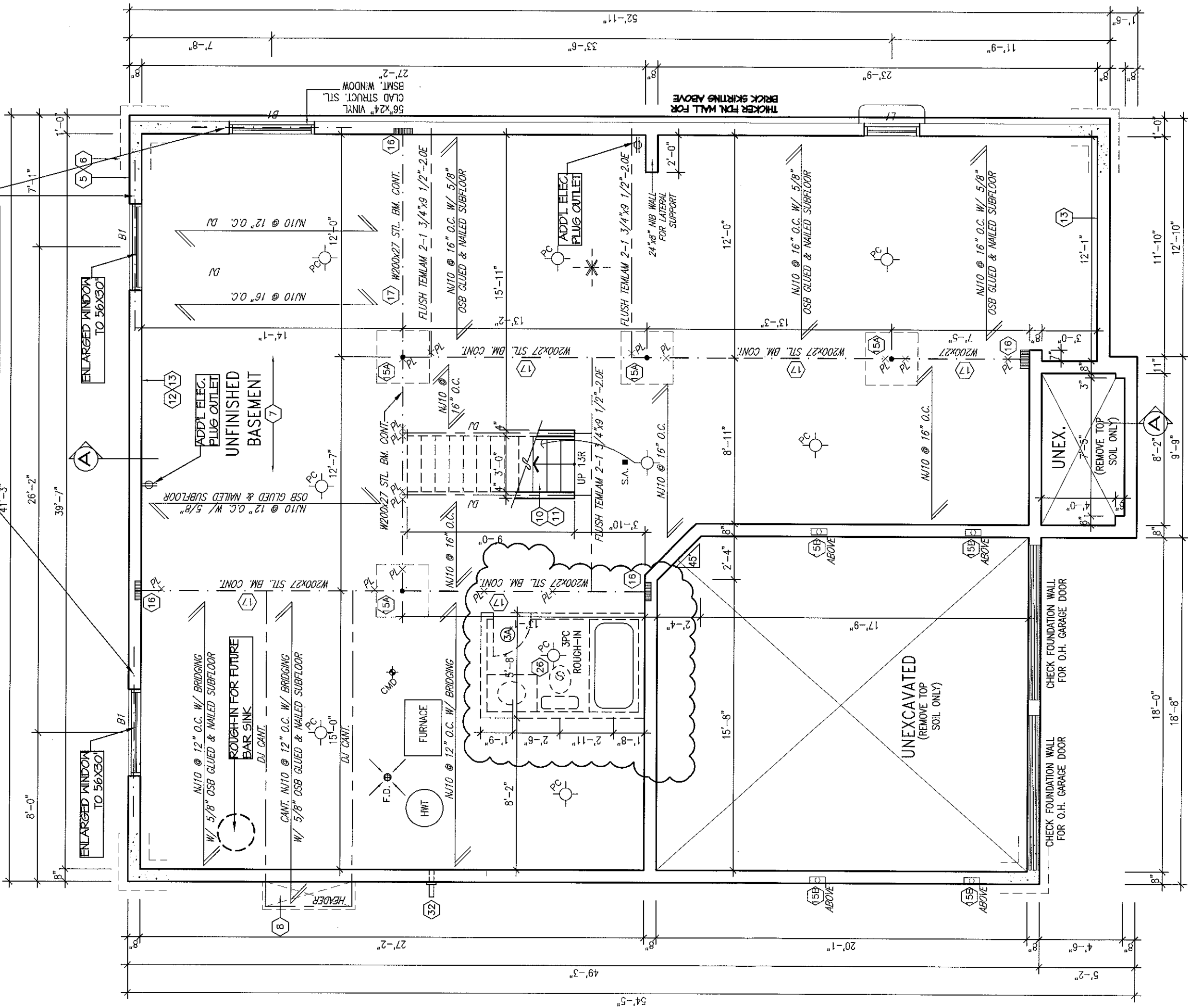


NOTE: ALL BASEMENT WINDOWS
FLUSH WITH TOP OF FOUNDATION

PROVIDE 2'-15M EACH FACE VERTICAL
AND 2'-15M @ 12" EACH FACE HORIZONTAL
EXTEND 24" PAST OPENING SEE ENGR'S DETAIL



BASEMENT PLAN 'A'

AREA CALCULATIONS

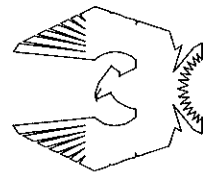
GROUND FLOOR AREA	1880 SF
SECOND FLOOR AREA	1862 SF
SUBTOTAL	3542 SF
DEDUCT ALL OPEN AREAS	54 SF
TOTAL NET AREA	3488 SF (324.0 m ²)
FINISHED BSMT AREA	0 SF
COVERAGE W/OUT PORCH	2072 SF (192.5 m ²)
COVERAGE W/ PORCH	2119 SF (196.9 m ²)

NOTE:
PROVIDE FULL DEPTH BLOCKING @ 24" O.C.
WHERE JOISTS ARE PARALLEL TO FOUNDATION
WALL, SUBJECT TO EARTH PRESSURE.

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

NOTE FOR FLOOR JOISTS:
5/8" SUBFLOOR, GLUED.
SPACE FLOOR JOISTS @ 12"
O.C. UNDER CERAMIC TILED
AREAS.

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



PHOENIX HOMES

**Viljoen
Architect
Inc.**

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North York, Ontario
M3H 1S8
TEL: (416) 630-2255
FAX: (416) 630-4782

PLATINA-2007-A

SITE: **SM PHASE 5**

LOT NUMBER:
CIVIC ADDRESS:
300 BAMBURGH WAY

1

6	REV. AS PER CONST. SUMMARY	DEC12-12	SD
5	REV. AS PER CONST. SUMMARY (NEW DEAL)	DEC10-12	SD
4	BACK TO STD WINDOWS WITH GRILLES ADDED @ RS ELEV.	JUN12-12	SD
3	REV. AS PER CONST. SUMMARY	APR3-12	SD
2	REV. AS PER CONST. SUMMARY	MAR23-12	SD
1	ISSUED FOR FOUNDATION ONLY	FEB15-12	SD
No.	Description	Date	By
PHOENIX REVISIONS			

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shl. title:	BASEMENT PLAN A
drawn by:	IV
checked by:	
date:	JULY 2007
scale:	3/16"=1'
sheet no:	
2A 9	

NOTE: PROVIDE SECURITY SYSTEMS, SEE SUMMARY

NUMBER OF RISERS MAY VARY BY GRADE

40'-11"

—

100

12X60" FLAT CERAMIC HEARTH

ADD'L GAL68012
PENTON LIGHT FIXTURE

WOOD DECK  

GAL68012 PENTER
LIGHT FIXTURE

ADD'L GAL680112
PEWTER LIGHT FIXTURE

[illegible]

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

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

NOTE FOR FLOOR JOISTS:
5/8" SUBFLOOR, GLUED.
SPACE FLOOR JOISTS @ 12"
O.C. UNDER CERAMIC TILED
AREAS.

NOTE:
ALL SBs ARE SB2 U/ NOTED

GROUND FLOOR PLAN 'A'

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PHOENIX HOMES

SITE: SN PHASE 15

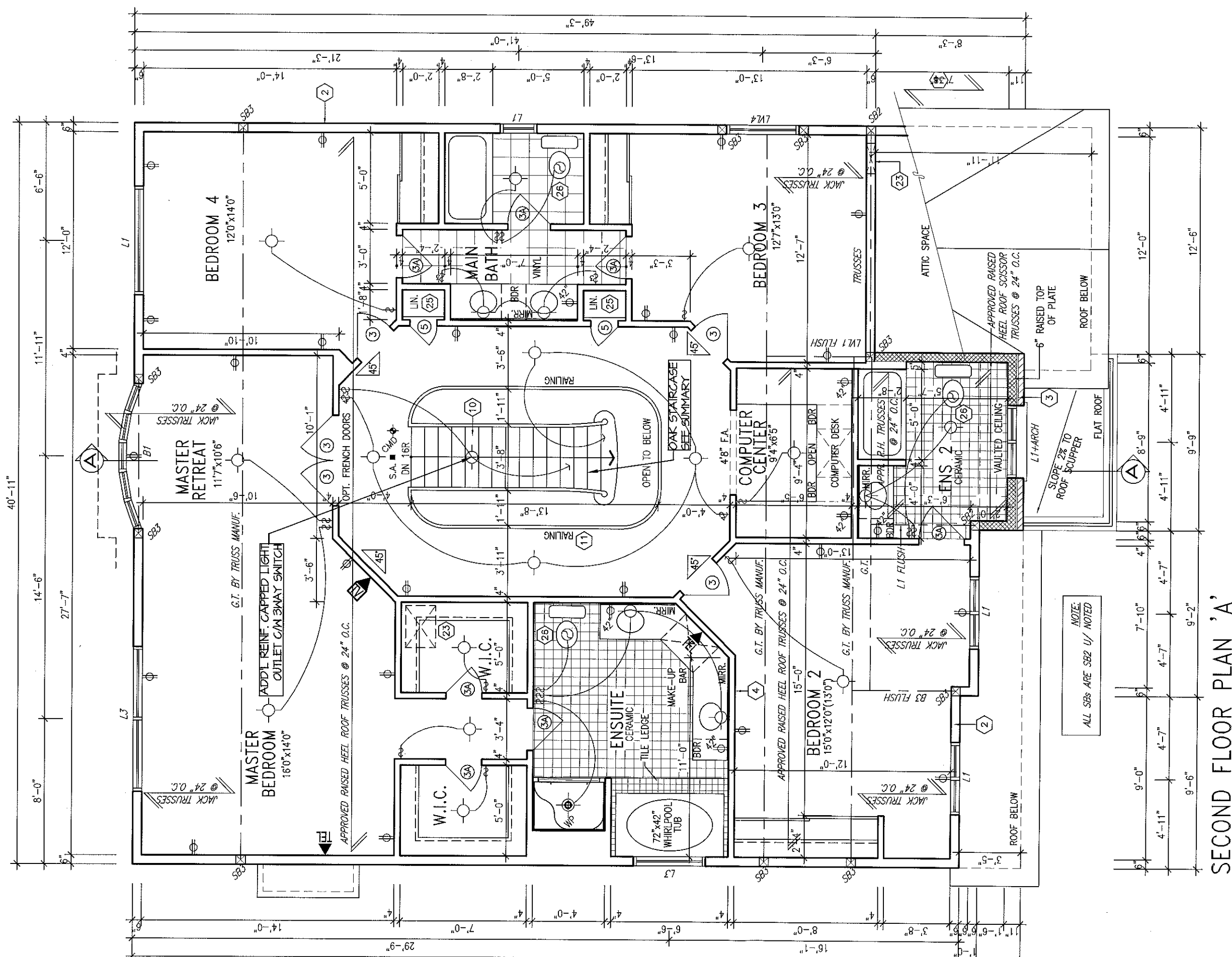
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CIVIC ADDRESS _____

CIVIC ADDRESS:
300 BAMBURGH WAY

6	REV. AS PER CONST. SUMMARY	DEC17-12	SD
5	REV. AS PER CONST. SUMMARY (NEW DEAL)	DEC10-12	SD
4	BACK TO STD WINDOWS WITH GRILLES ADDED @ RS ELEV.	JUNE12-12	SD
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2	REV. AS PER CONST. SUMMARY	MAR23-12	SD
1	ISSUED FOR FOUNDATION ONLY	FEB15-12	SD
No.	Description	Date	By
PHOENIX REVISIONS			

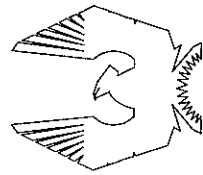
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4	BACK TO STD WINDOWS WITH GRILLES ADDED @ RS ELEV.	JUNE12-12	SD
3	REV. AS PER CONST. SUMMARY	APR3-12	SD
2	REV. AS PER CONST. SUMMARY	MAR23-12	SD
1	ISSUED FOR FOUNDATION ONLY	FEB15-12	SD
No.	Description	Date	By
PHOENIX REVISIONS			



SECOND FLOOR PLAN 'A'

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.



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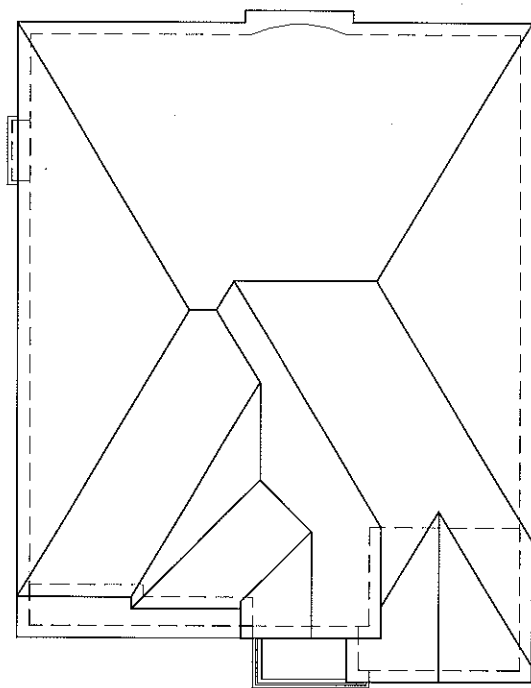
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LOT NUMBER:
CIVIC ADDRESS:
300 BAMBURGH WAY

1

No.	Description	Date	By
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5	REV. AS PER CONST. SUMMARY (NEW DEAL)	DEC10-12	SD
4	BACK TO STD WINDOWS WITH GRILLES ADDED @ RS ELEV.	JUNE12-12	SD
3	REV. AS PER CONST. SUMMARY	APR3-12	SD
2	REV. AS PER CONST. SUMMARY	MAR23-12	SD
1	ISSUED FOR FOUNDATION ONLY	FEB15-12	SD

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sh. title:	SECOND FLOOR PLAN A
drawn by:	IV
checked by:	
date:	JULY 2007
scale:	3/16"=1'
sheet no:	4A 9



ROOF PLAN 'A'

TOP OF PLATE
TOP OF WINDOW
FIN. SECOND FLOOR
TOP OF WINDOW
FIN. GROUND FLOOR
FIN. GRADE
TOP OF BSMT. SLAB

8'-11"
6'-10"
7'-10"
8'-5"

1"x6" ALUM. CLAD FRIEZE BD. (TYP.)
1"x2" ALUM. CLAD TRIM ON 1"x6" ALUM. CLAD HEADER ON 1"x6" ALUM. CLAD SURROUND (TYP.)
1"x5" VINYL CORNER TRIM (TYP.)
6" HORIZ. VINYL SIDING (TYP.)
4" ALUM. CLAD WINDOW SILL
METAL FLASHING 6" MIN. BEHIND SIDING
ASPHALT SHINGLES (TYP.)
STL. BM. LOCATION
1"x6" ALUM. CLAD FRIEZE BD. (TYP.)
CONT. BRICK SOLDIER COURSE W/ KEYSTONE W/ 1/2" PROJECTION
FACE BRICK (TYP.)

U/S OF SOFFIT



FRONT ELEVATION 'A'

ASPHALT SHINGLES (TYP.)
PROVIDE ICE AND WATER SHEILD BENEATH SHINGLES
VALLEY FLASHING
BRICK ROWLOCK ON SELF SUPPORTING BRICK SOLDIER ARCH W/ KEYSTONE W/ 1/2" PROJECTION OVER 32"x16" FG PANEL
BRICK ROWLOCK ON BRICK SOLDIER COURSE W/ 1/2" PROJECTION.
24"x20" FG TRANSOM
BRICK STACK BOND W/ 1/2" PROJECTION.
PRECAST CONC. SILL ON BRICK SOLDIER COURSE W/ 1/2" PROJECTION.
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.

12'-9" U/S OF SOFFIT

footprint: 512
sh. title: FRONT ELEVATION A
drawn by: IV
checked by:
date: JULY 2007
scale: 3/16"=1'
sheet no: 5A/9

6	REV. AS PER CONST. SUMMARY	DEC17-12	SD
5	REV. AS PER CONST. SUMMARY (NEW DEAL)	DEC10-12	SD
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3	REV. AS PER CONST. SUMMARY	APR13-12	SD
2	REV. AS PER CONST. SUMMARY	MAR23-12	SD
1	ISSUED FOR FOUNDATION ONLY	FEB15-12	SD
No.	Description	Date	By
PHOENIX REVISIONS			

PLATINA-2007-A

SITE: SM PHASE 5

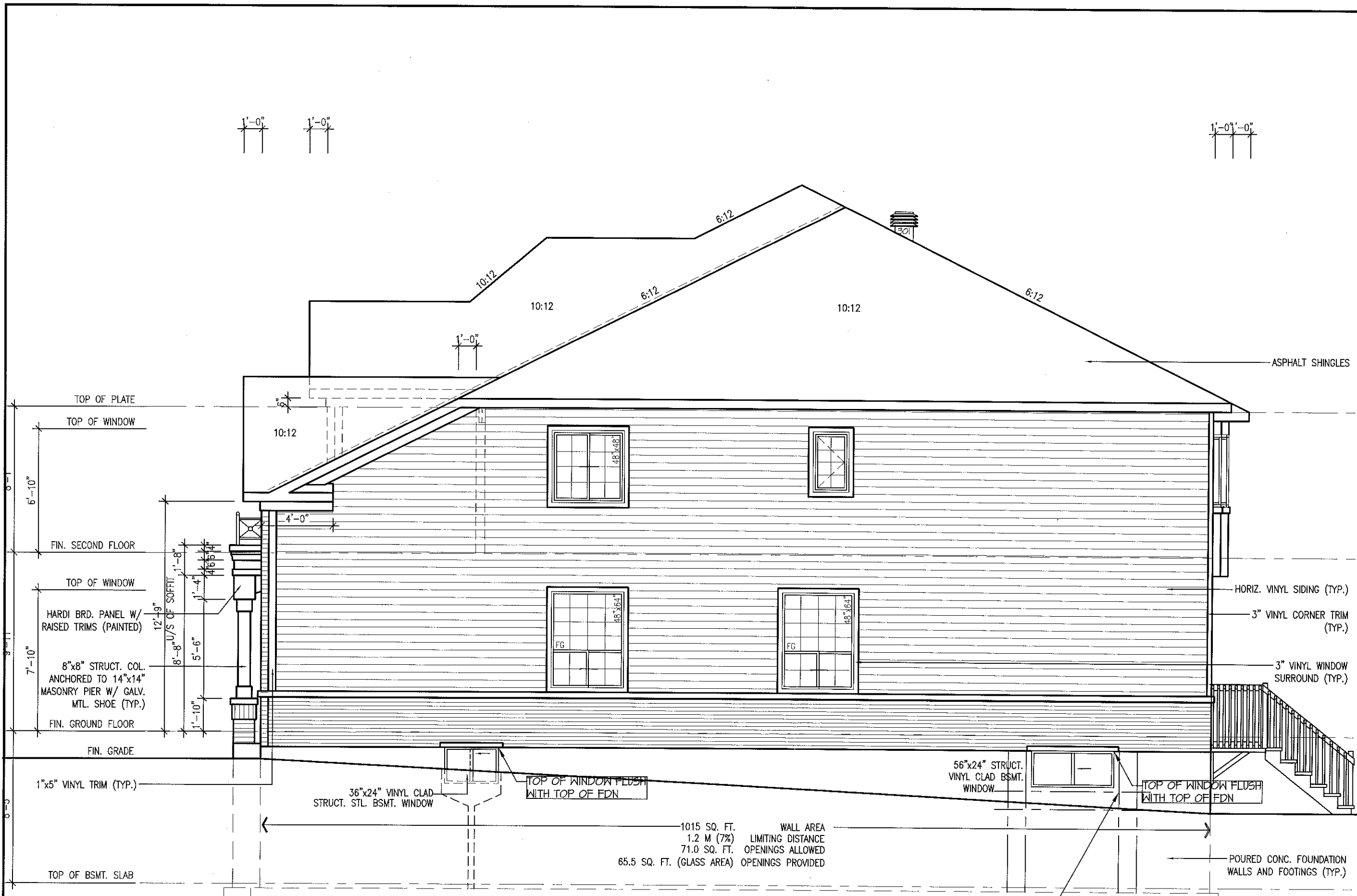
LOT NUMBER: 1

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PHOENIX HOMES



RIGHT SIDE ELEVATION 'A'
(CORNER TREATMENT)

512

footprint: 512

sh. title: RIGHT SIDE ELEVATION 'A'

drawn by: IV

checked by:

date: JULY 2007

scale: 3/16"=1'

sheet no: 6A

9

No.	Description	Date	By
6	REV. AS PER CONST. SUMMARY	DEC17-12	SD
5	REV. AS PER CONST. SUMMARY (NEW DEAL)	DEC10-12	SD
4	BACK TO STD WINDOWS WITH GRILLES ADDED @ RS ELEV.	JUNE12-12	SD
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PLATINA-2007-A

SITE: SM PHASE 5

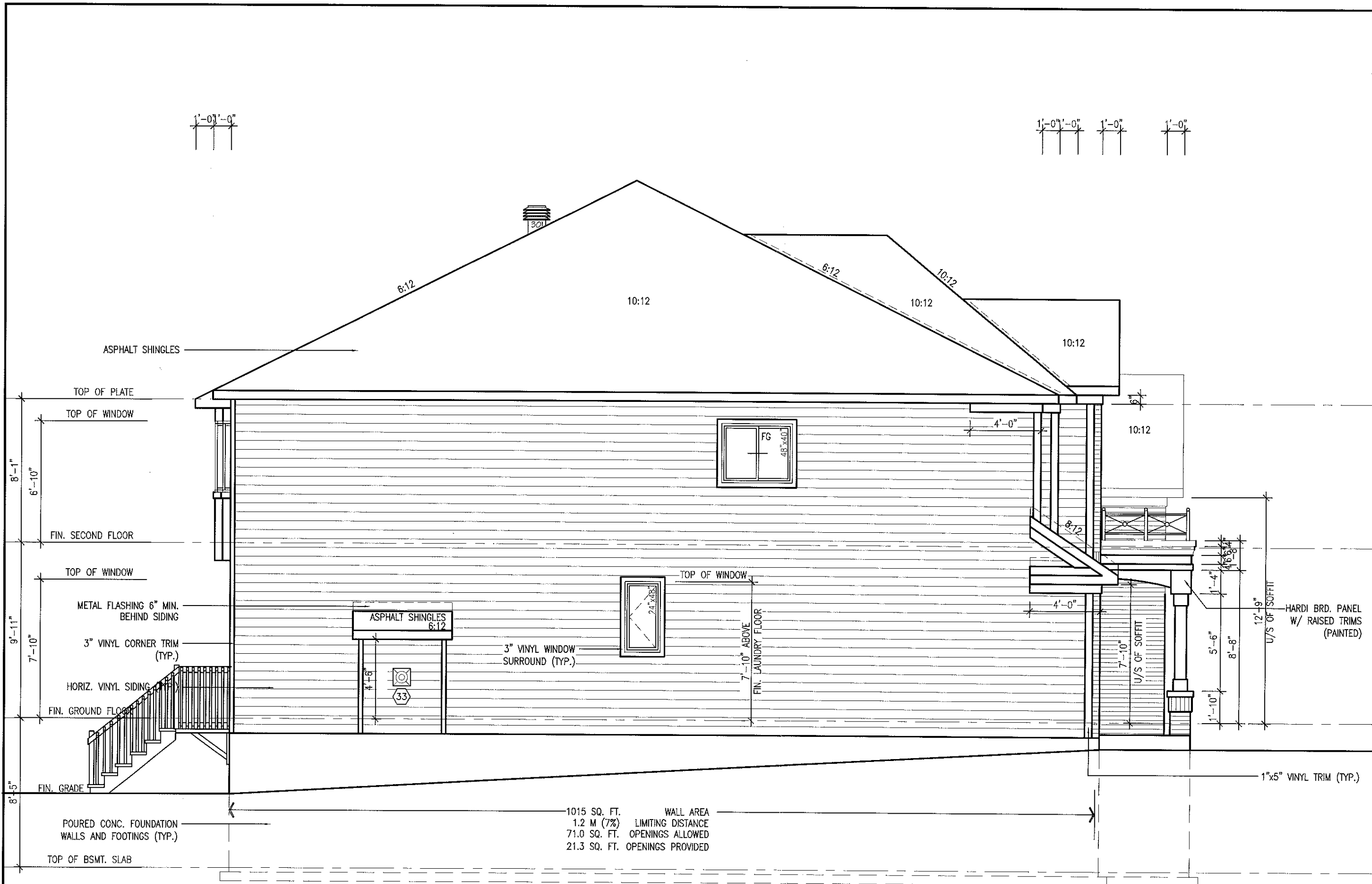
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LEFT SIDE ELEVATION 'A'

footprint:	512
int. title:	LEFT SIDE ELEVATION A
drawn by:	IV
checked by:	
date:	JULY 2007
scale:	3/16"=1'
sheet no.:	7A 9

No.	Description	Date	By
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2	REV. AS PER CONST. SUMMARY	MAR23-12	SD
1	ISSUED FOR FOUNDATION ONLY	FEB15-12	SD

PLATINA-2007-A
SITE: SM PHASE 5
LOT NUMBER: 1
CIVIC ADDRESS: 300 BAMBURGH WAY

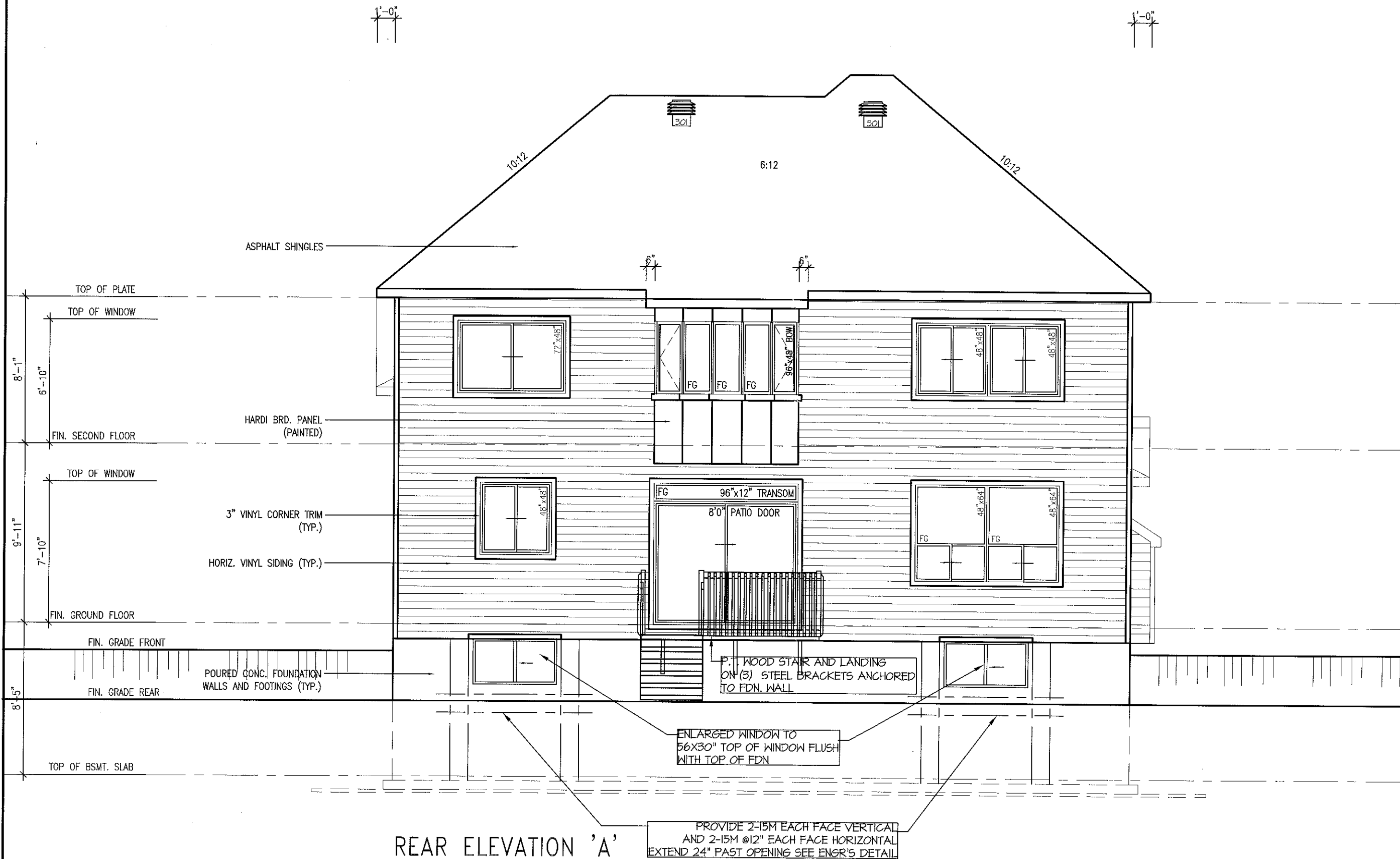
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	PHOENIX HOMES
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MAXI VENT #301, TWO REQ'D AT UPPER ROOF

NOTE: LOCATIONS SHOWN ARE APPROXIMATION ONLY AND
WILL BE LOCATED ON SITE BY QUALIFIED INSTALLER.



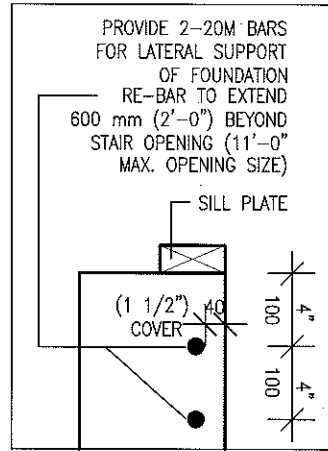
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No.	Description	Date	By
6	REV. AS PER CONST. SUMMARY	DEC17-12	SD
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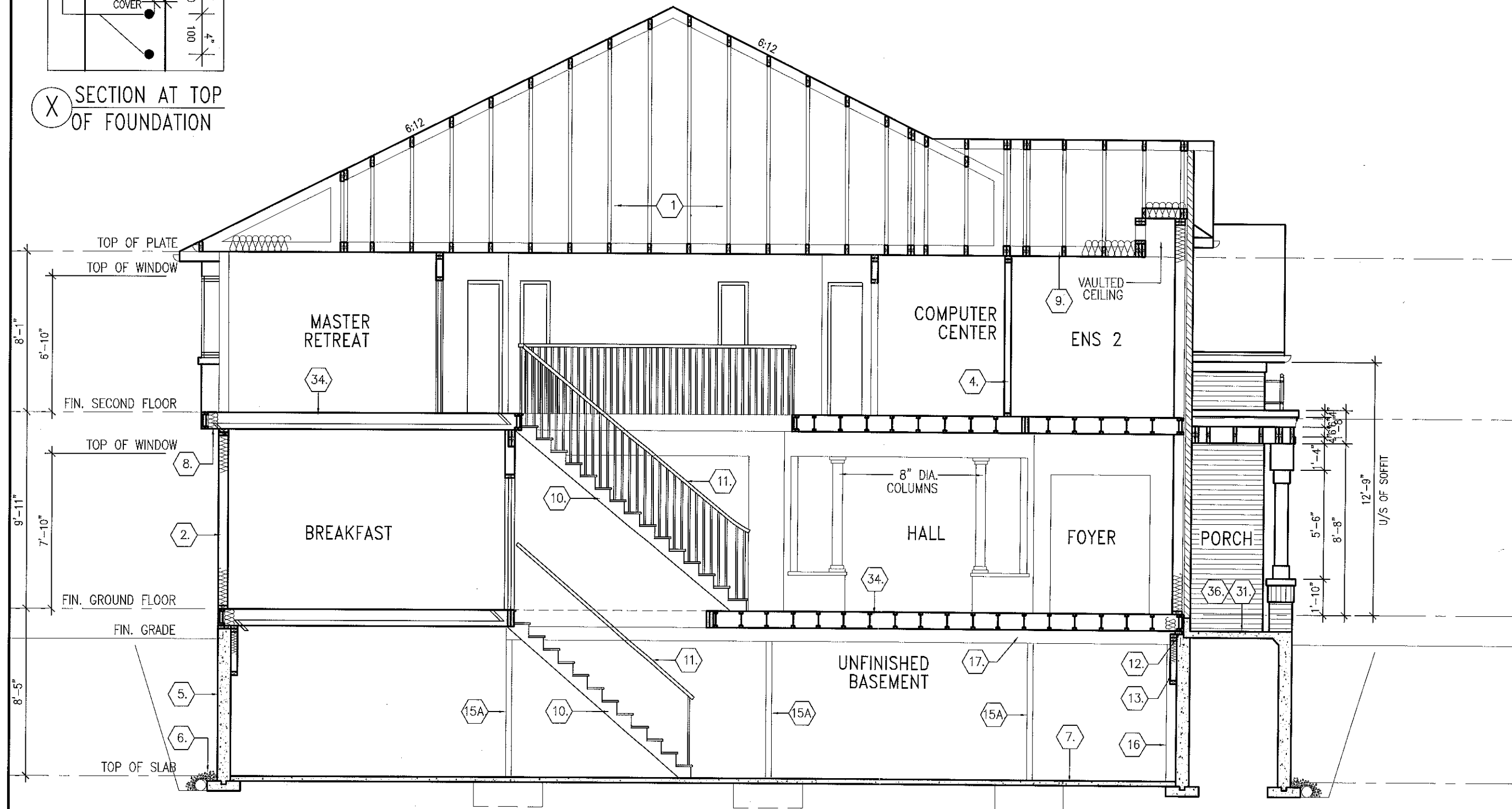
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SITE: SM PHASE 5
LOT NUMBER: 1
CIVIC ADDRESS: 300 BAMBERGH WAY

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X SECTION AT TOP
OF FOUNDATION



SECTION A-A

footprint:	512
ent. title:	SECTION A
drawn by:	IV
checked by:	
date:	JULY 2007
scale:	3/16"=1'
sheet no:	9A
	9

No.	Description	By	Date
6	REV. AS PER CONST. SUMMARY	SD	DEC17-12
5	REV. AS PER CONST. SUMMARY (NEW DEAL)	SD	DEC10-12
4	BACK TO STD WINDOWS WITH GRILLES ADDED @ RS ELEV.	SD	JUNE12-12
3	REV. AS PER CONST. SUMMARY	SD	APR3-12
2	REV. AS PER CONST. SUMMARY	SD	MAR23-12
1	ISSUED FOR FOUNDATION ONLY	SD	FEB15-12

PLATINA-2007-A
SITE: SM PHASE 5
LOT NUMBER: 1
CIVIC ADDRESS: 300 BAMBURGH WAY

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