

GENERAL NOTES

COPYRIGHT OF THESE PLANS VESTS IN 'M7 DESIGN GROUP PTY LTD' AS THE OWNER. THESE DRAWINGS AND THE INFORMATION HERON REMAINS THE PROPERTY OF 'M7 DESIGN GROUP PTY LTD' AND MAY NOT BE COPIED OR USED WITHOUT THEIR WRITTEN CONSENT.

ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO BUILDING (interim) REGULATIONS 2006, THE BUILDING CODE OF AUSTRALIA 2007 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (as amended) REFERRED TO THEREIN.

SITE PLAN MEASUREMENTS IN METERS - ALL OTHER MEASUREMENTS IN MILLIMETERS (O.N.O)

FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

THE BUILDER AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, LEVELS AND SPECIFICATIONS AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.

GENERAL SPECIFICATIONS

ALL WORKS SHALL COMPLY WITH BUT NOT TO BE LIMITED TO FOLLOWING AUSTRALIAN STANDARDS.

- A.S - 1288 - 1994 GLASS IN BUILDINGS - SELECTION AND INSTULATION.
- A.S - 1480 CONCRETE STRUCTURES CODE. INSTULATION.
- A.S - 1562 - 1992 DESIGN ANDE INSTULATION OF SHEET ROOF AND WALL CLADDING. PART 1 METAL.
- A.S - 1684 - 1999 NATIONAL TIMBER FRAMING CODE
- A.S - 1860 - 1998 INSULLATION OF PARTICLBOARD FLOORING
- A.S - 2047 - 1999 WINDOWS IN BUILDINGS-SELECTION AND INSULLATION.
- A.S - 2049 - 2002 ROOF TILES.
- A.S - 2050 - 2002 INSULLATION OF ROOFING TILES.
- A.S - 2870 - 1996 RESIDENTIAL SLABS AND FOOTINGS CONSTRUCTION.
- A.S - 2904 - 1995 DAMP PROOF COURSES AND FLASHINGS.
- A.S - 3660 - 2001 CONCRETE STRUCTURES.
- A.S - 3660.1 - 2000 PROTECTION OF BUILDING AGAINST SUBTERRANEAN TERMITES - PART 1 NEW BUILDINGS
- A.S - 3700 - 2001 MASONRY STRUCTURES.
- A.S - 3740 - 2004 WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS.
- A.S - 3786 - 1993 SMOKE ALARMS.
- A.S - 4055 - 1992 WIND LOADING FOR HOUSING
- A.S - 4100 - 1998 STEEL STRUCTURES
- A.S - 4256 - 1994/96 PLASTIC ROOF AND WALL CLADDING MATERIALS.

GLAZING, INCLUDINGSFETY GLAZIN, SHALL BE INSTALLED TO A SIZE, TYPE AND THICKNESS

SO AS TO COMPLY WITH:

- BCA PART 3.6 FOR CLASS 1 AND 10 BUILDINGS WITHIN A DESIGN WIND SPEED OF NOTMORE THAN N3; AND
- BCA PART B1.4 FO CLASS 2 AND 9 BUILDINGS. REFER TO ACOUSTIC REPORT DATED 13.09-2011
- (1) ALL ROOMS - WITHIN 500mm VERTICAL OF FLOOR LEVEL
- (2) BATHROOMS - WITHIN 1500mm VERTICAL FROM BATH BASE - WITHIN 500mm HORIZONTAL FROM BATH/SHOWER TO SHOWER DOORS, SHOWER SCREENS AND BATH ENCLOSURES
- (3) LAUNDRY - WITHIN 1200mm VERTICAL FROM FLOOR LEVEL AND /OR WITHIN 300mm VERTICAL OF TROUGH
- (4) DOORWAYS - WITHIN 300mm HORIZONTAL FROM ALL DOORS
- (5) ENSUITE - AS FOR (2)

WATER PROOFING OF WET AREAS, BEING BATHROOMS, SHOWER, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH AS 3740-2004: WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS.

SUSTAINABILITY MEASURES FOR NEW CLASS 1 BUILDINGS: UNLESS PERMITTED OTHERWISE, 5 STAR ENERGY EFFICIENCY DESIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STAMPED PLANS ENDORSED BY THE ACCREDITED ENERGY RATER WITHOUT ALTERATION, AND SHALL BE GENERALLY RATED TO COMPLY WITH THE FOLLOWING OPTIONS:

- (1) FOR NEW CLASS 1 BUILDINGS OTHER THAN THOSE CONSTRUCTED ON A TIMBER FLOOR OR OF EARTH WALL CONSTRUCTION:
 - OPTION 1: ACHIEVE A HOUSE ENERGY RATING OF 5 STAR FOR THE BUILDING FABRIC PLUS A SOLAR HOT WATER SYSTEM ACHIEVING AN ENERGY PERFORMANCE OF 60% SOLAR GAIN; OR
 - OPTION 2: ACHIEVE A HOUSE ENERGY RATING OF 5 STAR FOR THE BUILDING FABRIC PLUS A 2000 LITRE RAINWATER TANK (HAVING A MINIMUM 50m2 ROOF CATCHMENT AREA) SUPPLYING ALL SANITARY FLUSHING SYSTEMS;
- (2) FOR NEW CLASS 1 DESIGNED CONSTRUCTED ON TIMBER FLOOR TO GROUND FLOOR OR OF EARTH WALL CONSTRUCTION SUBSTANTIALLY DESIGNED PRIOR TO 30 APRIL 2006:
 - OPTION 1: ACHIEVE A HOUSE ENERGY RATING OF 5 STAR FOR THE BUILDING FABRIC; OR
 - OPTION 2: ACHIEVE A HOUSE ENERGY RATING OF 4 STAR FOR THE BUILDING FABRIC PLUS A SOLAR HOT WATER SYSTEM ACHIEVING AN ENERGY PERFORMANCE OF 60% SOLAR GAIN; OR
 - OPTION 3: ACHIEVE A HOUSE ENERGY RATING OF 4 STARS FOR THE BUILDING FABRIC PLUS A 2000 LITRE RAINWATER TANK (HAVING A MINIMUM 50m2 ROOF CATHMENT AREA) SUPPLYING ALL SANITARY FLUSHING SYSTEMS.

INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS.

STEP SIZES (OTHER THAN FOR SPIRAL STAIRS) TO BE:
 RISERS (R) 190mm MAXIMUM AND 115mm MINIMUM
 GOINGS (G) 355mm MAXIMUM AND 240mm MINIMUM
 2R + 1G = 700mm MAXIMUM AND 550mm MINIMUM
 125mm MAXIMUM GAP TO OPEN TREADS

ALL TREADS, LANDINGS AND THE LIKE TO HAVE NON SLIP FINISH OR SUITABLE NON- SKID STRIP NEAR EDGE OF NOSING.

PROVIDE BALUSTRADES WHERE CHANGE IN LEVEL EXCEEDS 1000mm ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS.

BALUSTRADES (OTHER THAN TENSIONED WIRE BALUSTRADES) TO BE:

1000mm MIN. ABOVE FINISHED SURFACE LEVEL OF BALCONIES, LANDINGS OR THE LIKE, AND 865mm MIN. ABOVE FINISHED SURFACE LEVEL OF STAIR NOSING OR RAMP, AND VERTICAL WITH A 125mm MAXIMUM GAP BETWEEN, AND ANY HORIZONTAL ELEMENT WITHIN THE BALUSTRADE BETWEEN 150mm AND 760mm ABOVE THE FLOOR MUST NOT FACILITATE CLIMBING WHERE CHANGES IN LEVELS EXCEEDS 4000mm ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS.

WIRE BALUSTRADE CONSTRUCTION TO COMPLY WITH BCA2007 VOLUME 2 PART 3.9.2.3 FOR CLASS 1 AND 10 BUILDINGS AND BCA2007 VOLUME 1 PART D2.16 FOR OTHER CLASSES OF BUILDINGS.

HAND RAILS TO BE 865mm MINIMUM ABOVE STAIR NOSING AND LANDINGS.

THESE PLANS HAVE BEING PREPARED FOR THE EXCLUSIVE USE BY THE CLIENT OF **M7 DISIGN GROUP PTY LTD** ('THE DESIGNER') FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE DESIGNER. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT THE DESIGNER'S WRITTEN CONSENT DOSE SO AT THEIR OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE DESIGNER FOR SUCH USE AND/OR RELIANCE.

ALL DOOR TI BE 2040MM IN HEIGHT (U.N.O)

THE APPROVAL OF THIS OFFICE OF A SUBSTITUTE MATERIAL, WORK PRACTICE, VARIATIONS OR THE LIKE IS NOT AN AUTHORISATION FOR ITS USE OR A CONTRACT VARIATION. ANY SAID VARIATIONS MUST BE ACCEPTED BY ALL PARTIES TO THE AGREEMENT AND WHERE APPLICABLE THE RELEVANT BUILDING SURVEYOR PRIOR TO IMPLEMENTING THE SAID VARIATION.

WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL AROUND.

WINDOWS TO BE FLASHED AROUND

WHERE THE BUILDING (EXCLUDES CLASS 10) IS LOCATED IN A TERMITE PRONE AREA THE AREA TO UNDERSIDE OF BUILDING OF BUILDING AND PERIMETER IS TO BE TREATED AGAINST TERMITE ATTACK.

FOR BUILDINGS IN MARINE OR OTHER EXPOSURE ENVIROMENTS SHALL HAVE MASONRY UNITS, MORTAR AND ALL BUILT IN COMPONENTS AND THE LIKE COMPLYING WITH THE DURABILITY REQUIREMENTS OF TABLE 5.1 OF AS 3700-2001 MASONRY STRUCTURES

CONCRET STUMPS:

UP TO 1400mm LONG TO BE 100mm x 100mm (1 No. H.D.WIRE)
 1401mm TO 1800mm LONG TO BE 100mm x 100mm (2 No. H.D. WIRES)
 1801mm TO 3000mm LONG TO BE 125mm x 125mm (2 No. H.D WIRES)
 100mm x 100mm STUMPS EXCEEDING 1200mm ABOVE GROUND LEVEL TO BE BRACED WHERE NO PERIMETER BASE BRICKWORK PROVIDED.

ALL STORMWATER TO BE TAKE TO LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITIES APPROVAL.

STORMWATER:

100mm DIA. CLASS 6 UPVC STORMWATER LINE LAID TO A MINIMUM GRADE OF 1:100 AND CONNECT TO THE LEGAL POINT OF STORMWATER DISCHARGE. PROVIDE INSPECTION OPENINGS AT 9000mm C/C AND AT EACH CHANGE OF DIRECTION.

THE COVER TO UNDERGROUND STORMWATER DRAINS SHALL BE NOT LESS THAN:
 100mm UNDER SOIL
 50mm UNDER PAVED CONCRETE AREAS
 100mm UNDER UNREINFORCED CONCRETE OR PAVED DRIVWAYS
 75mm UNDER REINFORCED CONCRETE DRIVWAYS

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL, GEOTECHNICAL AND ALL OTHER CONSULTANTS DRAWINGS/DETAILS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.

THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES DURING ALL WORKS.

THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.

SITE CLASSIFICATION: H2

SITE CLASSIFICATION AS CLASS: H
 REFER TO SOIL REPORT No: 111154
 BY: HARDROCK GEOTECHNICAL

DESIGN GUST WIND SPEED / WIND CLASSIFICATION: REGION " _____ " REFER TO WIND CLASSIFICATION SYSTEM BY _____, JOB NUMBER: _____

BUILDING TIE-DOWNS TO BE PROVIDED IN ACCORDANCE WITH AS 1684 - 2006 FOR AN ASSUMED DESIGN GUST WIND SPEED / WIND CLASSIFICATION OF _____ (SUBJECT TO CONFIRMATION ON SITE BY RELEVANT BUILDING SURVEYOR AT FIRST INSPECTION) REFER TO AS1684 FOR CONSTRUCTION REQUIREMENTS.

AUTHORITIES / CONSULTANTS

MUNICIPALITY: NAME: **MARIBYRNONG** Ph: **9688 0200**

SEWERAGE AUTHORITY: NAME: **CITY WEST WATER** Ph: **131691**

RELEVANT BUILDING SURVEYOR: NAME: **TBA**

CONSULTING STRUCTURAL ENGINEER: NAME: **D & A CONSULTING**

GEOTECHNICAL ENGINEER: NAME: **HARDROCK GEOTECHNICAL**

UNIT 1

FirstRate 5 house energy rating software

single dwelling rating 5.2 stars 140.8MJ/m²

multi-unit development (attach listing of ratings)

Accreditation number VIC/BDAV/11/4082

Signature Yianni Kambour Date 23/11/2011

UNIT 4

FirstRate 5 house energy rating software

single dwelling rating 5.1 stars 144.1MJ/m²

multi-unit development (attach listing of ratings)

Accreditation number VIC/BDAV/11/4082

Signature Yianni Kambour Date 23/11/2011

UNIT 2

FirstRate 5 house energy rating software

single dwelling rating 5.2 stars 138.6MJ/m²

multi-unit development (attach listing of ratings)

Accreditation number VIC/BDAV/11/4082

Signature Yianni Kambour Date 23/11/2011

UNIT 5

FirstRate 5 house energy rating software

single dwelling rating 5.1 stars 143.8MJ/m²

multi-unit development (attach listing of ratings)

Accreditation number VIC/BDAV/11/4082

Signature Yianni Kambour Date 23/11/2011

UNIT 7

FirstRate 5 house energy rating software

single dwelling rating 5.0 stars 147.4MJ/m²

multi-unit development (attach listing of ratings)

Accreditation number VIC/BDAV/11/4082

Signature Yianni Kambour Date 23/11/2011

UNIT 3

FirstRate 5 house energy rating software

single dwelling rating 5.3 stars 137.0MJ/m²

multi-unit development (attach listing of ratings)

Accreditation number VIC/BDAV/11/4082

Signature Yianni Kambour Date 23/11/2011

UNIT 6

FirstRate 5 house energy rating software

single dwelling rating 5.0 stars 146.4 MJ/m²

multi-unit development (attach listing of ratings)

Accreditation number VIC/BDAV/11/4082

Signature Yianni Kambour Date 23/11/2011

UNIT 8

FirstRate 5 house energy rating software

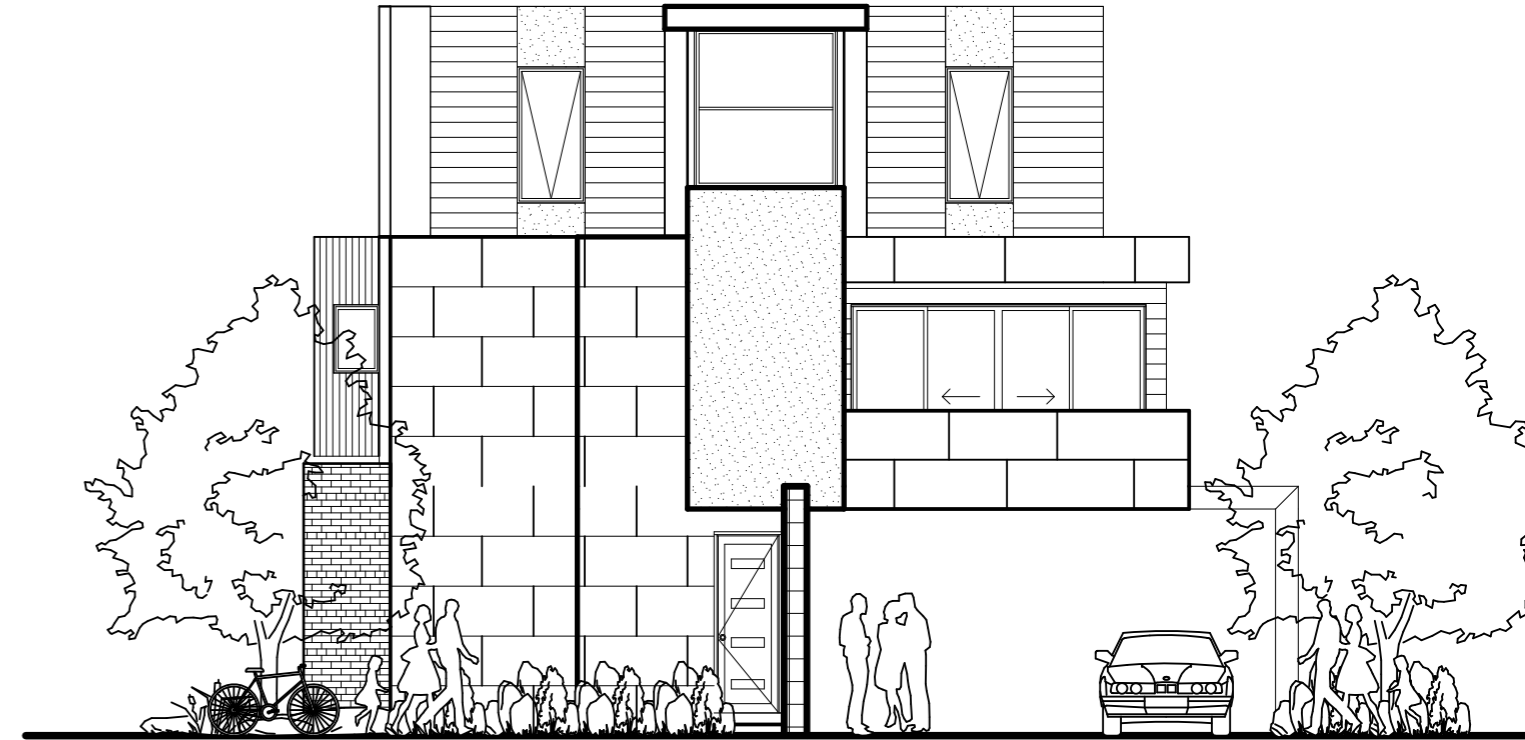
single dwelling rating 5.4 stars 134.2MJ/m²

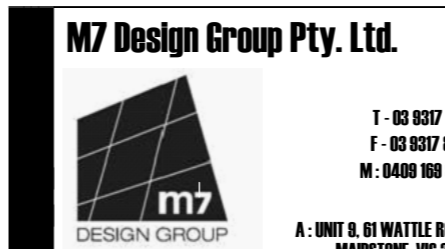
multi-unit development (attach listing of ratings)

Accreditation number VIC/BDAV/11/4082

Signature Yianni Kambour Date 23/11/2011

PROPOSED TRIPLE STOREY UNIT DEVELOPMENT @ 274 BALLARAT ROAD, FOOTSCRAY FOR ID PROPERTY GROUP



|  <p>M7 Design Group Pty. Ltd.</p> <p>T - 03 9317 8111 F - 03 9317 8118 M : 0409 169 993</p> <p>A : UNIT 9, 61 WATTLE ROAD MAIDSTONE, VIC 3012</p> | <p>Proposed:</p> <p>TRIPLE STOREY UNIT DEVELOPMENT</p> | <table border="1"> <thead> <tr> <th>date</th> <th>amendments</th> </tr> </thead> <tbody> <tr> <td>20.02.13</td> <td>AS PER BUILDERS REQUEST</td> </tr> <tr> <td></td> <td>COLOUR/MERTERIAL AMENDMENT</td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td colspan="2">copyright 2011: these drawings are not to be copied in part or in whole with out the written consent of the author</td> </tr> </tbody> </table> | date | amendments | 20.02.13 | AS PER BUILDERS REQUEST | | COLOUR/MERTERIAL AMENDMENT | | | | | | | copyright 2011: these drawings are not to be copied in part or in whole with out the written consent of the author | |
|---|---|---|------|------------|----------|-------------------------|--|----------------------------|--|--|--|--|--|--|--|--|
| | date | amendments | | | | | | | | | | | | | | |
| 20.02.13 | AS PER BUILDERS REQUEST | | | | | | | | | | | | | | | |
| | COLOUR/MERTERIAL AMENDMENT | | | | | | | | | | | | | | | |
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| <p>At:</p> <p>274 BALLARAT ROAD, FOOTSCRAY</p> | <p>Client:</p> <p>ID PROPERTY GROUP</p> | <p>Job No: 730</p> <p>Date: 12.12.11</p> | | | | | | | | | | | | | | |

sheet no: 0.1

SITE NOTES

REFER TO: HARDROCK GEOTECHNICAL PLAN OF SURVEY REF No: 111154 FOR LOCATION OF CONTOUR INTERVALS, BOUNDARIES, FENCES, SURFACE PITS, VALVE COVERS ECT.

LEVELS ARE TO AHD.

NO DIRECT KNOWLEDGE IS CLAIMED OF THE LOCATION OF UNDERGROUND SERVICES.

PRIOR TO ANY EXCAVATION OR CONSTRUCTION, THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO LOCATE POSSIBLE UNDERGROUND SERVICES.

GROUND MUST BE GRADED AWAY FROM EXTERNAL WALLS AND SURFACE WATER PROPERLY DRAINED BY MEANS OF SURFACE/CUT-OFF DRAINS CONNECTED INTO SWD VIA SILT PITS

BLOCK BEARINGS MUST BE CONFIRMED PRIOR TO CONSTRUCTION.

ENSURE THAT ALL PRECAUTIONS ARE TAKEN TO PROTECT ADJOINING PROPERTY/PUBLIC DURING EXCAVATION/CONSTRUCTION/DEMOLITION OWNERS OF ADJOINING PROPERTY MUST BE CONSULTED PRIOR TO REMOVING/ALTERING SHARED FENCING

NO PART OF THE PROPOSED STRUCTURE OR FOOTING IS TO ENCRANCH THE TITLE BOUNDARIES

F.F.L. TO BE CONFIRMED ON SITE BY BUILDING SUPERVISOR AFTER COMPLETION OF SITE WORKS.

CONNECT STORMWATER TO LEGAL POINT OF DISCHARGE AS DIRECTED BY LOCAL COUNCIL & AS PER APPROVED DRAINAGE PLAN

SITE TO BE DRAINED TO THE SATISFACTION OF THE BUILDING SURVEYOR.

CONNECT 90mm PVC STORMWATER DRAIN AT 1:100 MIN. FALL, WITH INSPECTION OPENINGS AT 9M MAX. CTRS. AND AT CHANGE OF DIRECTION UNLESS NOTED OTHERWISE.

DOWNPIPE LAYOUT MAY VARY ON SITE SHOULD THE RELEVANT BUILDING SURVEYOR/COUNCIL REQUIRE IT.

DP: DOWN PIPE
DPS: DOWN PIPE WITH SPREADER
RH: RAIN HEAD

DOWNPIPES TO BE PROVIDE AT MAX. 12M CENTRES

PROVIDE A.G. DRAINS WHERE REQUIRED & CONNECT TO S/WATER DRAIN VIA SILT PIT

CONNECT SEWERAGE AS PER RELEVANT AUTHORITY APPROVAL AND TO APPROVED DISCHARGE POINT. FINAL SEWER PIPE LAYOUT MAY BE ALTERED IF REQUIRED BY RELEVANT SEWER AUTHORITY.

PROVIDE 100mm DIA. UPVC SEWER PIPE

LOCATION OF SECOND EXTERNAL TAP TO BE DETERMINED BY POSITION OF OVERFLOW RELIEF GULLY.

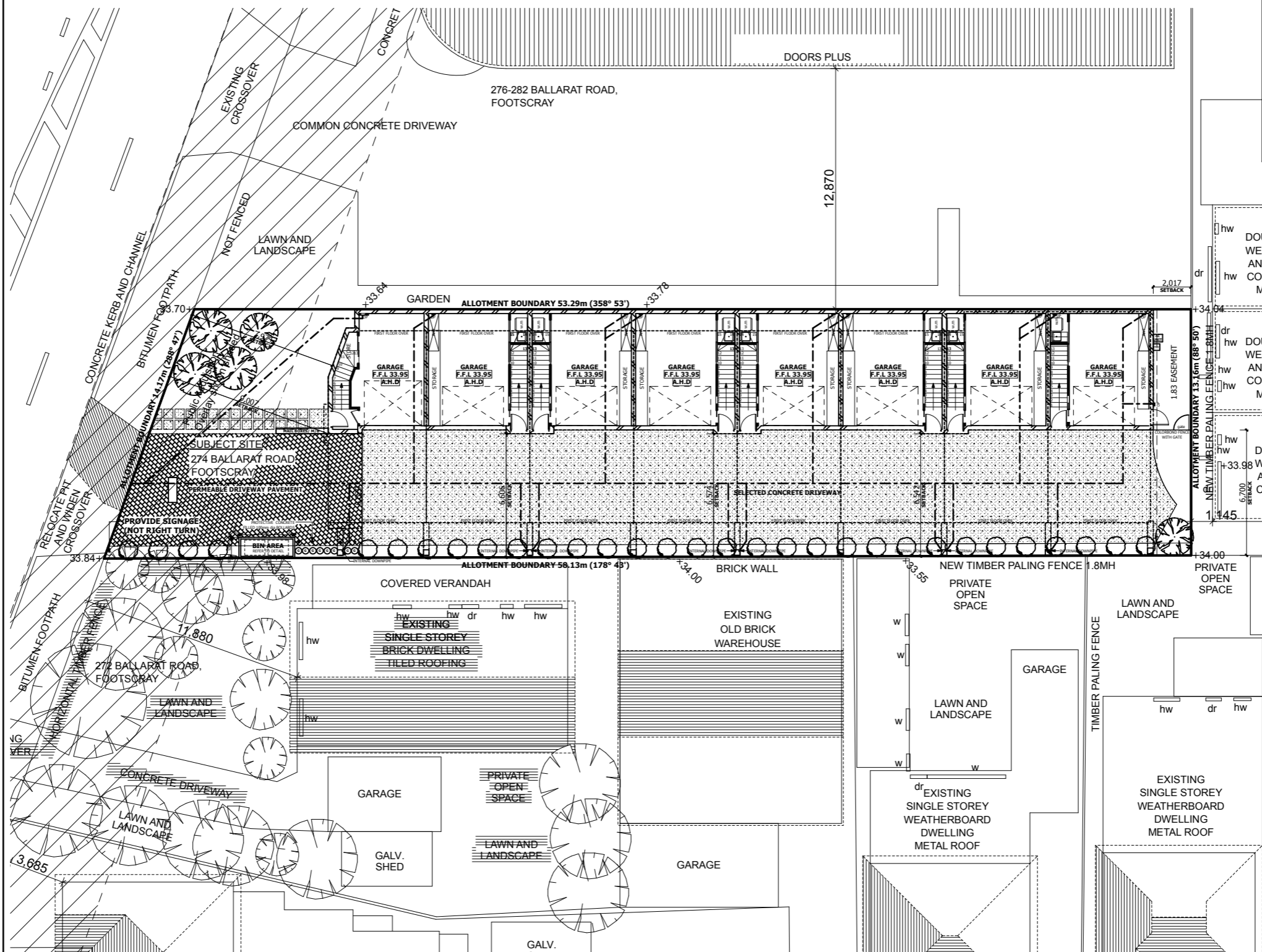
CUT / FIL PROPOSALS & FINISHED FLOOR LEVELS ON THIS SITE PLAN TO BE CHECKED & CONFIRMED PRIOR TO CONSTRUCTION BY THE BUILDER / OR SUB-CONTRACTORS.

LEDGEND

| | |
|--|--------------------|
| | LETTER BOX |
| | HOT WATER SERVICE |
| | METER BOX |
| | RUBISH BIN |
| | RECYCLE BIN |
| | HABITAT WINDOW |
| | NON HABITAT WINDOW |
| | GAS METER |
| | CLOTHES LINE |
| | RAIN WATER TANK |

NOTE:

The dwelling has been designed to achieve a 5 STAR ENERGY RATING and include a 2000 litre RAIN WATER TANK (roof catchment of 50m²) connected to all sanitary flushing systems or SOLAR WATER HEATER system with 60% solar gain. Upon completion of the dwelling, the builder shall present to the Relevant Building Surveyor the First Rate Compliance Report.



ALL DIMENSIONS TO BE CHECKED BY BUILDER & SUB-CONTRACTORS PRIOR TO COMMENCEMENT OF WORKS. DISCREPANCIES TO BE REPORTED IMMEDIATELY.

CONNECT SEWER TO LEGAL POINT OF DISCHARGE AS PER DIRECTED BY LOCAL COUNCIL.

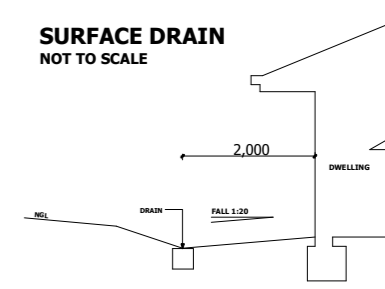
DP ● Denote: 100 x 50 g.i downpipe
DPS ● Denote: 100 x 50 g.i downpipe with spreader
RH ■ Denote: rain water head

DOWNPIPE LAYOUT MAY VARY ON SITE SHOULD THE RELEVANT BUILDING SURVEYOR/COUNCIL REQUIRE IT.

NOTE:
(LEGAL POINT OF DISCHARGE)
STORM WATER TO BE CONNECTED TO LEGAL POINT OF DISCHARGE AS PER LOCAL COUNCIL REQUIREMENTS

SURFACE DRAIN

NOT TO SCALE



Grade surface away from house for a minimum distance of 2000mm at 1 in 20 minimum fall. Collect stormwater with 115w x 95 d PVC channel or spoon drain and connect to stormwater system

LAND FALL NOTE:

LAND FALL CONTOURS SHOWN ON DRAWINGS ARE APPROXIMATE ONLY. BUILDER & CONCRETE SLAB / FOOTING CONTRACTOR TO VERIFY LAND FALL & FINISH FLOOR LEVEL BEFORE ANY WORK COMMENCES.

NOTE:

ALL DIMENSIONS, SITE LEVELS TO BE CHECKED BY BUILDER & SUB-CONTRACTORS PRIOR TO COMMENCEMENT OF WORKS. DISCREPANCIES TO BE REPORTED IMMEDIATELY.

FIVE STAR ENERGY RATING REQUIREMENTS (refer to report)

- * ceiling insulation as R_{1.5} batts or similar
- * All external walls insulation as R_{1.5} batts between studs or similar (inc. garage wall)
- * Utility rooms (bath, l'dry, wc) doors to be sealed with 3mm foam, neoprene strips or similar
- * External doors to be sealed with 3mm foam, neoprene strips or similar
- * Weather strips to be fitted to all external doors
- * All gaps between; window frames, doors, plumbing fixtures and penetrations to be sealed with caulking or silicone sealant, including any skylights

The dwelling has been designed to achieve a 5 STAR ENERGY RATING and include a 2000 litre RAIN WATER TANK (roof catchment of 50m²) connected to all sanitary flushing systems or SOLAR WATER HEATER system with 60% solar gain. Upon completion of the dwelling, the builder shall present to the Relevant Building Surveyor the First Rate Compliance Report.



SITE PLAN

SCALE 1:200

M7 Design Group Pty. Ltd.



T - 03 9317 8111
F - 03 9317 8119
M - 0409 169 993

A: UNIT 9, 61 WATTLE ROAD
MAIDSTONE, VIC 3012

Proposed:
TRIPLE STOREY UNIT DEVELOPMENT

At:
274 BALLARAT ROAD, FOOTSCRAY

Client: **ID PROPERTY GROUP**

Job No: **730**

Date: **12.12.11**

date **20.02.13** amendments **AS PER BUILDERS REQUEST**

COLOUR/MATERIAL AMENDMENT

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sheet no: **02**

GENERAL LEDGEND

ad DENOTE LIFT OFF / REMOVABLE HINGES: IF CENTER OF THRESHOLD IS LESS THAN 1.2M FROM FRONT EDGE OF SANITY FITTINGS

ef DENOTE SMOKE ALARM HARD WIRED TO MAINS WITH BACKUP BATTERY AS PER B.C.A REQUIREMENTS

AJ DENOTE EXHAUST FAN, MECHANICAL VENTILATION FROM ENS, POWDER ROOM AND L'DRY TO BE DUCTED TO OUTSIDE AIR

AJ DENOTE ARTICULATION JOINT IN BRICKWORK @ 6000 MAX. SPACING & AS PER SOIL REPORT

C/S CAVITY SLIDING DOOR

SL SLIDING DOOR

BFD BI-FOLD DOOR

DP DENOTE LOCATION OF DOWNPIPE TO BE CONNECTED TO SWD SYSTEM

DPS DENOTE LOCATION OF DOWNPIPE WITH SPREADER

GH DENOTE LOCATION OF GAS HEATER

FP DENOTE LOCATION OF FIRE PLACE

FFL DENOTE FINISHED FLOOR LEVEL (AHD)

FGL DENOTE FINISHED GROUND LEVEL (AHD)

DENOTE 100mm UPVC SWD TO BE CONNECTED TO LEGAL POINT OF DISCHARGE (LPD) AND TO THE APPROVAL OF THE RELEVANT LOCAL AUTHORITY

LAUNDRY

BR BROOM CUP'D

Tr TROUGH 45Lt

WM WASHING MACHINE

DRY DRYER

BATHROOM

V VANITY BASIN - selected

SH, POWDER N/A

SH, ENSUITE N/A

SH, BATH N/A

BATH N/A

KITCHEN

REF REFRIDGERATOR

SSS STAINLESS STEEL SINK

ST STOVE

DW WISHWASHER

WO WALL OVEN

O/H OVER HEAD CUP'D

PAN PANTRY

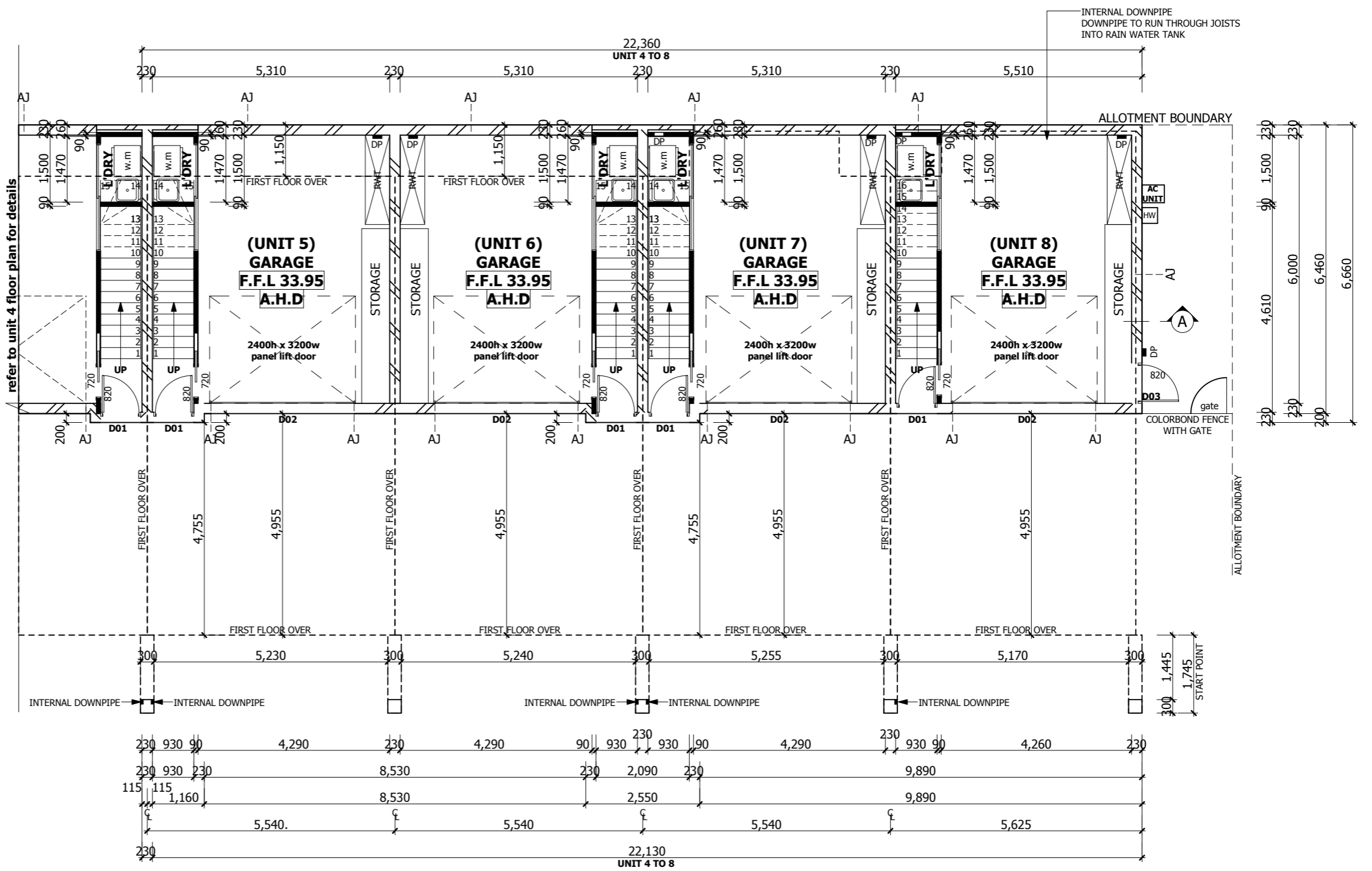
NOTE:
DO NOT SCALE - DIMENSIONS TAKE PRECEDENCE OVER SCALE

FOUNDATION CLASSIFICATION
"CLASS "H" A.S. 2870-1996

REFER TO ENGINEERS SOIL REPORT TO CONFIRM

REFER TO ENGINEERS COMP'S FOR SLAB DESIGN

ALL DIMENSIONS TO BE CHECKED BY BUILDER & OR SUB-CONTRACTORS PRIOR TO COMMENCEMENT OF WORKS. DISCREPANCIES TO BE REPORTED IMMEDIATELY.



| AREA ANALYSIS | AREA ANALYSIS | AREA ANALYSIS | AREA ANALYSIS |
|--|--|--|--|
| UNIT 1 ground floor: 30.73m ² 3.31sq first floor: 46.45m ² 5.00sq balcony: 8.04m ² 0.86sq second floor: 36.95m ² 3.98sq total: 122.17m ² -13.15sq | UNIT 2 ground floor: 36.05m ² 3.88sq first floor: 48.32m ² 5.20sq balcony: 8.55m ² 0.92sq second floor: 48.03m ² 5.17sq total: 140.95m ² -15.17sq | UNIT 3 ground floor: 36.05m ² 3.88sq first floor: 48.32m ² 5.20sq balcony: 8.55m ² 0.92sq second floor: 48.03m ² 5.17sq total: 140.95m ² -15.17sq | UNIT 4 ground floor: 36.05m ² 3.88sq first floor: 48.32m ² 5.20sq balcony: 8.55m ² 0.92sq second floor: 48.03m ² 5.17sq total: 140.95m ² -15.17sq |

| AREA ANALYSIS | AREA ANALYSIS | AREA ANALYSIS | AREA ANALYSIS |
|--|--|--|--|
| UNIT 5 ground floor: 36.05m ² 3.88sq first floor: 48.32m ² 5.20sq balcony: 8.55m ² 0.92sq second floor: 48.03m ² 5.17sq total: 140.95m ² -15.17sq | UNIT 6 ground floor: 36.05m ² 3.88sq first floor: 48.32m ² 5.20sq balcony: 8.55m ² 0.92sq second floor: 48.03m ² 5.17sq total: 140.95m ² -15.17sq | UNIT 7 ground floor: 36.05m ² 3.88sq first floor: 51.71m ² 5.56sq balcony: 8.65m ² 0.93sq second floor: 42.64m ² 4.59sq total: 139.05m ² -14.96sq | UNIT 8 ground floor: 36.34m ² 3.91sq first floor: 52.14m ² 5.61sq balcony: 8.44m ² 0.91sq second floor: 38.50m ² 4.14sq total: 135.42m ² -14.57sq |

Site area = 737.63m²
Total Dwelling Footprint = 283.37m²
site coverage = 38.41%
permeable area = 61.58%



GROUND FLOOR PLAN

0 5 10 SCALE 1:100

M7 Design Group Pty. Ltd.

T - 03 9317 8111
F - 03 9317 8118
M : 0409 169 993

A : UNIT 9, 61 WATTLE ROAD
MAIDSTONE, VIC 3012

Proposed:
TRIPLE STOREY UNIT DEVELOPMENT

At:
274 BALLARAT ROAD, FOOTSCRAY

Client: **ID PROPERTY GROUP**

Job No: **730** Date: **12.12.11**

| date | amendments |
|----------|---------------------------|
| 20.02.13 | AS PER BUILDERS REQUEST |
| | COLOUR/MATERIAL AMENDMENT |

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sheet no: 04

| GENERAL LEDGEND | |
|-----------------|---|
| | DENOTE LIFT OFF / REMOVABLE HINGES: IF CENTER OF THRESHOLD IS LESS THAN 1.2M FROM FRONT EDGE OF SANITY FITTINGS |
| | DENOTE SMOKE ALARM HARD WIRED TO MAINS WITH BACKUP BATTERY AS PER B.C.A REQUIREMENTS |
| | DENOTE EXHAUST FAN, MECHANICAL VENTILATION FROM ENS, POWDER ROOM AND L'DRY TO BE DUCTED TO OUTSIDE AIR |
| | DENOTE ARTICULATION JOINT IN BRICKWORK @ 6000 MAX. SPACING & AS PER SOIL REPORT |
| | CAVITY SLIDING DOOR |
| | SLIDING DOOR |
| | BI-FOLD DOOR |
| | DENOTE LOCATION OF DOWNPIPE TOBE CONNECTED TO SWD SYSTEM |
| | DENOTE LOCATION OF DOWNPIPE WITH SPREADER |
| | DENOTE LOCATION OF GAS HEATER |
| | DENOTE LOCATION OF FIRE PLACE |
| | DENOTE FINISHED FLOOR LEVEL (AHD) |
| | DENOTE FINISHED GROUND LEVEL (AHD) |
| | DENOTE 100mm UPVC SWD TO BE CONNECTED TO LEGAL POINT OF DISCHARGE (LPD) AND TO THE APPROVAL OF THE RELEVANT LOCAL AUTHORITY |

| LAUNDRY | |
|---------|-----------------|
| BR | BROOM CUP'D |
| Tr | TROUGH 45lt |
| WM | WASHING MACHINE |
| DRY | DRYER |

| BATHROOM | |
|-------------|-------------------------|
| V | VANITY BASIN - selected |
| SH, POWDER | N/A |
| SH, ENSUITE | N/A |
| SH, BATH | N/A |
| BATH | N/A |

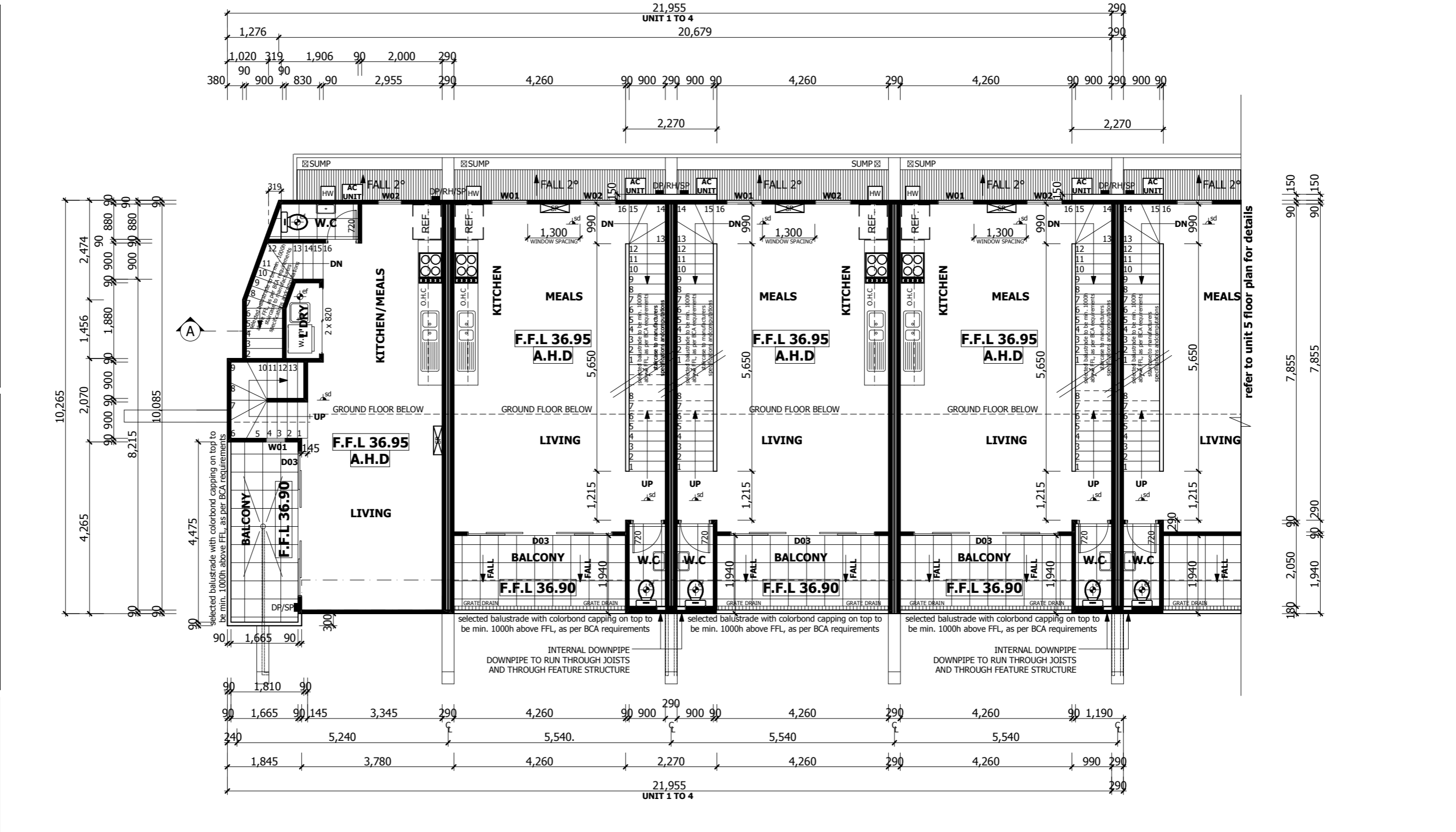
| KITCHEN | |
|---------|----------------------|
| REF | REFRIDGERATOR |
| SSS | STAINLESS STEEL SINK |
| ST | STOVE |
| DW | WISHWASHER |
| WO | WALL OVEN |
| O/H | OVER HEAD CUP'D |
| PAN | PANTRY |

NOTE:
DO NOT SCALE - DIMENSIONS TAKE PRECEDENCE OVER SCALE

FOUNDATION CLASSIFICATION
"CLASS "H" A.S. 2870-1996

REFER TO ENGINEERS SOIL REPORT TO CONFIRM
REFER TO ENGINEERS COMP'S FOR SLAB DESIGN

ALL DIMENSIONS TO BE CHECKED BY BUILDER & OR SUB-CONTRACTORS PRIOR TO COMMENCEMENT OF WORKS.
DISCREPENCIES TO BE REPORTED IMMEDIATELY.



| AREA ANALYSIS | AREA ANALYSIS | AREA ANALYSIS | AREA ANALYSIS |
|--|--|--|--|
| UNIT 1 ground floor: 30.73m ² 3.31sq first floor: 46.45m ² 5.00sq balcony: 8.04m ² 0.86sq second floor: 36.95m ² 3.98sq total: 123.17m² -13.15sq | UNIT 2 ground floor: 36.05m ² 3.88sq first floor: 48.32m ² 5.20sq balcony: 8.55m ² 0.92sq second floor: 48.03m ² 5.17sq total: 140.95m² -15.17sq | UNIT 3 ground floor: 36.05m ² 3.88sq first floor: 48.32m ² 5.20sq balcony: 8.55m ² 0.92sq second floor: 48.03m ² 5.17sq total: 140.95m² -15.17sq | UNIT 4 ground floor: 36.05m ² 3.88sq first floor: 48.32m ² 5.20sq balcony: 8.55m ² 0.92sq second floor: 48.03m ² 5.17sq total: 140.95m² -15.17sq |

| AREA ANALYSIS | AREA ANALYSIS | AREA ANALYSIS | AREA ANALYSIS |
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| UNIT 5 ground floor: 36.05m ² 3.88sq first floor: 48.32m ² 5.20sq balcony: 8.55m ² 0.92sq second floor: 48.03m ² 5.17sq total: 140.95m² -15.17sq | UNIT 6 ground floor: 36.05m ² 3.88sq first floor: 48.32m ² 5.20sq balcony: 8.55m ² 0.92sq second floor: 48.03m ² 5.17sq total: 140.95m² -15.17sq | UNIT 7 ground floor: 36.05m ² 3.88sq first floor: 52.86m ² 5.69sq balcony: 8.65m ² 0.93sq second floor: 42.64m ² 4.59sq total: 140.02m² -15.09sq | UNIT 8 ground floor: 36.34m ² 3.91sq first floor: 53.30m ² 5.74sq balcony: 8.44m ² 0.91sq second floor: 38.50m ² 4.14sq total: 136.58m² -14.70sq |

Site area = 737.63m²
Total Dwelling Footprint = 283.37m²
site coverage = 38.41%
permeable area = 61.58%



FIRST FLOOR PLAN

0 5 10
SCALE 1:100

M7 Design Group Pty. Ltd.

T - 03 9317 8111
F - 03 9317 8118
M : 0409 169 993

A : UNIT 9, 61 WATTLE ROAD
MAIDSTONE, VIC 3012

| | |
|-----------|---------------------------------------|
| Proposed: | TRIPLE STOREY UNIT DEVELOPMENT |
| At: | 274 BALLARAT ROAD, FOOTSCRAY |
| Client: | ID PROPERTY GROUP |
| Job No: | 730 |
| Date: | 12.12.11 |

| date | amendments |
|----------|----------------------------|
| 20.02.13 | AS PER BUILDERS REQUEST |
| | COLOUR/MERTERIAL AMENDMENT |

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sheet no: 05

| GENERAL LEDGEND | |
|-----------------|---|
| | DENOTE LIFT OFF / REMOVABLE HINGES: IF CENTER OF THRESHOLD IS LESS THAN 1.2M FROM FRONT EDGE OF SANITY FITTINGS |
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| LAUNDRY | |
|---------|-----------------|
| BR | BROOM CUP'D |
| Tr | TROUGH 45Lt |
| WM | WASHING MACHINE |
| DRY | DRYER |

| BATHROOM | |
|-------------|-------------------------|
| V | VANITY BASIN - selected |
| SH, POWDER | N/A |
| SH, ENSUITE | N/A |
| SH, BATH | N/A |
| BATH | N/A |

| KITCHEN | |
|---------|----------------------|
| REF | REFRIDGERATOR |
| SSS | STAINLESS STEEL SINK |
| ST | STOVE |
| DW | WISHWASHER |
| WO | WALL OVEN |
| O/H | OVER HEAD CUP'D |
| PAN | PANTRY |

NOTE:
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REFER TO ENGINEERS COMP'S FOR SLAB DESIGN

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Site area = 737.63m²
Total Dwelling Footprint = 283.37m²
site coverage = 38.41%
permeable area = 61.58%



FIRST FLOOR PLAN

0 5 10
SCALE 1:100

M7 Design Group Pty. Ltd.

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| Job No: | 730 |
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sheet no: 06

| GENERAL LEDGEND | |
|-----------------|---|
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| LAUNDRY | |
|---------|-----------------|
| BR | BROOM CUP'D |
| Tr | TROUGH 45lt |
| WM | WASHING MACHINE |
| DRY | DRYER |

| BATHROOM | |
|-------------|-------------------------|
| V | VANITY BASIN - selected |
| SH, POWDER | N/A |
| SH, ENSUITE | 1500 x 1000 |
| SH, BATH | 900 X 900 |
| BATH | N/A |

| KITCHEN | |
|---------|----------------------|
| REF | REFRIDGERATOR |
| SSS | STAINLESS STEEL SINK |
| ST | STOVE |
| DW | WISHWASHER |
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NOTE:
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Total Dwelling Footprint = 283.37m²
site coverage = 38.41%
permeable area = 61.58%



SECOND FLOOR PLAN
0 5 10
SCALE 1:100

M7 Design Group Pty. Ltd.

T - 03 9317 8111
F - 03 9317 8118
M : 0409 169 993

A : UNIT 9, 61 WATTLE ROAD
MAIDSTONE, VIC 3012

| | |
|-----------|---------------------------------------|
| Proposed: | TRIPLE STOREY UNIT DEVELOPMENT |
| At: | 274 BALLARAT ROAD, FOOTSCRAY |
| Client: | ID PROPERTY GROUP |
| Job No: | 730 |
| Date: | 12.12.11 |

| date | amendments |
|----------|----------------------------|
| 20.02.13 | AS PER BUILDERS REQUEST |
| | COLOUR/MERTERIAL AMENDMENT |

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sheet no: 07

| GENERAL LEDGEND | |
|-----------------|---|
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| LAUNDRY | |
|-------------|-------------------------|
| BR | BROOM CUP'D |
| Tr | TROUGH 45Lt |
| WM | WASHING MACHINE |
| DRY | DRYER |
| BATHROOM | |
| V | VANITY BASIN - selected |
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| SH, ENSUITE | 1500 x 1000 |
| SH, BATH | N/A |
| BATH | N/A |
| KITCHEN | |
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NOTE:
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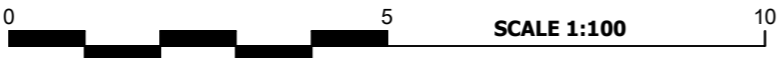
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SECOND FLOOR PLAN



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sheet no: 08

| GENERAL LEDGEND | |
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| LAUNDRY | |
|---------|-----------------|
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| Tr | TROUGH 45Lt |
| WM | WASHING MACHINE |
| DRY | DRYER |

| BATHROOM | |
|-------------|-------------------------|
| V | VANITY BASIN - selected |
| SH, POWDER | N/A |
| SH, ENSUITE | N/A |
| SH, BATH | N/A |
| BATH | N/A |

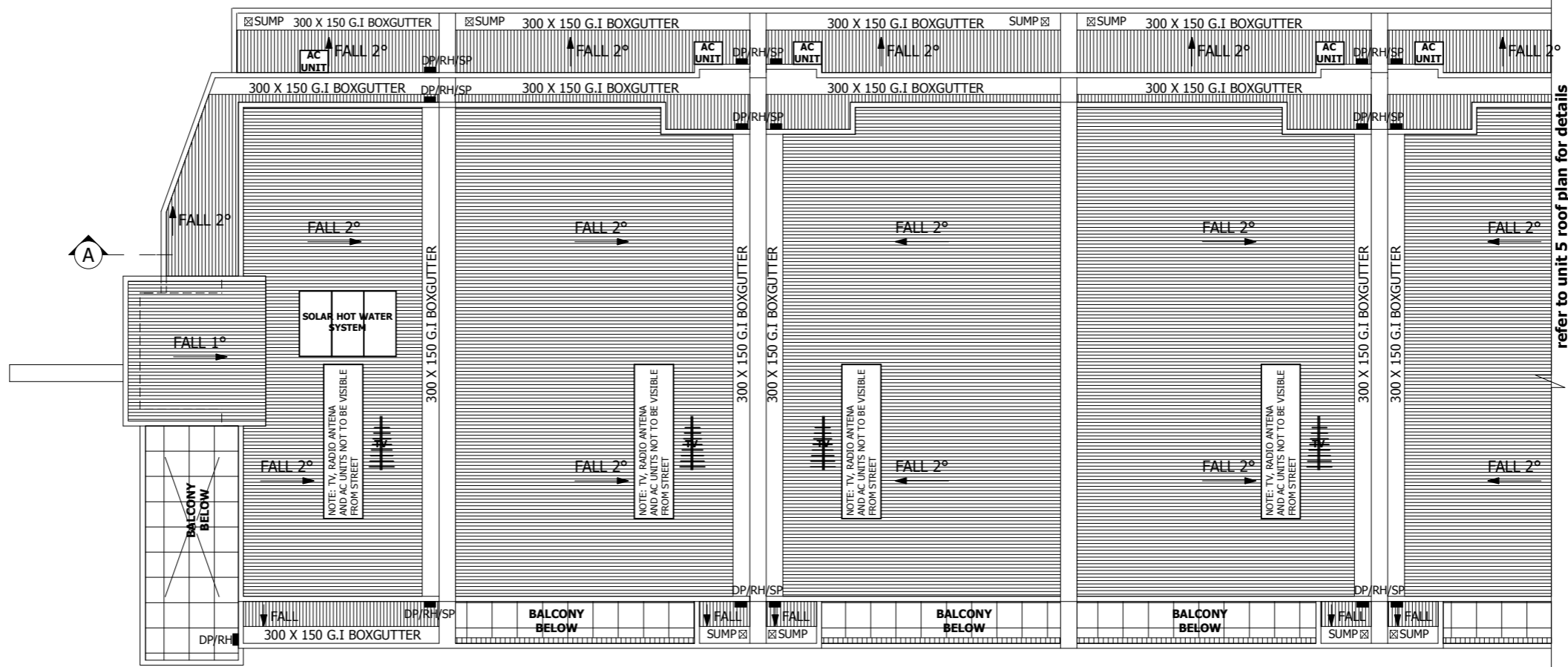
| KITCHEN | |
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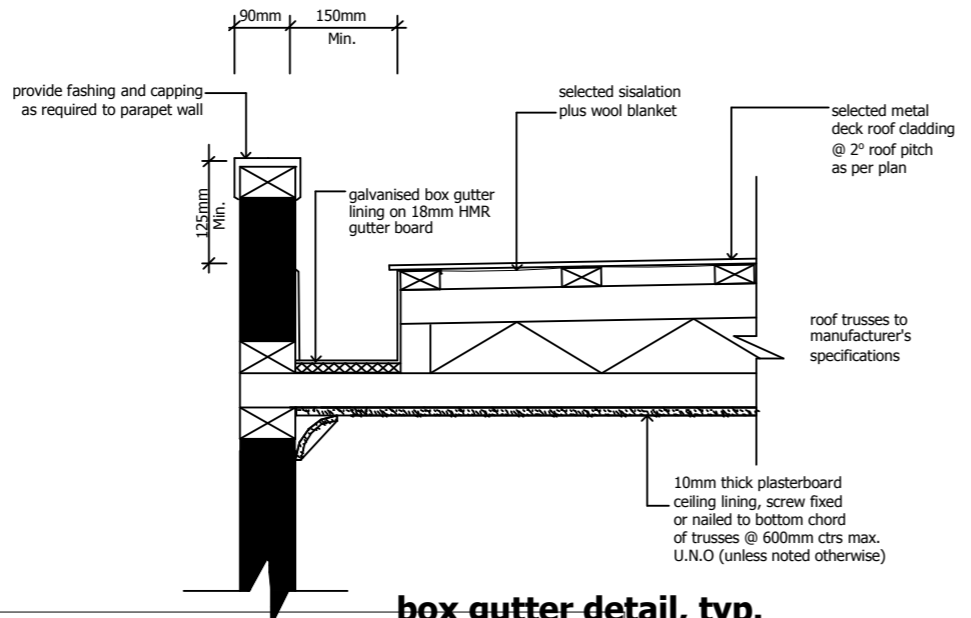
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refer to unit 5 roof plan for details



NOTE: SOLAR PANEL AND TANK ON STAND

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CONNECT SEWER TO LEGAL POINT OF DISCHARGE AS PER DIRECTED BY LOCAL COUNCIL.

DP ● Denote: 100 x 50 g.i downpipe
DPS ● Denote: 100 x 50 g.i downpipe with spreader
RH ■ Denote: rain water head
DOWNPIPE LAYOUT MAY VARY ON SITE SHOULD THE RELEVANT BUILDING SURVEYOR/COUNCIL REQUIRE IT.

NOTE:
(LEGAL POINT OF DISCHARGE)
STORM WATER TO BE CONNECTED TO LEGAL POINT OF DISCHARGE AS PER LOCAL COUNCIL REQUIREMENTS



| | | | | |
|--|--|----------------------------|--|--|
| <p>T - 03 9317 8111 F - 03 9317 8118 M - 0409 169 993</p> <p>A: UNIT 9, 61 WATTLE ROAD MAIDSTONE, VIC 3012</p> | Proposed: TRIPLE STOREY UNIT DEVELOPMENT | date 20.02.13 | amendments AS PER BUILDERS REQUEST | |
| | At: 274 BALLARAT ROAD, FOOTSCRAY | | COLOUR/MATERIAL AMENDMENT | |
| | Client: ID PROPERTY GROUP | | | |
| | Job No: 730 Date: 12.12.11 | | | |
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DOMESTIC NOTES

- The sight shall be adequately fenced off during construction to prevent public access;
- No part of the building shall project beyond the boundary line, i.e.; including moulds, architectural features and the like;
- The premises shall treat for termite protection using a chemical barrier in accordance with AS3660.1-1995. Alternatively physical barriers may be adopted, such as ant caps or granitgard. If adopting ant caps ensure there is sub floor clearance of 400mm;
- Eaves within 900mm (But no closer than 450mm) of the boundary shall be constructed using non combustible material;
- Eaves exposed to within 450mm of the boundary shall be protected by either a wing wall or corbelled brickwork;
- Rainwater heads, fascias, gutters, downpipes and the like within 450mm of the boundary shall be constructed of non combustible materials;
- Openings in external walls within 900mm from the side facing the boundary require to be protected, i.e.; windows shall be fixed, fire rated windows no less than -/60/-;
- Open able windows within 1 metre of the finished floor level shall be restricted so that the openings do not permit a 125mm sphere to pass through it, if the fall is greater than 1 metre from the natural ground level;
- The door to a fully enclosed sanitary compartment shall open outwards, slide or be readily removable from the outside of the compartment, i.e.; removable hinges;
- The stumps are required to be brace in accordance with AS1684-1992, if the height of the stump from natural ground level to the underside of the bearer exceeds the ratio of 15 times the width of the stump, i.e.; 100 x 100 stump has a maximum height of 1500mm;
- Vertical articulation joints must be provided in un-reinforced masonry walls except walls built where the site soil classification is A or S. Articulation joints must have a width not less than 10mm and be provided
 - In straight, continuous walls having no opening, at not more than 6m centres and not closer than the height of the wall away from corners; and
 - Where the height of the wall changes by more than 20%, at the position of change in height and
 - Where openings more than 900x900mm occur, at not more than 5m centres, and positioned in line with one of the opening; and
 - Where walls change in thickness; and
 - At control or construction joints in footing slabs; and
 - At junctions of walls construction of different masonry materials; and
 - At deep chases (rebates) for service pipes.
- Sub floor ventilation shall be provided at a rate of 7300mm²/m, where in the minimum sub-floor clearance is 150mm;
- Smoke detectors shall be a BRK 86 RAI 250v self-contained smoke alarm or the equivalent to be connected to the consumer power mains in accordance with AS3786;
- The wall surface of a shower enclosure with a preformed shower base shall be water resistant to a height of 1.8m above the floor, with all junctions and floor to horizontal surfaces completely waterproofed. The surface immediately adjacent or behind a bath, basin or sink shall be water resistance to a height not less than 150mm above the fixture with all junctions to horizontal surfaces completely waterproofed. Furthermore, an enclosed shower with floor substrate;
- All glazing shall be accordance with AS 1288-1994 wherein, glazing within 500mm of the floor level shall be 5mm thickened annealed, glazed doors and associates side panels shall be 5.38mm laminated safety glass and bathroom windows within 1.5 of the bath or 500mm from the shower enclosure shall be 3mm toughened safety glass;
- A landing not less than 750mm wide shall be provided where the sill of a threshold of a doorway opens on to a stair that provides a change in floor level or floor to ground level greater than 3 risers or 570mm.
- The hearth shall extend 300mm beyond the front of the fireplace and 150mm beyond each side of the opening. If the flooring is combustible the hearth must be situated 150mm above the floor;
- Refer to Energy Rating Report for thermal insulation requirements
- Laundries, bathrooms, enquiries and powder rooms that are not naturally ventilated, shall be provided with mechanical ventilation
- The selection of gutters and downpipes shall be in accordance with AS3500.3.2, wherein the spacing between downpipes must not be more than 12m and down pipes are also located within 1.2m of a valley or provision for overflow must be made;
- The storm water discharge shall be connected to the existing legal point of discharge;
- The ground beneath the suspended floor must be graded so that the area beneath the building is above the adjacent external finished ground level and surface water is prevented from ponding under the adjacent external finished ground level and surface water is prevented from ponding under the building. Alternatively, agricultural pipes shall be provided beneath the building to drain ponding surface water. Surface water must be diverted away from a slab-on-ground, so that the adjacent external finished surface surrounding the slab must be drained to move surface water away from the building and grade to give a slope of not less than 50mm over the first 1m from the building;
- All footings shall extend 200mm beyond the angle of repose of all existing and not more than 80% of the allotment can be covered by impermeable surfaces; and
- Combustible roof lights, skylights or the like installed in a roof or part of a roof required to have a non-combustible covering must have an aggregate area not more than 20% of the roof or part of the roof and be no less than 900mm from;
 - The allotment boundary other than the boundary adjoining a road alignment or other public space; and

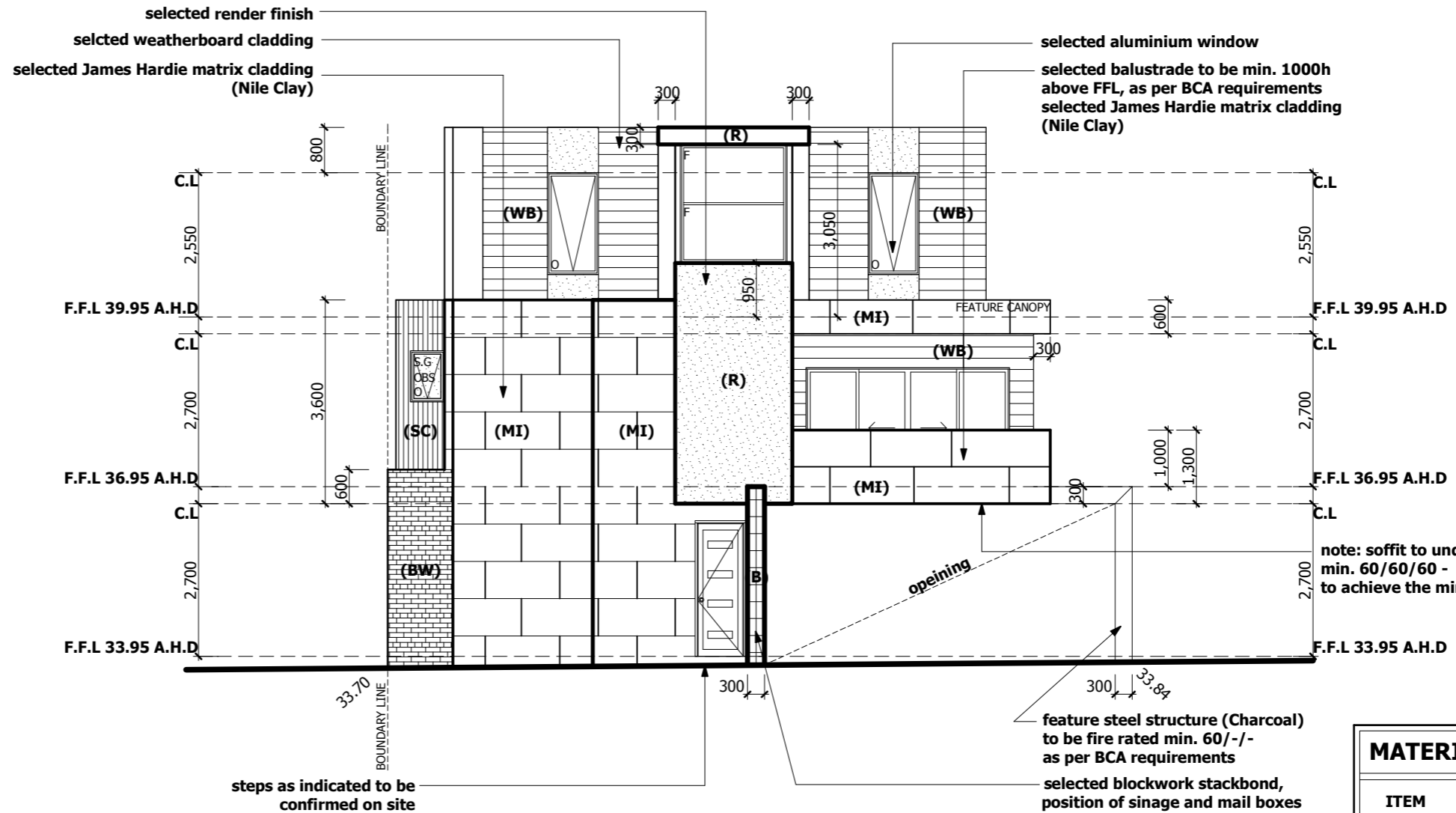
WINDOW LEGEND

- F.** DENOTES - Fixed Glazing
- O.** DENOTES - Openable Glazing
- SL.** DENOTES - Sliding Door
- OBS** DENOTES - Obscured Glazing
- SG** DENOTES - Safety Glass as per AS1288
- CP** DENOTES - All glazing to be Pilkington comfort plus or similar

NOTE:
WINDOWS SIZES AND STYLES ARE NOMINAL ONLY & ARE MEASURED INTERNALLY BETWEEN REVEALS. ACTUAL WINDOW SIZES MAY VARY DEPENDING ON THE MANUFACTURERS STANDARDS. THE OWNER IS TO CONFIRM THE SIZES WITH THE BUILDER'S WINDOW MANUFACTURER PRIOR TO COMMENCEMENT. WINDOWS TO BE FLASHED AS REQUIRED ALL WINDOWS ARE TO BE IN ACCORDANCE WITH A.S. 1288

LAND FALL NOTE:

LAND FALL CONTOURS SHOWN ON DRAWINGS ARE APPROXIMATE ONLY. BUILDER & CONCRETE SLAB / FOOTING CONTRACTOR TO VERIFY LAND FALL & FINISH FLOOR LEVEL BEFORE ANY WORK COMMENCES.



NORTH ELEVATION

SCALE 1:100

MATERIALS SCHEDULE

| ITEM | COLOURS |
|---------------------------|--|
| WALLS EXTERNAT SURFACE | (M1) Matrix color (Nile Clay) (M2) Matrix color (Carriage) (WB) Weatherboard color (Linseed) (SC) Shadow Clad (BW) Vic Blue - Bricks Boral -Charcoal half raked motor joints (R) Render Woodland Grey (B) bluestone tile on stone sheet |
| WINDOWS / DOORS | Woodland Grey |
| PANEL LIFT DOOR | Woodland Grey |
| CAPPING | Woodland Grey |
| CONCRETE DRIVEWAY | Black sealed Concrete |

M7 Design Group Pty. Ltd.



T - 03 9317 8111
F - 03 9317 8118
M : 0409 169 993

A : UNIT 9, 61 WATTLE ROAD
MAIDSTONE, VIC 3012

| | | |
|-----------|--------------------------------|----------------|
| Proposed: | TRIPLE STOREY UNIT DEVELOPMENT | |
| At: | 274 BALLARAT ROAD, FOOTSCRAY | |
| Client: | ID PROPERTY GROUP | |
| Job No: | 730 | Date: 12.12.11 |

| date | amendments |
|----------|---|
| 20.02.13 | AS PER BUILDERS REQUEST COLOUR/MERTERIAL AMENDMENT |
| | |
| | |
| | |

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sheet no: 1.1

GENERAL NOTES

CONCRETE:

All concrete footing and slab works shall comply with A.S 2870.1-1996 "Residential slabs and footings"
Part 1: construction in the absence of engineer's drawings or computations

EXCAVATION:

Excavate footings and drains as shown. Keep excavations dry and backfill with approved materials free of any building debris

BRICK VENEER WALLS:

Comply with A.S 3700 masonry in buildings and A.S 2904 damp proof courses and flashing. Use brick as selected and M3 (1:1:6) mortar. Use face fixing cavity ties to avoid holes in foil insulation material.
Steel lintels to each 110 brick skin overall openings not otherwise specified (all external lintels to be hot dip galvanised):
PROVIDE WALL TIES TO BRICKWORK AT MAX 600mm CTRS, IN EACH DIRECTION & WITHIN 300mm OF ARTICULATION JOINTS OR AS PER SOIL REPORT & ENGINEERS COMPUTATIONS.

| OPENINGS | SIZE | MATERIAL |
|------------|-----------------------|----------|
| up to 600 | 100 x 10 | MS FLAT |
| up to 1800 | 100 x 100 (horiz) x6 | MS ANGLE |
| up to 2100 | 100 x 100 (horiz) x8 | MS ANGLE |
| up to 3000 | 150 x 100 (horiz) x10 | MS ANGLE |

provide 150 mm Min. End bearing to all lintels (up to 2100), openings greater than 2100mm, 200 min. end bearing

MASONRY CONTROL JOINTS:

Provide masonry control joints as recommended by soil test report and in strict accordance with technical note CN9 of Cement and Concrete Association of Australia
Masonry control joints to be constructed at 6.0m spacings (max.) and preferably located behind downpipes and beside full height openings in accordance with TN61 of the Cement and Concrete Association

TIMBER FLOOR, WALL AND ROOF FRAMING:

All works to be carried out in strict accordance with A.S 1684 "timber framing code" and supplementary tables.
WALL CONSTRUCTION:
*Timber studs to be 90x35 f5 pine @450 crs
*Timber studs over 2700 high to be 90x45 f5 pine @ 450 crs
*Timber studs more than 3000 high to be 90x70 f5 pine @ 700 ctrs
*Top and bottom plates to be 90x45 f5 pine
*Bracing to be perforated metal angle
*Internal lining: Dry areas to be 10mm thick plaster board, wet areas "hardies" villaboard 6mm thick
*Studs @ more than 1500mm wide to be 90x90 f5 pine

TILING TO WET AREAS:

The walls of sanitary compartments (kitchen, laundry, wc, bath'm, En's) shall be finished with fully compressed fibre cement, waterproof render, ceramic tile or other impervious finish

PLASTER:

Provide 10mm thick plasterboard to walls and 13mm thick plasterboard to ceilings. All wet areas shall have an approved 10mm thick wr plaster'd or "hardies" villaboard installed in strict accordance with manufacturers instruction and specifications

DOWNPIPES & BOX GUTTERS:

downpipes to be 100 x 50 galvanised iron and box gutters to be 200 x 75 galvanised iron

STORMWATER:

Stormwater drains to be 90mm diameter U.P.V.C. with 1 in 100 min. fall to legal point of discharge as per local council requirements and to the satisfaction of the city engineer. Install inspection openings at each change of direction and at 9.0m max. spacings to straight runs. All stormwater to comply with A.S. 3500 and Part 3.1.2 of the B.C.A. - 1993

SAFETY GLAZING:

Safety Glazing to be used in the following cases:
- All rooms - within 500mm vertical from floor
- Bathrooms - within 1500mm vertical from bath base
- laundry - within 1200mm vertical from floor and/or within 300mm vertical of trough
- Doorway within 300mm horizontal from all doors
- Ensuite as per bathroom
- Shower screens shall be Grade A Safety Glass

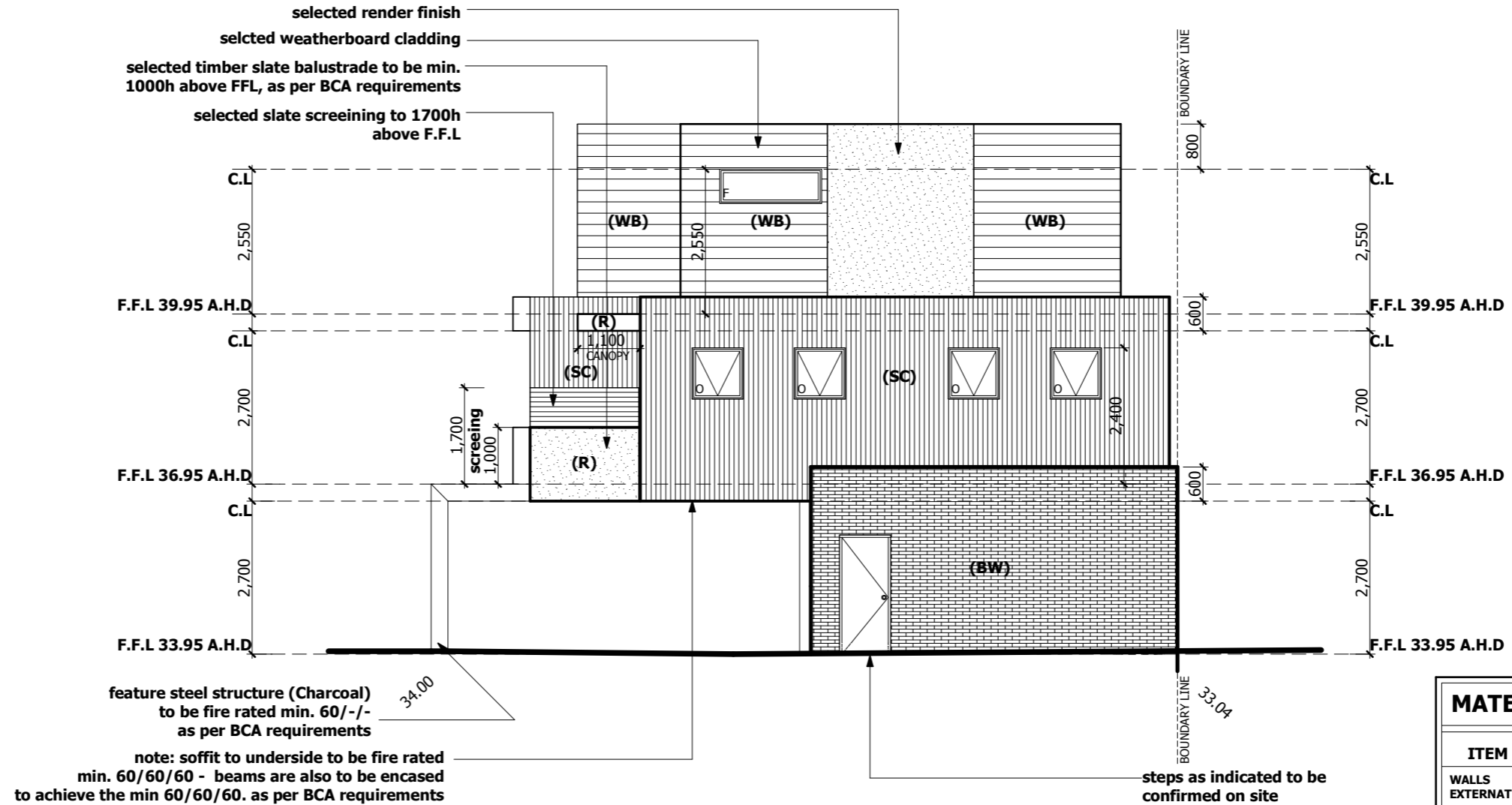
WINDOW LEGEND

| | |
|------------|--|
| F. | DENOTES - Fixed Glazing |
| O. | DENOTES - Openable Glazing |
| SL. | DENOTES - Sliding Door |
| OBS | DENOTES - Obscured Glazing |
| SG | DENOTES - Safety Glass as per AS1288 |
| CP | DENOTES - All glazing to be Pilkington comfort plus or similar |

NOTE:
WINDOWS SIZES AND STYLES ARE NOMINAL ONLY & ARE MEASURED INTERNALLY BETWEEN REVEALS. ACTUAL WINDOW SIZES MAY VARY DEPENDING ON THE MANUFACTURERS STANDARDS. THE OWNER IS TO CONFIRM THE SIZES WITH THE BUILDER'S WINDOW MANUFACTURER PRIOR TO COMMENCEMENT. WINDOWS TO BE FLASHED AS REQUIRED ALL WINDOWS ARE TO BE IN ACCORDANCE WITH A.S. 1288

LAND FALL NOTE:

LAND FALL CONTOURS SHOWN ON DRAWINGS ARE APPROXIMATE ONLY. BUILDER & CONCRETE SLAB / FOOTING CONTRACTOR TO VERIFY LAND FALL & FINISH FLOOR LEVEL BEFORE ANY WORK COMMENCES.



SOUTH ELEVATION

SCALE 1:100

MATERIALS SCHEDULE

| ITEM | COLOURS |
|---------------------------|---|
| WALLS EXTERNAT SURFACE | (M1) Matrix color (Nile Clay) (M2) Matrix color (Carriage) (WB) Weatherboard color (Linseed) (SC) Shadow Clad (BW) Vic Blue - Bricks Boral -Charcoal half raked mortar joints (R) Render Woodland Grey (B) bluestone tile on stone sheet |
| WINDOWS / DOORS | Woodland Grey |
| PANEL LIFT DOOR | Woodland Grey |
| CAPPING | Woodland Grey |
| CONCRETE DRIVEWAY | Black sealed Concrete |

M7 Design Group Pty. Ltd.



T - 03 9317 8111
F - 03 9317 8118
M : 0409 169 993

A : UNIT 9, 61 WATTLE ROAD
MAIDSTONE, VIC 3012

| | | |
|-----------|--------------------------------|----------------|
| Proposed: | TRIPLE STOREY UNIT DEVELOPMENT | |
| At: | 274 BALLARAT ROAD, FOOTSCRAY | |
| Client: | ID PROPERTY GROUP | |
| Job No: | 730 | Date: 12.12.11 |

| date | amendments |
|----------|--|
| 20.02.13 | AS PER BUILDERS REQUEST COLOUR/MATERIAL AMENDMENT |
| | |
| | |

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sheet no: 12

DOMESTIC NOTES

- The site shall be adequately fenced off during construction to prevent public access;
- No part of the building shall project beyond the boundary line, i.e.; including moulds, architectural features and the like;
- The premises shall treat for termite protection using a chemical barrier in accordance with AS3660.1-1995. Alternatively physical barriers may be adopted, such as ant caps or granitgard. If adopting ant caps ensure there is sub floor clearance of 400mm;
- Eaves within 900mm (But no closer than 450mm) of the boundary shall be constructed using non combustible material;
- Eaves exposed to within 450mm of the boundary shall be protected by either a wing wall or corbelled brickwork;
- Rainwater heads, fascias, gutters, downpipes and the like within 450mm of the boundary shall be constructed of non combustible materials;
- Openings in external walls within 900mm from the side facing the boundary require to be protected, i.e.; windows shall be fixed, fire rated windows no less than -/60/-;
- Open able windows within 1 metre of the finished floor level shall be restricted so that the openings do not permit a 125mm sphere to pass through it, if the fall is greater than 1 metre from the natural ground level;
- The door to a fully enclosed sanitary compartment shall open outwards, slide or be readily removable from the outside of the compartment, i.e.; removable hinges;
- The stumps are required to be brace in accordance with AS1684-1992, if the height of the stump from natural ground level to the underside of the bearer excess the ratio of 15 times the width of the stump, i.e.; 100 x 100 stump has a maximum height of 1500mm;
- Vertical articulation joints must be provided in un-reinforced masonry walls except walls built where the site soil classification is A or S. Articulation joints must have a width not less than 10mm and be provided
 - In straight, continuous walls having no opening, at not more than 6m centres and not closer than the height of the wall away from corners; and
 - Where the height of the wall changes by more than 20%, at the position of change in height and
 - Where openings more than 900x900mm occur, at not more than 5m centres, and positioned in line with one of the opening; and
 - Where walls change in thickness; and
- At control or construction joints in footing slabs; and
 - At junctions of walls construction of different masonry materials; and
 - At deep chases (rebates) for service pipes.
- Sub floor ventilation shall be provided at a rate of 7300mm²/m, where in the minimum sub-floor clearance is 150mm;
- Smoke detectors shall be a BRK 86 RAI 250v self-contained smoke alarm or the equivalent to be connected to the consumer power mains in accordance with AS3786;
- The wall surface of a shower enclosure with a preformed shower base shall be water resistant to a height of 1.8m above the floor, with all junctions and floor to horizontal surfaces completely waterproofed. The surface immediately adjacent or behind a bath, basin or sink shall be water resistance to a height not less than 150mm above the fixture with all junctions to horizontal surfaces completely waterproofed. Furthermore, an enclosed shower with floor substrate;
- All glazing shall be accordance with AS 1288-1994 wherein, glazing within 500mm of the floor level shall be 5mm thickened annealed, glazed doors and associates side panels shall be 5.38mm laminated safety glass and bathroom windows within 1.5 of the bath or 500mm from the shower enclosure shall be 3mm toughened safety glass;
- A landing not less than 750mm wide shall be provided where the sill of a threshold of a doorway opens on to a stair that provides a change in floor level or floor to ground level greater than 3 risers or 570mm.
- The hearth shall extend 300mm beyond the front of the fireplace and 150mm beyond each side of the opening. If the flooring is combustible the hearth must be situated 150mm above the floor;
- Refer to Energy Rating Report for thermal insulation requirements
- Laundries, bathrooms, enquiries and powder rooms that are not naturally ventilated, shall be provided with mechanical ventilation
- The selection of gutters and downpipes shall be in accordance with AS3500.3.2, wherein the spacing between downpipes must not be more than 12m and down pipes are also located within 1.2m of a valley or provision for overflow must be made;
- The storm water discharge shall be connected to the existing legal point of discharge;
- The ground beneath the suspended floor must be graded so that the area beneath the building is above the adjacent external finished ground level and surface water is prevented from ponding under the adjacent external finished ground level and surface water is prevented from ponding under the building. Alternatively, agricultural pipes shall be provided beneath the building to drain ponding surface water. Surface water must be diverted away from a slab-on-ground, so that the adjacent external finished surface surrounding the slab must be drained to move surface water away from the building and grade to give a slope of not less than 50mm over the first 1m from the building;
- All footings shall extend 200mm beyond the angle of repose of all existing and not more than 80% of the allotment can be covered by impermeable surfaces; and
- Combustible roof lights, skylights or the like shall be
 - required to have a non-combustible covering must have an aggregate area not more than 20% of the roof or part of the roof and be no less than 900mm from;
 - The allotment boundary other than the boundary adjoining a road alignment or other public space; and

WINDOW LEGEND

- F.** DENOTES - Fixed Glazing
- O.** DENOTES - Operable Glazing
- SL.** DENOTES - Sliding Door
- OBS** DENOTES - Obscured Glazing
- SG** DENOTES - Safety Glass as per AS1288
- CP** DENOTES - All glazing to be Pilkington comfort plus or similar

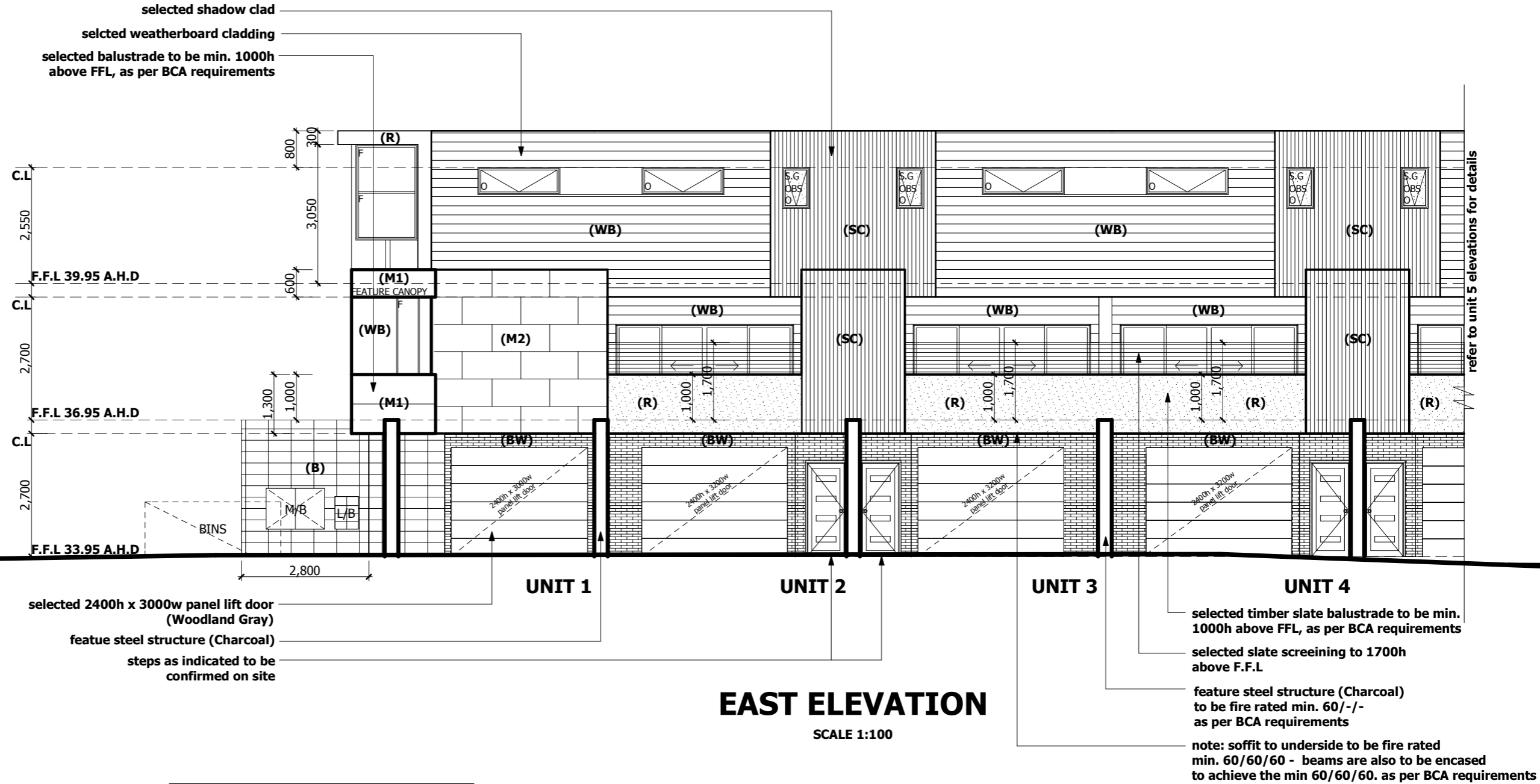
NOTE:
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LAND FALL NOTE:

LAND FALL CONTOURS SHOWN ON DRAWINGS ARE APPROXIMATE ONLY. BUILDER & CONCRETE SLAB / FOOTING CONTRACTOR TO VARY LAND FALL & FINISH FLOOR LEVEL BEFORE ANY WORK COMMENCES.

NOTE:

ALL DIMENSIONS, SITE LEVELS TO BE CHECKED BY BUILDER & SUB-CONTRACTORS PRIOR TO COMMENCEMENT OF WORKS. DISCREPENCIES TO BE REPORTED IMMEDIATELY.



EAST ELEVATION

SCALE 1:100

MATERIALS SCHEDULE

| ITEM | COLOURS |
|--------------------------|---|
| WALLS EXTERNA SURFACE | (M1) Matrix color (Nile Clay) (M2) Matrix color (Carriage) (WB) Weatherboard color (Linseed) (SC) Shadow Clad (BW) Vic Blue - Bricks Boral -Charcoal half raked mortar joints (R) Render Woodland Grey (B) bluestone tile on stone sheet |
| WINDOWS / DOORS | Woodland Grey |
| PANEL LIFT DOOR | Woodland Grey |
| CAPPING | Woodland Grey |
| CONCRETE DRIVEWAY | Black sealed Concrete |

M7 Design Group Pty. Ltd.



T - 03 9317 8111
F - 03 9317 8118
M : 0409 169 993

A : UNIT 9, 61 WATTLE ROAD
MAIDSTONE, VIC 3012

Proposed:

TRIPLE STOREY UNIT DEVELOPMENT

At:

274 BALLARAT ROAD, FOOTSCRAY

Client:

ID PROPERTY GROUP

Job No:

730

Date:

12.12.11

date

20.02.13

amendments

AS PER BUILDERS REQUEST

COLOUR/MATERIAL AMENDMENT

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sheet no: 13

refer to unit 5 elevations for details

GENERAL NOTES

CONCRETE:
All concrete footing and slab works shall comply with A.S 2870.1-1996 "Residential slabs and footings"
Part 1: construction in the absence of engineer's drawings or computations

EXCAVATION:
Excavate footings and drains as shown. Keep excavations dry and backfill with approved materials free of any building debris

BRICK VENEER WALLS:
Comply with A.S 3700 masonry in buildings and A.S 2904 damp proof courses and flashing. Use brick as selected and M3 (1:1:6) mortar. Use face fixing cavity ties to avoid holes in foil insulation material.
Steel lintels to each 110 brick skin overall openings not otherwise specified (all external lintels to be hot dip galvanised).
PROVIDE WALL TIES TO BRICKWORK AT MAX 600mm CTRS, IN EACH DIRECTION & WITHIN 300mm OF ARTICULATION JOINTS OR AS PER SOIL REPORT & ENGINEERS COMPUTATIONS.

| OPENINGS | SIZE | MATERIAL |
|------------|-----------------------|----------|
| up to 600 | 100 x 10 | MS FLAT |
| up to 1800 | 100 x 100 (horiz) x6 | MS ANGLE |
| up to 2100 | 100 x 100 (horiz) x8 | MS ANGLE |
| up to 3000 | 150 x 100 (horiz) x10 | MS ANGLE |

provide 150 mm Min. End bearing to all lintels (up to 2100), openings greater than 2100mm, 200 min. end bearing

MASONRY CONTROL JOINTS:

Provide masonry control joints as recommended by soil test report and in strict accordance with technical note CN9 of Cement and Concrete Association of Australia
Masonry control joints to be constructed at 6.0m spacings (max.) and preferably located behind downpipes and beside full height openings in accordance with TN61 of the Cement and Concrete Association

TIMBER FLOOR, WALL AND ROOF FRAMING:

All works to be carried out in strict accordance with A.S 1684 "timber framing code" and supplementary tables.
WALL CONSTRUCTION:
*Timber studs to be 90x35 f5 pine @450 ctrs
*Timber studs over 2700 high to be 90x45 f5 pine @ 450 ctrs
*Timber studs more than 3000 high to be 90x70 f5 pine @ 700 ctrs
*Top and bottom plates to be 90x45 f5 pine
*Bracing to be perforated metal angle
*Internal lining: Dry areas to be 10mm thick plaster board, wet areas "hardies" villoboard 6mm thick
*Studs @ more than 1500mm wide to be 90x90 f5 pine

TILING TO WET AREAS:

The walls of sanitary compartments (kitchen, laundry, wc, bathrm, En's) shall be finished with fully compressed fibre cement, waterproof render, ceramic tile or other impervious finish

PLASTER:

Provide 10mm thick plasterboard to walls and 13mm thick plasterboard to ceilings. All wet areas shall have an approved 10mm thick w.r plaster'd or "hardies" villoboard installed in strict accordance with manufacturers instruction and specifications

DOWNPIPES & BOX GUTTERS:

downpipes to be 100 x 50 galvanised iron and box gutters to be 200 x 75 galvanised iron

STORMWATER:

Stormwater drains to be 90mm diameter U.P.V.C. with 1 in 100 min. fall to legal point of discharge as per local council requirements and to the satisfaction of the city engineer. Install inspection openings at each change of direction and at 9.0m max. spacings to straight runs. All stormwater to comply with A.S. 3500 and Part 3.1.2 of the B.C.A. - 1993

SAFETY GLAZING:

Safety Glazing to be used in the following cases:
- All rooms - within 500mm vertical from floor
- Bathrooms - within 1500mm vertical from bath base
- laundry - within 1200mm vertical from floor and/or within 300mm vertical of trough
- Doorway within 300mm horizontal from all doors
- Ensuite as per bathroom
- Shower screens shall be Grade A Safety Glass

WINDOW LEGEND

| | |
|------------|--|
| F. | DENOTES - Fixed Glazing |
| O. | DENOTES - Openable Glazing |
| SL. | DENOTES - Sliding Door |
| OBS | DENOTES - Obscured Glazing |
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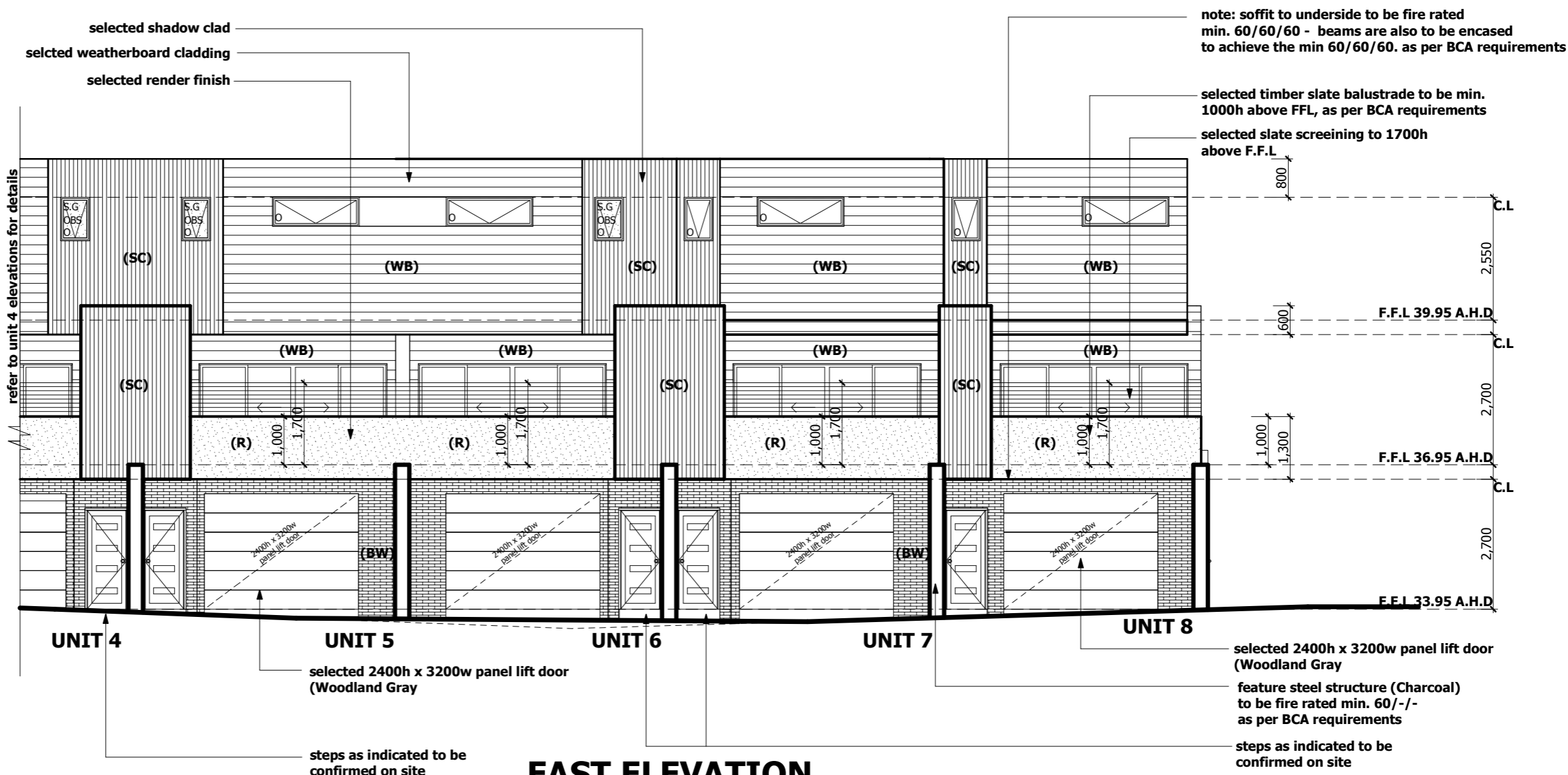
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LAND FALL NOTE:

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NOTE:

ALL DIMENSIONS, SITE LEVELS TO BE CHECKED BY BUILDER & SUB-CONTRACTORS PRIOR TO COMMENCEMENT OF WORKS. DISCREPENCIES TO BE REPORTED IMMEDIATELY.



EAST ELEVATION

SCALE 1:100

MATERIALS SCHEDULE

| ITEM | COLOURS |
|---------------------------|---|
| WALLS EXTERNAT SURFACE | (M1) Matrix color (Nile Clay) (M2) Matrix color (Carriage) (WB) Weatherboard color (Linseed) (SC) Shadow Clad (BW) Vic Blue - Bricks Boral -Charcoal half raked mortar joints (R) Render Woodland Grey (B) bluestone tile on stone sheet |
| WINDOWS / DOORS | Woodland Grey |
| PANEL LIFT DOOR | Woodland Grey |
| CAPPING | Woodland Grey |
| CONCRETE DRIVEWAY | Black sealed Concrete |

M7 Design Group Pty. Ltd.



T - 03 9317 8111
F - 03 9317 8118
M : 0409 169 993

A : UNIT 9, 61 WATTLE ROAD
MAIDSTONE, VIC 3012

| | |
|-----------|---------------------------------------|
| Proposed: | TRIPLE STOREY UNIT DEVELOPMENT |
| At: | 274 BALLARAT ROAD, FOOTSCRAY |
| Client: | ID PROPERTY GROUP |
| Job No: | 730 |
| Date: | 12.12.11 |

| date | amendments |
|----------|--|
| 20.02.13 | AS PER BUILDERS REQUEST COLOUR/MATERIAL AMENDMENT |
| | |
| | |

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sheet no: 14

DOMESTIC NOTES

- The sight shall be adequately fenced off during construction to prevent public access;
- No part of the building shall project beyond the boundary line, i.e.; including moulds, architectural features and the like;
- The premises shall treat for termite protection using a chemical barrier in accordance with AS3660.1-1995. Alternatively physical barriers may be adopted, such as ant caps or granitgard. If adopting ant caps ensure there is sub floor clearance of 400mm;
- Eaves within 900mm (But no closer than 450mm) of the boundary shall be constructed using non combustible material;
- Eaves exposed to within 450mm of the boundary shall be protected by either a wing wall or corbelled brickwork;
- Rainwater heads, fascias, gutters, downpipes and the like within 450mm of the boundary shall be constructed of non combustible materials;
- Openings in external walls within 900mm from the side facing the boundary require to be protected, i.e.; windows shall be fixed, fire rated windows no less than -60°;
- Open able windows within 1 metre of the finished floor level shall be restricted so that the openings do not permit a 125mm sphere to pass through it, if the fall is greater than 1 metre from the natural ground level;
- The door to a fully enclosed sanitary compartment shall open outwards, slide or be readily removable from the outside of the compartment, i.e.; removable hinges;
- The stumps are required to be brace in accordance with AS1684-1992, if the height of the stump from natural ground level to the underside of the bearer exceeds the ratio of 15 times the width of the stump, i.e.; 100 x 100 stump has a maximum height of 1500mm;
- Vertical articulation joints must be provided in un-reinforced masonry walls except walls built where the site soil classification is A or S. Articulation joints must have a width not less than 10mm and be provided
 - In straight, continuous walls having no opening, at not more than 6m centres and not closer than the height of the wall away from corners; and
 - Where the height of the wall changes by more than 20%, at the position of change in height and
 - Where openings more than 900x900mm occur, at not more than 5m centres, and positioned in line with one of the opening; and
 - Where walls change in thickness; and
 - At control or construction joints in footing slabs; and
 - At junctions of walls construction of different masonry materials; and
 - At deep chases (rebates) for service pipes.
- Sub floor ventilation shall be provided at a rate of 7300mm²/m, where in the minimum sub-floor clearance is 150mm;
- Smoke detectors shall be a BRK 86 RAI 250v self-contained smoke alarm or the equivalent to be connected to the consumer power mains in accordance with AS3786;
- The wall surface of a shower enclosure with a preformed shower base shall be water resistant to a height of 1.8m above the floor, with all junctions and floor to horizontal surfaces completely waterproofed. The surface immediately adjacent or behind a bath, basin or sink shall be water resistant to a height not less than 150mm above the fixture with all junctions to horizontal surfaces completely waterproofed. Furthermore, an enclosed shower with floor substrate;
- All glazing shall be in accordance with AS 1288-1994 wherein, glazing within 500mm of the floor level shall be 5mm thickened annealed, glazed doors and associates side panels shall be 5.38mm laminated safety glass and bathroom windows within 1.5 of the bath or 500mm from the shower enclosure shall be 3mm toughened safety glass;
- A landing not less than 750mm wide shall be provided where the sill of a threshold of a doorway opens on to a stair that provides a change in floor level or floor to ground level greater than 3 risers or 570mm.
- The hearth shall extend 300mm beyond the front of the fireplace and 150mm beyond each side of the opening. If the flooring is combustible the hearth must be situated 150mm above the floor;
- Refer to Energy Rating Report for thermal insulation requirements
- Laundries, bathrooms, enquiries and powder rooms that are not naturally ventilated, shall be provided with mechanical ventilation
- The selection of gutters and downpipes shall be in accordance with AS3500.3.2, wherein the spacing between downpipes must not be more than 12m and down pipes are also located within 1.2m of a valley or provision for overflow must be made;
- The storm water discharge shall be connected to the existing legal point of discharge;
- The ground beneath the suspended floor must be graded so that the area beneath the building is above the adjacent external finished ground level and surface water is prevented from ponding under the adjacent external finished ground level and surface water is prevented from ponding under the building. Alternatively, agricultural pipes shall be provided beneath the building to drain ponding surface water. Surface water must be diverted away from a slab-on-ground, so that the adjacent external finished surface surrounding the slab must be drained to move surface water away from the building and grade to give a slope of not less than 50mm over the first 1m from the building;
- All footings shall extend 200mm beyond the angle of repose of all existing and not more than 80% of the allotment can be covered by impermeable surfaces; and
- Combustible roof lights, skylights or the like installed in a roof or part of a roof required to have a non-combustible covering must have an aggregate area not more than 20% of the roof or part of the roof and be no less than 900mm from;
 - The allotment boundary other than the boundary adjoining a road alignment or other public space; and

WINDOW LEGEND

- F.** DENOTES - Fixed Glazing
O. DENOTES - Openable Glazing
SL. DENOTES - Sliding Door
OBS DENOTES - Obscured Glazing
SG DENOTES - Safety Glass as per AS1288
CP DENOTES - All glazing to be Pilkington comfort plus or similar

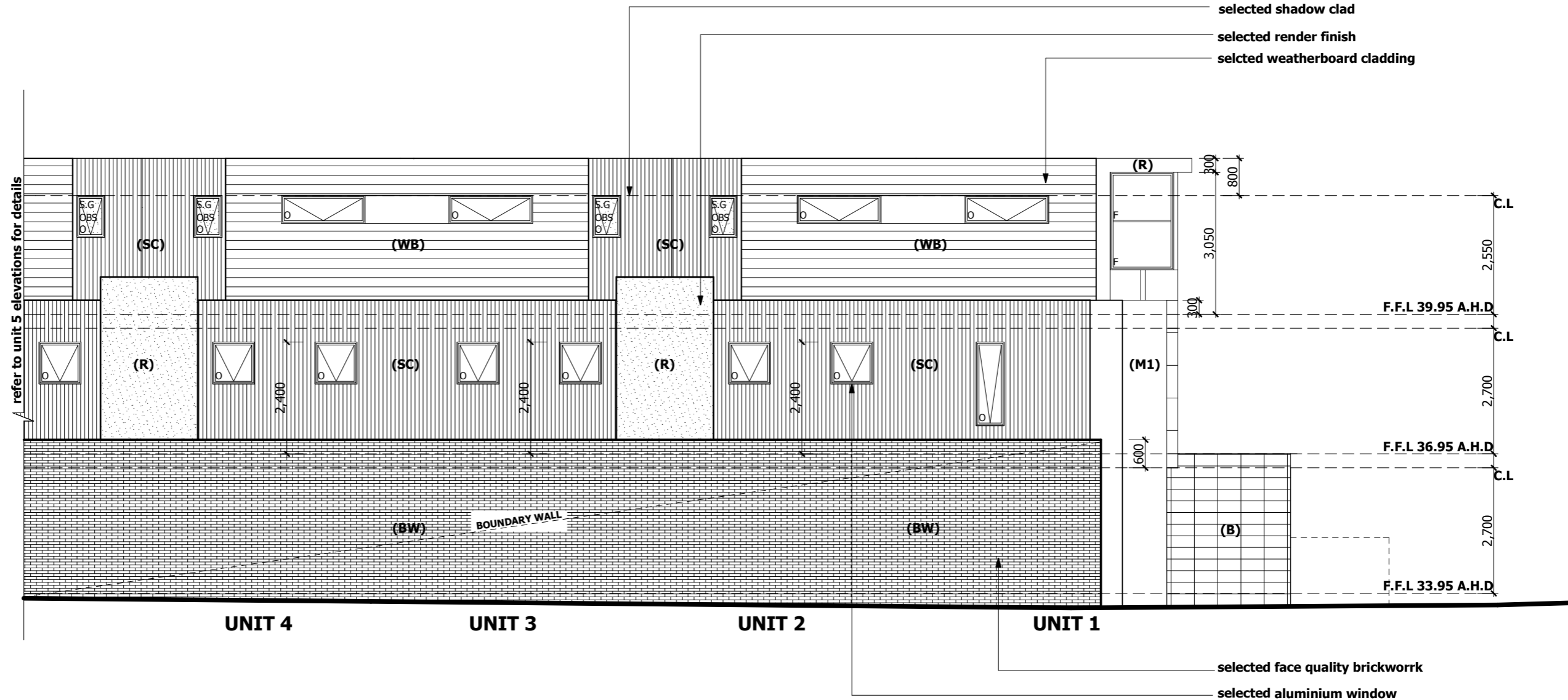
NOTE:
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LAND FALL NOTE:

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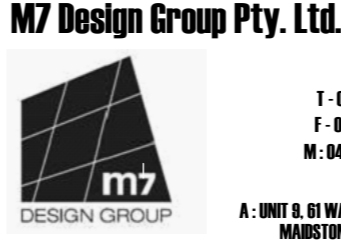


WEST ELEVATION

SCALE 1:100

MATERIALS SCHEDULE

| ITEM | COLOURS |
|--------------------------|---|
| WALLS EXTERNA SURFACE | (M1) Matrix color (Nile Clay) (M2) Matrix color (Carriage) (WB) Weatherboard color (Linseed) (SC) Shadow Clad (BW) Vic Blue - Bricks Boral -Charcoal half raked mortar joints (R) Render Woodland Grey (B) bluestone tile on stone sheet |
| WINDOWS / DOORS | Woodland Grey |
| PANEL LIFT DOOR | Woodland Grey |
| CAPPING | Woodland Grey |
| CONCRETE DRIVEWAY | Black sealed Concrete |

| | | | |
|--|--|---|--|
|  <p>T - 03 9317 8111 F - 03 9317 8118 M - 0409 169 993</p> <p>A : UNIT 9, 61 WATTLE ROAD MAIDSTONE, VIC 3012</p> | Proposed: TRIPLE STOREY UNIT DEVELOPMENT | date 20.02.13 | amendments AS PER BUILDERS REQUEST |
| | At: 274 BALLARAT ROAD, FOOTSCRAY | COLOUR/MATERIAL AMENDMENT | |
| | Client: ID PROPERTY GROUP | | |
| | Job No: 730 Date: 12.12.11 | | |
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| | | sheet no: 15 | |

GENERAL NOTES

CONCRETE:
All concrete footing and slab works shall comply with A.S 2870.1-1996 "Residential slabs and footings"
Part 1: construction in the absence of engineer's drawings or computations

EXCAVATION:
Excavate footings and drains as shown. Keep excavations dry and backfill with approved materials free of any building debris

BRICK VENEER WALLS:
Comply with A.S 3700 masonry in buildings and A.S 2904 damp proof courses and flashing. Use brick as selected and M3 (1:1:6) mortar. Use face fixing cavity ties to avoid holes in foil insulation material.
Steel lintels to each 110 brick skin overall openings not otherwise specified (all external lintels to be hot dip galvanised):
PROVIDE WALL TIES TO BRICKWORK AT MAX 600mm CTRS, IN EACH DIRECTION & WITHIN 300mm OF ARTICULATION JOINTS OR AS PER SOIL REPORT & ENGINEERS COMPUTATIONS.

| OPENINGS | SIZE | MATERIAL |
|------------|-----------------------|----------|
| up to 600 | 100 x 10 | MS FLAT |
| up to 1800 | 100 x 100 (horiz) x6 | MS ANGLE |
| up to 2100 | 100 x 100 (horiz) x8 | MS ANGLE |
| up to 3000 | 150 x 100 (horiz) x10 | MS ANGLE |

provide 150 mm Min. End bearing to all lintels (up to 2100), openings greater than 2100mm, 200 min. end bearing

MASONRY CONTROL JOINTS:

Provide masonry control joints as recommended by soil test report and in strict accordance with technical note CN9 of Cement and Concrete Association of Australia
Masonry control joints to be constructed at 6.0m spacings (max.) and preferably located behind downpipes and beside full height openings in accordance with TN61 of the Cement and Concrete Association

TIMBER FLOOR, WALL AND ROOF FRAMING:

All works to be carried out in strict accordance with A.S 1684 "timber framing code" and supplementary tables.
WALL CONSTRUCTION:
*Timber studs to be 90x35 f5 pine @450 crs
*Timber studs over 2700 high to be 90x45 f5 pine @ 450 crs
*Timber studs more than 3000 high to be 90x70 f5 pine @ 700 crs
*Top and bottom plates to be 90x45 f5 pine
*Bracing to be perforated metal angle
*Internal lining: Dry areas to be 10mm thick plaster board, wet areas "hardies" villaboard 6mm thick
*Studs @ more than 1500mm wide to be 90x90 f5 pine

TILING TO WET AREAS:

The walls of sanitary compartments (kitchen, laundry, wc, bath/m, En's) shall be finished with fully compressed fibre cement, waterproof render, ceramic tile or other impervious finish

PLASTER:

Provide 10mm thick plasterboard to walls and 13mm thick plasterboard to ceilings. All wet areas shall have an approved 10mm thick wet plaster'd or "hardies" villaboard installed in strict accordance with manufacturers instruction and specifications

DOWNPIPES & BOX GUTTERS:

downpipes to be 100 x 50 galvanised iron and box gutters to be 200 x 75 galvanised iron

STORMWATER:

Stormwater drains to be 90mm diameter U.P.V.C. with 1 in 100 min. fall to legal point of discharge as per local council requirements and to the satisfaction of the city engineer. Install inspection openings at each change of direction and at 9.0m max. spacings to straight runs. All stormwater to comply with A.S. 3500 and Part 3.1.2 of the B.C.A. - 1993

SAFETY GLAZING:

Safety Glazing to be used in the following cases:
- All rooms - within 500mm vertical from floor
- Bathrooms - within 1500mm vertical from bath base
- laundry - within 1200mm vertical from floor and/or within 300mm vertical of trough
- Doorway within 300mm horizontal from all doors
- Ensuite as per bathroom
- Shower screens shall be Grade A Safety Glass

WINDOW LEGEND

| | |
|------------|--|
| F. | DENOTES - Fixed Glazing |
| O. | DENOTES - Openable Glazing |
| SL. | DENOTES - Sliding Door |
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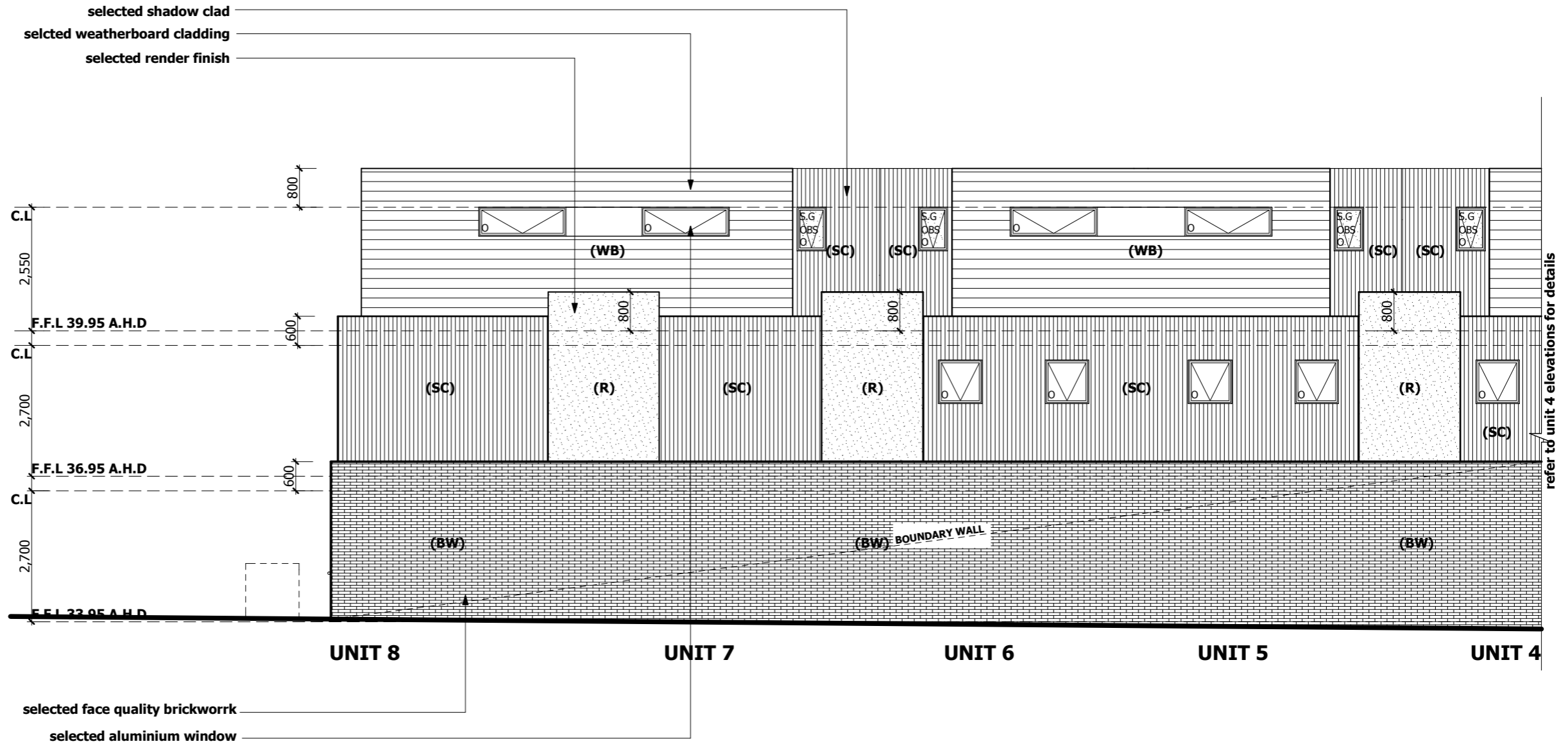
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WEST ELEVATION

SCALE 1:100

MATERIALS SCHEDULE

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M7 Design Group Pty. Ltd.



T - 03 9317 8111
F - 03 9317 8118
M : 0409 169 993

A : UNIT 9, 61 WATTLE ROAD
MAIDSTONE, VIC 3012

Proposed:

TRIPLE STOREY UNIT DEVELOPMENT

At:

274 BALLARAT ROAD, FOOTSCRAY

Client:

ID PROPERTY GROUP

Job No:

730

Date:

12.12.11

date

20.02.13

amendments

AS PER BUILDERS REQUEST

COLOUR/MATERIAL AMENDMENT

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sheet no: 16

FRAMING SPECIFICATIONS

(REFER TO A.S 1684 TIMBER FRAMING CODE)

Top and botton plates: 90 x 45 F5
 Common studs: 90 x 35 F5 @ 450 ctrs to 2.4h
 90 x 45 F5 @ 450 ctrs to 2.7h

Jamb studs:
 90 x 45 > 1500 opening
 90 x 90 > 3000 opening

Nogging: 75 x 38 F8 staggered at mid point

Daigonal bracing: 50 x 25 hw or galv angles brace

Timber linteles: F17 kdhw (E.L. >3.0m)

40 x 70 F17 max span 0.9m
 85 x 30 F17 max span 1.1m
 145 x 45 F17 max span 1.6h
 195 x 45 F17 max span 2.1h
 245 x 35 F17 max span 2.4h
 245 x 35 F17 max span 2.4h
 245 x 45 F17 max span 2.6h
 295 x 45 F17 max span 3.1h

Ceiling joist: 100 x 38 F8 @ 450 centres
 with maximun span of 2.3m

Hanging beams: (max spacing 2.3m)

125 x 38 F8 max span 2.1m
 150 x 38 F8 max span 2.4m
 200 x 38 F8 max span 3.2m
 250 x 38 F8 max span 4.0m
 300 x 38 F8 max span 4.8m
 300 x 50 F8 max span 5.2m

Collar ties to every secong rafter pair:
 100 x 38 F8, 4.2m max. span

Purlines and propes: 100 x 75 F8 placed
 in middle 1/3 of rafter

Rafters:
 125 x 38 F8 @ 450 ctrs max span 2.2m single
 and 2.7m continuous

Ridges, hips and valleys
 175 x 38 F8

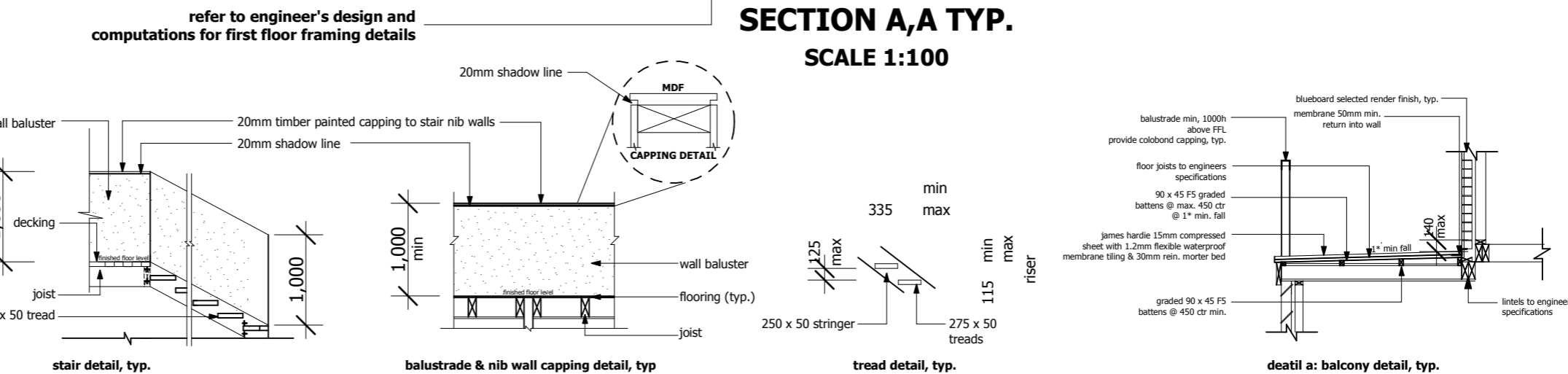
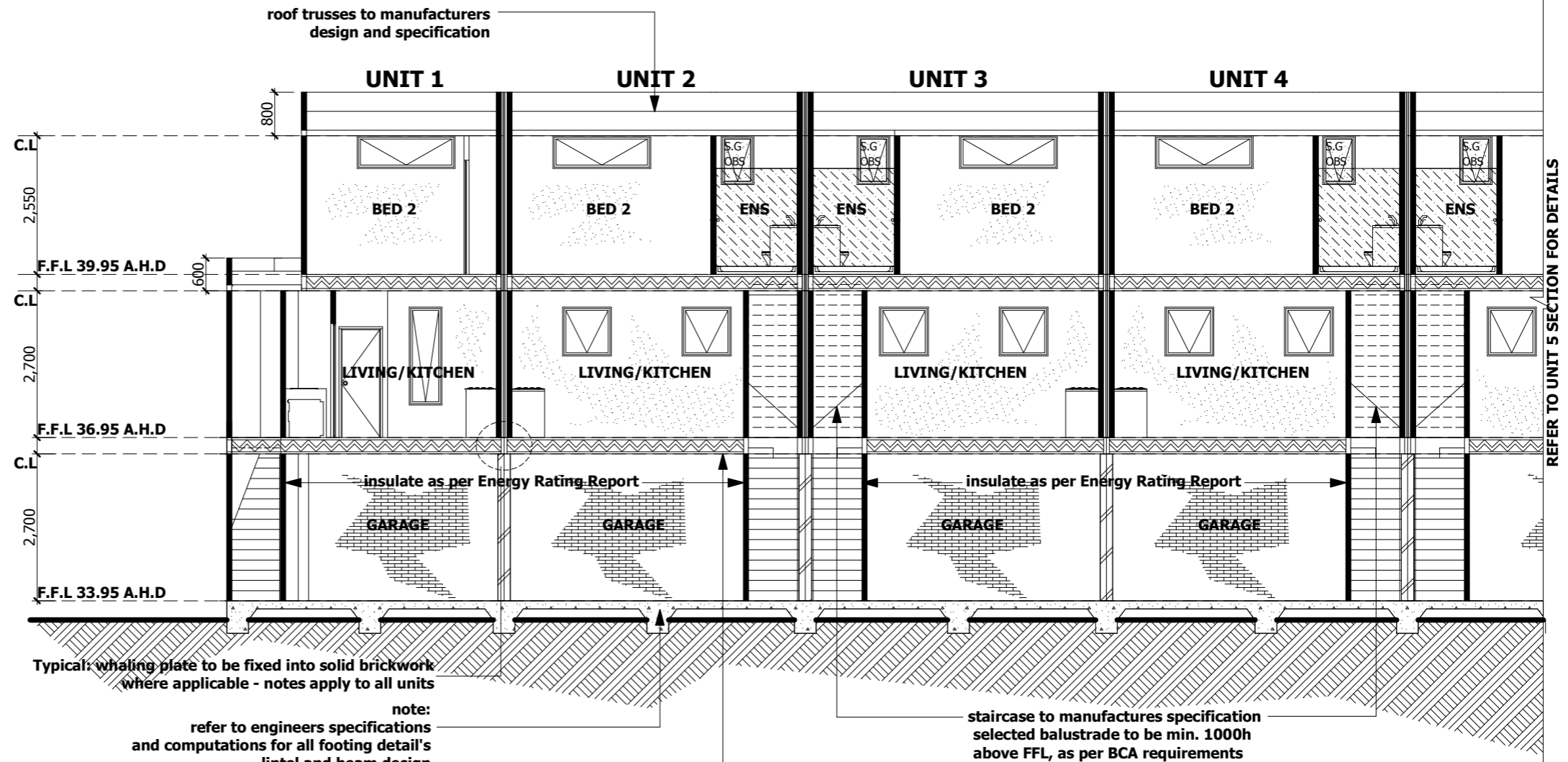
Roof battens:
 50 x 25 F8 @ 330 ctrs

NOTES:

Garage top plates (above brick piers)
 100 x 75 F8 HW tied down with metal hoop iron
 straps. Min, 1200mm into brick piers @ 1500 ctrs max)

n.b - The builder may elect to use roof trusses in
 which case the design of the roof is to be carried
 out by the truss manufacturers

(in accordance with the B.C.A 3.3.4) weep holes must
 be created above any DPC or flashing @ centers
 not exceeding 1.2 & are not required for head or sill
 opening less than 1.0m wide.



| | | | |
|--|--|--|---|
| <p>T - 03 9317 8111 F - 03 9317 8118 M - 0409 169 993</p> <p>A : UNIT 9, 61 WATTLE ROAD MAIDSTONE, VIC 3012</p> | Proposed: TRIPLE STOREY UNIT DEVELOPMENT | date 20.02.13 | ammendments AS PER BUILDERS REQUEST |
| | At: 274 BALLARAT ROAD, FOOTSCRAY | COLOUR/MERTERIAL AMENDMENT | |
| | Client: ID PROPERTY GROUP | Job No: 730 | |
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 and 2.7m continuous

Ridges, hips and valleys
 175 x 38 F8

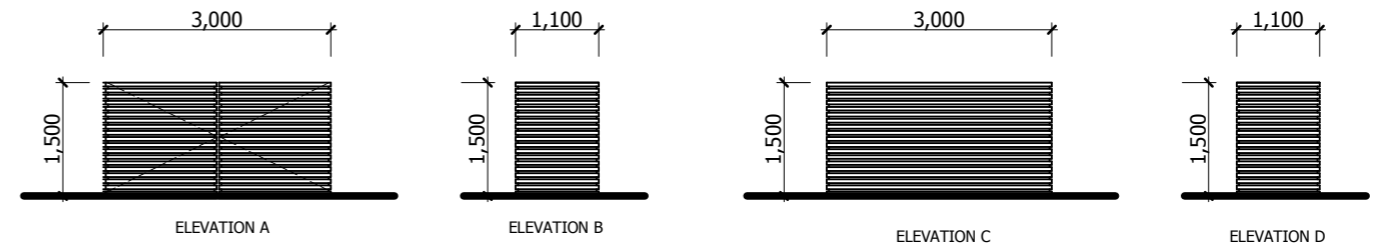
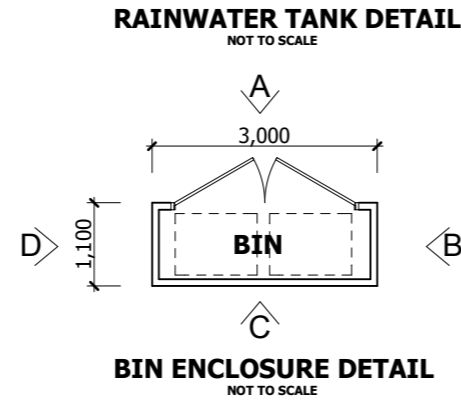
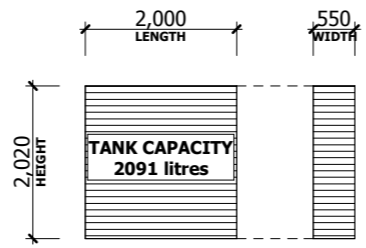
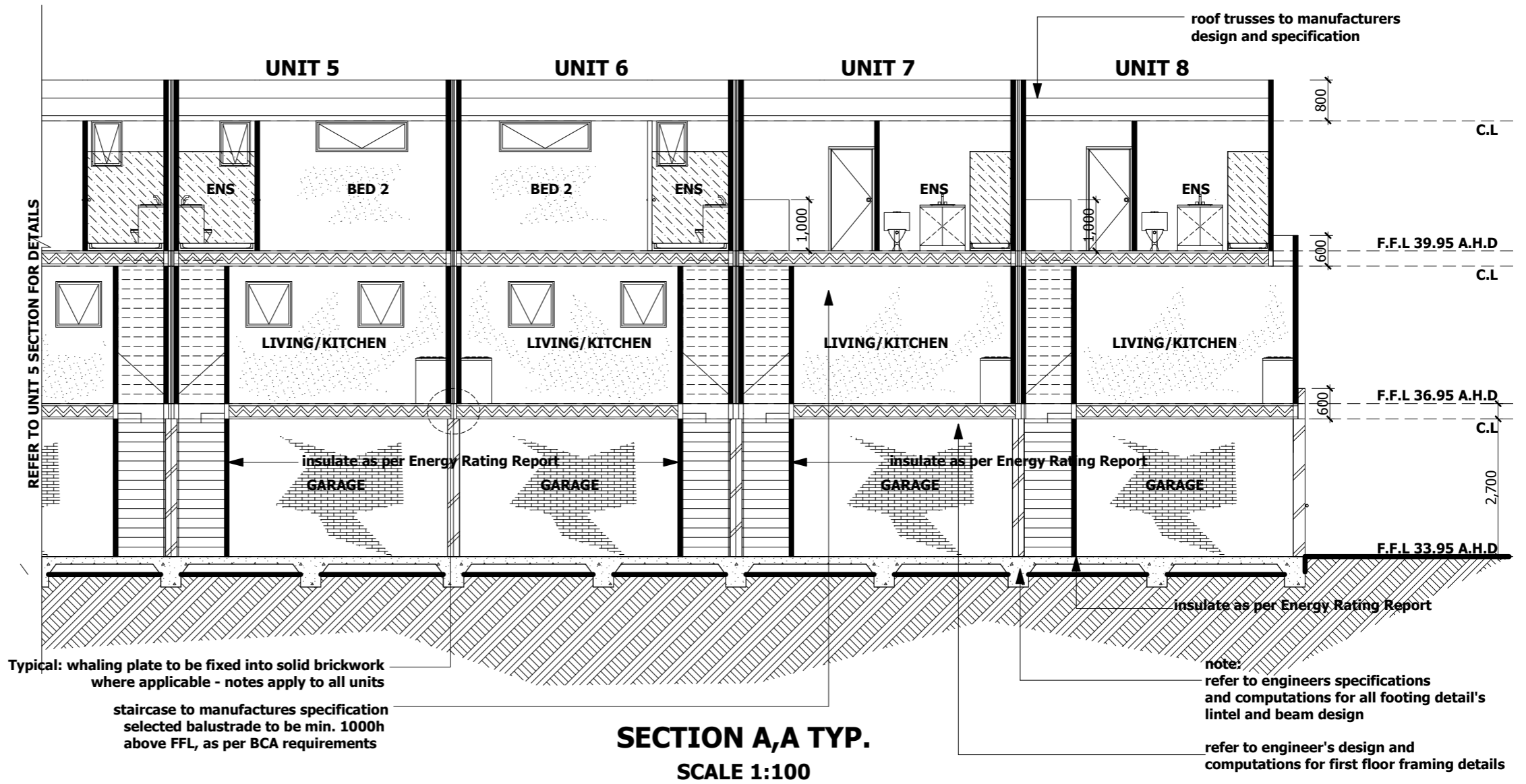
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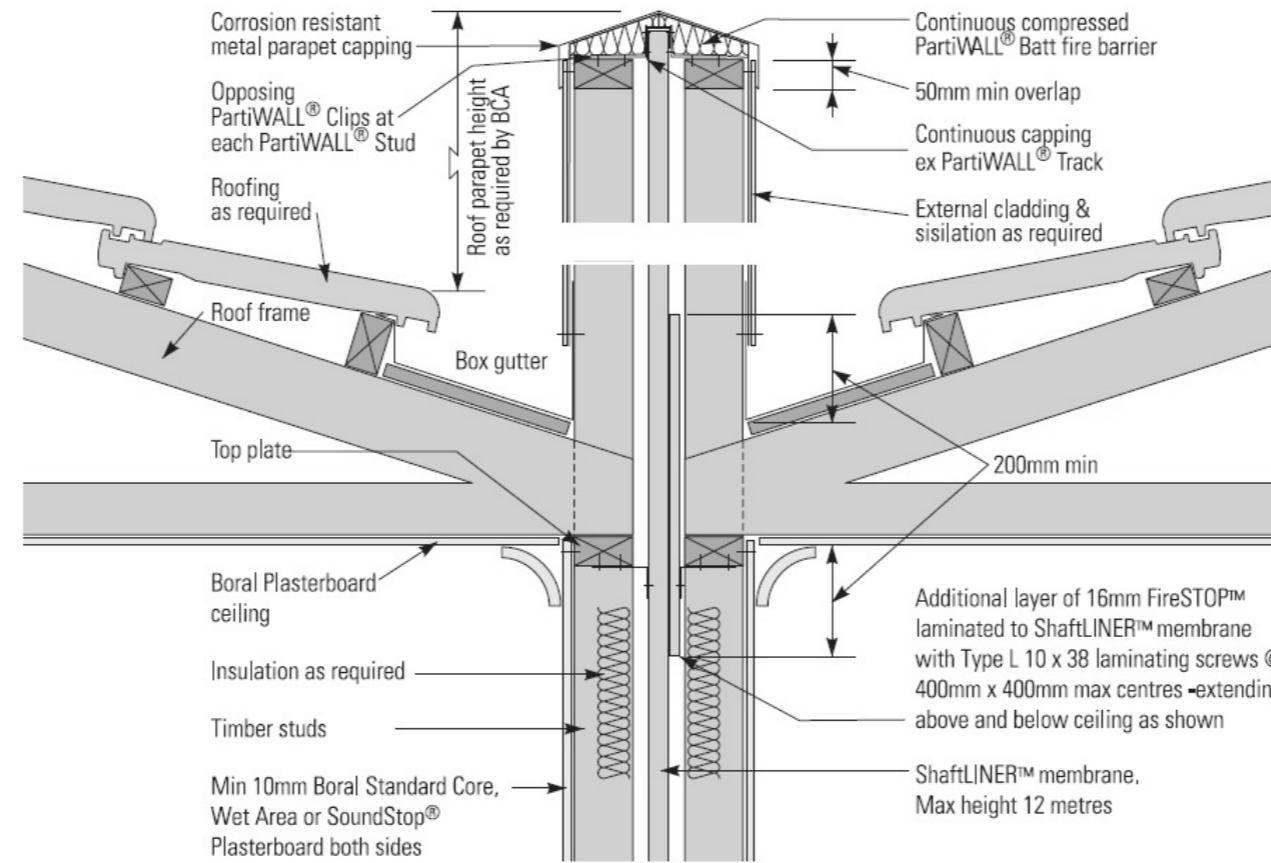
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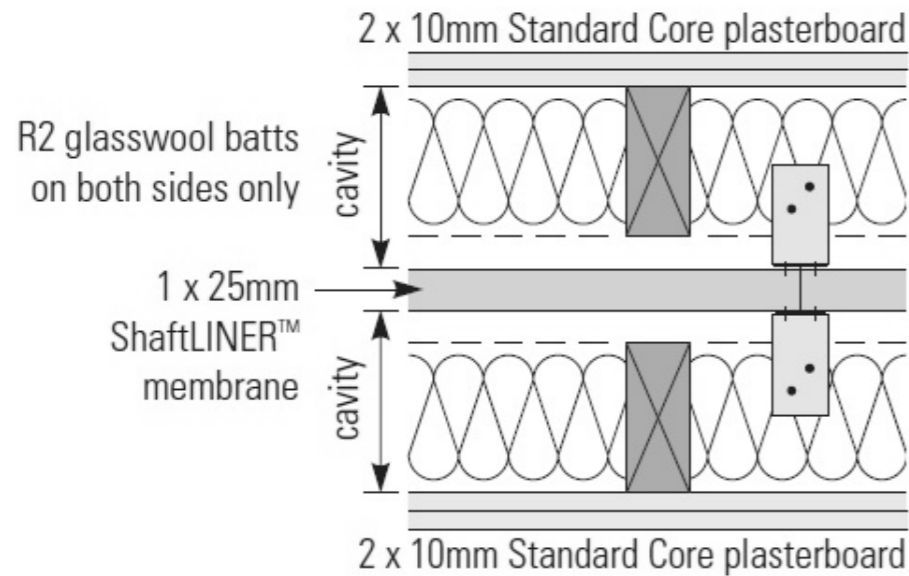


NOTE: FEATURE SCREEN BIN ENCLOSURE.
 SCREEN TO BE 50MM WITH 30MM GAP FOR VENTILATION

| | | | | | | |
|--|-----------|--------------------------------|--------------|----------|----------------------------|-------------------------|
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| | At: | 274 BALLARAT ROAD, FOOTSCRAY | | | COLOUR/MERTERIAL AMENDMENT | |
| | Client: | ID PROPERTY GROUP | | | | |
| | Job No: | 730 | Date: | 12.12.11 | | |
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Vertical Section at Roof Parapet



**1 Hour
FRL 60/60/60**

CSIRO Test
FSV - 0381

Opinions
FCO-016
FCO-256

$R_w + C_{tr} = 50dB$

Acoustic Opinion
GH&A Sheet
No 89 – Rev B

$R_w + C_{tr} = 51dB$

CSIRO Test
TL429r
(with R1.5 batts
both sides)

WINDOW LEGEND

- F.** DENOTES - Fixed Glazing
- O.** DENOTES - Openable Glazing
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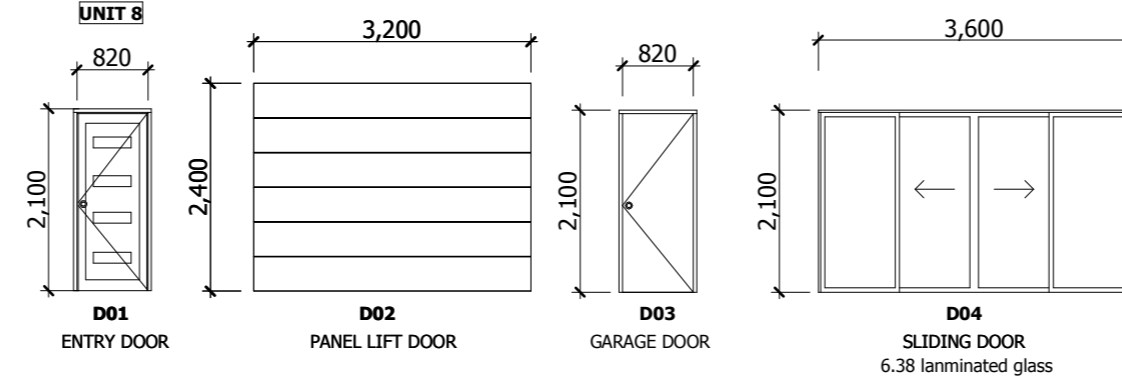
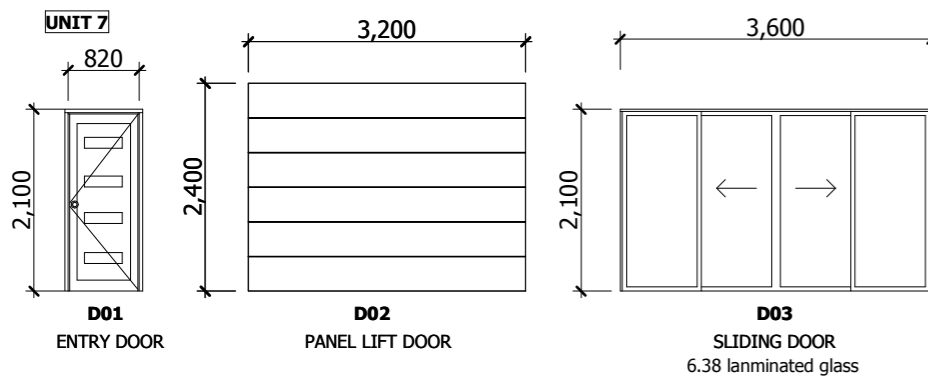
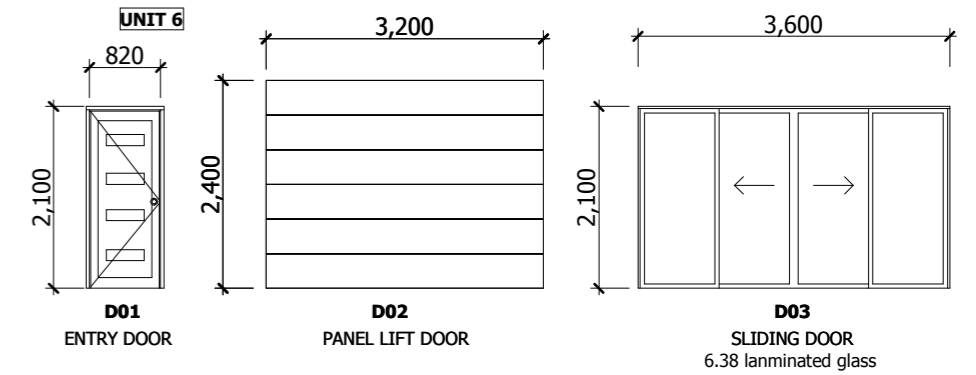
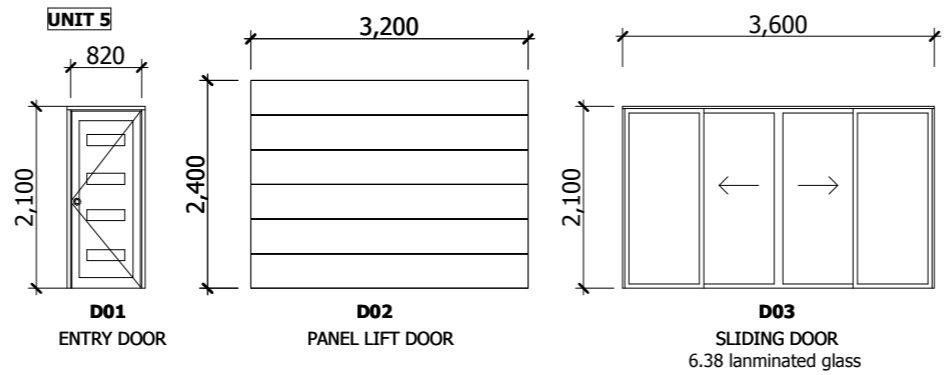
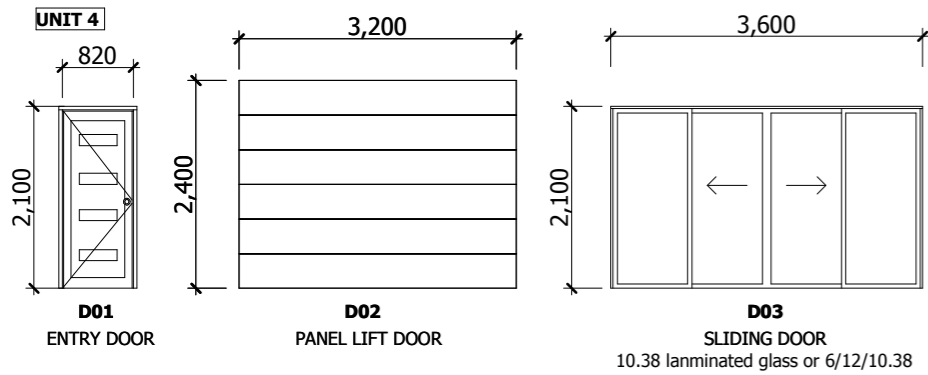
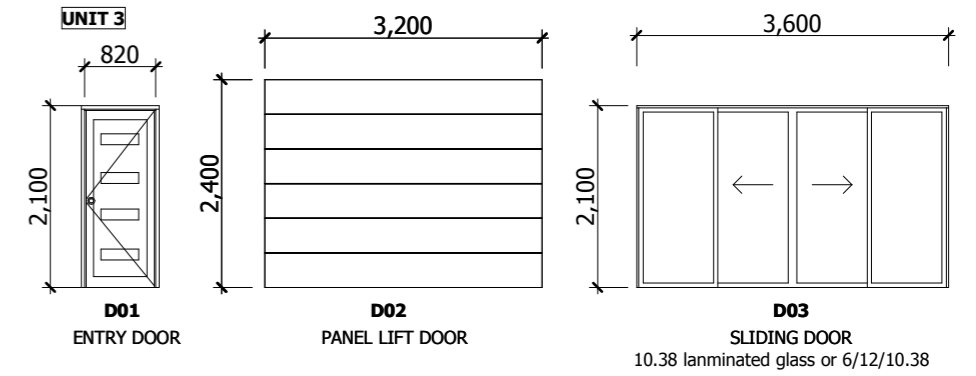
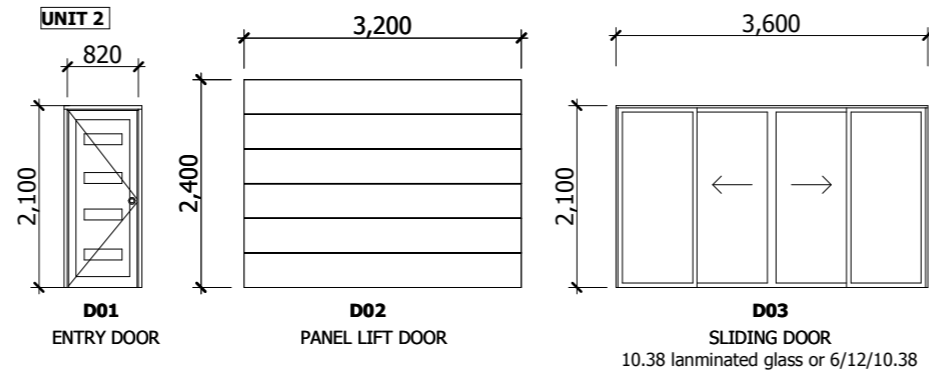
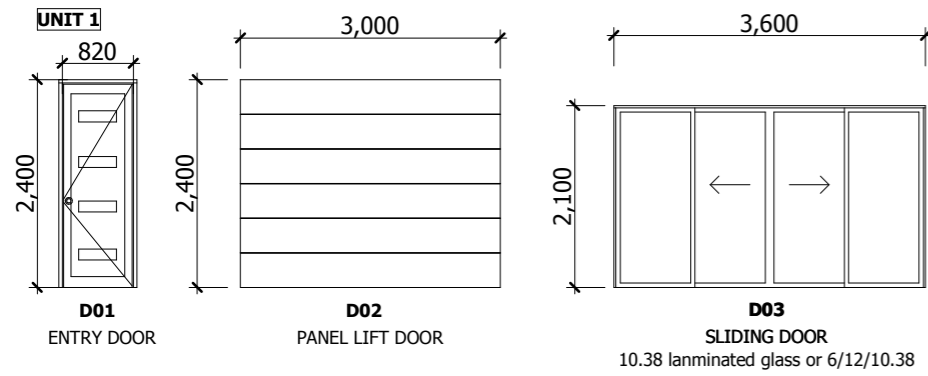
A : UNIT 9, 61 WATTLE ROAD
MAIDSTONE, VIC 3012

| | |
|-----------|---------------------------------------|
| Proposed: | TRIPLE STOREY UNIT DEVELOPMENT |
| At: | 274 BALLARAT ROAD, FOOTSCRAY |
| Client: | ID PROPERTY GROUP |
| Job No: | 730 |
| Date: | 12.12.11 |

| date | amendments |
|----------|---------------------------|
| 20.02.13 | AS PER BUILDERS REQUEST |
| | COLOUR/MATERIAL AMENDMENT |
| | |
| | |
| | |

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sheet no: 19



UNIT 1, UNIT 2, UNIT 5, UNIT 7

The following standards are to be implemented at U-1/2/5/7 274 Ballarat Rd Footscray 3011 to obtain a 6.0 star energy rating.

- Glazing to be Aluminium Awning Window-Single glazed: 6.38mm Comfort Plus Neutral U-Value (4.27) SHGC (0.45) or similar.
- Sliding doors Aluminium Sliding Doors-Single Glazed: 6.38 mm Comfort Plus Neutral U-Value (4.94) SHGC (0.46) or similar.

UNIT 4, UNIT 6

The following standards are to be implemented at U-4/6 274 Ballarat Rd Footscray 3011 to obtain a 6.0 star energy rating.

- Glazing to be Aluminium Awning Window-Single glazed: 6.38mm Comfort Plus Neutral U-Value (4.27) SHGC (0.45) or similar.
- Sliding doors Aluminium Sliding Doors-Single Glazed: 6.38 mm Comfort Plus Neutral U-Value (4.94) SHGC (0.46) or similar.

UNIT 3, UNIT 8,

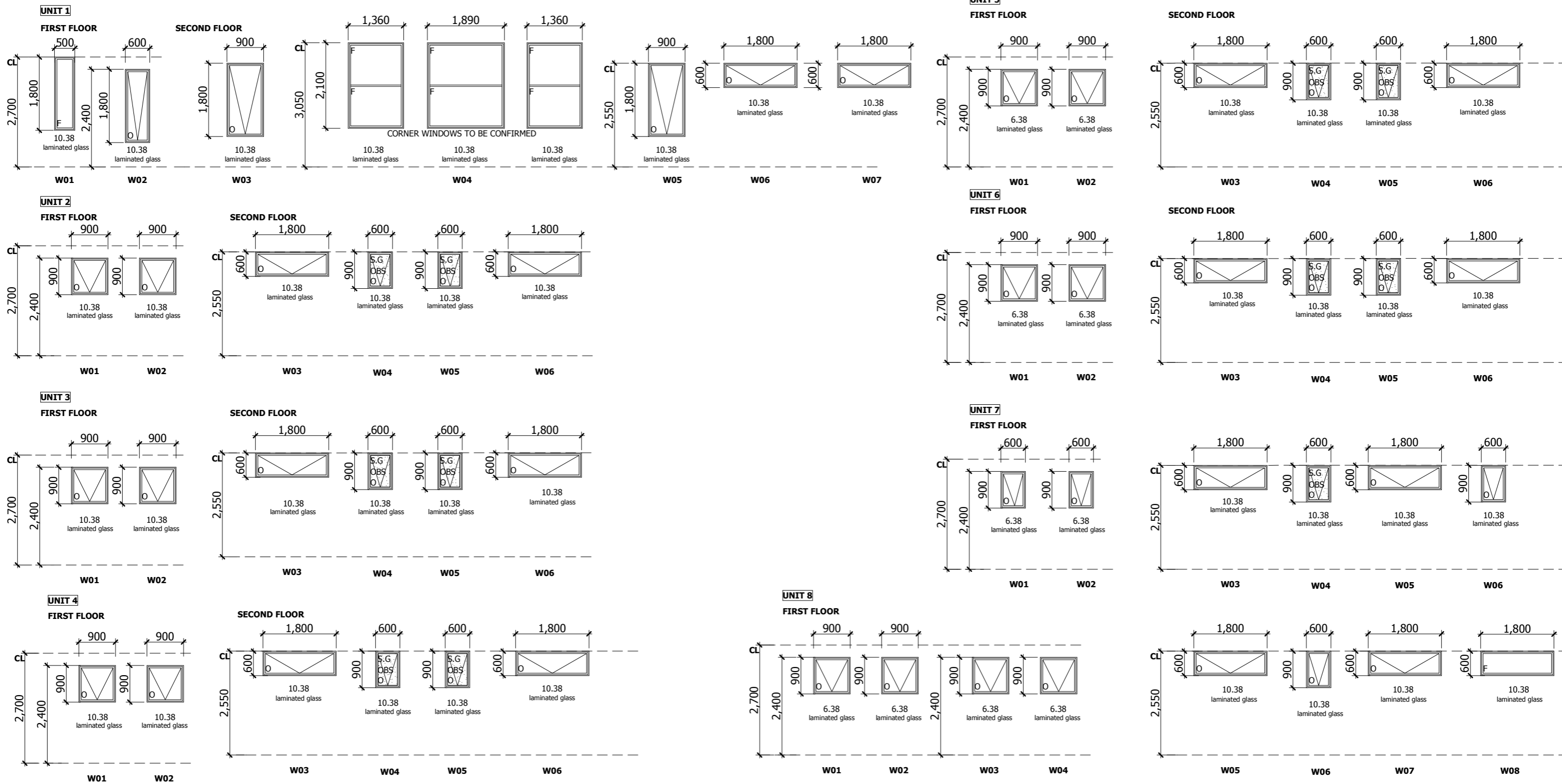
The following standards are to be implemented at U-3/8 274 Ballarat Rd Footscray 3011 to obtain a 6.0 star energy rating.

- Glazing to be Aluminium Awning Window-Single glazed: 6.38mm Comfort Plus Neutral U-Value (4.27) SHGC (0.45) or similar.
- Sliding doors Aluminium Sliding Doors-Single Glazed: 6.38 mm Comfort Plus Neutral U-Value (4.94) SHGC (0.46) or similar.

| WINDOW LEGEND | |
|---|--|
| F. | DENOTES - Fixed Glazing |
| O. | DENOTES - Openable Glazing |
| SL. | DENOTES - Sliding Door |
| OBS | DENOTES - Obscured Glazing |
| SG | DENOTES - Safety Glass as per AS1288 |
| CP | DENOTES - All glazing to be Pilkington comfort plus or similar |
| NOTE: WINDOWS SIZES AND STYLES ARE NOMINAL ONLY & ARE MEASURED INTERNALLY BETWEEN REVEALS. ACTUAL WINDOW SIZES MAY VARY DEPENDING ON THE MANUFACTURERS STANDARDS. THE OWNER IS TO CONFIRM THE SIZES WITH THE BUILDER'S WINDOW MANUFACTURER PRIOR TO COMMENCEMENT. WINDOWS TO BE FLASHED AS REQUIRED ALL WINDOWS ARE TO BE IN ACCORDANCE WITH A.S. 1288 | |

NOTE:
WINDOWS SIZES AND STYLES ARE NOMINAL ONLY & ARE MEASURED INTERNALLY BETWEEN REVEALS. ACTUAL WINDOW SIZES MAY VARY DEPENDING ON THE MANUFACTURERS STANDARDS. THE OWNER IS TO CONFIRM THE SIZES WITH THE BUILDER'S WINDOW MANUFACTURER PRIOR TO COMMENCEMENT. WINDOWS TO BE FLASHED AS REQUIRED ALL WINDOWS ARE TO BE IN ACCORDANCE WITH A.S. 1288

| | | | | | | |
|---|-----------|---------------------------------------|---|-----------------|----------------------------------|-------------------------|
| <p>M7 Design Group Pty. Ltd.</p> <p>T - 03 9317 8111 F - 03 9317 8118 M - 0409 169 993</p> <p>A : UNIT 9, 61 WATTLE ROAD MAIDSTONE, VIC 3012</p> | Proposed: | TRIPLE STOREY UNIT DEVELOPMENT | date | 20.02.13 | amendments | AS PER BUILDERS REQUEST |
| | At: | 274 BALLARAT ROAD, FOOTSCRAY | | | COLOUR/MATERIAL AMENDMENT | |
| | Client: | ID PROPERTY GROUP | | | | |
| | Job No: | 730 | Date: | 12.12.11 | | |
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UNIT 1, UNIT 2, UNIT 5, UNIT 7

The following standards are to be implemented at U-1/2/5/7
274 Ballarat Rd Footscray 3011 to obtain a 6.0 star energy rating.

- Glazing to be Aluminium Awning Window-Single glazed: 6.38mm Comfort Plus Neutral U-Value (4.27) SHGC (0.45) or similar.
- Sliding doors Aluminium Sliding Doors-Single Glazed: 6.38 mm Comfort Plus Neutral U-Value (4.94) SHGC (0.46) or similar.

UNIT 4, UNIT 6

The following standards are to be implemented at U-4/6
274 Ballarat Rd Footscray 3011 to obtain a 6.0 star energy rating.

- Glazing to be Aluminium Awning Window-Single glazed: 6.38mm Comfort Plus Neutral U-Value (4.27) SHGC (0.45) or similar.
- Sliding doors Aluminium Sliding Doors-Single Glazed: 6.38 mm Comfort Plus Neutral U-Value (4.94) SHGC (0.46) or similar.

UNIT 3, UNIT 8,

The following standards are to be implemented at U-3/8
274 Ballarat Rd Footscray 3011 to obtain a 6.0 star energy rating.

- Glazing to be Aluminium Awning Window-Single glazed: 6.38mm Comfort Plus Neutral U-Value (4.27) SHGC (0.45) or similar.
- Sliding doors Aluminium Sliding Doors-Single Glazed: 6.38 mm Comfort Plus Neutral U-Value (4.94) SHGC (0.46) or similar.

WINDOW LEGEND

- F.** DENOTES - Fixed Glazing
- O.** DENOTES - Openable Glazing
- SL.** DENOTES - Sliding Door
- OBS** DENOTES - Obscured Glazing
- SG** DENOTES - Safety Glass as per AS1288
- CP** DENOTES - All glazing to be Pilkington comfort plus or similar

NOTE:
WINDOWS SIZES AND STYLES ARE NOMINAL ONLY & ARE MEASURED INTERNALLY BETWEEN REVEALS. ACTUAL WINDOW SIZES MAY VARY DEPENDING ON THE MANUFACTURERS STANDARDS. THE OWNER IS TO CONFIRM THE SIZES WITH THE BUILDER'S WINDOW MANUFACTURER PRIOR TO COMMENCEMENT. WINDOWS TO BE FLASHED AS REQUIRED ALL WINDOWS ARE TO BE IN ACCORDANCE WITH A.S. 1288

NOTE:
WINDOWS SIZES AND STYLES ARE NOMINAL ONLY & ARE MEASURED INTERNALLY BETWEEN REVEALS. ACTUAL WINDOW SIZES MAY VARY DEPENDING ON THE MANUFACTURERS STANDARDS. THE OWNER IS TO CONFIRM THE SIZES WITH THE BUILDER'S WINDOW MANUFACTURER PRIOR TO COMMENCEMENT. WINDOWS TO BE FLASHED AS REQUIRED ALL WINDOWS ARE TO BE IN ACCORDANCE WITH A.S. 1288

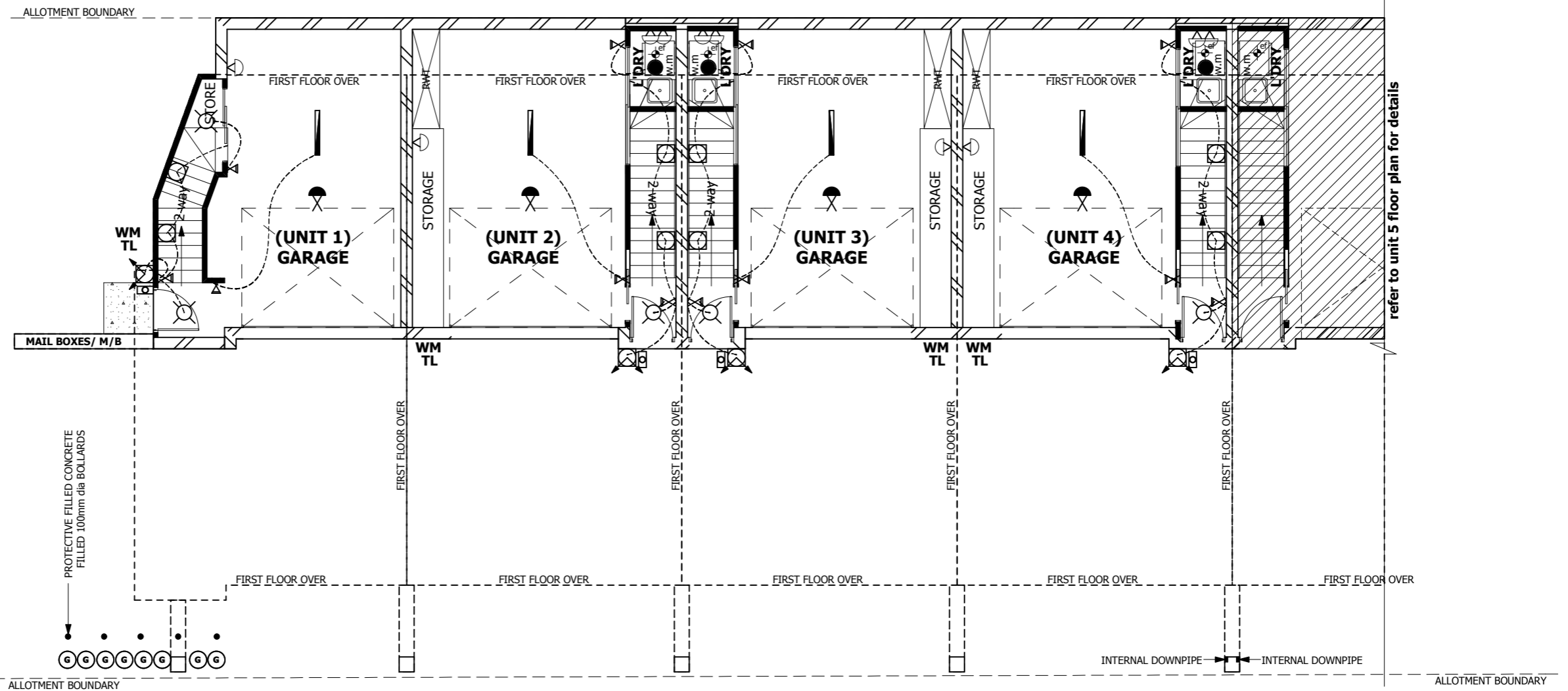
M7 Design Group Pty. Ltd.

T - 03 9317 8111
F - 03 9317 8118
M - 0409 169 993

A: UNIT 9, 61 WATTLE ROAD
MAIDSTONE, VIC 3012

| | | | |
|--|--------------------------|---|--|
| Proposed: TRIPLE STOREY UNIT DEVELOPMENT | | date 20.02.13 | amendments AS PER BUILDERS REQUEST |
| At: 274 BALLARAT ROAD, FOOTSCRAY | | COLOUR/MATERIAL AMENDMENT | |
| Client: ID PROPERTY GROUP | | | |
| Job No: 730 | Date: 12.12.11 | copyright 2011: these drawings are not to be copied in part or in whole without the written consent of the author | |
| | | | sheet no: 2.1 |

| ELECTRICAL LEGEND | | Qty |
|-------------------|---|-----|
| ● | SURFACEMOUNT OYSTER 1 X CFL | |
| ○ | SURFACEMOUNT OYSTER 2 X CFL | |
| □ | WALL MOUNTED LIGHT FITTING | |
| ⊗ | WALL MOUNTED (CENSOR) | |
| ⊠ | HEATING REGISTER | |
| ⊗ | BATTEN HOLDER (incl 1 to ceiling space) | |
| ⊗ | CEILING MOUNTED HEAT LAMP (2) | |
| ⊗ | CEILING MOUNTED HEAT LAMP (4) | |
| — | 300mm, SURFACE MOUNTED FLUORESCENT LIGHT FITTING or similar | |
| — | 1200mm, SURFACE MOUNTED FLUORESCENT LIGHT FITTING (TWIN) | |
| ⊗ | DOUBLE GPO 300mm ABOVE FFL unless stated otherwise | |
| ⊗ | DOUBLE GPO 300mm ABOVE BENCHD | |
| ⊗ | SINGLE GPO (external)1000mm Above Ground | |
| ⊗ | SINGLE GPO 300mm ABOVE BENCH include 1 to ceiling space | |
| ⊗ | single GPO 300mm ABOVE FFL unless stated otherwise | |
| ▼ | TELEVISION COAXIAL POINT (not including antenna) | |
| sd | SMOKE DETECTORS: INSTALLED AS PER CLAUSE VIC.E1.7.1 OF THE BCA AND TO COMPLY WITH AS 3786 | |
| ⊗ | HEATING CONTROL | |
| P | PHONE POINT | |
| HW | GAS BOOST HOT WATER SERVICE | |
| □ | ELECTRICAL METER BOX | |
| ⊗ | SPLIT HEAD SYSTEM | |
| A/C | CONDENSOR UNIT | |
| TL | TELSTRA | |
| WM | WATER METER | |
| ● | GARDEN LIGHTS | |
| ⊗ | Light Switch | |
| ⊗ ^{ef} | Exhaust fan | |
| ⊗ | Door Bell | |
| ⊗ | Inter com | |



refer to unit 5 floor plan for details

NOTE:
ALL ELECTRICAL WORK TO COMPLY WITH AS 3786-1991
SMOKE DETECTORS TO BE HARD WIRED & COMPLY WITH AS 3876-1991

DIRECT WIRE TO APPLIANCES (wall oven)
power outlets for appliances not shown

NOTE:
DUCTED HEATING REGISTERS & RETURN AIR LOCATIONS MAY VARY TO THE DISCRETION OF THE CONTRACTOR TO MAXIMISE UNIT EFFICIENCY & TO THE MANUFACTURERS SPECIFICATIONS
PROVIDE 1 x 15 ampere OUTLET FOR DISHWASHER SPACE IF REQUIRED

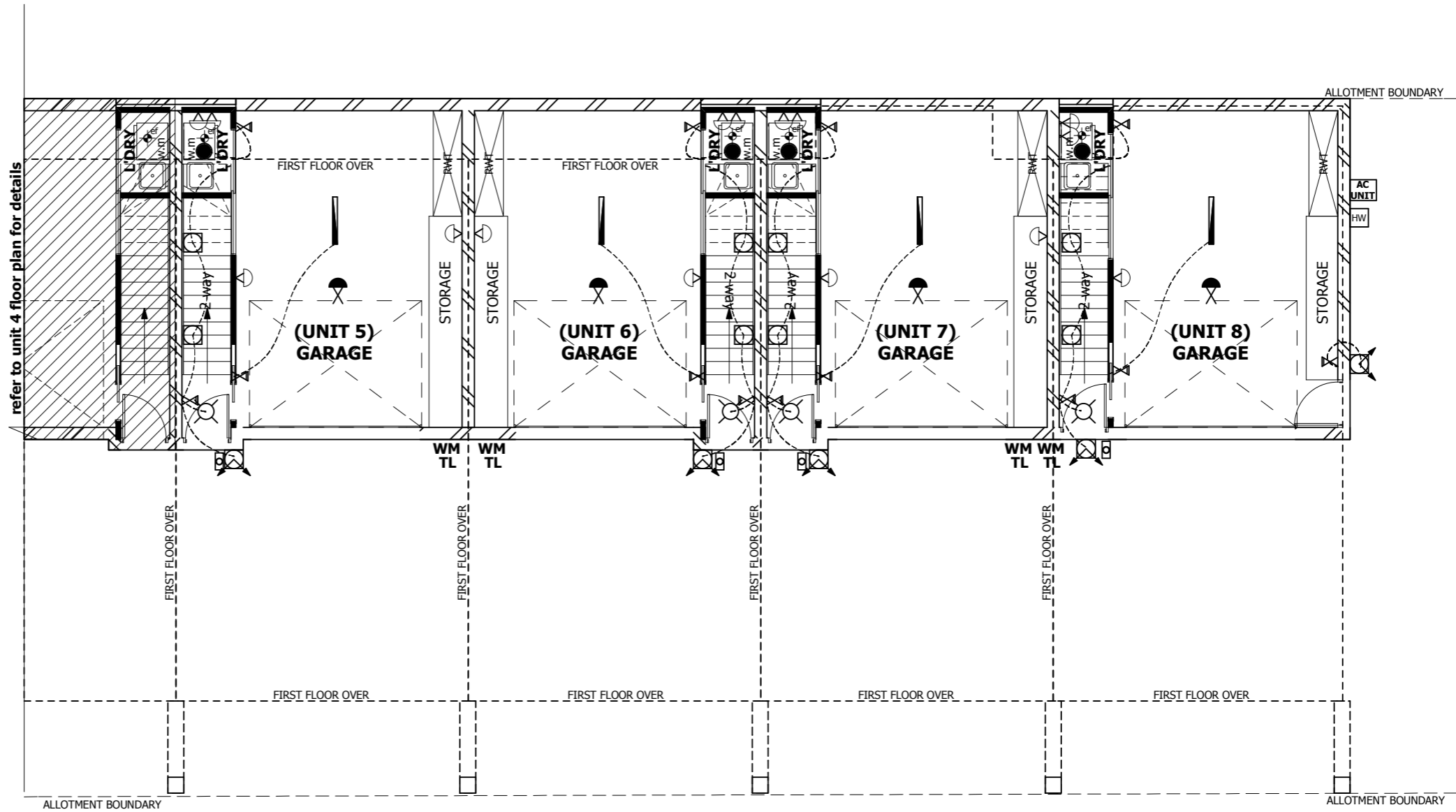
Lift off / removable Hinges:
If centre of threshold is less than 1.2m from front edge of sanitary fittings.
⊗^{ef} denote exhaust fan, mechanical ventilation from ens, powderroom and l'dry to be ducted to outside air.
sd denote smoke alarm hard wired to mainS with back up battery as per B.C.A requirements

ELECTRICAL PLAN

0 5 10
SCALE 1:100

| | | | | |
|---|--|--|--|--|
| <p>M7 Design Group Pty. Ltd. T - 03 9317 8111 F - 03 9317 8118 M : 0409 169 993 A : UNIT 9, 61 WATTLE ROAD MAIDSTONE, VIC 3012</p> | Proposed: TRIPLE STOREY UNIT DEVELOPMENT | date 20.02.13 | amendments AS PER BUILDERS REQUEST | |
| | At: 274 BALLARAT ROAD, FOOTSCRAY | | COLOUR/MATERIAL AMENDMENT | |
| | Client: ID PROPERTY GROUP | | | |
| | Job No: 730 Date: 12.12.11 | | | |
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| | | sheet no: 22 | | |

| ELECTRICAL LEGEND | | Qty |
|-------------------|---|-----|
| ● | SURFACEMOUNT OYSTER 1 X CFL | |
| ○ | SURFACEMOUNT OYSTER 2 X CFL | |
| □ | WALL MOUNTED LIGHT FITTING | |
| ⊗ | WALL MOUNTED (CENSOR) | |
| ⊠ | HEATING REGISTER | |
| ⊗ | BATTEN HOLDER (incl 1 to ceiling space) | |
| ⊗ | CEILING MOUNTED HEAT LAMP (2) | |
| ⊗ | CEILING MOUNTED HEAT LAMP (4) | |
| — | 300mm, SURFACE MOUNTED FLUORESCENT LIGHT FITTING or similar | |
| — | 1200mm, SURFACE MOUNTED FLUORESCENT LIGHT FITTING (TWIN) | |
| ⊗ | DOUBLE GPO 300mm ABOVE FFL unless stated otherwise | |
| ⊗ | DOUBLE GPO 300mm ABOVE BENCHD | |
| ⊗ | SINGLE GPO (external)1000mm Above Ground | |
| ⊗ | SINGLE GPO 300mm ABOVE BENCH include 1 to ceiling space | |
| ⊗ | single GPO 300mm ABOVE FFL unless stated otherwise | |
| ▼ | TELEVISION COAXIAL POINT (not including antenna) | |
| sd | SMOKE DETECTORS: INSTALLED AS PER CLAUSE VIC.E1.7.1 OF THE BCA AND TO COMPLY WITH AS 3786 | |
| ⊗ | HEATING CONTROL | |
| P | PHONE POINT | |
| HW | GAS BOOST HOT WATER SERVICE | |
| ⊠ | ELECTRICAL METER BOX | |
| ⊠ | SPLIT HEAD SYSTEM | |
| A/C | CONDENSOR UNIT | |
| TL | TELSTRA | |
| WM | WATER METER | |
| ● | GARDEN LIGHTS | |
| ⊗ | Light Switch | |
| ef | Exhaust fan | |
| ⊠ | Door Bell | |
| ⊠ | Inter com | |



NOTE:
ALL ELECTRICAL WORK TO COMPLY WITH AS 3786-1991
SMOKE DETECTORS TO BE HARD WIRED & COMPLY WITH AS 3876-1991

DIRECT WIRE TO APPLIANCES (wall oven)
power outlets for appliances not shown

NOTE:
DUCTED HEATING REGISTERS & RETURN AIR LOCATIONS MAY VARY TO THE DISCRETION OF THE CONTRACTOR TO MAXIMISE UNIT EFFICIENCY & TO THE MANUFACTURERS SPECIFICATIONS
PROVIDE 1 x 15 ampere OUTLET FOR DISHWASHER SPACE IF REQUIRED

Lift off / removable Hinges:
If centre of threshold is less than 1.2m from front edge of sanitary fittings.

ef denote exhaust fan, mechanical ventilation from ens, powderroom and l'dry to be ducted to outside air.

sd denote smoke alarm hard wired to mainS with back up battery as per B.C.A requirements

ELECTRICAL PLAN

0 5 10 SCALE 1:100

M7 Design Group Pty. Ltd.

T - 03 9317 8111
F - 03 9317 8118
M : 0409 169 993

A : UNIT 9, 61 WATTLE ROAD
MAIDSTONE, VIC 3012

Proposed:
TRIPLE STOREY UNIT DEVELOPMENT

At:
274 BALLARAT ROAD, FOOTSCRAY

Client: **ID PROPERTY GROUP**

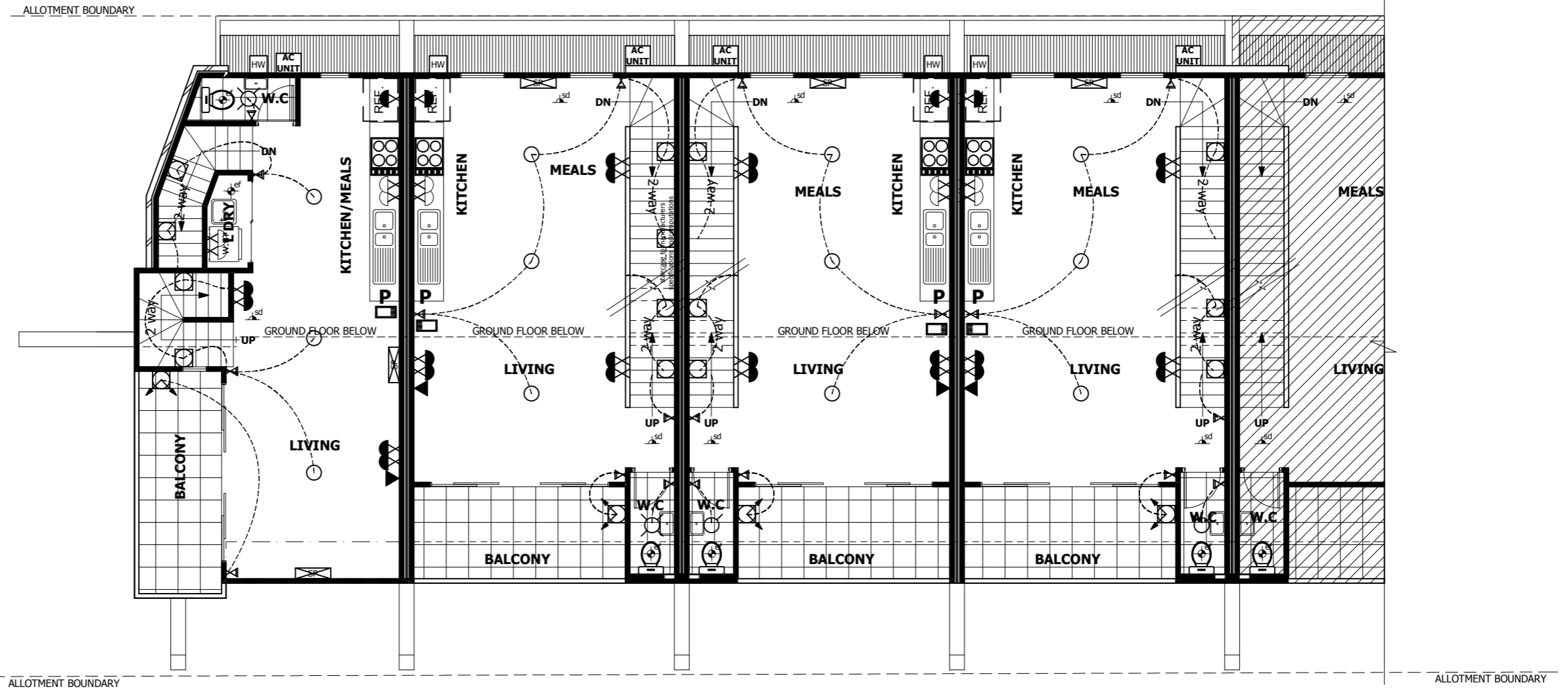
Job No: **730** Date: **12.12.11**

| date | amendments |
|----------|--|
| 20.02.13 | AS PER BUILDERS REQUEST COLOUR/MATERIAL AMENDMENT |
| | |
| | |

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sheet no: 23

| ELECTRICAL LEGEND | | Qty |
|-------------------|---|-----|
| ● | SURFACEMOUNT OYSTER 1 X CFL | |
| ○ | SURFACEMOUNT OYSTER 2 X CFL | |
| □ | WALL MOUNTED LIGHT FITTING | |
| ⊗ | WALL MOUNTED (CENSOR) | |
| ⊠ | HEATING REGISTER | |
| ⊗ | BATTEN HOLDER (incl 1 to ceiling space) | |
| ⊗ | CEILING MOUNTED HEAT LAMP (2) | |
| ⊗ | CEILING MOUNTED HEAT LAMP (4) | |
| ▬ | 300mm, SURFACE MOUNTED FLUORESCENT LIGHT FITTING or similar | |
| ▬ | 1200mm, SURFACE MOUNTED FLUORESCENT LIGHT FITTING (TWIN) | |
| ⊗ | DOUBLE GPO 300mm ABOVE FFL unless stated otherwise | |
| ⊗ | DOUBLE GPO 300mm ABOVE BENCHD | |
| ⊗ | SINGLE GPO (external)1000mm Above Ground | |
| ⊗ | SINGLE GPO 300mm ABOVE BENCH include 1 to ceiling space | |
| ⊗ | single GPO 300mm ABOVE FFL unless stated otherwise | |
| ▼ | TELEVISION COAXIAL POINT (not including antenna) | |
| sd | SMOKE DETECTORS: INSTALLED AS PER CLAUSE VIC.E1.7.1 OF THE BCA AND TO COMPLY WITH AS 3786 | |
| ⊗ | HEATING CONTROL | |
| P | PHONE POINT | |
| HW | GAS BOOST HOT WATER SERVICE | |
| ▬ | ELECTRICAL METER BOX | |
| ⊗ | SPLIT HEAD SYSTEM | |
| A/C | CONDENSOR UNIT | |
| TL | TELSTRA | |
| WM | WATER METER | |
| ● | GARDEN LIGHTS | |
| ⊗ | Light Switch | |
| ⊗ | Exhaust fan | |
| ⊗ | Door Bell | |
| ⊗ | Inter com | |



NOTE:
ALL ELECTRICAL WORK TO COMPLY WITH AS 3786-1991
SMOKE DETECTORS TO BE HARD WIRED & COMPLY WITH AS 3876-1991

DIRECT WIRE TO APPLIANCES (wall oven)
power outlets for appliances not shown

NOTE:
DUCTED HEATING REGISTERS & RETURN AIR LOCATIONS MAY VARY TO THE DISCRETION OF THE CONTRACTOR TO MAXIMISE UNIT EFFICIENCY & TO THE MANUFACTURERS SPECIFICATIONS
PROVIDE 1 x 15 ampere OUTLET FOR DISHWASHER SPACE IF REQUIRED

Lift off / removable Hinges:
If centre of threshold is less than 1.2m from front edge of sanitary fittings.

denote exhaust fan, mechanical ventilation from ens, powderroom and l'dry to be ducted to outside air.

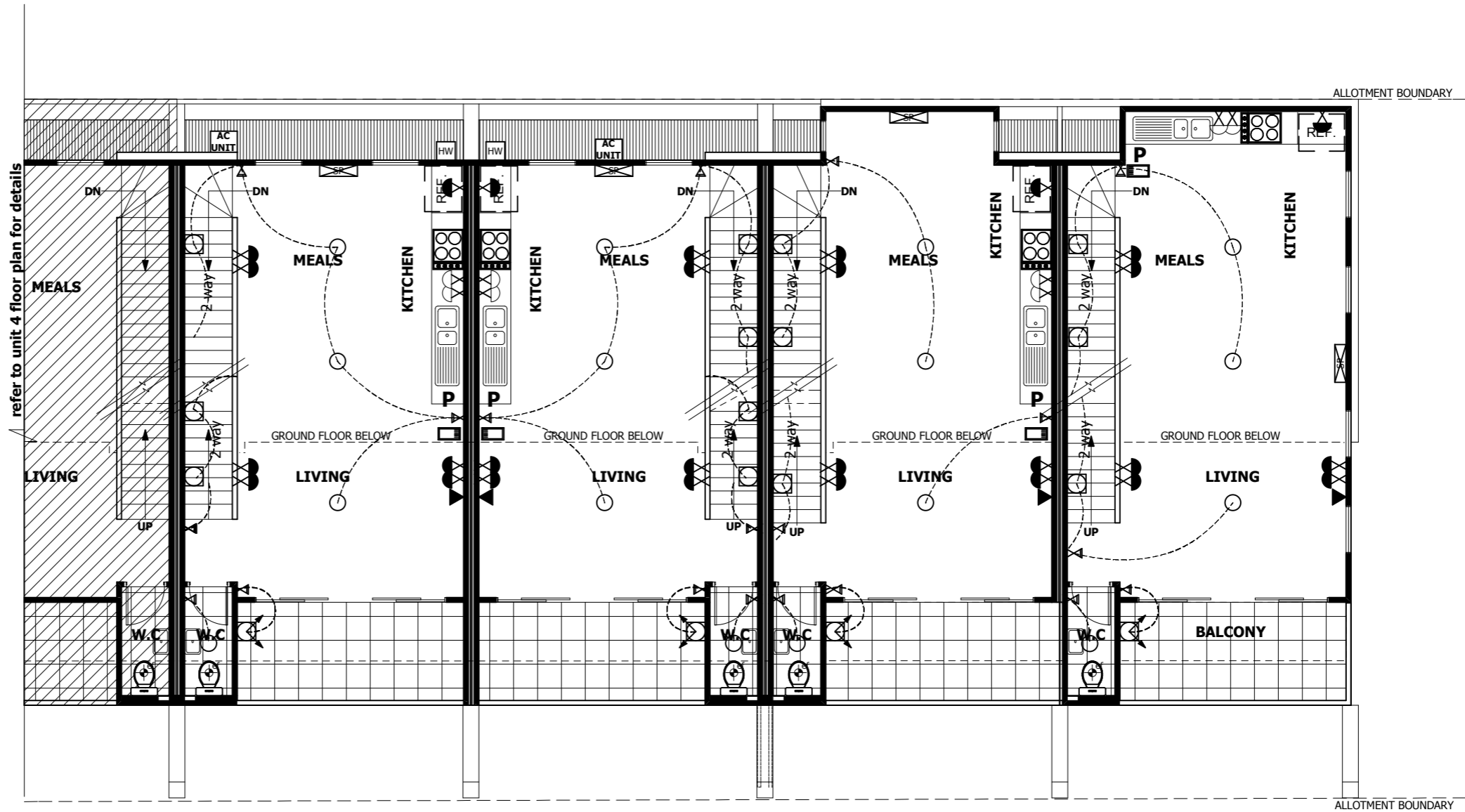
denote smoke alarm hard wired to mainS with back up battery as per B.C.A requirements

ELECTRICAL FIRST FLOOR PLAN

0 5 10
SCALE 1:100

| | | | | |
|--|--|--|--|--|
| <p>M7 Design Group Pty. Ltd. DESIGN GROUP</p> <p>T - 03 9317 8111 F - 03 9317 8118 M : 0409 169 993</p> <p>A : UNIT 9, 61 WATTLE ROAD MAIDSTONE, VIC 3012</p> | Proposed: TRIPLE STOREY UNIT DEVELOPMENT | date 20.02.13 | amendments AS PER BUILDERS REQUEST | |
| | At: 274 BALLARAT ROAD, FOOTSCRAY | | COLOUR/MATERIAL AMENDMENT | |
| | Client: ID PROPERTY GROUP | | | |
| | Job No: 730 Date: 12.12.11 | | | |
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| | | sheet no: 24 | | |

| ELECTRICAL LEGEND | | Qty |
|-------------------|---|-----|
| ● | SURFACEMOUNT OYSTER 1 X CFL | |
| ○ | SURFACEMOUNT OYSTER 2 X CFL | |
| □ | WALL MOUNTED LIGHT FITTING | |
| ⊗ | WALL MOUNTED (CENSOR) | |
| ⊠ | HEATING REGISTER | |
| ⊗ | BATTEN HOLDER (incl 1 to ceiling space) | |
| ⊗ | CEILING MOUNTED HEAT LAMP (2) | |
| ⊗ | CEILING MOUNTED HEAT LAMP (4) | |
| ▬ | 300mm, SURFACE MOUNTED FLUORESCENT LIGHT FITTING or similar | |
| ▬ | 1200mm, SURFACE MOUNTED FLUORESCENT LIGHT FITTING (TWIN) | |
| ⊗ | DOUBLE GPO 300mm ABOVE FFL unless stated otherwise | |
| ⊗ | DOUBLE GPO 300mm ABOVE BENCHD | |
| ⊗ | SINGLE GPO (external)1000mm Above Ground | |
| ⊗ | SINGLE GPO 300mm ABOVE BENCH include 1 to ceiling space | |
| ⊗ | single GPO 300mm ABOVE FFL unless stated otherwise | |
| ▼ | TELEVISION COAXIAL POINT (not including antenna) | |
| sd | SMOKE DETECTORS: INSTALLED AS PER CLAUSE VIC.E1.7.1 OF THE BCA AND TO COMPLY WITH AS 3786 | |
| ⊗ | HEATING CONTROL | |
| P | PHONE POINT | |
| HW | GAS BOOST HOT WATER SERVICE | |
| ⊠ | ELECTRICAL METER BOX | |
| ⊠ | SPLIT HEAD SYSTEM | |
| A/C | CONDENSOR UNIT | |
| TL | TELSTRA | |
| WM | WATER METER | |
| ● | GARDEN LIGHTS | |
| ⊗ | Light Switch | |
| ⊗ | Exhaust fan | |
| ⊠ | Door Bell | |
| ⊠ | Inter com | |



NOTE:
ALL ELECTRICAL WORK TO COMPLY WITH AS 3786-1991
SMOKE DETECTORS TO BE HARD WIRED & COMPLY WITH AS 3876-1991

DIRECT WIRE TO APPLIANCES (wall oven)
power outlets for appliances not shown

NOTE:
DUCTED HEATING REGISTERS & RETURN AIR LOCATIONS MAY VARY TO THE DISCRETION OF THE CONTRACTOR TO MAXIMISE UNIT EFFICIENCY & TO THE MANUFACTURERS SPECIFICATIONS
PROVIDE 1 x 15 ampere OUTLET FOR DISHWASHER SPACE IF REQUIRED

Lift off / removable Hinges:
If centre of threshold is less than 1.2m from front edge of sanitary fittings.

⊗ denote exhaust fan, mechanical ventilation from ens, powderroom and l'dry to be ducted to outside air.

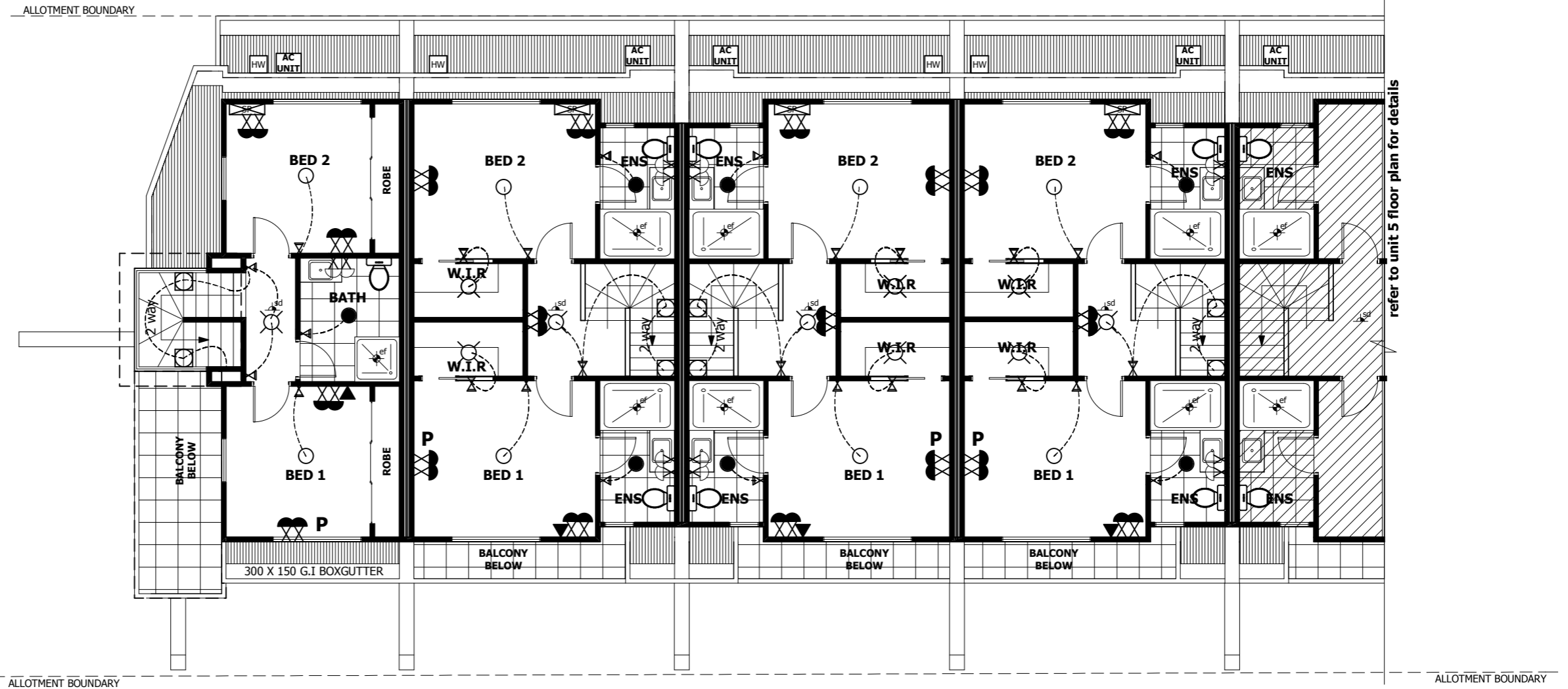
sd denote smoke alarm hard wired to mainS with back up battery as per B.C.A requirements

ELECTRICAL FIRST FLOOR PLAN

0 5 10
SCALE 1:100

| | | | | |
|--|--|-------------------------|--|--|
| <p>M7 Design Group Pty. Ltd. DESIGN GROUP</p> <p>T - 03 9317 8111 F - 03 9317 8118 M : 0409 169 993</p> <p>A : UNIT 9, 61 WATTLE ROAD MAIDSTONE, VIC 3012</p> | Proposed: TRIPLE STOREY UNIT DEVELOPMENT | date 20.02.13 | amendments AS PER BUILDERS REQUEST | |
| | At: 274 BALLARAT ROAD, FOOTSCRAY | | COLOUR/MATERIAL AMENDMENT | |
| | Client: ID PROPERTY GROUP | | | |
| | Job No: 730 Date: 12.12.11 | | | |
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| ELECTRICAL LEGEND | | Qty |
|-------------------|---|-----|
| ● | SURFACEMOUNT OYSTER 1 X CFL | |
| ○ | SURFACEMOUNT OYSTER 2 X CFL | |
| □ | WALL MOUNTED LIGHT FITTING | |
| ⊗ | WALL MOUNTED (CENSOR) | |
| ⊠ | HEATING REGISTER | |
| ⊗ | BATTEN HOLDER (incl 1 to ceiling space) | |
| ⊗ | CEILING MOUNTED HEAT LAMP (2) | |
| ⊗ | CEILING MOUNTED HEAT LAMP (4) | |
| — | 300mm, SURFACE MOUNTED FLUORESCENT LIGHT FITTING or similar | |
| — | 1200mm, SURFACE MOUNTED FLUORESCENT LIGHT FITTING (TWIN) | |
| ⊗ | DOUBLE GPO 300mm ABOVE FFL unless stated otherwise | |
| ⊗ | DOUBLE GPO 300mm ABOVE BENCHD | |
| ⊗ | SINGLE GPO (external)1000mm Above Ground | |
| ⊗ | SINGLE GPO 300mm ABOVE BENCH include 1 to ceiling space | |
| ⊗ | single GPO 300mm ABOVE FFL unless stated otherwise | |
| ▼ | TELEVISION COAXIAL POINT (not including antenna) | |
| sd | SMOKE DETECTORS: INSTALLED AS PER CLAUSE VIC.E1.7.1 OF THE BCA AND TO COMPLY WITH AS 3786 | |
| ⊗ | HEATING CONTROL | |
| P | PHONE POINT | |
| HW | GAS BOOST HOT WATER SERVICE | |
| ⊠ | ELECTRICAL METER BOX | |
| ⊠ | SPLIT HEAD SYSTEM | |
| A/C | CONDENSOR UNIT | |
| TL | TELSTRA | |
| WM | WATER METER | |
| ● | GARDEN LIGHTS | |
| ⊗ | Light Switch | |
| ⊗ | Exhaust fan | |
| ⊠ | Door Bell | |
| ⊠ | Inter com | |



NOTE:
ALL ELECTRICAL WORK TO COMPLY WITH AS 3786-1991
SMOKE DETECTORS TO BE HARD WIRED & COMPLY WITH AS 3876-1991

DIRECT WIRE TO APPLIANCES (wall oven)
power outlets for appliances not shown

NOTE:
DUCTED HEATING REGISTERS & RETURN AIR LOCATIONS MAY VARY TO THE DISCRETION OF THE CONTRACTOR TO MAXIMISE UNIT EFFICIENCY & TO THE MANUFACTURERS SPECIFICATIONS
PROVIDE 1 x 15 ampere OUTLET FOR DISHWASHER SPACE IF REQUIRED

Lift off / removable Hinges:
If centre of threshold is less than 1.2m from front edge of sanitary fittings.

denote exhaust fan, mechanical ventilation from ens, powderroom and l'dry to be ducted to outside air.

denote smoke alarm hard wired to mainS with back up battery as per B.C.A requirements

ELECTRICAL SECOND FLOOR PLAN

0 5 10
SCALE 1:100

M7 Design Group Pty. Ltd.

T - 03 9317 8111
F - 03 9317 8118
M : 0409 169 993

A : UNIT 9, 61 WATTLE ROAD
MAIDSTONE, VIC 3012

Proposed:
TRIPLE STOREY UNIT DEVELOPMENT

At:
274 BALLARAT ROAD, FOOTSCRAY

Client: **ID PROPERTY GROUP**

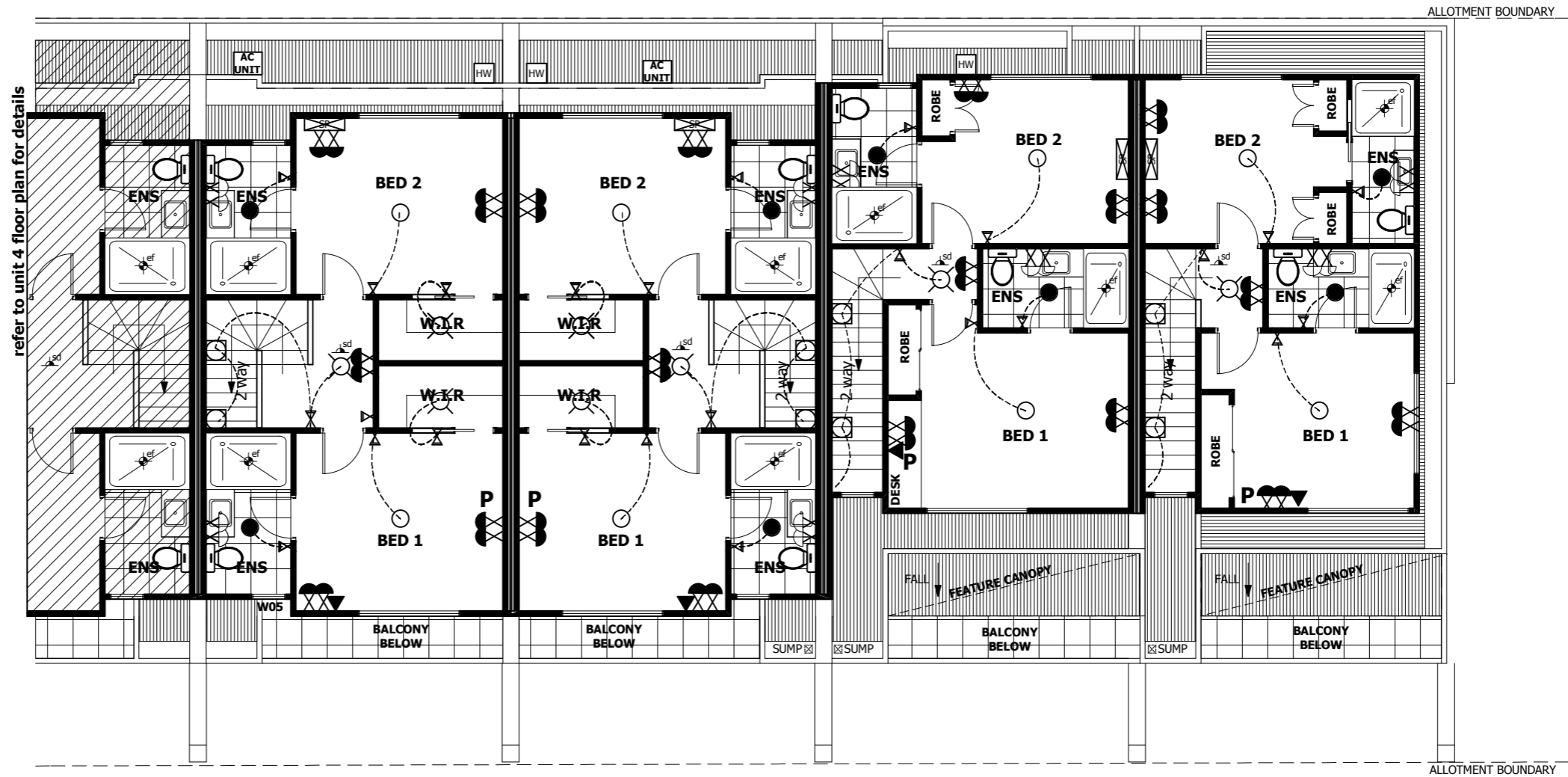
Job No: **730** Date: **12.12.11**

| date | amendments |
|----------|--|
| 20.02.13 | AS PER BUILDERS REQUEST COLOUR/MATERIAL AMENDMENT |
| | |
| | |

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sheet no: 26

| ELECTRICAL LEGEND | | Qty |
|-------------------|---|-----|
| ● | SURFACEMOUNT OYSTER 1 X CFL | |
| ○ | SURFACEMOUNT OYSTER 2 X CFL | |
| □ | WALL MOUNTED LIGHT FITTING | |
| ⊗ | WALL MOUNTED (CENSOR) | |
| ⊠ | HEATING REGISTER | |
| ⊗ | BATTEN HOLDER (incl 1 to ceiling space) | |
| ⊗ | CEILING MOUNTED HEAT LAMP (2) | |
| ⊗ | CEILING MOUNTED HEAT LAMP (4) | |
| — | 300mm, SURFACE MOUNTED FLUORESCENT LIGHT FITTING or similar | |
| — | 1200mm, SURFACE MOUNTED FLUORESCENT LIGHT FITTING (TWIN) | |
| ⊗ | DOUBLE GPO 300mm ABOVE FFL unless stated otherwise | |
| ⊗ | DOUBLE GPO 300mm ABOVE BENCHD | |
| ⊗ | SINGLE GPO (external)1000mm Above Ground | |
| ⊗ | SINGLE GPO 300mm ABOVE BENCH include 1 to ceiling space | |
| ⊗ | single GPO 300mm ABOVE FFL unless stated otherwise | |
| ▼ | TELEVISION COAXIAL POINT (not including antenna) | |
| sd | SMOKE DETECTORS: INSTALLED AS PER CLAUSE VIC.E1.7.1 OF THE BCA AND TO COMPLY WITH AS 3786 | |
| ⊗ | HEATING CONTROL | |
| P | PHONE POINT | |
| HW | GAS BOOST HOT WATER SERVICE | |
| ⊠ | ELECTRICAL METER BOX | |
| ⊠ | SPLIT HEAD SYSTEM | |
| A/C | CONDENSOR UNIT | |
| TL | TELSTRA | |
| WM | WATER METER | |
| ● | GARDEN LIGHTS | |
| ⊗ | Light Switch | |
| ⊗ | Exhaust fan | |
| ⊠ | Door Bell | |
| ⊠ | Inter com | |



NOTE:
ALL ELECTRICAL WORK TO COMPLY WITH AS 3786-1991
SMOKE DETECTORS TO BE HARD WIRED & COMPLY WITH AS 3876-1991

DIRECT WIRE TO APPLIANCES (wall oven)
power outlets for appliances not shown

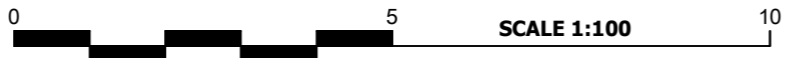
NOTE:
DUCTED HEATING REGISTERS & RETURN AIR LOCATIONS MAY VARY TO THE DISCRETION OF THE CONTRACTOR TO MAXIMISE UNIT EFFICIENCY & TO THE MANUFACTURERS SPECIFICATIONS
PROVIDE 1 x 15 ampere OUTLET FOR DISHWASHER SPACE IF REQUIRED

Lift off / removable Hinges:
If centre of threshold is less than 1.2m from front edge of sanitary fittings.

⊗ denote exhaust fan, mechanical ventilation from ens, powderroom and l'dry to be ducted to outside air.

sd denote smoke alarm hard wired to mainS with back up battery as per B.C.A requirements

ELECTRICAL SECOND FLOOR PLAN



| | | | | |
|--|--|-------------------------|--|--|
| <p>M7 Design Group Pty. Ltd. DESIGN GROUP</p> <p>T - 03 9317 8111 F - 03 9317 8118 M : 0409 169 993</p> <p>A : UNIT 9, 61 WATTLE ROAD MAIDSTONE, VIC 3012</p> | Proposed: TRIPLE STOREY UNIT DEVELOPMENT | date 20.02.13 | amendments AS PER BUILDERS REQUEST | |
| | At: 274 BALLARAT ROAD, FOOTSCRAY | | COLOUR/MATERIAL AMENDMENT | |
| | Client: ID PROPERTY GROUP | | | |
| | Job No: 730 Date: 12.12.11 | | | |

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