

GENERAL NOTES

- * DO NOT SCALE DRAWINGS, USE WRITTEN DIMENSIONS ONLY
- * 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 SCHEDULE 4 OF 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 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.
- * THE OWNER BUILDER, SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING ANY WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, A.S. CODES (CURRENT EDITION) BUILDING REGULATIONS, LOCAL BY-LAWS AND WORKING DRAWINGS REQUIREMENTS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.
- * THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALLSTORMWATER 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.
- * ALL WORKS SHALL COMPLY WITH BUT LIMITED TO THE FOLLOWING AUSTRALIAN STANDARDS.
 - A.S. 1288 - 2006 GLASS IN BUILDING - SELECTION AND INSTALLATION
 - A.S. 1562 - 2018 DESIGN AND INSTALLATION OF SHEET ROOF & WALL CLADDING
 - A.S. 1684 - 2010 NATIONAL TIMBER FRAMING CODE
 - A.S. 1860 - 2006 INSTALLATION OF PARTICLEBOARD FLOORING
 - A.S. 2049 - 2002 ROOF TILES
 - A.S. 2050 - 2018 INSTALLATION OF ROOF TILES
 - A.S. 2870 - 2011 RESIDENTIAL SLABS AND FOOTINGS
 - A.S. 2904 - 1995 DAMP - PROOF AND FLASHING
 - A.S. 3600 - 2018 CONCRETE STRUCTURES
 - A.S. 3660.1- 2014 TERMITE MANAGEMENT
 - A.S. 3700 - 2018 MASONRY STRUCTURES
 - A.S. 3740 - 2010 WATERPROOFING OF DOMESTIC WET AREA
 - A.S. 3786 - 2014 SMOKE ALARMS
 - A.S. 4055 - 2012 WIND LOADS FOR HOUSING.
 - A.S. 4100 - 1998 STEEL STRUCTURES
 - A.S 4200 - INSTALLATION OF PLIABLE BUILDING MEMBRANE TO EXTERNAL WALL
- * THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL OR CIVIL ENGINEERING COMPUTATIONS AND DRAWINGS.
- * **SOIL CLASSIFICATION**

THESE PLANS SHALL BE READ IN CONJUNCTION WITH THE SOIL REPORT BY: _____
 REPORT No. _____
 FOOTINGS TO BE FOUNDED AT MINIMUM DEPTHS INDICATED IN THE SOIL REPORT. THE H.G.F.L. RECOMMENDS THAT FOOTINS/SLABS & DRAINAGE TO BE DESIGNED & INSPECTED BY AN ENGINEER TO SATISFY THEIR REQUIREMENTS.

- * WHERE THE BUILDING (OTHER THAN A CLASS 10a) IS LOCATED IN A DESIGNED TERMITE INFESTATION AREA THE BUILDING SHALL BE PROTECTED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS.
- * 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 2019 BCA VOL 1 PART B1.4 FOR CLASS 2 AND 9 BUILDINGS.
- * SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES:
 - 1) ALL ROOMS - WITHIN 500mm VERTICAL OF FLOOR.
 - 2) BATHROOMS - WITHIN 1500mm VERTICAL FROM THE BATH BASE
 - 3) LAUNDRY - WITHIN 1200 mm VERTICAL FROM FLOOR AND / OR WITHIN 300mm HORIZONTAL FROM ALL DOORS.
 - 4) DOORWAY - WITHIN 300mm HORIZONTAL FROM ALL DOORS
 - 5) SHOWER SCREENS SHALL BE GRADE A SAFETY GLASS

- * WINDOWS SIZES ARE NORMAL ONLY ACTUAL SIZE WILL VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL AROUND
- * STORM WATER SHALL BE TAKEN TO LEGAL POINT OF DISCHARGE TO SATISFACTION OF RELEVANT AUTHORITY AT 90mm Ø FALLS 1 : 100.
- * SEWER OR SEPTIC SYSTEM SHALL BE IN ACCORDANCE WITH THE RELEVANT AUTHORITIES REQUIREMENTS.
- * 1994 WALL FINISHES SHALL BE IMPERVIOUS TO HEIGHT OF 1800mm ABOVE FLOOR LEVEL TO SHOWER ENCLOSURES AND 150mm ABOVE BATHS, BASINS, SINKS AND TROUGHS IF WITHIN 75mm OF THE WALL.
- * PROVIDE WALL TIES TO BRICKWORK AT MAXIMUM 600mm CTRS. IN EACH DIRECTION AND WITHIN 300mm OF ARTICULATED JOINTS.
- * SUB - FLOOR TO PROVIDE A RATE OF 7500mm sq. CLEAR VENTILATION PER 1000mm RUN OF EXTERNAL MASONRY WALL AND 22000mm sq CLEAR VENTILATION PER 1000mm RUN OF INTERNAL DWARF WALLS.
- * PROVIDE CLEARANCE FROM UNDERSIDE OF BEARER TO FINISHED GROUND LEVEL OF 150mm FOR FLOOR WITH STRIP FLOORING OR 200mm FOR FLOOR WITH PARTICLE WITH A.S. 1904 AND HAVE A FLAMABILITY INDEX OF NOT MORE THAN 5. BOARD FLOORING.
- * FOR NEW DWELLINGS OR ADDITIONS TO DWELLINGS PROVIDE THERMAL INSULATION AS PER ENERGY REPORT REFER B.C.A. VICTORIA APPENDIX PART 6 RFL TO COMPLY

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

- * 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.

- * **STAIR REQUIREMENTS** (other than for spiral stairs) :
 - 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 OR USE CLOSED RISERS.
 - 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 A SLIP-RESISTANCE CLASSIFICATION OF P3 FOR DRY SURFACE CONDITIONS AND P4 FOR WET SURFACE CONDITIONS.
 - STAIR NOSINGS AND LANDINGS. MAXIMUM OPENINGS BETWEEN BALUSTERS NOT TO EXCEED 125mm.

- * PROVIDE BARRIERS WHERE CHANGE IN LEVEL EXCEEDS 1000MM ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS. BARRIERS (OTHER THAN TENSIONED WIRE BARRIERS) 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 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.

- * **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.

- * **STORMWATER**
 _____mm 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. 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
- * ALL STORMWATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITIES APPROVAL.

- * THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY OF NEW AND EXISTING STRUCTURES DURING ALL WORKS. THE BUILDER SHALL ENSURE FOR THE GENERAL WATER TIGHTNESS OF ALL NEW AND EXISTING WORKS.
- * 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 4773.1-2010 'MASONRY IN SMALL BUILDINGS' PART 1: DESIGN.
- * FOR BUILDINGS IN CLOSE PROXIMITY TO THE SEA ENSURE THAT ALL STEEL WORK, BRICK CAVITY TIES, AND STEEL LINTELS, ETC THAT ARE IMBEDDED OR FIXED INTO MASONRY BE PROTECTED IN ACCORDANCE WITH A.S. 1650 OR A.S. 3700-1988 TABLE 2.2, HOT DIPPED GALV. S/LESS STEEL OR CADMIUM COATED.

- * (S) DENOTES LOCATION OF SMOKE ALARMS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH A.S 3788 - 1993 AND UNLESS INSTALLED IN AN EXISTING PART OF A CLASS 1,2 OR 3 BUILDING OR A CLASS 4 PART OF A BUILDING THE SMOKE ALARM SHALL BE HARD WIRED WITH BATTERY BACKUP.

- * INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS.

- * 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.

- * These plans have been prepared for the exclusive use by the client of **2FORM CONSULTING PTY LTD** ('The Designer') for the purpose expressly notified to the author. any other person who use 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.

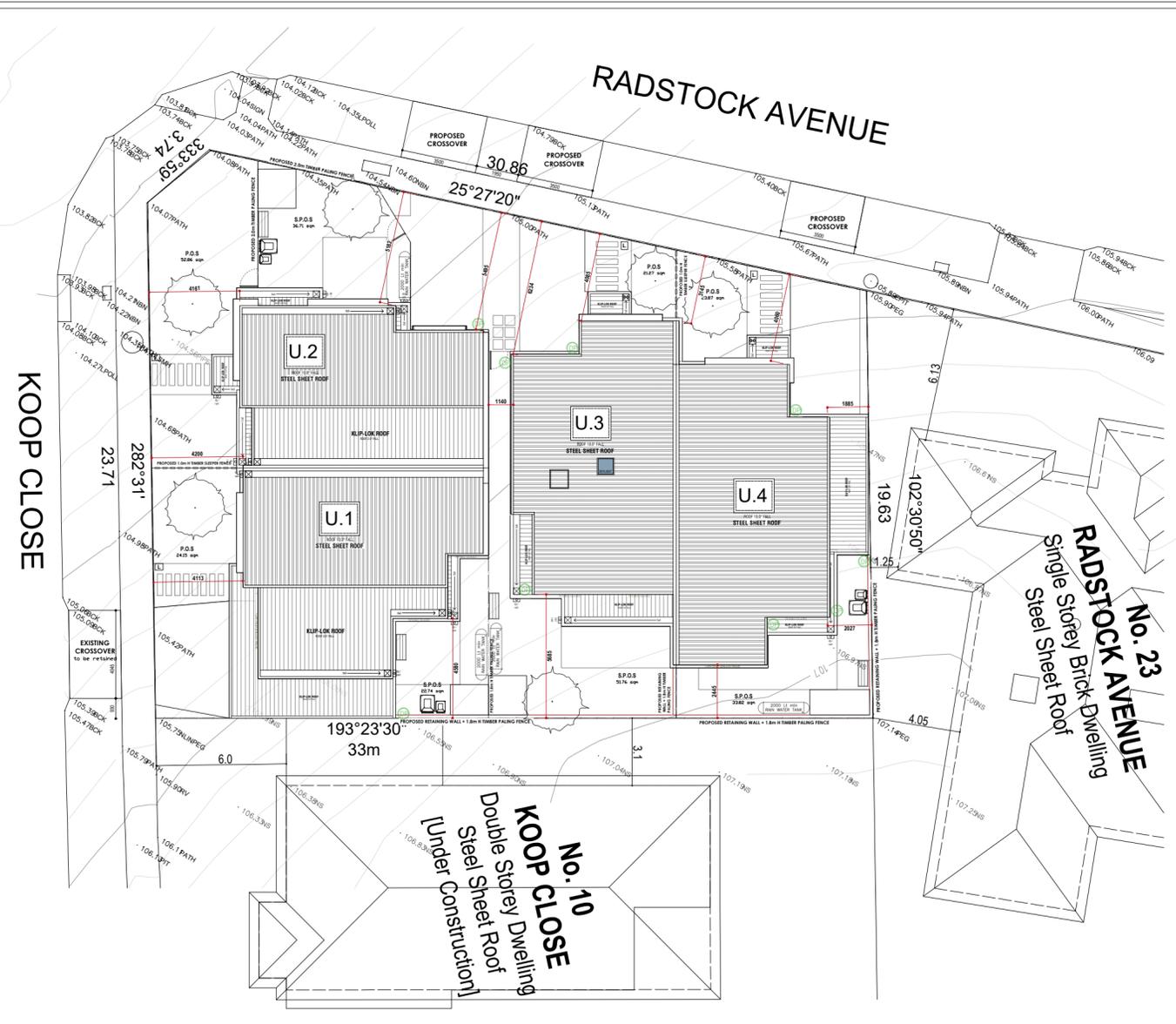
- * The Client and/or the Client's Builder shall not modify or amend the plans without the knowledge and consent of **2FORM CONSULTING PTY LTD** except where a Registered Building Surveyor makes minor necessary changes to facilitate the Building Permit application and that such changes are promptly reported back to **2FORM CONSULTING PTY LTD**.

- * 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.

- * These notes are neither exhaustive nor a substitute for regulations, statutory requirements, building practice or contractual obligations and unless expressly stated otherwise, are provided only as guidelines. no responsibility is accepted for their use.

(DP)
 CONNECT AND DISCHARGE
 STORMWATER TO COUNCIL
 REQUIREMENTS
 90 Ø UPVC SW PIPE
 MIN GRADE OF 1 IN 100
 ALL SW PIPES UNDER CONC.
 SHALL BE 100Ø SEWER

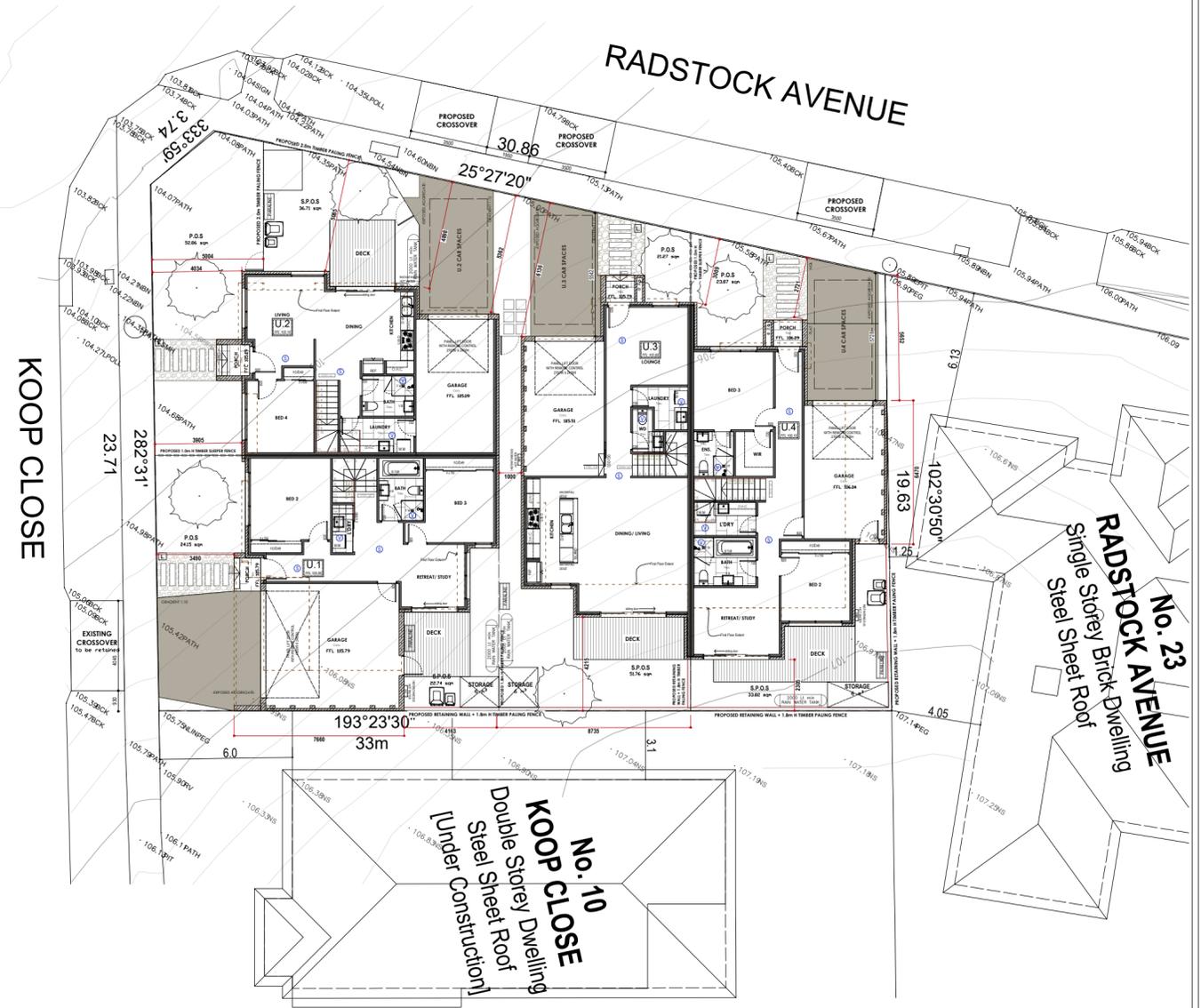
 SEWER & WASTE OUTLETS TO
 BE CONNECTED TO EXISTING SEWERAGE
 & STORM WATER OUTLETS.



SITE/ ROOF PLAN
 SCALE 1:200 ON A2

DEVELOPMENT SUMMARY

PROPOSED UNIT 1	PROPOSED UNIT 2	PROPOSED UNIT 3	PROPOSED UNIT 4	TOTAL
TOTAL FLOOR AREA 194.50 sqm	TOTAL FLOOR AREA 167.06 sqm	TOTAL FLOOR AREA 188.44 sqm	TOTAL FLOOR AREA 191.01 sqm	ALLOTMENT SIZE 760 sqm
PRIVATE OPEN SPACE 22.74 sqm	PRIVATE OPEN SPACE 36.71 sqm	PRIVATE OPEN SPACE 51.76 sqm	PRIVATE OPEN SPACE 33.82 sqm	GROUND AREA 401.73 sqm
OFF STREET CAR PARKING 2	OFF STREET CAR PARKING 8			
SITE COVERAGE 13.90 %	SITE COVERAGE 11.63 %	SITE COVERAGE 13.45 %	SITE COVERAGE 13.86 %	SITE COVERAGE 52.85 %
				PERMEABLE AREA 277.94 sqm
				PERMEABLE AREA 36.57 %



LAYOUT PLAN
 SCALE 1:200 ON A2

Working Drawing of Proposed Townhouse Developments
 Lot 767, 12 Koop Close
 Highton

Client: Tuan Le

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 All windows and door sizes to be verified on site prior to ordering.

Drawn: JW Checked: []
 Page: 2 of 14
 Scale: 1:200 (A2) Date: 07/07/25
 Job Number: []

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V PROVIDE MECHANICAL VENTILATION TO BE DUCTED TO THE OUTSIDE AIR

FLOW RATE AND DISCHARGE OF EXHAUST SYSTEMS TO BE IN ACCORDANCE WITH NCC 2019 VOL.2 CLAUSE 3.8.7.3. ALL EXHAUST FANS IN BATHROOMS MUST ACHIEVE MIN 25 L/s FLOW RATE. KITCHEN RANGEHOOD TO ACHIEVE 50L/s

S PROVIDE SMOKE DETECTORS WIRED TO MAIN POWER WITH BATTERY BACK UP IN ACCORDANCE WITH AUST. STANDARDS.

ALL SMOKE DETECTOR TO A.S 3786- MULTIPLE POINTS TO BE INTERCONNECTED

LEGEND:

- SELECTED FLOOR TILING
- FLOOR WASTE
- DOWNPIPE
- RAINWATER HEAD
- CONSTRUCTION JOINT

BUILDING AREA

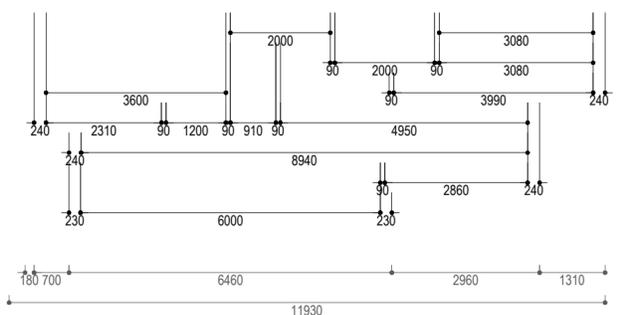
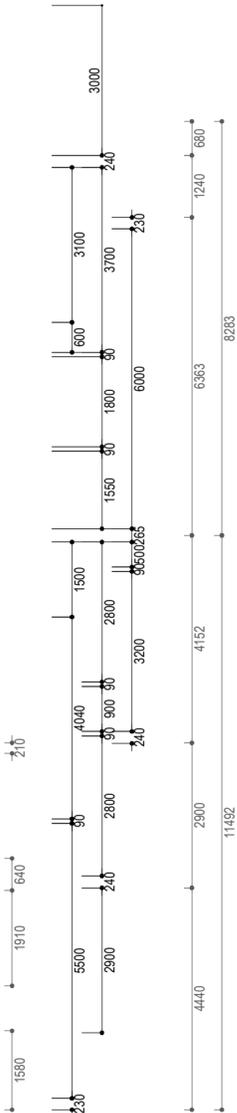
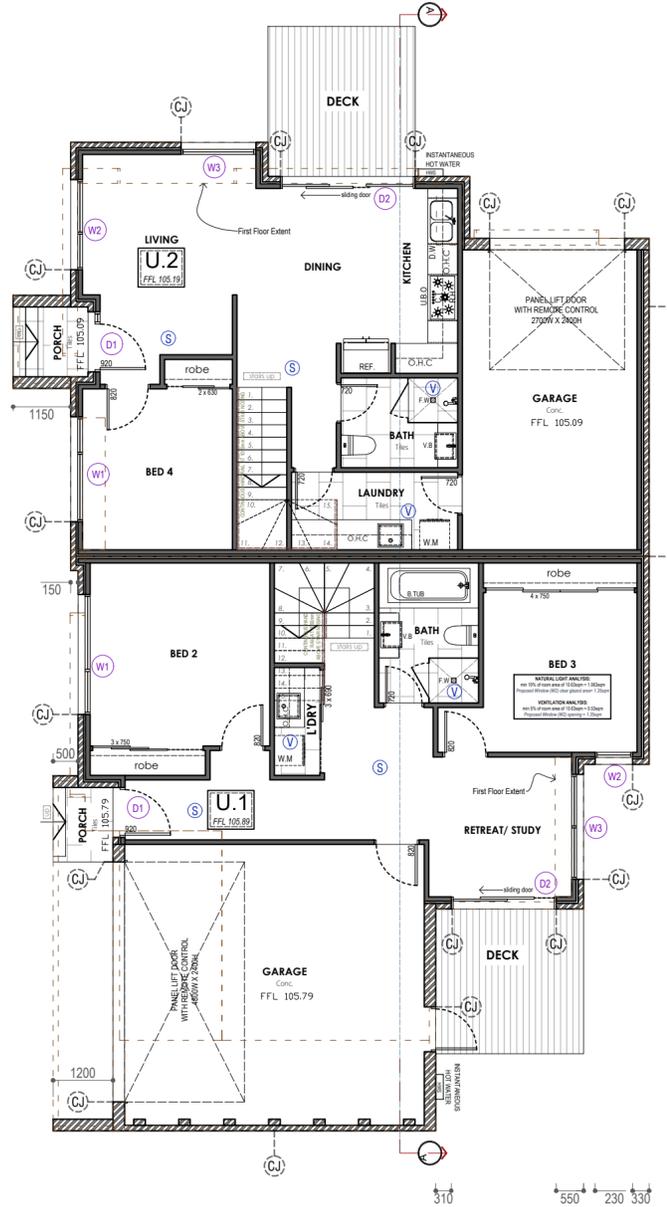
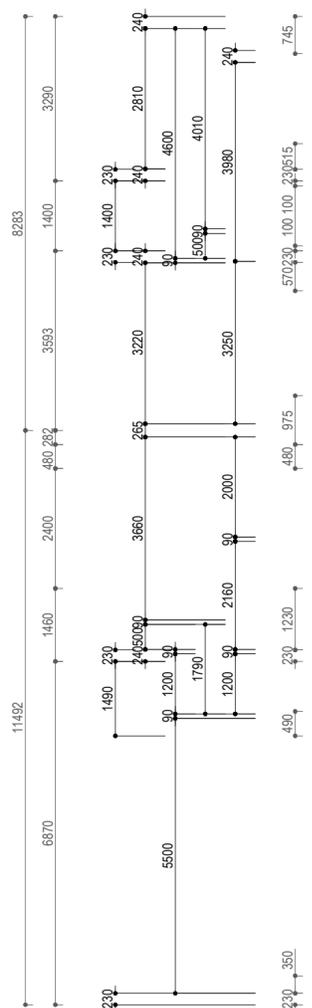
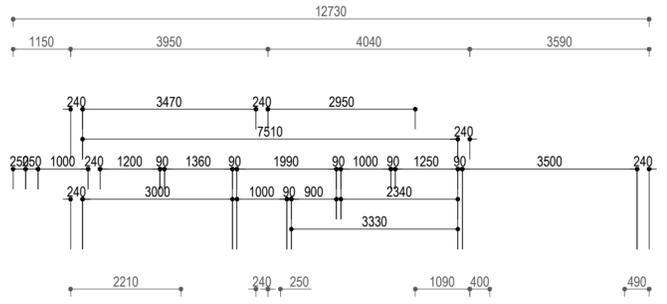
BUILDING AREA UNIT 1

GROUND FLOOR	67.10 sqm / 7.22 sq
FIRST FLOOR	80.21 sqm / 8.63 sq
GARAGE	36.71 sqm / 3.95 sq
BALCONY	8.58 sqm / 0.92 sq
PORCH	1.90 sqm / 0.27 sq
TOTAL	194.50 sqm / 20.94 sq

BUILDING AREA UNIT 2

GROUND FLOOR	62.02 sqm / 6.68 sq
FIRST FLOOR	78.65 sqm / 8.47 sq
GARAGE	23.76 sqm / 2.56 sq

PORCH	2.63 sqm / 0.28 sq
TOTAL	167.06 sqm / 17.98 sq



NOTE :
DIMENSIONS LOCATING WINDOWS ARE NOMINAL.

ALL INTERNAL DOOR HEIGHTS TO BE 2140mm. HIGH UNLESS OTHERWISE NOTED

DIMENSIONS FOR WALL SETOUT ARE NOMINAL & TO FACE OF STUDWORK

BULKHEADS & NIBS ARE NOMINAL SIZES ONLY

ALL GLASS TO CONFORM WITH AS1288-2016: GLASS IN BUILDINGS

ALL OPEN-ABLE UPPER FLOOR WINDOWS ARE TO BE RESTRICTED IN THEIR OPENING TO 125mm, WHEN LESS THAN 1.7m OFF THE FLOOR. NO OPEN-ABLE BEDROOM WINDOWS ARE PERMITTED LOWER THAN 865mm OFF THE FLOOR, UNLESS PROTECTED BY A DORMER BALUSTRADE OR EQUIVALENT

RAINWATER HEADS WITH OVERFLOWS ARE TO BE INSTALLED TO THE DOWNSTREAM OF ALL BOX GUTTERS IN ACCORDANCE WITH AS3500.3-2003

ALL Pliable BUILDING MEMBRANE WHERE INSTALLED IN EXTERNAL WALLS TO COMPLY WITH AS/NZS 4200.1 & TO BE INSTALLED IN ACCORDANCE WITH AS 4200.2 FOR CONDENSATION MANAGEMENT

WEEP HOLES TO BE PROVIDED IN ACCORDANCE WITH SECTION 4.7.2 OF AS 3700

ALL WET AREAS TO COMPLY AS.3740

ALL PLUMBING TO BE CONCEALED AS PER REQUIRED.

NOTE :
ALL SANITARY COMPARTMENTS TO COMPLY WITH CURRENT B.C.A PART 3.8.3.3

NOTE :
EXTERNAL EXTRACTION ON ALL RANGEHOOD

NOTE :
REF. CT. RH. WM. DW INDICATE POSITION ONLY.



GROUND FLOOR PLAN - UNIT 1 & 2
SCALE 1:100 ON A2

Working Drawing of Proposed Townhouse Developments
 Lot 767, 12 Koop Close Highton
 Client: Tuan Le
 Drawn: JW | Checked: 3 of 14
 Scale: 1:100 (A2) | Date: 07/07/25
 Job Number:
 2FORM CONSULTING
 P.O. Box 430 Yarraville VIC 3013 Ph: 9687 2585 Mob: 0419 585 604

V PROVIDE MECHANICAL VENTILATION TO BE DUCTED TO THE OUTSIDE AIR

FLOW RATE AND DISCHARGE OF EXHAUST SYSTEMS TO BE IN ACCORDANCE WITH NCC 2019 VOL.2 CLAUSE 3.8.7.3. ALL EXHAUST FANS IN BATHROOMS MUST ACHIEVE MIN 25 L/s FLOW RATE. KITCHEN RANGEHOOD TO ACHIEVE 50L/s

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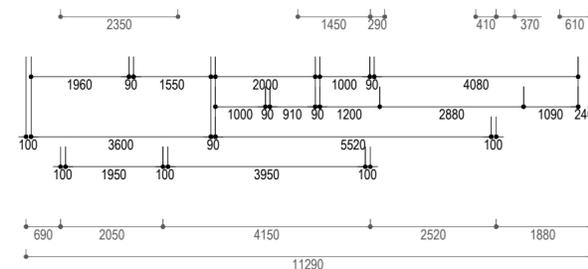
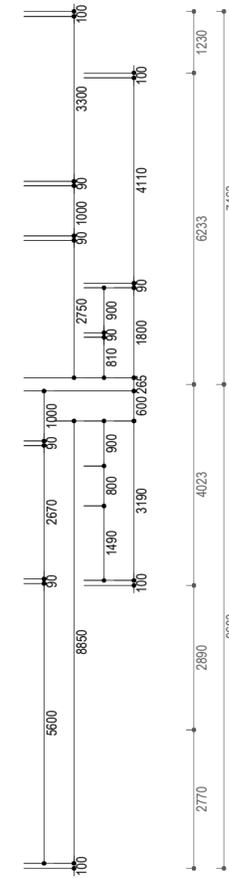
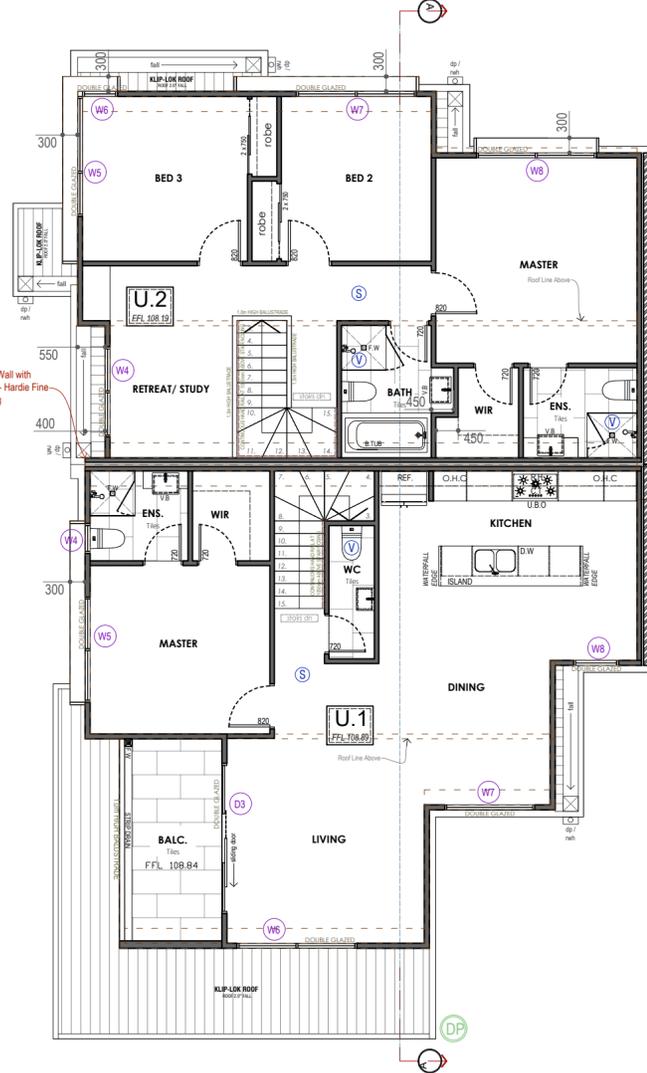
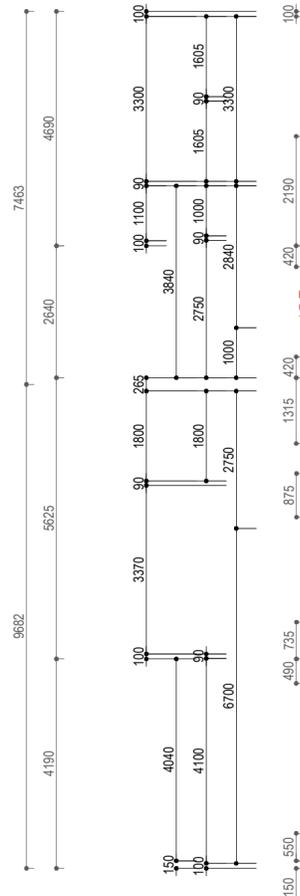
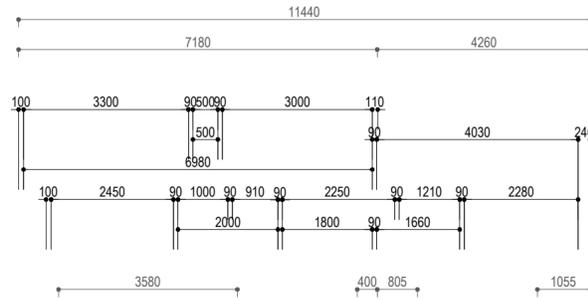
BUILDING AREA

BUILDING AREA UNIT 1

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FIRST FLOOR PLAN - UNIT 1 & 2

SCALE 1:100 ON A2

Working Drawing of Proposed Townhouse Developments
 Lot 767, 12 Koop Close Highton
 Client: Tuan Le

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V PROVIDE MECHANICAL VENTILATION TO BE DUCTED TO THE OUTSIDE AIR

FLOW RATE AND DISCHARGE OF EXHAUST SYSTEMS TO BE IN ACCORDANCE WITH NCC 2019 VOL.2 CLAUSE 3.8.7.3. ALL EXHAUST FANS IN BATHROOMS MUST ACHIEVE MIN 25 L/s FLOW RATE. KITCHEN RANGEHOOD TO ACHIEVE 50L/s

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LEGEND:

- SELECTED FLOOR TILING
- FLOOR WASTE
- DOWNPIPE
- RAINWATER HEAD
- CONSTRUCTION JOINT

BUILDING AREA

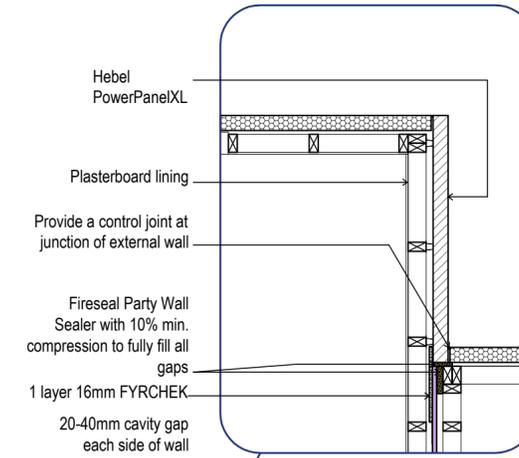
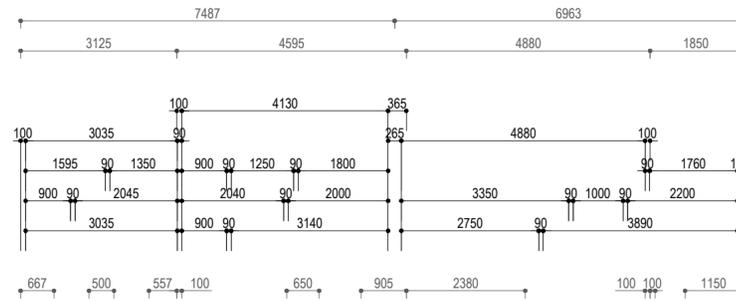
BUILDING AREA UNIT 3

GROUND FLOOR	77.28 sqm / 8.32 sq
FIRST FLOOR	86.19 sqm / 9.28 sq
GARAGE	23.42 sqm / 2.52 sq

PORCH	1.55 sqm / 0.17 sq
TOTAL	188.44 sqm / 22.28 sq

BUILDING AREA UNIT 4

GROUND FLOOR	80.27 sqm / 8.64 sq
FIRST FLOOR	76.76 sqm / 8.26 sq
GARAGE	23.54 sqm / 2.53 sq
BALCONY	8.89 sqm / 0.96 sq
PORCH	1.55 sqm / 0.17 sq
TOTAL	191.01 sqm / 20.56 sq



NOTE :

DIMENSIONS LOCATING WINDOWS ARE NOMINAL.

ALL INTERNAL DOOR HEIGHTS TO BE 2140mm. HIGH UNLESS OTHERWISE NOTED

DIMENSIONS FOR WALL SETOUT ARE NOMINAL & TO FACE OF STUDWORK

BULKHEADS & NIBS ARE NOMINAL SIZES ONLY

ALL GLASS TO CONFORM WITH AS1288-2016: GLASS IN BUILDINGS

ALL OPEN-ABLE UPPER FLOOR WINDOWS ARE TO BE RESTRICTED IN THEIR OPENING TO 125mm, WHEN LESS THAN 1.7m OFF THE FLOOR. NO OPEN-ABLE BEDROOM WINDOWS ARE PERMITTED LOWER THAN 865mm OFF THE FLOOR, UNLESS PROTECTED BY A DORMER BALUSTRADE OR EQUIVALENT

RAINWATER HEADS WITH OVERFLOWS ARE TO BE INSTALLED TO THE DOWNSTREAM OF ALL BOX GUTTERS IN ACCORDANCE WITH AS3500.3-2003

ALL Pliable BUILDING MEMBRANE WHERE INSTALLED IN EXTERNAL WALLS TO COMPLY WITH AS/NZS 4200.1 & TO BE INSTALLED IN ACCORDANCE WITH AS 4200.2 FOR CONDENSATION MANAGEMENT

WEEP HOLES TO BE PROVIDED IN ACCORDANCE WITH SECTION 4.7.2 OF AS 3700

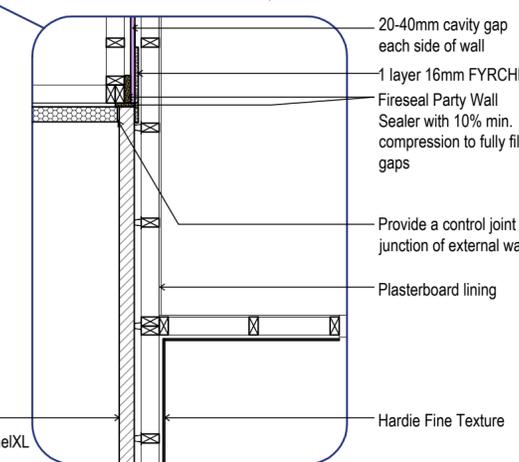
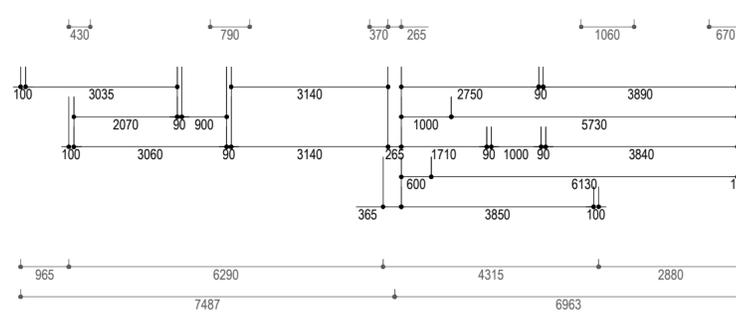
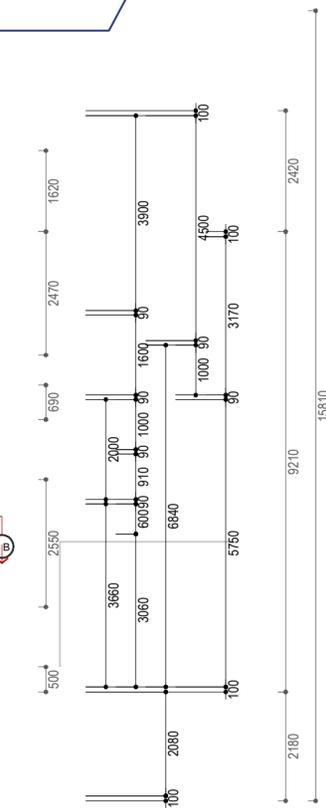
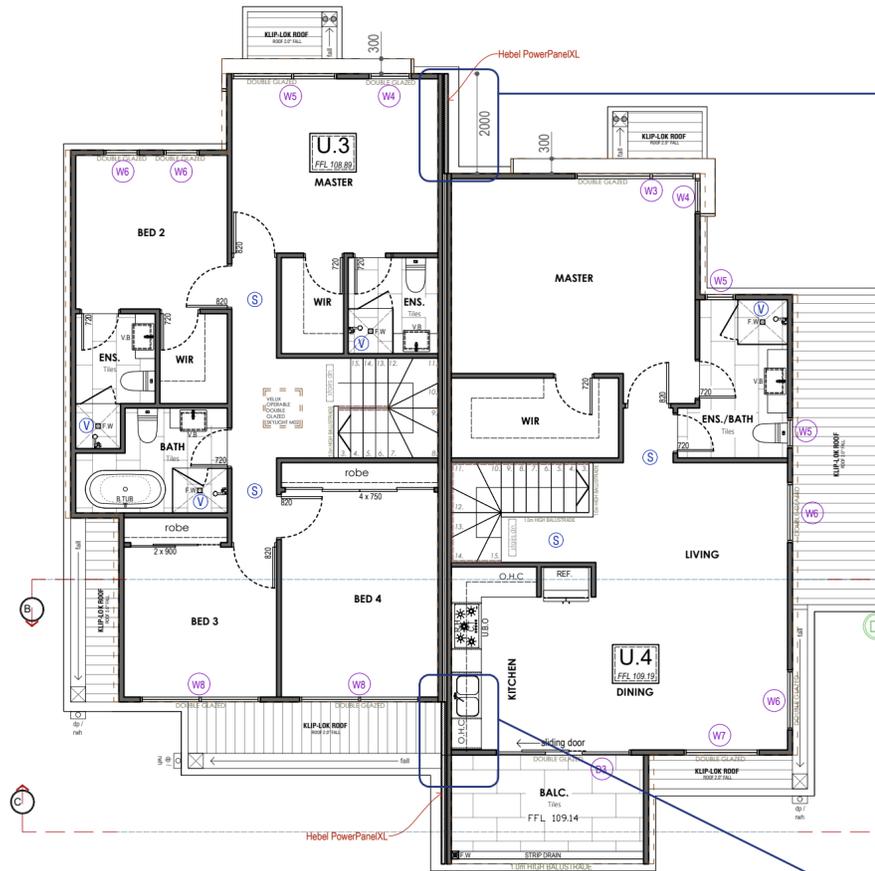
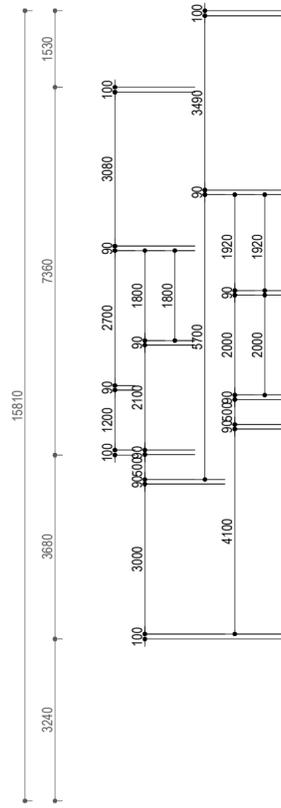
ALL WET AREAS TO COMPLY AS.3740

ALL PLUMBING TO BE CONCEALED AS PER REQUIRED.

NOTE :
ALL SANITARY COMPARTMENTS TO COMPLY WITH CURRENT B.C.A PART 3.8.3.3

NOTE :
EXTERNAL EXTRACTION ON ALL RANGEHOOD

NOTE :
REF. CT. RH. WM. DW INDICATE POSITION ONLY.



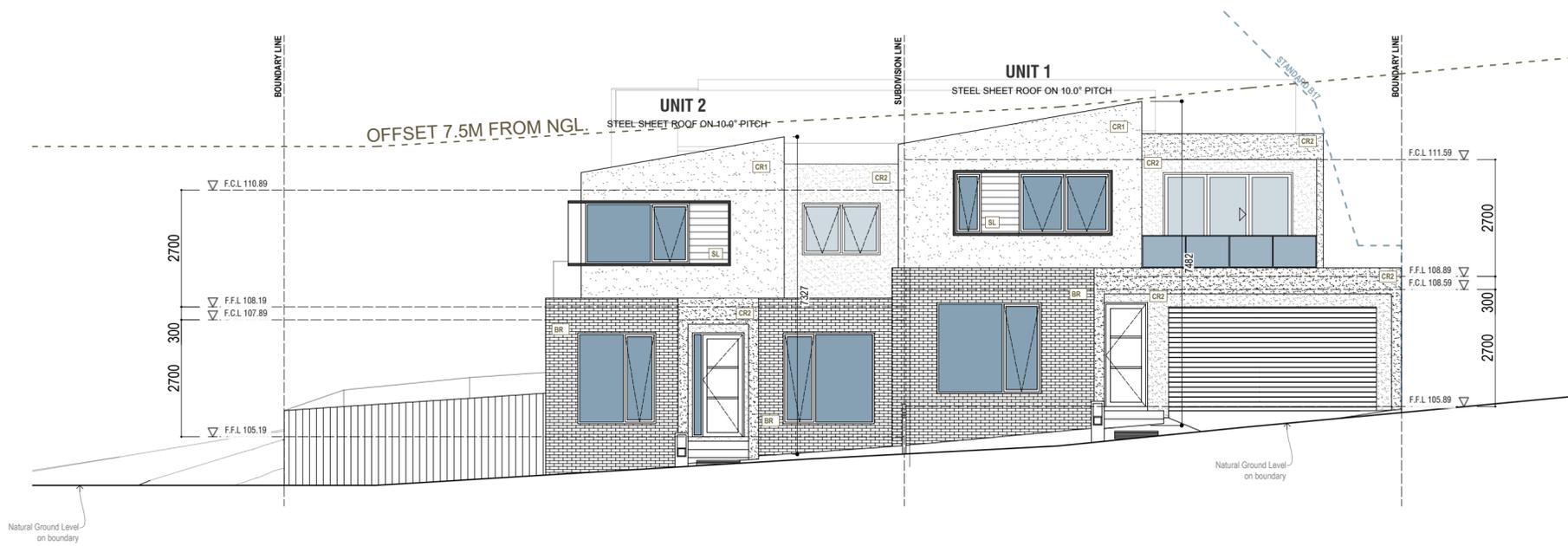
FIRST FLOOR PLAN - UNIT 3 & 4
SCALE 1:100 ON A2

Working Drawing of Proposed Townhouse Developments
Lot 767, 12 Koop Close Highton
Client: Tuan Le

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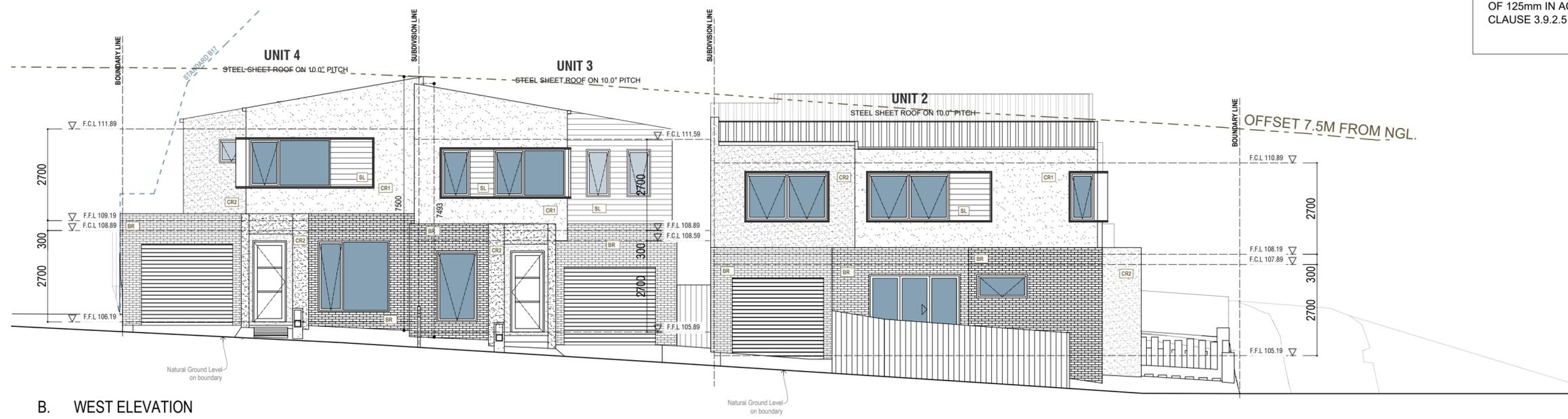


A. SOUTH ELEVATION

CODE	MATERIAL	COLOUR / TYPE
SL	SCYON LINEA	MONUMENT
CR1	CEMENT RENDER	SURFMIST <i>*Hardie Fine Texture for upper floor</i>
CR2	CEMENT RENDER	WOODLAND GREY <i>*Hardie Fine Texture for upper floor</i>
BR	SELECTED BRICKWORK	AUSTRAL HAWTHORN
Pd	PANEL LIFT DOOR	WALLABY
	DOOR - WINDOW	MONUMENT
	FASCIA - GUTTER	WOODLAND GREY

NOTE:
LEVELS SHOWN ARE TO THE AUSTRALIAN HEIGHT DATUM (AHD).

NOTE :
ALL FIRST FLOOR WINDOWS WITH OPENINGS AT A HEIGHT OF LESS THAN 1.7 METERS ABOVE FINISHED FLOOR LEVEL, MUST BE PERMANENTLY RESTRICTED TO A MAXIMUM OPENING OF 125mm IN ACCORDANCE WITH CLAUSE 3.9.2.5 OF THE BCA 2015 VOL. 2



B. WEST ELEVATION

ELEVATIONS
SCALE 1:100 ON A2

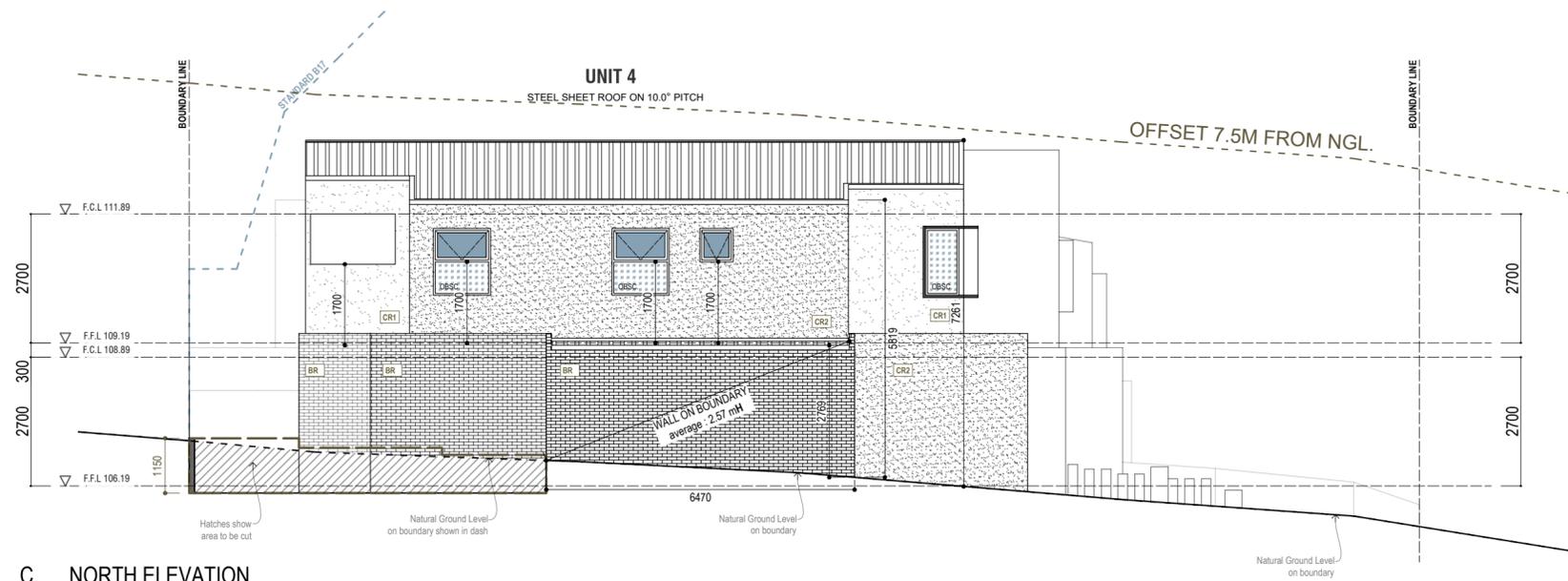
Working Drawing of Proposed Townhouse Developments

Lot 767, 12 Koop Close Highton Client: Tuan Le

Drawn: JW Checked: []
Page: 7 of 14
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C. NORTH ELEVATION

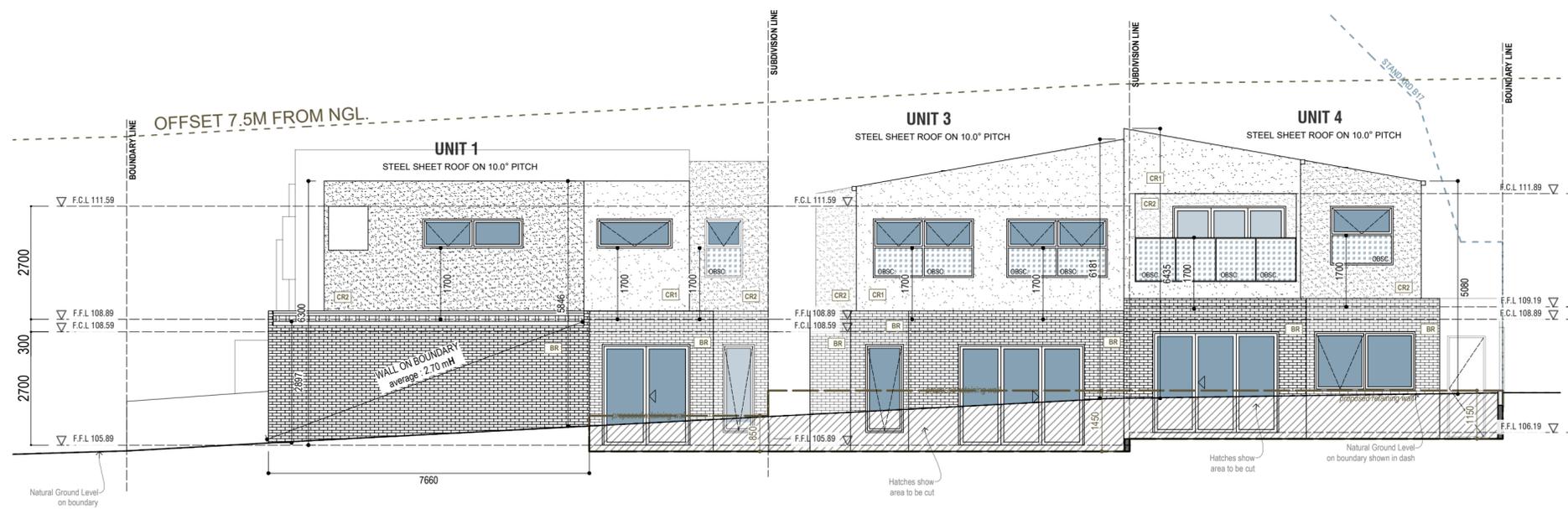
CODE	MATERIAL	COLOUR / TYPE
SL	SCYON LINEA	MONUMENT
CR1	CEMENT RENDER	SURFMIST <i>*Hardie Fine Texture for upper floor</i>
CR2	CEMENT RENDER	WOODLAND GREY <i>*Hardie Fine Texture for upper floor</i>
BR	SELECTED BRICKWORK	AUSTRAL HAWTHORN
Pd	PANEL LIFT DOOR	WALLABY
	DOOR - WINDOW	MONUMENT
	FASCIA - GUTTER	WOODLAND GREY

NOTE:

LEVELS SHOWN ARE TO THE AUSTRALIAN HEIGHT DATUM (AHD).

NOTE :

ALL FIRST FLOOR WINDOWS WITH OPENINGS AT A HEIGHT OF LESS THAN 1.7 METERS ABOVE FINISHED FLOOR LEVEL, MUST BE PERMANENTLY RESTRICTED TO A MAXIMUM OPENING OF 125mm IN ACCORDANCE WITH CLAUSE 3.9.2.5 OF THE BCA 2015 VOL. 2



D. EAST ELEVATION

ELEVATIONS
SCALE 1:100 ON A2

Working Drawing of Proposed Townhouse Developments
Lot 767, 12 Koop Close
Highton

Client: Tuan Le

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TIMBER SCHEDULE

* FOR ALL TIMBER SIZES REFER TO
TIMBER FRAMING MANUAL AS 1684

WALLING:

BOTTOM PLATES	90x45 MGP10	SINGLE STOREY / UPPER FLOOR
TOP PLATES	90x45 MGP10	
BOTTOM PLATES	90x45 MGP12	GROUND FLOOR ON MULTI LEVEL
TOP PLATES	90x45 MGP12	
RIBBON PLATES	2x90x35 MGP10 EXTERNAL LOAD BEARING WALLS ONLY	
STUDS	90x45 MGP10 @ MAX. 600 ctrs.	
JAMB STUDS	90x70 F5 OR 2/90x35	
NOGGINGS	70x35 MERCH	

PROVIDE METAL TENSION BRACING TO ALL WALLING
USE STRUCTURAL MASONITE WHERE METAL BRACE NOT PRACTICAL.

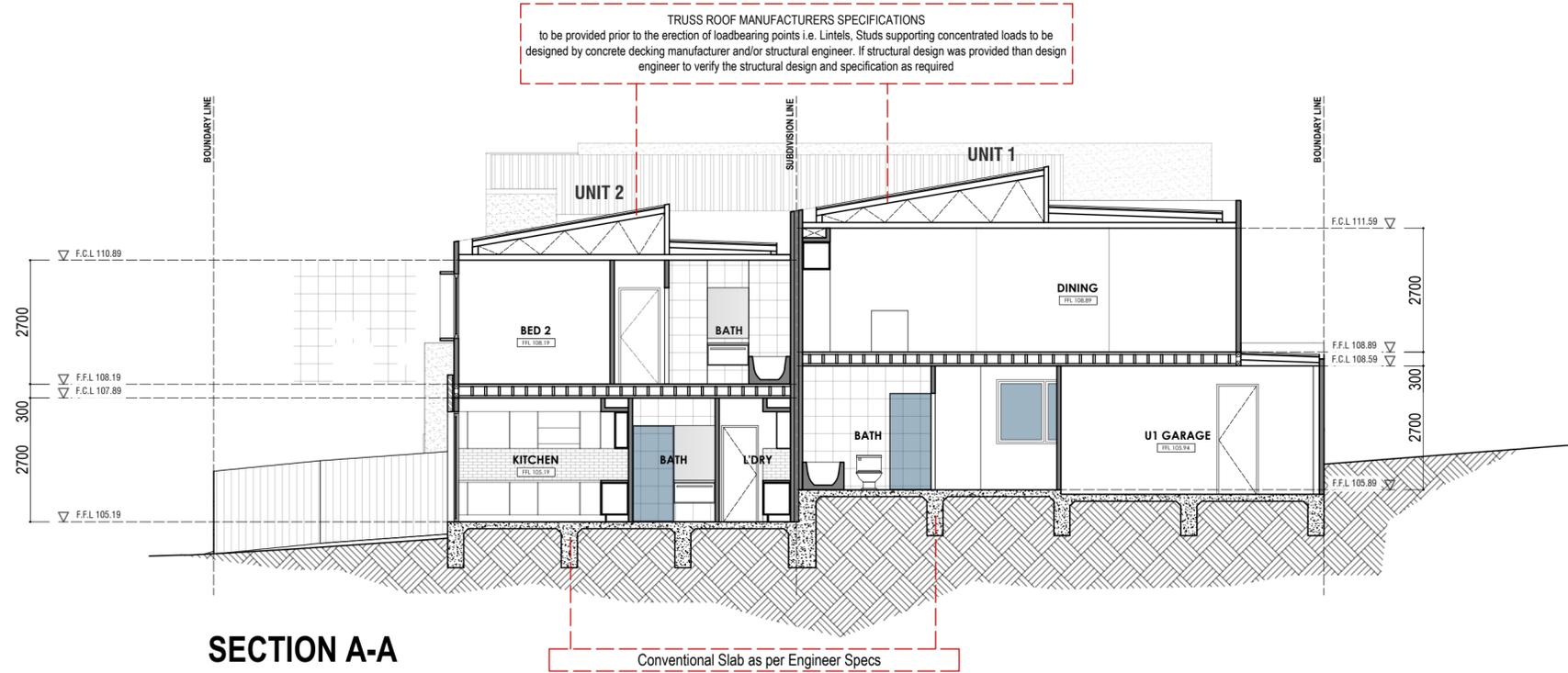
ROOFING:

NOTE: CONCRETE DECKING ROOF TO
MANUFACTURERS SPECIFICATIONS

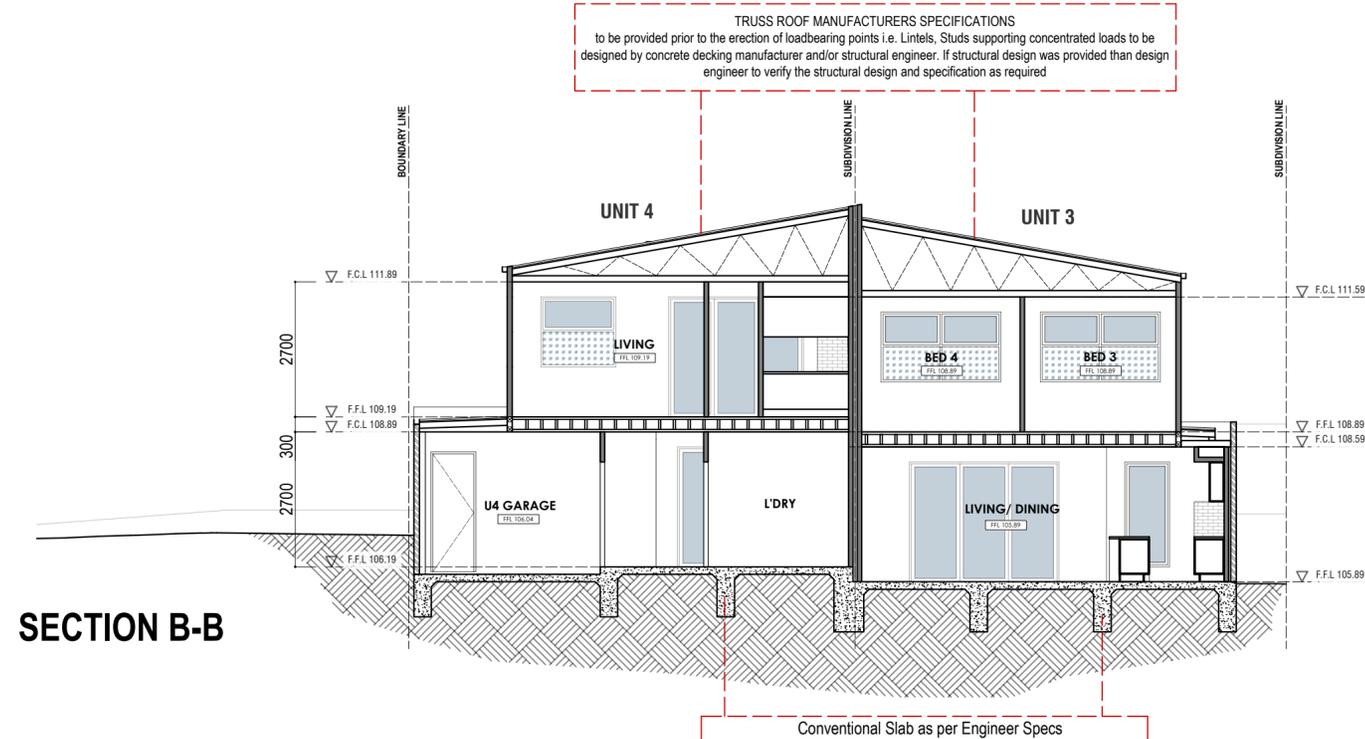
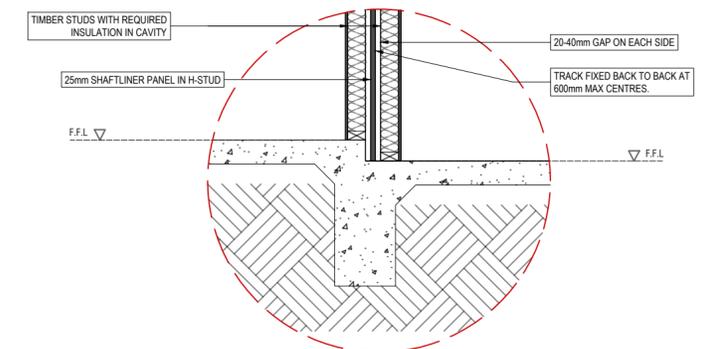
LINTELS:

LINTELS AS PER A.S 1684.

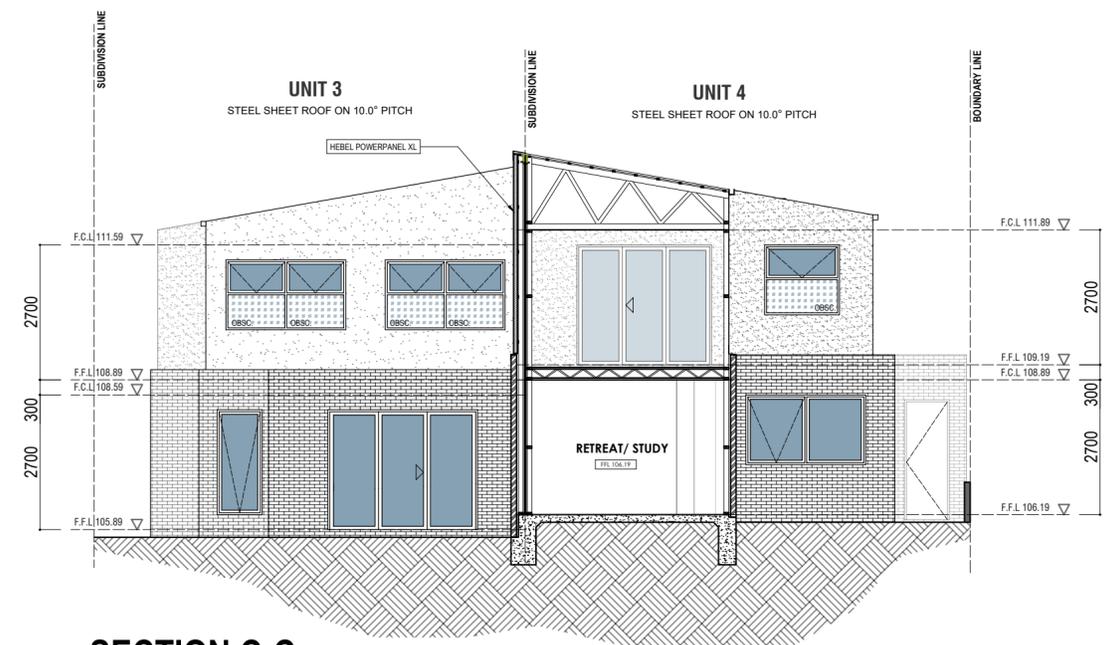
OPENINGS TO 600mm	90x35 F5
OPENINGS TO 1400mm	140x35 F7
OPENINGS TO 2100mm	190x35 F7
OPENINGS TO 2700mm	240x45 F17



SECTION A-A



SECTION B-B



SECTION C-C

SECTION & DETAILS

SCALE 1:100 ON A2

Working Drawing of Proposed Townhouse Developments

Lot 767, 12 Koop Close
Highton

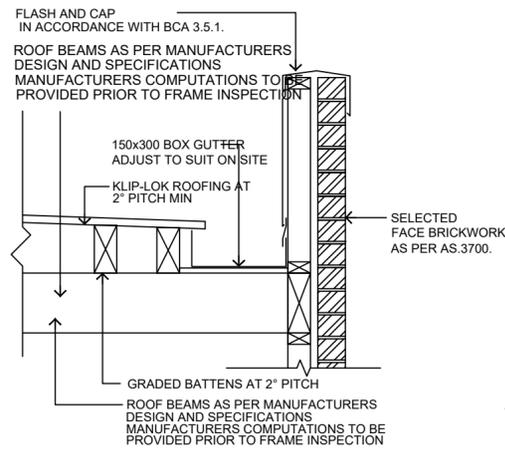
Client:
Tuan Le

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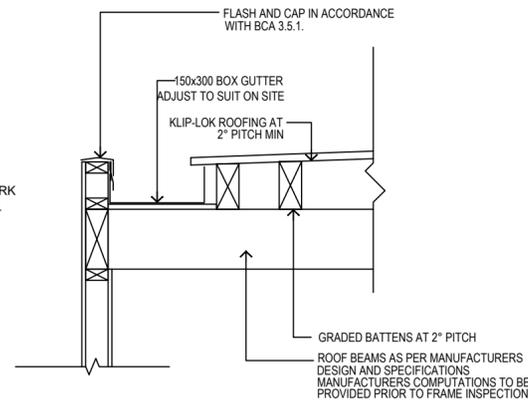
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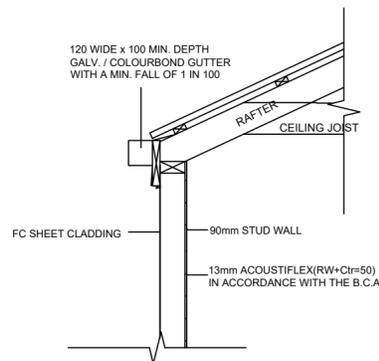
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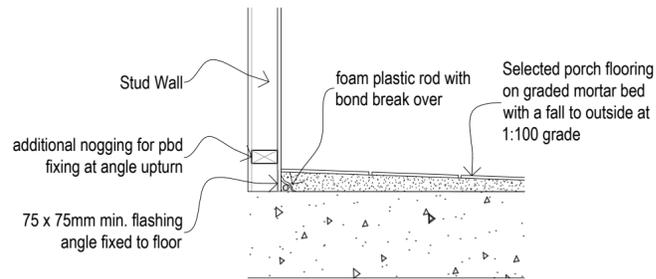
BOX GUTTER (TYPICAL)
SCALE 1:20 on A2



BOX GUTTER (TYPICAL)
SCALE 1:20 on A2



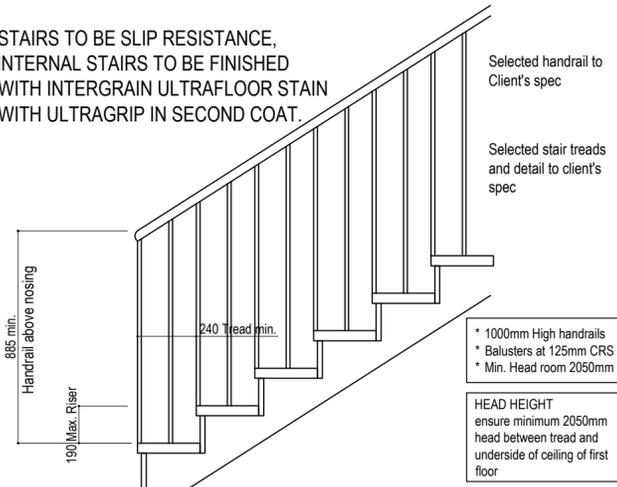
BOX GUTTER (TYPICAL)
SCALE 1:20 on A2



Builder to ensure all waterproofing products are fit for purpose. Builder must seek additional approval for any alternate methods or applications

ALL PORCH AREAS TO BE WATERPROOFED IN ACCORDANCE WITH AS.4654

STAIRS TO BE SLIP RESISTANCE, INTERNAL STAIRS TO BE FINISHED WITH INTERGRAIN ULTRAFLOOR STAIN WITH ULTRAGRIP IN SECOND COAT.



STAIR DETAIL (TYPICAL)
SCALE 1:20 on A2

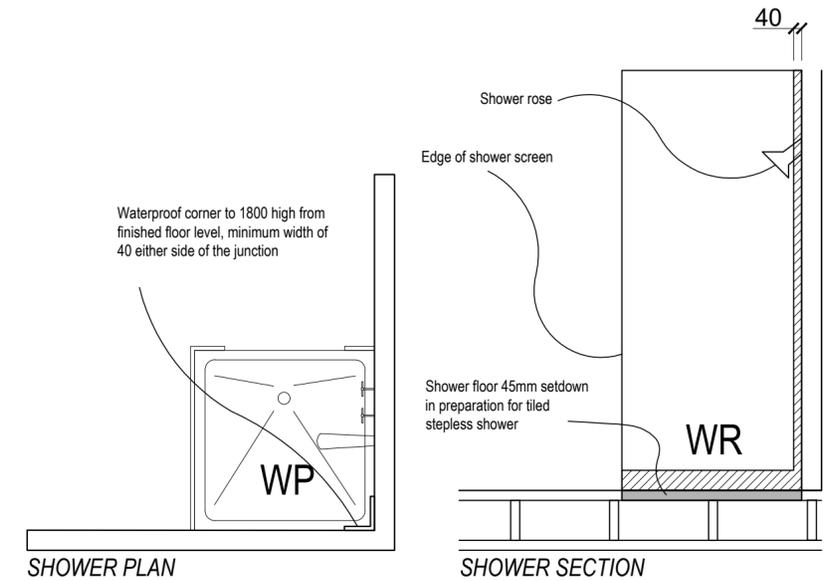
SLIP RESISTANCE FOR STAIRS & LANDINGS

STAIRWAY TREADS SHALL HAVE:-

- A SURFACE FINISH OR COVERING WITH SLIP RESISTANCE RATING IN ACCORDANCE WITH AS 4586 OR,
- NOSING STRIPS IN ACCORDANCE WITH AS 4586.

LANDING SHALL HAVE:-

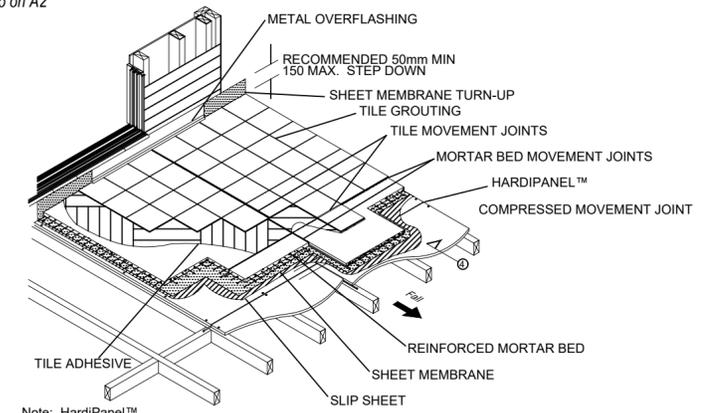
- A FLOOR SURFACE WITH SLIP RESISTANCE RATING IN ACCORDANCE WITH AS 4586 OR,
- A STRIP AT THE EDGE OF THE LANDING WITH SLIP RESISTANCE RATING IN ACCORDANCE WITH AS 4586.



SHOWER PLAN

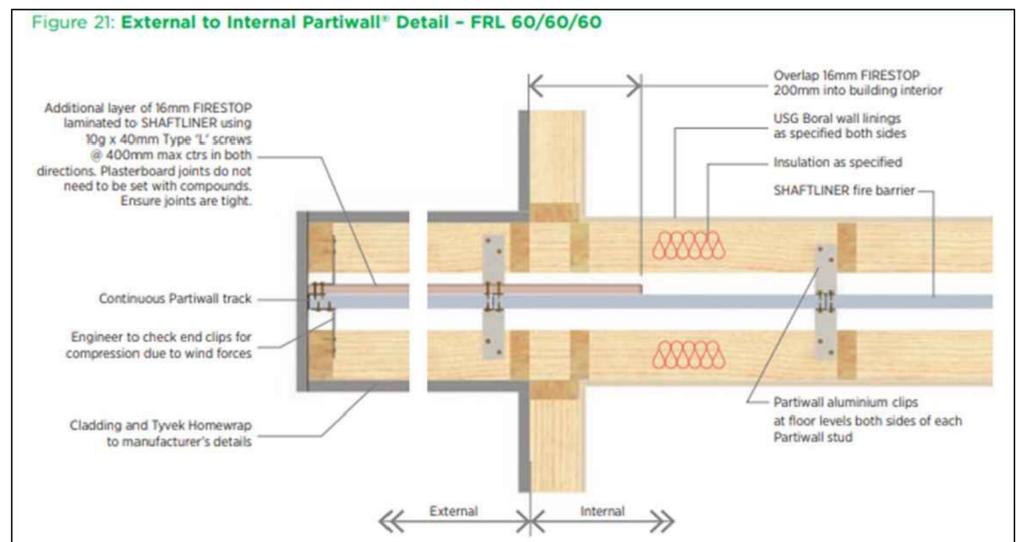
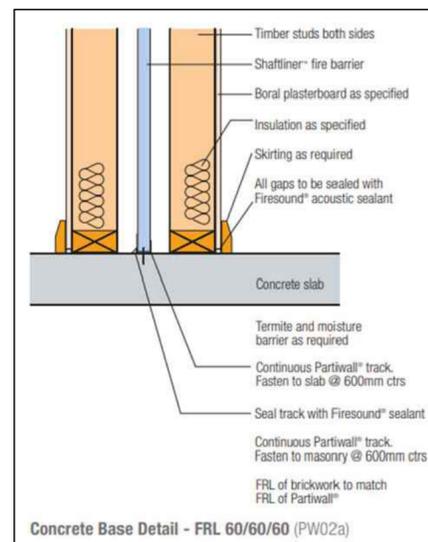
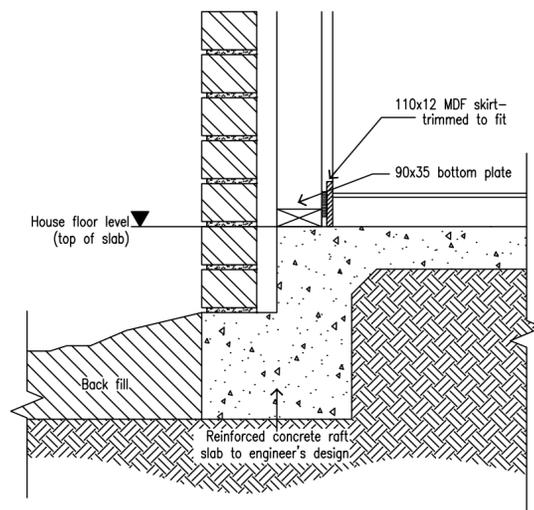
SHOWER SECTION

WATERPROOFING DETAIL (SHOWER)
SCALE 1:25 on A2



WATERPROOFING DETAIL

NOT TO SCALE ALL BALCONY AREAS TO BE WATERPROOFED IN ACCORDANCE WITH AS.4654



DETAILS
SCALE 1:100 ON A2

Working Drawing of Proposed Townhouse Developments

Lot 767, 12 Koop Close Highton

Client: Tuan Le

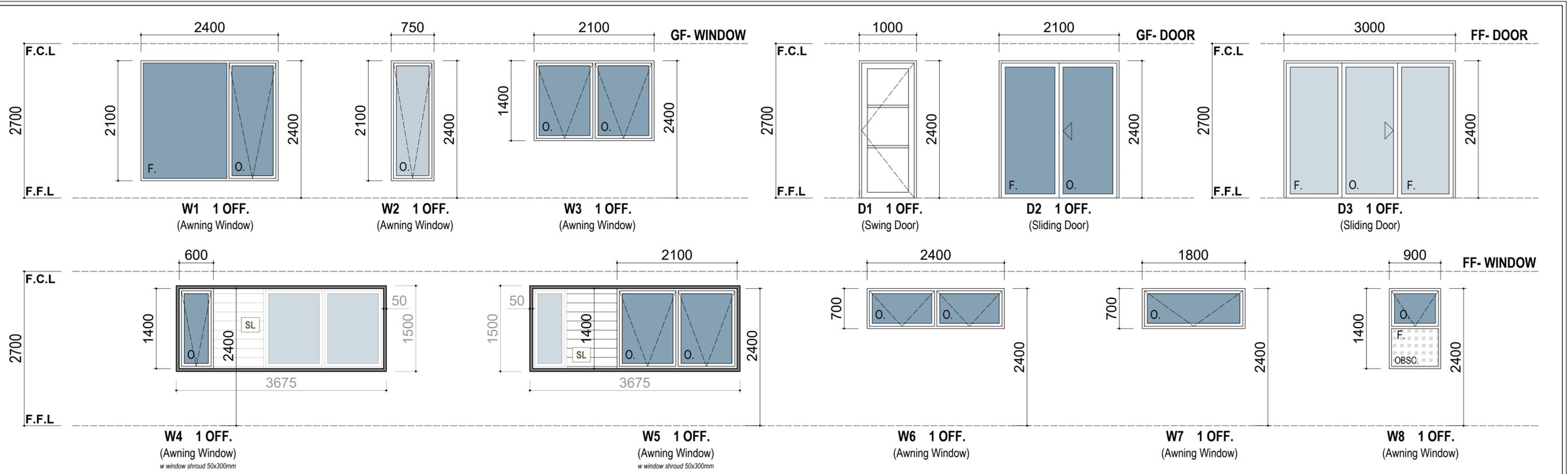
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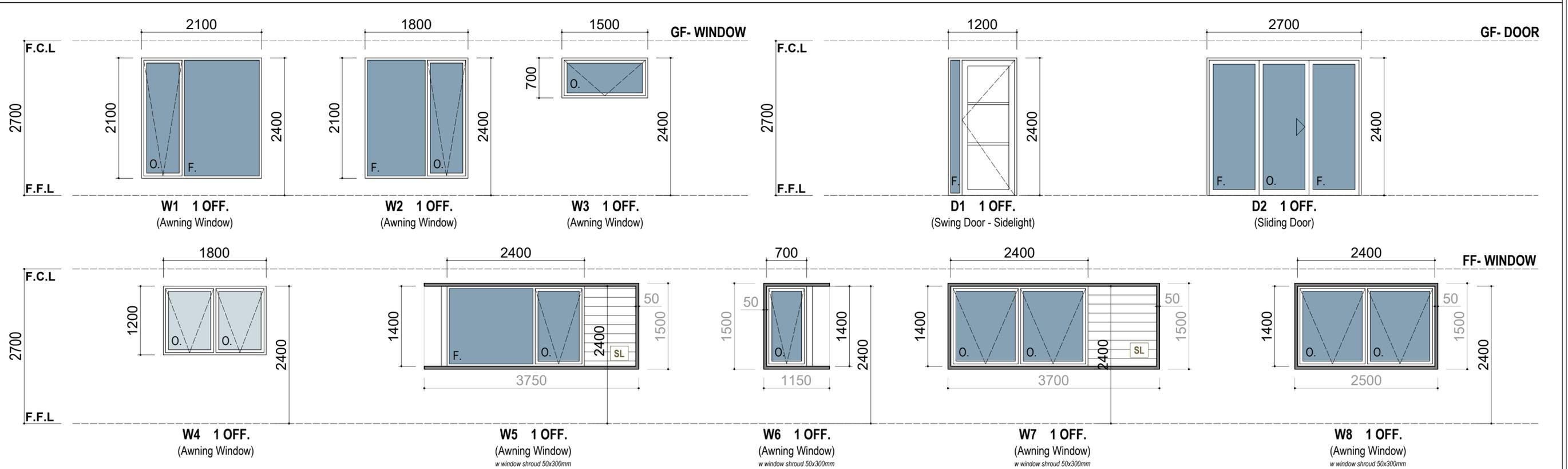
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Page: 10 of 14
Scale: 1:100 (A2) | Date: 07/07/25
Job Number:



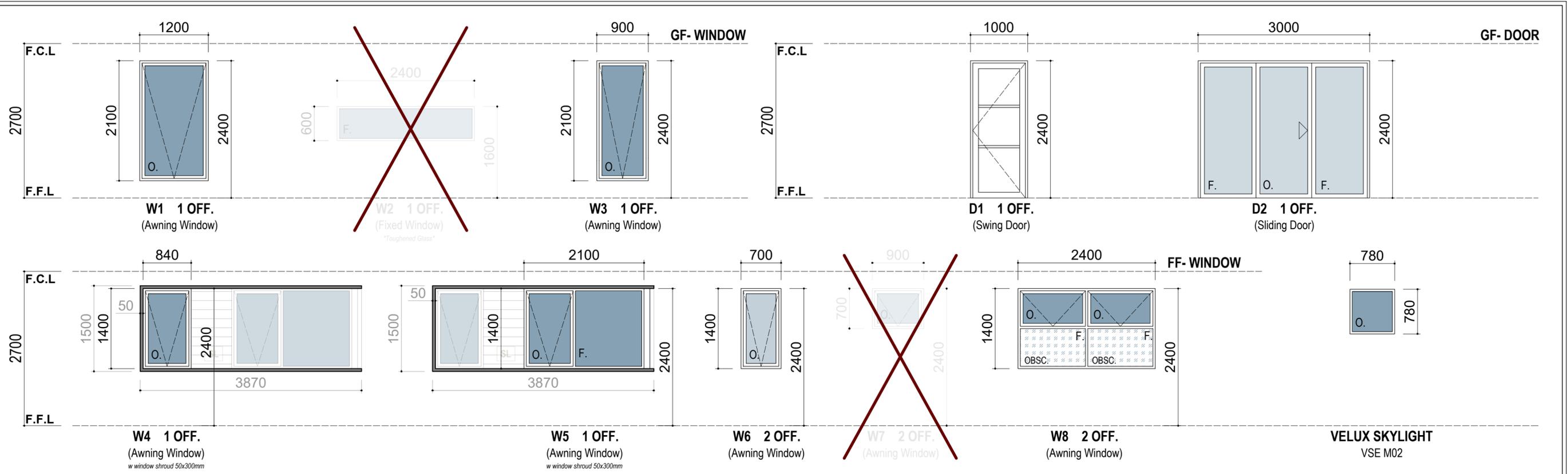
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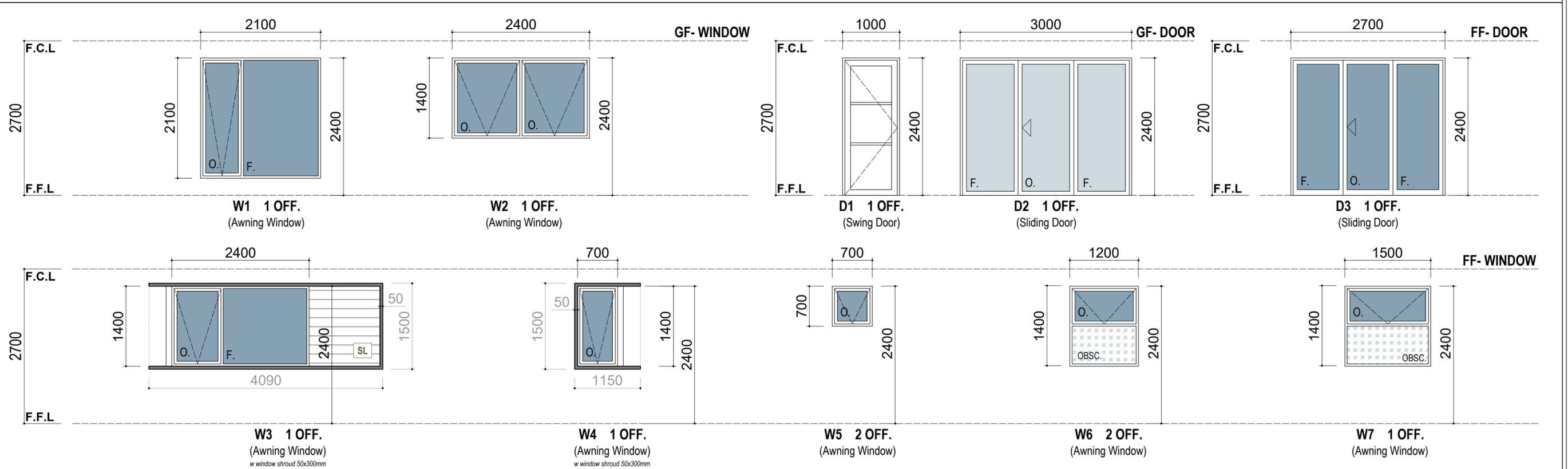
EXTERNAL DOORS & WINDOWS SCHEDULE - UNIT 1
SCALE 1:50 ON A2



EXTERNAL DOORS & WINDOWS SCHEDULE - UNIT 2
SCALE 1:50 ON A2



EXTERNAL DOORS & WINDOWS SCHEDULE - UNIT 3
SCALE 1:50 ON A2

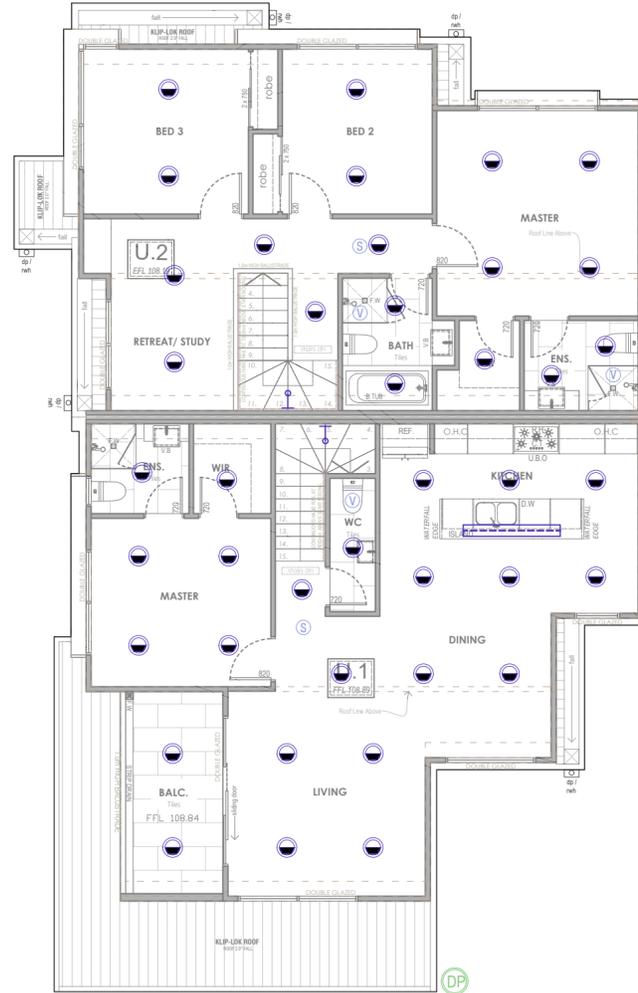


EXTERNAL DOORS & WINDOWS SCHEDULE - UNIT 4
SCALE 1:50 ON A2

MEASUREMENTS ARE APPROXIMATE ONLY. POINTS WILL BE PLACED AS CLOSE AS POSSIBLE TO LOCATION ON PLAN



GROUND FLOOR



FIRST FLOOR

ELECTRICAL LEGEND - POSITIONS INDICATIVE ONLY (RELATING TO FLOORS ON THIS SHEET ONLY)		
	DOUBLE G.P.O. 300 HIGH	W - Weatherproof
	DOUBLE G.P.O. 1100 HIGH	AB - Above Bench
	GARAGE DOOR REMOTE G.P.O.	UB - Under Bench
	EXHAUST FAN	
	SMOKE ALARM	
	T.V.	
	DATA / TELEPHONE	
	DOOR BELL / INTERCOM	
	INTERCOM MONITOR	
	ALARM KEYPAD	
	THERMOSTAT	
	HEATING AND COOLING POINTS	
	METER BOX	
	GAS METER	
	HOT WATER SYSTEM	
	600 SINGLE FLOURESCENT WITH OPAL DIFFUSER	
	600 DOUBLE FLOURESCENT WITH OPAL DIFFUSER	
	IXL TASTIC HEATER/FANLIGHTS	
	PENDANT / CHANDELIER	
	9W LED DOWNLIGHT	
	WALL MOUNTED LIGHT / LIGHT ON THE SIDE OF STAIRS THREAD	
	FLOOD LIGHT	
	LED STRIP LIGHTING (RECESSED)	
	LED TRACK FEATURE LIGHTING	
	UP LIGHT / SPOTLIGHT (embedded in slab or deck or landscape)	
	BOLLARD LIGHT	
	LIGHT SWITCH	

PROPOSED UNIT 1

LIVING AREA : 162.64 sqm
 MAXIMUM ALLOWED WATT USAGE : 813.20 WATT
 INTERNAL LIGHTS : 36 of 9 Watt LED Downlights = 324 Watt
 1 of 36 Watt Fluorescent Light = 36 Watt
 TOTAL WATT USAGE = 360 WATT

EXTERNAL AREA : 23.20 sqm
 MAXIMUM ALLOWED WATT USAGE : 92.80 WATT
 EXTERNAL LIGHTS : 5 of 9 Watt LED Downlights = 45 Watt
 TOTAL WATT USAGE = 45 WATT

PROPOSED UNIT 2

LIVING AREA : 143.85 sqm
 MAXIMUM ALLOWED WATT USAGE : 719.25 WATT
 INTERNAL LIGHTS : 31 of 9 Watt LED Downlights = 279 Watt
 1 of 36 Watt Fluorescent Light = 36 Watt
 TOTAL WATT USAGE = 315 WATT

EXTERNAL AREA : 34.17 sqm
 MAXIMUM ALLOWED WATT USAGE : 136.68 WATT
 EXTERNAL LIGHTS : 3 of 9 Watt LED Downlights = 27 Watt
 TOTAL WATT USAGE = 27 WATT

ARTIFICIAL LIGHTING PLAN - UNIT 1 & 2

SCALE 1:100 ON A2

Working Drawing of Proposed Townhouse Developments
 Lot 767, 12 Koop Close
 Highton

Client: Tuan Le

Drawn: JW
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 Date: 07/07/25

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 Mob: 0419 585 604

MEASUREMENTS ARE APPROXIMATE ONLY. POINTS WILL BE PLACED AS CLOSE AS POSSIBLE TO LOCATION ON PLAN



GROUND FLOOR



FIRST FLOOR

ELECTRICAL LEGEND - POSITIONS INDICATIVE ONLY (RELATING TO FLOORS ON THIS SHEET ONLY)		
	DOUBLE G.P.O. 300 HIGH	W - Weatherproof
	DOUBLE G.P.O. 1100 HIGH	AB - Above Bench
	GARAGE DOOR REMOTE G.P.O.	UB - Under bench
	EXHAUST FAN	
	SMOKE ALARM	
	T.V.	
	DATA / TELEPHONE	
	DOOR BELL / INTERCOM	
	INTERCOM MONITOR	
	ALARM KEYPAD	
	THERMOSTAT	
	HEATING AND COOLING POINTS	
	METER BOX	
	GAS METER	
	HOT WATER SYSTEM	
	600 SINGLE FLOURESCENT WITH OPAL DIFFUSER	
	600 DOUBLE FLOURESCENT WITH OPAL DIFFUSER	
	IXL TASTIC HEATER/FANLIGHTS	
	PENDANT / CHANDELIER	
	9W LED DOWNLIGHT	
	WALL MOUNTED LIGHT / LIGHT ON THE SIDE OF STAIRS THREAD	
	FLOOD LIGHT	
	LED STRIP LIGHTING (RECESSED)	
	LED TRACK FEATURE LIGHTING	
	UP LIGHT / SPOTLIGHT (embedded in slab or deck or landscape)	
	BOLLARD LIGHT	
	LIGHT SWITCH	

PROPOSED UNIT 3

LIVING AREA : 163.91 sqm
 MAXIMUM ALLOWED WATT USAGE : 819.55 WATT
 INTERNAL LIGHTS : 37 of 9 Watt LED Downlights = 333 Watt
 1 of 36 Watt Fluorescent Light = 36 Watt
 TOTAL WATT USAGE = 369 WATT

EXTERNAL AREA : 29.07 sqm
 MAXIMUM ALLOWED WATT USAGE : 116.28 WATT
 EXTERNAL LIGHTS : 3 of 9 Watt LED Downlights = 27 Watt
 TOTAL WATT USAGE = 27 WATT

PROPOSED UNIT 4

LIVING AREA : 159.70 sqm
 MAXIMUM ALLOWED WATT USAGE : 798.50 WATT
 INTERNAL LIGHTS : 35 of 9 Watt LED Downlights = 315 Watt
 1 of 36 Watt Fluorescent Light = 36 Watt
 TOTAL WATT USAGE = 351 WATT

EXTERNAL AREA : 40.49 sqm
 MAXIMUM ALLOWED WATT USAGE : 161.96 WATT
 EXTERNAL LIGHTS : 5 of 9 Watt LED Downlights = 45 Watt
 TOTAL WATT USAGE = 45 WATT

ARTIFICIAL LIGHTING PLAN - UNIT 3 & 4

SCALE 1:100 ON A2

Working Drawing of Proposed Townhouse Developments
 Lot 767, 12 Koop Close Highton
 Client: Tuan Le

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