

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)
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,13mm (1/2") INT. INT. DRYWALL FINISH.
SIDING TO BE MIN. 200mm (8") ABOVE FIN. GRADE
2.

FRAME WALL CONSTRUCTION (2"x4")
SIDING AS PER ELEVATION, APPROVED AIR BARRIER RSI 0.9 (R5) EXTERIOR RIGID INSULATION BOARD 38x89 (2"x4") STUDS @ 400mm (16") O.C., WITH APPROVED DIAGONAL WALL BRACING, 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
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.13mm (1/2") INT. DRYWALL FINISH.
PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.
3.

BRICK VENEER CONSTRUCTION (2"x4")
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. WITH APPROVED DIAGONAL WALL BRACING,13mm (1/2") DRYWALL (W/ TAPE COAT).
PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS.
PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150MM(6") ABOVE FINISH GRADE.
4.

INTERIOR STUD PARTITIONS
38x89 (2"x4") STUDS @ 400mm (16") O.C. - C/W 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.
- 6A.

PROVIDE SLEEVE THROUGH FOOTING FOR CONTINUOUS PATH OF WEEP TILE
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. (SEE PRESCRIPTIVE COMPLIANCE PACKAGE)
8.

EXPOSED FLOOR TO EXTERIOR
PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.
9.

ATTIC INSULATION OBC. 12.3.2.1 & 12.3.3.7
RSI 8.81 (R50) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL.
10.

ALL STAIRS/EXTERIOR STAIRS -OBC. 9.8.4.2
UNIFORM RISE & RUN IN A GIVEN RUN TO WITHIN 6mm(¼")
MAX. RISE = 200 (7-7/8")
MIN. RUN = 210 (8-1/4")
MIN. TREAD = 235 (9-1/4")
MAX. NOSING = 25 (1")
MIN. HEADROOM = 1950 (6'-5")
RAIL @ LANDING = 900 (2'-11")
RAIL @ STAIR = 800 (2'-8")
MIN. STAIR WIDTH = 860 (2'-10")
FOR CURVED STAIRS
MIN. RUN = 150 (6")
MIN. AVG. RUN = 200 (8")
11.

FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BET. HANDRAIL AND SURFACE BEHIND IT TO BE 50mm(2") MIN. HANDRAILS TO BE CONT. EXCEPTING FOR NEWEL POST AT CHANGES OF DIRECTION.
GUARDS -OBC. 9.8.8.3
INTERIOR GUARDS: 900mm (2'-11") MIN.
EXTERIOR GUARDS: 1070mm (3'-6") MIN.
12.

SILL PLATES
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 (¾") CONTINUOUS BATT INSULATION. 2"x4" STUD WALL PLACED ¾" AWAY FROM WALL. FILL STUD CAVITY WITH R10 BATT INSULATION. APPROVED VB TO 8" ABOVE FLOOR LEVEL. DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. (SEE DETAIL ON "SB-12 DETAILS" PAGE)
14.

TYPICAL PARTY WALL
(SB-3 - W13g - 1 HR F.R.R. - STC 57)
¾" TYPE 'X' GYPSUM BOARD
2 ROWS OF 2x4 WOOD STUD @ 16" o.c. ON SEPARATE 2x4 BASE PLATES SET 1" APART (STAGGER STUDS IN EACH WALL)
FILL WALL CAVITIES WITH FIBRE BATT INSULATION W/ MASS OF AT LEAST 1.22 Kg/m² (0.25 lb/ft²)
¾" TYPE 'X' GYPSUM BOARD
15.

RESERVED
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.

GARAGE WALL
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. PER OBC 9.10.9.16
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 (9-1/2") 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 (OBC 9.19.2)
ATTIC ACCESS HATCH 545x610 (21.5"x24") WITH A MIN. AREA OF 3.44 SF WITH WEATHERSTRIPPING
24.

RESERVED
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.

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.

RESERVED
30.

RESERVED
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 JOIST STRAPPING AND BRIDGING
-19mm (3/4") T&G ASP. SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (* SEE OBC 9.30.6.3)
6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (-* SEE OBC 9.30.2 *)
STRAPPED WITH 19x64 (1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (SEE OBC 9.23.9.4)
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.

RESERVED
37.

THE FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 350mm (13-3/4") 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.
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"x8" @ 16" o/c
BLOCKING: 3 ROWS @ 4'-6" O/C ±
SHEATHING: 7/16" ASPENITE
NAILING: 2" STAPLES BET. 4" AND 6" O/C ALONG STUDS
40.

RESERVED
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 SHALL BE 20"W x 6"H (UNLESS OTHERWISE NOTED ON PLAN)

- WINDOWS:

1) MINIMUM BEDROOM WINDOW -OBC. 9.7.1.3.-
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. 9.7.1.6.-, 9.8.8.
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.
- 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, SE OBC 9.5.2.3., 3.8.3.8.(1)(d) & 3.8.3.13.(1)(f).
- 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:

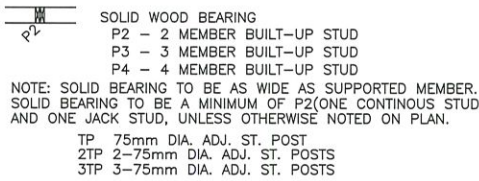
1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS "H".

2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

WOOD LINTELS AND BUILT-UP WOOD BEAMS	LOOSE STEEL LINTELS
L1 2/38 x 184 (2/2" x 8") SPR.#2	L7 90 x 90 x 6.0L (3-1/2" x 3-1/2" x 1/4"L)
B1 3/38 x 184 (3/2" x 8") SPR.#2	L8 90 x 90 x 8.0L (3-1/2" x 3-1/2" x 5/16"L)
B2 4/38 x 184 (4/2" x 8") SPR.#2	L9 100 x 90 x 8.0L (4" x 3-1/2" x 5/16"L)
L3 2/38 x 235 (2/2" x 10") SPR.#2	L10 125 x 90 x 8.0L (5" x 3-1/2" x 5/16"L)
B3 3/38 x 235 (3/2" x 10") SPR.#2	L11 125 x 90 x 10.0L (5" x 3-1/2" x 3/8"L)
B4 4/38 x 235 (4/2" x 10") SPR.#2	L12 150 x 100 x 10.0L (6"x 4" x 3/8"L)
L5 2/38 x 286 (2/2" x 12") SPR.#2	
B5 3/38 x 286 (3/2" x 12") SPR.#2	◆STEEL COLUMNS (UNLESS NOTED OTHERWISE)
B6 4/38 x 286 (4/2" x 12") SPR.#2	TP = (1) 3" DIA. ADJ. ST. POST
	2TP = (2) 3" DIA. ADJ. ST. POSTS
	3TP = (3) 3" DIA. ADJ. ST. POSTS

STRUCTURAL NOTES

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



LEGEND

- ⊙

EXHAUST VENT/FAN
- ⊖

DUPLEX OUTLET
- ⊖
W

WEATHERPROOF
DUPLEX OUTLET
- ⊙
W

HEAVY DUTY OUTLET
- ⊙

POT LIGHT
- ⊙

LIGHT FIXTURE
(CEILING MOUNTED)
- ⊙

LIGHT FIXTURE
(WALL MOUNTED)
- ⊖

SWITCH
- ⊖

CABLE OUTLET
- ⊖

BELL OUTLET
- ⊙
P

FLOOR DRAIN
- ⊖
H

HOSE BIB
- DJ

DOUBLE JOIST
- TJ

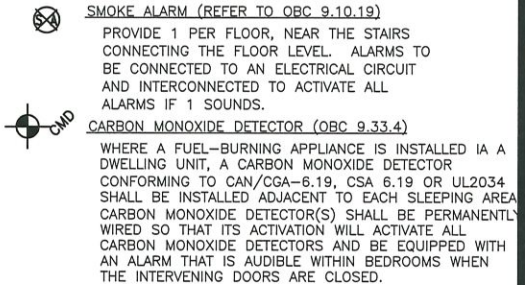
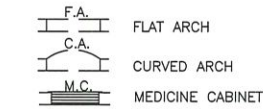
TRIPLE JOIST
- LVL

LAMINATED VENEER
LUMBER
- ⊕
PL

POINT LOAD FROM ABOVE
- P.T.

PRESSURE TREATED
LUMBER
- G.T.

GIRDER TRUSS
BY ROOF TRUSS MANUF.
UNLESS NOTED OTHERWISE
- UNO



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



42

A1a

2 of 9

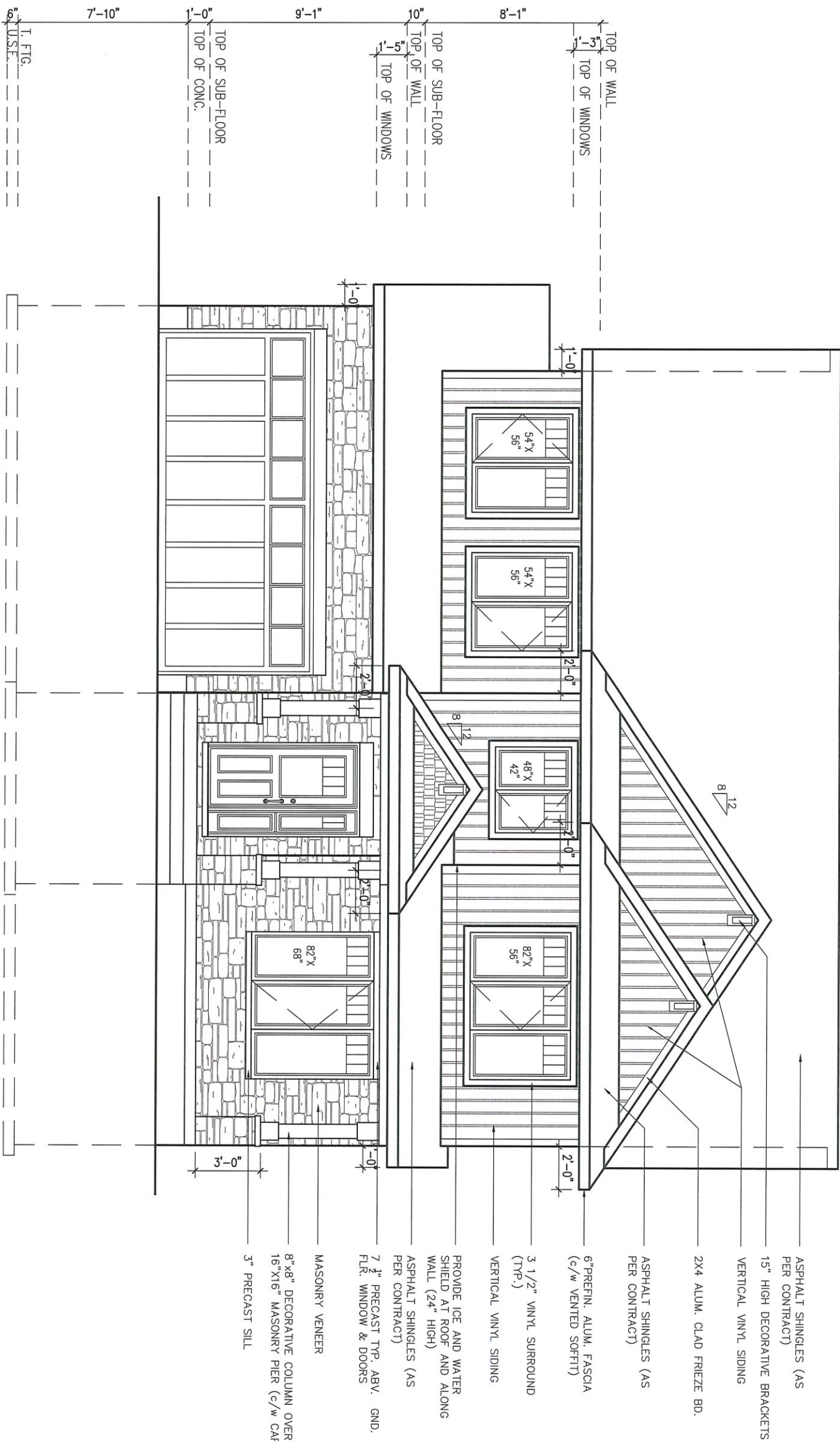
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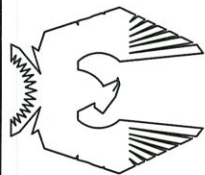
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footprint: 517
 designed by: TL
 drawn by: SP
 date: NOV/15
 scale: 3/16"=1'-0"
 D.C.L.-175 sheet

sheet
title: A2a



FRONT ELEVATION D



PHOENIX HOMES

517-RUTHERFORD-2015

SITE: DIAMONDVIEW

LOT NUMBER:

42

CIVIC ADDRESS:
28 SOPWITH PVT

10	FINAL WORKING DRAWINGS FOR SITE	11/12/20	CB
9	CORRECTION TO REAR ELEVATION	07/12/20	SP
8	FINAL BLACKLINES	02/11/20	CB
7	BEP FOR SITE	02/10/20	SP
6	FINAL BLACKLINES	21/09/20	SP
5	BEP BLACKLINES	13/08/20	SP
REVISIONS			
No.	Description	dd/mm/yy	By

footprint: 517

designed by: TL

drawn by: SP

date: NOV/15

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

D.C.L.-175

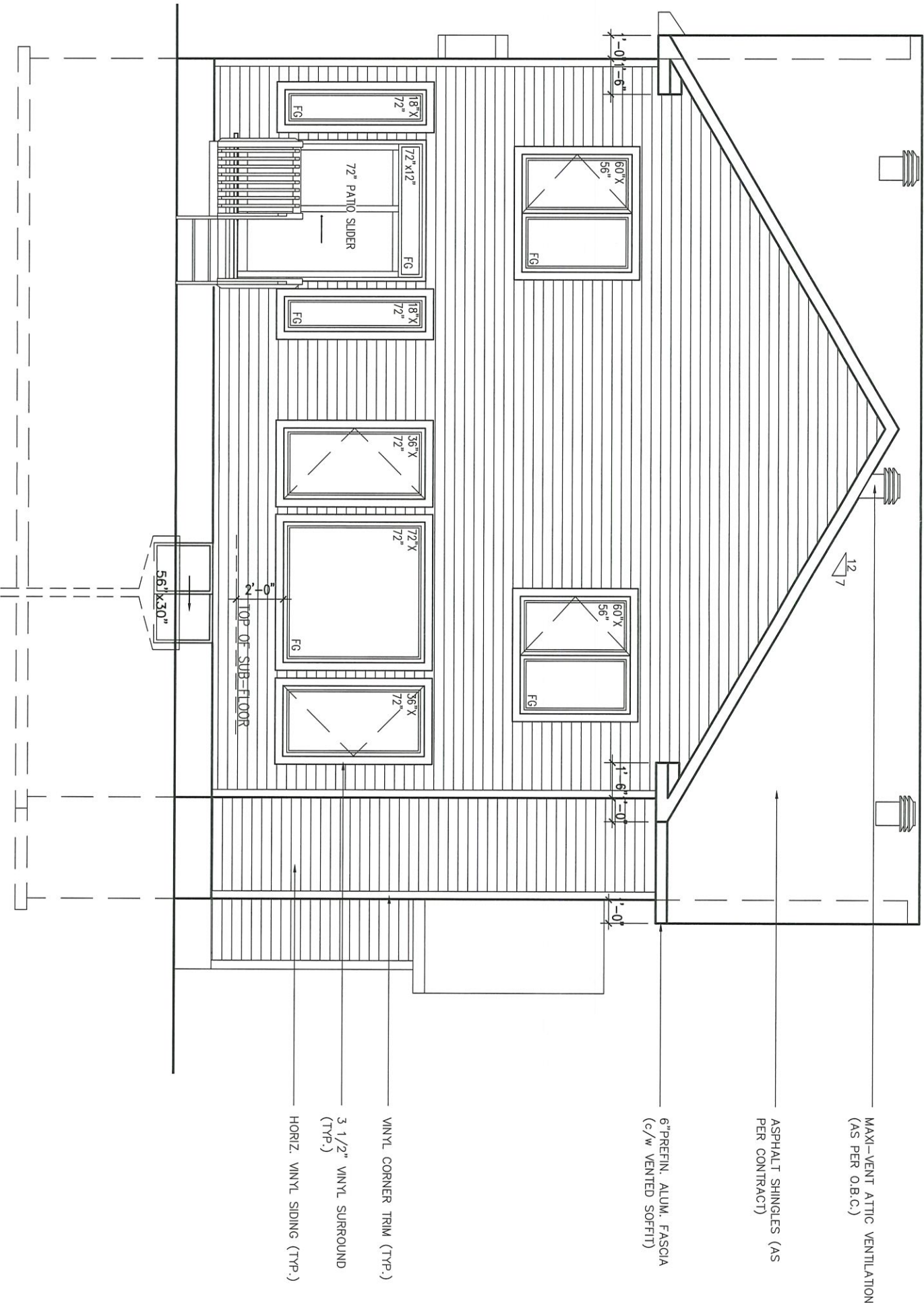
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A4d

5 of 9

8'-1" 10" 9'-1" 1'-0" 7'-10" 1. FTG. 6" U.S.F.

TOP OF WALL
TOP OF WINDOWS
TOP OF SUB-FLOOR
TOP OF WALL
TOP OF SUB-FLOOR
TOP OF CONC.



517-RUTHERFORD-2015

SITE: DIAMONDVIEW



PHOENIX HOMES

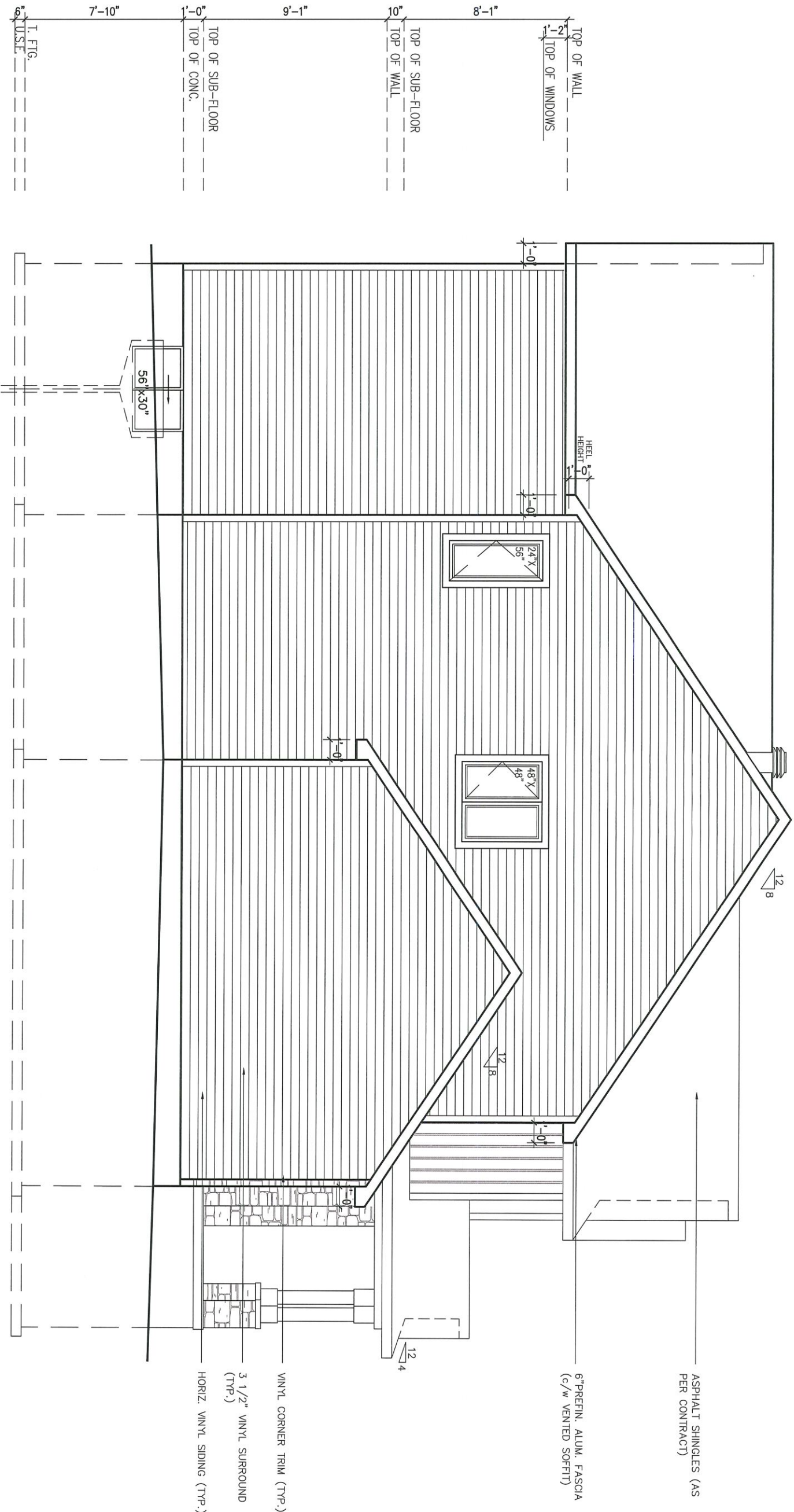
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42

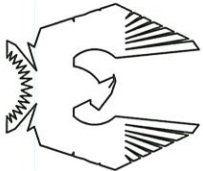
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REVISIONS		dd/mm/yy	By

footprint: 517	
designed by: TL	
drawn by: SP	
date: NOV/15	
scale: 3/16"=1'-0"	
D.C.L.-175	
sheet title: A5	sheet 6 of 9

REAR ELEVATION D



LEFT SIDE ELEVATION D



PHOENIX HOMES

517-RUTHERFORD-2015

SITE: DIAMONDVIEW

LOT NUMBER:

CIVIC ADDRESS:

28 SOPWITH PVT

42

10	FINAL WORKING DRAWINGS FOR SITE	11/12/20	CB
9	CORRECTION TO REAR ELEVATION	07/12/20	SP
8	FINAL BLACKLINES	02/11/20	CB
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footprint: 517

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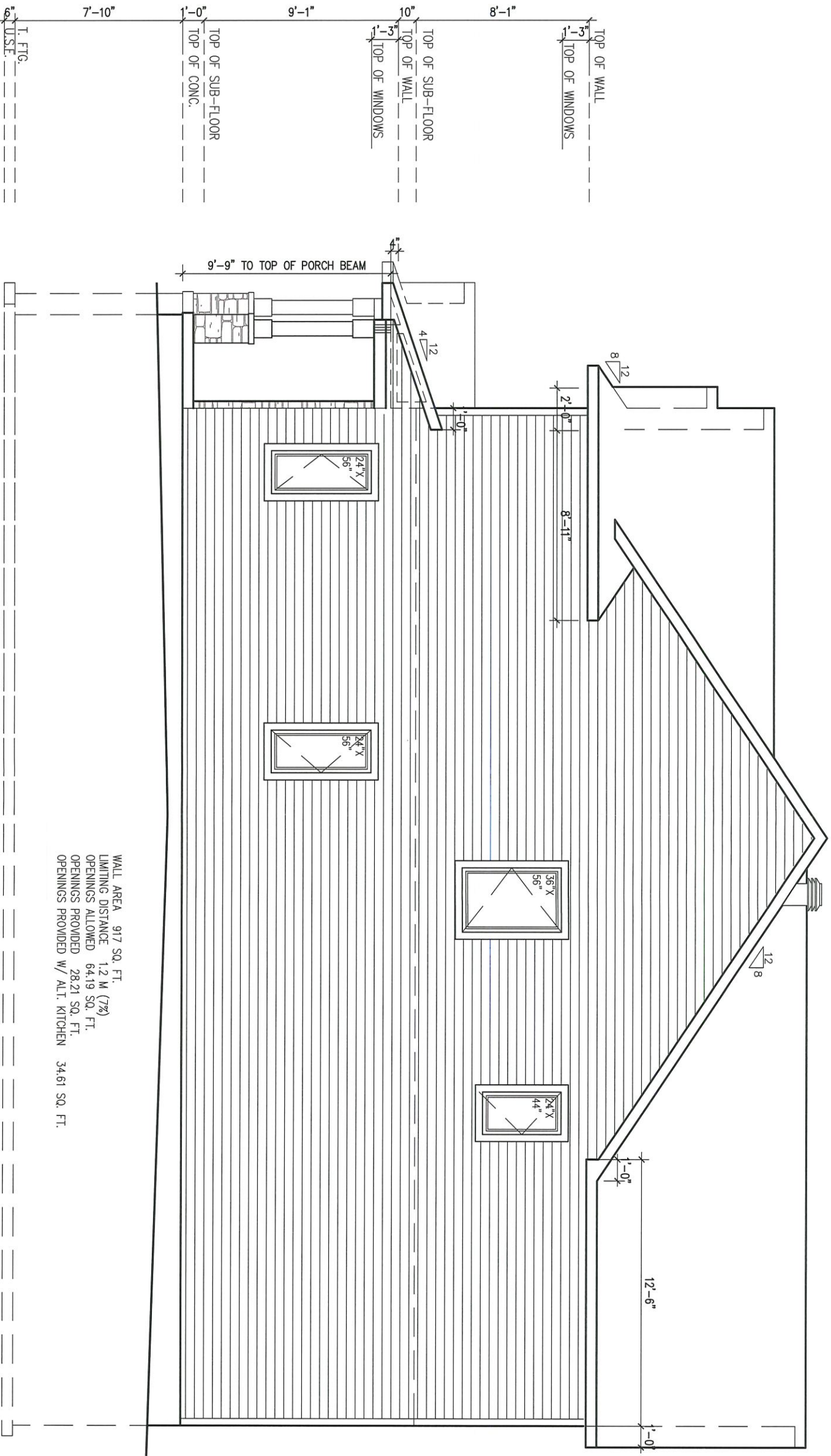
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sheet

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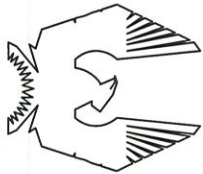
title: A6a

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WALL AREA 917 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
OPENINGS ALLOWED 64.19 SQ. FT.
OPENINGS PROVIDED 28.21 SQ. FT.
OPENINGS PROVIDED W/ ALT. KITCHEN 34.61 SQ. FT.

RIGHT SIDE ELEVATION A



PHOENIX HOMES

517-RUTHERFORD-2015

SITE: DIAMONDVIEW

LOT NUMBER:

42

CIVIC ADDRESS:
28 SOPWITH PVT

10	FINAL WORKING DRAWINGS FOR SITE	11/12/20	CB
9	CORRECTION TO REAR ELEVATION	07/12/20	SP
8	FINAL BLACKLINES	02/11/20	CB
7	BEP FOR SITE	02/10/20	SP
6	FINAL BLACKLINES	21/09/20	SP
5	BEP BLACKLINES	13/08/20	SP
REVISIONS		dd/mm/yy	By

footprint: 517

designed by: TL

drawn by: SP

date: NOV/15

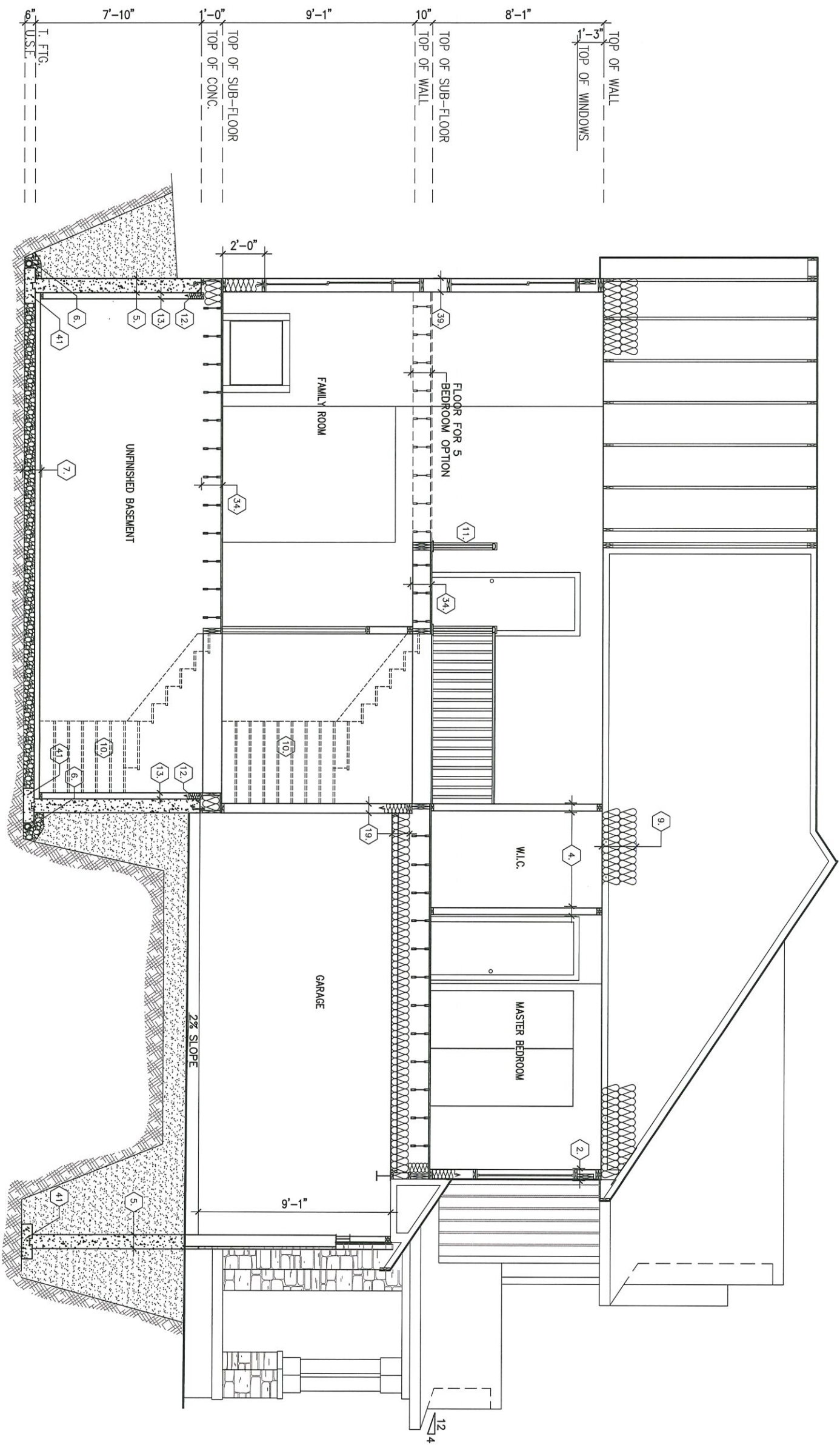
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D.C.L.-175

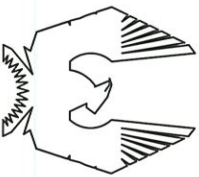
sheet

sheet
title: A7a

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SECTION ELEVATION A



PHOENIX HOMES

517-RUTHERFORD-2015

SITE: DIAMONDVIEW

LOT NUMBER:

42

CIVIC ADDRESS:
28 SOPWITH PVT

10	FINAL WORKING DRAWINGS FOR SITE	11/12/20	CB
9	CORRECTION TO REAR ELEVATION	07/12/20	SP
8	FINAL BLACKLINES	02/11/20	CB
7	BEP FOR SITE	02/10/20	SP
6	FINAL BLACKLINES	21/09/20	SP
5	BEP BLACKLINES	13/08/20	SP
No.	Description	dd/mm/yy	By
REVISIONS			

footprint: 517

designed by: TL

drawn by: SP

date: NOV/15

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

D.C.L.-175

sheet
title: A8d

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