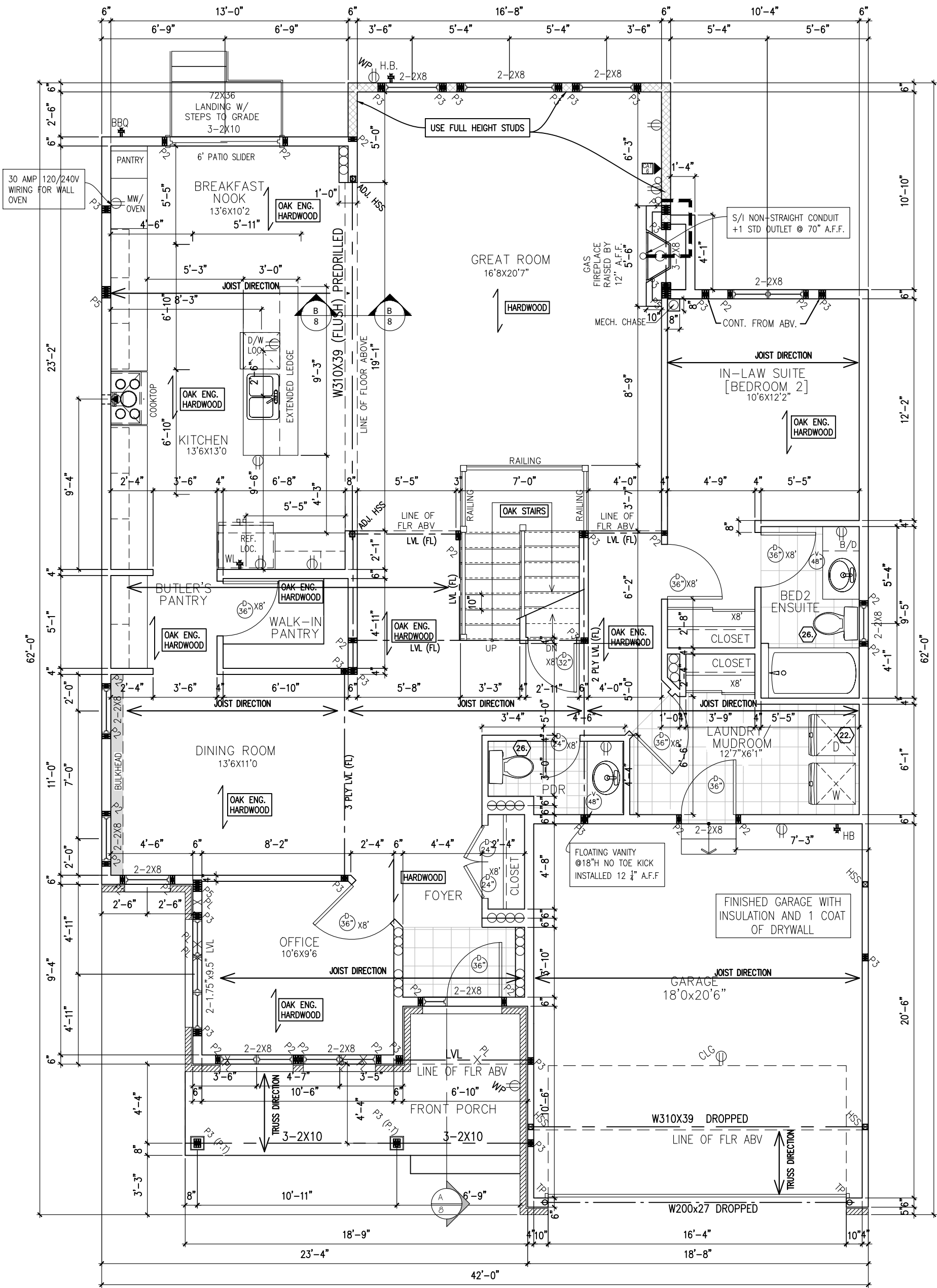
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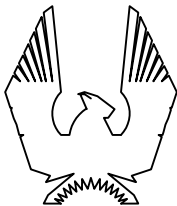
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2R of
8

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



GROUND FLOOR PLAN (ELEVATION R)
1782 SQ. FT.



PHOENIX HOMES

NEWINGTON R - 2022

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REVISIONS			

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sheet no:	

9' SECOND FLOOR

10'-4"

6"

2"

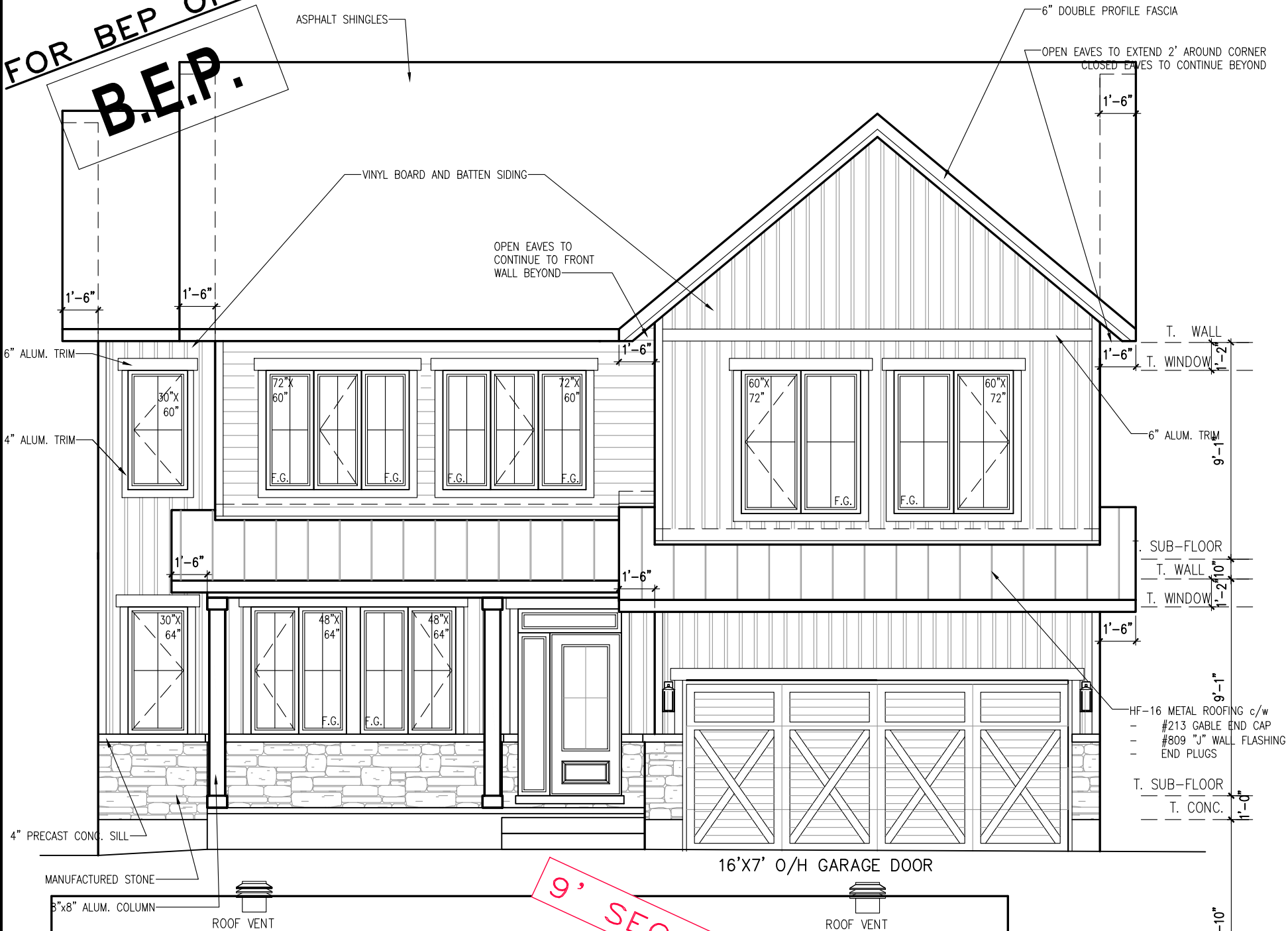
5'-8"



CIVIC ADDRESS:
106 CHANDELLE PRIVATE

footprint:	50-22-7
drawn by:	SP
date:	JUN 12/16
scale:	3/16"=1'-0"
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sheet no: 4	

FOR BEP ONLY
B.E.P.



9' SECOND FLOOR



ELEVATION R

9' FOUNDATION POUR



NEWINGTON R – 2022

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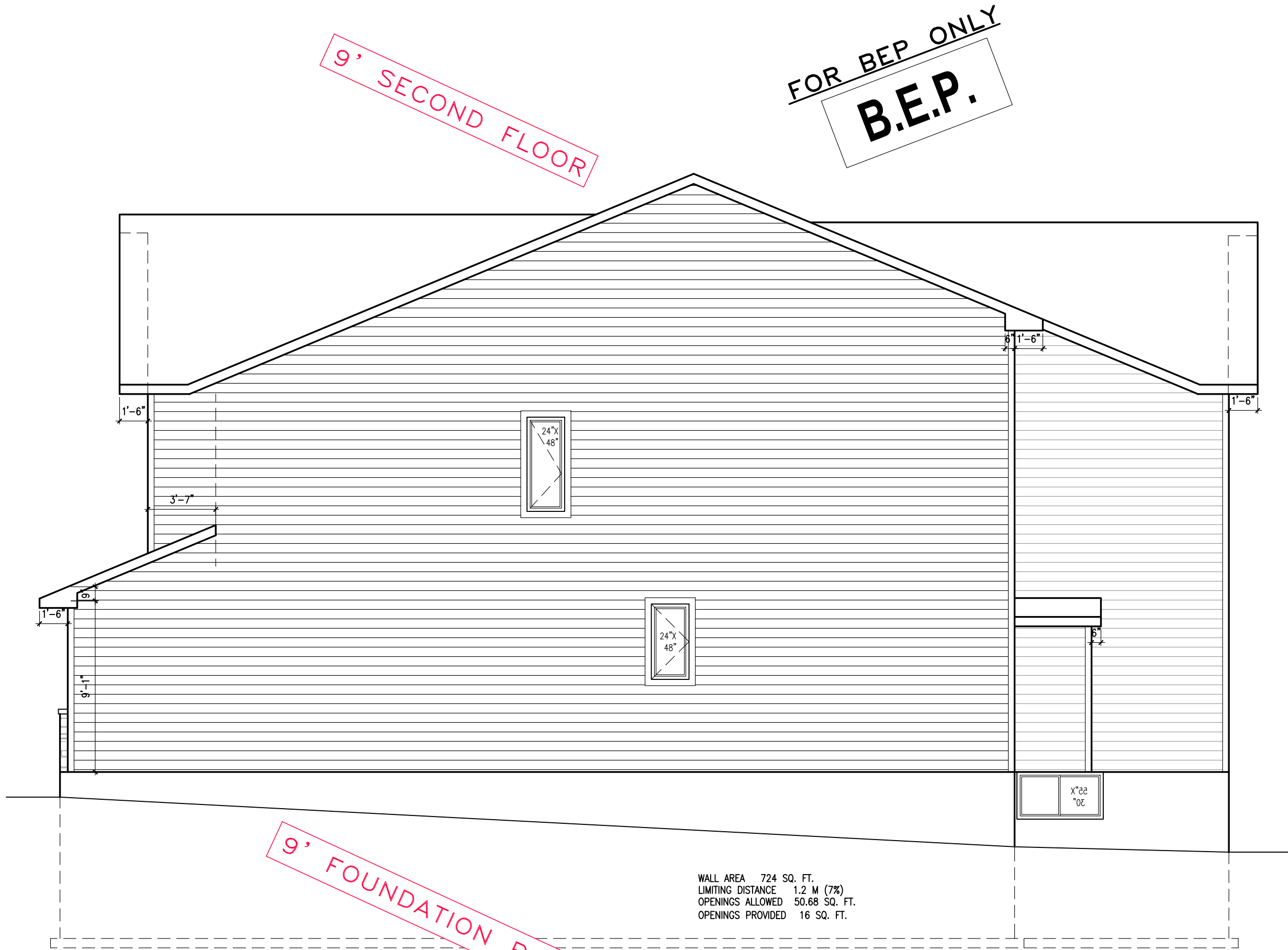
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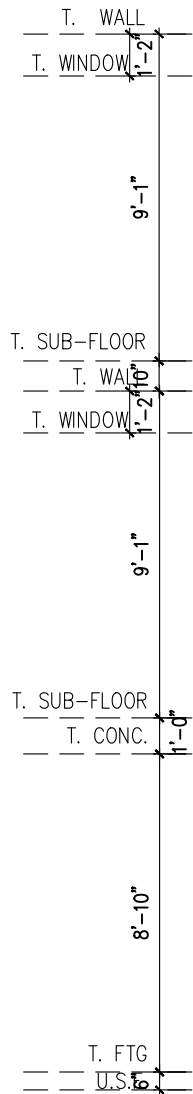
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5R of 8



WALL AREA 724 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
OPENINGS ALLOWED 50.68 SQ. FT.
OPENINGS PROVIDED 16 SQ. FT.

LEFT SIDE ELEVATION R



footprint:	50-22-7
drawn by:	SP
date:	JUN 12/16
scale:	3/16"=1'-0"
D.C.L. - A-57	
sheet no:	6
6R of 8	

7	BEP FOR SITE	08/07/25	SP
6	FINAL BLACKLINES	03/02/25	RK
5	BEP BLACKLINES REV.	25/09/24	RK
4	BEP BLACKLINES	17/09/24	RK
3	OPTIONAL IN-LAW LUXURY ENSUITE ADDED	23/02/24	CB
No.	Description	dd/mm/yy	By
REVISIONS			

NEWINGTON R - 2022

SITE: DIMONDVIEW PHASE 3

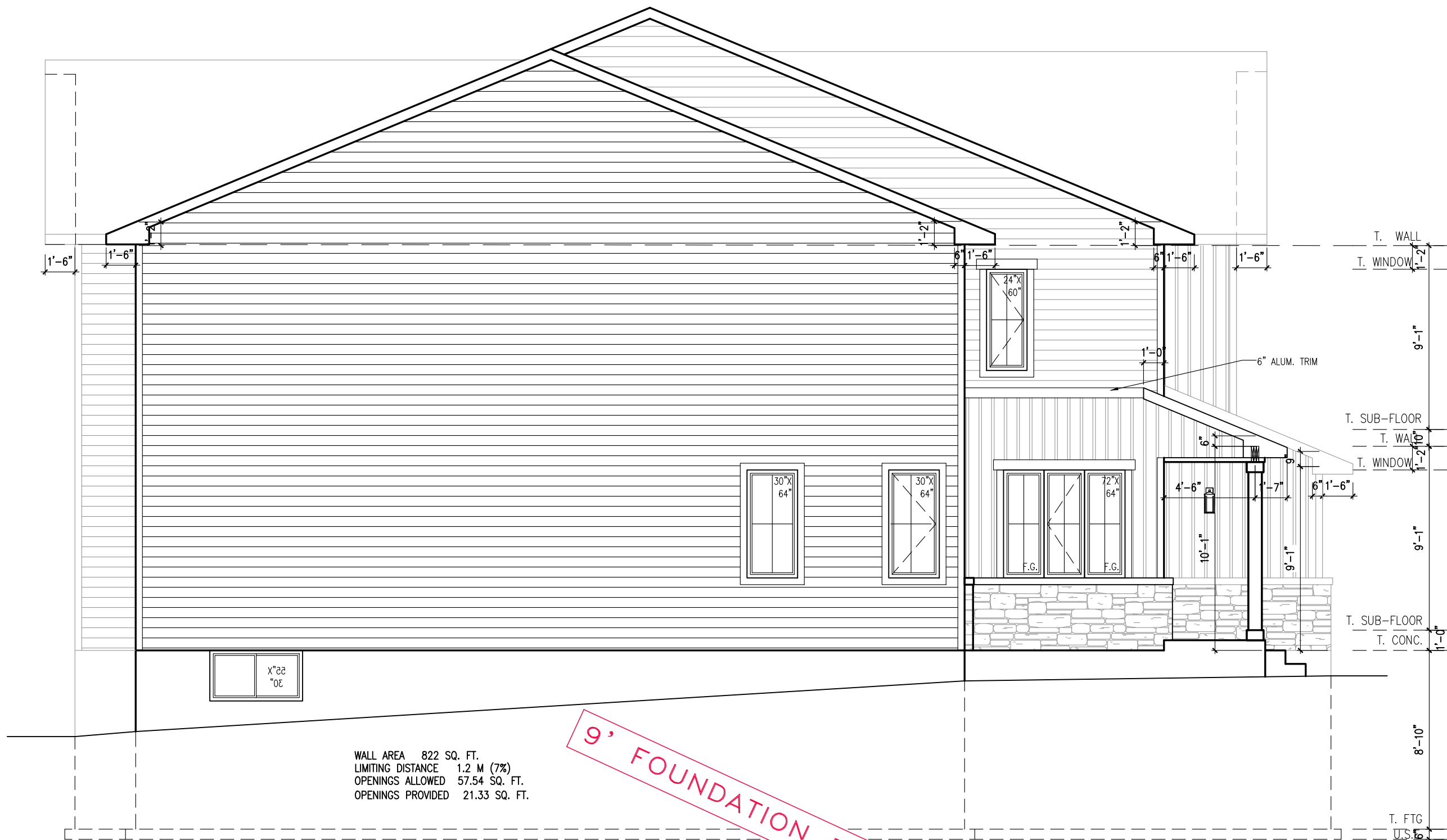
LOT NUMBER: 78

CIVIC ADDRESS: 106 CHANDELLE PRIVATE

PHOENIX HOMES

9' SECOND FLOOR

FOR BEP ONLY
B.E.P.



WALL AREA 822 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
OPENINGS ALLOWED 57.54 SQ. FT.
OPENINGS PROVIDED 21.33 SQ. FT.

9' FOUNDATION POUR

RIGHT SIDE ELEVATION R

footprint:	50-22-7
drawn by:	SP
date:	JUN 12/16
scale:	3/16"=1'-0"
D.C.L. - A-57	
sheet no:	7
7R of 8	

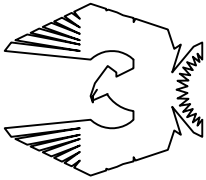
No.	Description	dd/mm/yy	By
7	BEP FOR SITE	08/07/25	SP
6	FINAL BLACKLINES	03/02/25	RK
5	BEP BLACKLINES REV.	25/09/24	RK
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3	OPTIONAL IN-LAW LUXURY ENSUITE ADDED	23/02/24	CB
REVISIONS			

NEWINGTON R - 2022

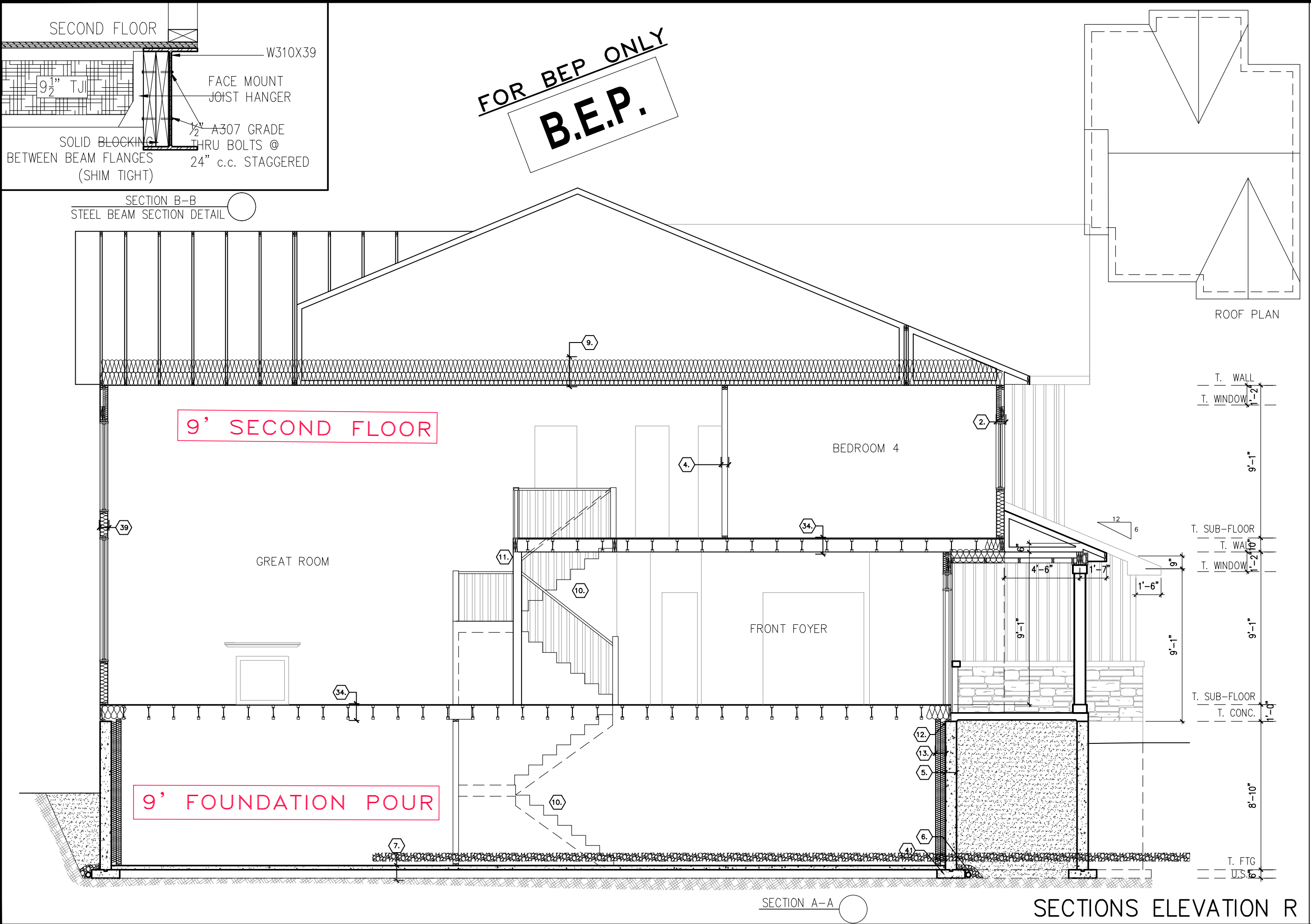
SITE: DIMONDVIEW PHASE 3

LOT NUMBER: 78

CIVIC ADDRESS: 106 CHANDELLE PRIVATE



PHOENIX HOMES



footprint:	50-22-7
drawn by:	SP
date:	JUN 12/16
scale:	3/16"=1'-0"
D.C.L. - A-57	
sheet no:	8
8R of	8

No.	Description	dd/mm/yy	By
7	BEP FOR SITE	08/07/25	SP
6	FINAL BLACKLINES	03/02/25	RK
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NEWINGTON R - 2022

SITE: DIMONDVIEW PHASE 3

LOT NUMBER: 78

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PHOENIX HOMES