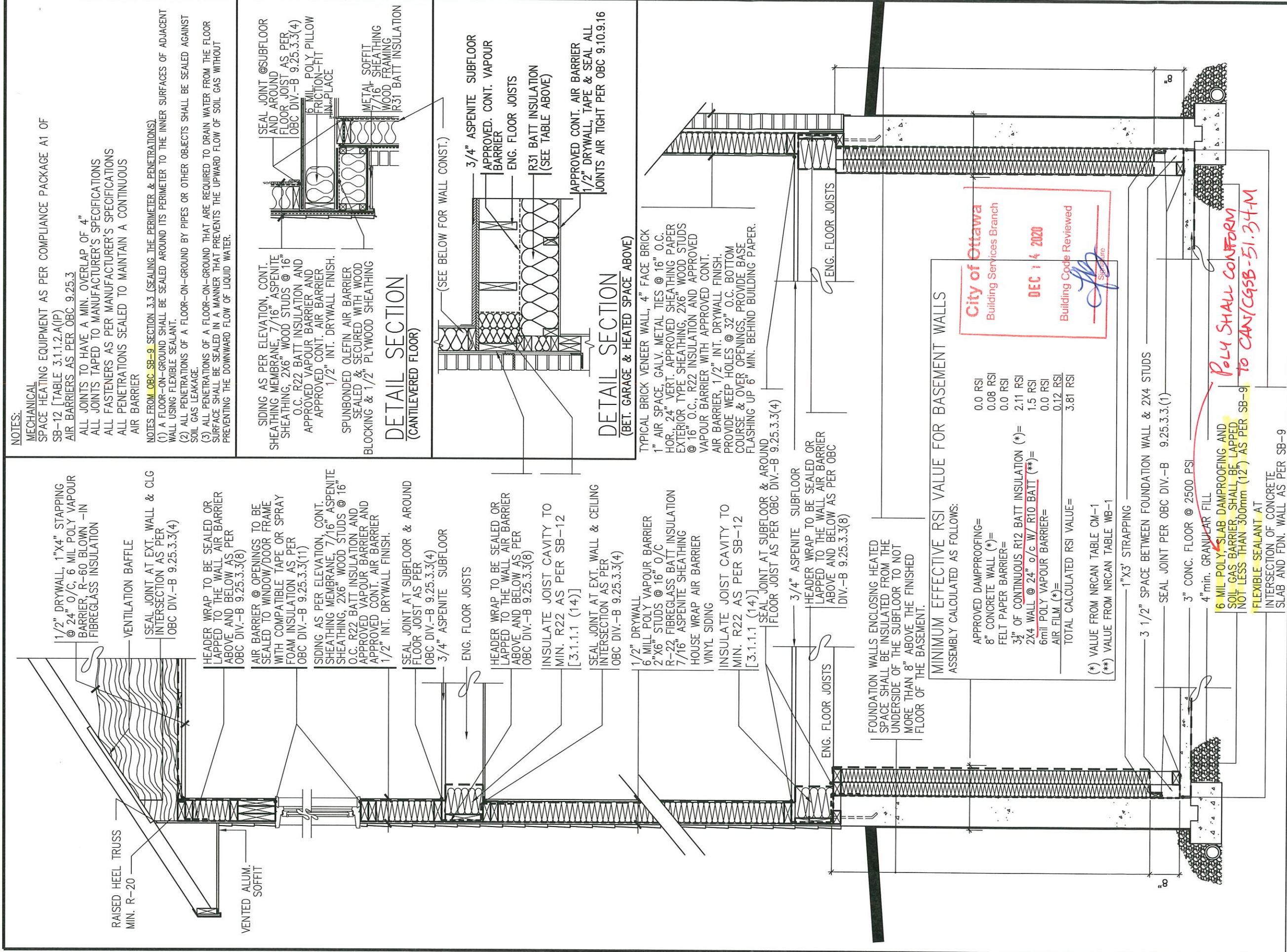
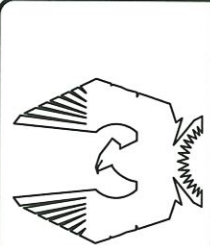




TYP. DETAIL SECTION
FOR SIDING APPLICATION

PART TYP. DETAIL SECTION
FOR BRICK VENEER APPLICATION



PHOENIX HOMES

SB-12 COMPLIANCE PACKAGE
DETAILS (ALL MODELS)

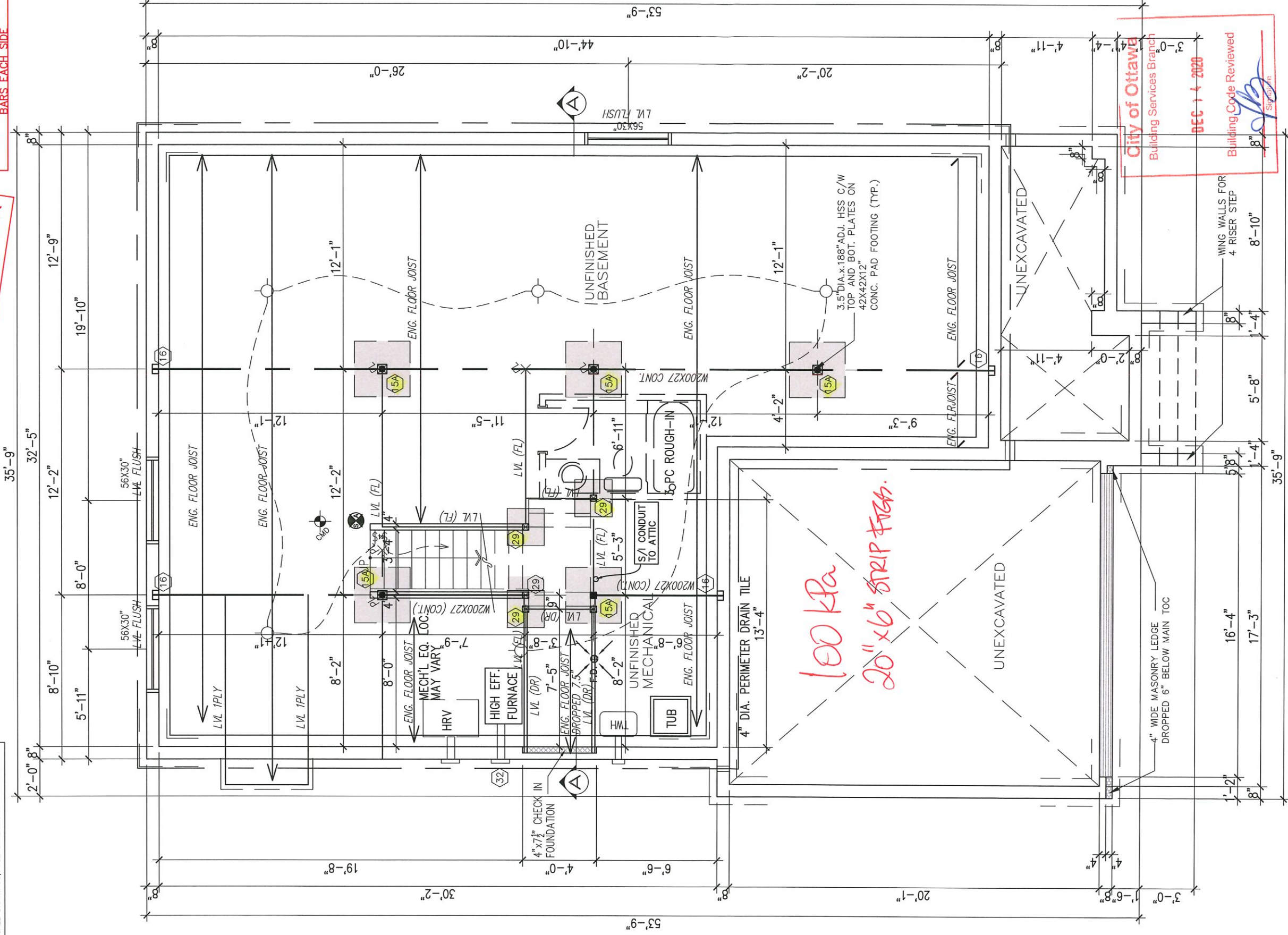


No.	Description	Date	By
3	SB-12 - 2017 UPDATE	JAN - 2017	SP
2	ADDED CANTILEVERED FLOOR DETAIL	MAR28-12	TL
1	OBC SB-9 & SB-12 COMPLIANCE PACKAGE	JAN22-12	TL
REV/SIONS			

footprint:	
drawn by:	SP
date:	
scale:	N/A
sheet no:	SB-12 DETAILS

****REQUIRED FOR WINDOWS OVER 48" WIDE****
ADD 2-15M BAR AT EACH FACE, AT 3" BELOW WINDOW SILL AND EXTEND BAR 2'-0" BEYOND WINDOW OPENING EACH WAY AND 2-15M VERTICAL BARS EACH SIDE

9' FOUNDATION POUR



ALL LVL'S SUPPORTING FLOOR LOADS ARE FLUSH, UNLESS NOTED OTHERWISE AND TO BE SPECIFIED BY THE FLOOR TRUSS MANUFACTURER, SEE MANUF. LAYOUT.

PHOENIX HOMES

MADISON — 2020

SITE: **DIAMONDVIEW**

LOT NUMBER:

CIVIC ADDRESS:
40 SOPWITH PRIVATE

[illegible]

footprint: 43-10

drawn by: SP

date: NOV/19

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

sheet no:

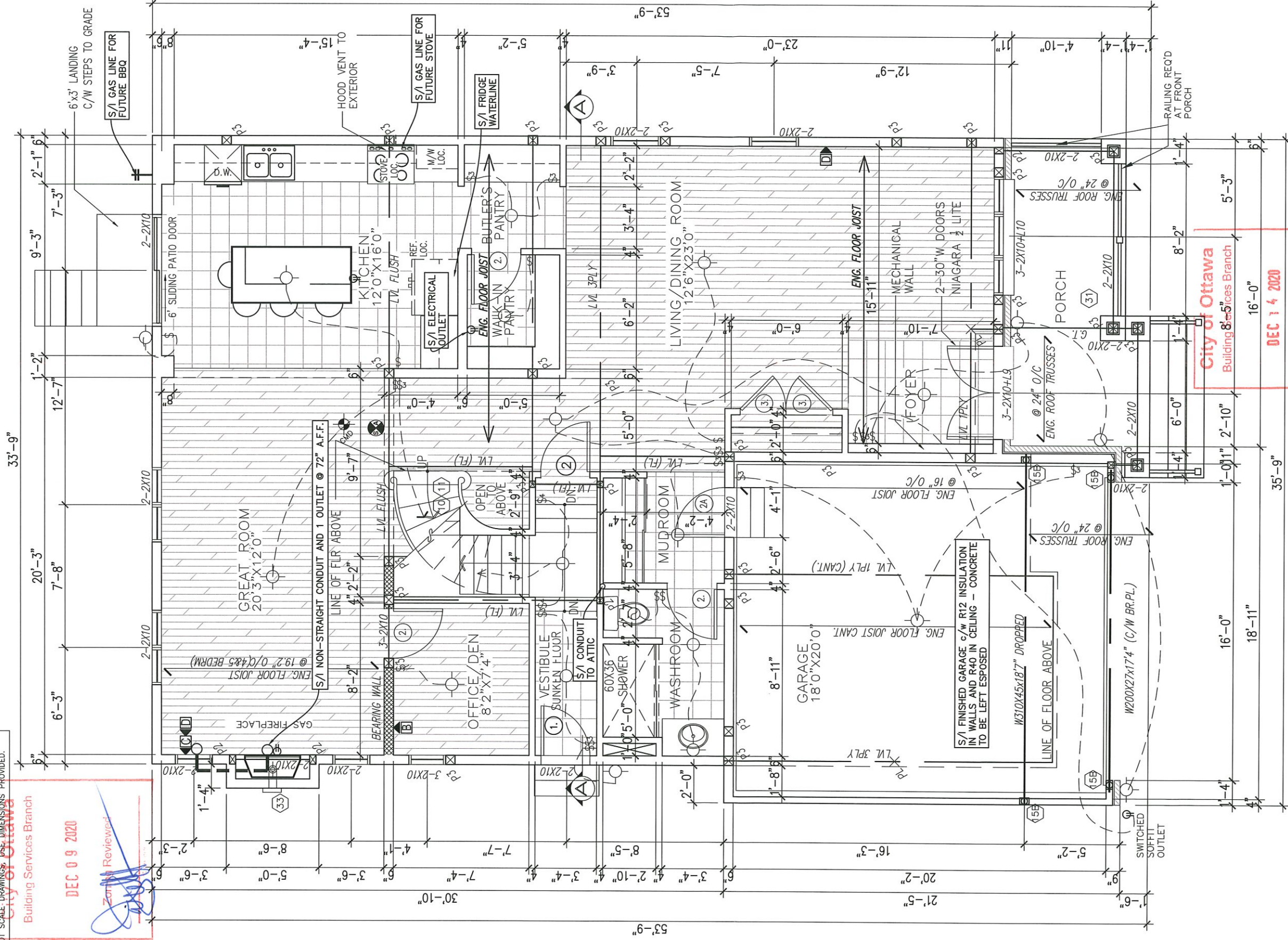
D.C.L. - 162

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DCR/PHOENIX BEFORE PROCEEDING WITH THE WORK.
ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE DCR/PHOENIX WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK.
ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
ALL BUILDING MATERIALS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING DEPARTMENT REVIEW.
DO NOT SCALE DRAWINGS. USE DIMENSIONS PROVIDED.

City of Ottawa
Building Services Branch

DEC 09 2020

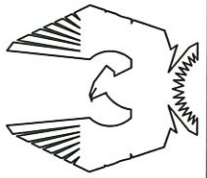
Building Code Reviewed



GROUND FLOOR PLAN EL. C
1318 SF

NOTE:
ALL LVL'S SUPPORTING FLOOR LOADS ARE FLUSH,
UNLESS NOTED OTHERWISE AND TO BE SPECIFIED
BY THE FLOOR TRUSS MANUFACTURER, SEE
MANUF. LAYOUT.

Building Code Reviewed



PHOENIX HOMES

MADISON - 2020

SITE: DIAMONDVIEW

LOT NUMBER:

CIVIC ADDRESS:
40 SOPWITH PRIVATE

46

No.	Description	REVISIONS
4	ENGINEERING REVIEW	NOV 12 2020 CB
3	FINAL BLACKLINES	OCT 29 2020 SP
2	BEP BLACKLINES	SEP 25 2020 CB
1	ISSUED FOR PRICING ONLY	DEC-2019 SP

footprint:	43-10
drawn by:	SP
date:	NOV/19
scale:	3/16"=1'-0"
sheet no:	3
D.C.L. -	162

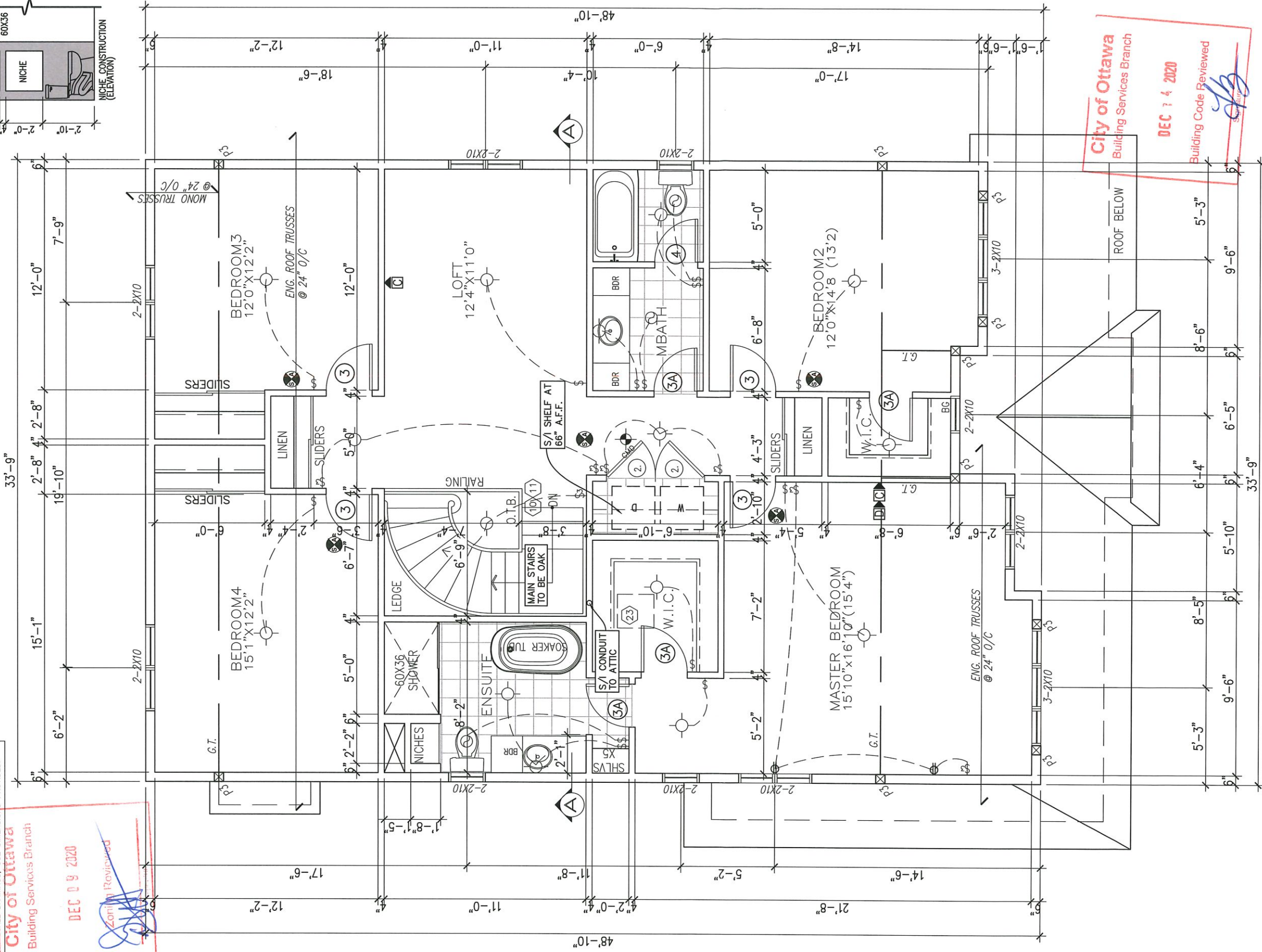
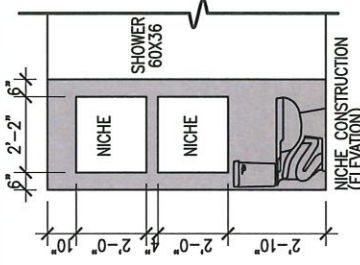
9

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DCR/PHOENIX BEFORE PROCEEDING WITH THE WORK.
ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE DCR/PHOENIX WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK.
ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED.
DO NOT SCALE DRAWINGS, USE DIMENSIONS PROVIDED.

City of Ottawa
Building Services Branch

DEC 09 2020

Zoning Reviewed



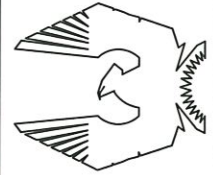
City of Ottawa
Building Services Branch

DEC 14 2020

Building Code Reviewed

SECOND FLOOR PLAN EL. A&C
(4 BEDROOM+LOFT)
1525 SF (+52 OTB)

NOTE:
ALL LVL'S SUPPORTING FLOOR LOADS ARE FLUSH, UNLESS NOTED OTHERWISE AND TO BE SPECIFIED BY THE FLOOR TRUSS MANUFACTURER, SEE MANUF. LAYOUT.



PHOENIX HOMES

MADISON - 2020

SITE: DIAMONDVIEW

LOT NUMBER:

CIVIC ADDRESS:
40 SOPWITH PRIVATE

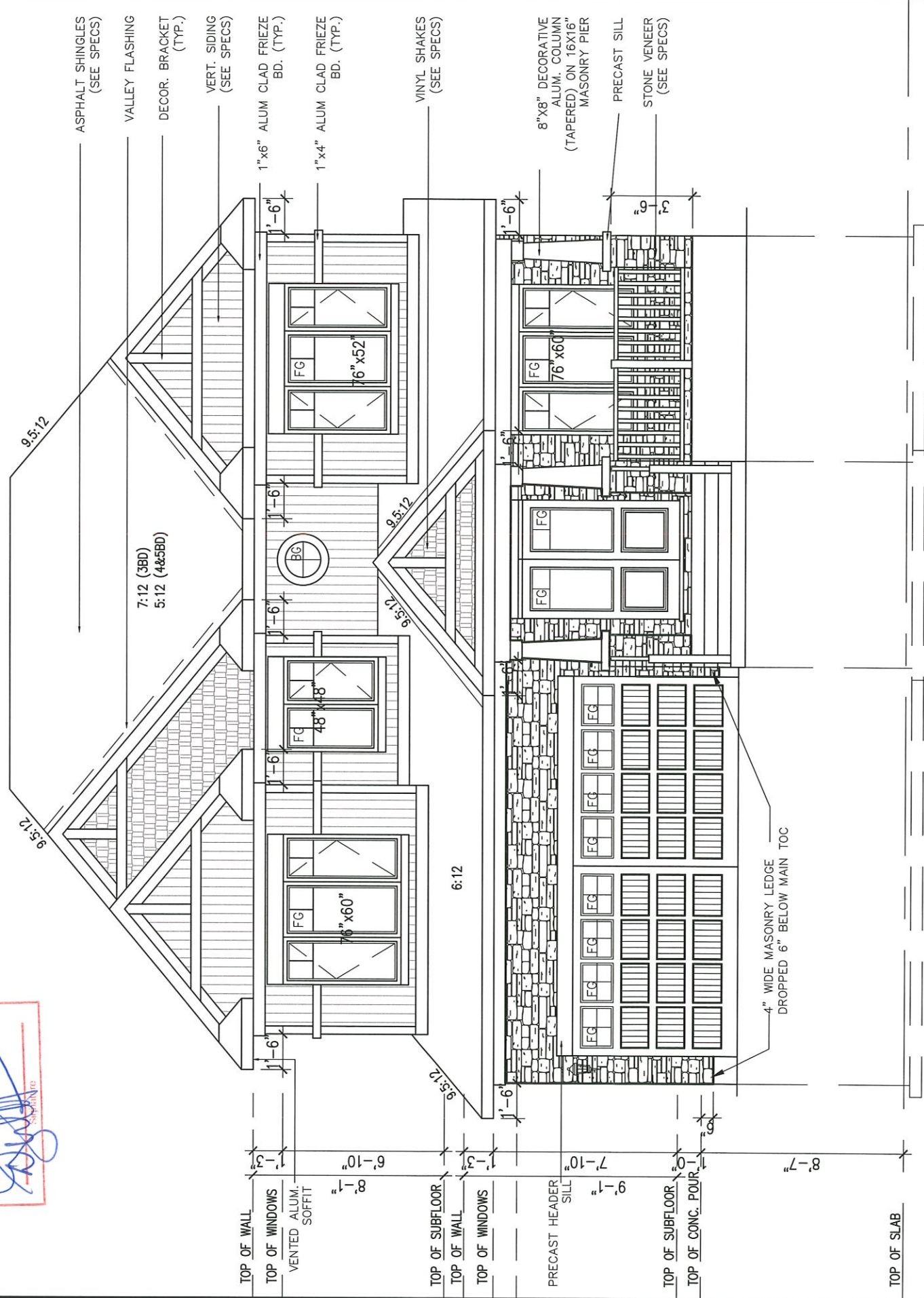
46

No.	Description	Date	By
1	ISSUED FOR PRICING ONLY	DEC-2019	SP
2	BEP BLACKLINES	SEP25,2020	CB
3	FINAL BLACKLINES	OCT 29 2020	SP
4	ENGINEERING REVIEW	NOV 12 2020	CB

footprint:	43-10
drawn by:	SP
date:	NOV/19
scale:	3/16"=1'-0"
sheet no:	4
D.C.L. -	162

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DCR/PHOENIX BEFORE PROCEEDING WITH THE WORK.

9' FOUNDATION POUR



FRONT ELEVATION—C



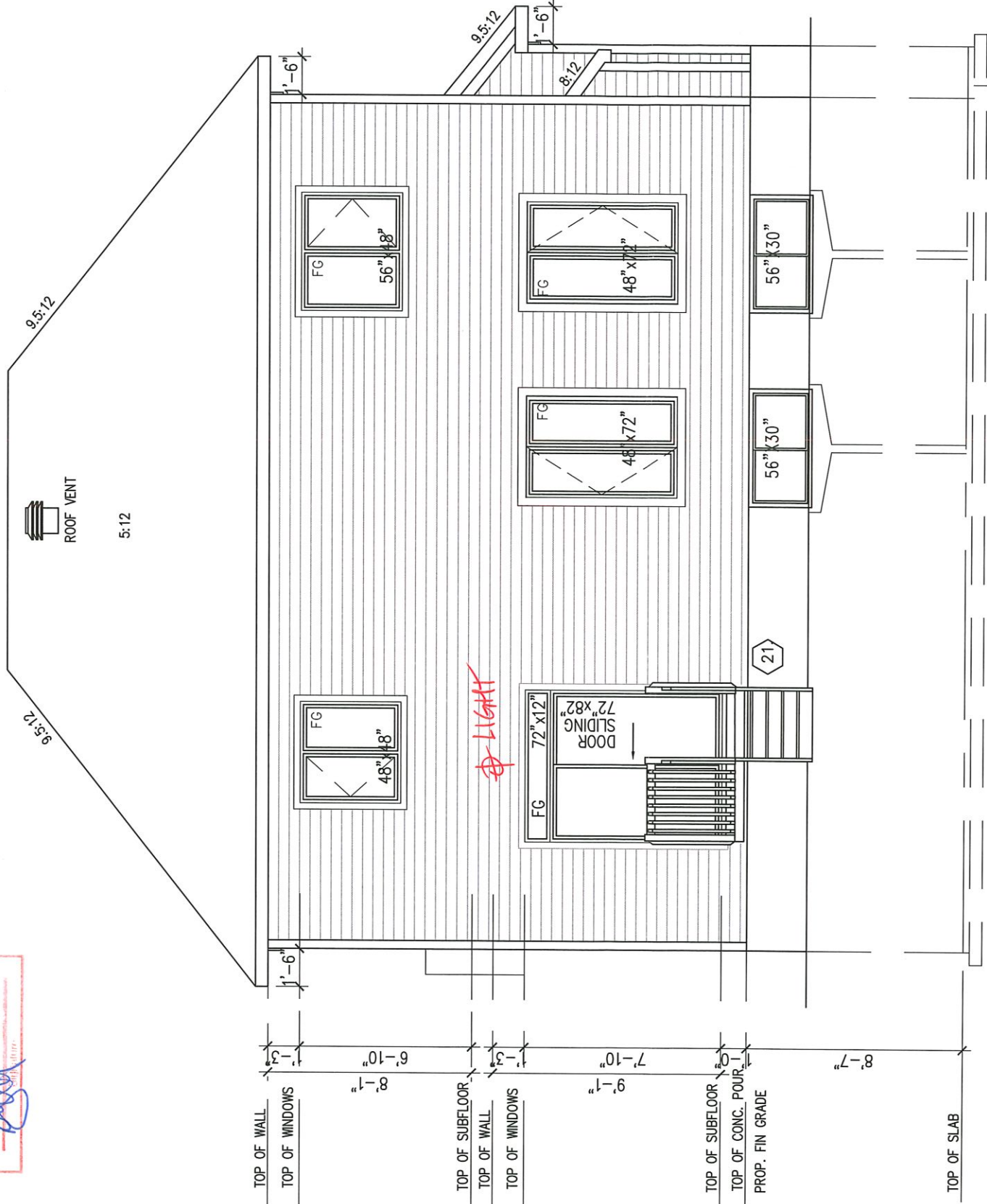
		PHOENIX HOMES	
SITE: DIAMONDVIEW		LOT NUMBER: 46	
MADISON – 2020		CIVIC ADDRESS: 40 SOPWITH PRIVATE	

No.	Description	Date	By
4	ENGINEERING REVIEW	NOV 12 2020	CB
3	FINAL BLACKLINES	OCT 29 2020	SP
2	BEP BLACKLINES	SEP25,2020	CB
1	ISSUED FOR PRICING ONLY	DEC-2019	SP
REVISIONS			

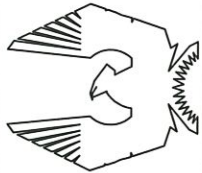
footprint:	43–10	5 / 9
drawn by:	SP	
date:	NOV/19	
scale:	3/16"=1'-0"	
sheet no:		
D.C.L. –	162	

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DCR/PHOENIX BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE DCR/PHOENIX WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED. DO NOT SCALE DRAWINGS, USE DIMENSIONS PROVIDED.

9' FOUNDATION POUR



REAR ELEVATION—C
(4&5 BEDROOM)



PHOENIX HOMES

MADISON – 2020

SITE: **DIAMONDVIEW**

LOT NUMBER:

CIVIC ADDRESS:
40 SOPWITH PRIVATE

46

No.	Description	Date	By
4	ENGINEERING REVIEW	NOV 12 2020	CB
3	FINAL BLACKLINES	OCT 29 2020	SP
2	BEP BLACKLINES	SEP25,2020	CB
1	ISSUED FOR PRICING ONLY	DEC-2019	SP
REVISIONS			

footprint:	43-10
drawn by:	SP
date:	NOV/19
scale:	3/16"=1'-0"
sheet no:	6
D.C.L. -	162



PHOENIX HOMES

CIVIC ADDRESS:
40 SOPWITH PRIVATE

LOT NUMBER:

SITE: DIAMONDVIEW

MADISON - 2020

97

No.	Description	Date	By
1	ISSUED FOR PRICING ONLY	DEC-2019	SP
2	BEP BLACKLINES	SEP25,2020	CB
3	FINAL BLACKLINES	OCT 29 2020	SP
4	ENGINEERING REVIEW	NOV 12 2020	CB

D.C.L. - 162

sheet no:

SCQ/e:

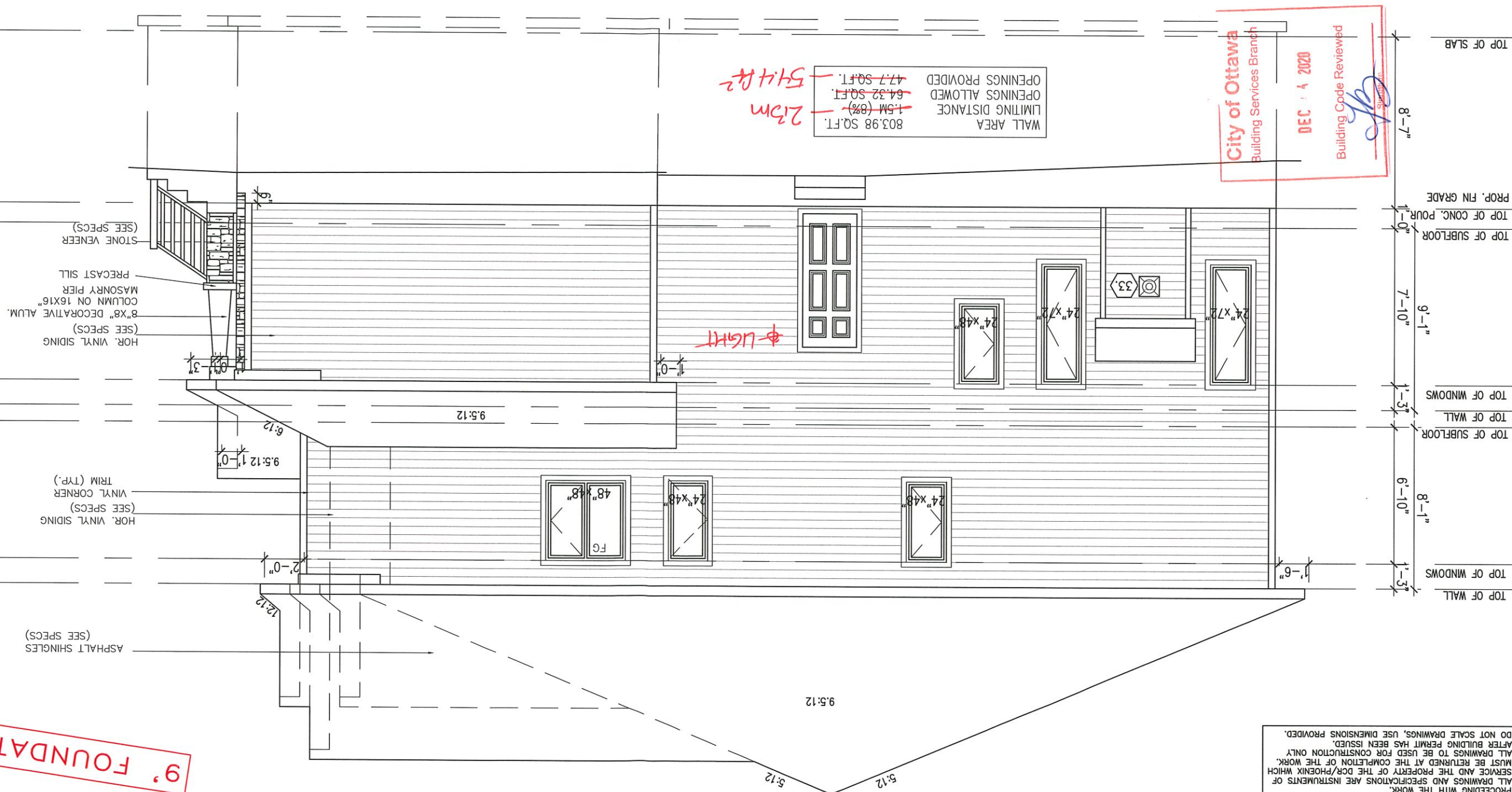
date: NOV/19

drawn by: SP

43-10 footprint:

 $\frac{6}{7}$

LEFT SIDE ELEVATION-C
(4&5 BEDROOM)



CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DCR/PHENIX BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE DCR/PHENIX WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED. DO NOT SCALE DRAWINGS, USE DIMENSIONS PROVIDED.

9, FOUNDATION POUR



PHOENIX HOMES



LOT NUMBER:
CIVIC ADDRESS:
40 SOPWITH PRIVATE

46

SITE: DIAMONDVIEW

MADISON - 2020

No.	Description	By	Date
1	ISSUED FOR PRICING ONLY	SP	DEC-2019
2	BEP BLACKLINES	CB	SEP25,2020
3	FINAL BLACKLINES	SP	OCT 29 2020
4	ENGINEERING REVIEW	CB	NOV 12 2020

footprint: 43-10	drawn by: SP	date: NOV/19	scale: 3/16"=1'-0"	sheet no: D.C.L. - 162	9/8
------------------	--------------	--------------	--------------------	------------------------	-----

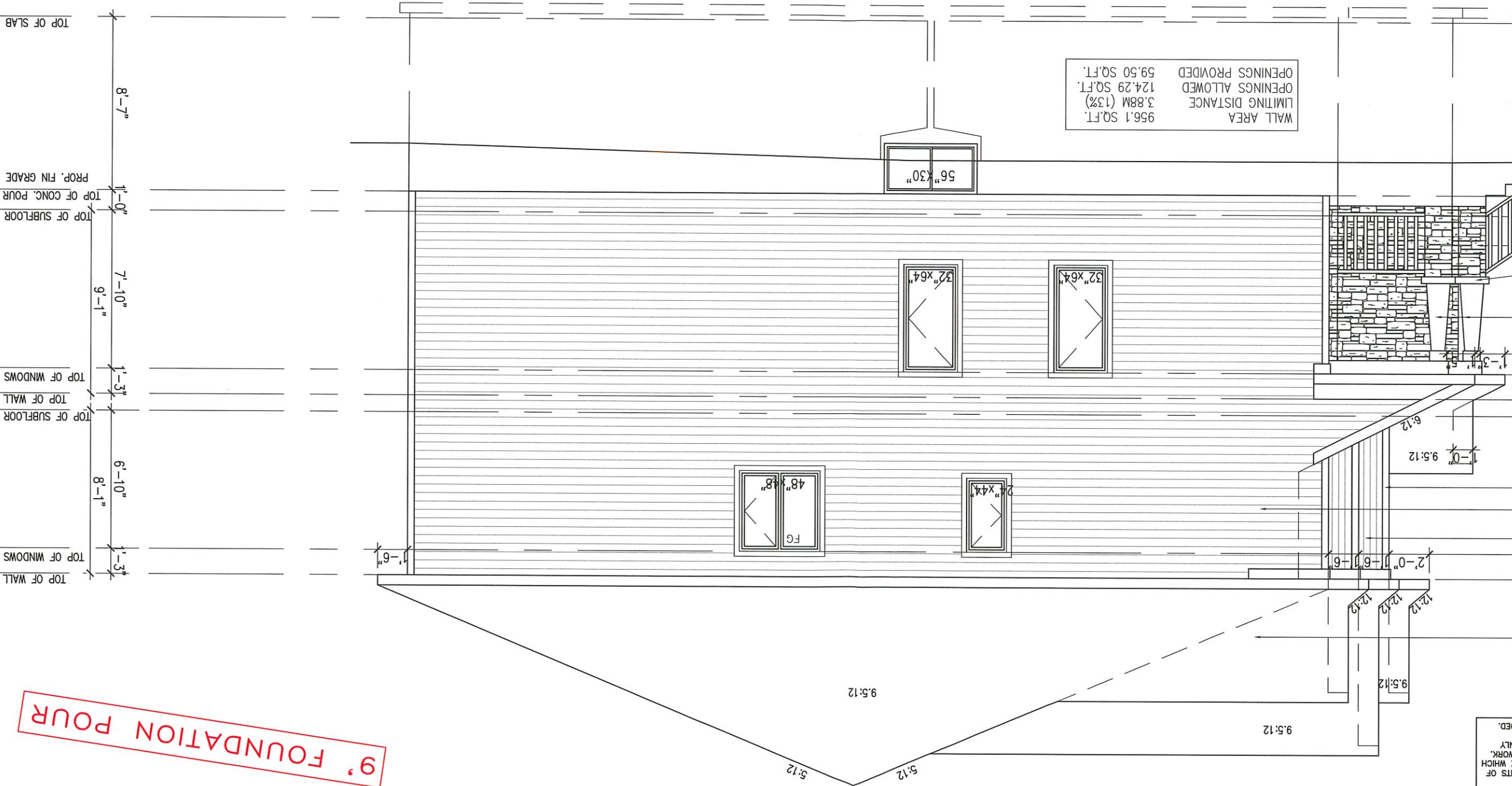
RIGHT SIDE ELEVATION-C
(4&5 BEDROOM)



WALL AREA 956.1 SQ.FT.
OPENINGS ALLOWED 124.29 SQ.FT.
OPENINGS PROVIDED 59.50 SQ.FT.

VERT. VINYL SIDING (SEE SPECS)
HOR. VINYL SIDING (SEE SPECS)
VINYL CORNER TRIM (TYP.)
8"x8" DECORATIVE ALUM. COLUMN ON 16x16" MASONRY PIER
PRECAST SILL
STONE VENEER (SEE SPECS)

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DCR/PHOENIX BEFORE PROCEEDING WITH THE WORK.
ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF PHOENIX WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK.
ALL BUILDINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED.
DO NOT SCALE DRAWINGS, USE DIMENSIONS PROVIDED.



9' FOUNDATION POUR



PHOENIX HOMES



LOT NUMBER:
CIVIC ADDRESS:
40 SOPWITH PRIVATE

SITE: DIAMONDVIEW

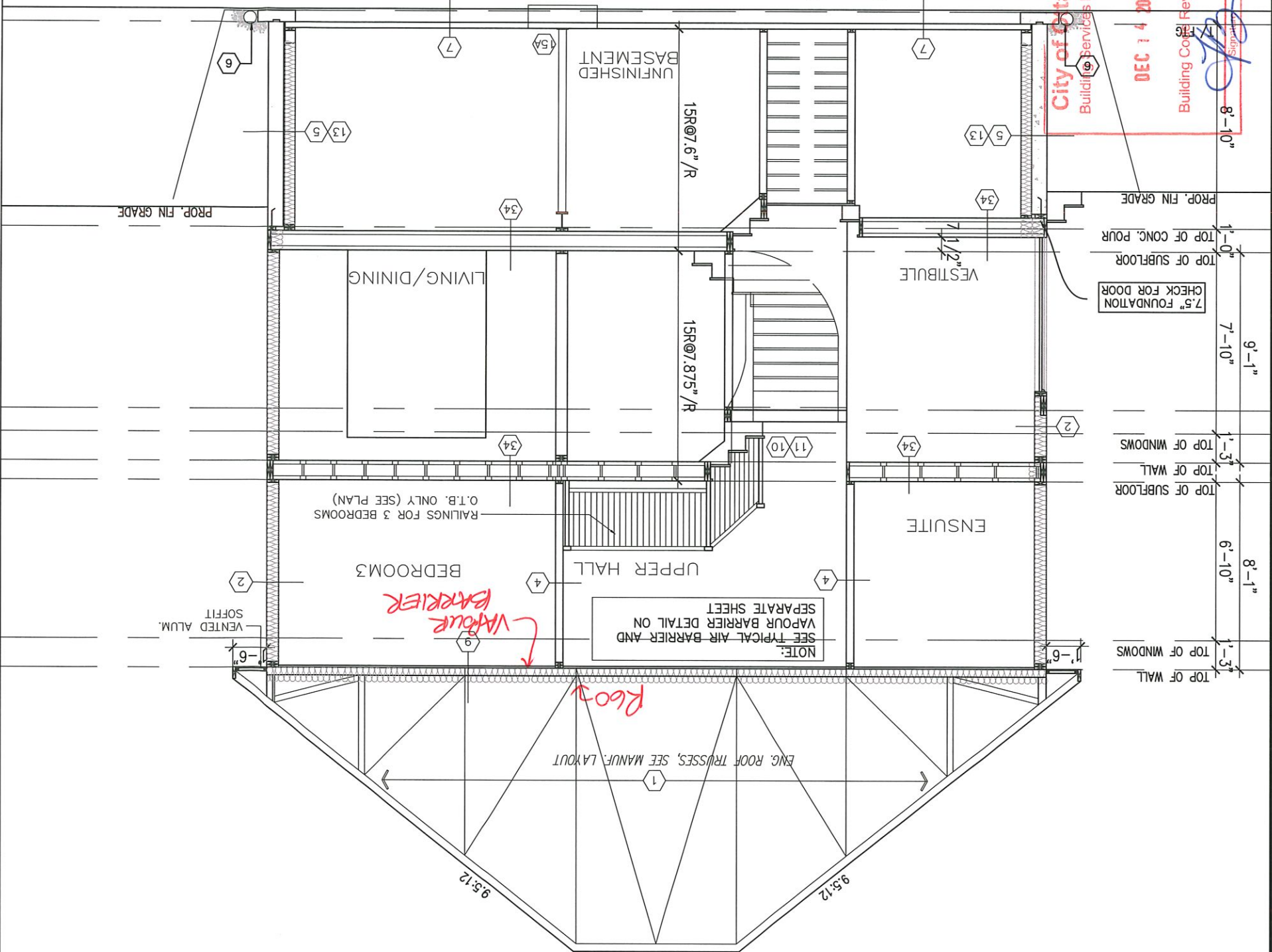
MADISON - 2020

46

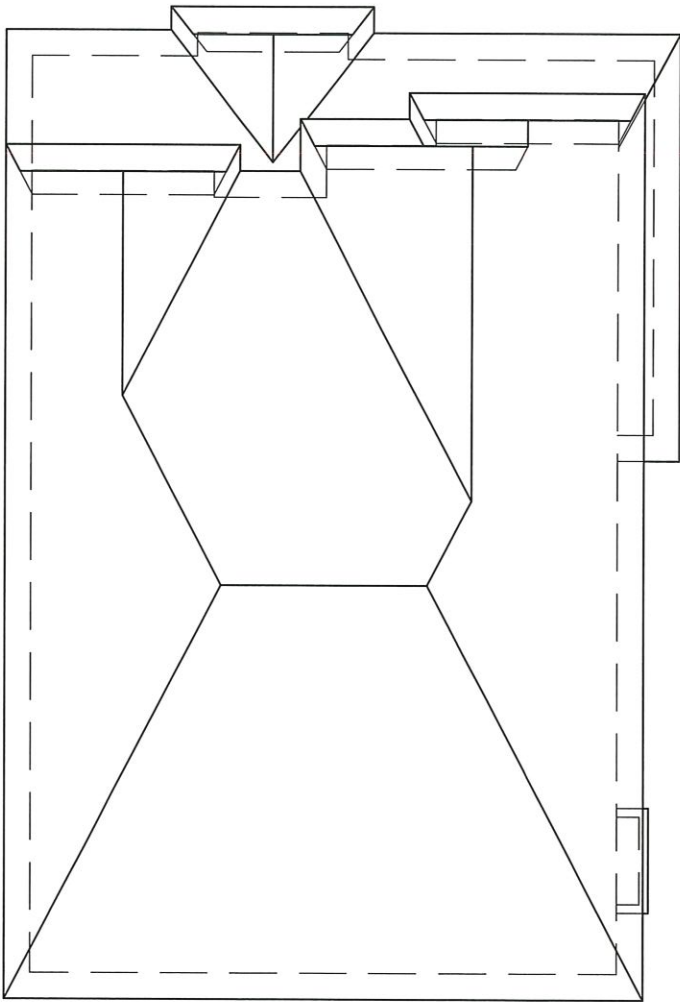
No.	Description	Date	By
1	ISSUED FOR PRICING ONLY	DEC-2019	SP
2	BEP BLACKLINES	SEP25,2020	CB
3	FINAL BLACKLINES	OCT 29 2020	SP
4	ENGINEERING REVIEW	NOV 12 2020	CB

footprint: 43-10	drawn by: SP	date: NOV/19	scale: 3/16"=1'-0"	sheet no: D.C.L. - 162	9
------------------	--------------	--------------	--------------------	------------------------	---

SECTION "AA" @ STAIR



ROOF PLAN-C 4&5BD



CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DCR/PHOENIX BEFORE PROCEEDING WITH THE WORK.
ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE DCR/PHOENIX WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK.
ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY.
AFTER BUILDING PERMIT HAS BEEN ISSUED,
DO NOT SCALE DRAWINGS, USE DIMENSIONS PROVIDED.

