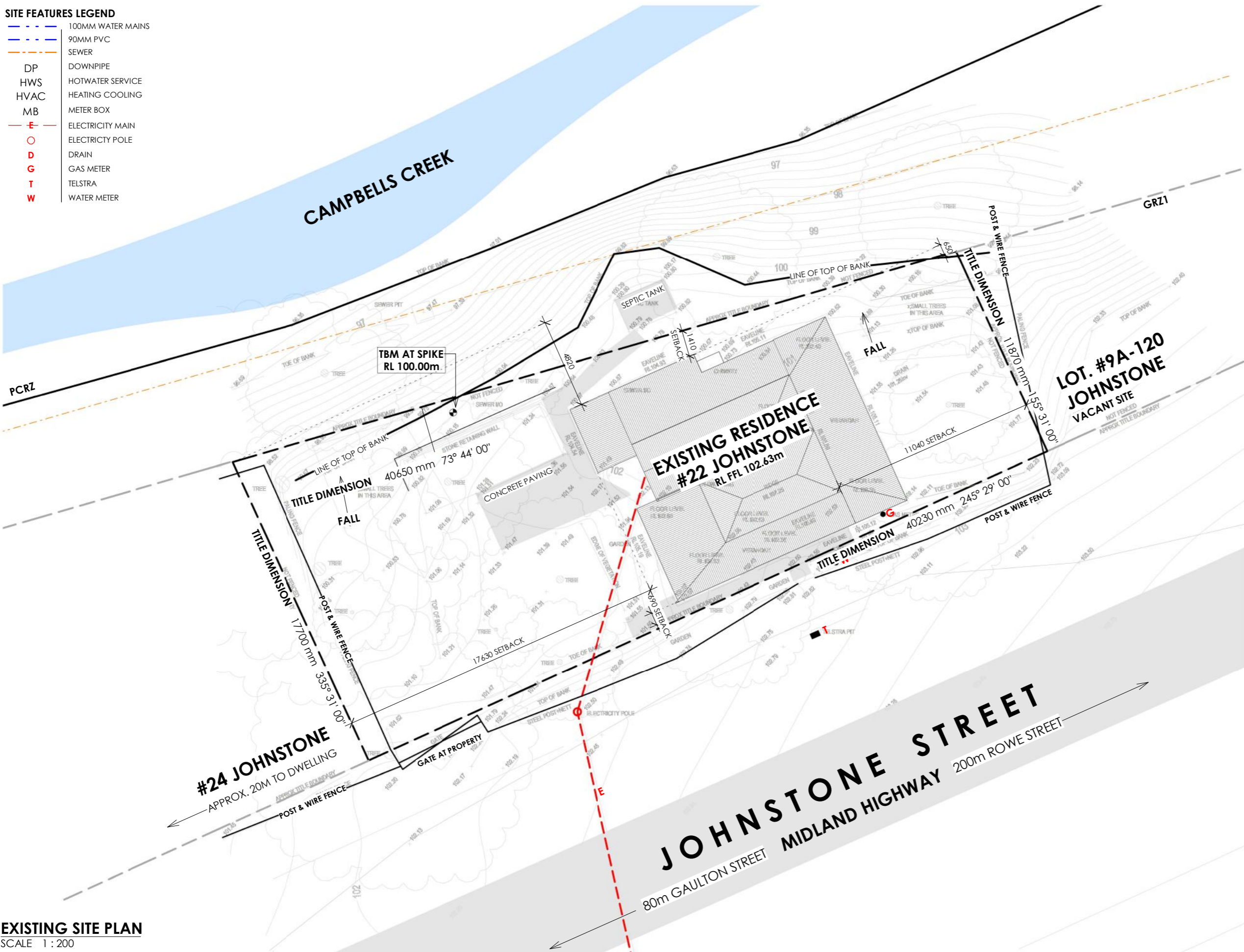


SITE FEATURES LEGEND

- 100MM WATER MAINS
- 90MM PVC
- SEWER
- DP DOWNPIPE
- HWS HOTWATER SERVICE
- HVAC HEATING COOLING
- MB METER BOX
- ELECTRICITY MAIN
- ELECTRICITY POLE
- D DRAIN
- G GAS METER
- T TELSTRA
- W WATER METER

AREA SCHEDULE EXISTING		
NAME	AREA (m ²)	SQUARES
ALFRESCO	27.18 m ²	2.93
EXISTING DWELLING	105.50 m ²	11.36
VERANDAH	17.58 m ²	1.89
TOTAL	150.27 m²	16.18

SUBJECT SITE
 No. 22 JOHNSTONE STREET CASTLEMAINE 3450
 644m²
 CROWN ALLOTMENT: 9/SEC.120
 VOLUME 5136 FOLIO 059
 COUNCIL: MOUNT ALEXANDER



SITE SURVEY NOTES:
 - LEVELS, TITLE PROPERTY BOUNDARIES, SETBACKS INDICATED ON PLAN AND ELEVATIONS ARE FINISHED LEVELS RELATIVE TO THE LEVELS INDICATED ON THE FEATURE SURVEY AS COMPLETED BY 'MUSGRAVE-EVANS & GILBERT' SITE SURVEY, REFERENCE '1554'.

DIMENSION NOTE:
 - PLEASE NOTE ALL DIMENSIONS ARE TO STUD WALL ONLY. EXISTING STRUCTURE MEASUREMENTS ARE APPROXIMATE AND ARE TO BE CONFIRMED BY BUILDER ON SITE.

FLOOR NOTES:
 - LEVELS INDICATED ON PLAN AND ELEVATIONS ARE FINISHED LEVELS RELATIVE TO THE LEVELS INDICATED ON THE SITE PLAN. REFER TO ENGINEER'S DOCUMENTATION FOR CUT LEVELS DEPENDANT ON FLOOR STRUCTURE.

THIS PROPERTY FALLS WITHIN THE FOLLOWING
PLANNING ZONE:
 GENERAL RESIDENTIAL ZONE (GR21)
PLANNING OVERLAYS:
 LAND SUBJECT TO INUNDATION OVERLAY (LSIO1)
 FLOODWAY OVERLAY (FO1)

BUSHFIRE PROTECTION
 THIS PROPERTY IS WITHIN A DESIGNATED BUSHFIRE PRONE AREA. BUSH FIRE PROTECTION SHALL BE PROVIDED TO THE REQUIREMENTS OF THE B.C.A. FOR THE CATEGORY **BAL.TBC**, AS DETERMINED IN ACCORDANCE WITH AS 3959-2018.

EXISTING SITE PLAN
 SCALE 1 : 200

CLIENT DETAILS
 SAM COHEN

PROJECT DETAILS
 PROPOSED ADDITION TO EXISTING RESIDENCE
 AT 22 JOHNSTONE STREET
 CASTLEMAINE 3450

EXISTING SITE PLAN

ISSUE DATE 22/08/2022
DRAWN BY NO
PROJECT No. 21 918

REVISION No.

No.	DATE	STAGE
SK-1	24/02/22	SCHEMATIC DESIGN
SK-2	11/03/22	GARAGE SIZE & POSITION
DD-1	29/03/22	DESIGN DEVELOPMENT - DRAFT
DD-2	29/04/22	DESIGN DEVELOPMENT
DD-3	07/06/22	DD - CONSULTANT ISSUE
DD-4	09/08/22	DD - ENGINEER ISSUE
DD-5	22/08/22	DD - AMENDMENTS

DD01

REVISION No. DD-4
SCALE As indicated

PRELIMINARY ISSUE
 NOT FOR CONSTRUCTION

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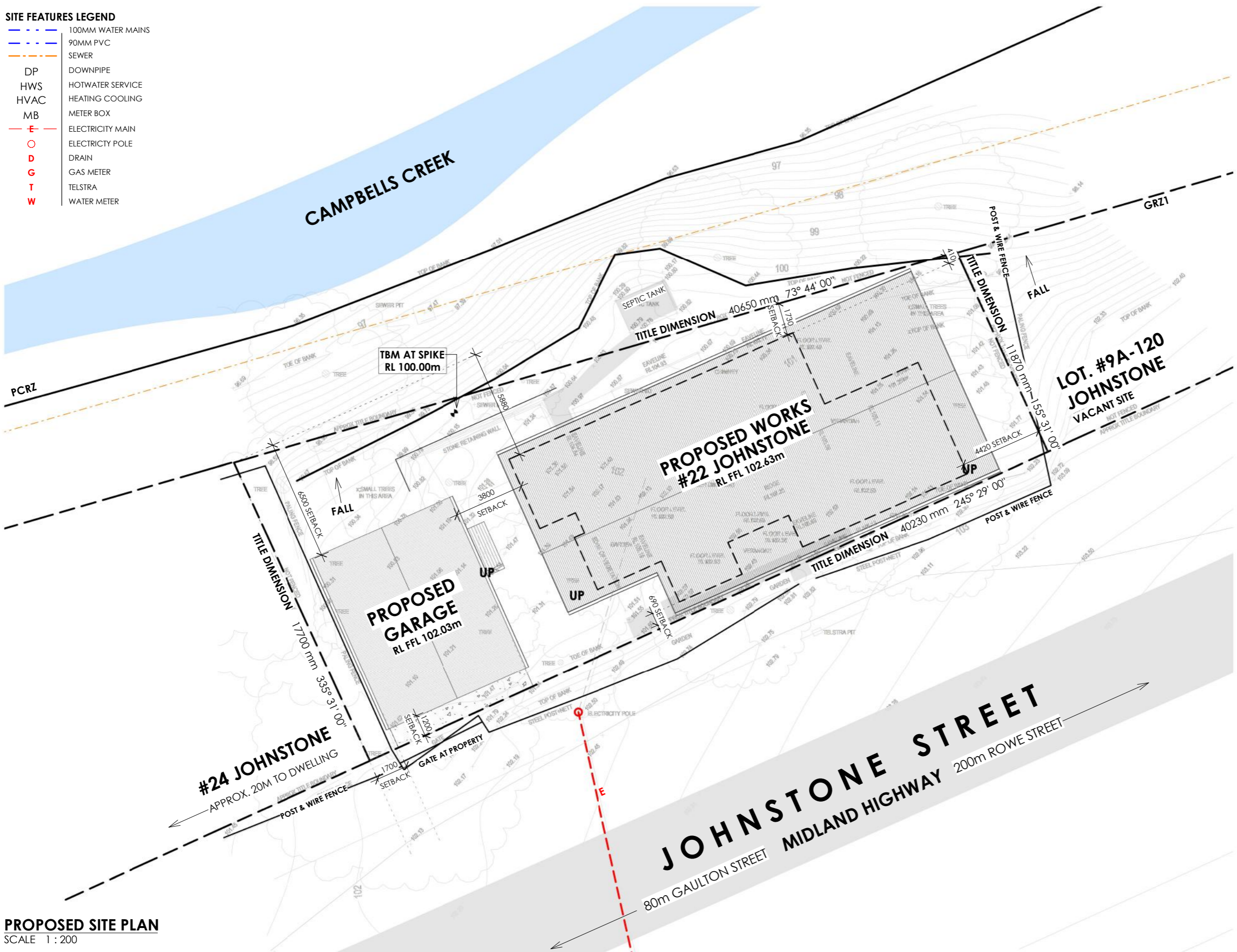
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REGISTERED
 Building Practitioner
 DPAD 19373

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SITE FEATURES LEGEND

- 100MM WATER MAINS
- 90MM PVC
- SEWER
- DP DOWNPIPE
- HWS HOTWATER SERVICE
- HVAC HEATING COOLING
- MB METER BOX
- E ELECTRICITY MAIN
- ELECTRICITY POLE
- D DRAIN
- G GAS METER
- T TELSTRA
- W WATER METER



AREA SCHEDULE EXISTING		
NAME	AREA (m ²)	SQUARES
ALFRESCO	27.18 m ²	2.93
EXISTING DWELLING	105.50 m ²	11.36
VERANDAH	17.58 m ²	1.89
TOTAL	150.27 m²	16.18
AREA SCHEDULE PROPOSED		
NAME	AREA (m ²)	SQUARES
ALFRESCO	36.04 m ²	3.88
ENTRY	7.15 m ²	0.77
GARAGE	80.00 m ²	8.61
PROPOSED RESIDENCE	190.19 m ²	20.47
VERANDAH	6.81 m ²	0.73
TOTAL	320.19 m²	34.47

SUBJECT SITE
 No. 22 JOHNSTONE STREET CASTLEMAINE 3450
 644m²
 CROWN ALLOTMENT: 9/SEC.120
 VOLUME 5136 FOLIO 059
 COUNCIL: MOUNT ALEXANDER

STORMWATER NOTE:
 - ALL DRAINS SHALL RUN TO THE LEGAL POINT OF DISCHARGE AND SHALL CONFORM TO LOCAL COUNCIL REQUIREMENTS AND THE B.C.A
 - 90mm Ø UPVC STORMWATER PIPES GENERALLY, 100mm Ø UPVC TO DRIVEWAYS
 - MINIMUM FALL OF 1:100 WITH 300mm COVER.
 - DOWNPIPES TO HAVE A MAXIMUM SPACING OF 12 METRES.

SITE SURVEY NOTES:
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THIS PROPERTY FALLS WITHIN THE FOLLOWING
PLANNING ZONE:
 GENERAL RESIDENTIAL ZONE (GRZ1)
PLANNING OVERLAYS:
 LAND SUBJECT TO INUNDATION OVERLAY (LSIO1)
 FLOODWAY OVERLAY (FO1)

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PROPOSED SITE PLAN
 SCALE 1 : 200

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Design Matters
 Member

CLIENT DETAILS
 SAM COHEN

PROJECT DETAILS
 PROPOSED ADDITION TO EXISTING RESIDENCE
 AT 22 JOHNSTONE STREET
 CASTLEMAINE 3450

PROPOSED SITE PLAN

ISSUE DATE 22/08/2022
DRAWN BY NO
PROJECT No. 21 918

REVISION No.

No.	DATE	STAGE
SK-1	24/02/22	SCHEMATIC DESIGN
SK-2	11/03/22	GARAGE SIZE & POSITION
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DD-4	09/08/22	DD - ENGINEER ISSUE
DD-5	22/08/22	DD - AMENDMENTS

DD03

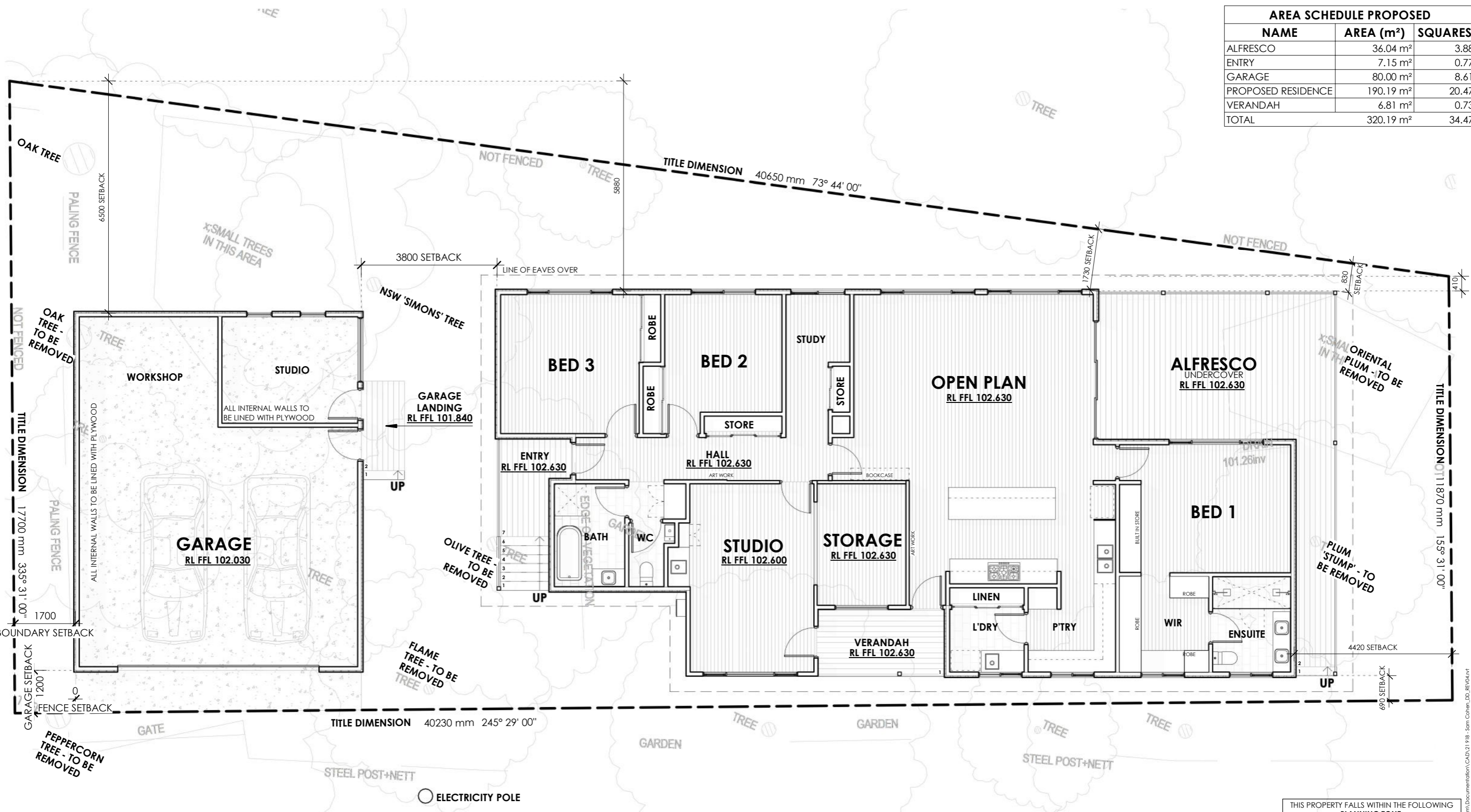
REVISION No. DD-4
SCALE As indicated

PRELIMINARY ISSUE
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REGISTERED
 Building Practitioner
 DPAD 19373

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AREA SCHEDULE PROPOSED		
NAME	AREA (m ²)	SQUARES
ALFRESCO	36.04 m ²	3.88
ENTRY	7.15 m ²	0.77
GARAGE	80.00 m ²	8.61
PROPOSED RESIDENCE	190.19 m ²	20.47
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PROPOSED SITE PLAN - PART
 SCALE 1:100

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 OFFICE: STUDIO 54, 1-9 WALKER STREET, CASTLEMAINE VIC 3450

CLIENT DETAILS
 SAM COHEN

PROJECT DETAILS
 PROPOSED ADDITION TO EXISTING RESIDENCE
 AT 22 JOHNSTONE STREET
 CASTLEMAINE 3450

PROPOSED SITE PLAN - PART

ISSUE DATE 22/08/2022
DRAWN BY NO
PROJECT No. 21 918

REVISION No.

No.	DATE	STAGE
SK-1	24/02/22	SCHEMATIC DESIGN
SK-2	11/03/22	GARAGE SIZE & POSITION
DD-1	29/03/22	DESIGN DEVELOPMENT - DRAFT
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DD-3	07/06/22	DD - CONSULTANT ISSUE
DD-4	09/08/22	DD - ENGINEER ISSUE
DD-5	22/08/22	DD - AMENDMENTS

DD04

REVISION No. DD-4
SCALE 1:100
PRELIMINARY ISSUE
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SCHEDULE - WINDOW										
WINDOW No.	CODE	HEIGHT	HEIGHT	WIDTH	SILL	MATERIAL	STYLE	GLAZING TYPE	ROOM	
EXISTING										
EX.W01	F03.24	250	250	2100	2010	TIMBER FRAMED	FIXED	SINGLE GLAZED	BED 1	
EX.W02	DH14.08	1400	1400	750	800	TIMBER FRAMED	DOUBLE HUNG	SINGLE GLAZED	DINING	
EX.W03	DH14.08	1400	1400	750	800	TIMBER FRAMED	DOUBLE HUNG	SINGLE GLAZED - TO BE DEMOLISHED	BED 3	
EX.W04	F07.06	660	660	570	1030	TIMBER FRAMED	FIXED	SINGLE GLAZED - TO BE DEMOLISHED	BATH	
EX.W05	F08.07	800	800	720	1120	TIMBER FRAMED	FIXED	SINGLE GLAZED - TO BE DEMOLISHED	KITCHEN	
EX.W06	L07.06	710	710	590	1300	TIMBER FRAMED	LOUVERS	SINGLE GLAZED - TO BE DEMOLISHED	KITCHEN	
EX.W07	S13.15	1300	1300	1500	670	TIMBER FRAMED	SLIDING	SINGLE GLAZED - TO BE DEMOLISHED	KITCHEN	
EX.W08	L09.36	850	850	3540	1080	TIMBER FRAMED	LOUVERS	SINGLE GLAZED - TO BE DEMOLISHED	WC/MUD	
EX.W09	L07.06	700	700	600	970	TIMBER FRAMED	LOUVERS	SINGLE GLAZED - TO BE DEMOLISHED	MUD	
EX.W10	DH18.09	1750	1750	900	480	TIMBER FRAMED	DOUBLE HUNG	SINGLE GLAZED - TO BE DEMOLISHED	LOUNGE	
EX.W11	L12.24	1200	1200	2370	1020	TIMBER FRAMED	LOUVERS	SINGLE GLAZED - TO BE DEMOLISHED	BED 1	
PROPOSED										
W01	S12.27	1200	1200	2650	1200	TIMBER FRAMED - PAINTED RED	SLIDING	DOUBLE GLAZED TIMBER - [U-VALUE: 3.00, SHGC: 0.56]	STUDIO	
W02	F15.15	1500	1500	1500	900	TIMBER FRAMED - PAINTED RED	FIXED	DOUBLE GLAZED TIMBER - [U-VALUE: 3.00, SHGC: 0.56]	GALLERY	
W03	S09.12	900	900	1210	1200	POWDERCOATED ALUMINIUM	SLIDING	DOUBLE GLAZE ALUMINIUM - [U-VALUE: 4.10, SHGC: 0.52]	L'DRY	
W04	S09.12	900	900	1210	1200	POWDERCOATED ALUMINIUM	SLIDING	DOUBLE GLAZE ALUMINIUM - [U-VALUE: 4.10, SHGC: 0.52]	PTRY	
W05	S09.12	900	900	1210	1200	POWDERCOATED ALUMINIUM	SLIDING	DOUBLE GLAZE ALUMINIUM - [U-VALUE: 4.10, SHGC: 0.52]	WIR	
W06	S09.12	900	900	1210	1200	POWDERCOATED ALUMINIUM	SLIDING	DOUBLE GLAZE ALUMINIUM - [U-VALUE: 4.10, SHGC: 0.52]	WIR	
W07	S06.27	600	600	2700	1800	POWDERCOATED ALUMINIUM	SLIDING	DOUBLE GLAZE ALUMINIUM - [U-VALUE: 4.10, SHGC: 0.52]	BED 1	
W08	S15.27	1500	1500	2650	900	POWDERCOATED ALUMINIUM	SLIDING	DOUBLE GLAZE ALUMINIUM - [U-VALUE: 4.10, SHGC: 0.52]	BED 1	
W09	S15.27	1500	1500	2650	900	POWDERCOATED ALUMINIUM	SLIDING	DOUBLE GLAZE ALUMINIUM - [U-VALUE: 4.10, SHGC: 0.52]	OPEN PLAN	
W10	S15.27	1500	1500	2650	900	POWDERCOATED ALUMINIUM	SLIDING	DOUBLE GLAZE ALUMINIUM - [U-VALUE: 4.10, SHGC: 0.52]	OPEN PLAN	
W11	S12.15	1200	1200	1510	1200	POWDERCOATED ALUMINIUM	SLIDING	DOUBLE GLAZE ALUMINIUM - [U-VALUE: 4.10, SHGC: 0.52]	STUDY	
W12	S12.18	1200	1200	1810	1200	POWDERCOATED ALUMINIUM	SLIDING	DOUBLE GLAZE ALUMINIUM - [U-VALUE: 4.10, SHGC: 0.52]	BED 2	
W13	S12.24	1200	1200	2400	1200	POWDERCOATED ALUMINIUM	SLIDING	DOUBLE GLAZE ALUMINIUM - [U-VALUE: 4.10, SHGC: 0.52]	BED 3	
W14	S06.15	600	600	1500	1800	POWDERCOATED ALUMINIUM	SLIDING	DOUBLE GLAZE ALUMINIUM - [U-VALUE: 4.10, SHGC: 0.52]	BATH	
PROPOSED - GARAGE										
G-W01	F08.18	800	800	1800	1300	TIMBER FRAMED	FIXED	DOUBLE GLAZED - NA AS CLASS 10A STRUCTURE	GARAGE STUDIO	
G-W02	F16.07	1558	1558	710	542	TIMBER FRAMED	FIXED	DOUBLE GLAZED - NA AS CLASS 10A STRUCTURE	GARAGE STUDIO	
G-W03	F16.07	1558	1558	710	542	TIMBER FRAMED	FIXED	DOUBLE GLAZED - NA AS CLASS 10A STRUCTURE	GARAGE STUDIO	

SCHEDULE - DOOR										
DOOR No.	HEIGHT	WIDTH	MATERIAL	STYLE	GLAZING TYPE	ROOM				
EXISTING										
EX.D01	2010	800	SOLID TIMBER	HALF GLAZED HINGED ENTRY	SINGLE GLAZED	STUDIO				
EX.D02	1900	750	SOLID TIMBER	HALF GLAZED HINGED ENTRY	SINGLE GLAZED	KITCHEN				
EX.D03	2250	555	SOLID TIMBER	FRENCH HALF GLAZED	SINGLE GLAZED	BED 2				
EX.D04	2040	760	SOLID TIMBER	HINGED ENTRY	NA	MUD				
PROPOSED										
D01	2400	820	TIMBER FRAMED - PAINTED RED	FULL GLAZED HINGED ENTRY	DOUBLE GLAZED TIMBER - [U-VALUE: 3.00, SHGC: 0.48]	STUDIO				
D02	2340	820	SOLID TIMBER	HINGED ENTRY DOOR - SOLID	NA	KITCHEN				
D03	2400	3300	POWDERCOATED ALUMINIUM	3-PANE STACKER	DOUBLE GLAZE ALUMINIUM - [U-VALUE: 4.10, SHGC: 0.52]	OPEN PLAN				
D04	2400	820	POWDERCOATED ALUMINIUM	FULL GLAZED HINGED ENTRY	DOUBLE GLAZE ALUMINIUM - [U-VALUE: 4.10, SHGC: 0.47]	PASSAGE				
D05	2400	820	SOLID TIMBER	FULL GLAZED HINGED	SINGLE GLAZED - INTERNAL FREATURE DOORS	PASSAGE				
PROPOSED - GARAGE										
G-D01	2100	5650	POWDERCOATED ALUMINIUM	GARAGE ROLLER DOOR	NA	GARAGE				

WINDOW NOTE:
WINDOW SIZES NOMINATED ARE NOMINAL ONLY AND ARE TO BE CONFIRMED ON SITE. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL AROUND.

PROTECTION OF OPENABLE WINDOWS:
WINDOWS TO BE RESTRICTED TO MAX 125mm OPENINGS WHERE THE SILL HEIGHT IS LESS THAN 1700mm ABOVE FFL AND THE FALL EXCEEDS 2m TO THE SURFACE BENEATH - IN ACCORDANCE WITH 3.9.2.5 OF BCA VOL 2.

ENERGY RATING ELEMENTS:
PROPOSED CONSTRUCTION FOR DWELLING:
FLOOR - SUSPENDED, TIMBER SUB-FLOOR.
WALLS - 90mm TIMBER FRAME WITH LIGHTWEIGHT CLADDING
ROOF - TRUSS ROOF WITH CORRUGATED METAL SHEETING

DESIGN REQUIREMENTS AND SPECIFICATION:
CEILING
- NEW ATTIC ROOFS: R5.0 BULK INSULATION AND R1.3 60mm REFLECTIVE INSULATION BLANKET
- NEW RAKED ROOFS: R4.0 BULK INSULATION AND R1.3 60mm REFLECTIVE INSULATION BLANKET
- EXISTING ROOFS: R6.0 BULK INSULATION AND R1.3 60mm REFLECTIVE INSULATION BLANKET
WALLS
- NEW EXTERNAL WALLS (AND THOSE NEWLY CLAD): R2.5 BULK INSULATION AND VAPOUR PERMEABLE WALL WRAP
- INTERNAL WALLS ADJOINING BATH/LAUNDRY: R2.0 INSULATION
FLOORS
- NEW SUSPENDED FLOORS: R2.5 BULK INSULATION
- EXISTING SUSPENDED FLOORS: R2.5 BULK INSULATION
SEALING
- ALL EXTERNAL WINDOWS AND DOORS TO BE WEATHER SEALED.
- ALL NEW EXHAUST FANS TO BE SELF-SEALING, MODELLED TO ENSUITE/BATH/WC.
- SEAL ALL GAPS AND CRACKS.
- REFER TO PLAN FOR EXTENT OF FLOOR COVERINGS.

GLAZING NOTES:
ALL GLAZING IN ACCORDANCE WITH AS 1288. ALUMINIUM WINDOW & DOOR TYPES AS NOTED ON PLANS, FITTED WITH DRAFT SEALS:
DOUBLE GLAZED WINDOWS:
ALUMINIUM DOUBLE GLAZED WINDOWS: [U-VALUE = 4.10 SHGC = 0.52]
TIMBER DOUBLE GLAZED WINDOWS: [U-VALUE = 3.00 SHGC = 0.56]
DOUBLE GLAZED DOORS:
ALUMINIUM DOUBLE GLAZED DOORS: [U-VALUE = 4.10 SHGC = 0.47] - D04 [U-VALUE = 4.10 SHGC = 0.52] - D03
TIMBER DOUBLE GLAZED DOORS: [U-VALUE = 3.00 SHGC = 0.56] - D01
THIS PROPERTY FALLS WITHIN THE FOLLOWING
PLANNING ZONE:
GENERAL RESIDENTIAL ZONE (GR21)
PLANNING OVERLAYS:
LAND SUBJECT TO INUNDATION OVERLAY (LSIO1)
FLOODWAY OVERLAY (FO1)
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OFFICE: STUDIO 54, 1-9 WALKER STREET, CASTLEMAINE VIC 3450

CLIENT DETAILS
SAM COHEN

PROJECT DETAILS
PROPOSED ADDITION TO EXISTING RESIDENCE
AT 22 JOHNSTONE STREET
CASTLEMAINE 3450

WINDOW & DOOR SCHEDULE

ISSUE DATE 22/08/2022
DRAWN BY NO
PROJECT No. 21 918

REVISION No.

No.	DATE	STAGE
SK-1	24/02/22	SCHEMATIC DESIGN
SK-2	11/03/22	GARAGE SIZE & POSITION
DD-1	29/03/22	DESIGN DEVELOPMENT - DRAFT
DD-2	29/04/22	DESIGN DEVELOPMENT
DD-3	07/06/22	DD - CONSULTANT ISSUE
DD-4	09/08/22	DD - ENGINEER ISSUE
DD-5	22/08/22	DD - AMENDMENTS

DD16

REVISION No. DD-4
SCALE As indicated

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION



SCHEDULE - LIGHTING			
Description	Count	Wattage	Total Watts
1. INTERNAL			
SELECTED FAN/LIGHT COMBINATION	1	22	40
SELECTED LED POINT	31	12	372
PENDANT LIGHT FITTING	10	50	500
			912
2. EXTERNAL			
FLOOD LIGHT - DOUBLE W/SENSOR	4	8	32
SELECTED LED POINT - EXTERNAL	5	12	60
SELECTED WALL LIGHT POINT	4	12	80
			172
3. GARAGE			
FLUORESCENT - DOUBLE	2	28	56
SELECTED LED POINT	4	12	48
			104

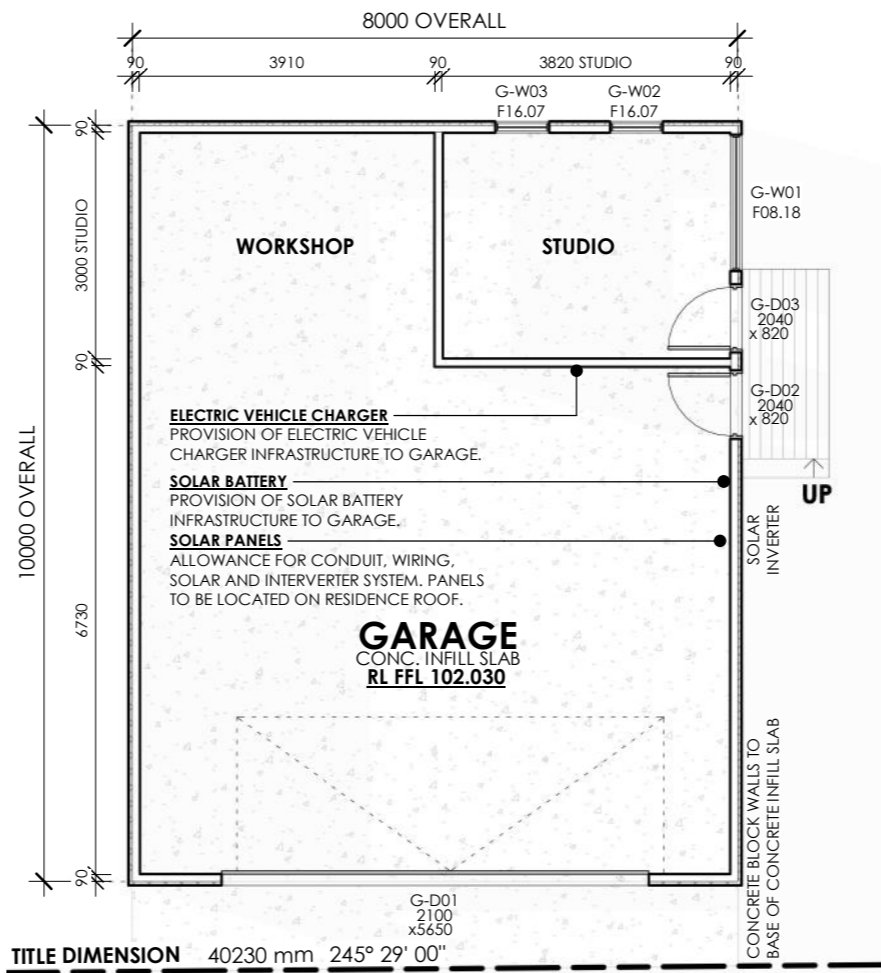
SCHEDULE - LIGHTING ALLOWABLE			
LOCATION	WATTS	FLOOR AREA (m ²)	WATTS P/m ²
1. INTERNAL	912	190.19	4.80
2. EXTERNAL	172	50.00	3.44
3. GARAGE	104	80	1.30

NOTE:
REFER TO PROJECT SPECIFICATIONS FOR COLORS AND TYPE OF POINTS & SWITCHES.
SOME SYMBOLS MAY NOT BE APPLICABLE TO THIS PROJECT. REFER PROJECT SPECIFICATIONS FOR INCLUSIONS.

ALL DOWNLIGHTS TO BE IC-F RATED

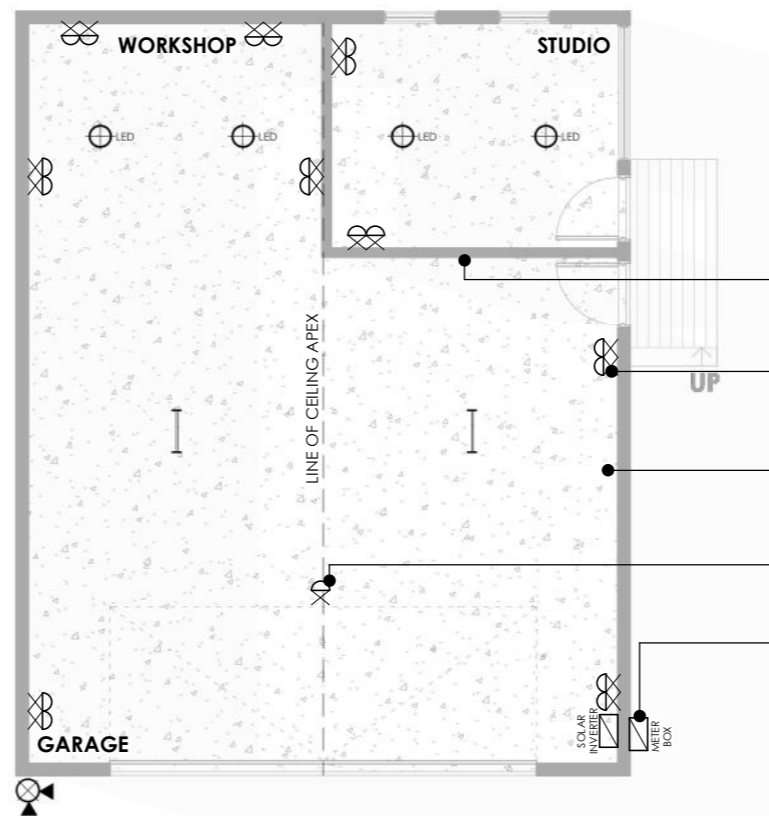
	METERBOX		SINGLE GPO.
	SWITCHBOARD		DOUBLE GPO.
	GENERAL LIGHT POINT (CFL)		SINGLE USB.
	PENDANT LIGHT FITTING		SINGLE WEATHERPROOF GPO.
	240 VOLT LIGHT FITTING		DOUBLE WEATHERPROOF GPO.
	LOW VOLTAGE DOWNLIGHT		HARD WIRED SMOKE ALARM.
	GIMBLE DOWNLIGHT		EXHAUST FAN DUCTED EXTERNALLY.
	SELECTED LED LIGHT POINT		TV POINT.
	SELECTED LED LIGHT POINT - EXTERNAL		FOXTEL POINT.
	SELECTED LED LIGHT POINT - DIFFUSED		TELEPHONE POINT.
	SELECTED LED LIGHT POINT - STAINLESS STEEL		DATA POINT.
	SELECTED LED LIGHT POINT - UP/DOWN		SWITCH LOCATION.
	SELECTED FAN/LIGHT COMBINATION		DUCTED HEATING POINT.
	SELECTED WALL LIGHT POINT		DUCTED COOLING POINT.
	SELECTED WALL LIGHT POINT - LOW VOLTAGE		SPLIT SYSTEM LOCATION.
	FLUORESCENT - SINGLE		DUCTED VACCUM - MOTOR.
	FLUORESCENT - DOUBLE		DUCTED VACCUM - POINT.
	FLOOD LIGHT - SINGLE		DUCTED VACCUM - PAN.
	FLOOD LIGHT - DOUBLE		WALL MOUNTED SPEAKER.
	FLOOD LIGHT - SINGLE W/SENSOR		WALL MOUNTED SPEAKER - EXTERNAL.
	FLOOD LIGHT - DOUBLE W/SENSOR		CEILING MOUNTED SPEAKER.
	TASTIC OR SIMILAR - 4 GLOBE		ELECTRIC OVEN - HARD WIRED.
	TASTIC OR SIMILAR - 2 GLOBE		CEILING FAN.
	TASTIC NEO - DOUBLE		DOOR CHIME.
	TASTIC NEO - SINGLE		
	LIGHT SENSOR POINT		

ELECTRICAL LEGEND
SCALE 1 : 10



1 **GARAGE - FLOOR PLAN**
SCALE 1 : 100

2 **GARAGE - ROOF PLAN**
SCALE 1 : 100



3 **GARAGE - ELECTRICAL PLAN**
SCALE 1 : 100

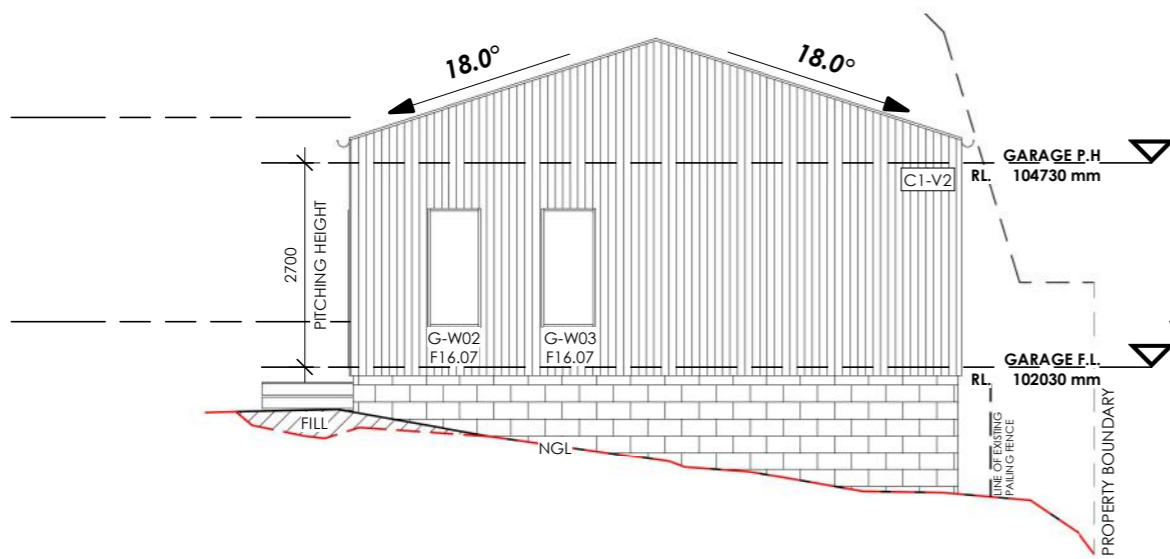
DIMENSION NOTE:
- PLEASE NOTE ALL DIMENSIONS ARE TO STUD WALL ONLY. EXISTING STRUCTURE MEASUREMENTS ARE APPROXIMATE AND ARE TO BE CONFIRMED BY BUILDER ON SITE.

FLOOR NOTES:
- LEVELS INDICATED ON PLAN AND ELEVATIONS ARE FINISHED LEVELS RELATIVE TO THE LEVELS INDICATED ON THE SITE PLAN. REFER TO ENGINEER'S DOCUMENTATION FOR CUT LEVELS DEPENDANT ON FLOOR STRUCTURE.

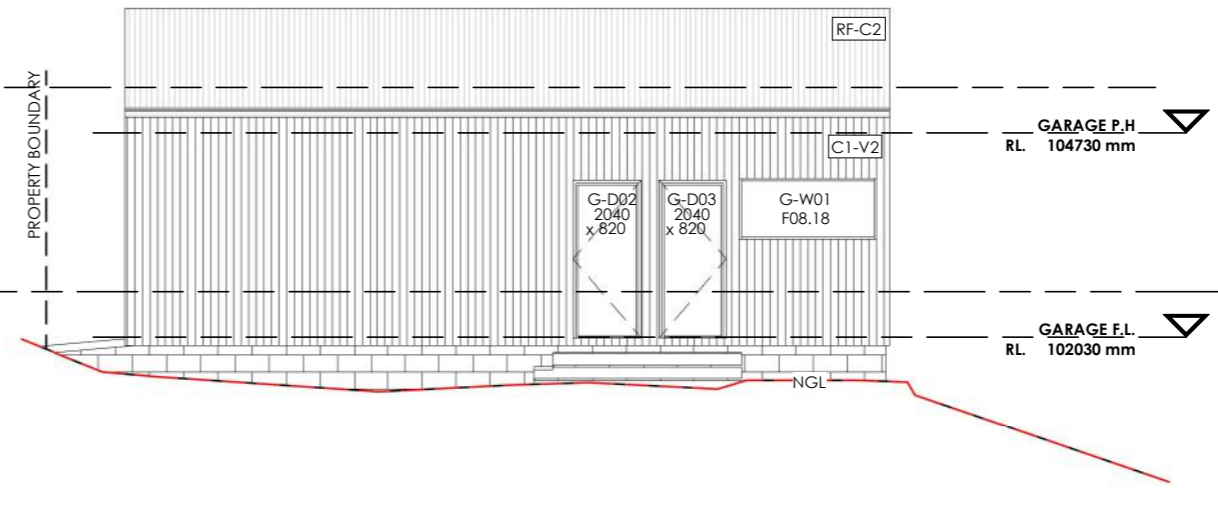
THIS PROPERTY FALLS WITHIN THE FOLLOWING
PLANNING ZONE:
GENERAL RESIDENTIAL ZONE (GR21)
PLANNING OVERLAYS:
LAND SUBJECT TO INUNDATION OVERLAY (LSIO1)
FLOODWAY OVERLAY (FO1)
BUSHFIRE PROTECTION
THIS PROPERTY IS WITHIN A DESIGNATED BUSHFIRE PRONE AREA. BUSH FIRE PROTECTION SHALL BE PROVIDED TO THE REQUIREMENTS OF THE B.C.A. FOR THE CATEGORY **BAL.TBC**, AS DETERMINED IN ACCORDANCE WITH AS 3959-2018.

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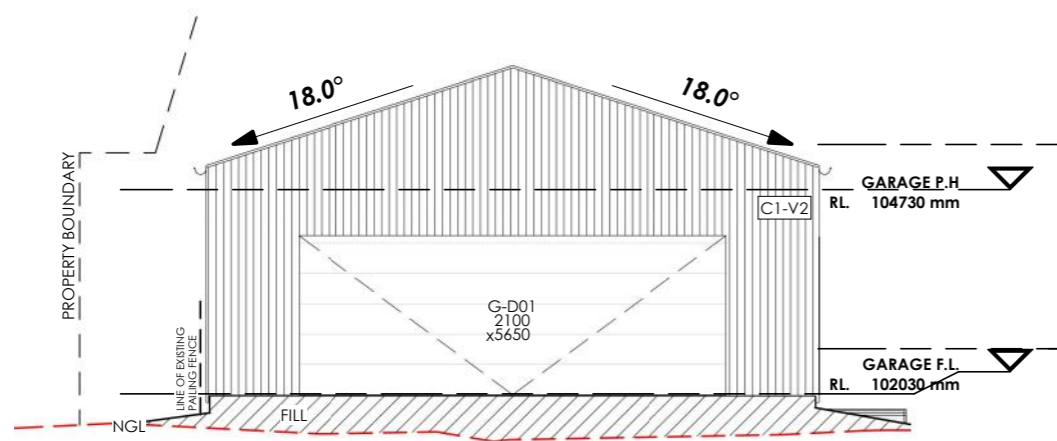
No.	DATE	STAGE
SK-1	24/02/22	SCHEMATIC DESIGN
SK-2	11/03/22	GARAGE SIZE & POSITION
DD-1	29/03/22	DESIGN DEVELOPMENT - DRAFT
DD-2	29/04/22	DESIGN DEVELOPMENT
DD-3	07/06/22	DD - CONSULTANT ISSUE
DD-4	09/08/22	DD - ENGINEER ISSUE
DD-5	22/08/22	DD - AMENDMENTS



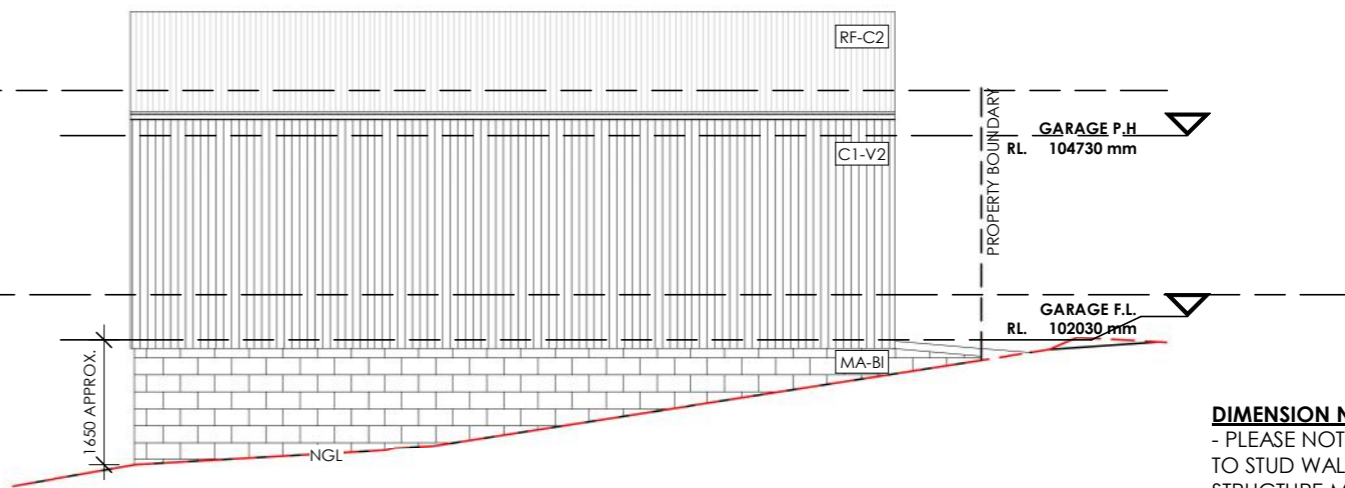
1 GARAGE - NORTH ELEVATION
SCALE 1 : 100



2 GARAGE - EAST ELEVATION
SCALE 1 : 100



3 GARAGE - SOUTH ELEVATION
SCALE 1 : 100



4 GARAGE - WEST ELEVATION
SCALE 1 : 100

DIMENSION NOTE:
- PLEASE NOTE ALL DIMENSIONS ARE TO STUD WALL ONLY. EXISTING STRUCTURE MEASUREMENTS ARE APPROXIMATE AND ARE TO BE CONFIRMED BY BUILDER ON SITE.

FLOOR NOTES:
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THIS PROPERTY FALLS WITHIN THE FOLLOWING
PLANNING ZONE:
GENERAL RESIDENTIAL ZONE (GR21)
PLANNING OVERLAYS:
LAND SUBJECT TO INUNDATION OVERLAY (LSIO1)
FLOODWAY OVERLAY (FO1)

BUSHFIRE PROTECTION
THIS PROPERTY IS WITHIN A DESIGNATED BUSHFIRE PRONE AREA. BUSH FIRE PROTECTION SHALL BE PROVIDED TO THE REQUIREMENTS OF THE B.C.A. FOR THE CATEGORY **BAL1BC**, AS DETERMINED IN ACCORDANCE WITH AS 3959-2018.

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REGISTERED
Building Practitioner
DPAD 19373

MA-BI **BLOCKWORK** - SELECTED CONCRETE FACE BLOCKWORK.

DP **DOWNPIPES** - PAINTED TO MATCH EXTERNAL WALL COLOURS.

FR **WINDOW FRAMES** - TIMBER EXTERNAL WINDOW FRAMES OILED NATURAL FINISH.

C1-V2 **CUSTOM ORB - VERTICAL** - VERTICAL 'CUSTOM ORB' PROFILE EXTERIOR CLADDING. FINISH TO MATCH 'NIGHT SKY' BY COLORBOND.

F1 **FASCIA** - COLORBOND FASCIA TO 'NIGHT SKY' BY COLORBOND.

D1 **ENTRY DOOR** - SOLID TIMBER ENTRY DOOR PAINTED TO MATCH 'NIGHT SKY' BY COLORBOND.

RF-C2 **ROOFING - CUSTOM ORB** - COLORBOND 'CUSTOM ORB' ROOF SHEETING TO 'NIGHT SKY' BY COLORBOND.

G1 **GUTTERS** - COLORBOND GUTTER TO 'NIGHT SKY' BY COLORBOND. SELECTED GUTTER PROFILE.

D2 **GARAGE DOOR** - PANEL LIFT GARAGE DOOR PAINTED TO MATCH 'NIGHT SKY' BY COLORBOND.



CLIENT DETAILS
SAM COHEN

PROJECT DETAILS
PROPOSED ADDITION TO EXISTING RESIDENCE
AT 22 JOHNSTONE STREET
CASTLEMAINE 3450

GARAGE - ELEVATIONS

ISSUE DATE 22/08/2022
DRAWN BY NO
PROJECT No. 21 918

REVISION No.

No.	DATE	STAGE
SK-1	24/02/22	SCHEMATIC DESIGN
SK-2	11/03/22	GARAGE SIZE & POSITION
DD-1	29/03/22	DESIGN DEVELOPMENT - DRAFT
DD-2	29/04/22	DESIGN DEVELOPMENT
DD-3	07/06/22	DD - CONSULTANT ISSUE
DD-4	09/08/22	DD - ENGINEER ISSUE
DD-5	22/08/22	DD - AMENDMENTS

DD18

REVISION No. DD-4
SCALE As indicated

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION