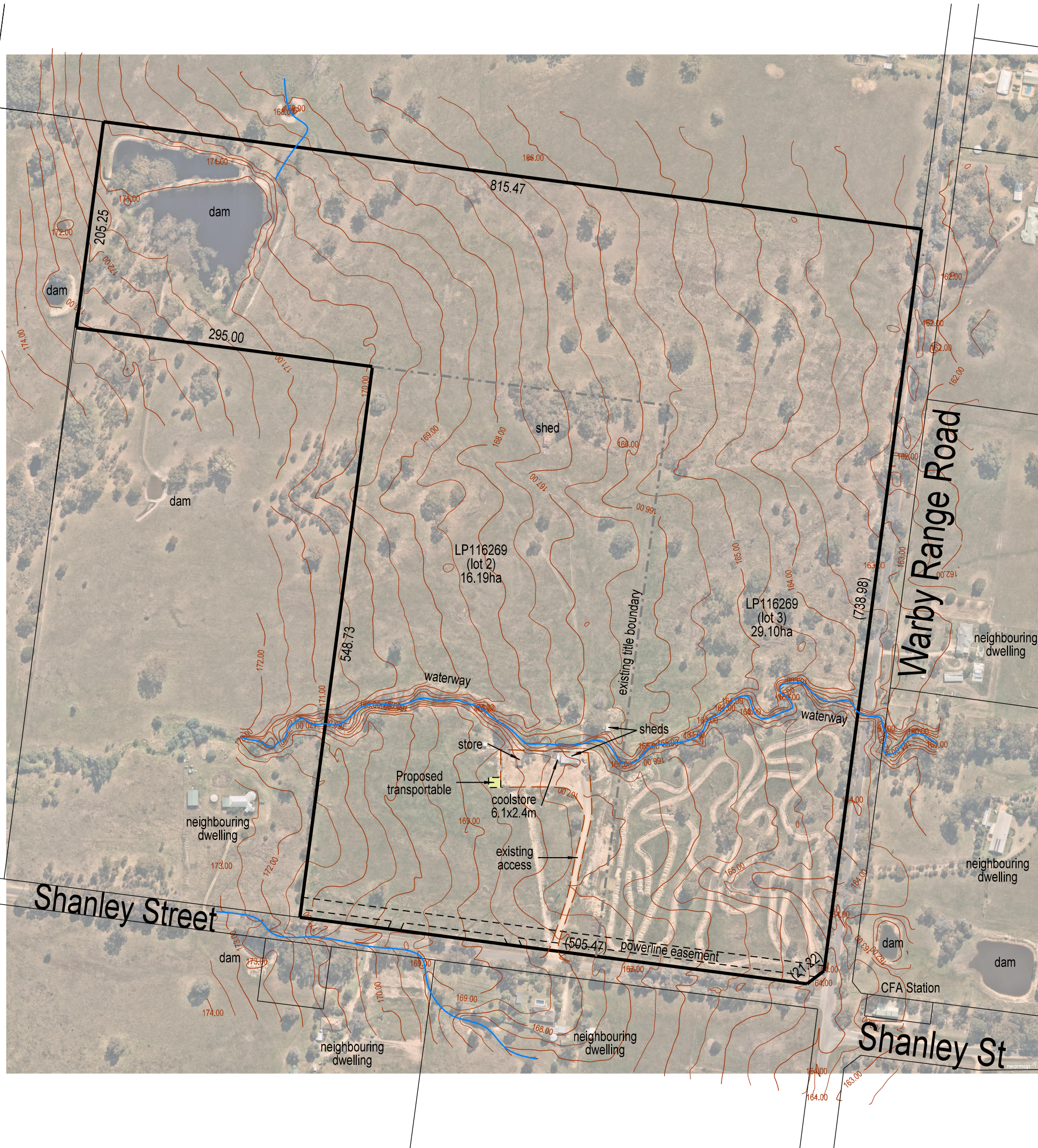


CONCEPT DEVELOPMENT PLAN



Note: All dimensions and areas shown on this plan are approximate and subject to Council approval and survey

22/12/23	For Approval	2
08/12/23	For Approval	1
DATE	DESCRIPTION	VERSION
		REVISION STATUS

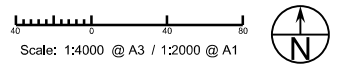
NORTH EAST
SURVEY DESIGN

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For: Mick Lambing
At: South Wangaratta

CONCEPT DEVELOPMENT PLAN
352 Shanley Street
South Wangaratta

Project No: M8116 Version: 2
Drawn by: MB Checked/Signed By: MB



Status:

FOR APPROVAL

Print Date: 22/12/2023
Drawing Name: Sheet 1
File Name: M8116 Site 2.dgn

352 SHANLEY STREET, WANGARATTA SOUTH 3678

ANDREW LAMBING

TRANSPORTABLE DWELLING



PAGE LIST	
PAGE NO	PAGE TITLE
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22.11.2023

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GENERAL NOTES:

(AS PER THE NCC 2022 BCA VOL 2 & ABCB HOUSING PROVISIONS)

1. ALL DESIGN, CONSTRUCTION METHODS AND MATERIALS TO BE IN ACCORDANCE WITH:
 - THE CURRENT NATIONAL CONSTRUCTION CODES (NCC)
 - THE STATE DEVELOPMENT CODE
 - BUILDING REGULATIONS
 - CURRENT ISSUES OF AUSTRALIAN STANDARDS & MANUFACTURERS SPECIFICATIONS & INSTALLATION DETAILS FOR MATERIALS USED
2. THESE PLANS ARE TO BE READ IN CONJUNCTION WITH CONTRACT DOCUMENTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS. RESPONSIBLE PARTIES ARE TO BE NOTIFIED OF ANY DISCREPANCIES.
3. SUBSTITUTION OF ANY STRUCTURAL MEMBERS & OR VARIATIONS TO ANY PART OF THE DESIGN WILL VOID ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING.
4. 3D VIEWS, PERSPECTIVES AND ILLUSTRATIONS ARE INTENDED TO BE A VISUAL AID ONLY, THEY ARE NOT PRESCRIPTIVE BUT INDICATIVE ONLY. THE IMAGES ARE NOT TO BE RELIED UPON IN ANY WAY FOR FINAL CONSTRUCTION FINISHES AND RESULTS.
5. ALL DIMENSIONS IN MILLIMETERS.
6. DIMENSIONS TAKE PREFERENCE TO SCALE AND ARE TO STRUCTURE NOT FINISH ON NEW WORK. EXISTING WALLS MAY BE NOMINALLY DIMENSIONED.
7. ALL DIMENSIONS, DETAILS, SITE LEVELS AND FINISHED FLOOR LEVELS TO BE CONFIRMED BY CONTRACTOR BEFORE COMMENCEMENT OF ANY CONSTRUCTION AND RESPONSIBLE PEOPLE NOTIFIED OF ANY DISCREPANCIES.
8. MANUFACTURER'S SPECIFICATION MEANS A CURRENT APPROVED SPECIFICATION FOR USE UNDER THE CONDITIONS APPLICABLE THESE DRAWINGS ARE AVAILABLE DIGITALLY, IF REQUIRED.
9. ANY DATA SUPPLIED BY OTHERS AND SHOWN ON THESE DRAWINGS ARE NOT THE RESPONSIBILITY OF THIS DESIGNER. ALL USERS OF THESE DRAWINGS ARE ADVISED TO CHECK OTHER SUPPLIED DATA.
10. OWNER REMAINS RESPONSIBLE FOR ONGOING MAINTENANCE OF BUILDING. STRUCTURAL ELEMENTS IN PARTICULAR ARE TO REMAIN PROTECTED BY THE METHODS SHOWN AND LISTED IN THESE DRAWINGS.
11. ALL WINDOW AND DOOR DIMENSIONS ARE NOMINAL.

TERMITE RISK NOTES:

1. TERMITE CONTROL BARRIERS TO BE IN ACCORDANCE WITH AS 3660.1 AND HOUSING PROVISIONS PART 3.4 OF THE NCC 2022 VOL 2.
2. ANY UNTREATED TIMBER POSTS, STAIRS AND THE LIKE SHALL BE SET 75MM MINIMUM CLEAR OF GROUND FOR VISUAL TERMITE CONTROL.
3. TWO APPROVED NOTICES SHALL BE AFFIXED TO THE DWELLING AS REQUIRED ADVISING OWNERS OF THE METHOD OF TERMITE RISK MANAGEMENT USED, AND THEIR ONGOING RESPONSIBILITY FOR THE MAINTENANCE OF THE SYSTEMS.
4. BUILDER TO CONFIRM WITH OWNER THE CHOSEN METHOD OF TIMBER PROTECTION.
5. OWNER REMAINS RESPONSIBLE FOR ONGOING INSPECTION OF STRUCTURAL TIMBER ELEMENTS, AND THAT BARRIERS ARE NOT COMPROMISED.
6. WHERE CONCRETE SLAB FORMS BARRIER, SLAB TO BE CONSTRUCTED AS PER AS2870. SLAB & FOOTINGS TO BE "MONOLITHIC". TERMITE COLLAR FLANGE TO BE CLAMPED TO PIPES AND SET IN SLAB. 75MM MIN OF EXPOSED SLAB EDGE TO REMAIN ABOVE FINISHED PERIMETER LEVEL. EXPOSED EDGE NOT TO BE COVERED BY SOIL, RENDERED OR TILED, BUT MAY BE PAINTED. WHERE BRICKWORK CONCEALS EDGE OF SLAB, IN ADDITION TO ABOVE, PROVIDE TERMITE COLLAR BARRIER BELOW D.P.C. FIXED TO SLAB EDGE.
7. INSTALL ANT CAPPING TO ALL BRICK PIERS, TIMBER OR CONC STUMPS. KEEP TIMBER CLEAR OF GROUND WHEN ON STEEL ANCHORS. NON-TIMBER ELEMENTS (EG STEEL POSTS) NEED NO PROTECTION FROM TERMITES.
8. ALL TIMBER IN DIRECT CONTACT WITH CONC TO BE SEPARATED BY G.I. FLASHING.

SITE WORKS NOTES:

1. POSITION OF DWELLING TO BE CONFIRMED BY SURVEYOR & CLIENT PRIOR TO ANY SITE WORKS.
2. ALL STORMWATER, DOWN PIPES, RAIN WATER TANKS & SITE DRAINAGE TO BE SIZED & LOCATED BY THE HYDRAULIC CONSULTANT/ PLUMBER IN ACCORDANCE WITH NCC VOL. H2D2 & HOUSING PROVISIONS SECTION 7.4 AND STATE LEGISLATION/ LOCAL PLANNING SCHEME HOUSE CODE AND AS 3500 ALL PARTS.
3. BUILDER TO ENSURE THAT ACTUAL SEWER LINE AND MANHOLE POSITIONS MATCH THOSE AS SHOWN AS BASED ON LOCAL AUTHORITY DOCUMENTS. ANY DISCREPANCIES MUST BE BROUGHT TO ATTENTION AND RESOLVED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. BUILDER TO DETERMINE APPROPRIATE PLATFORMING METHOD ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS. FINISHED FLOOR LEVEL IS TO BE ABOVE THE MINIMUM LEVEL AS PER LOCAL AUTHORITIES REQUIREMENTS & TO COMPLY WITH NCC VOL 2 & HOUSING PROVISIONS PART 3.2 & H1D3
5. FALL OF LAND UNKNOWN AND IS TO BE CONFIRMED ON SITE BEFORE COMMENCEMENT OF CONSTRUCTION. ANY REQUIRED EARTHWORKS INCLUDING CUT, FILL, BATTERS AND RETAINING MUST COMPLY WITH THE CURRENT NCC VOLUME 2 H1D3 & HOUSING PROVISIONS PART 3.2, AS 3798 & AS 4200.
6. THE FINISHED SURFACE IMMEDIATELY SURROUNDING THE DWELLING, 1000mm WIDE, IS TO FALL AWAY FROM THE DWELLING AT A SLOPE OF 1 IN 20 MINIMUM.
7. STORMWATER MUST BE CONNECTED TO A LEGAL POINT OF DISCHARGE -
 - STORMWATER KERB ADAPTERS TO STREET (2 MAX.)
 - ROOFWATER/STORMWATER PIPE
 - BUBBLERS TO COUNCIL SPECIFICATION.
 - RAINWATER TANK, OVERFLOW MUST CONNECT TO STORMWATER SYSTEM.
8. SURFACE DRAINAGE IS TO DISCHARGE EVENLY WITHIN THE SITE AND WITHOUT NUISANCE TO ADJOINING PROPERTIES.
9. ALL SUB-FLOOR AREAS MUST BE GRADED TO AVOID THE PONDING OF WATER.
10. THE HEIGHT OF FENCES, INCLUDING THE HEIGHT OF RETAINING WALLS ARE NOT TO EXCEED 2.0m ABOVE FINISHED GROUND LEVEL ONLY IF INDICATED ON THE PLANS AND TO LOCAL AUTHORITY APPROVAL.
11. WHERE SERVICES / PIPEWORK ARE LOCATED UNDER DRIVEWAYS AND SLABS CONTRACTORS ARE TO ENSURE ADEQUATE COMPACTION TO TRENCH BACKFILL IS ACHIEVED TO SUPPORT CONCRETE.

PATH/DRIVEWAY NOTES:

1. DRIVEWAY SLOPE NOT TO EXCEED 1:4. CHECK WITH LOCAL AUTHORITY REQUIREMENTS PRIOR TO CONSTRUCTING ANY DRIVEWAYS, PATHWAYS OR CROSSOVERS BETWEEN THE PROPERTY BOUNDARY AND ROAD KERB.
2. PROVIDE A LAYER OF SAND A MINIMUM OF 20mm THICK UNDER THE SLAB, COMPACTED AND LEVELED.
3. SLAB THICKNESS, MESH TO ENGINEERS DESIGN.

3D VIEW NOTES:

1. GROUND LINE OR SLOPE OF SITE IS NOT REPRESENTED ON 3D VIEWS.
2. FURNITURE AND FIXTURES ARE INDICATIVE ONLY AND ARE NOT PRESCRIPTIVE.
3. 3D VIEWS, PERSPECTIVES AND ILLUSTRATIONS ARE INTENDED TO BE A VISUAL AID ONLY, THEY ARE NOT PRESCRIPTIVE BUT INDICATIVE ONLY. THE IMAGES ARE NOT TO BE RELIED UPON IN ANY WAY FOR FINAL CONSTRUCTION FINISHES AND RESULTS.

ELECTRICAL NOTES:

1. SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH THE NCC PART H3D6 - SMOKE ALARMS. SMOKE ALARMS MUST COMPLY WITH AS 3786.
- ONLY USE PHOTOELECTRIC TYPE SMOKE ALARMS
- ALL SMOKE ALARMS TO BE INTERCONNECTED
- INSTALL LOCATIONS:
 1. ON EACH LEVEL OF LIVING SPACE
 2. OUTSIDE EACH BEDROOM AREA
 3. IN EVERY BEDROOM
2. THIS PLAN IS INDICATIVE ONLY AND IS TO BE USED ONLY AS AN EXAMPLE. OWNERS TO NOMINATE FINAL POSITIONS OF ELECTRICAL APPLIANCES, LIGHTING AND ELECTRICAL FITTINGS.

ELEVATION NOTES:

1. WALL FINISHES AND WINDOW TYPES ARE INDICATIVE ONLY AND ARE NOT PRESCRIPTIVE. REFER TO BUILDERS SPECIFICATIONS FOR DETAILS.
2. GROUND LINE SHOWN ON ELEVATIONS DOES NOT RELATE TO ACTUAL SLOPE OF SITE.
3. FURNITURE AND FIXTURES ARE INDICATIVE ONLY AND ARE NOT PRESCRIPTIVE.
4. ELEVATIONS ARE INTENDED TO BE A VISUAL AID ONLY, THEY ARE NOT PRESCRIPTIVE BUT INDICATIVE ONLY. THE IMAGES ARE NOT TO BE RELIED UPON IN ANY WAY FOR FINAL CONSTRUCTION FINISHES AND RESULTS.

FLOOR PLAN NOTES:

1. SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH THE NCC PART H3D6 - SMOKE ALARMS. SMOKE ALARMS MUST COMPLY WITH AS3786.
- ONLY USE PHOTOELECTRIC TYPE SMOKE ALARMS
- ALL SMOKE ALARMS TO BE INTERCONNECTED
- INSTALL LOCATIONS:
 1. ON EACH LEVEL OF LIVING SPACE
 2. OUTSIDE EACH BEDROOM AREA
 3. IN EVERY BEDROOM
2. WALL FINISHES AND WINDOW TYPES ON 3D VIEWS ARE INDICATIVE ONLY AND ARE NOT PRESCRIPTIVE.
3. ALL GLAZING TO BE IN ACCORDANCE WITH AS1288. WINDOWS SIZES MAY VARY DUE TO MANUFACTURER'S SPECIFICATIONS.

SECTION NOTES:

1. TRUSS DESIGN IS INDICATIVE ONLY AND IS NOT PRESCRIPTIVE. FINAL DESIGN TO TRUSS MANUFACTURER SPECIFICATIONS.
2. ALL PINE TO BE JD4 MIN.
3. ALL HWD. TO BE F14 MIN.
4. GROUND LINE SHOWN DOES NOT RELATE TO ACTUAL SLOPE OF SITE.
5. FURNITURE AND FIXTURES ARE INDICATIVE ONLY AND ARE NOT PRESCRIPTIVE.
6. SECTIONS ARE INTENDED TO BE A VISUAL AID ONLY, THEY ARE NOT PRESCRIPTIVE BUT INDICATIVE ONLY. THE IMAGES ARE NOT TO BE RELIED UPON IN ANY WAY FOR FINAL CONSTRUCTION FINISHES AND RESULTS.

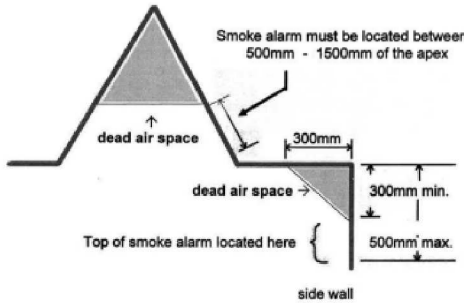
FOUNDATION NOTES:

1. THESE PLANS ARE TO BE READ IN CONJUNCTION WITH CONTRACT DOCUMENTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS. RESPONSIBLE PARTIES ARE TO BE NOTIFIED OF ANY DISCREPANCIES. SITE CLASSIFICATION IS TO BE CONFIRMED BY INSPECTION OF FOOTING EXCAVATIONS.
2. PLUMBER RESPONSIBLE TO LOCATE AND CONFIRM SEWER HOUSE CONNECTION LOCATION ACCURATELY PRIOR TO COMMENCEMENT. PLUMBER IS TO VERIFY WITH SITE SUPERVISOR PRIOR TO SETTING OUT FIXTURE DRAINAGE POINTS. NO AMENDMENTS OR SPECIAL FIXTURES HAVE BEEN NOMINATED.
3. WHERE SERVICES / PIPEWORK ARE LOCATED UNDER DRIVEWAYS AND SLABS CONTRACTORS ARE TO ENSURE ADEQUATE COMPACTION TO TRENCH BACKFILL ACHIEVED TO SUPPORT CONCRETE.
4. REBATE GARAGE DOORS & SLIDING GLASS DOORS 20mm, AND SHOWER RECESSES 50mm IN LOCATIONS SHOWN.
5. ACCORDING TO MANUF' SPEC. OR BUILDERS DIRECTIONS.
6. MINIMUM COVER TO GROUND - 50mm.
7. TOP COVER TO SLAB REINFORCEMENT - 30mm.
8. GRADE FINISHED GROUND SURFACE TO DIVERT WATER AWAY FROM BUILDING.
9. WATERPROOF MEMBRANE IS 0.2mm POLYETHYLENE. JOINTS ARE TO BE LAPPED 300mm AND TAPED.
10. REINFORCEMENT TO BE SUPPORTED ON PLASTIC CHAIRS AT 1000mm CRS.
11. ALL CONCRETE IS TO BE MECHANICALLY VIBRATED DURING PLACING.
12. FILL MATERIAL AND SAND UNDER SLABS IS TO BE COMPACTED TO 95% OF MAX. DRY DENSITY.
13. FLOORS TO ALL WET AREAS TO HAVE A FALL TO A FLOOR WASTE.

4. BUILDER TO CONFIRM ALL DIMENSIONS PRIOR TO CONSTRUCTION. DIMENSIONS ARE TO FRAME ONLY AND DO NOT INCLUDE CLADDING/LININGS (UNO).
5. S.S. BALUSTRADING TO COMPLY WITH CURRENT NCC VOLUME 2 SECTION H5D3 BARRIERS & HANDRAILS.
6. DOORS TO W.C.'S TO HAVE LIFT OFF HINGES (ONLY IF THE DOORS SWING IN TOWARDS THE W.C).
7. MASONRY CONSTRUCTION TO AS 3700.
8. REFER ENGINEERS DRAWINGS & SPECIFICATIONS FOR ALL STRUCTURAL DETAILS, FRAMING, BRACING, TIE DOWN AND SLAB/FOOTING DETAILS.
9. SEAL WET AREAS IN ACCORDANCE WITH PART 10.2.6 OF THE NCC 2022 VOL 2.

ROOF DRAINAGE NOTES:

1. ALL GUTTER AND DOWNPIPE WORKS TO AS/NZS 3500.3 AND CURRENT NCC VOLUME 2 PART H2D6.
2. DOWNPIPES (DP) TO BE 100mmØ UPVC.
3. TEMPORARY DOWNPIPES TO BE PROVIDED AT DP LOCATIONS DURING CONSTRUCTION DRAINING ROOFWATER ONTO GROUND, 2M MIN AWAY FROM BUILDING.
4. ALL STORMWATER, DOWN PIPES, RAIN WATER TANKS & SITE DRAINAGE TO BE SIZED & LOCATED BY THE HYDRAULIC CONSULTANT/ PLUMBER IN ACCORDANCE WITH NCC VOL. H2D6 AND STATE LEGISLATION/ LOCAL PLANNING SCHEME HOUSE CODE AND AS 3500 ALL PARTS.
5. THE ROOF DRAINAGE SYSTEM MUST BE PROVIDED WITH AN OVERFLOW TO PREVENT THE BACKFLOW OF WATER INTO THE BUILDING.
6. THE AREA SPECIFIC RAINFALL INTENSITY MUST BE SELECTED FROM NCC TABLE 7.4.3d OR FROM AS/NZ3500.
7. EAVES GUTTERS MUST BE INSTALLED AT A FALL NOT LESS THAN 1 IN 500 WITH SUPPORT BRACKETS AT 1.2m MAXIMUM CENTRES.
8. BOX GUTTERS MUST BE INSTALLED AT A FALL NOT LESS THAN 1 IN 100 IN ACCORDANCE WITH AS/NZ3500.3.
9. DOWNPIPES MUST SERVE NOT MORE THAN 12 METERS OF GUTTER LENGTH FOR EACH DOWNPIPE WHICH MUST BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS. EAVES GUTTERS MUST BE PROVIDED WITH AN OVERFLOW SYSTEM WHERE DOWNPIPES ARE LOCATED MORE THAN 1.2 METRES FROM A VALLEY GUTTER.
10. DOWNPIPES (DP) TO BE MAX. 12m LINEAL APART. DP Ø GUTTER MAX ROOF AREA 90mm MIN. 7900mm² MIN 35m² CROSS SECT. AREA



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GENERAL CONSTRUCTION NOTES	001
DATE	SCALE (A3)
22.11.2023	1 : 100
REVISION	
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PROJECT NAME	TRANSPORTABLE DWELLING
CLIENT NAME	ANDREW LAMBING
PROJECT ADDRESS	352 SHANLEY STREET , WANGARATTA SOUTH VIC 3678

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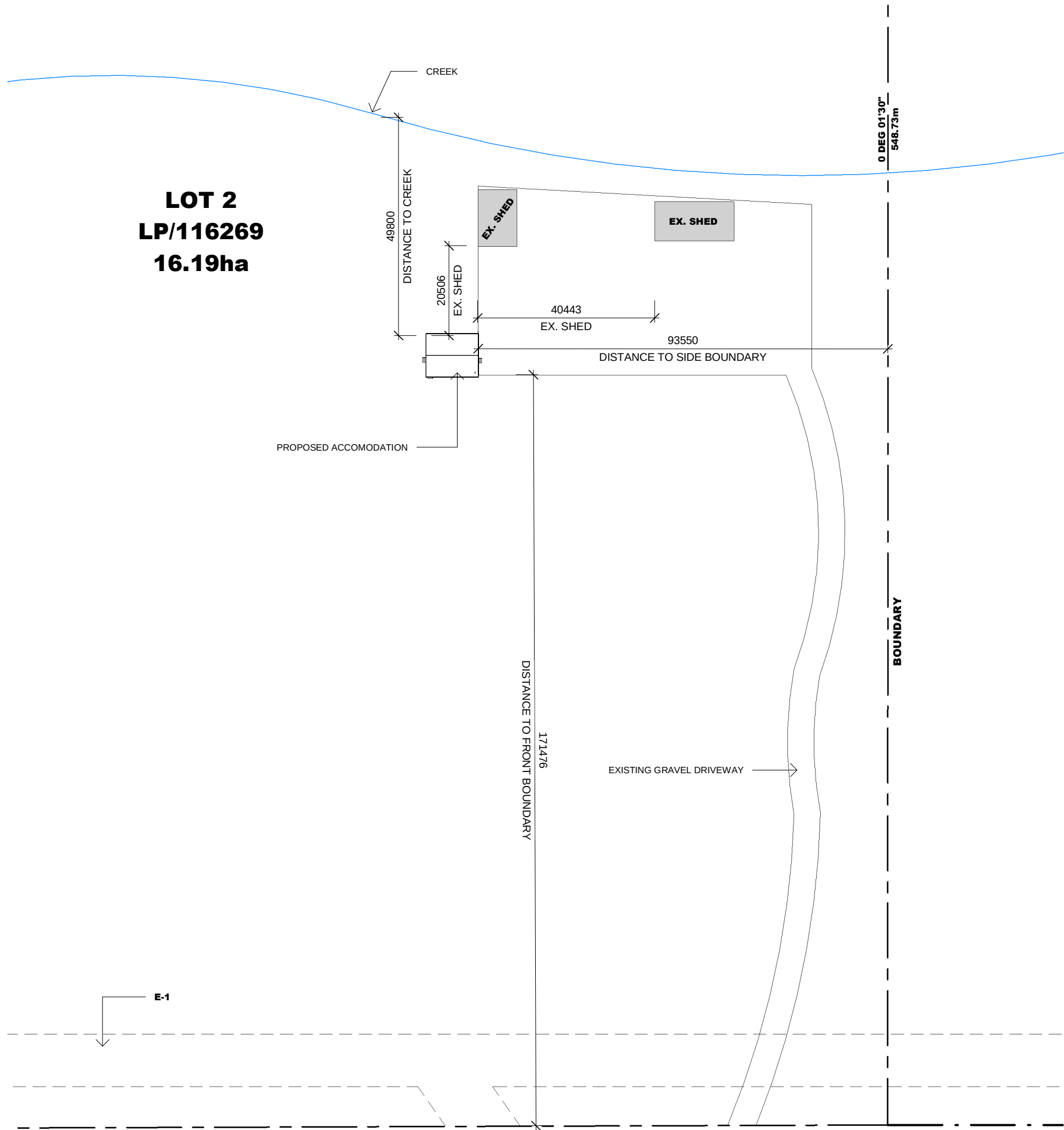


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SITE LEGEND

UNDERGROUND GAS MARKER	
HYDRANT	
STORM WATER PIT	
WATER CONNECTION	
ELECTRICAL TURRET	
TELSTRA PIT	
MAN HOLE	
100mm DOWN PIPE	
POWER POLE	
STREET LIGHT	
SITE BENCH MARK	
SEWER LINE	
CONTOUR LINE	
EXISTING RETAINING	
NEW RETAINING	
ROOF LINE	
STORM WATER LINE	
FENCE	
ELECTRICAL	
TELSTRA COMMUNICATIONS	
WATER LINE	
RAW WATER LINE	
GAS LINE	

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SITE PLAN

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101

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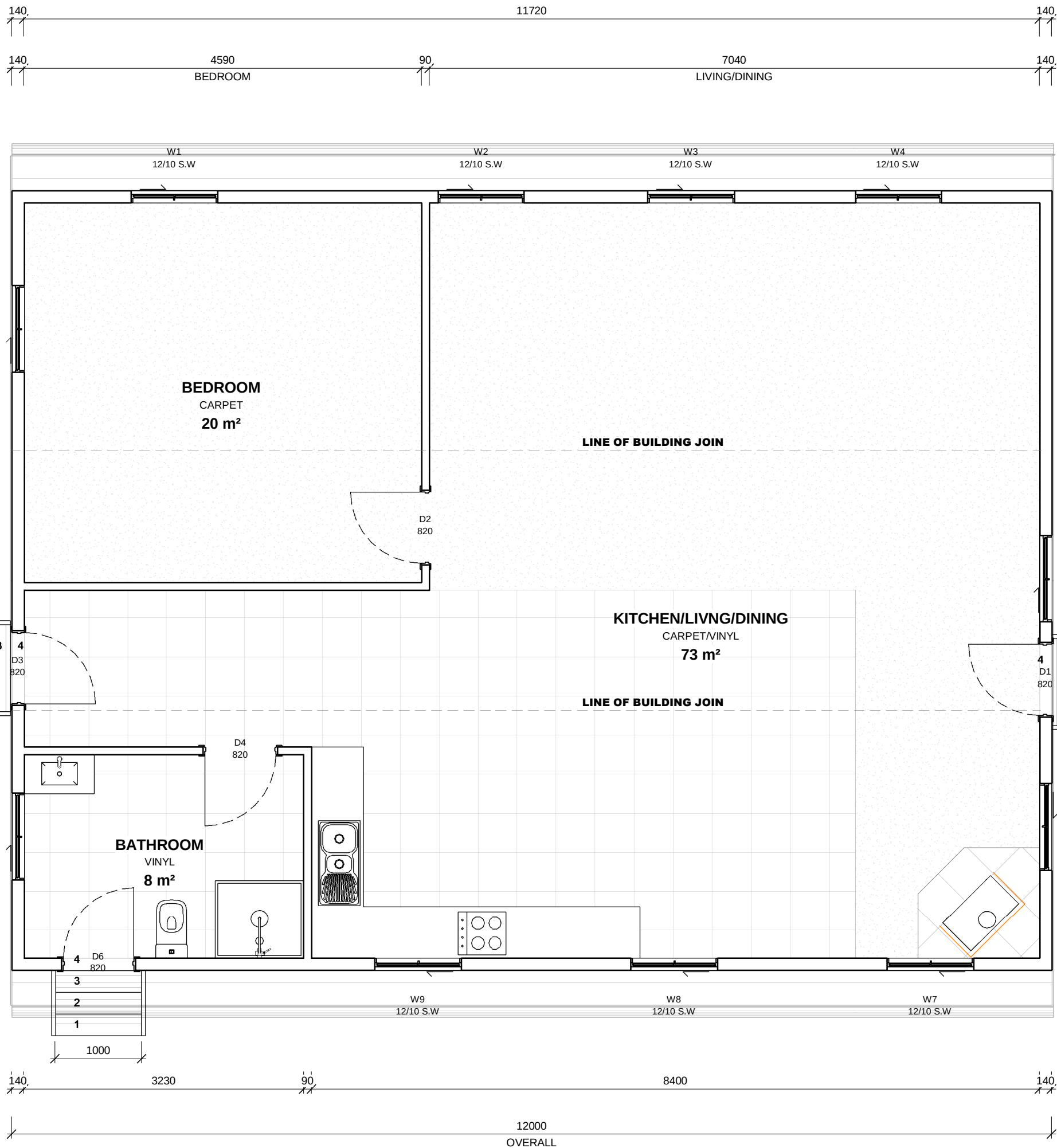
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ANDREW LAMBING

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AREA SCHEDULE	
NAME	AREA
ACCOMODATION	102.2 m²
TOTAL :	102.2 m²

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FLOOR PLAN

PAGE NO.
200

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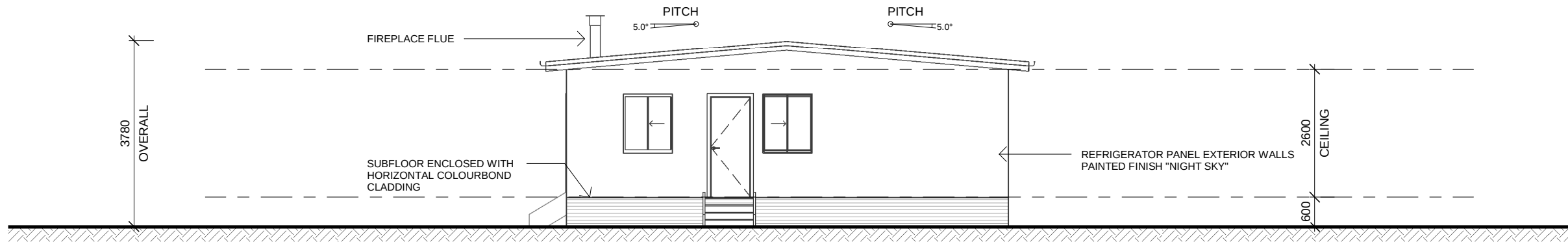
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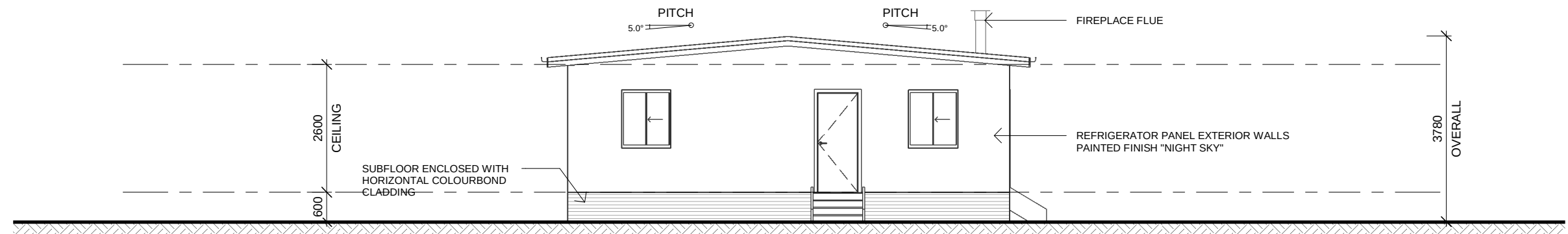
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1 EAST ELEVATION
Scale 1 : 100



2 WEST ELEVATION
Scale 1 : 100

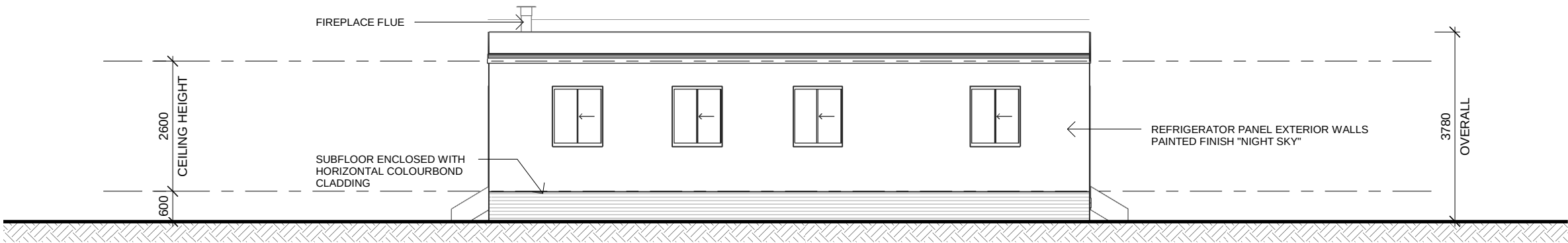
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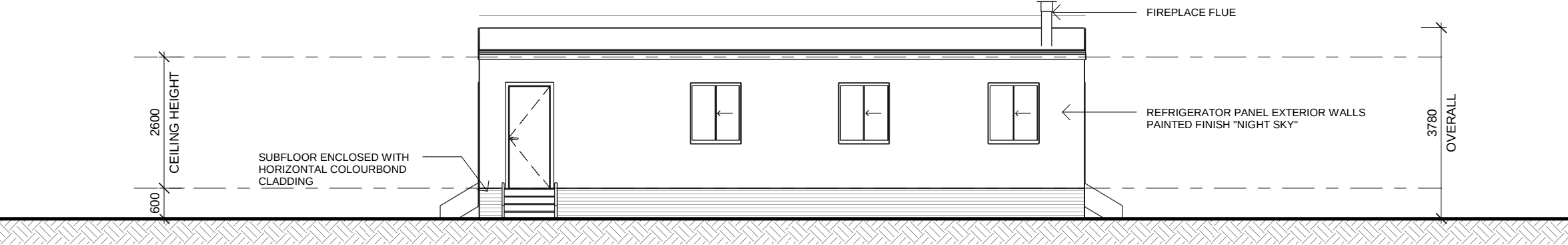
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DATE	SCALE (A3)
22.11.2023	1 : 100
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1 NORTH ELEVATION
Scale 1 : 100



2 SOUTH ELEVATION
Scale 1 : 100

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A	PLANNING PERMIT ISSUE	22.11.2023	NL

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DATE	SCALE (A3)
22.11.2023	1 : 100

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COLOUR SCHEDULE	
ROOF COLOUR	COLORBOND "NIGHT SKY"
EXTERNAL WALL COLOUR	COLORBOND "NIGHT SKY"
WINDOW COLOUR	COLORBOND "DOVER WHITE"
FASCIA & GUTTER	COLORBOND "NIGHT SKY"
EAVE LINING	PAINTED FINISH "WHITE"
DOWNPIPES	COLORBOND "NIGHT SKY"
SUBFLOOR MATERIAL	COLORBOND "NIGHT SKY"



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REV	DESCRIPTION	DATE	INITIAL
A	PLANNING PERMIT ISSUE	22.11.2023	NL

DRAWING TITLE 3D VIEWS & COLOUR SCHEDULE PAGE NO. 302

DATE 22.11.2023 SCALE (A3) As indicated

REVISION A

PROJECT NAME TRANSPORTABLE DWELLING

CLIENT NAME ANDREW LAMBING

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DOOR SCHEDULE			
MARK	WIDTH	HEIGHT	DESCRIPTION
D1	820	2040	SOLID CORE ENTRY DOOR
D2	820	2040	HOLLOW CORE HINGED DOOR
D3	820	2040	SOLID CORE HINGED DOOR
D4	820	2040	HOLLOW CORE HINGED DOOR
D6	820	2040	SOLID CORE HINGED DOOR

WINDOW SCHEDULE						
MARK	LOCATION	HEIGHT	WIDTH	COMMENTS	SAFETY GLASS REQ	AREA
W1	BEDROOM	1200	1000	ALUMINIUM SINGLE GLAZED SLIDING GLASS WINDOW	NO	1.20 m²
W2	LIVING AREA	1200	1000	ALUMINIUM SINGLE GLAZED SLIDING GLASS WINDOW	NO	1.20 m²
W3	LIVING AREA	1200	1000	ALUMINIUM SINGLE GLAZED SLIDING GLASS WINDOW	NO	1.20 m²
W4	LIVING AREA	1200	1000	ALUMINIUM SINGLE GLAZED SLIDING GLASS WINDOW	NO	1.20 m²
W5	LIVING AREA	1200	1000	ALUMINIUM SINGLE GLAZED SLIDING GLASS WINDOW	NO	1.20 m²
W6	LIVING AREA	1200	1000	ALUMINIUM SINGLE GLAZED SLIDING GLASS WINDOW	NO	1.20 m²
W7	KITCHEN	1200	1000	ALUMINIUM SINGLE GLAZED SLIDING GLASS WINDOW	NO	1.20 m²
W8	KITCHEN	1200	1000	ALUMINIUM SINGLE GLAZED SLIDING GLASS WINDOW	NO	1.20 m²
W9	KITCHEN	1200	1000	ALUMINIUM SINGLE GLAZED SLIDING GLASS WINDOW	NO	1.20 m²
W10	BATHROOM	1200	1000	ALUMINIUM SINGLE GLAZED SLIDING GLASS WINDOW	NO	1.20 m²
W11	BEDROOM	1200	1000	ALUMINIUM SINGLE GLAZED SLIDING GLASS WINDOW	NO	1.20 m²
Grand total: 11						13.20 m²

PLANNING PERMIT ISSUE

REV	DESCRIPTION	DATE	INITIAL
A	PLANNING PERMIT ISSUE	22.11.2023	NL
DRAWING TITLE		PAGE NO.	
DOOR AND WINDOW SCHEDULE		303	
DATE		SCALE (A3)	
22.11.2023		NTS	
REVISION			
A			
PROJECT NAME			
TRANSPORTABLE DWELLING			
CLIENT NAME			
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PROJECT ADDRESS			
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