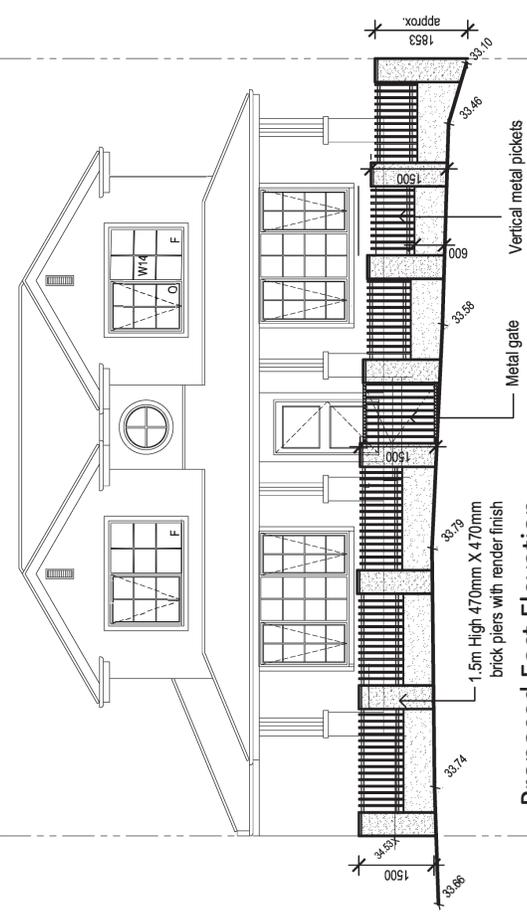
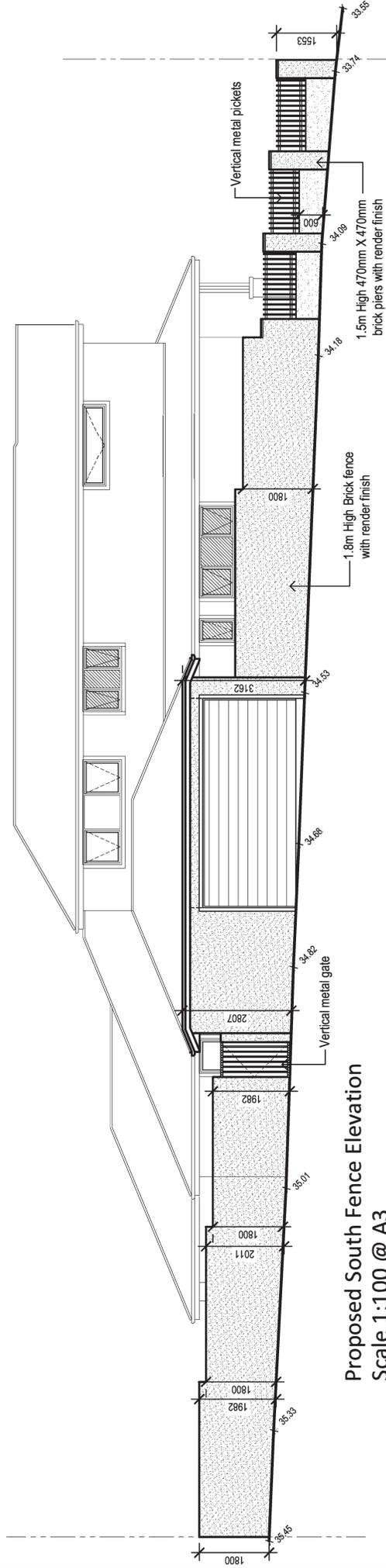


Proposed Fence Plan
Scale 1:200 @ A3

FENCE DESIGN TO BE CONFIRMED
WITH CLIENT PRE COMMENCEMENT



Proposed East Elevation
Scale 1:100 @ A3



Proposed South Fence Elevation
Scale 1:100 @ A3



JONTIAN GROUP

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15/37 Kellor Park Drive, Kellor Park Victoria 3042
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PROJECT : DOUBLE STOREY DWELLING & GARAGE

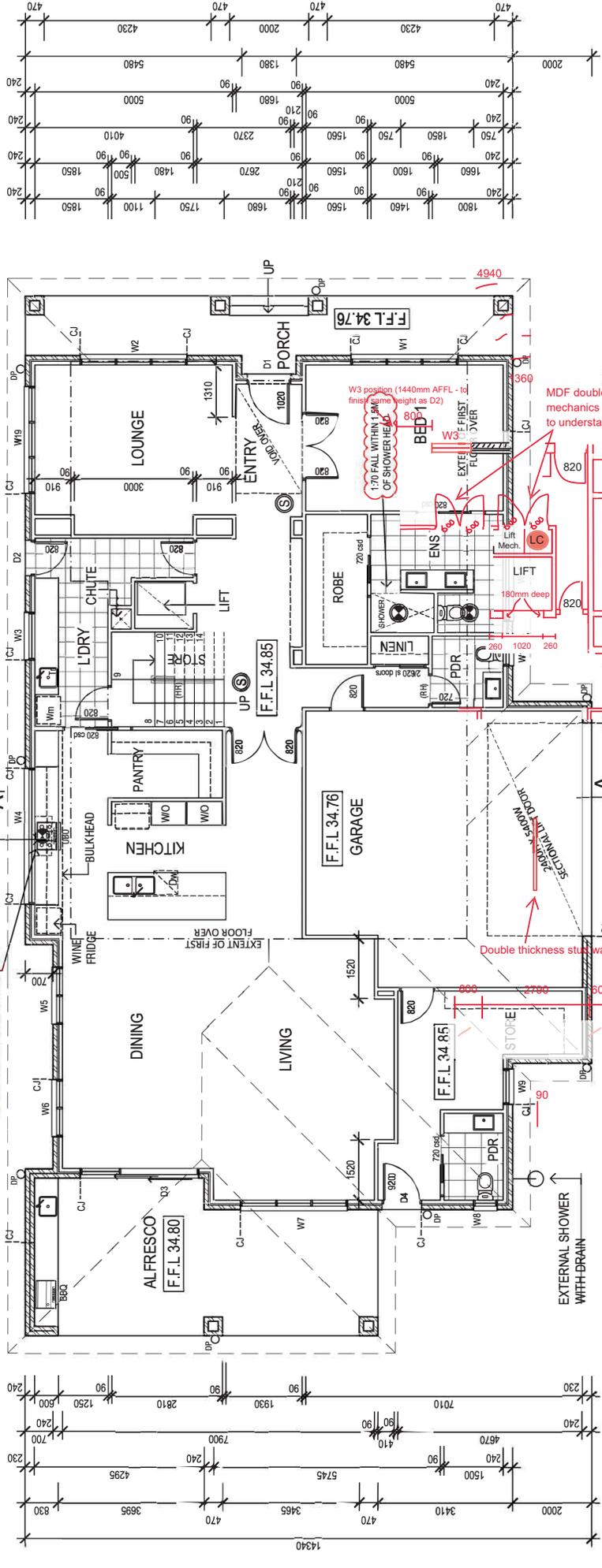
CLIENT :

ADDRESS : MCCARRON PDE
ESSENDON

DATE : 8/05/20 SCALE : AS SHOWN DRAWN : T.M SHEET : 3 OF 12

(RH) Removable hinge:
Doors opening within 1200mm of a wc pan must be provided with easily removable or lift-off hinges in strict accordance with the NCC/BCA 2019 & the building interim regulations 2018.

(HR) Hand rail:
Continuous handrail along full length of flight 865mm vertically above nosing of stair reads in accordance with clause 3.92.4 of NCC/BCA 2019 & the building interim regulations 2018.



Exhaust fan note:
Denotes: Mechanical exhaust ventilation with minimum flow rate extractor capability of:
25 L/s for a bathroom, sanitary compartment, and 40 L/s for a kitchen or laundry
Ducted to external & installed in accordance with Part 3.8.5 & Part 3.8.7.3 of NCC/BCA 2019 & the building interim regulations 2018.

CI — DENOTES 10mm WATERPROOF EXPANSION / CONTROL JOINTS TO BRICKWORK AT:
6.00 M c/s - TO BLANK WALLS WITH OPENINGS LESS THAN 900mm x 900mm
5.00 M c/s - TO WALLS WITH OPENINGS GREATER THAN 900mm x 900mm ALL EXPANSION / CONTROL JOINTS TO TIE TO CEMENT & CONCRETE ASSOCIATION SOLID BRICK WALLS TO HAVE EXPANSION / CONTROL JOINTS AT 4.00 M c/s CONTROL JOINTS TO FOAM OR HEBEL PANELS TO MANUFACTURERS DETAILS

Proposed Ground Floor Plan
Scale 1:100 @



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CLIENT :
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ESSENDON
DATE : 8/05/20
SCALE : AS SHOWN
DRAWN : T.M
SHEET : 4 OF 12

Hallway feature walls & bench to increase 180mm overall toward entry door so that this wall still aligns with the lounge wall. If doors also required to shift 80mm over to that they remain centred in the hallway

MDF double doors with lift mechanics and chute within & to under stair storage

W19 to shift 80mm over so that it remains centred

ENSURE 200MM CLEARANCE BETWEEN GAS COOK TOP ELEMENT AND WINDOW FRAME

900HP. RANGEHOOD DUCTED TO EXTERNAL

W3 position (1440mm AFFL - to finish same height as D2) 170 FALL WITHIN 1.5M OF SHOWER HEAD

Double thickness stud wall (180mm)

200mm x 50mm SECTIONAL DOOR

