U	RAWING SHEET INDEX
01-01	SITE PLAN
02-01	GROUND FLOOR PLAN
03-01	EXTERNAL ELEVATIONS ONE
03-02	EXTERNAL ELEVATIONS TWO
04-01	CROSS SECTIONS
05-01	ELECTRICAL PLAN
ATERC	HED BUILDING CONSULTANTS
all insp	pection bookings, please call our office on 9791 3355.
minim	um of 24 hours notice would be
1111111111	appreciated.
OWNER INF	FORMATION
OWNER	
OWNER Al ADDRESS	NDREW FOSSETT PTY LTD
OWNER AM ADDRESS 2/	
OWNER AN ADDRESS 2/ HOME PH.	NDREW FOSSETT PTY LTD /9 HAMMEL COURT, HALLAM VIC 3803
OWNER AM ADDRESS 2/ HOME PH. WORK PH.	NDREW FOSSETT PTY LTD /9 HAMMEL COURT, HALLAM VIC 3803 FAX
OWNER AP ADDRESS 2/ HOME PH. WORK PH. MOBILE	NDREW FOSSETT PTY LTD /9 HAMMEL COURT, HALLAM VIC 3803 FAX FAX
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OWNER APPL ADDRESS 2/ HOME PH. WORK PH. MOBILE BUILDER IN BUILDER IN CONTACT SI ADDRESS WORK PH.	NDREW FOSSETT PTY LTD /9 HAMMEL COURT, HALLAM VIC 3803 FAX FAX FORMATION MB CONSTRUCTIONS PTY LTD

NOTES:

TERMITE PROTECTION TO BE PROVIDED **IN ACCORDANCE WITH AS3660.1**

1. General

1.1. Written dimensions take precedence over scale.

- 1.2. Materials & work practices shall comply with the BCA and other relevant codes referred to in the BCA.
- 1.3. These plans shall be read in conjunction with any relevant structural and/or civil engineering computations and drawings relating to this project.
- 1.4. The builder shall take all steps necessary to ensure the stability of new and existing structures during all works.

2. Footings 2.1 Soil Classification to AS 2870.

- 2.2 Concrete to be N20 grade unless noted otherwise.
- 2.3 Dimensions & reinforcements shown are minimum requirements of AS2870.1.
- 2.4 The owners attention is drawn to Appendix A of AS 2870.1 "Performance Requirements & Foundation Mainteper

2.5 Footings not to encroach title boundaries and easement lines.

3. Termite Treatment

3.1 Where required termite treatment to comply with the BCA Part 3.1.3.

4.1. Stormwater shall be taken to legal point of discharge.

4.2. Sewer or septic system shall be in accordance with the relevant authority requirements.

- 5.1 Provide wall ties to brickwork at maximum 600mm Ctrs in each direction and within 300mm of articulation joints.
- 5.2 Spacing of wall ties to top and sides of opening to be halved.
- 5.3 In areas less than 1 km from the sea or in heavy Industrial areas wall ties shall be either:

Galvanized sheet steel min. Z 600, or

Galvanized wire min. 470g/m2, or Grade 316 stainless steel, or

Engineered polymer ties.

6. Timber

- 6.1 Provide sub-floor ventilation to timber floors to achieve 7300mm2/metre run of perimeter wall.
- 6.2 Provide minimum clearance from underside of bearer to finished ground level of 150mm for floor with strip flooring 200mm for floors with particleboard flooring.
- Design Wind Speed 33.m/s

7. Wet Areas

7.1 All wet areas to comply with BCA Vol 2 Part 3.8. Wall finishes shall be impervious to a height of 1800mm above floor level to shower enclosures and 150mm above baths, basins, sinks and troughs if within 75mm of the wall.

8. Insulation

8.1 R value of element as per BCA Vol 2 Vic Table 2

8.2 Any sarking must have a flammability index of not more than 5.

9. Glazing 9.1 All glass to conform with BCA Vol 2 Part 3.6.

10. Smoke Detectors

PROJECT INFORMATION

10.1 Smoke detectors to be installed as per BCA Vol 2 Part 3.7.2 and to comply with AS3786

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TERMITE TREATMENT TO BE PROVIDED IN ACCORDANCE WITH AS3660.1

SITE SURVEY PHONE FAX REF.NO BUILD. SURVEY PHONE FAX REF.NO GAS BOARD PHONE FAX REF.NO WATER BOARD PHONE FAX REF.NO PLANNING PHONE FAX REF.NO

SITE INFORMATION				
MAP REF				
NEAREST STREET				
	HEWIT	T ST		
PS.NO.	VOL	FOLIO		
641050J	11480		376	

	DATE	CODE	DESCRIPTION	
	04/06/14		FIRST ISSUE	
	16/06/14		COLOURS AND SETBACKS ADDED	
	29/06/14		COLOURS REVISIONS	
	20/07/14		ADDITIONAL INFORMATION ADDED	
WATERS	SHED B	UII	LDING CONSULTANTS	
	APPRO'	VE	D DOCUMENT	
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]	PROJECT PROPOSED SINGLE STOREY DWELLING FOR: LMB CONSTRUCTIONS PTY LTD LOT 1607 (St.No.33) WATERLOO ROAD CRANBOURNE EAST			

AMENDMENTS/REVISIONS

Enhancing Designs	<
Design & Drafting Solutions	

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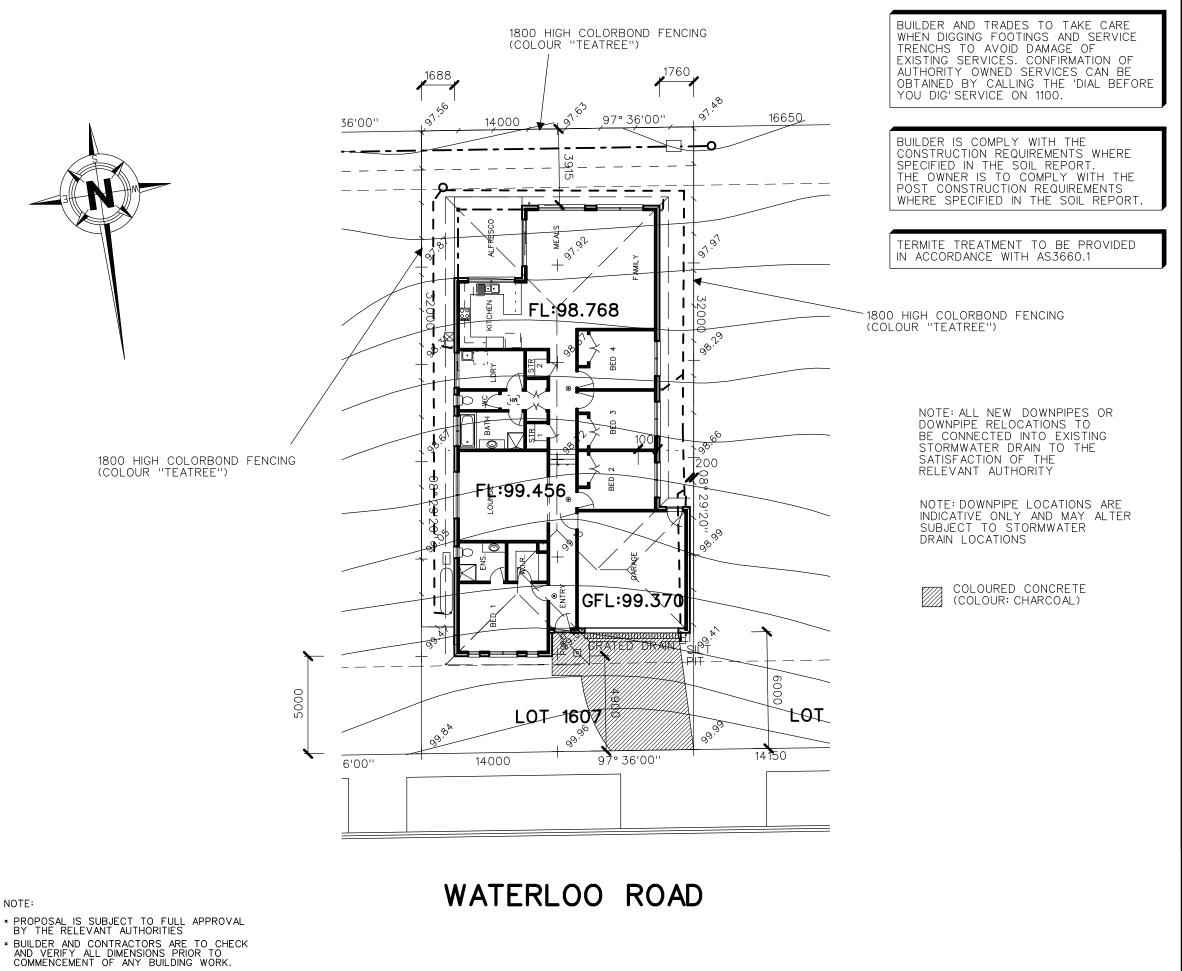
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COVER/INFORMATION SHEET CHECKED DATE REVISION SCALE PROJECT No. D.L.R.

SK001

N.T.S.



SK001

SYMBOL LEGEND:

- GRASS AREA

* * - EXISTING FENCING

YC - SITE CUT BATTER 111 - SITE FILL BATTER

99.00 - CONTOUR LEVEL

FFL - FINISHED FLOOR LEVEL

+ - SETOUT POINT

SOL - SETOUT LINE

APR - APPROXIMATE

PAR - PARALLEL

™_{39,00} - SPOT LEVEL

- CONCRETE PAVING

- EXISTING TREES ON SITE 🗆 - SEWER PIT

- TREES TO BE REMOVED •···- SEWER POINT

MBC - MIN BEARER CLEARANCE

→ - WATER VALVE/METER

·····- SEWER DRAIN

----- SPOON DRAIN

·-·-- SEPTIC DRAIN

----- POWER CABLE

- HYDRANT

O - SEC PIT

 ☐ - STORMWATER PIT

----- STORMWATER DRAIN

----- STORMWATER MAIN

----- AGRICULTURAL DRAIN

• - SEC POWER POLE

- TELECOM PIT

O - STORMWATER POINT

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DRAWING No. 01-01 А3

SITE PLAN

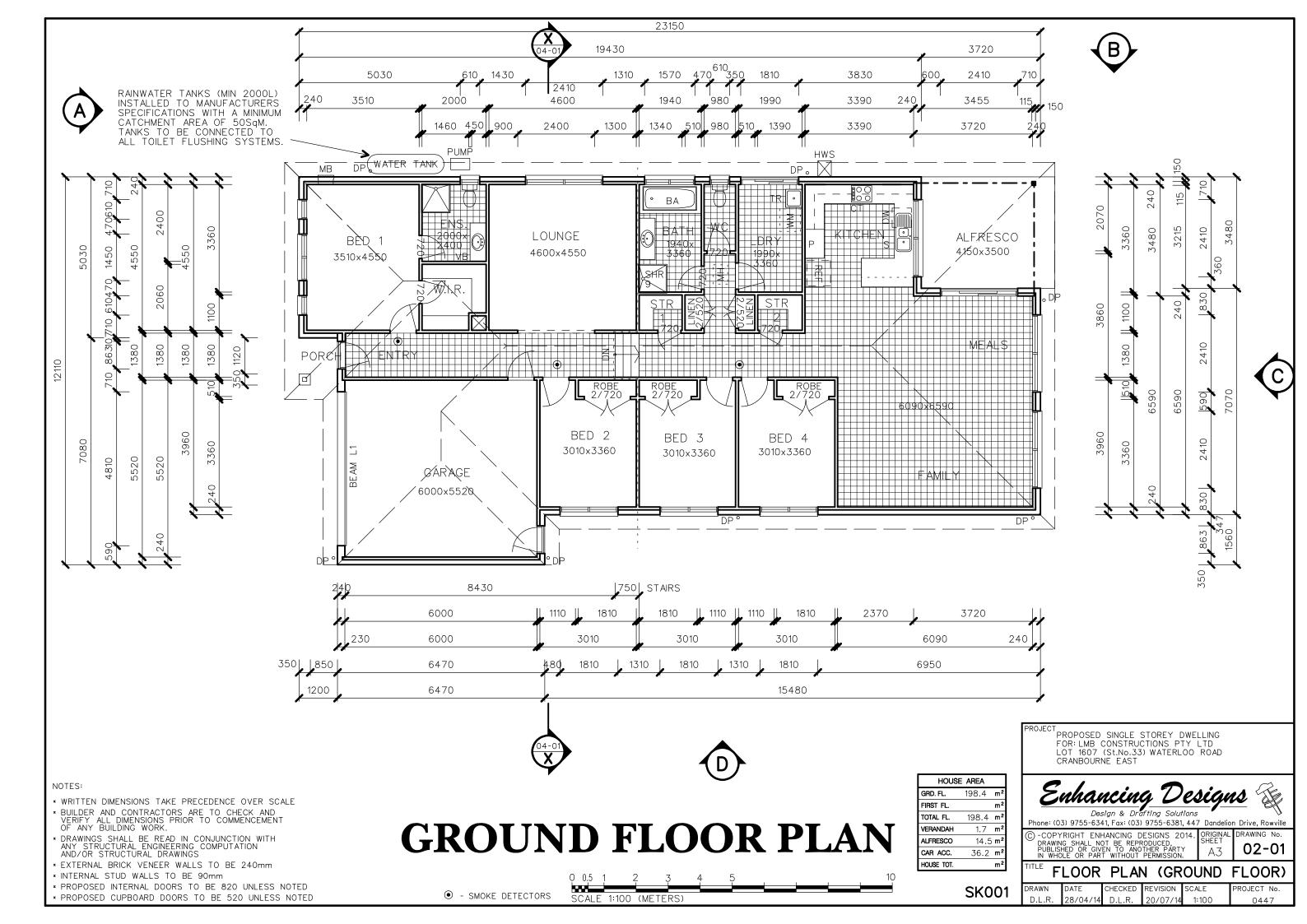
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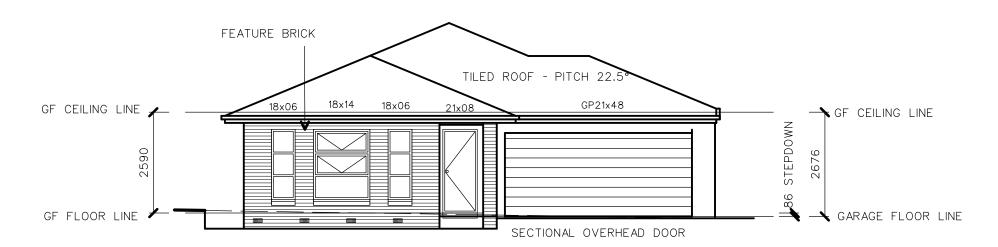
SEWER TO BE DISCHARGED TO THE REQUIREMENT OF THE LOCAL AUTHORITY. BUILDER AND OWNER ARE RESPONSIBLE TO ENSURE TITLE BOUNDARY ALIGNMENTS ARE CORRECT AND SUPPLY A SURVEY

STORMWATER TO BE DISCHARGED TO THE REQUIREMENTS OF THE LOCAL AUTHORITY

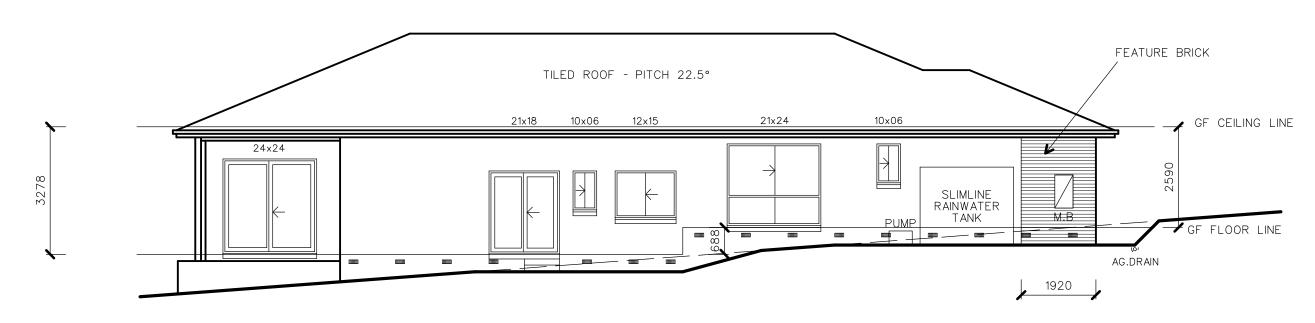
DIMENSIONS ARE ALL IN METRES UNLESS NOTED OTHERWISE

SCALE 1:200 (METERS)





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
- * 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: FEATURE BRICK: ROOF TILES: WINDOWS: FASCIA: **GUTTER:** DOWNPIPES: GARAGE DOORS: FRONT DOOR: DRIVEWAY

ACCESS RUBY ACCESS CREAM REDWOOD PRIMROSE **PRIMROSE** HEADLAND HEADLAND PRIMROSE HEADLAND CHARCOAL

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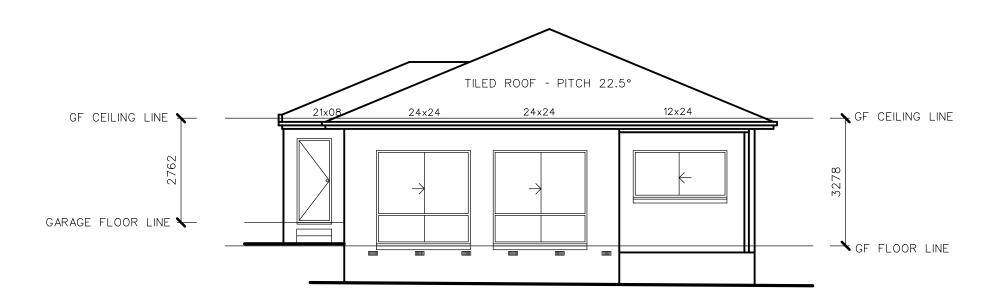
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03-01

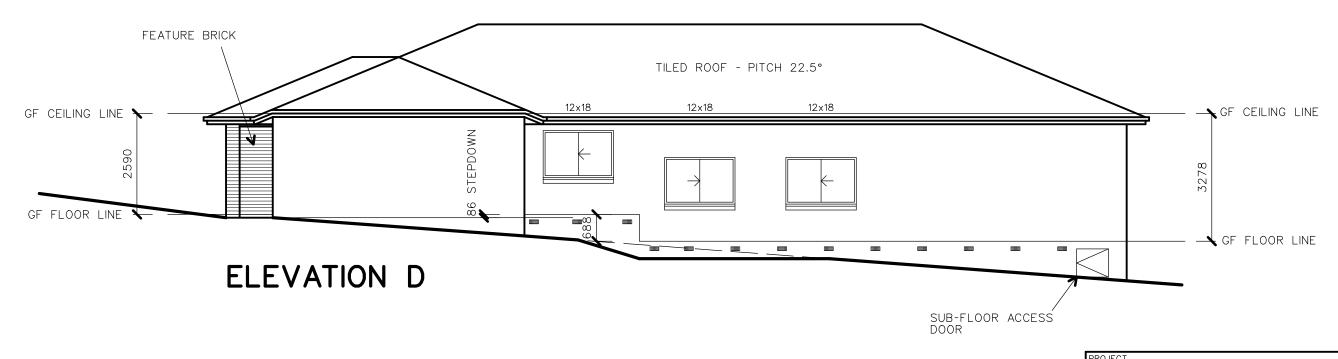
EXTERNAL ELEVATIONS ONE

SK001

PROJECT No. CHECKED DATE REVISION SCALE



ELEVATION C



- * 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

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

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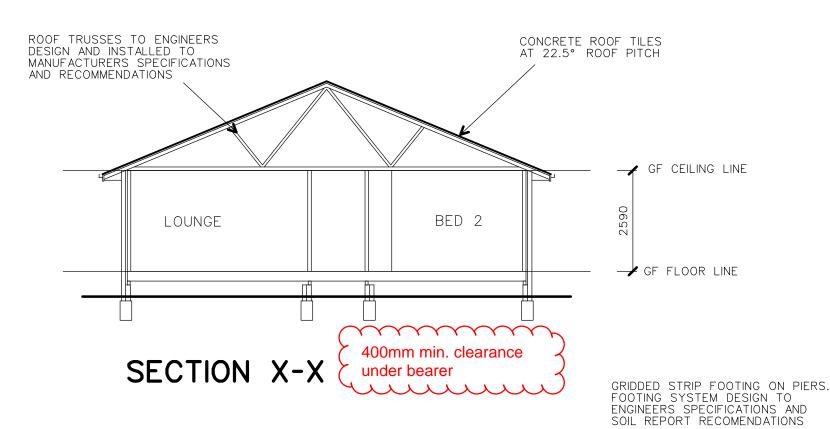
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03-02

PROJECT No.

EXTERNAL ELEVATIONS TWO

CHECKED DATE REVISION



CLASS 'P' SOIL

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

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
- * 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
- TIMBER ROOF TRUSSES TO MANUFACTURERS SPECIFICATIONS
- * CONVENTIONAL WALL FRAMING TO AS1684
 90×45 TOP PLATE
 90×45 BOTTOM PLATE
 90×35 COMMON STUDS AT 600 CENTRES
 90×45 JAMB STUDS
 2/90×45 JAMB STUDS (LARGE OPENINGS)
 70×35 NOGGINGS
 G.I. ANGLE WALL BRACING
 25×50 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
- CONCRETE SLAB ON GROUND TO AS2870.1

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

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



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04-01 А3

CROSS SECTIONS

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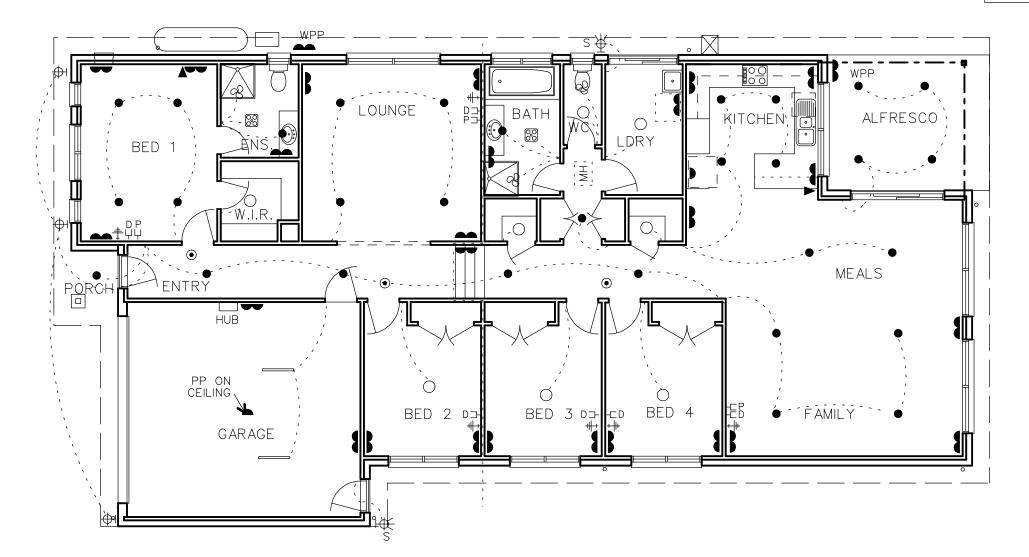
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REVISION SCALE PROJECT No. 20/07/14



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







O - 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

S - SELF SEALING EXHAUST FAN

D- - DIMMER SWITCHED

D占 - DATA POINT (COMPUTER)

Ph - PAY TV POINT

А h - 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.

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05-01 А3

TTLE GROUND FLOOR - ELECTRICAL

SK001

DATE CHECKED REVISION

SCALE

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