

1800 HIGH COLORBOND FENCING (COLOUR "TEATREE")

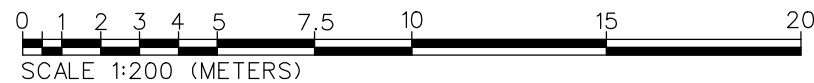
1800 HIGH COLORBOND FENCING (COLOUR "TEATREE")

1800 HIGH COLORBOND FENCING (COLOUR "TEATREE")

WATERLOO ROAD

NOTE:

- * PROPOSAL IS SUBJECT TO FULL APPROVAL BY THE RELEVANT AUTHORITIES
- * BUILDER AND CONTRACTORS ARE TO CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF ANY BUILDING WORK.
- * STORMWATER TO BE DISCHARGED TO THE REQUIREMENTS OF THE LOCAL AUTHORITY
- * SEWER TO BE DISCHARGED TO THE REQUIREMENT OF THE LOCAL AUTHORITY.
- * BUILDER AND OWNER ARE RESPONSIBLE TO ENSURE TITLE BOUNDARY ALIGNMENTS ARE CORRECT AND SUPPLY A SURVEY
- * DIMENSIONS ARE ALL IN METRES UNLESS NOTED OTHERWISE



BUILDER AND TRADES TO TAKE CARE WHEN DIGGING FOOTINGS AND SERVICE TRENCHES TO AVOID DAMAGE OF EXISTING SERVICES. CONFIRMATION OF AUTHORITY OWNED SERVICES CAN BE OBTAINED BY CALLING THE 'DIAL BEFORE YOU DIG' SERVICE ON 1100.

BUILDER IS COMPLY WITH THE CONSTRUCTION REQUIREMENTS WHERE SPECIFIED IN THE SOIL REPORT. THE OWNER IS TO COMPLY WITH THE POST CONSTRUCTION REQUIREMENTS WHERE SPECIFIED IN THE SOIL REPORT.

TERMITE TREATMENT TO BE PROVIDED IN ACCORDANCE WITH AS3660.1

NOTE: ALL NEW DOWNPIPES OR DOWNPIPE RELOCATIONS TO BE CONNECTED INTO EXISTING STORMWATER DRAIN TO THE SATISFACTION OF THE RELEVANT AUTHORITY

NOTE: DOWNPIPE LOCATIONS ARE INDICATIVE ONLY AND MAY ALTER SUBJECT TO STORMWATER DRAIN LOCATIONS

COLOURED CONCRETE (COLOUR: CHARCOAL)

SYMBOL LEGEND:

- ⊙ - EXISTING TREES ON SITE
- ⊖ - TREES TO BE REMOVED
- ▨ - CONCRETE PAVING
- - GRASS AREA
- +— - EXISTING FENCING
- +--- - PROPOSED FENCING
- ▬▬▬ - SITE CUT BATTER
- ⊕ - SPOT LEVEL
- ⊖ - CONTOUR LEVEL
- ⊙ - SETOUT POINT
- SOL - SETOUT LINE
- MBC - MIN BEARER CLEARANCE
- FFL - FINISHED FLOOR LEVEL
- APR - APPROXIMATE
- PAR - PARALLEL
- - SEWER PIT
- - SEWER POINT
- - SEWER DRAIN
- - STORMWATER PIT
- - STORMWATER POINT
- - STORMWATER DRAIN
- - STORMWATER MAIN
- - AGRICULTURAL DRAIN
- - SPOON DRAIN
- - SEPTIC DRAIN
- - POWER CABLE
- - HYDRANT
- ⊗ - WATER VALVE/METER
- - SEC PIT
- - SEC POWER POLE
- - TELECOM PIT

PROJECT
 PROPOSED SINGLE STOREY DWELLING
 FOR: LMB CONSTRUCTIONS PTY LTD
 LOT 1607 (St.No.33) WATERLOO ROAD
 CRANBOURNE EAST

Enhancing Designs
 Design & Drafting Solutions
 Phone: (03) 9755-6341, Fax: (03) 9755-6381, 447 Dandelion Drive, Rowville

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TITLE SITE PLAN					
DRAWN D.L.R.	DATE 28/04/14	CHECKED D.L.R.	REVISION 20/07/14	SCALE 1:200	PROJECT No. 0447

SK001

A

RAINWATER TANKS (MIN 2000L) INSTALLED TO MANUFACTURERS SPECIFICATIONS WITH A MINIMUM CATCHMENT AREA OF 50sqm. TANKS TO BE CONNECTED TO ALL TOILET FLUSHING SYSTEMS.

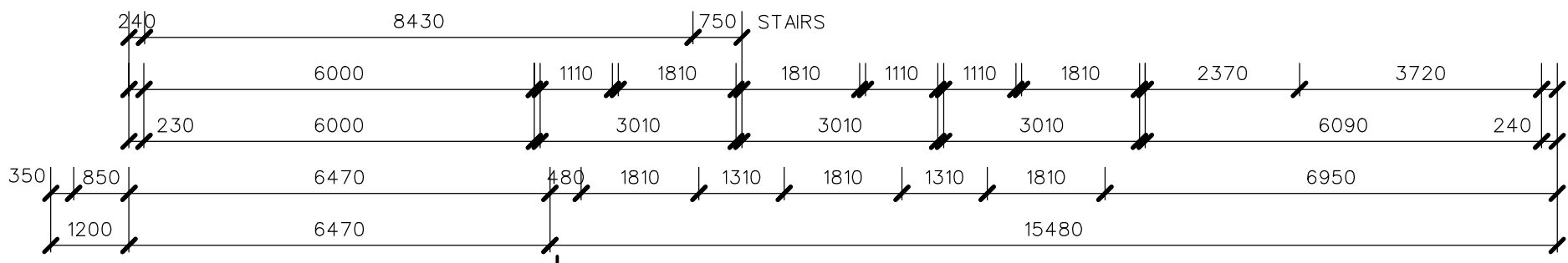
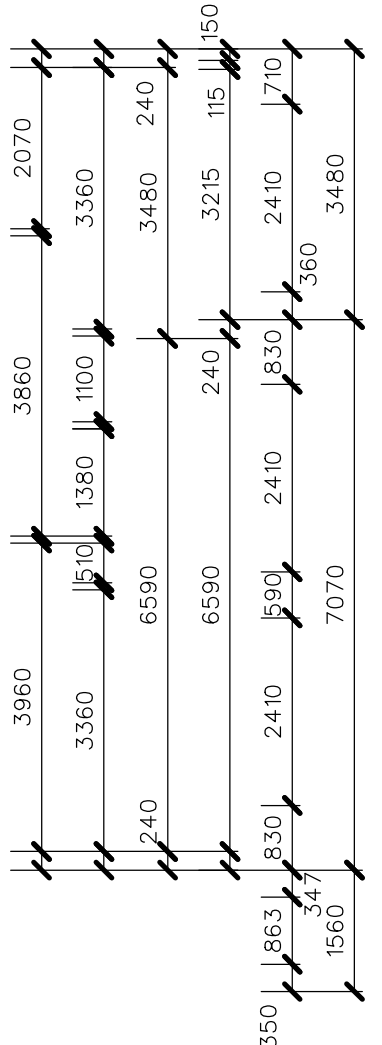
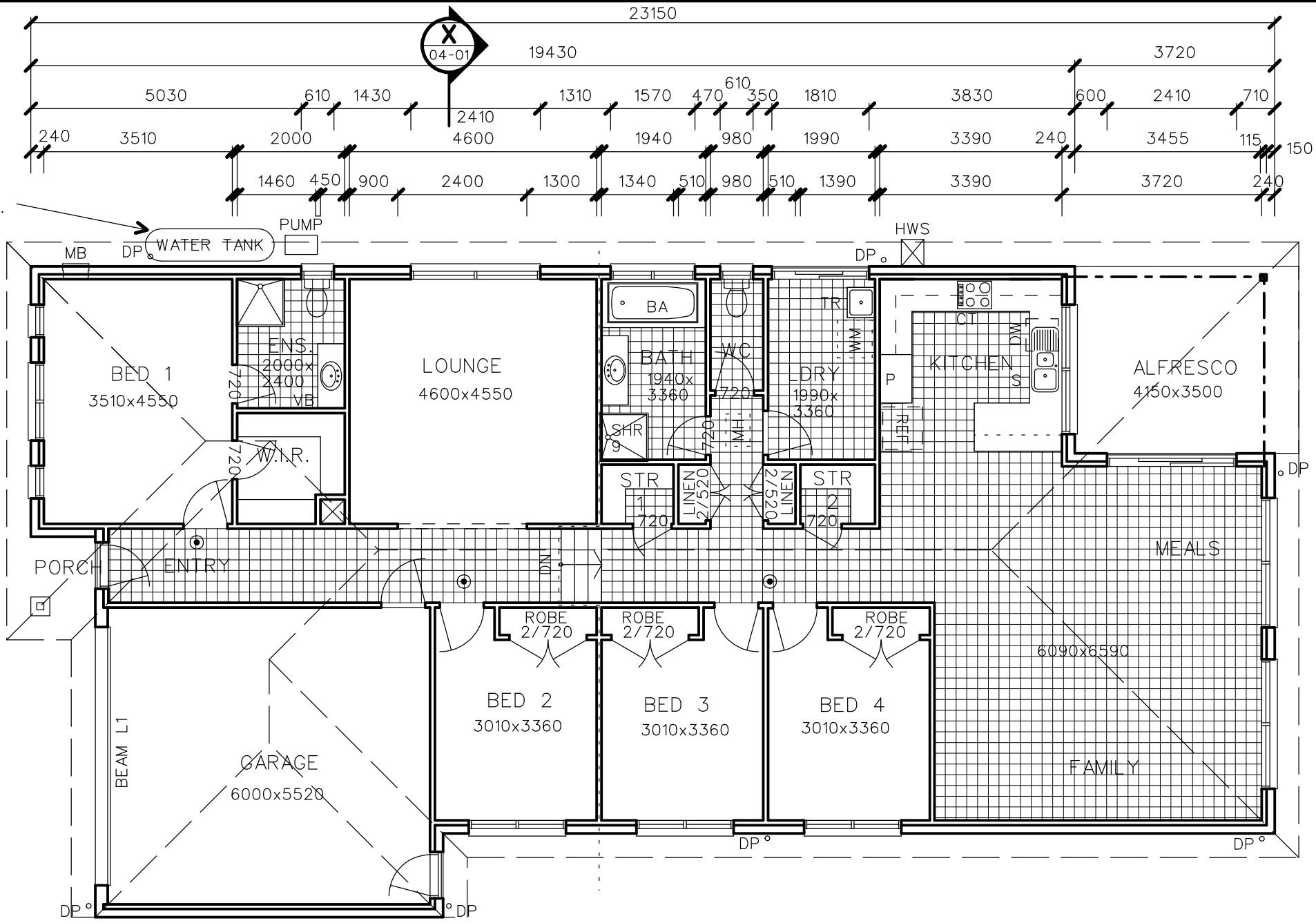
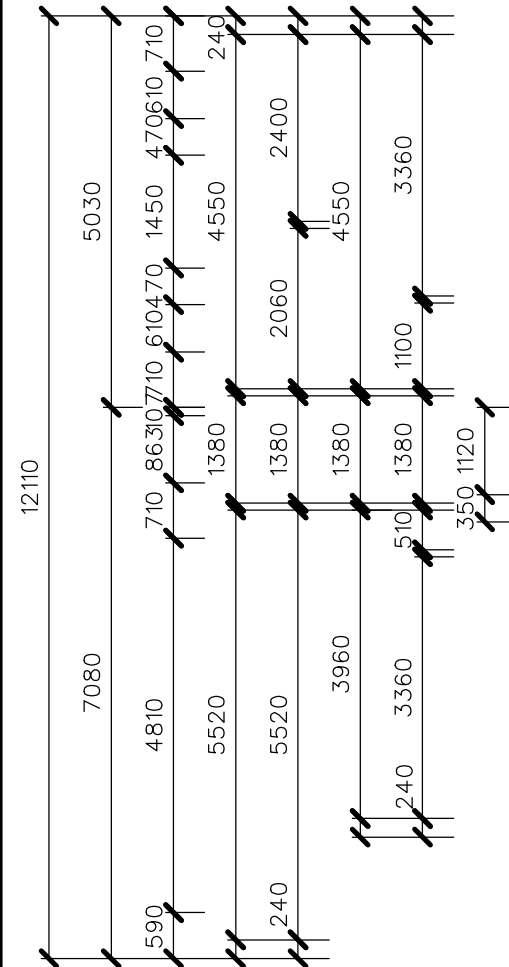
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B

C

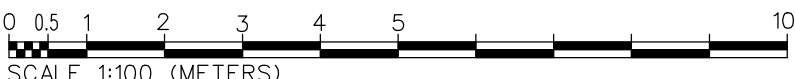
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D



- NOTES:
- * WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE
 - * BUILDER AND CONTRACTORS ARE TO CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF ANY BUILDING WORK.
 - * DRAWINGS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL ENGINEERING COMPUTATION AND/OR STRUCTURAL DRAWINGS
 - * EXTERNAL BRICK VENEER WALLS TO BE 240mm
 - * INTERNAL STUD WALLS TO BE 90mm
 - * PROPOSED INTERNAL DOORS TO BE 820 UNLESS NOTED
 - * PROPOSED CUPBOARD DOORS TO BE 520 UNLESS NOTED

GROUND FLOOR PLAN



© - SMOKE DETECTORS

HOUSE AREA	
GRD. FL.	198.4 m ²
FIRST FL.	m ²
TOTAL FL.	198.4 m ²
VERANDAH	1.7 m ²
ALFRESCO	14.5 m ²
CAR ACC.	36.2 m ²
HOUSE TOT.	m ²

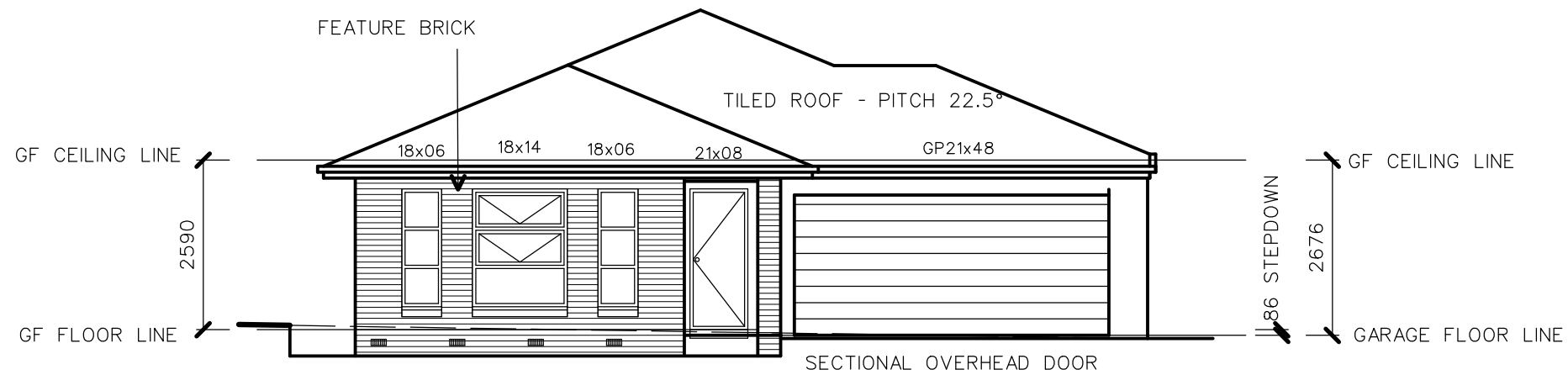
SK001

PROJECT
 PROPOSED SINGLE STOREY DWELLING
 FOR: LMB CONSTRUCTIONS PTY LTD
 LOT 1607 (St.No.33) WATERLOO ROAD
 CRANBOURNE EAST

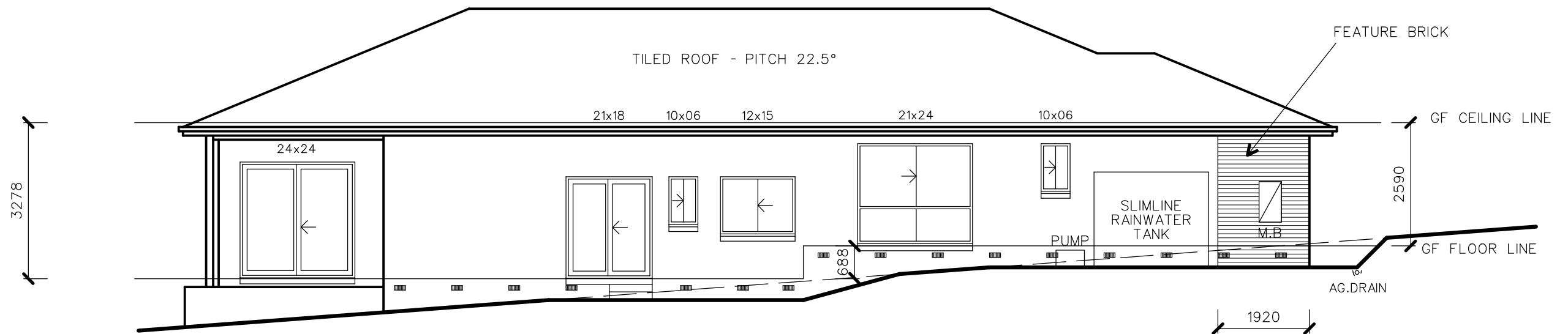
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TITLE FLOOR PLAN (GROUND FLOOR)					
DRAWN	DATE	CHECKED	REVISION	SCALE	PROJECT No.
D.L.R.	28/04/14	D.L.R.	20/07/14	1:100	0447



ELEVATION A



ELEVATION B

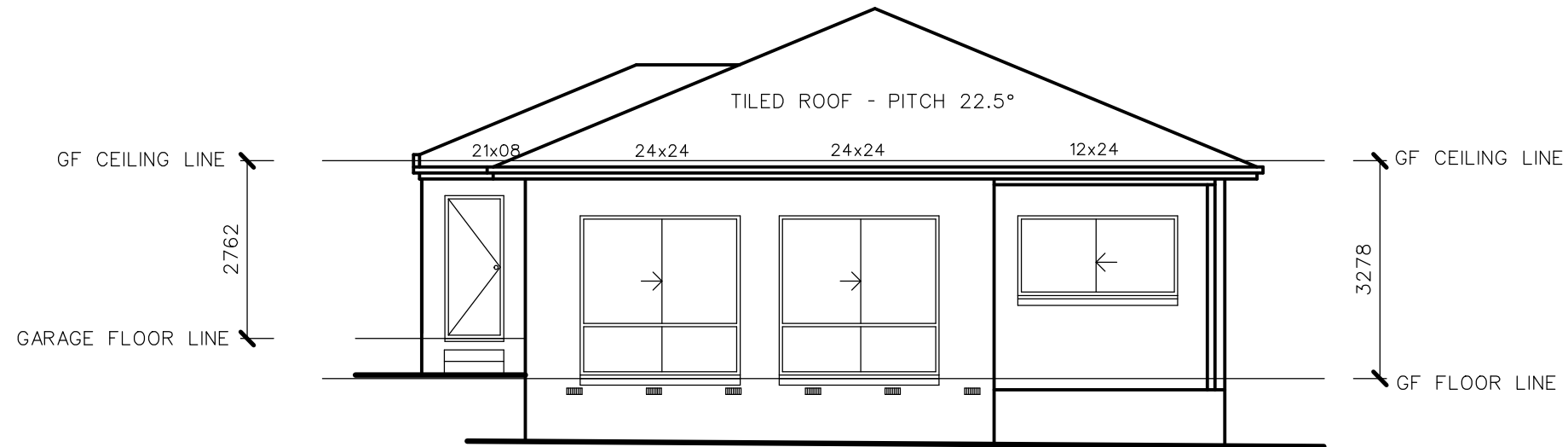
NOTES:

- * GROUND LINES SHOWN ARE APPROXIMATE ONLY
- * STEPS SHOWN ARE APPROXIMATE ONLY
- * STEP TREADS TO BE 250mm MINIMUM, RISERS TO BE 190mm MAXIMUM
- * BALUSTRADE HEIGHT AT LANDING TO BE 1000mm MINIMUM AND 865mm AT STEP NOSING AND BALUSTERS TO BE SPACED TO PREVENT A 123mm DIAMETER SPHERE PASSING THROUGH
- * ARTICULATION JOINTS ARE TO BE PROVIDED AS INDICATED IN SOIL REPORT OR AS SHOWN
- * WINDOW SILLS TO BE BRICK ON EDGE UNLESS INDICATED OTHERWISE
- * GLAZING IS TO COMPLY WITH AS 1288
- * WINDOW & DOOR SIZES EXPRESSED AS HEIGHT x WIDTH

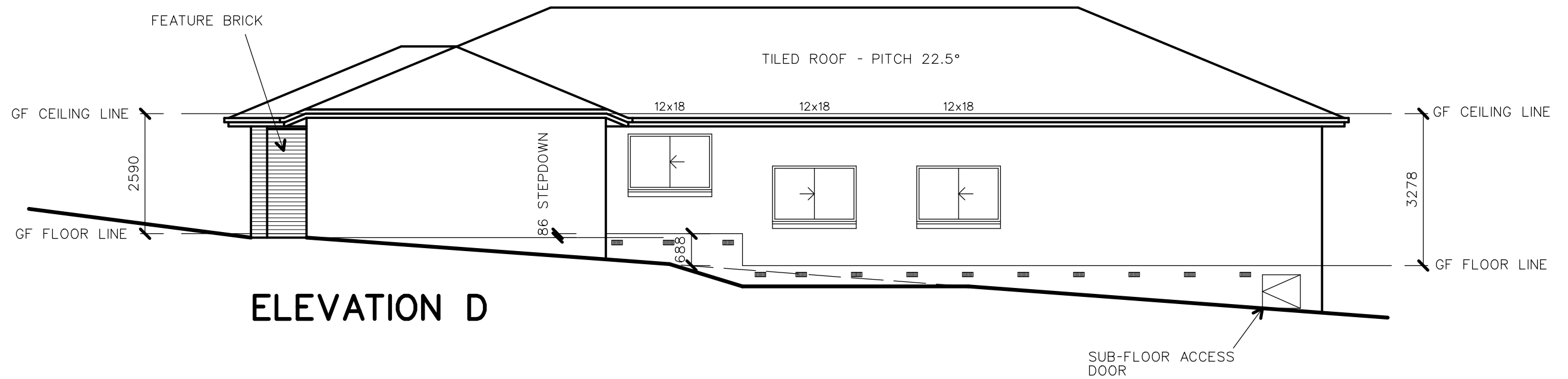
MATERIALS:
 MAIN BRICKWORK: ACCESS RUBY
 FEATURE BRICK: ACCESS CREAM
 ROOF TILES: REDWOOD
 WINDOWS: PRIMROSE
 FASCIA: PRIMROSE
 GUTTER: HEADLAND
 DOWNPIPES: HEADLAND
 GARAGE DOORS: PRIMROSE
 FRONT DOOR: HEADLAND
 DRIVEWAY: CHARCOAL

PROJECT					
PROPOSED SINGLE STOREY DWELLING FOR: LMB CONSTRUCTIONS PTY LTD LOT 1607 (St.No.33) WATERLOO ROAD CRANBOURNE EAST					
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TITLE EXTERNAL ELEVATIONS ONE					
DRAWN D.L.R.	DATE 28/04/14	CHECKED D.L.R.	REVISION 20/07/14	SCALE 1:100	PROJECT No. 0447

SK001



ELEVATION C



ELEVATION D

NOTES:

- * GROUND LINES SHOWN ARE APPROXIMATE ONLY
- * STEPS SHOWN ARE APPROXIMATE ONLY
- * STEP TREADS TO BE 250mm MINIMUM, RISERS TO BE 190mm MAXIMUM
- * BALUSTRADE HEIGHT AT LANDING TO BE 1000mm MINIMUM AND 865mm AT STEP NOSING AND BALUSTERS TO BE SPACED TO PREVENT A 123mm DIAMETER SPHERE PASSING THROUGH
- * ARTICULATION JOINTS ARE TO BE PROVIDED AS INDICATED IN SOIL REPORT OR AS SHOWN
- * WINDOW SILLS TO BE BRICK ON EDGE UNLESS INDICATED OTHERWISE
- * GLAZING IS TO COMPLY WITH AS 1288
- * WINDOW & DOOR SIZES EXPRESSED AS HEIGHT x WIDTH

PROJECT						PROPOSED SINGLE STOREY DWELLING FOR: LMB CONSTRUCTIONS PTY LTD LOT 1607 (St.No.33) WATERLOO ROAD CRANBOURNE EAST					
Enhancing Designs											
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TITLE EXTERNAL ELEVATIONS TWO											
DRAWN	DATE	CHECKED	REVISION	SCALE	PROJECT No.						
D.L.R.	28/04/14	D.L.R.	20/07/14	1:100	0447						

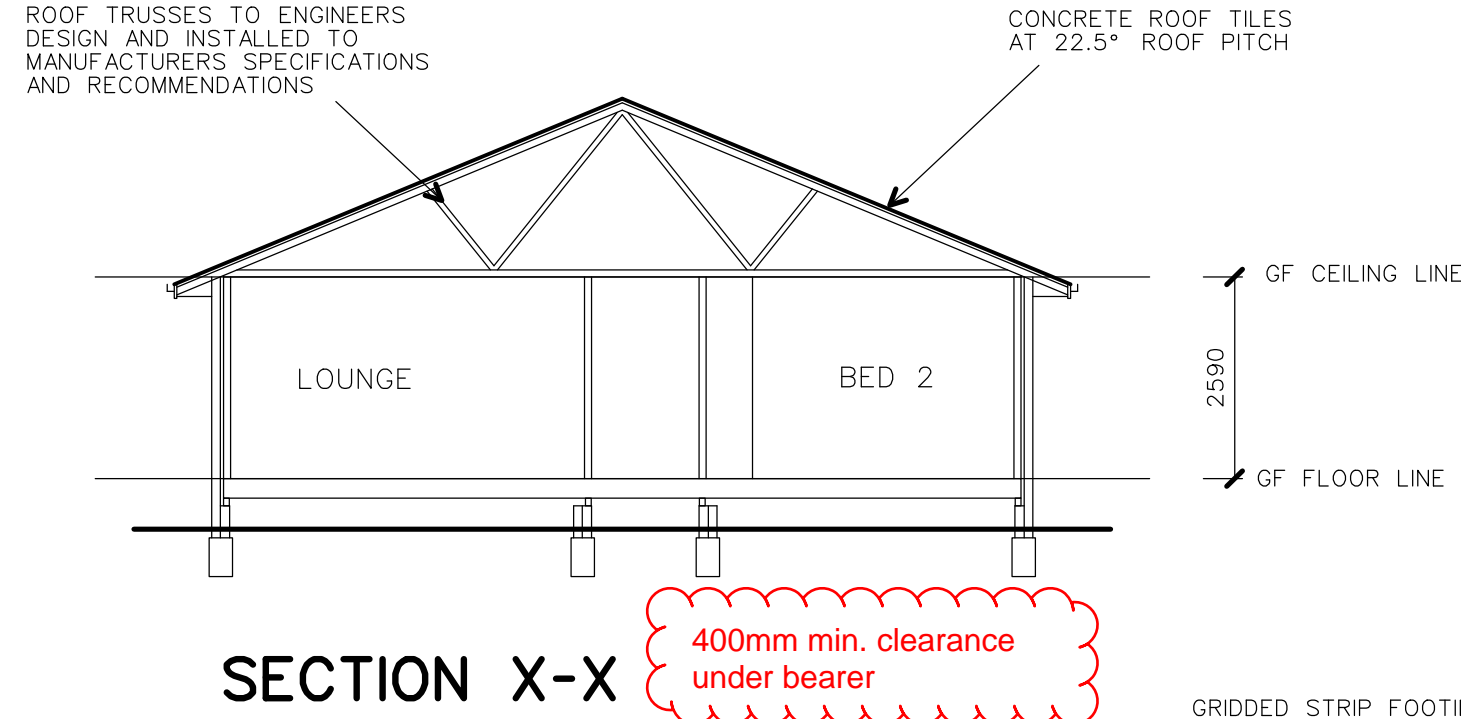
SK001

DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DETAILS, DRAWINGS AND SPECIFICATIONS.

SHOULD SITE CONDITIONS VARY THEN ENGINEER IS TO BE CONSULTED TO CONFIRM STRUCTURAL MEMBER SIZES

BUILDER IS COMPLY WITH THE CONSTRUCTION REQUIREMENTS WHERE SPECIFIED IN THE SOIL REPORT. THE OWNER IS TO COMPLY WITH THE POST CONSTRUCTION REQUIREMENTS WHERE SPECIFIED IN THE SOIL REPORT.

TERMITE TREATMENT TO BE PROVIDED IN ACCORDANCE WITH AS3660.1



GRIDDED STRIP FOOTING ON PIERS. FOOTING SYSTEM DESIGN TO ENGINEERS SPECIFICATIONS AND SOIL REPORT RECOMENDATIONS

CLASS 'P' SOIL

SOIL CLASSIFICATION IS AS PER SOIL ENGINEERS REPORT AND IS CLASSIFIED IN ACCORDANCE WITH AS 2870.

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- * STEP TREADS TO BE 250mm MINIMUM, RISERS TO BE 190mm MAXIMUM
- * BALUSTRADE HEIGHT AT LANDING TO BE 1000mm MINIMUM AND 865mm AT STEP NOSING AND BALUSTERS TO BE SPACED TO PREVENT A 123mm DIAMETER SPHERE PASSING THROUGH
- * ARTICULATION JOINTS ARE TO BE PROVIDED AS INDICATED IN SOIL REPORT OR AS SHOWN
- * WINDOW SILLS TO BE BRICK ON EDGE UNLESS INDICATED OTHERWISE
- * GLAZING IS TO COMPLY WITH AS 1288
- * INSULATION TO COMPLY WITH THE B.C.A. CEILING R2.5 INSULATION WALLS R1.3 SISALATION (CONC. FLOOR) WALLS R1.5 INSULATION (TIMB. FLOOR)
- * THE BUILDER RESERVES THE RIGHT TO ALTER THE FRAMING SPECIFICATION DURING CONSTRUCTION

FRAMING SPECIFICATION:

- * CONVENTIONAL ROOF CONSTRUCTION
 - 175x38 RIDGE
 - 125x38 RAFTERS AT 600 CENTRES
 - 75x38 COLLAR TIES AT 1200 CENTRES
 - 100x75 ROOF STRUTS
 - 100x38 CEILING JOISTS AT 600 CENTRES
- OR
- * TIMBER ROOF TRUSSES TO MANUFACTURERS SPECIFICATIONS
- * CONVENTIONAL WALL FRAMING TO AS1684
 - 90x45 TOP PLATE
 - 90x45 BOTTOM PLATE
 - 90x35 COMMON STUDS AT 600 CENTRES
 - 90x45 JAMB STUDS
 - 2/90x45 JAMB STUDS (LARGE OPENINGS)
 - 70x35 NOGGINGS
 - G.I. ANGLE WALL BRACING
 - 25x50 ROOF BATTENS AT 330 CENTRES

SUB-FLOOR SPECIFICATION:

- * TIMBER SUB-FLOOR CONSTRUCTION
 - 100x50 FLOOR JOISTS AT 600 CENTRES
 - 100x75 BEARERS AT 1800 CENTRES
 - 230x76 SUB-FLOOR VENTS AT 1200 CENTRES
- OR
- * CONCRETE SLAB ON GROUND TO AS2870.1

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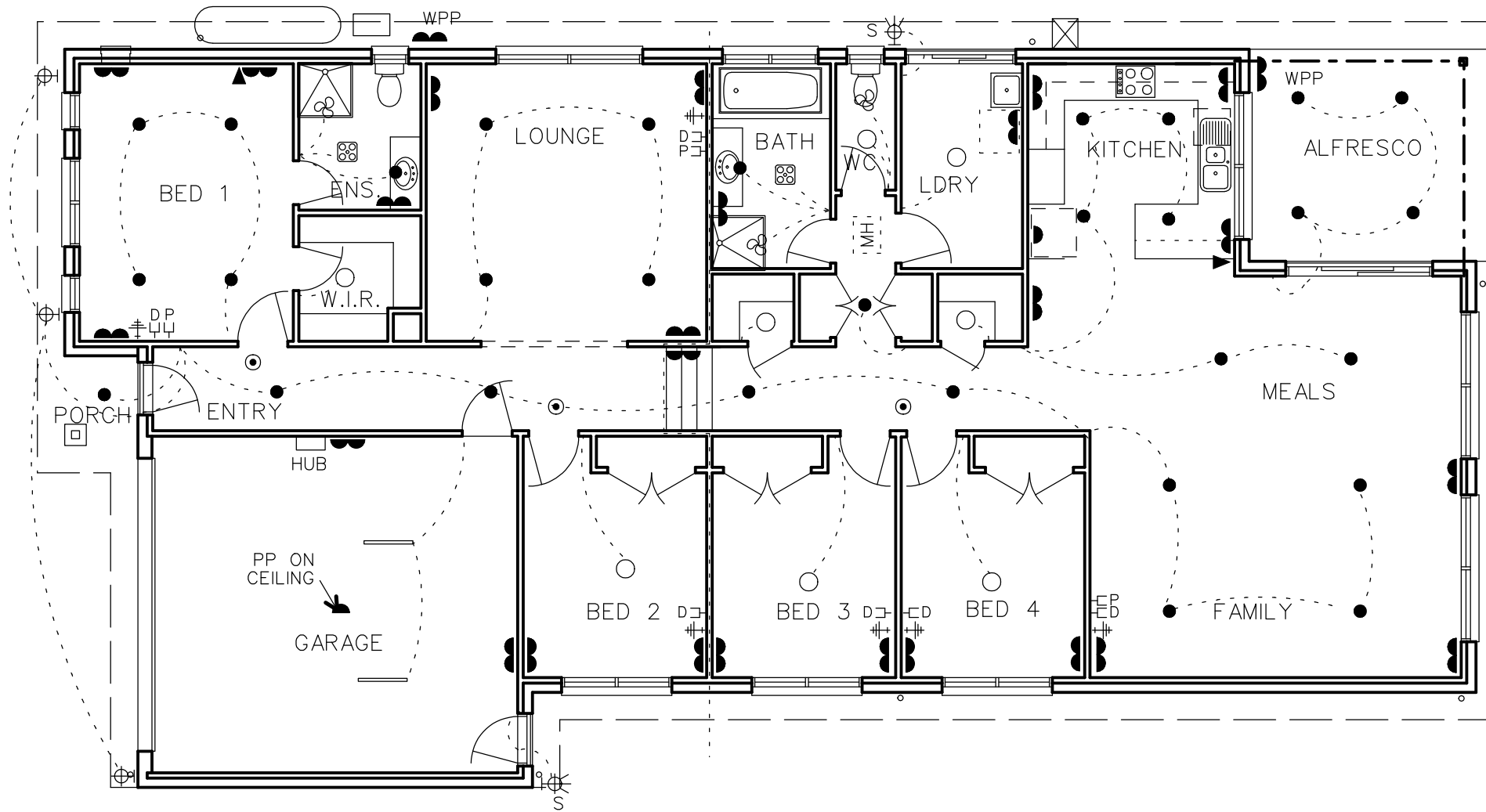
TITLE **CROSS SECTIONS**

DRAWN D.L.R.	DATE 28/04/14	CHECKED D.L.R.	REVISION 20/07/14	SCALE 1:100	PROJECT No. 0447
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SK001

ELECTRICAL LAYOUT HAS BEEN PREPARED FOR COSTING PURPOSES ONLY AND MUST BE APPROVED BY OWNER

LIGHTING LAYOUT MUST COMPLY WITH THE BUILDING CODE WATTAGE REQUIRMENTS



SERVICES LEGEND

- - CEILING LIGHT POINT
- ⊕ - WALL LIGHT
- - LED VOLTAGE DOWNLIGHT
- - FLOURSECENT LIGHT (1xTUBE)
- == - FLOURSECENT LIGHT (2xTUBE)
- ▲ - SINGLE POWER POINT
- - DOUBLE POWER POINT
- ⊞ - FAN/LIGHT/HEATER
- ☀ - FAN/LIGHT
- ✂ - CEILING SWOOP FAN/LIGHT
- ⊞ - EXHAUST FAN
- ⊞ - TELEVISION POINT
- ▼ - TELEPHONE POINT
- ⊞ - FLOOD LIGHT (S-SENSOR)
- ⊞ - DOUBLE FLOOD LIGHT (S-SENSOR)
- ⊞ - HEATING OUTLET
- ⊞ - THERMOSTAT
- ⊞ - HEATING UNIT
- ✕ - ISOLATION SWITCH

LIGHT WATTAGE:
LED LIGHTS - 10W
BATTEN HOLDER - 12 W
FLOURSECENT - 18W

- ⊞ - SELF SEALING EXHAUST FAN
- ⊞ - DIMMER SWITCHED
- ⊞ - DATA POINT (COMPUTER)
- ⊞ - PAY TV POINT
- ⊞ - AUDIO POINT
- ⊞ - ALARM SENSOR

PROVIDE ADDITIONAL POWER POINTS FOR
 * WALL OVEN
 * COOKTOP
 * RANGEHOOD
 * DUCTED HEATER
 * EVAP. COOLER
 * DISHWASHER
 AND LIGHT POINT ON ROOF SPACE

ALL EXTERNAL LIGHTING MUST BE CONTROLLED BY A DAYLIGHT SENSOR OR HAVE A MINIMUM EFFICIENCY OF 40 LUMENS PER WATT.

SK001

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TITLE GROUND FLOOR - ELECTRICAL				
DRAWN	DATE	CHECKED	REVISION	SCALE
D.L.R.	28/04/14	D.L.R.	20/07/14	1:100
PROJECT No.				0447