



Job #1219

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11 REDROCK ROAD  
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**DATE:** 26/5/2018

**PROPOSED:** SINGLE STOREY DWELLING

**AT:** LOT 1219, TURNSTONE STREET DOREEN, VIC

**FOR:** TINAN LAIDLAW

# VERRANDAH



BANK INDEX				
SHEET	NAME	ISSUE	DATE	REMARKS
	COVER			
	GENERAL NOTES			
0	INDEX			
1	SITE PLAN			
2	FLOOR PLAN			
3	ELEVATION			
4	SECTION X-X			

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	11 Redrck Road, Wollert Vic. 3750	<small>MEMBER</small>  <small>Building Designers Association Victoria</small>	CHECKED BY:	NORTH POINT	PROJECT: <b>SINGLE STOREY DWELLING</b> LOT 1219, TURNSTONE STREET DOREEN, VIC <small>CLIENT NAME:</small> TINAN LAIDLAW	TITLE: <b>INDEX</b>		
	Mobile: 0425349797 Web: www.mcamdesign.com.au (coming soon)		M.A.C.			SCALE: As indicated on drawings	ISSUE	SHEET No.
			DATE:	4/06/18	<small>JOB No.</small> <b>Job #1219</b>	<small>DRAWN</small> YS	<small>Plot Date:</small> 21/06/2018	<b>0</b>

**Termite Note:**

A termite barrier to be installed to minimise the risk of termite attack to primary building elements in accordance with AS3660.1.

A durable notice must be permanently fixed to the building in a permanent location, indicating the following:

- The method of termite risk management;
- The date of installation of the system;
- Where chemical barrier is used, its life expectancy as listed on the National Registration Authority label;
- The installer's or manufacturer's recommendations for the scope and frequency of future inspections for termite activity

## GENERAL NOTES

### DOWNPIPES - SIZE AND INSTALLATION

- \* THE SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12m
- \* DOWNPIPES MUST BE SECURELY FIXED TO WALLS
- \* DOWNPIPES MUST BE FIXED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS AND, IF THE DOWNPIPE IS MORE THAN 1.2m FROM A VALLEY, PROVISION FOR OVERFLOW MUST BE MADE
- CONNECT SWD TO PROPERTY INLET
- 90 DIA UPVC SWD 1:100 MIN GRADE
- PROVIDE 100mm DIA PVC STORMWATER PIPE UNDER GARAGE AND FUTURE DRIVEWAYS
- PROVIDE 10'S @ 9.00m MAX. CTRS AND AT CHANGE OF DIRECTIONS
- PROVIDE 100x50 DOWNPIPES AT 12000 MAX. CRS.
- ALL BOUNDARY FENCING TO BE AT LEAST 1.8m HIGH FROM FINISHED GROUND LEVEL
- LEVELS ARE TO BE CONFIRMED BY OWNER USING LICENCED LAND SURVEYOR
- STORMWATER DRAIN LAYOUT IS INDICATIVE ONLY AND WILL BE LAID AT THE DRAINER'S DISCRETION

### DOWNPIPES - SIZE AND INSTALLATION

- \*ALL DRAINAGE AND SEWERAGE PIPES ADJACENT TO BUILDING TO BE SETBACK AT A DEPTH THAT WILL NOT AFFECT ANGLE OF REPOSE (45 DEG.) TO FOUNDING DEPTH
- \*SERVICE PIPES AND DRAINAGE PIPES JOINTS TO BE ARTICULATED AT FOOTING / WALL PENETRATIONS.
- BACKFILL TO TRENCHES TO BE FULLY COMPACTED.
- \*GRADING AND SITE DRAINAGE: THE AREA WITHIN 2000MM OF BUILDING TO BE GRADED TO AVOID PONDING OF WATER TO BUILDING.
- \*GRADE SHALL BE 50MM WITHIN THE FIRST METER - ON SEVERE SLOPING SITES, ADOPT THE USE OF AG DRAINS ADJACENT TO FOOTINGS WHERE THE GROUND FALLS TOWARD BUILDING.

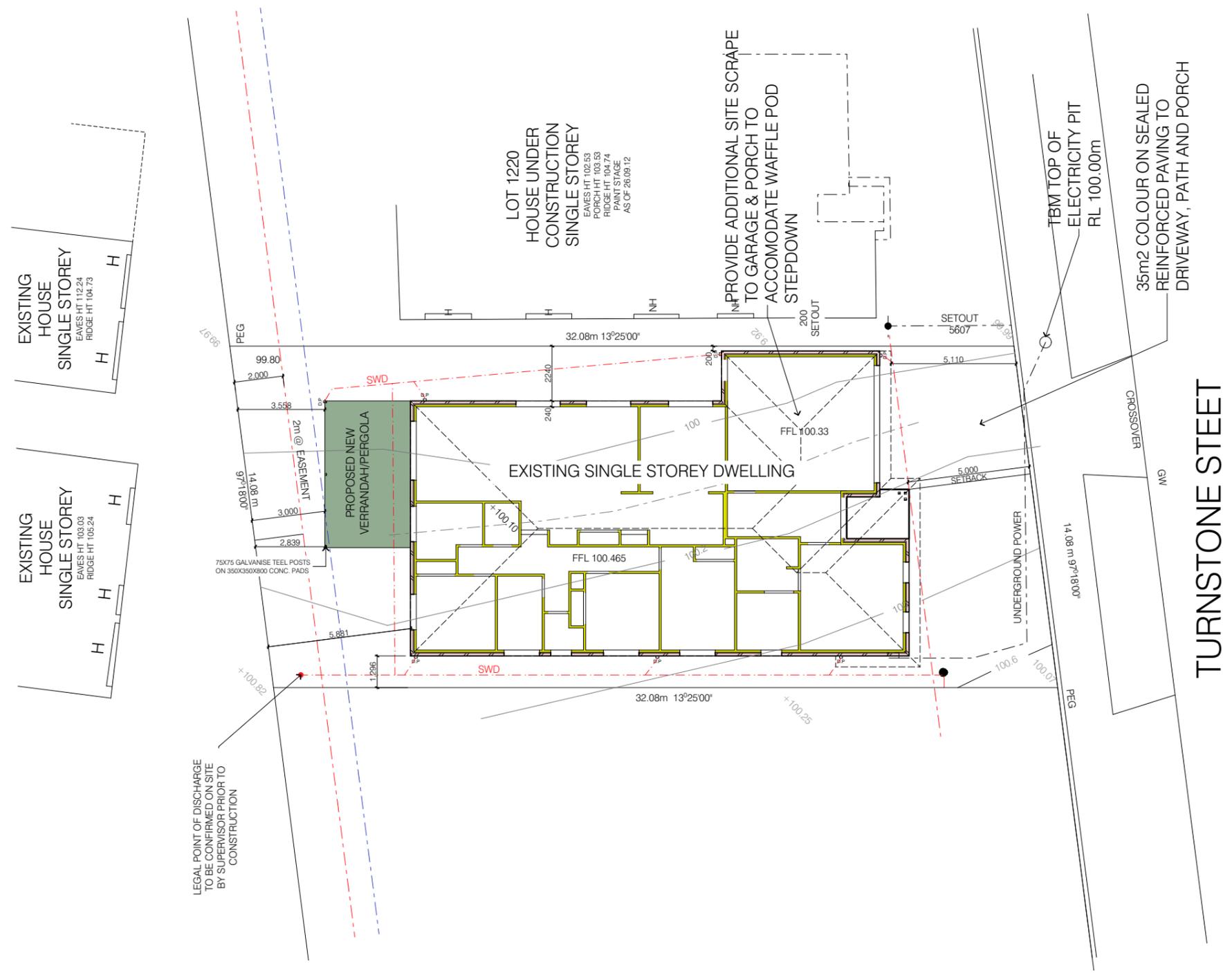
### CONSTRUCTION OF SANITARY COMPARTMENTS

- THE DOOR TO A FULLY ENCLOSED SANITARY COMPARTMENT MUST:
  - \* OPEN OUTWARDS; OR
  - \* SLIDE; OR
  - \* BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT.
- UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1.2m BETWEEN THE CLOSET AND WITHIN THE SANITARY COMPARTMENT AND THE NEAREST PART OF THE DOORWAY

- NOTES:
- BUILDER TO VERIFY ALL LEVELS ON THE SITE INCLUDING ANY SITE CUT - FILL IF REQUIRED AND NOTIFY THE BUILDING DESIGNER PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS
  - BUILDER TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO THE BUILDING DESIGNER PRIOR TO SET OUT FOR RECTIFICATION.
  - SURFACE SPOON DRAIN AND SUBSURFACE CUT-OFF DRAINS SHOULD BE INSTALLED UPSLOPE OF THE DWELLING AS REQUIRED. CUT-OFF DRAINS MUST EXTEND AT LEAST TO THE DEPTH OF THE CLAY INTERFACE AND CONNECTED INTO STORMWATER DISPOSAL.
  - FRONT TAP TO BE LOCATED NEAR WATER METER.

ALL LEVELS ARE DERIVED FROM SURVEYORS SURFACE LEVELS - CONTRACT OF SALE

NOTE:  
CONNECT LEGAL POINT OF DISCHARGE AS PER STORMWATER AND PROPERTY INFORMATION SHEET FROM THE COUNCIL, ACCURACY OF LOCATION IS NOT GUARANTEED. PLEASE REF. COUNCIL SHEETS FOR EXACT CONNECTION DETAILS AND LOCATION



1:200 SITE PLAN

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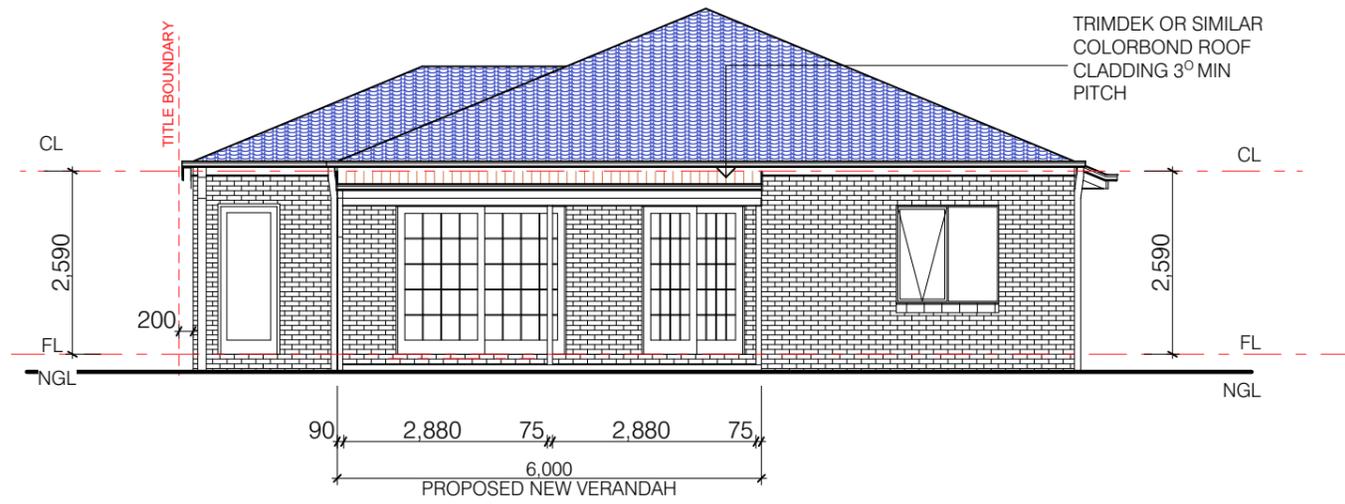


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DATE:  
4/06/18

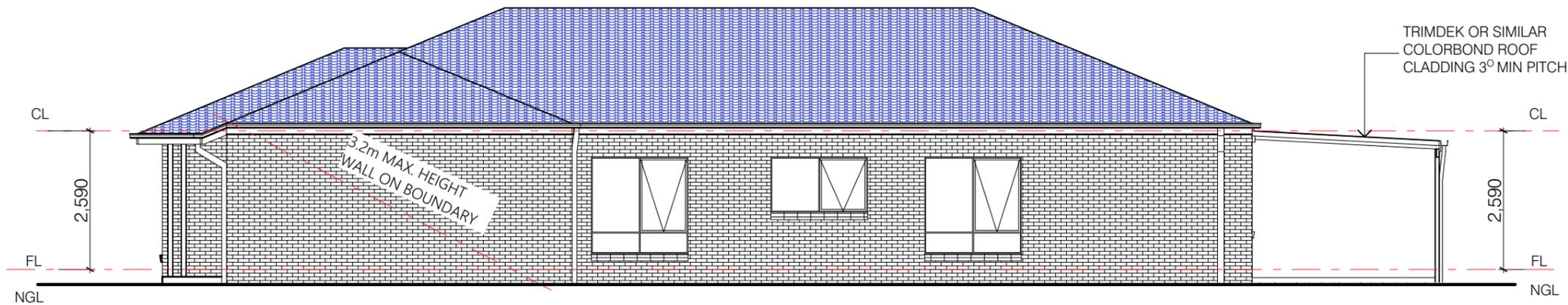


PROJECT:  
SINGLE STOREY DWELLING  
LOT 1219, TURNSTONE STREET  
DOREEN, VIC  
CLIENT NAME:  
TINAN LAIDLAW

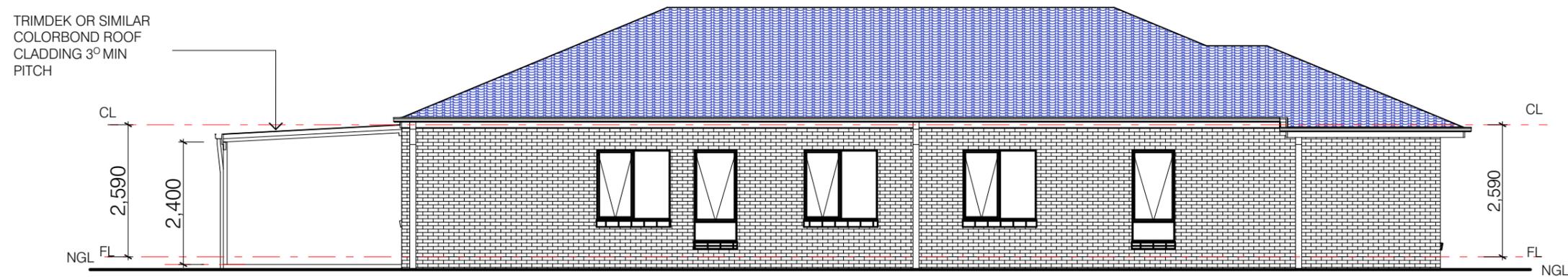
TITLE: <b>SITE PLAN</b>		SHEET No. <b>1</b>	
SCALE: As indicated on drawings	ISSUE	JOB No. <b>Job #1219</b>	
DRAWN: YS	Plot Date: 21/06/2018		



1:100 ELEVATION-A



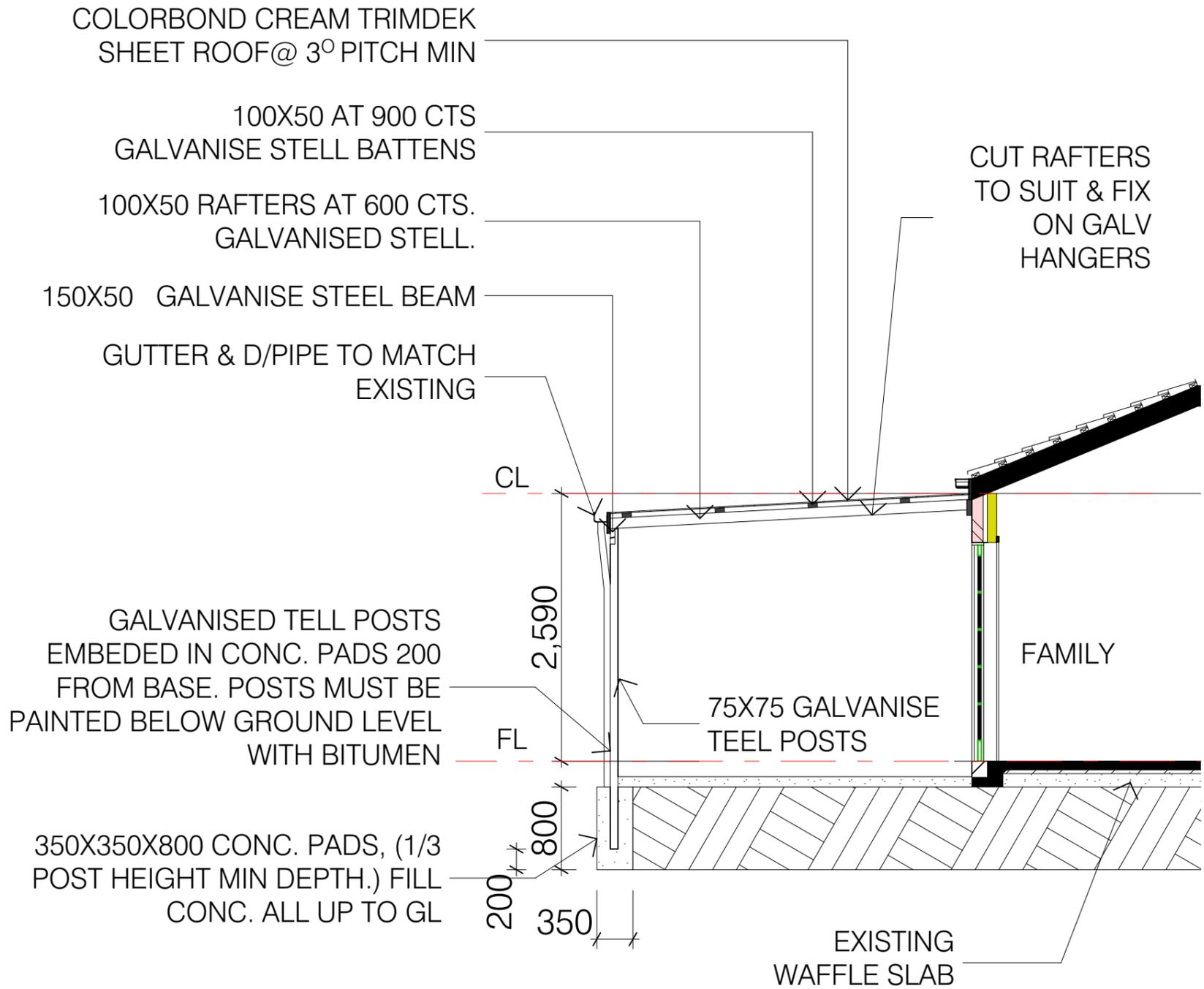
1:100 ELEVATIONS-B



1:100 ELEVATION-C

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	SCALE: As indicated on drawings		ISSUE		SHEET No.
JOB No. <b>Job #1219</b>		DRAWN YS		Plot Date: 21/06/2018	<b>3</b>



1:50 SECTION- X-X

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