

SITE PLAN NOTE:

BUILDER TO VERIFY ALL BOUNDARY DIMENSIONS PRIOR TO SETTING OUT.

NO BUILDING WORKS ARE TO ENCROACH OVER THE TITLE BOUNDARY INCLUSIVE OF ANY EQUIPMENT USED ON, OVER, UNDER OR IN AIR SPACE OF THE ADJOINING PROPERTIES WITHOUT OBTAINING ADJOINING OWNERS CONSENT VIA PROTECTION WORKS NOTICES PURSUANT TO PART 7 OF THE BUILDING ACT 1993 & BUILDING REGULATION 602.

DRAINER MUST REFER TO START WORK NOTICE FOR SEPTIC TANK LOCATION.

SEWERAGE AND SULLAGE TO CONNECT TO SEPTIC TANK AS SHOWN.

SITE TO BE SCRAPED LEVEL OVER PROPOSED BUILDING AREA WITH FINISHED GROUND TO BE GRADED AWAY FROM BUILDING.

BEFORE & DURING CARRYING OUT OF BUILDING WORK & EXCAVATIONS, THE ALLOTMENT SHOULD BE FENCED OR OTHERWISE GUARDED AGAINST BEING A DANGER TO LIFE OR PROPERTY.

THE MAXIMUM GRADIENT OF THE DRIVEWAY SHALL NOT EXCEED 1:5.

STORMWATER DRAIN NOTE:

PROVIDE 90mm DIAMETER P.V.C STORMWATER PIPE WITH MINIMUM FALL OF 1:100.

PROVIDE SELECTED DOWNPIPES AT 12.0m MAXIMUM CENTRES.

DISCHARGE TO WATER TANK & SEPTIC TANK AS REQUIRED.

CUT TO RL

CUT TO RL 14.200 RL: CUT TO BE 1.0m MIN FROM EDGE OF BUILDING AND BATTERED BACK AT 45° MAX. UNLESS OTHERWISE INDICATED. CUT OUTSIDE HOUSE LINE TO FALL AWAY FROM HOUSE TO TOE OF BATTER BY 75mm MIN. AG DRAIN TO BASE OF CUT AND CONNECTED TO SILT PIT = SILT PIT TO BE CONNECTED TO STORMWATER.







NOTE:

NOTE: BUILDER TO CHECK EXCAVATION LEVELS ON SITE PRIOR TO COMMENCEMENT.

NOTE:

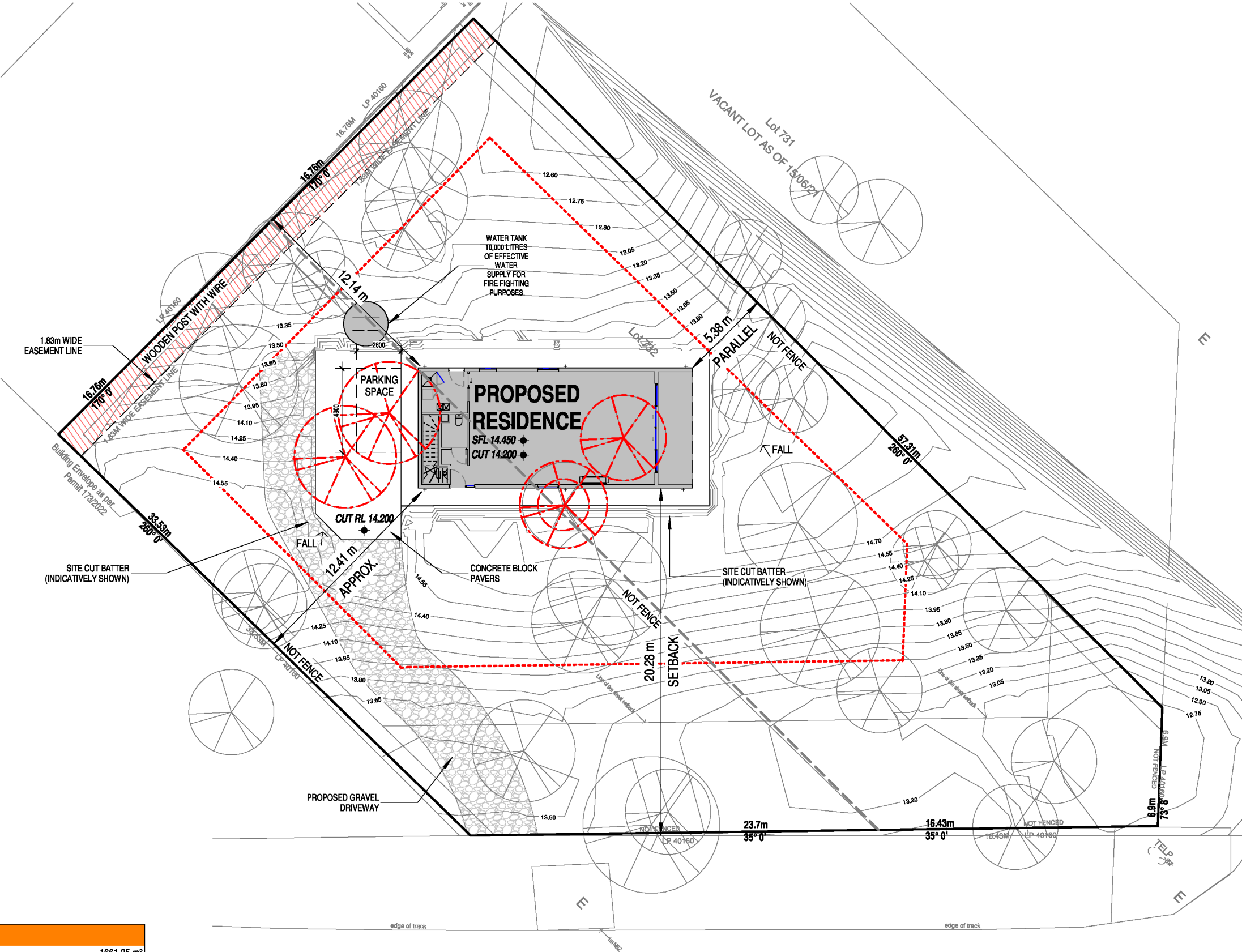
DISTANCE TO NEAREST INTERSECTION: NEAREST DISTANCE TO GOVERNMENT ROAD 4.0m APPROX.

LEGEND:

-  EXISTING TREES TO BE REMOVED
-  EXISTING TREES TO BE RETAINED
-  EXISTING FENCE
-  PREVIOUS SUBDIVISION LINE
-  PROPOSED DRIVEWAY
-  EASEMENT

SITE ANALYSIS

SITE AREA		1661.25 m <sup>2</sup>
GR. RESIDENCE		98.84 m <sup>2</sup>
L1. RESIDENCE		65.62 m <sup>2</sup>
L1. VOID		32.55 m <sup>2</sup>
VERANDAH		13.94 m <sup>2</sup>
SITE COVERAGE	112.78 m <sup>2</sup>	6.79%
PERMEABILITY	1548.47 m <sup>2</sup>	93.21%



PROPOSED SITE PLAN

1 : 250

JOB ADDRESS:  
NO. 2-4 SEVENTH AVENUE, PARADISE BEACH, VIC

**shed**

BUILDER:  
SHED HOUSE

JOB NO:  
**23156**

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.

NO	DESCRIPTION	DATE
D1	CONCEPT DESIGN	27/07/23
D2	ADDITIONAL VERANDAH + NBZ NOTE	04/08/23
D3	ISSUE FOR STAGE 2 PART B	12/09/23
D4	DRIVEWAY + L'DRY + BUILDING HEIGHT UPDATES	08/11/23
D5	30 DEGREE PITCH + SFL CHANGED	17/11/23
D6	45 DEGREE PITCH	23/11/23
D7	MINOR NOTES + COLOUR	07/12/23



TRUE NORTH

SHEET NAME:  
**PROPOSED SITE PLAN**

REVISION:

**D7**

07/12/23

DRAWN:

JE

PROJECT NAME:

SHED HOUSE TYPE 2.1 (ELSIE) 45° 3 BED

CHECKED:

AB

CODE: SHA

TYPE: NH

ISSUE: BI

SHEET NUMBER:

**201**

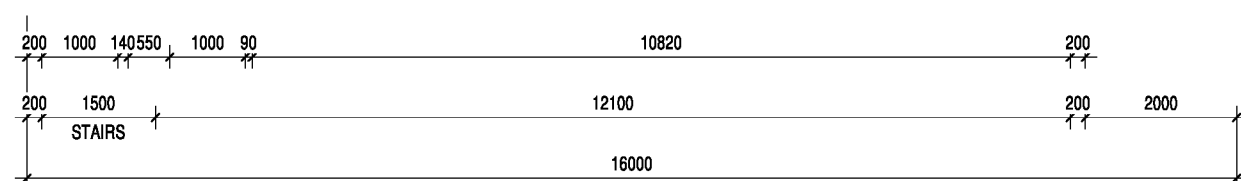
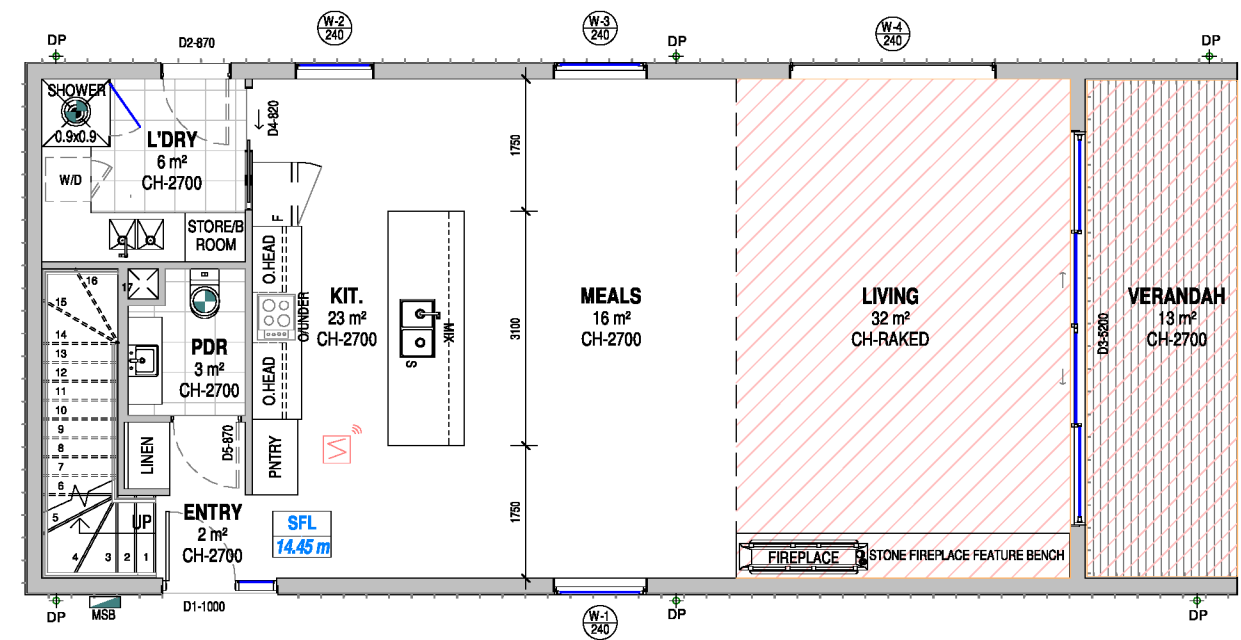
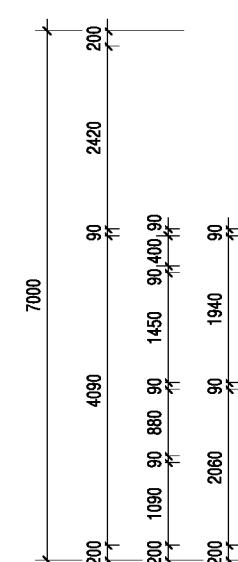
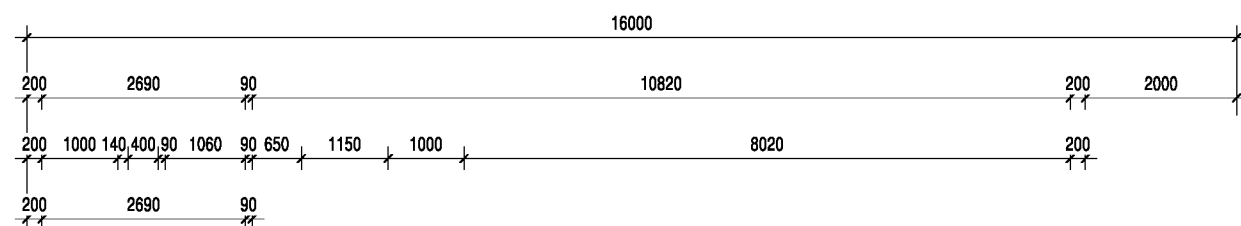
DATE & TIME: 7/12/2023 1:59:45 PM

DRAFT: NA

DATE: 27/07/23

SCALE: As indicated

© COPYRIGHT IN WHOLE OR IN PART



AREA SCHEDULE		
NAME	AREA	% OF AREA
GR.SFL		
GR. RESIDENCE	98.84 m²	47%
VERANDAH	13.94 m²	7%
L1.SFL		
L1. RESIDENCE	65.62 m²	31%
L1. VOID	32.55 m²	15%
OVERALL TOTAL	210.95 m²	100%

GROUND FLOOR LEGEND:	
DP	DOWNPIPE
RH	RAINHEAD
HWS	HOT WATER SYSTEM
EXHAUST FAN	EXHAUST FAN
SMOKE DETECTOR	SMOKE DETECTOR

**NOTE:**  
LIFT OFF HINGES TO WC DOORS.

**WINDOW SIZE NOTE:**  
WINDOWS AND DOOR SIZES SHOWN ARE NOMINAL. BUILDER TO USE WINDOW MANUFACTURERS NEAREST STOCK SIZES.

**WINDOW GLAZING NOTE:**  
ALL GLAZING TO COMPLY WITH AS-1288 AND AS-2047

**WINDOW & DOOR OPENING NOTE:**  
GROUND FLOOR WINDOW HEAD HEIGHT TO BE 2400MM ABOVE GR.SFL UNLESS NOTED OTHERWISE.

**WINDOW & DOOR OPENING NOTE:**  
(EXTERNAL) GROUND FLOOR DOOR HEAD HEIGHT TO BE 2400 MM ABOVE GROUND GR.SFL UNLESS NOTED OTHERWISE.

**LEGEND:**  
HATCH INDICATES RACKED CEILING

JOB ADDRESS:  
NO. 2-4 SEVENTH AVENUE, PARADISE BEACH, VIC

BUILDER:  
SHED HOUSE

JOB NO:  
**23156**

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.

NO	DESCRIPTION	DATE
D1	CONCEPT DESIGN	27/07/23
D2	ADDITIONAL VERANDAH + NBZ NOTE	04/08/23
D3	ISSUE FOR STAGE 2 PART B	12/09/23
D4	DRIVEWAY + L'DRY + BUILDING HEIGHT UPDATES	08/11/23
D5	30 DEGREE PITCH + SFL CHANGED	17/11/23
D6	45 DEGREE PITCH	23/11/23
D7	MINOR NOTES + COLOUR	07/12/23

TRUE NORTH

SHEET NAME:  
**GROUND FLOOR PLAN**

REVISION:  
**D7**  
07/12/23

DRAWN: JE

CHECKED: AB

DATE & TIME: 7/12/2023 1:59:46 PM

PROJECT NAME:  
SHED HOUSE TYPE 2.1 (ELSIE) 45° 3 BED

CODE: SHA

DRAFT: NA

TYPE: NH

DATE: 27/07/23

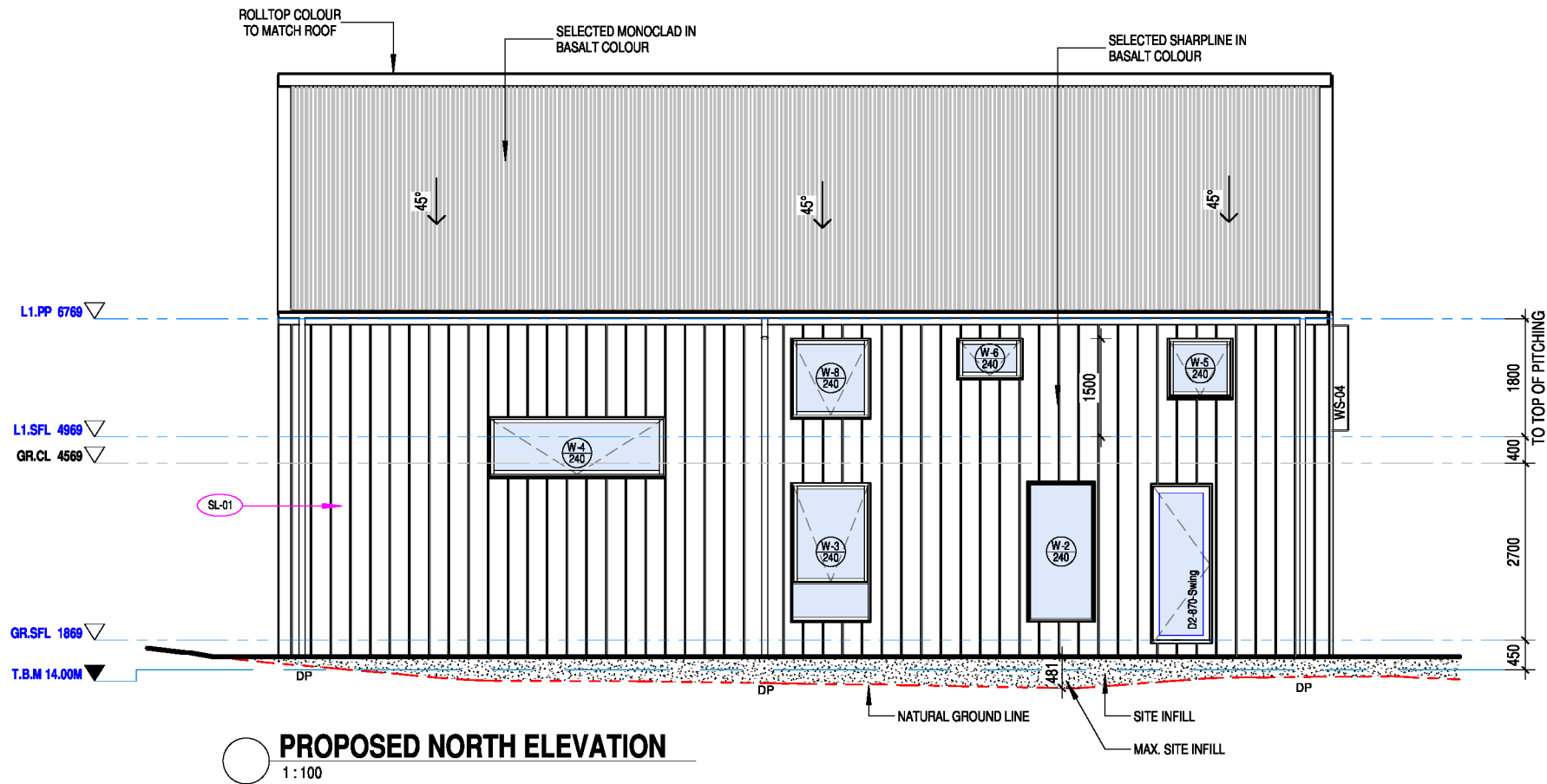
ISSUE: BI

SCALE: 1 : 100

SHEET NUMBER:  
**202**

© COPYRIGHT IN WHOLE OR IN PART





WINDOW & DOOR OPENING NOTE:

FALL PREVENTION SHALL BE PROVIDED TO A BEDROOM WINDOW WHEN THE OPENABLE PORTION OF THE WINDOW IS LESS THAN 1700mm ABOVE THE FLOOR LEVEL AND THE FLOOR BELOW THE WINDOW IS 2.0m OR MORE ABOVE THE SURFACE BENEATH. OPTIONS: -

- (I) WINDOW OPENING SHALL NOT EXCEED 125mm, OR  
(II) THE OPENABLE PORTION PROTECTED WITH A

MECHANICALLY FIXED METAL SCREEN (CAPABLE OF RESISTING 250N HORIZONTAL ACTION)

\*IF THE SCREEN OR DEVICE IS ABLE TO BE REMOVED, UNLOCKED OR OVERRIDDEN, THE WINDOW SHALL BE FITTED WITH A CHILD RESISTANT DEVICE.

OTHER WINDOWS ARE REQUIRED TO HAVE BARRIER OF NOT LESS THAN 865MM ABOVE THE FLOOR LEVEL WHEN THE OPENABLE WINDOW IS 2M OR MORE ABOVE THE SURFACE BENEATH THE WINDOW.

WINDOW SIZE NOTE:

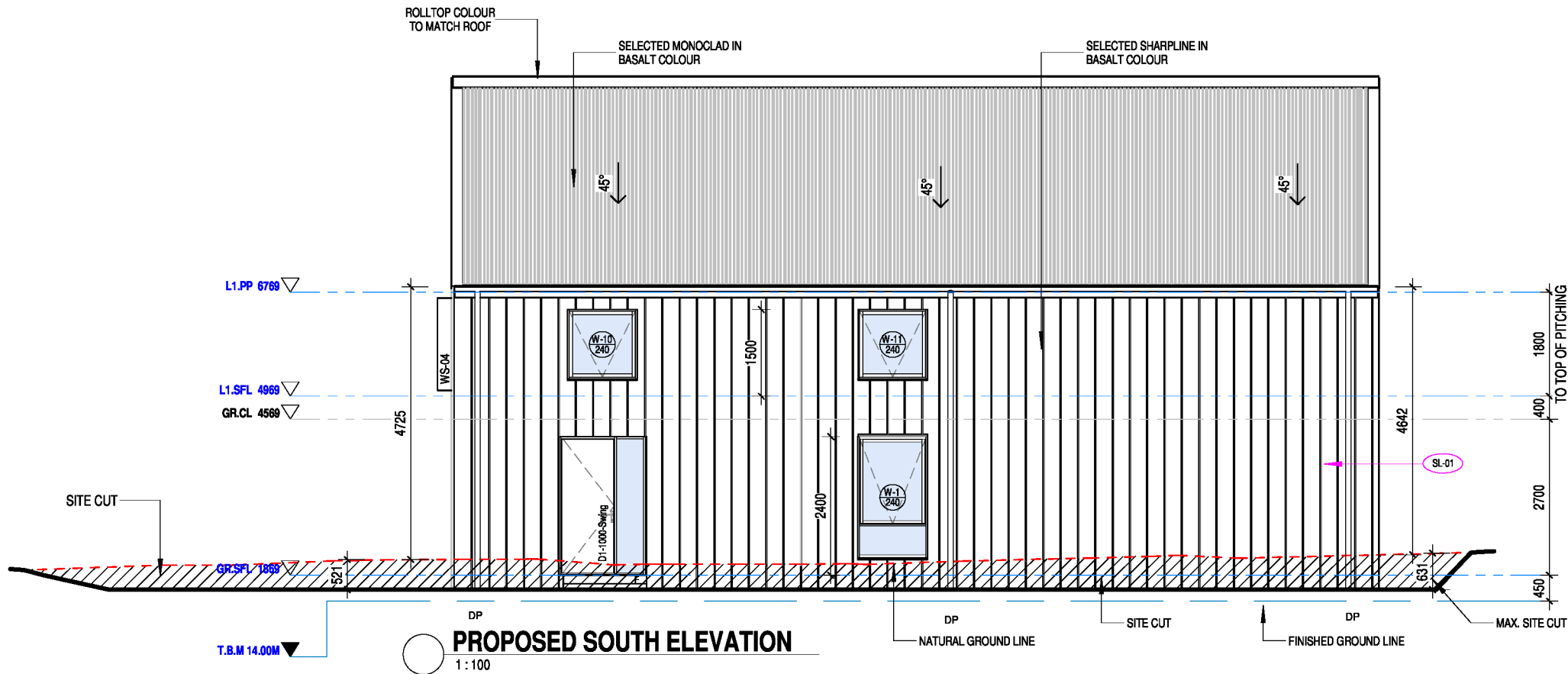
WINDOWS AND DOOR SIZES SHOWN ARE NOMINAL. BUILDER TO USE WINDOW MANUFACTURERS NEAREST STOCK SIZES.

WINDOW GLAZING NOTE:

ALL GLAZING TO COMPLY WITH AS-1288 AND AS-2047

WINDOW & DOOR OPENING NOTE:

GROUND FLOOR WINDOW HEAD HEIGHT TO BE 2400MM ABOVE GR.SFL UNLESS NOTED OTHERWISE.



WALL CLADDING SCHEDULE

Type Mark	Type	Image
SL-01	SHARPLINE CLADDING - BASALT	

JOB ADDRESS:  
NO. 2-4 SEVENTH AVENUE, PARADISE BEACH, VIC

shed

BUILDER:  
SHED HOUSE

JOB NO:  
23156

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.

NO	DESCRIPTION	DATE
D1	CONCEPT DESIGN	27/07/23
D2	ADDITIONAL VERANDAH + NBZ NOTE	04/08/23
D3	ISSUE FOR STAGE 2 PART B	12/09/23
D4	DRIVEWAY + L'DRY + BUILDING HEIGHT UPDATES	08/11/23
D5	30 DEGREE PITCH + SFL CHANGED	17/11/23
D6	45 DEGREE PITCH	23/11/23
D7	MINOR NOTES + COLOUR	07/12/23

SHEET NAME:  
ELEVATIONS 1

REVISION:  
D7  
07/12/23

DRAWN: JE  
CHECKED: AB  
DATE & TIME: 7/12/2023 1:59:50 PM

PROJECT NAME:  
CODE: SHA  
DRAFT: NA

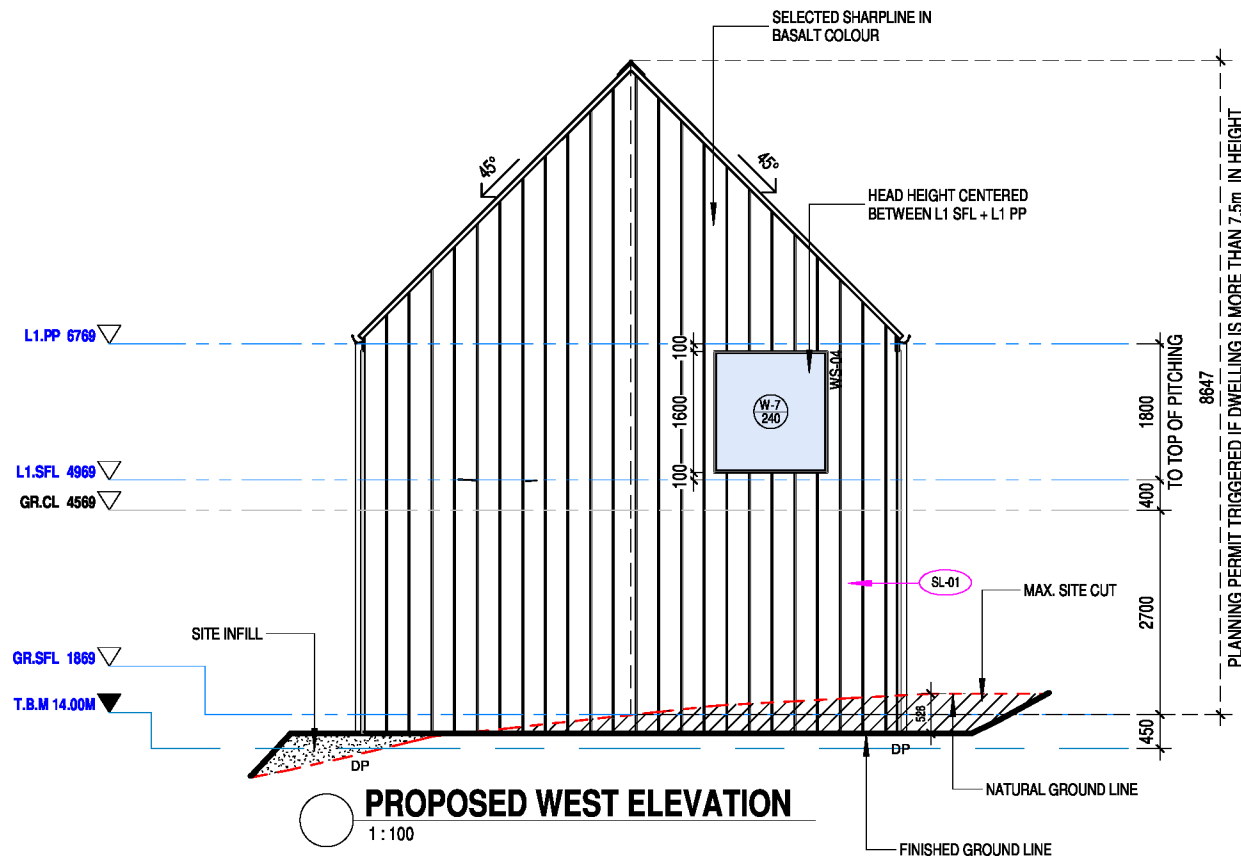
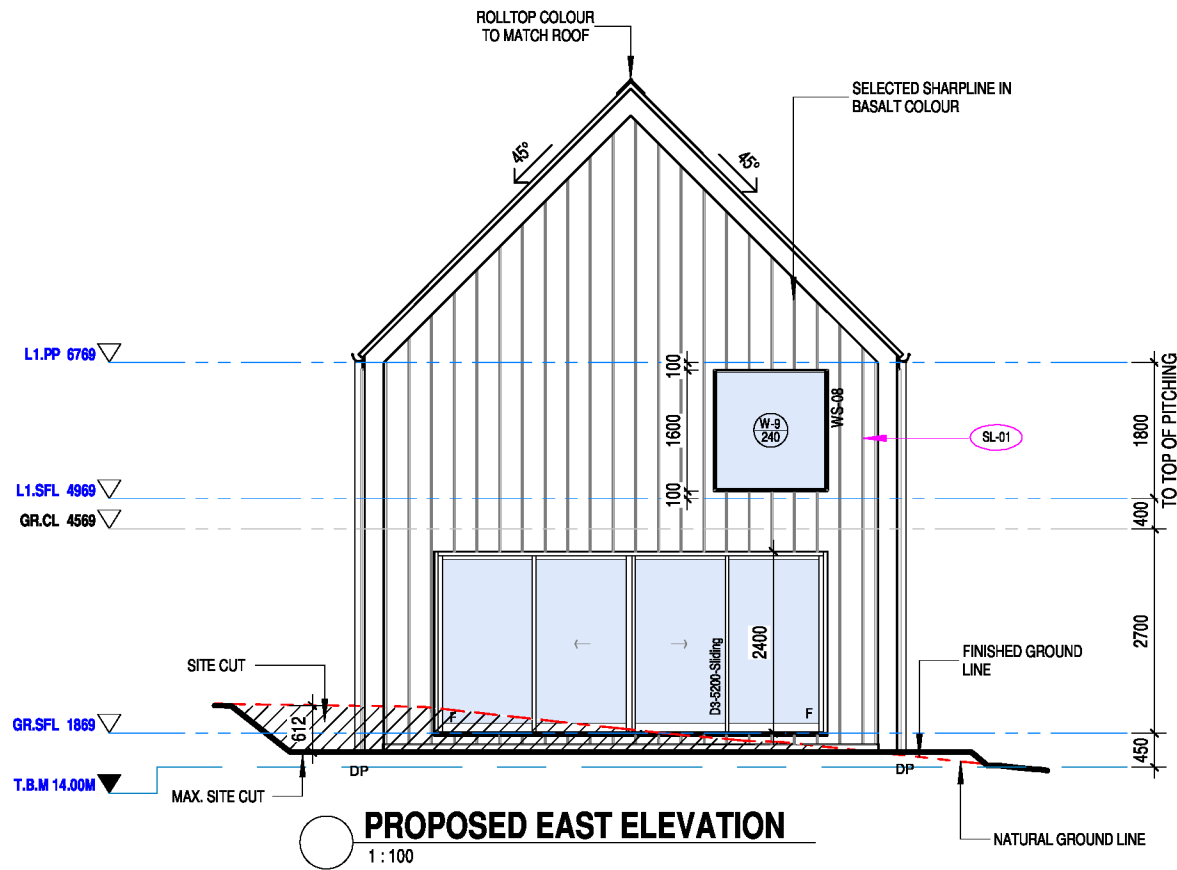
TYPE: NH  
DATE: 27/07/23  
SCALE: 1:100

SHED HOUSE TYPE 2.1 (ELSIE) 45° 3 BED

SHEET NUMBER:

204





#### WINDOW & DOOR OPENING NOTE:

FALL PREVENTION SHALL BE PROVIDED TO A BEDROOM WINDOW WHEN THE OPENABLE PORTION OF THE WINDOW IS LESS THAN 1700mm ABOVE THE FLOOR LEVEL AND THE FLOOR BELOW THE WINDOW IS 2.0m OR MORE ABOVE THE SURFACE BENEATH. OPTIONS: -

- (I) WINDOW OPENING SHALL NOT EXCEED 125mm, OR  
(II) THE OPENABLE PORTION PROTECTED WITH A

MECHANICALLY FIXED METAL SCREEN (CAPABLE OF RESISTING 250N HORIZONTAL ACTION)

\*IF THE SCREEN OR DEVICE IS ABLE TO BE REMOVED, UNLOCKED OR OVERRIDDEN, THE WINDOW SHALL BE FITTED WITH A CHILD RESISTANT DEVICE.

OTHER WINDOWS ARE REQUIRED TO HAVE BARRIER OF NOT LESS THAN 865MM ABOVE THE FLOOR LEVEL WHEN THE OPENABLE WINDOW IS 2M OR MORE ABOVE THE SURFACE BENEATH THE WINDOW.

#### WINDOW SIZE NOTE:

WINDOWS AND DOOR SIZES SHOWN ARE NOMINAL. BUILDER TO USE WINDOW MANUFACTURERS NEAREST STOCK SIZES.

#### WINDOW GLAZING NOTE:

ALL GLAZING TO COMPLY WITH AS-1288 AND AS-2047

#### WINDOW & DOOR OPENING NOTE:

GROUND FLOOR WINDOW HEAD HEIGHT TO BE 2400MM ABOVE GR.SFL UNLESS NOTED OTHERWISE.

#### WALL CLADDING SCHEDULE

Type Mark	Type	Image
SL-01	SHARPLINE CLADDING - BASALT	

JOB ADDRESS:  
NO. 2-4 SEVENTH AVENUE, PARADISE BEACH, VIC

**shed**

BUILDER:  
SHED HOUSE

JOB NO:  
**23156**

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.

NO	DESCRIPTION	DATE
D1	CONCEPT DESIGN	27/07/23
D2	ADDITIONAL VERANDAH + NBZ NOTE	04/08/23
D3	ISSUE FOR STAGE 2 PART B	12/09/23
D4	DRIVEWAY + L'DRY + BUILDING HEIGHT UPDATES	08/11/23
D5	30 DEGREE PITCH + SFL CHANGED	17/11/23
D6	45 DEGREE PITCH	23/11/23
D7	MINOR NOTES + COLOUR	07/12/23

SHEET NAME:

**ELEVATIONS 2**

REVISION:

**D7**

07/12/23

DRAWN:

JE

PROJECT NAME:

SHED HOUSE TYPE 2.1 (ELSIE) 45° 3 BED

CHECKED:

AB

CODE:

SHA

TYPE:

NH

ISSUE:

BI

SHEET NUMBER:

**205**

DATE & TIME:

7/12/2023 1:59:51 PM

DRAFT:

NA

DATE:

27/07/23

SCALE:

1 : 100