General Notes:

It is the builders responsibility to read and understand all notes prior to construction.

INTELLECTUAL PROPERTY AND USE OF THIS DOCUMENT
- This document has been prepared for the exclusive use of the client of [insert] [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.
- This document is to be read in conjunction with all drawings, details and information provided by the consultants named herein, and with any other written instructions issued in the course of the contract.
- A building permit is required prior to the commencement of these works. The release of this document is conditional on the client obtaining the required building permit.

MATERIALS AND TRADE PRACTICES
- All materials, construction and work practices shall comply with but not be limited to the current issue of [insert name of state/territory building regulations & year], National Construction Code 2022 Building Code Of Australia Vol. 2 (hereafter referred to as BCA), and all relevant current Australian Standards referred to therein.
- Work and site management practices shall comply with all relevant laws and by-laws.
- If any performance solution is proposed, it shall be assessed and approved by the [relevant building surveyor/building certifier] as meeting BCA performance requirements prior to implementation or installation.
- Installation of all services shall comply with the respective supply authority's requirements.

VARIATIONS
- Should any conflict arise between these plans and BCA, Australian Standards or a manufacturer's instructions, this discrepancy shall be reported immediately to the designer, before any other action is taken.
- The client and/or the client's builder shall not modify or amend the plans without the knowledge and consent of the designer, except where the [relevant building surveyor/building certifier] makes minor necessary changes to facilitate the building permit application, and where such changes are reported back to the designer within 48 hours of their making.
- The approval by the designer of a substitute material, work practice or the like is not an authorisation for its use or a contract variation. Any variations and/or substitutions to materials or work practices shall be accepted by all parties to the building contract and, where applicable, the [relevant building surveyor/building certifier], prior to implementation.

MEASUREMENTS
- Figured dimensions take precedence over scaled dimensions.
- Site plan measurements are in metres. All other measurements are in millimetres, unless noted otherwise.
- Unless noted otherwise, dimensions on floor plans, sections and external elevations represent timber frame and structural members, not finished linings/cladding.
- Window sizes are nominal only. Actual size may vary according to manufacturer.
- The builder and subcontractors shall check and verify all dimensions, setbacks, levels, specifications, and all other relevant documentation prior to the commencement of any works. Report all discrepancies to the designer for clarification.

SITE PROTECTION DURING THE CONSTRUCTION PERIOD
- Protective cut/diggers, fences, awnings, hoarding, barricades and the like shall be installed where necessary to guard against danger to life or property or when required by the relevant building surveyor and/or council.
- Where required by council, the builder shall construct a temporary crossing placed over the footpath.
- All practicable measures shall be implemented to minimise waste to landfill. The builder may use a construction waste recovery service, or sort and transport recyclable materials to the appropriate registered recycler. Materials shall not be burned on site.
- A site management plan shall be implemented from the commencement of works, to control sediment run-off in accordance with [insert relevant state/council guidelines or regulation]. Silt fences shall be provided to the low side of the allotment, and around all soil stockpiles and storm water inlet pits/sumps and 'silt stop' filter bags or equivalent shall be placed over all storm water entry pits. Erosion control fabric shall be placed over garden beds to prevent surface erosion.
- Dust-creating material shall be kept sprayed with water so as to prevent any nuisance from dust.
- Waste materials shall not be placed in any street, road or right of way.
- Earthworks (unretained) shall not exceed 2m.
- Cut and fill batters shall comply with BCA Table 3.2.1.

PROTECTION OF THE BUILDING FABRIC
- 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.
- Windows, doors and service penetrations shall be flashed all around.
- All pliable membranes shall be installed to comply and be in accordance with BCA 10.8.1
- Gutters and drainage shall be supplied and installed in accordance with AS3500.3.
- Anti-ponding devices/boards shall be installed according to BCA 7.3.5.
- Dampcourses with weepholes and cavity flashings shall be installed in accordance with AS4773.2.
- Surfaces around the perimeter of a residential slab shall fall away from that slab by not less than 50mm over the first 1m. Where not stipulated in the geotechnical report, freeboard shall be not less than 50mm from an impermeable surface or 150mm from a permeable surface.
- Subfloor vents shall be located <600mm from corners and be installed below bearers. Such vents shall provide a rate per 1000mm run of external or internal cross walls of:
  - 7,500mm² clear ventilation where particle board flooring is used; or
  - 6,000mm² for other subfloor types.
- [Where a building other than detached class 1D is located in a termite-prone area] the building shall be provided with a termite management system compliant with AS3660.1 or AS3660.2.
- In saline or industrial environments, masonry units, mortar, and all built-in components shall comply with the durability requirements of Table 4.1 of AS4773.1, Part 1: Design.
- Building tiedowns shall be appropriate for the site wind classification and provided in accordance with BCA 5.6.6.
- Corrosion protection shall be suited to the site context and provided for 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 Masonry in Small Buildings, Part 1: Design.
- Sheet roofing shall be protected from corrosion in a manner appropriate to the site context, in accordance with BCA Table 7.2.2a.
- Single leaf masonry walls shall be *weatherproofed* per BCA 5.7.6.
- [In climate zones 6, 7 and 8] Unless excluded by BCA 10.8.3(2) roofs shall be provided with ventilation openings per BCA 10.8.3.
- External *waterproofing* for on flat roofs, roof terraces, balconies and terraces and other similar horizontal surfaces located above internal spaces of a building shall comply with BCA H2D8.
- Waterproofing of wet areas - being bathrooms, showers, shower rooms, laundries, sanitary compartments and the like - shall be provided in accordance with BCA 10.2.
- Balcony *waterproofing* shall be installed in accordance with AS4654.1 & AS4654.2.

GLAZING
- Glazed units shall be installed in accordance with BCA 8.3.2.
- Fully framed glazing installed in the perimeter of buildings shall comply with BCA 8.3.3.
- Glass – including, but not limited to, windows, doors, screens, panels, splashbacks and barriers – shall comply with BCA 3.3.3.
- Glazing subject to human impact shall comply with BCA 8.4.

FOOTINGS
- Footings shall not, under any circumstance, encroach over title boundaries or easement lines.
- Where concrete stumps are to be used, these shall be:
  - 100 x 100mm [1x 5mm HD wire] if up to 1400mm long
  - 100 x 100mm [2x 5mm HD wires] if 1401mm to 1800mm long
  - 125 x 125mm [2x 5mm HD wires] if 1801mm to 3000mm long
- 100mm x 100mm stumps that exceed 1200mm above ground level shall be braced where no perimeter base brickwork is provided.
- All concrete footings shall be founded at a depth to a minimum required bearing capacity and/or in accordance with recommendations contained in soil report [or otherwise at engineer's discretion].

STORMWATER AND SEWERS
- [insert] mm dia. Class 6 UPVC stormwater line min grade 1:100 shall be connected to the legal point of discharge to the relevant authority's approval. Provide inspection openings at 9m centres and at each change of direction.
- Covers 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
- 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 and undermining of any building and its footing system.

SAFETY OF BUILDING USERS
- Where stairs, ramps and balustrades are to be constructed, these shall comply with all provisions of BCA 11.2.
- Other than spiral stairs:
  - Risers shall be 190mm max and 115mm min
  - Goings shall be 355mm max and 240mm min
  - 2×g shall be 700mm max and 550mm min
  - There shall be less than 125mm gap between open treads.
- All treads, landings and the like shall have a slip resistance classification of P3 or R10 for dry surface conditions and P4 or R11 for wet surface conditions, or a nosing strip with a slip-resistance classification of P3 for dry surface conditions and P4 for wet surface conditions.
- Barriers shall be provided where it is possible to fall 1m or more from the level of the trafficable surface to the surface beneath. Such barriers [other than tensioned wire barriers] shall be:
  - 1000mm min above finished stair level (FSL) of balconies, landings etc; and
  - 865mm min above FSL of stair nosing or ramp; and
  - vertical, with gaps of no more than 125mm.
- Where the floor below a bedroom window is 2m or more above the surface beneath, the window shall comply with BCA Clause 11.3.7.
- Where the floor below a window other than in a bedroom is 4m or more above the surface beneath, the window shall comply with BCA Clause 11.3.8.
- Where a bedroom window is 2m or more above the surface beneath, or it is possible to fall 4m or more from the level of any trafficable surface to the surface beneath, any horizontal element within a barrier between 150mm and 760mm above the floor shall not facilitate climbing.
- Handrails shall be continuous, with tops set >865mm vertically above stair nosing and floor surface of ramps.
- Wire barriers shall comply with BCA 11.3.4 and 11.3.5.
- A glass barrier or window serving as a barrier shall comply with BCA H1D8.
- Class 1 buildings with air permeability of not more than 5 $m^3/hr.m^2$ at 50 Pa shall be provided with a mechanical ventilation system complying with H6V3.Inward-opening swing doors to fully enclosed sanitary compartments shall comply with BCA Clause 10.4.2.
- All shower walls and walls adjacent to toilet shall be braced with 12mm ply for future grab rails or supply noggings with a thickness of at least 25mm in accordance with recommendations of Liveable Housing Design Guidelines.
- Flooring in wet areas, laundry and kitchen shall be slip resistant.
- Door hardware shall be installed 900mm – 1100mm above the finished floor.
- There shall be a level transition between abutting internal surfaces (a maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled).

SERVICES
- Solar collector panel locations are indicative only. Location and size are dependent on manufacturer's/installer's recommendation.
- Ductwork for heating and cooling systems shall comply with AS4254 & AS/NZS 4859.1 in accordance with climate zone requirements set down in BCA Table 3.

TIMBER FRAMING
- Standard timber roofing and wall framing shall be provided in accordance with AS1684 (Residential Timber-Framed Construction) and all relevant supplements.

ELECTRICAL
- Smoke detectors shall be fitted where none are present, or where existing are non-compliant with AS3786.
- New smoke detectors shall be interconnected, mains-powered, and located and installed per BCA 9.5.2 and 9.5.4.
- In a Class 10a private garage, an alternative alarm may be installed per BCA 9.5.1(b).
- Light switches shall be positioned in a consistent location 900mm – 1100mm above the finished floor level, horizontally aligned with the door handle at the entrance to a room.
- Power points shall not be installed lower than 300mm above finished floor level.
- All electrical penetrations shall be sealed using material appropriate to the rating of the cable and/or device.
- Only stamped IC4-rated downlights shall be installed and insulation shall not be penetrated for downlights.
- Ductwork for exhaust fans and heating and cooling systems shall comply with AS4254 & AS/NZS 4859.1 in accordance with climate zone requirements set down in BCA 13.7.4.
- Exhaust from a bathroom, sanitary compartment or laundry shall be discharged directly via an insulated shaft or R1 insulated ducting to outdoor air. Minimum flow rates shall be:
  - 40 l/s for kitchen & laundry
  - 25 l/s for bathroom or sanitary compartment.
- An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated in accordance with BCA 10.6.2(a) shall be interlocked with the room's light switch; and include a 10 minute run-on timer.
- Exhaust fans, rangehoods and the like shall be installed with self-closing dampers.

BUILDING THERMAL PERFORMANCE
- Works shall be constructed in accordance with the stamped plans endorsed by xx, accredited thermal performance assessor DMNXXX, without alteration.
- The NatHERS energy rating contains inbuilt assumptions about the integrity of the building fabric with regards insulation, draught/proofing and glazing. Works shall comply with the following measures, to ensure that the as-built performance corresponds to that modelled in the energy rating.
- Insulation as follows shall be installed in accordance with BCA 13.2.2:
- Insulation shall be installed tight and continuous, without gaps and cracks, hard up against internal linings [including subfloor]. There shall be no air gap between an internal lining and insulation. Junctions between internal and external walls shall be insulated.
- Insulation shall not be crushed or compressed.
- Box gutters and manhole covers shall be insulated to the same R-value as the roof, using insulation batts or blanket or closed-cell foam.
- Downlights shall be stamped as IC4 rated, airtight and covered by insulation.
- [in climate zones 6, 7 and 8] a vapour permeable layer shall be installed per manufacturer's instructions in all new external walls. The material shall be overlapped and fully taped on the external side to ensure a tight seal. All penetrations in the membrane shall be sealed, ensuring that the material covers gaps between studs and doors and window frames. Any flashing around windows shall be taped over the building wrap.
- Where a foil-backed membrane is used, timber battens shall be used to minimise thermal conduction.
- All trades shall be instructed to replace any insulation they have removed in the course of their work and to tape any cuts/penetrations in building wrap. All penetrations shall be caulked using a fit-for-purpose flexible sealant.
- All redundant openings such as decommissioned chimneys and wall vents shall be sealed off at top and bottom, unless an unflued gas heater is present.
- Caulking products shall be appropriate for the intended application.
- Before installing mouldings, a fit-for-purpose, long-lasting proprietary tape or flexible caulking product shall be used to seal junctions of:
  - Plasterboard and floor
  - Plasterboard and top plate [for square set cornices]
  - Vertical and horizontal plasterboard
  - Tops, bottoms and sides of architraves and plasterboard.
  - All exhaust fans and ducts, including rangehoods, shall be fitted with self-closing mechanisms.
- Where it is not possible to insulate under an existing timber floor, gaps between floorboards shall be sealed before applying finishes or coverings.
- External doors and windows shall be draught*proofed* per BCA 13.4.4 using a durable, fit-for-purpose seal.
- Cavity slider pockets shall be sealed before installation, either by wrapping with vapour permeable membrane, or by screwing plaster securely to the frame and applying a silicon bead.
- Conditioned Class 1 and unconditioned Class 10a spaces shall be separated by insulation. Any openings between such spaces shall be weather-stripped.
- The client retains the right to implement a blower door test to test for air tightness prior to painting. Target air permeability is not more than [insert] $m^3/hr.m^2$ at 50 Pa.
- Window sizes nominated are nominal. Actual size may vary minimally according to manufacturer; however, opening styles, overall size, U-value and SHGC values are inbuilt into the energy rating and may not be altered without the express approval of the project's energy rater.
- Glazed doors and windows shall be [insert] wind rated, double-glazed, weather-stripped and flashed all around.
- Openable windows shall be provided with flyscreens.

Town Planning - planning controls may exist that effect this project. This building has been designed within the Building Regulations (including Rescode), Building Code of Australia (BCA) and every effort has been made to comply with local planning provisions in respect to the proposed work current at time of completing the drawings. A Town Planning Permit may be required for tree removal.

Occupational Health & Safety - The owner and builder should make themselves aware of their obligations under respective OH & S provisions such as:
- Workcover, Asbestos, Health Act etc

These plans have been prepared for the exclusive use of the customer and for the purpose expressly notified by the author. Any other person who uses or relies on these plans without the authors written consent does so at own risk and no responsibility is accepted by the author for such use and/or reliance.
These notes are neither exhaustive nor a substitute for regulations, statutory regulations, building practice or contractual obligations and unless expressly stated otherwise are provided only as guidelines.

No responsibility is accepted for their use.

Planning Overlays:

Overlay	Response:
GENERAL RESIDENTIAL ZONE 3 (GRZ3)	.
.	.
.	.
.	.

Town Planning - planning controls may exist that effect this project. This building has been designed within the Building Regulations (including Rescode), Building Code of Australia (BCA) and every effort has been made to comply with local planning provisions in respect to the proposed work current at time of completing the drawings. A Town Planning Permit may be required for tree removal.

3D PERSPECTIVES FOR ILLUSTRATIVE PURPOSES ONLY:

DAWES
DESIGN & DRAFTING GROUP

SABA 2 STOREY ADDITION PROJECT:

No 36 CALAMBEENA ROAD,
HUGHESDALE, VICTORIA 3166

JOB NO. 2649

Sheet List

Sheet No.	Sheet Name	Issue Date
TP00	Cover Page	8th October 2024
TP01	Site Context Plan	8th October 2024
TP02	Site Development Plan	8th October 2024
TP04	Shadow Diagrams	8th October 2024
TP05	Overlooking Plan	8th October 2024
TP06	Level 1 - Existing & Demolition	8th October 2024
TP07	Level 1 - Demoltion Plan & Elevations	8th October 2024
TP08	Level 1 - Proposed Floor Plan	8th October 2024
TP09	Level 2 - Proposed Floor Plan	8th October 2024
TP10	Elevations & Finishes Schedule	8th October 2024
TP11	Streetscape Elevations - Exist & Prop.	8th October 2024

No.	Revision Description	Date:

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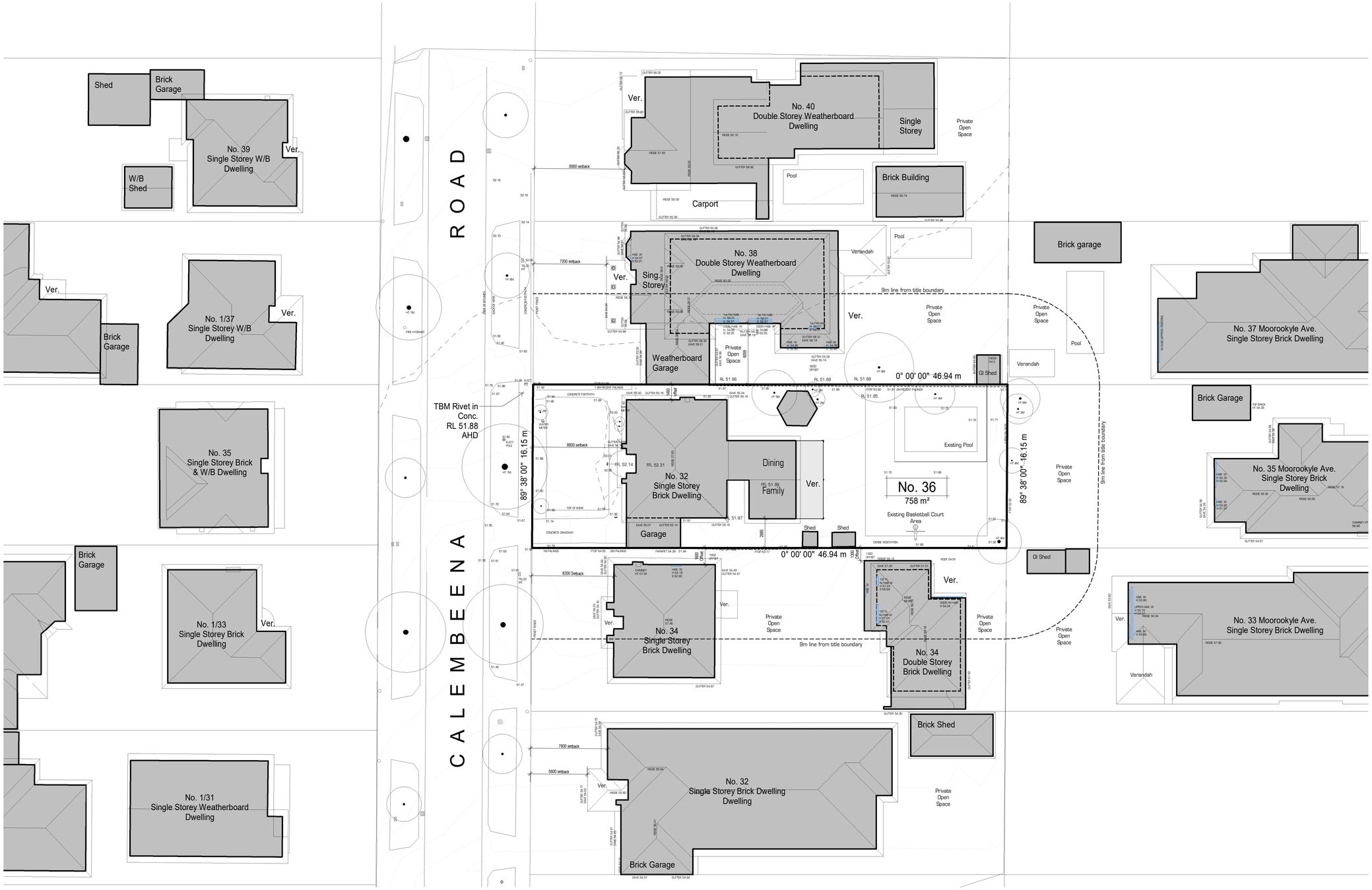
DAWES DESIGN & DRAFTING GROUP

CLIENT / PROJECT: SABA ADDITION PROJECT:
ADDRESS: No. 36 Calembeena Road, Hughesdale Victoria 3166
DATE: 9 January 2023

DRAWING: Cover Page
ISSUE: Town Planning Issue F - 14/11/2024

DESIGN: Troy Dawes DP-AD 574
DWN BY: Author
DATE: 18/11/2024 10:27:37 AM
SCALE: As indicated

SHEET NO: TP00
JOB NO: 2649



Site Context Plan

SCALE 1 : 200

General Notes:

These drawings shall be read in conjunction with all relevant structural and all other consultants drawings/details and with any other 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 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.

These plans have been prepared for the exclusive use by the Client of ***Dawes Design & Drafting Group*** (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.

No.	Revision Description	Date:

CONTRACTORS MUST VARIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS OR SHOP DRAWINGS. ANY DESCREPANCIES TO BE REPORTED FOR CLARIFICATION. ALL WORKS TO BE IN ACCORDANCE WITH THE BCA AND ALL AUSTRALIAN STANDARDS.

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DAWES DESIGN & DRAFTING GROUP

CLIENT / PROJECT: SABA ADDITION PROJECT:
ADDRESS: No. 36 Calembeena Road, Hughesdale Victoria 3166
DATE: 9 January 2023

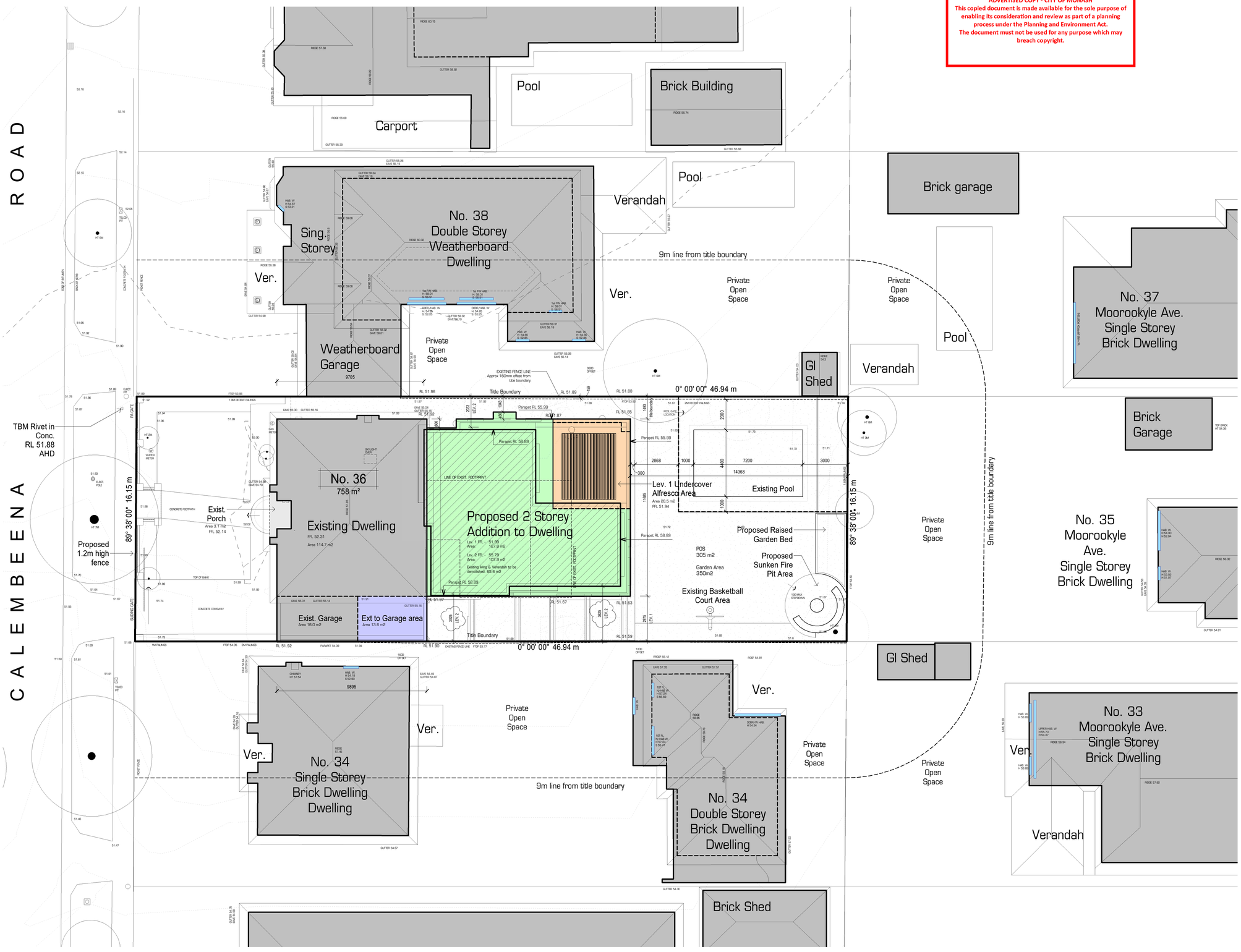
DRAWING: Site Context Plan
ISSUE: Town Planning Issue F - 14/11/2024

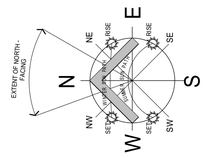
DESIGN: Troy Dawes DP-AD 574
DWN BY: Author
DATE: 18/11/2024 10:27:42 AM
SCALE: As indicated

SHEET NO. TP01
JOB NO. 2649

Lot:	Lot 105 (No. 36)
PS:	LP 6430
Parish:	-
Volume:	-
Folio:	-
Area:	758 m2

Note:
Owners responsibility to recognise existing or future vegetation (including neighbouring properties) and its potential effect on soil moisture. Where necessary existing trees on or adjacent to proposed building allotment are to be removed or vertical root barriers provided in accordance with soil report recommendations.





Site Design Information:

Authorities / Consultants:

Municipality:	MONASH COUNCIL
Sewerage Authority:	SOUTH EAST WATER
Relevant Building Surveyor:	-
Consulting Structural Engineer:	-
Geotechnical Engineer:	-

Site Classification

Site classification as Class:	-
Refer to soil report No:	-
By:	-

Design gust wind speed / wind classification
Building Sea3owns to be provided in accordance with AS1684-2010 for an assumed design gust wind speed / wind classification of **N1** (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 BCA Volume 2 Table 3.3.3.2 suitable for an Environment Classification of **[insert environment class]**

Corrosion protection for sheet roofing
Provide corrosion protection for sheet roofing in accordance with BCA Volume 2 Table 3.5.1.1a suitable for an Environment Classification of **[insert environment class].**

Area Analysis:

EXISTING RESIDENCE		
Existing Living:	159.2 m2	-
Existing Front Porch:	3.1 m2	-
Existing Carport:	16.5 m2	-
Existing Garage:	16.0 m2	-
Existing Rear Ver:	21.0 m2	-
Total Existing Footprint	215.8 m2	-
[Living & Ver. area [to be deleted]	65.6 m2]	

ADDITION		
LEVEL 1:		
Proposed Living:	127.9 m2	-
Proposed Outdoor Ent:	28.5 m2	-
Proposed Garage:	13.6 m2	-
LEVEL 2:		
Proposed Living:	107.9 m2	-

TOTAL PROPOSED RESIDENCE		
LEVEL 1:		
Living:	287 m2	30.9 Sq
Front Porch:	3.1 m2	0.3 Sq
Outdoor Entertaining:	28.5 m2	3.0 Sq
Garage:	28.6 m2	3.2 Sq
Carport:	16.5 m2	1.8 Sq
Total	364.7 m2	33.6 Sq
LEVEL 2:		
Living:	107.9 m2	15.1 Sq
Total Building Area (under roof)	**472.7 m2**	**50.9 Sq.**
Area of site:		758 m2
Site coverage - Footprint,	364.7 m2	48 %
Site Perm. - Footprint, drive & paths	400 m2 =	358 m2 47 % Permeable
Private Open Space -		305 m2 Total
Garden Area -	350 m2	46 %

Site Legend:

STORMWATER DRAINS	WATER VALVE
A.G. DRAINS	S/W PIT
SEWER VENT / I.S.	LIGHT STANDARD
SEWER MANHOLE	S/W DRAIN INLET/OUTLET
ELECTRICITY PIT	T.B.M.
ELECTRICITY POLE	GAS METER
TELSTRA PIT	WATER METER
HYDRANT	STREET SIGN
VEHICLE CROSSING	100 X 50 DOWNPIPE AT 12.0m MAX CTS
LEGAL POINT OF STORMWATER DISCHARGE	100 X 50 DOWNPIPE WITH SPREADER

All materials and work practices shall comply with, but not limited to the Building Regulations 2006, the Building Code of Australia and all relevant current Australian Standards (as amended) referred to therein.These drawings shall be read in conjunction with all relevant structural and all other consultants drawings/details and with any other written instructions issued in the course of the contract.

Figured dimensions take precedence over scaled dimensions. 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.

Site Development Plan

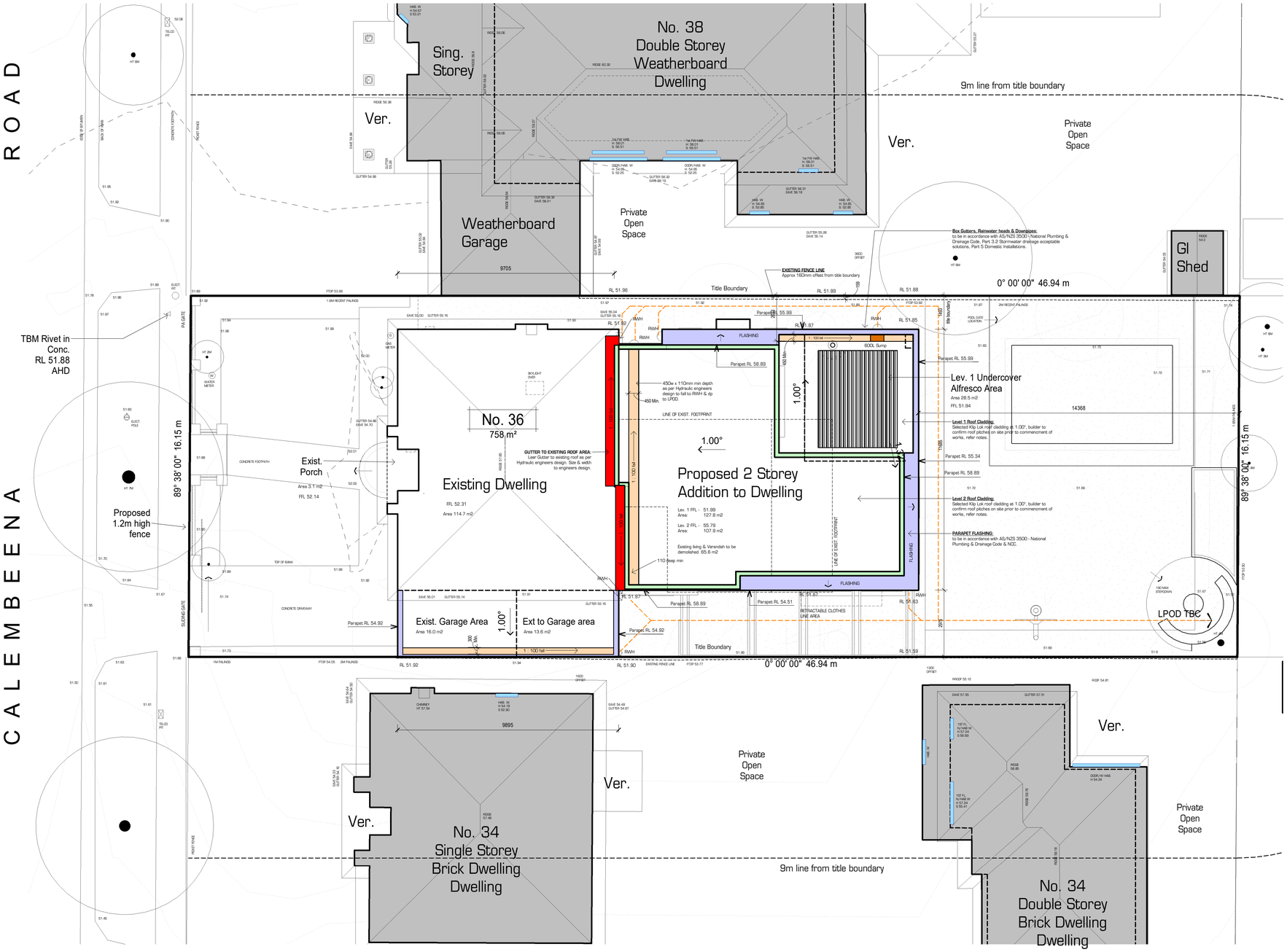
SCALE 1 : 125

No.	Revision Description	Date:

DAWES DESIGN & DRAFTING GROUP
P.O BOX 824 BERWICK, VICTORIA 3806 P. 03 8738 8135 ADMIN@DAWESDESIGN.COM.AU WWW.DAWESDESIGN.COM.AU

CLIENT / PROJECT: SABA ADDITION PROJECT:
ADDRESS: No. 36 Calembeena Road, Hughesdale Victoria 3166
DATE: 9 January 2023
DRAWING: Site Development Plan
ISSUE: Town Planning Issue F - 14/11/2024
DESIGN: Troy Dawes DP-AD 574
DWN BY: Author
DATE: 18/11/2024 10:27:50 AM
SCALE: As indicated
SHEET NO: TP02
JOB NO: 2649

ORIGINAL SHEET SIZE: A1 \\DAWESDESIGN\NAS Drive 1_1 - Master Revit Files\81 - 119 September 2020\82649 - Saba (Hughesdale)\82649 - Town Planning Issue - D - CDS [change to doors].rvt



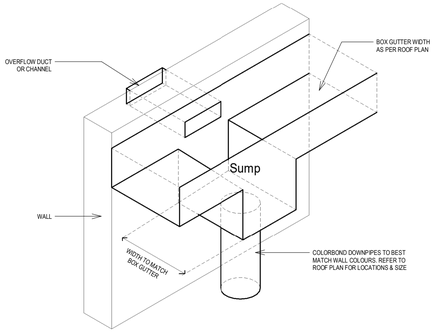
Roof as per Hydraulic engineers design

Roof cladding, gutters & downpipes and wall cladding shall comply with BCA Part 3.5. The builder shall install roof cladding, gutters & downpipes and wall cladding to the appropriate requirements and standards for the selected material. The builder shall take all steps necessary to ensure water tightness of the building.

Down pipes and gutters shall be of a size and location indicated on the drawings and if not specifically noted comply with part 3.5.2. Downpipes shall be locatedat a maximum spacing of 12m and within 1.2m of a valley (unless an overflow is provided.)

Roof Drainage Plan

SCALE 1 : 100



Box Gutter fitted with a Sump & Side Overflow Provision

NOTE:
The following design and installation parameters must be achieved to satisfy the requirements of AS/NZS 3500.3. Box gutter must have:
- a minimum sole width of 200mm for domestic Class 1 buildings and 300mm for other building classes,
- a minimum depth of 75mm at the high end,
- the sole must be smooth to prevent permanent ponding with the gradient between the range of 1:40 to 1:200,
- discharge at the downstream end without change in direction (i.e. not to the side),
- be straight (without change of direction),
- the box gutter must be sealed to the rainhead or sump,
- the sole width must not be reduced towards the outlet without a proportional increase in depth,
- where sarking is installed, it must be a min 25mm into the box gutter,
- no part of the outlet is above the sole of the sump or rainhead, and
- lap joints of box gutters to have 25mm laps sealed and fastened in the direction of fall

SUMPS AND OVERFLOW PROVISIONS
Box gutter sumps must have either a side duct/channel or a high-capacity overflow device. Side overflow device is typically an overflow device associated with an internal box gutter alongside a parapet wall. The overflow device must discharge all roof water clear of a building due to total or partial blockage of outlets, downpipes, or stormwater drains.

To prevent damage to a building, the overflow device must discharge to atmosphere on the property that it serves. The size of the overflow device must be calculated in the accordance of AS/NZS 3500.3.

Drainage Legend:

- DP — 100mm. DIA. COLOURBOND DOWNPIPE AT 9.0m MAX CTS
- RWH — RAINWATER HEAD TO DETAIL WITH 100mm DIA. COLOURBOND DOWNPIPE AT 9.0m MAX CTS

Stormwater:

100mm Dia. Class 6 UPVC stormwater laid to a minimum grade of 1:100 and connected to a legal point of stormwater discharge. Provide inspection openings at 9000mm cts and 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 reinforced concrete of paved driveways
75mm - Under reinforced concrete driveways

Plumbing Notes:

A Acceptable Construction Manual
3.5.2.0 Performance Requirement
P2.2.1 is satisfied for gutters and downpipes if they are designed and constructed in accordance with AS2500.3 - stormwater drainage installations

B Acceptable Construction Practice
3.5.1.2 Materials
gutters, downpipes and flashings must be manufactured in accordance with-
(a) AS2179.1 for metal; and
(b) AS1273 for upvc components; and
(c) Be compatible with all upstream roofing materials in accordance with 3.5.1.3(c)

3.5.2.4 Installation of Gutters
(a) gutters must be installed with a fall of not less than-
(i) 1:500 for eaves gutters, unless lead to metal fascias; and
(ii) 1:100 for box gutters

(b) Eaves gutters must be supported by brackets securely fixed at stop ends and at not more than 1.2m centres.

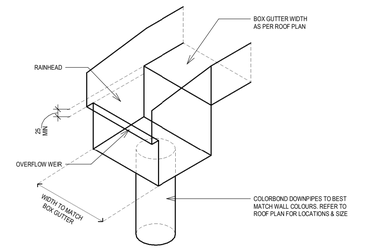
(c) valley gutters on a roof pitch-
(i) more than 12.5 degrees must have a width of not less than 400mm and be wide enough to allow the roof covering to overhang not less than 150mm each side of the gutter; or
(ii) not more than 12.5 degrees must be designed as a box gutter. 3.5.2.5 downpipes - size and installation

(a) downpipes must be securely fixed to walls.

(b) the spacing between downpipes must not be more than 12m.

(c) downpipes must be fixed as close as possible to valley gutters and, if the downpipe is more than 1.2m from the valley, provision for overflow must be made.

(d) downpipes must-
(i) be compatible with other roofing materials used in the roofing system in accordance with 3.5.1.3.(c)
(ii) be selected in accordance with appropriate eaves gutter section as shown in table 3.5.2.2.



Box Gutter with Rainhead Overflow Provision

NOTE:
The following design and installation parameters must be achieved to satisfy the requirements of AS/NZS 3500.3. Box gutter must have:
- a minimum sole width of 200mm for domestic Class 1 buildings and 300mm for other building classes,
- a minimum depth of 75mm at the high end,
- the sole must be smooth to prevent permanent ponding with the gradient between the range of 1:40 to 1:200,
- discharge at the downstream end without change in direction (i.e. not to the side),
- be straight (without change of direction),
- the box gutter must be sealed to the rainhead or sump,
- the sole width must not be reduced towards the outlet without a proportional increase in depth,
- where sarking is installed, it must be a min 25mm into the box gutter,
- no part of the outlet is above the sole of the sump or rainhead, and
- lap joints of box gutters to have 25mm laps sealed and fastened in the direction of fall

RAINHEAD OVERFLOW PROVISIONS
To ensure that adequate overflow provision is made, and any surcharge is accommodated, the overflow weir of the rainhead must be sized to AS/NZS 3500.3 and be fully open above the weir at the front of the rainhead. Overflow devices that discharge from a rainhead do not require an increase in depth of flow in the box gutter.

Box Gutter Det. (Typ.)

SCALE 1 : 10

Box Gutter Notes:

BOX GUTTER SUPPORT:
The box gutter support system must be fabricated from a material that is compatible with the box gutter and be protected against corrosion where exposed to a corrosive environment. The support system must be resistant to UV degradation, be securely attached to the building structure and support the entire weight of the gutter and sumps when full of water as well as a trafficable load at any point in the gutter and sumps.

There are two types of DIS box gutter support systems plumbing practitioners must use in an installation.

These are:
- Continuous support system - where the box gutter is supported by multi-ribbed metal roof sheeting or material compatible with the box gutter. The support system must be continuous across the full length and sole width of the box gutter.

- Discontinuous (bracket) support system - where the box gutter is supported by brackets positioned at stop ends, either side of the sump and rainheads. The bracket material must be compatible with the box gutter and located at intervals not exceeding 750mm. Discontinuous support system can only be used for box gutters having a sole width less than 450mm.

ORIGINAL SHEET SIZE - A1 \\DAWESDESIGN\AS Drive 1_1 - Master Revit Files\03 - 19 September 2022\2649 - Saba (Hughesdale)\2649 - Town Planning Issue - G - DDB (change to doors).rvt

No.	Revision Description	Date:

P.O BOX 824 BERWICK, VICTORIA 3806 P. 03 8738 8135 ADMIN@DAWESDESIGN.COM.AU WWW.DAWESDESIGN.COM.AU

DAWES DESIGN & DRAFTING GROUP

CLIENT / PROJECT: SABA ADDITION PROJECT:
ADDRESS: No. 36 Calembeena Road, Hughesdale Victoria 3166
DATE: 9 January 2023

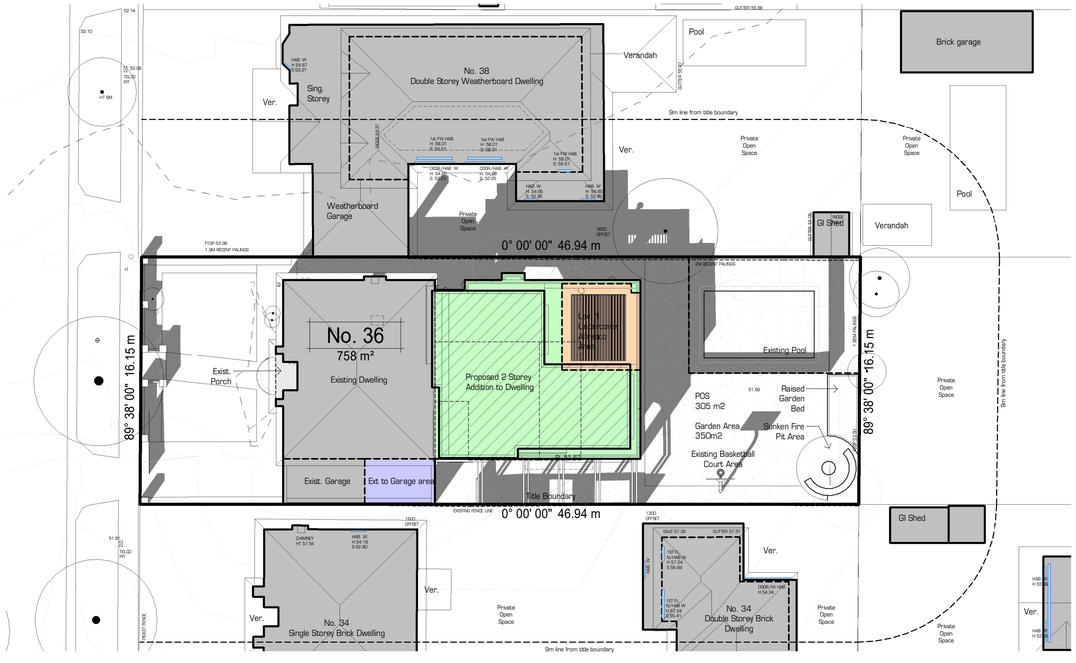
DRAWING: Roof Drainage Plan
ISSUE: Town Planning Issue F - 14/11/2024

DESIGN: Troy Dawes DP-AD 574
DWN BY: Author
DATE: 18/11/2024 10:27:53 AM
SCALE: As indicated

SHEET NO. TP03
JOB NO. 2649

Shadow Plan - 10am

SCALE 1 : 200

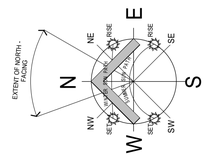


Shadow Plan - 3pm

SCALE 1 : 200

Shadow Plan - 12pm

SCALE 1 : 200



Lot: **Lot 105 (No. 36)**
PS: **LP 6430**
Parish: -
Volume: -
Folio: -
Area: **758 m2**

Rescode Legend:

SPOS — LOCATION OF NEIGHBOURING SECLUDED PRIVATE OPEN SPACE
POS — LOCATION OF RECREATIONAL PRIVATE OPEN SPACE
LOCATION OF PRIVATE OPEN SPACE 25m2 MIN
LOCATION OF IMPERMEABLE SUFACE(S)
HAB — LOCATION OF NEIGHBOURING HABITABLE ROOM WINDOW
NH — LOCATION OF NEIGHBOURING NON HABITABLE ROOM WINDOW

ORIGINAL SHEET SIZE: A1 \\DAWESDESIGN\NAS Drive 1_1 - Master Revit Files\81 - 19 September 2020\2649 - Saba (Hughesdale)\2649 - Town Planning Issue - D - CDS [change to doors].rvt

No.	Revision Description	Date:

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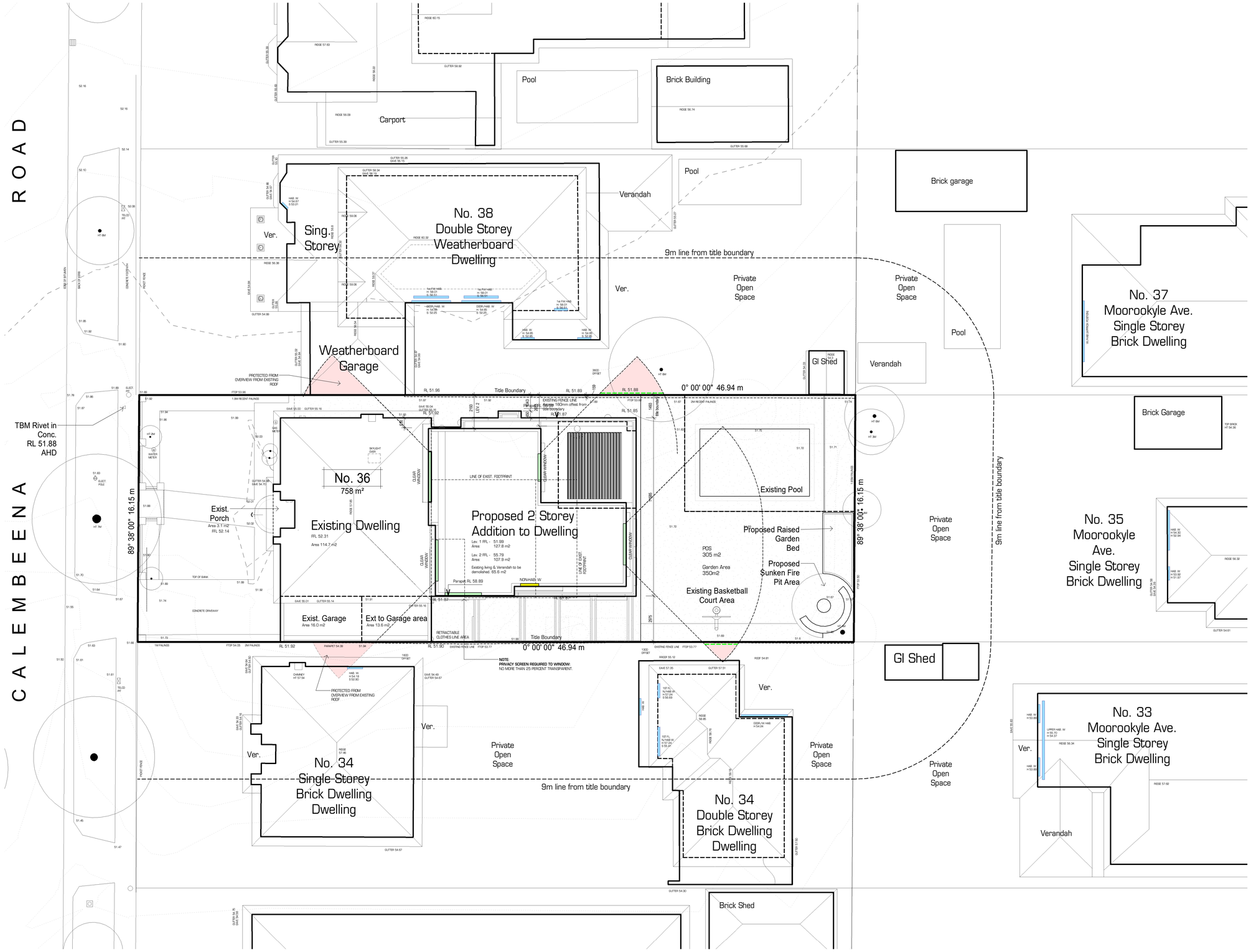
DAWES DESIGN & DRAFTING GROUP

CLIENT / PROJECT: SABA ADDITION PROJECT:
ADDRESS: No. 36 Calembeena Road, Hughesdale Victoria 3166
DATE: 9 January 2023

DRAWING: Shadow Diagrams
ISSUE: Town Planning Issue F - 14/11/2024

DESIGN: Troy Dawes DP-AD 574
DWN BY: Author
DATE: 18/11/2024 10:28:07 AM
SCALE: As indicated

SHEET NO. TP04
JOB NO. 2649



Overlooking Plan

SCALE 1 : 125

Overlooking Notes:

Site plan measurements in metres - all other measurements in millimetres u.n.o. Figured dimensions take precedence over scaled dimensions. 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.

Every proposed window and deck / landing to be checked against reg.4.19 for direct line of sight overlooking to adjoining private open space or habitable room windows. Regulation 419 is not applicable where FFL is less than 0.8m and a visual barrier fence 1.8m high min.

Any habitable room window, balcony, terrace, deck or patio, with a direct veiw into existing dwellings Habitable room window (not offset by 1.5m min) or secluded private open space, measured within 9m radius, And 45 degrees from window edge or deck etc perimeter, to be protected with : -

Provide screening where FFL exceeds 0.8m at boundary line with either:

- **Screen Type 1.** - permanently fixed external screens to fencing with 25 percent open max to top of 1800mm fence max height of 2500mm as per BCA. [refer screen notes]
- **Screen Type 2.** - have sill heights at least 1.7m above finished floor level.
- **Screen Type 3.** - have fixed, obscure glazing in any part of the window below 1.7m above finished for level. Obscure glazing in any part of the window below 1.7m above FFL may be openable provided that there are no direct views as specified in this regulation.
- **Screen Type 4.** - have permanently fixed external screens to at least 1.7m above finished floor level and be no more than 25 % translucent..

Screen Notes:
Screens used to obscure a view should be
(a) Perforated panels or trellis with a maximum of 25% openings or solid translucent panels.
(b) Permanent, fixed & durable
(c) Selected materials & colours to blend in with the development.

Overlooking & Shadow Legend:

- EXISTING ADJOINING BUILDINGS
- HAB. WINDOW — LOCATION OF HABITABLE ROOM WINDOWS ON PROPOSED DEVELOPMENT THAT OVERLOOK ADJOINING PROPERTY
- HAB. WINDOW — LOCATION OF HABITABLE ROOM WINDOWS ON PROPOSED DEVELOPMENT THAT ARE PROTECTED FROM OVERVIEW
- NH. WINDOW — LOCATION OF NON - HABITABLE WINDOWS
- HABITABLE — LOCATION OF NEIGHBOURING HABITABLE ROOM WINDOW
- NH — LOCATION OF NEIGHBOURING NON HABITABLE ROOM WINDOW
- INDICATES EXTENT OF OVERLOOKING BY DEVELOPMENT, WHICH IS TO BE PROTECTED FROM OVERVIEW BY SCREENING

No.	Revision Description	Date:

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DAWES DESIGN & DRAFTING GROUP

CLIENT / PROJECT: SABA ADDITION PROJECT:
ADDRESS: No. 36 Calembeena Road, Hughesdale Victoria 3166
DATE: 9 January 2023

DRAWING: Overlooking Plan
ISSUE: Town Planning Issue F - 14/11/2024

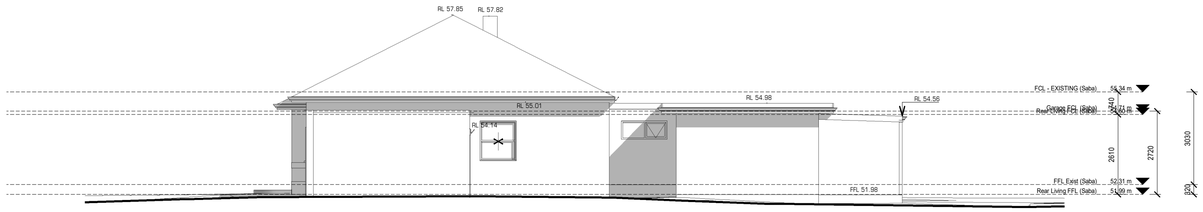
DESIGN: Troy Dawes DP-AD 574
DWN BY: Author
DATE: 18/11/2024 10:28:15 AM
SCALE: As indicated

SHEET NO: TP05
JOB NO: 2649

ORIGINAL SHEET SIZE: A1 \\DAWESDESIGN\NAS Drive 1_1 - Master Revit Files\81 - 19 September 2024\2649 - Saba (Hughesdale)\2649 - Town Planning Issue - G - OOS (change to doors).rvt

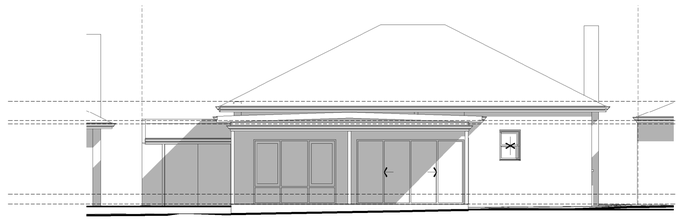
Existing Floor Plan

SCALE 1 : 100



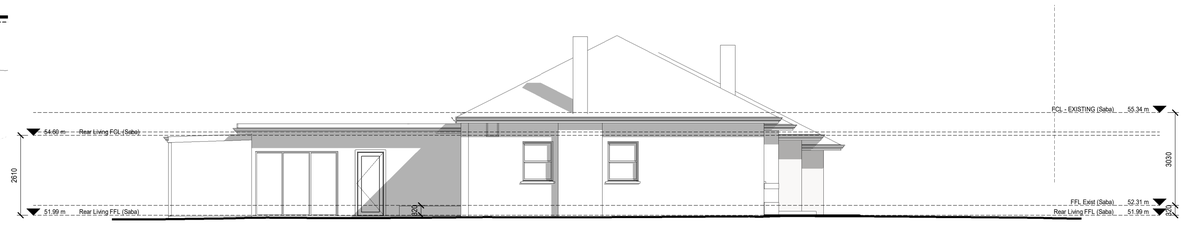
West Elevation (Exist.)

SCALE 1 : 100



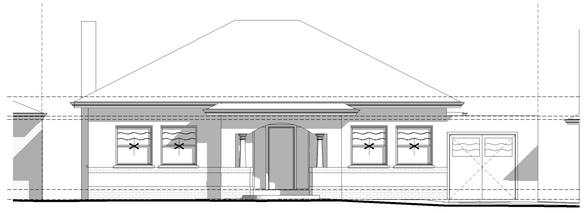
South Elevation (Exist.)

SCALE 1 : 100



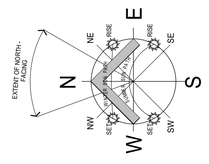
East Elevation (Exist.)

SCALE 1 : 100



North Elevation (Exist.)

SCALE 1 : 100



These drawings shall be read in conjunction with all relevant structural and all other consultants drawings/details and with any other written instructions issued in the course of the contract.

Figured dimensions take precedence over scaled dimensions. 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.

Wall Legend:

EXISTING WALLS TO REMAIN.

ORIGINAL SHEET SIZE: A1 - I:\DAWESDESIGN\WAS Drive 'I'_1 - Master Revit Files\81 - 19 September 2024\2649 - Saba (Hughesdale)\2649 - Town Planning Issue - G - CDS (change to doors).rvt

No.	Revision Description	Date:

CONTRACTORS MUST VARIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS OR SHOP DRAWINGS. ANY DESCREPANCIES TO BE REPORTED FOR CLARIFICATION. ALL WORKS TO BE IN ACCORDANCE WITH THE BCA AND ALL AUSTRALIAN STANDARDS.

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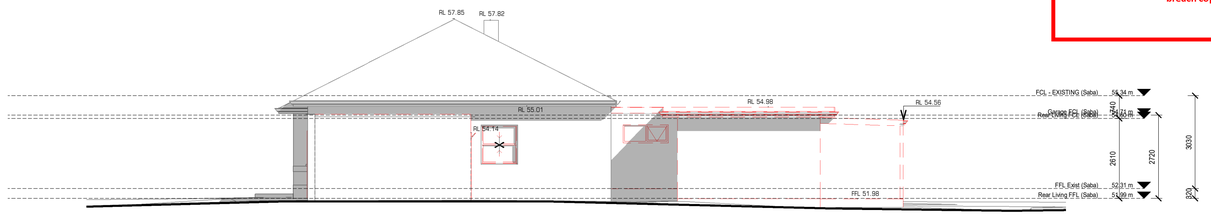
DAWES DESIGN & DRAFTING GROUP

CLIENT / PROJECT: SABA ADDITION PROJECT:
ADDRESS: No. 36 Calembeena Road, Hughesdale Victoria 3166
DATE: 9 January 2023

DRAWING: Level 1 - Existing & Demolition
ISSUE: Town Planning Issue F - 14/11/2024

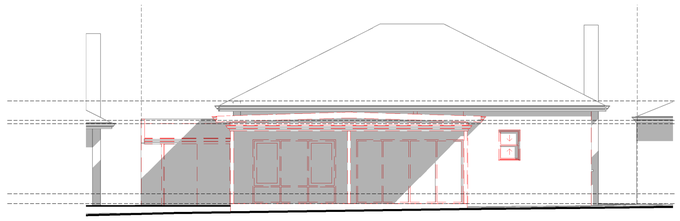
DESIGN: Troy Dawes DP-AD 574
DWN BY: Author
DATE: 18/11/2024 10:28:23 AM
SCALE: 1 : 100

SHEET NO: TP06
JOB NO: 2649



West Elevation (Demo.)

SCALE 1 : 100

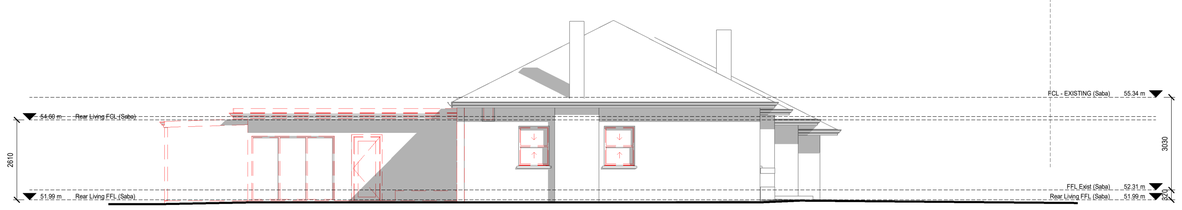


South Elevation (Demo.)

SCALE 1 : 100

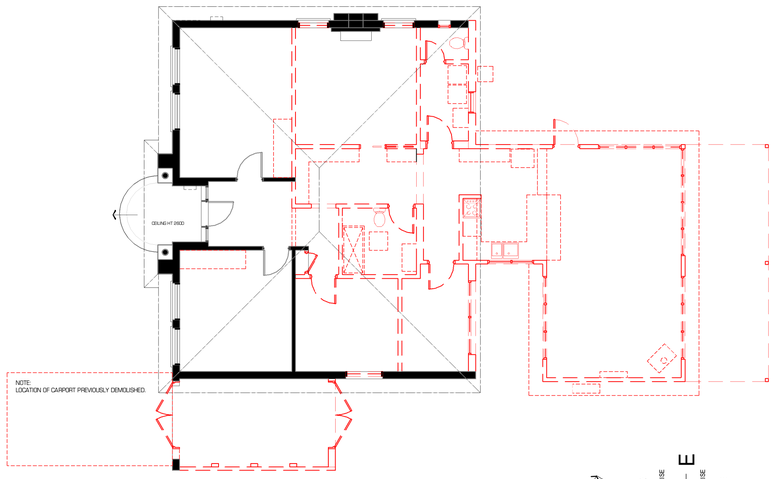
North Elevation (Demo.)

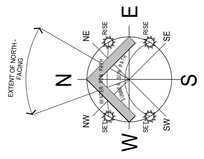
SCALE 1 : 100



East Elevation (Demo.)

SCALE 1 : 100





These drawings shall be read in conjunction with all relevant structural and all other consultants drawings/details and with any other written instructions issued in the course of the contract.

Figured dimensions take precedence over scaled dimensions. 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.

Level 1 - Demolition

SCALE 1 : 100

Wall Legend:

EXISTING WALLS TO REMAIN.

WALLS TO BE DEMOLISHED & MADE GOOD. REFER DEMOLITION NOTES.

Demolition Notes:

All materials and work practices shall comply with, but not limited to, the Building Regulations 2006, the Building Code of Australia and all relevant current Australian standards (as amended) referred to therein. These specifications specify only the minimum standard of work for the demolition works on residential projects, and all workmanship and precautions shall be to best trade practice.

Precautions must be taken before and during demolition in accordance with AS 2601-2001: Demolition of Structures.

During the progress of the demolition the works shall be under the continuous supervision of the Demolisher or of an experienced foreman, and demolition shall be executed storey by storey commencing at the roof and working downwards.

The demolition must not be commenced until the precautionary measures have been inspected and approved by the Relevant Building Surveyor.

The Demolisher shall construct a temporary crossing placed over the footpath, as required by the Council.

Protective outriggers, fences, awnings, hoarding, barricades and the like must be installed where necessary to guard against danger to life or property or when required by the Relevant Building Surveyor.

Dust creating material, unless thoroughly dampened down, shall not be thrown or dropped from the building but shall be lowered by hoisting apparatus or removed by material chutes. All chutes shall be completely enclosed and a danger sign shall be at the discharge end of every chute.

All practicable precautions shall be taken to avoid danger from collapse of a building when any part of a framed or partly framed building is removed.

Demolished material shall not be allowed to remain on any floor or structure if the weight of the material exceeds the safe carrying capacity of the floor or structure, and such material shall not be so piled or stacked that it will endanger workmen or other persons, and shall be removed as soon as practicable from the site.

No wall, chimney or other structure or part of a structure shall be left unattended or unsupported in such a condition that it may collapse due to wind or vibration or other-wise become dangerous.

Before demolition is commenced, and also during the progress of such works, all electrical cable or apparatus which are liable to be a source of danger - other than cable or apparatus used for the demolition works - shall be disconnected.

Arrangements shall be made with the Relevant Electrical Supply Authority for the disconnection of electrical mains supply except that, where partial demolition is proposed, the licensed Electrical Contractor shall satisfy the Relevant Electrical Supply Authority that the portion of the building to be demolished has been isolated.

The Demolisher shall be responsible for the disconnection of all telecommunication supplies.

The Demolisher shall be responsible to cut and seal any storm water, sewer pipes, water services, gas services and the like.

The position of capped sewer and storm water drains, sealed-off water supply lines, gas supply lines and the like are to be clearly marked on the site.

Materials removed or displaced from the building shall not be placed in any street, road or right of way and, before commencing, where required, shall be kept sprayed with water so as to prevent any nuisance from dust.

Materials removed or displaced from the building being demolished or materials left standing shall not be burned on the demolition site.

Removal of buildings by road must be approved by Relevant Councils Traffic Engineer.

A site management plan is to be implemented during demolition works to control sediment runoff in accordance with EPA Victoria publication #275: Construction Techniques for Sediment Pollution Control. Provide 'propex' or equivalent silt fences to the low side of the allotment and around all soil stockpiles and storm water inlet pits/sumps and install 'silt stop' filter bags over all storm water entry pits during demolition works. 'Supergrid' or equivalent erosion control fabric to be placed over garden beds to prevent surface erosion during newgitation period.

It is the builder's responsibility to carry out an audit prior to the commencement of any works to determine if asbestos is present in the existing works. Where any asbestos product is found in the proposed works area during initial inspection or during the course of the demolition works the builder shall engage an authorised and registered contractor for safe removal and lawful disposal.

ORIGINAL SHEET SIZE: A1 \\DAWESDESIGN\NAS Drive 1_1 - Master Rest Fles\01 - 19 September 2023\2649 - Saba (Hughesdale)\2649 - Town Planning Issue - G - CDS (change to doors).rvt

No.	Revision Description	Date:

CONTRACTORS MUST VARIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS OR SHOP DRAWINGS. ANY DESCREPANCIES TO BE REPORTED FOR CLARIFICATION. ALL WORKS TO BE IN ACCORDANCE WITH THE BCA AND ALL AUSTRALIAN STANDARDS.

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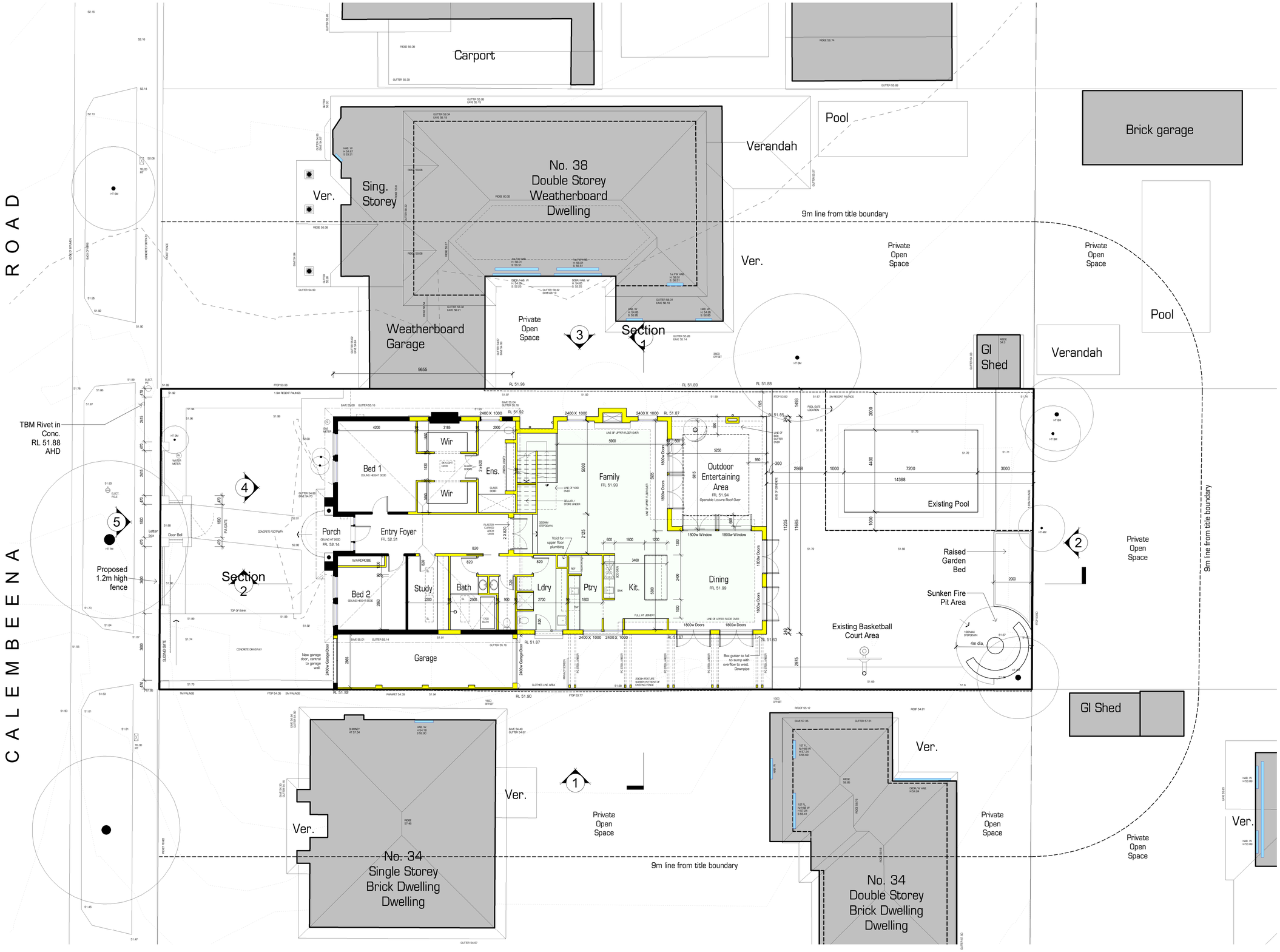
DAWES DESIGN & DRAFTING GROUP

CLIENT / PROJECT: SABA ADDITION PROJECT:
ADDRESS: No. 36 Calembeena Road, Hughesdale Victoria 3166
DATE: 9 January 2023

DRAWING: Level 1 - Demoltion Plan & Elevations
ISSUE: Town Planning Issue F - 14/11/2024

DESIGN: Troy Dawes DP-AD 574
DWN BY: Author
DATE: 18/11/2024 10:28:30 AM
SCALE: 1 : 100

SHEET NO. TP07
JOB NO. 2649

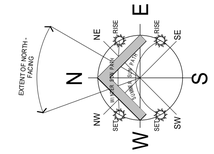


Level 1 - Proposed

SCALE 1 : 100

DOORS TO SANITARY COMPARTMENTS TO BE PROVIDED WITH 'LIFT OFF HINGES' OR SIMILAR WHERE INDICATED BY THUS ⊛

OFFSET DOOR JAMBS FRAM ADJACENT WALLS TO SUIT SELECTED ARCHITRAVES. SCRIBE FLUSH TO ADJACENT WALLS ALL ARCHITRAVES SELECTED THAT ARE LARGER THAN 42mm WHERE THERE IS INSUFFICIENT SPACE.



Electrical Legend:

- ⊕ EXHAUST FAN - MINIMUM 25l/s EXTRACTION RATE FOR BATHROOMS, 40 L/S FOR KITCHEN OR LAUNDRY.
- ⊚ EXHAUST FAN & LIGHT - MINIMUM 25l/s EXTRACTION RATE FOR BATHROOMS, 40 L/S FOR KITCHEN OR LAUNDRY.
- (S) SELF CONTAINED SMOKE ALARMS CONNECTED TO MAINS ELECTRICAL POWER WITH BATTERY BACKUP COMPLYING WITH AS 3786.

Finishes Legend:

- CARP CARPET
- TMB TIMBER DECKING
- CONC CONCRETE PAVING SLAB
- T&G SELECTED TONGUE & GROOVE TIMBER FLOORING

Ventilation Notes:

3.8.7.3 FLOW RATE AND DISCHARGE OF EXHAUST SYSTEMS

(a)An exhaust system installed in a kitchen, bathroom, *sanitary compartment* or laundry must have a minimum flow-rate of—
- (i) 25 L/s for a bathroom or *sanitary compartment*; and
- (ii) 40 L/s for a kitchen or laundry.

(b)Exhaust from a bathroom, *sanitary compartment*, or laundry must be discharged—
- (i) directly or via a shaft or duct to *outdoor air*; or
- (ii) to a roof space that is ventilated in accordance with 3.8.7.4.

3.8.7.4 VENTILATION OF ROOF SPACES

(a) Where an exhaust system covered by 3.8.7.3 discharges into a roof space, the roof space must be ventilated to *outdoor air* through evenly distributed openings.

(b) Openings *required by* (a) must have a total unobstructed area of 1/300 of the respective ceiling area if the roof pitch is more than 22°,or 1/150 of the respective ceiling area if the roof pitch is not more than 22°.

(c) 30% of the total unobstructed area *required by* (b) must be located not more than 900 mm below the ridge or highest point of the roof space, measured vertically, with the remaining *required* area provided by eave vents.

VENTILATION
An exhaust fan or other means of mechanical ventilation may be used to ventilate a sanitary compartment, laundry or bathroom provided contaminated air exhausts-

(i) directly to outside the building by way of ducts; or,
(ii) into a roof space that—
- (A) is adequately ventilated by open eaves, and/or roof vents; or
- (B) is covered by roof tiles without sarking or similar materials which would prevent venting through gaps between the tiles.

⊖ EXHAUST FAN - MINIMUM 25l/s EXTRACTION RATE FOR BATHROOMS, 40 L/S FOR KITCHEN OR LAUNDRY.

⊚ EXHAUST FAN & LIGHT - MINIMUM 25l/s EXTRACTION RATE FOR BATHROOMS, 40 L/S FOR KITCHEN OR LAUNDRY.

General Notes: (2021)

All materials and work practices shall comply with, but not limited to the Building Regulations 2018, National Construction Code Series 2019 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 2019 Building Code of Australia Volume 2.

All materials and construction practice shall meet the Performance Requirements of the BCA. Where a performance 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
- BCA Vol 1 Part B1.4 for Class 2 and 9 Buildings.

Waterproofing and water resistance 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 240mm minimum
- 2R + 1G = 700mm maximum and 550mm minimum
- with less than 125mm gap between open treads.

All treads, landings and the like to have a slip-resistance classification of P4 or R10 for dry surface conditions and P4 or R11 for wet surface conditions, or a nosing strip with a slip-resistance classification of P3 for dry surface conditions and P4 for wet surface conditions.

Provide barriers where change in level exceeds 1000mm above the surface beneath landings, ramps and/or treads. Barriers [other than tensioned wire barriers] tobe:

- 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 barrier 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 barrier construction to comply with NCC 2019 BCA Part 3.9.2.3 for Class 1 and 10 Buildings and NCC 2019 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 building is to be provided with a termite management system.

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.

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 AS 4773.1-2015 '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 other written instructions issued in the course of the contract.

Site plan measurements in metres – all other measurements in millimetres unless noted otherwise. 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 and undermining of any building and its footing system.

These plans have been prepared for the exclusive useby the Client of **DAWES DESIGN & DRAFTING GROUP** ('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.

A building Permit is required prior to the commencement of these works. The release of these documents is conditional to the Owner obtaining the required Building Permit.

The Client and/or the Client's Builder shall not modify or amend the plans without the knowledge and consent of **DAWES DESIGN & DRAFTING GROUP** except where a Registered Building Surveyor makes minor necessary changes to facilitate the Building Permit application and that such changes are promptly reported back to **DAWES DESIGN & DRAFTING GROUP.**

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. All variations must be accepted by all parties to the agreement and where applicable the Relevant Building Surveyor prior to implementing any variation.

No.	Revision Description	Date:

CONTRACTORS MUST VARIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS OR SHOP DRAWINGS. ANY DESCREPANCIES TO BE REPORTED FOR CLARIFICATION. ALL WORKS TO BE IN ACCORDANCE WITH THE BCA AND ALL AUSTRALIAN STANDARDS.

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DAWES DESIGN & DRAFTING GROUP

CLIENT / PROJECT: SABA ADDITION PROJECT:
ADDRESS: No. 36 Calembeena Road, Hughesdale Victoria 3166
DATE: 9 January 2023

DRAWING: Level 1 - Proposed Floor Plan
ISSUE: Town Planning Issue F - 14/11/2024

DESIGN: Troy Dawes DP-AD 574
DWN BY: Author
DATE: 18/11/2024 10:28:39 AM
SCALE: 1 : 100

SHEET NO. TP08
JOB NO. 2649

ORIGINAL SHEET SIZE: A1 \\DAWESDESIGNNAS Drive 1\1_1 - Mawer Revit Files\01 - 19 September 2020\2649 - Saba (Hughesdale)\2649 - Town Planning Issue - G - (DO NOT USE) (change to doors).rvt

ROAD

CALEMBEENA

Carport

Pool

Brick Building

Brick garage

Verandah

Pool

No. 38
Double Storey
Weatherboard
Dwelling

Sing. Storey

Ver.

Ver.

Verandah

9m line from title boundary

Private Open Space

Private Open Space

Pool

Weatherboard Garage

Private Open Space

TBM Rivet in Conc. RL 51.88 AHD

STAIRS

3750 overall rise to staircase to be confirmed on site by builder. 18 risers at 195mm x 240mm min rise as per BCA. Sected staircase & Balustrading to owners specifications. refer stair & balustrading notes. For two treads to be viable, Treads to match timber floor.

Bed 4
FFL 55.79

Line of landing

FFL 55.79

Heating & cooling Duct.

SHELVING

LINEN CUPBOARD

Leer gutter to existing roof area as per performance solution. Fall to east.

Line of box gutter over

Bed 5
FFL 55.79

Bath

Living
FFL 55.79

Heating & cooling Duct

Leer gutter to existing roof area as per performance solution. Fall to west.

NOTE:
PRIVACY SCREEN REQUIRED TO WINDOWS:
NO MORE THAN 25 PERCENT TRANSPARENT.

No. 34
Single Storey
Brick Dwelling
Dwelling

No. 34
Double Storey
Brick Dwelling
Dwelling

Ver.

Ver.

Ver.

Ver.

Verandah

9m line from title boundary

Private Open Space

Private Open Space

Private Open Space

Private Open Space

Level 2 - Proposed

SCALE 1 : 100

ORIGINAL SHEET SIZE: A1 \\DAWESDESIGNNAS Drive 1_1 - Master Revit Files\R1 - 19 September 2024\2649 - Saba (Hughesdale)\2649 - Town Planning Issue - D .rDB (change to .rtxm).rvt

No.	Revision Description	Date:

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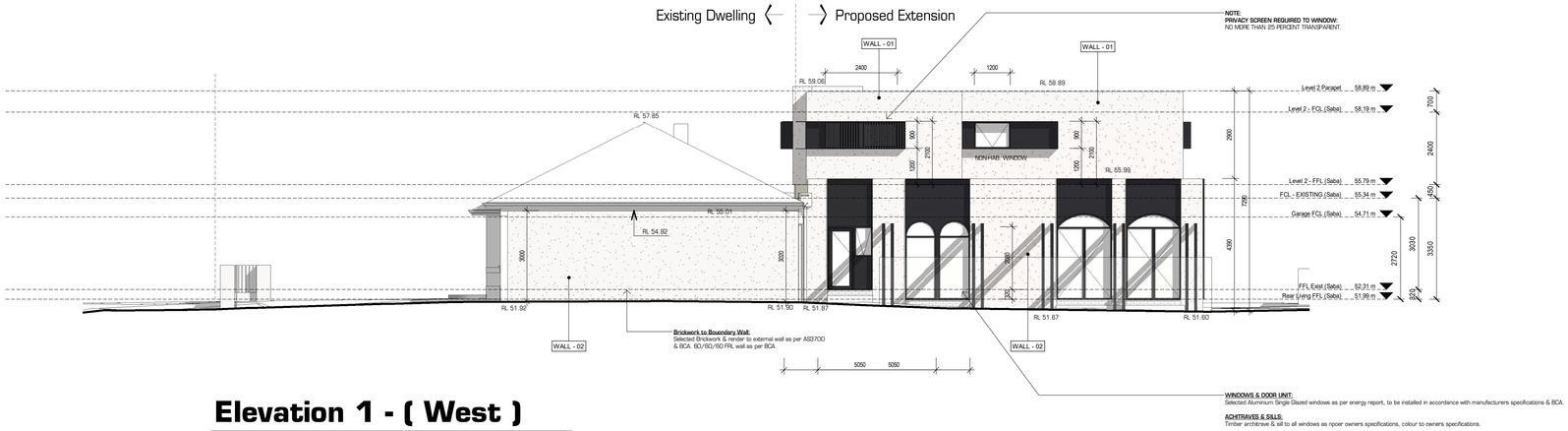
DAWES DESIGN & DRAFTING GROUP

CLIENT / PROJECT: SABA ADDITION PROJECT:
ADDRESS: No. 36 Calembeena Road, Hughesdale Victoria 3166
DATE: 9 January 2023

DRAWING: Level 2 - Proposed Floor Plan
ISSUE: Town Planning Issue F - 14/11/2024

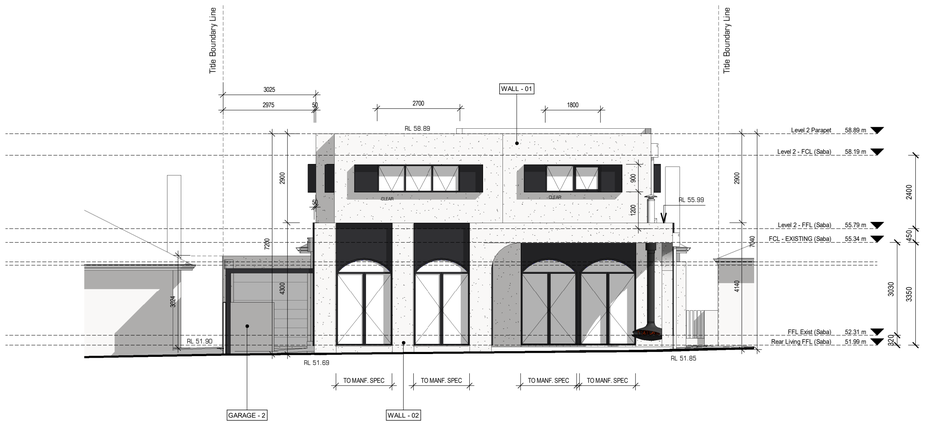
DESIGN: Troy Dawes DP-AD 574
DWN BY: Author
DATE: 18/11/2024 10:28:43 AM
SCALE: 1 : 100

SHEET NO: TP09
JOB NO: 2649



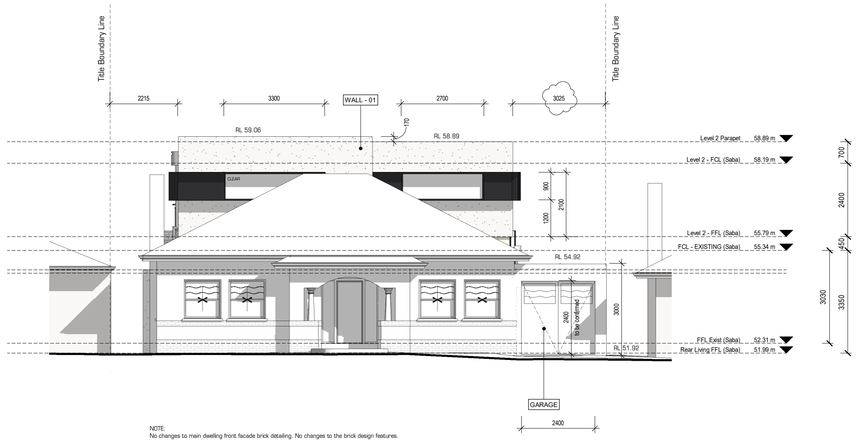
Elevation 1 - (West)

SCALE 1 : 100



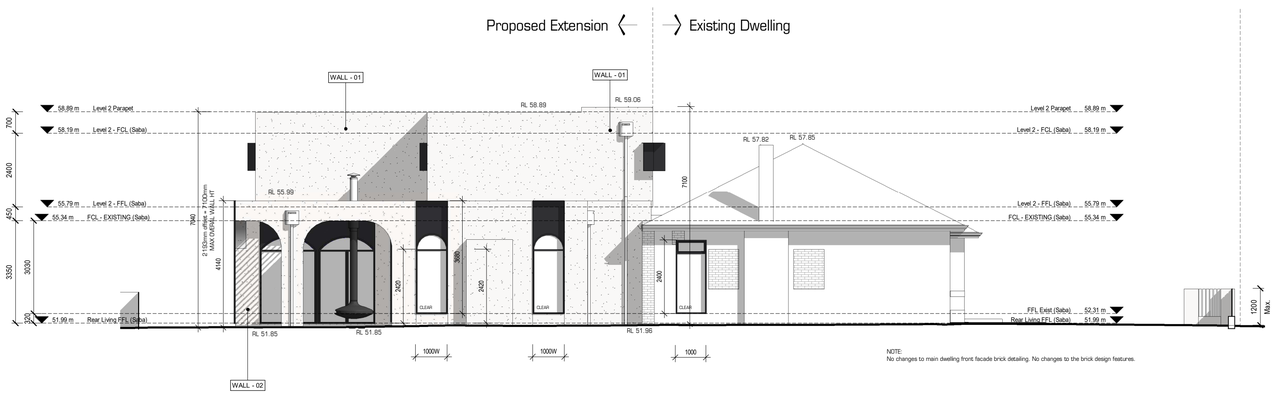
Elevation 2 - (South)

SCALE 1 : 100



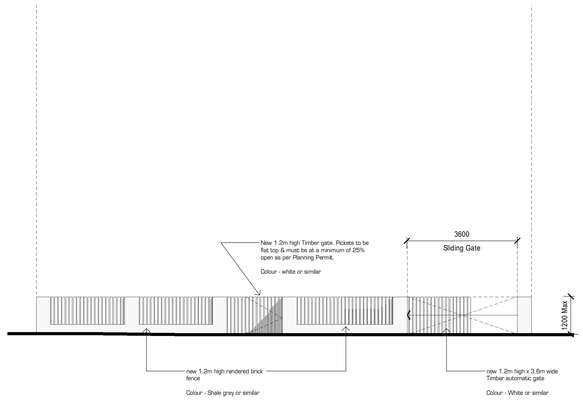
Elevation 4 - (North)

SCALE 1 : 100



Elevation 3 - (East)

SCALE 1 : 100



Elevation 5 - (Fence)

SCALE 1 : 100

Finishes Schedule:

WALL - 01

LEVEL 2 NEW WALL CLADDING:
STUCCO RENDER FINISH TO HEBEL PANELS INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & NCC.

COLOUR -
STUCCO RENDER FINISH - COLOUR - DULUX CASPER WHITE QUARTER

WALL - 02

LEVEL 1 WALL CLADDING:
STUCCO RENDER FINISH TO BRICKWORK TO BE INSTALLED AS PER AS3700 & NCC.

Note - 60 / 60 / 60 FRL WALLS TO BOUNDARY AS PER DETAIL.

COLOUR -
STUCCO RENDER FINISH - COLOUR - DULUX CASPER WHITE QUARTER

ROOF - 01

NEW ROOF AREA TO LEVEL 2:
KLIP LOK ROOF CLADDING. - COLOUR TO OWNERS SPECIFICATIONS. MAIN ROOF PITCHED AT 1 DEGREE TBC. TO BE CONFIRMED ON SITE BY BUILDER. HIDDEN BEHIND PARAPET.
RWH & GUTTERS TO MATCH ADJOINING WALL MATERIAL COLOUR -

COLOUR:
SHALE GREY, TO OWNERS SPEC

WINDOWS

NEW WINDOWS:
SELECTED ALUMINIUM WINDOWS, FRAMES & GLAZING TYPES REFER ENERGY PLAN & ENERGY REPORT, AS PER BCA REG. 3.12

COLOUR:
DULUX METROPOLIS BRONZE PEARL

SHROUD

WINDOW SHROUD:
PC STEEL WINDOW SHROUD.

COLOUR:
DULUX METROPOLIS BRONZE PEARL

ARBOR

WINDOW SHROUD:
PC STEEL FEATURE ARBOR TO WEST FACE OF ADDITION

COLOUR:
DULUX METROPOLIS BRONZE PEARL

SCREEN

WINDOW PRIVACY / SOLAR SCREENS
POWDERCOATED LOUVRE SCREEN TO BE PROVIDED TO WINDOWS AS NOMINATED WITH OVERHANG DIMENSIONS AS SPECIFIED ON ELEVATIONS.

SCREENS PERMANENTLY FIXED TO AT LEAST 1.7 METRES ABOVE FINISHED FLOOR LEVEL AND BE NO MORE THAN 25 PERCENT TRANSPARENT.

COLOUR:
DULUX METROPOLIS BRONZE PEARL

GARAGE

NEW GARAGE DOOR:
SELECTED TILT UP GARAGE DOOR SIMILAR TO EXISTING GARAGE DOOR. TO MAINTAIN THE ORIGINAL DESIGN. INSTALLED AS PER MANUFACTURERS SPECIFICATION.

COLOUR -
SURFMIST TO OWNERS SPEC.

GARAGE - 2

NEW GARAGE DOOR:
SELECTED PANEL LIFT GARAGE DOOR. INSTALLED AS PER MANUFACTURERS SPECIFICATION.

COLOUR -
SURFMIST TO OWNERS SPEC.

ORIGINAL SHEET SIZE: A1 - \\DAWESDESIGN\RAS Drive 'L' - Master Revit Files\B1 - 19 September 2024\25649 - Saba (Hughesdale)\25649 - Town Planning Issue - G - CDS (change to doors).rvt

No.	Revision Description	Date:

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DAWES DESIGN & DRAFTING GROUP

CLIENT / PROJECT: SABA ADDITION PROJECT:
ADDRESS: No. 36 Calembeena Road, Hughesdale Victoria 3166
DATE: 9 January 2023

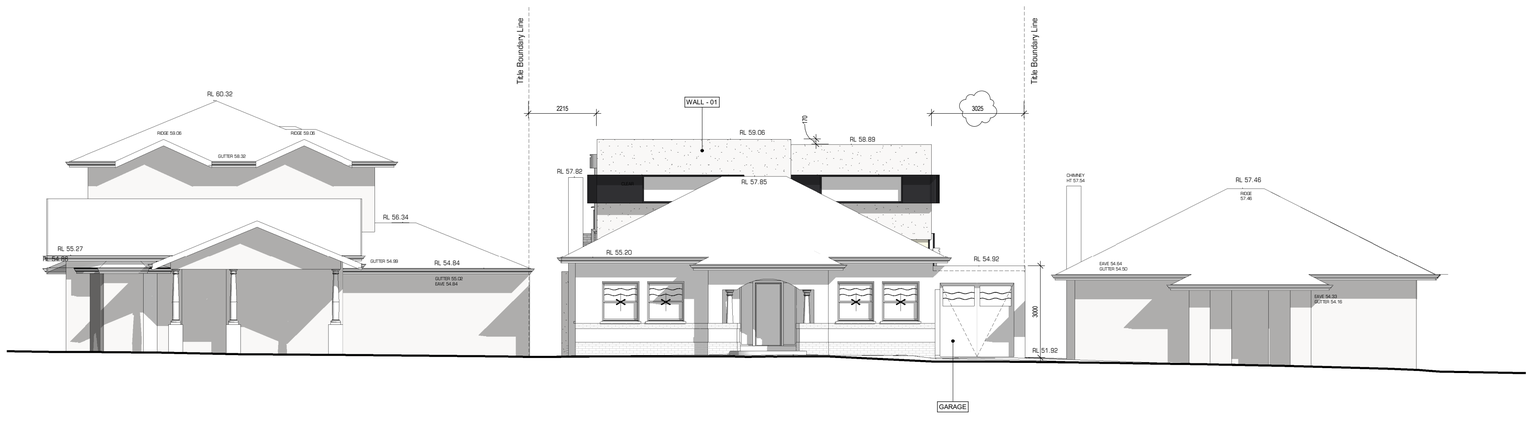
DRAWING: Elevations & Finishes Schedule
ISSUE: Town Planning Issue F - 14/11/2024

DESIGN: Troy Dawes DP-AD 574
DWN BY: Author
DATE: 18/11/2024 10:28:51 AM
SCALE: 1 : 100

SHEET NO. TP10
JOB NO. 2649

Streetscape Elevation - Existing

SCALE 1 : 100



Streetscape Elevation - Proposed

SCALE 1 : 100

Finishes Schedule:

WALL - 01

LEVEL 2 NEW WALL CLADDING:
STUCCO RENDER FINISH TO HEBEL PANELS INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & NCC.

COLOUR -
STUCCO RENDER FINISH - COLOUR - DULUX CASPER WHITE QUARTER

WALL - 02

LEVEL 1 WALL CLADDING:
STUCCO RENDER FINISH TO BRICKWORK TO BE INSTALLED AS PER AS3700 & NCC.

Note - 60 / 60 / 60 FRL WALLS TO BOUNDARY AS PER DETAIL.

COLOUR -
STUCCO RENDER FINISH - COLOUR - DULUX CASPER WHITE QUARTER

ROOF - 01

NEW ROOF AREA TO LEVEL 2:
KLIP LOK ROOF CLADDING. - COLOUR TO OWNERS SPECIFICATIONS. MAIN ROOF PITCHED AT 1 DEGREE TBC. TO BE CONFIRMED ON SITE BY BUILDER. HIDDEN BEHIND PARAPET.
RWH & GUTTERS TO MATCH ADJOINING WALL MATERIAL COLOUR -

COLOUR
SHALE GREY, TO OWNERS SPEC

WINDOWS

NEW WINDOWS:
SELECTED ALUMINIUM WINDOWS, FRAMES & GLAZING TYPES REFER ENERGY PLAN & ENERGY REPORT, AS PER BCA REG. 3.12

COLOUR:
DULUX METROPOLIS BRONZE PEARL

SHROUD

WINDOW SHROUD:
PC STEEL WINDOW SHROUD.

COLOUR:
DULUX METROPOLIS BRONZE PEARL

ARBOR

WINDOW SHROUD:
PC STEEL FEATURE ARBOR TO WEST FACE OF ADDITION

COLOUR:
DULUX METROPOLIS BRONZE PEARL

SCREEN

WINDOW PRIVACY / SOLAR SCREENS
POWDERCOATED LOUVRE SCREEN TO BE PROVIDED TO WINDOWS AS NOMINATED WITH OVERHANG DIMENSIONS AS SPECIFIED ON ELEVATIONS.

SCREENS PERMANENTLY FIXED TO AT LEAST 1.7 METRES ABOVE FINISHED FLOOR LEVEL AND BE NO MORE THAN 25 PERCENT TRANSPARENT.

COLOUR:
DULUX METROPOLIS BRONZE PEARL

GARAGE

NEW GARAGE DOOR:
SELECTED TILT UP GARAGE DOOR. SIMILAR TO EXISTING GARAGE DOOR. TO MAINTAIN THE ORIGINAL DESIGN. INSTALLED AS PER MANUFACTURERS SPECIFICATION.

COLOUR -
SURFMIST TO OWNERS SPEC.

GARAGE - 2

NEW GARAGE DOOR:
SELECTED PANEL LIFT GARAGE DOOR. INSTALLED AS PER MANUFACTURERS SPECIFICATION.

COLOUR -
SURFMIST TO OWNERS SPEC.

ORIGINAL SHEET SIZE - A1 \\DAWES\DESIGN\JOBS Drive 7\1_1 - Master Revit Files\81 - 19 September 2024\2649 - Saba (Hughesdale)\2649 - Town Planning Issue - G - CDS.rvt

No.	Revision Description	Date:

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DAWES DESIGN & DRAFTING GROUP

CLIENT / PROJECT: SABA ADDITION PROJECT:
ADDRESS: No. 36 Calembeena Road, Hughesdale Victoria 3166
DATE: 9 January 2023

DRAWING: Streetscape Elevations - Exist & Prop.
ISSUE: Town Planning Issue F - 14/11/2024

DESIGN: Troy Dawes DP-AD 574
DWN BY: Author
DATE: 18/11/2024 10:28:57 AM
SCALE: 1 : 100

SHEET NO: TP11
JOB NO: 2649