

# External Colours

LOT 17423 TRAVERS STREET



Austral Bricks "Homestead Tan"  
Brick "B1"



Colorbond Dune  
Sectional Garage Door G1



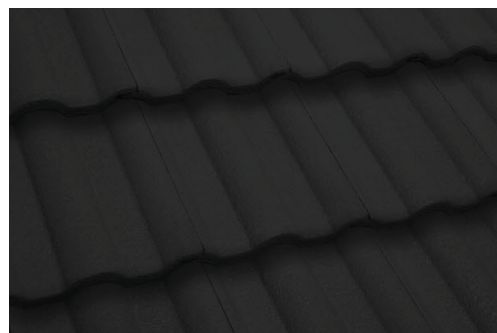
Dulux "Linseed"  
Render R1



PMAD 104 Timber Entry Door



Colorbond Dune  
Fascia's, Gutters, Downpipes & Windows C1



Alice "Coaldust" Roof Tiles  
Roof Tiles T1



Stained Timber  
Timber Cladding T2

IMPORTANT GENERAL NOTES:

- ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS 2006, THE BUILDING CODE OF AUSTRALIA 2007 & ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN.
- WATERPROOFING OF WET AREAS, BEING BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS & THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH AS 3740-2004: WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS.
- STEP SIZES (OTHER THAN FOR SPIRAL STAIRS) TO BE:
  - RISERS (R) 190mm MAX AND 115mm MIN - GOING (G) 355mm MAX & 240mm MIN
  - 2R + 1G = 700mm MAX AND 550mm MIN - 125mm MAX GAP TO OPEN TREADS
- ALL TREADS, LANDINGS & THE LIKE TO HAVE NON SLIP FINISH OR SUITABLE NON-SKID STRIP NEAR EDGE OF NOSING.
- PROVIDE BALUSTRADES WHERE CHANGE IN LEVEL EXCEEDS 1000mm ABOVE THE SURFACE BENEATH LANDINGS,RAMPS AND/OR TREADS. BALUSTRADES (OTHER THAN TENSIONED WIRE BALUSTRADES) TO BE:
  - 1000mm MIN. ABOVE FINISHED SURFACE LEVEL OF BALCONIES, LANDINGS, AND
  - 865mm MIN. ABOVE FINISHED SURFACE LEVEL OF STAIR NOSING OR RAMP, AND
  - VERTICAL WITH A 125mm MAXIMUM GAP BETWEEN, AND
  - ANY HORIZONTAL ELEMENT WITHIN THE BALUSTRADE BETWEEN 150mm & 760mm ABOVE THE FLOOR MUST NOT FACILITATE CLIMBING WHERE CHANGES IN LEVEL EXCEEDS 4000mm ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS.WIRE BALUSTRADE CONSTRUCTION TO COMPLY WITH BCA2006 VOL. 1 PART D2.16
- ALL GLAZING TO COMPLY WITH AS1288 2006 OR OTHER RELEVANT CODES.
- WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED & SEALED ALL AROUND.
- WHERE THE BUILDING (EXCLUDES CLASS 10) IS LOCATED IN A TERMITE PRONE AREA THE AREA TO UNDERSIDE OF BUILDING AND PERIMETER IS TO BE TREATED AGAINST TERMITE ATTACK.
- FOR BUILDINGS IN MARINE OR OTHER EXPOSURE ENVIRONMENTS SHALL HAVE MASONRY UNITS, MORTAR AND ALL BUILT IN COMPONENTS & THE LIKE COMPLYING WITH THE DURABILITY REQUIREMENTS OF TABLE 5.1 OF AS3700-2001 MASONRY STRUCTURES.
- ALL STORMWATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITIES APPROVAL.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANT'S DRAWINGS/DETAILS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.
- THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES DURING ALL WORKS.
- THE BUILDER AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, LEVELS AND SPECIFICATIONS AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.
- INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS.
- THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING & UNDERMINING OF ANY BUILDING & ITS FOOTING SYSTEM.
- MASONRY TIES & MORTAR MIX TO COMPLY WITH AS 3700 OR OTHER RELEVANT STANDARDS. WALL TIES - MAX. SPACINGS : 610mm HORIZ'L & 460mm VERTICAL.
- ALL EXCAVATIONS TO BE CARRIED OUT IN ACCORDANCE WITH CONTROLLING AUTHORITIES REQUIREMENTS.
- ALL MASONRY TO COMPLY WITH AS 3700. OR OTHER RELEVANT CODES.

EXHAUST FANS:

✂ ON PLAN DENOTES LOCATION OF SEALED/SELF CLOSING TYPE EXHAUST FANS. DUCTED TO OUTSIDE AIR.

ARTICULATION JOINTS:

AJ ON PLAN & ELEVATION DENOTES ARTICULATION JOINTS. THESE SHALL BE PLACED AT MAX. 6.0m CTS IN STRAIGHT WALL LENGTHS OR AS SPECIFIED BY THE SOIL REPORT MAXIMUM 3.0m FROM CORNERS BUT NO CLOSER THAN 600mm. THEY MUST BE FULL HEIGHT OF WALL AND PLACED BESIDE WINDOWS AND DOORS WHERE POSSIBLE. CONSTRUCTION METHOD OR CHANGE OF LOCATION MUST BE APPROVED BY THE DESIGNER OR THE OWNERS.

SMOKE ALARMS:

SA ☉ INSTALL SMOKE DETECTORS IN ACCORDANCE IN ACCORDANCE WITH AS 3786 DIRECT WIRED TO ELECTRIC MAINS WITH STANDBY POWER. MARKED THUS ON PLANS

WEEPHOLES:

PROVIDE WEEPHOLES TO BASE OF ALL BRICK VENEER WALLS & ABOVE EXTERNAL BRICK VENEER WALL OPENINGS AT EVERY 4th PERPEND. PROVIDE SUITABLE CONTINUOUS CAVITY FLASHING

AGRICULTURAL DRAINS:

PROVIDE AG. DRAINS TO THE BASE OF ALL RETAINING WALLS AND BATTERS. CONNECT TO STORMWATER VIA SUITABLE 300X300 SILT PITS.

SEWERAGE NOTE:

CONNECT ALL WASTE OUTLETS TO SEWERAGE SYSTEM TO SATISFACTION OF LOCAL AUTHORITIES.

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PROPOSED NEW RESIDENCE

At: Lot 17423 TRVAERS STREET HIGHLANDS CRAIGIEBURN

For: MTZT PTY LTD

DRAWINGS  
WORKING

1. SITE DRAINAGE SHALL COMPLY WITH NCC 3.12 "DRAINAGE"& AS 3500 "NATIONAL PLUMBING & DRAINAGE CODE"

2. BASE OF CUT GRADED TO SILT TRAP AT 1:100 MIN, DRAINS SHALL BE PROTECTED BY GRAVEL FILTER.

TEMPORARY DOWNPIPES CONNECTED TO STORMWATER SYSTEM ARE TO BE INSTALLED UPON INSTALLATION OF ROOF COVER



----- 6. CUT TOE OR SPOON DRAIN @ MIN. FALL

1. CONNECT ALL DRAINS TO LEGAL POINT OF STORM WATER DISCHARGE TO SATISFACTION OF LOCAL AUTHORITIES.
2. CONNECT ALL WASTE OUTLETS TO SEWERAGE SYSTEM TO SATISFACTION OF LOCAL AUTHORITIES.

1000mm CLASS 6 UPVC STORMWATER LINE LEAD TO A MIN. GRADE OF 1:100 & CONNECTED TO LEGAL POINT OF DISCHARGE. PROVIDE INSPECTION OPENINGS @ 9000mm CTS & AT EACH CHANGE OF DIRECTION.

THE COVER TO UNDERGROUND STORMWATER DRAINS SHALL BE NOT LESS THAN

- 100mm UNDER SOIL
- 50mm UNDER PAVED OR CONCRETE AREAS
- 100mm UNDER UNREINFORCED CONCRETE OR PAVED DRIVEWAYS
- 75mm UNDER REINFORCED CONCRETE DRIVEWAYS

PROVIDE AG. DRAINS TO THE BASE OF ALL RETAINING WALLS AND BATTERS. CONNECT TO STORMWATER VIA SUITABLE 300X300 SILT PITS.

CONNECT ALL WASTE OUTLETS TO SEWERAGE  
SYSTEM TO SATISFACTION OF LOCAL AUTHORITIES.

LOCATION OF SERVICE ITEMS (EG. METER BOX, GAS METER) SUBJECT TO  
CONFIRMATION OF SIT SERVICE LOCATIONS

**TELSTRA VELOCITY:**  
THE PROPOSED RESIDENCE IS TO BE CONNECTED TO AND  
CONSTRUCTED IN ACCORDANCE WITH TELSTRA'S  
REQUIREMENTS OUTLINED IN THE "HOME CABLING FOR  
TELSTRA VELOCITY NETWORKS" DOCUMENT NO. 013234A02.

**NOTE:**  
ALL SITE LEVELS ARE TO BE REVIEWED &  
CONFIRMED ON SITE & ARE SUBJECT TO  
CHANGE WITHOUT NOTICE

UNDERSIDE OF EXISTING SLOPED BATTER, EXISTING FOUNDATION OR SERVICES/ TRENCH CONTAINING SEWER OR STORM WATER DRAINS, LOCATION AND DEPTH SHOWN INDICATIVELY, EXISTING SERVICES TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO ANY EXCAVATION.

150mm MINIMUM

PROPOSED FOOTING REFER PLAN FOR DETAILS

D

X

Y

EXISTING SERVICES

MINIMUM ANGLE OF REPOSE REQUIREMENTS

X° = 45° STIFF CLAY - Y° = 1 x 'D'

X° = 40° SOFT CLAY - Y° = 1.2 x 'D'

X° = 35° FIRM SAND - Y° = 1.45 x 'D'

X° = 30° LOOSE SAND - Y° = 1.75 x 'D'

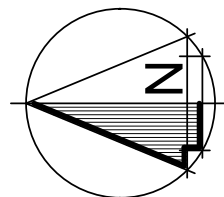
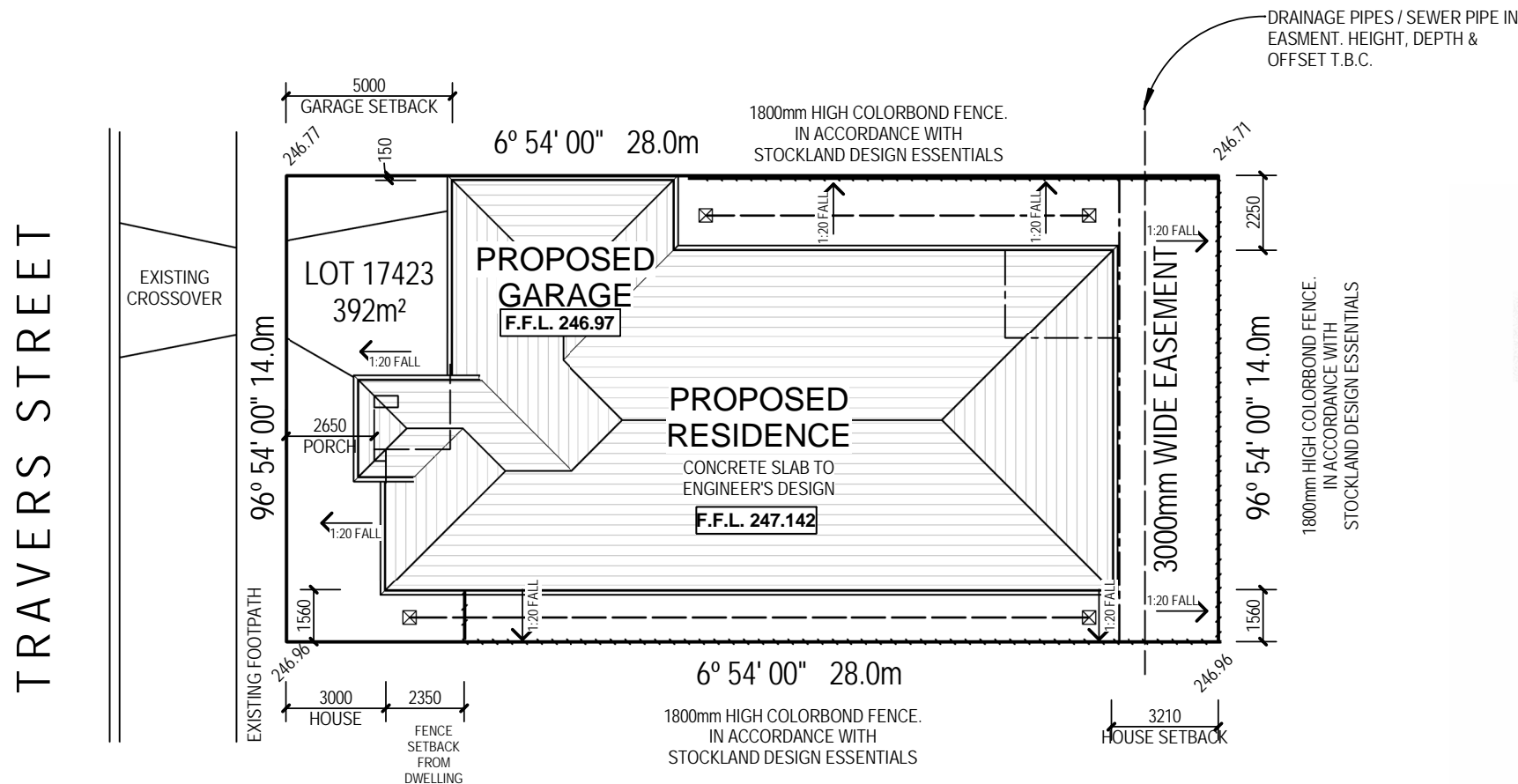
(GEOTECHNICAL ENGINEER TO CONFIRM)

**NOTE:**

- FOOTING SHOULD BE EXCAVATED 100mm MINIMUM BELOW INFLUENCE LINE.
- BEFORE POURING NEW FOOTINGS, BUILDER SHALL CHECK IF ADJACENT SERVICES/EXISTING FOUNDATIONS, WILL INFLUENCE FOUNDING LEVELS, AND LOWER THE FOUNDING DEPTHS FOR FOOTINGS IF NECESSARY

THE GEOTECHNICAL ENGINEER IS TO INSPECT FOUNDATION SUBGRADES TO ENSURE COMPLIANCE WITH THE GEOTECHNICAL RECOMMENDATIONS USED FOR DESIGN. THE GEOTECHNICAL ENGINEER IS TO BE DIRECTLY ENGAGED BY THE BUILDER, AT THE BUILDERS EXPENSE.

Date: May 2015	
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Sheet No.	WD1



**Issuance & Revision:**

A	140515	ORIGINAL ISSUE	SF
#	Date	Revision	Ry



Project: PROPOSED NEW RESIDENCE  
Location: Lot 17423 TRVAERS STREET HIGHLANDS CRAIGIEBURN  
Owner: MTZT PTY LTD

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### W.C. NOTE:

PROVIDE LIFT OFF HINGES TO DOOR O W.C. WHERE 1200mm BETWEEN PAN & SWING DOOR CANNOT BE ACHIEVED

### SERVICE ITEMS:

LOCATION OF SERVICE ITEMS (EG. METER BOX, GAS METER) SUBJECT TO CONFIRMATION OF SIT SERVICE LOCATIONS

### SMOKE ALARMS:

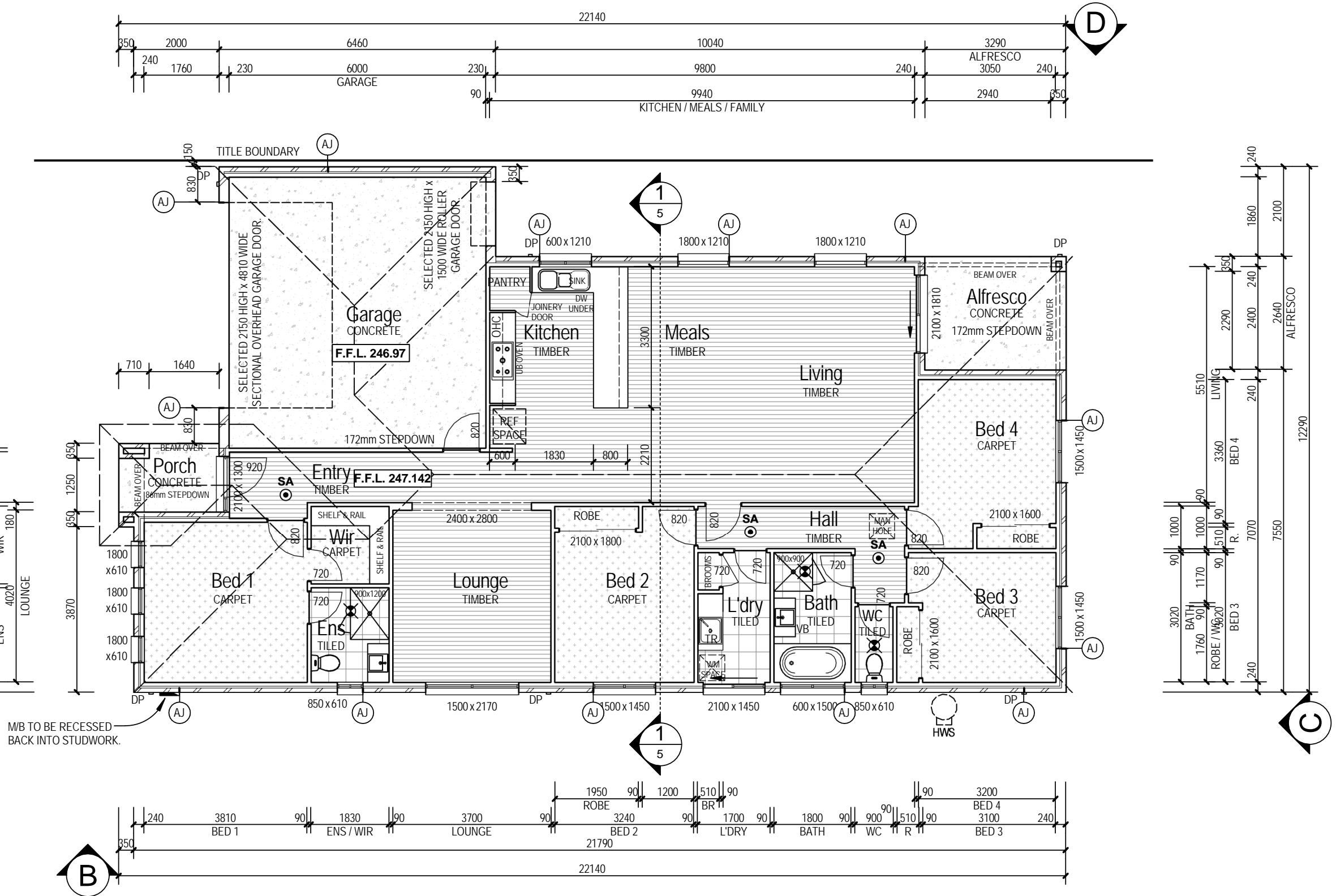
- INSTALL SMOKE DETECTORS IN ACCORDANCE IN SA ACCORDANCE WITH AS 3786 DIRECT WIRED TO ELECTRIC MAINS WITH STANDBY POWER. MARKED THUS ON PLANS

### EXHAUST FANS:

- ✕ ON PLAN DENOTES LOCATION OF SEALED/SELF CLOSING TYPE EXHAUST FANS. DUCTED TO OUTSIDE AIR.

### ARTICULATION JOINTS:

- AJ ON PLAN & ELEVATION DENOTES ARTICULATION JOINTS. THESE SHALL BE PLACED AT MAX. 6.0m CTS IN STRAIGHT WALL LENGTHS OR AS SPECIFIED BY THE SOIL REPORT MAXIMUM 3.0m FROM CORNERS BUT NO CLOSER THAN 600mm. THEY MUST BE FULL HEIGHT OF WALL AND PLACED BESIDE WINDOWS AND DOORS WHERE POSSIBLE. CONSTRUCTION METHOD OR CHANGE OF LOCATION MUST BE APPROVED BY THE DESIGNER OR THE OWNERS.



## GROUND FLOOR PLAN

Project: PROPOSED NEW RESIDENCE

Location: Lot 17423 TRVAERS STREET HIGHLANDS CRAIGIEBURN

Owner: MTZT PTY LTD

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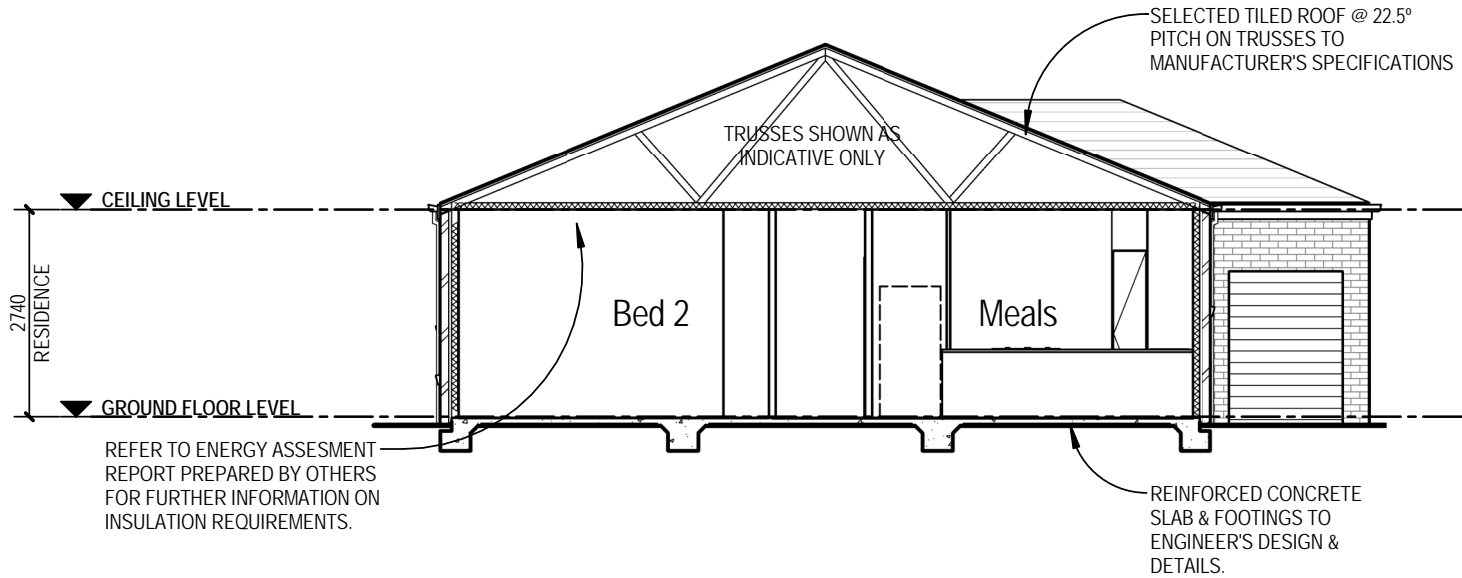
REGISTERED  
Building Practitioner

MEMBER  
Building Designers  
Association Victoria

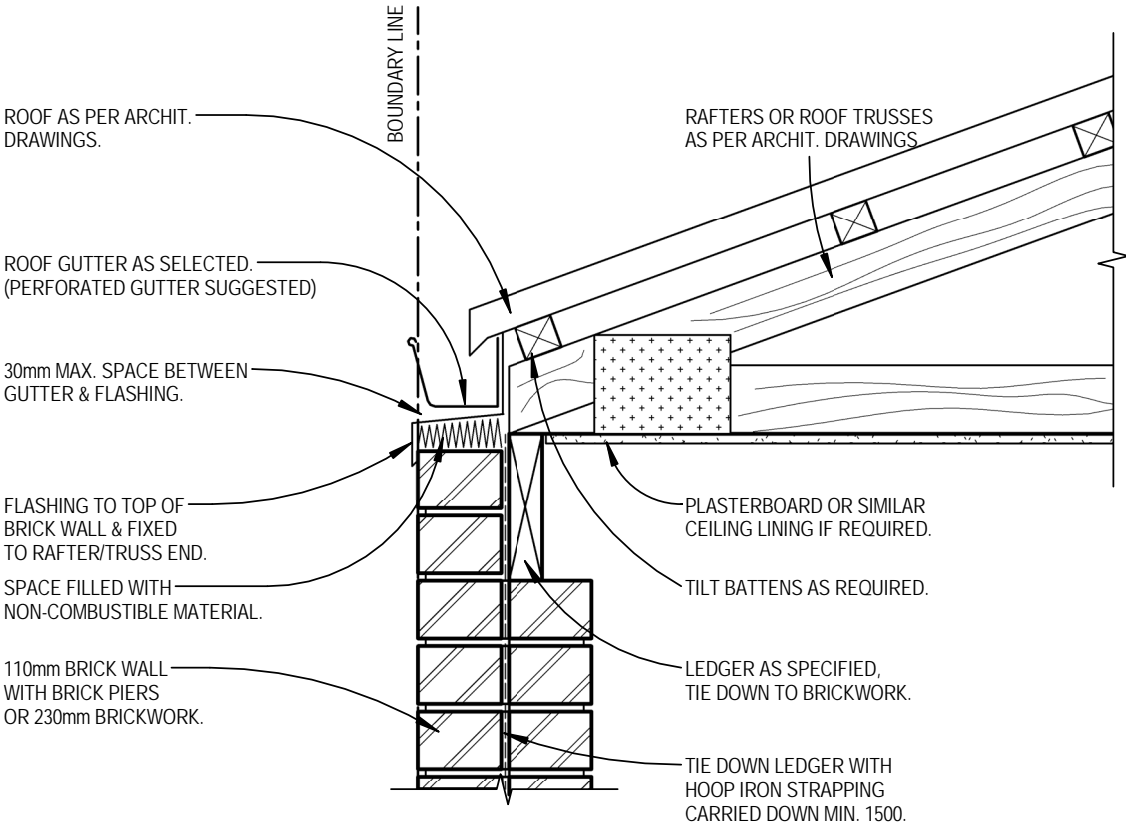








Section 1  
1 : 100



NOTE:  
\* NO PORTION OF WALL OR STRUCTURE TO ENCROACH BOUNDARY.  
\* AN INSPECTION IS REQUIRED PRIOR TO LINING.

Garage Wall on Boundary Gutter Detail  
1 : 10

Issuance & Revision:

A	14/05/15	ORIGINAL ISSUE		SD
#	Date	Revision		By



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GENERAL FRAMING NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- INSULATION: PROVIDE INSULATION AS SPECIFIED BY THE ACCREDITED ENERGY RATER. NOTE : SISALATION TO HAVE A FLAMMABILITY INDEX NOT EXCEEDING 5
- CEILING DETAILS: CEILING HEIGHTS: REFER DRAWINGS & OR FRAMING SPECIFICATION. PROVIDE 10mm SUPA CEIL OR SIMILAR PLASTERBOARD FOR 600mm CTS, SECURELY FIXED TO 16mm FURRING CHANNELS/BATTENS AT 600mm Max. CTS IF REQUIRED.
- SUB FLOOR DETAILS: - IF APPLICABLE. STUMPS: 100 x 100 MIN. CONCRETE. HEIGHT/ WIDTH RATIO NOT TO EXCEED 15 REFER TO CLAUSE 2.5.4.2 & 2.5.4.4 TIMBER FRAMING CODE A.S. 1684.2 2006. BRACING TO STUMPS TO COMPLY WITH CLAUSE 8.3.5.4 AND TABLES 8.6, 8.7, 8.8, 8.9 OF THE TIMBER FRAMING CODE. SIZE OF CONCRETE PADS: MINIMUM 300ø X 100D & L/B MINIMUM 350ø X 150D.
- BEAMS BEARING ON BRICKWORK TO BE TIED DOWN WITH HOOP IRON STRAPPING CARRIED DOWN TO MIN. 1500mm & ANCHORED SECURELY. THIS METHOD OF TIE DOWN SHALL BE USED UNLESS NOTED OTHERWISE.
- BUILDING TIE DOWNS TO BE PROVIDED IN ACCORDANCE WITH AS1684-2006. REFER TO 1684 FOR CONSTRUCTION REQUIREMENTS.
- NOTE: ALL SPECIFIED MEMBERS ARE IN ACCORDANCE WITH A.S 1684.2 2006 - THE TIMBER FRAMING CODE. WIND CLASSIFICATION AS NOTED ON FRAMING SPECIFICATIONS. THIS SPECIFICATION MUST BE READ IN CONJUNCTION WITH THE RELEVANT CLAUSES & TABLES OF A.S. 1684.2 2006 FOR ALTERNATIVE SIZES, BRACING, AND TIE DOWN REQUIREMENTS.
- BEAMS BEARING ON BRICKWORK TO BE TIED DOWN WITH HOOP IRON STRAPPING CARRIED DOWN TO MIN. 1200mm & ANCHORED SECURELY. THIS METHOD OF TIE DOWN SHALL BE USED UNLESS NOTED OTHERWISE.

TRUSS DESIGN CRITERIA

- ROOF MASS EXCL. TRUSS SELF WEIGHT - 80 kg/sqm for tiled roof  
- 30 kg/sqm for metal deck roof.
- LIVE ROOF LOAD: -  
a. GENERALLY - (18/A + 0.12)kPa WITH A Min. OF 0.25 kPa  
b. BOTTOM CHORD - 1.4 kN CONC. LOAD WHERE TRUSS DEPTH EXCEEDS 1200mm OTHERWISE 0.9kN.
- PARALLEL SUPPORT FACTOR = 1.0 FOR ALL TRUSS MEMBERS EXCEPT TOP CHORD.
- MAXIMUM OVERALL TRUSS DEFLECTION : - D=1/500, L=1/300.
- MAXIMUM DEFLECTION BETWEEN PANEL POINTS: - D=1/500, L=1/300.
- THE TRUSS MANUFACTURER IS TO SUPPLY THE BUILDER WITH 2 COMPLETE SETS OF CALCULATIONS AND DRAWINGS FOR ALL THE DIFFERENT TRUSS TYPES TOGETHER WITH A LAYOUT DIAGRAM.
- TRUSSES NOT CONFORMING WITH THE ABOVE CRITERIA WILL BE REJECTED AT NO COST TO THE BUILDER.

BRICK LINTELS

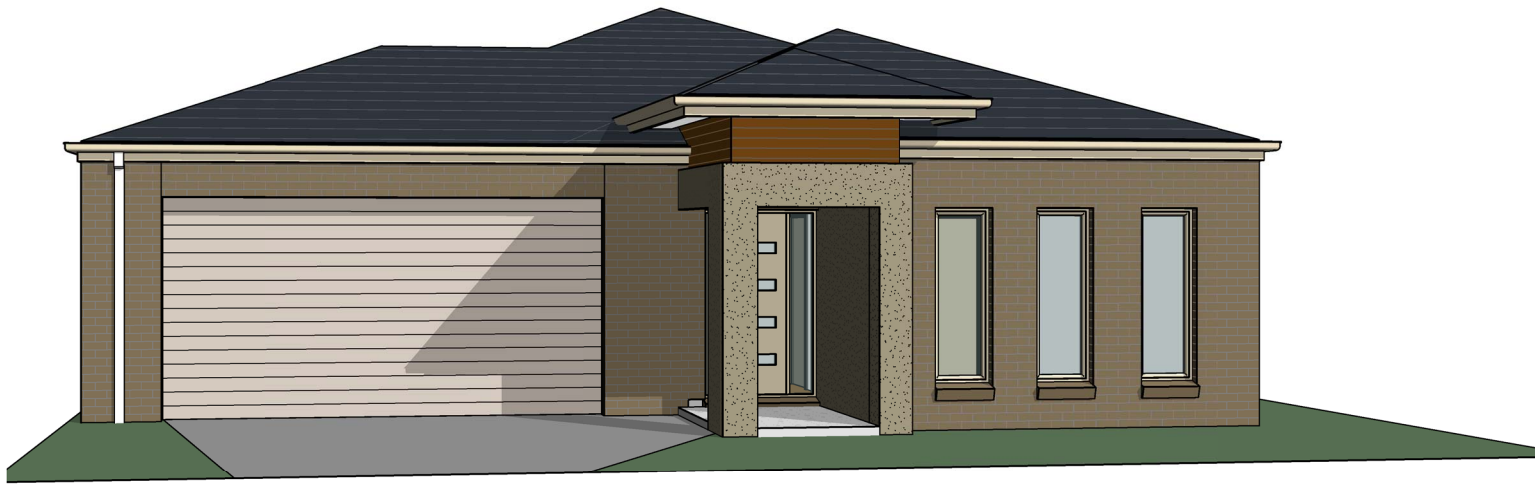
BRICK WORK	CLEAR SPAN OF OPENING (mm)							
	1000	1200	1500	1800	2100	2400	2700	3000
500	100x100x6	100x100x6	100x100x6	100x100x6	100x100x6	100x100x6	100x100x6	100x100x6
1000	100x100x6	100x100x6	100x100x6	100x100x6	100x100x6	100x100x6	100x100x6	150x90x8
1500	100x100x6	100x100x6	100x100x6	100x100x6	100x100x6	100x100x6	150x90x8	150x90x8
2000	100x100x6	100x100x6	100x100x6	100x100x6	100x100x6	150x90x8	150x90x8	150x90x8
2500	100x100x6	100x100x6	100x100x6	100x100x6	100x100x6	150x90x8	150x90x8	150x100x10
3000	100x100x6	100x100x6	100x100x6	100x100x6	100x100x6	150x90x8	150x100x10	
	1200	1500	1800	2100	2400	2700	3000	3300

- NOTE:
- THIS TABLE REFERS ONLY TO EVENLY DISTRIBUTED LOADS, FOR HIGHER LOAD CONDITIONS (E.G. POINT & ROOF LOADS) REFER/ OBTAIN ENGINEERS COMPUTATIONS.
  - FIRST DIMENSION CORRESPONDS TO THE VERTICAL LINTEL LEG. e.g. 150 x 90 x 8 LINTEL. 150mm LEG VERTICAL.
  - THIS TABLE APPLICABLE TO APPROPRIATE BUILDINGS NOT EXCEEDING 12.0m HEIGHT. ALL\ EXPOSED STEELWORK TO BE HOT-DIPPED GALVANISED.

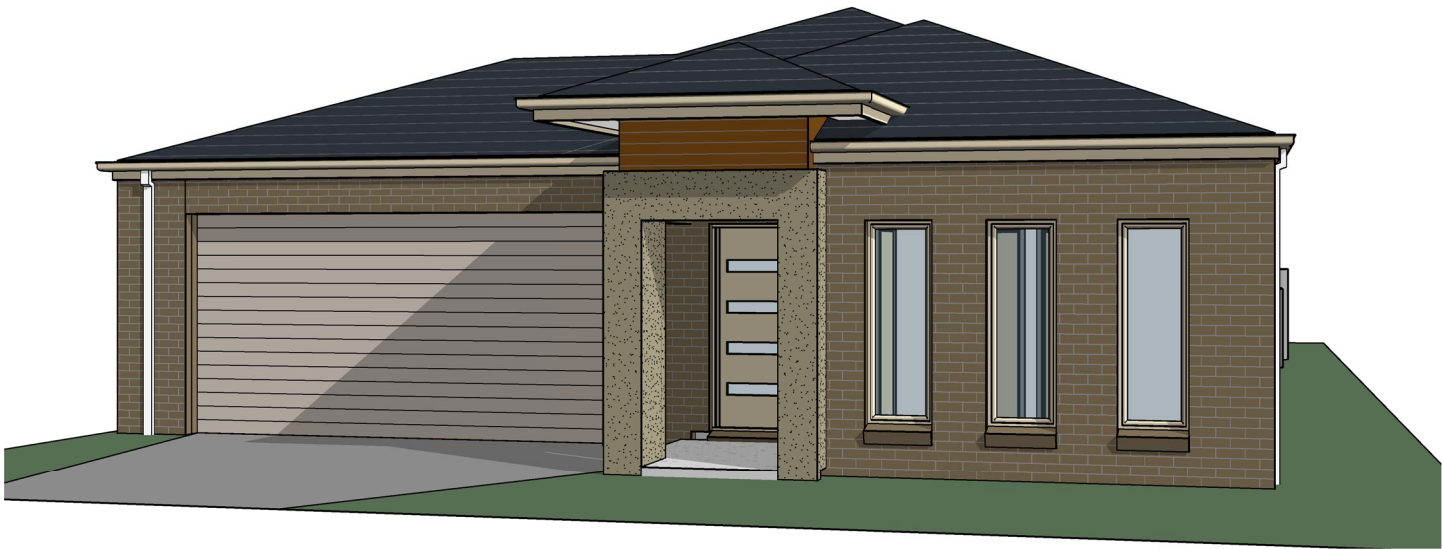
SECTIONS

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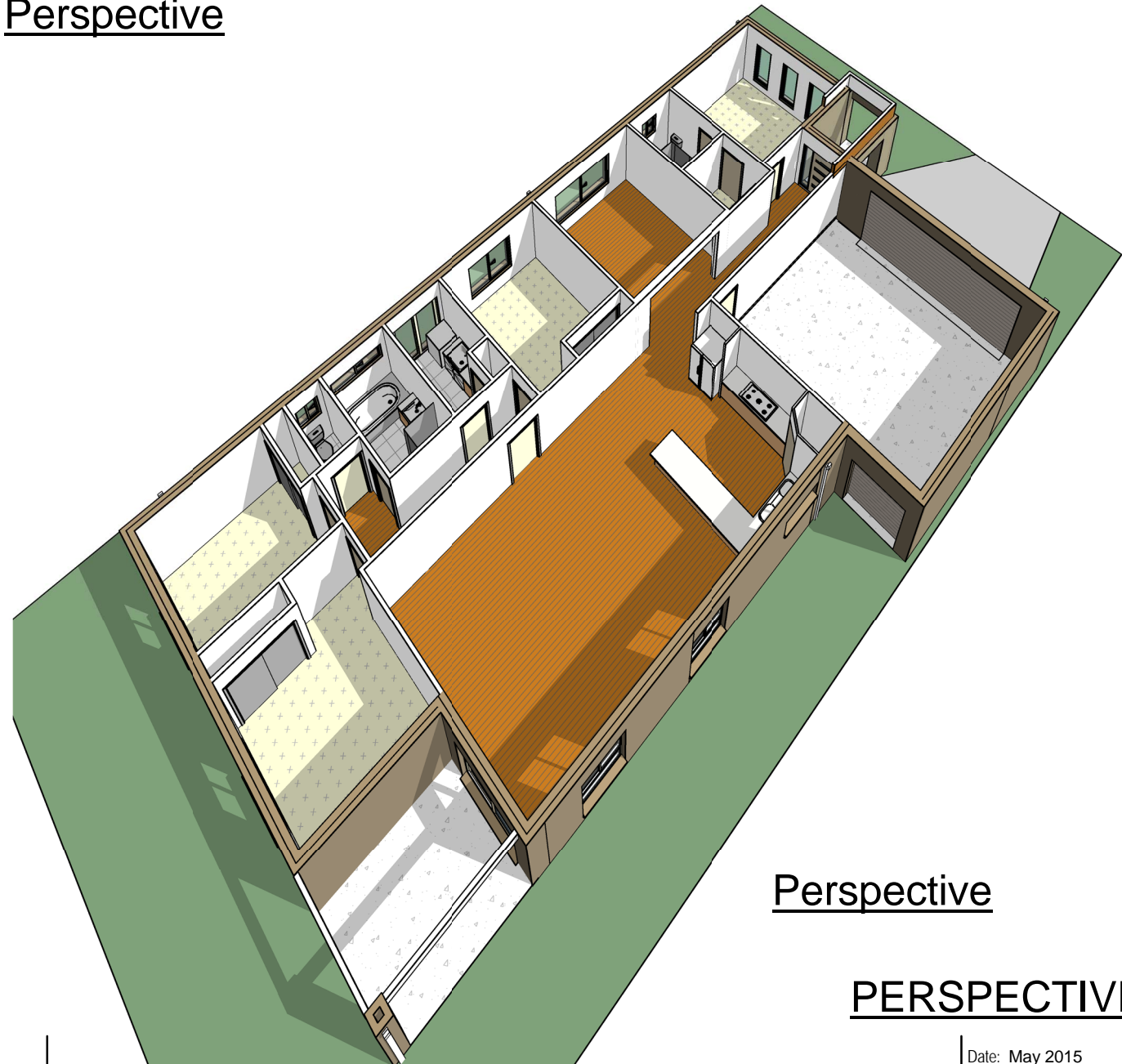
Perspective



Perspective



Perspective



Perspective

PERSPECTIVES

Issuance & Revision:

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Building Designers  
Association Victoria

Project: **PROPOSED NEW RESIDENCE**  
 Location: **Lot 17423 TRVAERS STREET HIGHLANDS CRAIGIEBURN**  
 Owner: **MTZT PTY LTD**

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