

SOHO
LIVING

e. info@soholiving.com.au p. 13 SOHO
11/41 Sabre Drive, Port Melbourne, VIC 3207
www.soholiving.com.au

ESTATE / STAGE:
SMITHS LANE

Drawing title:
MASTER PLAN

Job No: --
Drawn: **JA**
Checked: --
Issue: **P6**
Date: **08.08.23**

Revision Table:		
No.:	Date:	Revision:
xxx	xx/xx/xx	xxx

Sheet:
1 of 3

Scale @ A3:
1:200

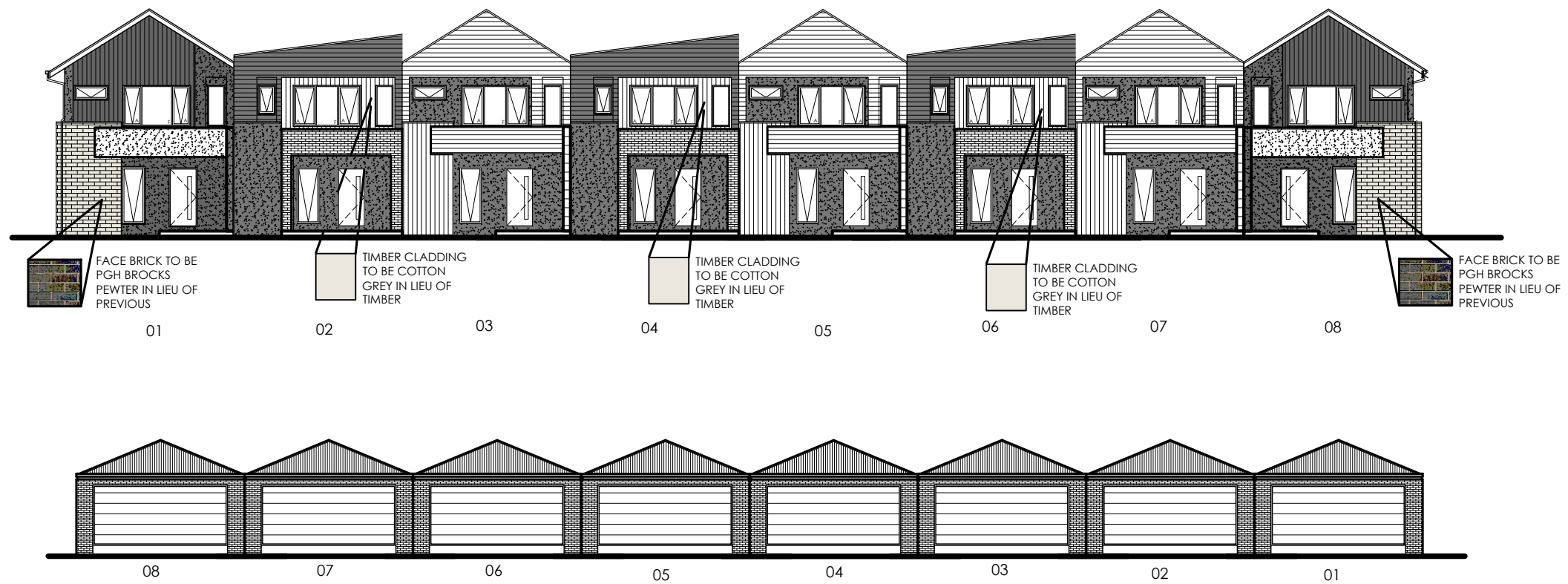
Clients:
MIRVAC

Proposed Terraces At:
**SUPERLOT Z
SMITHS LANE
CLYDE NORTH**

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ALL WORKS ARE COMPLY WITH CURRENT AUSTRALIAN STANDARDS & BE IN ACCORDANCE WITH BCA. © Copyright 2023



STREETSCAPE EXAMPLE

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ESTATE / STAGE:
SMITHS LANE

Drawing title:
STREETSCAPES

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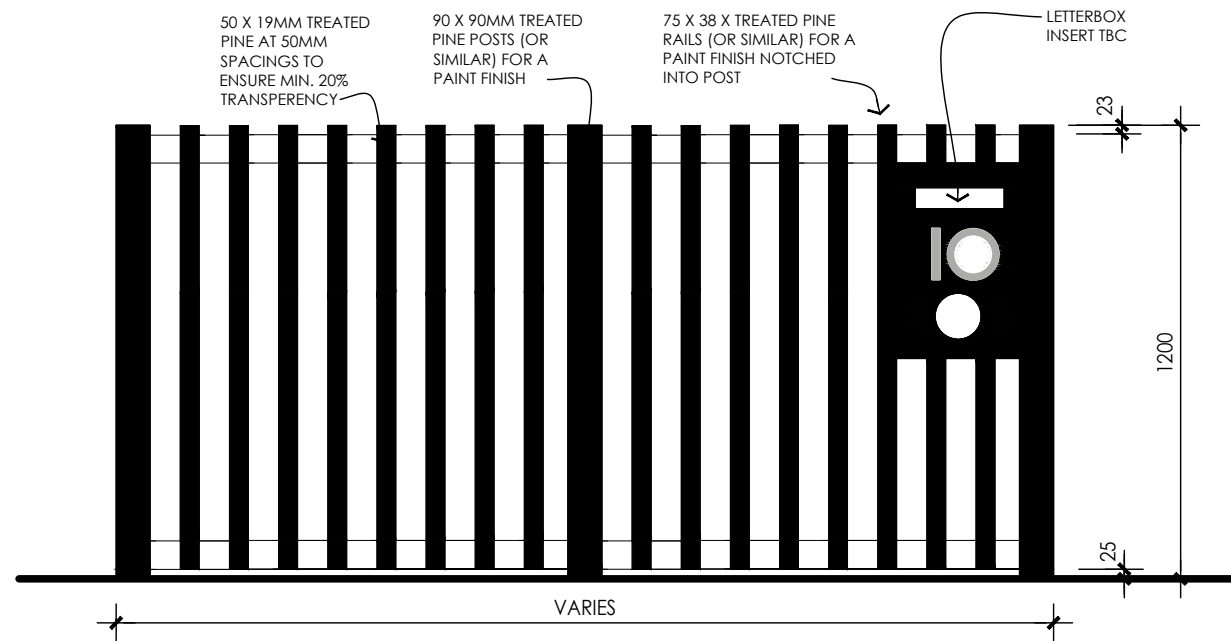
Clients:
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Proposed Terraces At:
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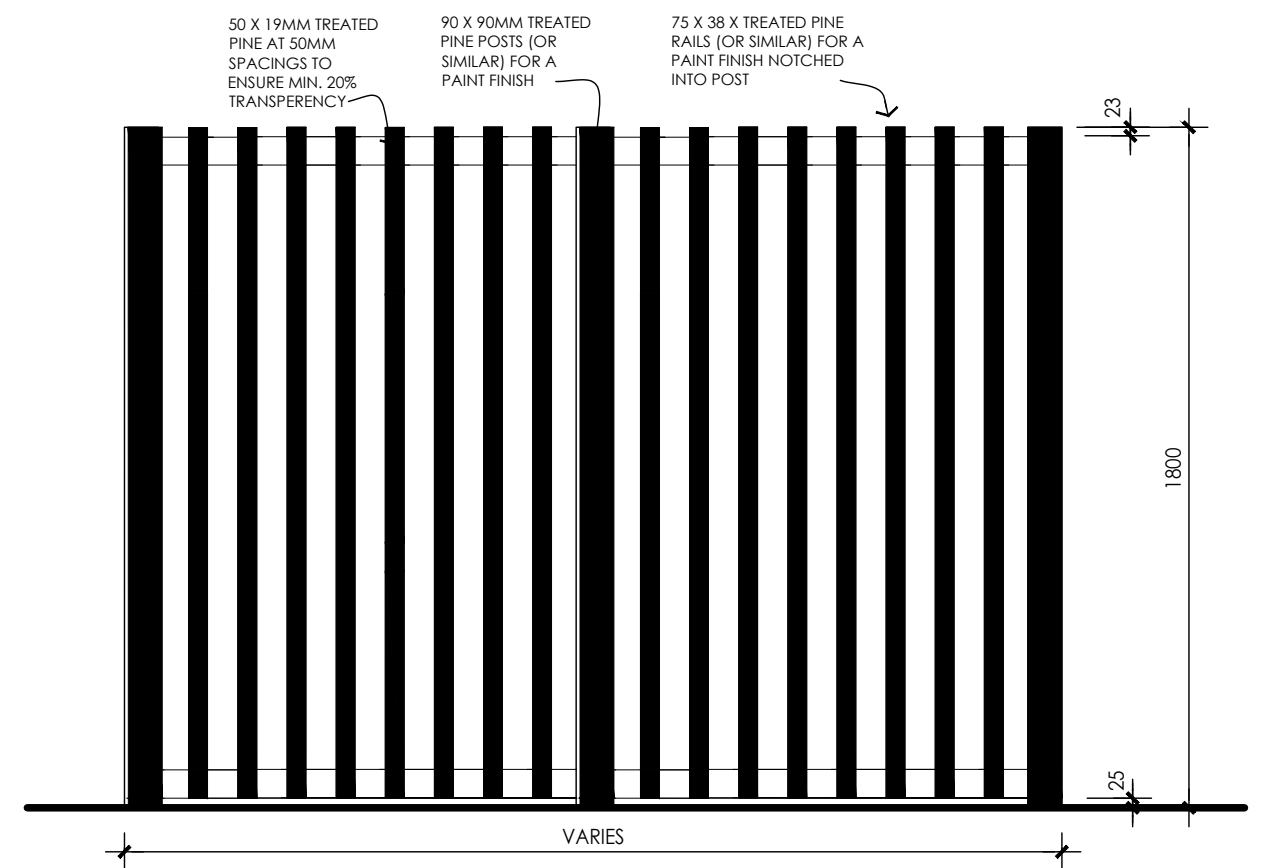
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01 FT01 - TYP 1.2M HIGH FRONT FENCE
SCALE: 1:20

IMPORTANT NOTE:
PROVIDE INSET LETTERBOXES TO
FRONT FENCE. FENCE TO
RETURN INTO DWELLING



02 FT02 - TYP 1.8M HIGH FENCE
SCALE: 1:20

IMPORTANT NOTE:
PROVIDE GATE WHERE FENCE
RETURNS INTO DWELLING

IMPORTANT NOTE:
REFER TO ENGINEERS DESIGN FOR ARTICULATION JOINT LAYOUT

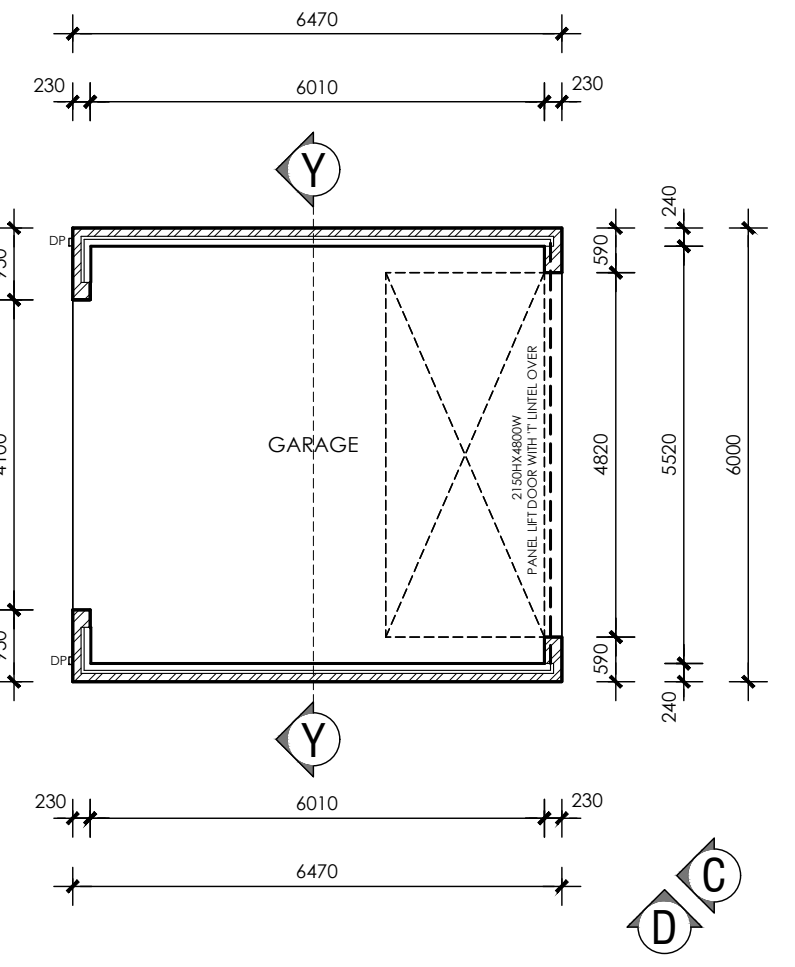
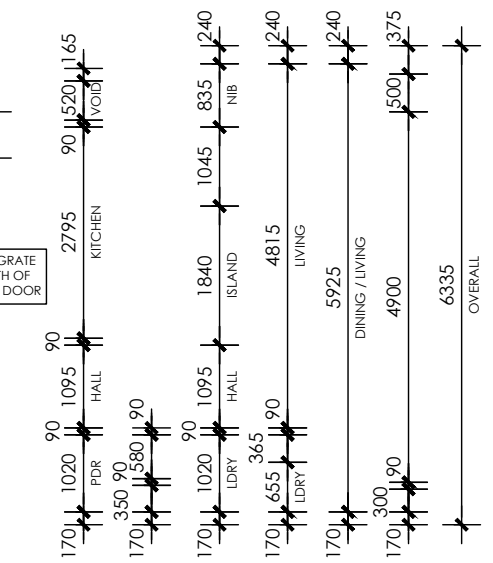
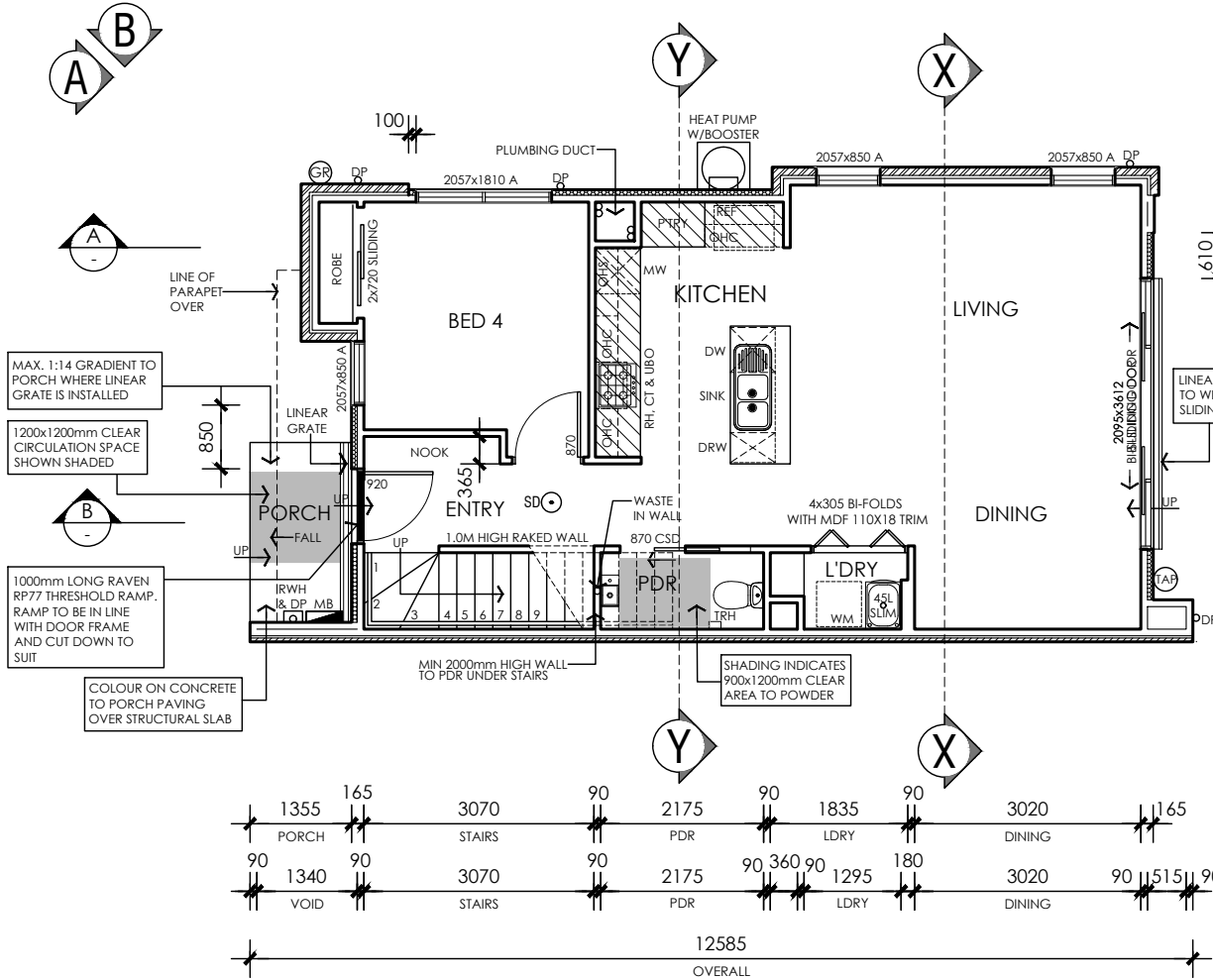
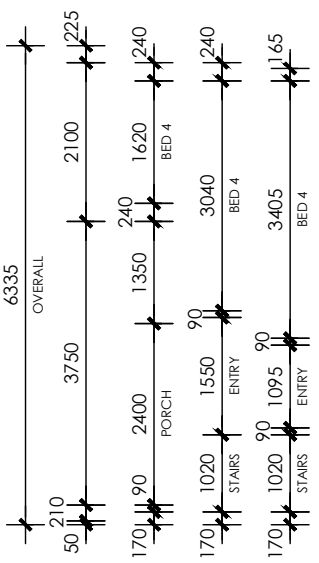
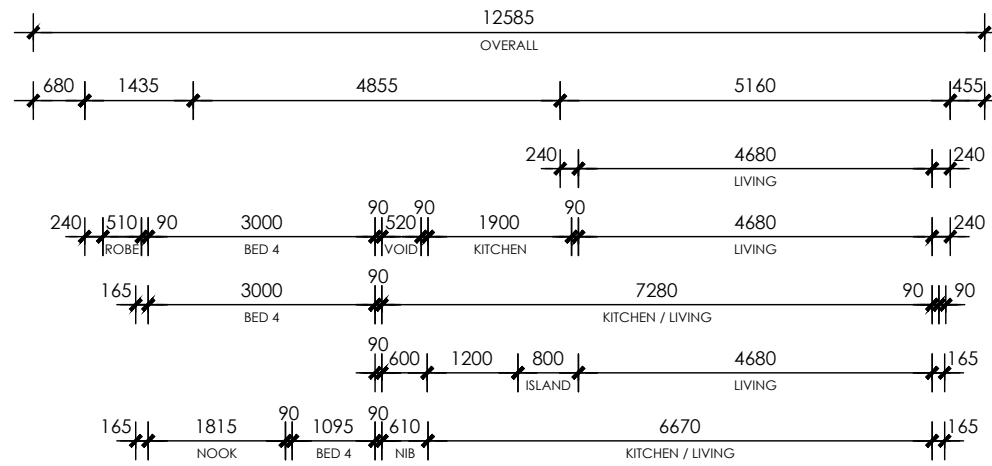
NOTE:
PENETRATIONS THROUGH THE SISALATION PAPER ARE TO BE TAPED AROUND CAREFULLY TO ENSURE ANY GAPS ARE SEALED.

HEAT PUMP HOT WATER SYSTEM:
PROVIDE MIDEA RSJ 15/190RDN3-C HEAT PUMP WATER HEATER WITH CHROMAGEN JSW52-26VH(NG) GAS BOOSTER IN LIEU OF SOLAR HOT WATER SYSTEM. THIS SYSTEM IS TO BE INSTALLED IN ACCORDANCE WITH THE PLUMBING REGULATIONS 2018

GR GAS RUN IN

GENERAL NOTES

- WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALE
- UNLESS OTHERWISE INDICATED ALL WALL DIMENSIONS ARE AS FOLLOWS:
 - * EXTERNAL 240mm = 110 BRICK, 40 CAVITY, 90 STUD
 - * INTERNAL 90mm STUD, * INDICATES 45mm STUD
- PROVIDE REMOVABLE HINGES TO ALL HINGED WC & POWDER ROOM DOORS WHEN DISTANCE FROM THE DOOR OPENING TO THE PAN IS LESS THAN 1200mm FOR INWARD SWINGING DOORS.
- PROVIDE WEATHER STRIPS TO FRONT ENTRY DOOR
- MANHOLE MH
- SMOKE DETECTOR (HARDWIRED WITH BATTERY BACKUP) SD
- INDICATES BULKHEADS & HAMPERS, TO BE 290mm FROM CEILING LEVEL. (MAX. 3000mm WIDE OPENINGS)]
- ALL DIMENSIONS ARE TO STUD FRAME, PLASTER AND SKIRTING BOARDS NOT CONSIDERED.



SIZE ANALYSIS		
	m ²	sq
GROUND FLOOR	68.25	7.35
FIRST FLOOR	64.50	6.94
GARAGE	39.00	4.20
PORCH	3.25	0.35
GRAND TOTAL	175.00	18.84

POWDER ROOM IMPORTANT NOTE:
PROVIDE 12mm STRUCTURAL PLY TO REAR WALL BEHIND TOILET & NOGGINS TO SIDE WALLS. REFER TO DETAILS.

<p>e.info@soholiving.com.au p.13 SOHO 11/41 Sabre Drive, Port Melbourne. VIC 3207 www.soholiving.com.au</p>	House type: THE CLIFTON - 4 BED	Clients Signature / Date	Job No: --	Revision Table:	Sheet: 3 of 24	Clients: --	THIS DESIGN IS EXCLUSIVELY OWNED BY SOHO LIVING AND CANNOT BE REPRODUCED OR COPIED, EITHER WHOLLY OR IN PART, IN ANY FORM (GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOGRAPHY) WITHOUT THE WRITTEN PERMISSION OF SOHO LIVING. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONFIRM ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK. NOTIFY SOHO LIVING OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT. DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATION, ENGS DWGS, SOIL REPORT & SERVICE DWGS. ALL WORKS ARE COMPLY WITH CURRENT AUSTRALIAN STANDARDS & BE IN ACCORDANCE WITH BCA. © Copyright: 2023
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Drawing title: GRD FLOOR PLAN	Builders Signature / Date	Checked: --	Issue: MASTER	Date: --	--	--	



IMPORTANT NOTE:

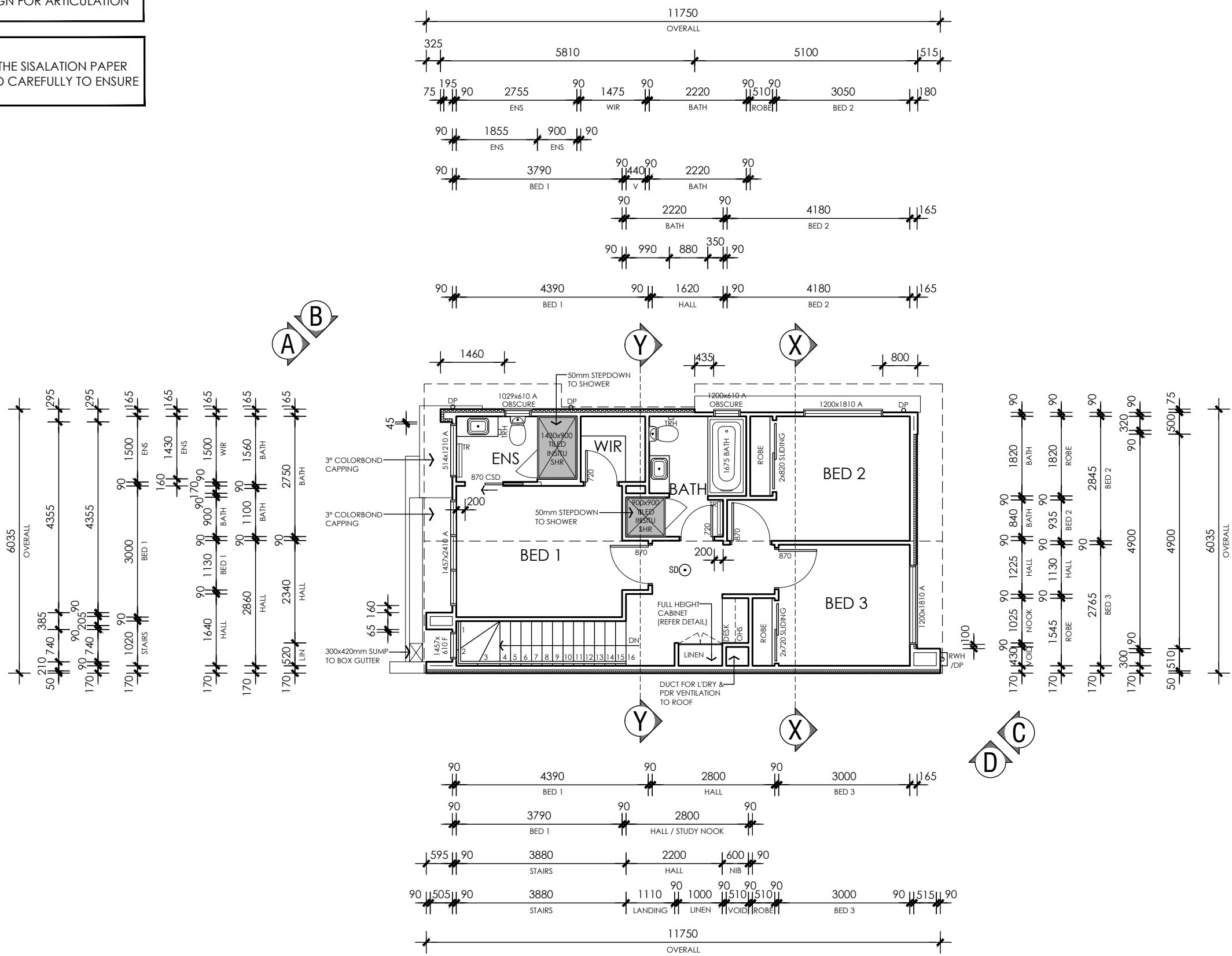
REFER TO ENGINEERS DESIGN FOR ARTICULATION JOINT LAYOUT

NOTE:


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GENERAL NOTES

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- SMOKE DETECTOR (HARDWIRED WITH BATTERY BACKUP) 
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SHOWERS IMPORTANT NOTE:
 SHOWER TO BE HOBLESS & STEP-FREE.
 A LIP OF NOT MORE THAN 5mm IN HEIGHT MAY BE PROVIDED FOR WATER RETENTION PURPOSES.
 REFER TO DETAILS.
 PROVIDE ADDITIONAL NOGGINS TO SHOWER & BATH OF BATHROOM. REFER TO DETAILS.

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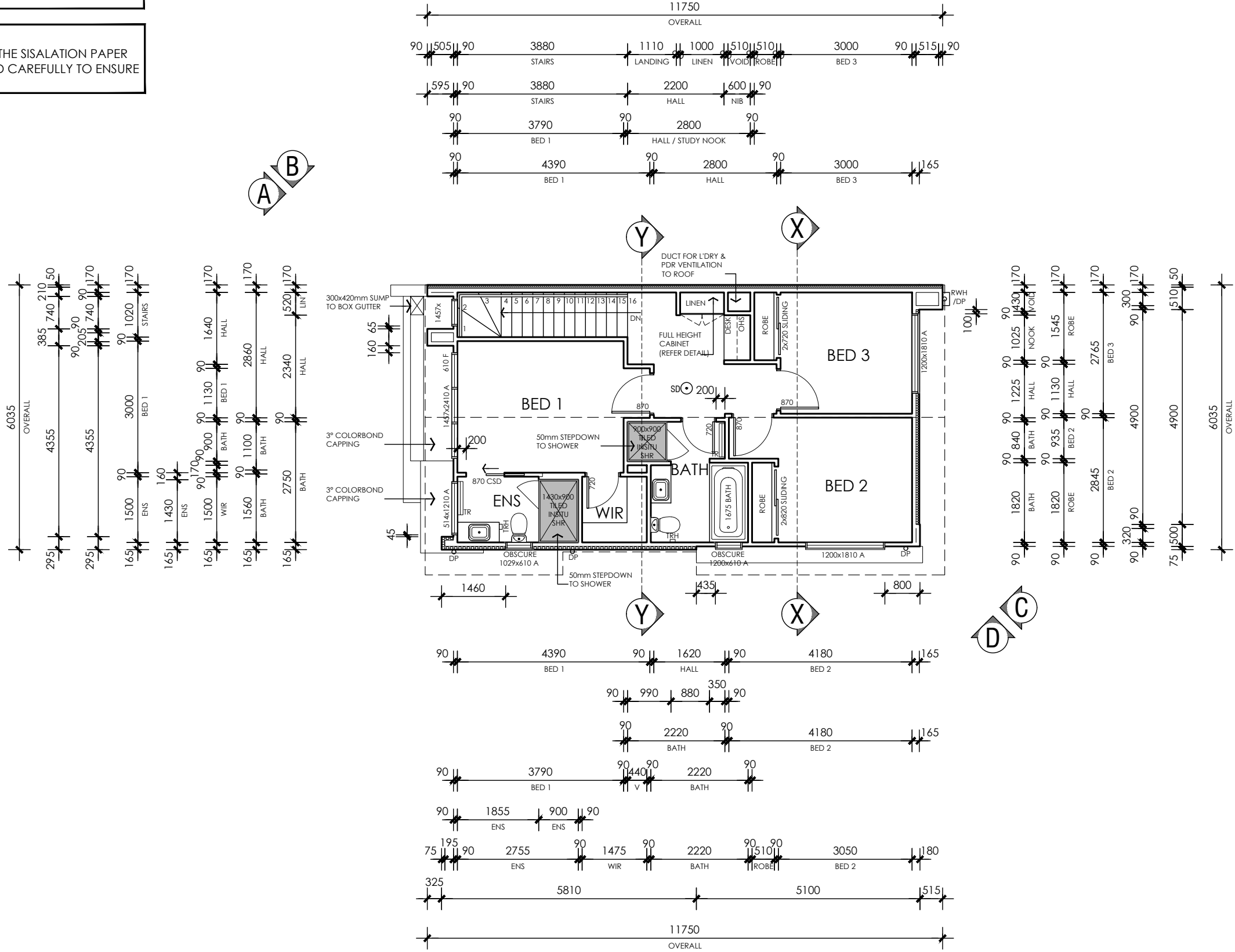
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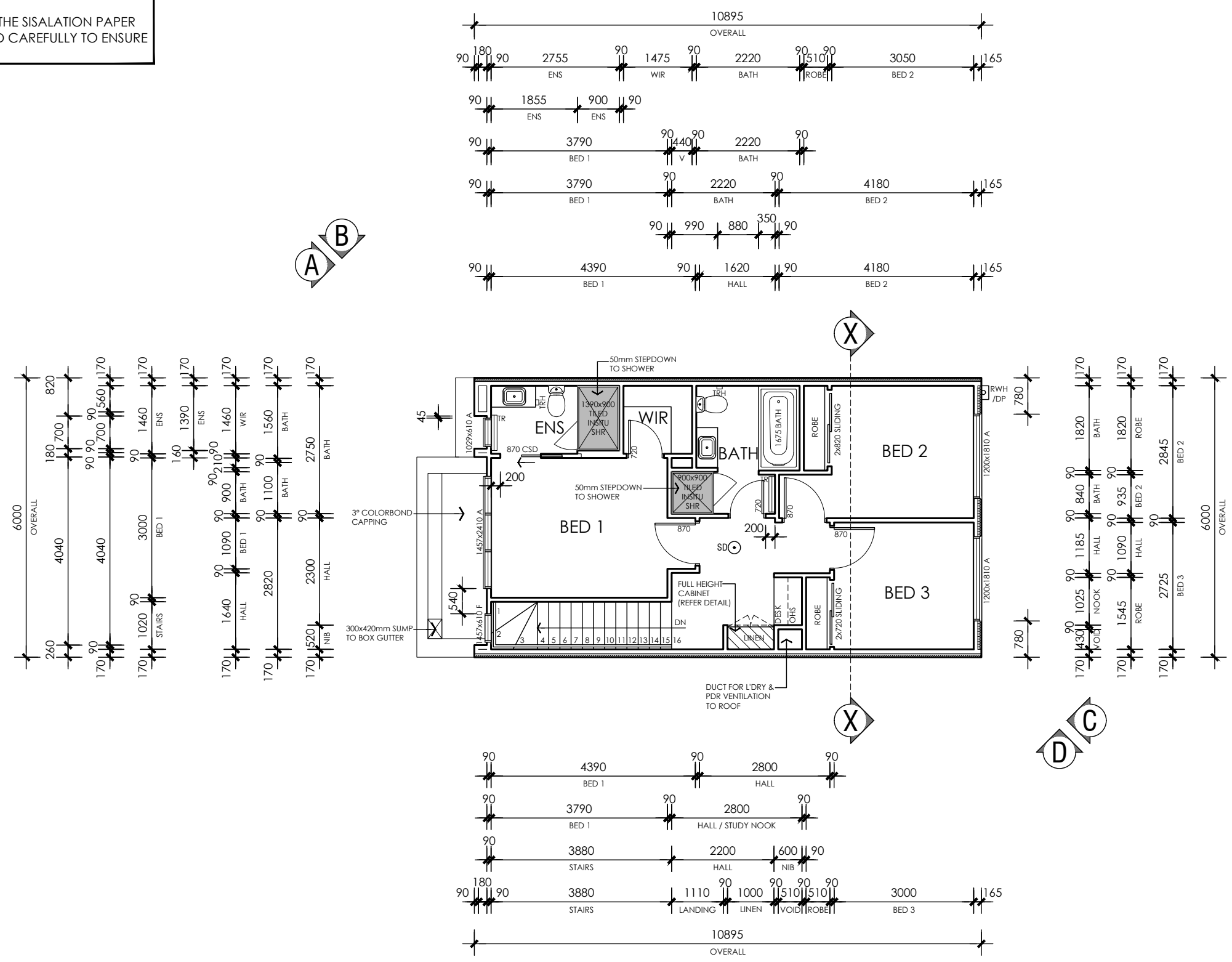
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	Drawing title: FIRST FLOOR PLAN	Builders Signature / Date	Checked: --	Issue: MASTER				--	
			Date: --					--	

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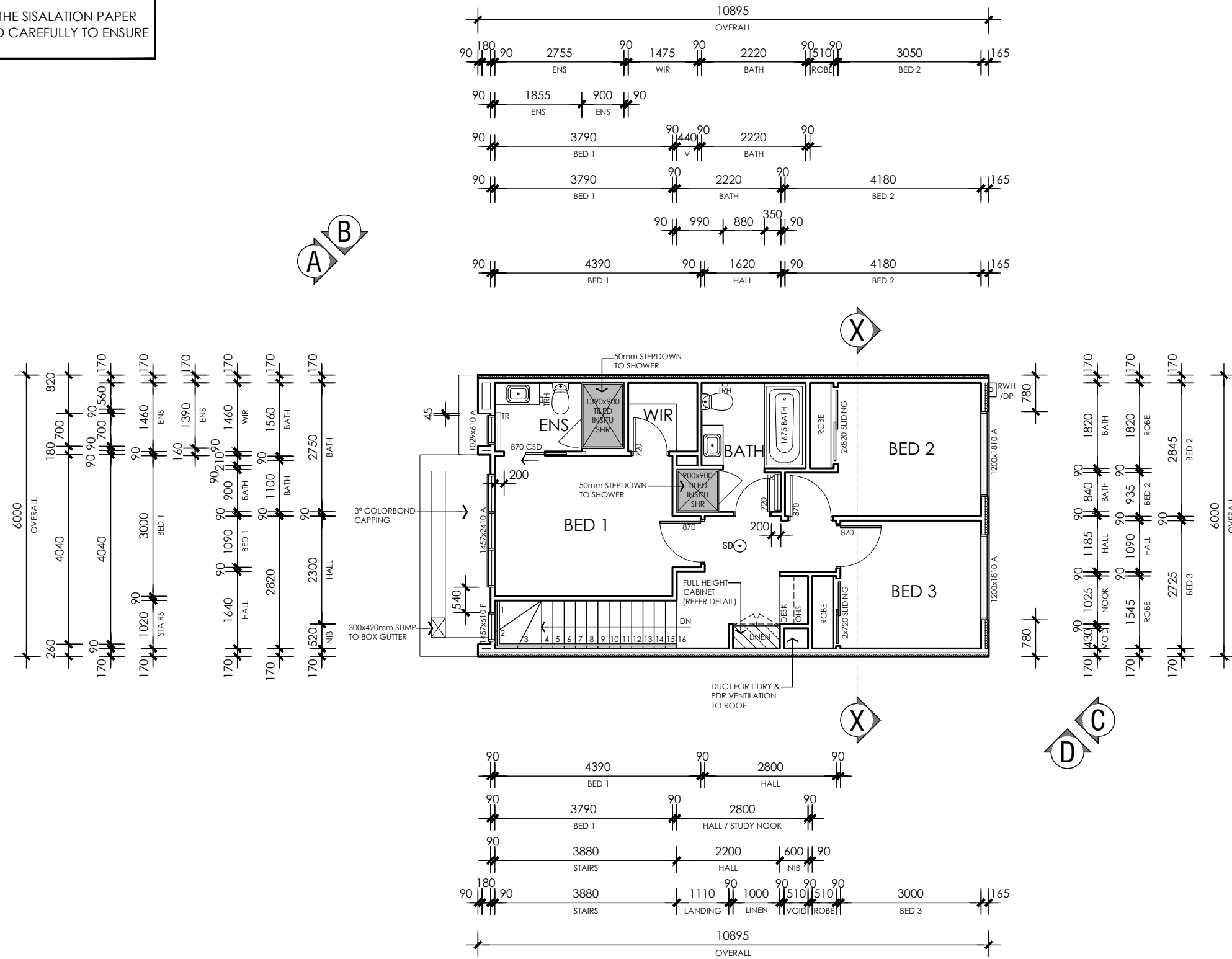
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			Date: --					--
						4 of 24		
						Scale: 1:100		

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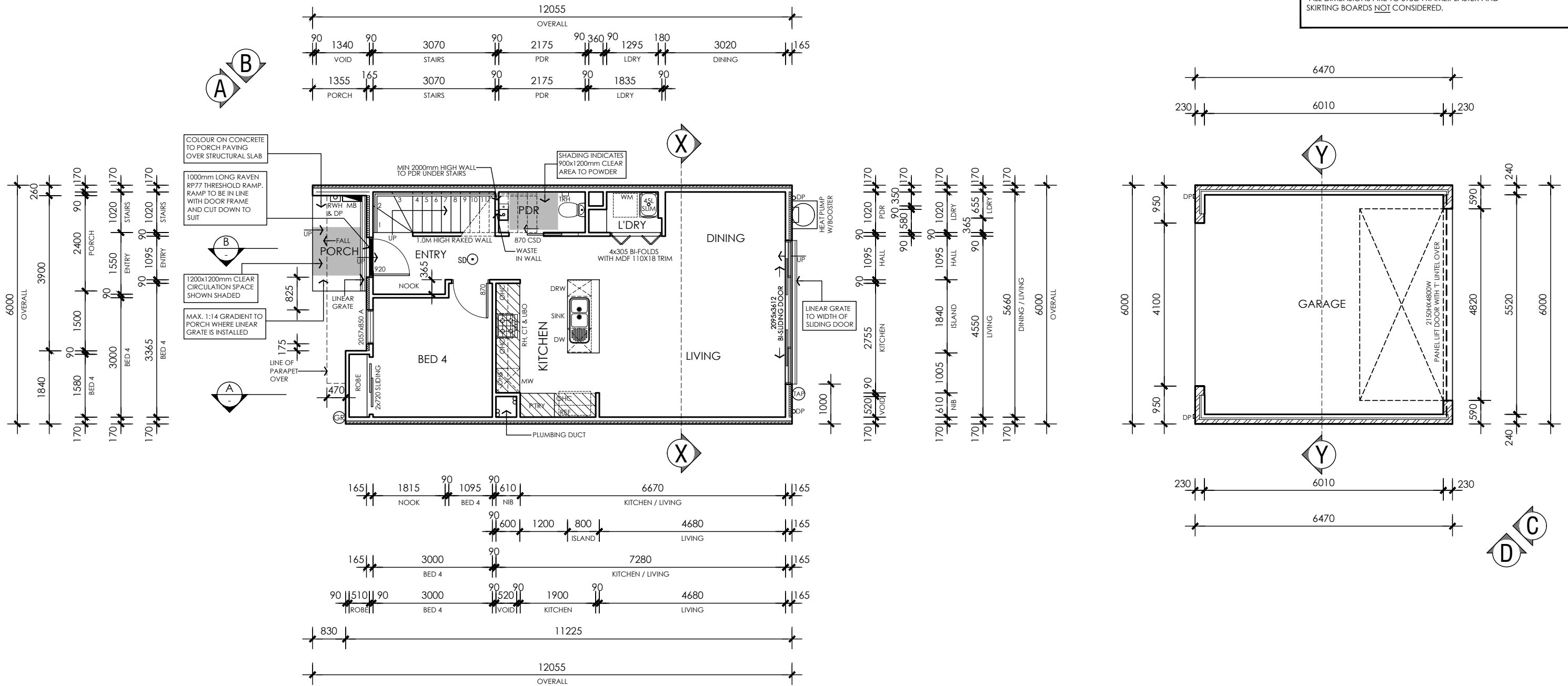
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SIZE ANALYSIS		
	m ²	sq
GROUND FLOOR	65.50	7.05
FIRST FLOOR	64.32	6.92
GARAGE	39.00	4.20
PORCH	3.25	0.35
GRAND TOTAL	172.07	18.52

POWDER ROOM IMPORTANT NOTE:
PROVIDE 12mm STRUCTURAL PLY TO REAR WALL BEHIND TOILET & JOGGINS TO SIDE WALLS. REFER TO DETAILS.

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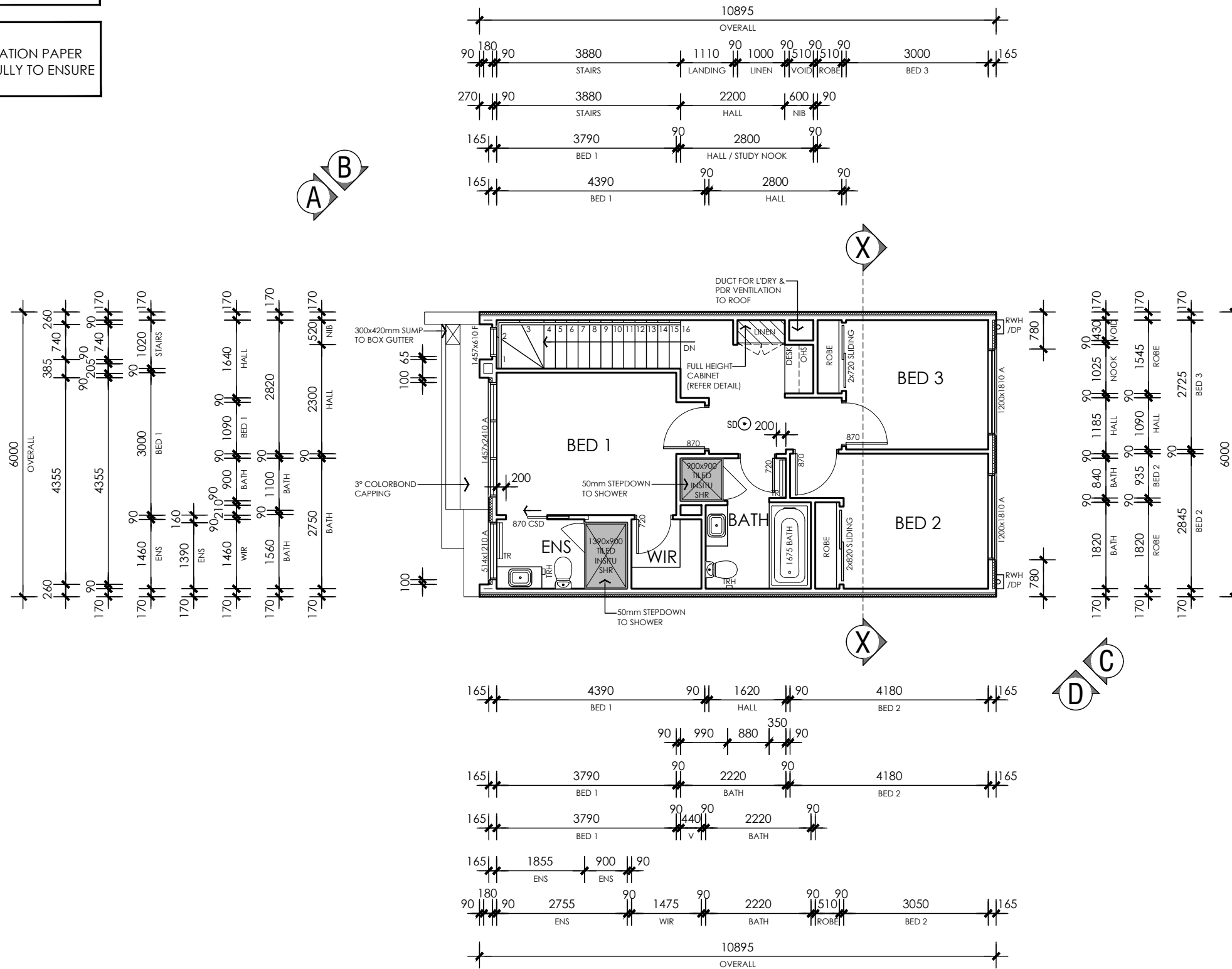
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THE CLIFTON - 4 BED
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FIRST FLOOR PLAN

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Builders Signature / Date

Job No: --
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4 of 24
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IMPORTANT NOTE:

REFER TO ENGINEERS DESIGN FOR ARTICULATION JOINT LAYOUT

NOTE:

PENETRATIONS THROUGH THE SISALATION PAPER ARE TO BE TAPED AROUND CAREFULLY TO ENSURE ANY GAPS ARE SEALED.

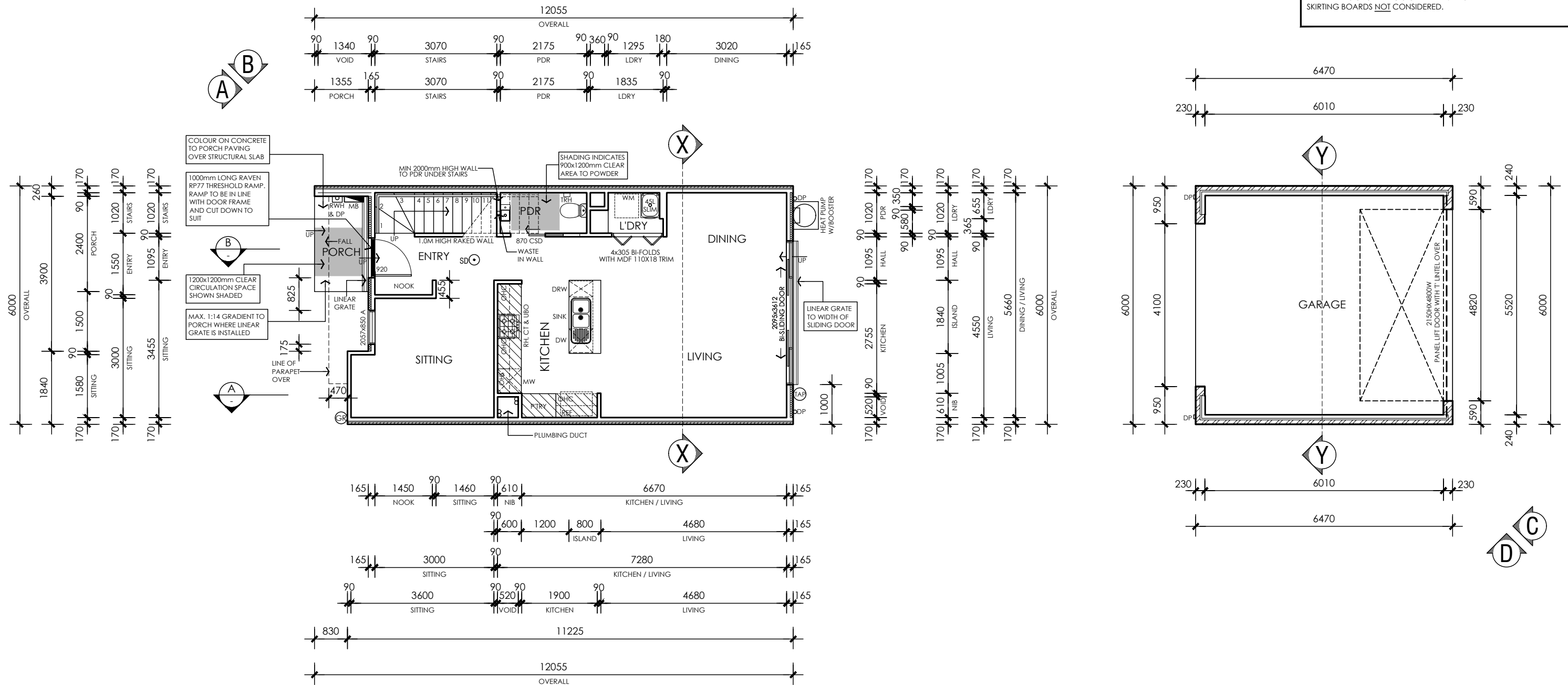
HEAT PUMP HOT WATER SYSTEM:

PROVIDE MIDEA RSJ 15/190RDN3-C HEAT PUMP WATER HEATER WITH CHROMAGEN JSW52-26VH(NG) GAS BOOSTER IN LIEU OF SOLAR HOT WATER SYSTEM. THIS SYSTEM IS TO BE INSTALLED IN ACCORDANCE WITH THE PLUMBING REGULATIONS 2018

GR GAS RUN IN

GENERAL NOTES

- WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALE
- UNLESS OTHERWISE INDICATED ALL WALL DIMENSIONS ARE AS FOLLOWS:
 - * EXTERNAL 240mm = 110 BRICK, 40 CAVITY, 90 STUD
 - * INTERNAL 90mm STUD, * INDICATES 45mm STUD
- PROVIDE REMOVABLE HINGES TO ALL HINGED WC & POWDER ROOM DOORS WHEN DISTANCE FROM THE DOOR OPENING TO THE PAN IS LESS THAN 1200mm FOR INWARD SWINGING DOORS.
- PROVIDE WEATHER STRIPS TO FRONT ENTRY DOOR
- MANHOLE MH
- SMOKE DETECTOR (HARDWIRED WITH BATTERY BACKUP) SD
- INDICATES BULKHEADS & HAMPERS, TO BE 290mm FROM CEILING LEVEL. (MAX. 3000mm WIDE OPENINGS)
- ALL DIMENSIONS ARE TO STUD FRAME, PLASTER AND SKIRTING BOARDS NOT CONSIDERED.



SIZE ANALYSIS		
	m ²	sq
GROUND FLOOR	65.50	7.05
FIRST FLOOR	64.32	6.92
GARAGE	39.00	4.20
PORCH	3.25	0.35
GRAND TOTAL	172.07	18.52

POWDER ROOM IMPORTANT NOTE:
 PROVIDE 12mm STRUCTURAL PLY TO REAR WALL BEHIND TOILET & NOGGINS TO SIDE WALLS. REFER TO DETAILS.

	House type: THE CLIFTON - 3 BED	Clients Signature / Date	Job No: --	Revision Table:			Sheet: 3 of 24	Clients:	THIS DESIGN IS EXCLUSIVELY OWNED BY SOHO LIVING AND CANNOT BE REPRODUCED OR COPIED, EITHER WHOLLY OR IN PART, IN ANY FORM (GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOGRAPHY) WITHOUT THE WRITTEN PERMISSION OF SOHO LIVING. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONFIRM ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK. NOTIFY SOHO LIVING OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT. DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATION, ENGS DWGS, SOIL REPORT & SERVICE DWGS. ALL WORKS ARE COMPLY WITH CURRENT AUSTRALIAN STANDARDS & BE IN ACCORDANCE WITH BCA. © Copyright: 2023
	Facade type: OAKLAND - D (LH)	Clients Signature / Date	Drawn: --	Ver: --	Revision: --	Date: --	By: --	--	
e.info@soholiving.com.au p. 13 SOHO 11/41 Sabre Drive, Port Melbourne. VIC 3207 www.soholiving.com.au	Drawing title: GRD FLOOR PLAN	Builders Signature / Date	Checked: --				Scale: 1:100	Proposed Residence At:	
			Issue: MASTER					--	
			Date: --					--	

IMPORTANT NOTE:

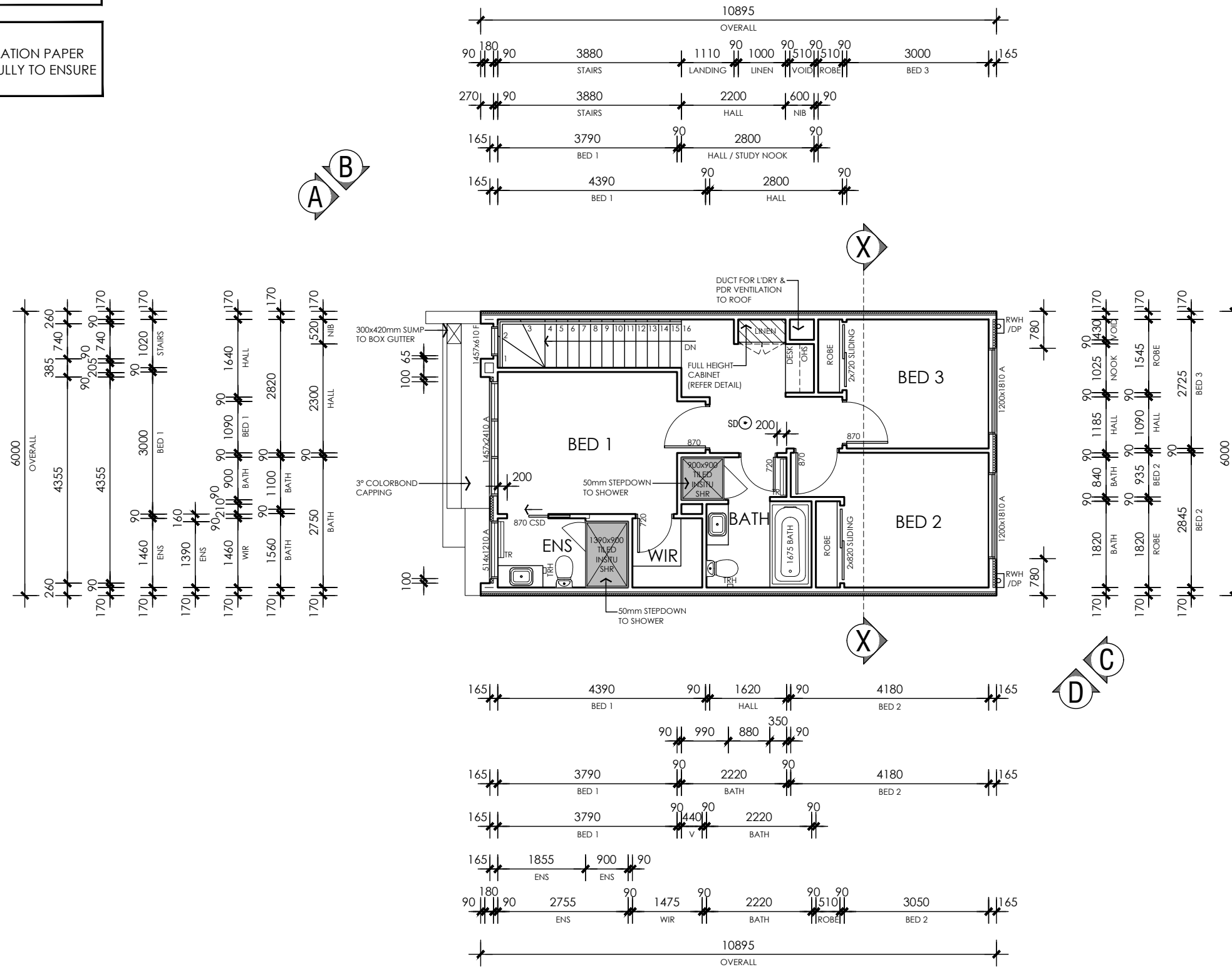
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SHOWERS IMPORTANT NOTE:

SHOWER TO BE HOBLESS & STEP-FREE. A LIP OF NOT MORE THAN 5mm IN HEIGHT MAY BE PROVIDED FOR WATER RETENTION PURPOSES. REFER TO DETAILS.

PROVIDE ADDITIONAL NOGGINS TO SHOWER & BATH OF BATHROOM. REFER TO DETAILS.

SOHO
LIVING

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www.soholiving.com.au

House type:
THE CLIFTON - 3 BED

Facade type:
OAKLAND - D (LH)

Drawing title:
FIRST FLOOR PLAN

Clients Signature / Date

Clients Signature / Date

Builders Signature / Date

Job No: --

Drawn: --

Checked: --

Issue: **MASTER**

Date: --

Revision Table:			
Ver:	Revision:	Date:	By:
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Sheet:
4 of 24

Scale:
1:100

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Proposed Residence At:
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