

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.

8"Ø CONC. SONOTUBE ON 24"x24"x8" CONC. PAD FOOTING (MIN. 12" BELOW GRADE)

FOR BEP ONLY
B.E.P.

ADD 1-15M BAR AT EACH FACE, AT 3" BELOW WINDOW SILL AND EXTEND BAR 2'-0" BEYOND WINDOW OPENING EACH WAY W/ 1-10M DIAGONAL BAR EACH SIDE AT BOTTOM OPENING CORNERS

INSTALL 8" DRYWALL TO CEILING - JOISTS TO NOT BE EXPOSED

2-20M REBAR IN TOP OF FDN.WALL FOR LATERAL SUPPORT @ STAIR OPENING (TO BE EXTENDED 24" BEYOND STAIR OPENING E/W)

45 MINUTE FIRE SEPARATION REQ'D

NOTE
INCREASED WIDTH OF STRIP FOOTINGS

2-20M REBAR IN TOP OF FDN.WALL FOR LATERAL SUPPORT @ STAIR OPENING (TO BE EXTENDED 24" BEYOND STAIR OPENING E/W)

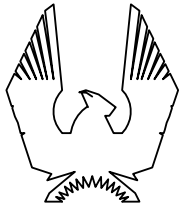
P3 POST ON 24"x24"x8" CONC. PAD FOOTING

HOUSE WITH BASEMENT APPT OPTION

9' FOUNDATION POUR

2047 SQ. FT. MAIN HOUSE (ELEV C)

858 SQ. FT BASEMENT APPT



PHOENIX HOMES

MIRAPOSA PLUS

SITE: PATHWAYS

LOT NUMBER:

119

CIVIC ADDRESS:
159 MINIKAN STREET

5	BEP FOR SITE	19/11/20	SP
4	BEP BLACKLINES	01/10/20	CB
3	ADDED GARAGE SECTION - ELEVATION M	12/07/19	SP
2	STRUCTURAL REVIEW	29/05/19	SP
1	PRELIMINARY - CONCEPT PROPOSAL	29/10/16	SP
No.	Description	dd/mm/yy	By
REVISIONS			

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drawn by: SP

date: OCT/16

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

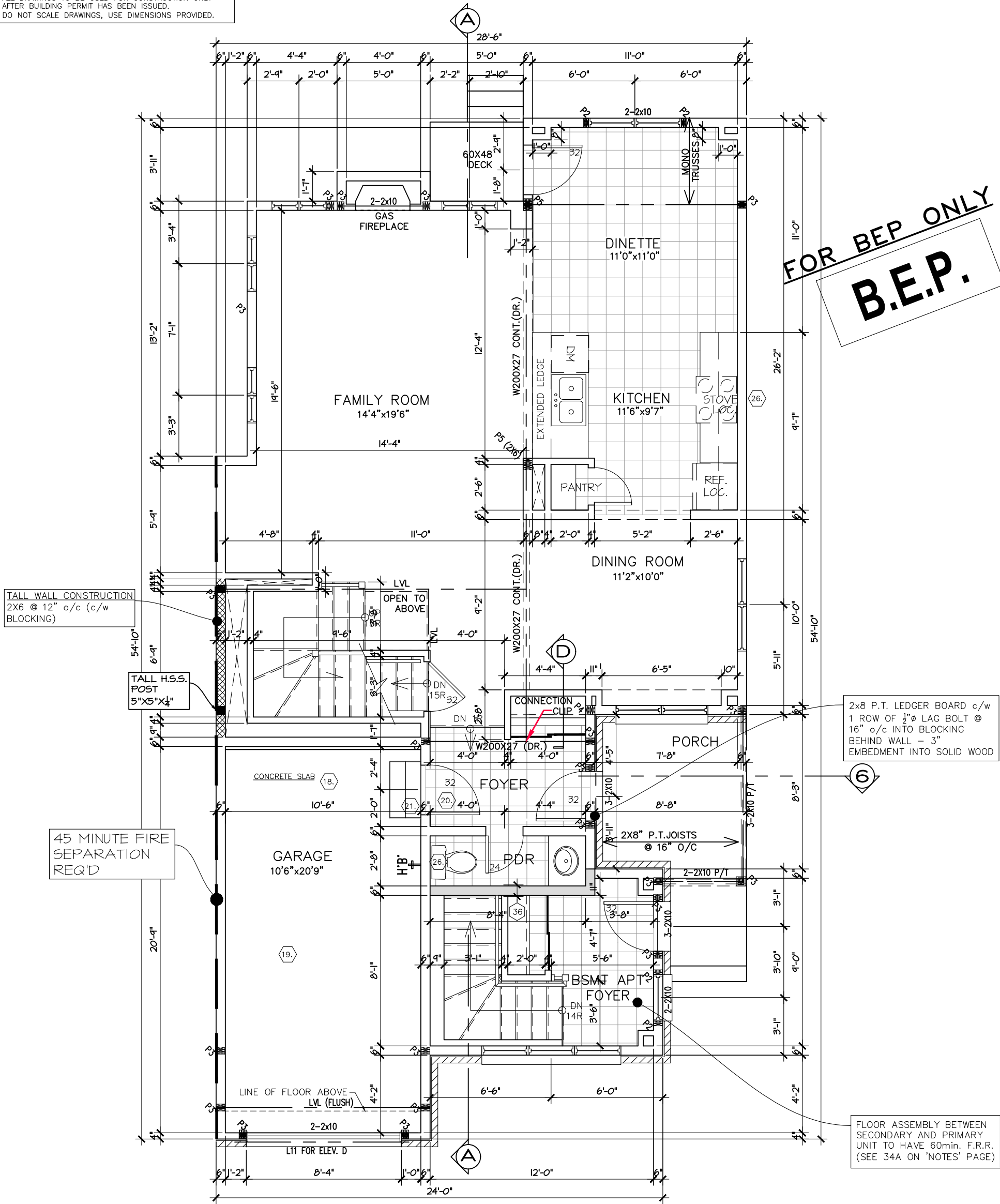
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DCL-184

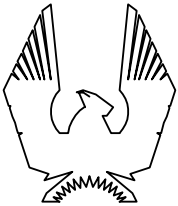
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8

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



ELEVATION C GROUND FLOOR PLAN WITH BASEMENT APARTMENT



PHOENIX HOMES

MIRAPOSA PLUS

SITE: PATHWAYS

LOT NUMBER:

119

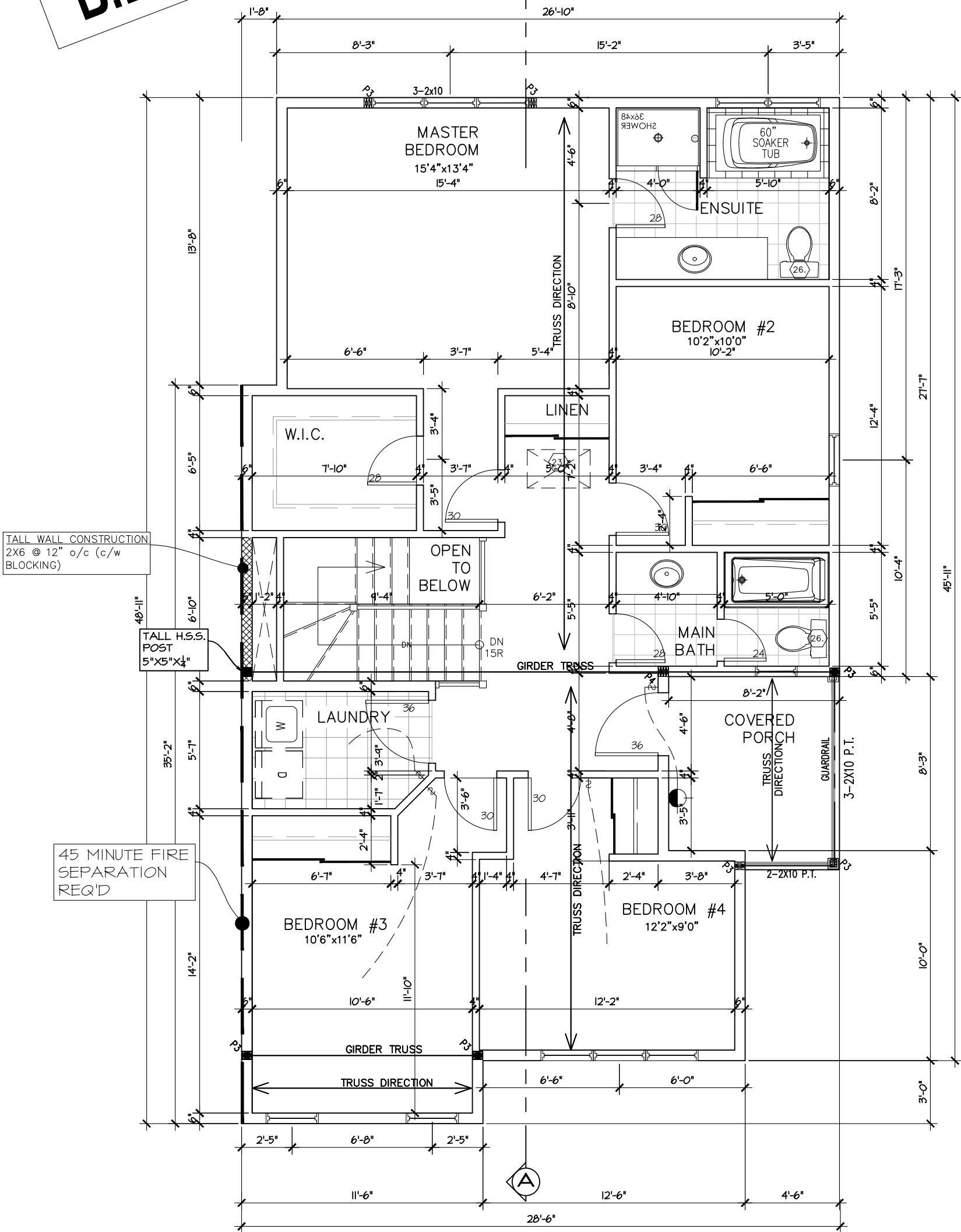
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159 MINIKAN STREET

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2	STRUCTURAL REVIEW	29/05/19	SP
1	PRELIMINARY - CONCEPT PROPOSAL	29/10/16	SP
No. Description		dd/mm/yy	By
REVISIONS			

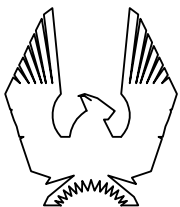
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drawn by:	SP
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ELEVATION C SECOND FLOOR PLAN



PHOENIX HOMES

MIRAPOSA PLUS

SITE: PATHWAYS

LOT NUMBER:

119

CIVIC ADDRESS:
159 MINIKAN STREET

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4	BEP BLACKLINES	01/10/20	CB
3	ADDED GARAGE SECTION - ELEVATION M	12/07/19	SP
2	STRUCTURAL REVIEW	29/05/19	SP
1	PRELIMINARY - CONCEPT PROPOSAL	29/10/16	SP
No.	Description	dd/mm/yy	By
REVISIONS			

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drawn by: SP

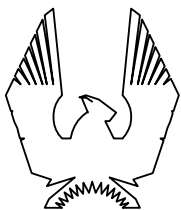
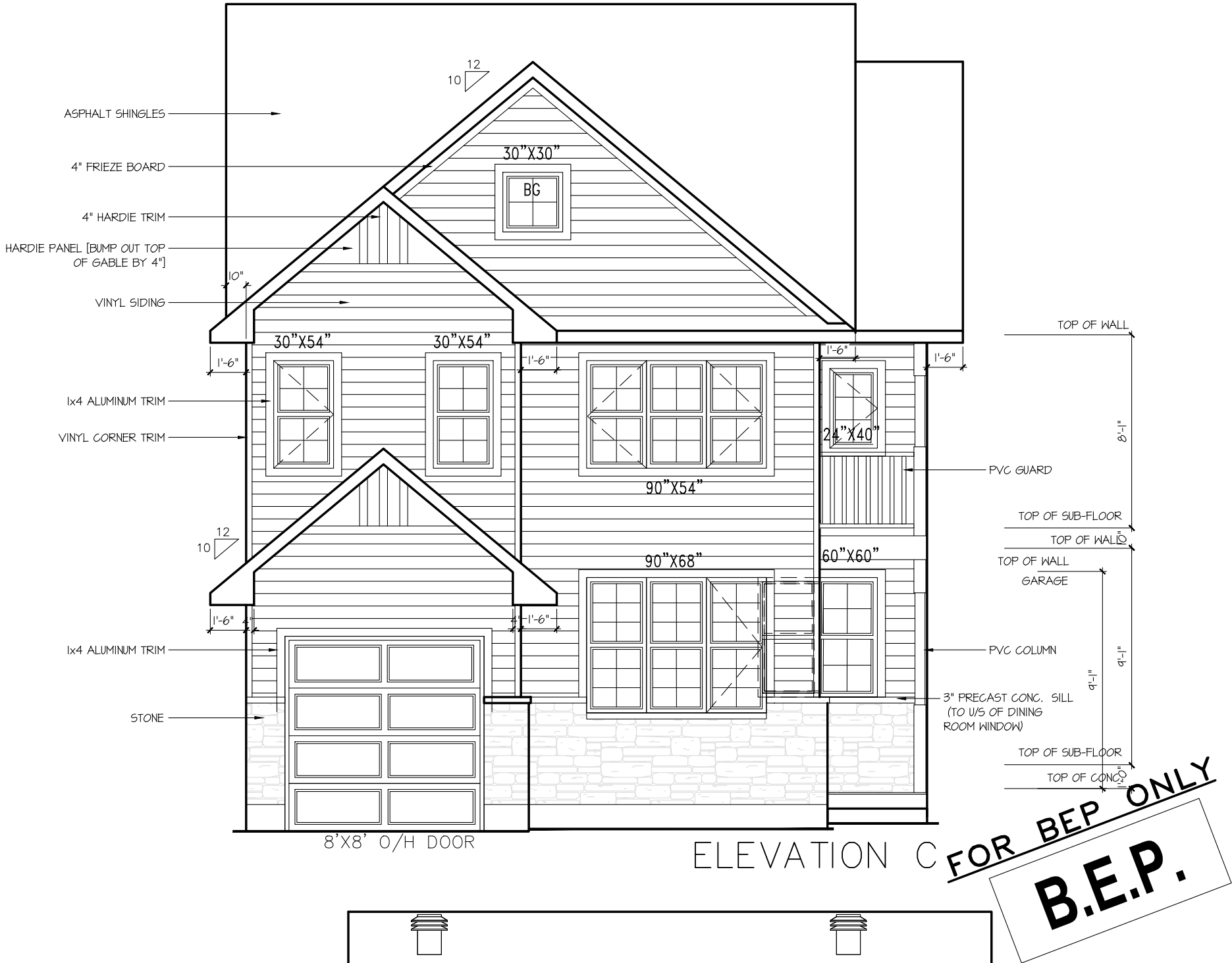
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DCL-184

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8



PHOENIX HOMES

MIRAPOSA PLUS

SITE: PATHWAYS

LOT NUMBER:

119

CIVIC ADDRESS:
159 MINIKAN STREET

5 BEP FOR SITE

19/11/20

SP

4 BEP BLACKLINES

01/10/20

CB

3 ADDED GARAGE SECTION – ELEVATION M

12/07/19

SP

2 STRUCTURAL REVIEW

29/05/19

SP

1 PRELIMINARY – CONCEPT PROPOSAL

29/10/16

SP

No. Description
REVISIONS

dd/mm/yy

By

footprint: 35-33

drawn by: SP

date: OCT/16

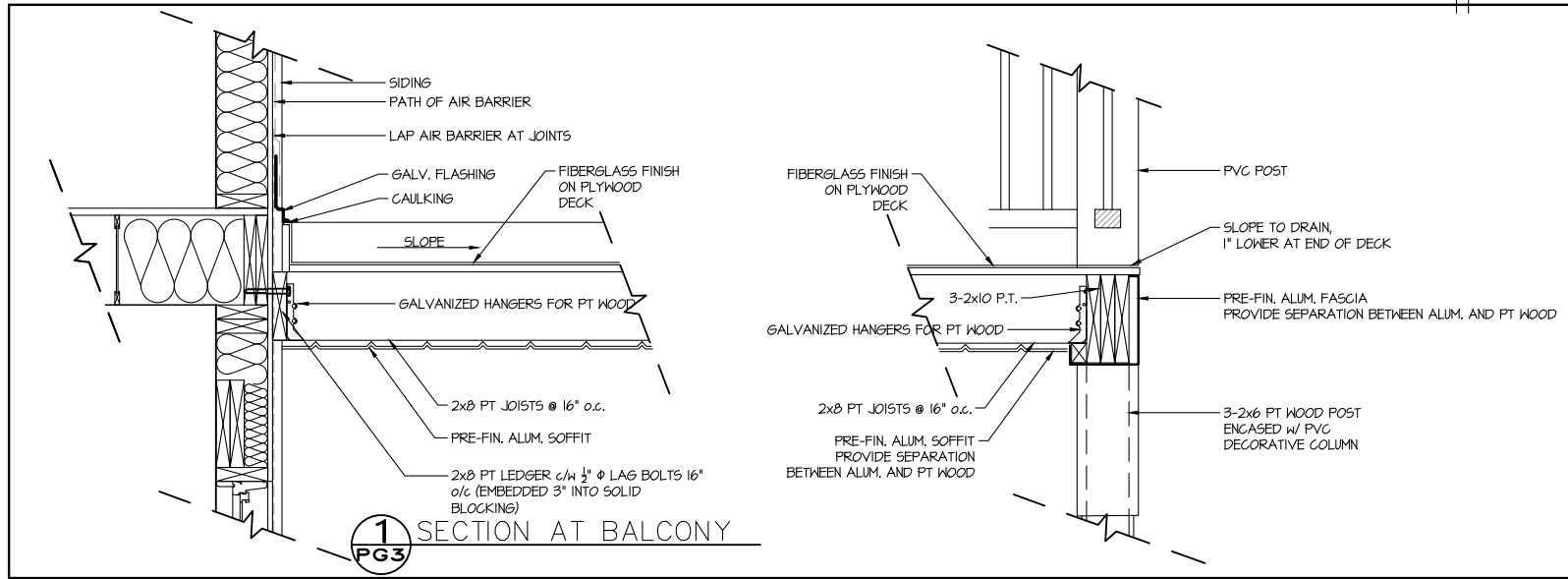
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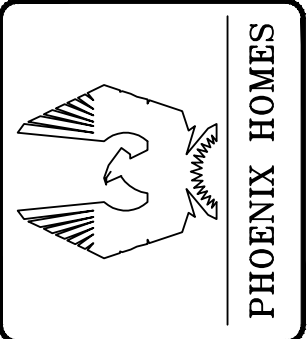
FOR BEP ONLY
B.E.P.

LEFT SIDE ELEVATION C

Footprint:	35-33
drawn by:	SP
date:	OCT/16
scale:	3/16"=1'-0"
sheet no:	DCL-184

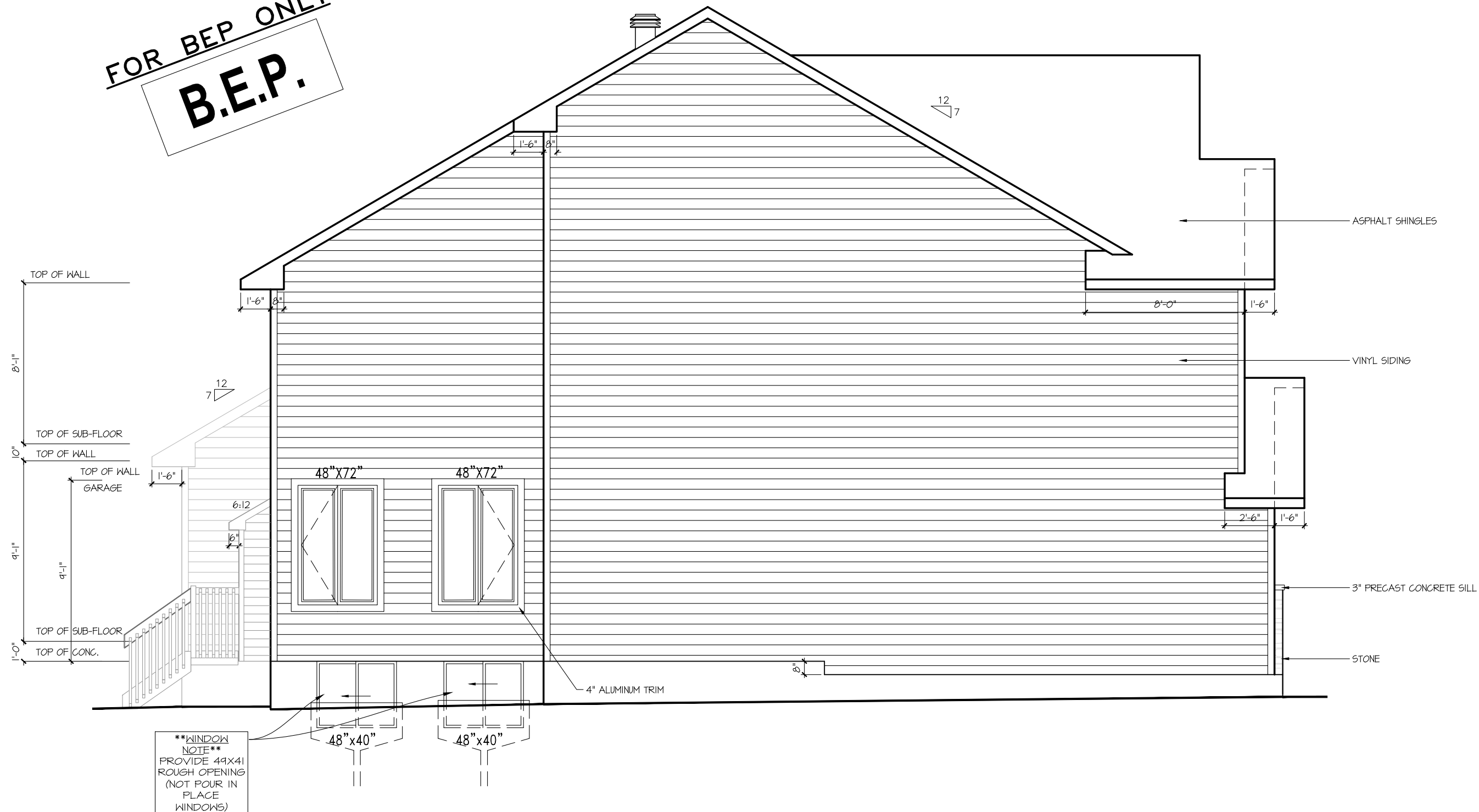
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3	ADDED GARAGE SECTION - ELEVATION M	12/07/19	SP
2	STRUCTURAL REVIEW	29/05/19	SP
1	PRELIMINARY - CONCEPT PROPOSAL	29/10/16	SP

MIRAPOSA PLUS
SITE: PATHWAYS
LOT NUMBER: 119
CIVIC ADDRESS: 159 MINIKAN STREET



FOR BEP ONLY

B.E.P.



RIGHT SIDE ELEVATION C

footprint:	35-33
drawn by:	SP
date:	06/16
scale:	3/16"=1'-0"
sheet no:	
DCL-184	

5	BEP FOR SITE	19/11/20	SP
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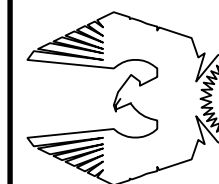
MIRAPOSA PLUS

SITE: PATHWAYS

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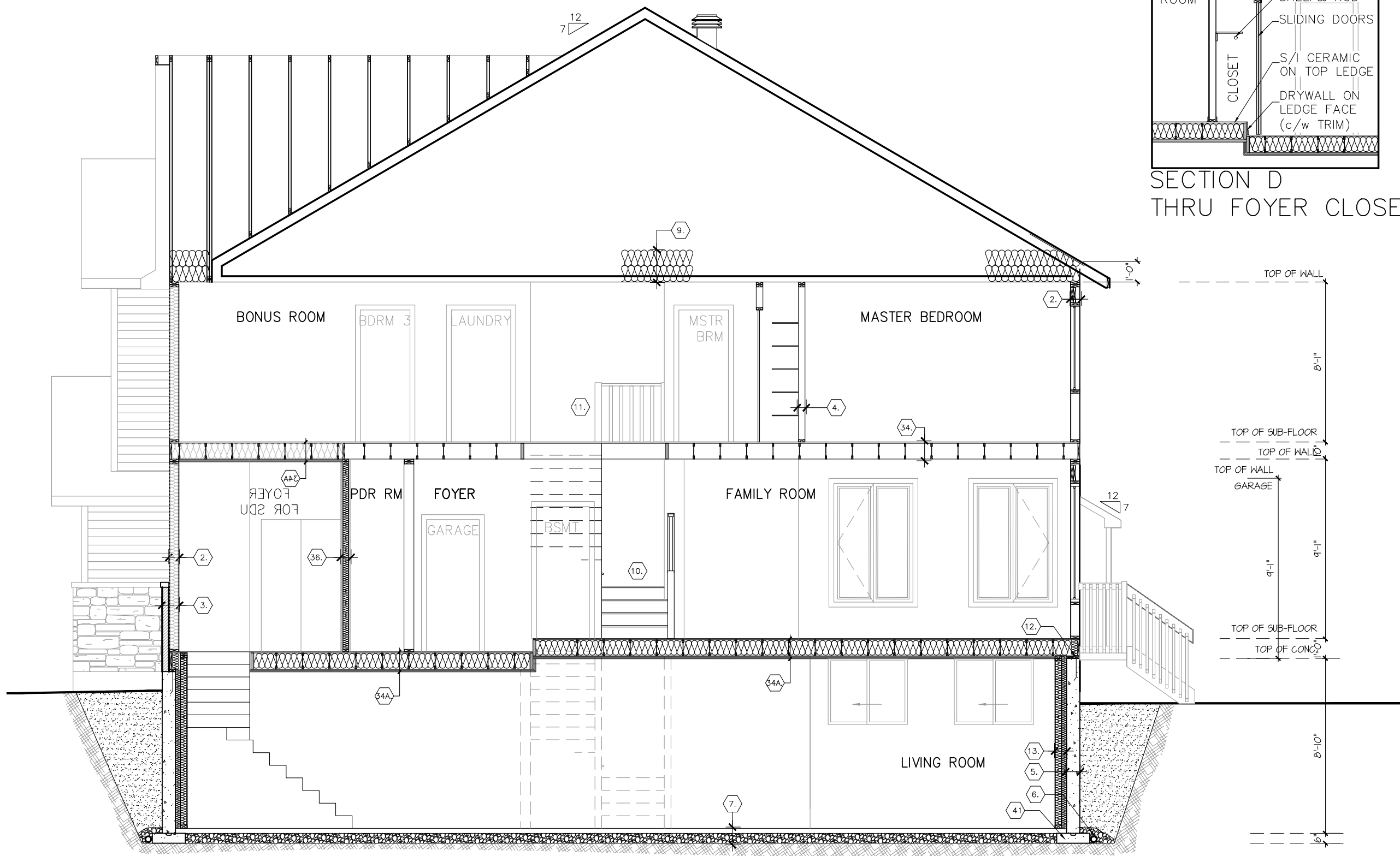
LOT NUMBER:

CIVIC ADDRESS:
159 MINIKAN STREET



PHOENIX HOMES

ELEVATION C
SECTION AA



SECTION D
THRU FOYER CLOSET

footprint:	35-33
drawn by:	gp
date:	OCT/16
scale:	3/16"=1'-0"
sheet no:	8
DCL-184	8

No.	Description	dd/mm/yy	By
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2	STRUCTURAL REVIEW	29/05/19	SP
1	PRELIMINARY - CONCEPT PROPOSAL	29/10/16	SP

MIRAPOSA PLUS
SITE: PATHWAYS
LOT NUMBER: 119
CIVIC ADDRESS: 154 MINIKAN STREET

