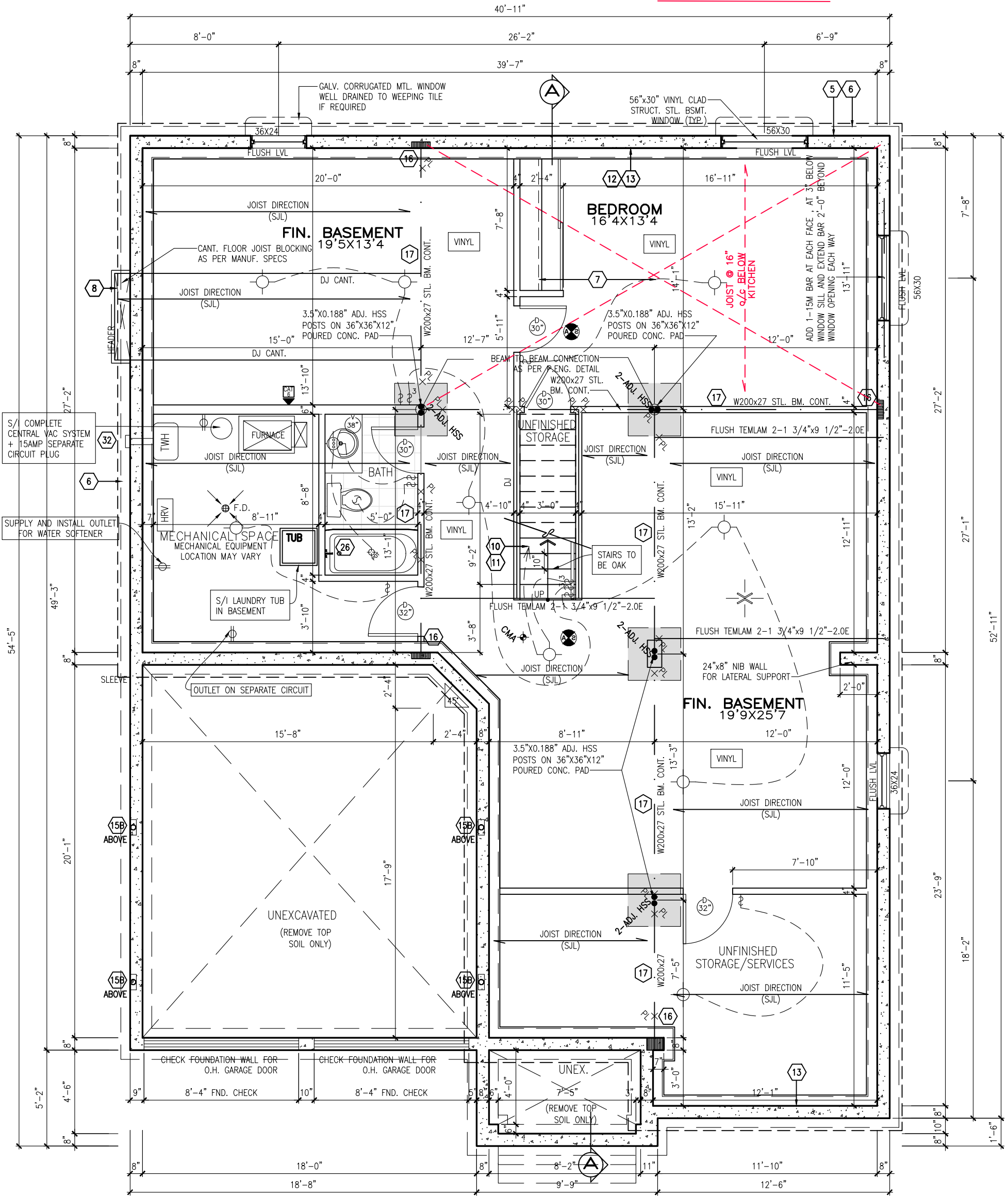


NOTE: PROVIDE 2-10M TOP AND BOTTOM BARS
ALL AROUND FOUNDATION WALLS
(UNLESS NOTED OTHERWISE)

FLAT CEILINGS THROUGHOUT
NO STIPPLE



BASEMENT PLAN 'E'

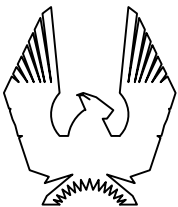
NOTE:
ALL LVL'S SUPPORTING FLOOR LOADS
ARE TO BE SPECIFIED BY THE FLOOR
TRUSS MANUFACTURER.

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

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:

LOT NUMBER:

CIVIC ADDRESS:
658 MIIKANA ROAD

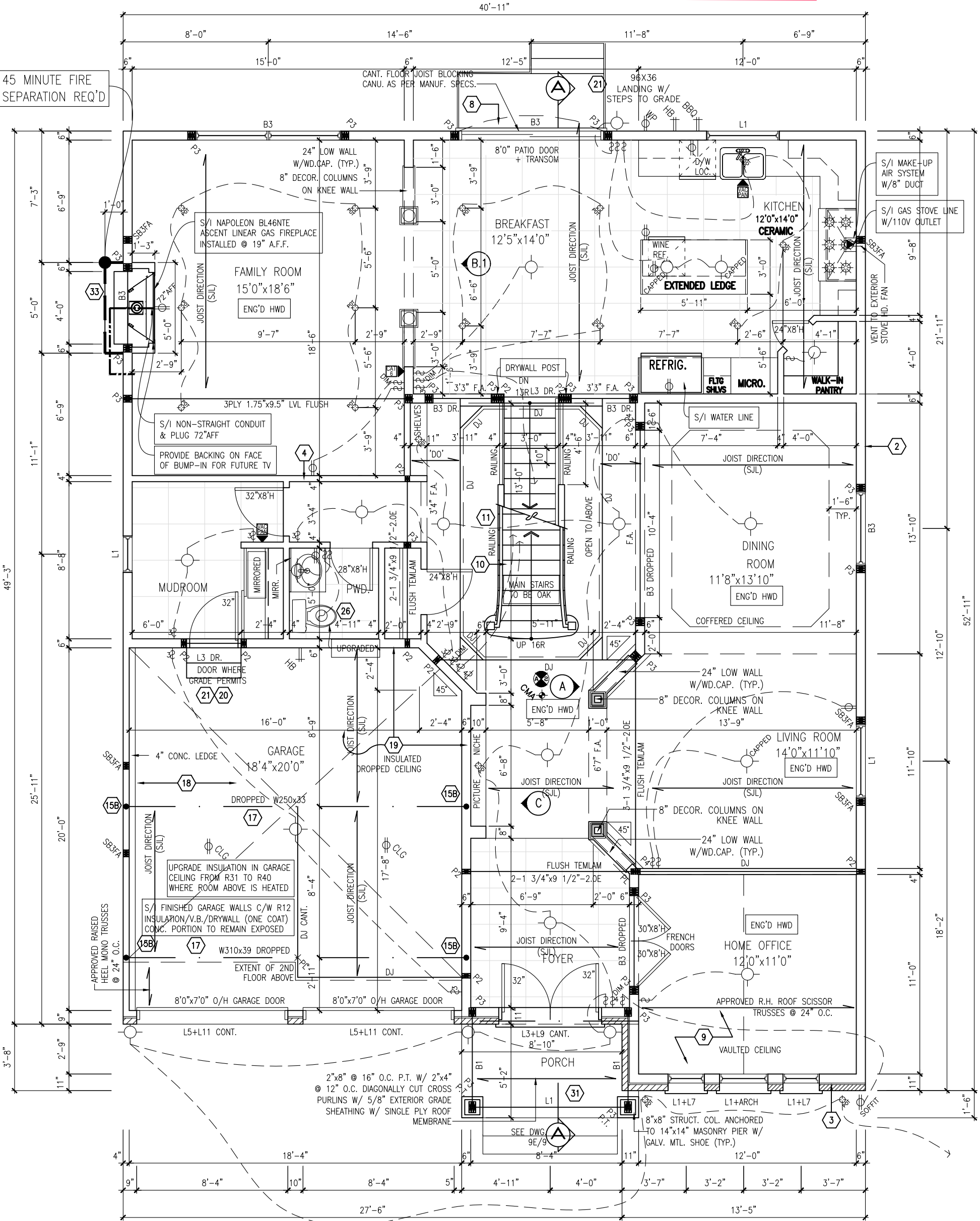
279

17	FINAL FOR SITE	13/09/23	CB
16	FINAL BLACKLINES	03/10/22	CB
15	BEP BLACKLINES - REVISED	29/07/22	CB
14	ISSUED FOR PERMIT APPLICATION	12/07/22	CB
13	BEP BLACKLINES	20/06/22	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:	2E of 9

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

FLAT CEILINGS THROUGHOUT
NO STIPPLE

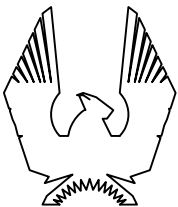


GROUND FLOOR PLAN 'E'

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:

LOT NUMBER:

CIVIC ADDRESS:
658 MIKANA ROAD

279

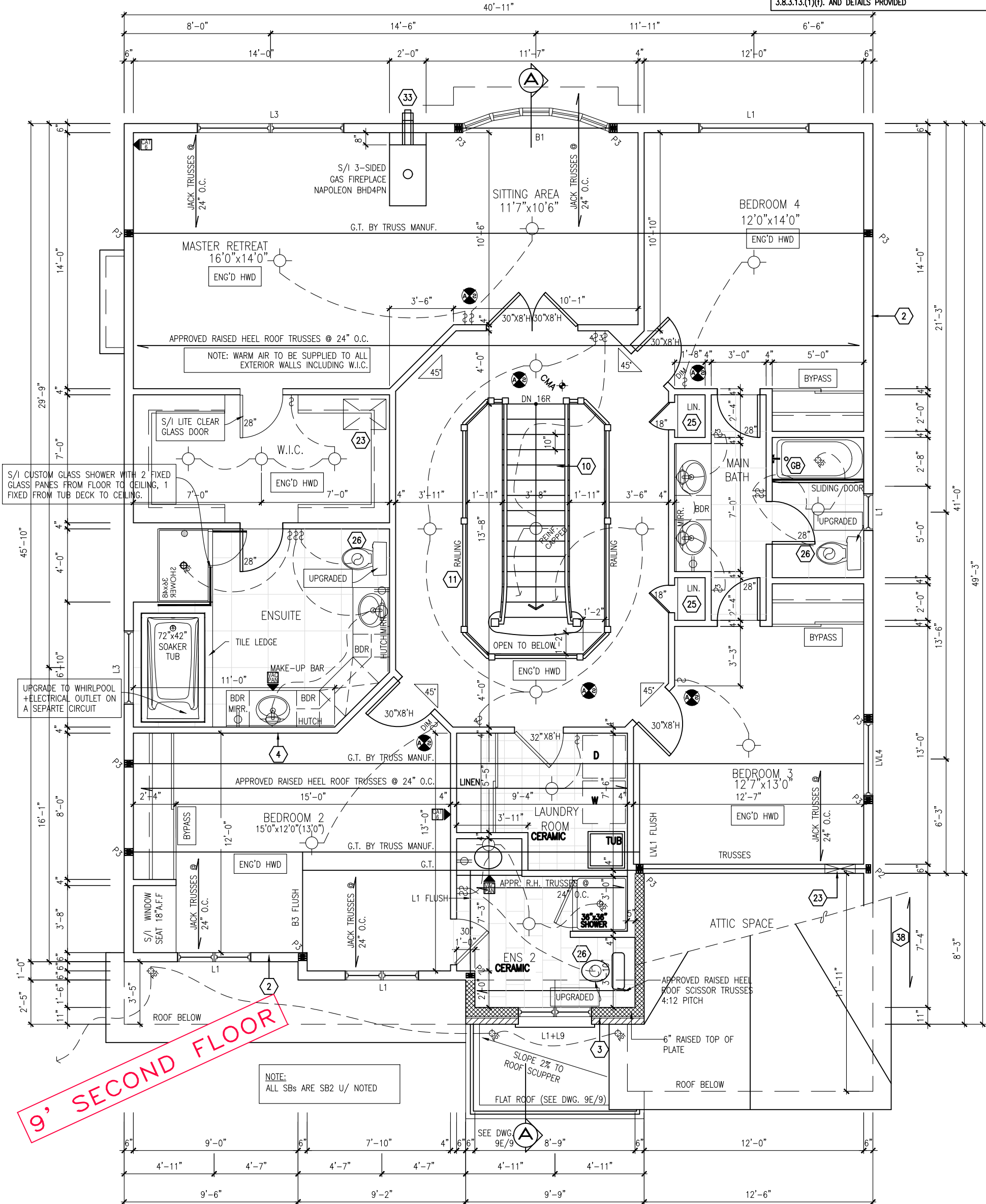
17	FINAL FOR SITE	13/09/23	CB
16	FINAL BLACKLINES	03/10/22	CB
15	BEP BLACKLINES - REVISED	29/07/22	CB
14	ISSUED FOR PERMIT APPLICATION	12/07/22	CB
13	BEP BLACKLINES	20/06/22	KE
12	DRAWING UPDATE - 2020	00/08/20	SP
No. Description		dd/mm/yy	By
REVISIONS			

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

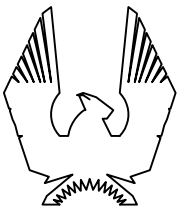
NOTE: FLOOR FINISHES DIFFER FROM SITE TO SITE SEE SPECIFICATION SHEET FOR SPECIFIC SITE.

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'



PHOENIX HOMES

PLATINA-2007

SITE:

LOT NUMBER:

CIVIC ADDRESS:
658 MIIKANA ROAD

279

17	FINAL FOR SITE	13/09/23	CB
16	FINAL BLACKLINES	03/10/22	CB
15	BEP BLACKLINES - REVISED	29/07/22	CB
14	ISSUED FOR PERMIT APPLICATION	12/07/22	CB
13	BEP BLACKLINES	20/06/22	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:	4E of 9



footprint:	512
sht. title:	
drawn by:	1V
checked by:	
date:	JULY 2007
scale:	3/16"=1'-0"
D.C.L. - 202	
sheet no.:	5E of 9

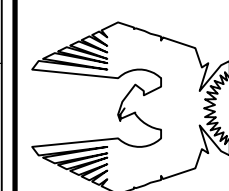
17	FINAL FOR SITE	13/09/23	CB
16	FINAL BLACKLINES	03/10/22	CB
15	BEP BLACKLINES - REVISED	29/07/22	CB
14	ISSUED FOR PERMIT APPLICATION	12/07/22	CB
13	BEP BLACKLINES	20/06/22	KE
12	DRAWING UPDATE - 2020	00/08/20	SP
No.	Description	dd/mm/yy	By
REVISIONS			

PLATINA-2007

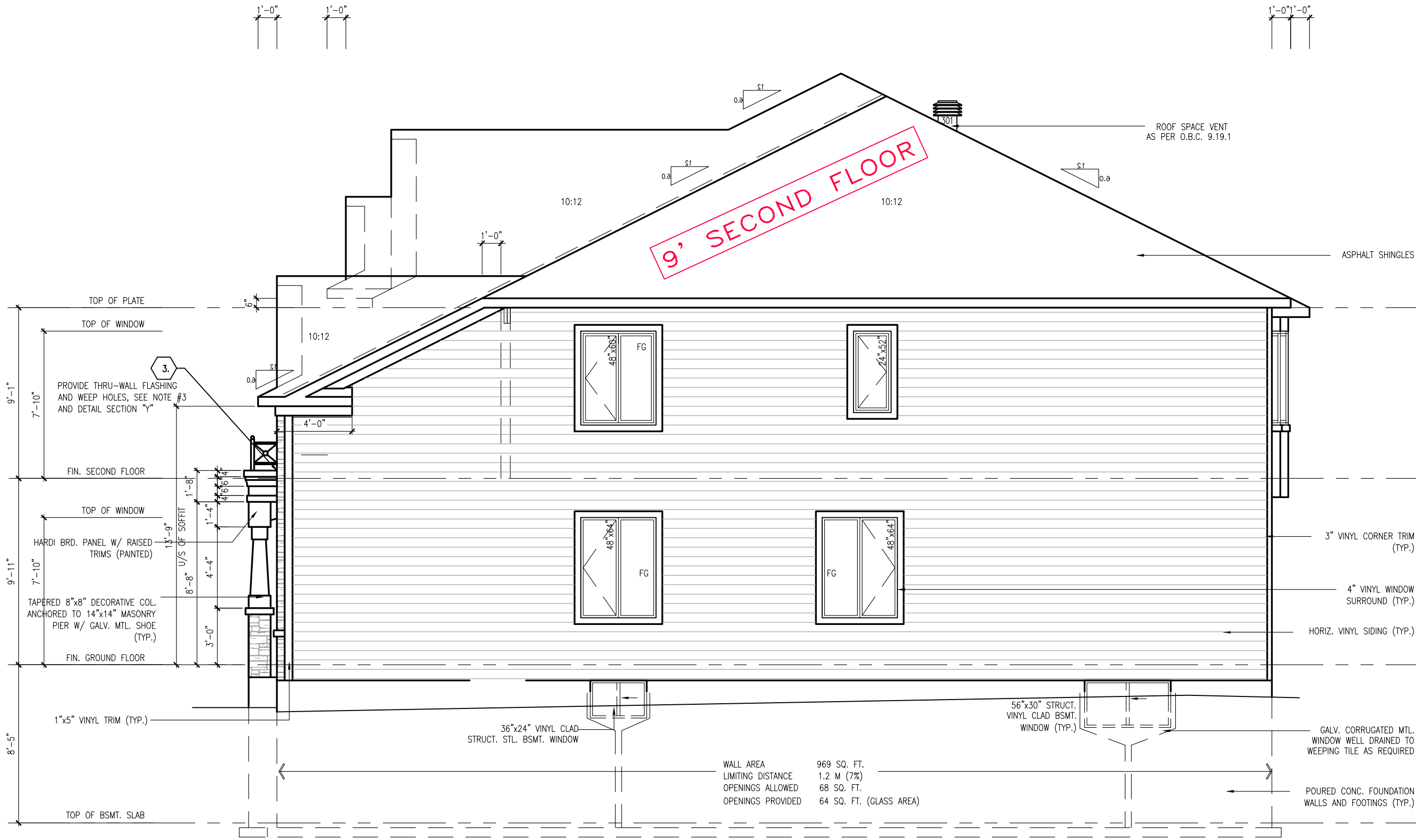
SITE: 279

LOT NUMBER: 279

CIVIC ADDRESS: 658 MIKANA ROAD



PHOENIX HOMES



RIGHT SIDE ELEVATION 'E'

WALL AREA	969 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENINGS ALLOWED	68 SQ. FT.
OPENINGS PROVIDED	64 SQ. FT. (GLASS AREA)

footprint:	512
sh. title:	1V
drawn by:	
checked by:	JULY 2007
date:	3/16"=1'-0"
scale:	D.C.L. - 202
sheet no:	6E of 9

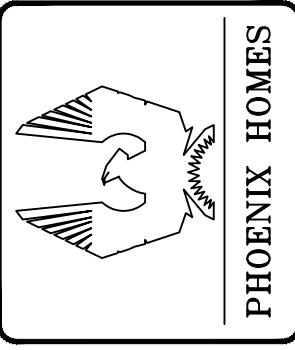
17	FINAL FOR SITE	13/09/23	CB
16	FINAL BLACKLINES	03/10/22	CB
15	BEP BLACKLINES - REVISED	29/07/22	CB
14	ISSUED FOR PERMIT APPLICATION	12/07/22	CB
13	BEP BLACKLINES	20/06/22	KE
12	DRAWING UPDATE - 2020	00/08/20	SP
No.	Description	dd/mm/yy	By
REVISIONS			

PLATINA-2007

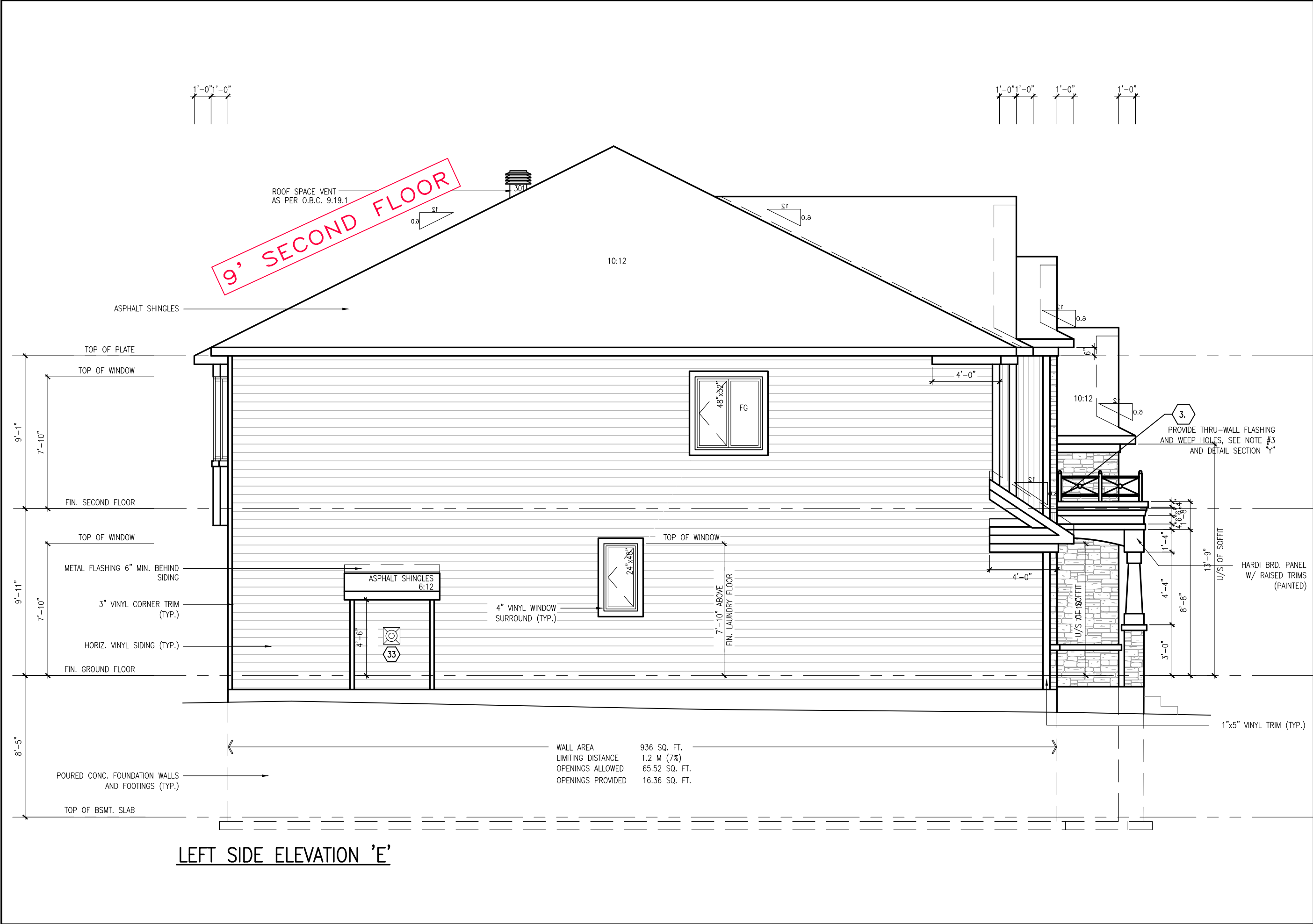
SITE: 279

LOT NUMBER: 279

CIVIC ADDRESS: 658 MIKANA ROAD



PHOENIX HOMES



512

footprint:

1V

drawn by:

JULY 2007

checked by:

3/16"=1'-0"

scale:

D.C.L. - 202

sheet no:

7E of 9

13/09/23

16

FINAL FOR SITE

17

FINAL BLACKLINES

15

BEP BLACKLINES - REVISED

14

ISSUED FOR PERMIT APPLICATION

13

BEP BLACKLINES

12

DRAWING UPDATE - 2020

No.

Description

dd/mm/yy

By

PLATINA-2007

SITE:

LOT NUMBER:

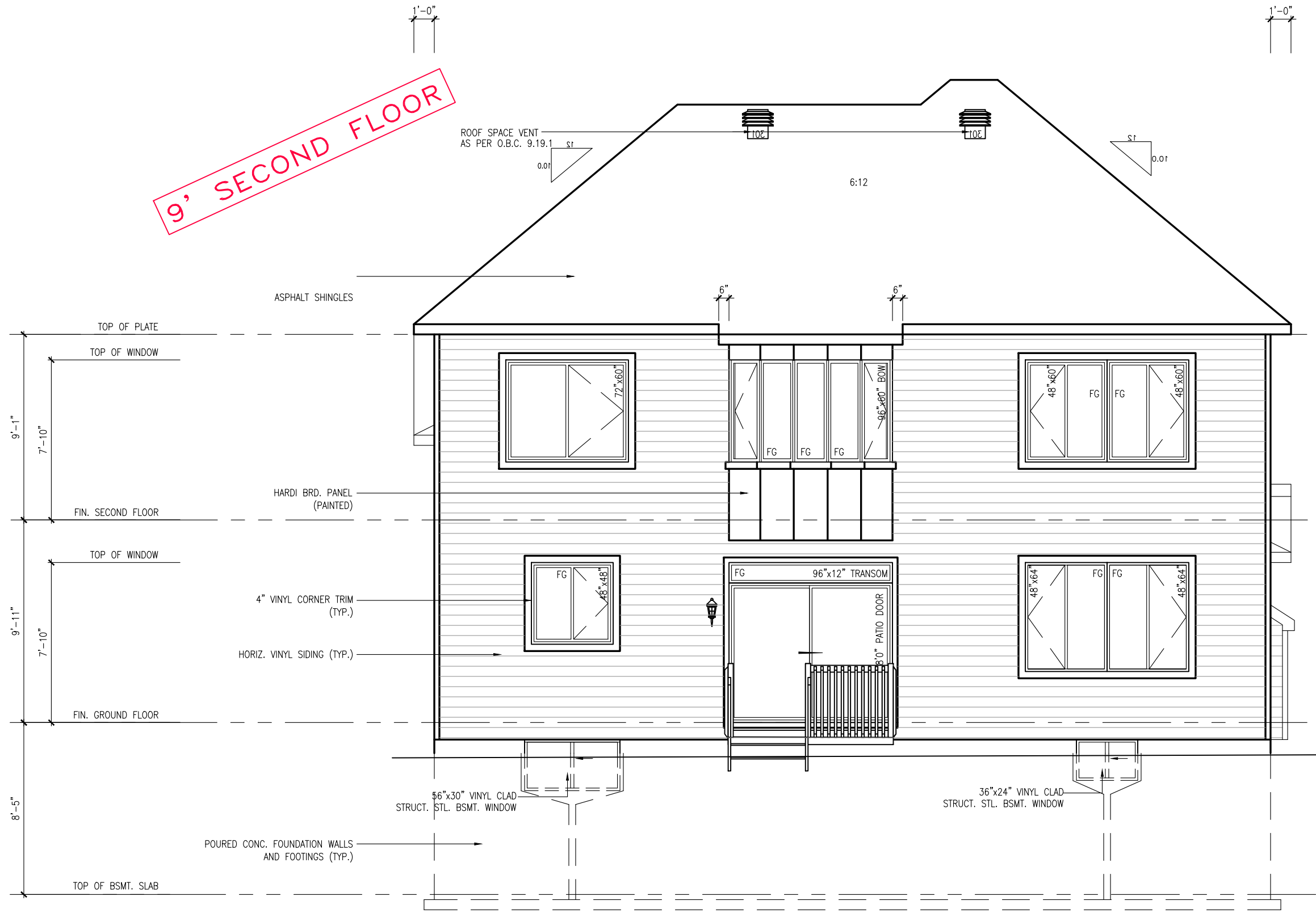
CIVIC ADDRESS:

658 MIKANA ROAD

279

PHOENIX HOMES

9' SECOND FLOOR



REAR ELEVATION 'E'

footprint:	512
sht. title:	1V
drawn by:	
checked by:	
date:	JULY 2007
scale:	3/16"=1'-0"
D.C.L. - 202	
sheet no:	8E of 9

17	FINAL FOR SITE	13/09/23	CB
16	FINAL BLACKLINES	03/10/22	CB
15	BEP BLACKLINES - REVISED	29/07/22	CB
14	ISSUED FOR PERMIT APPLICATION	12/07/22	CB
13	BEP BLACKLINES	20/06/22	KE
12	DRAWING UPDATE - 2020	00/08/20	SP
No.	Description	dd/mm/yy	By
REVISIONS			

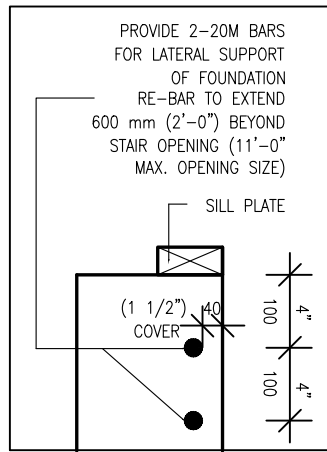
PLATINA-2007

SITE: PLATINAWAY SUBDIV

LOT NUMBER: 279

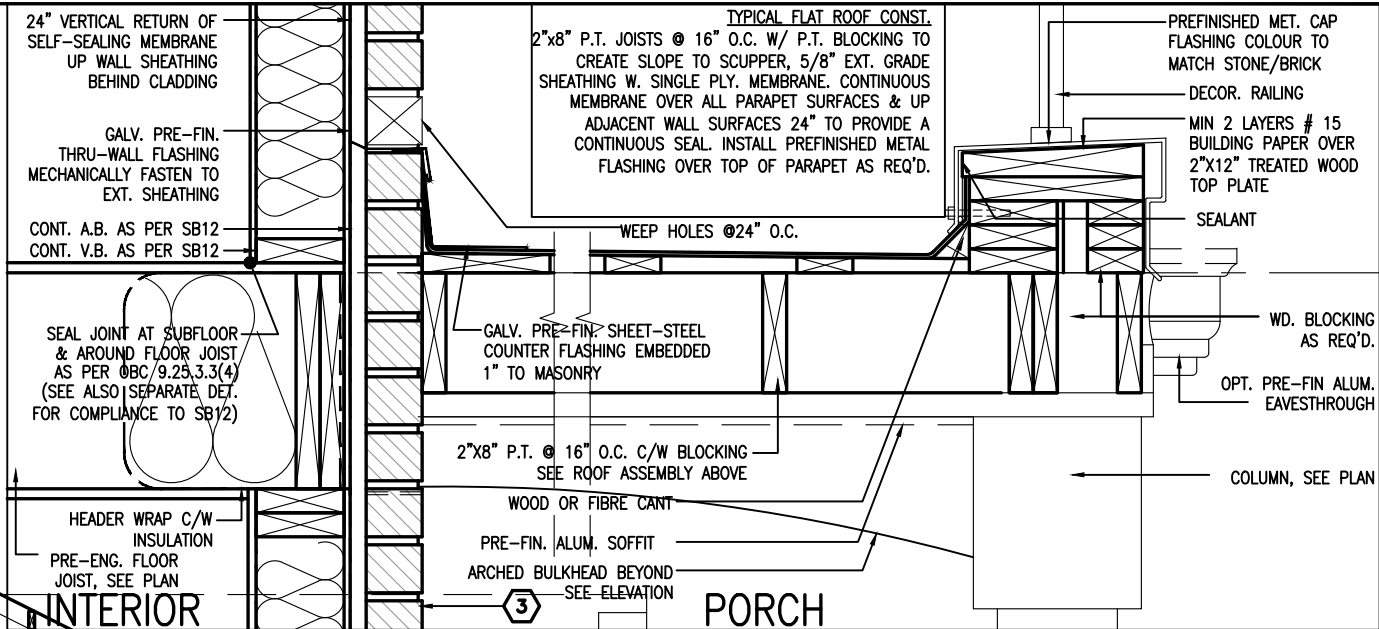
CIVIC ADDRESS: 658 MIKANA ROAD

PHOENIX HOMES

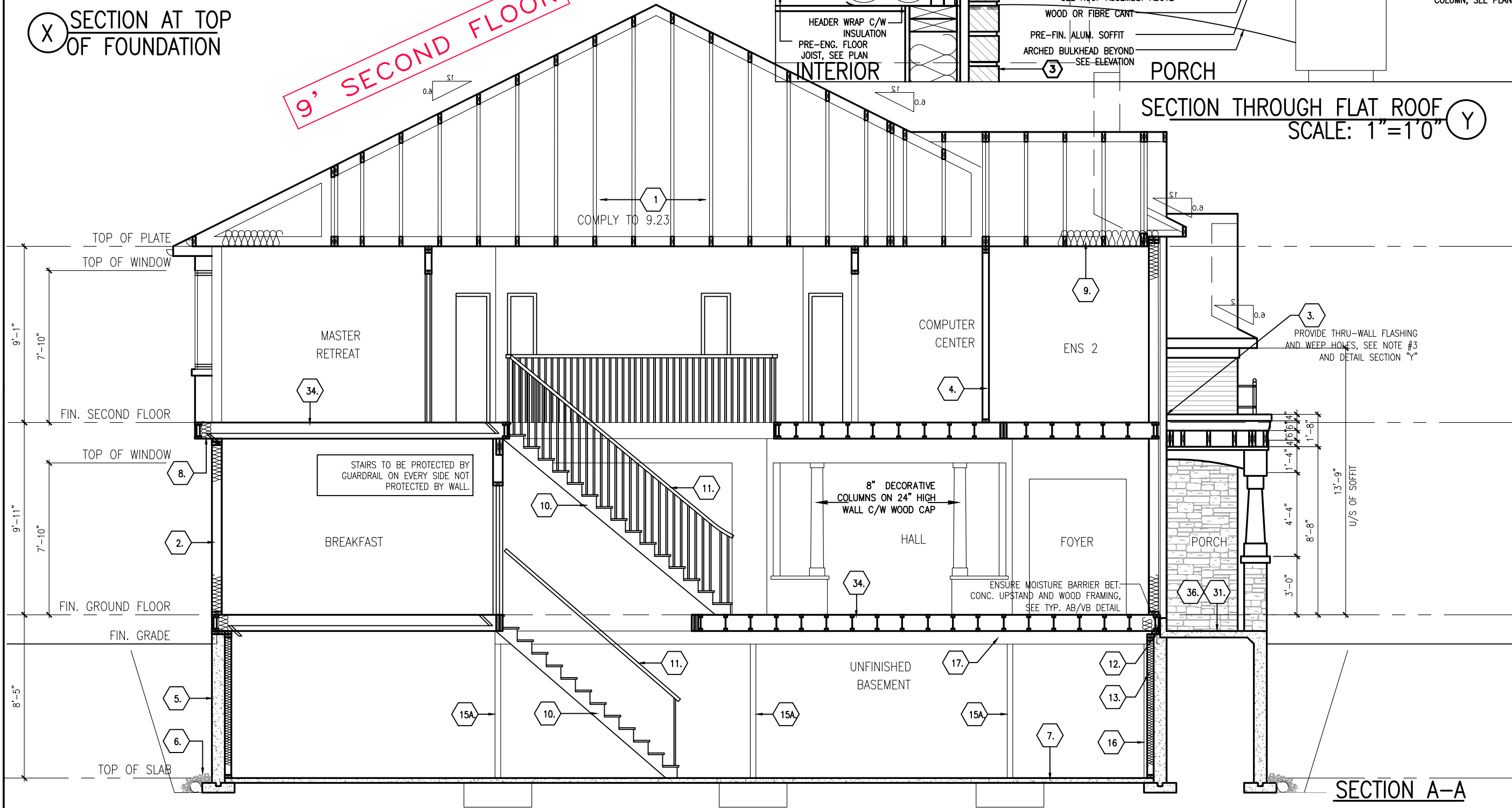


X SECTION AT TOP OF FOUNDATION

9' SECOND FLOOR



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



SECTION A-A

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

17	FINAL FOR SITE	13/09/23	CB
16	FINAL BLACKLINES	03/10/22	CB
15	BEP BLACKLINES - REVISED	29/07/22	CB
14	ISSUED FOR PERMIT APPLICATION	12/07/22	CB
13	BEP BLACKLINES	20/06/22	KE
12	DRAWING UPDATE - 2020	00/08/20	SP
No.	Description	dd/mm/yy	By
REVISIONS			

PLATINA-2007

SITE:

LOT NUMBER: 279

CIVIC ADDRESS: 658 MIKANA ROAD

PHOENIX HOMES