

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

- (14). BEARING STUD PARTITION
38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") SILL PLATE ON DAMPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. 100mm (4") HIGH CONC. CURB ON 350x155 (14"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.
 - (15). STEEL BASEMENT COLUMN (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.
 - (15A). STEEL BASEMENT COLUMN (SEE O.B.C. 9.17.3.1, 9.17.3.4)
3"x3"x(188) NON-ADJUSTABLE STL. COL. WITH 150x150x9.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE ON 910x910x300 (36"x36"x12") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 100 Kpa. MIN. AND AS PER SOILS REPORT.
 - (15B). STEEL COLUMN (SEE OBC. 9.17.3.1, 9.17.3.4) 3"x3"x(188) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1 1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD COL. TO BASE PLATE.
 - (15C). STEEL COLUMN (SEE OBC. 9.17.3.1, 9.17.3.4) 90mm(3-1/2") DIA. X 476mm(188) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1 1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD COL. TO BASE PLATE.
 - (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 FILL AT 1% MIN.
 - (19). 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.
 - (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 3 RISERS, MAX.RISE 200mm (7-7/8") MIN.TREAD 255mm (10-1/16") 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 HATCH 545x610 (21.5"x24") WITH A MIN. AREA 0.344 SF WITH WEATHERSTRIPPING RSI 7.0 (R40) RIGID INSUL. BACKING OBC 9.19.2
 - (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 HORIZ. 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 A LEAST ONE AIR CHANGE PER HOUR.
 - (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 STEEL 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.

OR

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). 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)
 - (30). STEP FOOTINGS: MIN. HORIZ. STEP = 600mm (23-5/8"). MAX. VERT. STEP = 600mm (23-5/8") FOR FIRM SOILS.
 - (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
-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 PIDS (UNLESS NOTED OTHERWISE)
 - (37). THE FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3 5/8") 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. (SEE OBC 9.15.4.7)

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"x6" @12" O/C

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

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 IS AS FOLLOWS:
 2 STOREY (STANDARD) 500x155 (20"x6")
 2 STOREY (WALK-OUT BASEMENT) 545x175 (22"x7")
 (UNLESS OTHERWISE NOTED ON PLAN)

42. EXTERIOR WALLS FOR WALK-OUT CONDITIONS THE EXTERIOR
 BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 16"
 o.c. OR 38x89 (2"x4") STUDS @ 12"o.c.

43. FLASHING FOR EXT. WALL OPENINGS (O.B.C.9.27.3.8.(3))

44. SUMP PITS (WHERE REQ'D) SEE O.B.C. 9.14.5.2
 -MUST BE SEALED AS PER 9.25.3.3.(16)

WINDOWS:	
1	<u>MINIMUM BEDROOM WINDOW -OBC. 9.9.10.</u> 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	<u>WINDOW GUARDS -OBC. 9.8.8.1.</u> 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. AND SB12 PRESCRIPTIVE COMPLIANCE PACKAGE, AND OBC 9.5, 9.6, 9.7
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 BUILDING AS 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, SEE OBC 9.5.2.3.
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 AT 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	
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
LAMINATED VENEER LUMBER (LVL) BEAMS	
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)
MASONRY VENEER LINTEL SCHEDULE [OBC2012] PROVIDE 6" MINIMUM BEARING EACH END 9.20.5.2B	
OPENINGS	
LINTEL SIZE	
UP TO 8'-0"	3 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"

	EXHAUST VENT
	DUPLEX OUTLET (12" HIGH)
	WEATHERPROOF DUPLEX OUTLET
	HEAVY DUTY OUTLET

FLOOR	M.C.C.	MEDICINE CABINET	
		DOUBLE VOLUME WALL	SEE NOTE 39.
	EXHAUST VENT		SOLID WOOD BEARING
	DUPLEX OUTLET (12" HIGH)		P2 - 2 MEMBER BUILT-UP STUD
	WEATHERPROOF DUPLEX OUTLET		P3 - 3 MEMBER BUILT-UP STUD
	HEAVY DUTY OUTLET		P4 - 4 MEMBER BUILT-UP STUD
	POT LIGHT		P5 - 5 MEMBER BUILT-UP STUD
	LIGHT FIXTURE (CEILING MOUNTED)		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.)
	LIGHT FIXTURE (WALL MOUNTED)		SMOKE ALARM (AUDIBLE/VISUAL)-OBC 9.10.19.
	SWITCH		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.
	SWITCH (3-WAY)		-9.10.19.1(2) REQUIRED SMOKE ALARMS TO HAVE A VISUAL COMPONENT
	FLOOR DRAIN		CARBON MONOXIDE ALARM (OBC 9.33.4)
	HOSE BIB		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.
	DOUBLE JOIST		CARBON MONOXIDE ALARM(S) SHALL BE PERMANENTLY WIRED SO THAT ITS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE ALARMS AND BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED.
	LAMINATED VENEER LUMBER		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))
	POINT LOAD FROM ABOVE		
	PRESSURE TREATED LUMBER		
	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.



SITE: WHITE TAIL RIDGE PH3

CIVIC ADDRESS:

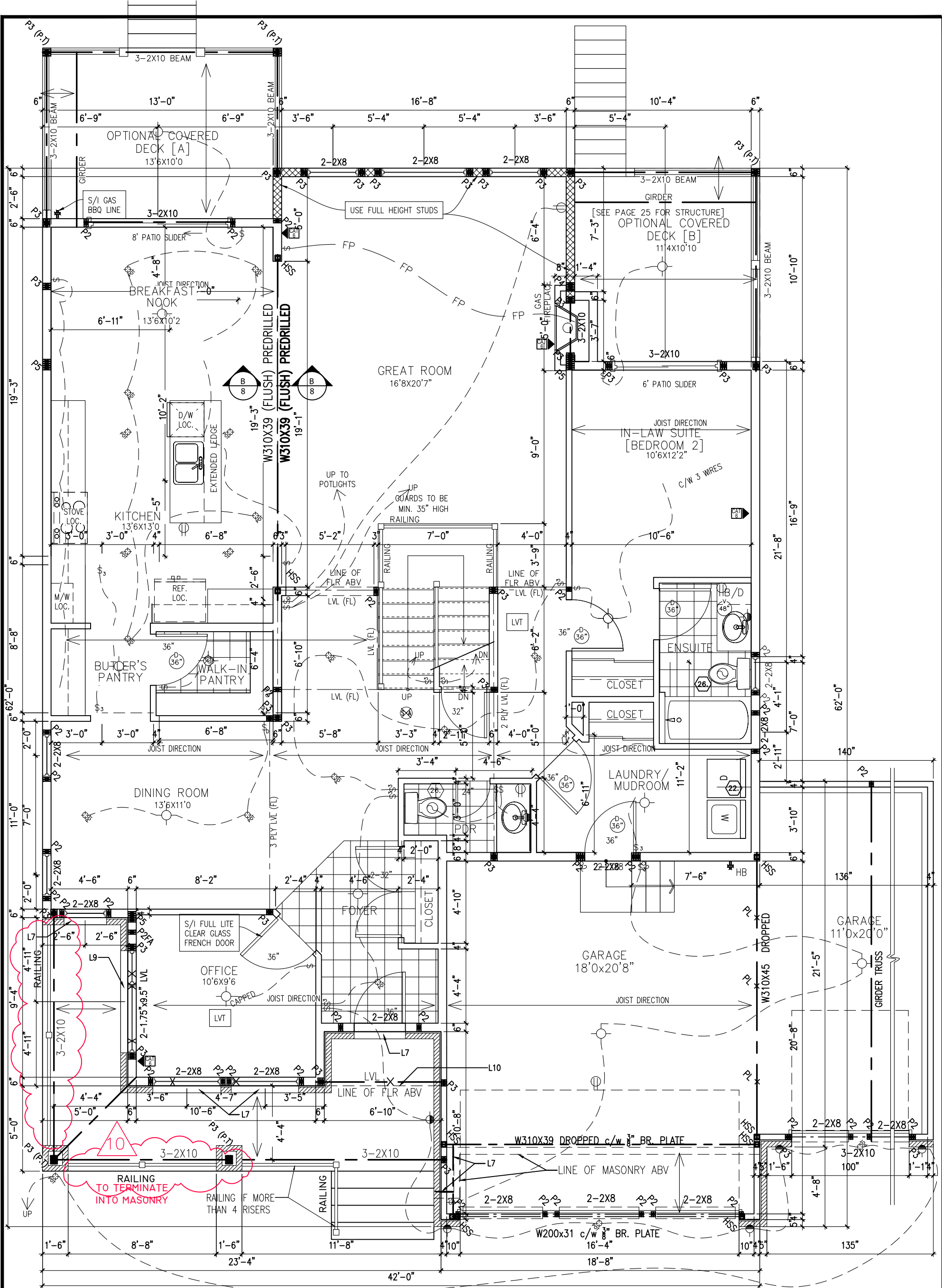
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47

10	ISSUED FOR CONSTRUCTION--REVISED EXT. RAIL	29/11/23	CB
9	ISSUED FOR CONSTRUCTION--REVISED	04/11/22	SP
8	ISSUED FOR CONSTRUCTION	20/07/22	SP
7	ISSUED FOR STRUCTURAL REVIEW	31/05/22	KE
6	FINAL BLACKLINES	10/05/22	KE
5	BEP BLACKLINES	18/03/22	KE
No.	Description	dd/mm/yy	By
REVISIONS			

footprint:	518
drawn by:	SP
date:	JUN 12/16
scale:	3/16"=1'-0"

D.C.L. - 201	
sheet no:	



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

FLAT CEILINGS THROUGHOUT
NO STIPPLE



NEWINGTON M – 2021

SITE: WHITE TAIL RIDGE PH3

LOT NUMBER: 47

CIVIC ADDRESS: 288 ANTLER COURT

10	ISSUED FOR CONSTRUCTION-REVISED EXT. RAIL	29/11/23	CB
9	ISSUED FOR CONSTRUCTION-REVISED	04/11/22	SP
8	ISSUED FOR CONSTRUCTION	20/07/22	SP
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No. Description		dd/mm/yy	By
REVISIONS			

footprint: 518

drawn by: SP

date: JUN 12/16

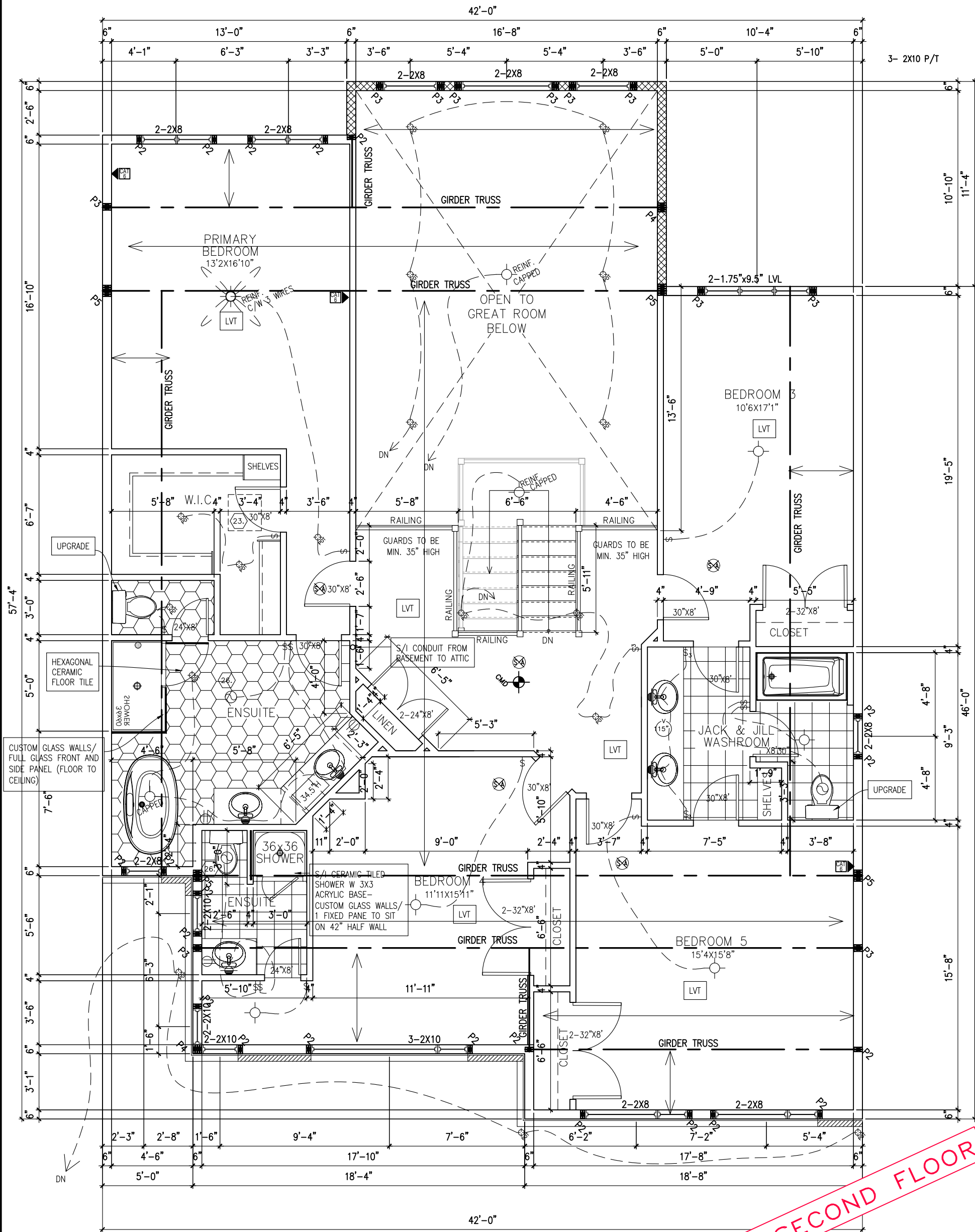
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D.C.L. – 201

sheet no:

3M of 9

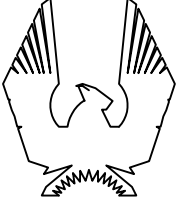
NOTE:
* LOGAN INTERIOR DOORS IN LIEU OF
STANDARD THROUGHOUT.
* DELETE ALL BATHROOM ACCESSORIES.
* DELETE ALL STANDARD VANITY MIRRORS.



9' SECOND FLOOR

SECOND FLOOR PLAN (ELEVATION M)
1672 SQ. FT.

FLAT CEILINGS THROUGHOUT
NO STIPPLE



PHOENIX HOMES

NEWINGTON M – 2021

SITE: WHITE TAIL RIDGE PH3

LOT NUMBER: 47

CIVIC ADDRESS: 288 ANTLER COURT

10	ISSUED FOR CONSTRUCTION–REVISED EXT. RAIL	29/11/23	CB
9	ISSUED FOR CONSTRUCTION–REVISED	04/11/22	SP
8	ISSUED FOR CONSTRUCTION	20/07/22	SP
7	ISSUED FOR STRUCTURAL REVIEW	31/05/22	KE
6	FINAL BLACKLINES	10/05/22	KE
5	BEP BLACKLINES	18/03/22	KE
No.	Description	dd/mm/yy	By
REVISIONS			

footprint: 518

drawn by: SP

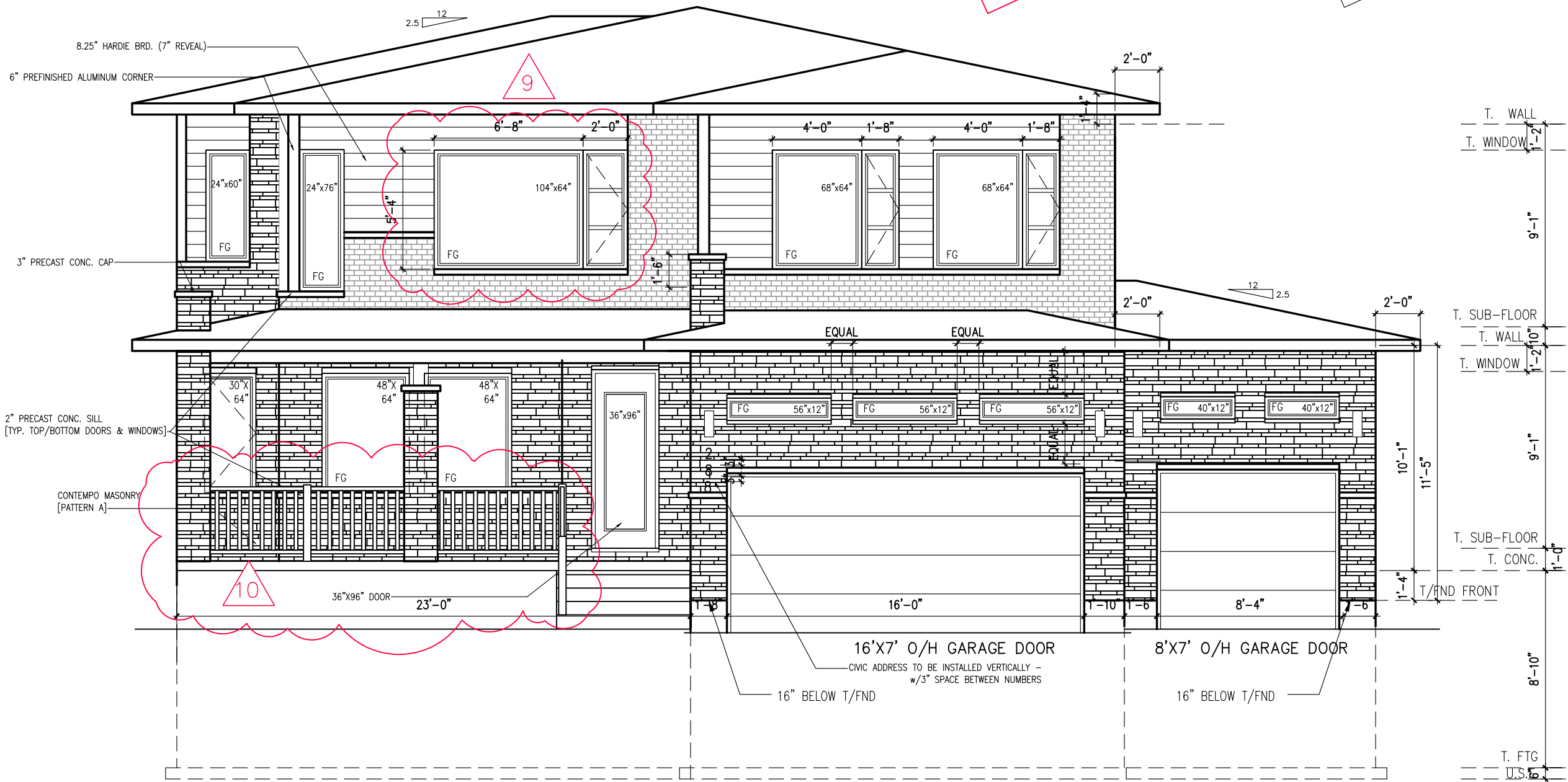
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D.C.L. – 201

sheet no:

4M of 9



FRONT ELEVATION M

9' FOUNDATION POUR

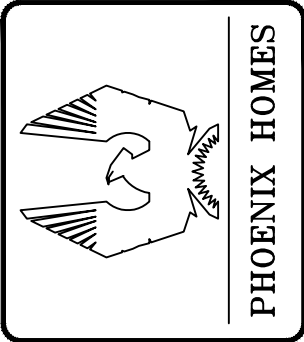
9' SECOND FLOOR

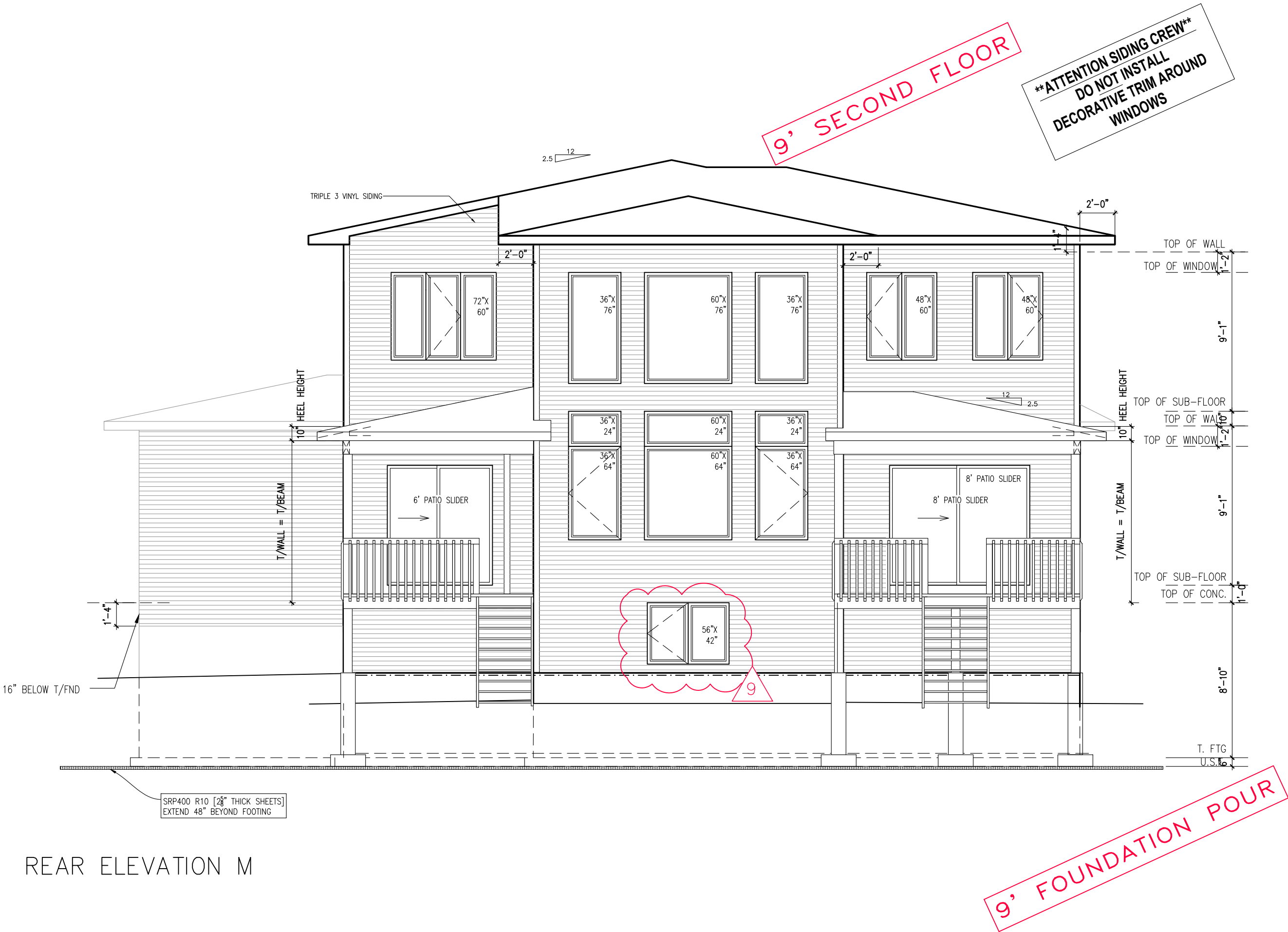
ATTENTION SIDING CREW
DO NOT INSTALL
DECORATIVE TRIM AROUND
WINDOWS

footprint:	518
drawn by:	SP
date:	JUN 12/16
scale:	3/16"=1'-0"
D.C.L. - 201	
sheet no:	5M of 9

10	ISSUED FOR CONSTRUCTION-REVISED EXT. RAIL	CB	29/11/23
9	ISSUED FOR CONSTRUCTION-REVISED	SP	04/11/22
8	ISSUED FOR CONSTRUCTION	SP	20/07/22
7	ISSUED FOR STRUCTURAL REVIEW	KE	31/05/22
6	FINAL BLACKLINES	KE	10/05/22
5	BEP BLACKLINES	KE	18/03/22
No.	Description	ad/mm/yy	
REVISIONS			

NEWINGTON M - 2021
SITE: WHITE TAIL RIDGE PH3
LOT NUMBER: 47
CIVIC ADDRESS: 288 ANTLER COURT





REAR ELEVATION M

9' FOUNDATION POUR

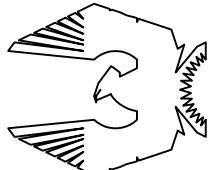
ATTENTION SIDING CREW
DO NOT INSTALL
DECORATIVE TRIM AROUND
WINDOWS

9' SECOND FLOOR

footprint:	518
drawn by:	SP
date:	JUN 12/16
scale:	3/16"=1'-0"
D.C.L. - 201	sheet no:
6M of 9	

CB	29/11/23	04/11/22	20/07/22	31/05/22	10/05/22	18/03/22	By
10	ISSUED FOR CONSTRUCTION-REVISED EXT. RAIL						
9	ISSUED FOR CONSTRUCTION-REVISED						
8	ISSUED FOR CONSTRUCTION						
7	ISSUED FOR STRUCTURAL REVIEW						
6	FINAL BLACKLINES						
5	BEP BLACKLINES						
No.	Description						
REVISIONS							

NEWINGTON M - 2021
SITE: WHITE TAIL RIDGE PH3
LOT NUMBER: 47
CIVIC ADDRESS: 288 ANTLER COURT



PHOENIX HOMES



9' SECOND FLOOR

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

footprint:	518
drawn by:	SP
date:	JUN 12/16
scale:	3/16" = 1' - 0"
D.C.L. - 201	
sheet no:	

10	ISSUED FOR CONSTRUCTION-REVISED EXT. RAIL	29/11/23	CB
9	ISSUED FOR CONSTRUCTION-REVISED	04/11/22	SP
8	ISSUED FOR CONSTRUCTION	20/07/22	SP
7	ISSUED FOR STRUCTURAL REVIEW	31/05/22	KE
6	FINAL BLACKLINES	10/05/22	KE
5	BEP BLACKLINES	18/03/22	KE
No.	Description	dd/mm/yy	By
REVISIONS			

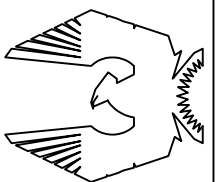
NEWINGTON M - 2021

SITE: WHITE TAIL RIDGE PH3

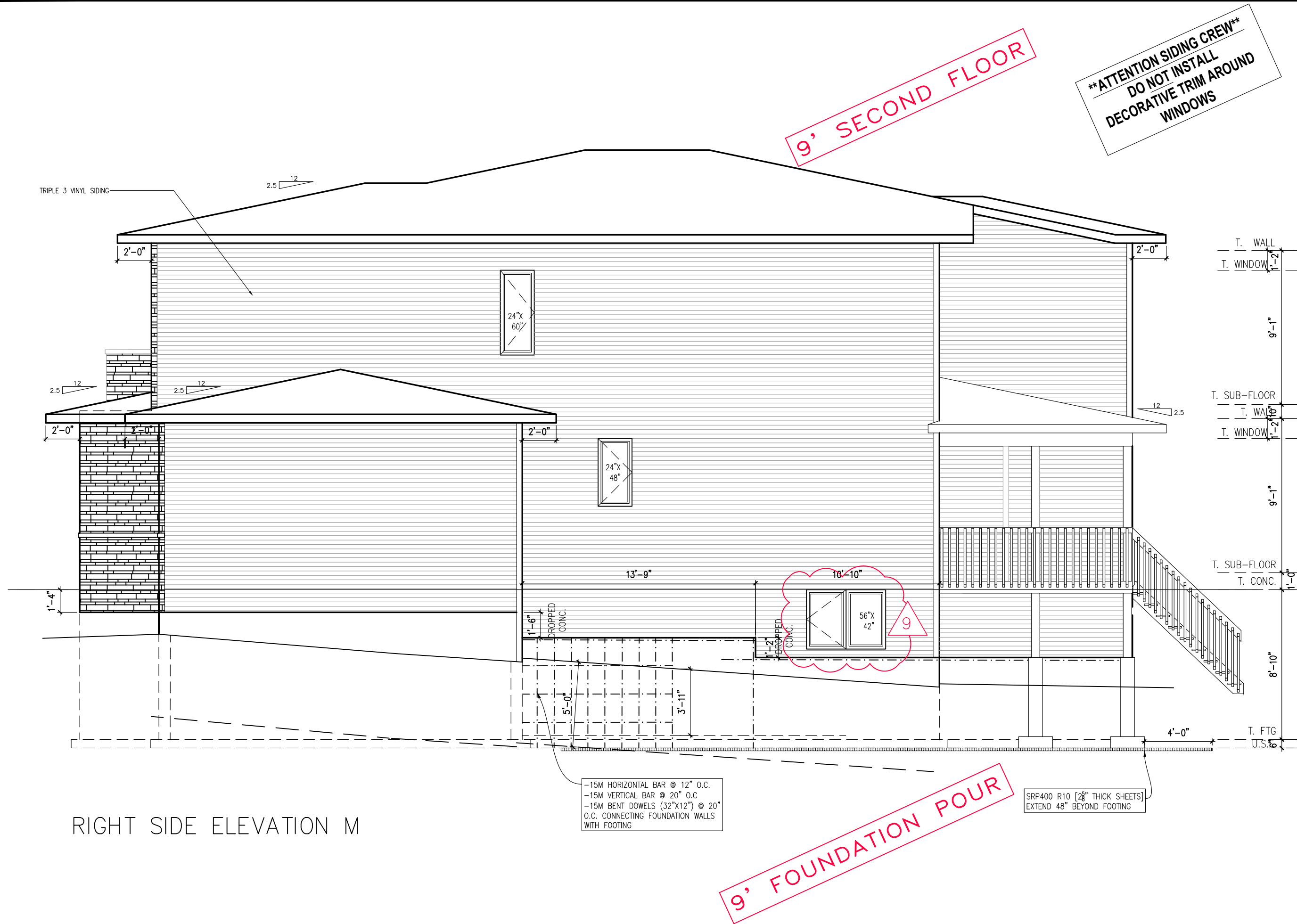
47

LOT NUMBER:

CIVIC ADDRESS:
288 ANTLER COURT



PHOENIX HOMES



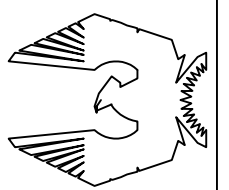
RIGHT SIDE ELEVATION M

WALL AREA 724 SQ. FT.

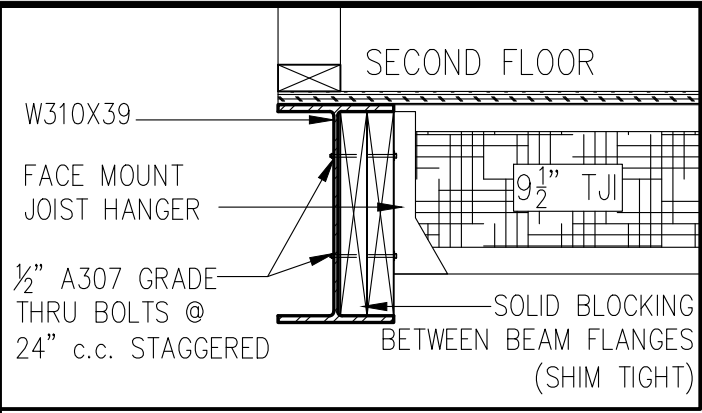
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drawn by:	SP
date:	JUN 12/16
scale:	3/16"=1'-0"
D.C.L. - 201	sheet no:
8M of 9	

No.	Description	REVISIONS
10	ISSUED FOR CONSTRUCTION-REVISED EXT. RAIL	29/11/23 CB
9	ISSUED FOR CONSTRUCTION-REVISED	04/11/22 SP
8	ISSUED FOR CONSTRUCTION	20/07/22 SP
7	ISSUED FOR STRUCTURAL REVIEW	31/05/22 KE
6	FINAL BLACKLINES	10/05/22 KE
5	BEP BLACKLINES	18/03/22 KE
		ad/mm/yy

NEWINGTON M - 2021
SITE: WHITE TAIL RIDGE PH3
LOT NUMBER: 47
CIVIC ADDRESS: 288 ANTLER COURT



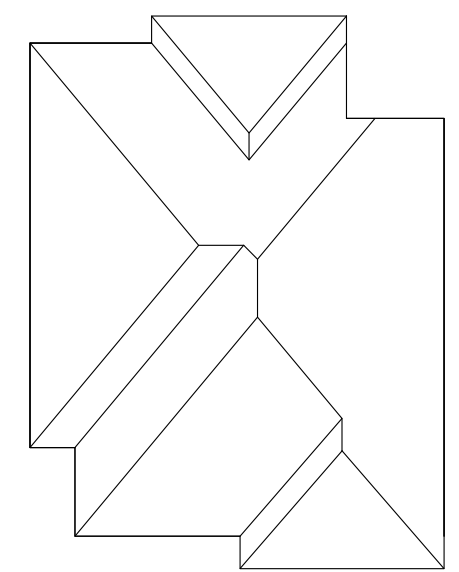
PHOENIX HOMES



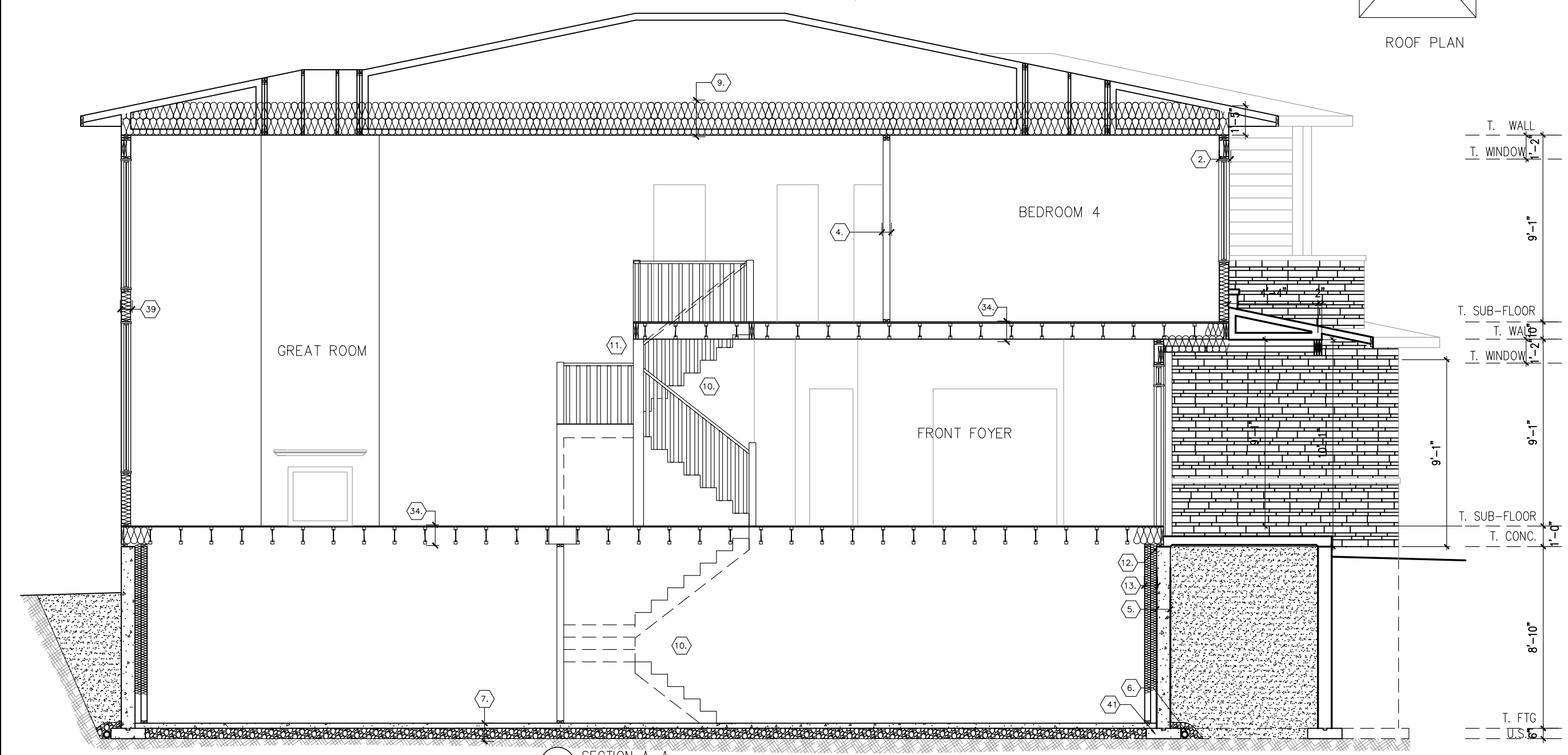
SECTION B-B
STEEL BEAM SECTION DETAIL

9' SECOND FLOOR

9' FOUNDATION POUR



ROOF PLAN



SECTIONS ELEVATION M

SECTION A-A

footprint:	518
drawn by:	SP
date:	JUN 12/16
scale:	3/16"=1'-0"
D.C.L. - 201	
sheet no:	
9M of 9	

OB	29/11/23	29/11/23	29/11/23	29/11/23	29/11/23	29/11/23	29/11/23	29/11/23	29/11/23
10	ISSUED FOR CONSTRUCTION-REVISED	EXT. RAIL							
9	ISSUED FOR CONSTRUCTION-REVISED								
8	ISSUED FOR CONSTRUCTION								
7	ISSUED FOR STRUCTURAL REVIEW								
6	FINAL BLACKLINES								
5	BEP BLACKLINES								
No.	Description								
dd/mm/yy									
REVISIONS									

NEWINGTON M - 2021

SITE: WHITE TAIL RIDGE PH3

LOT NUMBER: 47

CIVIC ADDRESS: 288 ANTLER COURT

PHOENIX HOMES