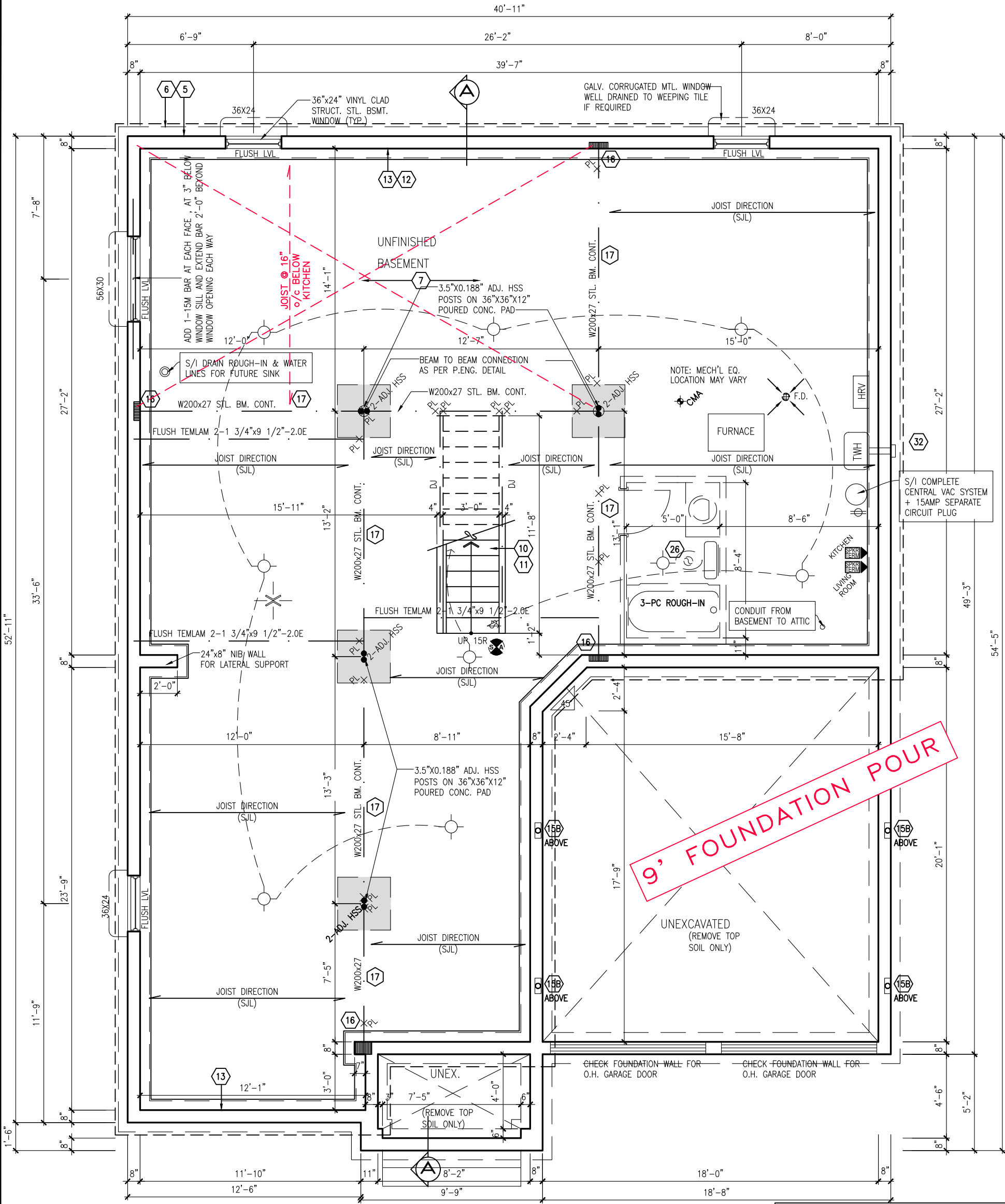


NOTE: PROVIDE 2-10M TOP AND BOTTOM BARS
ALL AROUND FOUNDATION WALLS
(UNLESS NOTED OTHERWISE)



BASEMENT PLAN 'E'

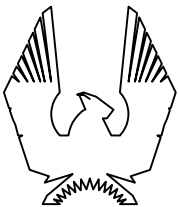
NOTE:
ALL LVL'S SUPPORTING FLOOR LOADS
ARE TO BE SPECIFIED BY THE FLOOR
TRUSS MANUFACTURER.

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

NOTE:
PROVIDE FULL DEPTH BLOCKING @ 24" O.C. WHERE
JOISTS ARE PARALLEL TO FOUNDATION WALL, SUBJECT
TO EARTH PRESSURE.
SEE MANUFACTURER'S JOIST LAYOUTS

NOTE:
FLOOR FRAMING INFO REFER TO NASCOR SHOP
DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND
DETAILS. UNLESS OTHERWISE NOTED.

AREA CALCULATIONS		ELEV. E
GROUND FLOOR AREA		1680 SF
SECOND FLOOR AREA		1862 SF
SUBTOTAL		3542 SF
DEDUCT ALL OPEN AREAS		54 SF
TOTAL NET AREA		3488 SF (324.0 m2)
FINISHED BSMT AREA		0 SF
COVERAGE W/OUT PORCH		2072 SF (192.5 m2)
COVERAGE W/ PORCH		2119 SF (196.9 m2)



PHOENIX HOMES

PLATINA-2007

SITE: PATHWAYS PH2

LOT NUMBER:

CIVIC ADDRESS:
660 MIKANNA ROAD

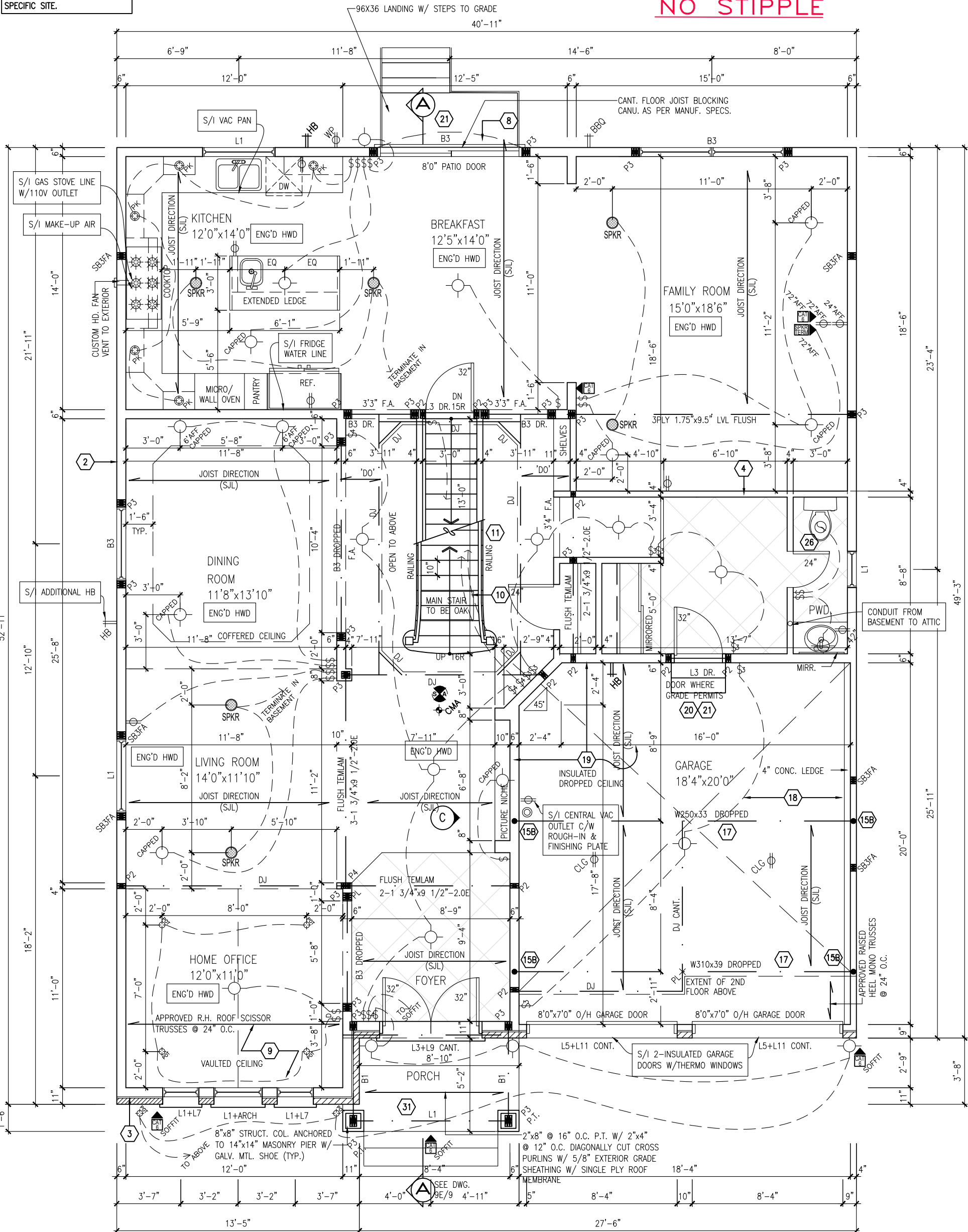
278

17	FINAL FOR SITE	09/08/23	CB
16	FINAL BLACKLINES	31/08/22	CB
15	ISSUED FOR LAYOUTS	21/06/22	KE
14	BEP BLACKLINES REVISED	13/06/22	KE
13	BEP BLACKLINES	30/05/22	KE
12	DRAWING UPDATE - 2020	00/08/20	SP
No.	Description	dd/mm/yy	By
REVISIONS			

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drawn by:	1V
checked by:	
date:	JULY 2007
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D.C.L. - 202	
sheet no:	2E of 9

NOTE: FLOOR FINISHES DIFFER FROM SITE TO SITE. SEE SPECIFICATION SHEET FOR SPECIFIC SITE.

FLAT CEILINGS THROUGHOUT
NO STIPPLE

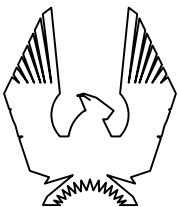


GROUND FLOOR PLAN 'E'

NOTE:
ALL LVL'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY THE FLOOR TRUSS MANUFACTURER.

NOTE:
FLOOR FRAMING INFO REFER TO NASCOR SHOP DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.

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



PHOENIX HOMES

PLATINA-2007

SITE: PATHWAYS PH2

LOT NUMBER:

CIVIC ADDRESS:
660 MIKANNA ROAD

278

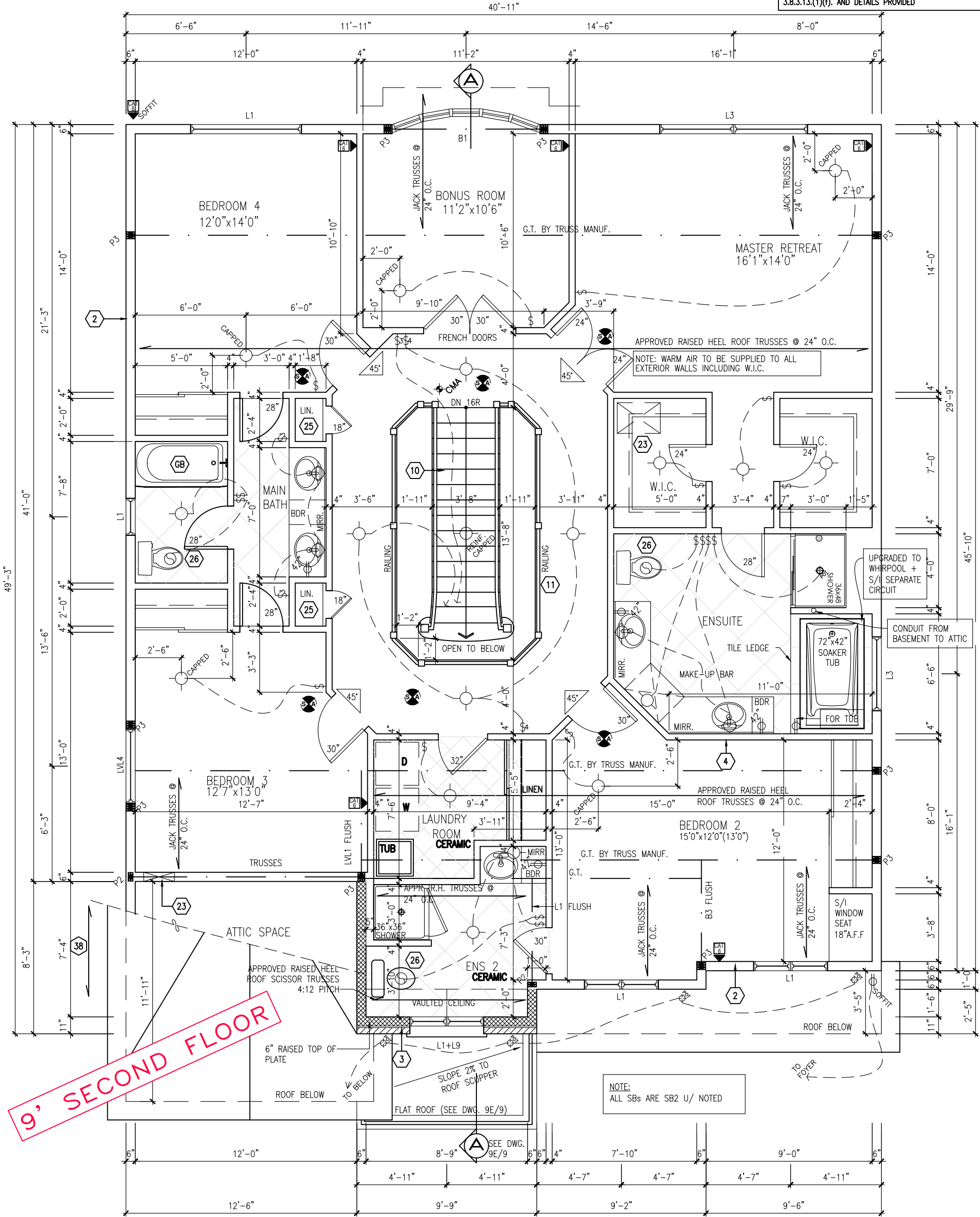
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16	FINAL BLACKLINES	31/08/22	CB
15	ISSUED FOR LAYOUTS	21/06/22	KE
14	BEP BLACKLINES REVISED	13/06/22	KE
13	BEP BLACKLINES	30/05/22	KE
12	DRAWING UPDATE - 2020	00/08/20	SP
No. Description		dd/mm/yy	By
REVISIONS			

footprint:	512
sht. title:	
drawn by:	1V
checked by:	
date:	JULY 2007
scale:	3/16"=1'-0"
D.C.L. - 202	
sheet no:	3E of 9

NOTE: FLOOR FINISHES DIFFER FROM SITE TO SITE SEE SPECIFICATION SHEET FOR SPECIFIC SITE.

FLAT CEILINGS THROUGHOUT
NO STIPPLE

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.5.2.3, 3.8.3.8.(1)(d) & 3.8.3.13.(1)(f). AND DETAILS PROVIDED



SECOND FLOOR PLAN 'E'

NOTE: ROOF FRAMING INFORMATION

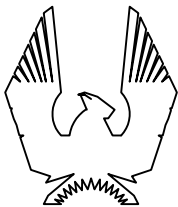
ALL LAMINATED VENEER LUMBER (LVL) BEAMS, BUILT-UP BEAMS, GIRDER TRUSSES AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED AND CERTIFIED BY ROOF TRUSS MANUFACTURER. REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED ON ARCHITECTURAL DRAWINGS.

NOTE:

ROOF TRUSS INFORMATION REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

NOTE:

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



PHOENIX HOMES

PLATINA-2007

SITE: PATHWAYS PH2

LOT NUMBER:

CIVIC ADDRESS:
660 MIIKANA ROAD

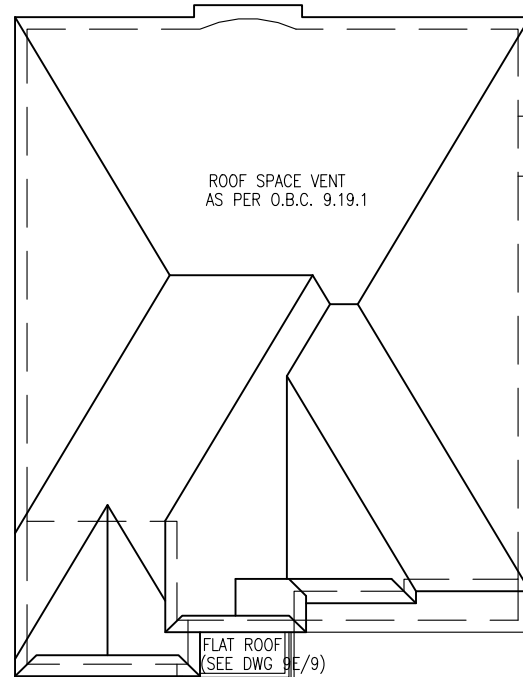
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17	FINAL FOR SITE	09/08/23	CB
16	FINAL BLACKLINES	31/08/22	CB
15	ISSUED FOR LAYOUTS	21/06/22	KE
14	BEP BLACKLINES REVISED	13/06/22	KE
13	BEP BLACKLINES	30/05/22	KE
12	DRAWING UPDATE - 2020	00/08/20	SP
No.	Description	dd/mm/yy	By
REVISIONS			

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date:	JULY 2007
scale:	3/16"=1'-0"
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4E of
9

9' SECOND FLOOR



ROOF PLAN 'E'

EXTEND CONTINUOUS FLASHING
UP ENTIRE SIDE OF WALL
ABOVE ROOF TO U/S OF SOFFIT
BEHIND CLADDING

ASPHALT SHINGLES (TYP.)

PROVIDE ICE AND WATER SHIELD
BENEATH SHINGLES

VALLEY FLASHING

DECORATIVE BRACKET (TYP.)

VINYL SHAKES

10"W PRECAST SILL

STONE VENEER

PRECAST CONC. SILL

TAPERED 8"x8" STRUCT. COL.
ANCHORED TO 14"x14" MASONRY PIER
W/ GALV. MTL. SHOE (TYP.)

POURED CONC. PORCH
SLAB (TYP.)

POURED CONC. FOUNDATION
WALLS AND FOOTINGS TYP.

1'-0" 1'-6"

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9' SECOND FLOOR

1'-0"

301

301 MAXI VENT #301, TWO REQ'D AT UPPER ROOF
NOTE: LOCATIONS SHOWN ARE APPROXIMATION ONLY AND
WILL BE LOCATED ON SITE BY QUALIFIED INSTALLER.

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sht. title:	
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drawn by: 1V

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date:	JULY 2007
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9	
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5

17	FINAL FOR SITE	09/08/23	CB
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16	FINAL BLACKLINES		
16	FINAL BLACKLINES	31/08/22	CB

10	FINAL BLACKLINES	31/08/22	CB
15	ISSUES FOR LAYOUTS	31/08/22	CB

15	ISSUED FOR LAYOUTS	21/06/22	KE
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14	BEP BLACKLINES REVISED	13/06/22	KE
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13	BEP BLACKLINES	30/05/22	KE
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12	DRAWING UPDATE – 2020	00/08/20	SP
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No.	Description	dd/mm/yy	By
REVISIONS			

PLATINA-2007

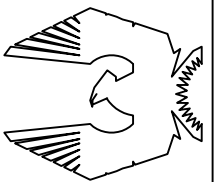
SITE: PATHWAYS PH2

LOT NUMBER:

CIVIC ADDRESS:
660 MIIKANA ROAD

812

PHOENIX HOMES



REAR ELEVATION 'E'

WINDOW

9' FOUNDATION POUR

— ASPHALT SHINGLES

— HARDI BRD. PANEL
(PAINTED)

— 4" VINYL CORNER TRIM
(TYP.)

— HORIZ. VINYL SIDING (TYP.)

— POURED CONC. FOUNDATION WALLS
AND FOOTINGS (TYP.)

TOP OF PLATE

TOP OF WINDOW

FIN. SECOND FLOOR

TOP OF WINDOW

FIN. GROUND FLOOR

TOP OF BSMT. SLAB

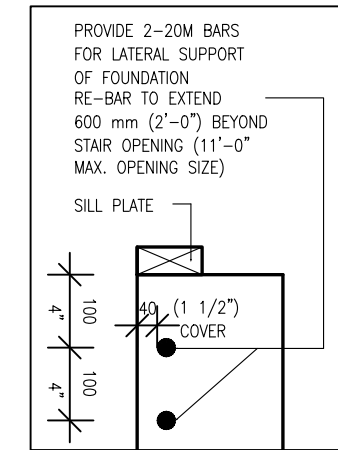
7'-10"

9'-1

7'-10"

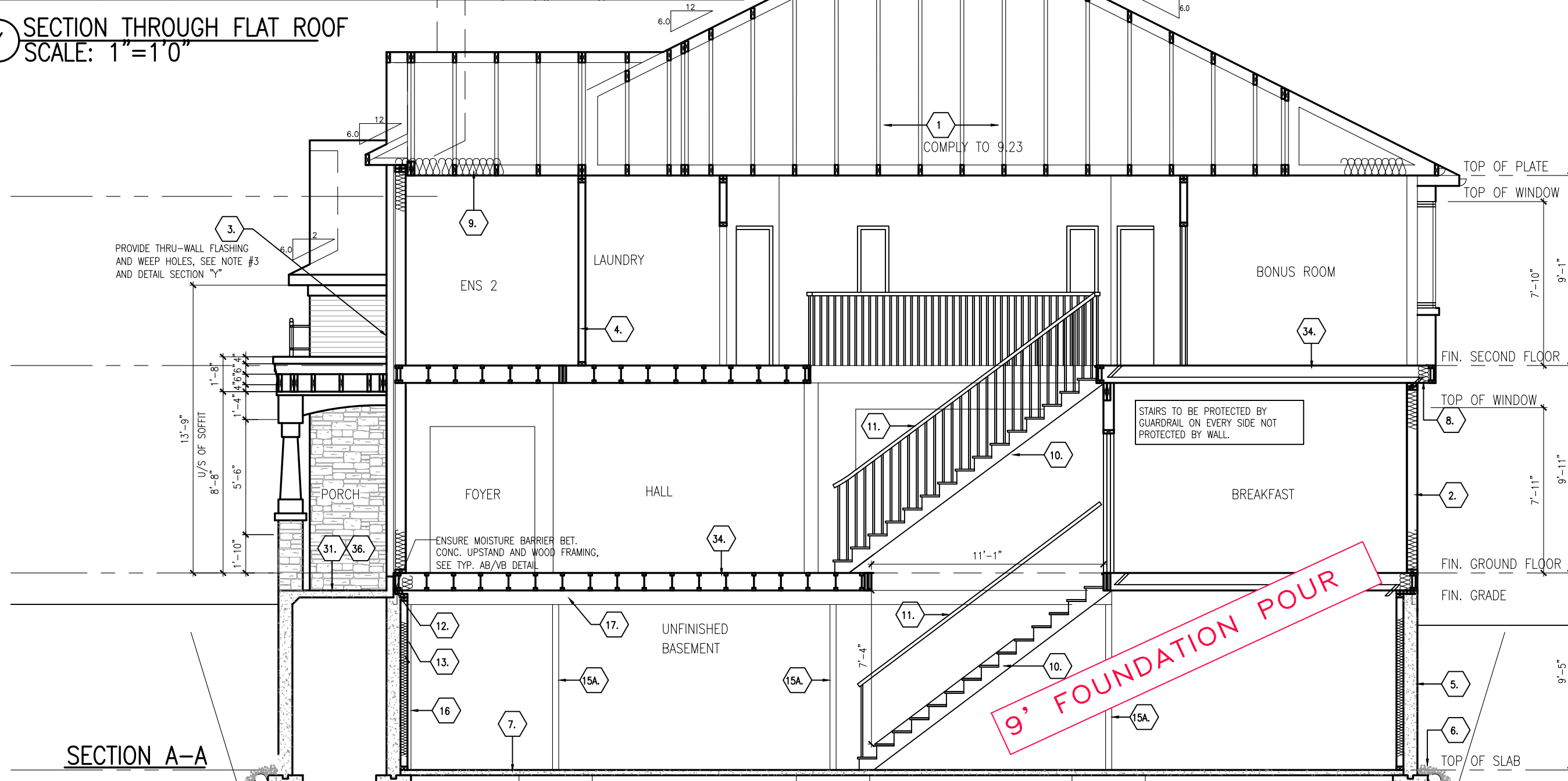
9'-11'

8'-5"



(X) SECTION AT TOP
OF FOUNDATION

SECTION THROUGH FLAT ROOF
SCALE: 1"=1'0"



footprint:	512	
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drawn by:	1V	
checked by:	.	
date:	JULY 2007	
scale:	3/16" = 1' - 0"	
D.C.L. - 202		
sheet no:		

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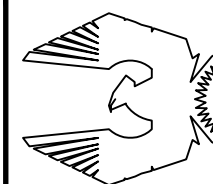
PLATINA-2007

SITE: PATHWAYS PH2

872

LOT NUMBER:

CIVIC ADDRESS:
660 MIIKANA ROAD



PHOENIX HOMES