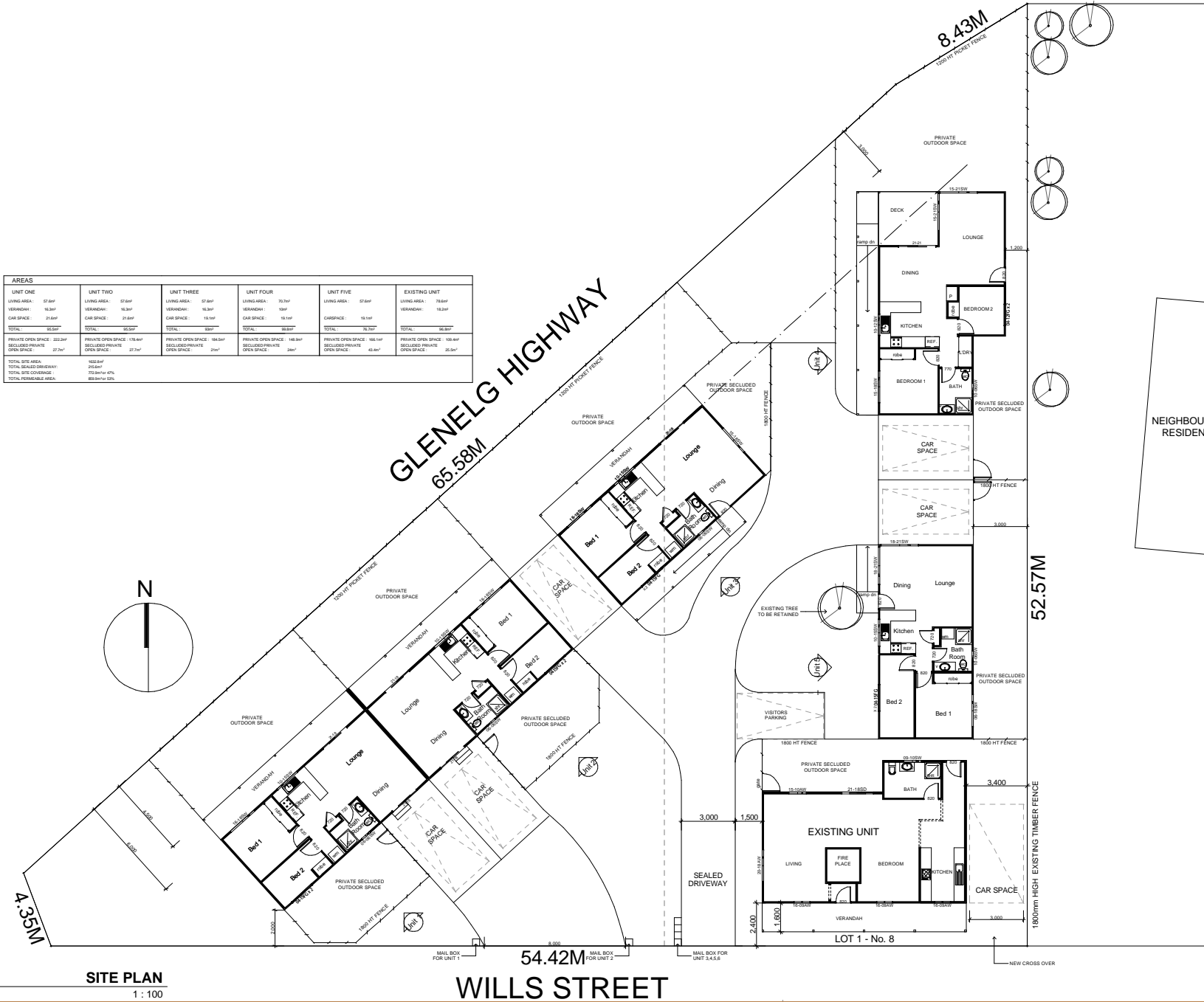


AREAS						
UNIT ONE	UNIT TWO	UNIT THREE	UNIT FOUR	UNIT FIVE	EXISTING UNIT	
LIVING AREA: 57.60 ^m ²	LIVING AREA: 57.60 ^m ²	LIVING AREA: 57.60 ^m ²	LIVING AREA: 57.60 ^m ²	LIVING AREA: 57.60 ^m ²	LIVING AREA: 78.80 ^m ²	
VERANDAH: 18.30 ^m ²	VERANDAH: 18.30 ^m ²	VERANDAH: 18.30 ^m ²	VERANDAH: 18.30 ^m ²	VERANDAH: 18.30 ^m ²	VERANDAH: 18.30 ^m ²	
CAR SPACE: 21.60 ^m ²	CAR SPACE: 21.60 ^m ²	CAR SPACE: 21.60 ^m ²	CAR SPACE: 18.10 ^m ²	CARSPACE: 18.10 ^m ²		
TOTAL: 97.50^m²	TOTAL: 97.50^m²	TOTAL: 97.50^m²	TOTAL: 94.00^m²	TOTAL: 94.00^m²	TOTAL: 115.40^m²	
PRIVATE OPEN SPACE: 22.20 ^m ²	PRIVATE OPEN SPACE: 178.80 ^m ²	PRIVATE OPEN SPACE: 184.50 ^m ²	PRIVATE OPEN SPACE: 148.80 ^m ²	PRIVATE OPEN SPACE: 166.10 ^m ²	PRIVATE OPEN SPACE: 158.80 ^m ²	
SECLUDED PRIVATE OPEN SPACE: 27.70 ^m ²	SECLUDED PRIVATE OPEN SPACE: 27.70 ^m ²	SECLUDED PRIVATE OPEN SPACE: 27.70 ^m ²	SECLUDED PRIVATE OPEN SPACE: 27.70 ^m ²	SECLUDED PRIVATE OPEN SPACE: 40.60 ^m ²	SECLUDED PRIVATE OPEN SPACE: 35.50 ^m ²	
TOTAL SITE AREA: 182.80^m²	182.80^m²	182.80^m²	182.80^m²	182.80^m²	182.80^m²	
TOTAL SEALED DRIVEWAY: 214.80^m²	214.80^m²	214.80^m²	214.80^m²	214.80^m²	214.80^m²	
TOTAL SITE COVERAGE: 77.90^m² (42%)	77.90^m² (42%)	77.90^m² (42%)	77.90^m² (42%)	77.90^m² (42%)	77.90^m² (42%)	
TOTAL PERMEABLE AREA: 86.80^m² (48%)	86.80^m² (48%)	86.80^m² (48%)	86.80^m² (48%)	86.80^m² (48%)	86.80^m² (48%)	



SITE PLAN
1 : 100

LOT 1 - No. 8
WILLS STREET

GENERAL NOTES

- § All works in accordance with the Building Act Regulations Building Code of Australia & relevant Australian Standards.
- § All works are to comply with local authority requirements. The owner is responsible to ensure compliance with any covenants and/or section 17.2 agreements, including design & development overlays, specified on the title.
- § Every part of the building must be built in a proper & workmanlike manner to achieve the required level of performance using materials that are not faulty or unsuitable for the purpose for which they are intended.
- § Given dimensions to be used in preference to scaled. All dimensions & levels to be site checked & verified before commencing any works.
- § All works are to be in accordance with approved energy rating report & endorsed plans. Insulation to be installed in accordance with BCA 07 Part 3.1.2 & as per the approved energy rating report.
- § All wet areas are to be waterproofed in accordance with BCA 07 Part 3.8.1 & AS 3740-2004.
- § All glazing is to comply with BCA Part 3.6 AS 1288-2006 & AS 2047-1999.
- § Smoke detectors are to be installed in accordance with BCA 07 Part 3.7.2 & AS 3786-1993.
- § WIC door to be readily removable from outside as per BCA 07 Part 3.8.3.3. Removable hinges shown on plan.
- § Ensure termite protection to works in accordance with AS 3660.1 & AS 2801.8 as required by local authorities.
- § Structural steel members are to be in accordance with BCA 07 Part 3.4.4. Provide corrosion protection as per table 3.4.4.2.
- § Masonry accessories including brickwork ties as per BCA 07 part 3.3.3.
- § Stair construction & balustrades are to comply with BCA 07 Part 3.9. Riser (R) 190mm maximum & 115mm minimum. Going (G) 240mm minimum & 355mm maximum. 2 R + G = 700mm maximum & 550mm minimum. All steps to have a non-slip finish or a suitable non-slip strip near the edge of nosings.
- § Balustrades are to be minimum 1000mm height where level is more than 1m above surface beneath. Balustrades must be 60mm above the nosing of a stair. The maximum gap between the steps & balustrade s is 125mm. A wire balustrade must comply with BCA 07 Part 3.9.2.3(f) & table 3.9.2.1.
- § Site drainage is to be in accordance with BCA 07 Part 3.1.2. The stormwater drainage system is to comply with AS/NZS 3500.3.2 or AS/NZS 3500.5. Connect 90mm diam class 6 UPVC pipework to council approved legal point of discharge.
- § Gutters & down pipes to comply with BCA 07 Part 3.5.2. Spacing of downpipes not to exceed 12m & to be within 1.2 of valley gutters or have overflow provision.
- § Flashings are to be installed as required by BCA 07
- § Rainhead with overflow to be in accordance with AS 3500.5
- § Galleries:
100 x 100 up to 2100 opening
150 x 100 up to 3300 opening



STEEL & TIPPETT
BUILDING DESIGNERS

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Building Consultants

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Project:
Unit Development
Crm Glenelg Hwy & Wills Street
Dunkeld
Client:
Mr J. Hewett

WORKING DRAWINGS

Revision	Date	Scale:	Designed:
as shown		PRT	
Drawn by:	Date:	Checked by:	Date:
DT	August 2007	PRT	August 2007
Sheet No.:	JOB No.:		
1 OF 2	07 - 112		