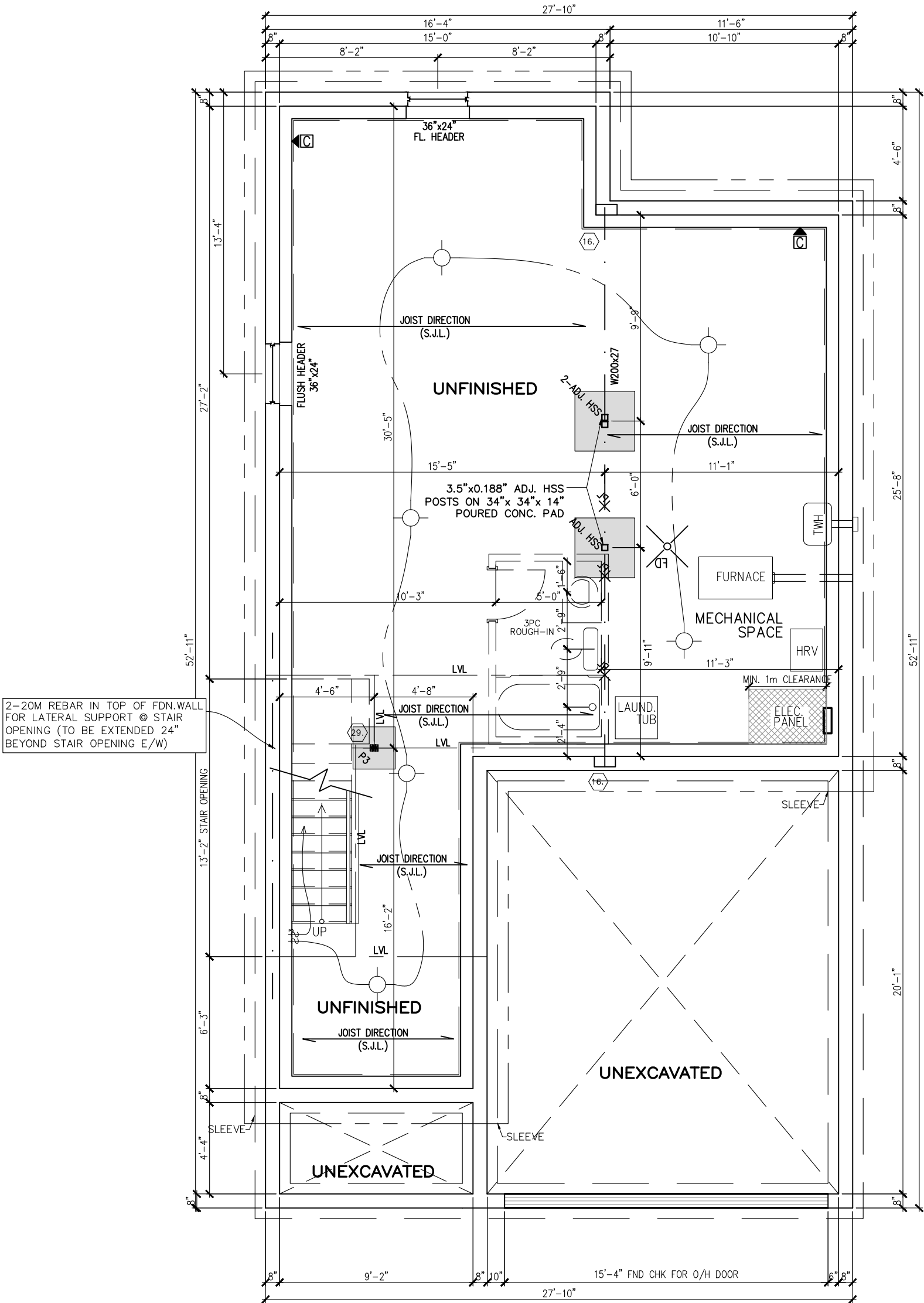


CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DCR/PHOENIX BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE DCR/PHOENIX WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR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



2-20M REBAR IN TOP OF FDN.WALL FOR LATERAL SUPPORT @ STAIR OPENING (TO BE EXTENDED 24" BEYOND STAIR OPENING E/W)

BASEMENT PLAN
ALL ELEVATIONS



MELBOURNE — 2016

SITE: PATHWAYS

LOT NUMBER: 164

CIVIC ADDRESS: 150 MINIKAN STREET

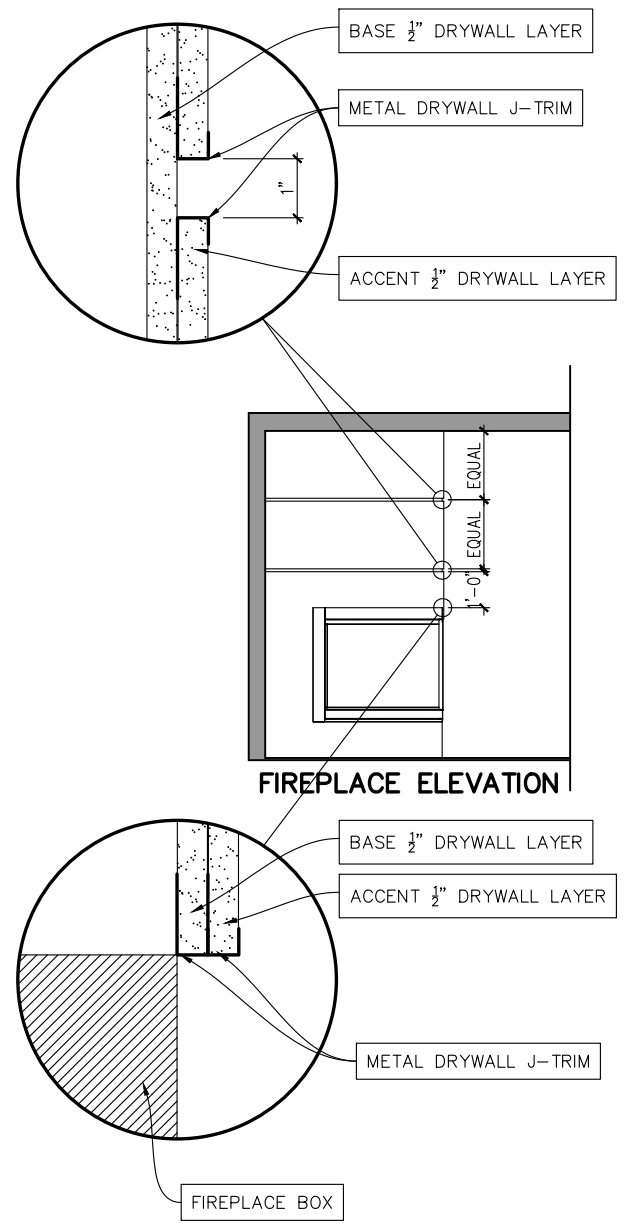
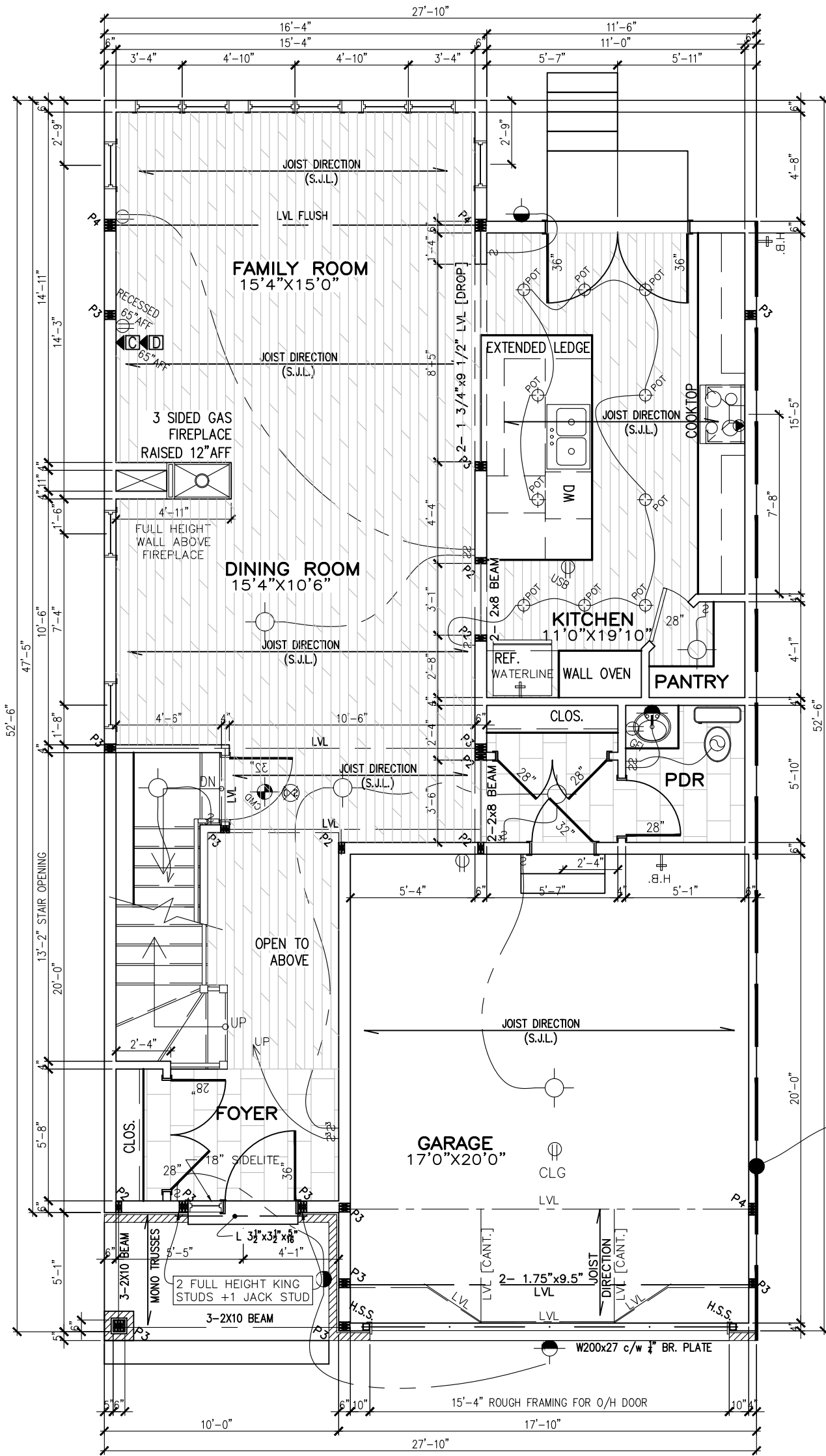
10	FINAL WORKING DRAWINGS	26/08/21	GK
9	FINAL BLACKLINES	24/08/21	CB
8	BEP FOR SITE	12/05/21	CB
7	BEP BLACKLINES	05/04/21	CB
6	ALL 54" WINDOWS CORRECTED TO 52" OR 56"	08/04/19	SP
5	CORRECTED MASONRY ON FRONT ELEVATION	08/04/19	SP
No. Description		dd/mm/yy	By
REVISIONS			

footprint:	35-15
drawn by:	SP
date:	FEB 12/16
scale:	3/16"=1'-0"
sheet no:	2 8
D.C.L-187	

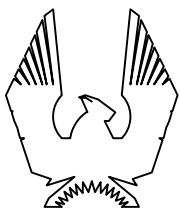
FLAT CEILINGS THROUGHOUT
NO STIPPLE

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

-REFER TO GENERAL NOTES PAGE
FOR BRICK LINTEL SIZES



GROUND FLOOR PLAN
ELEVATION E



PHOENIX HOMES

MELBOURNE – 2016

SITE: PATHWAYS

LOT NUMBER:

CIVIC ADDRESS:
150 MINIKAN STREET

164

10	FINAL WORKING DRAWINGS	26/08/21	GK
9	FINAL BLACKLINES	24/08/21	CB
8	BEP FOR SITE	12/05/21	CB
7	BEP BLACKLINES	05/04/21	CB
6	ALL 54" WINDOWS CORRECTED TO 52" OR 56"	08/04/19	SP
5	CORRECTED MASONRY ON FRONT ELEVATION	08/04/19	SP
REVISIONS		dd/mm/yy	By

footprint:	35-15
drawn by:	SP
date:	FEB 12/16
scale:	3/16"=1'-0"
sheet no:	D.C.L-187

3
8

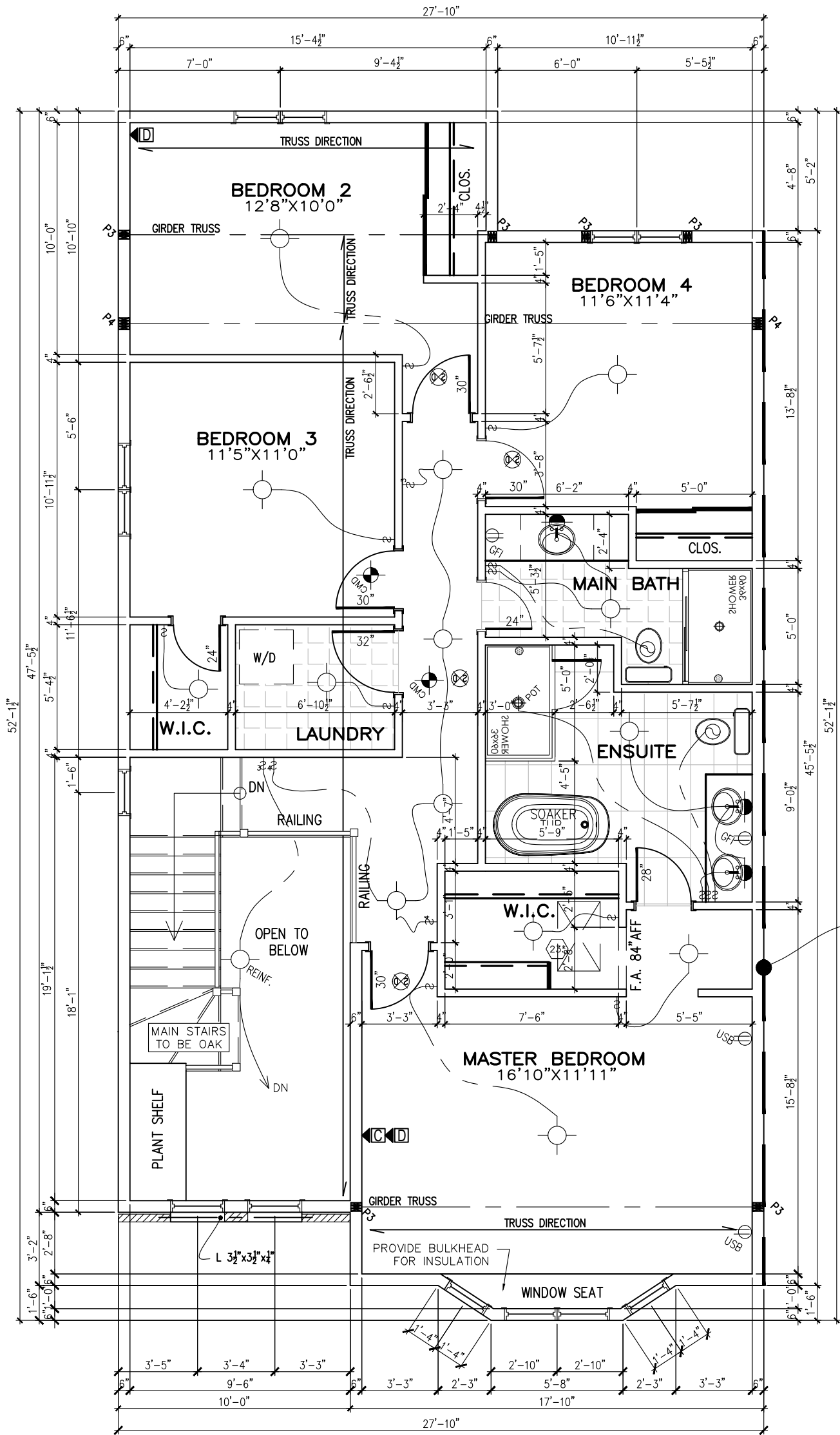
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****NOTE****

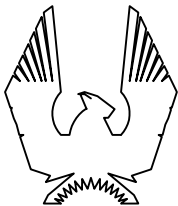
-ALL WINDOW LINTELS TO BE 2-2X10 W/ P2 POSTS ON EACH SIDE U.N.O.

-REFER TO GENERAL NOTES PAGE FOR BRICK LINTEL SIZES

FLAT CEILINGS THROUGHOUT
NO STIPPLE



SECOND FLOOR PLAN 4 BEDROOM
ELEVATION E



PHOENIX HOMES

MELBOURNE – 2016

SITE: PATHWAYS

LOT NUMBER:

164

CIVIC ADDRESS:
150 MINIKAN STREET

10	FINAL WORKING DRAWINGS	26/08/21	GK
9	FINAL BLACKLINES	24/08/21	CB
8	BEP FOR SITE	12/05/21	CB
7	BEP BLACKLINES	05/04/21	CB
6	ALL 54" WINDOWS CORRECTED TO 52" OR 56"	08/04/19	SP
5	CORRECTED MASONRY ON FRONT ELEVATION	08/04/19	SP
No. Description		dd/mm/yy	By
REVISIONS			

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drawn by: SP
date: FEB 12/16
scale: 3/16"=1'-0"

sheet no:
D.C.L-187

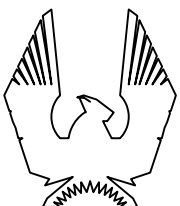
4
8



ELEVATION E



ELEVATION E
REAR



PHOENIX HOMES

MELBOURNE — 2016

SITE: PATHWAYS

LOT NUMBER:

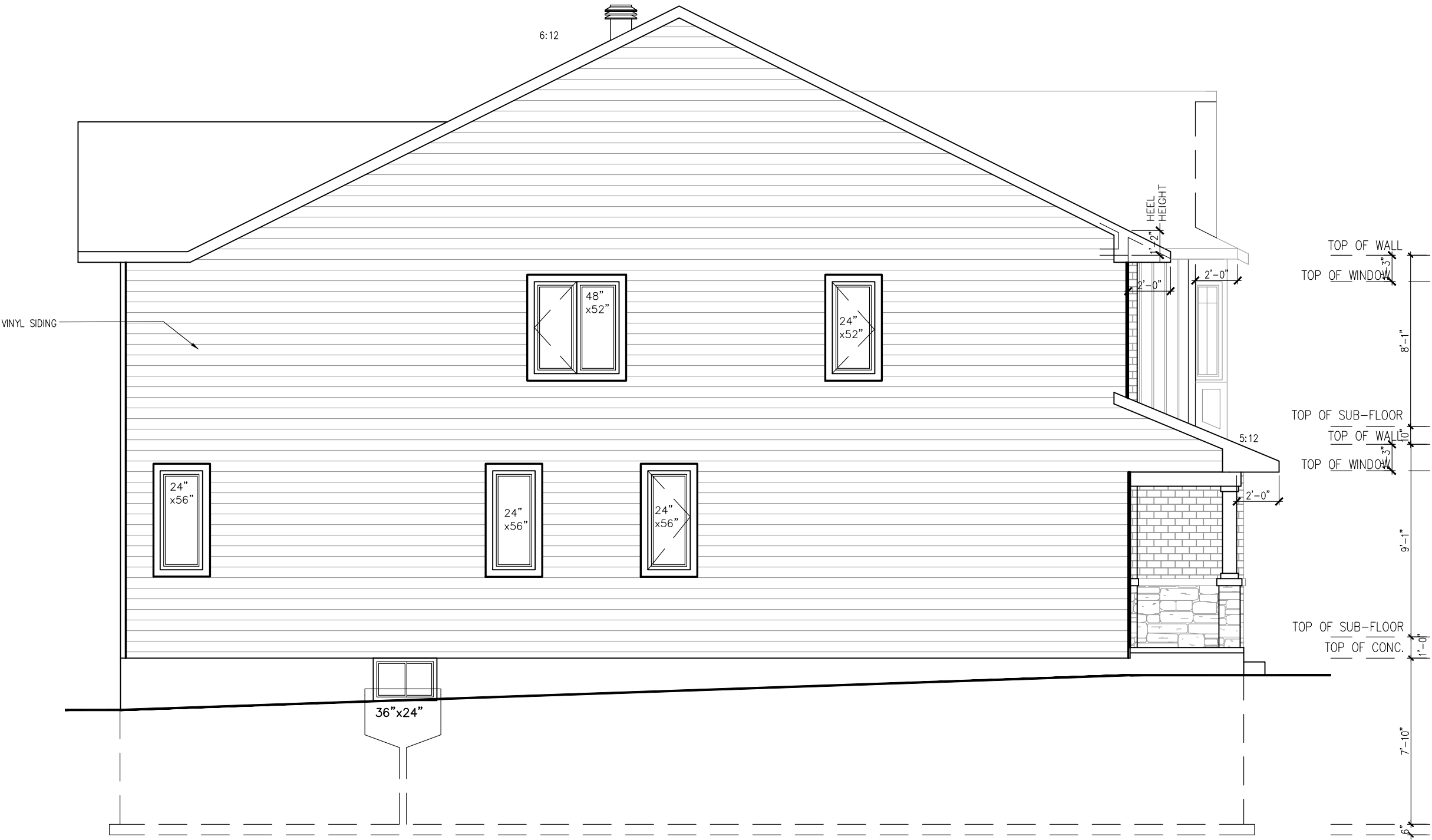
CIVIC ADDRESS:
150 MINIKAN STREET

164

10	FINAL WORKING DRAWINGS	26/08/21	GK
9	FINAL BLACKLINES	24/08/21	CB
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7	BEP BLACKLINES	05/04/21	CB
6	ALL 54" WINDOWS CORRECTED TO 52" OR 56"	08/04/19	SP
5	CORRECTED MASONRY ON FRONT ELEVATION	08/04/19	SP
No.	Description	dd/mm/yy	By
REVISIONS			

footprint:	35-15
drawn by:	SP
date:	FEB 12/16
scale:	3/16"=1'-0"
sheet no:	5
D.C.L-187	8

LEFT SIDE ELEVATION
ELEVATION E



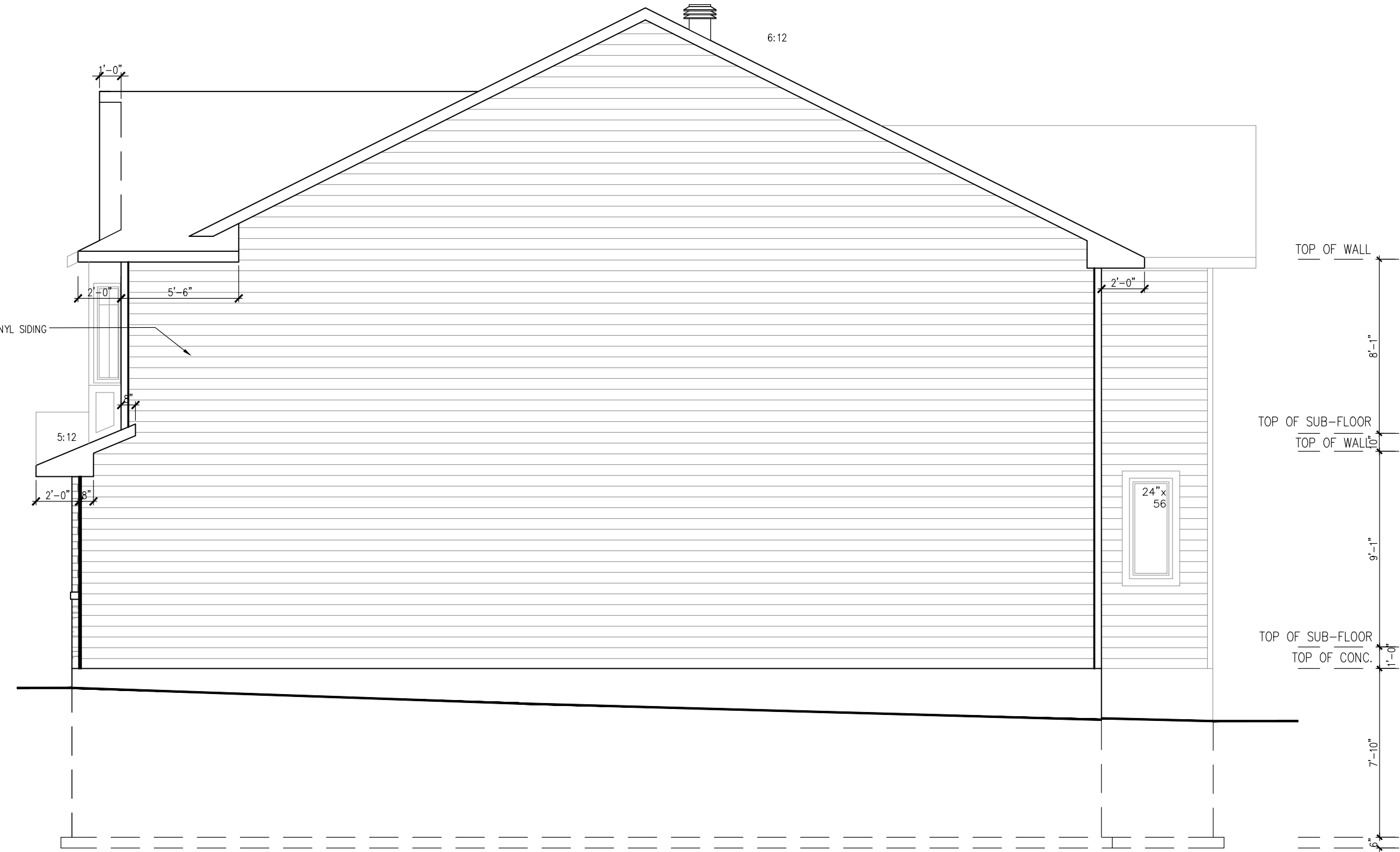
WALL AREA 896 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
OPENINGS ALLOWED 62.72 SQ. FT.
OPENINGS PROVIDED 49.8 SQ. FT.
OPENINGS PROVIDED 58.8 SQ. FT. [4TH BEDROOM OPTION]

footprint:	35-15
drawn by:	SP
date:	FEB 12/16
scale:	3/16"=1'-0"
sheet no:	6
D.C.L-187	8

10	FINAL WORKING DRAWINGS	26/08/21	GK
9	FINAL BLACKLINES	24/08/21	CB
8	BEP FOR SITE	12/05/21	CB
7	BEP BLACKLINES	05/04/21	CB
6	ALL 54" WINDOWS CORRECTED TO 52" OR 56"	08/04/19	SP
5	CORRECTED MASONRY ON FRONT ELEVATION	08/04/19	SP
No.	Description	dd/mm/yy	By
REVISIONS			

MELBOURNE - 2016
SITE: PATHWAYS
LOT NUMBER: 164
CIVIC ADDRESS: 150 MINIKAN STREET

PHOENIX HOMES

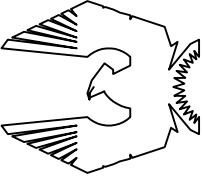


RIGHT SIDE ELEVATION
ELEVATION E

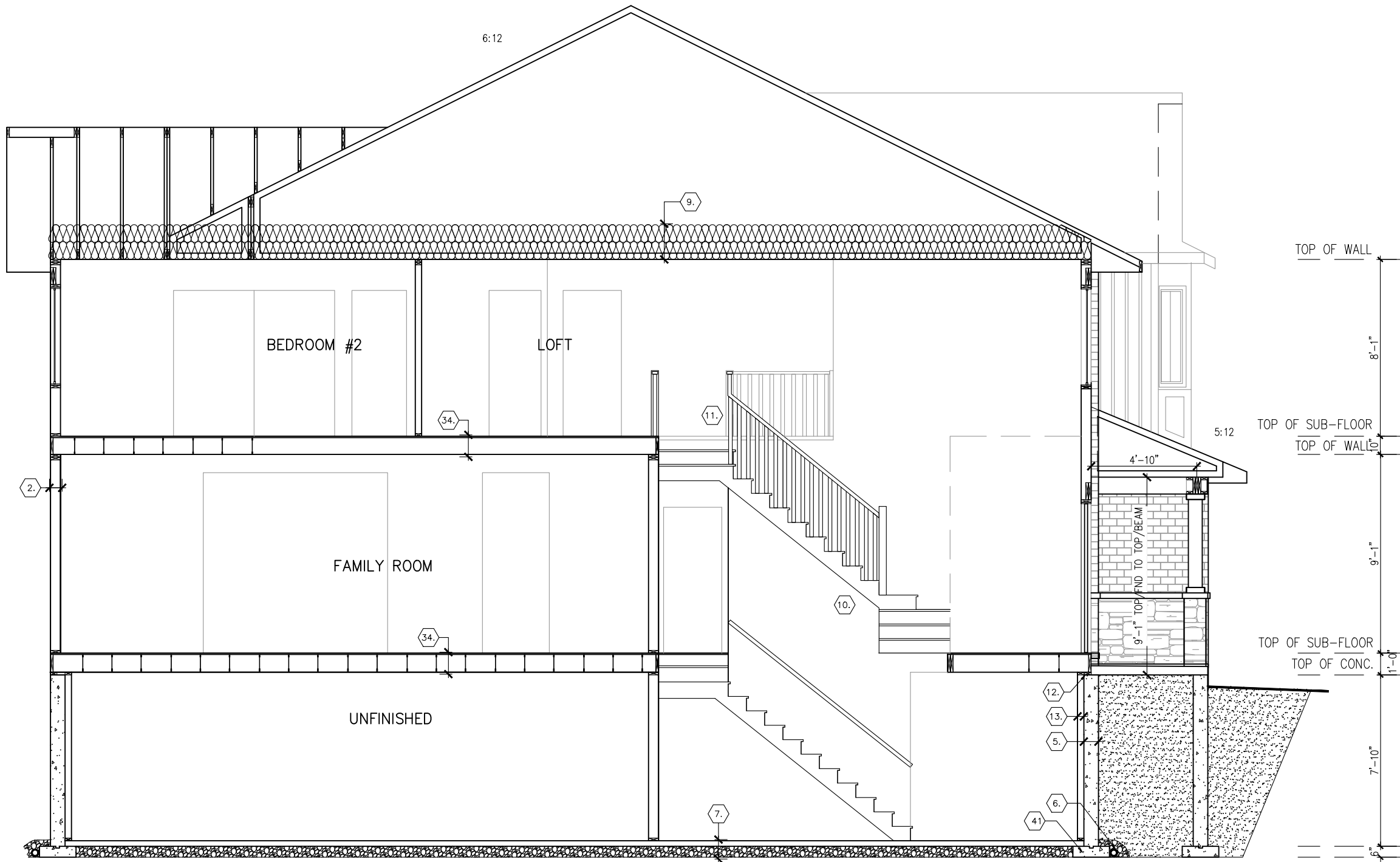
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D.C.L-187	8

10	FINAL WORKING DRAWINGS	26/08/21	GK
9	FINAL BLACKLINES	24/08/21	CB
8	BEP FOR SITE	12/05/21	CB
7	BEP BLACKLINES	05/04/21	CB
6	ALL 54" WINDOWS CORRECTED TO 52" OR 56"	08/04/19	SP
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No.	Description	dd/mm/yy	By
REVISIONS			

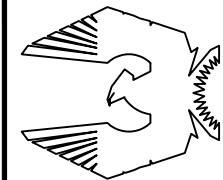
MELBOURNE - 2016
SITE: PATHWAYS
LOT NUMBER: 164
CIVIC ADDRESS: 150 MINIKAN STREET



PHOENIX HOMES



ELEVATION E w/ 4 BED



PHOENIX HOMES

MELBOURNE – 2016

SITE: PATHWAYS

LOT NUMBER:
164

CIVIC ADDRESS:
150 MINIKAN STREET

footprint:	35–15
drawn by:	SP
date:	FEB 12/16
scale:	3/16"=1'-0"
sheet no:	8
D.C.L-187	8

10	FINAL WORKING DRAWINGS	26/08/21	GK
9	FINAL BLACKLINES	24/08/21	CB
8	BEP FOR SITE	12/05/21	CB
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