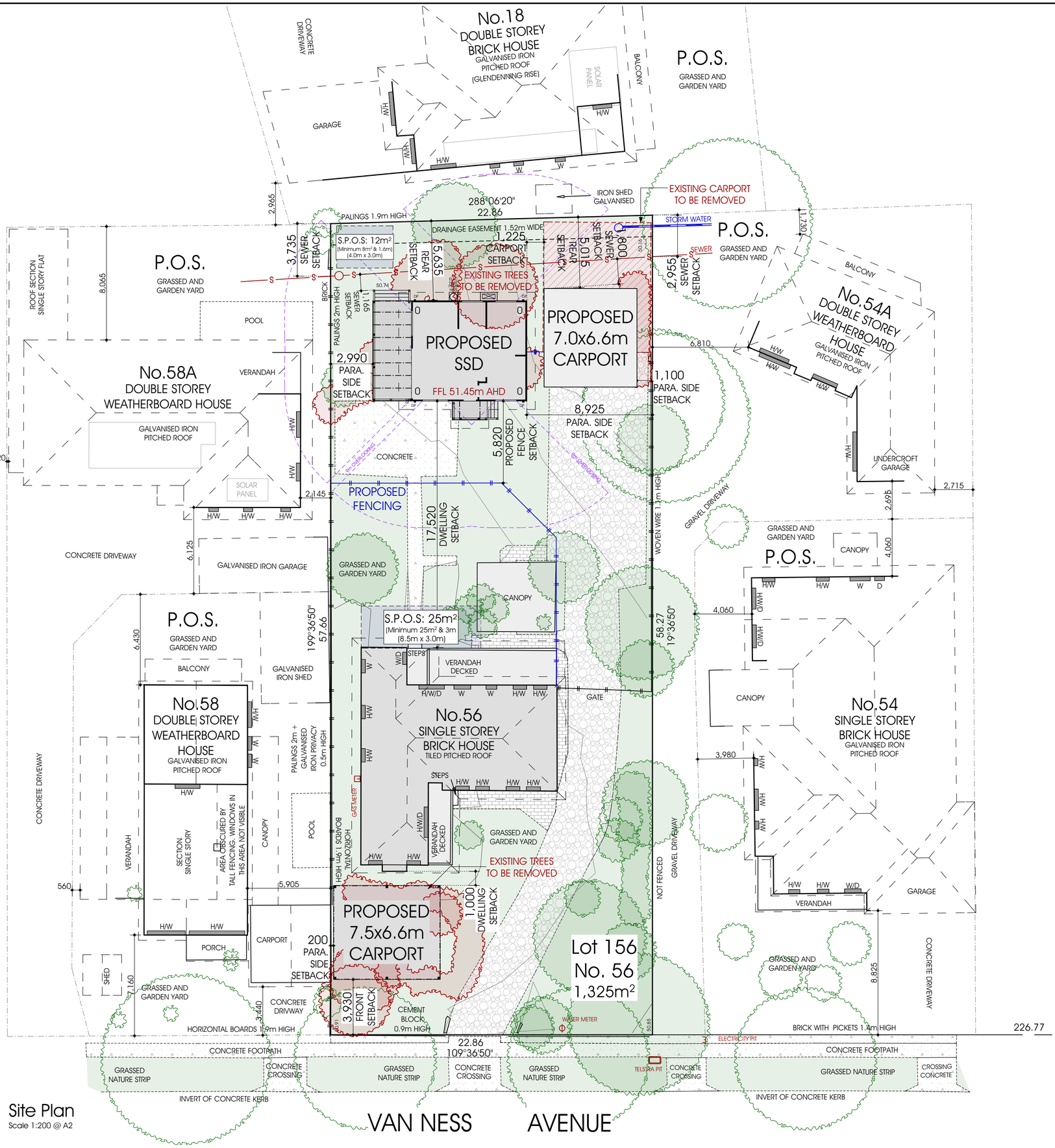


Site Plan
Scale 1:200 @ A2

SITE COVERAGE DETAILS

OVERALL SITE AREA:	1,325 m²
EXISTING DWELLING:	138 m²
EXISTING CLASS 10:	34 m²
PROPOSED SSD:	58 m² (+42%)
PROPOSED SSD VERANDAH:	19 m²
PROPOSED SSD PORCH:	3 m²
PROPOSED CARPORT:	50 m²
PROPOSED CARPORT:	47 m²
OVERALL SITE COVERAGE:	349 m² (26%)
TOTAL PERMEABLE AREA:	915 m² (69%)
TOTAL GARDEN AREA:	915 m² (69%)
TOTAL PRIVATE OPEN SPACE:	976 m² (74%)
TOTAL S.P.O.S:	37 m² (3%)

Callen Bray
BA(Arch), BArch (Hons) (Deakin)
Building Design & Drafting
Residential - Commercial - Industrial
ABN: 39 040 205 161
Phone: 0419 441 186
Email: Callen_Bray@Hotmail.com
Registered Building Practitioner: DP-AD 36967

Proposed SSD,
At: Lot 156, No. 56 Van Ness Ave, Mornington, VIC 3931
For: Betnale Pty. Ltd.

7.13m x 8.2m
2 Bedroom

Sheet No: 1
Issue: 07/05/25
Rev: 07

SPECIFICATION

FOOTINGS

AS PER SOIL REPORT BY SOIL TEST MELBOURNE

SITE CLASSIFICATION	MIN. DEPTH
P	1800mm

STUMPS

A1: 42mm x 3.2mm Mega-Anchor
https://www.mega-anchor.com.au/products

S1: 75x75x8mm GALVANISED STEEL STUMPS WITH 130x130x8mm WELDED BASE PLATE & 200x75x10mm FABRICATED SLOT IN "I" TOP. EMBED IN FOOTINGS TO ENGINEERS SPECIFICATION.

C1: 100x100 PRECAST CONCRETE STUMPS WITH ONE 5mm HARD DRAWN WIRE.

P1: 100x100 CYPRESS TIMBER POSTS/NEWEL POSTS WITH A MIN. STRESS GRADE OF F4 ON CONCRETE FOOTING WITH POST ANCHOR.

BEARERS

2/140x45 LVL 15 (F17) BEARERS WITH A MAX. CONTINUOUS SPAN OF 2400mm.

MINIMUM BEARER CLEARANCE TO GROUND LEVEL:

TERMITE INSPECTION NOT REQUIRED:	REQUIRED:
150mm	400mm

NOTE: ON SLOPING SITES, 400mm WHEN REQUIRED MAY BE REDUCED TO 150mm WITHIN 2m OF EXTERNAL WALLS

FLOOR JOISTS

- 90x45 MGP10 FLOOR JOISTS AT MAX. 450 CENTRES WITH A:
MAX. CONTINUOUS OF 1800mm
MAX. SINGLE SPAN OF 1300mm

FLOORING

19mm THICK "YELLOW TONGUE" PARTICLEBOARD FLOORING.

TIMBER DURABILITY

CLASS 1 OR 2 TIMBERS ARE SUITABLE FOR IN GROUND USE. ALTERNATIVELY, H5 TREATED TIMBER CAN BE USED

CLASS 1	CLASS 2
BELIAN	BLACKBUTT
CYPRESS (WHITE)	KWILA (MERBAU)
IRONBARK	SPOTTED GUM
TALLOWWOOD	WESTERN RED CEDAR
TURPENTINE	RIVER RED GUM
YELLOW CEDAR	BALAU
NORTHERN BOX	TEAK

WALL FRAMES

- COMMON STUDS:	90x35 MGP10 AT 600 CTS.
- TOP/BOTTOM PLATES:	45x90 MGP10
- NOGGINGS:	90x35 AT 1275 CTS.
- JAMB STUDS:	
OPENING 0 - 900:	90x35 MGP10
OPENING 900 - 2600:	2/90x35 MGP10
OPENING 2600 - 4300:	3/90x35 MGP10

LINTELS

- OPENINGS UP TO 1100:	90 x 45 F5
- OPENINGS UP TO 1500:	90 x 45 LVL 15
- OPENINGS UP TO 1800:	140 x 45 F7
- OPENINGS UP TO 2200:	140 x 45 LVL 15
- OPENINGS UP TO 2400:	190 x 45 F7
- OPENINGS UP TO 2600:	190 x 45 MGP10
- OPENINGS UP TO 3000:	240 x 45 F7

*ALL STRUCTURAL TIMBER SIZES, FIXINGS & TIE-DOWNS ARE TO BE IN ACCORDANCE WITH AS 1684.2 2021

BUSHFIRE AREAS

DESIGN & SPECIFICATION DOES NOT CONSIDER SITES SUBJECT TO BUSHFIRE ATTACK. SITES DEEMED TO HAVE A BAL OF 12.5 OR MORE HAVE ADDITIONAL CONSTRUCTION REQUIREMENTS IN ACCORDANCE WITH NCC 2022 PART H7D4 & AS 3959

WATERPROOFING & WATER RESISTANCE

ALL WET AREA FLOORS:

- ENSURE VINYL FLOORING IS DEEMED TO BE WATERPROOF & THAT ALL JOINS ARE SEALED
- UPTURN VINYL MIN. 25mm AT WALL/FLOOR JUNCTIONS TO CREATE WATERPROOF WATER STOP. SKIRTING BOARDS & ARCHITRAVES PLACED OVER UPTURN & SEALED TO VINYL WITH WATERPROOF ACRYLIC OR SILICONE SEALANT (REFER TO DETAIL)
- SKIRTING BOARDS & ARCHITRAVES TO WET AREAS TO BE SOLID TIMBER (IE. PINE OR HARDWOOD, NOT MDF)

SHOWER CUBICLE:

- 42x42x3mm ALUMIN. WATERSTOP ANGLE OR VINYL FLOORING STRIP WITH MIN. HORIZONTAL DIMENSION OF 40mm EITHER SIDE, SEALED TO WALL AT ALL WALL JUNCTIONS (CORNERS) EXTENDING A MIN. OF 1800mm FROM SHOWER BASE
- THERMOSET LAMINATE WALL PANELS MIN. OF 1800mm HIGH FROM SHOWER BASE

ABOVE BASINS, TROUGHS & SINKS (KITCHEN BENCH)

- ALL VESSELS ARE PROVIDED WITH IN-BUILT OVERFLOW PROTECTION OR HAVE A PERMANENT OPEN TRAPPED CONNECTION TO THE PLUMBING AND DRAINAGE SYSTEM
- 150mm HIGH WALL TILES MIN. ABOVE VESSELS WITH WATERPROOF ACRYLIC OR SILICONE SEALANT TO JUNCTIONS

ELECTRICAL NOTES

- LIGHT SWITCHES TO BE AT 1000mm ABOVE FLOOR LEVEL.
- HEIGHTS OF POWER POINTS MEASURED FROM FLOOR LEVEL UNLESS OTHERWISE NOTED.
- UNLESS DIMENSIONED POWER POINTS TO BE LOCATED TO THE NEAREST STUD.
- POWER POINTS FOR APPLIANCES & SPLIT SYSTEM AIR-CONDITIONING TO SUIT MANUFACTURERS REQ.
- PROVIDE PHONE CABLING WITH CONDUIT & DRAW STRING PLUS T.V. ANTENNA CABLING THROUGH BARGE END.

ENERGY EFFICIENCY- LIGHTING

- ARTIFICIAL LIGHTING MUST PROVIDE AT LEAST:

20 lux, OR
ONE LIGHT FITTING PER 16m²

WHERE NATURAL LIGHT IS INSUFFICIENT TO PROVIDE SAFE MOVEMENT OF OCCUPANTS IN ACCORDANCE WITH NCC 2022 PART H4 AND ABCB HOUSING PROVISIONS PART 10.5

- PROPOSED MAX. WATTAGE CALCULATED TO NCC VOL. 1 PART J7D3

5W/m² WITHIN A SOLE-OCCUPANCY UNIT; AND
4W/m² ON A VERANDAH, BALCONY, OR THE LIKE ATTACHED TO A SOLE-OCCUPANCY UNIT

- INTERNAL LIGHTING MUST NOT EXCEED: 153 WATTS TOTAL

ELECTRICAL LEGEND

- LED DOWNLIGHT
- PHONE POINT AT 200/1000
- EXHAUST FAN (SELF SEALING)
- SMOKE DETECTOR (DIRECT WIRED)
- S/B INTERNAL SWITCH BOARD
- T.V. POINT AT 200

SPP	DPP	HEIGHT	SPP	DPP	HEIGHT
		200 F.F.L			1200 F.F.L
		350 F.F.L			1275 F.F.L
		750 F.F.L			1350 F.F.L
		970 F.F.L			1400 F.F.L
		1000 F.G.L			2000 F.F.L
		1000F.F.L			IN ROOF

TERMITE AREAS

THE PLACEMENT OF A CHEMICAL BARRIER OR SHEET METAL 'ANT CAPS' TO THE TOPS OF TIMBER STUMPS IN ACCORDANCE WITH PART 3.1.3 OF THE BCA & AS 3660.1 IS SUFFICIENT WHEN PROTECTION AGAINST TERMITE ATTACK IS REQUIRED

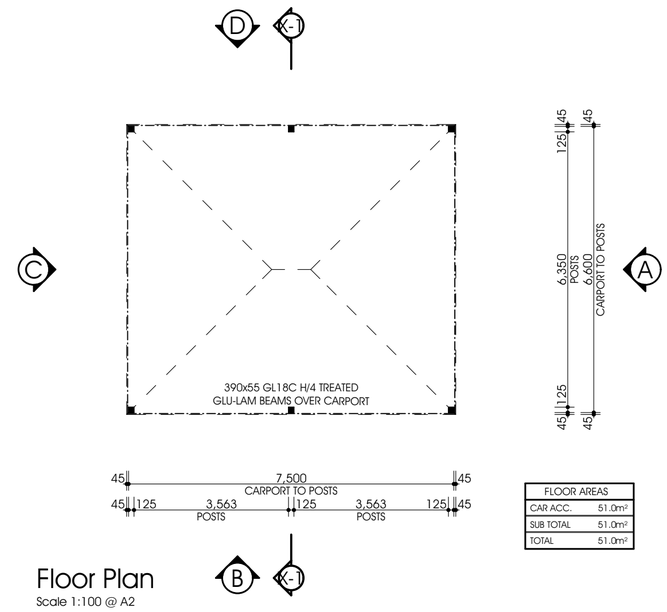
NOTE: A MIN. OF 400mm CLEARANCE IS REQUIRED TO THE UNDERSIDE OF BEARERS ON SITES REQUIRING TERMITE INSPECTION. THIS CAN BE REDUCED TO 150mm ON SLOPING SITES WITHIN 2m OF EXTERNAL WALLS.

INTERNAL ELEVATIONS SPECIFICATION

WATER PIPE LOCATIONS						FITTING LOCATIONS	
No.	ITEM	ABOVE FFL	No.	ITEM	ABOVE FFL	ITEM	HEIGHT ABOVE FFL
1	TOILET	250	6	SINK	650	PAPER HOLDER	600
2	BIDET	250	7	DW	500	TOWEL RAIL	1000/1600
3	BATH	600	8	TROUGH	1085	TOWEL RING	820
4	SHOWER	1000/1800	9	WM	600/1275	SHOWER SOAP HOLDER	1000 NOMINAL
5	BASIN	600	10	FR WASTE	-		

FRAME OFFSETS: SHOWER ROSE= 430 CL, SHOWER TAPS= 250 CL, SOAP HOLDER= 550 CL

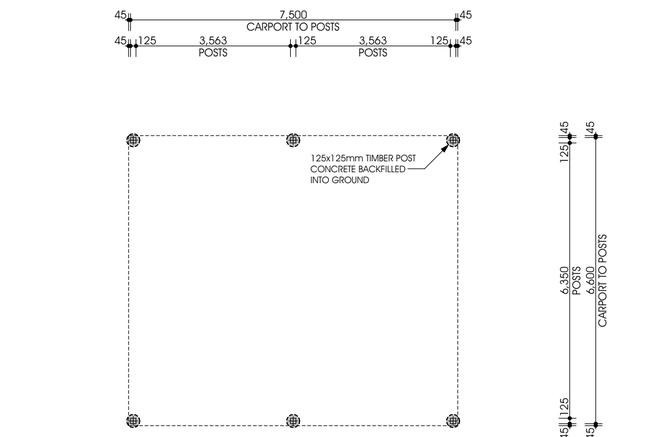
NOTES: - DIMENSIONS TAKEN FROM FRAME
- POWERPOINT LOCATION
- SPLASHBACK TILES: 200x200
- WET AREA SKIRTING BOARDS: SOLID TIMBER 67mm



Floor Plan

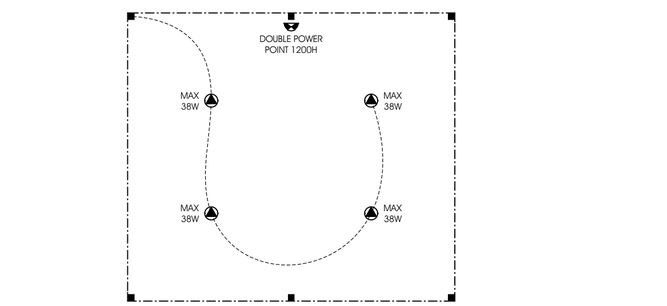
Scale 1:100 @ A2

FLOOR AREAS	
CAR ACC.	51.0m²
SUB TOTAL	51.0m²
TOTAL	51.0m²



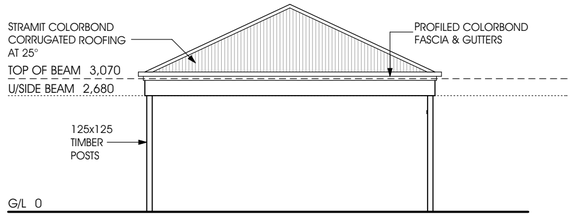
Sub-Floor Plan

Scale 1:100 @ A2

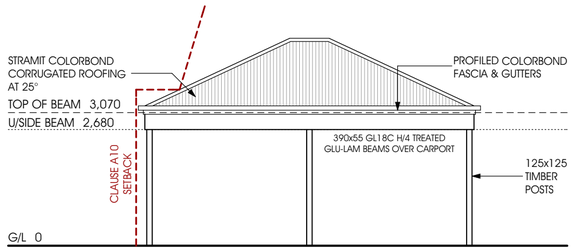


Electrical Plan

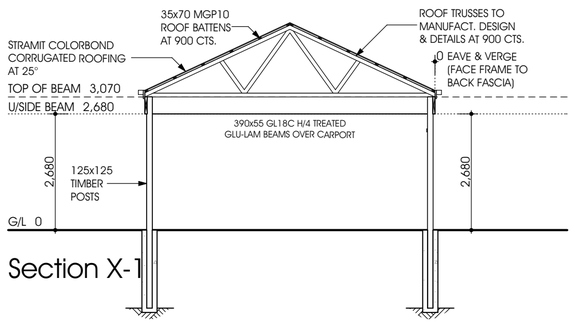
Scale 1:100 @ A2



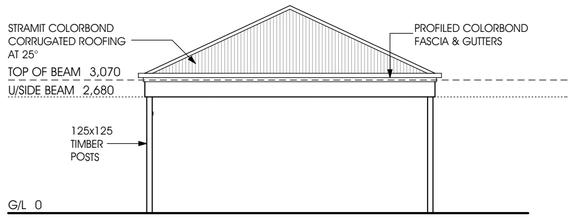
Elevation A



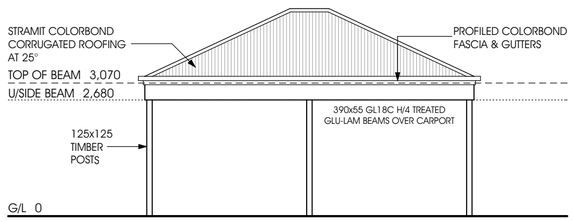
Elevation B



Section X-1



Elevation C



Elevation D

ENERGY EFFICIENCY

CLASS 1 BUILDINGS IN CLIMATE ZONE 6 ARE REQUIRED TO ACHIEVE A MIN. 7 STAR ENERGY RATING IN ACCORDANCE WITH NCC 2022 PART H6. THIS IS ACHIEVED USING THE (DEEMED TO SATISFY PROVISIONS) OF PART 13.2 OF THE ABCB HOUSING PROVISIONS. REFER TO ATTACHED REPORT FOR EXPLANATORY INFORMATION & OVERALL R-VALUES OF ROOF, WALL & FLOOR SYSTEMS

INSULATION VALUES

- ROOF: R- 5.0 BATTS (210mm) + REFLECTIVE FOIL INSULATION*
- WALLS: R- 2.5 WALL BATTS (90mm)
- FLOOR: R- 2.9 REFLECTIVE FOIL INSULATION (4mm)

* NOTE: REFLECTIVE FOIL INSULATION ASSUMES A SINGLE FOIL SIDED TYPE & POLY WEAVE BACKED WITH AN AVERAGE EMITTANCE VALUE OF 0.9 OUTER & 0.05 INNER. THE REFLECTIVE SIDE MUST FACE DOWNWARD (ROOF) OR INWARD (WALLS) AND BE PLACED DIRECTLY UNDER THE ROOF & WALL CLADDING TO BE EFFECTIVE

EXTERNAL GLAZING

- EXTERNAL GLAZING IS SUBJECT TO BUILDING ORIENTATION; REFER TO ATTACHED GLAZING CALCULATION FOR SPECIFIC BUILDING ORIENTATION

BUILDING SEALING

- A SEAL TO RESTRICT AIR INFILTRATION MUST BE FITTED TO EACH EDGE OF AN EXTERNAL SLIDING DOOR, WINDOWS AND OPENINGS.
- DRAFT PROTECTORS ARE REQUIRED TO BE FITTED TO THE BOTTOM EDGE OF EXTERNAL SWING DOORS AND SEALS TO THE HEAD AND SIDES.
SEALS MAY BE FOAM, RUBBER, FIBROUS OR THE LIKE.
- EXHAUST FANS MUST BE FITTED WITH A SELF SEALING DEVICE SUCH AS A SELF-CLOSING DAMPER OR FILTER (RANGEHOOD)
- GAPS AND CRACKS AROUND ROOFS, EXTERNAL FLOORS, WALL/FLOOR/ROOF JUNCTIONS AND AROUND WINDOW AND DOOR FRAMES MUST BE MINIMISED THROUGH GOOD CONSTRUCTION PRACTICE. AND WITH THE PLACING OF CLOSE FITTING INTERNAL LINING AT JUNCTIONS, CAULKING, SKIRTING, ARCHITRAVES AND CORNICES.

SERVICES

- SERVICES PIPING AND DUCTWORK MUST BE INSTALLED TO FACILITATE THE EFFICIENT USE OF ENERGY AS PER HOUSING PROVISIONS PART 13.7.

GENERAL NOTES

- ENERGY EFFICIENCY (WALL, FLOOR, ROOF INSULATION & GLAZING) IN ACCORDANCE WITH NCC 2022 PART H6; REFER TO ENERGY EFFICIENCY NOTES & GLAZING CALCULATIONS FOR DETAILS.
- WET AREAS PROTECTED WITH A WATERPROOFING SYSTEM IN ACCORDANCE WITH NCC 2022 PART H4D2 AND HOUSING PROVISIONS PART 10.2.
- STEPS: TREAD- 240mm MIN, RISER- 190mm MAX.
- BALUSTRADE : - AT STEPS- 865mm (MIN) HIGH
- AT LANDING- 1000mm (MIN) HIGH
- WHERE REQUIRED, HORIZONTAL & VERT. GAPS IN BALUSTRADES MUST BE LESS THAN 125mm IN ACCORDANCE WITH HOUSING PROVISIONS PART 11.3.4
- WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALE.
- UNLESS OTHERWISE INDICATED ALL WALL DIMENSIONS ARE:
- EXTERNAL 90mm STUD
- INTERNAL 90mm STUD
- WC / BATHROOM DOOR TO BE REMOVABLE WHERE REQUIRED AND FITTED WITH LIFT OFF HINGES IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 10.4.2
- ALL GLAZING TO COMPLY WITH NCC 2022 PART H1D8 & AS 1288
- MECHANICAL VENTILATION TO OUTSIDE AIR PROVIDED WHERE REQUIRED AND IN ACCORDANCE WITH NCC 2022 PART H4D7
- ROOF TRUSSES (WHERE USED) TO HAVE A MAXIMUM SPACING OF 900mm
- WINDOW GLAZING CODES:
- (OBS) OBSCURE GLASS
- (TLS) TRANSLUCENT GLASS
- (DG) DOUBLE GLAZED
- RA - ROOF ACCESS (WHERE APPLICABLE)
- SMOKE DETECTOR (DIRECT WIRED)
- DP - DOWNPIPE (STORMWATER CONNECTED)
- DP - DOWNPIPE (WATER TANK CONNECTED)

I/WE .....

ACKNOWLEDGE THAT THESE PLANS ARE A TRUE AND ACCURATE REFLECTION OF OUR REQUIREMENTS AND AGREE THAT THESE PLANS ARE THE PLANS REFFERED TO IN THE MAJOR DOMESTIC BUILDING CONTRACT BETWEEN "BETNALE PTY LTD" (TRADING AS SUPERIOR GRANNY FLATS) AND MYSELF/OURSELVES AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES. I/WE AM/ARE FULLY AWARE, IF ANY FURTHER CHANGES ARE TO BE MADE ON THESE PLANS WILL INCUR A VARIATION FEE.

SIGNED: ..... DATE: .....

SIGNED: ..... DATE: .....

Callen Bray
BA(Arch), BArch (Hons) (Deakin)
Building Design & Drafting
Residential - Commercial - Industrial
ABN: 38 040 205 161
Phone: 0419 441 186
Email: Callen_Bray@Hotmail.com
Registered Building Practitioner: DP-AD 36967

Proposed Carport,
At: Lot 156, No. 56 Van Ness Ave, Mornington, VIC 3931
For: Betnale Pty. Ltd.

7.5m x 6.6m

Sheet No: 2
Issue: 07/05/25
Rev: 07

SPECIFICATION

FOOTINGS

AS PER SOIL REPORT BY SOIL TEST MELBOURNE

SITE CLASSIFICATION	MIN. DEPTH
P	1800mm

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A1: 42mm x 3.2mm Mega-Anchor
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S1: 75x75x8mm GALVANISED STEEL STUMPS WITH 130x130x8mm WELDED BASE PLATE & 200x75x10mm FABRICATED SLOT IN "I" TOP. EMBED IN FOOTINGS TO ENGINEERS SPECIFICATION.

C1: 100x100 PRECAST CONCRETE STUMPS WITH ONE 5mm HARD DRAWN WIRE.

P1: 100x100 CYPRESS TIMBER POSTS/NEWEL POSTS WITH A MIN. STRESS GRADE OF F4 ON CONCRETE FOOTING WITH POST ANCHOR.

BEARERS

2/140x45 LVL 15 (F17) BEARERS WITH A MAX. CONTINUOUS SPAN OF 2400mm.

MINIMUM BEARER CLEARANCE TO GROUND LEVEL:

TERMITE INSPECTION NOT REQUIRED:	REQUIRED:
150mm	400mm

NOTE: ON SLOPING SITES, 400mm WHEN REQUIRED MAY BE REDUCED TO 150mm WITHIN 2m OF EXTERNAL WALLS

FLOOR JOISTS

- 90x45 MGP10 FLOOR JOISTS AT MAX. 450 CENTRES WITH A: MAX. CONTINUOUS OF 1800mm MAX. SINGLE SPAN OF 1300mm

FLOORING

19mm THICK "YELLOW TONGUE" PARTICLEBOARD FLOORING.

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CLASS 1 OR 2 TIMBERS ARE SUITABLE FOR IN GROUND USE. ALTERNATIVELY, H5 TREATED TIMBER CAN BE USED

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NORTHERN BOX	TEAK

WALL FRAMES

- COMMON STUDS:	90x35 MGP10 AT 600 CTS.
- TOP/BOTTOM PLATES:	45x90 MGP10
- NOGGINGS:	90x35 AT 1275 CTS.
- JAMB STUDS:	
OPENING 0 - 900:	90x35 MGP10
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OPENING 2600 - 4300:	3/90x35 MGP10

LINTELS

- OPENINGS UP TO 1100:	90 x 45 F5
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BUSHFIRE AREAS

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WATERPROOFING & WATER RESISTANCE

ALL WET AREA FLOORS:

- ENSURE VINYL FLOORING IS DEEMED TO BE WATERPROOF & THAT ALL JOINS ARE SEALED
- UPTURN VINYL MIN. 25mm AT WALL/FLOOR JUNCTIONS TO CREATE WATERPROOF WATER STOP. SKIRTING BOARDS & ARCHITRAVES PLACED OVER UPTURN & SEALED TO VINYL WITH WATERPROOF ACRYLIC OR SILICONE SEALANT (REFER TO DETAIL)
- SKIRTING BOARDS & ARCHITRAVES TO WET AREAS TO BE SOLID TIMBER (IE. PINE OR HARDWOOD, NOT MDF)

SHOWER CUBICLE:

- 42x42x3mm ALUMIN. WATERSTOP ANGLE OR VINYL FLOORING STRIP WITH MIN. HORIZONTAL DIMENSION OF 40mm EITHER SIDE, SEALED TO WALL AT ALL WALL JUNCTIONS (CORNERS) EXTENDING A MIN. OF 1800mm FROM SHOWER BASE
- THERMOSET LAMINATE WALL PANELS MIN. OF 1800mm HIGH FROM SHOWER BASE

ABOVE BASINS, TROUGHS & SINKS (KITCHEN BENCH)

- ALL VESSELS ARE PROVIDED WITH IN-BUILT OVERFLOW PROTECTION OR HAVE A PERMANENT OPEN TRAPPED CONNECTION TO THE PLUMBING AND DRAINAGE SYSTEM
- 150mm HIGH WALL TILES MIN. ABOVE VESSELS WITH WATERPROOF ACRYLIC OR SILICONE SEALANT TO JUNCTIONS

ELECTRICAL NOTES

- LIGHT SWITCHES TO BE AT 1000mm ABOVE FLOOR LEVEL.
- HEIGHTS OF POWER POINTS MEASURED FROM FLOOR LEVEL UNLESS OTHERWISE NOTED.
- UNLESS DIMENSIONED POWER POINTS TO BE LOCATED TO THE NEAREST STUD.
- POWER POINTS FOR APPLIANCES & SPLIT SYSTEM AIR-CONDITIONING TO SUIT MANUFACTURERS REQ.
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ENERGY EFFICIENCY- LIGHTING

- ARTIFICIAL LIGHTING MUST PROVIDE AT LEAST:

20 lux, OR
ONE LIGHT FITTING PER 16m²

WHERE NATURAL LIGHT IS INSUFFICIENT TO PROVIDE SAFE MOVEMENT OF OCCUPANTS IN ACCORDANCE WITH NCC 2022 PART H4 AND ABCB HOUSING PROVISIONS PART 10.5

- PROPOSED MAX. WATTAGE CALCULATED TO NCC VOL. 1 PART J7D3

5W/m² WITHIN A SOLE-OCCUPANCY UNIT; AND 4W/m² ON A VERANDAH, BALCONY, OR THE LIKE ATTACHED TO A SOLE-OCCUPANCY UNIT

- INTERNAL LIGHTING MUST NOT EXCEED: 141 WATTS TOTAL

ELECTRICAL LEGEND

- LED DOWNLIGHT
- PHONE POINT AT 200/1000
- EXHAUST FAN (SELF SEALING)
- SMOKE DETECTOR (DIRECT WIRED)
- S/B INTERNAL SWITCH BOARD
- T.V. POINT AT 200

SPP	DPP	HEIGHT	SPP	DPP	HEIGHT
		200 F.F.L			1200 F.F.L
		350 F.F.L			1275 F.F.L
		750 F.F.L			1350 F.F.L
		970 F.F.L			1400 F.F.L
		1000 F.G.L			2000 F.F.L
		1000F.F.L			IN ROOF

TERMITE AREAS

THE PLACEMENT OF A CHEMICAL BARRIER OR SHEET METAL "ANT CAPS" TO THE TOPS OF TIMBER STUMPS IN ACCORDANCE WITH PART 3.1.3 OF THE BCA & AS 3660.1 IS SUFFICIENT WHEN PROTECTION AGAINST TERMITE ATTACK IS REQUIRED

NOTE: A MIN. OF 400mm CLEARANCE IS REQUIRED TO THE UNDERSIDE OF BEARERS ON SITES REQUIRING TERMITE INSPECTION. THIS CAN BE REDUCED TO 150mm ON SLOPING SITES WITHIN 2m OF EXTERNAL WALLS.

INTERNAL ELEVATIONS SPECIFICATION

WATER PIPE LOCATIONS						FITTING LOCATIONS	
No.	ITEM	ABOVE FFL	No.	ITEM	ABOVE FFL	ITEM	HEIGHT ABOVE FFL
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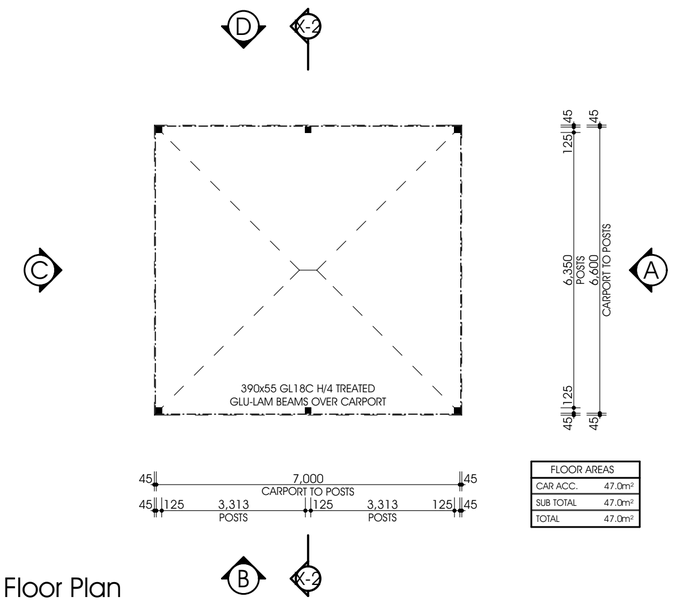
2	BIDET	250	7	DW	500	TOWEL RAIL	1000/1600
3	BATH	600	8	TROUGH	1085	TOWEL RING	820
4	SHOWER	1000/1800	9	WM	600/1275	SHOWER SOAP HOLDER	1000 NOMINAL
5	BASIN	600	10	FR WASTE	-		

FRAME OFFSETS: SHOWER ROSE= 430 CL, SHOWER TAPS= 250 CL, SOAP HOLDER= 550 CL

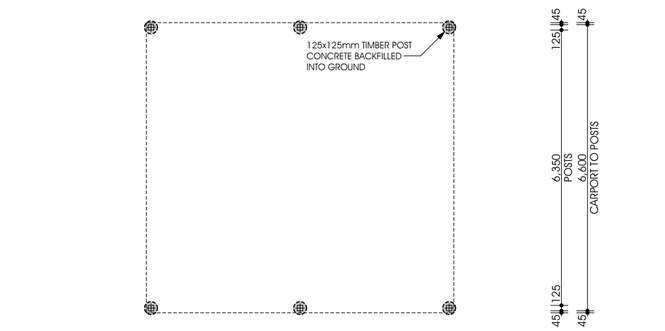
NOTES: - DIMENSIONS TAKEN FROM FRAME - SPLASHBACK TILES: 200x200 - WET AREA SKIRTING BOARDS: SOLID TIMBER 67mm
- POWERPOINT LOCATION



FLOOR AREAS	
CAR ACC.	47.0m²
SUB TOTAL	47.0m²
TOTAL	47.0m²

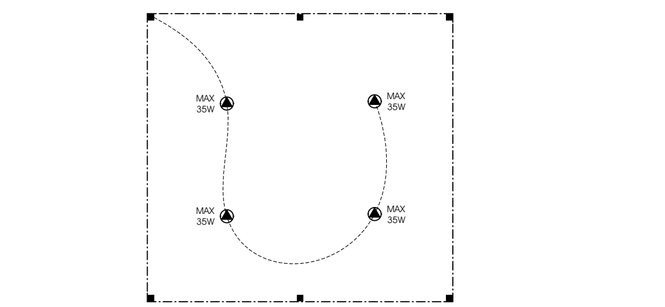
Floor Plan

Scale 1:100 @ A2



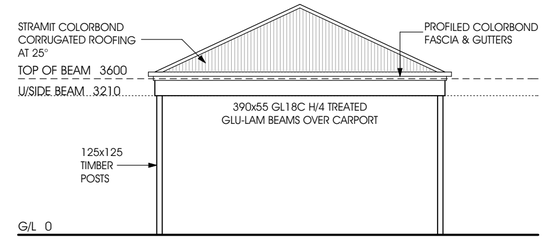
Sub-Floor Plan

Scale 1:100 @ A2

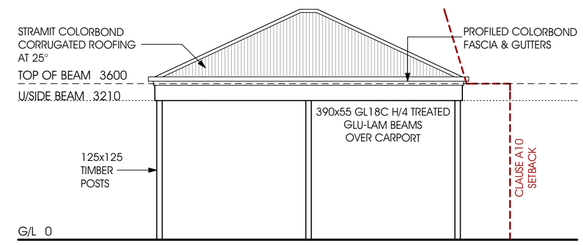


Electrical Plan

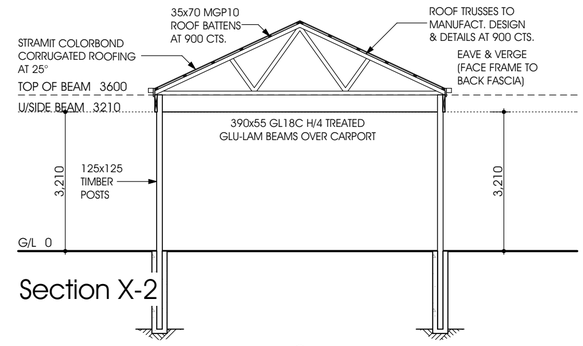
Scale 1:100 @ A2



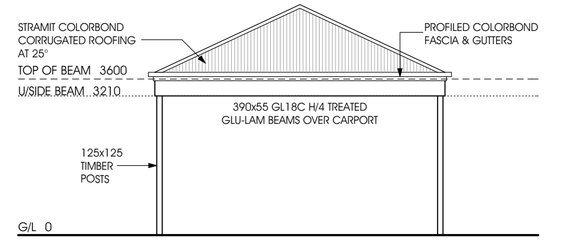
Elevation A



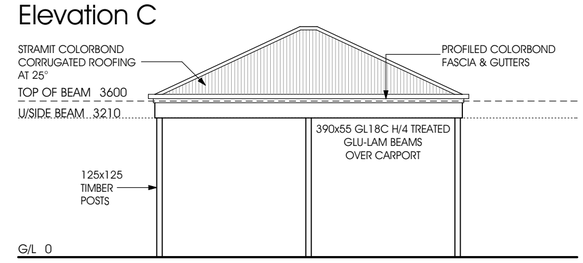
Elevation B



Section X-2



Elevation C



Elevation D

ENERGY EFFICIENCY

CLASS 1 BUILDINGS IN CLIMATE ZONE 6 ARE REQUIRED TO ACHIEVE A MIN. 7 STAR ENERGY RATING IN ACCORDANCE WITH NCC 2022 PART H6. THIS IS ACHIEVED USING THE (DEEMED TO SATISFY PROVISIONS) OF PART 13.2 OF THE ABCB HOUSING PROVISIONS. REFER TO ATTACHED REPORT FOR EXPLANATORY INFORMATION & OVERALL R-VALUES OF ROOF, WALL & FLOOR SYSTEMS

INSULATION VALUES

- ROOF: R- 5.0 BATTS (210mm) + REFLECTIVE FOIL INSULATION*
- WALLS: R- 2.5 WALL BATTS (90mm)
- FLOOR: R- 2.9 REFLECTIVE FOIL INSULATION (4mm)

* NOTE: REFLECTIVE FOIL INSULATION ASSUMES A SINGLE FOIL SIDED TYPE & POLY WEAVE BACKED WITH AN AVERAGE EMITTANCE VALUE OF 0.9 OUTER & 0.05 INNER. THE REFLECTIVE SIDE MUST FACE DOWNWARD (ROOF) OR INWARD (WALLS) AND BE PLACED DIRECTLY UNDER THE ROOF & WALL CLADDING TO BE EFFECTIVE

EXTERNAL GLAZING

- EXTERNAL GLAZING IS SUBJECT TO BUILDING ORIENTATION; REFER TO ATTACHED GLAZING CALCULATION FOR SPECIFIC BUILDING ORIENTATION

BUILDING SEALING

- A SEAL TO RESTRICT AIR INFILTRATION MUST BE FITTED TO EACH EDGE OF AN EXTERNAL SLIDING DOOR, WINDOWS AND OPENINGS.
- DRAFT PROTECTORS ARE REQUIRED TO BE FITTED TO THE BOTTOM EDGE OF EXTERNAL SWING DOORS AND SEALS TO THE HEAD AND SIDES. SEALS MAY BE FOAM, RUBBER, FIBROUS OR THE LIKE.
- EXHAUST FANS MUST BE FITTED WITH A SELF SEALING DEVICE SUCH AS A SELF-CLOSING DAMPER OR FILTER (RANGEHOOD)
- GAPS AND CRACKS AROUND ROOFS, EXTERNAL FLOORS, WALL/FLOOR/ROOF JUNCTIONS AND AROUND WINDOW AND DOOR FRAMES MUST BE MINIMISED THROUGH GOOD CONSTRUCTION PRACTICE. AND WITH THE PLACING OF CLOSE FITTING INTERNAL LINING AT JUNCTIONS, CAULKING, SKIRTING, ARCHITRAVES AND CORNICES.

SERVICES

- SERVICES PIPING AND DUCTWORK MUST BE INSTALLED TO FACILITATE THE EFFICIENT USE OF ENERGY AS PER HOUSING PROVISIONS PART 13.7.

GENERAL NOTES

- ENERGY EFFICIENCY (WALL, FLOOR, ROOF INSULATION & GLAZING) IN ACCORDANCE WITH NCC 2022 PART H6. REFER TO ENERGY EFFICIENCY NOTES & GLAZING CALCULATIONS FOR DETAILS.
- WET AREAS PROTECTED WITH A WATERPROOFING SYSTEM IN ACCORDANCE WITH NCC 2022 PART H4D2 AND HOUSING PROVISIONS PART 10.2.
- STEPS: TREAD- 240mm MIN, RISER- 190mm MAX.
- BALUSTRADE : - AT STEPS- 865mm (MIN) HIGH
  - AT LANDING- 1000mm (MIN) HIGH
- WHERE REQUIRED, HORIZONTAL & VERT. GAPS IN BALUSTRADES MUST BE LESS THAN 125mm IN ACCORDANCE WITH HOUSING PROVISIONS PART 11.3.4
- WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALE.
- UNLESS OTHERWISE INDICATED ALL WALL DIMENSIONS ARE:
  - EXTERNAL 90mm STUD
  - INTERNAL 90mm STUD
- WC / BATHROOM DOOR TO BE REMOVABLE WHERE REQUIRED AND FITTED WITH LIFT OFF HINGES IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 10.4.2
- ALL GLAZING TO COMPLY WITH NCC 2022 PART H1D8 & AS 1288
- MECHANICAL VENTILATION TO OUTSIDE AIR PROVIDED WHERE REQUIRED AND IN ACCORDANCE WITH NCC 2022 PART H4D7
- ROOF TRUSSES (WHERE USED) TO HAVE A MAXIMUM SPACING OF 900mm
- WINDOW GLAZING CODES:
  - (OBS) OBSCURE GLASS
  - (TLS) TRANSLUCENT GLASS
  - (DG) DOUBLE GLAZED
  - RA: - ROOF ACCESS (WHERE APPLICABLE)
  - SD - SMOKE DETECTOR (DIRECT WIRED)
  - DP - DOWNPIPE (STORMWATER CONNECTED)
  - DP - DOWNPIPE (WATER TANK CONNECTED)

I/WE .....

ACKNOWLEDGE THAT THESE PLANS ARE A TRUE AND ACCURATE REFLECTION OF OUR REQUIREMENTS AND AGREE THAT THESE PLANS ARE THE PLANS REFFERED TO IN THE MAJOR DOMESTIC BUILDING CONTRACT BETWEEN "BETNALE PTY LTD" (TRADING AS SUPERIOR GRANNY FLATS) AND MYSELF/OURSELVES AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES. I/WE AM/ARE FULLY AWARE, IF ANY FURTHER CHANGES ARE TO BE MADE ON THESE PLANS WILL INCUR A VARIATION FEE.

SIGNED: ..... DATE: .....

SIGNED: ..... DATE: .....

Callen Bray
BA(Arch), BArch (Hons) (Deakin)
Building Design & Drafting
Residential - Commercial - Industrial
ABN: 38 040 205 161
Phone: 0419 441 186
Email: Callen_Bray@Hotmail.com
Registered Building Practitioner: DP-AD 36967

Proposed Carport,
At: Lot 156, No. 56 Van Ness Ave, Mornington, VIC 3931
For: Betnale Pty. Ltd.

7.0m x 6.6m

Sheet No: 3
Issue: 07/05/25
Rev: 07

SPECIFICATION

FOOTINGS

AS PER SOIL REPORT BY SOIL TEST MELBOURNE

SITE CLASSIFICATION	MIN. DEPTH
P	1800mm

STUMPS

A1: 42mm x 3.2mm Mega-Anchor
https://www.mega-anchor.com.au/products

S1: 75x75x8mm GALVANISED STEEL STUMPS WITH 130x130x8mm WELDED BASE PLATE & 200x75x10mm FABRICATED SLOT IN "I" TOP. EMBED IN FOOTINGS TO ENGINEERS SPECIFICATION.

C1: 100x100 PRECAST CONCRETE STUMPS WITH ONE 5mm HARD DRAWN WIRE.

P1: 100x100 CYPRESS TIMBER POSTS/NEWEL POSTS WITH A MIN. STRESS GRADE OF F4 ON CONCRETE FOOTING WITH POST ANCHOR.

BEARERS

2/140x45 LVL 15 (F17) BEARERS WITH A MAX. CONTINUOUS SPAN OF 2400mm.

MINIMUM BEARER CLEARANCE TO GROUND LEVEL:

TERMITE INSPECTION NOT REQUIRED:	REQUIRED:
150mm	400mm

NOTE: ON SLOPING SITES, 400mm WHEN REQUIRED MAY BE REDUCED TO 150mm WITHIN 2m OF EXTERNAL WALLS

FLOOR JOISTS

- 90x45 MGP10 FLOOR JOISTS AT MAX. 450 CENTRES WITH A: MAX. CONTINUOUS OF 1800mm MAX. SINGLE SPAN OF 1300mm

FLOORING

19mm THICK "YELLOW TONGUE" PARTICLEBOARD FLOORING.

TIMBER DURABILITY

CLASS 1 OR 2 TIMBERS ARE SUITABLE FOR IN GROUND USE. ALTERNATIVELY, H5 TREATED TIMBER CAN BE USED

CLASS 1	CLASS 2
BELIAN	BLACKBUTT
CYPRESS (WHITE)	KWILA (MERBAU)
IRONBARK	SPOTTED GUM
TALLOWWOOD	WESTERN RED CEDAR
TURPENTINE	RIVER RED GUM
YELLOW CEDAR	BALAU
NORTHERN BOX	TEAK

WALL FRAMES

- COMMON STUDS:	90x35 MGP10 AT 600 CTS.
- TOP/BOTTOM PLATES:	45x90 MGP10
- NOGGINGS:	90x35 AT 1275 CTS.
- JAMB STUDS:	
OPENING 0 - 900:	90x35 MGP10
OPENING 900 - 2600:	2/90x35 MGP10
OPENING 2600 - 4300:	3/90x35 MGP10

LINTELS

- OPENINGS UP TO 1100:	90 x 45 F5
- OPENINGS UP TO 1500:	90 x 45 LVL 15
- OPENINGS UP TO 1800:	140 x 45 F7
- OPENINGS UP TO 2200:	140 x 45 LVL 15
- OPENINGS UP TO 2400:	190 x 45 F7
- OPENINGS UP TO 2600:	190 x 45 MGP10
- OPENINGS UP TO 3000:	240 x 45 F7

*ALL STRUCTURAL TIMBER SIZES, FIXINGS & TIE-DOWNS ARE TO BE IN ACCORDANCE WITH AS 1684.2 2021

BUSHFIRE AREAS

DESIGN & SPECIFICATION DOES NOT CONSIDER SITES SUBJECT TO BUSHFIRE ATTACK. SITES DEEMED TO HAVE A BAL OF 12.5 OR MORE HAVE ADDITIONAL CONSTRUCTION REQUIREMENTS IN ACCORDANCE WITH NCC 2022 PART H7D4 & AS 3959

WATERPROOFING & WATER RESISTANCE

ALL WET AREA FLOORS:

- ENSURE VINYL FLOORING IS DEEMED TO BE WATERPROOF & THAT ALL JOINS ARE SEALED
- UPTURN VINYL MIN. 25mm AT WALL/FLOOR JUNCTIONS TO CREATE WATERPROOF WATER STOP. SKIRTING BOARDS & ARCHITRAVES PLACED OVER UPTURN & SEALED TO VINYL WITH WATERPROOF ACRYLIC OR SILICONE SEALANT (REFER TO DETAIL)
- SKIRTING BOARDS & ARCHITRAVES TO WET AREAS TO BE SOLID TIMBER (IE. PINE OR HARDWOOD, NOT MDF)

SHOWER CUBICLE:

- 42x42x3mm ALUMIN. WATERSTOP ANGLE OR VINYL FLOORING STRIP WITH MIN. HORIZONTAL DIMENSION OF 40mm EITHER SIDE, SEALED TO WALL AT ALL WALL JUNCTIONS (CORNERS) EXTENDING A MIN. OF 1800mm FROM SHOWER BASE
- THERMOSET LAMINATE WALL PANELS MIN. OF 1800mm HIGH FROM SHOWER BASE

ABOVE BASINS, TROUGHS & SINKS (KITCHEN BENCH)

- ALL VESSELS ARE PROVIDED WITH IN-BUILT OVERFLOW PROTECTION OR HAVE A PERMANENT OPEN TRAPPED CONNECTION TO THE PLUMBING AND DRAINAGE SYSTEM
- 150mm HIGH WALL TILES MIN. ABOVE VESSELS WITH WATERPROOF ACRYLIC OR SILICONE SEALANT TO JUNCTIONS

ELECTRICAL NOTES

- LIGHT SWITCHES TO BE AT 1000mm ABOVE FLOOR LEVEL.
- HEIGHTS OF POWER POINTS MEASURED FROM FLOOR LEVEL UNLESS OTHERWISE NOTED.
- UNLESS DIMENSIONED POWER POINTS TO BE LOCATED TO THE NEAREST STUD.
- POWER POINTS FOR APPLIANCES & SPLIT SYSTEM AIR-CONDITIONING TO SUIT MANUFACTURERS REQ.
- PROVIDE PHONE CABLING WITH CONDUIT & DRAW STRING PLUS T.V. ANTENNA CABLING THROUGH BARGE END.

ENERGY EFFICIENCY- LIGHTING

- ARTIFICIAL LIGHTING MUST PROVIDE AT LEAST:

20 lux, OR
ONE LIGHT FITTING PER 16m²

WHERE NATURAL LIGHT IS INSUFFICIENT TO PROVIDE SAFE MOVEMENT OF OCCUPANTS IN ACCORDANCE WITH NCC 2022 PART H4 AND ABCB HOUSING PROVISIONS PART 10.5

- PROPOSED MAX. WATTAGE CALCULATED TO NCC VOL. 1 PART J7D3

5W/m² WITHIN A SOLE-OCCUPANCY UNIT; AND
4W/m² ON A VERANDAH, BALCONY, OR THE LIKE ATTACHED TO A SOLE-OCCUPANCY UNIT

- INTERNAL LIGHTING MUST NOT EXCEED: 290 WATTS TOTAL

ELECTRICAL LEGEND

- LED DOWNLIGHT
- PHONE POINT AT 200/1000
- EXHAUST FAN (SELF SEALING)
- SMOKE DETECTOR (DIRECT WIRED)
- S/B - INTERNAL SWITCH BOARD
- T.V. POINT AT 200

SPP	DPP	HEIGHT	SPP	DPP	HEIGHT
		200 F.F.L			1200 F.F.L
		350 F.F.L			1275 F.F.L
		750 F.F.L			1350 F.F.L
		970 F.F.L			1400 F.F.L
		1000 F.G.L			2000 F.F.L
		1000F.F.L			IN ROOF

TERMITE AREAS

THE PLACEMENT OF A CHEMICAL BARRIER OR SHEET METAL "ANT CAPS" TO THE TOPS OF TIMBER STUMPS IN ACCORDANCE WITH PART 3.1.3 OF THE BCA & AS 3660.1 IS SUFFICIENT WHEN PROTECTION AGAINST TERMITE ATTACK IS REQUIRED

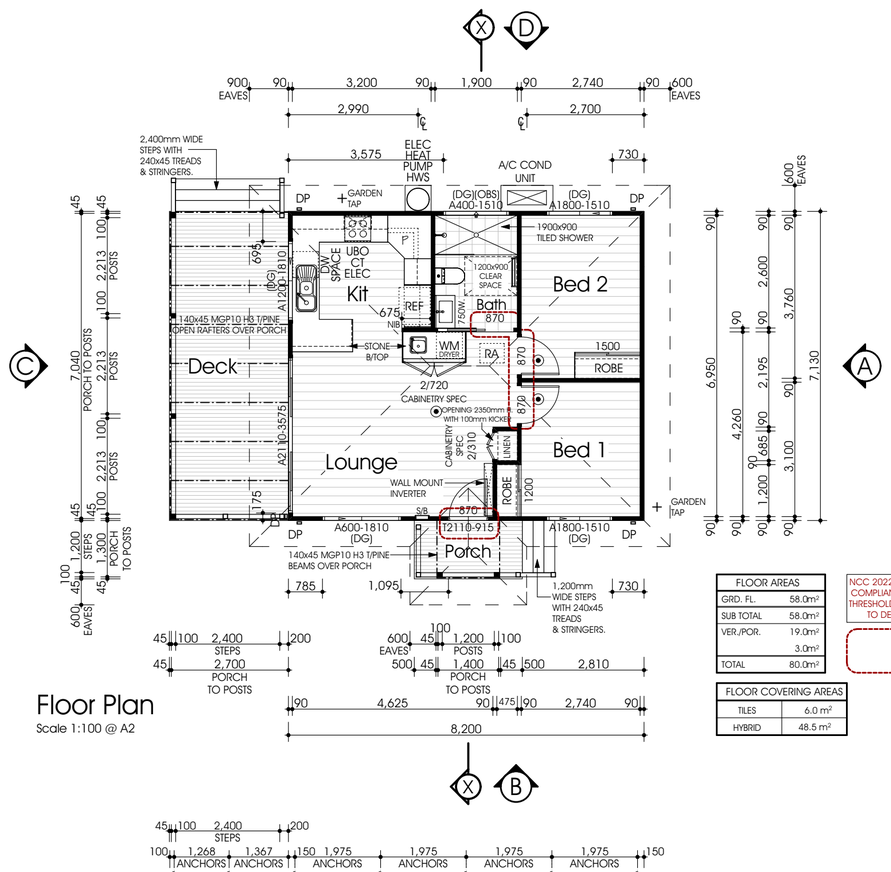
NOTE: A MIN. OF 400mm CLEARANCE IS REQUIRED TO THE UNDERSIDE OF BEARERS ON SITES REQUIRING TERMITE INSPECTION. THIS CAN BE REDUCED TO 150mm ON SLOPING SITES WITHIN 2m OF EXTERNAL WALLS.

INTERNAL ELEVATIONS SPECIFICATION

WATER PIPE LOCATIONS						FITTING LOCATIONS	
No.	ITEM	ABOVE FFL	No.	ITEM	ABOVE FFL	ITEM	HEIGHT ABOVE FFL
1	TOILET	250	6	SINK	650	PAPER HOLDER	600
2	BIDET	250	7	DW	500	TOWEL RAIL	1000/1600
3	BATH	600	8	TROUGH	1085	TOWEL RING	820
4	SHOWER	1000/1800	9	WM	600/1275	SHOWER SOAP HOLDER	1000 NOMINAL
5	BASIN	600	10	FR WASTE	-		

FRAME OFFSETS: SHOWER ROSE= 430 CL, SHOWER TAPS= 250 CL, SOAP HOLDER= 550 CL

NOTES: - DIMENSIONS TAKEN FROM FRAME
- POWERPOINT LOCATION
- SPLASHBACK TILES: 200x200
- WET AREA SKIRTING BOARDS: SOLID TIMBER 67mm



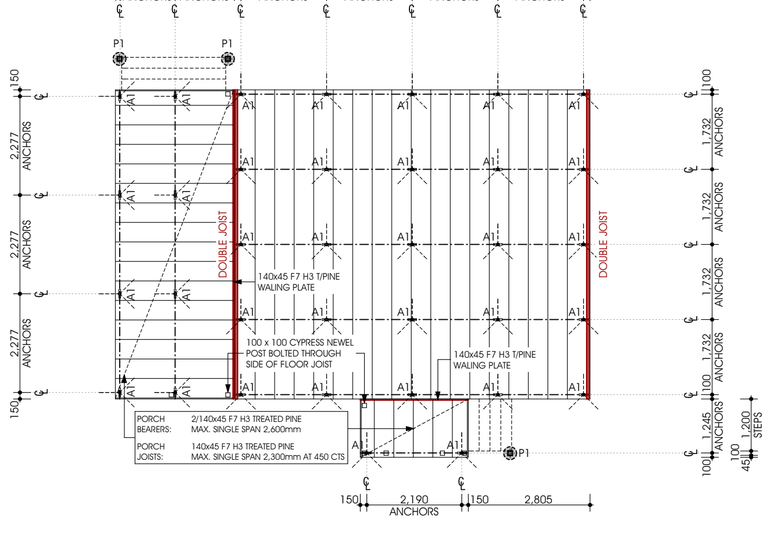
Floor Plan

Scale 1:100 @ A2

FLOOR AREAS	
GRD. FL.	58.0m²
SUB TOTAL	58.0m²
VER./POR.	19.0m²
	3.0m²
TOTAL	80.0m²

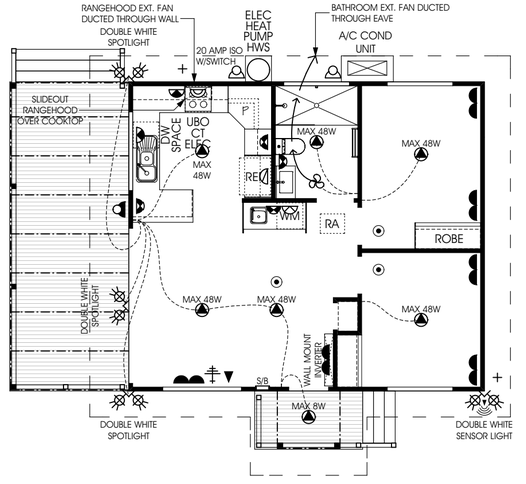
FLOOR COVERING AREAS	
TILES	6.0 m²
HYBRID	48.5 m²

NCC 2022 PART H8 COMPLIANT DOOR THRESHOLDS: REFER TO DETAILS



Sub-Floor Plan

Scale 1:100 @ A2



Electrical Plan

Scale 1:100 @ A2

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INSULATION VALUES

- ROOF: R- 5.0 BATTS (210mm) + REFLECTIVE FOIL INSULATION*
- WALLS: R- 2.5 WALL BATTS (90mm)
- FLOOR: R- 2.9 REFLECTIVE FOIL INSULATION (4mm)

* NOTE: REFLECTIVE FOIL INSULATION ASSUMES A SINGLE FOIL SIDED TYPE & POLY WEAVE BACKED WITH AN AVERAGE EMITTANCE VALUE OF 0.9 OUTER & 0.05 INNER. THE REFLECTIVE SIDE MUST FACE DOWNWARD (ROOF) OR INWARD (WALLS) AND BE PLACED DIRECTLY UNDER THE ROOF & WALL CLADDING TO BE EFFECTIVE

EXTERNAL GLAZING

EXTERNAL GLAZING IS SUBJECT TO BUILDING ORIENTATION; REFER TO ATTACHED GLAZING CALCULATION FOR SPECIFIC BUILDING ORIENTATION

BUILDING SEALING

- A SEAL TO RESTRICT AIR INFILTRATION MUST BE FITTED TO EACH EDGE OF AN EXTERNAL SLIDING DOOR, WINDOWS AND OPENINGS.
- DRAFT PROTECTORS ARE REQUIRED TO BE FITTED TO THE BOTTOM EDGE OF EXTERNAL SWING DOORS AND SEALS TO THE HEAD AND SIDES.
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SERVICES

- SERVICES PIPING AND DUCTWORK MUST BE INSTALLED TO FACILITATE THE EFFICIENT USE OF ENERGY AS PER HOUSING PROVISIONS PART 13.7.

GENERAL NOTES

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- WET AREAS PROTECTED WITH A WATERPROOFING SYSTEM IN ACCORDANCE WITH NCC 2022 PART H4D2 AND HOUSING PROVISIONS PART 10.2.
- STEPS: TREAD- 240mm MIN, RISER- 190mm MAX.
- BALUSTRADE : - AT STEPS- 865mm (MIN) HIGH
  - AT LANDING- 1000mm (MIN) HIGH
- WHERE REQUIRED, HORIZONTAL & VERT. GAPS IN BALUSTRADES MUST BE LESS THAN 125mm IN ACCORDANCE WITH HOUSING PROVISIONS PART 11.3.4
- WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALE.
- UNLESS OTHERWISE INDICATED ALL WALL DIMENSIONS ARE:
  - EXTERNAL 90mm STUD
  - INTERNAL 90mm STUD
- WC / BATHROOM DOOR TO BE REMOVABLE WHERE REQUIRED AND FITTED WITH LIFT OFF HINGES IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 10.4.2
- ALL GLAZING TO COMPLY WITH NCC 2022 PART H1D8 & AS 1288
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- ROOF TRUSSES (WHERE USED) TO HAVE A MAXIMUM SPACING OF 900mm
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  - (TLS) TRANSLUCENT GLASS
  - (DG) DOUBLE GLAZED
- ROOF ACCESS (WHERE APPLICABLE)
- SMOKE DETECTOR (DIRECT WIRED)
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SIGNED: ..... DATE: .....

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Callen Bray
BA(Arch), BArch.(Hons) (Deakin)
Building Design & Drafting
Residential - Commercial - Industrial
ABN: 38 040 205 161
Phone: 0419 441 186
Email: Callen_Bray@Hotmail.com
Registered Building Practitioner: DP-AD 36967

Proposed SSD,

At: Lot 156, No. 56 Van Ness Ave, Mornington, VIC 3931

For: Betnale Pty. Ltd.

7.13m x 8.2m
2 Bedroom

Sheet No: 4
Issue: 07/05/25
Rev: 07

SPECIFICATION

FOOTINGS

AS PER SOIL REPORT BY SOIL TEST MELBOURNE

SITE CLASSIFICATION	MIN. DEPTH
P	1800mm

STUMPS

A1: 42mm x 3.2mm Mega-Anchor
https://www.mega-anchor.com.au/products

S1: 75x75x8mm GALVANISED STEEL STUMPS WITH 130x130x8mm WELDED BASE PLATE & 200x75x10mm FABRICATED SLOT IN "T" TOP. EMBED IN FOOTINGS TO ENGINEERS SPECIFICATION.

C1: 100x100 PRECAST CONCRETE STUMPS WITH ONE 5mm HARD DRAWN WIRE.

P1: 100x100 CYPRESS TIMBER POSTS/NEWEL POSTS WITH A MIN. STRESS GRADE OF F4 ON CONCRETE FOOTING WITH POST ANCHOR.

BEARERS

2/140x45 LVL 15 (F17) BEARERS WITH A MAX. CONTINUOUS SPAN OF 2400mm.

MINIMUM BEARER CLEARANCE TO GROUND LEVEL:

TERMITE INSPECTION NOT REQUIRED:	REQUIRED:
150mm	400mm

NOTE: ON SLOPING SITES, 400mm WHEN REQUIRED MAY BE REDUCED TO 150mm WITHIN 2m OF EXTERNAL WALLS

FLOOR JOISTS

- 90x45 MGP10 FLOOR JOISTS AT MAX. 450 CENTRES WITH A: MAX. CONTINUOUS OF 1800mm MAX. SINGLE SPAN OF 1300mm

FLOORING

19mm THICK "YELLOW TONGUE" PARTICLEBOARD FLOORING.

TIMBER DURABILITY

CLASS 1 OR 2 TIMBERS ARE SUITABLE FOR IN GROUND USE. ALTERNATIVELY, H5 TREATED TIMBER CAN BE USED

CLASS 1	CLASS 2
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CYPRESS (WHITE)	KWILA (MERBAU)
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TALLOWWOOD	WESTERN RED CEDAR
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YELLOW CEDAR	BALAU
NORTHERN BOX	TEAK

WALL FRAMES

- COMMON STUDS:	90x35 MGP10 AT 600 CTS.
- TOP/BOTTOM PLATES:	45x90 MGP10
- NOGGINGS:	90x35 AT 1275 CTS.
- JAMB STUDS:	
OPENING 0 - 900:	90x35 MGP10
OPENING 900 - 2600:	2/90x35 MGP10
OPENING 2600 - 4300:	3/90x35 MGP10

LINTELS

- OPENINGS UP TO 1100:	90 x 45 F5
- OPENINGS UP TO 1500:	90 x 45 LVL 15
- OPENINGS UP TO 1800:	140 x 45 F7
- OPENINGS UP TO 2200:	140 x 45 LVL 15
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- OPENINGS UP TO 2600:	190 x 45 MGP10
- OPENINGS UP TO 3000:	240 x 45 F7

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BUSHFIRE AREAS

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WATERPROOFING & WATER RESISTANCE

ALL WET AREA FLOORS:

- ENSURE VINYL FLOORING IS DEEMED TO BE WATERPROOF & THAT ALL JOINS ARE SEALED
- UPTURN VINYL MIN. 25mm AT WALL/FLOOR JUNCTIONS TO CREATE WATERPROOF WATER STOP. SKIRTING BOARDS & ARCHITRAVES PLACED OVER UPTURN & SEALED TO VINYL WITH WATERPROOF ACRYLIC OR SILICONE SEALANT (REFER TO DETAIL)
- SKIRTING BOARDS & ARCHITRAVES TO WET AREAS TO BE SOLID TIMBER (IE. PINE OR HARDWOOD, NOT MDF)

SHOWER CUBICLE:

- 42x42x3mm ALUMIN. WATERSTOP ANGLE OR VINYL FLOORING STRIP WITH MIN. HORIZONTAL DIMENSION OF 40mm EITHER SIDE, SEALED TO WALL AT ALL WALL JUNCTIONS (CORNERS) EXTENDING A MIN. OF 1800mm FROM SHOWER BASE
- THERMOSET LAMINATE WALL PANELS MIN. OF 1800mm HIGH FROM SHOWER BASE

ABOVE BASINS, TROUGHS & SINKS (KITCHEN BENCH)

- ALL VESSELS ARE PROVIDED WITH IN-BUILT OVERFLOW PROTECTION OR HAVE A PERMANENT OPEN TRAPPED CONNECTION TO THE PLUMBING AND DRAINAGE SYSTEM
- 150mm HIGH WALL TILES MIN. ABOVE VESSELS WITH WATERPROOF ACRYLIC OR SILICONE SEALANT TO JUNCTIONS

ELECTRICAL NOTES

- LIGHT SWITCHES TO BE AT 1000mm ABOVE FLOOR LEVEL.
- HEIGHTS OF POWER POINTS MEASURED FROM FLOOR LEVEL UNLESS OTHERWISE NOTED.
- UNLESS DIMENSIONED POWER POINTS TO BE LOCATED TO THE NEAREST STUD.
- POWER POINTS FOR APPLIANCES & SPLIT SYSTEM AIR-CONDITIONING TO SUIT MANUFACTURERS REQ.
- PROVIDE PHONE CABLING WITH CONDUIT & DRAW STRING PLUS T.V. ANTENNA CABLING THROUGH BARGE END.

ENERGY EFFICIENCY- LIGHTING

- ARTIFICIAL LIGHTING MUST PROVIDE AT LEAST:

20 lux, OR
ONE LIGHT FITTING PER 16m²

WHERE NATURAL LIGHT IS INSUFFICIENT TO PROVIDE SAFE MOVEMENT OF OCCUPANTS IN ACCORDANCE WITH NCC 2022 PART H4 AND ABCB HOUSING PROVISIONS PART 10.5

- PROPOSED MAX. WATTAGE CALCULATED TO NCC VOL. 1 PART J7D3

5W/m² WITHIN A SOLE-OCCUPANCY UNIT; AND
4W/m² ON A VERANDAH, BALCONY, OR THE LIKE ATTACHED TO A SOLE-OCCUPANCY UNIT

- INTERNAL LIGHTING MUST NOT EXCEED: 290 WATTS TOTAL

ELECTRICAL LEGEND

- LED DOWNLIGHT
- PHONE POINT AT 200/1000
- EXHAUST FAN (SELF SEALING)
- SMOKE DETECTOR (DIRECT WIRED)
- S/B INTERNAL SWITCH BOARD
- T.V. POINT AT 200

SPP	DPP	HEIGHT	SPP	DPP	HEIGHT
		200 F.F.L			1200 F.F.L
		350 F.F.L			1275 F.F.L
		750 F.F.L			1350 F.F.L
		970 F.F.L			1400 F.F.L
		1000 F.G.L			2000 F.F.L
		1000F.F.L			IN ROOF

TERMITE AREAS

THE PLACEMENT OF A CHEMICAL BARRIER OR SHEET METAL "ANT CAPS" TO THE TOPS OF TIMBER STUMPS IN ACCORDANCE WITH PART 3.1.3 OF THE BCA & AS 3660.1 IS SUFFICIENT WHEN PROTECTION AGAINST TERMITE ATTACK IS REQUIRED

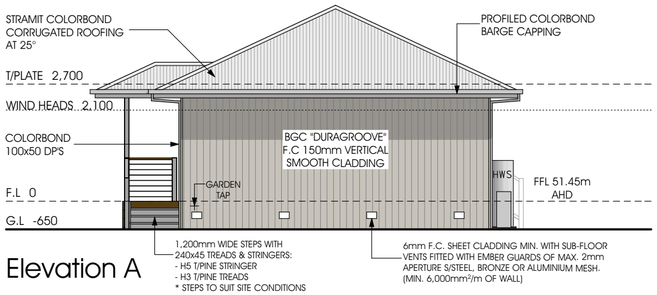
NOTE: A MIN. OF 400mm CLEARANCE IS REQUIRED TO THE UNDERSIDE OF BEARERS ON SITES REQUIRING TERMITE INSPECTION. THIS CAN BE REDUCED TO 150mm ON SLOPING SITES WITHIN 2m OF EXTERNAL WALLS.

INTERNAL ELEVATIONS SPECIFICATION

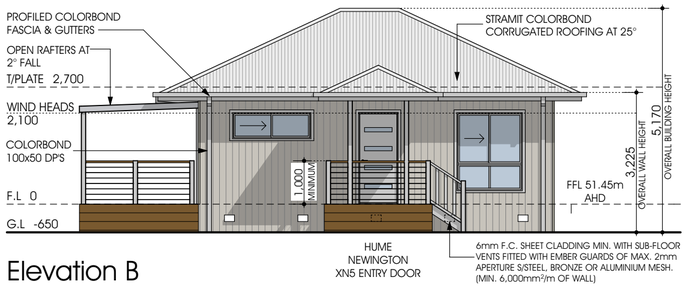
WATER PIPE LOCATIONS						FITTING LOCATIONS	
No.	ITEM	ABOVE FFL	No.	ITEM	ABOVE FFL	ITEM	HEIGHT ABOVE FFL
1	TOILET	250	6	SINK	650	PAPER HOLDER	600
2	BIDET	250	7	DW	500	TOWEL RAIL	1000/1600
3	BATH	600	8	TROUGH	1085	TOWEL RING	820
4	SHOWER	1000/1800	9	WM	600/1275	SHOWER SOAP HOLDER	1000 NOMINAL
5	BASIN	600	10	FR WASTE	-		

FRAME OFFSETS: SHOWER ROSE= 430 CL, SHOWER TAPS= 250 CL, SOAP HOLDER= 550 CL

NOTES: - DIMENSIONS TAKEN FROM FRAME - SPLASHBACK TILES: 200x200 - WET AREA SKIRTING BOARDS: SOLID TIMBER 67mm
- POWERPOINT LOCATION



Elevation A



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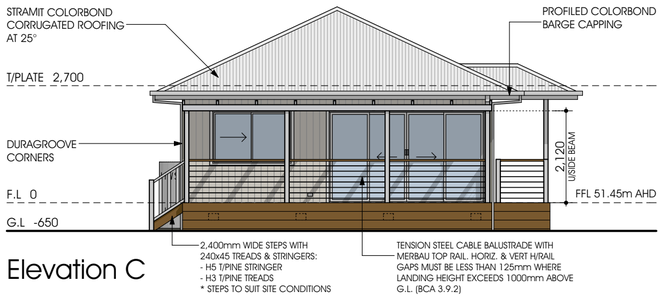
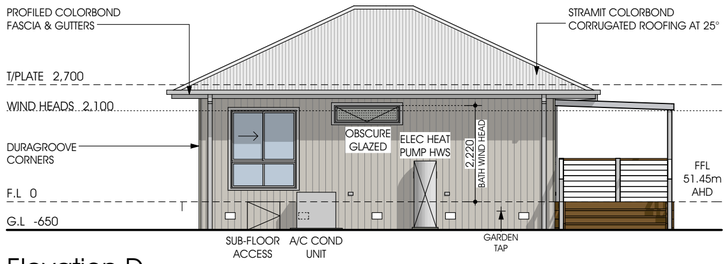
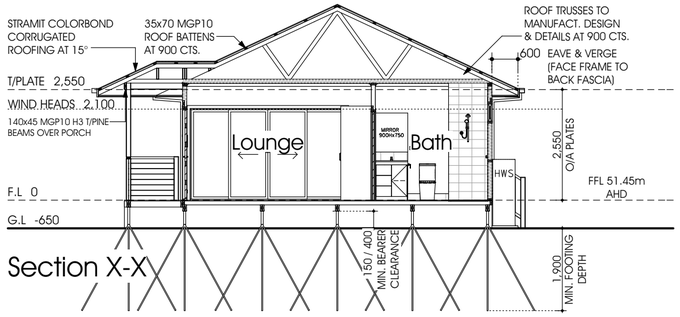


Elevation C



Elevation D



Section X-X

Elevations

Scale 1:100 @ A2

ENERGY EFFICIENCY

CLASS 1 BUILDINGS IN CLIMATE ZONE 6 ARE REQUIRED TO ACHIEVE A MIN. 7 STAR ENERGY RATING IN ACCORDANCE WITH NCC 2022 PART H6. THIS IS ACHIEVED USING THE (DEEMED TO SATISFY PROVISIONS) OF PART 13.2 OF THE ABCB HOUSING PROVISIONS. REFER TO ATTACHED REPORT FOR EXPLANATORY INFORMATION & OVERALL R-VALUES OF ROOF, WALL & FLOOR SYSTEMS

INSULATION VALUES

- ROOF: R- 5.0 BATTS (210mm) + REFLECTIVE FOIL INSULATION*
- WALLS: R- 2.5 WALL BATTS (90mm)
- FLOOR: R- 2.9 REFLECTIVE FOIL INSULATION (4mm)

* NOTE: REFLECTIVE FOIL INSULATION ASSUMES A SINGLE FOIL SIDED TYPE & POLY WEAVE BACKED WITH AN AVERAGE EMITTANCE VALUE OF 0.9 OUTER & 0.05 INNER. THE REFLECTIVE SIDE MUST FACE DOWNWARD (ROOF) OR INWARD (WALLS) AND BE PLACED DIRECTLY UNDER THE ROOF & WALL CLADDING TO BE EFFECTIVE

EXTERNAL GLAZING

EXTERNAL GLAZING IS SUBJECT TO BUILDING ORIENTATION; REFER TO ATTACHED GLAZING CALCULATION FOR SPECIFIC BUILDING ORIENTATION

BUILDING SEALING

- A SEAL TO RESTRICT AIR INFILTRATION MUST BE FITTED TO EACH EDGE OF AN EXTERNAL SLIDING DOOR, WINDOWS AND OPENINGS.
- DRAFT PROTECTORS ARE REQUIRED TO BE FITTED TO THE BOTTOM EDGE OF EXTERNAL SWING DOORS AND SEALS TO THE HEAD AND SIDES.
- SEALS MAY BE FOAM, RUBBER, FIBROUS OR THE LIKE.
- EXHAUST FANS MUST BE FITTED WITH A SELF SEALING DEVICE SUCH AS A SELF-CLOSING DAMPER OR FILTER (RANGEHOOD)
- GAPS AND CRACKS AROUND ROOFS, EXTERNAL FLOORS, WALL/FLOOR/ROOF JUNCTIONS AND AROUND WINDOW AND DOOR FRAMES MUST BE MINIMISED THROUGH GOOD CONSTRUCTION PRACTICE. AND WITH THE PLACING OF CLOSE FITTING INTERNAL LINING AT JUNCTIONS, CAULKING, SKIRTING, ARCHITRAVES AND CORNICES.

SERVICES

- SERVICES PIPING AND DUCTWORK MUST BE INSTALLED TO FACILITATE THE EFFICIENT USE OF ENERGY AS PER HOUSING PROVISIONS PART 13.7.

GENERAL NOTES

- ENERGY EFFICIENCY (WALL, FLOOR, ROOF INSULATION & GLAZING) IN ACCORDANCE WITH NCC 2022 PART H6. REFER TO ENERGY EFFICIENCY NOTES & GLAZING CALCULATIONS FOR DETAILS.
- WET AREAS PROTECTED WITH A WATERPROOFING SYSTEM IN ACCORDANCE WITH NCC 2022 PART H4D2 AND HOUSING PROVISIONS PART 10.2.
- STEPS: TREAD- 240mm MIN, RISER- 190mm MAX.
- BALUSTRADE : - AT STEPS- 865mm (MIN) HIGH
  - AT LANDING- 1000mm (MIN) HIGH
- WHERE REQUIRED, HORIZONTAL & VERT. GAPS IN BALUSTRADES MUST BE LESS THAN 125mm IN ACCORDANCE WITH HOUSING PROVISIONS PART 11.3.4
- WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALE.
- UNLESS OTHERWISE INDICATED ALL WALL DIMENSIONS ARE:
  - EXTERNAL 90mm STUD
  - INTERNAL 90mm STUD
- WC / BATHROOM DOOR TO BE REMOVABLE WHERE REQUIRED AND FITTED WITH LIFT OFF HINGES IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 10.4.2
- ALL GLAZING TO COMPLY WITH NCC 2022 PART H1D8 & AS 1288
- MECHANICAL VENTILATION TO OUTSIDE AIR PROVIDED WHERE REQUIRED AND IN ACCORDANCE WITH NCC 2022 PART H4D7
- ROOF TRUSSES (WHERE USED) TO HAVE A MAXIMUM SPACING OF 900mm
- WINDOW GLAZING CODES:
  - (OBS) OBSCURE GLASS
  - (TLS) TRANSLUCENT GLASS
  - (DG) DOUBLE GLAZED
- SPA - ROOF ACCESS (WHERE APPLICABLE)
- SMOKE DETECTOR (DIRECT WIRED)
- DP - DOWNPIPE (STORMWATER CONNECTED)
- DP - DOWNPIPE (WATER TANK CONNECTED)

I/WE .....

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SIGNED: ..... DATE: .....

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Phone: 0419 441 186
Email: Callen_Bray@Hotmail.com
Registered Building Practitioner: DP-AD 36967

Proposed SSD,
At: Lot 156, No. 56 Van Ness Ave, Mornington, VIC 3931
For: Betnale Pty. Ltd.

7.13m x 8.2m
2 Bedroom

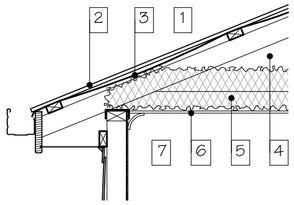
Sheet No: 5
Issue: 07/05/25
Rev: 07

Building Fabric R-Values

Roof Construction

- Climate Zone 6: Upward Heat Flow
- Unventilated Roof Space
- 0.90 Solar Absorptance (Dark Grey)
- Min R-Value to be achieved R- 5.1

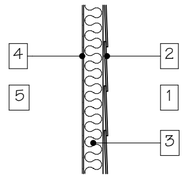
1.	Outdoor Air Film (7 m/s)	R- 0.04
2.	Metal Roof Cladding	R- 0.00
3.	Poly Backed Ref. Foil Ins. (Ref. side down)	R- 0.00
4.	Reflective Roof Airspace (as per B.C.A 3.12.1.2)	R- 0.55
5.	Ceiling Insulation Batts (210mm)	R- 5.00
6.	Plasterboard Ceiling	R- 0.06
7.	Inside Air Film (Still Air)	R- 0.11
	Total	R- 5.8



Wall Construction

- Climate Zone 6
- Min R-Value to be achieved R- 2.8

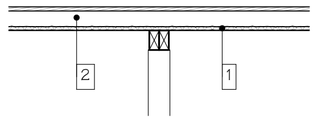
1.	Outdoor Air Film (7 m/s)	R- 0.04
2.	F.C. Plank Cladding	R- 0.09
3.	Wall Insulation Batts (90mm)	R- 2.50
4.	Plasterboard (10mm)	R- 0.06
5.	Inside Air Film (Still Air)	R- 0.12
	Total	R- 2.8

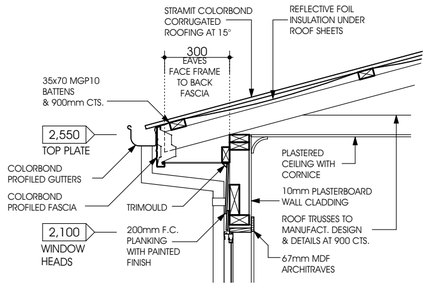


Floor Construction

- Climate Zone 6: Downward Heat Flow
- Enclosed Sub-Floor
- Min R-Value to be achieved R- 2.25

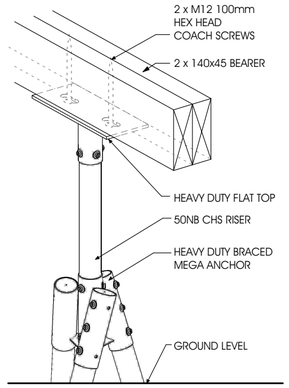
1.	"Sancell Breeze" Reflective Foil Insuation (4mm)	R- 0.10
2.	Sealed Reflective Airspace (90mm) (As per Sancell Products Specs.)	R- 2.80
	Total	R- 2.9





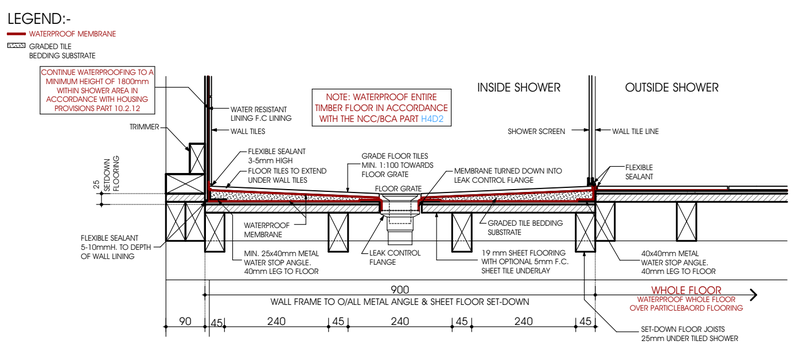
Typical Eave

Wall-Roof Junction
Scale 1:20



Footing Detail

Mega Anchor Bearer Connection
Scale 1:10

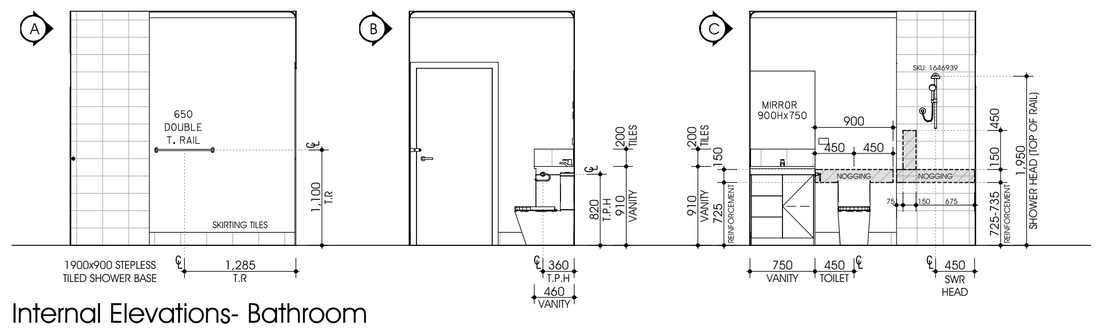


900mm Tiled Walk-In Shower

Scale 1:10

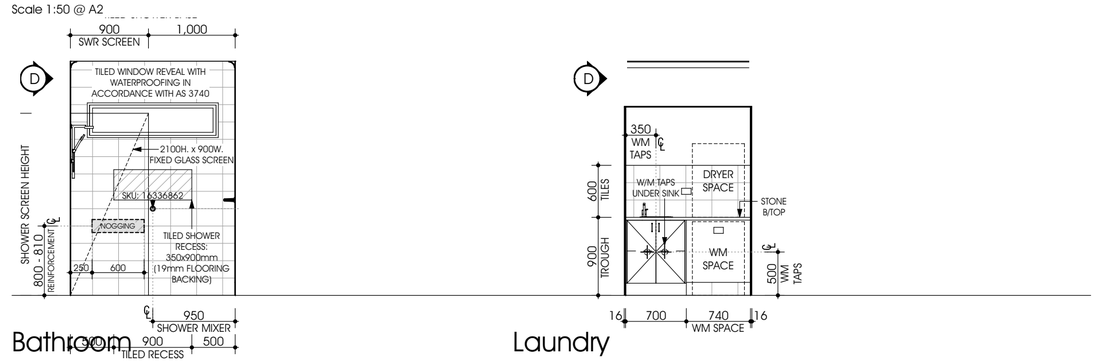
Details

Scale as noted @ A2



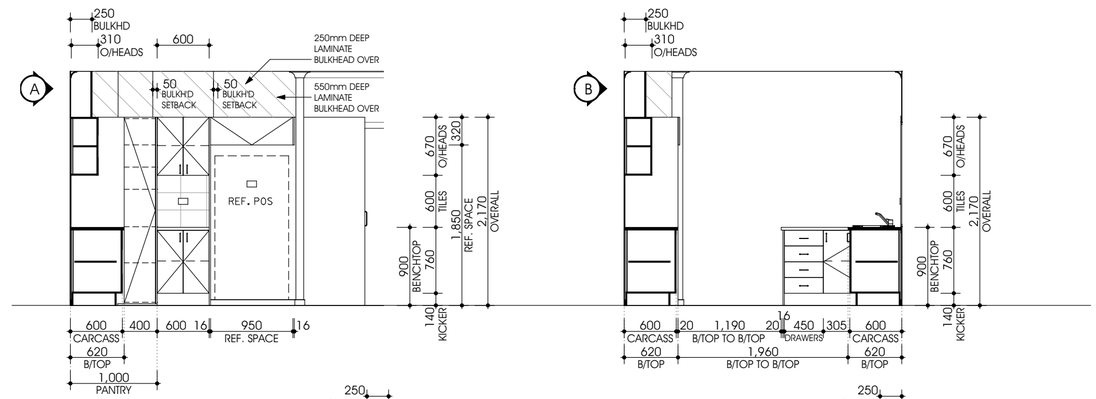
Internal Elevations- Bathroom

Scale 1:50 @ A2

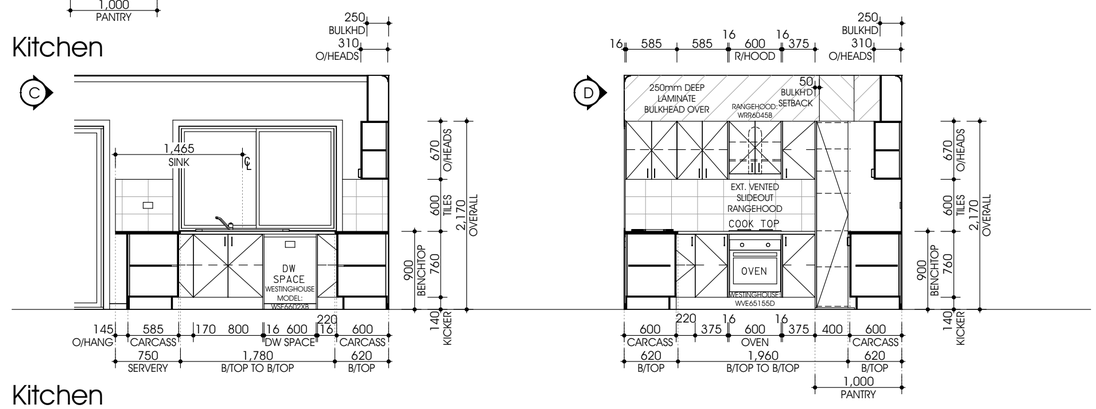


Bathroom

Laundry



Kitchen



Kitchen

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ABN: 38 040 205 161
Phone: 0419 441 186
Email: Callen_Bray@Hotmail.com
Registered Building Practitioner: DP-AD 36967

Proposed SSD,

At: Lot 156, No. 56 Van Ness Ave, Mornington, VIC 3931

For: Betnale Pty. Ltd.

7.13m x 8.2m
2 Bedroom

Sheet No: 6
Issue: 07/05/25
Rev: 07

PLAN OF RE-ESTABLISHMENT

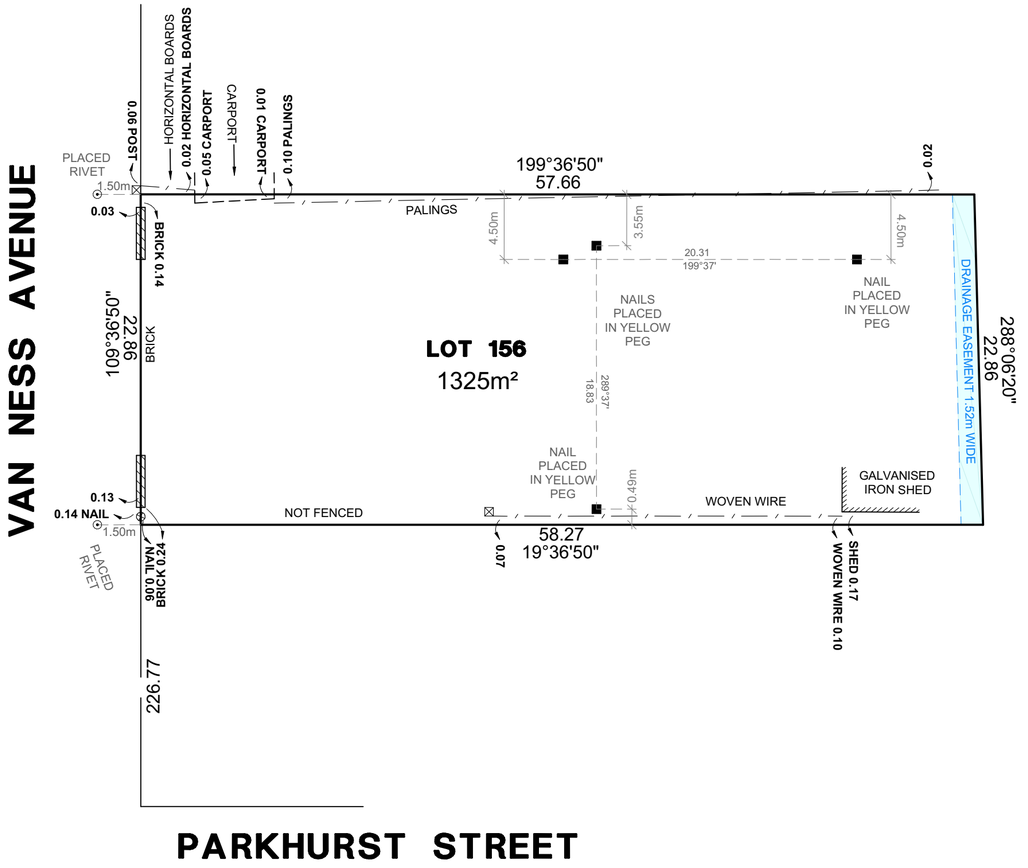
56 VAN NESS AVENUE MORNINGTON, 3931

TITLE DESCRIPTION

LOT 156 ON LP6455 VOL. 4321 FOL. 165

LEGEND

- TITLE
- FENCE (SEE DESCRIPTION)
- STRUCTURE / WALL (SEE DESCRIPTION)
- EASEMENT
- 0.04 OFFSET DISTANCE BETWEEN TITLE AND FENCE / STRUCTURE
- NAIL / RIVET
- PEG



IMPORTANT NOTE:

- PLEASE NOTE FOR ANY FENCING OR BUILDINGS ENCROACHING ONTO THE SUBJECT SITE, THE ADJOINING LAND OWNER(S) MAY HAVE RIGHTS OF POSSESSION. AS THIS LAND MAY NOT BE RECOVERABLE IT IS RECOMMENDED THAT NO DESIGN BE MADE BEYOND THIS POINT UNTIL A RESOLUTION IS REACHED WITH THE ADJOINING OWNER.

ORIGINAL SHEET SIZE: A3	SHEET 1 of 1	Connections to Reference marks and offsets to occupation are not shown to scale.
SCALE 1:300 — 3 0 6 12 LENGTHS ARE IN METRES		
REF. 3360311G1D VERSION 01 Z.M 17/03/25		

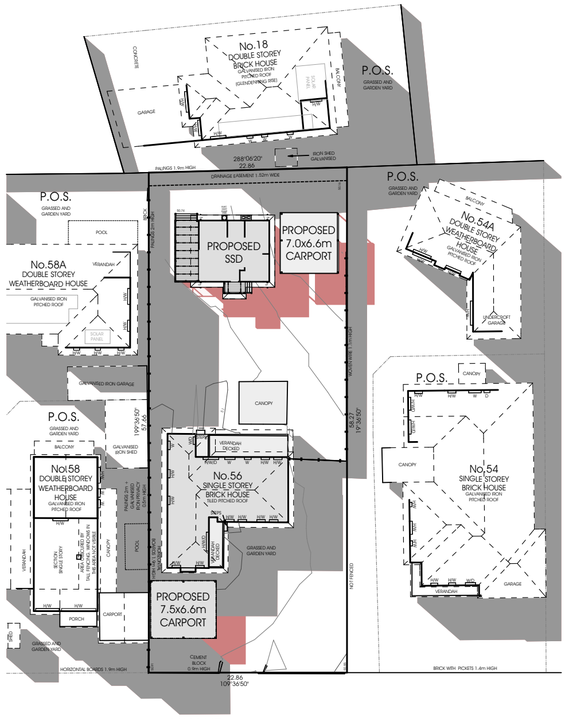
CERTIFICATION BY SURVEYOR

I, Anthony Peter Ralph , of 9/303 Maroondah Hwy Ringwood certify that this plan has been prepared from a survey made under my direction and supervision in accordance with the Surveying Act 2004 and completed on 05/03/25 , that this plan is accurate and correctly represents the adopted boundaries and that survey accuracy accords with that required for by regulation 7 (1) of the Surveying (Cadastral Surveys) Regulations 2015.

Licensed Surveyor, Surveying Act 2004.

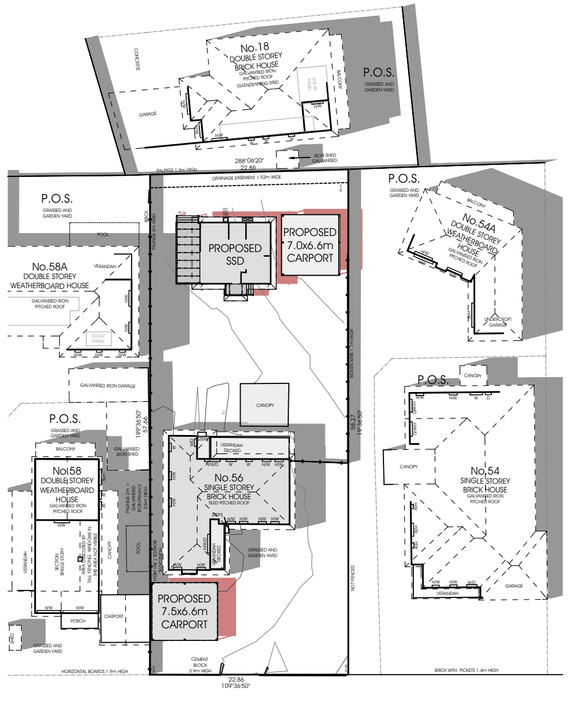
MGA2020

JCA LAND CONSULTANTS
The Subdivision Specialists
Suite 9, 303 Maroondah Highway, Ringwood VIC 3134
T: 03 9735 4888 E: jca@jcalc.com.au www.jcalc.com.au



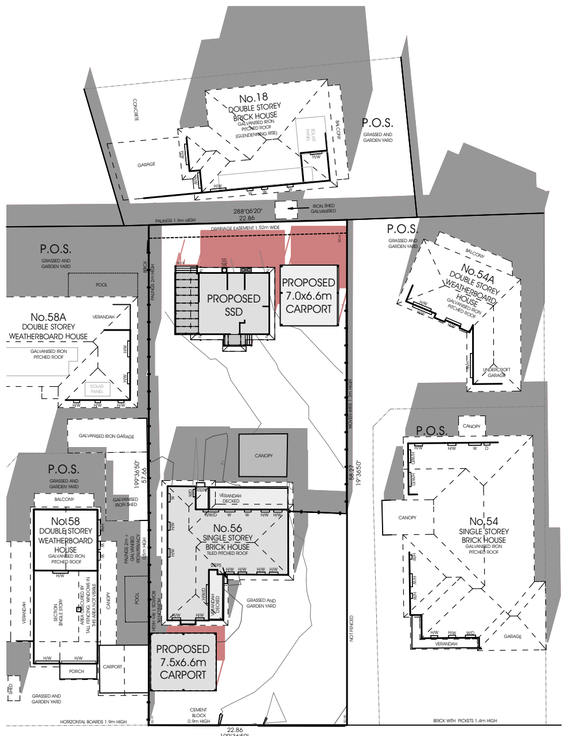
9am Shadow Diagram

Scale 1:500 @ A2



12pm Shadow Diagram

Scale 1:500 @ A2



3pm Shadow Diagram

Scale 1:500 @ A2

Shadow Diagrams

Scale 1:400 @ A2

- Existing Shadow Area
- Proposed Shadow Area

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