

## SITE NOTES

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2. Builder to verify all boundary clearances and site set-out dimensions prior to commencement of construction.
3. Levels & contours are based on assumed datum. Prior to construction the relevant authority should be contacted for possible minimum floor level requirements and flood information.
4. This site plan is based on a disclosure plan. Therefore the floor level is subject to change. Additional site survey must be taken to confirm the required bench level.
5. Retaining walls greater than 1m high (cut or fill) are required to be engineer designed & certified prior to building approval. Retaining walls are closer than 1500mm from boundary require a building relaxation. (fill side only).
6. Batters to comply with appropriate soil classification described in table 3.1.1.1 BCA Vol 2.
7. Engineer to provide design to address footings if built in close proximity to sewer, stormwater or easements.
8. Vehicular cross-over to be constructed as per local council requirements and/or approval.

## SERVICES

1. Services have been plotted from records of relevant authorities where available. Prior to any excavation or construction on site, the relevant authority should be contacted for possible location of further underground services.
2. All household sewerage and waste to be discharged to sewer system.
3. Stormwater & roof water to be connected to legal point of discharge in accordance with Pt 3 BCA Vol 2 and local authorities requirements. Approval to be obtained form local authority prior to work commencing.
4. Grade soil away from perimeter of building to prevent ponding. 1:20 minimum fall. Surface water to be channelled to legal point of discharge. ie. yard gully grate or similar.
5. Provide 1:20 ground surface fall towards gully pits. Final location of pits subject to change to suit site conditions. Contractor to check with site supervisor before commencing work.

## GENERAL NOTES

1. Scrape away vegetation & cut & fill to provide a level building platform.
2. Floor slab to be in accordance with engineers drawings & details.
3. Termite protection is a visual barrier system with approved collars at penetrations in accordance with AS 3600.1 - 2000.
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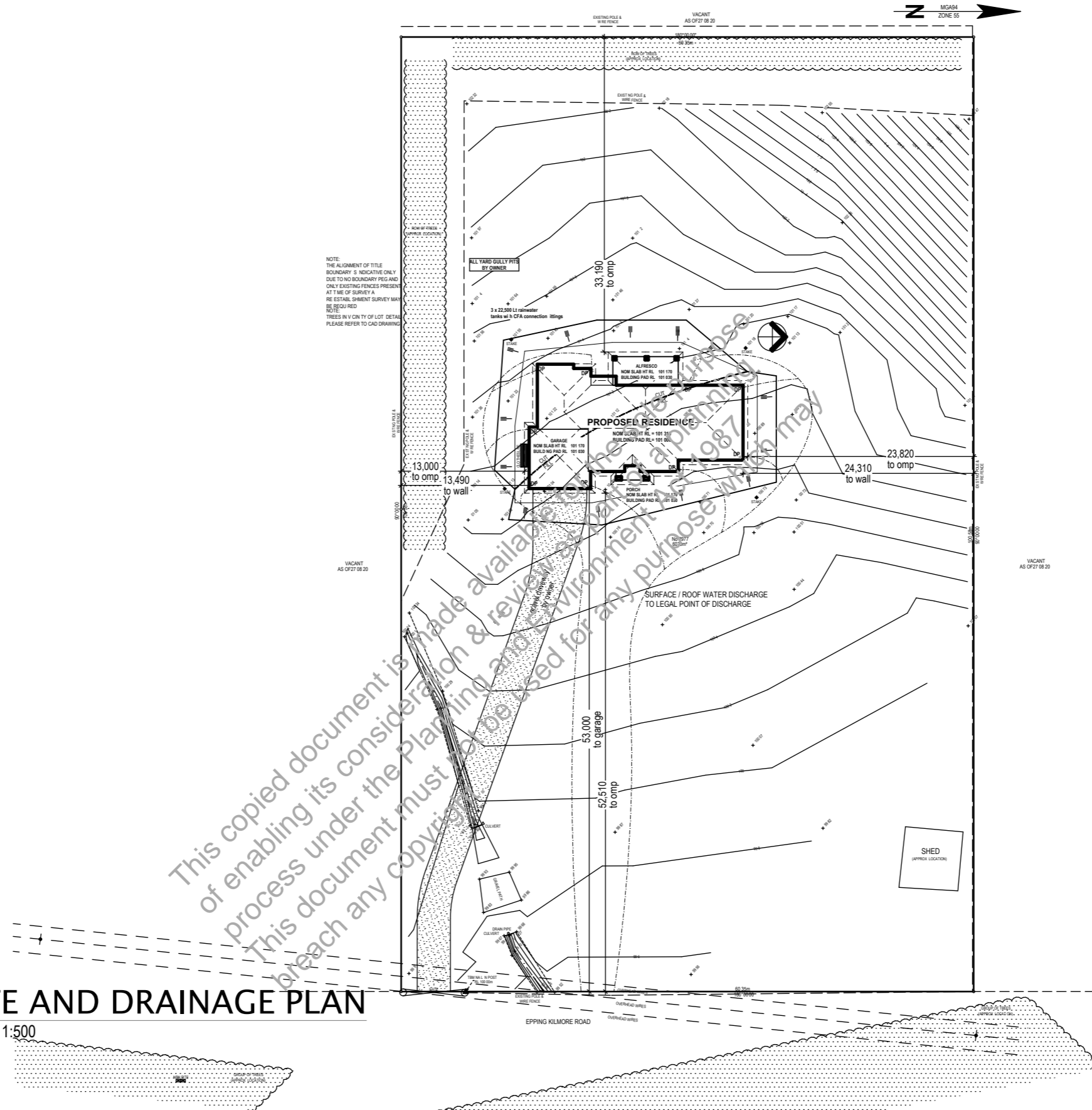
## SITE DESCRIPTION/DATA

LOT : 2977 on DISCLOSURE  
 PARISH : N/A  
 COUNTY : N/A  
 AUTHORITY : Mitchell Shire Council

AREA 6070 sq.m  
 SITE COVERAGE 3.95 %

## SITE AND DRAINAGE PLAN

SCALE 1:500



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7. Articulation joints to comply with 3.3.1.8 BCA Vol 2.
8. Mechanical Ventilation to comply with 3.8.5 Bca Vol 2.
9. Smoke alarms to comply with 3.7.2 BCA Vol 2 (wired-in)

## PLAN LEGEND

af = above floor evel  
 hd = head at 2100 af.  
 fw = floor waste  
 Ⓢ = smoke detector  
 vb = vanity basin  
 obs = obscure glazing  
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OWNER/S .....

WITNESS .....

DATE .....

CLIENT:  
**I. BRYANT**

**2977 EPPING KILMORE ROAD  
 WANDONG**

MODEL: **Kentucky 240 Classic** JOB No. **20L2977EP**

ISSUE/DATE: **PRELIM ISSUE 6 : 23/11/2020** SHEET No. **1 OF 07**



DAJMH Pty Ltd  
 ABN: 89 361 926 914  
 7/3272 Epping Telephone: 03 5787 1239  
 Kilmore Road Wandong  
 Vic. 3758  
 Email: david.kirby@stroudhomes.com.au

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THE ALIGNMENT OF TITLE BOUNDARY IS INDICATIVE ONLY DUE TO NO BOUNDARY PEG AND ONLY EXISTING FENCES PRESENT AT TIME OF SURVEY. A RE ESTABLISHMENT SURVEY MAY BE REQUIRED.  
NOTE: TREES IN VICINITY OF LOT, DETAIL PLEASE REFER TO CAD DRAWING.

**SERVICES**

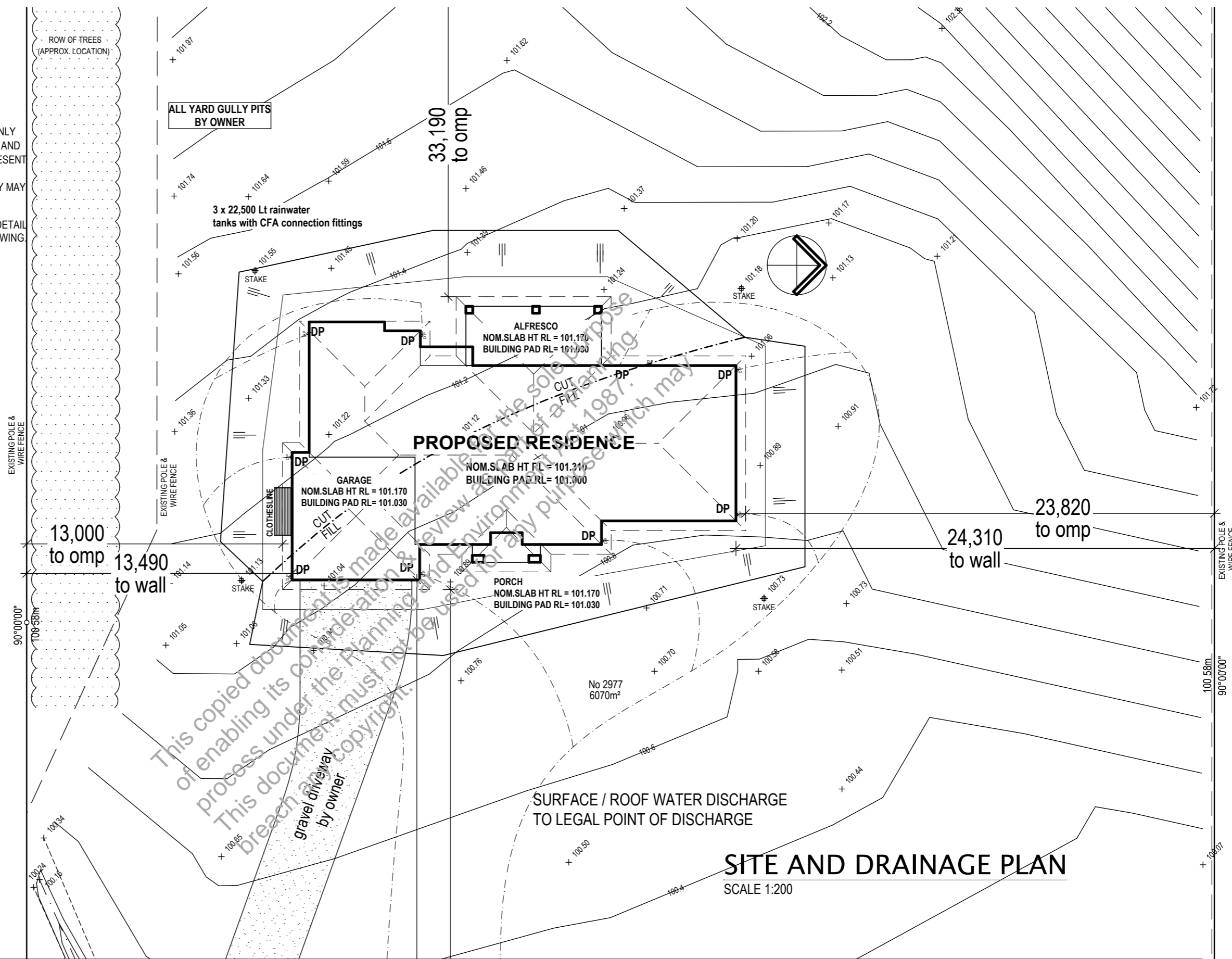
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 AUTHORITY : Mitchell Shire Council  
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 SITE COVERAGE : 3.95 %



**SITE AND DRAINAGE PLAN**  
SCALE 1:200

**STROUDHOMES**  
Feels like home

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  - Smoke alarms to comply with 3.7.2 BCA Vol 2 (wired-in)
  - Protection against subterranean termites shall be in accordance with AS 3660-Pt 1 2001. Provided treatment: Visual Barrier System to perimeter with approved collars/barriers at slab penetrations.
  - Lift off hinges to all WC doors to comply with Australian Standards.
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  - DCP & flashings to comply with Pt 3.3.4 BCA Vol 2

- PLAN LEGEND**
- all = above floor evel
  - hd = head at 2100 afl.
  - fw = floor waste
  - ☉ = smoke detector
  - vb = vanity basin
  - obs = obscure glazing
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 WITNESS ..... DATE .....

**CLIENT:**  
**I. BRYANT**

**2977 EPPING KILMORE ROAD WANDONG**

MODEL: **Kentucky 240 Classic** JOB No. **20L2977EP**  
 ISSUE/DATE: PRELIM ISSUE 6 : 23/11/2020 SHEET No. **2 OF 07**

**CONSTRUCTION NOTES :**

- EXTERNAL WALLS = 240mm (110mm BRICK, 40mm CAVITY, 90mm FRAME)
- N? WIND DESIGN SPEED NOMINATED.
- WC DOOR TO HAVE EXTERNAL REMOVABLE HINGES IN ACCORDANCE WITH BCA-3.8.3.3.
- SQUARE SET CORNICE TO ALL ROOMS.

**ARTICULATION JOINTS**

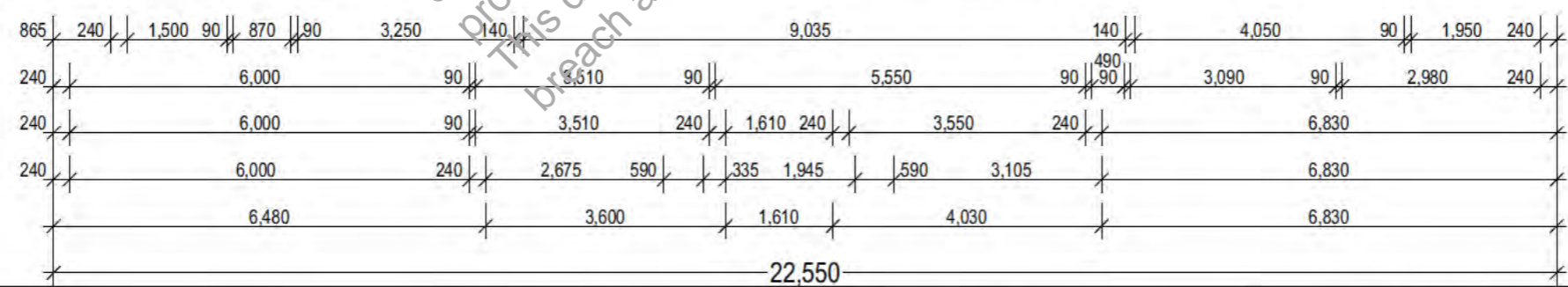
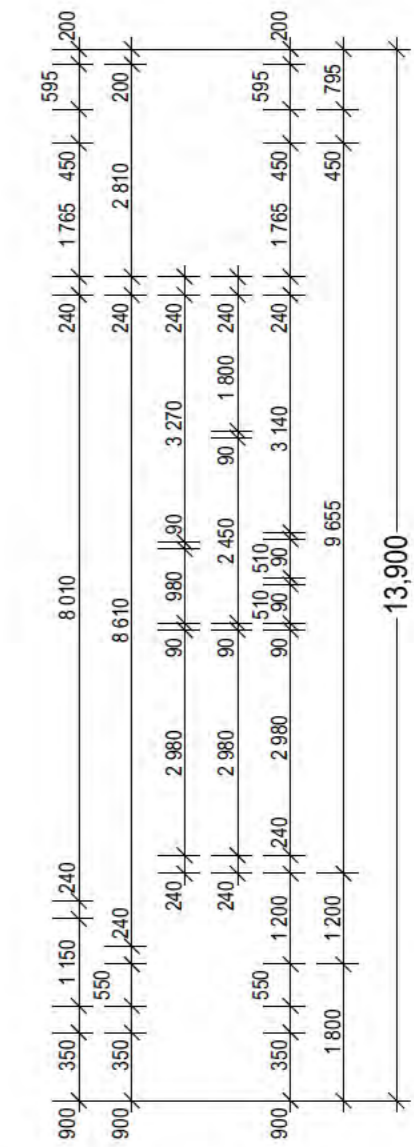
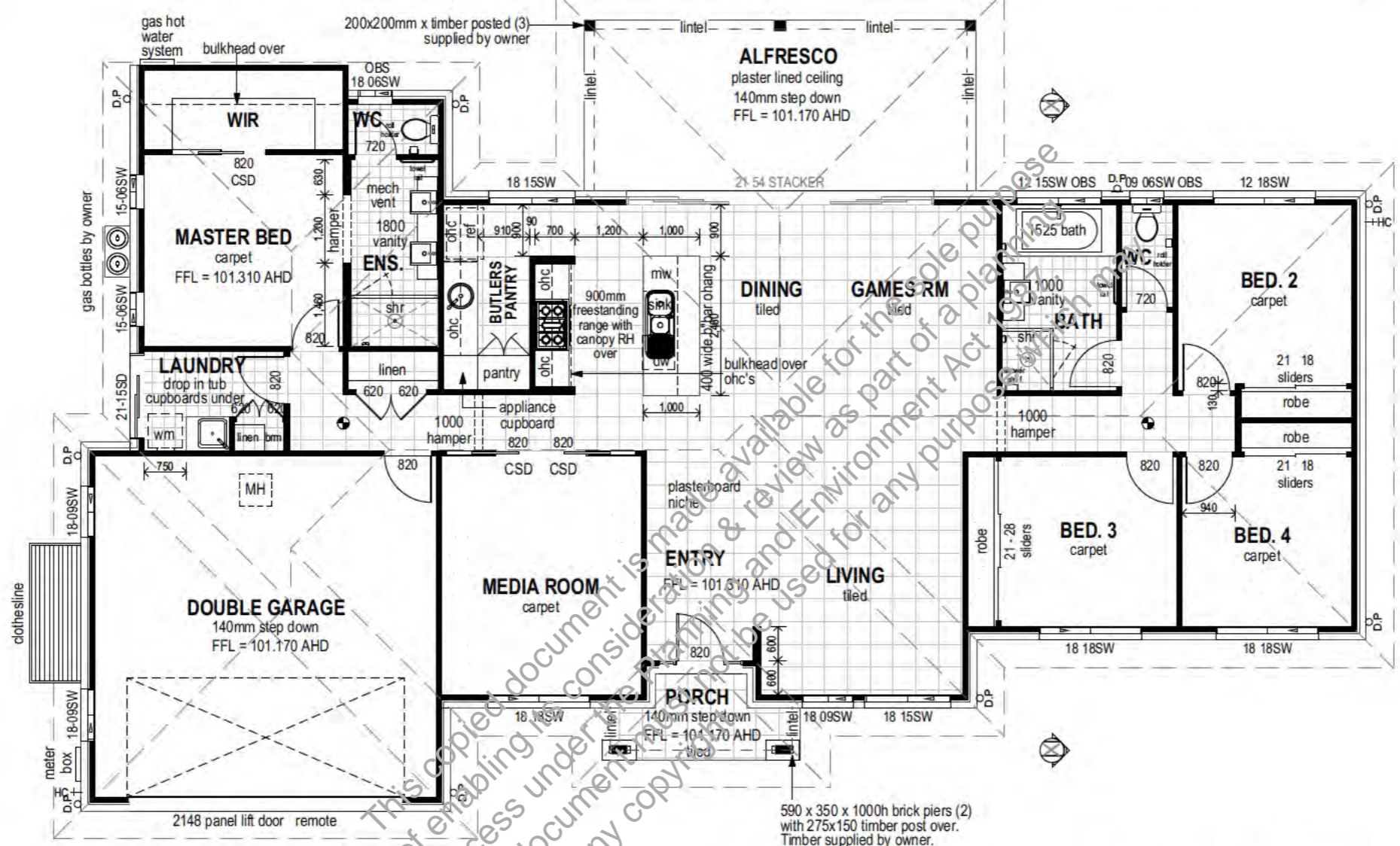
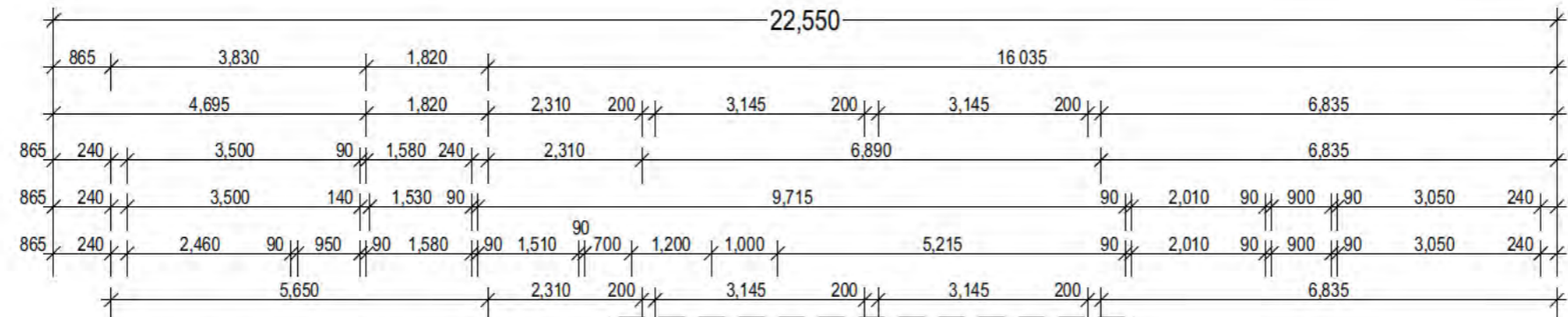
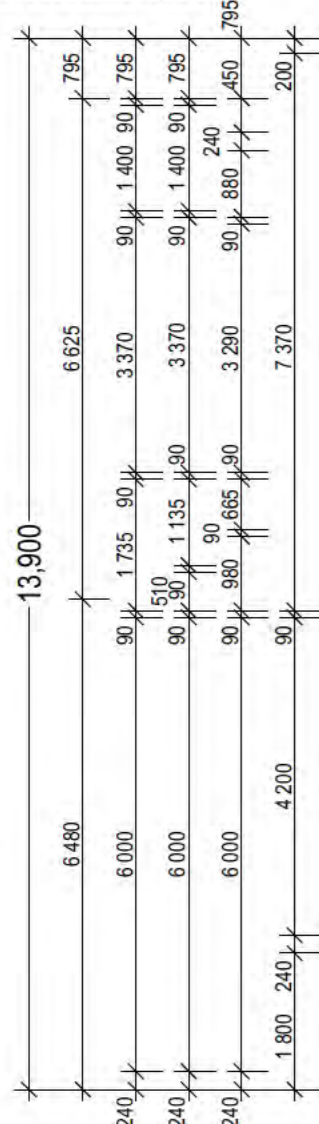
AJ = Articulation joint location nominated on drawings.  
Builder to provide extra Articulation joints over & above what is nominated on drawings where necessary to comply with the Building Code of Australia, Engineers structural design requirements, soil report recommendations and site classification requirements

**GENERAL NOTES**

- PROVIDE COLD WATER CONNECTION & G.P.O. TO DISHWASHER SPACE.
- VENTILATION TO WC TO BE AN EXHAUST FAN IN ACCORDANCE WITH BCA-F4.5 & AS-1668.2
- THE NUMBER OF DOORS AND WIDTH OF DOORS WILL BE DETERMINED BY THE CABINETMAKER TO OPTIMIZE THE FUNCTIONALITY OF THE CABINERY.

**EXPANSION JOINTS**

EJ = Expansion joint location for ceiling & floor tiles.



AREAS:	SQ METRES:
LIVING	175.8
GARAGE	39.6
PORCH	4.1
ALFRESCO	20.7
<b>TOTAL =</b>	<b>240.2 m2</b>



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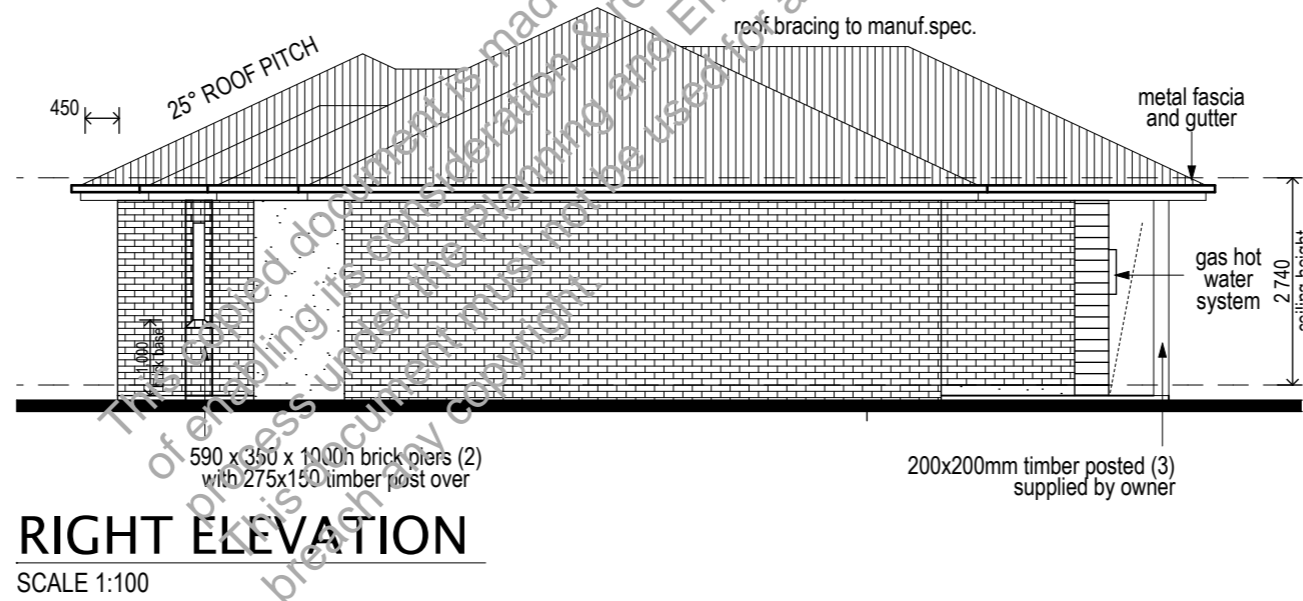
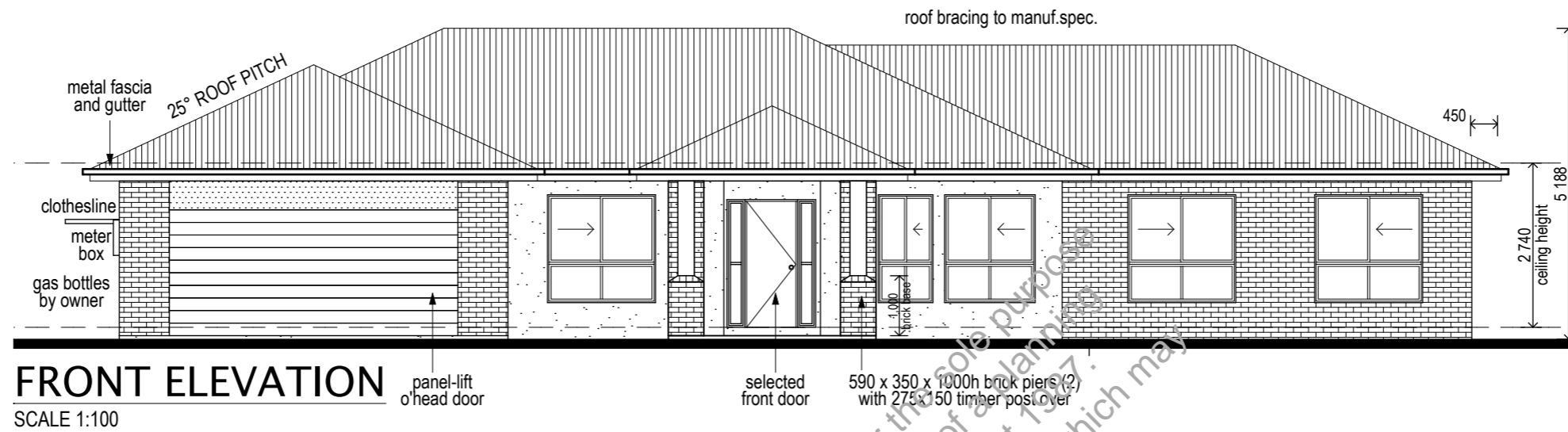
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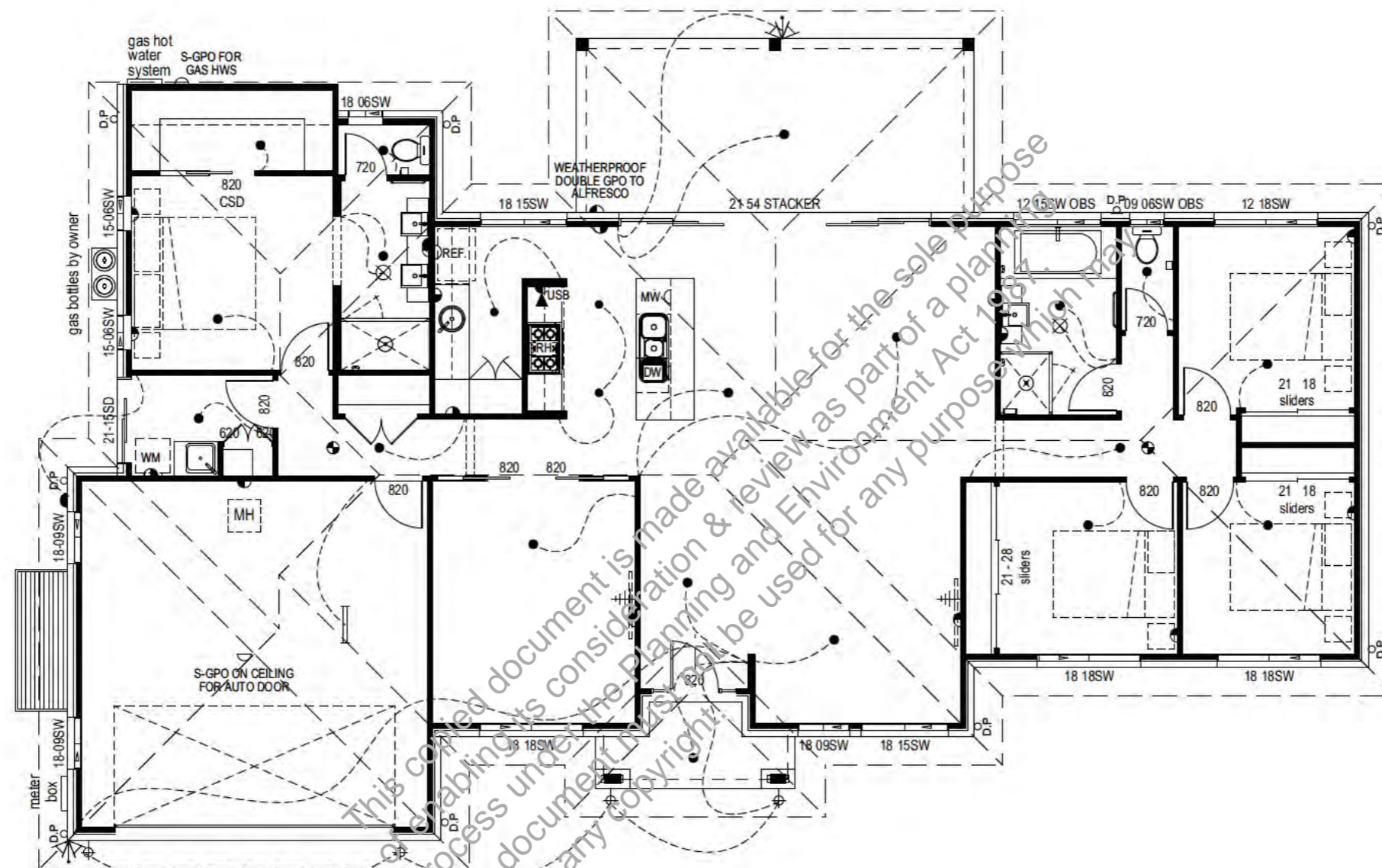
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ELECTRICAL LEGEND	
CODE	TYPE
⬤	SINGLE POWER POINT (GPO)
⬤	DOUBLE POWER POINT (GPO)
○	CEILING LIGHT POINT
●	100mm DOWN LIGHT POINT
●	LED DOWN LIGHT POINT
⊙	CEILING CIRC FLURO LIGHT POINT
○	OYSTER LIGHT POINT 300 - 400
⊙	SMOKE DETECTOR
⊙	WALL LIGHT POINT
⊙	PHONE POINT
⊙	TV POINT
⊙	CEILING EXHAUST FAN
⊙	2 HEATER LIGHT FAN
⊙	4 HEATER LIGHT FAN
⊙	SINGLE STRIP FLURO
⊙	DOUBLE STRIP FLURO
⊙	BUNKER LIGHT
⊙	PARA FLOOD LIGHT
⊙	SENSOR LIGHT UNIT
⊙	DAZ WALL LIGHT
⊙	DATA POINT
⊙	CEILING FAN
⊙	CEILING FAN LIGHT

- LIGHT SWITCHES AT 1150mm ABOVE FL  
 - WALL MOUNTED LIGHTS AT 1800 ABOVE FL  
 - POWER OUTLETS AT 300mm ABOVE FL (EXCEPT FOR THE FOLLOWING)

1500 - REFRIGERATOR (REF)	1000 - VANITIES
1800 - MICROWAVE (MW)	1000 - LAUNDRY BENCH
1800 - RANGEHOOD (RH)	1500 - WASHING MACHINE
1100 - KITCHEN BENCH	600 - DISHWASHER (DW)
1000 - GARAGE DGPO	

**STANDARD INCLUSION**  
 1 x DOUBLE POWER POINT WITH USB CHARGER

**STROUD HOMES**  
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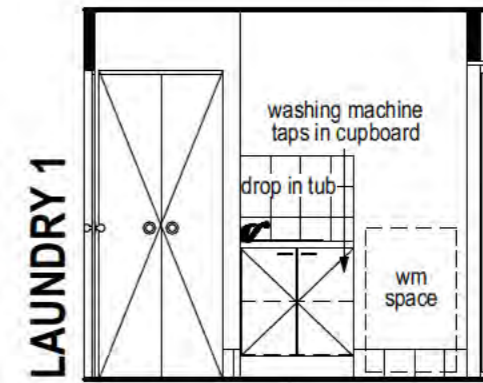
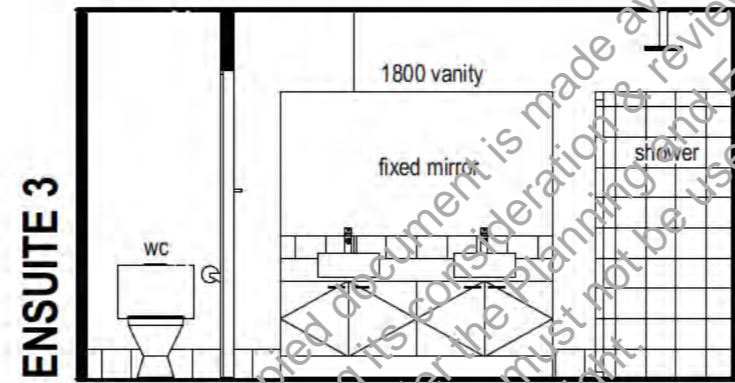
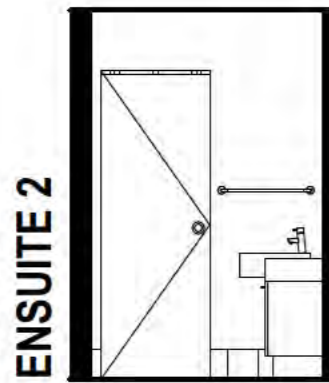
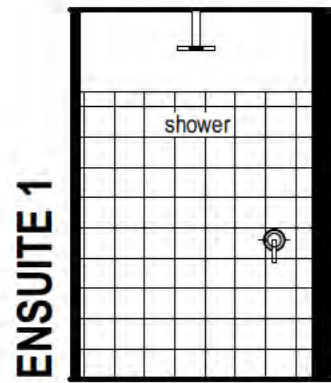
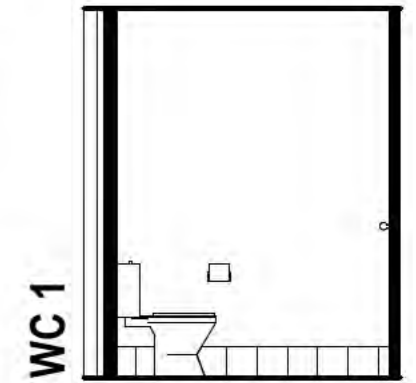
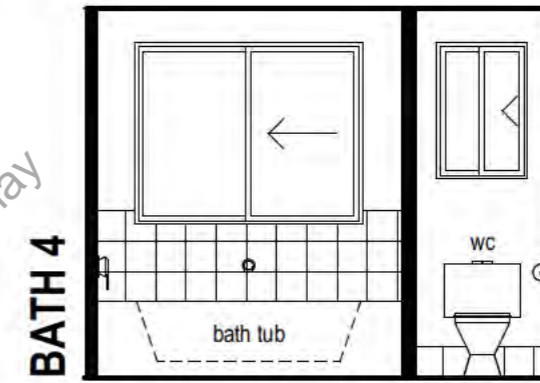
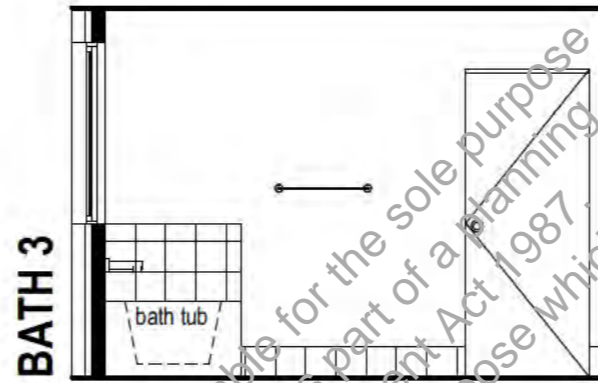
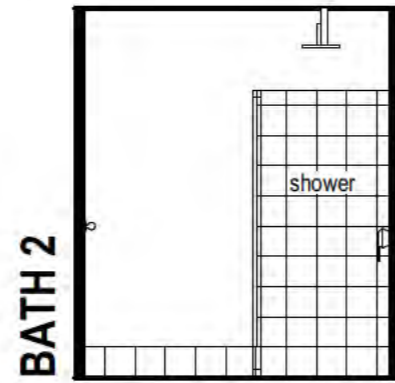
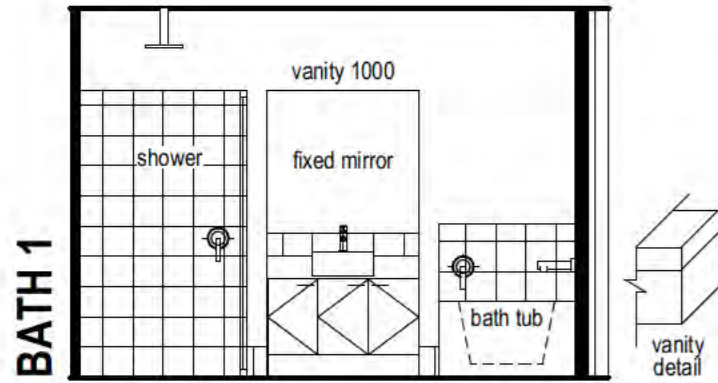
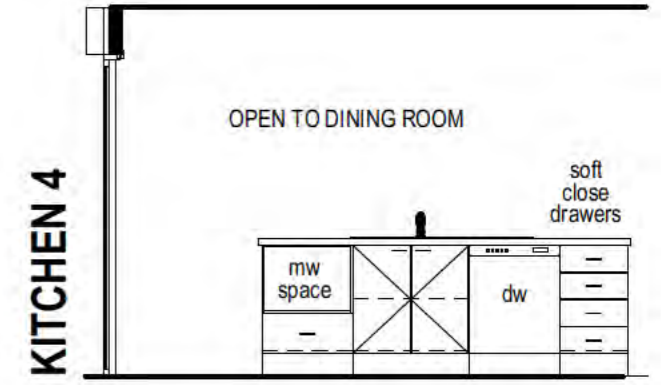
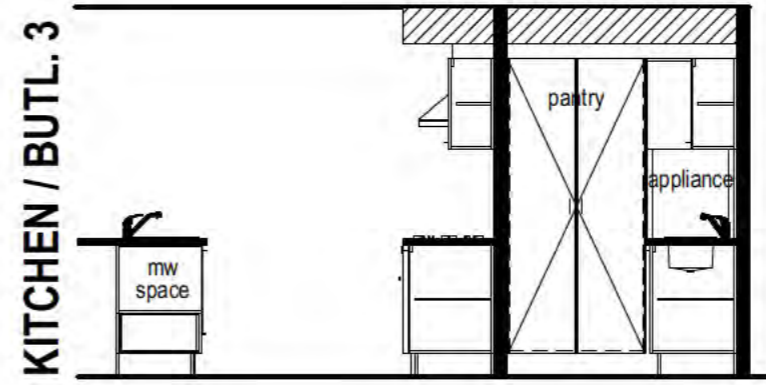
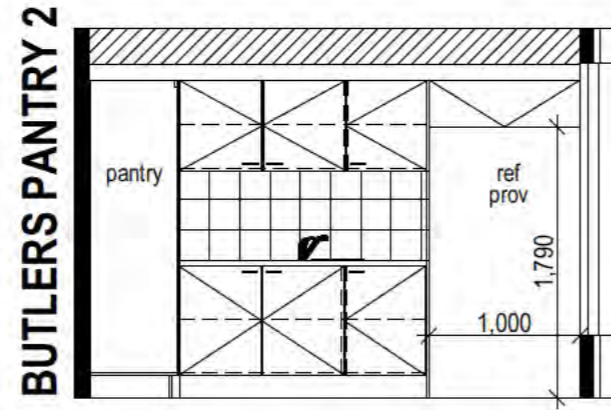
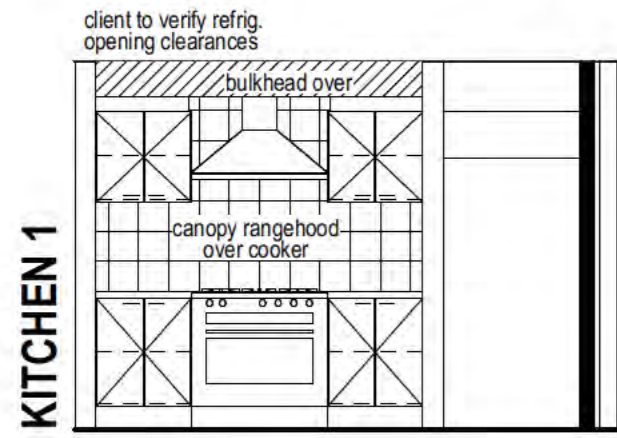
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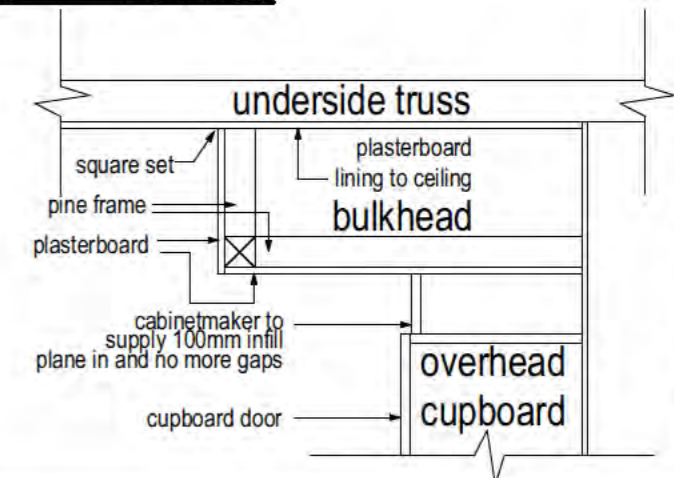
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- All structural sizes to be read in-conjunction with structural engineers drawings & details.
- Articulation joints to comply with 3.3.1.8 BCA Vol 2.
- Mechanical Ventilation to comply with 3.8.5 Bca Vol 2.
- Smoke alarms to comply with 3.7.2 BCA Vol 2 (wired-in)

**PLAN LEGEND**

- af = above floor level
- hd = head at 2100 afl.
- fw = floor waste
- sd = smoke detector
- vb = vanity basin
- obs = obscure glazing
- mb = meter box
- dp = downpipe
- ohc = overhead cupboard
- ref = refrigerator prov.
- mw = microwave prov.
- dw = dishwasher prov.
- ply = pantry
- wm = washing machine prov.
- ghw = gas hot water unit
- tr = towel rail
- trh = toilet roll holder
- HC = garden tap

**PLEASE READ CAREFULLY**

THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE CONTRACT & SPECIFICATIONS AND I UNDERSTAND CHANGES HEREFTER MAY NOT BE POSSIBLE. THESE PLANS SUPERCEDE ALL OTHER PREVIOUS PLANS OR SKETCHES.

OWNER/S .....  
WITNESS ..... DATE .....

**CLIENT:**  
**I. BRYANT**

**2977 EPPING KILMORE ROAD  
WANDONG**

MODEL: Kentucky 240 Classic JOB No. 20L2977EP  
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