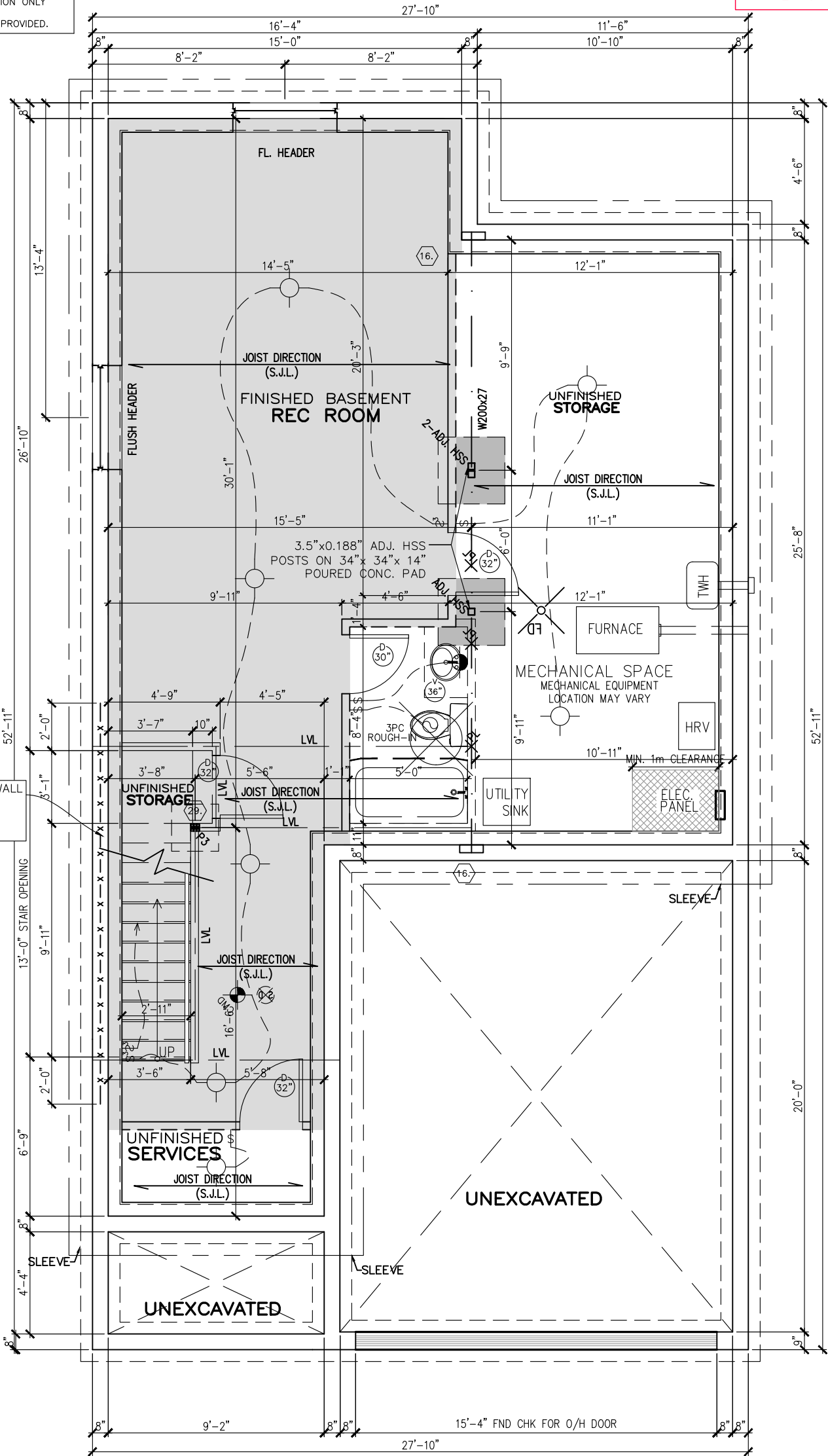


CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DCR/PHOENIX BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE DCR/PHOENIX WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR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

LEVVEN lighting system

****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

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



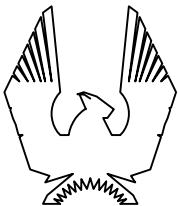
FOR BEP ONLY
B.E.P.

9' FOUNDATION POUR

FINISHED BASEMENT PLAN
ELEVATION R

****SPRING 2025 SPECS****

525 SQ FT



PHOENIX HOMES

MELBOURNE M – 2022

SITE: PATHWAYS PHASE 2

LOT NUMBER:

349

CIVIC ADDRESS:
623 MIKANA ROAD

7	BEP FOE SITE REVISED	20/03/25	RK
6	BEP FOR SITE	26/02/25	SP
5	BEP BLACKLINES	05/02/25	RK
4	BASEMENT & MAIN STAIR REVISION	14/12/23	CB
3	PRIMARY ENSUITE SHOWER UPDATE	04/05/23	CB
2	KITCHEN LIGHT UPDATE	21/10/22	SP
No.	Description	dd/mm/yy	By
REVISIONS			

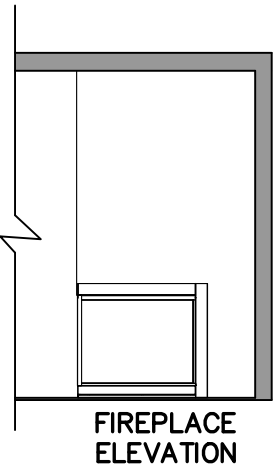
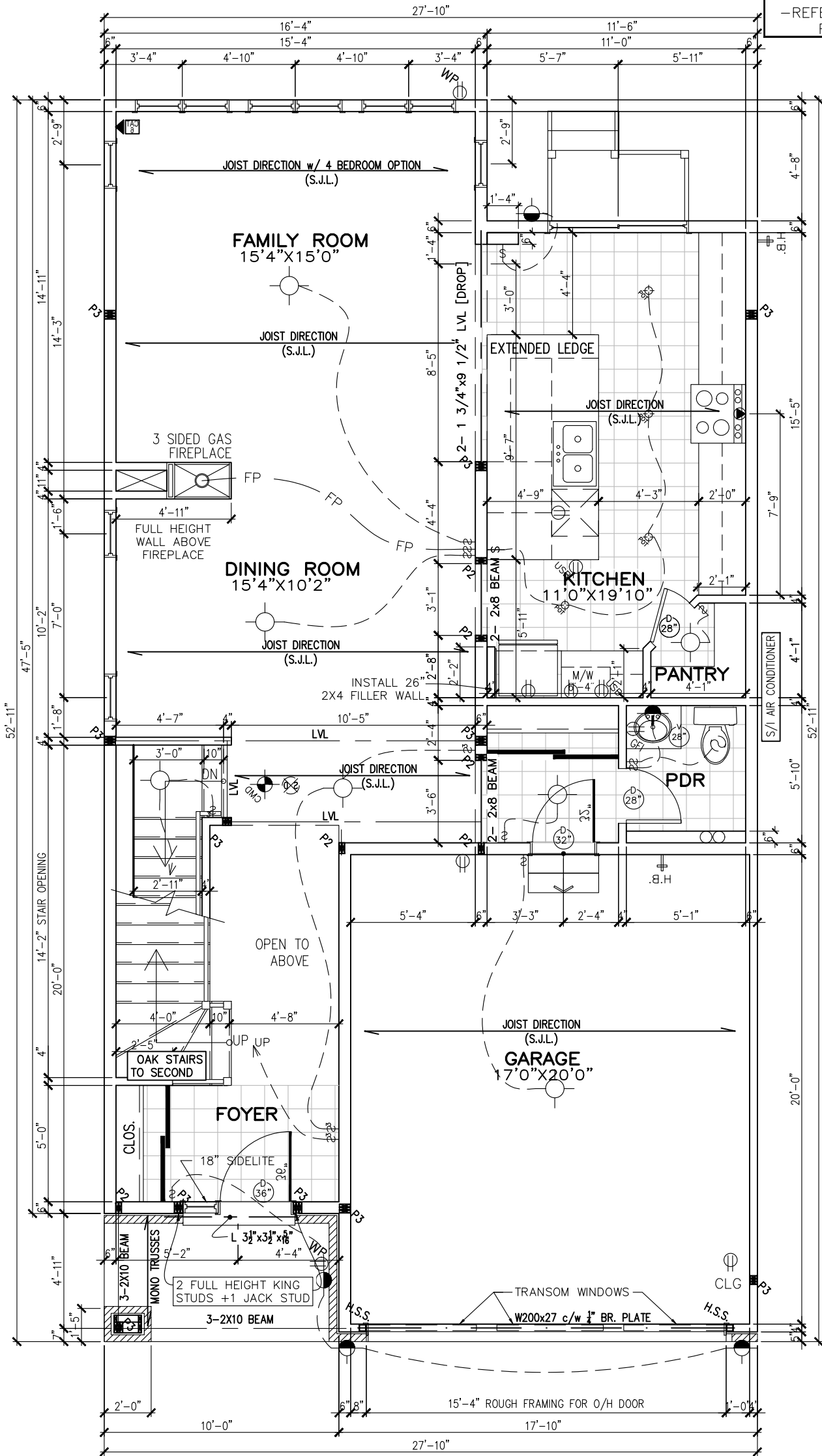
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D.C.L-A45	

LEVVEN lighting system

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



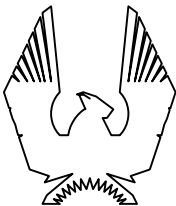
FIREPLACE
ELEVATION

GROUND FLOOR PLAN
ELEVATION M

996 SQ FT

SPRING 2025 SPECS

FOR BEP ONLY
B.E.P.



PHOENIX HOMES

MELBOURNE M - 2022

SITE: PATHWAYS PHASE 2

LOT NUMBER:

349

CIVIC ADDRESS:
623 MIKANA ROAD

7	BEP FOE SITE REVISED	20/03/25	RK
6	BEP FOR SITE	26/02/25	SP
5	BEP BLACKLINES	05/02/25	RK
4	BASEMENT & MAIN STAIR REVISION	14/12/23	CB
3	PRIMARY ENSUITE SHOWER UPDATE	04/05/23	CB
2	KITCHEN LIGHT UPDATE	21/10/22	SP
No.	Description	dd/mm/yy	By
REVISIONS			

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

sheet no:
D.C.L-A45

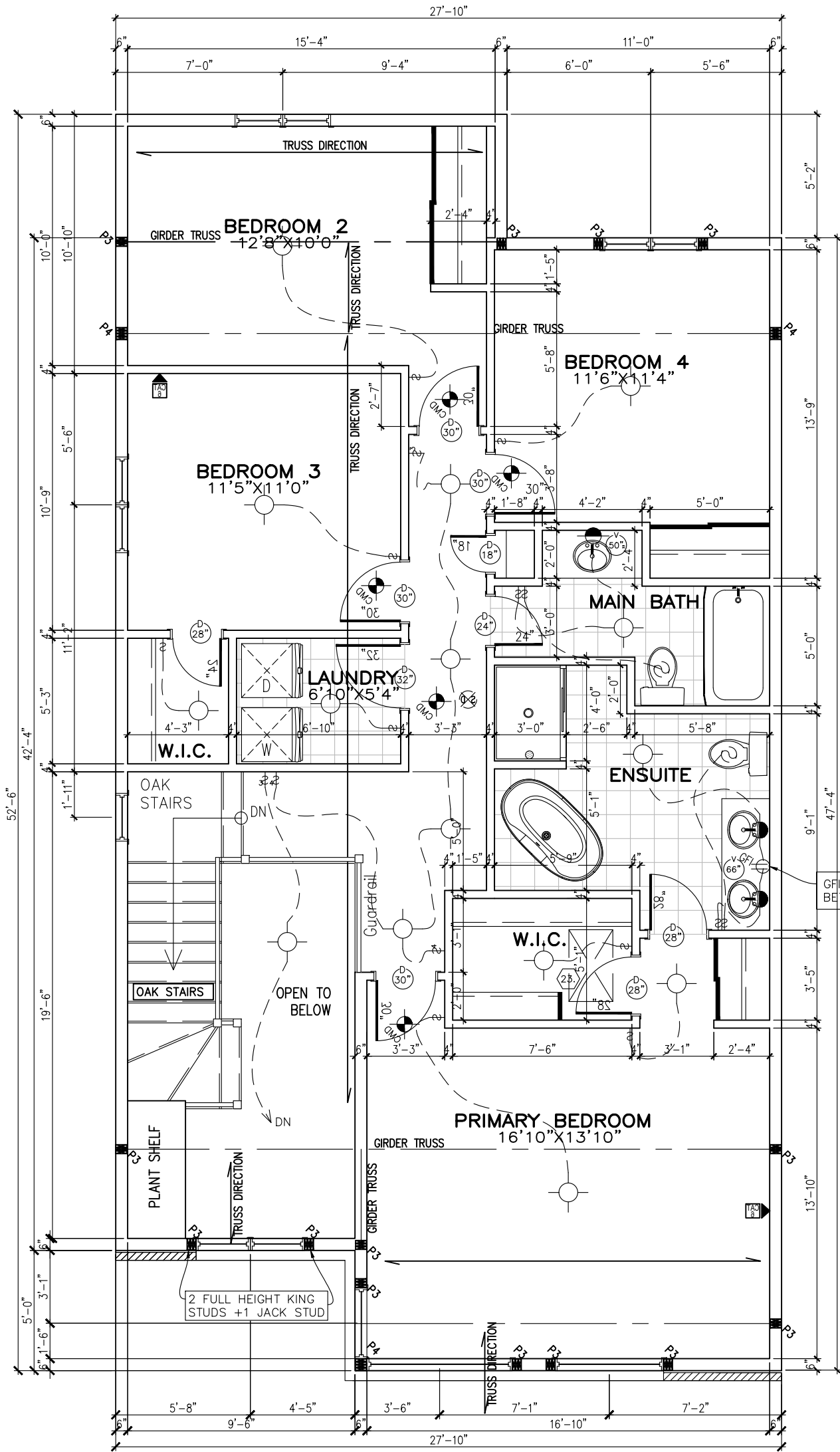
3M
8

LEVVEN lighting system

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

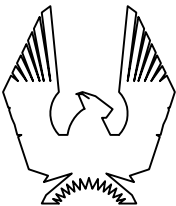


FOR BEP ONLY

B.E.P.

4 BEDROOM OPTION
SECOND FLOOR PLAN
ADDS 84 SQ FT

SPRING 2025 SPECS



PHOENIX HOMES

MELBOURNE M – 2022

SITE: PATHWAYS PHASE 2

LOT NUMBER:

349

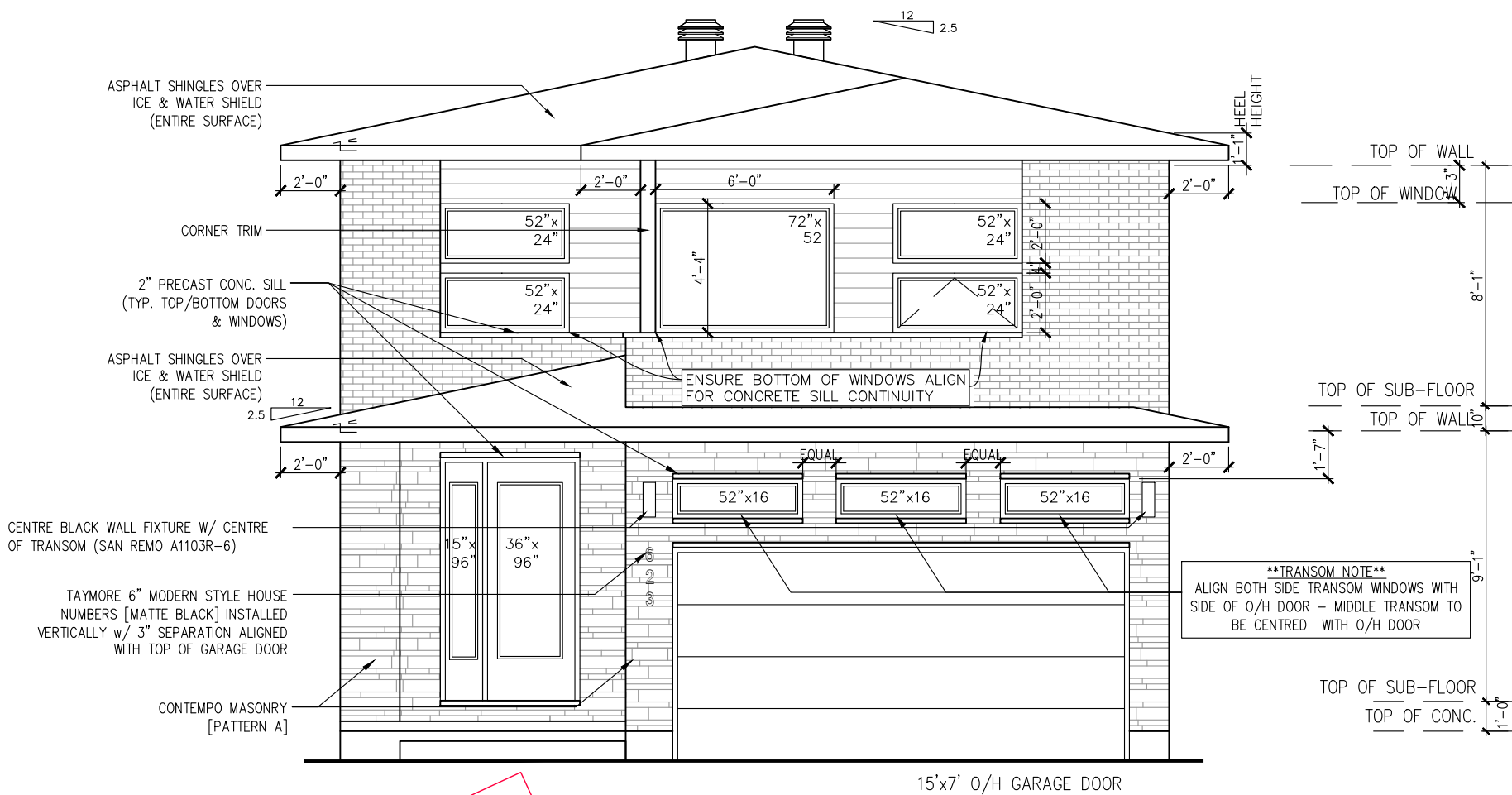
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6	BEP FOR SITE	26/02/25	SP
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4	BASEMENT & MAIN STAIR REVISION	14/12/23	CB
3	PRIMARY ENSUITE SHOWER UPDATE	04/05/23	CB
2	KITCHEN LIGHT UPDATE	21/10/22	SP
No.	Description	dd/mm/yy	By
REVISIONS			

footprint:	35-15
drawn by:	SP
date:	FEB 12/16
scale:	3/16"=1'-0"

sheet no:
D.C.L-A45

4M
8



ELEVATION M
FRONT

9' FOUNDATION POUR

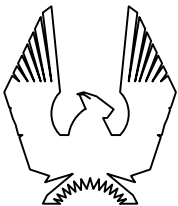
FOR BEP ONLY
B.E.P.

ATTENTION SIDING CREW
DO NOT INSTALL
DECORATIVE TRIM AROUND
WINDOWS



ELEVATION M
REAR

SPRING 2025 SPECS



PHOENIX HOMES

MELBOURNE M - 2022

SITE: PATHWAYS PHASE 2

LOT NUMBER:

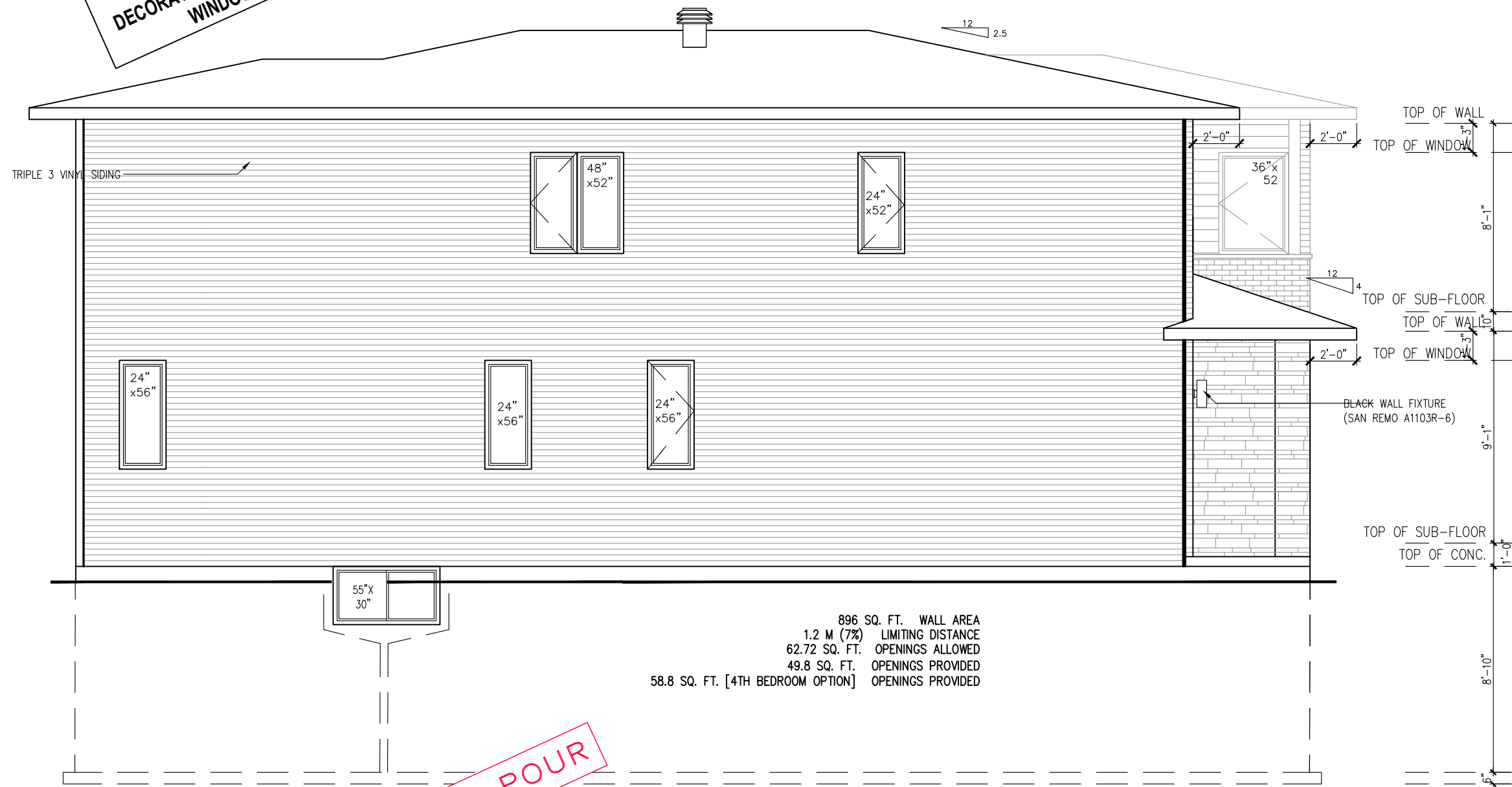
349

CIVIC ADDRESS:
623 MIIKANA ROAD

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6	BEP FOR SITE	26/02/25	SP
5	BEP BLACKLINES	05/02/25	RK
4	BASEMENT & MAIN STAIR REVISION	14/12/23	CB
3	PRIMARY ENSUITE SHOWER UPDATE	04/05/23	CB
2	KITCHEN LIGHT UPDATE	21/10/22	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:	5M 8
D.C.L-A45	

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



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

9' FOUNDATION POUR

FOR BEP ONLY
B.E.P.

LEFT SIDE ELEVATION
ELEVATION M

****SPRING 2025 SPECS****

footprint:	35-15
drawn by:	SP
date:	FEB 12/16
scale:	3/16"=1'-0"
sheet no:	6M
D.C.L-A45	8

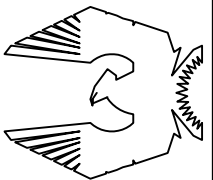
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4	BASEMENT & MAIN STAIR REVISION			3	PRIMARY ENSUITE SHOWER UPDATE			2	KITCHEN LIGHT UPDATE				
No.	Description												
REVISIONS													

MELBOURNE M - 2022

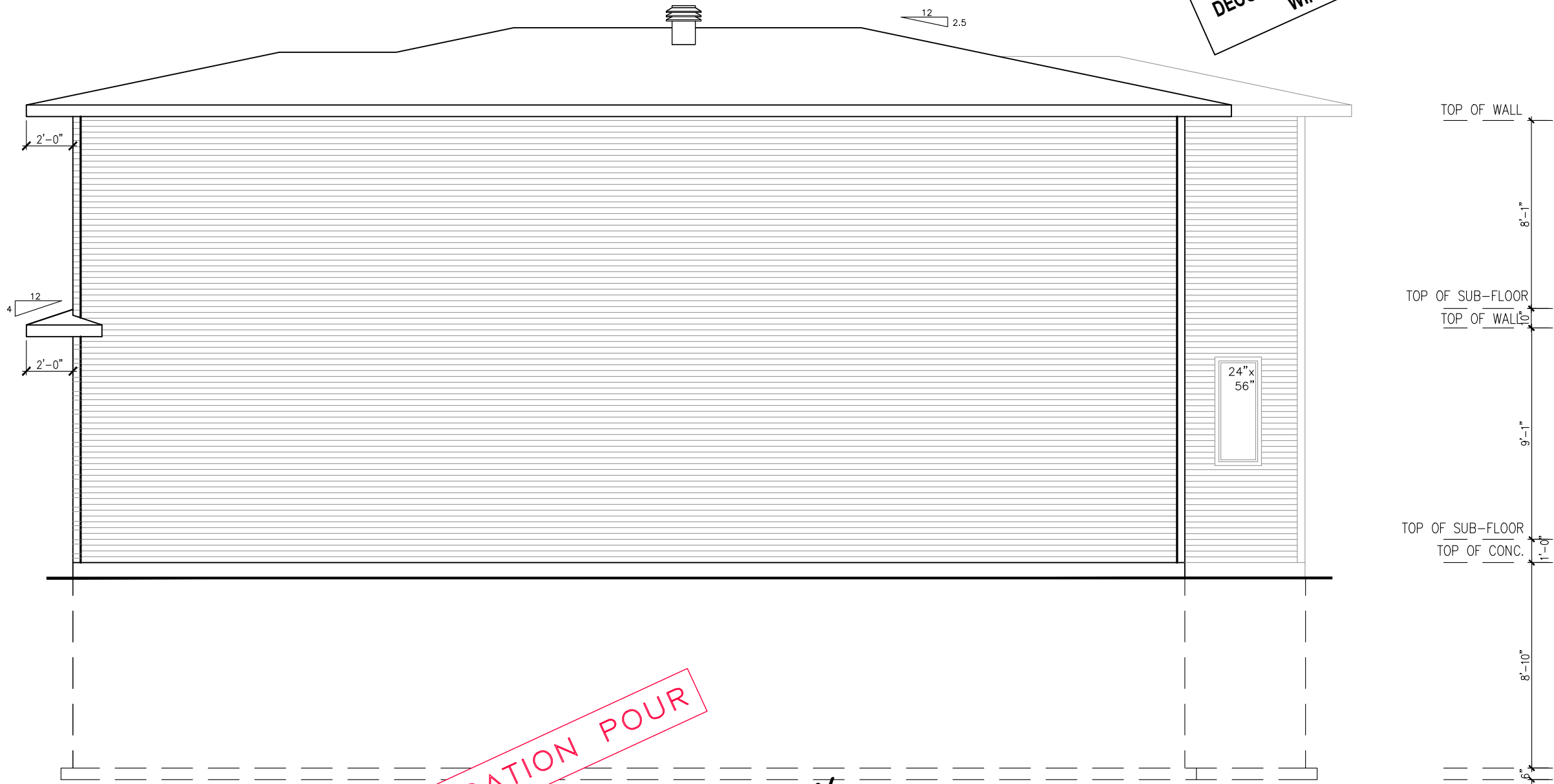
SITE: PATHWAYS PHASE 2

LOT NUMBER: 349

CIVIC ADDRESS: 623 MIKANA ROAD



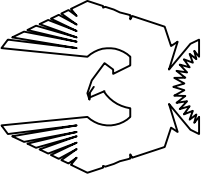
PHOENIX HOMES

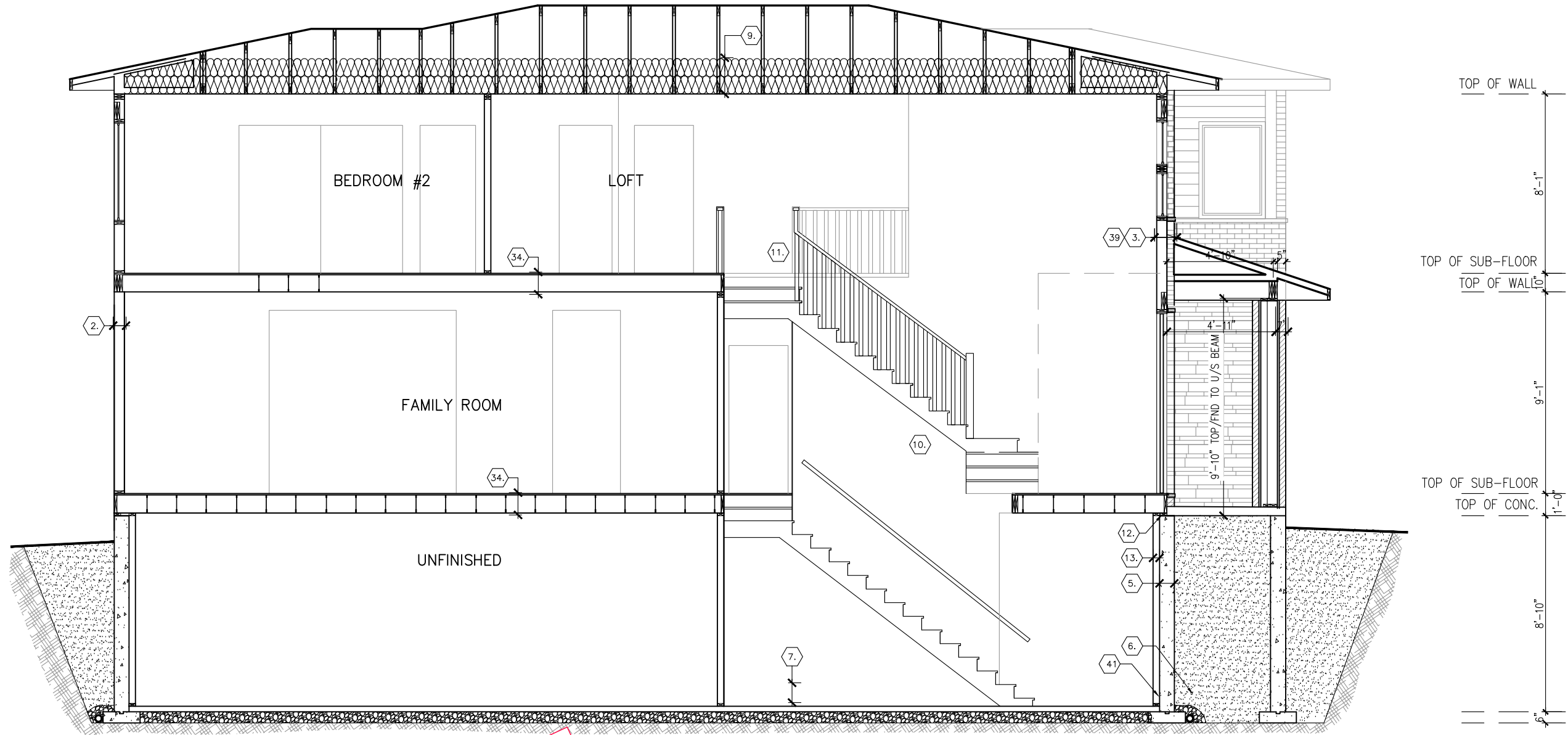


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scale:	3/16"=1'-0"
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D.C.L-A45	8

7	BEP FOC SITE REVISED	20/03/25	RK
6	BEP FOR SITE	26/02/25	SP
5	BEP BLACKLINES	05/02/25	RK
4	BASEMENT & MAIN STAIR REVISION	14/12/23	CB
3	PRIMARY ENSUITE SHOWER UPDATE	04/05/23	CB
2	KITCHEN LIGHT UPDATE	21/10/22	SP
No.	Description	dd/mm/yy	By
REVISIONS			

MELBOURNE M - 2022
SITE: PATHWAYS PHASE 2
LOT NUMBER: 349
CIVIC ADDRESS: 623 MIKANA ROAD

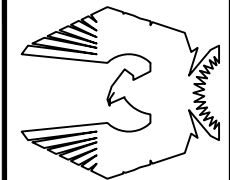
	PHOENIX HOMES
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9' FOUNDATION POUR

SPRING 2025 SPECS

FOR BEP ONLY
B.E.P.



PHOENIX HOMES

MELBOURNE M – 2022

SITE: PATHWAYS PHASE 2

LOT NUMBER:

CIVIC ADDRESS:
623 MIKANA ROAD

349

7	BEP FOC SITE REVISED	20/03/25	RK
6	BEP FOR SITE	26/02/25	SP
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3	PRIMARY ENSUITE SHOWER UPDATE	04/05/23	CB
2	KITCHEN LIGHT UPDATE	21/10/22	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:	8M
D.C.L–A45	8