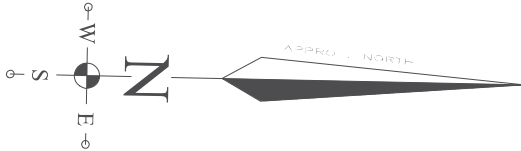


**DENOTES APPROX. SHADOW
CAST AS PER MARCH 21ST -
SEPTEMBER 23RD (EQUINOX)**

9:00AM



**EXISTING BOUNDARY
FENCE SHADOW**

**DENOTES OVER SHADOWING AREA
INTO ADJOINING NEIGHBOURS
SECLUDED PRIVATE OPEN SPACE**

LAND SURVEYOR NOTES:

LEVELS ARE TO AHD BASED ON PSM
'PRAHRAN PM 108' @ RL 18.135
REFER TO AABS GROUP PTY LTD 'FEATURE &
LEVELS SURVEY' FOR ALL NOTES AND DETAILS

Energy Rating Notes

The following standards are to be installed o all energy
rated dwellings/units to obtain a 6.0 star energy rating:

- All external doors and windows to be weather-sealed;
- All doors to utilities and any other attached
garages to be weather-stripped;
- All general building gaps and cracks to be filled;
- All sililation to be tape sealed and tears patched;
- Only non-vented downlights, and skylights to be used;
- Exhaust fans to be self-sealing at outlet duct;
- Timber windows to be used throughout
unless otherwise specified;
- Insulation:
- Refer to Energy Rating Report
- Provide water saving measures and solar hot
water system, or
- Provide water saving measures and a rain
water tank.

**TBM = 9.83
RIVET IN FOOTPATH**

ARGYLE STREET

SHADOW DIAGRAM scale 1:200



UNIT 104, NO.22-30 WALLACE AVENUE, POINT COOK 3030
PH. 9018 9016 FAX. 8360 3448 MOB. 0421 706 334

GENERAL NOTES:

- *All measurements & levels to be checked prior to construction
- *Provide impervious floor & wall finish to all wet areas
- *Provide safety glass where required to A.S. 1288 - 1989.
- *Provide control joints at approx 5.0 M ctrs max
- *Provide smoke detectors as per A.S. 3786

NOTE: ALL MEASUREMENTS & LEVELS TO BE CHECKED
PRIOR TO CONSTRUCTION BY BUILDER OR OWNER.

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AND ARE NOT TO BE COPIED OR SOLD.

AREA SCHEDULE					
UNIT 1		UNIT 2		UNIT 3	
GROUND	98.47 m²	GROUND	89.40 m²	GROUND	98.14 m²
FIRST	92.38 m²	FIRST	82.67 m²	FIRST	102.32 m²
GARAGE	26.71 m²	SECOND	62.99 m²	GARAGE	35.61 m²
		GARAGE	26.81 m²	BALCONY (FF)	5.85 m²
		BALCONY (FF)	5.41 m²		
TOTAL	217.66 m²	BALCONY (SF)	8.98 m²	TOTAL	241.72 m²
TOTAL SQ.	23.44 SQ.	TOTAL	278.28 m² = 29.77 SQ.	TOTAL SQ.	26.05 SQ.

Designed by
Andreas Padelas

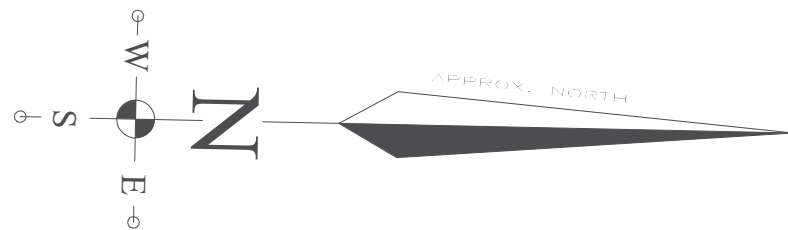
Lot 33, No.108 Argyle
Street, St.Kilda 3182

Shadow Diagram

Project number	Job #2831	6 of 12
Date	22/02/21	
Drawn by	NDT	
Checked by	DRAG 18159 LEJLA IZIC	Scale 1 : 200

DENOTES APPROX. SHADOW
CAST AS PER MARCH 21ST -
SEPTEMBER 23RD (EQUINOX)

10:00AM



EXISTING BOUNDARY
FENCE SHADOW

DENOTES OVER SHADOWING AREA
INTO ADJOINING NEIGHBOURS
SECLUDED PRIVATE OPEN SPACE

LAND SURVEYOR NOTES:
LEVELS ARE TO AHD BASED ON PSM
'PRAHRAN PM 108' @ RL 18.135
REFER TO AABS GROUP PTY LTD 'FEATURE &
LEVELS SURVEY' FOR ALL NOTES AND DETAILS

Energy Rating Notes
The following standards are to be installed o all energy
rated dwellings/units to obtain a 6.0 star energy rating:

- All external doors and windows to be weather-sealed;
- All doors to utilities and any other attached garages to be weather-stripped;
- All general building gaps and cracks to be filled;
- All silisation to be tape sealed and tears patched;
- Only non-vented downlights, and skylights to be used;
- Exhaust fans to be self-sealing at outlet duct;
- Timber windows to be used throughout unless otherwise specified;
- Insulation:
 - Refer to Energy Rating Report
- Provide water saving measures and solar hot water system, or
- Provide water saving measures and a rain water tank.

SHADOW DIAGRAM scale 1:200



UNIT 104, NO.22-30 WALLACE AVENUE, POINT COOK 3030
PH. 9018 9016 FAX. 8360 3448 MOB. 0421 706 334

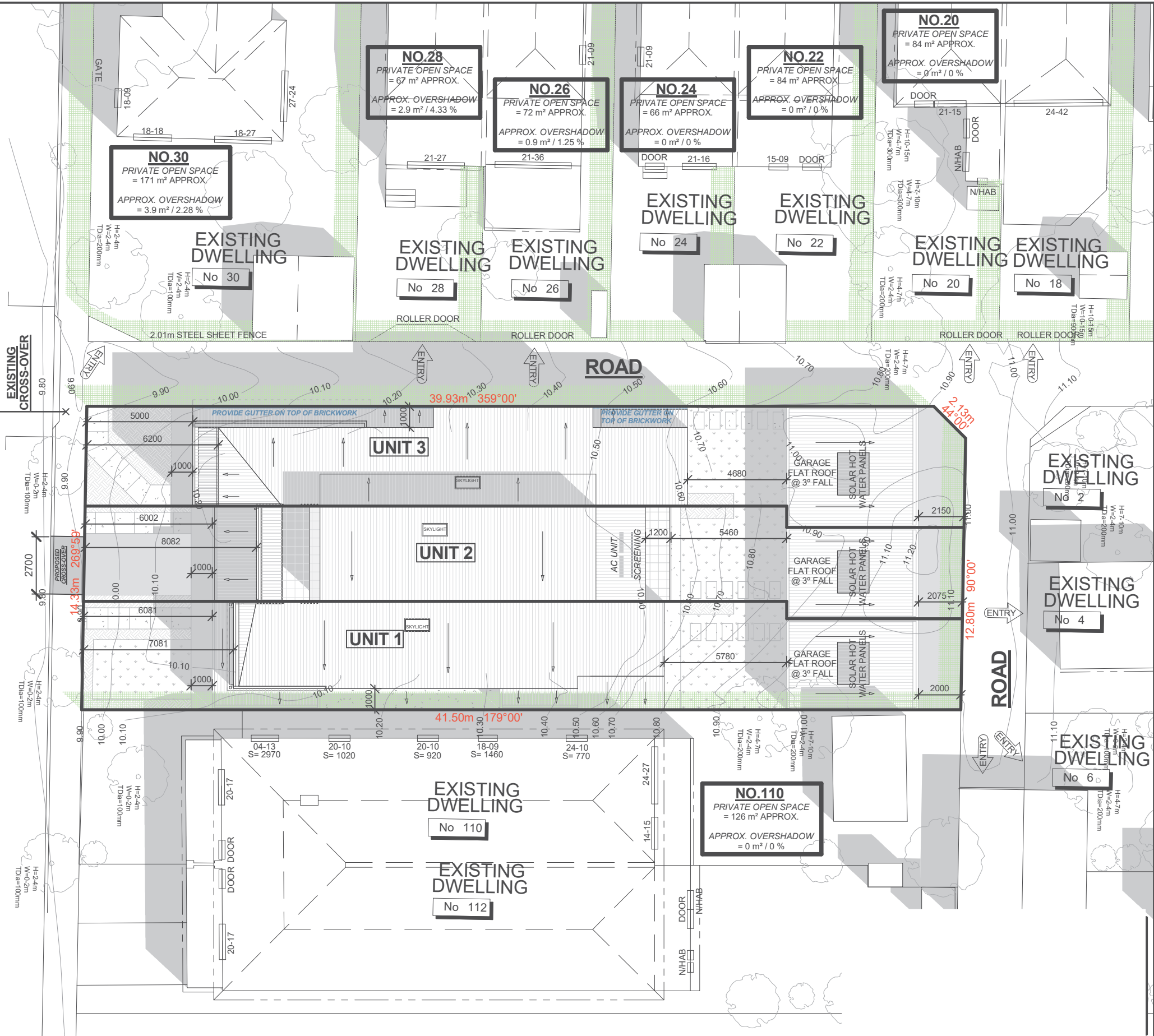
GENERAL NOTES:
*All measurements & levels to be checked prior to construction
*Provide impervious floor & wall finish to all wet areas
*Provide safety glass where required to A.S. 1288 - 1989.
*Provide control joints at approx 5.0 M ctrs max
*Provide smoke detectors as per A.S. 3786
NOTE: ALL MEASUREMENTS & LEVELS TO BE CHECKED
PRIOR TO CONSTRUCTION BY BUILDER OR OWNER.
© COPYRIGHT - THESE PLANS BELONG TO BN DESIGN
AND ARE NOT TO BE COPIED OR SOLD.

AREA SCHEDULE					
UNIT 1		UNIT 2		UNIT 3	
GROUND	98.47 m ²	GROUND	89.40 m ²	GROUND	98.14 m ²
FIRST	92.38 m ²	FIRST	82.67 m ²	FIRST	102.32 m ²
GARAGE	26.71 m ²	SECOND	62.99 m ²	GARAGE	35.61 m ²
		GARAGE	26.81 m ²	BALCONY (FF)	5.65 m ²
		BALCONY (FF)	5.41 m ²		
		BALCONY (SF)	8.98 m ²	TOTAL	241.72 m ²
TOTAL	217.56 m ²			TOTAL	241.72 m ²
TOTAL SQ.	23.44 SQ.	TOTAL	276.26 m ² = 29.77 SQ.	TOTAL SQ.	26.05 SQ.

Designed by Andreas Padelas		Shadow Diagram	
Project number	Job #2831	7 of 12	
Date	22/02/21		
Drawn by	NDT	Scale	
Checked by	DP-Ad 16150 LEJLA IZIC		
Lot 33, No.108 Argyle Street, St.Kilda 3182		1 : 200	

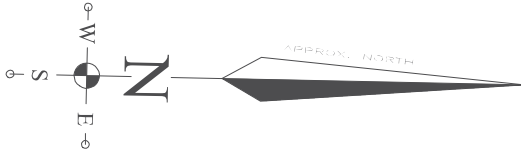
ARGYLE STREET

TBM = 9.83
RIVET IN FOOTPATH



**DENOTES APPROX. SHADOW
CAST AS PER MARCH 21ST -
SEPTEMBER 23RD (EQUINOX)**

11:00AM



**EXISTING BOUNDARY
FENCE SHADOW**

**DENOTES OVER SHADOWING AREA
INTO ADJOINING NEIGHBOURS
SECLUDED PRIVATE OPEN SPACE**

LAND SURVEYOR NOTES:

LEVELS ARE TO AHD BASED ON PSM
'PRAHRAN PM 108' @ RL 18.135
REFER TO AABS GROUP PTY LTD 'FEATURE &
LEVELS SURVEY' FOR ALL NOTES AND DETAILS

Energy Rating Notes

The following standards are to be installed o all energy
rated dwellings/units to obtain a 6.0 star energy rating:

- All external doors and windows to be weather-sealed;
- All doors to utilities and any other attached
garages to be weather-stripped;
- All general building gaps and cracks to be filled;
- All sililation to be tape sealed and tears patched;
- Only non-vented downlights, and skylights to be used;
- Exhaust fans to be self-sealing at outlet duct;
- Timber windows to be used throughout
unless otherwise specified;
- Insulation:
- Refer to Energy Rating Report
- Provide water saving measures and solar hot
water system, or
- Provide water saving measures and a rain
water tank.

SHADOW DIAGRAM scale 1:200



UNIT 104, NO.22-30 WALLACE AVENUE, POINT COOK 3030
PH. 9018 9016 FAX. 8360 3448 MOB. 0421 706 334

GENERAL NOTES:

- *All measurements & levels to be checked prior to construction
- *Provide impervious floor & wall finish to all wet areas
- *Provide safety glass where required to A.S. 1288 - 1989.
- *Provide control joints at approx 5.0 M ctrs max
- *Provide smoke detectors as per A.S. 3786

NOTE: ALL MEASUREMENTS & LEVELS TO BE CHECKED
PRIOR TO CONSTRUCTION BY BUILDER OR OWNER.

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AND ARE NOT TO BE COPIED OR SOLD.

AREA SCHEDULE

UNIT 1		UNIT 2		UNIT 3	
GROUND	98.47 m²	GROUND	89.40 m²	GROUND	98.14 m²
FIRST	92.38 m²	FIRST	82.67 m²	FIRST	102.32 m²
GARAGE	26.71 m²	SECOND	62.99 m²	GARAGE	35.61 m²
		GARAGE	26.81 m²	BALCONY (FF)	5.85 m²
		BALCONY (FF)	5.41 m²		
TOTAL	217.66 m²	BALCONY (SF)	8.98 m²	TOTAL	241.72 m²
TOTAL SQ.	23.44 SQ.	TOTAL	278.28 m² = 29.77 SQ.	TOTAL SQ.	26.05 SQ.

Designed by
Andreas Padelas

Lot 33, No.108 Argyle
Street, St.Kilda 3182

Shadow Diagram

Project number Job #2831

Date 22/02/21

Drawn by NDT

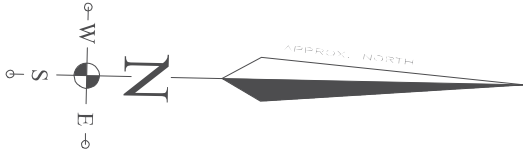
Checked by DR-AG 19159 LEJLA IZIC

8 of 12

Scale 1 : 200

**DENOTES APPROX. SHADOW
CAST AS PER MARCH 21ST -
SEPTEMBER 23RD (EQUINOX)**

12:00PM



**EXISTING BOUNDARY
FENCE SHADOW**

**DENOTES OVER SHADOWING AREA
INTO ADJOINING NEIGHBOURS
SECLUDED PRIVATE OPEN SPACE**

LAND SURVEYOR NOTES:

LEVELS ARE TO AHD BASED ON PSM
'PRAHRAN PM 108' @ RL 18.135
REFER TO AABS GROUP PTY LTD 'FEATURE &
LEVELS SURVEY' FOR ALL NOTES AND DETAILS

Energy Rating Notes

The following standards are to be installed o all energy
rated dwellings/units to obtain a 6.0 star energy rating:

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- All doors to utilities and any other attached
garages to be weather-stripped;
- All general building gaps and cracks to be filled;
- All sililation to be tape sealed and tears patched;
- Only non-vented downlights, and skylights to be used;
- Exhaust fans to be self-sealing at outlet duct;
- Timber windows to be used throughout
unless otherwise specified;
- Insulation:
- Refer to Energy Rating Report
- Provide water saving measures and solar hot
water system, or
- Provide water saving measures and a rain
water tank.

SHADOW DIAGRAM scale 1:200



UNIT 104, NO.22-30 WALLACE AVENUE, POINT COOK 3030
PH. 9018 9016 FAX. 8360 3448 MOB. 0421 706 334

GENERAL NOTES:

- *All measurements & levels to be checked prior to construction
- *Provide impervious floor & wall finish to all wet areas
- *Provide safety glass where required to A.S. 1288 - 1989.
- *Provide control joints at approx 5.0 M ctrs max
- *Provide smoke detectors as per A.S. 3786

NOTE: ALL MEASUREMENTS & LEVELS TO BE CHECKED
PRIOR TO CONSTRUCTION BY BUILDER OR OWNER.

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AND ARE NOT TO BE COPIED OR SOLD.

AREA SCHEDULE

UNIT 1			UNIT 2			UNIT 3		
GROUND	98.47 m²		GROUND	89.40 m²		GROUND	98.14 m²	
FIRST	92.38 m²		FIRST	82.67 m²		FIRST	102.32 m²	
GARAGE	26.71 m²		SECOND	62.99 m²		GARAGE	35.61 m²	
			GARAGE	26.81 m²		BALCONY (FF)	5.85 m²	
			BALCONY (FF)	5.41 m²				
TOTAL	217.66 m²		BALCONY (SF)	8.98 m²		TOTAL	241.72 m²	
TOTAL SQ.	23.44 SQ.		TOTAL	278.28 m² = 29.77 SQ.		TOTAL SQ.	26.05 SQ.	

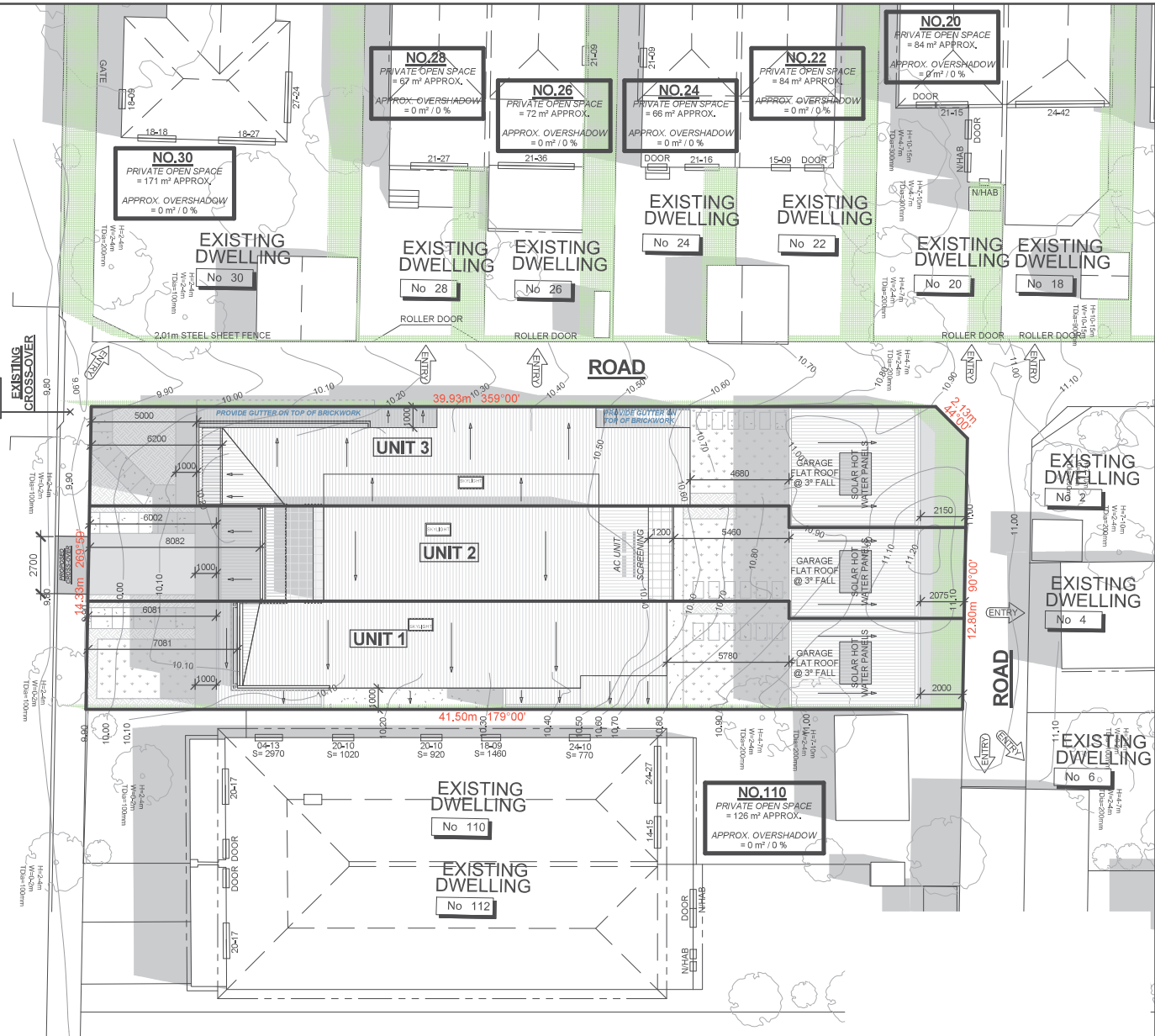
Designed by
Andreas Padelas

Lot 33, No.108 Argyle
Street, St.Kilda 3182

Shadow Diagram

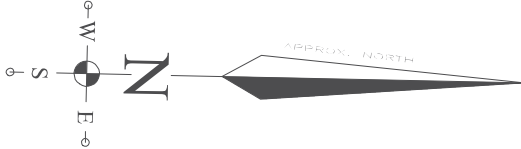
Project number Job #2831
Date 22/02/21
Drawn by NDT
Checked by LEJLA IZIC Scale 1 : 200

9 of 12



DENOTES APPROX. SHADOW
CAST AS PER MARCH 21ST -
SEPTEMBER 23RD (EQUINOX)

1:00PM



EXISTING BOUNDARY
FENCE SHADOW

DENOTES OVER SHADOWING AREA
INTO ADJOINING NEIGHBOURS
SECLUDED PRIVATE OPEN SPACE

LAND SURVEYOR NOTES:

LEVELS ARE TO AHD BASED ON PSM
'PRAHRAN PM 108' @ RL 18.135
REFER TO AABS GROUP PTY LTD 'FEATURE &
LEVELS SURVEY' FOR ALL NOTES AND DETAILS

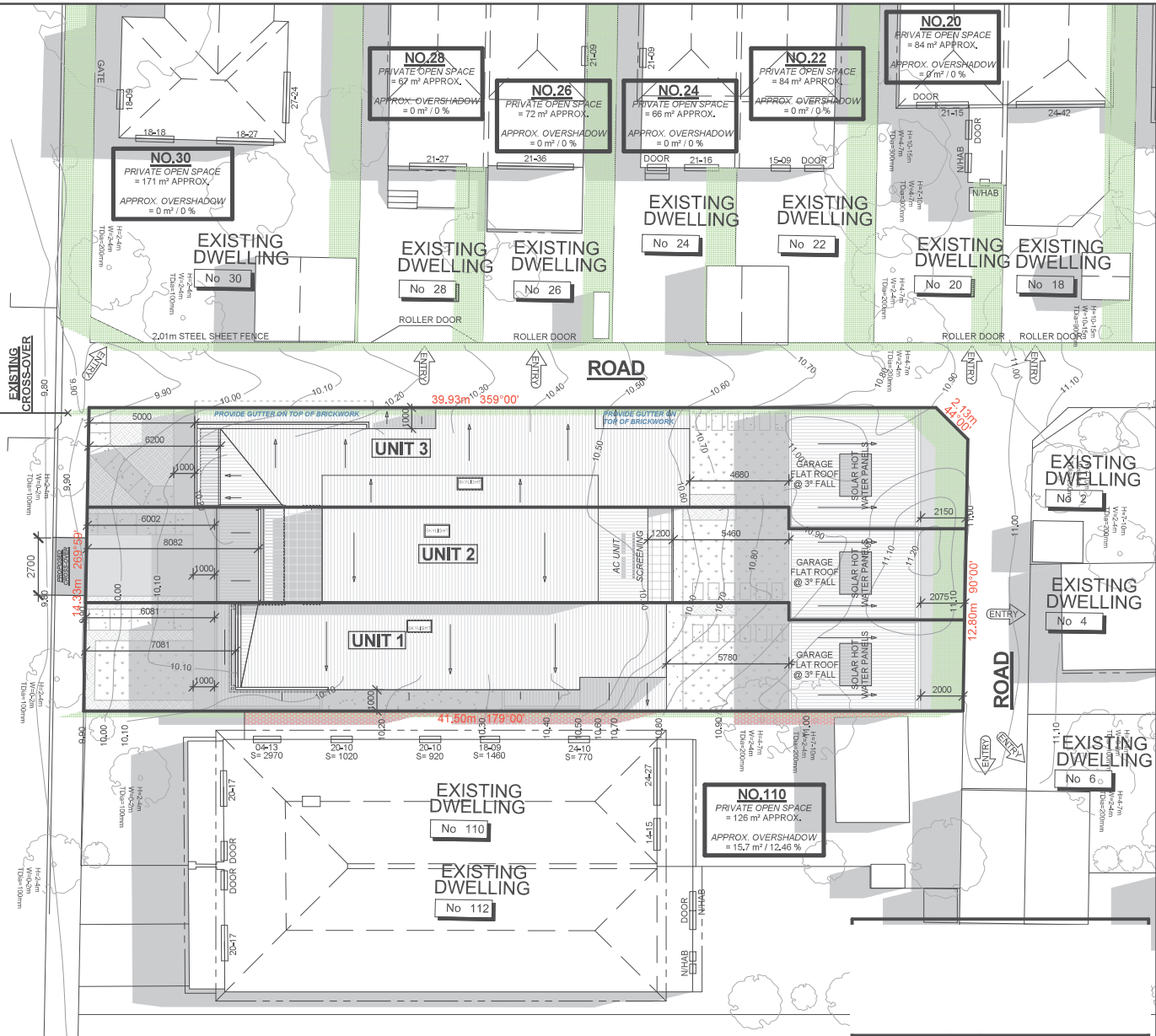
Energy Rating Notes

The following standards are to be installed o all energy
rated dwellings/units to obtain a 6.0 star energy rating:

- All external doors and windows to be weather-sealed;
- All doors to utilities and any other attached
garages to be weather-stripped;
- All general building gaps and cracks to be filled;
- All sililation to be tape sealed and tears patched;
- Only non-vented downlights, and skylights to be used;
- Exhaust fans to be self-sealing at outlet duct;
- Timber windows to be used throughout
unless otherwise specified;
- Insulation:
- Refer to Energy Rating Report
- Provide water saving measures and solar hot
water system, or
- Provide water saving measures and a rain
water tank.

TBM = 9.83
RIVET IN FOOTPATH

ARGYLE STREET



SHADOW DIAGRAM scale 1:200



UNIT 104, NO.22-30 WALLACE AVENUE, POINT COOK 3030
PH. 9018 9016 FAX. 8360 3448 MOB. 0421 706 334

GENERAL NOTES:

- *All measurements & levels to be checked prior to construction
- *Provide impervious floor & wall finish to all wet areas
- *Provide safety glass where required to A.S. 1288 - 1989.
- *Provide control joints at approx 5.0 M ctrs max
- *Provide smoke detectors as per A.S. 3786

NOTE: ALL MEASUREMENTS & LEVELS TO BE CHECKED
PRIOR TO CONSTRUCTION BY BUILDER OR OWNER.

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AND ARE NOT TO BE COPIED OR SOLD.

AREA SCHEDULE

UNIT 1	UNIT 2	UNIT 3
GROUND 98.47 m ²	GROUND 89.40 m ²	GROUND 98.14 m ²
FIRST 92.38 m ²	FIRST 82.67 m ²	FIRST 102.32 m ²
GARAGE 26.71 m ²	SECOND 62.99 m ²	GARAGE 35.61 m ²
	GARAGE 26.81 m ²	BALCONY (FF) 5.85 m ²
	BALCONY (FF) 5.41 m ²	
TOTAL 217.66 m²	BALCONY (SF) 8.98 m ²	TOTAL 241.72 m²
TOTAL SQ. 23.44 SQ.	TOTAL 278.28 m² = 29.77 SQ.	TOTAL SQ. 26.05 SQ.

Designed by
Andreas Padelas

Lot 33, No.108 Argyle
Street, St.Kilda 3182

Shadow Diagram

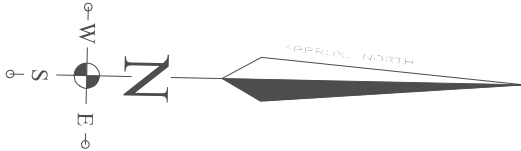
Project number Job #2831
Date REV: 22/02/21
Drawn by NDT
Checked by LEJLA IZIC

10 of 12

Scale 1 : 200

DENOTES APPROX. SHADOW
CAST AS PER MARCH 21ST -
SEPTEMBER 23RD (EQUINOX)

2:00PM



EXISTING BOUNDARY
FENCE SHADOW

DENOTES OVER SHADOWING AREA
INTO ADJOINING NEIGHBOURS
SECLUDED PRIVATE OPEN SPACE

LAND SURVEYOR NOTES:

LEVELS ARE TO AHD BASED ON PSM
'PRAHRAN PM 108' @ RL 18.135
REFER TO AABS GROUP PTY LTD 'FEATURE &
LEVELS SURVEY' FOR ALL NOTES AND DETAILS

Energy Rating Notes

The following standards are to be installed o all energy
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- All doors to utilities and any other attached garages to be weather-stripped;
- All general building gaps and cracks to be filled;
- All sililation to be tape sealed and tears patched;
- Only non-vented downlights, and skylights to be used;
- Exhaust fans to be self-sealing at outlet duct;
- Timber windows to be used throughout unless otherwise specified;
- Insulation:
 - Refer to Energy Rating Report
- Provide water saving measures and solar hot water system, or
- Provide water saving measures and a rain water tank.

TBM = 9.83
RIVET IN FOOTPATH

ARGYLE STREET

SHADOW DIAGRAM scale 1:200



UNIT 104, NO.22-30 WALLACE AVENUE, POINT COOK 3030
PH. 9018 9016 FAX. 8360 3448 MOB. 0421 706 334

GENERAL NOTES:

- *All measurements & levels to be checked prior to construction
- *Provide impervious floor & wall finish to all wet areas
- *Provide safety glass where required to A.S. 1288 - 1989.
- *Provide control joints at approx 5.0 M ctrs max
- *Provide smoke detectors as per A.S. 3786

NOTE: ALL MEASUREMENTS & LEVELS TO BE CHECKED
PRIOR TO CONSTRUCTION BY BUILDER OR OWNER.

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AND ARE NOT TO BE COPIED OR SOLD.

AREA SCHEDULE

UNIT 1		UNIT 2		UNIT 3	
GROUND	98.47 m²	GROUND	89.40 m²	GROUND	98.14 m²
FIRST	92.38 m²	FIRST	82.67 m²	FIRST	102.32 m²
GARAGE	26.71 m²	SECOND	62.99 m²	GARAGE	35.61 m²
		GARAGE	26.81 m²	BALCONY (FF)	5.85 m²
		BALCONY (FF)	5.41 m²		
TOTAL	217.66 m²	BALCONY (SF)	8.98 m²	TOTAL	241.72 m²
TOTAL SQ.	23.44 SQ.	TOTAL	278.28 m² = 29.77 SQ.	TOTAL SQ.	26.05 SQ.

Designed by
Andreas Padelas

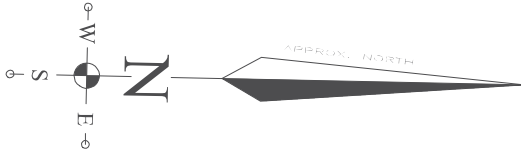
Lot 33, No.108 Argyle
Street, St.Kilda 3182

Shadow Diagram

Project number	Job #2831	11 of 12
Date	REV: 22/02/21	
Drawn by	NDT	
Checked by	DRAG 18159 LEJLA IZIC	Scale 1 : 200

DENOTES APPROX. SHADOW
CAST AS PER MARCH 21ST -
SEPTEMBER 23RD (EQUINOX)

3:00PM



EXISTING BOUNDARY
FENCE SHADOW

DENOTES OVER SHADOWING AREA
INTO ADJOINING NEIGHBOURS
SECLUDED PRIVATE OPEN SPACE

LAND SURVEYOR NOTES:

LEVELS ARE TO AHD BASED ON PSM
'PRAHRAN PM 108' @ RL 18.135
REFER TO AABS GROUP PTY LTD 'FEATURE &
LEVELS SURVEY' FOR ALL NOTES AND DETAILS

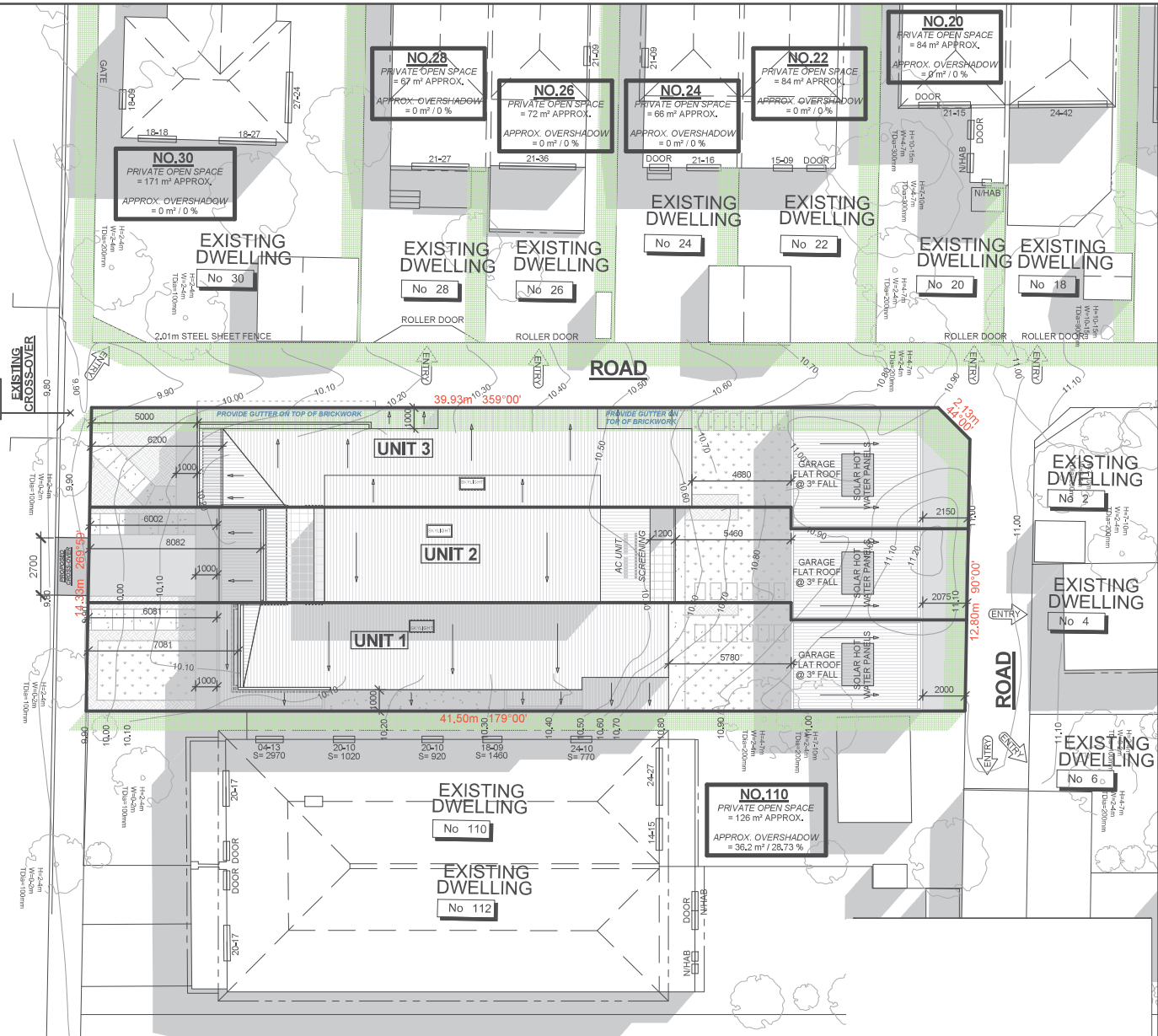
Energy Rating Notes

The following standards are to be installed o all energy
rated dwellings/units to obtain a 6.0 star energy rating:

- All external doors and windows to be weather-sealed;
- All doors to utilities and any other attached
garages to be weather-stripped;
- All general building gaps and cracks to be filled;
- All sililation to be tape sealed and tears patched;
- Only non-vented downlights, and skylights to be used;
- Exhaust fans to be self-sealing at outlet duct;
- Timber windows to be used throughout
unless otherwise specified;
- Insulation:
 - Refer to Energy Rating Report
- Provide water saving measures and solar hot
water system, or
- Provide water saving measures and a rain
water tank.

TBM = 9.83
RIVET IN FOOTPATH

ARGYLE STREET



SHADOW DIAGRAM scale 1:200



UNIT 104, NO.22-30 WALLACE AVENUE, POINT COOK 3030
PH. 9018 9016 FAX. 8360 3448 MOB. 0421 706 334

GENERAL NOTES:

- *All measurements & levels to be checked prior to construction
- *Provide impervious floor & wall finish to all wet areas
- *Provide safety glass where required to A.S. 1288 - 1989.
- *Provide control joints at approx 5.0 M ctrs max
- *Provide smoke detectors as per A.S. 3786

NOTE: ALL MEASUREMENTS & LEVELS TO BE CHECKED
PRIOR TO CONSTRUCTION BY BUILDER OR OWNER.

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AND ARE NOT TO BE COPIED OR SOLD.

AREA SCHEDULE

UNIT 1		UNIT 2		UNIT 3	
GROUND	98.47 m²	GROUND	89.40 m²	GROUND	98.14 m²
FIRST	92.38 m²	FIRST	82.67 m²	FIRST	102.32 m²
GARAGE	26.71 m²	SECOND	62.99 m²	GARAGE	35.61 m²
		GARAGE	26.81 m²	BALCONY (FF)	5.85 m²
		BALCONY (FF)	5.41 m²		
TOTAL	217.66 m²	BALCONY (SF)	8.98 m²	TOTAL	241.72 m²
TOTAL SQ.	23.44 SQ.	TOTAL	278.28 m² = 29.77 SQ.	TOTAL SQ.	26.05 SQ.

Designed by
Andreas Padelas

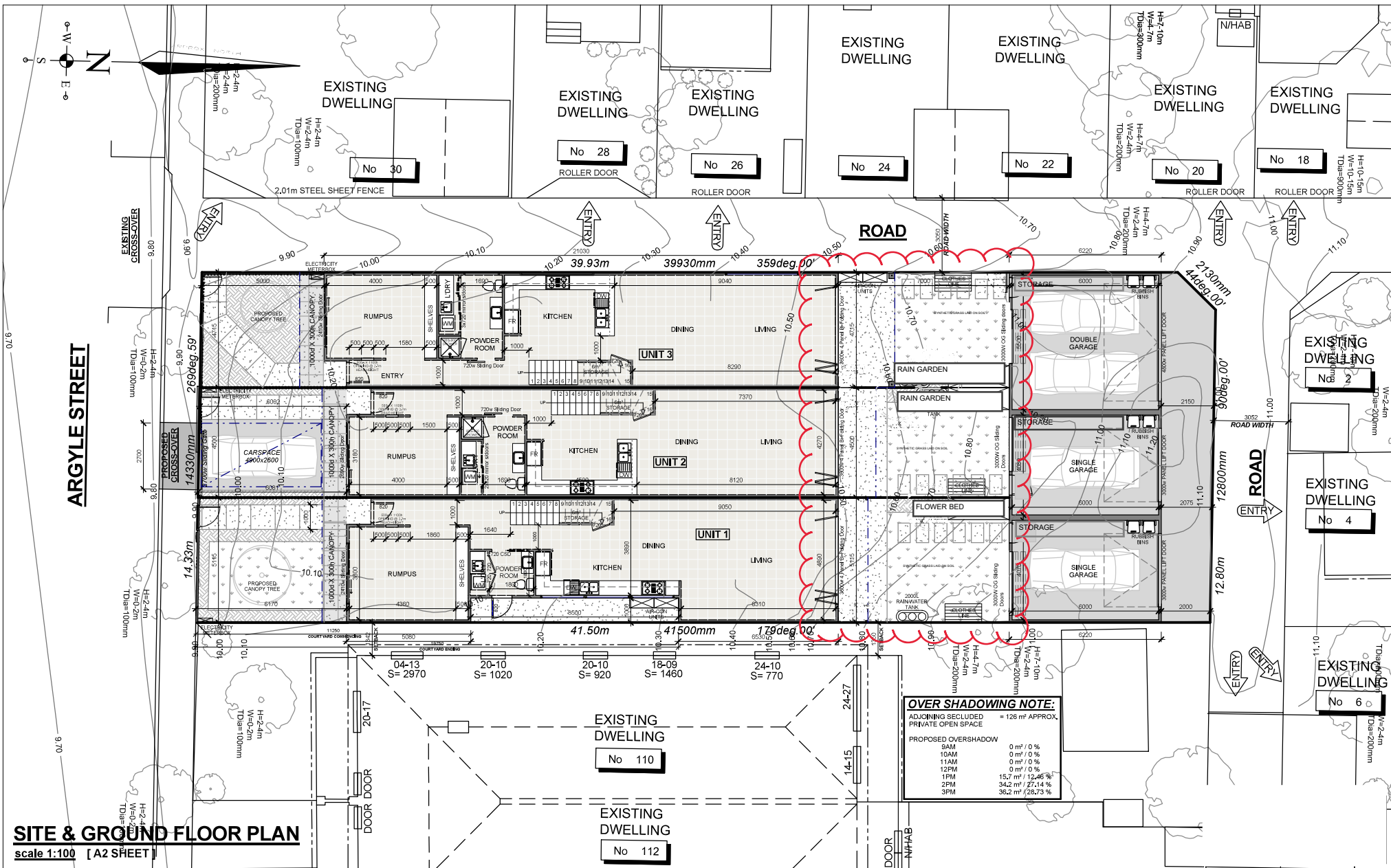
Lot 33, No.108 Argyle
Street, St.Kilda 3182

Shadow Diagram

Project number Job #2831
Date 22/02/21
Drawn by NDT
Checked by DR-AG 18159 LEJLA IZIC

12 of 12

Scale 1 : 200



SITE & GROUND FLOOR PLAN

scale 1:100 [A2 SHEET]



UNIT 104, NO.22-30 WALLACE AVENUE, POINT COOK 3030
PH. 9018 9016 FAX. 8360 3448 MOB. 0421 706 334

GENERAL NOTES:

- *All measurements & levels to be checked prior to construction
 - *Provide impervious floor & wall finish to all wet areas
 - *Provide safety glass where required to A.S. 1288 - 1988.
 - *Provide control joints at approx 5.0 M c/c max
 - *Provide smoke detectors as per A.S. 3786
- NOTE: ALL MEASUREMENTS & LEVELS TO BE CHECKED PRIOR TO CONSTRUCTION BY BUILDER OR OWNER.**
- © COPYRIGHT - THESE PLANS BELONG TO BN DESIGN AND ARE NOT ALLOWED TO BE COPIED OR SOLD.**

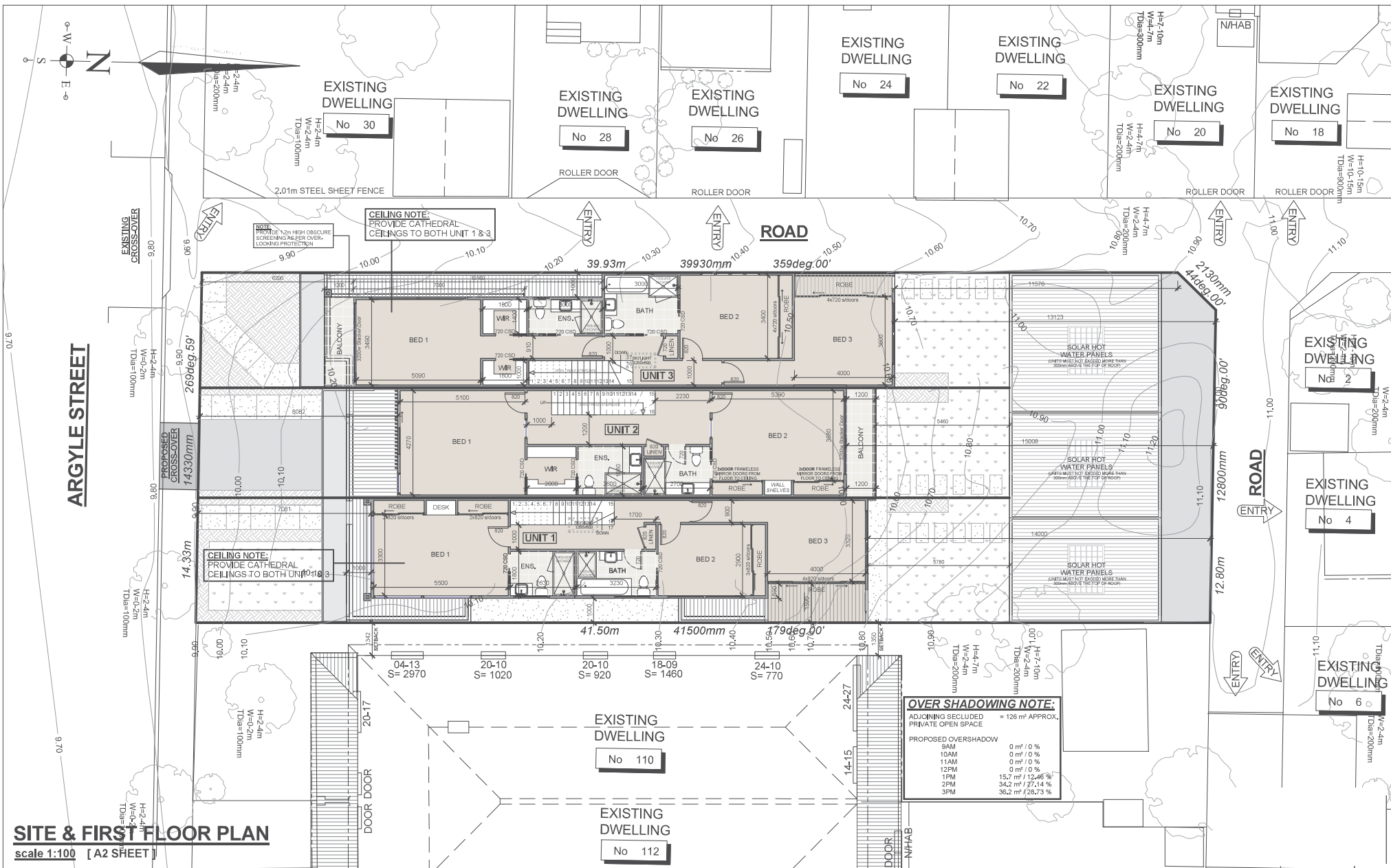
UNIT 1		UNIT 2		UNIT 3		SITE COVERAGE %	
GROUND	93.27 m²	GROUND	89.40 m²	GROUND	98.14 m²	395.84 m² / 593.0 m²	= 66.58 %
FIRST	87.87 m²	FIRST	82.67 m²	FIRST	94.26 m²		
GARAGE	26.71 m²	SECOND	58.56 m²	GARAGE	35.61 m²		
		GARAGE	26.81 m²	BALCONY (FF)	4.45 m²	175.84 m² / 593.0 m²	= 30.16 %
		BALCONY (FF)	5.41 m²				
		BALCONY (FF)	8.39 m²				
TOTAL	207.85 m²	TOTAL	220.87 m²	TOTAL	232.46 m²		
TOTAL SQ.	24.38 SQ.	TOTAL SQ.	26.19 SQ.	TOTAL SQ.	26.05 SQ.		

Design by:
Andreas Padelas

Lot 33, No.108 Argyle
Street, St.Kilda 3182

Site & Ground Floor Plan

Project number	Job #2831	1 of 12
Date	REV: 22/02/21	
Drawn by	NDT	
Checked by	LEJLA IZIC	
Scale	1 : 100	



SITE & FIRST FLOOR PLAN
scale 1:100 [A2 SHEET]



UNIT 104, NO.22-30 WALLACE AVENUE, POINT COOK 3030
PH. 9018 9016 FAX. 8360 3448 MOB. 0421 706 334

GENERAL NOTES:

- *All measurements & levels to be checked prior to construction
- *Provide impervious floor & wall finish to all wet areas
- *Provide safety glass where required to A.S. 1288 - 1989.
- *Provide control joints at approx 5.0 M c/s max
- *Provide smoke detectors as per A.S. 3786

NOTE: ALL MEASUREMENTS & LEVELS TO BE CHECKED PRIOR TO CONSTRUCTION BY BUILDER OR OWNER.

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UNIT 1		UNIT 2		UNIT 3		SITE COVERAGE %	
GROUND	93.27 m²	GROUND	69.40 m²	GROUND	98.14 m²	398.84 m² / 593.0 m² = 67.26 %	
FIRST	87.87 m²	FIRST	82.67 m²	FIRST	94.26 m²		
GARAGE	26.71 m²	SECOND	58.50 m²	GARAGE	35.61 m²		
		GARAGE	26.81 m²	BALCONY (FF)	4.45 m²		
		BALCONY (FF)	5.41 m²				
		BALCONY (SP)	9.39 m²				
TOTAL	207.85 m²	TOTAL	229.67 m²	TOTAL	232.46 m²		
TOTAL SQ.	22.38 SQ.	TOTAL SQ.	28.19 SQ.	TOTAL SQ.	25.95 SQ.		

Design by:
Andreas Padelas

Lot 33, No.108 Argyle
Street, St.Kilda 3182

Site & First Floor Plan

Project number Job #2831

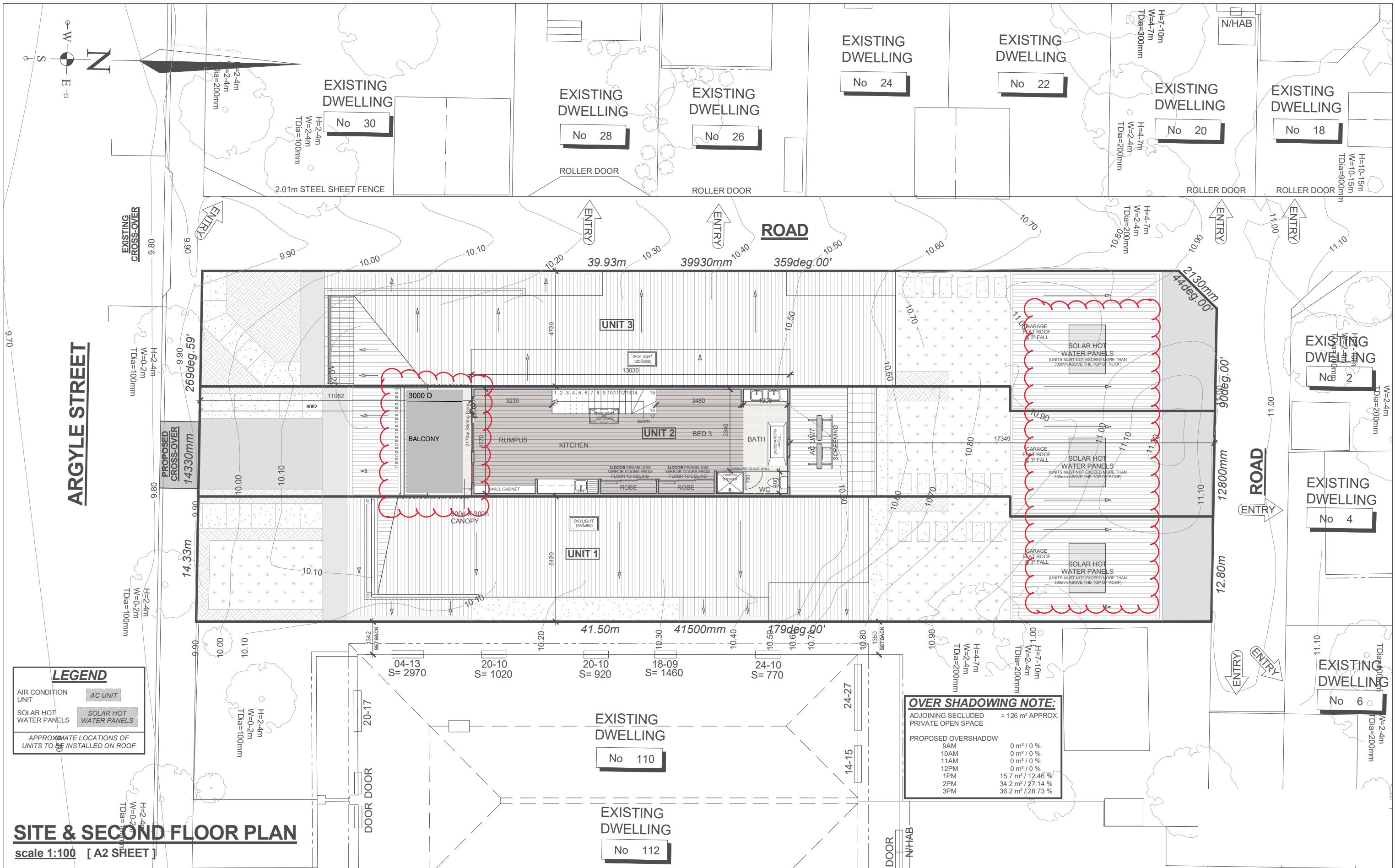
Date REV: 22/02/21

Drawn by NDT

Checked by LEJLA IZIC

2 of 12

Scale 1 : 100





UNIT 104, NO.22-30 WALLACE AVENUE, POINT COOK 3030
PH. 9018 9016 FAX. 8360 3448 MOB. 0421 706 334

GENERAL NOTES:

- *All measurements & levels to be checked prior to construction
- *Provide impervious floor & wall finish to all wet areas
- *Provide safety glass where required to A.S. 1288 - 1989.
- *Provide control joints at approx 5.0 M ctrs max
- *Provide smoke detectors as per A.S. 3786

NOTE: ALL MEASUREMENTS & LEVELS TO BE CHECKED PRIOR TO CONSTRUCTION BY BUILDER OR OWNER.

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UNIT 1	UNIT 2	UNIT 3	SITE COVERAGE %
GROUND 93.27 m ²	GROUND 89.40 m ²	GROUND 98.14 m ²	369.94 m ² / 593.0 m ² = 62.38 %
FIRST 87.87 m ²	FIRST 82.67 m ²	FIRST 94.26 m ²	
GARAGE 26.71 m ²	SECOND 58.50 m ²	GARAGE 35.61 m ²	PERMEABILITY %
	GARAGE 26.81 m ²	BALCONY (FF) 4.45 m ²	178.94 m ² / 593.0 m ² = 30.18 %
	BALCONY (FF) 5.41 m ²		
	BALCONY (SF) 8.08 m ²		CONCRETE %
TOTAL 207.85 m ²	TOTAL 278.87 m ²	TOTAL 232.46 m ²	44.12 m ² / 593.0 m ² = 7.44 %
TOTAL SQ. 22.39 SQ.	TOTAL SQ. 28.19 SQ.	TOTAL SQ. 25.05 SQ.	

Design by:
Andreas Padelas

Lot 33, No.108 Argyle Street, St.Kilda 3182

Site & Second Floor Plan

Project number Job #2831

Date REV: 22/02/21

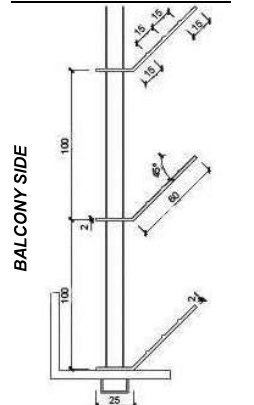
Drawn by NDT

Checked by LEJLA IZIC

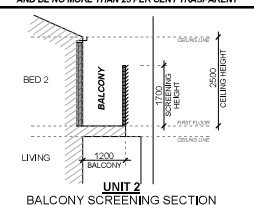
Scale 1 : 100

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BALCONY SIDE



SCREENING TO COMPLY AS PER AUSTRALIAN STANDARDS
AND BE NO MORE THAN 25 PER CENT TRANSPARENT



Front Elevation - South

1 : 100

NOTE: It is the builder's responsibility to establish the finished floor levels and finished wall heights in relation to the relevant ground levels during setout and before any excavation works are undertaken so as to ensure that all design assumptions are fully realized in practice and comply with the relevant building codes and sitting requirements.

NOTE:
Should any discrepancy between structural and architectural drawings be noted with regards to locations and dimensions the builder is to notify bn, design drafting office to seek clarification.

NOTE:
No gaps, cracks or opening greater than 3mm permitted in Facade or roof, in order to comply with AS 3959-2009

NO.30
EXISTING SINGLE STOREY
DWELLING WITH BRICK
VENEER CLADDING

NO.110-112
EXISTING SINGLE STOREY
DWELLING WITH
WEATHERBOARD CLADDING

Side Elevation - West

1 : 100

ELEVATIONS

scale 1:100 [A2 SHEET]



UNIT 104, NO.22-30 WALLACE AVENUE, POINT COOK 3030
PH. 9018 9016 FAX. 8360 3448 MOB. 0421 706 334

GENERAL NOTES:

*All measurements & levels to be checked prior to construction
*Provide impervious floor & wall finish to all wet areas
*Provide safety glass where required to A.S. 1288 - 1989.
*Provide control joints at approx 5.0 M ctrs max
*Provide smoke detectors as per A.S. 3786

NOTE: ALL MEASUREMENTS & LEVELS TO BE CHECKED PRIOR TO CONSTRUCTION BY BUILDER OR OWNER.

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UNIT 1		UNIT 2		UNIT 3		SITE COVERAGE %	
GROUND	96.47 m ²	GROUND	89.40 m ²	GROUND	96.14 m ²	37%14 m ² / 593.0 m ² = 63.26%	
FIRST	92.38 m ²	FIRST	82.67 m ²	FIRST	102.32 m ²	PERMEABILITY %	
GARAGE	26.71 m ²	SECOND	62.99 m ²	GARAGE	35.61 m ²		
		GARAGE	26.81 m ²	BALCONY (FF)	5.95 m ²		
		BALCONY (FF)	5.41 m ²			15%12 m ² / 593.0 m ² = 28.85 %	
		BALCONY (FF)	3.98 m ²			CONCRETE %	
TOTAL	217.56	TOTAL	226.26	TOTAL	241.72		59.64 m ² / 593.0 m ² = 9.89 %
TOTAL SG	244.89	TOTAL SG	237.92	TOTAL SG	268.95		

Design by:
Andreas Padelas

Lot 33, No.108 Argyle
Street, St.Kilda 3182

	Elevations
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Project number	Job #2831
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Date	REV 22/02/2021
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Drawn by	NDT
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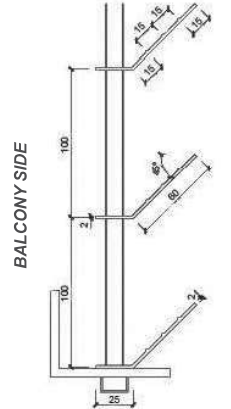
Checked by	LEJLA IZIC
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4 of 12

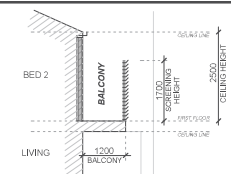
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Scale	1 : 100
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BALCONY SIDE



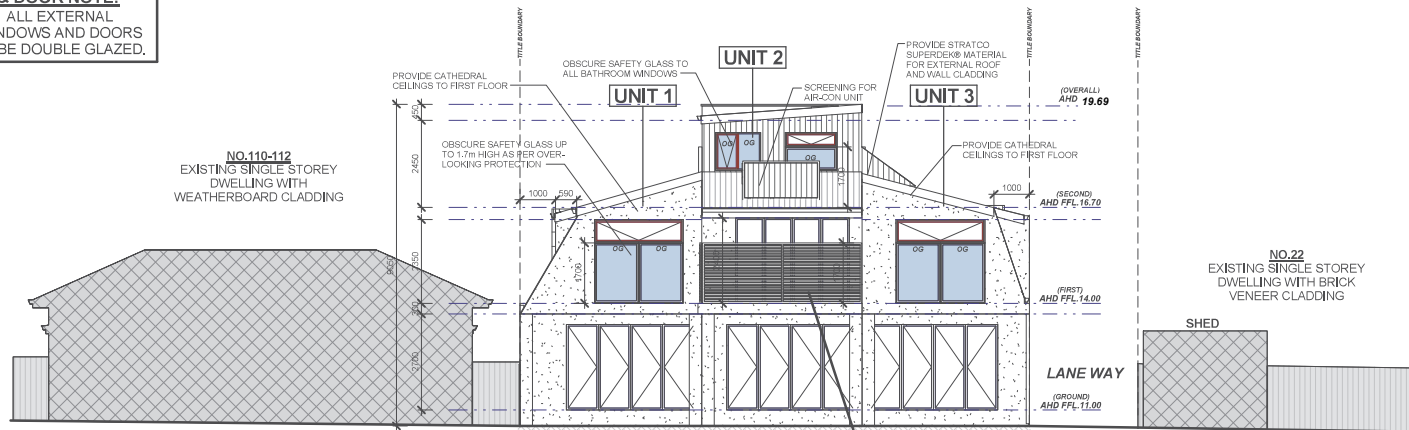
SCREENING TO COMPLY AS PER AUSTRALIAN STANDARDS
AND BE NO MORE THAN 25 PER CENT TRANSPARENT



BALCONY SCREENING SECTION

**ALL EXTERNAL
WINDOWS AND DOORS
TO BE DOUBLE GLAZED.**

NO.110-112
EXISTING SINGLE STOREY
DWELLING WITH
WEATHERBOARD CLADDING

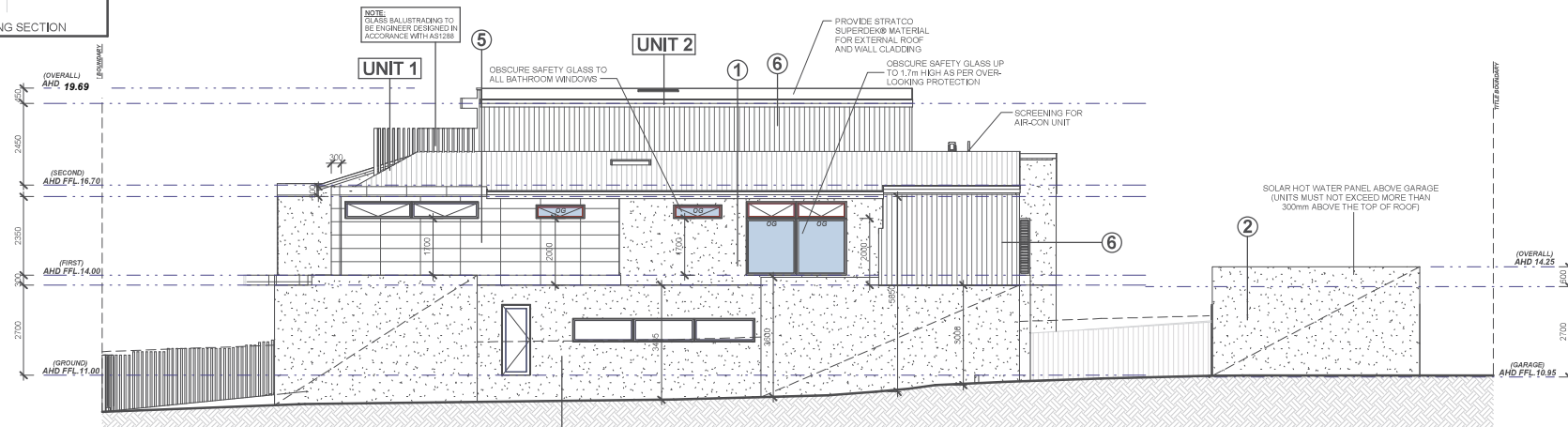


Rear Elevation - North

1 : 100

STEEL SCREEN SLATS NOTE:
ENSURE STEEL SCREEN SLATS TO ACHIEVE 250mm CLEARANCE
AND PERMIT A 125mm SPHERE TO PASS THROUGH
IN ACCORDANCE WITH NCC Vcl2 CLAUSE 3.8.2.5

NOTE:
GLASS BALUSTRADING TO
BE ENGINEER DESIGNED IN
ACCORDANCE WITH AS1288



Side Elevation - East

1 : 100

ANNOTATION NOTE

OG - REPRESENTS FIXED OBSCURE GLASS

scale 1:100 [A2 SHEET]



UNIT 104, NO.22-30 WALLACE AVENUE, POINT COOK 3030
PH. 9018 9016 FAX. 8360 3448 MOB. 0421 706 334

*All measurements & levels to be checked prior to construction
*Provide impervious floor & wall finish to all wet areas
*Provide safety glass where required to A.S. 1288 - 1989.
*Provide control joints at approx 5.0 M ctrs max
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NOTE: ALL MEASUREMENTS & LEVELS TO BE CHECKED PRIOR TO CONSTRUCTION BY BUILDER OR OWNER.

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UNIT 1		UNIT 2		UNIT 3		SITE COVERAGE	
GROUND	98.47 m ²	GROUND	89.40 m ²	GROUND	98.14 m ²	375.14 m ² / 503.0 m ² = 63.26%	
FIRST	92.38 m ²	FIRST	82.67 m ²	FIRST	102.32 m ²		
GARAGE	26.71 m ²	SECOND	62.99 m ²	GARAGE	35.61 m ²		PERMEABILITY %
		GARAGE	26.81 m ²	BALCONY (FF)	5.05 m ²		159.23 m ² / 503.0 m ² = 38.85 %
		BALCONY (FF)	5.41 m ²				
		BALCONY (SF)	3.98 m ²				CONCRETE %
TOTAL	215.56 m²	TOTAL	226.87 m²	TOTAL	241.42 m²		58.84 m ² / 503.0 m ² = 9.99 %
TOTAL SG	234.43 SG	TOTAL	237.87 SG	TOTAL	249.93 SG		

SKYLIGHT NOTE:
ENSURE ALL PROPOSED SKYLIGHTS TO BE
MINIMUM 900mm AWAY FROM TITLE
BOUNDARIES, PRODUCT TO BE INSTALLED AS
PER 'CUSTOM SKYLIGHTS PTY LTD' - CUSTOM
HI-FLEX SKYLIGHTS SPECIFICATIONS

Design by:
Andreas Padelas

Lot 33, No.108 Argyle
Street, St.Kilda 3182

Project number	Job #2831
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Date	22/02/21
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Drawn by

Drawn by	
Checked by	LEJL

5 of 12

Scale	1 : 100
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NOTE:
It is builders responsibility to establish the finished floor levels and finished wall heights in relation to the relevant ground levels during setout and before any excavation works are undertaken so as to ensure that all design assumptions are fully realized in practice and comply with the relevant building codes and sitting requirements.

NOTE:
Should any discrepancy between structural and architectural drawings be noted with regards to locations and dimensions the builder is to notify bn. design drafting office to seek clarification.

NOTE:
No gaps, cracks or opening greater than 3mm permitted in Facade or roof, in order to comply with AS 3959-2009