



Amend No Date	Detail	By

GENERAL
 All dimensions, site and soil conditions to be verified on site, by builder, prior to ordering or placing any materials. All work shall conform to the National Construction Code of Australia.
 Do Not scale drawings. This drawing is Copyright.
WALL THICKNESS
 External Brick Veneer walls - 240mm
 Internal Stud walls - 90mm (unless otherwise stated)
WEATHER STRIPS
 Weather strip to all external hinged doors.
DOORS
 Doors shall be 820 x 2340 unless noted otherwise. Bathroom, En Suite and Toilets shall have 720 x 2340 doors.

CLIENT
 Paul & Latoya Dawson

PROJECT
 Proposed New Home
 28 Romano Drive
 Pyalong

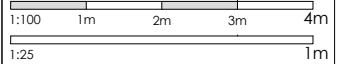
DATE
 March 2022

DRAWN
 E. Lamont

DESIGN
 Client

CHECKED
 B. Mactier

SCALE
 1:100 @ A3 Sheet



Print in Colour

REGISTRATION NUMBERS
 VIC CDP-AD 56576

DRAWING TITLE
 Floor Plan

SHEET NUMBER
 TP 1 of 3

JOB NUMBER
 24052

Bruce Mactier & Associates P/L trading as

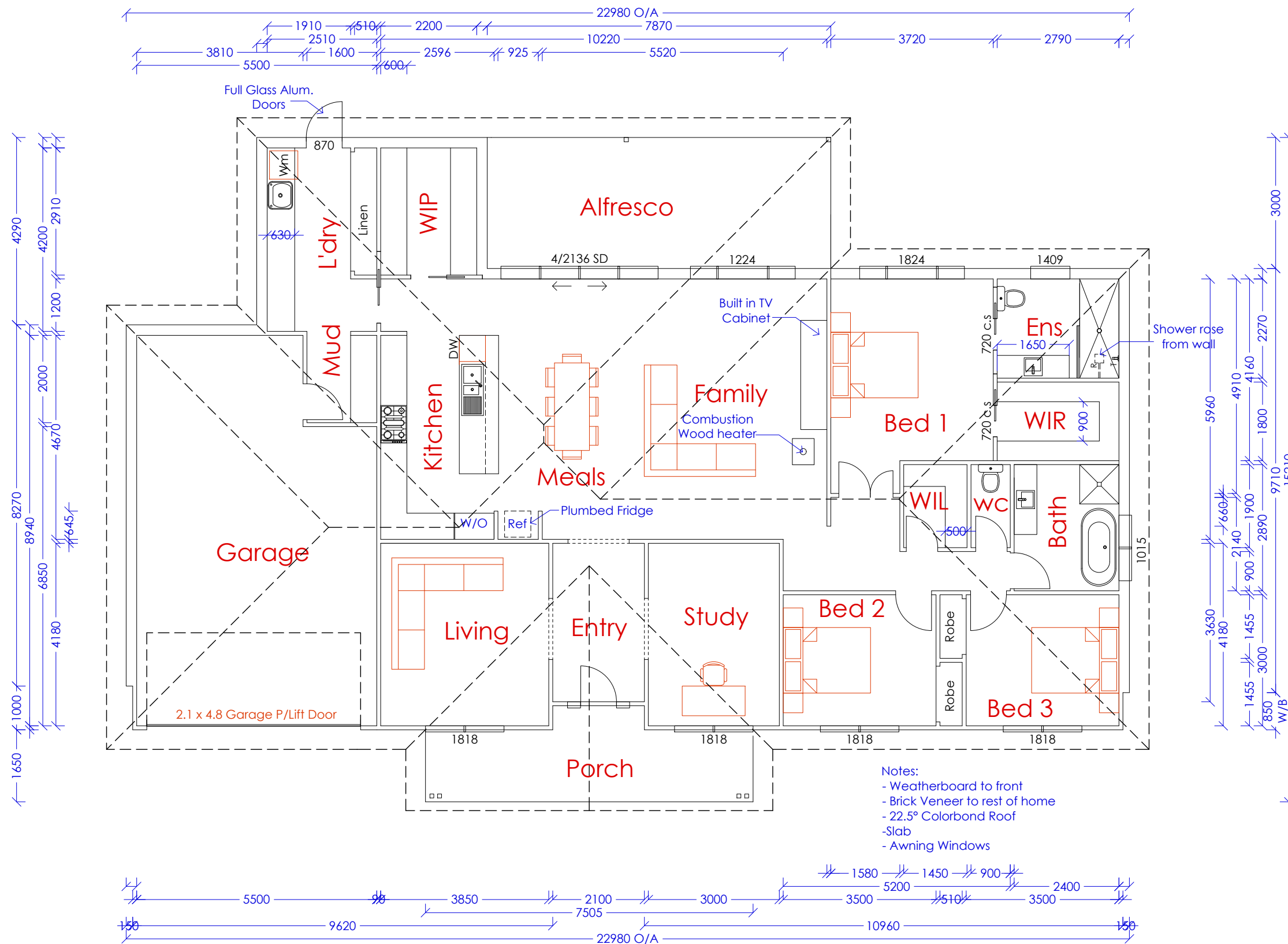


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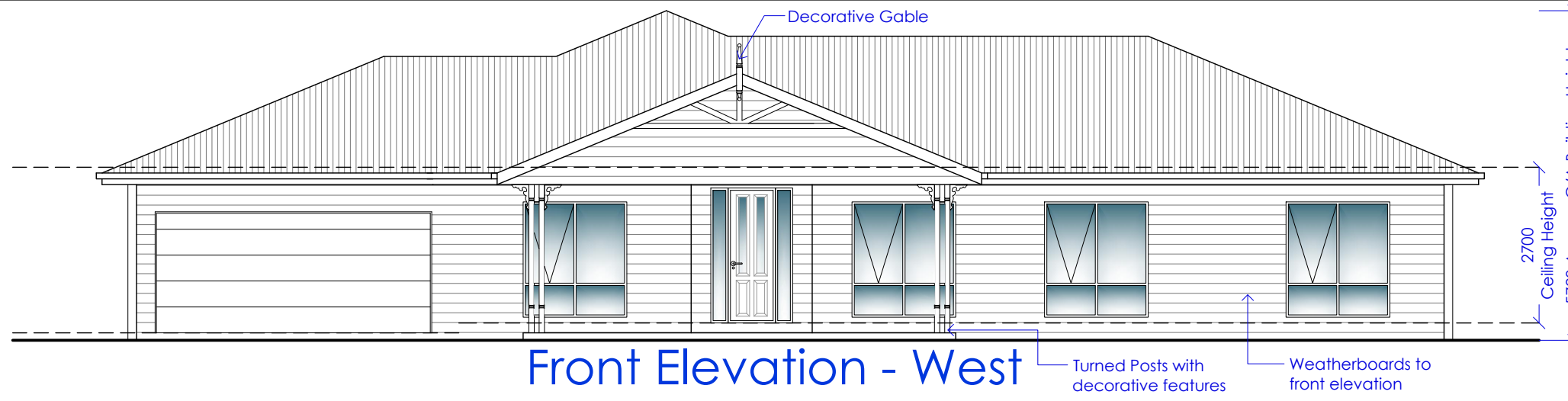
(03) 58 221 255
 admin@brucemactier.com
 www.brucemactier.com.au

Floor Plan

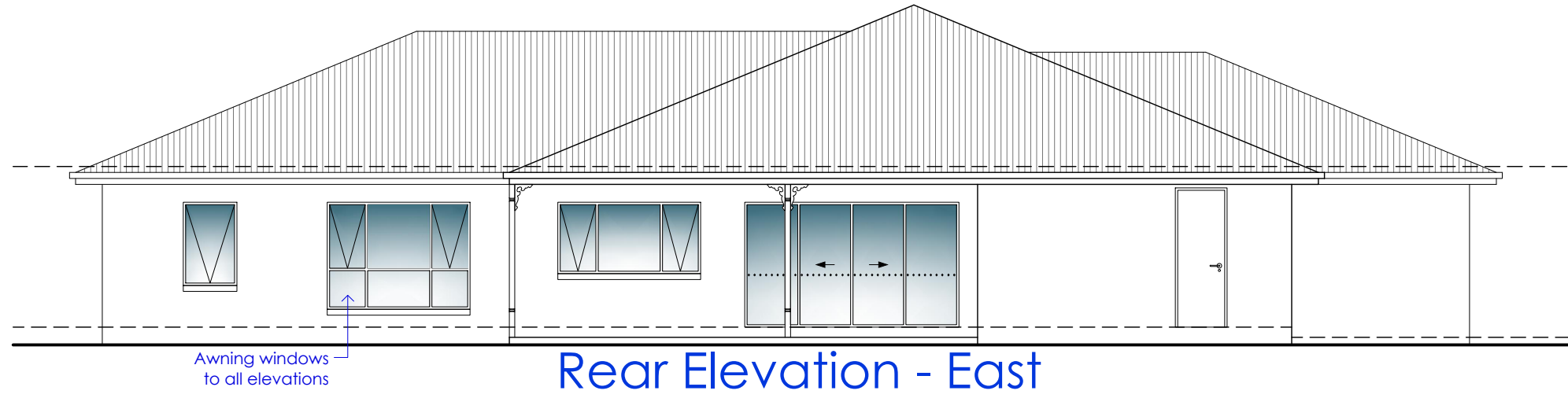


Living Area	203.68m ²	21.92 SQ'S
Alfresco Area	24.09m ²	2.59 SQ'S
SUB-TOTAL AREA	227.77m²	24.52 SQ'S
Garage Area	49.25m ²	5.30 SQ'S
Portico Area	13.54m ²	1.46 SQ'S
TOTAL FLOOR AREA	290.56m²	31.28 SQ'S

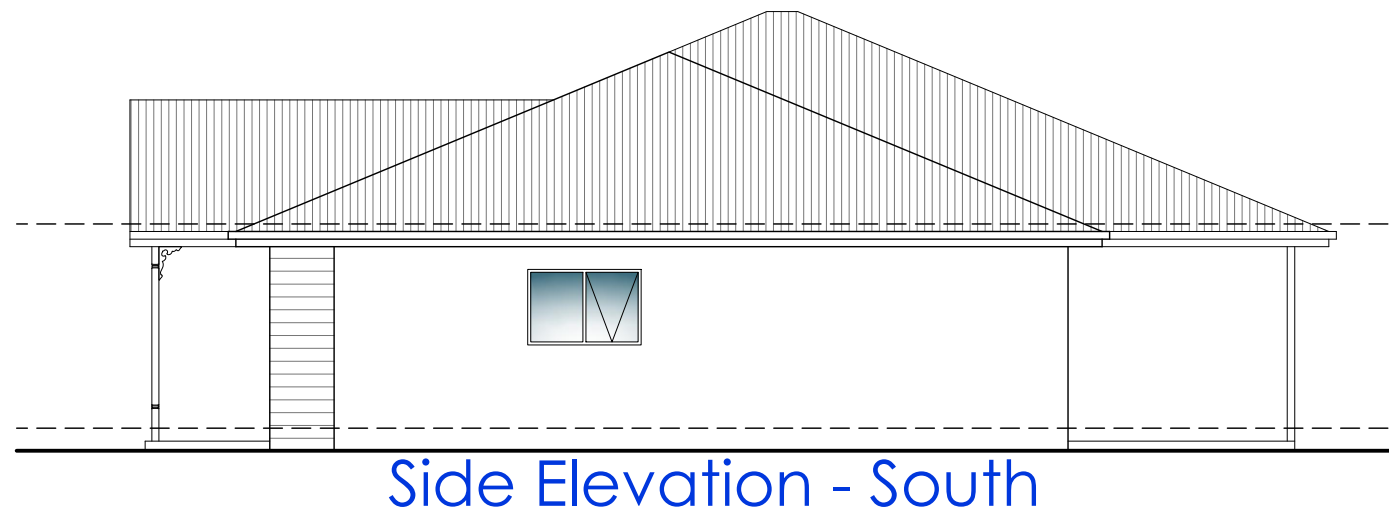
Proposed Floor Plan



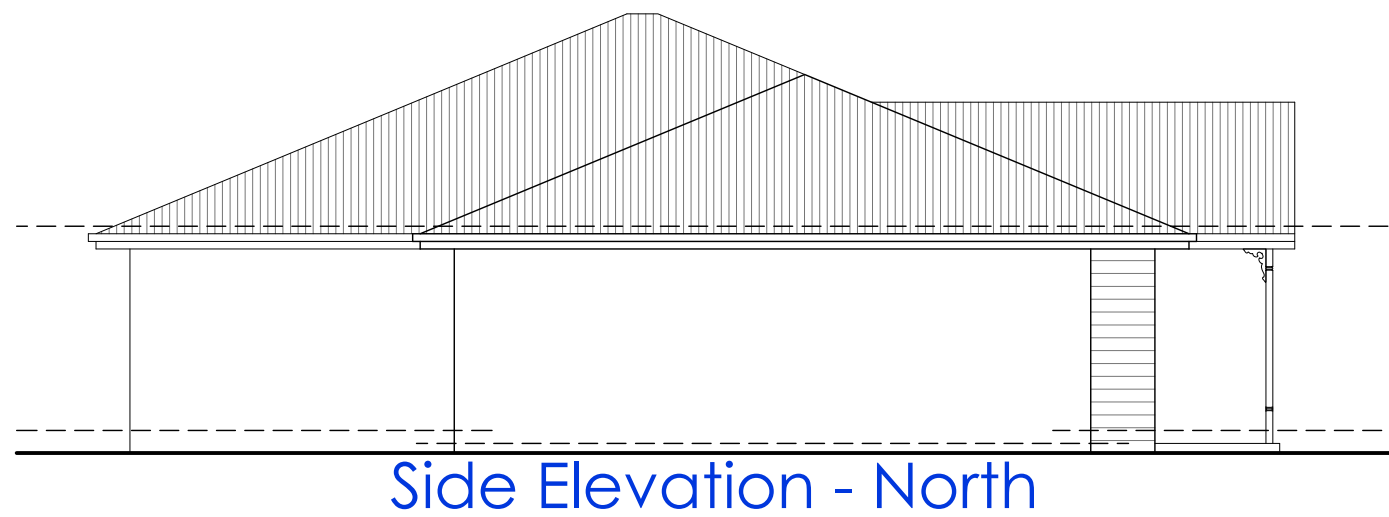
Front Elevation - West



Rear Elevation - East



Side Elevation - South



Side Elevation - North

Issue Date
Version 4 - 09/06/2022
 Drawing Status
Preliminary Not For Construction

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 Paul & Latoya Dawson
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 Proposed New Home
 28 Romano Drive
 Pylong

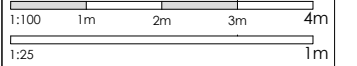
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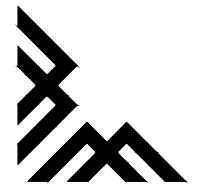
REGISTRATION NUMBERS
 VIC CDP-AD 56576

DRAWING TITLE
 Elevations

SHEET NUMBER
 TP 2 of 3

JOB NUMBER
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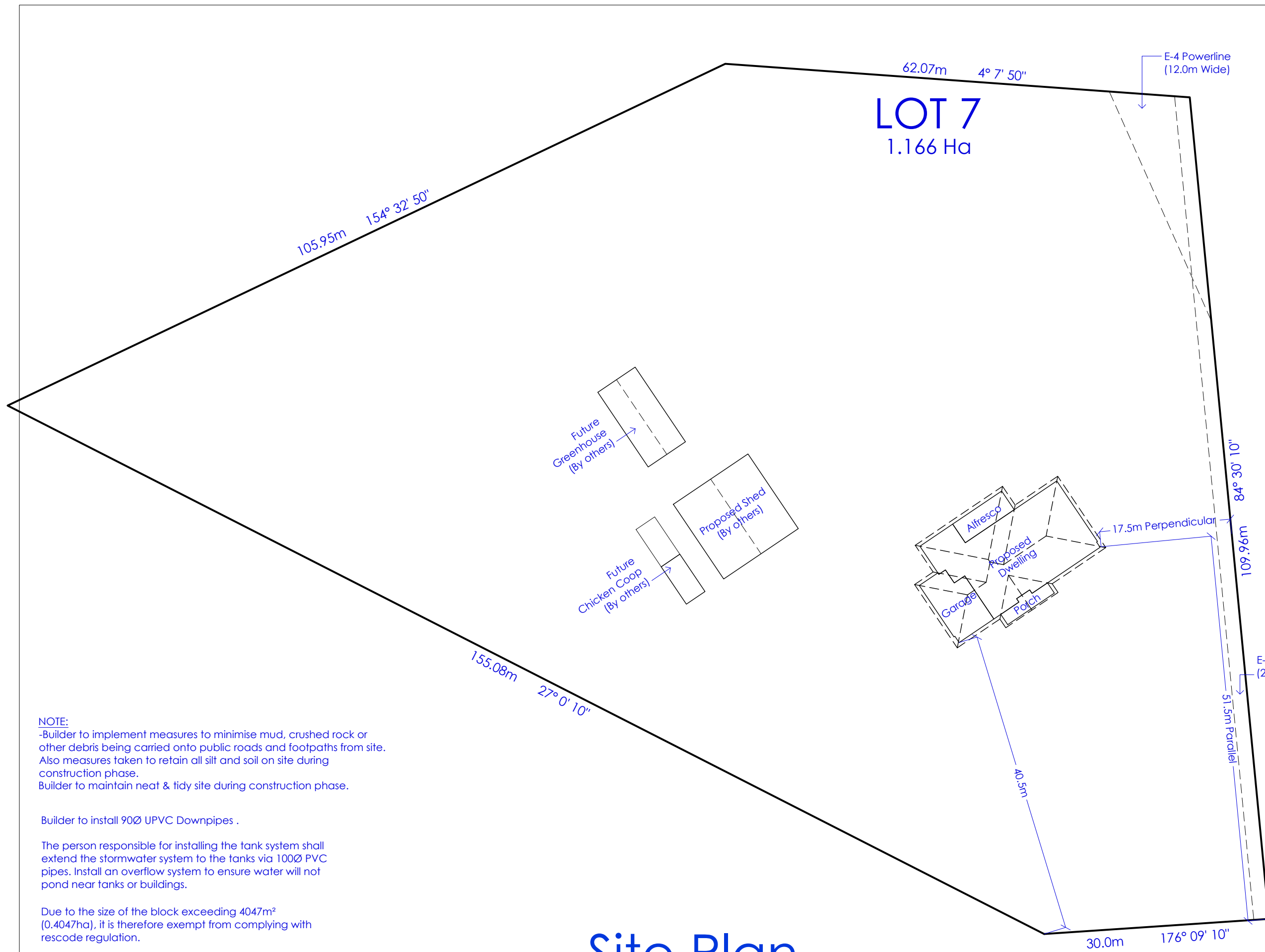


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Elevations



NOTE:
 -Builder to implement measures to minimise mud, crushed rock or other debris being carried onto public roads and footpaths from site. Also measures taken to retain all silt and soil on site during construction phase.
 Builder to maintain neat & tidy site during construction phase.

Builder to install 90Ø UPVC Downpipes .

The person responsible for installing the tank system shall extend the stormwater system to the tanks via 100Ø PVC pipes. Install an overflow system to ensure water will not pond near tanks or buildings.

Due to the size of the block exceeding 4047m² (0.4047ha), it is therefore exempt from complying with rescode regulation.

Septic tank located & installed in accordance with relevant authorities to council approval

Site Plan

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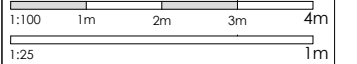
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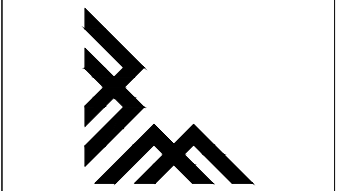
DRAWING TITLE
 Floor Plan

SHEET NUMBER
 SK 1 of 2

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Floor Plan