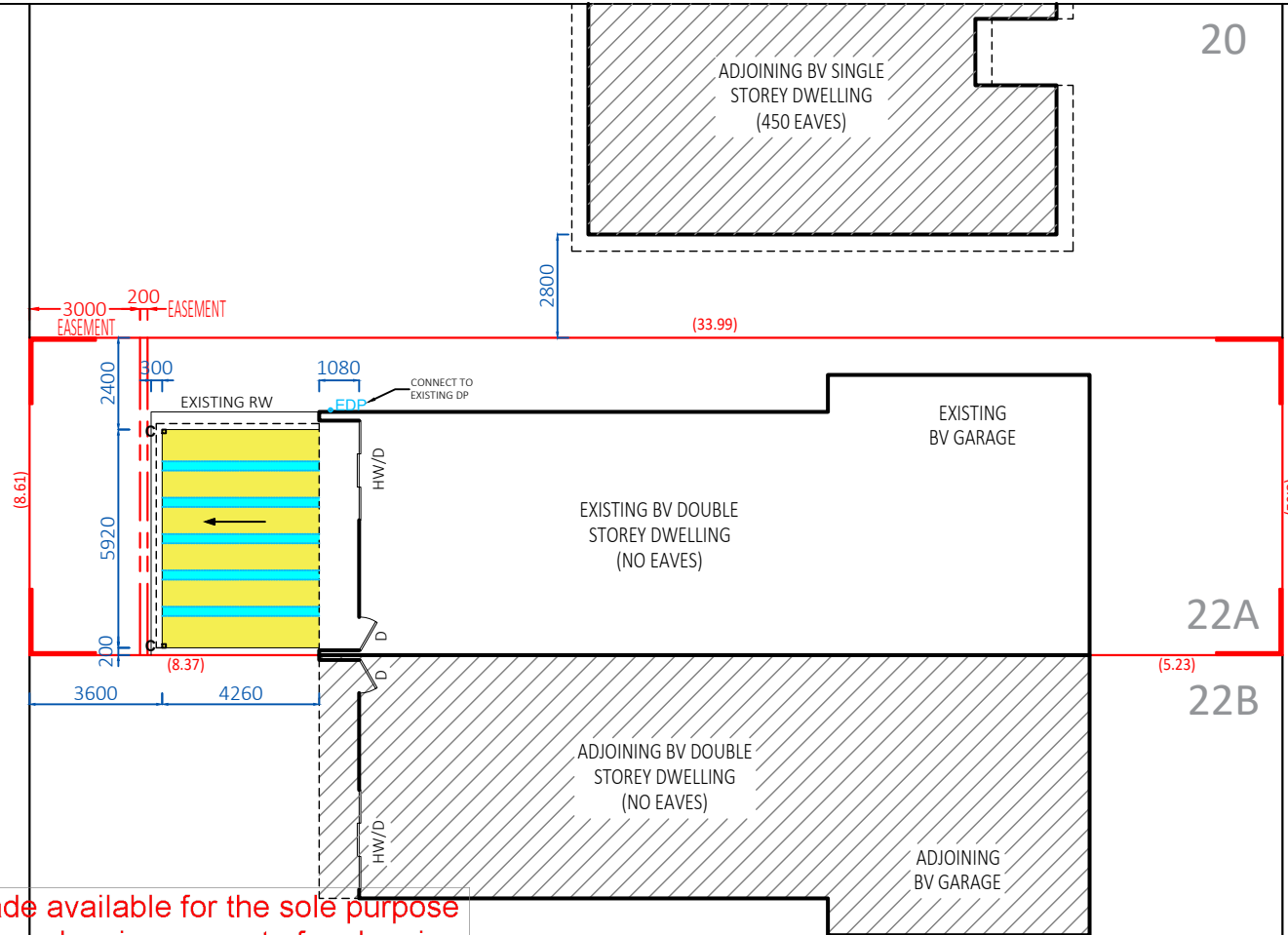


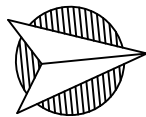
SITE ANALYSIS:		MINIMUM GARDEN AREAS:		DRAINAGE:		GENERAL NOTES	LEGEND	SITE LEGEND	NORTH
TOTAL SITE AREA	293m ²	LOT SIZE		Overflow provision to be installed to existing downpipe connection where required.		All Stormwater drainage to be designed in accordance with Clause 3.5.3.5 of the NCC 2025 Vol 2. Refer to tables attached Sheet 4.	Proposed STRATCO COLORBOND steel structure.	POS private open space	
EXIST BLDG AREA	145m ²	400-500 sqm	25% ☐	Provide 90mm dia. downpipe connect to existing stormwater system via 90mm UPVC SWD			250mm wide polycarbonate skylight - 50% translucent.	EDP existing downpipe	
PROPOSED STRUCTURE	25m ²	500-650 sqm	30% ☐				Title boundary line.	RW retaining wall	
TOTAL BLDG AREA	170m ²	Above 650 sqm	35% ☐				Easement line.	D door	
TOTAL COVERAGE	58%	Actual Garden Area IMPERMEABILITY	44% 74.7%					RD roller door	
								NH non-habitable room window	
								HW habitable room window	



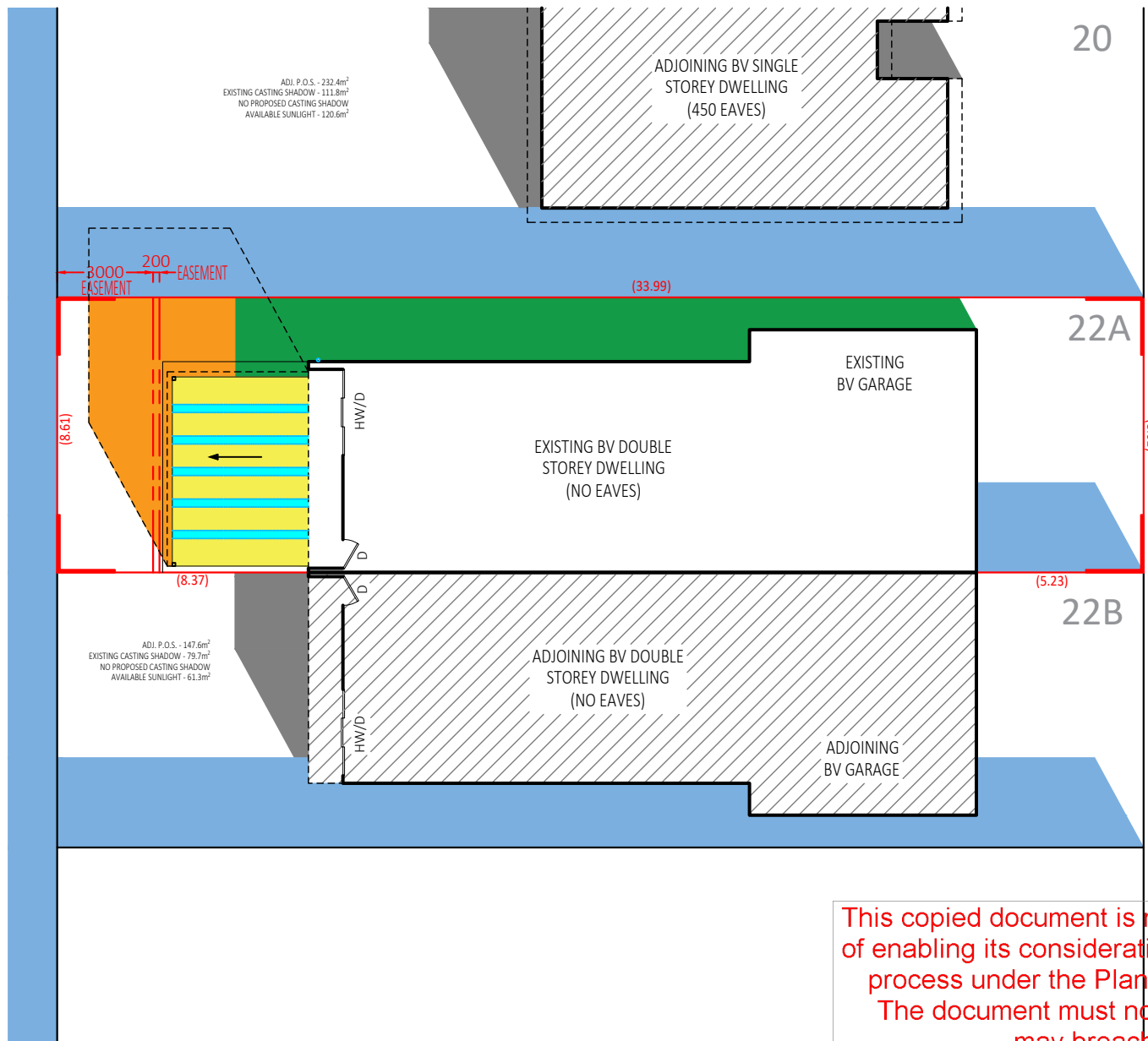
NORTHCOTE ROAD

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PROPOSED		DRAWING REGISTER		STRUCTURE TYPE		BEAM SIZE	WIND RATING	BAL RATING	
VERANDA	☒	DECK	☐	PROJECT NO:	E126-206	Footing Connection	Specified	Specified	
CARPORT	☐	PERGOLA	☐	DATE:	25/05/2026	C post onto concrete connection	120 x 68 x 1.0mm	N1	
				SCALE:	1:200	E post into concrete pad connection	150 x 68 x 1.2mm	N2	
ADDRESS:				SHEET SIZE:	A4	Wall Connection		N3	
22A NORTHCOTE ROAD, OCEAN GROVE				REVISION NO.:	A	F fascia connection	POST SIZE	N4	
				DATE:	22/06/2026	BWK brick wall connection	68 x 68mm		
				DRAWN:	MJS	RSR riser bracket	75mm SHS		
						WBD weatherboard connection	100mm SHS		



NORTHCOTE ROAD



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PROPOSED

VERANDA		DECK	
CARPORT		PERGOLA	

ADDRESS:

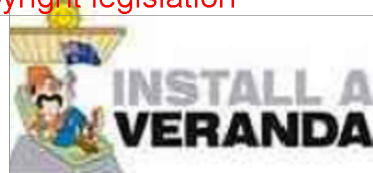
22A NORTHCOTE ROAD, OCEAN GROVE

DRAWING REGISTER

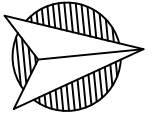
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DATE:	25/05/2026
SCALE:	1:200
SHEET SIZE:	A4
REVISION NO.:	A
DATE:	22/06/2026
DRAWN:	MJS

SHADOW DIAGRAM LEGEND

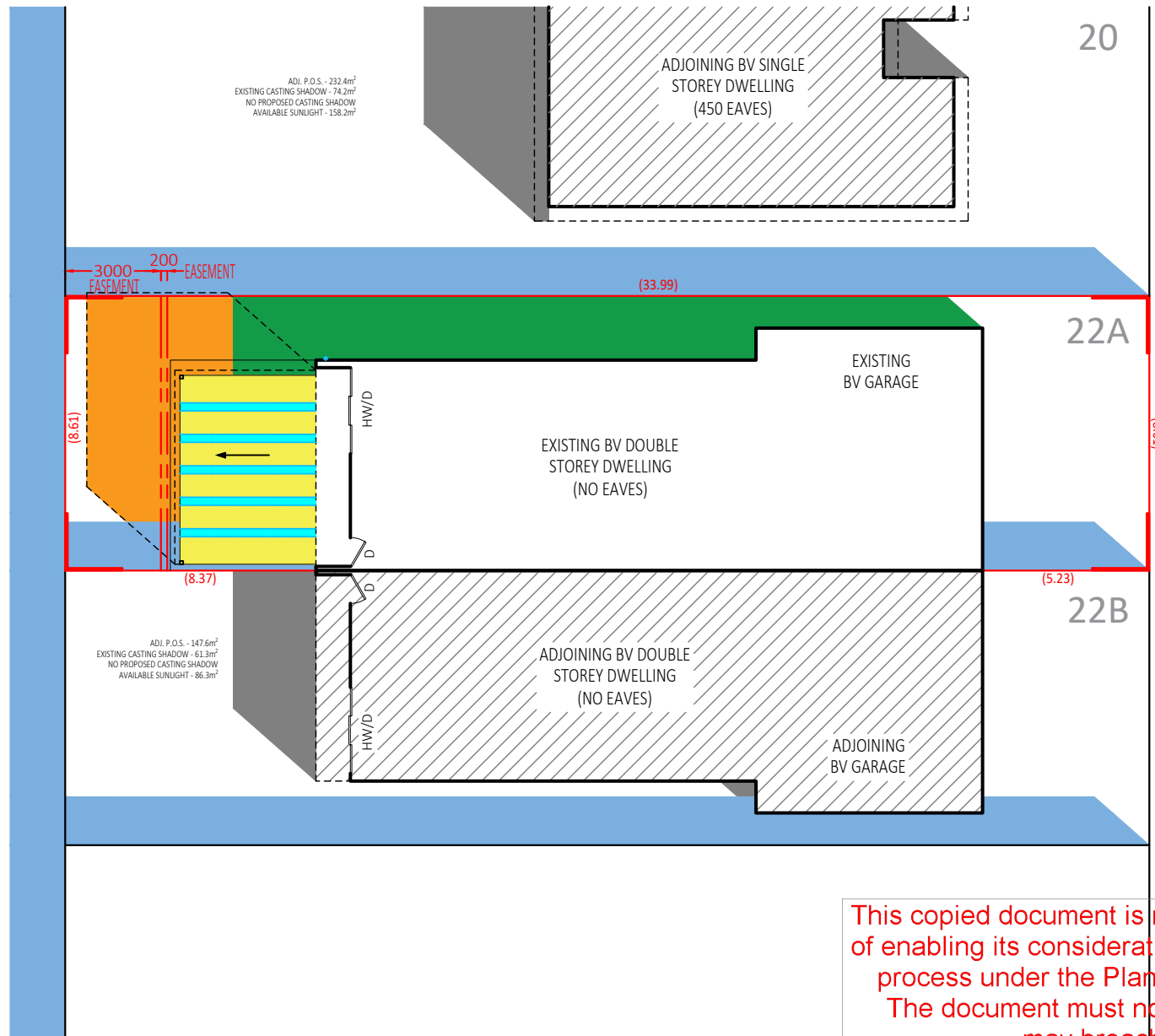
EXISTING DWELLING	
ADJOINING DWELLING	
PROPOSED STRUCTURE	
2000mm HIGH FENCE	



SHEET 2.1 - SHADOW DIAGRAM



NORTHCOTE ROAD



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PROPOSED

VERANDA		DECK	
CARPORT		PERGOLA	

ADDRESS:

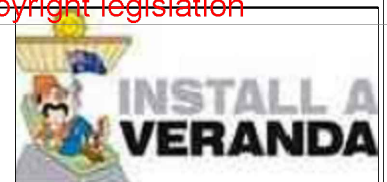
22A NORTHCOTE ROAD, OCEAN GROVE

DRAWING REGISTER

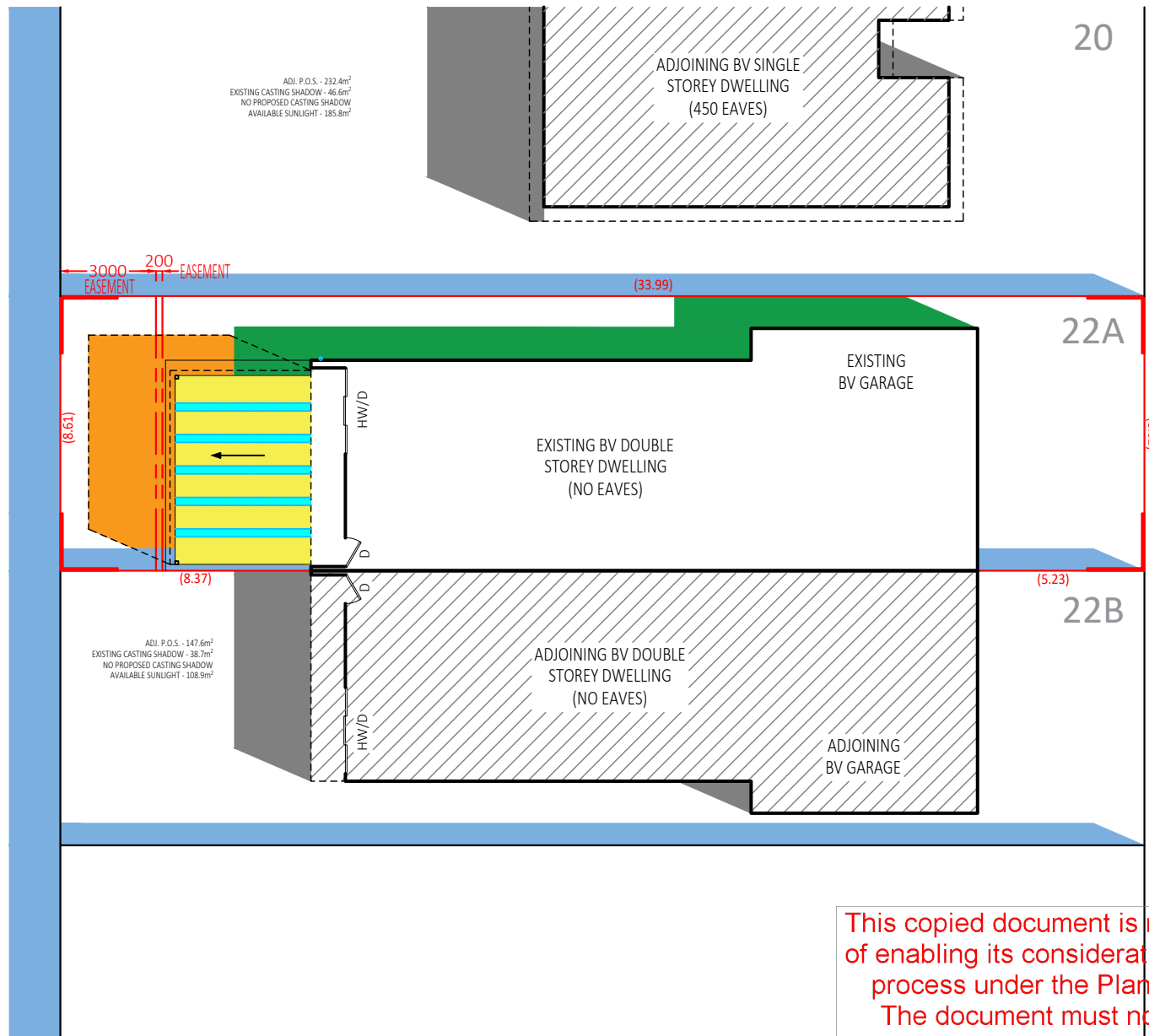
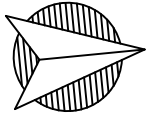
PROJECT NO:	E126-206
DATE:	25/05/2026
SCALE:	1:200
SHEET SIZE:	A4
REVISION NO.:	A
DATE:	22/06/2026
DRAWN:	MJS

SHADOW DIAGRAM LEGEND

EXISTING DWELLING	
ADJOINING DWELLING	
PROPOSED STRUCTURE	
2000mm HIGH FENCE	



SHEET 2.2 - SHADOW DIAGRAM

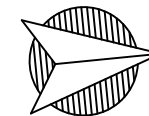


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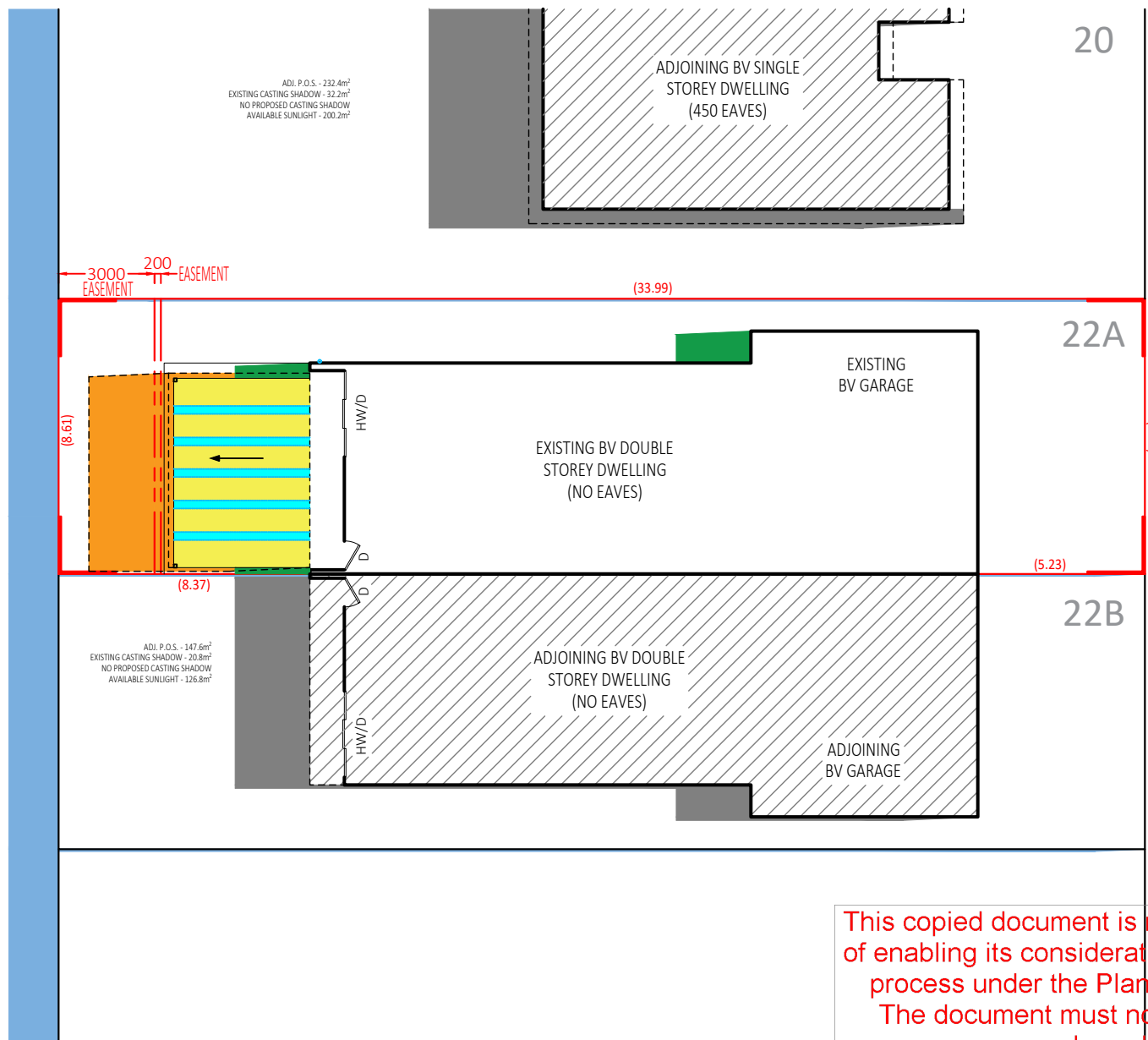
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VERANDA		PROJECT NO:	E126-206
CARPORT		DATE:	25/05/2026
		SCALE:	1:200
DECK		SHEET SIZE:	A4
PERGOLA		REVISION NO.:	A
ADDRESS:		DATE:	22/06/2026
22A NORTHCOTE ROAD, OCEAN GROVE		DRAWN:	MJS

SHADOW DIAGRAM LEGEND	
EXISTING DWELLING	
ADJOINING DWELLING	
PROPOSED STRUCTURE	
2000mm HIGH FENCE	





NORTHCOTE ROAD



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PROPOSED

VERANDA		DECK	
CARPORT		PERGOLA	

ADDRESS:

22A NORTHCOTE ROAD, OCEAN GROVE

DRAWING REGISTER

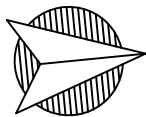
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DATE:	25/05/2026
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REVISION NO.:	A
DATE:	22/06/2026
DRAWN:	MJS

SHADOW DIAGRAM LEGEND

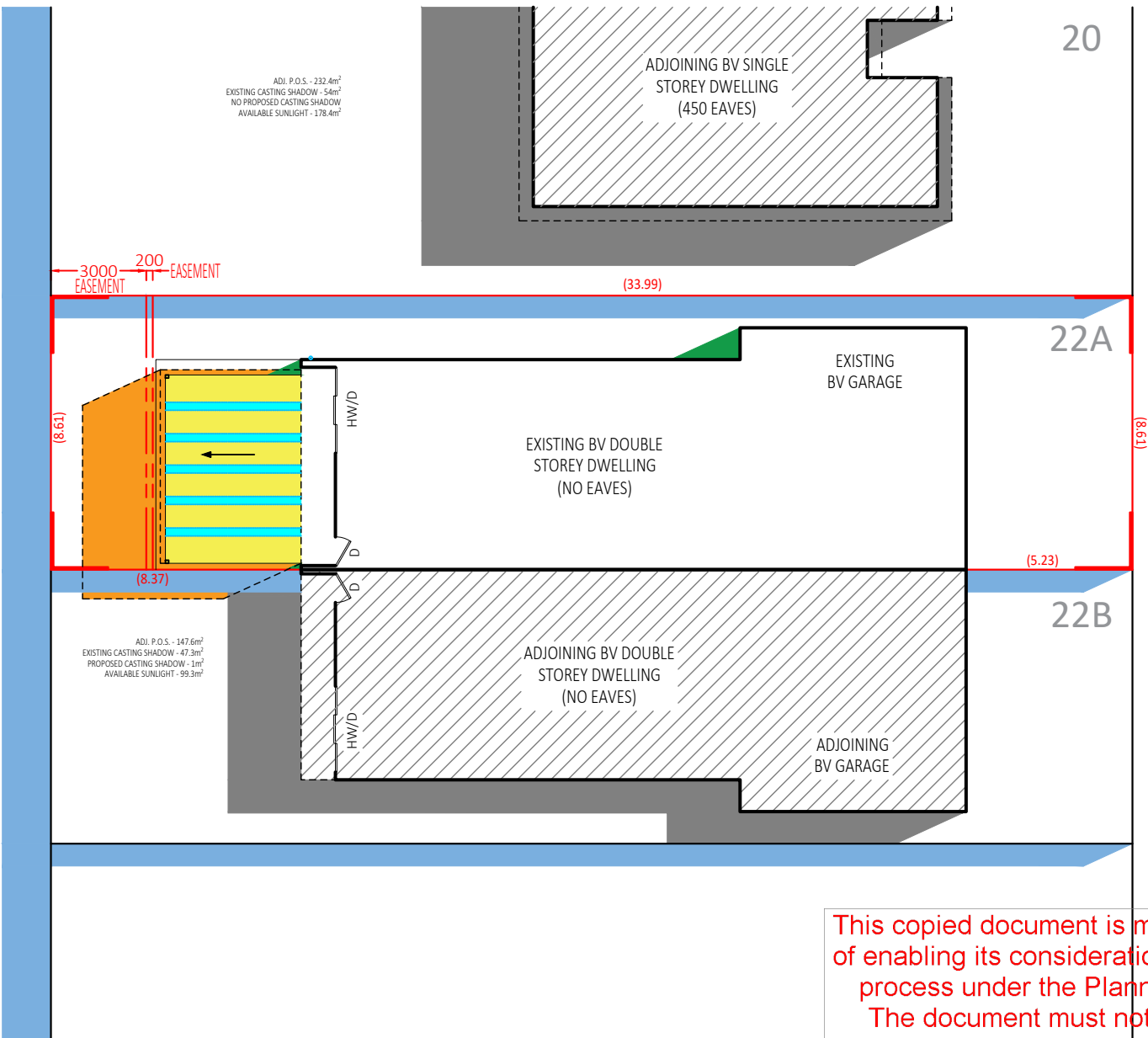
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ADJOINING DWELLING	
PROPOSED STRUCTURE	
2000mm HIGH FENCE	



SHEET 2.4 - SHADOW DIAGRAM



NORTHCOTE ROAD

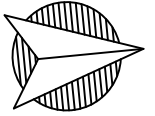


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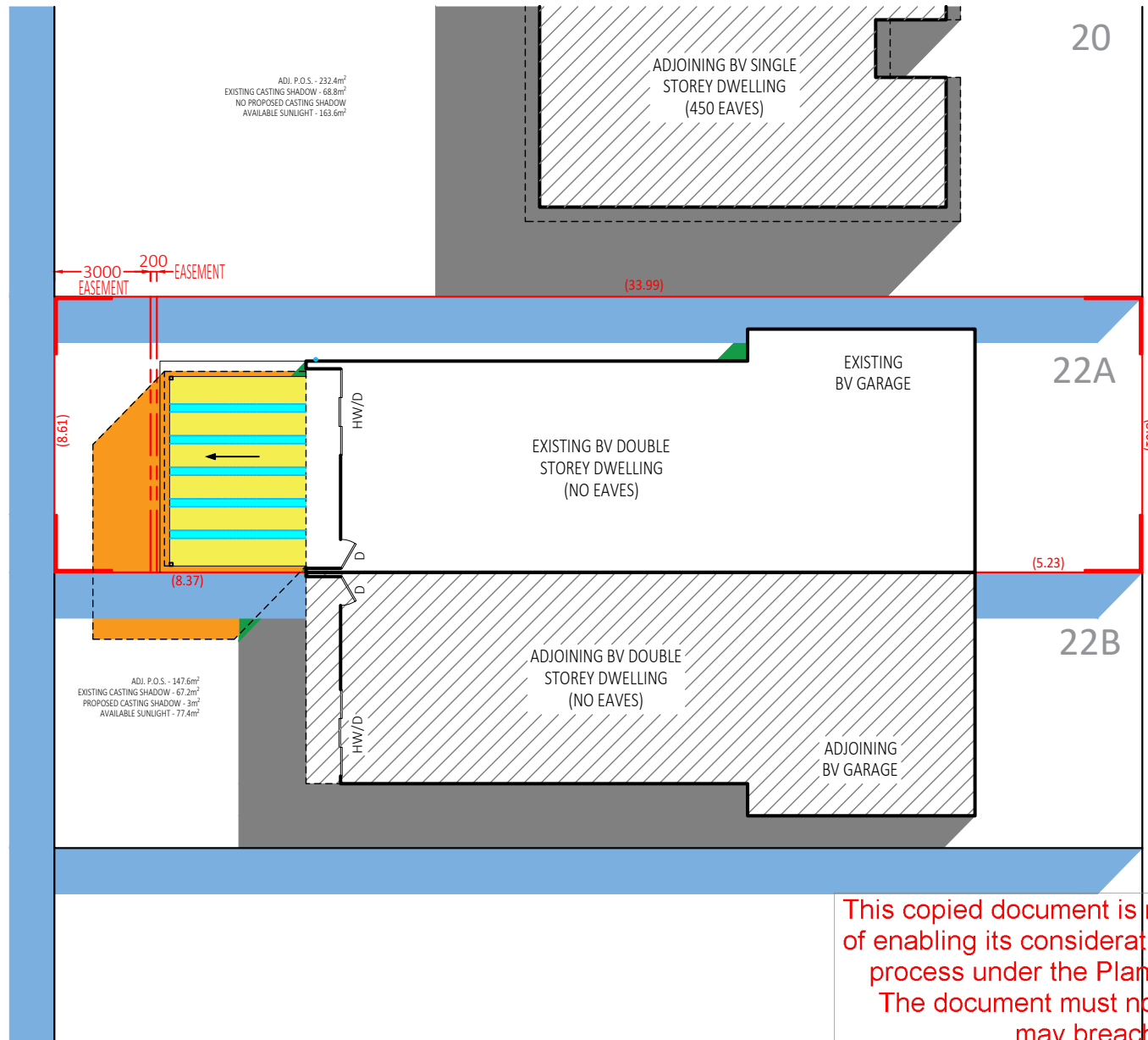
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VERANDA		DECK	
CARPORT		PERGOLA	
ADDRESS:			
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		PROJECT NO:	E126-206
		DATE:	25/05/2026
		SCALE:	1:200
		SHEET SIZE:	A4
		REVISION NO.:	A
		DATE:	22/06/2026
		DRAWN:	MJS

SHADOW DIAGRAM LEGEND	
EXISTING DWELLING	
ADJOINING DWELLING	
PROPOSED STRUCTURE	
2000mm HIGH FENCE	





NORTHCOTE ROAD



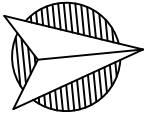
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PROPOSED		DRAWING REGISTER	
VERANDA		DECK	
CARPORT		PERGOLA	
ADDRESS:			
22A NORTHCOTE ROAD, OCEAN GROVE			
		PROJECT NO:	E126-206
		DATE:	25/05/2026
		SCALE:	1:200
		SHEET SIZE:	A4
		REVISION NO.:	A
		DATE:	22/06/2026
		DRAWN:	MJS

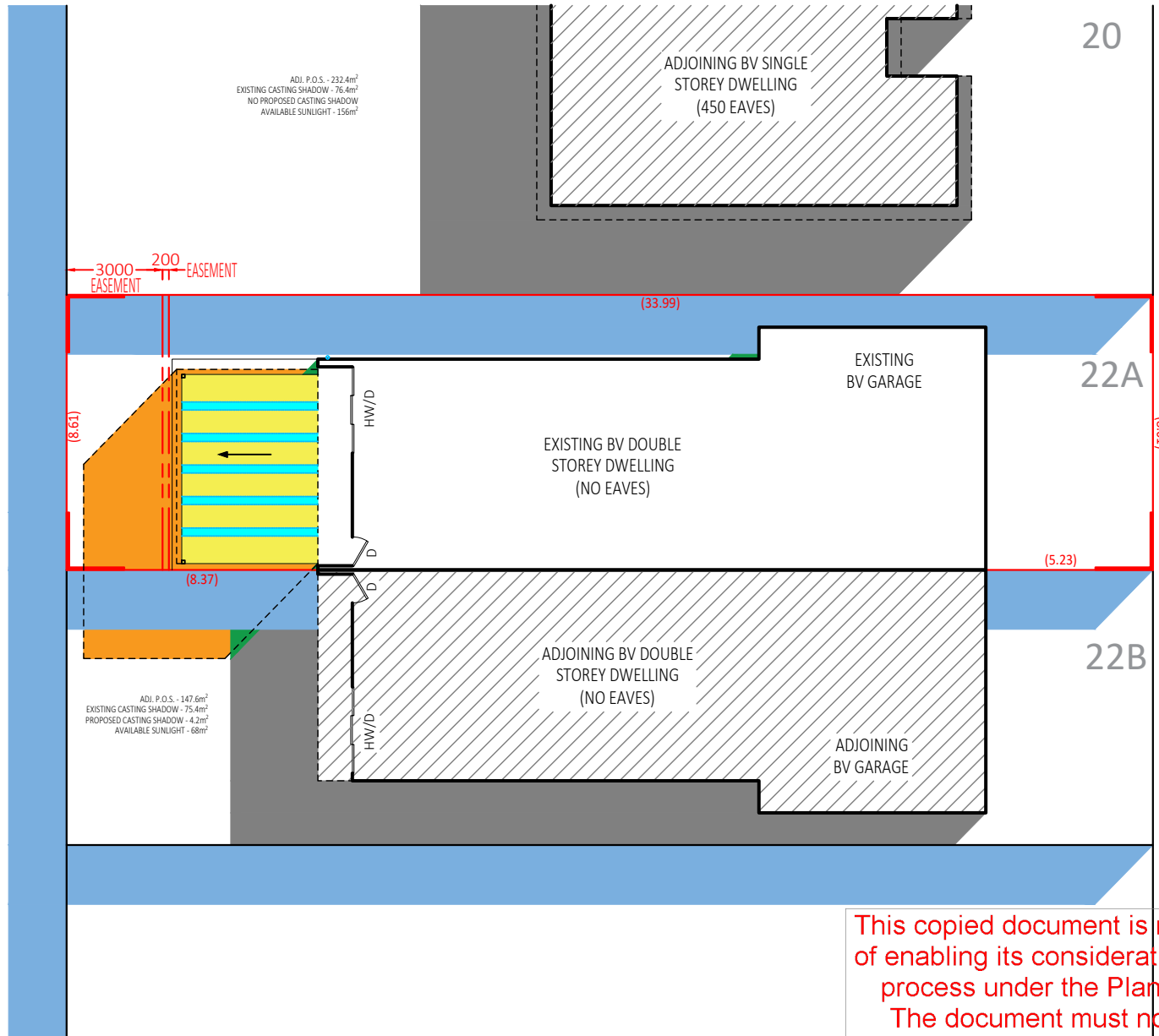
SHADOW DIAGRAM LEGEND	
EXISTING DWELLING	
ADJOINING DWELLING	
PROPOSED STRUCTURE	
2000mm HIGH FENCE	



SHEET 2.6 - SHADOW DIAGRAM



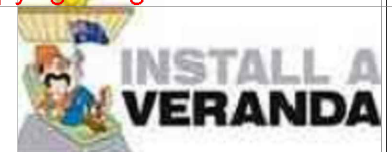
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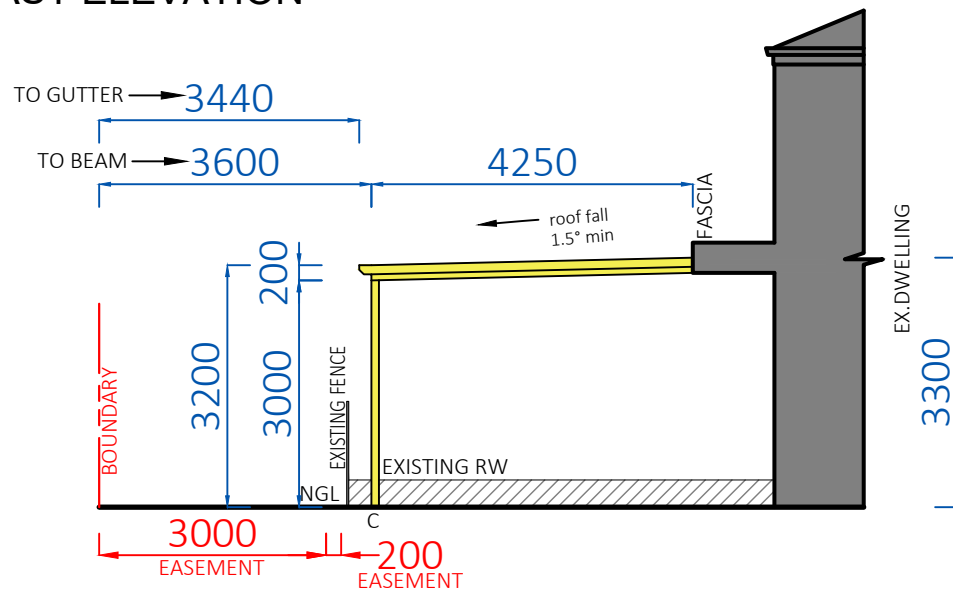
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PROPOSED		DRAWING REGISTER	
VERANDA		DECK	
CARPORT		PERGOLA	
ADDRESS:			
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		PROJECT NO:	E126-206
		DATE:	25/05/2026
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		DATE:	22/06/2026
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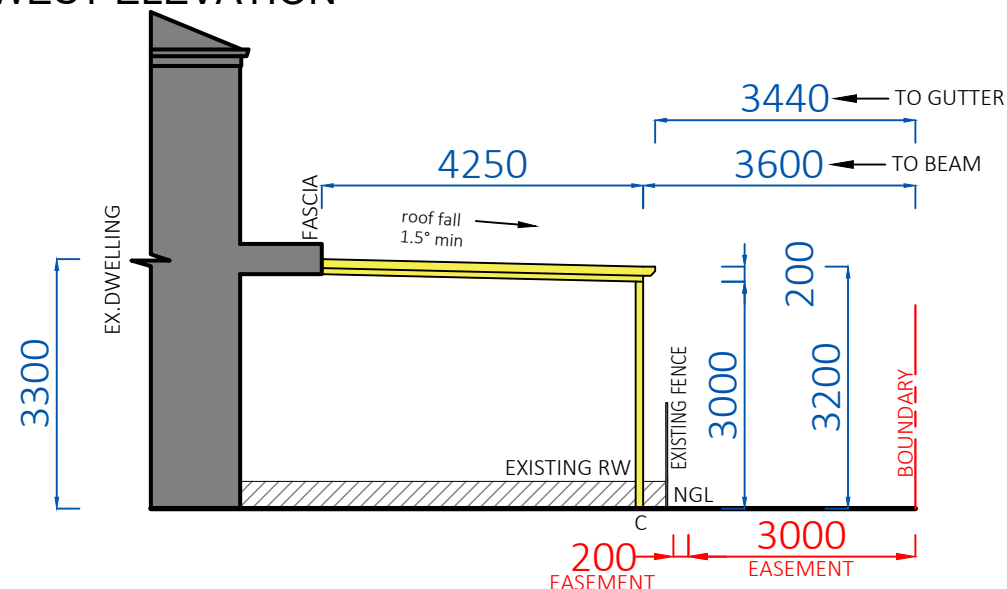
SHADOW DIAGRAM LEGEND	
EXISTING DWELLING	
ADJOINING DWELLING	
PROPOSED STRUCTURE	
2000mm HIGH FENCE	



EAST ELEVATION

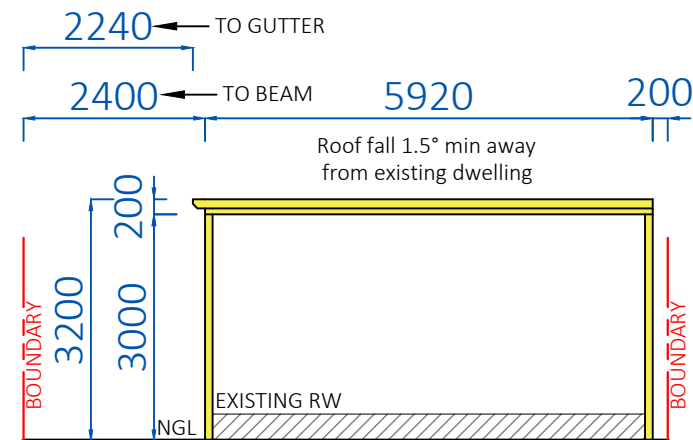


WEST ELEVATION



NORTH ELEVATION

SOUTH ELEVATION



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PROPOSED

VERANDA	☒	DECK	☐
CARPORT	☐	PERGOLA	☐

ADDRESS:

22A NORTHCOTE ROAD, OCEAN GROVE

DRAWING REGISTER

PROJECT NO:	E126-206
DATE:	25/05/2026
SCALE:	1:100
SHEET SIZE:	A4
REVISION NO.:	A
DATE:	22/06/2026
DRAWN:	MJS

SITE LEGEND

NGL	natural ground level
RW	retaining wall
FL	floor level
EDP	existing downpipe

ALL STRATCO STRUCTURE ARE FULLY DEMOUNTABLE VIA THE 'STRATCO' BRACKET SYSTEM

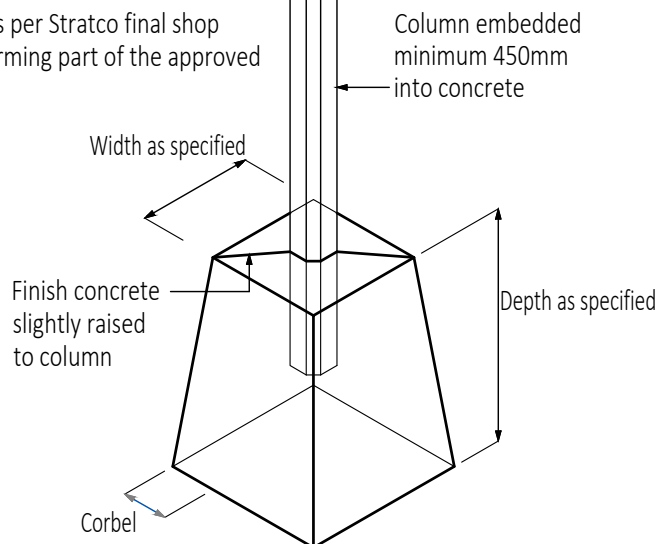


SHEET 3 - ELEVATIONS 1:100

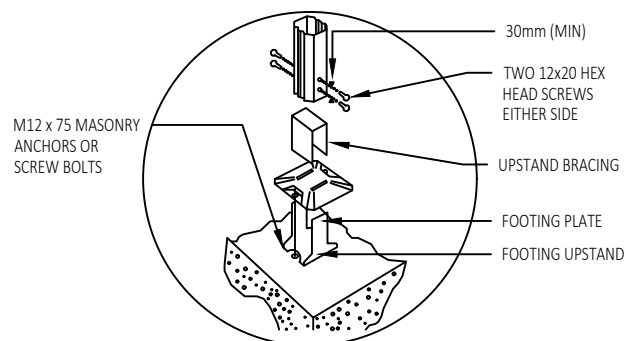
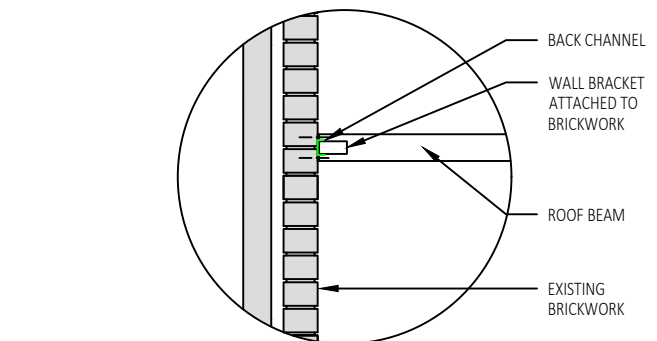
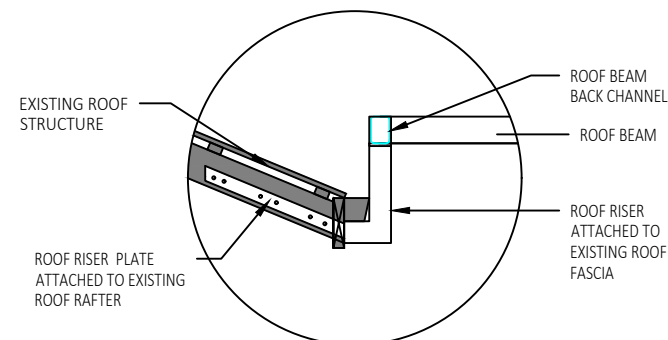
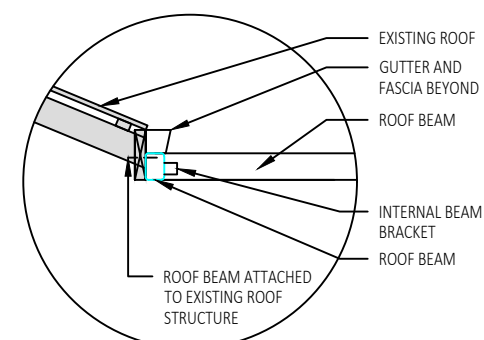
STRATCO CERTIFIED TYPICAL FOOTING

- ☐ Type 1. 300 x 300 x 500 deep with 60mm corbel.
☐ Type 2. 300 x 300 x 600 deep with 60mm corbel.
☐ Type 3. 350 x 350 x 650 deep with 60mm corbel.
☐ Type 4. 450 x 450 x 750 deep with 75mm corbel.

Footing sizes on site are to be as per Stratco final shop drawings for this project and forming part of the approved building permit and documents.



Not to scale

TYPICAL POST TO FOOTING DETAIL**TYPICAL POST TO EXISTING CONCRETE DETAIL****TYPICAL BEAM TO BRICKWORK DETAIL****TYPICAL ROOF RISER DETAIL****TYPICAL BEAM TO FASCIA DETAIL****PROPOSED**

VERANDA ☒ DECK ☐
 CARPORT ☐ PERGOLA ☐

DRAWING REGISTERPROJECT NO: **E126-206**DATE: **25/05/2026**SHEET NO: **A4**REVISION NO.: **A**DATE: **22/06/2026****GENERAL NOTES**

Contractors must verify all dimensions on site prior to the commencement of any site works.
 All discrepancies must be reported to Install A Veranda.
 Do not scale drawings, figured dimensions shall take precedence to scaled drawings.
 This drawing is copyright and shall remain the property of Install A Veranda.
 All works must be in accordance with the certified Stratco Engineering Specifications.
 All construction shall be in accordance with the Building Code of Australia, all relevant Australian Standar Codes.

ALL STRATCO STRUCTURE ARE FULLY
 DEMOUNTABLE VIA THE 'STRATCO'
 BRACKET SYSTEM

**SHEET 4 - CONNECTION DETAILS**

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GENERAL SPECIFICATIONS:**GUTTERS AND DOWNPIPES:**

- All roof drainage to be in accordance with BCA part 3.5.1 & 3.5.2 & AS 3500
- Downpipes must-
 - Not serve more than 12 metres of gutter length for each downpipe; and
 - Be located as close as possible to valley gutters; and
 - Be selected in accordance with the appropriate eaves gutter sections.
- All downpipes to be connected to existing run via 100mm diam UPVC SWD or As directed by council.
- A maximum 12 metre gutter length served by each downpipe is to ensure effective fall and adequate capacity to discharge all water anticipated during a storm having an average recurrence interval of 20 years. Where a rainhead overflow device is incorporated in the top of the downpipe, it's Overflow discharge should be directed away from the building.
- The size of guttering must –
 - For eaves gutters, be in accordance with Table 3.5.2a to Table 3.5.3.2c; and
 - For box gutters, be in accordance with AS/NZS 3500.3 and;
 - Be suitable to remove rainwater falling at the appropriate 5 minute duration Intensity listed in Table 3.5.3.1a to Table 3.5.3.1h as follows-
 - For eaves gutters – 20 year average recurrence interval; and
 - For eaves gutter overflow measures – 100 year average recurrence
 - For box and valley gutters – 100 year average recurrence interval.

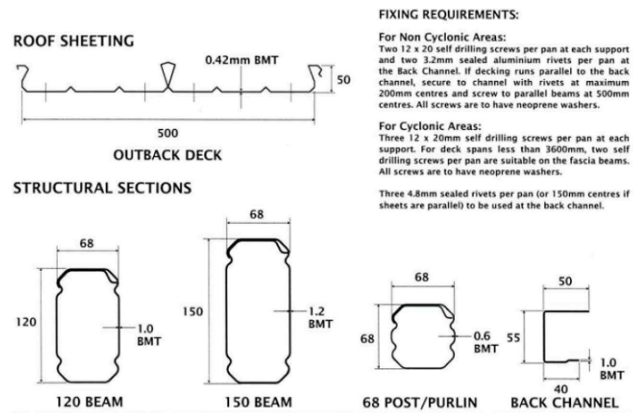
STRATCO OUTBACK FLAT VERANDAHS, PATIOS AND CARPORTS – DIMENSIONS - FIXING DETAILS

Table 3.5.3.2c Downpipe selection for gutter types (A, B, C, D, E and F defined in Table 3.5.3.2b)

Downpipe section	Gutter type A	Gutter type B	Gutter type C	Gutter type D	Gutter type E
75 mm dia.	Yes	Yes	Yes	Yes	No
100 mm x 50 mm	Yes	Yes	Yes	Yes	Yes
90 mm dia.	Yes	Yes	Yes	Yes	Yes
100 mm x 75 mm	Yes	Yes	Yes	Yes	Yes

Notes to Table 3.5.3.2c:

- Yes—downpipe is suitable for the eaves gutter selection.
- No—downpipe is not suitable for the eaves gutter selection.

Table 3.5.3.2a Size of gutter required to drain roof catchment area into one (1) downpipe for various rainfall intensities and roof catchment areas (A, B, C, D, E and F defined in Table 3.5.3.2b)

Design rainfall intensity (mm/h) (as per Table 3.5.2.1a to Table 3.5.2.1h)	Roof catchment area per down-pipe — 30 m ²	Roof catchment area per down-pipe — 40 m ²	Roof catchment area per down-pipe — 50 m ²	Roof catchment area per down-pipe — 60 m ²	Roof catchment area per down-pipe — 70 m ²
90 mm/h	A or C	A or C	A or C	A or C	A or C
120 mm/h	A or C	A or C	A or C	A or C	A or D
140 mm/h	A or C	A or C	A or C	A or D	B or E
160 mm/h	A or C	A or C	A or C	A or E	B or E
175 mm/h	A or C	A or C	A or D	B or E	E
200 mm/h	A or C	A or C	A or D	B or E	F
225 mm/h	A or C	A or C	A or B	E	F
255 mm/h	A or C	A or D	B or E	E	F
275 mm/h	A or C	A or D	B or E	F	F
325 mm/h	A or C	B or E	F	F	F
425 mm/h	A or C	E	F	F	F

Table 3.5.3.2b Gutter sizes for various rainfall intensities

Gutter type	Gutter description	Minimum cross sectional area mm ²
A	Medium rectangular gutter	6500 mm ²
B	Large rectangular gutter	7900 mm ²
C	115 mm D gutter	5200 mm ²
D	125 mm D gutter	6300 mm ²
E	150 mm D gutter	9000 mm ²
F	Gutter must be designed in accordance with AS/NZS 3500.3	N/A

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PROPOSED	DRAWING REGISTER	GENERAL NOTES
VERANDA  DECK 	PROJECT NO: E126-206	Contractors must verify all dimensions on site prior to the commencement of any site works. All discrepancies must be reported to Install A Veranda.
CARPORT  PERGOLA 	DATE: 25/05/2026	Do not scale drawings, figured dimensions shall take precedence to scaled drawings. This drawing is copyright and shall remain the property of Install A Veranda.
ADDRESS:	SCALE:	All works must be in accordance with the certified Stratco Engineering Specifications. All construction shall be in accordance with the Building Code of Australia, all relevant Australian Standar Codes.
22A NORTHCOTE ROAD, OCEAN GROVE	SHEET SIZE: A4	
	REVISION NO.: A DATE: 22/06/2026	
	DRAWN: MJS	



SHEET 5 - SPECIFICATION DETAILS