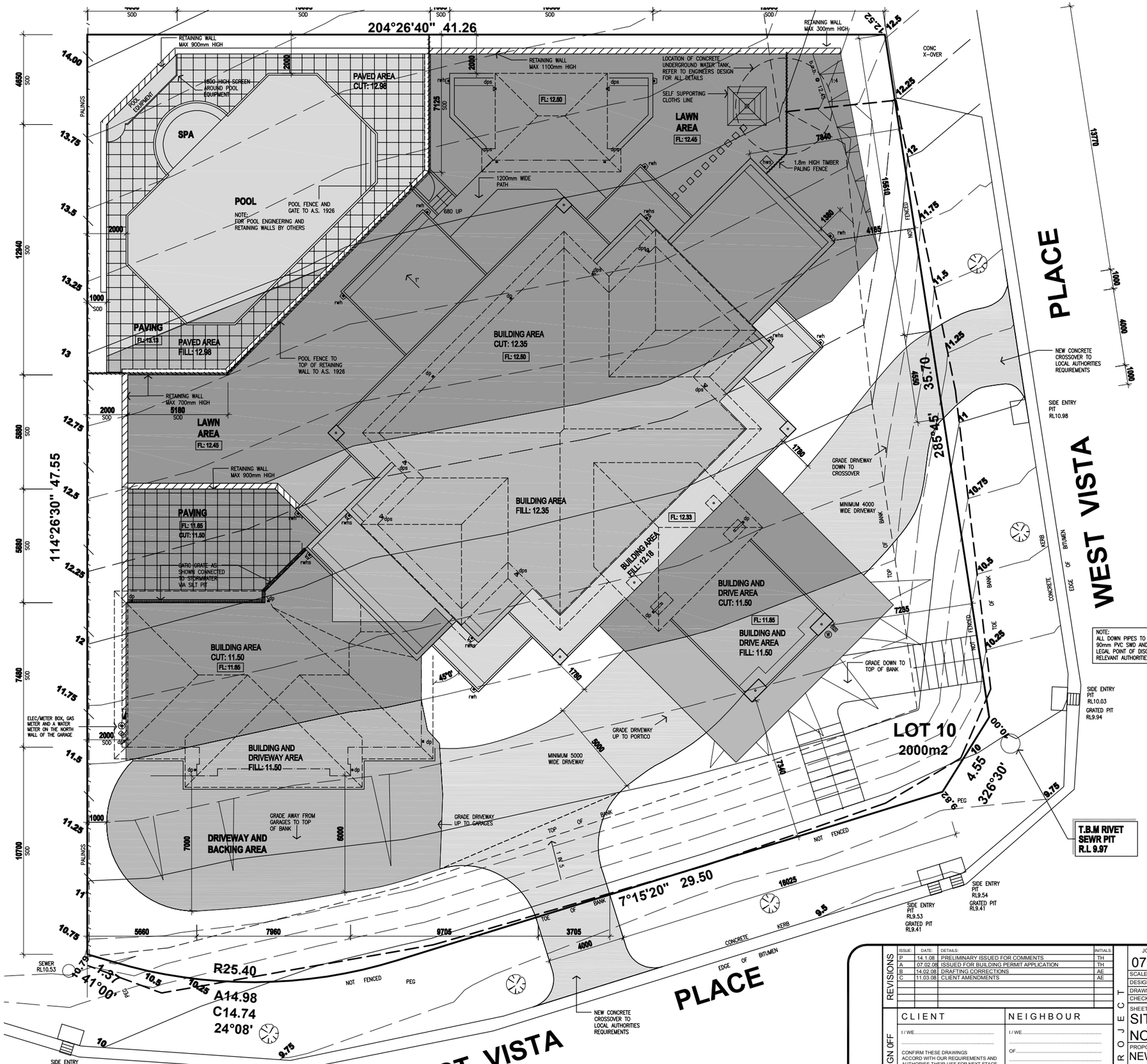


## SITE PLAN

SCALE: 1 : 100

# GENERAL NOTES.

DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.

THE OWNER, BUILDER AND/OR SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND ANY SPECIFICATIONS PRIOR TO COMMENCING ANY WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS CODES (CURRENT EDITIONS), BUILDING REGULATIONS, LOCAL GY-LAWS AND RESCODE REQUIREMENTS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.

ALL WORKS SHALL COMPLY WITH BUT NOT LIMITED TO THE FOLLOWING AUSTRALIAN STANDARDS :

| | |
|---|---|
| A.S. 1288 – 1994 | GLASS IN BUILDINGS – SELECTION AND INSTALLATION. AMDT 2, DEC 2000 |
| A.S/NZS 1562 PART 1 – 1992 | DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING. METAL AMDT 1, JULY 1993 AMDT 2, SEPT 1995 |
| A.S. 1428.1 – 2001 | DESIGN FOR ACCESS AND MOBILITY – NEW BUILDING WORK |
| A.S. 1684.1 – 1999 | RESIDENTIAL TIMBER FRAMED CONSTRUCTION – DESIGN CRITERIA |
| A.S. 1684.2 – 1999 | RESIDENTIAL TIMBER FRAMED CONSTRUCTION – NON CYCLONIC AREAS |
| A.S. 1684.3 – 1999 | RESIDENTIAL TIMBER FRAMED CONSTRUCTION – CYCLONIC AREAS |
| A.S. 1684.4 – 1999 | RESIDENTIAL TIMBER FRAMED CONSTRUCTION – SIMPLIFIED – NON CYCLONIC AREAS |
| A.S. 1926 | SWIMMING POOL SAFETY |
| A.S. 2047 – 1999 | WINDOWS IN BUILDINGS – SELECTION & INSTALLATION |
| A.S. 1860 – 1998 | INSTALLATION OF PARTICLEBOARD FLOORING. AMDT 1, 2004 |
| A.S. 2049 – 2002 | ROOF TILES. |
| A.S. 2050 – 2002 | INSTALLATION OF ROOF TILES. AMDT 1, SEPT 1995 AMDT 2, JUNE 1999 |
| A.S. 2601 – 2001 | DEMOLITION OF STRUCTURES |
| A.S. 2870 – 1996 | RESIDENTIAL SLABS AND FOOTINGS. CONSTRUCTION AMDT 4, MAY 2003 |
| A.S. 2904–1995 | DAMP–PROOF COURSES AND FLASHING. AMDT 1, MARCH 1998 |
| A.S. 3600 – 2001 | CONCRETE STRUCTURES. AMDT 2, 2004 |
| A.S. 3660.1 – 2001 | TERMITE MANAGEMENT – NEW BUILDING WORK |
| A.S. 3660.2 – 2001 | TERMITE MANAGEMENT – IN AND AROUND EXISTING BUILDINGS |
| A.S. 3700 – 2001 | MASONRY STRUCTURES AMDT 2, 2003 |
| A.S. 3740 – 2004 | WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS. |
| A.S. 3786 – 1993 | SMOKE ALARMS. AMDT 4, 2004 |
| A.S. 3959 – 1999 | CONSTRUCTION OF BUILDINGS IN BUSH FIRE PRONE AREAS (IF APPLICABLE) |
| A.S. 4055 – 1992 | WIND LOADINGS FOR HOUSING. AMDT 1, DEC 1994 |
| A.S. 4100 – 1998 | STEEL STRUCTURES |
| A.S. 4440 – 2004 | INSTALLATION OF NAIL PLATED TIMBER ROOF TRUSSES |

4) THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL OR CIVIL ENGINEERING COMPUTATIONS AND DRAWINGS.

5) THESE PLANS SHALL BE READ IN CONJUNCTION WITH THE SOIL REPORT. FOOTINGS ARE TO BE FOUNDED AT THE MINIMUM DEPTHS INDICATED IN THE SOIL REPORT. THE H.G.F.L. RECOMMENDS THAT FOOTINGS/SLABS AND DRAINAGE BE DESIGNED AND INSPECTED BY AN ENGINEER TO SATISFY THEIR REQUIREMENTS.

6) WHERE THE BUILDING (OTHER THAN A CLASS 10a) IS LOCATED IN A DESIGNATED TERMITE INFESTATION AREA THE BUILDING SHALL BE PROTECTED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS.

7) SAFETY GLAZING IS TO BE USED IN THE FOLLOWING CASES :
–ALL ROOMS– WITHIN 500MM VERTICAL OF THE FLOOR.
–BATHROOMS– WITHIN 1500MM VERTICAL OF BATH BASE.
–LAUNDRY– WITHIN 1200MM VERTICAL OF FLOOR AND/OR WITHIN 300MM HORIZONTAL FROM ANY DOORS.
–DOORWAY– WITHIN 300MM HORIZONTAL FROM DOORS.
–SHOWER SCREENS SHALL BE GRADE A SAFETY GLASS.

8) WINDOW SIZES ARE NOMINAL ONLY. ACTUAL SIZES WILL VARY ACCORDING TO THE MANUFACTURER. WINDOWS ARE TO BE FLASHED ALL ROUND.

9) STORMWATER SHALL BE TAKEN TO THE LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF THE RELEVANT AUTHORITY.

10) SEWER OR SEPTIC SYSTEMS SHALL BE IN ACCORDANCE WITH THE RELEVANT AUTHORITY REQUIREMENTS.

11) FOOTINGS ARE NOT TO ENCROACH OVER ANY TITLE BOUNDARIES AND/OR EASEMENT LINES.

12) FOR BUILDINGS IN CLOSE PROXIMITY TO THE SEA ENSURE THAT ALL STEELWORK, BRICK CAVITY TIES, STEEL LINTELS ETC. THAT ARE IMBEDDED OR FIXED TO MASONARY BE PROTECTED IN ACCORDANCE WITH A.S. 3700–2001 (TABLE 2.2), HOT DIP GALVANIZED, STAINLESS STEEL OR CADMIUM COATED.

13) ALL WET AREAS ARE TO COMPLY WITH B.C.A. 3.8.1 OR A.S. 3740–2004. WALL FINISHES SHALL BE IMPERVIOUS TO A HEIGHT OF 1800MM ABOVE FLOOR LEVEL TO ANY SHOWER ENCLOSURES AND 150MM ABOVE BATHS, BASINS, SINKS AND TROUGHS IF WITHIN 75MM OF THE WALL.

14) PROVIDE WALL–TIES TO BRICKWORK AT A MAXIMUM OF 600MM IN EACH DIRECTION AND WITHIN 300MM OF ANY ARTICULATION JOINTS.

15) SUB–FLOOR VENTS ARE TO PROVIDE A RATE OF 7300SQ.MM. OF CLEAR VENTILATION PER 1000MM RUN OF EXTERNAL MASONARY WALL AND 2200SQ.MM. OF CLEAR VENTILATION PER 1000MM RUN OF INTERNAL DWARF WALLS.

16) PROVIDE CLEARANCE FROM THE UNDERSIDE OF BEARERS TO FINISHED GROUND LEVEL OF 150MM FOR FLOORS WITH STRIP FLOORING OR 200MM FOR FLOORS WITH PARTICLEBOARD FLOORING.

17) FOR NEW DWELLINGS OR ADDITIONS TO DWELLINGS PROVIDE THE MINIMUM THERMAL INSULATION AS FOLLOWS UNLESS A ENERGY REPORT HAS BEEN OBTAINED. ENERGY REPORTS TAKE PRECEDENCE OVER THE FOLLOWING:
TIMBER FLOOR CONSTRUCTION –
R1.8 DOUBLE SIDED R.F.L. TO EXTERNAL WALLS.
R2.5 BULK INSULATION TO ROOF.
SLAB FLOOR CONSTRUCTION –
R1.8 DOUBLE SIDED R.F.L. TO EXTERNAL WALLS.
R2.5 BULK INSULATION TO ROOF.

18) RISERS –190MM MAXIMUM, 115MM MINIMUM.
GOING –355MM MAXIMUM, 240MM MINIMUM.
(250MM MINIMUM GOINGS FOR PUBLIC STAIRS.)
RISERS AND TREADS ARE TO BE CONSTANT IN SIZE THRU–OUT FLIGHT. PROVIDE NON–SLIP FINISH OR SUITABLE NON–SKID STRIP NEAR EDGE OF NOSINGS. ENSURE A MAXIMUM GAP BETWEEN RISERS IS NOT TO EXCEED 125MM OR USE CLOSED RISERS.
PROVIDE CONTINUOUS HANDRAILING 1000MM MINIMUM HEIGHT TO BALCONIES AND DECKS WHICH ARE 1000MM OR GREATER ABOVE GROUND LEVEL.
HANDRAILS ARE TO BE A MINIMUM OF 865MM ABOVE STAIR NOSINGS AND LANDINGS. MAXIMUM GAP BETWEEN BALUSTERS SHALL BE 125MM.

19) CONCRETE STUMPS :
–100 SQ.MM. UP TO 1400MM LONG (1No. H.D. WIRE)
–100 SQ.MM. 1401MM–1800MM LONG (2 No. H.D. WIRES)
–125 SQ.MM. 1801MM–3000MM LONG (2No. H.D. WIRES)

20) THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY OF THE NEW AND EXISTING STRUCTURES DURING ALL WORKS.

21) THE BUILDER SHALL ENSURE FOR THE GENERAL WATER TIGHTNESS OF ALL NEW AND EXISTING WORKS.

22) SMOKE ALARMS ARE TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH A.S. 3786–1993, AND UNLESS INSTALLED IN AN EXISTING PART OF A CLASS 1, 2 OR 3 BUILDING OR A CLASS 4 PART OF A BUILDING THE SMOKE ALARM SHALL BE HARD–WIRED WITH A BATTERY BACK–UP.

23) THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE OF THE CUSTOMER AND FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE AUTHOR. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT THE AUTHORS WRITTEN CONSENT DOES SO AT HIS OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE AUTHOR FOR SUCH USE AND/OR RELIANCE.

24) THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS, STATUTORY REQUIREMENTS, BUILDING PRACTICE OR CONTRACTUAL OBLIGATIONS AND UNLESS EXPRESSLY STATED OTHERWISE, ARE PROVIDED ONLY AS GUIDELINES.
NO RESPONSIBILITY IS ACCEPTED FOR THEIR USE.

NOTE:
ALL DOWN PIPES TO CONNECT INTO 90mm PVC SWD AND DISCHARGE TO LEGAL POINT OF DISCHARGE TO RELEVANT AUTHORITIES REQUIREMENTS

(W) DENOTES WATER METER

DENOTES ELECTRICAL METER BOX

hws DENOTES HOT WATER SYSTEM

hs DENOTES HEATING SYSTEM

G DENOTES GAS METER

water tank DENOTES RAINWATER TANK CONNECTED TO GREY WATER SYSTEM

## SITE LEGEND:

- W — WINDOW
- HW — HABITABLE WINDOW
- W / HW — WINDOW (LOWER STOREY) HABITABLE WINDOW (UPPER STOREY)
- EXISTING TREES
- VER — VERANDAH
- PALING FENCE
- WELDMESH
- EDGE OF BRICK
- EDGE OF CARPORT ROOF
- INTERPOLATED CONTOUR
- UG — UG — EDGE OF ROOF GUTTER
- 20.34 — OVERHEAD RL VALUE
- RIDGE RL
- par (P) — PARAPET RL
- ug (U) — UNDERSIDE OF GUTTER RL
- ue — UNDERSIDE OF EAVE RL
- SOD — SET–OUT DIMENSION

| REVISIONS | ISSUE: | DATE: | DETAILS: | INITIALS: |
|---|---|---|---|---|
| | P | 14.1.08 | PRELIMINARY ISSUED FOR COMMENTS | TH |
| | A | 07.02.08 | ISSUED FOR BUILDING PERMIT APPLICATION | TH |
| | B | 14.02.08 | DRAFTING CORRECTIONS | AE |
| | C | 11.03.08 | CLIENT AMENDMENTS | AE |

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PROJECT

| JOB NUMBER: | JOB ISSUE: | SHEET ISSUE: | NORTH: |
|---|---|---|---|
| 07025-WD | C | C | |
| SCALE: AS SHOWN | 11.03.08 | 11.03.08 | |
| DESIGN: DW | SHEET NUMBER: | SHEET SIZE: | |
| DRAWN: TH | 1 OF 6 | A1 | |
| CHECKED: DW/RK | | | |

SHEET CONTENT:
SITE PLAN AND GENERAL NOTES

PROPOSED:
NEW TWO STOREY DWELLING

PROPERTY ADDRESS:
25 WEST VISTA PLACE
NARRE WARREN NORTH

FOR:
MR. R AND MRS V BOSCOLO

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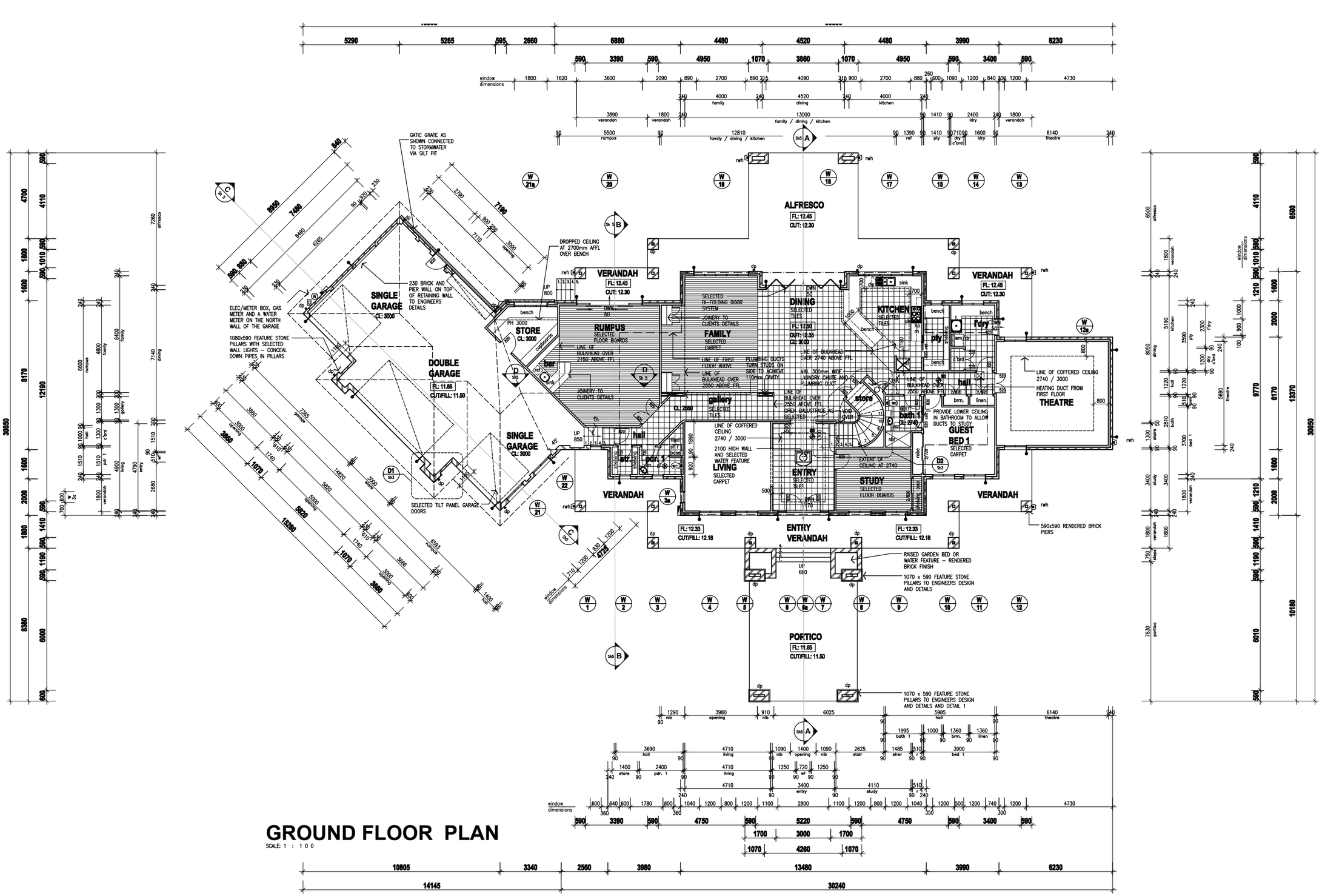
REGISTERED Building Practitioner
Dale Walton DP-AD 2020

MEMBER
bdav
Building Designers Association Victoria
Member 567




# GROUND FLOOR PLAN

SCALE: 1 : 100

DENOTES 90mm INTERNAL TIMBER FRAMED WALL LINED WITH 10mm PLASTERBOARD

DENOTES A 240mm WIDE BRICK VENEER WALL CONSISTING 110 FACE BRICK, 90mm TIMBER STUDS SPACED AT MAX 450mm CTRS AND 10mm PLASTERBOARD LINING

DENOTES A 180mm WIDE EXTERNAL WALL CONSISTING OF 70mm RENDERED POLYSTYRENE CLADDING, 20mm DEEP STEEL GALVANIZED BUTTONS AT MAX 600 CTRS, 90mm STUDS SPACED AT MAX 450mm CTRS AND 10mm PLASTERBOARD LINING

DENOTES 230 BRICK AND PIER WALL 110 FACE BRICK WITH 230 BRICK PIER

DENOTES LOCATION OF A FULL-HEIGHT BRICKWORK EXPANSION JOINTS IN ACCORDANCE WITH BCA 2007 (CLAUSE 3.3.18) AND SOIL REPORT RECOMMENDATIONS

DENOTES FLAT PROFILE CONCRETE TILES PITCHED AT 25°

DENOTES A 100mm x 70mm COLORBOND DOWN PIPE

DENOTES A 100mm x 70mm COLORBOND DOWN PIPE WITH A SPREADER

DENOTES A COLOBOND RAINWATER HEAD WITH DOWNPIPE

DENOTES SELECTED FLOOR TILES LAID ON 6mm CEMENT SHEET UNDERLAY

DENOTES 19mm SELECTED TIMBER FLOOR BOARDS LAID ON YELLOW TONGUE PARTICLE BOARD

LYSAGHT INTEGRITY 820 BMT 0.48 ZINCALUM ROOF TRAY DECK @ MIN. 1° PITCH AND 2.5m MAX SINGLE SPAN

RAILS AT 1000 AND 2000 ( 1 SHELF OVER)

RAILS AT 1700 (2 SHELVES OVER)

BH BULKHEAD AT 2400 ABOVE FFL UNO

BG BOX GUTTER

ALL INTERNAL DOORS TO BE 2340 HIGH

ALL LINEN/CUPBOARDS TO HAVE 6 SHELVES

ALL ROBE SHELVING TO HAVE 6 SHELVES

ALL BROOM CUPBOARDS TO HAVE SHELVES AT 1700 AND 2000

FW FLOOR WASTE

SD CEILING MOUNTED SMOKE DETECTOR IN ACCORDANCE WITH AS.3786–1993 HARD WIRED TO MAINS SUPPLY WITH 9 VOLT BATTERY BACK–UP.

EF CEILING MOUNTED EXHAUST FAN

## BUILDING AREA SCHEDULE

| | |
|---|---|
| GROUND FLOOR | 314.07 SQ.M (33.80 SQ) |
| FIRST FLOOR | 218.9 SQ.M (23.56 SQ) |
| GARAGE / STORE | 128.2 SQ.M (13.79 SQ) |
| COVERED ALFRESCO | 30.40 SQ.M (3.27 SQ) |
| PORTICO | 50.40 SQ.M (5.42 SQ) |
| VERANDAHS | 101.6 SQ.M (10.93 SQ) |
| BALCONIES | 64.5 SQ.M (6.94 SQ) |
| VIEW BALCONY | 23.2 SQ.M (2.49 SQ) |
| GYM COMPLEX | 42.1 SQ.M (4.53 SQ) |

REVISIONS

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|---|---|---|---|
| 07025-WD | C | C | |
| SCALE: AS SHOWN | 11.03.08 | 11.03.08 | |
| DESIGN: DW | SHEET NUMBER: 2 OF 6 | SHEET SIZE: A1 | |
| DRAWN: TH | | | |
| CHECKED: DW/RK | | | |

SHEET CONTENT:
SITE PLAN
GROUND FLOOR PLANS

PROPOSED:
NEW TWO STOREY DWELLING

PROPERTY ADDRESS:
25 WEST VISTA PLACE
NARRE WARREN NORTH

FOR:
MR. R AND MRS V BOSCOLO

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deq.draw@bigpond.net.au (Drafting Team)

REGISTERED
Building Practitioner
Dale Walton DP-AD 2020

MEMBER
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Building Designers Association Victoria
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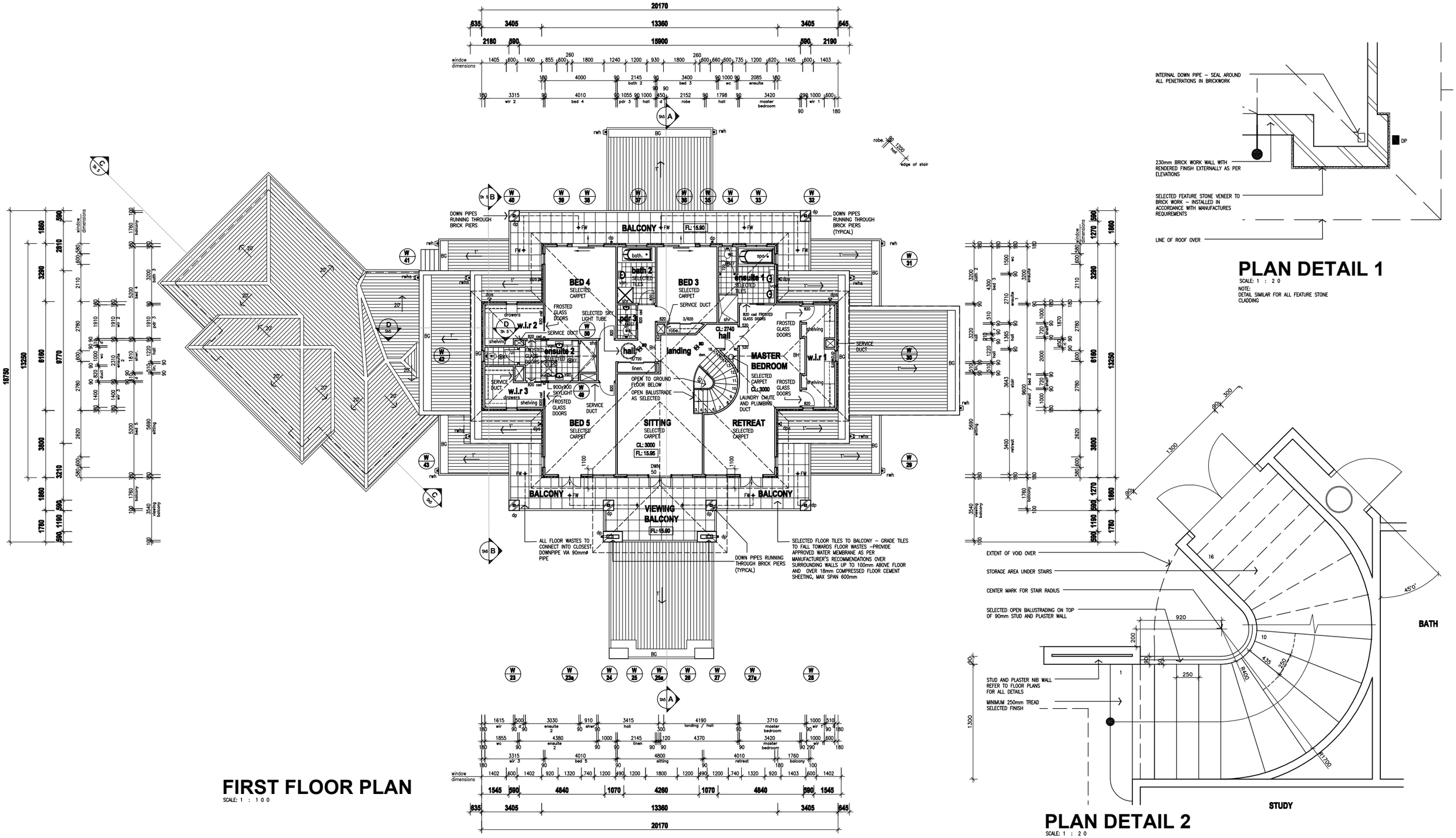


# FIRST FLOOR PLAN

SCALE: 1 : 100

# PLAN DETAIL 1

SCALE: 1 : 20

NOTE:
DETAIL SIMILAR FOR ALL FEATURE STONE CLADDING

# PLAN DETAIL 2

SCALE: 1 : 20

DENOTES 90mm INTERNAL TIMBER FRAMED WALL LINED WITH 10mm PLASTERBOARD

DENOTES A 240mm WIDE BRICK VENEER WALL CONSISTING 110 FACE BRICK, 90mm TIMBER STUDS SPACED AT MAX 450mm CTRS AND 10mm PLASTERBOARD LINING

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|---|---|---|---|
| 07025-WD | C | C | |
| SCALE: AS SHOWN | 11.03.08 | 11.03.08 | |
| DESIGN: DW | SHEET NUMBER: | SHEET SIZE: | |
| DRAWN: TH | 3 OF 6 | A1 | |
| CHECKED: DW/RK | | | |

SHEET CONTENT: FIRST FLOOR PLAN

PROPOSED: NEW TWO STOREY DWELLING

PROPERTY ADDRESS: 25 WEST VISTA PLACE NARRE WARREN NORTH

FOR: MR. R AND MRS V BOSCOLO

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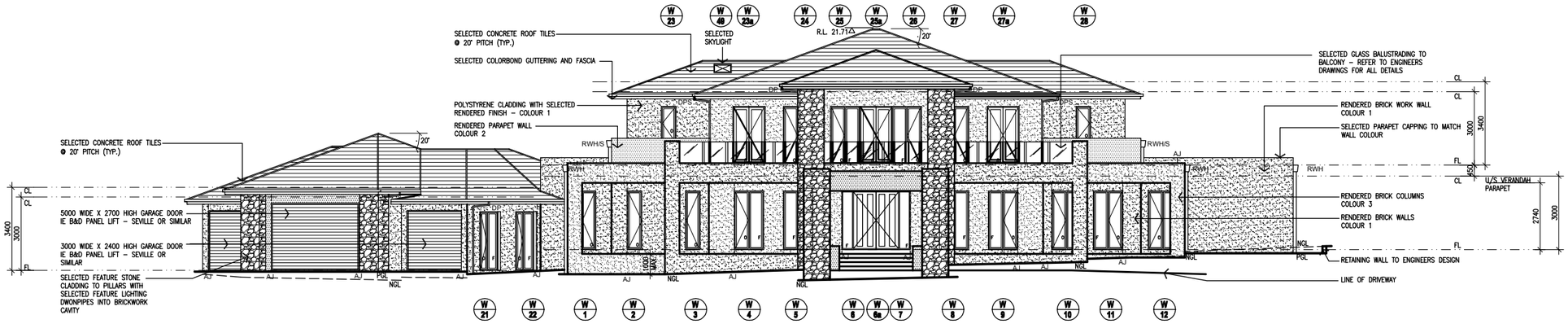


# SOUTH / WEST ELEVATION

SCALE: 1 : 100

# NORTH / EAST ELEVATION

SCALE: 1 : 100

# SOUTH / EAST ELEVATION

SCALE: 1 : 100

# NORTH / WEST ELEVATION

SCALE: 1 : 100

## WINDOW SCHEDULE : -TIMBER FRAMED

| NO. | LOCATION | SIZE HEIGHT | SIZE WIDTH | HEAD HEIGHT | TYPE | REMARKS |
|---|---|---|---|---|---|---|
| W1 | HALL | 2400 | 600 | 2400 | CASEMENT | 1 PANEL |
| W2 | STORE | 2400 | 600 | 2400 | CASEMENT | 1 PANEL |
| W3 | PDR 1 | 2400 | 600 | 2400 | CASEMENT | 1 PANEL CLEAR GLAZED |
| W3a | LIVING | 2400 | 600 | 2400 | CASEMENT | 1 PANEL |
| W4 | LIVING | 2400 | 1200 | 2400 | CASEMENT | 2 PANEL |
| W5 | LIVING | 2400 | 1200 | 2400 | CASEMENT | 2 PANEL |
| W6 | ENTRY | 2400 | 400 | 2400 | SIDE LIGHT | 1 PANEL |
| W6a | ENTRY | 2400 | 1840 | 2400 | FRONT DR | 2 PANELS |
| W7 | ENTRY | 2400 | 400 | 2400 | SIDE LIGHT | 1 PANEL |
| W8 | STUDY | 2400 | 1200 | 2400 | CASEMENT | 2 PANEL |
| W9 | STUDY | 2400 | 1200 | 2400 | CASEMENT | 2 PANEL |
| W10 | BED 1 | 2400 | 1200 | 2400 | CASEMENT | 2 PANEL |
| W11 | BED 1 | 2400 | 1200 | 2400 | CASEMENT | 2 PANEL |
| W12 | THEATRE | 2400 | 1200 | 2400 | CASEMENT | 2 PANEL |
| W12a | L'DRY | 2400 | 820 | 2400 | GLAZED DR | 1 PANEL |
| W13 | THEATRE | 2400 | 1200 | 2400 | CASEMENT | 2 PANEL |
| W14 | L'DRY | 1500 | 1200 | 2400 | CASEMENT | 2 PANEL |
| W15 | PTY | 1500 | 600 | 2400 | CASEMENT | 1 PANEL |
| W16 | DELETED | | | | | |
| W17 | KITCHEN | 1500 | 3000 | 2400 | CASEMENT | 5 PANEL |
| W18 | DINING | 2400 | 4270 | 2400 | BI-FOLD DR | 6 PANEL |
| W19 | FAMILY | 2400 | 3000 | 2400 | CASEMENT | 5 PANEL |
| W20 | RUMPUS | 2400 | 3600 | 2400 | SLD DR | 4 PANEL |
| W20a | DELETED | 2400 | 600 | 2400 | CASEMENT | 1 PANEL |
| W21 | GARAGE | 2400 | 1200 | 2400 | CASEMENT | 2 PANEL |
| W21a | STORAGE | 1200 | 1800 | 2400 | CASEMENT | 3 PANEL |
| W22 | GARAGE | 2400 | 1200 | 2400 | CASEMENT | 2 PANEL |
| W23 | WIR 3 | 1500 | 600 | 2400 | CASEMENT | 1 PANEL |
| W23a | BED 5 | 2400 | 2/820 | 2400 | FRENCH DRS | 2 PANEL |
| W24 | BED 5 | 2400 | 1200 | 2400 | CASEMENT | 2 PANEL |
| W25 | SITTING | 2400 | 1200 | 2400 | CASEMENT | 2 PANEL |
| W25a | SITTING | 2400 | 2/820 | 2400 | FRENCH DRS | 2 PANEL |
| W26 | SITTING | 2400 | 1200 | 2400 | CASEMENT | 2 PANEL |
| W27 | RETREAT | 2400 | 1200 | 2400 | CASEMENT | 2 PANEL |
| W27a | RETREAT | 2400 | 2/820 | 2400 | FRENCH DRS | 2 PANEL |
| W28 | WIR 1 | 1500 | 600 | 2400 | CASEMENT | 1 PANEL |
| W29 | RETREAT | 1500 | 600 | 2400 | CASEMENT | 1 PANEL |
| W30 | WIR 1 | 1500 | 600 | 2400 | CASEMENT | 1 PANEL |
| W31 | ENSUITE 1 | 1500 | 600 | 2400 | CASEMENT | 1 PANEL |
| W32 | WIR 1 | 1500 | 600 | 2400 | CASEMENT | 1 PANEL |
| W33 | ENSUITE 1 | 1500 | 1200 | 2400 | CASEMENT | 2 PANEL |
| W34 | ENSUITE 1 | 1200 | 600 | 2400 | CASEMENT | 1 PANEL |
| W35 | BED 3 | 2400 | 600 | 2400 | CASEMENT | 1 PANEL |
| W36 | BED 3 | 2400 | 1800 | 2400 | SLD DR | 2 PANEL |
| W37 | BATH 2 | 1500 | 1200 | 2400 | CASEMENT | 2 PANEL |
| W38 | BED 4 | 2400 | 1800 | 2400 | SLD DR | 2 PANEL |
| W39 | BED 4 | 2400 | 600 | 2400 | CASEMENT | 1 PANEL |
| W40 | WIR 2 | 1500 | 600 | 2400 | CASEMENT | 1 PANEL |
| W41 | BED 4 | 1500 | 600 | 2400 | CASEMENT | 1 PANEL |
| W42 | ENSUITE 2 | 1500 | 600 | 2400 | CASEMENT | 1 PANEL |
| W43 | BED 5 | 1500 | 600 | 2400 | CASEMENT | 1 PANEL |
| W44 | GYM | 2100 | 2400 | 2100 | CASEMENT | 4 PANEL |
| W45 | GYM | 2100 | 1800 | 2100 | SLD DR | 2 PANEL |
| W46 | SHR | 2100 | 600 | 2100 | CASEMENT | 1 PANEL |
| W47 | GYM | 2100 | 600 | 2100 | CASEMENT | 1 PANEL |
| W48 | GYM | 2100 | 1200 | 2100 | CASEMENT | 2 PANEL |
| W49 | ENSITE | 900 | 900 | | SKYLIGHT | A SELECTED SKYLIGHT TO UP'R FLR ENSITE SER'G BED 4 AND 5 |
| W50 | HALL | | | | SKY TUBE | A SELECTED SKY TUBE TO UPPER FLOOR HALL |

NOTE:
IN ADDITION TO THE ABOVE WINDOW SCHEDULE THERE ARE 7 INTERNAL DOORS WITH FROSTED GLAZING, PLEASE REFER TO UPPER FLOOR PLAN, Sh 3 OF 6

## LEGEND

- RENDER COLOUR 1 – COLOUR
- RENDER COLOUR 2 – COLOUR
- RENDERED COLOUR 3 – COLOUR
- ROOF TILES – COLOUR
- FEATURE STONE CLADDING – COLOUR

AJ — DENOTES LOCATION OF A FULL-HEIGHT BRICKWORK EXPANSION JOINTS IN ACCORDANCE WITH BCA 2007 (CLAUSE 3.3.18) AND RECOMMENDATIONS IN THE SOIL REPORT ON ELEVATIONS

REVISIONS

| ISSUE: | DATE: | DETAILS: | INITIALS |
|---|---|---|---|
| P | 14.1.08 | PRELIMINARY ISSUED FOR COMMENTS | TH |
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| B | 14.02.08 | DRAFTING CORRECTIONS | AE |
| C | 11.03.08 | CLIENT AMENDMENTS | AE |

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CONFIRM THESE DRAWINGS ACCORD WITH OUR REQUIREMENTS AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES.

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SIGNED..... DATE.....

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PROJECT

| JOB NUMBER: | JOB ISSUE: | SHEET ISSUE: | NORTH: |
|---|---|---|---|
| 07025-WD | C | C | |
| SCALE: AS SHOWN | 11.03.08 | 11.03.08 | |
| DESIGN: DW | SHEET NUMBER: | SHEET SIZE: | |
| DRAWN: TH | 4 OF 6 | A1 | |
| CHECKED: DW/RK | | | |

SHEET CONTENT: ELEVATIONS

PROPOSED: NEW TWO STOREY DWELLING

PROPERTY ADDRESS: 25 WEST VISTA PLACE NARRE WARREN NORTH

FOR: MR. R AND MRS V BOSCOLO

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pty. ltd.
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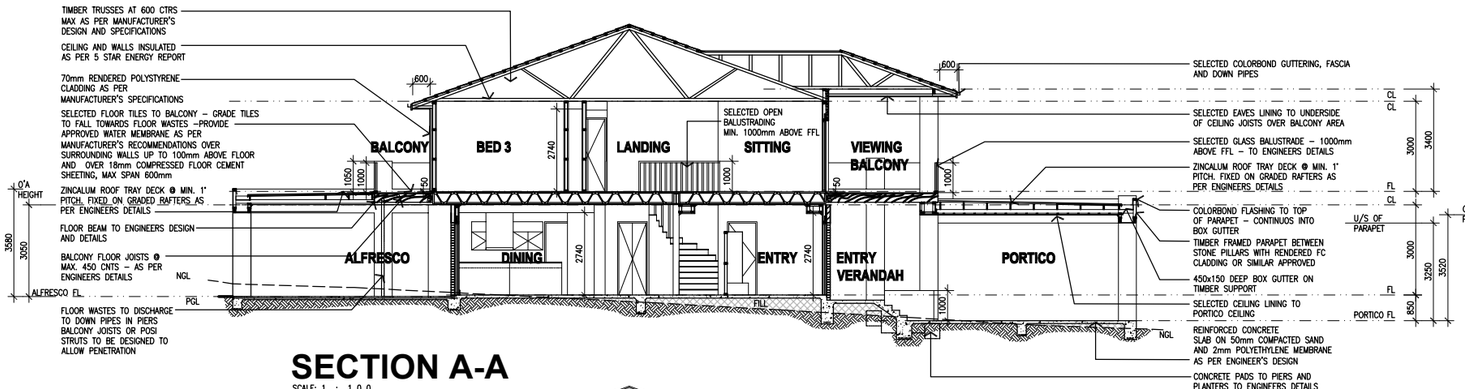
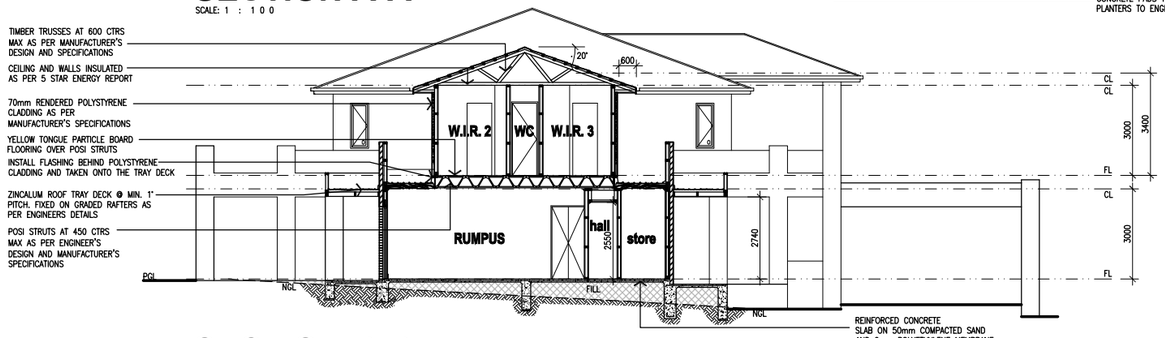
REGISTERED Building Practitioner
Dale Walton DP-AD 2020

MEMBER bdav Building Designers Association Victoria
Member 567



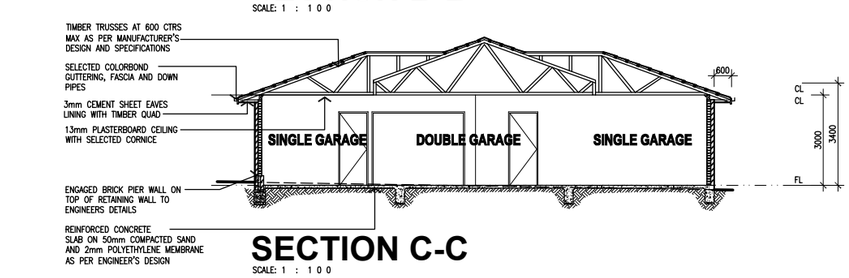

# SECTION A-A

SCALE: 1 : 100



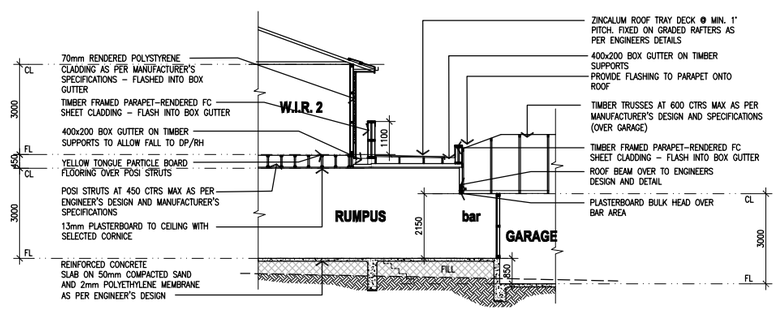

# SECTION B-B

SCALE: 1 : 100




# SECTION C-C

SCALE: 1 : 100




# SECTION D-D

SCALE: 1 : 100

# SPECIFICATION NOTES:

## WALLING:

90MM WIDE STUD FRAMED WALLS THRU–OUT UNLESS NOTED OTHERWISE ON THE PLAN.

STUD WALLS – UP TO 2750 HIGH
90x45 MGP10 COMMON STUDS AT 450 MAX. CTS. TO INTERNAL AND PERIMETER WALLS WHERE LOAD–BEARING. (MAY BE NOTCHED FOR BRACING.)
2/45x90 MGP10 TOP PLATES THRU–OUT.
2/45x90 MGP10 BOTTOM PLATES THRU–OUT.
90x45 MGP10 JAMB/ CORNER STUDS.
90x45 MGP10 NOGGINGS AT 1000MM MAX. CTS. TYPICAL THRU–OUT.
25MM GALVANIZED M.S. ANGLE CROSS–BRACING OR PLYWOOD BRACING THRU–OUT THE WALLS.

90x35 MGP10 COMMON STUDS AT 450 MAX. CTS. TO THE INTERNAL WALLS WHERE NON–LOAD–BEARING. (MAY BE NOTCHED FOR BRACING.)
45x90 MGP10 TOP PLATES THRU–OUT.
45x90 MGP10 BOTTOM PLATES THRU–OUT.
90x45 MGP10 JAMB/ CORNER STUDS.
90x45 MGP10 NOGGINGS AT 1000MM MAX. CTS. TYPICAL THRU–OUT.

STUD WALLS – UP TO 3000 HIGH
2/90x35 MGP10 COMMON STUDS NAILED AT 450 MAX. CTS. TO INTERNAL AND PERIMETER WALLS WHERE LOAD–BEARING. (MAY BE NOTCHED FOR BRACING.)
2/45x90 MGP10 TOP PLATES THRU–OUT.
2/45x90 MGP10 BOTTOM PLATES THRU–OUT.
90x45 MGP10 JAMB/ CORNER STUDS.
90x45 MGP10 NOGGINGS AT 1000MM MAX. CTS. TYPICAL THRU–OUT.
25MM GALVANIZED M.S. ANGLE CROSS–BRACING THRU–OUT WALLS.
PLASTERBOARD LINED INTERNAL WALLS THRU–OUT.
ENGINEER'S DRAWINGS AND SPECIFICATIONS HAVE PREFERENCE OVER THESE NOTES.

## WALL LINTELS AND STUDS THRU-OUT:

FOR ALL EXTERNAL PERIMETER LOAD–BEARING LINTELS AND THEIR SUPPORTING STUDS REFER TO THE ENGINEERS DETAILS AND DRAWINGS.
BUILDER IS TO NOTE THAT LINTELS SELECTED BY THE ENGINEER ARE DESIGNED TO CARRY ONLY STANDARD TILED ROOFING AND TRUSS LOADS WHERE TRUSSES ARE AT 600 MM MAXIMUM CTS. IF ANY GIRDER TRUSSES ARE LOCATED DIRECTLY ON ANY LINTELS THE TRUSS MANUFACTURER AND / OR BUILDER IS TO REFER TO THE ENGINEER TO CONFIRM IF LINTEL AND SUPPORTING STUDS ARE ADEQUATE. BRICK LINTELS TO ENG DESIGN.

## FLOORING AND FOOTINGS:

TO THE PORTICO, STEPS AND PATH. 75MM THICK PAVING SLABS. 230MM WIDE BRICKWORK ON 3X0 X 500MM DEEP STRIP FOOTING WITH 1 LAYER OF L11 TRENCH MESH (3 MAIN WIRES) TOP AND BOTTOM TO PERIMETER OF PROPOSED PORTICO.

READ IN ACCORDANCE WITH THE SOIL REPORT REQUIREMENTS. READ IN CONJUNCTION WITH THE ENGINEERS DETAILS AND DRAWINGS FOR ALL FOOTING SIZES AND DETAILS.

PLEASE NOTE MINIMUM FOUNDING DEPTH TO BE DETERMINED AS NOTED IN THE SOIL REPORT.

SELECTED CARPET AND TIMBER FLOORING TO ALL HABITABLE ROOMS AS INDICATED ON THE FLOOR PLANS.
SELECTED TILING TO ALL WET AREAS AND PORTICOS AS INDICATED ON THE FLOOR PLANS.

## TIMBER FRAMING:

ALL TIMBER FRAMING THRU–OUT IS TO BE IN ACCORDANCE WITH A.S. 1684 AND THE VICTORIAN TIMBER FRAMING MANUAL. ALSO READ IN CONJUNCTION WITH THE ENGINEERS DETAILS AND DRAWINGS.
ENGINEER'S DRAWINGS AND SPECIFICATIONS HAVE PREFERENCE OVER THESE NOTES.

## WINDOWS AND DOORS:

*ALL INTERNAL AND EXTERNAL DOORS ARE TO BE 2400MM HIGH UNLESS NOTED OTHERWISE ON THE WINDOW SCHEDULE.
*ALL WINDOW AND EXTERNAL FRONT DOOR SIZES SHOWN ARE NOMINAL ONLY. REFER TO THE MANUFACTURER'S DETAILS FOR EXACT DIMENSIONS.
*ALL GLAZING IS TO BE IN ACCORDANCE WITH A.S. 1288 – 1994.
*ALL WINDOW AND FRONT EXTERNAL DOOR FRAMES SHALL BE POWDER COATED ALUMINUM, COLOUR AS PER ENDORSED TOWN PLANNING DRAWINGS.
*ALL WINDOWS SHALL HAVE FLY–WIRE SCREENS.
*WINDOW SCHEDULE SHALL BE READ IN CONJUNCTION WITH FLOOR PLANS AND ELEVATIONS.
*ALL EXTERNAL DOORS ARE TO FITTED WITH WEATHER STRIPS.
*BUILDER IS TO VERIFY ALL WINDOW SIZES AND TYPES AND SHALL BE TO HIS SATISFACTION PRIOR TO MANUFACTURE OF WINDOW FRAMES.
*'F' DENOTES FIXED GLAZING, 'O' DENOTES OPENABLE SASH
*ALL FIXED GLAZING TO HAVE NON–OPENALBE SASH
*WINDOWS IN A SHOWER SHALL BE WATER PROOFED USING FOLLOWING TECHNIQUE IN CONJUNCTION WITH B.C.A. 2007 PART 3.8.1:
THE SURROUND OF THE ALUMINIUM WINDOW SHALL BE MADE OF HARDWOOD TIMBER AND IT SHALL BE FULLY ENCLOSED WITH CEMENT SHEETS, WHICH WILL ABUT THE ALUMINUM FRAME. A SUITABLE WATER PROOF SILICON SHALL BE APPLIED AROUND ALL JOINTS (CORNERS AND EDGES). THEN A WATER PROOF MEMBRANE FOLLOWED BY TILES SHALL BE APPLIED OVER ALL SURFACES UP TO A MINIMUM 150 mm ABOVE THE WINDOW.

## ROOFING:

*SELECTED FLAT PROFILED CONCRETE ROOF TILES THRU–OUT AT 20° PITCH.
*FOR PORTICO CANOPIES USE LYSAGHT INTEGRITY 820 BMT 0.48 ZINCALUM ROOF TRAY DECK @ MIN. 1° PITCH OR A SUITABLE ALTERNATIVE IN ZINCALUM FINISH.
*ALL ROOFING SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATION AND RELEVANT REGULATIONS.
*SELECTED TIMBER FRAMED ROOF TRUSSES AT 600MM MAX CTS (TILED ROOF), OR 900MM MAX CTRS (COLORBOND ROOF) TO MANUFACTURERS SPECIFICATIONS UNLESS OTHERWISE NOTED.
*PLASTERBOARD LINED CEILINGS THRU–OUT.
*SELECTED PROFILE COLORBOND EAVES GUTTER AND FASCIA TO THE PERIMETER OF THE ROOF AREA.
ALSO READ IN CONJUNCTION WITH ANY ENGINEERS DETAILS AND DRAWINGS FOR ANY ROOF BEAMS, LINTELS, ETC.

## WC DOORS:

ALL INTERNAL DOORS TO WC COMPARTMENTS ARE TO BE EITHER SLIDING DOORS, HINGED DOORS THAT OPEN OUTWARDS AWAY FROM THE PAN, HINGED DOORS THAT OPEN INWARDS TOWARDS THE PAN BUT THE EDGE OF THE DOOR IS A MINIMUM OF 1200MM AWAY FROM THE PAN AT ITS NEAREST POINT, OR HINGED DOORS THAT HAVE DEMOUNTABLE HINGES TO ALLOW EASY REMOVAL OF THE DOOR FROM THE OUTSIDE THE WC COMPARTMENT.

ALL HEATING AND COOLING DUCTS AND VENT LOCATIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO COMMENCEMENT OF BUILDING TO DETERMINE IF ANY ADDITIONAL RISER DUCTS ARE REQUIRED.

## ENGINEERING NOTE:

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH CIVIL AND STRUCTURAL ENGINEERING DRAWINGS AND SPECIFICATIONS.

ENGINEERING WORKS HAVE BEEN PREPARED BY:

????????
REPORT: ??

## GEOTHECHNICAL REPORT:

FOOTING TO BE FOUNDED AT THE DEPTHS RECOMMENDED IN THE GEOTHECHNICAL REPORT PREPARED BY:

APEX SOIL TESTING PTY LTD
REPORT NO: 14411734
**SOIL CLASSIFICATION: Class 'P'**

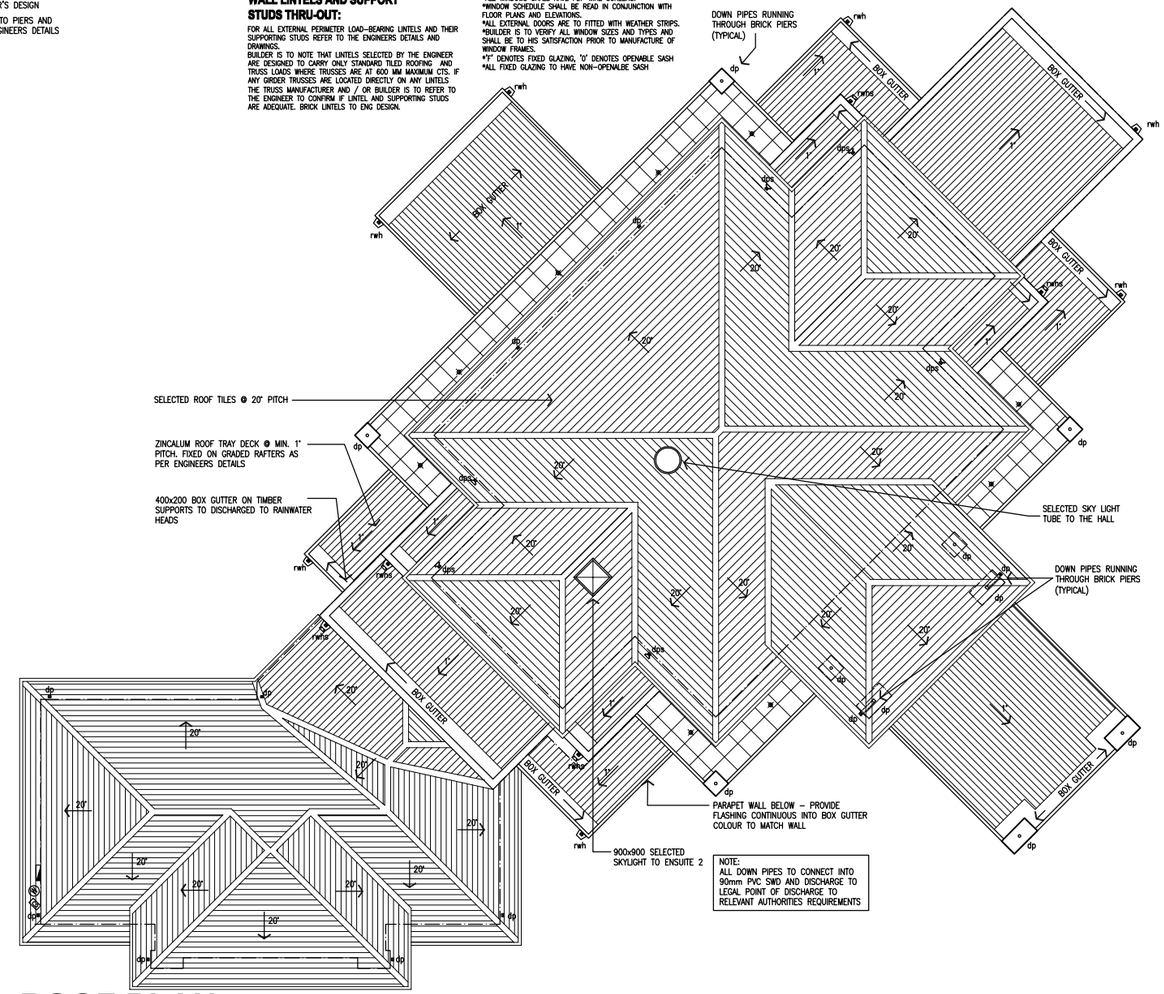
## SURVEY NOTE:

THE LEVELS AND SITE INFORMATION SHOWN ON THIS PLAN HAVE BEEN COMPILED AND CARRIED OUT BY :

NILSSON, NOEL & HOLMES (SURVEYORS) PTY LTD
REFERENCE NO: 7614

## HEATING & COOLING

ALL HEATING AND COOLING UNITS, SIZES, TYPES AND LOCATIONS ARE TO BE CONFIRMED BETWEEN THE BUILDER AND THE SUPPLIER.




# ROOF PLAN

SCALE: 1 : 100

## LEGEND

- DENOTES FLAT PROFILE CONCRETE TILES PITCHED AT 25°
- DENOTES A 100mm x 70mm COLORBOND DOWN PIPE
- DENOTES A 100mm x 70mm COLORBOND DOWN PIPE WITH A SPREADER
- DENOTES A COLOBOND RAINWATER HEAD WITH DOWNPIPE
- DENOTES SELECTED FLOOR TILES LAID ON 6mm CEMENT SHEET UNDERLAY
- DENOTES 19mm SELECTED TIMBER FLOOR BOARDS LAID ON YELLOW TONGUE PARTICLE BOARD
- LYSAGHT INTEGRITY 820 BMT 0.48 ZINCALUM ROOF TRAY DECK @ MIN. 1° PITCH AND 2.5m MAX SINGLE SPAN

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PROJECT

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|---|---|---|---|
| 07025-WD | C | C | |
| SCALE: AS SHOWN | 11.03.08 | 11.03.08 | |
| DESIGN: DW | SHEET NUMBER: | SHEET SIZE: | |
| DRAWN: TH | 5 OF 6 | A1 | |
| CHECKED: DWRK | | | |

SHEET CONTENT:
SECTIONS A-A, B-B, C-C , D-D
ROOF PLAN & SPECIFICATION

PROPOSED:
NEW TWO STOREY DWELLING

PROPERTY ADDRESS:
25 WEST VISTA PLACE
NARRE WARREN NORTH

FOR:
MR. R AND MRS V BOSCOLO

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pty. ltd.
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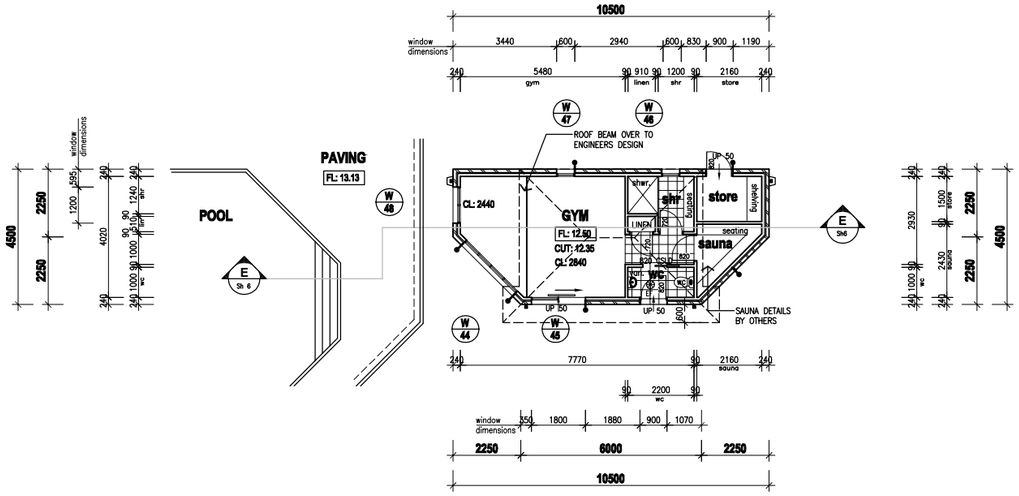
designeq@bigpond.net.au (Design Team)
deq.care@bigpond.net.au (Administration)
deq.draw@bigpond.net.au (Drafting Team)

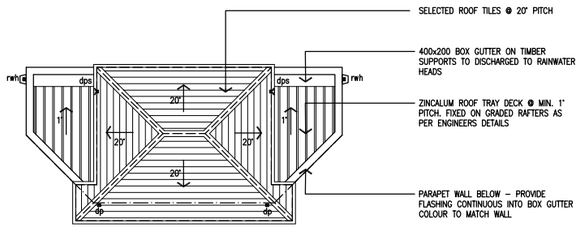
REGISTERED
Building Practitioner
Dale Walton DP-AD 2020

MEMBER
bdav
Building Designers Association Victoria
Member 567



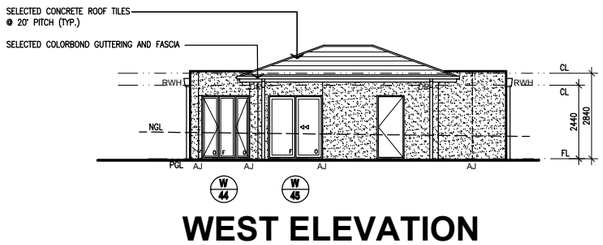

# GYM COMPLEX FLOOR PLAN

SCALE: 1 : 100



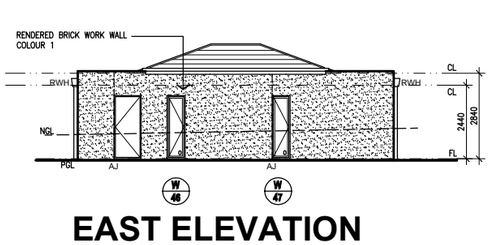

# GYM COMPLEX ROOF PLAN

SCALE: 1 : 100




# WEST ELEVATION

SCALE: 1 : 100

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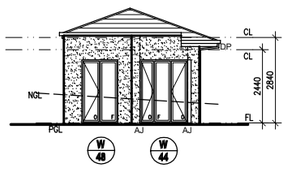


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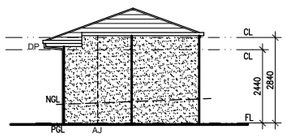


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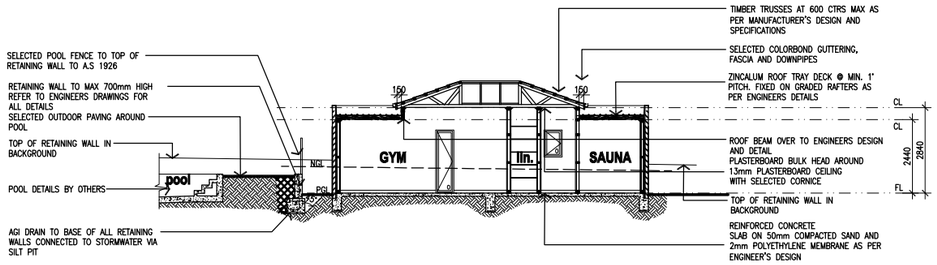


# SECTION E-E

SCALE: 1 : 100

## LEGEND

- DENOTES 90mm INTERNAL TIMBER FRAMED WALL LINED WITH 10mm PLASTERBOARD
- DENOTES A 240mm WIDE BRICK VENEER WALL CONSISTING 110 FACE BRICK, 90mm TIMBER STUDS SPACED AT MAX 450mm CTRS AND 10mm PLASTERBOARD LINING
- DENOTES A 180mm WIDE EXTERNAL WALL CONSISTING OF 70mm RENDERED POLYSTYRENE CLADDING, 20mm DEEP STEEL GALVANIZED BUTTONS AT MAX 600 CTRS, 90mm STUDS SPACED AT MAX 450mm CTRS AND 10mm PLASTERBOARD LINING
- DENOTES 230 BRICK AND PIER WALL 110 FACE BRICK WITH 230 BRICK PIER
- DENOTES LOCATION OF A FULL-HEIGHT BRICKWORK EXPANSION JOINTS IN ACCORDANCE WITH BCA 2007 (CLAUSE 3.3.18) AND SOIL REPORT RECOMMENDATIONS
- DENOTES FLAT PROFILE CONCRETE TILES PITCHED AT 25°
- DENOTES A 100mm x 70mm COLORBOND DOWN PIPE
- DENOTES A 100mm x 70mm COLORBOND DOWN PIPE WITH A SPREADER
- DENOTES A COLOBOND RAINWATER HEAD WITH DOWNPIPE
- DENOTES SELECTED FLOOR TILES LAID ON 6mm CEMENT SHEET UNDERLAY
- DENOTES 19mm SELECTED TIMBER FLOOR BOARDS LAID ON YELLOW TONGUE PARTICLE BOARD
- LYSAGHT INTEGRITY 820 BMT 0.48 ZINCALUM ROOF TRAY DECK @ MIN. 1° PITCH AND 2.5m MAX SINGLE SPAN
- RAILS AT 1000 AND 2000 ( 1 SHELF OVER)
- RAILS AT 1700 (2 SHELVES OVER)
- BH BULKHEAD AT 2400 ABOVE FFL UNO
- BG BOX GUTTER
- ALL INTERNAL DOORS TO BE 2340 HIGH
- ALL LINEN/CUPBOARDS TO HAVE 6 SHELVES
- ALL ROBE SHELVING TO HAVE 6 SHELVES
- ALL BROOM CUPBOARDS TO HAVE SHELVES AT 1700 AND 2000
- FW FLOOR WASTE
- CEILING MOUNTED SMOKE DETECTOR IN ACCORDANCE WITH AS.3786-1993 HARD WIRED TO MAINS SUPPLY WITH 9 VOLT BATTERY BACK-UP.
- EF CEILING MOUNTED EXHAUST FAN

REVISIONS

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PROJECT

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| CHECKED: DW/RK | | | |

SHEET CONTENT:
GYM FLOOR AND ROOF PLAN , ELEVATIONS AND SECTION E-E

PROPOSED:
NEW TWO STOREY DWELLING

PROPERTY ADDRESS:
25 WEST VISTA PLACE
NARRE WARREN NORTH

FOR:
MR. R AND MRS V BOSCOLO

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pty. ltd.
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REGISTERED Building Practitioner
Dale Walton DP-AD 2020

MEMBER bdav Building Designers Association Victoria
Member 567