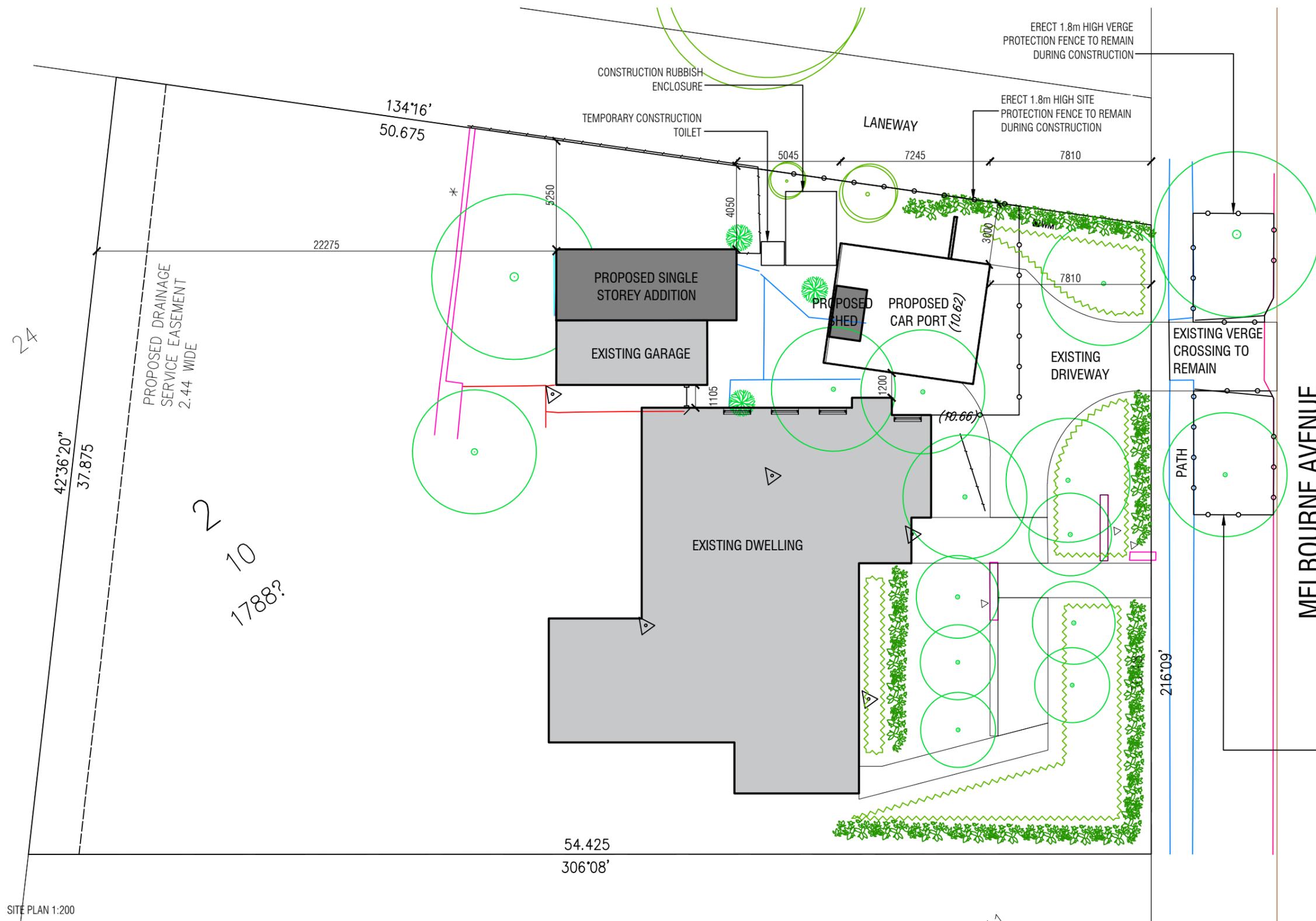


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**SITE PLAN NOTES**

- ALL CUTS & FFL TO BE VERIFIED ON SITE BY A REGISTERED SURVEYOR
- TOTAL AREA OF HARD LANDSCAPE NOT TO EXCEED 50% AREA OF P.O.S.
- ALL CONSTRUCTION ACCESS THROUGH EXISTING KERB ENTRY / VERGE CROSSOVER
- CONCRETE KERBS, FOOTPATHS, PAVEMENT AND MINOR WORKS
- CONSTRUCTION OF CONCRETE KERBS, FOOTPATHS AND MINOR WORKS SHALL BE IN ACCORDANCE WITH DESIGN STANDARD DRAWINGS DS3-01, DS3-02 AND DS13-01.
- ALL CONCRETE TO BE MINIMUM GRADE N25 (F<sub>c</sub>=25MPa) UNLESS NOTED OTHERWISE. AGGREGATE SIZE TO BE 20mm MAXIMUM.
- JOINTING SHALL BE IN ACCORDANCE WITH DESIGN STANDARD DRAWINGS DS3-02 AND DS13-01. 4. BROOMED FINISH TO BE APPLIED TO ALL VEHICULAR CROSSINGS, FOOTPATHS AND PRAM RAMPS. ALL OTHER EXPOSED SURFACES TO HAVE STEEL FLOAT FINISH.
- ALL CONCRETE TO BE CURED CONTINUOUSLY FOR THREE DAYS AFTER PLACING OR ALTERNATIVELY COATED WITH AN APPROVED CURING COMPOUND IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.
- ALL PAVEMENT TO BE 150mm THICK AND REINFORCED WITH ONE LAYER OF SL82 FABRIC AT 50mm TOP COVER UNLESS SHOWN OTHERWISE. REFER TO DRAWINGS FOR FINISH & COLOUR
- BROOMED FINISH TO BE APPLIED TO ALL CONCRETE SURFACES. BROOMED FINISH TO BE APPLIED TO ALL CONCRETE SURFACES.

SITE PLAN 1:200

**LANDSCAPE MANAGEMENT AND PROTECTION PLAN**

DURING THE PROJECT, ALL EXISTING VERGE GRASS COVER MUST BE RETAINED IN ITS PRE-EXISTING CONDITION. WATERING MAY BE REQUIRED TO RETAIN GRASS AND TREES IN GOOD CONDITION.

PROVIDE TEMPORARY 1.8m HIGH FENCING ON VERGE DURING CONSTRUCTION. NO CONSTRUCTION MATERIAL IS TO BE STORED ON VERGE OR PUBLIC OPEN SPACE. NO CAR PARKING OR EQUIPMENT PERMITTED ON VERGES OR ADJACENT PARKLAND.

**SEDIMENT EROSION CONTROL PLAN**

BUILDER IS TO PROVIDE ALL ON SITE STORMWATER RETENTION AND EPA MEASURES IN ACCORDANCE WITH WITH TAMS; ENVIRONMENTAL PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT.

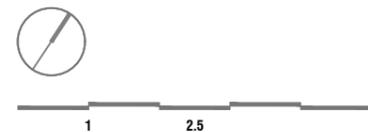
ALL TREES LOCATED IN THE ROAD RESERVE, VERGE, PUBLIC OPEN SPACE AND ON UNLEASED TERRITORY LAND, ARE TO BE RETAINED AND REMAIN UNDAMAGED.

SITE SHEDS, STORAGE SHEDS, SITE AMENITIES OR BILL BOARDS ARE NOT TO BE ERECTED ON VERGES OR PUBLIC OPEN SPACE.

**SCHEDULE OF AREAS**

EXISTING BUILDING AREA:	237m <sup>2</sup>
PROPOSED STUDIO AREA:	50m <sup>2</sup>
PROPOSED SHED AREA:	4m <sup>2</sup>
TOTAL:	291m <sup>2</sup>
SITE AREA:	1789m <sup>2</sup>

PLOT RATIO: 0.16%



**MELBOURNE AVENUE STUDIO**

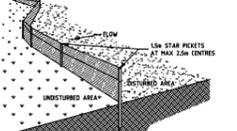
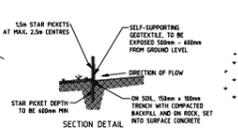
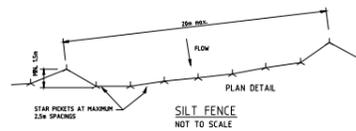
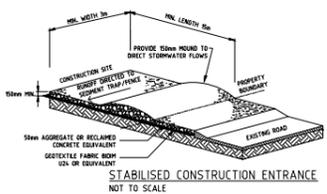
BLOCK 25 SECTION 27  
12 MELBOURNE AVE, DEAKIN  
2005

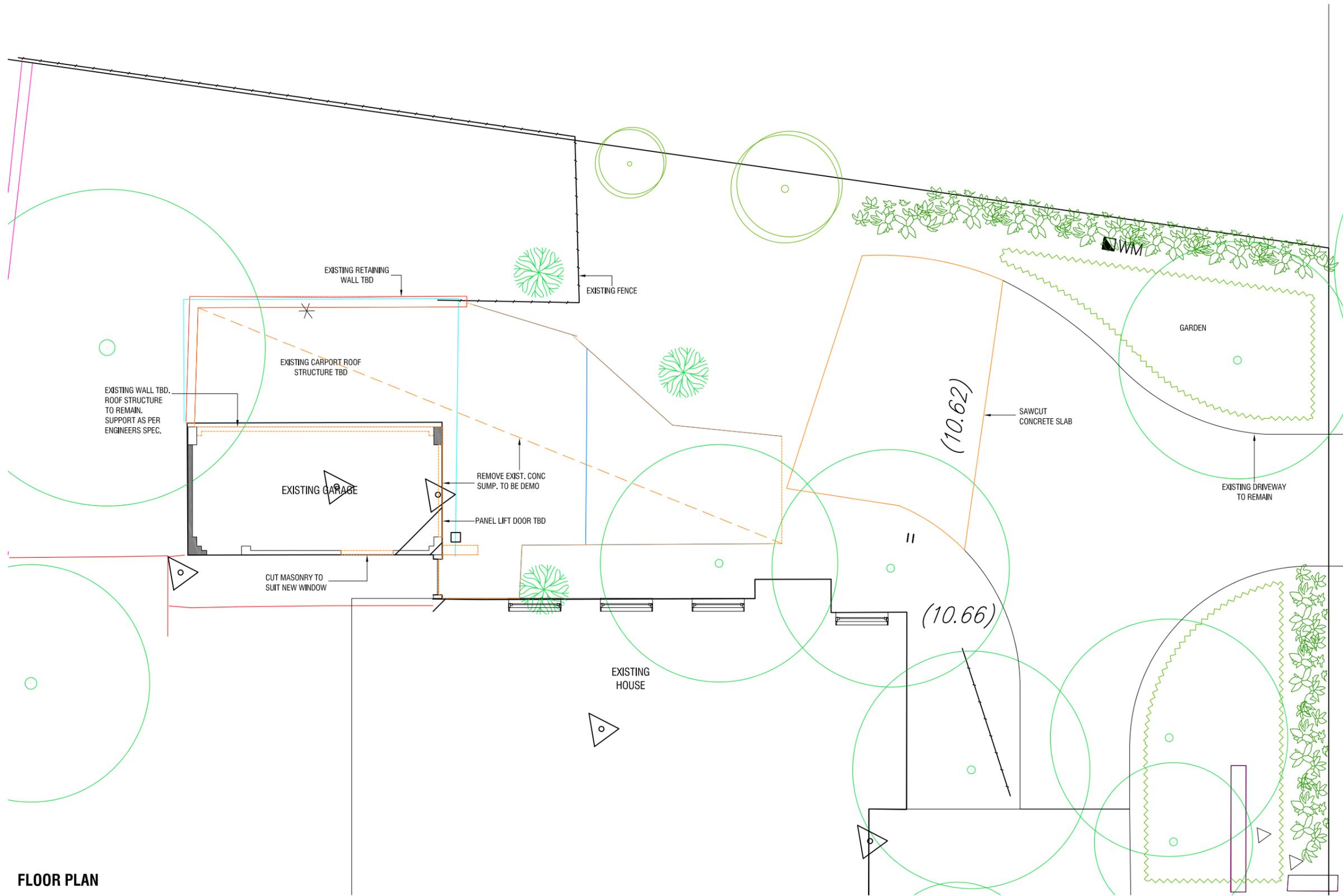
**SITE PLAN**

1:200 @ A3  
8.13.2020  
**FSP001**



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**FLOOR PLAN**

**DEMOLITION LEGEND**

- EXISTING WALLS TO REMAIN
- EXISTING TO BE DEMOLISHED

**DEMOLITION GENERAL NOTES:**

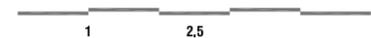
NOTE: DEMOLITION IS LESS THAN 20m

THIS DRAWING IS PREPARED AS A GUIDE ONLY TO THE APPROXIMATE EXTENT OF DEMOLITION WORKS. THE CONTRACTOR SHALL ASSESS FOR THEMSELVES AND ALLOW FOR THE FULL EXTENT OF DEMOLITION REQUIRED TO COMPLETE THE WORKS AS DOCUMENTED.

BUILDER IS TO CONFIRM WITH ARCHITECT AND CLIENT P REMOVING AND/OR DECOMMISSIONING ANY EXPOSED SERVICES.

MAKE GOOD TO ALL DISTURBED SURFACES

REMOVE EXISTING CARPET IN ALL AREAS IN SCOPE OF W REMOVE ALL EXISTING ADHESIVES AND MAKE GOOD TO SURFACE.



**MELBOURNE AVENUE STUDIO**

12 MEBOURNE AVE, DEAKIN  
2005

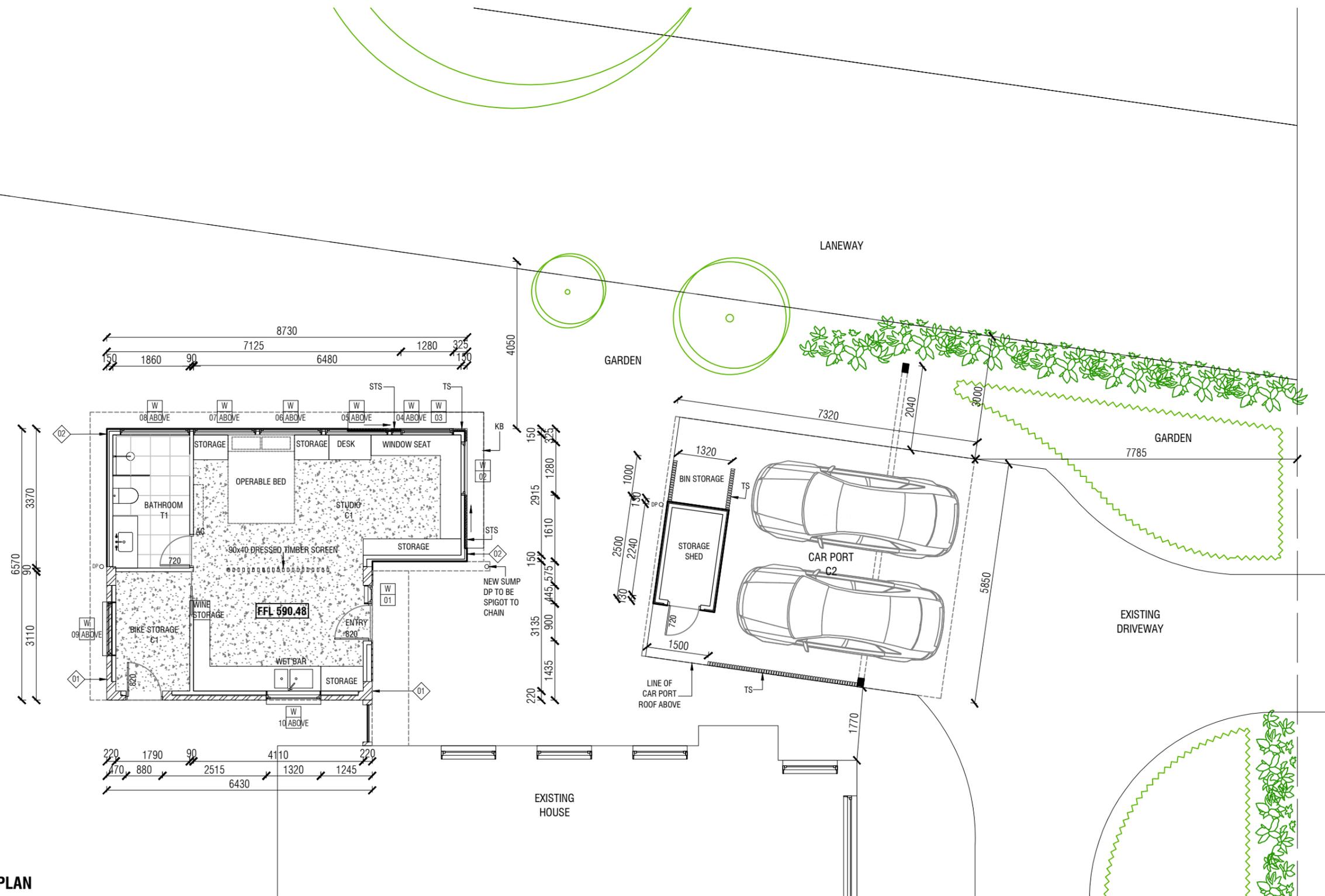
**DEMOLITION PLAN**

1:50 @ A3  
7.14.2020  
**FSP100**



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**FLOOR PLAN**

**WALL CODES KEY**

- ◊01 EXISTING BRICK WALL WITH NEW INTERNAL TIMBER FRAME. TIMBER FRAME WITH R2.5 INSULATION. COMMON BRICK FOR PAINT FINISH TO MATCH EXISTING
- ◊02 150mm TIMBER FRAME WALL WITH R2.5 BULK INSULATION AND SISALATION. 19x90mm NOM. ASH CLADDING. CLEAR COAT FINISH

**PLAN / ELEVATION KEY**

- |     |  |     |   |
|-----|--|-----|---|
| AC  | WALL MOUNTED AC UNIT   | NGL | NATURAL GROUND LINE                                       |
| AW  | ALUMINIUM FRAMED DOOR/WINDOW   | OVF | SUMP OVERFLOW. DETAL TBC                                  |
| C1  | CONCRETE SLAB. BURNISHED AND SEALED FINISH   | P   | PENDANT LIGHT. TBC  |
| C2  | CARPORT SLAB. REFER TO LANDSCAPE DRAWING FOR FINISH  | R1  | COLORBOND KLIPLOK ROOF. R1.5 ANTICON. COLOUR - SHALE GREY |
| DP  | 100mm ROUND DOWNPIPE. COLOUR - TBC   | RWH | RAINWATER HEAD. COLOUR - TBC                              |
| DL  | DOWNLIGHT. TBC   | RWT | RAINWATER TANK. COLOUR - TBC                              |
| FGL | FINISHED GROUND LEVEL  | STS | SLIDING TIMBER SCREEN.                                    |
| F   | FASCIA. COLOUR - TBC   | TS  | TIMBER SCREEN   |
| G   | EAVES GUTTER. 100mm HALF ROUND. COLOUR - TBC   | TL  | TIMBER LINING. 90x12mm ASH. CLEAR FINISH                  |
| KB  | SUSPENDED LEDGE CONSTRUCTED BY TIMBER FRAME. LINED WITH KOBE BOARD. CEMENT BONDED WOOD COPOSITE. 16mm. | WL  | WALL LIGHT. TBC   |
| MB  | ELECTRICAL METERBOX  |     |   |



**MELBOURNE AVENUE STUDIO**

12 MELBOURNE AVE, DEAKIN  
2005

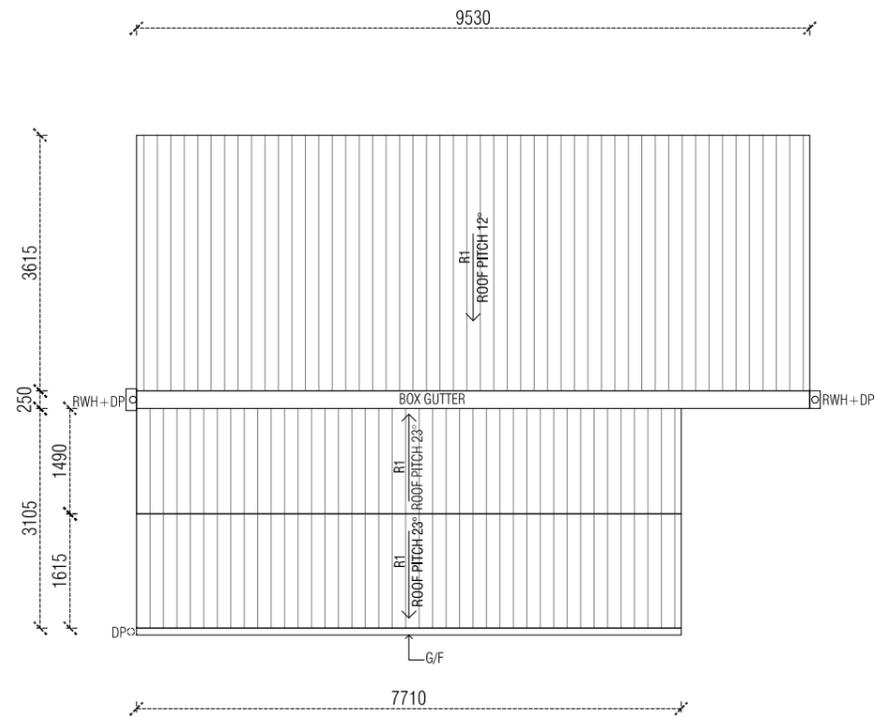
**PLAN**

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7.15.2020  
**FSP101**

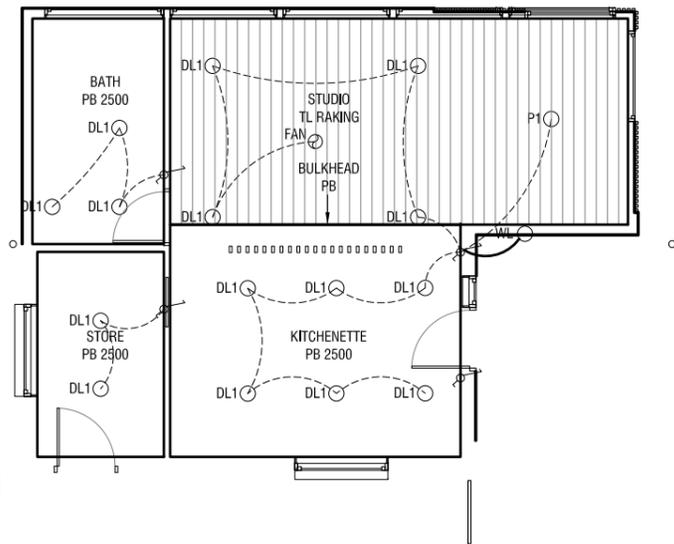
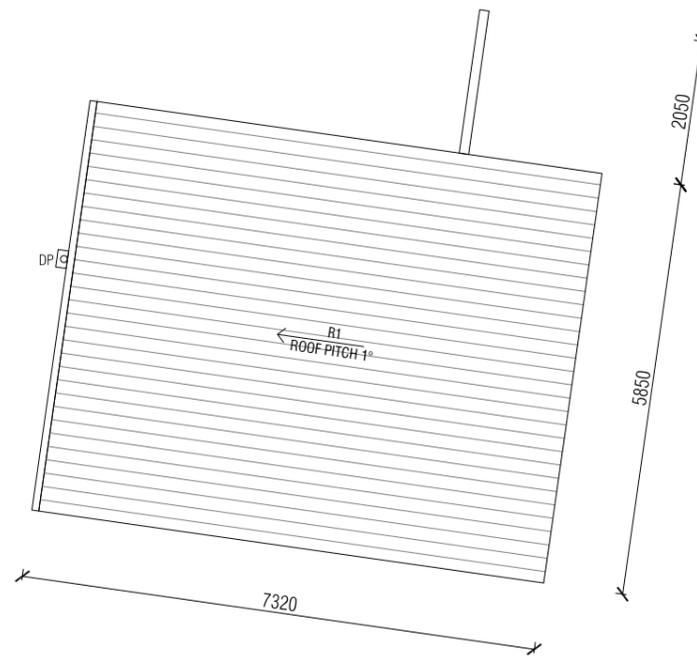


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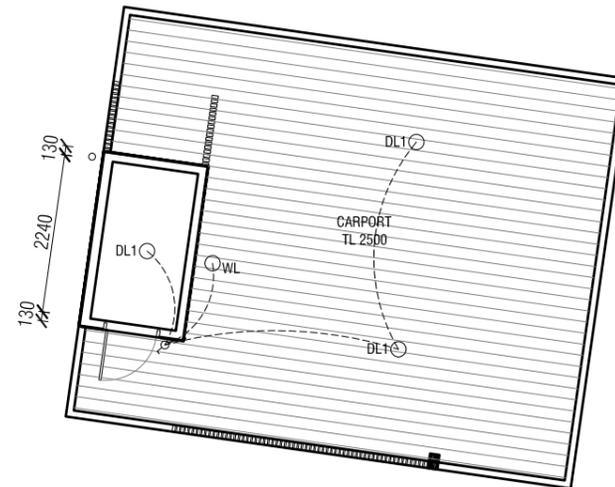
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ROOF PLAN



REFLECTED CEILING PLAN

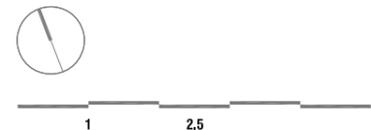


WALL CODES KEY

- ① EXISTING BRICK WALL WITH NEW INTERNAL TIMBER FRAME. TIMBER FRAME WITH R2.5 INSULATION. COMMON BRICK FOR PAINT FINISH TO MATCH EXISTING
- ② 150mm TIMBER FRAME WALL WITH R2.5 BULK INSULATION AND SISALATION. 19x90mm NOM. ASH CLADDING. CLEAR COAT FINISH

PLAN / ELEVATION KEY

- |     |  |     |  |
|-----|--|-----|--|
| AC  | WALL MOUNTED AC UNIT   | NGL | NATURAL GROUND LINE                                      |
| AW  | ALUMINIUM FRAMED DOOR/WINDOW   | OVF | SUMP OVERFLOW. DETAL TBC                                 |
| C1  | CONCRETE SLAB. BURNISHED AND SEALED FINISH   | P   | PENDANT LIGHT. TBC                                       |
| C2  | CARPORT SLAB. REFER TO LANDSCAPE DRAWING FOR FINISH  | R1  | COLORBOND KLIPOK ROOF. R1.5 ANTICON. COLOUR - SHALE GREY |
| DP  | 100mm ROUND DOWNPIPE. COLOUR - TBC   | RWH | RAINWATER HEAD. COLOUR - TBC                             |
| DL  | DOWNLIGHT. TBC   | RWT | RAINWATER TANK. COLOUR - TBC                             |
| FGL | FINISHED GROUND LEVEL  | STS | SLIDING TIMBER SCREEN.                                   |
| F   | FASCIA. COLOUR - TBC   | TS  | TIMBER SCREEN  |
| G   | EAVES GUTTER. 100mm HALF ROUND. COLOUR - TBC   | TL  | TIMBER LINING. 90x12mm ASH. CLEAR FINISH                 |
| KB  | SUSPENDED LEDGE CONSTRUCTED BY TIMBER FRAME. LINED WITH KOBE BOARD. CEMENT BONDED WOOD COPOSITE. 16mm. | WL  | WALL LIGHT. TBC  |
| MB  | ELECTRICAL METERBOX  |     |  |



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ROOF PLAN

1:100 @ A3  
7.14.2020  
FSP102



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**CARPORT ROOF STRUCTURE**  
STEEL BEAM, PAINTED BLACK



**STEEL**  
STRUCTURAL STEEL BEAM, PAINTED BLACK



**SLIDING TIMBER SCREEN**  
40x30 TIMBER BATTONS



**TYPICAL WALL FINISH 02**  
TIMBER CLADDING



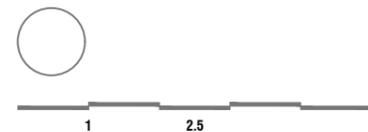
**TYPICAL WALL FINISH 01**  
EXISTING BRICK  
PAINTED TO MATCH EXISTING



**SLIDING TIMBER SCREEN**  
40x30 TIMBER BATTONS



**WINDOW SEAT**  
KOBÉ BOARD



**MELBOURNE AVENUE STUDIO**

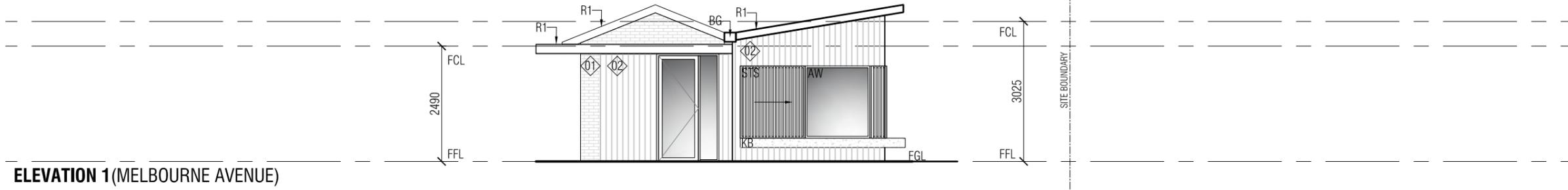
12 MELBOURNE AVE, DEAKIN  
2005

**EXTERNAL FINISHES:  
STUDIO / CARPORT**

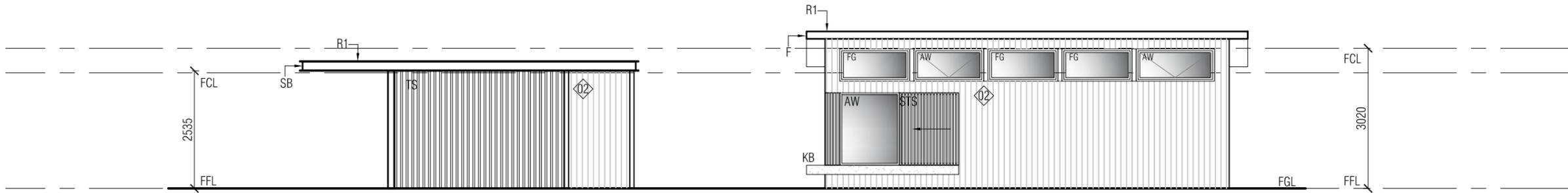
A3  
6.24.2020  
**FSP200**



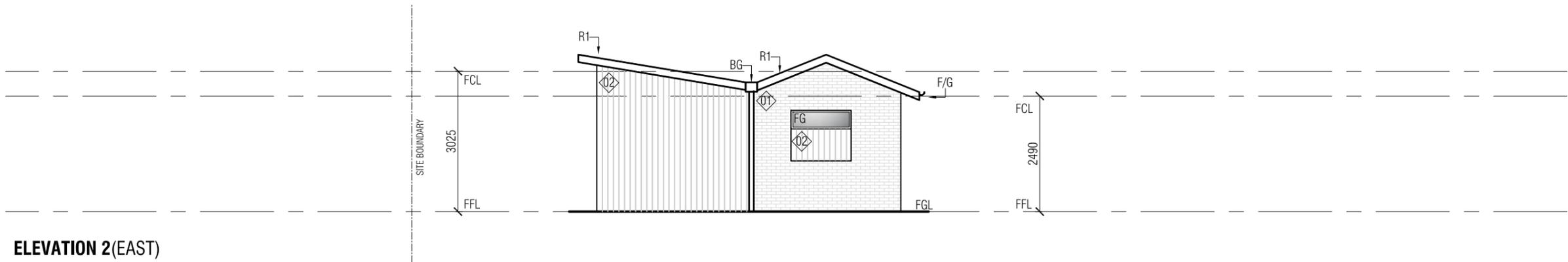
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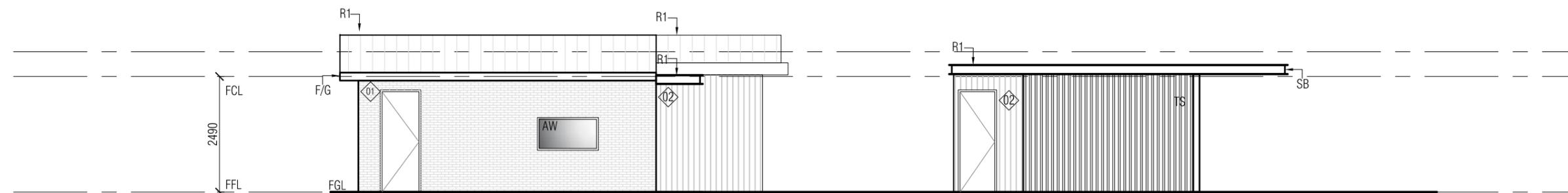
**ELEVATION 1 (MELBOURNE AVENUE)**



**ELEVATION 2 (SOUTH)**



**ELEVATION 2 (EAST)**



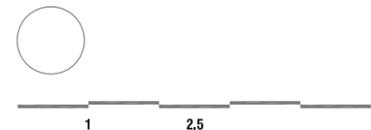
**ELEVATION 2 (NORTH)**

**WALL CODES KEY**

- ① EXISTING BRICK WALL WITH NEW INTERNAL TIMBER FRAME. TIMBER FRAME WITH R2.5 INSULATION. COMMON BRICK FOR PAINT FINISH TO MATCH EXISTING
- ② 150mm TIMBER FRAME WALL WITH R2.5 BULK INSULATION AND SISALATION. 19x90mm NOM. ASH CLADDING. CLEAR COAT FINISH

**PLAN / ELEVATION KEY**

- |     |   |     |   |
|-----|---|-----|---|
| AC  | WALL MOUNTED AC UNIT                                | NGL | NATURAL GROUND LINE                                       |
| AW  | ALUMINIUM FRAMED DOOR/WINDOW                        | Ovf | SUMP OVERFLOW. DETAL TBC                                  |
| C1  | CONCRETE SLAB. BURNISHED AND SEALED FINISH          | P   | PENDANT LIGHT. TBC  |
| C2  | CARPORT SLAB. REFER TO LANDSCAPE DRAWING FOR FINISH | R1  | COLORBOND KLIPLOK ROOF. R1.5 ANTICON. COLOUR - SHALE GREY |
| DP  | 100mm ROUND DOWNPIPE. COLOUR - TBC                  | RWH | RAINWATER HEAD. COLOUR - TBC                              |
| DL  | DOWNLIGHT. TBC                                      | RWT | RAINWATER TANK. COLOUR - TBC                              |
| FGL | FINISHED GROUND LEVEL                               | STS | SLIDING TIMBER SCREEN.                                    |
| F   | FASCIA. COLOUR - TBC                                | TS  | TIMBER SCREEN   |
| G   | EAVES GUTTER. 100mm HALF ROUND.                     | TL  | TIMBER LINING. 90x12mm ASH. CLEAR FINISH                  |
|     |   | WL  | WALL LIGHT. TBC   |



**MELBOURNE AVENUE STUDIO**

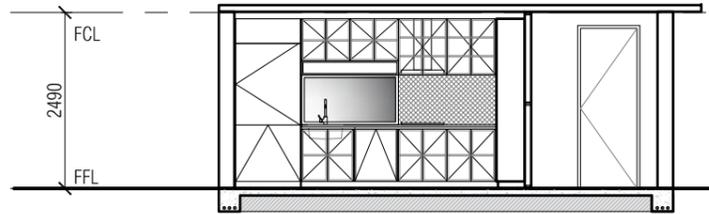
12 MELBOURNE AVE, DEAKIN  
2005

**ELEVATIONS**

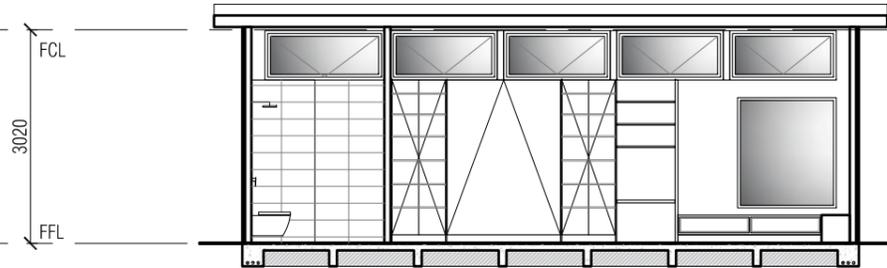
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7.14.2020  
**FSP201**



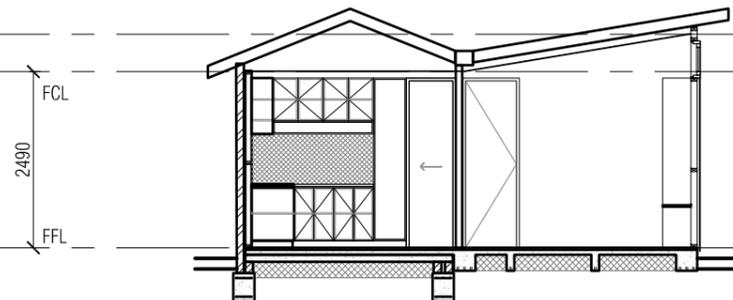
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**SECTION 1**



**SECTION 2**



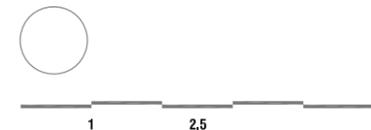
**SECTION 3**

JOINERY / WET AREA KEY

- AC WALL MOUNTED AC UNIT. SELECTION TBC
- ADJ ADJUSTABLE SHELF
- BI PULLOUT BIN UNIT
- BT1 BENCHTOP. ESSASTONE FINO VENATO GLOSS
- BT2 BENCHTOP. CAESARSTONE NOBLE GREY
- CT INDUCTION COOKTOP
- D DESK
- DR SOFT CLOSE DRAWER
- DW DISHWASHER
- FG STAINLESS STEEL SHOWER FLOOR GRATE
- FSS FRAMELESS SHOWER SCREEN
- IF INTEGRATED FRIDGE

- L1 LAMINATE - POLYTEC RAVINE NATURAL OAK
- L2 LAMINATE - VENETTE BLACK
- MI RECESSED MIRROR CABINET
- MX1 KITCHEN MIXER - REFER FFE
- MX2 BATHROOM MIXER - REFER FFE
- MX3 SHOWER MIXER - REFER FFE
- OS OPEN SHELVING
- PB PLASTERBOARD
- RH RANGEHOOD
- SH SHOWER
- SK FLUSH SKIRTING. PAINTED BLACK
- SK1 KITCHEN SINK - REFER FFE
- SK4 BATHROOM SINK - REFER FFE
- T1 MEK LIGHT
- T2 TERAZZO VENEZIA GEZZO 600 MATT

- TB1 TIMBER - ASH
- TR TOWEL RAIL
- TS TIMBER SCREEN. REFER TO DETAIL
- WC1 TOILET
- WR WINE RACK



**MELBOURNE AVENUE STUDIO**

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2005

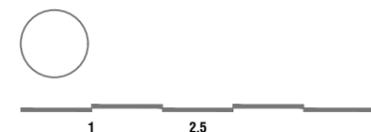
**SECTIONS**

1:50 @ A3  
7.14.2020  
**FSP300**



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2005

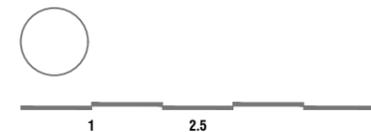
**PERSPECTIVE: CAR PORT**

A3  
7.15.2020  
**FSP501**



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**PERSPECTIVE: STUDIO**

A3  
7.15.2020  
**FSP502**



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**MELBOURNE AVENUE STUDIO**

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**LOCALITY PLAN**

1:5000 A3  
7.15.2020  
**FSP601**



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