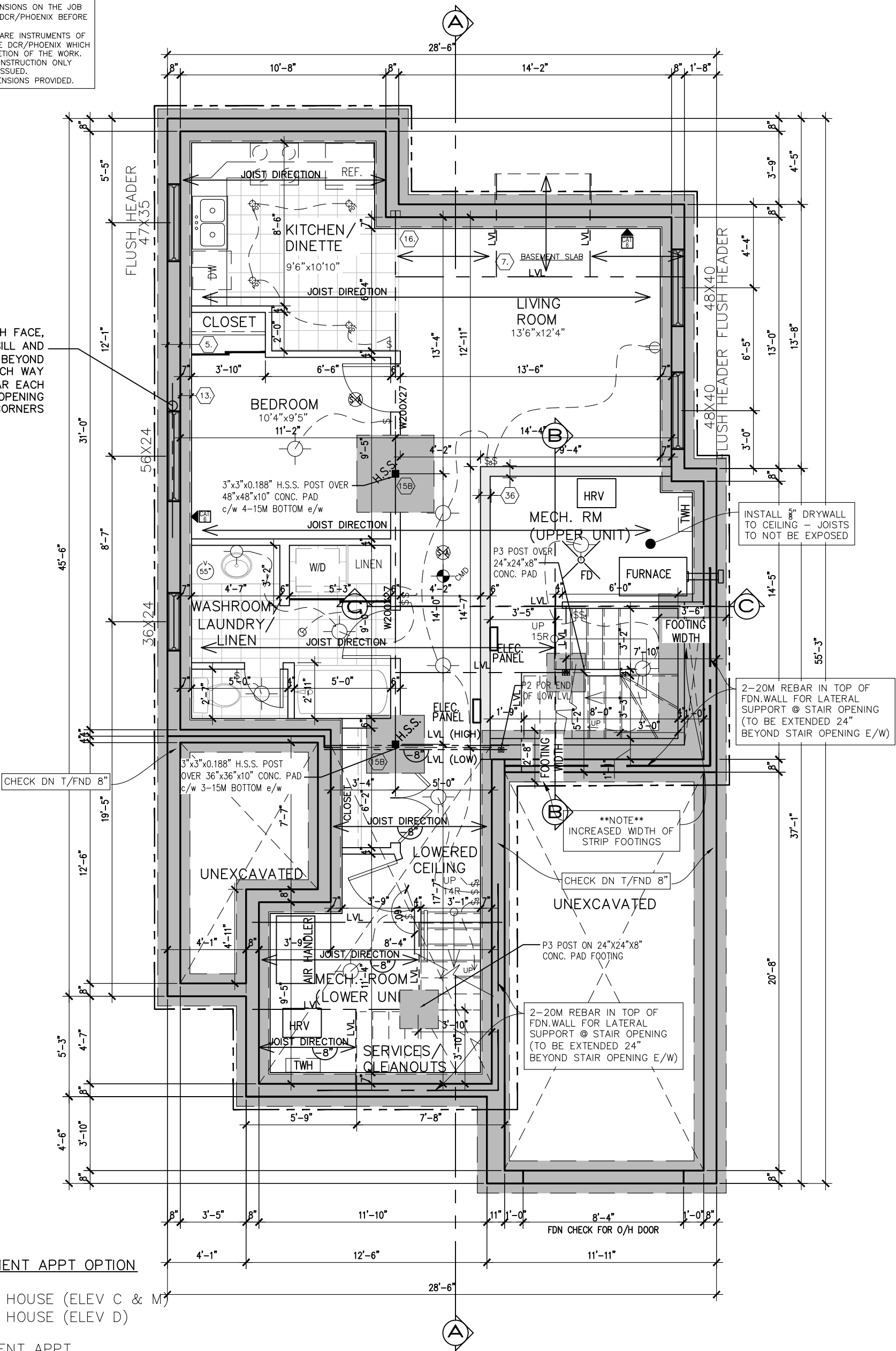


CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DCR/PHOENIX BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE DCR/PHOENIX WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED. DO NOT SCALE DRAWINGS, USE DIMENSIONS PROVIDED.

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



HOUSE WITH BASEMENT APPT OPTION

2047 SQ. FT. MAIN HOUSE (ELEV C & M)
2064 SQ. FT. MAIN HOUSE (ELEV D)

858 SQ. FT BASEMENT APPT

SECOND FLOOR OPTIONS

LOFT/BONUS ROOM (ADDS 71 SQ. FT.)
LUXURY ENSUITE OPTION (ADDS 53 SQ. FT.)
4TH BEDROOM OPTIONS

9' FOUNDATION POUR

FOR REFERENCE ONLY
NOT FOR REPRODUCTION



MIRAPOSA PLUS

SITE: XXX

LOT NUMBER: XX

CIVIC ADDRESS: XX

5	REVISED STAIRS	18/12/23	CB
4	KITCHEN LIGHT UPDATE	24/10/22	SP
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			

footprint:	35-33
drawn by:	SP
date:	OCT/16
scale:	3/16"=1'-0"
sheet no:	2
DCL-194	22

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.

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

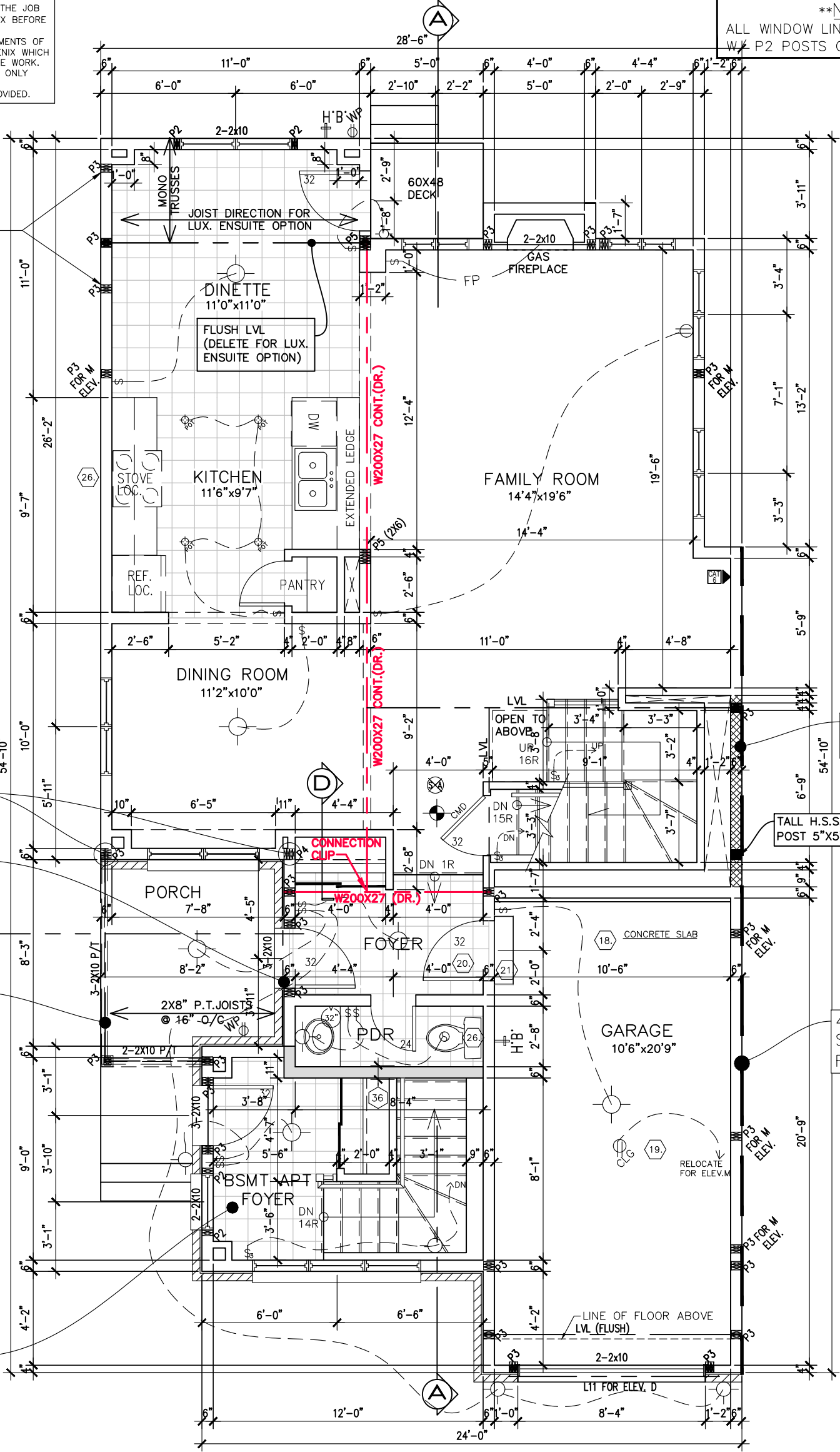
FOR LUXURY ENSUITE OPTION ONLY

USE P5 FOR EXTENDED LOFT OPTION

2x8 P.T. LEDGER BOARD c/w 1 ROW OF 1/2" Ø LAG BOLT @ 16" o/c INTO BLOCKING BEHIND WALL - 3" EMBEDMENT INTO SOLID WOOD

USE 3-1.75"x9.5" LVLs FOR EXTENDED LOFT OPTION AND 'M' ELEVATION c/w P3(2X6) @ EXTERIOR POST

FLOOR ASSEMBLY BETWEEN SECONDARY AND PRIMARY UNIT TO HAVE 60min. F.R.R. (SEE 34A ON 'NOTES' PAGE)

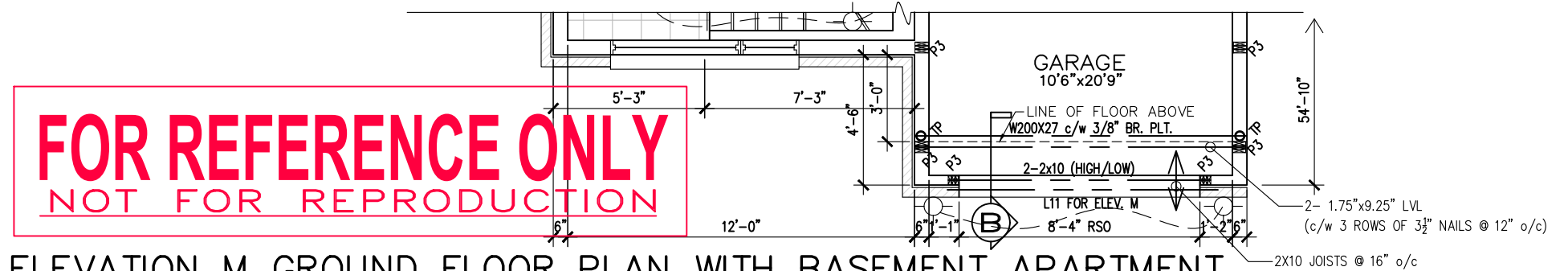


TALL WALL CONSTRUCTION
2X6 @ 12" o/c (c/w BLOCKING)

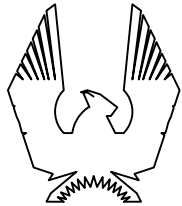
TALL H.S.S. POST 5"x5"x1/4"

45 MINUTE FIRE SEPARATION REQ'D

ELEVATION C/D/R GROUND FLOOR PLAN WITH BASEMENT APARTMENT



ELEVATION M GROUND FLOOR PLAN WITH BASEMENT APARTMENT



PHOENIX HOMES

MIRAPOSA PLUS

SITE: XXX

LOT NUMBER:

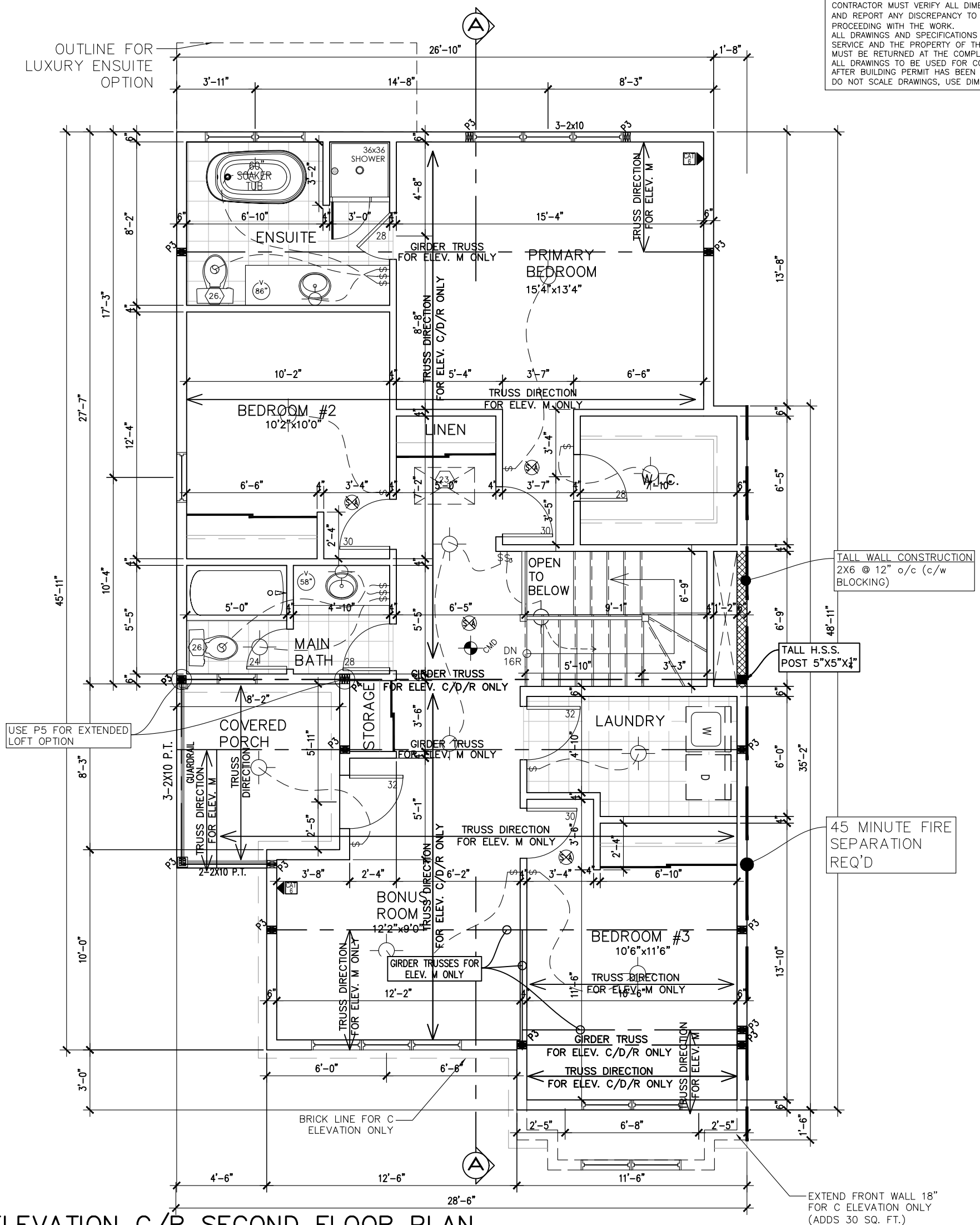
CIVIC ADDRESS:
XX

XX

5	REVISED STAIRS	18/12/23	CB
4	KITCHEN LIGHT UPDATE	24/10/22	SP
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			

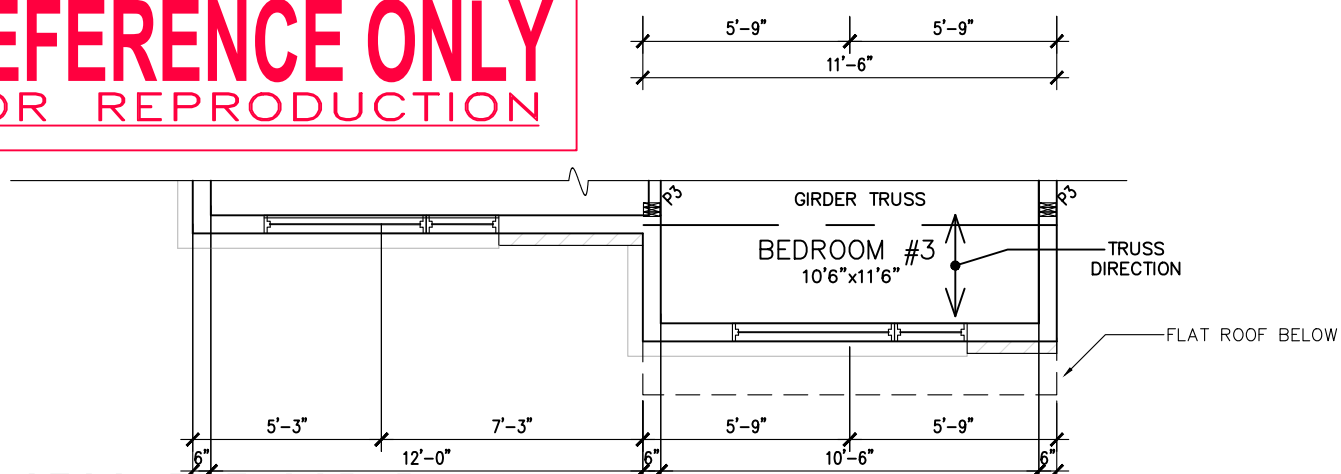
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drawn by:	SP
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scale:	3/16"=1'-0"
sheet no:	3
DCL-194	22

OUTLINE FOR LUXURY ENSUITE OPTION

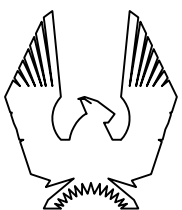


ELEVATION C/R SECOND FLOOR PLAN

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NOT FOR REPRODUCTION



ELEVATION M SECOND FLOOR PLAN



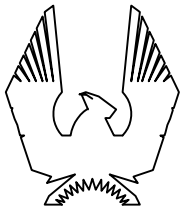
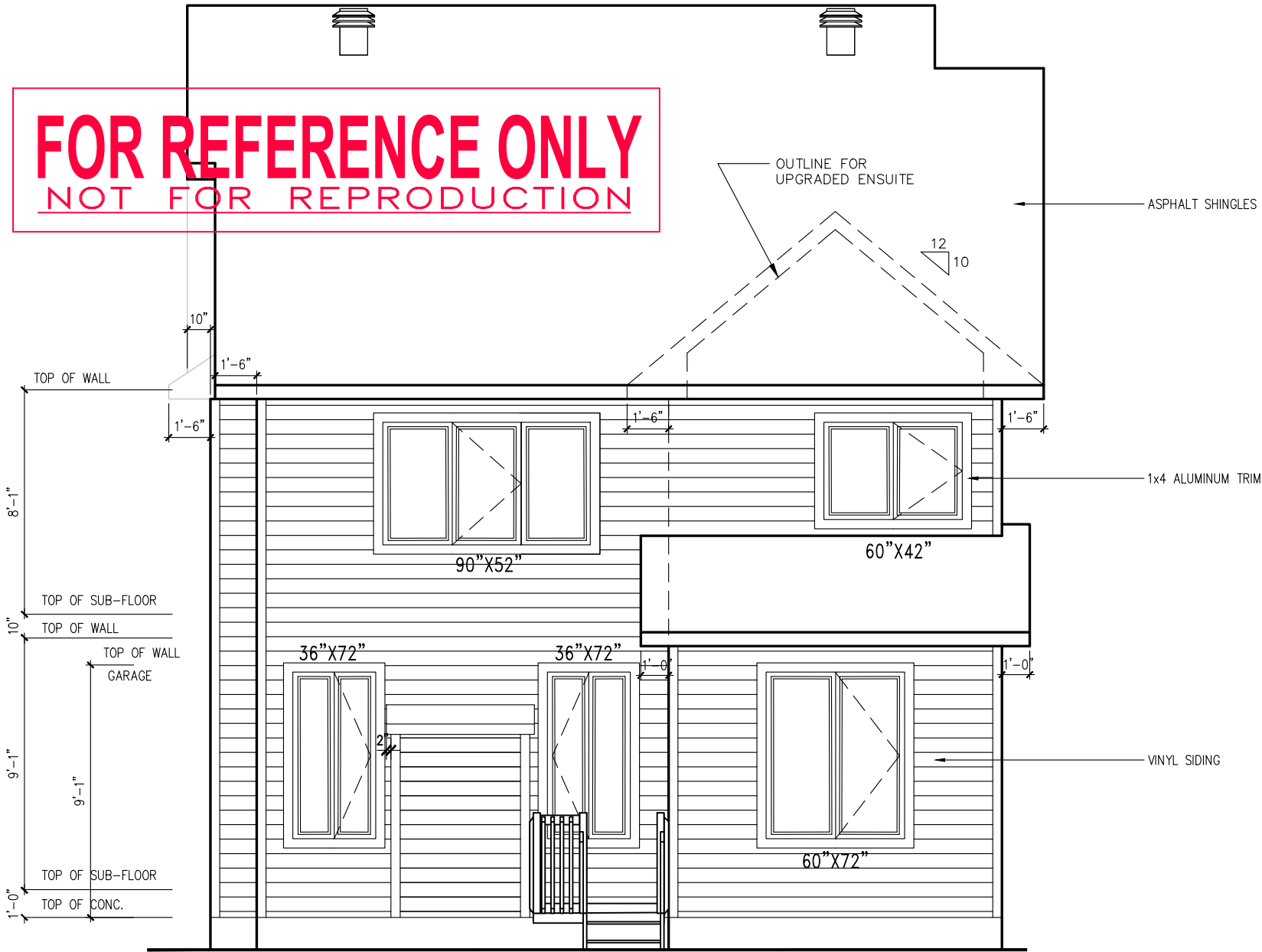
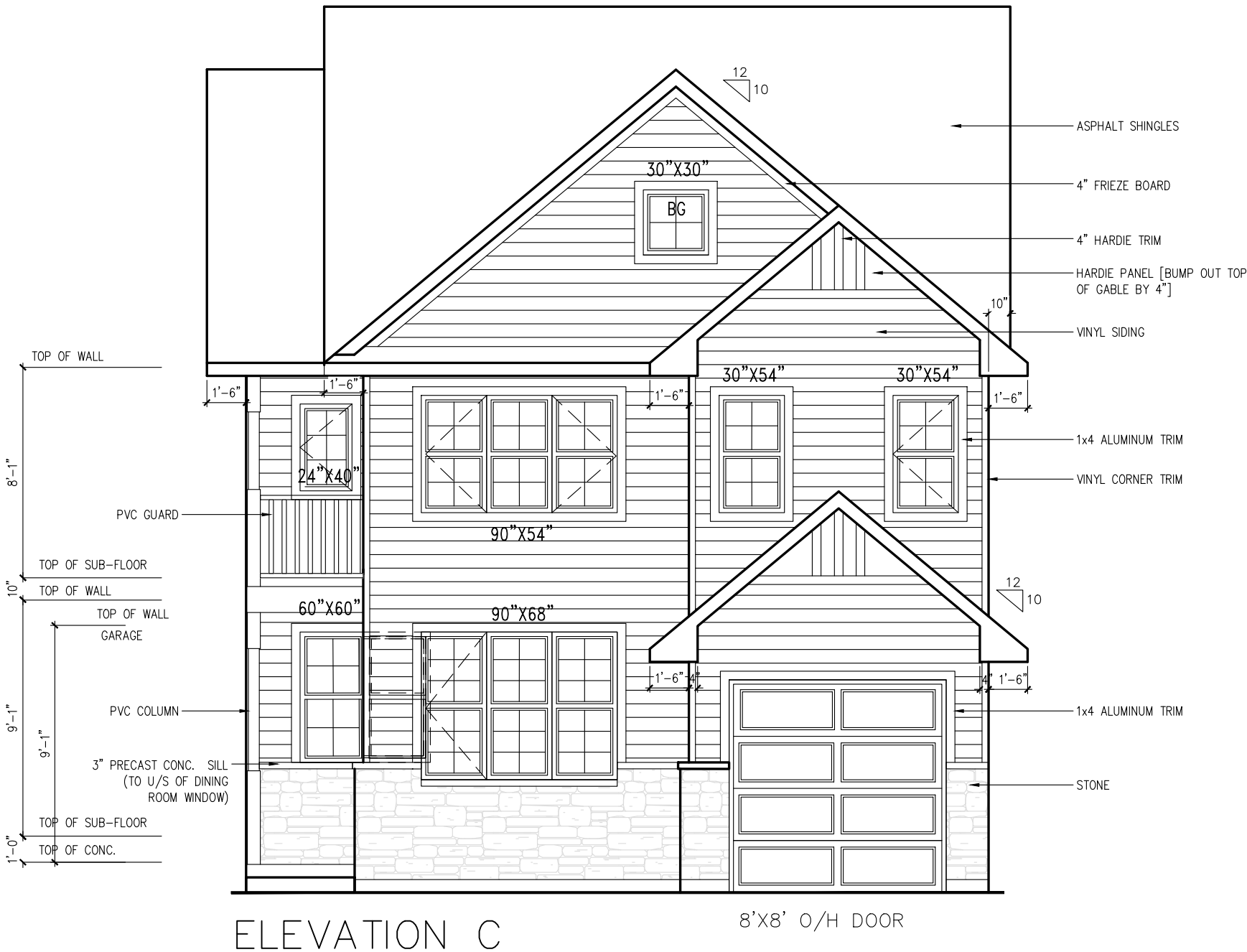
MIRAPOSA PLUS

CIVIC ADDRESS:
XX

XX

5	REVISED STAIRS	18/12/23	CB
4	KITCHEN LIGHT UPDATE	24/10/22	SP
3	ADDED GARAGE SECTION – ELEVATION M	12/07/19	SP
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1	PRELIMINARY – CONCEPT PROPOSAL	29/10/16	SP
No.	Description	dd/mm/yy	By
REVISIONS			

footprint: 35-33	
drawn by: SP	
date: OCT/16	
scale: 3/16"=1'-0"	
sheet no:	
DCL-194	



PHOENIX HOMES

MIRAPOSA PLUS

SITE: XXX

LOT NUMBER:

CIVIC ADDRESS:

XX

XX

5 REVISED STAIRS

18/12/23

CB

4 KITCHEN LIGHT UPDATE

24/10/22

SP

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

scale: 3/16"=1'–0"

sheet no:

DCL–194

5

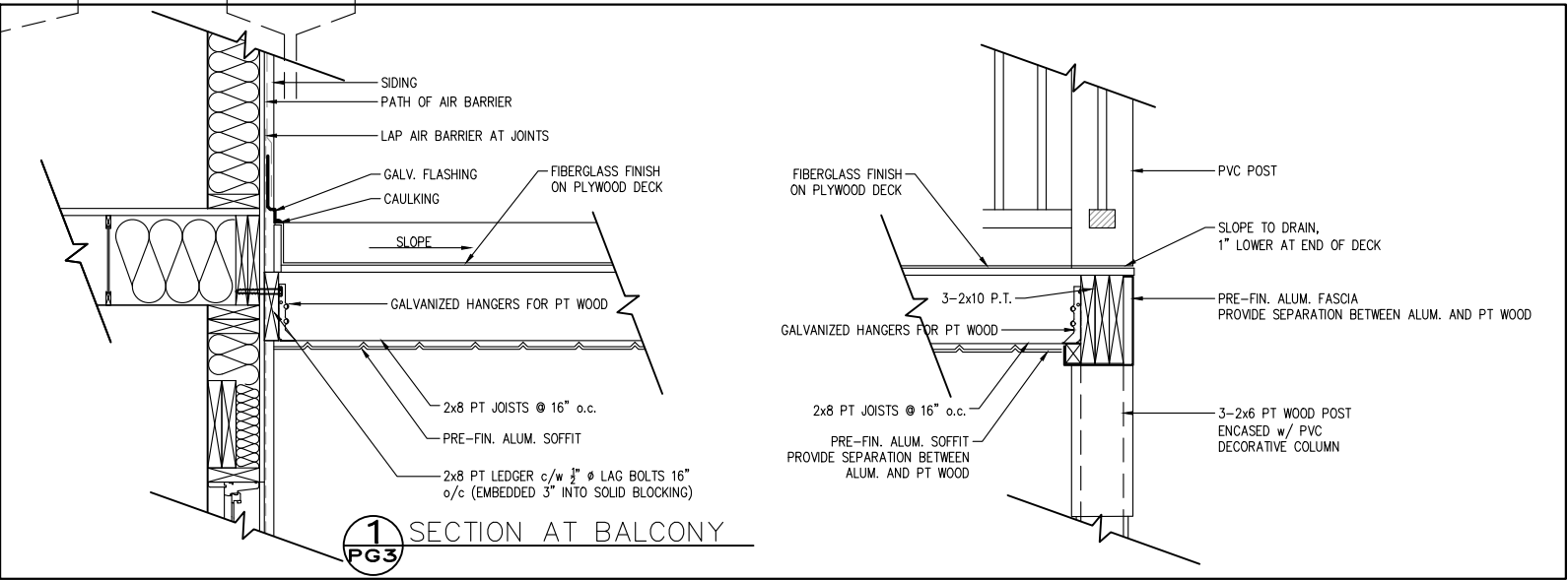
22

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NOT FOR REPRODUCTION



STANDARD UNIT	
WALL AREA	1028.34 SQ.FT.
LIMITING DISTANCE	1.2 M (7%)
OPENINGS ALLOWED	71.98 SQ.FT.
OPENINGS PROVIDED	64.38 SQ.FT.

UPGRADED ENSUITE OPTION	
WALL AREA	1068.09 SQ.FT.
LIMITING DISTANCE	1.2 M (7%)
OPENINGS ALLOWED	74.77 SQ.FT.
OPENINGS PROVIDED	72.94 SQ.FT.

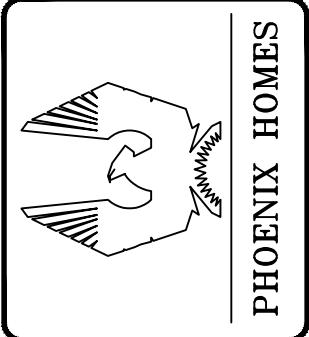


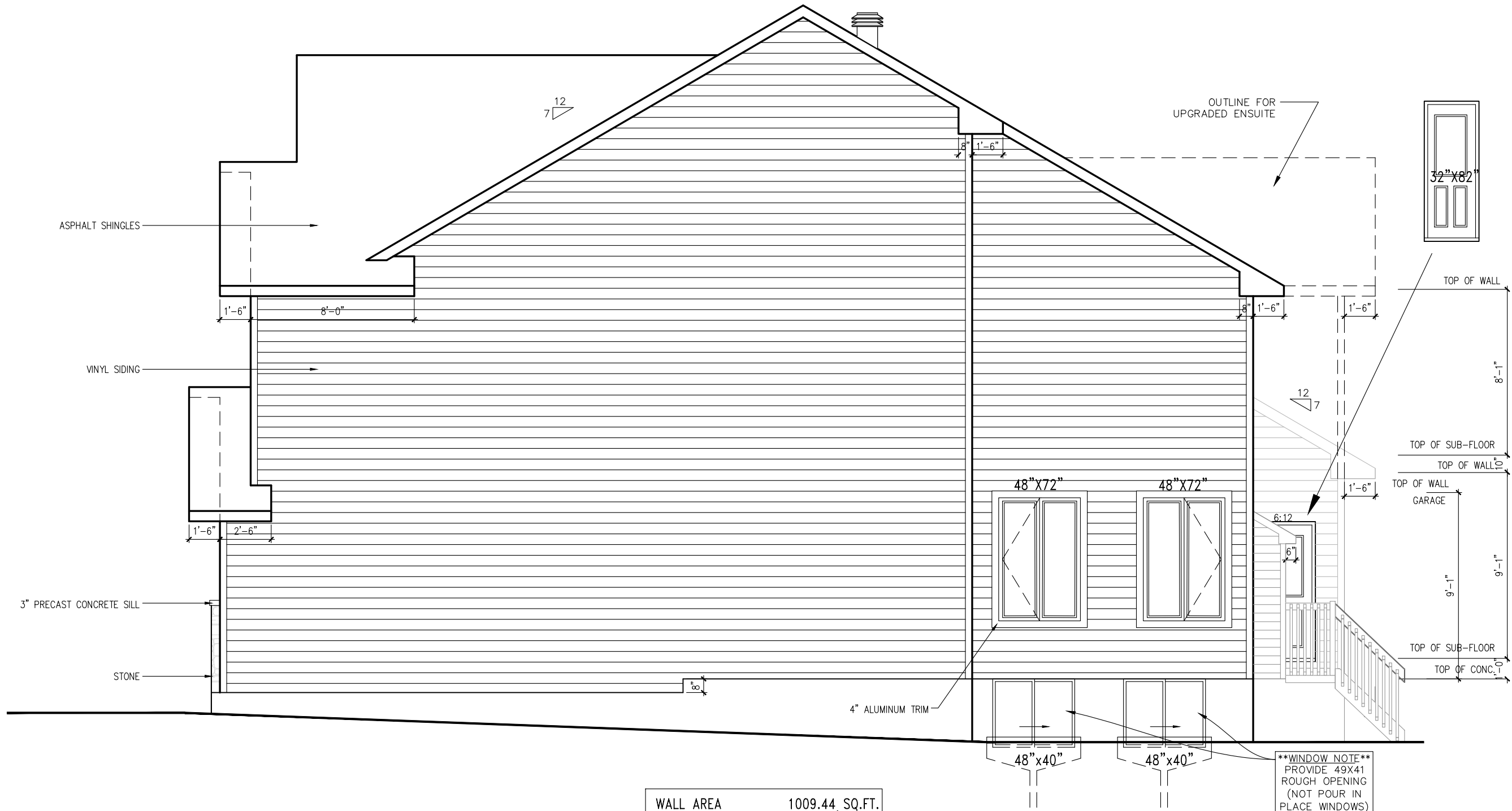
LEFT SIDE ELEVATION C

footprint:	35-33
drawn by:	SP
date:	OCT/16
scale:	3/16"=1'-0"
sheet no:	DCL-194

No.	Description	dd/mm/yy	By
5	REVISED STAIRS	18/12/23	OB
4	KITCHEN LIGHT UPDATE	24/10/22	SP
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: XXX
LOT NUMBER: XXX
CIVIC ADDRESS: XX





WALL AREA	1009.44 SQ.FT.
LIMITING DISTANCE	1.2 M (7%)
OPENINGS ALLOWED	70.66 SQ.FT.
OPENINGS PROVIDED	53.96 SQ.FT.

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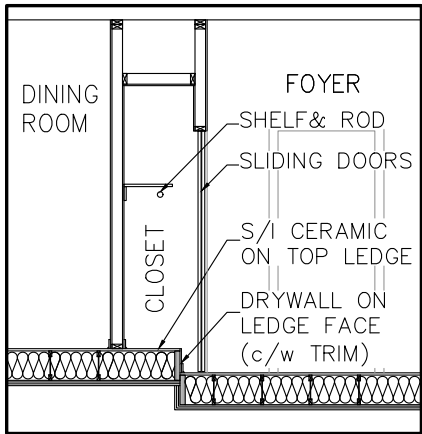
RIGHT SIDE ELEVATION C

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	22
	DCL-194

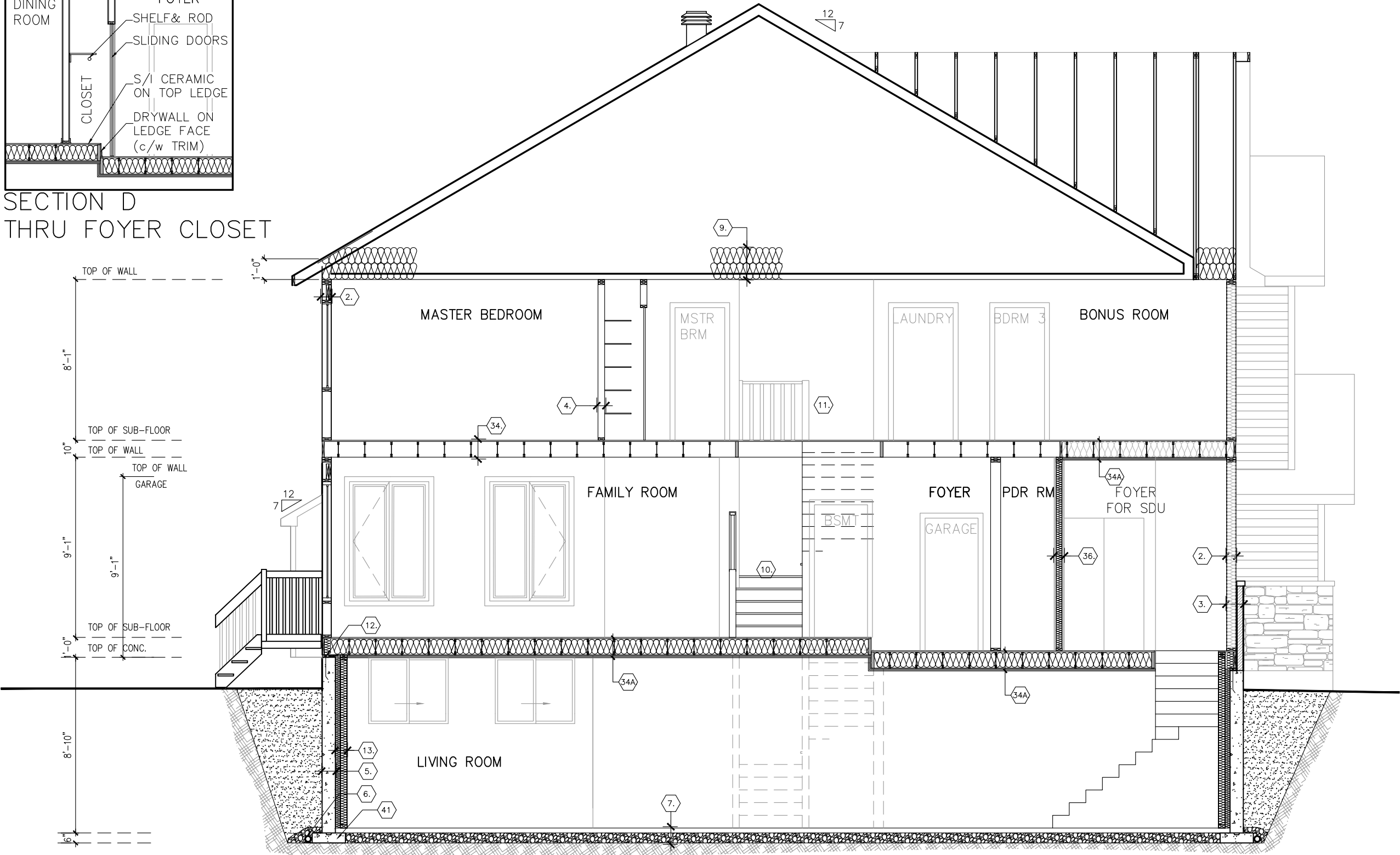
		CB	18/12/23
5	REVISED STAIRS	SP	24/10/22
4	KITCHEN LIGHT UPDATE	SP	12/07/19
3	ADDED GARAGE SECTION - ELEVATION M	SP	29/05/19
2	STRUCTURAL REVIEW	SP	29/10/16
1	PRELIMINARY - CONCEPT PROPOSAL	SP	dd/mm/yy
No.	Description	By	
REVISIONS			

MIRAPOSA PLUS
SITE: XXX
LOT NUMBER: XXX
CIVIC ADDRESS: XX

PHOENIX HOMES



SECTION D
THRU FOYER CLOSET



ELEVATION C
SECTION AA

9' FOUNDATION POUR

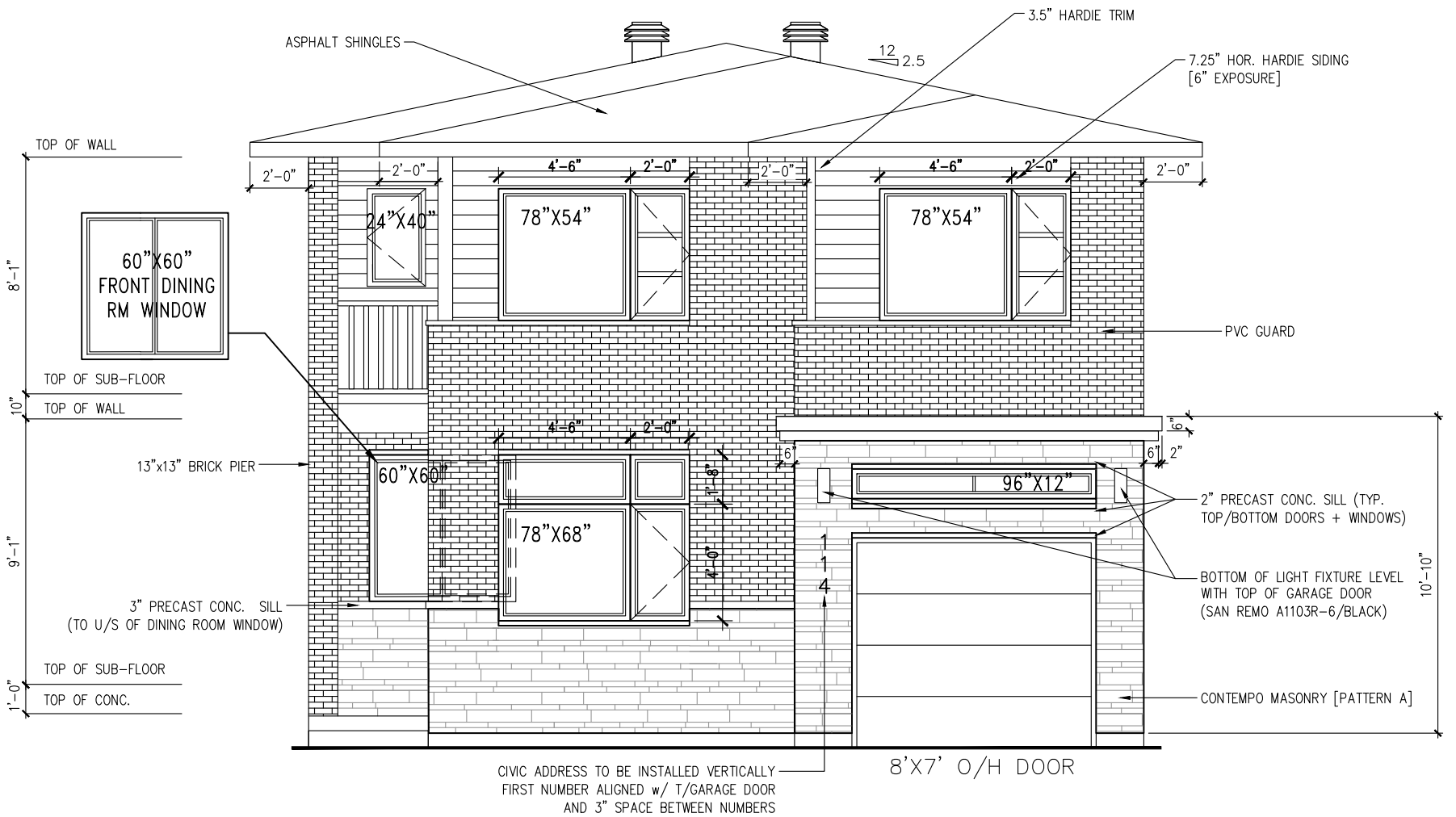
FOR REFERENCE ONLY
NOT FOR REPRODUCTION

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DCL-194	22

	CB	SP	SP	SP	SP	By
5	18/12/23	24/10/22	12/07/19	29/05/19	29/10/16	dd/mm/yy
REVISED STAIRS						
4						
KITCHEN LIGHT UPDATE						
3						
ADDED GARAGE SECTION - ELEVATION M						
2						
STRUCTURAL REVIEW						
1						
PRELIMINARY - CONCEPT PROPOSAL						
No.	Description					
REVISIONS						

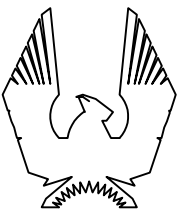
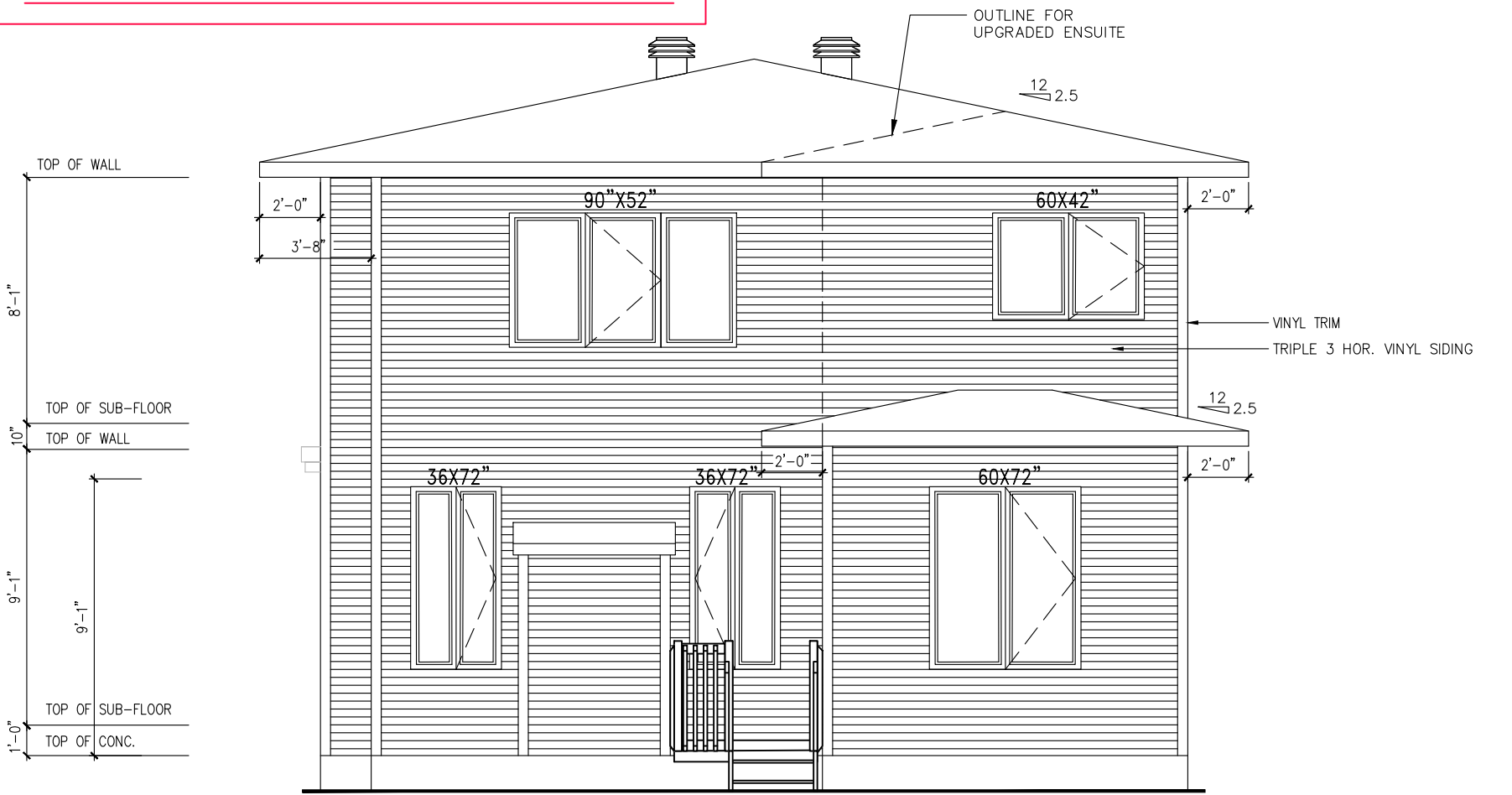
MIRAPOSA PLUS	XXX
SITE: XXX	LOT NUMBER:
	CIVIC ADDRESS: XX

PHOENIX HOMES



ELEVATION M

FOR REFERENCE ONLY
NOT FOR REPRODUCTION



PHOENIX HOMES

MIRAPOSA PLUS

SITE: XXX

LOT NUMBER:

CIVIC ADDRESS:
XX

XX

5 REVISED STAIRS

18/12/23

CB

4 KITCHEN LIGHT UPDATE

24/10/22

SP

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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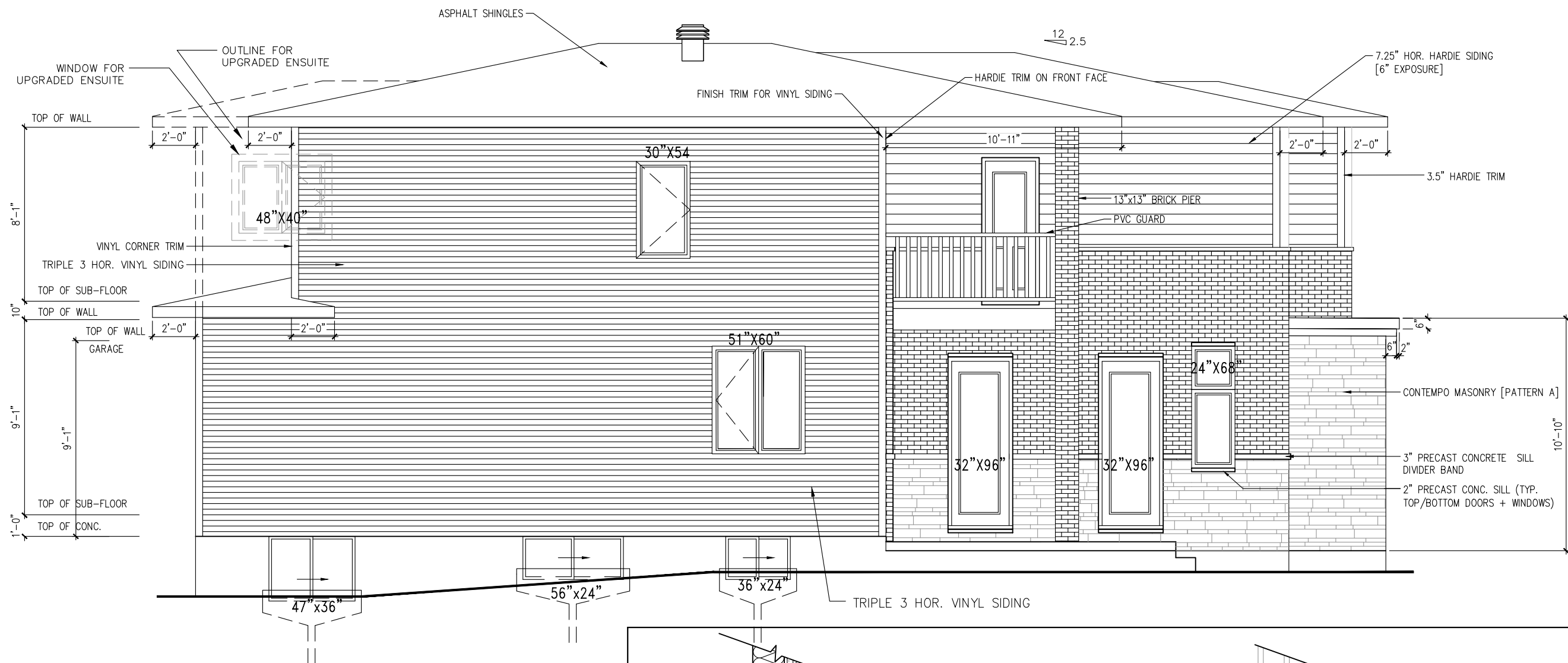
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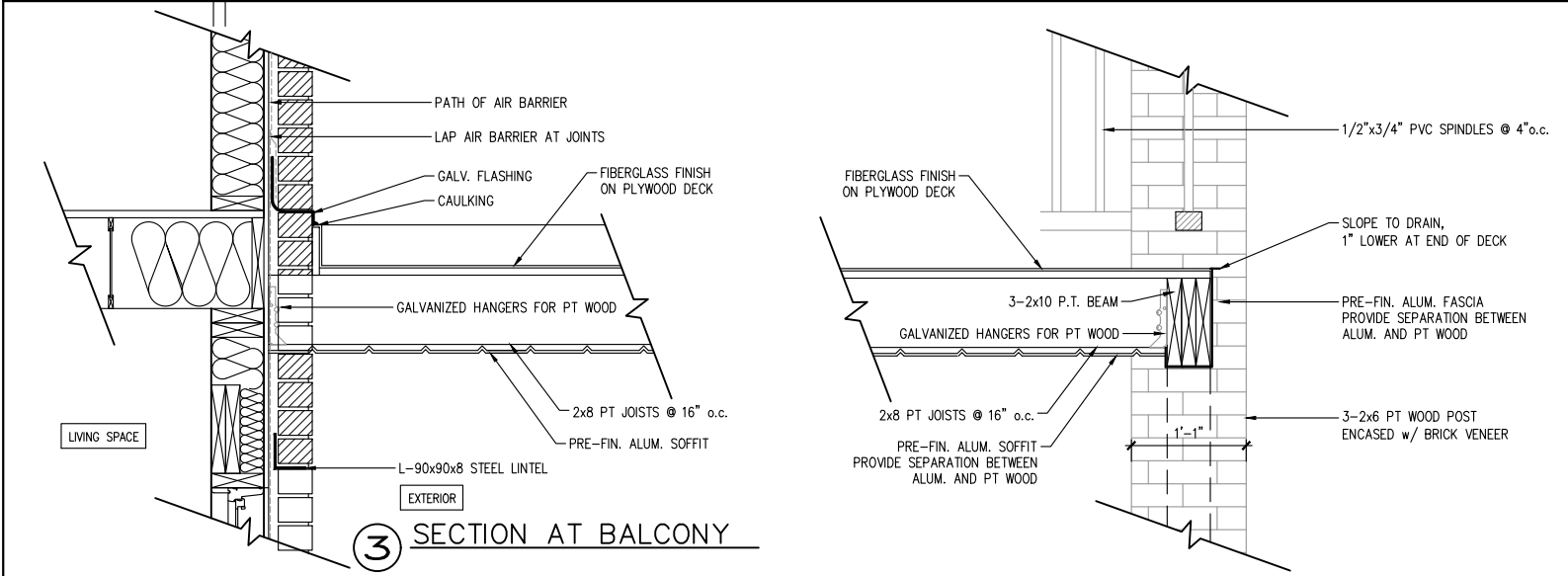
22

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STANDARD UNIT	
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UPGRADED ENSUITE OPTION	
WALL AREA	1068.09 SQ.FT.
LIMITING DISTANCE	1.2 M (7%)
OPENINGS ALLOWED	74.77 SQ.FT.
OPENINGS PROVIDED	72.94 SQ.FT.



LEFT SIDE ELEVATION M

footprint:	35-33
drawn by:	SP
date:	OCT/16
scale:	3/16"=1'-0"
sheet no:	DCL-194
14 22	

No.	Description	dd/mm/yy	By
5	REVISED STAIRS	18/12/23	CB
4	KITCHEN LIGHT UPDATE	24/10/22	SP
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
REVISIONS			

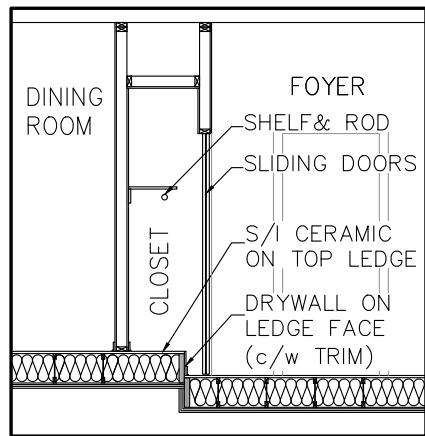
MIRAPOSA PLUS

SITE: XXX

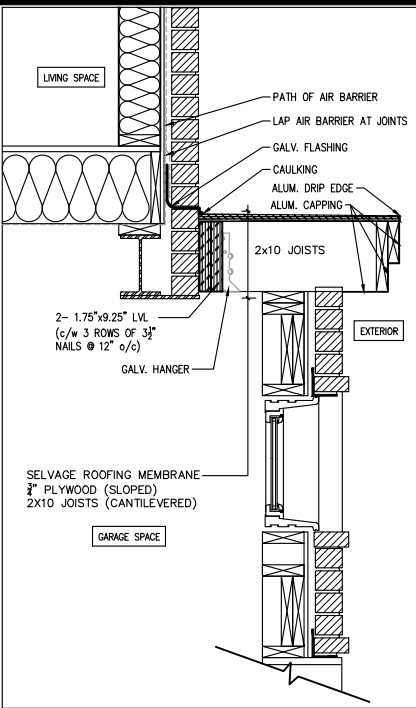
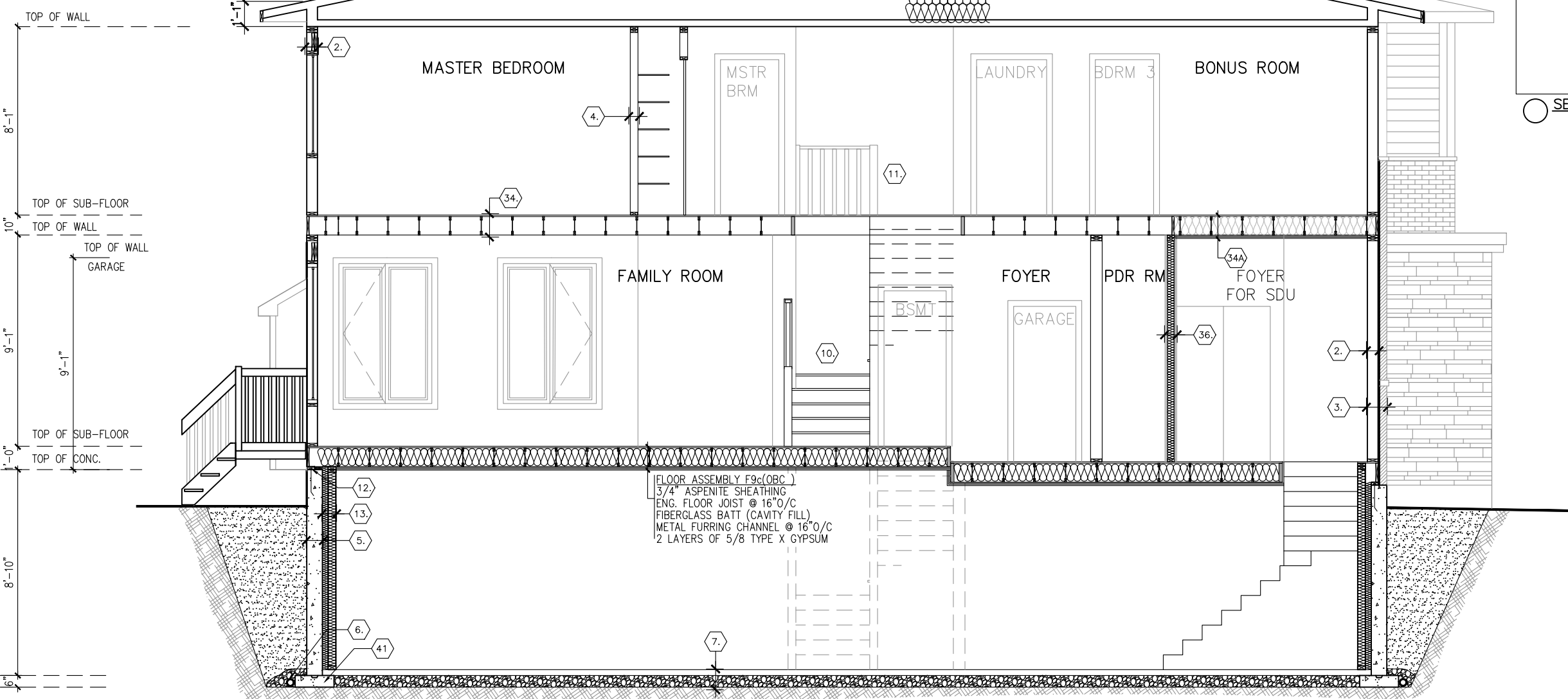
LOT NUMBER: XXX

CIVIC ADDRESS: XX

PHOENIX HOMES



SECTION D
THRU FOYER CLOSET



SECTION B AT GARAGE ROOF

MIRAPOSA PLUS
ELEVATION M
SECTION AA

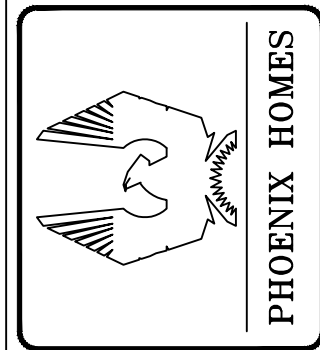
9' FOUNDATION POUR

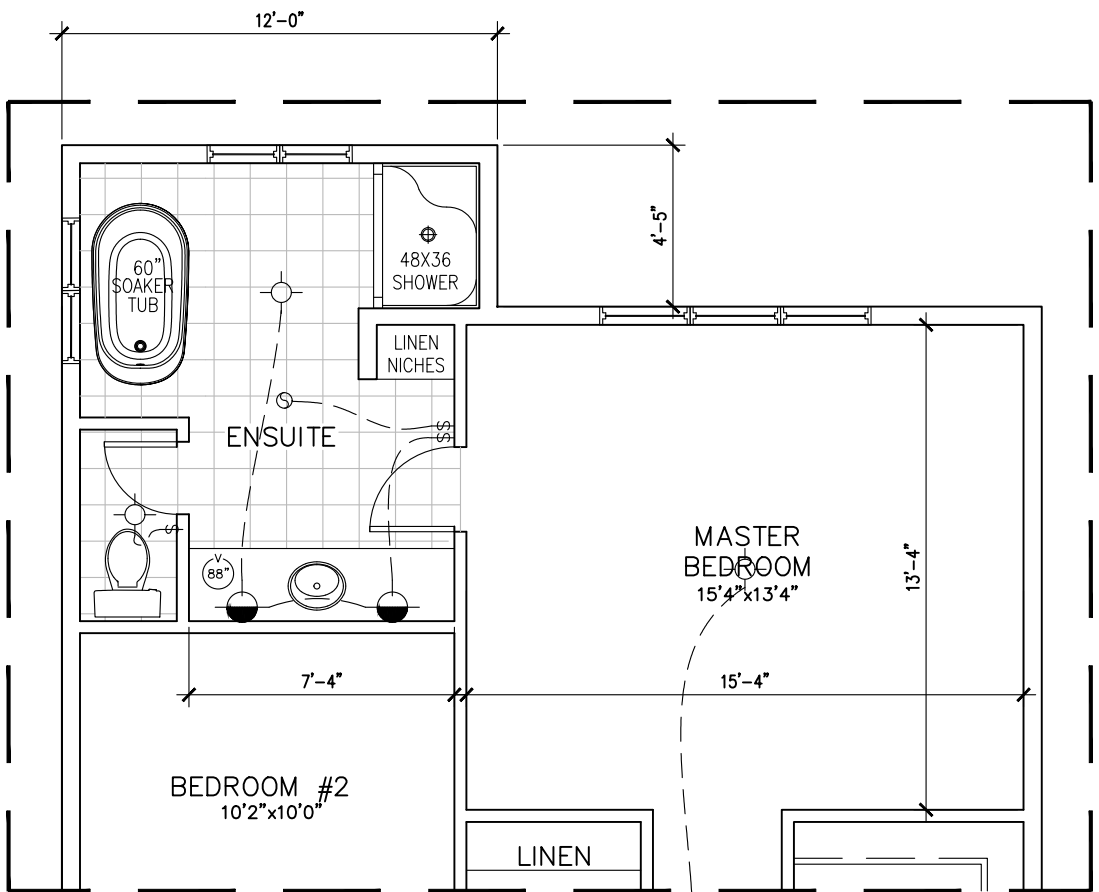
FOR REFERENCE ONLY
NOT FOR REPRODUCTION

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DCL-194	22

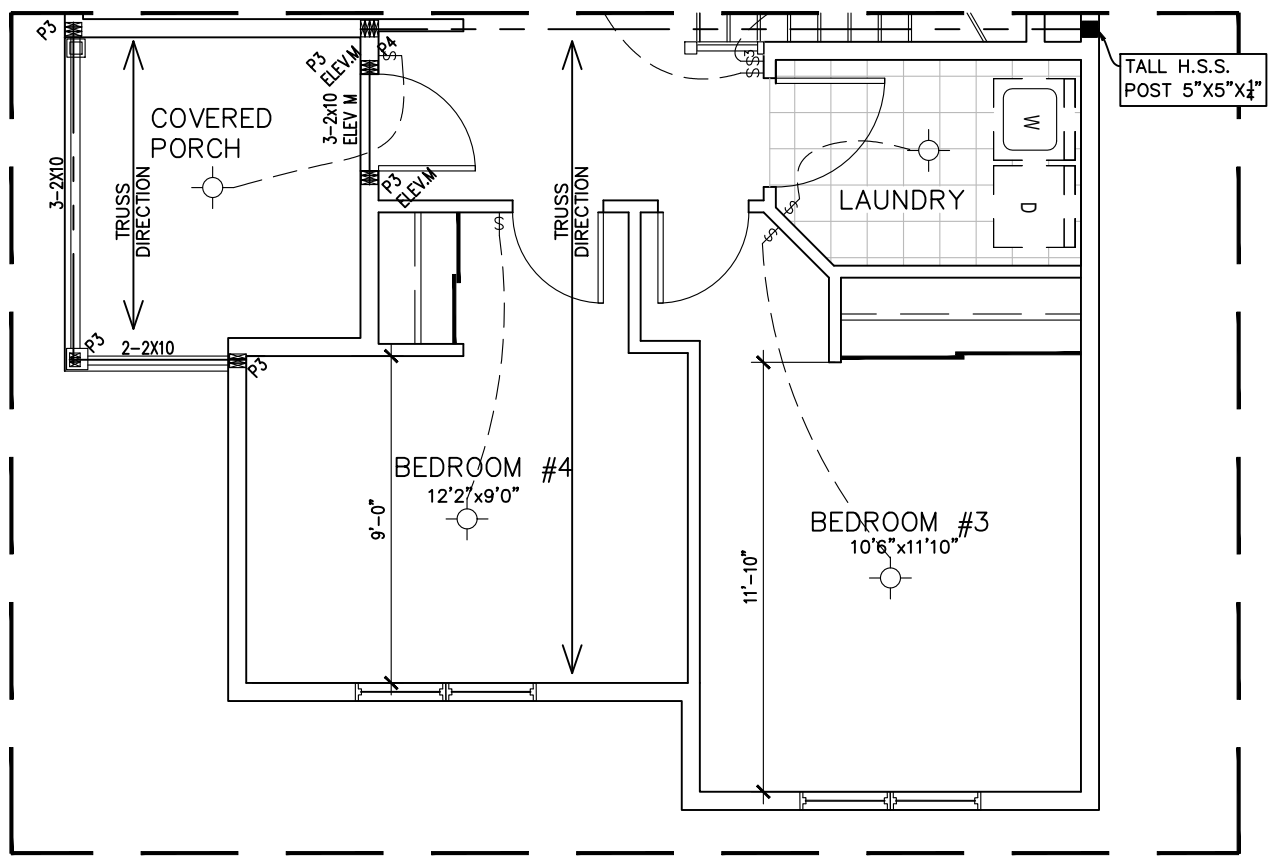
REVISED STAIRS	CB	SP	SP	SP	SP	By
5	18/12/23	24/10/22	12/07/19	29/05/19	29/10/16	dd/mm/yy
4	KITCHEN LIGHT UPDATE					
3	ADDED GARAGE SECTION - ELEVATION M					
2	STRUCTURAL REVIEW					
1	PRELIMINARY - CONCEPT PROPOSAL					
No.	Description					REVISIONS

MIRAPOSA PLUS	XXX
SITE: XXX	LOT NUMBER:
	CIVIC ADDRESS: XX





LUXURY ENSUITE OPTION
(ADDS 53 SQ. FT.)



4TH BEDROOM OPTION

FOR REFERENCE ONLY
NOT FOR REPRODUCTION



MIRAPOSA PLUS

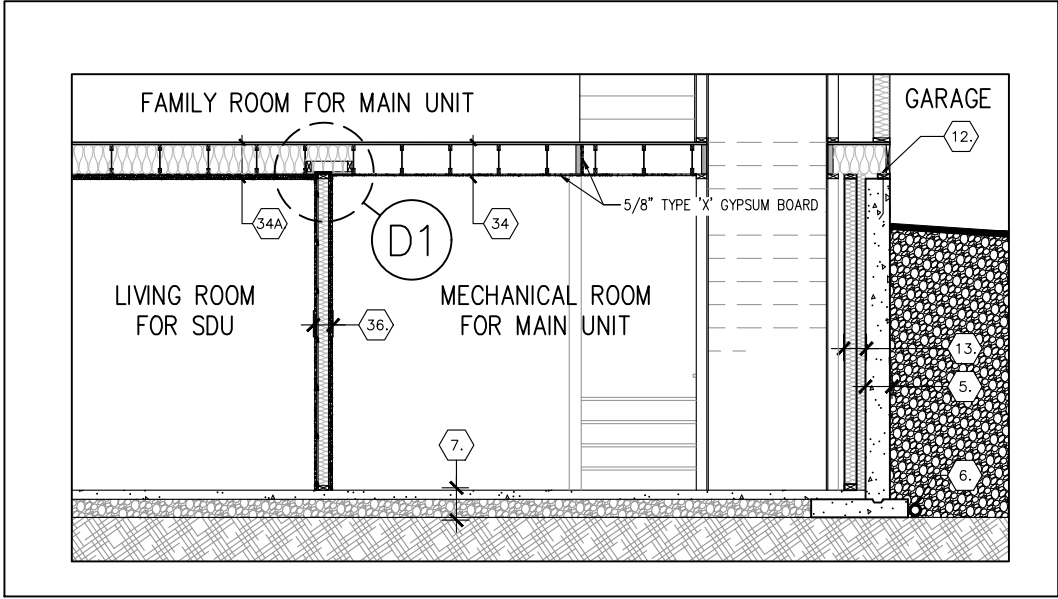
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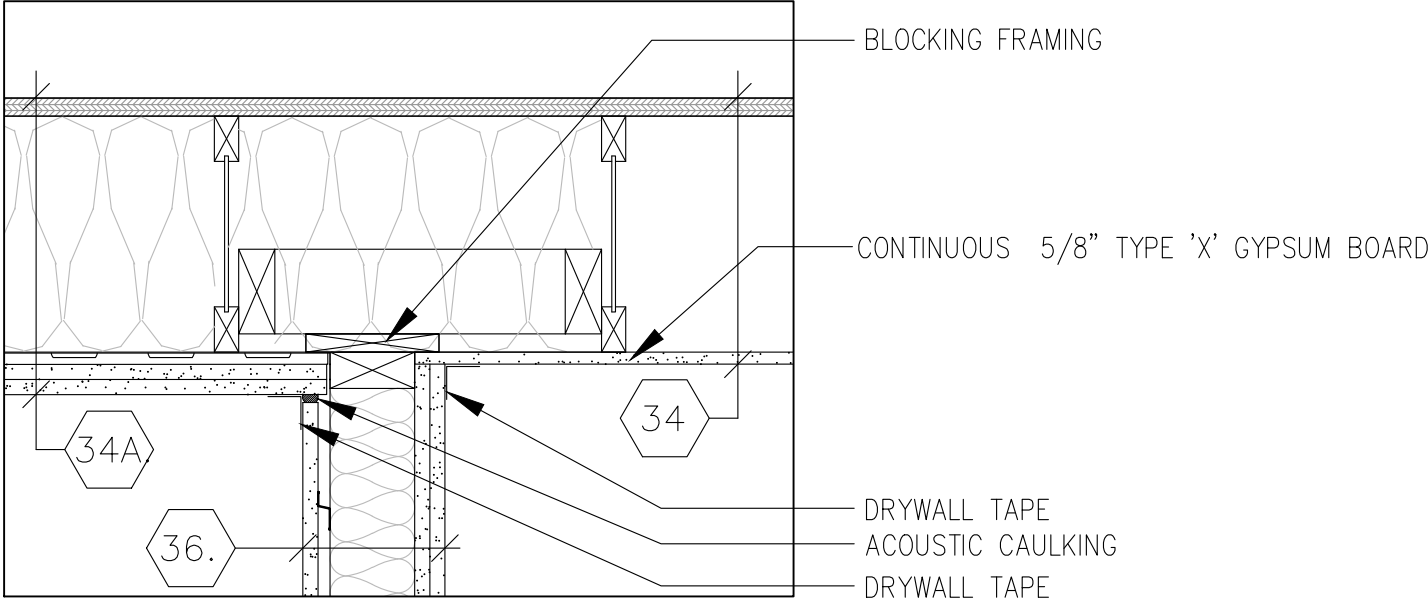
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4	KITCHEN LIGHT UPDATE	24/10/22	SP
3	ADDED GARAGE SECTION - ELEVATION M	12/07/19	SP
2	STRUCTURAL REVIEW	29/05/19	SP
1	PRELIMINARY - CONCEPT PROPOSAL	29/10/16	SP
No.	Description	dd/mm/yy	By
REVISIONS			

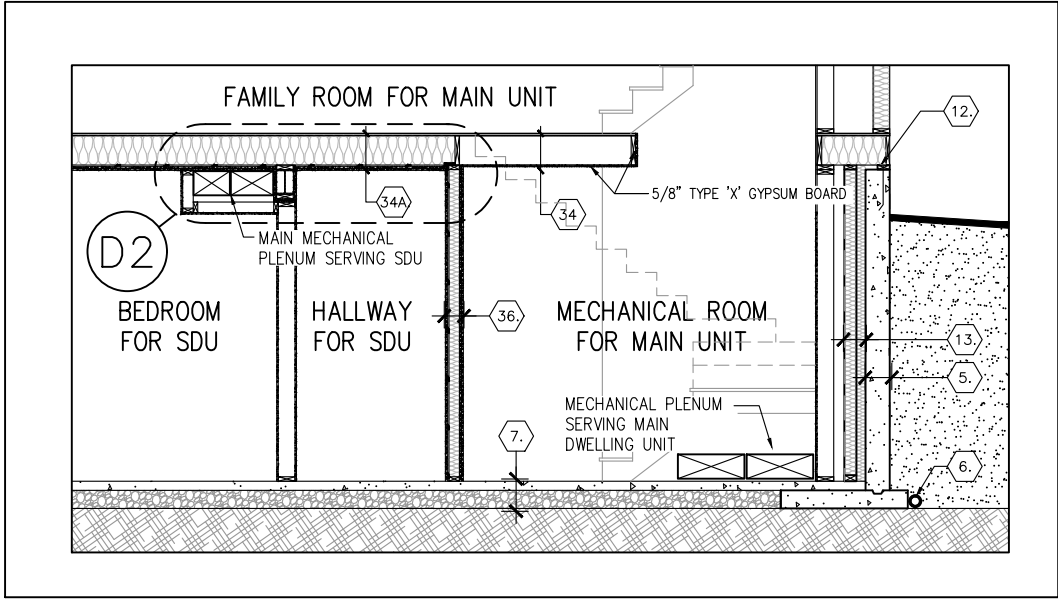
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DCL-194	22



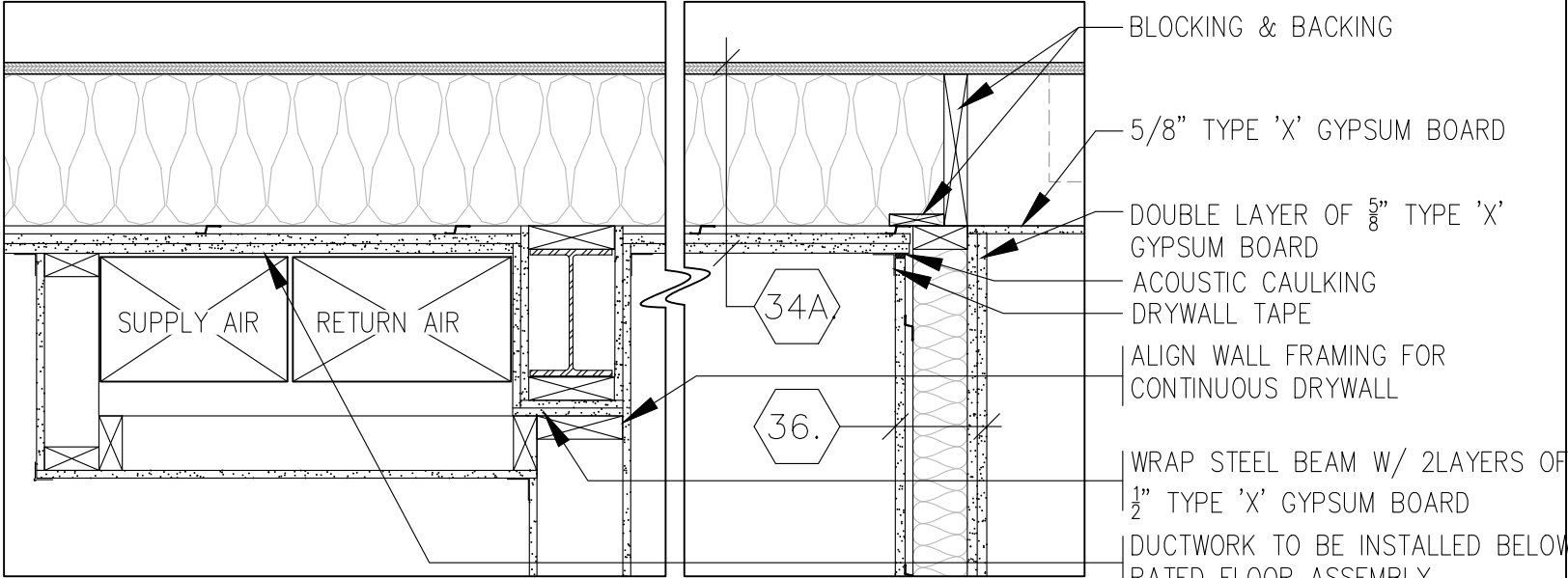
B-B
2 PARTIAL SECTION
SCALE: $\frac{3}{16}"=1'-0"$



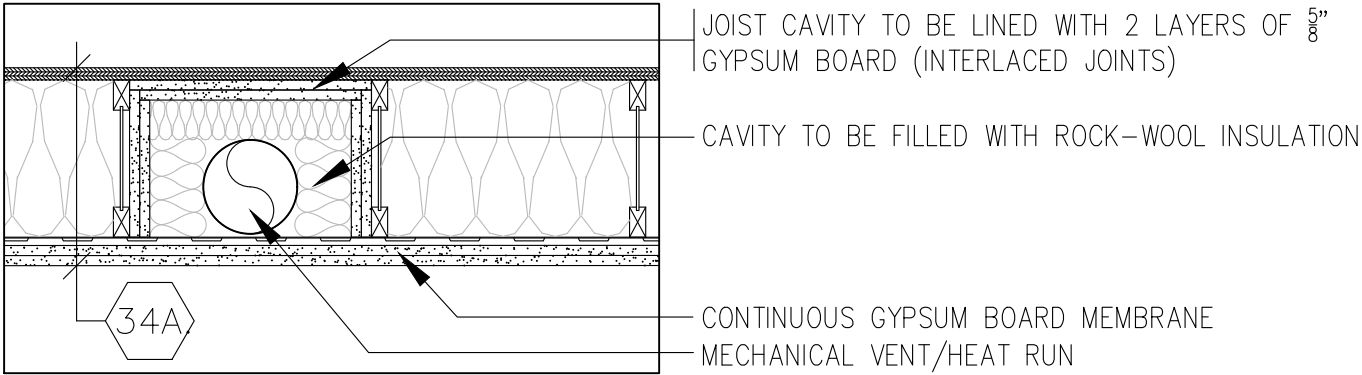
D1
FD-1 DETAIL SECTION (RATED WALL PARALLEL TO JOISTS)
SCALE: $1\frac{1}{2}"=1'-0"$



C-C
2 PARTIAL SECTION
SCALE: $\frac{3}{16}"=1'-0"$



D2
FD-1 DETAIL SECTION (RATED WALL PERPENDICULAR TO JOISTS)
SCALE: $1"=1'-0"$



D3
FD-1 DETAIL SECTION (JOIST CAVITY AS DUCT CHASE)
SCALE: $1"=1'-0"$

FOR REFERENCE ONLY
NOT FOR REPRODUCTION

footprint:	35-33
drawn by:	SP
date:	OCT/16
scale:	3/16"=1'-0"
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	FD-1

	CB	SP	SP	SP	SP	By
5	REVISED STAIRS	18/12/23	24/10/22	12/07/19	29/05/19	29/10/16
4	KITCHEN LIGHT UPDATE					dd/mm/yy
3	ADDED GARAGE SECTION - ELEVATION M					
2	STRUCTURAL REVIEW					
1	PRELIMINARY - CONCEPT PROPOSAL					
No.	Description					
	REVISIONS					

MIRAPOSA PLUS

SITE: XXX

LOT NUMBER:

CIVIC ADDRESS: XX

XXX

PHOENIX HOMES