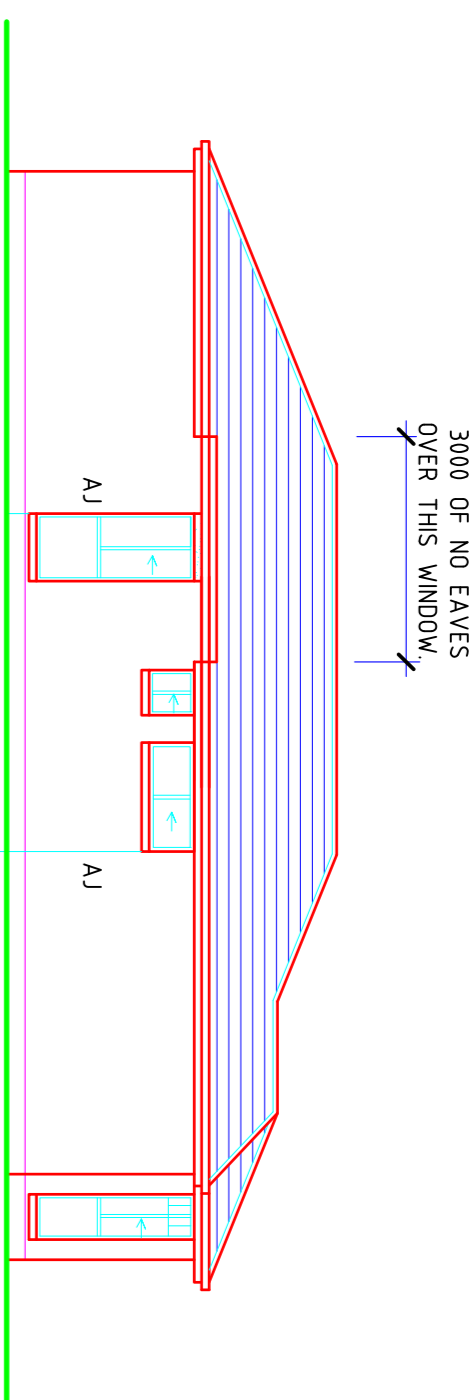


ELEVATION C

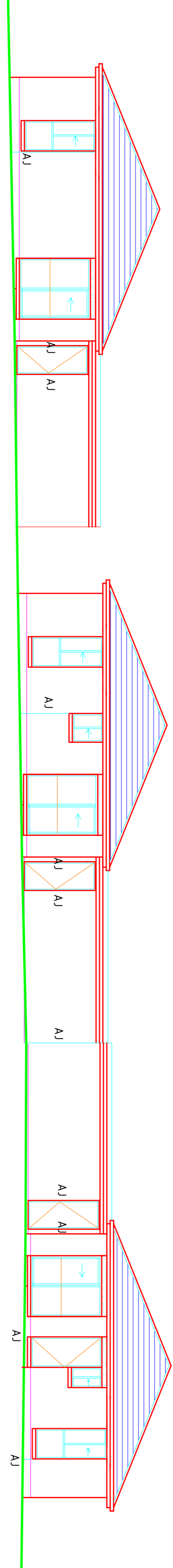
ALUMINIUM SLIDING TYPE WINDOWS

NOTE WINDOWS ARE TO BE HARD UP UNDER WINDOWS WHERE POSSIBLE



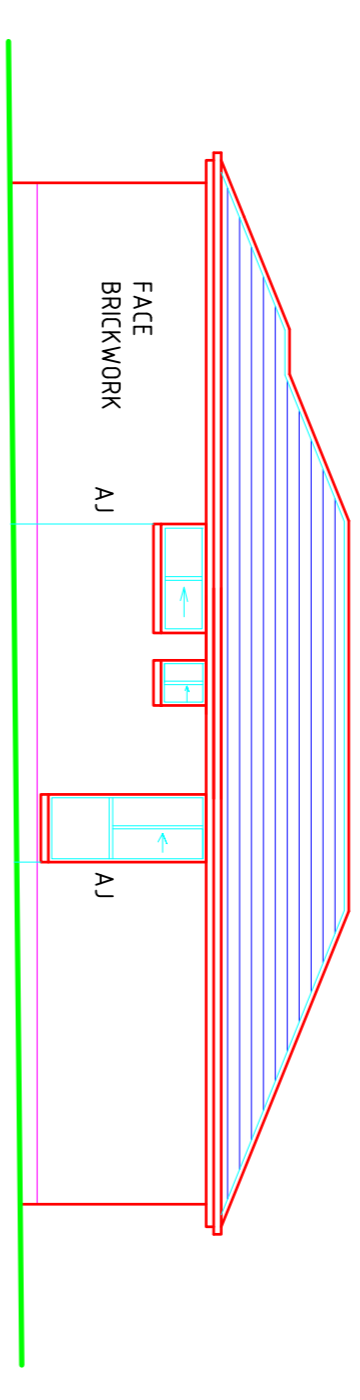
ELEVATION B

AJ - PROVIDE FULL HEIGHT ARTICULATION JOINT IN BRICKWORK @ 5000 CTS MAX.



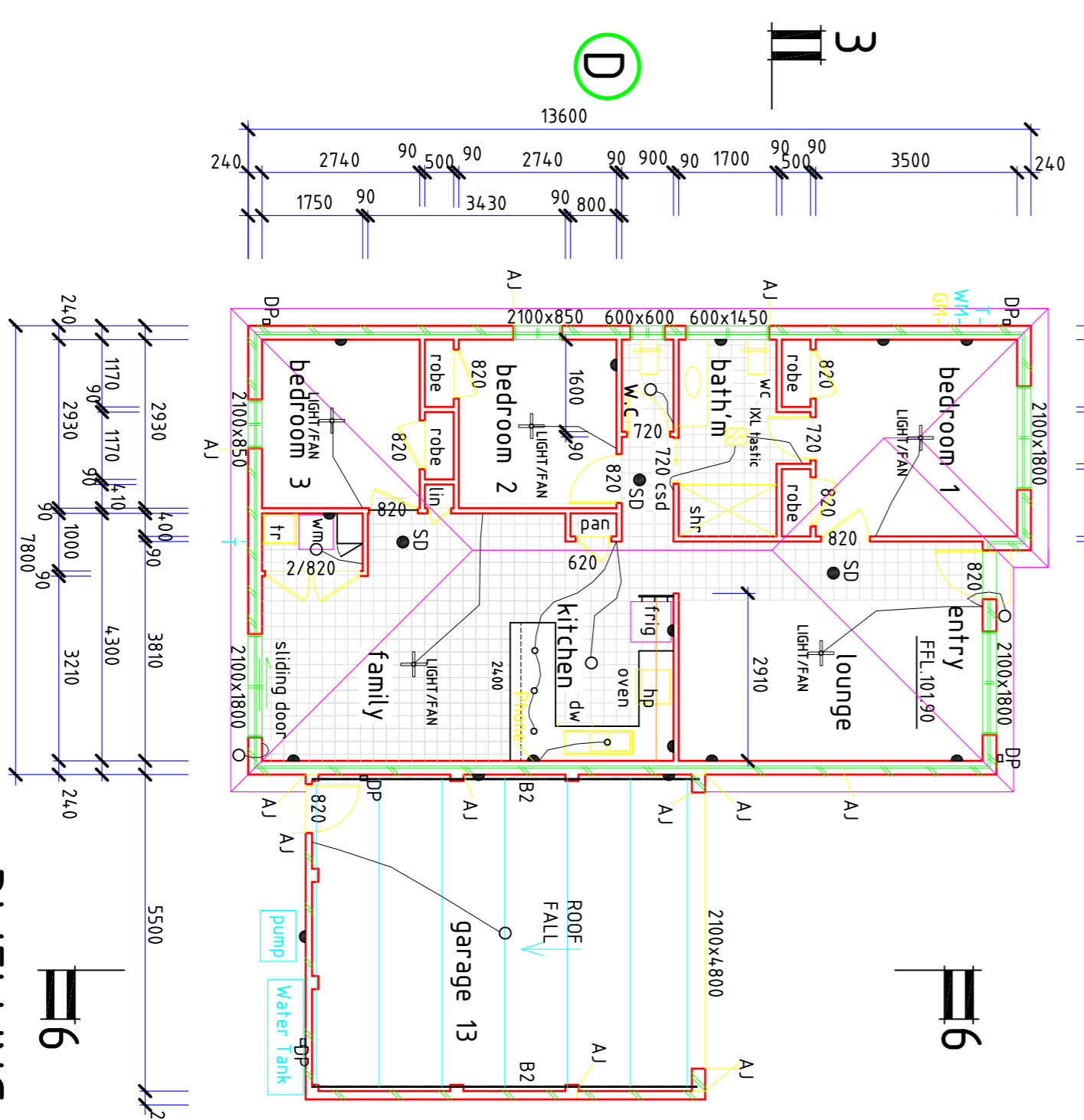
ELEVATION A

ALUMINIUM SLIDING TYPE WINDOWS



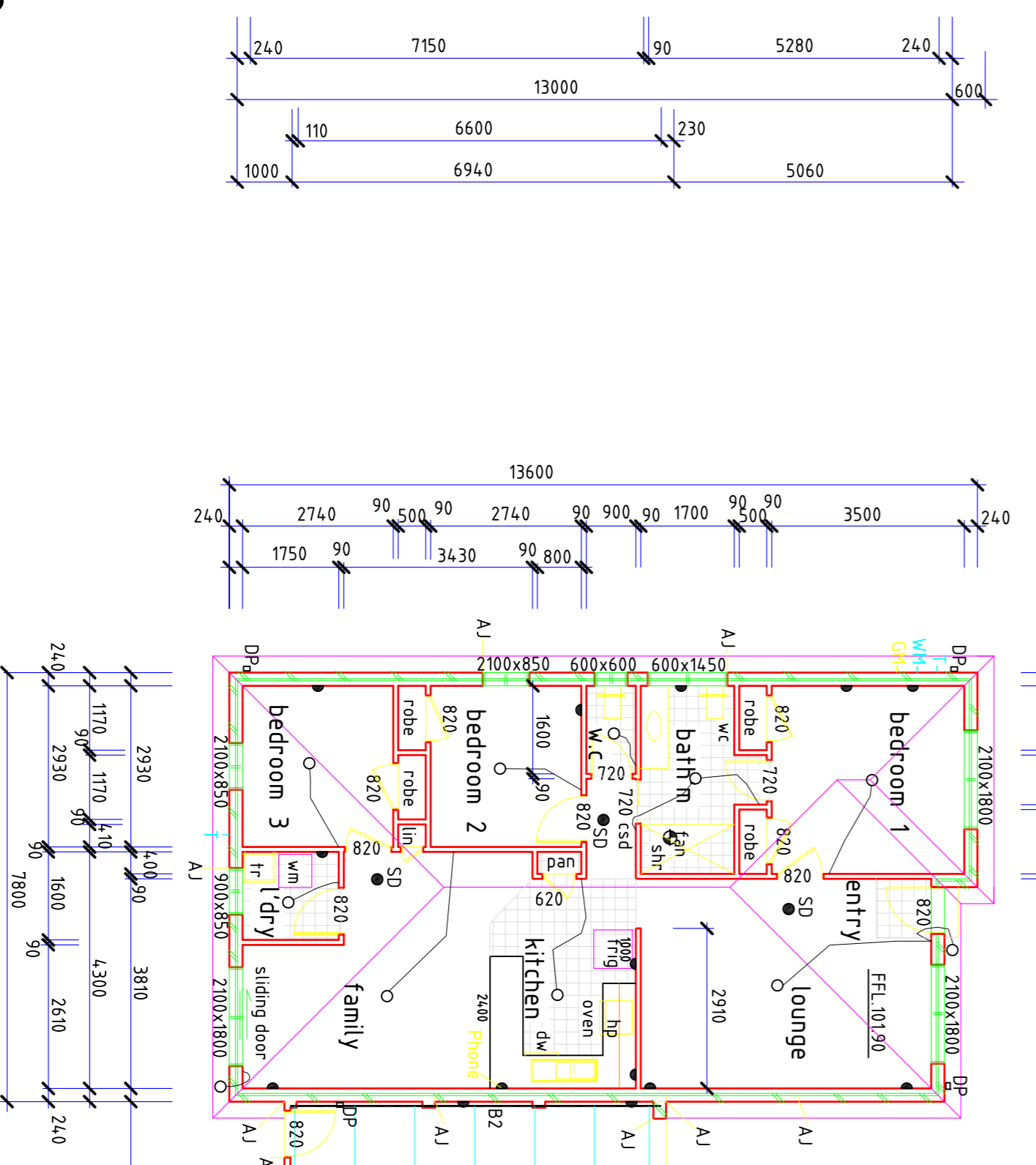
ELEVATION D

FACE BRICKWORK



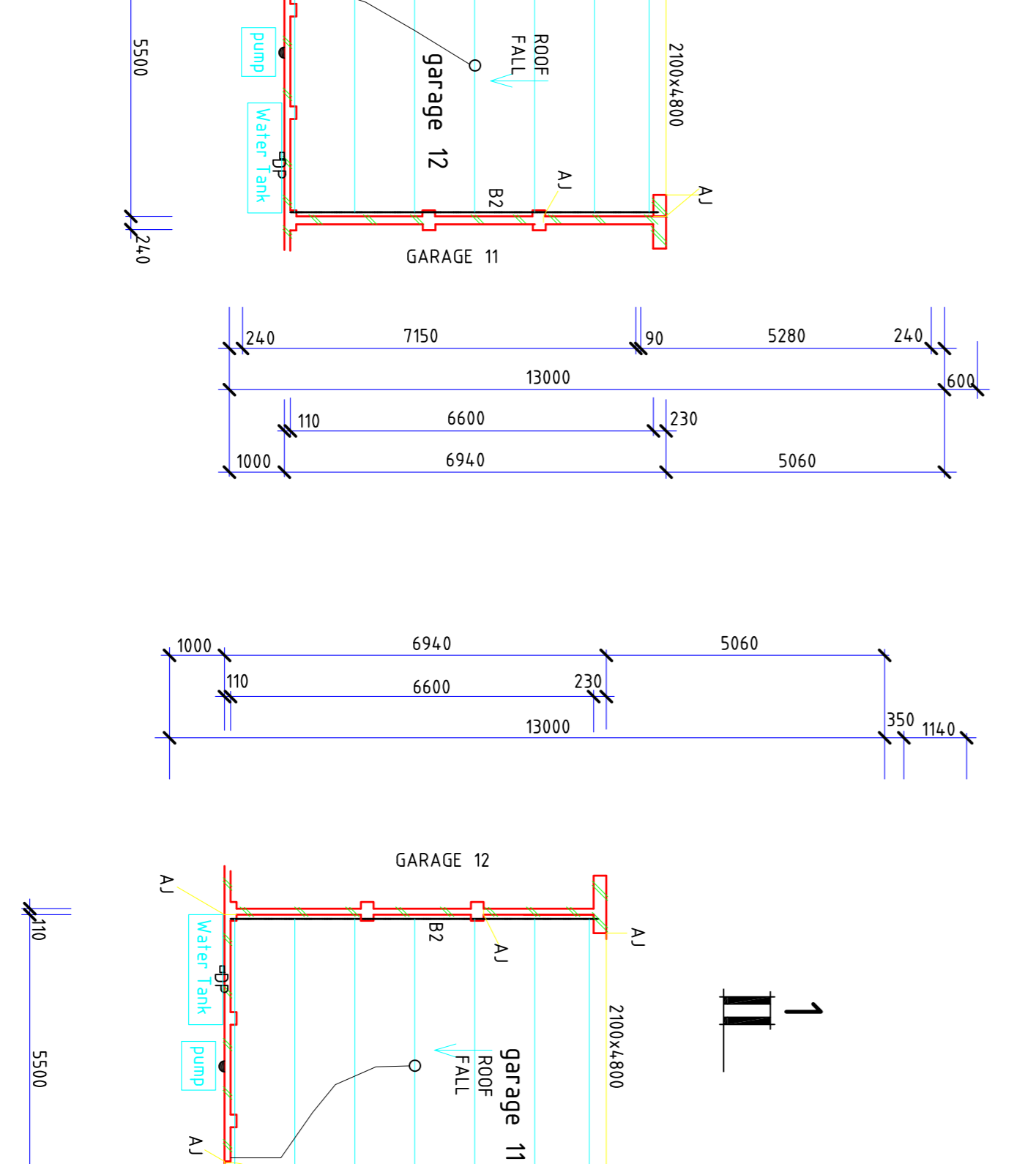
DWELLING 13

Proposed Changes 18-2-2011
AREA OF DWELLING 13 106.0M²
AREA OF GARAGE 13 39.0M²



DWELLING 12

AREA OF DWELLING 13 106.0M²
AREA OF GARAGE 13 39.0M²



DWELLING 11

AREA OF DWELLING 11 106.0M²
AREA OF GARAGE 11 39.50M²

Kitchen Detail:
Drawers instead of cupboards where possible
300mm breakfast bar/bench
Overhead shelf over fridge space
Pull out bin

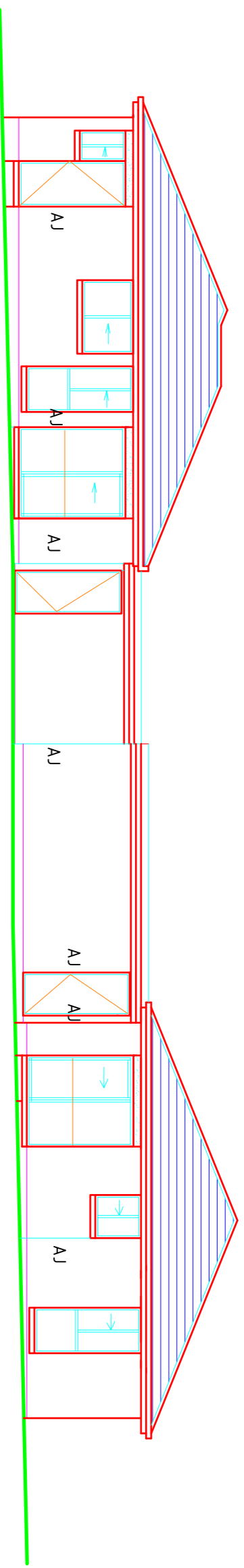
SD-PROVIDE HARD WIRED SMOKE DETECTOR WHERE SHOWN WITH BATTERY BACK UP IN ACCORDANCE WITH A.S.3786.
PROVIDE LIFT OFF TYPE HUNGES TO M.C. DOOR.
PROVIDE RANGE HOOD OVER HOT PLATE IN KITCHEN.

WATER METER - 1M
EXTERNAL G.P. - 1.0M
GAS METER - 1.0M

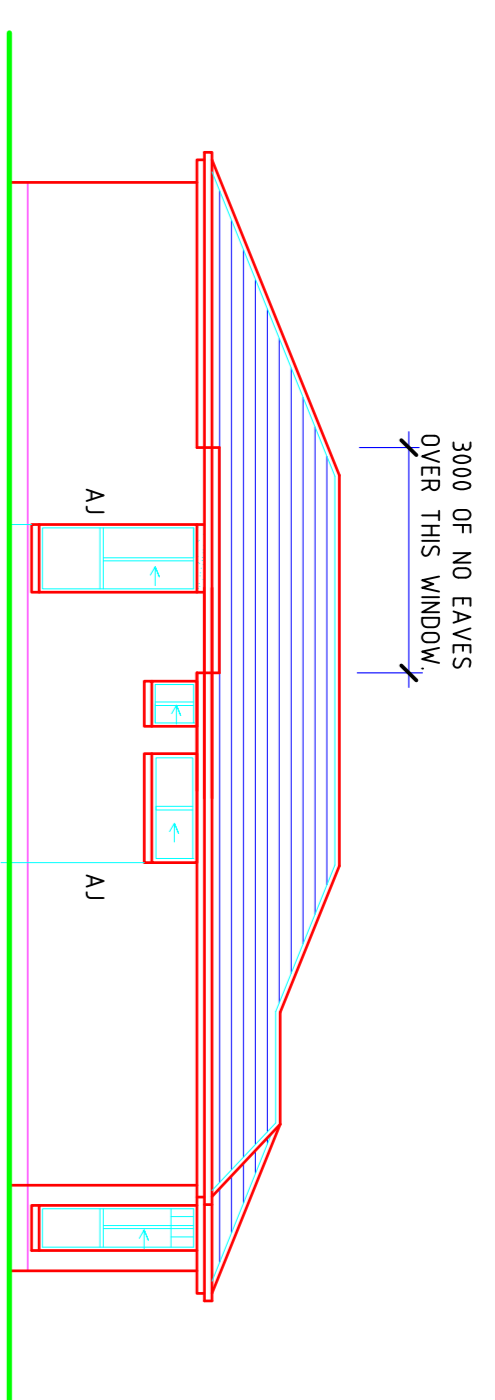
Proposed Independent Living Homes for Rossi Group P/L at 18 Rodier road, Yarragon.

ROSSI HOMES
0418362073
L2010/137
JULY 2011

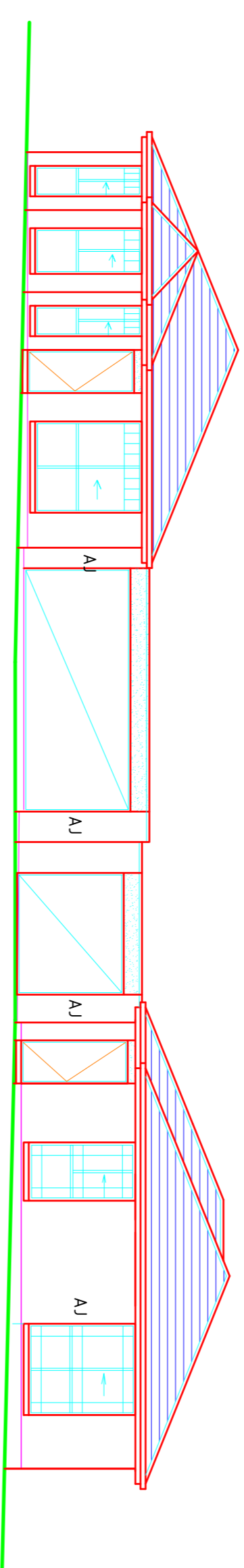
SHEET 1 OF 3
scale 1:100
DRAWN BY DAVID SZABO...DP-AD-1029



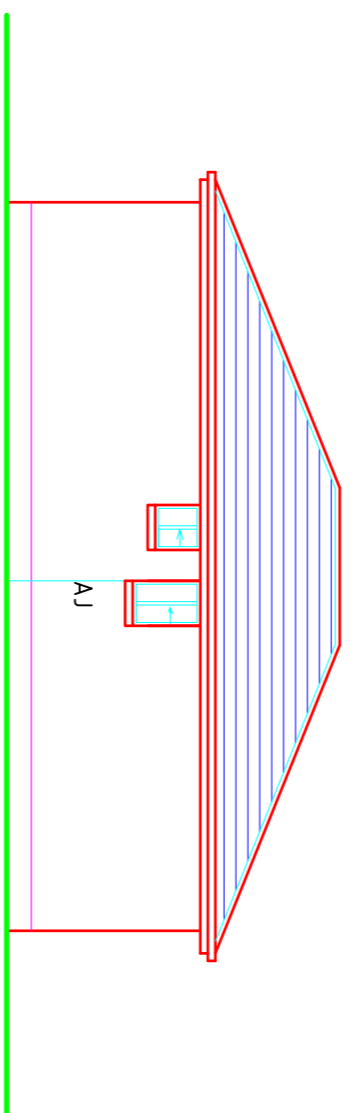
ELEVATION E
ALUMINIUM SLIDING TYPE WINDOWS



ELEVATION F
AJ - PROVIDE FULL HEIGHT ARTICULATION JOINT
IN BRICKWORK @ 5000 CTS MAX.

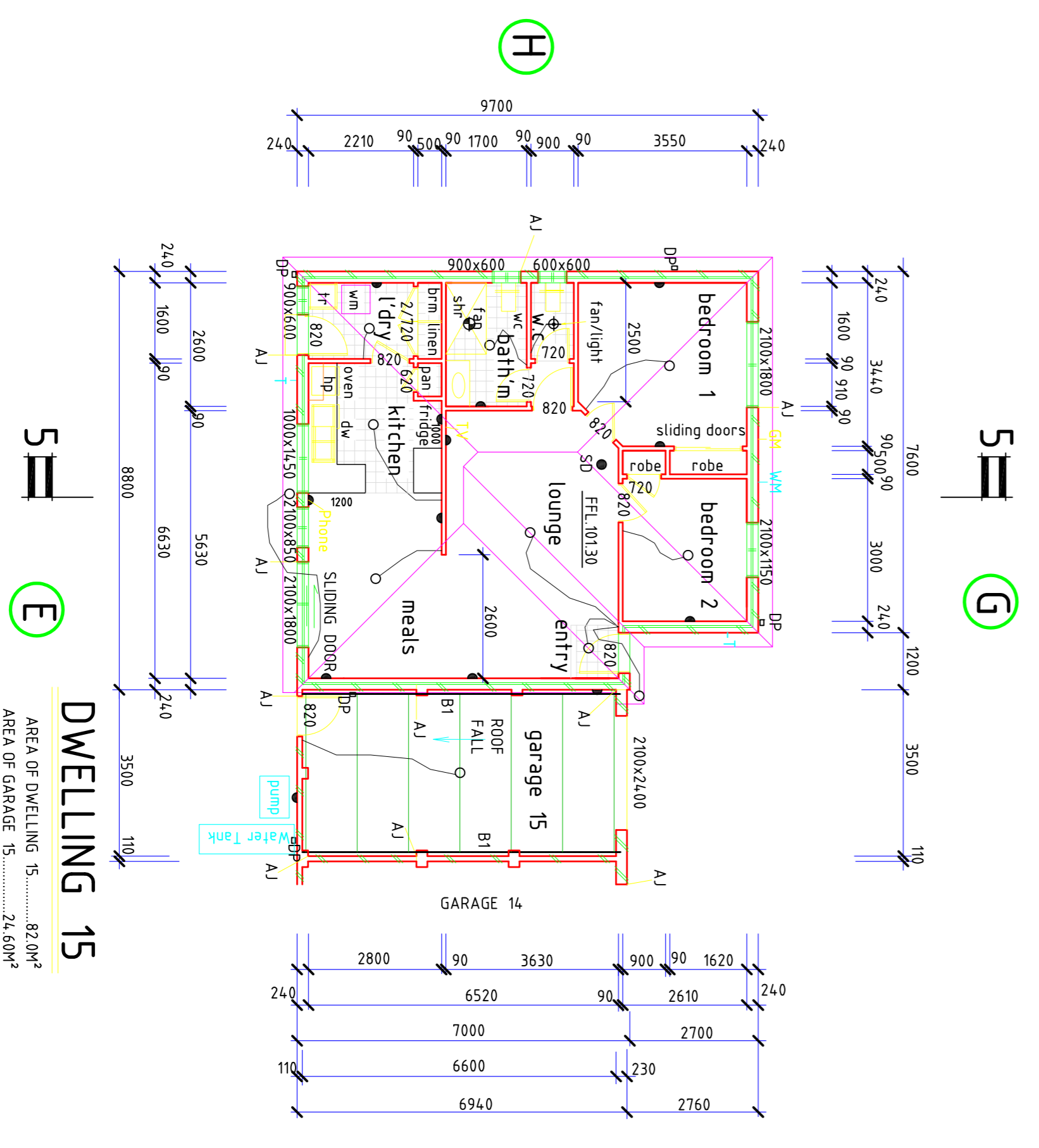


ELEVATION G
NOTE: WINDOWS ARE TO BE HARD UP
UNDER WINDOWS WHERE POSSIBLE

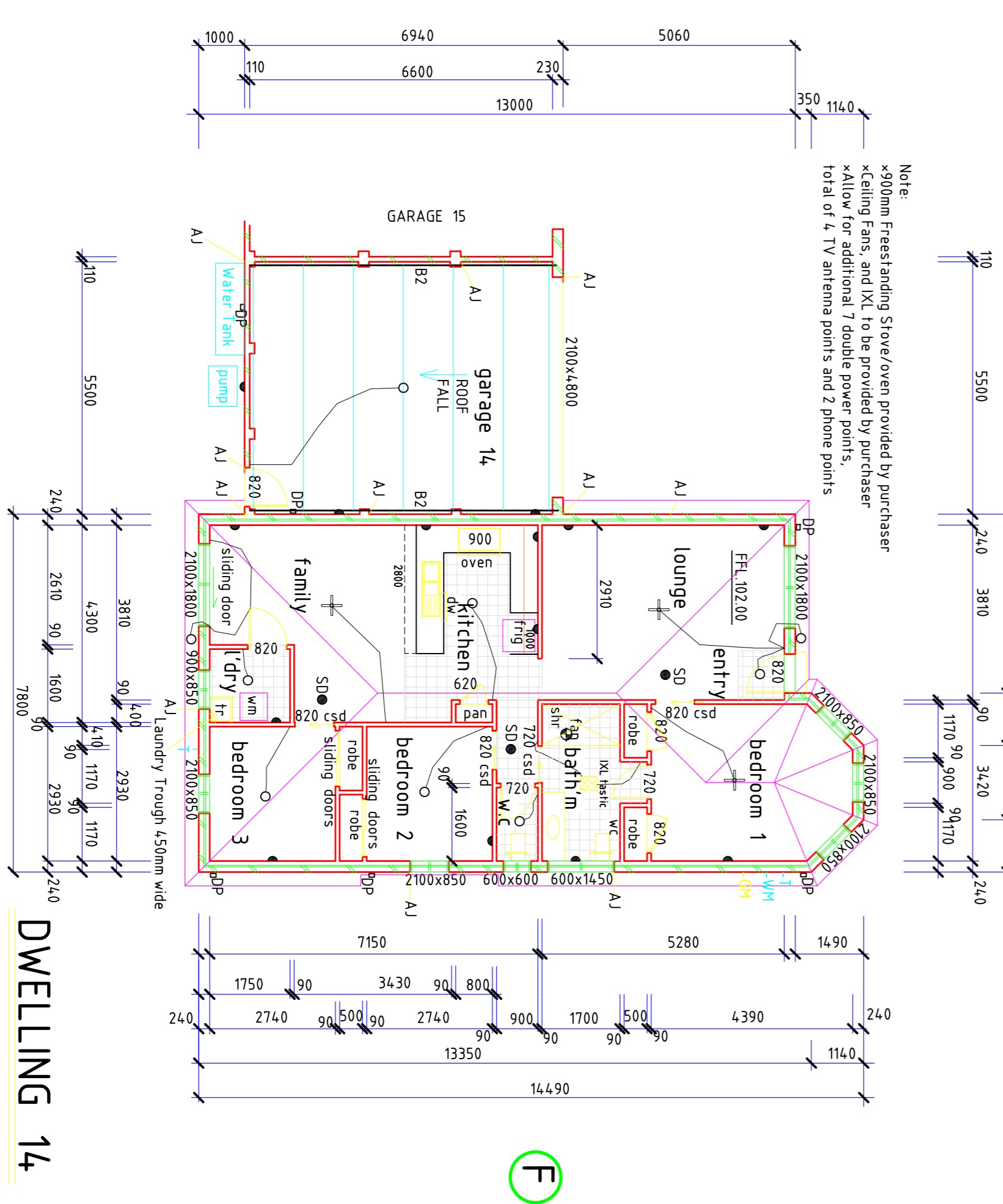


ELEVATION H

WATER METERS - 2xM
EXTERNAL TAP - 1xM
GAS METER - 1xM



DWELLING 15
AREA OF DWELLING 15.....82.0M²
AREA OF GARAGE 15.....24.6M²



DWELLING 14
AREA OF DWELLING 14.....106.0M²
AREA OF GARAGE 14.....38.50M²

- GENERAL NOTES:**
- These plans shall be read in conjunction with any structural or civil engineering drawings and/or computations and associated soil reports.
 - Refer to engineer's drawings and/or computations or any associated documentation for additional details and specifications.
 - The owner/builder/tradepeople must verify all dimensions, levels, information, details, sizes, setbacks, heights & specifications prior to commencing any works or ordering any materials & shall be responsible for ensuring all building works conform to the Building Code of Australia (BCA) latest edition, A.S. Codes (current edition)/local bylaws/building regulations and any other applicable requirements & conditions.
 - Downpiping requirements & conditions - dimensions only. If in doubt, ASK.
 - Report all discrepancies to this office for clarification.
 - D.A.SZABO & ASSOC. (David Szabo) shall not be held responsible or accept any liability for any error or discrepancy which may be on the drawings after acceptance by and delivery to the client. It is the builder's responsibility that all information shown on the architectural drawings match the information shown in the project specification and building contract.
 - All new glazing to comply to BCA latest edition & A.S.1288 latest edition. Provide grade A safety glass to bathroom & en-suite windows within 2000mm vertical from floor.
 - Shower screens shall be grade 'A' safety glass.
 - All new brickwork, wall ties, damp courses & associated masonry work shall comply to A.S. Codes & BCA latest edition.
 - All new concrete shall comply to A.S.3600 & BCA latest edition. All concrete to be 20 MPa minimum compressive strength.
 - Treat sub-floor against termite infestation if required by local authority & in accordance with A.S. codes & BCA latest edition.
 - All steel work/brick cavity ties & steel lintels shall be protected in accordance with A.S.1650 & A.S.3700 & BCA latest edition.
 - 3700mm sizes shown are nominal. Refer to chosen manufacturers specifications for actual sizes.
 - BCA & A.S. codes latest edition. Min.90 dia URVC pipes with 1:100 min./fall in accordance with BCA & A.S. codes latest edition.
 - Ensure all stormwater drains, sewer pipes and the like are located at a sufficient distance from all footings and/or edge beams to prevent any undermining of the footing system.
 - All wet areas comply to A.S.3740 & BCA latest edition. Provide impervious wall coverings of 1800mm min. above shower bases, 1500mm min. above basins /troughs & sinks & 3000mm min. above any structure is to provide over boundary line.
 - No part of any structure is to have a flammability index of not more than 5.
 - All insulation & energy efficiency requirements to be in accordance with any energy efficiency reports & BCA latest edition.
 - Step construction to comply to BCA latest edition. Step sizes (other than spiral stairs) to be :
Risers 150mm (min) (max 180mm min. & 240mm min.
Treads 122mm max. gap to open. Treads:
Provide non-slip finish or suitable non-skid strip near nosing.
Risers & treads to be constant in size throughout stair flight.
Handrails to be provided where deck or landing is 1000mm above finished ground level. Handrails to be 1000mm min high above finished floor surface level, 850mm min high above tread nosings 2050mm min. head room clearance from any tread nosing.
• The finished surface around any building is to be graded such that no water ponds against the footings.
 - All timber exposed to the weather is to be treated or painted with high quality paint.
 - Drawn by DAVID SZABO BPE/Rea.No.: DP-AD 1029.

BUSHFIRE ATTACK LEVEL - LOW

Proposed Independent Living Homes for Rossi Group P/L at 18 Rodier road, Yarragon.

ROSSI HOMES
04.18362073

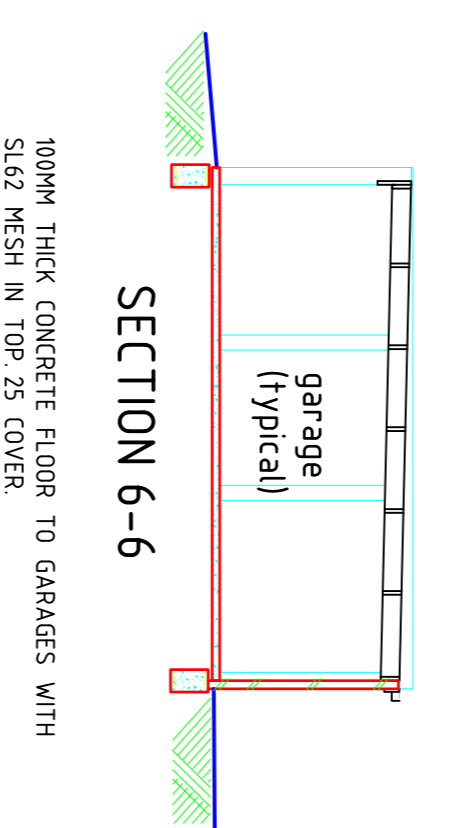
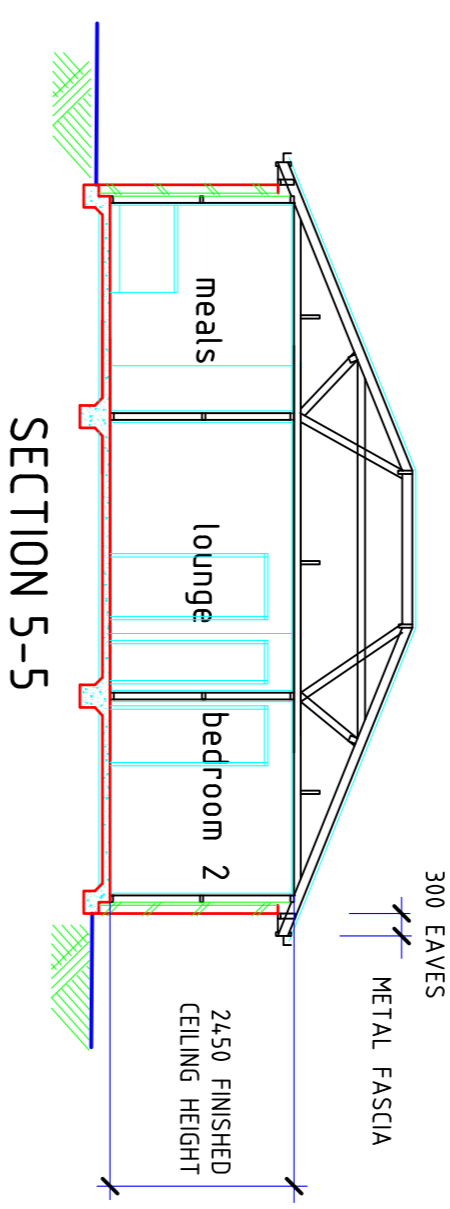
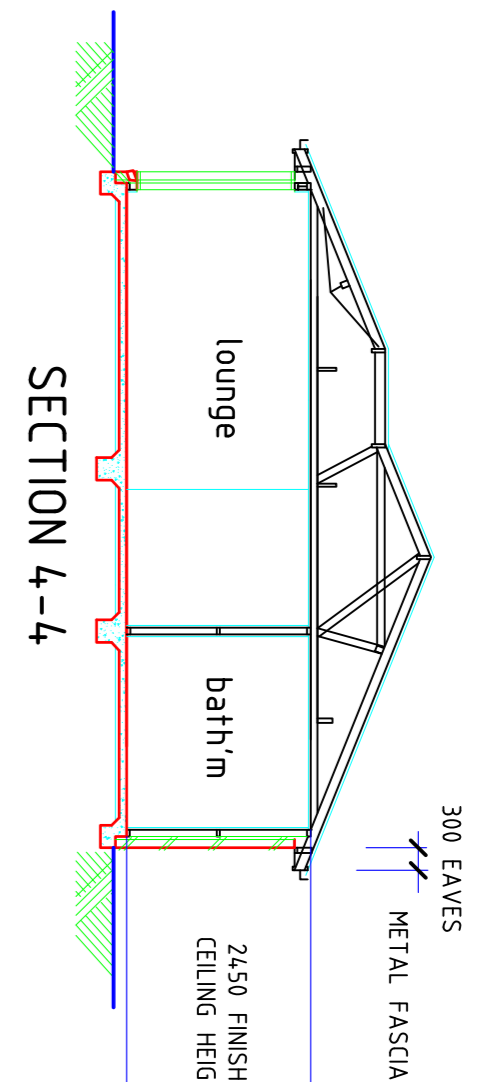
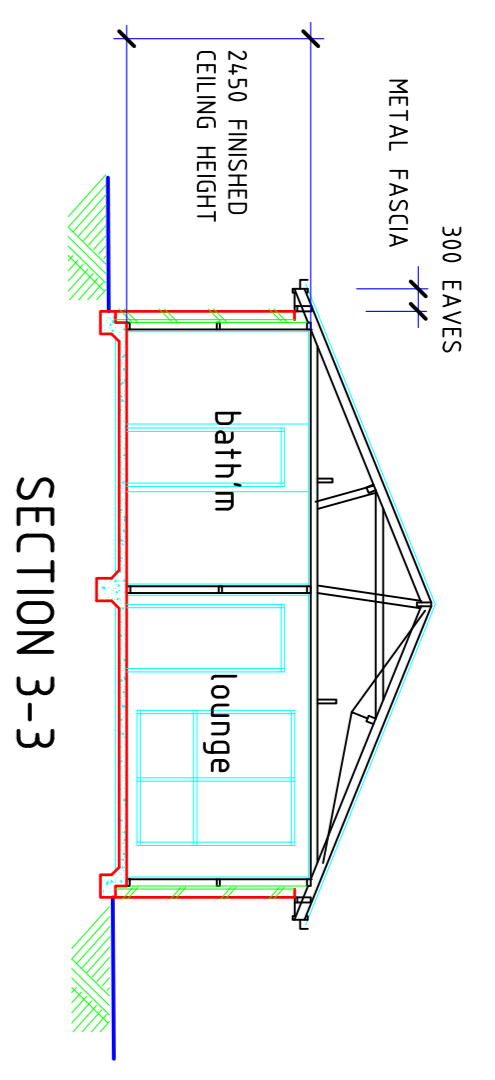
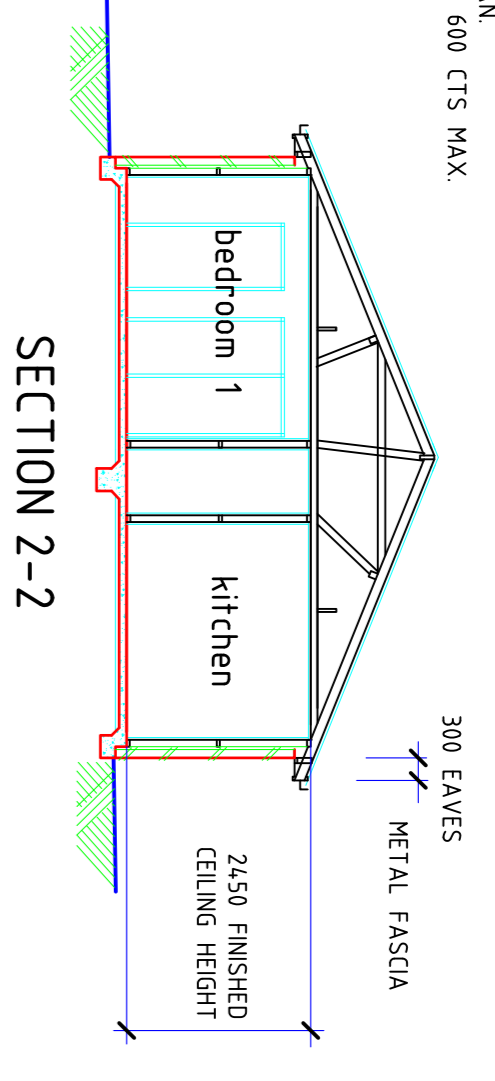
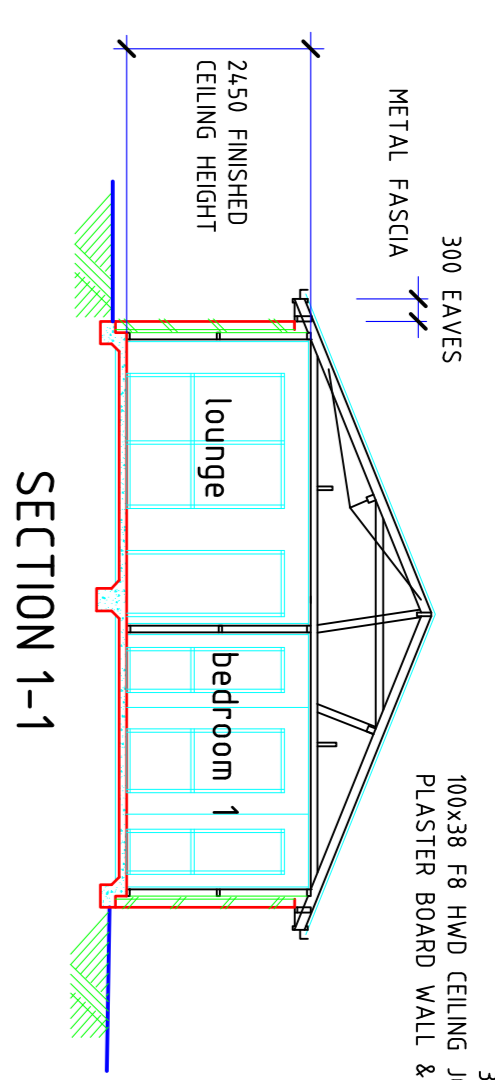
SHEET 2 OF 3
scale 1:100
L20/10/137
JULY 2011

DRAWN BY DAVID SZABO...DP-AD 1029

CONCRETE TILED ROOF..... 2° ROOF PITCH
 175x38 F8 HMD RIDGES & HIPs
 175x38 F8 HMD RAFTERS CONTINUOUS @ 600 CTS MAX
 75x38 F8 HMD COLLAR TIES @ 1200 CTS MAX
 100x75 F8 HMD UNDERPURLINS & PROPS
 PROVIDE TRUSS BEAMS AS REQUIRED
 F8 HMD HANGING BEAMS 200x38..... 3200 SPAN
 250x38..... 4000 SPAN
 300x38..... 4800 SPAN
 100x38 F8 HMD CEILING JOISTS CONTINUOUS @ 600 CTS MAX
 PLASTER BOARD WALL & CEILING LINING.

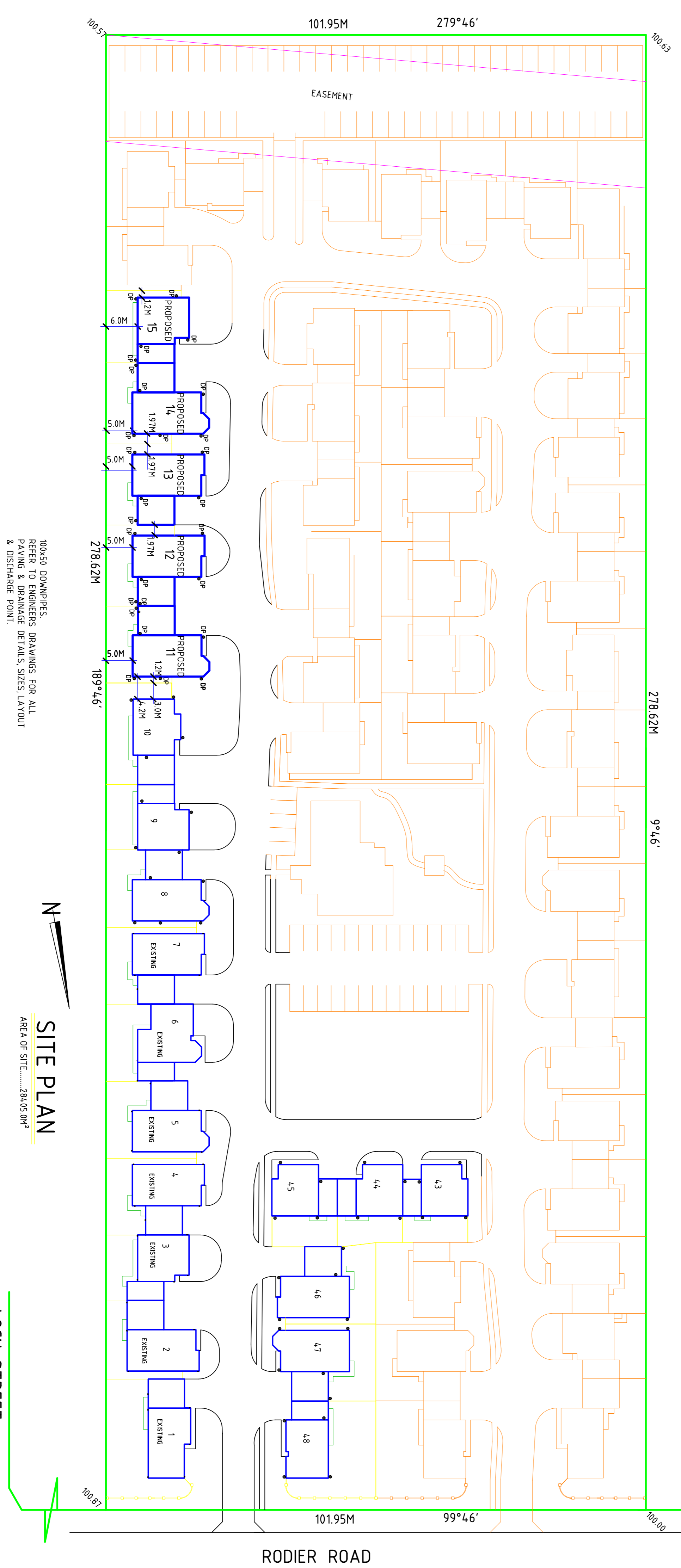
B1. 150x38 F8 HMD SIDE BEAM HOLD DOWN TO BRICK PIERS
 WITH HOOP IRON STRAP DOWN 800 MIN.
 B2. 230x38 F8 HMD SIDE BEAM HOLD DOWN TO BRICK PIERS
 WITH HOOP IRON STRAP DOWN 800 MIN.
 140x45 F17 KD HMD UNITELS

90x35 MGP10 STUDS @ 600 CTS MAX
 279x45 MGP10 JAMB STUDS TO OPENINGS EXCEEDING 1400
 90x45 MGP10 TOP PLATES
 90x35 MGP10 BOTTOM PLATES
 70x35 NODGINGS



5 STAR ENERGY RATING REQUIREMENTS:

- DWELLING 11:
R2.4 CEILING INSULATION
R1.5 EXTERNAL WALL INSULATION
USE IMPROVED ALUMINIUM WINDOW FRAMES
PROVIDE WEATHER STRIP TO ENTRY DOOR.
- DWELLING 12:
R2.5 CEILING INSULATION
R1.5 EXTERNAL WALL INSULATION
USE IMPROVED ALUMINIUM WINDOW FRAMES
PROVIDE WEATHER STRIP TO ENTRY DOOR.
- DWELLING 13:
R2.5 CEILING INSULATION
R1.5 EXTERNAL WALL INSULATION
USE IMPROVED ALUMINIUM WINDOW FRAMES
USE SELF SEALING EXHAUST FANS.
- DWELLING 14:
R2.5 CEILING INSULATION
R1.5 EXTERNAL WALL INSULATION
USE IMPROVED ALUMINIUM WINDOW FRAMES.
- DWELLING 15:
R2.5 CEILING INSULATION
R1.5 EXTERNAL WALL INSULATION
USE IMPROVED ALUMINIUM WINDOW FRAMES
PROVIDE WEATHER STRIP TO ENTRY DOOR.



100x50 DOWNPIPES
 REFER TO ENGINEERS DRAWINGS FOR ALL
 PAVING & DRAINAGE DETAILS, SIZES, LAYOUT
 & DISCHARGE POINT.

SITE PLAN
 AREA OF SITE..... 284,050M²

Proposed Independent Living Homes for Rossi Group P/L at 18 Rodier road, Yarragon.