

SHEET SCHEDULE	
SK01	Cover Sheet
SK02	Proposed Locality Plan
SK03	Preliminary Site Plan
SK04	Preliminary Ground Floor Plan
SK05	Elevations
SK06	Elevations

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THIS IS SHEET No. SK01 OF 6 REFERRED TO IN THE CONTRACT

OWNER _____

OWNER _____

DATE _____



BUILDER: Hopper Homes Building Services Pty Ltd.
 ABN: 41 024075531
 PH / FAX: Ph: 5255 3556
 REG: DB-U 17966 CDB-U 50474
 OFFICE: Unit 2/6-8 Sinclair St. OCEAN GROVE, VIC. 3226

TOWNPLANNING

CLIENT NAME: James, M

PROJECT ADDRESS:
 Proposed New Residence
 Lot 88E, No. 2485 Ballan Road
 Anakie, Vic, 3213

DESIGN: CUSTOM

VERSION: v1.6

ISSUE DATE: 12/01/2026

DRAWN BY: rs

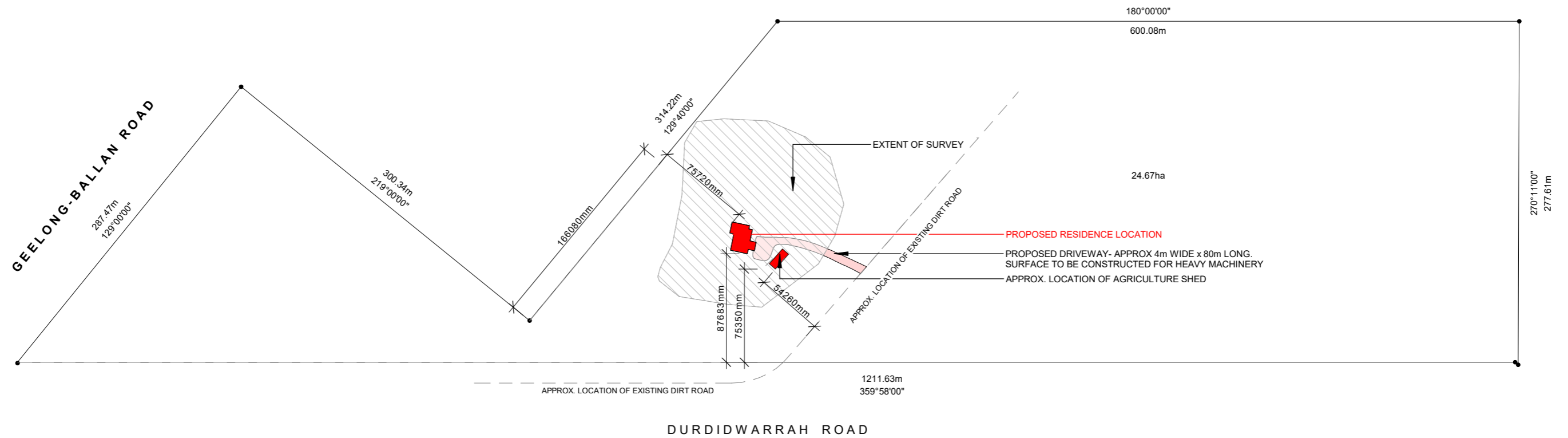
SCALE:

**A-
SK01**

PROPOSED NEW SINGLE STOREY RESIDENCE

Lot 88E, No. 2485 Ballan Road, Anakie, Vic, 3213

James, M



PROPOSED LOCALITY PLAN

1 : 350

GENERAL NOTES

- ALL WORK TO CONFORM WITH THE REQUIREMENTS OF THE BCA'S AND ALL RELEVANT AUSTRALIAN STANDARD CODES AND LOCAL AUTHORITIES.
- DRAWINGS TO BE READ IN CONJUNCTION WITH OTHER RELATED DRAWINGS AND DOCUMENTATION.
- ALL LEVELS AND DIMENSIONS TO BE SITE VERIFIED PRIOR TO THE COMMENCEMENT OF ANY WORKS.
- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- DIMENSIONS SHOWN ARE IN MILLIMETRES UNLESS INDICATED OTHERWISE.
- ALL GLAZING TO BE IN ACCORDANCE WITH CURRENT AUSTRALIAN STANDARDS AS-1288 2006.
- EXCAVATIONS FOR FOOTINGS, SEWERAGE AND DRAINAGE ETC TO BE LAID IN ACCORDANCE WITH CONTROLLING AUTHORITIES REQUIREMENTS.

- STRUCTURAL TIMBER FRAMING TO COMPLY WITH TIMBER FRAMING MANUAL PRACTICES AS-1684 AND COMPLY TO ENGINEERING SPECIFICATIONS AND COMPUTATIONS.
- ALL LINTELS AND OPENING STUDS TO COMPLY WITH AS-1684 (TIMBER FRAMING MANUAL) AND COMPLY TO ENGINEERING SPECIFICATIONS AND COMPUTATIONS.
- DISCHARGE STORMWATER TO APPROVED LEGAL POINT OF DISCHARGE (LPOD).
- IF APPLICABLE - POSITION OF GAS METER TO BE DETERMINED BY GAS AUTHORITY
- FINAL POSITION OF SKYLIGHTS, EVAPORATIVE COOLING UNITS AND SOLAR PANELS TO BE DETERMINED ONSITE SUBJECT TO TRUSS FRAMING LAYOUT. POSITION CAN ONLY BE DETERMINED ONCE TRUSSES ERECTED ON SITE.
- FINAL POSITION OF CONDENSERS TO BE DETERMINED BY INSTALLER ON SITE.

STORMWATER DRAINAGE NOTES:

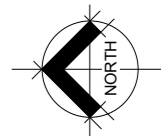
- PROVIDE 100mm DIA PVC STORMWATER PIPE WITH MAX FALL OF 1:100.
- STORMWATER DRAIN LAYOUT IS INDICATIVE ONLY AND WILL BE LAID AT THE DRAINER'S DISCRETION.
- PROVIDE SELECTED DOWNPIPES AT 12.0m MAXIMUM CENTRES AS PER NCC REQUIREMENTS.
- POSITIONING OF DOWNPIPES, RWHS, GE'S, SW PITS IS INDICATIVE ONLY. FINAL POSITION IS TO BE DETERMINED ON SITE BY ROOF PLUMBER.
- GE'S TO BE 1000mm MINIMUM OFFSET FROM BUILDING.
- GE RISER TO BE LOCATED NEXT TO HOT WATER TANK & CONDENSOR UNITS FOR OVERFLOW & UNDER ALL EXTERNAL GARDEN TAPS ATTACHED TO WALLS

LEGEND:

- DP DENOTES DOWNPIPE
- DPS DENOTES DOWNPIPE WITH SPREADER
- RWH DENOTES RAINWATER HEAD WITH DP
- 100mm Ø STORMWATER PIPE
- - - - APPROX. GAS LINE LOCATION. TBC ON SITE
- DENOTES HOT WATER SERVICE
- STARTING POINT FOR ALL ON SITE MEASUREMENTS
- MB METER BOX
- GE DENOTES 100mm Ø GRATED ENTRY POINT. POSITION AND QUANTITY OF GE'S MAY VARY ON SITE.
- PROPOSED SITE BIN & TOILET LOCATION
- PROPOSED RETAINING WALL LOCATION AS PER ENGINEERS DESIGN & SPECIFICATION

SOIL CLASSIFICATION TO AS2870 - 2011
CLASS H1
 REFER TO SOIL REPORT PREPARED BY:
 SIMON ANDERSON CONSULTANTS
 REPORT NO: 256350 DATED: 3.02.25

BUSHFIRE ATTACK LEVEL (BAL)
BAL - 29
 REFER TO BMO REPORT BY NRLINKS
 PTY LTD
 REPORT NO:000000 DATED:00.00.00



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BUILDER: Hopper Homes Building Services Pty Ltd.
 ABN: 41 024075531
 PH / FAX: Ph: 5255 3556
 REG.: DB-U 17966 CDB-U 50474
 OFFICE: Unit 2/6-8 Sinclair St. OCEAN GROVE, VIC. 3226

TOWNPLANNING

CLIENT NAME: James, M
 PROJECT ADDRESS:
 Proposed New Residence
 Lot 88E, No. 2485 Ballan Road
 Anakie, Vic, 3213

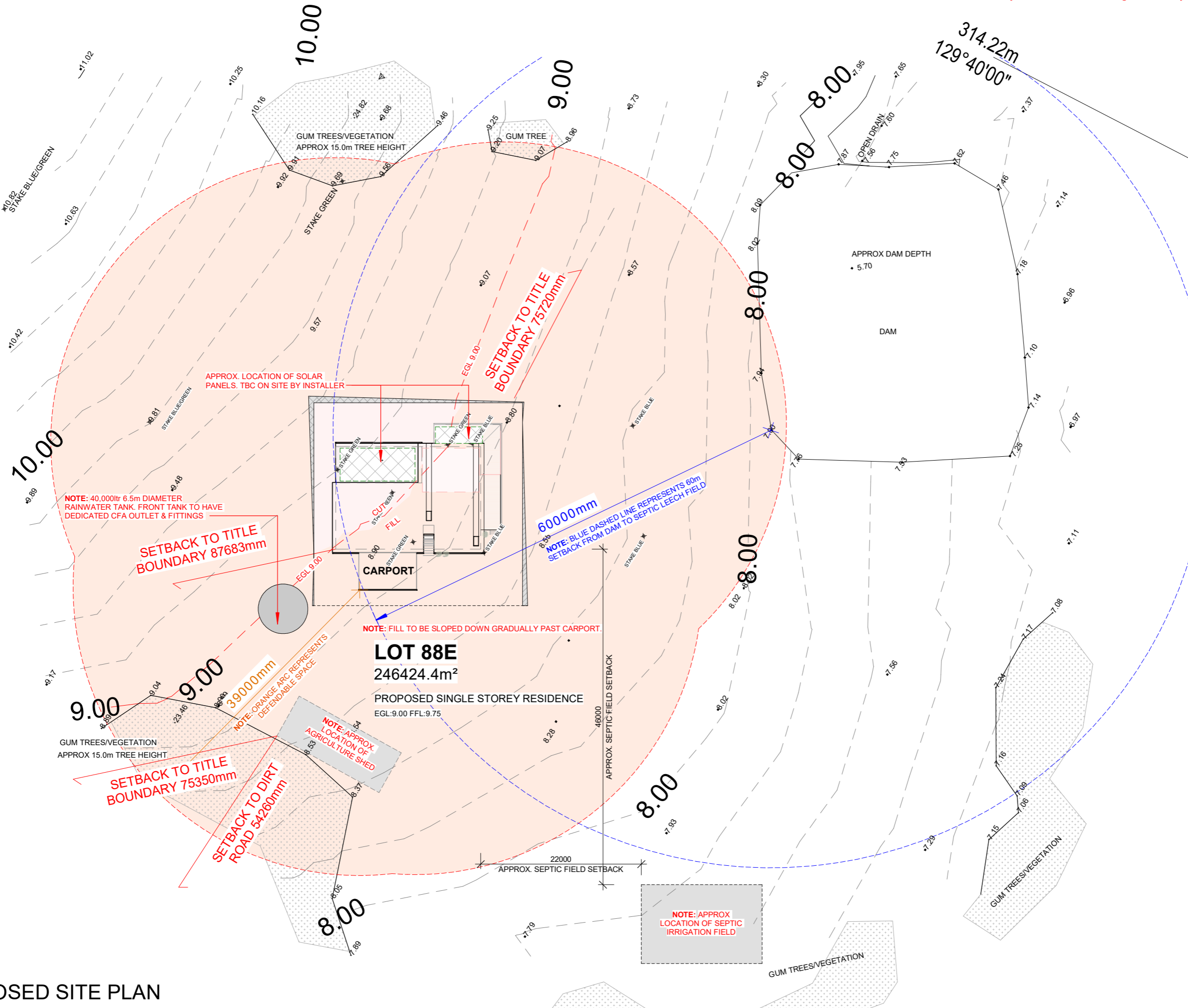
DESIGN: CUSTOM
 VERSION: v1.6
 ISSUE DATE: 12/01/2026
 DRAWN BY: RS
 SCALE: As indicated

**A-
SK02**

THIS IS SHEET No. SK02 OF 6 REFERRED TO IN THE CONTRACT

OWNER _____
 OWNER _____
 DATE _____

FLOOR AREAS:	
GROUND FLOOR:	221.88m ²
GARAGE:	51.46m ²
PORCH:	2.87m ²
TOTAL:	276.21m²
ALFRESCO:	37.92m ²
DECKING:	20.80m ²
SITE AREAS:	
SITE AREA:	246424.4m ²
BUILDING FOOTPRINT AREA:	314.13m ²
BUILDING SITE COVERAGE (%):	00.13%
PRIVATE OPEN SPACE:	246110.27m ²
PERMEABLE SURFACE AREA:	246110.27m ²



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THIS IS SHEET No. SK03 OF 6 REFERRED TO IN THE CONTRACT

OWNER _____
 OWNER _____
 DATE _____



REGISTERED
 Building Practitioner

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 PH / FAX: Ph: 5255 3556
 REG: DB-U 17966 CDB-U 50474
 OFFICE: Unit 2/6-8 Sinclair St. OCEAN GROVE, VIC. 3226

TOWNPLANNING

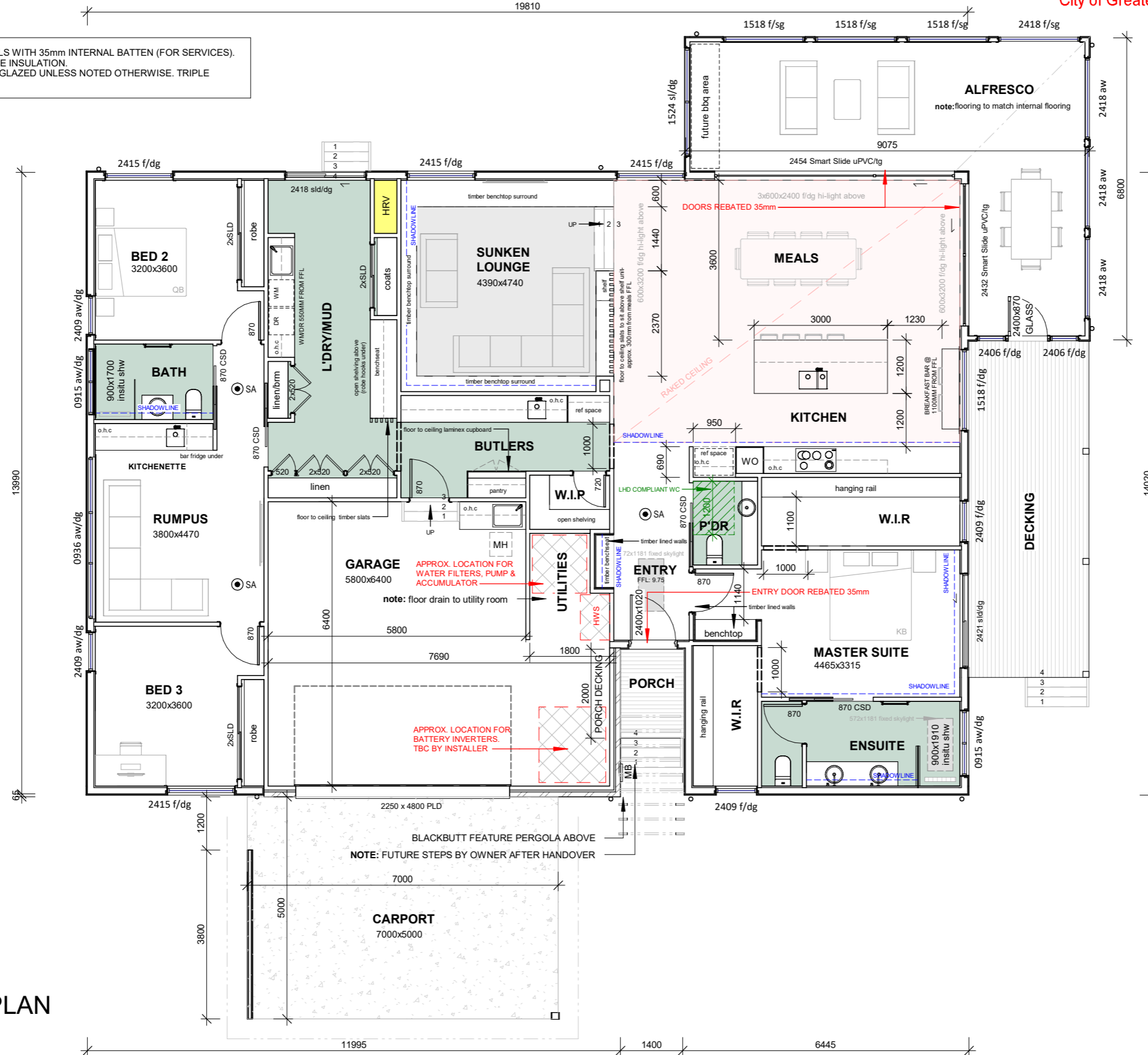
CLIENT NAME: James, M
 PROJECT ADDRESS:
 Proposed New Residence
 Lot 88E, No. 2485 Ballan Road
 Anakie, Vic, 3213
 DESIGN: CUSTOM
 VERSION: v1.6
 ISSUE DATE: 12/01/2026
 DRAWN BY: rs
 SCALE: As indicated

PROPOSED SITE PLAN
 1 : 500

**A-
 SK03**

NOTE: 140mm THK EXTERNAL STUD WALLS WITH 35mm INTERNAL BATTEN (FOR SERVICES). STUD SIZE ALLOWS FOR HIGHER R VALUE INSULATION. ALL WINDOWS & DOORS TO BE DOUBLE GLAZED UNLESS NOTED OTHERWISE. TRIPLE GLAZING TO ALFRESCO DOORS

EXTENT OF RAKED CEILING



ALL FIXTURES AND FITTINGS USED THROUGHOUT THIS SET OF DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO RELEVANT CURRENT SPECIFICATION DOCUMENT FOR ALL STANDARD INCLUSIONS.

ALL INTERNAL DOORS TO HAVE A NOMINAL HEAD HEIGHT OF 2040mm FROM FINISHED FLOOR LEVEL UNLESS NOTED OTHERWISE.

FLOOR AREAS:

GROUND FLOOR:	221.88m ²
GARAGE:	51.46m ²
PORCH:	2.87m ²
TOTAL:	276.21m²
ALFRESCO:	37.92m ²
DECKING:	20.80m ²

SITE AREAS:

SITE AREA:	246424.4m ²
BUILDING FOOTPRINT AREA:	314.13m ²
BUILDING SITE COVERAGE (%):	00.13%
PRIVATE OPEN SPACE:	246110.27m ²
PERMEABLE SURFACE AREA:	246110.27m ²



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THIS IS SHEET No. SK04 OF 6 REFERRED TO IN THE CONTRACT

OWNER _____
 OWNER _____
 DATE _____



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 Building Practitioner

BUILDER: Hopper Homes Building Services Pty Ltd.
 ABN: 41 024075531
 PH / FAX: Ph: 5255 3556
 REG.: DB-U 17966 CDB-U 50474
 OFFICE: Unit 2/6-8 Sinclair St. OCEAN GROVE, VIC. 3226

TOWNPLANNING

CLIENT NAME: James, M

PROJECT ADDRESS:
 Proposed New Residence
 Lot 88E, No. 2485 Ballan Road
 Anakie, Vic, 3213

DESIGN: CUSTOM

VERSION: v1.6

ISSUE DATE: 12/01/2026

DRAWN BY: rs

SCALE: 1 : 100

**A-
SK04**

PROPOSED GF PLAN

1 : 100

GENERAL NOTES

NOTES:
 IF APPLICABLE - POSITIONS OF GAS METER TO BE DETERMINED BY GAS AUTHORITY

DIMENSION NOTES:
 ALL DIMENSIONS ARE TO STUD WALL ONLY. ALLOW 75mm NOM. FOR FOAM BOARD THICKNESS AND 20mm FOR BATTEN WHERE REQUIRED. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.

FLOOR PLAN NOTES:
 LEVELS INDICATED ON PLAN AND ELEVATIONS ARE FINISHED LEVELS RELATIVE TO THE LEVELS INDICATED ON THE SITE PLAN. REFER ENGINEERS DOCUMENTATION FOR CUT LEVELS DEPENDANT ON FLOOR STRUCTURE.

WINDOWS & DOORS NOTE:
 ALL EXTERNAL WINDOWS AND DOORS TO HAVE A NOMINAL HEAD HEIGHT OF 2145mm FROM FFL UNLESS NOTED OTHERWISE. FINAL WINDOW POSITIONING MAY VARY ON SITE. DG - DOUBLE GLAZED, SL - SLIDING, SLD - SLIDING DOOR, AW - AWNING, F - FIXED, OBS - OBSCURED GLAZING.

ALL WINDOWS WITHIN A VERTICAL OR HORIZONTAL CLAD WALL TO HAVE PICTURE FRAMING TO WINDOW SURROUNDS.

CONSTRUCTION OF SANITARY COMPARTMENTS:
 DOOR TO FULLY ENCLOSED SANITARY COMPARTMENTS MUST HAVE REMOVABLE HINGED DOORS - UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1.2m BETWEEN THE CLOSET PAN AND DOOR AS 2015 BCA 3.8.3.3

RANGEHOOD VENTILATION NOTE:
 NON RECIRCULATING RANGEHOODS TO BE DUCTED TO THE ATMOSPHERE VIA AN EXTERNAL FLUE UNLESS NOTED OTHERWISE ON PLANS.

DISCHARGE OF EXHAUST FANS
 EXHAUST FANS TO BE DISCHARGED TO THE ATMOSPHERE VIA DUCTS TO THE OUTDOOR AIR OR ROOF SPACE WITH EVENLY DISTRIBUTED VENTILATION OPENINGS TO THE OUTDOOR AIR AS PER NCC2019 3.8.7.3. MINIMUM FLOW RATES OF EXHAUST SYSTEMS - 25 L/S BATHROOM & W/C'S, 40L/S KITCHEN & LAUNDRIES.

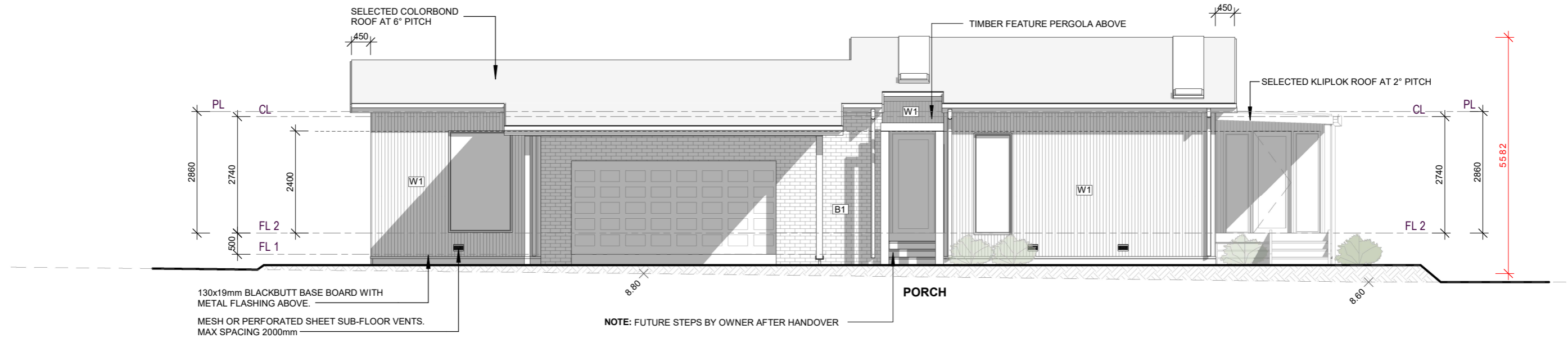
STAIR CONSTRUCTION AS BCA 3.9.1.1:
 TREADS MUST HAVE A SURFACE WITH A SLIP RESISTANCE CLASSIFICATION AS BCA 2015 TABLE 3.9.1.1

ENERGY RATING NOTES:

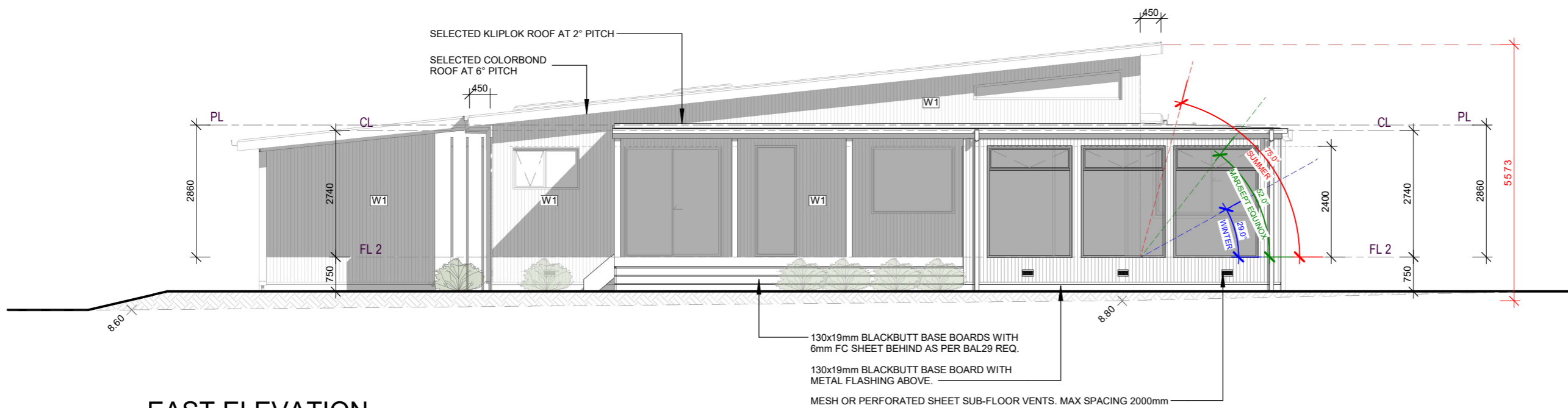
- MINIMUM R6.0 INSULATION BATTS TO CEILING SPACE & ANTICON 60 TO ROOF SPACE.
- EXTERNAL WALL INSULATION TO BE A MINIMUM OF R2.5 INSULATION BATTS & WALLS WRAPPED WITH VAPOUR PERMEABLE WALL WRAPPING
- R2.5 INSULATION BATTS TO INTERNAL WALLS OF GARAGE
- R2.5 SOUND SCREEN INSULATION BATTS TO SUB FLOOR SPACE. (WHERE APPLICABLE)
- ALL WINDOW FRAMES SHALL BE ALUMINIUM IMPROVED DOUBLE GLAZED
- ALLOW TO INSTALL HEAT PUMP HOT WATER SYSTEM OR NOMINATED WATER STORAGE TANK TO SANITARY FLUSH SYSTEM.
- WEATHER SEAL ALL EXTERNAL DOORS.
- ALL CEILING MOUNTED EXHAUST FANS TO BE SEALED.
- DRAFT SEAL ALL BUILDING GAPS AND CRACKS
- SEE NATHERS COMPLIANCE THERMAL PERFORMANCE CERTIFICATE FOR RATING DETAILS

SOIL CLASSIFICATION TO AS2870 - 2011
CLASS H1
 REFER TO SOIL REPORT PREPARED BY:
 SIMON ANDERSON CONSULTANTS
 REPORT NO: 256350 DATED: 3.02.25

BUSHFIRE ATTACK LEVEL (BAL)
BAL - 29
 REFER TO BMO REPORT BY NRLINKS
 PTY LTD
 REPORT NO:000000 DATED:00.00.00



SOUTH ELEVATION
1 : 100



EAST ELEVATION
1 : 100

NOTE: EXHAUST FANS AND RANGEHOODS TO BE DISCHARGED EXTERNALLY

ALL WINDOWS WITHIN A LINEA AND PRIMELINE CLAD WALL TO HAVE A PICTURE FRAMING TO WINDOW SURROUNDS

FINISHED CEILING LEVELS
 CEILING HEIGHT 2400MM = 2440MM PITCHING HEIGHT
 CEILING HEIGHT 2550MM = 2590MM PITCHING HEIGHT
 CEILING HEIGHT 2700MM = 2740MM PITCHING HEIGHT
 MEASUREMENTS ALLOW FOR CEILING BATTENS AND PLASTERBOARD.

SOLAR HWS PANELS. LOCATION TBC BY INSTALLER ON SITE TO ENSURE MAXIMUM SOLAR EXPOSURE

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Building Practitioner

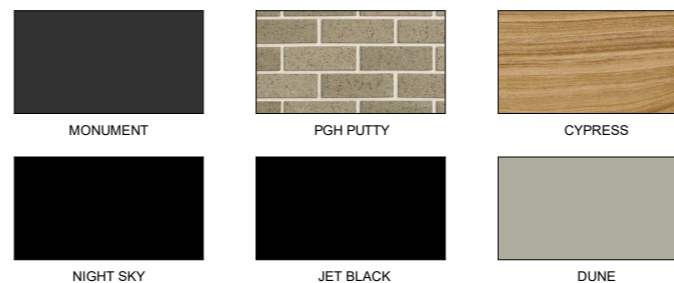
BUILDER: Hopper Homes Building Services Pty Ltd.
 ABN: 41 024075531
 PH / FAX: Ph: 5255 3556
 REG: DB-U 17966 CDB-U 50474
 OFFICE: Unit 2/6-8 Sinclair St. OCEAN GROVE, VIC. 3226

FINISHES SCHEDULE

	FACE BRICKWORK: PUTTY (PGH CHARACTER)
	WEATHERTEX - WEATHERTEX WEATHERGROOVE WOODSMAN 75MM COLORBOND 'MONUMENT' FSA FIRECOAT EXTERIOR (PRE COAT)

ROOFING:	COLORBOND CLASSIC 'NIGHT SKY'
FASCIA:	COLORBOND CONTEMPORARY 'MONUMENT'
GUTTERS:	COLORBOND CLASSIC 'NIGHT SKY'
DOWNPIPES:	90mm Ø PVC -COLORBOND CONTEMPORARY 'MONUMENT'
WINDOW FRAMES:	UPVC - JET BLACK. DOUBLE GLAZED, TRIPLE GLAZED TO ALFRESCO
ENTRY DOOR:	UPVC FULL GLASS HINGED DOOR 2340 X 1020 UPVC JET BLACK

FRONT VEHICLE GARAGE DOOR:	STEEL-LINE PANELIFT HERITAGE PROFILE 2250 x 4800mm - DUNE
LAUNDRY & SIDE DOOR:	UPVC FRAMED, GLASS SLIDING DOOR UPVC JET BLACK
TIMBER POSTS:	CYPRESS POST DAR 140X140MM ALFRESCO POSTS. CYPRESS 190X42 DAR OPEN PERGOLA (INCLUDING POSTS) TO FRONT PORCH
METER BOX:	MONUMENT
RAINWATER TANK:	N/A



DIMENSION NOTES:
 ALL DIMENSIONS ARE TO STUD WALL ONLY. ALLOW 75mm NOM. FOR FOAM BOARD THICKNESS WHERE REQUIRED. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.

FLOOR PLAN NOTES:
 LEVELS INDICATED ON PLAN AND ELEVATIONS ARE FINISHED LEVELS RELATIVE TO THE LEVELS INDICATED ON THE SITE PLAN. REFER ENGINEERS DOCUMENTATION FOR CUT LEVELS DEPENDANT ON FLOOR STRUCTURE.

WINDOWS & DOORS NOTE:
 ALL EXTERNAL WINDOWS AND DOORS TO HAVE A NOMINAL HEAD HEIGHT OF 2145mm FROM FFL UNLESS NOTED OTHERWISE.

TOWNPLANNING

CLIENT NAME: James, M

PROJECT ADDRESS:
 Proposed New Residence
 Lot 88E, No. 2485 Ballan Road
 Anakie, Vic, 3213

DESIGN: CUSTOM

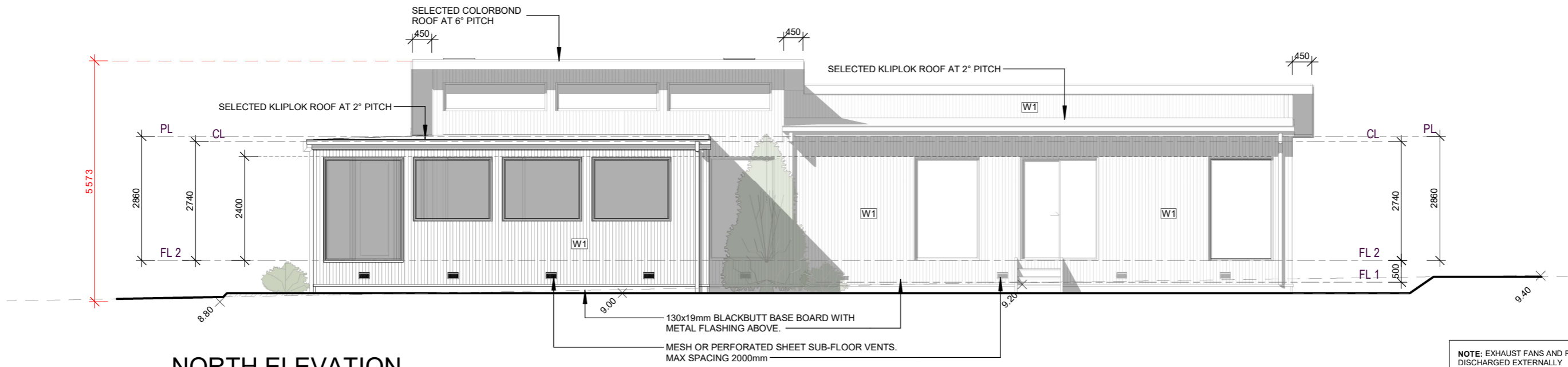
VERSION: v1.6

ISSUE DATE: 12/01/2026

DRAWN BY: rs

SCALE: 1 : 100

A-SK05



NORTH ELEVATION
1 : 100

NOTE: EXHAUST FANS AND RANGEHOODS TO BE DISCHARGED EXTERNALLY

ALL WINDOWS WITHIN A LINEA AND PRIMELINE CLAD WALL TO HAVE A PICTURE FRAMING TO WINDOW SURROUNDS

FINISHED CEILING LEVELS
CEILING HEIGHT 2400MM = 2440MM PITCHING HEIGHT
CEILING HEIGHT 2550MM = 2590MM PITCHING HEIGHT
CEILING HEIGHT 2700MM = 2740MM PITCHING HEIGHT
 MEASUREMENTS ALLOW FOR CEILING BATTENS AND PLASTERBOARD.

SOLAR HWS PANELS. LOCATION TBC BY INSTALLER ON SITE TO ENSURE MAXIMUM SOLAR EXPOSURE

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THIS IS SHEET No. SK06 OF 6
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 ABN: 41 024075531
 PH / FAX: Ph: 5255 3556
 REG: DB-U 17966 CDB-U 50474
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Anakie, Vic, 3213

DESIGN: CUSTOM

VERSION: v1.6

ISSUE DATE: 12/01/2026

DRAWN BY: rs

SCALE: 1 : 100

**A-
SK06**

FINISHES SCHEDULE

B1 FACE BRICKWORK: PUTTY (PGH CHARACTER)

W1 WEATHERTEX - WEATHERTEX WEATHERGROOVE WOODSMAN 75MM COLORBOND 'MONUMENT' FSA FIRECOAT EXTERIOR (PRE COAT)

ROOFING: COLORBOND CLASSIC 'NIGHT SKY'

FASCIA: COLORBOND CONTEMPORARY 'MONUMENT'

GUTTERS: COLORBOND CLASSIC 'NIGHT SKY'

DOWNPIPES: 90mm Ø PVC -COLORBOND CONTEMPORARY 'MONUMENT'

WINDOW FRAMES: UPVC - JET BLACK. DOUBLE GLAZED. TRIPLE GLAZED TO ALFRESCO

ENTRY DOOR: UPVC FULL GLASS HINGED DOOR 2340 X 1020 UPVC JET BLACK

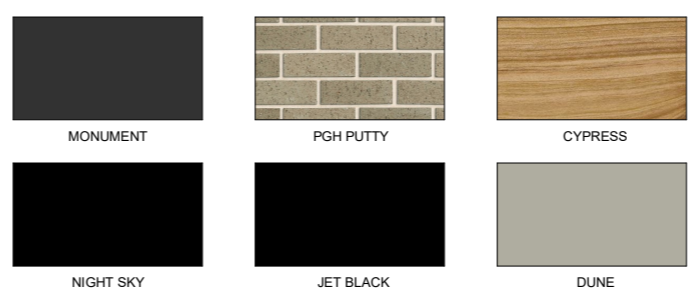
FRONT VEHICLE GARAGE DOOR: STEEL-LINE PANELIFT HERITAGE PROFILE 2250 x 4800mm - DUNE

LAUNDRY & SIDE DOOR: UPVC FRAMED, GLASS SLIDING DOOR UPVC JET BLACK

TIMBER POSTS: CYPRESS POST DAR 140X140MM ALFRESCO POSTS. CYPRESS 190X42 DAR OPEN PERGOLA (INCLUDING POSTS) TO FRONT PORCH

METER BOX: MONUMENT

RAINWATER TANK: N/A



DIMENSION NOTES:
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FLOOR PLAN NOTES:
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WINDOWS & DOORS NOTE:
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