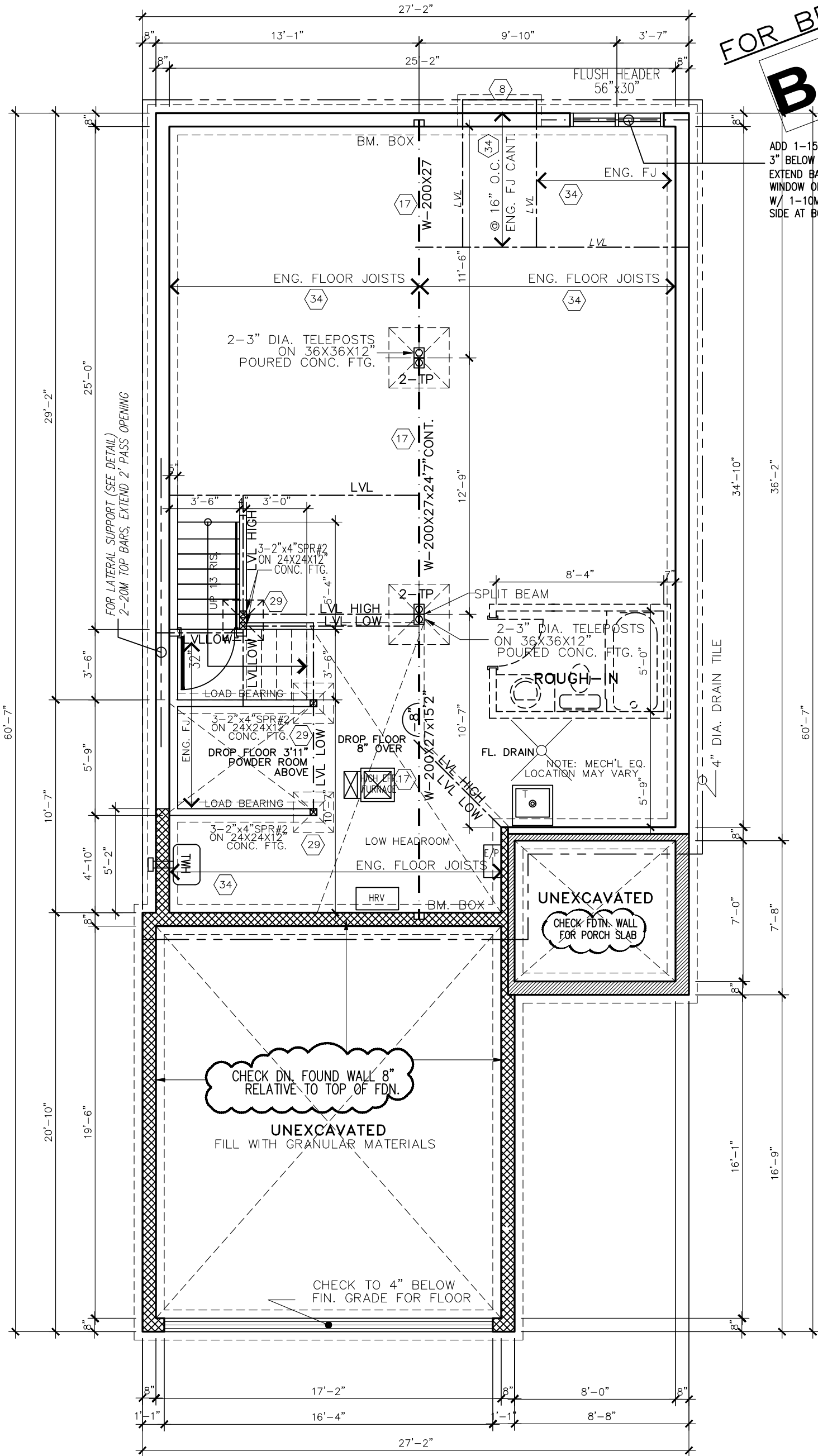
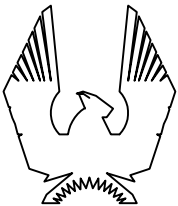


FOR BEP ONLY
B.E.P.

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



BASEMENT FLOOR PLAN "D"



PHOENIX HOMES

ROSEMERE-2012-D

SITE: **PATHWAYS**

LOT NUMBER:

151

CIVIC ADDRESS:
149 MINIKAN STREET

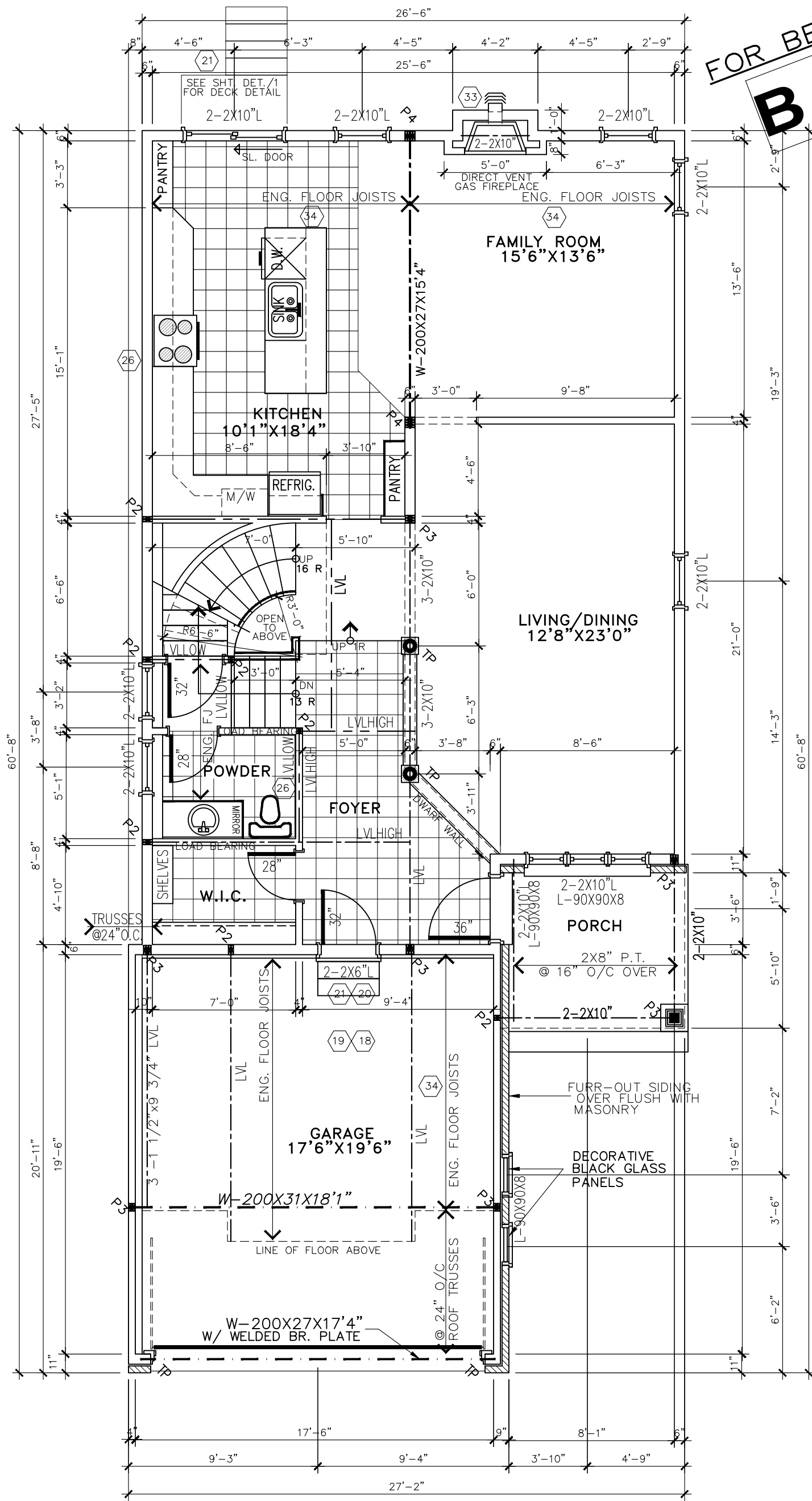
No.	Description	Date	By
9	BEP FOR SITE	DEC 23-20	CB
8	BEP BLACKLINES	DEC 10-20	CB
7	FRONT GABLE ADJUSTMENT	MAY 10-16	SP
REVISIONS			

footprint: C10D
drawn by: PL
date: AUG/00
scale: 3/16"=1'-0"

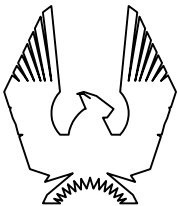
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8

FOR BEP ONLY
B.E.P.



GROUND FLOOR PLAN 'D'



PHOENIX HOMES

ROSEMERE-2012-D

SITE: **PATHWAYS**

LOT NUMBER:

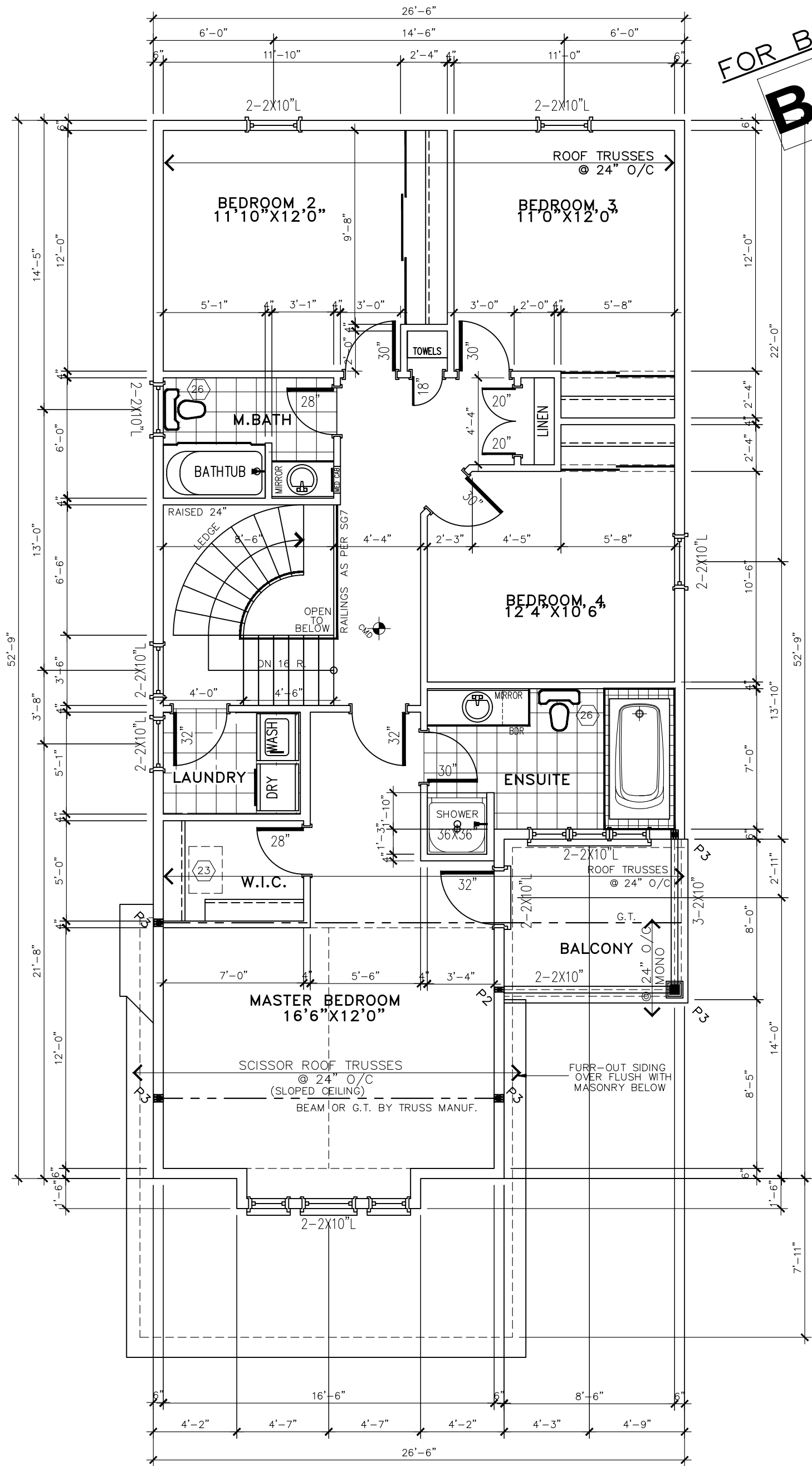
151

CIVIC ADDRESS:
149 MINIKAN STREET

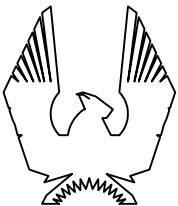
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8	BEP BLACKLINES	DEC 10-20	CB
7	FRONT GABLE ADJUSTMENT	MAY 10-16	SP
No.	Description	Date	By
REVISIONS			

footprint:	C10D
drawn by:	PL
date:	AUG/00
scale:	3/16"=1'-0"
sheet no:	3
	8

FOR BEP ONLY
B.E.P.



SECOND FLOOR PLAN 'D'



PHOENIX HOMES

ROSEMERE-2012-D

SITE: **PATHWAYS**

LOT NUMBER:

151

CIVIC ADDRESS:
149 MINIKAN STREET

No.	Description	Date	By
9	BEP FOR SITE	DEC 23-20	CB
8	BEP BLACKLINES	DEC 10-20	CB
7	FRONT GABLE ADJUSTMENT	MAY 10-16	SP

footprint: C10D
drawn by: PL
date: AUG/00
scale: 3/16"=1'-0"

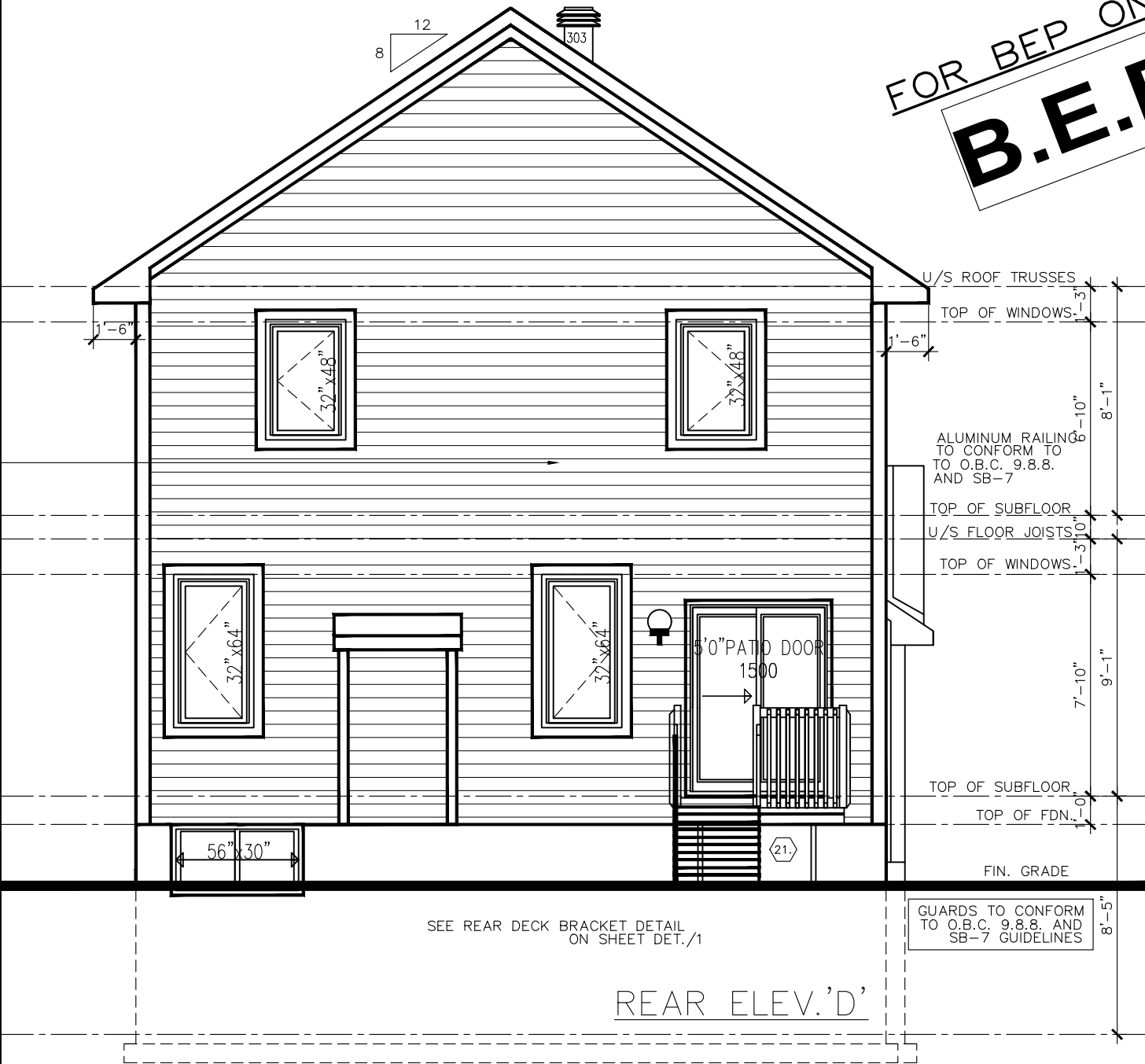
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8

FOR BEP ONLY
B.E.P.

HOR. VINYL SIDING



DECOR. BRACKET

VINYL SHAKES SIDING
ASPHALT SHINGLES

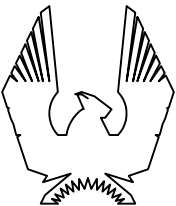
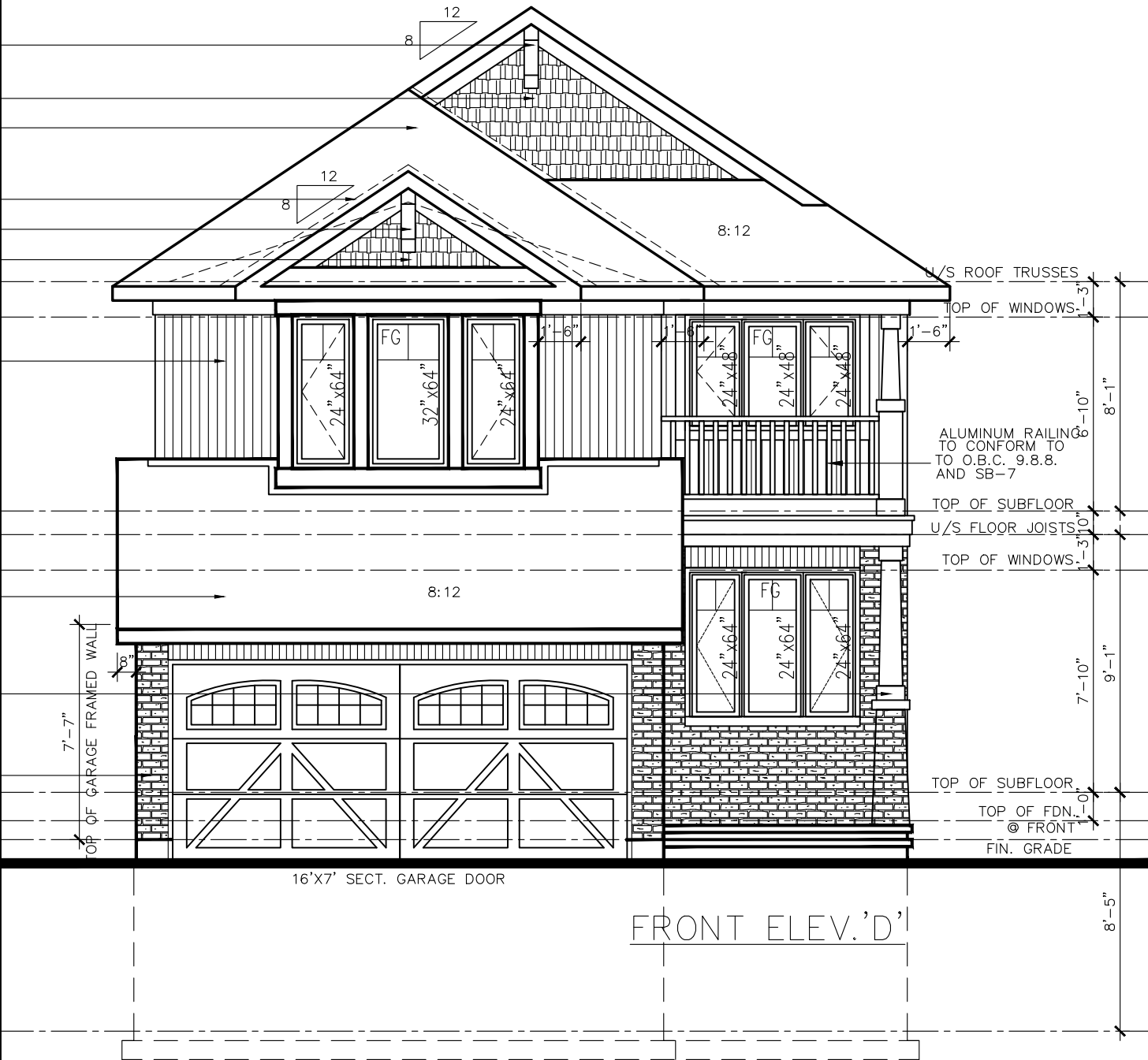
PRE-FIN. VALLEY FLASHING
DECOR. BRACKET
VINYL SHAKES SIDING

VERTICAL VINYL SIDING

ASPHALT SHINGLES

STRUC'L ALUM. COLUMN
(TAPERED) ON 16X16"
MASONRY PIER

BRICK VENEER



PHOENIX HOMES

ROSEMERE-2012-D

SITE: **PATHWAYS**

LOT NUMBER:

151

CIVIC ADDRESS:
149 MINIKAN STREET

No.	Description	Date	By
9	BEP FOR SITE	DEC 23-20	CB
8	BEP BLACKLINES	DEC 10-20	CB
7	FRONT GABLE ADJUSTMENT	MAY 10-16	SP

footprint: C10D
drawn by: PL
date: AUG/00
scale: 3/16"=1'-0"

sheet no:

5

8

ELEVATION

B.E.P.

ASPHALT SHINGLES
SEE SPECS.

U/S ROOF TRUSSES

TOP OF WINDOWS

ALUMINUM FASCIA AND VENTED ALUMINUM SOFFIT

6" ALUMINUM FREIZE BOARD

VERTICAL VINYL SIDING

ALUMINUM RAILING TO CONFORM TO O.B.C. 9.8.8. AND SG-7 DECOR. BRACKET

TOP OF SUBFLOOR

U/S FLOOR JOISTS

TOP OF WINDOWS

TOP OF GARAGE FRAMED WALL

ALUMINUM FASCIA

VENTED ALUM. SOFFIT

6" ALUM.-CLAD FREIZE BD

BRICK SOLDIER COURSE

BRICK VENEER

TOP OF SUBFLOOR

TOP OF FDN.

TOP OF FDN.(GARAGE)

FINISHED GRADE

8'-5"

8'-10"

7'-10"

7'-7"

6'-10"

15'

8:12

8:12

8:12

12"

16"

1' - 4" 1' - 6"

12

8

3'-6"

36" x 16"

24" x 48"

24" x 48"

DECORATIVE BLACK GLASS PANELS

32" x 48"

32" x 64"

32" x 64"

21'

WALL AREA	725.22 SQ.FT.
LIMITING DISTANCE	1.2M (7%)
OPENINGS ALLOWED	50.76 SQ.FT.
OPENINGS PROVIDED	39.10 SQ.FT.

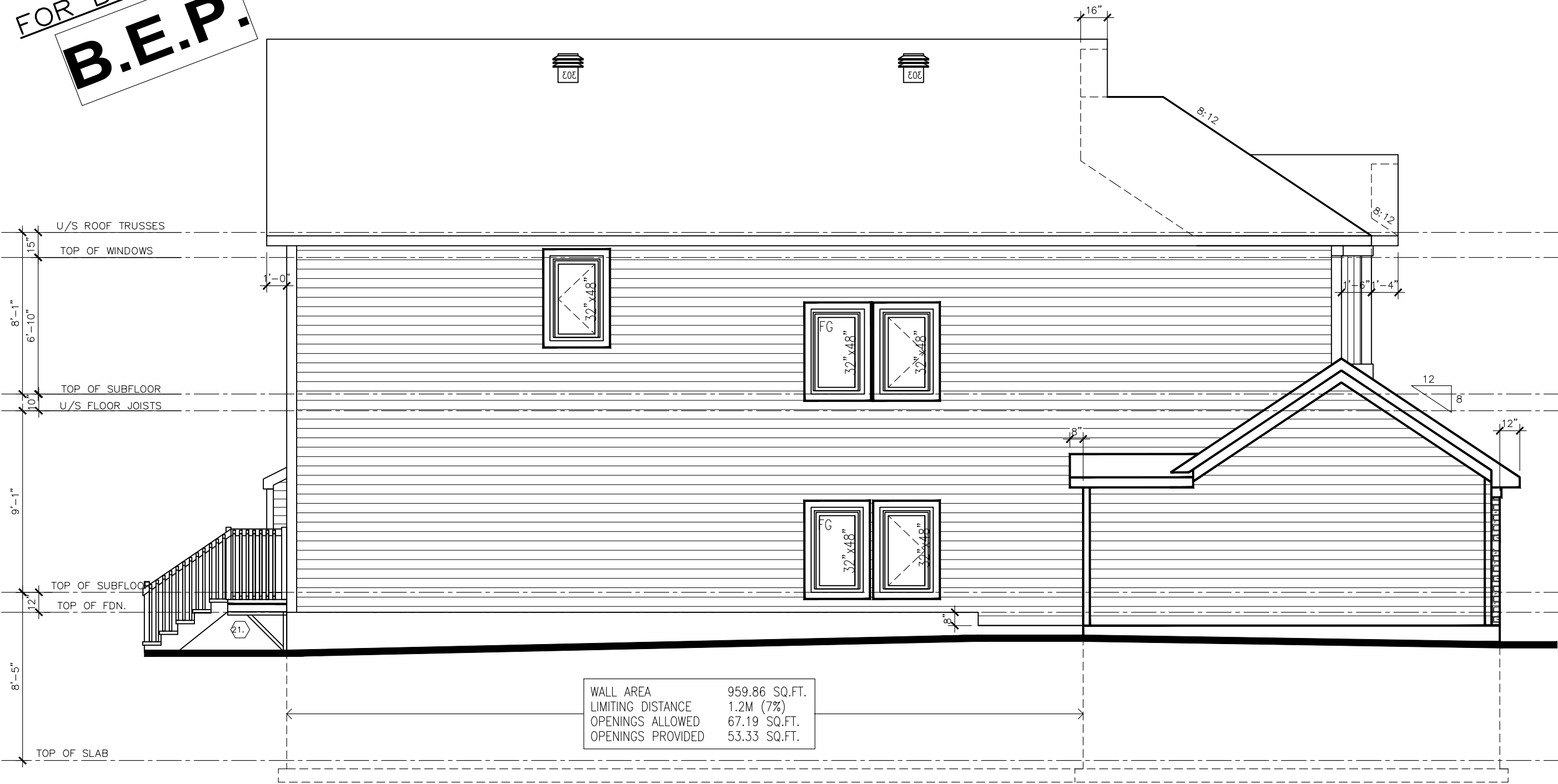
TOP OF SLAB

WALL AREA	725.22 SQ.FT.
LIMITING DISTANCE	1.2M (7%)
OPENINGS ALLOWED	50.76 SQ.FT.
OPENINGS PROVIDED	39.10 SQ.FT.



footprint:	C10D
drawn by:	PL
date:	AUG/00
scale:	3/16" = 1' - 0"
sheet no:	6 8

FOR BEP ONLY
B.E.P.



WALL AREA	959.86 SQ.FT.
LIMITING DISTANCE	1.2M (7%)
OPENINGS ALLOWED	67.19 SQ.FT.
OPENINGS PROVIDED	53.33 SQ.FT.

LEFT SIDE ELEV. 'D'



MAXI VENT #303, TWO REQ'D AT UPPER ROOF
NOTE: LOCATIONS SHOWN ARE APPROXIMATION ONLY, AND WILL BE LOCATED ON SITE BY QUALIFIED INSTALLER.

footprint:	C10D
drawn by:	PL
date:	AUG/00
scale:	3/16"=1'-0"
sheet no:	7

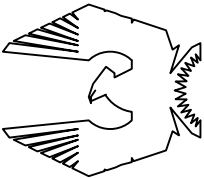
No.	Description	Date	By
9	BEP FOR SITE	DEC 23-20	CB
8	BEP BLACKLINES	DEC 10-20	CB
7	FRONT CABLE ADJUSTMENT	MAY 10-16	SP

ROSEMERE-2012-D

SITE: PATHWAYS

LOT NUMBER: 151

CIVIC ADDRESS: 149 MINIKAN STREET

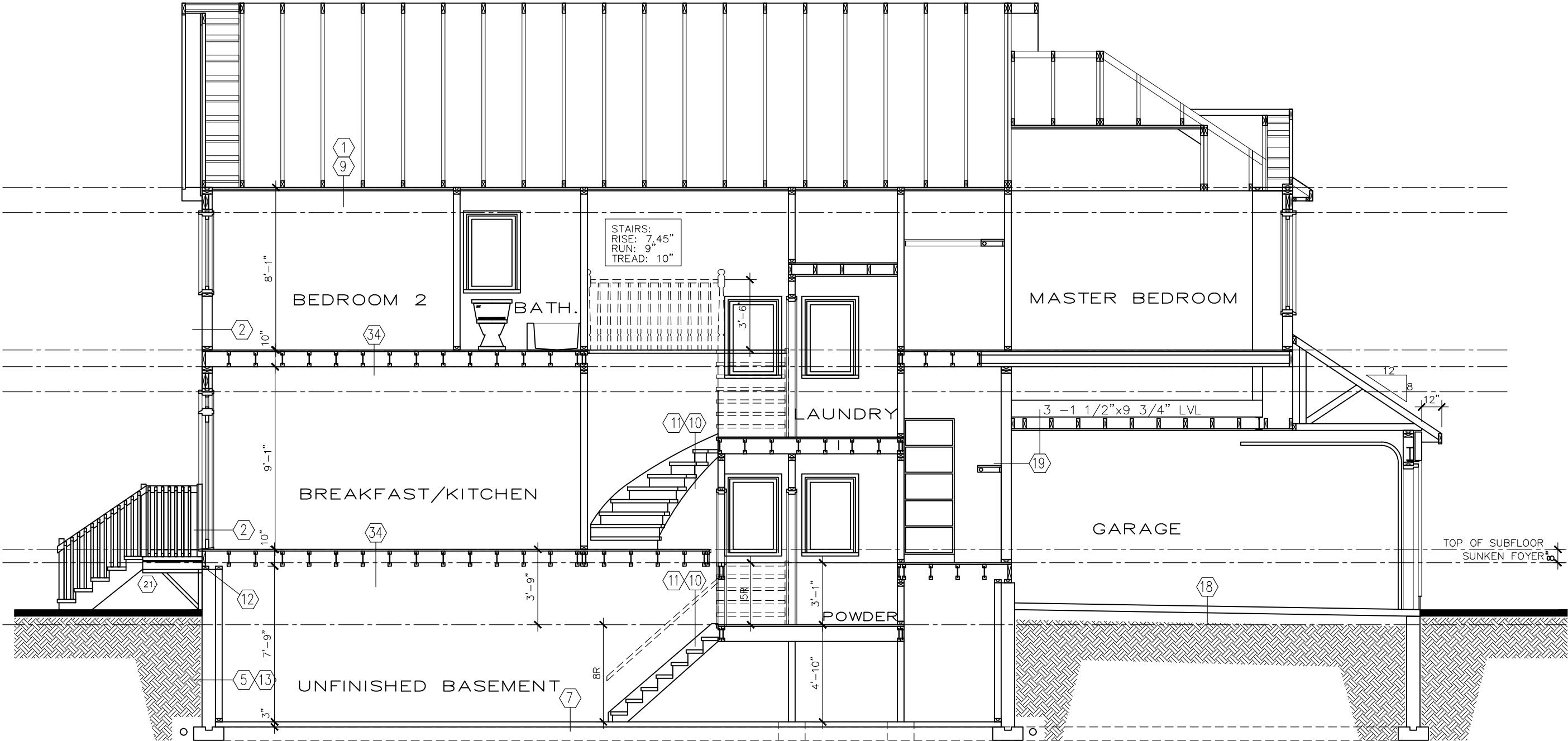


PHOENIX HOMES

FOR BEP ONLY
B.E.P.

NOTE: SEE SEPARATE SHEET SHOWING
CONT. AIR/VAPOUR BARRIER LOCATIONS

AREA CALCULATIONS		EL 'D' 4BED
GROUND FLOOR AREA	1032 SF	
SECOND FLOOR AREA	1262 SF	
SUBTOTAL	2294 SF	
DEDUCT ALL OPEN	0 SF	
AREAS		
TOTAL NET AREA	2294 SF	
	(213.11 m2)	
FINISHED BSMT AREA	XX SF	
COVERAGE EL. 'A','B','C'	1408 SF	
W/OUT PORCH	(130.80 m2)	
COVERAGE	1474 SF	
W/ PORCH	(136.93 m2)	



SECTION @ STAIRS

footprint:	C10D
drawn by:	PL
date:	AUG/00
scale:	3/16"=1'-0"
sheet no:	8

No.	Description	Date	By
9	BEP FOR SITE	DEC 23-20	CB
8	BEP BLACKLINES	DEC 10-20	CB
7	FRONT GABLE ADJUSTMENT	MAY 10-16	SP

ROSEMERE-2012-D
SITE: PATHWAYS
LOT NUMBER: 151
CIVIC ADDRESS: 149 MINIKAN STREET

PHOENIX HOMES