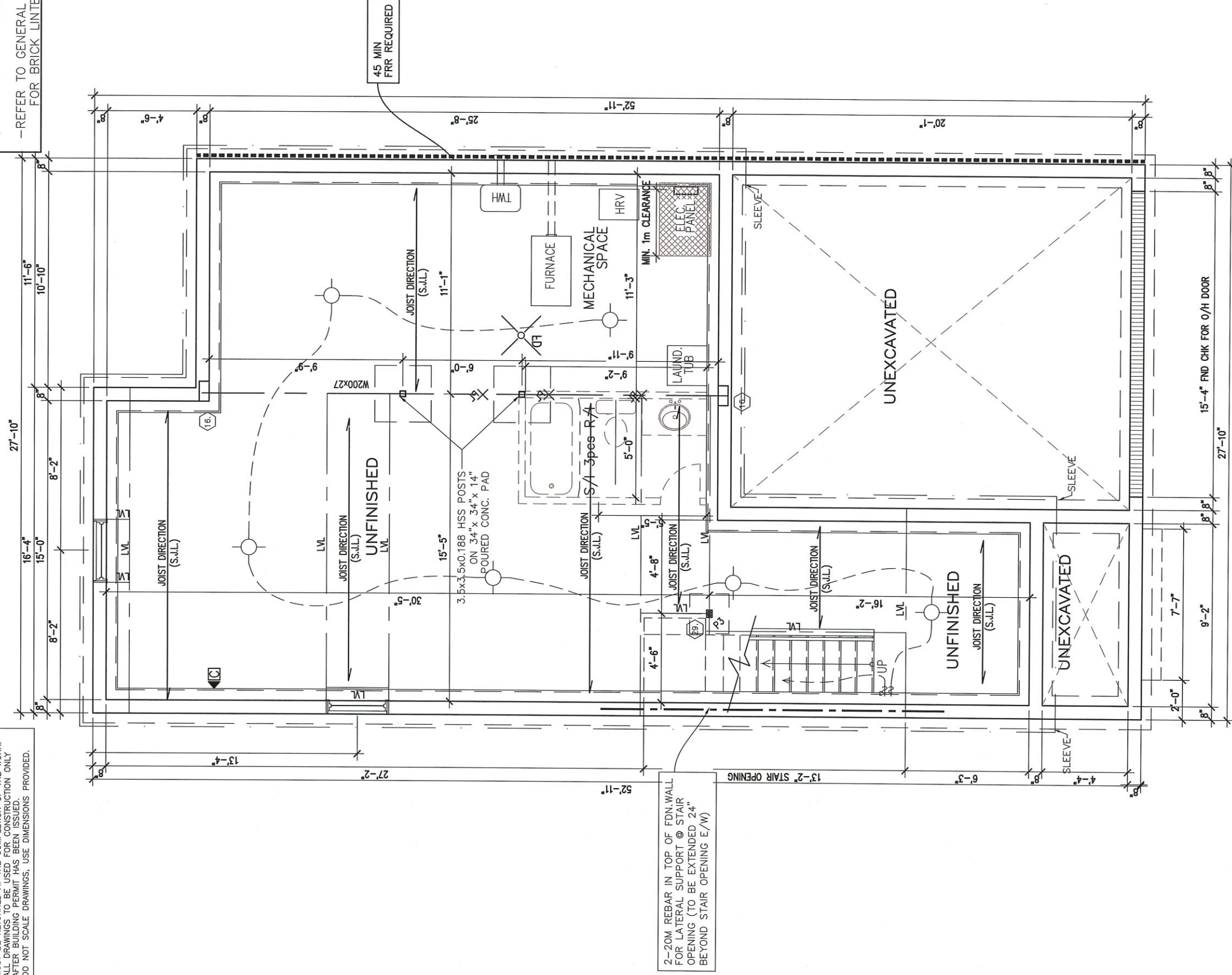
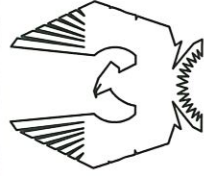


CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DCR/PHOENIX BEFORE PROCEEDING WITH THE WORK.

*****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



BASEMENT PLAN ALL ELEVATIONS



PHOENIX HOMES

MELBOURNE – 2016

SITE: FERNBANK CROSSING

LOT NUMBER:

CIVIC ADDRESS:
83 DEFENCE STREET

814

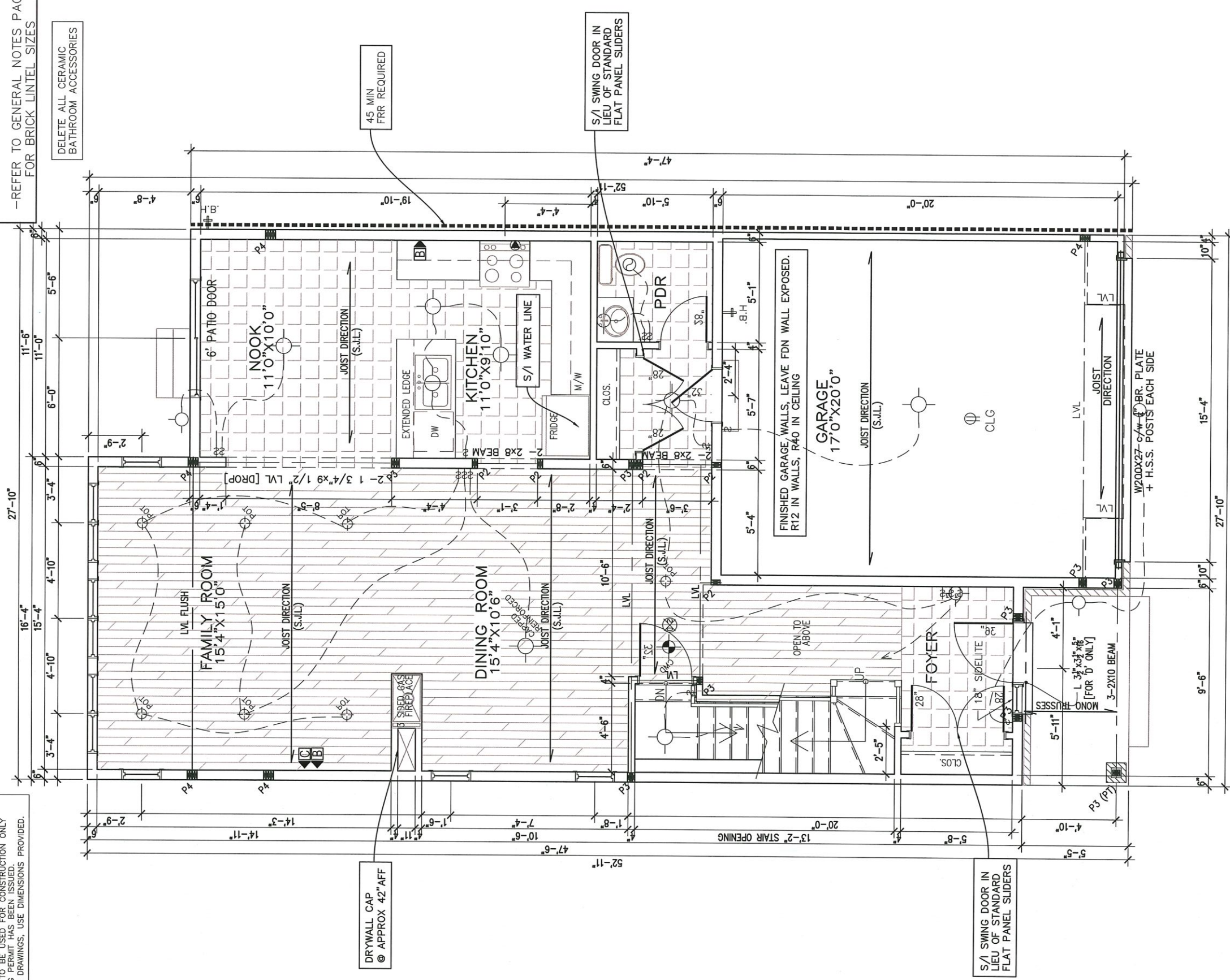
7	FOR CONSTRUCTION	17/05/19	CC
6	ELECTRICAL	05/06/19	CC
5	BEP BLACKLINES	06/12/18	RS
4	INFO FOR Laterally UNSUPPORTED WALLS	16/05/18	SP
3	ADDED M ELEVATION TO FOOTPRINT FILE	04/17/18	SP
2	FOR MASTER FOOTPRINT	03/06/16	SP
No.	Description	dd/mm/yy	By
REVISIONS			

footprint:	35-15	
drawn by:	SP	
date:	FEB 12/16	
scale:	3/16"=1'-0"	
sheet no:		
D.C.L-125		

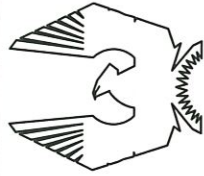
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DCR/PHOENIX BEFORE PROCEEDING WITH THE WORK.

****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

DELETE ALL CERAMIC
BATHROOM ACCESSORIES



GROUND FLOOR PLAN
ELEVATION D
992 SQ FT



PHOENIX HOMES

MELBOURNE – 2016

SITE: FERNBANK CROSSING

LOT NUMBER:

CIVIC ADDRESS:
83 DEFENCE STREET

8-14

7	FOR CONSTRUCTION	17/05/19	CC
6	ELECTRICAL	05/06/19	CC
5	BEP BLACKLINES	06/12/18	RS
4	INFO FOR LATEROALLY UNSUPPORTED WALLS	16/05/18	SP
3	ADDED M ELEVATION TO FOOTPRINT FILE	04/17/18	SP
2	FOR MASTER FOOTPRINT	03/06/16	SP
No.	Description	dd/mm/yy	By
REVISIONS			

footprint: 35-15

drawn by: SP

date: FEB 12/16

scale: $3/16"=1'-0"$

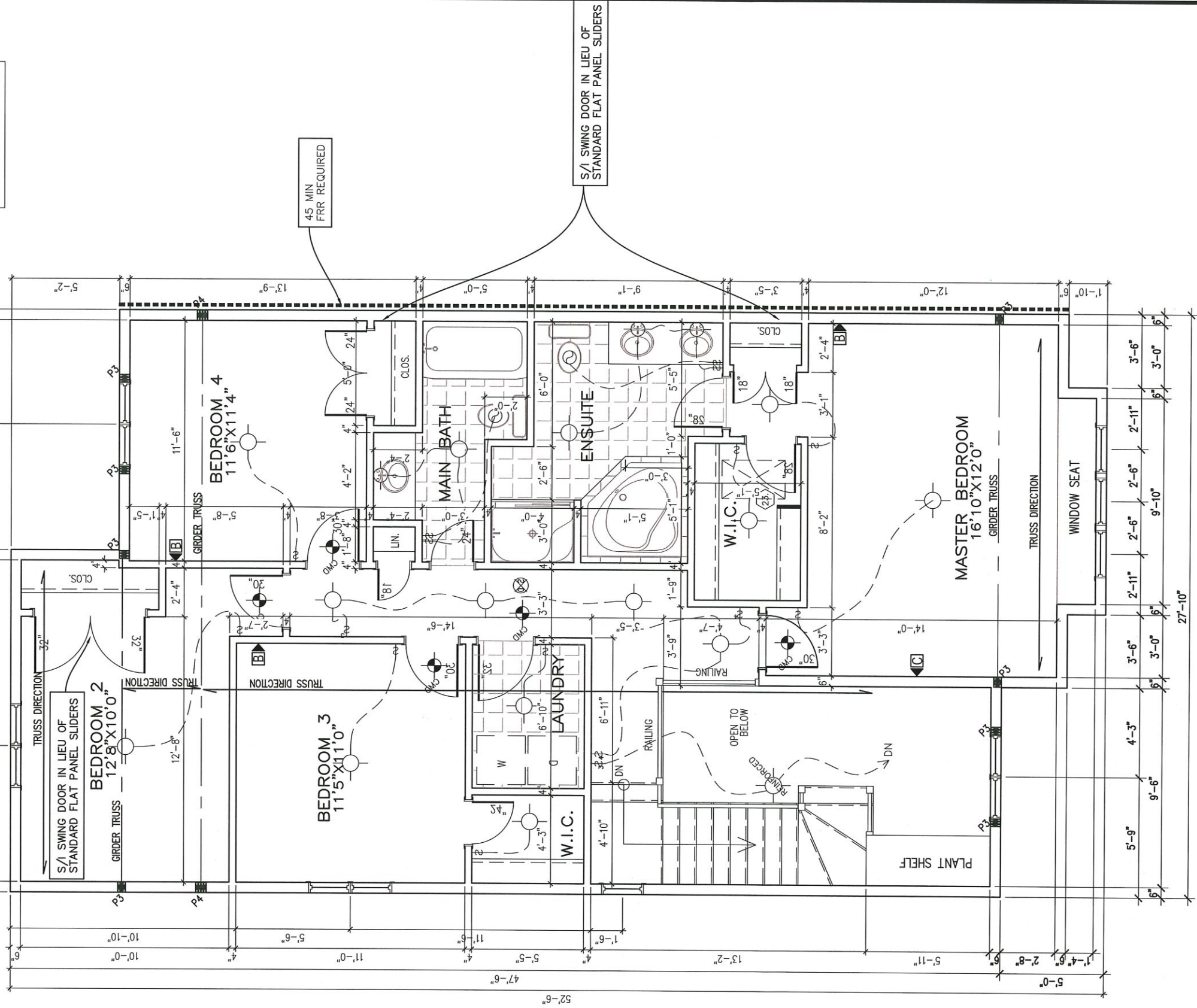
sheet no:

D.C.L-125

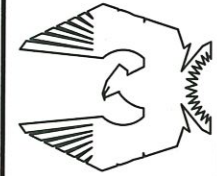
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB
AND REPORT ANY DISCREPANCY TO DCR/PHOENIX BEFORE
PROCEEDING WITH THE WORK.
ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF
SERVICE AND THE PROPERTY OF THE DCR/PHOENIX WHICH
MUST BE RETURNED AT THE COMPLETION OF THE WORK.
ALL DRAWINGS TO BE USED FOR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

DELETE ALL CERAMIC
BATHROOM ACCESSORIES



4 BEDROOM OPTION
SECOND FLOOR PLAN
ADDS 84 SQ FT



PHOENIX HOMES

MELBOURNE – 2016

SITE: FERNBANK CROSSING

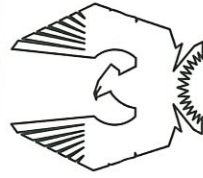
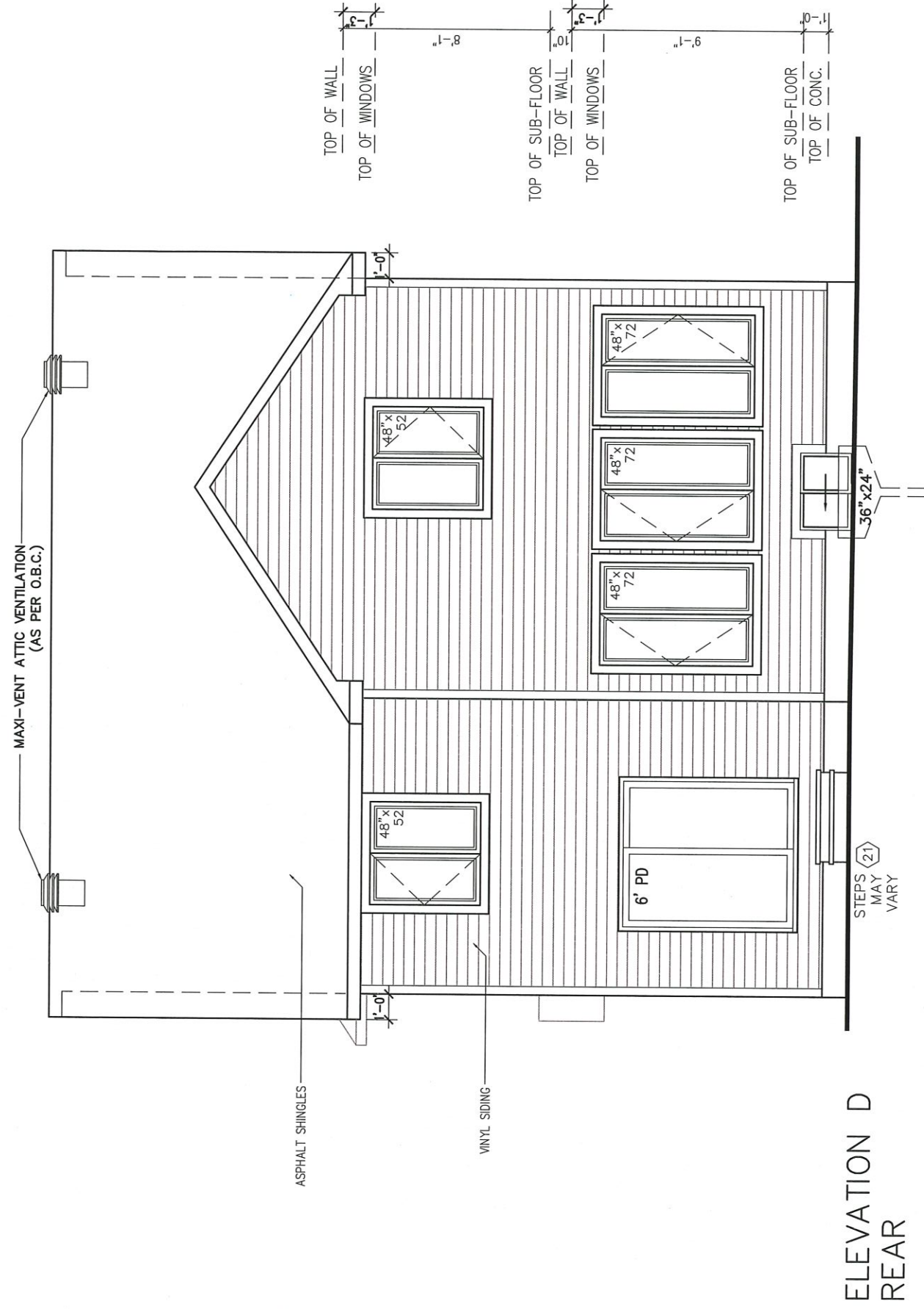
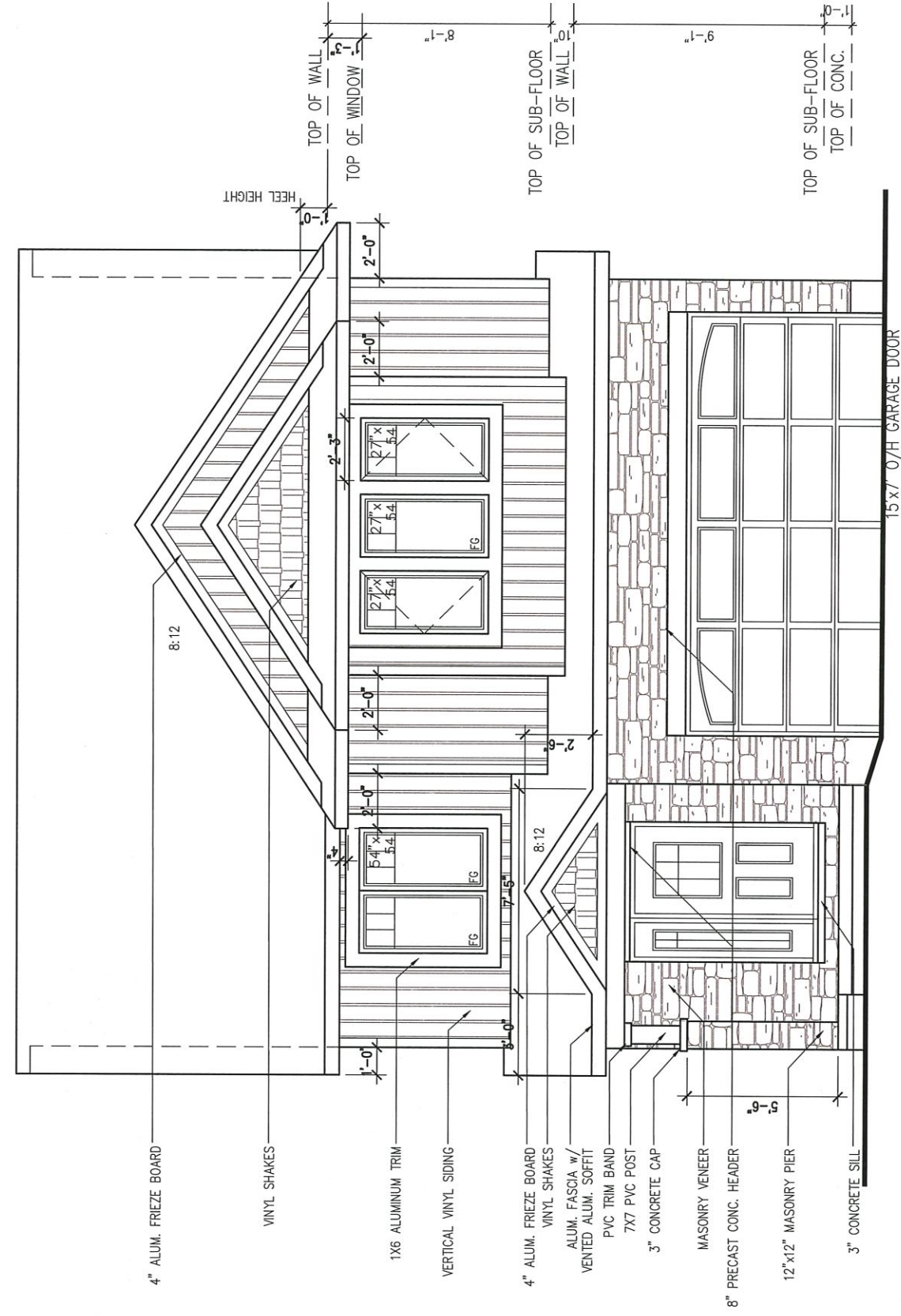
LOT NUMBER:

CIVIC ADDRESS:
83 DEFENCE STREET

4-18

7	FOR CONSTRUCTION	17/05/19	CC
6	ELECTRICAL	05/06/19	CC
5	BEP BLACKLINES	06/12/18	RS
4	INFO FOR Laterally UNSUPPORTED WALLS	16/05/18	SP
3	ADDED M ELEVATION TO FOOTPRINT FILE	04/17/18	SP
2	FOR MASTER FOOTPRINT	03/06/16	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:	4 of 8
D.C.L-125	



MELBOURNE – 2016

SITE: FERNBANK CROSSING

LOT NUMBER:

CIVIC ADDRESS:
83 DEFENCE STREET

814

7	FOR CONSTRUCTION	17/05/19	CC
6	ELECTRICAL	05/06/19	CC
5	BEP BLACKLINES	06/12/18	RS
4	INFO FOR LATEROALLY UNSUPPORTED WALLS	16/05/18	SP
3	ADDED M ELEVATION TO FOOTPRINT FILE	04/17/18	SP
2	FOR MASTER FOOTPRINT	03/06/16	SP
No.	Description	dd/mm/yy	By
REVISIONS			

footprint: 35-15

drawn by:

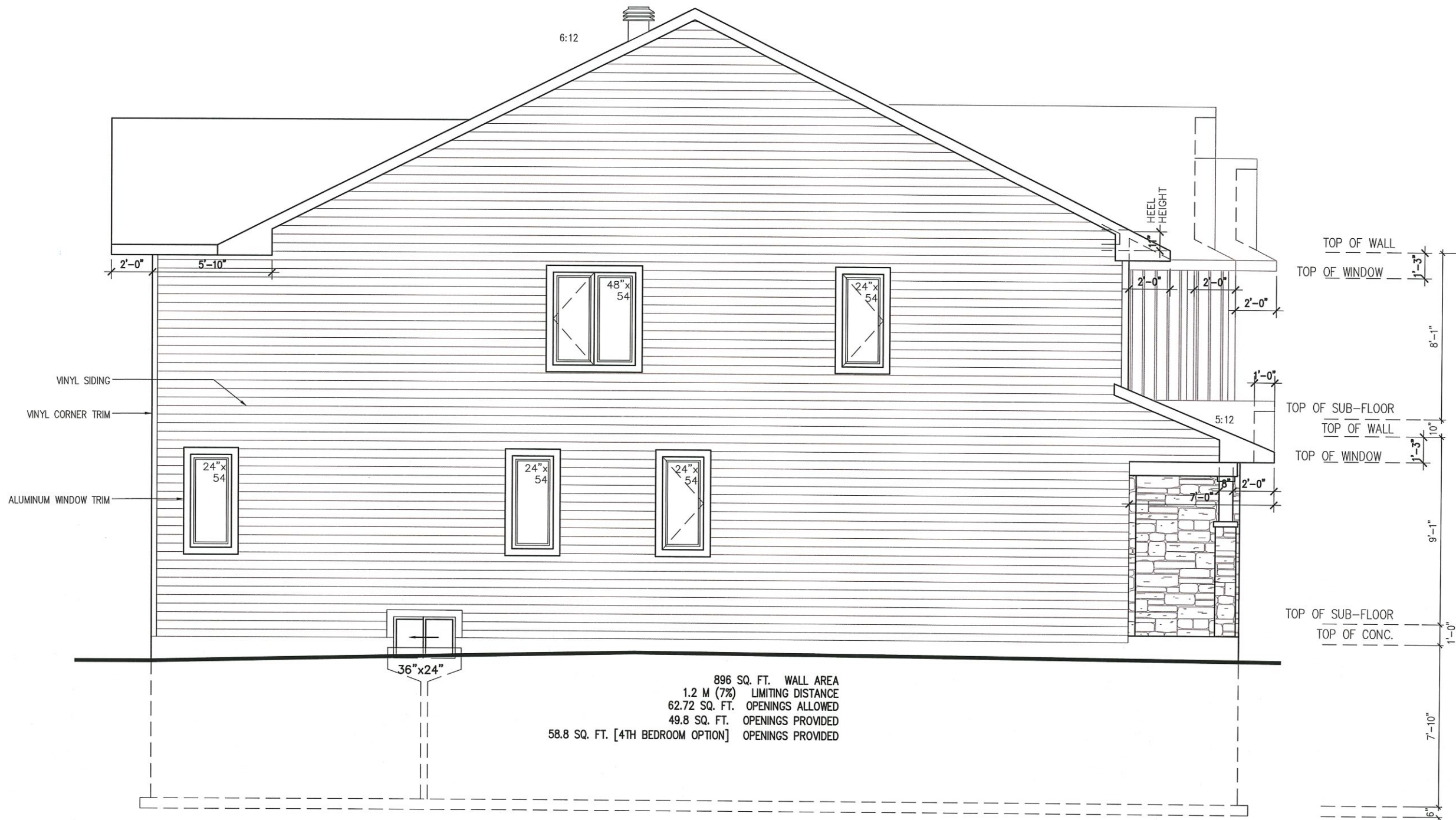
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sheet no:

D.C.L-125

5 of



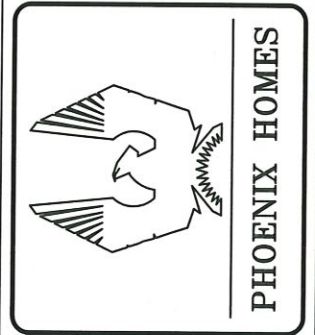
LEFT SIDE ELEVATION
ELEVATION D

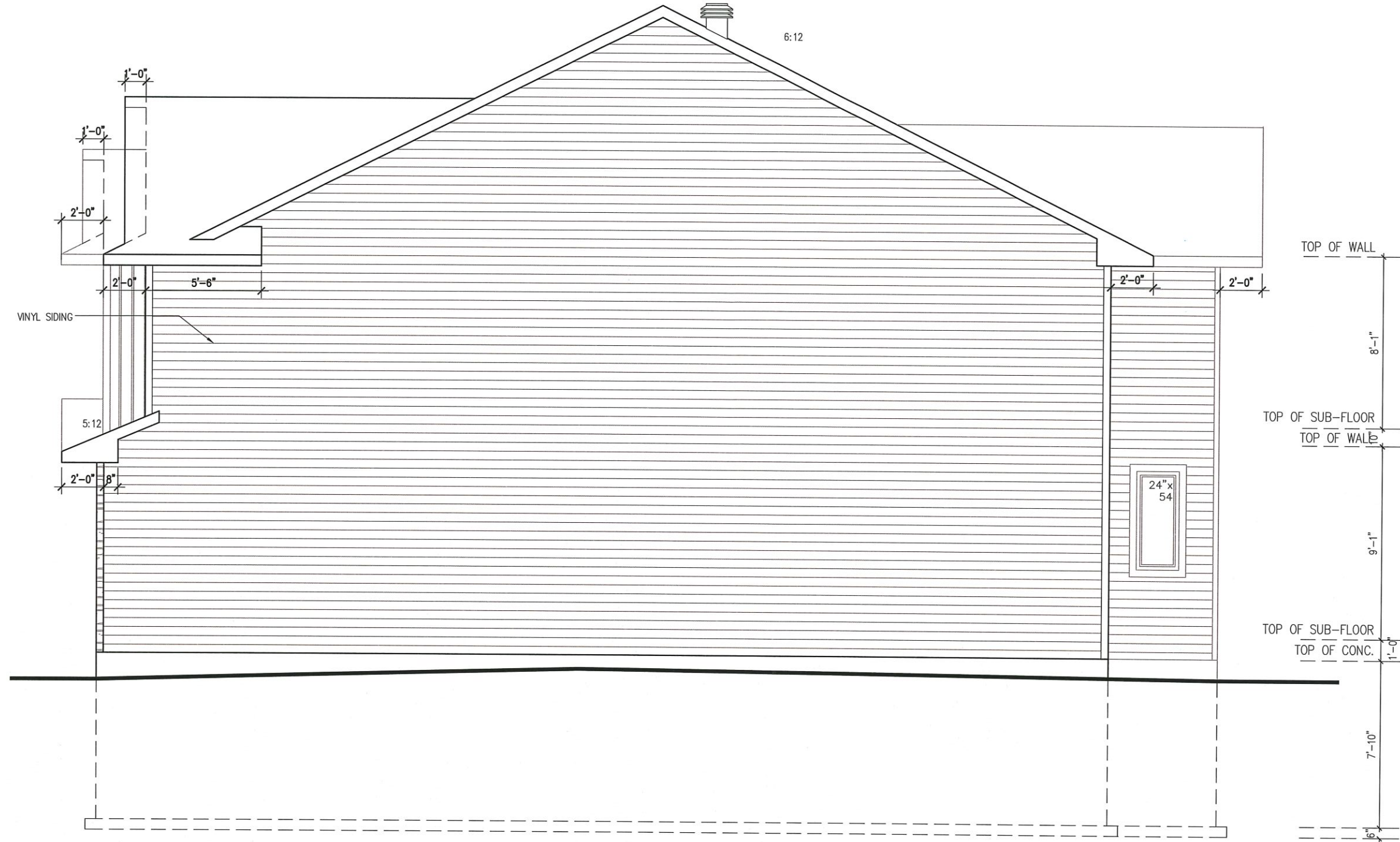
896 SQ. FT. WALL AREA
1.2 M (7%) LIMITING DISTANCE
62.72 SQ. FT. OPENINGS ALLOWED
49.8 SQ. FT. OPENINGS PROVIDED
58.8 SQ. FT. [4TH BEDROOM OPTION] OPENINGS PROVIDED

footprint:	35-15
drawn by:	SP
date:	FEB 12/16
scale:	3/16"=1'-0"
sheet no:	6 of 8
D.C.L-125	

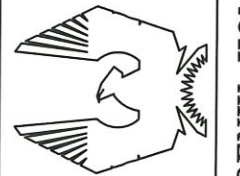
CC	17/05/19	05/06/19	06/12/18	16/05/18	04/17/18	03/06/16	dd/mm/yy	By
7 FOR CONSTRUCTION								
6 ELECTRICAL								
5 BEP BLACKLINES								
4 INFO FOR Laterally UNSUPPORTED WALLS								
3 ADDED M ELEVATION TO FOOTPRINT FILE								
2 FOR MASTER FOOTPRINT								
No. Description								
REVISIONS								

MELBOURNE - 2016
SITE: FERNBANK CROSSING
LOT NUMBER: 4-18
CIVIC ADDRESS: 83 DEFENCE STREET





RIGHT SIDE ELEVATION
ELEVATION D



PHOENIX HOMES

MELBOURNE - 2016

SITE: FERNBANK CROSSING

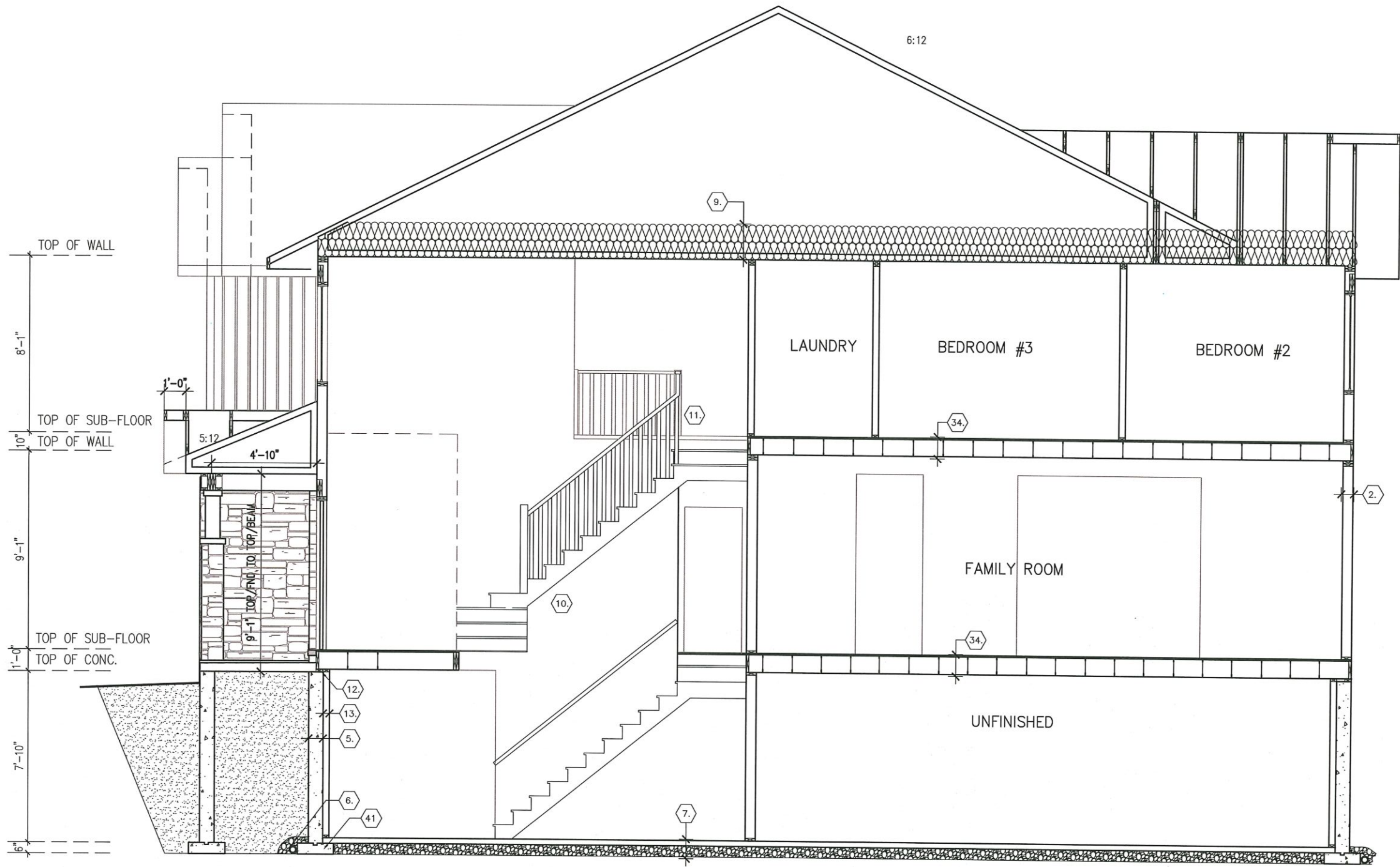
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CIVIC ADDRESS:
83 DEFENCE STREET

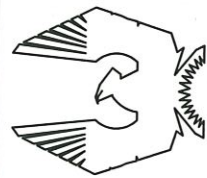
4-18

7	FOR CONSTRUCTION	17/05/19	CC
6	ELECTRICAL	05/06/19	CC
5	BEP BLACKLINES	06/12/18	RS
4	INFO FOR Laterally UNSUPPORTED WALLS	16/05/18	SP
3	ADDED M ELEVATION TO FOOTPRINT FILE	04/17/18	SP
2	FOR MASTER FOOTPRINT	03/06/16	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:	7 of 8
D.C.L-125	



ELEVATION D w/ 4 BED



PHOENIX HOMES

MELBOURNE - 2016

SITE: FERNBANK CROSSING

LOT NUMBER: 4-18

CIVIC ADDRESS:
83 DEFENCE STREET

7	FOR CONSTRUCTION	17/05/19	CC
6	ELECTRICAL	05/06/19	CC
5	BEP BLACKLINES	06/12/18	RS
4	INFO FOR LATERALLY UNSUPPORTED WALLS	16/05/18	SP
3	ADDED M ELEVATION TO FOOTPRINT FILE	04/17/18	SP
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No.	Description	dd/mm/yy	By
REVISIONS			

footprint:	35-15
drawn by:	SP
date:	FEB 12/16
scale:	3/16"=1'-0"
sheet no:	8 of 8
D.C.L-125	