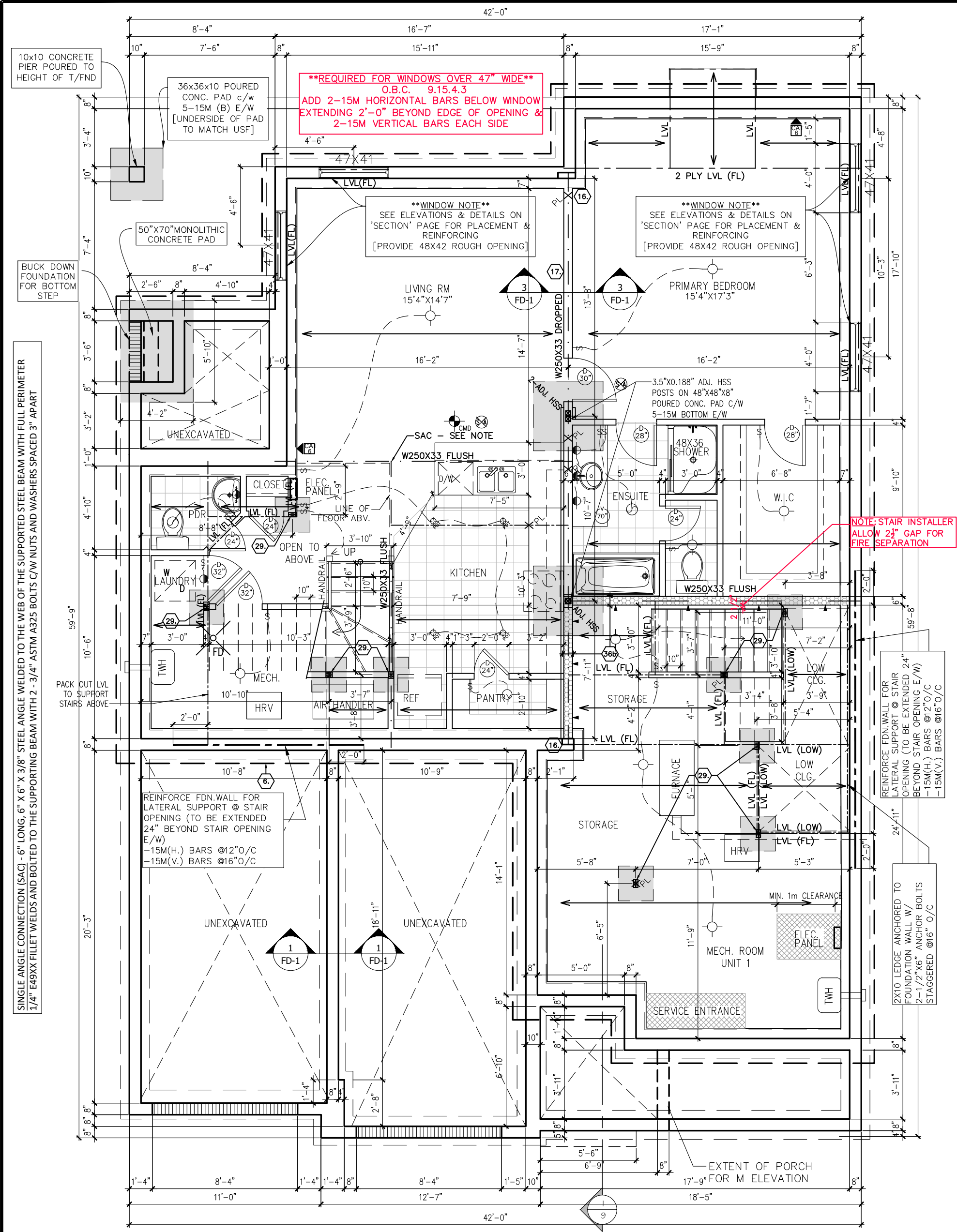


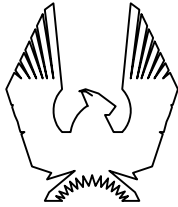


9' FOUNDATION POUR

****NOTE****
FINISHED CEILING AREA TO BE FIRE RATED
FROM UNIT ABOVE – SEE SECTION

FOUNDATION PLAN –
ELEVATIONS C/M/R

	SQUARE FOOT CALCULATION		
	MAIN DWELLING	BASEMENT UNIT	TOTAL
BASEMENT	0	1076	1076
GROUND FLOOR	1376	97	1473
SECOND FLOOR	1783	279	2062
TOTAL	3159	1452	4611



PHOENIX HOMES

KLONDIKE

SITE: XX

LOT NUMBER: XX

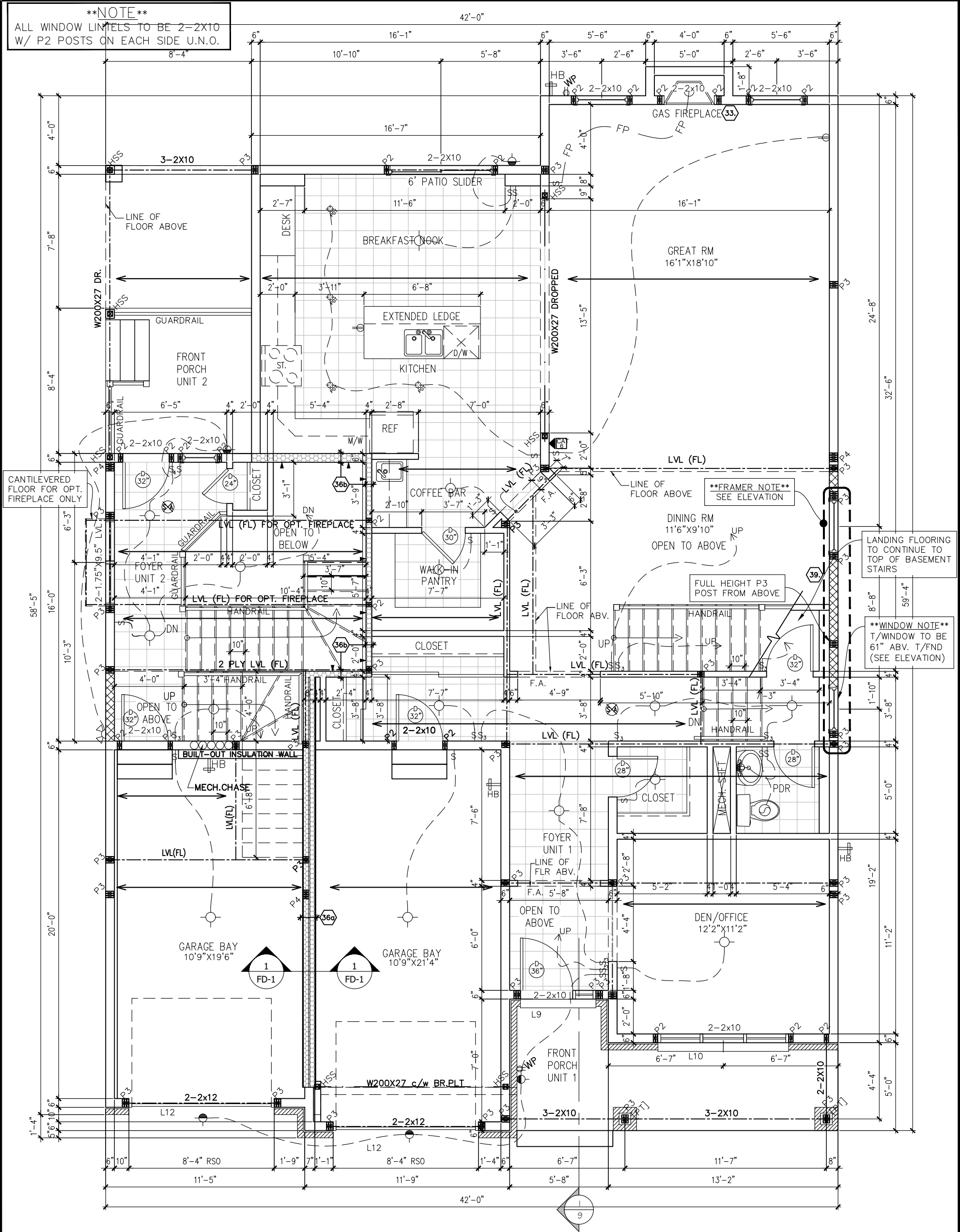
CIVIC ADDRESS: XX

4	ALT. ENSUITE STANDARD & LARGER HALLWAY	26/09/23	CB
3	STAIRS & NOTES ADJUSTED TO CODE REVISION	22/03/22	SP
2	INFO FOR LATERALLY UNSUPPORTED WALLS	16/05/18	SP
1	STRUCTURAL REVISIONS	06/02/18	SP
No.	Description	dd/mm/yy	By
REVISIONS			

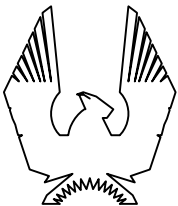
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drawn by: SP
date: OCT/16
scale: 3/16"=1'-0"

DCL-202sheet #:
sheet title:

2 of 26



GROUND FLOOR PLAN C



PHOENIX HOMES

KLONDIKE

SITE: XX

LOT NUMBER:

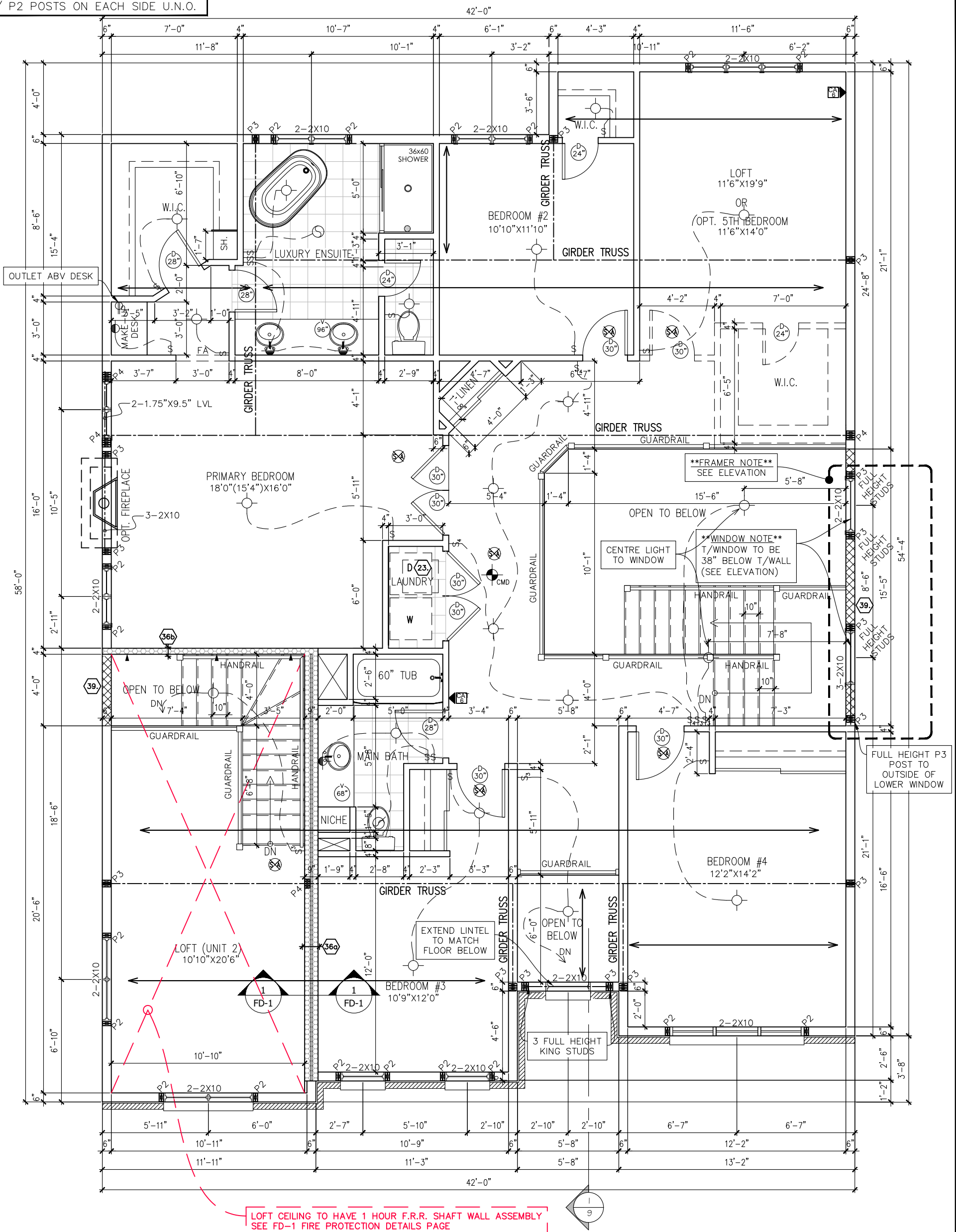
CIVIC ADDRESS:
XX

XX

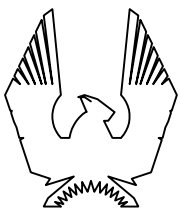
4	ALT. ENSUITE STANDARD & LARGER HALLWAY	26/09/23	CB
3	STAIRS & NOTES ADJUSTED TO CODE REVISION	22/03/22	SP
2	INFO FOR LATERALLY UNSUPPORTED WALLS	16/05/18	SP
1	STRUCTURAL REVISIONS	06/02/18	SP
No.	Description	dd/mm/yy	By
REVISIONS			

footprint:	
designed by: SP	
drawn by: SP	
date: OCT/16	
scale: 3/16"=1'-0"	
DCL-202sheet #:	
sheet title:	
3 of 26	

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



SECOND FLOOR PLAN C



PHOENIX HOMES

KLONDIKE

SITE: XX

LOT NUMBER:

CIVIC ADDRESS:
XX

XX

4	ALT. ENSUITE STANDARD & LARGER HALLWAY	26/09/23	CB
3	STAIRS & NOTES ADJUSTED TO CODE REVISION	22/03/22	SP
2	INFO FOR LATERALLY UNSUPPORTED WALLS	16/05/18	SP
1	STRUCTURAL REVISIONS	06/02/18	SP
No.	Description	dd/mm/yy	By
	REVISIONS		

footprint:		
designed by: SP		
drawn by: SP		
date: OCT/16		
scale: 3/16"=1'-0"		
CL-202	sheet #:	4
sheet le:		

4 of 26

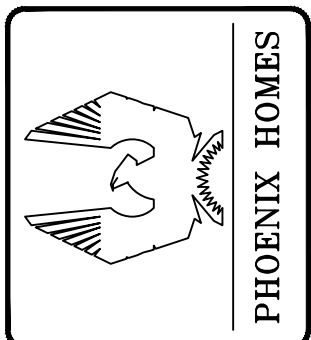


FRONT ELEVATION C

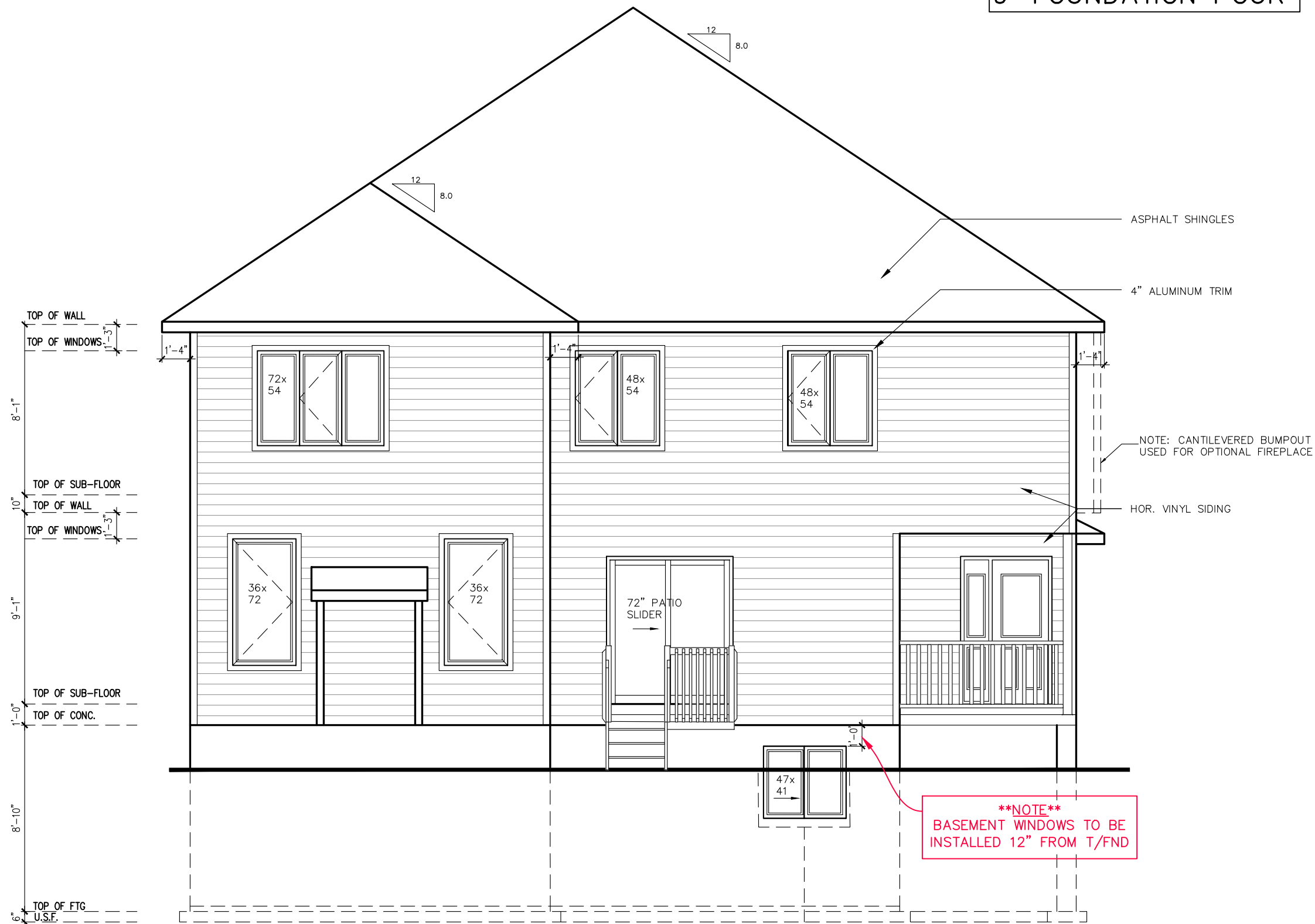
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drawn by: SP	date: OCT/16
scale: 3/16"=1'-0"	sheet #:
DCL-202	5 of 26

4	ALT. ENSUITE STANDARD & LARGER HALLWAY	26/09/23	CB
3	STAIRS & NOTES ADJUSTED TO CODE REVISION	22/03/22	SP
2	INFO FOR LATERALLY UNSUPPORTED WALLS	16/05/18	SP
1	STRUCTURAL REVISIONS	06/02/18	SP
No.	Description	dd/mm/yy	By

KLONDIKE
SITE: XX
LOT NUMBER: XXX
CIVIC ADDRESS: XX



REAR ELEVATION C



footprint:	designed by: SP
drawn by: SP	date: OCT/16
scale: 3/16"=1'-0"	DCL-202sheet #:
sheet title:	6 of 26

		CB	
4	ALT. ENSUITE STANDARD & LARGER HALLWAY	26/09/23	
3	STAIRS & NOTES ADJUSTED TO CODE REVISION	22/03/22	SP
2	INFO FOR LATERALLY UNSUPPORTED WALLS	16/05/18	SP
1	STRUCTURAL REVISIONS	06/02/18	SP
No.	Description	dd/mm/yy	By

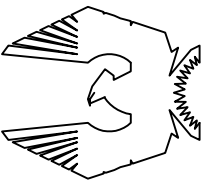
KLONDIKE

SITE: XX

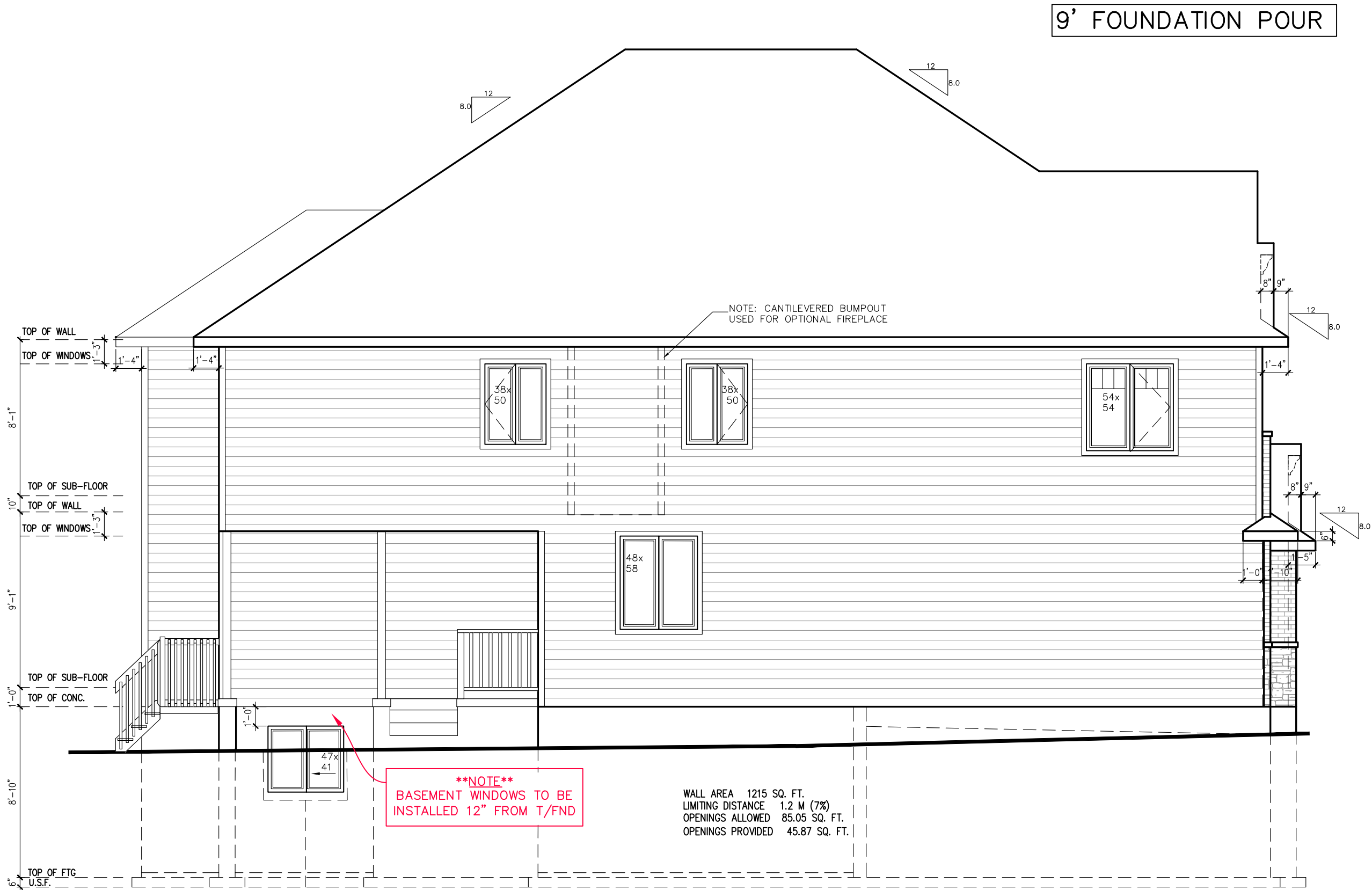
LOT NUMBER:

CIVIC ADDRESS:
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XXX



PHOENIX HOMES



9' FOUNDATION POUR

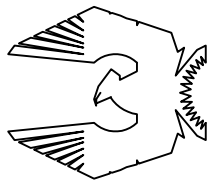
****NOTE****
BASEMENT WINDOWS TO BE
INSTALLED 12" FROM T/FND

WALL AREA 1215 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
OPENINGS ALLOWED 85.05 SQ. FT.
OPENINGS PROVIDED 45.87 SQ. FT.

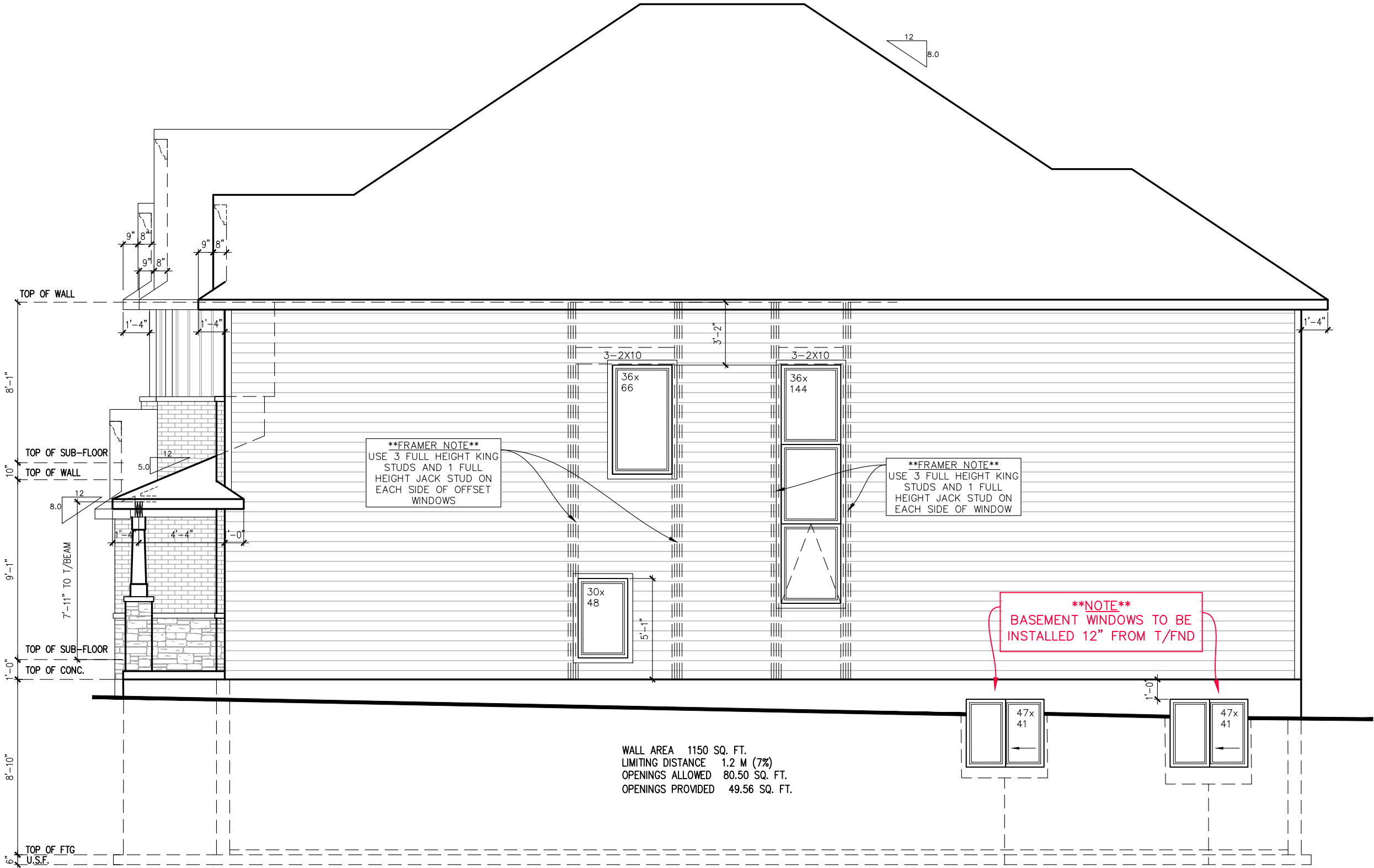
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	drawn by: SP
	date: OCT/16
	scale: 3/16"=1'-0"
DCL-202	sheet #:
sheet title:	7 of 26

		CB
4	ALT. ENSUITE STANDARD & LARGER HALLWAY	26/09/23
3	STAIRS & NOTES ADJUSTED TO CODE REVISION	22/03/22 SP
2	INFO FOR LATERALLY UNSUPPORTED WALLS	16/05/18 SP
1	STRUCTURAL REVISIONS	06/02/18 SP
No.	Description	By
REVISIONS		

KLONDIKE		
SITE: XX	LOT NUMBER:	XXX
	CIVIC ADDRESS:	XX



PHOENIX HOMES



9' FOUNDATION POUR

****FRAMER NOTE****
USE 3 FULL HEIGHT KING
STUDS AND 1 FULL
HEIGHT JACK STUD ON
EACH SIDE OF OFFSET
WINDOWS

****FRAMER NOTE****
USE 3 FULL HEIGHT KING
STUDS AND 1 FULL
HEIGHT JACK STUD ON
EACH SIDE OF WINDOW

****NOTE****
BASEMENT WINDOWS TO BE
INSTALLED 12" FROM T/FND

WALL AREA 1150 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
OPENINGS ALLOWED 80.50 SQ. FT.
OPENINGS PROVIDED 49.56 SQ. FT.

footprint:	designed by: SP
	drawn by: SP
	date: OCT/16
	scale: 3/16"=1'-0"
DCL-202	sheet #:
sheet title:	8 of 26

			CB
4	ALT. ENSUITE STANDARD & LARGER HALLWAY	26/09/23	SP
3	STAIRS & NOTES ADJUSTED TO CODE REVISION	22/03/22	SP
2	INFO FOR LATERALLY UNSUPPORTED WALLS	16/05/18	SP
1	STRUCTURAL REVISIONS	06/02/18	SP
No.	Description	dd/mm/yy	By
REVISIONS			

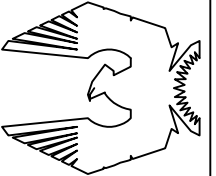
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SITE: XX

LOT NUMBER:

CIVIC ADDRESS:
XX

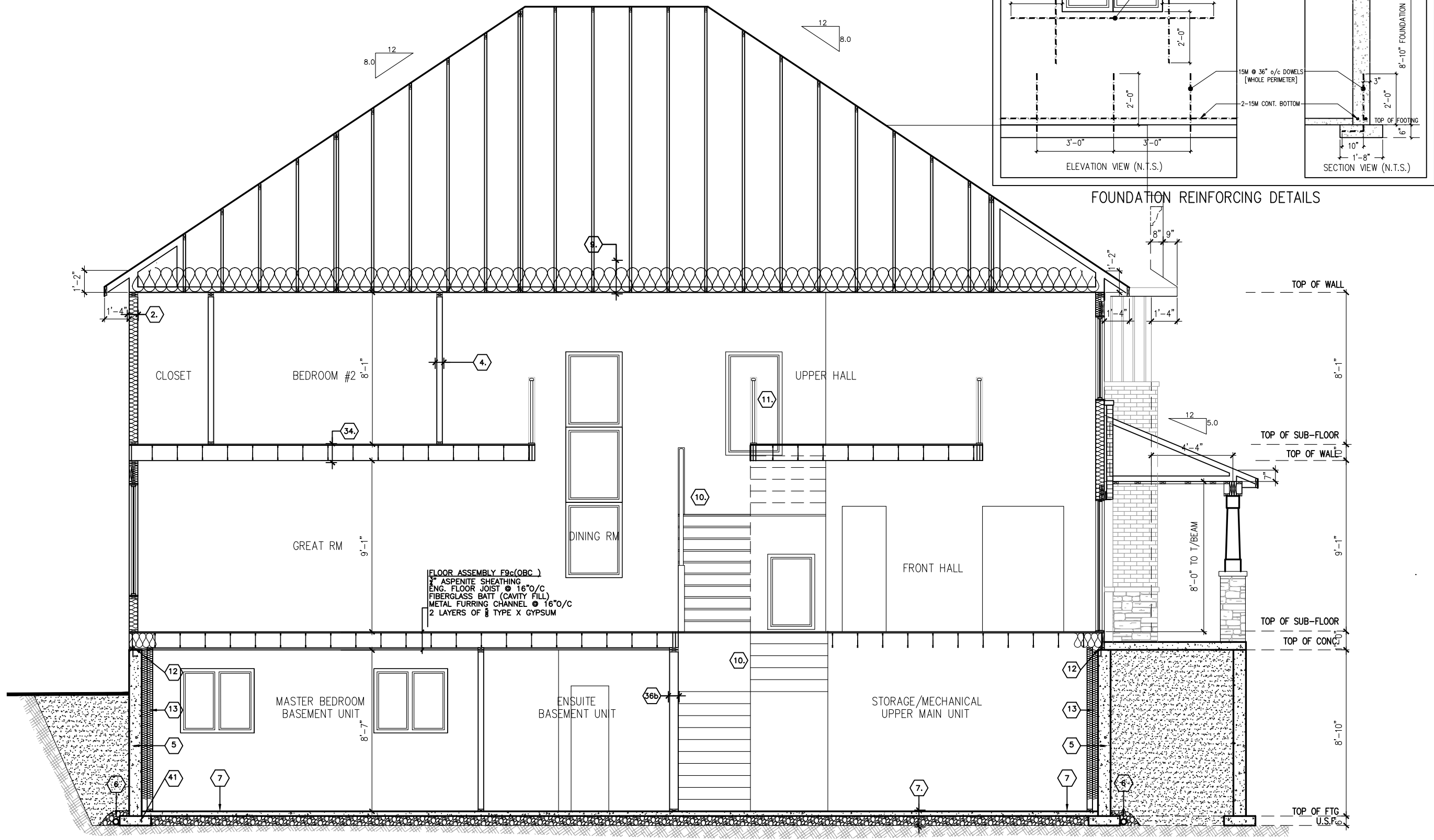
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PHOENIX HOMES

RIGHT ELEVATION C

9' FOUNDATION POUR



SECTION ELEVATION C

FOUNDATION REINFORCING DETAILS

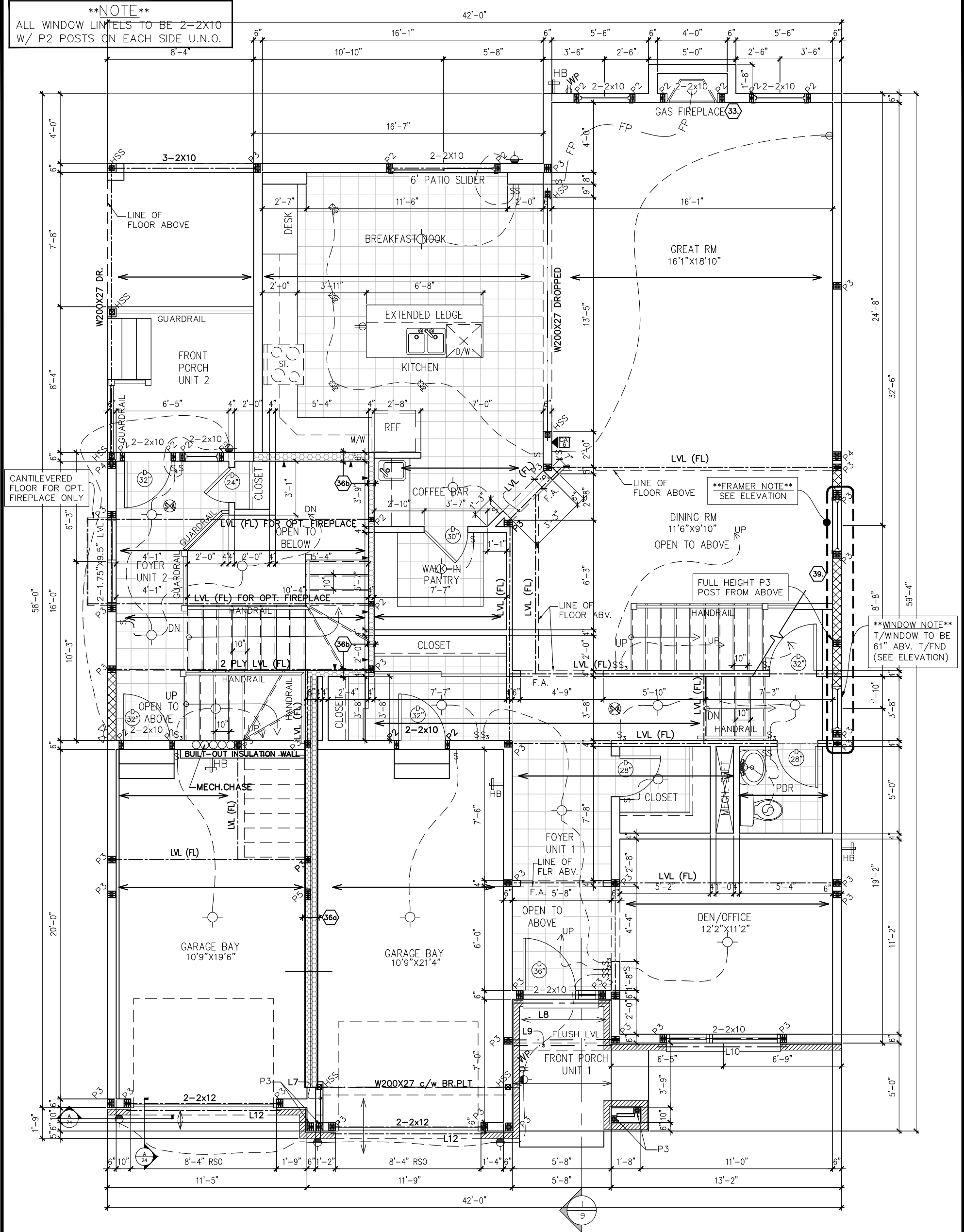
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drawn by: SP	date: OCT/16
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9 of 26	sheet title:

		CB	SP	SP	By
4	ALT. ENSUITE STANDARD & LARGER HALLWAY	26/09/23	22/03/22	16/05/18	06/02/18
3	STAIRS & NOTES ADJUSTED TO CODE REVISION				ad/mm/yy
2	INFO FOR LATERALLY UNSUPPORTED WALLS				
1	STRUCTURAL REVISIONS				
No.	Description				
REVISIONS					

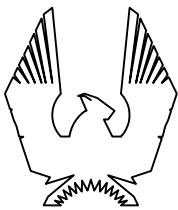
KLONDIKE	
SITE: XX	LOT NUMBER: XXX
CIVIC ADDRESS: XX	

PHOENIX HOMES

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



GROUND FLOOR PLAN – M ELEVATION



PHOENIX HOMES

KLONDIKE

SITE: XX

LOT NUMBER:

CIVIC ADDRESS:
XX

XX

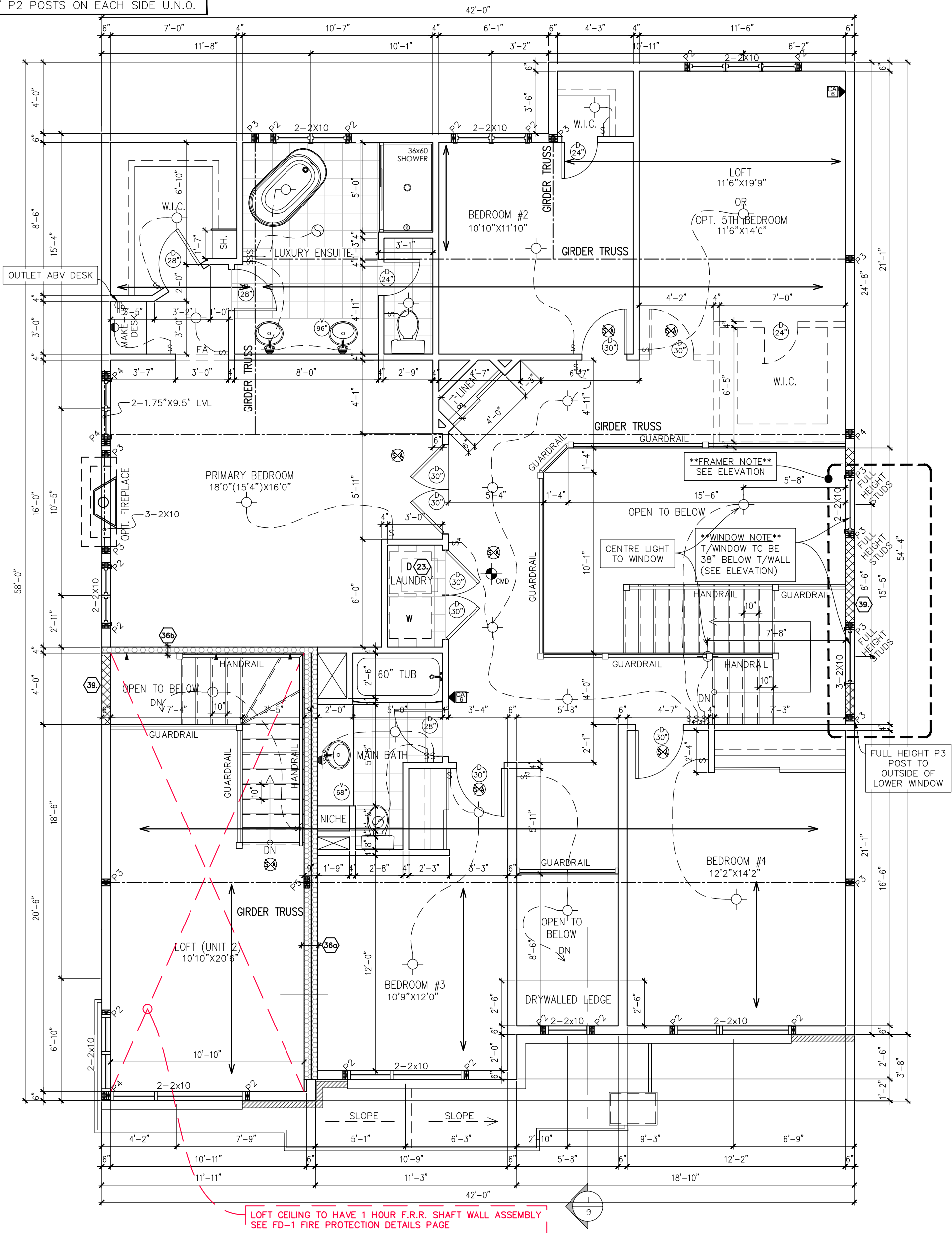
4	ALT. ENSUITE STANDARD & LARGER HALLWAY	26/09/23	CB
3	STAIRS & NOTES ADJUSTED TO CODE REVISION	22/03/22	SP
2	INFO FOR LATERALLY UNSUPPORTED WALLS	16/05/18	SP
1	STRUCTURAL REVISIONS	06/02/18	SP
No.	Description	dd/mm/yy	By
REVISIONS			

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drawn by: SP
date: OCT/16
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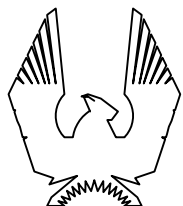
DCL-202	sheet #:
sheet	
title:	

10 of 26

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



SECOND FLOOR PLAN – M ELEVATION
STANDARD 4 BED+ LOFT



PHOENIX HOMES

KLONDIKE

SITE: XX

LOT NUMBER:

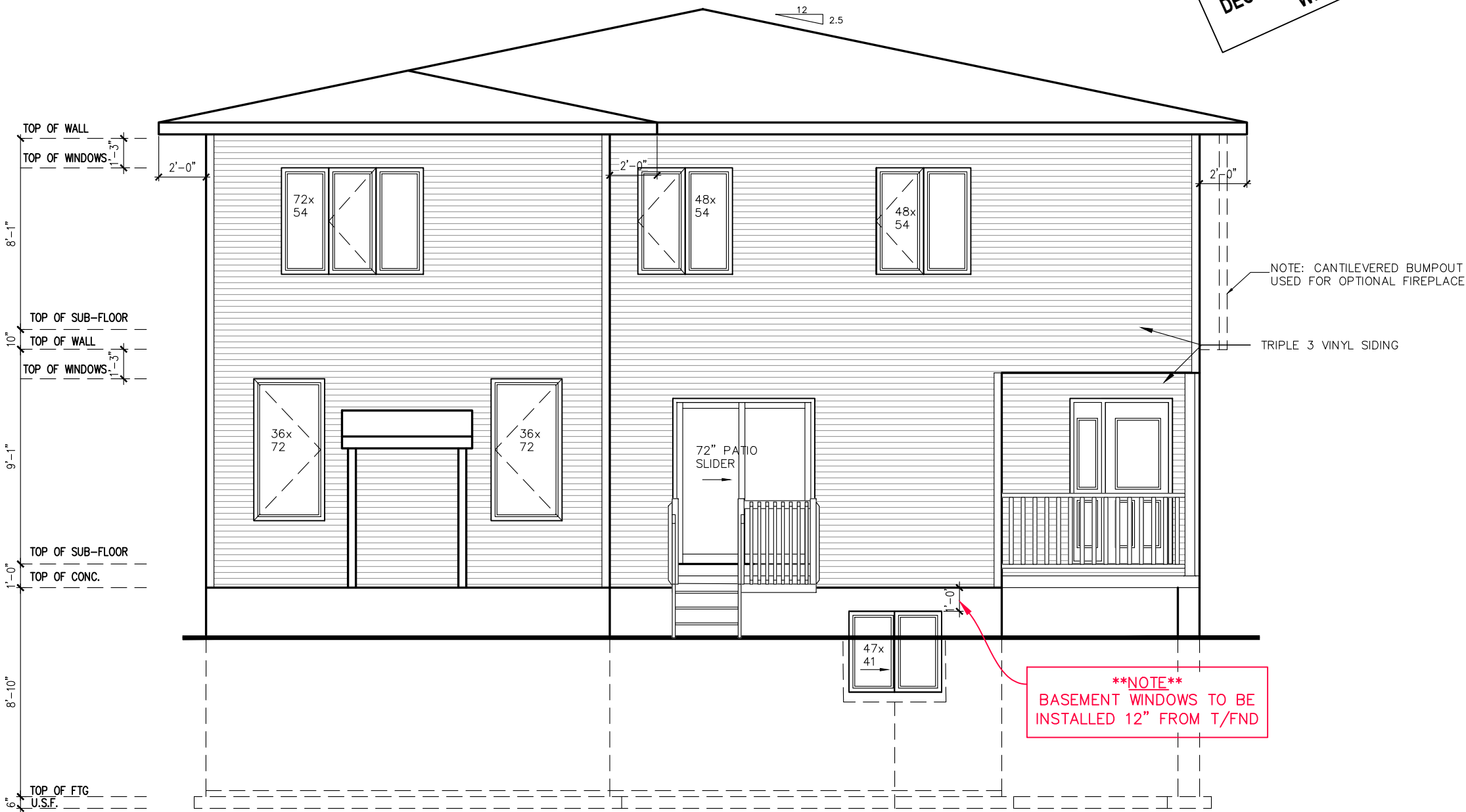
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4	ALT. ENSUITE STANDARD & LARGER HALLWAY	26/09/23	CB
3	STAIRS & NOTES ADJUSTED TO CODE REVISION	22/03/22	SP
2	INFO FOR LATERALLY UNSUPPORTED WALLS	16/05/18	SP
1	STRUCTURAL REVISIONS	06/02/18	SP
No. Description		dd/mm/yy	By
REVISIONS			

footprint:	
designed by: SP	
drawn by: SP	
date: OCT/16	
scale: 3/16"=1'-0"	
DCL-202sheet #:	11 of
sheet title:	26

REAR ELEVATION M



9' FOUNDATION POUR

****ATTENTION SIDING CREW****
DO NOT INSTALL
DECORATIVE TRIM AROUND
WINDOWS

NOTE: CANTILEVERED BUMPOUT
USED FOR OPTIONAL FIREPLACE

TRIPLE 3 VINYL SIDING

****NOTE****
BASEMENT WINDOWS TO BE
INSTALLED 12" FROM T/FND

footprint:	
designed by: SP	
drawn by: SP	
date: OCT/16	
scale: 3/16"=1'-0"	
DCL-202	sheet #
sheet title:	13 of 26

4	ALT. ENSUITE STANDARD & LARGER HALLWAY	26/09/23	CB		
3	STAIRS & NOTES ADJUSTED TO CODE REVISION	22/03/22	SP		
2	INFO FOR LATERALLY UNSUPPORTED WALLS	16/05/18	SP		
1	STRUCTURAL REVISIONS	06/02/18	SP		
No.	Description	dd/mm/yy	By		
REVISIONS					

KLONDIKE		XXX	
SITE: XX		LOT NUMBER:	
		CIVIC ADDRESS: XX	

PHOENIX HOMES

9' FOUNDATION POUR

****ATTENTION SIDING CREW****
DO NOT INSTALL
DECORATIVE TRIM AROUND
WINDOWS

NOTE: CANTILEVERED BUMPOUT
USED FOR OPTIONAL FIREPLACE

TRIPLE 3 VINYL SIDING

NOTE BASEMENT WINDOWS TO BE INSTALLED 12" FROM T/FND	
--	--

WALL AREA 1215 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
OPENINGS ALLOWED 85.05 SQ. FT.
OPENINGS PROVIDED 46.75 SQ. FT.

footprint:

designed by: SP

drawn by: SP

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

DCL-202sheet #:

sheet title:	
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14 of 26

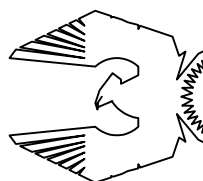
KLONDIKE

SITE: XX

LOT NUMBER:

CIVIC ADDRESS:
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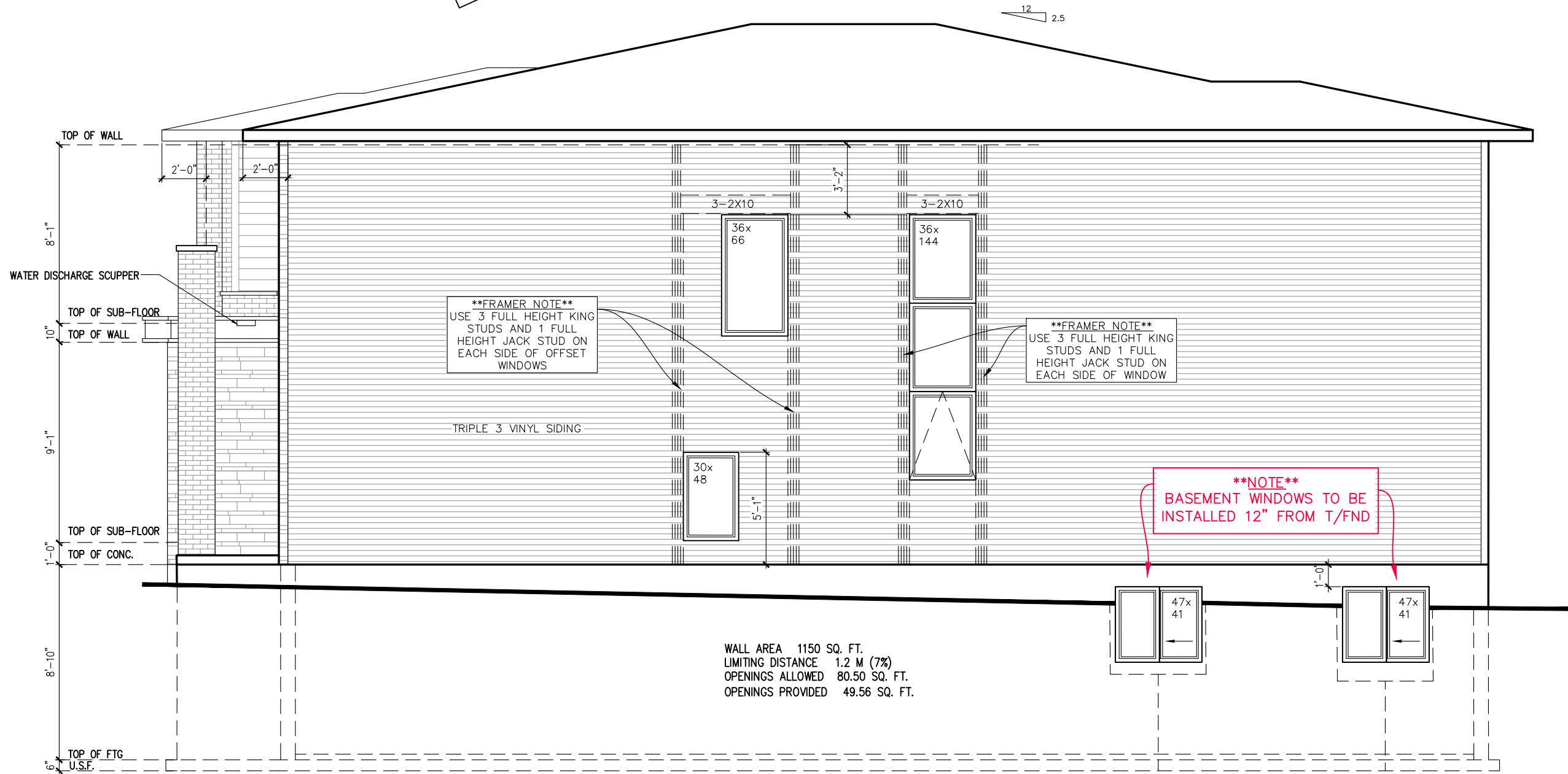
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PHOENIX HOMES

LEFT ELEVATION M

7'-11" TO T/BREAM



****ATTENTION SIDING CREW****
DO NOT INSTALL
DECORATIVE TRIM AROUND
WINDOWS

9' FOUNDATION POUR

RIGHT ELEVATION M

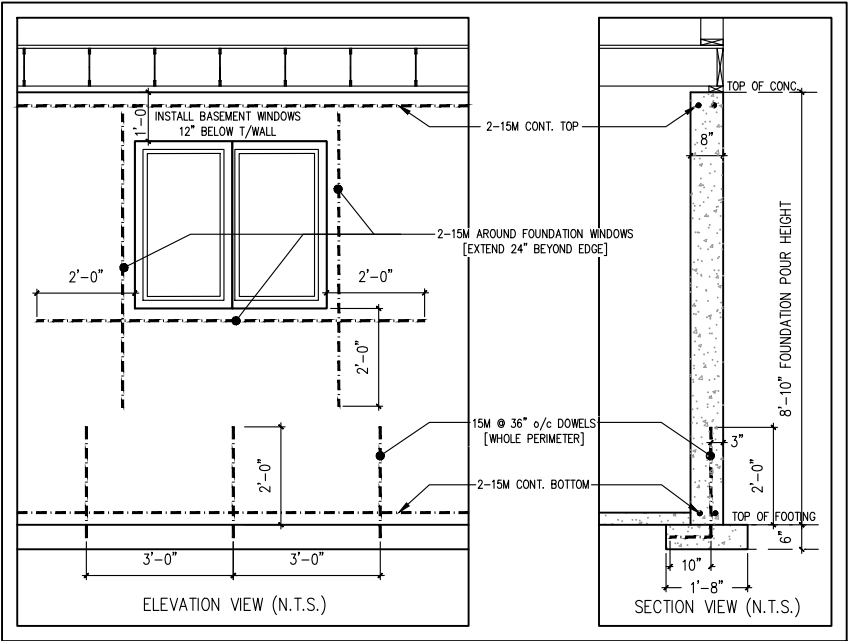
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sheet title:	

4	ALT. ENSUITE STANDARD & LARGER HALLWAY	26/09/23	CB		
3	STAIRS & NOTES ADJUSTED TO CODE REVISION	22/03/22	SP		
2	INFO FOR LATERALLY UNSUPPORTED WALLS	16/05/18	SP		
1	STRUCTURAL REVISIONS	06/02/18	SP		
No.	Description	dd/mm/yy	By		
REVISIONS					

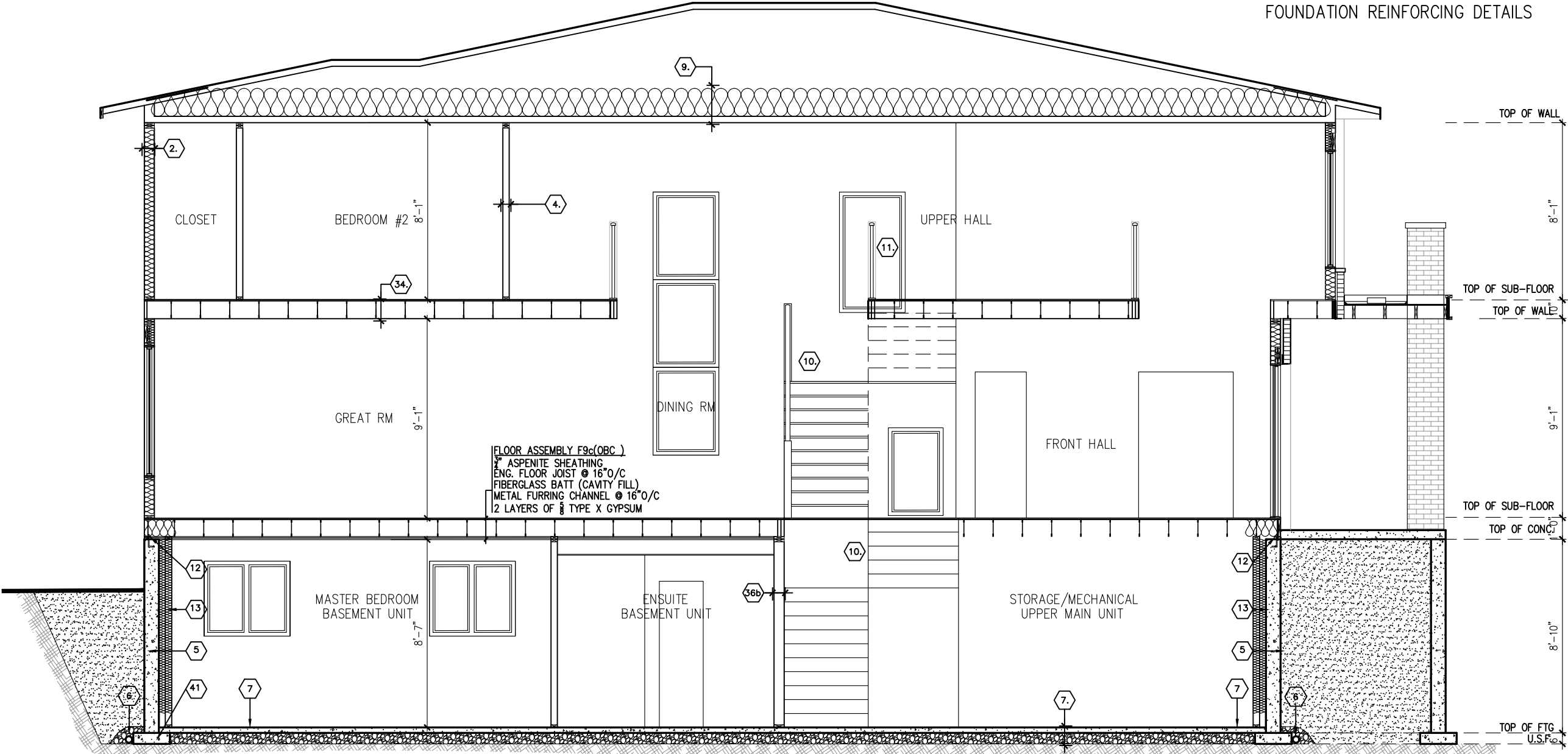
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SITE: XX		LOT NUMBER:	
		CIVIC ADDRESS: XX	

PHOENIX HOMES

9' FOUNDATION POUR



FOUNDATION REINFORCING DETAILS

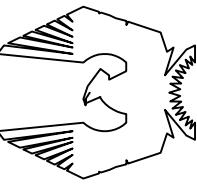


SECTION ELEVATION M

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drawn by: SP	date: OCT/16
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16 of 26	sheet title:

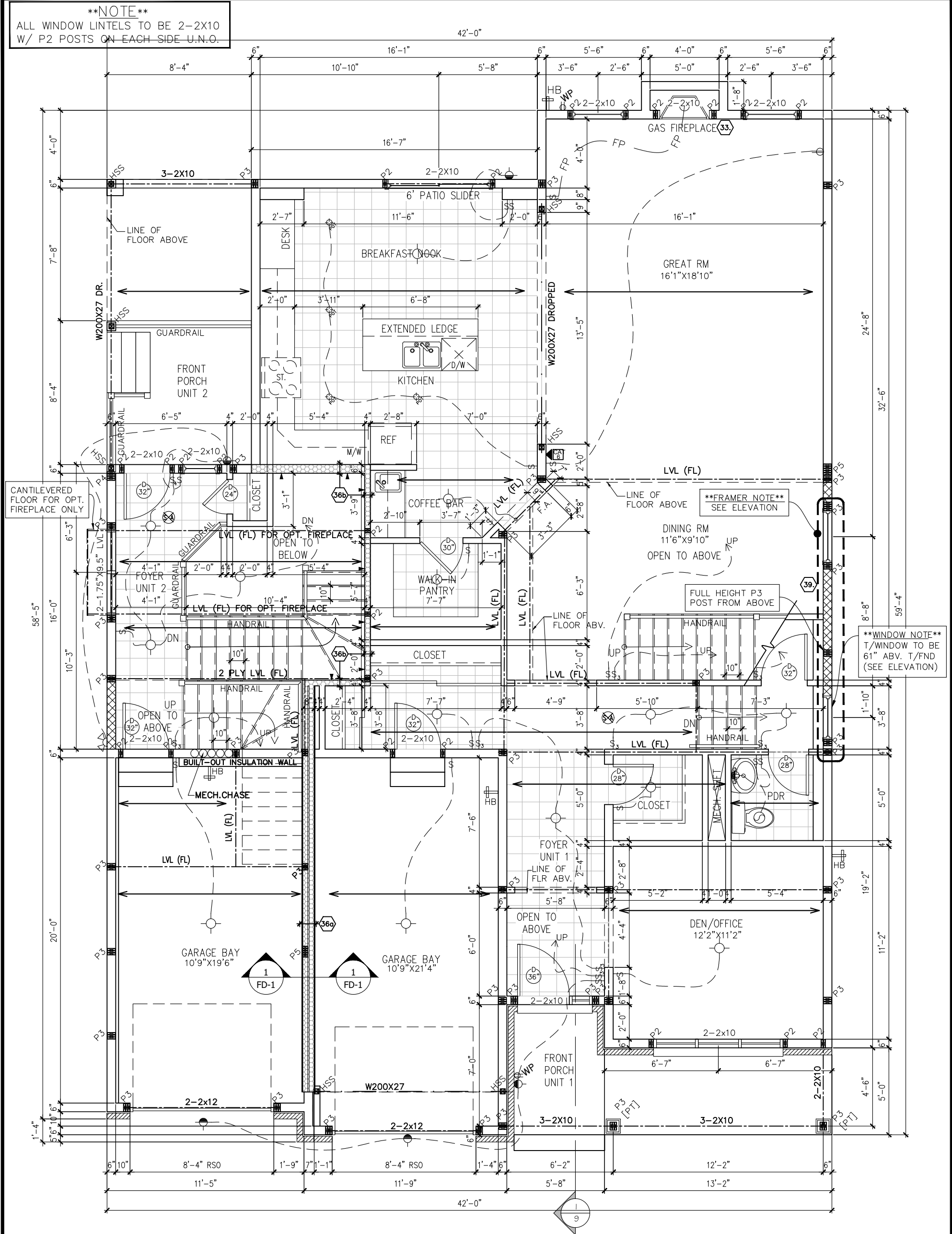
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3	STAIRS & NOTES ADJUSTED TO CODE REVISION	22/03/22	SP
2	INFO FOR LATERALLY UNSUPPORTED WALLS	16/05/18	SP
1	STRUCTURAL REVISIONS	06/02/18	SP
No.	Description	dd/mm/yy	By
REVISIONS			

KLONDIKE	SITE: XX	LOT NUMBER: XXX	CIVIC ADDRESS: XX
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PHOENIX HOMES

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



GROUND FLOOR PLAN R



KLONDIKE

SITE: XX

LOT NUMBER: XX

CIVIC ADDRESS: XX

4	ALT. ENSUITE STANDARD & LARGER HALLWAY	26/09/23	CB
3	STAIRS & NOTES ADJUSTED TO CODE REVISION	22/03/22	SP
2	INFO FOR LATERALLY UNSUPPORTED WALLS	16/05/18	SP
1	STRUCTURAL REVISIONS	06/02/18	SP
No.	Description	dd/mm/yy	By
REVISIONS			

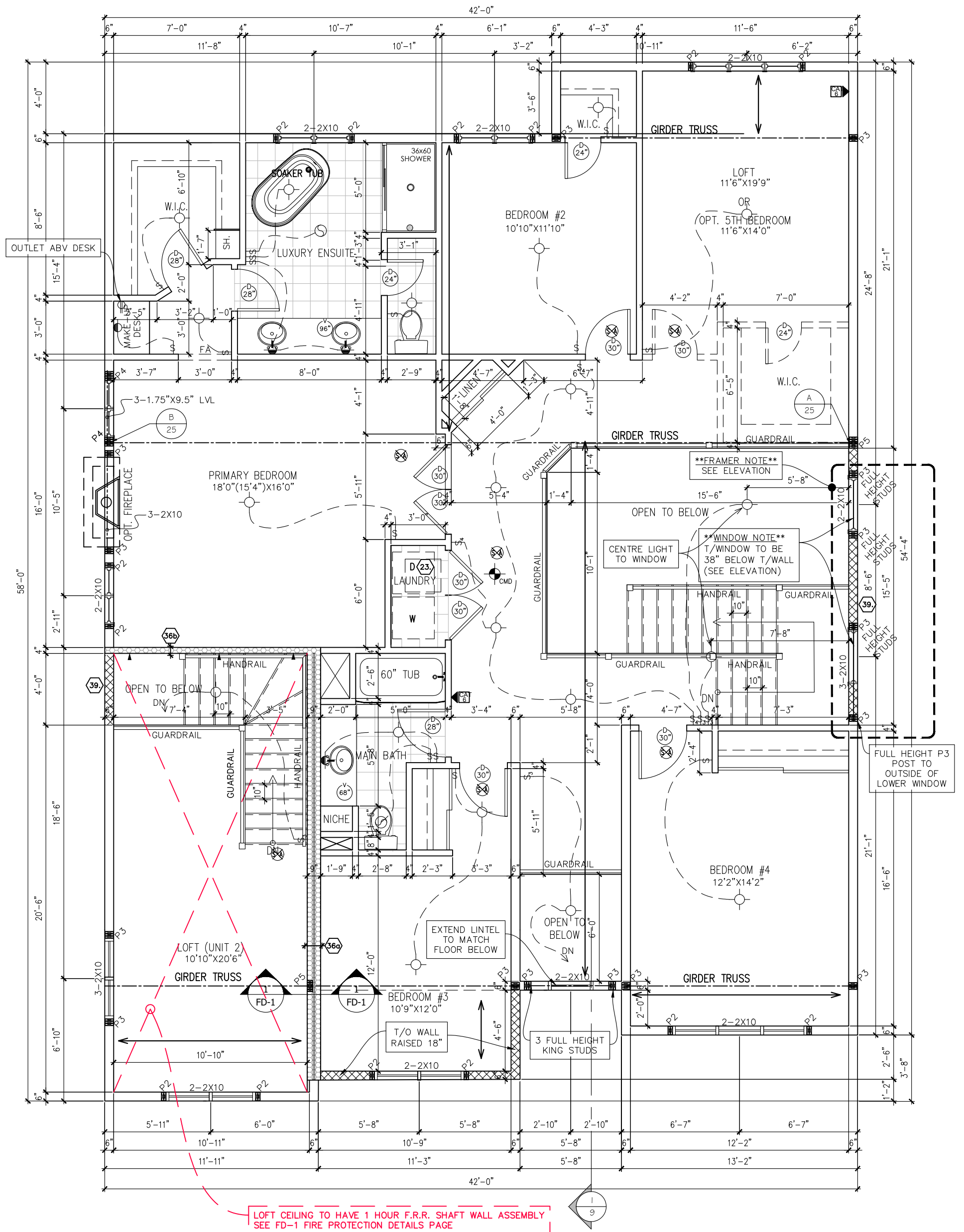
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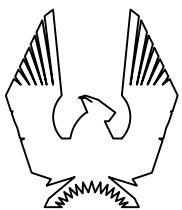
17 of 26

NOTE

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



SECOND FLOOR PLAN R



PHOENIX HOMES

KLONDIKE

SITE: XX

LOT NUMBER:

CIVIC ADDRESS:
XX

XX

4	ALT. ENSUITE STANDARD & LARGER HALLWAY	26/09/23	CB
3	STAIRS & NOTES ADJUSTED TO CODE REVISION	22/03/22	SP
2	INFO FOR LATERALLY UNSUPPORTED WALLS	16/05/18	SP
1	STRUCTURAL REVISIONS	06/02/18	SP
No.	Description	dd/mm/yy	By
REVISIONS			

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

DCL-202	sheet #:
sheet title:	

18 of 26

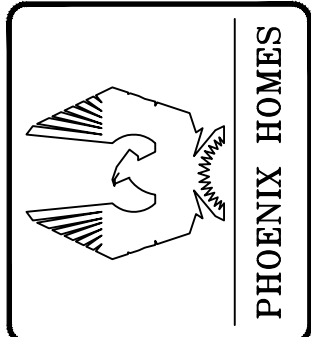


FRONT ELEVATION R

footprint:	
designed by: SP	
drawn by: SP	
date: OCT/16	
scale: $3/16" = 1' - 0"$	
DCL-202	sheet #:
sheet title:	

4	ALT. ENSUITE STANDARD & LARGER HALLWAY	26/09/23	CB
3	STAIRS & NOTES ADJUSTED TO CODE REVISION	22/03/22	SP
2	INFO FOR Laterally UNSUPPORTED WALLS	16/05/18	SP
1	STRUCTURAL REVISIONS	06/02/18	SP
No.	Description	dd/mm/yy	By
REVISIONS			

KLONDIKE	
SITE: XX	
LOT NUMBER:	XX
CIVIC ADDRESS:	XX

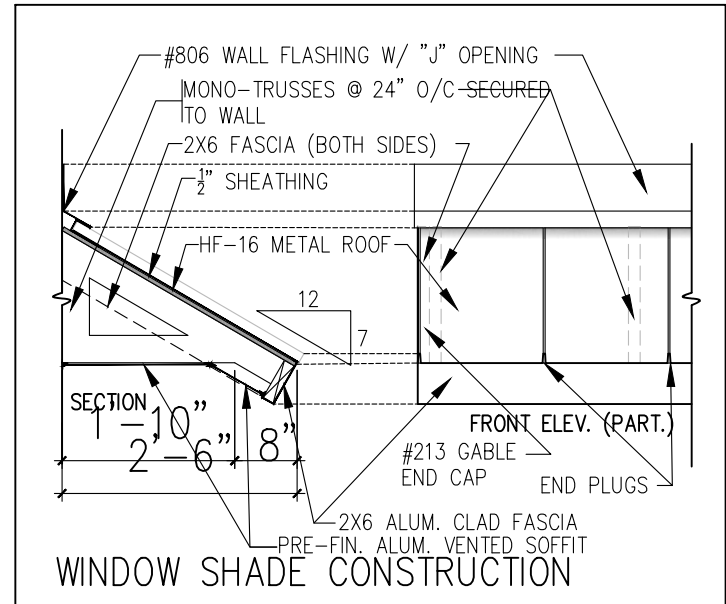


REAR ELEVATION R



****NOTE****
BASEMENT WINDOWS TO BE
INSTALLED 12" FROM T/FND

9' FOUNDATION POUR



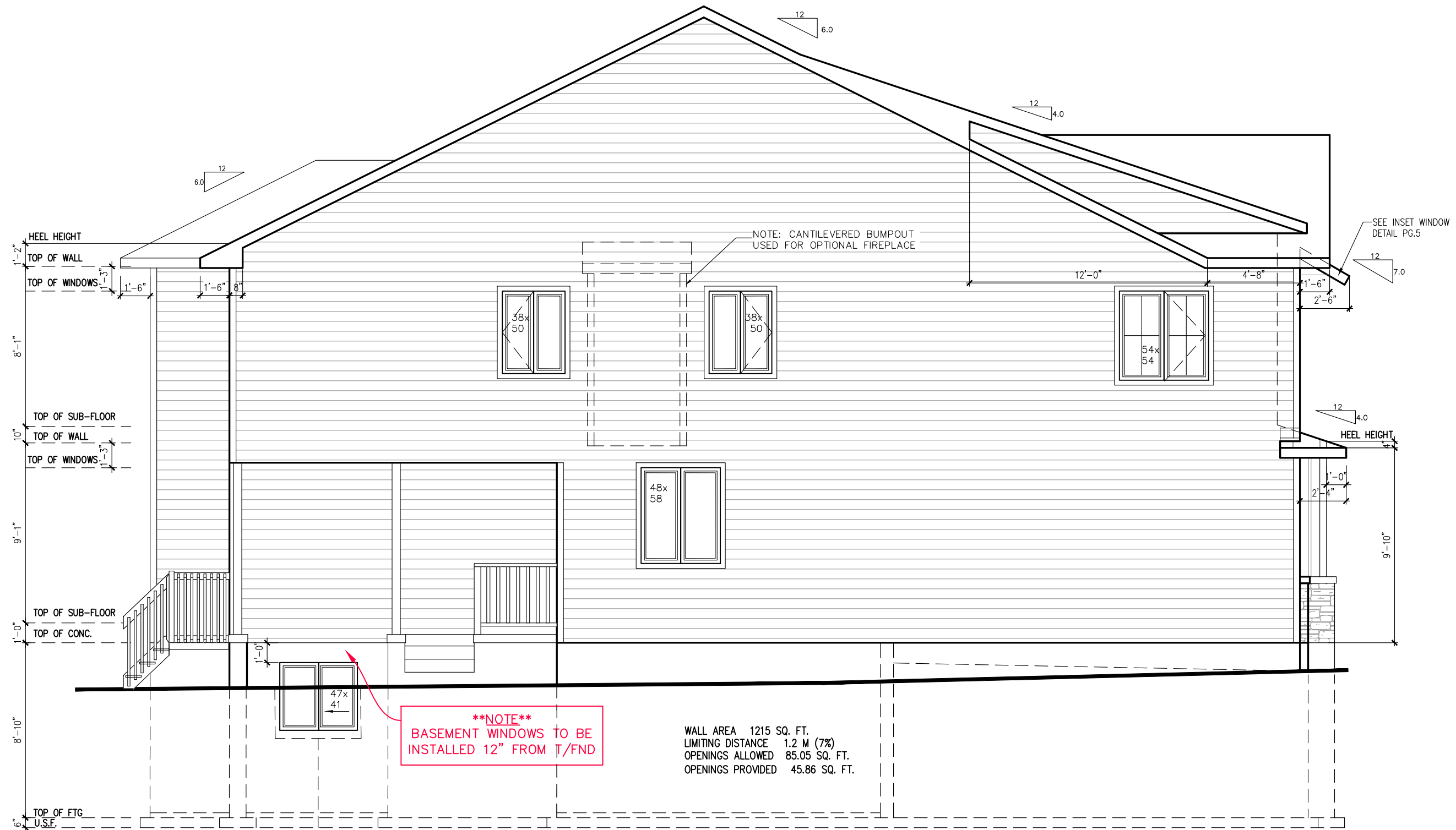
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drawn by: SP	date: OCT/16
scale: 3/16"=1'-0"	sheet #:
DCL-202	20 of 26

4	ALT. ENSUITE STANDARD & LARGER HALLWAY	26/09/23	CB
3	STAIRS & NOTES ADJUSTED TO CODE REVISION	22/03/22	SP
2	INFO FOR Laterally UNSUPPORTED WALLS	16/05/18	SP
1	STRUCTURAL REVISIONS	06/02/18	SP
No.	Description	dd/mm/yy	By

KLONDIKE	SITE: XX	LOT NUMBER: XXX	CIVIC ADDRESS: XX
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PHOENIX HOMES

9' FOUNDATION POUR

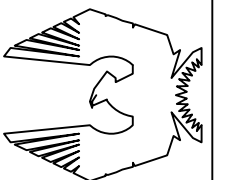


LEFT ELEVATION R

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drawn by: SP	
date: OCT/16	
scale: $3/16" = 1'-0"$	
DCL-202sheet #:	
sheet title:	

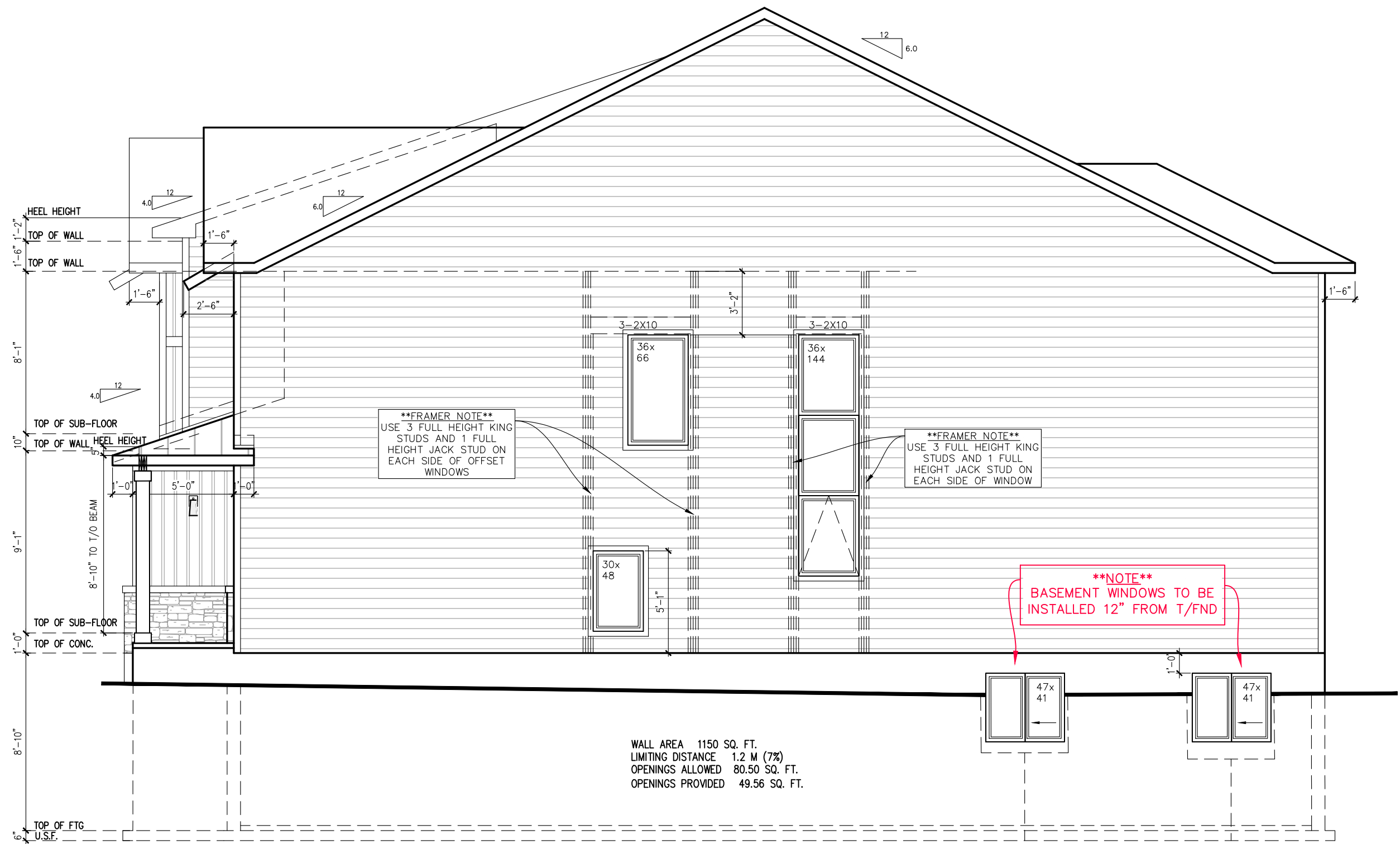
4	ALT. ENSUITE STANDARD & LARGER HALLWAY	26/09/23	CB	
3	STAIRS & NOTES ADJUSTED TO CODE REVISION	22/03/22	SP	
2	INFO FOR Laterally UNSUPPORTED WALLS	16/05/18	SP	
1	STRUCTURAL REVISIONS	06/02/18	SP	
No.	Description	dd/mm/yy	By	
REVISIONS				

KLONDIKE	
SITE: XX	
LOT NUMBER:	XXX
CIVIC ADDRESS:	XX



PHOENIX HOMES

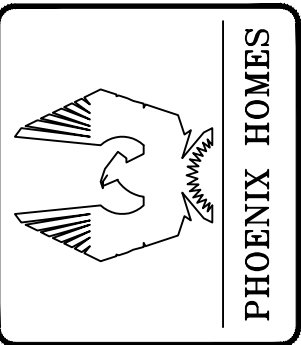
9' FOUNDATION POUR



footprint:	designed by: SP
drawn by: SP	date: OCT/16
scale: 3/16"=1'-0"	sheet #
DCL-202	22 of 26

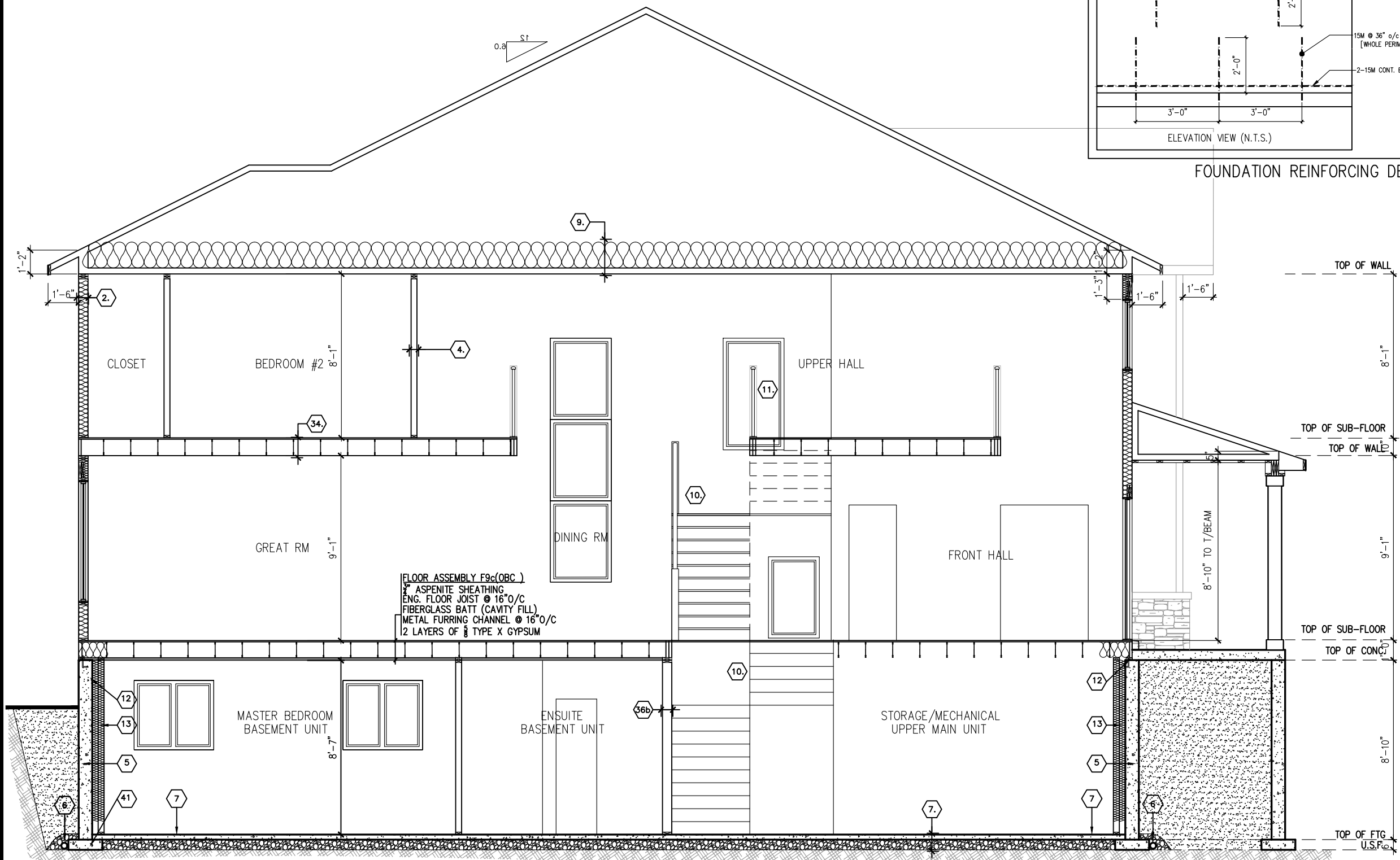
4	ALT. ENSUITE STANDARD & LARGER HALLWAY	26/09/23	CB
3	STAIRS & NOTES ADJUSTED TO CODE REVISION	22/03/22	SP
2	INFO FOR LATERALLY UNSUPPORTED WALLS	16/05/18	SP
1	STRUCTURAL REVISIONS	06/02/18	SP
No.	Description	dd/mm/yy	By

KLONDIKE	SITE: XX	LOT NUMBER: XXX	CIVIC ADDRESS: XX
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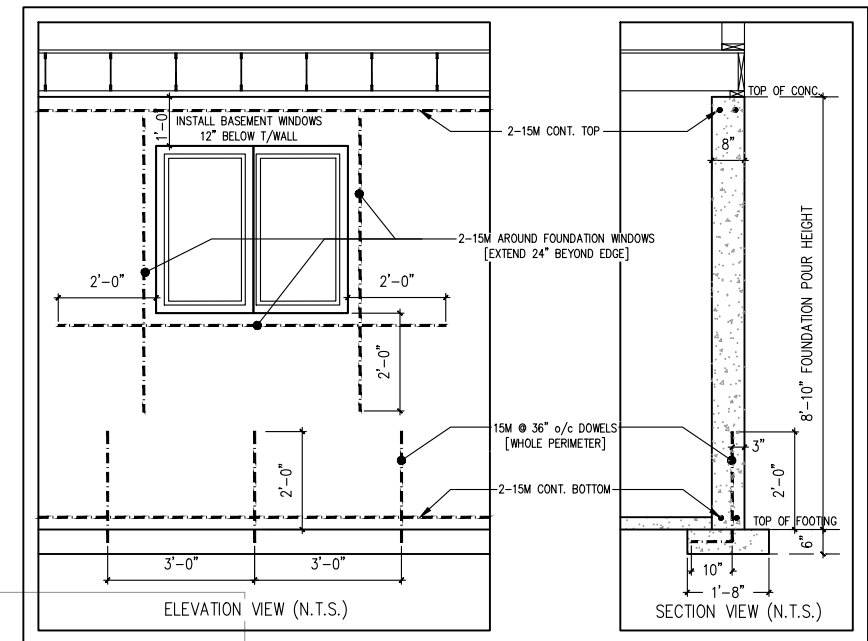


RIGHT ELEVATION R

9' FOUNDATION POUR



SECTION ELEVATION R



FOUNDATION REINFORCING DETAILS

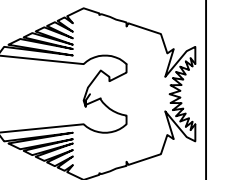
footprint:	
designed by: SP	
drawn by: SP	
date: OCT/16	
scale: $3/16" = 1'-0"$	
DCL-202 sheet #: sheet title:	

4	ALT. ENSUITE STANDARD & LARGER HALLWAY	26/09/23	CB		
3	STAIRS & NOTES ADJUSTED TO CODE REVISION	22/03/22	SP		
2	INFO FOR LATEROALLY UNSUPPORTED WALLS	16/05/18	SP		
1	STRUCTURAL REVISIONS	06/02/18	SP		
No.	Description	dd/mm/yy	By		
	REVISIONS				

KLONDIKE

SITE: XX

LOT NUMBER:

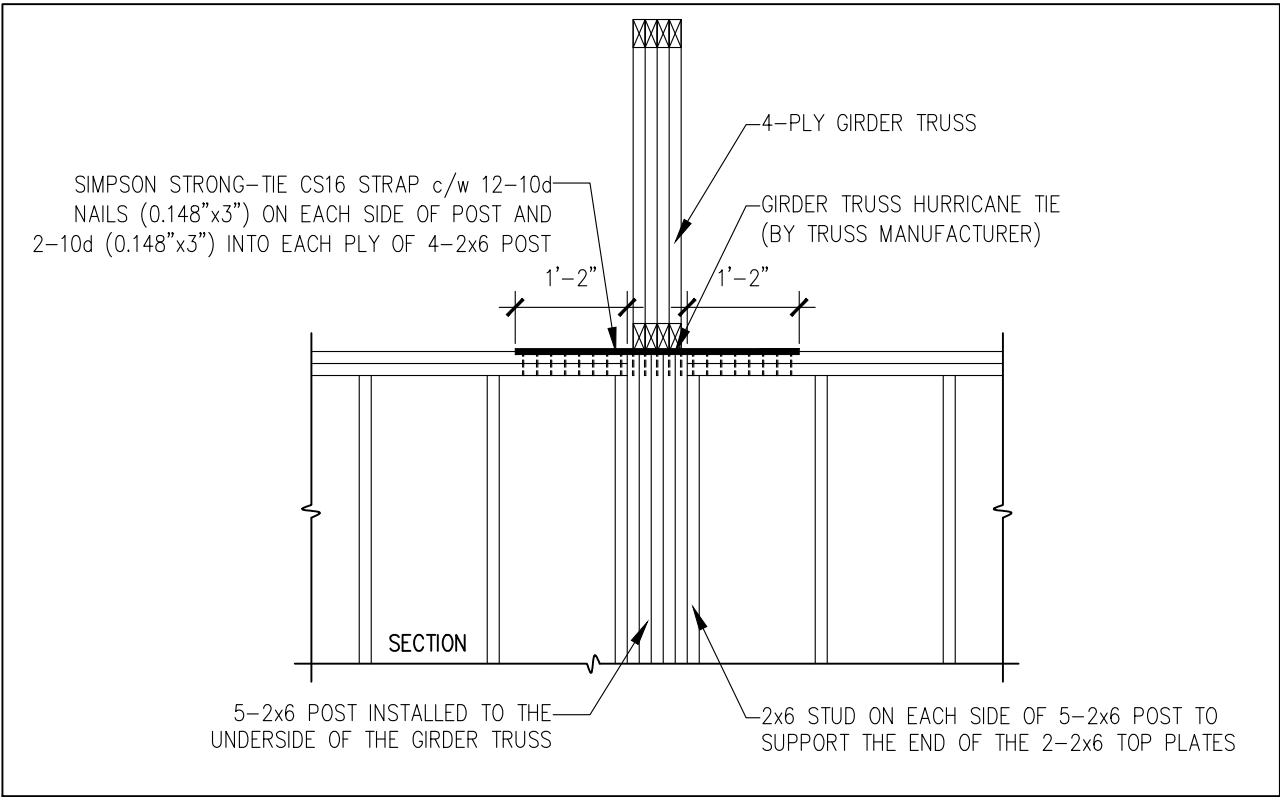
CIVIL ADDRESS:
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PHOENIX HOMES

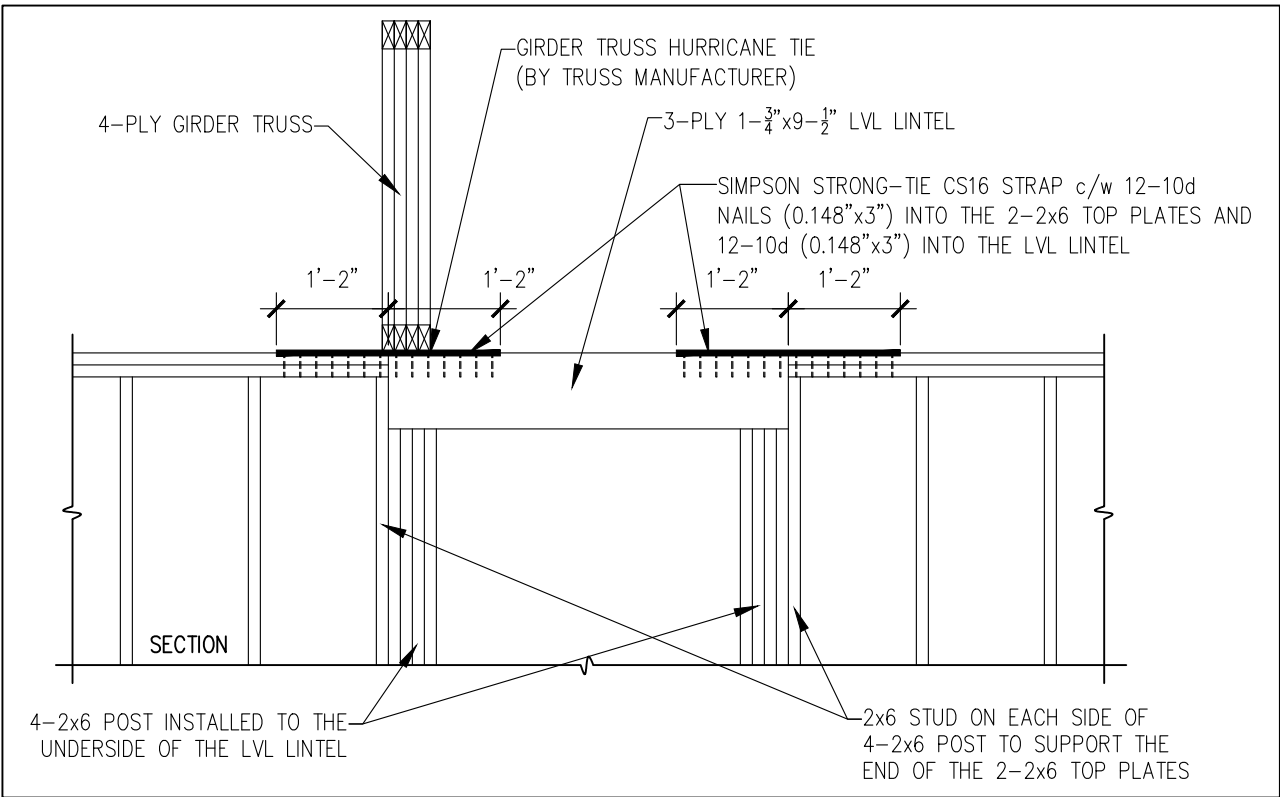


XX

24 of 26



A TRUSS SECTION DETAIL #1
25 SCALE: $\frac{3}{4}" = 1'-0"$



B TRUSS SECTION DETAIL #2
25 SCALE: $\frac{3}{4}" = 1'-0"$



KLONDIKE – R

SITE: XX

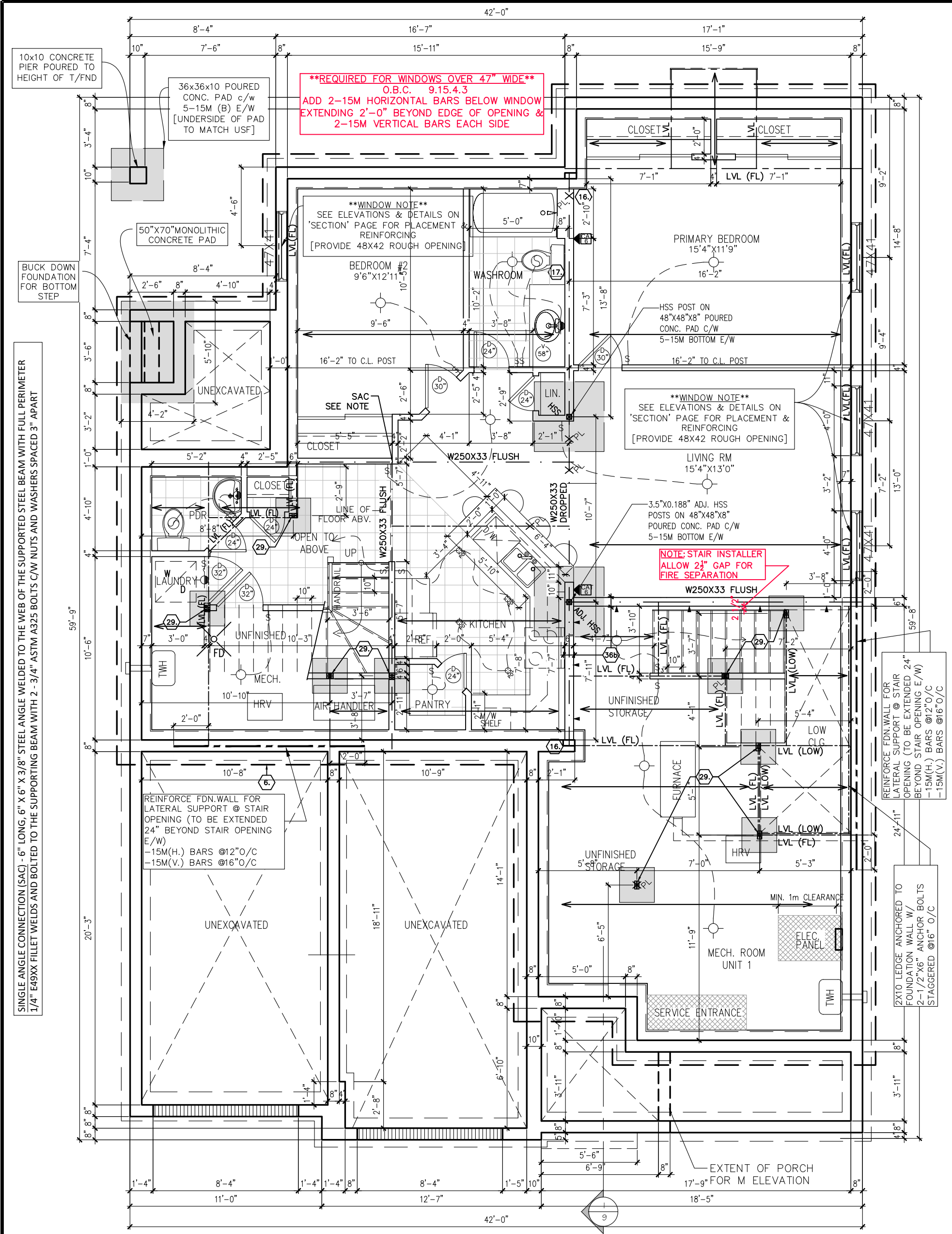
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CIVIC ADDRESS: XX

No.	Description	dd/mm/yy	By
4	ALT. ENSUITE STANDARD & LARGER HALLWAY	26/09/23	CB
3	STAIRS & NOTES ADJUSTED TO CODE REVISION	22/03/22	SP
2	INFO FOR LATERALLY UNSUPPORTED WALLS	16/05/18	SP
1	STRUCTURAL REVISIONS	06/02/18	SP

footprint:
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drawn by: SP
date: OCT/16
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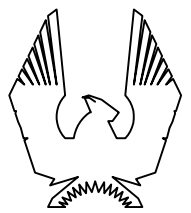
DCL-202sheet #: 25 of 26



9' FOUNDATION POUR

****NOTE****
FINISHED CEILING AREA TO BE FIRE RATED
FROM UNIT ABOVE - SEE SECTION

FOUNDATION PLAN WITH 2 BEDROOM OPTION
- ELEVATIONS C/R/M



PHOENIX HOMES

KLONDIKE

SITE: XX

LOT NUMBER: XX

CIVIC ADDRESS: XX

4	ALT. ENSUITE STANDARD & LARGER HALLWAY	26/09/23	CB
3	STAIRS & NOTES ADJUSTED TO CODE REVISION	22/03/22	SP
2	INFO FOR Laterally UNSUPPORTED WALLS	16/05/18	SP
1	STRUCTURAL REVISIONS	06/02/18	SP
No.	Description	dd/mm/yy	By
REVISIONS			

footprint:

designed by: SP

drawn by: SP

date: OCT/16

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

DCL-202sheet #: 26 of 26

sheet title: