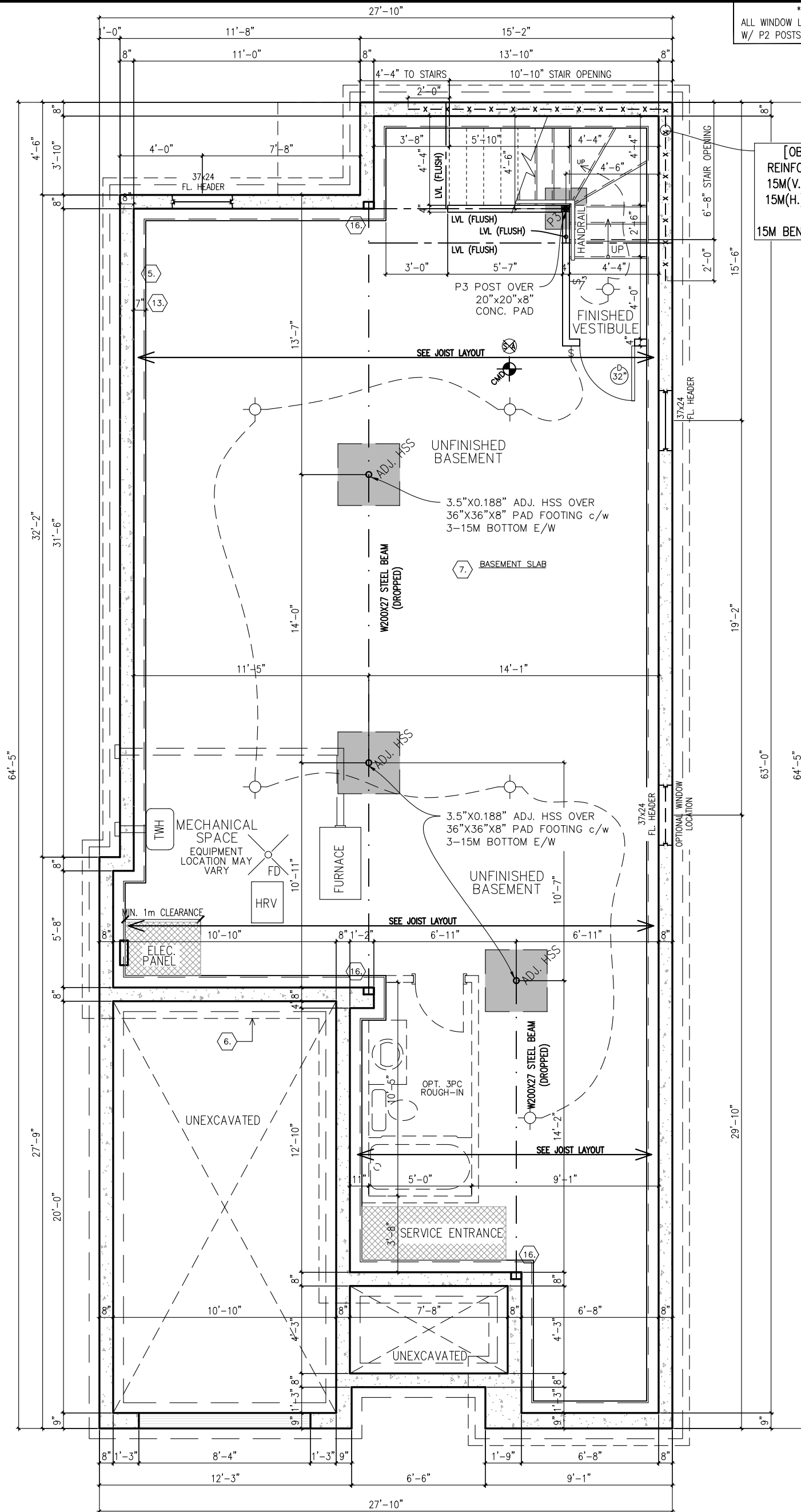


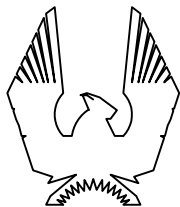
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DCR/PHOENIX BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE DCR/PHOENIX WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR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

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

[OBC 9.15.4.7]
REINFORCE WALL W/
15M(V.)@ 20" o/c &
15M(H.)@ 12" o/c (V.)
c/w
15M BENT BARS 18"X18"



FOUNDATION PLAN
ELEVATION M - 17 SQ. FT. (1416 TOTAL)



PHOENIX HOMES

LORETTA M – 2023

SITE: XX

LOT NUMBER: _____

CIVIC ADDRESS:
XX

XX

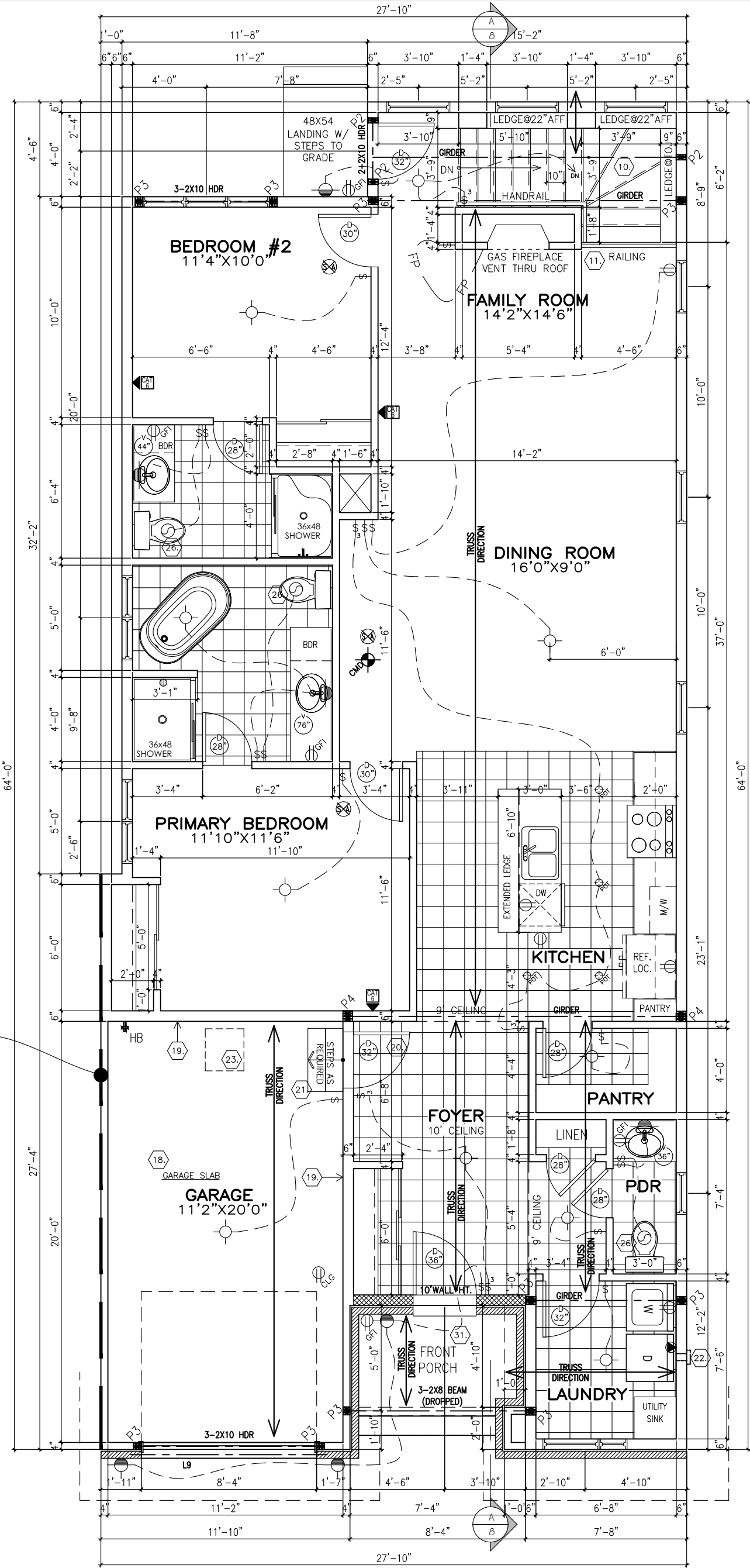
7	2BED LAYOUT STANDARD & 3BED ALTERNATE	15/12/23	CB
6	ENGINEERS MARKUPS APPLIED	27/07/23	CB
5	REVISED FURNACE LOCATION	17/07/23	CB
4	ISSUED FOR ENGINEERING	06/07/23	CB
3	ISSUED FOR LAYOUTS	15/06/23	CB
2	ADDED BASEMENT VESTIBULE	19/04/23	CB
No.	Description	dd/mm/yy	By
REVISIONS			

footprint:	35-##
drawn by:	CB
date:	MAR 17/23
scale:	3/16"=1'-0"
sheet no:	
D.C.L.-A-10	

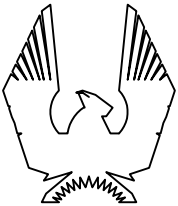
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****NOTE****
ALL WINDOW LINTELS TO BE 2-2X10 W/ P2 POSTS ON EACH SIDE U.N.O.

45 MINUTE FIRE SEPARATION REQ'D



GROUND FLOOR PLAN – 2BED
ELEVATION M – 1399 SQ. FT. (1416 TOTAL)



PHOENIX HOMES

LORETTA M – 2023

SITE: XX

LOT NUMBER:

CIVIC ADDRESS:
XX

XX

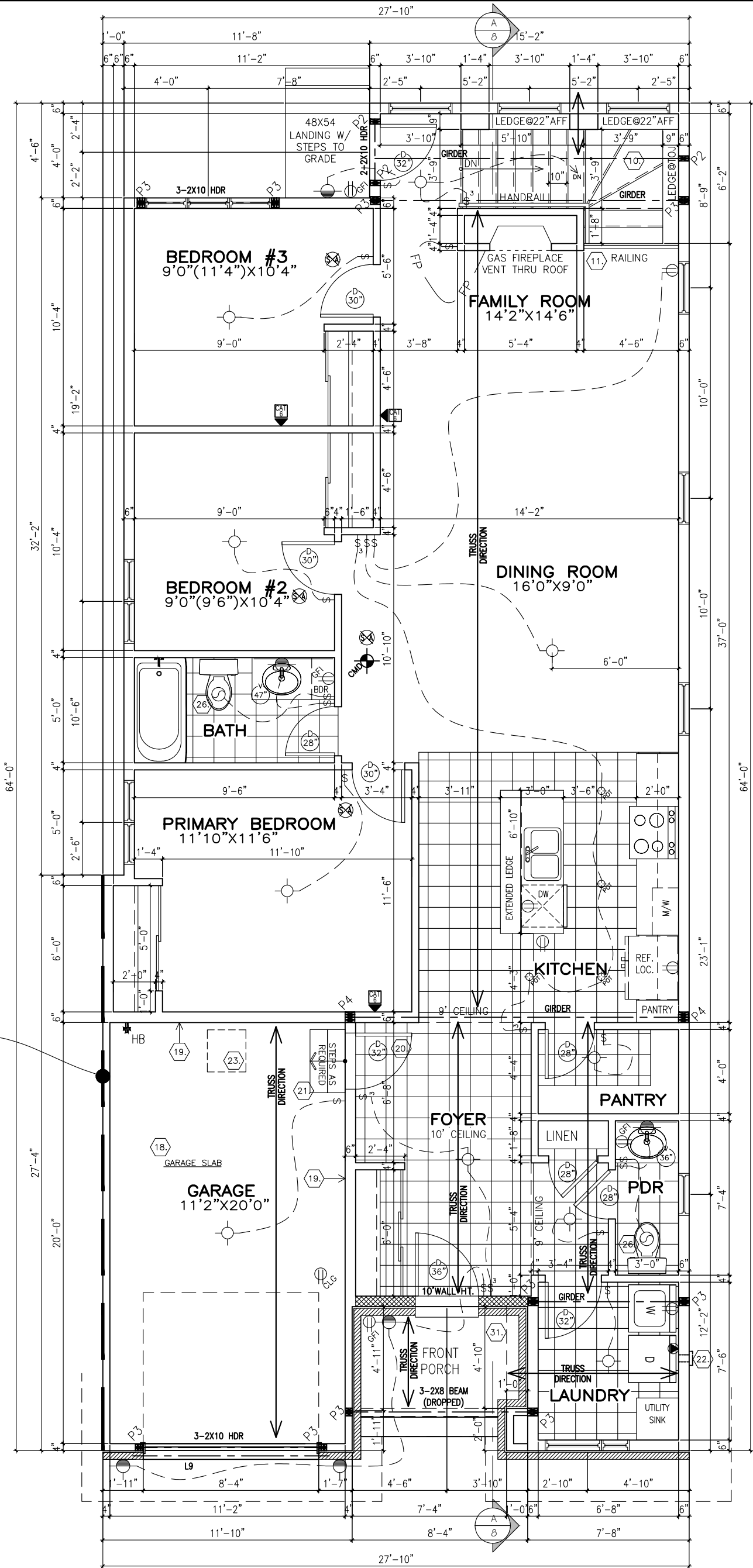
7	2BED LAYOUT STANDARD & 3BED ALTERNATE	15/12/23	CB
6	ENGINEERS MARKUPS APPLIED	27/07/23	CB
5	REVISED FURNACE LOCATION	17/07/23	CB
4	ISSUED FOR ENGINEERING	06/07/23	CB
3	ISSUED FOR LAYOUTS	15/06/23	CB
2	ADDED BASEMENT VESTIBULE	19/04/23	CB
No. Description		dd/mm/yy	By
REVISIONS			

footprint:	35-##
drawn by:	CB
date:	MAR 17/23
scale:	3/16"=1'-0"
sheet no:	4M of 8
D.C.L. – A-10	

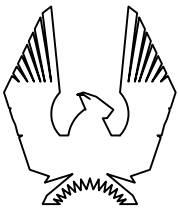
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****NOTE****
ALL WINDOW LINTELS TO BE 2-2X10
W/ P2 POSTS ON EACH SIDE U.N.O.

45 MINUTE FIRE
SEPARATION
REQ'D



GROUND FLOOR PLAN – 3BED
ELEVATION M – 1399 SQ. FT. (1416 TOTAL)



PHOENIX HOMES

LORETTA M – 2023

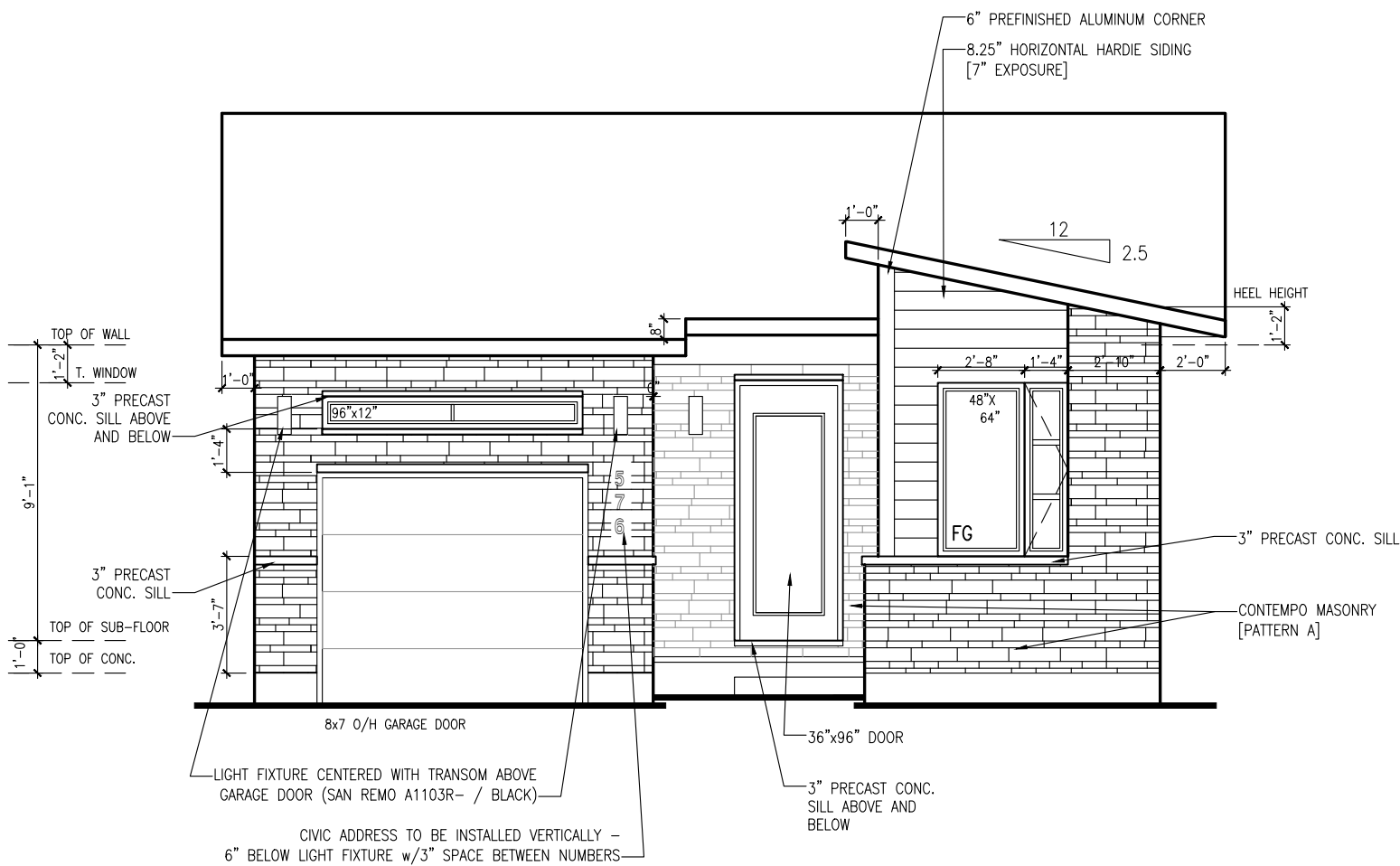
SITE: XX

LOT NUMBER:
CIVIC ADDRESS:
XX

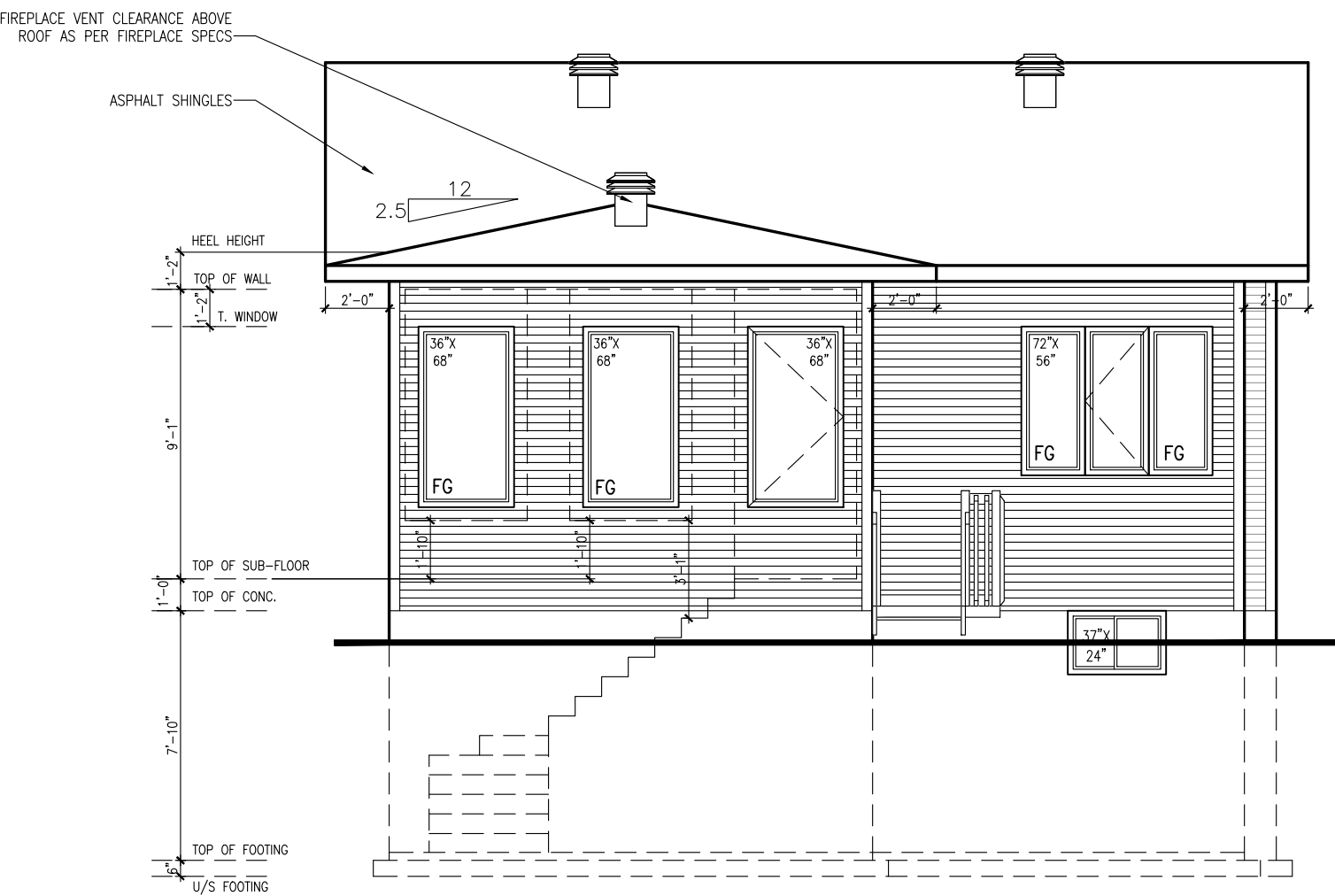
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7	2BED LAYOUT STANDARD & 3BED ALTERNATE	15/12/23	CB
6	ENGINEERS MARKUPS APPLIED	27/07/23	CB
5	REVISED FURNACE LOCATION	17/07/23	CB
4	ISSUED FOR ENGINEERING	06/07/23	CB
3	ISSUED FOR LAYOUTS	15/06/23	CB
2	ADDED BASEMENT VESTIBULE	19/04/23	CB
No. Description		dd/mm/yy	By
REVISIONS			

footprint:	35-##
drawn by:	CB
date:	MAR 17/23
scale:	3/16"=1'-0"
sheet no:	3M of 8
D.C.L.-A-10	



FRONT ELEVATION M



REAR ELEVATION M



2023 — NEW 35 — M

SITE: XX

LOT NUMBER: XX

CIVIC ADDRESS: XX

7	2BED LAYOUT STANDARD & 3BED ALTERNATE	15/12/23	CB
6	ENGINEERS MARKUPS APPLIED	27/07/23	CB
5	REVISED FURNACE LOCATION	17/07/23	CB
4	ISSUED FOR ENGINEERING	06/07/23	CB
3	ISSUED FOR LAYOUTS	15/06/23	CB
2	ADDED BASEMENT VESTIBULE	19/04/23	CB
No.	Description	dd/mm/yy	By
REVISIONS			

footprint: 35—##

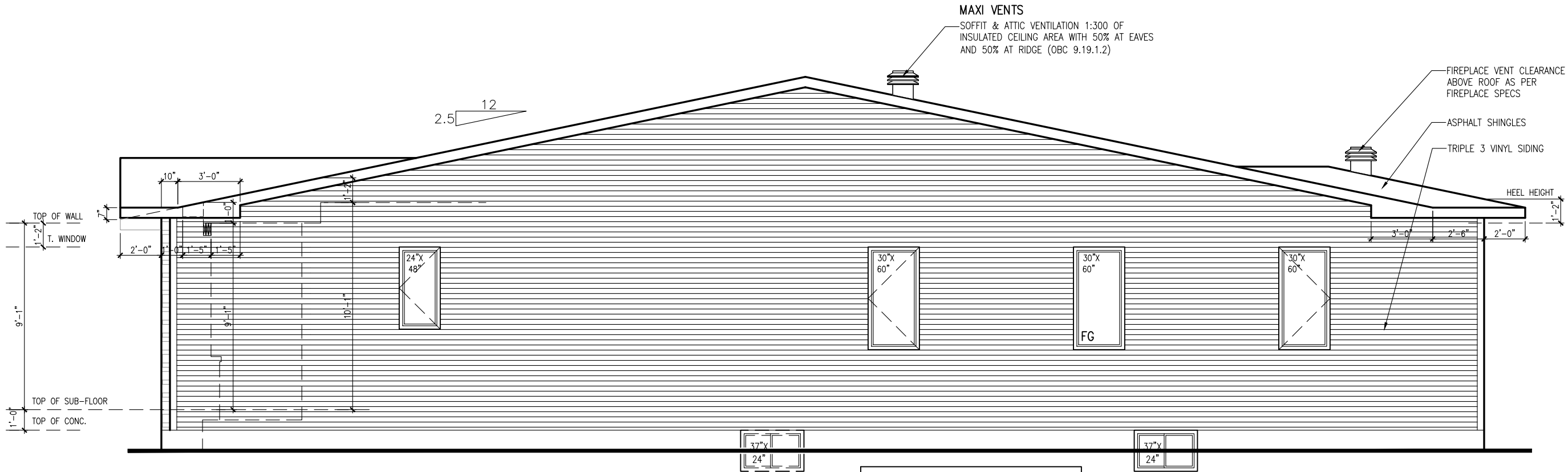
drawn by: CB

date: MAR 17/23

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

sheet no: D.C.L.—A-10

5M of 8



U.P.O. CALCULATION	
LIMITING DISTANCE	1.20m
WALL AREA	715.50 SQ. FT.
OPENINGS ALLOWED	50.09 SQ. FT. (7%)
OPENINGS PROVIDED	48.23 SQ. FT. (6.7%)

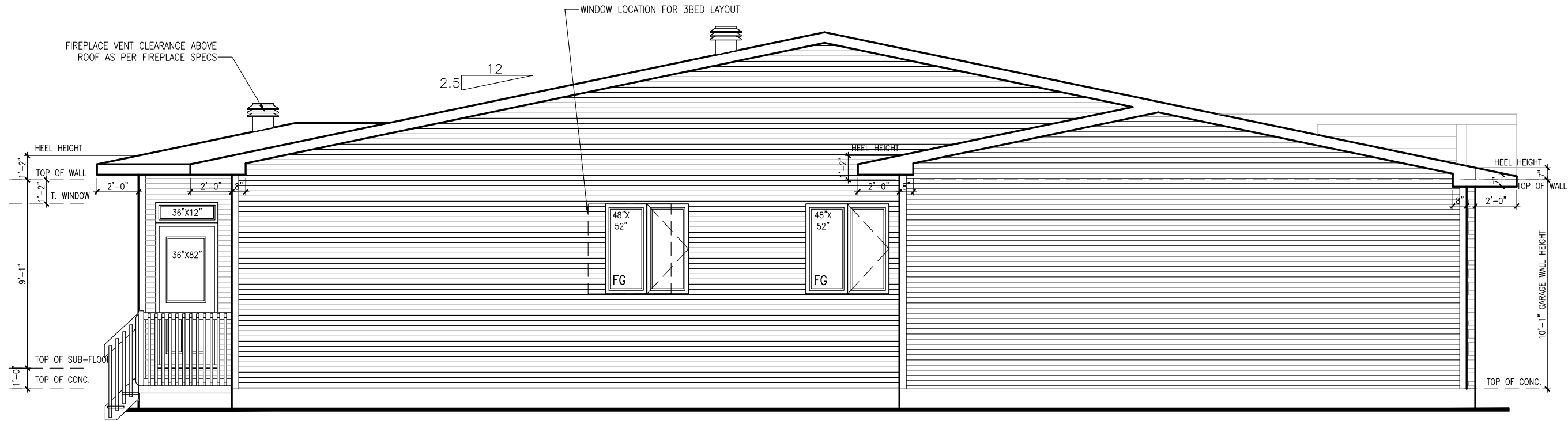
RIGHT SIDE ELEVATION
ELEVATION M

footprint:	35-##
drawn by:	CB
date:	MAR 17/23
scale:	3/16"=1'-0"
sheet no:	
D.C.L.-A-10	6M of 8

7	2BED LAYOUT STANDARD & 3BED ALTERNATE	15/12/23	CB
6	ENGINEERS MARKUPS APPLIED	27/07/23	CB
5	REVISED FURNACE LOCATION	17/07/23	CB
4	ISSUED FOR ENGINEERING	06/07/23	CB
3	ISSUED FOR LAYOUTS	15/06/23	CB
2	ADDED BASEMENT VESTIBULE	19/04/23	CB
No.	Description	dd/mm/yy	By
REVISIONS			

2023 - NEW 35 - M	XXX
SITE: XX	LOT NUMBER:
	CIVIC ADDRESS:
	XX

PHOENIX HOMES



LEFT SIDE ELEVATION
ELEVATION M

U.P.O. CALCULATION	
LIMITING DISTANCE	4.75m
WALL AREA	49.88 SQ. FT.
OPENINGS ALLOWED	8.98 SQ. FT. (18%)
OPENINGS PROVIDED	6.71 SQ. FT. (13.4%)

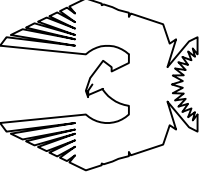
U.P.O. CALCULATION	
LIMITING DISTANCE	1.20m
WALL AREA	356.51 SQ. FT.
OPENINGS ALLOWED	24.96 SQ. FT. (7%)
OPENINGS PROVIDED	23.00 SQ. FT. (6.4%)

footprint:	35-##
drawn by:	CB
date:	MAR 17/23
scale:	3/16"=1'-0"
sheet no:	
D.C.L.-A-10	

7M of
8

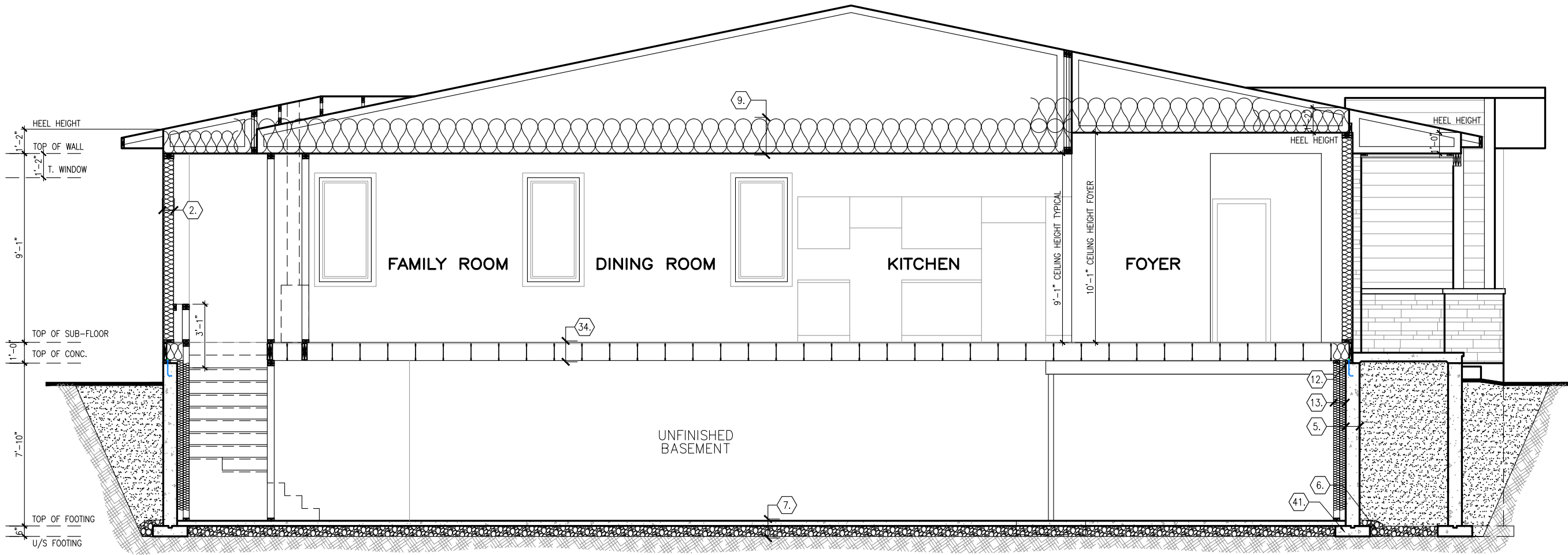
7	2BED LAYOUT STANDARD & 3BED ALTERNATE	15/12/23	CB
6	ENGINEERS MARKUPS APPLIED	27/07/23	CB
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2	ADDED BASEMENT VESTIBULE	19/04/23	CB
No.	Description	dd/mm/yy	By
REVISIONS			

2023 - NEW 35 - M
SITE: XX
LOT NUMBER: XXX
CIVIC ADDRESS: XX



PHOENIX HOMES

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footprint:	35-##
drawn by:	CB
date:	MAR 17/23
scale:	3/16"=1'-0"
sheet no:	8M of 8
D.C.L.:	-A-10

7	2BED LAYOUT STANDARD & 3BED ALTERNATE	15/12/23	CB
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No.	Description	dd/mm/yy	By
REVISIONS			

LORETTA M - 2023
SITE: XX
LOT NUMBER: XX
CIVIC ADDRESS: XX

PHOENIX HOMES