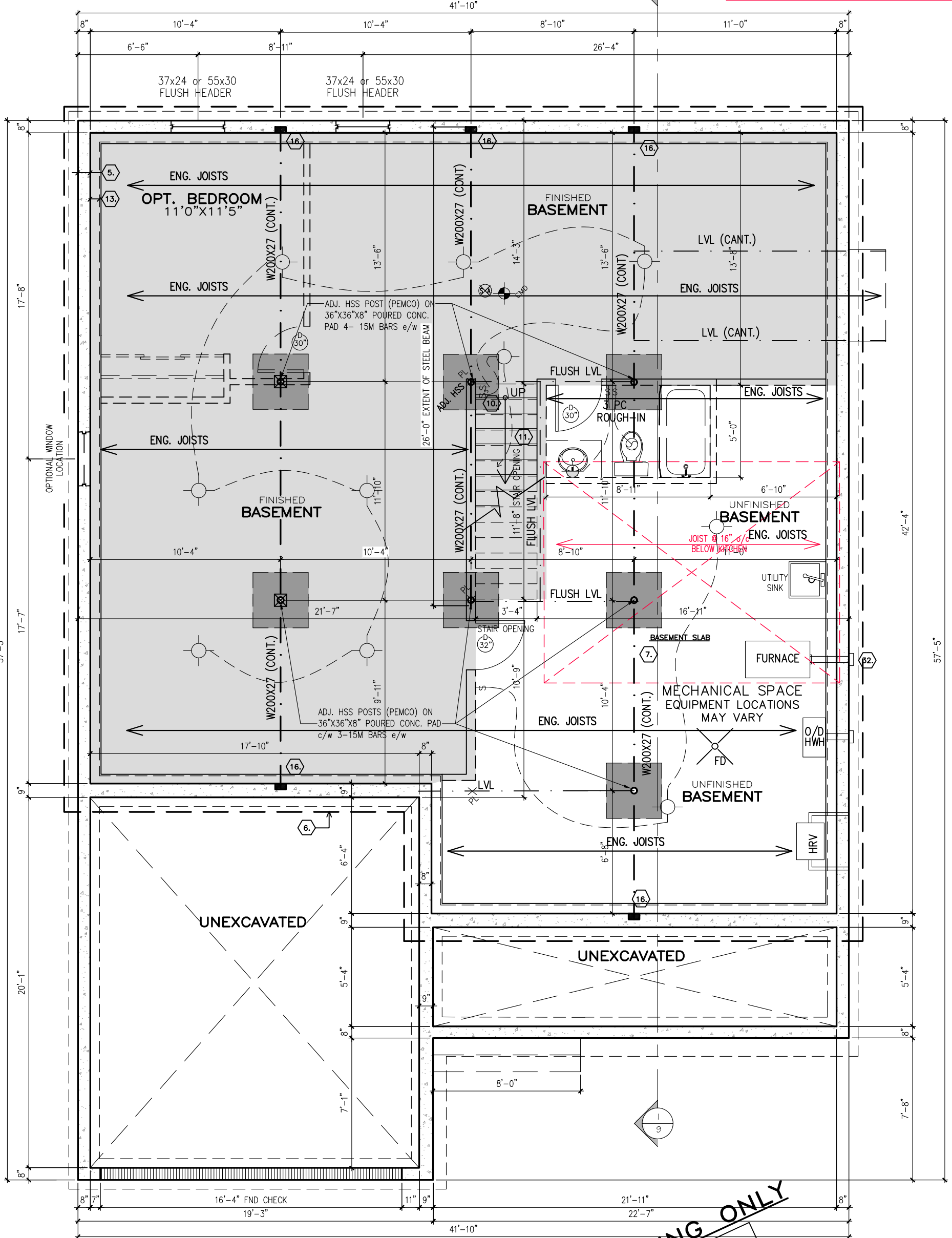


****REQUIRED FOR WINDOWS OVER 47" WIDE****
 O.B.C. 9.15.4.3
 ADD 2-15M HORIZONTAL BARS BELOW WINDOW
 EXTENDING 2'-0" BEYOND EDGE OF OPENING &
 2-15M VERTICAL BARS EACH SIDE



****SPRING 2025 SPECS****

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FINISHED BASEMENT BUNGALOW
 1050 SQ FT



JUNIPER LOFT R -2022

SITE: XXXX

LOT NUMBER: **XX**

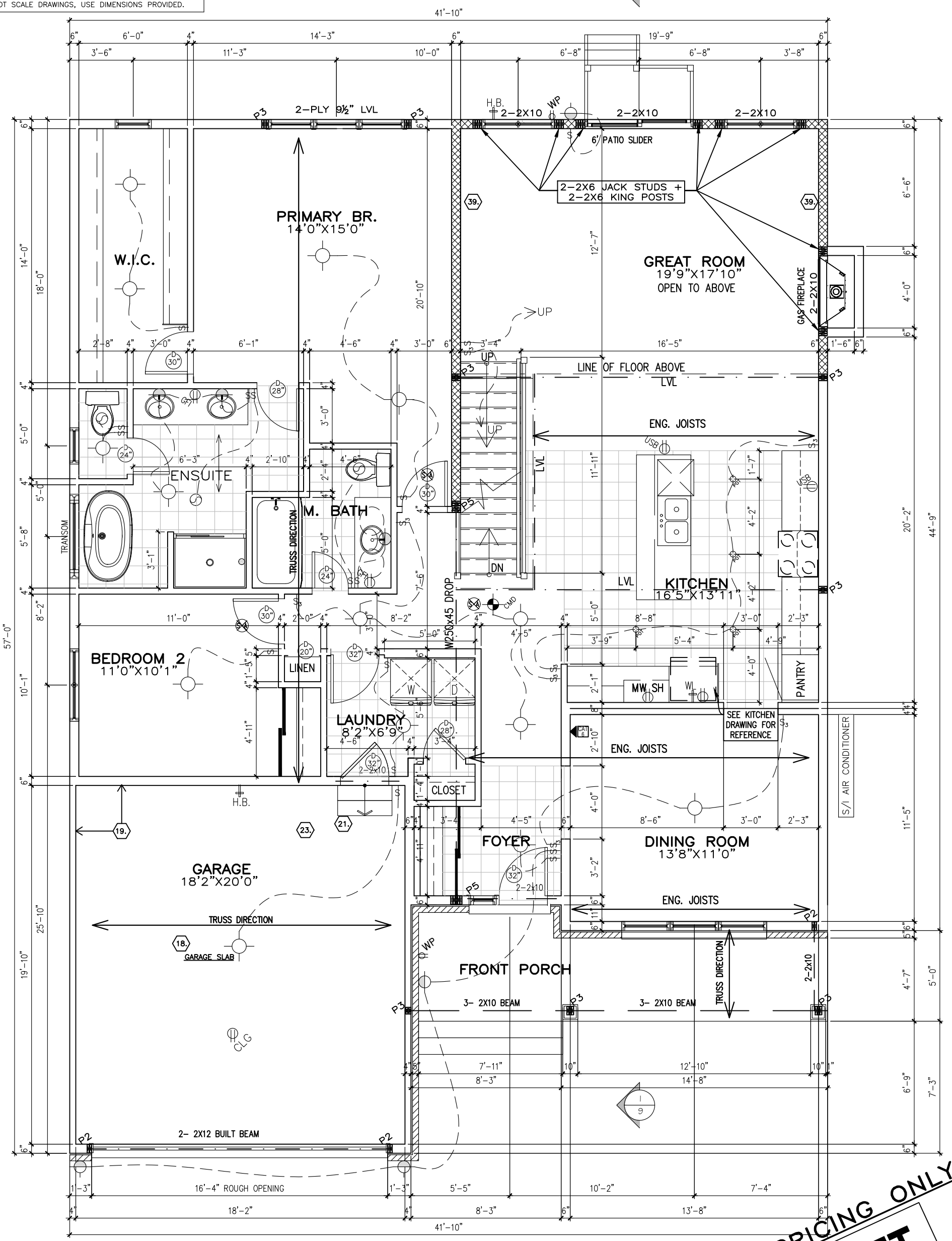
CIVIC ADDRESS: XX

No.	Description	dd/mm/yy	By
6	SPRING 2025 LAYOUT UPDATE	26/03/25	RK
5	MODEL AND STD. LAYOUT	30/09/24	RK
4	MECH. WALL ADDED BETWEEN DINING/KITCHEN	19/04/24	CB
3	REVISED BASEMENT STAIRS	12/12/23	CB
2	FOR REVISED LAYOUTS	13/01/23	SP
1	FOR LAYOUTS AND STRUCTURAL REVIEW	08/03/22	SP

footprint: 50-22-3-R
drawn by: SP
date: MAR 08/22
scale: 3/16"=1'-0"
D.C.L: A44
sheet no: 2R 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.

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



****SPRING 2025 SPECS****

GROUND FLOOR ELEVATION R
1705 SQ FT
1689 SQ FT

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JUNIPER LOFT R -2022

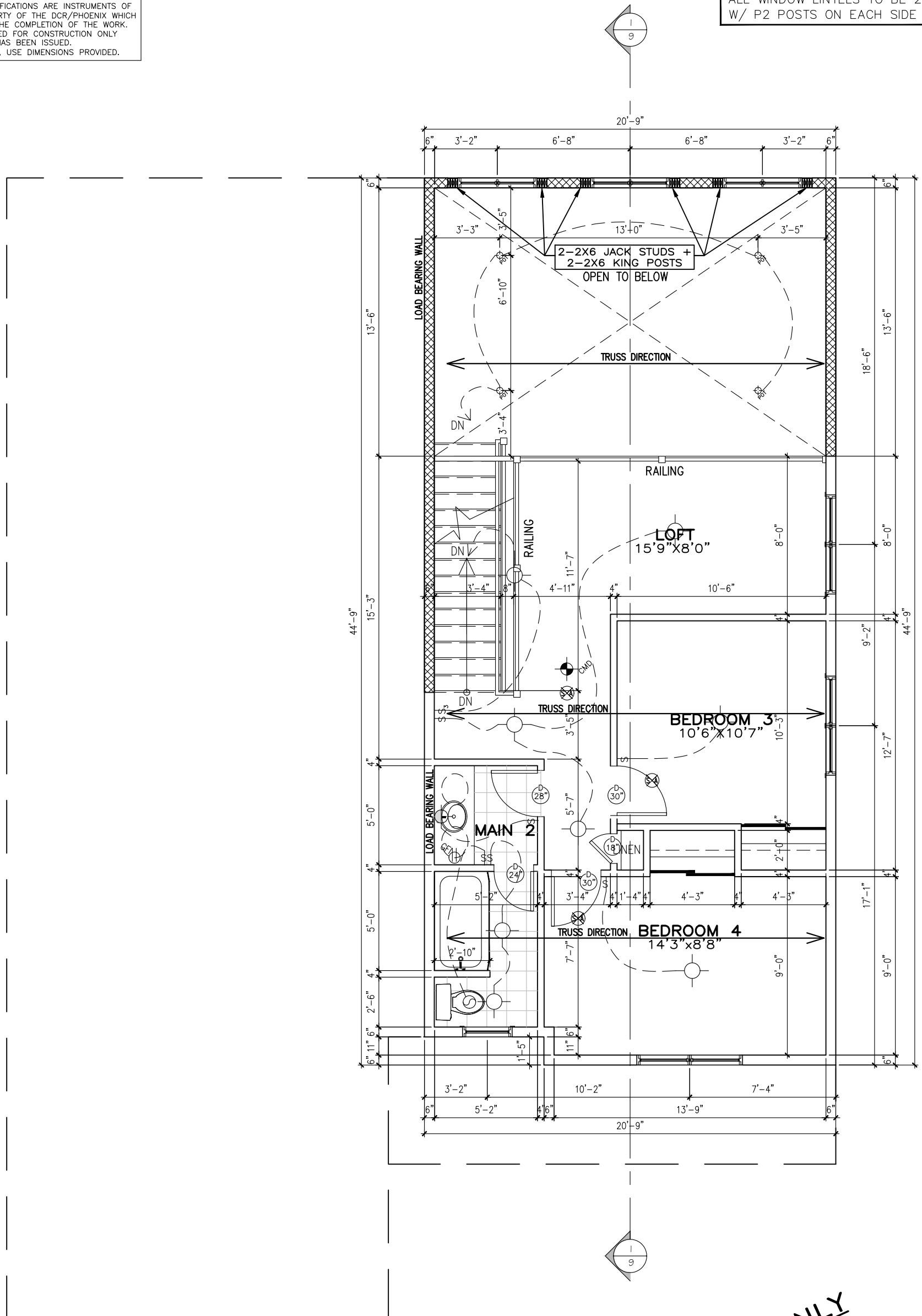
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LOT NUMBER: XX
CIVIC ADDRESS: XX

6	SPRING 2025 LAYOUT UPDATE	26/03/25	RK
5	MODEL AND STD. LAYOUT	30/09/24	RK
4	MECH. WALL ADDED BETWEEN DINING/KITCHEN	19/04/24	CB
3	REVISED BASEMENT STAIRS	12/12/23	CB
2	FOR REVISED LAYOUTS	13/01/23	SP
1	FOR LAYOUTS AND STRUCTURAL REVIEW	08/03/22	SP
No.	Description	dd/mm/yy	By
REVISIONS			

footprint: 50-22-3-R
drawn by: SP
date: MAR 08/22
scale: 3/16"=1'-0"
D.C.L: A44
sheet no:
3R of 9

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.



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SECOND FLOOR PLAN
 ELEVATION R
 612 SQ FT

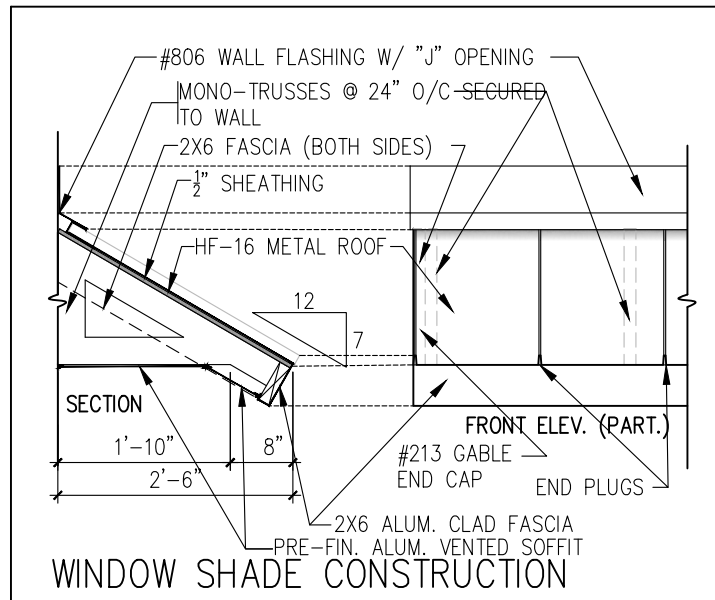
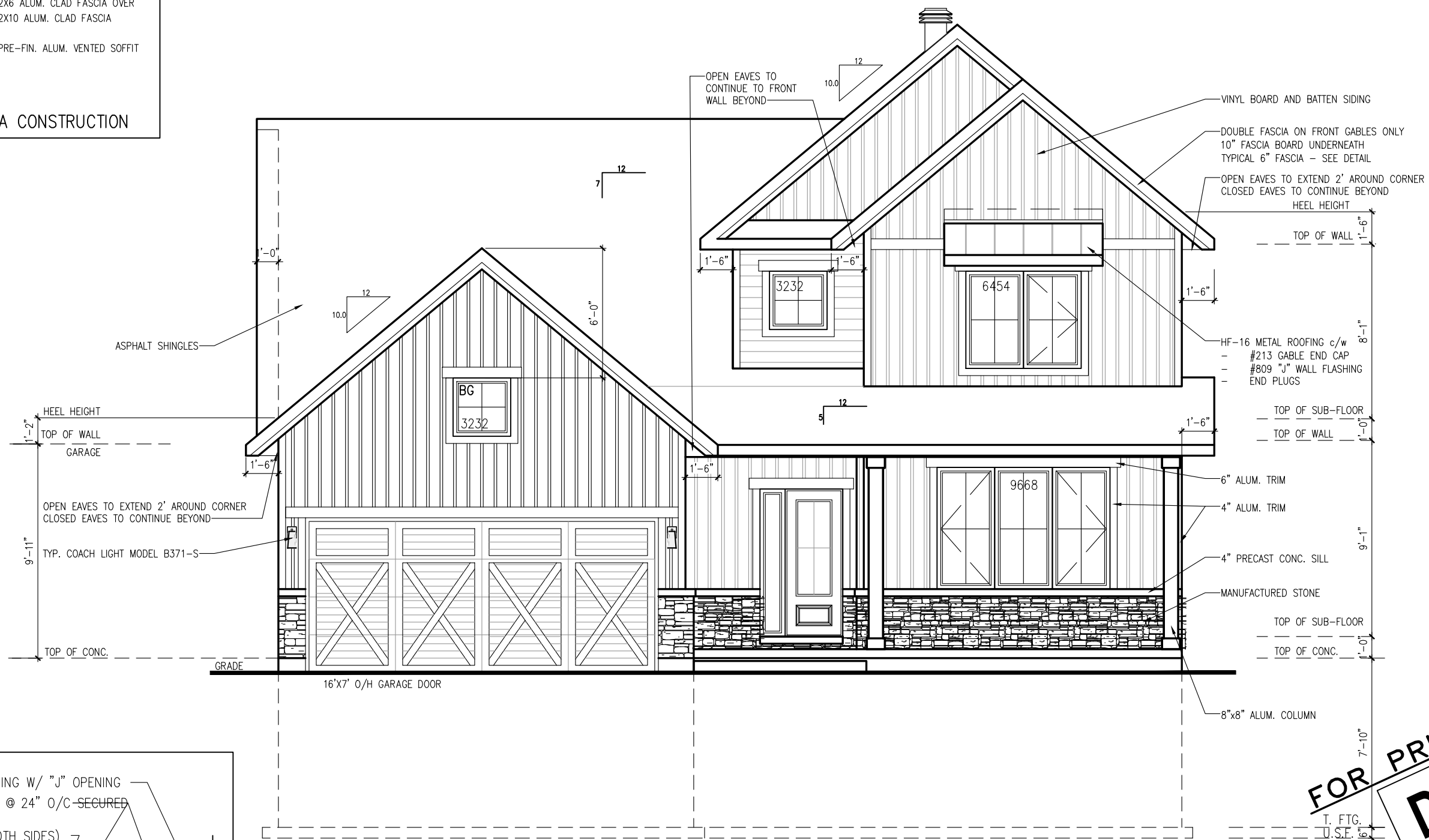
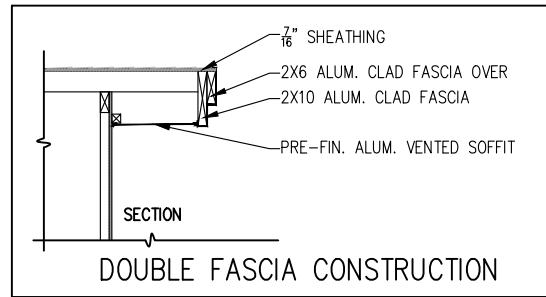
****SPRING 2025 SPECS****



JUNIPER LOFT R -2022
 SITE: XXXX
 LOT NUMBER: XX
 CIVIC ADDRESS: XX

No.	Description	dd/mm/yy	By
6	SPRING 2025 LAYOUT UPDATE	26/03/25	RK
5	MODEL AND STD. LAYOUT	30/09/24	RK
4	MECH. WALL ADDED BETWEEN DINING/KITCHEN	19/04/24	CB
3	REVISED BASEMENT STAIRS	12/12/23	CB
2	FOR REVISED LAYOUTS	13/01/23	SP
1	FOR LAYOUTS AND STRUCTURAL REVIEW	08/03/22	SP

footprint: 50-22-3-R
drawn by: SP
date: MAR 08/22
scale: 3/16"=1'-0"
D.C.L: A44
sheet no: 4R of 9



ELEVATION R
WITH LOFT

SPRING 2025 SPECS

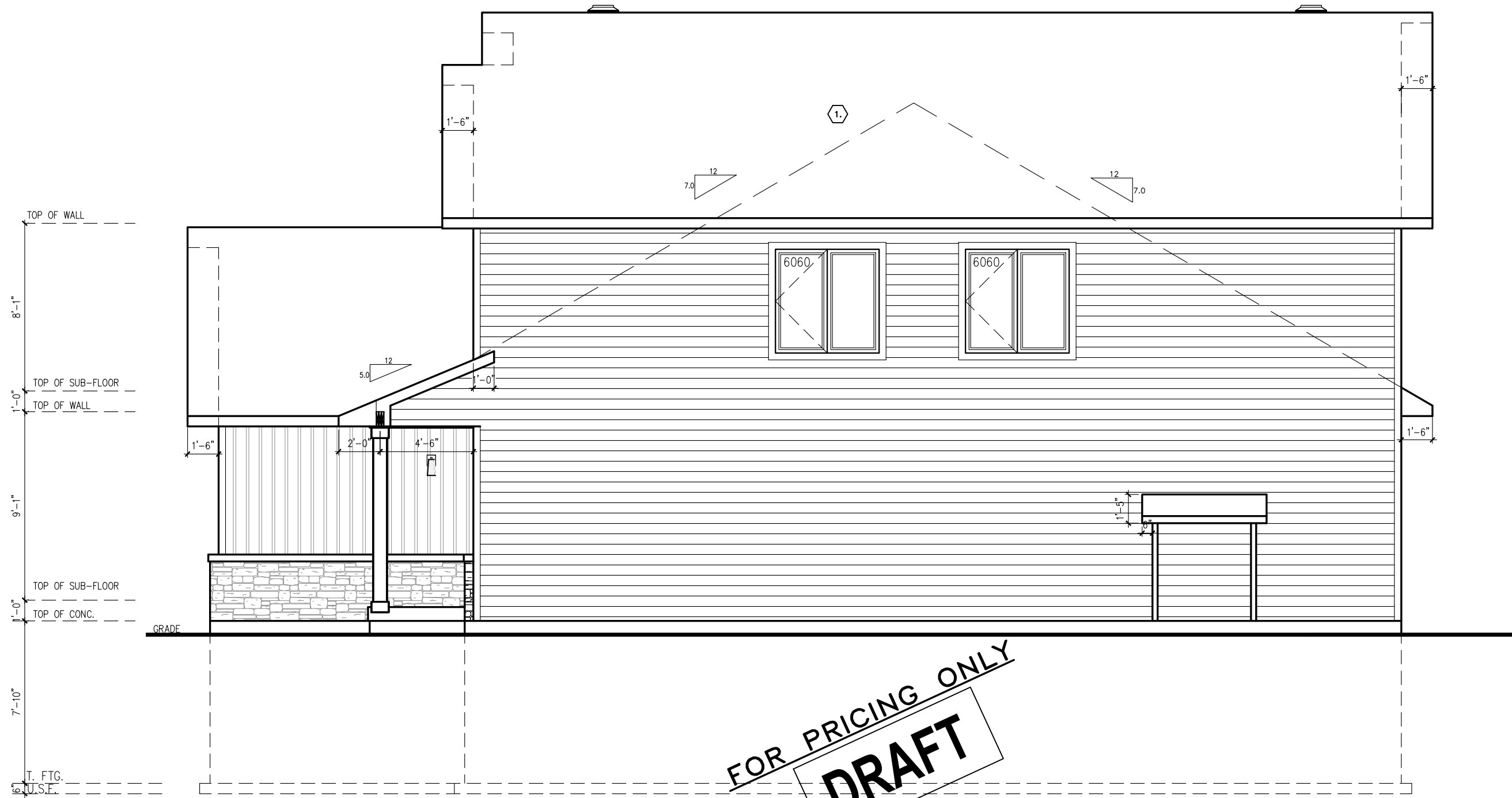
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DRAFT



JUNIPER LOFT R -2022
SITE: XXXX
LOT NUMBER: XX
CIVIC ADDRESS: XX

6	SPRING 2025 LAYOUT UPDATE	26/03/25	RK
5	MODEL AND STD. LAYOUT	30/09/24	RK
4	MECH. WALL ADDED BETWEEN DINING/KITCHEN	19/04/24	CB
3	REVISED BASEMENT STAIRS	12/12/23	CB
2	FOR REVISED LAYOUTS	13/01/23	SP
1	FOR LAYOUTS AND STRUCTURAL REVIEW	08/03/22	SP
No.	Description	dd/mm/yy	By
REVISIONS			

footprint: 50-22-3-R	
drawn by:	SP
date:	MAR 08/22
scale:	3/16"=1'-0"
D.C.L:	A44
sheet no:	5R of 9



RIGHT SIDE ELEV R LOFT

SPRING 2025 SPECS



JUNIPER LOFT R -2022

SITE: XXXX

LOT NUMBER:

XX

CIVIC ADDRESS:
XX

No.	Description	dd/mm/yy	By
6	SPRING 2025 LAYOUT UPDATE	26/03/25	RK
5	MODEL AND STD. LAYOUT	30/09/24	RK
4	MECH. WALL ADDED BETWEEN DINING/KITCHEN	19/04/24	CB
3	REVISED BASEMENT STAIRS	12/12/23	CB
2	FOR REVISED LAYOUTS	13/01/23	SP
1	FOR LAYOUTS AND STRUCTURAL REVIEW	08/03/22	SP

footprint: 50-22-3-R

drawn by: SP

date: MAR 08/22

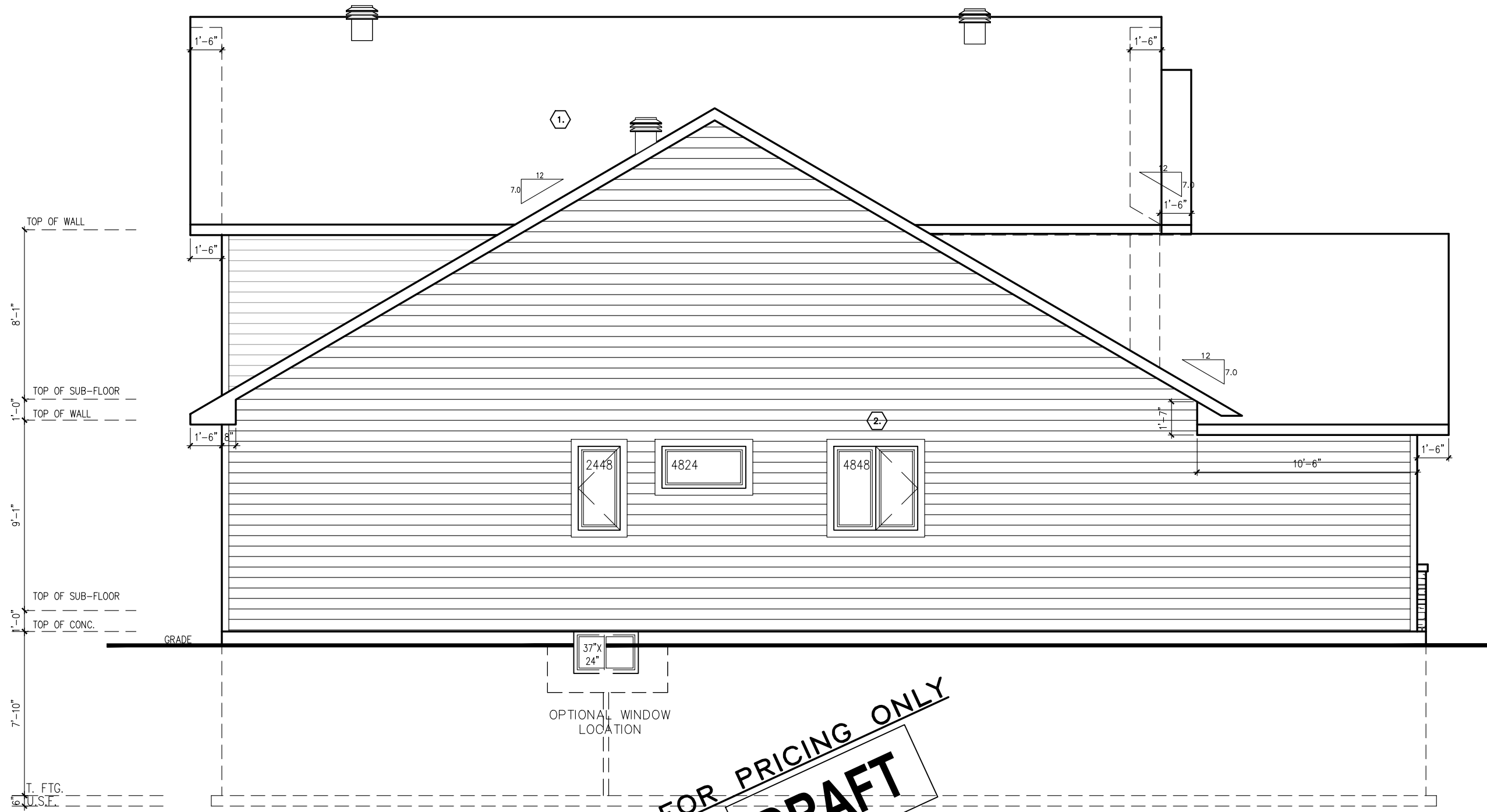
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D.C.I.: A44

sheet no:

6Rof

9



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LEFT SIDE ELEV R LOFT

****SPRING 2025 SPECS****



JUNIPER LOFT R - 2022

SITE: XXXX

LOT NUMBER: **XX**

CIVIC ADDRESS: XX

No.	Description	dd/mm/yy	By
6	SPRING 2025 LAYOUT UPDATE	26/03/25	RK
5	MODEL AND STD. LAYOUT	30/09/24	RK
4	MECH. WALL ADDED BETWEEN DINING/KITCHEN	19/04/24	CB
3	REVISED BASEMENT STAIRS	12/12/23	CB
2	FOR REVISED LAYOUTS	13/01/23	SP
1	FOR LAYOUTS AND STRUCTURAL REVIEW	08/03/22	SP

footprint: 50-22-3-R	
drawn by:	SP
date:	MAR 08/22
scale:	3/16"=1'-0"
D.C.L:	A44
sheet no:	7R of 9



REAR ELEV R LOFT

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DRAFT

SPRING 2025 SPECS



JUNIPER LOFT R - 2022

SITE: XXXX

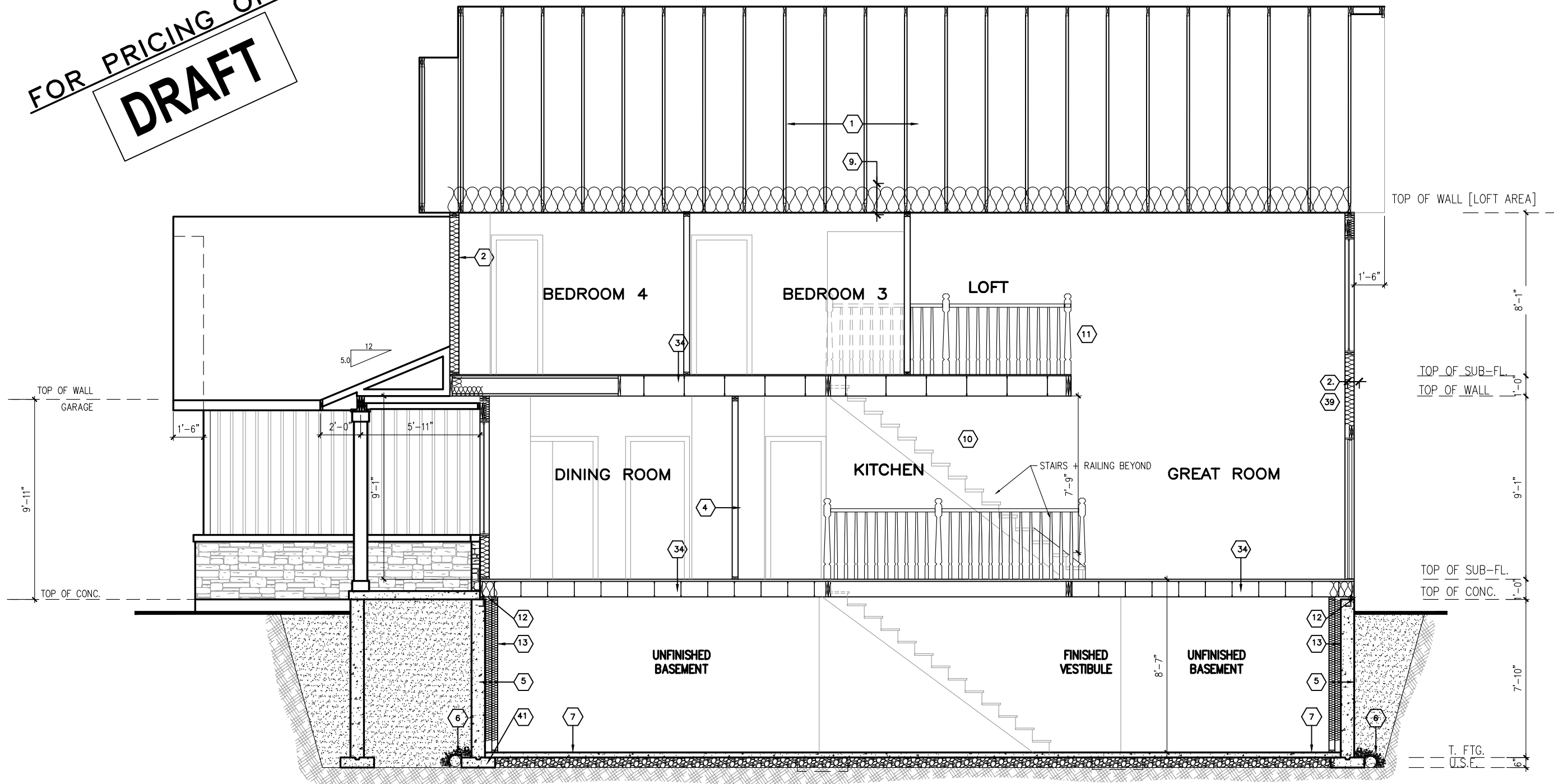
LOT NUMBER: **XX**

CIVIC ADDRESS: XX

No.	Description	dd/mm/yy	By
6	SPRING 2025 LAYOUT UPDATE	26/03/25	RK
5	MODEL AND STD. LAYOUT	30/09/24	RK
4	MECH. WALL ADDED BETWEEN DINING/KITCHEN	19/04/24	CB
3	REVISED BASEMENT STAIRS	12/12/23	CB
2	FOR REVISED LAYOUTS	13/01/23	SP
1	FOR LAYOUTS AND STRUCTURAL REVIEW	08/03/22	SP

footprint: 50-22-3-R	
drawn by:	SP
date:	MAR 08/22
scale:	3/16"=1'-0"
D.C.L:	A44
sheet no:	8R of 9

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DRAFT



SECTION ELEVATION R

SPRING 2025 SPECS



JUNIPER LOFT R -2022

SITE: XXXX

LOT NUMBER:

XX

CIVIC ADDRESS:
XX

No.	Description	dd/mm/yy	By
6	SPRING 2025 LAYOUT UPDATE	26/03/25	RK
5	MODEL AND STD. LAYOUT	30/09/24	RK
4	MECH. WALL ADDED BETWEEN DINING/KITCHEN	19/04/24	CB
3	REVISED BASEMENT STAIRS	12/12/23	CB
2	FOR REVISED LAYOUTS	13/01/23	SP
1	FOR LAYOUTS AND STRUCTURAL REVIEW	08/03/22	SP
REVISIONS			

footprint: 50-22-3-R	
drawn by:	SP
date:	MAR 08/22
scale:	3/16"=1'-0"
D.C.L:	A44
sheet no:	9R of 9