PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION

...INGS, USE WRITTEN DIMENSIONS ONLY.

...DER, SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND ...OR TO COMMENCING ANY WORKS OR ORDERING MATERIALS AND SHALL BE ...R ENSURING THAT ALL BUILDING WORKS CONFIRM TO THE BUILDING CODE OF AUSTRALIA, ...RENT EDITIONS) BUILDING REGULATIONS, LOCAL BY LAWS AND TOWN PLANNING ...S. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.

...RKS SHALL COMPLY WITH BUT NOT TO BE LIMITED TO THE FOLLOWING AUSTRALIAN ...DS.

...68 GLASS IN BUILDINGS-SELECTION AND INSTALLATION.
...1562 DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING. PART 1 METAL.
...1684 NATIONAL TIMBER FRAMING CODE.
...S 1860 INSTALLATION OF PARTICLEBOARD FLOORING.
A.S 2047 WINDOWS IN BUILDINGS-SELECTION AND INSTALLATION.
A.S 2049 ROOF TILES.
A.S 2050 INSTALLATION OF ROOFING TILES. A.S 2870 RESIDENTIAL SLABS AND FOOTINGS CONSTRUCTION.
A.S 2904 DAMP PROOF COURSES AND FLASHINGS.
A.S 3600 CONCRETE STRUCTURES.
A.S 3660 1 PROTECTION OF BUILDING AGAINST SUBTERRANEAN TERMITES-PART 1 NEW BUILDINGS.
A.S 3700 MASONRY STRUCTURES.
A.S 3740 WATER PROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS.
A.S 3786 SMOKE ALARMS.
A.S 4100 STEEL STRUCTURES.
A.S 4256 PLASTIC ROOF AND WALL CLADDING MATERIALS.

04-THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL OR CIVIL ENGINEERING COMPUTATIONS. AND DRAWINGS, AND SOIL REPORTS.

05-FOOTING TO BE FOUNDED AT THE MINIMUM DEPTHS INDICATED IN THE SOIL REPORT.

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

07-SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES.
1) ALL ROOMS -WITHIN 500MM VERTICAL OF THE FLOOR .
2) BATHROOMS-WITHIN 2000MM VERTICAL FROM THE BATH BASE.
3) LAUNDRY-WITHIN 1200MM VERTICAL FROM FLOOR AND/OR WITHIN 300MM HORIZONTAL FROM DOORS.
4) DOOR WAY-WITHIN 300MM HORIZONTAL FROM ALL DOORS. SHOWER SCREENS SHALL GRADE A SAFETY GLASS.

08-WINDOW SIZES ARE NOMINAL ONLY ACTUAL SIZE WILL VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL AROUND.

09-STORM WATER SHALL BE TAKEN TO LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF THE RELEVANT AUTHORITY.

10-SEWER OR SEPTIC SYSTEM SHALL BE IN ACCORDANCE WITH THE RELEVANT AUTHORITY'S REQUIREMENTS.

11-FOOTINGS NOT TO ENCROACH TITLE BOUNDARIES AND EASEMENT LINES.

12-FOR BUILDINGS IN CLOSE PROXIMITY TO THE SEA ENSURE THAT ALL STEEL WORK, BRICK CAVITY TIES, AND STEEL LINTELS, ETC, THAT ARE IMBEDDED OR FIXED INTO MASONRY BE PROTECTED IN ACCORDANCE WITH A.S 3700-1998 TABLE 2.2. HOT DIPPED GALV., S/LESS STEEL OR CADMIUM COATED.

13-ALL WET AREAS TO COMPLY WITH B.C.A.F1.7 OR A.S.3740_1994 WALL FINISHES SHALL BE IMPERVIOUS TO A HEIGHT OF 1800MM ABOVE FLOOR LEVEL TO SHOWER ENCLOSURES AND 150MM ABOVE BATHS, BASINS, SINKS AND TROUGHS IF WITHIN 75MM OF THE WALL.

14-PROVIDE WALL TIES TO BRICKWORK AT MAXIMUM 5000MM CTRS IN EACH DIRECTIONS AND WITHIN 300MM OF ARTICULATION JOINTS

15-SUB FLOOR VENTS TO PROVIDE A RATE OF 7500MM SQ. CLEAR VENTILATION, PER 1000MM RUN OF EXTERNAL MASONRY WALL AND 2200MM SQ. CLEAR VENTILATION PER 1000MM RUN OF INTERNAL DWARF WALLS

16 -PROVIDE CLEARANCE FROM UNDERSIDE OR BEARER TO FINISHED GROUND LEVEL OF 150MM FOR FLOOR WITH STRIP FLOORING OR 200MM FOR FLOORS WITH PARTICLEBOARD FLOORING

17-THERMAL INSULATION TO BE PROVIDED AS FOLLOWS FOR SLAB CONSTRUCTION (refer to Energy Rating Report)
FOR TIMBER FRAMED FLOOR ENCLOSED PERIMETER (refer to Energy Rating Report)
FOR TIMER FRAMED FLOOR ENCLOSED PERIMETER; AS FOR SLAB FLOOR CONSTRUCTION
NOTE R.F.L TO HAVE FLAMMABILITY INDEX NOT EXCEEDING 5.

18-STAIR REQUIREMENTS (OTHER THAN SPIRAL STAIRS)
RISERS-190MM MAXIMUM. 115MM MINIMUM;
GOING-355MM MAXIMUM, 240MM MINIMUM;
PRIVATE STAIRS (AND 250MM FOR PUBLIC STAIRS)
RISERS AND TREADS TO BE CONSTANT IN SIZE THROUGHOUT FLIGHT. PROVIDE NON-SLIP FINISH OR SUITABLE NON SKID STRIP NEAR EDGE OF NOSINGS.
ENSURE MAXIMUM GAP BETWEEN RISERS NOT TO EXCEED 125MM OR USE CLOSED RISES.
STAIRS TO HAVE A SLIP RESISTANT CLASSIFICATION OF P3 OR R10 DRY (INTERNAL) AND P4 OR R11 WET (EXTERNAL).
PROVIDE CONTINUOUS HANDRAIL 1000MM MINIMUM HEIGHT TO BALCONIES AND DECKS WHICH ARE 1000MM OR MORE ABOVE GROUND LEVEL.
865MM MINIMUM HEIGHT HANDRAIL ABOVE STAIR NOSING AND LANDINGS.
MAXIMUM OPENING BETWEEN BALUSTERS NOT TO EXCEED 125MM.

IF THE THRESHOLD SILL OF THE DOORWAY IS GREATER THAN 190MM ABOVE THE FINISHED SURFACE OF THE GROUND TO WHICH THE DOORWAY OPENS, A LANDING SHALL BE PROVIDED NO LESS THAN THE WIDTH OF THE DOOR LEAF OR 900 WIDE X 900 LONG. WHICHEVER IS GREATER.

19-CONCRETE STUMPS:
-100MM SQ.UP TO 1400MM LONG (2 NO. H.D. WIRES)
-100MM SQ. 1401MM TO 1800MM LONG (2 NO. H.D.WIRES)
-125MM SQ.1801MM TO 3000MM LONG (2 NO. HD WIRES)

NOTE ALL STUMPS EXCEEDING 1200MM ABOVE GROUND TO BE BRACED.

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

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

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

23- DENOTES EXHAUST FAN TO PROVIDE A MINIMUM OF 25 LITRES PER SECOND AIRFLOW. ALL EXHAUST FANS TO DISCHARGE TO THE OUTSIDE AIR.

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

25-THESE NOTES ARE NEITHER EXHAUSTIVE NOR, SUBSTITUTE FOR REGULATION, STATUTORY REQUIRMENTS, BUILDING PRACTICE. OR CONTRACTUAL OBLIGATIONS AND UNLESS EXPRESSLY STATED OTHERWISE, ARE PROVIDED ONLY AS GUIDELINES.

26-THE BUILDER SHALL TAKE FULL RESPONSIBILITY UPON ACCEPTANCE OF THESE PLANS AND SHALL BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND SITE LAYOUT CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK.

NOTE: FOR DRAINAGE & CIVIL WORK PLEASE REFER TO CIVIL PLAN FROM CIVIL ENGINEER DETAILS.

IMPORTANT:
ENSURE THAT ALL WORK AND MATERIALS CONFORM WITH BCA, RELEVANT CURRENT AUSTALIAN CODES, STANDARDS, PERMITS & REGULATIONS. OBTAIN APPROVAL FROM RESPONSIBLE AUTHORITY/RELEVANT BUILDING SURVEYOR PRIOR TO MAKING ANY CHANGES TO THE APPROVED PERMIT DRAWINGS.

MINIMAL STRUCTURAL INFORMATION IS SHOWN AND ANY STRUCTURAL INFORMATION SHOWN IS INDICATIVE ONLY. REFER TO STRUCTURAL ENGINEER'S DRAWINGS.

REFER TO DISCLAIMER - THESE DRAWINGS ARE TO A BUILDING PERMIT STANDARD ONLY. BUILDER SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBCKS, SPECIFICATIONS AND CHECK THAT THE DESIGN INTENTIONS CAN BE REALISED IN PRACTICE, PRIOR TO COMMENCING ANY WORKS OR ORDERING ANY MATERIALS.

WHERE REQUIRED, PROVIDE SHOP DRAWINGS.

OBTAIN ALL CURRENT SERVICES INFORMATION & NECESSARY PERMITS PRIOR TO COMMENCING WORK.

USE FIGURED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS.

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REV.	DESCRIPTION	DATE

CLIENT: .

PROJECT: PROPOSED GARAGE, KITCHEN, VERANDAH, FRONT FENCE AND CROSSOVER

ADDRESS: 27 CLARE BRENNAN DRIVE, CAINLEA VIC 3023

DRAWING: GENERAL NOTES

JOB NO.:	21029
DATE:	18.10.2021
DRAWN:	.
CHECKED:	TQP
SCALE:	AS @ A2

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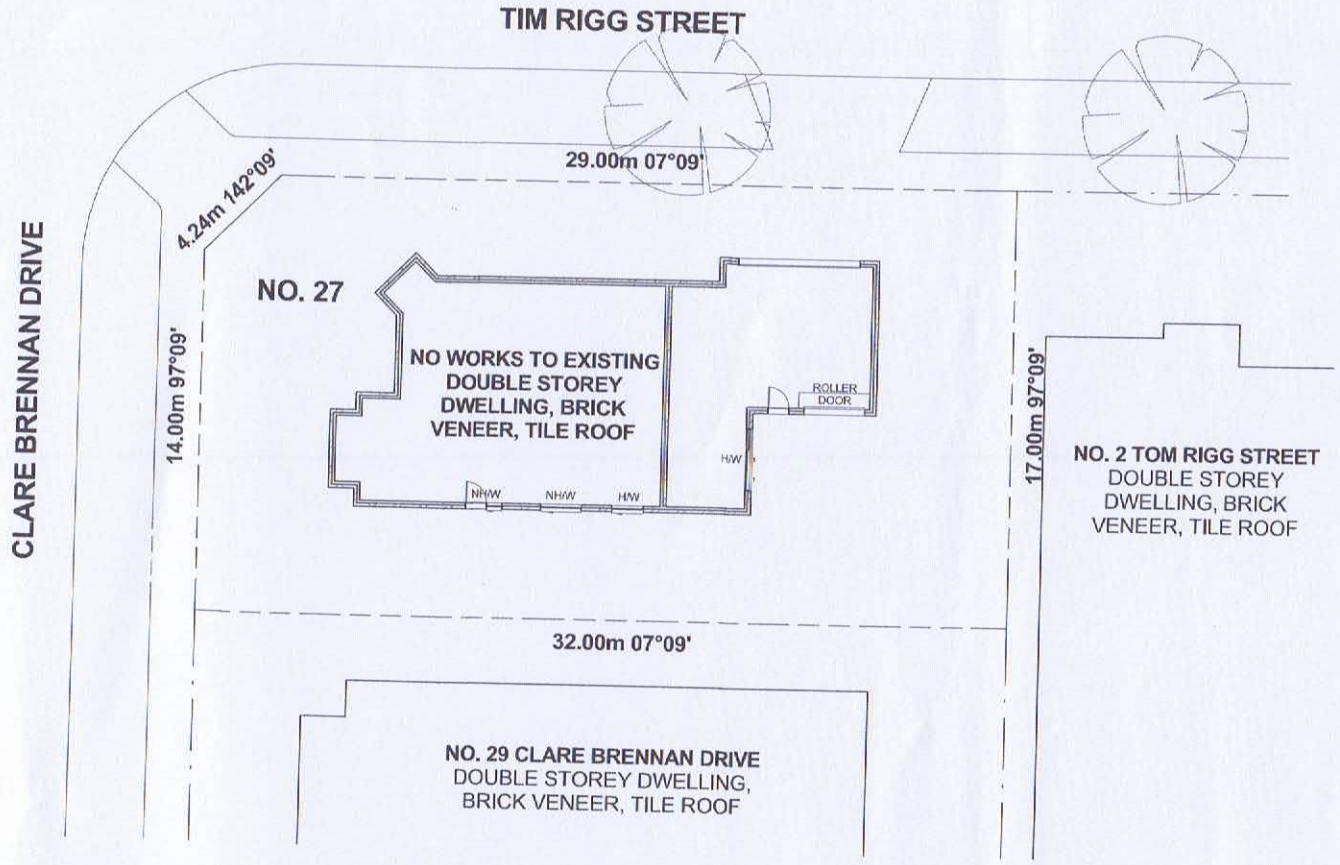

LEGEND

- EP — ELECTRICTY PIT
- PIT
- HW1 — HABITABLE ROOM WINDOWS - GROUND FLOOR
- HW2 — HABITABLE ROOM WINDOWS - FIRST FLOOR
- NW1 — NON-HABITABLE ROOM WINDOWS - GROUND FLOOR
- NW2 — NON-HABITABLE ROOM WINDOWS - FIRST FLOOR
- BAY 1 — HABITABLE ROOM BAY WINDOWS - GROUND FLOOR
- BAY 2 — HABITABLE ROOM BAY WINDOWS - FIRST FLOOR
- L — LETTER BOX
- W — WATER METER
- G — GAS METER - UNDER METERBOX
- METERBOX - RECESSED INTERNALLY
- SWITCHBOARD - RECESSED INTERNALLY
- HWS — SOLAR HOT WATER SYSTEM - SOLAR PANELS TO ROOF FACING NORTH
- dp — DOWNPIPE
- dp&rwh — DOWNPIPE & RAIN WATER HEAD
- T — EXTERNAL WATER TAP
- AJ — ARTICULATION JOINTS - AS PER ENGINEERING DRAWINGS. REFER TO ENGINEERING DRAWINGS FOR ACCURATE LOCATIONS OF ARTICULATION JOINTS
- LH — LIFT OFF HINGE
- SMOKE ALARM - ALL SMOKE ALARMS TO BE INTERCONNECTED
- EXHAUST FAN - TO DISCHARGE TO OUTSIDE

EXISTING SITE PLAN

1 : 200

NORTH

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ADDRESS: 27 CLARE BRENNAN DRIVE, CAINLEA VIC 3023

DRAWING: EXISTING SITE PLAN

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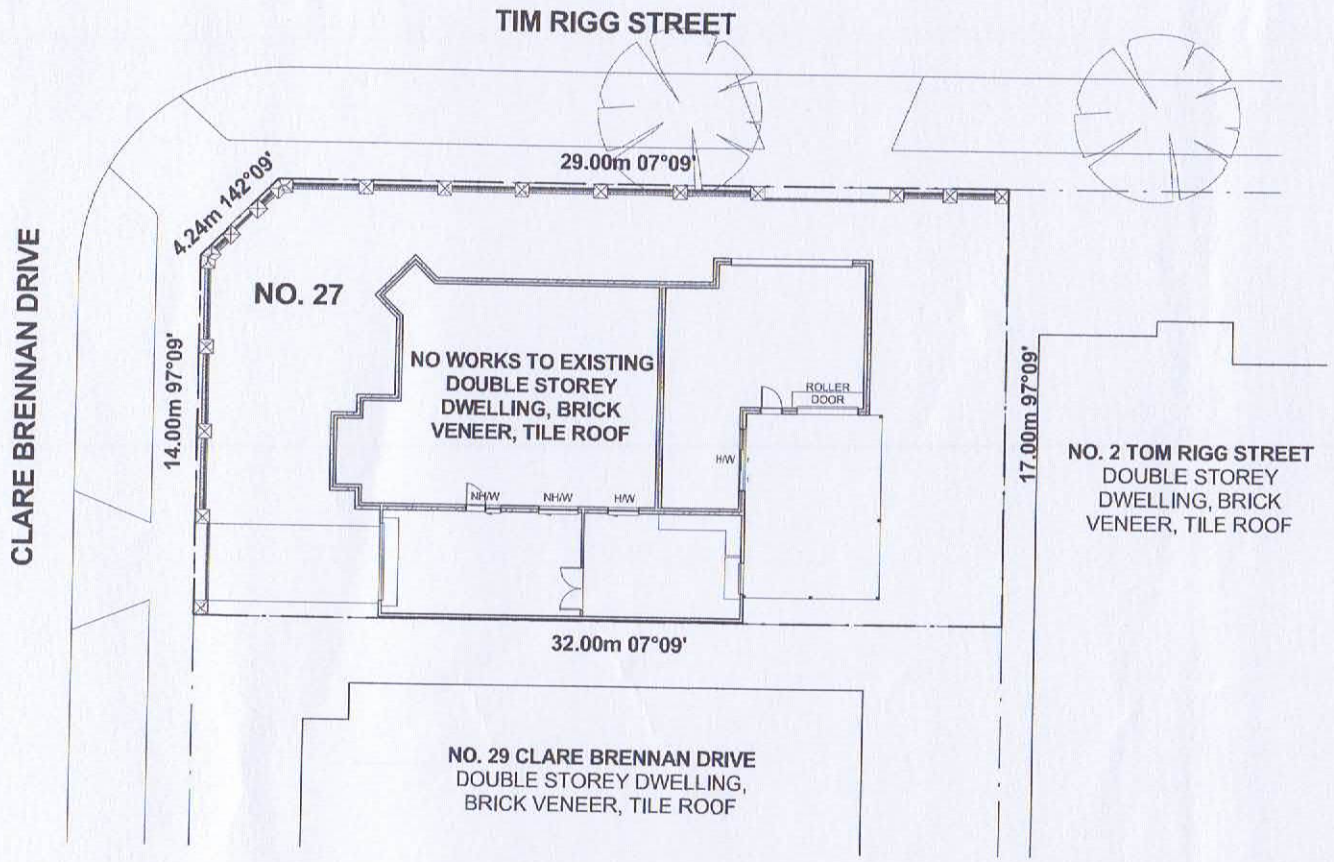
PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION

IMPORTANT: ALL WORKS TO BE DONE WITHIN TITLE BOUNDARY



LEGEND

- EP — ELECTRICTY PIT
- PIT
- HW1 — HABITABLE ROOM WINDOWS - GROUND FLOOR
- HW2 — HABITABLE ROOM WINDOWS - FIRST FLOOR
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- LH — LIFT OFF HINGE
- SMOKE ALARM - ALL SMOKE ALARMS TO BE INTERCONNECTED
- EXHAUST FAN - TO DISCHARGE TO OUTSIDE

PROPOSED SITE PLAN

1 : 200

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ADDRESS: 27 CLARE BRENNAN DRIVE, CAINLEA VIC 3023

DRAWING: PROPOSED SITE PLAN

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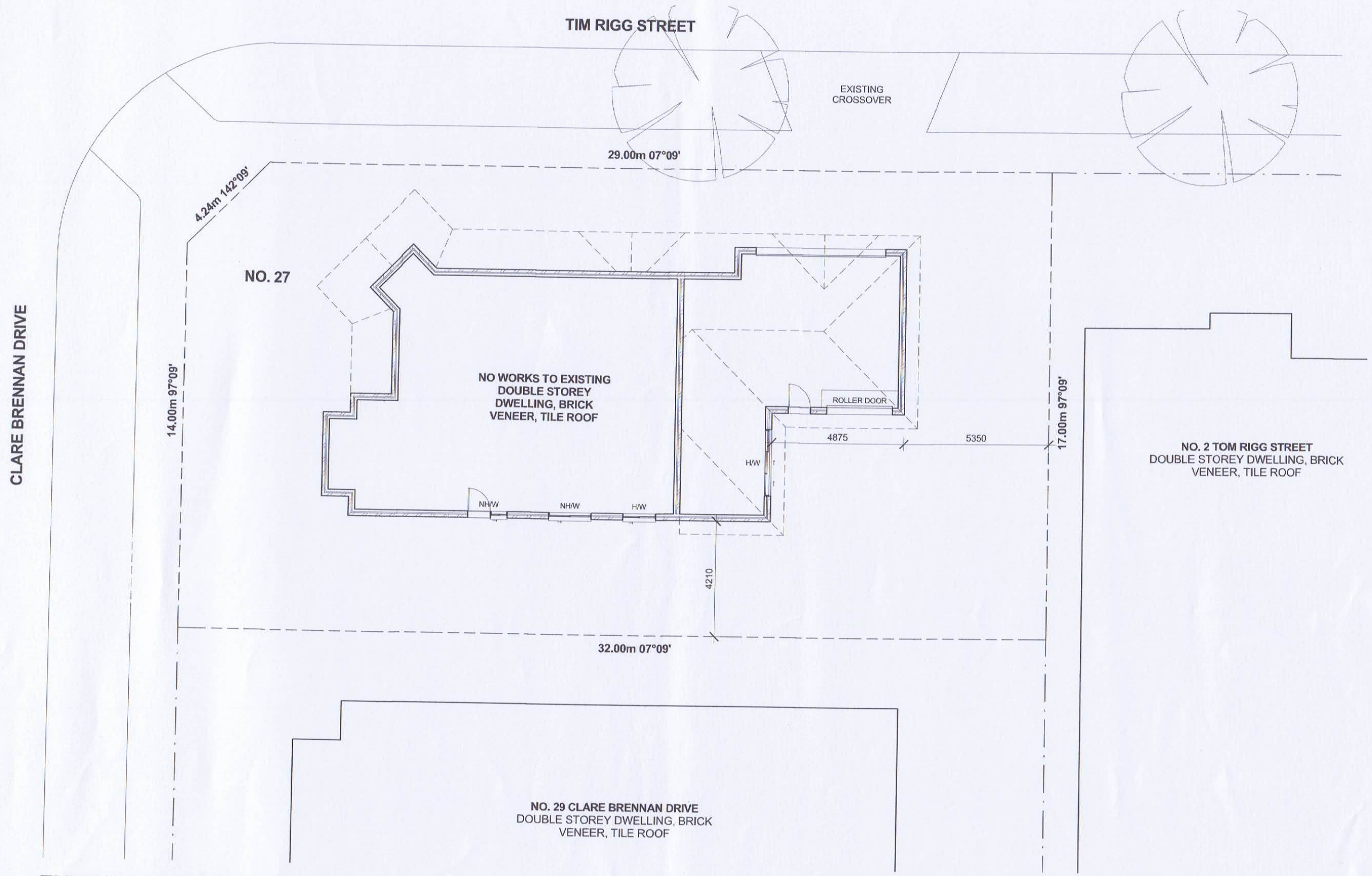

EXISTING FLOOR PLAN
1 : 100

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DRAWING:
EXISTING FLOOR PLAN

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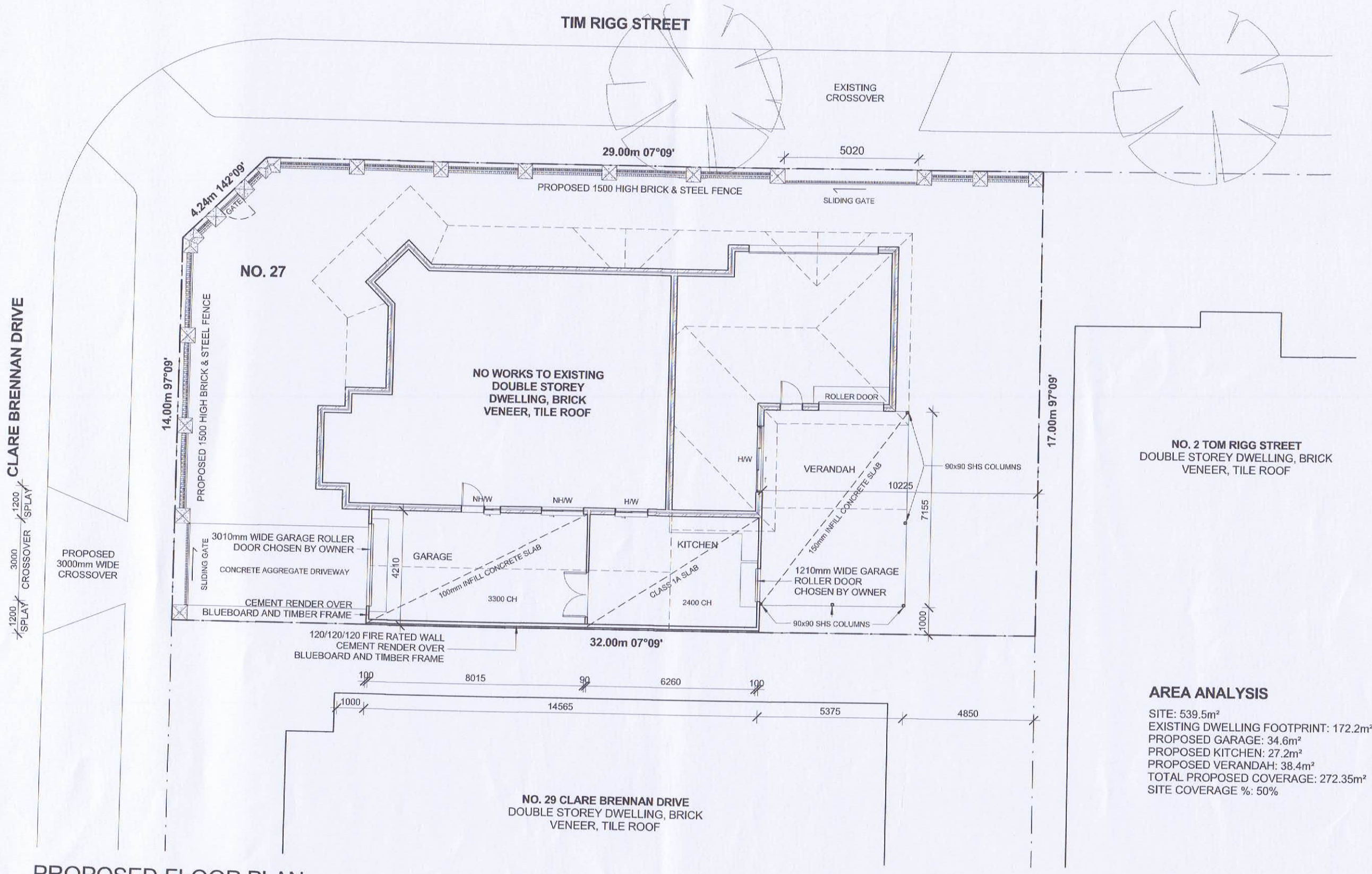

AREA ANALYSIS

SITE: 539.5m²
EXISTING DWELLING FOOTPRINT: 172.2m²
PROPOSED GARAGE: 34.6m²
PROPOSED KITCHEN: 27.2m²
PROPOSED VERANDAH: 38.4m²
TOTAL PROPOSED COVERAGE: 272.35m²
SITE COVERAGE %: 50%

PROPOSED FLOOR PLAN
1 : 100

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DRAWING: PROPOSED FLOOR PLAN
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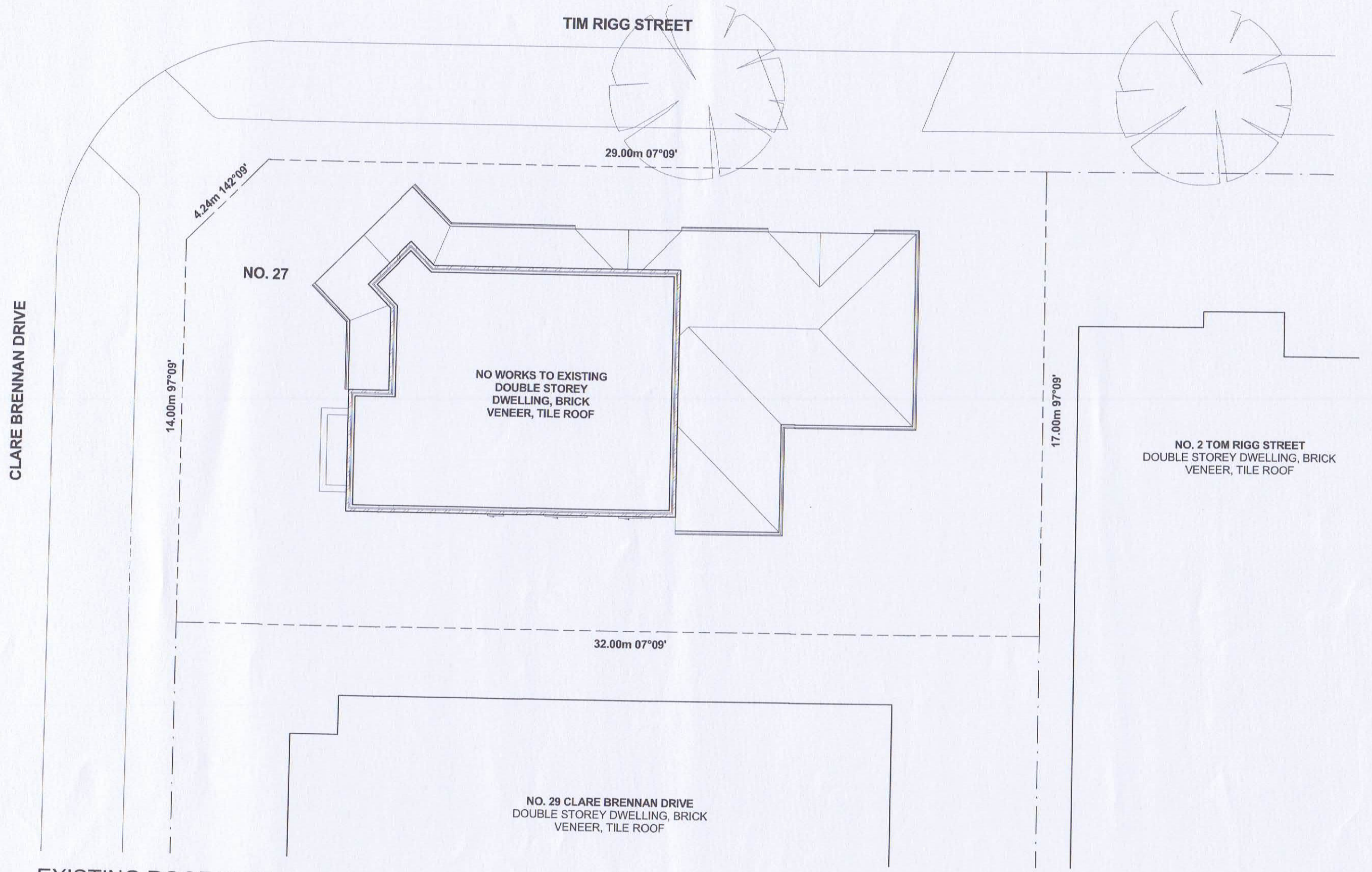

EXISTING ROOF PLAN
1 : 100

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ADDRESS:
27 CLARE BRENNAN DRIVE, CAINLEA VIC 3023

DRAWING:
EXISTING ROOF PLAN

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SCALE: A3 @ A2

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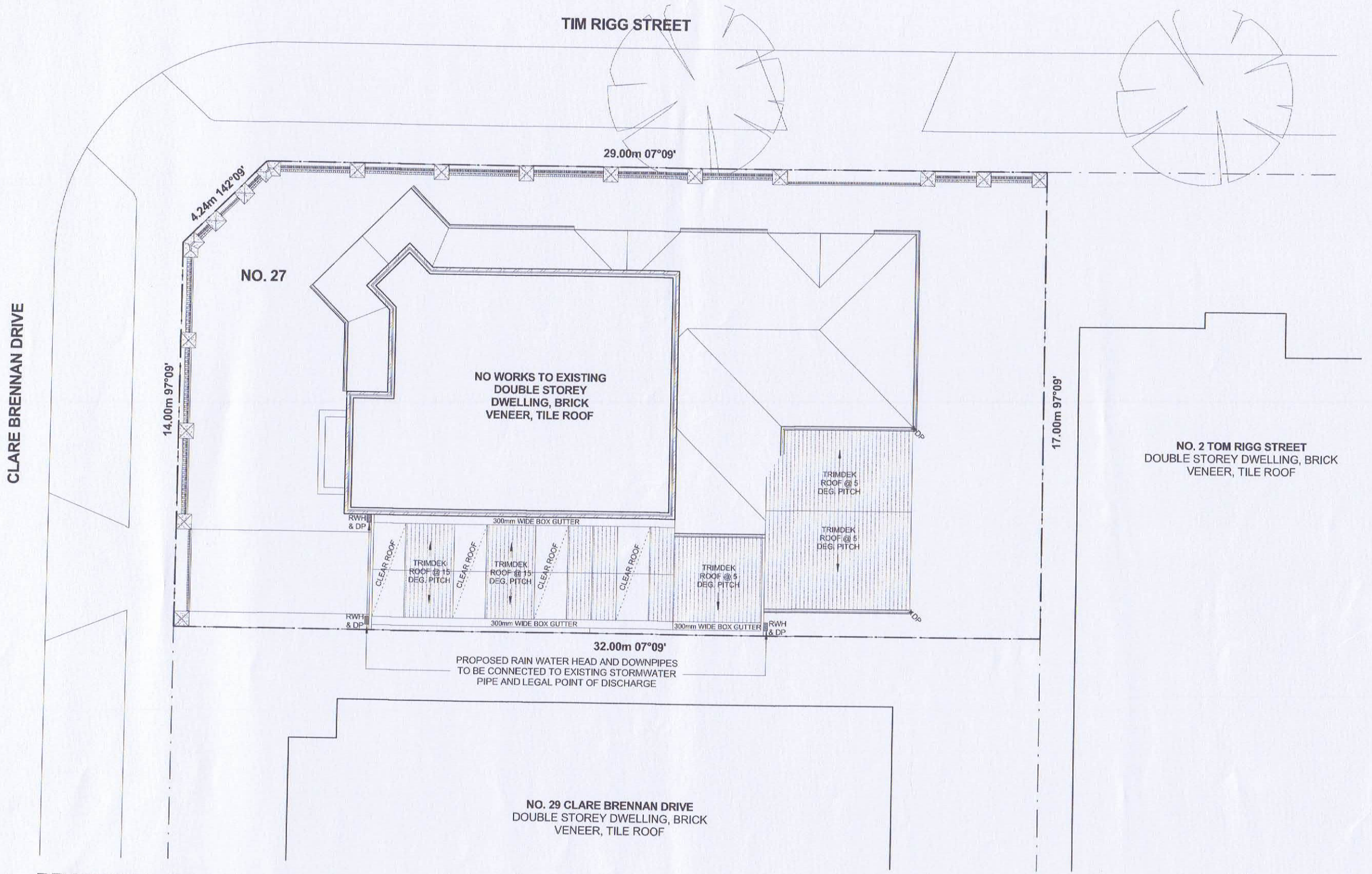

PROPOSED ROOF PLAN

1 : 100

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DRAWING: PROPOSED ROOF PLAN

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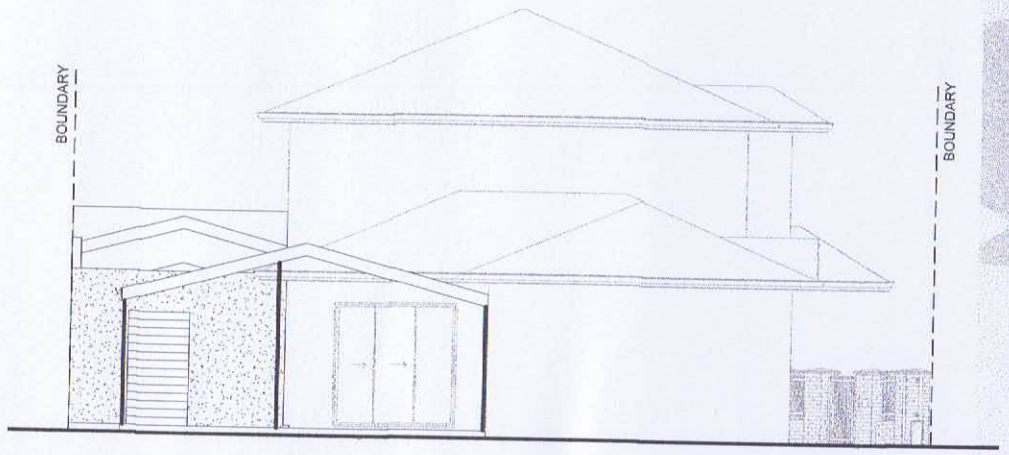
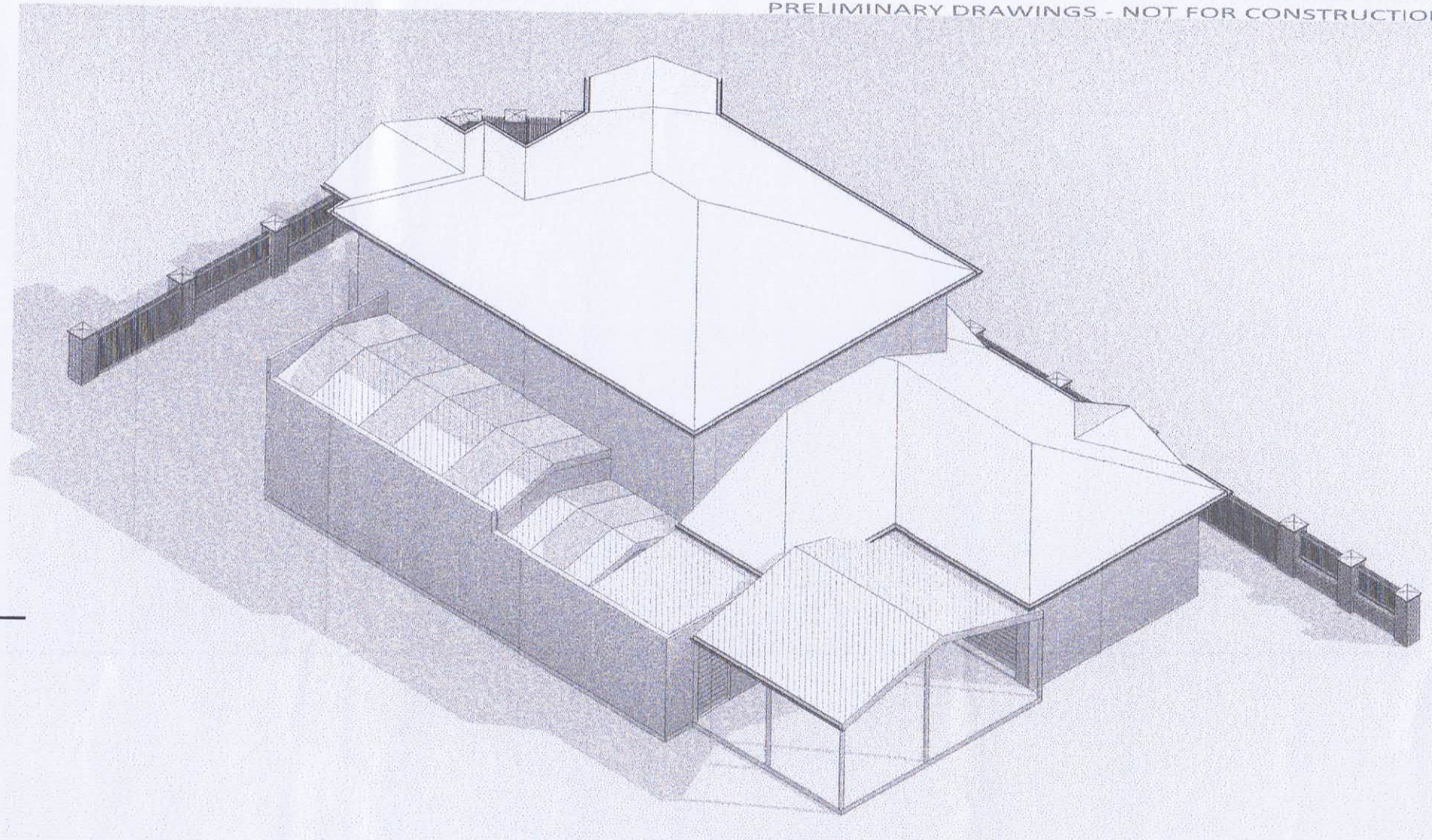
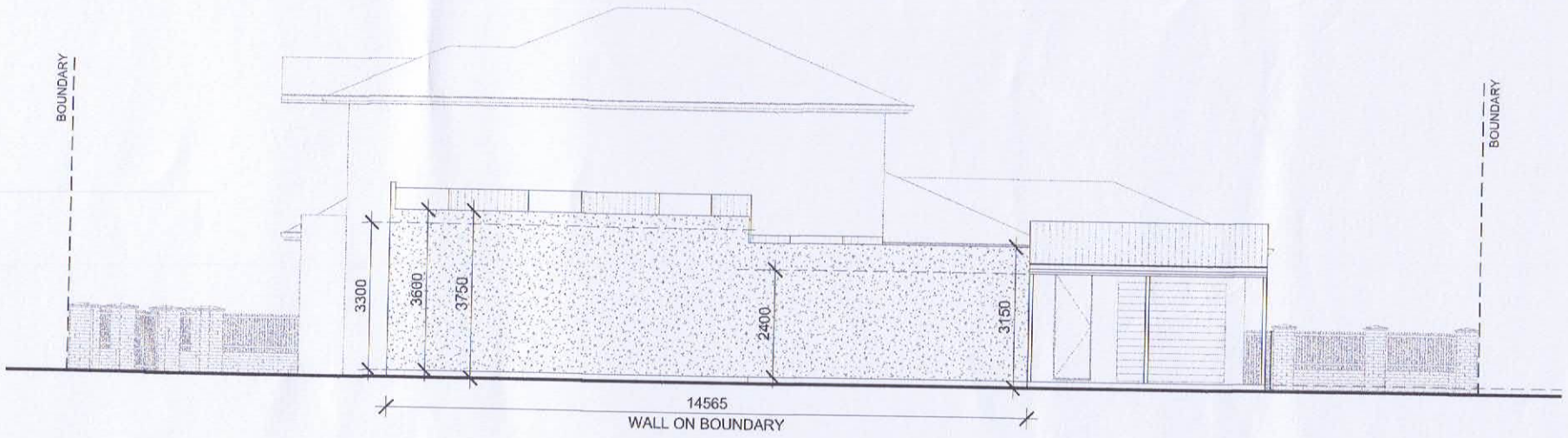


NORTH ELEVATION
1 : 100





EAST ELEVATION
1 : 100

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PROPOSED GARAGE, KITCHEN, VERANDAH, FRONT FENCE AND CROSSOVER
ADDRESS:
27 CLARE BRENNAN DRIVE, CAINLEA VIC 3023

DRAWING:
ELEVATIONS

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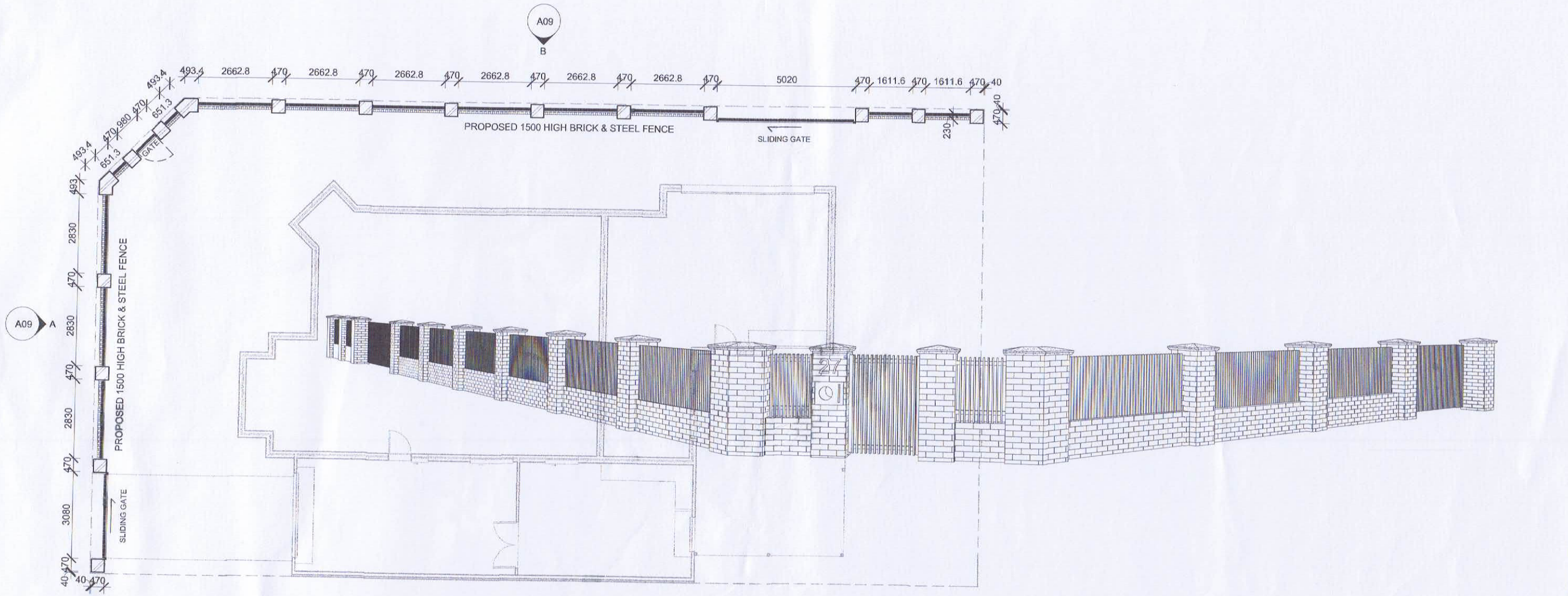
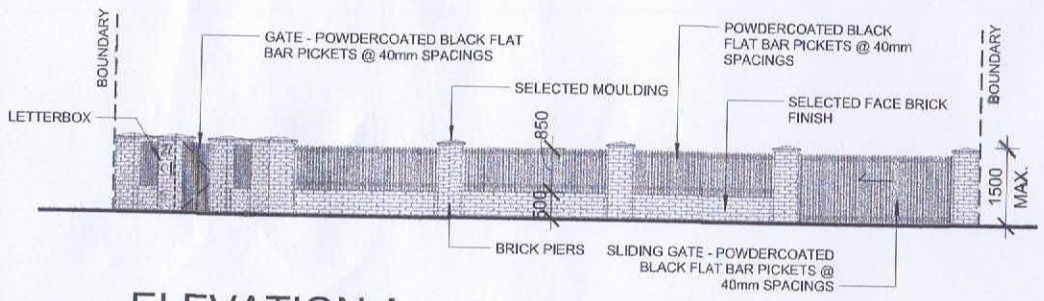
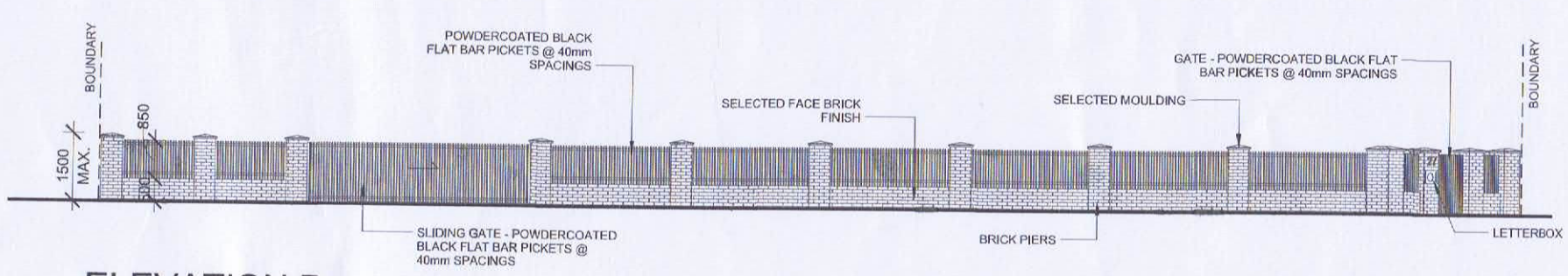


PROPOSED FENCE PLAN
1 : 100



ELEVATION A
1 : 100



ELEVATION B
1 : 100

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PROJECT:
PROPOSED GARAGE, KITCHEN, VERANDAH, FRONT FENCE AND CROSSOVER

ADDRESS:
27 CLARE BRENNAN DRIVE, CAINLEA VIC 3023

DRAWING:
PROPOSED FENCE DETAILS

JOB NO.:	21029
DATE:	18.10.2021
DRAWN:	Author
CHECKED:	Checker
SCALE:	AS @ A2

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