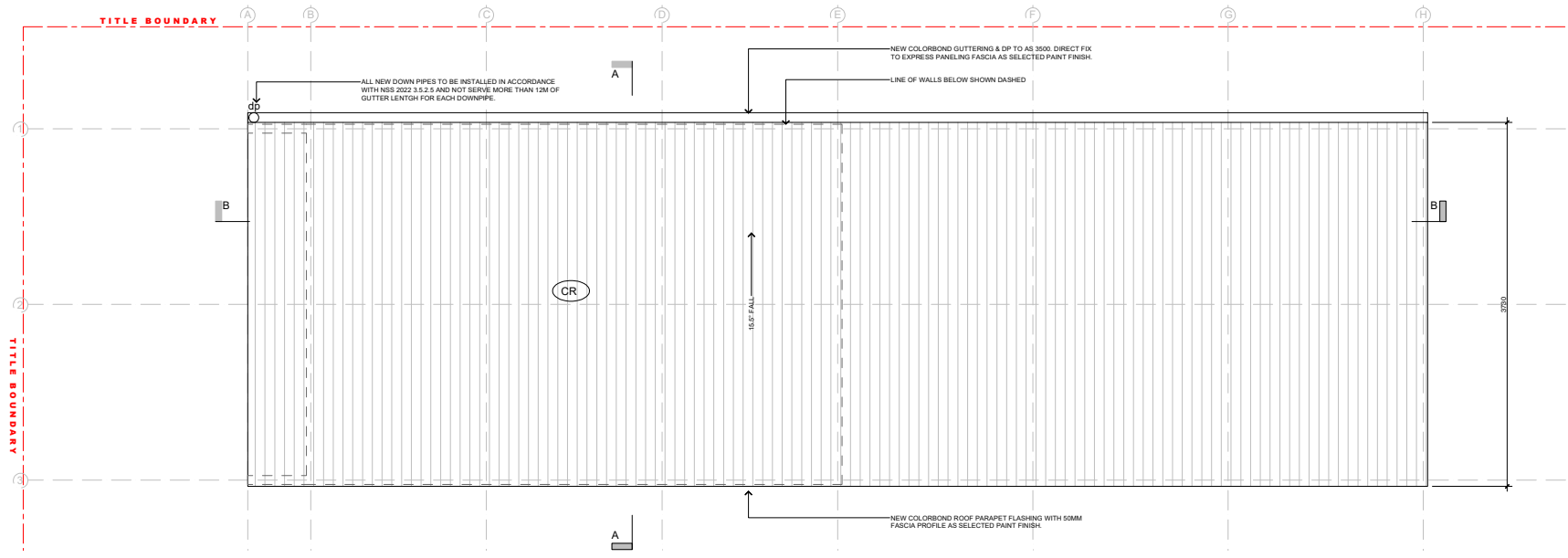


1 Ground Floor Plan
A-100 1:50



1 Roof Plan
A-100 1:50

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- MATERIALS SCHEDULE**
- CR** NEW COLORBOND LYSAGHTS 'CLIP LOK' ROOF SHEETS - PAINT FINISH 'AS SPECIFIED'
 - FP** NEW CEMINTEL EXPRESS PANELLING - VERTICAL EXPRESS PANEL JOIN - PAINT FINISH 'AS SPECIFIED'
 - LS** NEW LOUVRE FACADE SCREENING (TO CLIENTS SPECIFICATION)

- CON** NEW CONCRETE SLAB
- RF2** NEW SHEET ROOFING - OPAQUE CORRUGATED LASERLITE - 'AS SPECIFIED'

GENERAL NOTES

CONTRACT TO VERIFY ALL DIMENSIONS ON SITE. REFER TO STRUCTURAL ENGINEERING FOR STRUCTURAL MEMBER, FOOTING, SLAB, BRACING DESIGN

Revision #	Date	Description
C1	09.09.25	SHED PROPOSAL

Client
Jane Maher & Tim Alexander

Project
Balnarring Beach House

Project Address
136 Balnarring Beach Rd
Balnarring Beach, Vic

Drawing Name
Proposed Ground Plan

Project Stage
Construction

Scale
AS DRAWN @ A3

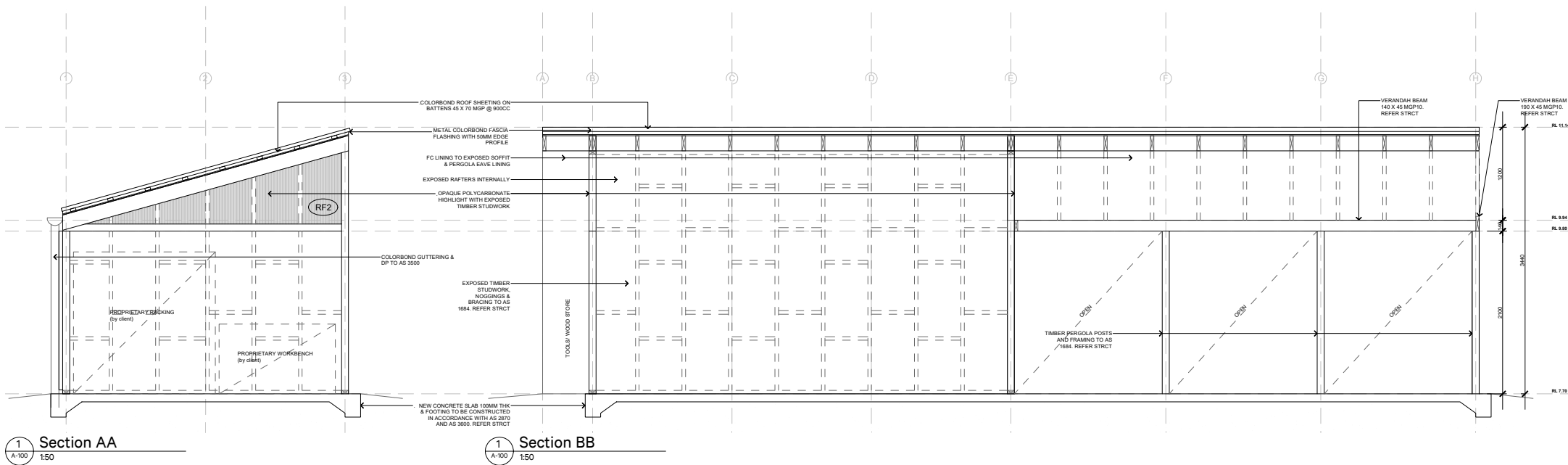
Date
21.08.2025

Drawn

Project Number
0000

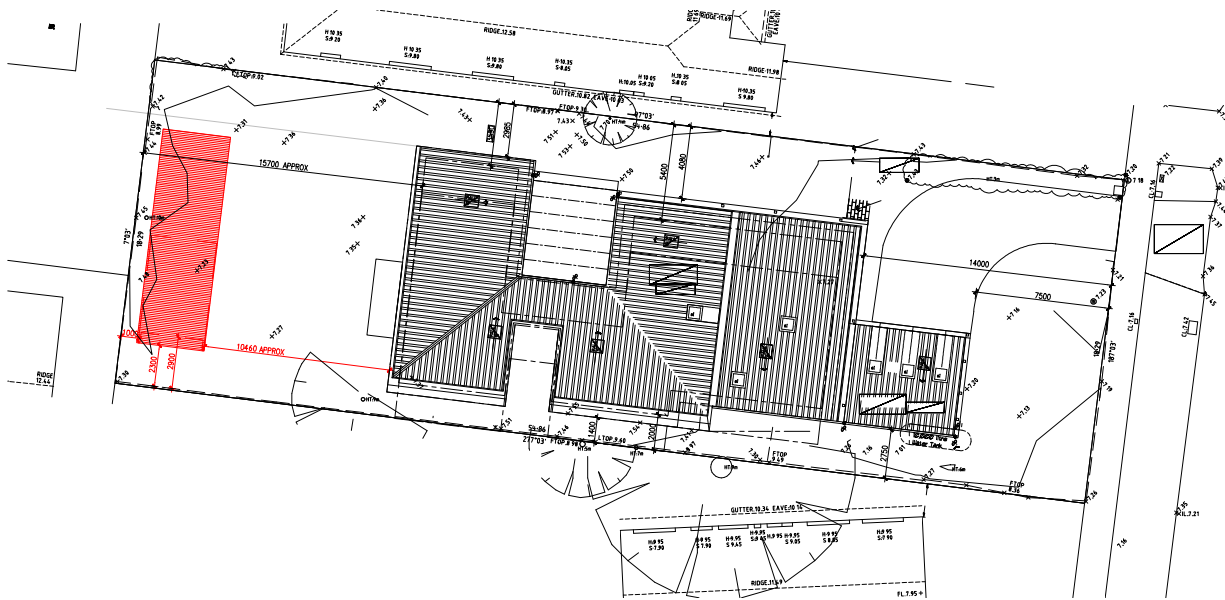
Drawing
A-01

Revision
C1



1 Section AA
A-100 1:50

1 Section BB
A-100 1:50



1 Site Plan
A-100 1:300

TIMBER FRAMING SCHEDULE				
Based on wind speed of N2. Max RLW 9.5m				
Member	Size	Stress Grade/Species	Max Spacing	Remarks
FLOORS				
Refer to structural engineers design for concrete slab construction design & details				
WALL FRAMES				
Studs	90 x 45	MGP10	600	
Top Plates	90 x 45	MGP10		
Bottom Plates	90 x 45	MGP10		
Noggings	90 x 45	MGP10	1350	
Wall Bracing	20 x 18 x 1.2 Galv Angle/ Tensioned Hoop Iron Strap 4mm F22 Ply Bracing			To AS1684 and/ or Engineers Design
Lintel	140 x 45	MGP10		
Verandah Beam	140 x 45/ 190 X 45 (GRID H)	MGP10		
Post	125 x 125	F7 Cyprus		
ROOF				
Rafter	190 x 45	MGP10	900	To AS1684 and/ or Engineers
Roof Battens	70 x 45	MGP10	900	Graded to achieve required roof pitch. To AS1684 and/ or Engineers Design.
Fascia/Barge	190 x 32 Treated Pine			To AS1684 and/ or Engineers Design.

All treated pine to be re-dried and dressed.
All external timbers to be hazard level 'H3' or better.
All untreated hardwood above ground to be durability class 2 Level or better.
Builder to verify all dimensions on site

MATERIALS SCHEDULE

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CON NEW CONCRETE SLAB

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GENERAL NOTES

CONTRACT TO VERIFY ALL DIMENSIONS ON SITE.

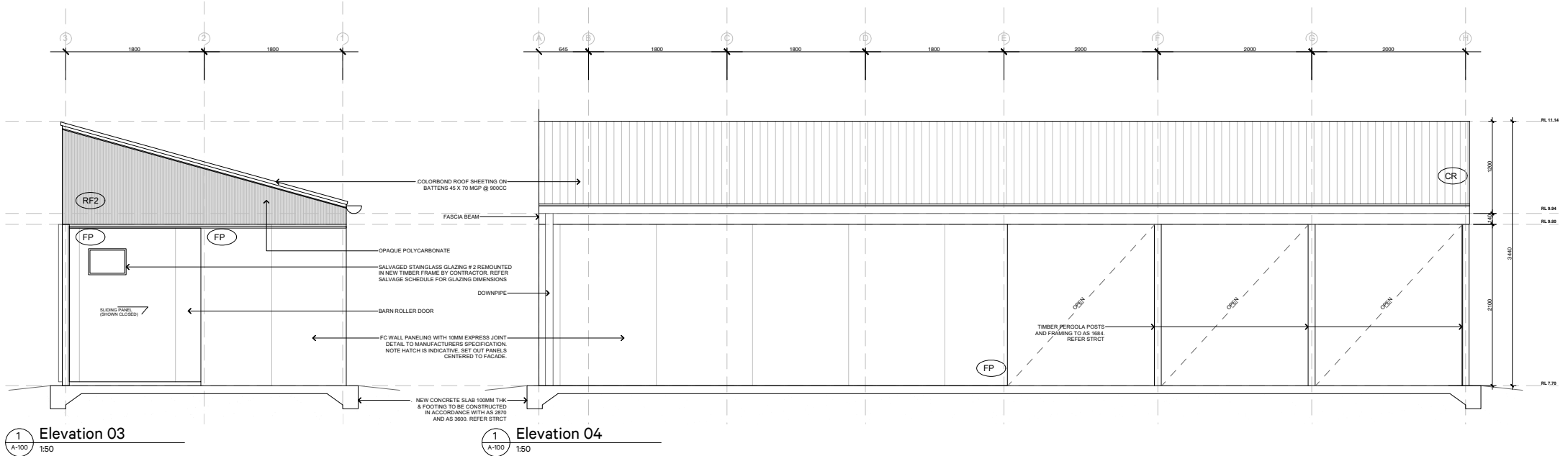
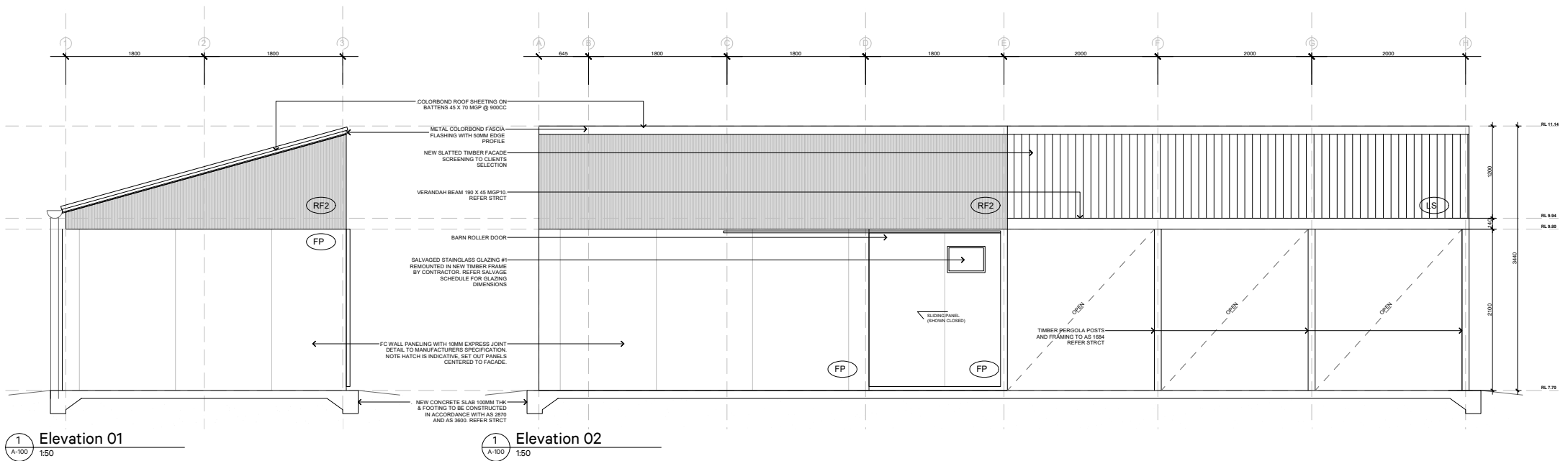
Revision #	Date	Description
C1	09.09.25	SHED PROPOSAL

Client
Jane Maher & Tim Alexander
Project
Balnarring Beach House
Project Address
136 Balnarring Beach Rd
Balnarring Beach, Vic
Drawing Name
Proposed Ground Plan

Project Stage
Construction
Scale
AS DRAWN @ A3
Date
21.08.2025
Drawn

Project Number 0000
Drawing A-02
Revision C1

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MATERIALS SCHEDULE

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- CON** NEW CONCRETE SLAB
- RF2** NEW SHEET ROOFING - OPAQUE CORRUGATED LASERLITE - 'AS SPECIFIED'
- FP** NEW CEMINTEL EXPRESS PANELLING - VERTICAL EXPRESS PANEL JOIN - PAINT FINISH 'AS SPECIFIED'
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GENERAL NOTES

CONTRACT TO VERIFY ALL DIMENSIONS ON SITE.

Revision #	Date	Description
C1	09.09.25	SHED PROPOSAL

Client
Jane Maher & Tim Alexander
Project
Balnarring Beach House
Project Address
136 Balnarring Beach Rd
Balnarring Beach, Vic
Drawing Name

Proposed Ground Plan

Project Stage
Construction
Scale
AS DRAWN @ A3
Date
21.08.2025
Drawn

Project Number
0000
Drawing
A-03

Revision
C1