LORD RESIDENCE

PROPOSED NEW RESIDENCE FOR GREG & ALISON LORD

AT: No.4 FLORIDA AVENUE

BEAUMARIS, VICTORIA

GENERAL NOTES （NCC 2014 BCA Vol 2)

- ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS 2006, THE NATIONAL CONSTRUCTION CODE SERIES 2014 BUILDING CODE OF AUSTRALIA VOL 2 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS（AS AMENDED）REFERRED TO THEREIN.
- UNLESS OTHERWISE SPECIFIED, THE TERM BCA SHALL REFER TO NATIONAL CONSTRUCTION CODE SERIES 2014 BUILDING CODE OF AUSTRALIA VOLUME 2.
- ALL MATERIAL AND CONSTRUCTION PRACTICE SHALL MEET THE PERFORMANCE REQUIREMENTS OF THE BCA, WHERE AN ALTERNATIVE SOLUTION IS PROPOSED THEN, PRIOR TO IMPLEMENTATION OR INSTALLATION, IT FIRST MUST BE ASSESSED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR AS MEETING THE PERFORMANCE REQUIREMENTS OF THE BCA.
- GLAZING INCLUDING SAFETY GLAZING, 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 NOT MORE THAN N3, AND
  - NCC 2014 BCA VOL. 1 PART B1.4 FOR CLASS 2 TO 9 BUILDINGS.
- WATERPROOFING OF WET AREAS, BEING BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH AS 3740-2010: "WATERPROOFING OF DOMESTIC WET AREAS".
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ANY HOUSE ENERGY RATING（HERS）REPORT AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STAMPED PLANS ENDORSED BY THE ACCREDITED THERMAL PERFORMANCE ASSESSOR WITHOUT ALTERATION.
- STEP SIZES（OTHER THAN FOR SPIRAL STAIRS）TO BE:
  - RISERS（R）190mm MAXIMUM AND 115mm MINIMUM
  - GOING（G）355mm MAXIMUM AND 250mm MINIMUM
  - 2R + 1G = 700mm MAXIMUM AND 550mm MINIMUM
  - WITH LESS THAN 125mm GAP BETWEEN OPEN TREADS.
- FOR CLASS 1 AND CLASS 10 BUILDINGS ALL TREADS, LANDINGS AND THE LIKE TO HAVE NON SLIP FINISH OR SUITABLE NON-SKID STRIP NEAR EDGE OF NOSING AND CLASS 2, 3 AND 4 ALL TREADS, LANDINGS AND THE LIKE TO HAVE A SLIP-RESISTANCE CLASSIFICATION OF P3 OR R10 FOR DRY SURFACE CONDITIONS AND P3 OR R11 FOR WET SURFACE CONDITIONS, OR A NOSING STRIP WITH SLIP-RESISTANCE CLASSIFICATION OF P3 FOR DRY SURFACE CONDITIONS AND P4 FOR WET SURFACE CONDITIONS.
- PROVIDE BALUSTRADES WHERE CHANGE IN LEVEL EXCEEDS 1000mm ABOVE THE SURFACE BENEATH LANDINGS, RAMP 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 LESS THAN 125mm GAP BETWEEN, AND
  - ANY HORIZONTAL ELEMENT WITHIN THE BALUSTRADE BETWEEN 150mm AND 760mm ABOVE THE FLOOR MUST NOT FACILITATE CLIMBING WHERE CHANGES IN LEVEL EXCEEDS 4000mm ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS.

  WIRE BALUSTRADE CONSTRUCTION TO COMPLY WITH NCC 2014 BCA PART 3.9.2.3 FOR CLASS 1 AND 10 BUILDINGS AND NCC 2014 BCA VOLUME 1 PART D2.16 FOR OTHER CLASSES OF BUILDINGS.
- TOP OF HAND RAILS TO BE MINIMUM 865mm VERTICALLY ABOVE STAIR NOSING AND FLOOR SURFACE OF RAMPS.
- WINDOW SIZES NOMINATED ARE NOMINAL ONLY, ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL AROUND.
- WHERE THE BUILDING（EXCLUDES A DETACHED CLASS 10）IS LOCATED IN A TERMITE PRONE AREA, THE AREA TO UNDERSIDE OF BUILDING AND PERIMETER IS TO BE TREATED AGAINST TERMITE ATTACK.
- CONCRETE 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.
- FOR BUILDINGS IN MARINE OR OTHER EXPOSURE ENVIRONMENTS SHALL HAVE MASONRY UNITS, MORTAR AND ALL BUILT IN COMPONENTS AND THE LIKE COMPLYING WITH THE DURABILITY REQUIREMENTS OF TABLE 4.1 OF AS4773.1-2010 "MASONRY IN SMALL BUILDINGS" PART 1 : DESIGN.
- ALL STORMWATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITIES APPROVAL.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ALL OTHER CONSULTANTS DRAWINGS / DETAILS AND WITH ANY WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.
- SITE PLAN MEASUREMENTS IN METRES - ALL OTHER MEASUREMENTS IN MILLIMETRES U.N.O.
- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- 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 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.
- INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS.
- 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 & UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.
- THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE BY THE CLIENT OF JMK DESIGN & CONSTRUCTION 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 DOES SO AT THEIR OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE DESIGNER FOR SUCH USE AND / OR RELIANCE.
- THE APPROVAL BY THIS OFFICE OF A SUBSTITUTE MATERIAL, WORK PRACTICE, VARIATION 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.

STORMWATER

100 mm DIA. CLASS 6 UPVC STORMWATER LINE LAID TO MIN. GRADE OF 1:100 & CONNECTED TO THE LEGAL POINT OF STORMWATER DISCHARGE. PROVIDE INSPECTION OPENINGS AT 900/mm C/C & AT EACH CHANGE OF DIRECTION.

THE COVER TO UNDERGROUND STORMWATER DRAINS SHALL BE NOT LESS THAN:

- 100mm UNDER SOIL
- 50mm UNDER PAVED OR CONCRETE AREAS
- 100mm UNDER UNREINFORCED CONCRETE OR PAVED DRIVEWAYS
- 75mm UNDER REINFORCED CONCRETE DRIVEWAYS

SITE ENVIRONMENT DESIGN INFORMATION

SITE BUSHFIRE ATTACK ASSESSMENT （SIMPLIFIED METHOD）
REFERENCE DOCUMENT AS 3959-2009 "CONSTRUCTION OF BUILDINGS IN BUSH FIRE PRONE ARES"RELEVANT
FIRE DANGER INDEX（FDI） - CONFIRM WITH BUILDING SURVEYOR
PREDOMINATE VEGETATION - CONFIRM WITH BUILDING SURVEYOR
CLASSIFICATION - CONFIRMED WITH BUILDING SURVEYOR
TYPE - CONFIRMED WITH BUILDING SURVEYOR
DISTANCE OF SITE FROM PREDOMINATE VEGETATION- BUILDER SITE CHECK
EFFECTIVE SLOPE OF LAND - SLIGHT FALL OF GROUND FROM THE FRONT TO REAR
DETERMINATION OF BUSHFIRE ATTACK LEVEL（BAL） - "LOW" - TO BE CONFIRMED BY BUILD SURVEYOR

SITE CLASSIFICATION
SITE CLASSIFICATION AS CLASS: "CLASS P " FILLED / DISTURBED GROUND CONDITIONS
REFER TO SOIL REPORT NO. 14 H006
BY: SOUTHERN GEOTECHNICAL PTY. LTD.

DESIGN GUST WIND SPEED / WIND CLASSIFICATION
BUILDING TIE-DOWNS TO BE PROVIDED IN ACCORDANCE WITH AS1684-2010 FOR AN ASSUMED DESIGN GUST WIND SPEED / WIND CLASSIFICATION OF WIND CATEGORY N2 （SUBJECT TO CONFIRMATION ON SITE BY RELEVANT BUILDING SURVEYOR AT FIRST INSPECTION）REFER TO AS1684 FOR CONSTRUCTION REQUIREMENTS.

CLIMATE ZONE
CLIMATE ZONE FOR THERMAL DESIGN / THERMAL PERFORMANCE ASSESSMENT: ZONE - 6.

CORROSION PROTECTION OF BUILT-IN STRUCTURAL MEMBERS
PROVIDE CORROSION PROTECTION OF BUILT-IN STRUCTURAL STEEL MEMBERS SUCH AS STEEL LINTELS SHELF ANGLES, CONNECTORS, ACCESSORIES (OTHER THAN WALL TIES) IN ACCORDANCE WITH TABLE 4.1 OF AS4773.1-2010 "MASONRY IN SMALL BUILDINGS" PART 1 : DESIGN
SUITABLE FOR AN ENVIRONMENT CLASSIFICATION OF - HIGH

CORROSION PROTECTION FOR SHEET ROOFING
PROVIDE CORROSION PROTECTION FOR SHEET ROOFING IN ACCORDANCE WITH BCA TABLE 3.5.1.1A
SUITABLE FOR AN ENVIRONMENT CLASSIFICATION OF - HIGH

DESIGN EVENTS FOR SAFETY - EARTHQUAKE ACTIONS
FOR DETERMINATION OF DOMESTIC STRUCTURES OF A HEIGHT LESS THAN OR EQUABLE TO 8.50m.
BUILDING TYPE IMPORTANCE LEVEL - LEVEL 1. （TO BE CONFIRMED BY BUILDING SURVEYOR）
ANNUAL PROBABILITY OF EXCEEDANCE - WIND = 1:100 - SNOW = 1:100 - EARTHQUAKE = 1:250
PROBABILITY FACTOR（kp） - kp 0.75 （TO BE CONFIRMED BY BUILDING SURVEYOS）
HAZARD FACTOR（Z） FOR PROJECT LOCATION - MELBOURNE
DESIGN REQUIRED - NO SPECIFICE EARTHQUAKE DESIGN =EQUIRED （TO BE CONFIRMED BY B.S）

AUTHORITIES / CONSULTANTS

MUNICIPALITY:	- CITY OF BAYSIDE	PHONE: 9599 4444
SEWERAGE AUTHORITY:	- SOUTH EAST WATER	PHONE: 2356 2323
RELEVANT BUILDING SURVEYOR:	- AKRITIDIS BUILDING CONSULTANTS	PHONE: 9568 2992
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CONSULTING CIVIL ENGINEER:	- DAVID NOVAK & ASSOCIATES	PHONE: 9885 2252
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LAND SURVEYOR:	- NILSSON, NOEL & HOLMES SURVEYORS	PHONE: 5996 4133

DRAWING REGISTER

CONSTRUCTION DRAWINGS:

SHEET No. WD0 -	PROJECT COVER SHEET & GENERAL NOTES	CURRENT REVISION: - D
SHEET No. WD1 -	PROPOSED SITE & BLOCK PLAN	CURRENT REVISION: - D
SHEET No. WD2 -	PROPOSED ROOF PLANS	CURRENT REVISION: - D
SHEET No. WD3 -	PROPOSED FLOOR LAYOUT PLAN	CURRENT REVISION: - D
SHEET No. WD4 -	PROPOSED BUILDING ELEVATIONS	CURRENT REVISION: - D
SHEET No. WD5 -	PROPOSED BUILDING SECTIONS	CURRENT REVISION: - D
SHEET No. WD6 -	CONSTRUCTION DETAILS	CURRENT REVISION: - B
SHEET No. WD7 -	SCHEDULES	CURRENT REVISION: - C
SHEET No. WD8 -	LIGHTING PLAN	CURRENT REVISION: - B

Akritidis Group Building Consultants
"Approved Plans and Documentation"

Permit No.: 20150189/0
Issue Date: 25/02/2015

Ari Akritidis
BS-U 1573
INSPECTION BOOKINGS: 95682992

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FLORIDA AVENUE

DIRECTION TO CORAL AVENUE APPROX. 315m

No.15 CORAL AVE.
SINGLE STOREY
BRICK DWELLING

No.13 CORAL AVE.
SINGLE STOREY
BRICK DWELLING

No.11 CORAL AVE.
SINGLE STOREY
BRICK DWELLING

CARPORT

CARPORT

ADJOINING PRIVATE OPEN SPACE

COVERED AREA

BRICK GARAGE

COVERED VERANDA

TIMBER SHED

BRICK GARAGE

ADJOINING PRIVATE OPEN SPACE

BRICK SHED

TIMBER SHED

COVERED AREA

ADJOINING PRIVATE OPEN SPACE

HIGH BRICK FENCE

HIGH TIMBER GATE

CONCRETE KERB & CHANNEL

NATURE STRIP

CONCRETE FOOTPATH

NOTE: TREES SHOWN ON ADJOINING PROPERTIES ARE INDICATIVE - BUILDER TO CONFIRM LOCATIONS ON SITE AND CONSULT WITH THE PROJECT ENGINEER

SEP. 22 - 2.00PM SHADOW OUTLINE FROM PROPOSED

SEP. 22 - 2.00PM SHADOW OUTLINE FROM EXISTING FENCE

EXISTING 1.8m HIGH TIMBER PALING FENCE

EXISTING 150 dia. SEWER PIPE BOUNDARY OFFSET 1.14m DEPTH 3.51m (BOTH APPROX.) BUILDER TO CONFIRM ACTUAL LOCATION ON SITE - PLAN LOCATION IS INDICATIVE ONLY

ADJOINING MASONRY WALL ON BOUNDARY

EXISTING 2.0m HIGH TIMBER PALING FENCE

EXISTING COUNCIL STORM WATER DRAIN PIPE BUILDER TO CONFIRM ACTUAL LOCATION ON SITE - PLAN LOCATION IS INDICATIVE ONLY

OPEN SPACE 20.88m2

REMOVE SECTIONS OF EXISTING FENCE FOR NEW GATES

EXPOSED AGGREGATE CONCRETE DRIVEWAY

PROPOSED CONCRETE CROSSOVER

ACROSS 2 GATES

PROPOSED VEHICLE GARAGE

PAVING STRIP TO BUILDING SIDE & REAR SHALL BE 900mm WIDE, TYPICAL

PERMEABLE PAVING

PROVIDE WATER TAP EAST SIDE OF DWELLING

BOUNDARY 190^59' (47.98m)

PROVIDE WATER TAP IN ATRIUM

OPEN ATRIUM

PROPOSED RESIDENCE

PORCH

REMOVE SECTIONS OF EXISTING FENCE FOR NEW GATE & SIDE PANEL

PERMEABLE PAVING TO FOOTPATH

OPEN SPACE 104.39m2

BOUNDARY 89^43' (22.53)

GATE

PAVED AREA

OPEN PERGOLA

SWIMMING POOL BY OTHERS

OPEN SPACE 122.83m2

OPEN SPACE 112.90m2

STRUCTURAL SLAB TO WATER TANKS - REFER TO ENGINEER FOR DETAIL (TYP.)

3000 LITRE WATER TANK

PROVIDE WATER TAP SOUTH SIDE OF DWELLING

1830mm WIDE DRAINAGE & SEWERAGE EASEMENT

BOUNDARY 270^00' (13.39m)

EXISTING 2.0m HIGH TIMBER PALING FENCE

EXISTING 150 dia. SEWER PIPE BOUNDARY OFFSET 1.14m DEPTH 1.78m (BOTH APPROX.) BUILDER TO CONFIRM ACTUAL LOCATION ON SITE - PLAN LOCATION IS INDICATIVE ONLY

PROVIDE WATER TAP WEST SIDE OF DWELLING

PROVIDE WATER TAP NORTH SIDE OF DWELLING

PROVIDE WATER TAP WEST SIDE OF DWELLING

PROPOSED 2.0m HIGH TIMBER PALING FENCE

BOUNDARY 0^00' (46.99)

EXISTING 2.0m HIGH TIMBER PALING FENCE

ADJOINING CONCRETE DRIVEWAY

ADJOINING PRIVATE OPEN SPACE

No.2A
DOUBLE STOREY
BRICK DWELLING

No.2
DOUBLE STOREY
BRICK DWELLING

No.394 BEACH ROAD
DOUBLE STOREY
BRICK DWELLING
APPROX. 34M FROM BOUNDARY

COVERED PORCH

COVERED PORCH

BALCONY OVER

TBM
RIVET IN CONCRETE FOOTPATH
R.L: 11.58

EXISTING CONCRETE CROSSOVER

CONCRETE CROSSOVER

HIGH TIMBER FENCE

HIGH TIMBER GATE

DOUBLE GATES

ADJOINING PRIVATE OPEN SPACE

Akritidis Group Building Consultants
"Approved Plans and Documentation"

Permit No.: 20150189/0
Issue Date: 25/02/2015

Ari Akritidis
BS-U 1573
INSPECTION BOOKINGS: 95682992

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 DWELLING.

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 ASSESS 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 ENCROACH 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.

No	REVISION / ISSUE DESCRIPTION	DATE
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

AMENDMENTS / ISSUES

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
BEAUMARIS, VIC. 3193
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CLIENT

Mr. & Mrs. LORD

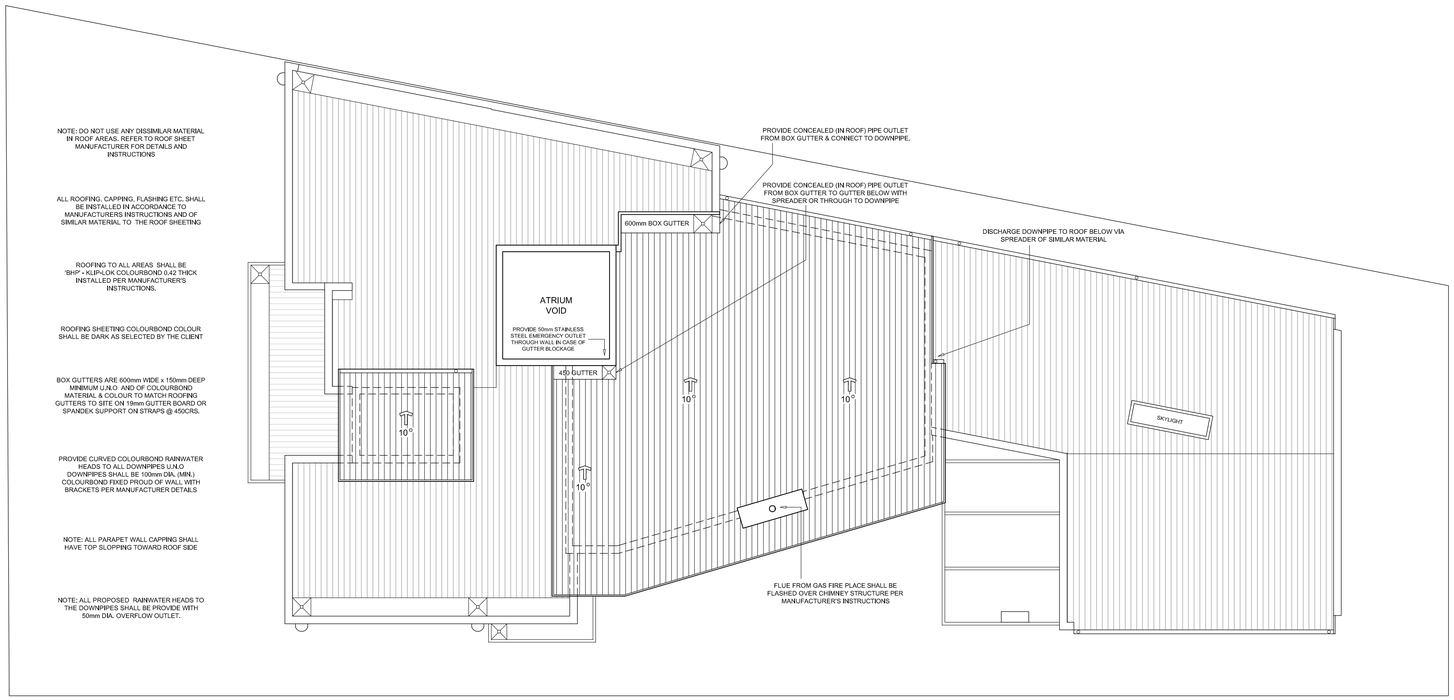
PROJECT

PROPOSED NEW RESIDENCE
AT: No.4 FLORIDA AVENUE
BEAUMARIS, VICTORIA
FOR: GREG & ALISON LORD

DRAWING TITLE

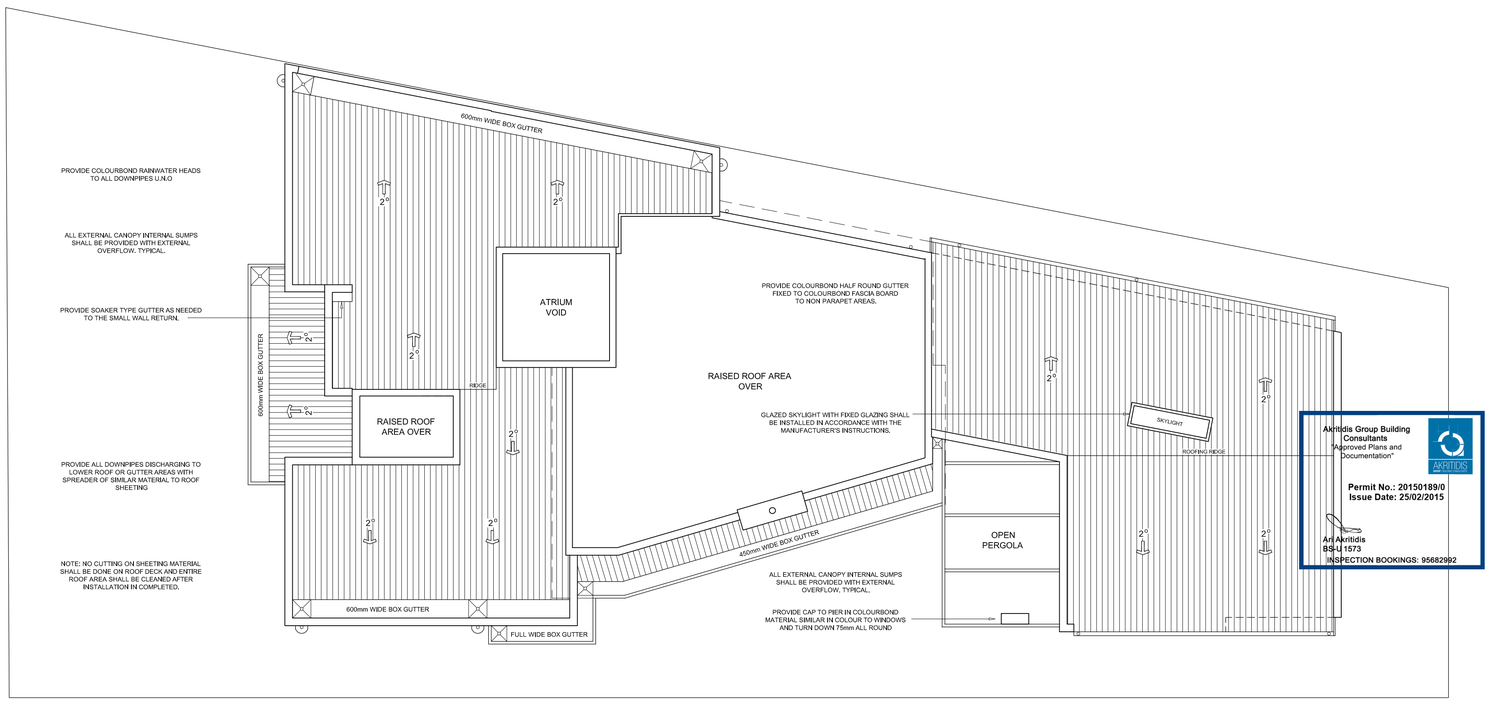
PROPOSED SITE & ROOF LAYOUT PLANS

DESIGNED	DRAWN	REVISION	A	B	C	D
J. KARAVASIL	J. KARAVASIL					
SCALE	DATE	PROJECT No.	SHEET			
1:100 @ A1	AUG. 2014	14405	WD1			



PROPOSED UPPER ROOF LAYOUT PLAN

SCALE 1:100



PROPOSED LOWER ROOF LAYOUT PLAN

SCALE 1:100

NOTES.

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AMENDMENTS / ISSUES

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
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CLIENT

Mr. & Mrs. LORD

PROJECT

PROPOSED NEW RESIDENCE
AT: No.4 FLORIDA AVENUE
BEAUMARIS, VICTORIA
FOR: GREG & ALISON LORD

DRAWING TITLE

PROPOSED ROOF LAYOUT PLANS

DESIGNED	DRAWN	REVISION	A	B	C	D
J. KARAVASIL	J. KARAVASIL					
SCALE	DATE	PROJECT No.	SHEET			
1:100 @ A1	AUG. 2014	14405	WD2			

FLOOR FINISHES:

F1 TIMBER FLOOR BOARDS:

SUPPLY & FIX CLIENT SELECTED TIMBER FLOOR BOARDS NOM. 19mm THICK x NOM. 90mm WIDE (SPECIES T.B.A) - FIX TO CONCRETE FLOOR SLAB. FINISH FLOOR WITH 3No. COATS OF 2 PAC SATIN (WATER BASED) POLYURETHANE, ALL SANDED BETWEEN EACH COAT, USE SELECT GRADE FLOORING ONLY AND FINISH FLUSH WITH ALL ADJACENT FLOORING. BUILDER TO CONFIRM FIXING OF BOARDS WITH TIMBER MANUFACTURER TO ENSURE COMPLIANCE IN PARTICULAR WITH THE PROPOSED FLOOR HEATING.

F2 CARPET:

SUPPLY & FIX ALL NEW CLIENT SELECTED CARPET (TYPE T.B.A) OVER PREMIUM UNDERLAY OVER THE CONCRETE FLOOR SLAB. ENSURE FLUSH FINISH WITH ALL ADJACENT FLOORING.

F3 POLISHED CONCRETE FLOOR SLAB:

SECTION OF PROPOSED REINFORCED CONCRETE FLOOR SLAB SHALL BE FINISHED AS POLISHED CONCRETE. THE CONCRETE SLAB TO THE ENGINEERS DETAILS AND POLISH FINISH AS PER CLIENTS SELECTIONS. ENSURE FLUSH FINISH WITH ALL ADJACENT FLOORING.

F4 INTERIOR FLOOR TILES:

SUPPLY & FIX CLIENT SELECTED LARGE FORMAT NON SLIP INTERIOR FLOOR TILES WITH BEVELLED EDGES AND NO GROUT LINES OVER THE CONCRETE FLOOR SLAB. ENSURE FLUSH FINISH WITH ALL ADJACENT FLOORING. BUILDER TO CONFIRM TILE FIXING REQUIREMENTS WITH TILE MANUFACTURER. PROPOSED WET AREAS SHALL BE WATERPROOFED IN ACCORDANCE WITH "BCA' PART 3.8.1 USING THE 'FLEXITRAY" SYSTEM OR APPROVED EQUIVALENT - WATERPROOFING APPLICATION SHALL BE AS PER MANUFACTURER'S INSTRUCTIONS. BUILDER TO ENSURE COMPLIANCE WITH THE PROPOSED IN - SLAB FLOOR HEATING.

F5 GARAGE FLOOR:

CONCRETE FLOOR SLAB SHALL BE CLEANED AFTER THE COMPLETION OF BUILD AS REQUIRED AND PAINTED WITH SUITABLE NON SLIP FINISH FOR VEHICLE USE. REFER TO CLIENT FOR COLOUR SELECTION.

F6 EXTERIOR TILES / PAVERS:

SUPPLY & FIX CLIENT SELECTED LARGE FORMAT NON SLIP EXTERIOR PAVERS (COLOUR TO MATCH ALL OTHER EXTERNAL PAVED FINISH) PLACED OVER REINFORCED CONCRETE SLAB. ENSURE FLUSH FINISH WITH ADJACENT PAVING. BUILDER SHALL CONFIRM ALL FIXING REQUIREMENTS WITH TILE MANUFACTURER. REFER TO ENGINEER FOR SLAB DETAILS.

F7 EXTERIOR TILES / PAVERS:

EXTERIOR PAVERS: (REFER TO SITE PLAN "WD1") SUPPLY & FIX CLIENT SELECTED LARGE FORMAT NON SLIP EXTERIOR PAVERS WITH OPEN JOINTS OVER POROUS BASE TO THE SIDES & REAR OF THE BUILDING. (REFER TO SITE PLAN). ENSURE FLUSH FINISH WITH ALL ADJACENT PAVING. THE BUILDER SHALL CONFIRM FIXING REQUIREMENTS WITH THE PAVER MANUFACTURER.

CLIENT SELECTED GAS FIRE PLACE SHALL BE INSTALLED AT LOCATION SHOWN IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS

FOR ALL WINDOW AND DOOR SIZES AND OTHER RELATED DETAILS REFER TO THE SCHEDULES ON SHEET WD7.

ALL INTERNAL CUPBOARD DESIGNS ARE BY OTHERS PER SPECIFICATION OF CLIENT. ANY LAYOUT SHOWN ON THE DRAWINGS IS INDICATIVE.

BATHROOM, POWDER ROOM, WALK-IN ROBE & LAUNDRY DESIGN & LAYOUTS ARE BY OTHERS. LAYOUTS SHOWN ON DRAWINGS ARE INDICATIVE ONLY.

VANITY & LAUNDRY TOPS SHALL BE 'CAESAR STONE' OR OTHER STONE WITH SQUARE EDGES AS SELECTED BY THE CLIENT - INSTALLATION IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

PROPOSED SHOWER SCREENS SHALL BE IN FRAMELESS GLASS FABRICATED & INSTALLED PER MANUFACTURER'S INSTRUCTIONS. FITTINGS SHALL BE STAINLESS STEEL. SHOWERS SHALL HAVE NO BASE WITH THE FLOOR TILED AND GRADED TO 100mm WIDE STAINLESS STEEL FLOOR DRAIN TRENCH AT LOCATIONS SHOWN ON THE FLOOR PLAN. ENSURE ALL WATERPROOFING IS IN ACCORDANCE WITH "BCA" SECTION 3.8.1 INCLUDING USE OF MEMBRANE AND WATER STOPS WHERE REQUIRED.

PROVIDE CLIENT SELECTED WALL TILES FIXED TO WET AREA VILLA BOARD WITH AN APPROVED COMPOUND. WALL TILES SHALL BE PROVIDED IN ALL BATHROOMS, LAUNDRY AND W.C's TO FULL HEIGHT ON ALL WALLS. ALL JOINTS TO BE BUTT JOINTED WITH NO VISIBLE GROUT.

WET AREA WALLS SHALL BE PROVIDED WITH 'HARDIE' VILLA BOARD AND THE FLOORS & WALLS SEALED PRIOR TO TILING WITH 'FLEXITRAY 102' WATERPROOFING SYSTEM OR APPROVED EQUIVALENT.

PROVIDE FULL HEIGHT ARTICULATION JOINTS IN ALL BRICKWORK IN ACCORDANCE WITH PROJECT ENGINEER DRAWINGS - LOCATIONS SHOWN ON PLAN THUS: —◎— TO BE CONFIRMED WITH THE ENGINEERS DRAWINGS. JOINTS SHALL BE IN ACCORDANCE WITH 'CEMENT & CONCRETE ASSOCIATION OF AUSTRALIA' TECHNICAL NOTE 61. INCLUDING PROVISION OF APPROVED SEALER.

KITCHEN DESIGN & LAYOUT BY OTHERS. LAYOUT SHOWN IS INDICATIVE ONLY. REFER TO KITCHEN DESIGNER FOR ALL DETAIL & SPECIFICATIONS.

ALL THE KITCHEN BENCHES SHALL BE CLIENT SELECTED "CAESAR STONE" WITH SQUARE EDGES INSTALLED PER MANUFACTURER'S INSTRUCTIONS.

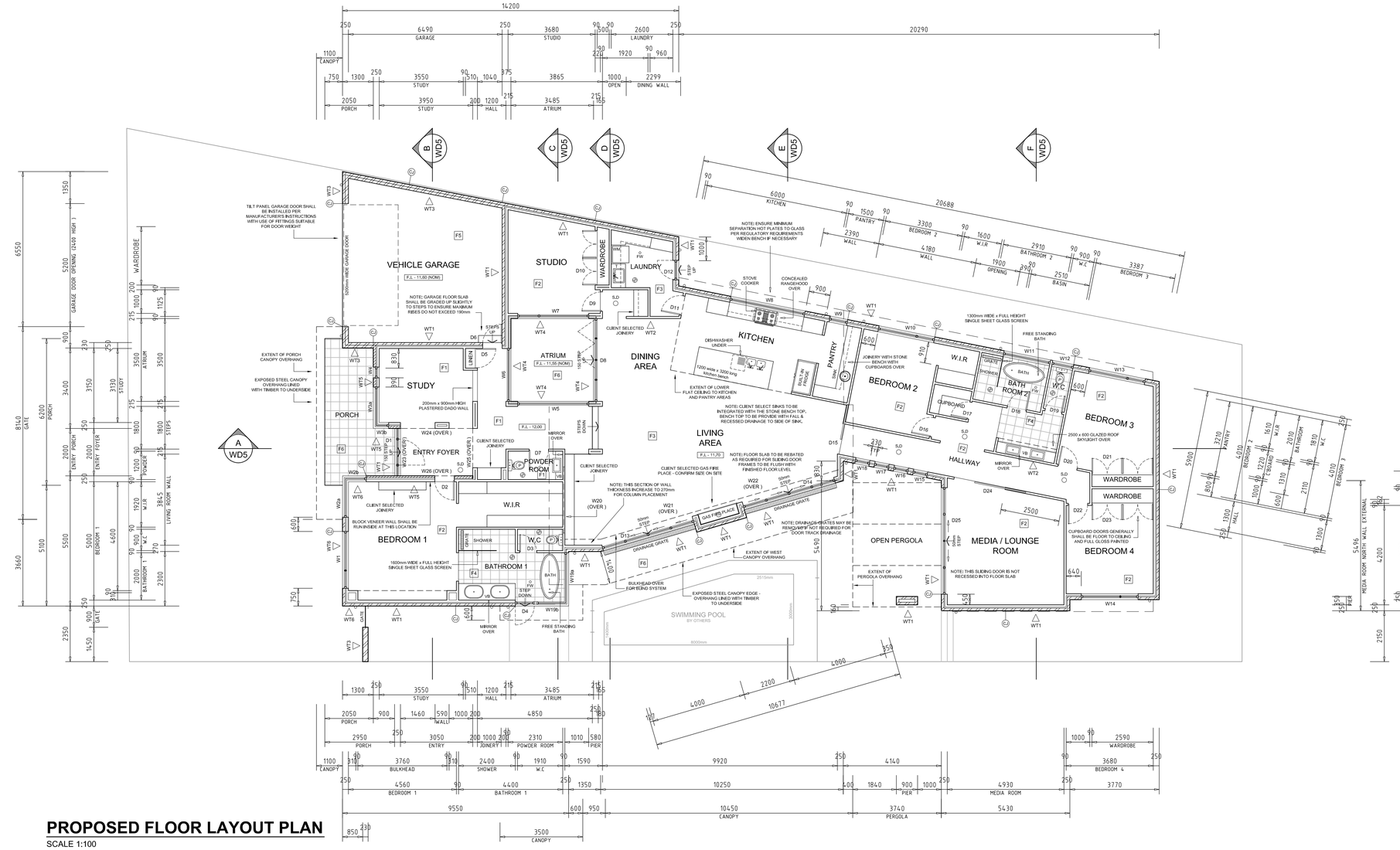
ALL KITCHEN WALLS SHALL BE PROVIDED WITH CLIENT SELECTED GLASS SPLASH BACK, ALL FIXING AS PER THE MANUFACTURER'S INSTRUCTIONS,
WHERE GLASS BE USED PROVIDE MILBOARD BACKING TO HOT PLATE / STOVE AREAS.
ALSO ENSURE SEPARATION OF HOT PLATES TO WINDOW COMPLIES WITH ALL REGULATORY REQUIREMENTS.

PROVIDE CLIENT SELECTED ELECTRIC RANGEHOOD (EXHAUST FAN) TO KITCHEN, DUCTED TO THE OUTSIDE & INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS.

PROVIDE SMOKE DETECTOR AT THE LOCATIONS SHOWN ON FLOOR PLAN. EACH DETECTOR SHALL BE HARD WIRE & INTERCONNECTED AND PROVIDED WITH A BATTERY POWER BACK UP. COMPLY WITH BCA 2014 PART 3.7.2.2 DETECTOR LOCATION SHOWN ON PLAN THUS: SD

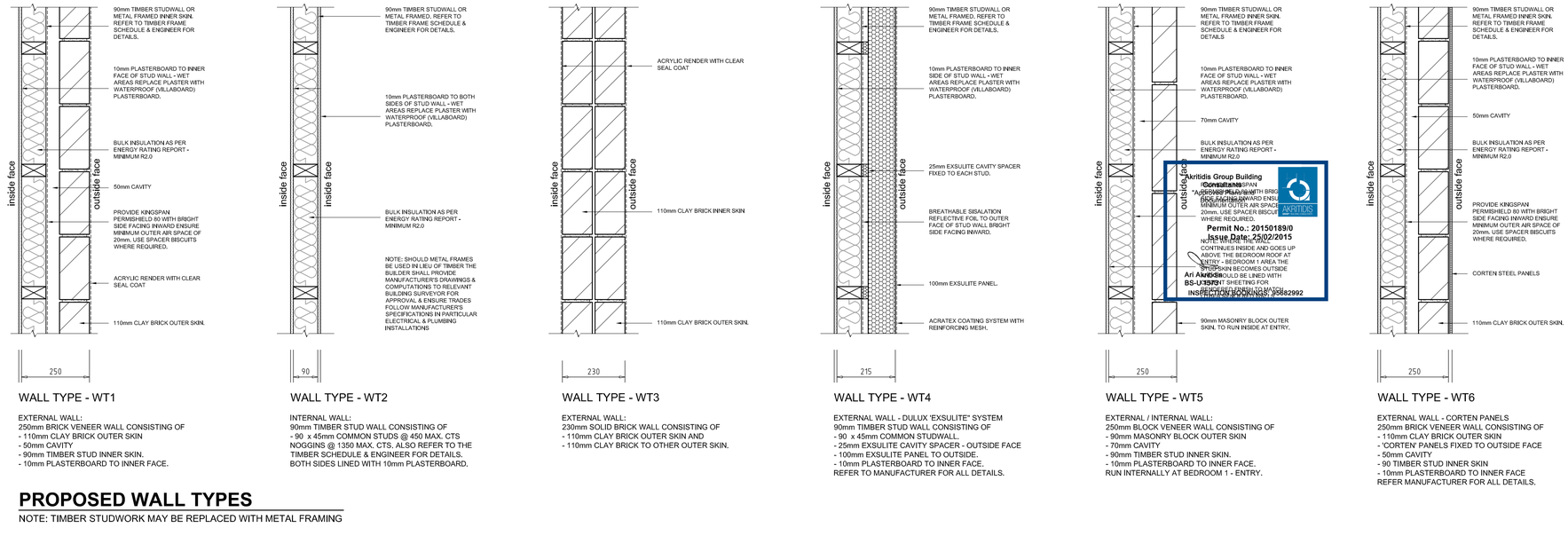
PROVIDE FLOOR DRAIN CONNECTED TO SEWER SYSTEM INDICATIVE LOCATIONS SHOWN ON PLAN THUS: FW

PROVIDE ELECTRIC EXHAUST FAN TO L'DRY, W.C AND ALL BATHROOMS TO GIVE A MINIMUM OF 4 AIR CHANGES PER HOUR & DUCTED TO THE OUTSIDE. FAN POSITIONS PER CLIENT DIRECTION.
INDICATIVE LOCATIONS SHOWN ON THE PLAN THUS:



PROPOSED FLOOR LAYOUT PLAN

SCALE 1:100



WALL TYPE - WT1

EXTERNAL WALL:
250mm BRICK VENEER WALL CONSISTING OF
- 110mm CLAY BRICK OUTER SKIN
- 50mm CAVITY
- 90mm TIMBER STUD INNER SKIN.
- 10mm PLASTERBOARD TO INNER FACE.

WALL TYPE - WT2

INTERNAL WALL:
90mm TIMBER STUD WALL CONSISTING OF
- 90 x 45mm COMMON STUDS @ 450 MAX. CTS NOGGINS @ 1350 MAX. CTS. ALSO REFER TO THE TIMBER SCHEDULE & ENGINEER FOR DETAILS.
BOTH SIDES LINED WITH 10mm PLASTERBOARD.

WALL TYPE - WT3

EXTERNAL WALL:
230mm SOLID BRICK WALL CONSISTING OF
- 110mm CLAY BRICK OUTER SKIN AND
- 110mm CLAY BRICK TO OTHER OUTER SKIN.

WALL TYPE - WT4

EXTERNAL WALL - DULUX 'EXSULITE" SYSTEM
90mm TIMBER STUD WALL CONSISTING OF
- 90 x 45mm COMMON STUDWALL,
- 25mm EXSULITE CAVITY SPACER - OUTSIDE FACE
- 100mm EXSULITE PANEL TO OUTSIDE.
- 10mm PLASTERBOARD TO INNER FACE,
REFER TO MANUFACTURER FOR ALL DETAILS.

WALL TYPE - WT5

EXTERNAL / INTERNAL WALL:
250mm BLOCK VENEER WALL CONSISTING OF
- 90mm MASONRY BLOCK OUTER SKIN
- 70mm CAVITY
- 90mm TIMBER STUD INNER SKIN.
- 10mm PLASTERBOARD TO INNER FACE.
RUN INTERNALLY AT BEDROOM 1 - ENTRY.

WALL TYPE - WT6

EXTERNAL WALL - CORTEN PANELS
250mm BRICK VENEER WALL CONSISTING OF
- 110mm CLAY BRICK OUTER SKIN
- 'CORTEN' PANELS FIXED TO OUTSIDE FACE
- 50mm CAVITY
- 90 TIMBER STUD INNER SKIN
- 10mm PLASTERBOARD TO INNER FACE
REFER MANUFACTURER FOR ALL DETAILS.

PROPOSED WALL TYPES

NOTE: TIMBER STUDWORK MAY BE REPLACED WITH METAL FRAMING

NOTES.

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FOR SETOUT DIMENSIONS REFER TO SITE PLAN ON SHEET 'WD1'. BUILDER TO CONFIRM ALL DIMENSIONING DURING THE SETOUT.

HEATING:
PROVISION SHALL BE MADE FOR CLIENT SELECTED GAS IN SLAB HEATING SYSTEM FOR ENTIRE RESIDENCE. DESIGN & DETAILS BY OTHERS. DESIGN & INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS & ANY RELEVANT AUTHORITY REGULATIONS OR REQUIREMENTS. THE BUILDER TO CONSULT WITH HEATING CONSULTANTS & PROJECT ENGINEER PRIOR TO BOXING OF THE CONCRETE FLOOR SLAB.

COOLING:
PROVISION SHALL BE MADE FOR A CLIENT SELECTED DUCTED REFRIGERATE COOLING SYSTEM FOR THE ENTIRE RESIDENCE, DESIGN & DETAILS OTHERS. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND ANY RELEVANT AUTHORITY REGULATIONS OR REQUIREMENTS. BUILDER TO CONSULT WITH COOLING CONSULTANTS PRIOR TO FRAMING BUILDING TO ASCERTAIN PLACEMENT OF DUCTWORK.

DEVELOPMENT SUMMARY

ITEM	REMARK
SITE AREA	845.00 m2
DWELLING AREA	343.23m2
GARAGE AREA	44.56m2
FRONT CANOPY OVERHANG	17.77m2
WEST CANOPY OVERHANG	16.06m2
SITE COVERAGE	49.90 %
SITE PERMEABILITY	30.05%
OPEN SPACE	361.00 m2

NOTE: SITE COVERAGE IN SCHEDULE ABOVE INCLUDES PORCH COVER AND EAVE OVERHANGS WHERE GREATER THAN 600mm.

No	REVISION / ISSUE DESCRIPTION	DATE
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

AMENDMENTS / ISSUES

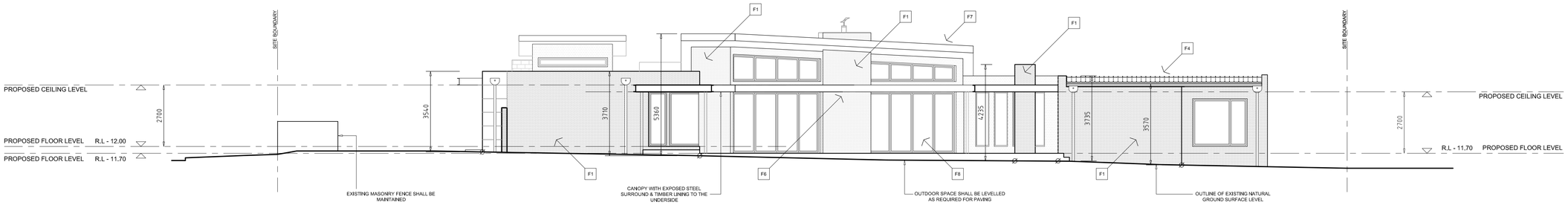
JMK DESIGN & CONSTRUCTION
A.C.N 007 103 675
BUILDING DESIGNERS
BUILDING CONSULTANTS
PROJECT MANAGEMENT
DESIGN & ARCHITECTURAL DRAFTING
REGISTERED BUILDING PRACTITIONER
BUILDING DESIGN (ARCHITECTURAL) DP-AD1562
48 EAST CONCOURSE
BEAUMARIS, VIC. 3193
TEL: 9589 4407
FAX: 9589 4456

CLIENT
Mr. & Mrs. LORD

PROJECT
PROPOSED NEW RESIDENCE
AT: No.4 FLORIDA AVENUE
BEAUMARIS, VICTORIA
FOR: GREG & ALISON LORD

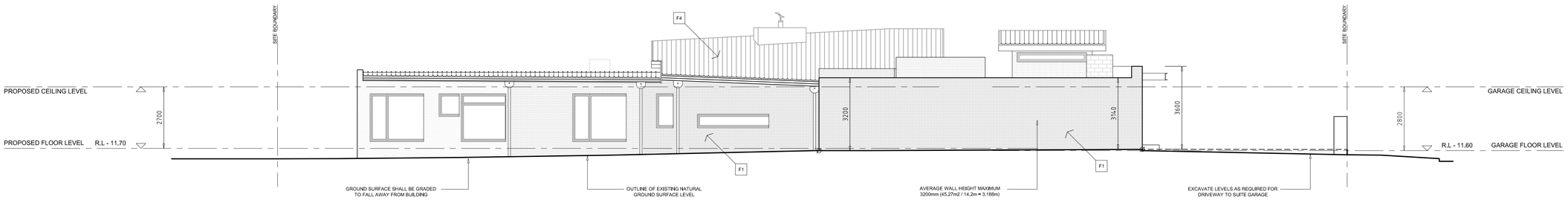
DRAWING TITLE
PROPOSED FLOOR & FENCE LAYOUT PLANS

DESIGNED	DRAWN	REVISION	A	B	C	D
J. KARAVASIL	J. KARAVASIL					
SCALE	DATE	PROJECT No.	SHEET			
1:100 @ A1	AUG. 2014	14405	WD3			



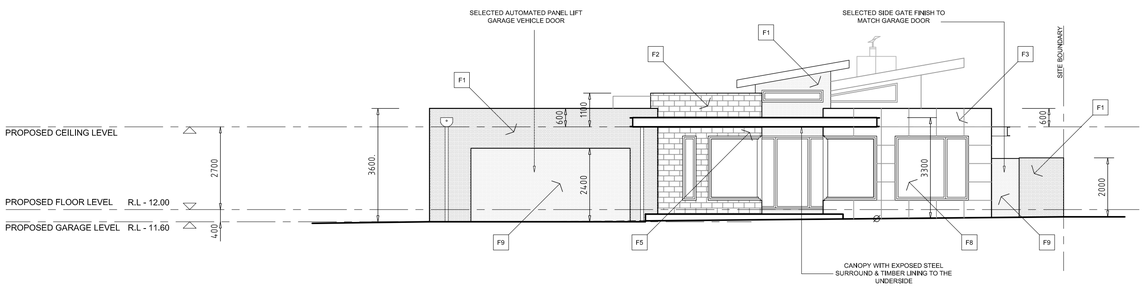
PROPOSED WESTERN ELEVATION

SCALE 1:100



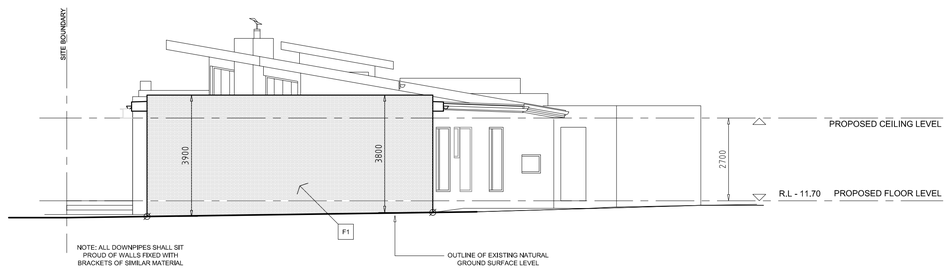
PROPOSED EASTERN ELEVATION

SCALE 1:100



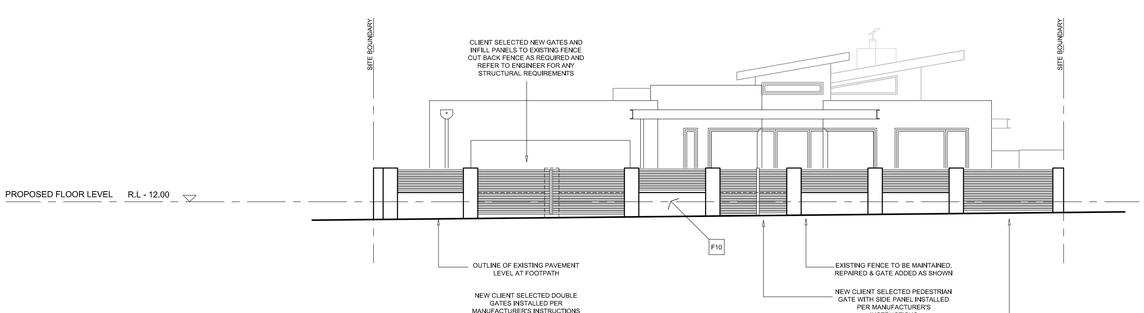
PROPOSED NORTHERN ELEVATION

SCALE 1:100



PROPOSED SOUTHERN ELEVATION

SCALE 1:100



FRONT FENCE ELEVATION

SCALE 1:100

NOTES.

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PROPOSED EXTERNAL MATERIAL & FINISH SCHEDULE:

- F1 EXTERNAL WALLS - ACRYLIC RENDERED WALL IN CLIENT SELECTED COLOUR & FINISH
- F2 FEATURE WALLS - SELECTED FACE BLOCKWORK WITH COLOUR & FINISH PER CLIENT DIRECTION.
- F3 FEATURE WALLS - SELECTED 'CORTEN' STEEL PANELS IN NATURAL RUST COLOUR & FINISH.
- F4 ROOFING - COLOURBOND ROOF SHEETING IN A CLIENT SELECTED COLOUR. (NOTE COLOUR IS TO BE DARK)
- F5 ENTRY CANOPY - EXPOSED STEEL PERIMETER WITH THE UNDERSIDE LINED WITH TIMBER CLADDING IN CLIENT SELECTED SPECIES & COLOUR.
- F6 WEST LOWER CANOPY - EXPOSED STEEL PERIMETER WITH THE UNDERSIDE LINED WITH TIMBER CLADDING IN CLIENT SELECTED SPECIES & COLOUR.
- F7 WEST UPPER EAVE - COLOURBOND OR SIMILAR LINED PERIMETER WITH THE UNDERSIDE LINED WITH TIMBER CLADDING IN CLIENT SELECTED SPECIES & COLOUR - MATCH LOWER CANOPY
- F8 DOOR/ WINDOW FRAME - CLIENT SELECTED POWDER COATED OR ANODISED ALUMINIUM. (T.B.A)
- F9 GARAGE DOOR - TIMBER PANEL TILT DOOR PAINTED WITH CLIENT SELECTED COLOUR & FINISH TO MATCH RENDERED WALLS.
- F10 FRONT FENCE - EXISTING BRICKWORK ACRYLIC RENDER IN FINISH & COLOUR AS PER CLIENT SELECTION.

No	REVISION / ISSUE DESCRIPTION	DATE
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C	ISSUE FOR PERMIT CHECKING & TENDER ONLY	04.02.2015
B	ISSUED FOR ENGINEERING	22.12.2014
A	PRELIMINARY ISSUE FOR CLIENT REVIEW & APPROVAL ONLY	06.10.2014

AMENDMENTS / ISSUES

Akritidis Group Building Consultants
"Approved Plans and Documentation"
AKRITIDIS
Permit No.: 20150189/0
Issue Date: 25/02/2015
Ari Akritidis
BS-U 1573
INSPECTION BOOKINGS: 95682992

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

Mr. & Mrs. LORD

PROJECT

PROPOSED NEW RESIDENCE
AT: No.4 FLORIDA AVENUE
BEAUMARIS, VICTORIA
FOR: GREG & ALISON LORD

DRAWING TITLE

PROPOSED ELEVATIONS

DESIGNED	DRAWN	REVISION	A	B	C	D
J. KARAVASIL	J. KARAVASIL					
SCALE	DATE	PROJECT No.	SHEET			
1:100 @ A1	AUG. 2014	14405	WD4			

ROOF BRACING TO THE PROPOSED DWELLING SHALL BE IN ACCORDANCE WITH TRUSS THE MANUFACTURER AND PROJECT ENGINEERS DETAILS.

GARAGE CEILINGS SHALL BE PLASTERED AND INTERNAL BRICK WALLS RENDERED TO MATCH EXTERNAL WALLS.

ANY EXTERNAL TIMBERS USED SHALL BE TREATED TO 'H3' LEVEL & RE-DRIED. PROVIDE A MINIMUM CLEARANCE OF 100mm TO GROUND LEVELS FOR ALL TIMBERS.

THIS SITE IS NOT DESIGNATED BY COUNCIL AS A SITE IN WHICH BUILDINGS ARE LIKELY TO BE SUBJECT TO INFESTATION BY TERMITES. THE BUILDER MUST CHECK THE SITE DURING DEMOLITION & EXCAVATIONS AND IF EVIDENCE OF INFESTATION IS IDENTIFIED PROTECT THE WHOLE OF THE BUILDING AS REQUIRED IN 'BCA' PART 3.1.3 AND PART B1.4 IN ACCORDANCE WITH AUSTRALIAN STANDARD AS 3660.1 - METHOD OF PROTECTION SHALL BE REFERRED TO RELEVANT BUILDING SURVEYOR FOR APPROVAL PRIOR TO USE ON SITE.

ENTIRE BUILDING INSIDE & OUT (AS REQUIRED) SHALL BE PAINTED IN CLIENT SELECTED COLOURS. ALL PAINTS SHALL BE "DULUX" SEALER, UNDERCOAT AND 2 LAYERS OF "DULUX" TOP COATS WITH COLOUR. ALL PAINT USED & APPLICATION SHALL BE SUITABLE FOR CONDITIONS OF THE SITE AND IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

ALL PROPOSED GUTTERS & FIXINGS SHALL BE CLIENT SELECTED COLOURBOND FIXED AS MANUFACTURER'S SPECIFICATIONS.

PROPOSED DWELLING ROOF FRAMING SHALL BE IN TIMBER ROOF TRUSSES CONSTRUCTED & ERECTED PER TRUSS MANUFACTURER'S COMPUTATIONS AND DETAILS. ALTERNATIVELY METAL OR STEEL FRAMES MAY BE USED FABRICATED & INSTALLED TO MANUFACTURER DETAILS.

ROOF TRUSSES TO BE POSITIONED DIRECTLY OVER WALL STUDS OR BLOCKS SHALL BE USED UNDER TOP PLATE. ALTERNATIVELY USE DOUBLE TOP PLATES. REFER TO PROJECT ENGINEER FOR SPECIFICATIONS

BUILDER TO PROVIDED TRUSS COMPUTATIONS AND DETAILS TO RELEVANT BUILDING SURVEYOR PRIOR TO THE FRAME INSPECTION.

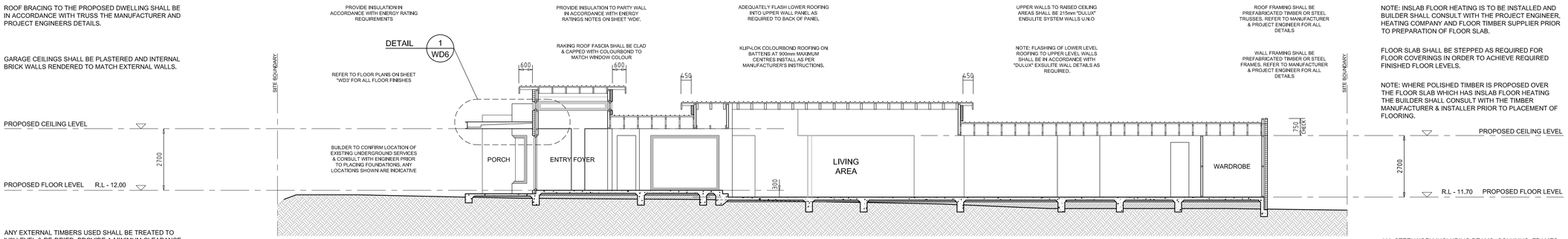
INTERNALLY ALL THE WALLS AND CEILINGS SHALL BE LINED WITH PLASTERBOARD FIXED PER MANUFACTURER'S DETAILS. USE WET AREA BOARD TO BATHROOMS AND LAUNDRY. CEILING PLASTER SHALL BE FIXED TO METAL BATTENS. USE 10mm PLASTER TO WALLS AND 13mm TO CEILINGS. CEILING PLASTER TO BE FIXED ON METAL BATTENS.

WET AREA WALLS SHALL BE PROVIDED WITH 'HARDIE' VILLA BOARD AND THE FLOORS & WALLS SEALED PRIOR TO TILING WITH 'FLEXITRAY 102' WATERPROOFING SYSTEM OR APPROVED EQUIVALENT. ALL WALLS & ENTIRE FLOOR AREA TO BE WATERPROOFED.

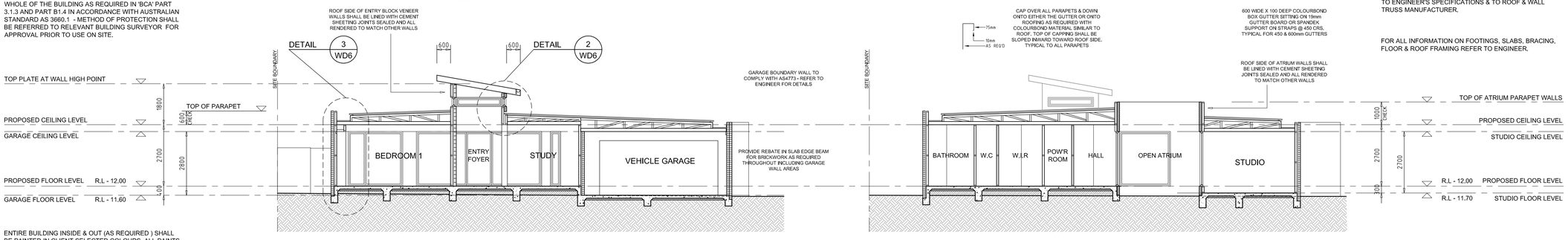
ALL PROPOSED WET AREAS SHALL BE WATERPROOFED IN ACCORDANCE WITH 'BCA' PART 3.8.1

ALL EXTERNAL FINISHED GROUND SURFACES SHALL BE FORMED TO FALL AWAY FROM WALLS AND WHERE WATER IS LIKELY TO COLLECT AT WALLS PROVIDE AGGY DRAIN CONNECTED TO S.W.S VIA. SILT PIT.

UNDERSIDE OF CONCRETE SLABS PROVIDED WITH 0.2mm POLYTHENE VAPOUR BARRIER OVER 50mm OF PACKING SAND. ALSO REFER TO ENGINEER FOR SPECIFICATIONS.

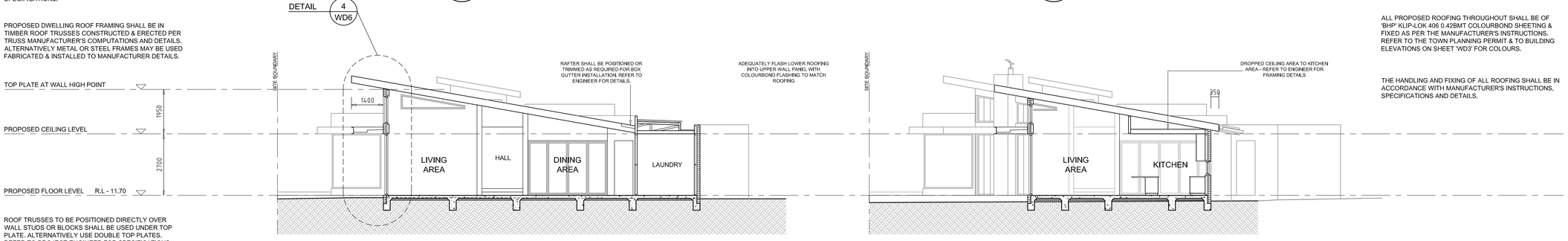


BUILDING SECTION A
SCALE 1:100 — WD3



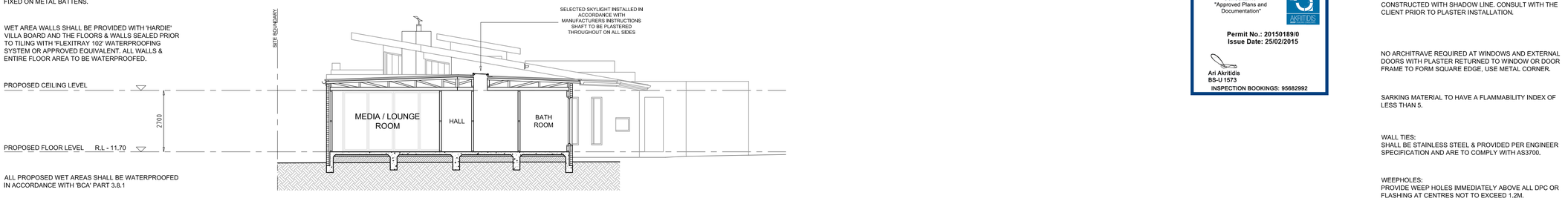
BUILDING SECTION B
SCALE 1:100 — WD3

BUILDING SECTION C
SCALE 1:100 — WD3



BUILDING SECTION D
SCALE 1:100 — WD3

BUILDING SECTION E
SCALE 1:100 — WD3



BUILDING SECTION F
SCALE 1:100 — WD3

NOTE: INSLAB FLOOR HEATING IS TO BE INSTALLED AND BUILDER SHALL CONSULT WITH THE PROJECT ENGINEER, HEATING COMPANY AND FLOOR TIMBER SUPPLIER PRIOR TO PREPARATION OF FLOOR SLAB.

FLOOR SLAB SHALL BE STEPPED AS REQUIRED FOR FLOOR COVERINGS IN ORDER TO ACHIEVE REQUIRED FINISHED FLOOR LEVELS.

NOTE: WHERE POLISHED TIMBER IS PROPOSED OVER THE FLOOR SLAB WHICH HAS INSLAB FLOOR HEATING THE BUILDER SHALL CONSULT WITH THE TIMBER MANUFACTURER & INSTALLER PRIOR TO PLACEMENT OF FLOORING.

ALL STEELWORK INCLUDING BEAMS, COLUMNS, FRAMES, TIES, ANCHORS, BOLTS ECT. SHALL BE HOT DIP GALVANISED OR EQUIVALENT,

REFER TO ENGINEER'S COMPUTATIONS & DETAILS BY: 'STRUCTERRE CONSULTING ENGINEERS'

FOR ALL WALL & ROOF BRACING INFORMATION REFER TO ENGINEER'S SPECIFICATIONS & TO ROOF & WALL TRUSS MANUFACTURER.

FOR ALL INFORMATION ON FOOTINGS, SLABS, BRACING, FLOOR & ROOF FRAMING REFER TO ENGINEER.

BUILDER SHALL CONFIRM ALL PARAPET HEIGHTS WITH FRAME MANUFACTURER TO ENSURE ADEQUATE HEIGHTS FOR ROOF FINISHED PROFILE AND CAPPING.

ALL SERVICE PIPES OTHER THAN DOWNPIPES TO BE CONCEALED WITHIN WALL CAVITIES.

ALL PROPOSED ROOFING THROUGHOUT SHALL BE OF 'BHP' KLIP-LOK 406 0.42BMT COLOURBOND SHEETING & FIXED AS PER THE MANUFACTURER'S INSTRUCTIONS. REFER TO THE TOWN PLANNING PERMIT & TO BUILDING ELEVATIONS ON SHEET 'WD3' FOR COLOURS.

THE HANDLING AND FIXING OF ALL ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, SPECIFICATIONS AND DETAILS.

ROOF SHEETING, GUTTER, FLASHING & CAPPING SHALL ALL BE OF SIMILAR MATERIAL & INSTALLED AS PER THE MANUFACTURER'S INSTRUCTIONS.

PROVIDE CLIENT SELECTED FLUSH MOUNTED ALUMINIUM SKIRTING TO BASE OF WALLS EXCEPT WHERE WALLS & FLOORS ARE TILED.

WALL & CEILING PLASTERBOARD JUNCTIONS SHALL BE CONSTRUCTED WITH SHADOW LINE. CONSULT WITH THE CLIENT PRIOR TO PLASTER INSTALLATION.

NO ARCHITRAVE REQUIRED AT WINDOWS AND EXTERNAL DOORS WITH PLASTER RETURNED TO WINDOW OR DOOR FRAME TO FORM SQUARE EDGE, USE METAL CORNER.

SARKING MATERIAL TO HAVE A FLAMMABILITY INDEX OF LESS THAN 5.

WALL TIES:
SHALL BE STAINLESS STEEL & PROVIDED PER ENGINEER SPECIFICATION AND ARE TO COMPLY WITH AS3700.

WEEPHOLES:
PROVIDE WEEP HOLES IMMEDIATELY ABOVE ALL DPC OR FLASHING AT CENTRES NOT TO EXCEED 1.2M.

PROVIDE ADEQUATE FLASHING TO EXTERNAL WALLS, WINDOWS AND EXTERNAL DOOR UNITS.

CONTINUOUS FLASHING:
PROVIDE CONTINUOUS FLASHING UNDER LAST BRICK ON OUTER SKIN WITH HORIZONTAL LEG CONTINUED 150mm ABOVE FLOOR LEVEL.

Akritidis Group Building Consultants
"Approved Plans and Documentation"

Permit No.: 20150189/0
Issue Date: 25/02/2015

Ari Akritidis
BS-U 1573
INSPECTION BOOKINGS: 95682992

NOTES.

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AMENDMENTS / ISSUES

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
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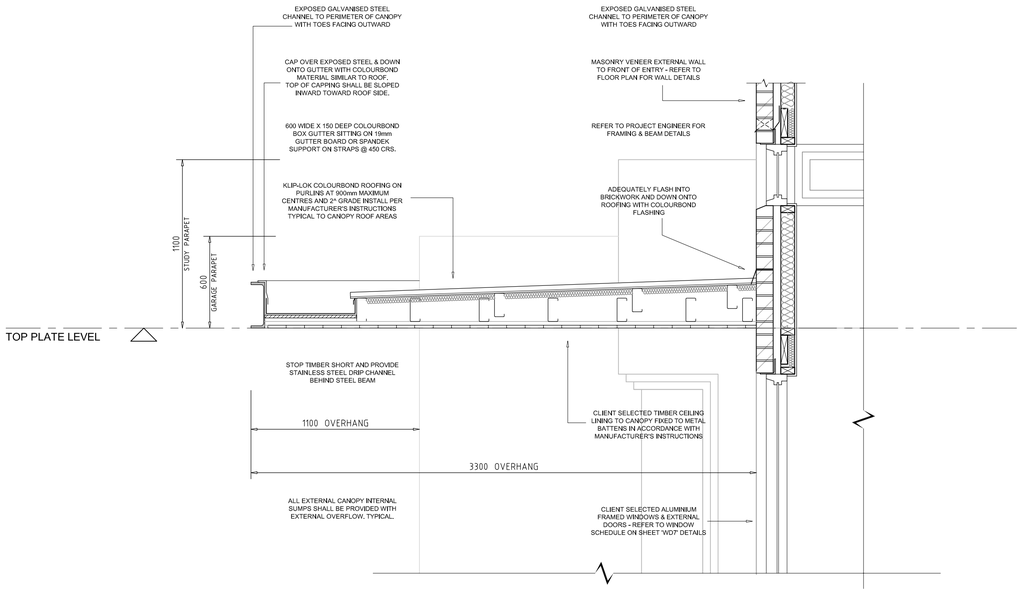
CLIENT
Mr. & Mrs. LORD

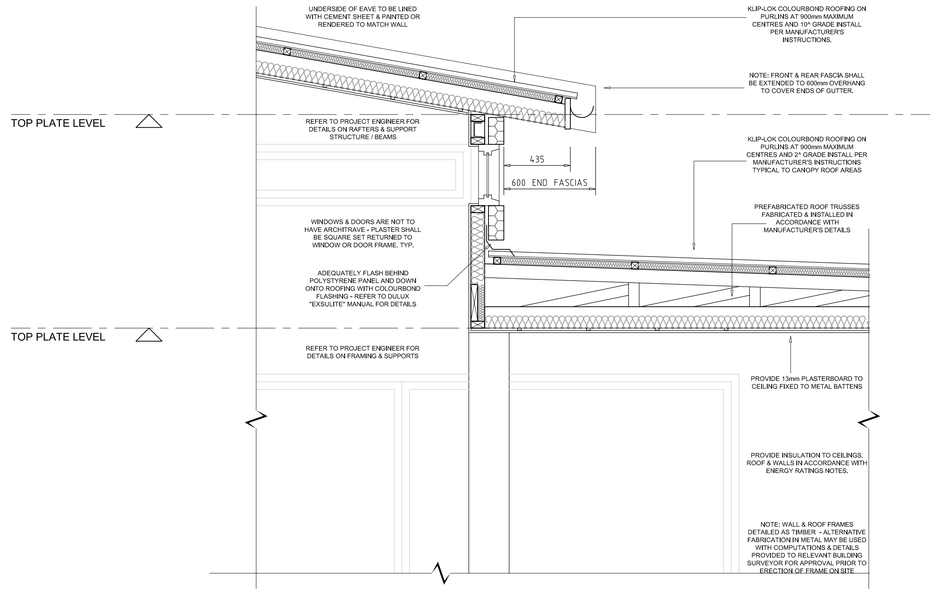
PROJECT
PROPOSED NEW RESIDENCE
AT: No.4 FLORIDA AVENUE
BEAUMARIS, VICTORIA
FOR: GREG & ALISON LORD

DRAWING TITLE
PROPOSED BUILDING SECTIONS

DESIGNED	DRAWN	REVISION	A	B	C	D
J. KARAVASIL	J. KARAVASIL	PROJECT No. 14405				
SCALE 1:100 @ A1	DATE AUG. 2014	SHEET WD5				



DETAIL 1 / WD5
SCALE 1:20



DETAIL 2 / WD5
SCALE 1:20

DETAIL 3 / WD5
SCALE 1:20

DETAIL 4 / WD5
SCALE 1:20

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No	REVISION / ISSUE DESCRIPTION	DATE
B	ISSUE FOR CONSTRUCTION	18.02.2015
A	ISSUE FOR PERMIT CHECKING & TENDER ONLY	04.02.2015

AMENDMENTS / ISSUES

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
BEAUMARIS, VIC. 3193
TEL: 9589 4407
FAX: 9589 4456

CLIENT
Mr. & Mrs. LORD

PROJECT
PROPOSED NEW RESIDENCE
AT: No.4 FLORIDA AVENUE
BEAUMARIS, VICTORIA
FOR: GREG & ALISON LORD

DRAWING TITLE
PROPOSED CONSTRUCTION DETAILS

DESIGNED	DRAWN	REVISION	A	B		
J. KARAVASIL	J. KARAVASIL					
SCALE	DATE	PROJECT No.	SHEET			
1:100 @ A1	AUG, 2014	14405	WD6			

WINDOW SCHEDULE

No.	WIDTH	DEPTH	TIMBER LINTEL	STEEL LINTEL	GLASS	REMARKS
W1	2400	2100	REFER ENGINEER	REFER ENGINEER	REFER TO WINDOW ELEVATION TO RIGHT FOR GLAZING SPEC.	LARGER SECTION - FIXED DOUBLE GLAZED SMALL SASHLESS DOUBLE HUNG SINGLE GLAZED
W2a	1500	2100	REFER ENGINEER	REFER ENGINEER	SINGLE GLAZED - LOW 'E' 'Uw' VALUE= 5.40 - SHGC= 0.58	SILICONE BUTT JOINTED CORNER WINDOW COMBINED WITH WINDOW 'W2b'
W2b	750	2100	REFER ENGINEER	REFER ENGINEER	SINGLE GLAZED - LOW 'E' 'Uw' VALUE= 5.40 - SHGC= 0.58	SILICONE BUTT JOINTED CORNER WINDOW COMBINED WITH WINDOW 'W2a'
W3a	1500	2100	REFER ENGINEER	REFER ENGINEER	SINGLE GLAZED - LOW 'E' 'Uw' VALUE= 5.40 - SHGC= 0.58	SILICONE BUTT JOINTED CORNER WINDOW COMBINED WITH WINDOW 'W3b'
W3b	400	2100	REFER ENGINEER	REFER ENGINEER	SINGLE GLAZED - LOW 'E' 'Uw' VALUE= 5.40 - SHGC= 0.58	SILICONE BUTT JOINTED CORNER WINDOW COMBINED WITH WINDOW 'W3a'
W4	450	2100	REFER ENGINEER	REFER ENGINEER	SINGLE GLAZED - LOW 'E' 'Uw' VALUE= 5.40 - SHGC= 0.58	SASHLESS DOUBLE HUNG WINDOW
W5	3000	2400	REFER ENGINEER	REFER ENGINEER	DOUBLE GLAZED - LOW 'E' + ARGON 'Uw' VALUE= 2.90 - SHGC= 0.51	SINGLE SHEET FIXED GLAZING
W6	2235 (SITE CHECK)	2400	REFER ENGINEER	REFER ENGINEER	DOUBLE GLAZED - LOW 'E' +ARGON 'Uw' VALUE= 2.90 - SHGC= 0.51	SINGLE SHEET FIXED GLAZING
W7	3000	2400	REFER ENGINEER	REFER ENGINEER	DOUBLE GLAZED - LOW 'E' + ARGON 'Uw' VALUE= 2.91 - SHGC= 0.44	FIXED LARGER SECTION WITH CASEMENT SIDE
W8	3200 (SITE CHECK)	600 (SITE CHECK)	REFER ENGINEER	REFER ENGINEER	SINGLE GLAZED - LOW 'E' 'Uw' VALUE= 5.40 - SHGC= 0.58	FULL WIDTH AWNING OR HALF SLIDING WINDOW
W9	750	2100	REFER ENGINEER	REFER ENGINEER	DOUBLE GLAZED - LOW 'E' + ARGON 'Uw' VALUE= 2.91 - SHGC= 0.44	FULL HEIGHT CASEMENT WINDOW
W10	2400	2100	REFER ENGINEER	REFER ENGINEER	DOUBLE GLAZED - LOW 'E' + ARGON 'Uw' VALUE= 2.91 - SHGC= 0.44	FIXED LARGER SECTION WITH CASEMENT SIDE
W11	2000	2100	REFER ENGINEER	REFER ENGINEER	DOUBLE GLAZED - LOW 'E' + ARGON 'Uw' VALUE= 2.91 - SHGC= 0.44	FIXED LARGER SECTION WITH AWNING TOP
W12	900 (SITE CHECK)	1000	REFER ENGINEER	REFER ENGINEER	DOUBLE GLAZED - LOW 'E' + ARGON 'Uw' VALUE= 2.91 - SHGC= 0.44	FULL WIDTH CASEMENT WINDOW
W13	2400	2100	REFER ENGINEER	REFER ENGINEER	DOUBLE GLAZED - LOW 'E' + ARGON 'Uw' VALUE= 2.91 - SHGC= 0.44	FIXED LARGER SECTION WITH CASEMENT SIDE
W14	2400	2100	REFER ENGINEER	REFER ENGINEER	DOUBLE GLAZED - LOW 'E' + ARGON 'Uw' VALUE= 2.91 - SHGC= 0.44	FIXED LARGER SECTION WITH CASEMENT SIDE
W15	600	2400	REFER ENGINEER	REFER ENGINEER	SINGLE GLAZED - LOW 'E' 'Uw' VALUE= 5.40 - SHGC= 0.58	SINGLE SHEET FIXED GLAZING
W16	600	2400	REFER ENGINEER	REFER ENGINEER	SINGLE GLAZED - LOW 'E' 'Uw' VALUE= 5.40 - SHGC= 0.58	SINGLE SHEET FIXED GLAZING
W17	600	2400	REFER ENGINEER	REFER ENGINEER	SINGLE GLAZED - LOW 'E' 'Uw' VALUE= 5.40 - SHGC= 0.58	SINGLE SHEET FIXED GLAZING
W18	600	2400	REFER ENGINEER	REFER ENGINEER	SINGLE GLAZED - LOW 'E' 'Uw' VALUE= 5.40 - SHGC= 0.58	SINGLE SHEET FIXED GLAZING
W19a	2000	2400	REFER ENGINEER	REFER ENGINEER	SINGLE GLAZED - LOW 'E' 'Uw' VALUE= 5.40 - SHGC= 0.58	SILICONE BUTT JOINTED CORNER WINDOW COMBINED WITH WINDOW 'W19b'
W19b	1100	2400	REFER ENGINEER	REFER ENGINEER	SINGLE GLAZED - LOW 'E' 'Uw' VALUE= 5.40 - SHGC= 0.58	SILICONE BUTT JOINTED CORNER WINDOW COMBINED WITH WINDOW 'W19b'
W20	2800	625 HIGH END 135 LOW END	REFER ENGINEER	REFER ENGINEER	DOUBLE GLAZED - LOW 'E' 'Uw' VALUE= 2.90 - SHGC= 0.51	SINGLE SHEET FIXED GLAZING SIZE & SHAPE TO BE CONFIRMED ON SITE
W21	4000	1200 HIGH END 1000 LOW END	REFER ENGINEER	REFER ENGINEER	DOUBLE GLAZED - LOW 'E' 'Uw' VALUE= 2.90 - SHGC= 0.51	4 PANEL FIXED GLAZING SIZE & SHAPE TO BE CONFIRMED ON SITE
W22	4000	900 HIGH END 700 LOW END	REFER ENGINEER	REFER ENGINEER	DOUBLE GLAZED - LOW 'E' 'Uw' VALUE= 2.90 - SHGC= 0.51	4 PANEL FIXED GLAZING SIZE & SHAPE TO BE CONFIRMED ON SITE
W23	2000 (SITE CHECK)	400	REFER ENGINEER	REFER ENGINEER	DOUBLE GLAZED - LOW 'E' + ARGON 'Uw' VALUE= 2.90 - SHGC= 0.51	SINGLE SHEET FIXED GLAZING
W24	3050 (SITE CHECK)	400	REFER ENGINEER	REFER ENGINEER	DOUBLE GLAZED - LOW 'E' + ARGON 'Uw' VALUE= 2.90 - SHGC= 0.51	SINGLE SHEET FIXED GLAZING
W25	2000 (SITE CHECK)	400	REFER ENGINEER	REFER ENGINEER	DOUBLE GLAZED - LOW 'E' + ARGON 'Uw' VALUE= 2.90 - SHGC= 0.51	SINGLE SHEET FIXED GLAZING
W26	3050 (SITE CHECK)	400	REFER ENGINEER	REFER ENGINEER	DOUBLE GLAZED - LOW 'E' + ARGON 'Uw' VALUE= 2.90 - SHGC= 0.51	SINGLE SHEET FIXED GLAZING

DOOR SCHEDULE

No.	WIDTH	DEPTH	TIMBER LINTEL	STEEL LINTEL	GLASS	REMARKS
D1	2000	2400	REFER ENGINEER	REFER ENGINEER	DOUBLE GLAZED - LOW 'E' + ARGON 'Uw' VALUE= 2.91 - SHGC= 0.44	FULLY GLAZED FRONT DOOR WITH GLAZED SIDES SIDE GLAZING TO BE REBATED INTO BLOCKWALL
D2	820	2340	REFER ENGINEER	REFER ENGINEER	N.A	SELECTED INTERNAL DOOR
D3	720	2340	REFER ENGINEER	REFER ENGINEER	N.A	SELECTED INTERNAL DOOR
D4	800	2400	REFER ENGINEER	REFER ENGINEER	DOUBLE GLAZED - LOW 'E' + ARGON 'Uw' VALUE= 2.91 - SHGC= 0.44	FULLY GLAZED ALUMINIUM FRAMED DOOR
D5	820	2340	REFER ENGINEER	REFER ENGINEER	N.A	SELECTED INTERNAL DOOR
D6	820	2340	REFER ENGINEER	REFER ENGINEER	N.A	SELECTED INTERNAL DOOR
D7	820	2340	REFER ENGINEER	REFER ENGINEER	N.A	SELECTED INTERNAL DOOR
D8	3500	2700	REFER ENGINEER	REFER ENGINEER	DOUBLE GLAZED - LOW 'E' + ARGON 'Uw' VALUE= 2.91 - SHGC= 0.44	4 PANEL BI-FOLD DOORS ALL PANELS TO OPEN
D9	820	2700	REFER ENGINEER	REFER ENGINEER	N.A	SELECTED INTERNAL DOOR
D10	2300	2700	REFER ENGINEER	REFER ENGINEER	N.A	4 LEAF FULL HEIGHT CUPBOARD DOORS FINISHED IN 2 PAC GLOSS PAINT
D11	820	2700	REFER ENGINEER	REFER ENGINEER	N.A	SELECTED INTERNAL DOOR
D12	820	2400	REFER ENGINEER	REFER ENGINEER	DOUBLE GLAZED - LOW 'E' + ARGON 'Uw' VALUE= 2.91 - SHGC= 0.44	FULLY GLAZED DOOR WITH SASHLESS OPENING
D13	4000	2700	REFER ENGINEER	REFER ENGINEER	DOUBLE GLAZED - LOW 'E' 'Uw' VALUE= 2.90 - SHGC= 0.51	SELECTED 4 PANEL STACKER SLIDING DOORS 3 PANELS TO SLIDE OPEN OVER END PANEL
D14	4000	2700	REFER ENGINEER	REFER ENGINEER	DOUBLE GLAZED - LOW 'E' 'Uw' VALUE= 2.90 - SHGC= 0.51	SELECTED 4 PANEL STACKER SLIDING DOORS 3 PANELS TO SLIDE OPEN OVER END PANEL
D15	1300	2700	REFER ENGINEER	REFER ENGINEER	N.A	SELECTED FULL HEIGHT CAVITY SLIDE DOOR
D16	820	2340	REFER ENGINEER	REFER ENGINEER	N.A	SELECTED INTERNAL DOOR
D17	720	2340	REFER ENGINEER	REFER ENGINEER	N.A	SELECTED INTERNAL DOOR
D18	820	2340	REFER ENGINEER	REFER ENGINEER	N.A	SELECTED INTERNAL DOOR
D19	720	2340	REFER ENGINEER	REFER ENGINEER	N.A	SELECTED INTERNAL DOOR
D20	820	2340	REFER ENGINEER	REFER ENGINEER	N.A	SELECTED INTERNAL DOOR
D21	2590 (SITE CHECK)	2700	REFER ENGINEER	REFER ENGINEER	N.A	4 LEAF FULL HEIGHT CUPBOARD DOORS FINISHED IN 2 PAC GLOSS PAINT
D22	820	2340	REFER ENGINEER	REFER ENGINEER	N.A	SELECTED INTERNAL DOOR
D23	2590 (SITE CHECK)	2700	REFER ENGINEER	REFER ENGINEER	N.A	4 LEAF FULL HEIGHT CUPBOARD DOORS FINISHED IN 2 PAC GLOSS PAINT
D24	2200	2700	REFER ENGINEER	REFER ENGINEER	N.A	SELECTED FULL HEIGHT CAVITY SLIDE DOOR
D25	4500	2700	REFER ENGINEER	REFER ENGINEER	DOUBLE GLAZED - LOW 'E' 'Uw' VALUE= 2.90 - SHGC= 0.51	SELECTED 4 PANEL SLIDING DOORS 2 CENTRE SECTIONS TO OPEN

DOOR & WINDOW NOTES:

PROPOSED WINDOWS & EXTERNAL DOORS SHALL BE AS SELECTED BY THE CLIENT - ALL IN ALUMINIUM 'IMPROVED' THERMALLY BROKEN POWDER COATED OR ANODISED FRAMES (T.B.A). INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. THE SIZES ABOVE ARE NOMINAL & SHOULD BE CONFIRMED WITH THE MANUFACTURER PRIOR TO FRAMING OPENINGS OR ORDERING WINDOWS. WINDOW & DOOR FRAME & GLAZING SPECIFICATIONS NOTED IN SCHEDULES ABOVE INCLUDING TOTAL FRAME & GLASS "Uw" VALUES & "SHGC" ARE MINIMUM REQUIREMENTS. NOTE: AS LONG AS THE MINIMUM "Uw" & "SHGC" VALUES SPECIFIED ARE ACHIEVED ALTERNATIVE FRAME, GLASS CONFIGURATIONS MAY BE ADOPTED WITH THE APPROVAL OF THE CLIENT ALSO 5% PLUS OR MINUS "SHGC" TOLERANCE IS ALLOWED.

LIFT OFF HINGES SHALL BE PROVIDED TO W.C's, POWDER ROOM & BATHROOM SWING TYPE DOORS WHERE DOOR SWING IS WITHIN 1200mm OF THE PROPOSED PAN. BUILDER SHALL CHECK & CONFIRM REQUIREMENTS ON SITE DURING PRELIMINARY PLUMBING SETOUT.

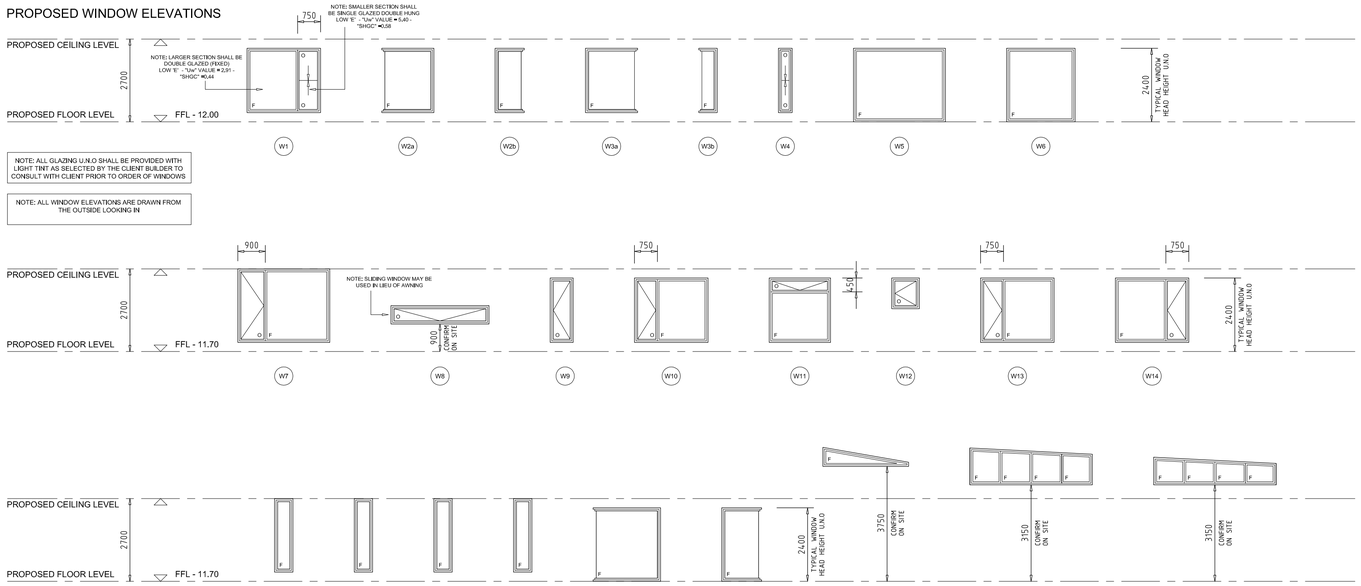
ALL GLAZING USED INCLUDING THE USE OF SAFETY GLAZING SHALL BE IN ACCORDANCE WITH PART 3.6 IN THE NCC & WITH AS1288. BUILDER SHALL ENSURE THAT THE WINDOW MANUFACTURER PROVIDE CERTIFICATE OF COMPLIANCE FOR ALL GLAZING USED IN PARTICULAR TO ENSURE THAT SAFETY GLAZING IS USED WHERE REQUIRED UNDER THE "NCC" & ADEQUATE THICKNESS OF GLASS IS USE. ALL WINDOWS & GLAZED DOORS WITHIN 2000mm OF BASE OF BATH OR SHOWER TO HAVE SAFETY GLAZING. THE BUILDER SHALL CONFIRM THE WIND CATEGORY AT THE SITE WITH RELEVANT BUILDING SURVEYOR AND ADVICE WINDOW MANUFACTURER PRIOR TO ORDERING WINDOWS. CONSIDERATION MUST BE MADE FOR SITE PROXIMITY TO PORT PHILLIP BAY WHEN FINALISING WINDOW & DOOR FRAMING.

WINDOWS AND EXTERNAL GLAZED DOORS INCLUDING FRAMES & GLAZING SHALL BE SUITABLE FOR THE WIND CATEGORY OF THE SITE. BUILDER TO CONFIRM WIND CATEGORY WITH RELEVANT BUILDING SURVEYOR & ADVICE WINDOW MANUFACTURER PRIOR TO ORDERING WINDOWS.

GLASS PANELS IN PARTICULAR FULL PANES OR WHEN GLASS MAY NOT BE EASILY APPARENT SHALL BE MARKED IN ACCORDANCE WITH AS 1288. REFER TO THE STANDARD TO ENSURE MINIMUM REQUIREMENTS ARE MET WITH USE OF ON GLASS MARKING / MOTIFS.

ADEQUATE FLASHING & WEEP HOLES SHALL BE PROVIDED TO ALL WINDOWS & EXTERNAL DOORS AS REQUIRED IN ACCORDANCE WITH RELEVANT CODES AND 'NCC'. BUILDER SHOULD ALSO CONSULT WITH WINDOW MANUFACTURER AND COMPLY WITH THEIR SPECIFICATIONS.

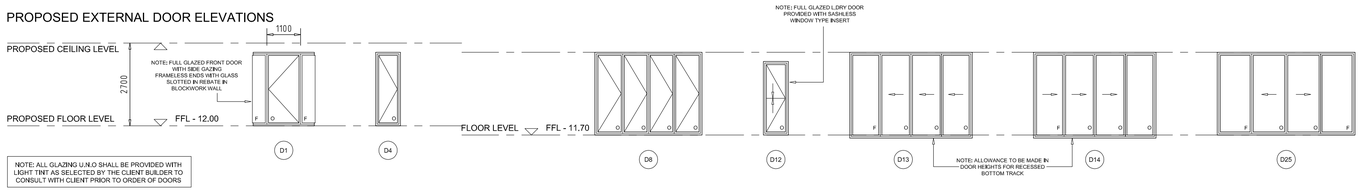
PROPOSED WINDOW ELEVATIONS



NOTE: ALL GLAZING U.N.O SHALL BE PROVIDED WITH LIGHT TINT AS SELECTED BY THE CLIENT BUILDER TO CONSULT WITH CLIENT PRIOR TO ORDER OF WINDOWS

NOTE: ALL WINDOW ELEVATIONS ARE DRAWN FROM THE OUTSIDE LOOKING IN

PROPOSED EXTERNAL DOOR ELEVATIONS



NOTE: ALL GLAZING U.N.O SHALL BE PROVIDED WITH LIGHT TINT AS SELECTED BY THE CLIENT BUILDER TO CONSULT WITH CLIENT PRIOR TO ORDER OF DOORS

NOTE: ALL DOOR ELEVATIONS ARE DRAWN FROM THE OUTSIDE LOOKING IN
DOORS NOT ELEVATED ARE INTERNAL DOORS

ENERGY RATING REQUIREMENTS:

ALL WINDOW & EXTERNAL DOOR FRAMES SHALL BE "THERMALLY BROKEN" IMPROVED ALUMINIUM.

ALL CASEMENT & AWNING WINDOWS, HINGED & BI-FOLD GLAZED DOORS AND ENTRY DOOR SHALL BE DOUBLE GLAZED WITH HIGH SOLAR GAIN LOW 'E' GLASS, ARGON FILLED WITH A TOTAL "Uw" VALUE OF 2.91 AND A "SHGC" OF 0.44 OR EQUIVALENT.
ALL FIXED, SLIDING & STACKER WINDOWS & DOORS SHALL BE DOUBLE GLAZED WITH HIGH SOLAR GAIN LOW 'E' GLASS, ARGON FILLED WITH A TOTAL "Uw" VALUE OF 2.90 AND A "SHGC" OF 0.51 OR EQUIVALENT.
ALL SILICON JOINTED CORNER WINDOWS SHALL BE SINGLE GLAZED WITH HIGH SOLAR LOW 'E' GLASS WITH A TOTAL "Uw" VALUE OF 5.40 AND A "SHGC" OF 0.58 OR EQUIVALENT.
REFER TO WINDOW / DOOR SCHEDULES FOR MINIMUM "Uw" VALUE "SHGC".
NOTE: AS LONG AS THE MINIMUM "Uw" & "SHGC" VALUES SPECIFIED ARE ACHIEVED ALTERNATIVE FRAME, GLASS CONFIGURATIONS MAY BE ADOPTED WITH THE APPROVAL OF THE CLIENT ALSO 5% PLUS OR MINUS "SHGC" TOLERANCE IS ALLOWED.

SKYLIGHT SHALL BE DOUBLE GLAZED WITH A TOTAL "Uw" VALUE OF 4.22 AND A "SHGC" OF 0.72 OR EQUIVALENT.

PROVIDE R5.0 INSULATION BATTS TO ALL METAL ROOF CEILING AREAS.

PROVIDE R1.5 60mm ANTICON BLANKET TO ALL ROOF AREAS BRIGHT SIDE FACING DOWNWARD. ENSURE 20mm MINIMUM AIR GAP TO INSULATION BELOW.

PROVIDE R2.5 BATTS (90mm MAXIMUM THICK) TO ALL THE EXTERNAL WALLS.

PROVIDE KINGSPAN PERMISHIELD 80 TO WALL TYPES "WT1", "WT5" & "WT6" WITH BRIGHT SIDE FACING INWARD ENSURE MINIMUM OUTER AIR SPACE OF 20mm. USE SPACER BISCUITS WHERE REQUIRED.

PROVIDE R2.7 (MAXIMUM 90mm THICK) SOUND STOP BATTS TO ALL SHARED WALLS OF GARAGE & DWELLING.

PROVIDE R2.7 (MAXIMUM 90mm THICK) SOUND STOP BATTS TO INTERNAL STUD WALLS OF STUDIO & MEDIA ROOMS.

PROVIDE 16mm PLASTERBOARD TO EITHER SIDE OF ALL INTERNAL STUD WALLS OF STUDIO & MEDIA ROOMS.

PROVIDE R1.0 (MINIMUM) INSULATION UNDERSIDE & TO PERIMETER EDGE OF CONCRETE FLOOR SLAB.

SUITABLY SEAL GAPS TO WINDOWS & EXTERNAL DOORS.

ALL THE WINDOWS & EXTERNAL DOORS TO BE SUITABLY WEATHER-STRIPPED.

ALL DOWN LIGHTS SHALL BE SEALED AND PROVIDED WITH APPROVED FIRE RATED COVERS. ALLOW MINIMUM 50mm CLEARANCE FROM INSULATION.

ALL EXHAUST FANS SHALL BE SELF CLOSING WITH 100mm CLEARANCE TO INSULATION.

REFER TO SCHEDULES FOR WINDOW & GLAZING NOTES.

RAIN WATER TANK SHALL ALSO BE PROVIDED WITH A MINIMUM 2000 LITRES DIRECTED FOR TOILET USE BY CONNECTION TO EACH TOILET SYSTEM.

ALSO REFER TO THE WINDOW & DOOR SCHEDULES ON THIS SHEET & TO THE ENERGY RATING REPORT FOR ANY FURTHER INFORMATION.

INSULATION:
INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTION WITH PARTICULAR ATTENTION TAKEN TO ENSURE ADEQUATE SEPARATION FROM ITEMS SUCH AS LIGHTING AND OTHER ELECTRONIC APPLIANCES WHICH MAY HEAT UP. REFER TO APPLIANCE MANUFACTURER & INSULATION MANUFACTURER FOR THE REQUIRED SEPARATIONS AND OTHER INSTALLATION REQUIREMENTS.
NOTE: FIRE RATED COVERS SHALL BE INSTALLED TO ALL RECESSED DOWNLIGHTS SHOULD COVERS NOT BE PROVIDED ENSURE MINIMUM SEPARATION AS REQUIRED AND THE INSULATION WILL NEED TO BE INCREASED.

BUILDING SEALING:
CONSTRUCTION ELEMENTS FORMING THE BUILDING ENVELOPE IE. ROOF, WALLS EXPOSED SUSPENDED FLOOR, WINDOWS, DOORS OR THE LIKE MUST BE CONSTRUCTED TO MINIMISE LEAKAGE AT ALL CEILING, WALL AND FLOOR JUNCTIONS. THIS SHOULD BE DONE BY ENCLOSING THE CONSTRUCTION WITH CLOSE FITTING INTERNAL LINING SYSTEMS AND BY SEALING USING, CAULKING, SKIRTING, ARCHITRAVE, CORNICES OR LIKE.

Akritidis Group Building Consultants
"Approved Plans and Documentation"
Permit No.: 201501890
Issue Date: 25/02/2015
Ari Akritidis
BS-U 1573
INSPECTION BOOKINGS: 95682992

TIMBER FRAME SCHEDULE

MEMBER	SIZE	MAX SPAN	MAX SPACING
ROOF BATTENS	45 X 45 MGP10	600	900 REFER ROOFING
RAFTERS	REFER ENGINEER	N.A	450
ROOF BEAMS	REFER ENGINEER	N.A	450
ROOF TRUSSES	REFER ENGINEER	N.A	600
ROOF BRACING	REFER ENGINEER	N.A	N.A
TOP PLATE	45 X 90 MGP12	450	N.A
WALL STUD - 2700 HIGH	90 X 35 MGP12	2700	450
WALL STUD - 2700 HIGH	90 X 90 MGP12	TO RUN FULL HEIGHT	300
JAMB STUD - 2700 HIGH	90 X 90 MGP12	1350	N.A
JAMB STUD - 3500 HIGH	90 X 90 MGP12	1350	N.A
NOGGINS	90 X 35 MGP12	450	1350
WALL BRACING	REFER ENGINEER	N.A	N.A
SOLE PLATE	45 X 90 MGP12	450	N.A
FLOORING	SELECTED POLISHED TIMBER OVER SLAB	N.A	N.A
WALL LINTELS	REFER ENGINEER	N.A	N.A

FRAMING NOTES:
PREFABRICATED STEEL FRAMING MAY BE USED IN LIEU OF TIMBER FRAME FOR WALLS & ROOF. ALL DETAILS AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE PROJECT ENGINEER'S & FRAME MANUFACTURER'S DRAWINGS AND COMPUTATIONS.

ANY TIMBER FRAMING USED ON THIS PROJECT FOR ROOF, WALL & FLOOR AREAS SHALL COMPLY WITH REQUIREMENTS IN AS 1684-2010 & ANY AMENDMENTS. ALSO REFER TO THE PROJECT ENGINEERS DRAWINGS AND SPECIFICATIONS.

ALL SIZES NOTED ABOVE SHALL BE CONFIRMED WITH ENGINEERS SPECIFICATION AND IF THERE IS ANY CONFLICT THE ENGINEERS SPECIFICATIONS SHALL BE USED.

THE BUILDER SHALL CHECK ALL MEMBERS SPECIFIED ABOVE WITH REGARD TO ACTUAL DIMENSIONS DERIVED FROM THE SITE AND ALSO CONFIRM ALL SIZES WITH THE PROJECT ENGINEER. SUBSTITUTIONS MAY ONLY BE MADE WITH THE APPROVAL OF THIS OFFICE OR THE PROJECT ENGINEER & ANY SUBSTITUTION WILL NOT CONSTITUTE A VARIATION TO THE CONTRACT WITHOUT THE WRITTEN CONSENT FROM THE CLIENT.

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.

No	REVISION / ISSUE DESCRIPTION	DATE
C	ISSUE FOR CONSTRUCTION	18.02.2015
B	ISSUE FOR PERMIT CHECKING & TENDER ONLY	04.02.2015
A	PRELIMINARY ISSUE FOR CLIENT REVIEW APPROVAL ONLY	02.02.2015

AMENDMENTS / ISSUES

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
BEAUMARIS, VIC. 3193
TEL: 9589 4407
FAX: 9589 4456

CLIENT
Mr. & Mrs. LORD

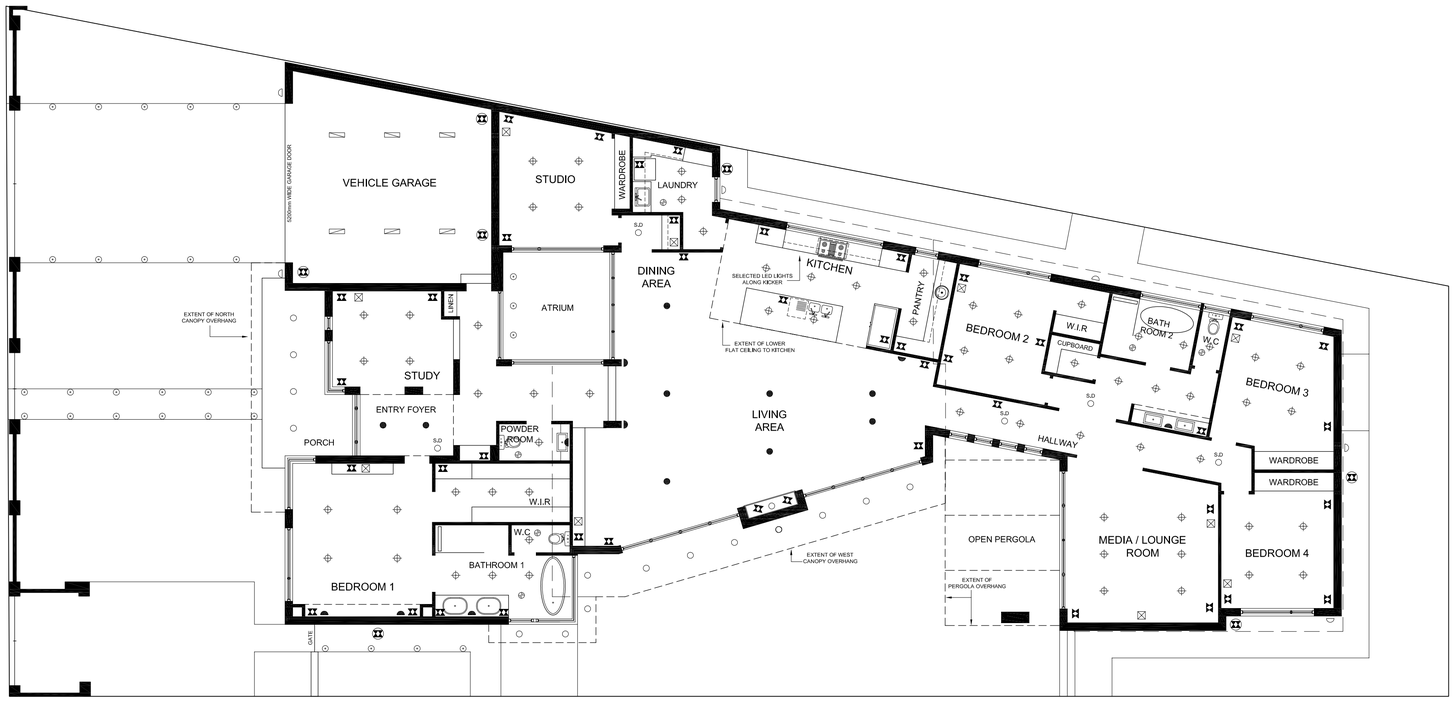
PROJECT
PROPOSED NEW RESIDENCE
AT: No.4 FLORIDA AVENUE
BEAUMARIS, VICTORIA
FOR: GREG & ALISON LORD

DRAWING TITLE
WINDOW / DOOR & FRAME SCHEDULES

DESIGNED	DRAWN	REVISION	A	B	C
J. KARAVASIL	J. KARAVASIL				
SCALE 1:100 @ A1	DATE AUG. 2014	PROJECT No. 14405	SHEET WD7		

ARTIFICIAL LIGHTING SUMMARY

LOCATION	FLOOR AREA	MAXIMUM WATTAGE	No. OF LIGHTS	PROPOSED WATTAGE
PORCH	17.77 m2	4 W / m2 = 71.08W	4 x 9W	36 WATTS
ENTRY	20.43 m2	5 W / m2 = 102.10W	6 x 14W	84 WATTS
GARAGE	42.25 m2	3 W / m2 = 126.75W	6 x 15W	90 WATTS
STUDY	12.75 m2	5 W / m2 = 64.00W	4 x 14W	56 WATTS
BEDROOM 1	22.80 m2	5 W / m2 = 114.00W	6 x 14W	84 WATTS
W.I.R	8.54 m2	5 W / m2 = 42.70W	3 x 14W	42 WATTS
BATHROOM 1	13.26 m2	5 W / m2 - 66.30W	5 x 14W	70 WATTS
POWDER ROOM	2.85 m2	5 W / m2 = 14.25W	2 x 14W	28 WATTS
STUDIO	16.46 m2	5 W / m2 = 82.30W	4 x 14W	56 WATTS
LAUNDRY	7.33 m2	5 W / m2 = 36.65W	3 x 14W	42 WATTS
KITCHEN	19.80 m2	5 W / m2 = 99.00W	5 x 14W	70 WATTS
PANTRY	4.93 m2	5 W / m2 = 24.65W	2 x 14W	28 WATTS
LIVING / DINING	71.05 m2	5 W / m2 = 355.25W	10 x 14W	140 WATTS
HALL	23.69m2	5 W / m2 = 118.45W	9 x 14W	126 WATTS
BEDROOM 2	13.53m2	5 W / m2 = 67.65W	4 x 14W	56 WATTS
W.I.R	2.66 m2	5 W / m2 = 13.30W	1 x 14W	14 WATTS
CUPBOARD	2.02m2	5 W / m2 = 10.10W	1 x 14W	14 WATTS
BATHROOM 2	5.93m2	5 W / m2 = 29.65W	2 x 14W	28 WATTS
W.C	1.69 m2	5 W / m2 = 8.45W	1 x 14W	14 WATTS
BEDROOM 3	16.50 m2	5 W / m2 = 82.50W	4 x 14W	56 WATTS
BEDROOM 4	15.61 m2	5 W / m2 = 78.05W	4 x 14W	56 WATTS
MEDIA ROOM	24.67 m2	5 W / m2 = 123.35W	6 x 14W	84 WATTS
SIDE COVER	20.37 m2	4 W / m2 = 81.48W	11 x 9W	99 WATTS
TOTALS	386.89 m2	1812.01 W	103	1373.00 W



PROPOSED LIGHT & POWER OUTLET LAYOUT PLAN

SCALE 1:100

NOTE 1: TOTAL ARTIFICIAL LIGHTING INSTALLED NOT TO EXCEED THE FOLLOWING MAXIMUM WATTAGE ALLOWANCE: -
- 5 WATTS PER SQUARE METER OF FLOOR AREA FOR DWELLING
- 4 WATTS PER SQUARE METER OF FLOOR AREA FOR VERANDA'S, PORCHES & COVERED AREAS
- 3 WATTS PER SQUARE METER OF FLOOR AREA FOR GARAGE

NOTE 2: HALOGEN LAMPS MUST BE SEPARATELY SWITCHED FROM FLUORESCENT LAMPS.
NOTE 3: OUTDOOR LIGHTING MUST BE CONTROLLED BY DAYLIGHT SENSOR, OR HAVE MIN. 40 LUMENS / W
NOTE 4: PROVIDE DIMMER SWITCHES TO BEDROOMS AND LIVING AREA LIGHTING THROUGHOUT.
NOTE 5: WHERE DOWNLIGHTS ARE PROPOSED AND THE CEILING WILL BE PENETRATED ENSURE ADEQUATE SEPARATION / CLEARANCE TO ALL ADJACENT MATERIALS AS RECOMMENDED BY MANUFACTURER OF THE SELECTED LIGHTING FIXTURES.

NOTE: - ALL LIGHT FIXTURES SHALL BE AS SELECTED BY THE CLIENT - ALL REQUIREMENTS SPECIFIED SHALL BE CONFIRMED BY BUILDER WITH THE CLIENT PRIOR TO FINALISING TENDER PRICE, AND PRIOR PURCHASE, PRE WIRING OR INSTALLATION. - ENSURE MAXIMUM WATTAGE COMPLIANCE AS PER THE SCHEDULE ABOVE. - ALLOWANCE SHALL BE MADE IN TENDER PRICING & IN THE CONTRACT FOR CONNECTION OF ALL ELECTRICAL APPLIANCES AND FIXTURES AS REQUIRED EITHER BY DIRECT HARD WIRE OR PROVISION OF GENERAL POWER POINT AS NEEDED. (POWER POINTS FOR THE FIXTURES ARE NOT SHOW ON PLANS) - HEIGHT OF GENERAL POWER POINTS SHALL BE 300mm ABOVE FLOOR LEVEL OR AS DIRECTED BY THE CLIENT OUTDOOR GARDEN LIGHTS SHOWN ON PLANS ARE NOT INCLUDED IN SCHEDULES ABOVE.

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.

LEGEND:

- S,D - HARD WIRED & INTERCONNECTED ALARMED SMOKE DETECTOR TO COMPLY WITH BCA 2014 PART 3.7.2.2
- - EXHAUST FAN TO AS1668.2 & 3666.1 DUCTED TO OUTSIDE.
- - DOUBLE GENERAL POWER POINT INTERNAL
- - DOUBLE GENERAL POWER POINT EXTERNAL
- - CLIENT SELECTED RECESSED LED INTERNAL DOWNLIGHT
- - CLIENT SELECTED INTERNAL WALL MOUNTED LIGHT
- - CLIENT SELECTED INTERNAL CEILING MOUNTED LIGHT
- - CLIENT SELECTED RECESSED LED EXTERNAL DOWNLIGHT
- - CLIENT SELECTED EXTERNAL WALL MOUNTED LIGHT
- - CLIENT SELECTED EXTERNAL GROUND LIGHT
- - CLIENT SELECTED LOW VOLTAGE FLUORESCENT LIGHT
- - DATA & TV POINT

No	REVISION / ISSUE DESCRIPTION	DATE
B	ISSUE FOR CONSTRUCTION	18.02.2015
A	ISSUE FOR PERMIT CHECKING & TENDER ONLY	04.02.2015

AMENDMENTS / ISSUES

Akritidis Group Building Consultants
"Approved Plans and Documentation"
AKRITIDIS
Permit No.: 20150189/0
Issue Date: 25/02/2015
Ari Akritidis
BS-U 1573
INSPECTION BOOKINGS: 95682992

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48 EAST CONCOURSE
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TEL: 9589 4407
FAX: 9589 4456

CLIENT
Mr. & Mrs. LORD

PROJECT
PROPOSED NEW RESIDENCE
AT: No.4 FLORIDA AVENUE
BEAUMARIS, VICTORIA
FOR: GREG & ALISON LORD

DRAWING TITLE
LIGHTING & POWER OUTLET PLAN & DETAILS

DESIGNED	DRAWN	REVISION	A	B		
J. KARAVASIL	J. KARAVASIL					
SCALE	DATE	PROJECT No.	SHEET			
1:100 @ A1	AUG. 2014	14405	WD8			