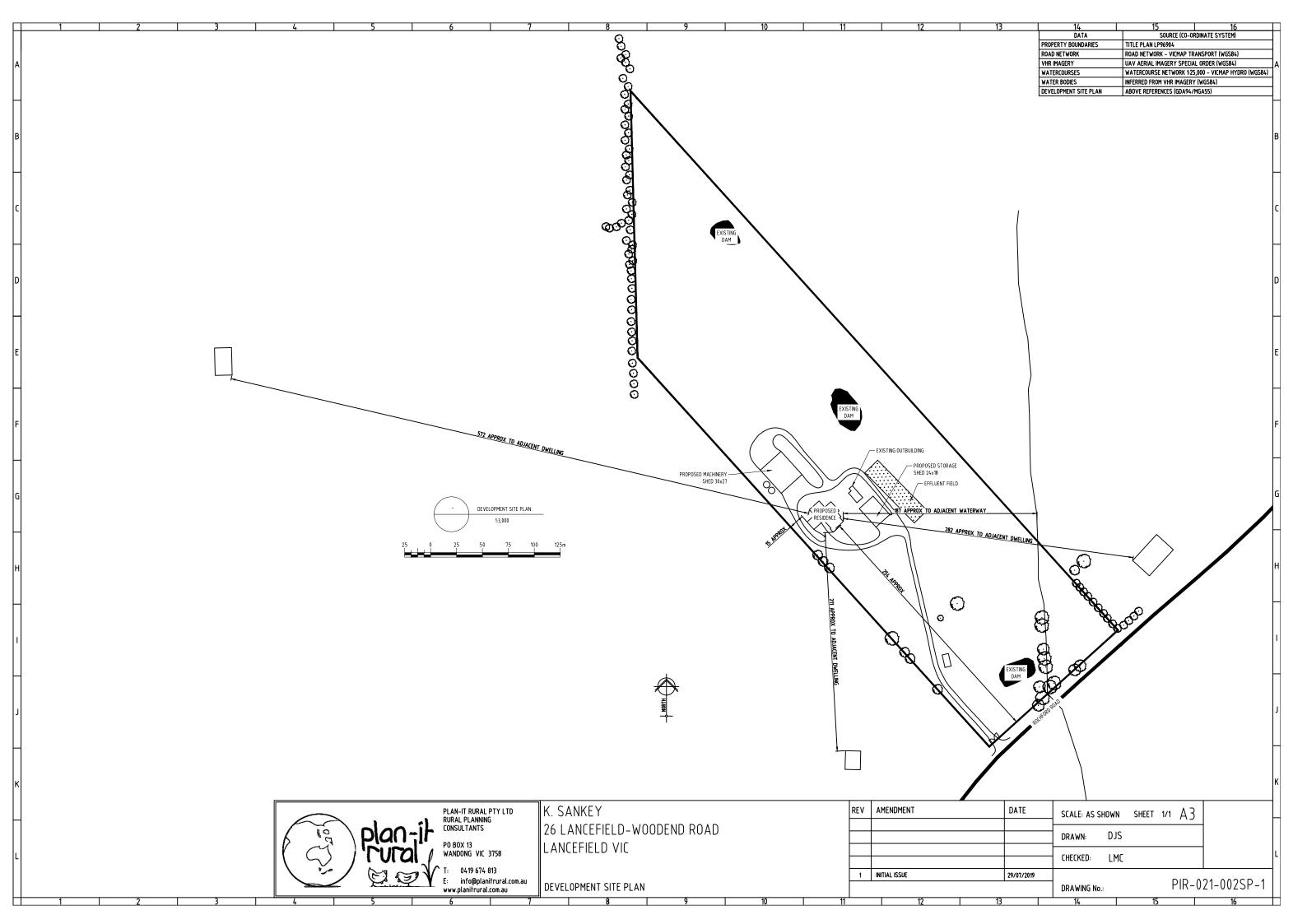
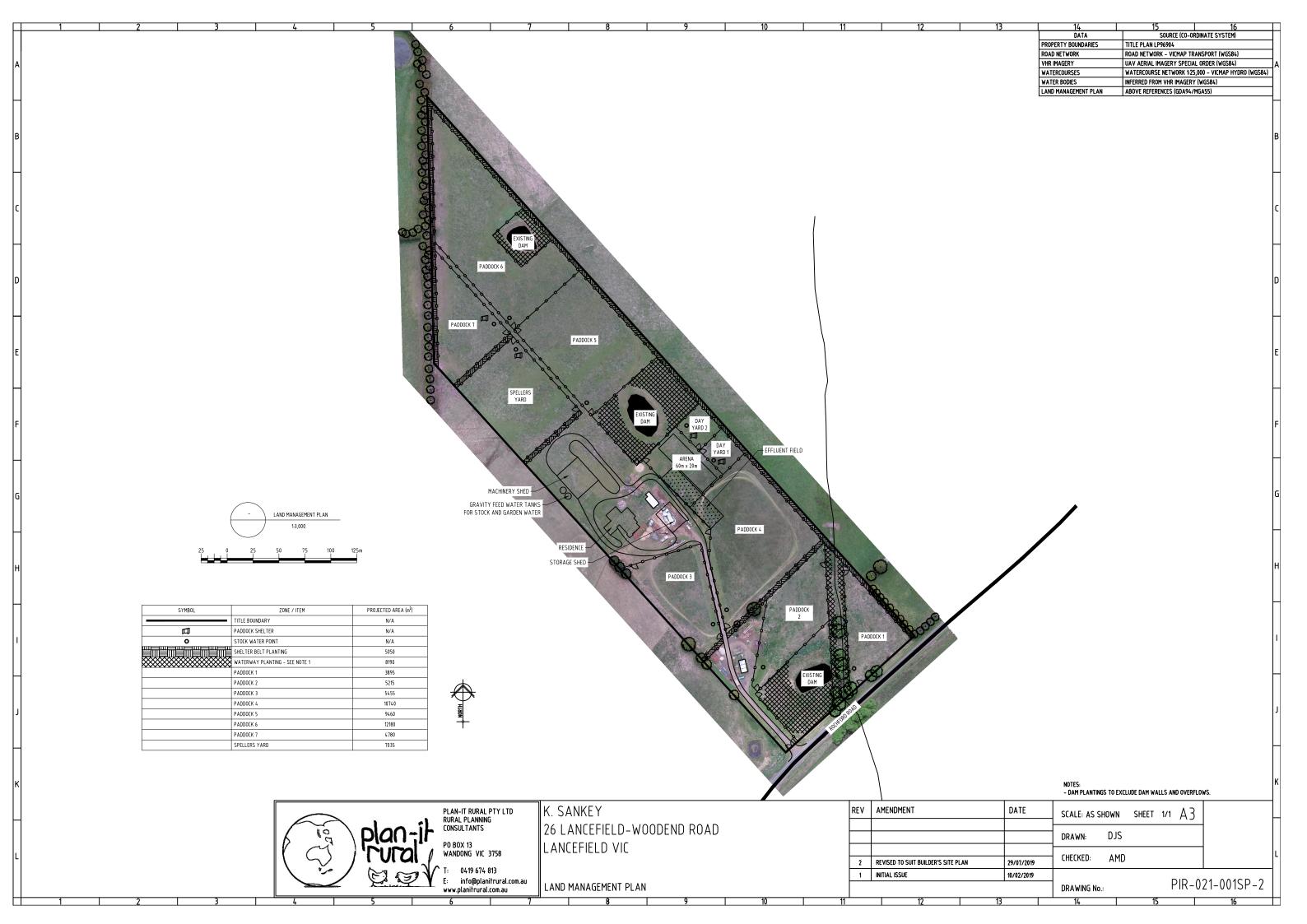
PE.4 ATTACHMENT 3













dennis doricic design dddesign@iprimus.com.au DP-AD 24796 0434 827 927

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SANKEY RESIDENCE

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PROPOSED RESIDENCE & SHEDS

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Dimensioning:
ALL DIMENSIONS WITHIN THESE DOCUMENTS ARE
TO BE VERIFIED BY THE NOMINATED BUILDER
PRIOR TO CONSTRUCTION. THE SET OUT OF THE BUILDING SHALL BE CARRIED OUT BY THE NOMINATED LAND SURVEYOR. ANY DISCREPANCIES IN DIMENSIONING SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORKS. THESE DRAWINGS ARE STRICTLY NOT TO BE SCALED FROM. USE FIGURED DIMENSIONS ONLY.

Building Regulations: THESE NOTES ARE NOT A SUBSTITUTE FOR REGULATIONS, STATUTORY REQUIREMENTS, GOOD BUILDING PRACTICE OR CONTRACTUAL OBLIGATIONS AND UNLESS EXPRESSLY STATED OTHERWISE ARE PROVIDED ONLY AS GUIDELINES IF ANY DISCREPANCY IN NOTATIONS OR DOCUMENTS IS DISCOVERED THE BUILDER IS TO INFORM AUTHOR PRIOR TO THE COMMENCEMEN

Responsible Authority Permits: THE RESPONSIBLE BUILDER SHALL ENSURE THAT ALL THE REQUIRED PERMITS AND DISPENSATIONS HAVE BEEN APPROVED IN ACCORDANCE WITH THE

DOCUMENTS PROVIDED FOR CONSTRUCTION PRIOR TO ANY WORKS COMMENCING ON SITE.

Documents:
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS DOCUMENTS INCLUDING ARCHITECTURAL, STRUCTURAL ENGINEERING, CIVIL ENGINEERING LAND SURVEYORS, LANDSCAPE DESIGNERS, GEOTECHNICAL ENGINEERS AND MECHANICAL ENGINEERS DRAWINGS AND SPECIFICATIONS.

Australian Standards:

ALL WORKS SHALL COMPLY WITH BUT NOT LIMITED TO THE FOLLOWING CURRENT AUSTRALIAN STANDARDS:
A.S. 3959 CONSTRUCTION OF BUILDINGS IN
BUSHFIRE-PRONE AREAS.
A.S. 1288 GLASS IN BUILDINGS - SELECTION AND

A.S. 1562 DESIGN AND INSTALLATION OF SHEET ROOF WALL CLADDING. A.S. 1684 NATIONAL TIMBER FRAMING CODE. A.S. 1860 INSTALLATION OF PARTICLEBOARD

FLOORING.
A.S. 2049 ROOF TILES.
A.S. 2050 FIXING OF ROOFING TILES.
A.S. 2870 (Pt 1) RESIDENTIAL SLABS AND FOOTINGS
CONSTRUCTION.
A.S. 2904 DAMP-PROOF COURSES AND FLASHINGS.
A.S. 2890 CONCRETE STRUCTURES. A.S. 3600 CONCRETE STRUCTURES. A.S. 3660.1 CODE OF PRACTICE FOR PHYSICAL

AUTHORITIES HAVING JURISDICTION OVER THE WORKS

BARRIERS USED IN THE PROTECTION OF BUILDINGS AGAINST SUBTERRANEAN TERMITES. A.S. 3700 MASONRY IN BUILDINGS

RESIDENTIAL BUILDINGS

A.S. 3740 WATERPROOFING OF WET AREAS IN

SHALL ALLOW TO PROVIDE ADEQUATE PROTECTION TO ADJOINING PROPERTIES, ADJOINING BUILDINGS, AND ANY PERSONS PASSING THE SITE. ANY DAMAGE INCURRED TO ADJOINING PROPERTIES AND TO THE WORKS SHALL BE REPLACED BY THE BUILDER AT NO ADJITIONAL COST TO THE OWNER: THE BUILDER SHALL ENSURE THAT ALL WORKS ARE CONTAINED WITHIN THE TITLE PARAMETERS. THE BUILDER SHALL MAINTAIN A CLEAN AND SAFE SITE WITH THE REGULAR REMOVAL OF ALL RUBBISH.

Vegetation:
ALLOW TO REMOVE TREES AND SHRUBS AS INDICATED ON ARCHITECTURAL AND LANDSCAPE DRAWINGS. PRIOR TO REMOVAL THE CONTRACTOR SHALL CONFIRM REMOVAL REQUIREMENTS AND PERMISSIONS WITH THE LOCAL AUTHORITY

Building Quality:
THE BUILDER IS TO ENSURE THAT ALL FAULTY OR SUB STANDARD FIXTURES AND BUILDING MATERIALS ARE EXCLUDED FROM INSTALLATION

WORKS ARE TO STRICTLY COMPLY WITH THE

BE FORWARDED IN WRITING PRIOR TO

COMMENCEMENT OF CONSTRUCTION.

REPORTS RECOMMENDATIONS. ANY QUERIES TO

Setout: FOOTINGS NOT TO ENCROACH TITLE BOUNDARIES

AND EASEMENT LINES. IT IS RECOMMENDED THAT WHERE BUILDINGS ARE BUILT WITHIN CLOSE

PROXIMITY OF TITLE BOUNDARIES A RE-ESTABLISHMENT SURVEY BE CARRIED OUT BY A LICENSED LAND SURVEYOR AND THE BUILDING

SETOUT BE VERIFIED BY SAME.

INDICATED AS NATURAL SURFACE LEVELS (NSL 00.000) AND FINISHED SURFACE LEVELS (FSL OR USE AND ARE REPLACED IN ACCORDANCE WITH UU.UUI, NOTE THAT FINISHED LEVELS ARE TO BE THE GOVERNING BUILDING LEVELS. ALL FINISHED LEVELS MAY VARY AT DESIGNERS DISCRETION DUE TO INCONSISTENT PRODUCT SUPPLY AND UNAVAILABLE PRODUCT. ALL FINISHED LEVELS ARE TO BE CONFIRMED PRIOR TO APPLICATION OF Energy Rating:
THESE DOCUMENTS ARE TO BE READ IN
CONJUNCTION WITH THE CERTIFIED 'FIRST RATE'
ENERGY RATING REPORT. ALL CONSTRUCTION

ACCORDANCE WITH THE RELEVANT AUTHORITIES REGULATIONS.

ACCORDANCE WITH MELBOURNE WATER AND THE LOCAL AUTHORITIES REQUIREMENTS. ALL PLUMBING WORKS TO COMPLY WITH THE CURRENT Structural Engineer: THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERS DRAWINGS AND SPECIFICATIONS. THE ENGINEERS DOCUMENTS SHALL TAKE PRECEDENCE FOR STRUCTURAL DETAILS. THE DESIGNER SHALL BE NOTIFIED BY THE BUILDER WITH ANY DISCREPANCIES PRIOR TO ANY WORKS.

Landscaping:
REFER TO THE LANDSCAPE ARCHITECTS REFER TO THE LANDSCAPE ARCHITECTS DOCUMENTS FOR ALL SOFT AND HARD LANDSCAPING SPECIFICATIONS. LANDSCAPE DRAWINGS TO TAKE PRECEDENCE OVER ARCHITECTURAL DRAWINGS IN REGARDS TO PAVING AND PLANTER BEDS. Smoke Detectors:

Wind Gust:
REFER TO STRUCTURAL ENGINEERS DOCUMENTATION FOR CONFIRMATION OF WIND GUST SPEED FOR THE SITE. ENSURE THAT ORRECT FIXINGS AND BRACINGS ARE PROVIDED

IT ACCORDANCE WITH ENGINEERS RECOMMENDATIONS.

Timber Framing:
ALL TIMBER FRAMING TO COMPLY WITH THE
TIMBER FRAMING CODE OF VICTORIA, ITS
SUPPLEMENTAL TABLES AND AUSTRALIAN
STANDARD 1684-SAA TIMBER FRAMING CODE. ALL
SIZES ARE MINIMUM ALLOWABLE.

Excavation:

EXCAVATION IS TO BE CARRIED OUT IN

ACCORDANCE WITH THE LEVELS INDICATED WITHESE DOCUMENTS AND TO THE RECOMMENDATIONS OF THE STRUCTURAL

Site Conditions:
THE BUILDER SHALL BE RESPONSIBLE FOR ALL WORKS CARRIED OUT ON SITE AND ALL WORKS WITHIN THE SCOPE OF WORKS. THE BUILDER

ENSURE ALL REMOVED MATERIAL IS TRANSPORTED FROM SITE PRIOR TO BUILDING

Levels:
ALL LEVELS INDICATED ON THESE DRAWINGS ARE

Cable Provider:
ALLOW TO CONNECT TO EXISTING CABLE
PROVIDER FOR AREA WITH THE A 60mm UPVC
CONDUIT FROM FRONT BOUNDARY TO UTILITY AND METER LOCATIONS.

Gas: ALLOW TO CONNECT TO THE GAS MAINS IN STRICT

SEWER:
ALLOW TO CONNECT TO THE BOUNDARY TRAP IN

Power:
ALLOW TO SUPPLY ELECTRICAL CABLES

UNDERGROUND IN UPVC CONDUIT FROM THE NEAREST POWER POLE IN STRICT ACCORDANCE WITH THE RESPONSIBLE AUTHORITIES

INSTALL INTERLIKED HARDWIRED TYPE SMOKE DETECTORS WITH BATTERY BACK UP WHERE INDICATED UNLESS OTHERWISE SPECIFIED AND IN ACCORDANCE WITH AS3786.

Storm Water: SUPPLY MINIMUM 100mm DIA, UPVC PIPES TO ALI SUPPLY MINIMUM 100mm DIA. UPVC PIPES TO ALL STORM WATER DRAINS UNLESS OTHERWISE SPECIFIED. ALLOW TO ENSURE ALL FALLS ARE IN ACCORDANCE WITH THE AUSTRALIAN STANDARDS AND MAINTAINED WITH BLUE STONE SCREENINGS. PROVIDE INSPECTION OPENINGS AS REQUIRED. ALL PLUMBING WORKS TO COMPLY WITH THE PELEVANT AUSTRAL HAN STANDARDS CONNECTION. RELEVANT AUSTRALIAN STANDARDS. CONNECTION

TO THE SPECIFIED LEGAL POINT OF DISCHARGE

AUTHORITIES REQUIREMENTS AND AN INSPECTION

SHALL BE IN ACCORDANCE WITH THE LOCAL

Agricultural Drains:
PROVIDE 100mm DIA. SLOTTED UPVC PIPE TO THE

BASE OF ALL BANKS AND RETAINING WALLS AND WHERE INDICATED IN ARCHITECTURAL, CIVIL AND LANDSCAPE DOCUMENTS. CONNECT DRAIN TO STORM WATER VIA SILT PIT. ENSURE ALL DRAINS FALL IN ACCORDANCE WITH THE BCA

External Down Pipes:
PROVIDE 100x50 EXTERNAL DOWN PIPES (UNO) AS REQUIRED AND FIXED TO WALL VIA CONCEALED FIXING STAND OFF BRACKETS. ENSURE A PENETRATION IS ALLOWED FOR WITHIN CONCRETE SLABS AND FOOTINGS TO CONNECT PIPE TO

WALL CAVITIES UNLESS OTHERWISE SPECIFIED. ALLOW TO PROVIDE ADEQUATE ACOUSTIC INSULATION SURROUNDING THE PIPE TO DAMPEN ANY WATER SOUND. ENSURE A PENETRATION IS ALLOWED FOR WITHIN CONCRETE SLABS AND FOOTINGS TO CONNECT PIPE TO STORM WATER

Box Gutters:
ALLOW TO INSTALL MINIMUM 150 DEEP x 300 WIDE ZINCALUME BOX GUTTER WHERE INDICATED.
PROVIDE ZINCALUME FLASHING TO GUTTER AND ENSURE A WATER TIGHT FINISH.

Flashing and Cappings: ALLOW TO INSTALL ZINCALUME FLASHINGS AND CAPPINGS TO REQUIRED AREAS AND ALLOW TO SEAL AND PROVIDE A WATER TIGHT FINISH.

Masonry Articulation Joints:

REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR SPECIFICATIONS ON THE PERFORMANCE CRITERIA FOR ARTICULATION JOINTS. REFER TO ARCHITECTURAL DRAWINGS FOR SUGGESTED LOCATIONS OF ARTICULATION JOINTS. ALL JOINTS TO BE SEALED AND FINISHED AS TYPICAL WALL

Termite Control:
WHERE THE BUILDING (OTHER THAN A CLASS 10a)
IS LOCATED IN A DESIGNATED TERMITE
INFESTATION AREA THE BUILDING SHALL BE PROTECTED IN ACCORDANCE WITH A.S. 3660.1 CONTRACTOR TO PROVIDE CERTIFICATE STATING PROTECTION MEASURES TAKEN AND ATTACHED WITH MAINTENANCE LOG TO BE FIXED TO THE INSIDE OF THE METER BOX FOR RECORD

Tanking:
PROVIDE BITUMEN TANKING IN CONJUNCTION WITH 'NYLEX CORE DRAINS' AND 'STRIP DRAINS' TO SIBITERRANEAN WALLS AND RETAINING WALLS WHERE REQUIRED. ALLOW TO PROVIDE A WATER TIGHT FINISH. REFER TO MANUFACTURES INSTALLATION REQUIREMENTS FOR DETAILS.

Damp Proof Course:
INSTALL BITUMINOUS DPC BETWEEN FLOOR LEVEL TINGS IN ACCORDANCE WITH AS 3700

Sub-Floor Ventilation: SUB-FLOOR VENTS 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.

Sub-Floor Clearance: PROVIDE CLEARANCE FROM UNDERSIDE OF BEARER TO FINISHED GROUND LEVEL OF 150mm FOR FLOOR WITH STRIP FLOORING UP 200mm FOR FLOORS WITH PARTICLEBOARD/PLY FLOORING.

Weep Holes:
ALLOW TO PROVIDE WEEP HOLES ABOVE ALL
OPENINGS AND AT FLOOR LEVEL AT 1200 CENTI
PROVIDE FLASHING TO WEEP HOLES IN
ACCORDANCE WITH THE BCA.

Cavity Brick:
PROVIDE CAVITY BRICK WALL TIES TO BRICKWORK AT MAXIMUM 600mm CRS IN EACH DIRECTION AND WITHIN 300mm OF ARTICULATION JOINTS.

Insulation
PROVIDE MINIMUM R3.0 INSULATION TO ALL ROOF CAVITIES AND INSULATION TO ALL EXTERNAL STUD WALLS TO R2.0 AND IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA. REFER TO 'FIRST RATE' ENERGY RATING REPORT FOR FURTHER

Safety Glazing:
INSTALL SAFETY GLAZING TO THE FOLLOWING:

INSTALL SAFETY GLAZING TO THE FOLLOWING:

1. WINDOWS BELOW 500mm FROM FL.

2. WINDOWS BELOW 1200mm ABOVE BATH.

3. WINDOWS BELOW 1200mm ABOVE BATH.

4. WINDOWS 300mm FROM FROM FL IN LAUNDRY.

5. SHOWER SCREENS.

ALL GLAZING TO COMPLY WITH AUSTRALIAN

STANDARD 1288 AND THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.

Stairs:
STAIR REQUIREMENTS (OTHER THAN SPIRAL STAIRS) UNLESS OTHERWISE INDICATED: RISERS - 190mm MAXIMUM, 115mm MINIMUM GOING - 355mm MAXIMUM, 240mm MINIMUM, RISERS AND TREADS TO BE CONSTANT IN SIZE THROUGHOUT FLIGHT, PROVIDE NON-SLIP FINIS OR SUITABLE NON-SKID STRIP NEAR EDGE OF NOSINGS. ENSURE MAXIMUM GAP BETWEEN RISERS NOT TO EXCEED 125mm OR USE CLOSED

Balustrading:
ENSURE NO GAP BETWEEN PICKETS OR
BALUSTRADING MEMBERS EXCEEDS MORE THAN
125mm, AND TO BE NON CLIMBABLE FORMAT IN
ACCORDANCE WITH THE BCA.

Handrails:
ALL HAND RAILS ARE TO BE SET A MINIMUM OF 1000mm ABOVE LANDINGS AND 900mm ABOVE THE NOSING OF STAIRS AND COMPLY WITH THE BCA.

External Timber: TIMBERS EMBEDDED IN EARTH TO BE RED GUM OR

SIMILAR APPROVED. EXPOSED EXTERNAL STRUCTURES (INCLUDING PERGOLAS) TO BE CYPRESS PINE UNLESS OTHERWISE NOTED. PRIME ALL EXPOSED EXTERNAL TIMBERS BEFORE FIXING INTO POSITION, INCLUDING WEATHERBOARDS, JOISTS, BEARERS ETC.

Toilet Doors: ALLOW TO PROVIDE ALL DOORS LEADING TO TOILETS WITHIN 1.2 METRES OF THE PANS EDGE WITH REMOVABLE HINGES. DOOR IS TO BE ABLE TO BE REMOVED FROM OUTSIDE OF ROOM.

Party Wall FRL'S:
PARTY WALL TO EXTEND TO ROOF LINE AND BE
SEALED WITH FIRE RETARDING EXPANDING FOAM

Concrete Slabs: REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR CONCRETE SLAB SPECIFICATIONS, ALLOW TO

POLYURETHANE WATER PROOF MEMBRANE ON A

Manholes: SUPPLY AND INSTALL 600x600 RONDO FLUSH MOUNTED MANHOLES AS REQUIRED.

PROVIDE TWO LAYERS OF SEALED 3mn

Shower Base:
PROVIDE 50mm STRUCTURAL RECESS TO SHOWER
BASE. ALLOW TO TANK AND SEAL BASE AND WALLS OF SHOWER WITH FIBREGLASS MEMBRANE AND RESIN AND APPLY CEMENT SCREED TO ALLOW TILES TO FALL TO CHROME FLOOR WASTE. ENSURE THERE IS 5mm SET DOWN TO FINISHED TILED LEVEL FROM FLOOR TO BASE. DO NOT PROVIDE HOB TO

PROVIDE FIBREGLASS TANKING AND SELECTED RESIN TO FLOORS OF BATHROOMS, EN SUITES AND LAUNDRIES. ALLOW TO RETURN SEAL UP WALLS LAUNDRIES. ALLOW TO RETURN SEAL UP WALLS 150mm. PROVIDE WATER RESISTANT PLASTERBOARD TO ALL WET AREA WALLS. ALLOW TO RETURN TANKING SEAL UP WALLS IN SHOWER AND BEHIND BATHS, VANITIES, SINKS AND TROUGHS IF WITHIN 75mm OF WALL. ALL WET AREAS TO COMPLY WITH BCA F1.7 AND AS3740.

Floor Levels:
ALLOW TO ENSURE THAT THE JUNCTION WHERE
TWO DIFFERENT FLOOR FINISHES INTERSECT AR
LEVEL WITH EACH OTHER AS A FINISHED LEVEL
UNLESS OTHERWISE INDICATED AS FSL ON
DOCUMENTS.

Edge Strips:
PROVIDE STAINLESS STEEL EDGE STRIP TO THE

JUNCTION OF CHANGES IN FLOORING FINISHES UNLESS OTHERWISE SPECIFIED. External Door Thresholds: SUPPLY AND INSTALL JARRAH THRESHOLDS TO AII

EXTERNAL DOORS UNLESS OTHERWISE NOTED.

HRESHOLD TO FINISH UNDER DOOR LINE SO AS

NOT THE BE SEEN FROM INSIDE. REFER TO

Floor Tiles:
SUPPLY AND INSTALL SELECTED TILE AS SPECIFIED IN THE FINISHES SCHEDULE. CONFIRM SETOUT PRIOR TO LAYING TILES. INSTALL WHOLE TILE WHEREVER POSSIBLE.

JUNCTION BETWEEN CARPET AND OTHER FLOOR SURFACES.

Carpet: SUPPLY AND INSTALL SELECTED CARPET AS

SPECIFIED IN THE INTERIOR FITOUT DOCUMENTS WHERE INDICATED IN ACCORDANCE WITH

MANUFACTURER'S SPECIFICATIONS. SUPPLY AND

INSTALL A STAINLESS STEEL CARPET STRIP AT

Windows and Doors: WINDOWS AND DOORS.

MANUFACTURE ALL WINDOWS AND DOORS AS SHOWN ON THE PLANS AND ELEVATIONS AND SPECIFIED IN THE DOORWINDOW SCHEDULES AND DETAILS. ALL GLAZING WORK IS TO BE THE RESPONSIBILITY OF THE GLAZIER AND ALL GLAZING MUST COMPLY WITH A.S. 1288 AND AS 2208. ALL WINDOWS AND DOORS ARE TO BE SEALED WITH APPROPRIATE "BAVEN" SEAL S APPROPRIATE 'RAVEN' SEALS.

Steel Lintels:
REFER TO STRUCTURAL ENGINEERS DRAWINGS
FOR THE SPECIFICATION OF ALL STRUCTURAL
ITEMS. ALLOW TO PAINT STEEL LINTELS ABOVE
WINDOW AND DOOR OPENINGS WHERE LINTEL IS
EXPOSED. PAINT SHALL BE COLOUR MATCHED TO
WALL SURFACE UNLESS OTHERWISE INDICATED.

ENSURE THAT ALL EXPOSED STEEL IS HOT DIPPED GALVANISED AND WALL TIES COMPLY WITH AS

Coastal Construction:
FOR BUILDINGS IN CLOSE PROXIMITY TO THE SEA
ENSURE THAT ALL STEEL BRICK CAVITY TIES AND STEEL LINTELS ETC. THAT ARE IMBEDDED OR FIXED NTO MASONRY BE PROTECTED IN ACCORDANCE WITH A.S. 1650 OR A.S. 3700-1988 TABLE 22 HOT DIPPED GALVANISED STAINLESS STEEL

Shower Screen: SUPPLY FRAMELESS SHOWER SCREEN APPROX.

400mm HIGH IN SELECTED TOUGHENED SAFETY GLASS IN ACCORDANCE WITH AS 1288. PROVIDE CHROME HINGES TO DOOR. ALLOW TO SECURE SCREEN INTO FLOOR AND WALL RECESSES. PROVIDE 40mm DIA. HOLE IN GLAZING AT 900mm AFL AND SMOOTH EDGES TO ACT AS DOOR

Chimneys:
ALLOW TO INSTALL FLUE DAMPNER TO THE TOP OF THE CHIMNEY BUT BELLOW THE FINISHED SURFACE. ENSURE CROSS VENTILATION IS ADEQUATE. ALL CHIMNEYS TO COMPLY WITH SECTION 3.7.3 OF THE BUILDING CODE OF AUSTRALIA 1996 AN AUSTRALIA 1996, AND BE INSTALLED IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS.

Internal Openings:
ALL INTERNAL OPENING HEIGHTS SHALL TYPICALLY

ALL INTERNAL OPENING HEIGHTS STALL TYPICALLY
MATCH THE OPENING HEIGHTS OF THE EXTERNAL
OPENINGS ON THE CORRESPONDING FLOOR LEVEL
UNLESS OTHERWISE NOTED ON DRAWINGS OR
SCHEDULES. ALL INTERNAL DOORS SHALL BE
MINIMUM 820mm SOLID DOORS UNLESS
OTHERWISE SPECIFIED.

Ceiling:
SUPPLY AND INSTALL 10mm PLASTERBOARD
CEILING LINING FIXED TO 'RONDO' (OR SIMILAR)
FURRING CHANNEL IN ACCORDANCE WITH
MANUFACTURERS DETAILS.

Roof lights:

WHERE INDICATED PROVIDE SPECIFIED GLAZED ROOF LIGHT IN ACCORDANCE WITH AS 1288 AND ALLOW TO SEAL TO ACHIEVE A WATER TIGHT FINISH. INSTALL GLASS SECTION TO ACT AS DIFFUSER WHERE REQUIRED AND SET 100mm ABOVE FINISHED CEILING LEVEL. PROVIDE A 50mm WHITE CSR INSULATION BAT TO TOP OF THE DIFFUSER.

Render:
ALLOW TO APPLY A 10mm THICK RENDER MIXTURE TO MASONRY WALLS WHERE INDICATED UNLESS OTHERWISE SPECIFIED. PROVIDE SAMPLE PORTIONS OF RENDER FOR APPROVAL BY PRIOR TO APPLICATION OF FINISHED COA

Architectural Mouldings:
ALL MOULDINGS ARE TO BE SUPPLIED BY
APPROVED MANUFACTURER. ALLOW TO SET OUT
BRICKWORK WHERE REQUIRED AND INSTALL
MOULDS IN ACCORDANCE WITH DETAILS AND
MANUFACTURERS INSTRUCTIONS.

Hard Plaster:
WERE SPECIFIED PROVIDE A MINIMUM OF 10mm
HARD PLASTER TO WALLS. ALLOW TO PROVIDE
ADEQUATE COVERAGE TO PREVENT CRACKING
AND ACHIEVE A SMOOTH FLAT SURFACE.

Hot Water System:
SUPPLY AND INSTALL THE SELECTED HWS UNIT AS SPECIFIED IN THE INTERIOR FITOUT SPECIFICATION ALLOW FOR SUPPLY PIPES TO BE HOUSED WITHIN THE ROOF SPACE AND ENSURE AYOUT IS COMPATIBLE WITH THE REQUIREMENTS OF MANUFACTURER. CONCEAL AND INSULATE PIPE WORK WHERE NECESSAR

Mechanical Ventilation:
INSTALL EXHAUST FANS TO ALL AREAS
CONTAINING EITHER WC, SHOWER OR BATH, FAN
TO COMPLY WITH THE REQUIREMENTS OF THE BCA
AND AS. PROVIDE A 15mm GAP TO THE BOTTOM OF
DOORS INTO ROOMS CONTAINING FAN UNITS TO
ALLOW FOR THE FLOW OF AIR BETWEEN. ALL FANS
ARE TO BE DUCTED TO VENTILATE TO EXTERNAL
ATMOSPHERE.

Joinery: REFER TO JOINERY DRAWINGS AND SPECIFICATIONS FOR ALL DETAILS ON CABINETS, APPLIANCE LOCATIONS AND PLUMBING LOCATIONS. ALLOW TO CONSTRUCT PLASTER

Joinery Drawings:
THESE DRAWINGS SHALL BE CONSIDERED
DETAILED DESIGN DRAWINGS. THE DRAWINGS ARE
AN INDICATION OF THE DESIGNERS DESIGN INTENT
AND ARE IN NO WAY TO BE USED AS SHOP
DRAWINGS. THE BUILDER SHALL BE RESPONSIBLE
FOR THE PROVISION OF SHOP DRAWINGS
CONFIRMING ALL JOINERY ITEMS PRIOR TO
MANUFACTURE.

Rangehood Flue:
ALLOW TO INSTALL NORMAL FLUE COMPONENTS
TO NEGOTIATE THE BUILDING STRUCTURE AND TO
COMPLY WITH ALL APPLICABLE FIRE REGULATIONS
TO ACHIEVE A SATISFACTORY EXTERNAL VENTING
FLUE.

BCA/NCC: ALL WORKS ARE TO COMPLY WITH, BUT NOT LIMITED TO, THE CURRENT BUILDING CODE OF AUSTRALIA AND NATIONAL CONSTRUCTION CODE SERIES (NCC).

ALL WORKS ARE TO COMPLY WITH, BUT NOT LIMITED TO, THE CURRENT AUSTRALIAN STANDARD AS3959 FOR THE CONSTRUCTION OF BUILDINGS IN BUHFIRE-PRONE AREAS.

dennis doricic design DP-AD 2479 0434 827 927

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SPECIFIC NOTES

1. ALL MATERIALS AND BUILDING WORKS ARE TO COMPLY WITH THE REQUIREMENTS OT THE B.C.A, CURRENT AUSTRALIAN STANDARDS, AND THE STATUTORY REQUIREMENTS AND BY LAWS OF ALL LOCAL

2. ALL CONTRACTORS TO VERIFY ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCING ANY OF THE WORKS. 3. ALL CONCRETE FOOTINGS, PADS AND FLOOR SLABS TO BE CONSTRUCTED IN ACCORDANCE WITH

ATTACHED ENGINEERS DRAWINGS, COMPUTATIONS AND SOIL REPORTS.

4. ALL FRAMING SHALL BE STRICTLY IN ACCORDANCE WITH THE TIMBER FRAMING MANUAL, TIMBER FRAMING CODE - AS1684 AND IN ACCORDANCE WITH ENGINEERS DRAWINGS AND OR COMPUTATIONS. 5. ALL BRICKWORK IS TO COMPLY WITH AS3700 MASONRY CODE AND AMENDMENTS. 6. PROVIDE EXPANSION JOINTS (CONTROL JOINTS) IN BRICKWORK IN ACCORDANCE WITH THE CEMENT

AND CONCRETE ASSOCIATIONS TECHNICAL NOTE TN 61 AND IN COMPLIANCE WITH AS3700 AND AS PER THE RECCOMENDATIONS MADE IN THE GEOTECHNICAL SITE INVESTIGATION REPORT. 7. PROVIDE IMPERVIOUS ELOOR AND WALL COVERINGS AS REQUIRED BY THE B.C. A.C.I. WATER RESISTANT SUBSTRATES TO CONSIST OF EITHER HARDIES VILLABOARD OR WR PLASTERBOARD, WATER RESISTANT WALL LININGS TO CONSIST OF EITHER CERAMIC TILES OR

PREFINISHED WALL PANELS SEALED WITH FLEXIBLE SEALENTS AT JOINTS. 8. 10mm THICK PLASTERBOARD TO ALL INTERNAL WALLS AND CEILINGS U.N.O. 9. INSULATION TO BE PROVIDED IN ACCORDANCE WITH VIC TABLE 1.2.3 OF THE B.C.A OPTION A.

ACHIEVING THE FOLLOWING VALUES (UNLESS NOTED OTHERWISE ON AN ENERGY EFFICIENCY RATING REPORT) ROOF OR CEILING - R 3.5 Bulk Insulation between ceiling joists. EXTERNAL WALLS - R 2.0 Double sided sisalation or R 2.0 Batts between studs. (R2.0 to Timber floors if applicable)

10. SMOKE DETECTOR: INSTALL AS PER PART 3.7.2 OF THE B.C.A AND TO COMPLY WITH AS3786. SMOKE DETECTOR - self contained battery / mains type to AS3786. 11. ALL WINDOWS ALUMINIUM IMPROVED. SLIDING OR FIXED SASHES UNLESS INDICATED OTHERWISE ALL GLAZING TO AS1288. INCLUDING SAFETY GLASS TO ALL GLAZING BELOW 500mm FROM FLOOR

12. WHERE REQUIRED MECHANICAL VENTILATION DUCTED TO EXHAUST FAN SHALL PROVIDE 25

HEIGHT, SLIDING DOORS AND SIDELIGHTS, BATHROOM WINDOW AND SHOWER SCREENS.

LITRES / SEC CLEAN AIR. 13. THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ATTACHED ENGINEERS DRAWINGS AND/OR COMPUTATIONS, SITE INVESTIGATION (SOIL REPORT), "GENERAL SPECIFICATIONS FOR DOMESTIC AND OTHER APPROPRIATE BUILDINGS NOT EXCEEDING 12m IN HEIGHT" PREPARED BY THE HOUSING INDUSTRY ASSOCIATION PTY LTD, AND ALL OTHER DOCUMENTS APPROVED AND ISSUED AS PART OF THE BUILDING AND OR PLANNING PERMITS.

14. DO NOT SCALE FROM THESE DRAWINGS. USE FIGURED DIMENSIONS ONLY, VERIFY ALL DIMENSIONS, LEVELS AND DETAILS LISTED AND/OR AS SHOWN ON THESE DRAWINGS AND SCHEDULES PRIOR TO CARRYING OUT ANY OFF SITE FABRICATION, OR ORDERING OF ANY MATERIALS OR ASSEMBLIES TO BE INCORPORATED INTO THE WORKS. REPORT ALL DISCREPANCIES BEFORE PROCEEDING. 15. UNLESS SHOWN OTHERWISE (BY LIGHTING AND POWER LAYOUT PLANS) LIGHTING AND POWER OUTLET LOCATIONS SHALL BE AS DIRECTED BY THE PROPRIETOR/S. (MAX 5 Watts/m² LIGHTING OUTPUT) 16. ALL STEPS TO HAVE A MAXIMUM RISE OF 190mm AND A MINIMUM TREAD OF 240mm (DOMESTIC) 250mm (COMMERCIAL)

17. THE BUILDER SHALL ENSURE THAT ALL STRUCTURAL MEMBER SIZES DETAILED ON THESE DRAWINGS AND OR INCORPORATED INTO THE WORKS SHALL BE ADEQUATE FOR THE INTENDED LOADINGS (INCLUDING ANY CONSTRUCTION LOADS). 18. THE BUILDER SHALL TAKE ALL MEASURES AND PROVIDE ALL MATERIAL BOTH PERMENANT AND TEMPORARY TO PROTECT THE STRUCTURE (INCLUDING EXISTING STRUCTURES) FROM ADVERSE

20. ALL STEELWORK CONNECTIONS TO BE MADE WITH 10mm PLATE & 2-M12 BOLTS UNO.

19. CHECK WITH THE LOCAL BUILDING AUTHORITY REGARDING THE REQUIREMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. IF REQUIRED ADOPT A METHOD OF PROTECTION COMPLYING WITH AS3660.

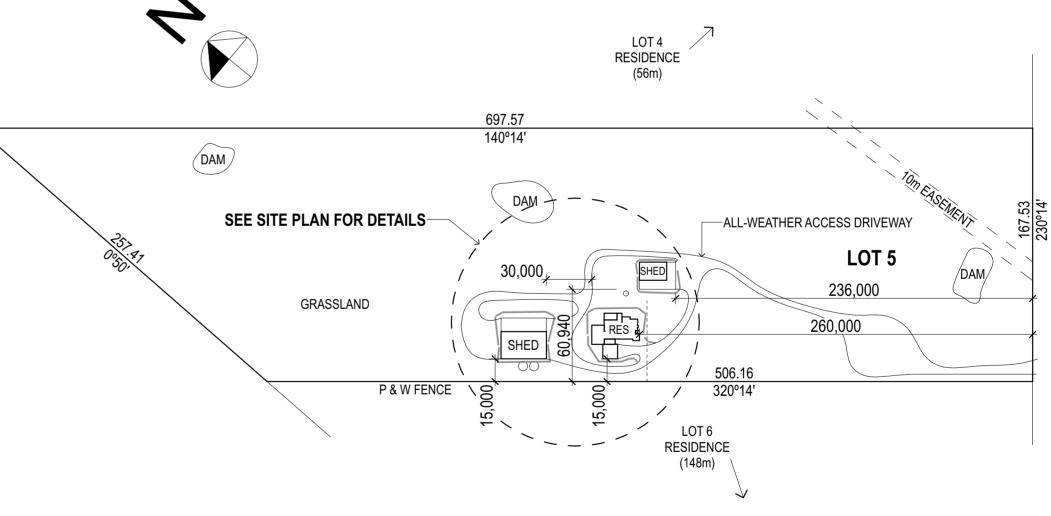
21. DOORS OF SANITARY COMPARTMENTS TO COMPLY WITH CLAUSE 3.8.3.3 OF THE B.C.A. 22. NO RESPONSIBILITY WILL BE ACCEPTED BY DENNIS DORICIC DESIGN FOR WORKS CARRIED OUT THAT HAVE NOT BEEN DETAILED ON THESE DRAWINGS. THESE DRAWINGS SHALL NOT BE ALTERED IN ANY FORM WITHOUT THE PERMISSION OF DENNIS DORICIC DESIGN. 23. THESE GENERAL NOTES ARE NOT A SUBSTITUTE FOR BUILDING OR STATUTORY REGULATIONS AND ARE

LISTED AS GUIDELINES. BUILDER IS BOUND BY CONTRACTUAL OBLIGATIONS AND NO RESPONSIBILTY IS

6 STAR ENERGY RATING REQUIREMENTS:

ACCEPTED BY DENNIS DORICIC DESIGN FOR MISUSE.

SARKING TO BE USED UNDER ROOFING. PROVIDE MIN R5.0 INSULATION TO CEILINGS, R2.5 TO WALLS. ALL NEW WINDOWS & DOORS TO BE ALUMINIUM FRAMED (DOUBLE GLAZED) UNLESS NOTED OTHERWISE. HOLLAND BLINDS INSTALLED INTERNALLY - ALLOWED BY SEAV. ALL UTILITY AREAS TO BE FITTED WITH SELF CLOSING EXHAUST FANS AND HAVE SEALED DOORS, ALL EXTERNAL DOORS, WINDOWS, GAPS AND CRACKS TO BE SEALED WITH WEATHERSTRIPS



LOT PLAN

PROPOSED RESIDENCE & SHEDS ..pr

26 WOODEND-LANCEFIELD RD, LANCEFIELD SANKEY FAMILY

SANKEY FAMILY

D DORICIC

RD

WOODEND-LANCEFIELD

20/6/19 170506 ..proj no

2 of 8 ... sheet no

PLANNING DRAWINGS NOTES & LOT PLAN ..sheet name

26WOODENDLANCEFIELD.pln ..filename

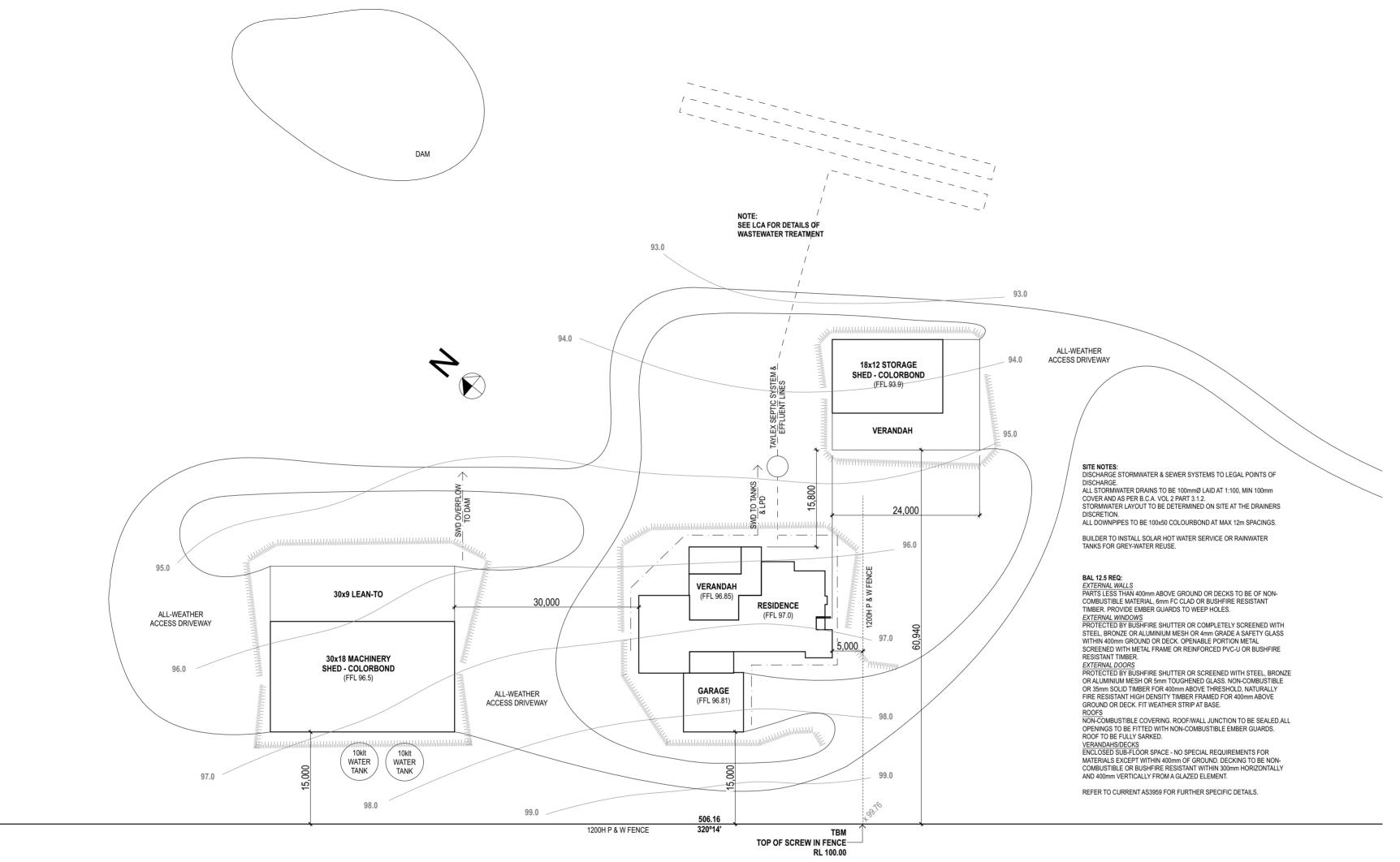
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BUSHFIRE ATTACK LEVEL ASSESSMENT:

Vegetation 2 table 2.1 of AS 3939-2009) = 100
Vegetation Classification (Section 2 Clause 2.2.3 of AS 3959-2009) = MANAGED VEGETATION
Distance from Vegetation (Section 2 Clause 2.2.4 of AS 3959-2009) = NA
Effective Slope (Section 2 Clause 2.2.5 of AS 3959-2009) = 1° SLOPE
DETERMINED BAL (Clause 2.2.6) = LOW
ADOPTED BAL = 12.5 (LAND IS WITHIN A BUSHFIRE PRONE AREA)

SITE PLAN 1:500

PROPOSED RESIDENCE & SHEDS ..project

SANKEY FAMILY ...client

26 WOODEND-LANCEFIELD RD, LANCEFIELD

SANKEY FAMILY ..designer

D DORICIC

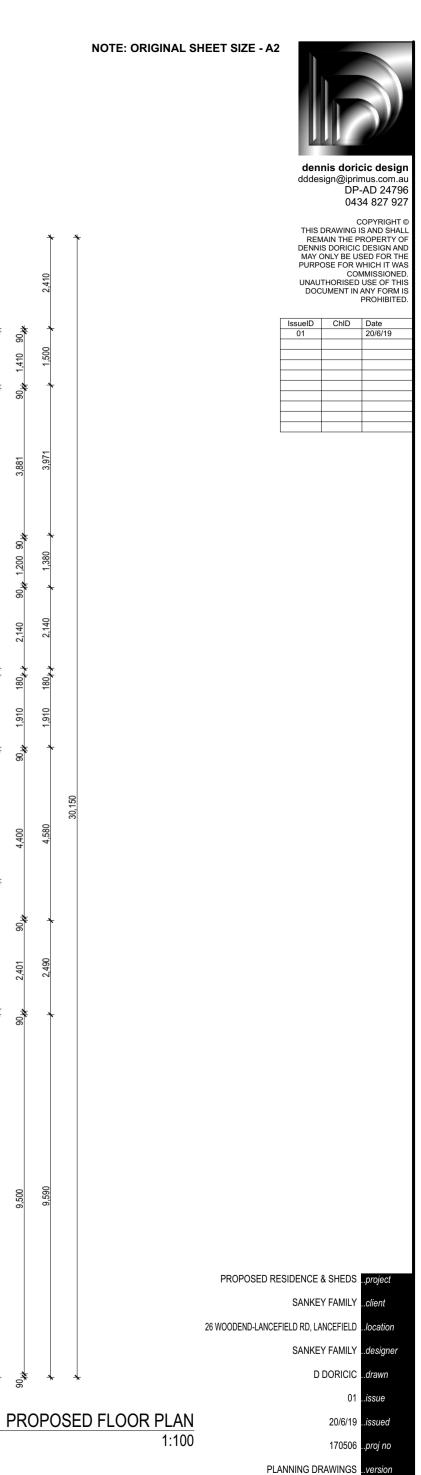
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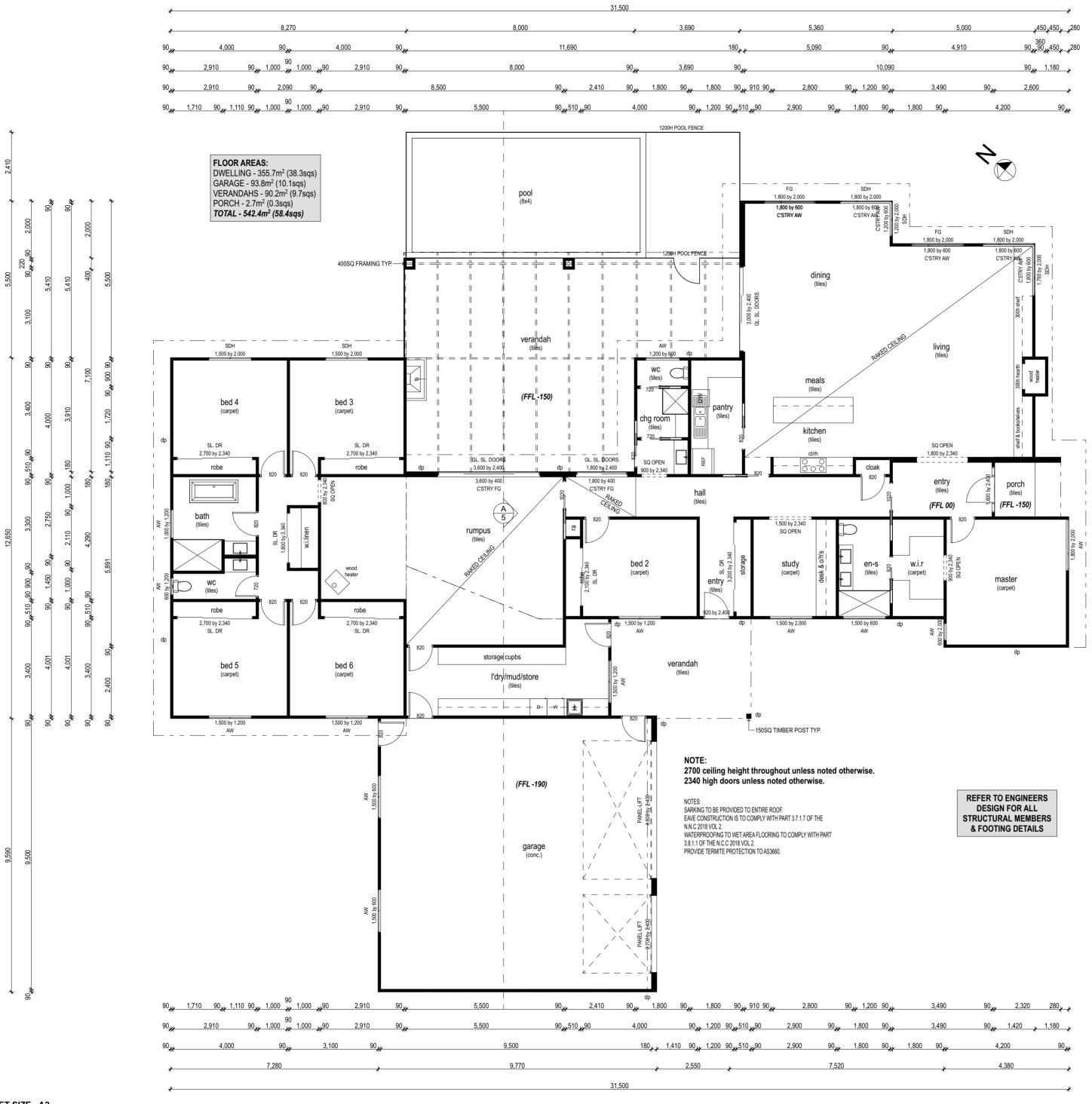
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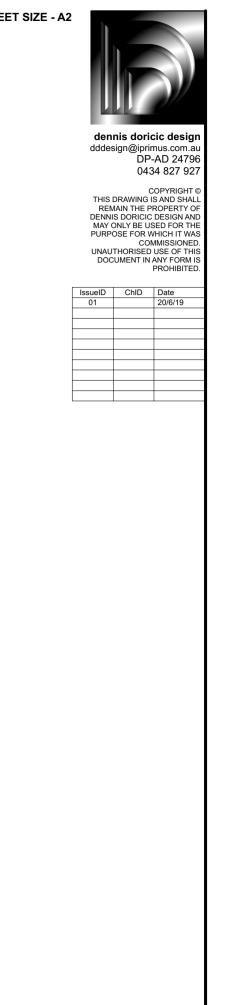
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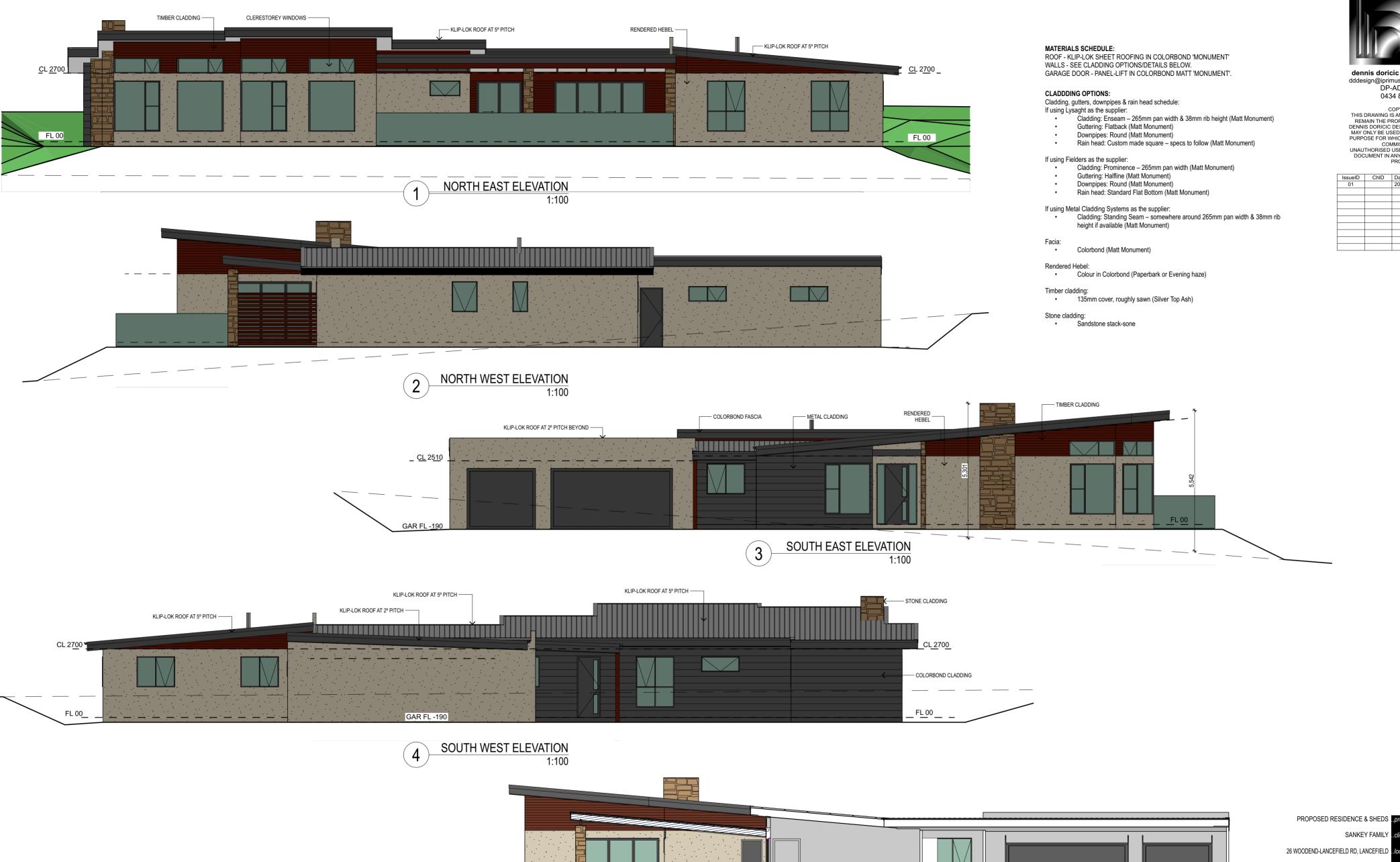
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PROPOSED FLOOR PLAN ...sheet name







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SANKEY FAMILY 26 WOODEND-LANCEFIELD RD, LANCEFIELD

SANKEY FAMILY

D DORICIC

20/6/19 170506 ..proj no

PLANNING DRAWINGS ..version

PROPOSED ELEVATIONS & SECTION ... sheet name



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MATERIALS SCHEDULE:
ROOF - KLIP-LOK SHEET ROOFING IN COLORBOND 'MONUMENT' WALLS - SEE CLADDING OPTIONS/DETAILS BELOW.
DOORS - ROLLER SHUTTER IN COLORBOND MATT 'MONUMENT'.

CLADDDING OPTIONS:

Cladding, gutters, downpipes & rain head schedule:

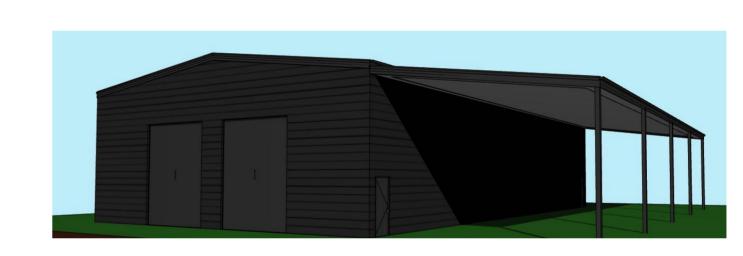
- Downpipes: Round (Matt Monument)
- Rain head: Custom made square specs to follow (Matt Monument)

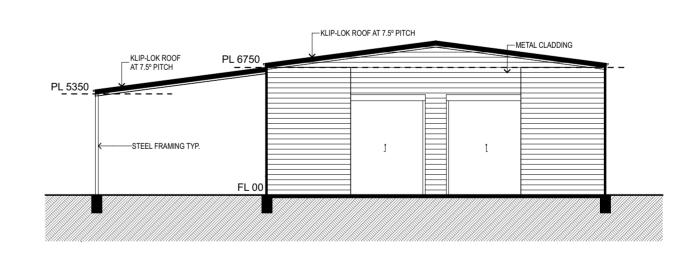
- - Rain head: Standard Flat Bottom (Matt Monument)

If using Metal Cladding Systems as the supplier:

• Cladding: Standing Seam – somewhere around 265mm pan width & 38mm rib height if available (Matt Monument)

Colorbond (Matt Monument)





SECTION M-M 1:200

PROPOSED RESIDENCE & SHEDS ..project

SANKEY FAMILY ...client 26 WOODEND-LANCEFIELD RD, LANCEFIELD

SANKEY FAMILY ..designer D DORICIC

20/6/19

170506 *..proj no*

PLANNING DRAWINGS ..version MACHINERY SHED PLAN & DETAILS ...sheet name

6 of 8 ...sheet no

lean-to machinery shed

MACHINERY SHED FLOOR PLAN

NOTE: ORIGINAL SHEET SIZE - A2

