STEGO BUILDING PERMIT
Number: 5661114102060

GENERAL CONSTRUCTION NOTES

The owner / builder, subcontractor shall verify all dimensions, levels, setbacks and specifications prior to commencing any works or ordering materials and shall be responsible for ensuring that all building works conform to the National Construction Codes 2022 Vol. 2 (ABCB Housing Provision), as codes (current editions), building regulations, local by laws and town planning requirements.

NCC AND STANDARDS - GENERAL

All works shall comply with the current NCC 2022 Vol. 2 (ABCB Housing Provision) and not limited to the following Australian Standard:

- A.S 1288-2006 - Glass in buildings selections and installations
- A.S 1562-2018 - Design and installation of sheet roof and wall cladding. Part 1 Metal
- A.S 1684.2-2010 - National Timber Framing Code
- A.S 4600-2018 - Cold-Formed Steel Structures
- A.S 4100-1998 - Steel Structures
- A.S 1860-2006 - Installation of particleboard flooring
- A.S 2047-2014 - Windows and external glazed doors in buildings
- A.S 2049- 2002 - Roof Tiles
- A.S 2050-2018 - Installation of roofing tiles
- A.S 2870-2011 - Residential slabs and footing construction
- A.S 2904-1995 - Damp proof courses and flashing to comply with 5.7.4 of the BCA
- A.S 3600- 2018 Concrete structures
- A.S 3660.1- 2014 Termite management - new building work
- A.S 3700-2018 or AS4773.1-2015 and AS4773.2-2015 - Masonry structures
- A.S 3740-2010 & NCC 2022 Vol. 2 (ABCB Housing Provision part 10.2), AS/NZS4654.1-2012 AS/NZS4654.2-2012 - Waterproofing of wet areas in residential buildings
- A.S 3786-2014 - Smoke alarms
- A.S 4256-1994/96 Plastic roof and wall cladding materials

GENERAL

- Architectural plans shall be read in conjunction with any structural or civil engineering computations, drawings, and soil reports
- Footing to be founded at the minimum depths indicated in the soil report
- Footings not to encroach title boundaries and easement lines
- The builder shall take all steps necessary to ensure the stability of new and existing structures during all works.
- The builder shall ensure for the general water tightness of all new and existing works.

EXCAVATION

Excavate footings and drains as shown. keep excavations dry and backfill with approved materials free of any building debris.

LEVELS

- Design levels shown are arbitrary datum and are and to be use as a guide only. Owner / builder to check and verify on site to any work done.
- All levels on drawings are nominal only and may adjust due to site conditions up to 50mm either way.

STORMWATER

- Stormwater shall comply with AS/NZS3500.3-2018
- Storm water including agi drains shall be taken to legal point of discharge to the satisfaction of the relevant authority
- Sewer or septic system shall be in accordance with the relevant authorities requirements
- DP denotes 100x50 Colourbond or 90mm in diameter galvanised downpipes at 12m centres.
- All storm water drains to be laid at a grade no less than 1:100.

CONCRETE

- All concrete footing and slab works shall comply with as 2870-2011 "RESIDENTIAL SLABS AND FOOTINGS" part 1: construction in the absence of engineer's drawings or computations.

TERMITE PROTECTION

- Under the provisions of the Nation Construction Code, All new buildings must be provided with termite protection as specified in areas specified by the controling council in which the proposed buildings and works are to be constructed, where required. Termite treatment to comply with NCC 2022 Vol. 2 (ABCB Housing Provision) part 3.4 and A.S 3660.1-2014.

SUB-FLOOR VENTILATION

- Sub-floor ventilation to be installed in accordance with NCC 2022 Vol. 2 (ABCB Housing Provision part 6.2)
- Provide clearance from underside of bearer to finished ground level of 150mm for floor with strip flooring or 200mm for floors with particleboard flooring OR 400mm WHERE IN TERMITE PRONE AREA
- Sub floor vents to provide a rate of 6000mm sq. clear ventilation per 1000mm run of external masonry wall.

TIMBER FRAMING

- All timber framing works shall comply with as A.S 1684.2-2010 - National Timber Framing Code. Refer to engineering plans for member details.

STEEL WORKS

- Structural steel to comply with NCC 2022 Vol. 2 part 6.3.
- All steel, steel framing works shall comply with as A.S 4600-2018 - Cold-Formed Steel Structures and A.S 4100-1998 - Steel Structures. Refer to engineering plans for member details.

GLAZING WINDOWS

- Glazing windows to comply with NCC 2022 Vol. 2 part 8.2.
- Glazing shall comply with AS1288-2006 & AS2047-2014 with safety glazing to be used in the following cases:
- All rooms within 500mm vertical of the floor
- Bathrooms within1500mm vertical from the bath base
- Laundry within 1200mm vertical from floor and/or within 300mm horizontal from all doors
- Doorway within 300mm horizontal from all doors. Shower screens shall be grade A safety glass

CORROSION

For buildings in areas less than 1km from breaking surf or less than 100m from saltwater not subject to breaking surf or in heavy industrial areas wall ties shall be either: Grade 316 or 316L stainless steel, or engineered polymer ties.

WET AREAS

- All wet areas to comply with NCC 2022 Vol. 2 (ABCB Housing Provision part 10.2) and AS3740-2010, AS/NZS4654.1-2012 AS/NZS4654.2-2012. Wall finishes shall be water resistant to a height of 1800mm above floor level to shower enclosures and 150mm above baths, basins, sinks and troughs if within 75mm of the wall.
- Timber floors including particleboard and plywood in areas adjacent to baths and spas and outside shower areas to be waterproofed as per NCC 2022 Vol. 2 (ABCB Housing Provision part 10.2) and AS3740-2010.

STAIRS AND BALUSTRADES

- Stairs, stairways and balustrades to comply with NCC 2022 Vol. 2 (ABCB Housing Provision part 11.2 and 11.3)
- Stair requirements: (other than spiral stairs)
- risers 190mm maximun, 115mm minimum;
- going 355mm maximun; 240mm minimum;
- private stairs (and 250mm for public stairs), risers and treads to be constant in size throughout flight.
- Provide nonslip finish or suitable non skid strip near edge of nosing. Ensure maximum gap between risers not to exceed 125mm or use closed rises. Provide continuous blalustrade1000mm minimum.
- Height to balconies and decks which are 1000mm or more above ground level. 865mm minimum height handrail above stair nosing and landings.
- The stairway must be designed to take loading forces in accordance with as/nzs 1170.1-2002.
- Constant goings and risers within same flight
- Riser openings must not allow a 125mm sphere to pass through treads
- Baluster openings must not permit a 125mm sphere to pass through between balusters.
- Where it is possible to fall more than 4 m, any horizontal elements within the barrier between 150 mm and 760 mm above the floor MUST NOT facilitate climbing.
- A barrier, except a window serving as a barrier, must be designed to take loading forces in accordance with AS/NZS 1170.1.
- The handrail must be continuous and have no obstruction on or above them that will tend to break a handhold.
- Continuous handrail to be installed to one side of stair compliant with NCC 2022 Vol. 2 (ABCB Housing Provision part 11.3)

WINDOWS OPENING IN THE BEDROOMS (POTENTIAL FALL)

- Window openings in BEDROOMS where the lowest level of the window opening is less than 1.7m above the floor, where the floor is 2m or more above the surface beneath, than the window must be treated as follows:
  The window opening must be protected with a device capable of restricting the window opening or a screen with secure fittings. The device or screen must not permit a 125mm sphere to pass through the window opening or screen; and it must resist an outward horizontal action of 250n against the window restrained by a device or screen protecting the opening. in addition it must have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden. Lastly where the device or screen is able to be removed, unlocked or overridden, than a barrier with a height not less than 865mm above the floor is required to the openable window in addition to the window protection. this barrier must not permit a 125mm sphere to pass through it and must not have any horizontal or near horizontal elements between 150mm and 760mm above the floor to facilitate climbing.
- Window opening in rooms other than bedrooms must be provided with protection where the floor below the window is 4m or more above the surface beneath. the openable part of the window must be protected with a barrier with a height of not less than 865 mm above the floor. The barrier must not permit a 125 mm sphere to pass through it; and must not have any horizontal or near horizontal elements.

LIGHTING (ARTIFICIAL LIGHTING)

- Artificial lighting to comply with AS/NZS1680.0-2009
- Artificial lighting to be installed in accordance with NCC 2022 Vol. 2 (ABCB Housing Provision part 10.5.2)

EXTERNAL DOOR THRESHOLDS

If the threshold sill of the doorway is greater than 190mm above the finished surface of the ground to which the doorway opens, a graded compacted soil shall be provided no less than the width of the door leaf, or 900mm wide x 900mm long, whichever is greater.

SMOKE ALARMS

- Location of smoke alarms to be provided and installed in accordance with A.S. 3786-2014 and NCC 2022 Vol. 2 (ABCB Housing Provision part 9.5) and shall be hard wired and interconnected with battery backup.

MASONRY

- Masonry to comply with AS3700-2018 or AS4773.1-2015 & AS4773.2-2015
- Provide wall ties to brickwork as per NCC 2022 Vol. 2 (ABCB Housing Provision part 5.6.5) Generally wall ties to be 6000mm ctrs in each direction for cavity masonry, for masonry veneer: 600x450 for 450 stud walls and 600x600 for 600 stud walls and within 300mm of articulation joints.
- Provide wall ties to brickwork at maximum 5000mm ctrs in each directions and within 300mm of articulation joints 2200mm sq. clear ventilation per 1000mm run of internal dwarf walls
- Spacing of wall ties to top and sides of opening to be halved.
- (4.7.4 Single-leaf and solid walls - AS3700-2018) Where the prevention of moisture penetration is required, external single-leaf walls and solid walls shall be protected on the outside face by a suitable weather-resistant coating (seeNote). Where a coating is to be applied for the purpose of this Clause, all mortar joints shall be tooled and be free of cracks and holes, or the surface to be coated shall be bagged or rendered.The following weather-resistant coating systems are deemed to be satisfactory:
- Three coats of 100% acrylic-based exterior quality paint. The first coat shall beworked thoroughly into the texture of the masonry by brush to ensure complete coverage of all voids and irregularities (see Note 1).
- A first coat of waterproof cement paint, worked into the surface and over-coated with two coats of 100% acrylic-based paint (see Note 1).
- Where the masonry texture and jointing are to be obscured, rendering with a proprietary cement-based high-build waterproof render, followed by an elastomeric acrylic polymer coating.
- Clear water repellent coatings, provided there is a weatherproof overhang of not lessthan 1500 mm.
- weep holes to be not more than 1.2m centers and be a minimum of a 50mm in height

FIRE HAZARD PROPERTIES

- Sarking-type materials used in the roof must have a flammability index not greater than 5.
- Flexible ductwork used for the transfer of products initiating from a heat source that contains a flame must comply with the fire hazard properties set out in AS 4254.1.

CONDENSATION MANAGEMENT

10.8.1 Pliable building membrane

(A) Where a pliable building membrane is installed in an external wall, it must-
(I) Comply with as/nzs 4200.1; and
(II) Be installed in accordance with as 4200.2; and
(III) Be a vapour permeable membrane for climate zones 6, 7 and 8; and
(IV) Be located on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building.
(B) Except for single skin masonry or single skin concrete, where a pliable building membrane is not installed in an external wall, the primary water control layer must be separated from water sensitive materials by a drained cavity.

10.8.2 Flow rate and discharge of exhaust systems

(A) An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of-
(I) 25 l/s for a bathroom or sanitary compartment; and
(II) 40 l/s for a kitchen or laundry.
(B) Exhaust from a bathroom, sanitary compartment, or laundry must be discharged-
(I) Directly or via a shaft or duct to outdoor air; or
(II) To a roof space that is ventilated in accordance with 10.8.3.

10.8.3 Ventilation of roof spaces

(A) Where an exhaust system covered by 10.8.3 discharges into a roof space, the roof space must be ventilated to outdoor air through evenly distributed openings.
(B) Openings required by (a) must have a total unobstructed area of 1/300 of the respective ceiling area if the roof pitch is more than 22°, or 1/150 of the respective ceiling area if the roof pitch is not more than 22°.
(C) 30% of the total unobstructed area required by (b) must be located not more than 900 mm below the ridge or highest point of the roof space, measured vertically, with the remaining required area provided by eave vents.

WEATHERPROOFING OF MASONRY

- Weatherproofing of masonry to comply with NCC 2022 Vol. 2 part 5.7.

BOX GUTTER

- Minimum box gutter dimensions as per AS3500.3-2018

PERIMETER FLASHING

- Perimeter flashing at floor level openings in wet area as per 4.9 OF AS3740;2021. Please provide details from AS3740;2021.

GENERAL NOTES

SCALE: N.T.S

CONSULTANTS INFORMATION SERVICES	NOTES	STATUS
GEOTECHNICAL REPORT: GEOID GEOTECHNICAL ENGINEERING PROJECT No: 5953 DATE No: 05-03-2024 PH: 0452 32 32 22 EMAIL: info@geoid.com.au	SOIL CLASS "P" in accordance with AS2870-2011 WIND CLASS "N1" in accordance with AS4055-2012	APPLIED
LAND SURVEY: GEOID GEOTECHNICAL ENGINEERING PROJECT No: 5953 DATE No: 01-03-2024 PH: 0452 32 32 22 EMAIL: info@geoid.com.au	-	APPLIED
STRUCTURAL ENGINEERING: YOUR ENTRY HERE PROJECT No: - DATE No: - PH: - EMAIL: -	-	REQUIRED
ENERGY RATING: YOUR ENTRY HERE PROJECT No: - DATE No: - PH: - EMAIL: -	RATING: 0.0 ★ STAR	REQUIRED
BUILDING SURVEYOR: YOUR ENTRY HERE PROJECT No: - DATE No: - PH: - EMAIL: -	-	REQUIRED
CIVIL ENGINEERING: YOUR ENTRY HERE PROJECT No: - DATE No: - PH: - EMAIL: -	-	NOT REQUIRED
OTHER CONSULTANTS: YOUR ENTRY HERE PROJECT No: - DATE No: - PH: - EMAIL: -	-	NOT REQUIRED
OTHER CONSULTANTS: YOUR ENTRY HERE PROJECT No: - DATE No: - PH: - EMAIL: -	-	NOT REQUIRED
OTHER CONSULTANTS: YOUR ENTRY HERE PROJECT No: - DATE No: - PH: - EMAIL: -	-	NOT REQUIRED
OTHER CONSULTANTS: YOUR ENTRY HERE PROJECT No: - DATE No: - PH: - EMAIL: -	-	NOT REQUIRED

IMPORTANT NOTICE TO CLIENT AND BUILDER REGARDING DESIGN COMPLIANCE / VALIDITY.

LAND SURVEY HAS NOW BEEN APPLIED. THE DESIGN / FINAL DRAWING IS CONSIDERED COMPLIANT WITH REGARD TO THE CURRENT STATUS OF THE ADJOINING ALLOTMENTS TO THE RIGHT, LEFT AND REAR AS REPRESENTED ON THE LAND SURVEY.

IT IS THE RESPONSIBILITY OF THE CLIENT AND BUILDER TO FINALISE THE BUILD CONTRACT AND OBTAIN BUILDING PERMIT PRIOR TO ADJOINING DWELLINGS ACHIEVING OCCUPANCY STATUS AS THIS MAY IMPACT ON THE COMPLIANCE AND VALIDITY OF THE CURRENT DESIGN.

IF A RE-DESIGN IS REQUIRED THEN THIS WILL INCUR FURTHER FEES.

TIPS TO CLIENT AND THE BUILDER:
OBTAIN YOUR BUILDING PERMIT AS SOON AS POSSIBLE TO PREVENT ANY COMPLICATIONS, ADDITIONAL FEES AND AMENDMENTS TO YOUR DESIGN.

PLEASE CONSIDER THE FOLLOWING SCENARIOS DURING THE DESIGN DOCUMENTATION AND PERMIT LIAISON PROCESS:

1.	SCENARIO	ADJOINING DWELLING(S) BECOME OCCUPIED
	ACTION REQUIRED	THE DESIGN MUST BE AMENDED TO COMPLY WITH THE BUILDING REGULATIONS IF REQUIRED. BUILDING REGULATIONS (2018) 74, 75, 79, 80, 81, 82, 83, 84, 85.
2.	SCENARIO	ADJOINING DWELLING(S) ARE "UNDER CONSTRUCTION" ON SITE
	ACTION REQUIRED	BUILDING PERMIT MUST BE OBTAINED PRIOR TO THE ADJOINING DWELLINGS ACHIEVING "OCCUPANCY PERMIT"
3.	SCENARIO	THE SURROUNDING ADJOINING ALLOTMENTS ARE STILL VACANT
	ACTION REQUIRED	NO DESIGN IMPLICATIONS THERFORE NO ACTION REQUIRED BY CLIENT AND BUILDER

PROPERTY INFORMATION SERVICES	NOTES	STATUS
APPLIED SITING RULES	-	BUILDING REGS 2018
LOCAL MUNICIPALITY: MITCHELL SHIRE COUNCIL PH: +61 3 5734 6200 EMAIL: mitchellshire.vic.gov.au		
-TOWN PLANNING INQUIRY		TBC
-PROPERTY INFO REG 51(2)		APPLIED
TERMITE PROTECTION	SUBJECT TO TERMITE ATTACK	REQUIRED
BUSHFIRE PRONE AREA	REFER TO LANDVIC REPORT	NOT REQUIRED
FLOOD ZONE NOTE: IF ALLOTMENT IS UNDER FLOOD ZONE THIS WILL REQUIRE REPORT AND CONSENT	NOT IN A FLOOD PRONE AREA	NOT REQUIRED
SIGNIFICANT SNOWFALL	NOT LIABLE TO SIGNIFICANT SNOWFALL	NOT REQUIRED
-LEGAL POINT OF DISCHARGE	TIE LOCATION AT FRONT	APPLIED
	-	
WATER & SEWER: GOULBURN VALLEY WATER PH: +61 3 5832 4800 EMAIL: gvwater.vic.gov.au		
-SEWER DEPTH & OFFSET (SDO)	TIE LOCATION AT FRONT	APPLIED
MAIN WATER AUTHORITY: MELBOURNE WATER PH. 131 722 EMAIL. enquiry@melbournewater.com.au		
-FLOOD LEVEL CERTIFICATE NOTE: IF ALLOTMENT IS UNDER FLOOD ZONE THIS WILL TRIGGER PLANNING PERMIT	-	REQUIRED

PLANNING PROPERTY REPORT (LANDVIC)	NOTES	STATUS
BUSHFIRE PRONE AREA	NOT IN A BUSHFIRE PRONE AREA	NOT REQUIRED

FURTHER INFORMATION SERVICES	NOTES	STATUS
DEVELOPER APPROVAL: - Company panel Name: - DATE approved: - PH: - EMAIL: -		TBC
SOLAR BOOSTED HOT WATER SYSTEM	FOR SUSTAINABILITY	APPLIED
WATER TANK TO BE CONNECTED TO W.C & RAIN WATER USE FOR FLUSHING		NOT REQUIRED
GREY OR PURPLE (RECYCLED) WATER SYSTEM AS PER ESTATE REQUIREMENTS		NOT REQUIRED
CONDUIT FOR TELEPHONE LINE	WHICHEVER IS AVAILABLE	REQUIRED
LOCAL MUNICIPALITY: MITCHELL SHIRE COUNCIL PH: +61 3 5734 6200 EMAIL: mitchellshire.vic.gov.au		
-BUILD OVER EASEMENT PERMIT	-	NOT REQUIRED
-REPORT AND CONSENT BUILDING REG 00	-	NOT REQUIRED
WATER & SEWER: - PH: - EMAIL: -		
-BUILD OVER EASEMENT PERMIT	-	NOT REQUIRED
MAIN WATER AUTHORITY: MELBOURNE WATER PH. 131 722 EMAIL. enquiry@melbournewater.com.au		
-BUILD OVER EASEMENT PERMIT	-	NOT REQUIRED

OTHER AUTHORITY INFORMATION		
POWER DISTRIBUTOR: YOUR ENTRY HERE PH: - EMAIL: -		
GAS DISTRIBUTORS: YOUR ENTRY HERE PH: - EMAIL: -		
TELECOMMUNICATION: YOUR ENTRY HERE PH: - EMAIL: -		

BUILDING DESIGNER / DRAFTSMAN REGISTRATION NO.

Registered Company: New Edge Studio
Licence Number: CDP-AD-70820
PH: 03 9338 8405
EMAIL: info@newedgestudio.com.au

VK HOMES

NewEdgeStudio.
DESIGN | PLAN | PERMIT | DEVELOP

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ANY DISCREPANCIES ARE TO BE REPORTED TO THIS OFFICE IMMEDIATELY.

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PROJECT:
PROPOSED SINGLE STOREY DWELLING

ADDRESS:
NO. 42 (LOT 50) ASPECT BOULEVARD, BROADFORD VIC 3658

CLIENTS:

ESTATE: N/A
HOUSE TYPE: CUSTOM
FACADE: CUSTOM

DATE	ISSUE.	STAGE.	STATUS / DESCRIPTION	DRAWN	CHECK
07-06-2024	7	FD-AS	FINAL DRAWING WITH BS RFI	M.A.	-.-
13-05-2024	6	FD-AS	FINAL DRAWING WITH REVISION (DOORS & WINDOWS)	D.M.	-.-
30-04-2024	5	FD-AS	FINAL DRAWING WITH REVISION	D.M.	L.G.
23-04-2024	4	PD-AS	PRELIMINARY DRAWING WITH REVISION	D.M.	M.A.
25-03-2024	3	BD-AS	BANK DRAWING	D.M.	Q.M.
12-03-2024	2	CD-B	CONCEPT DRAWING W/ CLIENT REVISION	A.N.	-.-
21-02-2024	1	CD-A	INITIAL DESIGN SKETCH	A.M.	-.-

DRAWING TYPE: FINAL DRAWING FOR CONSTRUCTION
SCALE: N.T.S @ A3
SHEET NAME: GENERAL NOTES
JOB ID: 50ASPE
SHEET NO: 01 of 16

IMPORTANT NOTE: (DEVELOPER APPROVAL REQUIREMENT IS UNKNOWN)

AS OF THE STAGE OF THIS PROJECT THE DEVELOPER APPROVAL NOT KNOWN TO BE REQUIRED, AS DOES IT NOT INDICATE IN THE AVAILBLE REGISTERED PARTICULARS IN THE TITLE. A FURTHER INVESTIGATION FROM THE COUNCIL AND THE DEVELOPER WILL BE REQUIRED TO DETERMINE THE DEVELOPERS APPROVAL.

1. IF THE DEVELOPER APPROVAL IS REQUIRED:
   - ADDITIONAL CHANGES MAY NEED TO BE APPLIED TO COMPLY WITH THE DEVELOPERS REQUIREMENTS.
   - THE PROJECT MUST OBTAIN DEVELOPERS APPROVAL.
2. IF THE DEVELOPER APPROVAL IS NOT REQUIRED,
   - NO ADDITIONAL ACTION REQUIRED.

THIS PLAN IS APPROVED
Number: 5661114102060
Relevant Building Surveyor
BS-L 67097

IMPORTANT NOTE: (APPLIED REGULATIONS)

- THE ALLOTMENT IS A REGULAR ALLOTMENT, RULES APPLIED IS BUILDING REGULATION 2018.

GARAGE LEVEL SCHEDULE (WAFFLE SLAB ONLY)					
CUT LEVEL		FINISH FLOOR LEVEL		SLAB PROFILE	
GARAGE CUT LEVEL	100.950	GARAGE F.F.L.	101.335	SLAB DEPTH	385 mm

LEVEL SCHEDULE 1 (WAFFLE SLAB ONLY)					
CUT LEVEL		FINISH FLOOR LEVEL		SLAB PROFILE	
DWELLING CUT LEVEL	101.710	DWELLING F.F.L.	102.095	SLAB DEPTH	385 mm
PORCH CUT LEVEL:	101.520	PORCH F.F.L.	101.905	PORCH STEP DOWN	190 mm

LEVEL SCHEDULE 2 (WAFFLE SLAB ONLY)					
CUT LEVEL		FINISH FLOOR LEVEL		SLAB PROFILE	
DWELLING CUT LEVEL	102.270	DWELLING F.F.L.	102.655	SLAB DEPTH	385 mm
ALFRESCO CUT LEVEL:	102.080	ALFRESCO F.F.L.	102.465	ALFRESCO STEP DOWN	190 mm

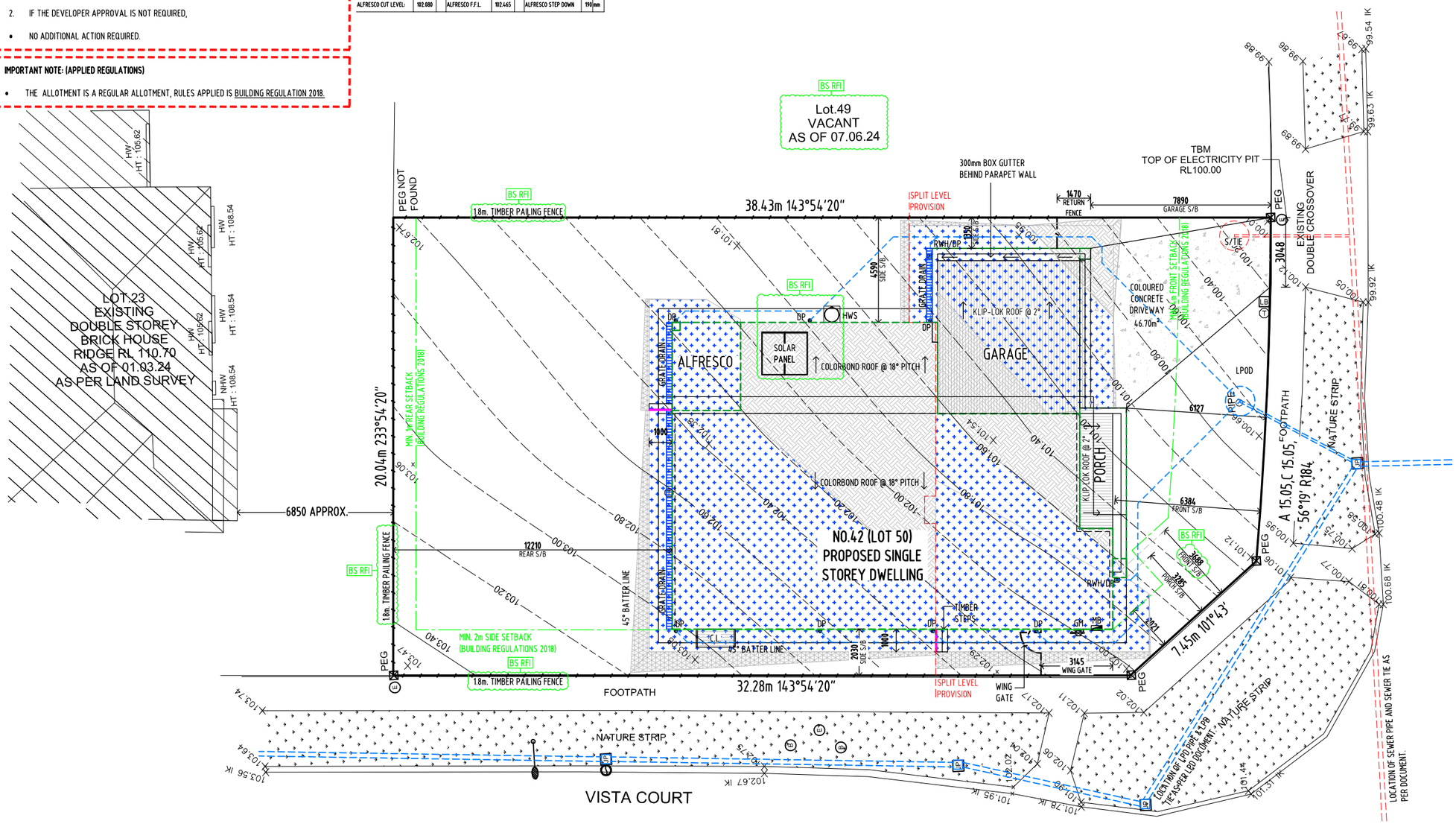
IMPORTANT NOTE:

- ALL THE EXHAUST SYSTEM WILL BE DISCHARGING TO "OUTSIDE AIR" DIRECTLY NOT INSIDE THE ROOF SPACE AS PER COMPLIANCE FOR NCC PART 3.8.7 CONDENSATION MANAGEMENT.

BS RFI

BUILDING AREA				
GROUND FLOOR	209.54	m²	22.56	sqs
GARAGE	46.10	m²	4.96	sqs
PORCH	12.04	m²	1.30	sqs
ALFRESCO	11.55	m²	1.24	sqs
-	0	m²	0.00	sqs
-	0	m²	0.00	sqs
-	0	m²	0.00	sqs
-	0	m²	0.00	sqs
600mm EAVES	33.80	m²	3.64	sqs
ACTUAL DWELLING SIZE	279.23	m²	30.06	sqs
TOTAL BUILD COVERAGE	313.03	m²	33.70	sqs

SITE ANALYSIS		
ALLOTMENT AREA	750	m²
OFF STREET CAR PARKING	3	No.
SECLUDED PRIVATE OPEN SPACE	296.96	m²
TOTAL PRIVATE OPEN SPACE	421.10	m²
PERMEABLE AREA	424.02	m²
PERMEABLE AREA PERCENTAGE	56.54	%
GARDEN SPACE AREA	387.33	m²
GARDEN SPACE PERCENTAGE	51.64	%
TOTAL BUILDING COVERAGE	313.03	m²
TOTAL SITE COVERAGE	41.74	%



SITE PLAN LEGEND

- METER BOX
- GAS METER
- EXTERNAL TAP
- HOT WATER SYSTEM
- INSTANTANEOUS HOT WATER SYSTEM
- LETTER BOX
- (DP) DOWN PIPE / (SP) SPREADER
- CLOTHES LINE
- WHIRLYBIRD
- EXTERNAL FLUE
- AREA TO BE FILLED
- AREA TO BE CUT
- 45° BATTER LINE

SITE PLAN

SCALE: 1:200

VK HOMES

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PROJECT: PROPOSED SINGLE STOREY DWELLING
ADDRESS: NO. 42 (LOT 50) ASPECT BOULEVARD, BROADFORD VIC 3658
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30-04-2024	5	FD-AS	FINAL DRAWING WITH REVISION	D.M.	L.G.
23-04-2024	4	PD-AS	PRELIMINARY DRAWING WITH REVISION	D.M.	M.A.
25-03-2024	3	BD-AS	BANK DRAWING	D.M.	Q.M.
12-03-2024	2	CD-B	CONCEPT DRAWING W/ CLIENT REVISION	A.N.	-.-
21-02-2024	1	CD-A	INITIAL DESIGN SKETCH	A.M.	-.-

DRAWING TYPE: FINAL DRAWING FOR CONSTRUCTION
SCALE: 1:200 @ A3
SHEET NAME: SITE PLAN
JOB ID: 50ASPE
SHEET NO: 02 of 16

STECO BUILDING SURVEYORS
BUILDING PERMIT
Issued: 26/06/2024
Number: 5661114102060
Relevant Building Surveyor
Steven Trac
BS-L 67097

LEGEND

	ELECTRICAL M.B.
GM	GAS METER
	SMOKE DETECTORS (TO BE INTERCONNECTED)
	MECHANICAL VENTILATION
T	EXTERNAL TAP
HWS	HOT WATER SYSTEM (H.W.S.)
	INSTANTANEOUS HOT WATER SYSTEM (H.W.S.)
M.H.	MAN HOLE (M.H.)
R.A.	RETURN AIR (R.A.)
	DOWN PIPES (DP) SPREADER PIPE (SP) RAIN WATER HEAD (RWH)
AJ	ARTICULATION JOINT
G	GAS POINT
C	COLD WATER POINT
(P.B.S.) POLYMARBLE BASE SHOWER	(T.B.S.) TILED BASE SHOWER

LEGEND:

HATCH AREA DENOTES AS STEP DOWN SLAB

HATCH AREA DENOTES AS RAKED CEILING

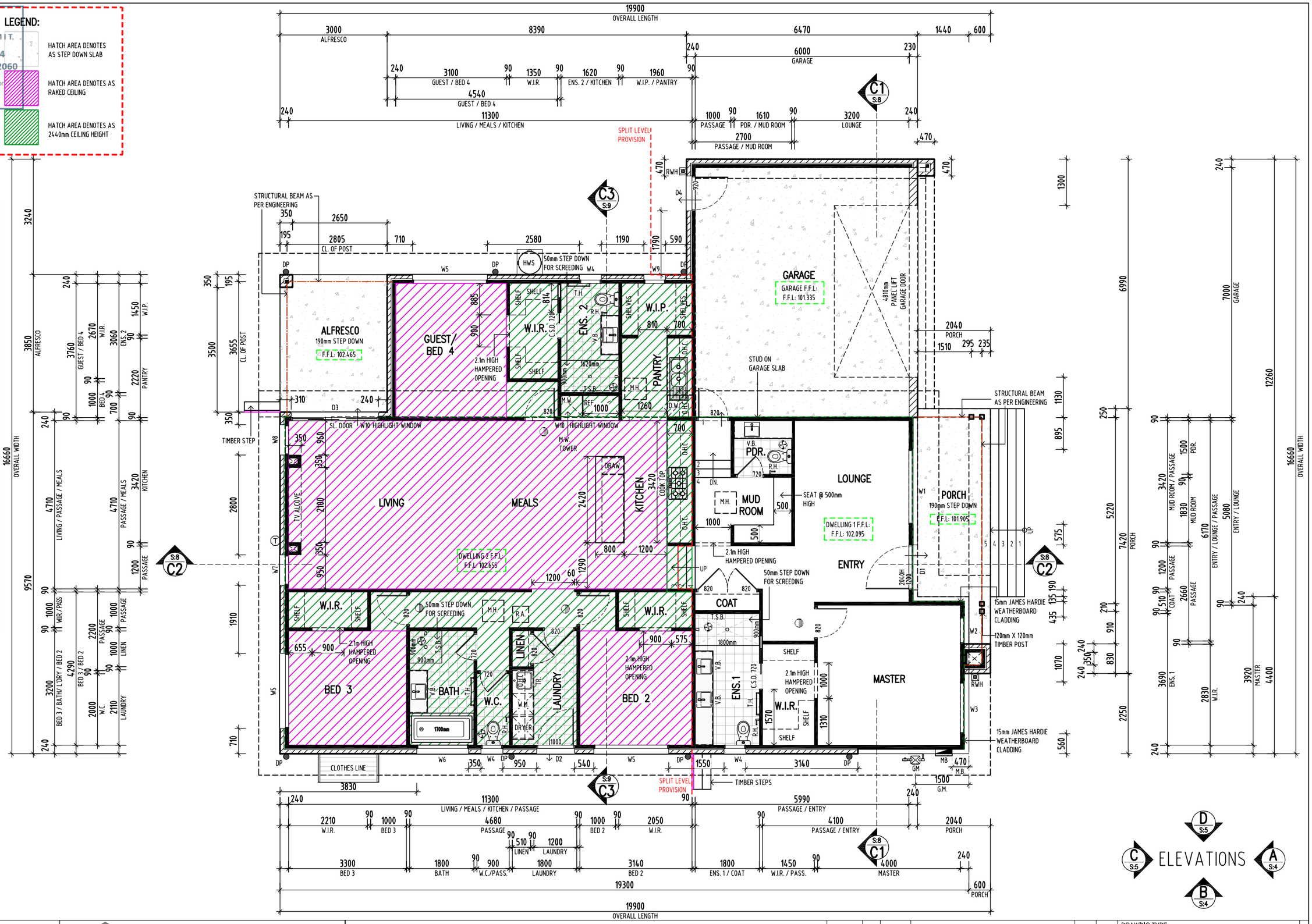
HATCH AREA DENOTES AS 2440mm CEILING HEIGHT

IMPORTANT NOTES: (CONSTRUCTION NOTES)

1. SMOKE DETECTORS MUST BE INTERCONNECTED
2. THE POWDER ROOM, W.C. ENSUITE, AND BATHROOM DOORS MUST HAVE LIFT OFF HINGES CAPABLE OF BEING REMOVED FROM THE OUTSIDE WHEN THE DOOR IS IN THE CLOSED POSITION.
3. ARTICULATION JOINT TO BE SPECIFIED BY ENGINEER IF THE SITE IS CLASS H TO P.
4. IF ACC CLADDING IS IN USE: REFER TO INSTRUCTION MANUAL AND PRODUCT INFORMATION THAT HAS BEEN SUBMITTED ALONG WITH THIS DRAWING.
5. EXHAUST FAN
   - MECHANICAL EXHAUST FAN IN W.C. ENSUITE, LAUNDRY, AND KITCHEN ARE PROVIDE MUST BE DUCTED TO OPEN AIR.
   - BATHROOM OR SANITARY COMPARTMENT EXHUAST FLOW RATE- 25L/S
   - KITCHEN OR LAUNDRY EXHUAST FLOW RATE - 40L/S
5. DOWN PIPES
   - DOWNPIPES TO BE MIN 100mm X 50mm OR 90mm DIAMETER AND TO BE APART MAXIMUM OF 12m.
6. PROVIDE 1m MINIMUM HIGH BALUSTRADE FROM THE FFL TO ALL OF THE PLATFORM THAT HAS A POTENTIAL FALL HIEGHT OF 1m AND ABOVE.

IMPORTANT NOTES: (GENERAL WET AREA NOTES)

- WATER PROOFING INSTALLATION MUST BE IN ACCORDANCE WITH AS 3740-2010
- ALL WET AREAS TO BE WATER PROOFED.
- PROVIDE ONLY NON-DECOMPOSING SUBSTRATE TO WET AREA EG: COMPRESS CEMENT SHEET. NOTE: DO NOT INSTALL PARTICLE BOARD FLOORING TO WET AREA.
- WATER PROOF TRADES TO PROVIDE CERTIFICATION UPON COMPLETION OF WATER PROOFING JOB.



FLOOR PLAN

SCALE: 1:100

VK HOMES

NewEdgeStudio
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PROJECT: PROPOSED SINGLE STOREY DWELLING

ADDRESS: NO. 42 (LOT 50) ASPECT BOULEVARD, BROADFORD VIC 3658

CLIENTS: --------

ESTATE: N/A

HOUSE TYPE: CUSTOM

FACADE: CUSTOM

DATE	ISSUE.	STAGE.	STATUS / DESCRIPTION	DRAWN	CHECK
07-06-2024	7	FD-AS	FINAL DRAWING WITH BS RFI	M.A.	-.-
13-05-2024	6	FD-AS	FINAL DRAWING WITH REVISION (DOORS & WINDOWS)	D.M.	-.-
30-04-2024	5	FD-AS	FINAL DRAWING WITH REVISION	D.M.	L.G.
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25-03-2024	3	BD-AS	BANK DRAWING	D.M.	Q.M.
12-03-2024	2	CD-B	CONCEPT DRAWING W/ CLIENT REVISION	A.N.	-.-
21-02-2024	1	CD-A	INITIAL DESIGN SKETCH	A.M.	-.-

DRAWING TYPE: FINAL DRAWING FOR CONSTRUCTION

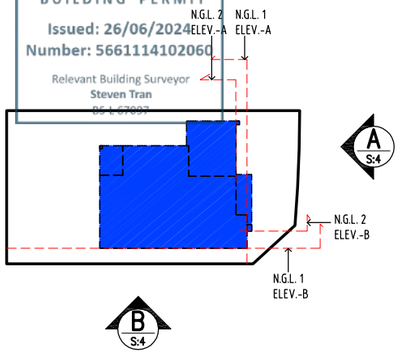
SCALE: 1:100 @ A3

SHEET NAME: FLOOR PLAN

JOB ID: 50ASPE

SHEET NO: 03 of 16

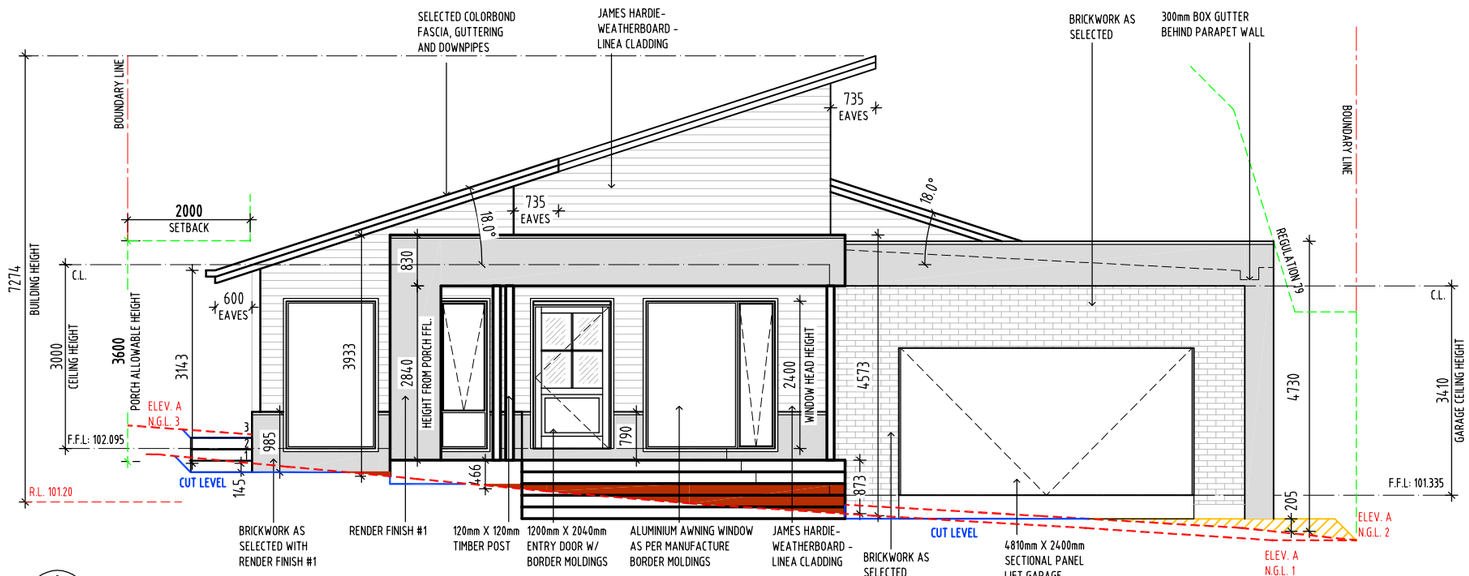
NATURAL GROUND LINE (NGL) KEY PLAN



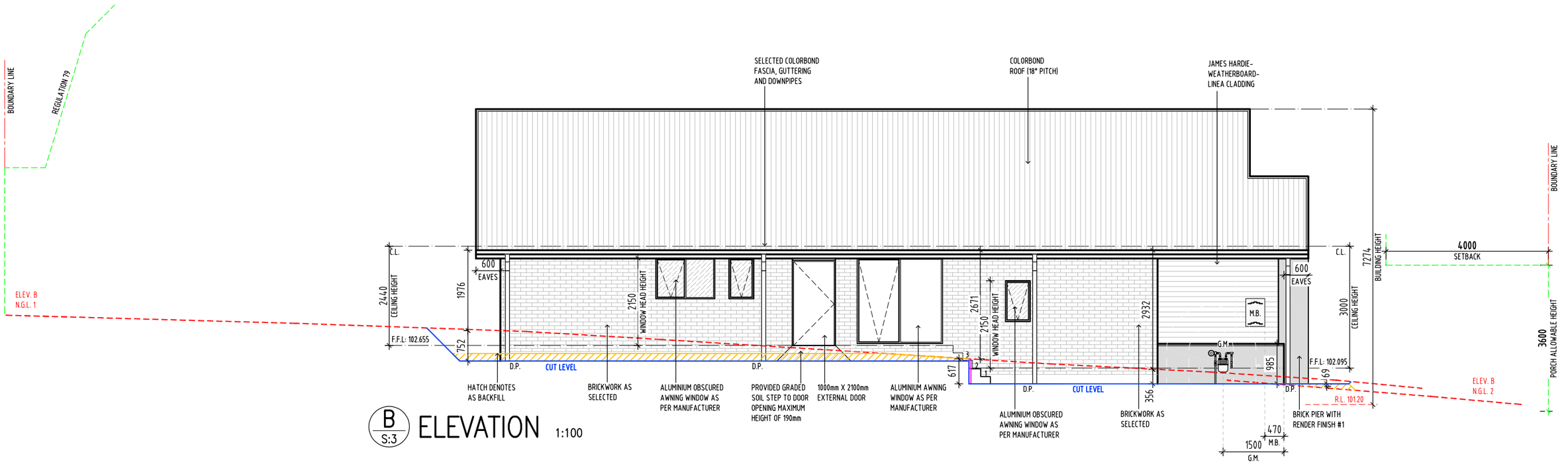
STEGO
BUILDING PERMIT
Issued: 26/06/2024
Number: 566111410206C
Relevant Building Surveyor
Steven Tran
BS-L-67897

IMPORTANT NOTES:
MASONRY EXPANSION JOINTS
- PROVIDE MASONRY EXPANSION JOINTS AT 5000MM MAXIMUM CENTERS.
- MASONRY TO COMPLY WITH AS 1300 - 1998
- ARTICULATION JOINT TO BE SPECIFIED BY ENGINEER IF THE SITE IS CLASS H TO P.

LEGEND:
- RETAINING WALL
- SOIL FILL
- DEEPENED EDGE/ DOUBLE WAFFLE
- CUT LEVEL
- NATURAL GROUND LEVEL
- DRIVEWAY LEVEL



A S:3 ELEVATION 1:100



B S:3 ELEVATION 1:100

EXTERNAL ELEVATIONS – 1

SCALE: 1:100

VK HOMES

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PROJECT:
PROPOSED SINGLE STOREY DWELLING
ADDRESS:
NO. 42 (LOT 50) ASPECT BOULEVARD, BROADFORD VIC 3658
CLIENTS:

ESTATE:
N/A
HOUSE TYPE:
CUSTOM
FACADE:
CUSTOM

DATE	ISSUE.	STAGE.	STATUS / DESCRIPTION	DRAWN	CHECK
07-06-2024	7	FD-AS	FINAL DRAWING WITH BS RFI	M.A.	-.-
13-05-2024	6	FD-AS	FINAL DRAWING WITH REVISION (DOORS & WINDOWS)	D.M.	-.-
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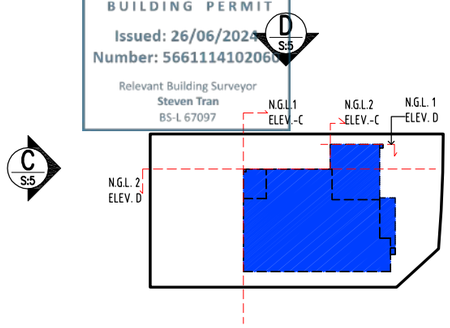
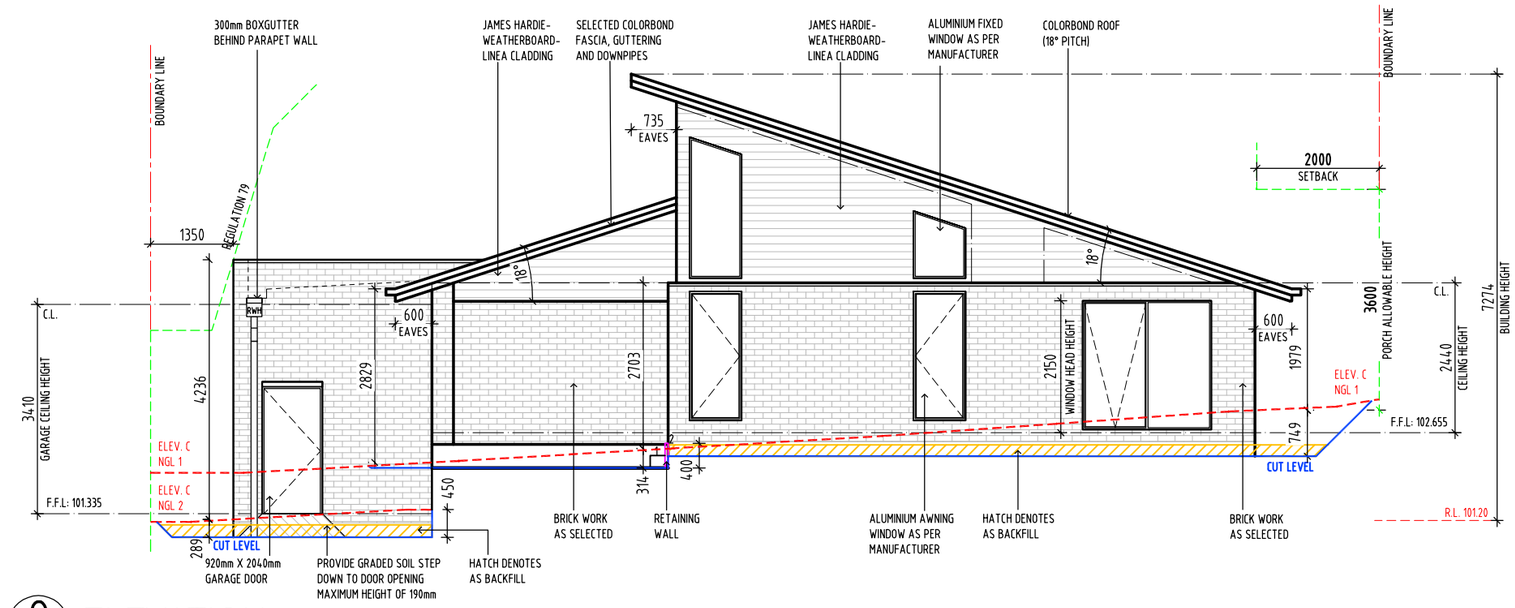
12-03-2024	2	CD-B	CONCEPT DRAWING W/ CLIENT REVISION	A.N.	-.-
21-02-2024	1	CD-A	INITIAL DESIGN SKETCH	A.M.	-.-

DRAWING TYPE: FINAL DRAWING FOR CONSTRUCTION
SCALE: 1:100 @ A3
SHEET NAME: EXTERNAL ELEVATIONS - 1
JOB ID: 50ASPE
SHEET NO: 04 of 16

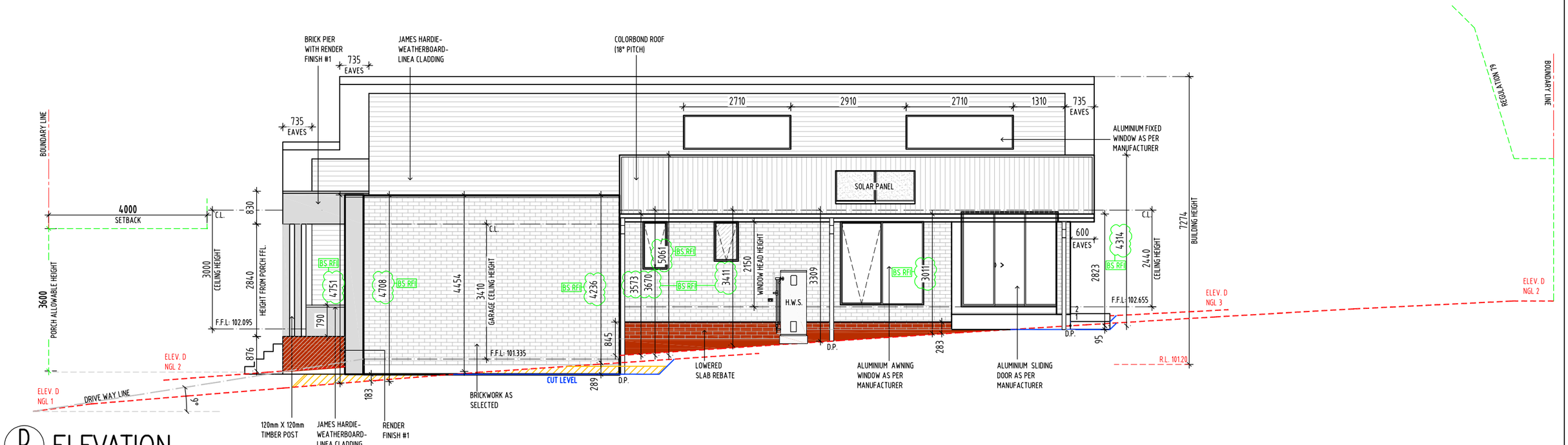
NATURAL GROUND LINE (NGL) KEY PLAN

STEGO BUILDING PERMIT
Issued: 26/06/2024
Number: 566111410206C
Relevant Building Surveyor
Steven Tran
BS-L 67097





C S:3 ELEVATION 1:100



D S:3 ELEVATION 1:100

IMPORTANT NOTES:
MASONRY EXPANSION JOINTS
- PROVIDE MASONRY EXPANSION JOINTS AT 5000MM MAXIMUM CENTERS.
- MASONRY TO COMPLY WITH AS 1300 - 1998
- ARTICULATION JOINT TO BE SPECIFIED BY ENGINEER IF THE SITE IS CLASS H TO P.

LEGEND:
- RETAINING WALL
- SOIL FILL
- DEEPENED EDGE/ DOUBLE WAFFLE
- CUT LEVEL
- NATURAL GROUND LEVEL
- DRIVEWAY LEVEL

EXTERNAL ELEVATIONS – 2

SCALE: 1:100

VK HOMES

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PROJECT:
PROPOSED SINGLE STOREY DWELLING

ADDRESS:
NO. 42 (LOT 50) ASPECT BOULEVARD, BROADFORD VIC 3658

CLIENTS:

ESTATE:
N/A

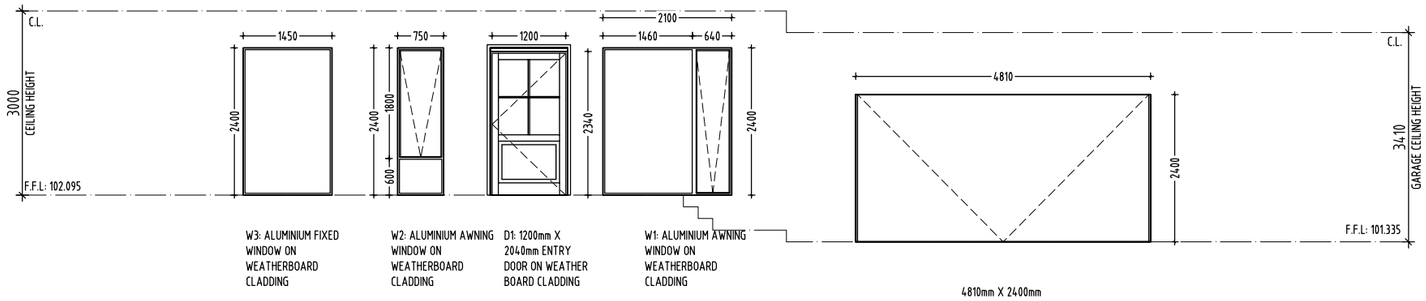
HOUSE TYPE:
CUSTOM

FACADE:
CUSTOM

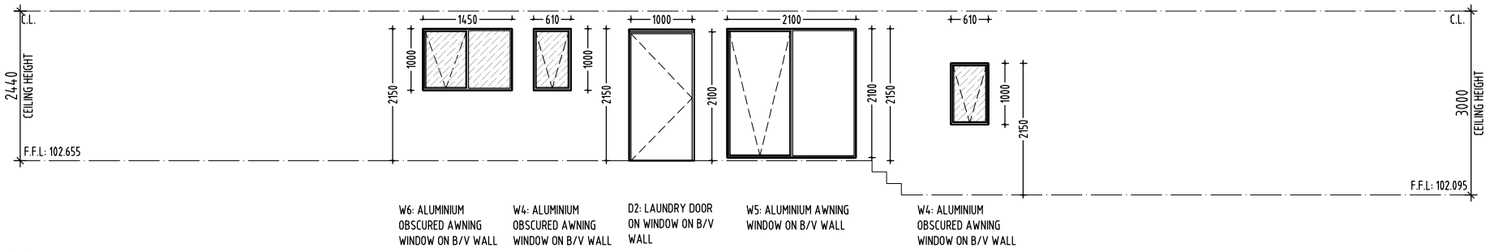
DATE	ISSUE.	STAGE.	STATUS / DESCRIPTION	DRAWN	CHECK
07-06-2024	7	FD-AS	FINAL DRAWING WITH BS RFI	M.A.	-.-
13-05-2024	6	FD-AS	FINAL DRAWING WITH REVISION (DOORS & WINDOWS)	D.M.	-.-
30-04-2024	5	FD-AS	FINAL DRAWING WITH REVISION	D.M.	L.G.
23-04-2024	4	PD-AS	PRELIMINARY DRAWING WITH REVISION	D.M.	M.A.
25-03-2024	3	BD-AS	BANK DRAWING	D.M.	Q.M.
12-03-2024	2	CD-B	CONCEPT DRAWING W/ CLIENT REVISION	A.N.	-.-
21-02-2024	1	CD-A	INITIAL DESIGN SKETCH	A.M.	-.-

DRAWING TYPE: FINAL DRAWING FOR CONSTRUCTION
SCALE: 1:100 @ A3
SHEET NAME: EXTERNAL ELEVATIONS - 2
JOB ID: 50ASPE
SHEET NO: 05 of 16

STECO
BUILDING PERMIT
Issued: 26/06/2024
Number: 5661114102060
Relevant Building Surveyor
Steven Tran
BS-L 67097



A/S:3 ELEVATION 1:100



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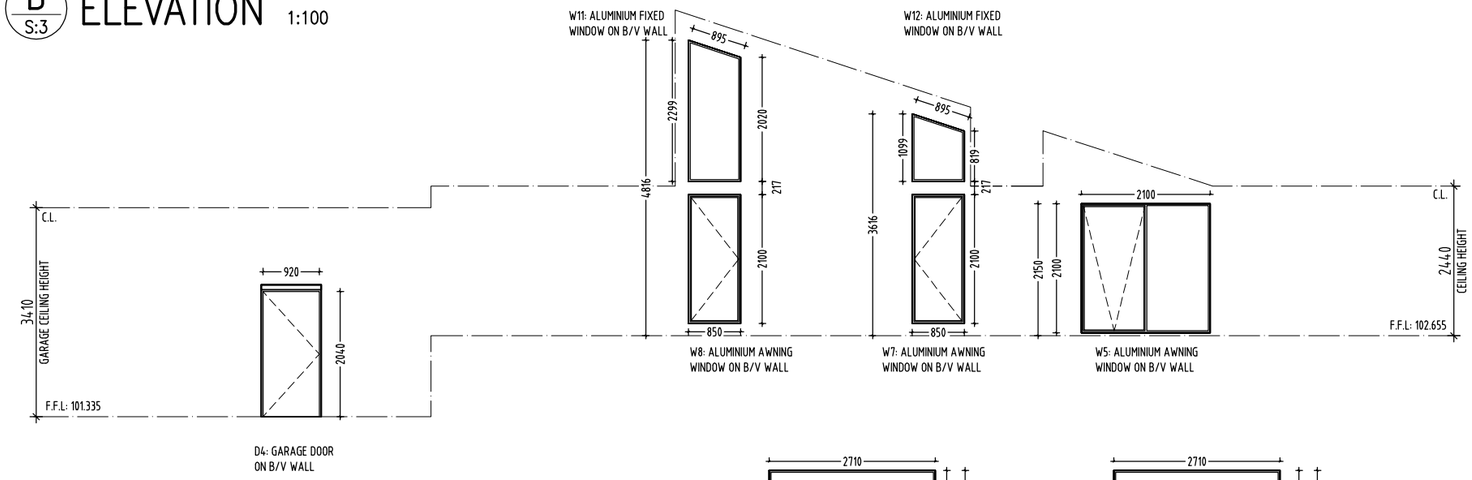
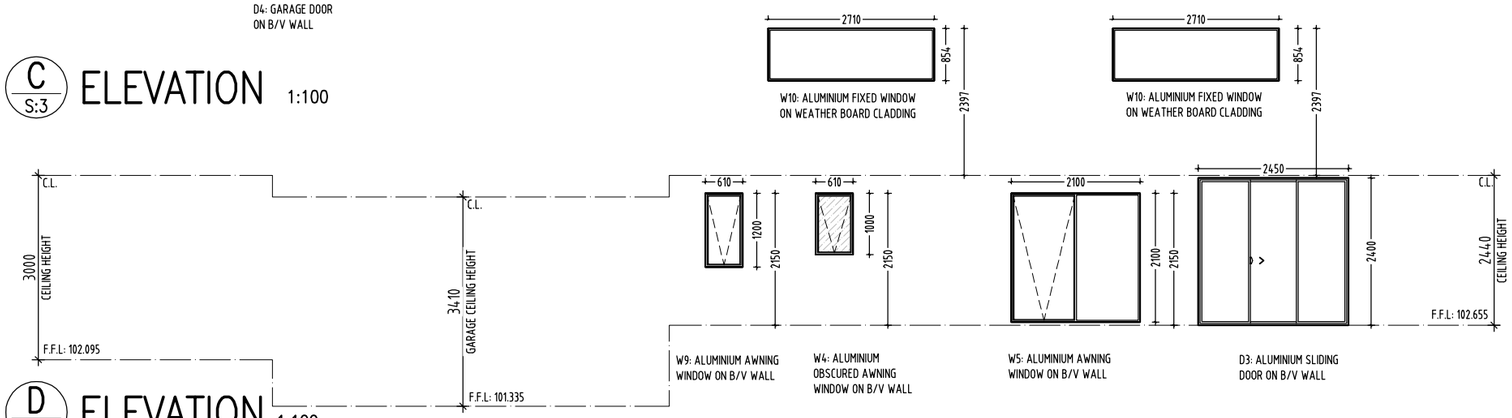


C/S:3 ELEVATION 1:100



D/S:3 ELEVATION 1:100

DOOR & WINDOW SCHEDULE

SCALE: 1:100

IMPORTANT NOTES: (GENERAL WINDOWS AND SLIDING DOORS)

- ALL GLAZING TO COMPLY WITH AS 1288-2006.
- ALL EXTERNAL WINDOWS AND DOORS ARE NOMINAL SIZES ONLY ACTUAL SIZE , STYLE AND COLOURS AS PER MANUFACTURER. SIZES TO BE CONFIRMED PRIOR TO ORDERING.
- PRIOR TO COMMENCEMENT OF DESIGN & DRAFTING JOB, THE CLIENTS OR BUILDERS, TO NOTIFY NEW EDGE STUDIO IF THEY HAVE A PREFERRED MANUFACTURER FOR DOORS AND WINDOWS. OTHERWISE NEWEDGE STUDIO WILL USE DEFAULT SIZES BASED ON A&L WINDOWS.
- IT IS THE CLIENTS OR BUILDERS RESPONSIBILITY TO NOTIFY NEW EDGE STUDIO, IF THERE IS A CHANGE OVER TO A DIFFERENT MANUFACTURER FOR DOORS AND WINDOWS.
- FOR GLAZING CAPABLE OF BEING MISTAKEN FOR A DOORWAY OR OPENING IS TO BE MADE APPARENT WITH THE GLASS MARKED IN THE FORM OF AN OPAQUE BAND NOT LESS THAN 20 MM IN HEIGHT AND LOCATED SO THAT THE UPPER EDGE IS NOT LESS THAN 700 MM ABOVE THE FLOOR; AND THE LOWER EDGE IS NOT MORE THAN 1.2 M ABOVE THE FLOOR.
- HABITABLE ROOMS WITH OPENABLE WINDOWS WITHIN 1.7m OF THE FFL ON THE FIRST FLOOR, MUST HAVE A WINDOW RESTRICTOR TO LIMIT THE OPENING TO MAXIMUM 125mm

VK HOMES

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PROJECT:
PROPOSED SINGLE STOREY DWELLING

ADDRESS:
NO. 42 (LOT 50) ASPECT BOULEVARD, BROADFORD VIC 3658

CLIENTS:
- - - - - - - -

ESTATE:
N/A

HOUSE TYPE:
CUSTOM

FACADE:
CUSTOM

DATE	ISSUE.	STAGE.	STATUS / DESCRIPTION	DRAWN	CHECK
07-06-2024	7	FD-AS	FINAL DRAWING WITH BS RFI	M.A.	-.-
13-05-2024	6	FD-AS	FINAL DRAWING WITH REVISION (DOORS & WINDOWS)	D.M.	-.-
30-04-2024	5	FD-AS	FINAL DRAWING WITH REVISION	D.M.	L.G.
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25-03-2024	3	BD-AS	BANK DRAWING	D.M.	Q.M.
12-03-2024	2	CD-B	CONCEPT DRAWING W/ CLIENT REVISION	A.N.	-.-
21-02-2024	1	CD-A	INITIAL DESIGN SKETCH	A.M.	-.-

DRAWING TYPE: FINAL DRAWING FOR CONSTRUCTION
SCALE: 1:100 @ A3
SHEET NAME: DOOR & WINDOW SCHEDULE
JOB ID: 50ASPE
SHEET NO: 06 of 16

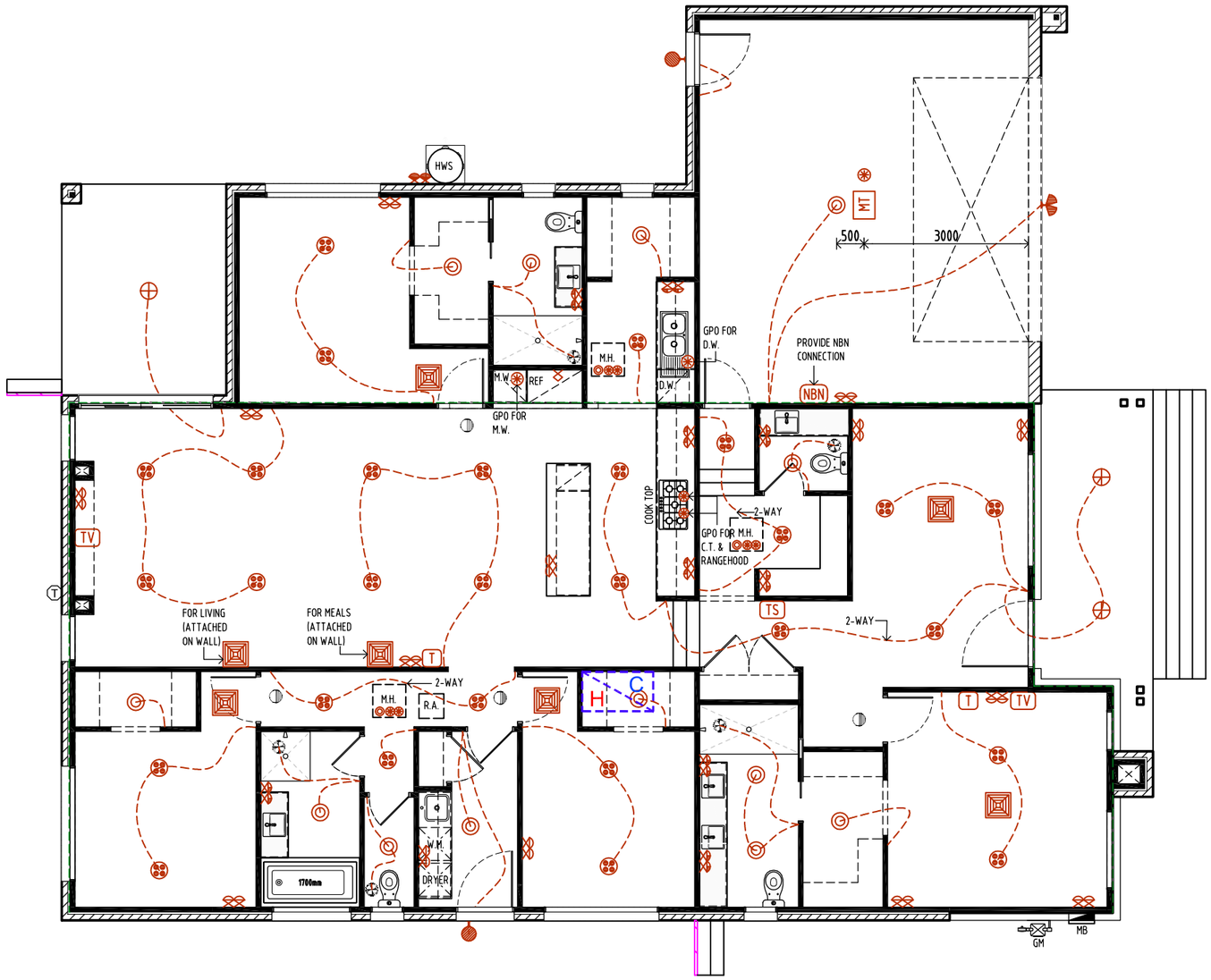
LIGHTING DENSITY SCHEDULE

CLASS 1 BUILDING (DWELLING)			MAXIMUM WATT USAGE	
5 W/m²	209.54	m²	1047.70	WATT
INTERNAL LIGHT		QTY	TOTAL WATTAGE	
12	WATT LIGHT BULB	12	144	WATT
10	WATT LED LIGHTS	28	280	WATT
35	WATT HALOGEN	0	0	WATT
TOTAL WATTAGE USE			424	WATT
AVERAGE WATTAGE USE PER m²			2.02	W/m²

CLASS 10 BUILDING (GARAGE)			MAXIMUM WATT USAGE	
3 W/m²	46.10	m²	138.30	WATT
EXTERNAL LIGHT		QTY	TOTAL WATTAGE	
12	WATT LIGHT BULB	1	12	WATT
10	WATT LED LIGHTS	0	0	WATT
35	WATT FLUORESCENT	0	0	WATT
TOTAL WATTAGE USE			12	WATT
AVERAGE WATTAGE USE PER m²			0.26	W/m²

PORCH& ALFRESCO			MAXIMUM WATT USAGE	
4 W/m²	23.59	m²	94.36	WATT
EXTERNAL LIGHT		QTY	TOTAL WATTAGE	
12	WATT LIGHT BULB	3	36	WATT
10	WATT LED LIGHTS	0	0	WATT
35	WATT HALOGEN	0	0	WATT
TOTAL WATTAGE USE			36	WATT
AVERAGE WATTAGE USE PER m²			1.53	W/m²

Issued: 26/06/2024
Number: 566111410206O
Relevant Building Surveyor
Steven Trant
BS-L 67097



ELECTRICAL LEGEND

- SINGLE / DOUBLE GPO @ 300mm
- SINGLE / DOUBLE GPO @ 1100mm
- SINGLE / DOUBLE GPO @ 1500mm
- SINGLE / DOUBLE EXTERNAL GPO
- GPO
- MT — MOTOR W/ GPO ON CEILING
- BATTEN LIGHT FITTING
- CHANDELIER "TO BE PROPPED UP STRUCTURALLY"
- OYSTER LIGHT FITTING
- EXTERNAL BATTEN LIGHT FITTING
- HALOGEN DOWNLIGHT FITTING
- LED DOWNLIGHT FITTING
- EXTERNAL WALL BATTEN LIGHT FITTING
- FLOOD LIGHT
- DOUBLE FLOOD LIGHT
- FLOOD LIGHT W/ SENSOR
- DOUBLE FLOOD LIGHT W/ SENSOR
- LED STRIP LIGHTS
- FLUORESCENT LIGHT
- DOUBLE FLUORESCENT LIGHT
- HEATER (2 GLOBES)/FAN/LIGHT
- HEATER (4 GLOBES)/FAN/LIGHT
- DB — DOOR BELL
- M — INTERCOM MONITOR DIRECT WIRED
- T — TELEPHONE POINT OUTLET DIRECT WIRED
- TS — THERMOSTAT
- AK — ALARM SYSTEM KEYPAD
- AU — ALARM UNIT / ALARM SENSOR
- TV — TV ANTENNA OUTLET
- VU VO — VACUUM UNIT / VACUUM OUTLET
- USB DO — USB OUTLET / DATA OUTLET
- NBN — NBN/OPTICOM TERMINAL BOX
- EVAPORATIVE COOLING UNIT
- DUCTED HEATING UNIT
- H C — REFRIGIRATED/ REVERSE CYCLE UNIT
- R.A. — RETURN AIR
- HEATING OUTLET
- EVAP COOLING OUTLET
- REFRIGERATED/ REVERSE CYCLE OUTLET
- SPLIT SYSTEM HEAD UNIT & COMPRESSOR
- IS — ISOLATOR SWITCH
- CEILING FAN W/ LIGHT
- INTERCONNECTED SMOKE DETECTOR
- MECHANICAL VENTILATION
- INSTANTANEOUS HOT WATER SYSTEM
- HOT WATER SYSTEM
- MANHOLE W/ LIGHT & GPO PROVISION
- METER BOX
- GAS METER

NON-ELECTRICAL LEGEND

- C — COLD WATER TAP
- G — GAS POINT
- T — EXTERNAL TAP

ELECTRICAL PLAN

SCALE: 1:100

VK HOMES

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DESIGN | PLAN | PERMIT | DEVELOP

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PROJECT:
PROPOSED SINGLE STOREY DWELLING

ADDRESS:
NO. 42 (LOT 50) ASPECT BOULEVARD, BROADFORD VIC 3658

CLIENTS:

ESTATE:
N/A

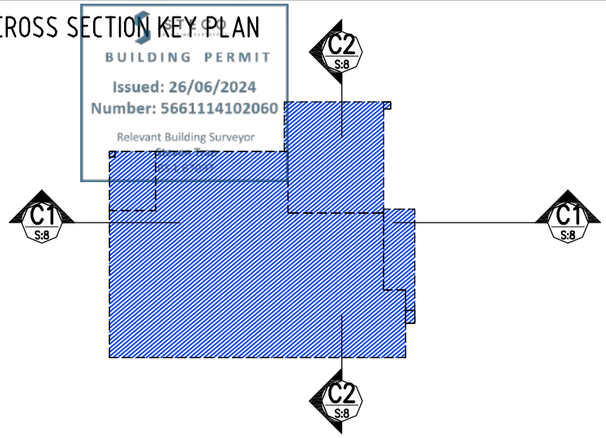
HOUSE TYPE:
CUSTOM

FACADE:
CUSTOM

DATE	ISSUE.	STAGE.	STATUS / DESCRIPTION	DRAWN	CHECK
07-06-2024	7	FD-AS	FINAL DRAWING WITH BS RFI	M.A.	-.-
13-05-2024	6	FD-AS	FINAL DRAWING WITH REVISION (DOORS & WINDOWS)	D.M.	-.-
30-04-2024	5	FD-AS	FINAL DRAWING WITH REVISION	D.M.	L.G.
23-04-2024	4	PD-AS	PRELIMINARY DRAWING WITH REVISION	D.M.	M.A.
25-03-2024	3	BD-AS	BANK DRAWING	D.M.	Q.M.
12-03-2024	2	CD-B	CONCEPT DRAWING W/ CLIENT REVISION	A.N.	-.-
21-02-2024	1	CD-A	INITIAL DESIGN SKETCH	A.M.	-.-

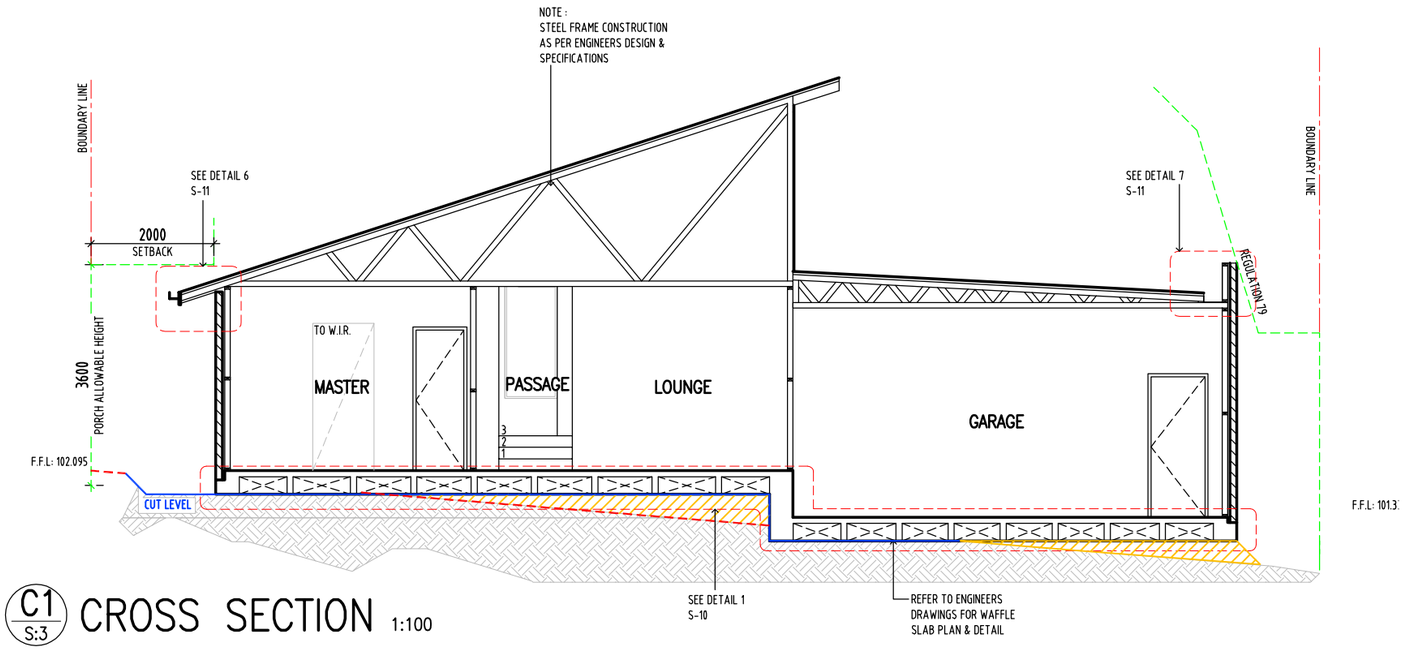
DRAWING TYPE: FINAL DRAWING FOR CONSTRUCTION
SCALE: 1:100 @ A3
SHEET NAME: ELECTRICAL PLAN
JOB ID: 50ASPE
SHEET NO: 07 of 16

CROSS SECTION KEY PLAN

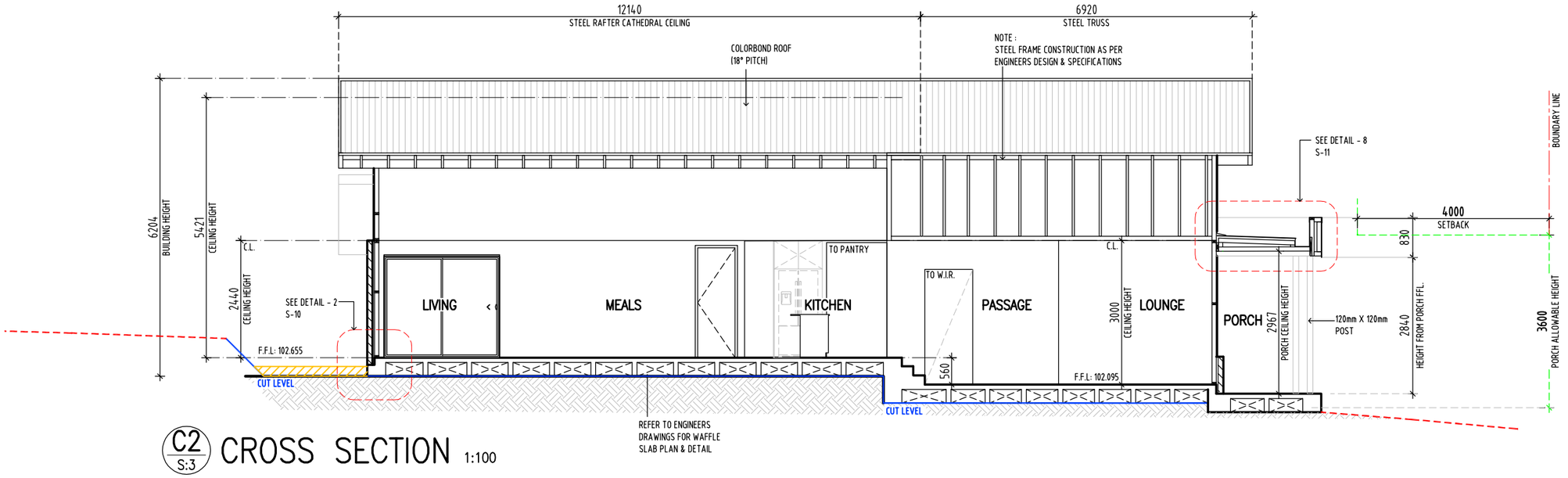


BUILDING PERMIT
Issued: 26/06/2024
Number: 5661114102060
Relevant Building Surveyor

IMPORTANT NOTES:
- STEEL FRAME, TRUSSES AND SUB-FLOOR. REFER TO THE STRUCTURAL ENGINEERING.



C1 / S:3 CROSS SECTION 1:100



C2 / S:3 CROSS SECTION 1:100

CROSS SECTIONS - 1

SCALE: 1:100

VK HOMES

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DESIGN | PLAN | PERMIT | DEVELOP

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PROJECT:
PROPOSED SINGLE STOREY DWELLING

ADDRESS:
NO. 42 (LOT 50) ASPECT BOULEVARD, BROADFORD VIC 3658

CLIENTS:

ESTATE:
N/A

HOUSE TYPE:
CUSTOM

FACADE:
CUSTOM

DATE	ISSUE.	STAGE.	STATUS / DESCRIPTION	DRAWN	CHECK
07-06-2024	7	FD-AS	FINAL DRAWING WITH BS RFI	M.A.	-.-
13-05-2024	6	FD-AS	FINAL DRAWING WITH REVISION (DOORS & WINDOWS)	D.M.	-.-
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12-03-2024	2	CD-B	CONCEPT DRAWING W/ CLIENT REVISION	A.N.	-.-
21-02-2024	1	CD-A	INITIAL DESIGN SKETCH	A.M.	-.-

DRAWING TYPE: FINAL DRAWING FOR CONSTRUCTION

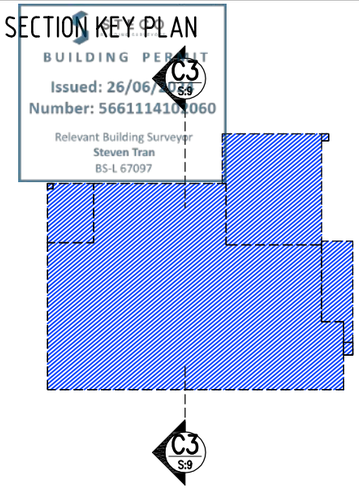
SCALE: 1:100 @ A3

SHEET NAME: CROSS SECTIONS - 1

JOB ID: 50ASPE

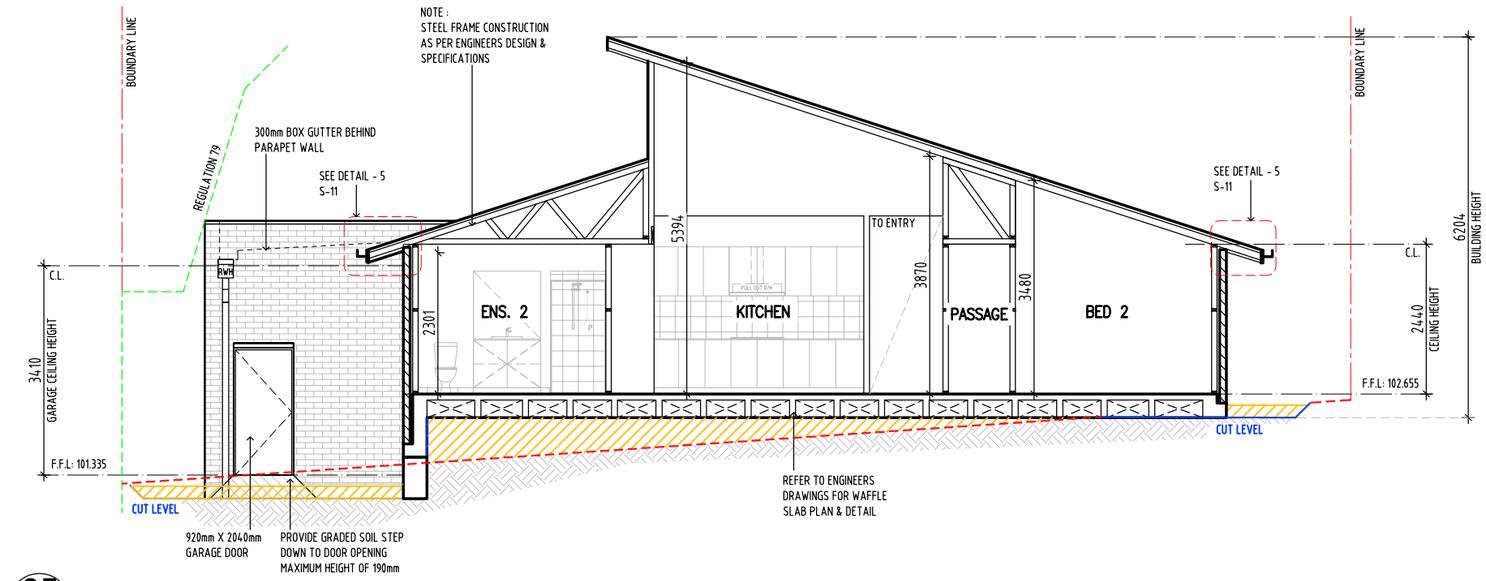
SHEET NO: 08 of 16

CROSS SECTION KEY PLAN



BUILDING PERMIT
Issued: 26/06/2024
Number: 566111410[illegible]060
Relevant Building Surveyor
Steven Tran
BS-L 67097

IMPORTANT NOTES:
- STEEL FRAME, TRUSSES AND SUB-FLOOR. REFER TO THE STRUCTURAL ENGINEERING.



C3 S:3 CROSS SECTION 1:100

CROSS SECTIONS – 2

SCALE: 1:100

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PROPOSED SINGLE STOREY DWELLING

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NO. 42 (LOT 50) ASPECT BOULEVARD, BROADFORD VIC 3658

CLIENTS:

ESTATE:
N/A

HOUSE TYPE:
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DATE	ISSUE.	STAGE.	STATUS / DESCRIPTION	DRAWN	CHECK
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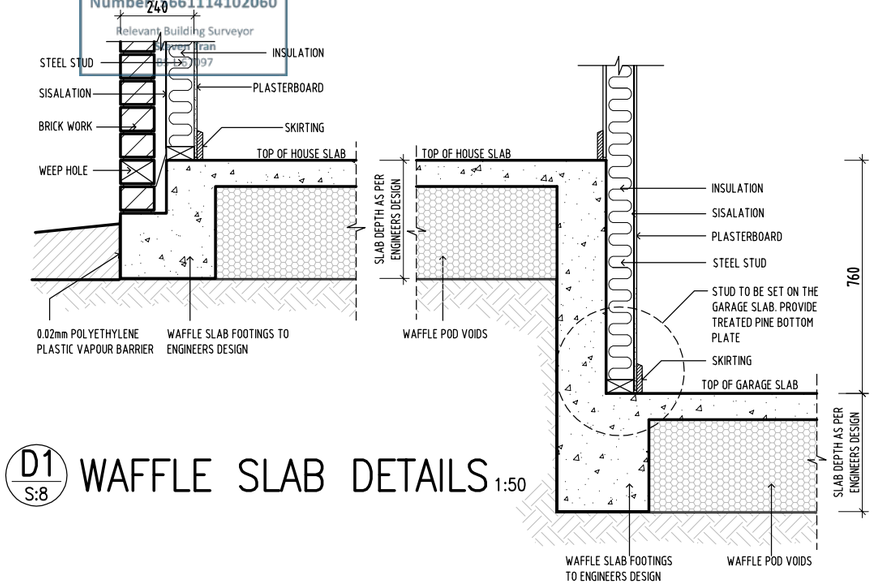
12-03-2024	2	CD-B	CONCEPT DRAWING W/ CLIENT REVISION	A.N.	-.-
21-02-2024	1	CD-A	INITIAL DESIGN SKETCH	A.M.	-.-

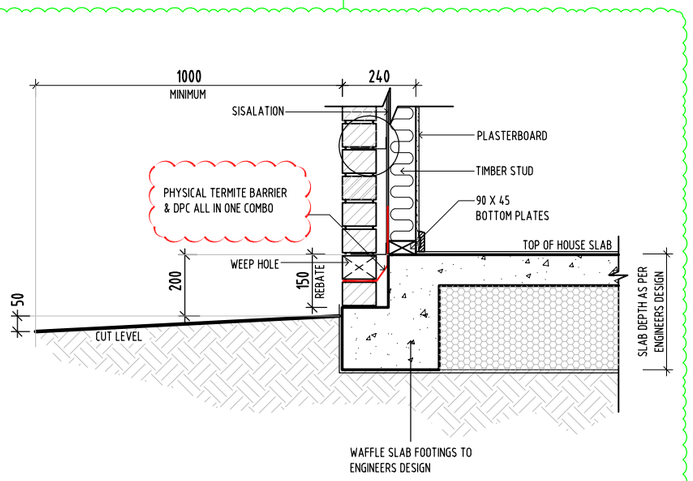
DRAWING TYPE: FINAL DRAWING FOR CONSTRUCTION
SCALE: 1:100 @ A3
SHEET NAME: CROSS SECTIONS - 2
JOB ID: 50ASPE
SHEET NO: 09 of 16

STECO
BUILDING PERMIT
Issued: 26/06/2024
Number: 5661114102060
Relevant Building Surveyor
Andrew Tran
CDP 0097



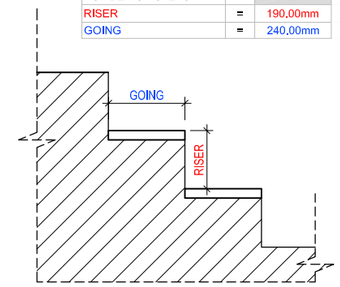
D1 S:8 WAFFLE SLAB DETAILS 1:50

BS RFI



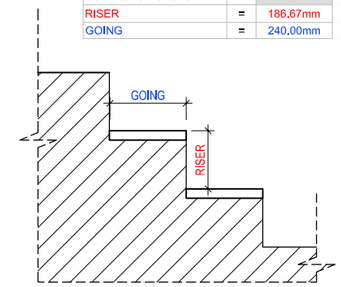
D2 S:8 WAFFLE SLAB DETAIL 1:50

STAIRCASE CALCULATOR		
NUMBER OF STEPS	=	4
RISER	=	190,00mm
GOING	=	240,00mm



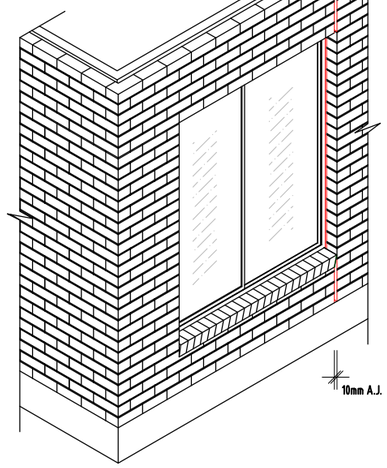
FROM GARAGE STEPS

STAIRCASE CALCULATOR		
NUMBER OF STEPS	=	3
RISER	=	186,67mm
GOING	=	240,00mm



MAIN STEPS

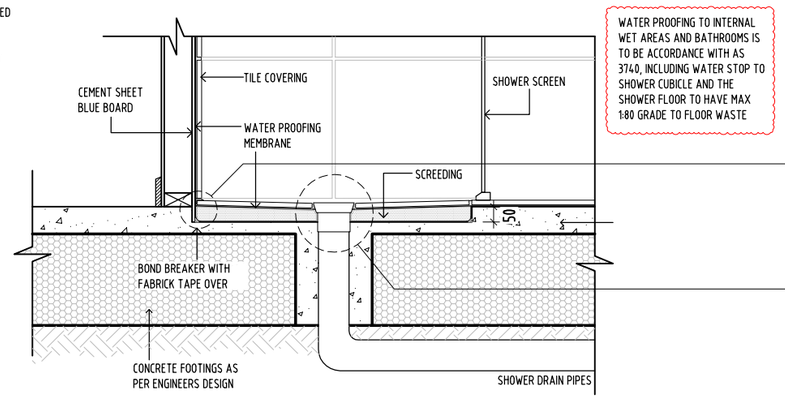
D3 S:- STEPS DETAIL 1:20



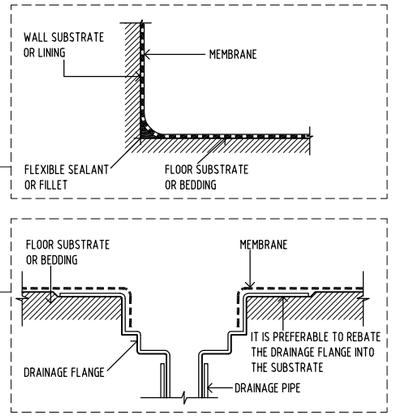
IMPORTANT NOTES

- PROVIDE MASONRY EXPANSION JOINTS AT 5000MM MAXIMUM CENTERS. MASONRY TO COMPLY WITH AS 1300 - 1998
- 10mm ARTICULATION JOINT MUST BE MAINTAINED FROM TOP TO BOTTOM.
- 10mm GAP BETWEEN BRICKWORK AND WINDOW FRAME MUST BE MAINTAINED.
- A.J. MUST HAVE EXPANSION JOINTS AND APPROVED SEALANT.

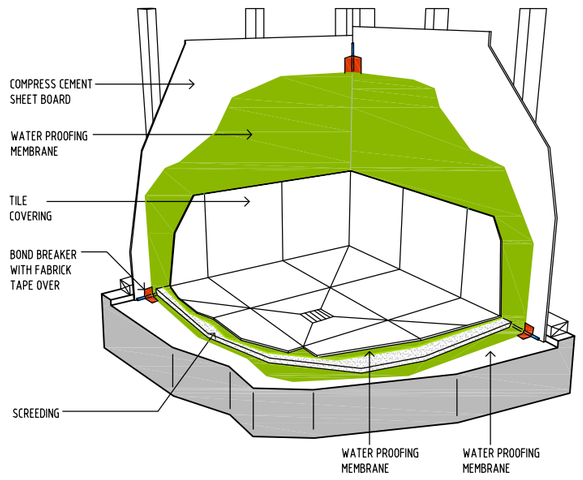
D4 S:- A.J. DETAILS 1:50



WATER PROOFING TO INTERNAL WET AREAS AND BATHROOMS IS TO BE ACCORDANCE WITH AS 3740, INCLUDING WATER STOP TO SHOWER CUBICLE AND THE SHOWER FLOOR TO HAVE MAX 1:80 GRADE TO FLOOR WASTE



D5 S:- WATER PROOFING DETAILS 1:20



STRUCTURAL DETAILS

SCALE: AS SHOWN

VK HOMES

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PROJECT:
PROPOSED SINGLE STOREY DWELLING

ADDRESS:
NO. 42 (LOT 50) ASPECT BOULEVARD, BROADFORD VIC 3658

CLIENTS:

ESTATE:
N/A

HOUSE TYPE:
CUSTOM

FACADE:
CUSTOM

DATE	ISSUE.	STAGE.	STATUS / DESCRIPTION	DRAWN	CHECK
07-06-2024	7	FD-AS	FINAL DRAWING WITH BS RFI	M.A.	-.-
13-05-2024	6	FD-AS	FINAL DRAWING WITH REVISION (DOORS & WINDOWS)	D.M.	-.-
30-04-2024	5	FD-AS	FINAL DRAWING WITH REVISION	D.M.	L.G.
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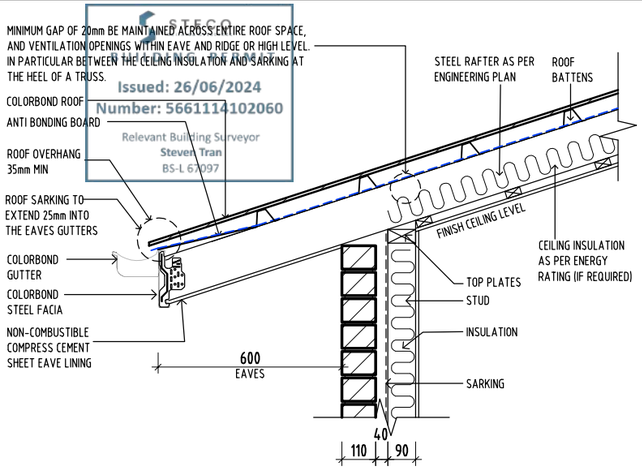
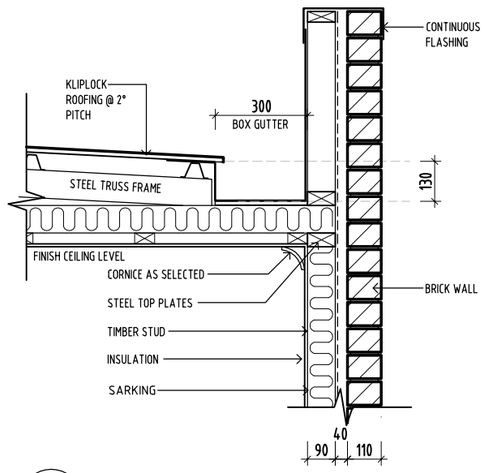
25-03-2024	3	BD-AS	BANK DRAWING	D.M.	Q.M.
12-03-2024	2	CD-B	CONCEPT DRAWING W/ CLIENT REVISION	A.N.	-.-
21-02-2024	1	CD-A	INITIAL DESIGN SKETCH	A.M.	-.-

DRAWING TYPE: FINAL DRAWING FOR CONSTRUCTION
SCALE: AS SHOWN @ A3
SHEET NAME: STRUCTURAL DETAILS
JOB ID: 50ASPE
SHEET NO: 10 of 16

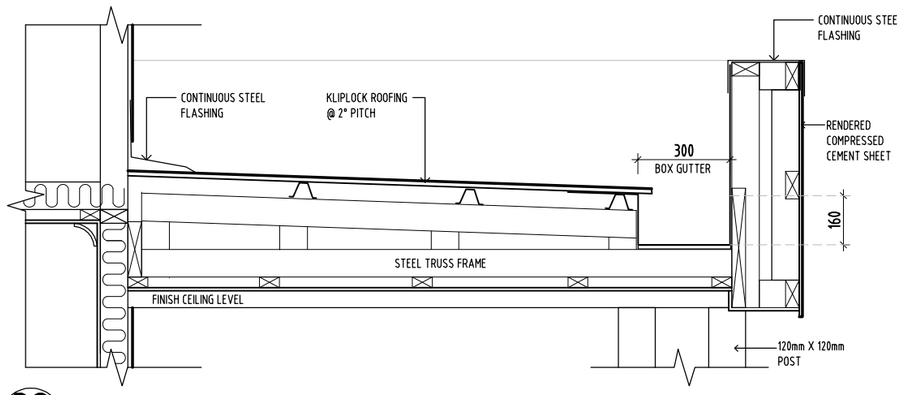
STEEL CONNECTIONS
Issued: 26/06/2024
Number: 5661114102060
Relevant Building Surveyor
Steven Tran
BS-L 67097



D6 S:8 RAFTER TO WALL 1:20



D7 S:8 BOX GUTTER DETAIL 1:20



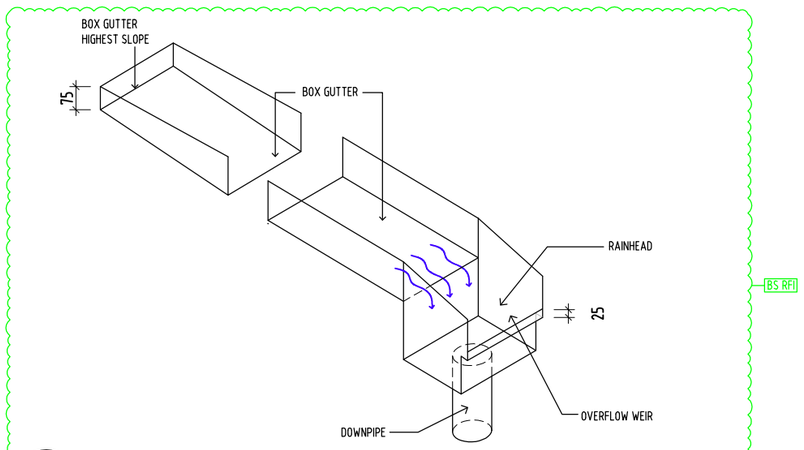
D8 S:8 PORCH BOX GUTTER 1:20

IMPORTANT NOTES:

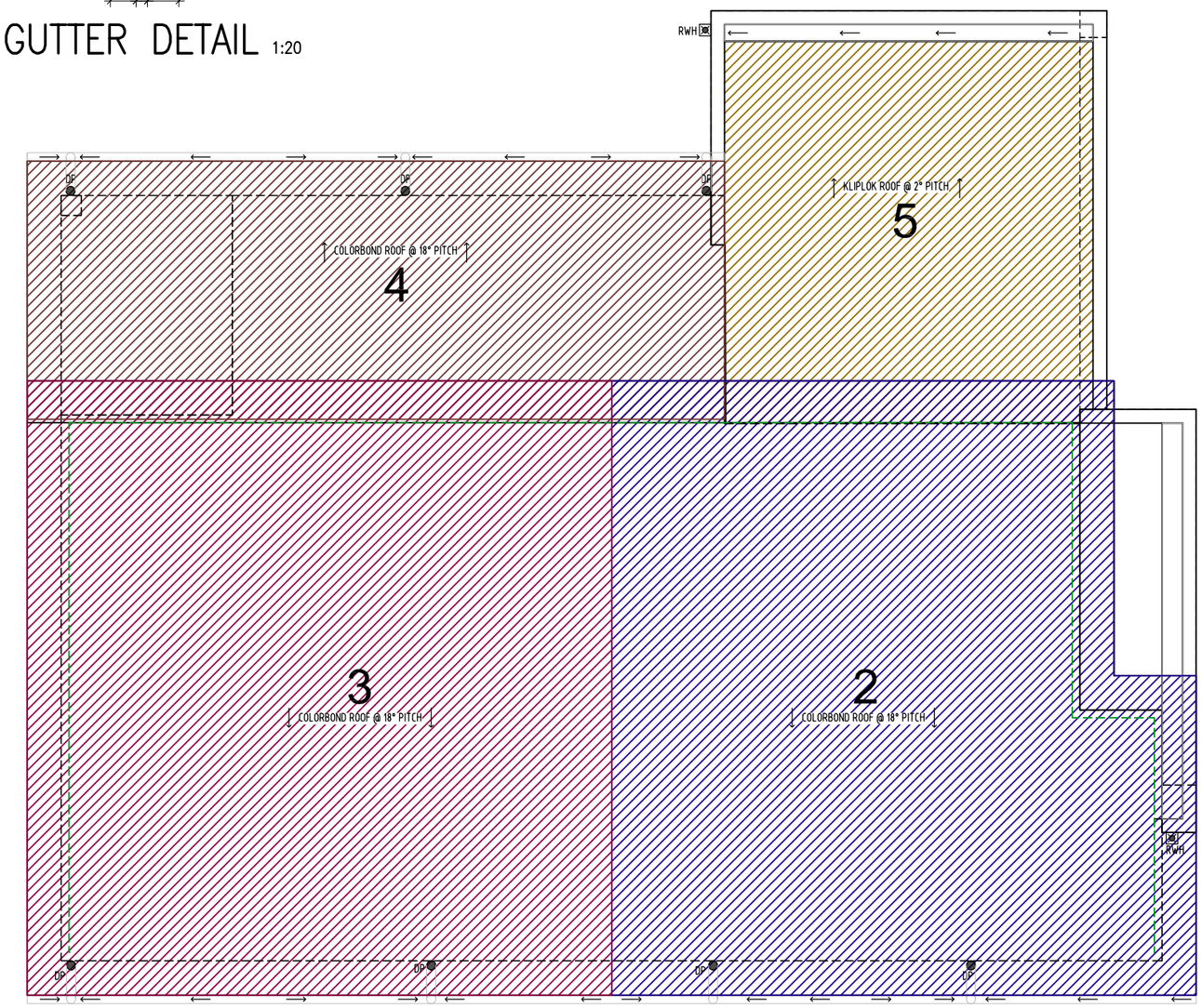
ROOF CATCHMENTS AND LOCATION OF DOWN PIPES ARE INDICATIVE AND WILL BE DETERMINE BY THE PLUMBER ON SITE.

IMPORTANT NOTES (BOX GUTTER IS USED ON THE BUILDING)

- ROOF PLUMBER TO BUILD THE GUTTER, AND BOX GUTTER IN ACCORDANCE WITH NCC 2019, AS/NZS 3500.3-2015, AS/NZS 1562.1-1992, SA HB 39-2015, HB 114-1198.
- THE DOWN PIPES, BOX GUTTER, AND SUMP ARE NOMINAL ONLY, ROOF PLUMBER TO ENSURE THE INSTALLATION IS IN COMPLIANCE WITH THE STANDARD.
- CARPENTER TO ENSURE PROVISION OF WIDTH AND DEPTH FOR THE BOX GUTTER
- PROVIDE RESIDENTIAL BOX GUTTER WITH MINIMUM OF 200mm WIDTH AND 75mm DEPTH. MINIMUM SUMP DEPTH OF 50mm.
- BOX GUTTER MIN 75mm MINIMUM DEPTH IS TAKEN FROM THE HIGHEST POINT OF THE BOX GUTTER SLOPE



D9 S:- B.G. STRAIGHT TO RWH DETAIL N.T.S.



LEGEND: ROOF CATCHMENT AND DP LOCATION

1	HATCH DENOTE AS ROOF WATER COVERAGE AREA = 7.24 Sq.m. GUTTER LENGTH =6.94m. PROVIDE **1** DOWN PIPE
2	HATCH DENOTE AS ROOF WATER COVERAGE AREA = 102.94 Sq.m. GUTTER LENGTH = 10.25m. PROVIDE **2** DOWN PIPE
3	HATCH DENOTE AS ROOF WATER COVERAGE AREA = 110.39 Sq.m. GUTTER LENGTH = 10.25m. PROVIDE **2** DOWN PIPE
4	HATCH DENOTE AS ROOF WATER COVERAGE AREA = 55.34 Sq.m. GUTTER LENGTH = 12.23m. PROVIDE **3** DOWN PIPE
5	HATCH DENOTE AS ROOF WATER COVERAGE AREA = 43.23 Sq.m. GUTTER LENGTH = 6.46m. PROVIDE **1** DOWN PIPE

ROOF DETAIL & CATCHMENT PLAN

SCALE: 1:100

VK HOMES

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PROJECT: PROPOSED SINGLE STOREY DWELLING
ADDRESS: NO. 42 (LOT 50) ASPECT BOULEVARD, BROADFORD VIC 3658
CLIENTS: --------

ESTATE: N/A
HOUSE TYPE: CUSTOM
FACADE: CUSTOM

DATE	ISSUE.	STAGE.	STATUS / DESCRIPTION	DRAWN	CHECK
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21-02-2024	1	CD-A	INITIAL DESIGN SKETCH	A.M.	-.-

DRAWING TYPE: FINAL DRAWING FOR CONSTRUCTION
SCALE: 1:100 @ A3
SHEET NAME: ROOF CATCHMENT PLAN
JOB ID: 50ASPE
SHEET NO: 11 of 16

BUILDING AREA				
GROUND FLOOR	209.56	m²	22.56	sqs
GARAGE	46.10	m²	4.96	sqs
PORCH	12.04	m²	1.30	sqs
ALFRESCO	11.55	m²	1.24	sqs
-	0	m²	0.00	sqs
-	0	m²	0.00	sqs
-	0	m²	0.00	sqs
-	0	m²	0.00	sqs
600mm EAVES	33.80	m²	3.64	sqs
ACTUAL DWELLING SIZE	279.23	m²	30.06	sqs
TOTAL BUILD COVERAGE	313.03	m²	33.70	sqs

STECO
BUILDING PERMIT
Issued: 26/06/2024
Number: 566111413206O
Relevant Building Surveyor
Steven Tran
BS-L 67097

IMPORTANT NOTES (SLAB TYPE)

- WAFFLE SLAB AS PER ENGINEERING SPECIFICATION.

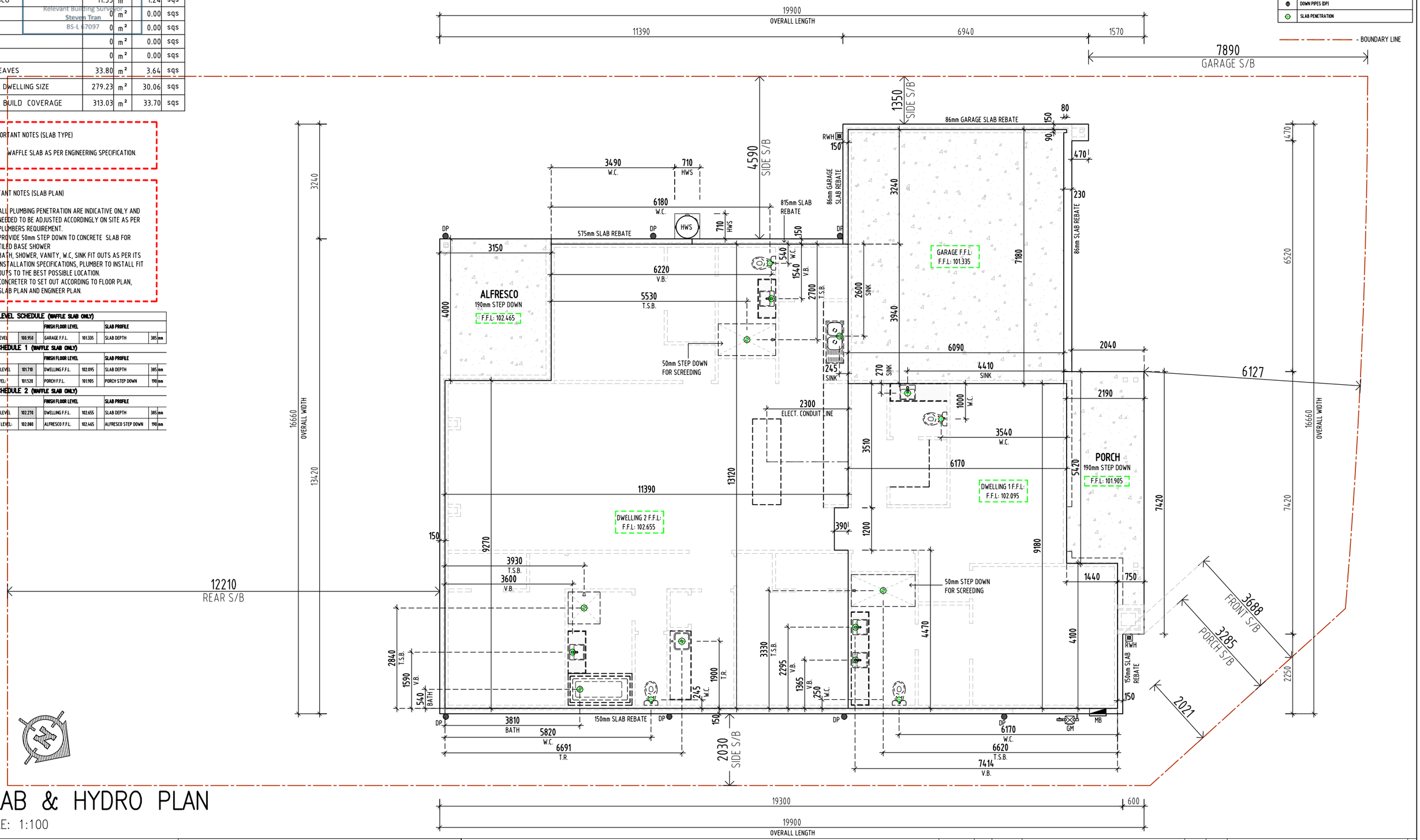
IMPORTANT NOTES (SLAB PLAN)

- ALL PLUMBING PENETRATION ARE INDICATIVE ONLY AND NEEDED TO BE ADJUSTED ACCORDINGLY ON SITE AS PER PLUMBERS REQUIREMENT.
- PROVIDE 50mm STEP DOWN TO CONCRETE SLAB FOR TILED BASE SHOWER
- BATH, SHOWER, VANITY, W.C, SINK FIT OUTS AS PER ITS INSTALLATION SPECIFICATIONS, PLUMBER TO INSTALL FIT OUTS TO THE BEST POSSIBLE LOCATION.
- CONCRETER TO SET OUT ACCORDING TO FLOOR PLAN, SLAB PLAN AND ENGINEER PLAN.

GARAGE LEVEL SCHEDULE (WAFFLE SLAB ONLY)						
CUT LEVEL		FINISH FLOOR LEVEL		SLAB PROFILE		
GARAGE CUT LEVEL	100.950	GARAGE F.F.L.	101.335	SLAB DEPTH	385	nn
LEVEL SCHEDULE 1 (WAFFLE SLAB ONLY)						
CUT LEVEL		FINISH FLOOR LEVEL		SLAB PROFILE		
DWELLING CUT LEVEL	101.710	DWELLING F.F.L.	102.095	SLAB DEPTH	385	nn
PORCH CUT LEVEL	101.520	PORCH F.F.L.	101.905	PORCH STEP DOWN	190	nn
LEVEL SCHEDULE 2 (WAFFLE SLAB ONLY)						
CUT LEVEL		FINISH FLOOR LEVEL		SLAB PROFILE		
DWELLING CUT LEVEL	102.270	DWELLING F.F.L.	102.655	SLAB DEPTH	385	nn
ALFRESCO CUT LEVEL	102.080	ALFRESCO F.F.L.	102.465	ALFRESCO STEP DOWN	190	nn

LEGEND	
	ELECTRICAL M.B.
	GAS METER
HWS	HOT WATER SYSTEM (H.W.S.)
	INSTANTANEOUS HOT WATER SYSTEM (I.H.W.S.)
	DOWN PIPES (DP)
	SLAB PENETRATION

- BOUNDARY LINE



SLAB & HYDRO PLAN

SCALE: 1:100

VK HOMES

NewEdgeStudio
DESIGN | PLAN | PERMIT | DEVELOP

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PROJECT:
PROPOSED SINGLE STOREY DWELLING

ADDRESS:
NO. 42 (LOT 50) ASPECT BOULEVARD, BROADFORD VIC 3658

CLIENTS:
- - - - - - - -

ESTATE:
N/A

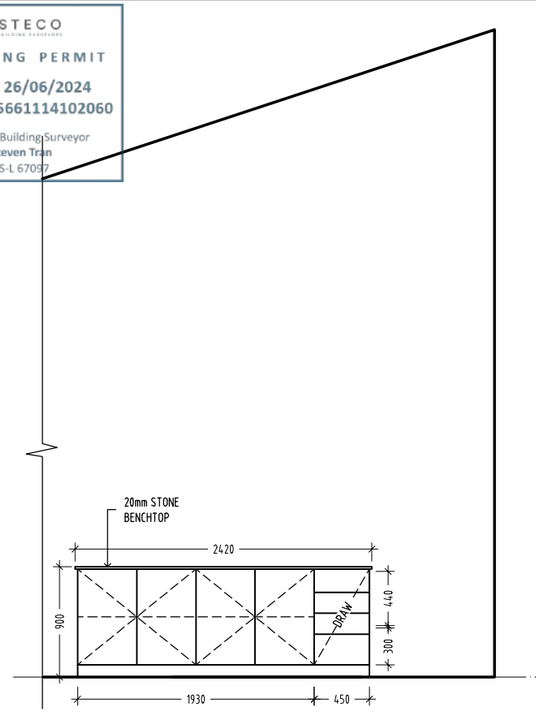
HOUSE TYPE:
CUSTOM

FACADE:
CUSTOM

DATE	ISSUE.	STAGE.	STATUS / DESCRIPTION	DRAWN	CHECK
07-06-2024	7	FD-AS	FINAL DRAWING WITH BS RFI	M.A.	-.-
13-05-2024	6	FD-AS	FINAL DRAWING WITH REVISION (DOORS & WINDOWS)	D.M.	-.-
30-04-2024	5	FD-AS	FINAL DRAWING WITH REVISION	D.M.	L.G.
23-04-2024	4	PD-AS	PRELIMINARY DRAWING WITH REVISION	D.M.	M.A.
25-03-2024	3	BD-AS	BANK DRAWING	D.M.	Q.M.
12-03-2024	2	CD-B	CONCEPT DRAWING W/ CLIENT REVISION	A.N.	-.-
21-02-2024	1	CD-A	INITIAL DESIGN SKETCH	A.M.	-.-

DRAWING TYPE: FINAL DRAWING FOR CONSTRUCTION
SCALE: 1:100 @ A3
SHEET NAME: SLAB & HYDRO PLAN
JOB ID: 50ASPE
SHEET NO: 12 of 16

STECO
BUILDING PERMIT
Issued: 26/06/2024
Number: 5661114102060
Relevant Building Surveyor
Steven Tran
BS-L 67097



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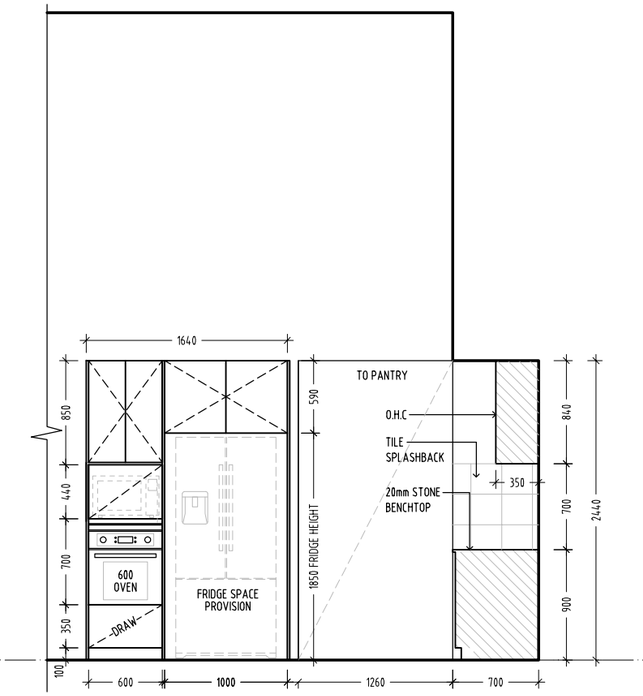

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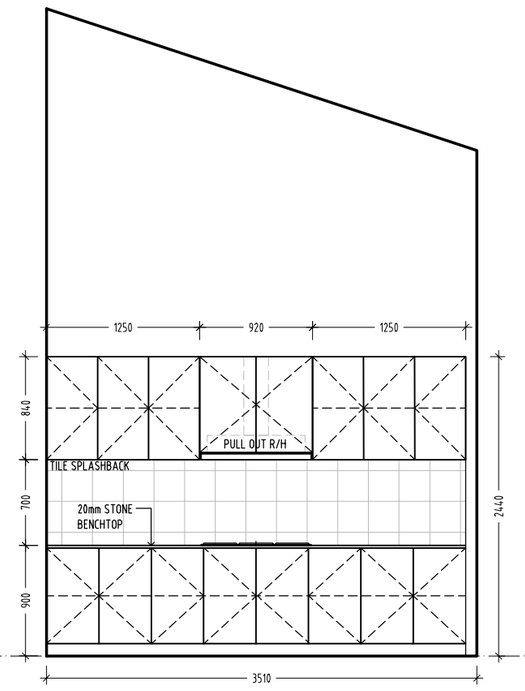

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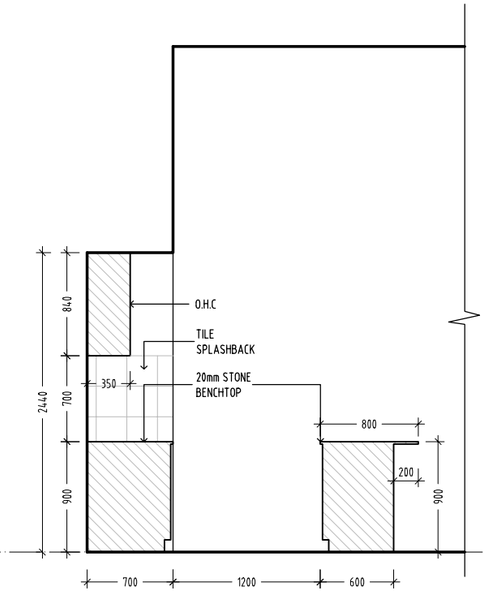
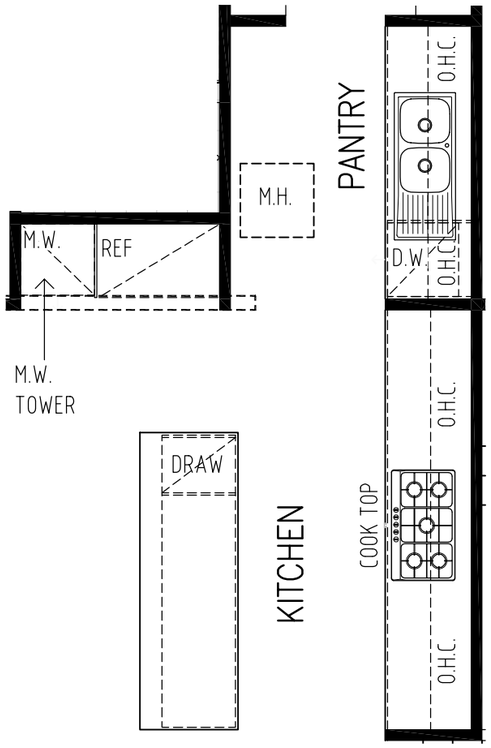
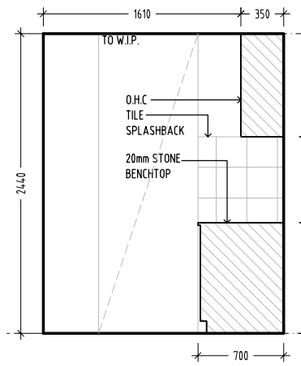


ELEVATION D

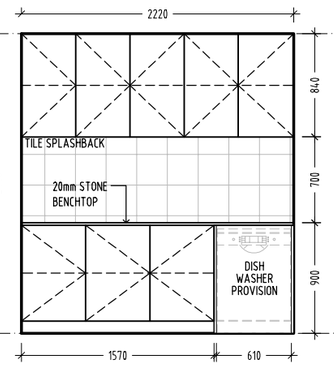


INTERNAL ELEVATIONS - 1
SCALE: 1:50

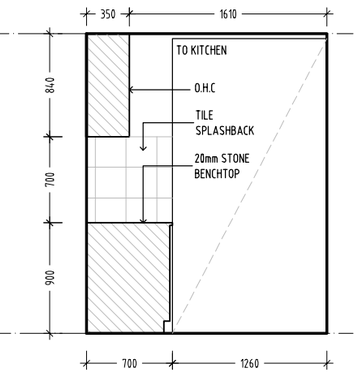
1 S:3 KITCHEN PLAN 1:50



PANTRY - ELEVATION B



ELEVATION C



ELEVATION D

INTERNAL NOTE

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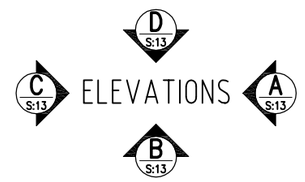
- MICROWAVE SPACE MINIMUM OF 600mm WIDTH
- TILED BASE SHOWER (T.S.B.) TO HAVE 50mm STEP DOWN TO SLAB AND SUSPENDED FLOOR



VK HOMES

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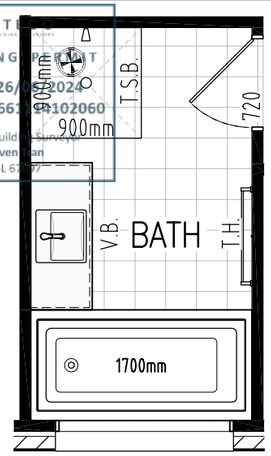
PROJECT:
PROPOSED SINGLE STOREY DWELLING
ADDRESS:
NO. 42 (LOT 50) ASPECT BOULEVARD, BROADFORD VIC 3658
CLIENTS:

ESTATE:
N/A
HOUSE TYPE:
CUSTOM
FACADE:
CUSTOM

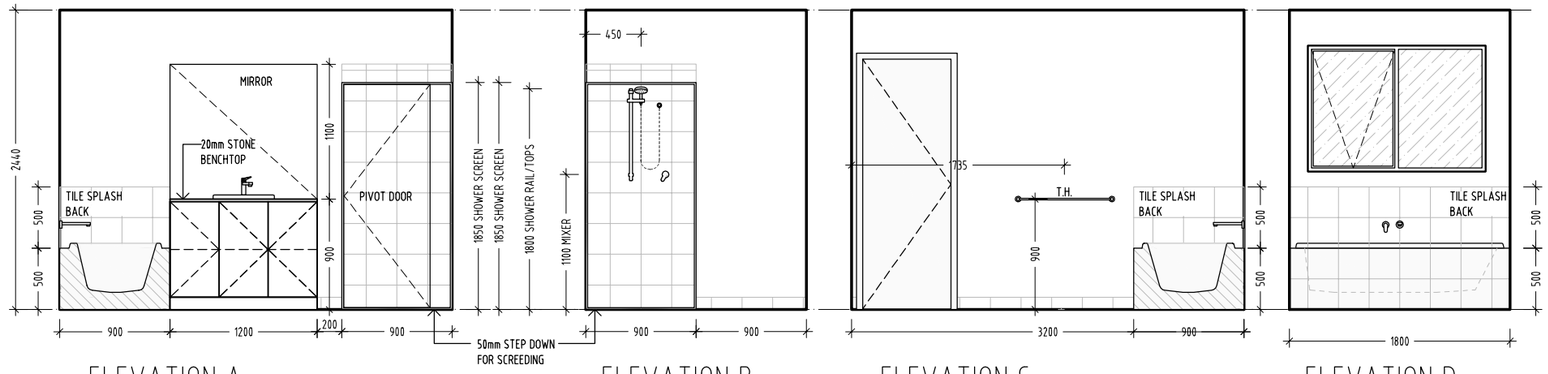
DATE	ISSUE.	STAGE.	STATUS / DESCRIPTION	DRAWN	CHECK
07-06-2024	7	FD-AS	FINAL DRAWING WITH BS RFI	M.A.	-.-
13-05-2024	6	FD-AS	FINAL DRAWING WITH REVISION (DOORS & WINDOWS)	D.M.	-.-
30-04-2024	5	FD-AS	FINAL DRAWING WITH REVISION	D.M.	L.G.
23-04-2024	4	PD-AS	PRELIMINARY DRAWING WITH REVISION	D.M.	M.A.
25-03-2024	3	BD-AS	BANK DRAWING	D.M.	Q.M.
12-03-2024	2	CD-B	CONCEPT DRAWING W/ CLIENT REVISION	A.N.	-.-
21-02-2024	1	CD-A	INITIAL DESIGN SKETCH	A.M.	-.-

DRAWING TYPE: FINAL DRAWING FOR CONSTRUCTION
SCALE: 1:50 @ A3
SHEET NAME: INTERNAL ELEVATIONS - 1
JOB ID: 50ASPE
SHEET NO: 13 of 16

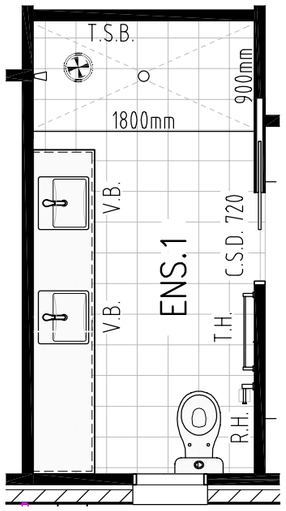
BUILDING PERMIT
Issued: 26/08/2024
Number: 5662 [illegible] 102060
Relevant Building Surveyor
Steven [illegible]
BS-L [illegible]



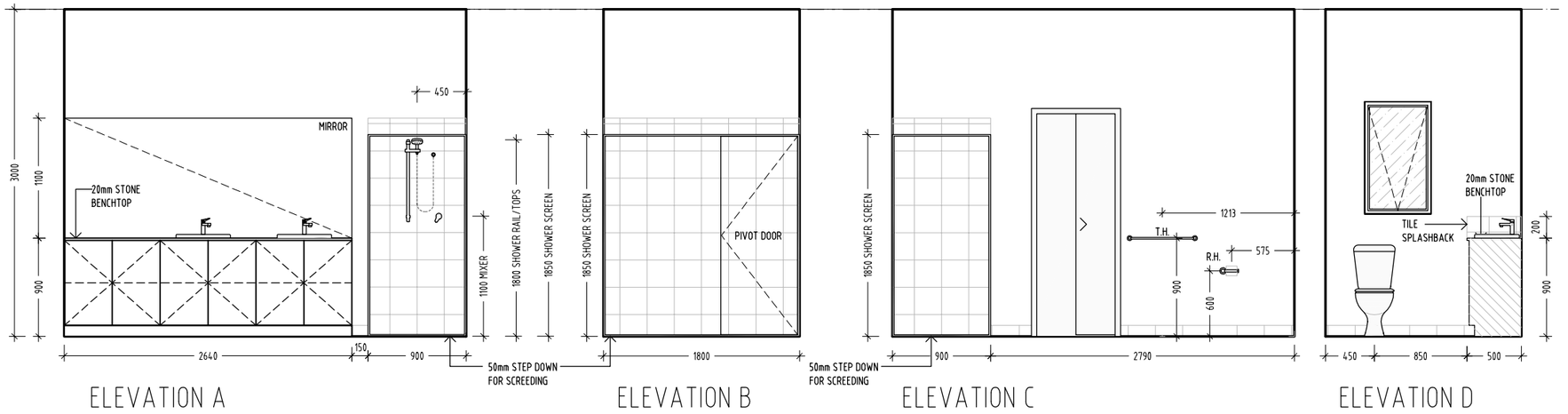
2 S:3 BATH PLAN 1:50



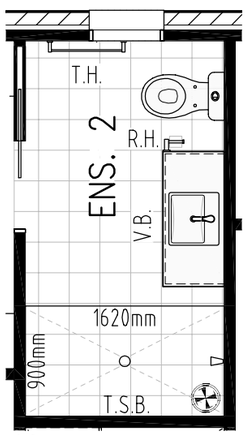
ELEVATION A ELEVATION B ELEVATION C ELEVATION D



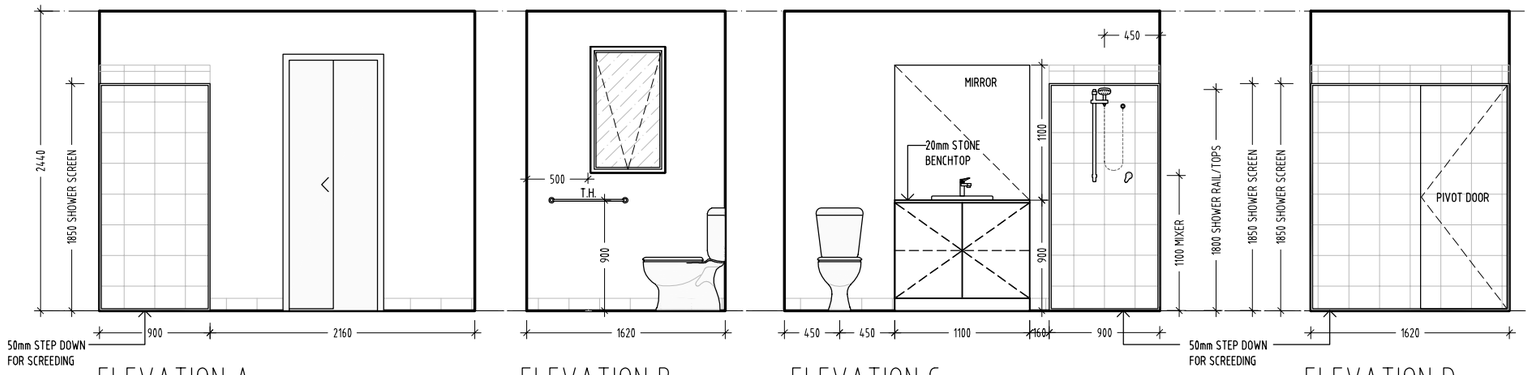
3 S:3 ENS. 1 PLAN 1:50



ELEVATION A ELEVATION B ELEVATION C ELEVATION D



4 S:3 ENS. 2 PLAN 1:50



ELEVATION A ELEVATION B ELEVATION C ELEVATION D

INTERNAL NOTE

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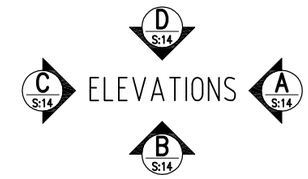
- TILED BASE SHOWER (T.S.B.) TO HAVE 50mm STEP DOWN TO SLAB AND SUSPENDED FLOOR



INTERNAL ELEVATIONS - 2

SCALE: 1:50

VK HOMES

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DESIGN | PLAN | PERMIT | DEVELOP

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PROJECT:
PROPOSED SINGLE STOREY DWELLING

ADDRESS:
NO. 42 (LOT 50) ASPECT BOULEVARD, BROADFORD VIC 3658

CLIENTS:

ESTATE:
N/A

HOUSE TYPE:
CUSTOM

FACADE:
CUSTOM

DATE	ISSUE.	STAGE.	STATUS / DESCRIPTION	DRAWN	CHECK
07-06-2024	7	FD-AS	FINAL DRAWING WITH BS RFI	M.A.	-.-
13-05-2024	6	FD-AS	FINAL DRAWING WITH REVISION (DOORS & WINDOWS)	D.M.	-.-
30-04-2024	5	FD-AS	FINAL DRAWING WITH REVISION	D.M.	L.G.
23-04-2024	4	PD-AS	PRELIMINARY DRAWING WITH REVISION	D.M.	M.A.
25-03-2024	3	BD-AS	BANK DRAWING	D.M.	Q.M.
12-03-2024	2	CD-B	CONCEPT DRAWING W/ CLIENT REVISION	A.N.	-.-
21-02-2024	1	CD-A	INITIAL DESIGN SKETCH	A.M.	-.-

DRAWING TYPE: FINAL DRAWING FOR CONSTRUCTION

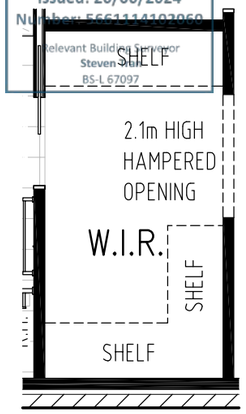
SCALE: 1:50 @ A3

SHEET NAME: INTERNAL ELEVATIONS - 2

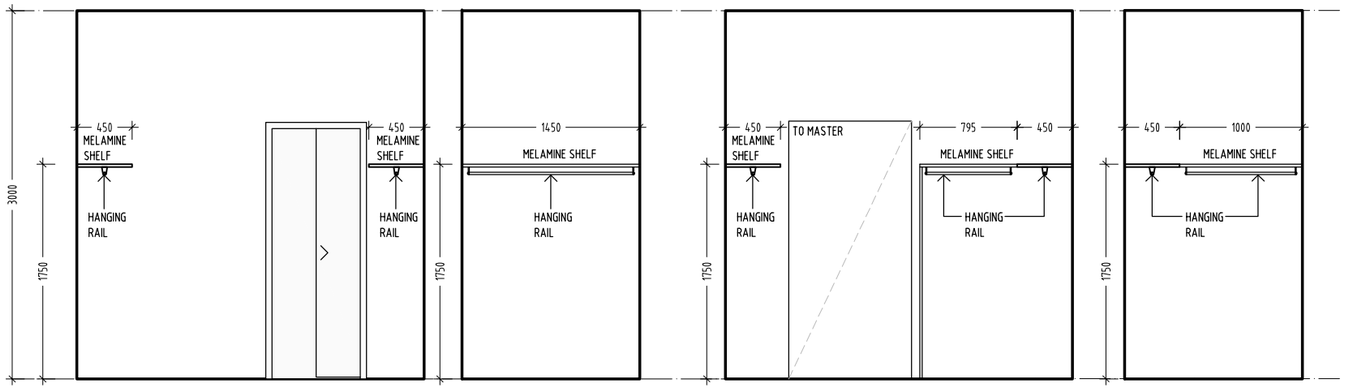
JOB ID: 50ASPE

SHEET NO: 14 of 16

STECO
BUILDING PERMIT
Issued: 26/06/2024
Number: 566111410306O
Relevant Building Surveyor
Steven Stec
BS-L 67097



5 S:3 MASTER W.I.R. 1:50



ELEVATION A ELEVATION B ELEVATION C ELEVATION D

INTERNAL NOTE

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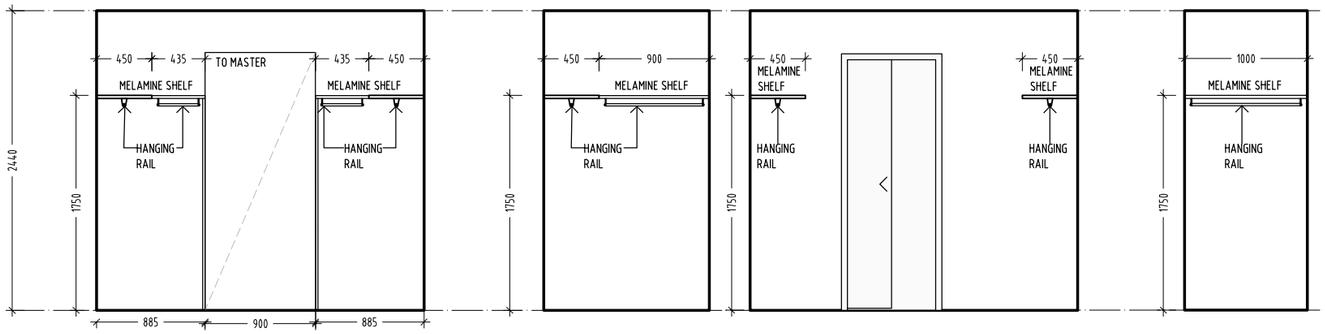
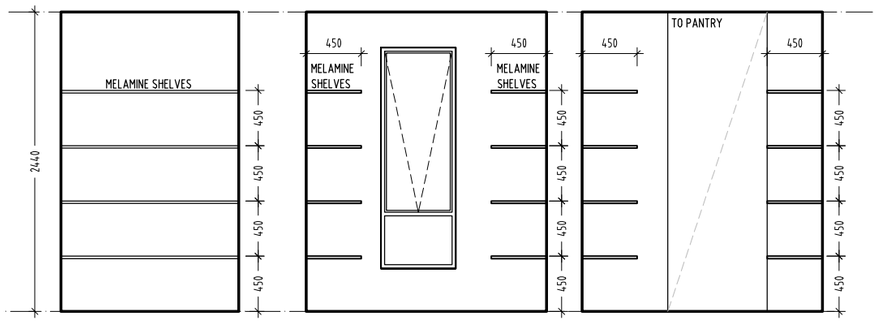
- TILED BASE SHOWER (T.S.B.) TO HAVE 50mm STEP DOWN TO SLAB AND SUSPENDED FLOOR

D S:15
C S:15 ELEVATIONS A S:15
B S:15



GUEST / BED 4 W.I.R. - ELEVATIONS

TYPICAL W.I.R.



W.I.P. - ELEVATIONS

TYPICAL INTERNAL ELEVATIONS – 3

SCALE: 1:50

VK HOMES

NewEdgeStudio.
DESIGN | PLAN | PERMIT | DEVELOP

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PROJECT: PROPOSED SINGLE STOREY DWELLING
ADDRESS: NO. 42 (LOT 50) ASPECT BOULEVARD, BROADFORD VIC 3658
CLIENTS: --------

ESTATE: N/A
HOUSE TYPE: CUSTOM
FACADE: CUSTOM

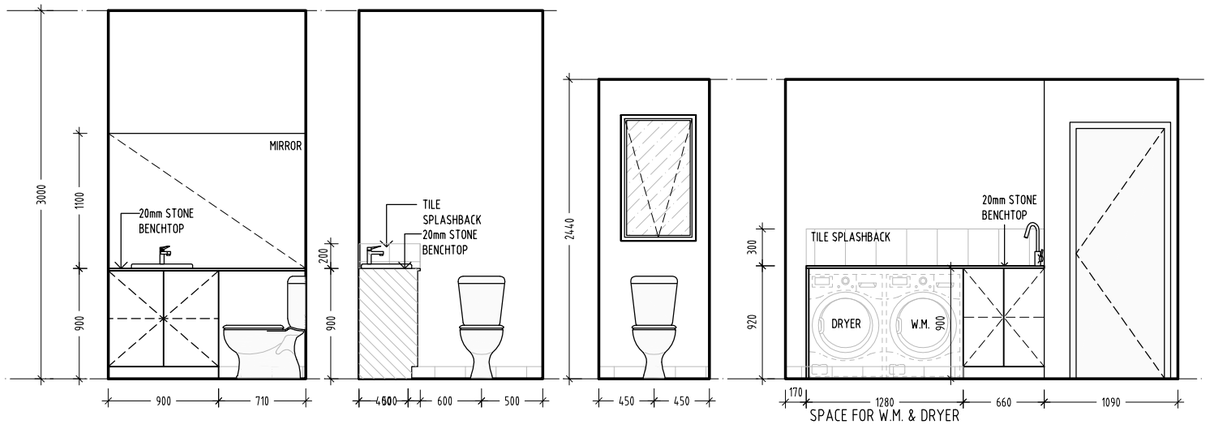
DATE	ISSUE.	STAGE.	STATUS / DESCRIPTION	DRAWN	CHECK
07-06-2024	7	FD-AS	FINAL DRAWING WITH BS RFI	M.A.	-.-
13-05-2024	6	FD-AS	FINAL DRAWING WITH REVISION (DOORS & WINDOWS)	D.M.	-.-
30-04-2024	5	FD-AS	FINAL DRAWING WITH REVISION	D.M.	L.G.
23-04-2024	4	PD-AS	PRELIMINARY DRAWING WITH REVISION	D.M.	M.A.
25-03-2024	3	BD-AS	BANK DRAWING	D.M.	Q.M.
12-03-2024	2	CD-B	CONCEPT DRAWING W/ CLIENT REVISION	A.N.	-.-
21-02-2024	1	CD-A	INITIAL DESIGN SKETCH	A.M.	-.-

DRAWING TYPE: FINAL DRAWING FOR CONSTRUCTION
SCALE: 1:50 @ A3
SHEET NAME: TYPICAL INTERNAL ELEVATIONS - 3
JOB ID: 50ASPE
SHEET NO: 15 of 16

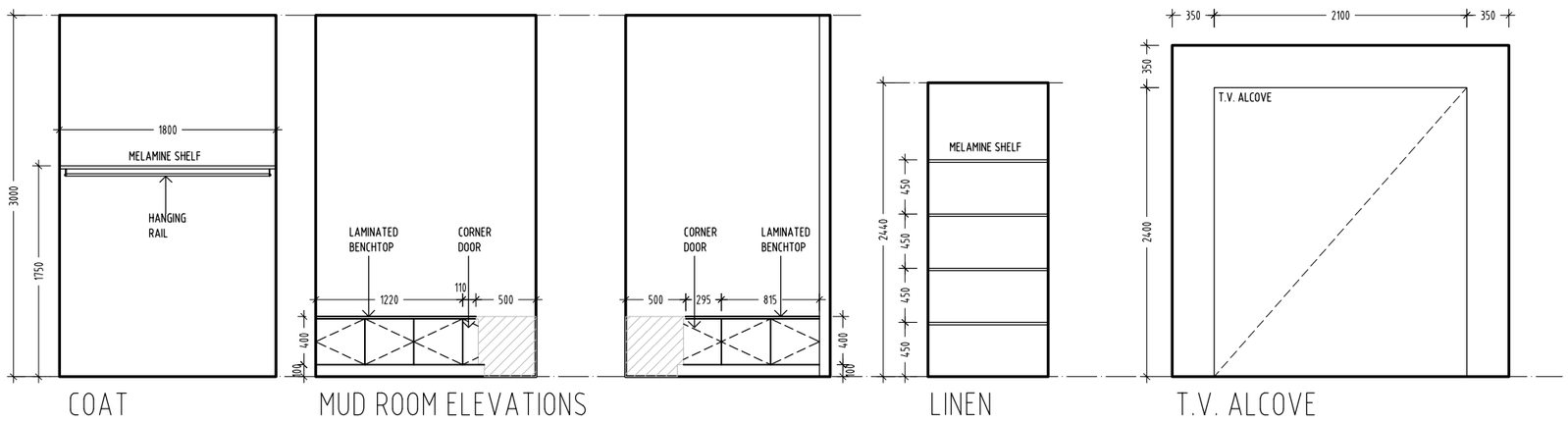
STECO
BUILDING PERMIT
Issued: 26/06/2024
Number: 5661114102060
Relevant Building Surveyor
Steven Tran
BS-L 67097

TYPICAL INTERNAL ELEVATIONS – 4

SCALE: 1:50



PDR. ELEVATIONS W.C. LAUNDRY



COAT MUD ROOM ELEVATIONS LINEN T.V. ALCOVE

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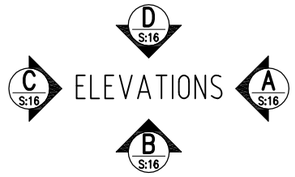
- ALL APPLIANCES AND FIXTURES IN THIS PLAN ARE NOMINAL ONLY, BUILDING SPECIFICATION TAKES PRECEDENCE.
- PLUMBING FIXTURES TO BE CONFIRMED ON SITE. FINAL POSITION OF PLUMBING FIXTURES AS PER DISCRETION OF PLUMBER AND INSTALLED ON BEST POSSIBLE POSITION
- THE LOOK OF THE FIXTURE ON THIS PLAN IS NOMINAL ONLY. THE FIXTURE IN THIS PLAN DOES NOT REFLECT THE REAL LOOKS, CONFIGURATION AND COLOURS OF THE ACTUAL PRODUCT, SEE YOUR BUILDING SPECIFICATION AND INCLUSION FOR ACTUAL DETAILS FROM YOUR BUILDER.
- MICROWAVE SPACE MINIMUM OF 600mm WIDTH
- TILED BASE SHOWER (T.S.B.) TO HAVE 50mm STEP DOWN TO SLAB AND SUSPENDED FLOOR



VK HOMES

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ANY DISCREPANCIES ARE TO BE REPORTED TO THIS OFFICE IMMEDIATELY.

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PROJECT:
PROPOSED SINGLE STOREY DWELLING

ADDRESS:
NO. 42 (LOT 50) ASPECT BOULEVARD, BROADFORD VIC 3658

CLIENTS:

ESTATE:
N/A

HOUSE TYPE:
CUSTOM

FACADE:
CUSTOM

DATE	ISSUE.	STAGE.	STATUS / DESCRIPTION	DRAWN	CHECK
07-06-2024	7	FD-AS	FINAL DRAWING WITH BS RFI	M.A.	-.-
13-05-2024	6	FD-AS	FINAL DRAWING WITH REVISION (DOORS & WINDOWS)	D.M.	-.-
30-04-2024	5	FD-AS	FINAL DRAWING WITH REVISION	D.M.	L.G.
23-04-2024	4	PD-AS	PRELIMINARY DRAWING WITH REVISION	D.M.	M.A.
25-03-2024	3	BD-AS	BANK DRAWING	D.M.	Q.M.
12-03-2024	2	CD-B	CONCEPT DRAWING W/ CLIENT REVISION	A.N.	-.-
21-02-2024	1	CD-A	INITIAL DESIGN SKETCH	A.M.	-.-

DRAWING TYPE: FINAL DRAWING FOR CONSTRUCTION
SCALE: 1:50 @ A3
SHEET NAME: TYPICAL INTERNAL ELEVATIONS - 4
JOB ID: 50ASPE
SHEET NO: 16 of 16