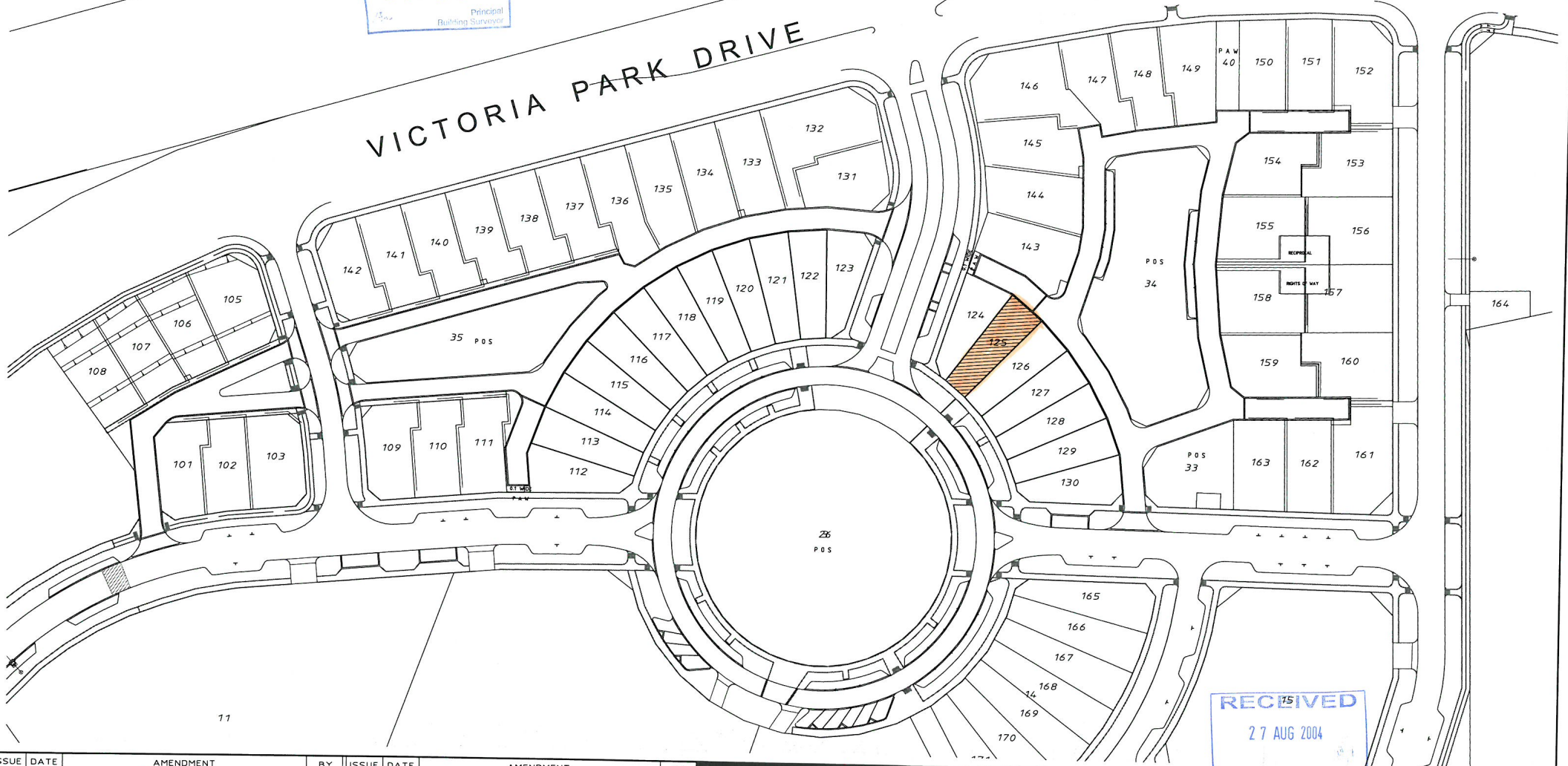




Approved Plan
Building Lic No.
04/586
Principal
Building Supervisor

VICTORIA PARK DRIVE



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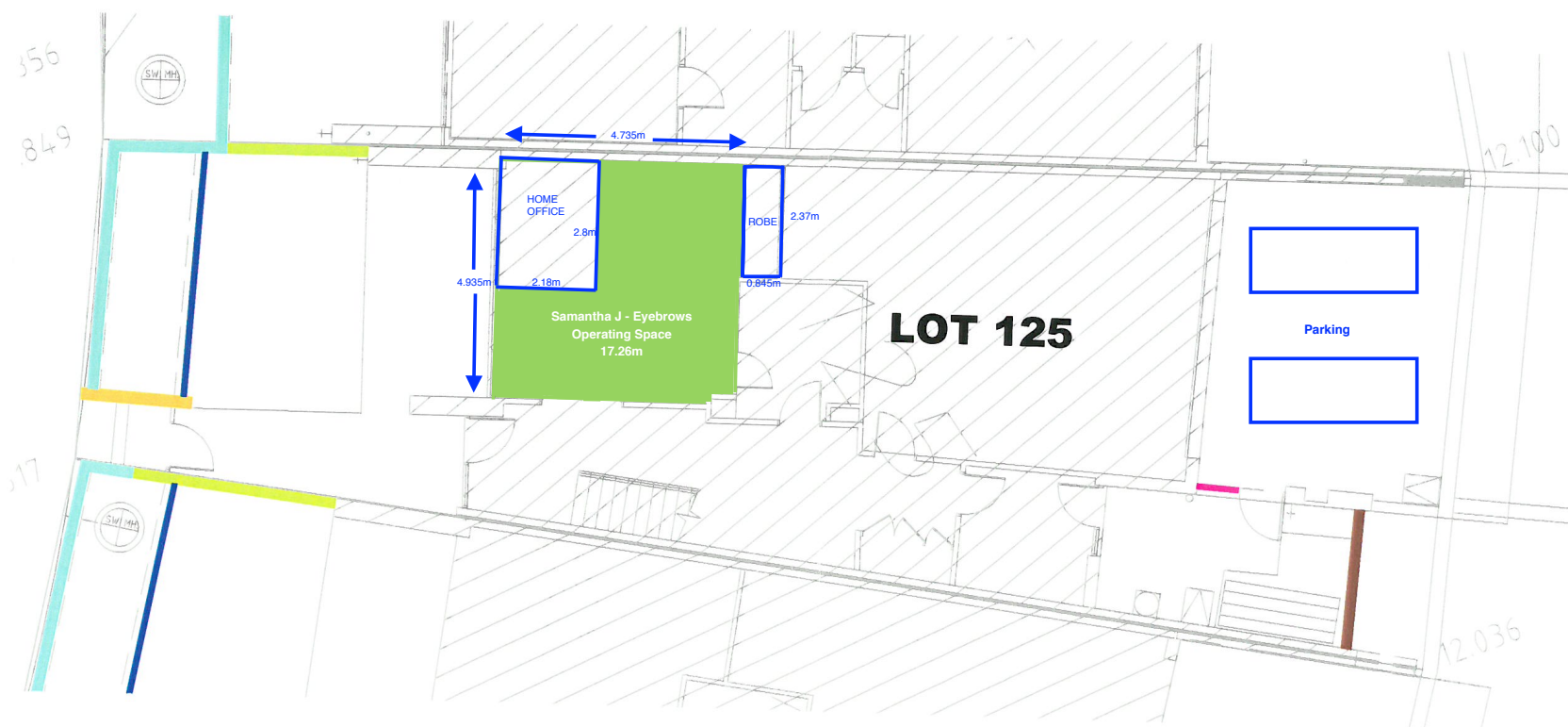
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DRAWING TITLE
THE PENINSULA - BURSWOOD
LOCATION PLAN
LOTS 125

SCALE (A3)	1:100	DRAWN	SCG	CHECKED	GM
DATE	19/03/04	JOB No.	03603	DRAWING No.	A1901
				ISSUE	B

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- FENCING LEGEND**
- █ 190MM RENDERED BRICK RETAINING WALL (DETAIL 5/A1930)
 - █ TIMBER FENCE ON 190MM RENDERED BRICK RETAINING WALL (DETAIL 4/A1930)
 - █ RENDERED BRICKWORK 190MM THICK (DETAIL 4/A1922) - Refer condition 13 of planning approval.
 - █ 250MM THICK RENDERED CAVITY BRICK RETAINING WALL - PAINTED (DETAIL 3/A1923)
 - █ 250MM THICK RENDERED CAVITY BRICK RETAINING WALL - PAINTED (DETAIL 4/A1923)
 - █ TIMBER FENCE (DETAIL 5/A1922)
 - █ NATURAL LIMESTONE 350MM THICK (DETAIL 1 + 2/A1922)
 - █ FACE BRICK LETTERBOX (A1927 & A1928) - Refer condition 13 of planning approval.
 - █ TIMBER FENCE ON RENDERED BRICK 190MM THICK (DETAIL 3/A1922)

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Applies to Lots 125 & 129

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**THE PENINSULA - BURSWOOD
LOT 125 - FENCING
SUPERLOT 7**

1:100		
30/08/04	NAG	GM
03603	A1920	-

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GENERAL NOTES:

LOT BOUNDARY:
REFER TO LAND SURVEYORS DWGS FOR LOT BOUNDARY SETOUT.

LANDSCAPING:
REFER LANDSCAPE ARCHITECTS DESIGN DWGS AND LANDSCAPE SPEC/SCHEDULES

GROUND FLOOR LEVELS:
GROUND FLOOR LEVEL TO MAIN HOUSE TO BE SET 100mm ABOVE SAND PAD LEVEL U.O.N.. PAD LEVEL DETERMINED BY CIVIL ENGR.

HYDRAULICS:
REFER, STORMWATER DRAWINGS.

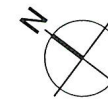
DOOR THRESHOLDS:
TYPICALLY RAMP UP (1:4) PAVING LOCAL TO ALL EXTERNAL DOORWAYS. IE. PAVERS TO FINISH FLUSH WITH FFL. AT DOOR FRAMES.

RWP:
PROVIDE 75mm DIA. RAINWATER DOWN PIPES TO SUIT GUTTER PROFILE.

SETOUT:
SETOUT FACE OF UNFINISHED BRICKWORK 54.25mm FROM LOT BOUNDARY LINE.

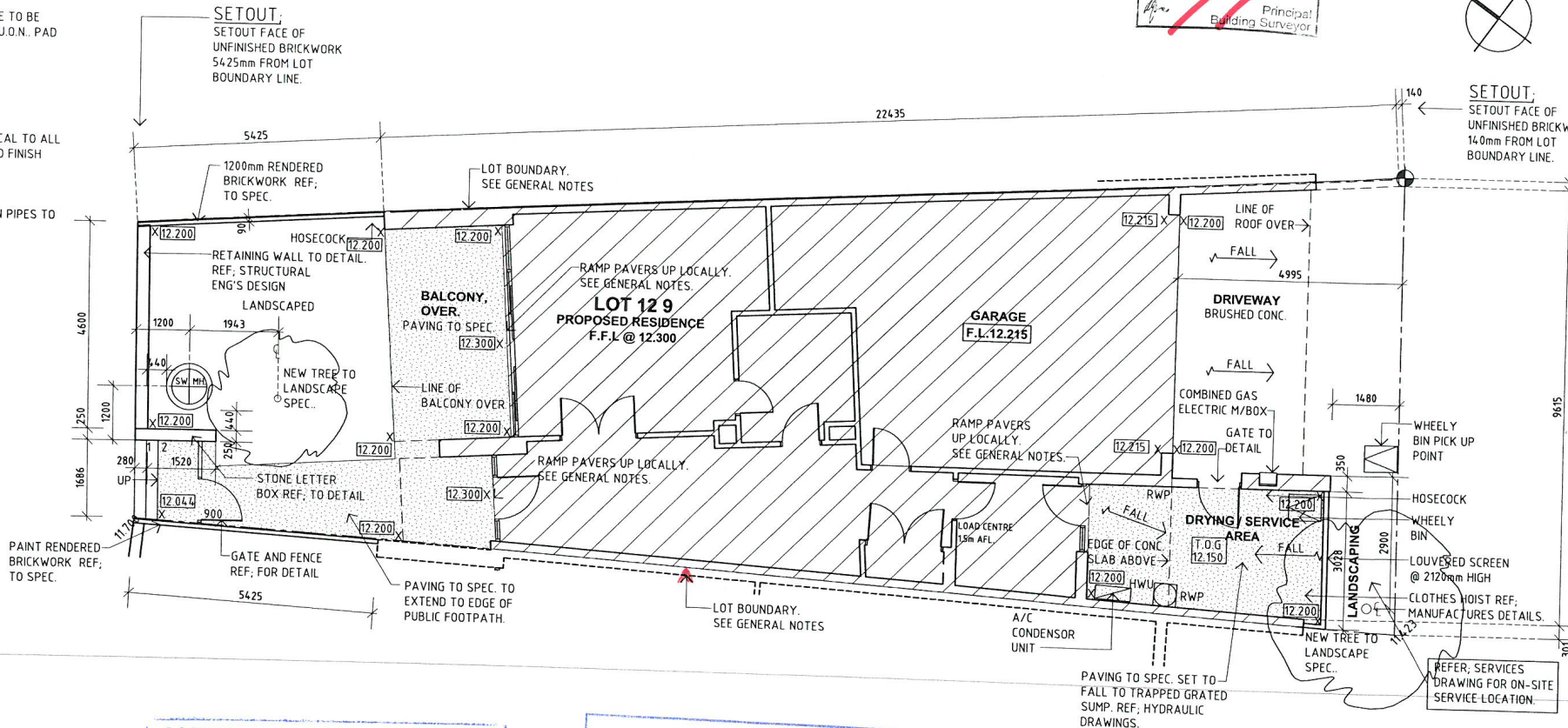
SETOUT:
SETOUT FACE OF UNFINISHED BRICKWORK 14.0mm FROM LOT BOUNDARY LINE.

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040441
Principal
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LEGEND:

12.200 = EXISTING LEVELS
12.200 = SITE LEVELS



ACCREDITED NSW HER ASSESSOR
Assessment No. **HMB/79/4625**
Name **WILLIAM RAY**
Signature **WR**
Rating **4.5 STARS** Date **13/5/04**
HMB

FirstRate house energy rating
 single dwelling rating _____ stars _____ points
 multi-unit development (attach listing of ratings)
Accreditation number **VIC/02/070**
Signature _____ Date _____

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Building Lic No.
04/586
Principal
Building Surveyor

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DRAWING TITLE
THE PENINSULA - BURSWOOD
HOUSE TYPE H1 - SITE PLAN
LOT 129

SCALE (@ A3)	DATE	DRAWN	CHECKED
1:100	19/3/04	SCG	GM
JOB No.	DRAWING No.	ISSUE	

GENERAL NOTES:

DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ORDERING MATERIALS.

REFER TO SITE PLAN FOR CORRECT ORIENTATION OF HOUSE ON SITE.

ALL JOINERY SHOWN IS INDICATIVE. JOINERY PACKAGE TO DETAIL.

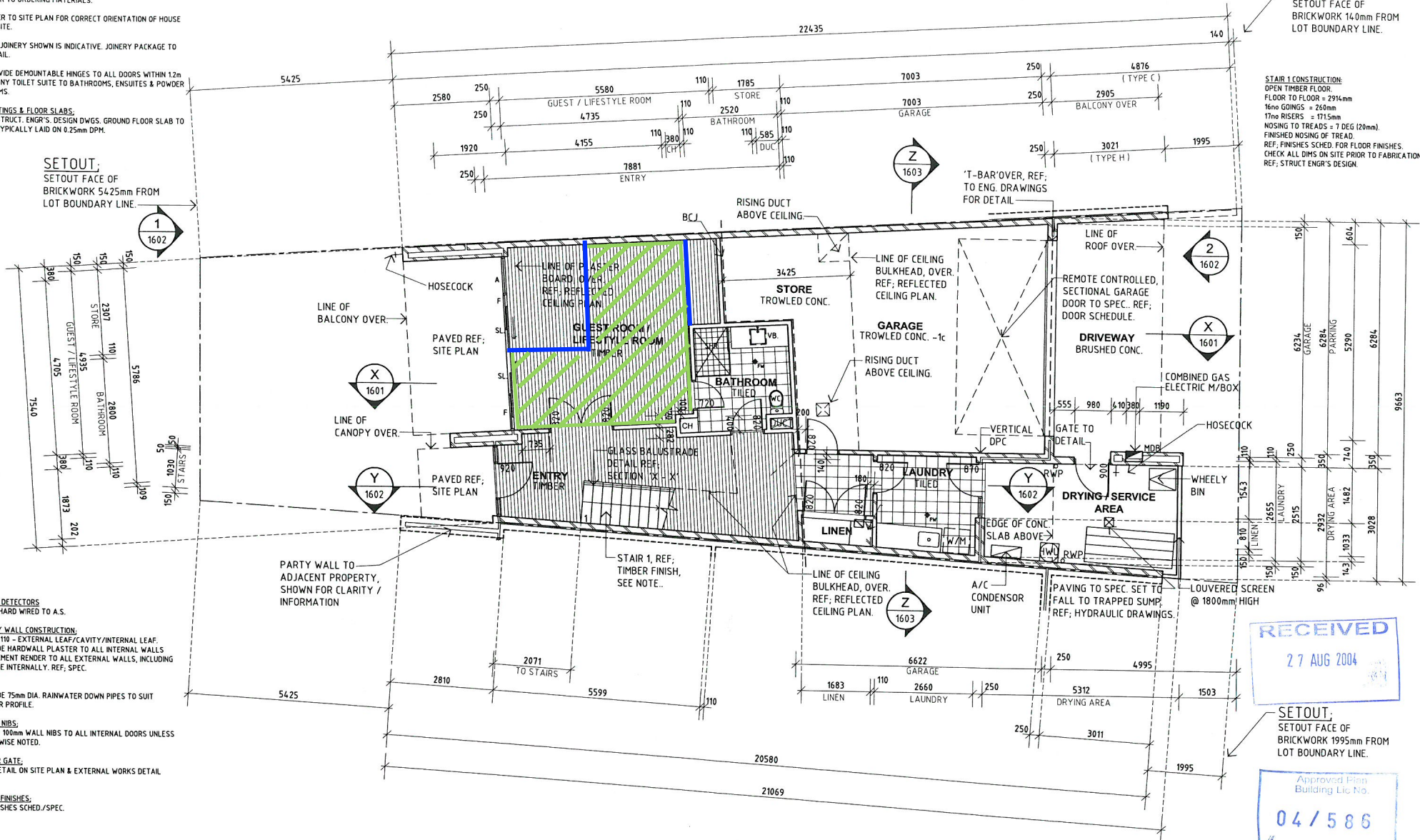
PROVIDE DEMOUNTABLE HINGES TO ALL DOORS WITHIN 1.2m OF ANY TOILET SUITE TO BATHROOMS, ENSUITES & POWDER ROOMS.

FOOTINGS & FLOOR SLABS:
TO STRUCT. ENGR'S DESIGN DWGS. GROUND FLOOR SLAB TO BE TYPICALLY LAID ON 0.25mm DPM.

SETOUT:
SETOUT FACE OF BRICKWORK 5425mm FROM LOT BOUNDARY LINE.

SETOUT:
SETOUT FACE OF BRICKWORK 14.0mm FROM LOT BOUNDARY LINE.

STAIR 1 CONSTRUCTION:
OPEN TIMBER FLOOR.
FLOOR TO FLOOR = 2914mm
16no GONGS = 260mm
17no RISERS = 171.5mm
NOSING TO TREADS = 7 DEG (20mm).
FINISHED NOSING OF TREAD.
REF. FINISHES SCHED. FOR FLOOR FINISHES.
CHECK ALL DIMS ON SITE PRIOR TO FABRICATION.
REF. STRUCT ENGR'S DESIGN



SMOKE DETECTORS
TO BE HARD WIRED TO A.S.

CAVITY WALL CONSTRUCTION:
90/50/110 - EXTERNAL LEAF/CAVITY/INTERNAL LEAF.
PROVIDE HARDWALL PLASTER TO ALL INTERNAL WALLS AND CEMENT RENDER TO ALL EXTERNAL WALLS, INCLUDING GARAGE INTERNALLY. REF. SPEC.

RWP:
PROVIDE 75mm DIA. RAINWATER DOWN PIPES TO SUIT GUTTER PROFILE.

DOORS NIBS:
ALLOW 100mm WALL NIBS TO ALL INTERNAL DOORS UNLESS OTHERWISE NOTED.

TIMBER GATE:
REF. DETAIL ON SITE PLAN & EXTERNAL WORKS DETAIL DWG.

FLOOR FINISHES:
TO FINISHES SCHED./SPEC.

PARTY WALL TO ADJACENT PROPERTY, SHOWN FOR CLARITY / INFORMATION

STAIR 1, REF. TIMBER FINISH, SEE NOTE.

PAVING TO SPEC. SET TO FALL TO TRAPPED SUMP, REF. HYDRAULIC DRAWINGS.

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SETOUT:
SETOUT FACE OF BRICKWORK 1995mm FROM LOT BOUNDARY LINE.

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DRAWING TITLE
THE PENINSULA - BURSWOOD
GROUND LEVEL PLAN

SCALE (@ A3)	DATE	DRAWN	CHECKED
1:100	19/03/04	SCG	GM
JOB No.	DRAWING No.	ISSUE	
03603	A1001	A	

GENERAL NOTES:

DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ORDERING MATERIALS.

REFER TO SITE PLAN FOR CORRECT ORIENTATION OF HOUSE ON SITE.

ALL JOINERY SHOWN IS INDICATIVE. JOINERY PACKAGE TO DETAIL.

PROVIDE DEMOUNTABLE HINGES TO ALL DOORS WITHIN 1.2m OF ANY TOILET SUITE TO BATHROOMS, ENSUITES & POWDER ROOMS.

FOOTINGS & FLOOR SLABS:
TO STRUCT. ENGR'S. DESIGN DWGS. GROUND FLOOR SLAB TO BE TYPICALLY LAID ON 0.25mm OPH.

PERGOLA:
POSTS = 90x90
BEAMS = 250x50 RHS
RAFTERS = 145x45 FIXED TO ROOF RAFTERS VIA RAFTER BRACKETS.
BATTENS = 75x35
FOOTINGS = 600 DP x 300 x300 MASS CONCRETE.
POSTS SECURED TO HOT DIPPED GALV FULL STIRRUP.

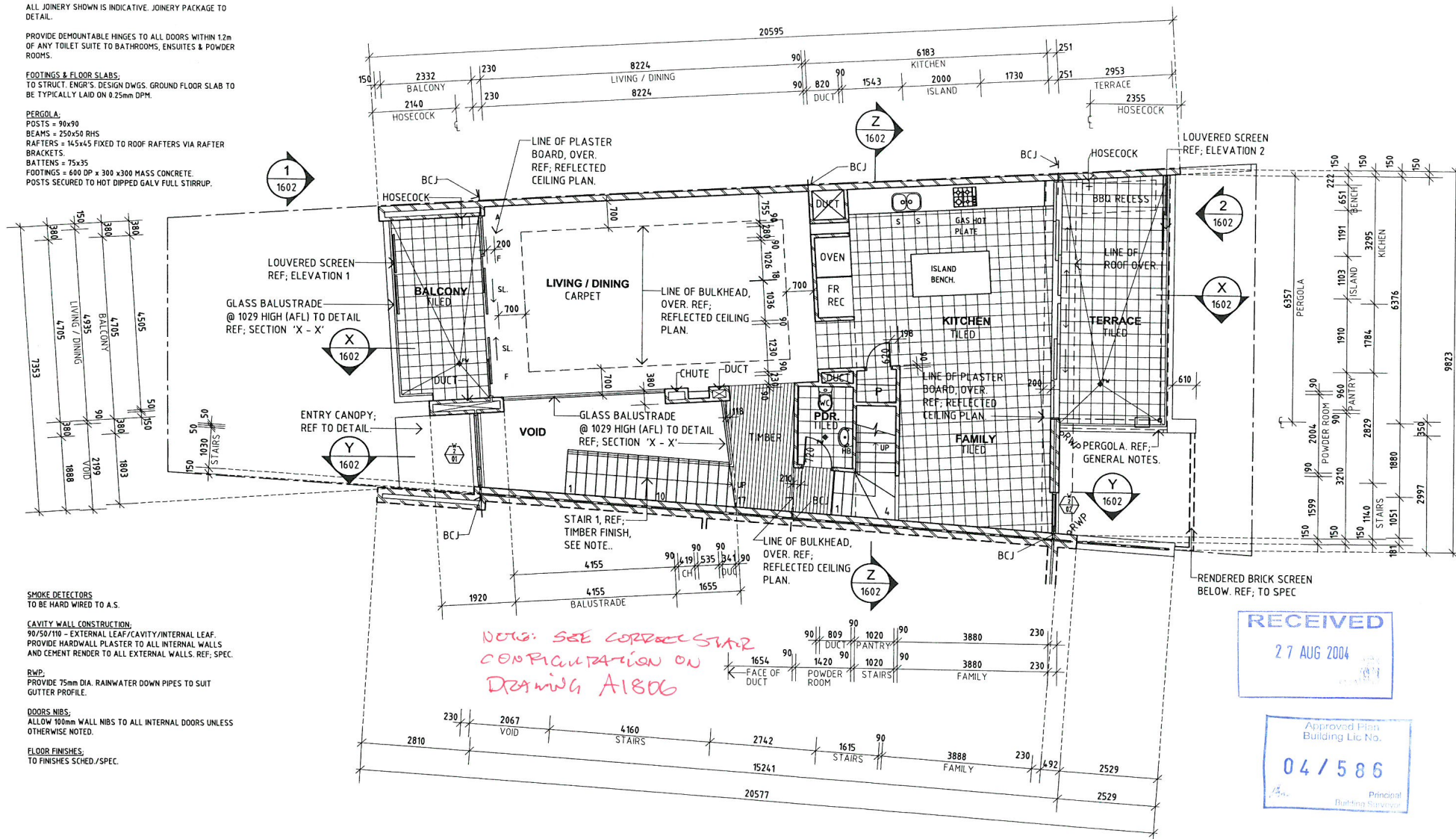
SMOKE DETECTORS
TO BE HARD WIRED TO A.S.

CAVITY WALL CONSTRUCTION:
90/50/110 - EXTERNAL LEAF/CAVITY/INTERNAL LEAF.
PROVIDE HARDWALL PLASTER TO ALL INTERNAL WALLS AND CEMENT RENDER TO ALL EXTERNAL WALLS. REF. SPEC.

RWP:
PROVIDE 75mm DIA. RAINWATER DOWN PIPES TO SUIT GUTTER PROFILE.

DOORS NIBS:
ALLOW 100mm WALL NIBS TO ALL INTERNAL DOORS UNLESS OTHERWISE NOTED.

FLOOR FINISHES:
TO FINISHES SCHED./SPEC.



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A	26.08.04	ISSUED FOR BUILDING LICENCE	GM				

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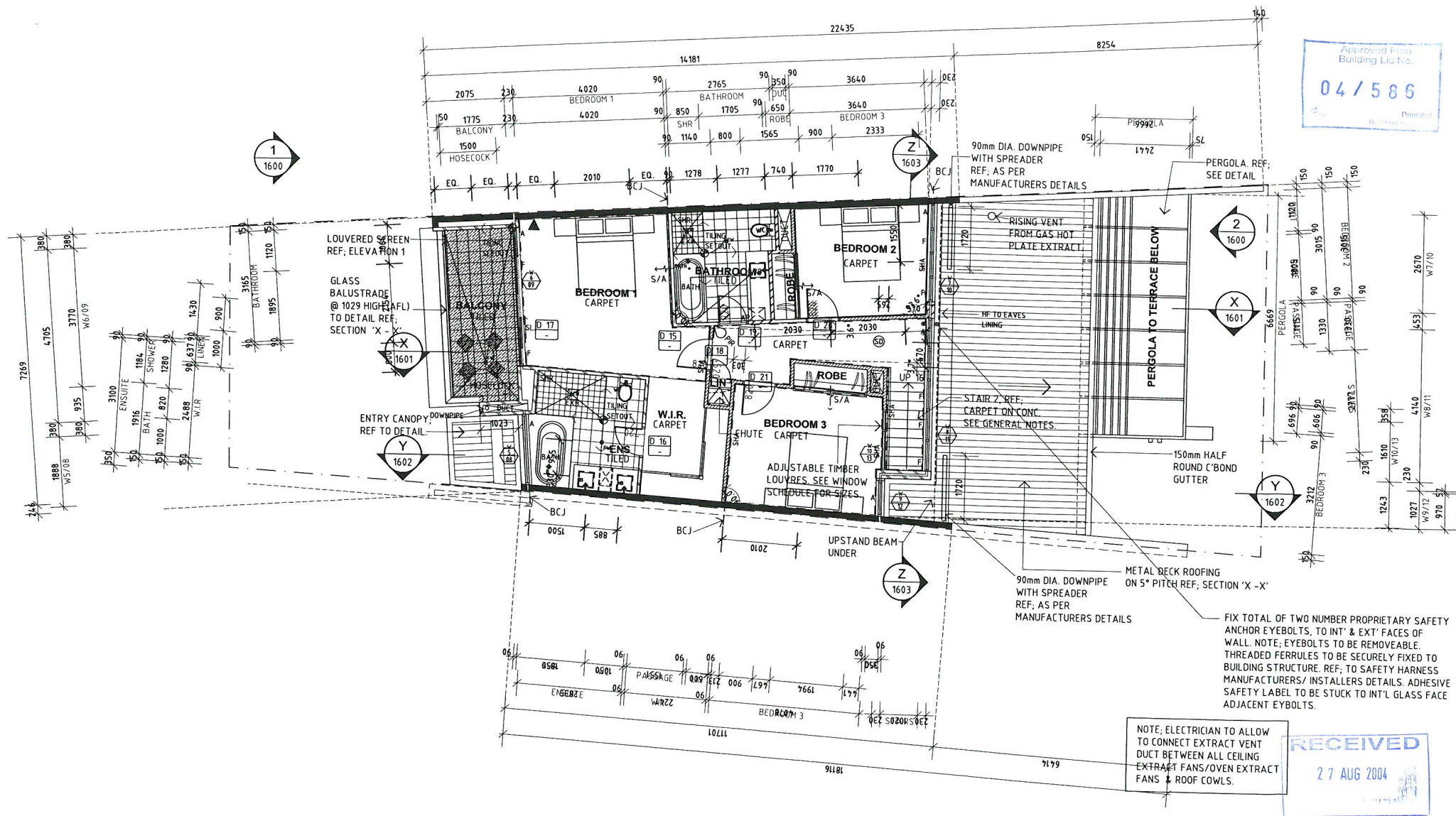
DRAWING TITLE
THE PENINSULA - BURSWOOD
FIRST FLOOR PLAN

SCALE (© A3)

1:100

DATE	DRAWN	CHECKED
19/03/04	SCG	GM
JOB No.	DRAWING No.	ISSUE
03603	A1002	A

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Building Lic No.
04/586



NOTE: ELECTRICIAN TO ALLOW TO CONNECT EXTRACT VENT DUCT BETWEEN ALL CEILING EXTRACT FANS/OVEN EXTRACT FANS & ROOF COWLS.

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DRAWING TITLE
THE PENINSULA - BURSWOOD
SECOND FLOOR PLAN

SCALE (1 @ A3)	1:100	
DATE	DRAWN	CHECKED
19/03/04	SCG	GM
JOB No.	DRAWING No.	ISSUE
03603	A1003	A