

## BUILDING NOTES

THESE PLANS ARE TO BE USED IN CONJUNCTION WITH AND ALL WORKS TO STRICTLY COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS, MANUFACTURES SPECIFICATIONS AND THE NATIONAL CONSTRUCTION CODE / BUILDING CODE OF AUSTRALIA.

ALL DETAIL TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO THE COMMENCEMENT OF ANY WORK.  
ALL LEVELS ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORKS. DO NOT SCALE, WRITTEN DIMENSIONS TAKE PRECEDENCE.

F.F.L. TO BE CONFIRMED ON SITE BY BUILDER AFTER THE COMPLETION OF ANY SITE WORKS.

ALL FOOTINGS TO BE CONSTRUCTED STRICTLY IN ACCORDANCE WITH A.S. 2870 AND ENGINEERS SOIL REPORT.  
REFER ENGINEERS DESIGN FOR ALL FOOTING DESIGN AND DETAIL INCLUDING THE ENGINEERS SOIL REPORT.

ANY CUT AND FILL TO BE CONFIRMED ON SITE BY BUILDER, PROVIDE SPOON AND AGRICULTURAL DRAINS TO THE BASE OF ALL CUTS. PROVIDE MAXIMUM 45° BATTER AS REQUIRED TO ANY CUT.

REFER TITLE AND SURVEYOR FOR CONFIRMATION BOUNDARY LENGTHS, BEARINGS AND SETBACKS.

ALL TIMBER FRAMING AND BRACING TO BE STRICTLY IN ACCORDANCE WITH A.S. 1684

ALL STEEL FRAMING AND BRACING TO BE STRICTLY IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS.

ALL MATERIALS/TRUSSES/BRACKETS/FIXINGS TO BE IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS.

SMOKE DETECTION DEVICE TO BE INSTALLED ADJACENT TO BEDROOMS IN ACCORDANCE WITH A.S. 3786

ALL WET AREAS TO BE COVERED BY IMPERVIOUS FLOOR AND WALL MATERIAL AS PER A.S. 3740.

ALL GLAZING TO COMPLY WITH A.S. 1288 (WINDOWS AND DOORS) WINDOW SIZES ARE NOMINAL.

ALL SARKING MATERIAL IS TO HAVE A FLAMMABILITY INDEX OF LESS THAN 5

ALL CONDENSATION MANAGEMENT TO NCC PART 3.8.7

UNLESS DETAILED PROVIDE STEPS AS REQUIRED, WITH 250MM TREAD/GOING AND 170MM RISE.

WHERE ANY FLOOR LEVEL EXCEEDS 1000MM FROM GROUND LEVEL ENSURE 1000MM HIGH HANDRAIL AND BALUSTRADING TO BCA 3.9.2. TO ANY LANDING, DECK, BALCONY, PLATFORM, ETC. ANY POOL BARRIER TO COMPLY A.S. 1926.1

DOWNPIPES TO BE PROVIDED AT 1 PER 60m<sup>2</sup> OF ROOF AREA AND NO MORE THAN 12M CENTRES MAX.  
(EXCLUDING BOX GUTTER AND RAINHEADS) ALL GUTTERS AND DOWNPIPES TO BE IN ACCORDANCE A.S. 3500  
DOWNPIPES TO CONNECT TO 100MM DIA. PVC STORMWATER DRAINS AND DISCHARGE INTO L.P.O.D. MIN. FALL 1:100  
SEWER DISCHARGE POINT TO BE CONFIRMED WITH RELEVANT WATER AUTHORITY PRIOR TO COMMENCEMENT ON SITE.

PROVIDE TERMITE PROTECTION IN ACCORDANCE WITH AS.3660 IF REQUIRED IN CONSTRUCTION AREA

IT IS THE RESPONSIBILITY OF THE BUILDER AND BUILDING SURVEYOR TO ENSURE COMPLIANCE OF ALL THE ABOVE PLANS ARE NOT TO BE ALTERED WITHOUT NOTICE TO THIS OFFICE OR USED FOR ANY PURPOSE WHEN MARKED PRELIMINARY  
THESE PLANS ARE TO BE USED IN CONJUNCTION WITH AND ALL WORKS TO STRICTLY COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS, MANUFACTURES SPECIFICATIONS AND THE NATIONAL CONSTRUCTION CODE / BUILDING CODE OF AUSTRALIA

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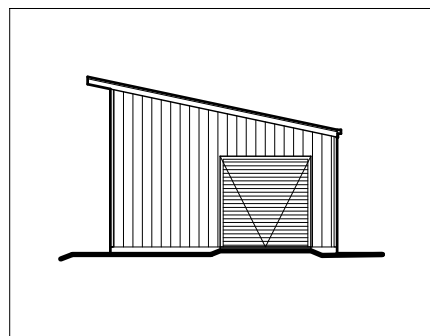
# PRELIMINARY

## PROPOSED SHED AT 28 WATTLEHILL GROVE, ST LEONARDS

### COVER PAGE 1

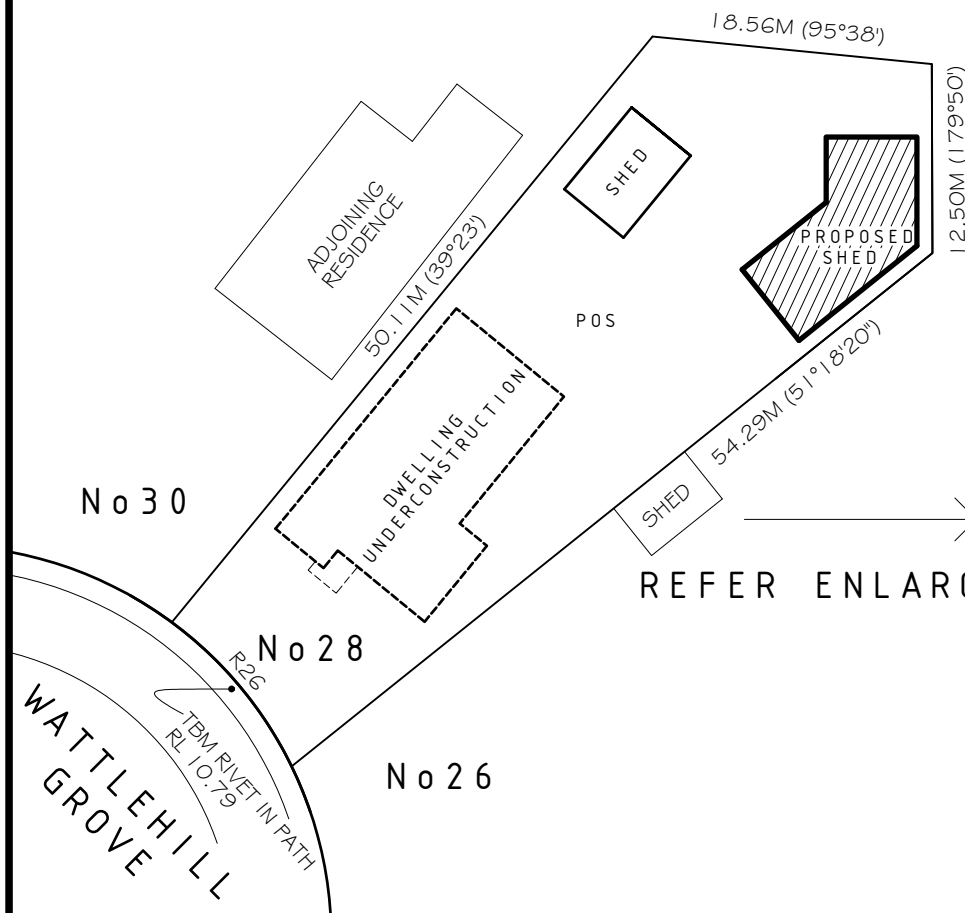
BELLARINE BUILDING DESIGN AND DRAFTING  
IDEAS TO REALITY PTY LTD ABN 53 128 251 721  
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ARCHITECTURAL DRAWINGS



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Bellarine Building Design and Drafting



# Site Plan

SCALE - 1 : 500

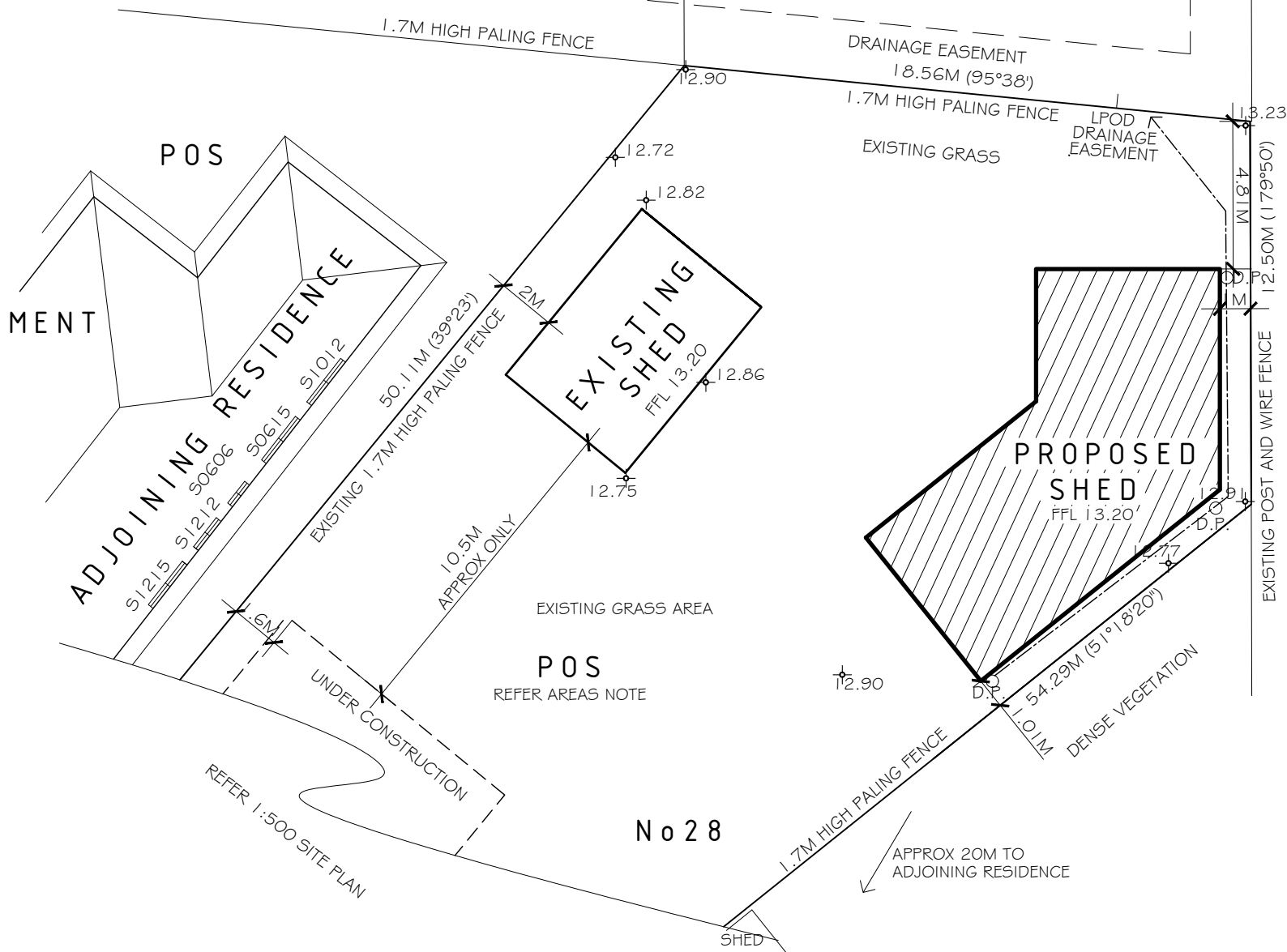
**AREAS:**

TOTAL SITE AREA: 1032 SQM  
 EXISTING BUILDINGS COVERAGE: 215.0 SQM  
 PROPOSED TOTAL COVERAGE: 336.3 SQM

EXISTING SITE COVERAGE: 21%  
 PROPOSED COVERAGE: 33%  
 PERMEABILITY: 67%

GARDEN AREA: 50%+

TOTAL PRIVATE OPEN SPACE: 538.7 SQM  
 SECLUDED PRIVATE OPEN SPACE: 312.5 SQM



# Site Plan Detail

SCALE - 1 : 200

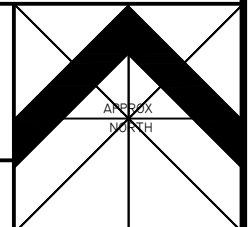
REFER TITLE FOR CONFIRMATION BOUNDARY LENGTHS AND BEARINGS

PROVIDE DOWNPIPES TO CONNECT TO EXISTING 90-100 DIA. P.V.C. STORMWATER DRAINS AND DISCHARGE INTO EXISTING SHED SYSTEM AND EXISTING LPOD

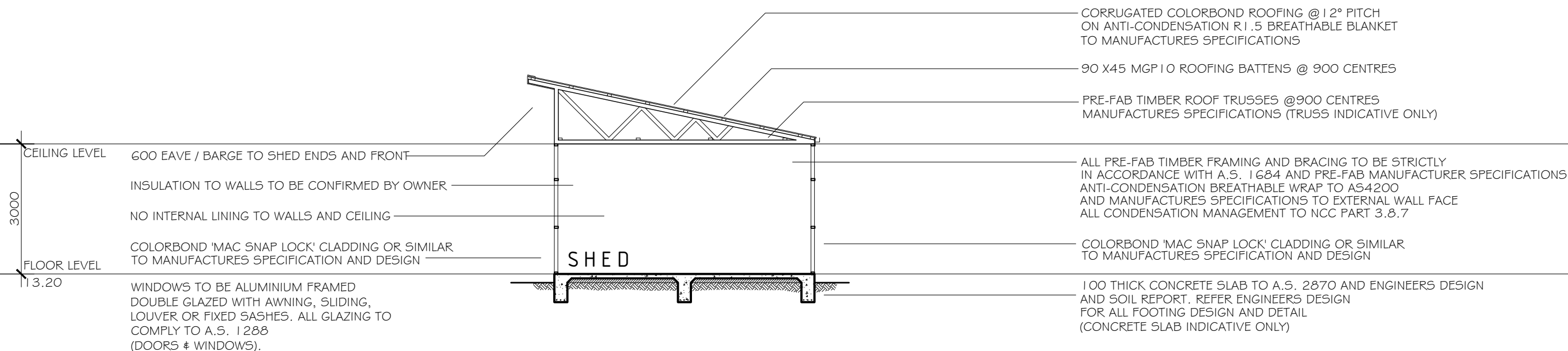
**SITE NOTES:**

- NO DWELLINGS WITHIN 9M OF PROPOSED FOOTPRINT
- NO BOUNDARY WALLS PROPOSED WITHIN 1M
- REFER ELEVATIONS FOR SETBACK HEIGHTS
- REFER SITE FEATURE SURVEY FOR FURTHER DETAIL

PROJECT: PROPOSED METAL CLAD SHED	SHEET: SITE PLAN		DATE:	AMMENDMENT:	A3 SHEET SIZE	Bellarine Building Design and Drafting
	FOR: P.TAYLOR					
AT: 28 WATTLEHILL GROVE, ST LEONARDS	SCALES: 1:200 / 1:500	CHECKED: JW	DATE: 04-08-2021			IDEAS TO REALITY PTY LTD ABN 53 128 251 721 POST - POBOX 110 PORTARLINGTON VICTORIA 3223 EMAIL - IDEASTOREALITY@OUTLOOK.COM JAMES WATSON RBP DP-AD 28346 PHONE 0407 35 33 56
	JOB No. 21030	SOIL CLASS:	SHEET No. 2 OF 6			
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## Section A

PRE-FAB TIMBER FRAMING AND TRUSSES TO MANUFACTURES SPECS  
 ALL TIMBER FRAMING AND BRACING TO BE STRICTLY IN ACCORDANCE WITH A.S. 1684

ALL SURROUNDING SURFACES MUST FALL AWAY @ 1:20 FROM FOOTINGS AND STRUCTURE FOR MIN 2000MM ALL STORM WATER MUST BE ADEQUATELY DRAINED AWAY DRAINS SHALL BE FREE DRAINING AND ABLE TO BE INSPECTED AND MAINTAINED

WINDOW SCHEDULE						
No	Nominal Height	Nominal Width	Nominal Head Height	Glazing details	Window framing details	Window action
1	600	600	2100	DOUBLE GLAZED ('U'value=N/A & 'SHGC'=N/A)	ALUMINUM FRAME	AWNING
2	1000	1200	2100	DOUBLE GLAZED ('U'value=N/A & 'SHGC'=N/A)	ALUMINUM FRAME	AWNING
3	2100	820	2100	GLAZED OR SOLID TIMBER - TO BE CONFIRMED	ALUMINUM FRAME	HINGED
4	2100	3000	2100	DOUBLE GLAZED ('U'value=N/A & 'SHGC'=N/A)	ALUMINUM FRAME	SLIDING DOOR
5	1800	2400	2100	DOUBLE GLAZED ('U'value=N/A & 'SHGC'=N/A)	ALUMINUM FRAME	AWNING
6	2400	2400	2400	COLORBOND ROLLER DOOR		

ALL SIZES AND FIGURES STATED ARE NOMINAL ONLY  
 REFER ENERGY REPORT FOR ALL WINDOW DETAIL WHERE APPLICABLE  
 ALL WINDOWS AND DOORS TO BE SEALED AND WEATHER STRIPPED

ALL TIMBER PRE-FAB ROOF TRUSS AND BRACING TO BE STRICTLY IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS

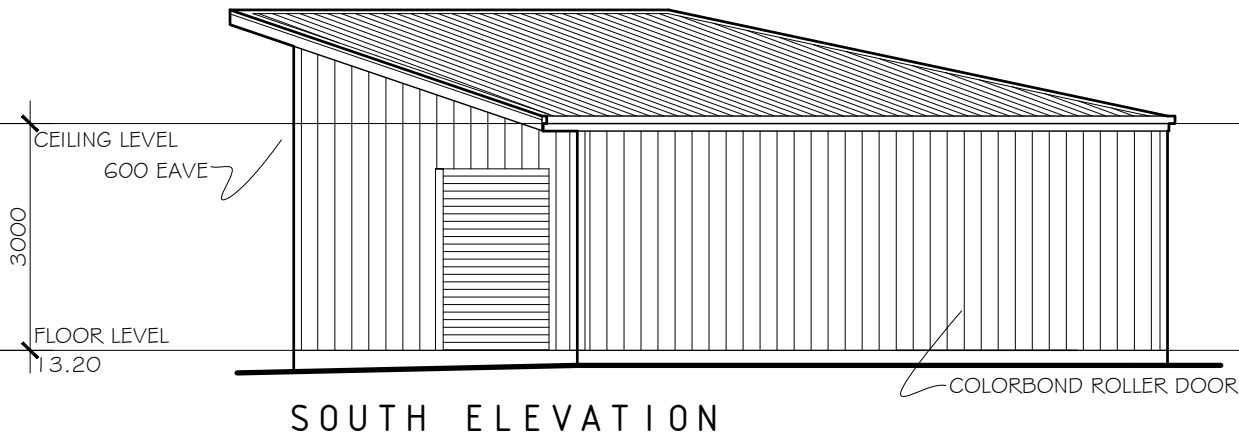
ALL TIMBER PRE-FAB FRAMING AND BRACING TO BE STRICTLY IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS

ALL TIMBER FRAMING, FIXING AND BRACING TO BE STRICTLY IN ACCORDANCE WITH A.S. 1684

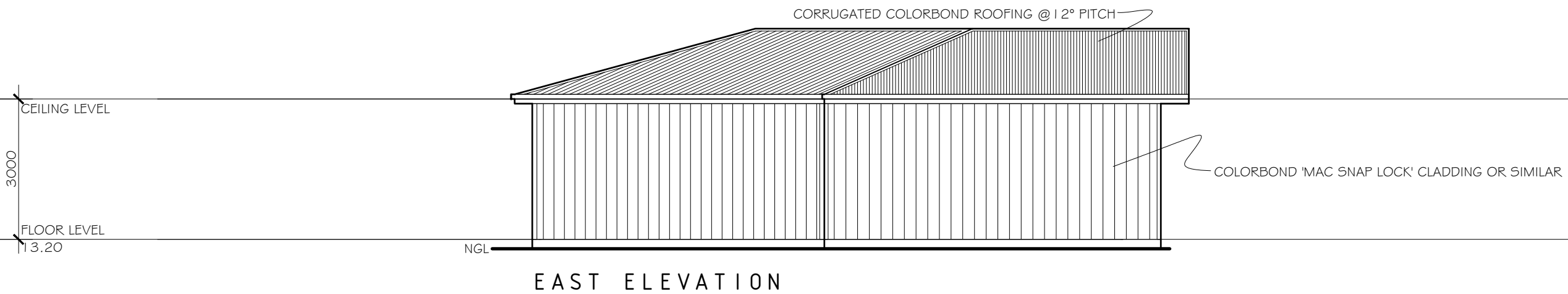
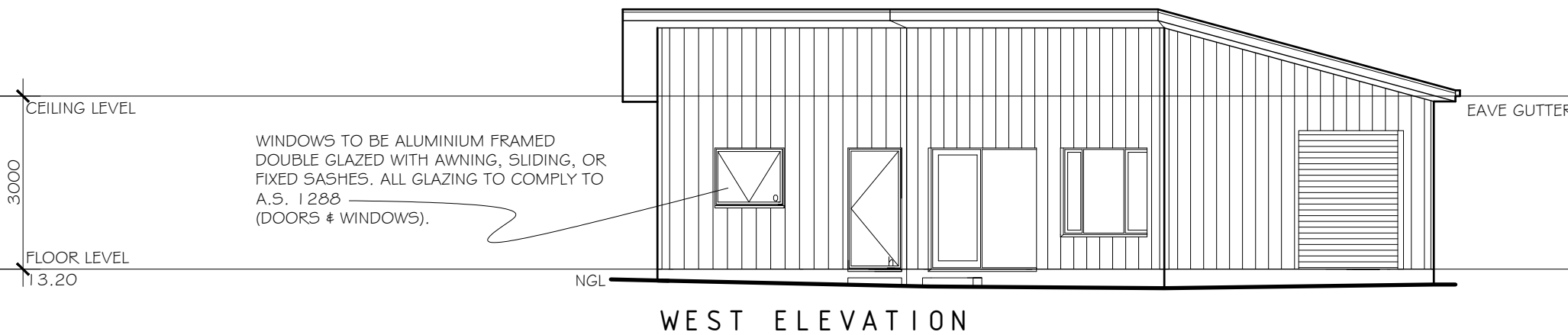
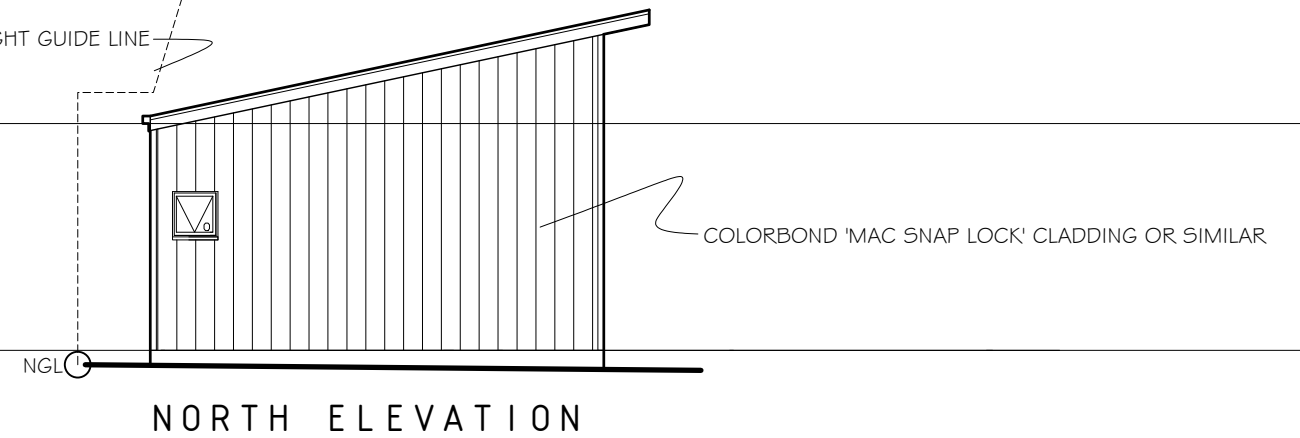
ALL BRACKETS AND FIXINGS TO MANUFACTURES SPECIFICATIONS

ALL HEIGHTS / LEVELS AND DIMENSIONS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO COMMENCEMENT OF ANY WORK AND ORDER OR FABRICATION OF ANY MATERIALS

PROJECT: PROPOSED METAL CLAD SHED	SHEET: SECTION AND DETAILS			DATE:	AMMENDMENT:	A3 SHEET SIZE	Bellarine Building Design and Drafting
	FOR: P.TAYLOR						
AT: 28 WATTLEHILL GROVE, ST LEONARDS	SCALES: 1:100	CHECKED: JW	DATE: 04-08-2021				IDEAS TO REALITY PTY LTD ABN 53 128 251 721 POST - POBOX 110 PORTARLINGTON VICTORIA 3223 EMAIL - IDEASTOREALITY@OUTLOOK.COM JAMES WATSON RBP DP-AD 28346 PHONE 0407 35 33 56
	JOB No. 21030	SOIL CLASS:	SHEET No. 4 OF 6				

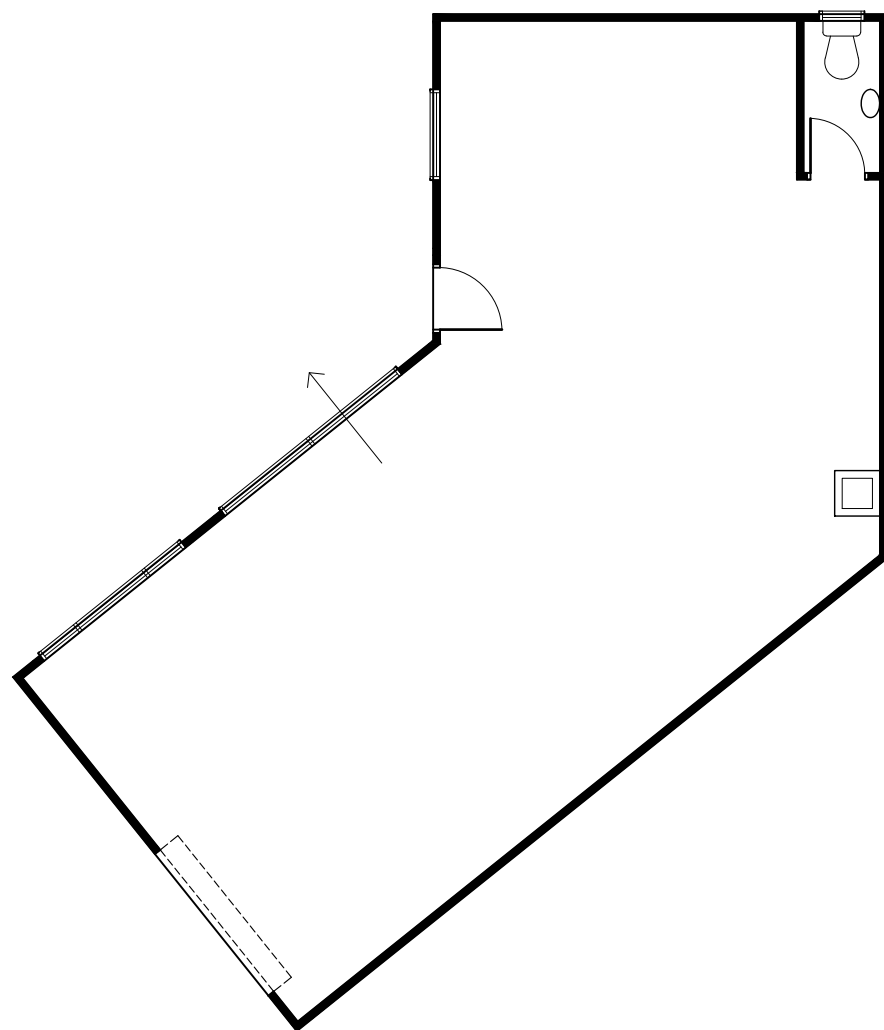


BOUNDARY SETBACK HEIGHT GUIDE LINE



Elevations

PROJECT: PROPOSED METAL CLAD SHED	SHEET: ELEVATIONS			DATE:	AMMENDMENT:	A3 SHEET SIZE	Bellarine Building Design and Drafting IDEAS TO REALITY PTY LTD ABN 53 128 251 721 POST - POBOX 110 PORTARLINGTON VICTORIA 3223 EMAIL - IDEASTOREALITY@OUTLOOK.COM JAMES WATSON RBP DP-AD 28346 PHONE 0407 35 33 56 www.IdeasToReality.com.au
	FOR: P.TAYLOR						
AT: 28 WATTLEHILL GROVE, ST LEONARDS	SCALES: 1:100	CHECKED: JW	DATE: 04-08-2021				
	JOB No. 21030	SOIL CLASS:	SHEET No. 5 OF 6				



LEGEND OF SYMBOLS		QTY
○	INCANDESCENT LIGHT	
●	SINGLE GENERAL PURPOSE OUTLET	
⊕	DOUBLE GENERAL PURPOSE OUTLET	
🔔	DOORBELL	
⊗	EXHAUST FAN	
🔥	HOT WATER SERVICE (GAS)	
⊙	SMOKE DETECTOR	
— —	TELEVISION COAXIAL POINT	
⊗	IXL TASTIC FAN (2 LIGHTS)	
⊗	IXL TASTIC FAN (4 LIGHTS)	
— —	FLOURESCENT TUBE	
⊙	RECESSED LED LIGHT	
⊙	FLOODLIGHT (SENSOR)	
⊗	HEAT DUCT OUTLETS	
⊕	METER BOX	
📞	TELEPHONE	
⊙	HEATING CONTROL	

# Electrical plan

ELECTRICAL LAYOUT TO BE CONFIRMED BY OWNER IN CONJUNCTION  
 WITH BUILDER AND HIS/HER ELECTRICAL CONTRACTOR

PROJECT: PROPOSED METAL CLAD SHED	SHEET: ELECTRICAL LAYOUT			DATE:	AMMENDMENT:	A3 SHEET SIZE	Bellarine Building Design and Drafting IDEAS TO REALITY PTY LTD ABN 53 128 251 721 POST - POBOX 110 PORTARLINGTON VICTORIA 3223 EMAIL - IDEASTOREALITY@OUTLOOK.COM JAMES WATSON RBP DP-AD 28346 PHONE 0407 35 33 56 www.IdeasToReality.com.au
	FOR: P.TAYLOR						
AT: 28 WATTLEHILL GROVE, ST LEONARDS	SCALES: 1:100	CHECKED: JW	DATE: 04-08-2021				
	JOB No. 21030	SOIL CLASS:	SHEET No. 6 OF 6				

