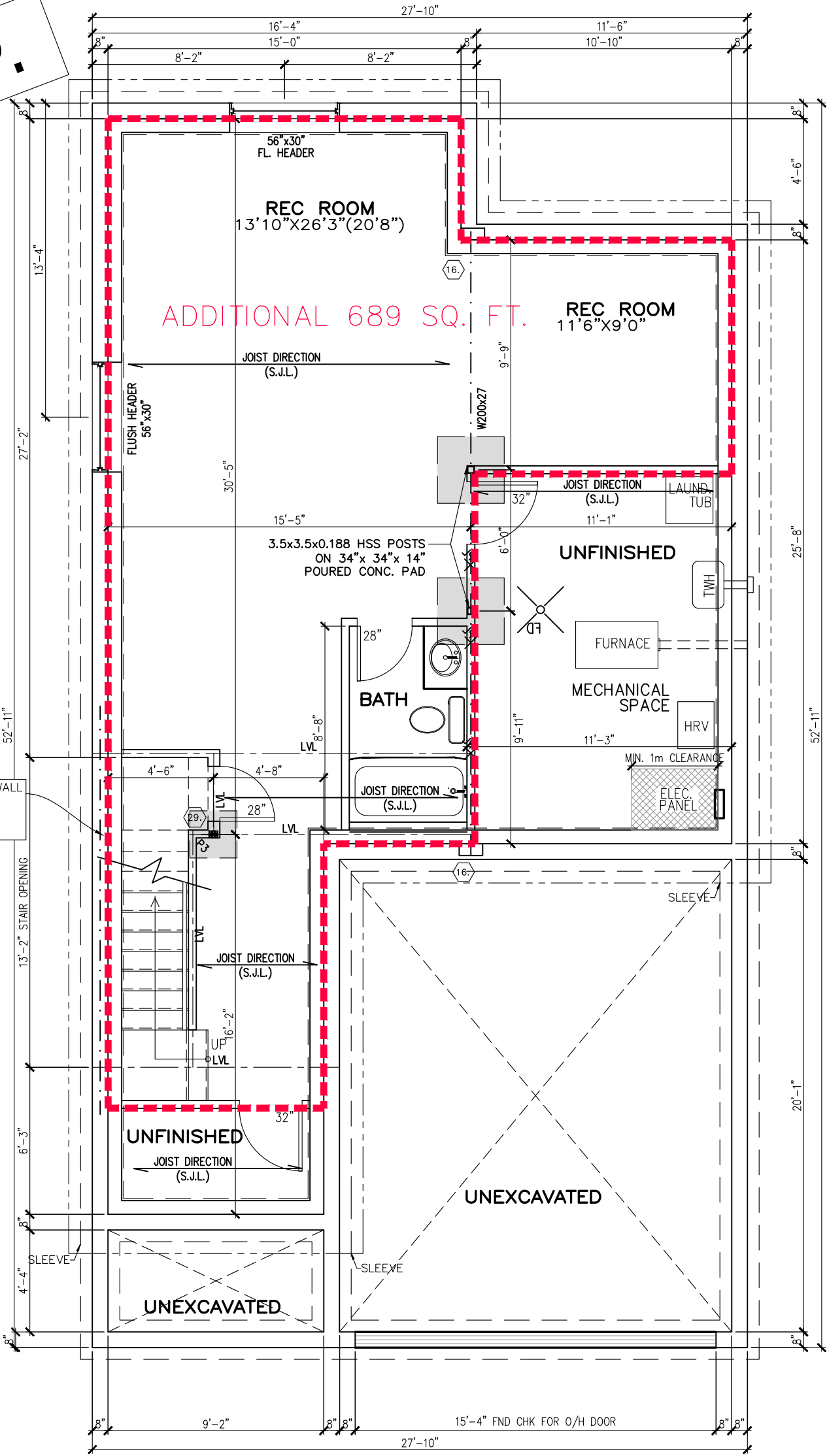


CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DCR/PHOENIX BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE DCR/PHOENIX WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR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

FOR BEP ONLY
B.E.P.

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



****REQUIRED FOR WINDOWS OVER 48" WIDE****
ADD 2-15M BAR AT EACH FACE, AT 3" BELOW WINDOW SILL AND EXTEND BAR 2'-0" BEYOND WINDOW OPENING EACH WAY AND 2-15M VERTICAL BARS EACH SIDE

9' FOUNDATION POUR

BASEMENT PLAN
689 sq. ft.



MELBOURNE — 2016

SITE: PATHWAYS

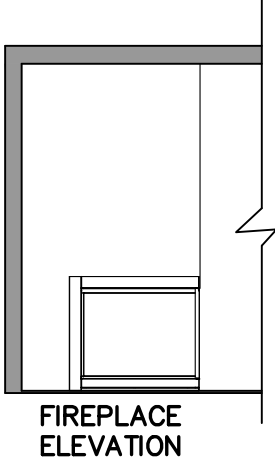
LOT NUMBER: **118**

CIVIC ADDRESS:
161 MINIKAN STREET

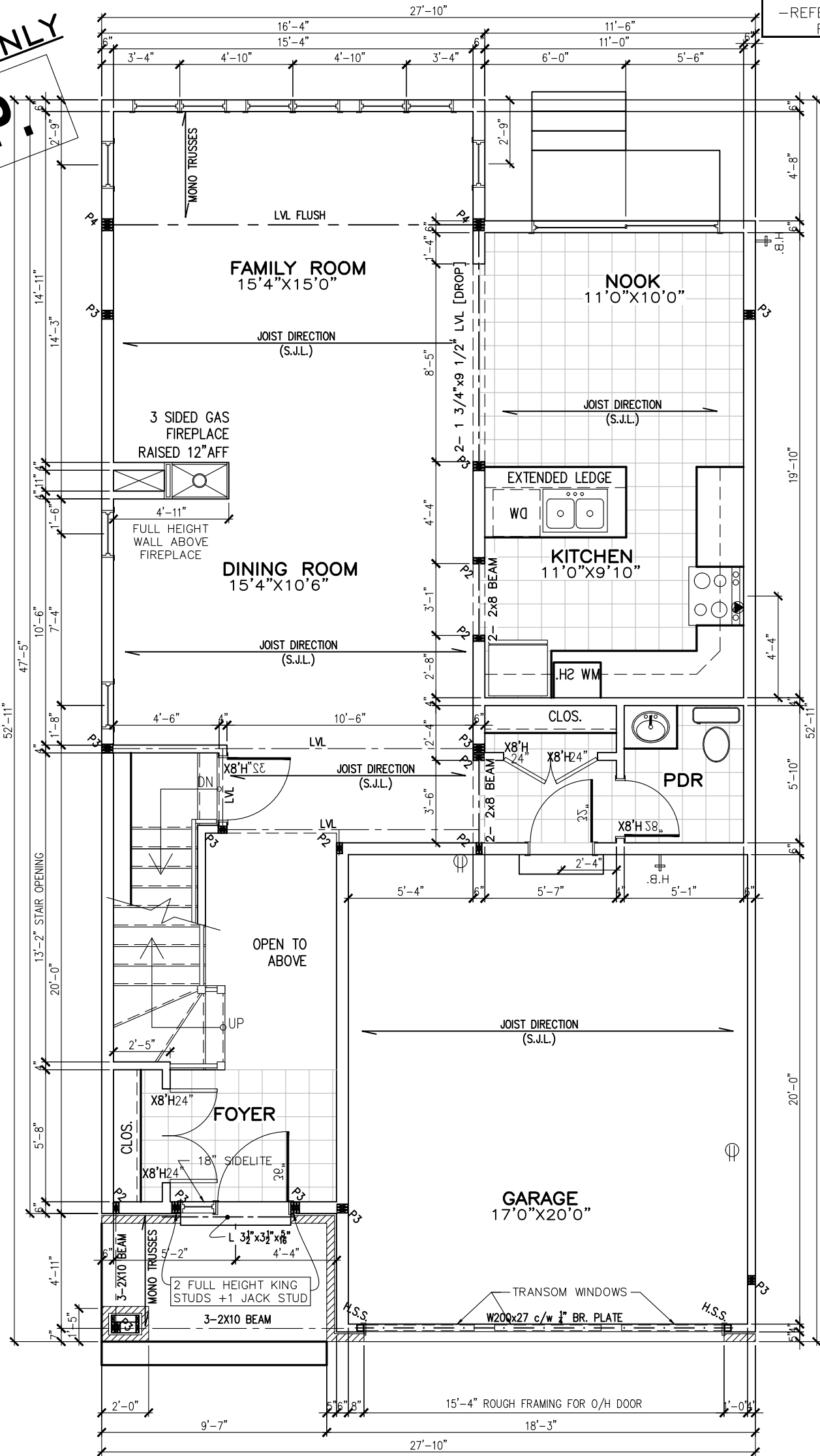
8	BEP FOR SITE	17/09/21	SP
7	BEP BLACKLINES	09/06/21	CB
6	ALL 54" WINDOWS CORRECTED TO 52" OR 56"	08/04/19	SP
5	CORRECTED MASONRY ON FRONT ELEVATION	08/04/19	SP
4	INFO FOR Laterally UNSUPPORTED WALLS	16/05/18	SP
3	ADDED M ELEVATION TO FOOTPRINT FILE	04/17/18	SP
No.	Description	dd/mm/yy	By
REVISIONS			

footprint:	35-15
drawn by:	SP
date:	FEB 12/16
scale:	3/16"=1'-0"
sheet no:	2 8
D.C.L-176	

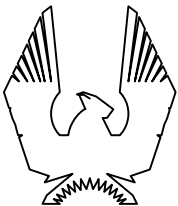
FOR BEP ONLY
B.E.P.



****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 M
996 SQ FT



PHOENIX HOMES

MELBOURNE — 2016

SITE: PATHWAYS

LOT NUMBER:

CIVIC ADDRESS:
161 MINIKAN STREET

118

8	BEP FOR SITE	17/09/21	SP
7	BEP BLACKLINES	09/06/21	CB
6	ALL 54" WINDOWS CORRECTED TO 52" OR 56"	08/04/19	SP
5	CORRECTED MASONRY ON FRONT ELEVATION	08/04/19	SP
4	INFO FOR LATERALLY UNSUPPORTED WALLS	16/05/18	SP
3	ADDED M ELEVATION TO FOOTPRINT FILE	04/17/18	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:	3
D.C.L-176	8

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.

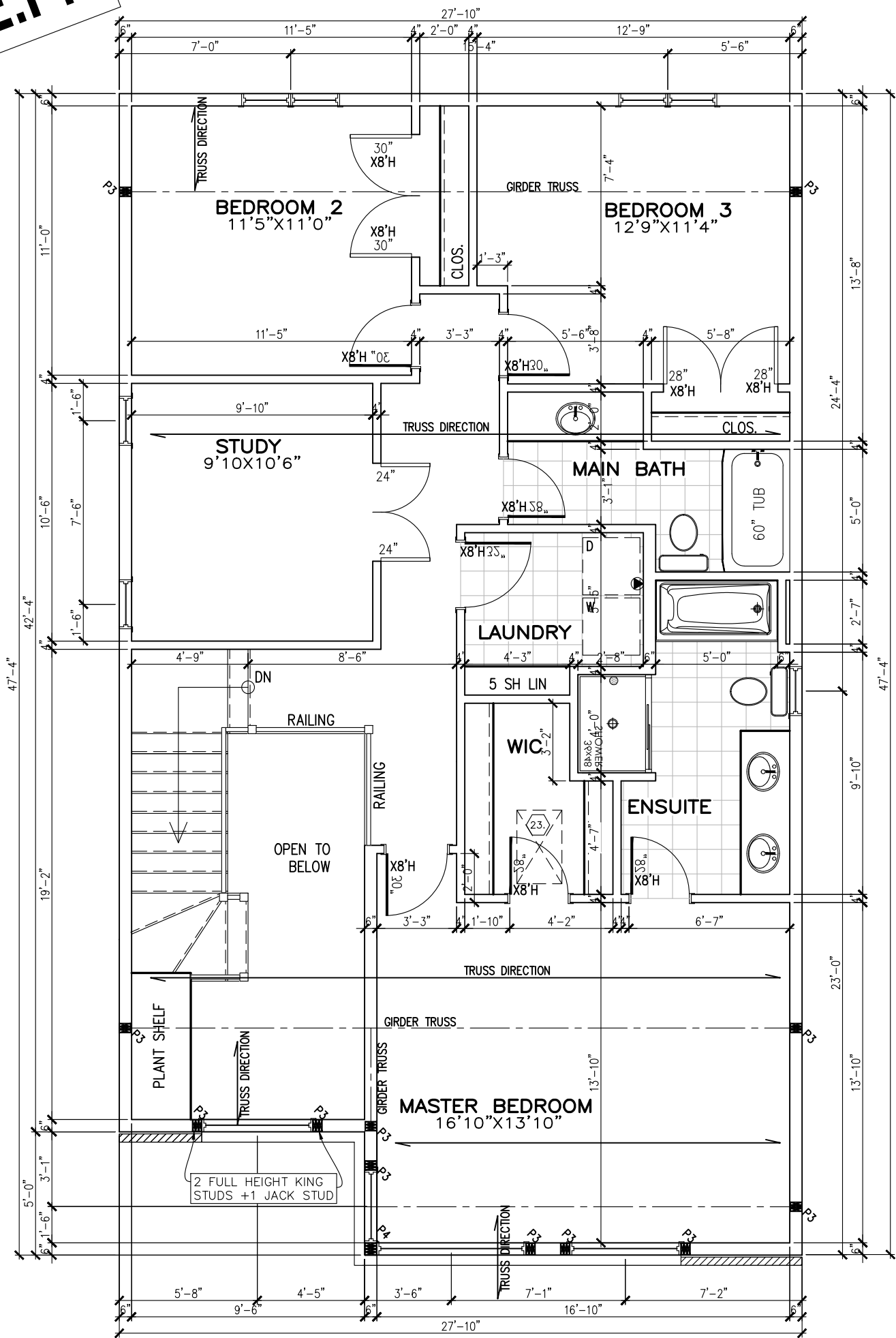
FOR BEP ONLY
B.E.P.

9' SECOND FLOOR

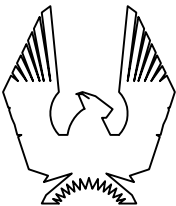
****NOTE****

-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



SECOND FLOOR PLAN 3 BEDROOM WITH LOFT
ELEVATION M
1085 SQ FT



PHOENIX HOMES

MELBOURNE – 2016

SITE: PATHWAYS

LOT NUMBER:

118

CIVIC ADDRESS:
161 MINIKAN STREET

8	BEP FOR SITE	17/09/21	SP
7	BEP BLACKLINES	09/06/21	CB
6	ALL 54" WINDOWS CORRECTED TO 52" OR 56"	08/04/19	SP
5	CORRECTED MASONRY ON FRONT ELEVATION	08/04/19	SP
4	INFO FOR LATERALLY UNSUPPORTED WALLS	16/05/18	SP
3	ADDED M ELEVATION TO FOOTPRINT FILE	04/17/18	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:
D.C.L-176

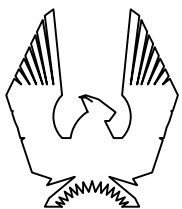
4
8

FOR BEP ONLY

B.E.P.



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



PHOENIX HOMES

MELBOURNE – 2016

SITE: PATHWAYS

LOT NUMBER:

CIVIC ADDRESS:
161 MINIKAN STREET

118

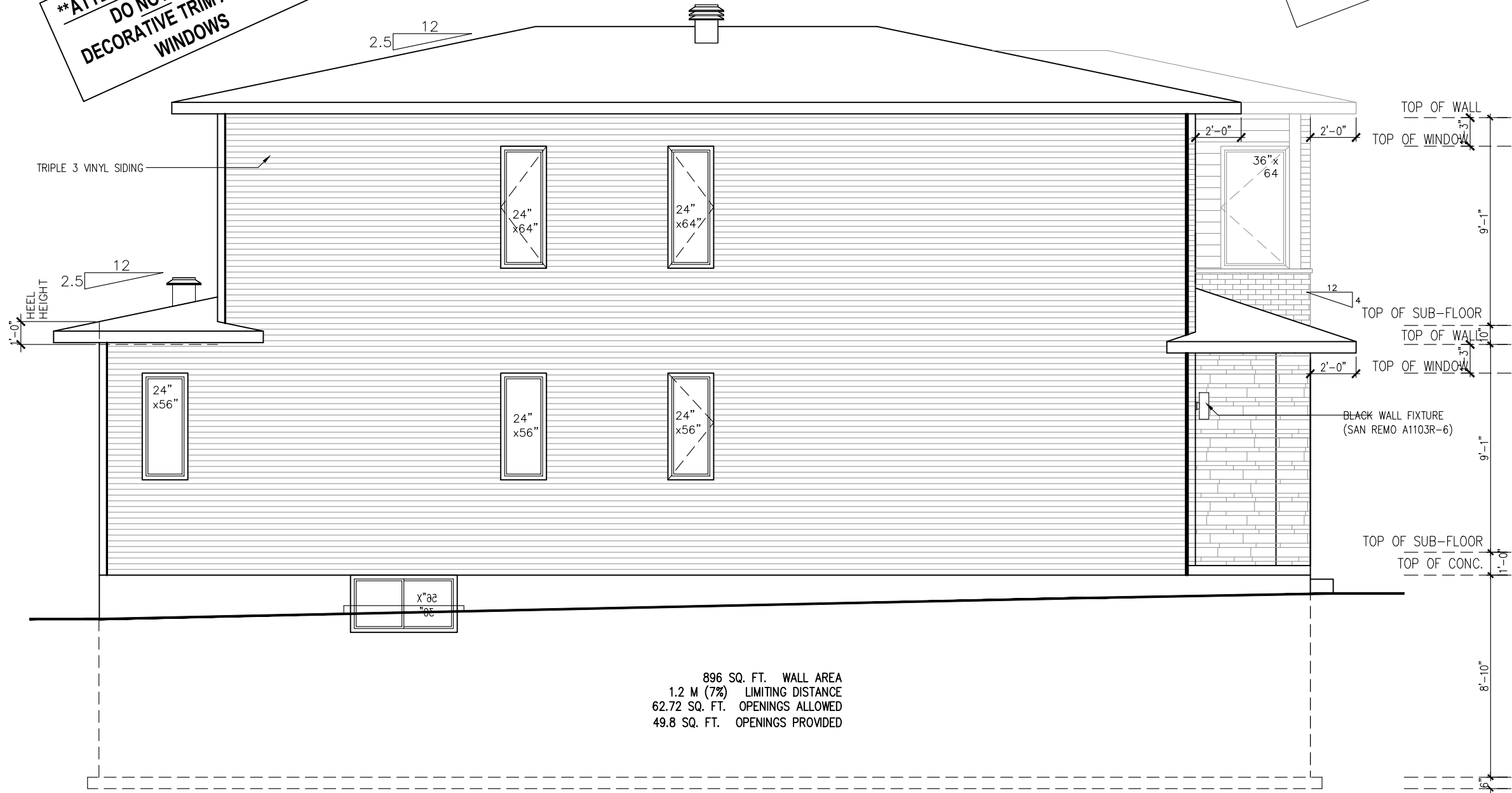
8	BEP FOR SITE	17/09/21	SP
7	BEP BLACKLINES	09/06/21	CB
6	ALL 54" WINDOWS CORRECTED TO 52" OR 56"	08/04/19	SP
5	CORRECTED MASONRY ON FRONT ELEVATION	08/04/19	SP
4	INFO FOR Laterally UNSUPPORTED WALLS	16/05/18	SP
3	ADDED M ELEVATION TO FOOTPRINT FILE	04/17/18	SP
No.	Description	dd/mm/yy	By
REVISIONS			

footprint:	35-15
drawn by:	SP
date:	FEB 12/16
scale:	3/16"=1'-0"
sheet no:	
D.C.L-176	

9' FOUNDATION POUR
9' SECOND FLOOR

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

FOR BEP ONLY
B.E.P.

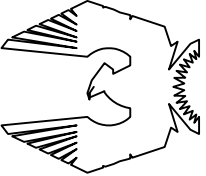


LEFT SIDE ELEVATION
ELEVATION M

footprint:	35-15
drawn by:	SP
date:	FEB 12/16
scale:	3/16"=1'-0"
sheet no:	6
D.C.L-176	8

8	BEP FOR SITE	17/09/21	SP
7	BEP BLACKLINES	09/06/21	CB
6	ALL 54" WINDOWS CORRECTED TO 52" OR 56"	08/04/19	SP
5	CORRECTED MASONRY ON FRONT ELEVATION	08/04/19	SP
4	INFO FOR Laterally UNSUPPORTED WALLS	16/05/18	SP
3	ADDED M ELEVATION TO FOOTPRINT FILE	04/17/18	SP
No.	Description	dd/mm/yy	By
REVISIONS			

MELBOURNE - 2016
SITE: PATHWAYS
LOT NUMBER: 118
CIVIC ADDRESS: 161 MIKAN STREET

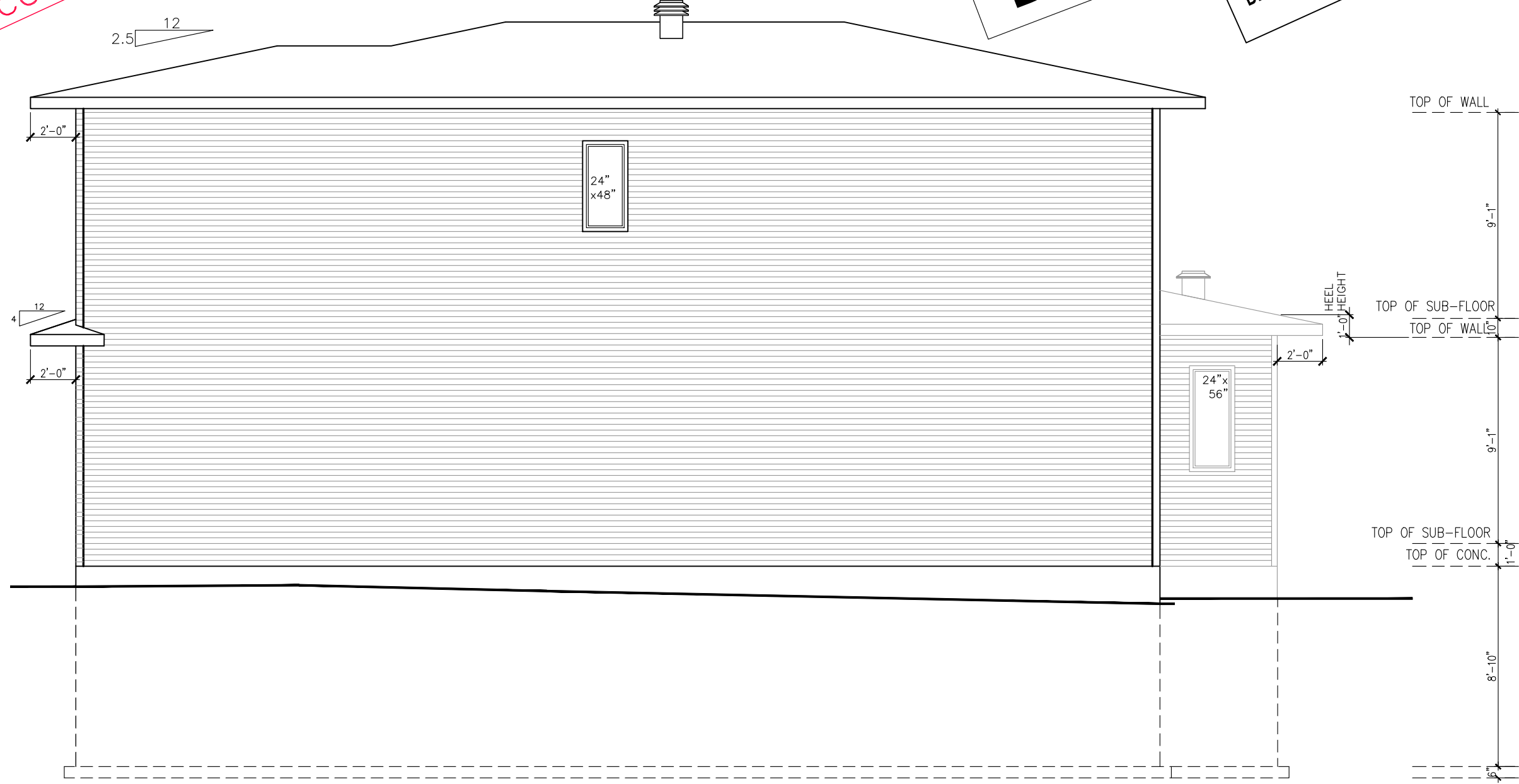


PHOENIX HOMES

9' FOUNDATION POUR
9' SECOND FLOOR

FOR BEP ONLY
B.E.P.

ATTENTION SIDING CREW
DO NOT INSTALL
DECORATIVE TRIM AROUND
WINDOWS



RIGHT SIDE ELEVATION
ELEVATION M

footprint:	35-15
drawn by:	SP
date:	FEB 12/16
scale:	3/16"=1'-0"
sheet no:	7
D.C.L-176	8

No.	Description	By
8	BEP FOR SITE	17/09/21
7	BEP BLACKLINES	09/06/21
6	ALL 54" WINDOWS CORRECTED TO 52" OR 56"	08/04/19
5	CORRECTED MASONRY ON FRONT ELEVATION	08/04/19
4	INFO FOR LATERALLY UNSUPPORTED WALLS	16/05/18
3	ADDED M ELEVATION TO FOOTPRINT FILE	04/17/18
		dd/mm/yy

MELBOURNE – 2016

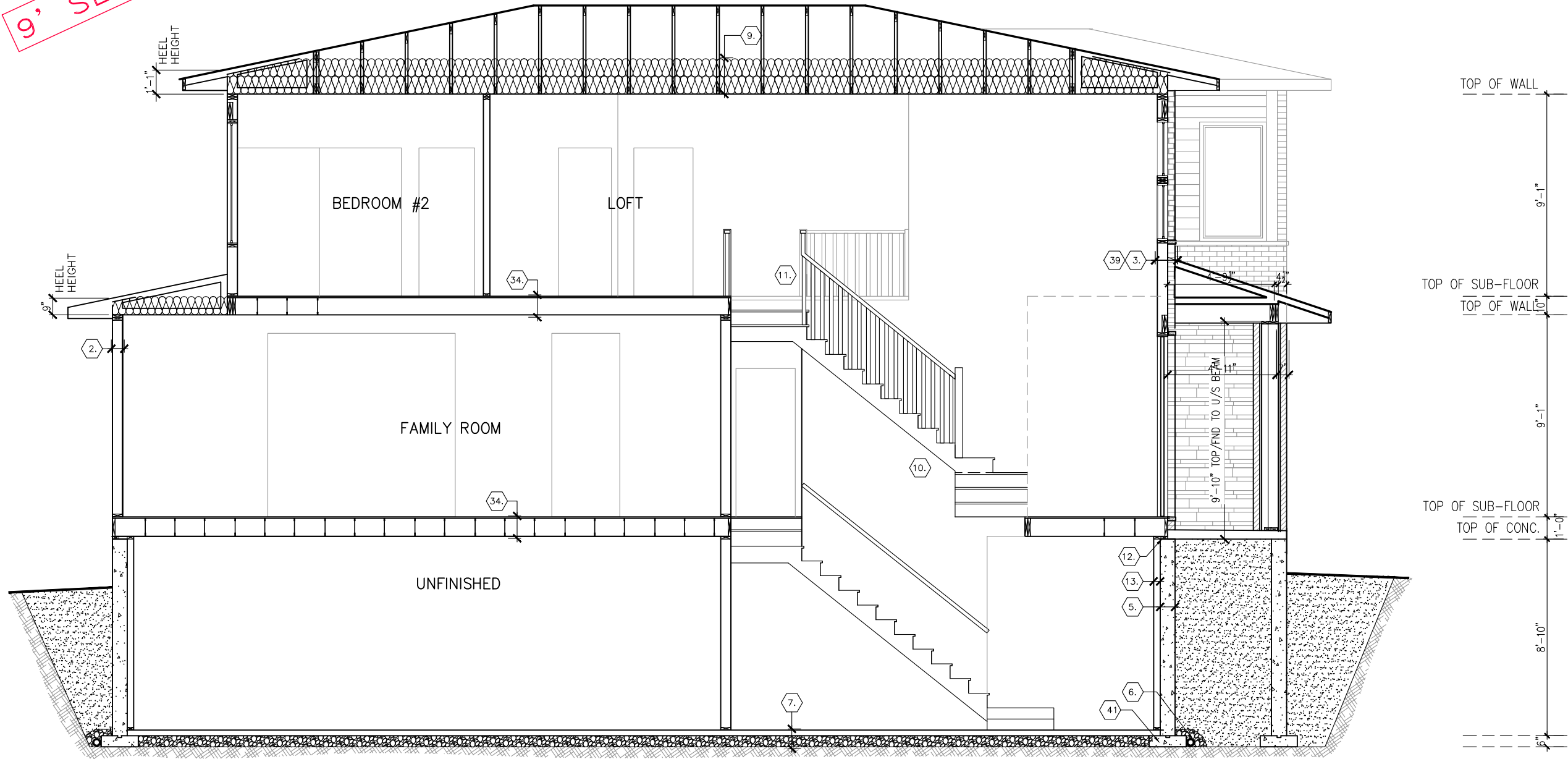
SITE: PATHWAYS

LOT NUMBER: 118

CIVIC ADDRESS: 161 MIKAN STREET

PHOENIX HOMES

9' FOUNDATION POUR
9' SECOND FLOOR



footprint:	35-15
drawn by:	SP
date:	FEB 12/16
scale:	3/16"=1'-0"
sheet no:	8
D.C.L-176	8

8	BEP FOR SITE	17/09/21	SP
7	BEP BLACKLINES	09/06/21	CB
6	ALL 54" WINDOWS CORRECTED TO 52" OR 56"	08/04/19	SP
5	CORRECTED MASONRY ON FRONT ELEVATION	08/04/19	SP
4	INFO FOR LATERALLY UNSUPPORTED WALLS	16/05/18	SP
3	ADDED M ELEVATION TO FOOTPRINT FILE	04/17/18	SP
No.	Description	dd/mm/yy	By
REVISIONS			

MELBOURNE - 2016
SITE: PATHWAYS
LOT NUMBER: 118
CIVIC ADDRESS: 161 MIKAN STREET

