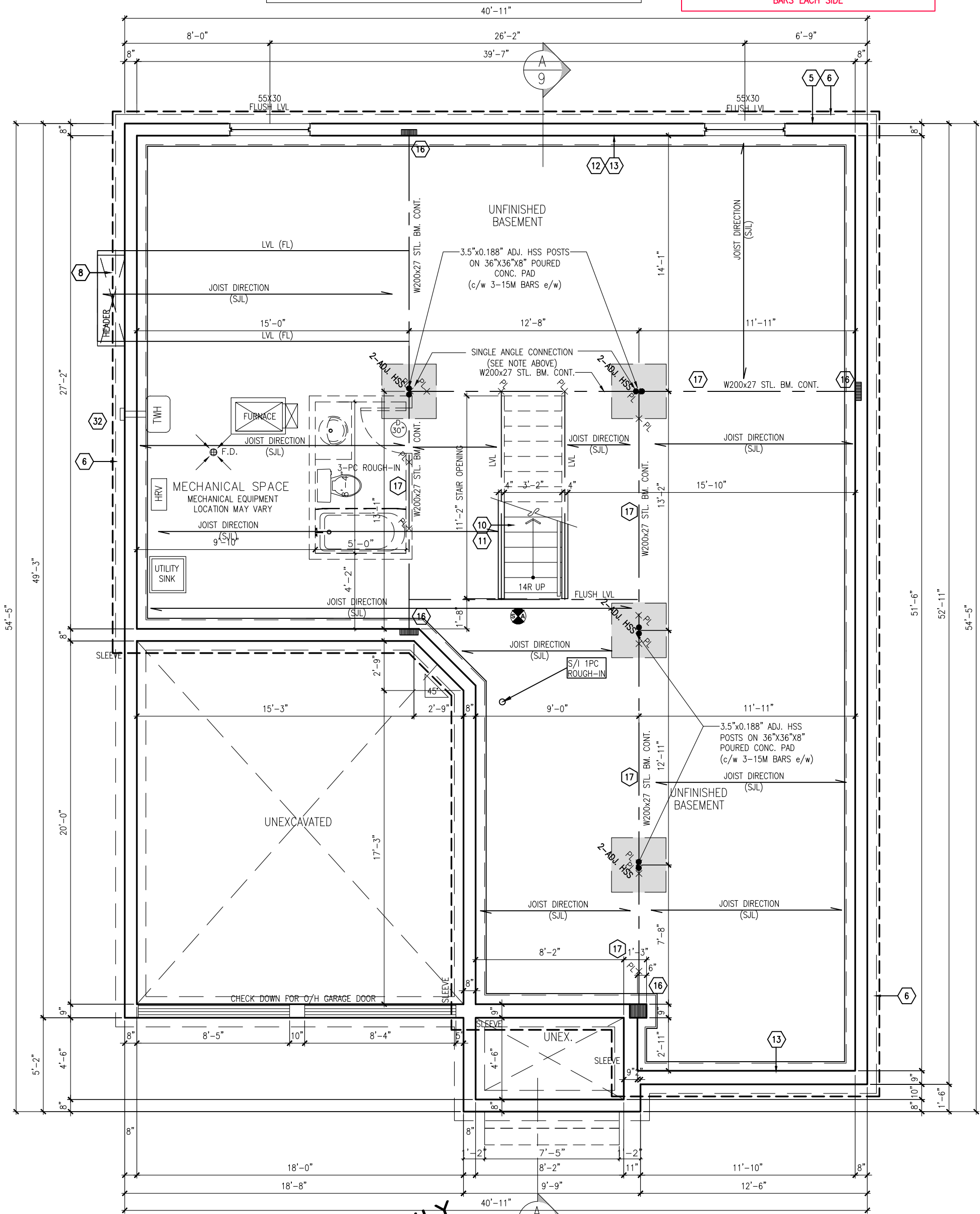


NOTE: PROVIDE 2-10M TOP AND BOTTOM BARS
ALL AROUND FOUNDATION WALLS
(UNLESS NOTED OTHERWISE)

SINGLE ANGLE CONNECTION (SAC) - 6" LONG, 6" X 6" X 3/8" STEEL ANGLE WELDED TO THE
WELDED TO THE WEB OF THE SUPPORTED STEEL BEAM WITH FULL PERIMETER 1/4" E49XX
FILLET WELDS AND BOLTED TO THE SUPPORTING BEAM WITH 2 - 3/4" ASTM A325 BOLTS C/W
NUTS AND WASHERS SPACED 3" APART.

****REQUIRED FOR WINDOWS OVER 47" WIDE****
O.B.C. 9.15.4.3
ADD 2-15M HORIZONTAL BARS BELOW WINDOW EXTENDING
2'-0" BEYOND EDGE OF OPENING & 2-15M VERTICAL
BARS EACH SIDE

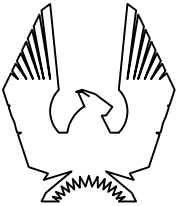


BASEMENT PLAN 'C'

NOTE:
PROVIDE FULL DEPTH BLOCKING @ 24" O.C. WHERE
JOISTS ARE PARALLEL TO FOUNDATION WALL, SUBJECT
TO EARTH PRESSURE.
SEE MANUFACTURER'S JOIST LAYOUTS

FOR BEP ONLY
B.E.P.

AREA CALCULATIONS	ELEV. C
GROUND FLOOR AREA	1670 SF
SECOND FLOOR AREA	1850 SF
SUBTOTAL	3520 SF
DEDUCT ALL OPEN AREAS	102 SF
TOTAL NET AREA	3418 SF
FINISHED BSMT AREA	0 SF



PHOENIX HOMES

SURREY "C" ELEV.

SITE: PATHWAYS

LOT NUMBER:

CIVIC ADDRESS:
596 PAAKANAAK AVE

357

No.	Description	dd/mm/yy	By
6	BEP FOR SITE	20/02/24	CB
5	BEP BLACKLINES	26/09/23	CB
4	PRELIM BLACKLINES	11/09/23	SP
3	PRIMARY ENSUITE SHOWER UPDATE	09/05/23	CB
2	BASEMENT WINDOW RELOCATION	21/03/22	SP
1	ISSUED FOR LAYOUTS AND STRUCTURE	04/03/22	SP
REVISIONS			

FOOTPRINT: 50-22-12-C

DRAWN BY: SP

DATE: MAR. 2022

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

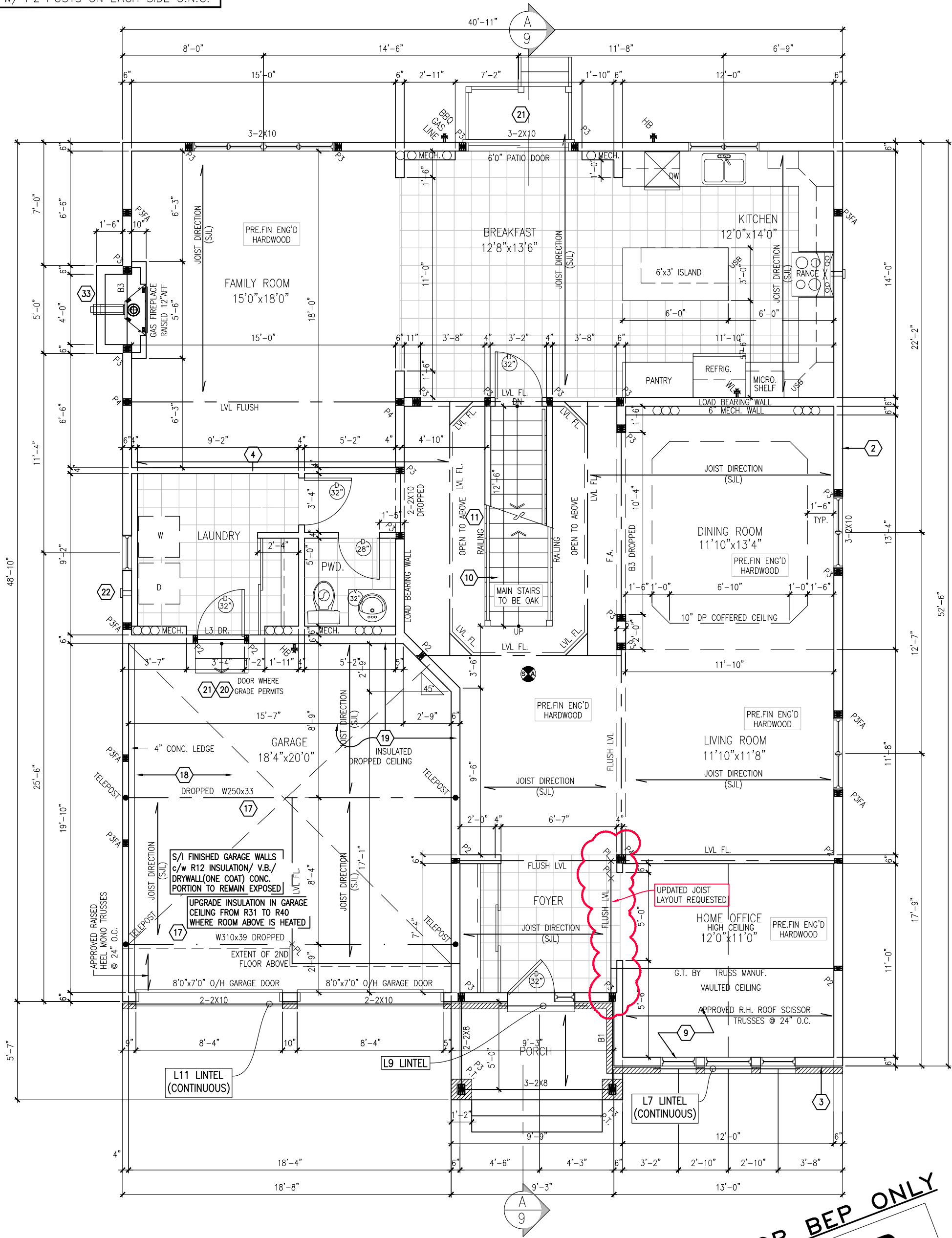
D.C.L. - A9

SHEET NO:

2

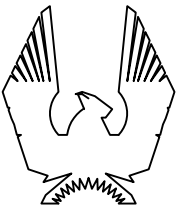
2
9

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



FOR BEP ONLY
B.E.P.

GROUND FLOOR PLAN 'C'
1670 SQ. FT.



PHOENIX HOMES

SURREY "C" ELEV.

SITE: PATHWAYS

LOT NUMBER:
CIVIC ADDRESS:
596 PAAKANAAK AVE

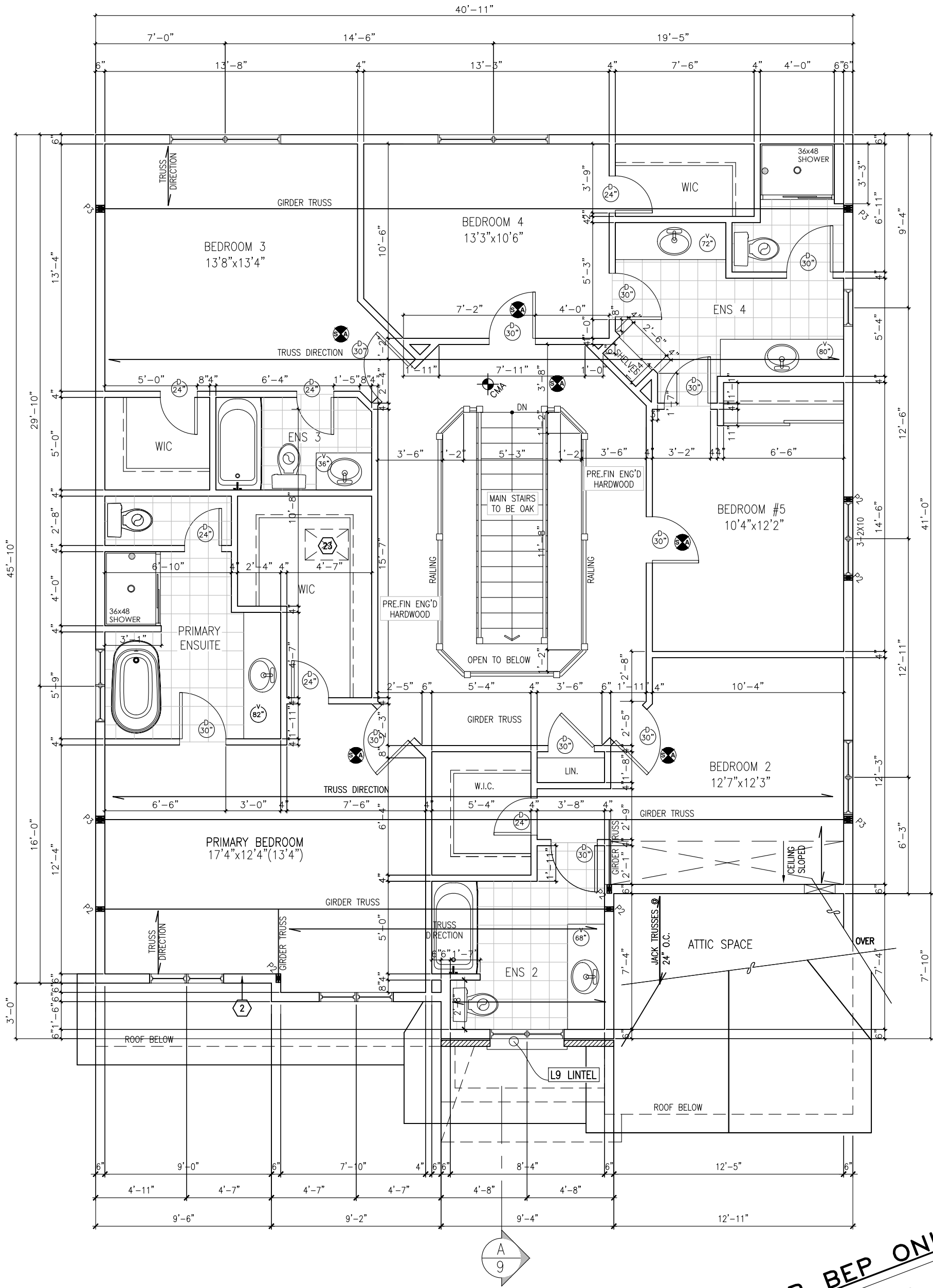
357

6	BEP FOR SITE	20/02/24	CB
5	BEP BLACKLINES	26/09/23	CB
4	PRELIM BLACKLINES	11/09/23	SP
3	PRIMARY ENSUITE SHOWER UPDATE	09/05/23	CB
2	BASEMENT WINDOW RELOCATION	21/03/22	SP
1	ISSUED FOR LAYOUTS AND STRUCTURE	04/03/22	SP
No. Description		dd/mm/yy	By
REVISIONS			

FOOTPRINT: 50-22-12-C	
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DATE: MAR. 2022	
SCALE: 3/16"=1'-0"	
D.C.L.- A9	3 9
SHEET NO: 3	

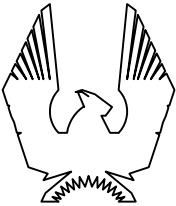
****NOTE****
ALL WINDOW LINTELS TO BE 2-2X10
W/ P2 POSTS ON EACH SIDE U.N.O.

****WALL NOTE****
ALL ANGLED WALLS TO BE 45° U.N.O.



SECOND FLOOR PLAN 'C'
5 BEDROOM OPTION
1748 SQ.FT.

FOR BEP ONLY
B.E.P.



PHOENIX HOMES

SURREY "C" ELEV.

SITE: PATHWAYS

LOT NUMBER:
CIVIC ADDRESS:
596 PAAKANAAK AVE

357

6	BEP FOR SITE	20/02/24	CB
5	BEP BLACKLINES	26/09/23	CB
4	PRELIM BLACKLINES	11/09/23	SP
3	PRIMARY ENSUITE SHOWER UPDATE	09/05/23	CB
2	BASEMENT WINDOW RELOCATION	21/03/22	SP
1	ISSUED FOR LAYOUTS AND STRUCTURE	04/03/22	SP
No. Description		dd/mm/yy	By
REVISIONS			

FOOTPRINT: 50-22-12-C	
DRAWN BY: SP	
DATE: MAR. 2022	
SCALE: 3/16"=1'-0"	
D.C.L. - A9	4 9
SHEET NO: 4	



FOOTPRINT:	50-22-12-C	
DRAWN BY:	SP	
DATE:	MAR. 2022	
SCALE:	3/16"=1'-0"	
D.C.L. - A9		
SHEET NO:		
5		

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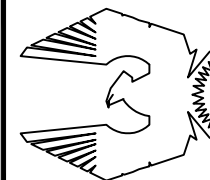
SURREY "C" ELEV.

SITE: PATHWAYS

153

LOT NUMBER:

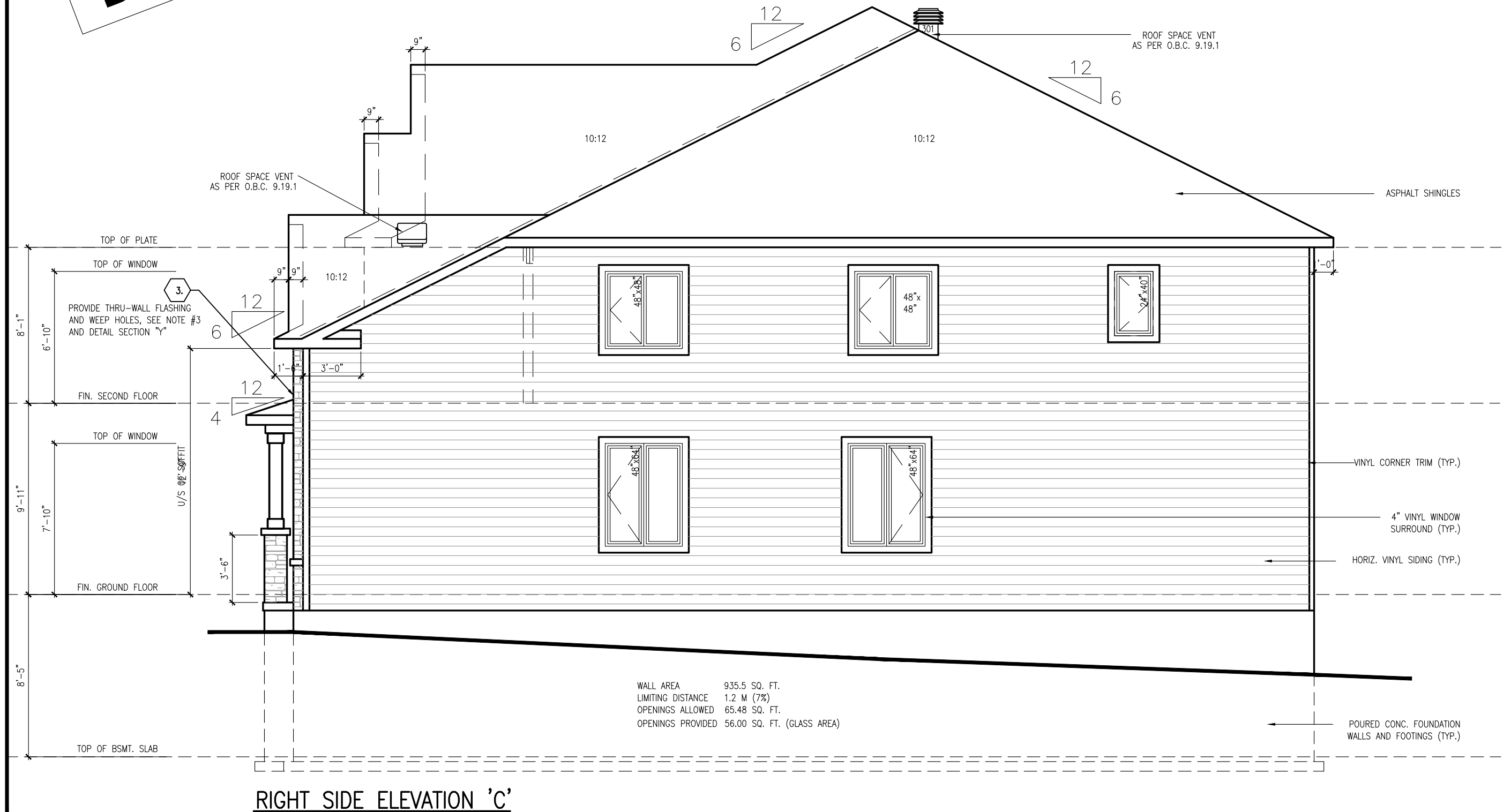
CIVIC ADDRESS:
596 PAAKANAAK AVE



PHOENIX HOMES

FOR BEP ONLY

B.E.P.



RIGHT SIDE ELEVATION 'C'

FOOTPRINT: 50-22-12-C	
DRAWN BY: SP	
DATE: MAR. 2022	
SCALE: 3/16"=1'-0"	
D.C.L.- A9	
SHEET NO: 6	

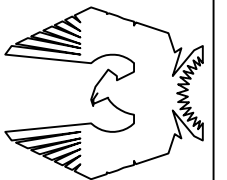
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5	BEP BLACKLINES	26/09/23	CB
4	PRELIM BLACKLINES	11/09/23	SP
3	PRIMARY ENSUITE SHOWER UPDATE	09/05/23	CB
2	BASEMENT WINDOW RELOCATION	21/03/22	SP
1	ISSUED FOR LAYOUTS AND STRUCTURE	04/03/22	SP
No.	Description	dd/mm/yy	By
REVISIONS			

SURREY "C" ELEV.

SITE: PATHWAYS

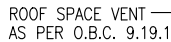
153

LOT NUMBER:
CIVIC ADDRESS:
596 PAAKANAAKI



PHOENIX HOMES

FOR BEP ONLY



ASPHALT SHINGLES

TOP OF PLATE

TOP OF WINDOW

6'-10"
8'-1"

FIN. SECOND FLOOR

TOP OF WINDOW

METAL FLASHING 6" MIN. BEHIND
SIDING

3" VINYL CORNER TRIM
(TYP.)

HORIZ. VINYL SIDING (TYP.)

FIN. GROUND FLOOR

POURED CONC. FOUNDATION WALLS
AND FOOTINGS (TYP.)

T/FTG

10:12

WALL AREA	930.9 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENINGS ALLOWED	65.16 SQ. FT.
OPENINGS PROVIDED	14.46 SQ. FT.

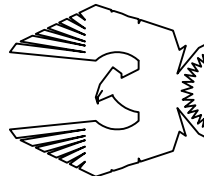
LEFT SIDE ELEVATION 'C'

SURREY "C" ELEV.

SITE: PATHWAYS

LOT NUMBER:

CIVIC ADDRESS:
596 PAAKANAAK AVE



PHOENIX HOMES

DRAWN BY: SP

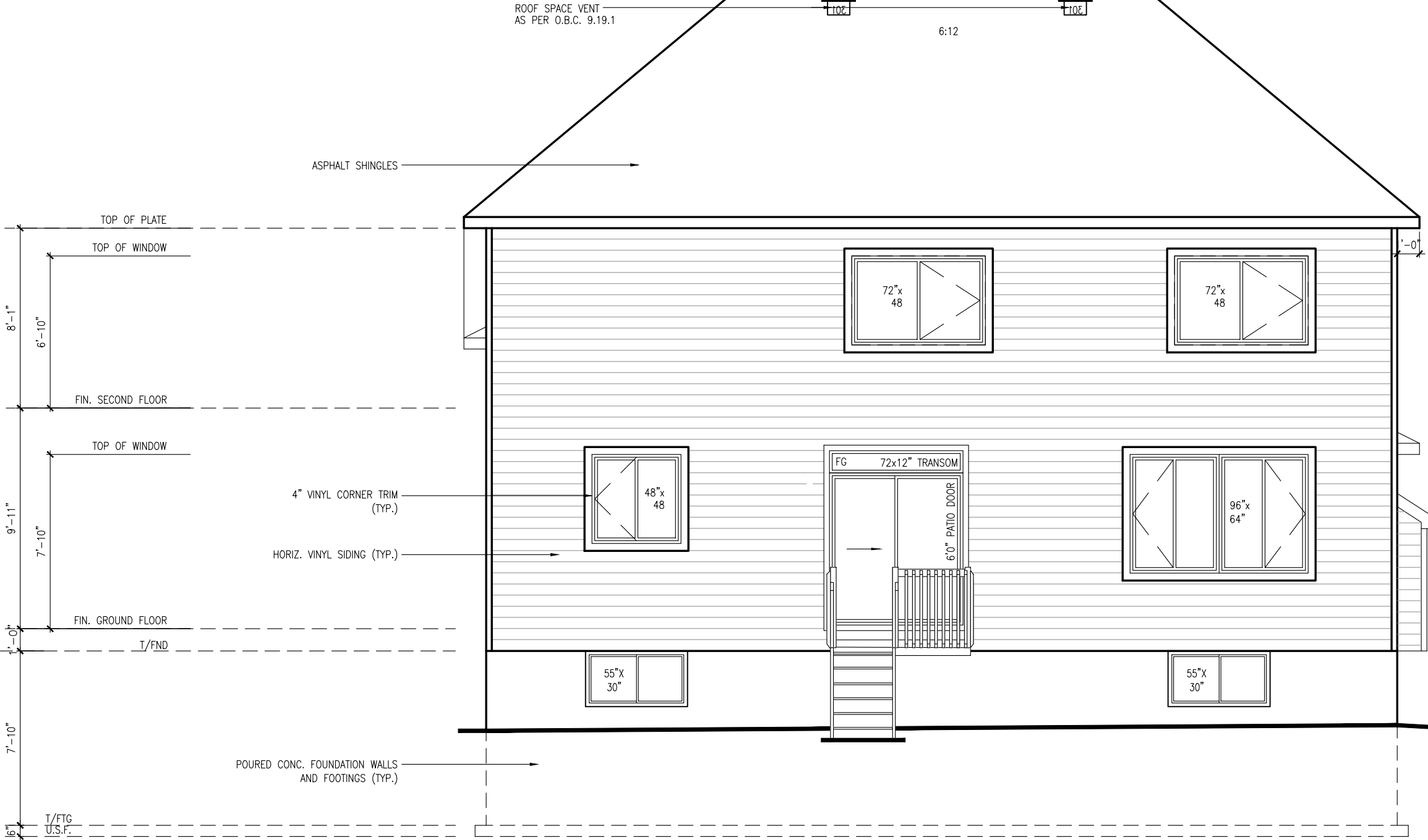
DATE: MAR 2022

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

D.C.L.- A9 7

$$\frac{9}{7}$$

FOR BEP ONLY



REAR ELEVATION 'C'

FOOTPRINT:	50-22-12-C
DRAWN BY:	SP
DATE:	MAR. 2022
SCALE:	3/16"=1'-0"
D.C.L.- A9	
SHEET NO:	

[illegible]

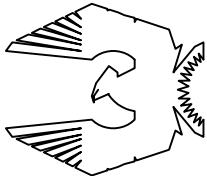
SURREY "C" ELEV:

SITE: PATHWAYS

153

LOT NUMBER:

CIVIC ADDRESS:
596 PAAKANAAK AVE



PHOENIX HOMES

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B.E.P.



FOOTPRINT: 50-22-12-C	
DRAWN BY: SP	
DATE: MAR. 2022	
SCALE: 3/16"=1'-0"	
D.C.L. - A9	
SHEET NO: 9	

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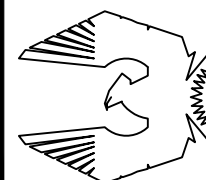
SURREY "C" ELEV.

SITE: PATHWAYS

LOT NUMBER:

CIVIC ADDRESS:
596 PAAKANAAK AVE

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PHOENIX HOMES