

SITE PLAN NOTE:

BUILDER TO VERIFY ALL BOUNDARY DIMENSIONS PRIOR TO SETTING OUT.

NO BUILDING WORKS ARE TO ENCROACH OVER THE TITLE BOUNDARY INCLUSIVE OF ANY EQUIPMENT USED ON, OVER, UNDER OR IN AIR SPACE OF THE ADJOINING PROPERTIES WITHOUT OBTAINING ADJOINING OWNERS CONSENT VIA PROTECTION WORKS NOTICES PURSUANT TO PART 7 OF THE BUILDING ACT 1993 AND & BUILDING REGULATION 602.

DRAINER MUST REFER TO START WORK NOTICE FOR SEWER POINT LOCATION.

SEWERAGE AND SULLAGE TO CONNECT TO SEWERAGE MAIN AS DIRECTED BY LOCAL AUTHORITIES.

SITE TO BE SCRAPPED LEVEL OVER PROPOSED BUILDING AREA WITH FINISHED GROUND TO BE GRADED AWAY FROM BUILDING.

BEFORE & DURING CARRYING OUT OF BUILDING WORK & EXCAVATIONS, THE ALLOTMENT SHOULD BE FENCED OR OTHERWISE GUARDED AGAINST BEING A DANGER TO LIFE OR PROPERTY.

THE MAXIMUM GRADIENT OF THE DRIVEWAY SHALL NOT EXCEED 1:5.

STORMWATER DRAIN NOTE:

PROVIDE 90mm DIAMETER P.V.C STORMWATER PIPE WITH MINIMUM FALL OF 1:100.


STORMWATER DRAIN LAYOUT IS INDICATIVE ONLY & WILL BE LAID AT THE DRAINERS' DISCRETION.

PROVIDE SELECTED DOWNPIPES AT 12.0m MAXIMUM CENTRES.

DISCHARGE TO LEGAL POINT OF DISCHARGE (LPOD), UNABLE TO VERIFY EXACT LOCATION OF LPOD. ASSUMED LOCATION ? CORNER. TO BE ADVISED.

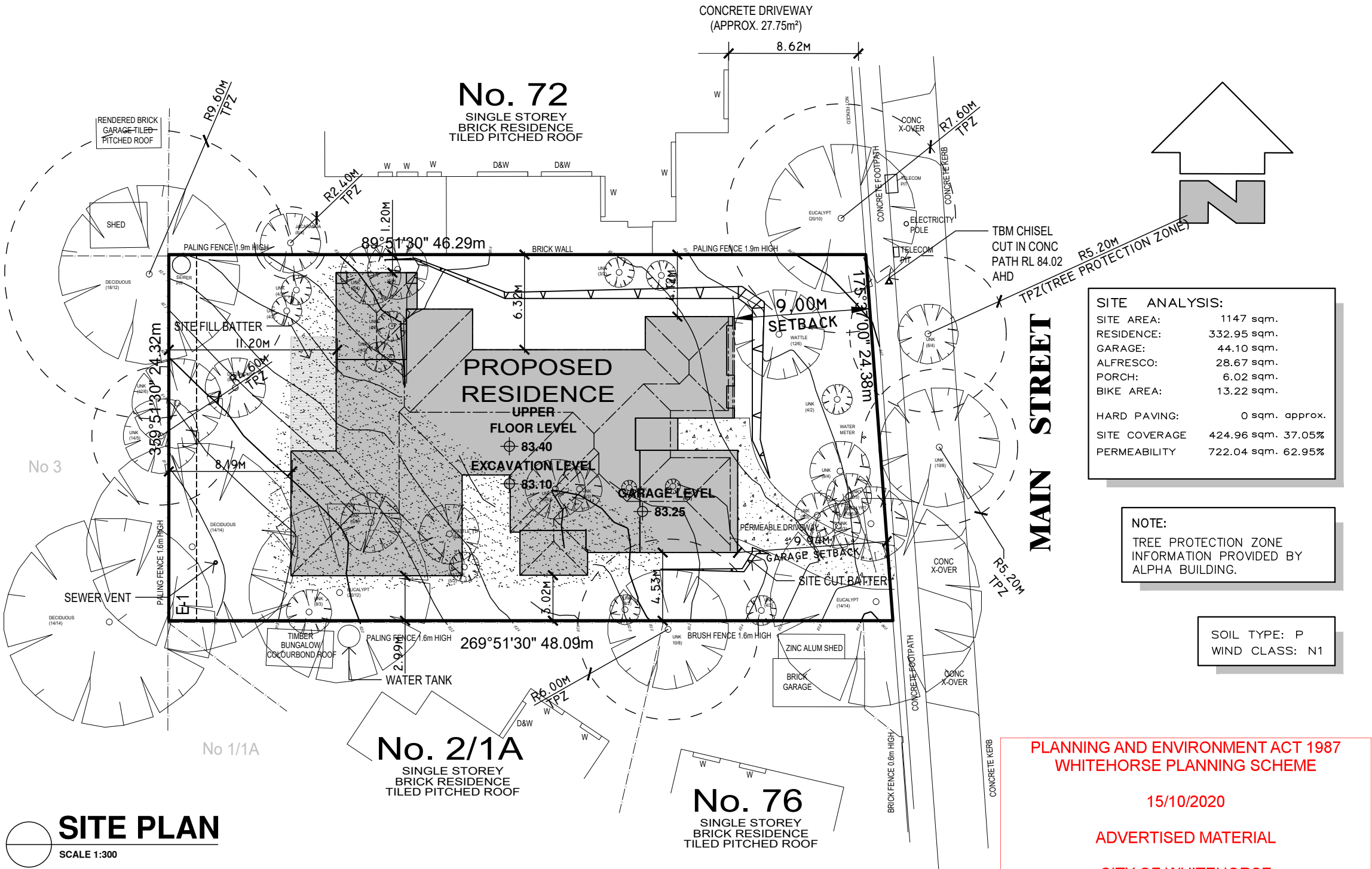
CUT TO RL 83.10

CUT TO BE 1.0m MINIMUM FROM EDGE OF BUILDING AND BATTERED BACK AT 45° MAX. UNLESS OTHERWISE INDICATED.  
CUT OUTSIDE HOUSE LINE TO FALL AWAY FROM HOUSE TO TOE OF BATTER BY 75mm MIN.

AG DRAIN TO BASE OF CUT AND CONNECTED TO SILT PIT =   
SILT PIT TO BE CONNECTED TO STORMWATER.

NOTE:

BUILDER TO CHECK EXCAVATION LEVELS ON SITE PRIOR TO COMMENCEMENT.



SITE ANALYSIS:	
SITE AREA:	1147 sqm.
RESIDENCE:	332.95 sqm.
GARAGE:	44.10 sqm.
ALFRESCO:	28.67 sqm.
PORCH:	6.02 sqm.
BIKE AREA:	13.22 sqm.
HARD PAVING:	0 sqm. approx.
SITE COVERAGE	424.96 sqm. 37.05%
PERMEABILITY	722.04 sqm. 62.95%

NOTE:  
TREE PROTECTION ZONE  
INFORMATION PROVIDED BY  
ALPHA BUILDING.

SOIL TYPE: P  
WIND CLASS: N1

PLANNING AND ENVIRONMENT ACT 1987  
WHITEHORSE PLANNING SCHEME

15/10/2020

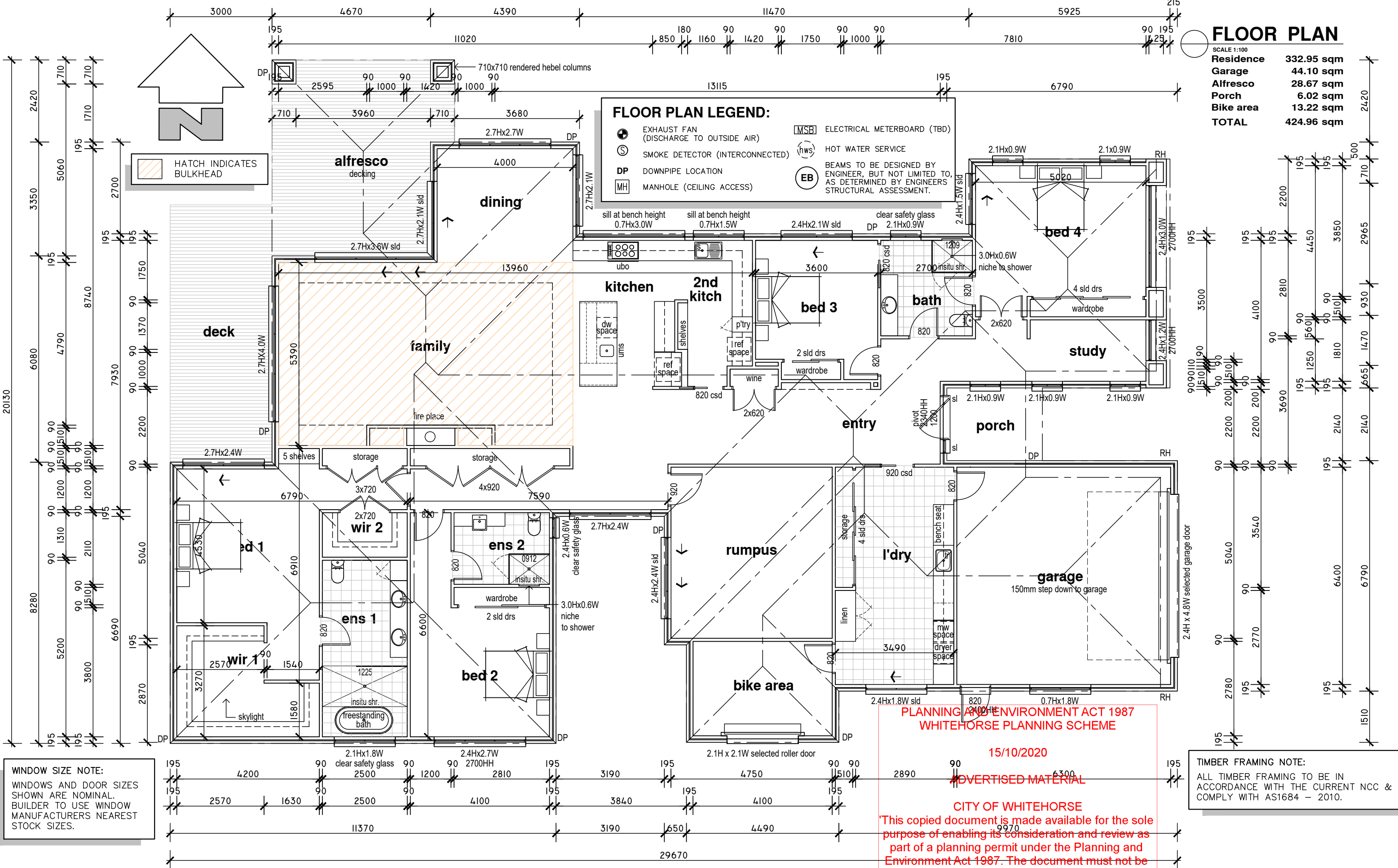
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	DRAWN: DWB		SHEET: 01		CODE: PB	DESIGN TYPE: CUSTOM				
	CHECKED: DA - DPAD		TIME: 4:21 PM		TYPE: AA	REVISION:	JOB No:	20143		
	DATE: 21/08/2020	SCALE: 1:200	DRAFT No: D-11		ISSUE: BI					



FLOOR PLAN

Residence	332.95 sqm
Garage	44.10 sqm
Alfresco	28.67 sqm
Porch	6.02 sqm
Bike area	13.22 sqm
TOTAL	424.96 sqm

FLOOR PLAN LEGEND:

- EXHAUST FAN (DISCHARGE TO OUTSIDE AIR)
- SMOKE DETECTOR (INTERCONNECTED)
- DOWNPIPE LOCATION
- MANHOLE (CEILING ACCESS)
- MSB ELECTRICAL METERBOARD (TBD)
- hws HOT WATER SERVICE
- EB BEAMS TO BE DESIGNED BY ENGINEER, BUT NOT LIMITED TO, AS DETERMINED BY ENGINEERS STRUCTURAL ASSESSMENT.

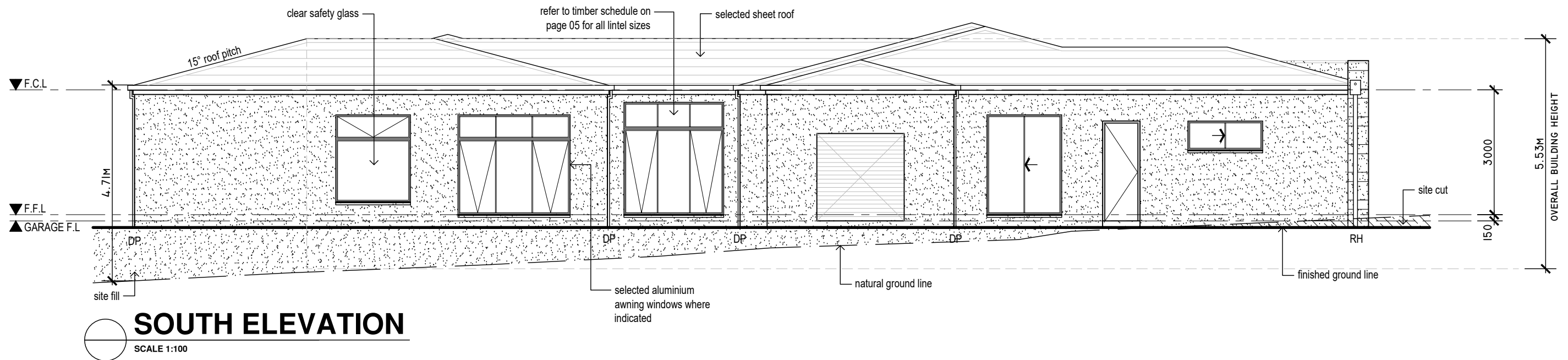
WINDOW SIZE NOTE:  
WINDOWS AND DOOR SIZES SHOWN ARE NOMINAL. BUILDER TO USE WINDOW MANUFACTURERS NEAREST STOCK SIZES.

TIMBER FRAMING NOTE:  
ALL TIMBER FRAMING TO BE IN ACCORDANCE WITH THE CURRENT NCC & COMPLY WITH AS1684 - 2010.

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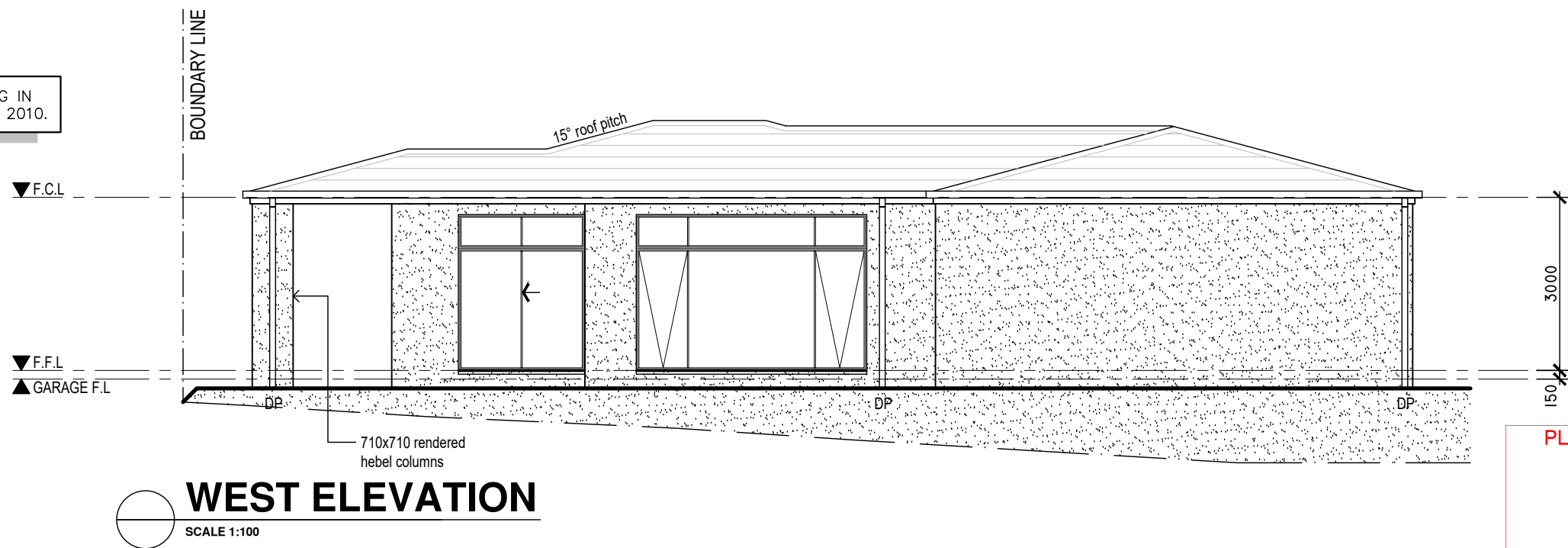
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					DATE: 21/08/2020	SCALE: 1:100	DRAFT No: D-11	ISSUE: BI		



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**WINDOW SIZE NOTE:**  
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PROVIDE STRUCTURAL BRACING IN ACCORDANCE WITH AS1684 – 2010.



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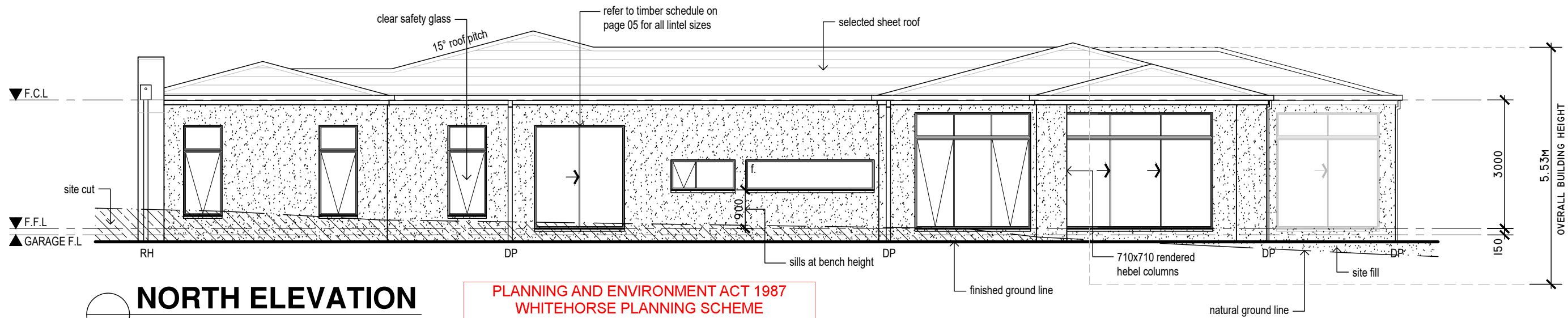
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03	BUILDER: ALPHA BUILDING GROUP SUITE 1, 990 TOORAK ROAD CAMBERWELL VIC 3124 PH. 03 9737 9798	CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.	CLIENT: <b>MR K.ANANDESWARAN &amp; MRS RIMJHIM JAIN</b>		JOB ADDRESS: NO. 74 MAIN STREET BLACKBURN VIC 31360			PLANS APPROVED: CLIENT SIGNATURE: ..... DATE: .....		
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					CHECKED: DA - DPAD	TIME: 4:21 PM	TYPE: AA	REVISION:	JOB No: 20143	
					DATE: 21/08/2020	SCALE: 1:100	DRAFT No: D-11	ISSUE: BI		





## NORTH ELEVATION

SCALE 1:100

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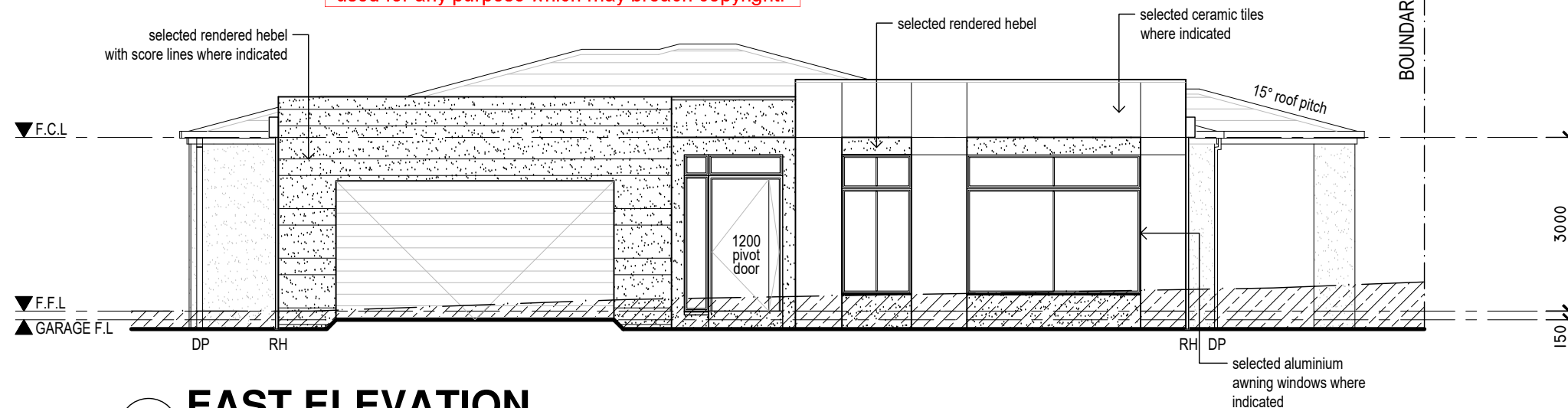
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## EAST ELEVATION

SCALE 1:100

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04

BUILDER:  
ALPHA BUILDING GROUP  
SUITE 1, 990 TOORAK ROAD  
CAMBERWELL VIC 3124  
PH. 03 9737 9798

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CLIENT:  
**MR K.ANANDESWARAN &  
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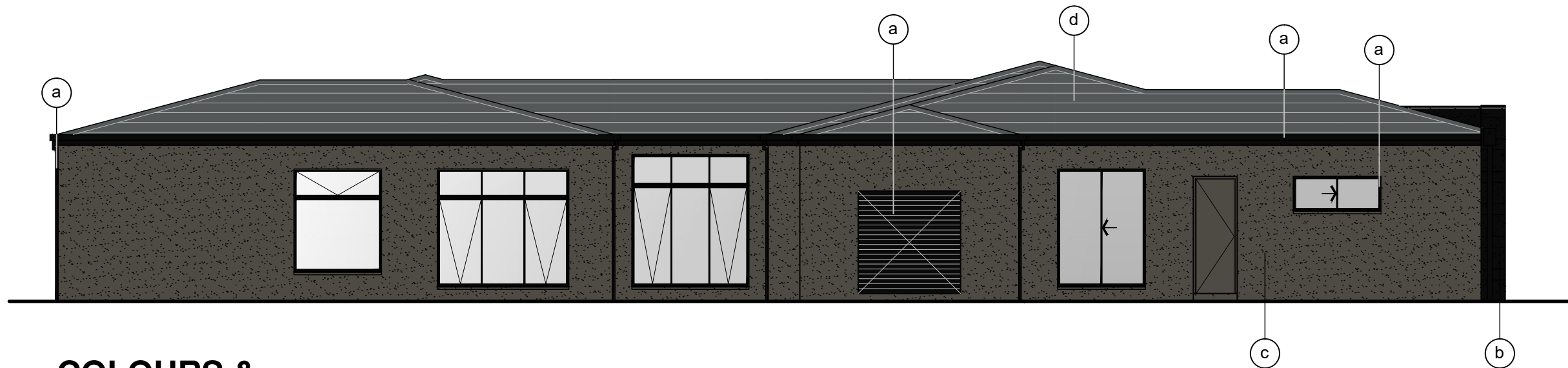


JOB ADDRESS:  
NO. 74 MAIN STREET  
BLACKBURN VIC 31360

DRAWN: STL SHEET: 04  
CHECKED: DA - DPAD TIME: 4:21 PM  
DATE: 21/08/2020 SCALE: 1:100 DRAFT No: D-11

PLANS APPROVED:  
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DATE: \_\_\_\_\_

CODE: PB DESIGN TYPE: CUSTOM  
TYPE: AA REVISION: JOB No: **20143**  
ISSUE: BI



## COLOURS & MATERIALS SCHEDULE



SCALE 1:100

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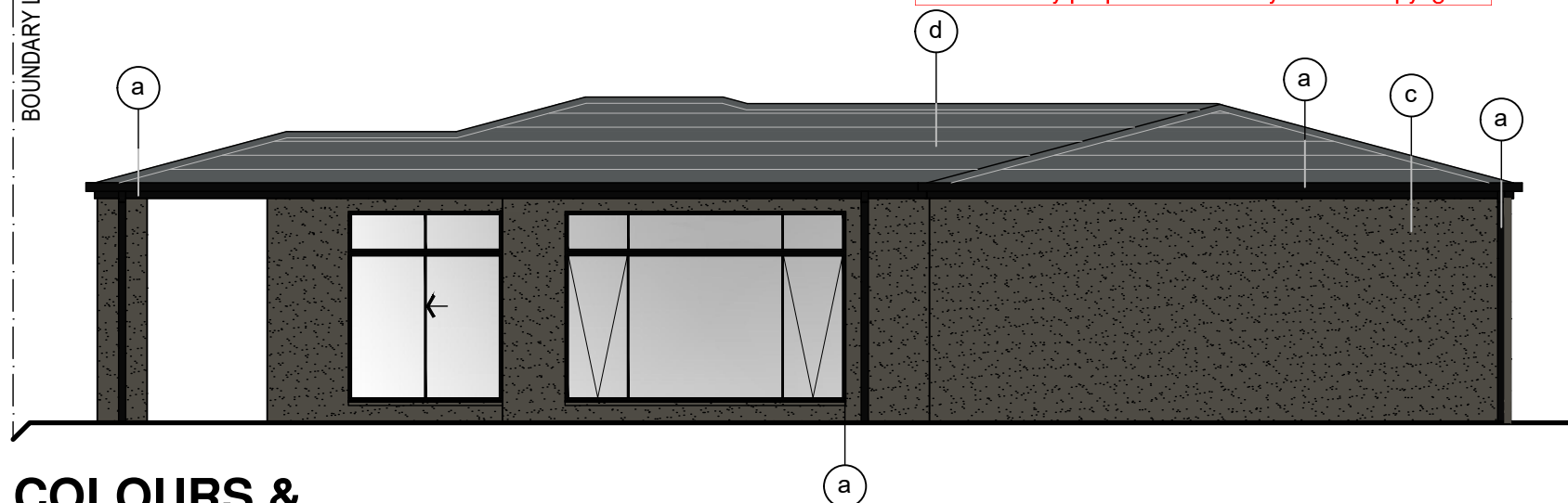
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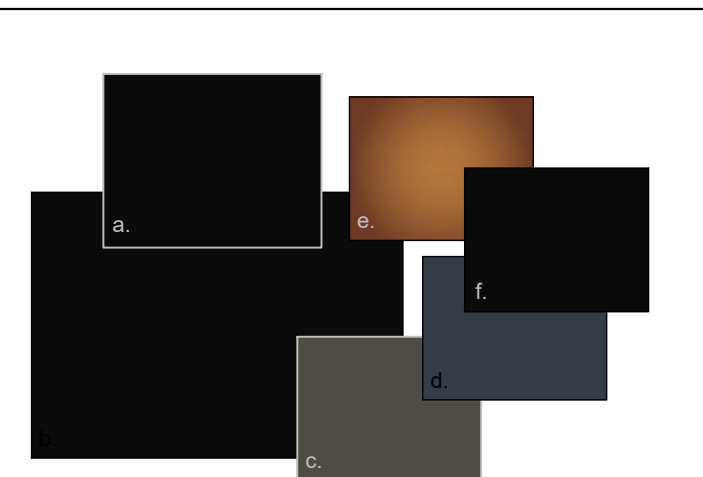
BOUNDARY LINE



## COLOURS & MATERIALS SCHEDULE



SCALE 1:100



### COLOUR & MATERIALS SCHEDULE

- a) Colorbond Gutters, Downpipes, Door & Window Frames, Garage Door, Fascia: COLORBOND 'Night Sky'
- b) Rendered Hebel to facade: Black
- c) Rendered Hebel to sides and rear: Terrible Billy
- d) Roof: BORAL 'Striata 'Twilight'
- e) Facade tile: Rust colour porcelain tiles
- f) Front door stain: Ebony

### PLEASE NOTE:

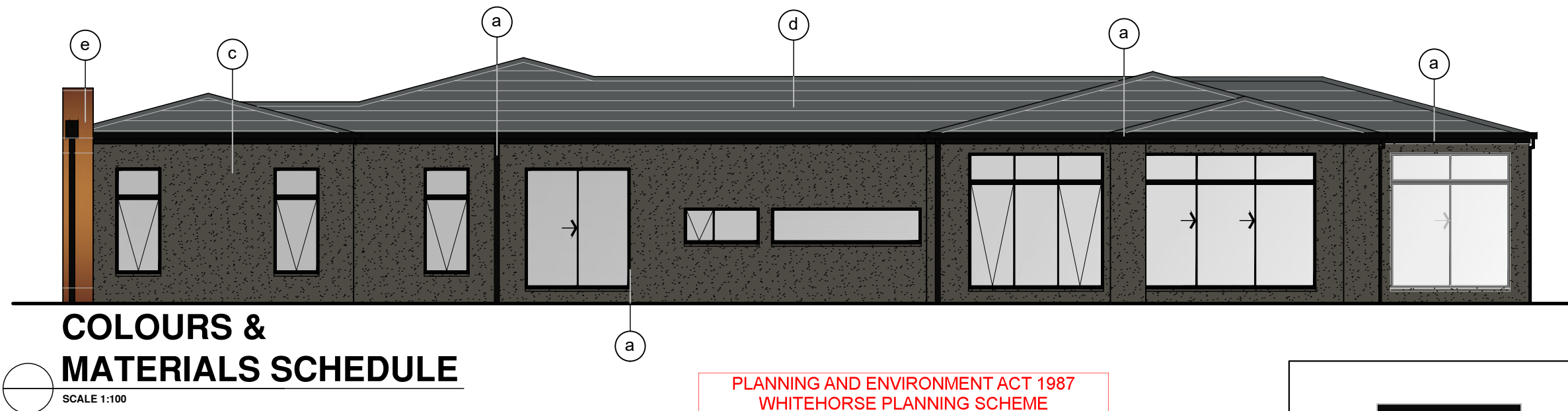
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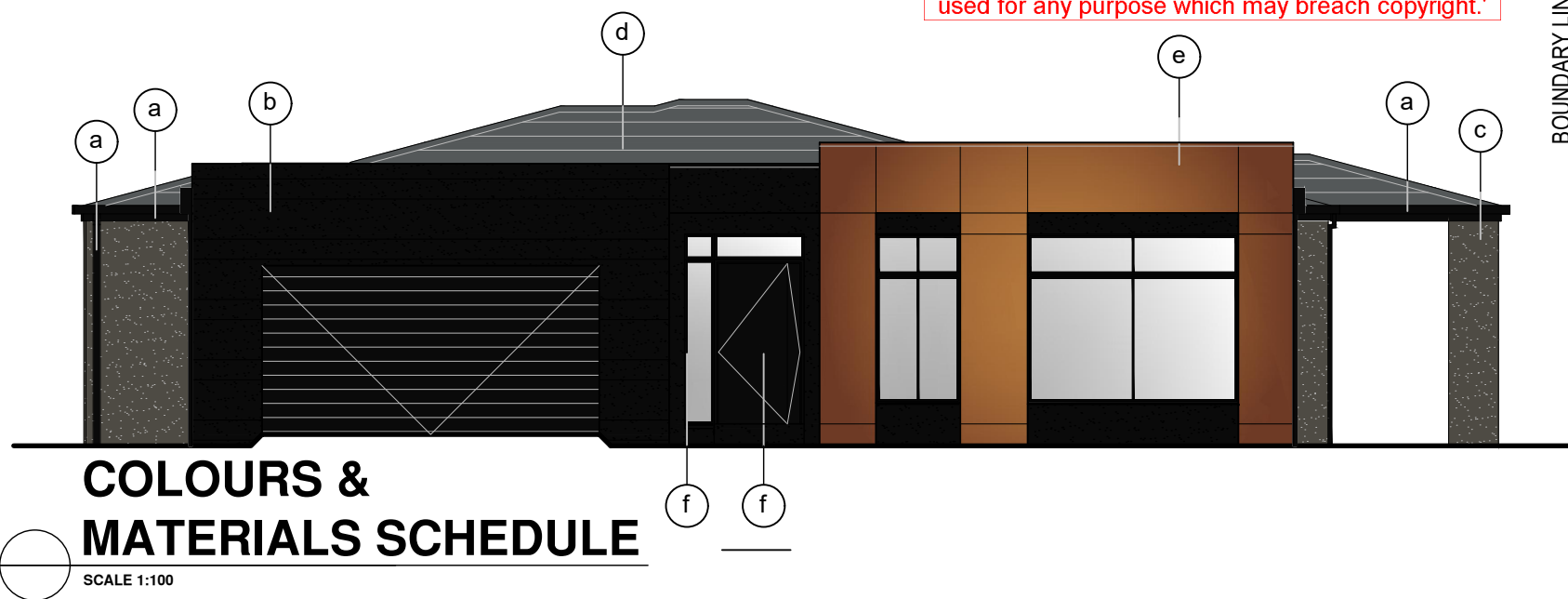
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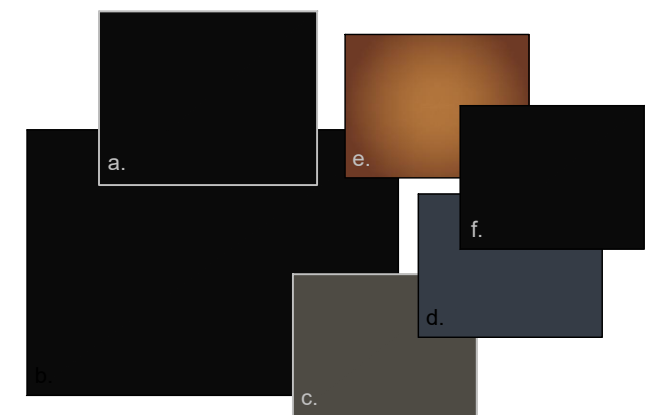
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SCALE 1:100




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