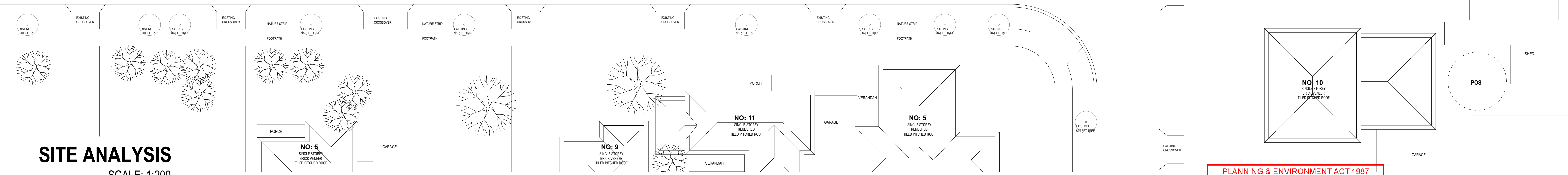
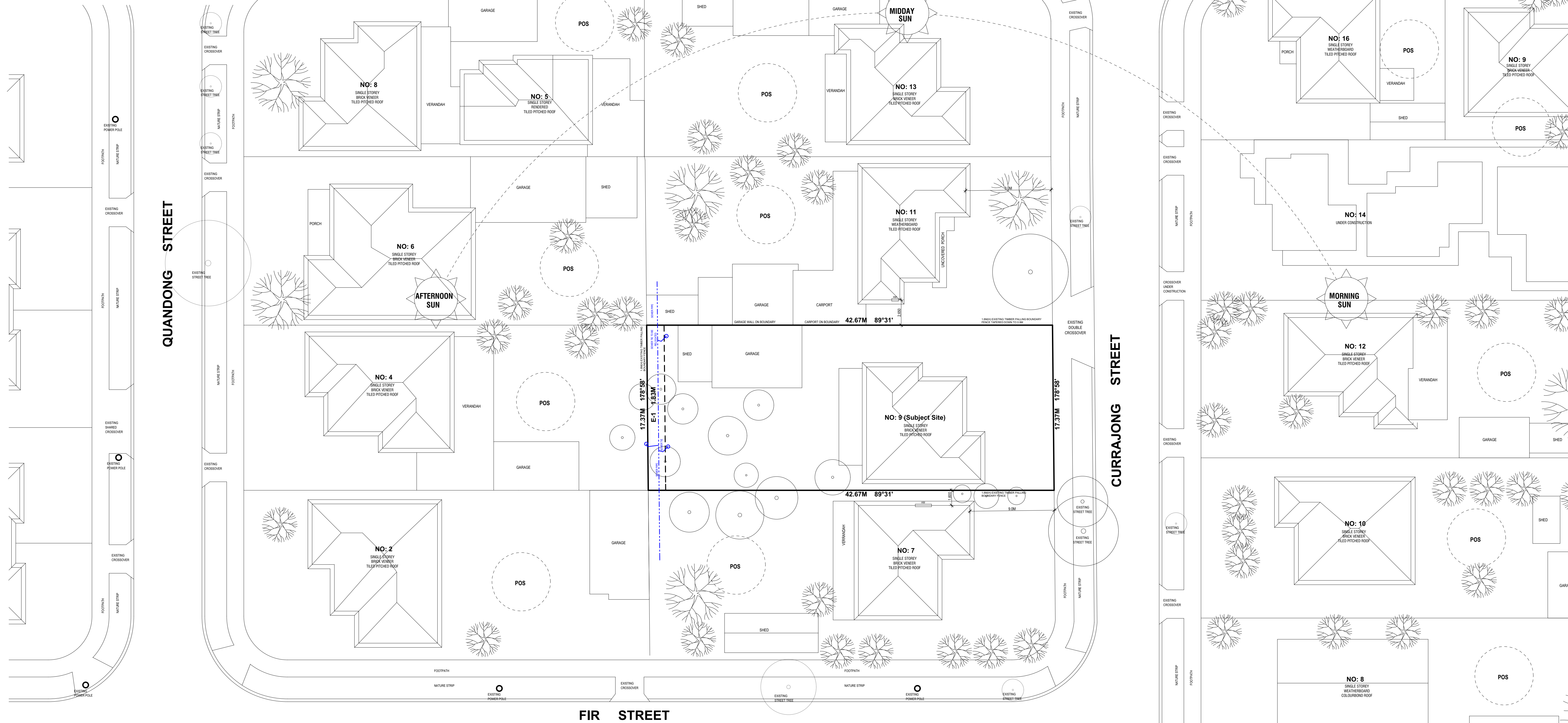


EVERY ENDEAVOR IS EMPLOYED FOR THE AS NEAR AS POSSIBLE DEPICTION OF EXISTING DWELLINGS ON NEIGHBORING PROPERTIES AS SHOWN ON THE NEIGHBORHOOD & SITE DESCRIPTION PLAN MEASURED AND DRAWN BY THIS COMPANY. NOTE THAT ACCESS ON SITE IS RESTRICTED EXCLUSIVELY TO THE SUBJECT SITE. I.e., THE DEVELOPMENT SITE. INFORMATION RELATING TO THE NEIGHBORING PROPERTIES IS SUBJECT TO PHYSICAL AND VISUAL ACCESS FROM THE SUBJECT SITE. IT IS THEREFORE EXPECTED THAT DISCREPANCIES MAY OCCUR IN RELATION TO THE OUTLINE AND LOCATION OF EXISTING DWELLINGS ON NEIGHBORING PROPERTIES

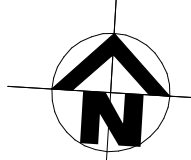


SITE ANALYSIS

SCALE: 1:200

TOWN PLANNING ONLY

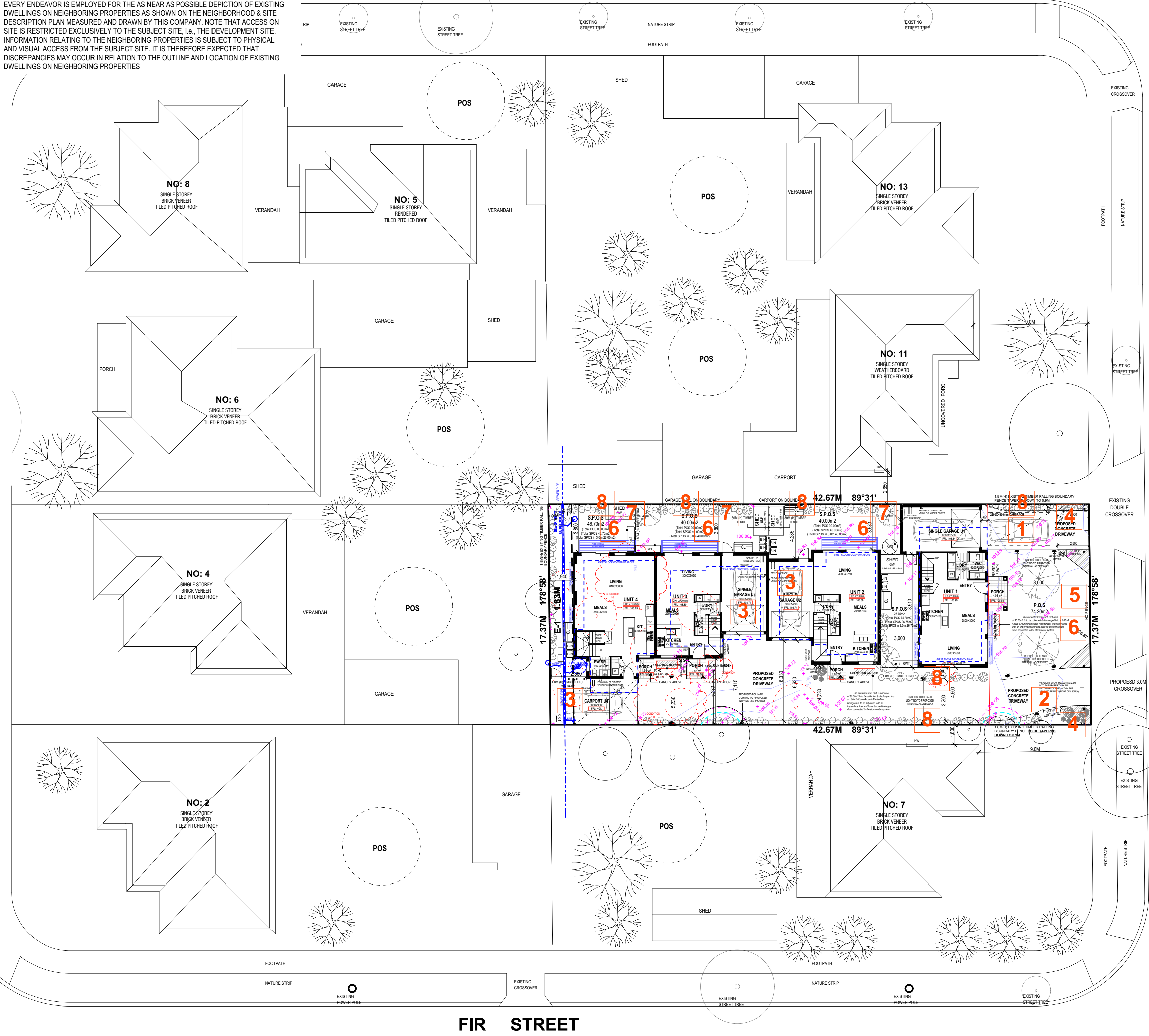
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 CLOVIS ARCHITECTURAL PLANS & PERMITS 17 HUNTINGTON GROVE, COBURG EAST 3058 E: DORIAN.FRANCIS.ARCHITECTURAL@GMAIL.COM	REVISIONS:		DATE:		NOTE: CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS, DRAFTSMAN TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION.	MULTI - UNIT DEVELOPMENT 9 CURRAJONG STREET THOMASTOWN VIC 3074		PROPOSED - SITE ANALYSIS										
	1.							CAD REF:	DRAWN BY: S.F, D.F.	PROJECT NO: -	REVISION NO:							
	2.																	
	3.																	
												DATE: 12.03.21	REVISION DATE: 21/09/2022	DRAWING No: TP	1 of 8			

DESIGN RESPONSE

- 1
- EXISTING CROSSOVER TO BE UNALTERED FOR ACCESS TO UNIT 1
- 2
- NEW CONCRETE DRIVEWAY FOR ACCESS TO UNIT 2-4
- 3
- NEW GARAGES TO PROPOSED DWELLINGS TO BE SUBSTANTIALLY SETBACK FROM STREET TO AVOID VISIBLE IMPACT ON EXISTING STREETScape.
- 4
- NEW MAILBOXES FOR ALL DWELLINGS.
- 5
- FRONT SETBACK OF 8M FOR PROPOSED UNIT 1.
- 6
- LAWN AREA PROVIDES SPACE FOR LANDSCAPING.
- 7
- OPEN SPACE ON SITE FOR EACH DWELLING IS DISTRIBUTED TO THE REAR AND THROUGHOUT THE SITE. THE DEVELOPMENT WILL PROVIDE SUFFICIENT PRIVATE OPEN SPACE FOR THE REASONABLE RECREATION, SERVICE AND STORAGE NEEDS OF RESIDENTS. THE PRIVATE OPEN SPACES FOR BOTH DWELLING ARE LOCATED OFF LIVING AREAS.
- 8
- LANDSCAPING LOCATION TO PROVIDE SOFT BUFFER AND SCREENING BETWEEN THE ADJOINING PROPERTIES.
- EXTENSIVE LANDSCAPING TO BE IMPLEMENTED.

EVERY ENDEAVOR IS EMPLOYED FOR THE AS NEAR AS POSSIBLE DEPICTION OF EXISTING DWELLINGS ON NEIGHBORING PROPERTIES AS SHOWN ON THE NEIGHBORHOOD & SITE DESCRIPTION PLAN MEASURED AND DRAWN BY THIS COMPANY. NOTE THAT ACCESS ON SITE IS RESTRICTED EXCLUSIVELY TO THE SUBJECT SITE, I.E., THE DEVELOPMENT SITE. INFORMATION RELATING TO THE NEIGHBORING PROPERTIES IS SUBJECT TO PHYSICAL AND VISUAL ACCESS FROM THE SUBJECT SITE. IT IS THEREFORE EXPECTED THAT DISCREPANCIES MAY OCCUR IN RELATION TO THE OUTLINE AND LOCATION OF EXISTING DWELLINGS ON NEIGHBORING PROPERTIES



QUANDONG STREET

CURRAJONG STREET

SITE: 741.30 M2

DESIGN RESPONSE

SCALE: 1:200

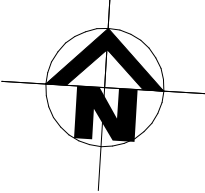
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NOTE: CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS. DRAFTSMAN TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION.

MULTI - UNIT DEVELOPMENT
9 CURRAJONG STREET
THOMASTOWN VIC 3074



PROPOSED - DESIGN RESPONSE

CAD REF:	DRAWN BY: S.F. D.F.	PROJECT NO.:	REVISION NO.:
DATE: 12.03.21	SCALE: 1:200 @ A1	REVISION DATE:	DRAWING No: TP
		21/09/2022	2 of 8

AREA ANALYSIS

SITE AREA	741.30m ²	100%
BUILDING AREA	301.85m ²	40.70%
NON-PERMEABLE SURFACES	155.40m ²	20.90%
PERMEABLE SURFACES	273.45m ²	36.90%

UNIT 1

GROUND FLOOR	50.30m ²
FIRST FLOOR	55.10m ²
GARAGE	24.20m ²
PORCH	4.10m ²

TOTAL	133.70m ²	14.50sqr
-------	----------------------	----------

UNIT 2

GROUND FLOOR	48.75m ²
FIRST FLOOR	42.25m ²
GARAGE	23.25m ²
PORCH	1.85m ²

TOTAL	116.10m ²	12.50sqr
-------	----------------------	----------

UNIT 3

GROUND FLOOR	43.75m ²
FIRST FLOOR	54.15m ²
GARAGE	23.25m ²
PORCH	2.45m ²

TOTAL	123.60m ²	13.30sqr
-------	----------------------	----------

UNIT 4

GROUND FLOOR	60.60m ²
FIRST FLOOR	54.90m ²
CARPORT	18.40m ²
PORCH	1.95m ²

TOTAL	135.85m ²	14.50sqr
-------	----------------------	----------

PRIVATE OPEN SPACE ANALYSIS

UNIT 1	S.P.O.S	28.25m2
	P.O.S	74.20m2
	S.P.O.S IN 3M	28.25m2

UNIT 2	S.P.O.S	40.00m2
	P.O.S	00.00m2
	S.P.O.S IN 3M	40.00m2

UNIT 3	S.P.O.S	40.00m2
	P.O.S	00.00m2
	S.P.O.S IN 3M	40.00m2

UNIT 4	S.P.O.S	46.70m2
	P.O.S	00.00m2
	S.P.O.S IN 3M	26.00m2

NOTE:

-ALL OBSCURED GLAZING TO BE MANUFACTURED OBSCURED GLASS. OBSCURE FILM BEING APPLIED TO CLEAR GLAZING WILL NOT BE ACCEPTED.

-ALL TREATMENTS TO PREVENT OVERLOOKING MUST NOT INCLUDE 'TRANSLUCENT FILM' ON WINDOWS AND MUST BE IN ACC. WITH STANDARD B22 OF CLAUSE 55.

-THE DEVELOPMENT MUST BE PROVIDED W/ EXTERNAL LIGHTING CAPABLE OF ILLUMINATING ACCESS TO EACH GARAGE AND CAR PARKING SPACE. LIGHTING MUST BE LOCATED, DIRECTED AND SHIELDED AND OF LIMITED INTENSITY THAT NO NUISANCE OR LOSS OF AMENITY IS CAUSED TO ANY PERSON WITHIN AND BEYOND THE SITE.

GROUND FLOOR PLAN

SCALE: 1:100

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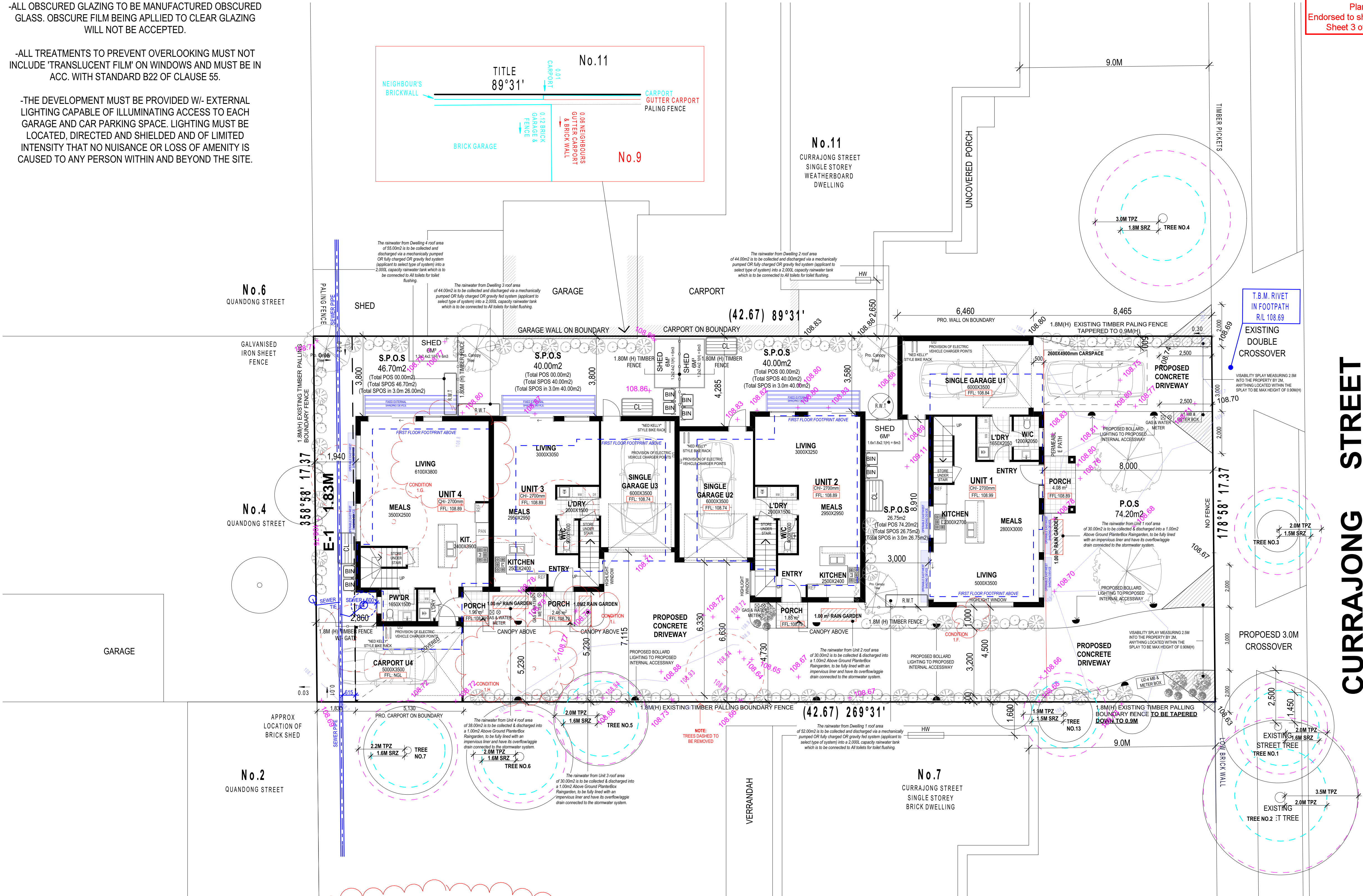
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NOTE: CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS. DRAFTSMAN TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION.

MULTI - UNIT DEVELOPMENT
9 CURRAJONG STREET
THOMASTOWN VIC 3074

PROPOSED - GROUND FLOOR

CAD REF:	DRAWN BY: S.F, D.F.	PROJECT NO.:	REVISION NO:
	SCALE: 1:100 @ A1	REVISION DATE:	DRAWING No: TP
	DATE: 12.03.21	21/09/2022	3 of 8



BESS REPORT ENERGY 3.3 EXTERNAL LIGHTING :

-ALL EXTERNAL LIGHTING WILL BE CONTROLLED BY A MOTION DETECTOR

BESS REPORT COMMITMENT ENERGY 3.5

INTERNAL LIGHTING :

-MAXIMUM ILLUMINATION POWER DENSITY OF 4W/m2 IN EACH DWELLING.

CONSTRUCTION & DEMOLITION WASTE :

-MINIMUM OF 80% OF CONSTRUCTION AND DEMOLITION WASTE DIVERETED FROM LANDFILL.

INDOOR AIR QUALITY :

-THE USE OF LOW VOC PAINTS, SEALENTS, ADHESIVES CARPET & E1 OR E0-GRADE ENGINEERED WOOD PRODUCTS TO BE USED WHERE POSSIBLE

STORM MANAGEMENT :

-FOLLOW THE CONSTRUCTION SITE MANAGEMENT REQUIREMENTS OF EPA'S 275: CONSTRUCTION TECHNIQUES FOR SEDIMENT POLLUTION CONTROL.

-Water efficient landscaping - use of native or drought tolerant species.

wherever possible. If irrigation required, include drip irrigation and mulch.

-Rainwater tanks connected to toilets and irrigation.

NOTE:

-All timber used in the development should be Forest Stewardship Council (FSC) or Program for the Endorsement of Forest Certification (PEFC) certified or recycled / reused.

-Light/Medium coloured roof with a solar reflectance more than 0.15

-Light/Medium coloured paving and driveway.

AREA ANALYSIS

SITE AREA	741.30m ²	100%
BUILDING AREA	301.85m ²	40.70%
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	P.O.S	74.20m2
	S.P.O.S IN 3M	28.25m2
UNIT 2	S.P.O.S	40.00m2
	P.O.S	00.00m2
	S.P.O.S IN 3M	40.00m2
UNIT 3	S.P.O.S	40.00m2
	P.O.S	00.00m2
	S.P.O.S IN 3M	40.00m2
UNIT 4	S.P.O.S	46.70m2
	P.O.S	00.00m2
	S.P.O.S IN 3M	26.00m2

FIRST FLOOR PLAN

SCALE: 1:100

TOWN PLANNING ONLY

NOTE:

-ALL OBSCURED GLAZING TO BE MANUFACTURED OBSCURED GLASS. OBSCURE FILM BEING APPLIED TO CLEAR GLAZING WILL NOT BE ACCEPTED.

-ALL TREATMENTS TO PREVENT OVERLOOKING MUST NOT INCLUDE 'TRANSLUCENT FILM' ON WINDOWS AND MUST BE IN ACC. WITH STANDARD B22 OF CLAUSE 55.

-THE DEVELOPMENT MUST BE PROVIDED W/- EXTERNAL LIGHTING CAPABLE OF ILLUMINATING ACCESS TO EACH GARAGE AND CAR PARKING SPACE. LIGHTING MUST BE LOCATED, DIRECTED AND SHIELDED AND OF LIMITED INTENSITY THAT NO NUISANCE OR LOSS OF AMENITY IS CAUSED TO ANY PERSON WITHIN AND BEYOND THE SITE.



BESS REPORT ENERGY 3.3 EXTERNAL LIGHTING :

-ALL EXTERNAL LIGHTING WILL BE CONTROLLED BY A MOTION DETECTOR

BESS REPORT COMMITMENT ENERGY 3.5

INTERNAL LIGHTING :

-MAXIMUM ILLUMINATION POWER DENSITY OF 4W/m2 IN EACH DWELLING.

CONSTRUCTION & DEMOLITION WASTE :

-MINIMUM OF 80% OF CONSTRUCTION AND DEMOLITION WASTE DIVERETED FROM LANDFILL.

INDOOR AIR QUALITY :

-THE USE OF LOW VOC PAINTS, SEALENTS, ADHESIVES CARPET & E1 OR E0-GRADE ENGINEERED WOOD PRODUCTS TO BE USED WHERE POSSIBLE

STORM MANAGEMENT :

-FOLLOW THE CONSTRUCTION SITE MANAGEMENT REQUIREMENTS OF EPA'S 275: CONSTRUCTION TECHNIQUES FOR SEDIMENT POLLUTION CONTROL.

-Water efficient landscaping - use of native or drought tolerant species.

wherever possible. If irrigation required, include drip irrigation and mulch.

-Rainwater tanks connected to toilets and irrigation.

NOTE:

-All timber used in the development should be Forest Stewardship Council (FSC) or Program for the Endorsement of Forest Certification (PEFC) certified or recycled / reused.

-Light/Medium coloured roof with a solar reflectance more than 0.15

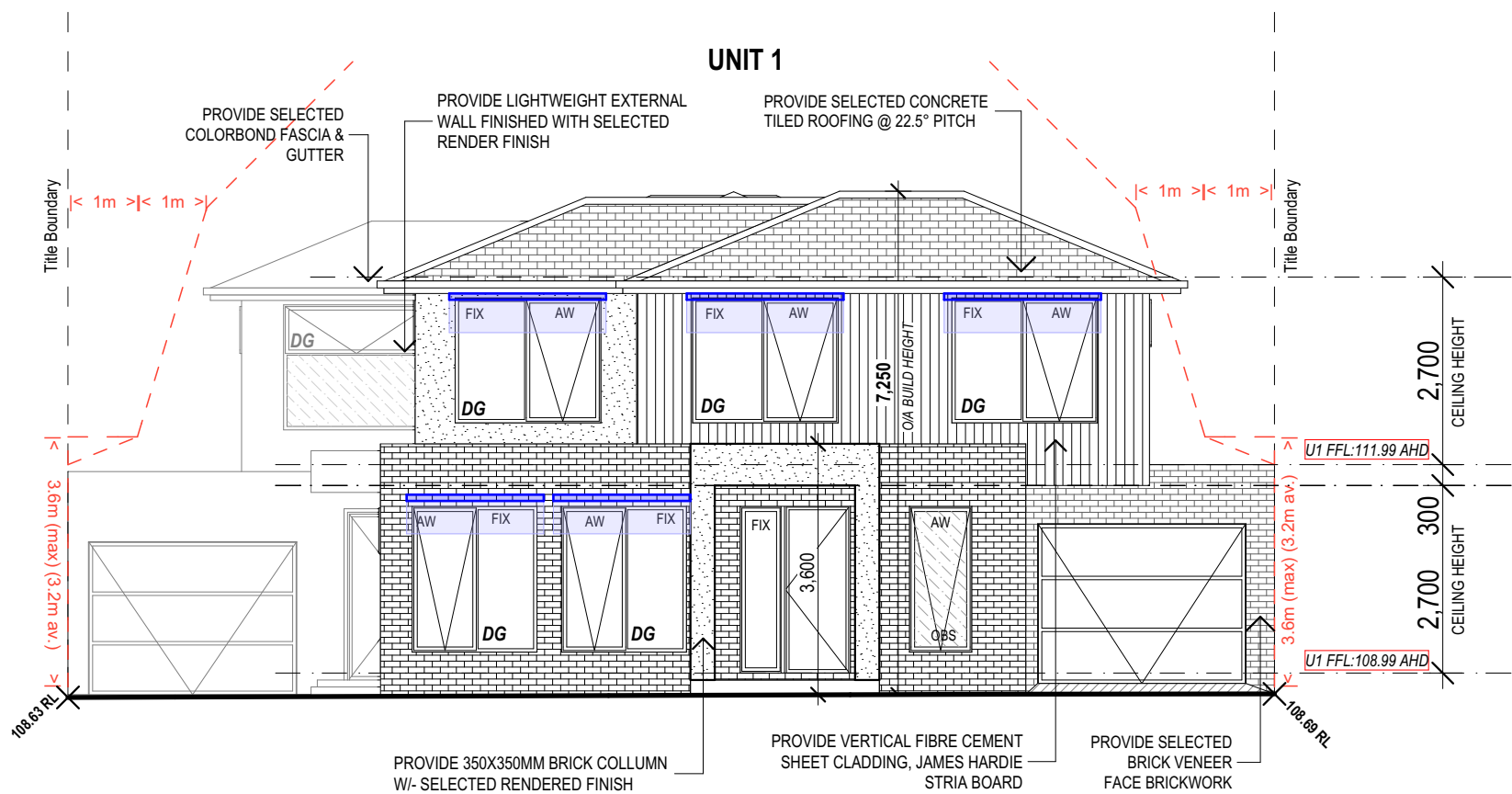
-Light/Medium coloured paving and driveway.

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WHITTLESEA PLANNING SCHEME
Planning Permit No: 720030
Endorsed to show compliance with Condition (s) 2
Sheet 4 of 8 Date: 26 September 2022

LEGEND
SLD SLIDING PANEL
SLD/OBS OBSCURE SLIDING PANEL
FIX FIXED GLAZING
F/OBS OBSCURE FIXED GLAZING
AW AWNING WINDOW
AW/OBS OBSCURE AWNING WINDOW

NOTE:
DG : ALL HABITABLE ROOM WINDOWS LABELED
"DG" TO BE DOUBLE GLAZED

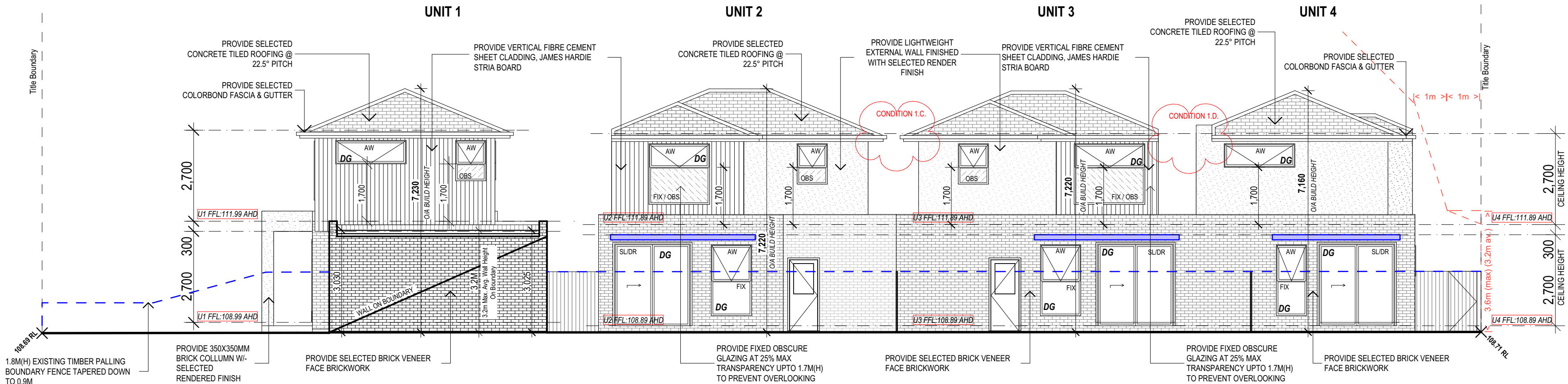
NOTE:
· PLEASE REFER TO MATERIAL
SCHEDULE FOR EXACT
MATERIAL FINISH.
· ALL OBSCURE GLAZING WITH
NOT MORE THAN 25 PER
CENT TRANSPARENCY
· EXTERNAL LIGHTING TO BE
CONTROLLED BY MOTION
DETECTOR



EAST ELEVATION
SCALE: 1:100

SHADING DEVICES

SHADING DEVICE TYPE	PLAN VIEW	ELEVATION	SECTION
PIVOT ARM SHADING DEVICE (SDT.1) (NORTH, EAST AND WEST WINDOWS) Suitable for awning or sliding windows			
FIXED EAVE (SD-FE) (NORTH FACING WINDOWS ONLY) The width of the eave and the gutter is used to determine the all height of the window to use a fixed eave as a shading device for north facing windows. The eave width is to be 25% or more of the HEIGHT. The HEIGHT is taken from the underside of the shading device and eave based on the angle of the roof pitch and the wall cladding. The height of the window varies based on the head height of the window.			
FIXED CANTILEVERED LOUVERS (SDT.5) (NORTH FACING OPENINGS ONLY) Fixed horizontal shading devices facing north must extend beyond the width opening by the same distance as their outward projection. The projection must be 25% of the HEIGHT from the underside of the shading device to the sill. Option 1: Fixed louvers Fixed louvers will allow solar access into the dwelling during winter provided the louvers are fixed at 20°. Louvers are spaced sufficiently to prevent solar heat gain in summer. Maximum summer sun angle is 70° from the horizon. Option 2: Fixed battens Alternatively, fixed battens may be used however this will prevent winter solar access into dwelling.			



NORTH ELEVATION
SCALE: 1:100

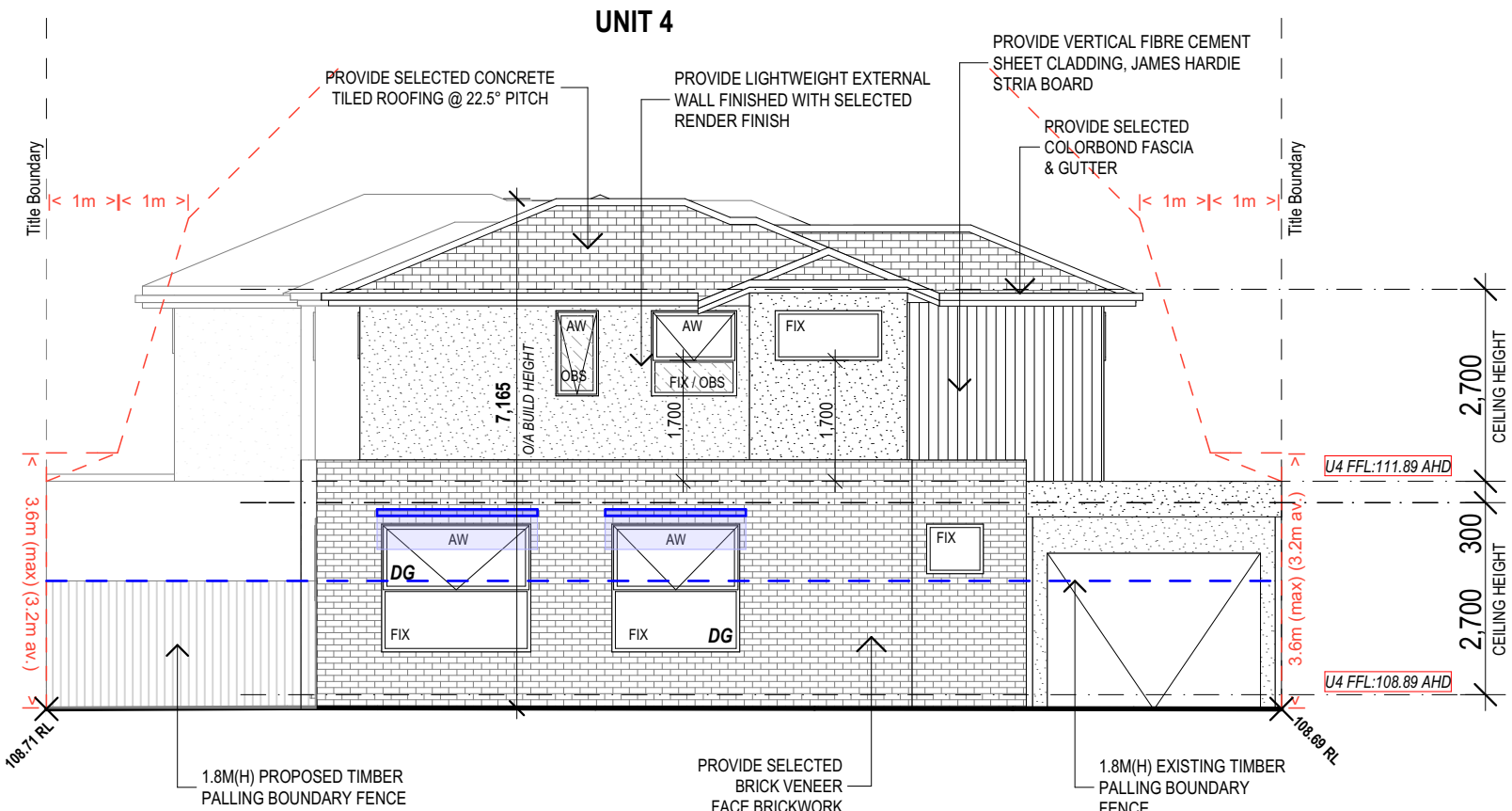
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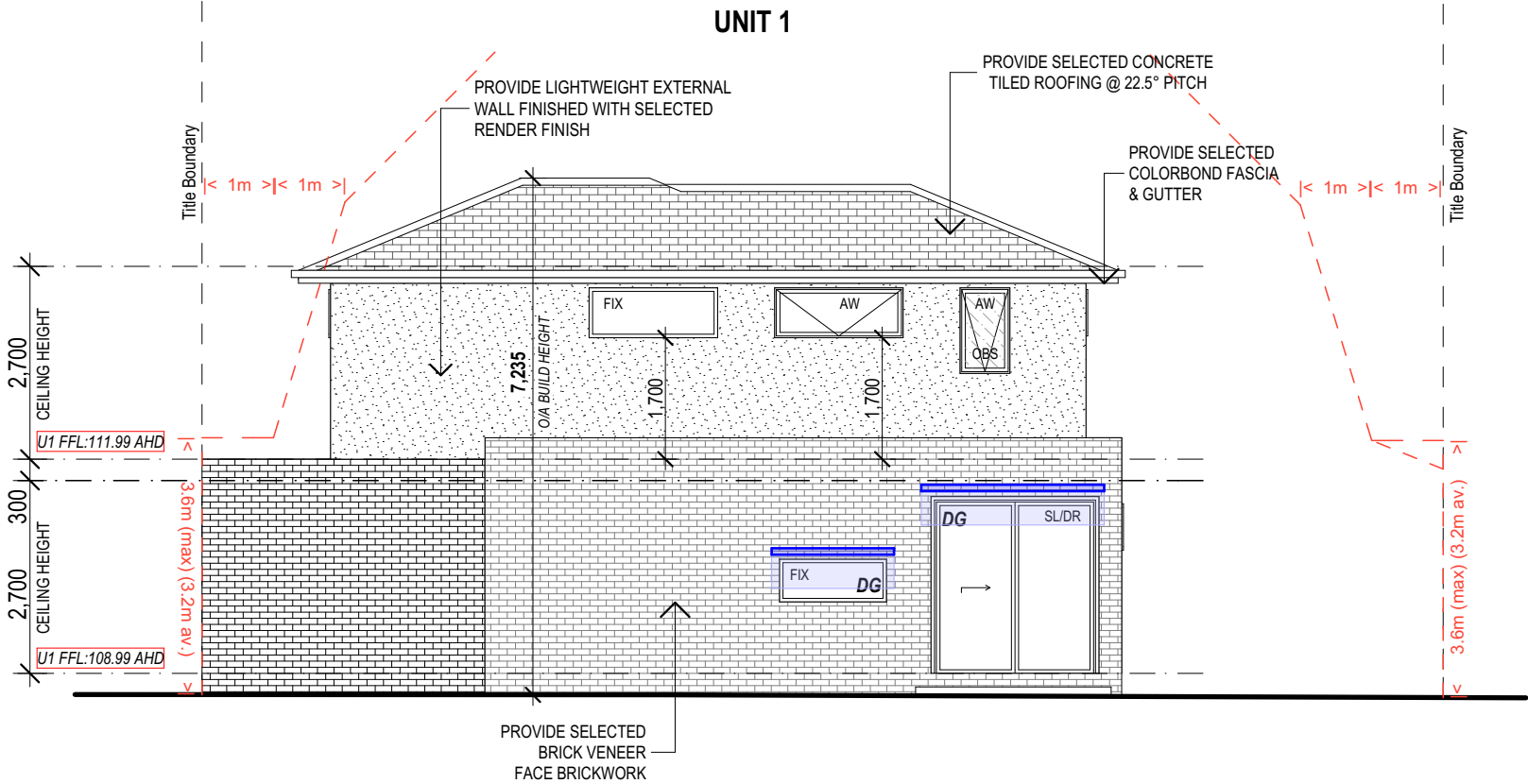
NOTE:
DG : ALL HABITABLE ROOM WINDOWS LABLED "DG" TO BE DOUBLE GLAZED

LEGEND
SLD SLIDING PANEL
SLD/OBS OBSCURE SLIDING PANEL
FIX FIXED GLAZING
F/OBS OBSCURE FIXED GLAZING
AW AWNING WINDOW
AW/OBS OBSCURE AWNING WINDOW

NOTE:
PLEASE REFER TO MATERIAL SCHEDULE FOR EXACT MATERIAL FINISH.
ALL OBSCURE GLAZING WITH NOT MORE THAN 25 PER CENT TRANSPARENCY
EXTERNAL LIGHTING TO BE CONTROLLED BY MOTION DETECTOR



WEST ELEVATION
SCALE: 1:100

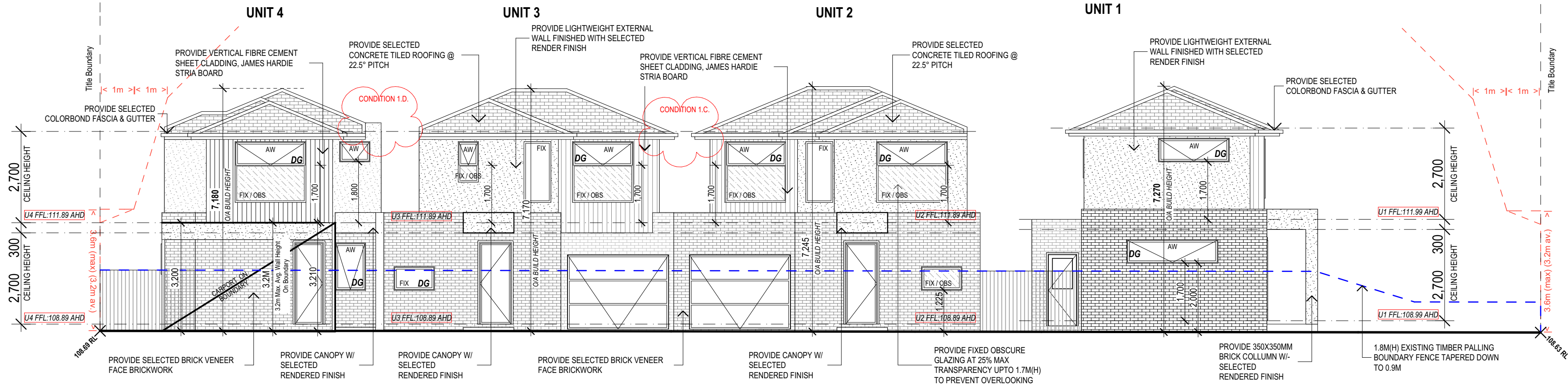


U1 INTERNAL EAST ELEVATION
SCALE: 1:100

SHADING DEVICES

SHADING DEVICE TYPE	PLAN VIEW	ELEVATION	SECTION
PIVOT ARM SHADING DEVICE (SDT.1) (NORTH, EAST AND WEST WINDOWS) Suitable for awning or sliding windows			
FIXED EAVE (SD-FE) (NORTH FACING WINDOWS ONLY) The width of the eave and the gutter is used to determine the height of the device to use. A fixed eave is a shading device for north facing windows. The eave width is to be 25% or more of the HEIGHT. The HEIGHT is taken from the underside of the shading device and varies based on the angle of the roof pitch and the wall cladding. The height of the window varies based on the head height of the window.			
FIXED CANTILEVERED LOUVERS (SDT.5) (NORTH FACING OPENINGS ONLY) Fixed horizontal shading devices facing north must extend beyond the width opening to the same distance as their outward projection. The projection must be 25% of the HEIGHT from the underside of the shading device to the wall. Option 1: Fixed louvers Fixed louvers will allow solar access into the dwelling during winter provided the louvers are fixed at 20°. Louvers are spaced sufficiently to prevent solar heat gain in summer. Midsummer summer sun angle is 17° from the horizon. Option 2: Fixed battens Alternatively, fixed battens may be used however this will prevent winter solar access into dwelling.			

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WHITTLESEA PLANNING SCHEME
Planning Permit No: 720030
Endorsed to show compliance with Condition (s) 2
Sheet 6 of 8 Date: 26 September 2022



SOUTH ELEVATION
SCALE: 1:100

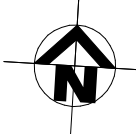
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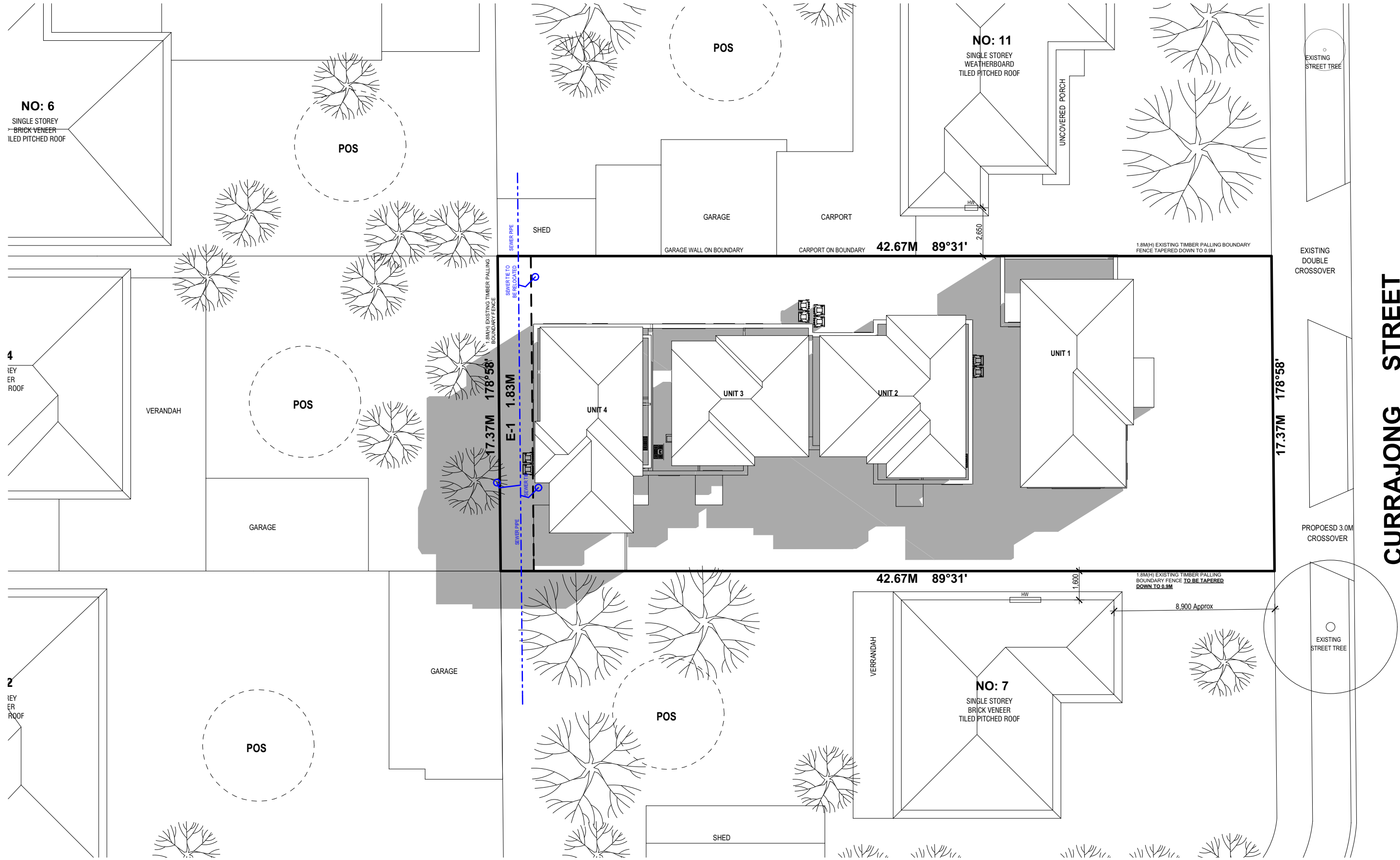
NOTE: CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS.
DRAFTSMAN TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION.

MULTI - UNIT DEVELOPMENT
9 CURRAJONG STREET
THOMASTOWN VIC 3074



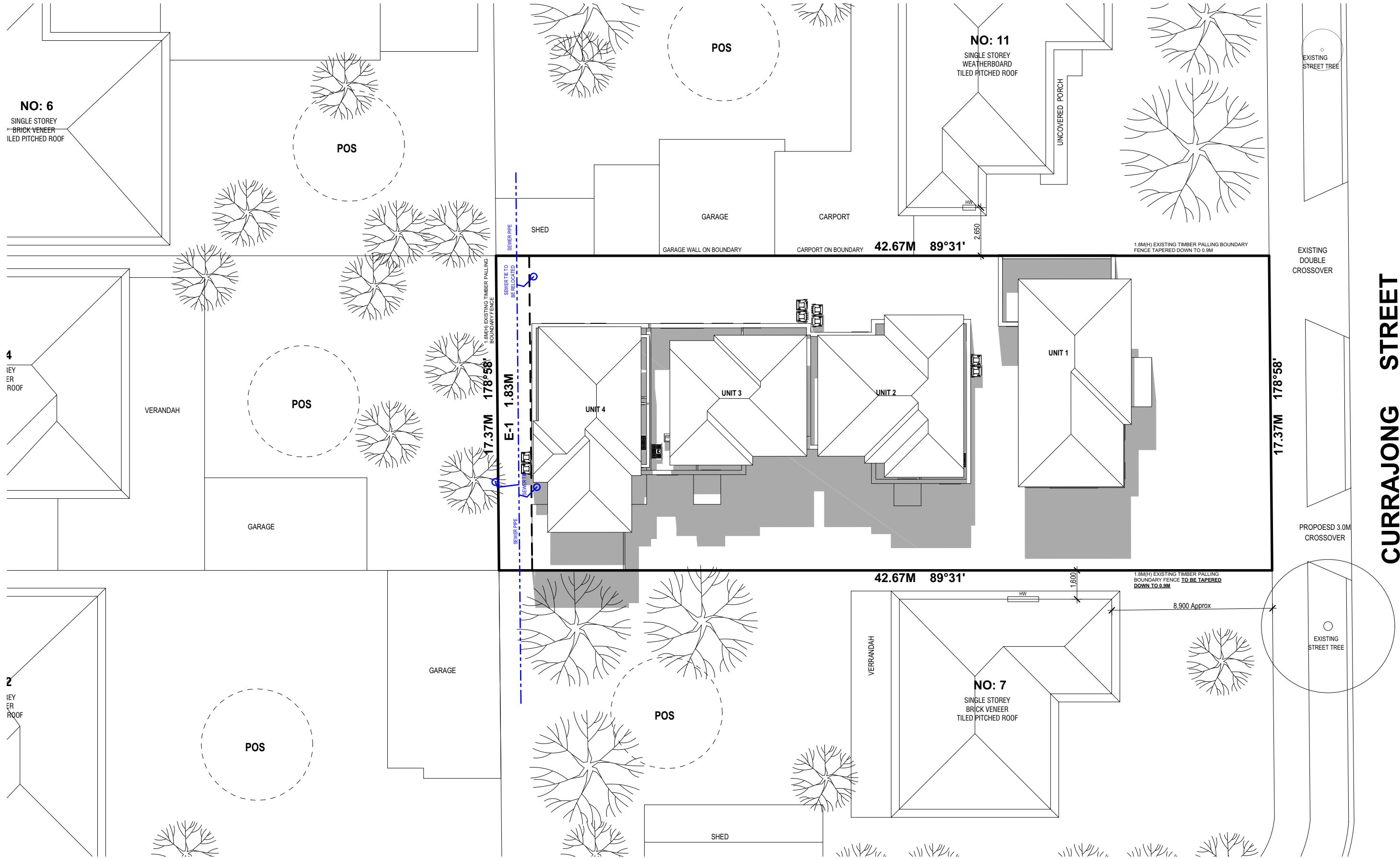
PROPOSED - ELEVATIONS (1)

CAD REF:	SCALE: 1:100, 1:200 @	REVISION DATE:	REVISION NO:
		21/09/2022	TP
		DATE: 12.03.21	6 of 8



22nd SEPTEMBER
9AM SHADOW DIAGRAM

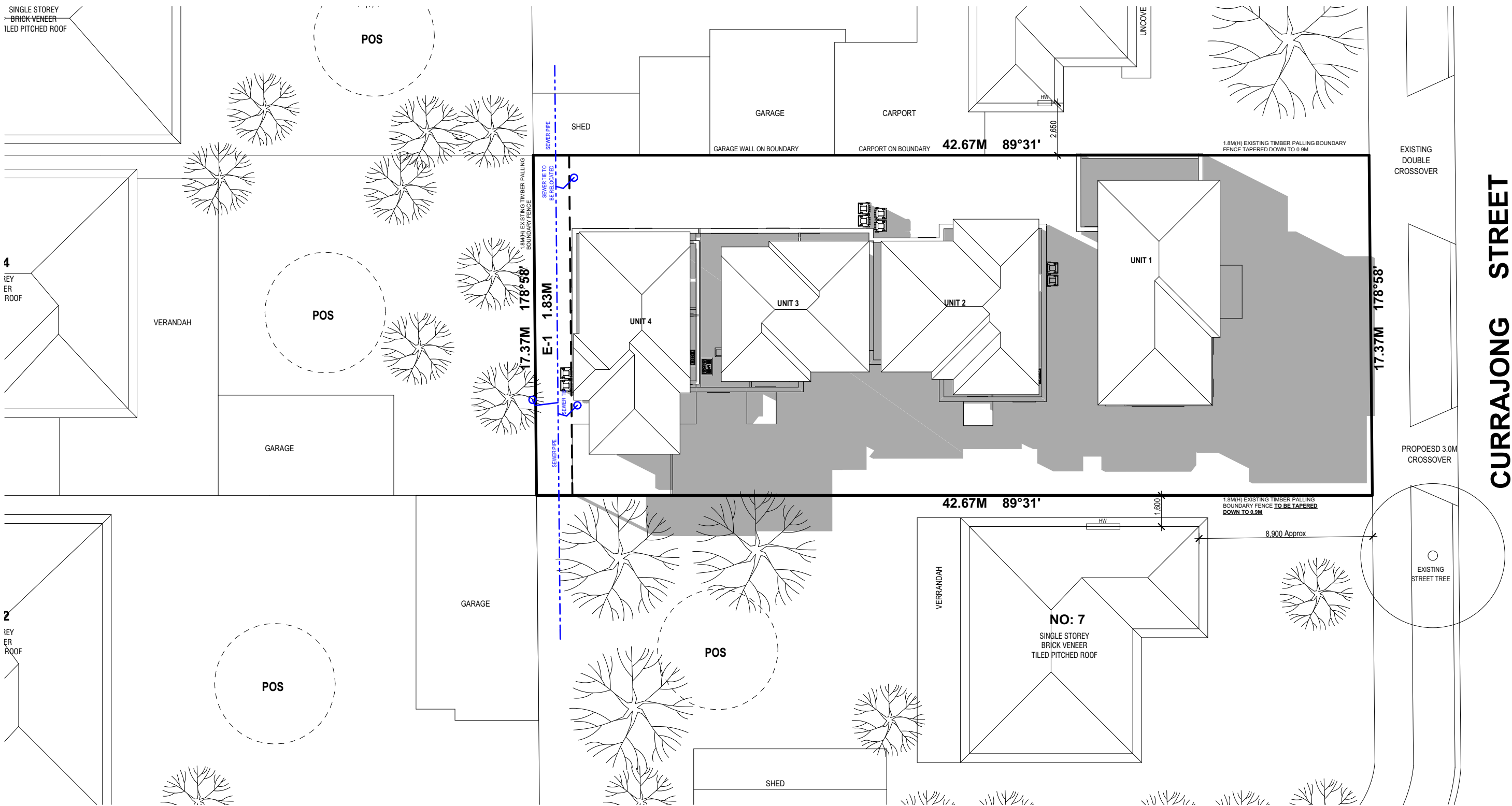
SCALE: 1:200



22nd SEPTEMBER
12PM SHADOW DIAGRAM

SCALE: 1:200

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WHITTLESEA PLANNING SCHEME
Planning Permit No: 720030
Endorsed to show compliance with Condition (s) 2
Sheet 7 of 8 Date: 26 September 2022

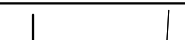


22nd SEPTEMBER
3PM SHADOW DIAGRAM

SCALE: 1:200

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	1							CAD REF: -	SCALE: 1:200 @ A1	REVISION DATE:	DRAWING No: TP
	2								DATE: 12.03.21	21/09/2022	7 of 8
	3										
	4										
	5										

EXTERNAL COLOUR AND MATERIALS SCHEDULE

SR-1 - SMOOTH RENDER FINISH CREAM COLOUR

WF - ALUMINUM FRAMED WINDOWS

GD - GARAGE DOOR

FB - FACE BRICKWORK

CONC - CONCRETE PAVED DRIVEWAY

RT - CONCRETE ROOF TILES

FF - DRESSED TIMBER FENCE

FC - VERTICAL FIBRE CEMENT SHEET CLADDING

MATERIAL SCHEDULE

SCALE: 1:100

CONDITION 1.K.

NOTE:

- All timber used in the development should be Forest Stewardship Council (FSC) or Program for the Endorsement of Forest Certification (PEFC) certified or recycled / reused.
- Light/Medium coloured roof with a solar reflectance more than 0.15

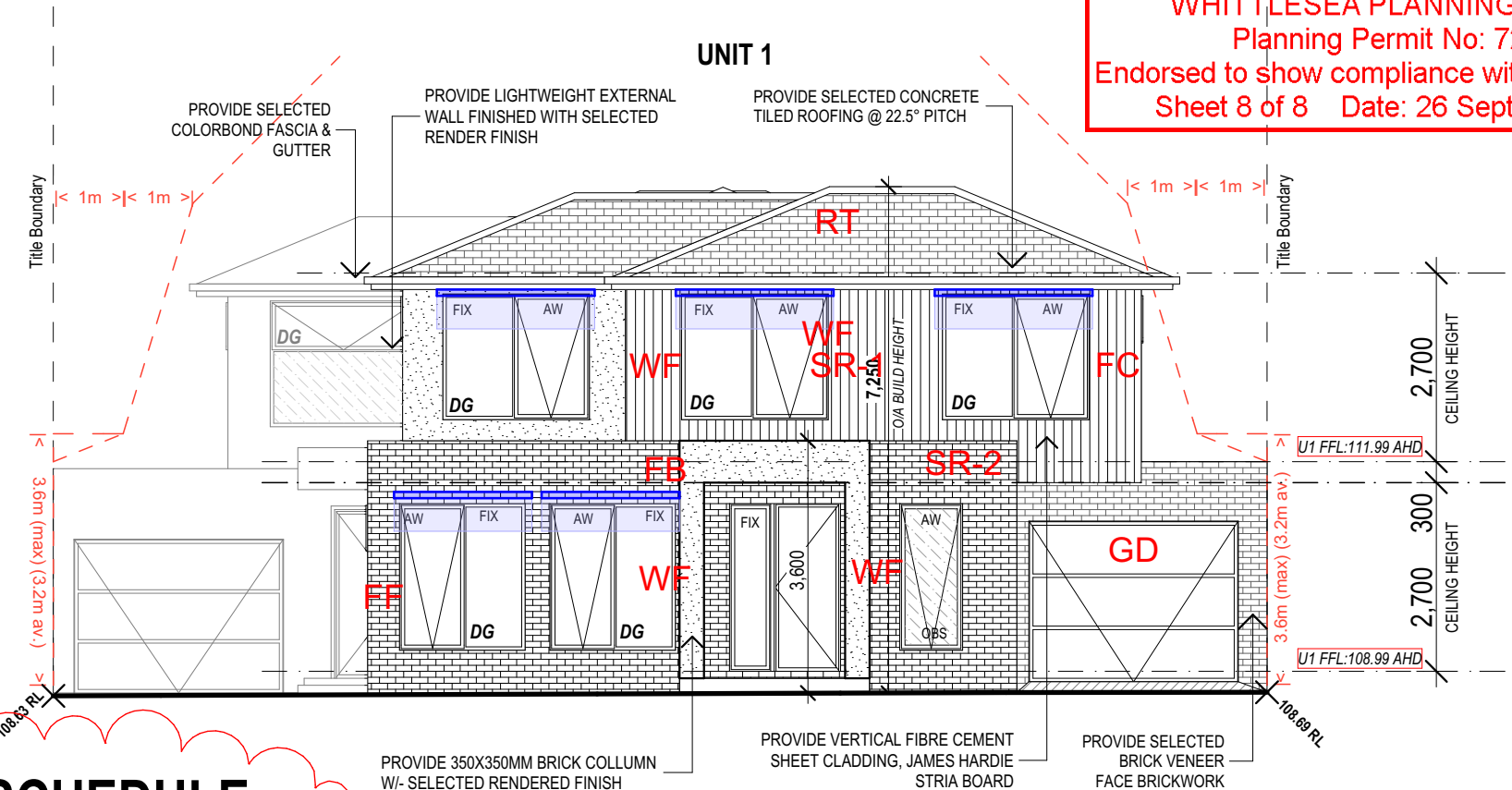
-Light/Medium coloured paving and driveway.

INDOOR AIR QUALITY :

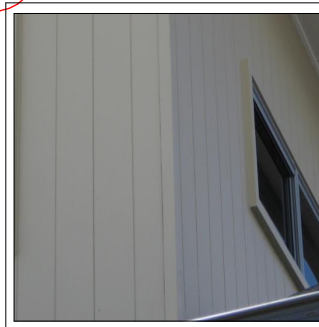
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CONSTRUCTION & DEMOLITION WASTE :

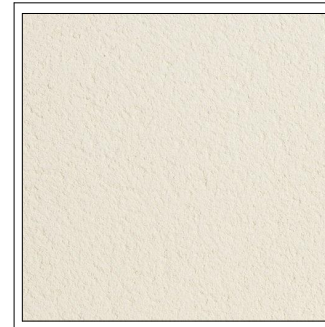
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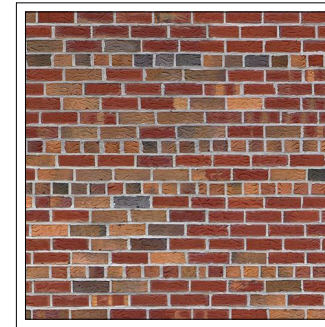
PLANNING & ENVIRONMENT ACT 1987
WHITTLESEA PLANNING SCHEME
Planning Permit No: 720030
Endorsed to show compliance with Condition (s) 2
Sheet 8 of 8 Date: 26 September 2022



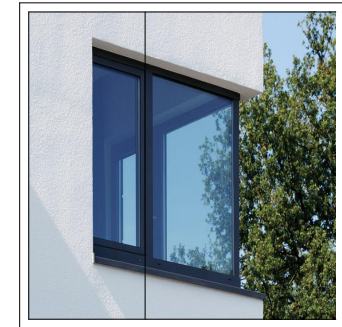
VERTICAL FIBRE CEMENT
SHEET CLADDING
- LIGHT GREY



SMOOTH RENDER FINISH
- CONCRETE CREAM



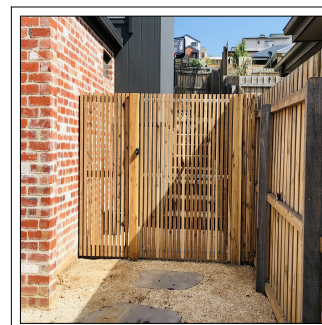
PGH FACE BRICKWORK
- EAGLEMONT SPLITS



SELECTED WINDOW FRAMES
- COLORBOND BLACK



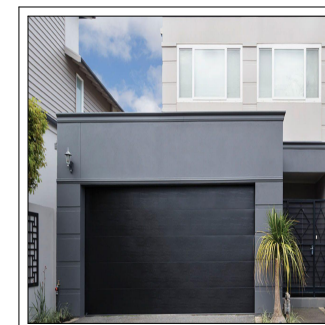
TEXTURED CONCRETE DRIVEWAY
- LIGHT GREY TONE



SIDE AND INTERNAL
TIMBER FENCE
-NATURAL STAIN



SELECTED FIXED AND
AWNING OBSCURE GLAZING



GARAGE DOOR
-COLORBOND MONUMENT



CONCRETE TILES ROOFING
- SHALE GREY

TOWN PLANNING ONLY

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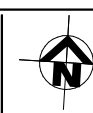


CLOVIS ARCHITECTURAL PLANS & PERMITS
17 HUNTINGTON GROVE, COBURG EAST 3058
E: DORIAN.FRANCIS.ARCHITECTURAL@GMAIL.COM

REVISIONS:	DATE:
1	
2	
3	
4	
5	

NOTE: CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS.
DRAFTSMAN TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION.

MULTI - UNIT DEVELOPMENT
9 CURRAJONG STREET
THOMASTOWN VIC 3074



PROPOSED - MATERIAL SCHEDULE			
CAD REF:	DRAWN BY: S.F., D.F.	PROJECT NO: -	REVISION NO:
	SCALE: 1:100, 1:4.34, 1:8.68	DATE: 21/09/2022	DRAWING No: TP