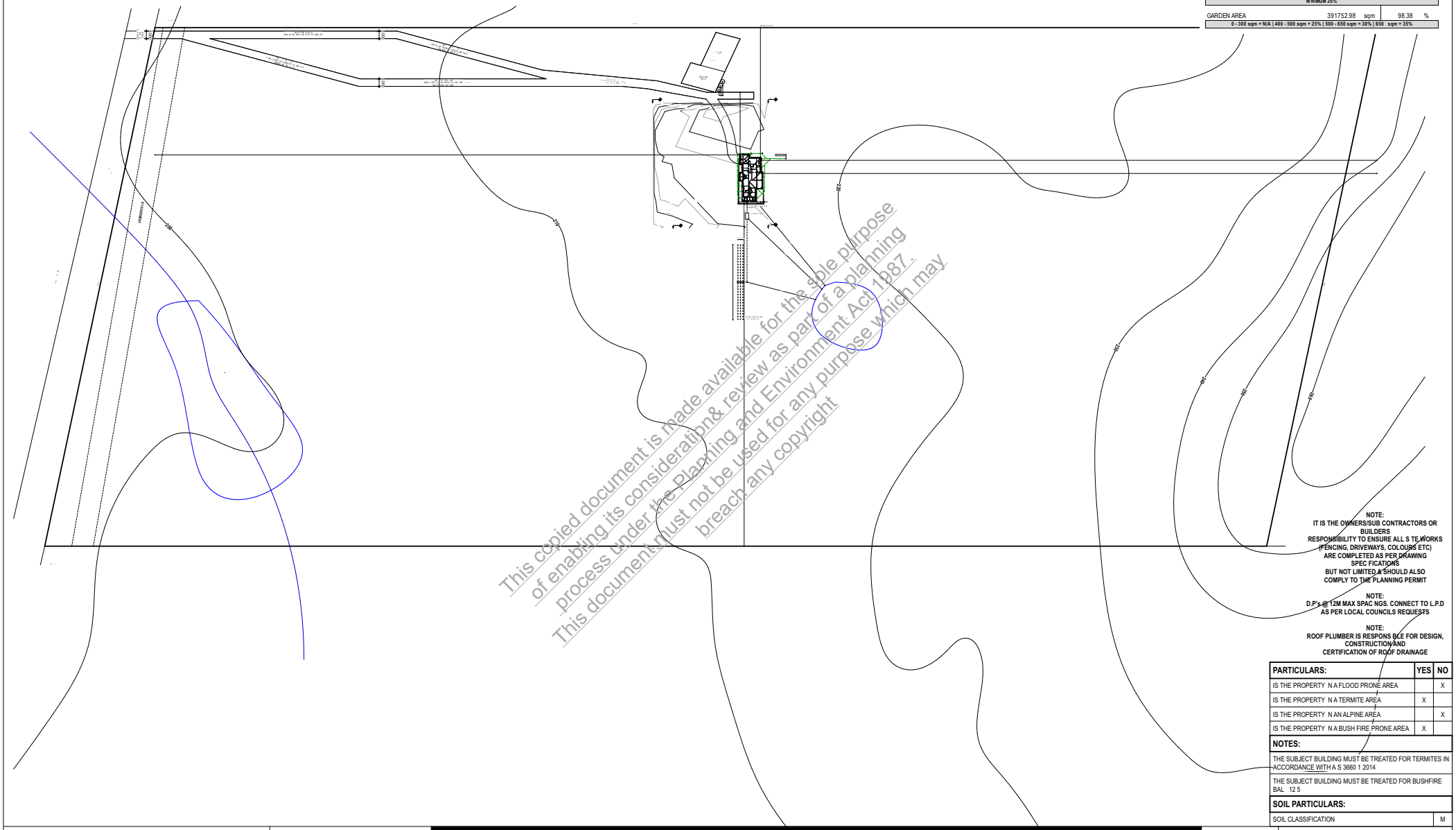
Proposed Siteplan



SITE AREAS				
SITE AREA	398200.00	sqm		
SITE COVERAGE	489.30	sqm	0.12	%
MAXIMUM 60%				
HARD SURFACES COVERAGE	4887.73	sqm	1.23	%
PERMEABLE AREA	392822.97	sqm	98.65	%
MINIMUM 20%				
GARDEN AREA	391752.98	sqm	98.38	%
0 - 300 sqm = N/A | 400 - 500 sqm = 25% | 500 - 650 sqm = 30% | 650 sqm = 35%				

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NOTE:
IT IS THE OWNERS/SUB CONTRACTORS OR BUILDERS RESPONSIBILITY TO ENSURE ALL S TE WORKS (FENCING, DRIVEWAYS, COLOURS ETC) ARE COMPLETED AS PER DRAWING SPEC FICATIONS BUT NOT LIMITED & SHOULD ALSO COMPLY TO THE PLANNING PERMIT

NOTE:
D.P's @ 12M MAX SPAC NGS. CONNECT TO L.P.D AS PER LOCAL COUNCILS REQUESTS

NOTE:
ROOF PLUMBER IS RESPONS BLE FOR DESIGN, CONSTRUCTION AND CERTIFICATION OF ROOF DRAINAGE

PARTICULARS:	YES	NO
IS THE PROPERTY N A FLOOD PRONE AREA		X
IS THE PROPERTY N A TERMITE AREA	X	
IS THE PROPERTY N AN ALPINE AREA		X
IS THE PROPERTY N A BUSH FIRE PRONE AREA	X	

NOTES:
THE SUBJECT BUILDING MUST BE TREATED FOR TERMITES IN ACCORDANCE WITH A S 3660 1 2014
THE SUBJECT BUILDING MUST BE TREATED FOR BUSHFIRE BAL 12 5

SOIL PARTICULARS:	
SOIL CLASSIFICATION	M

ARCHITECTURAL MATTERS
Office: Lvl 3/480 Collins Street Melbourne, Vic 3000
Phone: (03) 8610 6590
Email: info@architecturalmatters com au
Web: www architecturalmatters com au

ISSUED FOR CONSTRUCTION

PROPOSED DWELLING
Daniel Hobson
No. 820 Sugarloaf Creek Road Sugarloaf Creek, Vic 3658

REV	DATE	PARTICULARS

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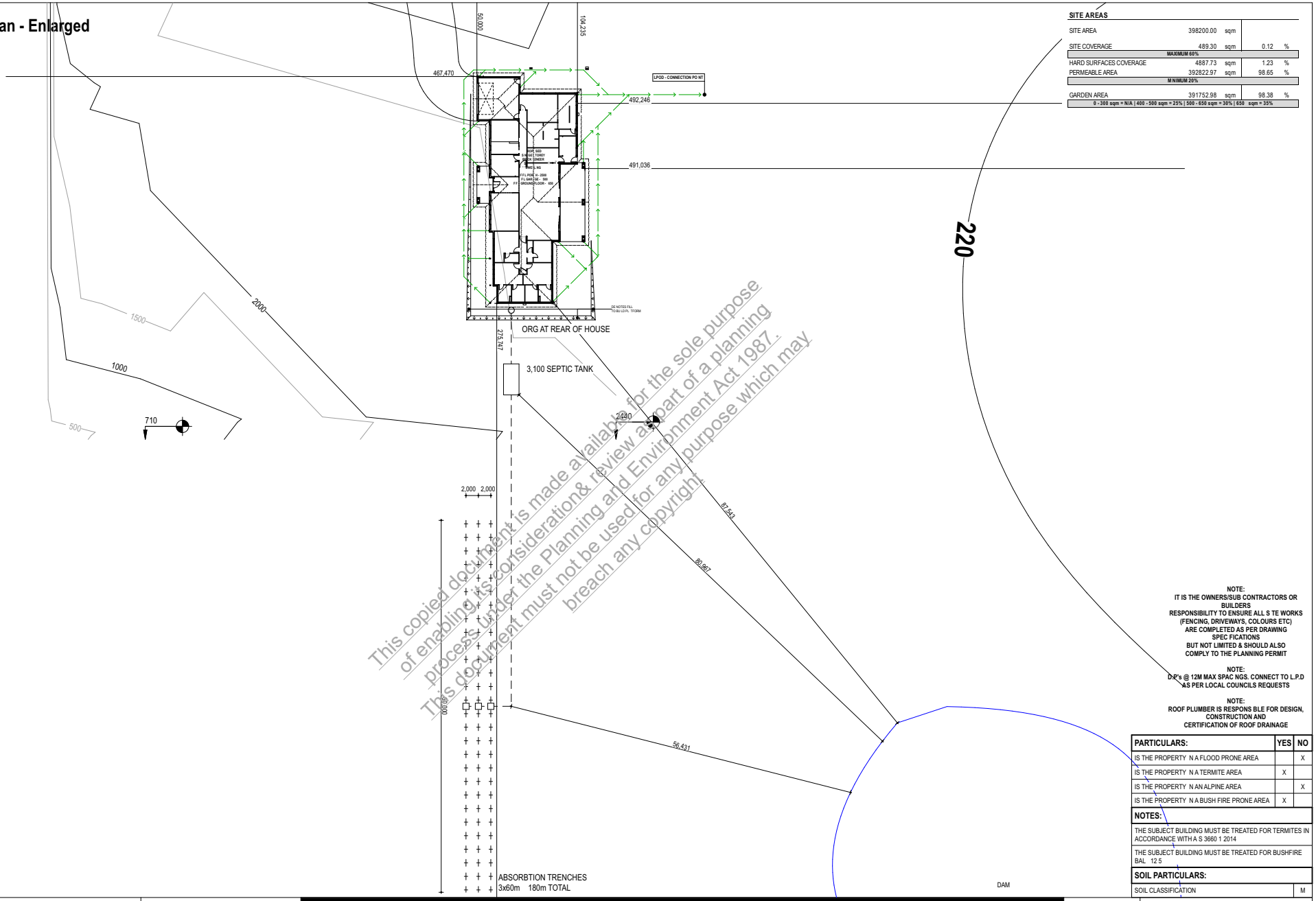
Proposed Siteplan - Enlarged



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SITE AREAS

SITE AREA	398200.00	sqm	
SITE COVERAGE	489.30	sqm	0.12 %
MAXIMUM 60%			
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PERMEABLE AREA	392822.97	sqm	98.65 %
MINIMUM 20%			
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NOTE:
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PARTICULARS:	YES	NO
IS THE PROPERTY N A FLOOD PRONE AREA		X
IS THE PROPERTY N A TERMITE AREA	X	
IS THE PROPERTY N AN ALPINE AREA		X
IS THE PROPERTY N A BUSH FIRE PRONE AREA	X	

NOTES:
THE SUBJECT BUILDING MUST BE TREATED FOR TERMITES IN ACCORDANCE WITH A S 3660 1 2014
THE SUBJECT BUILDING MUST BE TREATED FOR BUSHFIRE BAL 12 5

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Proposed Floorplan

LEGEND

- SD SMOKE DETECTOR
- EF EXHAUST FAN
- CO/S CONFIRMATION STE
- TILED FINISH
- CARPET FINISH
- FLOORBOARD FINISH
- CONCRETE FINISH
- POLISHED CONCRETE
- SS SEWER STACK
- HD HEATING DUCT
- LC LORY CHUTE

FLOOR AREAS

GROUND FLOOR	378.18	sqm	40.71	sqs
FIRST FLOOR	0.00	sqm	0.00	sqs
GARAGE	47.51	sqm	5.11	sqs
PORTICO	13.32	sqm	1.43	sqs
BALCONY	0.00	sqm	0.00	sqs
ALFRESCO	50.29	sqm	5.41	sqs
TOTAL	489.30	sqm	52.67	sqs

FIREPLACE NOTES:
FIRE PLACE INSTALLED AS PER MANUFACTURES SPECS
BE LOCATED NO LESS THAN 1.2m FROM NON MASONRY ADJOIN NG WALLS, OR
PROVIDE A BRICK VENEER WALL OR MUST HAVE A HEAT SHIELD BETWEEN THE
ADJOINING WALL AND HEATING APPLIANCE IN ACCORDANCE WITH
FIGURE 3.10.7.4 A and B OF THE NCC
THE APPLIANCE MUST BE INSTALLED ON A HEARTH
HEARTH MUST BE PROVIDED TO BASE CONSTRUCTED
OF CONCRETE, STONE, MASONRY OR SIMILAR NON COMBUSTIBLE MATERIAL;
MUST EXTEND 400mm BEYOND THE APPLIANCE IN ACCORDANCE
WITH FIGURE 3.10.7.4 A and B OF THE NCC;
UPPER SURFACE MUST NOT SLOPE AWAY FROM BACK OF HEARTH
THE FLUE MUST
BE TESTED IN ACCORDANCE WITH AS 2918 AND INSTALLED
IN ACCORDANCE WITH FIGURE 3.10.7.5 OF THE NCC
TERMINATING HEIGHT OF FLUE MUST BE MINIMUM 300mm
ABOVE THE HIGHEST PART OF THE BUILDING

ENSURE MECHANICAL EXHAUST
FANS ARE DUCTED TO OUTSIDE
AIR OR VENTED TO WITHIN ROOF SPACE

CJ CONTROL JOINTS ADJACENT TO
OPENINGS ARE TO BE CONTINUOUS
ALONG SIDE THE OPENING
CJ CONTROL JOINTS MUST BE A MINIMUM
WIDTH OF 10mm

NOTE 1:
DOOR TO HAVE REMOVABLE HINGES TO ENABLE DOOR TO BE
READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT
OR THE DOOR MUST OPEN OUTWARDS (AS PER BCA PART 3.8.3.3)

NOTE 2:
PROVIDE MISTRAL 6220 EXPRESS AIR FAN CONNECTED TO LIGHT
SWITCH GIVING 6 AIR CHANGES PER HOUR

NCC PART 3.12.5.5 COMPLIANCE

ARTIFICIAL LIGHTING SCHEDULE

CALCULATIONS

DWELLINGS (GROUND FLOOR)	5	WATTS per sqm	189.05	MAX wattage
DWELLINGS (1ST FLOOR)	5	WATTS per sqm	0.00	MAX wattage
PORCH/AL FRESCO/ BALCONY	4	WATTS per sqm	254.44	MAX wattage
GARAGES/SHEDS	3	WATTS per sqm	190.04	MAX wattage

MAY/L GHT ALLOWANCES

DWELLINGS (GROUND FLOOR)	75	MAX (25w) BATTEN LIGHTS	OR	135	MAX (15w) LED DOWN LIGHTS
DWELLINGS (1ST FLOOR)	0	MAX (25w) BATTEN LIGHTS	OR	0	MAX (15w) LED DOWN LIGHTS
PORCH/AL FRESCO/ BALCONY	13	MAX (25w) BATTEN LIGHTS	OR	17	MAX (15w) LED DOWN LIGHTS
GARAGES/SHEDS	6	MAX (25w) BATTEN LIGHTS	OR	13	MAX (15w) LED DOWN LIGHTS

NOTE:
CHANGES CAN BE MADE AS LONG AS THEY DONT EXCEED THE MAX WATTAGE PERMITTED PER SQM AS PER TABLES ABOVE

ARTIFICIAL LIGHTING AROUND PERIMETER OF BUILDING MUST:
a) BE CONTROLLED BY A DAYLIGHT SENSOR or
b) HAVE AN AVERAGE LIGHT SOURCE OF NOT LESS THAN 0 LUMENS/W

STANDARD GUIDE ONLY. AMENDMENTS CAN BE MADE AS LONG AS MAXIMUM WATTAGE ALLOWED PER AREA IS NOT EXCEEDED.

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ARCHITECTURAL MATTERS
Office: Lvl 3/480 Collins Street Melbourne, Vic 3000
Phone: (03) 8610 6590
Email: info@architecturalmatters.com.au
Web: www.architecturalmatters.com.au

ISSUED FOR CONSTRUCTION

PROPOSED DWELLING
Daniel Hobson
No. 820 Sugarloaf Creek Road Sugarloaf Creek, Vic 3658

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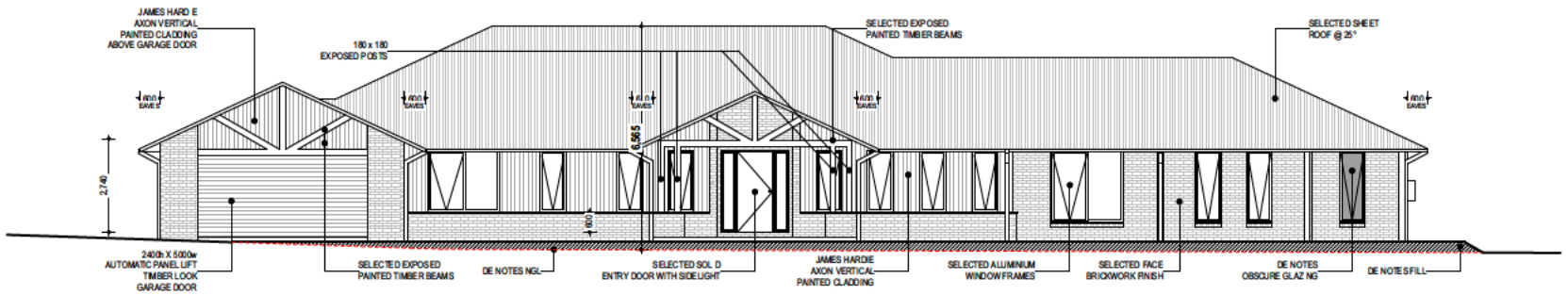
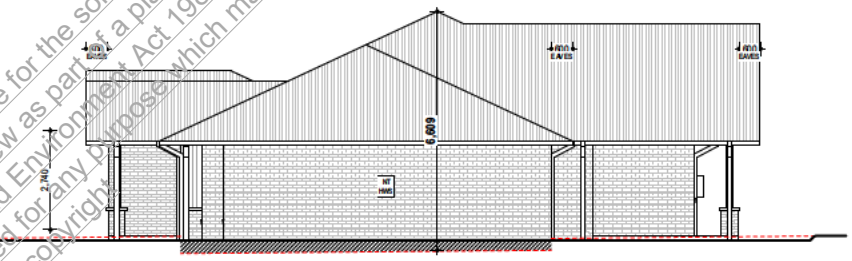
Proposed Elevations

ALL GLAZING WITHIN 500mm OF FLOOR LEVEL SHALL BE 5mm IN THICKNESS IF FULLY FRAMED & A MAX OF 1.2m2 OTHERWISE SAFETY GLASS IS REQUIRED AS PER AS 1288 2006

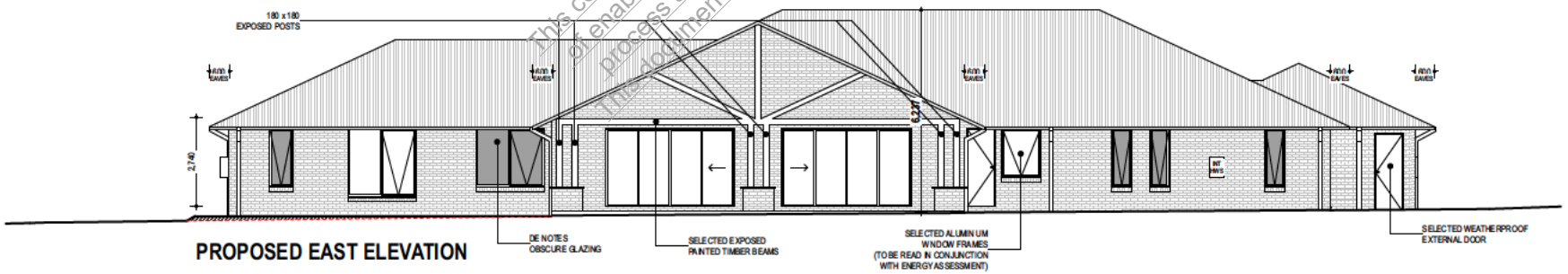


PROPOSED WEST ELEVATION

PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION

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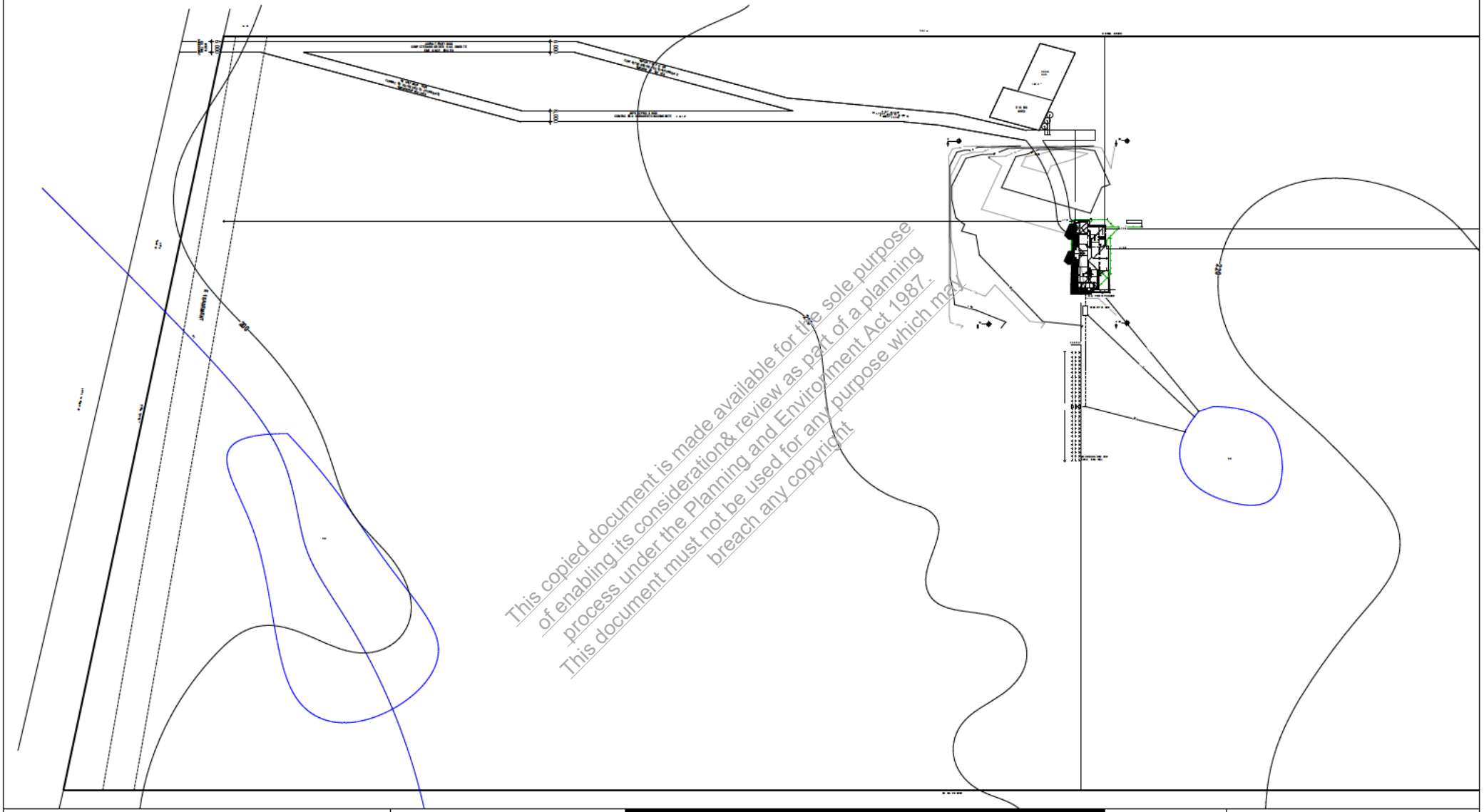
Proposed 9am Shadow Diagrams



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Office: Lvl 3/480 Collins Street Melbourne, Vic 3000
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Email: info@architecturalmatters.com.au
Web: www.architecturalmatters.com.au

ISSUED FOR CONSTRUCTION

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Daniel Hobson
No. 820 Sugarloaf Creek Road Sugarloaf Creek, Vic 3658

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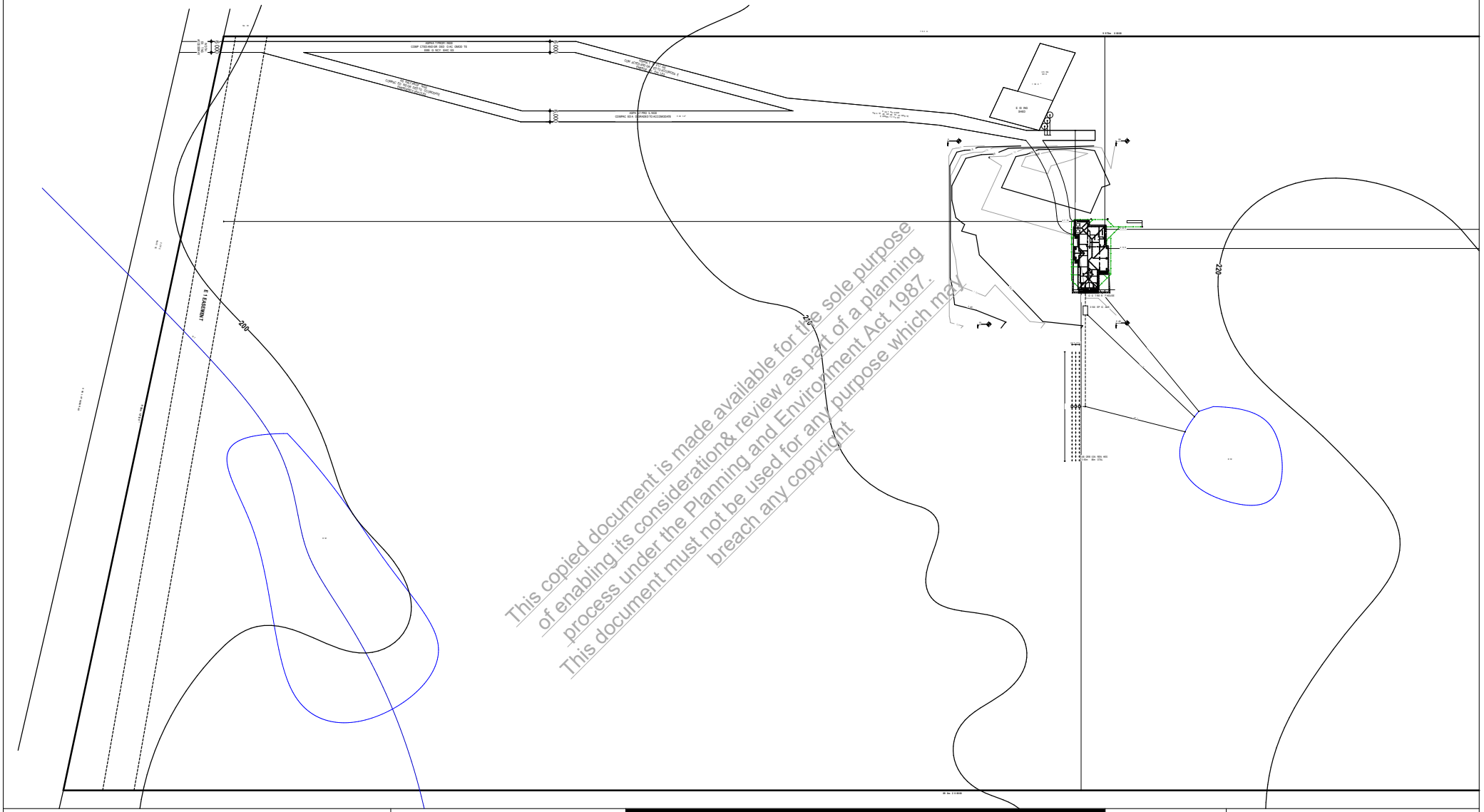
Proposed 12pm Shadow Diagrams



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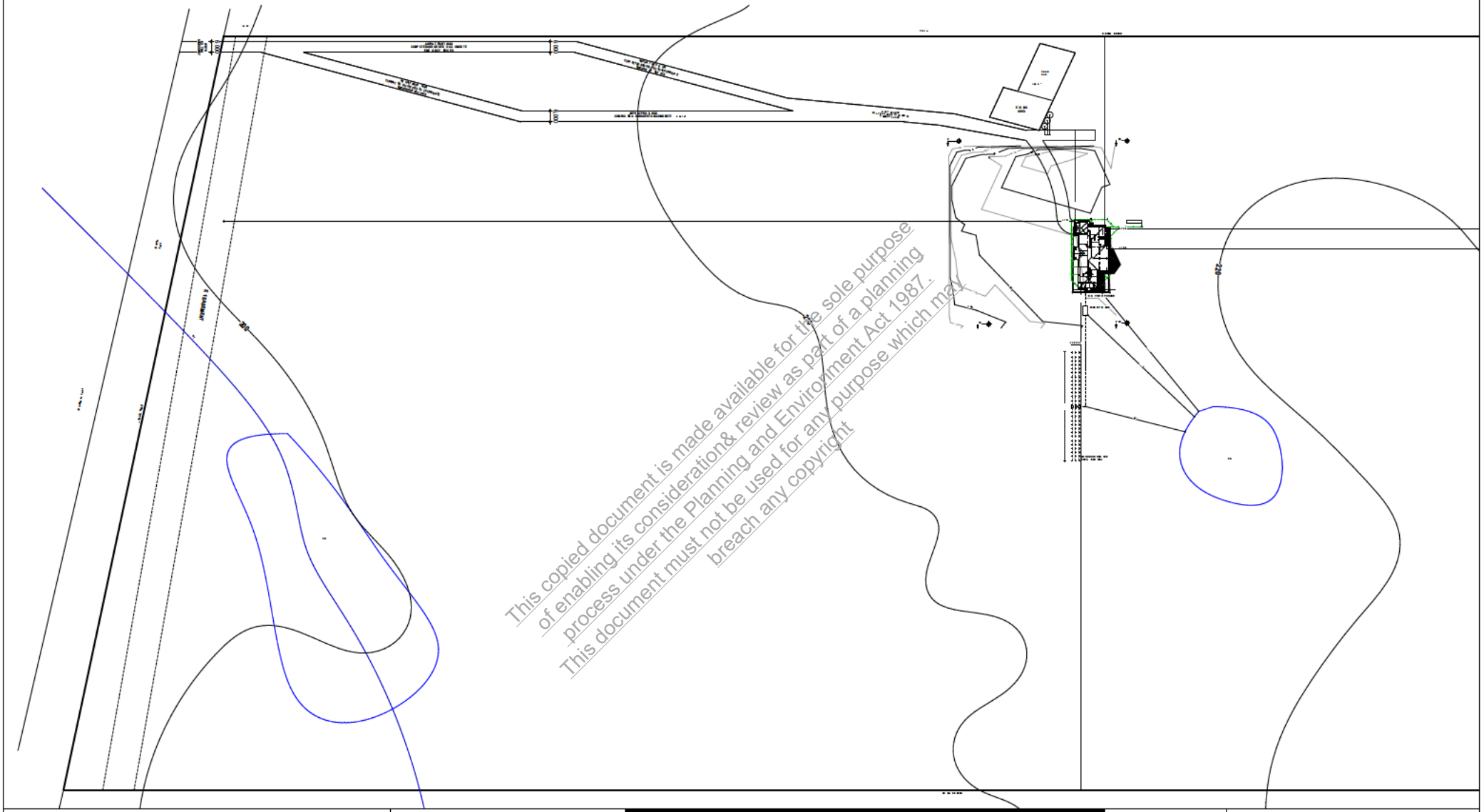
Proposed 3pm Shadow Diagrams



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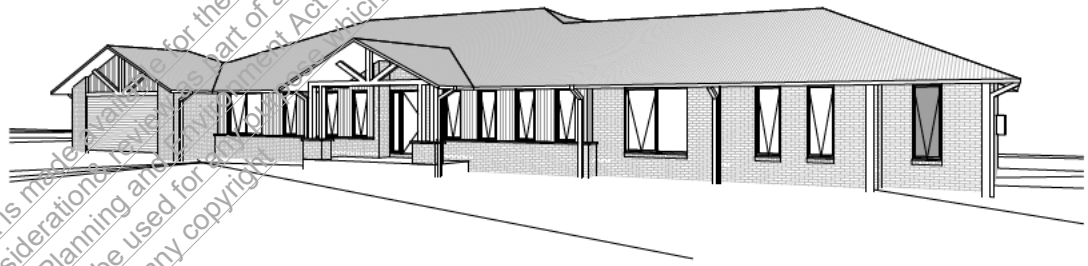
Proposed 3d Perspectives



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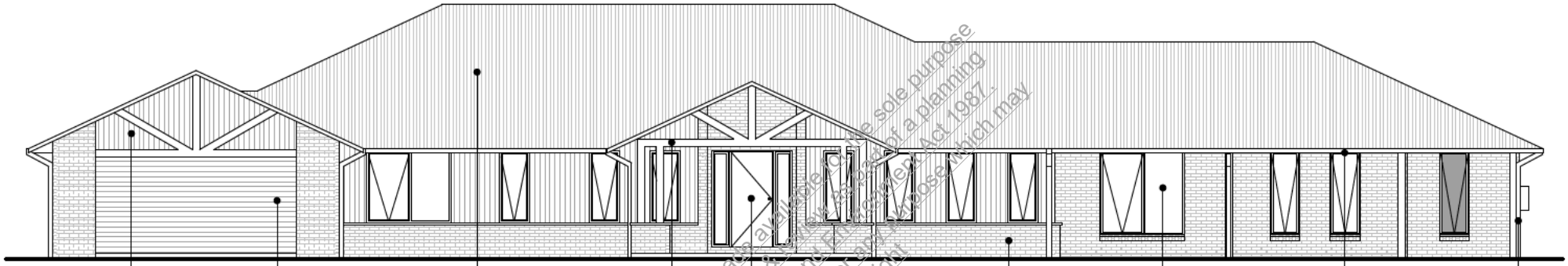
Proposed External Colour Schedule



CLADDING
BLACK

GARAGE DOOR
BLACK

SHEET ROOF
GLAVINISED

TIMBER BEAMS
BLACK

FRONT DOOR
BLACK FRAME
TIMBER STAINED DOOR

BRICKWORK
RECYCLED REDS

WINDOW FRAMES
BLACK

FASCIAS & GUTTERS
BLACK

DOWNPIPES
BLACK

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