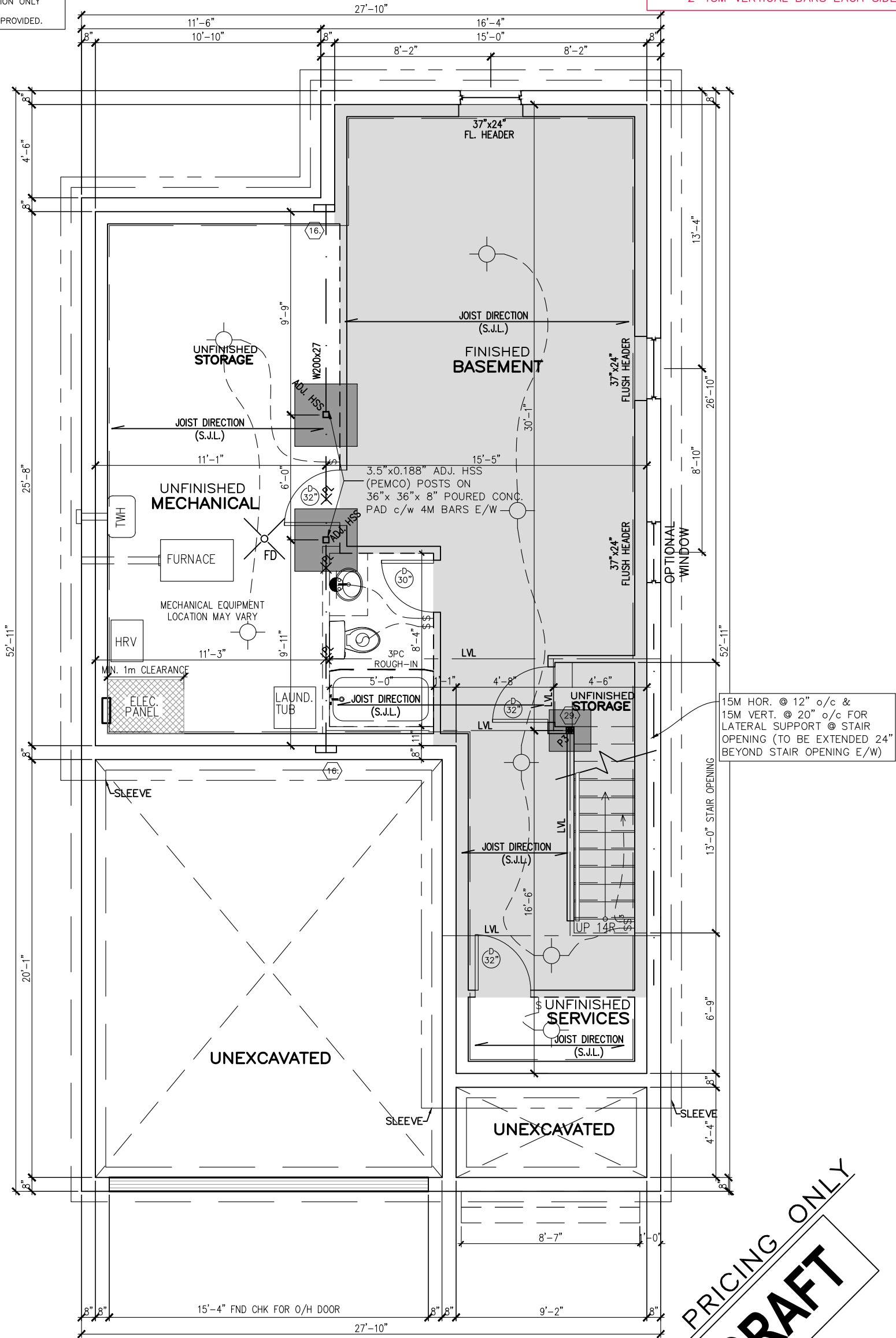


CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DCR/PHOENIX BEFORE PROCEEDING WITH THE WORK.
ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE DCR/PHOENIX WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK.
ALL DRAWINGS TO BE USED FOR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

****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



FINISHED BASEMENT PLAN
ELEVATION R

****SPRING 2025 SPECS**** — 525 SQ. FT.



MELBOURNE R — 2022

SITE: XX

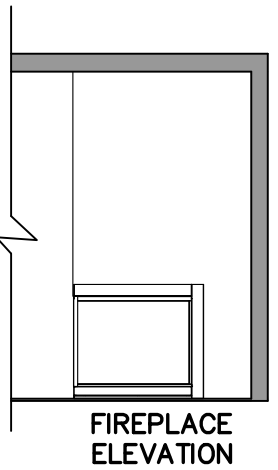
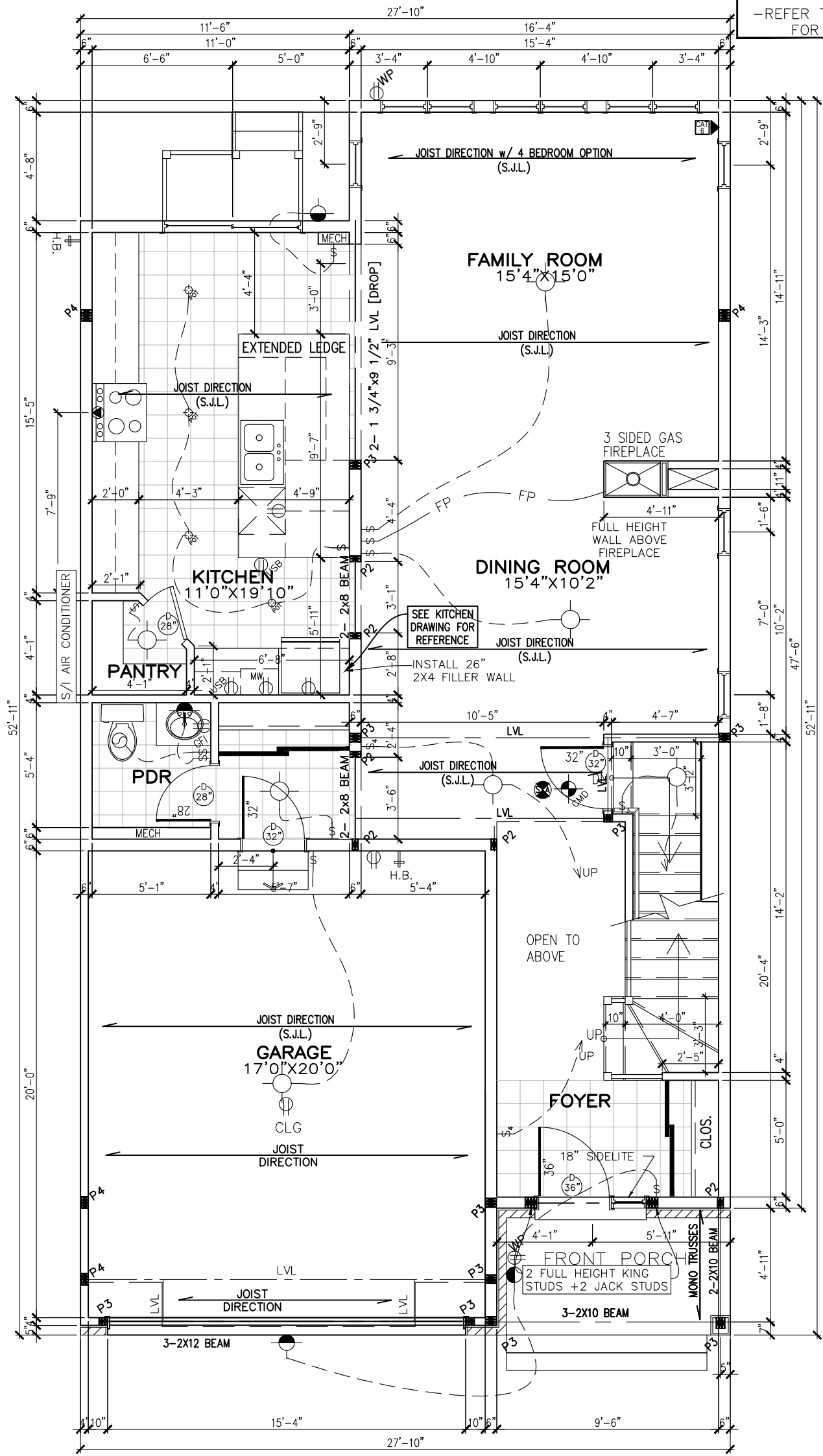
LOT NUMBER: XX

CIVIC ADDRESS: XX

6	SPRING 2025 LAYOUT UPDATE	24/03/25	RK
5	REVISED BASEMENT & MAIN STAIRS	21/11/23	CB
4	PRIMARY ENSUITE SHOWER UPDATE	04/05/23	CB
3	KITCHEN LIGHT UPDATE	21/10/22	SP
2	FOR STRUCTURAL REVIEW	22/12/21	SP
1	PRELIMINARY — FOR LAYOUTS	24/11/21	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:	2R 10
D.C.L-A9	

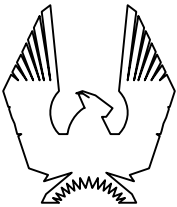
****NOTE****
-ALL WINDOW LINTELS TO BE 2-2X10
W/ P2 POSTS ON EACH SIDE U.N.O.
-REFER TO GENERAL NOTES PAGE
FOR BRICK LINTEL SIZES



GROUND FLOOR PLAN
ELEVATION R

****SPRING 2025 SPECS**** — 996 SQ. FT.

FOR PRICING ONLY
DRAFT



PHOENIX HOMES

MELBOURNE R — 2022

SITE: XX

LOT NUMBER:

CIVIC ADDRESS:
XX

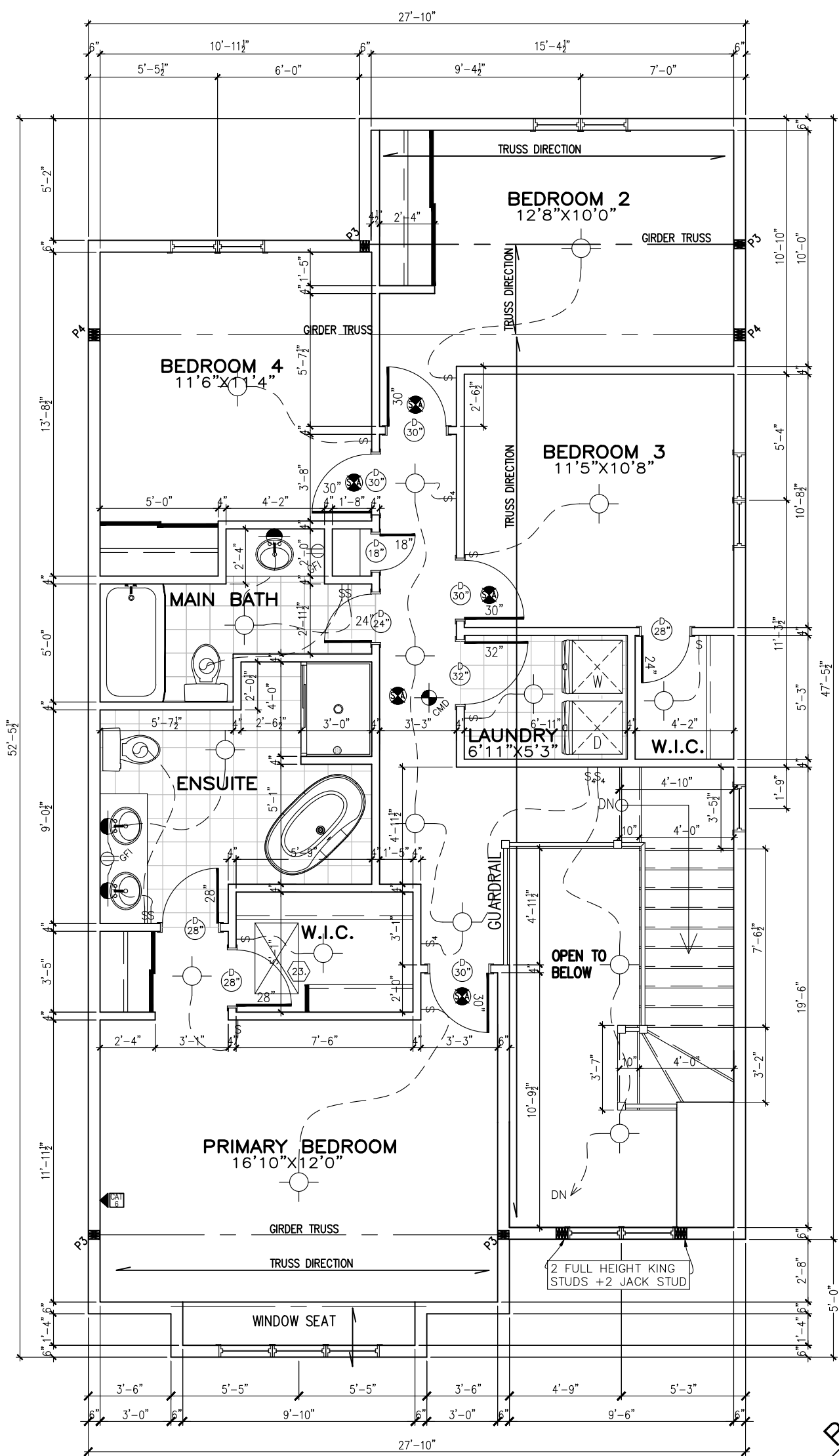
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6	SPRING 2025 LAYOUT UPDATE	24/03/25	RK
5	REVISED BASEMENT & MAIN STAIRS	21/11/23	CB
4	PRIMARY ENSUITE SHOWER UPDATE	04/05/23	CB
3	KITCHEN LIGHT UPDATE	21/10/22	SP
2	FOR STRUCTURAL REVIEW	22/12/21	SP
1	PRELIMINARY — FOR LAYOUTS	24/11/21	SP
No.	Description	dd/mm/yy	By
REVISIONS			

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date:	FEB 12/16
scale:	3/16"=1'-0"
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D.C.L-A9	10

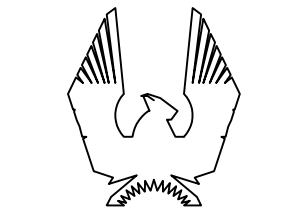
****NOTE****
-ALL WINDOW LINTELS TO BE 2-2X10
W/ P2 POSTS ON EACH SIDE U.N.O.

-REFER TO GENERAL NOTES PAGE
FOR BRICK LINTEL SIZES



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4 BEDROOM OPTION
SECOND FLOOR PLAN
ADDS 84 SQ FT ****SPRING 2025 SPECS****



PHOENIX HOMES

MELBOURNE R – 2022

SITE: XX

LOT NUMBER: **XX**

CIVIC ADDRESS: XX

6	SPRING 2025 LAYOUT UPDATE	24/03/25	RK
5	REVISED BASEMENT & MAIN STAIRS	21/11/23	CB
4	PRIMARY ENSUITE SHOWER UPDATE	04/05/23	CB
3	KITCHEN LIGHT UPDATE	21/10/22	SP
2	FOR STRUCTURAL REVIEW	22/12/21	SP
1	PRELIMINARY – FOR LAYOUTS	24/11/21	SP
No. Description		dd/mm/yy	By
REVISIONS			

footprint: 35–15

drawn by: SP

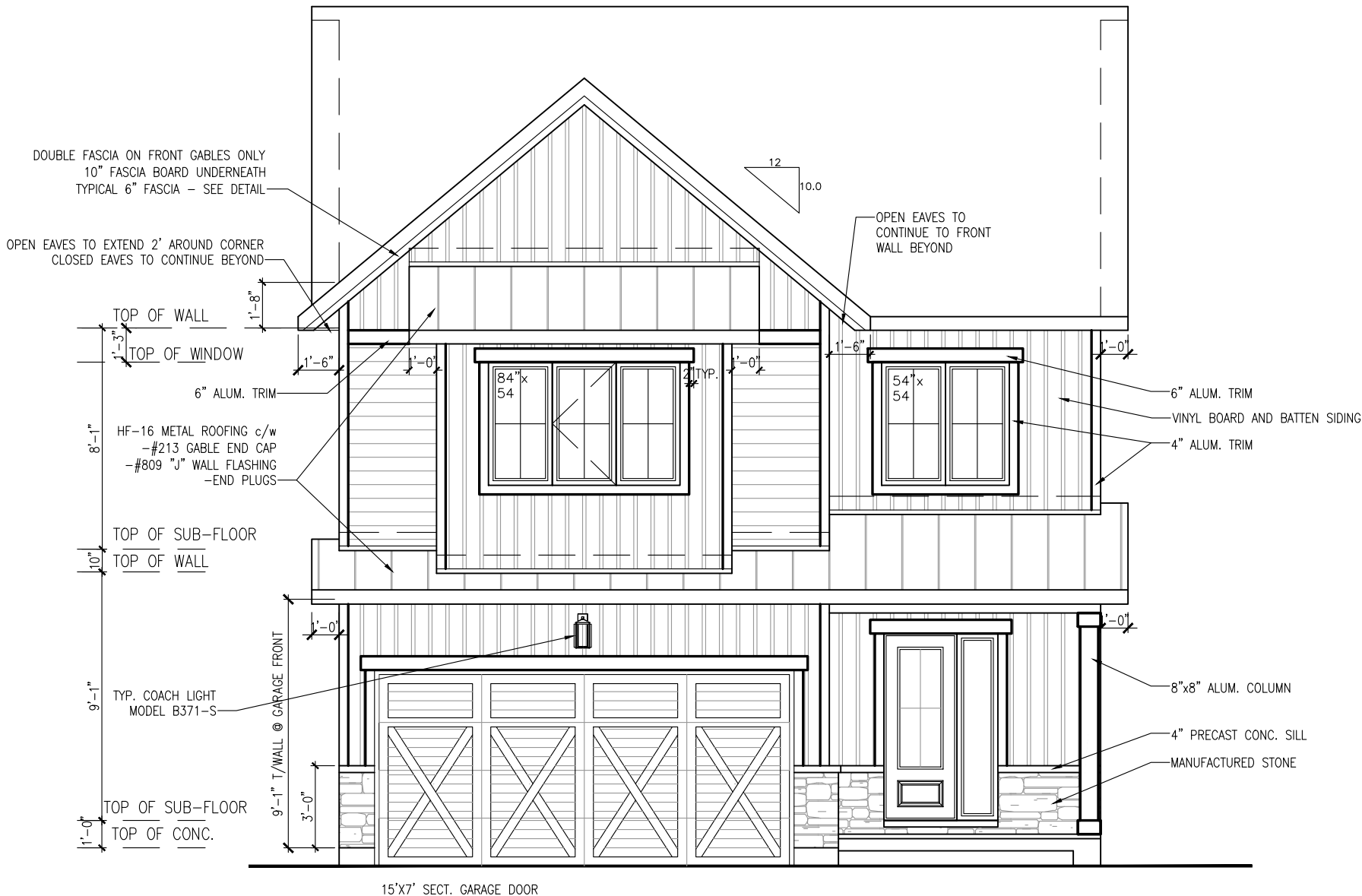
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sheet no: D.C.L–A9

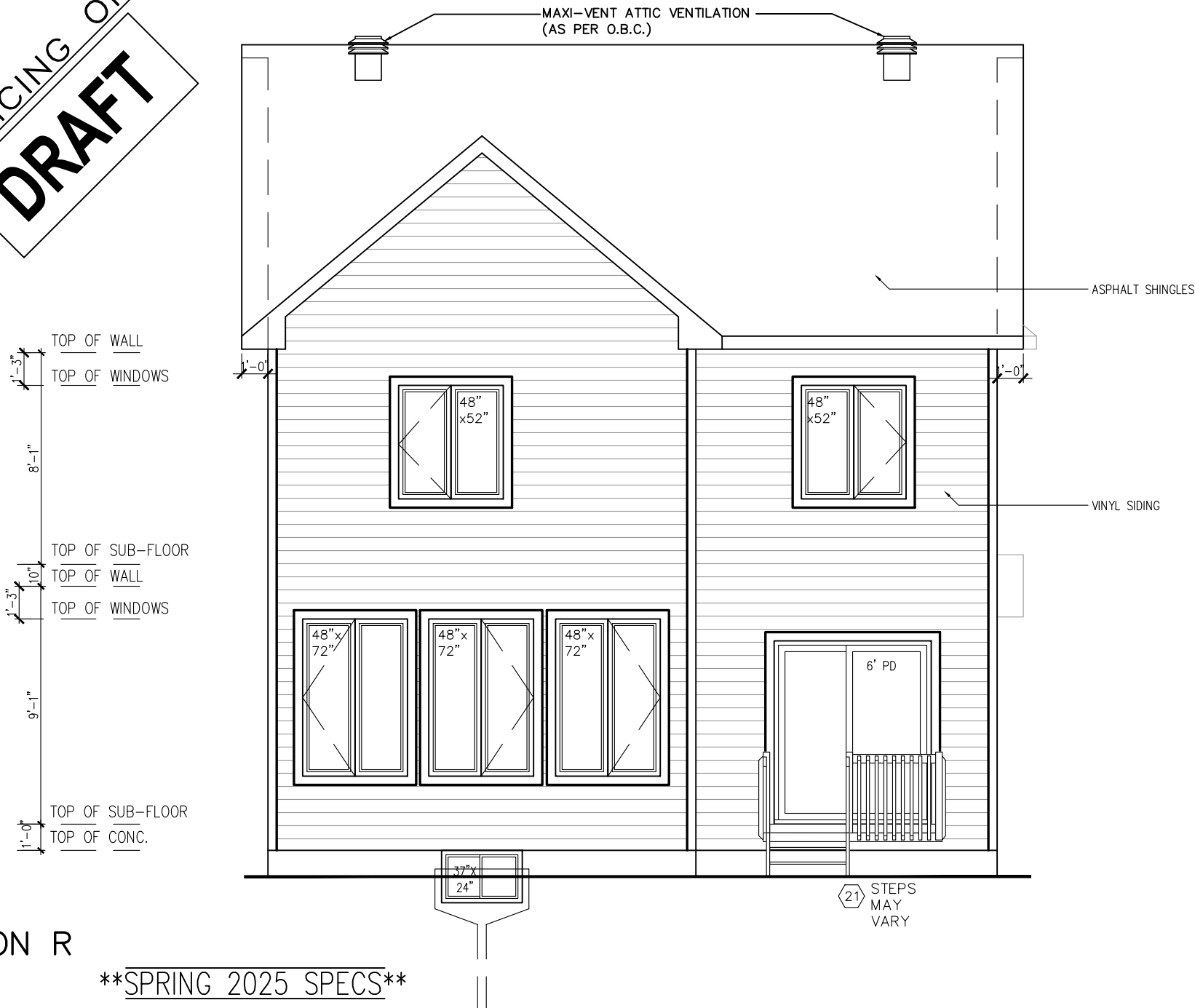
9R

10



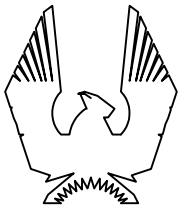
ELEVATION R
FRONT

FOR PRICING ONLY
DRAFT



ELEVATION R
REAR

****SPRING 2025 SPECS****



PHOENIX HOMES

MELBOURNE R - 2022

SITE: XX

LOT NUMBER:

CIVIC ADDRESS:
XX

XX

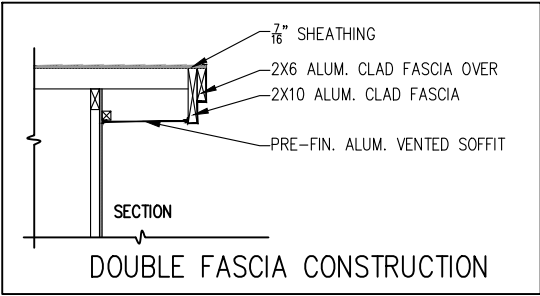
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5	REVISED BASEMENT & MAIN STAIRS	21/11/23	CB
4	PRIMARY ENSUITE SHOWER UPDATE	04/05/23	CB
3	KITCHEN LIGHT UPDATE	21/10/22	SP
2	FOR STRUCTURAL REVIEW	22/12/21	SP
1	PRELIMINARY - FOR LAYOUTS	24/11/21	SP
No.	Description	dd/mm/yy	By
REVISIONS			

footprint:	35-15
drawn by:	SP
date:	FEB 12/16
scale:	3/16"=1'-0"
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D.C.L-A9	
	5R 10

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SPRING 2025 SPECS



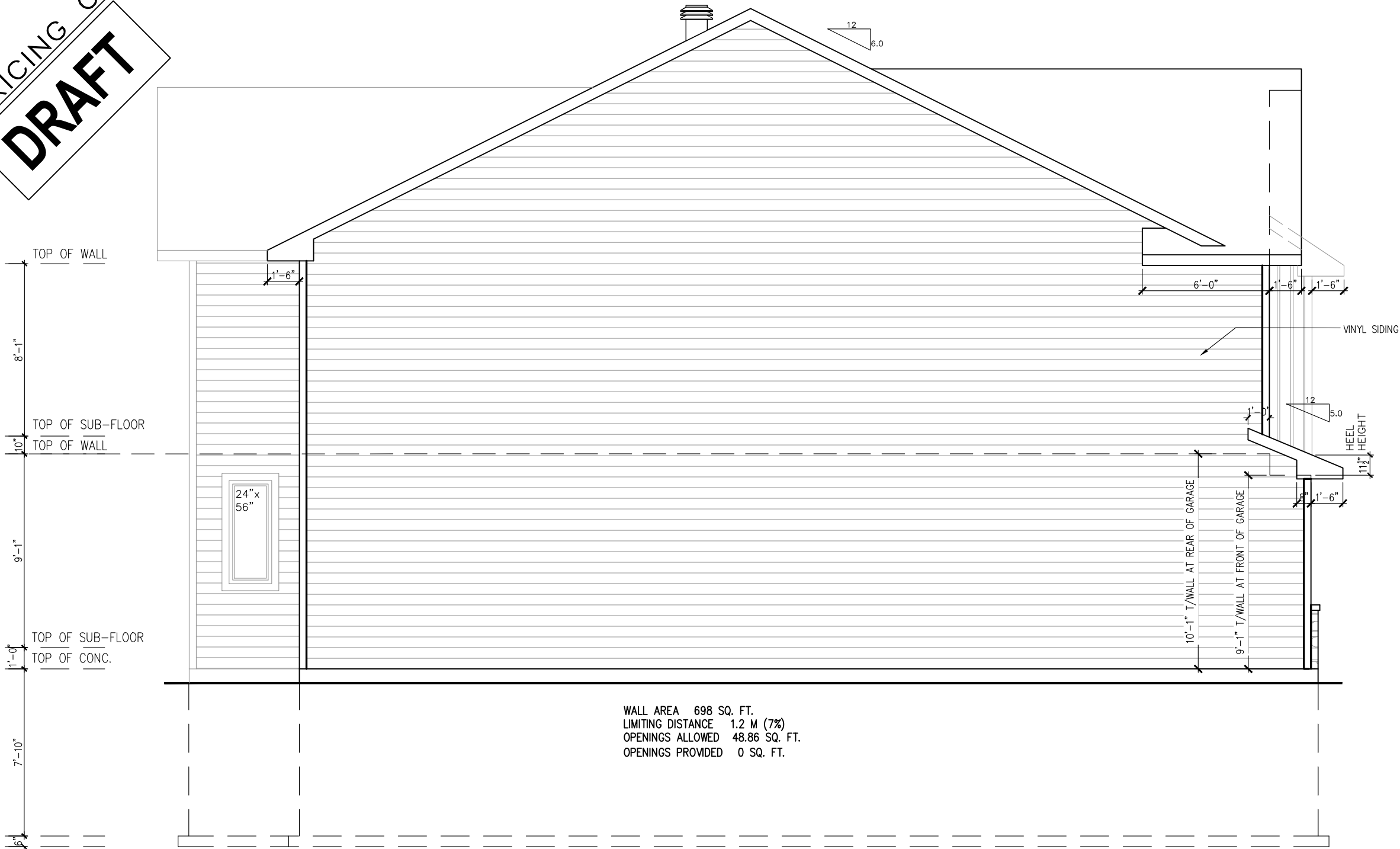
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scale:	3/16"=1'-0"
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D.C.L-A9	10

6	SPRING 2025 LAYOUT UPDATE							24/03/25	RK
5	REVISED BASEMENT & MAIN STAIRS							21/11/23	CB
4	PRIMARY ENSUITE SHOWER UPDATE							04/05/23	CB
3	KITCHEN LIGHT UPDATE							21/10/22	SP
2	FOR STRUCTURAL REVIEW							22/12/21	SP
1	PRELIMINARY – FOR LAYOUTS							24/11/21	SP
No.	Description							dd/mm/yy	By
REVISIONS									

MELBOURNE R - 2022
SITE: XX
LOT NUMBER: XXX
CIVIC ADDRESS: XX

PHOENIX HOMES

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WALL AREA 698 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
OPENINGS ALLOWED 48.86 SQ. FT.
OPENINGS PROVIDED 0 SQ. FT.

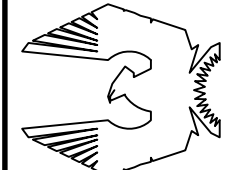
LEFT SIDE ELEVATION
ELEVATION R

SPRING 2025 SPECS

footprint:	35-15
drawn by:	SP
date:	FEB 12/16
scale:	3/16"=1'-0"
sheet no:	7R
D.C.L-A9	10

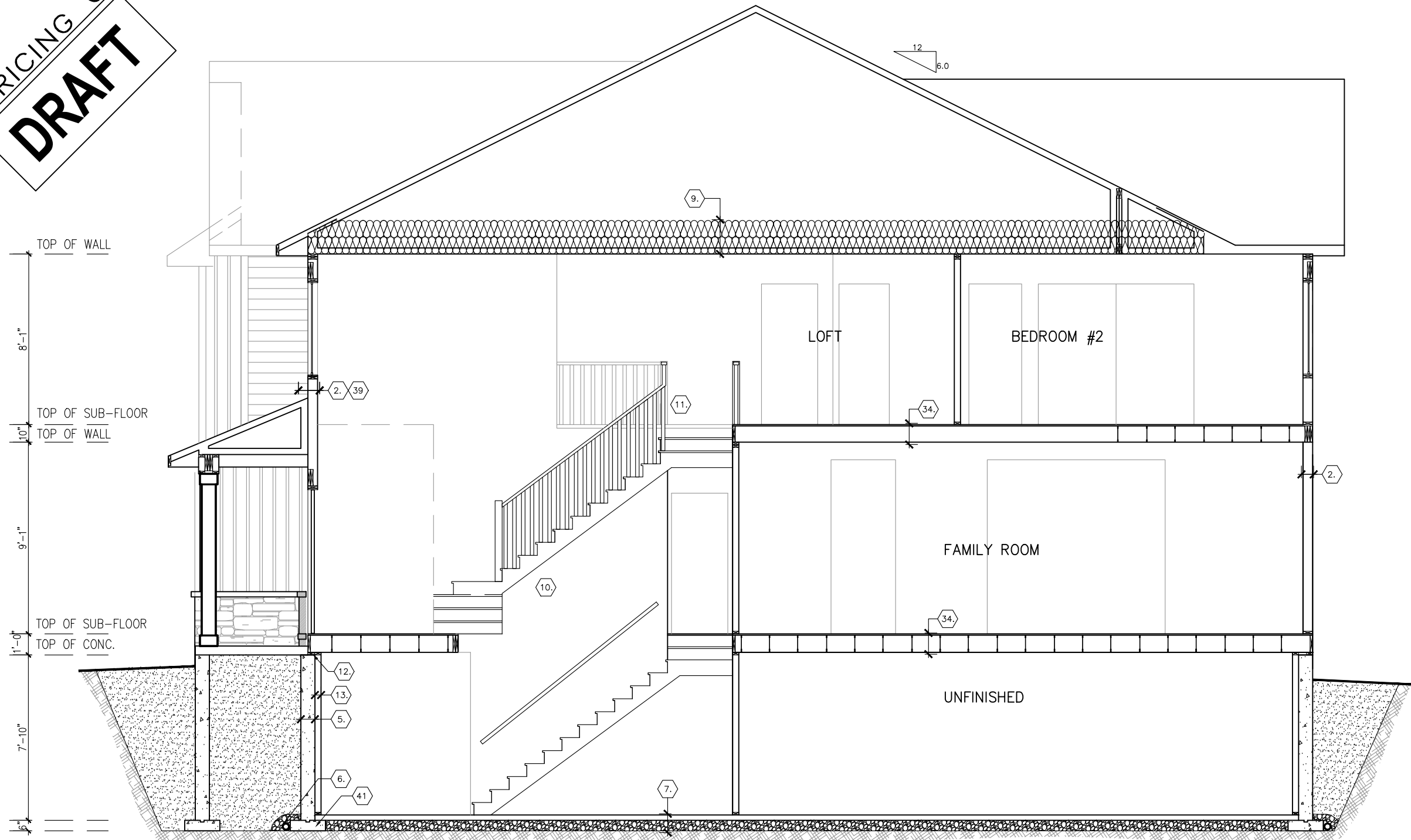
6	SPRING 2025 LAYOUT UPDATE	24/03/25	RK
5	REVISED BASEMENT & MAIN STAIRS	21/11/23	CB
4	PRIMARY ENSUITE SHOWER UPDATE	04/05/23	CB
3	KITCHEN LIGHT UPDATE	21/10/22	SP
2	FOR STRUCTURAL REVIEW	22/12/21	SP
1	PRELIMINARY - FOR LAYOUTS	24/11/21	SP
No.	Description	dd/mm/yy	By
REVISIONS			

MELBOURNE R - 2022
SITE: XX
LOT NUMBER: XXX
CIVIC ADDRESS: XX



PHOENIX HOMES

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SECTION
ELEVATION R

SPRING 2025 SPECS

footprint:	35-15
drawn by:	SP
date:	FEB 12/16
scale:	3/16"=1'-0"
sheet no:	8R
D.C.L-A9	10

6	SPRING 2025 LAYOUT UPDATE	RK	24/03/25
5	REVISED BASEMENT & MAIN STAIRS	CB	21/11/23
4	PRIMARY ENSUITE SHOWER UPDATE	CB	04/05/23
3	KITCHEN LIGHT UPDATE	SP	21/10/22
2	FOR STRUCTURAL REVIEW	SP	22/12/21
1	PRELIMINARY - FOR LAYOUTS	SP	24/11/21
No.	Description	By	
REVISIONS			

MELBOURNE R - 2022
SITE: XX
LOT NUMBER: XXX
CIVIC ADDRESS: XX

PHOENIX HOMES