

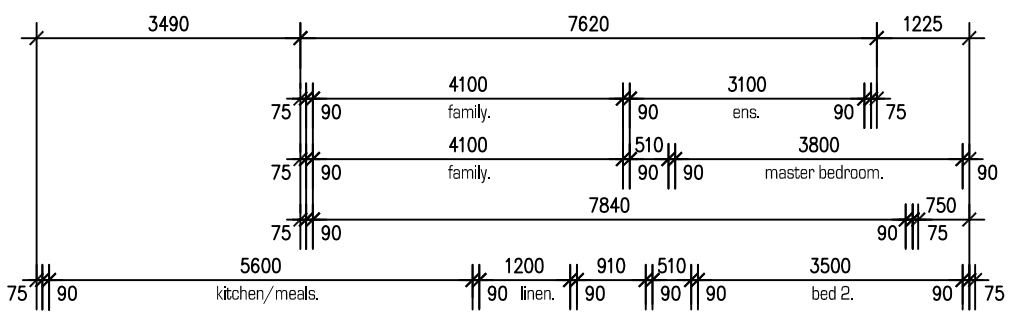
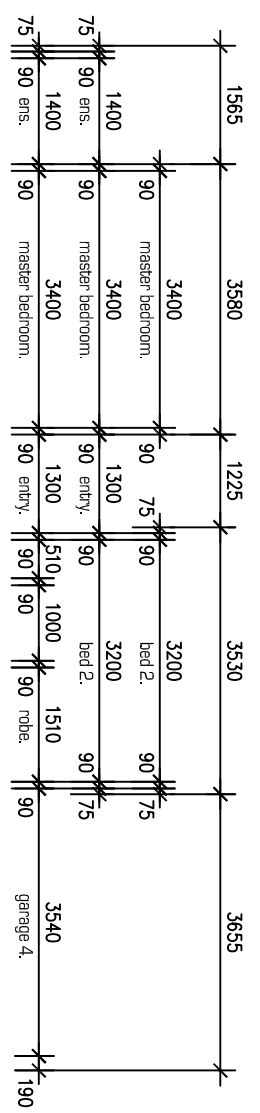
NOTE:
TERMITE PROTECTION TO COMPLY WITH AS3660.1-2014.

NOTE:
SMOKE DETECTORS TO BE INTERCONNECTED.

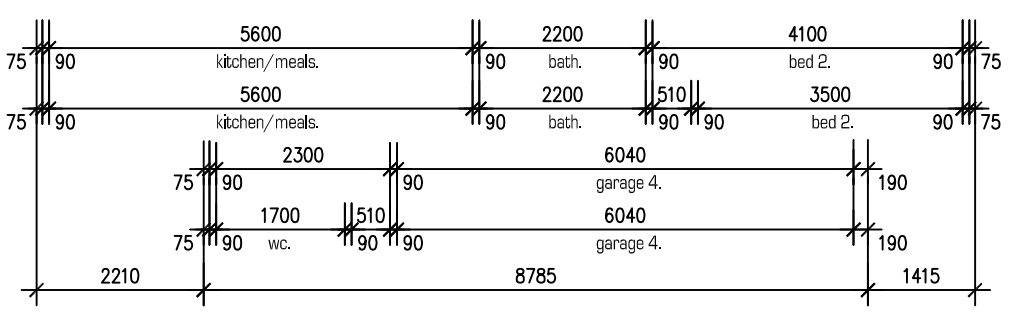
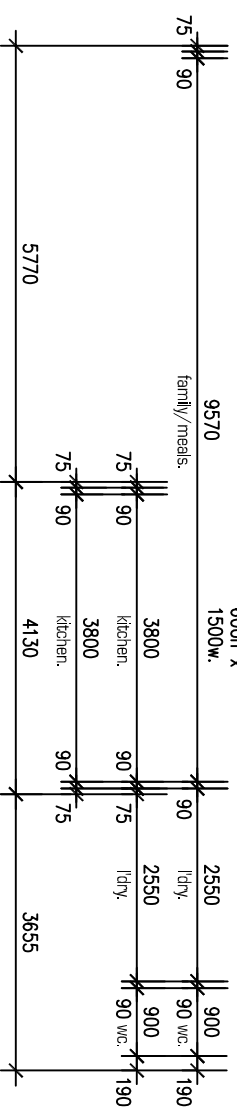
NOTE:
MECHANICAL VENTILATION CONNECTED TO LIGHT SWITCH WHERE NATURAL LIGHT NOT PROVIDED.

NOTE:
ALL SERVICES TO COMPLY WITH PART 3.12.5 of NCC 2016.

NOTE:
PROVIDE MINIMUM 100mm SET DOWN TO ENTRY PORTICO.



NOTE:
GRADE A SAFETY GLASS TO BATHROOM WINDOWS.



FLOOR PLAN NOTES.

- PROVIDE REMOVABLE LIFT - OFF HINGES TO W.C. DOOR.
- WET AREAS TO COMPLY WITH CLAUSE 3.8.1 OF BCA.
- BUILDER TO CONFIRM RAINWATER TANK STYLE & LOCATION.
- LOCALLY FILE AROUND DOORWAYS TO AVOID NEED FOR STEPS.
- GRADE SOIL AWAY FROM HOUSE.
- STEPS TO BE DETERMINED ON SITE.
- PROVIDE 190mm RISER.
- WATER TANK TO BE CONNECTED TO W.C'S.

ENERGY RATING NOTES.

- FLOOR:**
- R1.0 INSULATION.
- ROOF:**
- R 4.0 BULK INSULATION.
- EXTERNAL WALLS:**
- R 2.5 BULK INSULATION (MINUS GARAGE).
 - INTERNAL WALLS:
 - R 2.0 ADJOINING GARAGE.
- WINDOWS:**
- AL ANNING SG 4CIR
 - U VALUE 5.79 SHGC 0.65.
 - AL BOUTIQUE FIXED LITE WINDOW SG 4CIR
 - U VALUE 5.69 SHGC 0.75.
 - AL SLIDING DOOR SG 4CIR
 - U VALUE 6.09 SHGC 0.72.
- REFER TO REPORT FOR SPECIFICS (PLEASE USE U VALUES).
- LIGHTING:**
- ALL RECESSED DOWN-LIGHTS ARE TO HAVE INSULATION LAID OVER THE SUITABLY APPROVED FIREPROOF DOWN-LIGHT COVER.
 - IN A CLASS 1 BUILDING (WITHIN THE BUILDING), SW/m².
 - ON A VERANDAH OR BALCONY ATTACHED TO THE CLASS 1, 4W/m².
 - IN A CLASS 10 BUILDING (GARAGE, SHED) 3W/m².
- AIR LEAKAGE:**
- IF USED, DOWN-LIGHTS ARE TO BE SEALED (FITTED WITH SHROUDS).
 - SEAL-SEALING EXHAUST FANS, WINDOWS AND SLIDING DOORS ARE TO BE FITTED WITH WEATHER-STRIP.
 - GAPS & CRACKS AROUND DOORS, WINDOWS AND SERVICE PENETRATIONS ARE SEALED.
 - THIS RATING ONLY APPLIES TO THE BUILDING SPECIFICATIONS, FLOOR PLAN, CONSTRUCTION DETAILS, ORIENTATION AND CLIMATE AS SUBMITTED AND INCLUDED IN THE ATTACHED STAMPED PLANS, CHANGES TO ANY OF THESE COULD AFFECT THE RATING.
 - STAMPED PLANS, CHANGES TO ANY OF THESE SPECIFICATIONS, FLOOR PLAN, CONSTRUCTION DETAILS, ORIENTATION AND CLIMATE AS SUBMITTED AND INCLUDED IN THE ATTACHED STAMPED PLANS, CHANGES TO ANY OF THESE COULD AFFECT THE RATING.

ENERGY RATING NOTES.

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ROOF:

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Rev.	Revision Description.	Date	Client:
A.	Issued to Client.	June 18	PIERMONT GROUP.

Project:
PROPOSED MULTI UNIT DEVELOPMENT,
AT No 41, HOVE ROAD,
ROSEBUD.

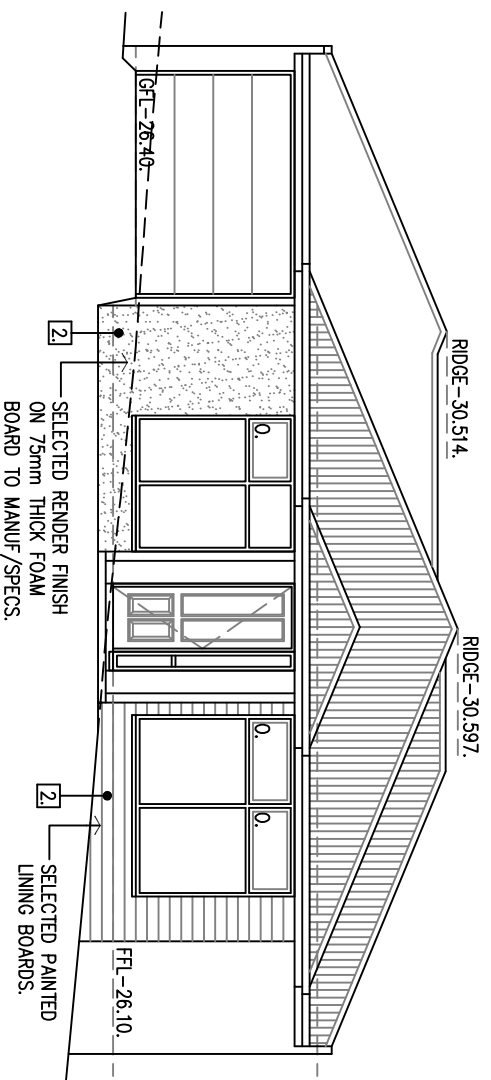
Title:
UNIT 4 - FLOOR PLAN.

JAMES TURNER DESIGN

BUILDING DESIGN PLANNING DOCUMENTATION

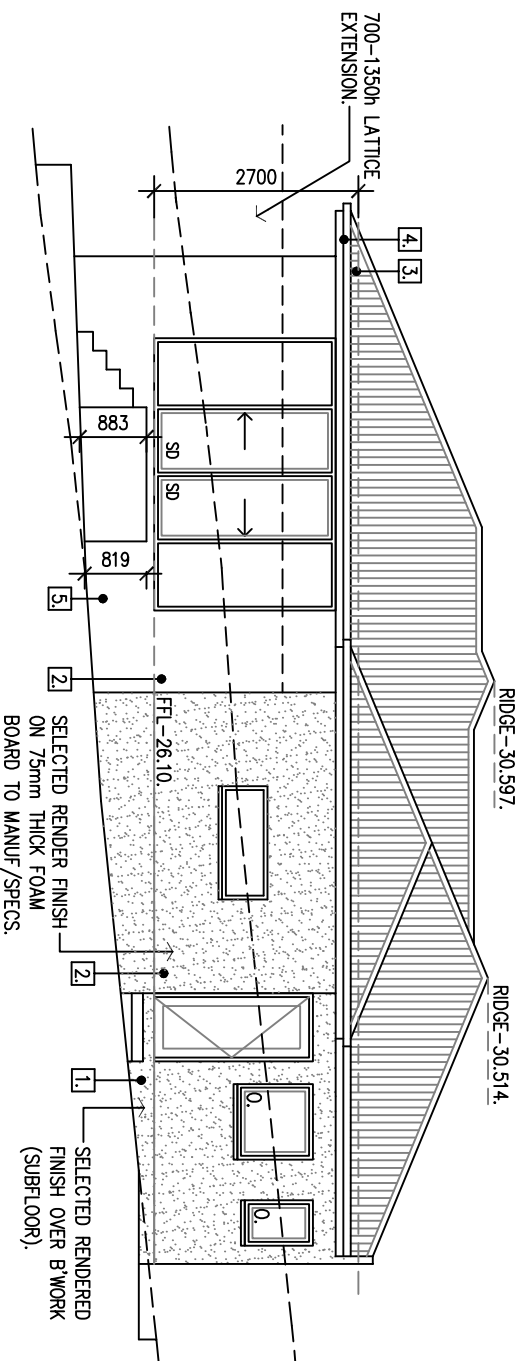
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Drawn:	M. JAMES.	Cad File No:	18.442_WD.
Project No:	18.442.	Approved:	
Drawing No:	4.00.	Revision No:	A.

James + Turner Design, (a Carrmore Group Pty Ltd company),
12 Espie Court, Botanic Ridge, Victoria, 3977, Australia.
Tel: 0438 981 853. Email: mjd @ live.com.au



EAST ELEVATION.

TOWNHOUSE No 4.



WEST ELEVATION.

TOWNHOUSE No 4.

ELEVATION NOTES.

- DO NOT SCALE OF DRAWINGS. USE FIGURED DIMENSIONS ONLY. CONTRACTOR SHALL CHECK AND VERIFY ALL LEVELS AND DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CEILING HEIGHTS ARE FLOOR TO CEILING FINISHED SURFACES. CONTRACTOR TO ADJUST WALL HEIGHTS TO ALLOW FOR FLOOR COVERINGS & ALLOWANCES.
- ARTICULATION JOINTS ARE TO BE LOCATED IN ACCORDANCE WITH TECHNICAL NOTES, AND TO THE SATISFACTION OF THE GEOTECHNICAL, STRUCTURAL ENGINEER AND BUILDING SUPERVISOR.
- CAVITY FLASHING AND WEEPHOLES ABOVE ALL OPENINGS IN BRICKWORK.
- GRADE SOIL AWAY FROM DWELLING TOWARDS DRAINAGE.

FINISHES SCHEDULE.

WALLS.

- 1. BRICK WALL WITH RENDERED FINISH 'COLORBOND-SHALE GREY' OR SIMILAR.
- 2. FC LINING BOARDS/RENDER WITH PAINT FINISH COLOUR - 'COLORBOND-SHALE GREY'.

ROOFING.

- 3. COLORBOND METAL ROOF 'MONUMENT' COLORBOND FINISH.
- 4. FASCIA & GUTTER 'MONUMENT' COLORBOND FINISH.

WINDOWS/DOORS.

- 5. 'SUPREMIST' COLORBOND POWDERCOAT FINISH. GARAGE DOOR.
- 6. 'SUPREMIST' COLORBOND POWDERCOAT FINISH.

Rev.	Revision Description.	Date:	Client:
A.	Issued for Building Approval.		PIERMONT GROUP.

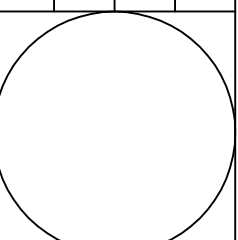
Project: PROPOSED MULTI UNIT DEVELOPMENT, AT No 41, HOVE ROAD, ROSEBUD.

Title: UNIT 4 - EAST & WEST ELEVATIONS.

JAMES TURNER DESIGN

BUILDING DESIGN PLANNING DOCUMENTATION
 James + Turner Design, (a Carramar Group Pty Ltd company),
 12 Espie Court, Botanic Ridge, Victoria, 3977, Australia.
 Tel: 0438 981 853. Email: mjtd@live.com.au

Scale:	1:100.	Plot:	1:1.
Drawn:	M.JAMES.	Cad File No:	18.442_WD.
Project No:	18.442.	Approved:	
Drawing No:	4.01.	Revision No:	A.



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ELEVATION NOTES.

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- GRADE SOIL AWAY FROM DWELLING TOWARDS DRAINAGE.

FINISHES SCHEDULE.

WALLS.

- [1] BRICK WALL WITH RENDERED FINISH 'COLORBOND-SHALE GREY' OR SIMILAR.
- [2] FC LINING BOARDS/RENDER WITH PAINT FINISH COLOUR - 'COLORBOND-SHALE GREY'.

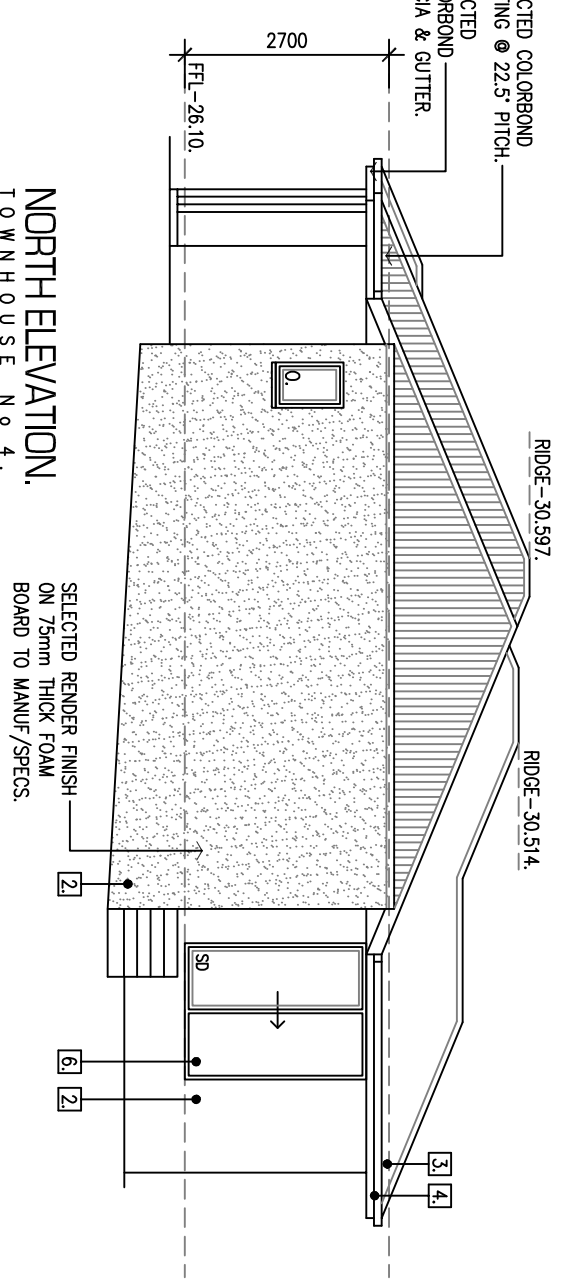
ROOFING.

- [3] COLORBOND METAL ROOF 'MONUMENT' COLORBOND FINISH.
- [4] FASCIA & GUTTER 'MONUMENT' COLORBOND FINISH.

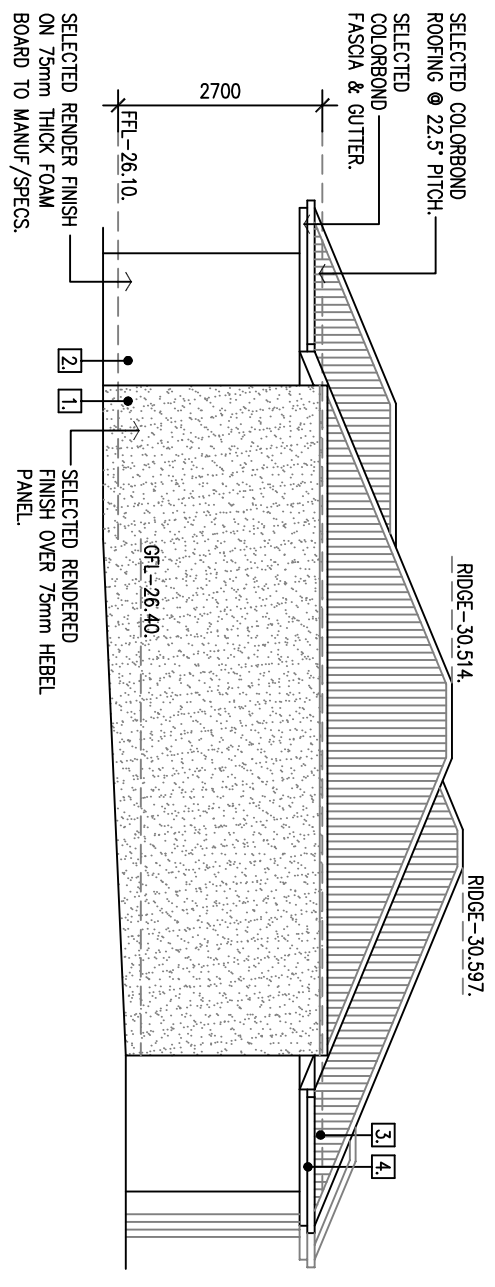
WINDOWS/DOORS.

- [5] 'SUPREMIST' COLORBOND POWDERCOAT FINISH.
- GARAGE DOOR.
- [6] 'SUPREMIST' COLORBOND POWDERCOAT FINISH.

NORTH ELEVATION.
TOWNHOUSE N O 4 .



SOUTH ELEVATION.
TOWNHOUSE N O 4 .



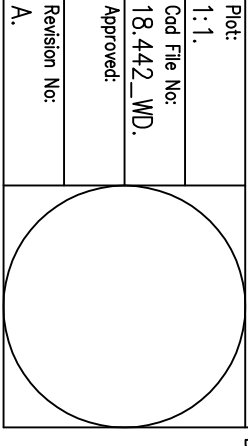
Rev.	Revision Description.	Date:	Client:
A.	Issued for Building Approval.		PIERMONT GROUP.

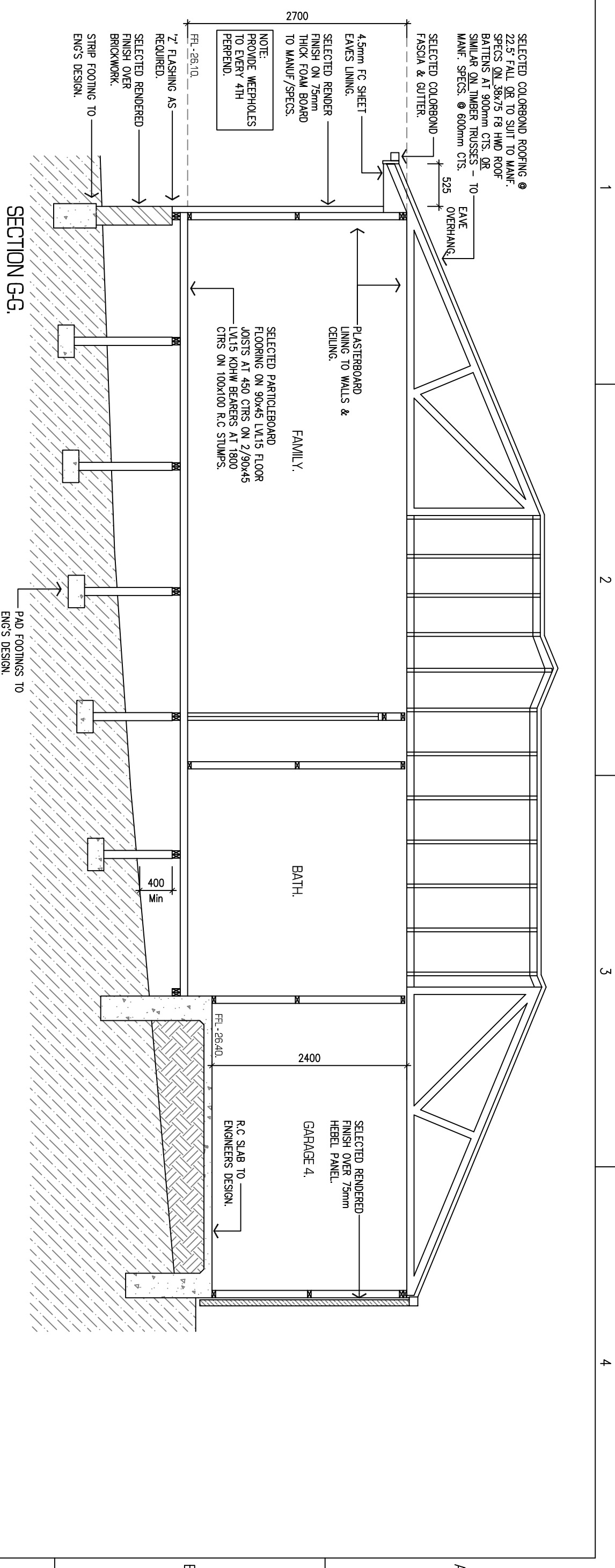
Project:		PROPOSED MULTI UNIT DEVELOPMENT, AT No 41, HOVE ROAD, ROSEBUD.	
Title:		UNIT 4 - NORTH & SOUTH ELEVATIONS.	

JAMES TURNER DESIGN
BUILDING DESIGN PLANNING DOCUMENTATION

James + Turner Design, (a Carramar Group Pty Ltd company),
12 Espie Court, Botanic Ridge, Victoria, 3977, Australia.
Tel: 0438 981 853. Email: mjd @ live.com.au

Scale:	1:100.	Plot:	1:1.
Drawn:	M.JAMES.	Cad File No:	18.442_WD.
Project No:	18.442.	Approved:	
Drawing No:	4.02.	Revision No:	A.





SECTION G-G.

REFER SOIL REPORT No 1806106
 BY HARD CORE GEOTECH IN
 ACCORDANCE WITH AS 2870.1 SOIL
 CLASSIFICATION CLASS 'p' (S).

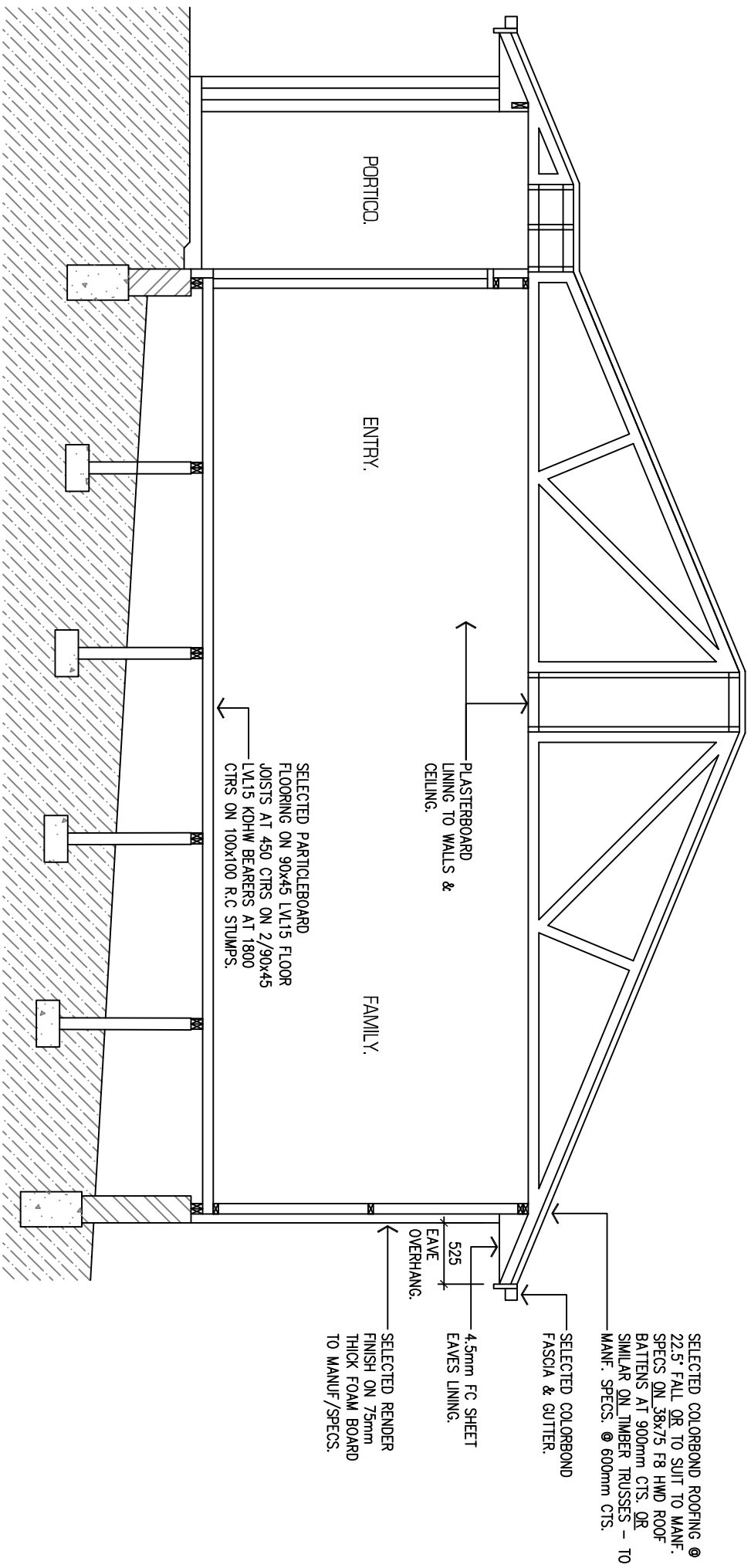
ALL FOOTINGS TO BE TAKEN
 THROUGH ANY SURFACE FILL
 AND FOUNDED AT LEAST
 100mm INTO THE UNDERLYING
 NAT. SOILS AND/OR FOUNING
 DEPTH AS PER SOIL REPORT.
 REFER BORE LOGS.

SINGLE/UPPER STOREY FRAMING SPECIFICATION

RLW:	6600	Roof:	Metal
Ceiling Height:	2700	Floor:	Timber
Roof Construction:	Trusses @ 600 ctrs.		

MEMBER	SIZE	Grade	CTRS/SPAN	NOTES
Top plates	90x70	F5 pine		Truss loads
Bottom plates	90x45	F5 pine		no truss loads
Studs	90x45	F5 pine		
Studs at sides	90x35	F5 pine	450	truss loads
	90x70	F5 pine	1800	
	90x90	F5 pine	2700	
	90x70	F17 Kd hwd	4200	
	90x90	F17 Kd hwd	4800	
Timber Lintels	140x45	F17 Kd hwd	1800	
	190x45	F17 Kd hwd	2400	
	240x45	F17 Kd hwd	2900	
	290x45	F17 Kd hwd	3400	
	290x90	F17 Kd hwd	4100	
Nogginngs	90x35	F5 pine		

Revision Description: A. Issued for Building Approval.		Date: _____		Client: PIERMONT GROUP.	
Project: PROPOSED MULTI UNIT DEVELOPMENT, AT No 41, HOVE ROAD, ROSEBUD.		Title: UNIT 4 - SECTION G-G.		James + Turner Design BUILDING DESIGN PLANNING DOCUMENTATION 12 Espie Court, Botanic Ridge, Victoria, 3977, Australia. Tel: 0438 981 853. Email: mjd @ live.com.au	
Scale: 1:50.		Plot: 1:1.		Cad File No: 18.442_WD.	
Drawn: M. JAMES.		Project No: 18.442.		Approved: _____	
Drawing No: 4.03.		Revision No: A.			



Rev.	Revision Description.	Date.
A.	Issued for Building Approval.	

Client: **PIERMONT GROUP.**

Project: **PROPOSED MULTI UNIT DEVELOPMENT, AT No 41, HOVE ROAD, ROSEBUD.**

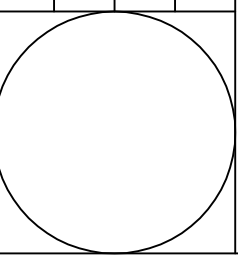
Title: **UNIT 4 - SECTION H-H.**

JAMES TURNER DESIGN

BUILDING DESIGN PLANNING DOCUMENTATION

James + Turner Design, (a Carramar Group Pty Ltd company),
12 Espie Court, Botanic Ridge, Victoria, 3977, Australia.
Tel: 0438 981 853. Email: mjd @ live.com.au

Scale:	1:50.	Plot:	1:1.
Drawn:	M. JAMES.	Cad File No:	18.442_WD.
Project No:	18.442.	Approved:	
Drawing No:	4.04.	Revision No:	A.



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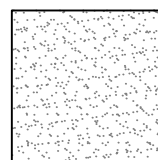
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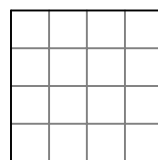
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FLOORING NOTE.

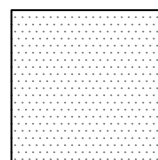
- FLOOR COVERINGS TO ALL AREAS AS SHOWN & TO ALL EXPOSED FLOOR SPACES IN LINEN, BROOM CUPBOARDS, etc ADJOINING THESE AREAS.



CARPET.



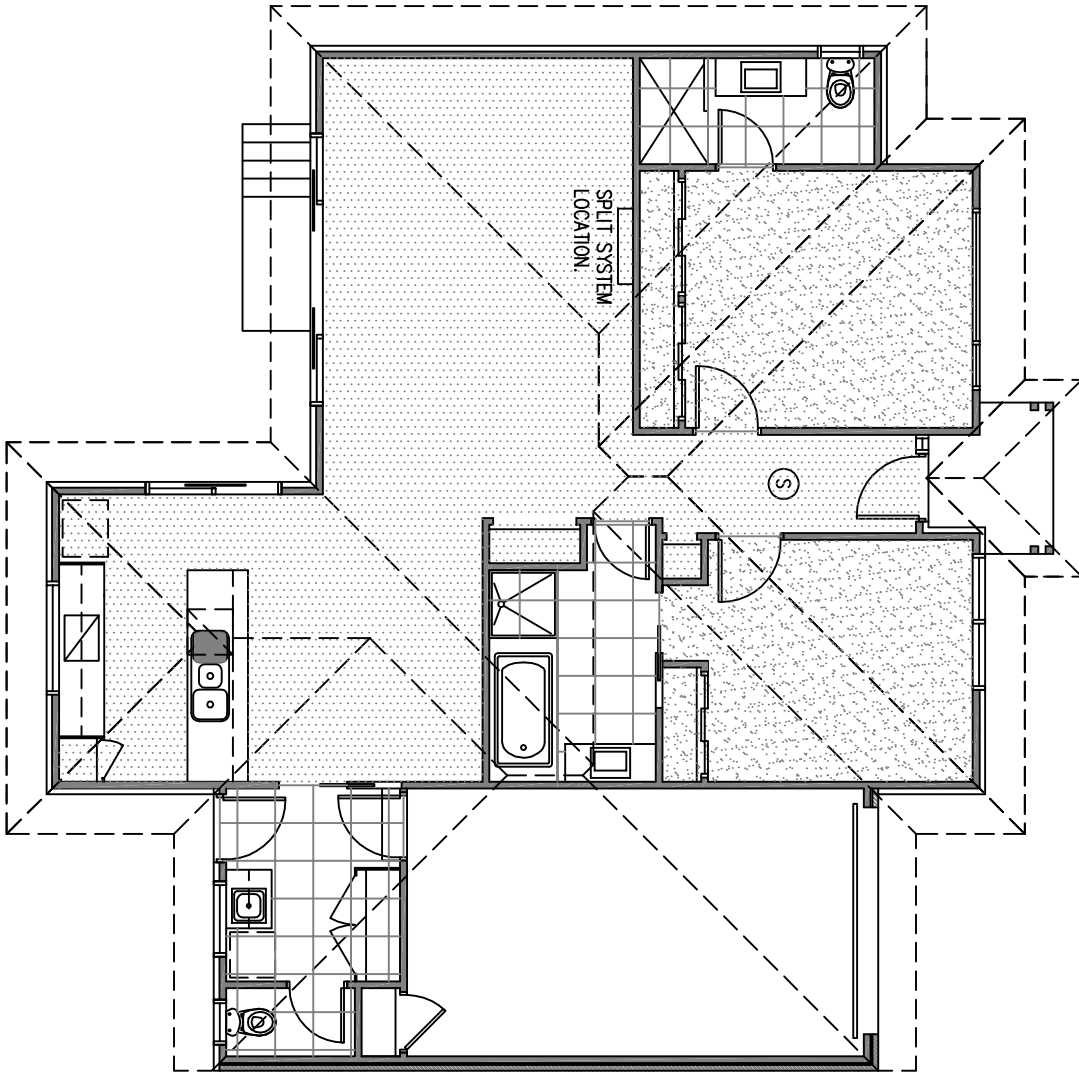
FLOOR TILES.



TIMBER FLOOR.

WET AREAS.

- PROVIDE ADEQUATE WATER RESISTANT SUBSTRATE & TILING TO ALL WET AREAS TO A HEIGHT OF 2100mm FOR SHOWERS, 300mm ABOVE BATHS AND LAUNDRY TROUGH, 200mm ABOVE SINKS AND VANITY BASINS AND IN ACCORDANCE WITH BCA 2015 PART 3.8.12.



Rev.	Revision Description.	Date.
A.	Issued for Building Approval.	

Client: PIERMONT GROUP.
 Project: PROPOSED MULTI UNIT DEVELOPMENT, AT No 41, HOVE ROAD, ROSEBUD.

JAMES TURNER DESIGN
 BUILDING DESIGN PLANNING DOCUMENTATION

Scale: 1:100.
 Drawn: M. JAMES.
 Project No: 18.442.
 Drawing No: 4.05.

Plot: 1:1.
 Cad File No: 18.442_WD.
 Approved:



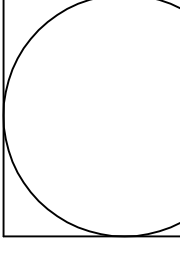
Rev.	Revision Description.	Date.

Client: PIERMONT GROUP.
 Project: PROPOSED MULTI UNIT DEVELOPMENT, AT No 41, HOVE ROAD, ROSEBUD.
 Title: UNIT 4 - FLOOR FINISHES PLAN.

JAMES TURNER DESIGN
 BUILDING DESIGN PLANNING DOCUMENTATION

Scale: 1:100.
 Drawn: M. JAMES.
 Project No: 18.442.
 Drawing No: 4.05.

Plot: 1:1.
 Cad File No: 18.442_WD.
 Approved:



James + Turner Design, (a Carramar Group Pty Ltd company).
 12 Espie Court, Botanic Ridge, Victoria, 3977, Australia.
 Tel: 0438 981 853. Email: mjd @ live.com.au

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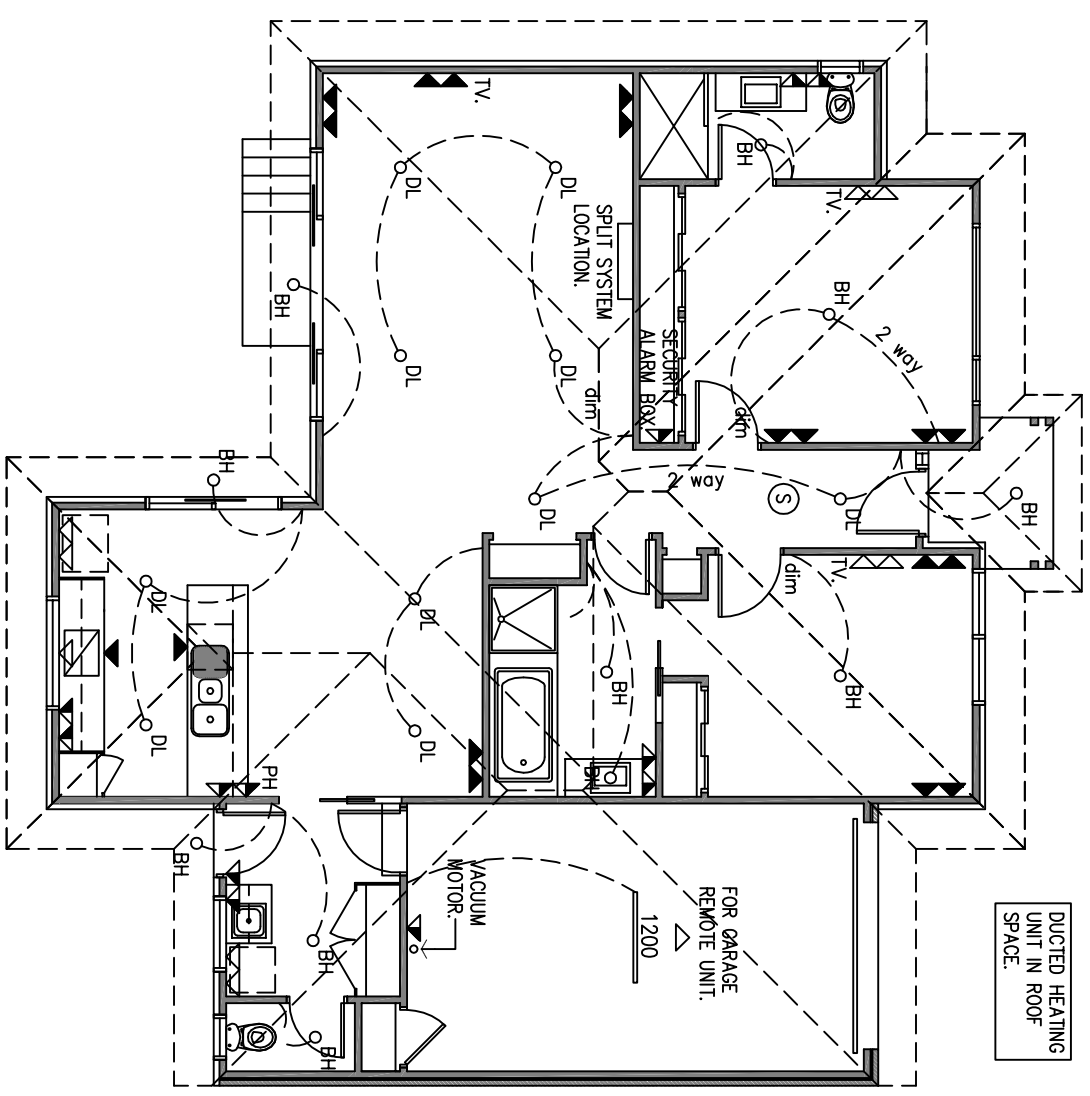
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ELECTRICAL LEGEND.

1. LEGEND
- LIGHT FITTING
 - LED DOWNLIGHT.
 - DL LOW VOLTAGE DOWNLIGHT.
 - 12 WALL MOUNTED LIGHT FITTING
 - Dw DOUBLE FLUORESCENT LIGHT
 - EXF EXHAUST FAN (WITH DRAFT-STOPPER)
 - SD SMOKE DETECTOR (DIRECT WIRED)
 - PH TELEPHONE POINT @ 1300 HIGH
 - TV TV ANTENNA POINT TV POINT MOUNTED @ 300mm ABOVE FTL UNLESS OTHERWISE STATED
 - ▶ 300 HIGH SINGLE POWER OUTLET
 - ▶ 1300 HIGH SINGLE POWER OUTLET
 - ▶ 1500 HIGH SINGLE POWER OUTLET UNLESS OTHERWISE STATED
 - ▶▶ 300 HIGH DOUBLE POWER OUTLET
 - ▶▶ 1300 HIGH DOUBLE POWER OUTLET
 - ▶▶ 1500 HIGH DOUBLE POWER OUTLET
 - ⊕ 3 PENDANT LIGHT
 - ⊕ CEILING FAN
 - S SWITCH @ 1200 HIGH
 - 2. SMOKE DETECTOR ALARMS TO A.S. 3786
 - 3. PROVIDE MECHANICAL LIGHT & FAN VENTILATION VIA FRESH AIR FAN (25 L1/SEC CLEAN AIR) TO AREAS SHOWN ON FLOOR PLAN
 - 4. FITTINGS SHOWN IN APPROX. LOCATION ONLY
 - 5. DUCTED HEATING POINTS TO INSTALLERS RECOMMENDATIONS
 - ISLAND BENCH: PROVIDE 100mm PVC PIPE IN SLAB FOR SERVICES FOR ISLAND BENCH
 - ELECTRIC OVEN: ELECTRIC WALL/UB OVEN TO BE HARD WIRED
 - HWS & SOLAR: (WHERE REQUIRED) PROVIDE DOUBLE EXTERNAL GPO FOR HWS & SOLAR SYSTEM
 - DUCTED HEATING /COOLING SYSTEM (WHERE REQUIRED) PROVIDE GPO & LIGHT POINT IN CEILING SPACE FOR DUCTED HEATING SYSTEM &/OR COOLING SYSTEM (REFER SPECIFICATIONS)



Rev.	Revision Description.	Date.
A.	Issued for Building Approval.	

Client: PIERMONT GROUP.

Project: PROPOSED MULTI UNIT DEVELOPMENT, AT No 41, HOVE ROAD, ROSEBUD.

JAMES TURNER DESIGN
BUILDING DESIGN PLANNING DOCUMENTATION

Scale: 1:100.

Plot: 1:1.

Title: UNIT 4 - ELECTRICAL PLAN.

Drawn: M. JAMES.

Code File No: 18.442_WD.

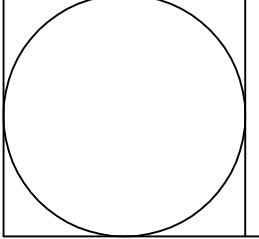
Approved:

James + Turner Design, (a Carramar Group Pty Ltd company), 12 Espie Court, Botanic Ridge, Victoria, 3977, Australia. Tel: 0438 981 853. Email: mjd@live.com.au

Project No: 18.442.

Drawing No: 4.06.

Revision No: A.



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