

SITE ANALYSIS

BUILDING AREA:	162.93m ²
IMPERMEABLE AREAS:	35.41m ²
SITE AREA:	334.00m ²
PERMEABILITY	40.62%
SITE COVERAGE	48.78%

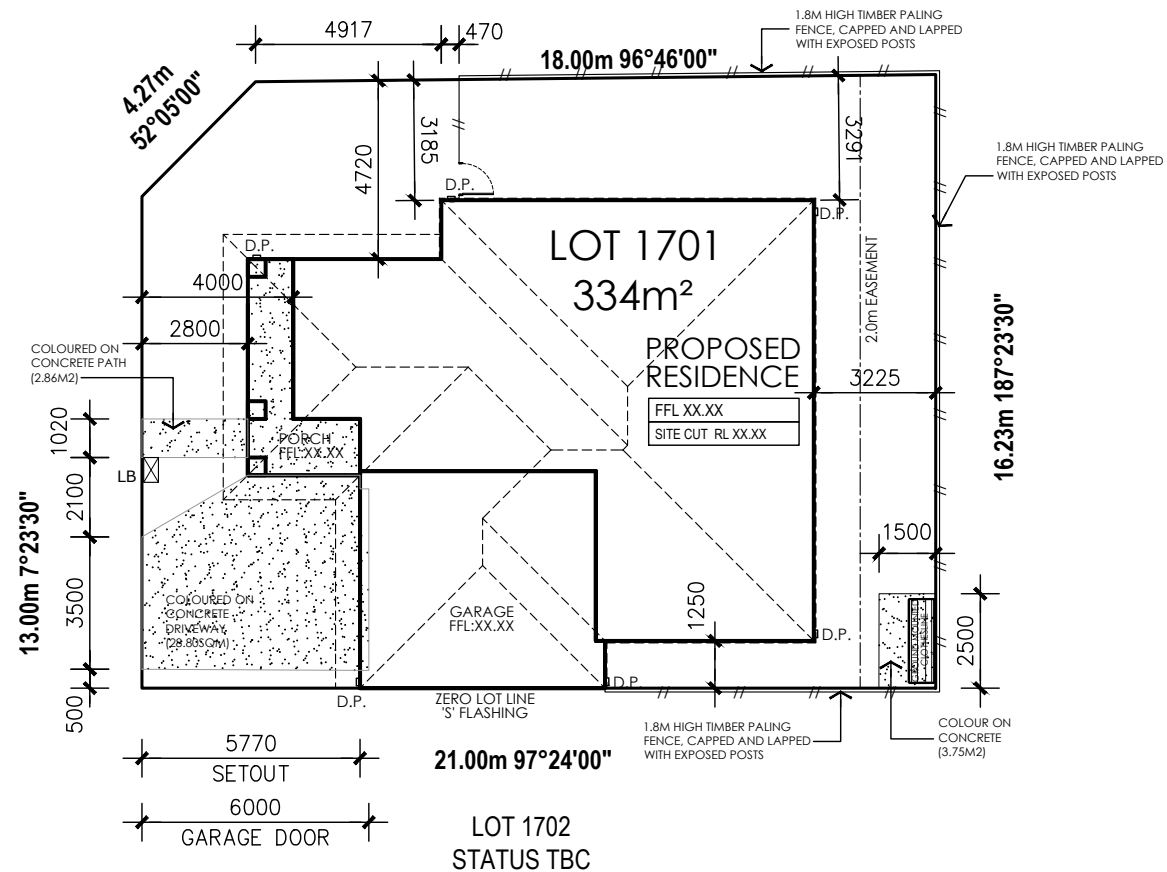
COLOUR SCHEMES

INTERNAL COLOUR SCHEME: TBC
EXTERNAL COLOUR SCHEME: CALGARY

HOUSING SPEC

SOHO WHOLESALE RANGE

MOONSTONE ROAD



REFER TO FINAL DRAINAGE PLANS FOR LOCATIONS OF AGRICULTURAL DRAINS AND SILT PITS

SITE CUT AND BATTER

SITE CUT AND FILL TO BE MINIMUM 1.8M FROM DWELLING BOUNDARY AND BATTERED AT NO MORE THAN 45°. PORCH AND ALFRESCO STEP-DOWN TO BE 172MM UNLESS SPECIFIED.
SITE CUTS/FILLING WORKS NOT SUPPORTED BY RETAINING WALLS SHALL BE FINISHED WITH A BATTER OF 45 DEGREES AND AN AGRICULTURAL DRAIN AT THE BASE OR A SPOON DRAIN AT THE END OF ANY FUTURE PAVING.
EXTERNAL WALL FOOTINGS SHALL NOT BE FOUND AT GREATER DEPTHS THAN THE ADJOINING BUILDING FOOTINGS. STOP WORKS AND CONTACT THE OFFICE IMMEDIATELY IF THE ABOVE CANNOT BE ACHIEVED.

SITE NOTES:

SOIL CLASSIFICATION
CLASS: ---
AS PER SOIL REPORT PROVIDED BY "----"
FILE No: ---
DATED: ---

STORMWATER DRAIN
CONSTRUCT & DISCHARGE 100 DIA. P.V.C STORM WATER DRAIN TO LEGAL POINT OF DISCHARGE AS DIRECTED BY THE RELEVANT AUTHORITY. MIN FALL 1:100 PROVIDE INSPECTION OPENINGS AT 9000 MAX CTRS OR AT EVERY CHANGE OF DIRECTION. DP DENOTES 100x50 DOWNPIPES AT 12000 MAX CTRS. PROVIDE 100 DIAM SEWERGRADE S.W DRAIN UNDER SLAB AND DRIVEWAY

LEVELS
LEVELS SHOWN ARE TO AN ARBITRARY DATUM AND ARE TO BE USED AS A GUIDE ONLY. OWNER/BUILDER TO CHECK AND VERIFY ON SITE PRIOR TO ANY WORK BEING CARRIED OUT.
ALL LEVELS ON DRAWINGS ARE NOMINAL AND MAY ALTER DUE TO SITE CONDITIONS UP TO 50mm EITHER WAY.

GENERAL
-CONTRACTOR IS RESPONSIBLE FOR SETTING OUT AND CHECKING ALL LEVELS AND MEASUREMENTS ON SITE PRIOR TO COMMENCEMENT OF ANY WORK.
-ALL WORK IS SUBJECT TO INSPECTION AND APPROVAL OF RELEVANT BUILDING SURVEYOR.
-ALL WORK SHOWN TO BE CARRIED OUT IN GOOD WORKMAN LIKE MANNER IN ACCORDANCE WITH 'NATIONAL CONSTRUCTION CODE -2019'.
-NO RESPONSIBILITY IS TAKEN FOR WORK DONE AFTER ACCEPTANCE OF PLANS BY CLIENT.
-WORK SHOWN TO BE IN ACCORDANCE WITH SPECIFICATIONS/COMPUTATIONS SUPPLIED.

EXCAVATION
-EXCAVATE FOOTINGS AND DRAINS AS SHOWN. KEEP EXCAVATIONS DRY AND BACKFILL WITH APPROVED MATERIALS FREE OF ANY BUILDING DEBRIS.



CONTRACT DRAWINGS

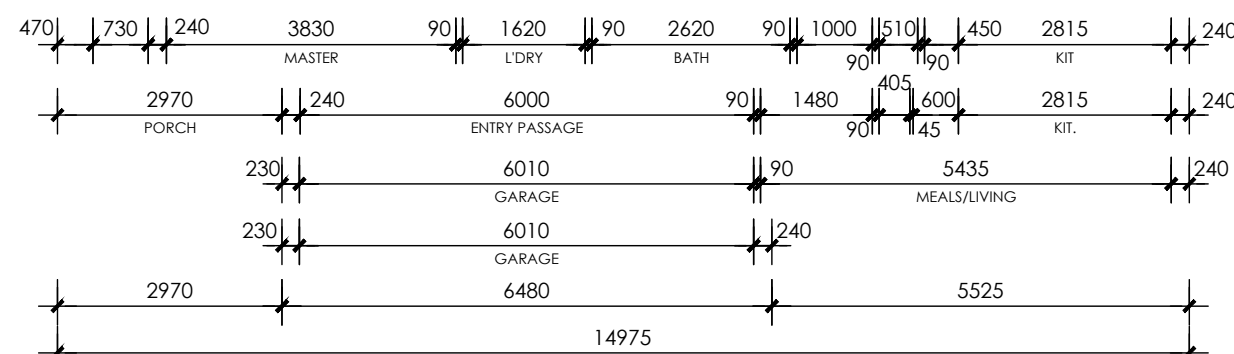
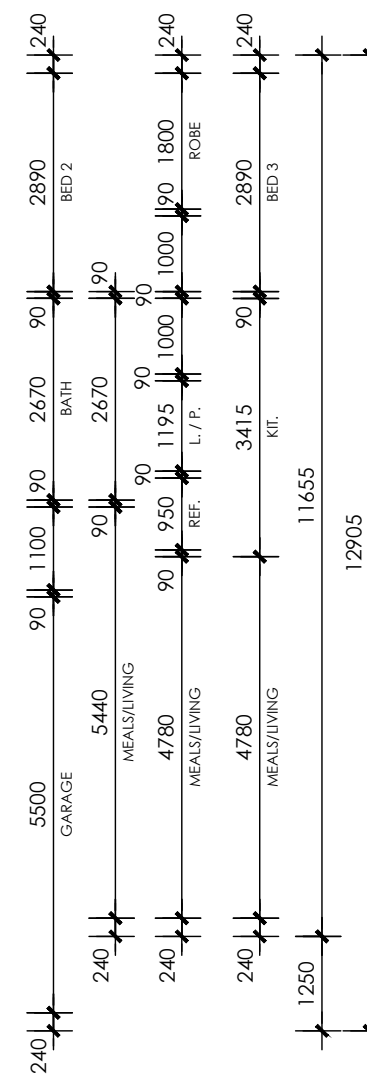
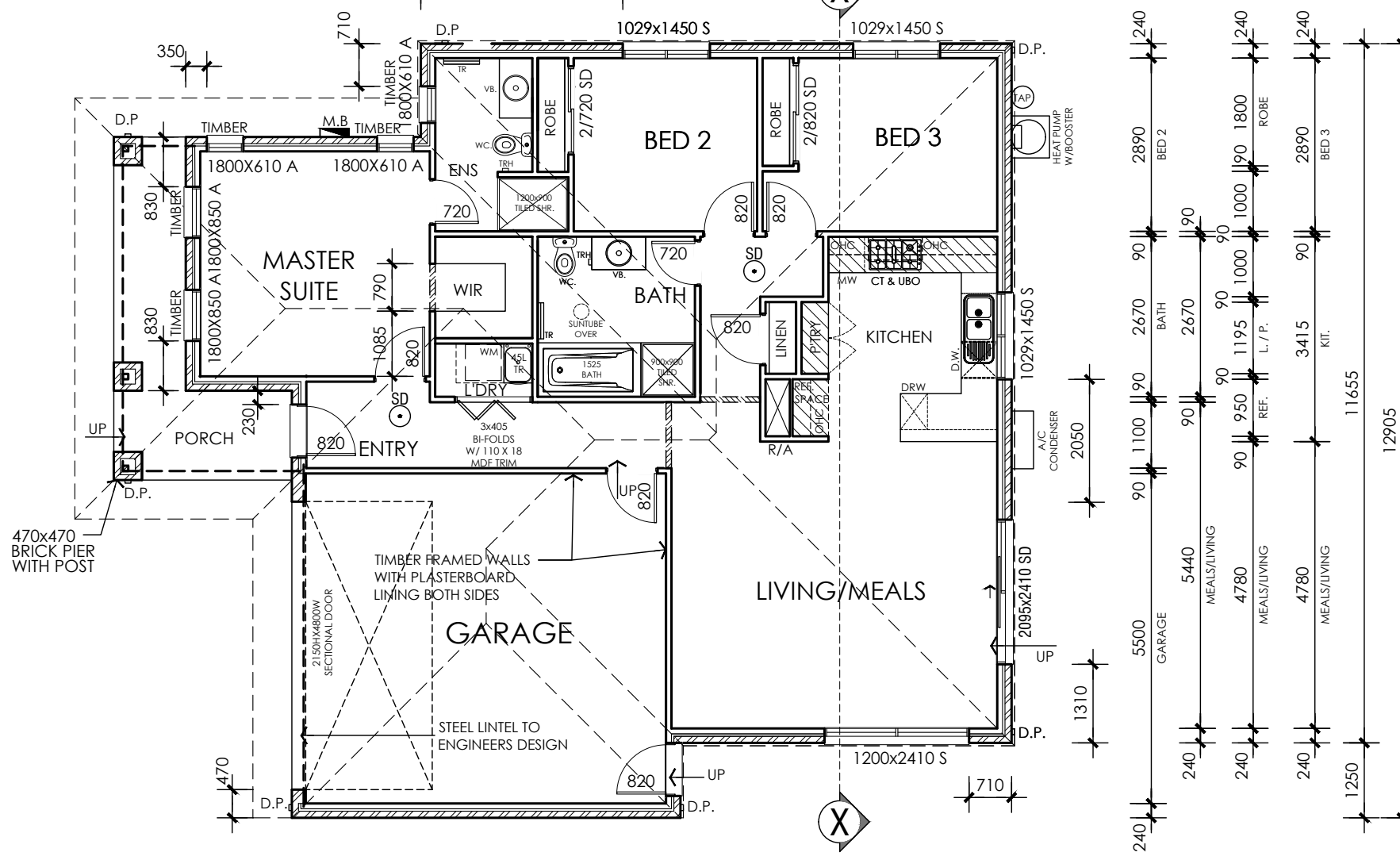
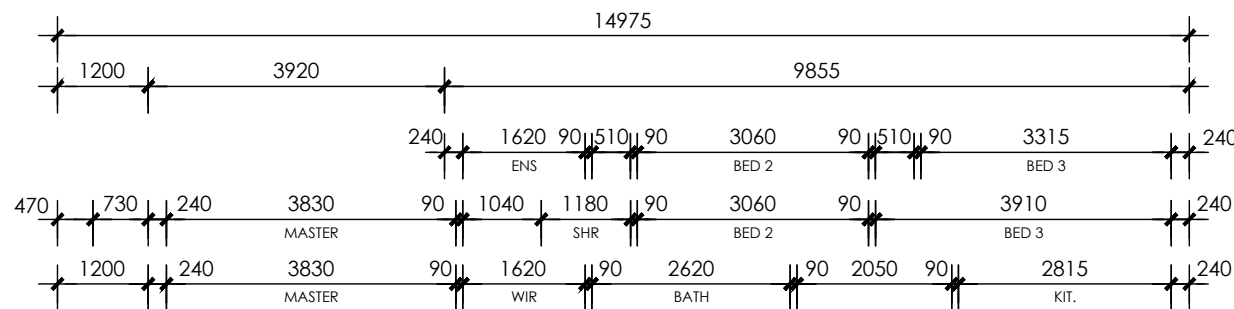
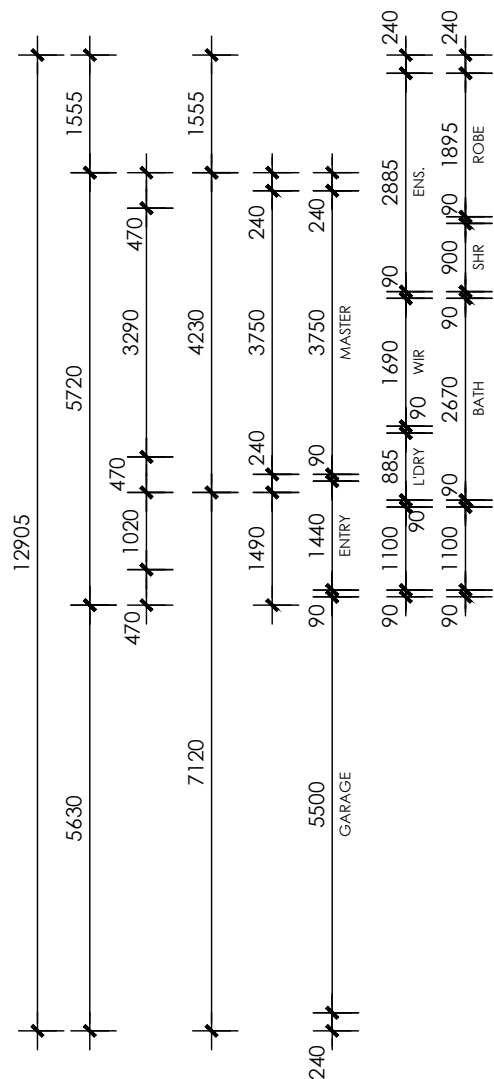
	House type: SORRENTO	Clients Signature / Date	Job No: XXXX	Revision Table:		Sheet:	Clients:	THIS DESIGN IS EXCLUSIVELY OWNED BY SOHO LIVING AND CANNOT BE REPRODUCED OR COPIED, EITHER WHOLLY OR IN PART, IN ANY FORM (GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOGRAPHY) WITHOUT THE WRITTEN PERMISSION OF SOHO LIVING. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONFIRM ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK. NOTIFY SOHO LIVING OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT. DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATION, ENGS DWGS, SOIL REPORT & SERVICE DWGS. ALL WORKS ARE COMPLY WITH CURRENT AUSTRALIAN STANDARDS & BE IN ACCORDANCE WITH BCA. © Copyright 2021
	Facade type: CALGARY	Clients Signature / Date	Drawn: Mi - LN	No.:	Date:	Revision:	2 of 12	
	Drawing title: SITE PLAN	Builders Signature / Date	Checked: JB	01	07.10.22	CD1	Scale @ A3:	Proposed Residence At:
			Issue: CD2	02	19.10.22	JB - DEVELOPER AMENDMENTS	1:200	LOT 1701 MOONSTONE ROAD DONNYBROOK
			Date: 19.10.22					

IMPORTANT NOTE:
REFER TO ENGINEERS DESIGN FOR ARTICULATION JOINT LAYOUT

NOTE:
PENETRATIONS THROUGH THE SISALATION PAPER ARE TO BE TAPED AROUND CAREFULLY TO ENSURE ANY GAPS ARE SEALED.

GENERAL NOTES

- WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALE
- UNLESS OTHERWISE INDICATED ALL WALL DIMENSIONS ARE AS FOLLOWS:
* EXTERNAL 240mm = 110 BRICK, 40 CAVITY, 90 STUD
* INTERNAL 90mm STUD, * INDICATES 45mm STUD
- PROVIDE REMOVABLE HINGES TO ALL HINGED WC & POWDER ROOM DOORS WHEN DISTANCE FROM THE DOOR OPENING TO THE PAN IS LESS THAN 1200mm FOR INWARD SWINGING DOORS.
- PROVIDE WEATHER STRIPS TO FRONT ENTRY DOOR
- MANHOLE [MH]
- SMOKE DETECTOR (HARDWIRED WITH BATTERY BACKUP) SD
- SOLID HATCHED VOID INDICATE THEY CANNOT BE REMOVED, RELOCATED OR ALTERED. FLOOR JOISTS AND TRUSSES TO BE CLEAR OF VOIDS.
- INDICATES BULKHEADS & HAMPERS, TO BE 290mm FROM CEILING LEVEL. (MAX. 3000mm WIDE OPENINGS)]
- ALL DIMENSIONS ARE TO STUD FRAME. PLASTER AND SKIRTING BOARDS NOT CONSIDERED.



SIZE ANALYSIS		
	m ²	sq
GROUND FLOOR	117.31	12.63
GARAGE	36.12	3.89
PORCH	9.5	1.02
GRAND TOTAL	162.93	17.54



House type:
SORRENTO
Facade type:
CALGARY
Drawing title:
GRD FLR PLAN

Clients Signature / Date

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Job No: XXXX
Drawn: Mi - LN
Checked: JB
Issue: CD2
Date: 19.10.22

Revision Table:		
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01	07.10.22	CD1
02	19.10.22	JB - DEVELOPER AMENDMENTS

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3 of 12
Scale @ A3:
1:100

Clients:
TBA
Proposed Residence At:
**LOT 1701 MOONSTONE ROAD
DONNYBROOK**

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NOTE :

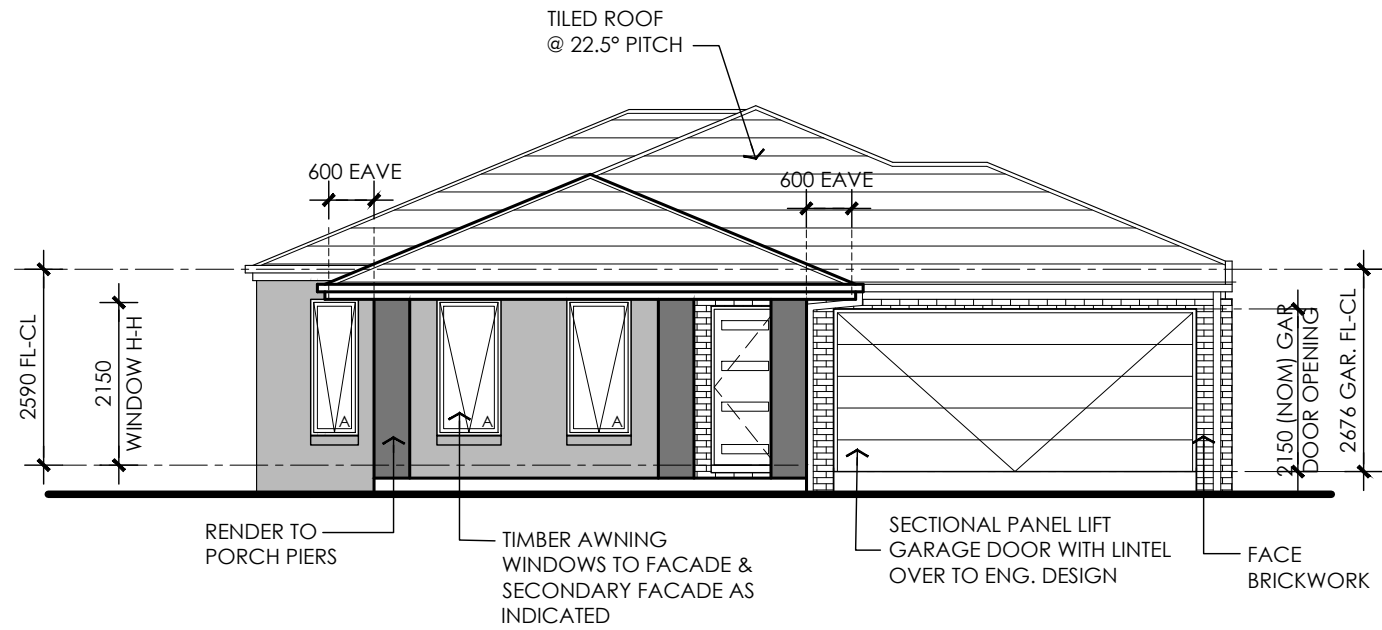
PROVIDE KEYED LOCKS TO ALL OPENABLE WINDOWS
 SET ALL GROUND FLOOR WINDOWS AT 2150mm NOMINAL HEAD HEIGHT ABOVE FLOOR LEVEL (UNLESS NOTED OTHERWISE)

- RENDER COLOUR 1 : COTTON GREY
- RENDER COLOUR 2 : SHALE GREY

GLASS & GLAZING

ALL EXTERNAL WINDOWS AND DOOR ARE TO BE DESIGNED AND TESTED IN ACCORDANCE WITH AS 2047, INCLUDING PROVISIONS FOR SUBSILLS AND FLASHING IN ANY PROPRIETARY SYSTEMS OFFERED FOR THIS PRODUCT

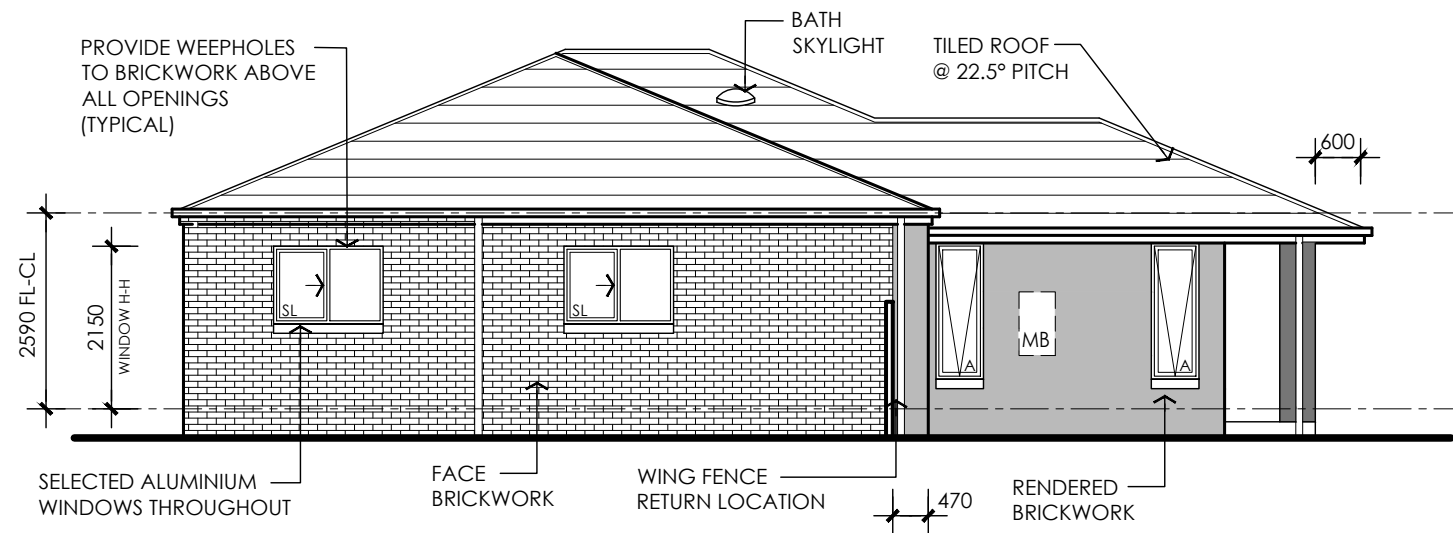
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ELEVATION - A

Scale 1:100

NOTE :
 BED 01 & ENSUITE TO HAVE WINDOWS SET AT UNDERSIDE OF EAVES



ELEVATION - B

Scale 1:100

NOTE :
 BED 01 TO HAVE WINDOWS SET AT UNDERSIDE OF EAVES

SOHO

LIVING

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 11/41 Sabre Drive, Port Melbourne, VIC 3207
 www.soholiving.com.au

House type:
SORRENTO

Facade type:
CALGARY

Drawing title:
ELEVATIONS

Clients Signature / Date

Clients Signature / Date

Builders Signature / Date

Job No: **XXXX**

Drawn: **Mi - LN**

Checked: **JB**

Issue: **CD2**

Date: **19.10.22**

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Scale @ A3:
1:100

Clients:
TBA

Proposed Residence At:
LOT 1701 MOONSTONE ROAD
 DONNYBROOK

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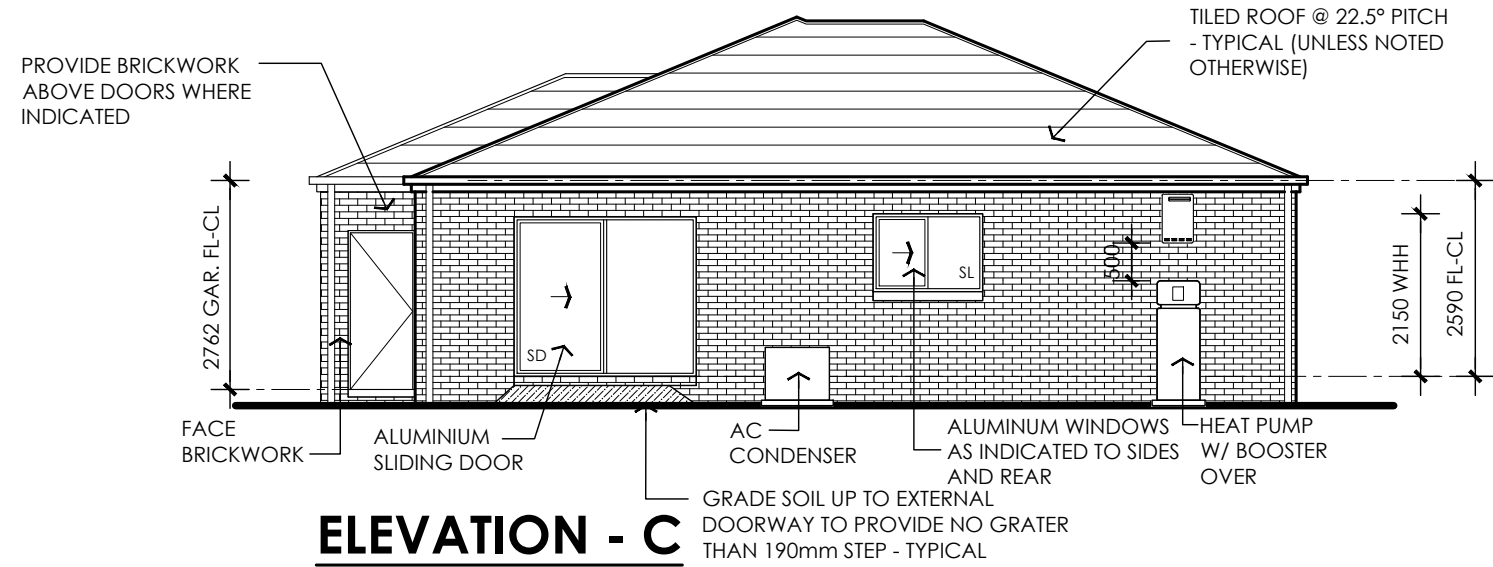
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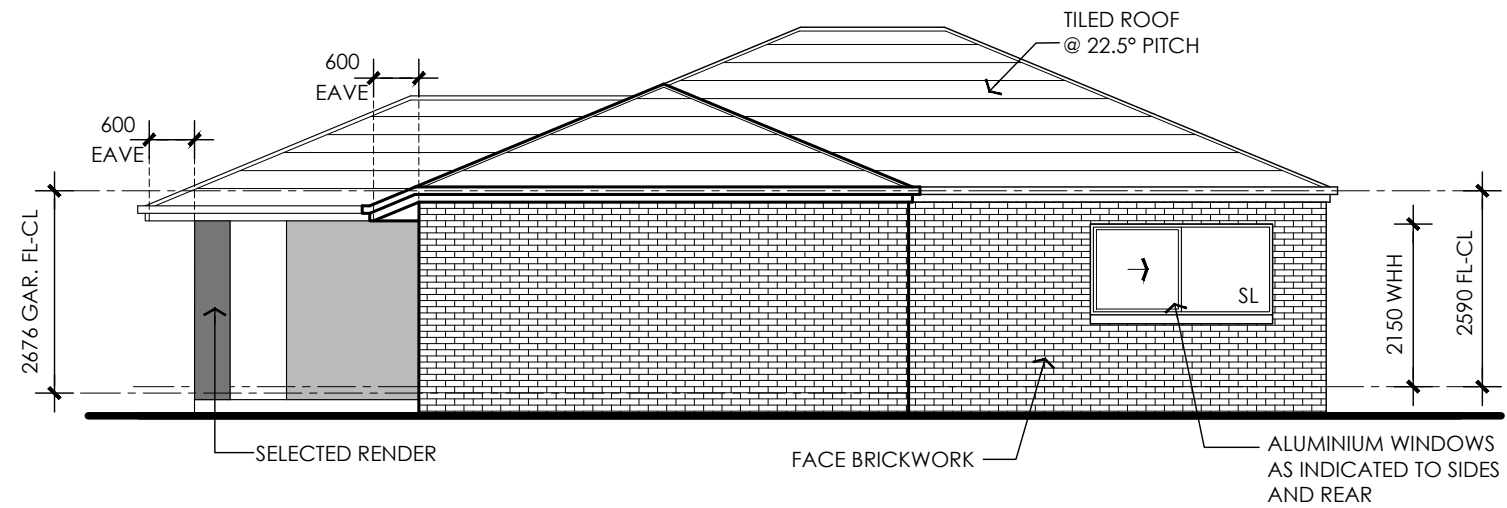
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ELEVATION - C
 Scale 1:100



ELEVATION - D
 Scale 1:100

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