

GENERAL NOTES & SPECIFICATIONS

WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE AND BE VERIFIED ON SITE. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH OTHER RELATED DRAWINGS. ZDA DESIGN PTY LTD TAKES NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS ON THESE PLANS.

ALL WORKS SHALL COMPLY WITH BUT NOT BE LIMITED TO THE FOLLOWING AUSTRALIAN STANDARDS:

- A.S. 1298-2006 MASONRY BUILDINGS - SELECTION CODE AND SUPPLEMENTARY TABLES
- A.S. 1584-2010 NATIONAL TIMBER FRAMING CODE AND INSTALLATION
- A.S. 2048-2002 ROOF TILES
- A.S. 2050-2002 INSTALLATION OF ROOFING TILES
- A.S. 2910-2011 ELECTRICAL
- AS/NZS2904-1995 DAMP PROOF COURSE AND FLASHINGS
- A.S. 3690-1-2000 MASONRY STRUCTURES - PART 1
- A.S. 3740-2011 MASONRY STRUCTURES - WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS
- A.S. 3786-2014 SMOKE ALARMS

CONCRETE

ALL CONCRETE FOOTINGS AND SLAB WORKS SHALL COMPLY WITH A 3.2970-1-1998 RESIDENTIAL SLAB AND FOOTING PART 1 CONSTRUCTION IN THE ABSENCE OF ENGINEER DRAWINGS OR COMPUTATIONS.

EVACUATE FOOTINGS AND DRAINS AS SHOWN KEEP EXCAVATION DRY AND BACKFILL WITH APPROVED MATERIALS FREE OF ANY BUILDING DEBRIS.

SOIL CLASSIFICATION

THESE PLANS SHALL BE READ IN CONJUNCTION WITH THE SOIL TEST REPORT. FOOTINGS TO BE FOUND AT THE MINIMUM DEPTHS INDICATED IN THE SOIL TEST REPORT. U.T.G.L. RECOMMENDATIONS THAT FOOTINGS SIZES AND SPACING BE DESIGN AND INSPECTED BY AN ENGINEER TO SATISFY THEIR REQUIREMENTS.

BRICK VENEER WALLS

CORNER WITH A 3.2700 MASONRY IN BUILDINGS AND A 3.2604 DAMP PROOF COURSE AND FLASHINGS. USE BRICKS AS SELECTED AND AD 1:1.5 MORTAR. USE FACE FINISH UNLESS OTHERWISE SPECIFIED. INSULATION MATERIALS TO BE PROVIDED IN ACCORDANCE WITH TECHNICAL NOTES ON MASONRY AND CONCRETE. ARTICULATION JOINTS TO BE CONSTRUCTED AT 5.0m SPACINGS MAXI AND PREFERRED LOCATED BEHIND DOWNPIPES AND BESIDE FULL HEIGHT OPENINGS IN ACCORDANCE WITH PART 1 OF THE CEMENT AND CONCRETE ASSOCIATION.

STEEL LINTELS TO EACH 1.00m BRICK SKIN OVERALL OPENINGS NOT OTHERWISE SPECIFIED ALL EXTERNAL LINTELS TO BE HOT OR GALVANIZED.

OPENINGS

UP TO 600	100 x 100	M.S. PLATE
UP TO 1800	100 x 100 (HORIZ) x 6	M.S. ANGLE
UP TO 2100	100 x 100 (HORIZ) x 8	M.S. ANGLE
UP TO 3000	100 x 100 (HORIZ) x 10	M.S. ANGLE

PROVIDE 150mm MIN. END BEARING TO ALL LINTELS. UP TO 2100mm, OPENING BEARING THAN 2100mm, 200mm MIN. END BEARING.

VEHICLE CROSSOVER

VEHICLE CROSSOVER IS NOT PROVIDED OR EXISTING CROSSOVER IS NOT IN CORRECT POSITION. THE CONTRACTOR TO CONSTRUCT NEW VEHICLE CROSSOVER IS TO BE THE OWNERS EXPENSE AND TO BE IN ACCORDANCE WITH THE RESPONSIBLE AUTHORITY.

WARNING

BEWARE OF UNDERGROUND SERVICES. THE CONTRACTOR WILL LOCATE ALL SERVICES ON SITE PRIOR TO COMMENCEMENT OF WORK.

SEWERMATER

80MM Ø CLASS 4 U.P.V.C. STORMWATER LINE (AND 80MM Ø CLASS 4 U.P.V.C. DIRECTED BY THE TO A MAIN CHARGE AS DIRECTED BY CITY ENGINEER. PROVIDE PROTECTION OPERATED BY CITY ENGINEER. EACH CHANGE OF DIRECTION, THE 90° CORNER AT EACH CHANGE OF DIRECTION, THE 90° CORNER UNDERGROUND STORMWATER DRAINS SHALL BE NOT LESSER THAN 800.

100MM UNCEP PAVED OR CONCRETE AREAS

100MM UNCEP UNCEP FORCED CONCRETE OR 75MM UNCEP REINFORCED CONCRETE DRIVEWAYS

PAVED DRIVEWAYS

NOTE: ALL STORMWATER DRAINS TO CONNECT TO LEGAL POINT OF DISCHARGE AS DIRECTED BY LOCAL AUTHORITY.

NOTE: SOLAR WATER HEATER IF INSTALLED TO BE IN COMPLIANCE WITH THE PLUMBING REGULATIONS 2006 AND SUSTAINABILITY VICTORIA CRITERIA.

THE BUILDING CODE OF AUSTRALIA (B.C.A.) REQUIRES ALL NEW CLASS 'A' DWELLINGS TO BE PROVIDED WITH:

- 3000L RAINWATER TANK CONNECTED TO SANITARY APPLIANCES FACILITIES WITHIN THE DWELLING, OR
- SOLAR HOT WATER SERVICE (GAS OR ELECTRICITY BOOTED).

2000L WATER TANK PROVIDED.

NOTE: MECHANICAL VENTILATION IS TO BE PROVIDED TO THE OUTSIDE AIR AND MUST BE INSTALLED IN ACCORDANCE WITH B.C.A. REQUIREMENTS.

TERMINAL PROTECTION

TERMINAL TREATMENT TO SUB-FLOOR TO BE IN ACCORDANCE WITH A. 1064-1. WHERE PHYSICAL PROVIDE 400mm CLEARANCE TO BEARINGS MUST BE INSTALLED IN THE METER BOX IN ACCORDANCE WITH B.C.A. PART 3.1.3.

NOTE

BUILDER TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF REFINISHMENT AND TO CONTACT PRIOR TO THE BUILDING DESIGNER IF ANY DISCREPANCIES ARE NOTED FOR RECTIFICATION.

NOTE

BUILDER TO VERIFY ALL LEVELS ON SITE INCLUDING ANY SITE CUT/FILL AS REQUIRED PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORKS.

SITE ANALYSIS

AREA	UNIT 1	UNIT 2	UNIT 3
SITE AREA	894.22m ²		
BLUE TYPED AREA	322.04m ²		
SITE COVERAGE	46.20%		
SITE PERMEABILITY	23.7%		
GROUND FLOOR	71.47m ²		
FIRST FLOOR	57.11m ²		
GARAGE	73.81m ²		
PORCH	7.17m ²		
VERANDA	7.81m ²		
TOTAL	168.43m ²	(17.88 SQ)	
GROUND FLOOR	64.83m ²		
FIRST FLOOR	44.00m ²		
GARAGE	26.17m ²		
PORCH	1.30m ²		
VERANDA	5.90m ²		
TOTAL	143.20m ²	(15.08 SQ)	
GROUND FLOOR	73.85m ²		
GARAGE	78.00m ²		
PORCH	1.85m ²		
VERANDA	10.00m ²		
TOTAL	111.70m ²	(12.81 SQ)	

SITE PLAN

SCALE 1:200

DRAINAGE PLAN DETAILS

REFER TO DRAINAGE PLAN FOR ALL DOWNPIPE LOCATIONS AND DRAINAGE DETAILS.

ZDA DESIGN

ZDA Design Pty Ltd
Zekja Dedic-Aliibasic
DP-AD 20968

Project: MULTI UNIT DEVELOPMENT
Site: 65 DALLAS DRIVE DALLAS
Scale: 1:200
Date: 01/08

65 Dallas Drive DALLAS VIC

GROUND FLOOR PLAN - UNIT 1

FIRST FLOOR PLAN - UNIT 1

GROUND FLOOR PLAN - UNIT 2

FIRST FLOOR PLAN - UNIT 2

FLOOR PLAN - UNIT 3

65 Dallas Drive DALLAS VIC

What an opportunity for the smart investor/ builder to bank in on a growing suburb, with major amenities only a stroll away. Details of building:

- Townhouse 1: Approx 18 squares, separate driveway, 3 + study, 2 bathrooms, 3 toilets and a single garage
- Townhouse 2: Approx 15.5 squares, 2 + study, 2 bathrooms, 2 toilets and a single garage
- Unit 3: 2 bedrooms, 1 bathroom and a single garage

AUCTION DAY: AGENT ON SITE FROM 11:00AM

View : <https://www.ypa.com.au/7396559>



Khaled Khaled
0400 004 556