

STREET NAME



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GRAPHICAL PRESENTATION ONLY

		GENERAL NOTES:	CLIENT		SHEET CONTENT: FACE SHEET & INDEX		NORTH:		SCALE:		SHEET NUMBER: 1.1		JOB NUMBER:	
			SIGN OFF	I / WE.....		HOUSE TYPE: _____ MAX LOT WIDTH: _____		DATE:		DRAWN:		JOB ISSUE: A		
© Copyright DB NUMBER			CONFIRM THESE DRAWINGS ACCORD WITH OUR REQUIREMENTS AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES. SIGNED..... DATE..... SIGNED..... DATE.....		PROPERTY ADDRESS: STREET NAME		ISSUE A		DATE 09.07.16		REVISION DESCRIPTION		INITIALS	

GENERAL NOTES.

DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.

THE OWNER, BUILDER AND/OR SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND ANY SPECIFICATIONS PRIOR TO COMMENCING ANY WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS CODES (CURRENT EDITIONS), BUILDING REGULATIONS, LOCAL BY-LAWS AND RESCODE REQUIREMENTS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.

1. THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL OR CIVIL ENGINEERING COMPUTATIONS AND DRAWINGS.

THESE PLANS SHALL BE READ IN CONJUNCTION WITH THE SOIL REPORT. FOOTINGS ARE TO BE FOUNDED AT THE MINIMUM DEPTHS INDICATED I THE SOIL REPORT.

WHERE THE BUILDING (OTHER THAN A CLASS 10a) IS LOCATED IN A DESIGNATED TERMITE INFESTATION AREA THE BUILDING SHALL BE PROTECTED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS.

2. STORMWATER SHALL BE TAKEN TO THE LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF THE RELEVANT AUTHORITY.

3. SEWER OR SEPTIC SYSTEMS SHALL BE IN ACCORDANCE WITH THE RELEVANT AUTHORITY REQUIREMENTS.

4. FOOTINGS ARE NOT TO ENCR OACH OVER ANY TITLE BOUNDARIES AND/OR EASEMENT LINES.

5. FOR BUILDINGS IN CLOSE PROXIMITY TO THE SEA ENSURE THAT ALL STEELWORK, BRICK CAVITY TIES, STEEL LINTELS ETC. THAT ARE IMBEDDED OR FIXED TO MASONARY BE PROTECTED IN ACCORDANCE WITH A.S. 3700-2001 (TABLE 2.2), HOT DIP GALVANIZED, STAINLESS STEEL OR CADMIUM COATED.

6. BUILDING SETBACKS ARE FROM TITLE LINE (NOT FENCELINE) REFER TITLE RE-ESTABLISHMENT PLAN FOR CORRECT OFF SETS IN RELATION TO FENCELINES

7. ALL WET AREAS ARE TO COMPLY WITH B.C.A. 3.8.1 OR A.S. 3740-2004. WALL FINISHES SHALL BE IMPERVIOUS TO A HEIGHT OF 1800MM ABOVE FLOOR LEVEL TO ANY SHOWER ENCLOSURES AND 150MM ABOVE BATHS, BASINS, SINKS AND TROUGHS IF WITHIN 75MM OF THE WALL.

8. RISERS -190MM MAXIMUM, 115MM MINIMUM. GOING -355MM MAXIMUM, 240MM MINIMUM. RISERS AND TREADS ARE TO BE CONSTANT IN SIZE THRU-OUT FLIGHT. PROVIDE NON-SLIP FINISH OR SUITABLE NON-SKID STRIP NEAR EDGE OF NOSINGS. ENSURE A MAXIMUM GAP BETWEEN RISERS IS NOT TO EXCEED 125MM OR USE CLOSED RISERS.PROVIDE CONTINUOUS HANDRAILING 1000MM MINIMUM HEIGHT TO BALCONIES AND DECKS WHICH ARE 1000MM OR GREATER ABOVE GROUND LEVEL. HANDRAILS ARE TO BE A MINIMUM OF 865MM ABOVE STAIR NOSINGS AND LANDINGS. MAXIMUM GAP BETWEEN BALUSTERS SHALL BE 125MM.

9. SMOKE ALARMS ARE TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH A.S. 3786-1993, AND UNLESS INSTALLED IN AN EXISTING PART OF A CLASS 1, 2 OR 3 BUILDING OR A CLASS 4 PART OF A BUILDING THE SMOKE ALARM SHALL BE HARD-WIRED WITH A BATTERY BACK-UP INTERCONNECTED.

BRICKWORK:

PROVIDE WALL-TIES TO BRICKWORK AT A MAXIMUM OF 600MM IN EACH DIRECTION AND WITHIN 300MM OF ANY ARTICULATION JOINTS. FOR PERPS AND BEDS JOINTS SPACINGS (REFER TO BCA PART 3.3.1)

SPECIFICATION NOTES:

TIMBER FRAMING:

ALL TIMBER FRAMING THRU-OUT IS TO BE IN ACCORDANCE WITH A.S. 1684 AND ALSO READ IN CONJUNCTION WITH THE ENGINEERS DETAILS AND DRAWINGS.

FLOORING & FOOTINGS:

FINISHED FLOOR LEVELS ARE NOMINAL ONLY AND SHOULD BE CONFIRMED PRIOR TO START OF WORK.

READ IN ACCORDANCE WITH THE SOIL REPORT REQUIREMENTS. READ IN CONJUNCTION WITH THE ENGINEERS DETAILS FOR ALL FOOTING SIZE & DETAILS.

PLEASE NOTE MINIMUM FOUNDING DEPTH TO BE DETERMINED AS "NOTED" IN THE SOIL REPORT

WALL LINTELS & SUPPORT STUDS THRU-OUT:

FOR ALL EXTERNAL PERIMETER LOAD-BEARING LINTELS AND THEIR SUPPORTING STUDS REFER TO THE ENGINEERS DETAILS AND DRAWINGS AND TO GENERAL SPECIFICATIONS

INTERNAL DOORS:

ALL INTERNAL DOORS ARE TO BE 2040mm HIGH UNLESS NOTED OTHERWISE ON THE PLAN.

WC DOORS:

HINGED DOORS THAT OPEN INWARDS TOWARDS THE PAN BUT THE EDGE OF THE DOOR IS A MINIMUM OF 1200MM AWAY FROM THE PAN AT ITS NEAREST POINT, MUST HAVE DEMOUNTABLE HINGES TO ALLOW EASY REMOVAL OF THE DOOR FROM THE OUTSIDE THE WC COMPARTMENT.

ROOFING:

CONCRETE TILED ROOF OVER ROOF BATTENS AT 330 CTRS. TYPICAL THRU-OUT UNLESS NOTED OTHERWISE. METAL EITHER TIMBER OR METAL BATTENS TO BE USED & FIXED IN ACCORDANCE WITH THE MANUFACTURERS DETAILS & SPECIFICATIONS & PROVIDE APPROVED CAPPING & FLASHING THRU-OUT.

SELECTED TIMBER FRAMED ROOF TRUSS AT 600mm MAX CTRS. TO MANUFACTURERS SPECIFICAIONS UNLESS NOTED OTHERWISE.

PLASTERBOARD LINED CEILINGS THRU-OUT.

SELECTED PROFILE METAL EAVES GUTTER & FASCIA TO THE PERIMETER OF THE ROOF AREA.

ALSO READ IN CONJUNCTION WITH ANY ENGINEERS DETAILS & DRAWINGS FOR ANY ROOF BEAMS, LINTELS, ETC.

4.5mm THICK F.C. SHEET CEILING LINING TO THE UNDERSIDE OF THE FIRST FLOOR EAVES.

LINTEL NOTES:

BUILDER IS TO NOTE THAT LINTELS SELECTED BY THE ENGINEER ARE DESIGNED TO CARRY ONLY STANDARD TILE ROOFING & TRUSS LOADS WHERE ARE AT 600mm MAXIMUM CTRS. IF ANY GIRDER TRUSSES ARE LOCATED DIRECTLY ON ANY LINTELS.

TRUSS MANUFACTURER AND / OR BUILDER IS TO REFER TO THE ENGINEER TO CONFIRM IF LINTEL & SUPPORTING STUDS ARE ADEQATE.

ENGINEER'S DRAWINGS TAKE PRECEDENCE OVER NOMINAL SIZES INDICATED ON THESE PLANS.

WINDOWS:

ALL GLAZING SHALL CONFORM TO AS1288-2006. WINDOW SIZES SHOWN ARE NOMINAL DEPENDING ON THE WINDOW MANUFACTURERS CLOSEST STANDARD SPECIFICAIONS.

- ALL GLAZING IS TO BE IN ACCORDANCE WITH AS1228-2006.
- READ IN CONJUNCTION WITH THE WINDOW SCHEDULE & ELEVATIONS.
- ALL EXTERNAL DOORS ARE TO FITTED WITH WEATHER STRIPS.
- 'F' DENOTES FIXED GLAZING, 'D' DENOTES OPENABLE SASH.

NOTE: THESE HEIGHTS MAY VARY SLIGHTLY ACCORDING TO DIFFERENCES IN BRICK SIZES.

WALLING:

90mm WIDE STUD FRAME WALLS THRU-OUT
MGP10 GRADE
90x35 COMMON STUDS
70x35 NOGGINGS
2(90x35) TOP PLATES
2(90x45) JAMB STUDS

LININGS:

10mm PLASTERBOARD TO ALL INTERNAL WALLS.
10mm PLASTERBOARD TO CEILINGS.
SELECTED WATER RESISTANT SUB-STRATE & TILING TO WE AREAS.

HEATING & COOLING:

ALL HEATING & COOLING UNITS, SIZES, TYPES & LOCATIONS ARE TO BE CONFIRMED BETWEEN THE BUILDER & THE SUPPLIER.

ALL HEATING & COOLING DUCTS & VENT LOCATIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO COMMENCEMENT OF BUILDING TO DETERMINE IF ANY ADDITIONAL RISER DUCTS ARE REQUIRED.

ALL HEATING & COOLING POINTS LOCATIONS, MAY VARY FROM PLAN TO PLAN.

GEOTECHNICAL:

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH A GEOTECHNICAL REPORT. IT IS THE BUILDERS'S RESPONSIBILITY TO OBTAIN SUCH REPORTS PRIOR TO COMMENCEMENT OF WORKS.

FULL HEIGHT CONTROL JOINTS (FOOTING TO EAVES) AT 5m MAX CTRS UNLESS OTHERWISE STATED IN THE SOIL REPORT.

REFER TO SOIL REPORT.

6 STAR ENERGY UPGRADE:

- ALL EXTERNAL GAPS & CRACKS TO WINDOW/DOOR FRAMES SEALED ON CONSTRUCTION.
- SISALATION APPLIED TO ALL WALLS, & GAPS/JOINS SEALED.
- SELF CLOSING EXHAUST FANS THROUGHOUT OR 'DRAFT STOPPER' SHROUDS OVER EXHAUST FANS.
- WEATHER STRIPS/SEALS TO ALL EXTERNAL HINGED DOORS AND INTERNAL GARAGE ACCESS DOOR.
- ALL CHIMNEYS FITTED WITH DAMPERS.
- ALL DOWNLIGHTS OF "CLOSED-RING" TYPE.
- INSULATION LEVELS AS DETAILED IN ATTACHED ENERGY RATING ASSESSOR'S REPORT.

LINTEL SCHEDULE

MEMBER SIZE	UPPER FLOOR & SINGLE	LOWER FLOOR (DOUBLE STOREY)
	MAX SIZE OF OPENING (mm)	MAX SIZE OF OPENING (mm)
90x45 F17 KDHW	1000	800
140x45 F17 KDHW	1400	1200
190x45 F17 KDHW	1900	1600
240x45 F17 KDHW	2400	2000
290x45 F17 KDHW	2900	2400
190x45 F17 KDHW	1900	1600
90x45 F17 KDHW	1000 FRONT DOOR	800
90x45 F17 KDHW	900 GARAGE REAR DOOR	800

SOIL CLASSIFICATION: "X"

REPORT NO:	S00000
BY:	FMG
DATE:	00/00/2015
B.A.L.:	XX
WIND SPEED:	N-X

WALLING FRAME SIZES

EXTERNAL STUDS	450mm
INTERNAL STUDS	450mm

ENERGY REPORT - INSULATION

INSULATION TO BE INSTALLED TO THE FOLLOWING AREAS:

CEILINGS	R 2.5
WALLS	R 1.5 + SISALATION

REQUIREMENTS ARE AS PER STANDARD INCLUSION PENDING ENERGY REPORT - REF NO#

SK1 - DRAWN	SK1 - ESTIMATING QA	TENDER DWGS	BP - COMMUNICATED	TENDER ESTIM QA	COLOURS APPLIED	DA - COMMUNICATED	CONT DWG COMPLETED	CONTRACT EST QA	PRESITE QA	PRODUCTION EST QA	FINAL PLANS
APPROVED BY SILICON NAME DATE	APPROVED BY LIH NAME DATE	APPROVED BY SILICON NAME DATE	APPROVED BY LIH NAME DATE	APPROVED BY LIH NAME DATE	APPROVED BY RAJ NAME DATE	APPROVED BY LIH NAME DATE	APPROVED BY RAJ NAME DATE	APPROVED BY LIH NAME DATE	APPROVED BY LIH NAME DATE	APPROVED BY LIH NAME DATE	APPROVED BY LIH NAME DATE
QUOTE REF VO - NO. 1	QUOTE REF VO - NO. 1	QUOTE REF VO - NO. 2	QUOTE REF VO - NO. 4	QUOTE REF VO - NO. 5	QUOTE REF VO - NO. 3	QUOTE REF VO - NO. 4	QUOTE REF VO - NO. 5	QUOTE REF VO - NO. 4	QUOTE REF VO - NO. 6,7	QUOTE REF VO - NO. 8	QUOTE REF VO - NO. 9
Q1 - DATE DATE	Q2 - DATE DATE	Q3 - DATE DATE	DATE DATE	DATE DATE	DATE DATE	DATE DATE	DATE DATE	DATE DATE	DATE DATE	DATE DATE	DATE DATE
SK1 - CHECK NAME DATE	EST QA APPL LIH NAME DATE	SK3/TEN CHK LIH NAME DATE	BP ITEMS LIH NAME DATE	EST QA APPL RAJ NAME DATE	COL CHK APPL LIH NAME DATE	DA ITEMS LIH NAME DATE	CONT CHK APPL LIH NAME DATE	CON QA APPL LIH NAME DATE	PSITE CHK APP LIH NAME DATE	PROD QA APPL LIH NAME DATE	ALL VARIATIONS APPLIED NAME DATE

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NOTE: SITE SCRAPE
SCRAPE SITE TO REMOVE SURFACE VEGETATION AND PROVIDE LEVEL BUILDING PLATFORM. PROVIDE ADDITIONAL CUT TO GARAGE AREA TO ACCOMMODATE 86mm SLAB STEP

NOTE: SITE CLEAR
- REQUIRES THE SITE TO BE CLEAR OF ALL OBSTRUCTIONS, INCLUDING EXISTING SITE RUBBLE, EXISTING STRUCTURES, PAVING AND FENCING, PRIOR TO SITE START.

NOTE: AUTHORITY APPROVAL
SITING OF PROPOSED RESIDENCE IS SUBJECT TO APPROVAL BY DEVELOPER AND RELEVANT LOCAL AUTHORITY.

NOTE: BACK FILL
SITE TO BE BACK FILLED TO REBATE HEIGHT & FALL AWAY FROM DWELLING.

NOTE: DRIVEWAY GRADIENT
DRIVEWAY TO BE GRADED TO ENSURE MAXIMUM 1:6 GRADIENT FROM CROSSOVER TO GARAGE FLOOR.

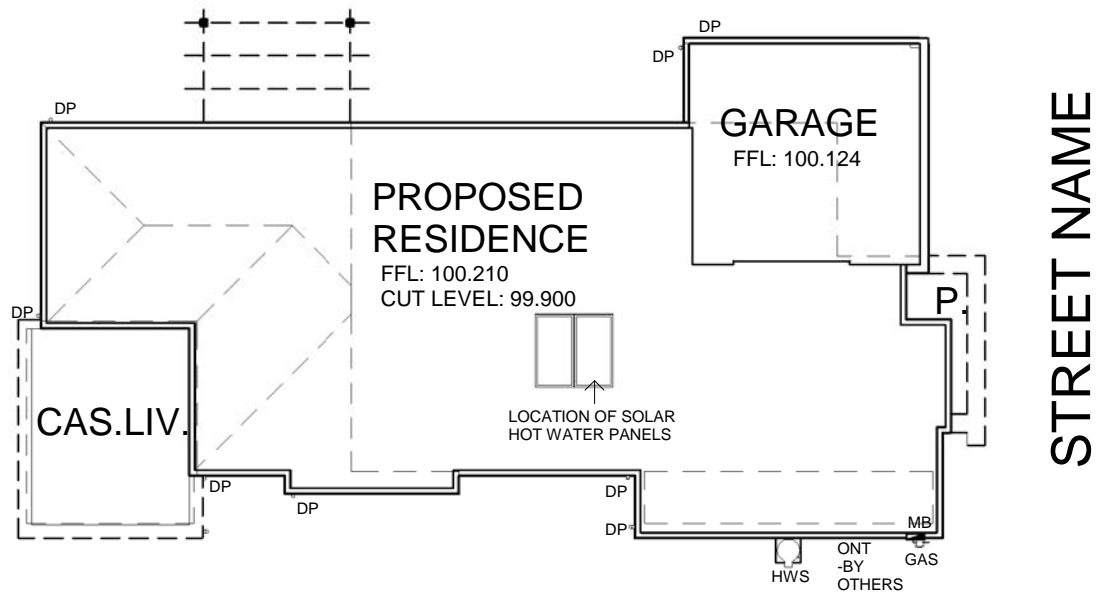
NOTE: EASEMENTS
FOUNDATION MAYBE AFFECTED DUE TO PIPE DEPTH AND RESULTING ANGLE OF REPOSE CONSIDERATIONS.

NOTE: TERMITE PROTECTION
PROVIDE TERMITE TREATMENT IN ACCORDANCE WITH AS 3660.1

SITE SPECIFIC NOTES

NOTE: DRIVEWAY, PORCH & PATH
DRIVEWAY, PORCH & FRONT PATH TO BE CONSTRUCTED OF CONCRETE, COMPLETED BY OWNER & TO COMPLY WITH RELEVANT DESIGN GUIDELINES.

NOTE: FENCING
SIDE, REAR & WING FENCE TO BE CONSTRUCTED AS PER DEVELOPERS GUIDELINES REQUIREMENTS & COMPLETED BY OWNER.



SITE PLAN
SCALE 1 : 200

LEGEND	
	- GAS METER
	- HOT WATER SYSTEM
	- METER BOX
	- TITLE PEG
	- SEWER VENT / I.S.
	- TELSTRA PIT
	- TREE
	- STREET SIGN
	- SEWER MANHOLE
	- ELEC. PIT
	- ELEC. POLE
	- SIDE ENTRY PIT
	- WATER VALVE
	- S/W PROPERTY INLET
	- WATER METER
	- STORM WATER PIT
	- TBM
	- HABITABLE ROOM WINDOW
	- SIGN STAMPED ON CONCRETE KERB
	- NON-HABITABLE ROOM WINDOW
	- PRIVATE OPEN SPACE
	- POWERLINES
	- PROPOSED FENCE
	- EXISTING FENCE
	- SEWER PIPE
	- STORM WATER PIPE
	- EASEMENT
	- SILT PIT
	- AG DRAIN
	- RETAINING WALL

TOTAL HOUSE AREA		
TOTAL HOUSE AREA	409.00	m ²
SITE AREA	528	m ²
SITE COVERAGE	77.46	%
PAVING	50.27	m ²
PERMEABLE COVERAGE	13.76	%

NO CONTOURS AVAILABLE
ASSUMED 4.0m SETBACK
TBC. SUBJECT TO FEATURE SURVEY,
SOIL, MCP & DESIGN GUIDELINES

PRELIMINARY DRAWINGS

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LEGEND

- GAS METER
- METER BOX
- HOT WATER SYSTEM

NOTES

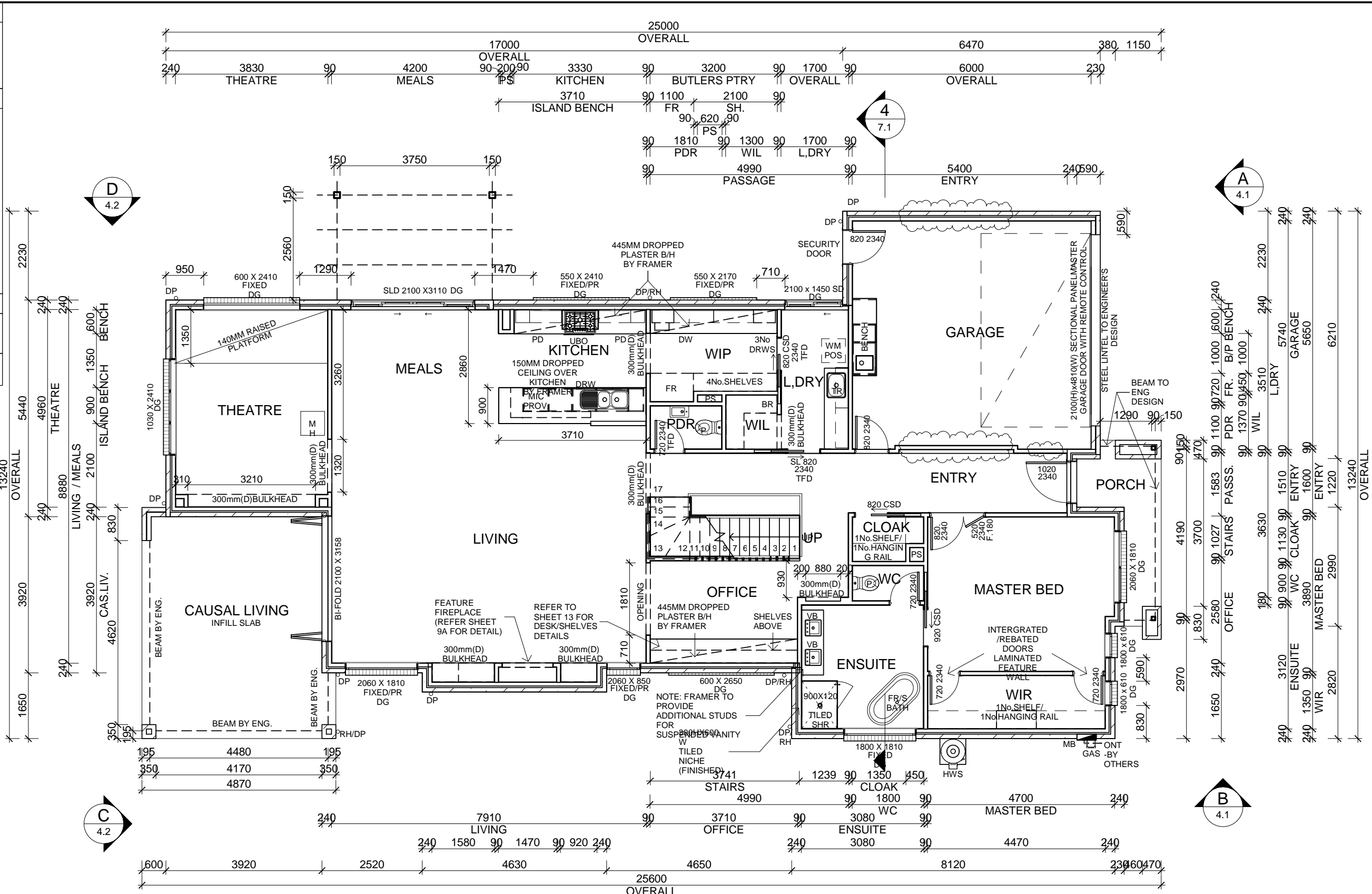
- ALL DIMENSIONS ON PLAN ARE NOMINAL & MAY VARY TO ACTUAL SIZES
- CARPENTERS TO ALLOW 45MM DOOR STUD AT WALL JUNCTIONS
- PROVIDE LOCKS TO ALL OPENABLE WINDOWS & EXTERNAL SLIDING DOORS (KEYED ALIKE)
- MAN HOLE LOCATION MAY BE CHANGED DUE TO TRUSS LAYOUT.
- WINDOW AND DOOR FRAME SIZES ARE NOMINAL AND MAY VARY WITH - APPROVED SUPPLIERS.
- ALL WATER CLOSETS TO HAVE REMOVABLE HINGES TO THE DOORS IF THERE IS LESS THAN 1.2m CLEARANCE BETWEEN THE CLOSET PAN & THE DOORWAY.

SITE SPECIFIC NOTES

- ALL DOOR HEIGHTS TO BE 2040 mm(H) INCLUDING GARAGE ACCESS DOOR UNLESS OTHERWISE NOTED.
- PROVIDE FLYSCREENS TO ALL OPENABLE WINDOWS.

ASTYN -410 AREAS

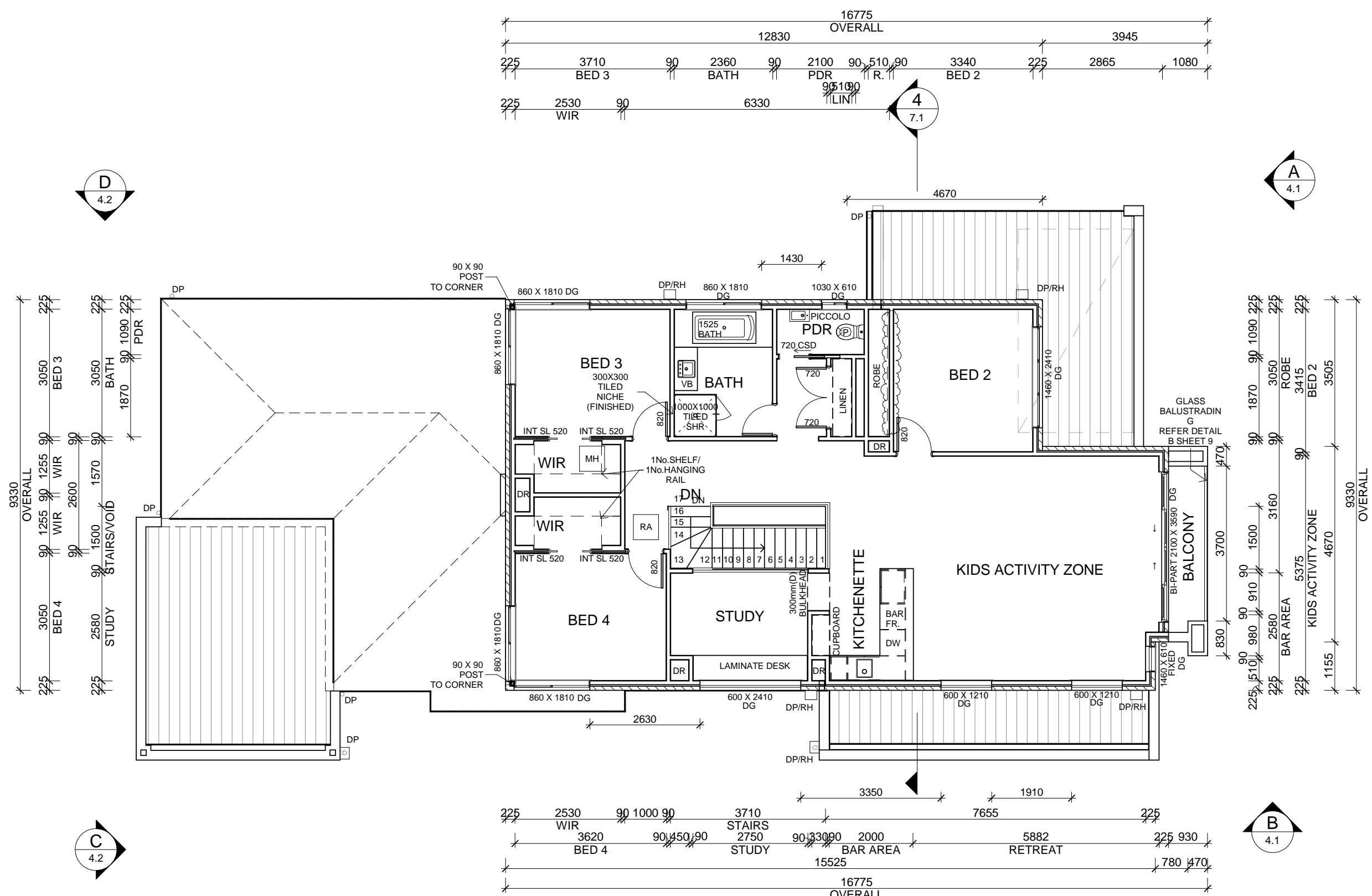
NAME	AREA (sqm)	SQR
GROUND FLOOR	198.32 m ²	21.35
FIRST FLOOR	136.84 m ²	14.73
GARAGE	37.59 m ²	4.05
CASUAL LIVING	25.89 m ²	2.79
PORCH	6.22 m ²	0.67
BALCONY	4.14 m ²	0.45
Total	409.00 m ²	44.03



PLAN - GROUND FLOOR
SCALE 1 : 100

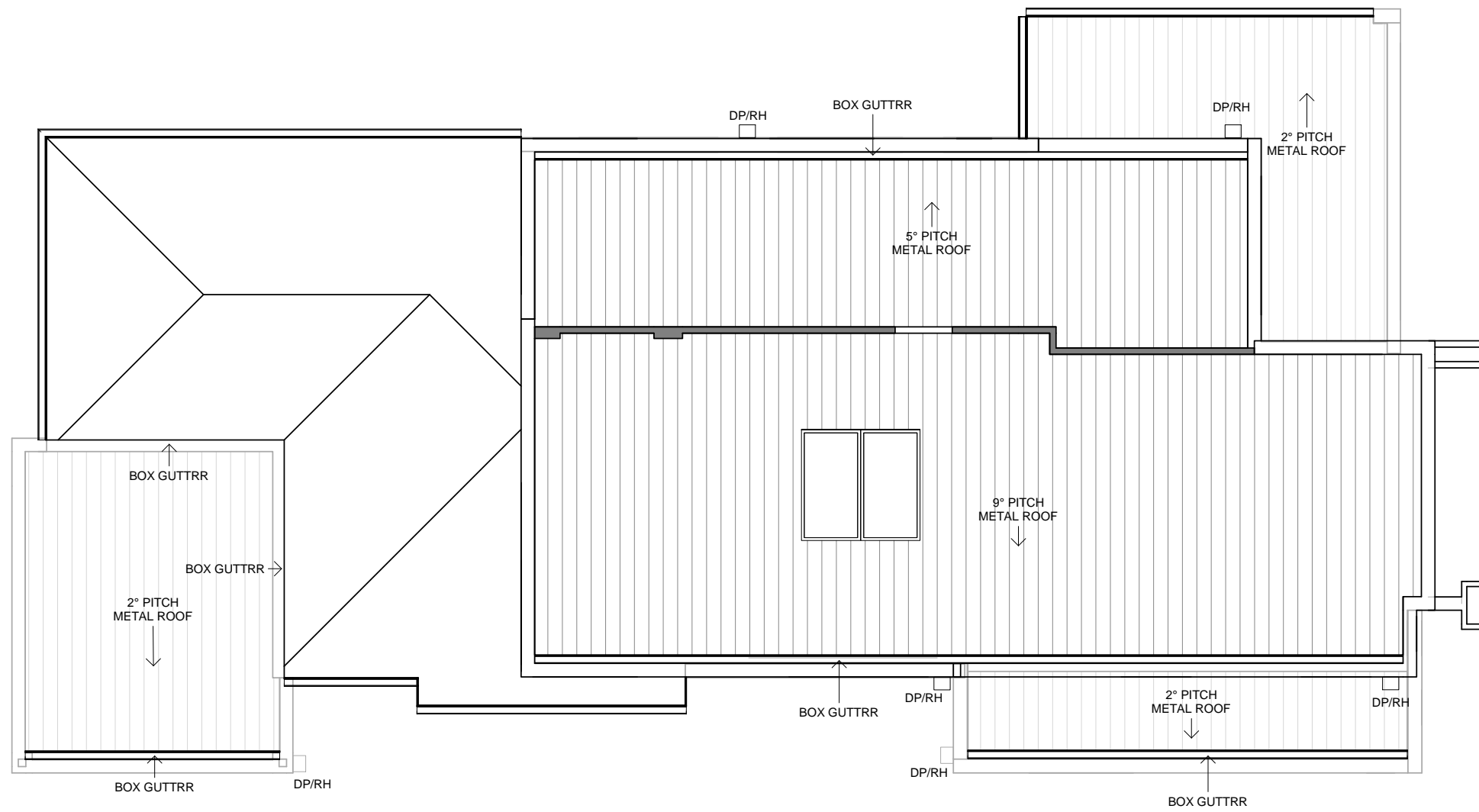
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- LEGEND**
- GAS METER
 - METER BOX
 - HOT WATER SYSTEM
- NOTES**
- ALL DIMENSIONS ON PLAN ARE NOMINAL & MAY VARY TO ACTUAL SIZES
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PLAN - FIRST FLOOR
SCALE 1 : 100

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ROOF PLAN
SCALE 1 : 100

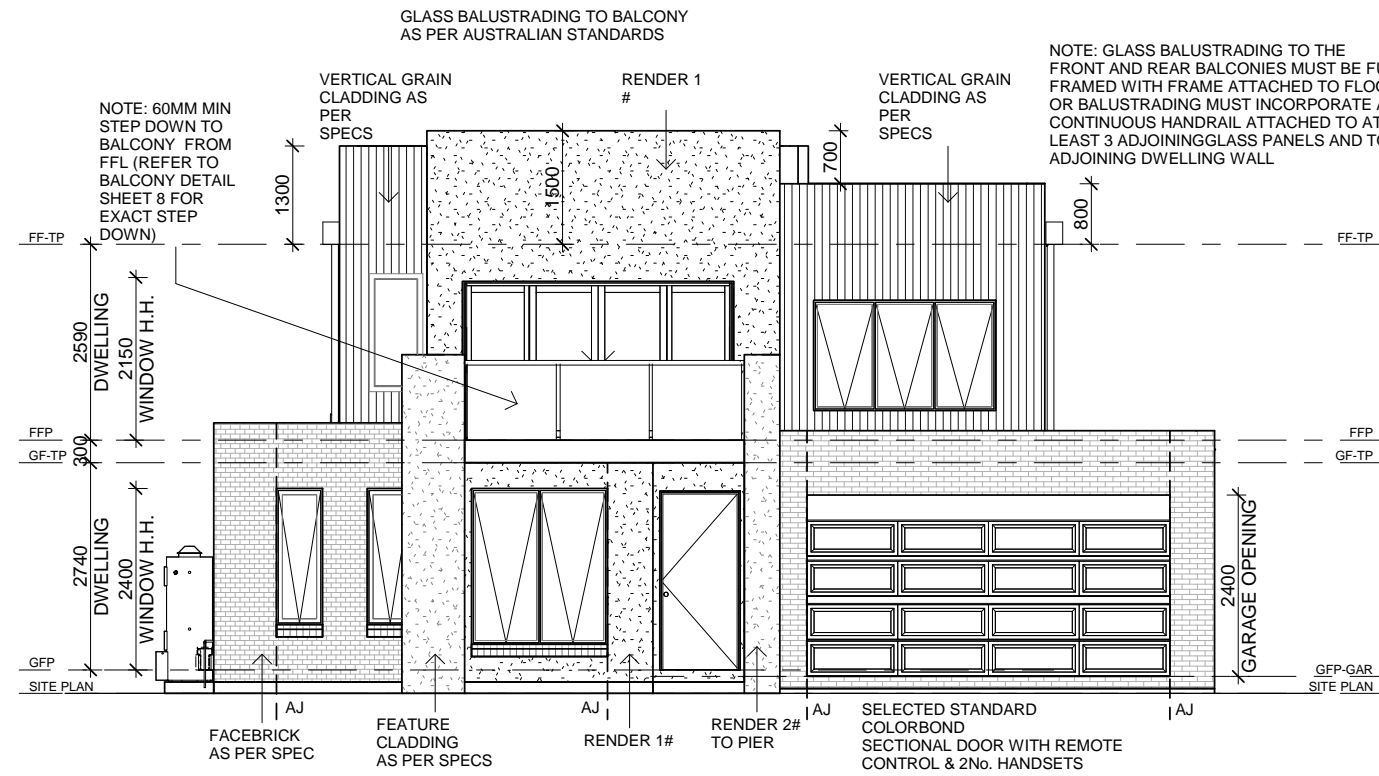
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PROJECT

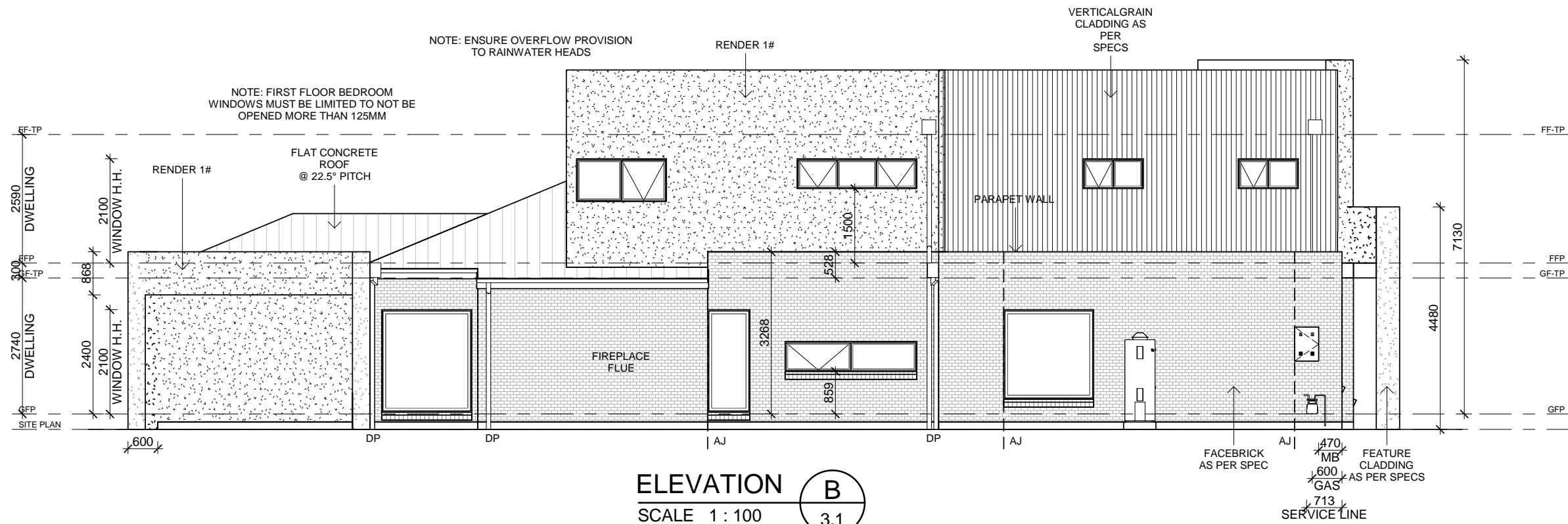
REVISIONS

BRICKY'S NOTE

- ARTICULATION JOINTS TO ALL INTERNAL CORNERS.
- PERPS AND BEDS TO BE INSTALLED STRICTLY TO AS3700.
- USE INFILLS BESIDE WINDOWS AND DOORS IF NECESSARY.
- CUT BRICKS IF NECESSARY.
- DO NOT UNDER ANY CIRCUMSTANCE COMPROMISE PERPS AND BEDS.
- LIFT WINDOWS TIGHT UNDER SIDE OF LINTEL BEFORE LAYING BRICK SILLS.



ELEVATION A
SCALE 1 : 100



ELEVATION B
SCALE 1 : 100

GENERAL NOTES:

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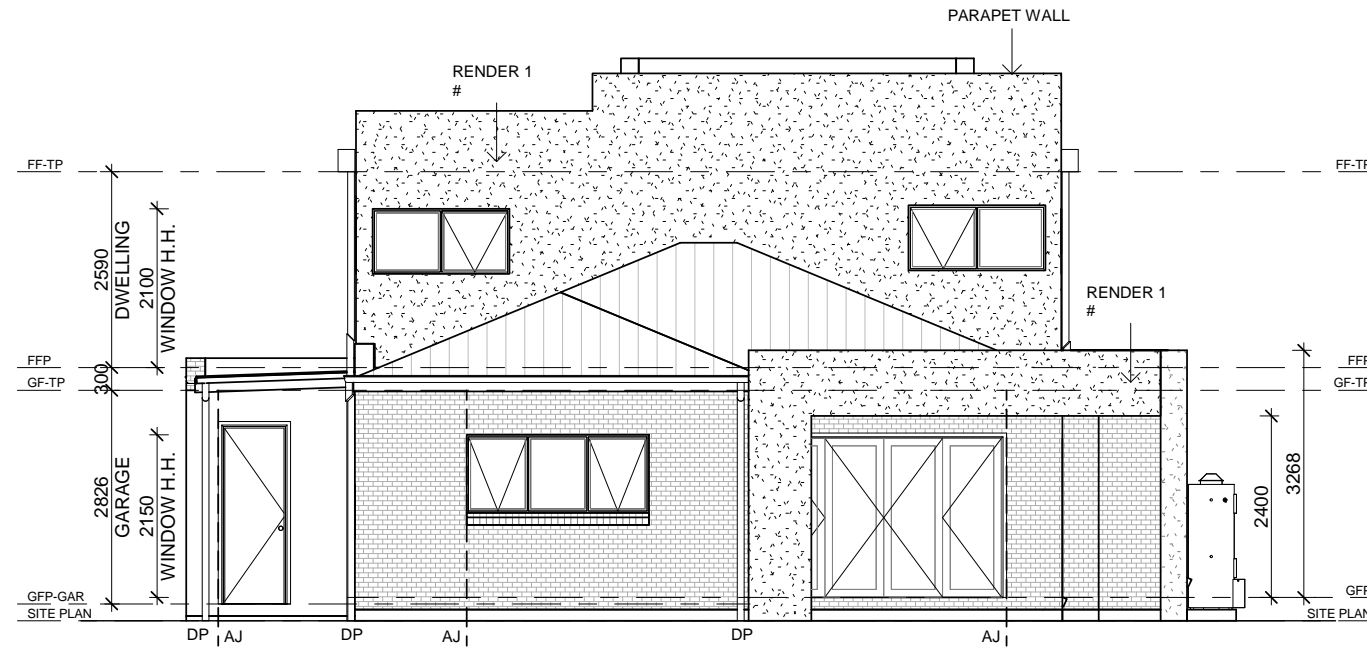
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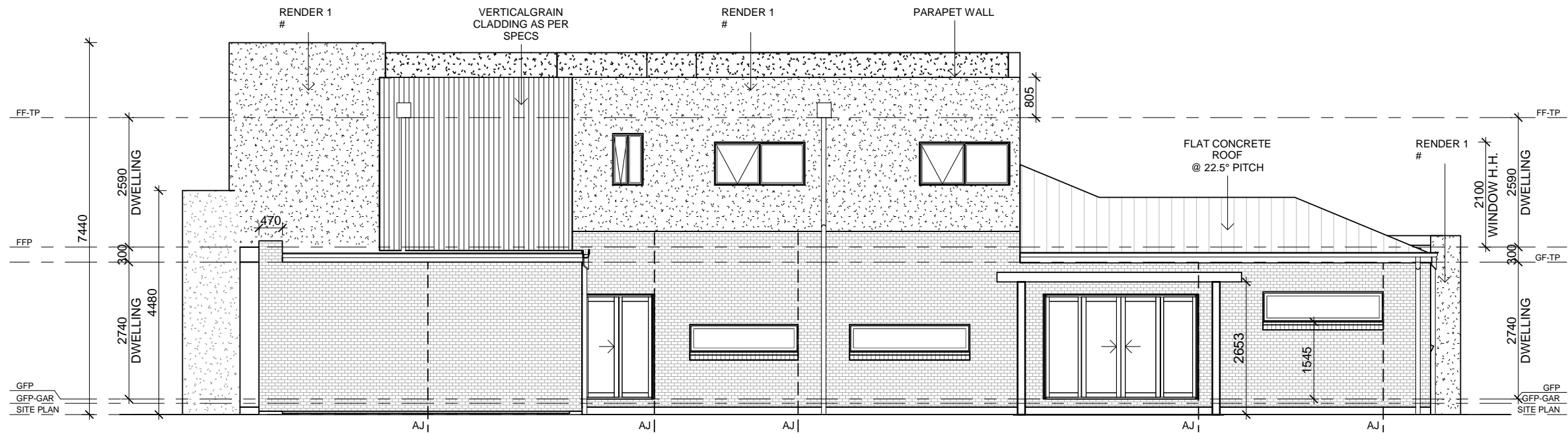
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ELEVATION C
SCALE 1 : 100



ELEVATION D
SCALE 1 : 100

GENERAL NOTES:

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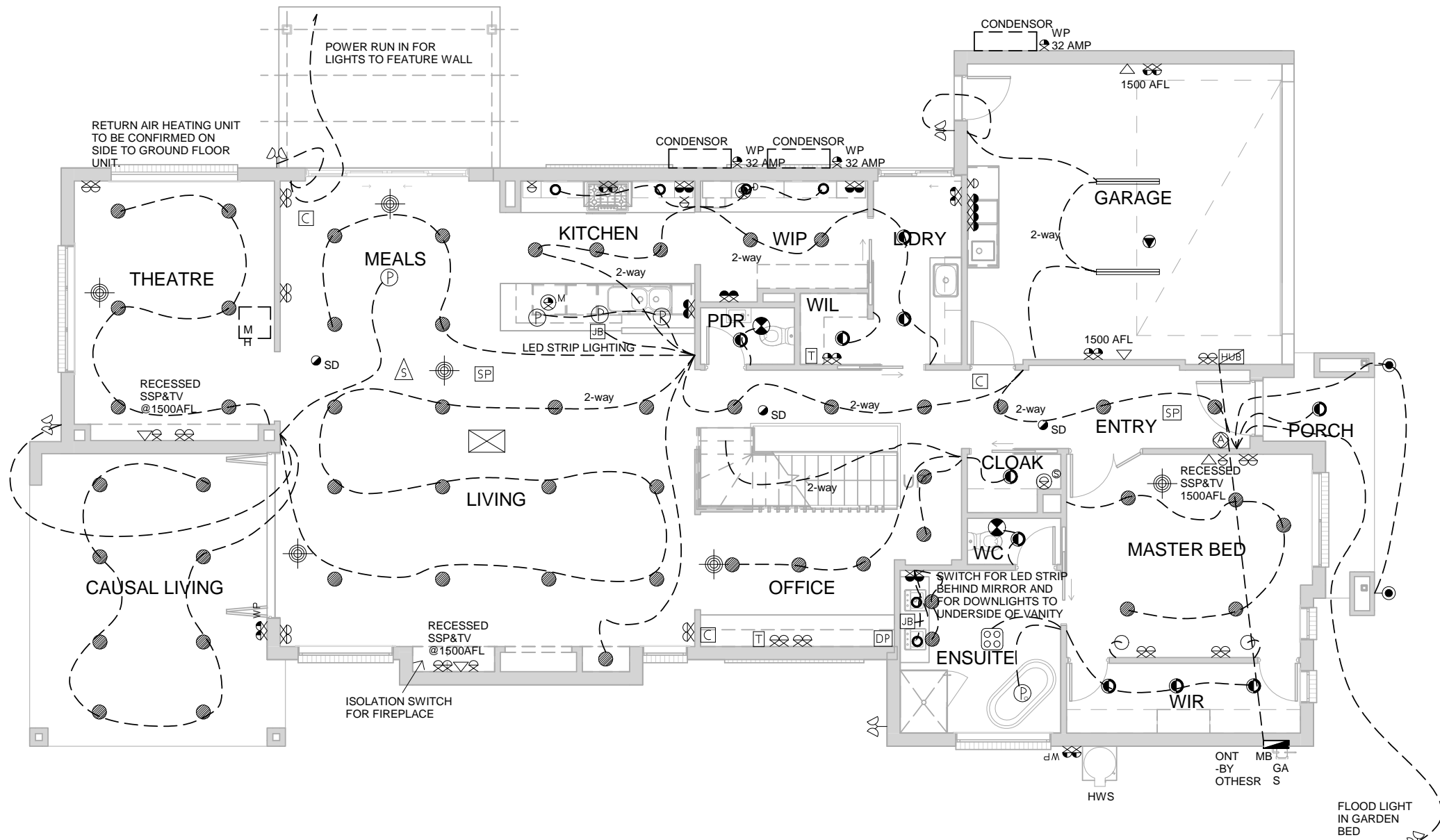
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PROJECT

REVISIONS

WATTAGE CALCULATIONS			
NCC PART 3.12.5.5 ARTIFICIAL LIGHTING LAMPPOWER DENSITY SHALL NOT EXCEED:			
• 5W/sq.m FOR CLASS 1 BUILDING			
• 4W/sq.m FOR VERANDA, ALFRESCO, PORCH OR BALCONY			
• 3W/sq.m FOR CLASS 10a BUILDING PERIMETER LIGHTING TO BE CONTROLLED BY A SENSOR OR HAVE A MAXIMUM OF 40 LUMENS PER WATT.			
• SMOKE DETECTORS TO BE INTERCONNECTED AS PER NCC 2015.			
AREA SPECIFIED	TOTAL AREA	ALLOWABLE WATTAGE	TOTAL WATTAGE
RESIDENCE 5W/sq.m:	000.00 m2	MAX. 000.00 WATTS	000.00 W
PORCH 6W/sq.m:	00.00 m2	MAX. 00.00 WATTS	
GARAGE 3W/sq.m:	0.00 m2	MAX. 00.00 WATTS	



ELECTRICAL LEGEND	
ALL ELECTRICAL LOCATIONS ARE INDICATIVE ONLY	
	STANDARD BATTEN
	LED DOWNLIGHT (AS SELECTED)
	POWERSAVER 133 DOWNLIGHT (AS SELECTED)
	EXTERNAL LIGHT POINT
	FLOOD LIGHT - SINGLE
	FLOOD LIGHT - DOUBLE
	WALL LIGHT BATTEN HOLDER - INTERNAL
	WALL LIGHT BATTEN HOLDER - EXTERNAL
	600 FLUORO - SINGLE
	1200 FLUORO - SINGLE
	CEILING FAN
	CEILING FAN WITH LIGHT
	CEILING EXHAUST FAN
	SINGLE GPO - 300mm
	SINGLE GPO - 1100mm
	SINGLE GPO - 1350mm
	SINGLE GPO - EXTERNAL WEATHERPROOF
	DOUBLE GPO - EXTERNAL WEATHERPROOF
	SINGLE GPO - FOR M/WAVE @ 750mm(H)
	SINGLE GPO - DISHWASHER @ 750mm(H)
	DOUBLE GPO - 300mm
	DOUBLE GPO - 1100mm
	DOUBLE GPO - 1350mm
	TELEVISION POINT
	PAY TV POINT
	SMOKE DETECTOR
	GAS METER
	HOT WATER UNIT
	METER BOX
	EVAPORATIVE COOLING UNIT - INDICATIVE LOCATION
	CEILING HEATING DUCT (APPROX. LOCATION)
	THERMOSTAT
	EVAPORATIVE COOLING DUCT
	RETURN AIR
	HEATING UNIT WITH LIGHT & GPO IN CEILING
	POWER POINT FOR GARAGE REMOTE PANEL DOOR - LOCATE ON CEILING 330mm FROM DOOR OPENING LINTEL & 200mm OFF DOOR CENTRE.
	20 AMP ISOLATION SWITCH HARD WIRED ON A SEPERATE CIRCUIT FOR AIR-CON. @ 500mm HIGH.
	JUNCTION BOX
	ALARM UNIT (SENSOR & KEYPAD AS PER MANUFACTURERS' SPECIFICATIONS)
	SINGLE GPO - FOR SECURITY SYS.
	HEATER/FAN UNIT - 2 GLOBE
	HEATER/FAN UNIT - 4 GLOBE
	DATA POINT
	HUB POINT
	TERMINATION POINT
	TELEPHONE POINT
	DOOR BELL
	ALARM KEYPAD
	ALARM MONITOR
	ALARM SENSORS (INDICATIVE ONLY)
	GARDEN TAP
	VACUUM DUCT
	VACUUM MOTOR

ELECTRICAL - GROUND FLOOR

SCALE 1 : 100

GENERAL NOTES:

CLIENT

I / WE.....
 CONFIRM THESE DRAWINGS ACCORD WITH OUR REQUIREMENTS AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES.
 SIGNED..... DATE.....
 SIGNED..... DATE.....

SHEET CONTENT:
ELECTRICAL - GROUND FLOOR

HOUSE TYPE: _____ MAX LOT WIDTH: _____

PROPERTY ADDRESS:
STREET NAME

CLIENT:

NORTH: _____ SCALE: 1 : 100 SHEET NUMBER: **5.1** JOB NUMBER: _____
 DATE: _____
 DRAWN: _____
 CHECKED: _____

ISSUE DATE REVISION DESCRIPTION INITIALS
 A 09.07.16

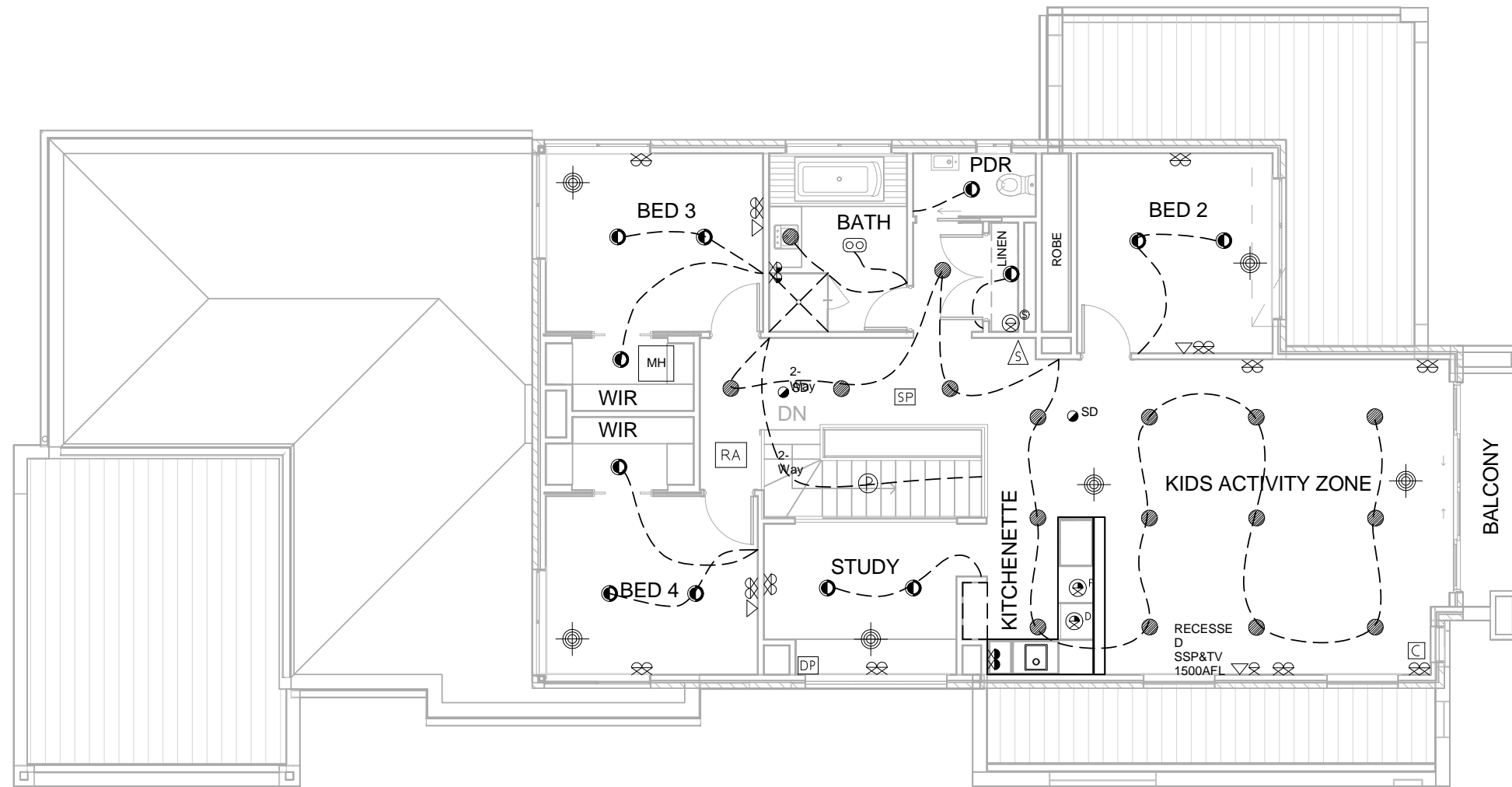
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DB NUMBER

SIGN OFF

PROJECT

REVISIONS



ELECTRICAL LEGEND

ALL ELECTRICAL LOCATIONS ARE INDICATIVE ONLY

	STANDARD BATTEN
	LED DOWNLIGHT (AS SELECTED)
	POWERSAVER 133 DOWNLIGHT (AS SELECTED)
	EXTERNAL LIGHT POINT
	FLOOD LIGHT - SINGLE
	FLOOD LIGHT - DOUBLE
	WALL LIGHT BATTEN HOLDER - INTERNAL
	WALL LIGHT BATTEN HOLDER - EXTERNAL
	600 FLUORO - SINGLE
	1200 FLUORO - SINGLE
	CEILING FAN
	CEILING FAN WITH LIGHT
	CEILING EXHAUST FAN
	SINGLE GPO - 300mm
	SINGLE GPO - 1100mm
	SINGLE GPO - 1350mm
	SINGLE GPO - EXTERNAL WEATHERPROOF
	DOUBLE GPO - EXTERNAL WEATHERPROOF
	SINGLE GPO - FOR M/WAVE @ 750mm(H)
	SINGLE GPO - DISHWASHER @ 750mm(H)
	DOUBLE GPO - 300mm
	DOUBLE GPO - 1100mm
	DOUBLE GPO - 1350mm
	TELEVISION POINT
	PAY TV POINT
	SMOKE DETECTOR
	GAS METER
	HOT WATER UNIT
	METER BOX
	EVAPORATIVE COOLING UNIT - INDICATIVE LOCATION
	CEILING HEATING DUCT (APPROX. LOCATION)
	THERMOSTAT
	EVAPORATIVE COOLING DUCT
	RETURN AIR
	HEATING UNIT WITH LIGHT & GPO IN CEILING
	POWER POINT FOR GARAGE REMOTE PANEL DOOR - LOCATE ON CEILING 3300mm FROM DOOR OPENING LINTEL & 200mm OFF DOOR CENTRE.
	20 AMP ISOLATION SWITCH HARD WIRED ON A SEPERATE CIRCUIT FOR AIR-CON. @ 500mm HIGH.
	JUNCTION BOX
	ALARM UNIT (SENSOR & KEYPAD AS PER MANUFACTURERS' SPECIFICATIONS)
	SINGLE GPO - FOR SECURITY SYS.
	HEATER/FAN UNIT - 2 GLOBE
	HEATER/FAN UNIT - 4 GLOBE
	DATA POINT
	HUB POINT
	TERMINATION POINT
	TELEPHONE POINT
	DOOR BELL
	ALARM KEYPAD
	ALARM MONITOR
	ALARM SENSORS (INDICATIVE ONLY)
	GARDEN TAP
	VACUUM DUCT
	VACUUM MOTOR

ELECTRICAL - FIRST FLOOR

SCALE 1 : 100

GENERAL NOTES:

CLIENT

I / WE.....

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SIGNED..... DATE.....

SIGNED..... DATE.....

SHEET CONTENT:

ELECTRICAL - FIRST FLOOR

HOUSE TYPE:

MAX LOT WIDTH:

PROPERTY ADDRESS:

STREET NAME

CLIENT:

NORTH:

SCALE: 1 : 100

DATE:

DRAWN:

CHECKED:

SHEET NUMBER:

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JOB NUMBER:

JOB ISSUE:

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REVISIONS

ISSUE	DATE	REVISION DESCRIPTION	INITIALS
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






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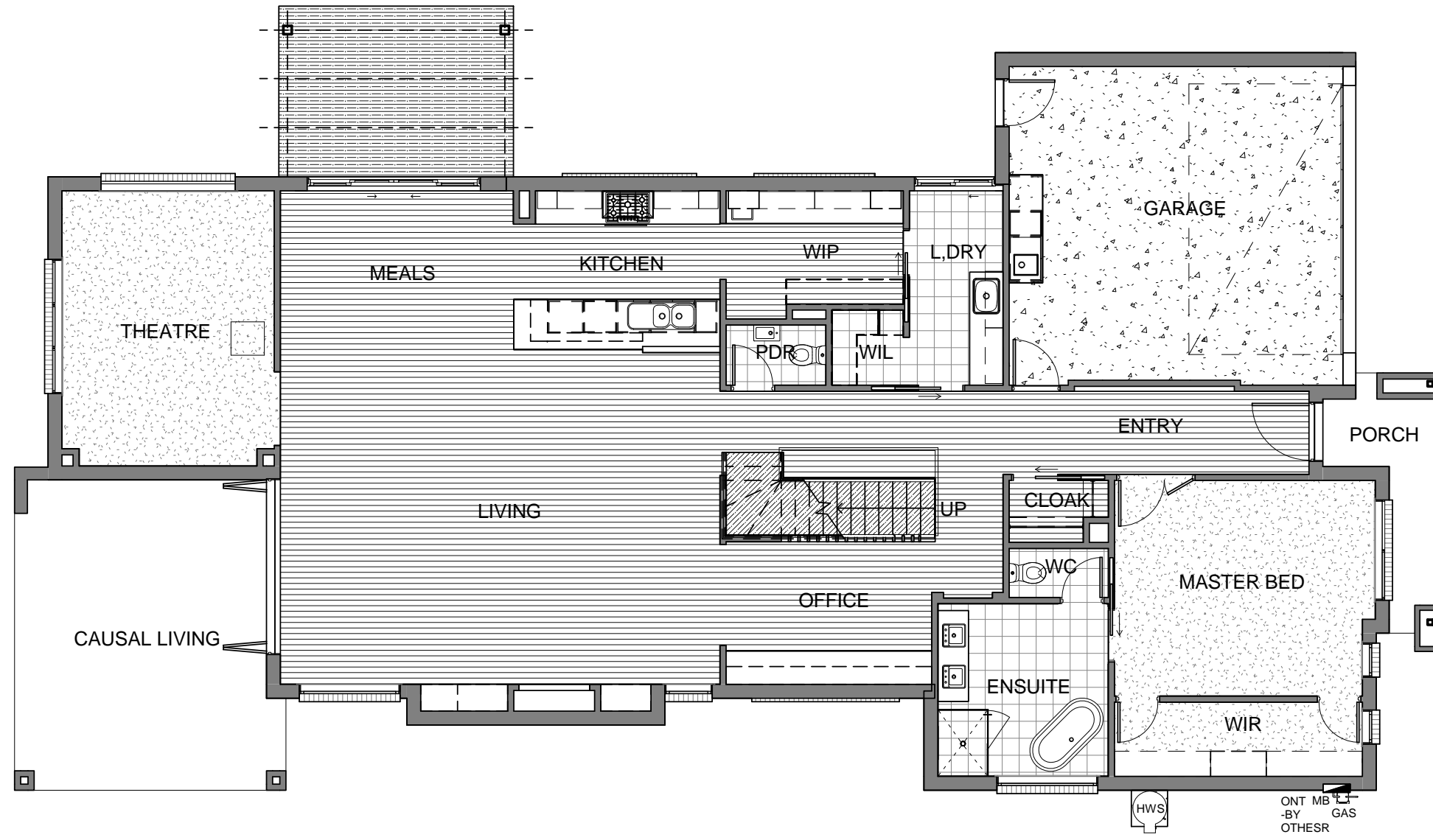
SIGN OFF

PROJECT

FLOOR COVERINGS

-  DENOTES CARPET
-  DENOTES TILES
-  DENOTES NATURAL CONCRETE
-  DENOTES LAMINATE FLOORING
-  DENOTES EXPOSED AGGREGATE
-  DENOTES TIMBER DECKING
-  DENOTES TIMBER STAIRCASE

NOTES:
 • IF FLOOR COVERINGS ARE SUPPLIED BY -, THE PATTERNED HATCH SHOWN ON DRAWINGS DOES NOT INDICATE LAYOUT OR DIRECTION OF FINISH.










FLOORING - GROUND FLOOR

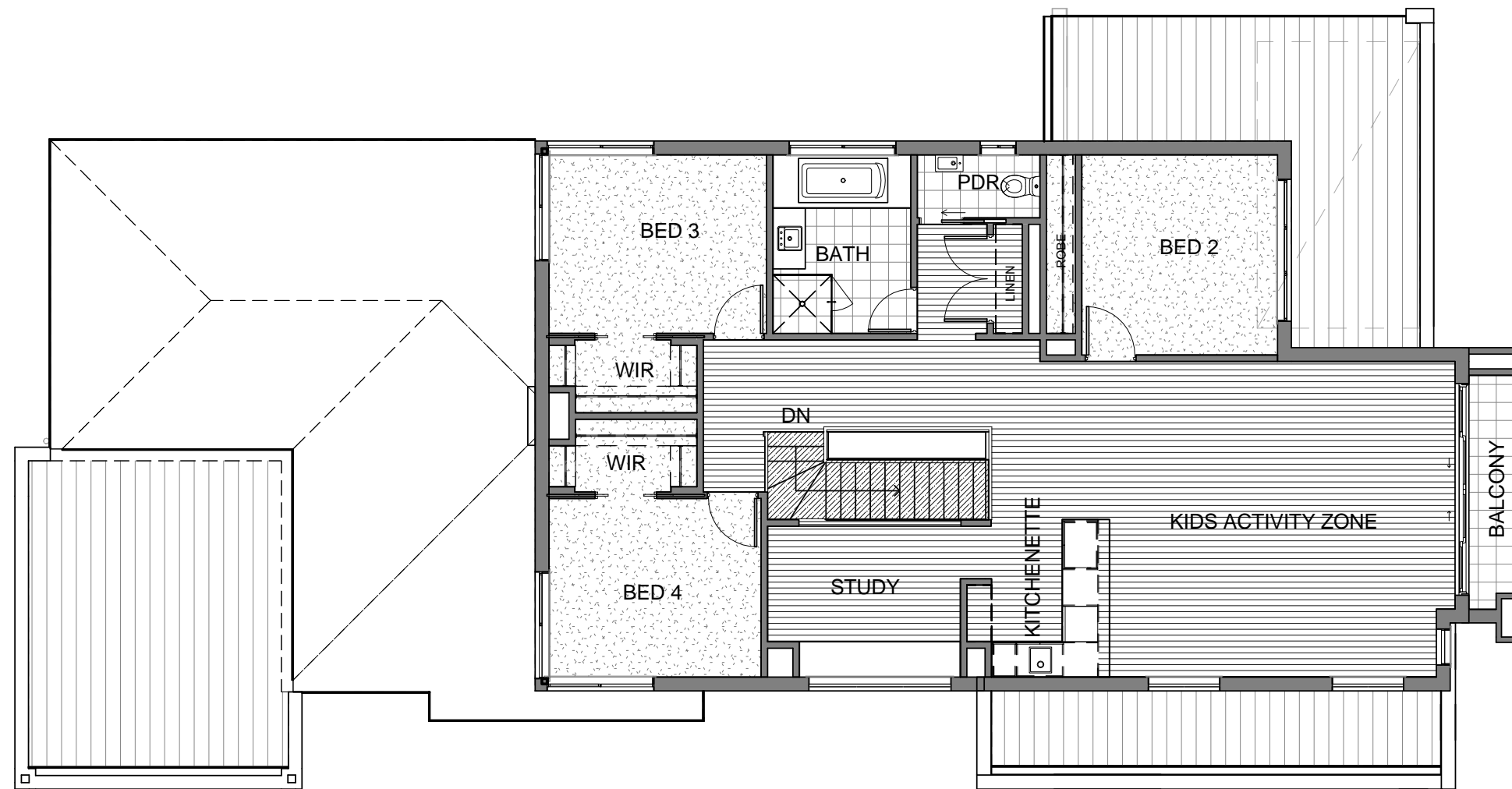
SCALE 1 : 100

© Copyright DB NUMBER	GENERAL NOTES:	CLIENT I / WE..... CONFIRM THESE DRAWINGS ACCORD WITH OUR REQUIREMENTS AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES. SIGNED..... DATE..... SIGNED..... DATE.....	SHEET CONTENT: FLOORING - GROUND FLOOR HOUSE TYPE: _____ MAX LOT WIDTH: _____ PROPERTY ADDRESS: STREET NAME CLIENT: _____	NORTH: SCALE: As indicated DATE: DRAWN: CHECKED:	SHEET NUMBER: 6.1 JOB NUMBER: JOB ISSUE: A	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>ISSUE</th> <th>DATE</th> <th>REVISION DESCRIPTION</th> <th>INITIALS</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>09.07.16</td> <td></td> <td></td> </tr> </tbody> </table>	ISSUE	DATE	REVISION DESCRIPTION	INITIALS	A	09.07.16		
		ISSUE	DATE	REVISION DESCRIPTION	INITIALS									
A	09.07.16													
SIGN OFF														

FLOOR COVERINGS

-  DENOTES CARPET
-  DENOTES TILES
-  DENOTES NATURAL CONCRETE
-  DENOTES LAMINATE FLOORING
-  DENOTES EXPOSED AGGREGATE
-  DENOTES TIMBER DECKING
-  DENOTES TIMBER STAIRCASE

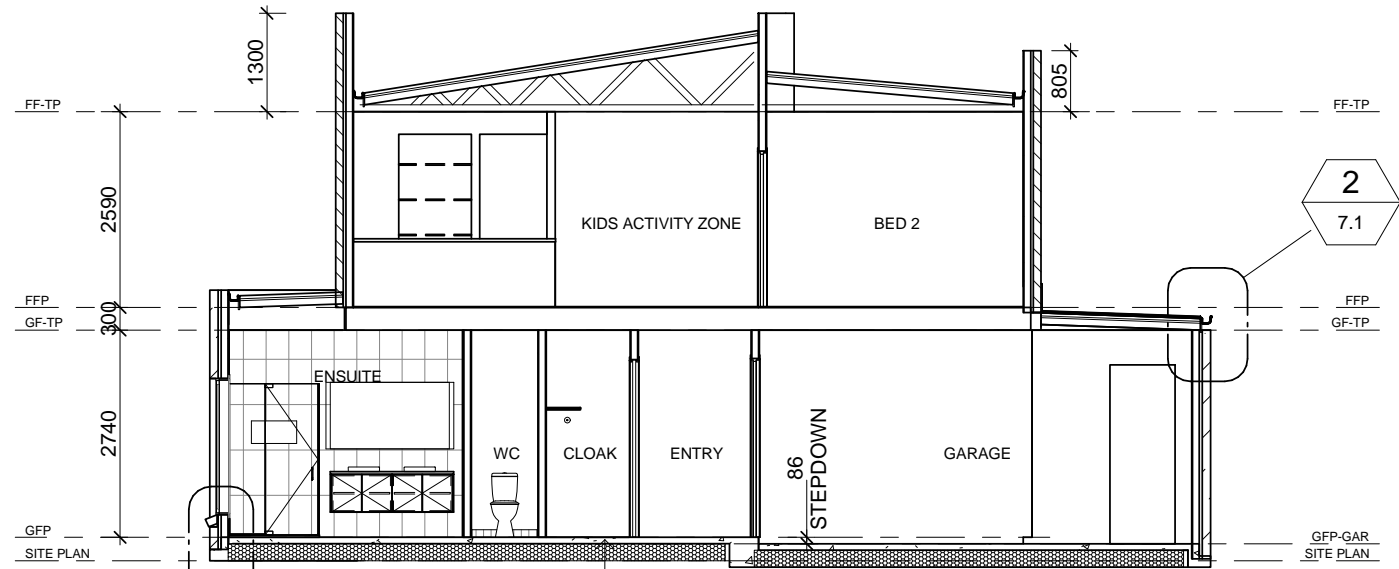
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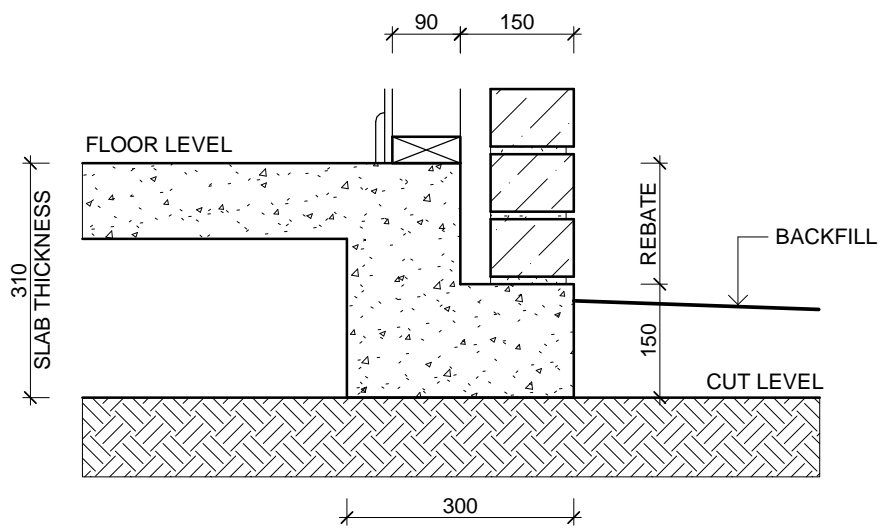
FLOORING - FIRST FLOOR

SCALE 1 : 100

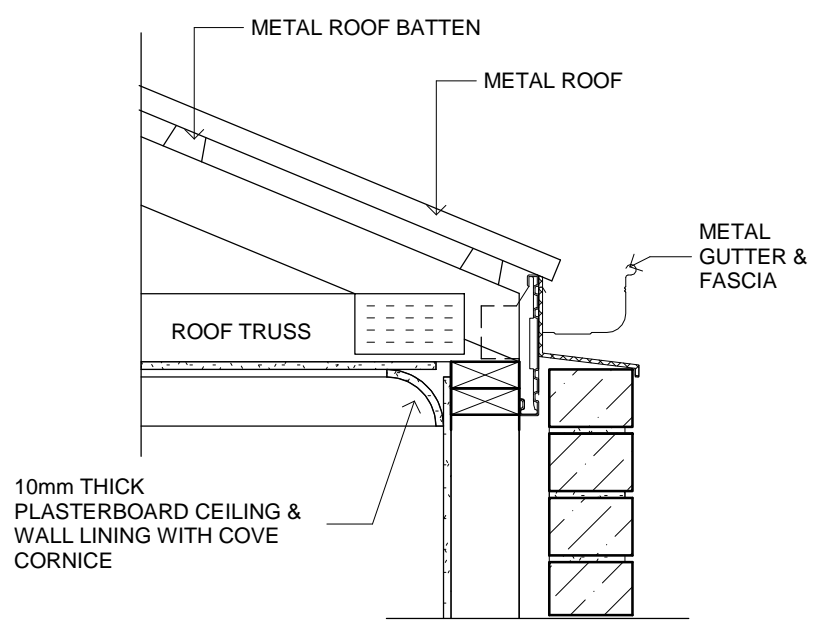
© Copyright DB NUMBER	GENERAL NOTES:	CLIENT I / WE..... CONFIRM THESE DRAWINGS ACCORD WITH OUR REQUIREMENTS AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES. SIGNED..... DATE..... SIGNED..... DATE.....	SHEET CONTENT: FLOORING - FIRST FLOOR HOUSE TYPE: MAX LOT WIDTH: PROPERTY ADDRESS: STREET NAME CLIENT:	NORTH: SCALE: As indicated DATE: DRAWN: CHECKED:	SHEET NUMBER: <h3 style="text-align: center;">6.2</h3> JOB NUMBER: JOB ISSUE: <h3 style="text-align: center;">A</h3>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">ISSUE</th> <th style="width: 5%;">DATE</th> <th style="width: 80%;">REVISION DESCRIPTION</th> <th style="width: 5%;">INITIALS</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">A</td> <td style="text-align: center;">09.07.16</td> <td></td> <td></td> </tr> </tbody> </table>	ISSUE	DATE	REVISION DESCRIPTION	INITIALS	A	09.07.16		
	ISSUE	DATE	REVISION DESCRIPTION	INITIALS										
	A	09.07.16												
	SIGN OFF		P R O J E C T	R E V I S I O N S										



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7.1
SECTION - AA
SCALE 1:100

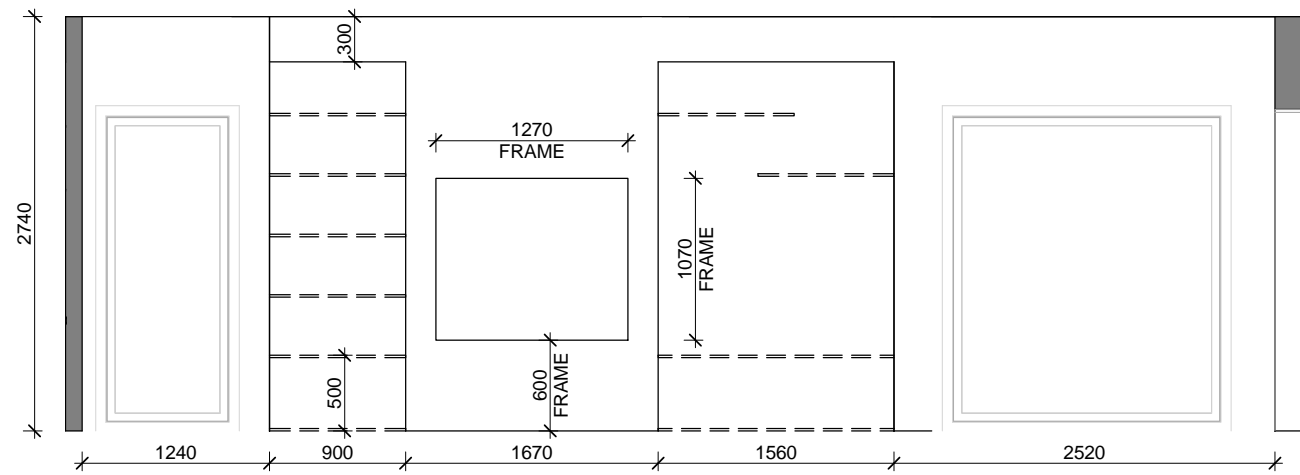


1 - BRICK REBATE DETAIL
SCALE 1:10

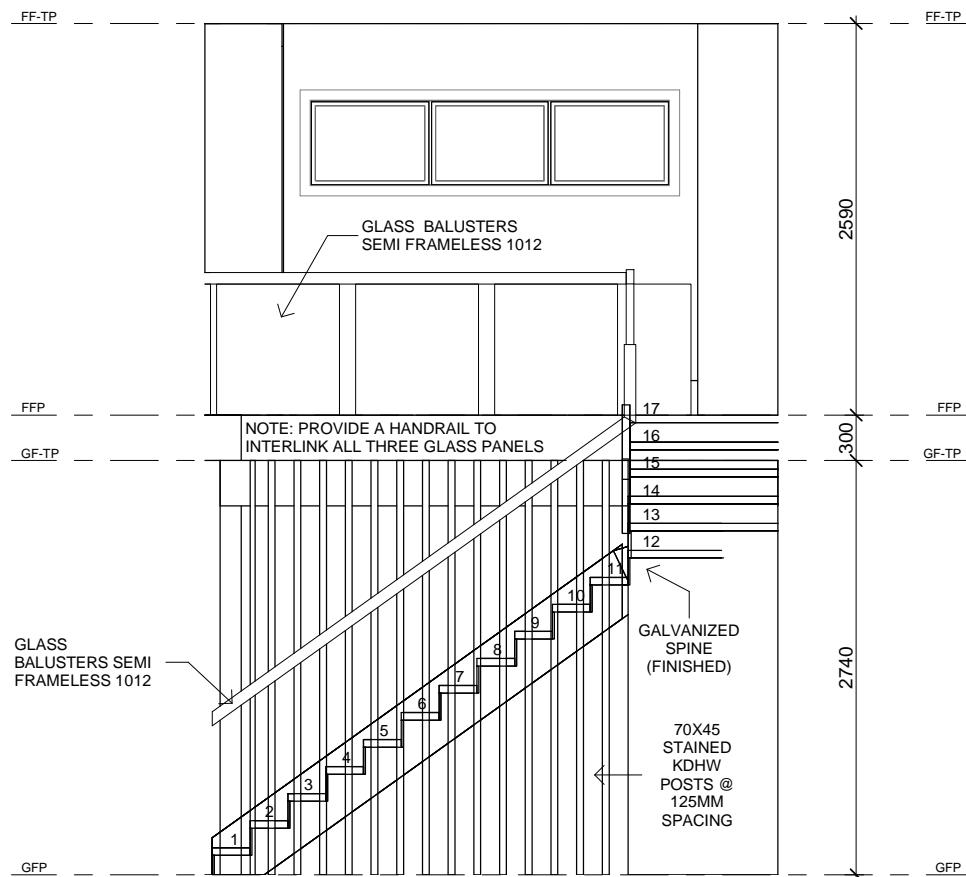


2-EAVE - GUTTER ON WALL - METAL ROOF
SCALE 1:10

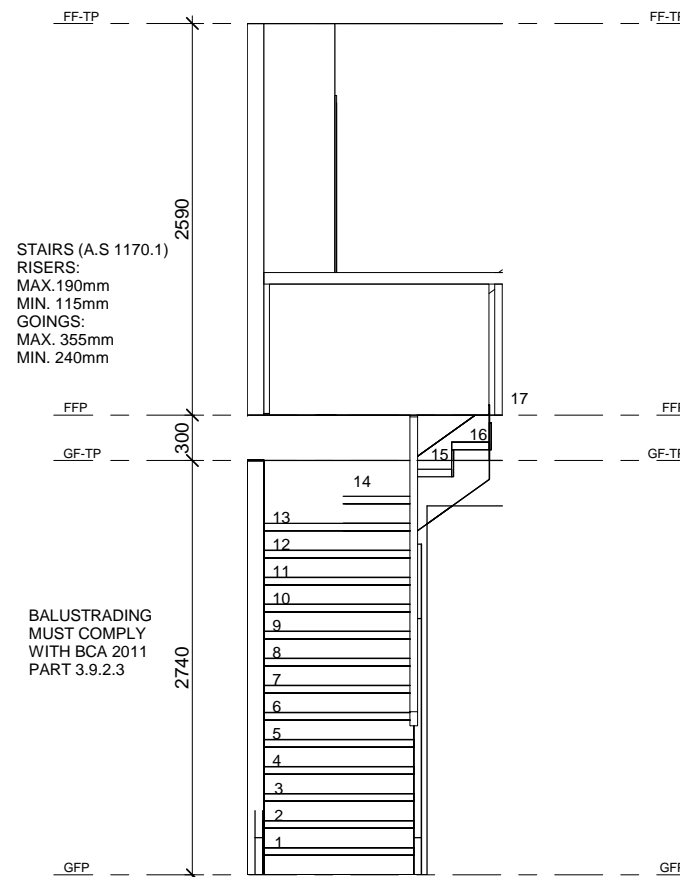
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			I / WE.....		HOUSE TYPE: _____ MAX LOT WIDTH: _____		DATE: _____		7.1		JOB ISSUE:
											A
			CONFIRM THESE DRAWINGS ACCORD WITH OUR REQUIREMENTS AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES.		PROPERTY ADDRESS: STREET NAME		CLIENT:		ISSUE		REVISION DESCRIPTION
A		09.07.16									
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FIREPLACE DETAIL



**ELEVATION - A
STAIR DETAIL**



ELEVATION - B

GENERAL NOTES:

CLIENT

I / WE.....
.....
CONFIRM THESE DRAWINGS ACCORD WITH OUR REQUIREMENTS AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES.

SIGNED..... DATE.....
SIGNED..... DATE.....

SHEET CONTENT:
STAIR DETAIL & SECTIONS

HOUSE TYPE: MAX LOT WIDTH:

PROPERTY ADDRESS:
STREET NAME

CLIENT:

NORTH: SCALE: 1 : 50 SHEET NUMBER: JOB NUMBER:
DATE: 7.2 JOB ISSUE:
DRAWN: A
CHECKED:

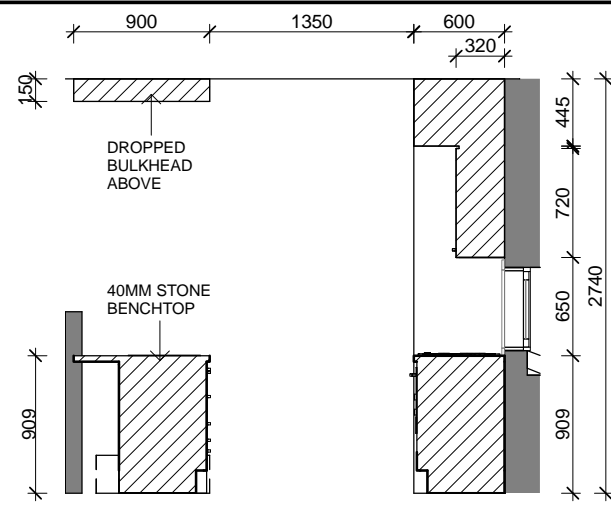
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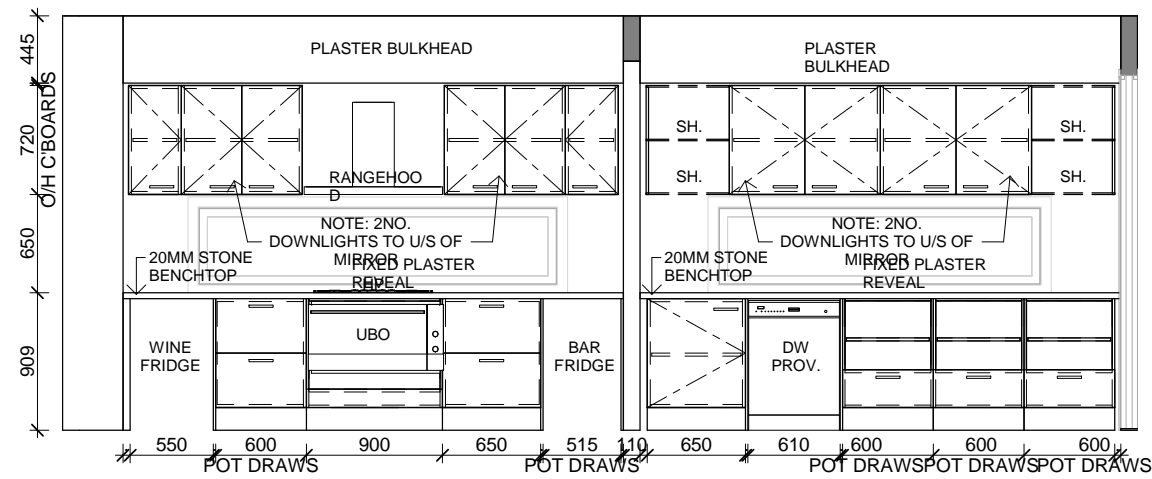
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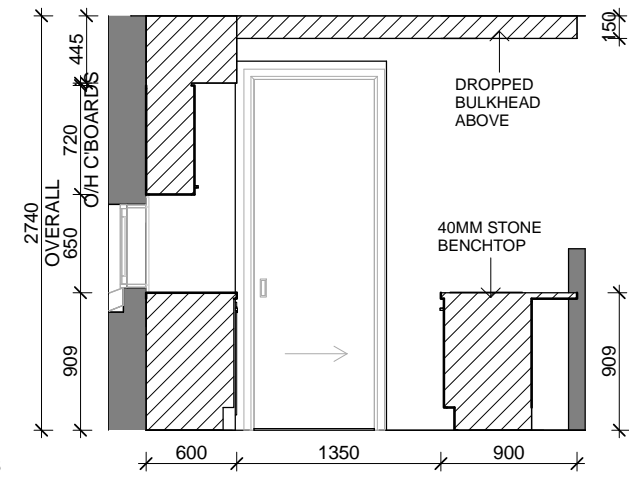
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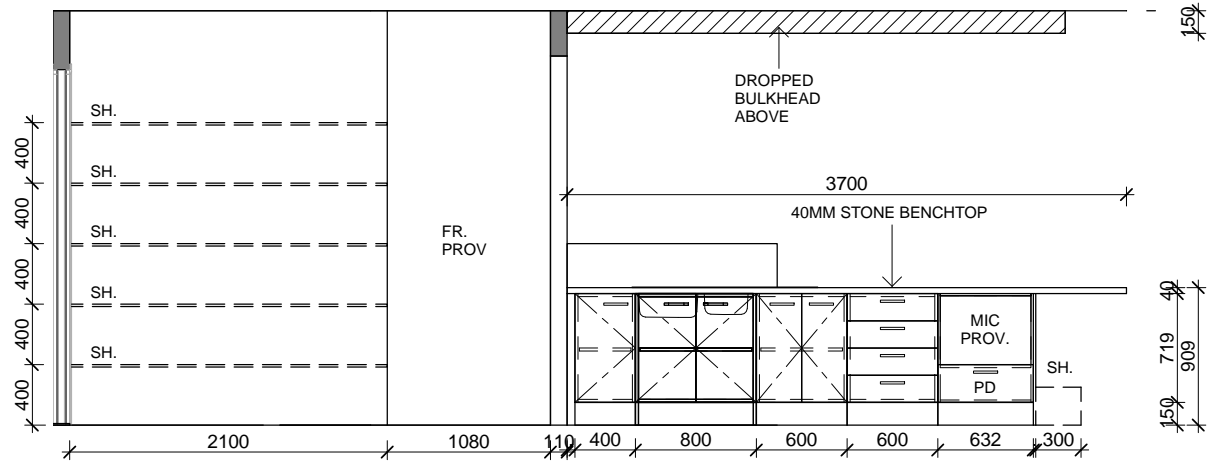
ELEVATION - KA
KITCHEN & WIP ELEVATIONS



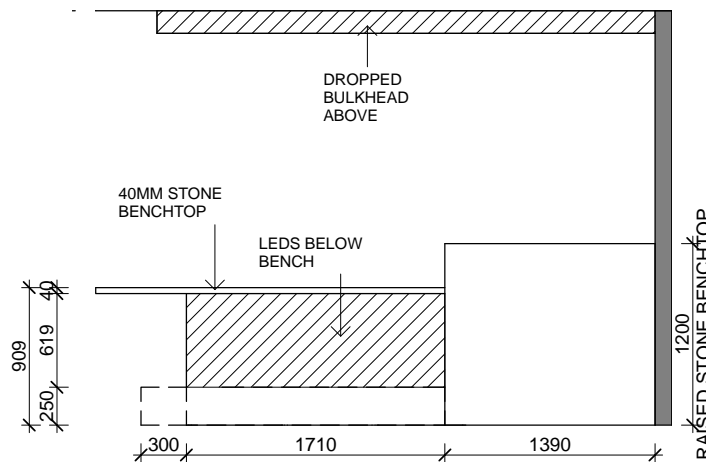
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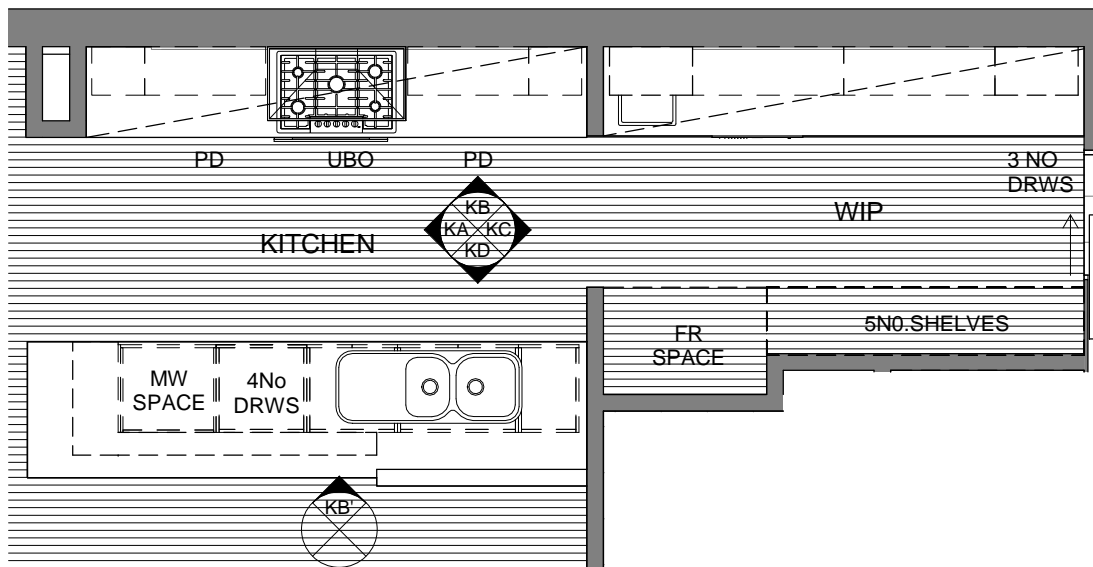
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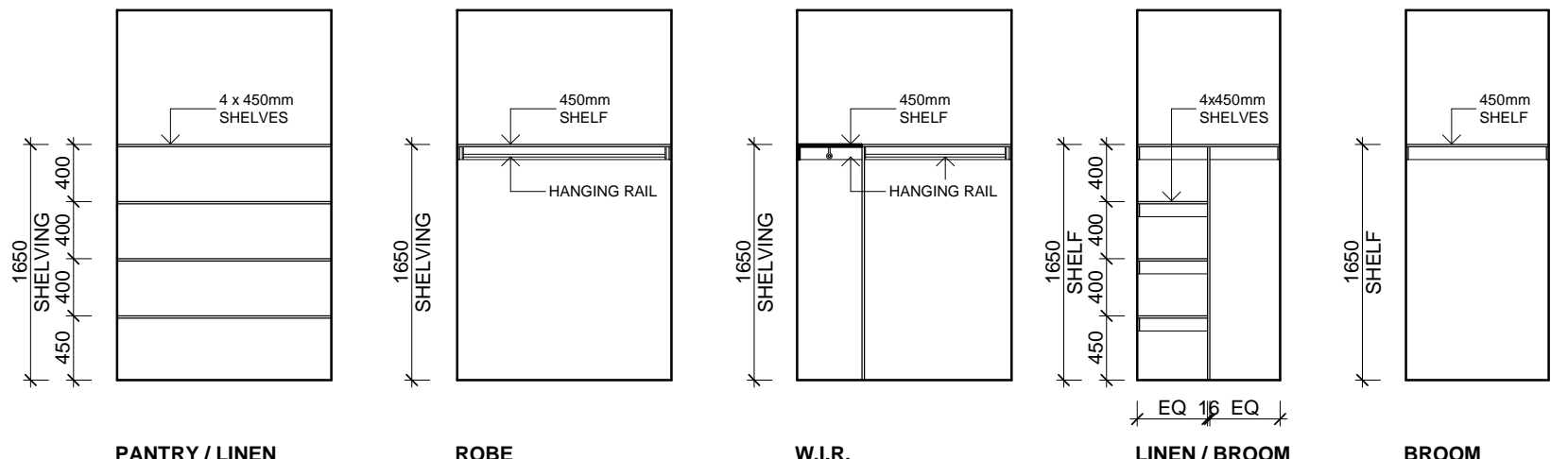
ELEVATION - KD



ELEVATION - KB'



KITCHEN PLAN
SCALE 1 : 50



PANTRY / LINEN ROBE
W.I.R. LINEN / BROOM BROOM
TYPICAL INTERNAL ELEVATIONS

GENERAL NOTES:

CLIENT

I / WE.....
CONFIRM THESE DRAWINGS ACCORD WITH OUR REQUIREMENTS AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES.
SIGNED..... DATE.....
SIGNED..... DATE.....

SHEET CONTENT:

KITCHEN

HOUSE TYPE:

MAX LOT WIDTH:

PROPERTY ADDRESS:

STREET NAME

CLIENT:

NORTH:

SCALE: 1 : 50

DATE:

DRAWN:

CHECKED:

SHEET NUMBER:

8.1

JOB NUMBER:

JOB ISSUE:

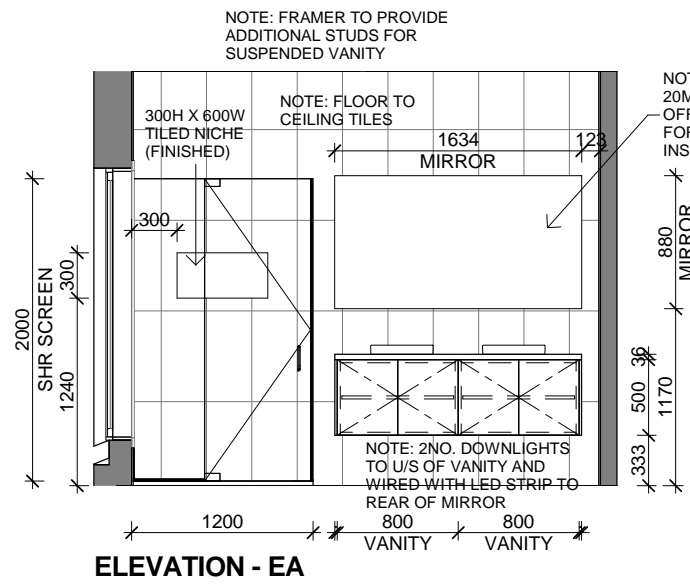
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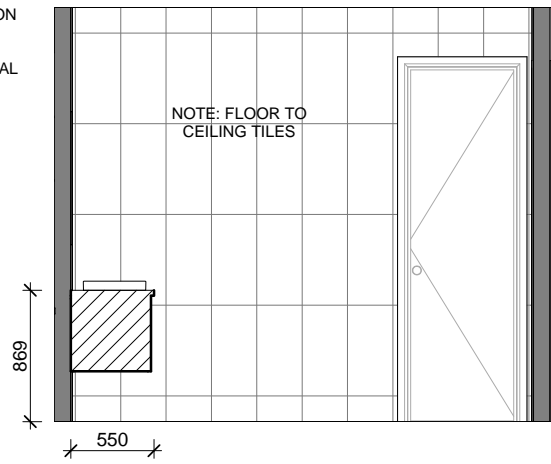
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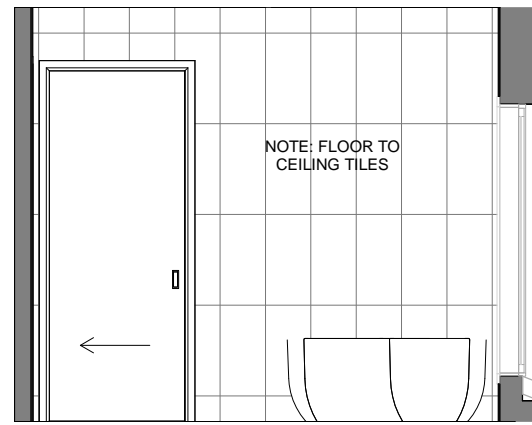
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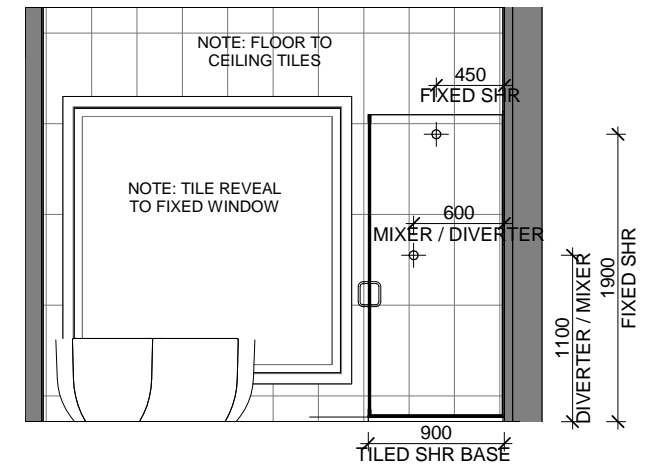
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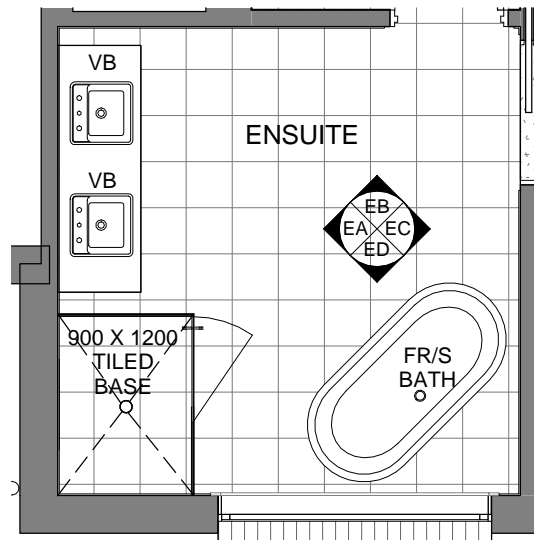
ELEVATION - EB
ENSUITE ELEVATIONS



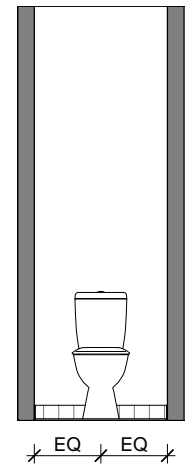
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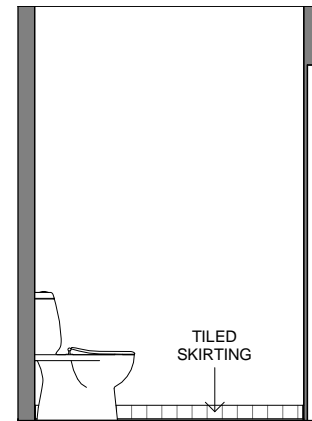
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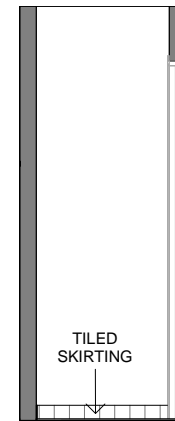
ENS PLAN
SCALE 1 : 50



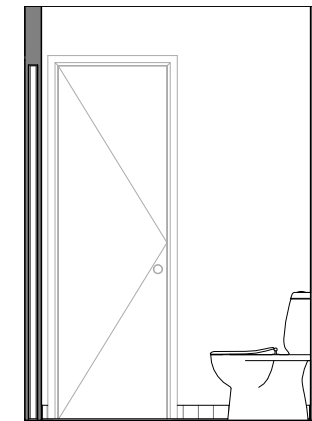
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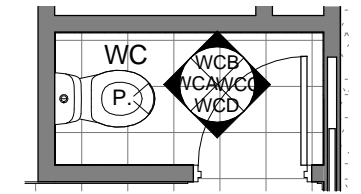
ELEVATION - WCB



ELEVATION - WCC



ELEVATION - WCD



ENS WC
SCALE 1 : 50

ELEVATION - WCA
ELEVATION - WCB
ELEVATION - WCC
ELEVATION - WCD
(ENSUITE) WC ELEVATIONS

GENERAL NOTES:

CLIENT

I / WE.....
CONFIRM THESE DRAWINGS ACCORD WITH OUR REQUIREMENTS AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES.
SIGNED..... DATE.....
SIGNED..... DATE.....

SHEET CONTENT:

ENSUITE

HOUSE TYPE:

MAX LOT WIDTH:

PROPERTY ADDRESS:

STREET NAME

CLIENT:

NORTH:

SCALE: 1 : 50

DATE:

DRAWN:

CHECKED:

SHEET NUMBER:

8.2

JOB NUMBER:

JOB ISSUE:

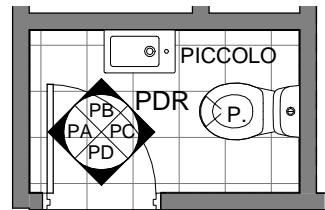
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REVISIONS

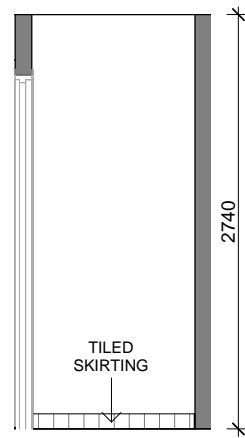
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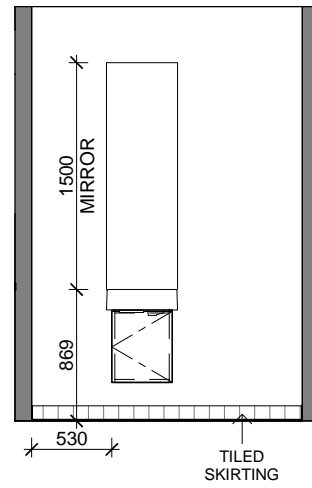
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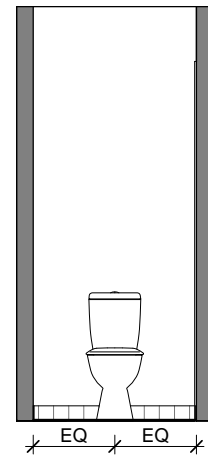
PDR PLAN
SCALE 1 : 50



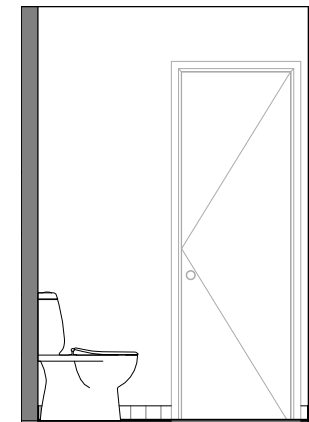
ELEVATION - PA
PDR ELEVATIONS



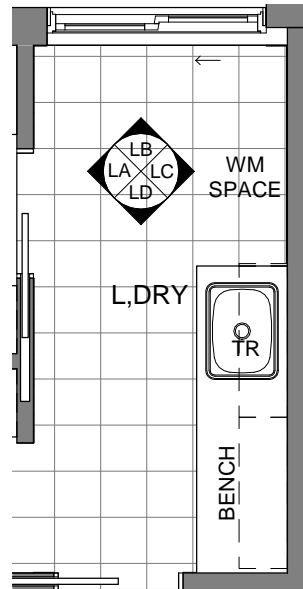
ELEVATION - PB



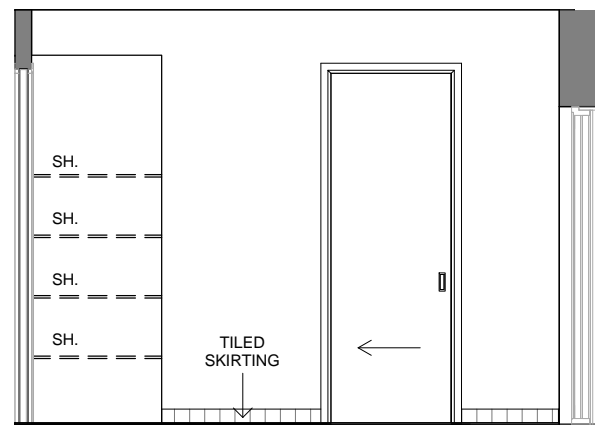
ELEVATION - PC



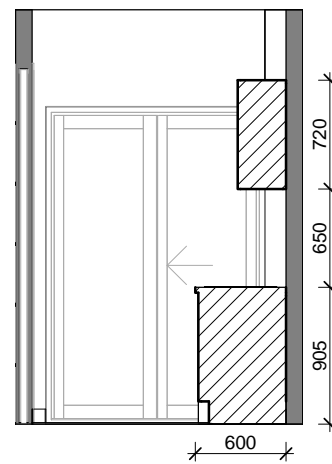
ELEVATION - PD



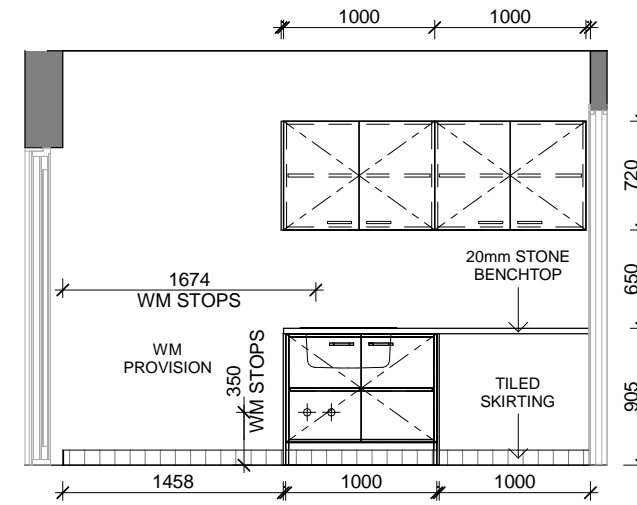
LAUNDRY PLAN
SCALE 1 : 50



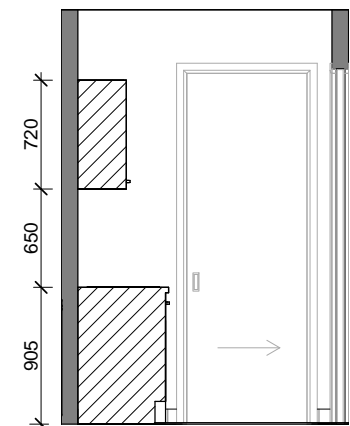
ELEVATION - LA
LAUNDRY ELEVATIONS



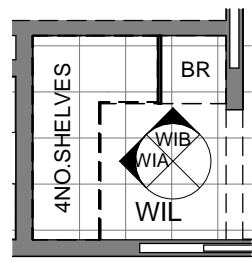
ELEVATION - LB



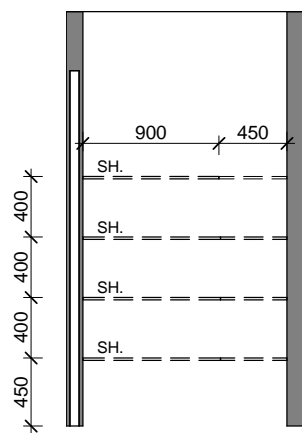
ELEVATION - LC



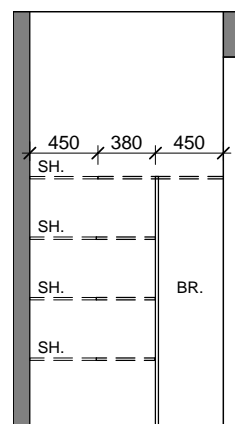
ELEVATION - LD



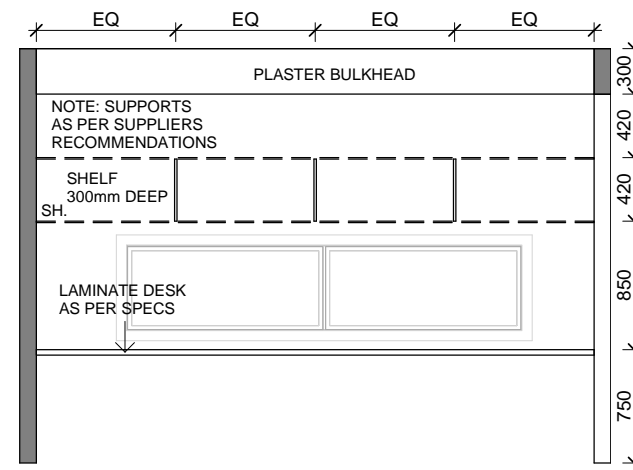
WIL PLAN
SCALE 1 : 50



ELEVATION - WIA
WIL ELEVATIONS



ELEVATION - WIB



GROUND FLOOR OFFICE ELEVATION

GENERAL NOTES:

CLIENT

I / WE.....
CONFIRM THESE DRAWINGS ACCORD WITH OUR REQUIREMENTS AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES.
SIGNED..... DATE.....
SIGNED..... DATE.....

SHEET CONTENT:

LAUNDRY & PDR

HOUSE TYPE: MAX LOT WIDTH:

PROPERTY ADDRESS:
STREET NAME

CLIENT:

NORTH:

SCALE: 1 : 50

DATE:

DRAWN:

CHECKED:

SHEET NUMBER:

8.3

JOB NUMBER:

JOB ISSUE:

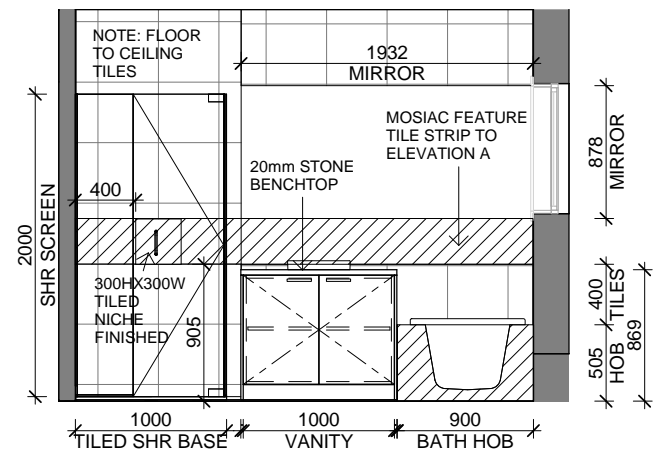
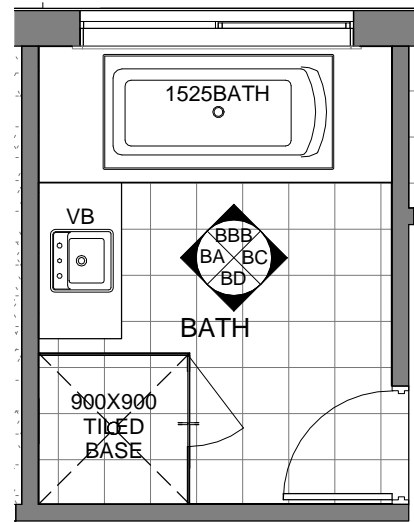
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REVISIONS

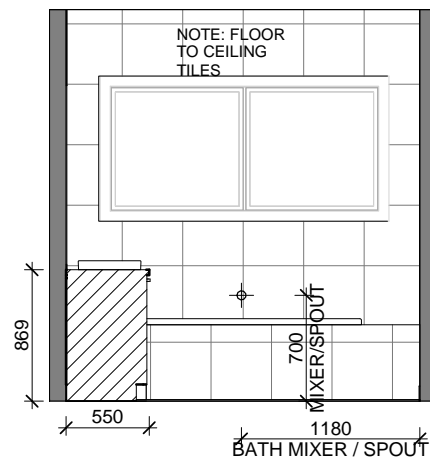
ISSUE	DATE	REVISION DESCRIPTION	INITIALS
A	09.07.16		

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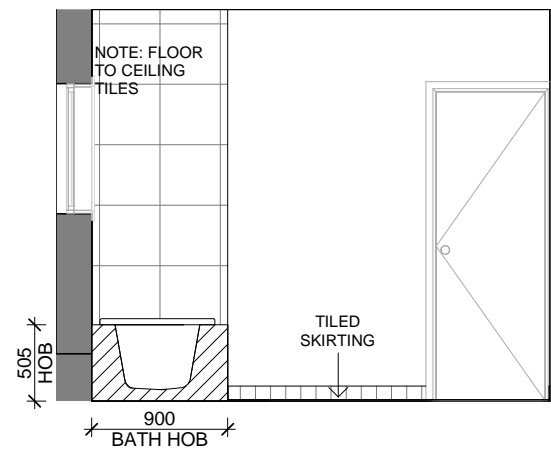
DB NUMBER



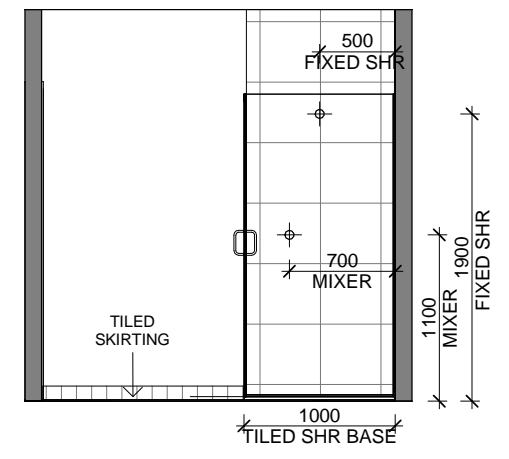
ELEVATION - BA
BATH ELEVATIONS



ELEVATION - BB

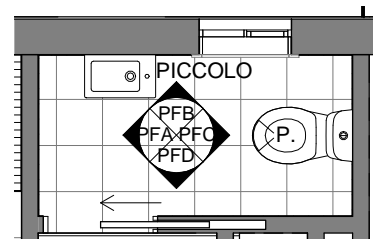


ELEVATION - BC

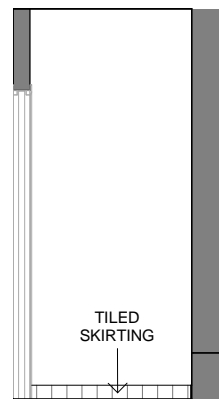


ELEVATION - BD

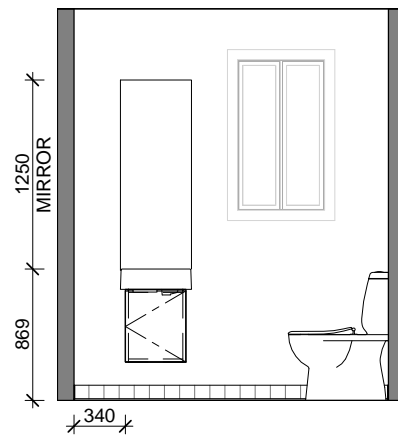
BATH PLAN
SCALE 1 : 50



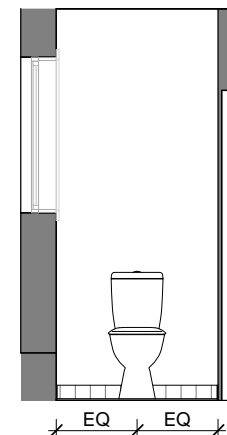
FF PDR PLAN
SCALE 1 : 50



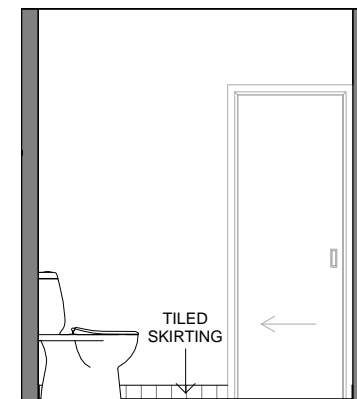
ELEVATION - PFA
FF/ PDR ELEVATIONS



ELEVATION - PFB



ELEVATION - PFC



ELEVATION - PFD

GENERAL NOTES:

CLIENT

I / WE.....
CONFIRM THESE DRAWINGS ACCORD WITH OUR REQUIREMENTS AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES.
SIGNED..... DATE.....
SIGNED..... DATE.....

SHEET CONTENT:

BATH ROOM & FIRST FLOOR

HOUSE TYPE: MAX LOT WIDTH:

PROPERTY ADDRESS:
STREET NAME

CLIENT:

NORTH:

SCALE: 1 : 50

DATE:

DRAWN:

CHECKED:

SHEET NUMBER:

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JOB NUMBER:

JOB ISSUE:

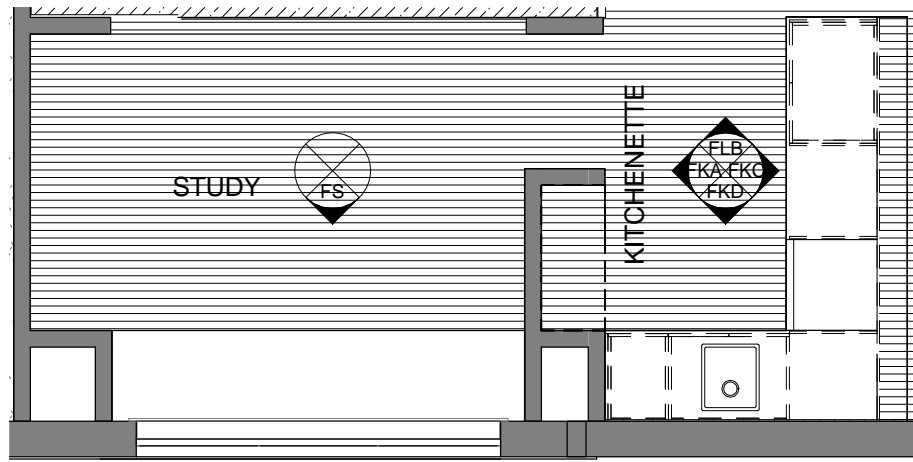
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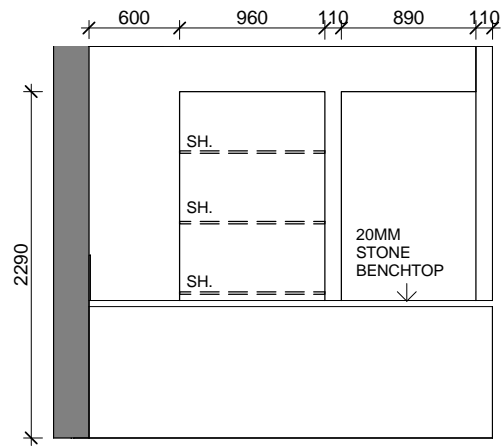
ISSUE	DATE	REVISION DESCRIPTION	INITIALS
A	09.07.16		

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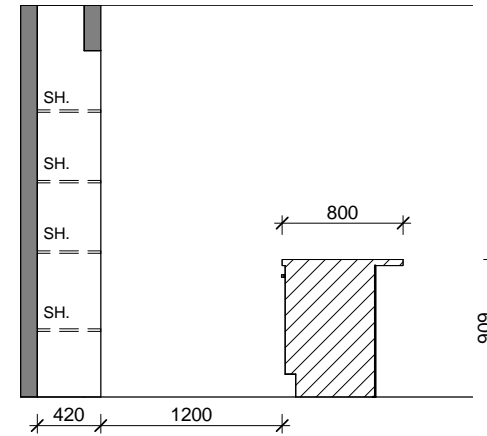
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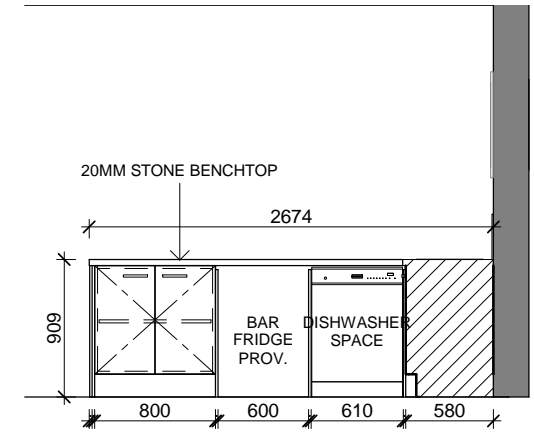
FF KITCHEN & STUDY PLAN
SCALE 1 : 50



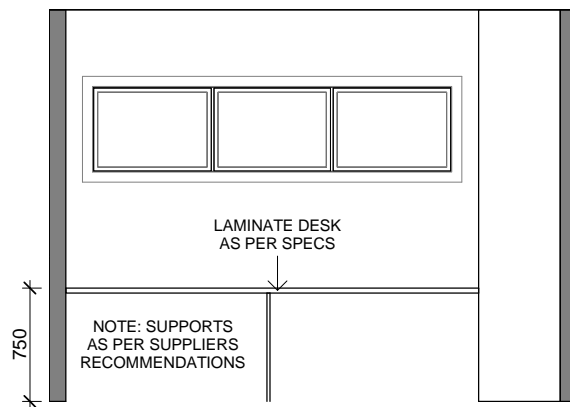
ELEVATION - FKA
FF KITCHEN & STUDY ELEVATIONS



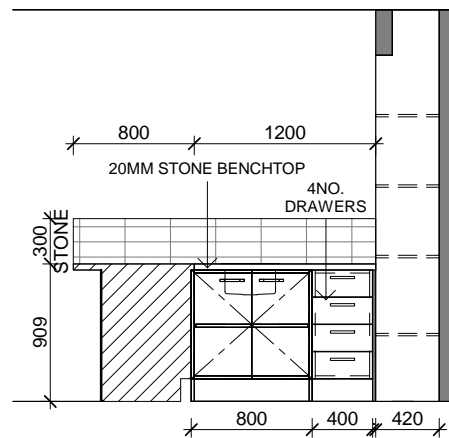
ELEVATION - FKB



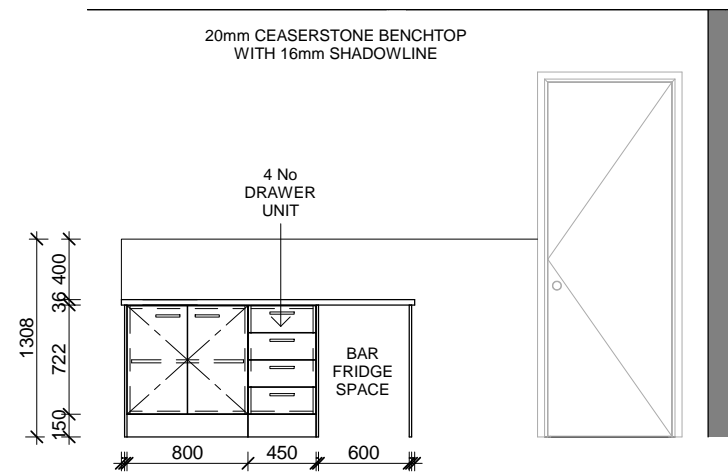
ELEVATION - FKC



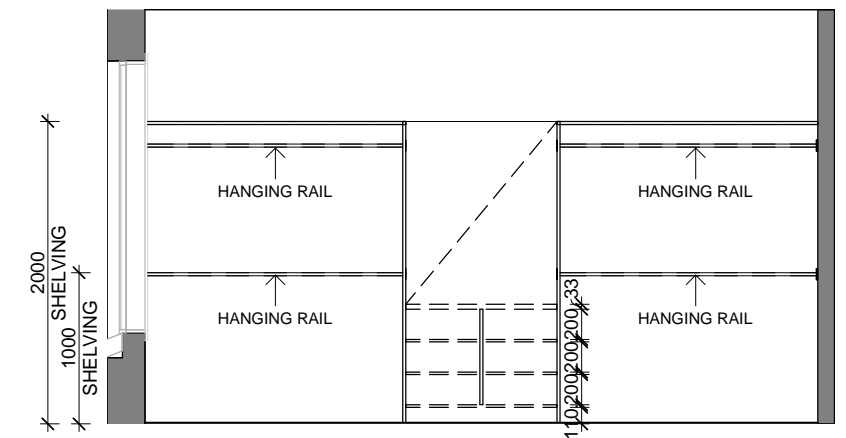
F/F STUDY



ELEVATION - FKD



GARAGE



WIR

GENERAL NOTES:

CLIENT

I / WE.....
.....
CONFIRM THESE DRAWINGS ACCORD WITH OUR REQUIREMENTS AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES.
SIGNED..... DATE.....
SIGNED..... DATE.....

SIGN OFF

SHEET CONTENT:
GARAGE

HOUSE TYPE: MAX LOT WIDTH:
PROPERTY ADDRESS:
STREET NAME
CLIENT:

NORTH:	SCALE: 1 : 50	SHEET NUMBER: 8.5	JOB NUMBER:
	DATE:		JOB ISSUE: A
	DRAWN:		
	CHECKED:		
ISSUE	DATE	REVISION DESCRIPTION	INITIALS
A	09.07.16		

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