

PROPOSAL:

SINGLE STOREY DWELLING

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**A: 4 Colosseum Drive
Strathtulloh, VIC 3338**

BUILDER

#Builder

PROJECT DETAILS

JOB NO: 260

DATE: 3/07/2026



ADDRESS:

LOT 7112, 89 WOODS ROAD TRUGANINA

CLIENT

STOCKWOOD HOMES

PROPOSAL:

SINGLE STOREY DWELLING

- ALL WORKS TO COMPLY WITH:
- BUILDING ACT 1993 (VIC)
 - BUILDING REGULATIONS 2018 (VIC) AS AMENDED
 - NATIONAL CONSTRUCTION CODE 2022 VOLUME TWO (INCLUDING ABCB HOUSING PROVISIONS)
 - RELEVANT AUSTRALIAN STANDARDS AS REFERENCED IN NCC 2022
 - ALL APPROVED PERMIT CONDITIONS, INCLUDING PLANNING AND BUILDING PERMITS

GENERAL

- THESE DRAWINGS MUST BE READ IN FULL AND CONFIRMED PRIOR TO COMMENCEMENT OF WORKS. NO RESPONSIBILITY ACCEPTED IF INFORMATION IS INCORRECT OR INCOMPLETE.
- BUILDER AND SUBCONTRACTORS TO VERIFY ALL EXISTING CONDITIONS, LEVELS, DIMENSIONS, AND SERVICES ON SITE PRIOR TO COMMENCING WORKS OR PREPARATION.
- DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS TAKE PRECEDENCE.
- DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERING DRAWINGS/COMPUTATIONS, ENERGY EFFICIENCY REPORT, SOIL REPORT, BUSHFIRE ASSESSMENT (IF APPLICABLE), AND ALL APPROVED PERMITS/CONDITIONS.
- ANY ALTERATIONS FROM STRUCTURAL ENGINEERING OR DISCREPANCIES TO BE REFERRED TO THE ARCHITECT/RELEVANT BUILDING SURVEYOR PRIOR TO CONSTRUCTION.
- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION METHODS SHALL COMPLY WITH NCC 2022 PERFORMANCE REQUIREMENTS UNLESS AN APPROVED ALTERNATIVE SOLUTION IS ASSESSED AND ENDORSED BY THE RELEVANT BUILDING SURVEYOR.
- BUILDER TO ENSURE STABILITY OF EXISTING AND NEW STRUCTURES DURING ALL WORKS, INCLUDING EXCAVATIONS, AND MAINTAIN WEATHERTIGHTNESS OF COMPLETED BUILDING.
- PROVIDE IMPERVIOUS FLOOR AND WALL FINISHES TO ALL WET AREAS IN ACCORDANCE WITH NCC 2022 PART H2.

SITE & SOIL

- REFER TO CURRENT SOIL REPORT FOR SITE CLASSIFICATION (E.G., CLASS P), FOUNDING DEPTHS, AND FOOTING/SLAB DESIGN REQUIREMENTS.
- ALL EXCAVATIONSTO BE INSPECTED BY A COMPETENT PERSON; NOTIFY ENGINEER IF CONDITIONS DIFFER FROM SOIL REPORT.
- SITE TO BE DRAINED TO PREVENT PONDING NEAR BUILDING; GROUND ADJACENT TO BUILDING GRADED TO FALL 50 mm OVER FIRST 1 m.

TERMITE PROTECTION

- SITE TO BE TREATED AGAINST SUBTERRANEAN TERMITES IN ACCORDANCE WITH AS 3660.1 AND TO LOCAL AUTHORITY SATISFACTION.
- TERMITE MANAGEMENT SYSTEM (E.G., PHYSICAL OR CHEMICAL BARRIER) TO BE INSTALLED PRIOR TO SLAB POUR OR TIMBER CONSTRUCTION AS PER NCC 2022 PART H1 AND AS 3660.1.
- EXPOSED SLAB EDGES TO HAVE MINIMUM 75 mm INSPECTION ZONE.

STORMWATER & DRAINAGE

- STORMWATER DRAINAGE SYSTEM TO DISCHARGE TO LEGAL POINT OF DISCHARGE (E.G., COUNCIL STORMWATER SYSTEM) TO SATISFACTION OF RELEVANT AUTHORITY.
- PREVENT PONDING OR BACKFLOW INTO BUILDING DURING HEAVY RAIN; OVERFLOW PROVISIONS REQUIRED.
- ALL DRAINS TO COMPLY WITH AS/NZS 3500.3; STORMWATER DRAINS MINIMUM 90 mm DIA PVC AT 1:100 GRADE UNLESS NOTED.
- AGRICULTURAL DRAINS (90 mm DIA) TO BASE OF EXCAVATIONS, RETAINING WALLS, AND WHERE GROUND FALLS TOWARDS BUILDING, CONNECTED TO STORMWATER VIA SILT PIT.
- FINISHED FLOOR LEVEL (FFL) MINIMUM 150 mm ABOVE EXTERNAL FINISHED GROUND LEVEL, 50 mm ABOVE PAVEDAREAS, AND 300 mm ABOVE 1% AEP FLOOD LEVEL (IF APPLICABLE).
- GROUND BENEATH SUSPENDED FLOORS GRADED TO PREVENT PONDING; SURFACE WATER DIVERTED AWAY FROM BUILDING.

FOOTINGS, SLABS & CONCRETE

- REINFORCED CONCRETE STRIP FOOTINGS, PAD FOOTINGS, AND SLABS TO ENGINEER’S DESIGN AND NCC 2022 PART H1 / AS 2870 / AS 3600.
- MINIMUM CONCRETE STRENGTH 25 MPa AT 28 DAYS, NOMINAL 80 mm SLUMP, 20 mm AGGREGATE UNLESS NOTED OTHERWISE.
- ALL CONCRETE TO BE CURED IN ACCORDANCE WITH AS 3600; REINFORCEMENT ON APPROVED BAR CHAIRS WITH MINIMUM LAPS PER MANUFACTURER.
- VAPOUR BARRIER 0.2 mm POLYETHYLENE FILM (MEDIUM IMPACT) BENEATH SLAB, LAPPED MIN 200 mm, SEALED AT PENETRATIONS.
- CONCRETE STUMPS (IF APPLICABLE): 100 mm SQ UP TO 1400 mm (1 HD WIRE), 1401-1800 mm (2 HD WIRES), >1800 mm TO BE BRACED.

TIMBER FRAMING

- TIMBER WALL AND ROOF FRAMING TO COMPLY WITH AS 1684.2-2021 (NON-CYCLONIC) OR AS 1684.3-2021 AS APPLICABLE, INCLUDING SUPPLEMENTARY TABLES.
- PROVIDE BRACING, TIE-DOWNS (MIN 1800 mm CENTRES, EVERY 4TH STUD), AND DOUBLE STUDS/STUMPS/PADS UNDER ALL CONCENTRATED LOADS.
- WALL TIES FOR MASONRY: MEDIUM DUTY, SPACED MAX 400 mm EACH DIRECTION PER NCC 2022 PART H2.
- ROOF TRUSSES AT MAX 900 mm CENTRES TO MANUFACTURER SPECIFICATIONS; PROVIDE GALVANISED CROSS BRACING WHERE EXPOSED.

MASONRY & WALLS

- MASONRY WORK TO COMPLY WITH AS 4773 AND NCC 2022 PART H2.
- ARTICULATION JOINTS MIN EVERY 5 m CENTRES PER NCC 2022 PART H2; TIES ON BOTH SIDES SPACED MAX 300 mm FROM JOINT.
- WEEPHOLES ABOVE OPENINGS >1200 mm WIDE AND SPACED MAX 1200 mm CENTRES IMMEDIATELY ABOVE DPC.
- EXTERNAL WALL CLADDING TO COMPLY WITH NCC 2022 PART H2 FOR WEATHERPROOFING.
- ALL EXTERNAL STEEL TO BE HOT DIPPED GALVANISED; STAINLESS STEEL WALL TIES.

ROOFING & GUTTERS

- ROOF CLADDING (E.G., COLORBOND STEEL), SARKING, FLASHINGS, AND INSTALLATION TO COMPLY WITH NCC 2022 PART H7 AND AS/NZS 4200.
- METAL ROOFING PROTECTED FROM CORROSION PER NCC 2022 TABLE; COMPATIBLE METALS ONLY (NO LEAD UPSTREAM OF ZINC-ALUMINIUM).
- ROOF TILES TO AS 2049, FIXED PER NCC 2022 FIGURE H7; BATTENS TO NCC 2022 PART H7.
- SARKING TO TILED/METAL ROOFS WITH FLAMMABILITY INDEX ≤5; OVERLAPPED MIN 150 mm OR TAPED.
- EAVES GUTTERS MIN FALL 1:500 (1:100 FOR BOX GUTTERS); SUPPORTED AT MAX 1200 mm CENTRES.
- DOWNPIPES (100x50 mm OR 90 mm DIA) MAX 12 m GUTTER LENGTH PER DOWNPIPE; OVERFLOW PROVISIONS IF >1.2 m FROM VALLEY.
- NO LEAD FLASHINGS IF PART OF POTABLE WATER CATCHMENT.

DRAWING LIST		
PAGE	DRAWING	SCALE
A01	COVER PAGE	1:168.6833, 1:148.2167
A02	GENERAL NOTES	
A02.1	GENERAL NOTES (1)	
A03	SITE PLAN	1:200
A04	LANDSCAPE PLAN	1:200
A05	GROUND FLOOR PLAN	1:100
A06	ROOF PLAN	1:100
A07	ELEVATIONS	1:100
A07.1	ELEVATIONS	1:100
A08	SECTION & DETAILS	1:20, 1:100
A08.1	SECTION & DETAILS	1:20
A09	ELECTRIC PLAN	
A10	WINDOWS & DOORS SCHEDULE	



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FOR
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GENERAL NOTES

DRAWING DETAILS

01/04/2024

@ A3

S.M

DRAWING NO.

A02

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BUSHFIRE ATTACK LEVEL (BAL 12.5 IF APPLICABLE)

- CONSTRUCTION IN BUSHFIRE-PRONE AREAS TO COMPLY WITH AS 3959-2018 AND NCC 2022 PART H7.
- SUBFLOOR SUPPORTS: NON-COMBUSTIBLE OR STEEL/BRONZE/ALUMINIUM MESH.
- FLOORS: CONCRETE SLAB OR ENCLOSED BY EXTERNAL WALL; METAL MESH IF UNENCLOSED.
- EXTERNAL WALLS: <400 mm ABOVE GROUND/DECKS ETC. BUSHFIRE-RESISTANT TIMBER/CLAD OR 6 mm FIBRE CEMENT.
- EXTERNAL DOORS: SCREENED WITH STEEL/BRONZE/ALUMINIUM MESH OR SOLID CORE >35 mm.
- WINDOWS: BUSHFIRE-RESISTANT GLASS OR METAL SCREENS; FRAMES NON-COMBUSTIBLE OR BUSHFIRE-RESISTANT TIMBER.
- ROOFS: NON-COMBUSTIBLE COVERING; FULLY SARKED; PENETRATIONS SEALED.
- DOWNPIPES WITHIN 900 mm OF BOUNDARY TO BE NON-COMBUSTIBLE.

GENERAL NOTES (2)

WINDOWS, DOORS & GLAZING

- WINDOWS AND GLAZED ASSEMBLIES TO COMPLY WITH AS 2047 AND AS 1288 (NCC 2022 PART H8).
- GRADE A SAFETY GLASS IN WET AREAS, BALUSTRADES, LOW-LEVEL GLAZING (<2 m ABOVE FLOOR IF <500 mm WIDE), AND WHERE REQUIRED BY NCC 2022.
- GLAZING IN DOORS/ADJACENT TO DOORS: SAFETY GLASS IF <700 mm FROM FLOOR AND >500 mm WIDE/HIGH.
- WINDOWS FACING BOUNDARY MIN 900 mm SETBACK UNLESS PROTECTED.
- ALL SIZES NOMINAL; CHECK MANUFACTURER SCHEDULE AND SITE PRIOR TO FABRICATION.

WET AREAS & WATERPROOFING

- WET AREAS (BATHROOMS, LAUNDRIES, ETC.) TO BE WATERPROOFED/WATER-RESISTANT PER AS 3740-2021 AND NCC 2022 PART H2.
- WATERPROOF MEMBRANE TO FLOORS, WALLS, JUNCTIONS; EXTEND MIN 150 mm UP WALLS, 25 mm OVER THRESHOLD.
- SHOWER AREAS: MEMBRANE TO MIN 1800 mm HIGH; STEP-DOWN MIN 25 mm IF UNENCLOSED.
- FLOOR WASTES IN SHOWERS/LAUNDRIES; GRADIENT 1:80 TO WASTE.
- ALL PENETRATIONS SEALED; COMPLIANT DETAILS FOR HOBLESS SHOWERS, BATHS, ETC.

INSULATION & ENERGY EFFICIENCY

- INSULATION TO WALLS, CEILINGS, FLOORS AS PER APPROVED ENERGY REPORT (MIN 7-STAR NATHERS EQUIVALENT PER NCC 2022 PART H6).
- CEILING INSULATION TO ACHIEVE REQUIRED R-VALUE; COMPRESSED AT EDGES MAX 20%.
- WALL INSULATION: FOIL WRAP OR EQUIVALENT; REFER ENERGY REPORT.
- IF OUTDOOR LIVING AREA: FULLY COVERED OR WITH CEILING FAN TO COMPLY WITH H6.
- SARKING TO ROOFS; VAPOUR PERMEABLE MEMBRANE TO EXTERNAL WALLS PER NCC 2022 PART H7.

CONDENSATION & VENTILATION

- EXHAUST SYSTEMS TO BATHROOMS/SANITARY COMPARTMENTS/LAUNDRY/KITCHEN DISCHARGING DIRECTLY TO OUTSIDE OR VENTILATED ROOF SPACE.
- MIN FLOW RATES: BATHROOM/WC 25 L/s, KITCHEN/LAUNDRY 40 L/s.
- ROOF SPACE VENTILATION: MIN UNOBSTRUCTED AREA 1/750 OF CEILING FOR FLAT ROOFS, 1/900 FOR PITCHED; EAVE VENTS WHERE REQUIRED.
- SUB-FLOOR VENTILATION MIN 6000 mm²/m RUN OF WALL PER NCC 2022 PART H1.
- HABITABLE ROOMS: NATURAL VENTILATION MIN 5% FLOOR AREA (OPENABLE) OR MECHANICAL.

SMOKE ALARMS

- INSTALLED PER NCC 2022 PART H3 AND AS 3786-2014; INTERCONNECTED, MAINS-POWERED WHERE AVAILABLE.
- LOCATIONS: ON/NEAR CEILING IN BEDROOM STOREYS, BETWEEN BEDROOMS AND EXIT, HALLWAYS, AND OTHER STOREYS.

LIVABLE HOUSING DESIGN

- COMPLY WITH NCC 2022 PART H8 (SILVER LEVEL MIN): STEP-FREE ENTRY PATH, MIN DOOR WIDTHS 820 mm, STEP-FREE SHOWER, REINFORCED WALLS FOR GRAB RAILS IN TOILET/SHOWER.
- TOILET DOORS: REMOVABLE HINGES OR OUTWARD/SLIDING IF <1200 mm FROM PAN.

STAIRS & RAMPS (IF APPLICABLE)

- RISERS 115-190 mm, GOINGS 240-355 mm, 2R + G = 550-700 mm; CONSISTENT THROUGHOUT.
- HANDRAILS MIN 865 mm ABOVE NOSING; BARRIERS WHERE DROP ≥1 m (MIN 1 m HIGH).
- MAX 125 mm OPENINGS/SPHERE RULE FOR BALUSTRADES/RISERS.
- RAMPS MAX GRADIENT 1:8; LANDINGS AS REQUIRED.

FIRE & SAFETY

- FIRE SEPARATION PER NCC 2022 PART H3 IF MULTIPLE DWELLINGS.
- BALUSTRADES/OPENINGS: NO CLIMBABLE ELEMENTS 150-760 mm ABOVE FLOOR.

NATURAL LIGHT & VENTILATION

- HABITABLE ROOMS: MIN 10% GLAZED AREA FOR NATURAL LIGHT (MIN 3% BORROWED IF NO WINDOWS).
- GLAZED AREA CALCULATION EXCLUDES FRAMES; MIN 0.8 m² PER ROOM.
- ARTIFICIAL LIGHTING TO WET AREAS IF NATURAL INSUFFICIENT, MIN 1 FITTING/16 m² PER AS/NZS 1680.

ELECTRICAL & SERVICES

- ALL ELECTRICAL TO AS/NZS 3000; SAFETY SWITCHES (RCDS) TO ALL CIRCUITS.
- SMOKE ALARMS INTERCONNECTED; PROVIDE RCD PROTECTION.



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TRUGANINA

PROPOSAL

SINGLE STOREY DWELLING
FOR
STOCKWOOD HOMES

GENERAL NOTES (1)

DRAWING DETAILS

DRAWING NO.

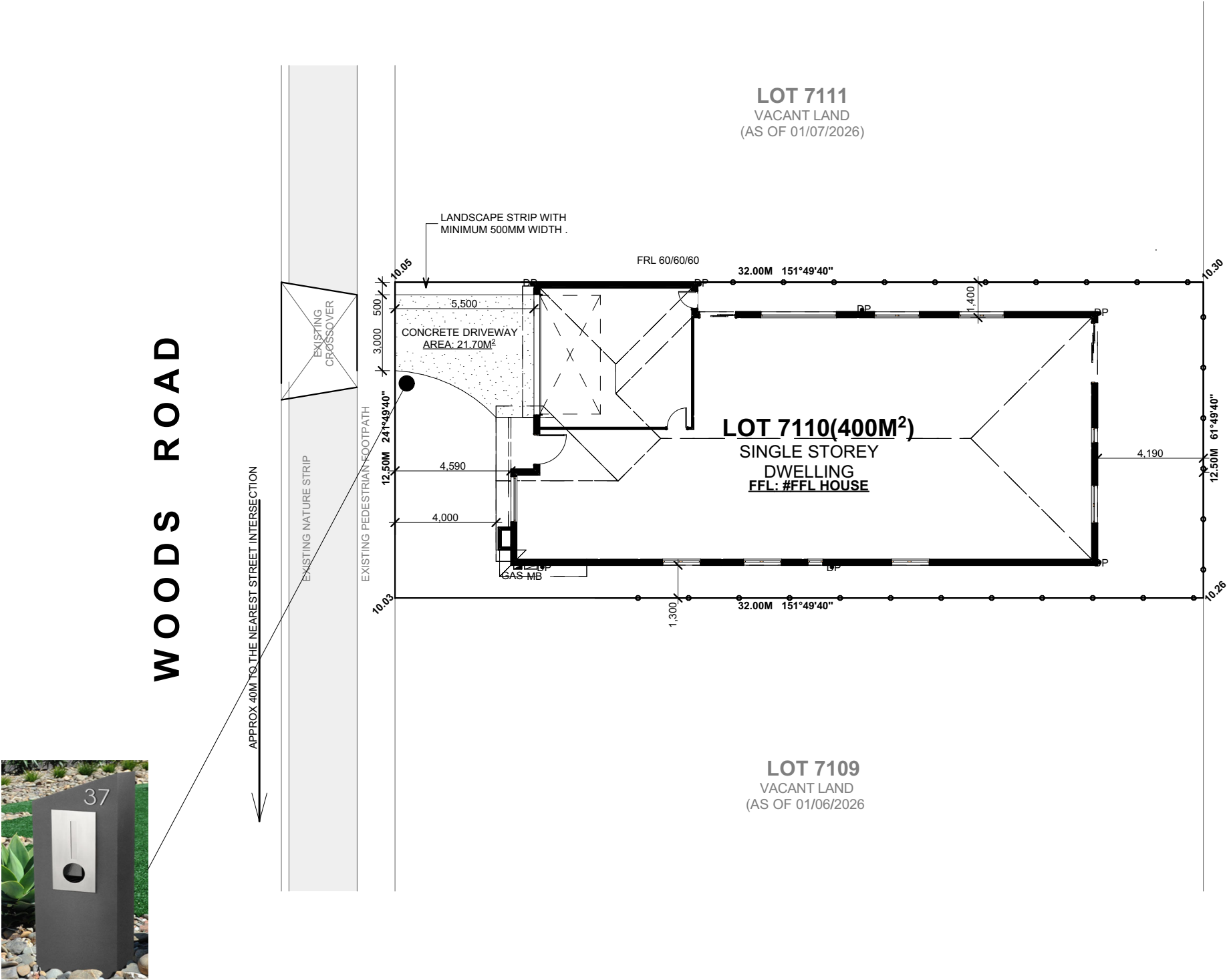
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AREA ANALYSIS	
SITE AREA	400m ²
FLOOR LIVING	201.76m ²
GARAGE	33.06m ²
PORCH	4.96m ²
ALFRESCO	N/A
TOTAL:	239.78m ²
SQ	25.81 SQ
% SITE COVERAGE	59.94%
% IMPERMEABLE AREA	65.37%
% PERMEABLE AREA	34.63%
GARDEN AREA	138.52m ²

LEGEND	
	EXPOSED AGGREGATE COLORED CONC. DRIVEWAY
	EVAP. COOLING UNIT
	SOLAR HOT WATER SYSTEM
	2000L WATER TANK
	ANTENNA
	DOWNPIPE
	GAS METER
	ELECTRICAL METER BOX
	HOT WATER SYSTEM
	FOLD-DOWN CLOTHES LINE

DWELLINGS MUST BE
CONNECTED TO
RECYCLED WATER

DWELLINGS MUST BE
CONNECTED TO NATIONAL
BROADBAND NETWORK



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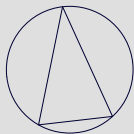
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SITE PLAN

DRAWING DETAILS

01/04/2024 @ A3 S.M



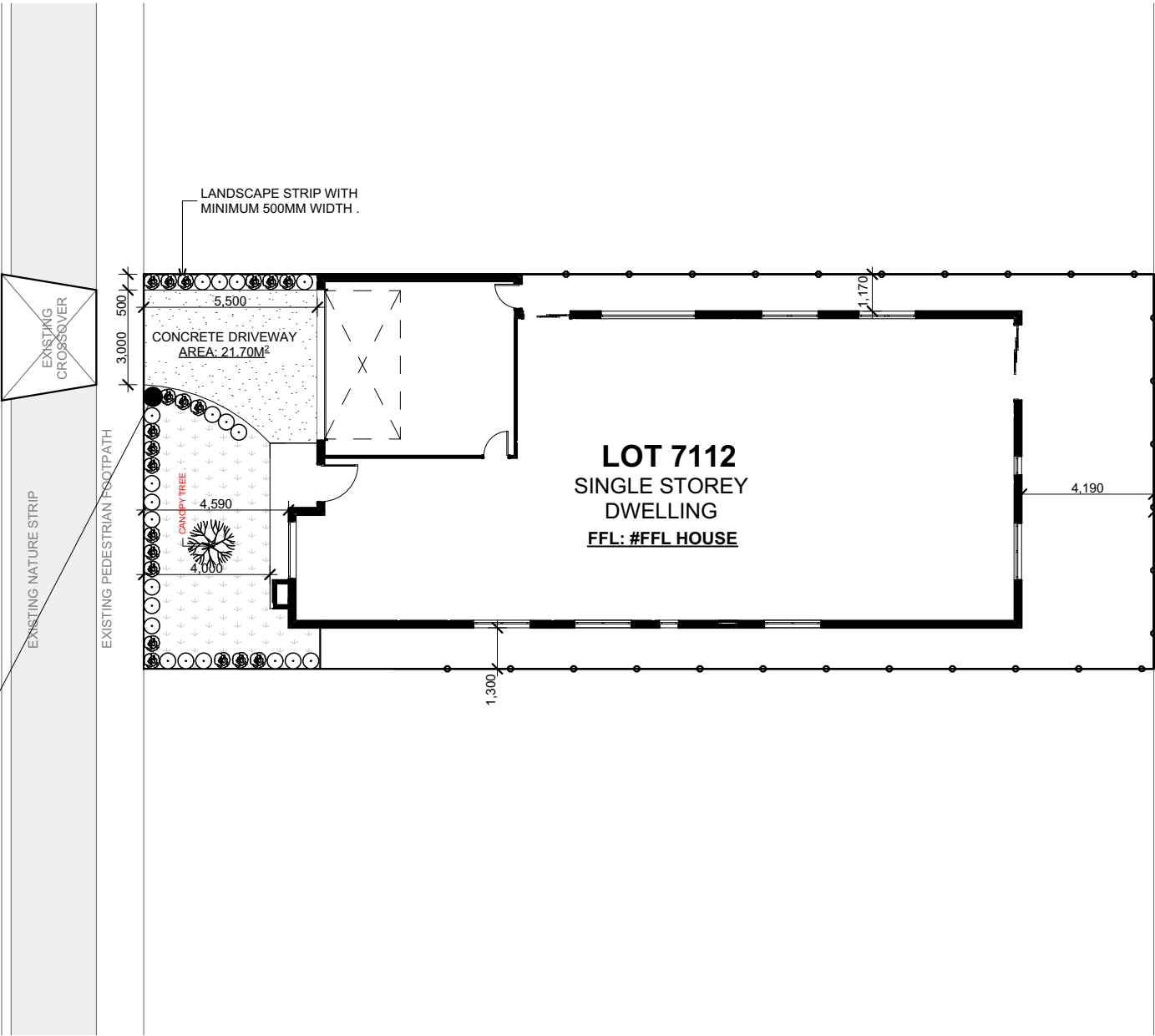
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FRONT GARDEN CALCULATION		
AREA NAME	AREA SIZE	PERCENTAGE
HARDSCAPE AREA	22.40 m²	34.93%
SOFTSCAPE AREA	41.71 m²	65.07%
TOTAL AREA	64.11 m²	100%

AREA ANALYSIS	
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	EVAP. COOLING UNIT
	SOLAR HOT WATER SYSTEM
	2000L WATER TANK
	ANTENNA
	DOWNPIPE
	GAS METER
	ELECTRICAL METER BOX
	HOT WATER SYSTEM
	FOLD-DOWN CLOTHES LINE

LANDSCAPING MUST BE
FINISHED WITHIN 3 MONTHS
OF OCCUPANCY.



WOODS ROAD



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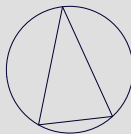
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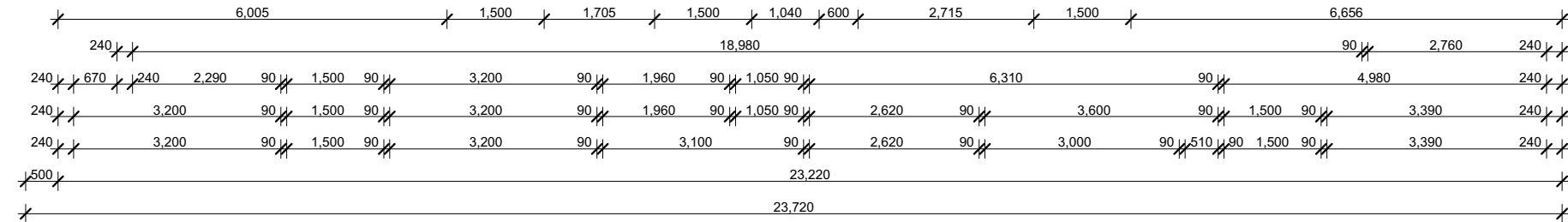
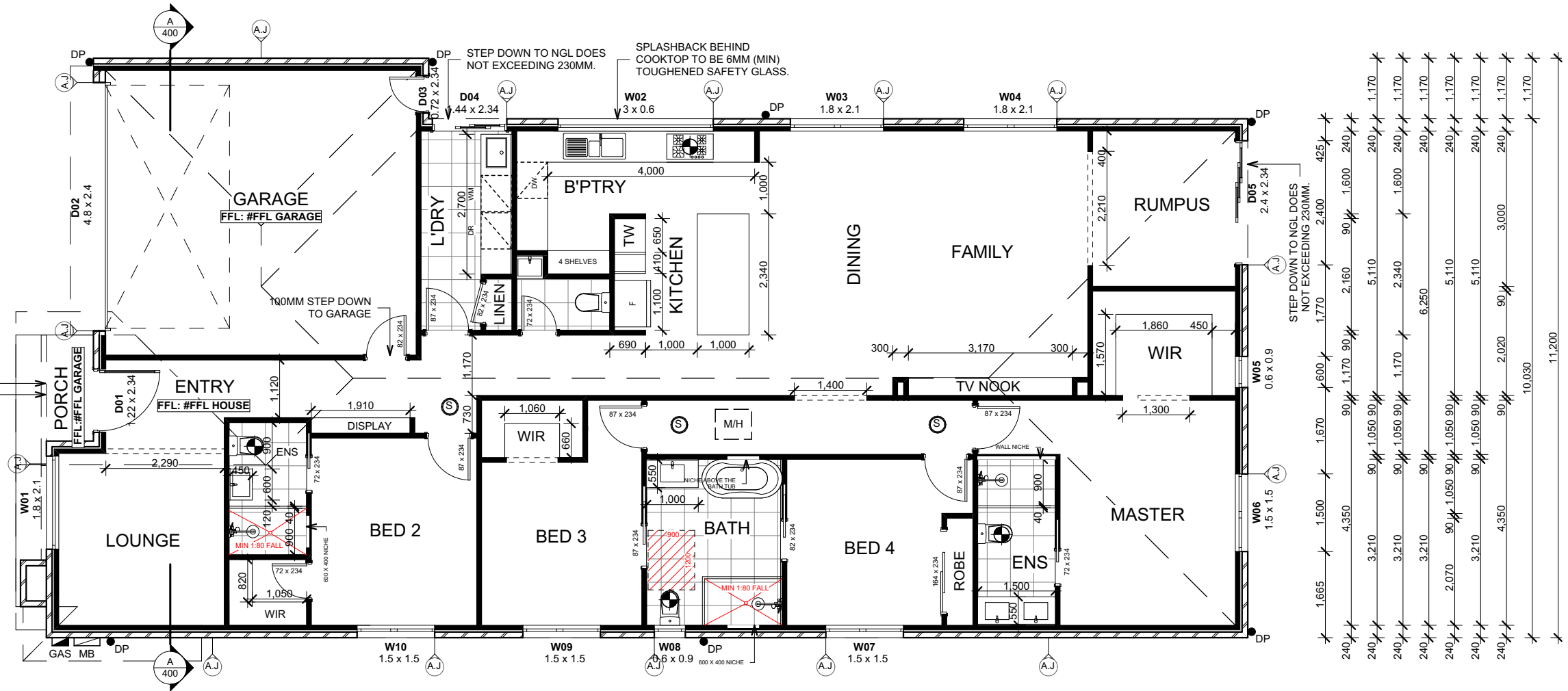
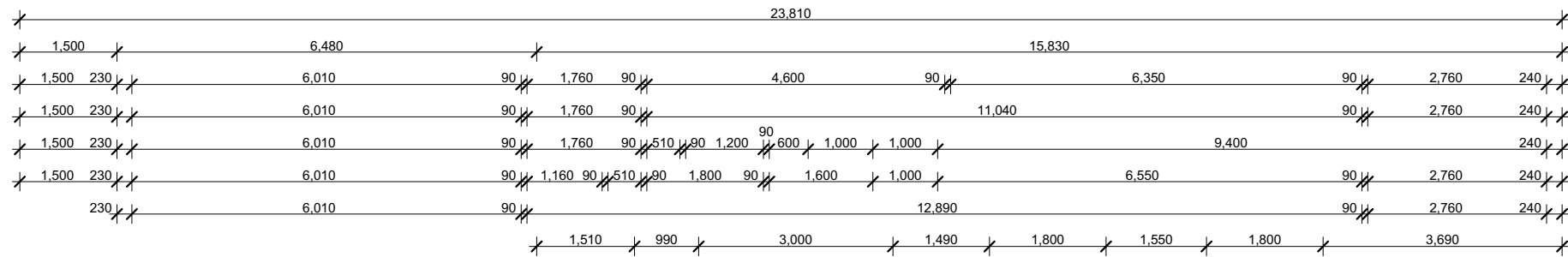
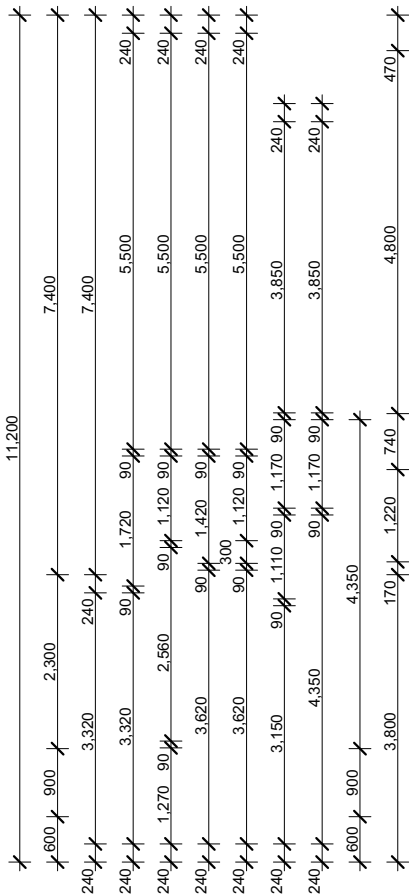
LANDSCAPE PLAN

DRAWING DETAILS

01/04/2024 @ A3 S.M



DRAWING NO.
A04



AREA ANALYSIS	
SITE AREA	400m ²
FLOOR LIVING	201.76m ²
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LEGEND	
	ARTICULATION JOINT IN BRICKS TO BE IN ACCORDANCE WITH AS 3700-2001
	GAS METER
	METER BOX
	HOT WATER SYSTEM
	DOWN PIPE
	MICROWAVE PROVISION
	DISH WASHER PROVISION
	MAN HOLE ACCESS (750 x 580)
	INTERCONNECTED SMOKE ALARM
	WATER TAP
	EXHAUST FAN
	WINDOW & DOOR SIZES. WIDTH (BOTTOM) x HEIGHT (TOP)
	TILES TO WET AREAS, AS PER BUILDERS SPECIFICATIONS

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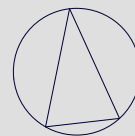
GROUND FLOOR PLAN

DRAWING DETAILS

01/04/2024

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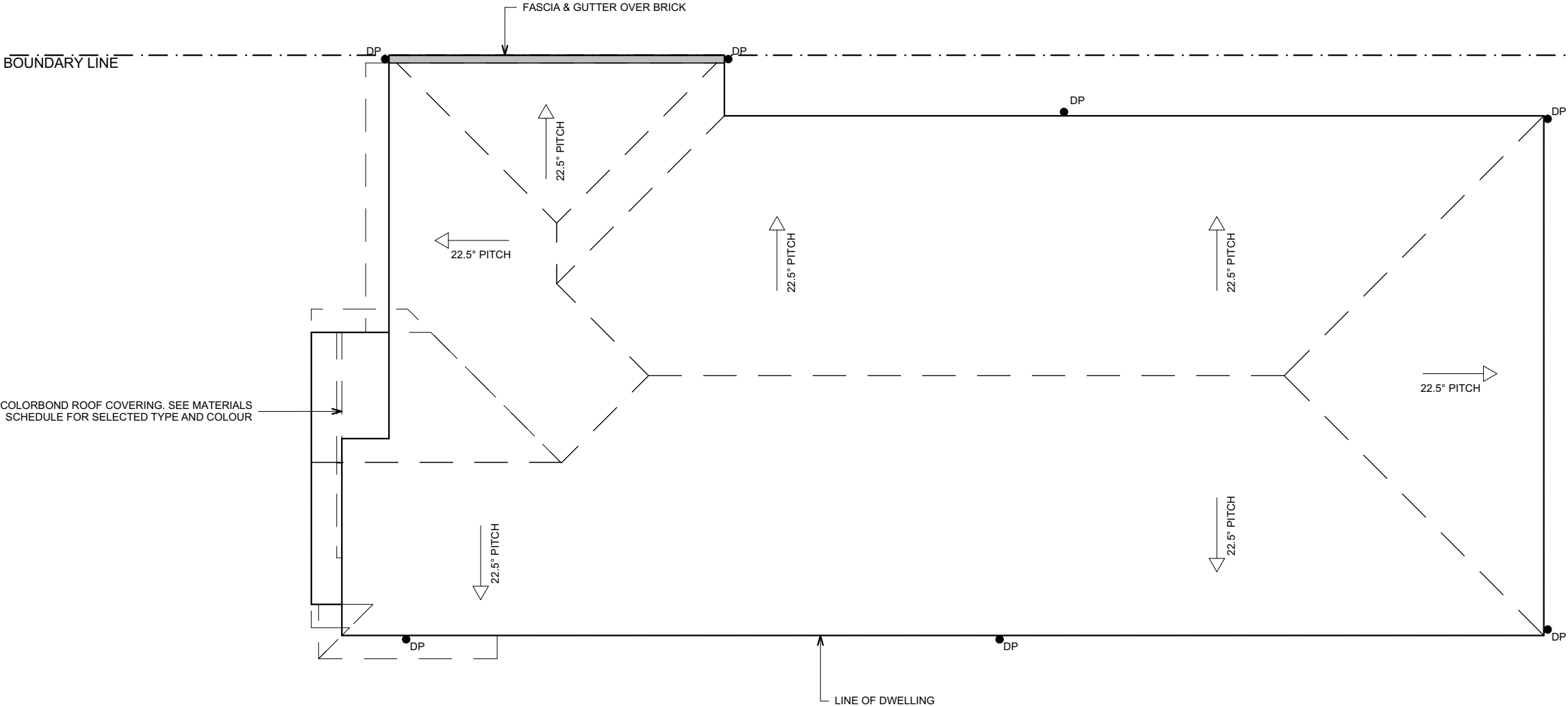


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BATHROOM AND TOILET
EXHAUST FANS ARE TO
BE DUCTED AND VENTED
THROUGH THE ROOF VIA
PROPRIETARY ROOF
VENT TERMINALS IN
ACCORDANCE WITH THE
MANUFACTURER'S
SPECIFICATIONS AND
NCC REQUIREMENTS.

WHIRLYBIRD TO
DISCHARGE TO OUTSIDE
AIR AS PER NCC 2019 BCA
VOLUME 2 CLAUSE
3.8.7.4



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	MAN HOLE ACCESS (750 x 580)
	INTERCONNECTED SMOKE ALARM
	WATER TAP
	EXHAUST FAN
	WINDOW & DOOR SIZES. WIDTH (BOTTOM) x HEIGHT (TOP)
	TILES TO WET AREAS, AS PER BUILDERS SPECIFICATIONS



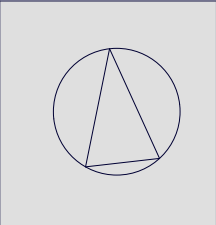
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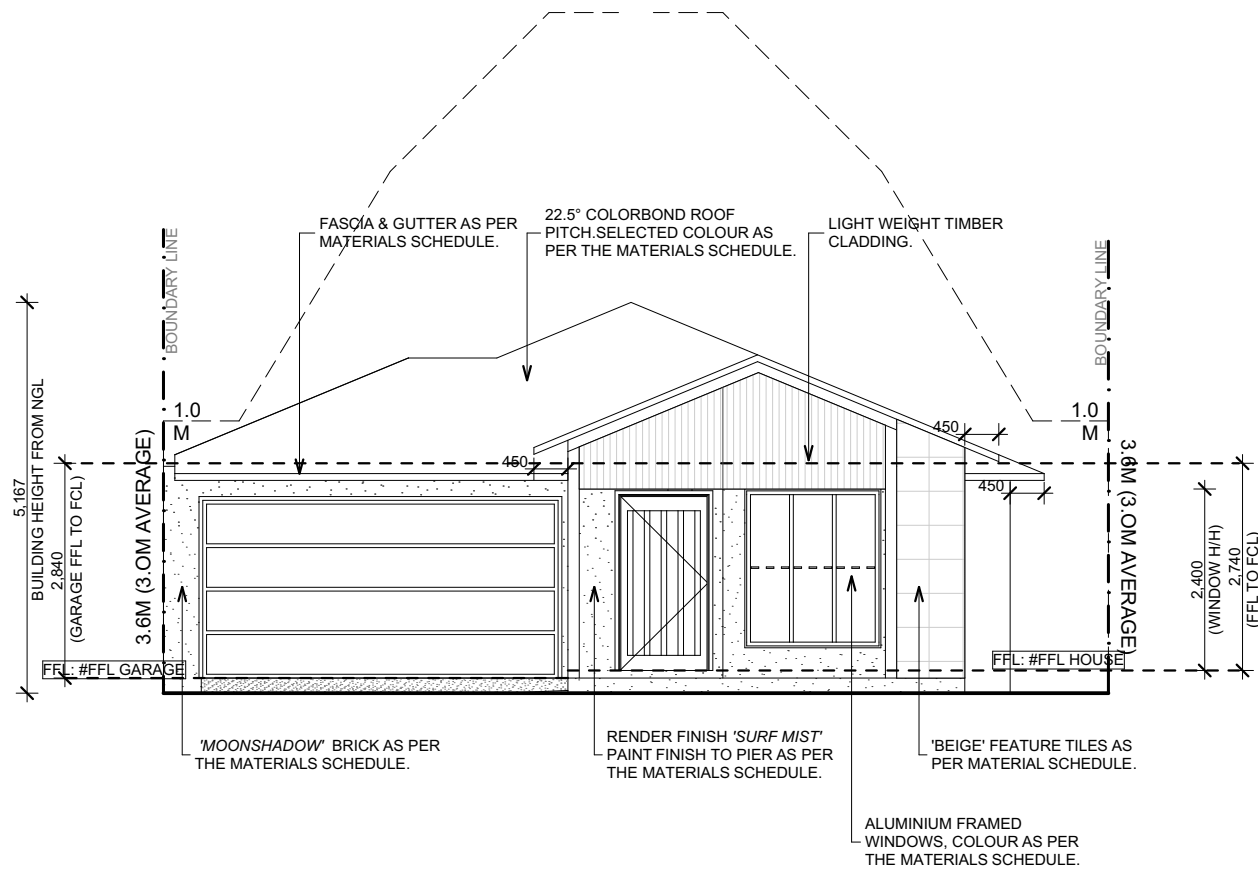
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ROOF PLAN

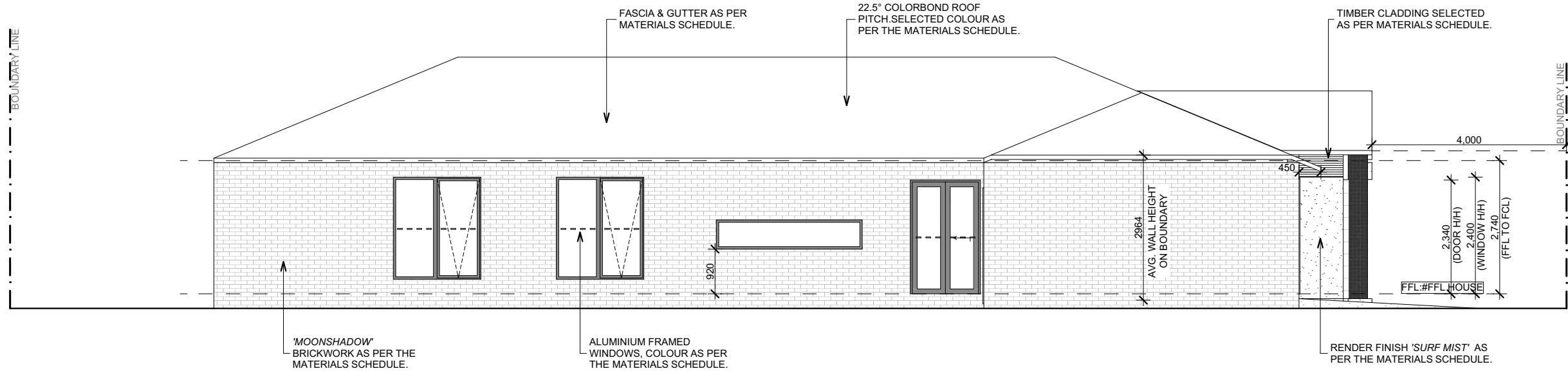
DRAWING DETAILS



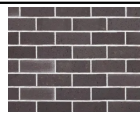
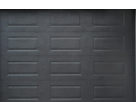
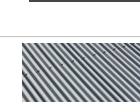
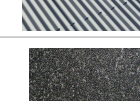
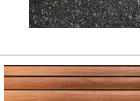
DRAWING NO.
A06



A WEST ELEVATION SCALE 1:100



B NORTH ELEVATION SCALE 1:100

MATERIALS SCHEDULE	
DESCRIPTION	COLOUR SAMPLE
BRICK WORK - 'MOONSHADOW' BY SELKIRK BRICKS	
RENDER FINISH - 'SURF MIST'	
BEIGE FEATURE TILES	
ENTRY DOOR - 'MONUMENT' FINISH	
GARAGE PANEL LIFT DOOR - 'MONUMENT' FINISH	
'MONUMENT' FINISH TO THE FOLLOWING: -ALUMINIUM WINDOWS & DOORS	
'MONUMENT' FINISH TO THE FOLLOWING: -FASCIA & GUTTER -DOWNPIPES -METER BOX	
ROOF MATERIAL : COOLORBOND SUPPLIER : COLORBOND COLOUR : MONUMENT	
CONCRETE AGGREGATE - DRIVEWAY 'CHARCOAL' FINISH	
LIGHTWEIGHT TIMBER CLADDING INFILL - 'TIMBER LOOK' FINISH	



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SITE ADDRESS
LOT 7112, 89 WOODS ROAD
TRUGANINA

PROPOSAL
SINGLE STOREY DWELLING
FOR
STOCKWOOD HOMES

ELEVATIONS

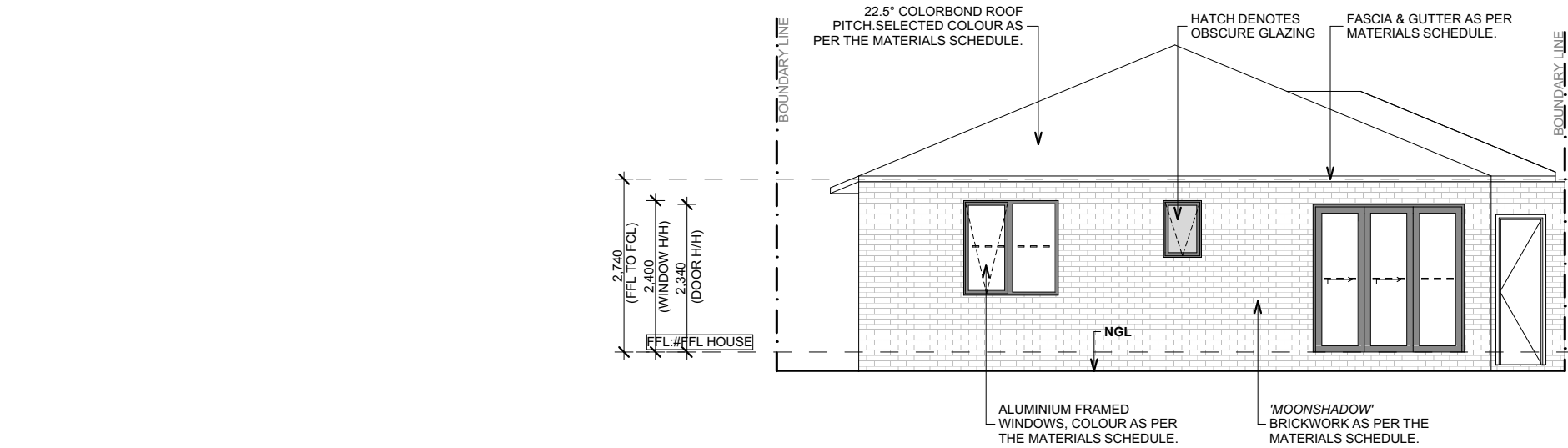
DRAWING DETAILS

01/04/2024

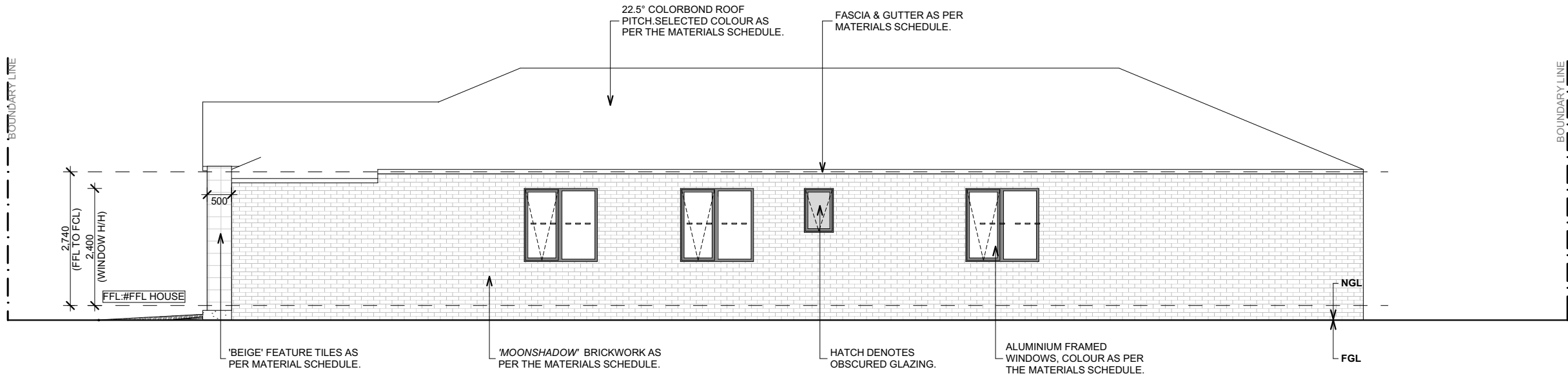
@ A3

S.M

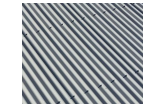
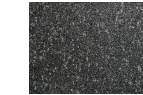
DRAWING NO.
A07



C EAST ELEVATION SCALE 1:100



D SOUTH ELEVATION SCALE 1:100

MATERIALS SCHEDULE	
DESCRIPTION	COLOUR SAMPLE
BRICK WORK - 'MOONSHADOW' BY SELKIRK BRICKS	
RENDER FINISH - 'SURF MIST'	
BEIGE FEATURE TILES	
ENTRY DOOR - 'MONUMENT' FINISH	
GARAGE PANEL LIFT DOOR - 'MONUMENT' FINISH	
'MONUMENT' FINISH TO THE FOLLOWING: -ALUMINIUM WINDOWS & DOORS	
'MONUMENT' FINISH TO THE FOLLOWING: -FASCIA & GUTTER -DOWNPIPES -METER BOX	
ROOF MATERIAL : COOLORBOND SUPPLIER : COLORBOND COLOUR : MONUMENT	
CONCRETE AGGREGATE - DRIVEWAY 'CHARCOAL' FINISH	
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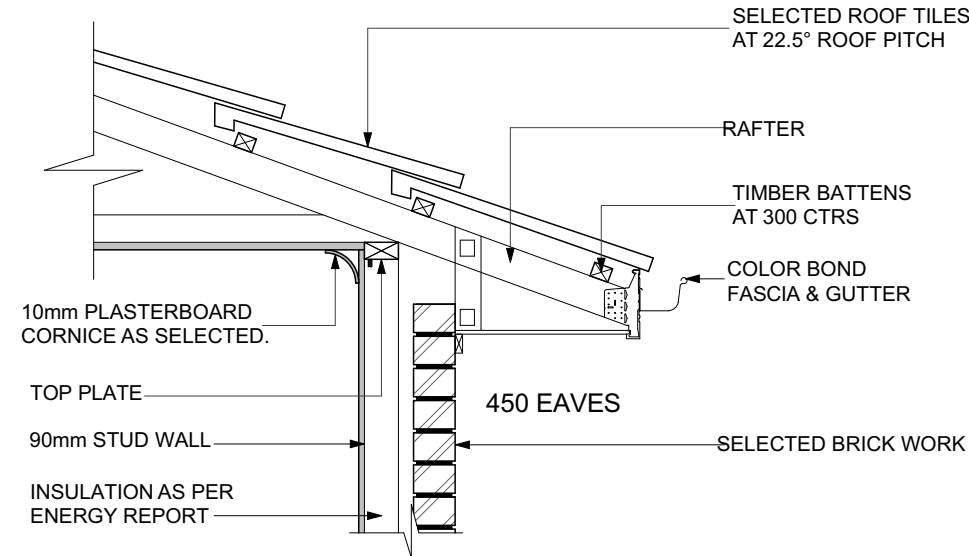
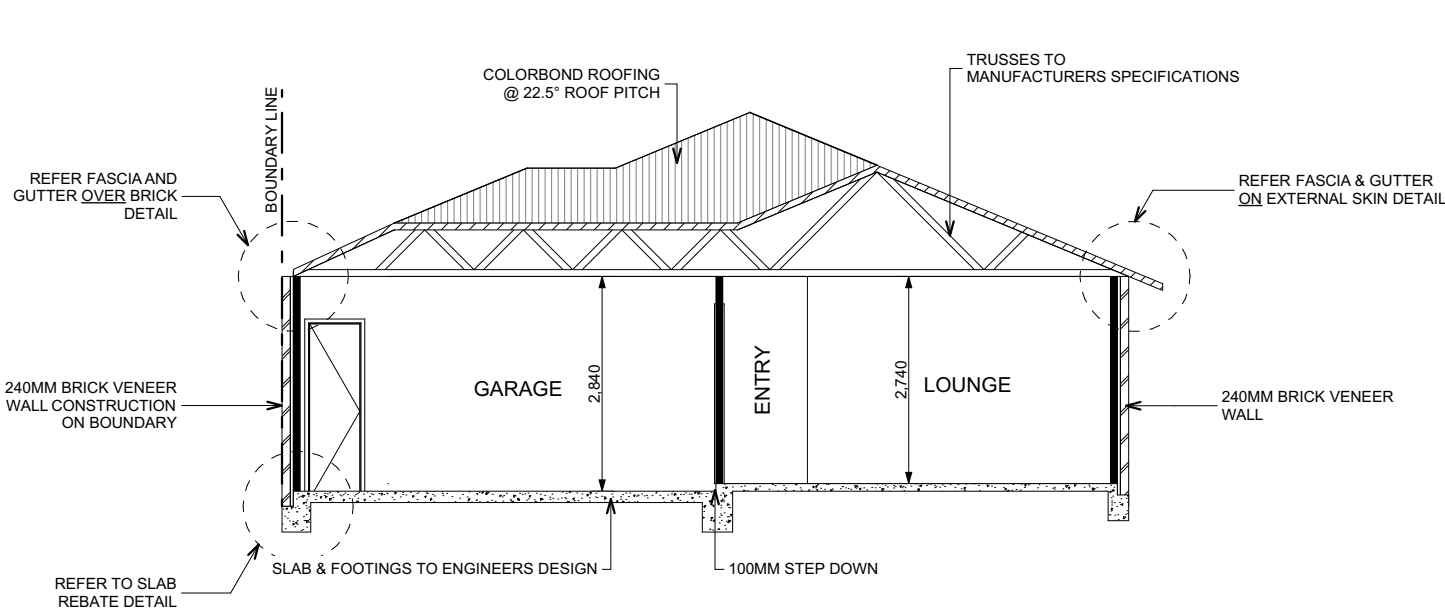
ELEVATIONS

DRAWING DETAILS

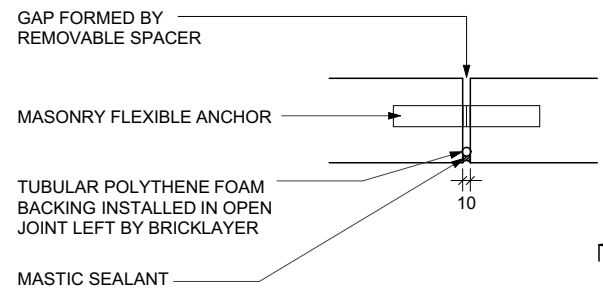
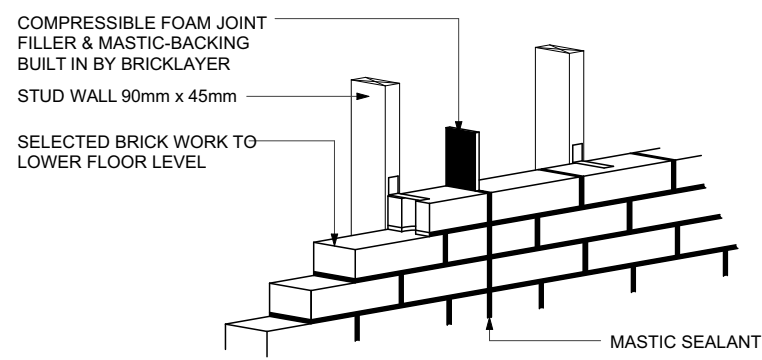
01/04/2024 @ A3 S.M

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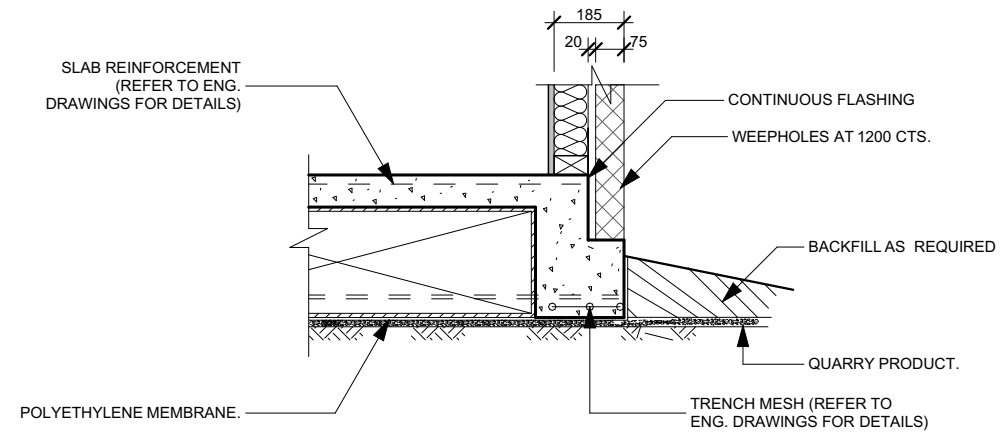
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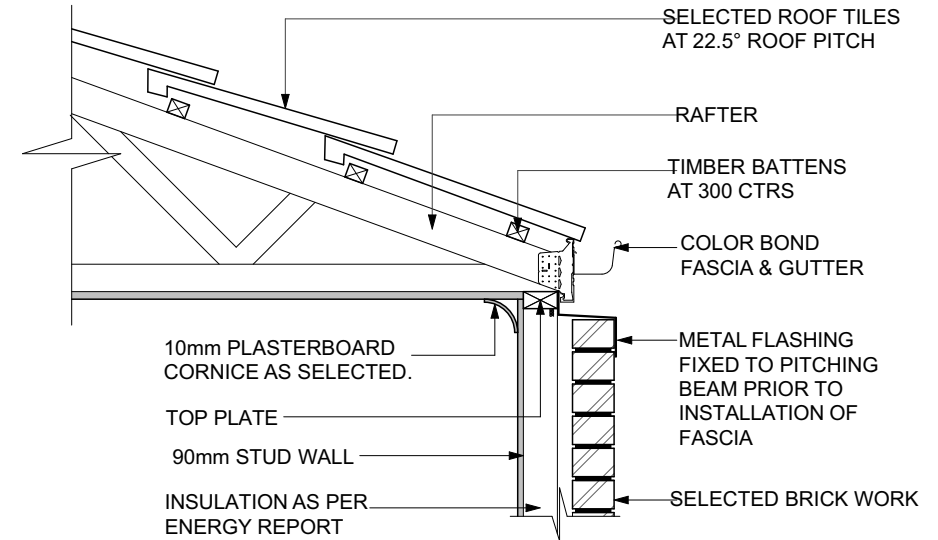
EAVE DETAIL (TYP)
SCALE: 1:20



PROVIDE ARTICULATION JOINTS AT MAX 6.0m CENTRES
VERTICAL ARTICULATION JOINT DETAIL



SLAB REBATE DETAIL (TYPICAL) 1:20



GARAGE GUTTER & FASCIA LOCATED ON EXTERNAL SKIN OF BRICKWORK WITH BOUNDARY FLASING (TYP)
SCALE: 1:20



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SECTION & DETAILS

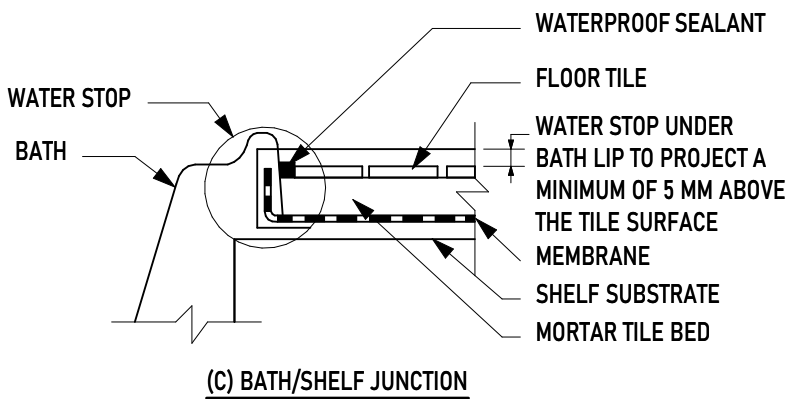
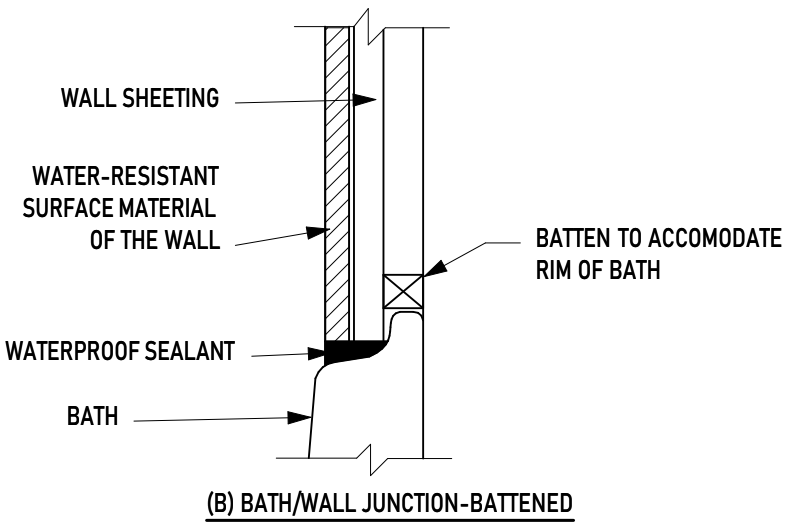
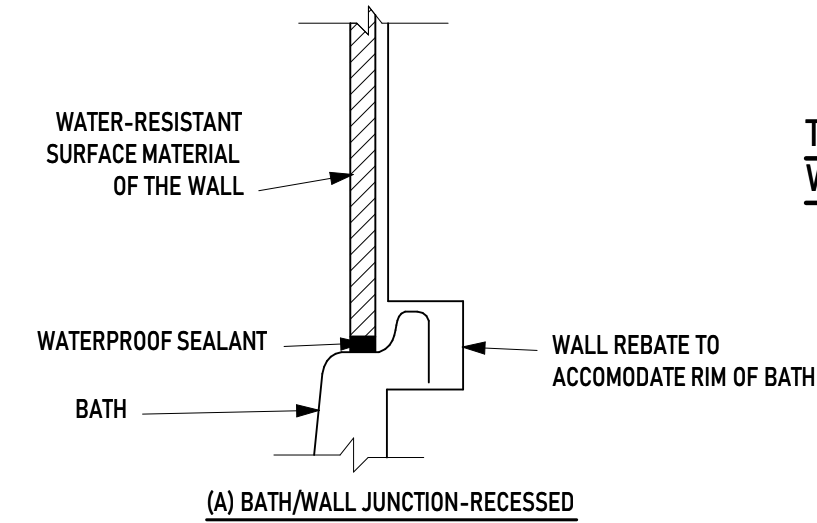
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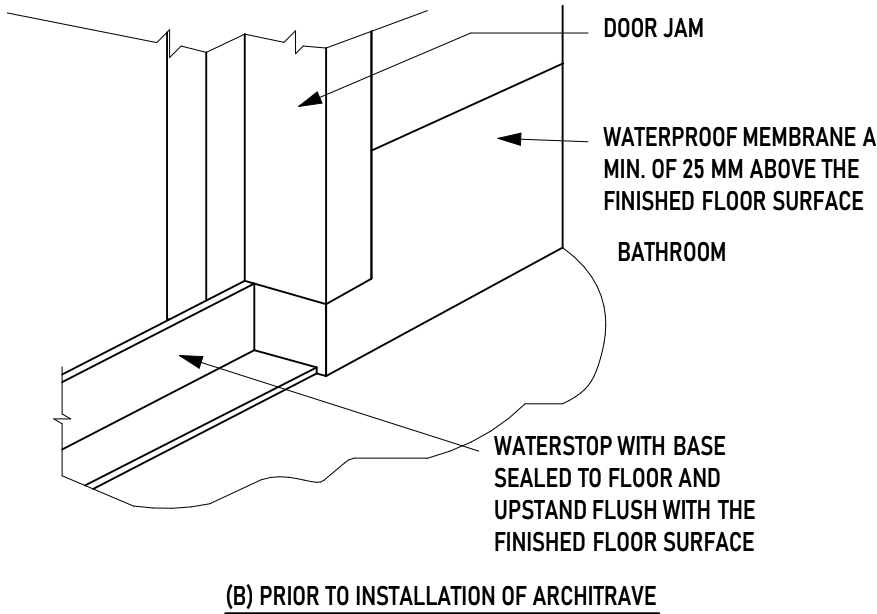
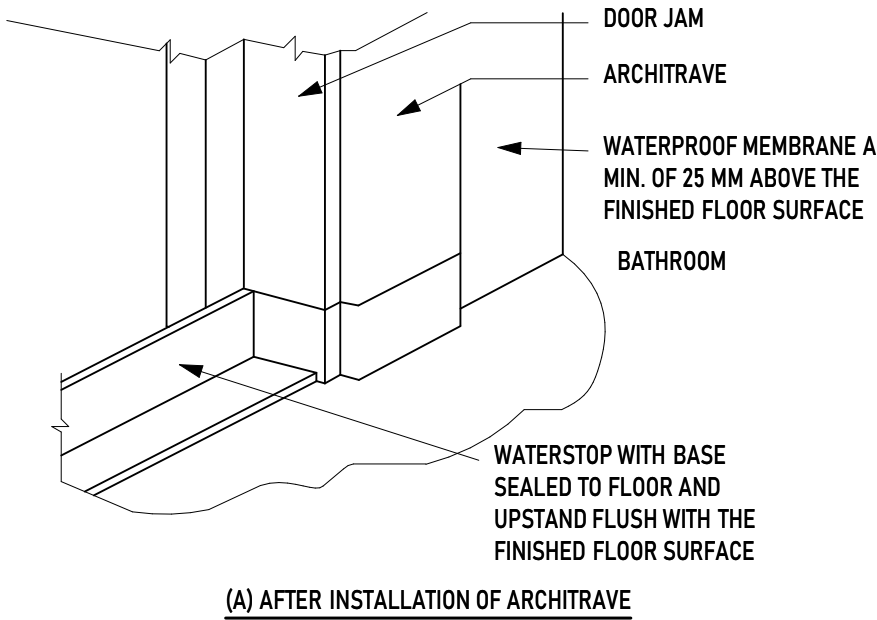
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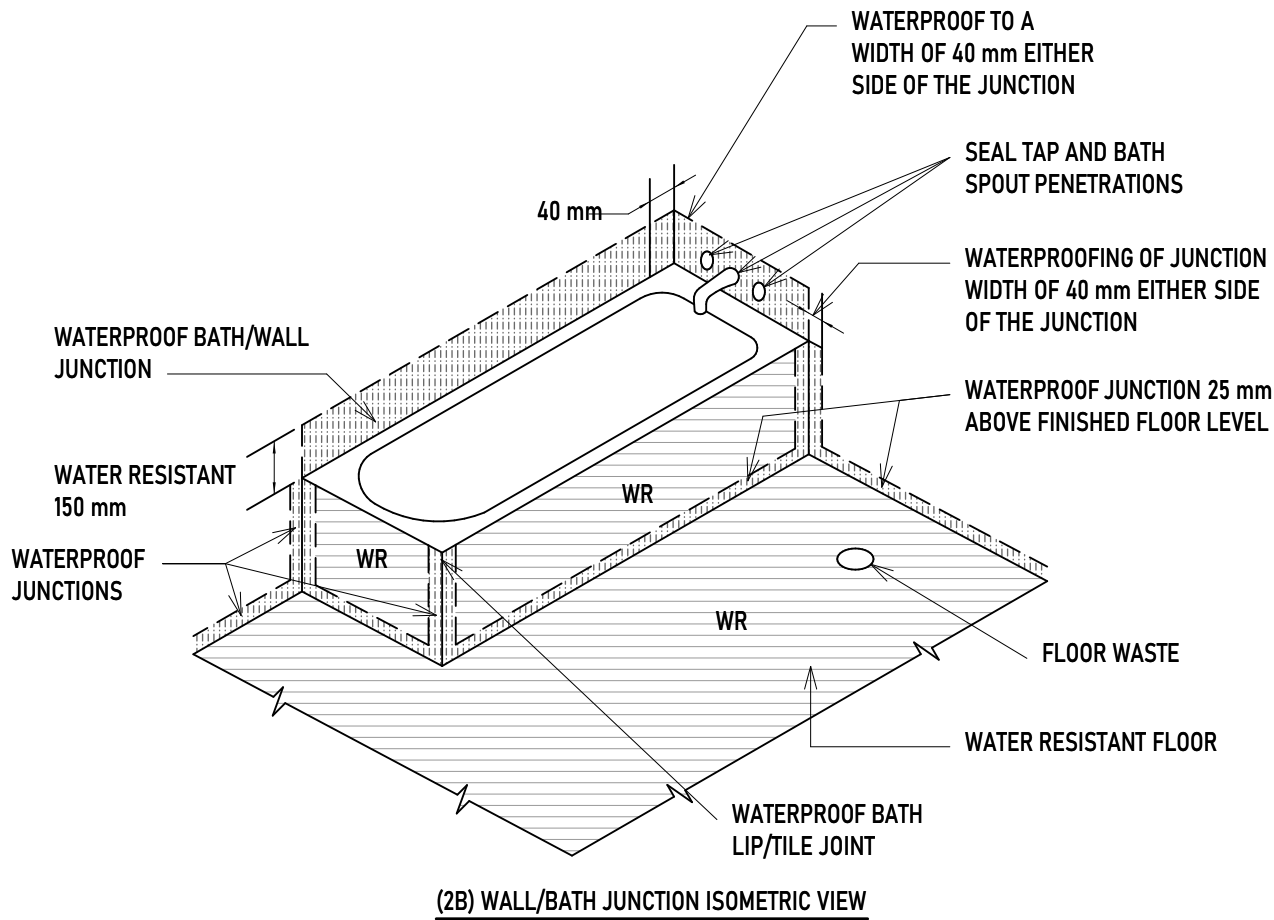
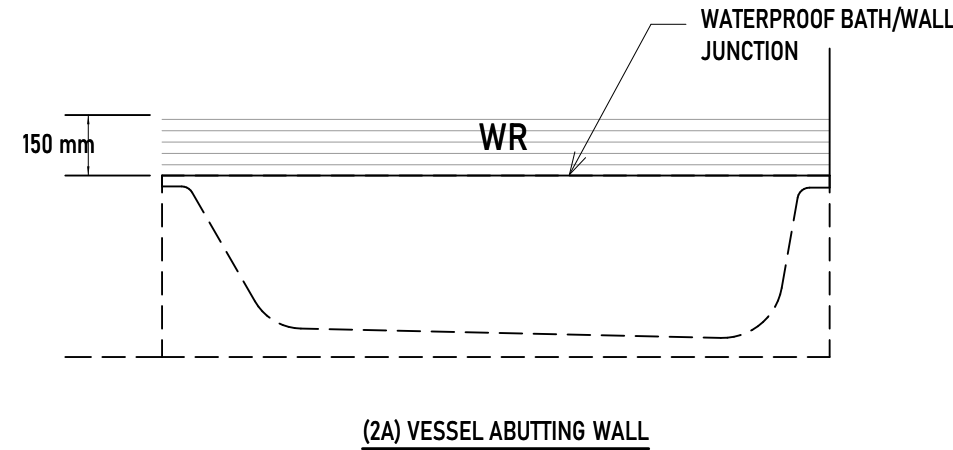
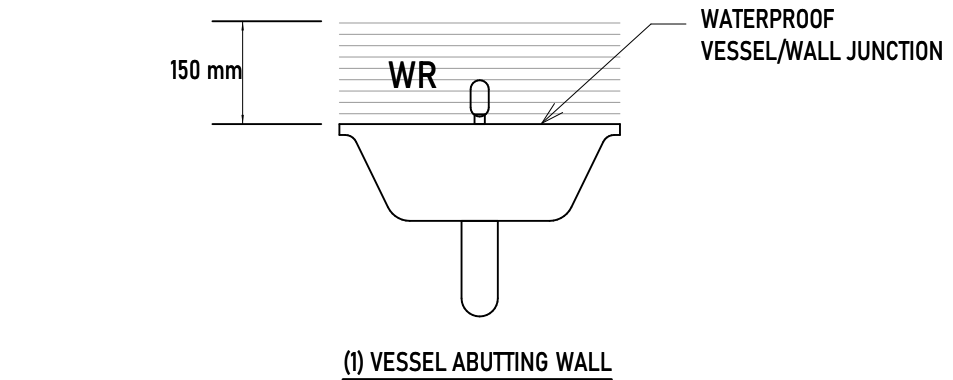
TYPICAL BATH JUNCTIONS



TYPICAL BATHROOM DOOR DETAILS FOR WHOLE BATHROOM WATERPROOFING

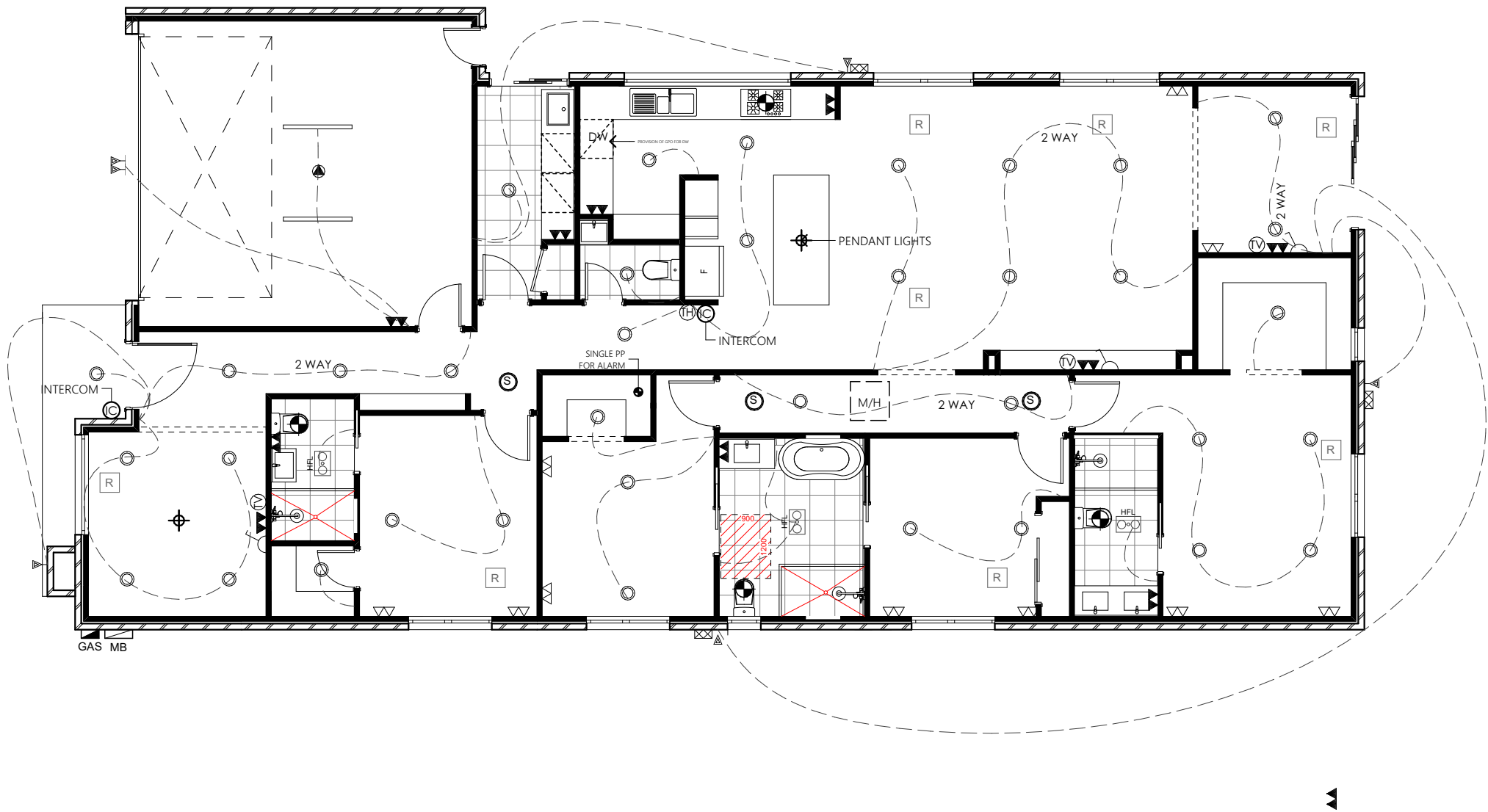


BATH AND VESSEL ABUTTING WALL - AREAS TO BE PROTECTED



ARTIFICIAL LIGHTING TABLE		
LOCATION	WATTAGE ALLOWANCE	MAX NO . OF LIGHTS ALLOWED
G F DWELLING	201.76M ² X 5W/ SQM 1008.8 MAX . WATTS	13 W 34 X 13W LED'S
PORCH	4.96 M ² X 4W/ SQM 19.84MAX . WATTS	6W 1 X 6W LED'S
GARAGE	33.06 M ² X 3W/ SQM 99.18 MAX . WATTS	28W 2 X 28W FLUORECENT

AREA ANALYSIS	
SITE AREA	400m ²
FLOOR LIVING	201.76m ²
GARAGE	33.06m ²
PORCH	4.96m ²
ALFRESCO	N/A
TOTAL:	239.78m ²
SQ	25.81 SQ
% SITE COVERAGE	59.94%
% IMPERMEABLE AREA	65.37%
% PERMEABLE AREA	34.63%
GARDEN AREA	138.52m ²



LEGEND	
	- GAS METER
	- METER BOX
	- HOT WATER SYSTEM
	- 90mm DOWNLIGHT
	- PENDANT LIGHT AS PER OWNERS SELECT.
	- WALL MOUNTED FLOODLIGHT
	- SINGLE POWERPOINT 300mm HIGH
	- DOUBLE POWERPOINT 300mm HIGH
	- SINGLE POWERPOINT 1100mm HIGH
	- DOUBLE POWERPOINT 1100mm HIGH
	- DOUBLE FLUORESCENT LIGHT
	- GARAGE DOOR REMOTE GPO
	- 3 IN 1 HEAT FAN LIGHT
	- SMOKE DETECTOR (HARD WIRED)
	- EXHAUST FAN
	- DOUBLE EXTERNAL GPO
	- THERMOSTAT 1500mm HIGH
	- TELEPHONE POINT
	- TV POINT
	- MANHOLE LOCATION
	- WATER TAP
	- DUCTED HEATING VENT
	- EVAP. DUCTED COOLING VENT
	- ETHERNET DATA POINT



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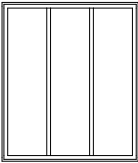
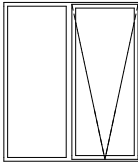
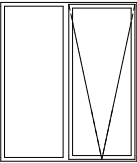
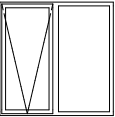
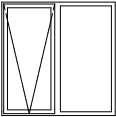
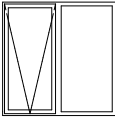
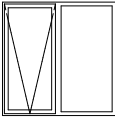
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ELECTRIC PLAN

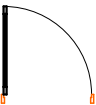
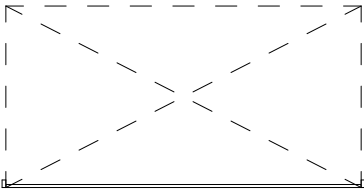
DRAWING DETAILS
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DRAWING NO.
A09

WINDOWS SCHEDULE										
ID	W01	W02	W03	W04	W05	W06	W07	W08	W09	W10
HEIGHT	2,100	600	2,100	2,100	900	1,500	1,500	900	1,500	1,500
WIDTH	1,800	3,000	1,800	1,800	600	1,500	1,500	600	1,500	1,500
EXTERNAL VIEW										
COMMENTS					OBSCURED GLAZING			OBSCURED GLAZING		

WINDOW NOTES

- BUILDER TO CONFIRM WINDOW SIZES WITH WINDOW MANUFACTURER PRIOR TO ORDERING & INSTALLATION.
- WINDOWS AND GLAZED ASSEMBLIES TO COMPLY WITH AS 2047 AND AS 1288 (NCC 2022 PART H8).
- GRADE A SAFETY GLASS IN WET AREAS, BALUSTRADES, LOW-LEVEL GLAZING(<2M ABOVE FLOOR IF <500MM WIDE), AND WHERE REQUIRED BY NCC 2022.
- WHERE BRICKWORK EXTENDS OVER OPENING PROVIDE WEEPHOLES AT 960mm MAX. CTRS. WITH CONTINUOUS FLASHING.
- ALL LINTELS ARE TO BE INSTALLED IN ACC. WITH AS. 1684.
- GLAZING IN DOORS/ADJACENT TO DOORS; SAFETY GLASS IF <700MM FROM FLOOR AND >500 MM WIDE/HIGH.
- ALL SIZES NOMINAL- CHECK MANUFACTURER SCHEDULE AND SITE PROIR TO FABRICATON.
- WINDOWS FACING BOUNDRY MIN 900MM SETBACK UNLESS PROTECTED.

DOORS SCHEDULE					
ID	D01	D02	D03	D04	D05
HEIGHT	2,340	2,400	2,340	2,340	2,340
WIDTH	1,220	4,800	720	1,440	2,400
PLAN VIEW					
EXTERNAL VIEW	