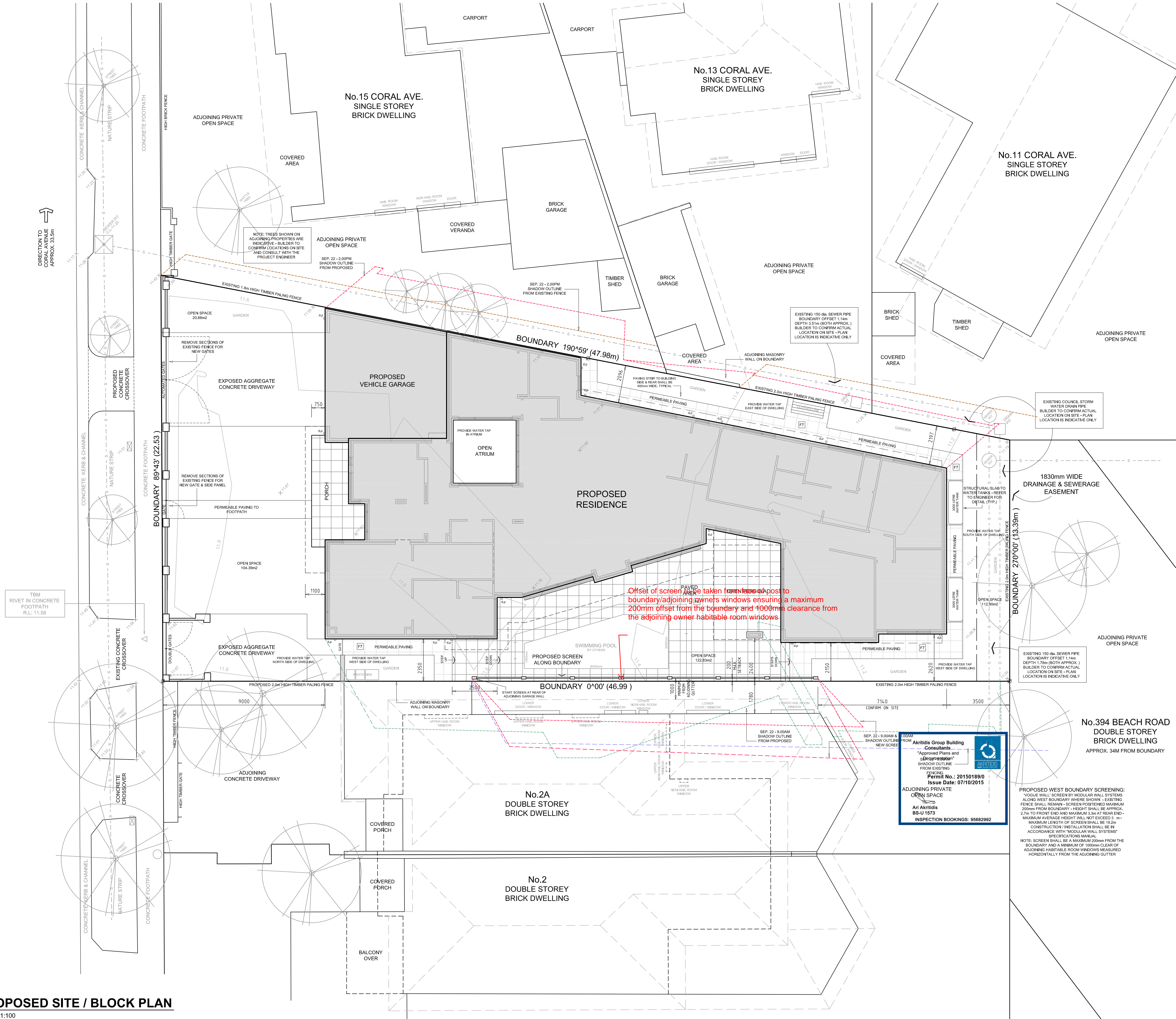


FLORIDA AVENUE

PROPOSED SITE / BLOCK PLAN

SCALE 1:100



NOTES.
INFORMATION ON THESE DRAWINGS INCLUDING DIMENSIONS SHALL BE CHECKED AND VERIFIED ON SITE BY BUILDER PRIOR TO START OF WORKS. "JMK DESIGN & CONSTRUCTION PTY. LTD." SHALL NOT BE HELD RESPONSIBLE FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS. THE BUILDER SHALL BE RESPONSIBLE TO CHECK ALL INFORMATION ON THE DRAWINGS.

SITE NOTES:
EXISTING SERVICE LOCATIONS SHOWN ARE INDICATIVE. ACTUAL LOCATIONS INCLUDING DEPTHS & CONNECTION POINTS SHOULD BE SITE CHECKED BY BUILDER PRIOR TO FINALISING TENDER.

BUILDING SETBACKS SHALL BE TAKEN FROM TITLE BOUNDARIES AND NOT FROM FENCES. REFER TO SURVEY PLAN FOR DETAILS REGARDING BOUNDARY & FENCE LOCATIONS.
LOCATIONS OF PROPOSED PLANT & EQUIPMENT INCLUDING ANY AIR-CONDITIONING UNITS, HEATING, HOT WATER SYSTEM ETC. SHALL COMPLY WITH SPECIFICATIONS & REQUIREMENTS OF THE MANUFACTURER AND ALSO ANY REQUIREMENTS OF THE RELEVANT AUTHORITIES.

ALL EXISTING VEGETATION (UNLESS SHOWN ON PLAN TO BE RETAINED) INCLUDING TREES SHALL BE REMOVED FROM THE SITE DURING THE DEMOLITION OF THE EXISTING DWELLINGS.

DIMENSIONS OF BUILDING INCLUDING SETBACK DIMENSIONS TO BOUNDARIES & ALL HEIGHTS SHALL BE CHECKED & CONFIRMED ON SITE BY THE BUILDER AFTER DEMOLITION OF THE EXISTING BUILDINGS & BULK EXCAVATION HAS BEEN COMPLETED AND ALSO DURING PRELIMINARY SETOUT. SURFACE LEVELS SHOWN ARE EXISTING & MUST BE CHECKED BY BUILDER AFTER SITE IS CLEARED TO CONFIRM WORKABILITY WITH PROPOSED FLOOR LEVELS & MAXIMUM WALL HEIGHTS.

SHOULD PIPES OR EXCAVATION BE NEAR PROPOSED FOOTINGS BUILDER SHALL CONSULT WITH PROJECT ENGINEER FOR DIRECTIONS PRIOR TO PROCEEDING WITH ANY EARTH WORKS.

BUILDER SHALL ASSES IMPACT OF ALL EXISTING & RECENTLY REMOVED TREES ONTO PROPOSED FOOTING AND CONSULT WITH THE PROJECT ENGINEER PRIOR TO THE COMMENCING PROPOSED FOUNDATION WORKS. TREES LOCATIONS SHALL BE CONFIRMED BY BUILDER DURING THE PRELIMINARY SETOUT.

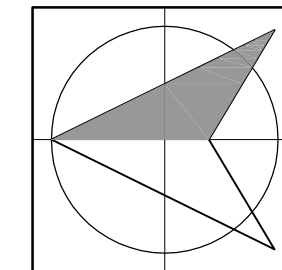
THE BUILDER SHALL ENSURE THAT NO PART OF THE PROPOSED BUILDING IS TO ENCRONCH ON TO ANY ADJOINING PROPERTIES. EXCAVATIONS ON OR NEAR BOUNDARY SHALL BE ADEQUATELY SHORED TO THE APPROVAL OF RELEVANT BUILDING SURVEYOR. BUILDER SHALL ARRANGE FOR INSPECTIONS.

SHOULD ANY WALL ALONG THE BOUNDARY OR WITHIN THE SITE BE RETAINING SOIL, THE BUILDER SHALL REFER TO PROJECT ENGINEER FOR INSTRUCTIONS PRIOR TO PROCEEDING.

DOWNPIPE LOCATIONS SHOWN ON PLAN ARE INDICATIVE AND SHOULD BE CHECKED WITH CIVIL ENGINEERS DRAWINGS AND WORKABILITY TO BE CONFIRMED ON SITE BY THE DRAINAGE CONTRACTOR PRIOR TO START OF PROPOSED WORK. REFER TO CIVIL ENGINEER FOR ALL DRAINAGE DETAILS.

E	WEST BOUNDARY SCREEN ADDED	01.10.2015
D	ISSUE FOR CONSTRUCTION	18.02.2015
C	ISSUE FOR PERMIT CHECKING & TENDER ONLY	04.02.2015
B	ISSUE FOR ENGINEERING	22.12.2014
A	PRELIMINARY ISSUE FOR CLIENT REVIEW & APPROVAL ONLY	06.10.2014
No	REVISION / ISSUE DESCRIPTION	DATE

AMENDMENTS / ISSUES



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JMK DESIGN & CONSTRUCTION
A.C.N 007 103 675

**BUILDING DESIGNERS
BUILDING CONSULTANTS
PROJECT MANAGEMENT
DESIGN & ARCHITECTURAL DRAFTING**

REGISTERED BUILDING PRACTITIONER
BUILDING DESIGN (ARCHITECTURAL) DP-AD1562

**48 EAST CONCOURSE TEL: 9589 4407
BEAUMARIS, VIC. 3193 FAX: 9589 4456**

CLIENT	Mr. & Mrs. LORD
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PROJECT	PROPOSED NEW RESIDENCE AT: No.4 FLORIDA AVENUE BEAUMARIS, VICTORIA FOR: GREG & ALISON LORD
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DRAWING TITLE	PROPOSED SITE & ROOF LAYOUT PLANS
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DESIGNED J. KARAVASIL	DRAWN J. KARAVASIL	REVISION E	PROJECT No. 14405	SHEET WD1
SCALE 1:100 @ A1	DATE AUG. 2014			