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Drawing Register

DRAWING REGISTER : **A000**
EXISTING SITE PLAN : **EX100**
EXISTING LOWER FLOOR PLAN : **EX101**
EXISTING GROUNG FLOOR PLAN : **EX102**
EXISTING UPPER FLOOR PLAN : **EX103**
EXISTING ROOF PLAN : **EX104**
PROPOSED SITE PLAN : **A100**
LOWER FLOOR PLAN : **A101**
GROUND FLOOR PLAN : **A102**
UPPER FLOOR PLAN : **A103**
ROOF PLAN : **A104**
NORTH + SOUTH 1 ELEVATIONS : **A200**
EAST + WEST ELEVATIONS : **A201**
SOUTH 2 + SOUTH 3 ELEVATIONS : **A202**

ENERGY RATING REQUIREMENTS
K3 UNDERSLAB INSULATION TO SLAB ON GROUND
R4.0 BULK INSULATION TO SUSPENDED CANTILEVERED FLOORS
R4.0 BULK INSULATION TO DOUBLE STUD WALLS INTERNALLY TO MULTI ROOM
R4.0 BULK INSULATION TO EXTERNAL A FRAME WALLS
R2.0 BULK INSULATION TO INTERNAL WALLS
R5.0 CEILING INSULATION TO LIVING, DINING, LAUNDRY , BELOW BALCONY, LINK AND BEDROOM WING
R4.0 CEILING INSULATION TO REMAINING CEILINGS
ANTICON 60 TO TIMBER FRAMED ROOF
WEST FACING TRIANGLE WINDOW AND LINK WINDOW LOUVRES U 2.30, SHGC 0.32
WEST FACING TRIANGLE WINDOW AND LINK WINDOW REMAINIGN WINDOWS U 1.70, SHGC 0.31
REMAINING GLAZING - AWNING OPENING U 2.00, SHGC 0.25
REMAINING GLAZING - SLIDING / FIXED OPENING U 2.00, SHGC 0.31

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NORTH

PROJECT				*DRAWING*	DRAWING REGISTER
CLIENT				*STAGE*	*TOWN PLANNING*
ADDRESS	*51 Baker St, Ocean Grove VIC 3226*			*DATE*	*9 OCTOBER 2026*
PROJECT	*EAA*	*DRAWN BY*	*EAA*	*REVISION*	REV B

SCALE NA
PAGE A000

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SITE CONTOURS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.

ALL DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCEMENT OF ANY WORK AND DISCREPENCIES IMMEDIATELY REPORTED TO THE RELEVANT CONSULTANT FOR INTERPRETATION

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE OTHER DRAWINGS IN THIS SET AND WITH THE PROJECT SPECIFICATION

DO NOT SCALE FROM DRAWINGS, REFER TO GIVEN DIMENSIONS

ANY DISCREPENCIES BETWEEN DRAWINGS ARE TO BE REPORTED TO THE RELEVANT CONSULTANT FOR CLARIFICATION PRIOR TO COMMENCEMENT OF ANY WORKS

VARIATIONS TO WORKS SHOWN MUST BE CLAIMED AND APPROVED IN WRITING BEFORE PROCEEDING

DOMESTIC CONSTRUCTION NOTES

ALL CONSTRUCTION MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE AND THE RELEVANT CURRENT AUSTRALIAN STANDARD

THE SITE SHALL BE ADEQUATELY FENCED OFF DURING CONSTRUCTION TO PREVENT PUBLIC ACCESS

FLUES, CHIMNEYS, PIPES, DOMESTIC FUEL TANKS, COOLING OR HEATING APPLIANCES OR OTHER SERVICES MUST NOT BE BUILT WITHIN 450MM OF THE BOUNDARY

THE CHIMNEY OR FLUE SHALL EXTEND 300MM ABOVE ANY PART OF A BUILDING WITHIN A HORIZONTAL DISTANCE OF 3.6M

THE STUMPS ARE REQUIRED TO BE BRACED IN ACCORDANCE WITH AS 1684-2006

SUB-FLOOR VENTILATION SHALL BE PROVIDED AT A RATE OF 7300MM M2 / M WHEREIN THE MINIMUM SUB-FLOOR CLEARANCE IS 150MM

SMOKE DETECTORS SHALL BE BRK 86 RAI 240V SELF-CONTAINED SMOKE ALARM OR EQUIVALENT TO BE CONNECTED IN ACCORDANCE WITH AS 3786-1993

ALL GLAZING TO BE IN ACCORDANCE WITH AS 1288-2006 WHEREIN, GLAZING WITHIN 500MM OF FFL SHALL BE 5MM THICKENED ANNEALED, GLAZED DOORS AND ASSOCIATED SIDE PANELS SHALL BE 5.38MM LAMINATED SAFETY GLASS AND BATHROOM WINDOWS WITHIN 1500MM OF THE BATH OR 500MM FROM THE SHOWER ENCLOSURE SHALL BE 3MM TOUGHENED SAFETY GLASS AND ALL GLAZING IN BATHROOMS, EN SUITES, SPA ROOMS AND SHOWERS SHALL BE GRADE A SAFETY GLASS WHERE THE LOWEST SIGHT LINE IS LESS THAN 200MM AFFL IN ACCORDANCE WITH BCA 3.6.4.5

THE STORMWATER DISCHARGES SHALL BE CONNECTED TO THE EXISTING LEGAL POINT OF DISCHARGE

ALL STRUCTURAL STEEL TO BE GALVANISED

ANY PENETRATIONS THROUGH FIRE RATED WALLS MUST BE SUITABLY FIRE RATED WITH 1 HOUR DAMPERS OR FIRE COLLARS

IF THE ROOF IS VENTED THEN IT MUST BE VENTILATED TO HE OUTDOOR AIR THROUGH EVENLY DISTRIBUTED OPENINGS

IF THE ROOF PITCH IS MORE THAN 22 DEGREES THE OPENINGS MUST HAVE A TOTAL UNOBSTRUCTED AREA OF 1/300 OF HE RESPECTIVE CEILING AREA. IF THE PITCH IS LESS THAN 22 DEGREES THEN 1/150 IS REQUIRED. 30% OF THE TOTAL UNOBSTRUCTED AREA MUST BE LOCATED NOT MORE THAN 900MM BELOW THE RIDGE OR THE HIGHEST POINT OF THE ROOF.

WHERE A PLIABLE MEMBRANE IS INSTALLED I A EXTERNAL ALL IT MUST COMPLY WITH AS4200.1 AND BE INSTALLED IN ACCORDANCE WITH AAS 4200.2 AND BE A VAPOUR PERMEABLE MEMBRANE AND BE EXTERNALLY TO THE INSULATION.

WET AREA NOTES

ALL WET AREAS TO COMPLY WITH AS 3740

ALL GLAZING TO COMPLY WITH CLAUSE 5.11 AS 1288-2006, ALL GLASS TO SHOWER SCREENS AND SHOWER DOORS TO BE LAMINATED/TOUGHENED IN ACCORDANCE WITH AS 1288-2006 GLAZING WITHIN 500MM AFFL SHALL BE 5MM THICKENED ANNEALED. GLAZED DOORS AND ASSOCIATED SIDE PANELS SHALL BE 5,38MM LAMINATED SAFETY

FLOORS TO ALL BATHROOMS, TOILETS AND KITCHEN TO HAVE IMPERVIOUS FLOOR FINISH. SHOWER TO HAVE IMPERVIOUS FLOOR/WALL AND WALL/WALL CONNECTIONS ND SHOWER ENCLOSURE IMPERVIOUS TO HEIGHT 1800MM AFFL. BASINS, SINKS TO HAVE IMPERVIOUS WALL FINISH TO 300MM ABOVE RIM UNLESS OTHERWISE NOTED

LAUNDRY, BATHROOMS, EN SUITES AND POWDER ROOMS THAT ARE NOT NATURALLY VENTILATED, SHALL BE PROVIDED WITH MECHANICAL VENTILATION WITH EXTERNAL EXHAUST VENT

***ALTERATIONS + ADDITIONS -** BUILDERS TO INVESTIGATE EXISTING SLAB TO ALL WET AREAS TO CONFIRM MINIMUM FALLS TO SHOWERS CAN BE ACHIEVED, ANY ADJUSTMENTS TO EXISTING SLAB TO BE CONFIRMED WITH STRUCTURAL ENGINEER*

MINIMUM FLOW RATES TO FOR A SANITARY AREA OR BATHROOM IS 25 L/S

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NORTH

PROJECT				*DRAWING*	NOTES
CLIENT				*STAGE*	TOWN PLANNING
ADDRESS	51 Baker St, Ocean Grove VIC 3226			*DATE*	9 OCTOBER 2026
PROJECT	EAA	*DRAWN BY*	EAA	*REVISION*	REV B

SCALE

PAGE A001

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BAKER STREET

No.49

No.51
801m²

No.2/56 'Orton Street'
Double Storey Rendered Dwelling

No.3/58 'Orton Street'
Double Storey Timber & Brick Rendered Dwelling

No.116 'Presidents Avenue'
Double Storey Rendered Dwelling

No.114 'Presidents Avenue'
Double Storey Timber & Brick Dwelling

Double Storey Weatherboard & Brick Dwelling

EXISTING DWELLING

DECK BELOW

Swimming Pool

Private Open Space

Balcony

Decking

Plantation

Paling Fence 1.8m

Capped Paling Fence 1.7m

Rendered Brick Wall

Wire Mesh Fence 1.8m

Paling Fence 1.6m

Concrete Driveway

Concrete Crossover

Back of Concrete Kerb

Gravel Crossover

Not Fenced

Garage Under

T.B.M River Pit Kerb RL 10.33m

12°02'10" 42.70

195°09'10" 42.67

[TITLE 19.88] 104°13'10" 19.84

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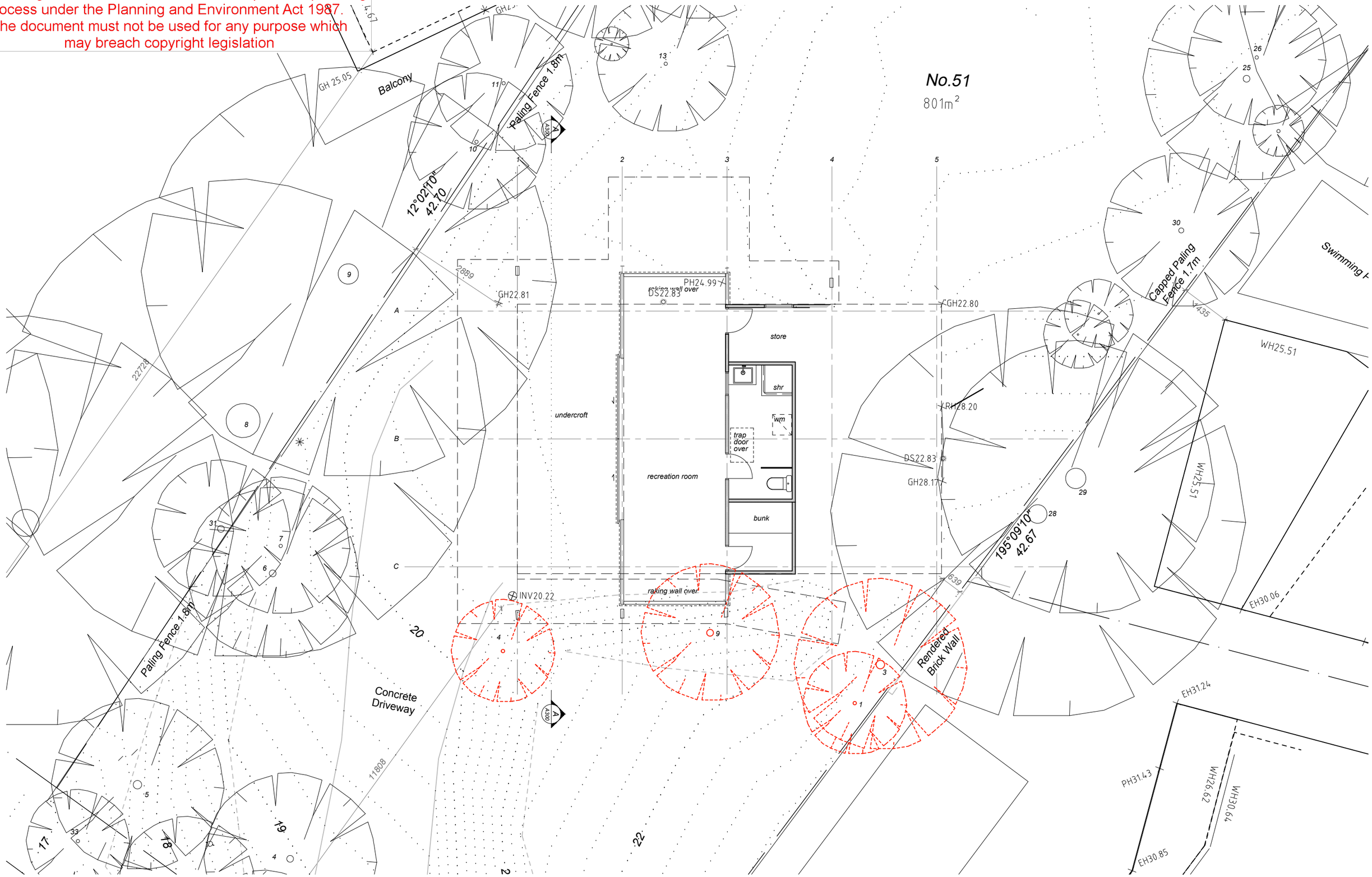
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CLIENT				STAGE	TOWN PLANNING
ADDRESS	51 Baker St, Ocean Grove VIC 3226			DATE	9 OCTOBER 2026
PROJECT	EAA	DRAWN BY	EAA	SCALE	1:200
				REVISION	REV B
				PAGE	EX100

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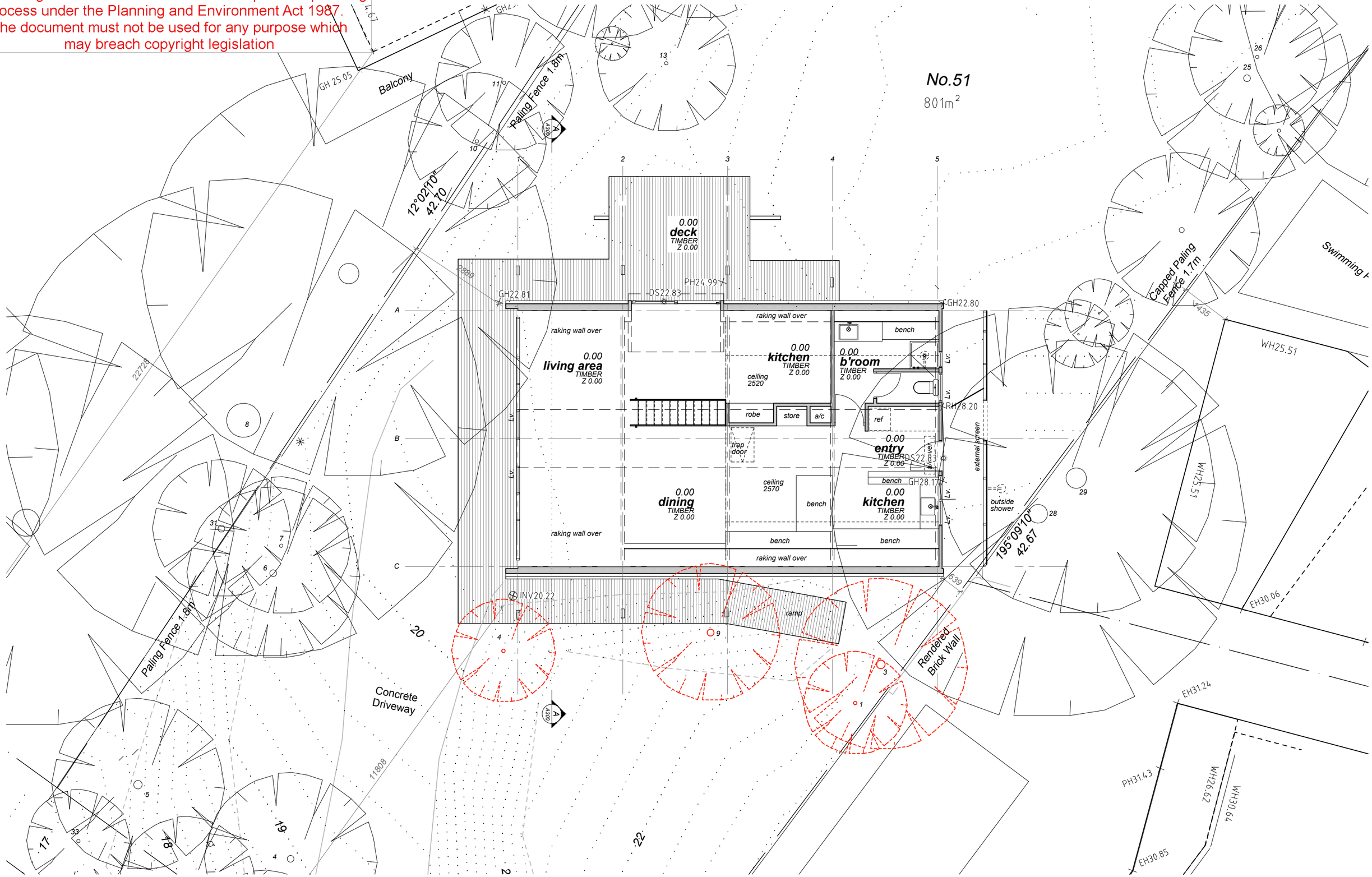
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CLIENT				STAGE	TOWN PLANNING
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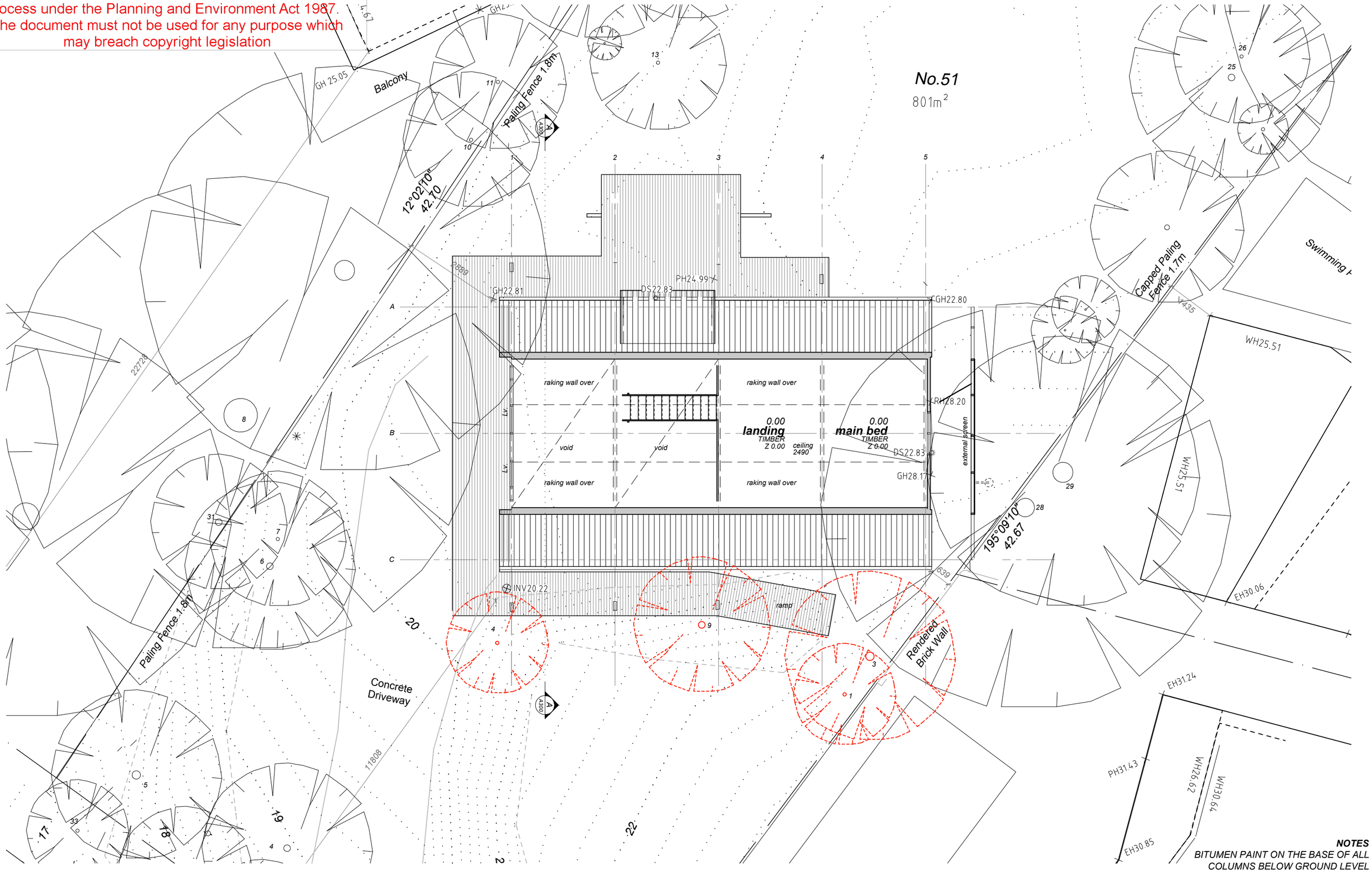
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NORTH

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CLIENT		STAGE	TOWN PLANNING
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NOTES
BITUMEN PAINT ON THE BASE OF ALL COLUMNS BELOW GROUND LEVEL

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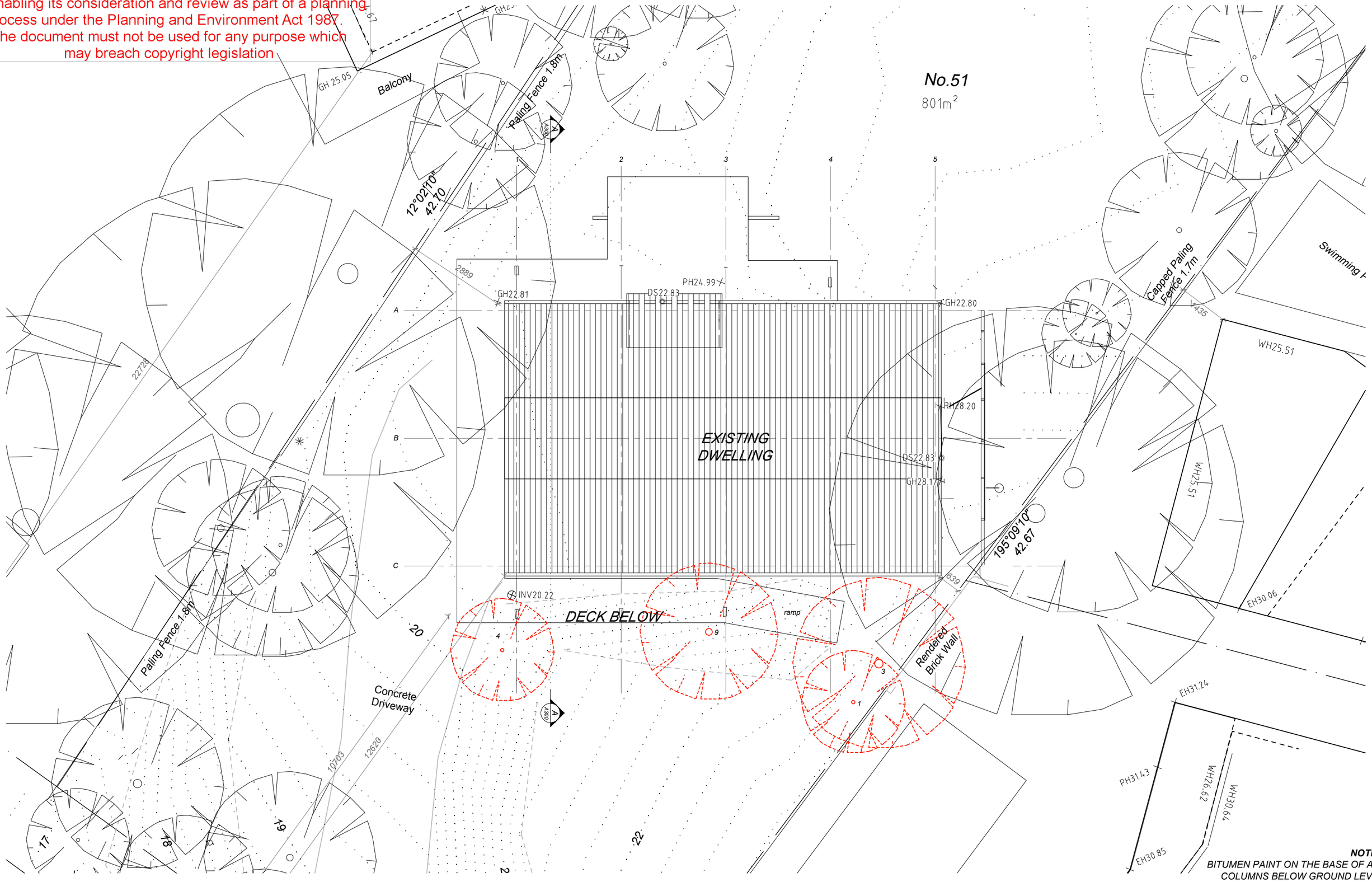
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NORTH

PROJECT				*DRAWING*	**EXISTING UPPER FLOOR PLAN**
CLIENT				*STAGE*	*TOWN PLANNING*
ADDRESS	*51 Baker St, Ocean Grove VIC 3226*			*DATE*	*9 OCTOBER 2026* *SCALE* 1:100
PROJECT	*EAA*	*DRAWN BY*	*EAA*	*REVISION*	REV B *PAGE* EX103

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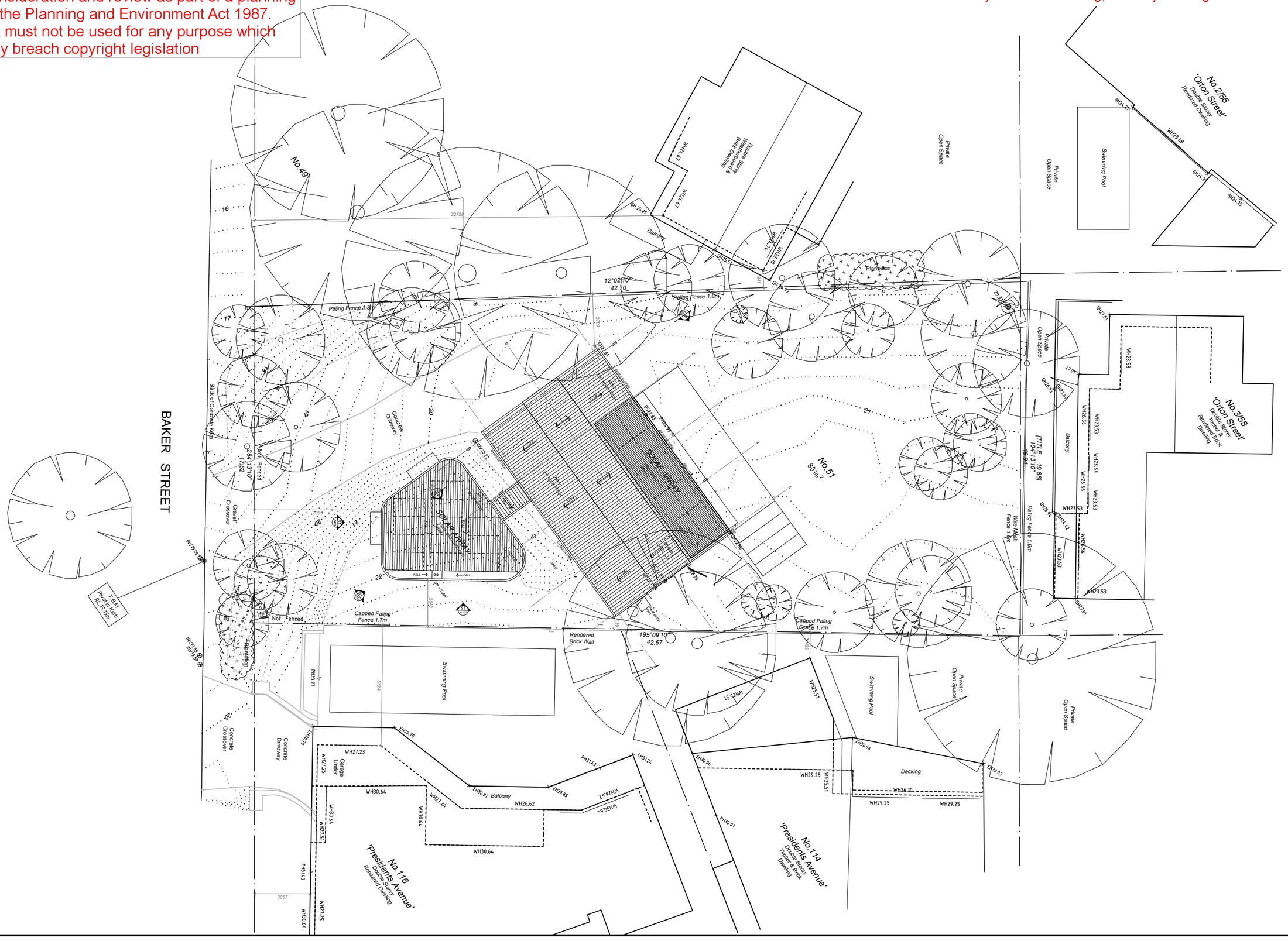
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CLIENT		STAGE	TOWN PLANNING
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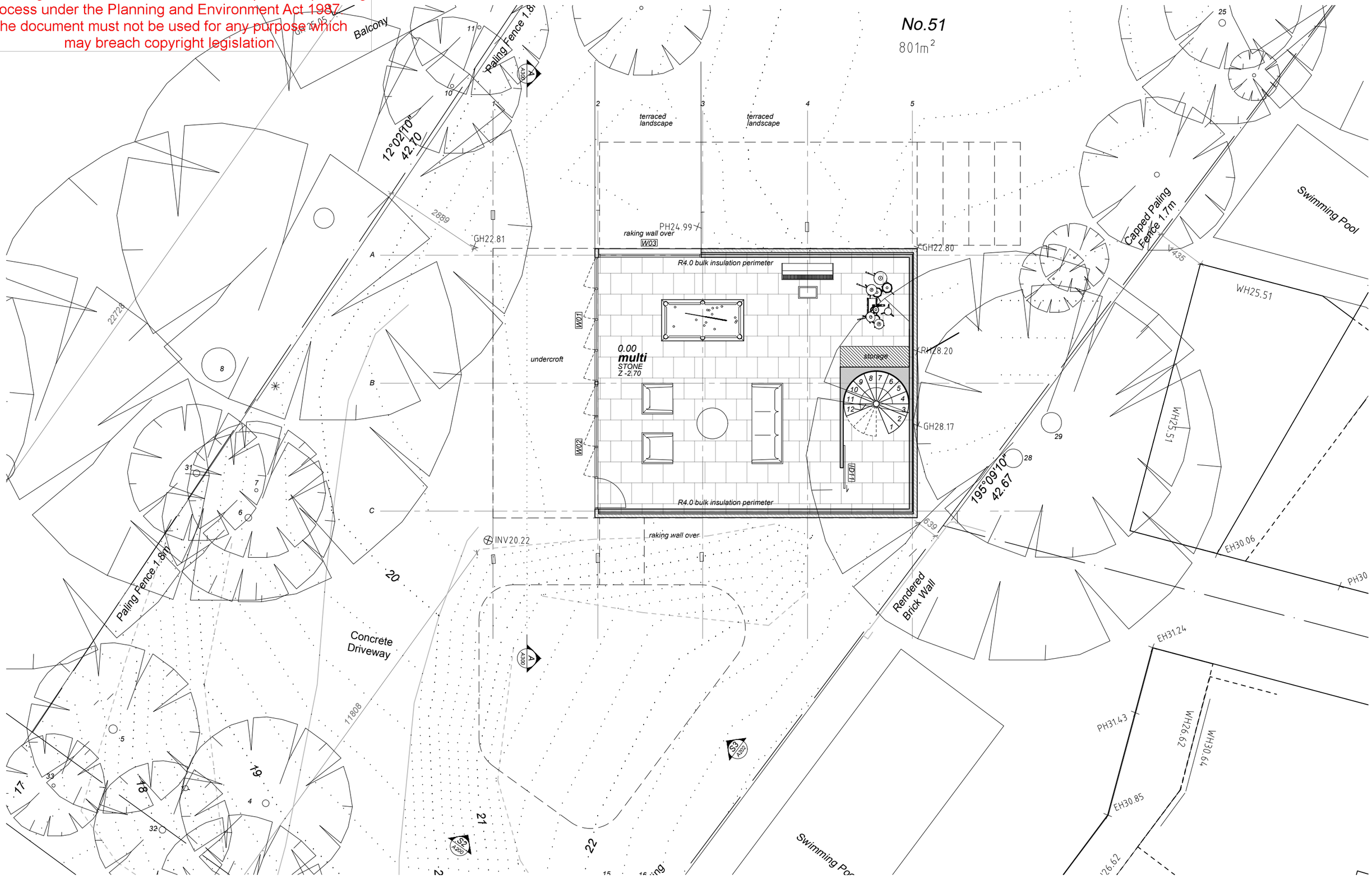
PROJECT				DRAWING	SITE PLAN
CLIENT				STAGE	TOWN PLANNING
ADDRESS	51 Baker St, Ocean Grove VIC 3226			DATE	9 OCTOBER 2026
PROJECT	EAA	DRAWN BY	EAA	REVISION	REV B

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NORTH

PROJECT				DRAWING	LOWER FLOOR PLAN
CLIENT				STAGE	TOWN PLANNING
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No.51
801m²

1.08 decking
DECKING
Z 0.00

1.03 bathroom
TILE
Z 0.00

1.05 powder
TILE
Z 0.00

sun hood over

continuous sliding track

1.00 living
STONE
Z 0.00
RL 22.83

1.04 l'dry
STONE
Z 0.00

appliances

1.02 kitchen
CORK
Z 0.00

1.01 dining
STONE
Z 0.00

INSTALL DOOR POST HANDOVER

raking wall over

1.07 ens
TILE
Z -0.75

internal rockwork

rockwork integrated with glazing

ceiling fan over

1.06 bed 1
CARPET
Z -0.75
RL 22.08

terraced landscape

terraced landscape

Balcony

Paling Fence 1.8m

12°02'10" 42.70

195°09'10" 42.67

Capped Paling Fence 1.7m

Swimming Pool

Concrete Driveway

Rendered Brick Wall

heat pump hws

GH22.81 PH24.99 DS22.83 GH22.80 RH26.20 DS22.83 GH28.17 INV20.22 EH30.06 PH30 EH31.24 PH31.43 EH30.85 WH26.62 WH30.64 WH25.51 WH25.51 V435 639 2889 22728 11808

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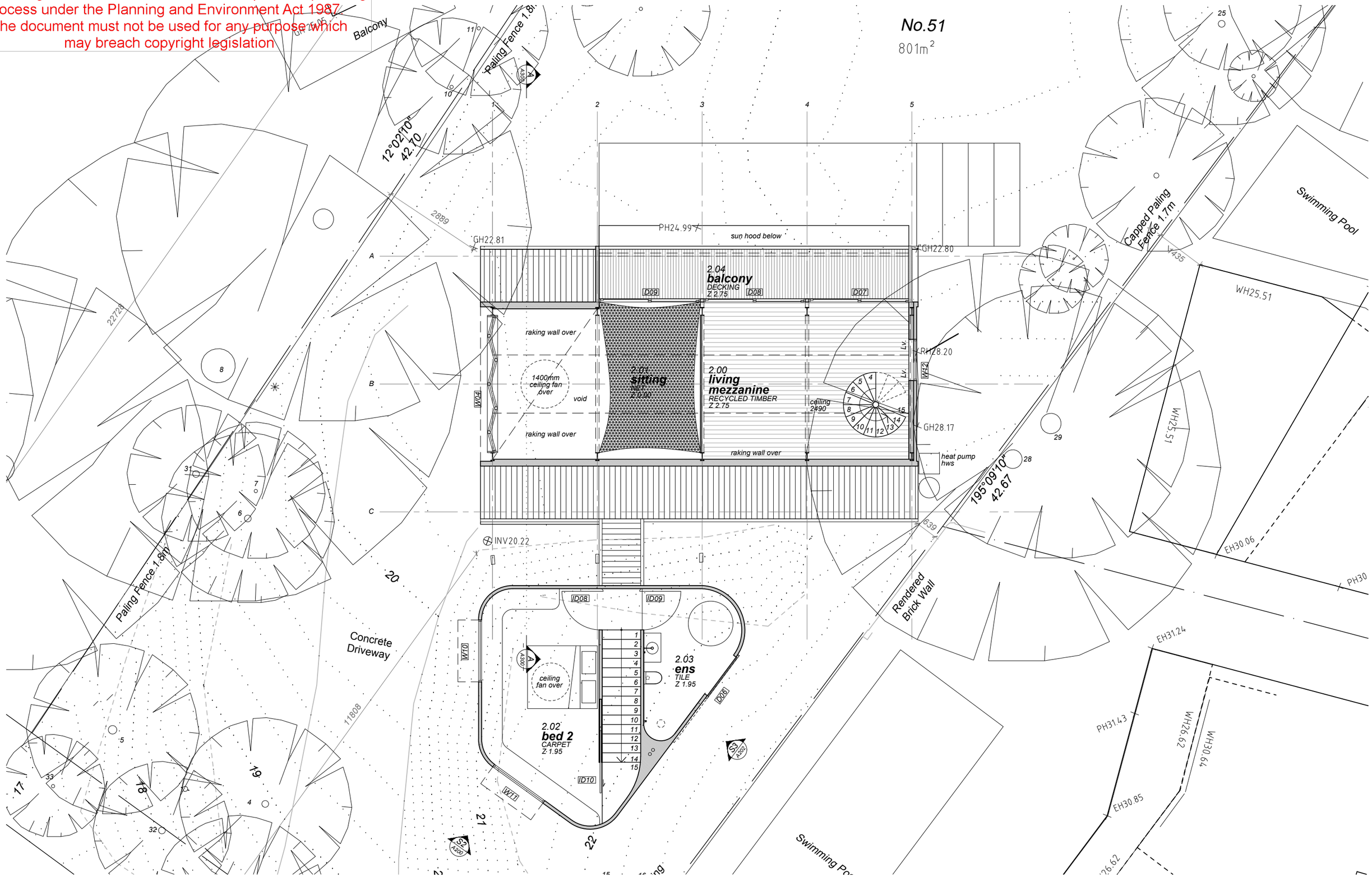
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NORTH

PROJECT	
CLIENT	
ADDRESS	51 Baker St, Ocean Grove VIC 3226
PROJECT	EAA
DRAWN BY	EAA
DRAWING	GROUND FLOOR PLAN
STAGE	TOWN PLANNING
DATE	9 OCTOBER 2026
SCALE	1:100
REVISION	REV B
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CLIENT		STAGE	TOWN PLANNING
ADDRESS	51 Baker St, Ocean Grove VIC 3226	DATE	9 OCTOBER 2026 SCALE 1:100
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No.51
801m²

SOLAR ARRAY
PHOTOVOLTAIC ARRAY
RO10
61° ROOF PITCH
RO11
1° ROOF PITCH
AERIAL
EAVES GUTTER
FALL
DP
RH28.20
GH28.17
heat pump hws
ramp
INV20.22
DS22.83
GH22.81
PH24.99
GH22.80
SOLAR ARRAY
3.0KW PHOTOVOLTAIC ARRAY
DP + SUMP
2540
12°02'10"
42.70
195°09'10"
42.67
Balcony
Paling Fence 1.8m
Capped Paling Fence 1.7m
Concrete Driveway
Rendered Brick Wall
Swimming Pool
WH25.51
EH30.06
PH30
EH31.24
PH31.43
WH26.62
WH30.64
EH30.85
2889
2272
1435
639
7055

LEGEND MATERIALS

*FLATSHEET COLORBOND FLASHING / GUTTERS **CB***
*DOWNPIPE **DP***
*CUSTOM ORB ROOF **RO***
*STEEL **ST***

LEGEND FINISHES

*[CUSTOM ORB 'GALVANISED'] **10***
*[COLORBOND ULTRA 'WINDSPRAY'] **11***

GENERAL NOTES

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ii) Design is subject to consultant input including Soil test, Structural Engineering, Civil + Service Engineering and Energy + Bushfire rating.
iii) Design is subject to Authority assessment including Rescode, Planning Approval and Building Permit.

GENERAL NOTES

iv) External Works, Furniture and Joinery layouts are for presentation only.
v) Architectural Drawings to be read in conjunction with all other Documentation. Notify any conflicting or missing information prior to proceeding.
IMPORTANT Verify all dimensions on site prior to commencement of any work. Do not scale off drawings.

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NORTH

PROJECT				*DRAWING*	*ROOF PLAN*
CLIENT				*STAGE*	*TOWN PLANNING*
ADDRESS	*51 Baker St, Ocean Grove VIC 3226*			*DATE*	*9 OCTOBER 2026* *SCALE* 1:100
PROJECT	*EAA*	*DRAWN BY*	*EAA*	*REVISION*	REV B *PAGE* A104

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City of Greater Geelong, Statutory Planning - Date Received 09/10/2026

LEGEND MATERIALS

CONCRETE ***CO***
DOWNPIPE ***DP***
GLASS ***GL***
MASONRY ***MA***
PLASTERBOARD ***PB***
COLORBOND KLIP-LOCK ROOF ***RO***
STEEL ***ST***
TIMBER CLADDING ***TC***
TILE ***TL***
SOLID TIMBER ***TIM***
VILLABOARD ***VB***
HARDWOOD TIMBER WINDOW & DOOR FRAMES ***WIN***

LEGEND FINISHES

TIMBER WINDOW FRAMES ['CLEAR PENETRATIVE SEALER']	1
MASONRY ['TBC']	2
SOLID TIMBER [CUTEK 'TBC']	3
HARDWOOD TIMBER CLADDING [CUTEK 'TBC']	4
STEEL [MUROBOND BRIDGE PAINT 'RUSTY']	5
ROOF SHEET/FLASHINGS ['GALVANISED']	10
ROOF SHEET/FLASHINGS ['COLORBOND ULTRA - WINDSPRAY']	11



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NORTH

PROJECT				DRAWING	NORTH + SOUTH ELEVATIONS
CLIENT				STAGE	TOWN PLANNING
ADDRESS	51 Baker St, Ocean Grove VIC 3226			DATE	25 SEPT 2026 SCALE 1:100
PROJECT	EAA	DRAWN BY	EAA	REVISION	REV B PAGE A200

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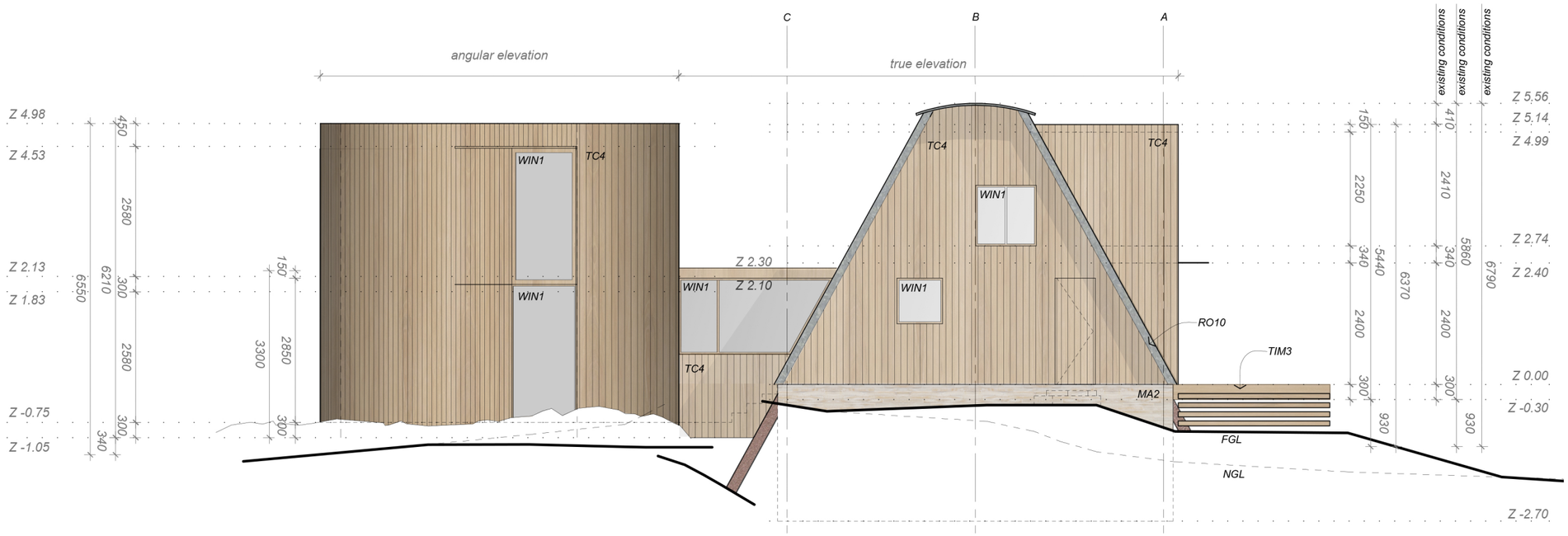
City of Greater Geelong, Statutory Planning - Date Received 09/10/2026

LEGEND MATERIALS

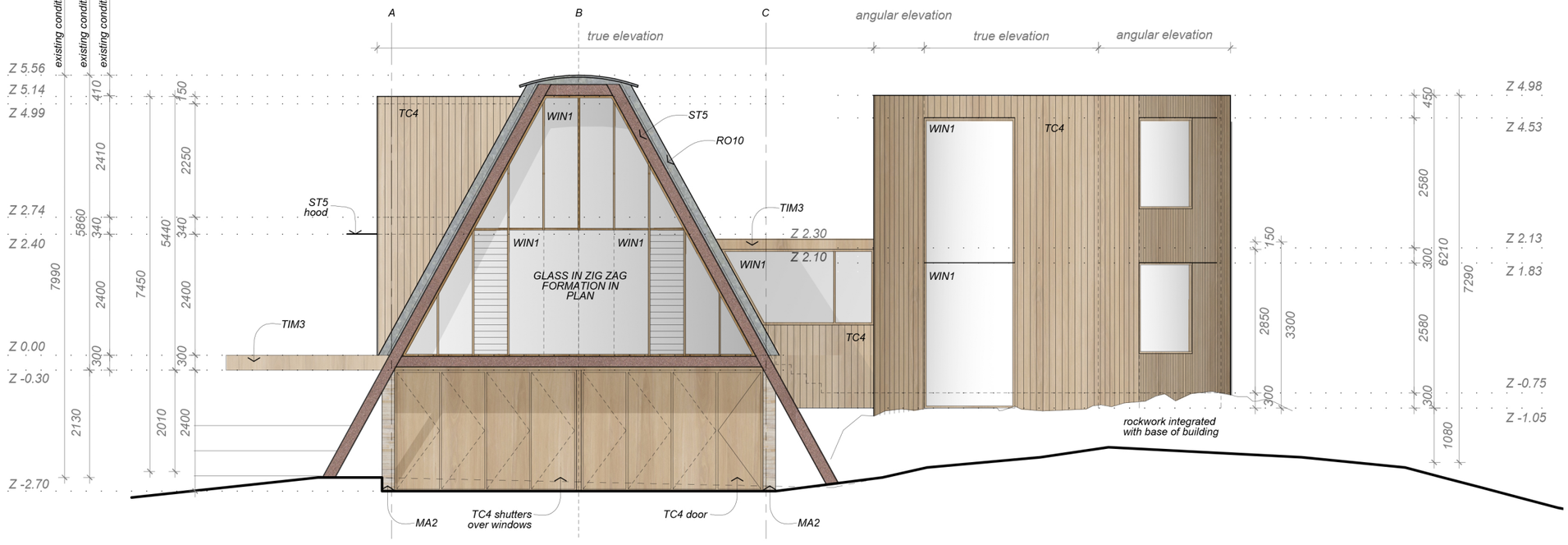
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DOWNPIPE ***DP***
GLASS ***GL***
MASONRY ***MA***
PLASTERBOARD ***PB***
COLORBOND KLIP-LOCK ROOF ***RO***
STEEL ***ST***
TIMBER CLADDING ***TC***
TILE ***TL***
SOLID TIMBER ***TIM***
VILLABOARD ***VB***
HARDWOOD TIMBER WINDOW & DOOR FRAMES ***WIN***

LEGEND FINISHES

TIMBER WINDOW FRAMES	***1***
['CLEAR PENETRATIVE SEALER']	
MASONRY	***2***
['TBC']	
SOLID TIMBER	***3***
[CUTEK 'TBC']	
HARDWOOD TIMBER CLADDING	***4***
[CUTEK 'TBC']	
STEEL	***5***
[MUROBOND BRIDGE PAINT 'RUSTY']	
ROOF SHEET/FLASHINGS	***10***
['GALVANISED']	
ROOF SHEET/FLASHINGS	***11***
['COLORBOND ULTRA - WINDSPRAY']	



EAST ELEVATION



WEST ELEVATION

GENERAL NOTES

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NORTH

PROJECT		*DRAWING*	*EAST + WEST ELEVATIONS*
CLIENT		*STAGE*	*TOWN PLANNING*
ADDRESS	*51 Baker St, Ocean Grove VIC 3226*	*DATE*	*25 SEPT 2026* *SCALE* *1:100*
PROJECT	*EAA* *DRAWN BY* *EAA*	*REVISION*	*REV B* *PAGE* *A201*

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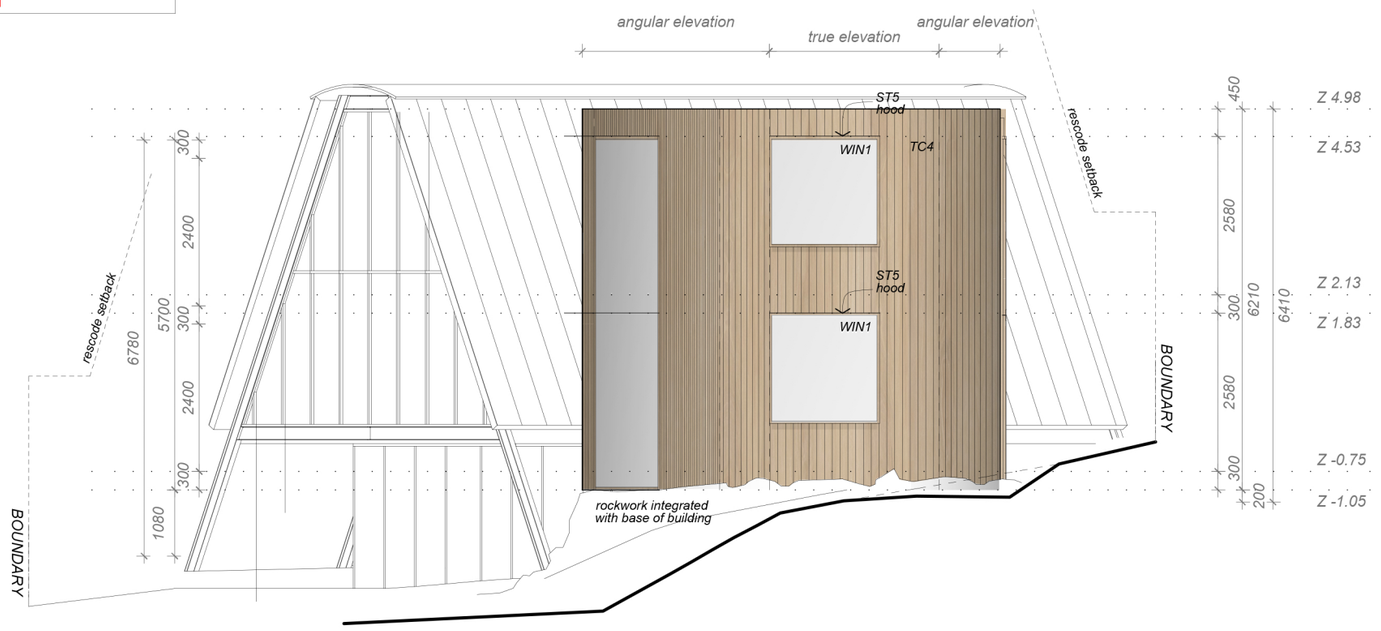
City of Greater Geelong, Statutory Planning - Date Received 09/10/2026

LEGEND MATERIALS

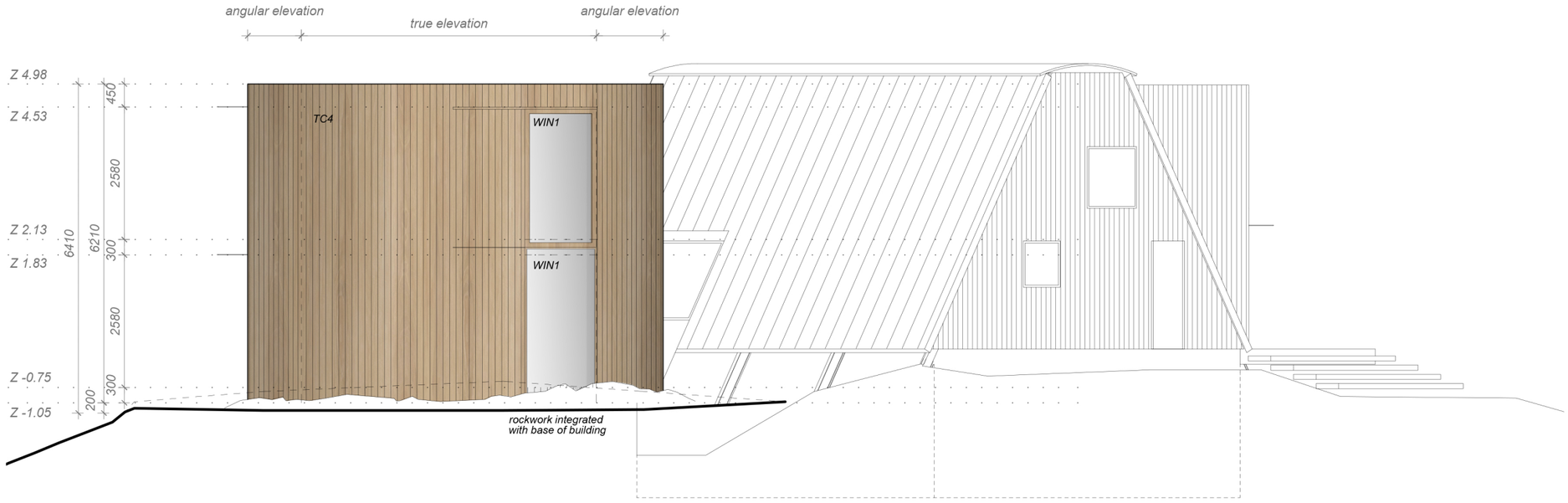
CONCRETE ***CO***
DOWNPIPE ***DP***
GLASS ***GL***
MASONRY ***MA***
PLASTERBOARD ***PB***
COLORBOND KLIP-LOCK ROOF ***RO***
STEEL ***ST***
TIMBER CLADDING ***TC***
TILE ***TL***
SOLID TIMBER ***TIM***
VILLABOARD ***VB***
HARDWOOD TIMBER WINDOW & DOOR FRAMES ***WIN***

LEGEND FINISHES

TIMBER WINDOW FRAMES	***1***
['CLEAR PENETRATIVE SEALER']	
MASONRY	***2***
['TBC']	
SOLID TIMBER	***3***
[CUTEK 'TBC']	
HARDWOOD TIMBER CLADDING	***4***
[CUTEK 'TBC']	
STEEL	***5***
[MUROBOND BRIDGE PAINT 'RUSTY']	
ROOF SHEET/FLASHINGS	***10***
['GALVANISED']	
ROOF SHEET/FLASHINGS	***11***
['COLORBOND ULTRA - WINDSPRAY']	



SOUTH 1 ELEVATION



SOUTH 3 ELEVATION

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NORTH

PROJECT				*DRAWING*	*SOUTH ELEVATIONS*
CLIENT				*STAGE*	*TOWN PLANNING*
ADDRESS	*51 Baker St, Ocean Grove VIC 3226*			*DATE*	*25 SEPT 2026*
PROJECT	*EAA*	*DRAWN BY*	*EAA*	*SCALE*	*1:100*
				REVISION	*REV B*
				PAGE	*A202*