

EXHAUST FANS
 EXHAUST FANS TO VENTED DIRECTLY VIA A SHAFT OR DUCT TO OUTDOOR AIR IN ACCORDANCE WITH 3.8.7.3 (B) OR TO A ROOF SPACE WITH VENTILATION IN ACCORDANCE WITH 3.8.7.4 OF THE NCC. TRUSSPOSI MANUFACTURER TO PROVIDE A CLEAR UNOBSTRUCTED PATH FROM EXHAUST FANS TO EXTERNAL AIR VENT

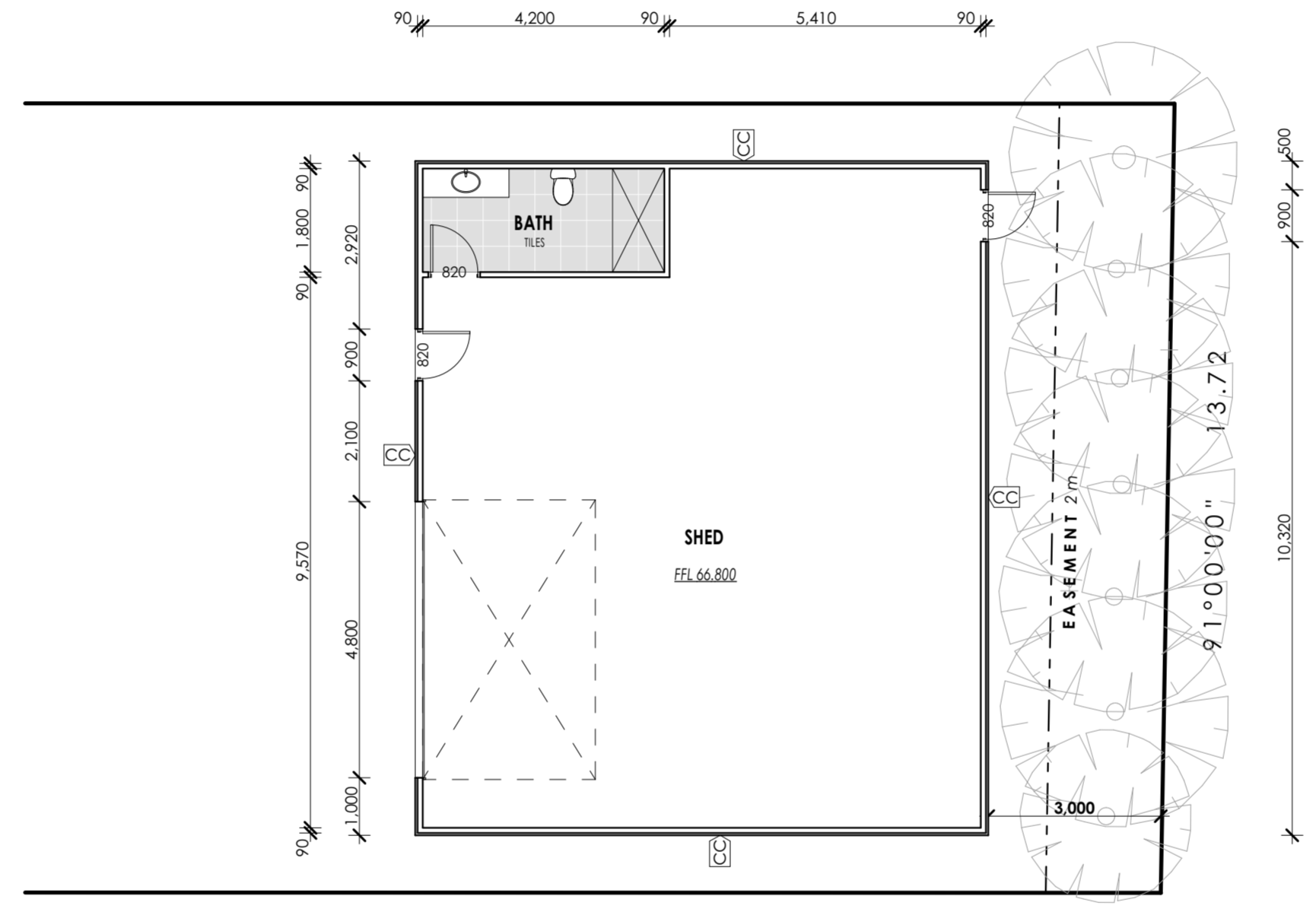
GUTTERS AND DOWNPIPES
 ALL EAVE GUTTERS ARE TO BE SLOTTED TYPE. GUTTERS AND DOWNPIPES TO BE DESIGNED IN ACCORDANCE WITH AS 3500.3. DOWNPIPES MAY BE RELOCATED AT BUILDERS DISCRETION

DOOR THRESHOLDS
 THE THRESHOLD OF A DOORWAY MUST INCORPORATE A STEP OR RAMP AT DOOR ENTRY WHERE THE THRESHOLD OF A DOORWAY IS MORE THAN 190mm ABOVE FINISHED GROUND, BALCONY OR THE LIKE TO WHICH THE DOORWAY SERVICES. RISERS AND GOINGS TO BE IN ACCORDANCE WITH PART 3.9.1.2 OF THE NCC

SANITARY COMPARTMENT DOOR
 THE DOOR TO A FULLY ENCLOSED SANITARY COMPARTMENT SHALL 'OPEN OUTWARDS, SLIDE OR BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT, I.E. REMOVABLE HINGES

Legend

mb	meter box
hws	hot water service
g	gas
dp	downpipe
eo	external tap
sp	solar panel
LBW	load bearing wall
mh	manhole



STAIR TREAD NOTE
 ALL TREADS MUST HAVE- A SURFACE WITH A SLIP-RESISTANCE CLASSIFICATION NOT LESS THAN P3 OR R10 (DRY CONDITIONS), P4 OR R11 (WET CONDITIONS) WHEN TESTED IN ACCORDANCE WITH AS 4586; OR A NOSING STRIP WITH A SLIP-RESISTANCE CLASSIFICATION NOT LESS THAN P3 (DRY), P4 (WET) WHEN TESTED IN ACCORDANCE WITH AS 4586

SPECIFICATION ITEMS
 REFER TO SIGNED SPECIFICATION AND VARIATIONS FOR COMPLETE LIST OF INCLUSIONS AND UPGRADES

INTERNAL DOOR HEIGHTS
 ALL INTERNAL DOOR LEAF HEIGHTS TO BE 2400mm UNLESS OTHERWISE NOTED ON PLAN. NO ARCHITRAVES

LOAD BEARING WALLS
 REFER TO ENGINEERING DRAWINGS FOR ALL LOAD BEARING WALL LOCATIONS

ENERGY RATING
 REFER TO ENERGY RATING REPORT FOR ALL INSULATION AND GLAZING REQUIREMENTS

AREA ANALYSIS	
GROUND FLOOR	181.81
FIRST FLOOR	138.33
PORCH	5.16
GARAGE	39.01
SHED	117.85
ALFRESCO	62.69
BALCONY	6.01
TOTAL AREA	435.01
	46.825Q

ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS AND ENGINEERING DRAWINGS AND DETAILS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS IF IN DOUBT. ASK, DO NOT GUESS. CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS. ANY DISCREPANCIES MUST BE REPORTED TO THE DESIGNER FOR CLARIFICATION AND APPROVAL IN WRITING.

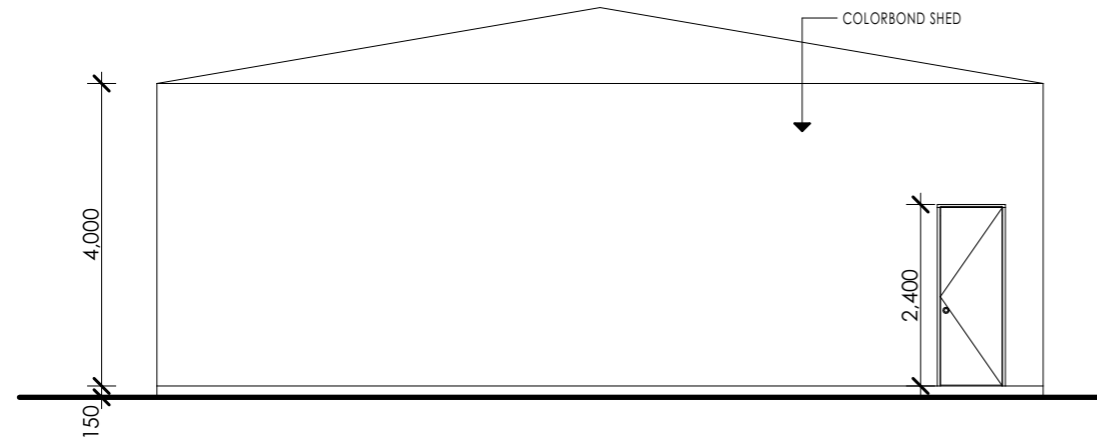
DRAWING: SHED FLOOR PLAN

PROJECT: PROPOSED DWELLING
LOCATION: 120 ESSEX ST, PASCOE VALE
CLIENT: TONY & BELINDA BROGNA

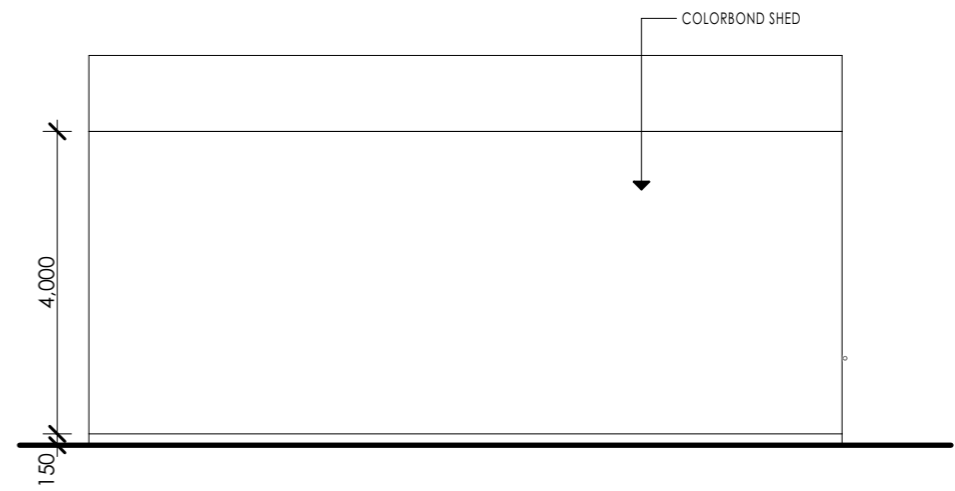
AMENDMENT:		DATE: 16/12/2022	No in SET: 8
No.	Description	By	Date
		SCALE: 1:100	
		JOB N°: ESS120DS	ISSUE: WD
		DRAWN: MM	REV NO.: ##

W B D GROUP

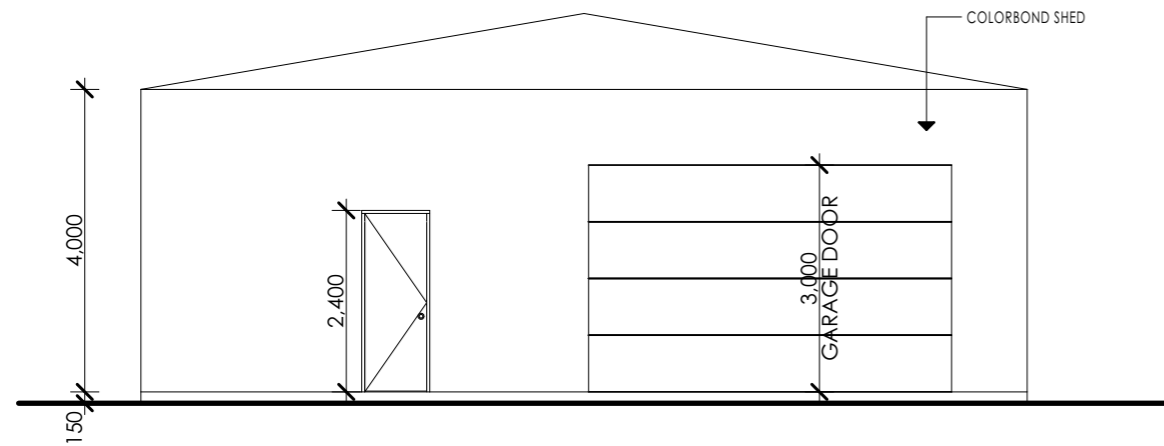
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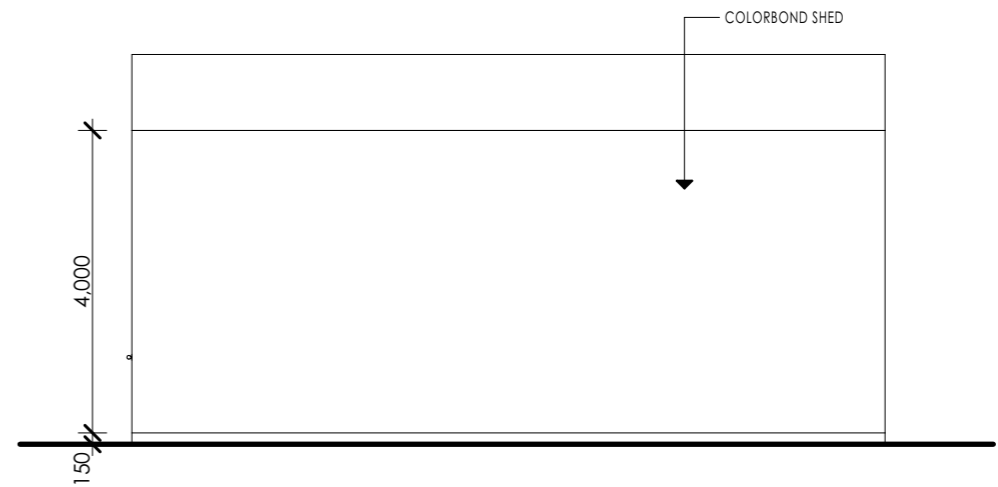
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

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DRAWING:
SHED ELEVATIONS



PROJECT: PROPOSED DWELLING
LOCATION: 120 ESSEX ST, PASCOE VALE
CLIENT: TONY & BELINDA BROGNA

AMENDMENT:

No.	Description	By	Date

DATE: 16/12/2022

SCALE: 1:100
JOB N^o: ESS120DS
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