

SEWER PIPE
 DIAMETER: 150MM
 OFFSET: UNKNOWN - APPROX. LOCATED
 OUTSIDE RIGHT BOUNDARY. TO BE
 CONFIRMED ON-SITE
 DEPTH: APPROX. 1.09M TO 1.78M

EXISTING WATER TROUGH TO
 BE REMOVED PRIOR TO
 COMMENCEMENT

APPROX.
 LOCATION LPOD

SITING INFORMATION		
SITE AREA	BUILDING AREA	SITE COVERAGE
21 HA	434.68 M ²	N/A %
PAVING AREA	BLDG+PAV AREA	PERMEABILITY
N/A M ²	434.68 M ²	N/A %
GARDEN AREA	GARDEN PER.	POS
N/A M ²	N/A %	N/A M ²

HOUSE INFORMATION	
SITE CUT & FILL RL : 99.10M	
HOUSE FFL	GARAGE FFL
99.515M	99.48M
SLAB TYPE	SLAB HEIGHT
WAFFLE	415mm

SITE CUT & FILL INFORMATION

PROVIDE SITE CUT OF 700 mm AND FILL OF 500 mm OVER BUILDING PLATFORM

PROVIDE AN ADDITIONAL SITE SCAPE OF 35 mm TO GARAGE AREA TO SUIT A 35 mm STEPDOWN

BATTERS ARE TO BE PROVIDED AT A 45 ° CUT
 30 ° FILL

IF SITE CUT IS GREATER THAN 300mm RISER PIPES ARE TO BE PROVIDED AND CONNECTED TO STORMWATER

WHERE RETAINING WALLS ARE REQUIRED, AG DRAINS TO BE CONNECTED TO STORMWATER VIA SILT PITS

GENERAL NOTES

- BOUNDARY FENCE(S) REQUIRED**
- 1.5m EXISTING PALING FENCE ON TIMBER PLINTH
- TERMITE TREATMENT REQUIRED**
PROVIDE TERMITE TREATMENT IN ACCORDANCE WITH AS 3660
- TOWN PLANNING REQUIRED**
SITING SUBJECT TO TOWN PLANNING APPROVAL
- ALL WEATHER ACCESS ROAD**
OWNER TO SUPPLY AND INSTALL AN ALL-WEATHER ACCESS TRACK WITH DIMENSIONS & TURNING CIRCLE TO SUIT HEAVY AND CONSTRUCTION VEHICLE PRIOR TO SITE START.

NOTE:

- PROVIDE THREE PHASE POWER INCLUDING UPGRADED METER BOX
- SEWER TIE NOT AVAILABLE. NEW CONNECTION REQUIRED
- LPOD TO DISPERSED/CONTAINED ON-SITE

BUSHFIRE ATTACK LEVEL (BAL)

BAL 12.5 EMBER ATTACK

ALL HOMES TO COMPLY WITH AS 3959-2018 (BAL)

WIND SPEED INFORMATION

THE MAXIMUM DESIGN GUST WIND SPEED FOR THIS SITE IS: **N2-40 m/s**

THE WIND SPEED CALCULATION IS HAS BEEN TAKEN FROM THE JOBSITE SPECIFIC SOIL REPORT

OUR STANDARD HOMES ARE DESIGNED TO SUIT A WIND GUST SPEED OF 33 m/s

SITE DRAINAGE INFORMATION

SITE DRAINAGE MUST COMPLY WITH NCC 3.1.2 DRAINAGE AND AS 3500 - 3-2021 PLUMBING AND DRAINAGE

GRADE ALL SURFACES AWAY FROM FOOTINGS WITH A MIN 1:20 FALL

PROVIDE TEMPORARY DOWNPIPES CONNECTED TO STORMWATER AS SOON AS THE ROOF CLADDING IS COMPLETE. DURING CONSTRUCTION DOWNPIPES MAY BE REMOVED FOR OPERATION PROCEDURES

ALL STORMWATER DRAINS ARE TO BE CONNECTED TO THE NOMINATED LEGAL POINT OF DISCHARGE

REFER TO ENGINEERS DESIGN FOR STORMWATER DRAINAGE DESIGN AND LAYOUT

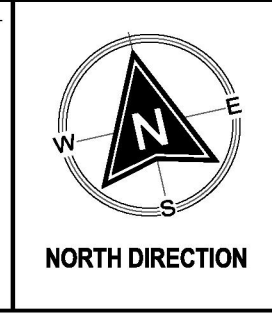
SURVEY LEGEND

⊙	SEWER MANHOLE	⊙	WATER TAP
⊕	ELECTRICITY PIT	⊕	WATER METER
⊕	ELECTRICITY CABINET	⊕	POWER POLE
⊕	TBM	⊕	P.S.M.
⊕	WATER VALVE	⊕	FIRE HYDRANT
⊕	LIGHTPOLE	⊕	FIRE PLUG
⊕	GRATED PIT	⊕	SEWER VENT
⊕	SIDE ENTRY PIT	⊕	SEWER INSPECTION SHAFT
⊕	JUNCTION PIT	⊕	SIGN
⊕	UNKNOWN PIT	⊕	GAS VALVE
⊕	TELSTRA PIT	⊕	EVERGREEN TREE
⊕	GAS METER	⊕	HEIGHT 5m
		⊕	SPREAD 3m

LEGEND

---	PROPOSED FENCE
---	PROPOSED WING FENCE
---	PROPOSED FRONT FENCE
---	EXISTING FENCE
---	REFER TO FENCES NOTE FOR HEIGHT & MATERIAL SPECIFICATIONS
---	100mm DIA. UPVC SEWER PIPE
⊕	METER BOX POSITION
⊕	EXTERNAL TAP

NOTE: 1 x EXTERNAL TAP TO BE WALL MOUNTED BY BUILDER. 1 x EXTERNAL TAP LOCATED NEXT TO WATER METER (LOCATION TBC)



CLIENT ACKNOWLEDGEMENT

I/WE AGREE THAT THIS CONTRACT DRAWING SET IS AN ACCURATE REFLECTION OF OUR REQUIREMENTS & AGREE THAT THESE DRAWINGS ARE THE DRAWINGS REFERRED TO ON PAGE 35 OF THE MAJOR DOMESTIC BUILDING CONTRACT BETWEEN J.G. KING Pty Ltd & MYSELF / OURSELVES.

CLIENT 1: _____ DATE 1: _____

CLIENT 2: _____ DATE 2: _____

JGK BUILDER: _____ DATE 3: _____

SHEET TITLE

FULL SITE PLAN

HOUSE NAME	HAND	CATEGORY
SOVEREIGN 37	LH	E
FACADE NAME		
HOMESTEAD		
SHEET SCALE	ORIGINAL SHEET SIZE	COPYRIGHT
1 : 900	A3	2026

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DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS

JG KING HOMES

1/1051 RAGLAN PARADE,
 WARRNAMBOOL, VIC 3280
 T(03) 5562 0299

CLIENT

ADDRESS
 LOT 1, NO.56 ANNE STREET

SUBURB
 KOROIT VIC 3282

JOB NO
 2508WAA152

DRAWN
 M-14

CHECKED
 KJ

MASTER RELEASE DATE
 02/20/2025

JOB DATE
 24/02/2026

PROJECT STAGE
 CONTRACT

SHEET NO
 02

TOTAL NO
 of 25

SITING INFORMATION		
SITE AREA	BUILDING AREA	SITE COVERAGE
21 HA	434.68 M ²	N/A %
PAVING AREA	BLDG+PAV AREA	PERMEABILITY
N/A M ²	434.68 M ²	N/A %
GARDEN AREA	GARDEN PER.	POS
N/A M ²	N/A %	N/A M ²

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TOWN PLANNING REQUIRED
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ALL WEATHER ACCESS ROAD
OWNER TO SUPPLY AND INSTALL AN ALL-WEATHER ACCESS TRACK WITH DIMENSIONS & TURNING CIRCLE TO SUIT HEAVY AND CONSTRUCTION VEHICLE PRIOR TO SITE START.

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REFER TO ENGINEERS DESIGN FOR STORMWATER DRAINAGE DESIGN AND LAYOUT

CLIENT

ADDRESS
LOT 1, NO.56 ANNE STREET
SUBURB
KOROIT VIC 3282

JOB NO
2508WAA152

JOB DATE
24/02/2026

DRAWN
M-14

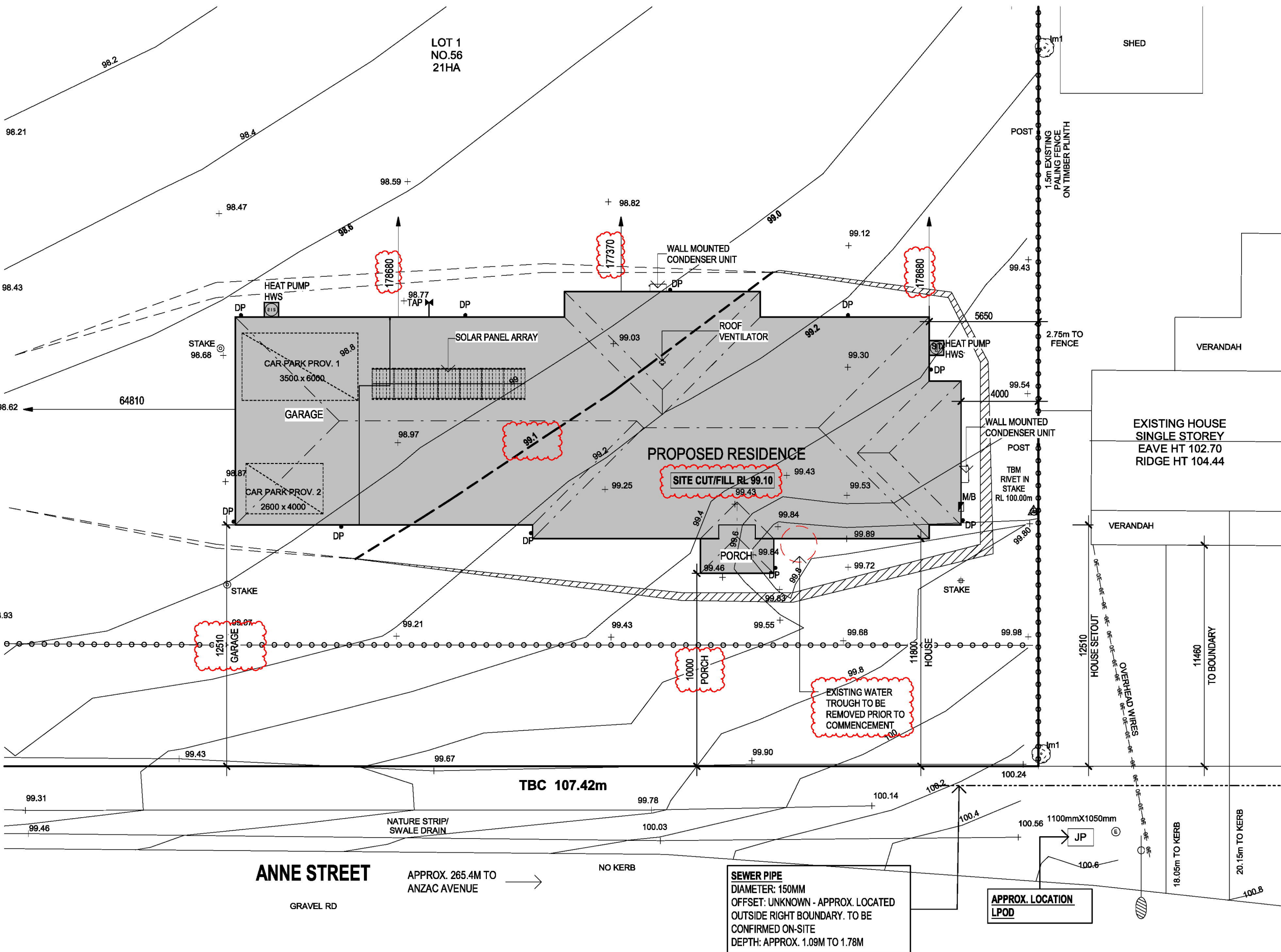
CHECKED
KJ

PROJECT STAGE
CONTRACT

MASTER RELEASE DATE
02/20/2025

SHEET NO
03

TOTAL NO
25



SURVEY LEGEND

⊕	SEWER MANHOLE	⊕	WATER TAP
⊕	ELECTRICITY PIT	⊕	WATER METER
⊕	ELECTRICITY CABINET	⊕	POWER POLE
⊕	TBM	⊕	P.S.M.
⊕	WATER VALVE	⊕	FIRE HYDRANT
⊕	LIGHTPOLE	⊕	FIRE PLUG
⊕	GRATED PIT	⊕	SEWER VENT
⊕	SIDE ENTRY PIT	⊕	SEWER INSPECTION SHAFT
⊕	UNKNOWN PIT	⊕	SIGN
⊕	TELSTRA PIT	⊕	GAS VALVE
⊕	GAS METER	⊕	EVERGREEN TREE HEIGHT 5m SPREAD 3m

LEGEND

---	PROPOSED FENCE
---	PROPOSED WING FENCE
---	PROPOSED FRONT FENCE
---	EXISTING FENCE
---	REFER TO FENCES NOTE FOR HEIGHT & MATERIAL SPECIFICATIONS
---	100mm DIA. UPVC SEWER PIPE
---	METER BOX POSITION
---	EXTERNAL TAP

NOTE: 1 x EXTERNAL TAP TO BE WALL MOUNTED BY BUILDER. 1 x EXTERNAL TAP LOCATED NEXT TO WATER METER (LOCATION TBC)



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CLIENT 1: _____ DATE 1: _____

CLIENT 2: _____ DATE 2: _____

JGK BUILDER: _____ DATE 3: _____

SHEET TITLE

PART SITE PLAN

HOUSE NAME: **SOVEREIGN 37** HAND: **LH** CATEGORY: **E**

FAÇADE NAME: **HOMESTEAD**

SHEET SCALE: **1 : 200** ORIGINAL SHEET SIZE: **A3** COPYRIGHT: **2026**

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CLIENT

ADDRESS
LOT 1, NO.56 ANNE STREET
SUBURB
KOROIT VIC 3282

JOB NO
2508WAA152

JOB DATE
24/02/2026

DRAWN
M-14

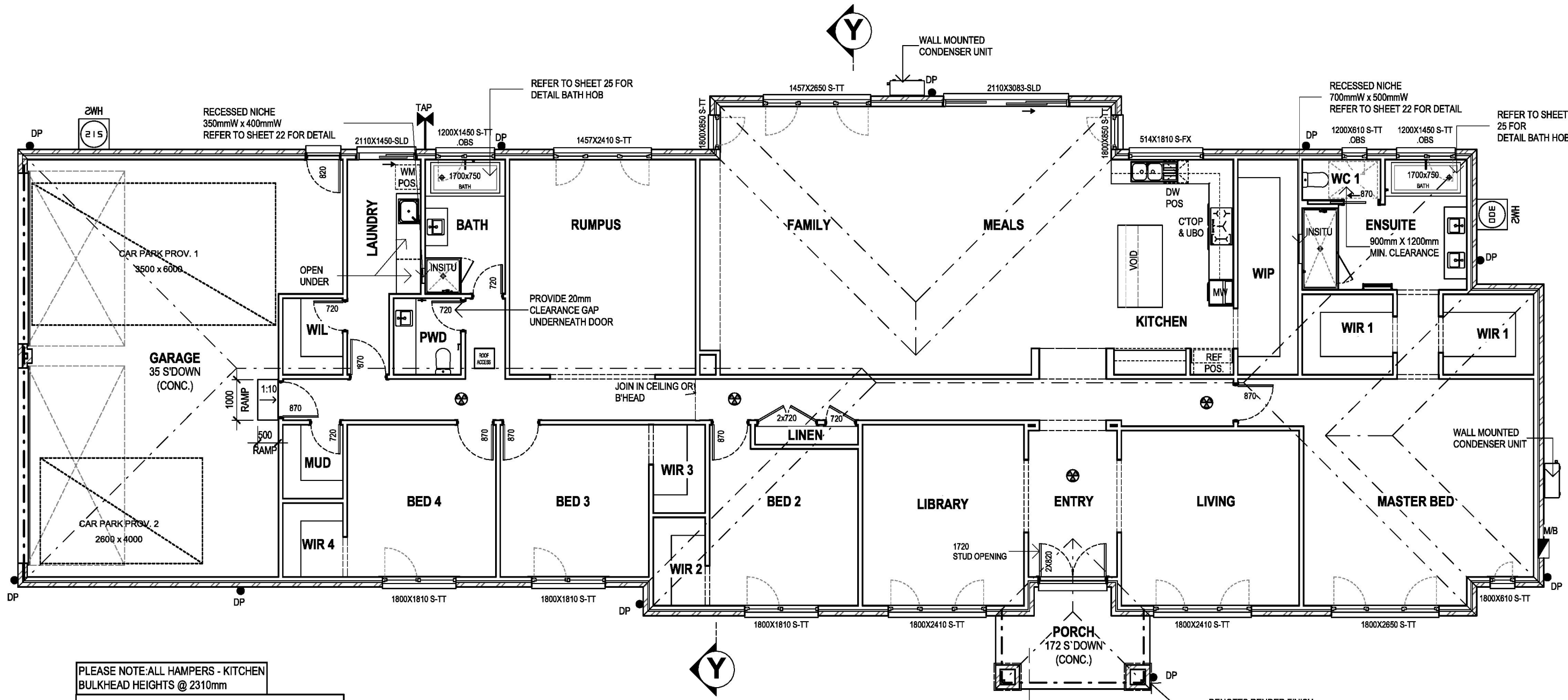
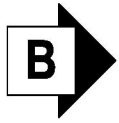
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KJ

PROJECT STAGE
CONTRACT

MASTER RELEASE DATE
02/20/2025

SHEET NO
03

TOTAL NO
25

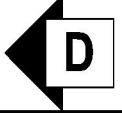


PLEASE NOTE: ALL HAMPERS - KITCHEN BULKHEAD HEIGHTS @ 2310mm

ALL WINDOWS & SLIDING DOORS ARE UPVC, DOUBLE GLAZED WITH TOUGHENED SAFETY GLASS

☒ DENOTES A SERVICE(S) VOID THAT CANNOT BE REMOVED RELOCATED OR REDUCED IN SIZE

REFER TO SHEET 05 FOR FULLY DIMENSIONED FLOOR PLAN



GENERAL NOTES

- ☒ DENOTES HARDWIRED INTERCONNECTED SMOKE ALARM(S) WITH BATTERY BACKUP AS PER NCC 2022 - PART 9.5 & TO COMPLY WITH AS3786
- DP DENOTES DOWNPIPE LOCATIONS
- DENOTES BEAM AS PER ENGINEERING SPECIFICATIONS
- M/B : METER BOX HWS : HOT WATER SYSTEM G : GAS METER IHWS : INSTANTANEOUS HOT WATER SYSTEM
- DOORS: # DENOTES 2340H DOORS SL : SLIDING ST : STACKER BI : BIFOLD
- WINDOWS: TT : TILT&TURN AW : AWNING FX : FIXED TL : TILT TR : TURN OBS : OBSCURE GLAZING SAFE : SAFETY GLASS S : STANDARD T : "T" SERIES H : "H" SERIES F : "F" SERIES M : "M" SERIES B : "B" SERIES T1/T2/H1 : EQUAL PANELS H2 : EQUAL/850mm OPENABLE PANEL F1 : 610mm OPENABLE PANEL F2 : 850mm OPENABLE PANEL

AREAS TABLE

GROUND FLOOR	351.62 M ²	37.85 SQ ²
FIRST FLOOR	0.00 M ²	0.00 SQ ²
SUB TOTAL(FLOOR)	351.62 M²	37.85 SQ²
GARAGE	74.87 M ²	8.06 SQ ²
PORCH	8.19 M ²	0.88 SQ ²
ALFRESCO	0.00 M ²	0.00 SQ ²
BALCONY	0.00 M ²	0.00 SQ ²
SUB TOTAL(OTHER)	83.06 M²	8.94 SQ²
TOTAL	434.68 M²	46.79 SQ²

CLIENT ACKNOWLEDGEMENT

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CLIENT 1: _____ DATE 1: _____

CLIENT 2: _____ DATE 2: _____

JGK BUILDER: _____ DATE 3: _____

SHEET TITLE

GROUND FLOOR PLAN

HOUSE NAME: **SOVEREIGN 37** HAND: **LH** CATEGORY: **E**

FACADE NAME: **HOMESTEAD**

SHEET SCALE: **1 : 100** ORIGINAL SHEET SIZE: **A3** COPYRIGHT: **2026**

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WARRNAMBOOL

1/1051 RAGLAN PARADE,
WARRNAMBOOL, VIC 3280
T(03) 5562 0299

CLIENT

ADDRESS: **LOT 1, NO.56 ANNE STREET**

SUBURB: **KOROIT VIC 3282**

JOB NO: **2508WAA152** JOB DATE: **24/02/2026**

DRAWN: **M-14** CHECKED: **KJ** PROJECT STAGE: **CONTRACT**

MASTER RELEASE DATE: **02/20/2025** SHEET NO: **04** TOTAL NO: **25**

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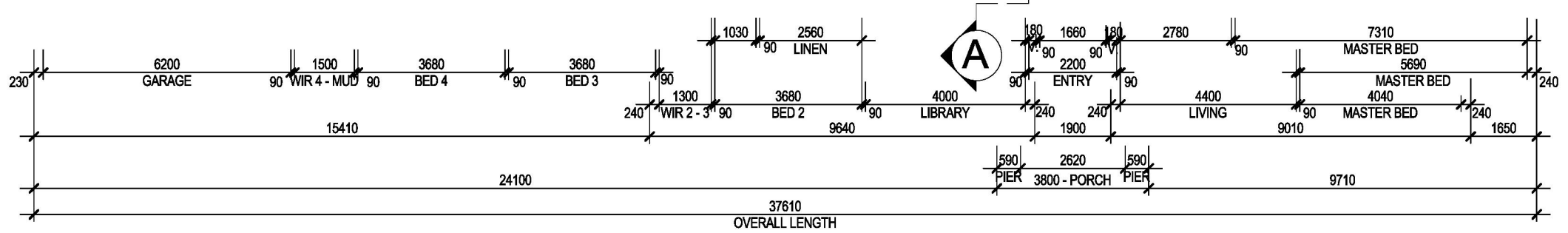
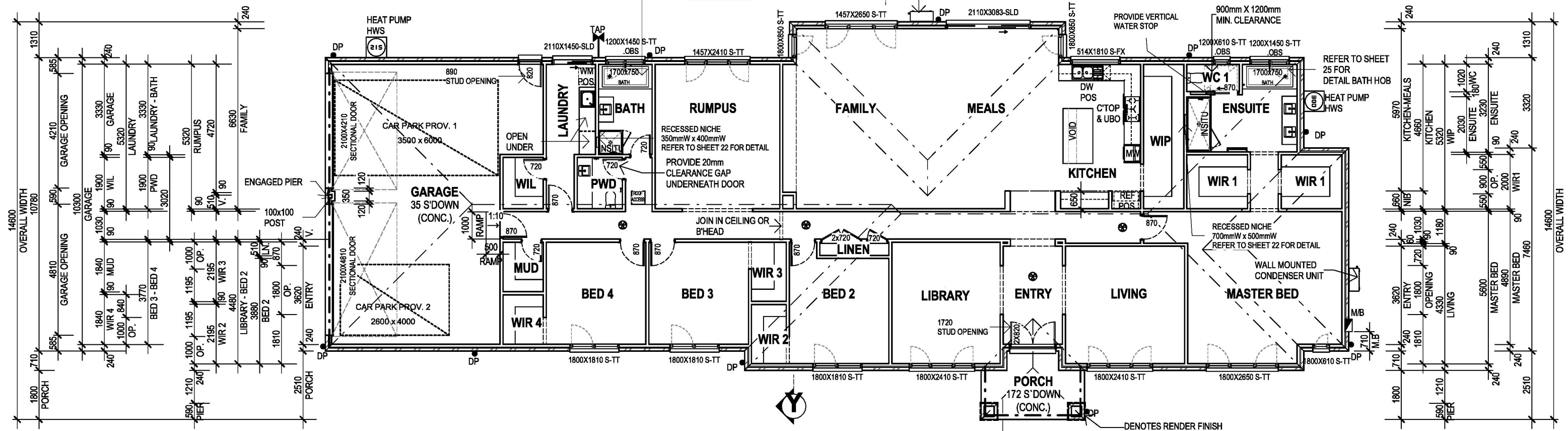
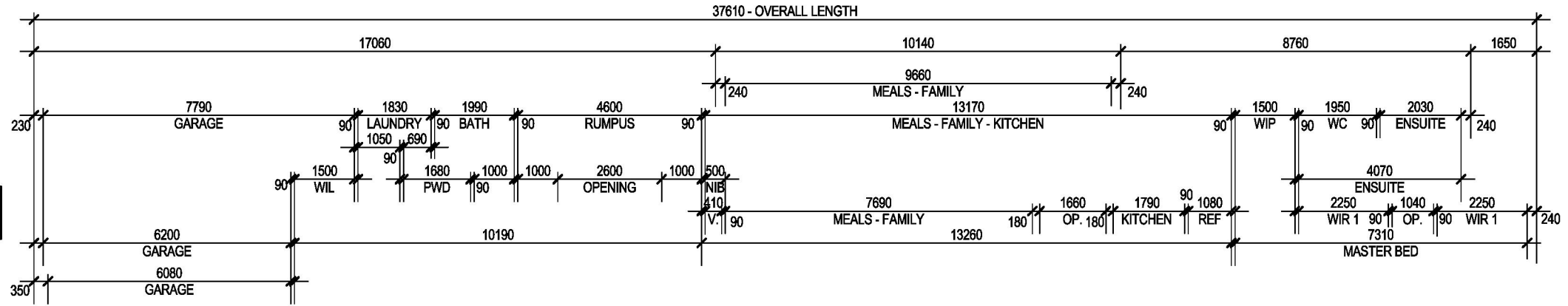
C

PLEASE NOTE: ALL HAMPER S - KITCHEN BULKHEAD HEIGHTS @ 2310mm

DP DENOTES A SERVICE(S) VOID THAT CANNOT BE REMOVED, RELOCATED OR REDUCED IN SIZE

ALL WINDOWS & SLIDING DOORS ARE UPVC, DOUBLE GLAZED WITH TOUGHENED SAFETY GLASS

REFER TO SHEET 04 FOR FULLY SCALE FLOOR PLAN



A

D

GENERAL NOTES

DP DENOTES HARDWIRED INTERCONNECTED SMOKE ALARM(S) WITH BATTERY BACKUP AS PER NCC 2022 - PART 9.5 & TO COMPLY WITH AS3786

DP DENOTES DOWNPIPE LOCATIONS

ALL GLAZING TO COMPLY WITH AS 1288-2021 & A.S. 2047-2014

DENOTES BEAM AS PER ENGINEERING SPECIFICATIONS

M/B : METER BOX HWS : HOT WATER SYSTEM
G : GAS METER HWS : INSTANTANEOUS HOT WATER SYSTEM

DOORS: # DENOTES 2340H DOORS
SL : SLIDING ST : STACKER BI : BIFOLD

WINDOWS: TT : TILT&TURN AW : AWNING FX : FIXED TL : TILT TR : TURN
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CLIENT 1: DATE 1:

CLIENT 2: DATE 2:

JGK BUILDER: DATE 3:

SHEET TITLE

GROUND FLOOR PLAN

HOUSE NAME: SOVEREIGN 37 HAND: LH CATEGORY: E

FAÇADE NAME: HOMESTEAD

SHEET SCALE: 1:140 ORIGINAL SHEET SIZE: A3 COPYRIGHT: 2026

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CLIENT

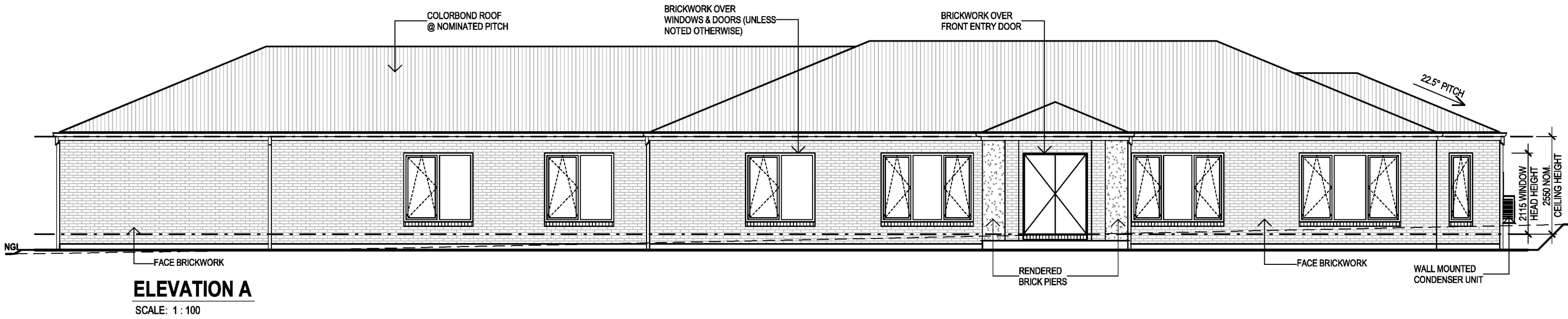
ADDRESS: LOT 1, NO.56 ANNE STREET

SUBURB: KOROIT VIC 3282

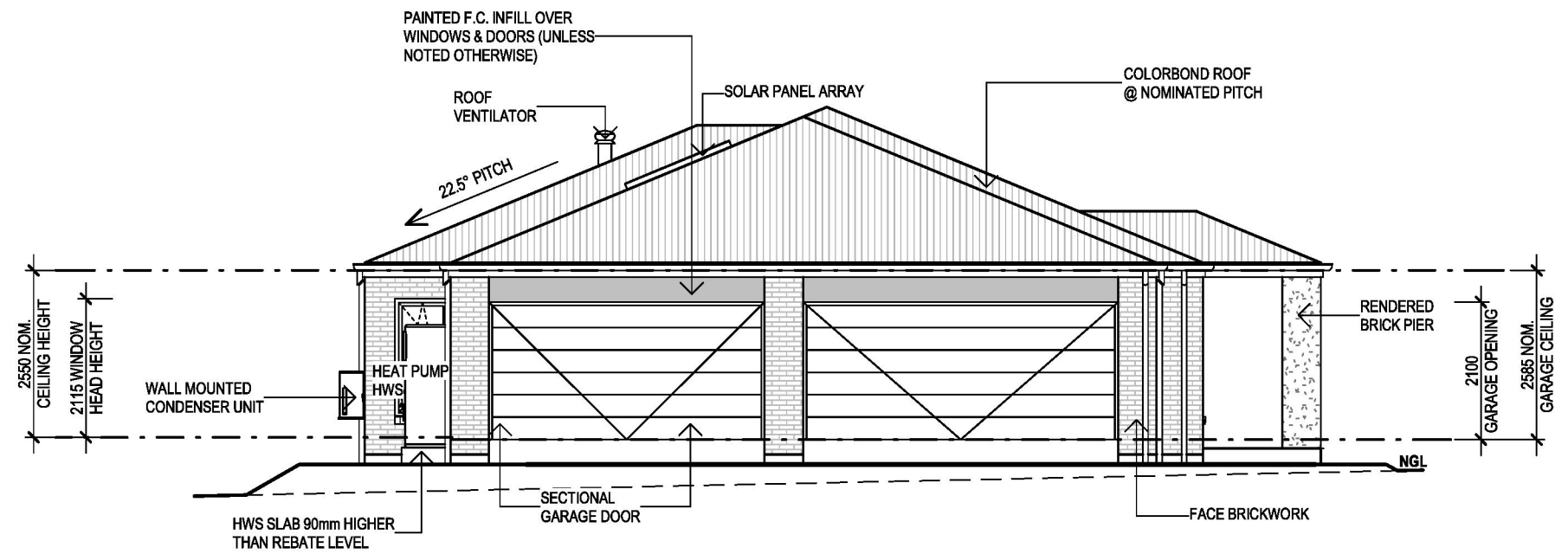
JOB NO: 2508WAA152 JOB DATE: 24/02/2026

DRAWN: M-14 CHECKED: KJ PROJECT STAGE: CONTRACT


MASTER RELEASE DATE: 02/20/2025 SHEET NO: 05 TOTAL NO: 25

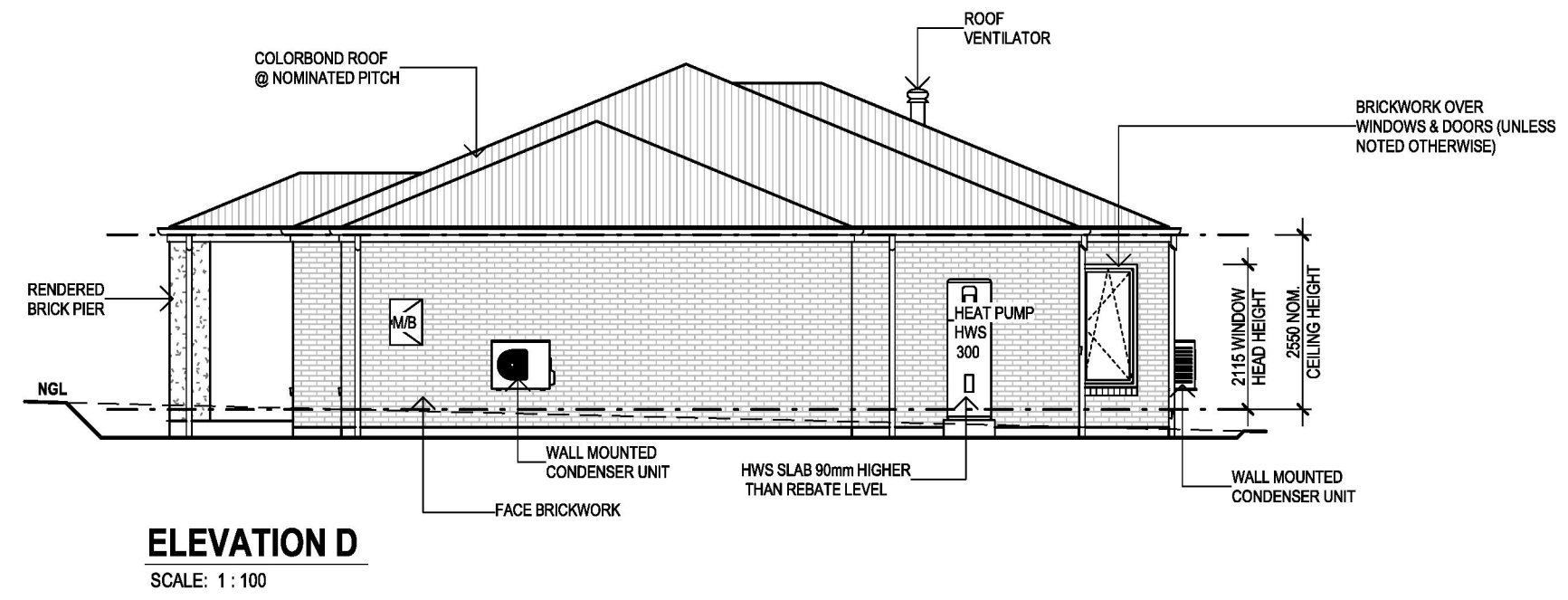
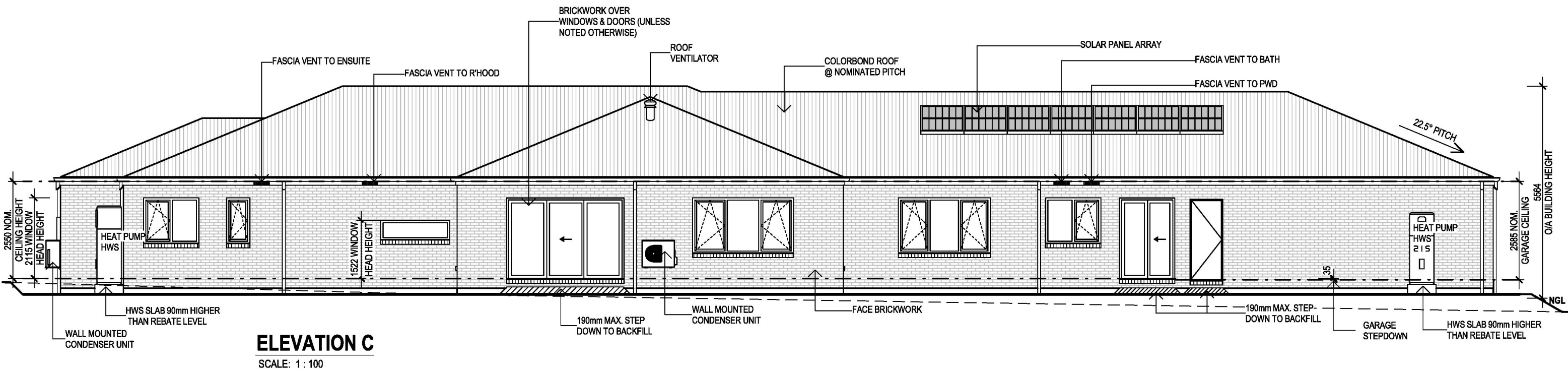


ELEVATION A
SCALE: 1 : 100



ELEVATION B
SCALE: 1 : 100

<p>GENERAL NOTES</p> <ul style="list-style-type: none"> WINDOW HEAD HEIGHT DIMENSIONS TO BE TAKEN TO THE NEAREST BRICK COURSE (UNLESS NOTED OTHERWISE) ALL GLAZING TO COMPLY WITH A.S. 1288 - 2021 (REFER TO ENERGY RATING FOR ALL GLAZING VALUES.) & A.S.2047-2014 HWS : HOT WATER SYSTEM IHWS : INSTANTANEOUS HOT WATER SYSTEM M/B : METER BOX G : GAS METER 	<p>CLIENT ACKNOWLEDGEMENT</p> <p>I/ WE AGREE THAT THIS CONTRACT DRAWING SET IS AN ACCURATE REFLECTION OF OUR REQUIREMENTS & AGREE THAT THESE DRAWINGS ARE THE DRAWINGS REFERED TO ON PAGE 36 OF THE MAJOR DOMESTIC BUILDING CONTRACT BETWEEN J.G. KING Pty Ltd & MYSELF / OURSELVES.</p> <p>CLIENT 1: _____ DATE 1: _____</p> <p>CLIENT 2: _____ DATE 2: _____</p> <p>JGK BUILDER: _____ DATE 3: _____</p>	<p>SHEET TITLE</p> <p>ELEVATIONS</p> <p>HOUSE NAME: SOVEREIGN 37 HAND: LH CATEGORY: E</p> <p>FACADE NAME: HOMESTEAD</p> <p>SHEET SCALE: 1 : 100 ORIGINAL SHEET SIZE: A3 COPYRIGHT: 2026</p> <p><small>THIS WORK IS OWNED EXCLUSIVELY BY JG KING HOMES AND CANNOT BE REPRODUCED OR COPIED, EITHER WHOLLY OR IN PART, IN ANY FORM (GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPIING) WITHOUT THE WRITTEN PERMISSION OF JG KING HOMES PTY LTD</small></p> <p><small>DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS</small></p>	 <p><i>John G. King</i> COLLECTION</p> <p>WARRNAMBOOL</p> <p>1/1051 RAGLAN PARADE, WARRNAMBOOL, VIC 3280 T(03) 5562 0299</p>	<p>CLIENT</p> <p>ADDRESS: LOT 1, NO.56 ANNE STREET</p> <p>SUBURB: KOROIT VIC 3282</p> <p>JOB NO: 2508WAA152 JOB DATE: 24/02/2026</p> <p>DRAWN: M-14 CHECKED: KJ PROJECT STAGE: CONTRACT</p> <p>MASTER RELEASE DATE: 02/20/2025 SHEET NO: 06 TOTAL NO: 25</p>
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IHWS : INSTANTANEOUS HOT WATER SYSTEM
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G : GAS METER

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CLIENT 1: _____ DATE 1: _____

CLIENT 2: _____ DATE 2: _____

JGK BUILDER: _____ DATE 3: _____

SHEET TITLE

ELEVATIONS

HOUSE NAME: **SOVEREIGN 37** HAND: **LH** CATEGORY: **E**

FACADE NAME: **HOMESTEAD**

SHEET SCALE: **1 : 100** ORIGINAL SHEET SIZE: **A3** COPYRIGHT: **2026**

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WARRNAMBOOL

JG KING HOMES

1/1051 RAGLAN PARADE,
WARRNAMBOOL, VIC 3280
T(03) 5562 0299

CLIENT

ADDRESS: **LOT 1, NO.56 ANNE STREET**

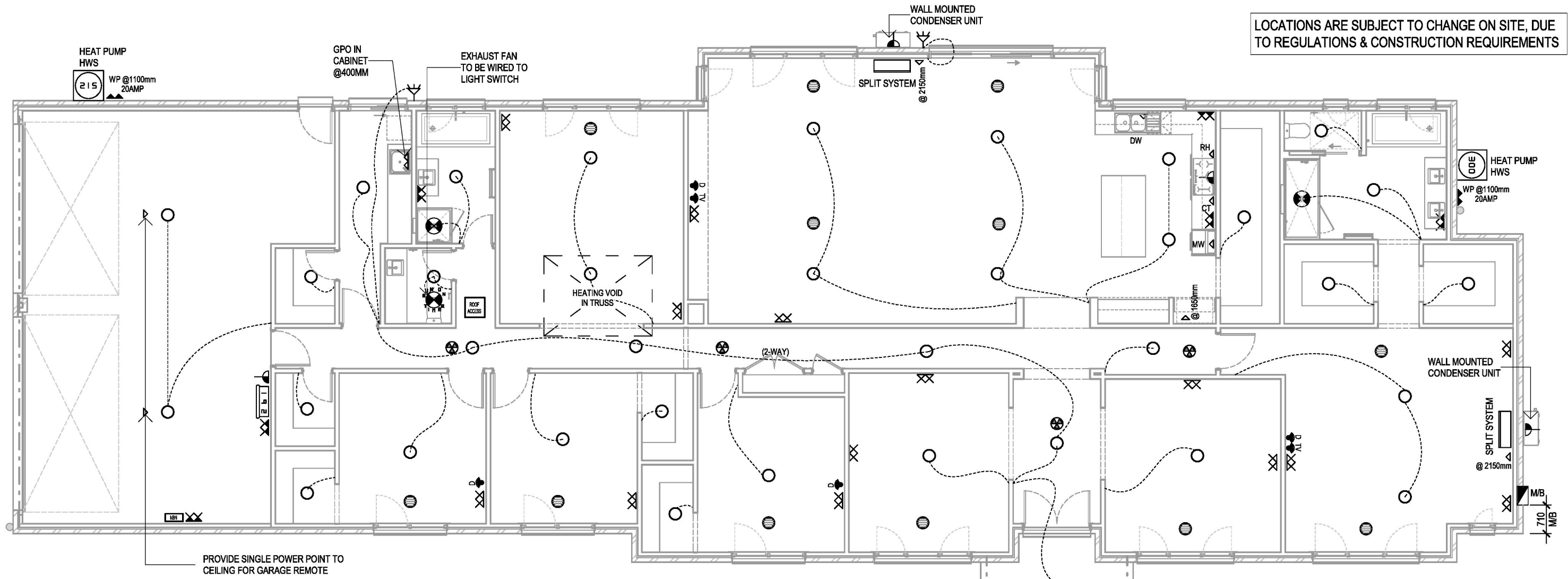
SUBURB: **KOROIT VIC 3282**

JOB NO: **2508WAA152** JOB DATE: **24/02/2026**

DRAWN: **M-14** CHECKED: **KJ** PROJECT STAGE: **CONTRACT**

MASTER RELEASE DATE: **02/20/2025** SHEET NO: **07** TOTAL NO: **25**

LOCATIONS ARE SUBJECT TO CHANGE ON SITE, DUE TO REGULATIONS & CONSTRUCTION REQUIREMENTS



NBN LEGEND 1		
	NBN BOX	1
	NBN TV POINT	2
	CAT6 DATA POINT (INTERNET/PHONE)	4

NOTE:
- THREE PHASE POWER SUPPLY INCLUDING UPGRADED METER BOX

LEGEND OF SYMBOLS		FITTING WATTAGE	QTY
	EXHAUST FAN (SELF CLOSING)	N/A	2
	EXHAUST FAN (10min RUN ON TIMER)	N/A	1
	METER BOX	N/A	1
	HEATING VOID IN TRUSS INCLUDING DOUBLE POWER POINT (INCLUDED IN VALUES ABOVE) **EXACT LOCATION SUBJECT TO CONTRACTORS DISCRETION	N/A	1
	DUCTED HEATING OUTLET (APPX. LOC.) (EXACT LOCATION SUBJECT TO CONTRACTORS DISCRETION)	N/A	12
	SPLIT SYSTEM AIR CONDITIONER	N/A	2
	ROOF ACCESS (PROVIDE SINGLE BATTEN LIGHT WITHIN 1.6 M OF ROOF ACCESS, INCLUDED IN VALUES ABOVE)	N/A	1
	SOLAR POWER INVERTER (INCLUDES POWER SUPPLY)	N/A	1

LEGEND OF SYMBOLS		FITTING WATTAGE	QTY
	DOUBLE GPO-INTERNAL @ 250 mm	N/A	15
	DOUBLE GPO-INTERNAL @ 1100 mm	N/A	6
	SINGLE GPO-INTERNAL (HEIGHT VARIES)	N/A	9
	DOUBLE GPO-INTERNAL (HEIGHT VARIES)	N/A	1
	DOUBLE GPO WEATHER PROOF - EXTERNAL (HEIGHT VARIES)	N/A	2
	DIRECT WIRE (APPLIANCE)	N/A	4
	CEILING LIGHT BATTEN HOLDER	10W	37
	LIGHT (EXTERNAL)-MIN. 40L/W HT. VARIES (1978mm FROM FINISH FLOOR LEVEL)	10W	2
	2-WAY LIGHT SWITCH	N/A	1
	SMOKE ALARM	N/A	4
	HOT WATER SERVICE	N/A	2

ARTIFICIAL LIGHTING

IN ACCORDANCE WITH NCC BUILDING CODE OF AUSTRALIA VOLUME 2 PART 2.12.5.5

Lighting Location	Actual
Class 1 Building (5W/m ²) Residence	330
Class 10 Building (3W/m ²) Garage/Carport	20
External Lighting (4W/m ²) Verandah/Porch/Alfresco/Balcony	10
Total	360

GENERAL NOTES

- BOTTOM OF METER BOX TO BE 1100mm ABOVE GROUND LEVEL.
- HEIGHTS MEASURED FROM FLOOR LEVEL TO CENTER OF FITTING UNLESS NOTED OTHERWISE.
- UNLESS NOTED OTHERWISE ALL POWER POINTS ARE TO BE LOCATED TO THE NEAREST STUD.
- POWER POINTS FOR APPLIANCES ARE TO SUIT MANUFACTURERS REQUIREMENTS.
- SOLAR PANEL LOCATION NOMINAL ONLY, INSTALLERS TO LOCATE (EXCLUDING FRONT ELEVATION) TO COMPLY WITH MANUFACTURERS REQUIREMENTS & AS/NZS 3500 PLUMBING AND DRAINAGE.
- DENOTES HARDWIRED INTERCONNECTED SMOKE ALARM(S) WITH BATTERY BACKUP AS PER NCC 2022 PART 9.5 & TO COMPLY WITH AS3786.

PROVIDE NBNCO FIBRE PACKAGE

INCLUDES:
-TRENCH AND P20 CONDUIT FROM COMMUNICATIONS PIT TO HOUSE.
-INTERNAL P20 CONDUIT TO LOCATION OF NBNCO CONNECTION.
-DOUBLE POWER POINT TO LOCATION OF NBNCO CONNECTION.
-SURFACE MOUNT ENCLOSURE (INCLUDES CAT 6 DATA/TELEPHONE MODULE AND TV SPLITTER).
-2 X TV POINTS & 4 X DATA/COMMUNICATION POINTS.
-10/100MBPS & PORT/POINT SWITCH WITH PATCH CABLES.
-FIBRE PROVISIONING (INTERNAL ONLY).
-OUTLETS TESTED AND LABELLED.

CLIENT ACKNOWLEDGEMENT

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CLIENT 1: _____ DATE 1: _____

CLIENT 2: _____ DATE 2: _____

JGK BUILDER: _____ DATE 3: _____

SHEET TITLE
ELECTRICAL PLAN

HOUSE NAME: **SOVEREIGN 37** HAND: **LH** CATEGORY: **E**

FACADE NAME: **HOMESTEAD**

SHEET SCALE: **1 : 100** ORIGINAL SHEET SIZE: **A3** COPYRIGHT: **2026**

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WARRNAMBOOL, VIC 3280
T(03) 5562 0299

CLIENT

ADDRESS: **LOT 1, NO.56 ANNE STREET**

SUBURB: **KOROIT VIC 3282**

JOB NO: **2508WAA152** JOB DATE: **24/02/2026**

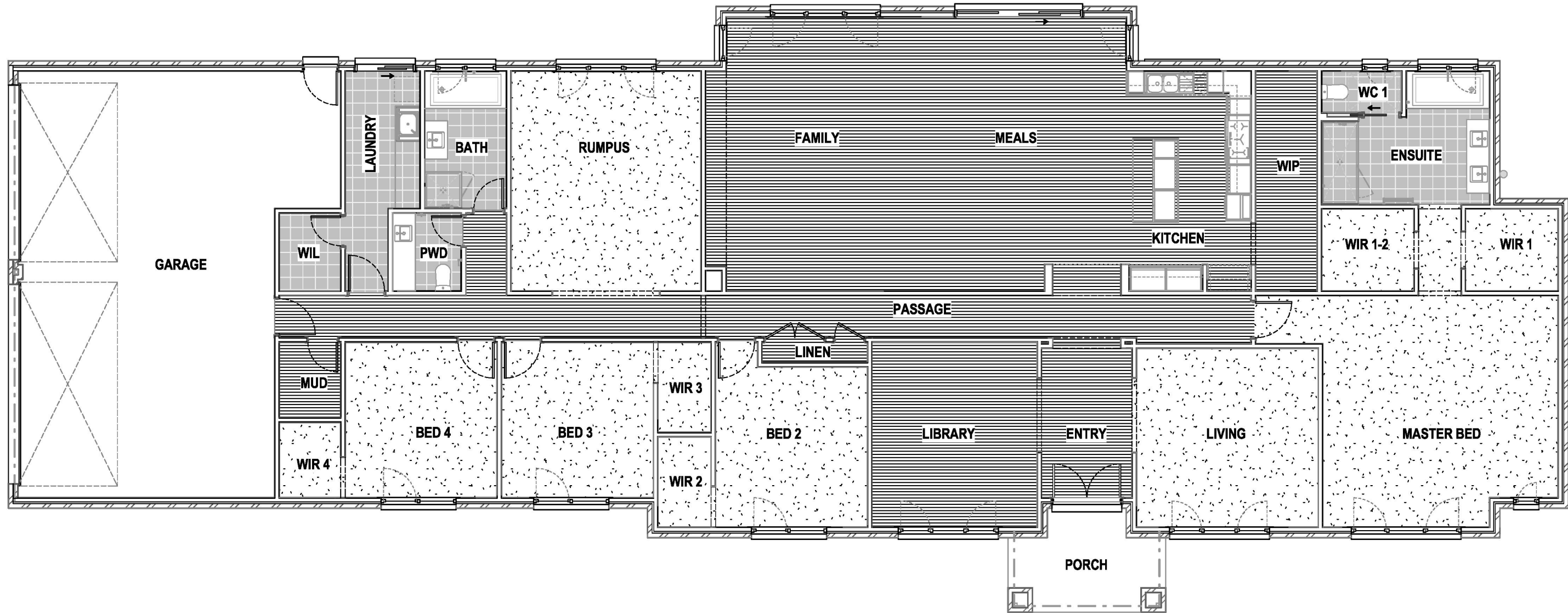
DRAWN: **M-14** CHECKED: **KJ** PROJECT STAGE: **CONTRACT**

MASTER RELEASE DATE: **02/20/2025** SHEET NO: **08** TOTAL NO: **25**

JUNCTIONS / TRANSITIONS BETWEEN DIFFERENT FLOOR COVERINGS
TO HAVE A SILL DIFFERENCE IN HEIGHT ≤ 5mm

FLOOR COVERING SCHEDULE

LOCATION	MATERIAL	AREA
MASTER BED - WIR 1 - WIR 1-2	CARPET	43.65 m ²
BED 2 - WIR 2	CARPET	17.66 m ²
BED 3 - WIR 3	CARPET	16.62 m ²
BED 4 - WIR 4	CARPET	16.56 m ²
LIVING	CARPET	19.07 m ²
RUMPUS	CARPET	24.56 m ²
ENTRY	LAMINATE	8.27 m ²
LIBRARY	LAMINATE	17.95 m ²
FAMILY - MEALS - KITCHEN - WIP	LAMINATE	85.02 m ²
PASSAGE - LINEN - MUD	LAMINATE	31.06 m ²
ENSUITE 1 - WC1	TILES	10.31 m ²
BATH	TILES	4.63 m ²
PWD	TILES	2.44 m ²
LAUNDRY - WIL	TILES	10.52 m ²



GENERAL NOTES

- THE MOVEMENT JOINTS ARE TO BE PROVIDED AND CONSTRUCTED IN ACC. WITH AS 9858.1 AND BE LOCATED ON A FULL TILE JOIN AT A MAX. OF 6M CENTERS OR AT DOORWAYS / OPENING WHERE TILING CONTINUES INTO A DIRECTLY ADJOINING ROOM / PASSAGEWAY
- FLOOR FINISHES AS SHOWN ARE INDICATIVE ONLY & ARE NOT A TRUE REPRESENTATION OF FINISHED FLOOR COVERINGS
- NOTE : FLOOR TILE AREA IS EXCLUDING SKIRTING TILES

FLOOR FINISHES LEGEND

	CARPET		TILES
	VINYL		LAMINATE
	FLOOR BOARDS		

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CLIENT 1: _____ DATE 1: _____

CLIENT 2: _____ DATE 2: _____

JGK BUILDER: _____ DATE 3: _____

SHEET TITLE

FLOOR FINISHES PLAN

HOUSE NAME: **SOVEREIGN 37** HAND: **LH** CATEGORY: **E**

FACADE NAME: **HOMESTEAD**

SHEET SCALE: **1 : 100** ORIGINAL SHEET SIZE: **A3** COPYRIGHT: **2026**

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CLIENT

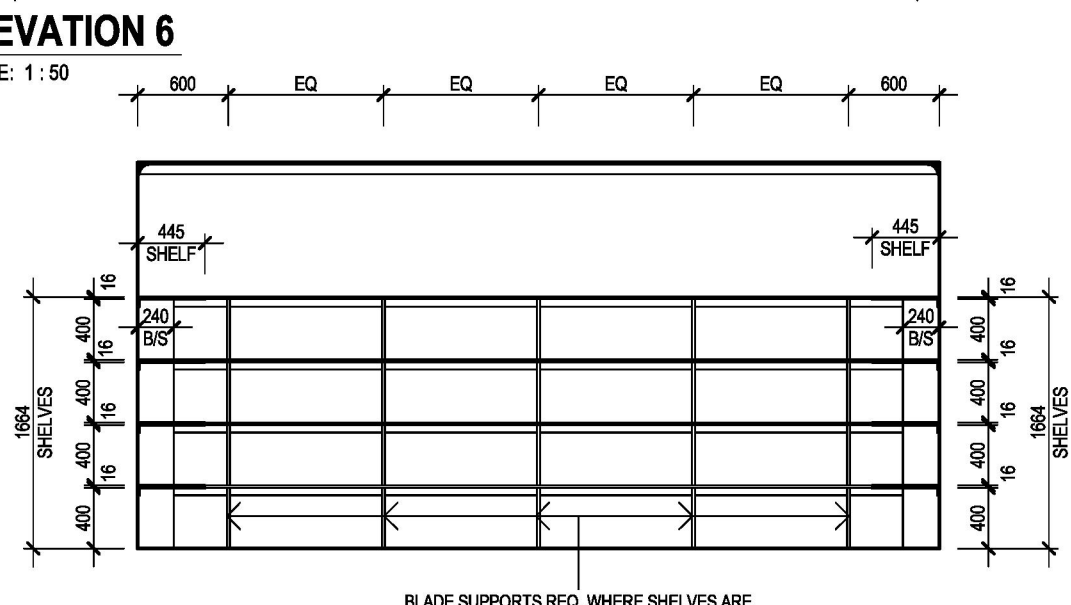
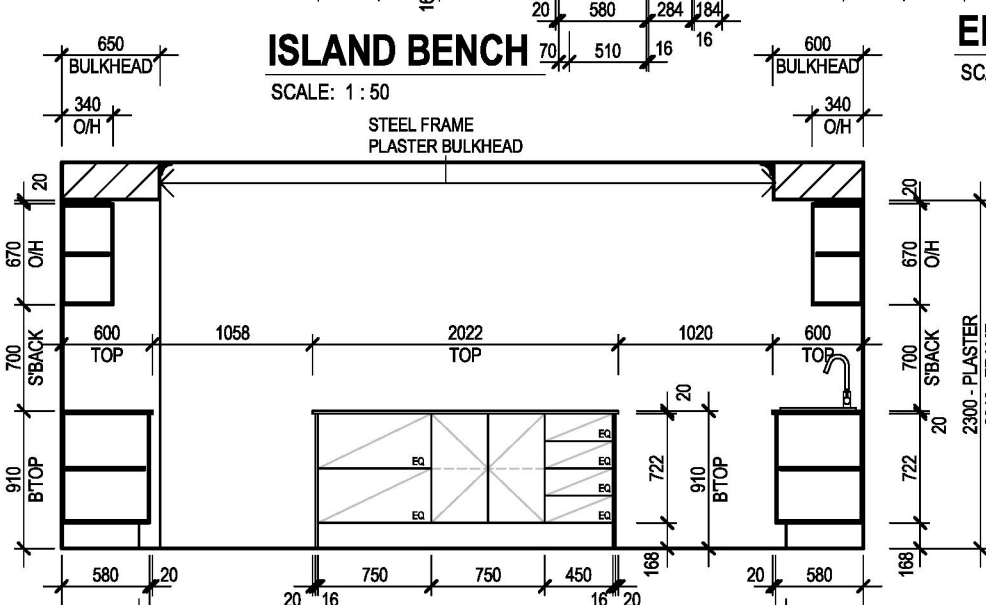
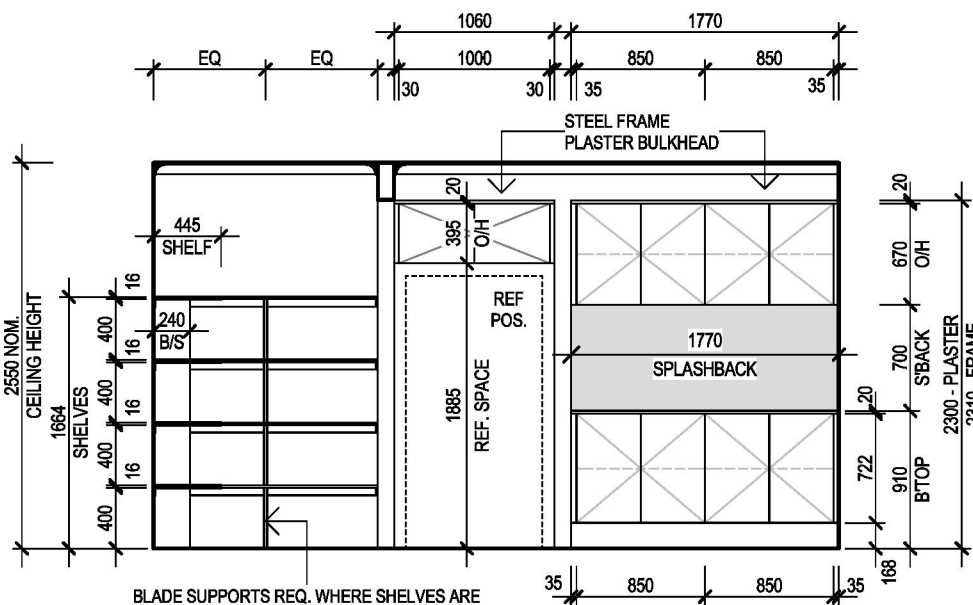
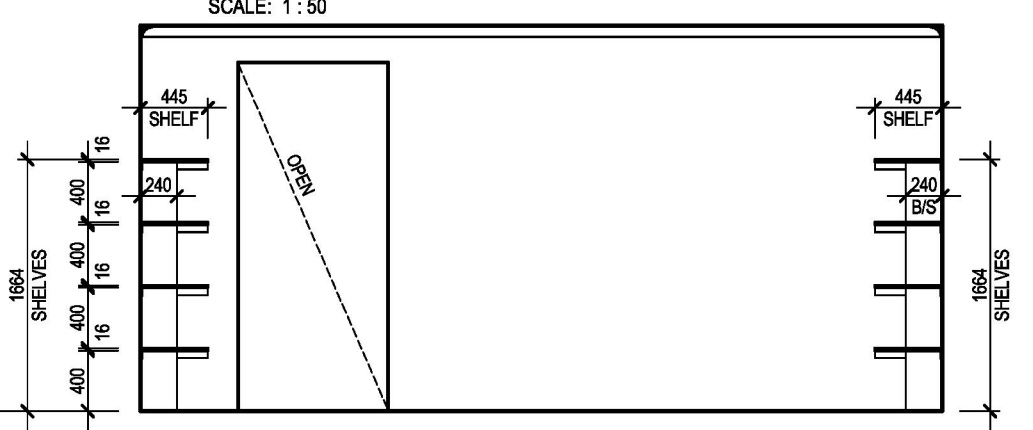
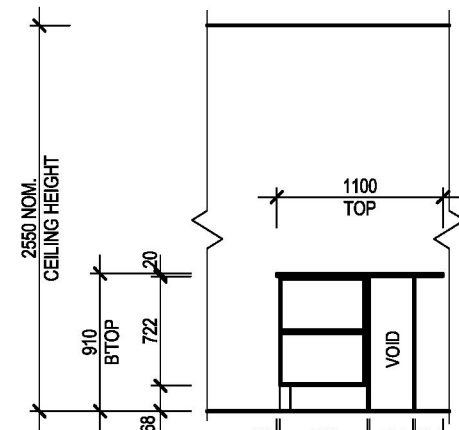
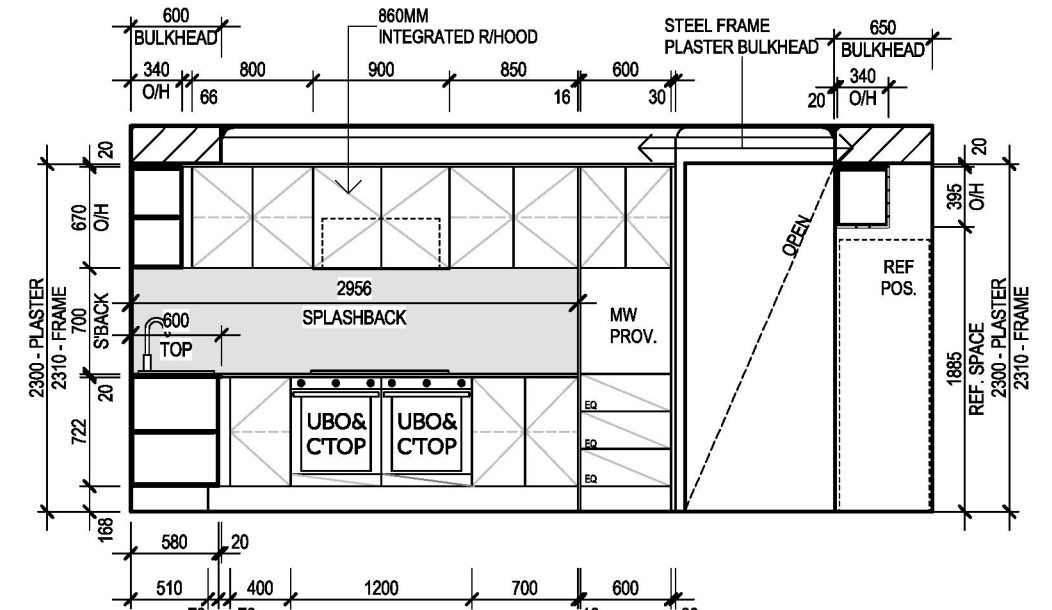
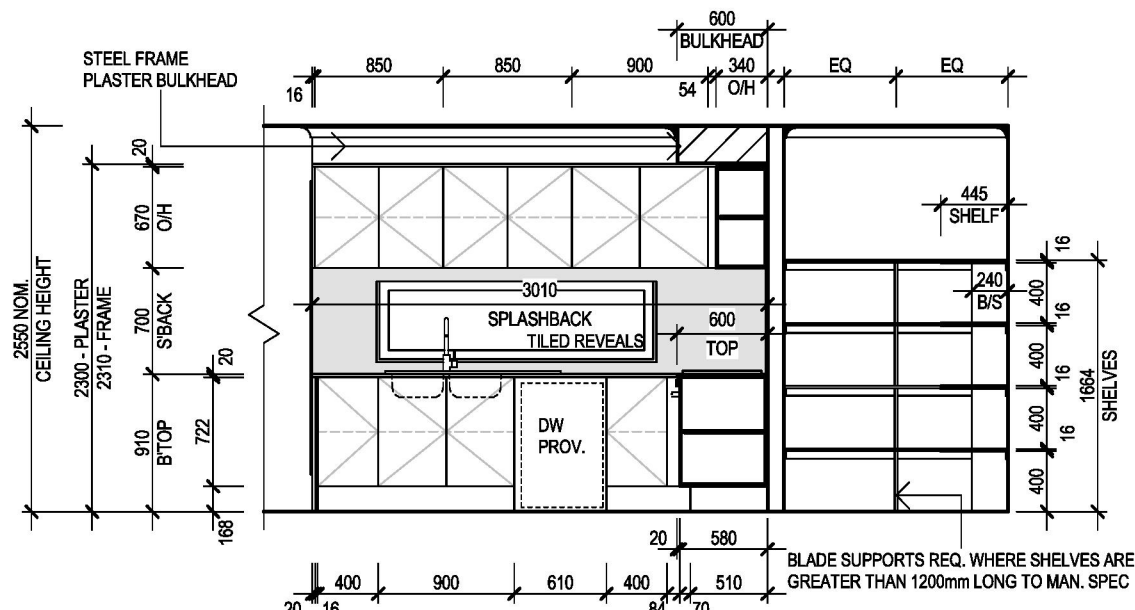
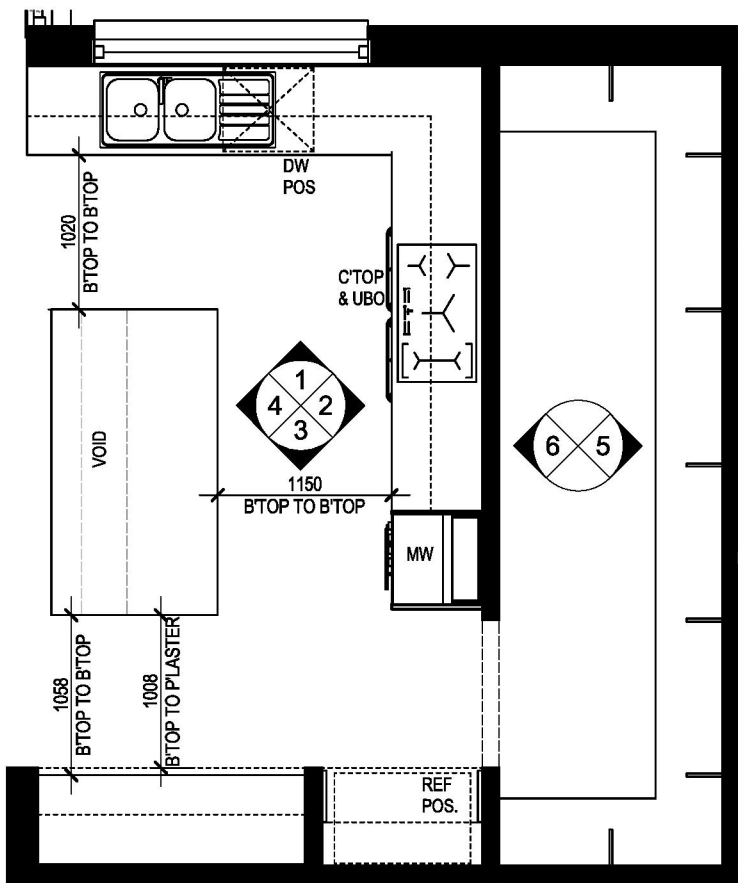
ADDRESS: **LOT 1, NO.56 ANNE STREET**

SUBURB: **KOROIT VIC 3282**

JOB NO: **2508WAA152** JOB DATE: **24/02/2026**

DRAWN: **M-14** CHECKED: **KJ** PROJECT STAGE: **CONTRACT**

MASTER RELEASE DATE: **02/20/2025** SHEET NO: **09** TOTAL NO: **25**



GENERAL NOTES

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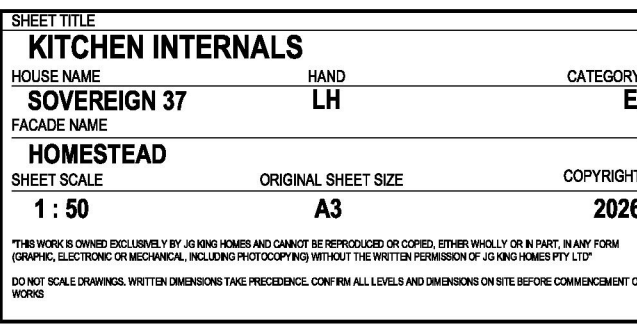
CLIENT 1: DATE 1:
CLIENT 2: DATE 2:
JGK BUILDER: DATE 3:

SHEET TITLE

KITCHEN INTERNALS

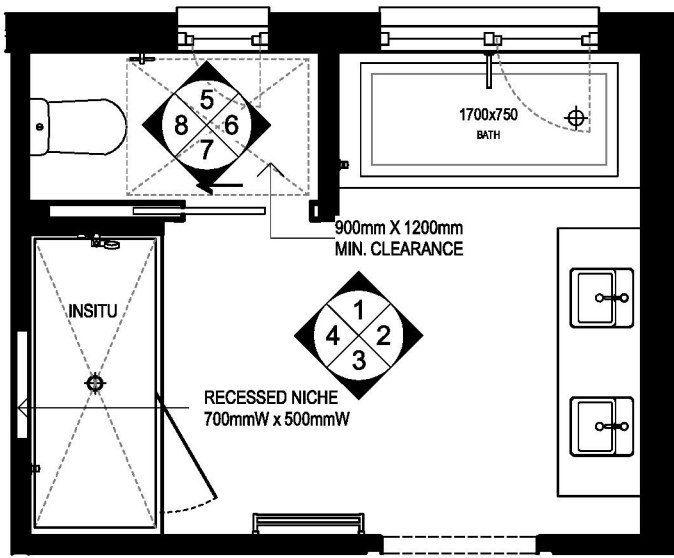
HOUSE NAME: SOVEREIGN 37 HAND: LH CATEGORY: E
FACADE NAME: HOMESTEAD
SHEET SCALE: 1 : 50 ORIGINAL SHEET SIZE: A3 COPYRIGHT: 2026

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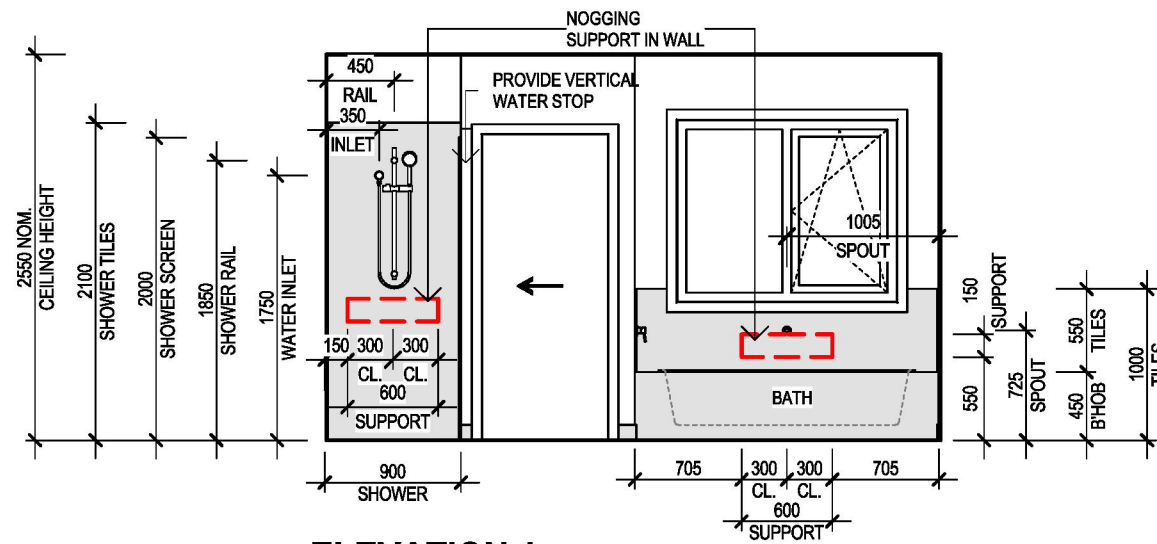
CLIENT

ADDRESS: LOT 1, NO.56 ANNE STREET
SUBURB: KOROIT VIC 3282
JOB NO: 2508WAA152 JOB DATE: 24/02/2026
DRAWN: M-14 CHECKED: KJ PROJECT STAGE: CONTRACT
MASTER RELEASE DATE: 02/20/2025 SHEET NO: 10 TOTAL NO: 25



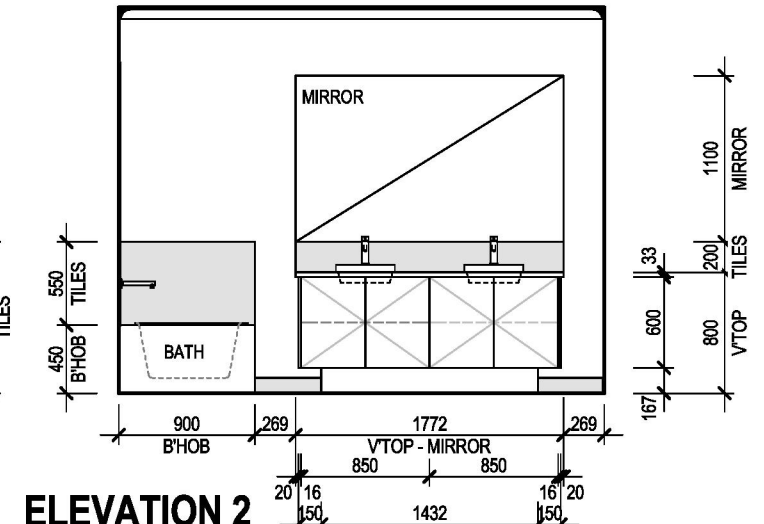
ENSUITE & WC1 PLAN

SCALE: 1 : 50



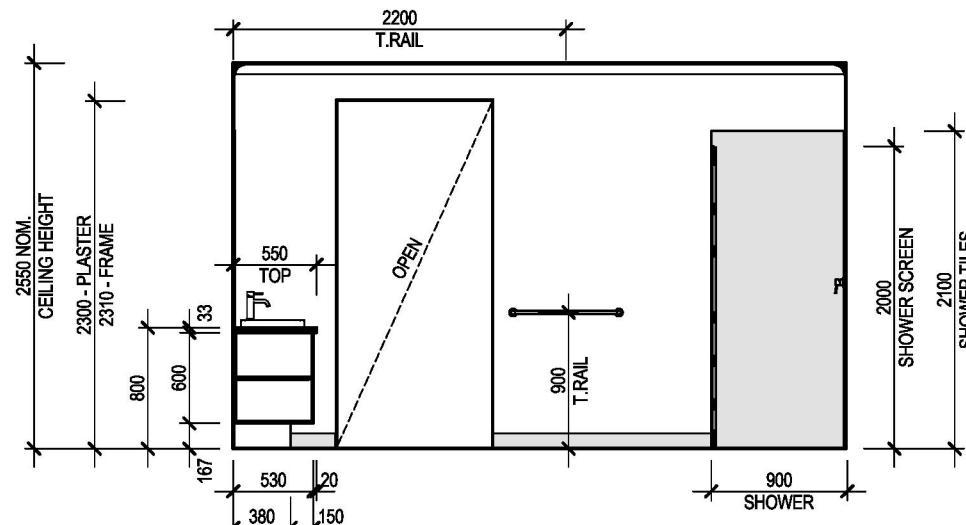
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SCALE: 1 : 50



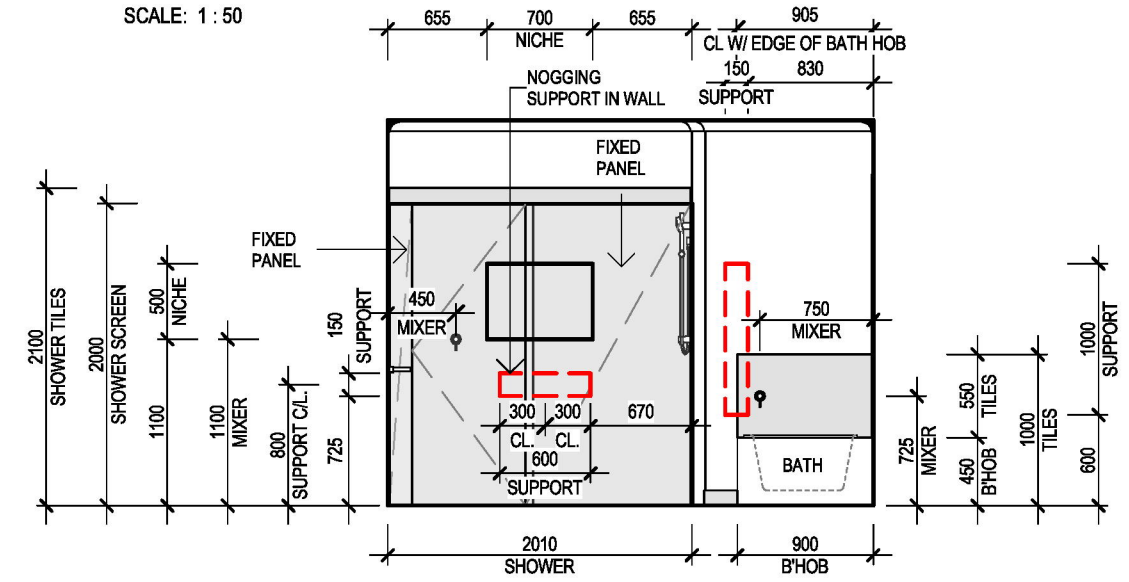
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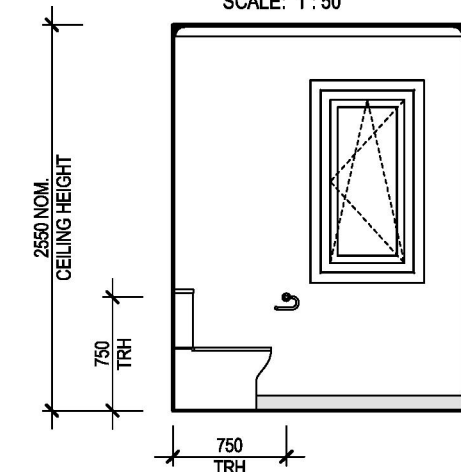
ELEVATION 3

SCALE: 1 : 50



ELEVATION 4

SCALE: 1 : 50



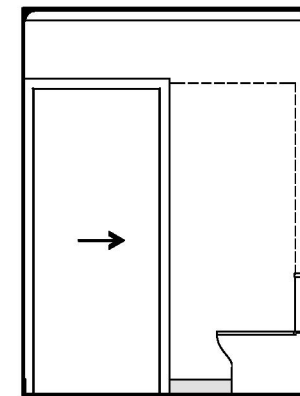
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SCALE: 1 : 50



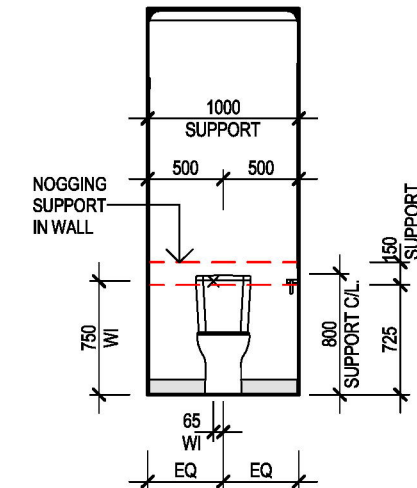
ELEVATION 6

SCALE: 1 : 50



ELEVATION 7

SCALE: 1 : 50



ELEVATION 8

SCALE: 1 : 50

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CLIENT 2: DATE 2:
JGK BUILDER: DATE 3:

SHEET TITLE

ENSUITE 1 & WC 1 INTERNALS

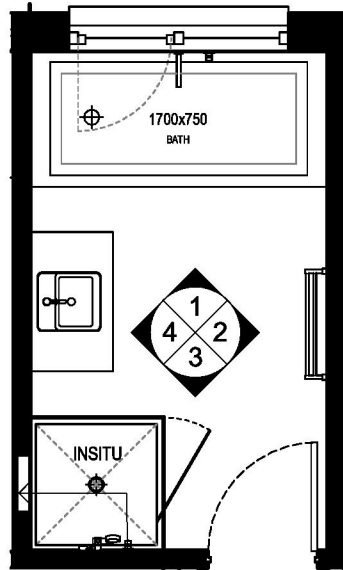
HOUSE NAME: SOVEREIGN 37
HAND: LH
CATEGORY: E
FACADE NAME: HOMESTEAD
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ORIGINAL SHEET SIZE: A3
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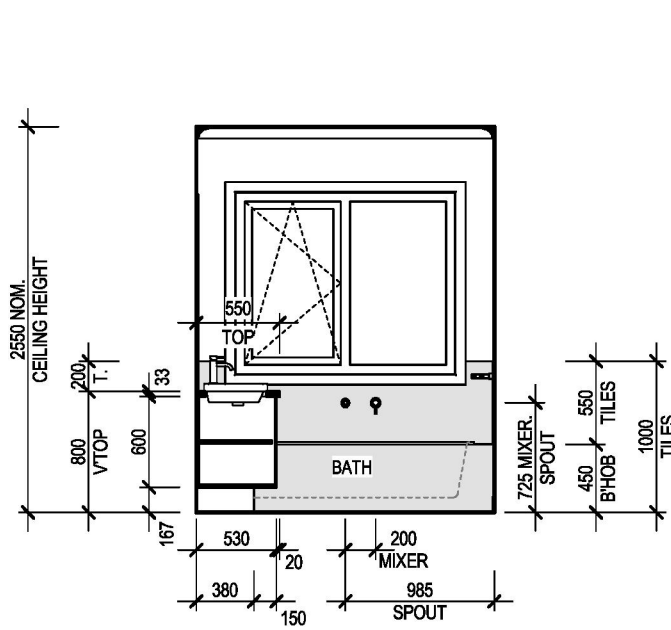


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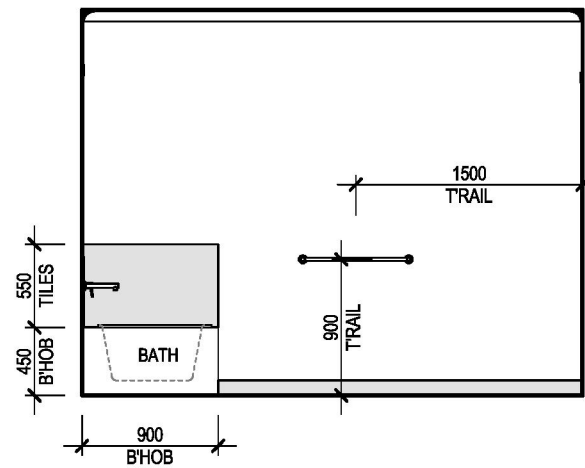
ADDRESS: LOT 1, NO.56 ANNE STREET
SUBURB: KOROIT VIC 3282
JOB NO: 2508WAA152
JOB DATE: 24/02/2026
DRAWN: M-14
CHECKED: KJ
PROJECT STAGE: CONTRACT
MASTER RELEASE DATE: 02/20/2025
SHEET NO: 11
TOTAL NO: 25



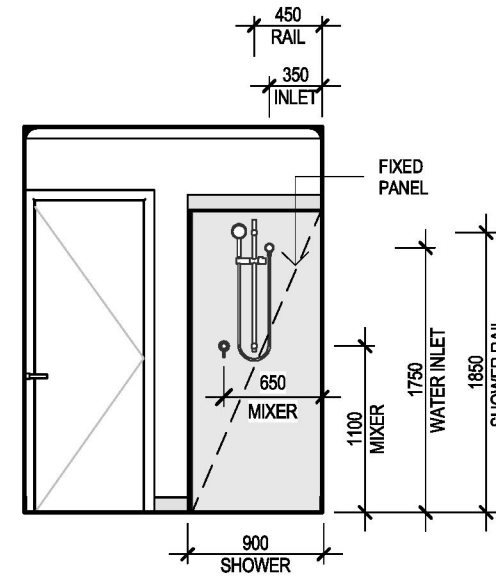
BATHROOM PLAN
SCALE: 1:50



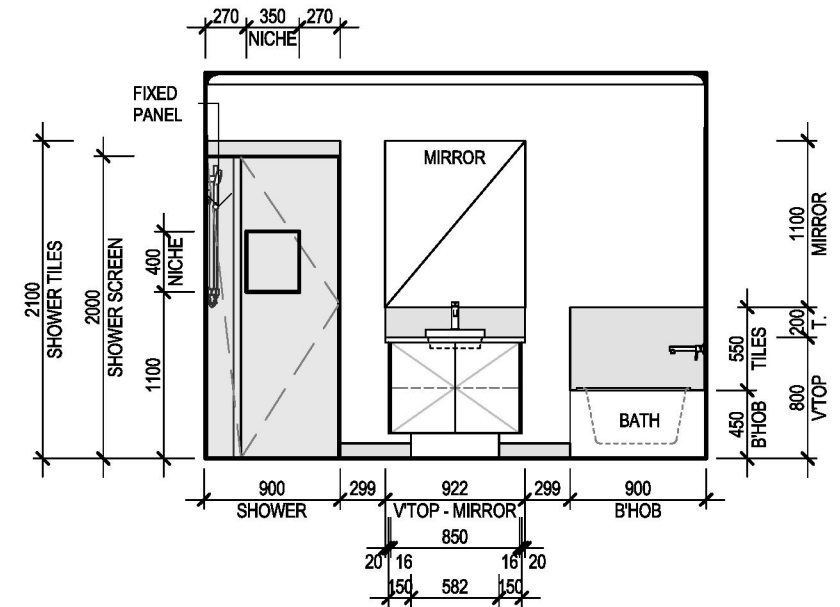
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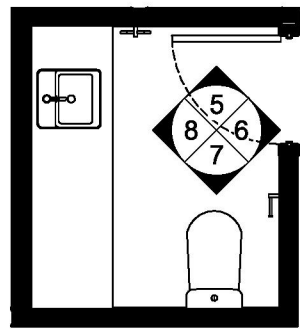
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SCALE: 1:50



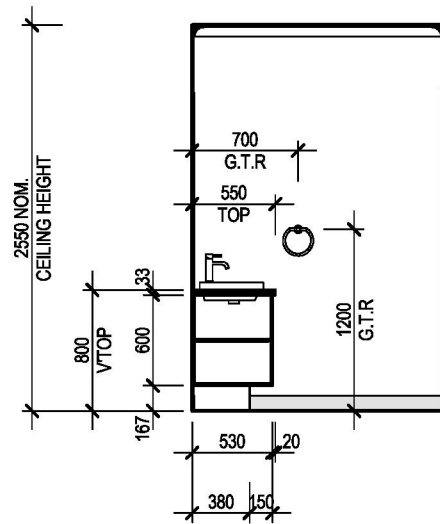
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SCALE: 1:50



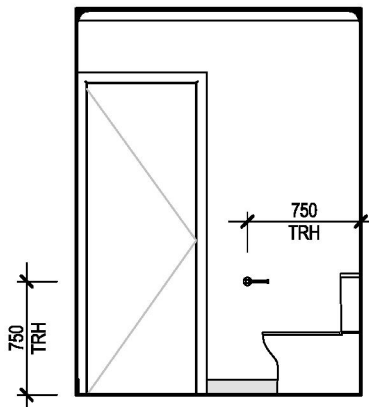
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SCALE: 1:50



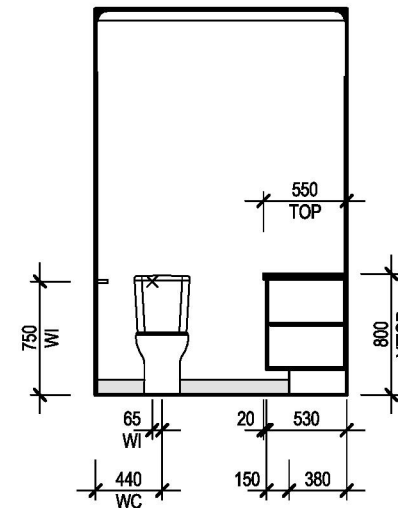
PWD PLAN
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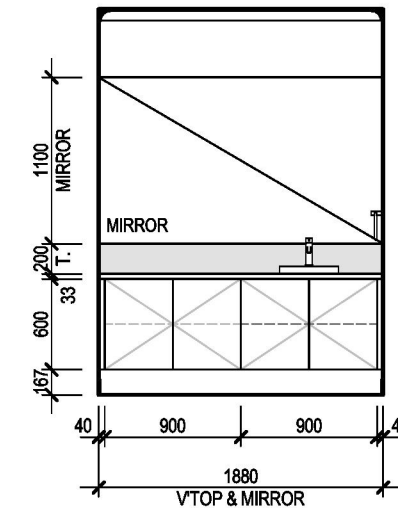
ELEVATION 5
SCALE: 1:50



ELEVATION 6
SCALE: 1:50



ELEVATION 7
SCALE: 1:50



ELEVATION 8
SCALE: 1:50

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CLIENT 2: DATE 2:
JGK BUILDER: DATE 3:

SHEET TITLE

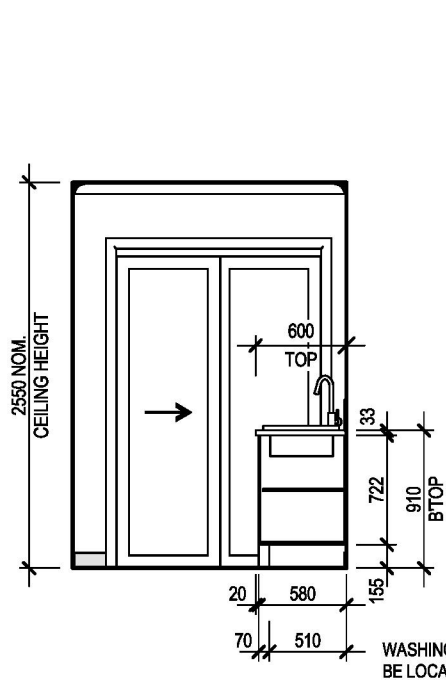
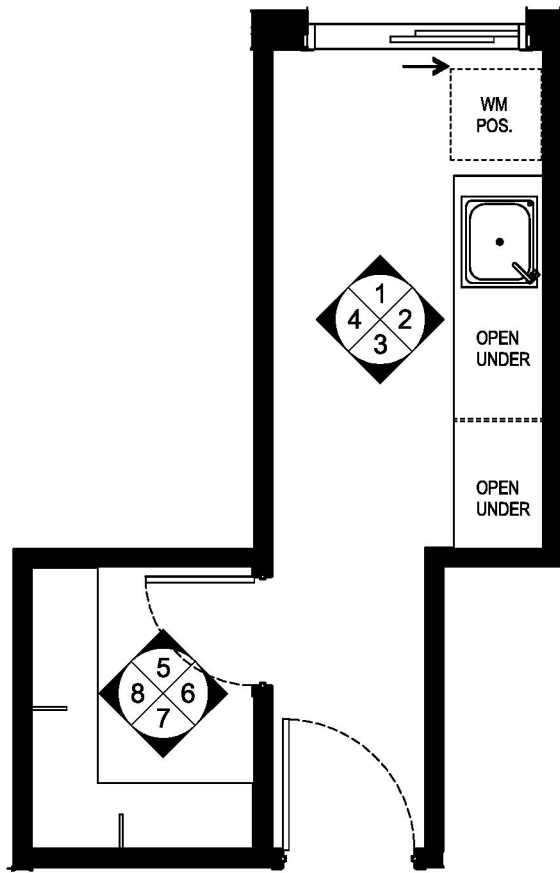
BATHROOM & POWDER INTERNALS

HOUSE NAME: SOVEREIGN 37
HAND: LH
CATEGORY: E
FACADE NAME: HOMESTEAD
SHEET SCALE: 1:50
ORIGINAL SHEET SIZE: A3
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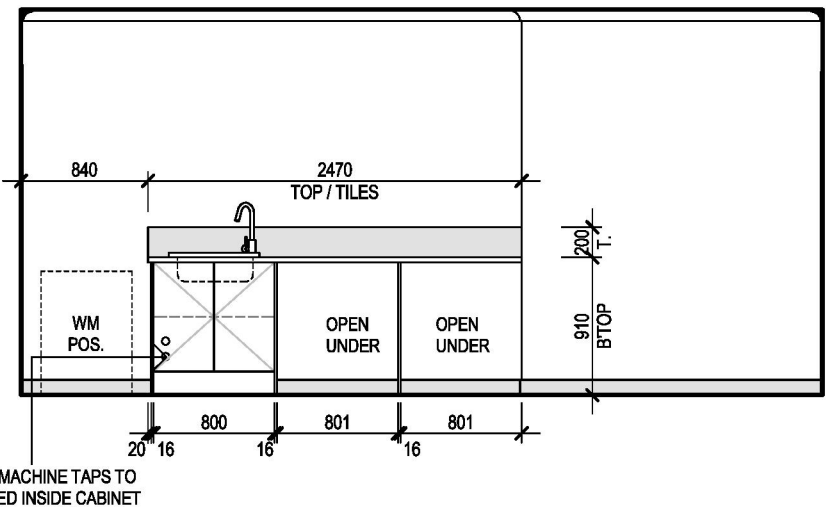
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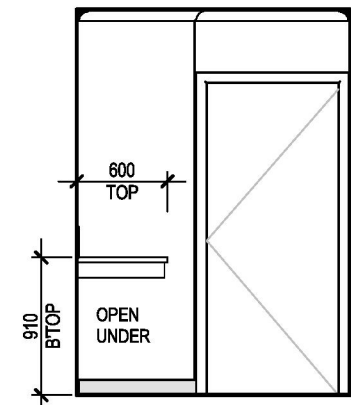
CLIENT
ADDRESS: LOT 1, NO.56 ANNE STREET
SUBURB: KOROIT VIC 3282
JOB NO: 2508WAA152
JOB DATE: 24/02/2026
DRAWN: M-14
CHECKED: KJ
PROJECT STAGE: CONTRACT
MASTER RELEASE DATE: 02/20/2025
SHEET NO: 12
TOTAL NO: 25



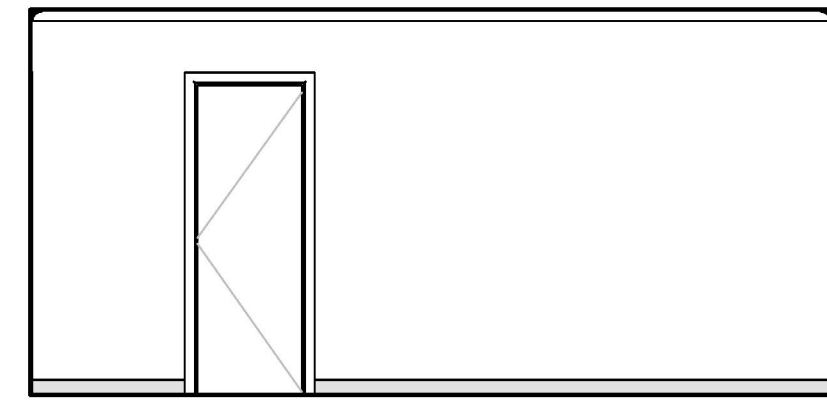
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SCALE: 1 : 50



ELEVATION 2
SCALE: 1 : 50

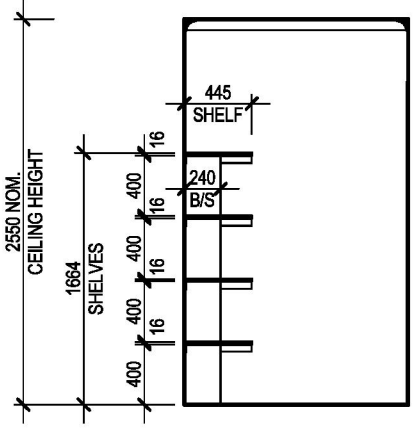


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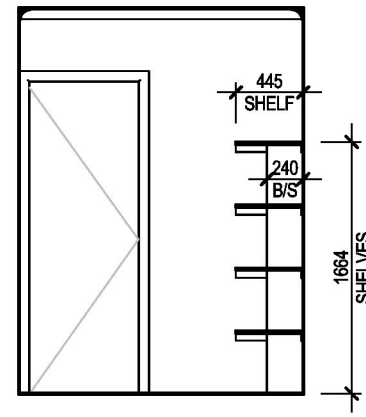


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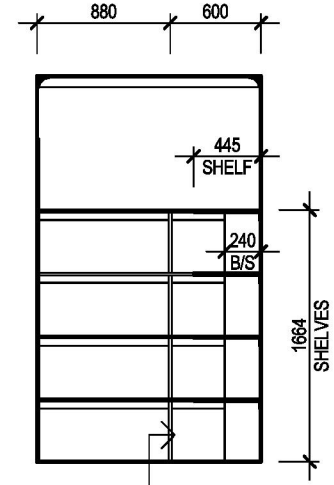
LAUNDRY & WIL PLAN
SCALE: 1 : 50



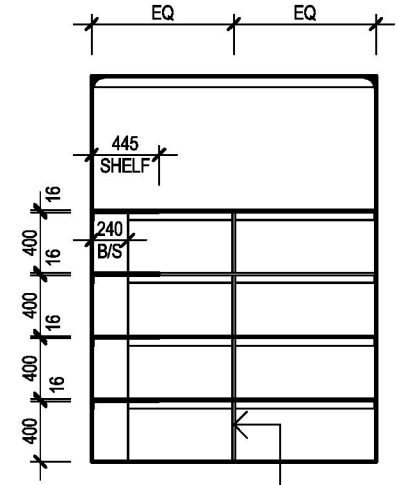
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SCALE: 1 : 50



ELEVATION 6
SCALE: 1 : 50



ELEVATION 7
SCALE: 1 : 50



ELEVATION 8
SCALE: 1 : 50

GENERAL NOTES

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CLIENT ACKNOWLEDGEMENT

I/ WE AGREE THAT THIS CONTRACT DRAWING SET IS AN ACCURATE REFLECTION OF OUR REQUIREMENTS & AGREE THAT THESE DRAWINGS ARE THE DRAWINGS REFERRED TO ON PAGE 35 OF THE MAJOR DOMESTIC BUILDING CONTRACT BETWEEN J.G. KING Pty Ltd & MYSELF / OURSELVES.

CLIENT 1: _____ DATE 1: _____

CLIENT 2: _____ DATE 2: _____

JGK BUILDER: _____ DATE 3: _____

SHEET TITLE

L'DRY & WIL INTERNALS

HOUSE NAME: **SOVEREIGN 37** HAND: **LH** CATEGORY: **E**

FACADE NAME: **HOMESTEAD**

SHEET SCALE: **1 : 50** ORIGINAL SHEET SIZE: **A3** COPYRIGHT: **2026**

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DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS

JG KING HOMES
1/1051 RAGLAN PARADE,
WARRNAMBOOL, VIC 3280
T(03) 5562 0299

CLIENT

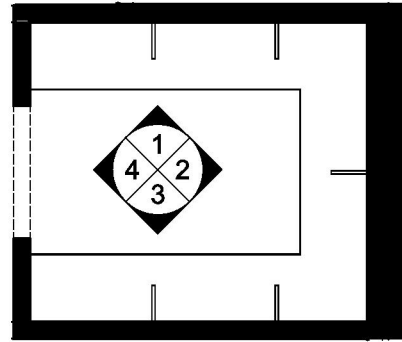
ADDRESS: **LOT 1, NO.56 ANNE STREET**

SUBURB: **KOROIT VIC 3282**

JOB NO: **2508WAA152** JOB DATE: **24/02/2026**

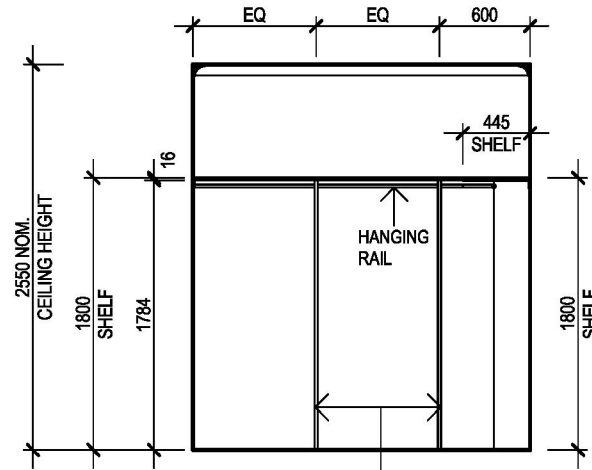
DRAWN: **M-14** CHECKED: **KJ** PROJECT STAGE: **CONTRACT**

MASTER RELEASE DATE: **02/20/2025** SHEET NO: **13** TOTAL NO: **25**



WIR 1 PLAN

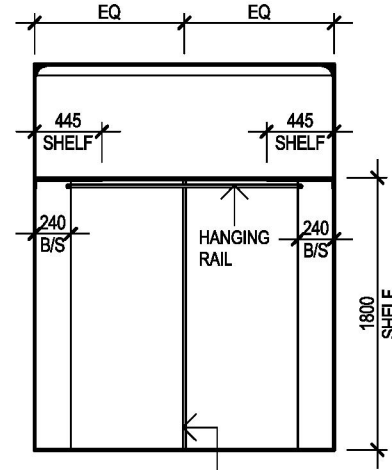
SCALE: 1 : 50



BLADE SUPPORTS REQ. WHERE SHELVES ARE GREATER THAN 1200mm LONG TO MAN. SPEC

ELEVATION 1

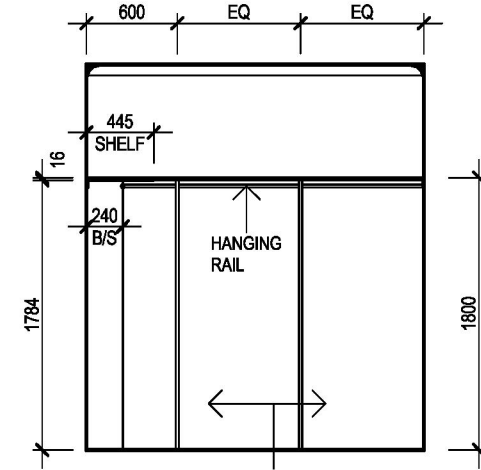
SCALE: 1 : 50



BLADE SUPPORTS REQ. WHERE SHELVES ARE GREATER THAN 1200mm LONG TO MAN. SPEC

ELEVATION 2

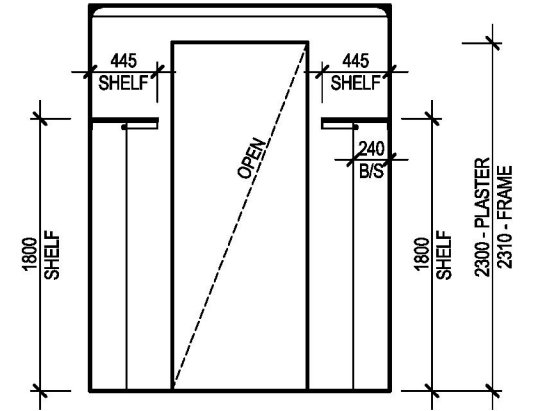
SCALE: 1 : 50



BLADE SUPPORTS REQ. WHERE SHELVES ARE GREATER THAN 1200mm LONG TO MAN. SPEC

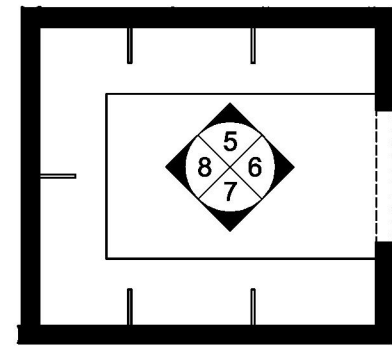
ELEVATION 3

SCALE: 1 : 50



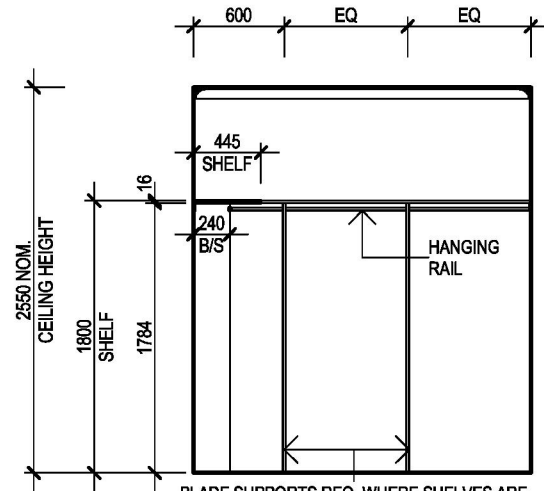
ELEVATION 4

SCALE: 1 : 50



WIR 1 PLAN

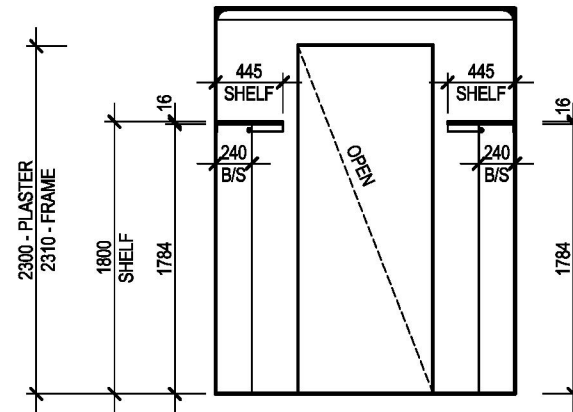
SCALE: 1 : 50



BLADE SUPPORTS REQ. WHERE SHELVES ARE GREATER THAN 1200mm LONG TO MAN. SPEC

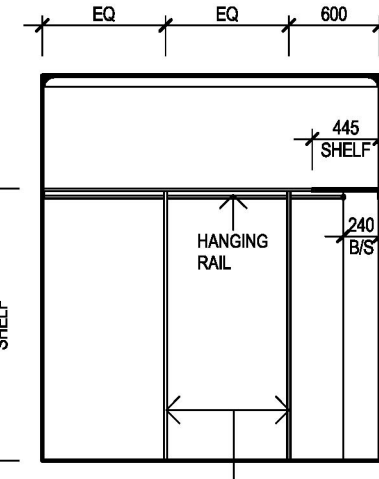
ELEVATION 5

SCALE: 1 : 50



ELEVATION 6

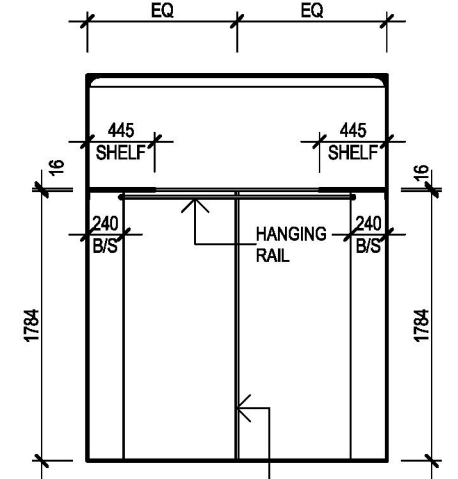
SCALE: 1 : 50



BLADE SUPPORTS REQ. WHERE SHELVES ARE GREATER THAN 1200mm LONG TO MAN. SPEC

ELEVATION 7

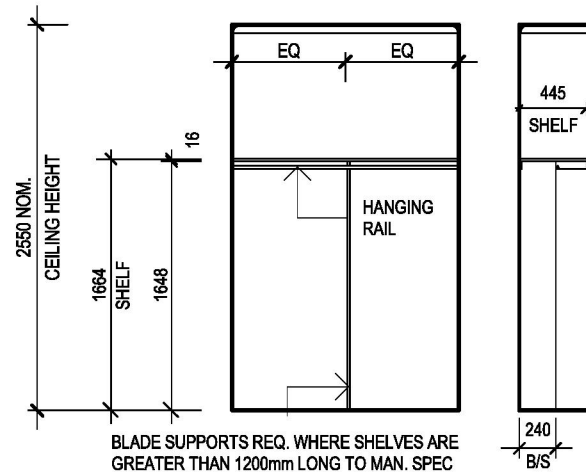
SCALE: 1 : 50



BLADE SUPPORTS REQ. WHERE SHELVES ARE GREATER THAN 1200mm LONG TO MAN. SPEC

ELEVATION 8

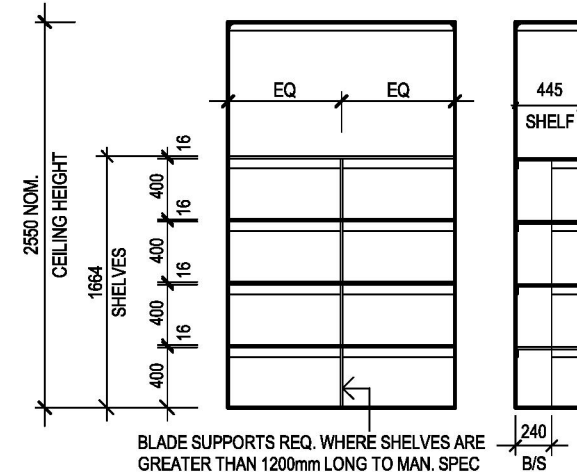
SCALE: 1 : 50



BLADE SUPPORTS REQ. WHERE SHELVES ARE GREATER THAN 1200mm LONG TO MAN. SPEC

ROBE - TYPICAL

SCALE: 1 : 50



BLADE SUPPORTS REQ. WHERE SHELVES ARE GREATER THAN 1200mm LONG TO MAN. SPEC

LINEN - TYPICAL

SCALE: 1 : 50

GENERAL NOTES

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CLIENT ACKNOWLEDGEMENT

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CLIENT 1: DATE 1:
CLIENT 2: DATE 2:
JGK BUILDER: DATE 3:

SHEET TITLE

WIR 1 & TYPICAL DETAIL

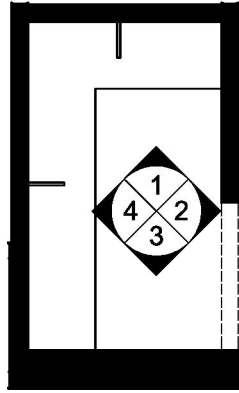
HOUSE NAME: SOVEREIGN 37 HAND: LH CATEGORY: E
FACADE NAME: HOMESTEAD
SHEET SCALE: 1 : 50 ORIGINAL SHEET SIZE: A3 COPYRIGHT: 2026

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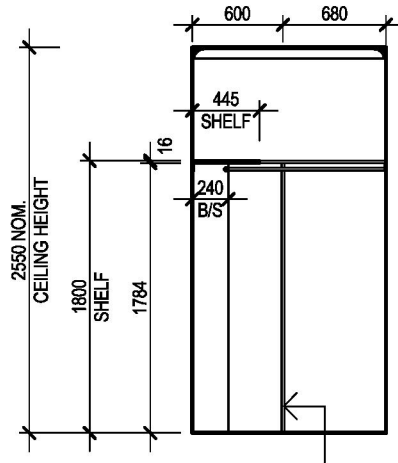
CLIENT

ADDRESS: LOT 1, NO.56 ANNE STREET
SUBURB: KOROIT VIC 3282
JOB NO: 2508WAA152 JOB DATE: 24/02/2026
DRAWN: M-14 CHECKED: KJ PROJECT STAGE: CONTRACT
MASTER RELEASE DATE: 02/20/2025 SHEET NO: 14 TOTAL NO: 25



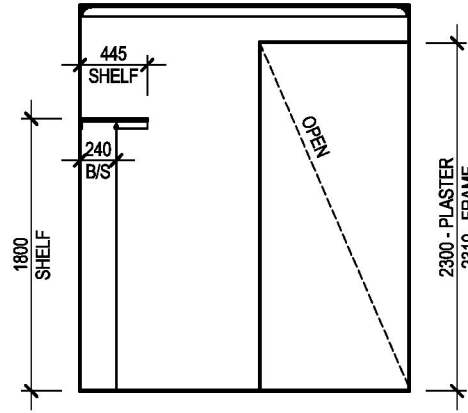
WIR 2 PLAN

SCALE: 1 : 50



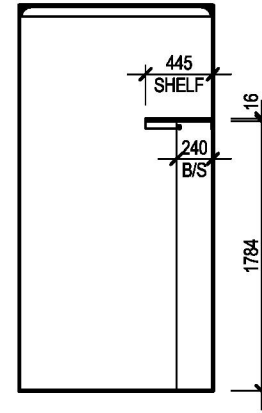
ELEVATION 1

SCALE: 1 : 50



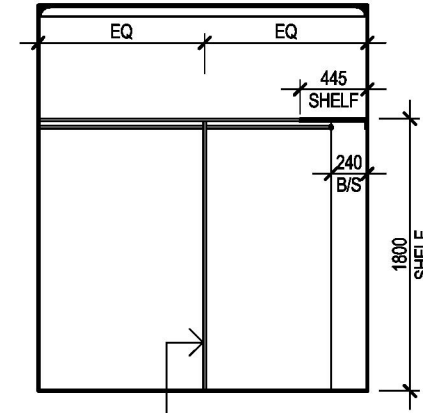
ELEVATION 2

SCALE: 1 : 50



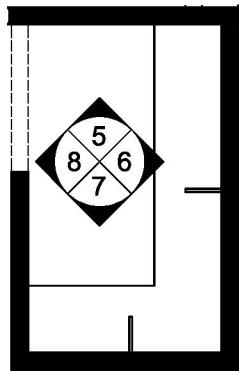
ELEVATION 3

SCALE: 1 : 50



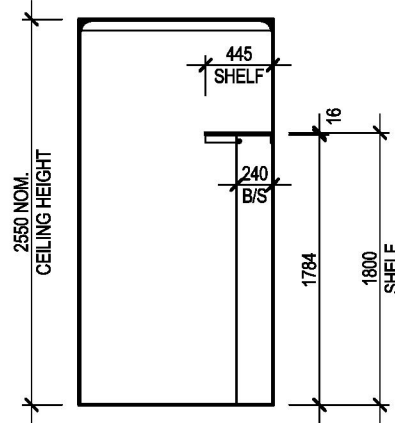
ELEVATION 4

SCALE: 1 : 50



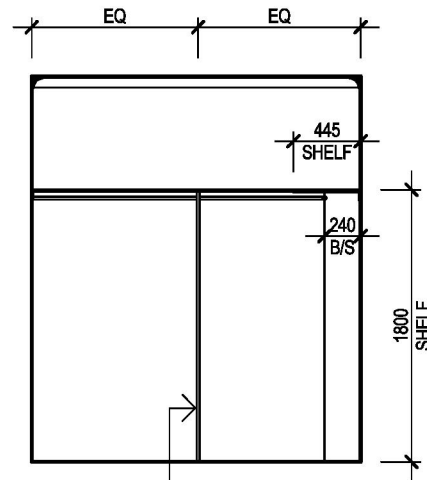
WIR 3 PLAN

SCALE: 1 : 50



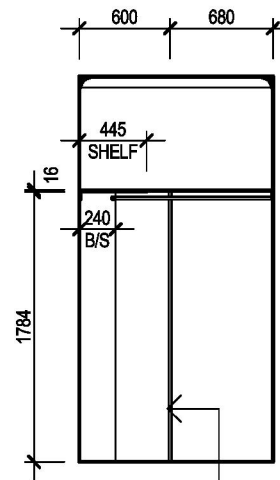
ELEVATION 5

SCALE: 1 : 50



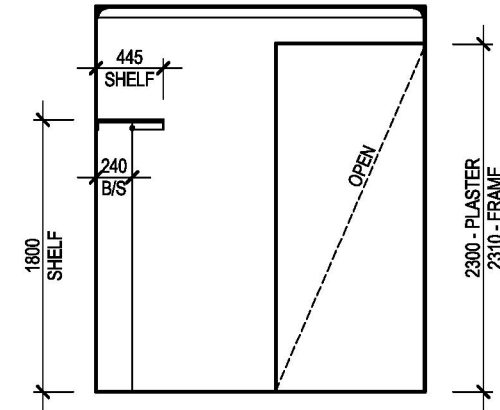
ELEVATION 6

SCALE: 1 : 50



ELEVATION 7

SCALE: 1 : 50



ELEVATION 8

SCALE: 1 : 50

GENERAL NOTES

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CLIENT ACKNOWLEDGEMENT

I/ WE AGREE THAT THIS CONTRACT DRAWING SET IS AN ACCURATE REFLECTION OF OUR REQUIREMENTS & AGREE THAT THESE DRAWINGS ARE THE DRAWINGS REFERRED TO ON PAGE 25 OF THE MAJOR DOMESTIC BUILDING CONTRACT BETWEEN J.G. KING Pty Ltd & MYSELF / OURSELVES.

CLIENT 1: DATE 1:
CLIENT 2: DATE 2:
JGK BUILDER: DATE 3:

SHEET TITLE

WIR 2 & WIR 3 INTERNALS

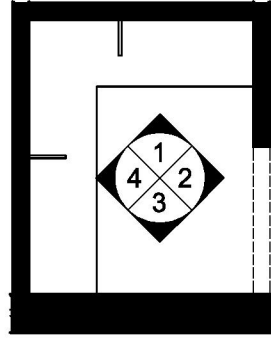
HOUSE NAME: SOVEREIGN 37
HAND: LH
CATEGORY: E
FACADE NAME: HOMESTEAD
SHEET SCALE: 1 : 50
ORIGINAL SHEET SIZE: A3
COPYRIGHT: 2026

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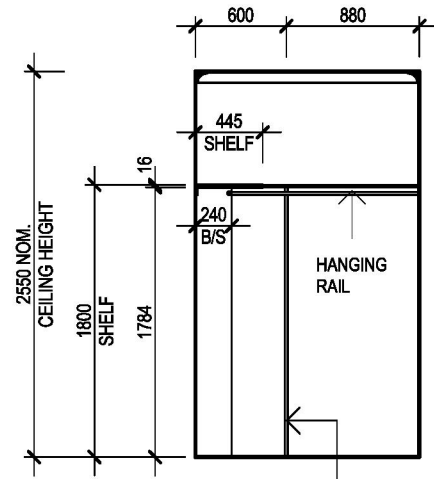


CLIENT

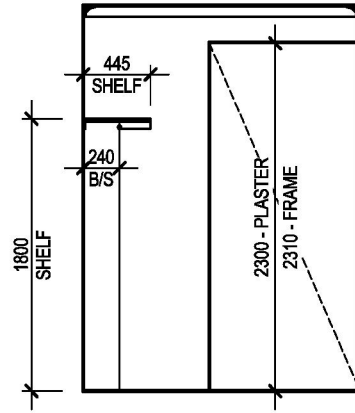
ADDRESS: LOT 1, NO.56 ANNE STREET
SUBURB: KOROIT VIC 3282
JOB NO: 2508WAA152
JOB DATE: 24/02/2026
DRAWN: M-14
CHECKED: KJ
PROJECT STAGE: CONTRACT
MASTER RELEASE DATE: 02/20/2025
SHEET NO: 15
TOTAL NO: 25



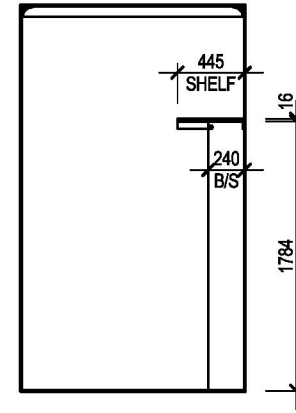
WIR 4 PLAN
SCALE: 1 : 50



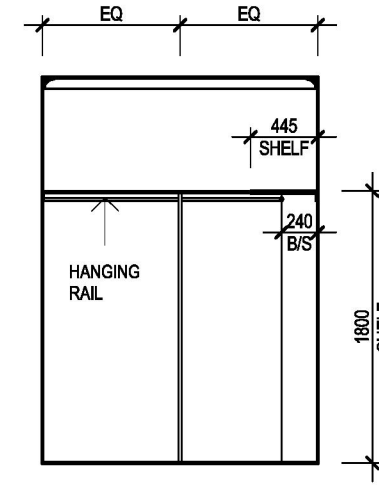
ELEVATION 1
SCALE: 1 : 50



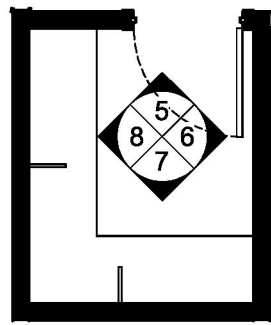
ELEVATION 2
SCALE: 1 : 50



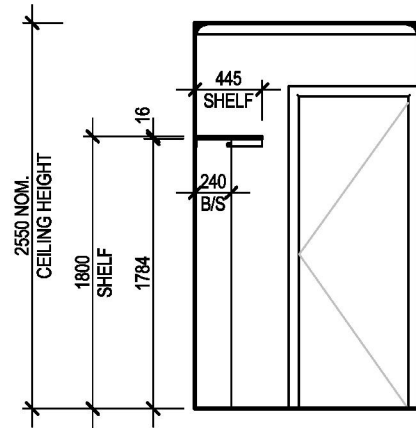
ELEVATION 3
SCALE: 1 : 50



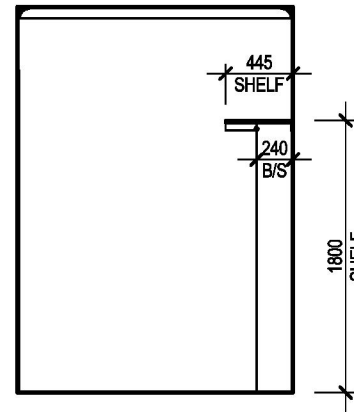
ELEVATION 4
SCALE: 1 : 50



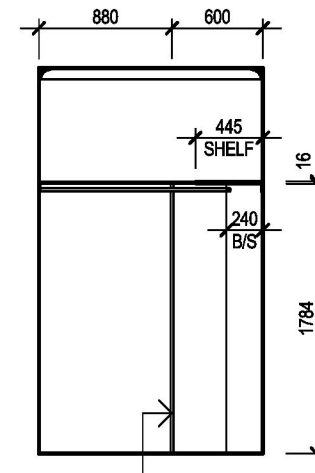
MUD PLAN
SCALE: 1 : 50



ELEVATION 5
SCALE: 1 : 50

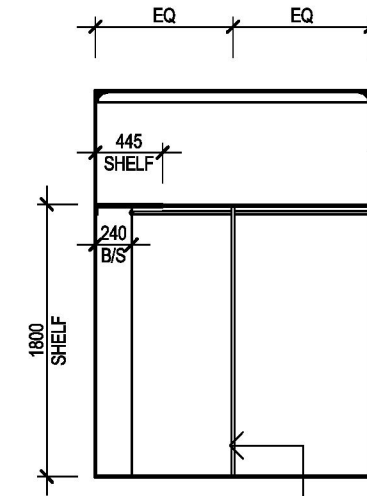


ELEVATION 6
SCALE: 1 : 50



BLADE SUPPORTS REQ. WHERE SHELVES ARE GREATER THAN 1200mm LONG TO MAN. SPEC

ELEVATION 7
SCALE: 1 : 50



BLADE SUPPORTS REQ. WHERE SHELVES ARE GREATER THAN 1200mm LONG TO MAN. SPEC

ELEVATION 8
SCALE: 1 : 50

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CLIENT 1: _____ DATE 1: _____

CLIENT 2: _____ DATE 2: _____

JGK BUILDER: _____ DATE 3: _____

SHEET TITLE

WIR 4 & MUD INTERNALS

HOUSE NAME: **SOVEREIGN 37** HAND: **LH** CATEGORY: **E**

FACADE NAME: **HOMESTEAD**

SHEET SCALE: **1 : 50** ORIGINAL SHEET SIZE: **A3** COPYRIGHT: **2026**

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WARRNAMBOOL

1/1051 RAGLAN PARADE,
WARRNAMBOOL, VIC 3280
T(03) 5562 0299

CLIENT

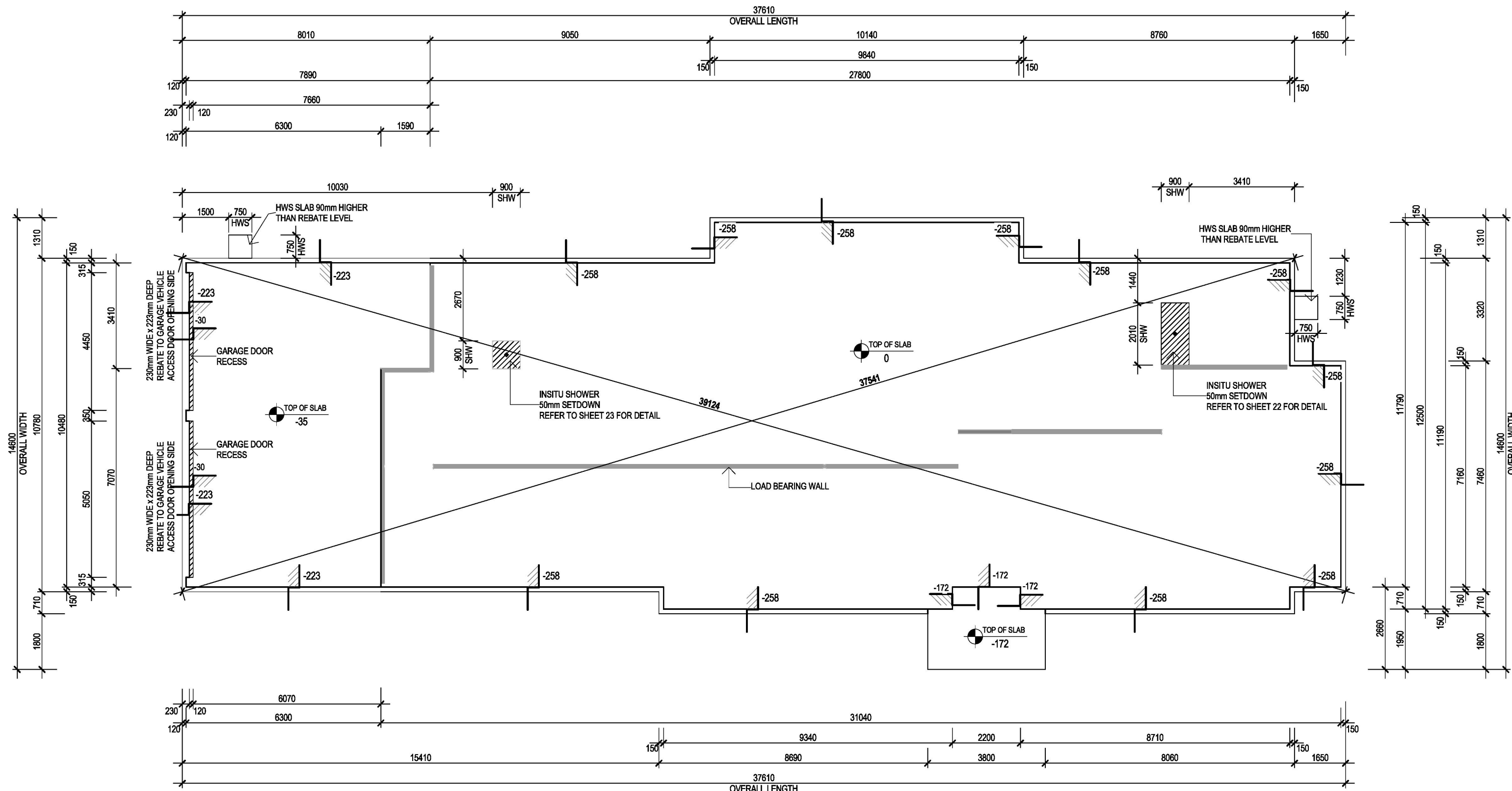
ADDRESS: **LOT 1, NO.56 ANNE STREET**

SUBURB: **KOROIT VIC 3282**

JOB NO: **2508WAA152** JOB DATE: **24/02/2026**

DRAWN: **M-14** CHECKED: **KJ** PROJECT STAGE: **CONTRACT**

MASTER RELEASE DATE: **02/20/2025** SHEET NO: **16** TOTAL NO: **25**



GENERAL NOTES

- LEGEND**
- DENOTES INSITU SHOWER 50mm STEPDOWN WITH 100mm PIPE. REFER TO DETAILS
 - DENOTES STRUCTURAL BEAM TO ENGINEERS DESIGN
 - DENOTES STEPDOWN
 - DENOTES STRUCTURAL COLUMN
 - DENOTES FIRST FLOOR POINT LOAD
 - DENOTES LOAD BEARING WALL
 - DENOTES SPOT ELEVATION

CLIENT ACKNOWLEDGEMENT

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CLIENT 1: _____ DATE 1: _____

CLIENT 2: _____ DATE 2: _____

JGK BUILDER: _____ DATE 3: _____

SHEET TITLE

SLAB LAYOUT PLAN

HOUSE NAME: **SOVEREIGN 37** HAND: **LH** CATEGORY: **E**

FACADE NAME: **HOMESTEAD**

SHEET SCALE: **1 : 120** ORIGINAL SHEET SIZE: **A3** COPYRIGHT: **2026**

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CLIENT

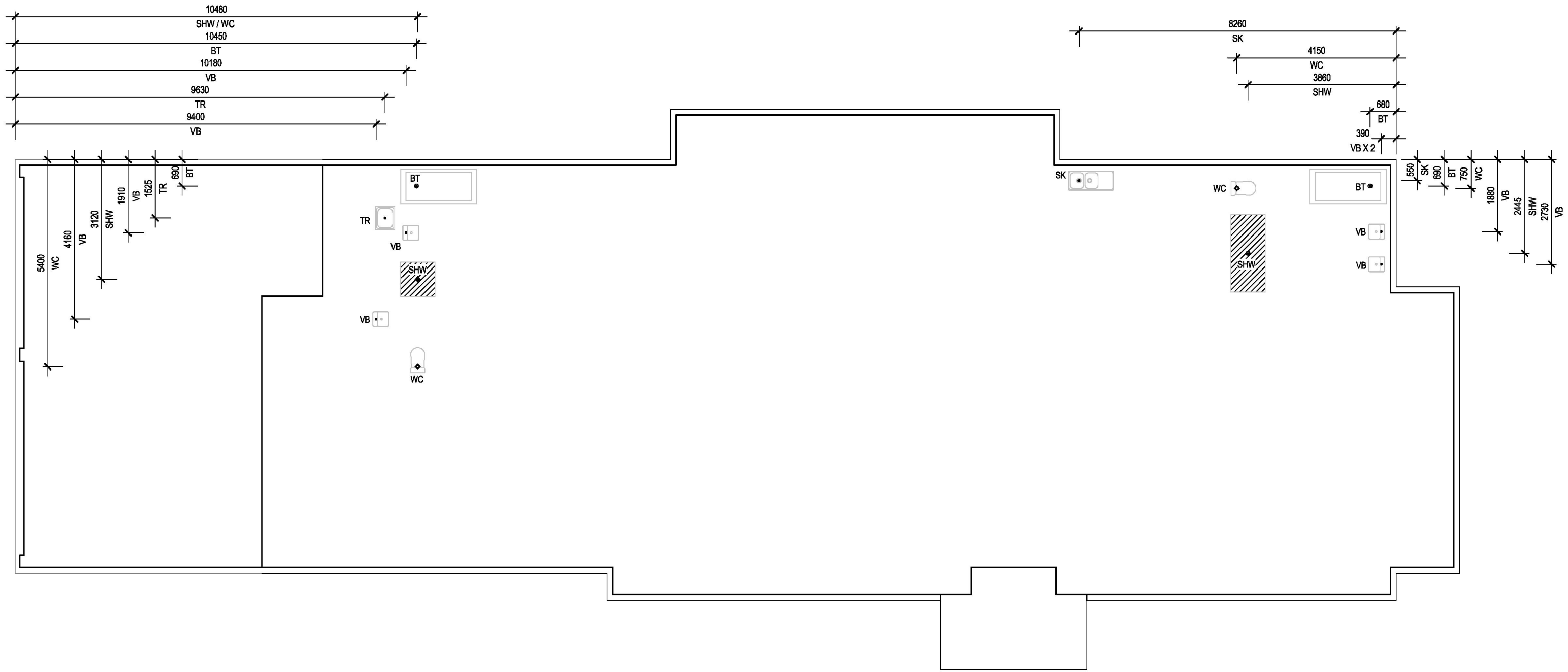
ADDRESS: **LOT 1, NO.56 ANNE STREET**


SUBURB: **KOROIT VIC 3282**

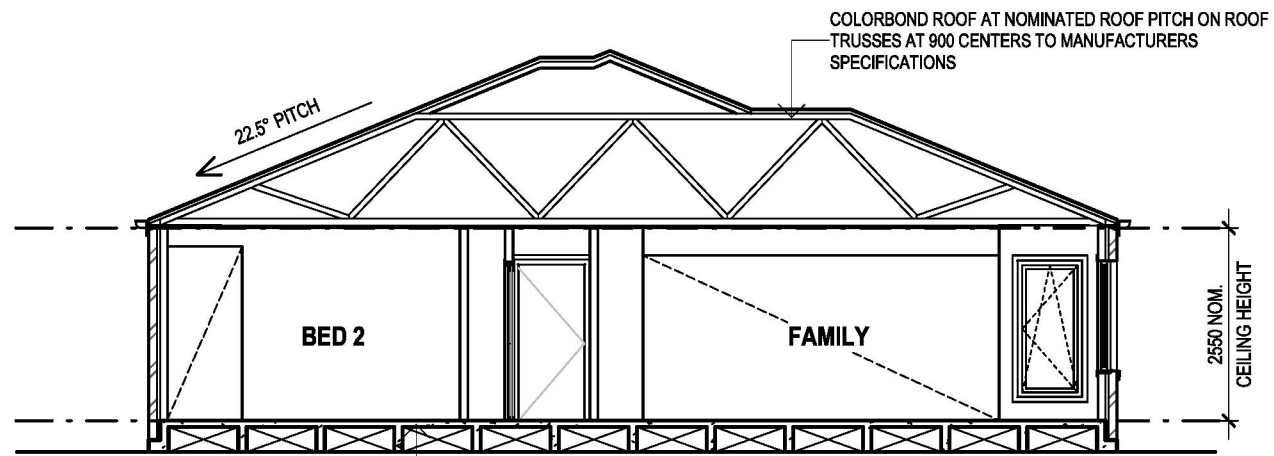
JOB NO: **2508WAA152** JOB DATE: **24/02/2026**

DRAWN: **M-14** CHECKED: **KJ** PROJECT STAGE: **CONTRACT**

MASTER RELEASE DATE: **02/20/2025** SHEET NO: **17** TOTAL NO: **25**

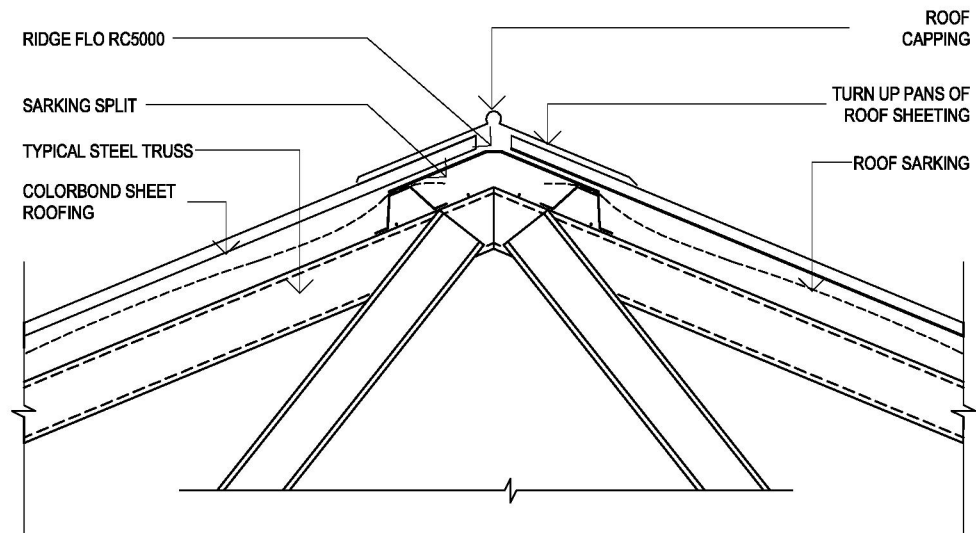


<p>GENERAL NOTES</p>	<p>LEGEND</p> <ul style="list-style-type: none"> ⊕ SHW DENOTES SHOWER OUTLET ⊕ WP DENOTES POWERWATER CONDUIT ⊕ PC DENOTES POWERWATER CONDUIT ⊕ WC DENOTES TOILET SUITE OUTLET ⊕ BT DENOTES BATH TUB OUTLET ⊕ VB DENOTES VANITY BASIN OUTLET ⊕ TR DENOTES LAUNDRY THROUGH OUTLET ⊕ SK DENOTES KITCHEN SINK OUTLET ● DENOTES WATER SUPPLY POINT 	<p>CLIENT ACKNOWLEDGEMENT</p> <p>I/ WE AGREE THAT THIS CONTRACT DRAWING SET IS AN ACCURATE REFLECTION OF OUR REQUIREMENTS & AGREE THAT THESE DRAWINGS ARE THE DRAWINGS REFERED TO ON PAGE 36 OF THE MAJOR DOMESTIC BUILDING CONTRACT BETWEEN J.G. KING Pty Ltd & MYSELF / OURSELVES.</p> <p>CLIENT 1: _____ DATE 1: _____</p> <p>CLIENT 2: _____ DATE 2: _____</p> <p>JGK BUILDER: _____ DATE 3: _____</p>	<p>SHEET TITLE</p> <p>PLUMBING LAYOUT</p> <p>HOUSE NAME: SOVEREIGN 37 HAND: LH CATEGORY: E</p> <p>FACADE NAME: HOMESTEAD</p> <p>SHEET SCALE: 1 : 100 ORIGINAL SHEET SIZE: A3 COPYRIGHT: 2026</p> <p><small>THIS WORK IS OWNED EXCLUSIVELY BY JG KING HOMES AND CANNOT BE REPRODUCED OR COPIED, EITHER WHOLLY OR IN PART, IN ANY FORM (GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPIING) WITHOUT THE WRITTEN PERMISSION OF JG KING HOMES PTY LTD</small></p> <p><small>DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS</small></p>	 <p><i>John G. King</i> COLLECTION</p> <p>WARRNAMBOOL</p> <p>1/1051 RAGLAN PARADE, WARRNAMBOOL, VIC 3280 T(03) 5562 0299</p>	<p>CLIENT</p> <p>ADDRESS: LOT 1, NO.56 ANNE STREET</p> <p>SUBURB: KOROIT VIC 3282</p> <p>JOB NO: 2508WAA152 JOB DATE: 24/02/2026</p> <p>DRAWN: M-14 CHECKED: KJ PROJECT STAGE: CONTRACT</p> <p>MASTER RELEASE DATE: 02/20/2025 SHEET NO: 18 TOTAL NO: 25</p>
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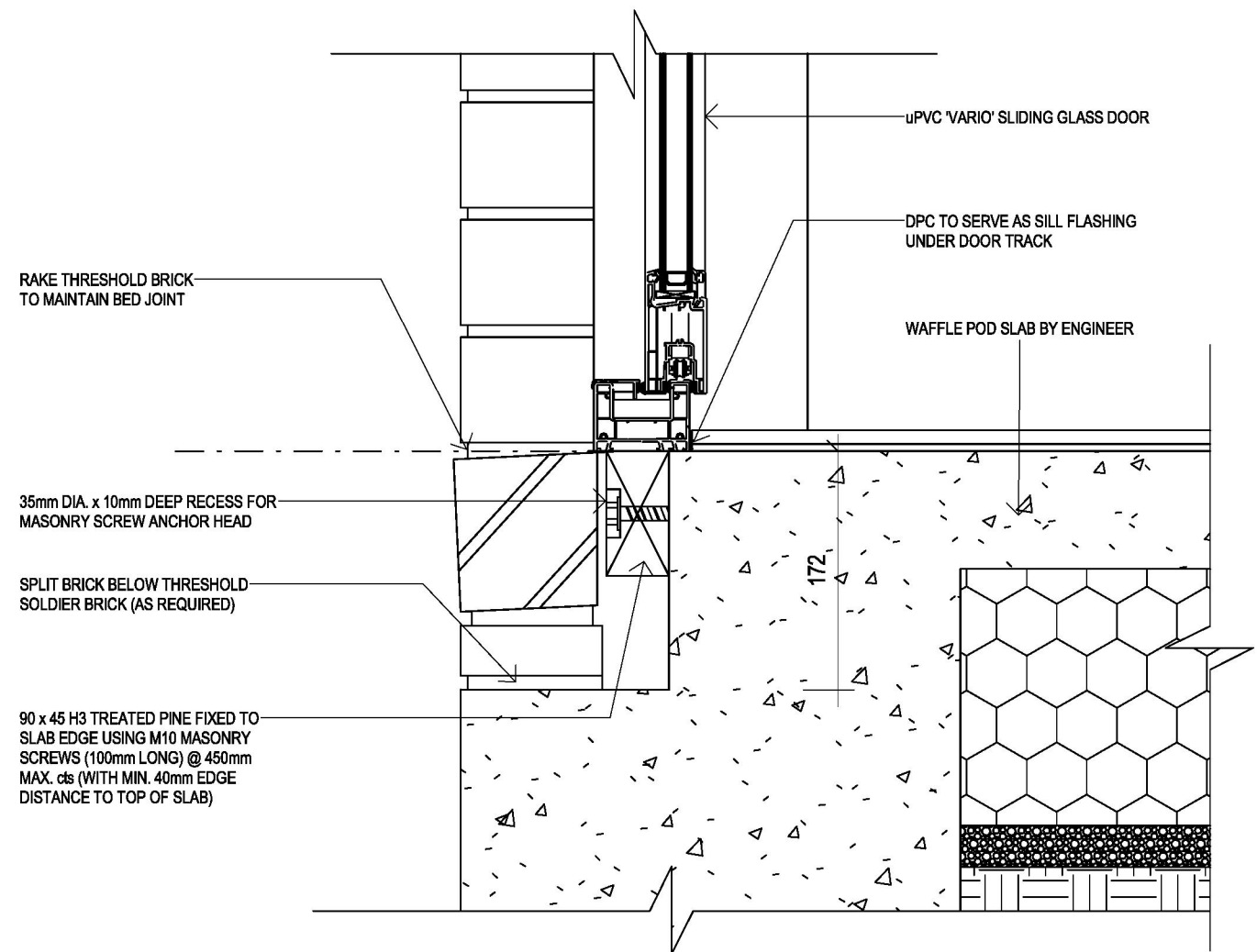
SECTION Y-Y

SCALE: 1 : 100



TYPICAL RIDGE DETAIL

SCALE - 1:10



SLIDING DOOR SILL SUPPORT DETAIL - SLAB

SCALE: 1:5

GENERAL NOTES
<ul style="list-style-type: none"> THE MOVEMENT JOINTS ARE TO BE PROVIDED AND CONSTRUCTED IN ACC. WITH AS 9858.1 AND BE LOCATED ON A FULL TILE JOIN AT A MAX. OF 6M CENTERS OR AT DOORWAYS / OPENING WHERE TILING CONTINUES INTO A DIRECTLY ADJOINING ROOM / PASSAGEWAY FLOOR FINISHES AS SHOWN ARE INDICATIVE ONLY & ARE NOT A TRUE REPRESENTATION OF FINISHED FLOOR COVERINGS NOTE : FLOOR TILE AREA IS EXCLUDING SKIRTING TILES

CLIENT ACKNOWLEDGEMENT
<p>I / WE AGREE THAT THIS CONTRACT DRAWING SET IS AN ACCURATE REFLECTION OF OUR REQUIREMENTS & AGREE THAT THESE DRAWINGS ARE THE DRAWINGS REFERRED TO ON PAGE 36 OF THE MAJOR DOMESTIC BUILDING CONTRACT BETWEEN J.G. KING Pty Ltd & MYSELF / OURSELVES.</p> <p>CLIENT 1: _____ DATE 1: _____</p> <p>CLIENT 2: _____ DATE 2: _____</p> <p>JGK BUILDER: _____ DATE 3: _____</p>

SHEET TITLE
<p>SECTION/DETAILS</p> <p>HOUSE NAME: SOVEREIGN 37 HAND: LH CATEGORY: E</p> <p>FACADE NAME: HOMESTEAD</p> <p>SHEET SCALE: As indicated ORIGINAL SHEET SIZE: A3 COPYRIGHT: 2026</p> <p><small>THIS WORK IS OWNED EXCLUSIVELY BY JG KING HOMES AND CANNOT BE REPRODUCED OR COPIED, EITHER WHOLLY OR IN PART, IN ANY FORM (GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPIING) WITHOUT THE WRITTEN PERMISSION OF JG KING HOMES PTY LTD</small></p> <p><small>DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS</small></p>

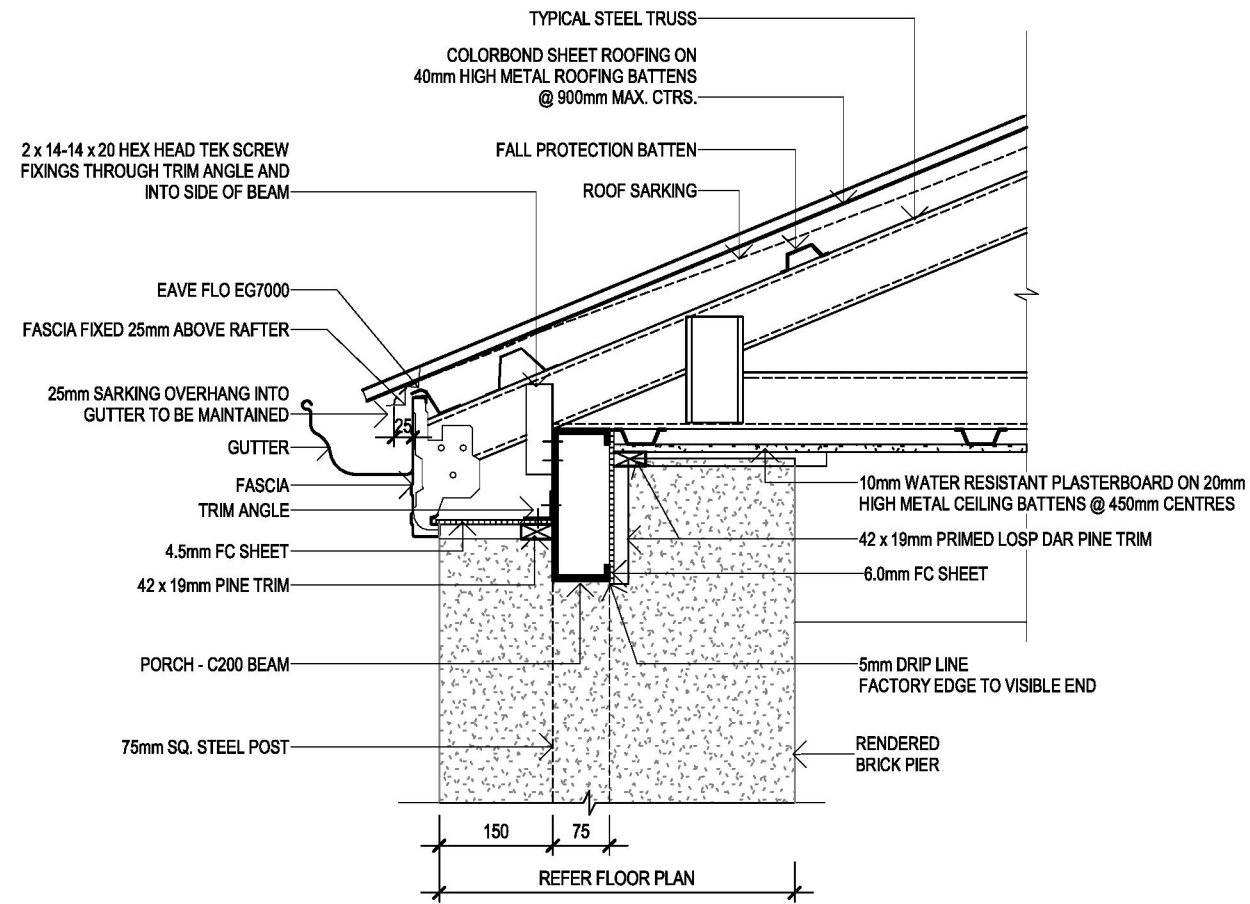
John G. King
COLLECTION

WARRNAMBOOL

1/1051 RAGLAN PARADE,
WARRNAMBOOL, VIC 3280
T(03) 5562 0299

CLIENT	
ADDRESS	
LOT 1, NO.56 ANNE STREET	
SUBURB	
KOROIT VIC 3282	
JOB NO	JOB DATE
2508WAA152	24/02/2026
DRAWN	CHECKED
M-14	KJ
MASTER RELEASE DATE	PROJECT STAGE
02/20/2025	CONTRACT
SHEET NO	TOTAL NO
19	of 25

CLIENT	
ADDRESS	
LOT 1, NO.56 ANNE STREET	
SUBURB	
KOROIT VIC 3282	
JOB NO	JOB DATE
2508WAA152	24/02/2026
DRAWN	CHECKED
M-14	KJ
MASTER RELEASE DATE	PROJECT STAGE
02/20/2025	CONTRACT
SHEET NO	TOTAL NO
19	of 25



SECTION A - PORCH DETAIL



SHEET ROOF (WITH SARKING)

SCALE - 1:10

GENERAL NOTES	
•	THE MOVEMENT JOINTS ARE TO BE PROVIDED AND CONSTRUCTED IN ACC. WITH AS 9858.1 AND BE LOCATED ON A FULL TILE JOIN AT A MAX. OF 6M CENTERS OR AT DOORWAYS / OPENING WHERE TILING CONTINUES INTO A DIRECTLY ADJOINING ROOM / PASSAGEWAY
•	FLOOR FINISHES AS SHOWN ARE INDICATIVE ONLY & ARE NOT A TRUE REPRESENTATION OF FINISHED FLOOR COVERINGS
•	NOTE : FLOOR TILE AREA IS EXCLUDING SKIRTING TILES

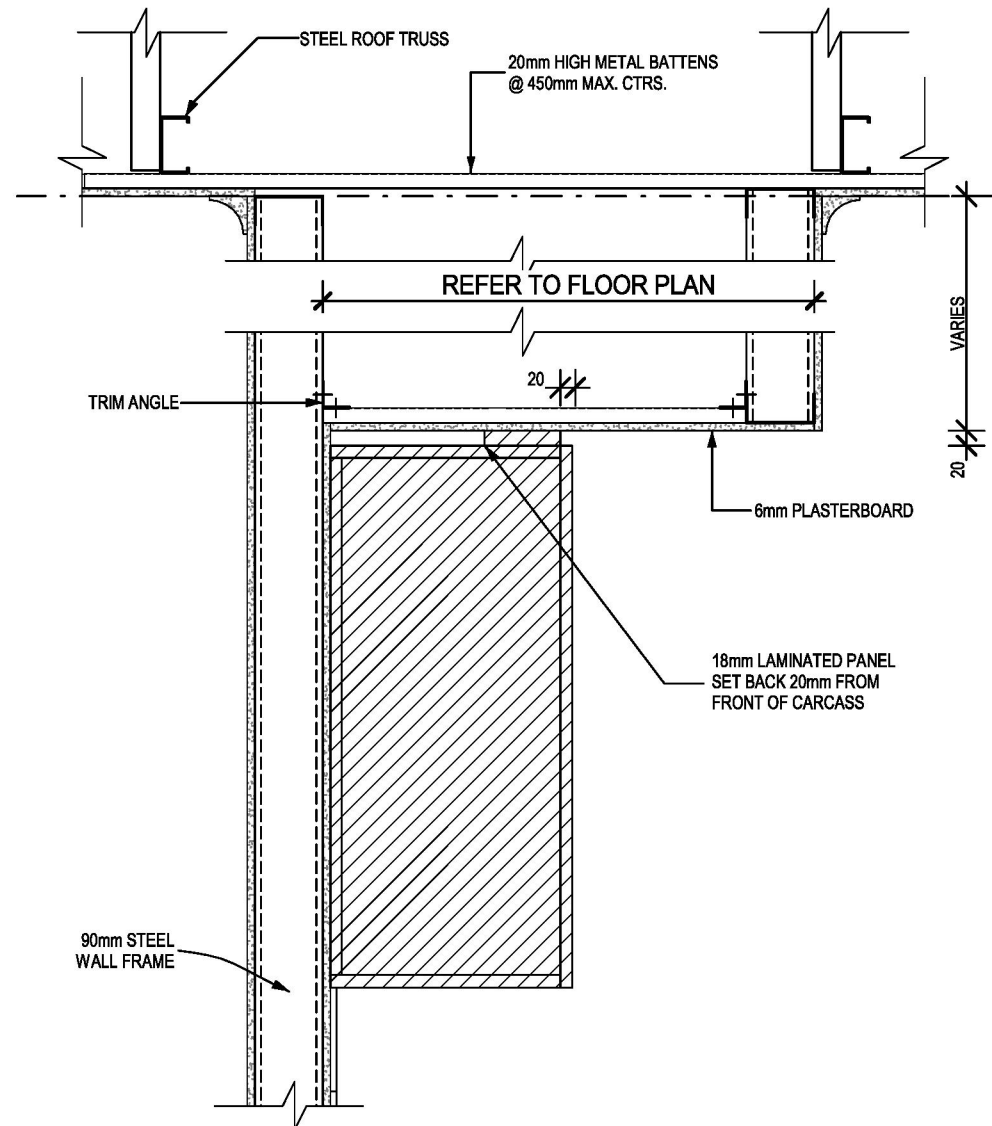
CLIENT ACKNOWLEDGEMENT	
I / WE AGREE THAT THIS CONTRACT DRAWING SET IS AN ACCURATE REFLECTION OF OUR REQUIREMENTS & AGREE THAT THESE DRAWINGS ARE THE DRAWINGS REFERRED TO ON PAGE 35 OF THE MAJOR DOMESTIC BUILDING CONTRACT BETWEEN J.G. KING Pty Ltd & MYSELF / OURSELVES.	
CLIENT 1:	DATE 1:
CLIENT 2:	DATE 2:
JGK BUILDER:	DATE 3:

SHEET TITLE		
SECTION/DETAILS		
HOUSE NAME	HAND	CATEGORY
SOVEREIGN 37	LH	E
FACADE NAME		
HOMESTEAD		
SHEET SCALE	ORIGINAL SHEET SIZE	COPYRIGHT
1 : 10	A3	2026
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CLIENT		
ADDRESS		
LOT 1, NO.56 ANNE STREET		
SUBURB		
KOROIT VIC 3282		
JOB NO	JOB DATE	
2508WAA152	24/02/2026	
DRAWN	CHECKED	PROJECT STAGE
M-14	KJ	CONTRACT
MASTER RELEASE DATE	SHEET NO	TOTAL NO
02/20/2025	20	of 25

CLIENT		
ADDRESS		
LOT 1, NO.56 ANNE STREET		
SUBURB		
KOROIT VIC 3282		
JOB NO	JOB DATE	
2508WAA152	24/02/2026	
DRAWN	CHECKED	PROJECT STAGE
M-14	KJ	CONTRACT
MASTER RELEASE DATE	SHEET NO	TOTAL NO
02/20/2025	20	of 25



KITCHEN JOINERY BULKHEAD DETAIL

SCALE - 1:10

GENERAL NOTES	
•	THE MOVEMENT JOINTS ARE TO BE PROVIDED AND CONSTRUCTED IN ACC. WITH AS 9858.1 AND BE LOCATED ON A FULL TILE JOIN AT A MAX. OF 6M CENTERS OR AT DOORWAYS / OPENING WHERE TILING CONTINUES INTO A DIRECTLY ADJOINING ROOM / PASSAGEWAY
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•	NOTE : FLOOR TILE AREA IS EXCLUDING SKIRTING TILES

CLIENT ACKNOWLEDGEMENT	
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CLIENT 1:	DATE 1:
CLIENT 2:	DATE 2:
JGK BUILDER:	DATE 3:

SHEET TITLE	
SECTION/DETAILS	
HOUSE NAME	HAND
SOVEREIGN 37	LH
FACADE NAME	
HOMESTEAD	
SHEET SCALE	ORIGINAL SHEET SIZE
1 : 10	A3
COPYRIGHT	
2026	
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John G. King
COLLECTION

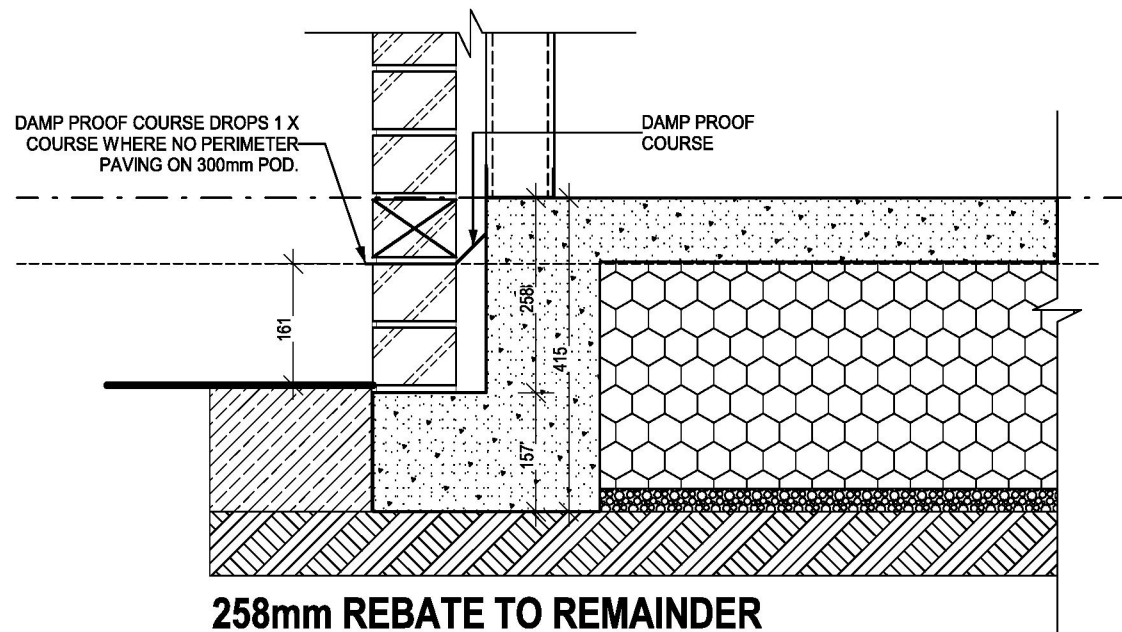
WARRNAMBOOL

JG KING HOMES

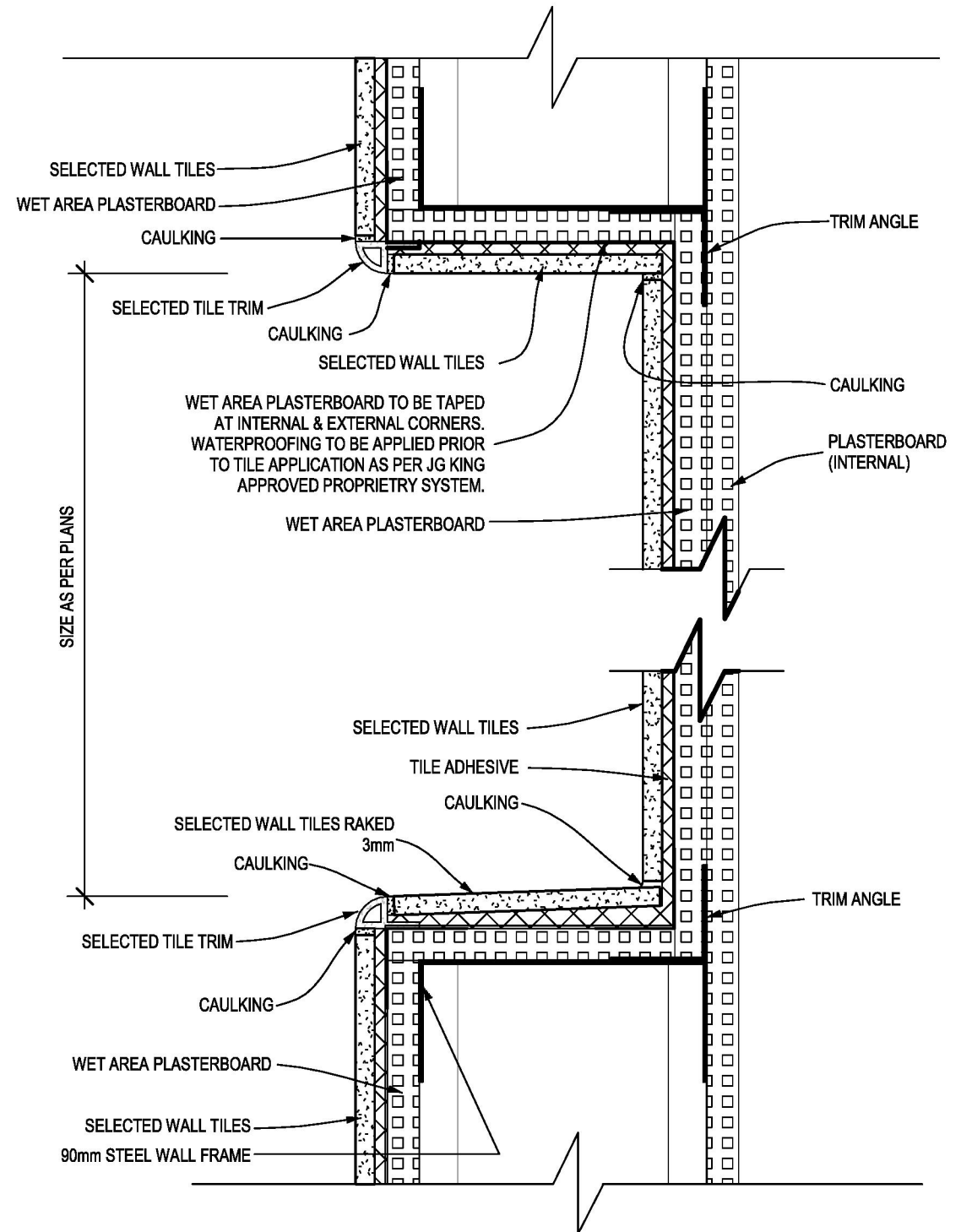
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WARRNAMBOOL, VIC 3280
T(03) 5562 0299

CLIENT	
ADDRESS	
LOT 1, NO.56 ANNE STREET	
SUBURB	
KOROIT VIC 3282	
JOB NO	JOB DATE
2508WAA152	24/02/2026
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M-14	KJ
MASTER RELEASE DATE	PROJECT STAGE
02/20/2025	CONTRACT
SHEET NO	TOTAL NO
21	25

CLIENT	
ADDRESS	
LOT 1, NO.56 ANNE STREET	
SUBURB	
KOROIT VIC 3282	
JOB NO	JOB DATE
2508WAA152	24/02/2026
DRAWN	CHECKED
M-14	KJ
MASTER RELEASE DATE	PROJECT STAGE
02/20/2025	CONTRACT
SHEET NO	TOTAL NO
21	25



**258mm REBATE TO REMAINDER
NO EXTERNAL PAVING (300 pod)**




TILED SHOWER NICHE DETAIL

SCALE 1:2

GENERAL NOTES	
•	THE MOVEMENT JOINTS ARE TO BE PROVIDED AND CONSTRUCTED IN ACC. WITH AS 9858.1 AND BE LOCATED ON A FULL TILE JOIN AT A MAX. OF 6M CENTERS OR AT DOORWAYS / OPENING WHERE TILING CONTINUES INTO A DIRECTLY ADJOINING ROOM / PASSAGEWAY
•	FLOOR FINISHES AS SHOWN ARE INDICATIVE ONLY & ARE NOT A TRUE REPRESENTATION OF FINISHED FLOOR COVERINGS
•	NOTE : FLOOR TILE AREA IS EXCLUDING SKIRTING TILES

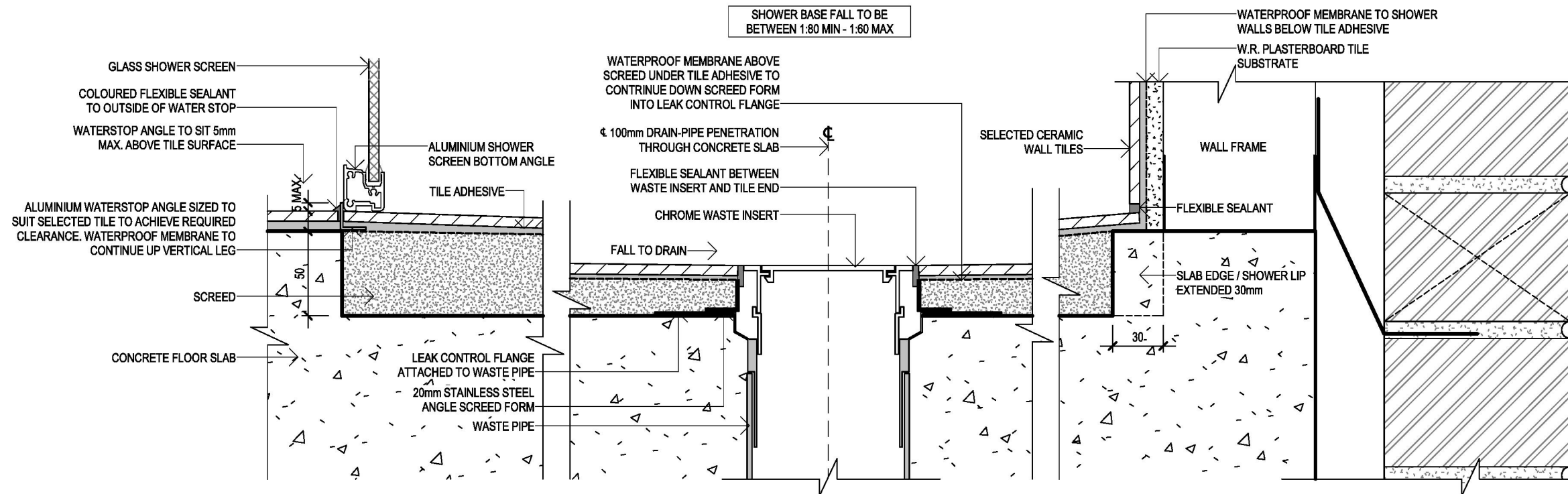
CLIENT ACKNOWLEDGEMENT	
I / WE AGREE THAT THIS CONTRACT DRAWING SET IS AN ACCURATE REFLECTION OF OUR REQUIREMENTS & AGREE THAT THESE DRAWINGS ARE THE DRAWINGS REFERRED TO ON PAGE 35 OF THE MAJOR DOMESTIC BUILDING CONTRACT BETWEEN J.G. KING Pty Ltd & MYSELF / OURSELVES.	
CLIENT 1:	DATE 1:
CLIENT 2:	DATE 2:
JGK BUILDER:	DATE 3:

SECTION/DETAILS		
HOUSE NAME	HAND	CATEGORY
SOVEREIGN 37	LH	E
FACADE NAME		
HOMESTEAD		
SHEET SCALE	ORIGINAL SHEET SIZE	COPYRIGHT
As indicated	A3	2026
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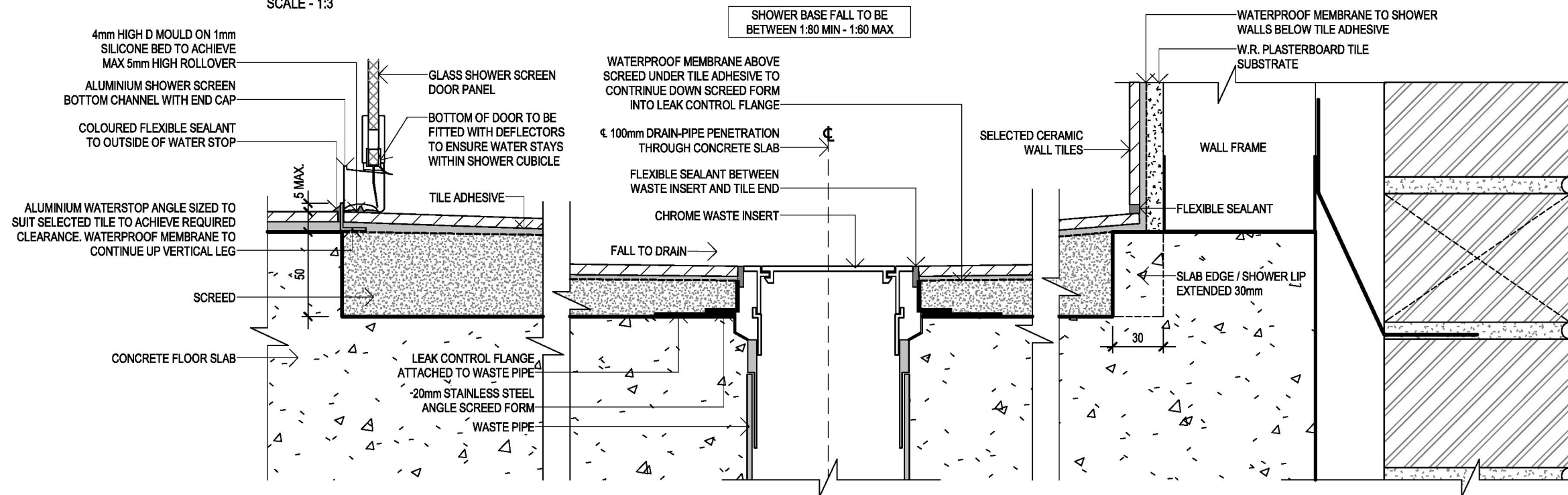
		
WARRNAMBOOL		

CLIENT		
ADDRESS		
LOT 1, NO.56 ANNE STREET		
SUBURB		
KOROIT VIC 3282		
JOB NO	JOB DATE	
2508WAA152	24/02/2026	
DRAWN	CHECKED	PROJECT STAGE
M-14	KJ	CONTRACT
MASTER RELEASE DATE	SHEET NO	TOTAL NO
02/20/2025	22	of 25



RECESSED TILED (INSITU) SHOWER BASE ON EXTERNAL CONCRETE SLAB (SCREEN SECTION)

SCALE - 1:3



RECESSED TILED (INSITU) SHOWER BASE ON EXTERNAL CONCRETE SLAB (DOOR SECTION)

SCALE - 1:3

- GENERAL NOTES**
- THE MOVEMENT JOINTS ARE TO BE PROVIDED AND CONSTRUCTED IN ACC. WITH AS 988.1 AND BE LOCATED ON A FULL TILE JOIN AT A MAX. OF 6M CENTERS OR AT DOORWAYS / OPENING WHERE TILING CONTINUES INTO A DIRECTLY ADJOINING ROOM / PASSAGEWAY
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CLIENT ACKNOWLEDGEMENT

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CLIENT 1: _____ DATE 1: _____

CLIENT 2: _____ DATE 2: _____

JGK BUILDER: _____ DATE 3: _____

SHEET TITLE

SECTION/DETAILS

HOUSE NAME: **SOVEREIGN 37** HAND: **LH** CATEGORY: **E**

FACADE NAME: **HOMESTEAD**

SHEET SCALE: **1:3** ORIGINAL SHEET SIZE: **A3** COPYRIGHT: **2026**

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CLIENT

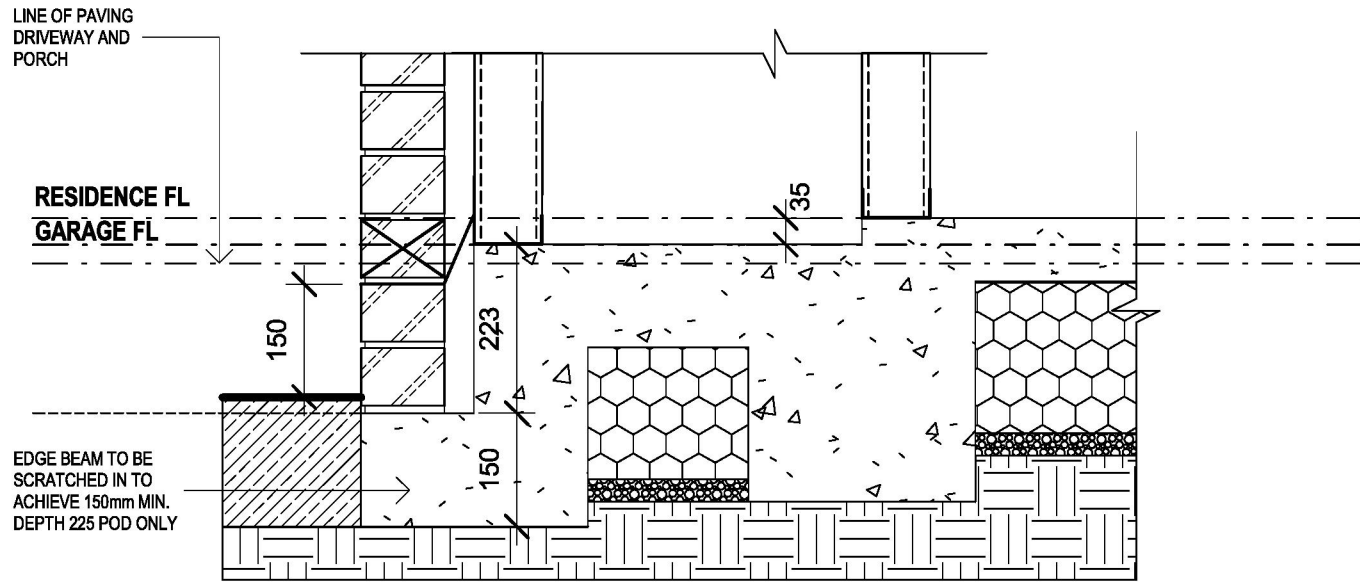
ADDRESS: **LOT 1, NO.56 ANNE STREET**

SUBURB: **KOROIT VIC 3282**

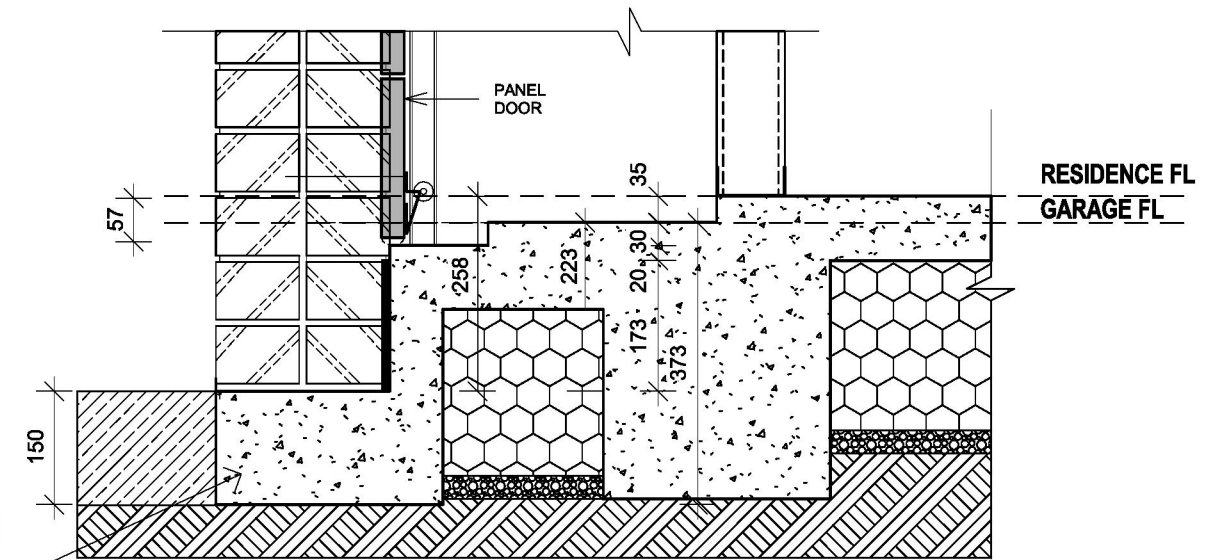
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DRAWN: **M-14** CHECKED: **KJ** PROJECT STAGE: **CONTRACT**

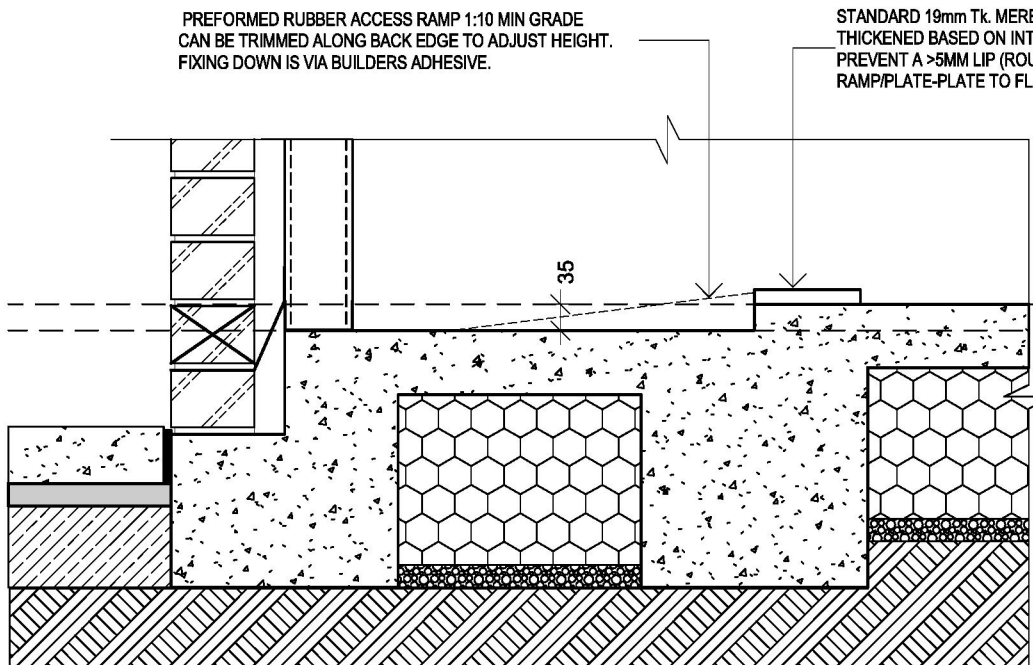
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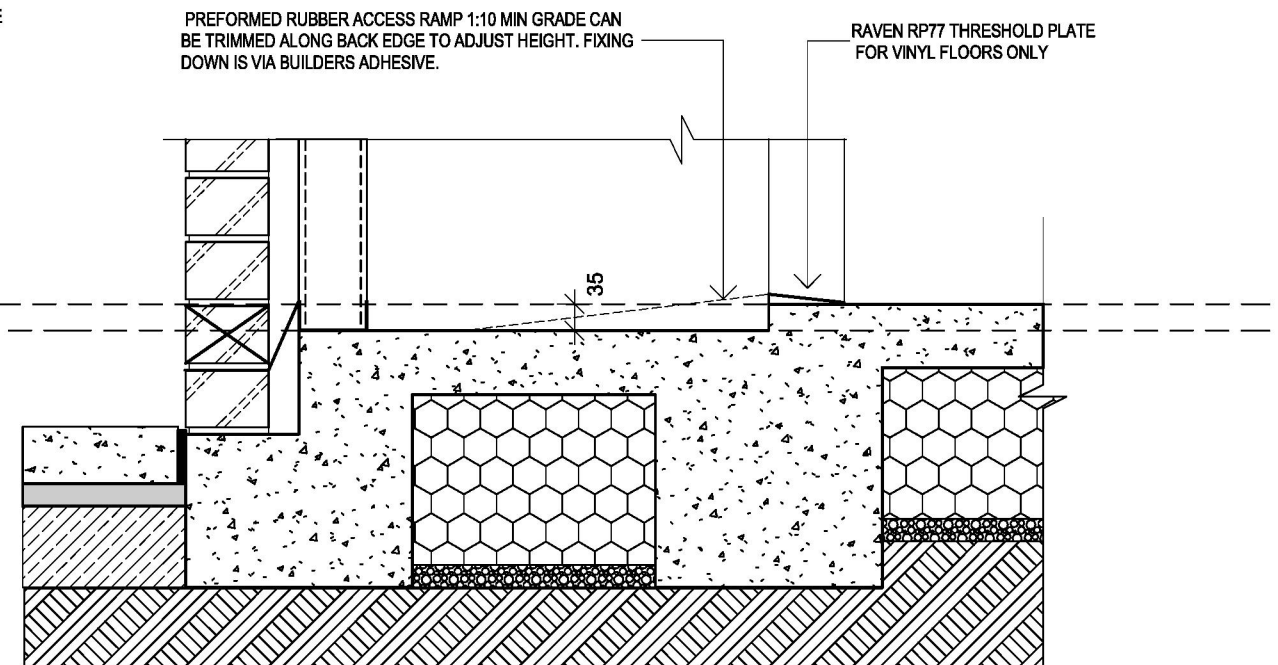
**GARAGE STEPDOWN SIDE AND REAR
REBATE AND D.P.C. NO PAVING 225 & 300 POD**



**GARAGE STEPDOWN AND ACCESS
(WITH PORCH PAVING INCLUDED) 225 & 300 POD**



GARAGE STEPDOWN THRESHOLD DETAIL



GENERAL NOTES

- THE MOVEMENT JOINTS ARE TO BE PROVIDED AND CONSTRUCTED IN ACC. WITH AS 9888.1 AND BE LOCATED ON A FULL TILE JOIN AT A MAX. OF 6M CENTERS OR AT DOORWAYS / OPENING WHERE TILING CONTINUES INTO A DIRECTLY ADJOINING ROOM / PASSAGEWAY
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CLIENT 1: _____ DATE 1: _____

CLIENT 2: _____ DATE 2: _____

JGK BUILDER: _____ DATE 3: _____

SHEET TITLE

SECTION/DETAILS

HOUSE NAME: **SOVEREIGN 37** HAND: **LH** CATEGORY: **E**

FACADE NAME: **HOMESTEAD**

SHEET SCALE: **1 : 10** ORIGINAL SHEET SIZE: **A3** COPYRIGHT: **2026**

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CLIENT

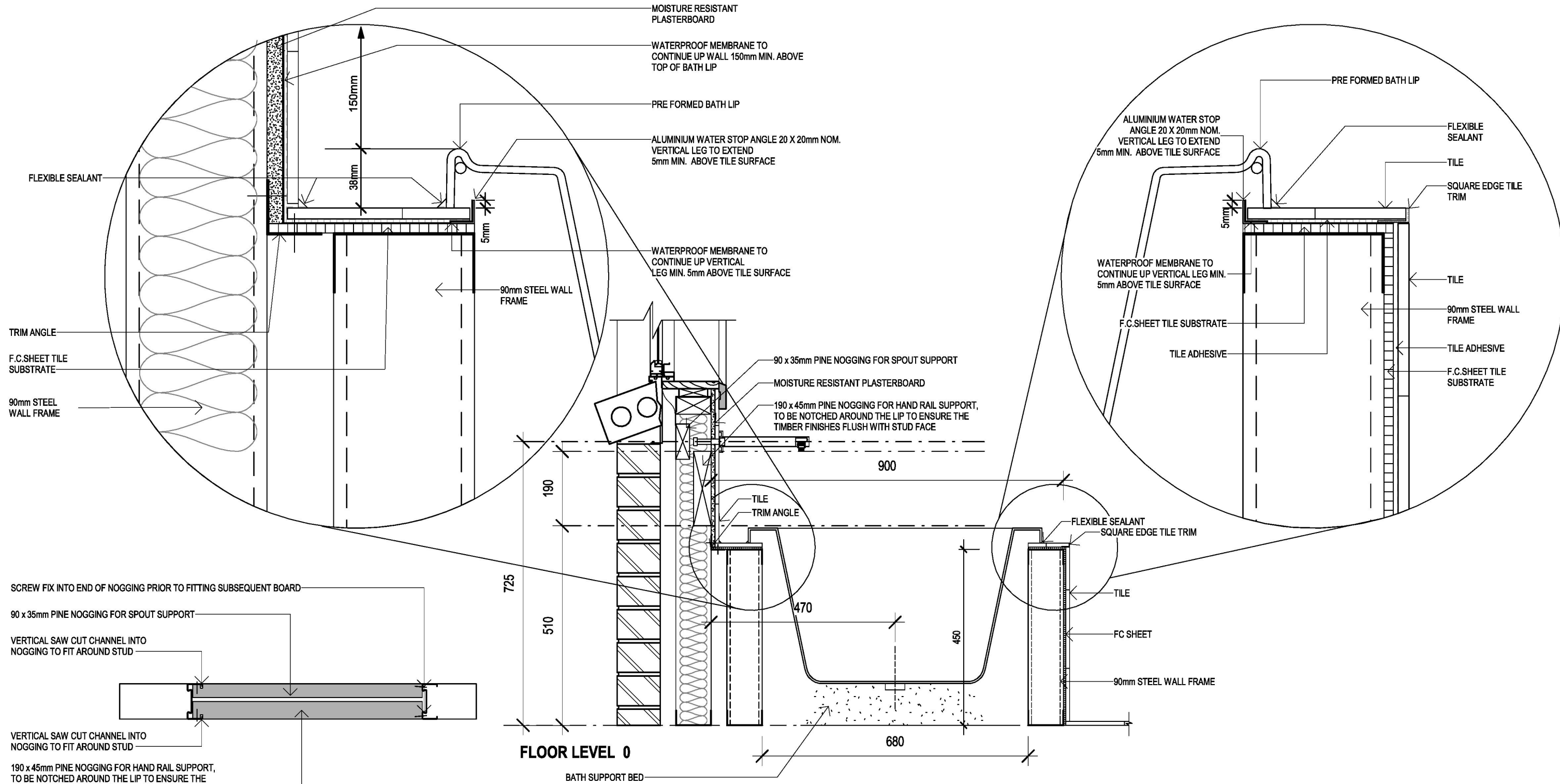
ADDRESS: **LOT 1, NO.56 ANNE STREET**

SUBURB: **KOROIT VIC 3282**

JOB NO: **2508WAA152** JOB DATE: **24/02/2026**

DRAWN: **M-14** CHECKED: **KJ** PROJECT STAGE: **CONTRACT**

MASTER RELEASE DATE: **02/20/2025** SHEET NO: **24** TOTAL NO: **25**




PLAN DETAIL

NCC BATH NOGGIN
SCALE - 1:10

TYPICAL BATH HOB DETAIL

BASE ACRYLIC 1700x750x450 INSET BATH
SCALE - 1:10

<p>GENERAL NOTES</p> <ul style="list-style-type: none"> THE MOVEMENT JOINTS ARE TO BE PROVIDED AND CONSTRUCTED IN ACC. WITH AS 988.1 AND BE LOCATED ON A FULL TILE JOIN AT A MAX. OF 6M CENTERS OR AT DOORWAYS / OPENING WHERE TILING CONTINUES INTO A DIRECTLY ADJOINING ROOM / PASSAGEWAY FLOOR FINISHES AS SHOWN ARE INDICATIVE ONLY & ARE NOT A TRUE REPRESENTATION OF FINISHED FLOOR COVERINGS NOTE : FLOOR TILE AREA IS EXCLUDING SKIRTING TILES 	<p>CLIENT ACKNOWLEDGEMENT</p> <p>I/ WE AGREE THAT THIS CONTRACT DRAWING SET IS AN ACCURATE REFLECTION OF OUR REQUIREMENTS & AGREE THAT THESE DRAWINGS ARE THE DRAWINGS REFERRED TO ON PAGE 35 OF THE MAJOR DOMESTIC BUILDING CONTRACT BETWEEN J.G. KING Pty Ltd & MYSELF / OURSELVES.</p> <p>CLIENT 1: _____ DATE 1: _____</p> <p>CLIENT 2: _____ DATE 2: _____</p> <p>JGK BUILDER: _____ DATE 3: _____</p>	<p>SHEET TITLE</p> <p>SECTION/DETAILS</p> <p>HOUSE NAME: SOVEREIGN 37 HAND: LH CATEGORY: E</p> <p>FACADE NAME: HOMESTEAD</p> <p>SHEET SCALE: 1 : 10 ORIGINAL SHEET SIZE: A3 COPYRIGHT: 2026</p> <p><small>THIS WORK IS OWNED EXCLUSIVELY BY JG KING HOMES AND CANNOT BE REPRODUCED OR COPIED, EITHER WHOLLY OR IN PART, IN ANY FORM (GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPIING) WITHOUT THE WRITTEN PERMISSION OF JG KING HOMES PTY LTD</small></p> <p><small>DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORKS</small></p>	 <p>WARRNAMBOOL</p> <p>1/1051 RAGLAN PARADE, WARRNAMBOOL, VIC 3280 T(03) 5562 0299</p>	<p>CLIENT</p> <p>ADDRESS: LOT 1, NO.56 ANNE STREET</p> <p>SUBURB: KOROIT VIC 3282</p> <p>JOB NO: 2508WAA152 JOB DATE: 24/02/2026</p> <p>DRAWN: M-14 CHECKED: KJ PROJECT STAGE: CONTRACT</p> <p>MASTER RELEASE DATE: 02/20/2025 SHEET NO: 25 TOTAL NO: 25</p>
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