

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 $\frac{1}{4}$ ") 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.

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

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.



CIVIC ADDRESS:
88 CHANDELLE PRIVATE

87

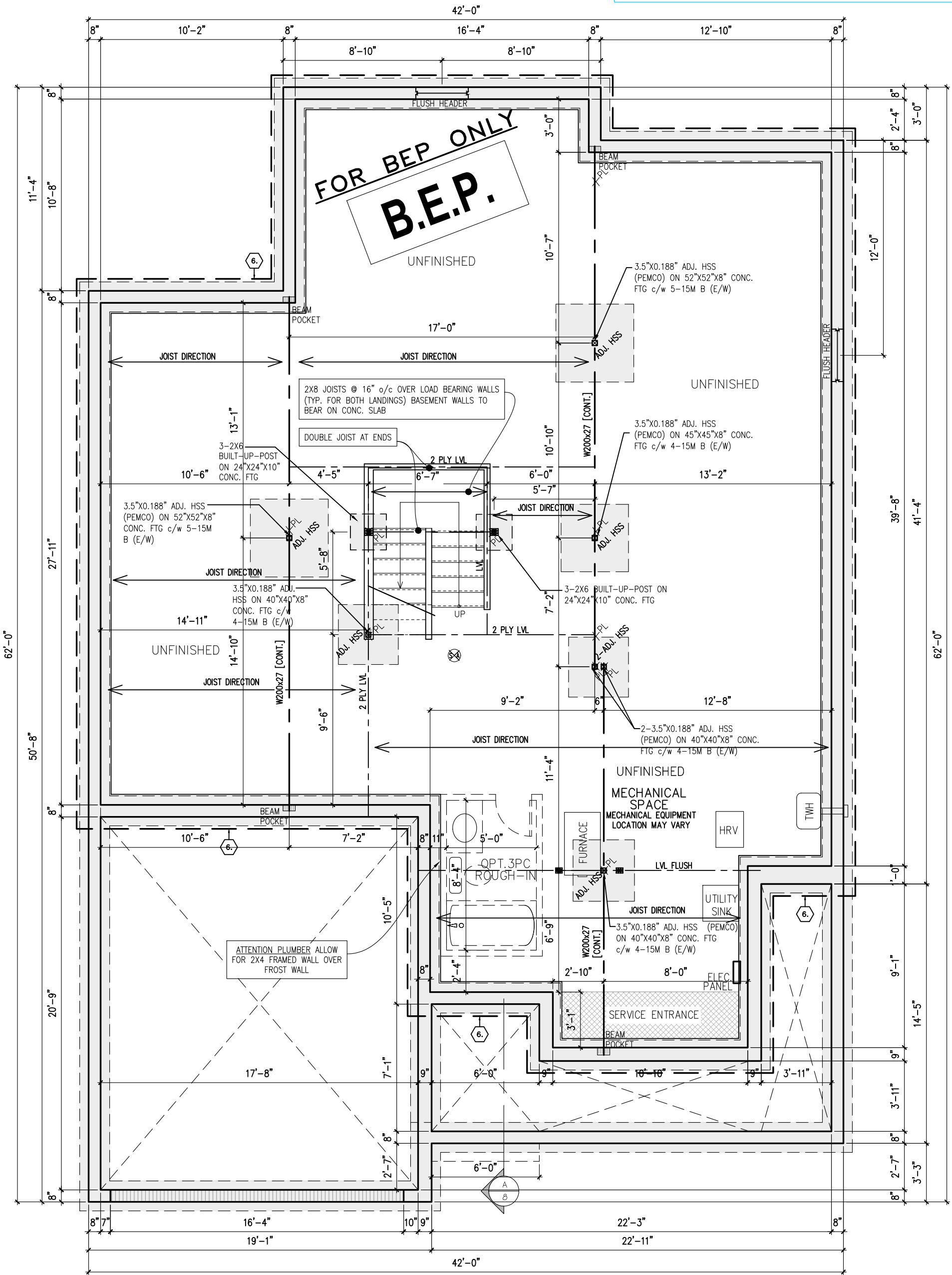
sheet no: 1M of

$$\frac{1M \text{ of } \sqrt{}}{8}$$

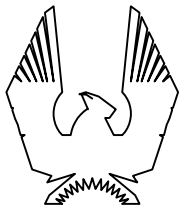
2025 SPECS

24"X8" FOOTINGS 60kPa

MODIFIED FROM ORIGINAL FOOTPRINT



FOUNDATION PLAN (ALL ELEVATIONS)



PHOENIX HOMES

NEWINGTON M – 2021

SITE: DIMONDVIEW PHASE 3

LOT NUMBER: 87

CIVIC ADDRESS: 88 CHANDELLE PRIVATE

12	BEP FOR SITE	08/07/25	SP
11	REVISION PER EXAMINER	25/02/25	SP
10	FOR STRUCTURAL REVIEW	17/12/24	SP
9	BEP FOR SITE	16/12/24	RK
8	BEP BLACKLINES REVISION UPDATES	12/12/24	SP
7	BEP BLACKLINES REVISED	11/12/24	RK
No.	Description	dd/mm/yy	By
REVISIONS			

footprint: 518

drawn by: SP

date: JUN 12/16

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

D.C.L. – A57

sheet no:

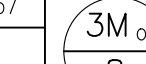
2M of 8

ONLY

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



87

12	BEP FOR SITE	08/07/25	SP	footprint: 518 drawn by: SP date: JUN 12/16 scale: 3/16"=1'-0" D.C.L. – A57 sheet no: 
11	REVISION PER EXAMINER	25/02/25	SP	
10	FOR STRUCTURAL REVIEW	17/12/24	SP	
9	BEP FOR SITE	16/12/24	RK	
8	BEP BLACKLINES REVISION UPDATES	12/12/24	SP	
7	BEP BLACKLINES REVISED	11/12/24	RK	
No.	Description	dd/mm/yy	By	
REVISIONS				

[illegible]

FOR REFERENCE ONLY
NOT FOR REPRODUCTION

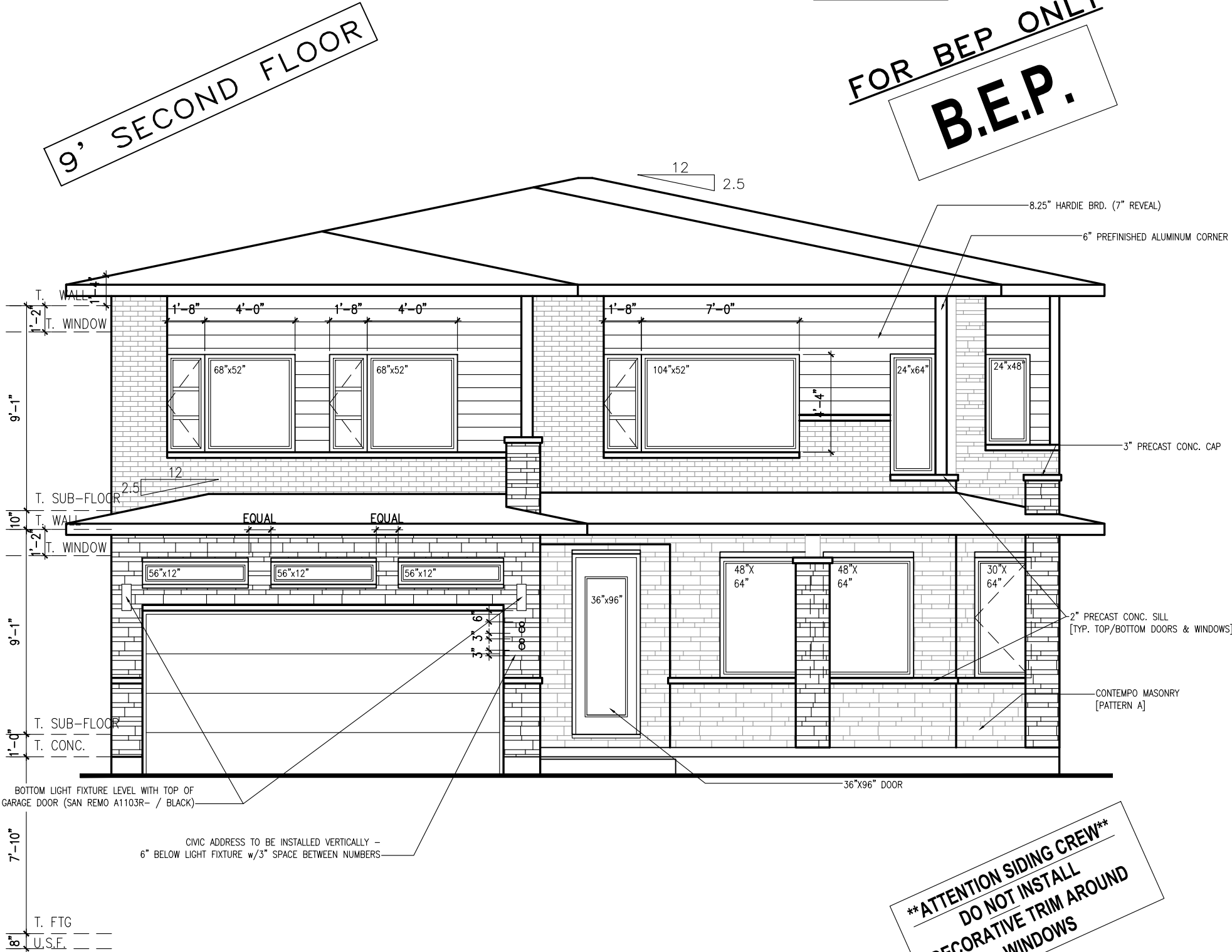


CIVIC ADDRESS:
88 CHANDELLE PRIVATE

footprint:	518
drawn by:	SP
date:	JUN 12/16
scale:	3/16"=1'-0"
D.C.L. - A57	
sheet no:	

$$\frac{4M_{\text{of}}}{8}$$

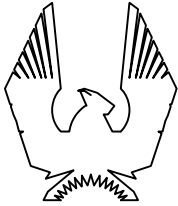
FOR BEP ONLY
B.E.P.



****ATTENTION SIDING CREW****
DO NOT INSTALL
DECORATIVE TRIM AROUND
WINDOWS



ELEVATION M



PHOENIX HOMES

NEWINGTON M – 2021

SITE: DIMONDVIEW PHASE 3

LOT NUMBER: **87**

CIVIC ADDRESS:
88 CHANDELLE PRIVATE

12	BEP FOR SITE	08/07/25	SP
11	REVISION PER EXAMINER	25/02/25	SP
10	FOR STRUCTURAL REVIEW	17/12/24	SP
9	BEP FOR SITE	16/12/24	RK
8	BEP BLACKLINES REVISION UPDATES	12/12/24	SP
7	BEP BLACKLINES REVISED	11/12/24	RK
No.	Description	dd/mm/yy	By
REVISIONS			

footprint: 518

drawn by: SP

date: JUN 12/16

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

D.C.L. – A57

sheet no:

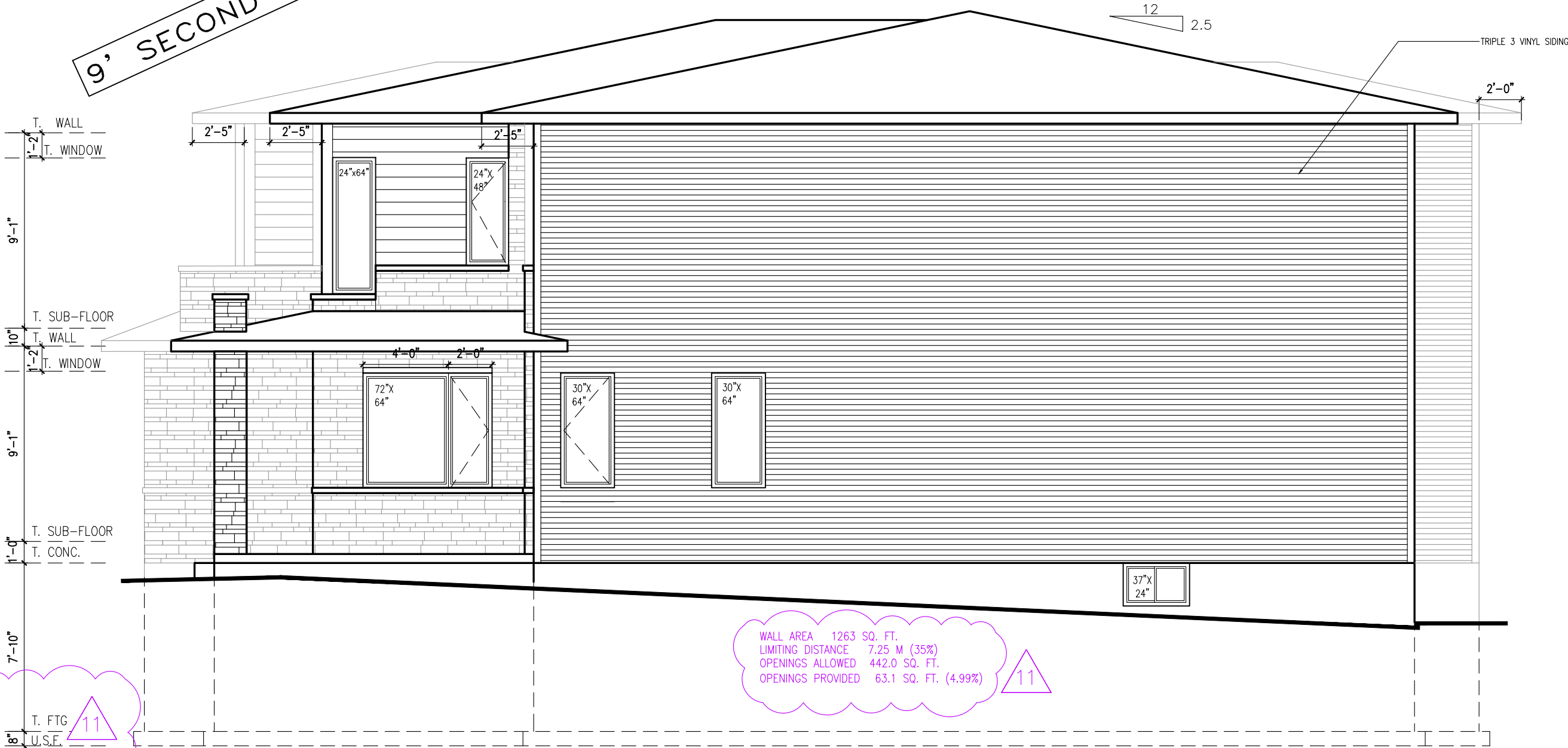
5M of **8**

2025 SPECS

FOR BEP ONLY
B.E.P.

ATTENTION SIDING CREW
DO NOT INSTALL
DECORATIVE TRIM AROUND
WINDOWS

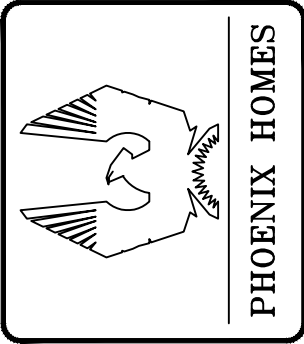
9' SECOND FLOOR



footprint:	518
drawn by:	SP
date:	JUN 12/16
scale:	3/16"=1'-0"
D.C.L. - A57	sheet no:
6M of	8

SP	08/07/25	SP
SP	25/02/25	SP
SP	17/12/24	RK
RK	16/12/24	SP
SP	12/12/24	RK
RK	11/12/24	By
No.	Description	REVISIONS
12	BEP FOR SITE	
11	REVISION PER EXAMINER	
10	FOR STRUCTURAL REVIEW	
9	BEP FOR SITE	
8	BEP BLACKLINES REVISION UPDATES	
7	BEP BLACKLINES REVISED	

NEWINGTON M - 2021
SITE: DIMONDVIEW PHASE 3
LOT NUMBER: 87
CIVIC ADDRESS: 88 CHANDELLE PRIVATE



RIGHT SIDE ELEVATION M

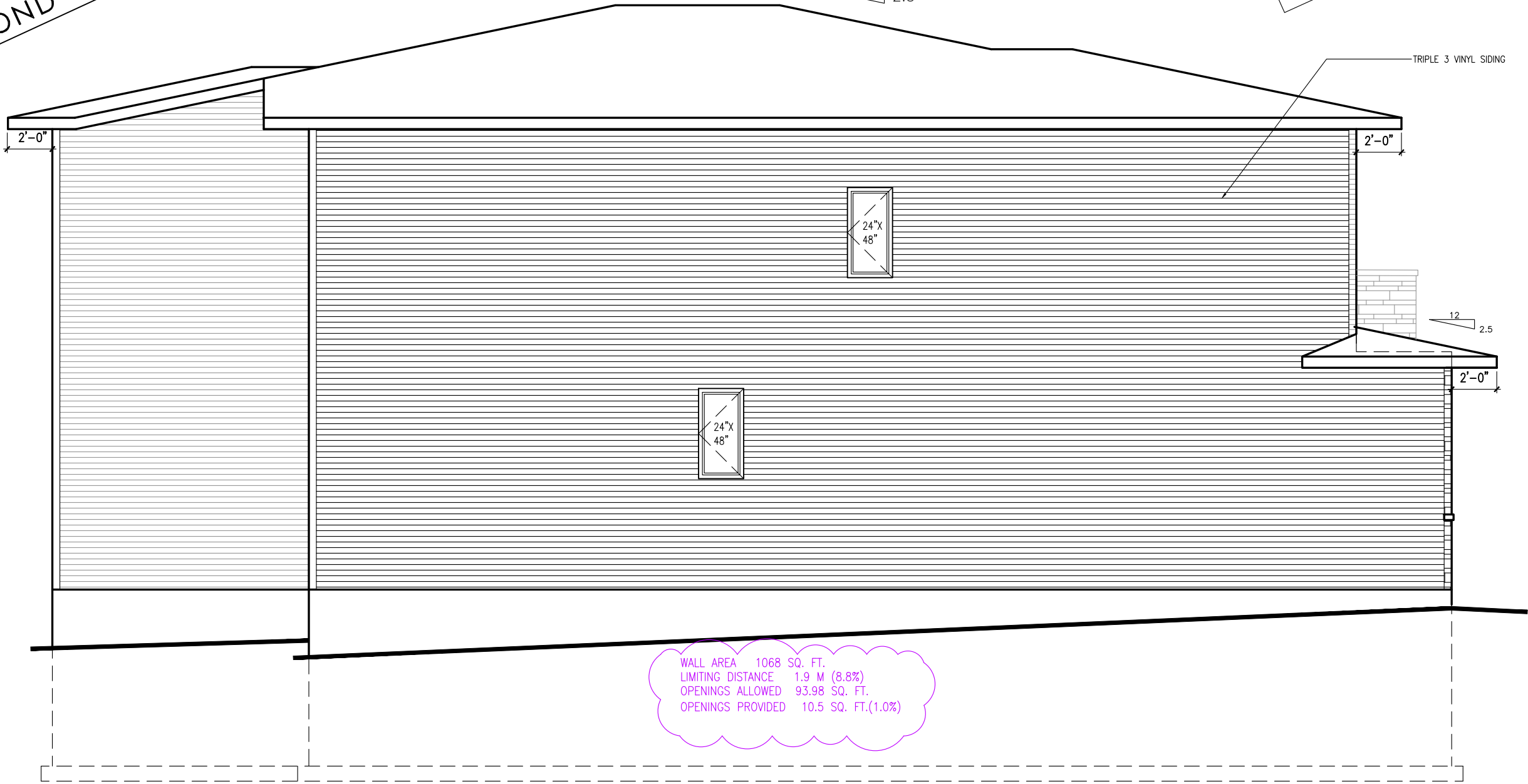
2025 SPECS

FOR BEP ONLY
B.E.P.

ATTENTION SIDING CREW
DO NOT INSTALL
DECORATIVE TRIM AROUND
WINDOWS

9' SECOND FLOOR

9'-1"
T. WALL
1'-2"
T. WINDOW
10'
T. SUB-FLOOR
T. WALL
1'-2"
T. WINDOW
9'-1"
T. SUB-FLOOR
T. CONC.
1'-0"
7'-10"
T. FTG
18"
U.S.E.

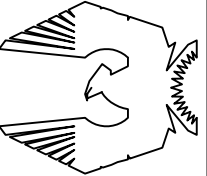


LEFT SIDE ELEVATION M

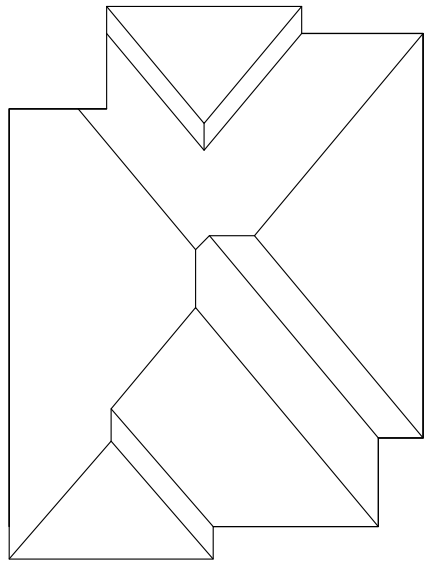
footprint:	518
drawn by:	SP
date:	JUN 12/16
scale:	3/16"=1'-0"
D.C.L. - A57	7M of 8
sheet no:	

12	BEP FOR SITE	SP	08/07/25
11	REVISION PER EXAMINER	SP	25/02/25
10	FOR STRUCTURAL REVIEW	SP	17/12/24
9	BEP FOR SITE	RK	16/12/24
8	BEP BLACKLINES REVISION UPDATES	SP	12/12/24
7	BEP BLACKLINES REVISED	RK	11/12/24
No.	Description	dd/mm/yy	By
REVISIONS			

NEWINGTON M - 2021
SITE: DIMONDVIEW PHASE 3
LOT NUMBER: 87
CIVIC ADDRESS: 88 CHANDELLE PRIVATE



PHOENIX HOMES



ROOF PLAN

9' SECOND FLOOR

2025 SPECS

FOR BEP ONLY
B.E.P.

W310X39

FACE MOUNT
JOIST HANGER

1/2" A307 GRADE
THRU BOLTS @
24" c.c. STAGGERED

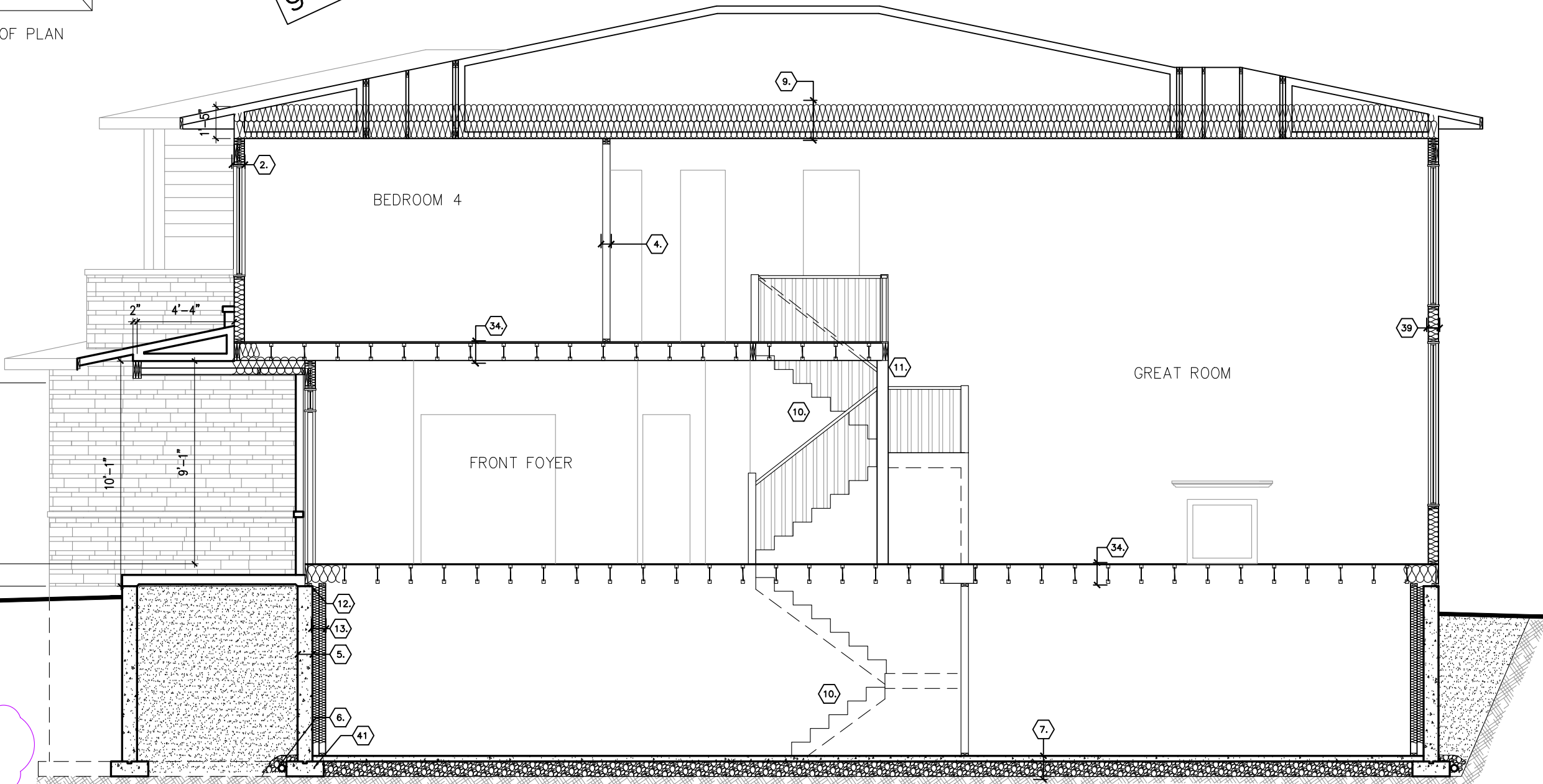
SECOND FLOOR

9 1/2" TJI

SOLID BLOCKING
BETWEEN BEAM FLANGES
(SHIM TIGHT)

SECTION B-B
STEEL BEAM SECTION DETAIL

9'-1"
T. WALL
10"
T. SUB-FLOOR
T. WALL
1'-2"
T. WINDOW
9'-1"
T. SUB-FLOOR
T. CONC.
7'-10"
T. FTG
U.S.E.



SECTION A-A

SECTIONS ELEVATION M

footprint:	518
drawn by:	SP
date:	JUN 12/16
scale:	3/16"=1'-0"
D.C.L. - A57	
sheet no:	
8M of 8	

SP	08/07/25	11 REVISION PER EXAMINER	10 FOR STRUCTURAL REVIEW	9 BEP FOR SITE	8 BEP BLACKLINES REVISION UPDATES	7 BEP BLACKLINES REVISED	No.	Description	By
SP	25/02/25								
SP	17/12/24								
RK	16/12/24								
SP	12/12/24								
RK	11/12/24								
By	ad/mm/yy								

NEWINGTON M - 2021	87
SITE: DIMONDVIEW PHASE 3	
LOT NUMBER:	
CIVIC ADDRESS:	
88 CHANDELLE PRIVATE	

PHOENIX HOMES