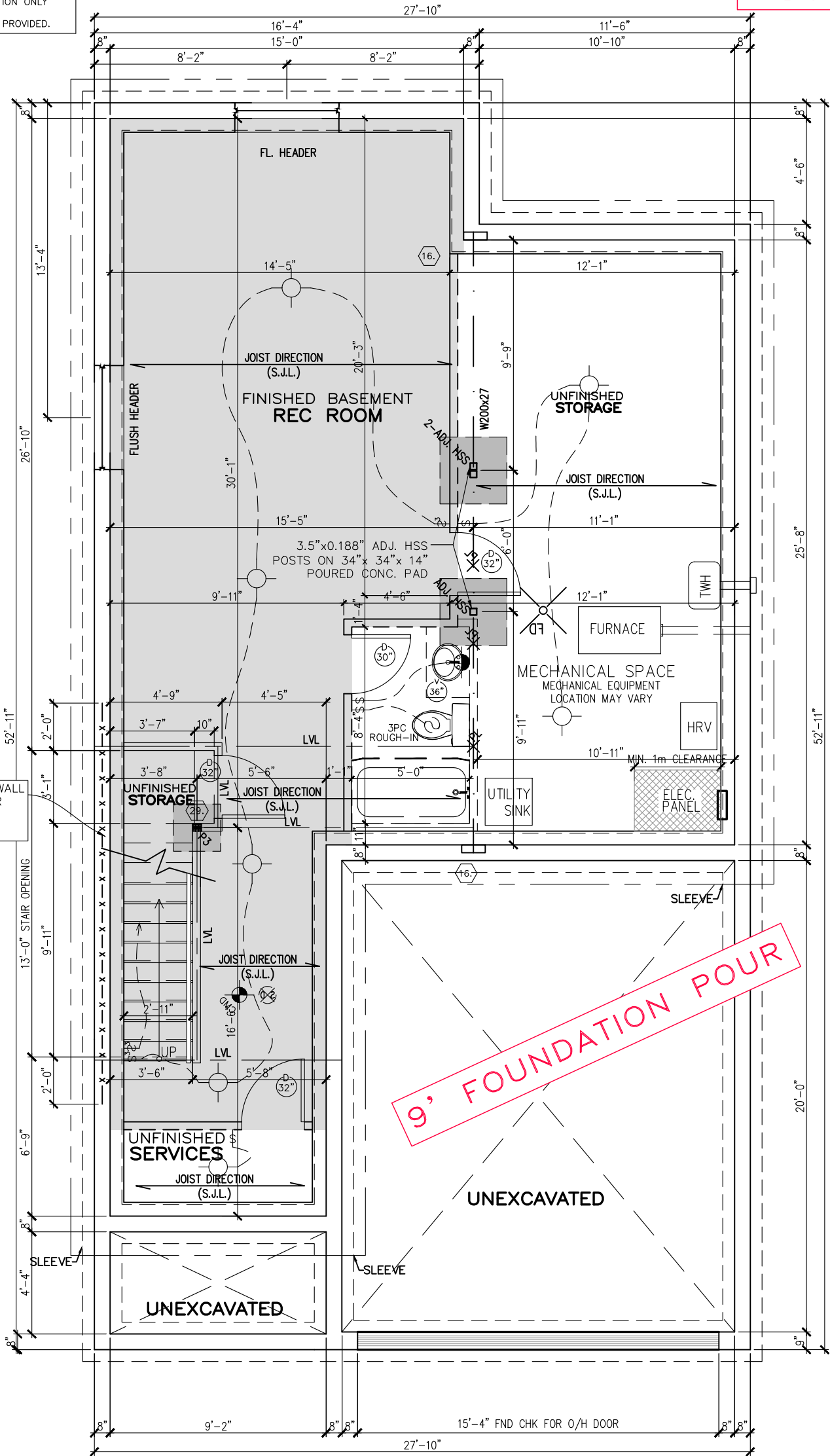


CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DCR/PHOENIX BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE DCR/PHOENIX WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR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



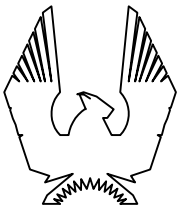
FOR BEP ONLY
B.E.P.

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

8	FINAL BEP FOR SITE	04/04/25	RK
7	BEP FOF 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
No.	Description	dd/mm/yy	By
REVISIONS			

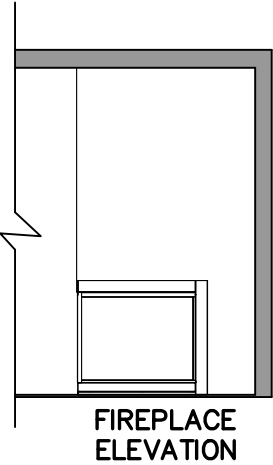
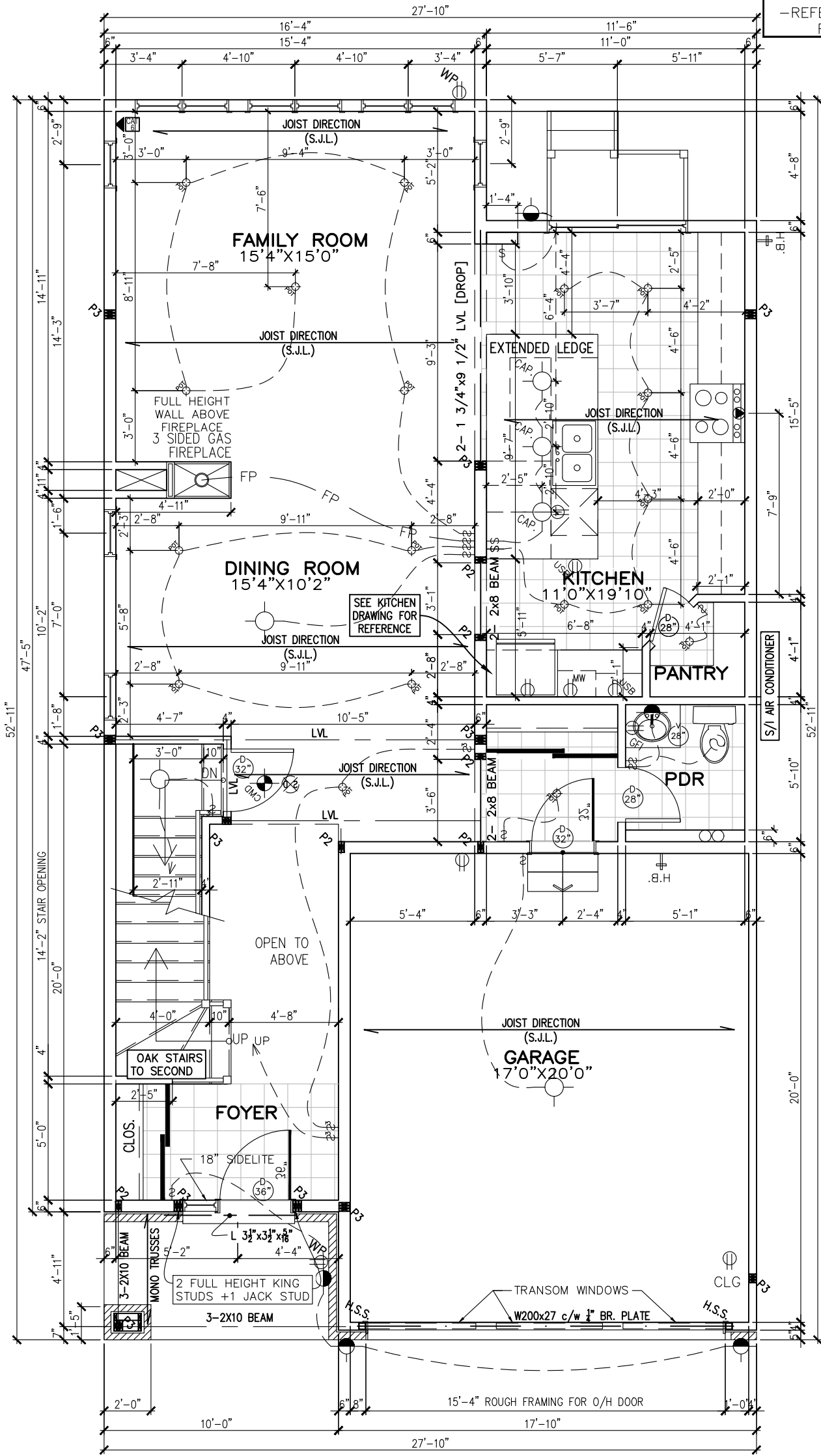
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drawn by:	SP
date:	FEB 12/16
scale:	3/16"=1'-0"
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D.C.L-A51	

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

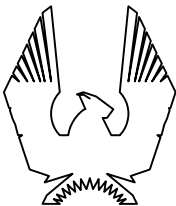


GROUND FLOOR PLAN
ELEVATION M

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

8	FINAL BEP FOR SITE	04/04/25	RK
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
No. Description		dd/mm/yy	By
REVISIONS			

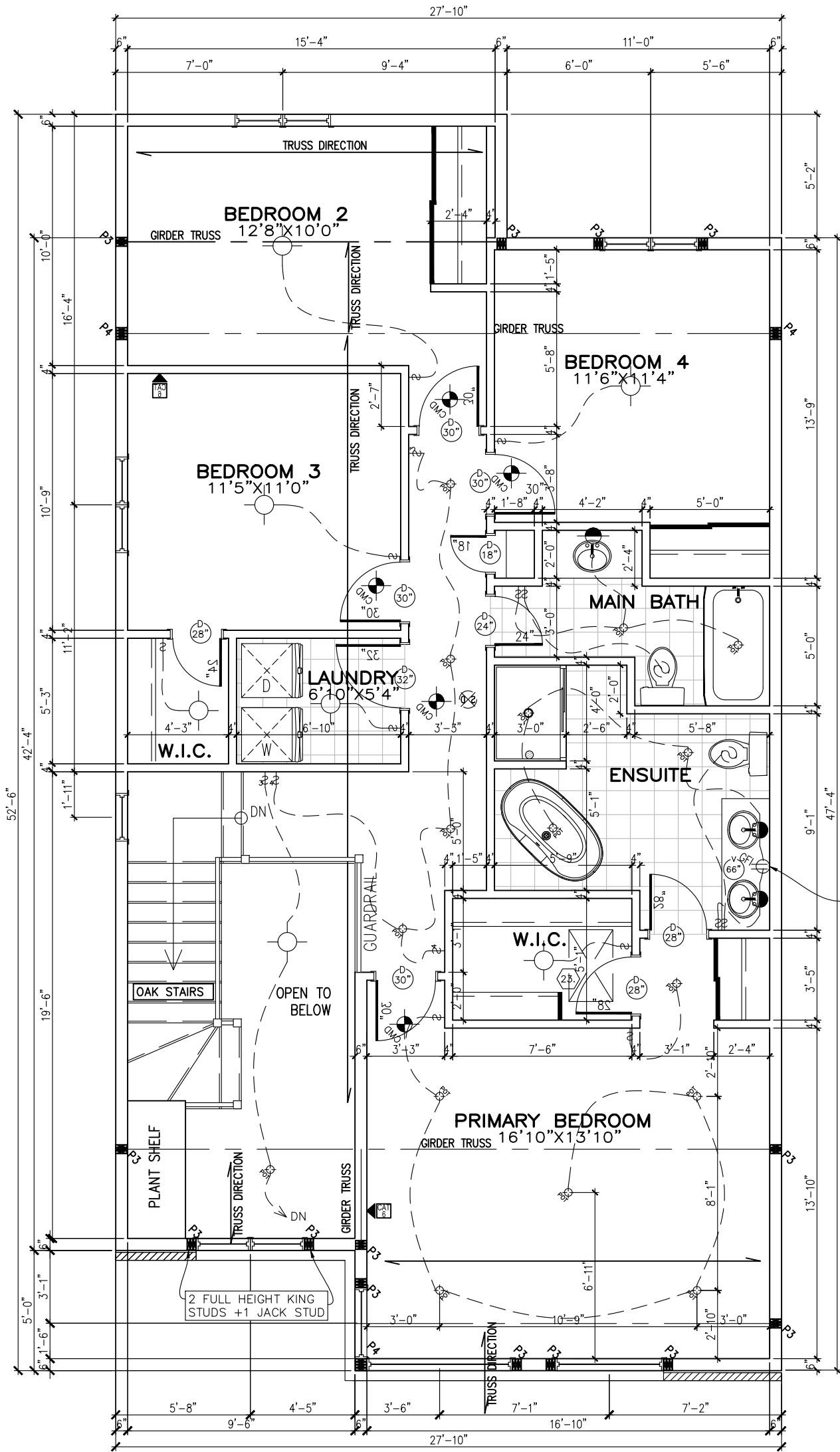
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	3M
	8

LEVVEN lighting system

NOTE

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

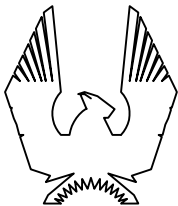
-REFER TO GENERAL NOTES PAGE
FOR BRICK LINTEL SIZES



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

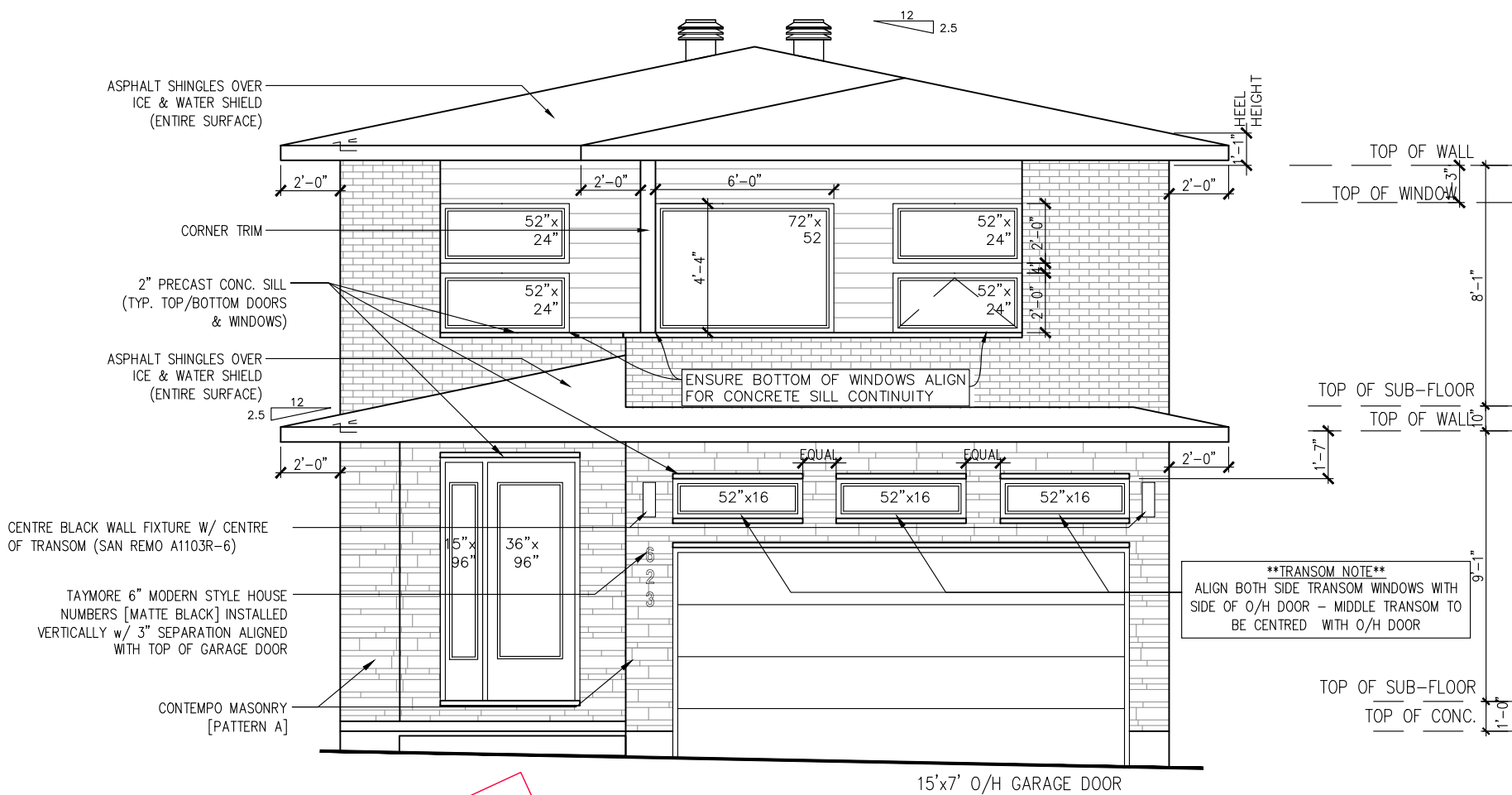
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623 MIIKANA ROAD

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7	BEP FOE SITE REVISED	20/03/25	RK
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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
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-A51

4M
8



ELEVATION M
FRONT

9' FOUNDATION POUR

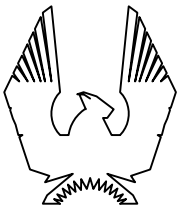
FOR BEP ONLY
B.E.P.

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

8	FINAL BEP FOR SITE	04/04/25	RK
7	BEP FOR 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
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-A51
	5M 8

Architectural elevation drawing of a building facade. The drawing includes various windows and doors with dimensions. A red 'POUR' stamp is visible at the bottom right.

Dimensions and Features:

- Roof Pitch: 12/2.5
- Triple 3 Vinyl Siding
- Windows:
 - 48" x 52"
 - 24" x 52"
 - 24" x 56"
 - 24" x 56"
 - 24" x 56"
 - 36" x 52"
 - 55" x 30"
- Doors:
 - Black Wall Fixture (San Remo A1103R-6)
- 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]

LEFT SIDE ELEVATION
ELEVATION M

FOR BEP ONLY

B.E.P.

PHOENIX HOMES

MELBOURNE M – 2022

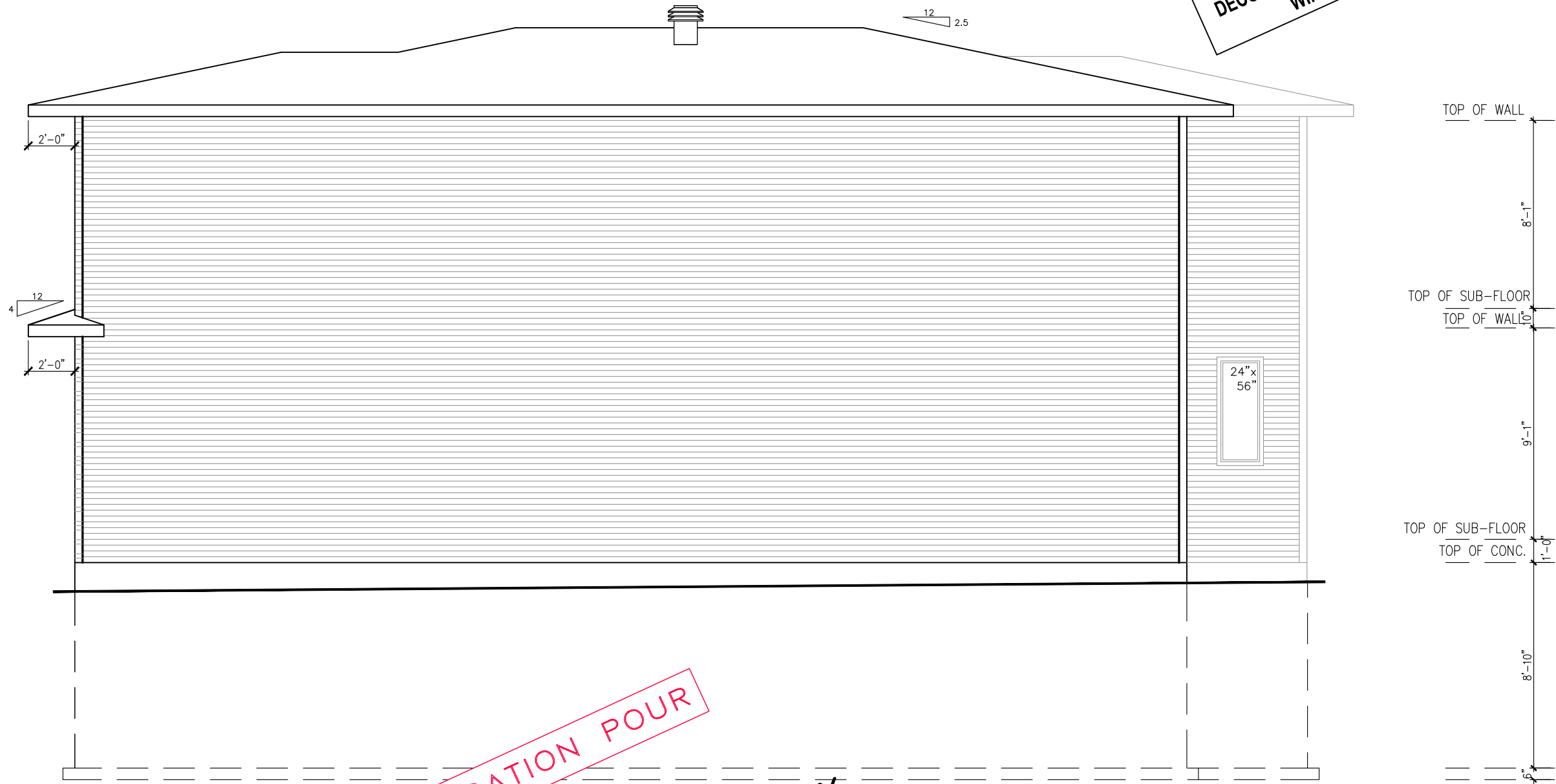
SITE: PATHWAYS PHASE 2

643

LOT NUMBER:
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
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.-A51		



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

9' FOUNDATION POUR

FOR BEP ONLY
B.E.P.

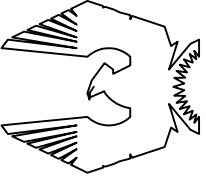
****SPRING 2025 SPECS****

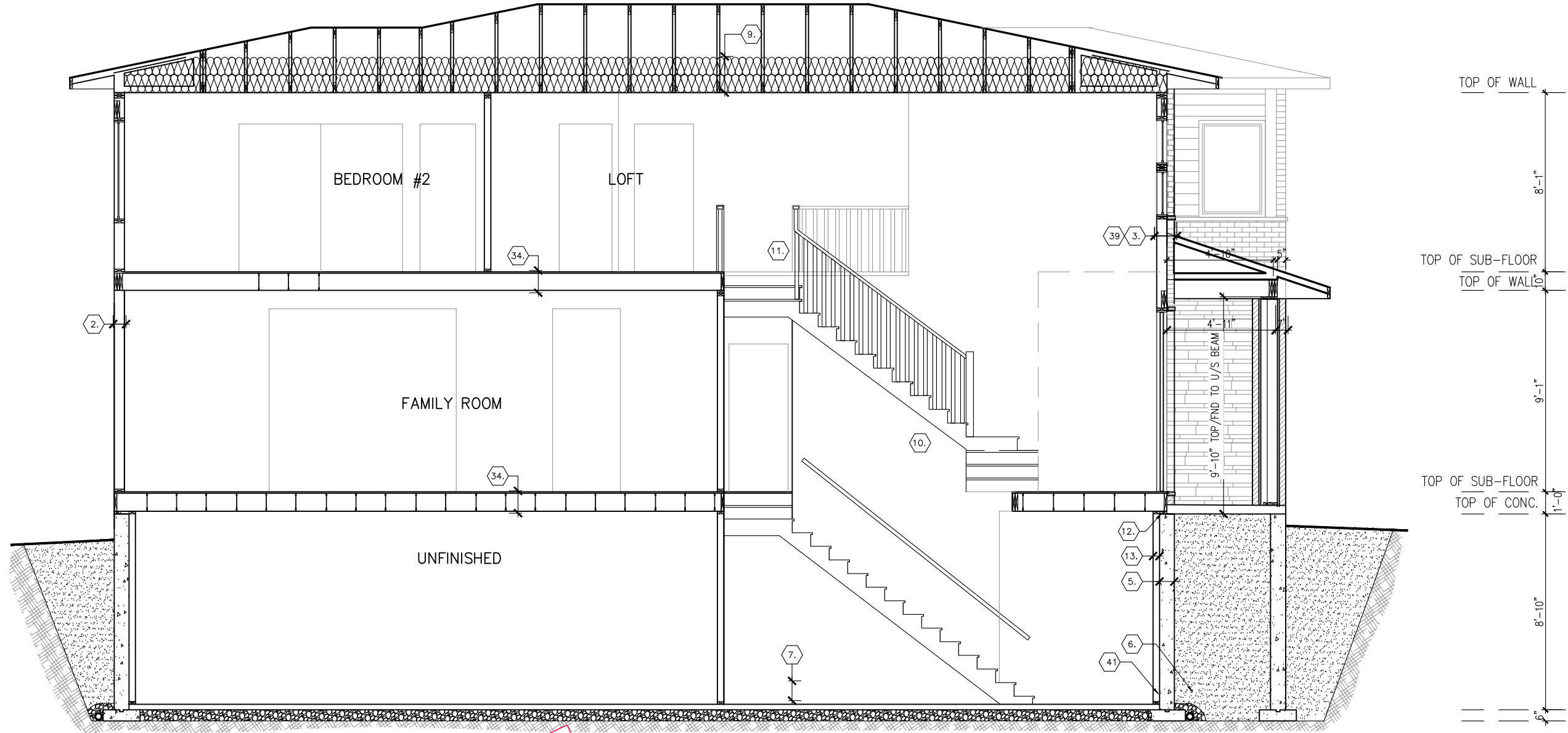
RIGHT SIDE ELEVATION
ELEVATION M

footprint:	35-15
drawn by:	SP
date:	FEB 12/16
scale:	3/16"=1'-0"
sheet no:	7M
D.C.L-A51	8

8	FINAL BEP FOR SITE	04/04/25	RK
7	BEP FOR 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
No.	Description	dd/mm/yy	By
REVISIONS			

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

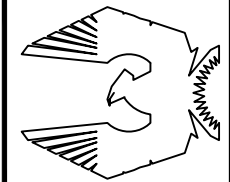
**PHOENIX HOMES**



9' FOUNDATION POUR

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

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3	PRIMARY ENSUITE SHOWER UPDATE	04/05/23	CB
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-A51	8