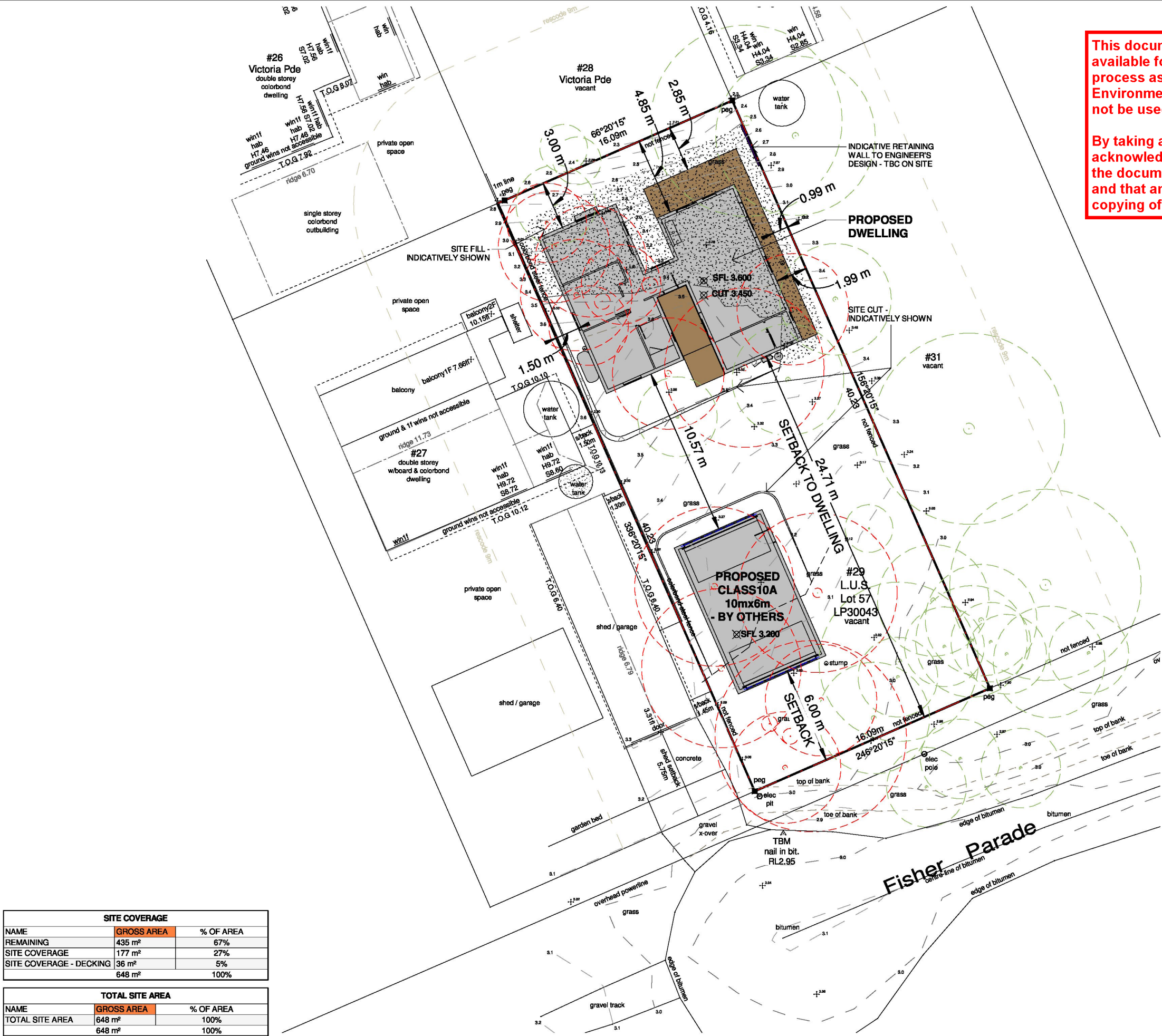


This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



SITE PLAN NOTE:
BUILDER TO VERIFY ALL BOUNDARY DIMENSIONS PRIOR TO SETTING OUT.

NO BUILDING WORKS ARE TO ENCROACH OVER THE TITLE BOUNDARY INCLUSIVE OF ANY EQUIPMENT USED ON, OVER, UNDER OR IN AIR SPACE OF THE ADJOINING PROPERTIES WITHOUT OBTAINING ADJOINING OWNERS CONSENT VIA PROTECTION WORKS NOTICES PURSUANT TO PART 7 OF THE BUILDING ACT 1993 & BUILDING REGULATION 602.

DRAINER MUST REFER TO START WORK NOTICE FOR SEWER POINT LOCATION.

SEWERAGE AND SULLAGE TO CONNECT TO SEWERAGE MAIN AS DIRECTED BY LOCAL AUTHORITIES.

SITE TO BE SCRAPED LEVEL OVER PROPOSED BUILDING AREA WITH FINISHED GROUND TO BE GRADED AWAY FROM BUILDING.

BEFORE & DURING CARRYING OUT OF BUILDING WORK & EXCAVATIONS, THE ALLOTMENT SHOULD BE FENCED OR OTHERWISE GUARDED AGAINST BEING A DANGER TO LIFE OR PROPERTY.

THE MAXIMUM GRADIENT OF THE DRIVEWAY SHALL NOT EXCEED 1:5.

STORMWATER DRAIN NOTE:
PROVIDE 90mm DIAMETER P.V.C STORMWATER PIPE WITH MINIMUM FALL OF 1:100.

STORMWATER DRAIN LAYOUT IS INDICATIVE ONLY & WILL BE LAID AT THE DRAINERS' DISCRETION.

PROVIDE SELECTED DOWNPIPES AT 12.0m MAXIMUM CENTRES.

DISCHARGE TO LEGAL POINT OF DISCHARGE (LPD), UNABLE TO VERIFY EXACT LOCATION OF LPD. ASSUMED LOCATION ? CORNER. TO BE ADVISED.

SITE CLASSIFICATION, LEVELS & CUT RL:
DWELLING RL: 3.6
GARAGE RL: 3.2
PAD RL: 3.45
SITE CLASS: TBA
CUT TO BE 1.0m MINIMUM FROM EDGE OF BUILDING AND BATTERED BACK AT 45° MAX. UNLESS OTHERWISE INDICATED.
CUT OUTSIDE HOUSE LINE TO FALL AWAY FROM HOUSE TO TOE OF BATTER BY 75mm MIN.

AG DRAIN TO BASE OF CUT AND CONNECTED TO SILT PIT. SILT PIT TO BE CONNECTED TO STORMWATER.

EXCAVATION NOTE:
BUILDER TO CHECK EXCAVATION LEVELS ON SITE PRIOR TO COMMENCEMENT.

DISTANCE TO NEAREST INTERSECTION NOTE:
DISTANCE TO NEAREST INTERSECTION
NEAREST DISTANCE TO:
DISTANCE APPROX.

DWELLING ACCESS NOTE:
THE DWELLING SHOULD PROVIDE SAFE AND EASY ACCESS (ALSO REFERRED TO AS 'STEP-FREE ACCESS PATH') FROM THE PEDESTRIAN ENTRY AT ALLOTMENT BOUNDARY, APPURTENANT CLASS 10A GARAGE/ CARPORT OF A DESIGNATED CAR PARKING SPACE FOR THE EXCLUSIVE USE BY DWELLING OCCUPANTS.

ACCESS PATH TO BE:
1) CONNECT TO THE DEFINED ENTRANCE DOOR (820 MIN. CLEAR OPENING)
2) STEP-FREE
3) 1000 MIN WIDE
4) GATE WITHIN THE PATH TO BE 820 MIN. CLEAR OPENING IF PROVIDED
5) RAMP: 1000 MIN. WIDE; 1:14 TO 1:20 GRADIENT; 1200 MIN. LONG LANDING WITH CROSSFALL SHALLOWER THAN 1:40
6) SINGLE STEP RAMP; 1000 MIN. WIDE; 1:10 MAX GRADIENT; 190 MAX HEIGHT; 1900 MAX LENGTH

REFER TO NCC VOLUME 2. H8P(A). H8D(2), H8D(2) & PART OF THE STANDARD.

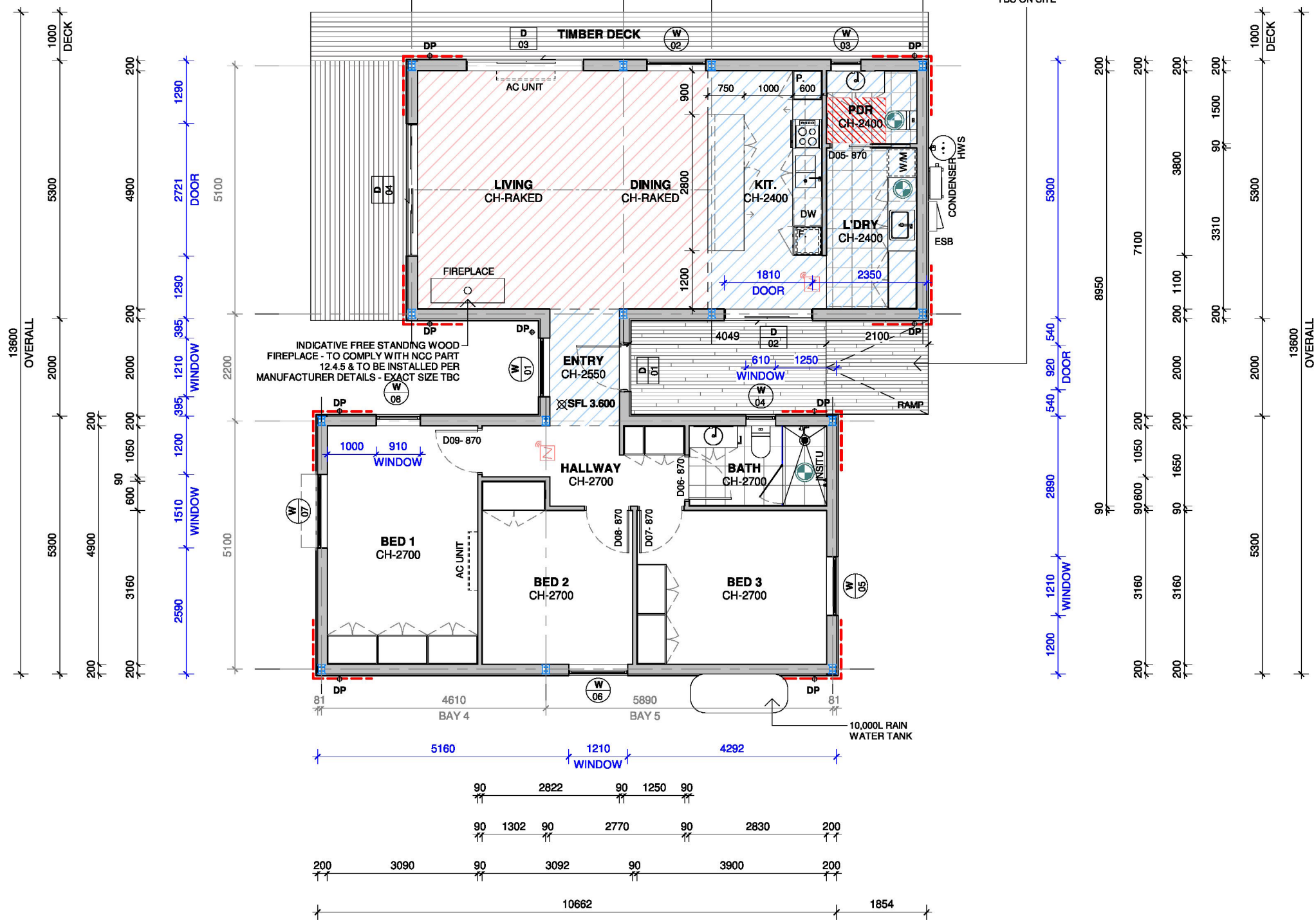
TREE LEGEND:

- EXISTING TREES TO BE RETAINED
- TREE PROTECTION ZONE (TPZ)
- STRUCTURAL ROOT ZONE (SRZ)
- TREES TO BE DEMOLISHED

JOB ADDRESS: NO.29 FISHER PARADE LOCH SPORT VIC 3851		CLIENT:		SHEET NAME: PROPOSED SITE PLAN			
BUILDER: TBC		JOB NO: 193-26		REVISION: D-04		PAMELA (MODIFIED)	
		CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.					
				DRAWN:		PROJECT TYPE:	
				REG: DPAD		CODE: SHA TYPE: NH ISSUE: S2-B	
				REVISION DATE: 24.08.26		SCALE: 1 : 250@ A3	
						SHEET NUMBER: 101	

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



AREA SCHEDULE		
NAME	GROSS AREA	% OF AREA
GROUND FLOOR	117 m²	49%
LOFT	24 m²	10%
CLASS 10A	60 m²	25%
TIMBER DECKING	23 m²	10%
DECKING PORCH	12 m²	5%
TOTAL: 5	236 m²	

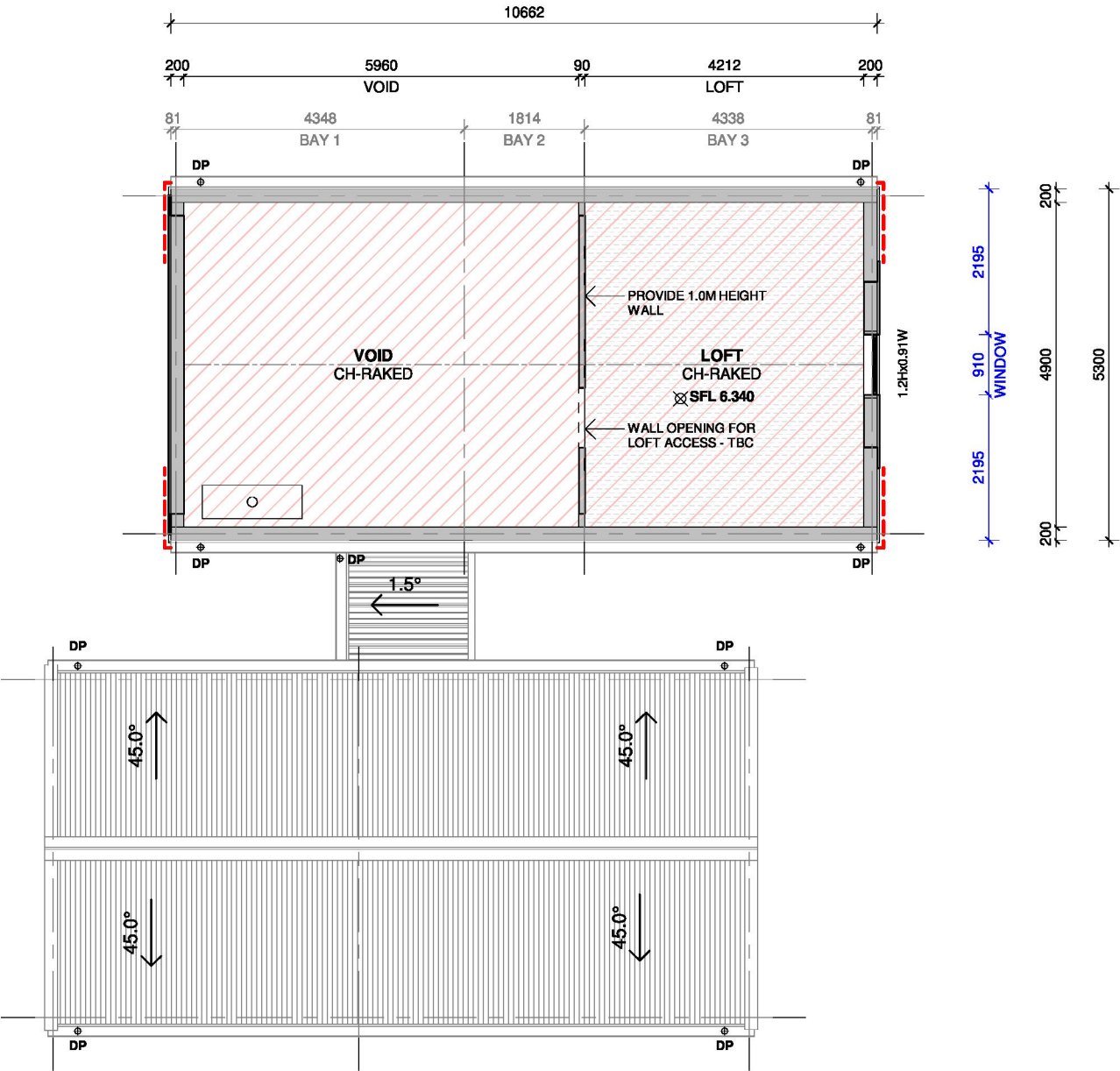
FLOOR COVERINGS LEGEND	
	CARPET
	BURNISHED CONCRETE
	TILES
	PARTICLE BOARD

AREA NOTE:	
AREAS ARE TAKEN FROM THE EXTERNAL FACE OF STRUCTURAL WALL FRAMING. DIMENSIONS FOR INTERNAL ROOMS TAKEN TO INSIDE FACE OF STRUCTURAL WALL BEFORE LINING.	
BASE SPECIFICATIONS:	
INTERNAL WALL & CEILING FINISHES:	
GROUND LEVEL	PAINTED PLASTERBOARD
LOFT/MEZZANINE	PAINTED PLASTERBOARD
INSULATION RATINGS FOR BATTS:	
WALLS	R 3.5
CEILING	R 4.0
APPLIANCES LEGEND:	
	HEATING/AC UNIT MAKE: TBC MODEL: TBC
	HOT WATER SERVICE (HWS) HEAT PUMP MAKE: RINNAI MODEL: C180L TO 200L
	COOKTOP MAKE: TBC MODEL: TBC
	OVEN MAKE: TBC MODEL: TBC
LEGEND:	
	DOWNPIPES LOCATIONS
	CEILING EXHAUST FANS
	SMOKE ALARM TO COMPLY WITH NCC REQUIREMENTS AND AS 3786
	1200mm x 900mm CIRCULATION NCC COMPLIANCE
	HATCH INDICATES RAKED CEILINGS
	HATCH INDICATES DROPPED CEILINGS / BULKHEADS
	EXTERNAL WINDOW SHROUD
	STRUCTURAL STEEL PORTAL
	STRUCTURAL BRACING
WINDOW & DOOR NOTES:	
ALL EXTERNAL WINDOW & DOOR HEAD HEIGHTS REFER TO WINDOW & DOOR SCHEDULES.	
ALL EXTERNAL DOORS & WINDOW SLAB REBATES, REFER TO WINDOW & DOOR SCHEDULES. BUILDER TO REFER TO WINDOW & DOOR MANUFACTURERS SET DOWN HEIGHTS. BUILDER TO CONFIRM THESE DETAILS PRIOR TO POURING THE SLAB & TO ALLOW FOR PACKING IF REQUIRED.	
30MM CLEARANCE EITHER SIDE OF DOOR FRAME SHOULD BE ALLOWED FOR PACKING. ALL EXTERNAL WINDOW & DOORS ARE TO BE FLASHED ACCORDINGLY, & TO MANUFACTURERS INSTALLATIONS SPECIFICATIONS.	
ALL EXTERNAL WINDOW & DOOR SIZES ARE SHOWN AS NOMINAL. LIFT OFF HINGES TO WC DOORS. BUILDER TO USE WINDOW MANUFACTURERS NEAREST STOCK SIZES & ALLOW FOR REVEALS & OPENING TOLERANCES, MIN 20MM CLEARANCE AROUND WINDOW & DOOR FRAMES TO ALLOW FOR PACKING AND FLASHING REQUIREMENTS.	
WALL CLADDING NOTES:	
ALL EXTERNAL CLADDING IS TO BE INSTALLED TO THE MANUFACTURERS SPECIFICATIONS.	
ANY STEEL SHEET CLADDING DIRECT FIXED TO STEEL WALL GIRTS ARE TO HAVE A SINGLE LAYER OF THERMATAPE™ THERMAL BREAK & A SINGLE LAYER OF WALL SISALATION WRAP JH VAPA-WRAP & REFER TO SHA ASSEMBLY MANUAL.	
ANY FIBRE CEMENT SHEET CLADDING IS REQUIRED TO FIX A WALL BATTEN TO MANUFACTURERS SPECS, AND HAVE A SINGLE LAYER OF WALL SISALATION ALONG THE ENTIRE WALL RUN.	
EXTERNAL WALL & AREA NOTES:	
ALL EXTERNAL WALL DIMENSIONS ARE MEASURED TO EXTERNAL FACE OF STRUCTURAL FRAME AND DOES NOT INCLUDE THICKNESS OF THE FINISHES. AREA SCHEDULES ARE TAKEN FROM THE EXTERNAL PART OF THE EXTERNAL WALL.	

JOB ADDRESS: NO.29 FISHER PARADE LOCH SPORT VIC 3851		CLIENT:		SHEET NAME: PROPOSED GROUND FLOOR PLAN					
	BUILDER: TBC	JOB NO: 193-26	REVISION: D-04		PAMELA (MODIFIED)				
		CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.							
		DRAWN:				PROJECT TYPE:			
REG:		DPAD	CODE:	SHA	TYPE:	NH	ISSUE:	S2-B	SHEET NUMBER: 201
REVISION DATE:		24.08.26	SCALE:		1 : 100@ A3				

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



AREA SCHEDULE		
NAME	GROSS AREA	% OF AREA
GROUND FLOOR	117 m²	49%
LOFT	24 m²	10%
CLASS 10A	60 m²	25%
TIMBER DECKING	23 m²	10%
DECKING PORCH	12 m²	5%
TOTAL: 5	236 m²	

AREA NOTE:
AREAS ARE TAKEN FROM THE EXTERNAL FACE OF STRUCTURAL WALL FRAMING. DIMENSIONS FOR INTERNAL ROOMS TAKEN TO INSIDE FACE OF STRUCTURAL WALL BEFORE LINING.

BASE SPECIFICATIONS:

INTERNAL WALL & CEILING FINISHES:

GROUND LEVEL	PAINTED PLASTERBOARD
LOFT/MEZZANINE	PAINTED PLASTERBOARD

INSULATION RATINGS FOR BATTS:

WALLS	R 3.5
CEILING	R 4.0

APPLIANCES LEGEND:

	HEATING/AC UNIT MAKE: TBC MODEL: TBC
	HOT WATER SERVICE (HWS) HEAT PUMP MAKE: RINNAI MODEL: C180L TO 200L
	COOKTOP MAKE: TBC MODEL: TBC
	OVEN MAKE: TBC MODEL: TBC

LEGEND:

	DOWNPIPES LOCATIONS
	CEILING EXHAUST FANS
	SMOKE ALARM TO COMPLY WITH NCC REQUIRMENTS AND AS 3786
	1200mm x 900mm CIRCULATION NCC COMPLIANCE
	HATCH INDICATES RAKED CEILINGS
	HATCH INDICATES DROPPED CEILINGS / BULKHEADS
	EXTERNAL WINDOW SHROUD
	STRUCTURAL STEEL PORTAL
	STRUCTURAL BRACING

WINDOW & DOOR NOTES:
ALL EXTERNAL WINDOW & DOOR HEAD HEIGHTS REFER TO WINDOW & DOOR SCHEDULES.

ALL EXTERNAL DOORS & WINDOW SLAB REBATES, REFER TO WINDOW & DOOR SCHEDULES. BUILDER TO REFER TO WINDOW & DOOR MANUFACTURERS SET DOWN HEIGHTS. BUILDER TO CONFIRM THESE DETAILS PRIOR TO POURING THE SLAB & TO ALLOW FOR PACKING IF REQUIRED.

30MM CLEARANCE EITHER SIDE OF DOOR FRAME SHOULD BE ALLOWED FOR PACKING. ALL EXTERNAL WINDOW & DOORS ARE TO BE FLASHED ACCORDINGLY, & TO MANUFACTURERS INSTALLATIONS SPECIFICATIONS.

ALL EXTERNAL WINDOW & DOOR SIZES ARE SHOWN AS NOMINAL. LIFT OFF HINGES TO WC DOORS. BUILDER TO USE WINDOW MANUFACTURERS NEAREST STOCK SIZES & ALLOW FOR REVEALS & OPENING TOLERANCES, MIN 20MM CLEARANCE AROUND WINDOW & DOOR FRAMES TO ALLOW FOR PACKING AND FLASHING REQUIREMENTS.

WALL CLADDING NOTES:
ALL EXTERNAL CLADDING IS TO BE INSTALLED TO THE MANUFACTURERS SPECIFICATIONS.

ANY STEEL SHEET CLADDING DIRECT FIXED TO STEEL WALL GIRTS ARE TO HAVE A SINGLE LAYER OF THERMATAPE™ THERMAL BREAK & A SINGLE LAYER OF WALL SISALATION WRAP JH VAPA-WRAP & REFER TO SHA ASSEMBLY MANUAL.

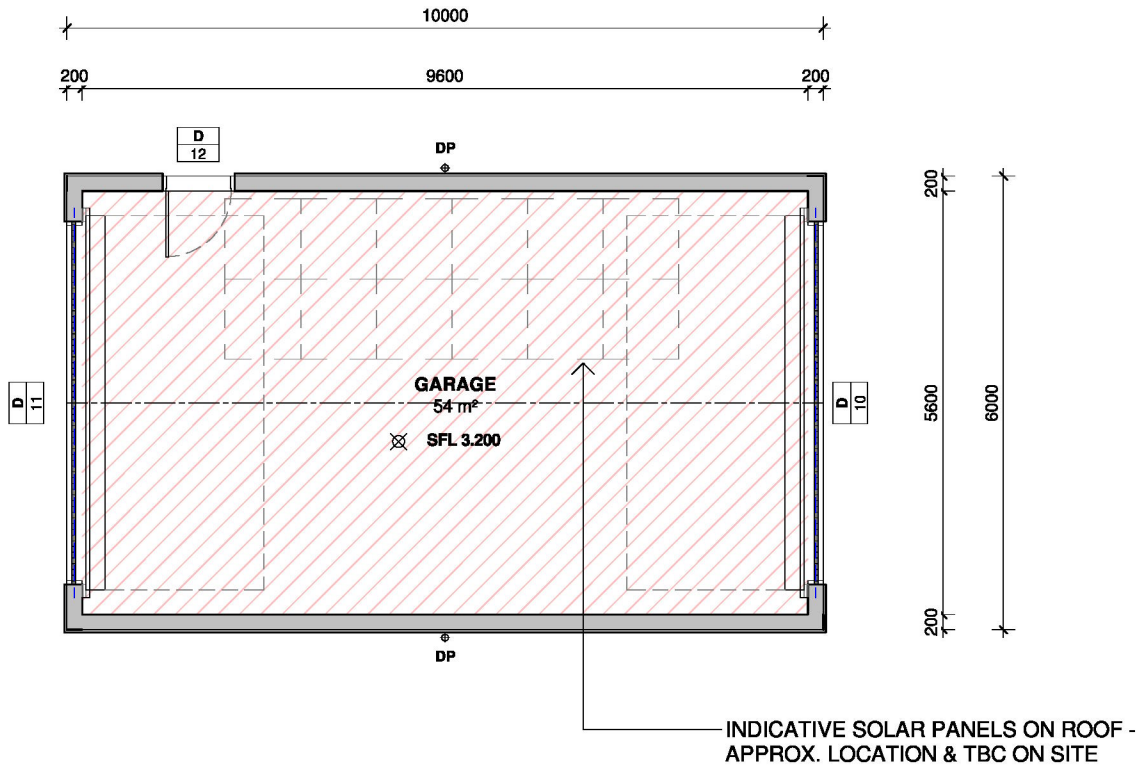
ANY FIBRE CEMENT SHEET CLADDING IS REQUIRED TO FIX A WALL BATTEN TO MANUFACTURERS SPECS, AND HAVE A SINGLE LAYER OF WALL SISALATION ALONG THE ENTIRE WALL RUN.

EXTERNAL WALL & AREA NOTES:
ALL EXTERNAL WALL DIMENSIONS ARE MEASURED TO EXTERNAL FACE OF STRUCTURAL FRAME AND DOES NOT INCLUDE THICKNESS OF THE FINISHES. AREA SCHEDULES ARE TAKEN FROM THE EXTERNAL PART OF THE EXTERNAL WALL.

JOB ADDRESS: NO.29 FISHER PARADE LOCH SPORT VIC 3851		CLIENT:	JOB NO: 193-26	REVISION: D-04		SHEET NAME: PROPOSED LOFT FLOOR PLAN					PAMELA (MODIFIED) SHEET NUMBER: 202			
	BUILDER: TBC					CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.		DRAWN:		PROJECT TYPE:				
						REG:	DPAD	CODE:	SHA	TYPE:			NH	ISSUE:
						REVISION DATE:	24.08.26	SCALE:	1 : 100@ A3					

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



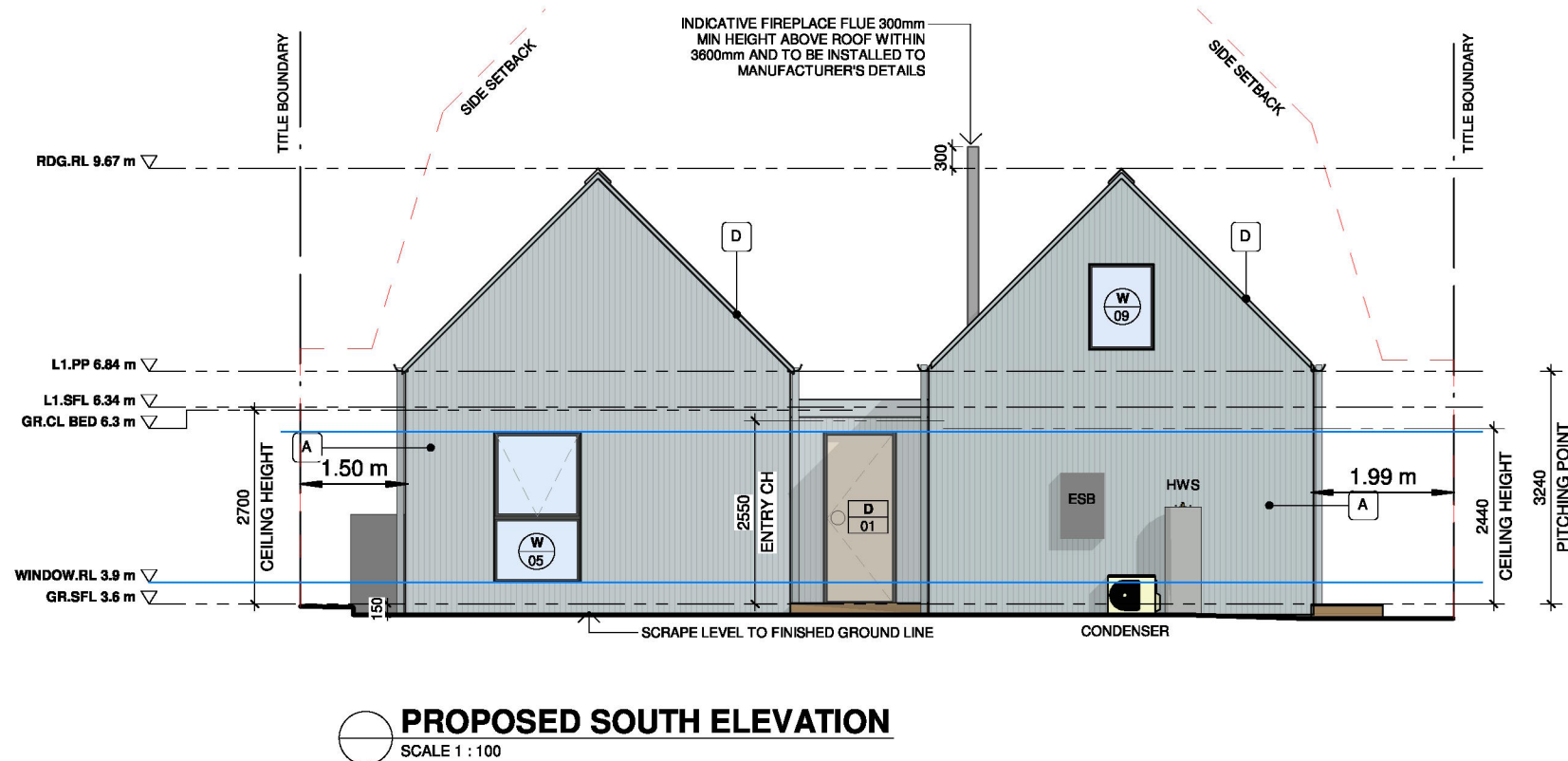
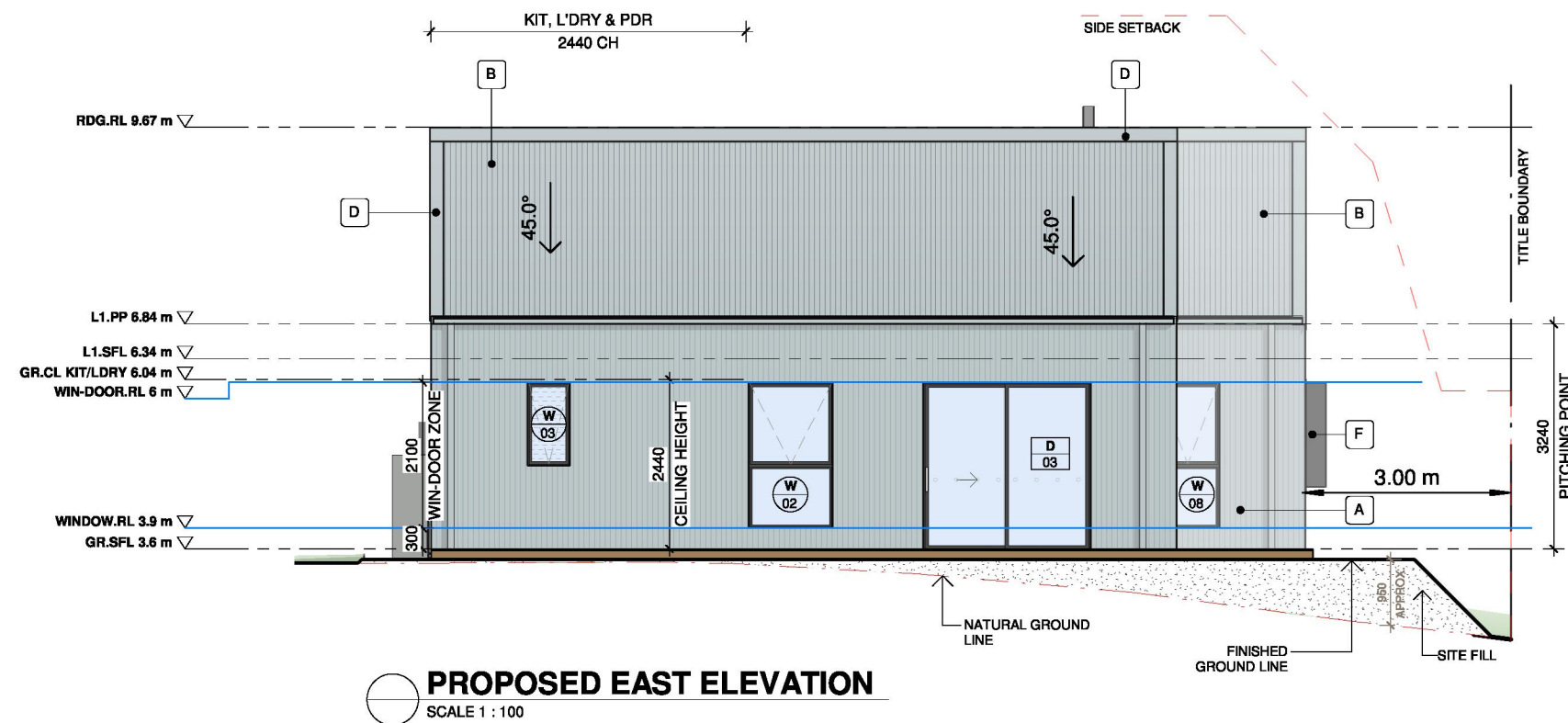
NOTE: CLASS 10A TO BE ENGINEER BY OTHERS

AREA SCHEDULE		
NAME	GROSS AREA	% OF AREA
GROUND FLOOR	117 m²	49%
LOFT	24 m²	10%
CLASS 10A	60 m²	25%
TIMBER DECKING	23 m²	10%
DECKING PORCH	12 m²	5%
TOTAL: 5	236 m²	

AREA NOTE: AREAS ARE TAKEN FROM THE EXTERNAL FACE OF STRUCTURAL WALL FRAMING. DIMENSIONS FOR INTERNAL ROOMS TAKEN TO INSIDE FACE OF STRUCTURAL WALL BEFORE LINING.	
BASE SPECIFICATIONS:	
INTERNAL WALL & CEILING FINISHES:	
GROUND LEVEL	PAINTED PLASTERBOARD
LOFT/MEZZANINE	PAINTED PLASTERBOARD
INSULATION RATINGS FOR BATTS:	
WALLS	R 3.5
CEILING	R 4.0
APPLIANCES LEGEND:	
	HEATING/AC UNIT MAKE: TBC MODEL: TBC
	HOT WATER SERVICE (HWS) HEAT PUMP MAKE: RINNAI MODEL: C180L TO 200L
	COOKTOP MAKE: TBC MODEL: TBC
	OVEN MAKE: TBC MODEL: TBC
LEGEND:	
	DOWNPIPES LOCATIONS
	CEILING EXHAUST FANS
	SMOKE ALARM TO COMPLY WITH NCC REQUIREMENTS AND AS 3786
	1200mm x 900mm CIRCULATION NCC COMPLIANCE
	HATCH INDICATES RAKED CEILINGS
	HATCH INDICATES DROPPED CEILINGS / BULKHEADS
	EXTERNAL WINDOW SHROUD
	STRUCTURAL STEEL PORTAL
	STRUCTURAL BRACING
WINDOW & DOOR NOTES: ALL EXTERNAL WINDOW & DOOR HEAD HEIGHTS REFER TO WINDOW & DOOR SCHEDULES. ALL EXTERNAL DOORS & WINDOW SLAB REBATES, REFER TO WINDOW & DOOR SCHEDULES. BUILDER TO REFER TO WINDOW & DOOR MANUFACTURERS SET DOWN HEIGHTS. BUILDER TO CONFIRM THESE DETAILS PRIOR TO POURING THE SLAB & TO ALLOW FOR PACKING IF REQUIRED. 30MM CLEARANCE EITHER SIDE OF DOOR FRAME SHOULD BE ALLOWED FOR PACKING. ALL EXTERNAL WINDOW & DOORS ARE TO BE FLASHED ACCORDINGLY, & TO MANUFACTURERS INSTALLATIONS SPECIFICATIONS. ALL EXTERNAL WINDOW & DOOR SIZES ARE SHOWN AS NOMINAL. LIFT OFF HINGES TO WC DOORS. BUILDER TO USE WINDOW MANUFACTURERS NEAREST STOCK SIZES & ALLOW FOR REVEALS & OPENING TOLERANCES, MIN 20MM CLEARANCE AROUND WINDOW & DOOR FRAMES TO ALLOW FOR PACKING AND FLASHING REQUIREMENTS. WALL CLADDING NOTES: ALL EXTERNAL CLADDING IS TO BE INSTALLED TO THE MANUFACTURERS SPECIFICATIONS. ANY STEEL SHEET CLADDING DIRECT FIXED TO STEEL WALL GIRTS ARE TO HAVE A SINGLE LAYER OF THERMATAPE™ THERMAL BREAK & A SINGLE LAYER OF WALL SISALATION WRAP JH VAPA-WRAP & REFER TO SHA ASSEMBLY MANUAL. ANY FIBRE CEMENT SHEET CLADDING IS REQUIRED TO FIX A WALL BATTEN TO MANUFACTURERS SPECS, AND HAVE A SINGLE LAYER OF WALL SISALATION ALONG THE ENTIRE WALL RUN. EXTERNAL WALL & AREA NOTES: ALL EXTERNAL WALL DIMENSIONS ARE MEASURED TO EXTERNAL FACE OF STRUCTURAL FRAME AND DOES NOT INCLUDE THICKNESS OF THE FINISHES. AREA SCHEDULES ARE TAKEN FROM THE EXTERNAL PART OF THE EXTERNAL WALL.	

JOB ADDRESS: NO.29 FISHER PARADE LOCH SPORT VIC 3851		CLIENT:	JOB NO: 193-26	REVISION: D-04		SHEET NAME: PROPOSED GARAGE FLOOR PLAN - CLASS 10A												
	BUILDER: TBC					DRAWN:						PROJECT TYPE:					PAMELA (MODIFIED)	
						REG: DPAD		CODE: SHA		TYPE: NH		ISSUE: S2-B			SHEET NUMBER: 203			
		CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.				REVISION DATE: 24.08.26		SCALE: 1 : 100@ A3										

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



LEGEND	
	SITE CUT
	GLASS/GLAZING
	SITE FILL
	NATURAL GROUND LINE

ABBREVIATIONS:	
RDG.RL	RIDGE RELATIVE LEVEL
L1.SFL	LEVEL 1 STRUCTURAL FLOOR LEVEL
GR.CL	GROUND CEILING LEVEL
WIN.DOOR.RL	WINDOW & DOOR RELATIVE LEVEL
GR.SFL	GROUND FLOOR STRUCTURAL FLOOR
CL	CEILING HEIGHT LEVEL
HWS	HOT WATER SERVICE

WINDOW SIZE NOTE:
 WINDOWS AND DOOR SIZES SHOWN ARE NOMINAL. BUILDER TO USE WINDOW MANUFACTURER'S NEAREST STOCK SIZES.

FIRST FLOOR WINDOWS NOTE:
 FALL PREVENTION SHALL BE PROVIDED TO A BEDROOM WINDOW WHEN THE OPENABLE PORTION OF THE WINDOW IS LESS THAN 1700mm ABOVE THE FLOOR LEVEL AND THE FLOOR BELOW. THE WINDOW IS 2.0m OR MORE ABOVE THE SURFACE BENEATH IN ACCORDANCE WITH NCC 2022 PART HSP2 OPTIONS:

1. WINDOW OPENING SHALL NOT EXCEED 125mm, OR
 2. THE OPENABLE PORTION PROTECTED WITH A MECHANICALLY FIXED METAL SCREEN (CAPABLE OF RESISTING 250N HORIZONTAL ACTION)

"IF THE SCREEN OR DEVICE IS ABLE TO BE REMOVED, UNLOCKED OR OVERRIDDEN, THE WINDOW SHALL BE FITTED WITH A CHILD RESISTANT DEVICE.

OTHER WINDOWS ARE REQUIRED TO HAVE BARRIER OF NOT LESS THAN 865mm ABOVE THE FLOOR LEVEL WHEN THE OPENABLE WINDOW IS 2m OR MORE ABOVE THE SURFACE BENEATH THE WINDOW.

TIMBER FRAMING NOTE:
 ALL INTERNAL WALL FRAMING TO BE PRE-FABRICATED TO MANUFACTURER'S SPECIFICATIONS AND IN ACCORDANCE WITH CURRENT NCC & COMPLY TO AS1684 - 2021.

EXTERNAL CLADDING NOTE:
 ALL EXTERNAL WALL DIMENSIONS ARE MEASURED TO EXTERNAL FACE OF STRUCTURAL FRAME AND DOES NOT INCLUDE THICKNESS OF THE FINISHES.

WINDOW & DOOR OPENING NOTE:
 REFER TO DOOR & WINDOW SCHEDULES FOR SIZES INCLUDING HEAD & SILL HEIGHTS.

WINDOW MANUFACTURER TO ENSURE THE WINDOW'S PERFORMANCE HAS BEEN REVIEWED ON THE ENERGY RATING REPORT.

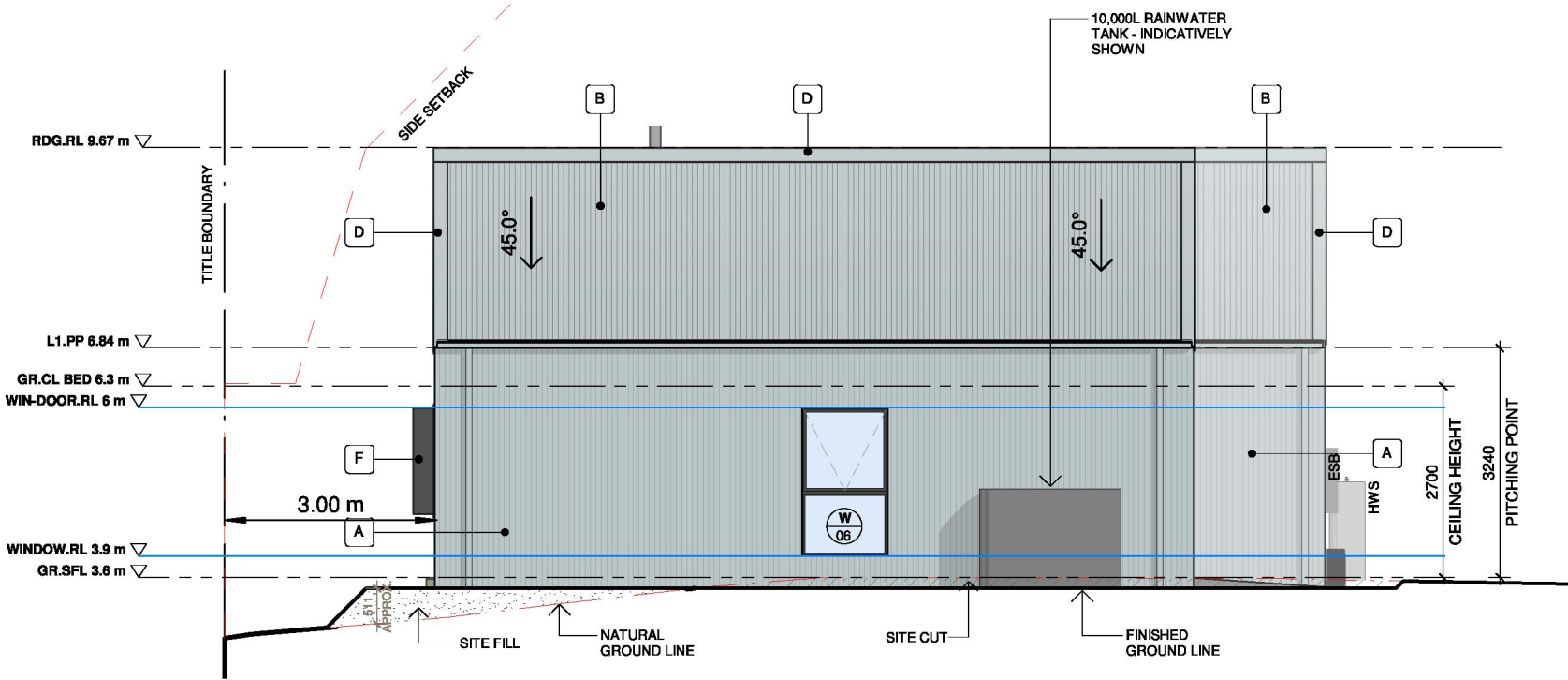
BALCONY CONSTRUCTION:
 BALCONIES TO BE MINIMUM 50mm STEP DOWN FROM FIRST FLOOR LEVEL AND CONSTRUCTED USING COMPRESSED SHEET WITH TILING OVER.

BALCONIES TO BE TANKED WITH AN APPROVED SYSTEM, FALL TO BE PROVIDED AND DRAINED. BALCONIES TO BE WATERPROOFED TO MANUFACTURER'S SPECIFICATIONS. TO COMPLY WITH AS-4654.

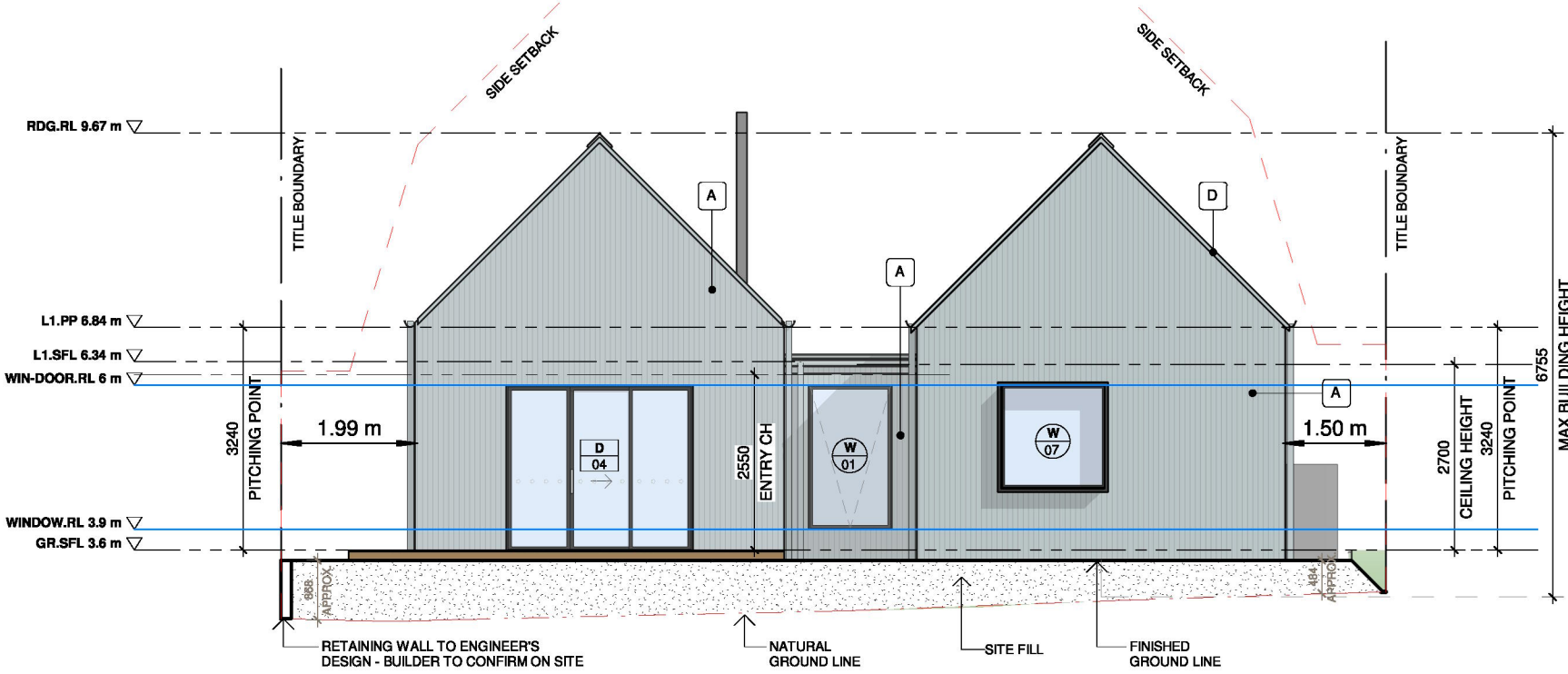
JOB ADDRESS: NO.29 FISHER PARADE LOCH SPORT VIC 3851		CLIENT:		SHEET NAME: PROPOSED ELEVATIONS					
	BUILDER: TBC	JOB NO: 193-26		REVISION: D-04					
		CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.							
				DRAWN:		PROJECT TYPE:			
				REG: DPAD		CODE: SHA	TYPE: NH	ISSUE: S2-B	PAMELA (MODIFIED)
				REVISION DATE: 24.08.26		SCALE: 1 : 100@ A3		SHEET NUMBER: 300	

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



PROPOSED WEST ELEVATION
SCALE 1 : 100



PROPOSED NORTH ELEVATION
SCALE 1 : 100

LEGEND

SITE CUT
SITE FILL
NATURAL GROUND LINE
GLASS/GLAZING

ABBREVIATIONS:

RDG.RL	RIDGE RELATIVE LEVEL
L1.SFL	LEVEL 1 STRUCTURAL FLOOR LEVEL
GR.CL	GROUND CEILING LEVEL
WIN-DOOR.RL	WINDOW & DOOR RELATIVE LEVEL
GR.SFL	GROUND FLOOR STRUCTURAL FLOOR
CL	CEILING HEIGHT LEVEL
HWS	HOT WATER SERVICE

WINDOW SIZE NOTE:
WINDOWS AND DOOR SIZES SHOWN ARE NOMINAL. BUILDER TO USE WINDOW MANUFACTURER'S NEAREST STOCK SIZES.

FIRST FLOOR WINDOWS NOTE:
FALL PREVENTION SHALL BE PROVIDED TO A BEDROOM WINDOW WHEN THE OPENABLE PORTION OF THE WINDOW IS LESS THAN 1700mm ABOVE THE FLOOR LEVEL AND THE FLOOR BELOW. THE WINDOW IS 2.0m OR MORE ABOVE THE SURFACE BENEATH IN ACCORDANCE WITH NCC 2022 PART H5P2 OPTIONS:
1. WINDOW OPENING SHALL NOT EXCEED 125mm, OR
2. THE OPENABLE PORTION PROTECTED WITH A MECHANICALLY FIXED METAL SCREEN (CAPABLE OF RESISTING 250N HORIZONTAL ACTION)
*IF THE SCREEN OR DEVICE IS ABLE TO BE REMOVED, UNLOCKED OR OVERRIDDEN, THE WINDOW SHALL BE FITTED WITH A CHILD RESISTANT DEVICE.
OTHER WINDOWS ARE REQUIRED TO HAVE BARRIER OF NOT LESS THAN 865mm ABOVE THE FLOOR LEVEL WHEN THE OPENABLE WINDOW IS 2m OR MORE ABOVE THE SURFACE BENEATH THE WINDOW.

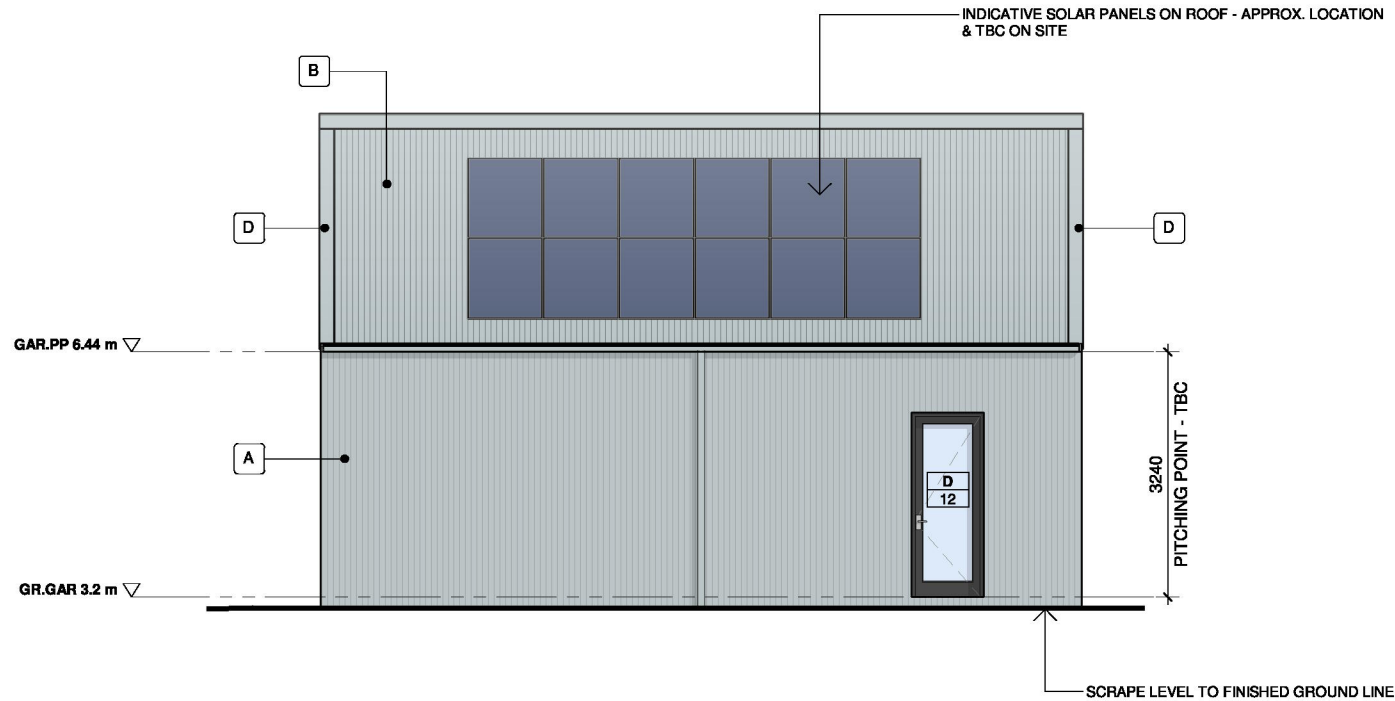
TIMBER FRAMING NOTE:
ALL INTERNAL WALL FRAMING TO BE PRE-FABRICATED TO MANUFACTURER'S SPECIFICATIONS AND IN ACCORDANCE WITH CURRENT NCC & COMPLY TO AS1684 - 2021.

EXTERNAL CLADDING NOTE:
ALL EXTERNAL WALL DIMENSIONS ARE MEASURED TO EXTERNAL FACE OF STRUCTURAL FRAME AND DOES NOT INCLUDE THICKNESS OF THE FINISHES.

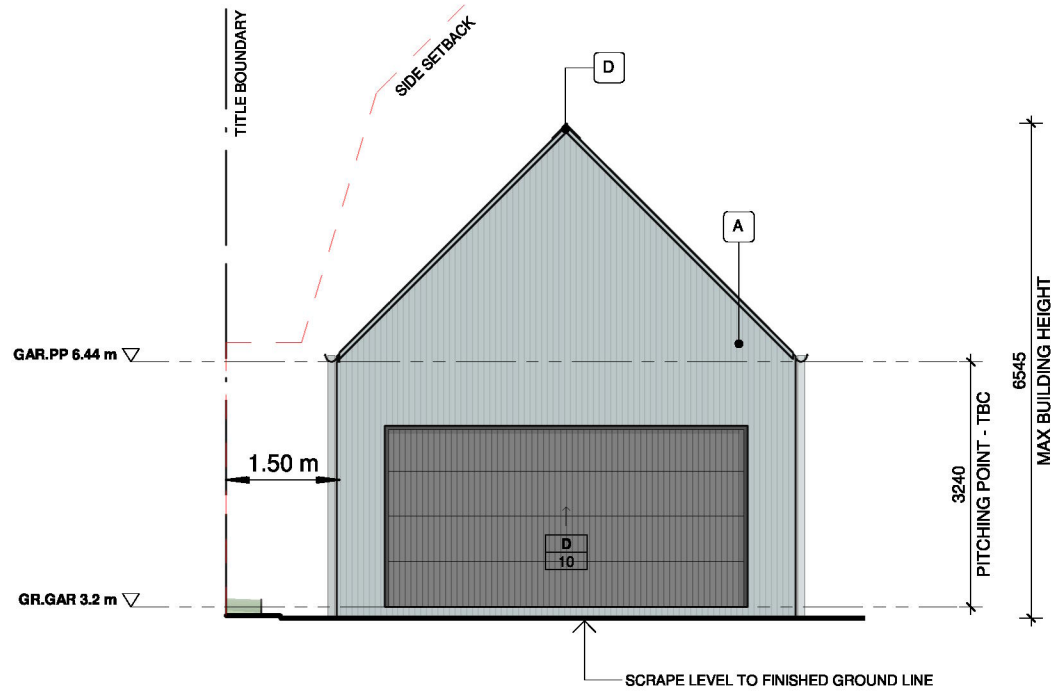
WINDOW & DOOR OPENING NOTE:
REFER TO DOOR & WINDOW SCHEDULES FOR SIZES INCLUDING HEAD & SILL HEIGHTS.
WINDOW MANUFACTURER TO ENSURE THE WINDOWS PERFORMANCE HAS BEEN REVIEWED ON THE ENERGY RATING REPORT.

BALCONY CONSTRUCTION:
BALCONIES TO BE MINIMUM 50mm STEP DOWN FROM FIRST FLOOR LEVEL AND CONSTRUCTED USING COMPRESSED SHEET WITH TILING OVER.
BALCONIES TO BE TANKED WITH AN APPROVED SYSTEM, FALL TO BE PROVIDED AND DRAINED. BALCONIES TO BE WATERPROOFED TO MANUFACTURERS SPECIFICATIONS. TO COMPLY WITH AS-4654.

JOB ADDRESS: NO.29 FISHER PARADE LOCH SPORT VIC 3851		CLIENT:		SHEET NAME: PROPOSED ELEVATIONS											
BUILDER: TBC		JOB NO: 193-26		REVISION: D-04		DRAWN:		PROJECT TYPE:		PAMELA (MODIFIED)					
		CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.				REG: DPAD		CODE: SHA		TYPE: NH		ISSUE: S2-B		SHEET NUMBER: 301	
						REVISION DATE: 24.08.26		SCALE: 1 : 100@ A3							

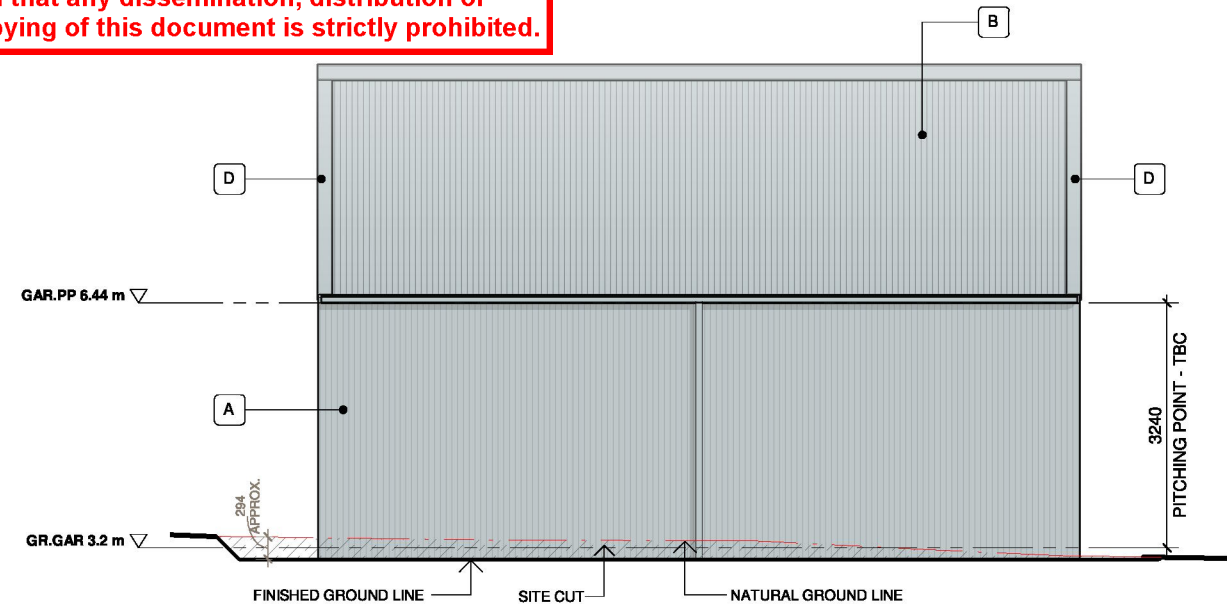


PROPOSED EAST ELEVATION - CLASS 10A
SCALE 1 : 100

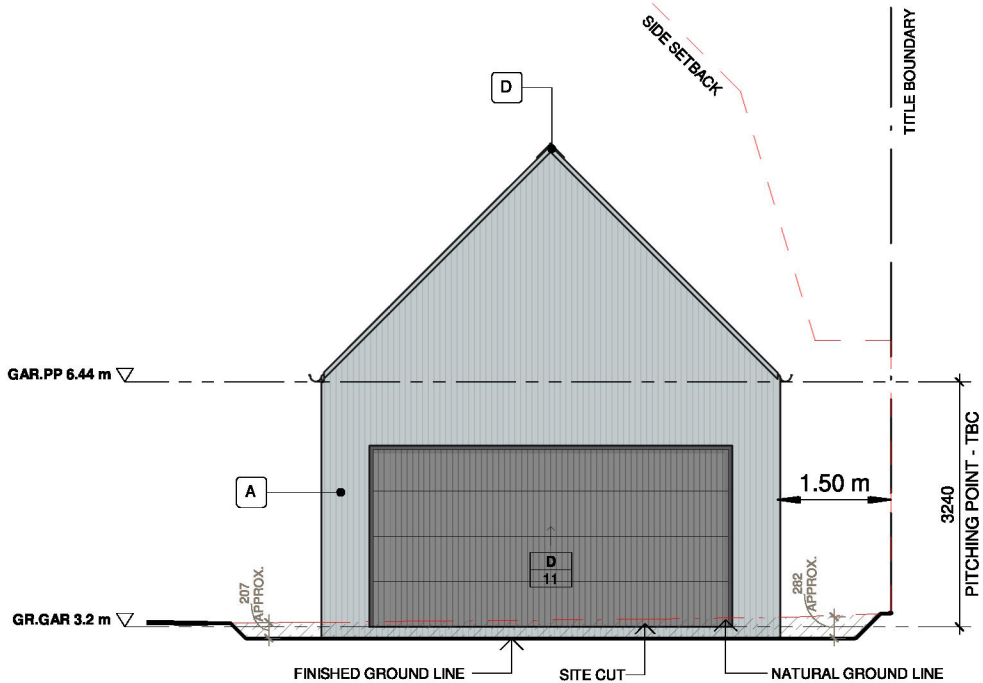


PROPOSED SOUTH ELEVATION - CLASS 10A
SCALE 1 : 100

NOTE:
NOTE: CLASS 10A TO BE ENGINEER
BY OTHERS



PROPOSED WEST ELEVATION - CLASS 10A
SCALE 1 : 100



PROPOSED NORTH ELEVATION - CLASS 10A
SCALE 1 : 100

AREA NOTE:
AREAS ARE TAKEN FROM THE EXTERNAL FACE OF STRUCTURAL WALL FRAMING. DIMENSIONS FOR INTERNAL ROOMS TAKEN TO INSIDE FACE OF STRUCTURAL WALL BEFORE LINING.

BASE SPECIFICATIONS:

INTERNAL WALL & CEILING FINISHES:

GROUND LEVEL	PAINTED PLASTERBOARD
LOFT/MEZZANINE	PAINTED PLASTERBOARD

INSULATION RATINGS FOR BATTS:

WALLS	R 3.5
CEILING	R 4.0

APPLIANCES LEGEND:

	HEATING/AC UNIT MAKE: TBC MODEL: TBC
	HOT WATER SERVICE (HWS) HEAT PUMP MAKE: RINNAI MODEL: C180L TO 200L
	COOKTOP MAKE: TBC MODEL: TBC
	OVEN MAKE: TBC MODEL: TBC

LEGEND:

	DOWNPIPES LOCATIONS
	CEILING EXHAUST FANS
	SMOKE ALARM TO COMPLY WITH NCC REQUIREMENTS AND AS 3786
	1200mm x 900mm CIRCULATION NCC COMPLIANCE
	HATCH INDICATES RAKED CEILINGS
	HATCH INDICATES DROPPED CEILINGS / BULKHEADS
	EXTERNAL WINDOW SHROUD
	STRUCTURAL STEEL PORTAL
	STRUCTURAL BRACING

WINDOW & DOOR NOTES:

ALL EXTERNAL WINDOW & DOOR HEAD HEIGHTS REFER TO WINDOW & DOOR SCHEDULES.

ALL EXTERNAL DOORS & WINDOW SLAB REBATES, REFER TO WINDOW & DOOR SCHEDULES. BUILDER TO REFER TO WINDOW & DOOR MANUFACTURERS SET DOWN HEIGHTS. BUILDER TO CONFIRM THESE DETAILS PRIOR TO POURING THE SLAB & TO ALLOW FOR PACKING IF REQUIRED.

30MM CLEARANCE EITHER SIDE OF DOOR FRAME SHOULD BE ALLOWED FOR PACKING. ALL EXTERNAL WINDOW & DOORS ARE TO BE FLASHED ACCORDINGLY, & TO MANUFACTURERS INSTALLATIONS SPECIFICATIONS.

ALL EXTERNAL WINDOW & DOOR SIZES ARE SHOWN AS NOMINAL. LIFT OFF HINGES TO WC DOORS. BUILDER TO USE WINDOW MANUFACTURERS NEAREST STOCK SIZES & ALLOW FOR REVEALS & OPENING TOLERANCES, MIN 30MM CLEARANCE AROUND WINDOW & DOOR FRAMES TO ALLOW FOR PACKING AND FLASHING REQUIREMENTS.

WALL CLADDING NOTES:

ALL EXTERNAL CLADDING IS TO BE INSTALLED TO THE MANUFACTURERS SPECIFICATIONS.

ANY STEEL SHEET CLADDING DIRECT FIXED TO STEEL WALL GIRTS ARE TO HAVE A THERMAL BREAK & A SINGLE LAYER OF CLASS 4 VAPOUR PERMEABLE MEMBRANE. REFER TO SHA ASSEMBLY MANUAL.

ANY FIBRE CEMENT SHEET CLADDING IS REQUIRED TO FIX A WALL BATTEN TO MANUFACTURERS SPECS, AND HAVE A SINGLE LAYER OF WALL SISALATION ALONG THE ENTIRE WALL RUN.

EXTERNAL WALL & AREA NOTES:

ALL EXTERNAL WALL DIMENSIONS ARE MEASURED TO EXTERNAL FACE OF STRUCTURAL FRAME AND DOES NOT INCLUDE THICKNESS OF THE FINISHES. AREA SCHEDULES ARE TAKEN FROM THE EXTERNAL PART OF THE EXTERNAL WALL.

JOB ADDRESS:
NO.29 FISHER PARADE LOCH SPORT VIC 3851

BUILDER:
TBC

CLIENT:

JOB NO:
193-26

REVISION:

D-04

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.

SHEET NAME:

PROPOSED ELEVATIONS - CLASS 10A

DRAWN:

PROJECT TYPE:

PAMELA (MODIFIED)

REG:

DPAD

CODE:

SHA

TYPE:

NH

ISSUE:

S2-B

SHEET NUMBER:

302

REVISION DATE:

24.08.26

SCALE:

1 : 100@ A3