

McCARTIN STREET

SITE PLAN SCALE 1:500

I / We agree that these are our final plans and authorise you to draw the full Contract set of plans and acknowledge that any further alterations will incur a re-drafting fee of \$600.00

(Signed) *[Signature]* Date: 21/7/2015

(Signed) Date:/...../20.....

DATE	AMENDMENTS	COPIES

JG KING Homes Traralgon
 178 Argyle Street, Traralgon, VIC. 3844
 Tel. (03) 5175 5555 Fax. (03) 5175 0670
 www.jgkinghomes.com.au

Plans produced under Quality Assured System by JG King Pty Ltd

Building System

Quality ISO 9001

FLOOD PRONE AREA: NO
 TERMITE PRONE AREA: YES
 BUSHFIRE PRONE AREA: YES
 B.A.L. REQUIREMENTS: 12.5
 WIND SPEED IF AVAILABLE: N3
 ALPINE AREA: NO

AREA GROUND FLOOR:	199.85m ²
GARAGE:	37.69m ²
ALFRESCO:	12.00m ²
VERANDAH:	56.81m ²
TOTAL:	306.35m²
SITE AREA:	7846m ²
SITE COVERAGE:	4%

MACEDON 200
"HERITAGE FACADE"
 CATEGORY B

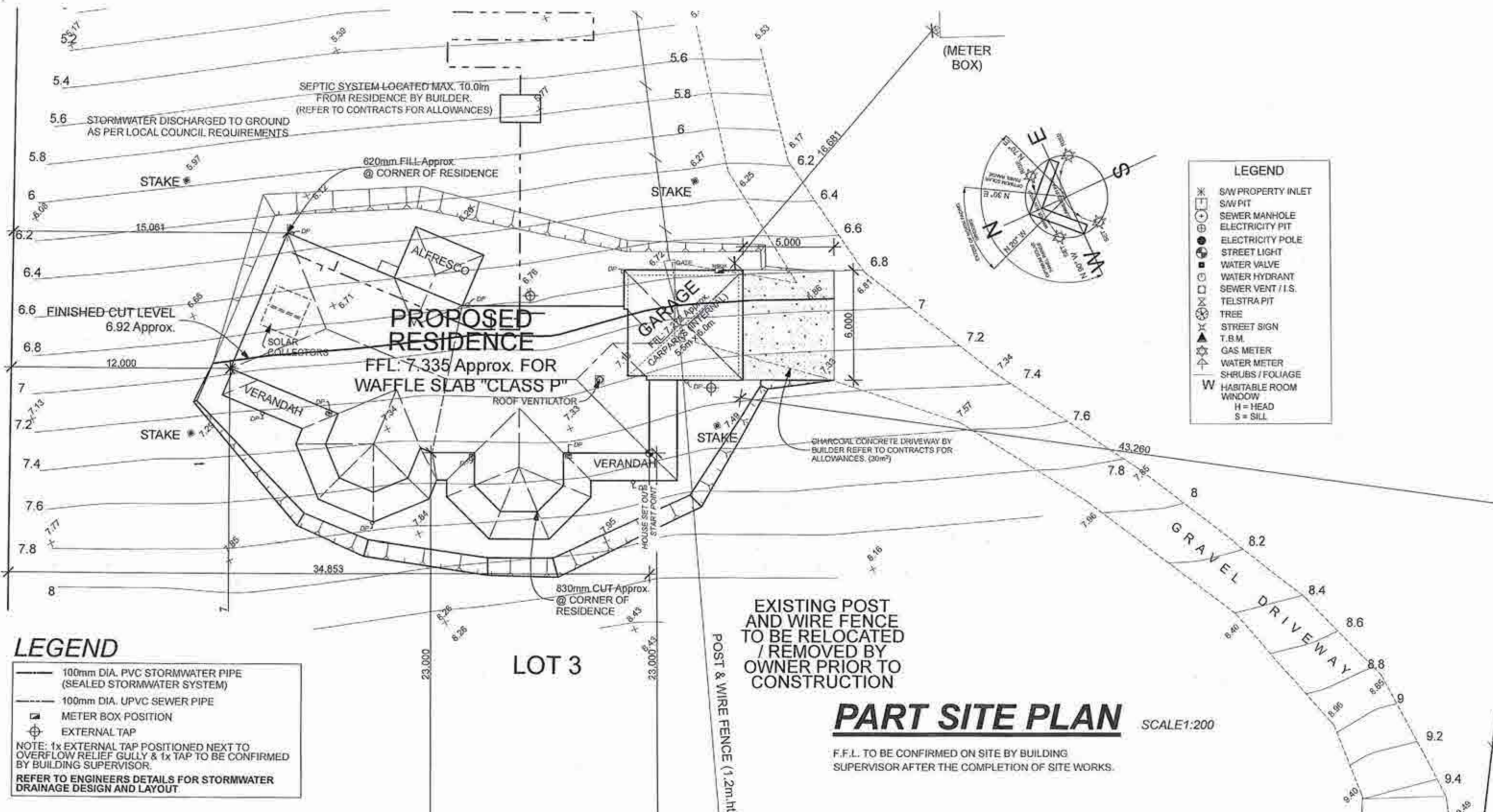
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DRAWN: MM CHECKED: CM

PROPOSED RESIDENCE FOR MRS GLENDA MARSHMAN AT LOT 3 McCARTIN STREET LEONGATHA

DATE: 02/07/15 JOB No: 1505TRA535 SHEET No: 2 of 10

ORIGINAL PAPER SIZE: A3
 LAST PRINTED: 30/07/2015 12:32 PM



LEGEND

- ✱ S/W PROPERTY INLET
- S/W PIT
- ⊕ SEWER MANHOLE
- ⊕ ELECTRICITY PIT
- ⊕ ELECTRICITY POLE
- ⊕ STREET LIGHT
- ⊕ WATER VALVE
- ⊕ WATER HYDRANT
- ⊕ SEWER VENT / I.S.
- ⊕ TELSTRA PIT
- ⊕ TREE
- ⊕ STREET SIGN
- ⊕ T.B.M.
- ⊕ GAS METER
- ⊕ WATER METER
- ⊕ SHRUBS / FOLIAGE
- W HABITABLE ROOM
- WINDOW
- H = HEAD
- S = SILL

LEGEND

- 100mm DIA. PVC STORMWATER PIPE (SEALED STORMWATER SYSTEM)
- 100mm DIA. UPVC SEWER PIPE
- ⊕ METER BOX POSITION
- ⊕ EXTERNAL TAP

NOTE: 1x EXTERNAL TAP POSITIONED NEXT TO OVERFLOW RELIEF GULLY & 1x TAP TO BE CONFIRMED BY BUILDING SUPERVISOR.
REFER TO ENGINEERS DETAILS FOR STORMWATER DRAINAGE DESIGN AND LAYOUT.

PART SITE PLAN SCALE 1:200
 F.F.L. TO BE CONFIRMED ON SITE BY BUILDING SUPERVISOR AFTER THE COMPLETION OF SITE WORKS.

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 (Signed) *Glenda Marshman* Date *23.7.2015*
 (Signed) Date/...../20.....

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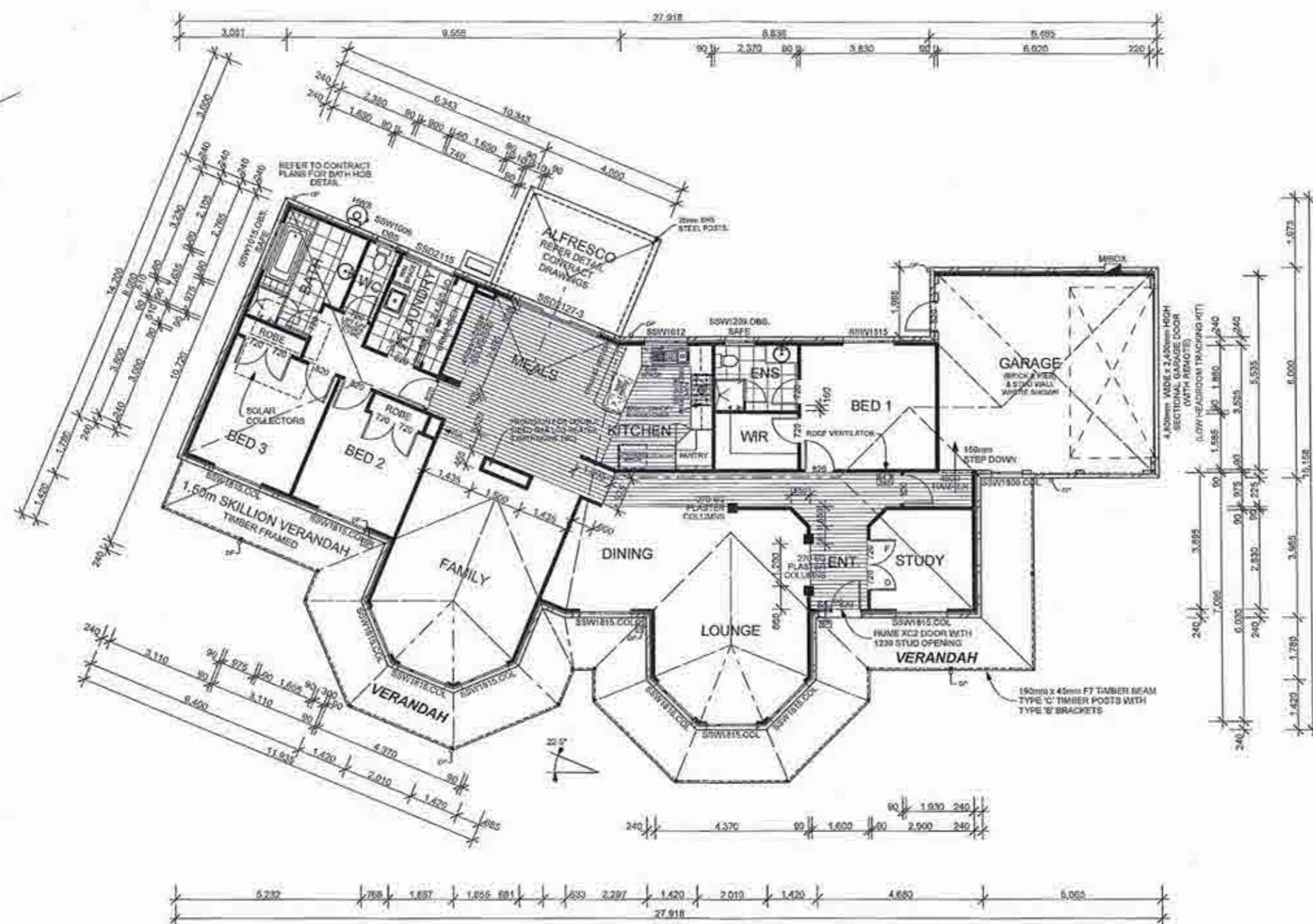
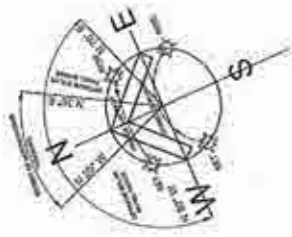
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 ALPINE AREA: NO

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PROPOSED RESIDENCE FOR MRS GLENDA MARSHMAN AT LOT 3 McCARTIN STREET LEONGATHA

DRAWN: MM	CHECKED: CM	DATE: 02/07/15	JOB No: 1505TRA535	SHEET No: 3 of 10
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ALL EXTERNAL WALLS 240mm & ALL INTERNAL WALLS 90mm UNLESS OTHERWISE SPECIFIED

DIMENSIONED SIZES OF MATERIALS ARE NOMINAL ONLY AND MAY DEVIATE SLIGHTLY TO ON SITE MEASUREMENTS DUE TO VARIANCES IN MANUFACTURING PROCESSES

ALL WET AREAS TO BE COVERED BY IMPERVIOUS FLOOR & WALL AS PER AS 3740 WATERPROOFING OF DOMESTIC WET AREAS

SMOKE ALARMS TO BE INSTALLED ADJACENT TO BEDROOM AREAS IN ACCORDANCE WITH NCC / RCA PART 3.12.2

BE INTERCONNECTED AND CONNECTED TO CONSUMER MAINS POWER, WHERE CONSUMER MAINS POWER IS SUPPLIED TO THE BUILDING

SMOKE ALARMS MUST COMPLY WITH AS 3786

BUILDING SEALING & PENETRATION SEALING TO COMPLY WITH NCC BUILDING CODE OF AUSTRALIA PART 3.12.3

COLORBOND SHEET ROOFING @ 22.5° PITCH STEEL TRUSSES @ 800 CTRS. MAX

REFER TO SHEET 1 FOR BUSHFIRE REQUIREMENTS

DOWNPIPES TO BE PROVIDED AT PER 60M² OF ROOF AREA, EXCLUDING ROOF GUTTER AND RAINHEADS

SLOTTED GUTTERS TO BE INSTALLED TO COMPLY WITH NCC PART 3.2.1

REFER TO SHEET 1 FOR BUSHFIRE REQUIREMENTS

CEILING & WALL INSULATION TO BE INSTALLED AS PER NCC BUILDING CODE OF AUSTRALIA PART 3.12.1.1 INSULATION SPECS AS PER THERMAL PERFORMANCE ASSESSMENT

ALL WINDOWS TO BE ALUMINIUM FRAMED WITH SLIDING SASHES

ALL GLAZING TO COMPLY WITH AS 1258-2006 GLASS IN BUILDINGS

GLAZING BARS TO FRONT OF RESIDENCE

THERMALLY IMPROVED WINDOWS WITHIN 1200mm OF A CORNER TO HAVE N4 RATED GLAZING

REFER TO SHEET 1 FOR BUSHFIRE REQUIREMENTS

ARTICULATION JOINTS AS PER ENGINEER'S SPECIFICATION WHERE ARTICULATION IS NOMINATED ADJACENT TO ANY EXTERNAL WINDOW OR DOOR A CONTINUOUS FLEXIBLE JOINT IS TO BE PROVIDED FOR THE FULL HEIGHT OF THE WALL

SOLAR PANEL LOCATION NOMINAL ONLY INSTALLERS TO LOCATE EXCLUDING FRONT ELEVATION TO COMPLY WITH MANUFACTURERS REQUIREMENTS & ASSNS 3500 PLUMBING AND DRAINAGE

ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

LOCATION OF MAN-HOLE IS INDICATIVE ONLY AND IS TO BE CONFIRMED BY BUILDING SUPERVISOR IN CONJUNCTION WITH PLACEMENT OF CENTRAL HEATING UNIT.

LEGEND

- TILE
- CONSTRUCTION JOINT
- CERAMIC TILED AREAS SHOWN SUPPLIED AND INSTALLED BY BUILDER
- TIMBER LAMINATE FLOORING TO AREAS SHOWN SUPPLIED AND INSTALLED BY BUILDER
- CARPET TO REMAINDER OF RESIDENCE SUPPLIED AND INSTALLED BY BUILDER

GROUND FLOOR PLAN SCALE:1:100

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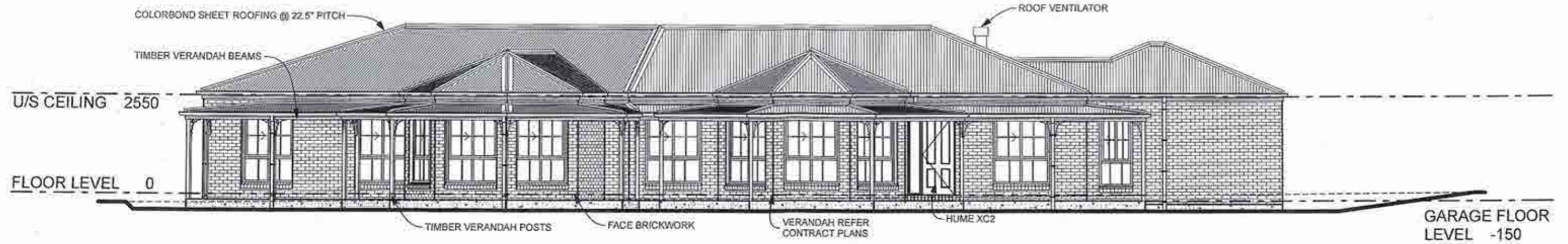
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(Signed) *Glenda Marshman* Date *23.1.20*

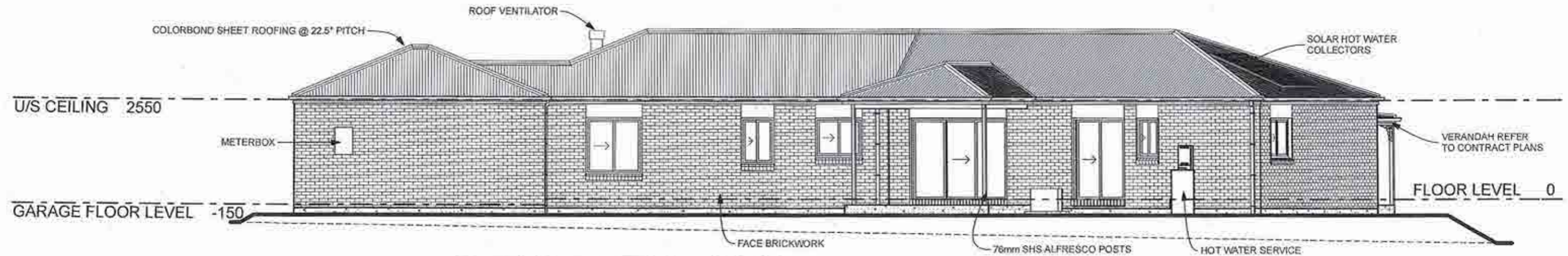
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<p>JG KING Homes Traralgon 178 Argyle Street, Traralgon, VIC. 3844 Tel. (03) 5175 5555 Fax. (03) 5175 0670 www.jgkinghomes.com.au</p>	<p>FLOOD PRONE AREA: NO</p> <p>TERMITE PRONE AREA: YES</p> <p>BUSHFIRE PRONE AREA: YES</p> <p>B.A.I. REQUIREMENTS: 17.5</p> <p>WIND SPEED IF AVAILABLE: 17</p> <p>ALPINE AREA: N/A</p>	<p>AREA GROUND FLOOR: 199.85m²</p> <p>GARAGE: 37.69m²</p> <p>ALFRESCO: 12.00m²</p> <p>VERANDAH: 50.81m²</p> <p>TOTAL: 306.35m²</p> <p>SITE AREA: 7945m²</p> <p>SITE COVERAGE: 4%</p>	<p>MACEDON 200 "HERITAGE FACADE" CATEGORY B</p> <p>© - Copyright 2016 JG King Pty Ltd</p>	<p>PROPOSED RESIDENCE FOR MRS GLENDA MARSHMAN AT LOT 3 MCCARTIN STREET LEONGATHA</p>

COLORBOND SHEET ROOFING @ 22.5° PITCH
 STEEL TRUSSES @ 900 CTRS. MAX
 REFER TO SHEET 1 FOR BUSHFIRE REQUIREMENTS



FRONT ELEVATION SCALE 1:100
 WEST NORTH WEST



REAR ELEVATION SCALE 1:100
 EAST SOUTH EAST

ALL WINDOWS & SLIDING GLASS DOORS TO HAVE A HEAD HEIGHT OF 2095mm UNLESS NOTED OTHERWISE
 BRICKWORK OVER ALL OPENINGS TO FRONT OF RESIDENCE (EXCLUDING GARAGE VEHICLE ACCESS DOOR)
 FC SHEET CLADDING ABOVE ALL OTHER OPENINGS (EXCLUDING GARAGE P/A DOOR)

ALL WINDOWS TO BE ALUMINIUM FRAMED WITH SLIDING SASHES
 ALL GLAZING TO COMPLY WITH AS 1288-2006 GLASS IN BUILDINGS
 GLAZING BARS TO FRONT OF RESIDENCE THERMALLY IMPROVED
 WINDOWS WITHIN 1200mm OF A CORNER TO HAVE N4 RATED GLAZING
 REFER TO SHEET 1 FOR BUSHFIRE REQUIREMENTS

SOLAR PANEL LOCATION NOMINAL ONLY. INSTALLERS TO LOCATE (EXCLUDING FRONT ELEVATION) TO COMPLY WITH MANUFACTURERS REQUIREMENTS & AS/NZS 3500 PLUMBING AND DRAINAGE
 ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

ARTICULATION JOINTS AS PER ENGINEER'S SPECIFICATION. WHERE ARTICULATION IS NOMINATED ADJACENT TO ANY EXTERNAL WINDOW OR DOOR A CONTINUOUS FLEXIBLE JOINT IS TO BE PROVIDED FOR THE FULL HEIGHT OF THE WALL

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 (Signed) *G. Marshman* Date 23/1/2015
 (Signed) Date/...../20.....

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 BUSHFIRE PRONE AREA: YES
 B.A.L. REQUIREMENTS: 12.5
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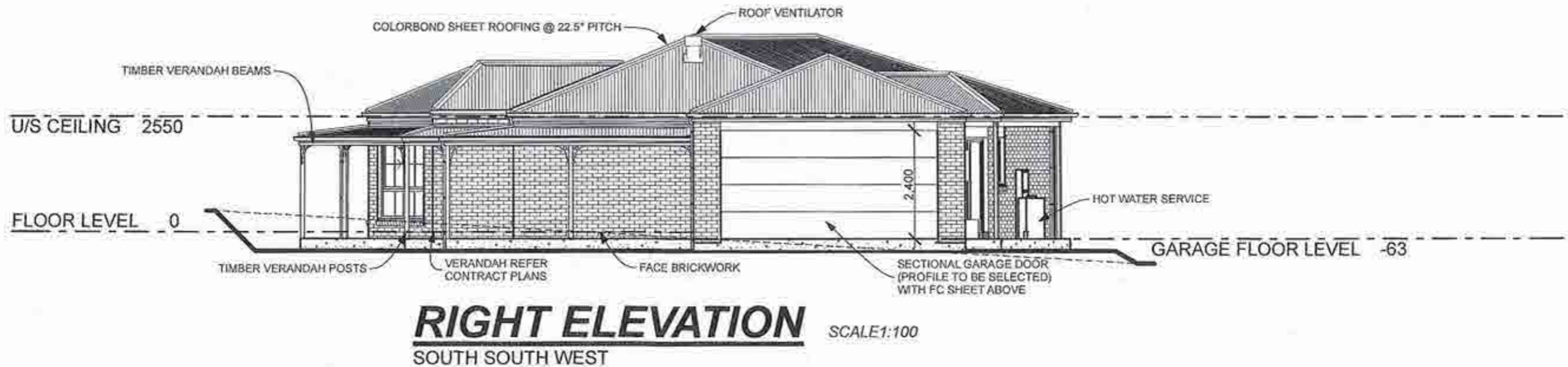
MACEDON 200
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 CATEGORY B
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PROPOSED RESIDENCE FOR
 MRS GLENDA MARSHMAN AT
 LOT 3 McCARTIN STREET
 LEONGATHA

DRAWN: MM CHECKED: CM
 DATE: 02/07/15 JOB No: 1505TRA535 SHEET No: 5 of 10
 ORIGINAL PAPER SIZE: A3
 LAM: FTS/ATE/2: BW/2015-12-22 PL



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(Signed) *M. Marshman* Date: 23/2/2015

(Signed) Date: / / 20

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**PROPOSED RESIDENCE FOR
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DATE: 02/07/15 JOB No: 1505TRA535 SHEET No: 6 of 10