

STORMWATER

D1 90mm dia. Class 6 UPVC stormwater line laid to a minimum grade of 1:100 and connected to the legal point of stormwater discharge. Provide inspection openings at 9000mm c/c and at each change of direction. Downpipe spacing < 12m.

D2 The cover to underground stormwater drains shall not be less than : 100mm under soil, 50mm under paved or concrete areas, 100mm under reinforced concrete or paved driveways, 75mm under reinforced concrete driveways.

D3 The builder and subcontractors shall ensure that all stormwater drain, 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 buildings and its footing system.

SITE CUTS

Site cuts to be <45 degrees
Site cuts to be >1000mm wide and drained with AG or spoon drains connected to SWD legal point of discharge via a silt pit.

SITE LEVELS

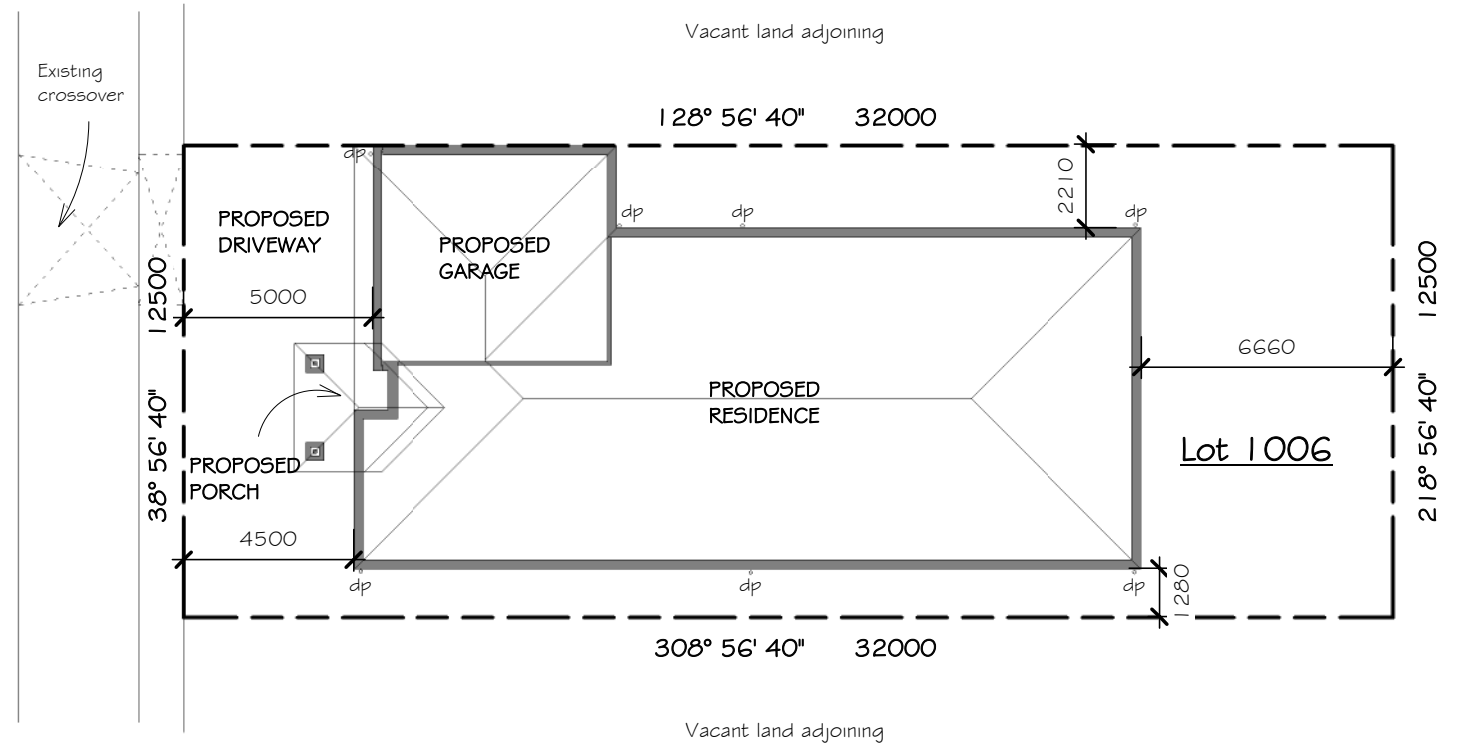
Site levels noted are indicative only and should be cross checked on site.
FFL's are nominal and should be cross checked on site prior to any works being commenced to avoid discrepancies.

Site Areas	
Site area:	300.00m ²
Building area:	0.00m ²
Coverage:	0.00%
Permeability:	100.00%

To Be Checked



STREET NAME



1 Site Plan
1 : 200

Stormwater to connect into legal point of discharge

BUSHFIRE REQUIREMENTS

The dwelling on this site has been assessed as **LOW** in accordance with the Bushfire Management Overlay (BMO) in accordance with the following apply:

Refer to the report for further details and bushfire specifications where applicable.

Note: A section 10 exemption may apply, to the building surveyor's discretion.

Thermal Performance Assessment Single Dwelling Assessment

This residence achieves a star rating of **0.0** stars.

Signed by: _____ Date: _____

Accreditation number: _____

Refer to report for full details



2 3D View

Note:
3D images are shown for illustration purposes only, refer to layout elevations for full details.

I / WE (being the owner/s) have had sufficient time to fully review & understand the current set of plans and in our opinion are satisfied that the plans incorporate all of our requirements.

Owners Signature: _____ Date: _____

Draft Comps Services
ARCHITECTURAL DRAFTING & ENGINEERING SOLUTIONS
146 COBURNS ROAD, MELTON - P.O BOX 256, MELTON, VIC. 3337
Ph: 9743 3861 Fax: 9743 3489 email: plans@draftcomps.com.au

DRAWN	Designer
CHECKED	Ted Lord
Building Practitioners Board Reg No DP - AD1195	

CLIENT: MASTER PLAN
LOCATION: ?
ISSUE DATE: - HOUSE DESIGN: Residence
This drawing is issued for: Concept only - Not for Construction

FOR:

SHEET SIZE: A3	SHEET NO: A01
JOB NO: ?	REVISION:

Window dimensions labeled Height # Width
ie. 2015 = 2000mm high x 1500mm wide

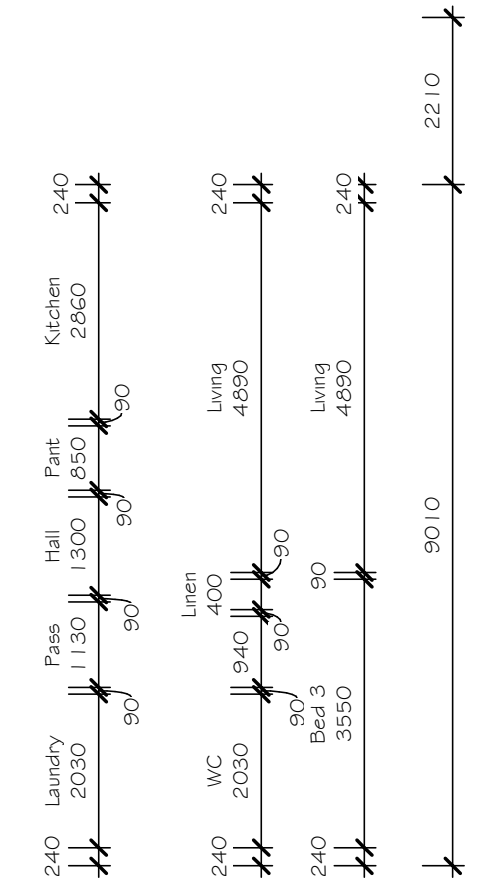
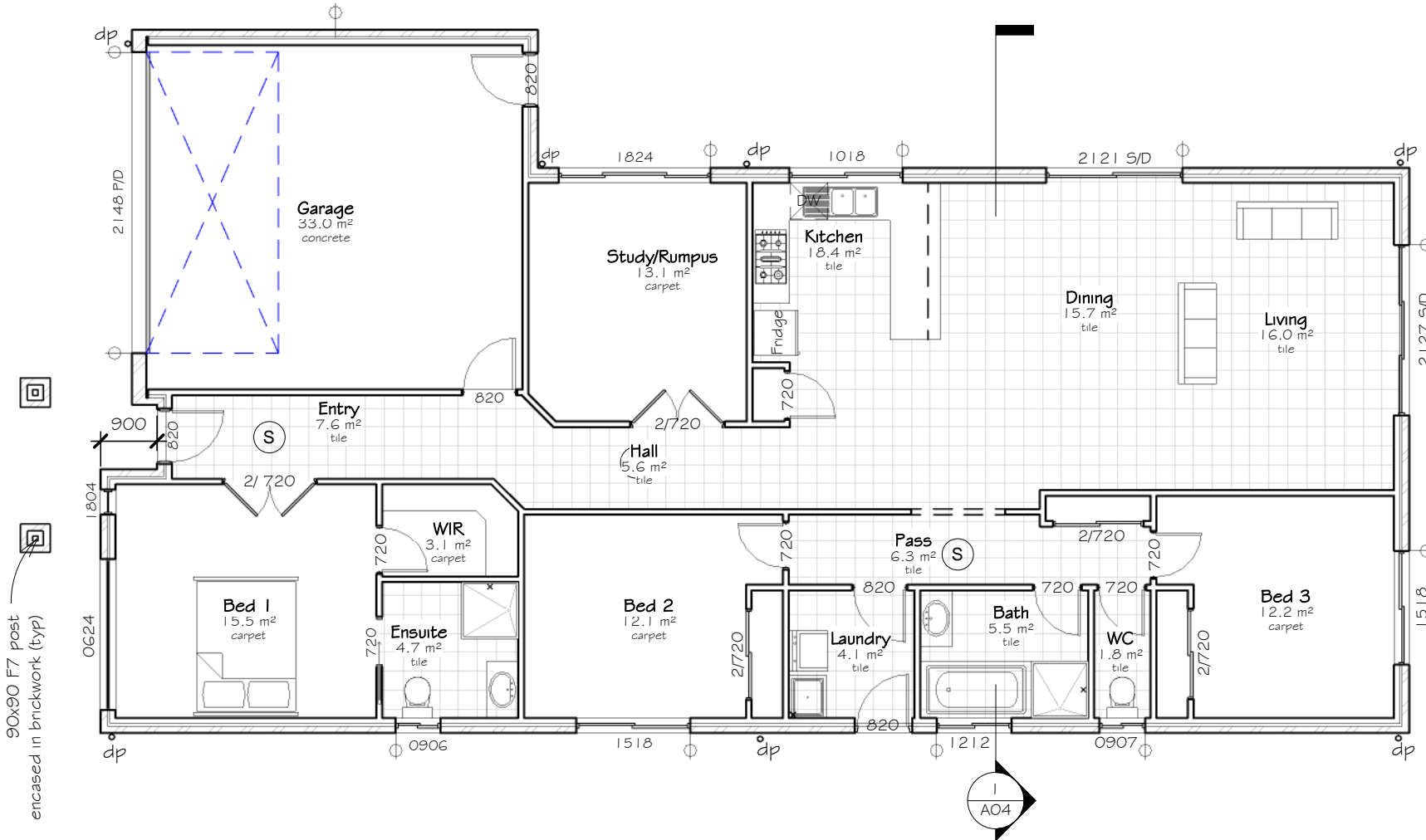
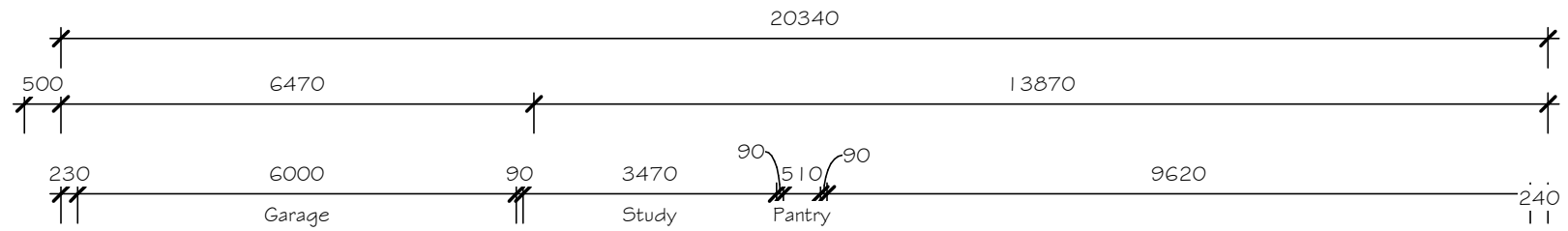
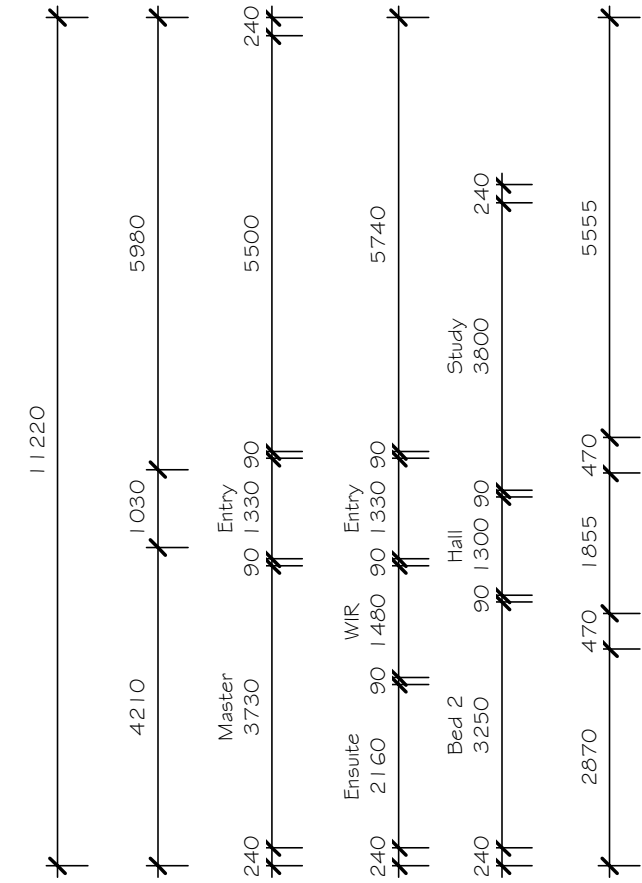
Window sizes are nominal only, actual sizes will vary according to manufacturer.
Windows to be flashed all around.

Self contained smoke alarms complying with AS3786 shall be fitted in accordance with BCA-Part3.7.2

Smoke alarms are shown as: (S)

Exhaust Fan >25L/s to open air (F)

Area Schedule		
Name	Area	Squares
Proposed Garage	36.7 m ²	4.0
Proposed Residence	162.5 m ²	17.5
Proposed Porch	4.7 m ²	0.5
Grand total	203.9 m ²	22.0



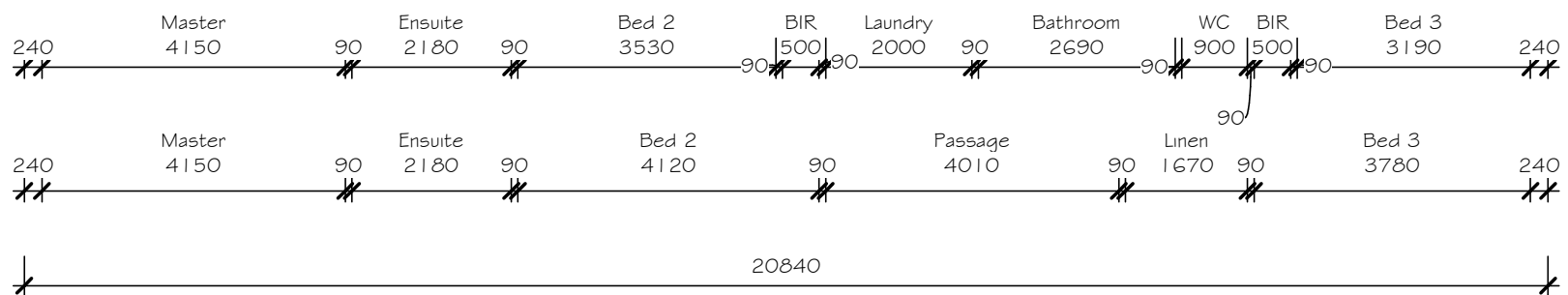
All WC doors with clearance < 1200 from pan to be readily removable, sliding or hinged outwards.

Articulation Joints

Site class	Masonry wall construction and surface finish	Articulation joints (m)
M,M-D	External face finish masonry	4.2
	External render	3.9

Articulation joints to be located within 4.5m maximum of... not closer than 470mm for cavity walls or 230mm for veneer walls.

Articulation joints are shown as:



REFER TO SLAB DESIGN DRAWING FOR ADDITIONAL DIMENSIONS

1 Ground Floor
1 : 100

I / WE (being the owner/s) have had sufficient time to fully review & understand the current set of plans and in our opinion are satisfied that the plans incorporate all of our requirements.

Owners Signature: _____ Date: _____

Thermal Performance Assessment
Single Dwelling Assessment

This residence has a thermal performance rating of: **0.0** MJ/m²

Signed by: _____ Date: _____

Accreditation number: _____

Refer to report for full details

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CHECKED: Ted Lord
Building Practitioners Board
Reg No DP - AD1195

CLIENT: MASTER PLAN
LOCATION: ?
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FOR: **ClearView Elite**

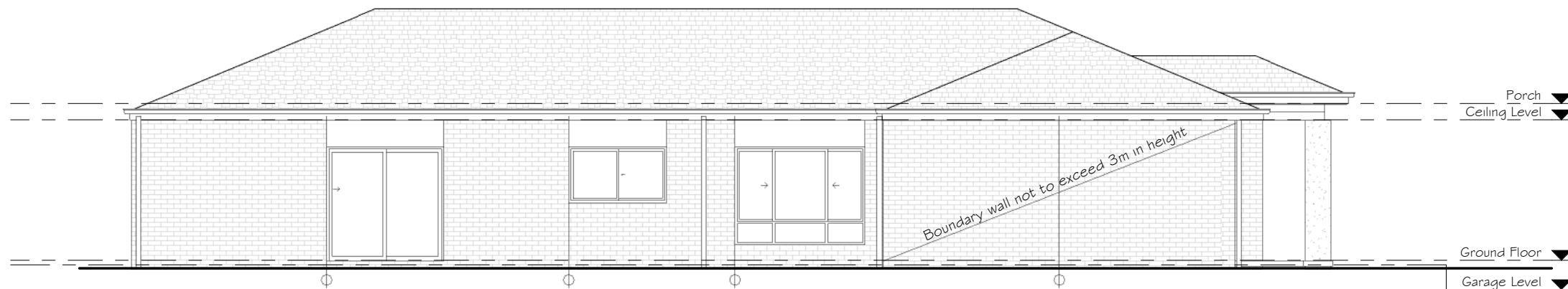
SHEET SIZE: A3
JOB NO: ?
SHEET NO: A02
REVISION:



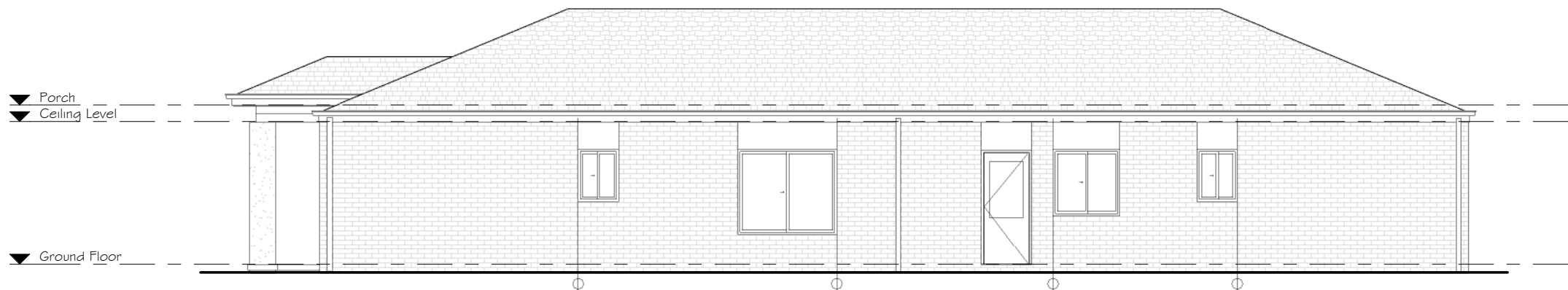
1 West Elevation
1 : 100



2 East Elevation
1 : 100



3 North Elevation
1 : 100



4 South Elevation
1 : 100

BRICKWORK LINTELS (Brickwork 150mm high)
 Opening 1800w 1000h Angle
 Opening 2100w 1000h Angle
 Opening 1500w 1000h Angle
 Opening 1500w 1000h Angle
 Opening 1500w 900h 8 Angle

'F' located in the corner of a window represents a fixed window

**Thermal Performance Assessment
Single Dwelling Assessment**

This residence achieved a rating of: 0.0 Stars 0.0 MJ/m²

Signed by: _____ Date: _____
 Accreditation number: _____
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SHEET SIZE: A3 SHEET NO: A03
 JOB NO: ? REVISION: