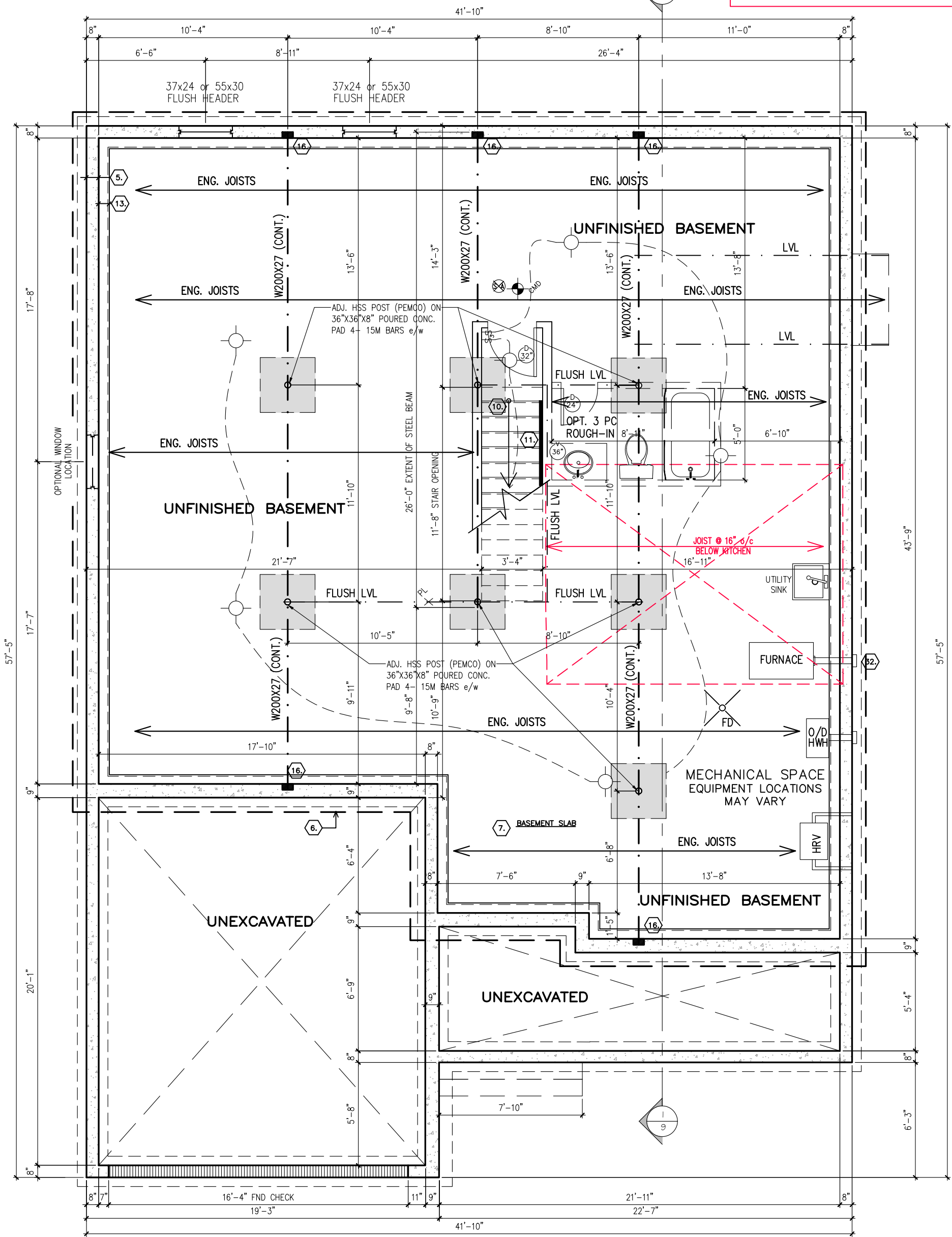


****REQUIRED FOR WINDOWS OVER 47" WIDE****
O.B.C. 9.15.4.3
ADD 2-15M HORIZONTAL BARS BELOW WINDOW
EXTENDING 2'-0" BEYOND EDGE OF OPENING &
2-15M VERTICAL BARS EACH SIDE



HOUSE STATISTICS	
ELEVATION= M	BEDROOMS= 4
SQ. FT. GROUND FLR = 1710	
SQ. FT. SECOND FLR = 698	
TOTAL = 2421 (inc. basement)	
SQ. FT. BASEMENT = 13	
SQ. FT. FRONT PORCH = 146	
SQ. FT. DECK = 0	

BASEMENT PLAN WITH LOFT
ELEVATION M
13 SQ FT

FOR REFERENCE ONLY
NOT FOR REPRODUCTION



BIRCHWOOD LOFT M -2022

SITE: XXXX

LOT NUMBER: XX

CIVIC ADDRESS: XX

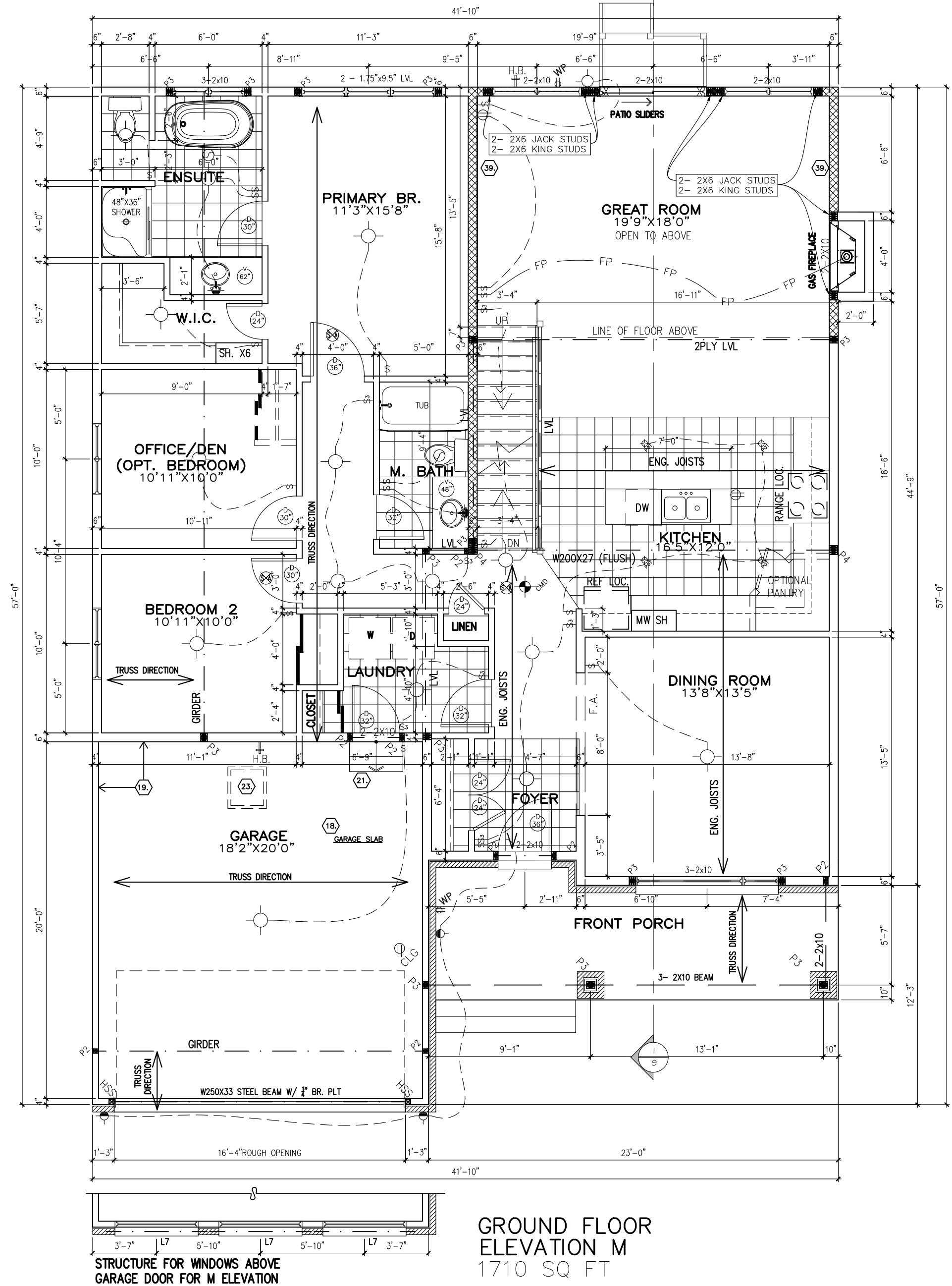
No.	Description	dd/mm/yy	By
4	REVISED BASEMENT STAIRS	18/12/23	CB
3	ENGINEERS MARKUPS ADDED	03/04/23	CB
2	REVISED FOUNDATION PLAN STRUCTURE	17/02/23	CB
1	PRELIMINARY 'M'ELEV -FOR PRICING & LAYOUTS	16/01/23	CB
REVISIONS			

footprint: 50-23-1-M	
drawn by:	CB
date:	JAN 16/23
scale:	3/16"=1'-0"
D.C.L:	202
sheet no:	2M of 9

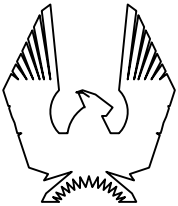
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DCR/PHOENIX BEFORE PROCEEDING WITH THE WORK.
ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE DCR/PHOENIX WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK.
ALL DRAWINGS TO BE USED FOR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

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NOT FOR REPRODUCTION

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



GROUND FLOOR
ELEVATION M
1710 SQ FT



PHOENIX HOMES

BIRCHWOOD LOFT M -2022

SITE: XXXX

LOT NUMBER:

CIVIC ADDRESS:
XX

XX

4	REVISED BASEMENT STAIRS	18/12/23	CB
3	ENGINEERS MARKUPS ADDED	03/04/23	CB
2	REVISED FOUNDATION PLAN STRUCTURE	17/02/23	CB
1	PRELIMINARY 'M'ELEV -FOR PRICING & LAYOUTS	16/01/23	CB
No.	Description	dd/mm/yy	By
REVISIONS			

footprint: 50-23-1-M

drawn by: CB

date: JAN 16/23

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

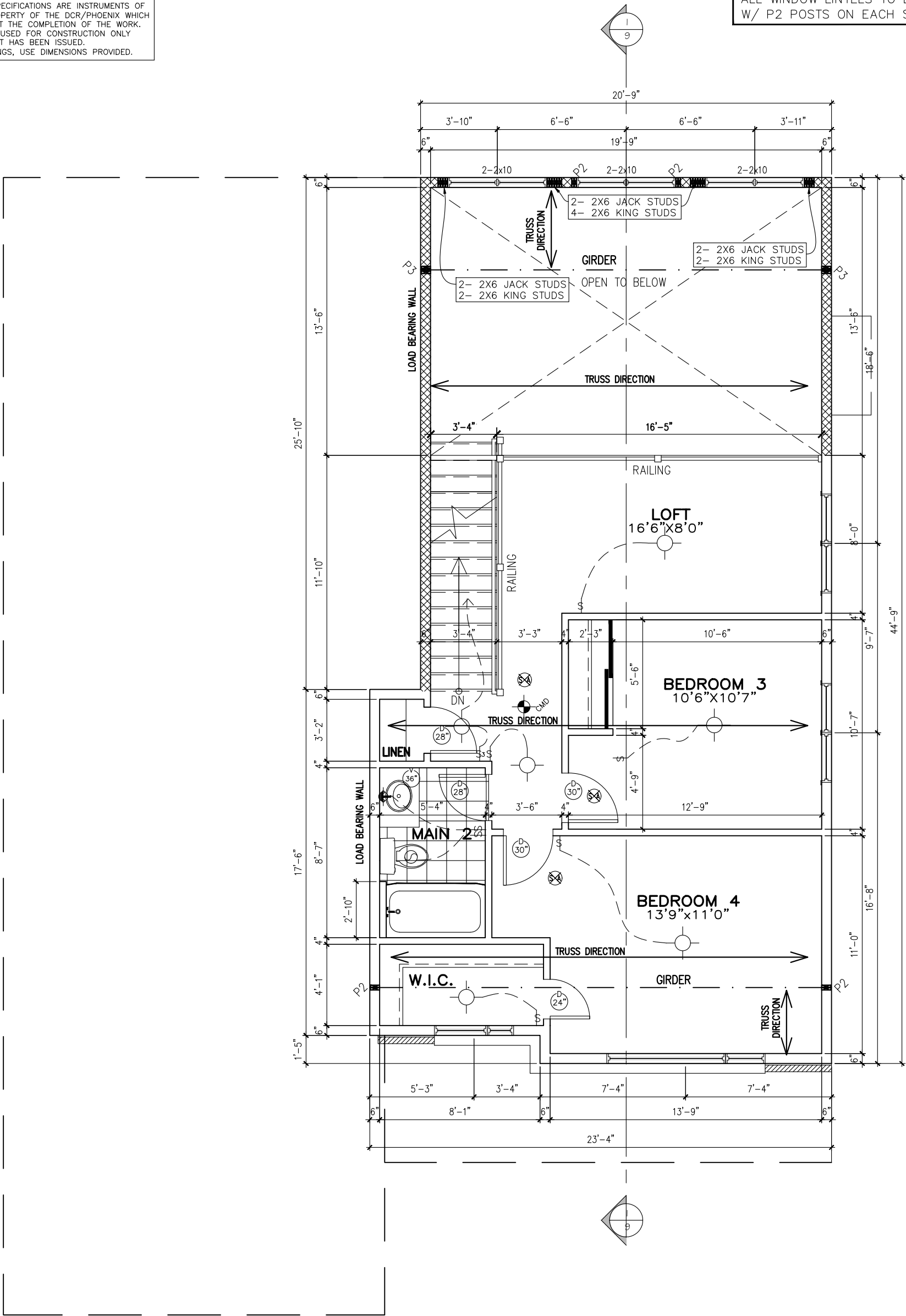
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sheet no:

3Mof
9

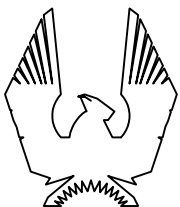
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****NOTE****
ALL WINDOW LINTELS TO BE 2-2X10
W/ P2 POSTS ON EACH SIDE U.N.O.



SECOND FLOOR PLAN
ELEVATION M
698 SQ FT

FOR REFERENCE ONLY
NOT FOR REPRODUCTION



PHOENIX HOMES

BIRCHWOOD LOFT M -2022

SITE: XXXX

LOT NUMBER:

CIVIC ADDRESS:
XX

XX

No.	Description	dd/mm/yy	By
4	REVISED BASEMENT STAIRS	18/12/23	CB
3	ENGINEERS MARKUPS ADDED	03/04/23	CB
2	REVISED FOUNDATION PLAN STRUCTURE	17/02/23	CB
1	PRELIMINARY 'M'ELEV -FOR PRICING & LAYOUTS	16/01/23	CB
REVISIONS			

footprint: 50-23-1-M

drawn by: CB

date: JAN 16/23

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

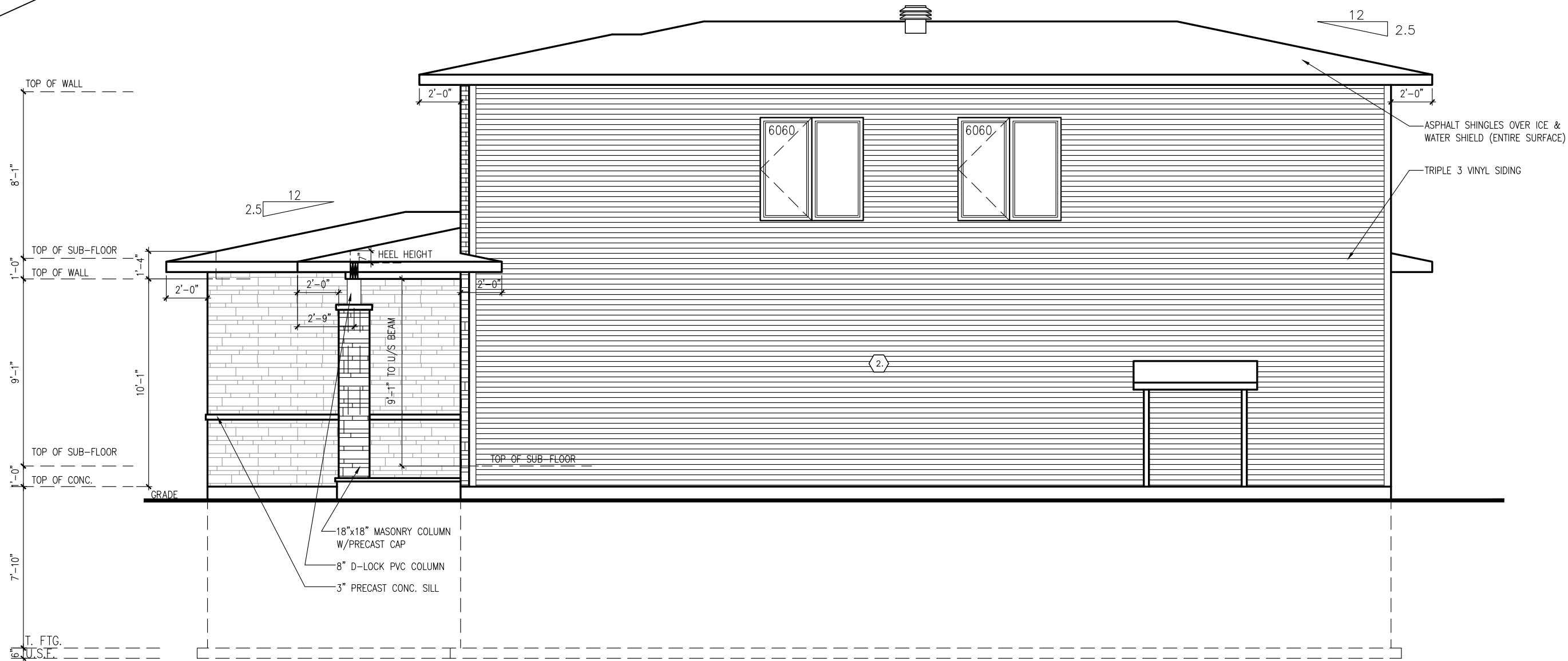
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sheet no:

4M of
9

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

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NOT FOR REPRODUCTION



RIGHT SIDE ELEV M LOFT



BIRCHWOOD LOFT M -2022

SITE: XXXX

LOT NUMBER: XX

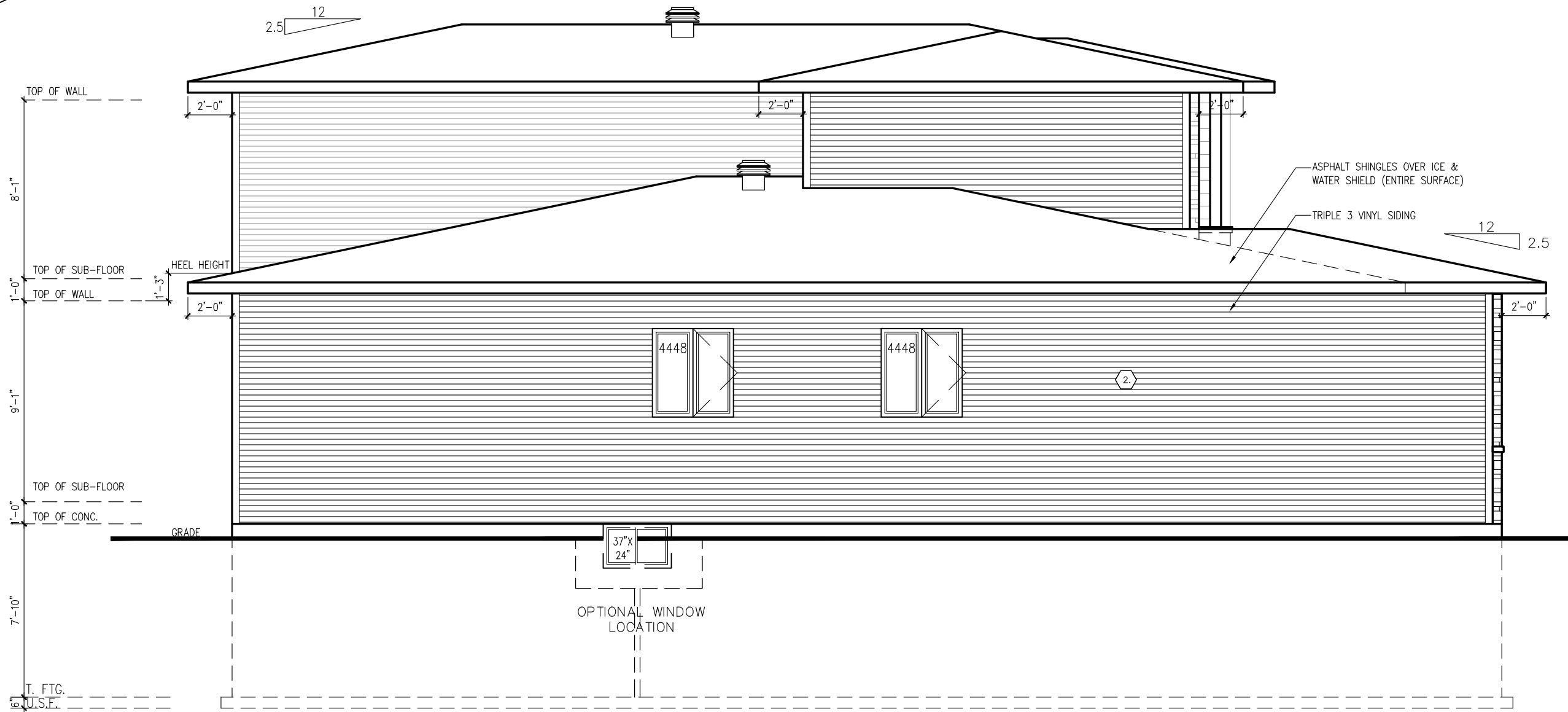
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4	REVISED BASEMENT STAIRS	18/12/23	CB
3	ENGINEERS MARKUPS ADDED	03/04/23	CB
2	REVISED FOUNDATION PLAN STRUCTURE	17/02/23	CB
1	PRELIMINARY 'M'ELEV -FOR PRICING & LAYOUTS	16/01/23	CB
No.	Description	dd/mm/yy	By
REVISIONS			

footprint: 50-23-1-M	
drawn by:	CB
date:	JAN 16/23
scale:	3/16"=1'-0"
D.C.L: 202	
sheet no:	6 of 9

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

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LEFT SIDE ELEV M LOFT



BIRCHWOOD LOFT M -2022

SITE: XXXX

LOT NUMBER: XX

CIVIC ADDRESS: XX

No.	Description	dd/mm/yy	By
4	REVISED BASEMENT STAIRS	18/12/23	CB
3	ENGINEERS MARKUPS ADDED	03/04/23	CB
2	REVISED FOUNDATION PLAN STRUCTURE	17/02/23	CB
1	PRELIMINARY 'M'ELEV -FOR PRICING & LAYOUTS	16/01/23	CB
REVISIONS			

footprint: 50-23-1-M

drawn by: CB

date: JAN 16/23

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

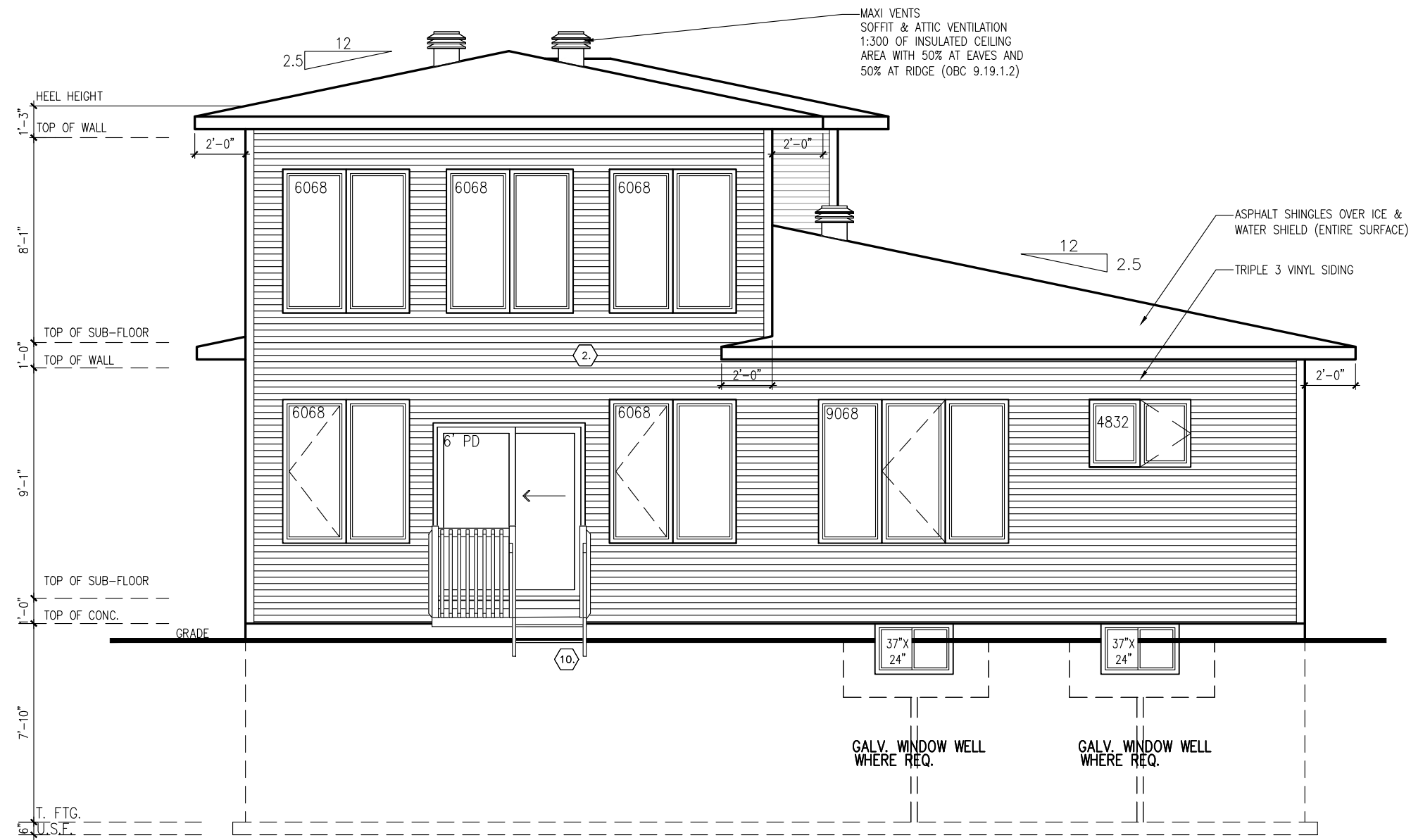
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sheet no:

7M_{of} 9

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

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NOT FOR REPRODUCTION



REAR ELEV M LOFT



BIRCHWOOD LOFT M -2022

SITE: XXXX

LOT NUMBER: XX

CIVIC ADDRESS: XX

No.	Description	dd/mm/yy	By
4	REVISED BASEMENT STAIRS	18/12/23	CB
3	ENGINEERS MARKUPS ADDED	03/04/23	CB
2	REVISED FOUNDATION PLAN STRUCTURE	17/02/23	CB
1	PRELIMINARY 'M'ELEV -FOR PRICING & LAYOUTS	16/01/23	CB
REVISIONS			

footprint: 50-23-1-M

drawn by: CB

date: JAN 16/23

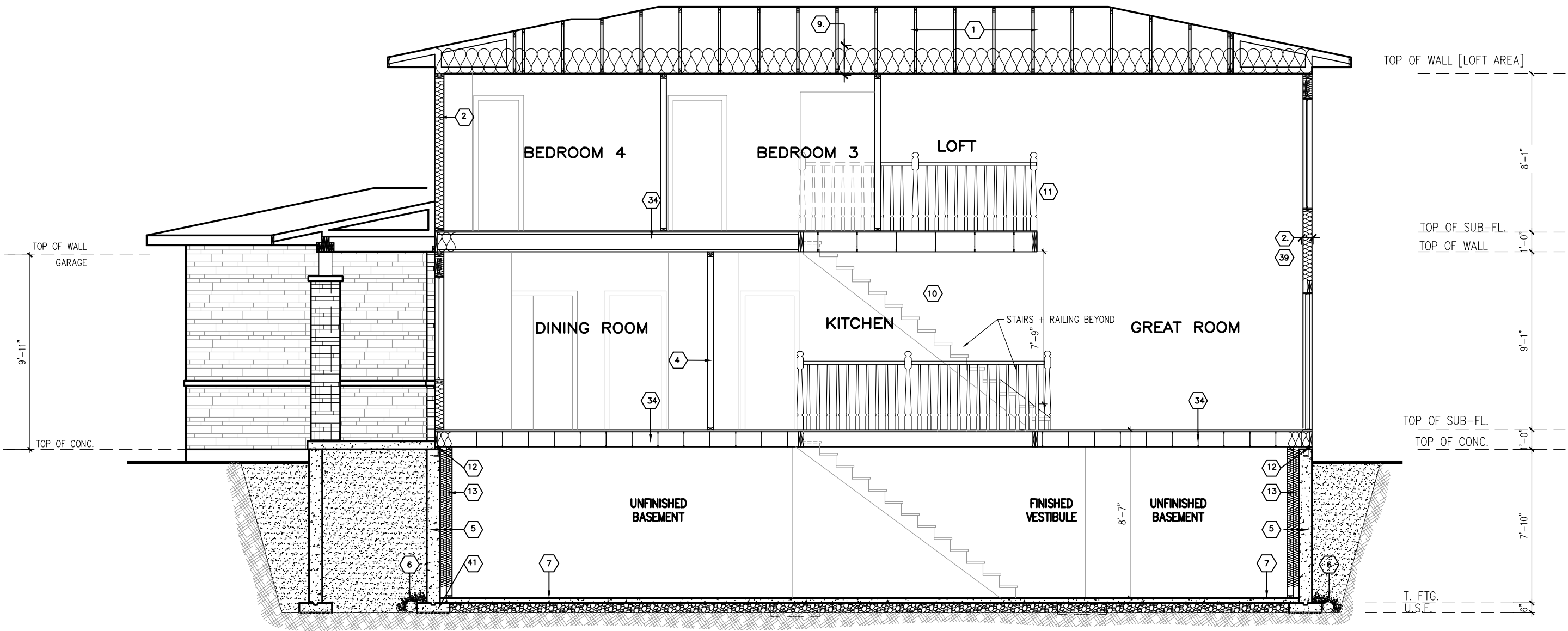
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D.C.L: 202

sheet no:

8M of 9

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SECTION ELEVATION M



BIRCHWOOD LOFT M -2022

SITE: XXXX

LOT NUMBER: XX

CIVIC ADDRESS: XX

4	REVISED BASEMENT STAIRS	18/12/23	CB
3	ENGINEERS MARKUPS ADDED	03/04/23	CB
2	REVISED FOUNDATION PLAN STRUCTURE	17/02/23	CB
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No.	Description	dd/mm/yy	By
REVISIONS			

footprint: 50-23-1-M

drawn by: CB

date: JAN 16/23

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

D.C.L: 202

sheet no:

9M of 9