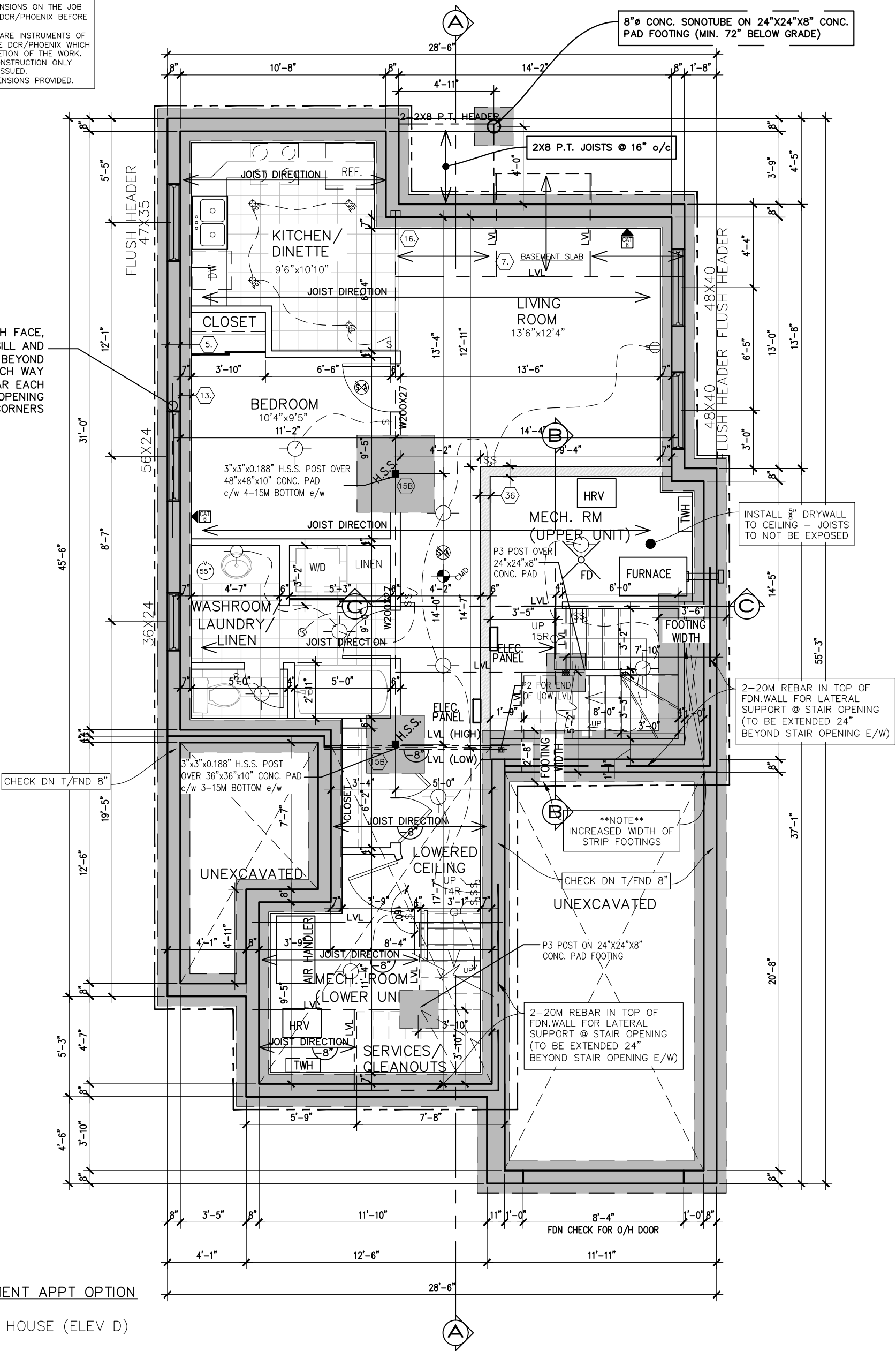


CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DCR/PHOENIX BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE DCR/PHOENIX WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR 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

2064 SQ. FT. MAIN HOUSE (ELEV D)

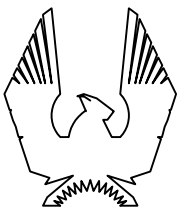
858 SQ. FT BASEMENT APPT

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



PHOENIX HOMES

MIRAPOSA PLUS R

SITE: XXX

LOT NUMBER:

CIVIC ADDRESS:
XX

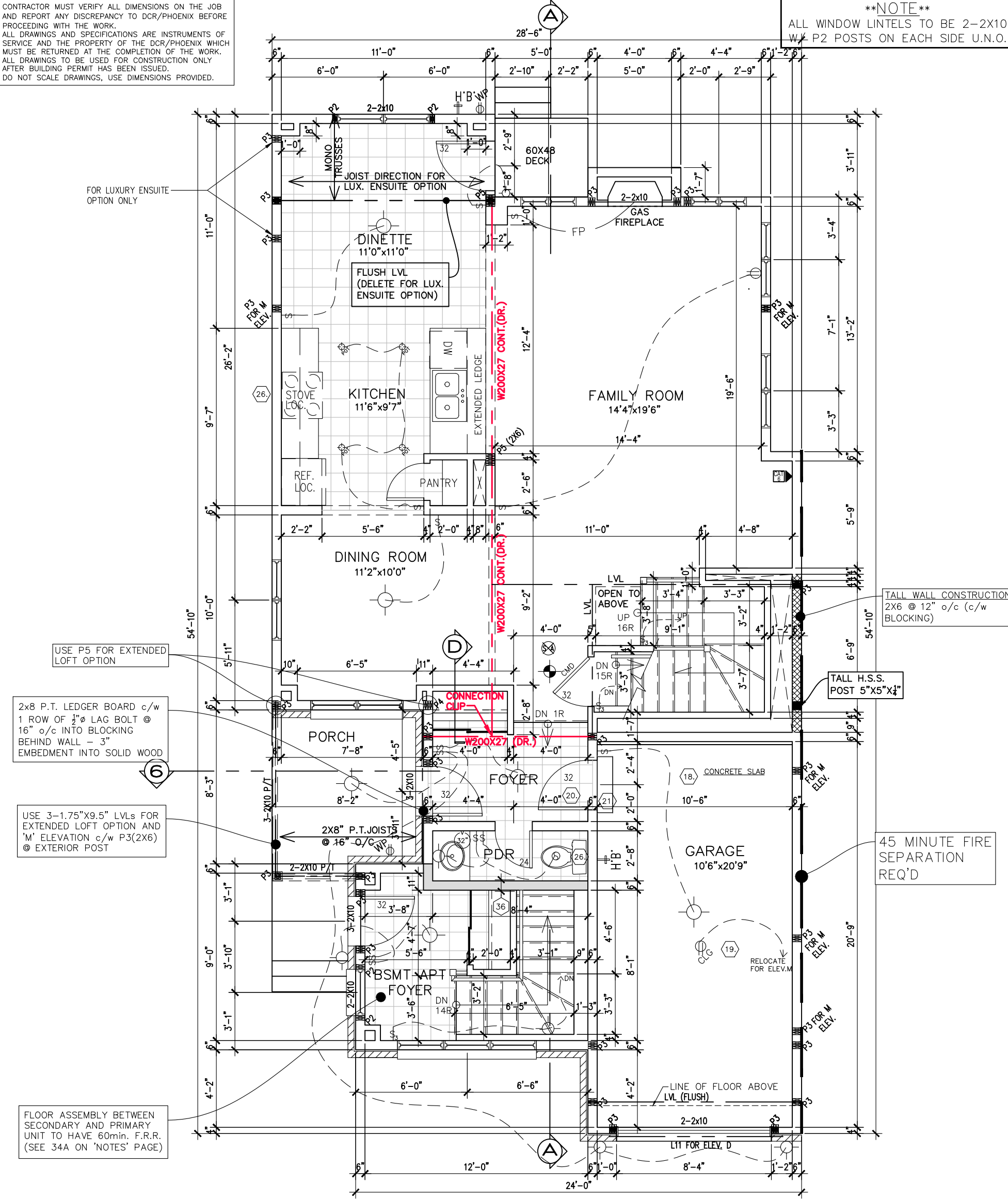
XX

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			

footprint:	35-33
drawn by:	SP
date:	OCT/16
scale:	3/16"=1'-0"
sheet no:	2 8
DCL-A4	

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DCR/PHOENIX BEFORE PROCEEDING WITH THE WORK.
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DO NOT SCALE DRAWINGS, USE DIMENSIONS PROVIDED.

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

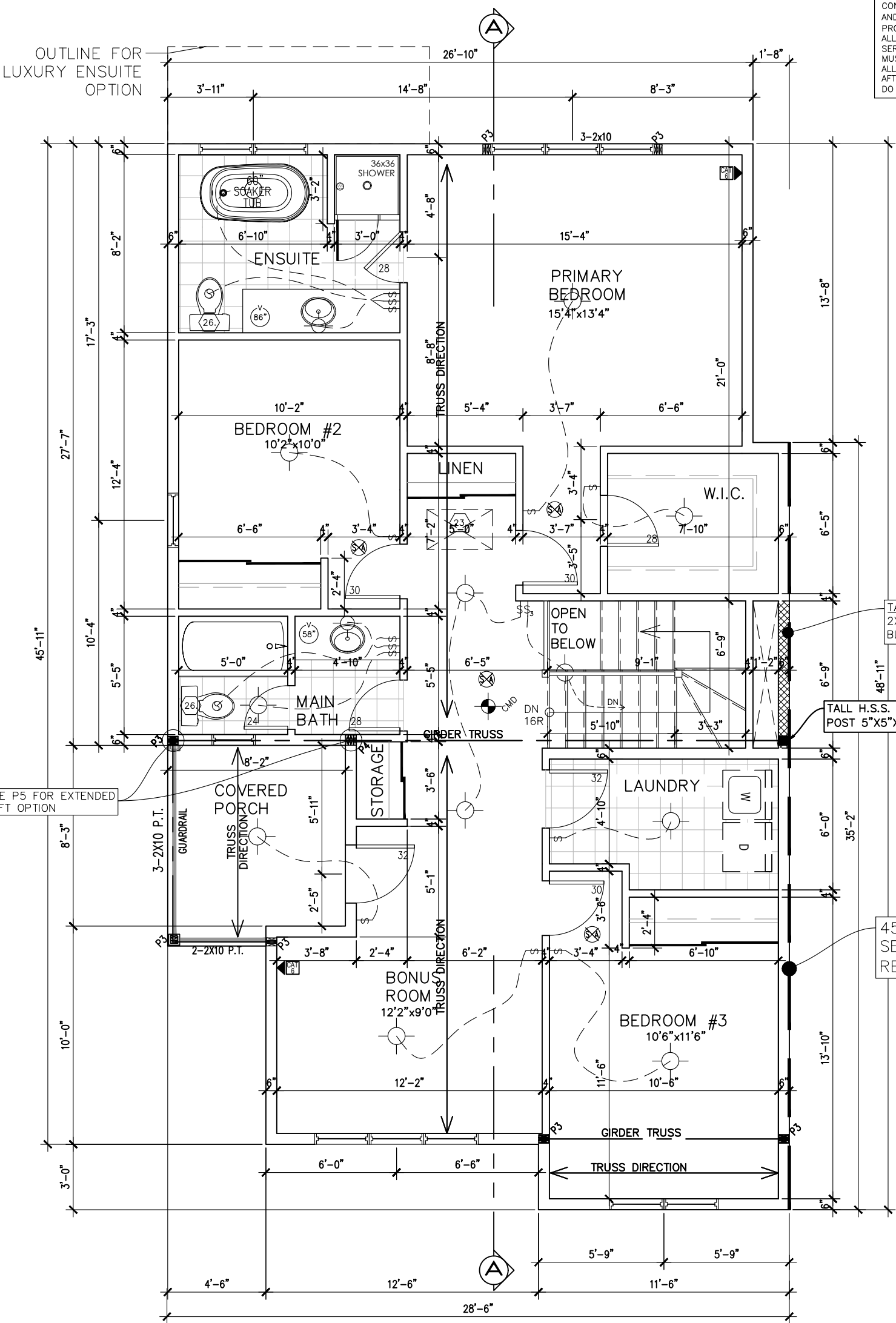


ELEVATION R GROUND FLOOR PLAN WITH BASEMENT APARTMENT

FOR REFERENCE ONLY
NOT FOR REPRODUCTION

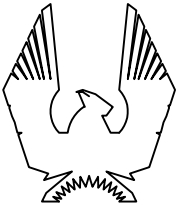


MIRAPOSA PLUS R			footprint: 35-33	
SITE: XXX			drawn by: SP	
LOT NUMBER: XX			date: OCT/16	
CIVIC ADDRESS: XX			scale: 3/16"=1'-0"	
			sheet no:	3/8
			DCL-A4	
5	REVISED STAIRS	18/12/23	CB	
4	KITCHEN LIGHT UPDATE	24/10/22	SP	
3	ADDED GARAGE SECTION - ELEVATION M	12/07/19	SP	
2	STRUCTURAL REVIEW	29/05/19	SP	
1	PRELIMINARY - CONCEPT PROPOSAL	29/10/16	SP	
No. Description		dd/mm/yy	By	
REVISIONS				



ELEVATION R SECOND FLOOR PLAN

FOR REFERENCE ONLY
NOT FOR REPRODUCTION



PHOENIX HOMES

MIRAPOSA PLUS R

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			

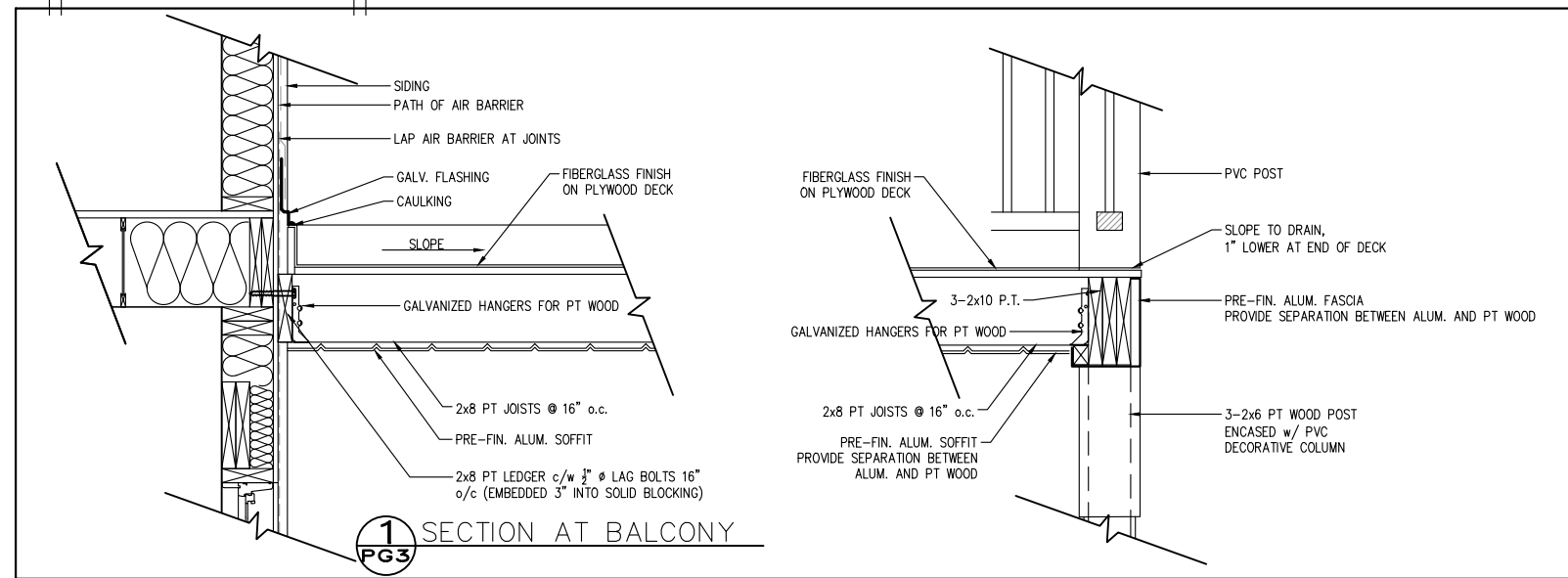
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drawn by:	SP
date:	OCT/16
scale:	3/16"=1'-0"
sheet no:	4 8
DCL-A4	

FOR REFERENCE ONLY
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.

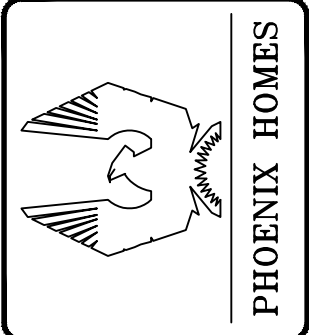
UPGRADED ENSUITE OPTION	
WALL AREA	1068.09 SQ.FT.
LIMITING DISTANCE	1.2 M (7%)
OPENINGS ALLOWED	74.77 SQ.FT.
OPENINGS PROVIDED	72.94 SQ.FT.



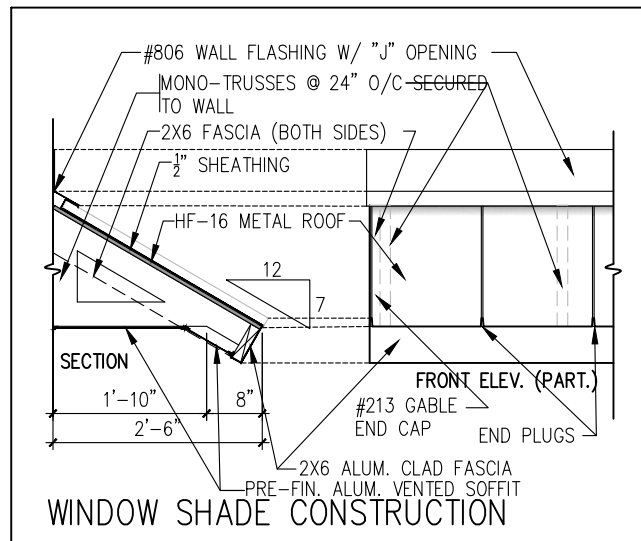
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5	REVISED STAIRS	18/12/23	OB
4	KITCHEN LIGHT UPDATE	24/10/22	SP
3	ADDED GARAGE SECTION - ELEVATION M	12/07/19	SP
2	STRUCTURAL REVIEW	29/05/19	SP
1	PRELIMINARY - CONCEPT PROPOSAL	29/10/16	SP
No.	Description	dd/mm/yy	By
REVISIONS			

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



LEFT SIDE ELEVATION R



RIGHT SIDE ELEVATION R

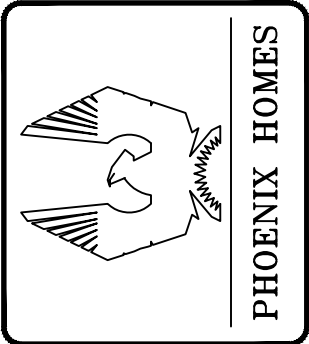
WALL AREA	1009.44 SQ.FT.
LIMITING DISTANCE	1.2 M (7%)
OPENINGS ALLOWED	70.66 SQ.FT.
OPENINGS PROVIDED	53.96 SQ.FT.

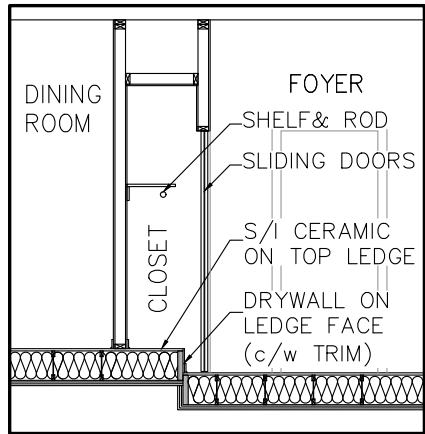
FOR REFERENCE ONLY
NOT FOR REPRODUCTION

footprint:	35-33
drawn by:	SP
date:	OCT/16
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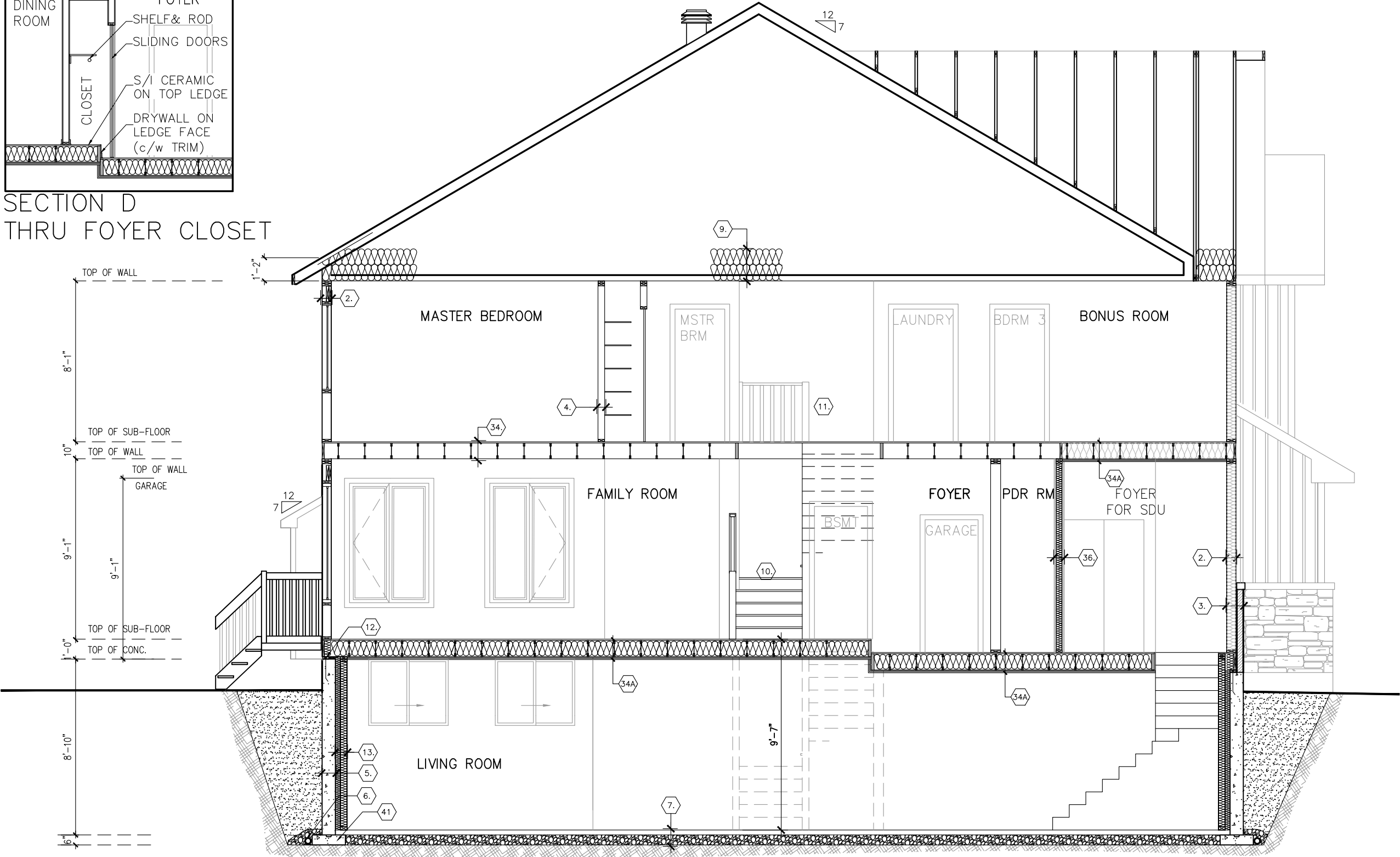
No.	Description	By
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4	KITCHEN LIGHT UPDATE	24/10/22
3	ADDED GARAGE SECTION - ELEVATION M	12/07/19
2	STRUCTURAL REVIEW	29/05/19
1	PRELIMINARY - CONCEPT PROPOSAL	29/10/16
REVISIONS		

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





SECTION D
THRU FOYER CLOSET



ELEVATION R
SECTION AA

9' FOUNDATION POUR

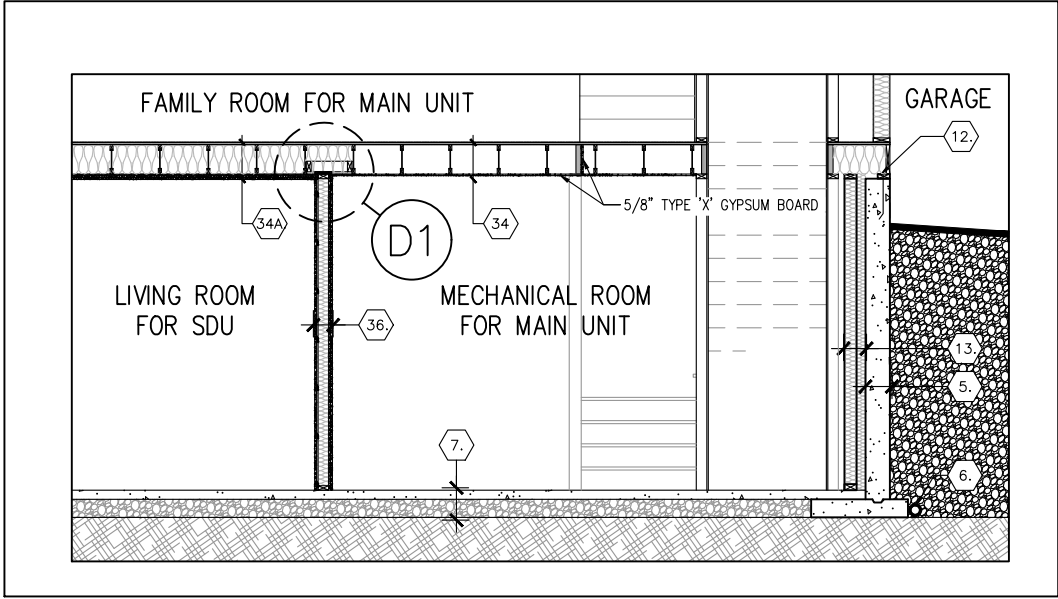
FOR REFERENCE ONLY
NOT FOR REPRODUCTION

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88	

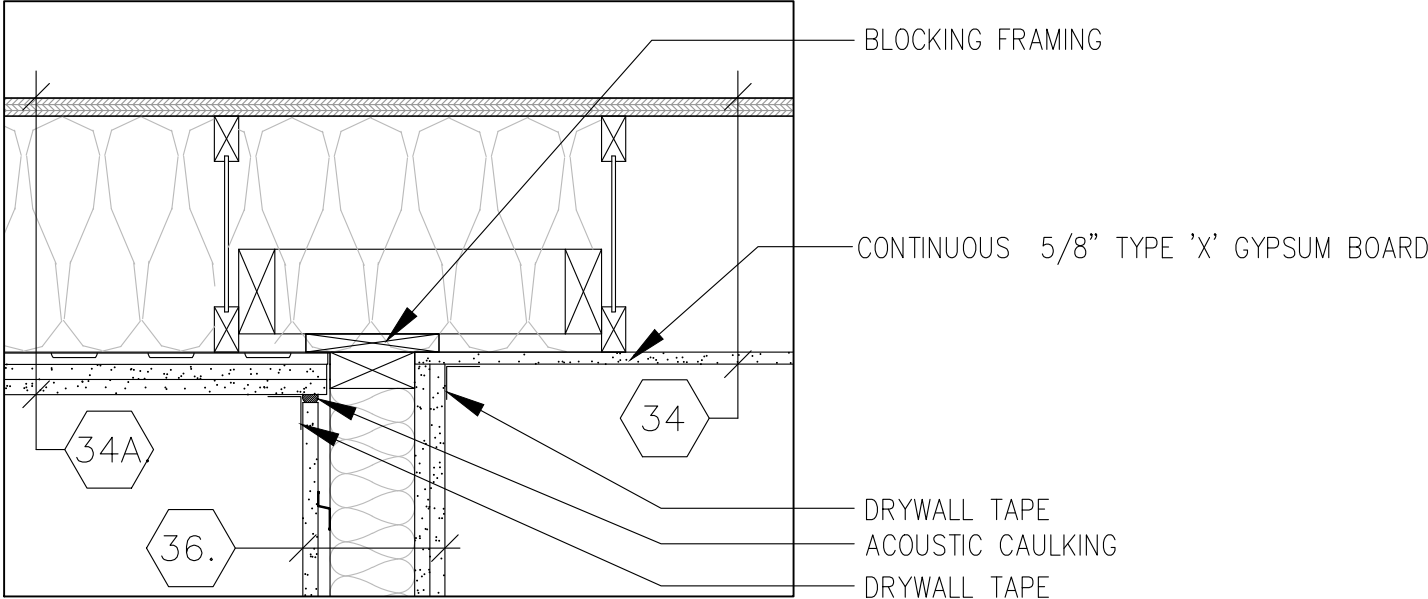
No.	Description	dd/mm/yy	By
5	REVISED STAIRS	18/12/23	CB
4	KITCHEN LIGHT UPDATE	24/10/22	SP
3	ADDED GARAGE SECTION - ELEVATION M	12/07/19	SP
2	STRUCTURAL REVIEW	29/05/19	SP
1	PRELIMINARY - CONCEPT PROPOSAL	29/10/16	SP
REVISIONS			

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

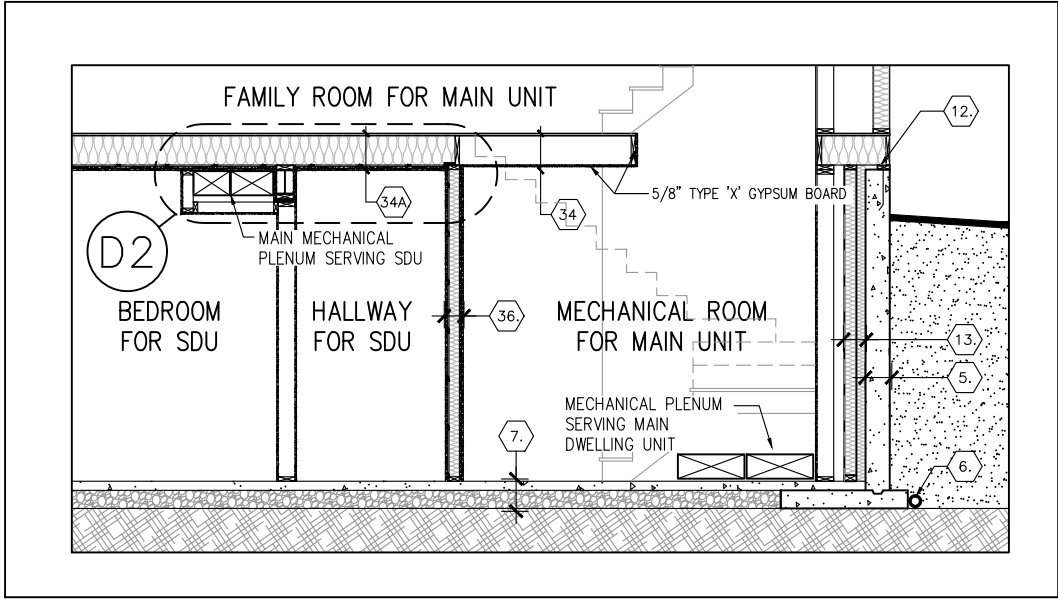
PHOENIX HOMES



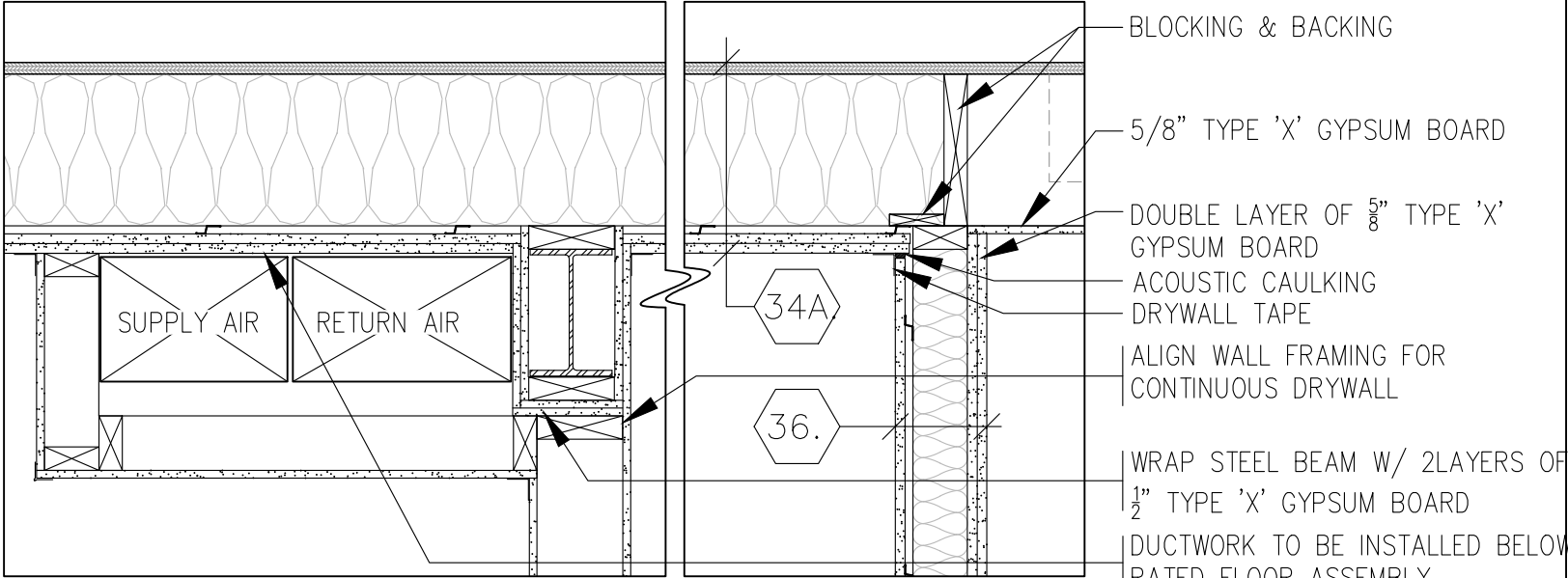
B-B
2
PARTIAL SECTION
SCALE: $\frac{3}{16}"=1'-0"$



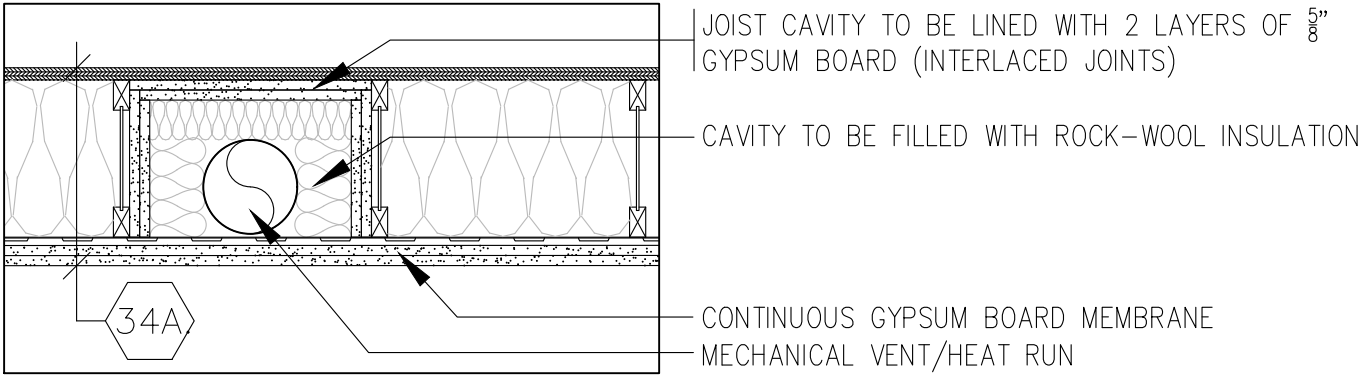
D1
FD-1
DETAIL SECTION (RATED WALL PARALLEL TO JOISTS)
SCALE: $1\frac{1}{2}"=1'-0"$



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"
sheet no:	DCL-162
	FD-1

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

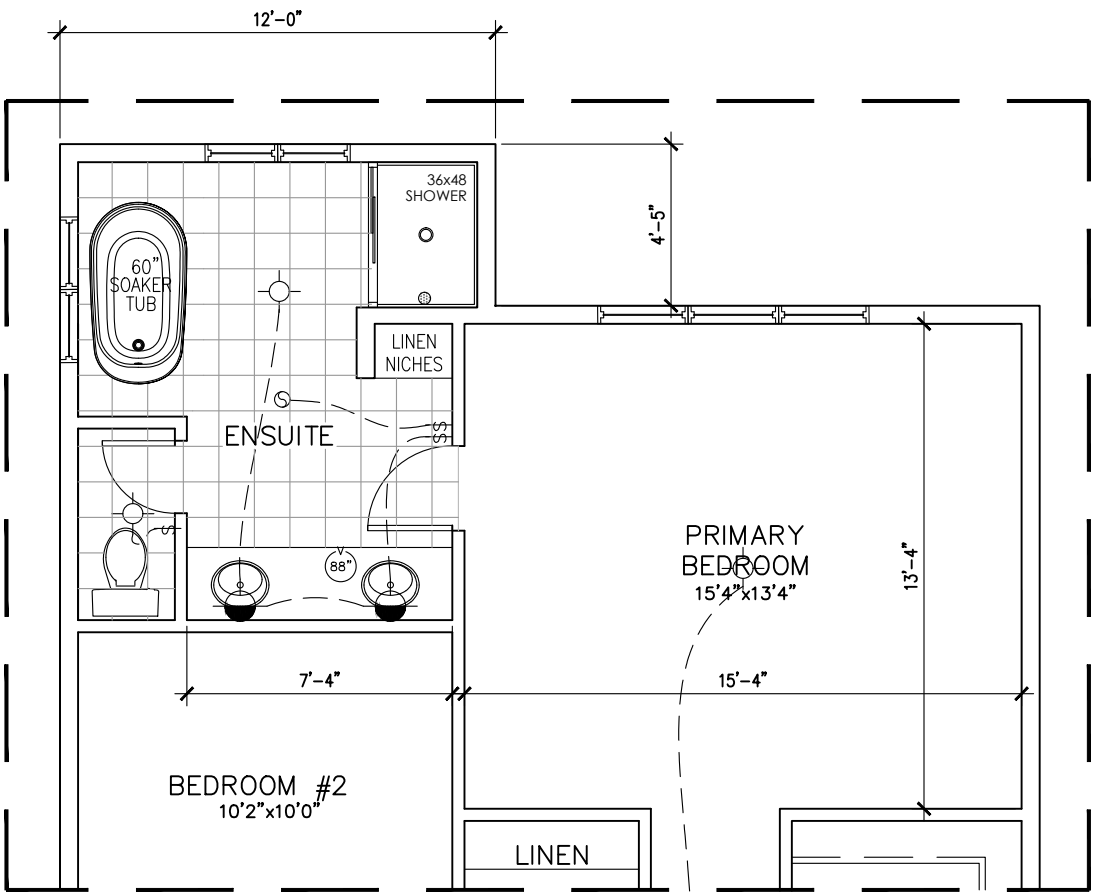
MIRAPOSA PLUS

SITE: XXX

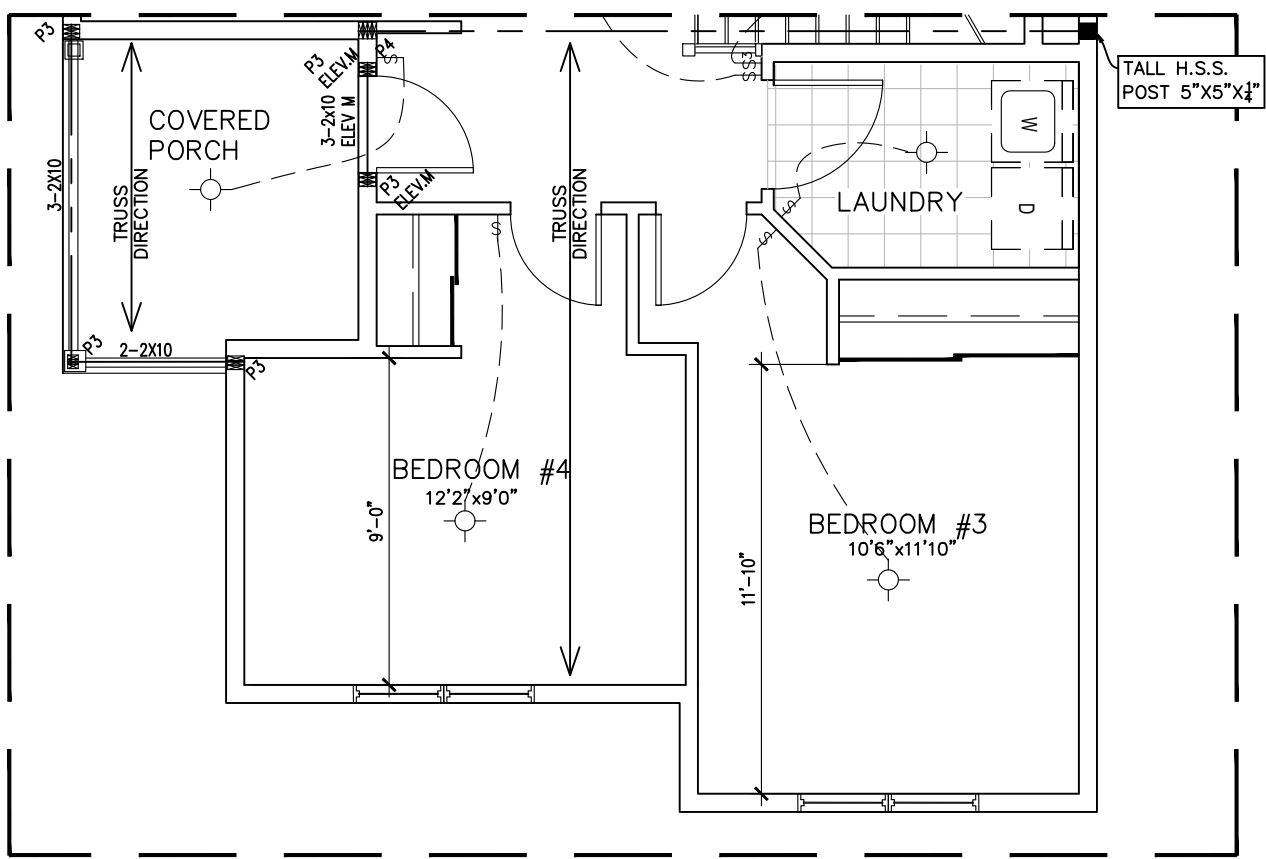
LOT NUMBER: XXX

CIVIC ADDRESS: XX

PHOENIX HOMES



LUXURY ENSUITE OPTION
(ADDS 53 SQ. FT.)



4TH BEDROOM OPTION

FOR REFERENCE ONLY
NOT FOR REPRODUCTION



MIRAPOSA PLUS R

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
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date:	OCT/16
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DCL-A4	8