

PROPOSED DWELLING
13 HOBSON STREET STRATFORD VIC 3862



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PP2

SHEET TITLE	
A001	COVER SHEET
A102	SITE PLAN
A105	SURVEY PLAN
A106	GROUND FLOOR PLAN
A107	FIRST FLOOR PLAN
A2001	ELEVATIONS - SHEET 1
A2002	ELEVATIONS - SHEET 2

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CLIENT

PROJECT NAME
PROPOSED DWELLING

PROJECT ADDRESS
13 HOBSON STREET
STRATFORD VIC 3862

PROJECT NO.
23048

PROJECT STATUS
PLANNING PLANS

DRAWING TITLE
COVER SHEET

DRAWING NO.
A001

REVISION NO.
PP2

PLOT DATE
11/08/2026

SHEET SIZE

DRAWN BY

WIND RATING N2

BAL RATING TBA

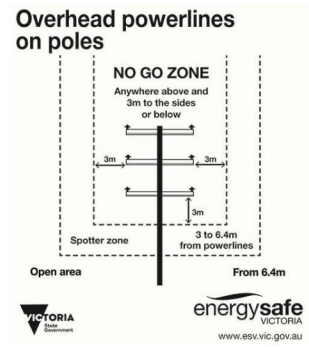
OWNERS INITIALS

BUILDER'S INITIALS

VIRTUE HOMES

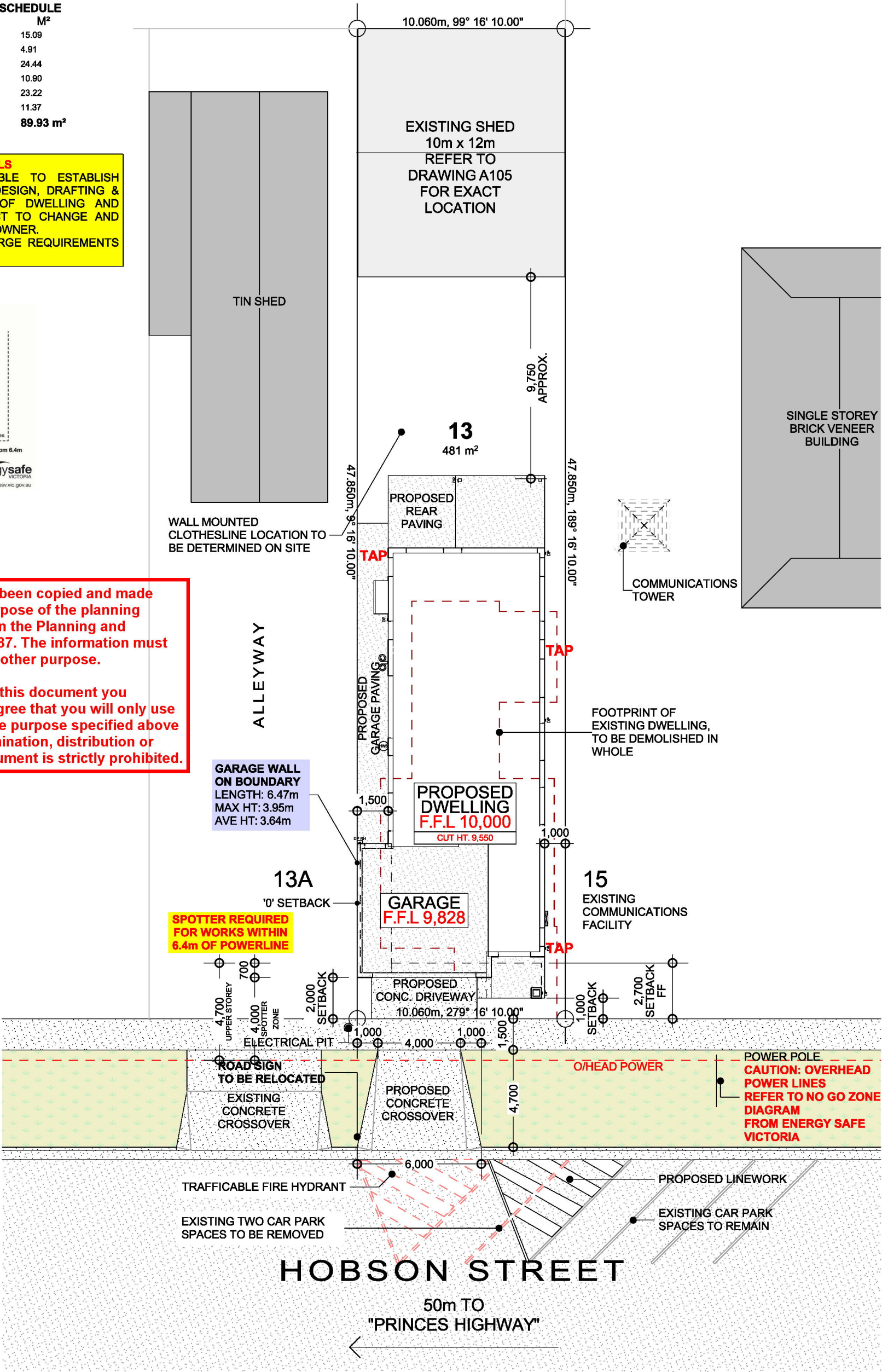
EXTERNAL CONCRETE SCHEDULE	
AREA	M ²
OUTDOOR LIVING	15.09
PORCH	4.91
PROPOSED CROSSOVER	24.44
PROPOSED DRIVEWAY	10.90
PROPOSED GARAGE PAVING	23.22
PROPOSED REAR PAVING	11.37
89.93 m ²	

ESTIMATED SITE DETAILS
VIRTUE HOMES UNABLE TO ESTABLISH LEVELS AT TIME OF DESIGN, DRAFTING & QUOTING. POSITION OF DWELLING AND CROSS OVER SUBJECT TO CHANGE AND COSTS MAY APPLY TO OWNER. STORMWATER DISCHARGE REQUIREMENTS TO BE CONFIRMED.



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SITE PLAN
1:200

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STRATFORD VIC 3862

PROJECT NO. 23048
PROJECT STATUS
PLANNING PLANS
DRAWING TITLE
GROUND FLOOR PLAN
DRAWING NO. A106
REVISION NO. PP2
PLOT DATE 11/09/2026
SHEET SIZE
DRAWN BY
WIND RATING N2
BAL RATING TBA
OWNERS INITIALS
BUILDERS INITIALS
VIRTUE HOMES

- LEGEND**
- 140 50mm EPS ON STUD LOAD-BEARING
 - 230 DOUBLE BRICK LOAD-BEARING
 - 240 BRICK VENEER LOAD-BEARING
 - 240 BRICK VENEER W/ INSULATION LOAD-BEARING
 - 90 STUD
 - 90 STUD LOAD-BEARING
 - 90 STUD NO LININGS
 - 90 STUD NO LININGS LOAD-BEARING
 - 90 STUD W/ INSULATION
 - 90 STUD W/ INSULATION LOAD-BEARING
 - 90 STUD W/ SOUND INSULATION
 - 90 STUD W/ SOUND INSULATION LOAD-BEARING
 - DOWNPIPE
 - DOWNPIPE W/ RAINHEAD
 - EXHAUST FAN
 - HOT WATER SERVICE
 - LPG BOTTLES
 - MANHOLE
 - METER BOX
 - SMOKE DETECTOR
 - TOWEL RAIL

GROUND FLOOR NOTES:

- 2550 CEILING HT.
- 2100 EXTERNAL WINDOW & DOOR HEAD HT.
- 2040 INTERNAL DOOR HT.

ENERGY RATING REQUIREMENTS

REFER TO FIRSTSTRATES ENERGY RATING FOR FURTHER DETAILS

GENERAL

- ALL EXTERNAL DOORS TO BE SEALED
- ALL DOORS TO UNCONDITIONED ROOMS TO BE WEATHER STRIPED
- ALL EXHAUST FANS TO BE SEALED
- ALL DOWNLIGHTS TO BE SEALED
- ALL CONSTRUCTION GAPS & CRACKS TO BE SEALED

ROOF / CEILING

- SHEET ROOF, FOIL SARKING OVER RAFTERS
- R5.0 BULK INSULATION BETWEEN CEILING JOISTS
- 60mm ANTICON ROOF BLANKET

WINDOWS

- ALUMINIUM FRAME, DOUBLE GLAZED
- REFER TO ENERGY RATING REPORT

EXTERNAL WALLS

- R0.9 VAPOUR PERMEABLE WRAP
- FIXED TO EXTERNAL FACE OF STUDS,
- R2.0 BATTS BETWEEN STUDS, LINED INTERNALLY

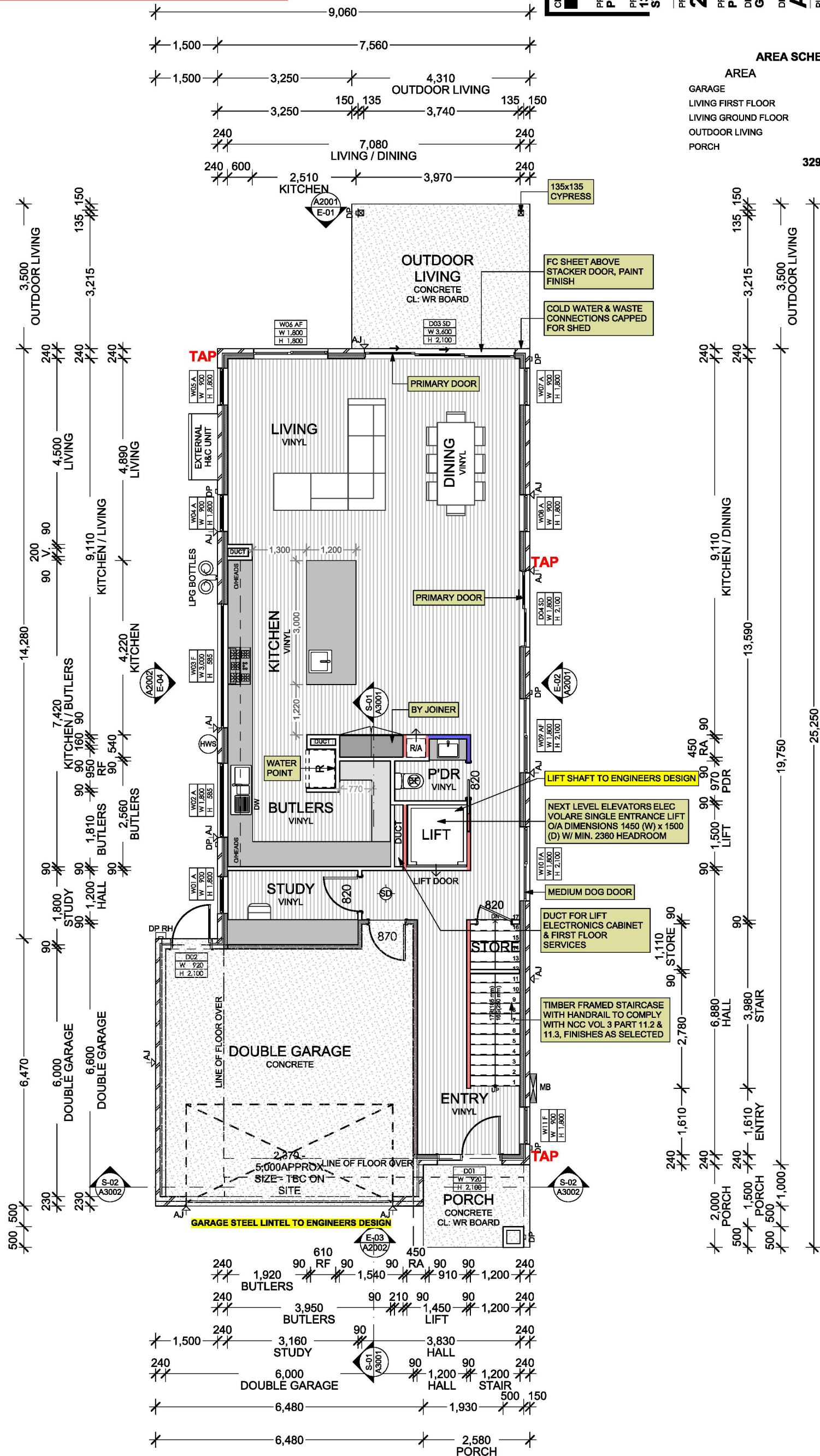
INTERNAL WALLS

- R2.0 BATTS BETWEEN STUDS TO INTERNAL GARAGE WALLS

FLOOR

- 300 mm THICK WAFFLE PODS
- R3.0 BATTS BETWEEN FLOORS & TO CANTILEVERED UPPER FLOORS
- CONCRETE WAFFLE POD SLAB TO ENGINEERS DESIGN

GROUND FLOOR PLAN
1:100



- LEGEND
- 140 50mm EPS ON STUD
LOAD-BEARING

230 DOUBLE BRICK LOAD-
BEARING

240 BRICK VENEER LOAD-
BEARING

240 BRICK VENEER W/
INSULATION LOAD-BEARING

90 STUD

90 STUD LOAD-BEARING

90 STUD NO LININGS

90 STUD NO LININGS LOAD-
BEARING

90 STUD W/ INSULATION

90 STUD W/ INSULATION
LOAD-BEARING

90 STUD W/ SOUND
INSULATION

90 STUD W/ SOUND
INSULATION LOAD-BEARING

DOWNPIPE

DOWNPIPE W/ RAINHEAD

EXHAUST FAN

HOT WATER SERVICE

LPG BOTTLES

MANHOLE

METER BOX

SMOKE DETECTOR

TOWEL RAIL

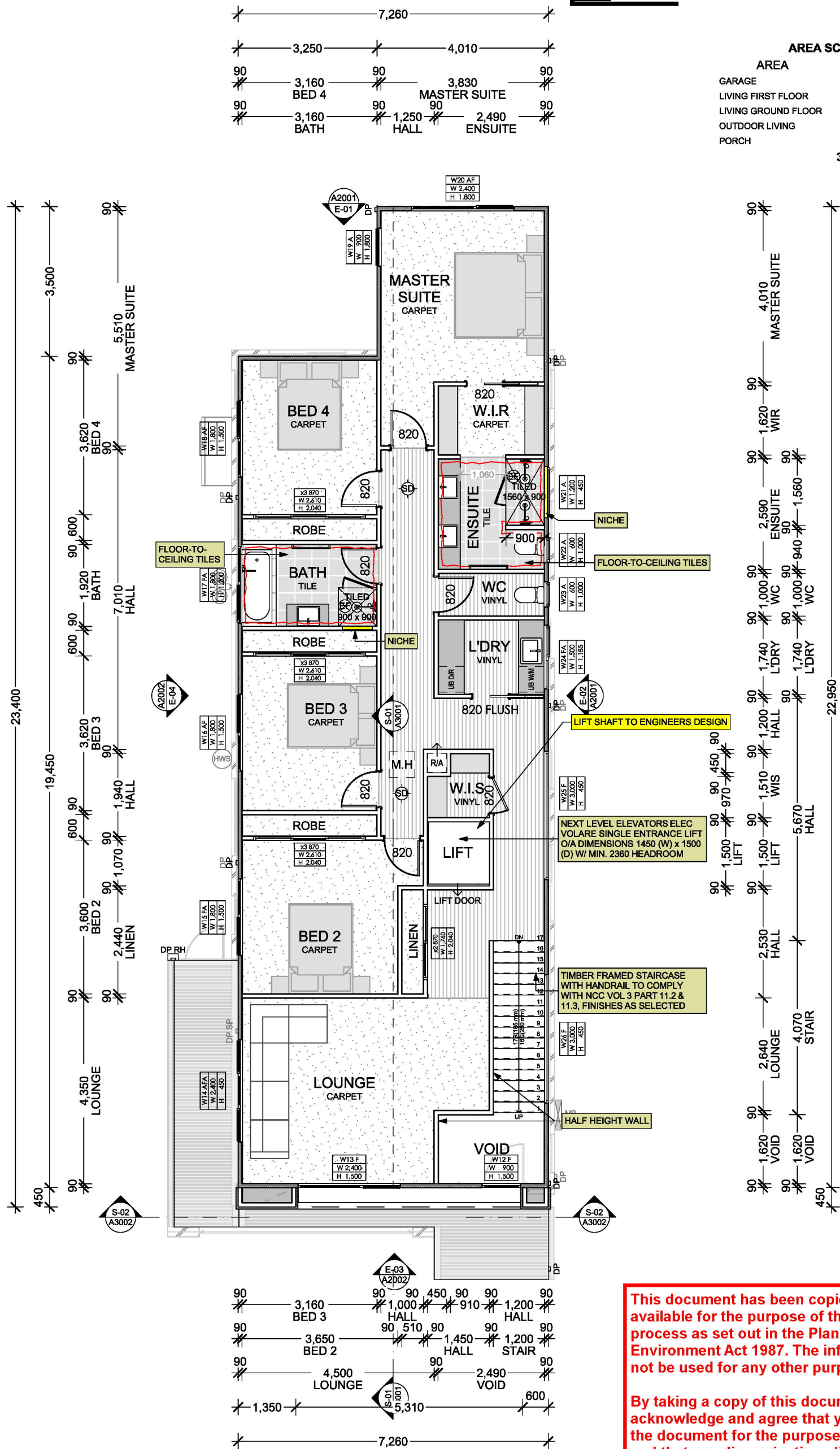
FIRST FLOOR NOTES:

- 2550 CEILING HT.

- 2100 EXTERNAL WINDOW &
DOOR HEAD HT.

- 2040 INTERNAL DOOR HT.

- DENOTES SQUARE-SET
CEILING CORNICE



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PROJECT STATUS
PLANNING PLANS

DRAWING TITLE
FIRST FLOOR PLAN

REVISION NO.
A107

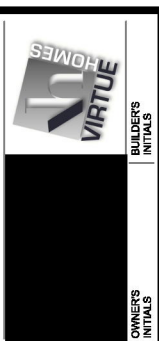
REVISION NO.
PP2

PLOT DATE
11/08/2026

SHEET SIZE
A107

DRAWN BY
N2

BAL RATING TBA

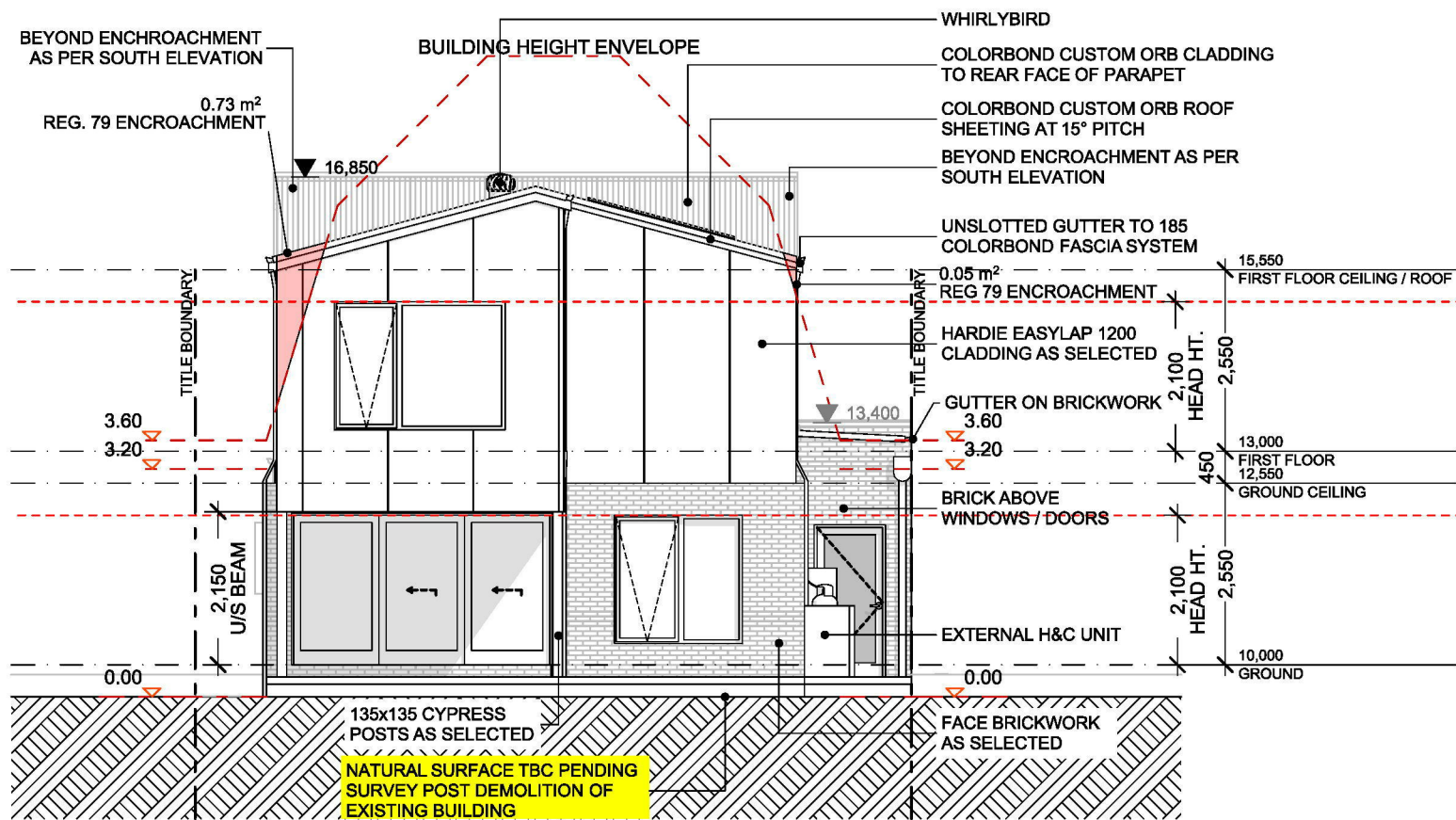


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FIRST FLOOR PLAN

1:100



NORTH
1:100

CLADDING TAKE OFFS AREA SUMMARY

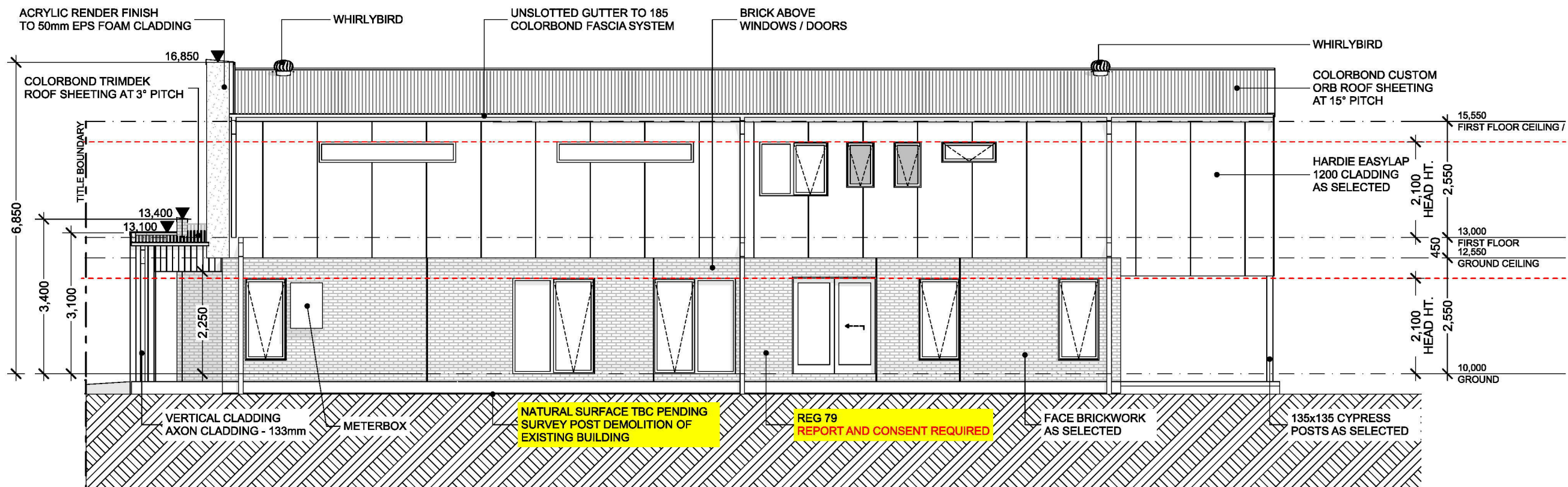
GROSS AREA	OPENINGS	NET AREA
191.02	28.45	162.58
		162.58 m²

MATERIALS SCHEDULE

	FACE BRICKWORK PGH MATTERHORN OR SIMILAR
	COLORBOND GUTTERS & FASCIA MONUMENT
	ALUMINIUM WINDOWS MONUMENT
	COLORBOND ROOF MONUMENT
	AXON CLADDING MONUMENT
	EASYLAP CLADDING MONUMENT
	ACRYLIC RENDER LEXICON WHITE OR SIMILAR

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EAST
1:100

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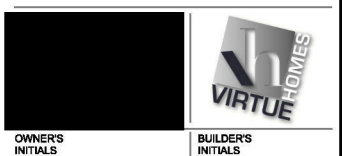
DRAWING TITLE
ELEVATIONS - SHEET 1

DRAWING NO.
A2001

REVISION NO.
PP2

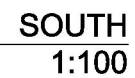
PLOT DATE **11/08/2026** SHEET SIZE **A3**

DRAWN BY **[REDACTED]** BAL RATING TBA



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OWNER'S INITIALS	BUILDER'S INITIALS
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