

GENERAL NOTES

INTELLECTUAL PROPERTY AND USE OF THIS DOCUMENT

- THIS DOCUMENT HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT OF TAYLOR DESIGN GROUP (THE DESIGNER), FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE DESIGNER. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT THE DESIGNER'S WRITTEN CONSENT DOES SO AT THEIR OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE DESIGNER FOR SUCH USE AND/OR RELIANCE.
- THIS DOCUMENT IS TO BE READ IN CONJUNCTION WITH ALL DRAWINGS, DETAILS AND INFORMATION PROVIDED BY THE CONSULTANTS NAMED HEREIN, AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.
- A BUILDING PERMIT IS REQUIRED PRIOR TO THE COMMENCEMENT OF THESE WORKS. THE RELEASE OF THIS DOCUMENT IS CONDITIONAL ON THE CLIENT OBTAINING THE REQUIRED BUILDING PERMIT.

MATERIALS AND TRADE PRACTICES

- ALL MATERIALS, CONSTRUCTION AND WORK PRACTICES SHALL COMPLY WITH BUT NOT BE LIMITED TO THE CURRENT ISSUE OF VICTORIAN BUILDING REGULATIONS 2018, NATIONAL CONSTRUCTION CODE 2022 BUILDING CODE OF AUSTRALIA VOL. 2 (HEREAFTER REFERRED TO AS BCA), AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS REFERRED TO THEREIN.
- WORK AND SITE MANAGEMENT PRACTICES SHALL COMPLY WITH ALL RELEVANT LAWS AND BY-LAWS.
- IF ANY PERFORMANCE SOLUTION IS PROPOSED, IT SHALL BE ASSESSED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR/BUILDING CERTIFIER AS MEETING BCA PERFORMANCE REQUIREMENTS PRIOR TO IMPLEMENTATION OR INSTALLATION.
- INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY'S REQUIREMENTS.

VARIATIONS

- SHOULD ANY CONFLICT ARISE BETWEEN THESE PLANS AND BCA, AUSTRALIAN STANDARDS OR A MANUFACTURER'S INSTRUCTIONS, THIS DISCREPANCY SHALL BE REPORTED IMMEDIATELY TO THE DESIGNER, BEFORE ANY OTHER ACTION IS TAKEN.
- THE CLIENT AND/OR THE CLIENT'S BUILDER SHALL NOT MODIFY OR AMEND THE PLANS WITHOUT THE KNOWLEDGE AND CONSENT OF THE DESIGNER, EXCEPT WHERE THE [RELEVANT BUILDING SURVEYOR/BUILDING CERTIFIER] MAKES MINOR NECESSARY CHANGES TO FACILITATE THE BUILDING PERMIT APPLICATION, AND WHERE SUCH CHANGES ARE REPORTED BACK TO THE DESIGNER WITHIN 48 HOURS OF THEIR MAKING.
- THE APPROVAL BY THE DESIGNER OF A SUBSTITUTE MATERIAL, WORK PRACTICE OR THE LIKE IS NOT AN AUTHORISATION FOR ITS USE OR A CONTRACT VARIATION. ANY VARIATIONS AND/OR SUBSTITUTIONS TO MATERIALS OR WORK PRACTICES SHALL BE ACCEPTED BY ALL PARTIES TO THE BUILDING CONTRACT AND, WHERE APPLICABLE, THE RELEVANT BUILDING SURVEYOR/BUILDING CERTIFIER, PRIOR TO IMPLEMENTATION.

MEASUREMENTS

- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SITE PLAN MEASUREMENTS ARE IN METRES. ALL OTHER MEASUREMENTS ARE IN MILLIMETRES, UNLESS NOTED OTHERWISE.
- UNLESS NOTED OTHERWISE, DIMENSIONS ON FLOOR PLANS, SECTIONS AND EXTERNAL ELEVATIONS REPRESENT TIMBER FRAME AND STRUCTURAL MEMBERS, NOT FINISHED LININGS/CLADDING.
- WINDOW SIZES ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER.
- THE BUILDER AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, LEVELS, SPECIFICATIONS, AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION.

PROPOSED OUTBUILDING

CLIENT: JOSH HUTCHINS

ADDRESS: 13 LOYOLA DRIVE, MANSFIELD

DRAWN BY: LGB

CHECKED BY: DJC

SCALE: 1 : 1 @ A3

COVER SHEET

A300



NCC BUILDING CLASSIFICATION

CLASS: 1A

SITE ENVIRONMENT DESIGN INFORMATION

THE CLIMATE ZONE FOR THIS SITE IS 7. ASSUMED DESIGN GUST WIND SPEED / WIND CLASSIFICATION IS N2. ENVIRONMENTAL CLASSIFICATION (SALINE AND/OR AGGRESSIVE INDUSTRIAL ENVIRONMENT PER BCA TABLE 7.2.2A) IS LOW. SOIL CLASSIFICATION IS CLASS 'M'. SITE CLASSIFICATION IS 'M'. REFER TO SOIL REPORT NO. 28934-1 BY STATEWIDE GEOTECHNICAL. THE BUILDER SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY OBSERVABLE VARIATION FROM THIS SOIL TYPE. SLOPE RATIO IS 1:80. NO CUT/FILL SHALL BE WITHIN 100MM OF NEIGHBOURING BOUNDARIES. THIS SITE IS IN A DECLARED TERMITE AREA. THIS SITE IS IN A DECLARED BUSHFIRE PRONE AREA. SITE BUSHFIRE ATTACK LEVEL ASSESSMENT IS 12.5. THIS SITE IS NOT SUBJECT TO FLOOD OVERLAY. THIS SITE IS NOT IN AN ALPINE AREA.

ANNUAL 5 MINUTE DURATION RAINFALL INTENSITIES:

- ANNUAL EXCEEDANCE PROBABILITY 5% IS 146MM/H
- ANNUAL EXCEEDANCE PROBABILITY 1% IS 178MM/H

DRAWING LIST

No.	Sheet Name	Rev Date
A300	COVER SHEET	18/03/2025
A301	TITLE PLAN	18/03/2025
A302	SITE PLAN	18/03/2025
A303	PROPOSED FLOOR PLAN	18/03/2025

SAFETY OF BUILDING USERS

- WHERE STAIRS, RAMPS AND BALUSTRADES ARE TO BE CONSTRUCTED, THESE SHALL COMPLY WITH ALL PROVISIONS OF BCA 11.2.
- OTHER THAN SPIRAL STAIRS:
 - RISERS SHALL BE 190MM MAX AND 115MM MIN
 - GOINGS SHALL BE 355MM MAX AND 240MM MIN
 - 2R+G SHALL BE 700MM MAX AND 550MM MIN
 - THERE SHALL BE LESS THAN 125MM GAP BETWEEN OPEN TREADS.
- ALL TREADS, LANDINGS AND THE LIKE SHALL HAVE A SLIP RESISTANCE CLASSIFICATION OF P3 OR R10 FOR DRY SURFACE CONDITIONS AND P4 OR R11 FOR WET SURFACE CONDITIONS, OR A NOSING STRIP WITH A SLIP-RESISTANCE CLASSIFICATION OF P3 FOR DRY SURFACE CONDITIONS AND P4 FOR WET SURFACE CONDITIONS.
- BARRIERS SHALL BE PROVIDED WHERE IT IS POSSIBLE TO FALL 1M OR MORE FROM THE LEVEL OF THE TRAFFICABLE SURFACE TO THE SURFACE BENEATH. SUCH BARRIERS (OTHER THAN TENSIONED WIRE BARRIERS) SHALL BE:
 - 1000MM MIN ABOVE FINISHED STAIR LEVEL (FSL) OF BALCONIES, LANDINGS ETC; AND
 - 865MM MIN ABOVE FSL OF STAIR NOSING OR RAMP; AND
 - VERTICAL, WITH GAPS OF NO MORE THAN 125MM.
- WHERE THE FLOOR BELOW A BEDROOM WINDOW IS 2M OR MORE ABOVE THE SURFACE BENEATH, THE WINDOW SHALL COMPLY WITH BCA CLAUSE 11.3.7.
- WHERE THE FLOOR BELOW A WINDOW OTHER THAN IN A BEDROOM IS 4M OR MORE ABOVE THE SURFACE BENEATH, THE WINDOW SHALL COMPLY WITH BCA CLAUSE 11.3.8.
- WHERE A BEDROOM WINDOW IS 2M OR MORE ABOVE THE SURFACE BENEATH, OR IT IS POSSIBLE TO FALL 4M OR MORE FROM THE LEVEL OF ANY TRAFFICABLE SURFACE TO THE SURFACE BENEATH, ANY HORIZONTAL ELEMENT WITHIN A BARRIER BETWEEN 150MM AND 760MM ABOVE THE FLOOR SHALL NOT FACILITATE CLIMBING.
- HANDRAILS SHALL BE CONTINUOUS, WITH TOPS SET >865MM VERTICALLY ABOVE STAIR NOSING AND FLOOR SURFACE OF RAMPS.
- WIRE BARRIERS SHALL COMPLY WITH BCA 11.3.4 AND 11.3.6.
- CLASS 1 BUILDINGS WITH AIR PERMEABILITY OF NOT MORE THAN 5 M³/HR.M² AT 50 PA SHALL BE PROVIDED WITH A MECHANICAL VENTILATION SYSTEM COMPLYING WITH H6V3.INWARD-OPENING SWING DOORS TO FULLY ENCLOSED SANITARY COMPARTMENTS SHALL COMPLY WITH BCA CLAUSE 10.4.2.
- ALL SHOWER WALLS AND WALLS ADJACENT TO TOILET SHALL BE BRACED WITH 12MM PLY FOR FUTURE GRAB RAILS OR SUPPLY NOGGINGS WITH A THICKNESS OF AT LEAST 25MM IN ACCORDANCE WITH RECOMMENDATIONS OF LIVEABLE HOUSING DESIGN GUIDELINES.
- FLOORING IN WET AREAS, LAUNDRY AND KITCHEN SHALL BE SLIP RESISTANT.
- DOOR HARDWARE SHALL BE INSTALLED 900MM – 1100MM ABOVE THE FINISHED FLOOR.
- THERE SHALL BE A LEVEL TRANSITION BETWEEN ABUTTING INTERNAL SURFACES (A MAXIMUM VERTICAL TOLERANCE OF 5MM BETWEEN ABUTTING SURFACES IS ALLOWABLE PROVIDED THE LIP IS ROUNDED OR BEVELLED).

SITE PROTECTION DURING THE CONSTRUCTION PERIOD

- PROTECTIVE OUTRIGGERS, FENCES, AWNINGS, HOARDING, BARRICADES AND THE LIKE SHALL BE INSTALLED WHERE NECESSARY TO GUARD AGAINST DANGER TO LIFE OR PROPERTY OR WHEN REQUIRED BY THE RELEVANT BUILDING SURVEYOR AND/OR COUNCIL.
- WHERE REQUIRED BY COUNCIL, THE BUILDER SHALL CONSTRUCT A TEMPORARY CROSSING PLACED OVER THE FOOTPATH.
- ALL PRACTICABLE MEASURES SHALL BE IMPLEMENTED TO MINIMISE WASTE TO LANDFILL. THE BUILDER MAY USE A CONSTRUCTION WASTE RECOVERY SERVICE, OR SORT AND TRANSPORT RECYCLABLE MATERIALS TO THE APPROPRIATE REGISTERED RECYCLER. MATERIALS SHALL NOT BE BURNED ON SITE.
- A SITE MANAGEMENT PLAN SHALL BE IMPLEMENTED FROM THE COMMENCEMENT OF WORKS, TO CONTROL SEDIMENT RUN-OFF IN ACCORDANCE WITH [INSERT RELEVANT STATE/COUNCIL GUIDELINES OR REGULATION]. SILT FENCES SHALL BE PROVIDED TO THE LOW SIDE OF THE ALLOTMENT AND AROUND ALL SOIL STOCKPILES AND STORM WATER INLET PITS/SUMPS AND 'SILT STOP' FILTER BAGS OR EQUIVALENT SHALL BE PLACED OVER ALL STORM WATER ENTRY PITS. EROSION CONTROL FABRIC SHALL BE PLACED OVER GARDEN BEDS TO PREVENT SURFACE EROSION.
- DUST-CREATING MATERIAL SHALL BE KEPT SPRAYED WITH WATER SO AS TO PREVENT ANY NUISANCE FROM DUST.
- WASTE MATERIALS SHALL NOT BE PLACED IN ANY STREET, ROAD OR RIGHT OF WAY.
- EARTHWORKS (UNRETAINED) SHALL NOT EXCEED 2M.
- CUT AND FILL BATTERS SHALL COMPLY WITH BCA TABLE 3.2.1.

LEGEND

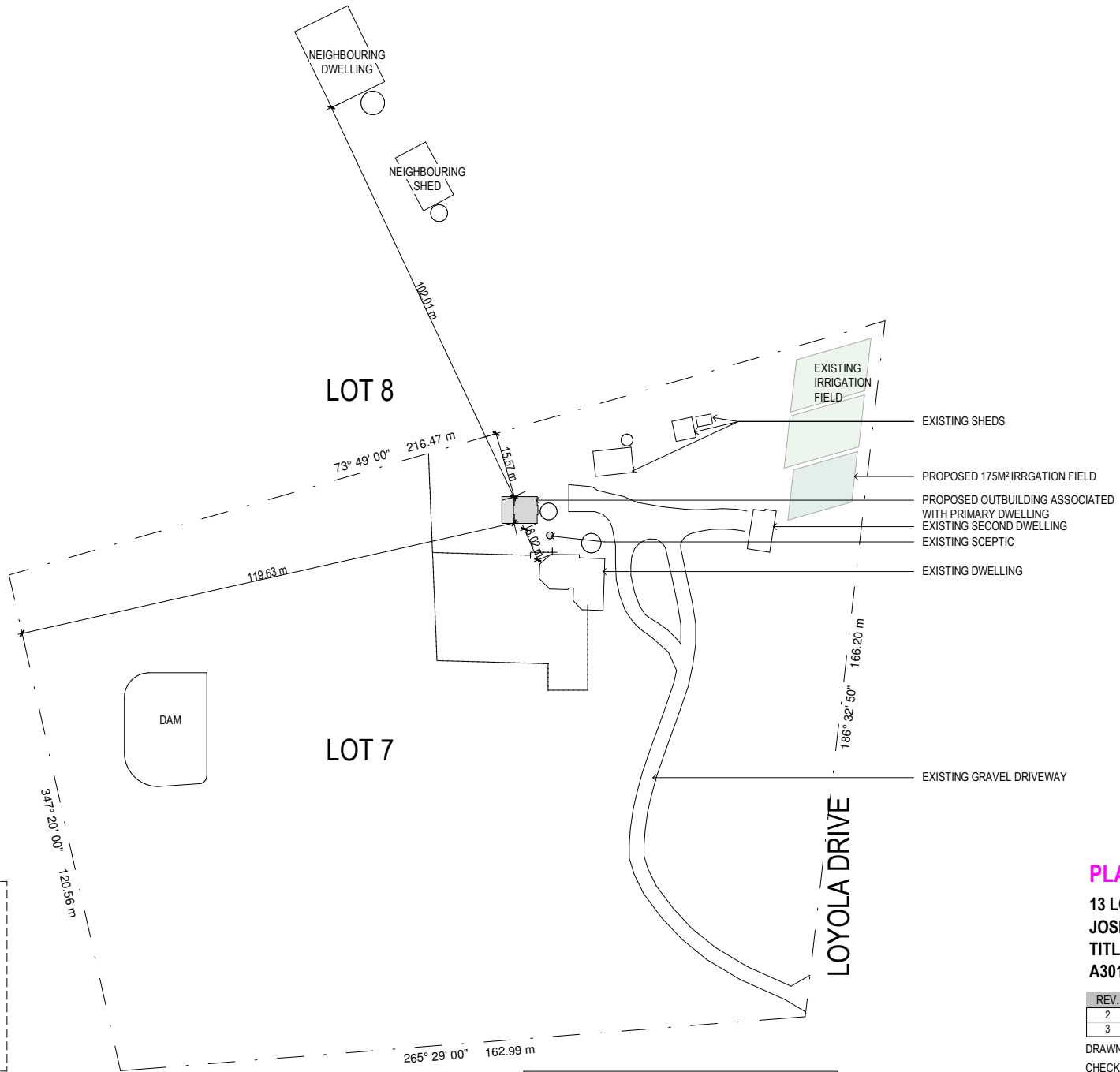
— · — TITLE BOUNDARY

— FENCE



TREE

— EXISTING SURFACE



TITLE PARTICULARS
LOT 7 PS 312772
13 LOYOLA DRIVE
MANSFIELD
AREA: 2.63 ha

PLANNING

13 LOYOLA DRIVE, MANSFIELD
JOSH HUTCHINS
TITLE PLAN
A301

REV.	DESCRIPTION	DATE
2	PLANNING	13/09/2024
3	PLANNING	18/03/2025

DRAWN BY: LGB

CHECKED BY: DJC

SCALE: As indicated @ A3

TAYLOR
DESIGN GROUP

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TITLE PLAN
1 : 1000

NOTE: EARTHWORKS LEVELS ARE APPROXIMATE ONLY
CIVIL WORKS CONTRACTOR TO CONFIRM ON SITE.

NOTE:

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- ALIGNMENT OF TITLE BOUNDARY FROM EXISTING FENCE POSTS. RE-ESTABLISHMENT MAY BE REQUIRED.

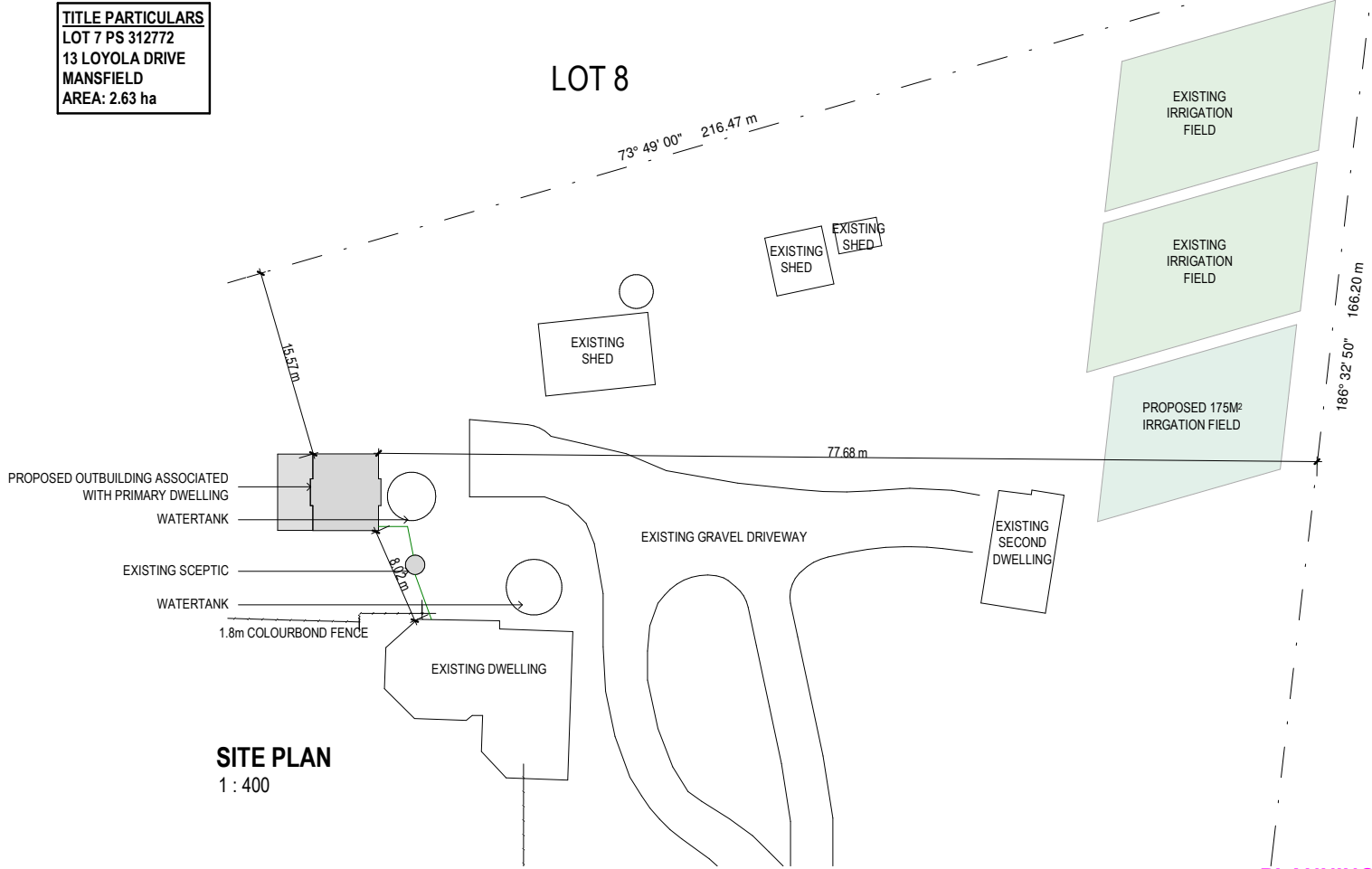
ENERGY RATING CERTIFICATION

PLANNING

SITE PROTECTION DURING THE CONSTRUCTION PERIOD

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- CUT AND FILL BATTERS SHALL COMPLY WITH BCA TABLE 3.2.1.

TITLE PARTICULARS
LOT 7 PS 312772
13 LOYOLA DRIVE
MANSFIELD
AREA: 2.63 ha



SITE PLAN
1 : 400

LEGEND

- TITLE BOUNDARY
- FENCE
- ⊙ TREE
- EXISTING SURFACE

ENERGY RATING CERTIFICATION

NOTE: EARTHWORKS LEVELS ARE APPROXIMATE ONLY
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PLANNING

13 LOYOLA DRIVE, MANSFIELD
JOSH HUTCHINS
SITE PLAN
A302

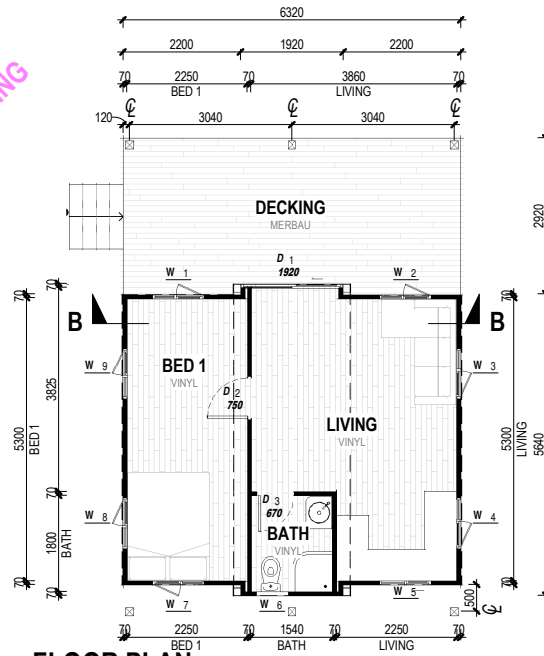
REV.	DESCRIPTION	DATE
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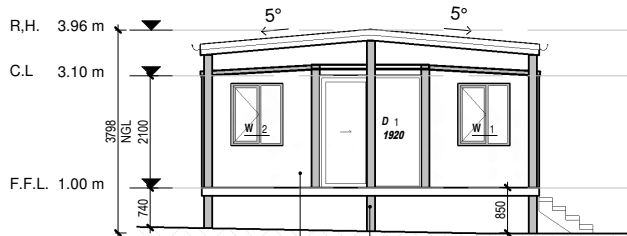
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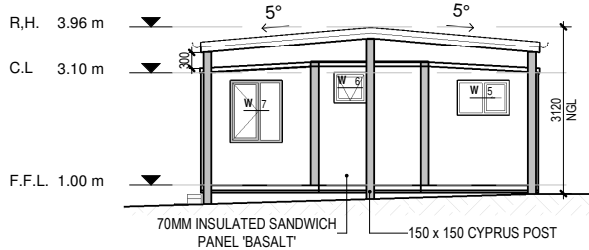
PLANNING



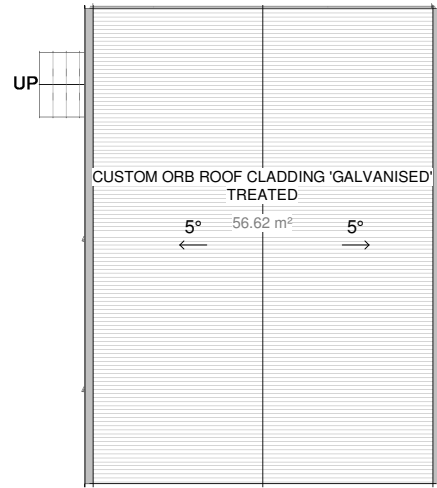
FLOOR PLAN
1 : 100



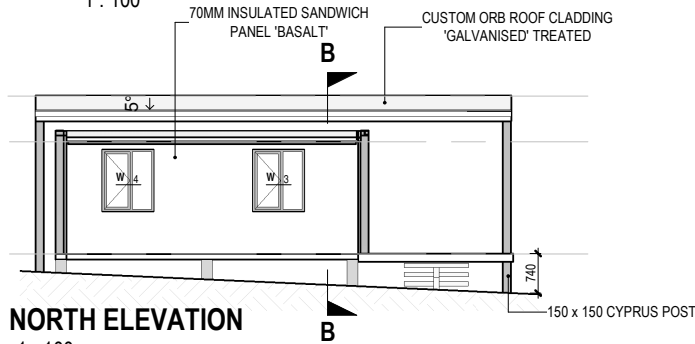
WEST ELEVATION
1 : 100



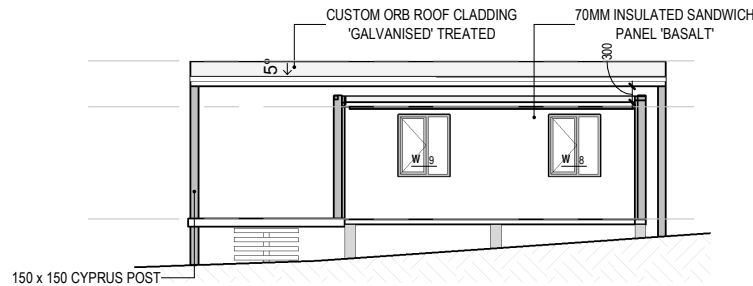
EAST ELEVATION
1 : 100



ROOF PLAN
1 : 100



NORTH ELEVATION
1 : 100



SOUTH ELEVATION
1 : 100

NOTE: DOOR & WINDOW SIZES ARE NOMINAL. BUILDER TO CONFIRM
ACTUAL SIZES WITH WINDOW MANUFACTURER

ROOM SCHEDULE - PROPOSED		
NAME		AREA
BATH		3 m²
BED 1		12 m²
DECKING		18 m²
LIVING		18 m²
		51 m²

DOOR SCHEDULE - PROPOSED			
NO.	DESCRIPTION	WIDTH	HEIGHT
1	2P GLASS SLIDING	1920	2100
2	HC INTERNAL	750	2100
3	HC INTERNAL	670	2100

WINDOW SCHEDULE - PROPOSED				
NO.	DESCRIPTION	WIDTH	HEIGHT	FRAME TYPE
1	2P TILT & TURN	960	1150	ALUMINIUM
2	2P TILT & TURN	960	1150	ALUMINIUM
3	2P TILT & TURN	960	1150	ALUMINIUM
4	2P TILT & TURN	960	1150	ALUMINIUM
5	2P SLIDING	960	640	ALUMINIUM
6	1P AWNING	590	560	ALUMINIUM
7	2P TILT & TURN	960	1150	ALUMINIUM
8	2P TILT & TURN	960	1150	ALUMINIUM
9	2P TILT & TURN	960	1150	ALUMINIUM

ENERGY RATING CERTIFICATION

PLANNING

13 LOYOLA DRIVE, MANSFIELD
JOSH HUTCHINS
PROPOSED FLOOR PLAN
A303

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