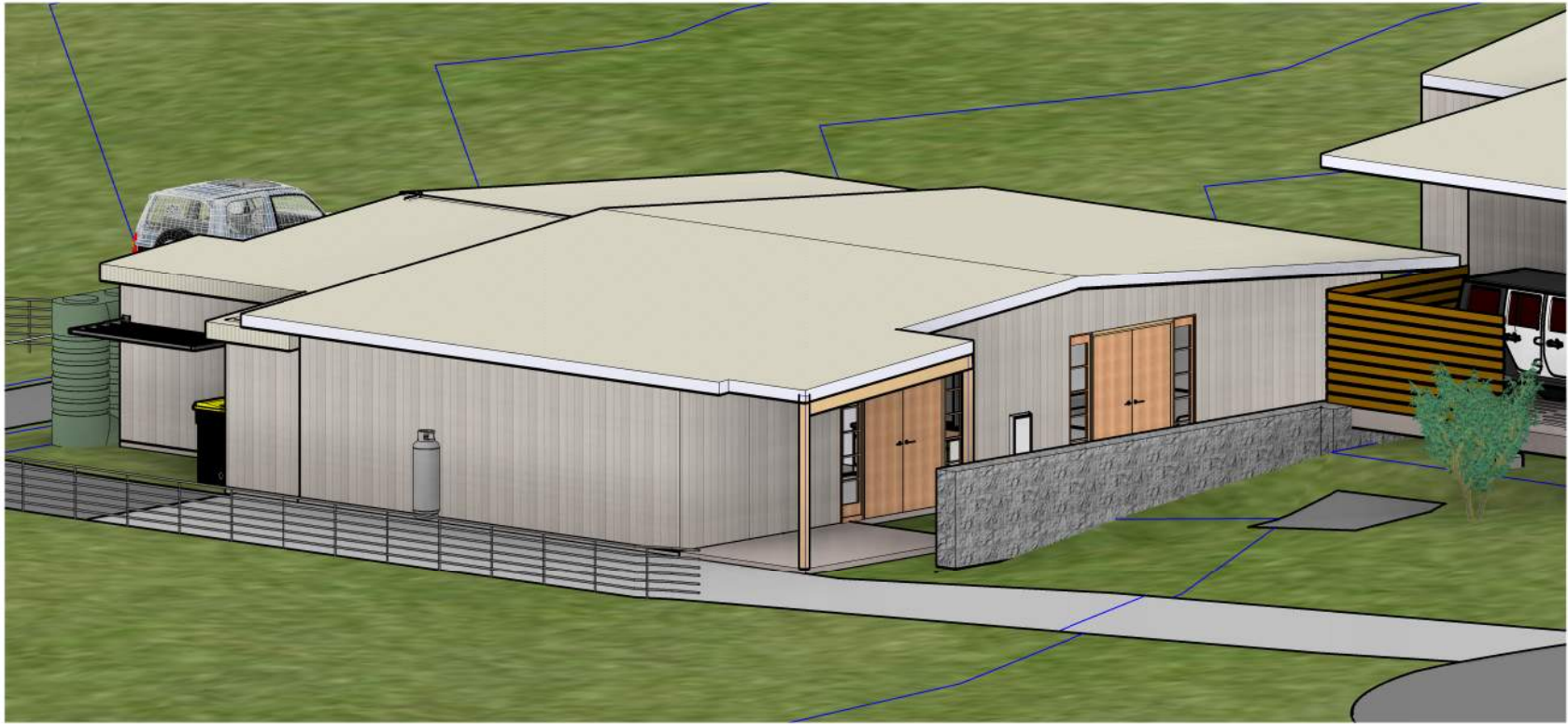
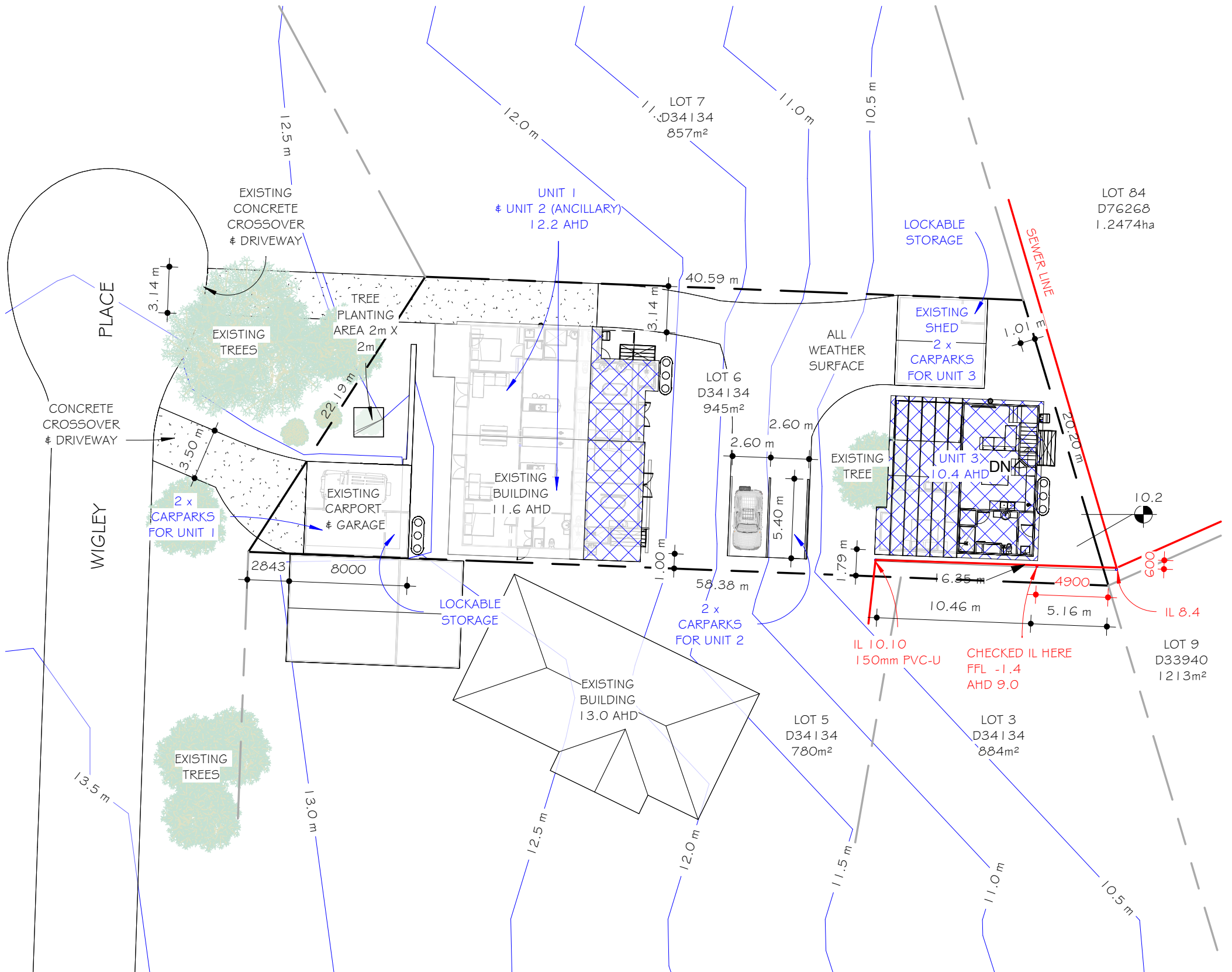




3	12/5/2026	ENGINEERING MARKUPS
2	28/4/2026	ROOM LAYOUTS
1	15/4/2026	PRELIMINARY PLANS
Rev	Date	Revisions

TITLE: Unit 1 & Unit 2	REV 3
DRAWING No A301 PROPOSAL	12/5/2026



NOTES: STORMWATER MANAGMENT

All water draining from roofs, driveways, communal streets and other impermeable surfaces shall be directed to garden areas, sumps or rainwater tanks within the development site where climatic and soil conditions allow for the effective retention of stormwater on-site.

STORMWATER VOLUME CALCULATIONS:

- NEW BUILDING ROOF AREA
 $114.235\text{m}^2 \times 0.9 / 60 = 1.714\text{m}^3$
- EXISTING BUILDING IMPROVEMENTS
 $55.602\text{m}^2 \times 0.9 / 60 = 0.834\text{m}^3$

60 FOR MOSTLY SANDY SOILS (A CLASS SITES)

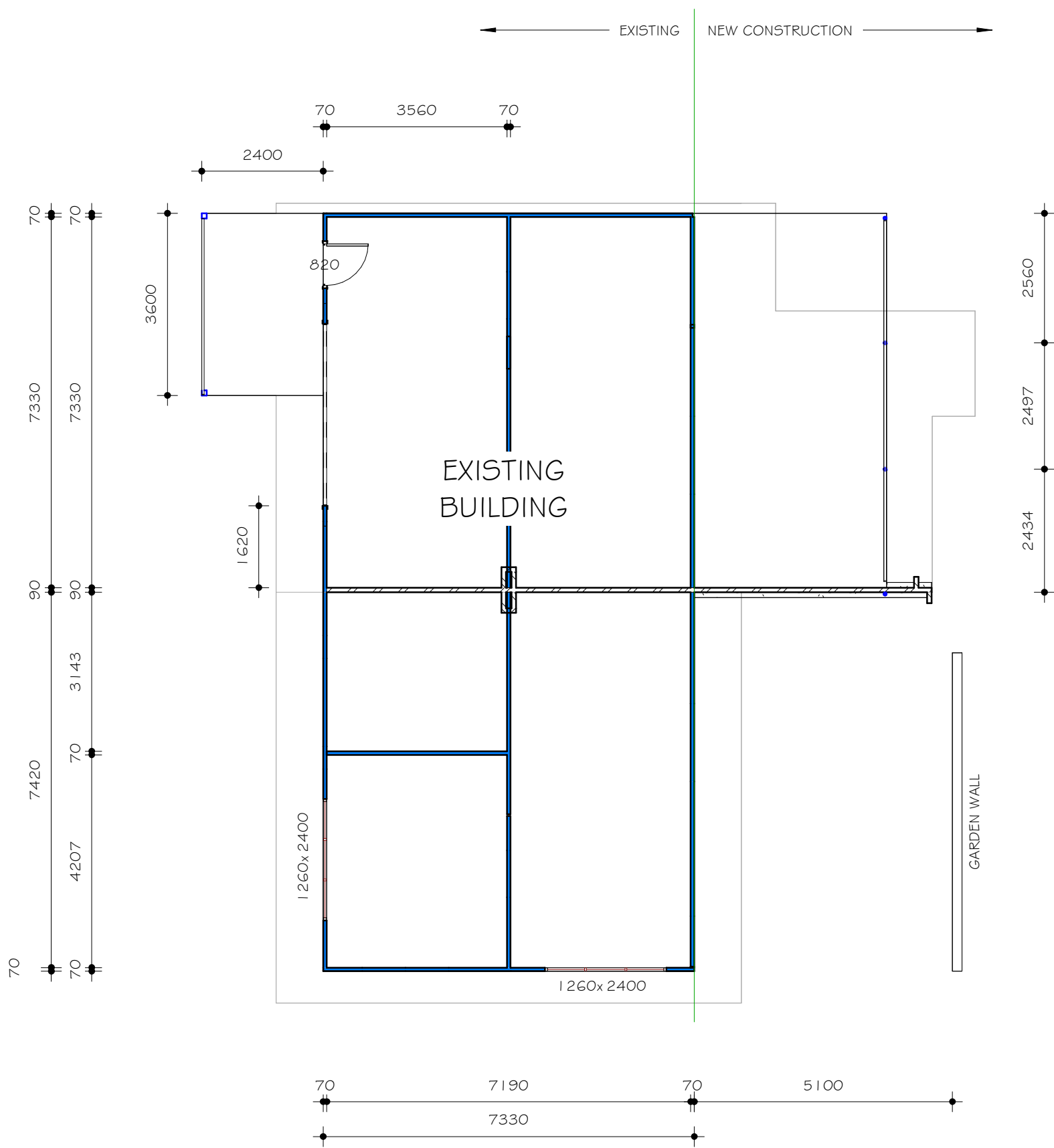
STORMWATER MANAGEMENT SYSTEMS:

- 2 x MIN 3000ltr SLIMLINE TANK 6.0m^3

Site
1 : 300

3	12/5/2026	ENGINEERING MARKUPS
2	28/4/2026	ROOM LAYOUTS
1	15/4/2026	PRELIMINARY PLANS
Rev	Date	Revisions

TITLE: Unit 1 & Unit 2	REV 3
DRAWING No A302 SITE PLAN	12/5/2026



FLOORPLAN EXISTING
1 : 100

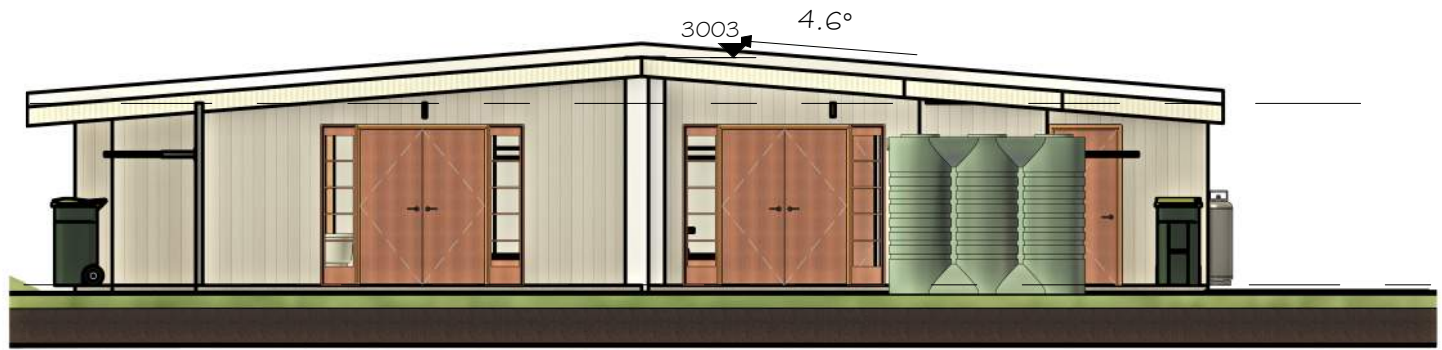
3	12/5/2026	ENGINEERING MARKUPS
2	28/4/2026	ROOM LAYOUTS
1	15/4/2026	PRELIMINARY PLANS
Rev	Date	Revisions

TITLE: Unit 1 & Unit 2	REV 3
DRAWING No A303 FLOOR PLAN EXISTING/5/2026	

1 : 100

CL
2400

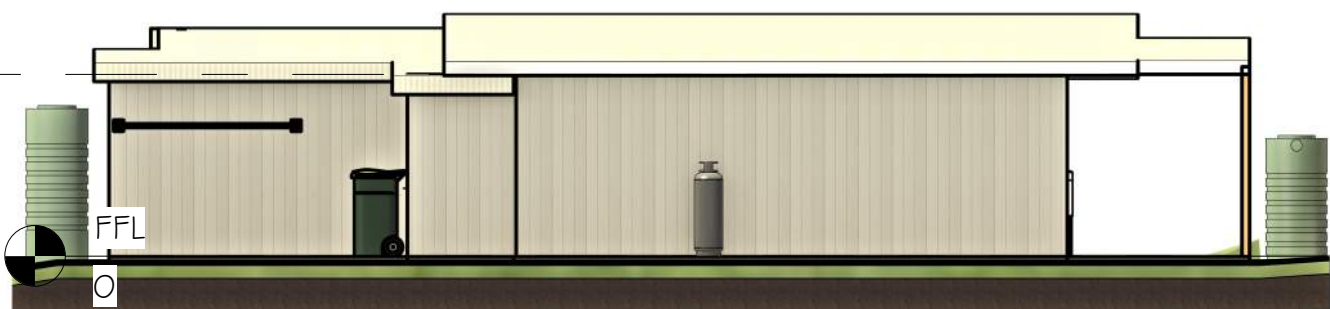
FFL
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1 EAST
1 : 100

CL
2400

FFL
0



2 NORTH
1 : 100

CL
2400

FFL
0



3 SOUTH
1 : 100

CL
2400

FFL
0



4 WEST
1 : 100

3	12/5/2026	ENGINEERING MARKUPS
2	28/4/2026	ROOM LAYOUTS
1	15/4/2026	PRELIMINARY PLANS
Rev	Date	Revisions

TITLE: Unit 1 & Unit 2	REV 3
DRAWING No A305 ELEVATIONS	12/5/2026



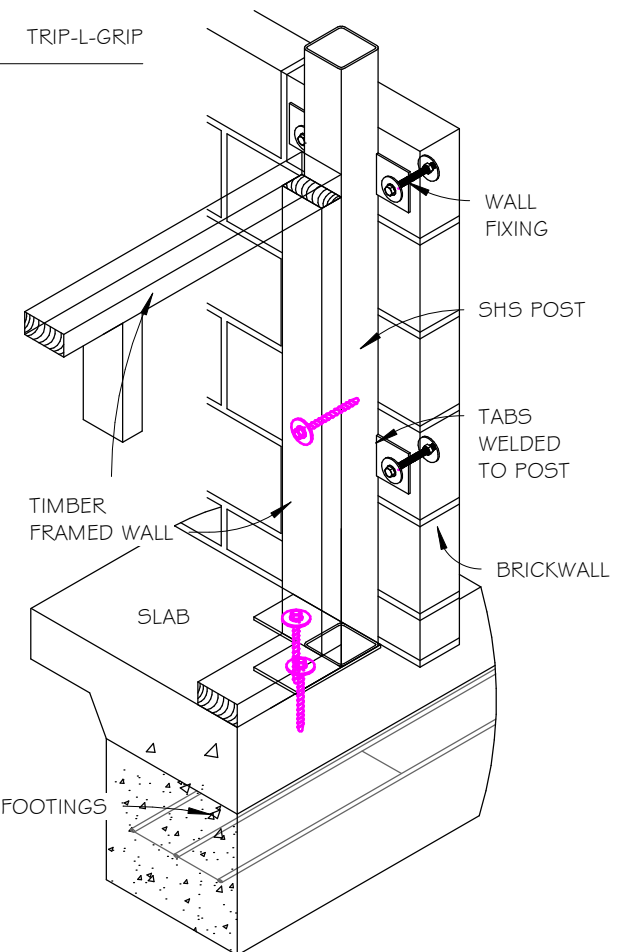
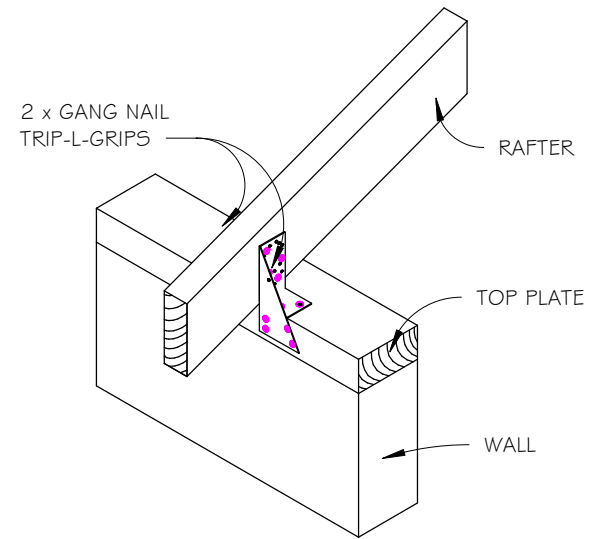
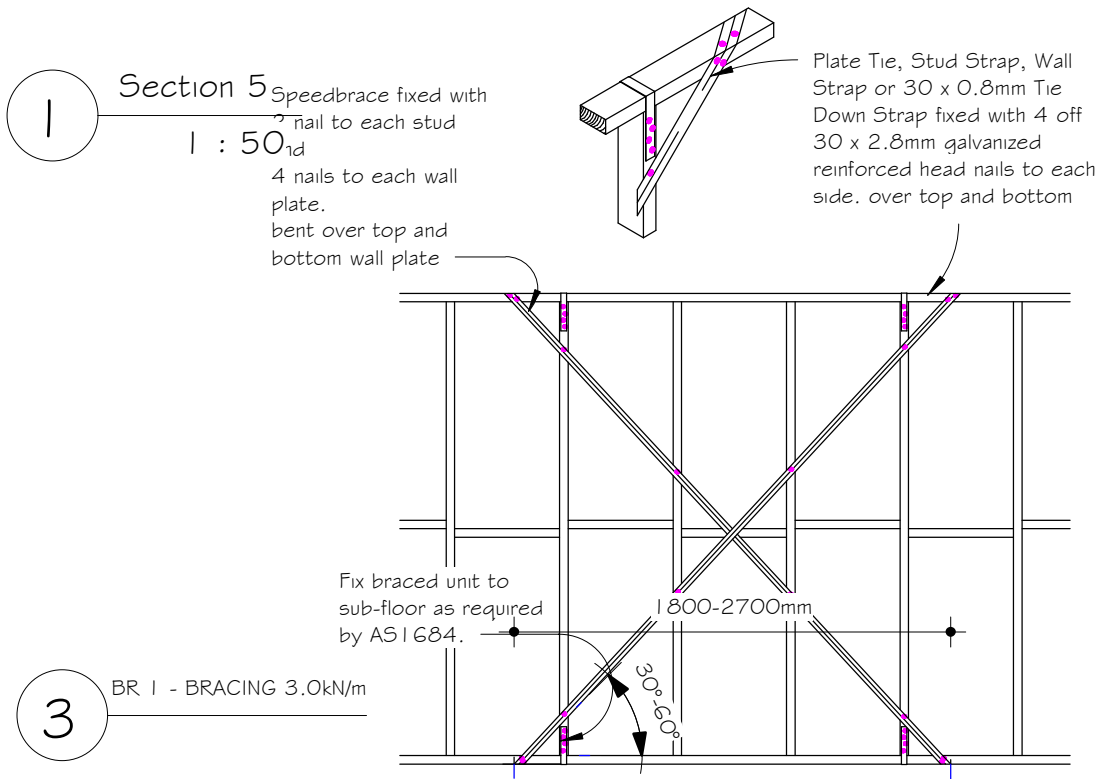
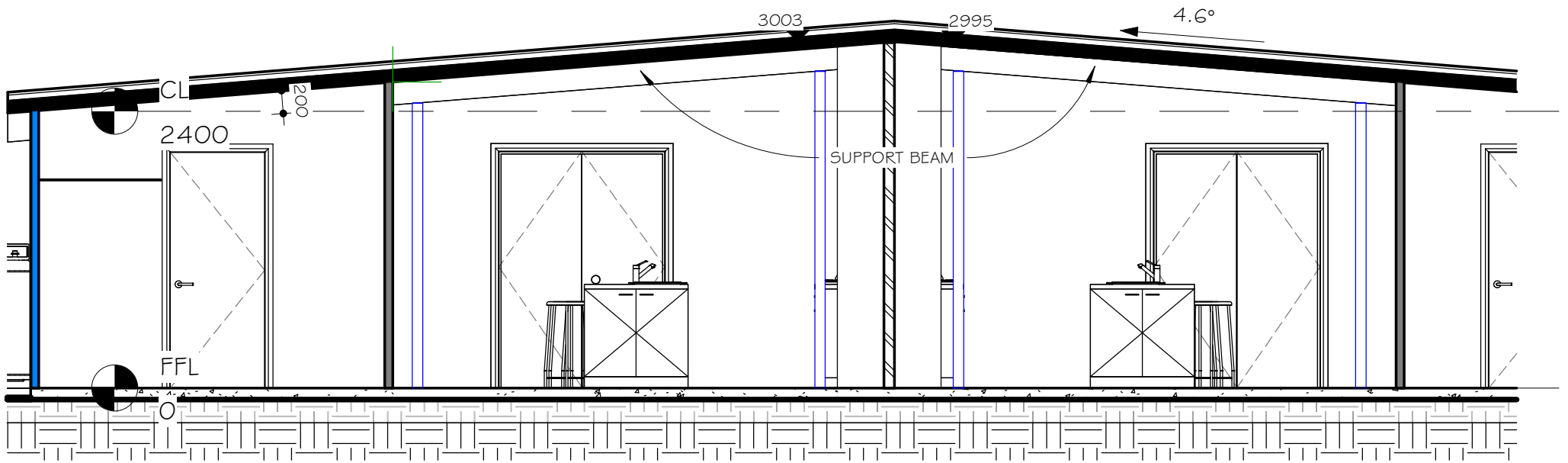
3D View 2



3D View 1

3	12/5/2026	ENGINEERING MARKUPS
2	28/4/2026	ROOM LAYOUTS
1	15/4/2026	PRELIMINARY PLANS
Rev	Date	Revisions

TITLE: Unit 1 & Unit 2	REV 3
DRAWING No A306 CAMERA SHOTS	12/5/2026



ROOF

- EXISTING Custom Orb-Surfmist 4.6° PITCH
- NEW SUPPORT BEAM RB1 - 240x63 LVL H3
- RB4 - 200x63 LVL H3 MAX 3.4 SPAN
- NEW ROOF TO MATCH EXISTING Custom Orb-Surfmist 4.6° PITCH
- NEW ROOF PITCHED OFF NEW ADJOINING WALL
- NORTH END R7 - RAFTER 180x55 F17 HARDWOOD @ 900c/c
- SOUTH END R1 - RAFTER 190x35 MPG10 H3 @ 650c/c
- or SEE designIT® ENGINEERING FOR MEMBER SIZE

WALLS

- TIMBER STUDS 90x45 MPG10 H3 @ 450c/c
- WEATHERBOARD CLADDING
- LINTELS - SEE designIT® ENGINEERING FOR MEMBER SIZE
- WIND POST WHERE INDICATED TO SUPPORT BRICK WALL
- TIMBER CONSTRUCTION TO AS 1684.2-2010 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION

SLAB & FOOTINGS

- THE SOIL HAS BEEN DEEMED TO BE A TO S CLASS AS PER AS2870-2011, IF ANY SIGN OF CLAY ARE APPARANT ON EXCAVATION OF FOOTINGS CONSULT STRUCTURAL ENGINEERS ADVICE
- TERMITE RISK MANAGEMENT TO REQUIREMENTS OF NCC 2012 PART B1.4 AND AS 3600.1
- WATERPROOF MEMBRANE 0.2mm UNDER SLAB
- 100mm SLAB WITH SL72 MESH 40mm FROM TOP
- 300x280 FOOTINGS WITH 3-L8TM, LAPPED AND SPLICED AT NOT LESS THAN 500mm.
- AT RE-ENTRANT CORNER OR INTERNAL CORNER, TWO STRIPS OF 3-L8TM AT 2000mm, LAYED UNDER REINFORCEMENT SLAB MESH DIAGONALLY ACROSS CORNER.
- N10 FITMENTS @ 600c/c CONNECTING FOOTINGS TO SLAB
- SERVICE PENETRATIONS ARE TO BE LOCATED ONLY THRU THE MIDDLE THIRD OF THE EDGE AND STIFFENING BEAMS
- ALL PLUMBING PENETRATIONS TO BE LAGGED WITH 15mm FOAM LAG, FULL LENGTH OF SERVICE IN CONTACT WITH CONCRETE.
- ALL PLUMBING PENETRATIONS THRU WATERPROOF MEMBRANE TO BE TAPED AND SEALED
- MIN CONCRETE STRENGTH TO BE N25/20/100 AND SHALL BE SUPPLIED PLACED AND FINISHED IN ACCORDANCE WITH AS3600 CONCRETE CODE AND CONSTRUCTED AS PER AS2870-2011
- FOUNDATIONS FOR FOOTING AND SLAB MATERIALS TO MEET ALLOWABLE MINIMUM BEARING PRESSURE OF NOT LESS THAN 50KPA

GENERAL

ALL STORM WATER TO BE DIVERT AWAY FROM PROPERTY BOUNDARY AND BUILDING

9

WIND POST IN WALL

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1	15/4/2026	PRELIMINARY PLANS
Rev	Date	Revisions

TITLE: Unit 1 & Unit 2	REV 3
DRAWING No A307 SECTION	12/5/2026