



HAYDEN RATTRAY & ANNA BALMER  
NEW DWELLING

215 NEERIM ROAD  
CARNEGIE  
MELBOURNE

DRAWINGS

<u>Page No</u>	<u>Description</u>	<u>Scale</u>
Page 1	Site Plan	1:200
Page 2	Proposed Floor Plan	1:100
Page 3	Dimension Plan	1:100
Page 4	Roofing & Storm Water Drainage Plan	1:100
Page 5	Services Plan	1:100
Page 6	Electrical Plan	1:100
Page 7	Wall Linings Plan	1:100
Page 8	Floor Coverings Plan	1:100
Page 9	Landscaping Plan	1:200
Page 10	Cross Section A-A	1:100
Page 11	Cross Section A-A Details 1	as shown
Page 12	Cross Section A-A Details 2	as shown
Page 13	Cross Section B-B	as shown
Page 14	Cross Section C-C	as shown
Page 15	Cross Section D-D	as shown
Page 16	Typical Flashing Details	as shown
Page 17	James Hardie Linea Weatherboard Flashing Details	1:5
Page 18	Chimney Flashing Details	as shown
Page 19	Door Schedule	1:50
Page 20	Window Schedule	1:50
Page 21	Exterior Elevations 1	1:100
Page 22	Exterior Elevations 2	1:100



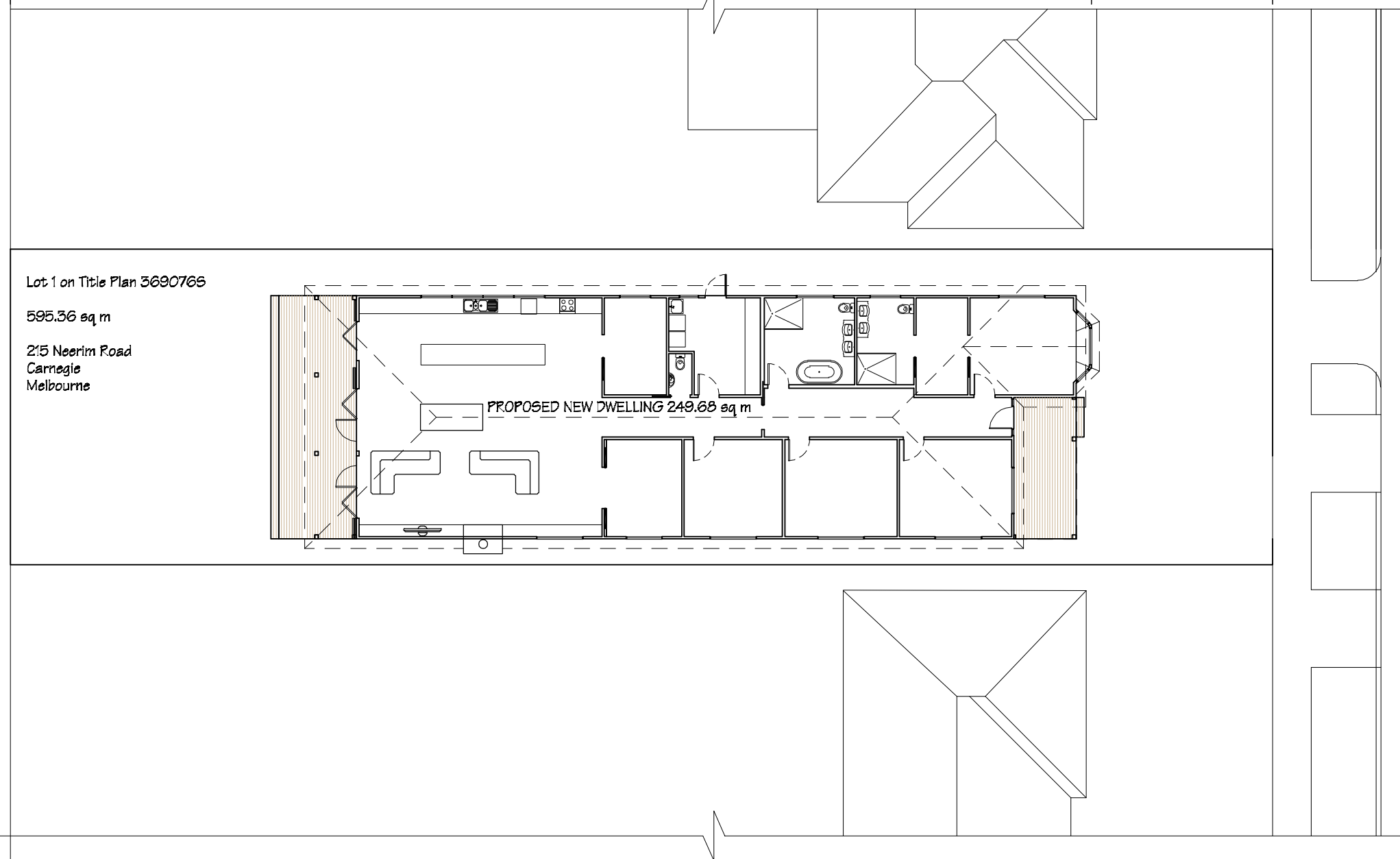
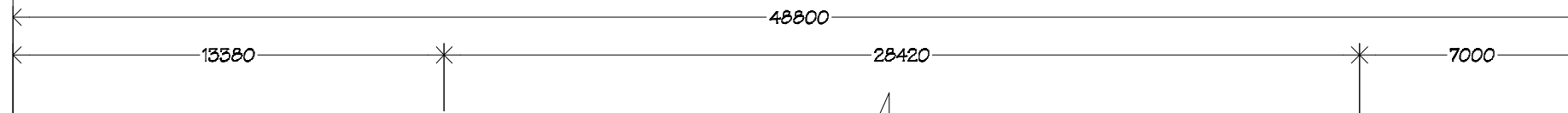
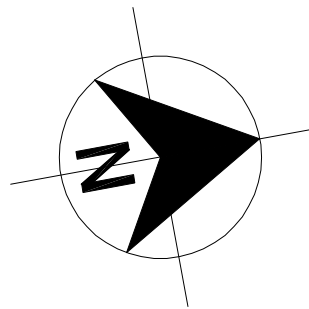
I R Group Ltd

Design - Project Management - Planning

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Issue Date  
7-09-2017

Pricing/Building  
Consent  
Drawings



Lot 1 on Title Plan 3690765  
595.36 sq m  
215 Neerim Road  
Carnegie  
Melbourne

PROPOSED NEW DWELLING 249.68 sq m


NEERIM ROAD

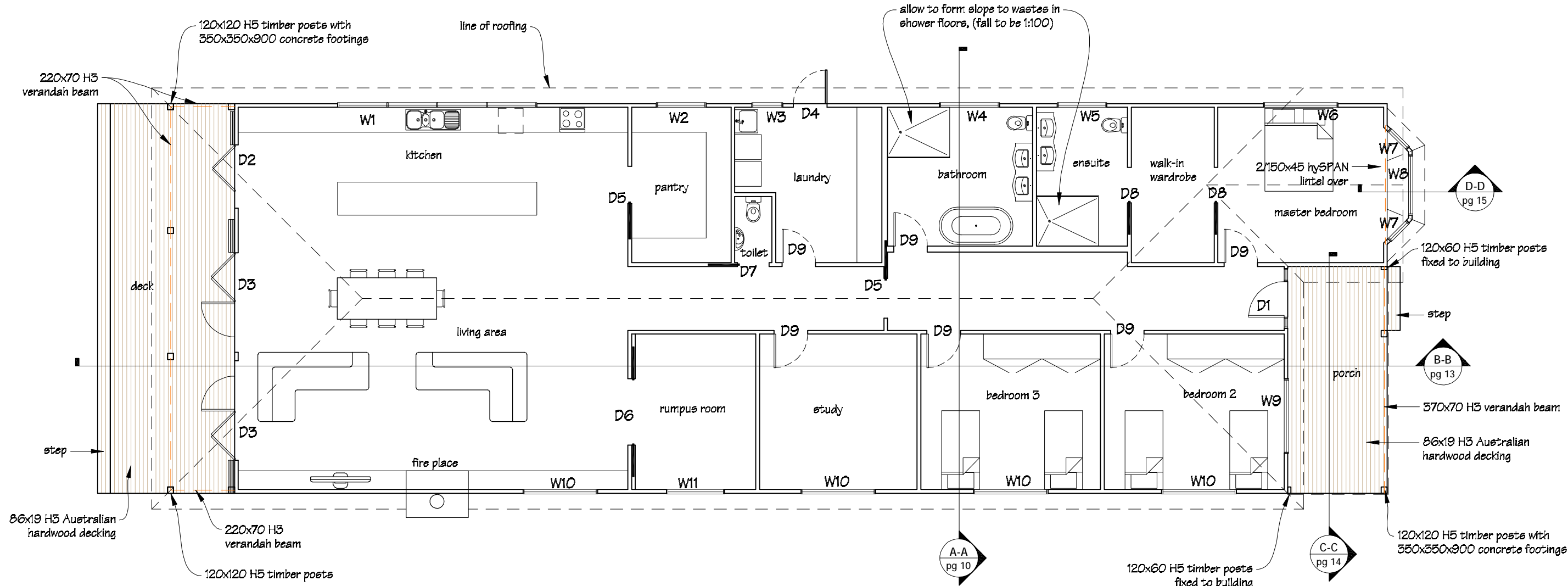
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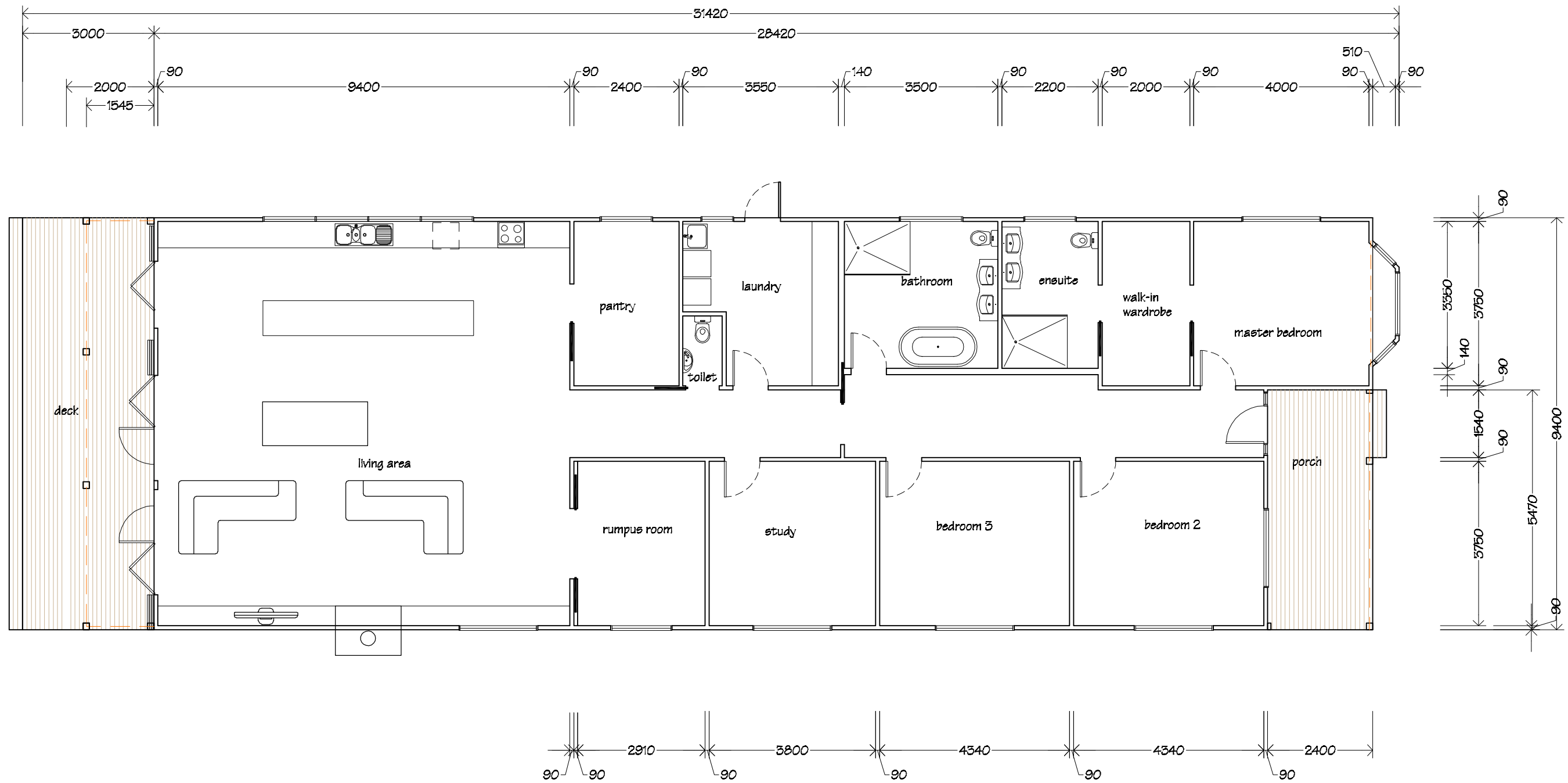
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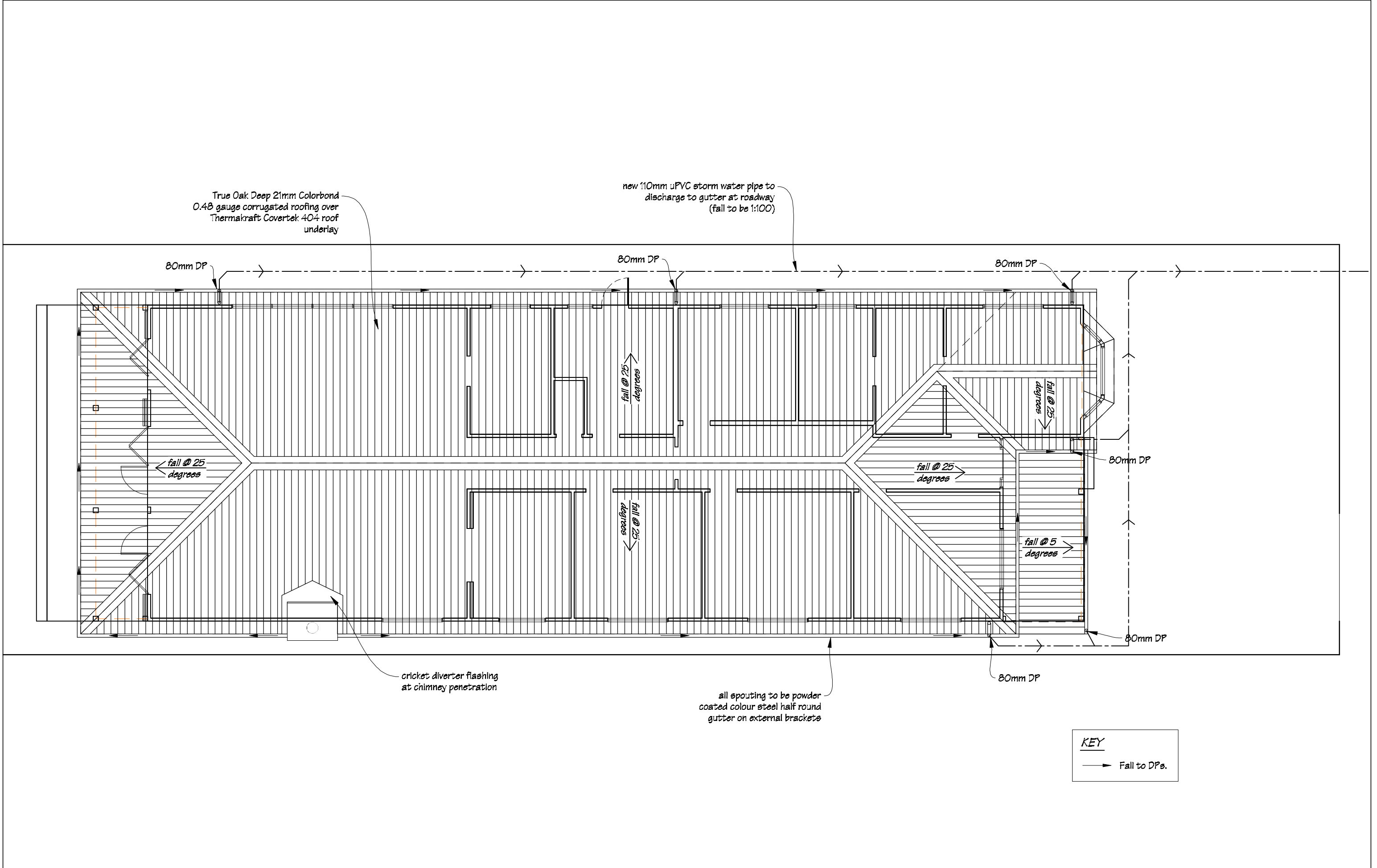
 <b>IR Group Ltd</b> <small>Design - Project Management - Planning</small>	Phone- Office 04 526-7711	215 Neerim Road Carnegie Melbourne	PROJECT  Proposed New Dwelling Hayden Rattray & Anna Balmer	DRAWING TITLE  Site Plan	REVISIONS		Scale 1:200	Pricing/Building Consent Drawings
	Mobile- Ian 021-427.347				No	Date	7/09/17	
	Mobile- Stephen 027-3355889						Original sheet size A5	
	Email- ian@irgroup.co.nz						Drawn S. T.	
	steve@irgroup.co.nz						Sheet No 1 of 22	
	Web- www.irgroup.co.nz						Dwg Ref 1	




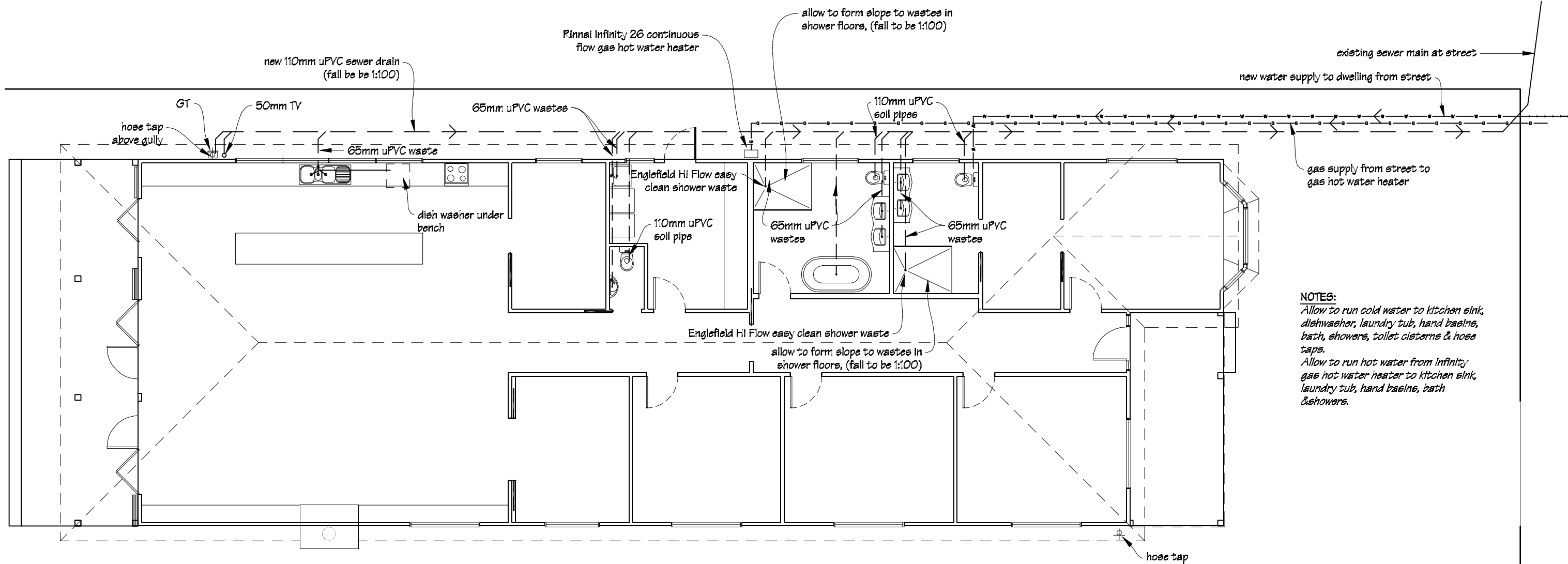
LINTEL SCHEDULE		
All lintels to be timber LVL hySPAN		
Doors	D1	150x45
	D2 & D5	150x63
Windows	W1	360x63
	W2 & W5	150x45
	W3	150x45
	W4 & W11	150x45
	W6 & W10	150x45
Lintel at bay window		2/150x45




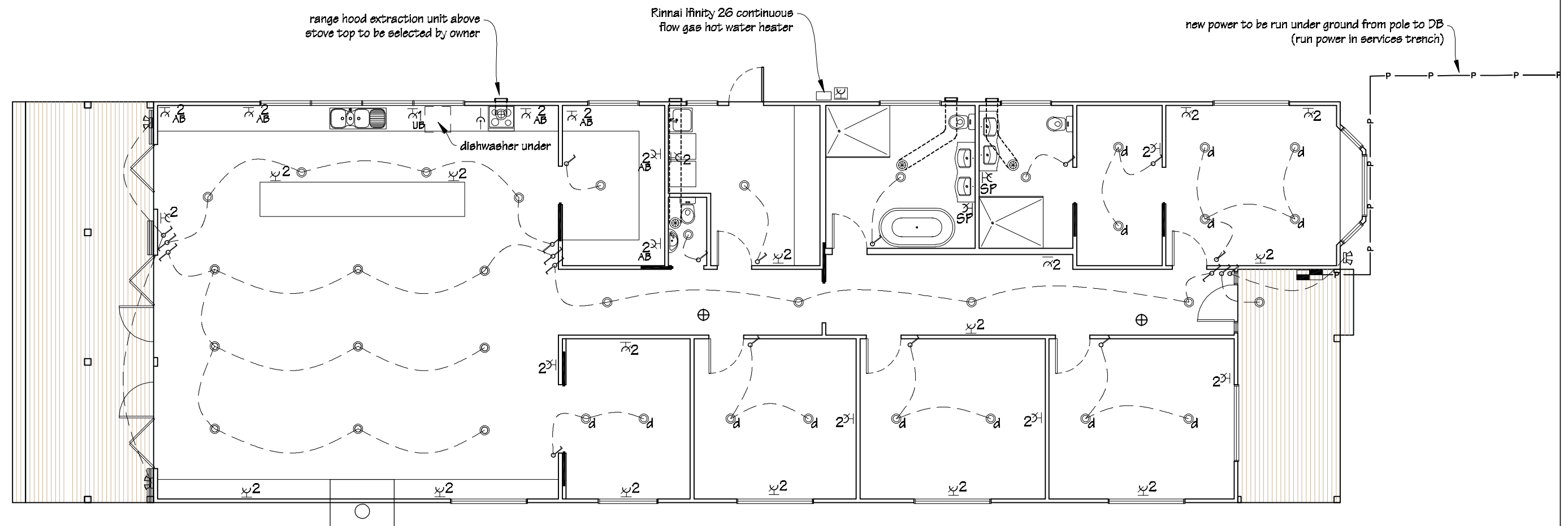




 IR Group Ltd <small>Design - Project Management - Planning</small>	Phone- Office 04 526-7711	215 Neerim Road Carnegie Melbourne	PROJECT  Proposed New Dwelling Hayden Rattray & Anna Balmer	DRAWING TITLE  Roofing & Storm Water Drainage Plan	REVISIONS	Scale 1:100	Pricing/Building Consent Drawings
	Mobile- Ian 021-427.347				<u>No</u> <u>Date</u> <u>Description</u>	Date 7/09/17	
	Mobile- Stephen 027-3355889					Original sheet size A3	
	Email- ian@irgroup.co.nz					Drawn S.T.	
	steve@irgroup.co.nz					Sheet No 4 of 22	
Web- www.irgroup.co.nz					Dwg Ref 4	Do not scale from drawings. Check all dimensions on site.	



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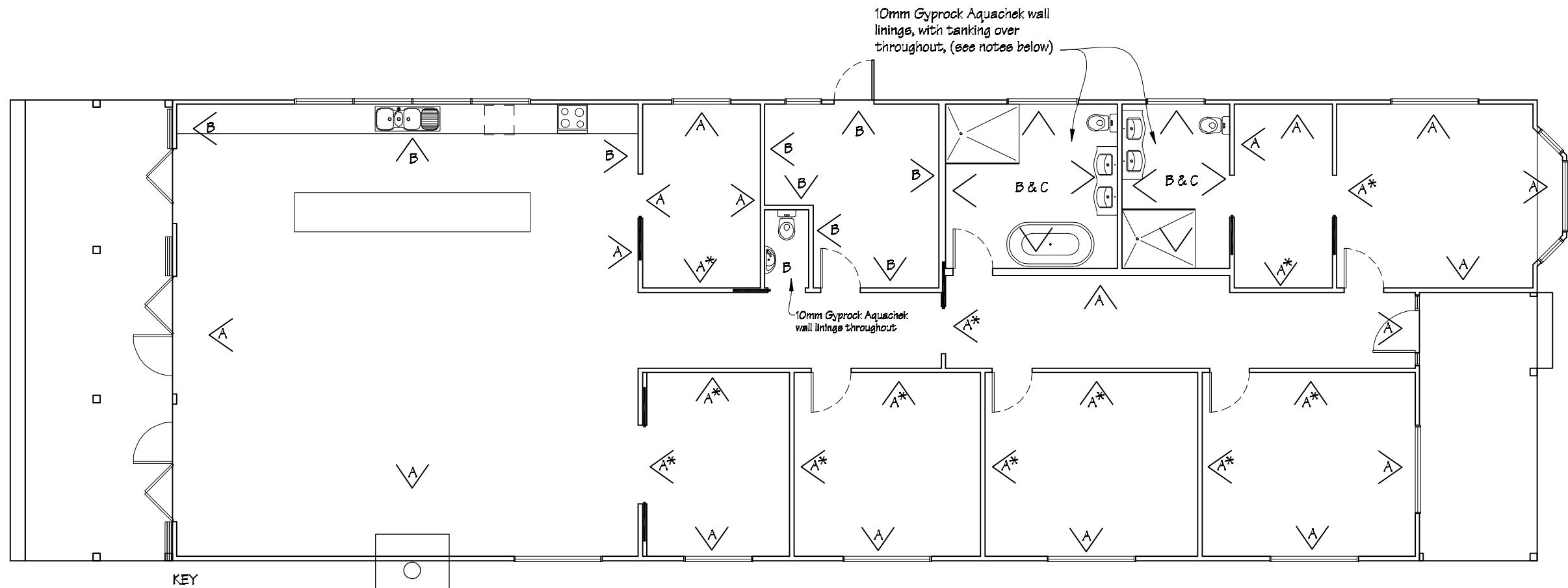
# **LEGEND**

- Electrical distribution board
- Switched socket outlet 10A double flush mounted, located above bench.
- Switched socket outlet 10A single flush mounted, located under bench.
- Switched socket outlet 10A double flush mounted
- Switched socket outlet 10A single flush mounted
- Switched shaver socket outlet flush mounted.
- Exterior switched socket for Infinity unit.
- One way switch 10A flush mounted
- Two way switch 10A flush mounted

- Range outlet
- Incandescent batten holder
- Down light
- 150mm Manrose through wall extraction fan, (fan to be connected with light switch).
- Photo-electric battery operated smoke alarm.
- Exterior security light with daylight sensor & motion detector

**NOTE**  
Heating to be a ducted heating/air conditioning system selected by owner.

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# KEY

- < A 10mm Gyprock Plus wall linings.
- < B 10mm Gyprock Aquachek wall linings.
- < B & C 10mm Gyprock Aquachek wall linings, with tanking over, (see notes below).

\* denotes same linings to both sides of wall

Ceiling linings to be 10mm Gyprock Supacell throughout.

All Gyprock Plus wall linings, Aquachek wall linings not covered with tanking, & Supacell ceiling linings to be stopped to F4 finish and painted.

## NOTES:

Floor & wall tanking to be Ardex WPM 1000 weldable waterproofing membrane.

Waterproofing membrane to be applied to walls in shower areas up to shower rose height & to 1.2m high to all other walls, and to floors in bathroom and ensuite.

Waterproofing membrane to be applied in accordance with manufacturer's instructions.



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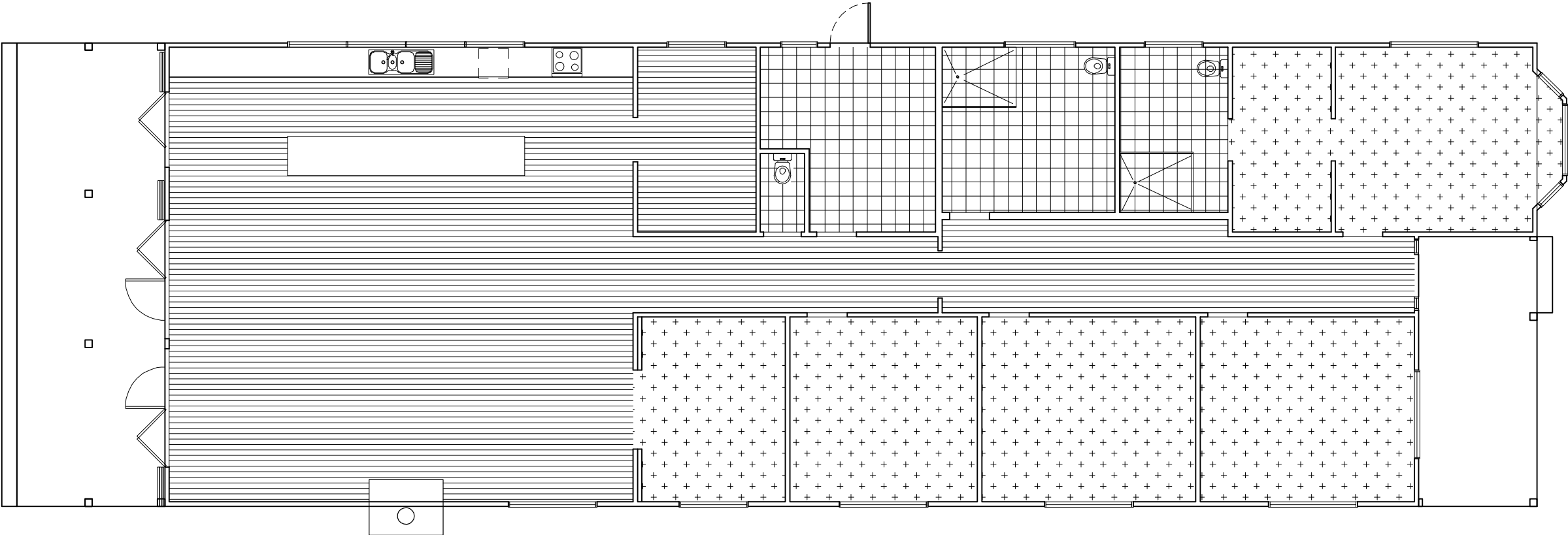
PROJECT  
Proposed New Dwelling  
Hayden Rattray & Anna Balmer

DRAWING TITLE  
Wall Linings Plan

REVISIONS  
No Date Description

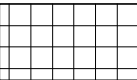
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Dwg Ref	7

Pricing/Building Consent  
Drawings  
*Do not scale from drawings.  
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Floor Coverings Key

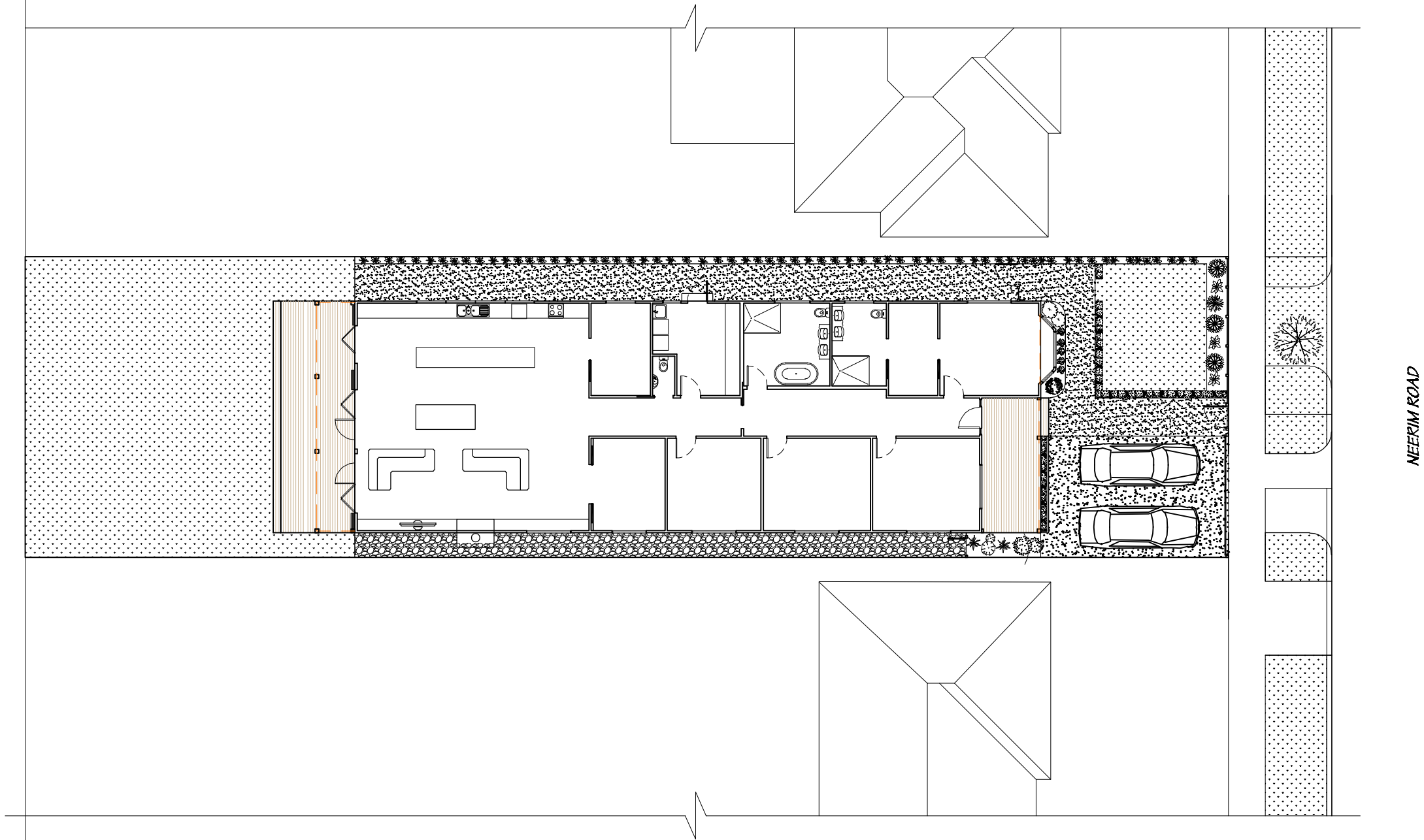
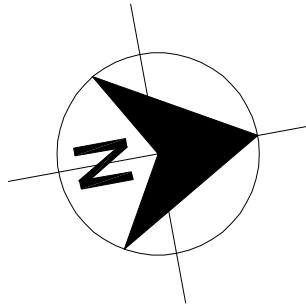
 Selected carpet.

 Selected tiles.


 Selected timber planking.

**NOTE:**  
New carpet, planking and tile floor coverings to be selected by owner.

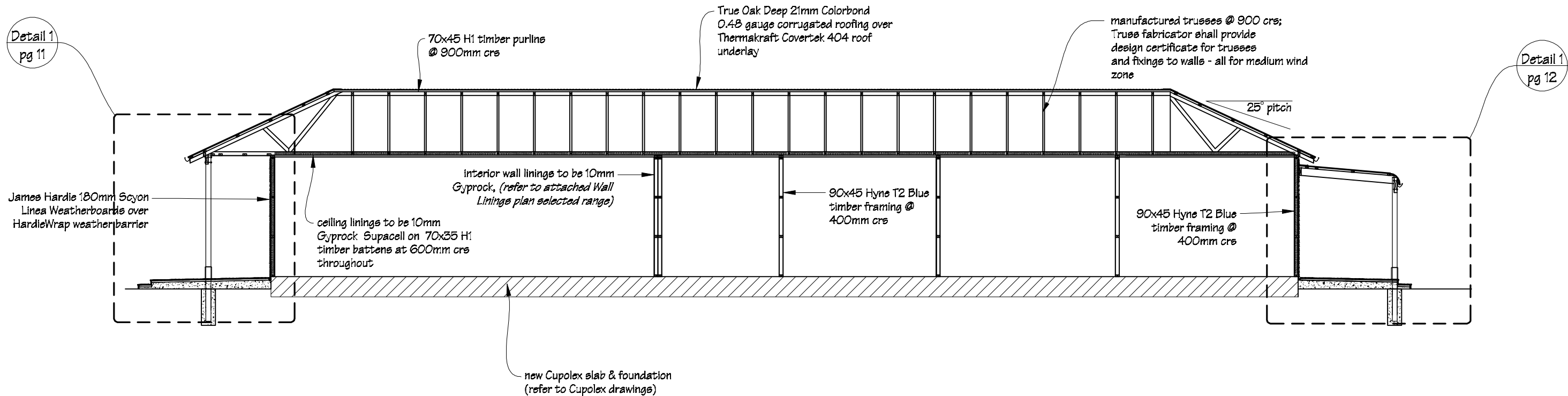
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	Mobile- Ian 021-427.347				<u>No</u> <u>Date</u> <u>Description</u>	Date 7/09/17	
	Mobile- Stephen 027-3355889					Original sheet size A5	
	Email- <a href="mailto:ian@irgroup.co.nz">ian@irgroup.co.nz</a>					Drawn S.T.	
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Web- <a href="http://www.irgroup.co.nz">www.irgroup.co.nz</a>					Dwg Ref 8	Do not scale from drawings. Check all dimensions on site.	




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	Mobile- Stephen 027-3355889					Original sheet size A3		
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	steve@irgroup.co.nz					Sheet No 9 of 22		
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Detail 1  
pg 11



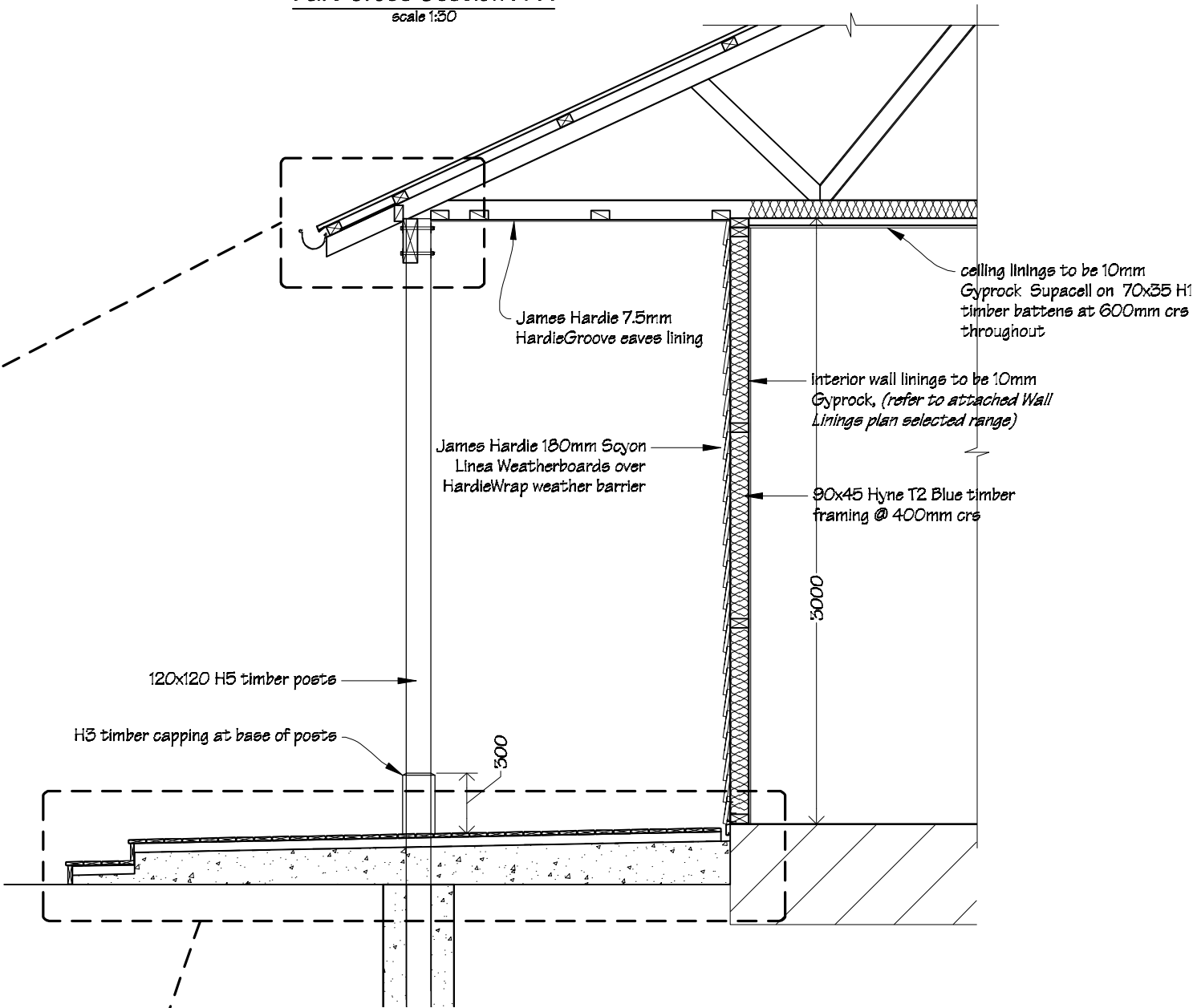
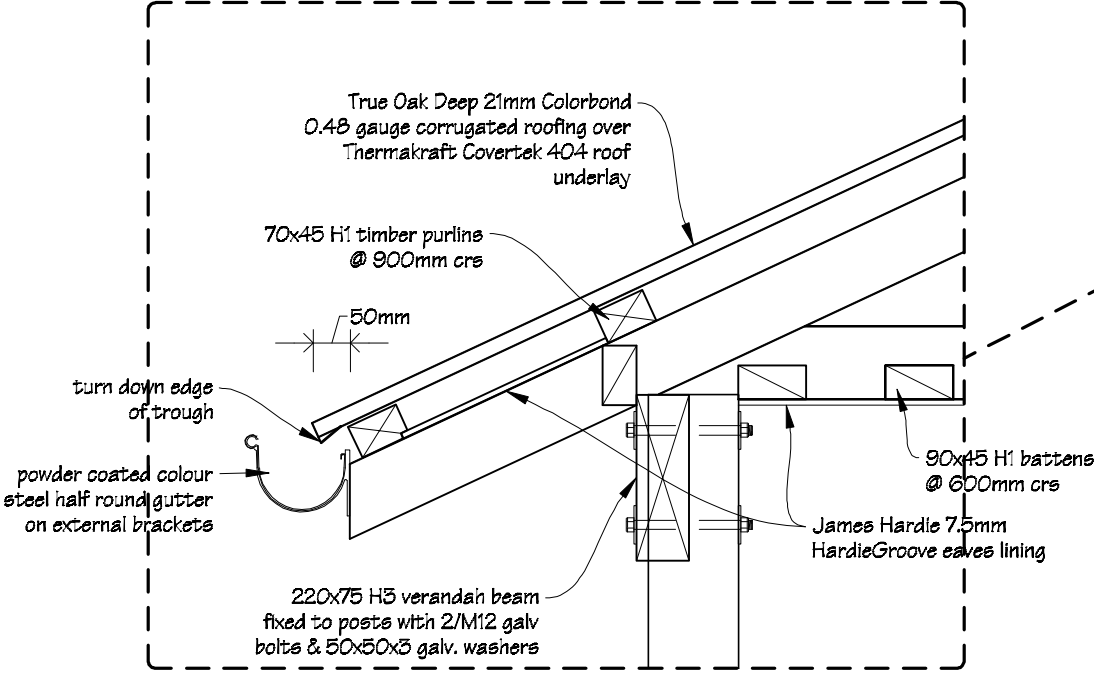
Detail 1  
pg 12

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	Mobile- Stephen 027-3355889					Original sheet size	A3	
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	<a href="mailto:steve@irgroup.co.nz">steve@irgroup.co.nz</a>					Sheet No	10 of 22	
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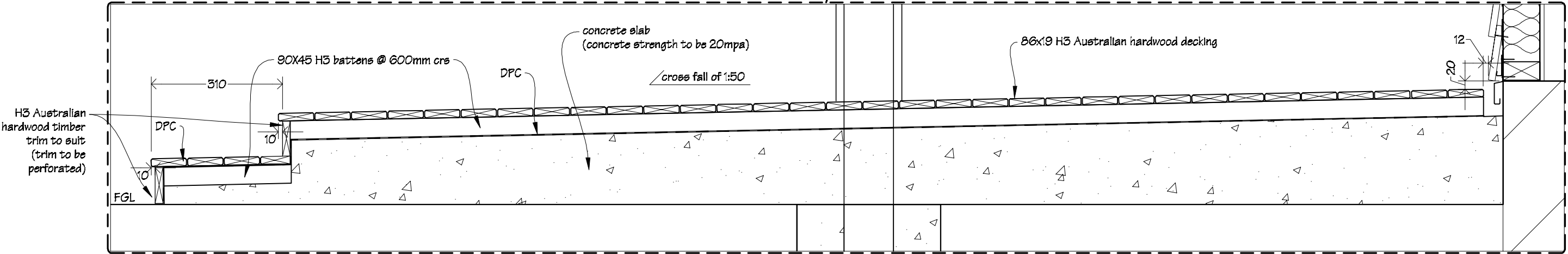



Part Cross Section A-A  
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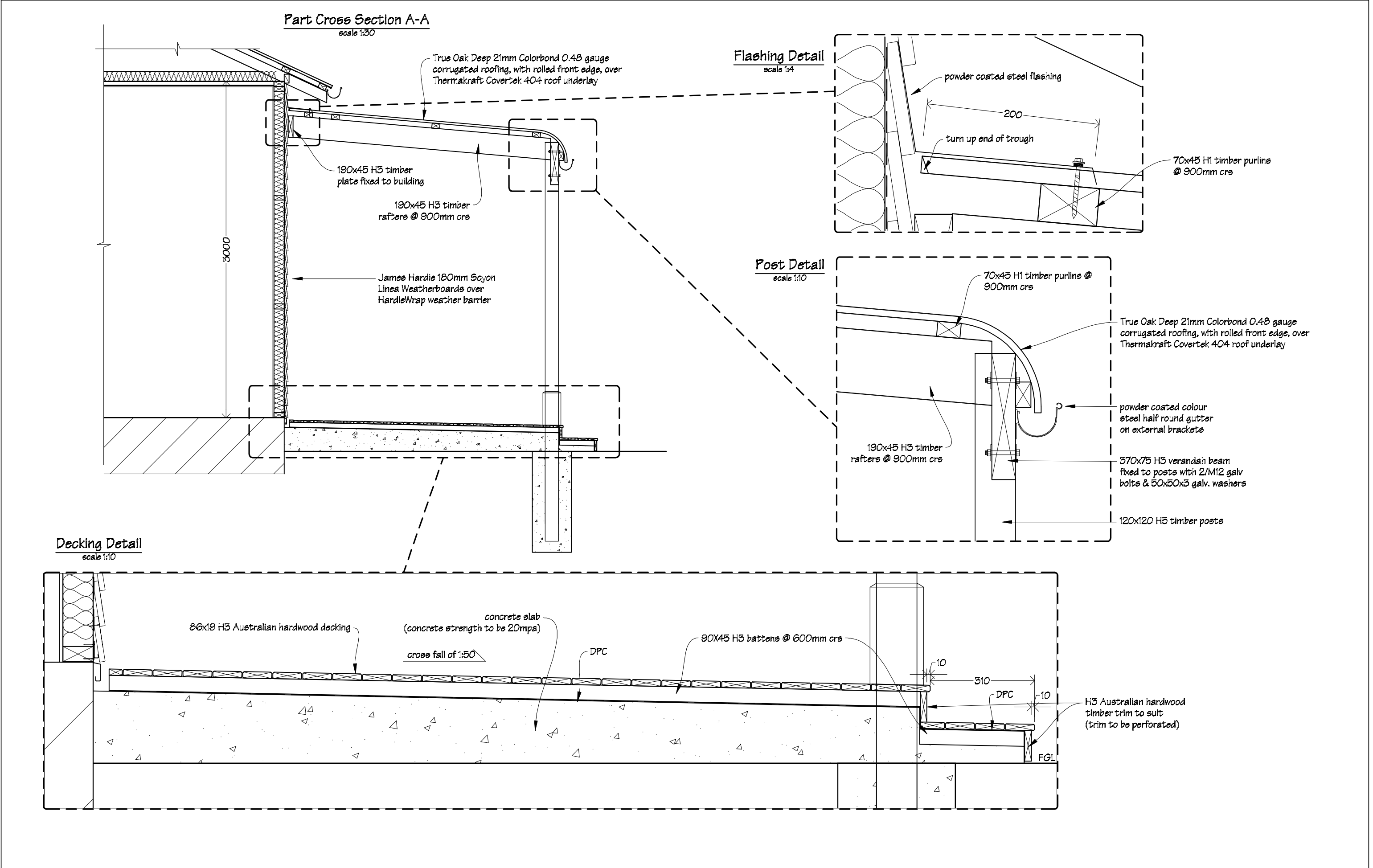
Post Detail  
scale 1:10




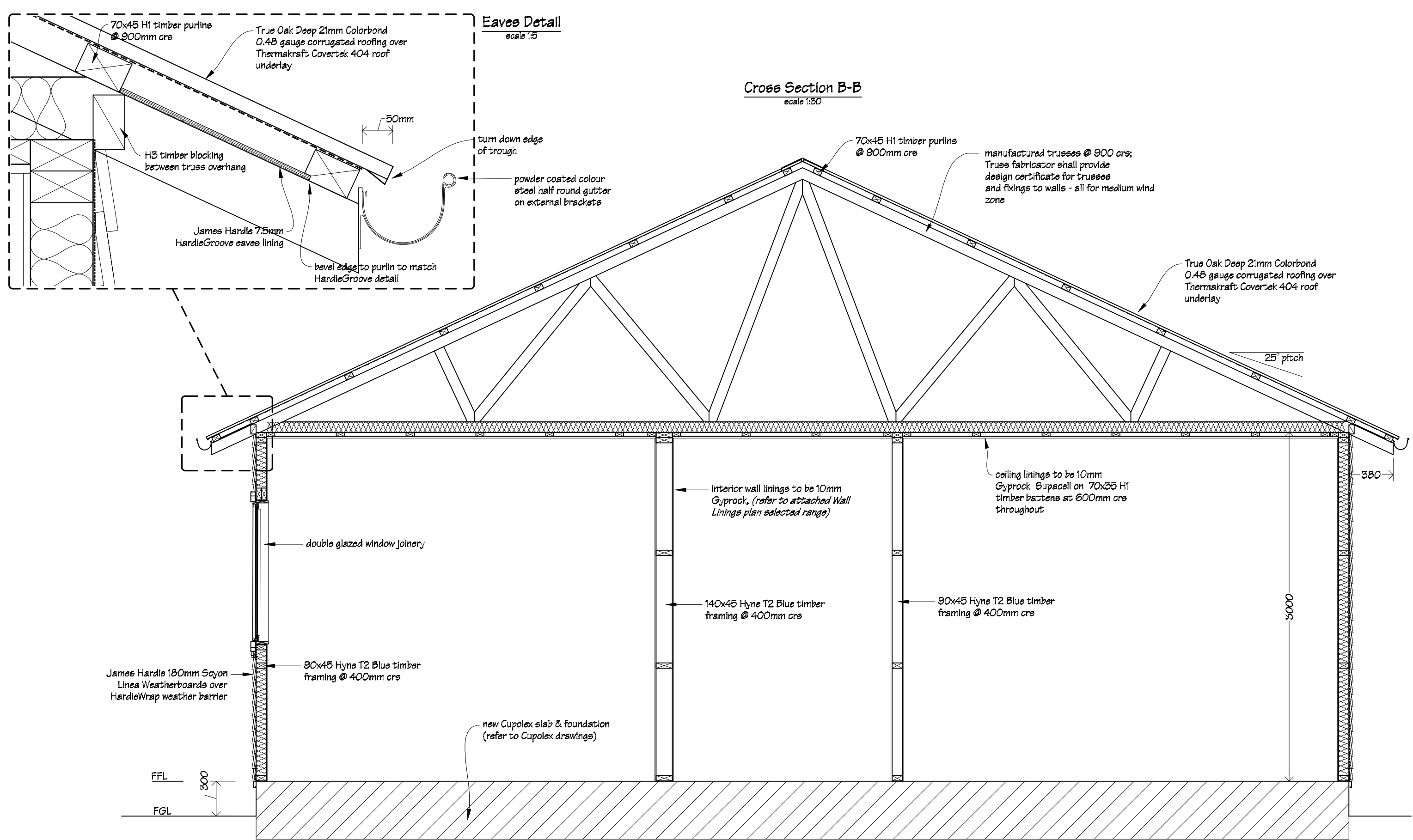
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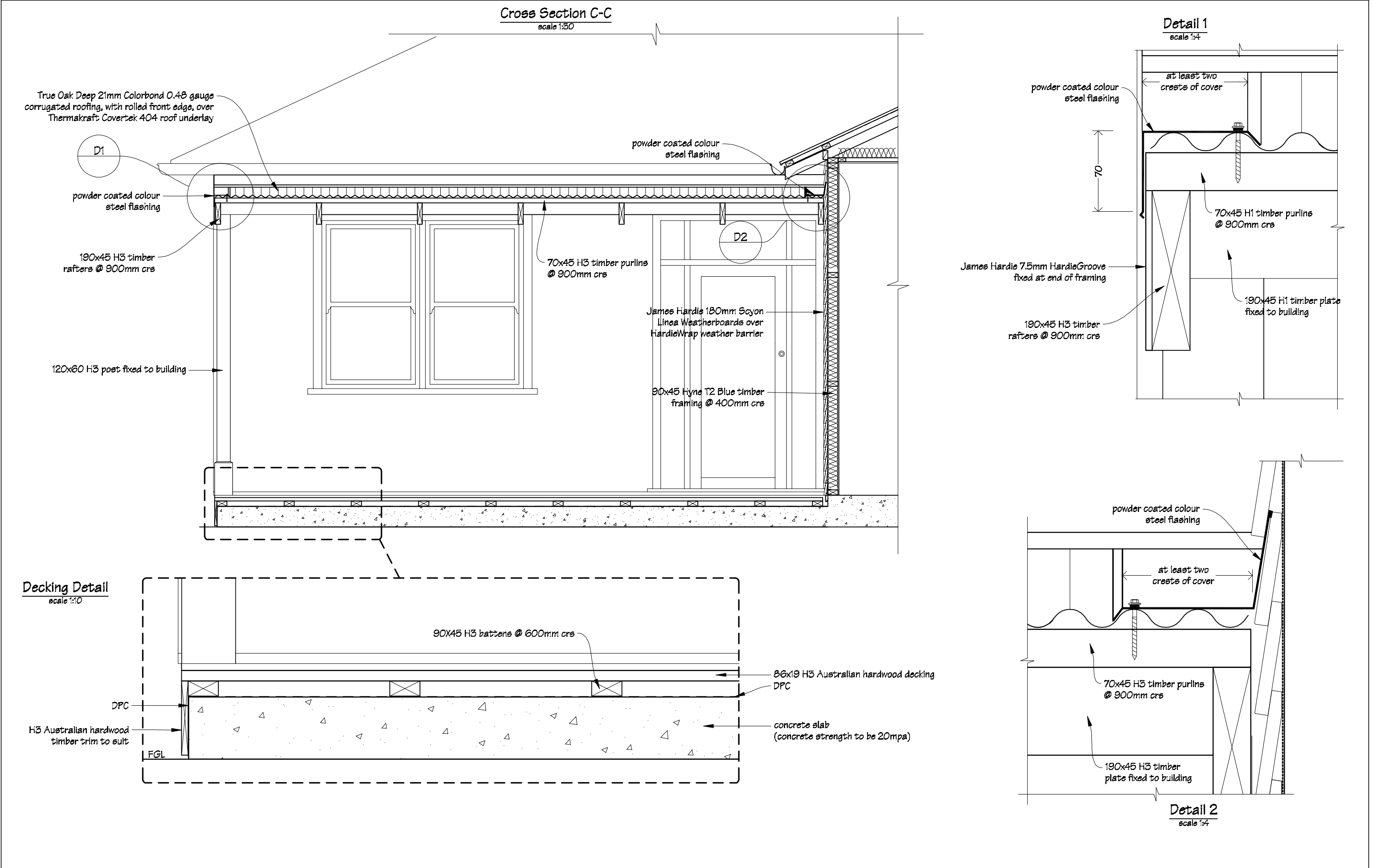
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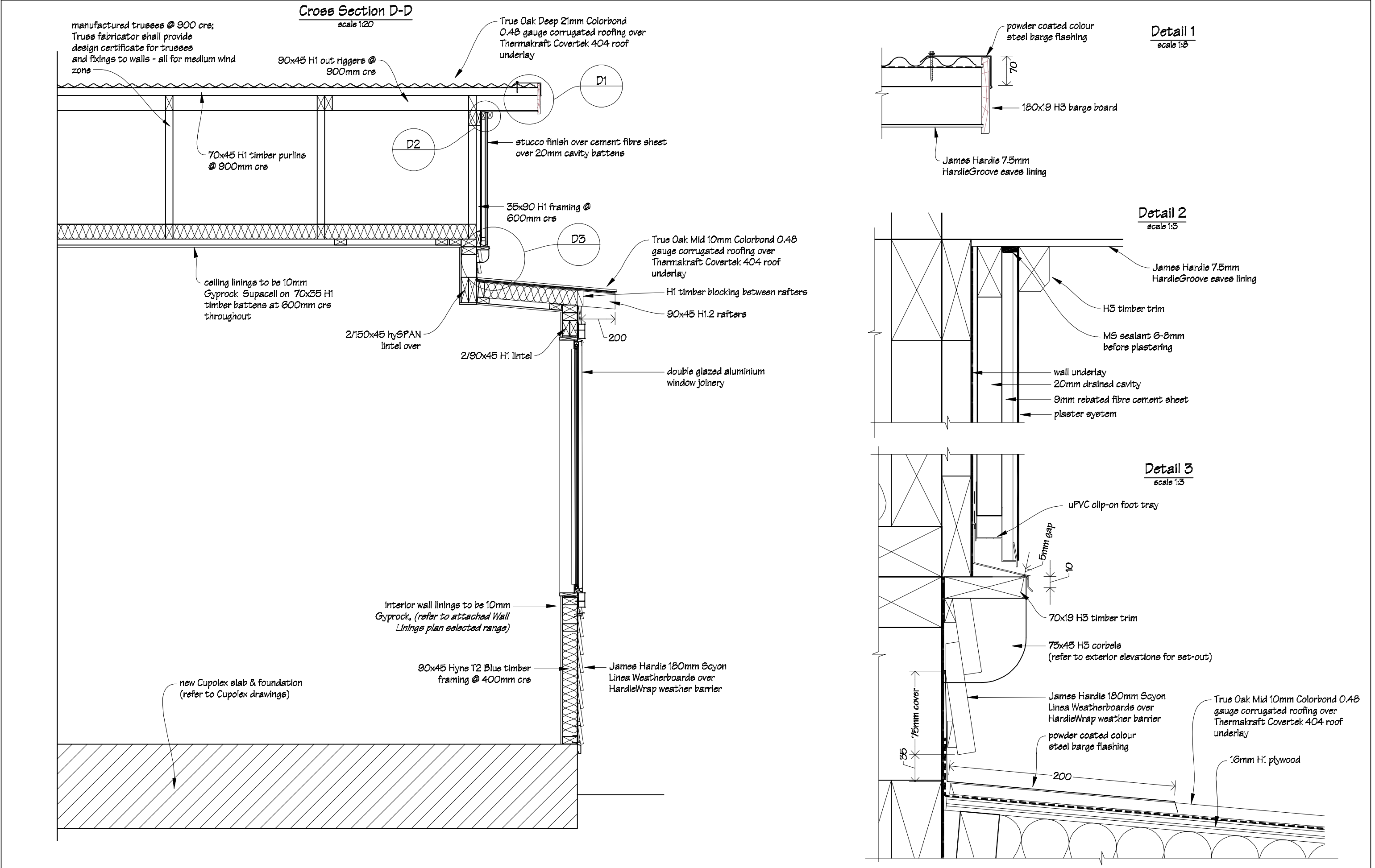
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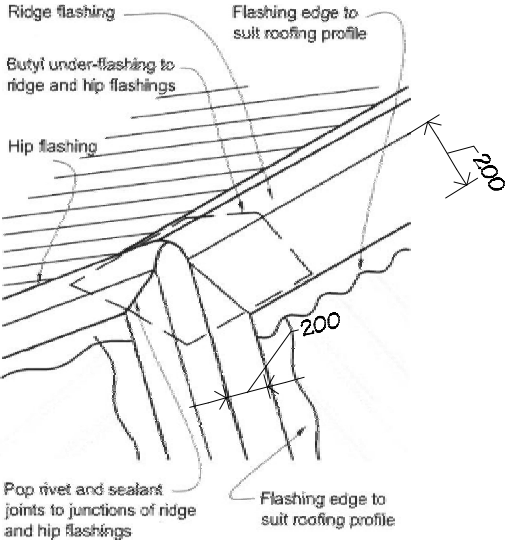
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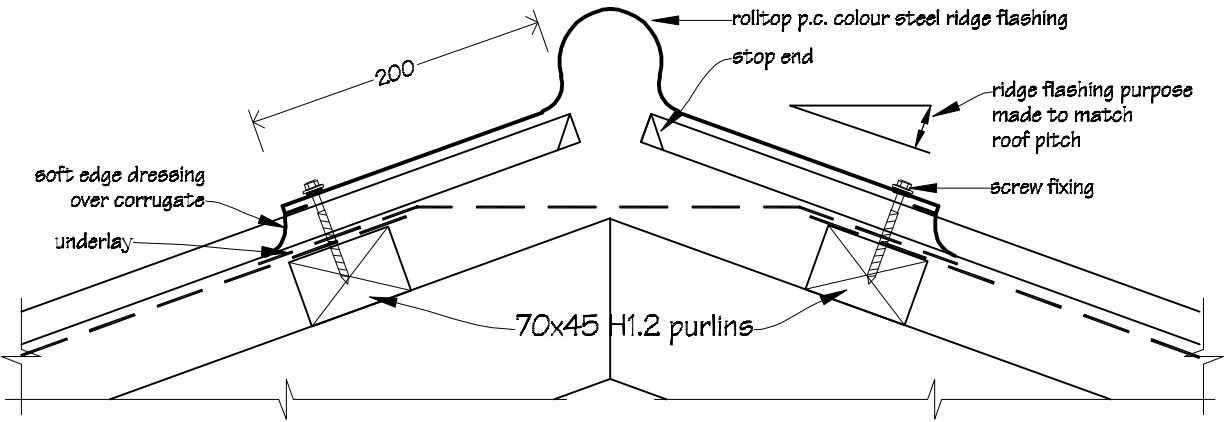


Ridge to Hip Flashing Detail



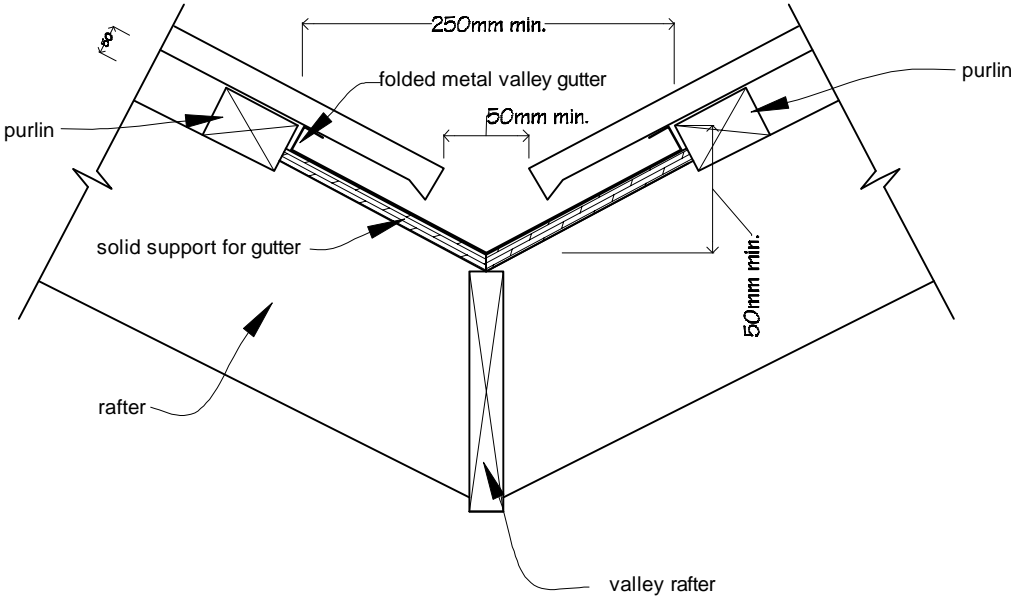
Typical Ridge Flashing Detail


scale 1:5



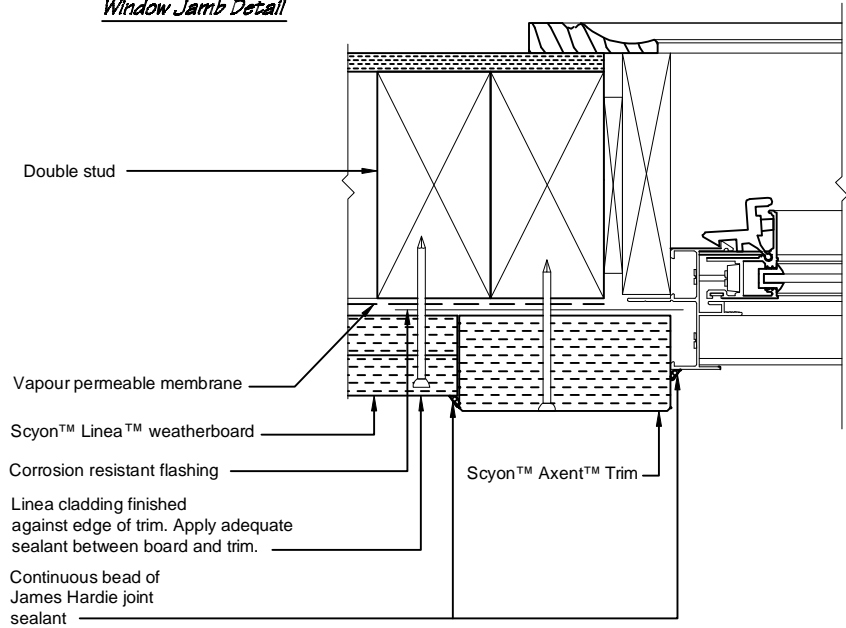
Typical Valley Gutter Detail

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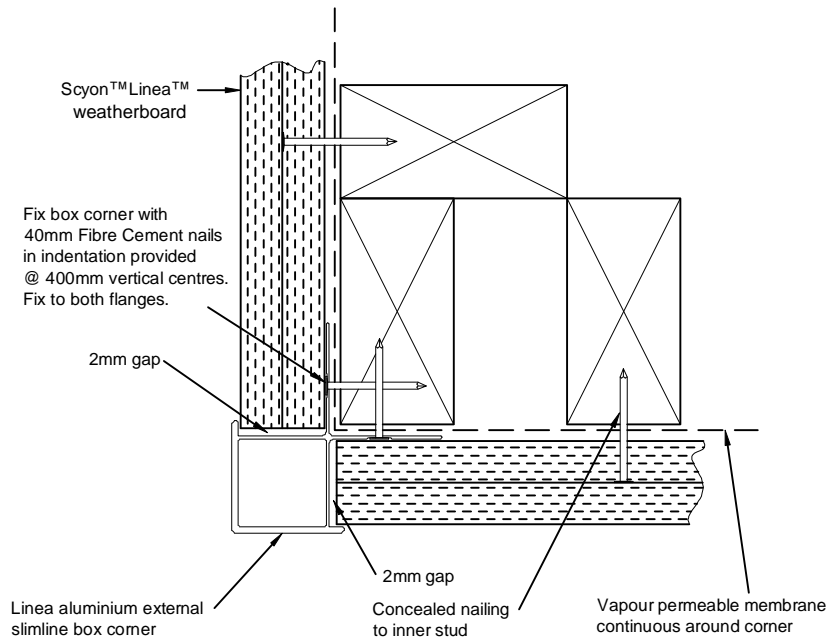
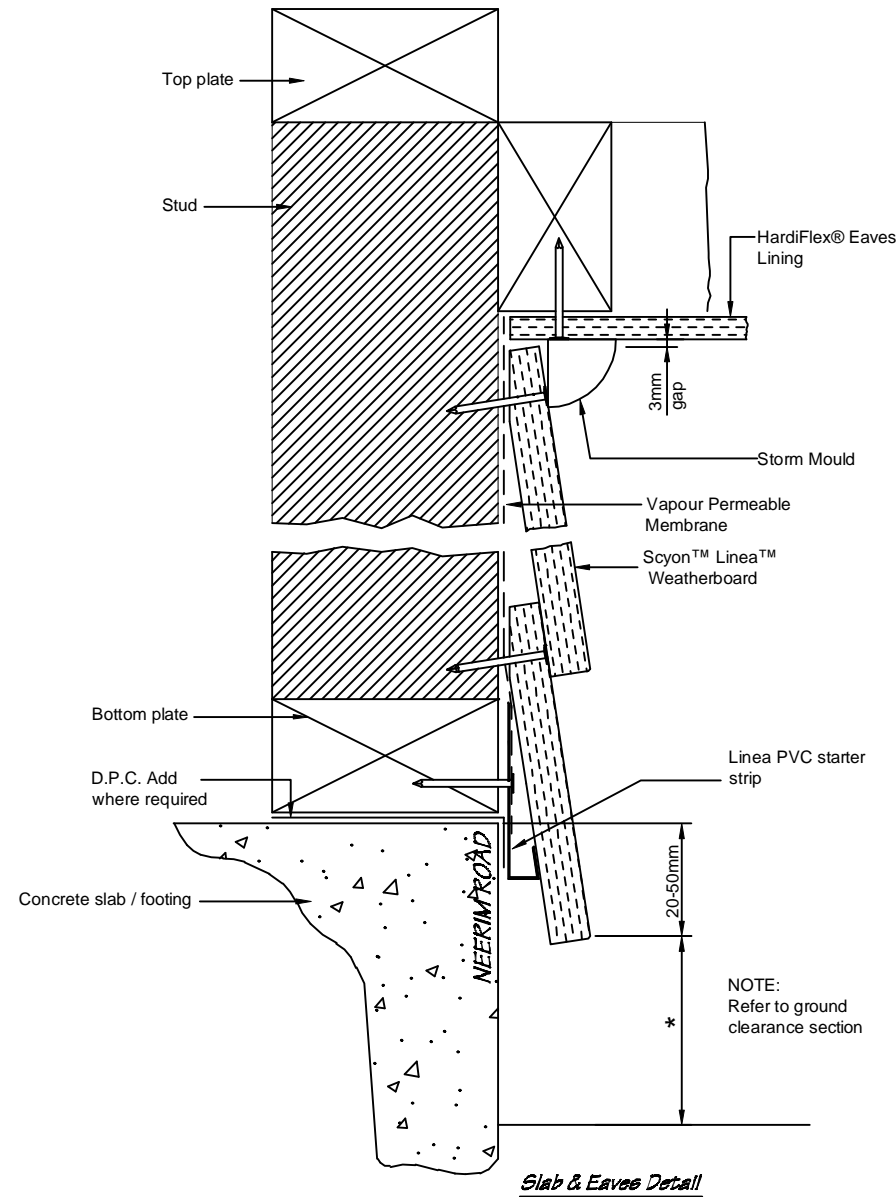
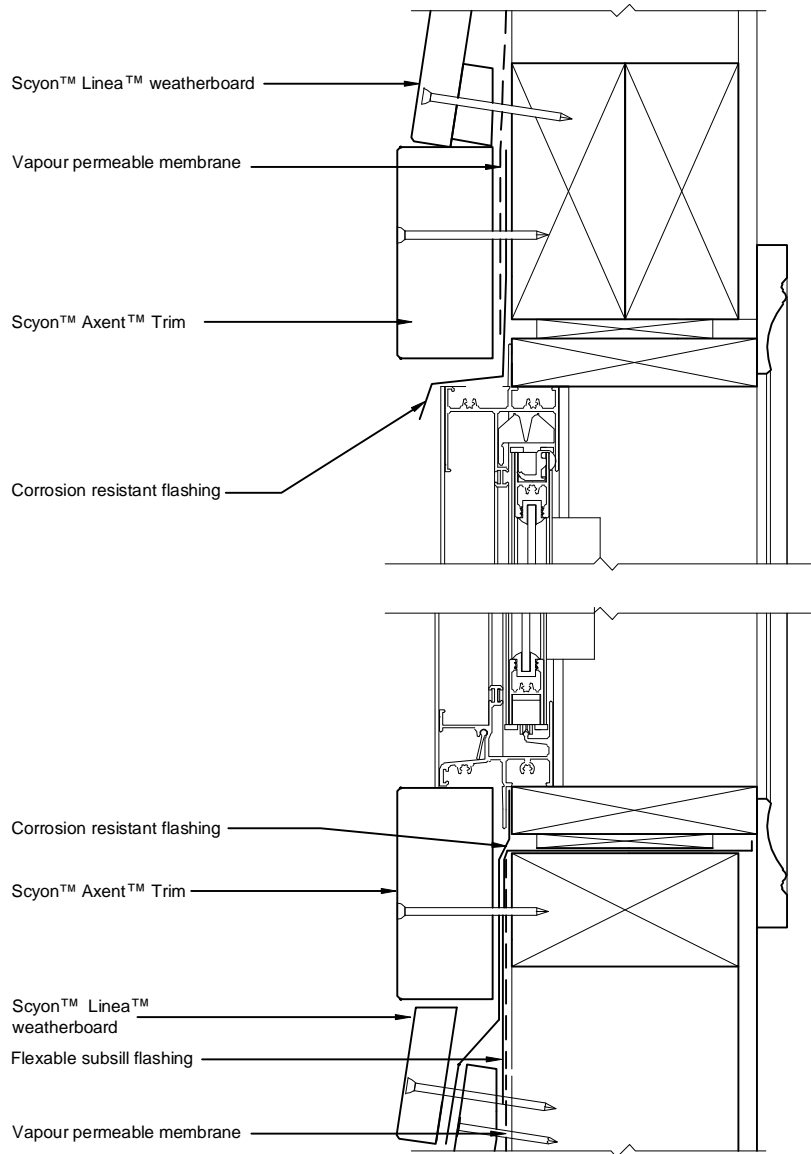
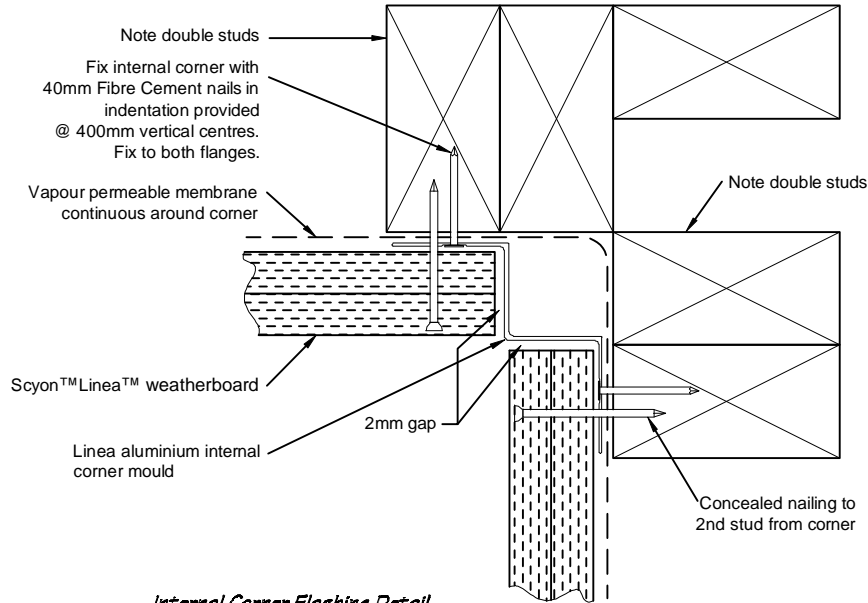


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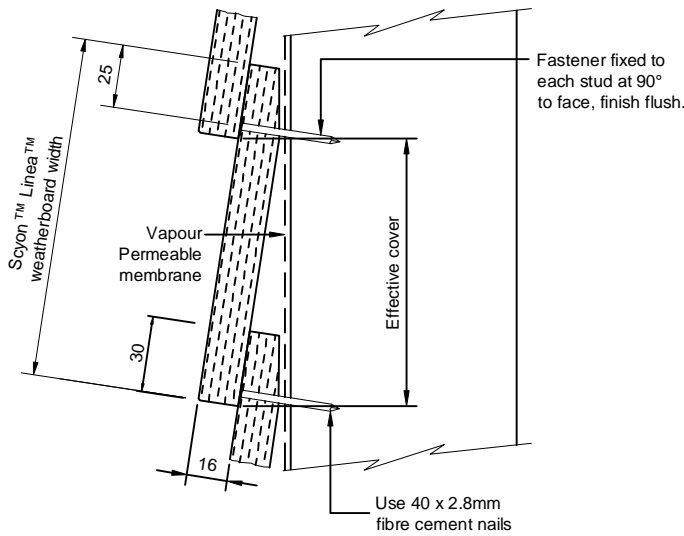
Window Jamb Detail




Internal Corner Flashing Detail



External Corner Flashing Detail

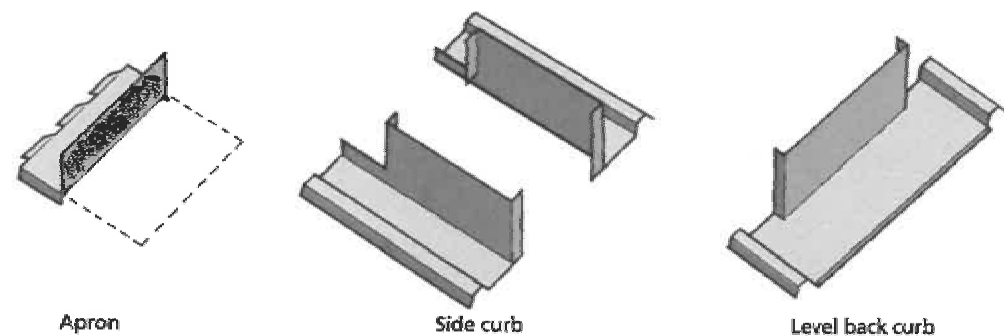


Typical Fixing Detail

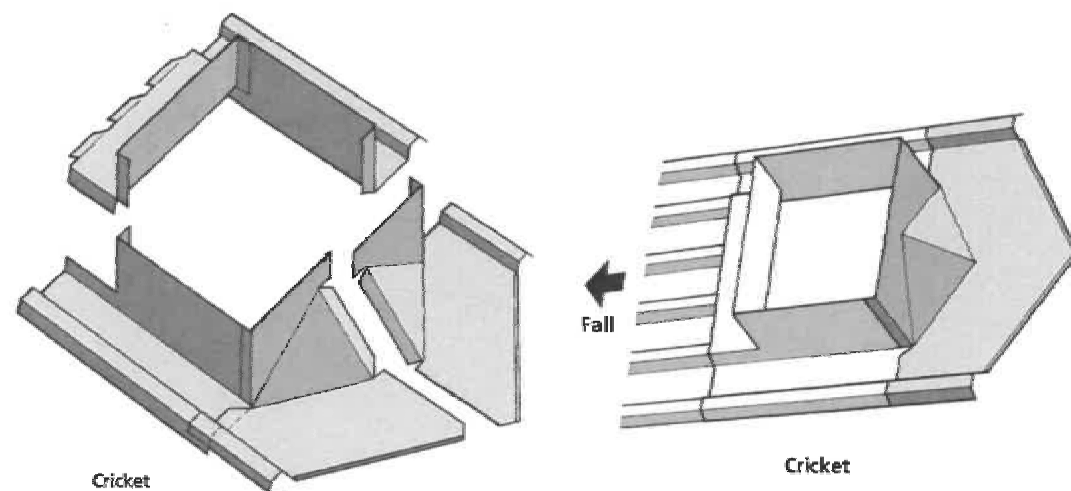
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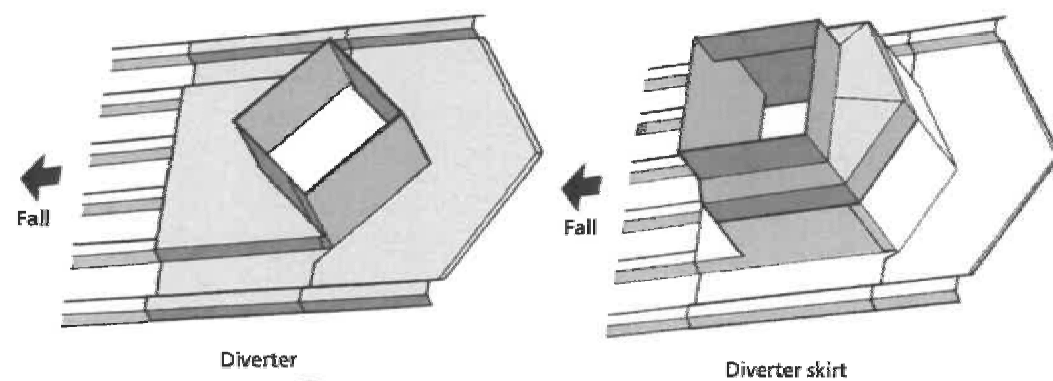
# Chimney Penetration Flashing Details N.T.S.



**Drawing 6.2.1.A**  
This detail is suitable for penetrations up to 600mm wide.

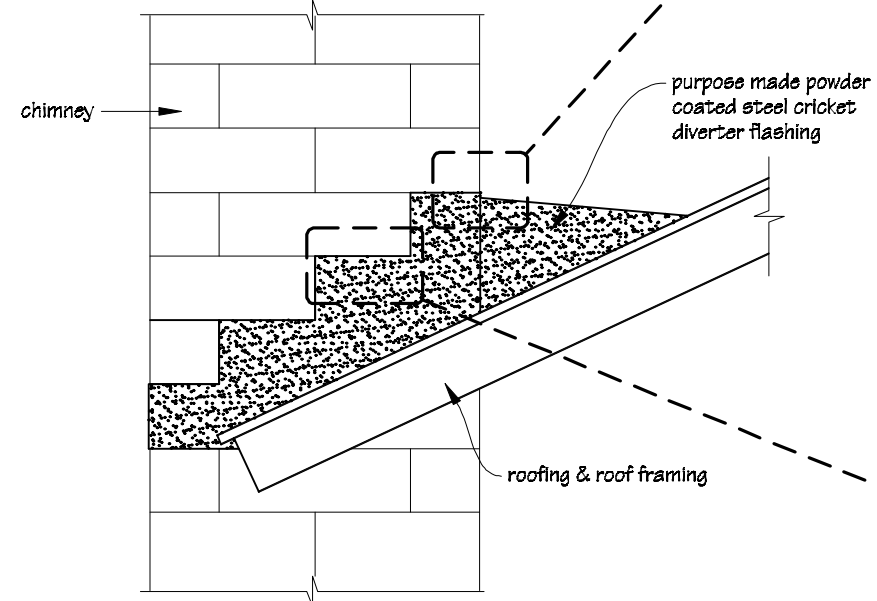


**Drawing 6.2.1.B**

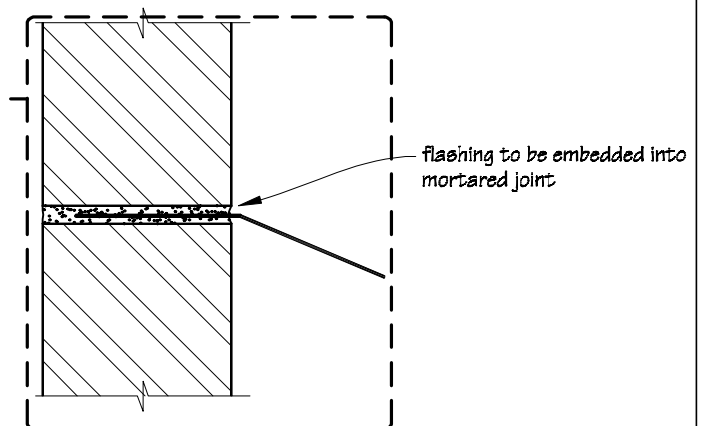


**Drawing 6.2.1.C**

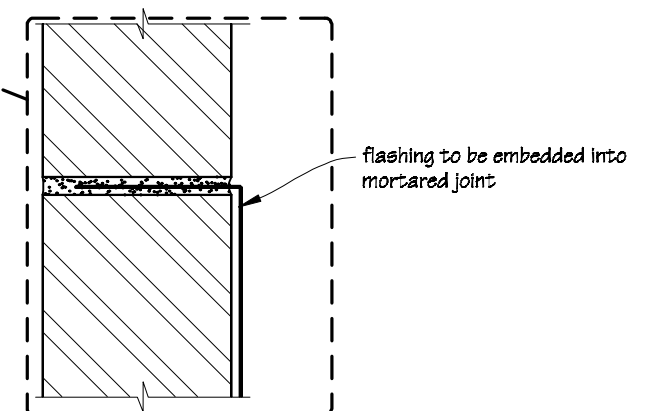
## Chimney Penetration Flashing Detail 1:16



### Detail 1:3



### Detail 1:3



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Mobile- Stephen 027-3355889  
Email- ian@irgroup.co.nz  
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Melbourne

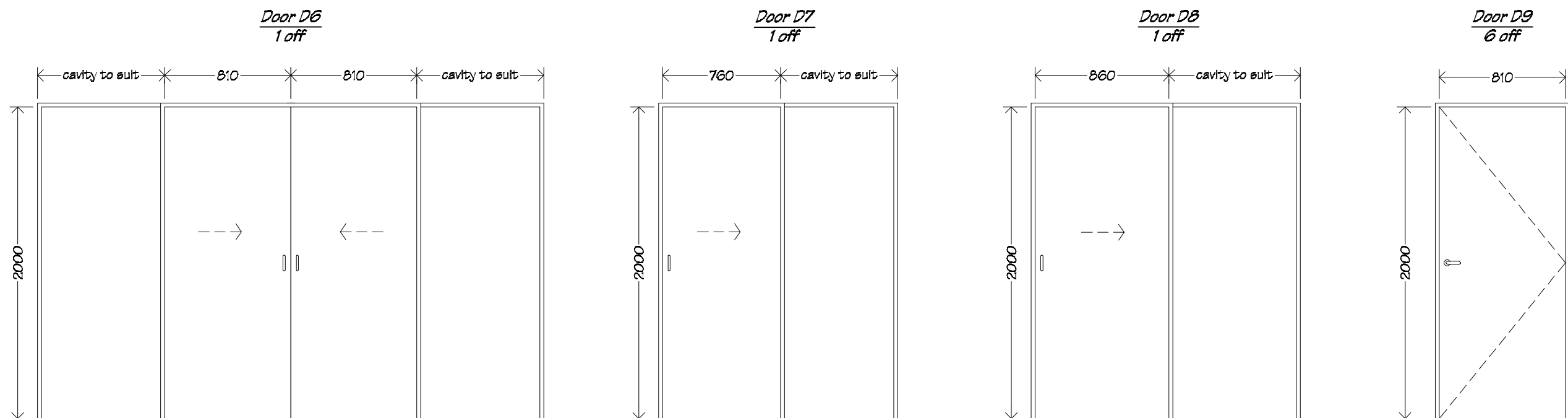
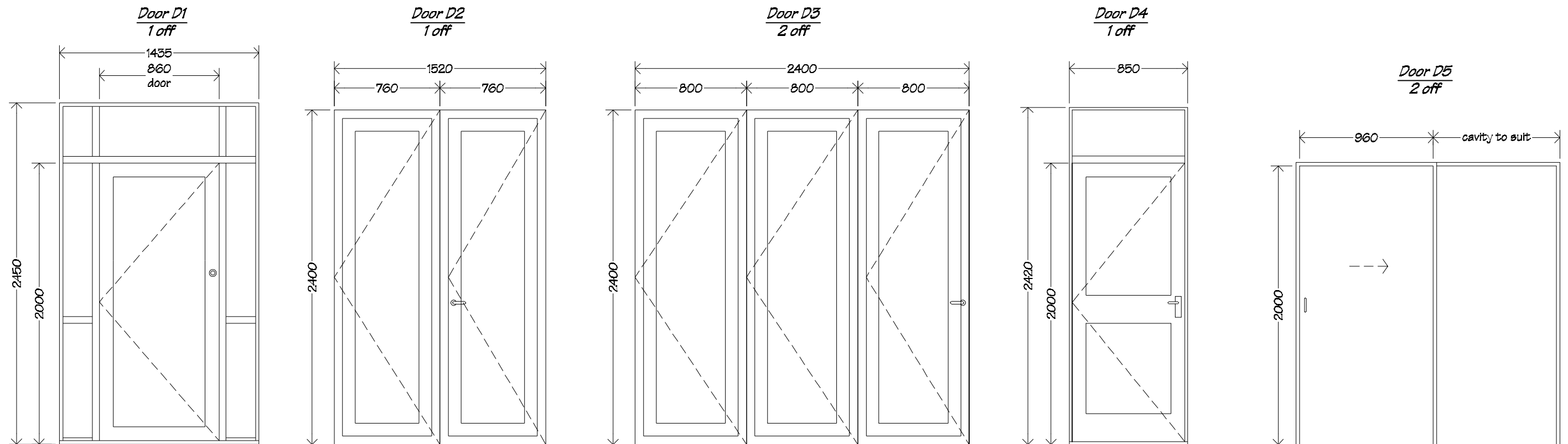
PROJECT  
Proposed New Dwelling  
Hayden Rattray & Anna Balmer

DRAWING TITLE  
Chimney Flashing Details


REVISIONS  
No Date Description

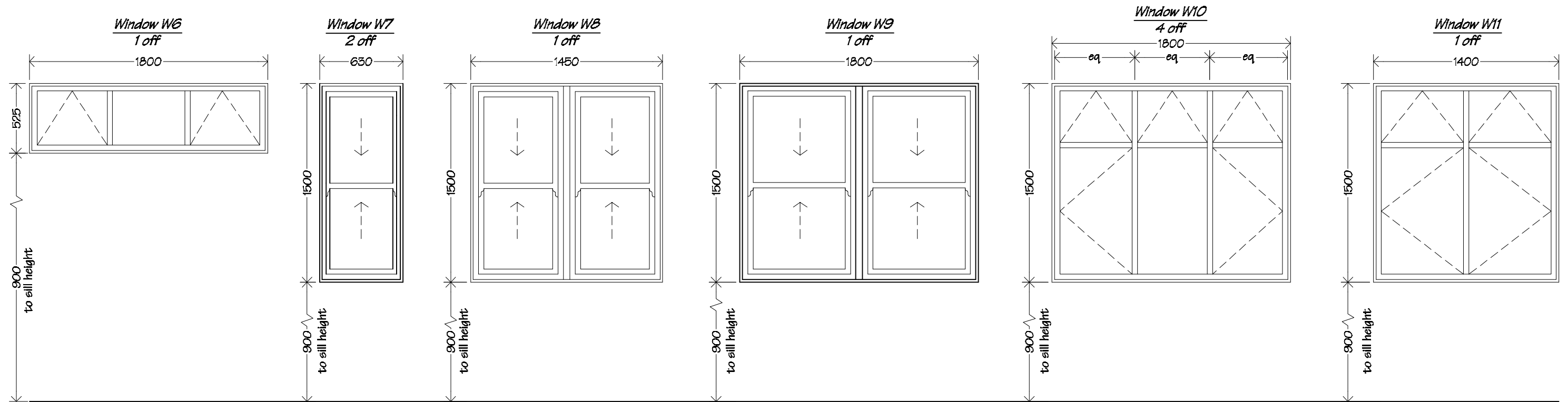
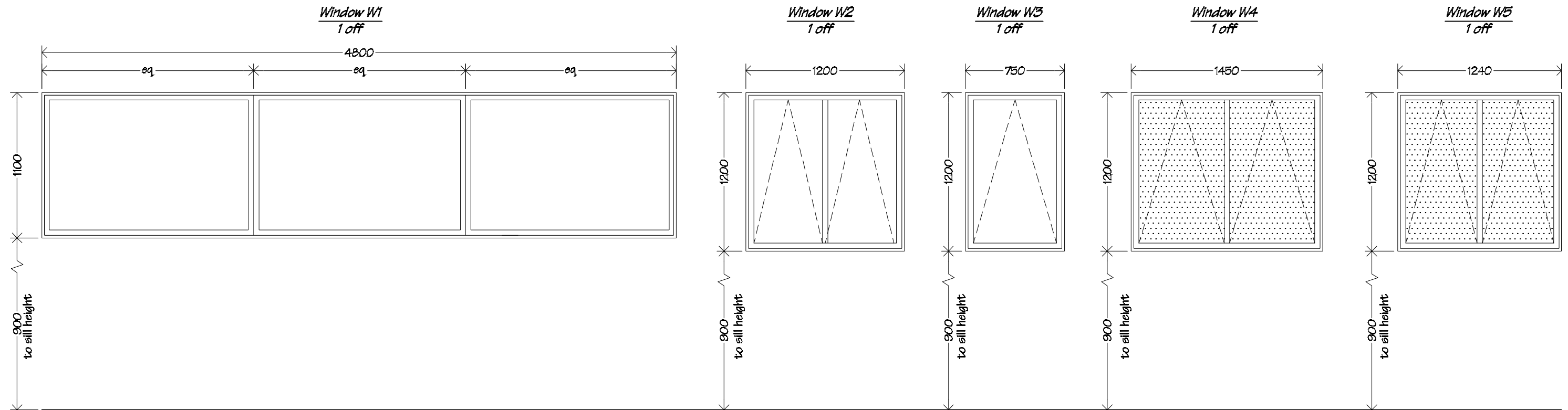
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Original sheet size A3  
Drawn S.T.  
Sheet No 18 of 22  
Dwg Ref 18

Pricing/Building Consent  
Drawings  
Do not scale from drawings.  
Check all dimensions on site.




**NOTE**  
 All aluminium exterior doors, (doors D1, D2, D3 & D4) to double glazed residential suite selected by owner.  
 Doors D6, D7 & D8 to be interior hollow core, paint quality cavity sliding timber doors, (doors to be selected by owner).  
 Doors D9 to be interior hollow core, paint quality timber doors, (doors to be selected by owner).

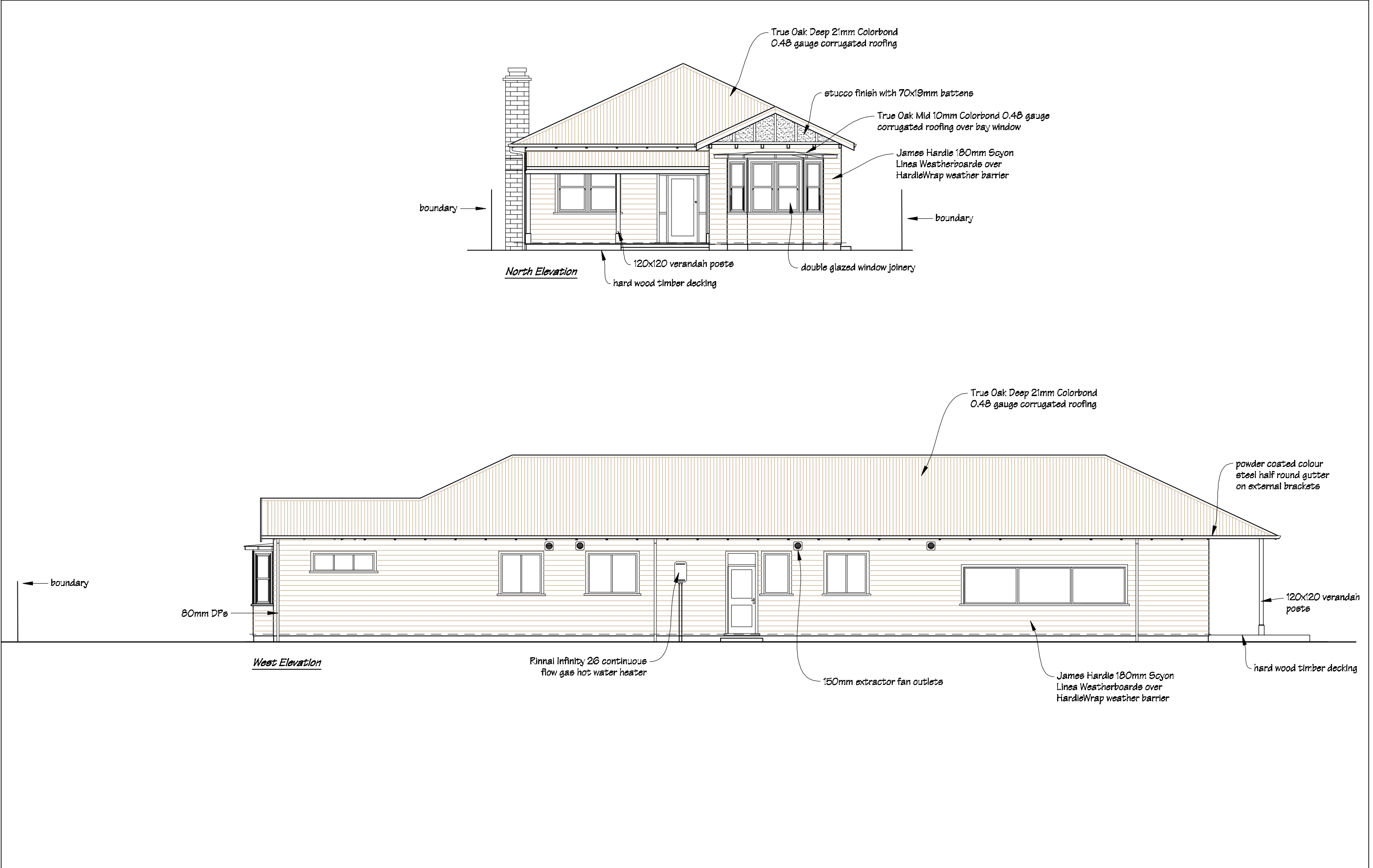
 IR Group Ltd <small>Design - Project Management - Planning</small>	Phone- Office 04 526-7711	215 Neerim Road Carnegie Melbourne	PROJECT  Proposed New Dwelling Hayden Rattray & Anna Balmer	DRAWING TITLE  Door Schedule	REVISIONS <table><tr><th>No</th><th>Date</th><th>Description</th></tr><tr><td> </td><td> </td><td> </td></tr></table>	No	Date	Description				Scale 1:50	Pricing/Building Consent Drawings
	No					Date	Description						
	Mobile- Ian 021-427.347					Date 7/09/17							
	Mobile- Stephen 027-3355889					Original sheet size A3							
Email- ian@irgroup.co.nz	Drawn S.T.												
steve@irgroup.co.nz	Sheet No 19 of 22												
Web- www.irgroup.co.nz	Dwg Ref 19	Do not scale from drawings. Check all dimensions on site.											




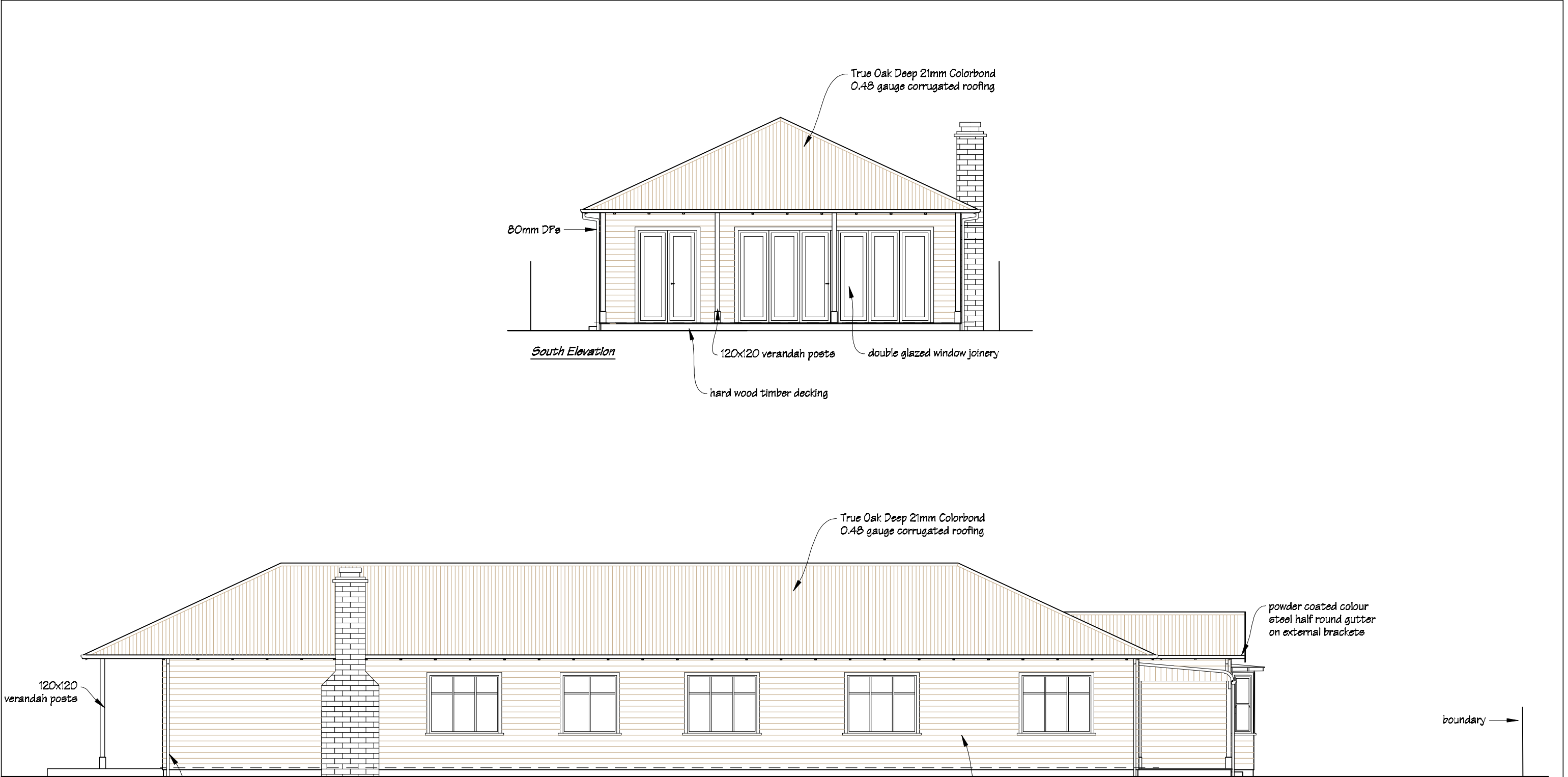
**NOTE**  
All aluminium window joinery to double glazed residential suite selected by owner.


Windows W4 & W5 to have obscure glass.

 <b>IR Group Ltd</b> <small>Design - Project Management - Planning</small>	Phone- Office 04 526-7711	215 Neerim Road Carnegie Melbourne	PROJECT  Proposed New Dwelling Hayden Rattray & Anna Balmer	DRAWING TITLE  Window Scdedule	REVISIONS  <i>No Date Description</i>	Scale 1:50	Pricing/Building Consent Drawings
	Mobile- Ian 021-427.347					Date 7/09/17	
	Mobile- Stephen 027-3355889					Original sheet size A5	
	Email- ian@irgroup.co.nz					Drawn S.T.	
	steve@irgroup.co.nz					Sheet No 20 of 22	
	Web- www.irgroup.co.nz					Dwg Ref 20	
	<i>Do not scale from drawings. Check all dimensions on site.</i>						



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	Mobile- Ian 021-427.347				<u>No</u> <u>Date</u> <u>Description</u>	Date 7/09/17	
	Mobile- Stephen 027-3355889					Original sheet size A3	
	Email- ian@irgroup.co.nz					Drawn S.T.	
	steve@irgroup.co.nz					Sheet No 21 of 22	
	Web- www.irgroup.co.nz					Dwg Ref 21	



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	Mobile- Ian 021-427.347				No Date Description	Date 7/09/17		
	Mobile- Stephen 027-3355889					Original sheet size A3		
	Email- ian@irgroup.co.nz					Drawn S.T.		Do not scale from drawings. Check all dimensions on site.
	steve@irgroup.co.nz					Sheet No 22 of 22		
	Web- www.irgroup.co.nz					Dwg Ref 22		