WORKING DRAWINGS

FOR

PROPOSED DWELLING

AT

LOT 1102 MORRIS ROAD, TRUGANINA, VIC, 3029

FOR

FUSION ENGINEERING

DRAWING SCHEDULE : ON A3 PAGES

PG 1 – TITLE / GENERAL NOTES
PG 2 – GENERAL NOTES
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PG 8 – SCHEDULES/SECTIONS
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PG 14 – DETAILS
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GENERAL NOTES

INTELLECTUAL PROPERTY AND USE OF THIS DOCUMENT

- This document has been prepared for the exclusive use of the client of [insert] (the designer), for the purpose expressly notified to the designer. Any other person who uses or relies on these plans without the designer's written consent does so at their own risk and no responsibility is accepted by the designer for such use and/or reliance.
- This document is to be read in conjunction with all drawings, details and information provided by the consultants named herein, and with any other written instructions issued in the course of the contract.
- A building permit is required prior to the commencement of these works. The release of this document is conditional on the client obtaining the required building permit.

MATERIALS AND TRADE PRACTICES

- All materials, construction and work practices shall comply with but not be limited to the current issue of [insert name of state/territory building regulations & year], National Construction Code 2022 Building Code Of Australia Vol. 2 (hereafter referred to as BCA), and all relevant current Australian Standards referred to therein.
- Work and site management practices shall comply with all relevant laws and by-laws.
- If any performance solution is proposed, it shall be assessed and approved by the [relevant building surveyor/building certifier] as meeting BCA performance requirements prior to implementation or installation.
- Installation of all services shall comply with the respective supply authority's requirements.

VARIATIONS

- Should any conflict arise between these plans and BCA, Australian Standards or a manufacturer's instructions, this discrepancy shall be reported immediately to the designer, before any other action is taken.
- The client and/or the client's builder shall not modify or amend the plans without the knowledge and consent of the designer, except where the [relevant building surveyor/building certifier] makes minor necessary changes to facilitate the building permit application, and where such changes are reported back to the designer within 48 hours of their making.
- The approval by the designer of a substitute material, work practice or the like is not an authorisation for its use or a contract variation. Any variations and/or substitutions to materials or work practices shall be accepted by all parties to the building contract and, where applicable, the [relevant building surveyor/building certifier], prior to implementation.

MEASUREMENTS

- Figured dimensions take precedence over scaled dimensions.
- Site plan measurements are in metres. All other measurements are in millimetres, unless noted otherwise.
- Unless noted otherwise, dimensions on floor plans, sections and external elevations represent timber frame and structural members, not finished linings/cladding.
- Window sizes are nominal only. Actual size may vary according to manufacturer.
- The builder and subcontractors shall check and verify all dimensions, setbacks, levels, specifications, and all other relevant documentation prior to the commencement of any works. Report all discrepancies to the designer for clarification.

PLANFORM
BUILDING DESIGN

DRAWING TITLE
TITLE / GENERAL NOTES

PROJECT:
PROPOSED DWELLING
AT:
LOT 1102 MORRIS ROAD, TRUGANINA, VIC, 3029
FOR:
FUSION ENGINEERING

DRAWN: **JT–JW**
DATE: **24/03/2025**
SCALE: **1:100 (A3)**
JOB NO: **10482025**
STATUS: **WORKING DRAWINGS**
PG NO: **01**

REV	DATE	AMENDMENT
A	16/06	DEVELOPERS APPROVAL

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SUPPLEMENTARY NOTES

SITE PROTECTION DURING THE CONSTRUCTION PERIOD

- Protective outriggers, fences, awnings, hoarding, barricades and the like shall be installed where necessary to guard against danger to life or property or when required by the relevant building surveyor and/or council.
- Where required by council, the builder shall construct a temporary crossing placed over the footpath.
- All practicable measures shall be implemented to minimise waste to landfill. The builder may use a construction waste recovery service, or sort and transport recyclable materials to the appropriate registered recycler. Materials shall not be burned on site.
- A site management plan shall be implemented from the commencement of works, to control sediment run-off in accordance with [insert relevant state/council guidelines or regulation]. Silt fences shall be provided to the low side of the allotment and around all soil stockpiles and storm water inlet pits/sumps and 'silt stop' filter bags or equivalent shall be placed over all storm water entry pits. Erosion control fabric shall be placed over garden beds to prevent surface erosion.
- Dust-creating material shall be kept sprayed with water so as to prevent any nuisance from dust.
- Waste materials shall not be placed in any street, road or right of way.
- Earthworks (unretained) shall not exceed 2m.
- Cut and fill batters shall comply with BCA Table 3.2.1.

PROTECTION OF THE BUILDING FABRIC

- The builder shall take all steps necessary to ensure the stability and general water tightness of all new and/or existing structures during all works.
- Windows, doors and service penetrations shall be flashed all around.
- All pliable membranes shall be installed to comply and be in accordance with BCA 10.8.1
- Gutters and drainage shall be supplied and installed in accordance with AS3500.3.
- Anti-ponding devices/boards shall be installed according to BCA 7.3.5.
- Dampcourses with weepholes and cavity flashings shall be installed in accordance with AS4773.2.
- Surfaces around the perimeter of a residential slab shall fall away from that slab by not less than 50mm over the first 1m. Where not stipulated in the geotechnical report, freeboard shall be not less than 50mm from an impermeable surface or 150mm from a permeable surface.
- Subfloor vents shall be located >600mm from corners and be installed below bearers. Such vents shall provide a rate per 1000mm run of external or internal cross walls of:
  - 7,500mm^2 clear ventilation where particle board flooring is used; or
  - 6,000mm^2 for other subfloor types.
- [Where a building other than detached class 10 is located in a termite-prone area] the building shall be provided with a termite management system compliant with AS3660.1 or AS3660.2.
- In saline or industrial environments, masonry units, mortar, and all built-in components shall comply with the durability requirements of Table 4.1 of AS4773.1, Part 1: Design.
- Building tie-downs shall be appropriate for the site wind classification and provided in accordance with BCA 5.6.6.
- Corrosion protection shall be suited to the site context and provided for built-in structural steel members such as steel lintels, shelf angles, connectors, accessories (other than wall ties) in accordance with Table 4.1 of AS4773.1 Masonry in Small Buildings, Part 1: Design.
- Sheet roofing shall be protected from corrosion in a manner appropriate to the site context, in accordance with BCA Table 7.2.2a.
- Single leaf masonry walls shall be weatherproofed per BCA 5.7.6.
- [In climate zones 6, 7 and 8] Unless excluded by BCA 10.8.3(2) roofs shall be provided with ventilation openings per BCA 10.8.3.
- External waterproofing for on flat roofs, roof terraces, balconies and terraces and other similar horizontal surfaces located above internal spaces of a building shall comply with BCA H2D8.
- Waterproofing of wet areas - being bathrooms, showers, shower rooms, laundries, sanitary compartments and the like - shall be provided in accordance with BCA 10.2.
- Balcony waterproofing shall be installed in accordance with AS4654.1 & AS4654.2.

GLAZING

- Glazed units shall be installed in accordance with BCA 8.3.2.
- Fully framed glazing installed in the perimeter of buildings shall comply with BCA 8.3.3.
- Glass - including, but not limited to, windows, doors, screens, panels, splashbacks and barriers - shall comply with BCA 3.3.3.
- Glazing subject to human impact shall comply with BCA 8.4.

FOOTINGS

- Footings shall not, under any circumstance, encroach over title boundaries or easement lines.
- Where concrete stumps are to be used, these shall be:
  - 100 x 100mm (1x 5mm HD wire) if up to 1400mm long
  - 100 x 100mm (2x 5mm HD wires) if 1401mm to 1800mm long
  - 125 x 125mm (2x 5mm HD wires) if 1801mm to 3000mm long.
- 100mm x 100mm stumps that exceed 1200mm above ground level shall be braced where no perimeter base brickwork is provided.
- All concrete footings shall be founded at a depth to a minimum required bearing capacity and/or in accordance with recommendations contained in soil report (or otherwise at engineer's discretion).

STORMWATER AND SEWERS

- 100 mm dia. Class 6 UPVC stormwater line min grade 1:100 shall be connected to the legal point of discharge to the relevant authority's approval. Provide inspection openings at 9m centres and at each change of direction.
- Covers to underground stormwater drains shall be not less than:
  - 100mm under soil
  - 50mm under paved or concrete areas
  - 100mm under unreinforced concrete or paved driveways
  - 75mm under reinforced concrete driveways
- The builder and subcontractor shall ensure that all stormwater drains, sewer pipes and the like are located at a sufficient distance from any buildings, footing and/or slab edge beams so as to prevent general moisture penetration, dampness, weakening and undermining of any building and its footing system.

SAFETY OF BUILDING USERS

- Where stairs, ramps and balustrades are to be constructed, these shall comply with all provisions of BCA 11.2.
- Other than spiral stairs:
  - Risers shall be 190mm max and 115mm min
  - Goings shall be 355mm max and 240mm min
  - 2r+g shall be 700mm max and 550mm min
  - There shall be less than 125mm gap between open treads.
- All treads, landings and the like shall have a slip resistance classification of P3 or R10 for dry surface conditions and P4 or R11 for wet surface conditions, or a nosing strip with a slip-resistance classification of P3 for dry surface conditions and P4 for wet surface conditions.
- Barriers shall be provided where it is possible to fall 1m or more from the level of the trafficable surface to the surface beneath. Such barriers (other than tensioned wire barriers) shall be:
  - 1000mm min above finished stair level (FSL) of balconies, landings etc; and
  - 865mm min above FSL of stair nosing or ramp; and
  - vertical, with gaps of no more than 125mm.
- Where the floor below a bedroom window is 2m or more above the surface beneath, the window shall comply with BCA Clause 11.3.7.
- Where the floor below a window other than in a bedroom is 4m or more above the surface beneath, the window shall comply with BCA Clause 11.3.8.
- Where a bedroom window is 2m or more above the surface beneath, or it is possible to fall 4m or more from the level of any trafficable surface to the surface beneath, any horizontal element within a barrier between 150mm and 760mm above the floor shall not facilitate climbing.
- Handrails shall be continuous, with tops set >865mm vertically above stair nosing and floor surface of ramps.
- Wire barriers shall comply with BCA 11.3.4 and 11.3.6.
- A glass barrier or window serving as a barrier shall comply with BCA H1D8.
- Class 1 buildings with air permeability of not more than 5 m^3/hr.m^2 at 50 Pa shall be provided with a mechanical ventilation system complying with H6V3.Inward-opening swing doors to fully enclosed sanitary compartments shall comply with BCA Clause 10.4.2.
- All shower walls and walls adjacent to toilet shall be braced with 12mm ply for future grab rails or supply noggings with a thickness of at least 25mm in accordance with recommendations of Liveable Housing Design Guidelines.
- Flooring in wet areas, laundry and kitchen shall be slip resistant.
- Door hardware shall be installed 900mm - 1100mm above the finished floor.
- There shall be a level transition between abutting internal surfaces (a maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled).

SERVICES

- Solar collector panel locations are indicative only. Location and size are dependent on manufacturer's/installer's recommendation.
- Ductwork for heating and cooling systems shall comply with AS4254 & AS/NZS 4859.1 in accordance with climate zone requirements set down in BCA Table 3.

TIMBER FRAMING

- Standard timber roofing and wall framing shall be provided in accordance with AS1684 (Residential Timber-Framed Construction) and all relevant supplements.

ELECTRICAL

- Smoke detectors shall be fitted where none are present, or where existing are non-compliant with AS3786.
- New smoke detectors shall be interconnected; mains-powered; and located and installed per BCA 9.5.2 and 9.5.4.
- In a Class 10a private garage, an alternative alarm may be installed per BCA 9.5.1(b).
- Light switches shall be positioned in a consistent location 900mm - 1100mm above the finished floor level; horizontally aligned with the door handle at the entrance to a room.
- Power points shall not be installed lower than 300mm above finished floor level.
- All electrical penetrations shall be sealed using material appropriate to the rating of the cable and/or device.
- Only stamped IC4-rated downlights shall be installed and insulation shall not be penetrated for downlights.
- Ductwork for exhaust fans and heating and cooling systems shall comply with AS4254 & AS/NZS 4859.1 in accordance with climate zone requirements set down in BCA 13.7.4.
- Exhaust from a bathroom, sanitary compartment or laundry shall be discharged directly via an insulated shaft or R1 insulated ducting to outdoor air. Minimum flow rates shall be:
  - 40 l/s for kitchen & laundry
  - 25 l/s for bathroom or sanitary compartment.
- An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated in accordance with BCA 10.6.2(a) shall be interlocked with the room's light switch; and include a 10 minute run-on timer.
- Exhaust fans, rangehoods and the like shall be installed with self-closing dampers.

SPECIFICATIONS

SUB FLOOR

- Refer to engineers drawings and computations.

FLOORING

- Floor finishes as selected by client.

WALL FRAMING

- Framing must be in accordance with as.1684.
- Bottom plate 90x45 mgp10
- Studs 90x45 mgp10 at 450 ctrs
- Jamb studs 2 / 90x45 mgp10 pine
- Noggins 70x35 merch at 1350 ctrs max
- Top plate 2 / 90x45 mgp10 pine
- Lintels to engineers design and specification.
- All exposed timber to be h3 treated pine.

ROOF FRAMING

- Roof trusses as per manufacturers design and specifications. manufacturers computations are to be provided prior to frame inspection. Builder to confirm eaves do not clash with windows or molds prior to ordering trusses.
- Roof battens: 38x75 f8 hw at 330 ctrs (tile)
  38x75 f8 hw at 900 ctrs (colorbond)
  38x75 f8 hw at 900 ctrs (klip-lok)

ROOFING TYPE:

- Selected concrete tile roof at 22.5°
- Selected colorbond roof at 5°
- Selected colorbond roof at 3°

EXTERNAL FINISHES

- All materials and finishes to clients specification.
  - Hebel with render finish
  - Light weight accredited foam cladding

INTERNAL WALL FINISHES

- 10mm plasterboard to be painted (all internal walls)
- 10mm plasterboard to be painted (all internal ceilings)
- Client to select square finish or cornice for each room.

WET AREAS

- All wet areas to have impervious finish to floor and walls (tiles) in accordance with the NCC 2022 and AS.3740.2004.
- Showers to 2100a.f.l min
- sinks, troughs and hand basins – 300mm min
- All waterproof as per as 3740 and NCC 2022 part 10.2

BUILDING THERMAL PERFORMANCE

- Works shall be constructed in accordance with the stamped plans endorsed by xxx, accredited thermal performance assessor DMNXXX, without alteration.
- The NatHERS energy rating contains inbuilt assumptions about the integrity of the building fabric with regards insulation, draughtproofing and glazing. Works shall comply with the following measures, to ensure that the as-built performance corresponds to that modelled in the energy rating.
- Insulation as follows shall be installed in accordance with BCA 13.2.2:

External walls	R[insert value]
Roof	R[insert value]
Ceiling	R[insert value]
Under floor	R[insert value]
Under slab	R[insert value]
Side slab	R[insert value]

- Insulation shall be installed tight and continuous, without gaps and cracks, hard up against internal linings (including subfloor). There shall be no air gap between an internal lining and insulation. Junctions between internal and external walls shall be insulated.
- Insulation shall not be crushed or compressed.
- Box gutters and manhole covers shall be insulated to the same R-value as the roof, using insulation batts or blanket or closed-cell foam.
- Downlights shall be stamped as IC4 rated, airtight and covered by insulation.
- [in climate zones 6, 7 and 8] a vapour permeable layer shall be installed per manufacturer's instructions in all new external walls. The material shall be overlapped and fully taped on the external side to ensure a tight seal. All penetrations in the membrane shall be sealed, ensuring that the material covers gaps between studs and doors and window frames. Any flashing around windows shall be taped over the building wrap.
- Where a foil-backed membrane is used, timber battens shall be used to minimise thermal conduction.
- All trades shall be instructed to replace any insulation they have removed in the course of their work and to tape any cuts/penetrations in building wrap. All penetrations shall be caulked using a fit-for-purpose flexible sealant.
- All redundant openings such as decommissioned chimneys and wall vents shall be sealed off at top and bottom, unless an unflued gas heater is present.
- Caulking products shall be appropriate for the intended application.
- Before installing mouldings, a fit-for-purpose, long-lasting proprietary tape or flexible caulking product shall be used to seal junctions of:
  - Plasterboard and floor
  - Plasterboard and top plate (for square set cornices)
  - Vertical and horizontal plasterboard
  - Tops, bottoms and sides of architraves and plasterboard.
  - All exhaust fans and ducts, including rangehoods, shall be fitted with self-closing mechanisms.
- Where it is not possible to insulate under an existing timber floor, gaps between floorboards shall be sealed before applying finishes or coverings.
- External doors and windows shall be draughtproofed per BCA 13.4.4 using a durable, fit-for-purpose seal.
- Cavity slider pockets shall be sealed before installation, either by wrapping with vapour permeable membrane, or by screwing plaster securely to the frame and applying a silicon bead.
- Conditioned Class 1 and unconditioned Class 10a spaces shall be separated by insulation. Any openings between such spaces shall be weather-stripped.
- The client retains the right to implement a blower door test to test for air tightness prior to painting. Target air permeability is not more than [insert] m^3/hr.m^2 at 50 Pa.
- Window sizes nominated are nominal. Actual size may vary minimally according to manufacturer; however, opening styles, overall size, U-value and SHGC values are inbuilt into the energy rating and may not be altered without the express approval of the project's energy rater.
- Glazed doors and windows shall be [insert] wind rated, double-glazed, weather-stripped and flashed all around.
- Openable windows shall be provided with flyscreens.

PLANFORM
BUILDING DESIGN

DRAWING TITLE
SUPPLEMENTARY / SPECS

PROJECT:
PROPOSED DWELLING
AT:
LOT 1102 MORRIS ROAD, TRUGANINA, VIC, 3029
FOR:
FUSION ENGINEERING

DRAWN: **JT-JW**
DATE: **24/03/2025**
SCALE: **1:100 (A3)**
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REV	DATE	AMENDMENT
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SITE & AREA ANALYSIS

	M2	%
SITE (APPROX)	400.00	
SITE COVERAGE	187.59	46.90
PERMEABILITY	188.21	47.05
GARDEN AREA	183.10	45.78

PROPOSED DWELLING

	AREA	SQ
GROUND FLOOR	140.61	15.14
FIRST FLOOR	144.91	15.60
GARAGE	39.41	4.24
PORCH	7.57	0.81
BALCONY	13.03	1.40
TOTAL AREA	345.53	37.19

LEGEND

- DP — 100 x 50mm SELECTED COLORBOND DOWNPIPE
- RWH — 100 x 50mm COLORBOND DOWNPIPE WITH SELECTED RAIN WATER HEAD
- CON. — CONCEALED DOWNPIPE WITHIN STRUCTURE
- FLOOR WASTE
- TAP — EXTERNAL TAP POINT
- R/T — RECYCLED WATER TAP
- GM — GAS METER
- WT — WATER METER
- BG1 — 100MM DEEP X 400MM WIDE COLORBOND BOX GUTTER (ADJUST ON SITE TO SUITE)
- DIRECTION OF ROOF FALL
- MIN. 100 ø mm U.P.V.C. SEWER DRAIN CLASS "SH" CONNECTED INTO LEGAL POINT OF DISCHARGE AS DIRECTED BY LOCAL AUTHORITY.
- 100mm PVC RISER PIPE CONNECTER TO STORMWATER DISCHARGE PIPE
- GRATED INLET PIT/SILT TRAP CONNECTED TO STORMWATER SYSTEM DIRECTED TO LEGAL POINT OF DISCHARGE
- AGI — PROVIDE AGRICULTURAL DRAIN OR SIMILAR AT BASE OF CUT GRADED TO SILT TRAP AT 1:00 MIN. DRAINS SHALL BE PROTECTED BY GRAVEL FILTERS.

NOTES

- ANY SERVICE EQUIPMENT, SCREENING, SIGNAGE, AND OTHER ANCILLARY ITEMS MUST MEET THE REQUIREMENTS OF SECTION 5 OF THE ELLAROOK DESIGN GUIDELINES.
- PROVISION MUST BE MADE TO INCORPORATE PLUMBING THAT ALLOWS FOR CONNECTION TO ANY FUTURE RECYCLED WATER SUPPLY. THE BUILDING SURVEYOR MUST BE SATISFIED THAT THIS REQUIREMENT HAS BEEN MET BEFORE ISSUING ANY BUILDING PERMIT.
- PROVISION MUST BE MADE FOR ELLAROOK'S FIBRE TO THE HOME SERVICE. THE BUILDING SURVEYOR MUST BE SATISFIED THAT THIS REQUIREMENT HAS BEEN MET BEFORE ISSUING ANY BUILDING PERMIT .

DRAINAGE NOTES:
ALL SURFACE DRAINAGE WORKS SHALL BE INSTALLED IN ACCORDANCE WITH THE ENGINEERS DESIGN DETAIL FOR THE SELECTED FOOTING SYSTEM AND SOIL CLASSIFICATION AND IN ACCORDANCE WITH CLAUSE 5.6.3 DRAINAGE REQUIREMENTS OF AS2870-2011, WHEREIN FOR BUILDINGS ON MODERATELY, HIGHLY AND REACTIVE SITES:

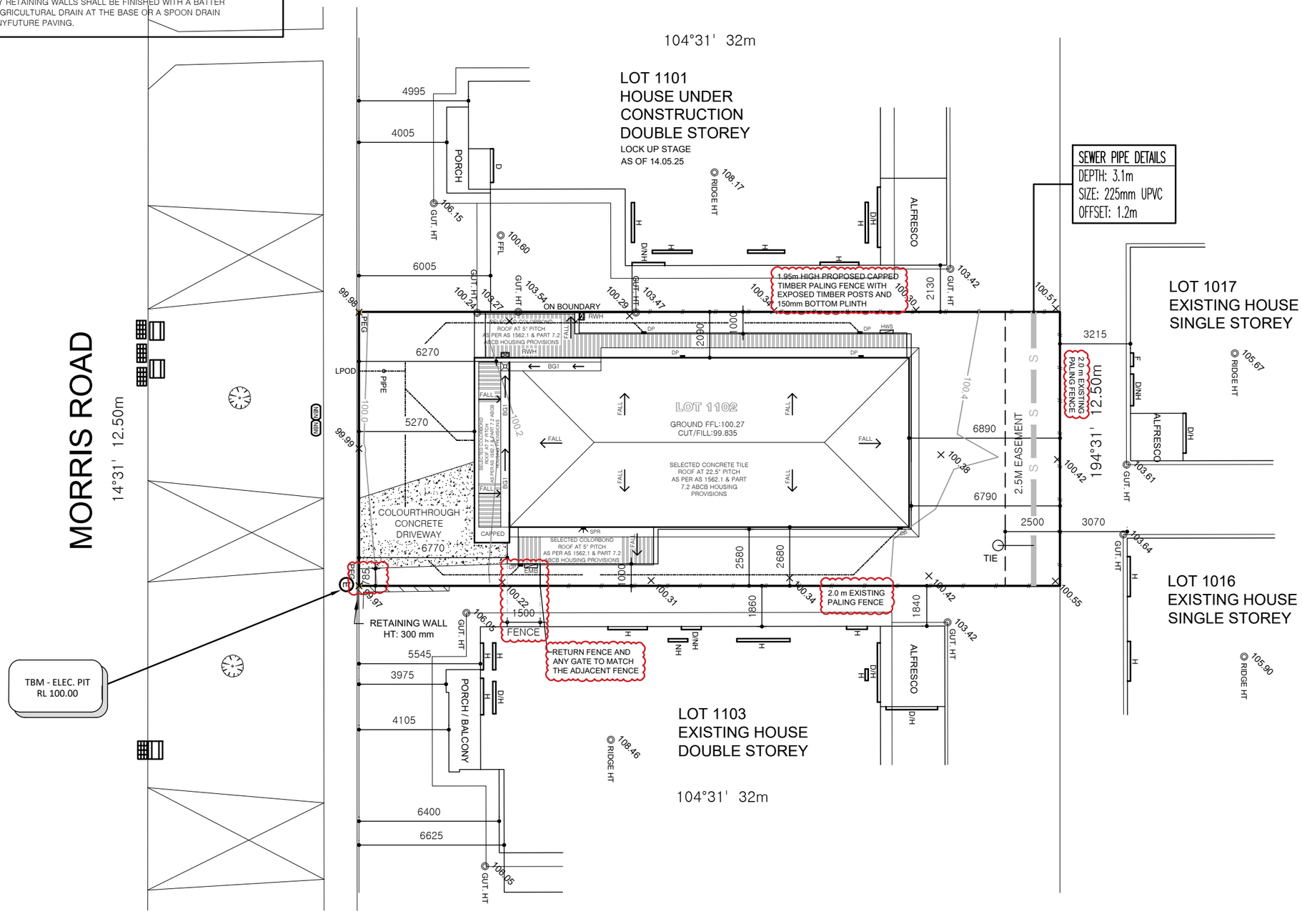
- SURFACE DRAINAGE SHALL BE CONTROLLED THROUGHOUT CONSTRUCTION AND BE COMPLETED BY THE FINISH OF CONSTRUCTION.
- THE BASE OF TRENCHES SHALL SLOPE AWAY FROM THE BUILDING.
- WHERE PIPES PASS UNDER THE FOOTING SYSTEMS, CLAY PLUGS ARE ADOPTED TO PREVENT THE INGRESS OF WATER.

FOR BUILDINGS ON HIGHLY AND REACTIVE SITES, THE DRAINER SHALL PROVIDE DRAINAGE ARTICULATION TO ALL STORMWATER, SANITARY PLUMBING DRAINS AND DISCHARGE PIPES IN ACCORDANCE WITH CLAUSE 5.6.4 PLUMBING REQUIREMENTS, WHEREIN FLEXIBLE JOINTS IMMEDIATELY OUTSIDE THE FOOTING AND COMMENCING WITHIN 1M OF THE BUILDING PERIMETER ARE REQUIRED TO ACCOMMODATE THE REQUIRED DIFFERENTIAL MOVEMENT BASED ON THE SOIL CLASSIFICATION.

SURFACE WATER MUST BE DIVERTED AWAY FROM THE DWELLING AND GRADED AWAY FROM ALL FOUNDATIONS TO GIVE A SLOPE OF NOT LESS THAN 50MM OVER THE FIRST 1000MM FROM THE DWELLING

SUBSURFACE DRAINS TO REMOVE GROUND OR TABLE WATER SHALL BE DETAILED BY THE DESIGN ENGINEER. FURTHERMORE, DAMP-PROOFING MEMBRANE IN ACCORDANCE WITH NCC 2022 PART 3.3 ABCB SHALL BE INSTALLED FOR GROUNDWATER OR AGGRESSIVE SOILS

SITE CUT AND FILL TO BE MINIMUM OF 1.2M FROM DWELLING BOUNDARY AND BATTERED AT NO MORE THAN 45° SITE CUTS/FILLING WORKS NOT TO SUPPORTED BY RETAINING WALLS SHALL BE FINISHED WITH A BATTER OF A 45°AND AN AGRICULTURAL DRAIN AT THE BASE OR A SPOON DRAIN AT THE END OF ANYFUTURE PAVING.



PLANFORM
BUILDING DESIGN

DRAWING TITLE
SITE/ROOF PLAN

PROJECT:
PROPOSED DWELLING
AT:
LOT 1102 MORRIS ROAD, TRUGANINA, VIC, 3029
FOR:
FUSION ENGINEERING

DRAWN: **JT-JW**
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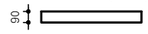
WALL CONSTRUCTION

EXTERNAL WALL CONSTRUCTION

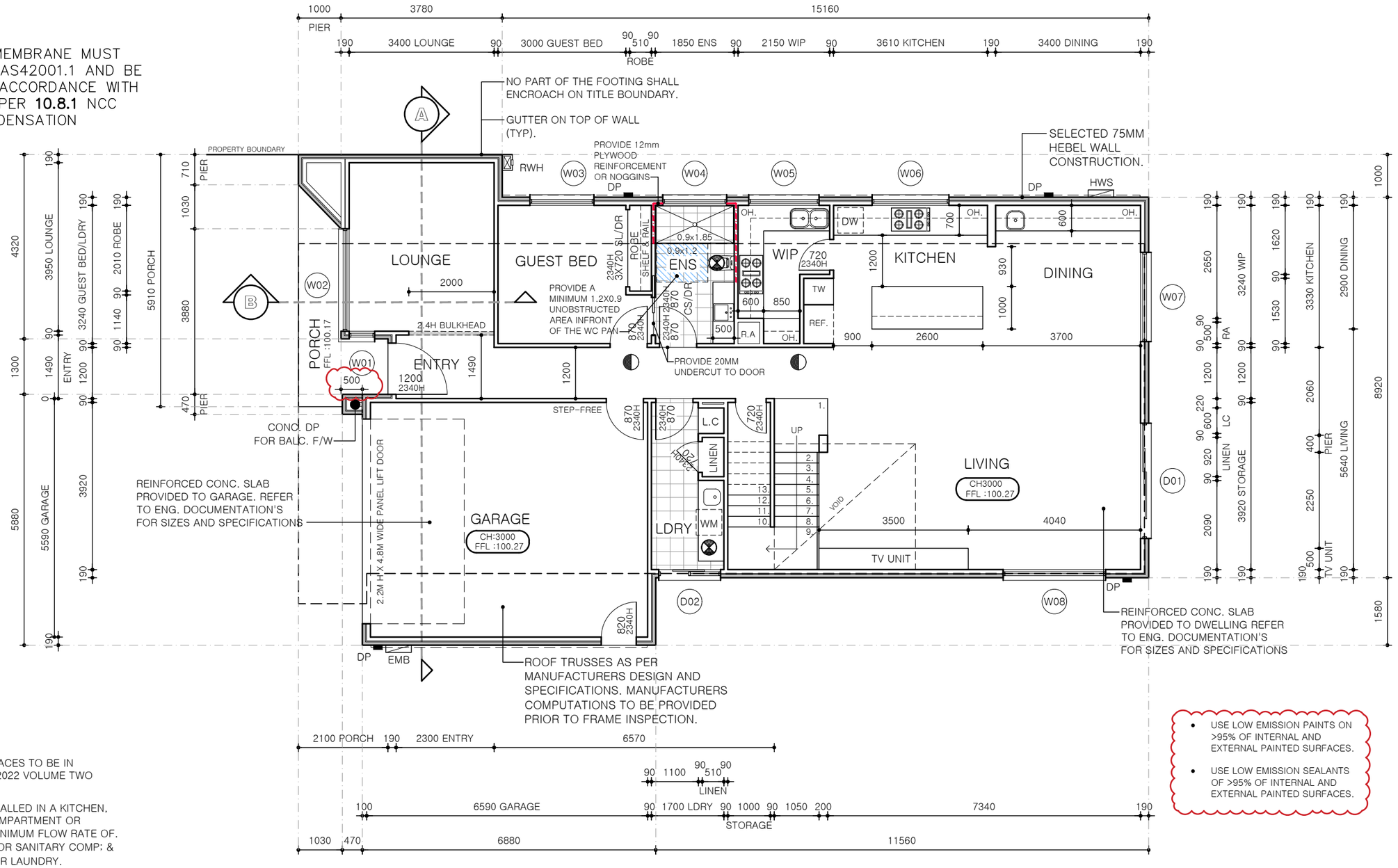
- 190 HEBEL PANEL CONSTRUCTION (TYP)

INTERNAL WALL CONSTRUCTION

- 90MM X 45MM MGP10 TIMBER STUDS (TYP)



ALL PLIABLE MEMBRANE MUST COMPLY WITH AS42001.1 AND BE INSTALLED IN ACCORDANCE WITH AS4200.2 AS PER **10.8.1** NCC BCA FOR CONDENSATION MANAGEMENT



VENTILATION NOTES

VENTILATION OF ROOF SPACES TO BE IN ACCORDANCE WITH NCC 2022 VOLUME TWO ABCB PART 10.8.3

AN EXHAUST SYSTEM INSTALLED IN A KITCHEN, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST HAVE A MINIMUM FLOW RATE OF. A) 25L/s FOR BATHROOM OR SANITARY COMP: & B) 40L/s FOR A KITCHEN OR LAUNDRY.

FLOW RATE AND DISCHARGE OF EXHAUST SYSTEM – NCC 2022 ABCB PART 10.8.2

RANGEHOOD IS TO BE EXTER-NALLY VENTED TO OUTSIDE AIR

- USE LOW EMISSION PAINTS ON >95% OF INTERNAL AND EXTERNAL PAINTED SURFACES.
- USE LOW EMISSION SEALANTS OF >95% OF INTERNAL AND EXTERNAL PAINTED SURFACES.

LEGEND

- SELECTED CONCRETE FINISH
- SELECTED WET AREAS (TILED)
- MH — ROOF ACCESS HOLE
- SMOKE ALARM
- EXHAUST FAN
- AJ — ARTICULATION JOINT
- PS — PLUMBING STACK
- G — CAPPED GAS POINT
- W — CAPPED WATER POINT
- FLOOR WASTE
- TAP — EXTERNAL TAP POINT
- GM — GAS METER
- CHANGED CEILING
- REINFORCED WALLS

NOTES

- PERIMETER FLASHING AT FLOOR LEVEL OPENINGS IN WET AREA AS PER NCC 2022 PART 10.2 AND AS3740 – 2021.
- ALL GLAZING INCLUDING MIRRORS WITHIN 2000MM ABOVE THE FLOOR LEVEL IN BATHROOMS, ENSUITES, AND ROOMS OR ENCLOSURES CONTAINING SPAS SHALL BE GRADE A SAFETY GLASS OR GRADE B SAFETY GLASS IN ACCORDANCE WITH SECTION 5.8 OF AS 1288-2021.
- ALL WATERPROOFING TO BE IN ACCORDANCE WITH NCC 2022 PART 10.2 AND AS3740 – 2010.
- PROVIDE P4 (WET SURFACE) AND P3 (DRY SURFACE) CLASSIFICATION SLIP RESISTANCE TO LANDING EDGE STRIP, NOSING OR TREAD SURFACE IN ACCORDANCE WITH AS 4586.
- ALL SMOKE DETECTORS TO BE HARDWIRED AND INTERCONNECTED IN ACCORDANCE WITH NCC 2022 SMOKE ALARMS TO BE KEPT 300MM MIN. FROM WALLS, BULKHEADS, DOORWAYS ECT.
- WHERE DOOR THRESHOLD EXCEEDS 190mm ABOVE FINISHED GROUND LEVEL PROVIDE A LANDING, A MIN. WIDTH, THE WIDTH OF THE DOOR LEAF OPENING ONTO IT. STEPS:- RISER – 190 MAX.TREAD – 240 MIN.

PLANFORM
BUILDING DESIGN

DRAWING TITLE

GROUND FLOOR PLAN

PROJECT:
PROPOSED DWELLING
AT:
LOT 1102 MORRIS ROAD, TRUGANINA, VIC, 3029
FOR:
FUSION ENGINEERING

DRAWN: **JT–JW**
DATE: **24/03/2025**
SCALE: **1:100 (A3)**
JOB NO: **10482025**
STATUS: **WORKING DRAWINGS**
PG NO: **04**

REV	DATE	AMENDMENT
A	16/06	DEVELOPERS APPROVAL

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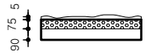
WALL CONSTRUCTION

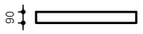
EXTERNAL LIGHTWEIGHT WALL CONSTRUCTION

- 90MM X 45MM MGP10 TIMBER STUDS WITH 75MM SELECTED ACCREDITED FOAM CLAD FIXED AND 5MM RENDER FINISH (TYP)

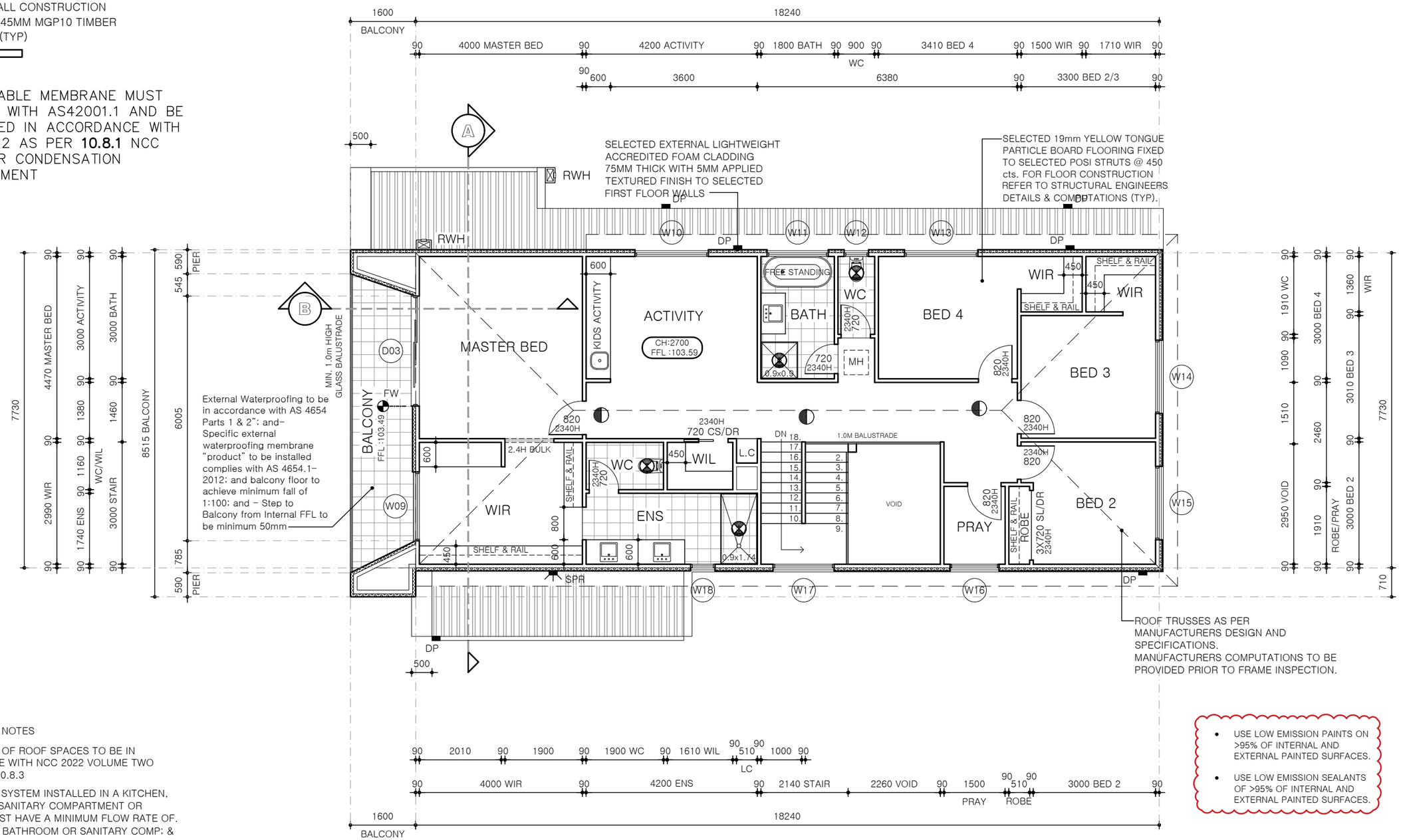


INTERNAL WALL CONSTRUCTION

- 90MM X 45MM MGP10 TIMBER STUDS (TYP)



ALL PLIABLE MEMBRANE MUST COMPLY WITH AS42001.1 AND BE INSTALLED IN ACCORDANCE WITH AS4200.2 AS PER **10.8.1** NCC BCA FOR CONDENSATION MANAGEMENT



LEGEND

- SELECTED CONCRETE FINISH
- SELECTED WET AREAS (TILED)
- MH — ROOF ACCESS HOLE
- SMOKE ALARM
- EXHAUST FAN
- AJ — ARTICULATION JOINT
- PS — PLUMBING STACK
- G — CAPPED GAS POINT
- W — CAPPED WATER POINT
- FLOOR WASTE
- TAP — EXTERNAL TAP POINT
- GM — GAS METER
- CHANGED CEILING
- REINFORCED WALLS

NOTES

- PERIMETER FLASHING AT FLOOR LEVEL OPENINGS IN WET AREA AS PER NCC 2022 PART 10.2 AND AS3740 – 2021.
- ALL GLAZING INCLUDING MIRRORS WITHIN 2000MM ABOVE THE FLOOR LEVEL IN BATHROOMS, ENSUITES, AND ROOMS OR ENCLOSURES CONTAINING SPAS SHALL BE GRADE A SAFETY GLASS OR GRADE B SAFETY GLASS IN ACCORDANCE WITH SECTION 5.8 OF AS 1288–2021.
- ALL WATERPROOFING TO BE IN ACCORDANCE WITH NCC 2022 PART 10.2 AND AS3740 – 2010.
- PROVIDE P4 (WET SURFACE) AND P3 (DRY SURFACE) CLASSIFICATION SLIP RESISTANCE TO LANDING EDGE STRIP, NOSING OR TREAD SURFACE IN ACCORDANCE WITH AS 4586.
- ALL SMOKE DETECTORS TO BE HARDWIRED AND INTERCONNECTED IN ACCORDANCE WITH NCC 2022 SMOKE ALARMS TO BE KEPT 300MM MIN. FROM WALLS, BULKHEADS, DOORWAYS ECT.
- WHERE DOOR THRESHOLD EXCEEDS 190mm ABOVE FINISHED GROUND LEVEL PROVIDE A LANDING, A MIN. WIDTH, THE WIDTH OF THE DOOR LEAF OPENING ONTO IT. STEPS:– RISER – 190 MAX.TREAD – 240 MIN.

VENTILATION NOTES

VENTILATION OF ROOF SPACES TO BE IN ACCORDANCE WITH NCC 2022 VOLUME TWO ABCB PART 10.8.3

AN EXHAUST SYSTEM INSTALLED IN A KITCHEN, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST HAVE A MINIMUM FLOW RATE OF. A) 25L/s FOR BATHROOM OR SANITARY COMP; & B) 40L/s FOR A KITCHEN OR LAUNDRY.

FLOW RATE AND DISCHARGE OF EXHAUST SYSTEM – NCC 2022 ABCB PART 10.8.2

RANGEHOOD IS TO BE EXTER–NALLY VENTED TO OUTSIDE AIR

- USE LOW EMISSION PAINTS ON >95% OF INTERNAL AND EXTERNAL PAINTED SURFACES.
- USE LOW EMISSION SEALANTS OF >95% OF INTERNAL AND EXTERNAL PAINTED SURFACES.

PLANFORM
BUILDING DESIGN

DRAWING TITLE

FIRST FLOOR PLAN

PROJECT:
PROPOSED DWELLING
AT:
LOT 1102 MORRIS ROAD, TRUGANINA, VIC, 3029
FOR:
FUSION ENGINEERING

DRAWN: **JT–JW**
DATE: **24/03/2025**
SCALE: **1:100 (A3)**
JOB NO: **10482025**
STATUS: **WORKING DRAWINGS**
PG NO: **05**

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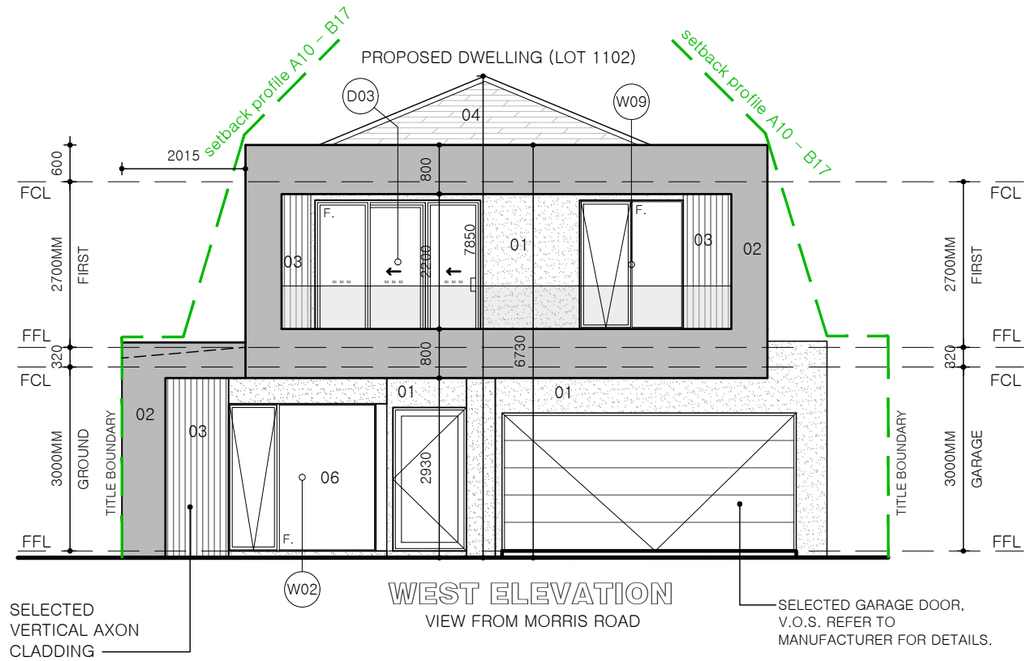
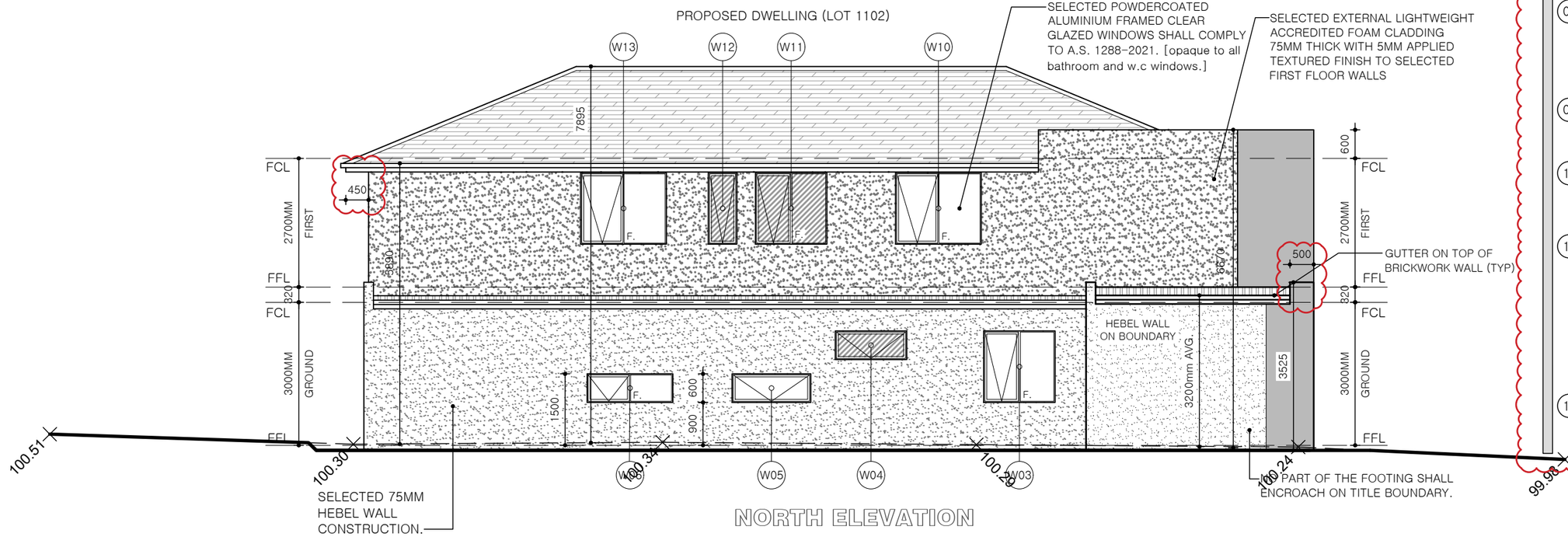


WEST ELEVATION

VIEW FROM MORRIS ROAD

FACADE MATERIAL CALCULATOR		
MATERIAL	AREA	%
RENDER 1	12.50	33.16
RENDER 2	19.20	50.93
CLADDING	6.00	15.92
TOTAL	37.70	100.00



NORTH ELEVATION

MATERIAL & COLOUR SCHEDULE

01 RENDER 1
- MANUFACTURER:DULUX
  COLOUR: DIESKAU

02 RENDER FINISH
- CONCRETE RENDER
  GREY

03 VERTICAL CLADDING
- AXON MONUMENT

04 TILED ROOF
- PROFILE:SLIMLINE
  COLOUR:
  BARRAMUNDI

05 CORRUGATED ROOF
- PROFILE:CORRUGATED
  COLOUR: BASALT

06 WINDOW FRAMES
- COLOUR: BLACK

07 GUTTERS / FASCIAS / DOWN PIPIES
- COLOUR: MONUMENT

GARAGE DOOR

08
- SELECTED SECTIONAL GARAGE DOOR COLOUR: MONUMENT

ELECTRICAL METER BOX

09
- METER BOX
  COLOUR :MONUMENT

DRIVEWAY

10
- COLOURED THROUGH CONCRETE
  COLOUR : CHARCOAL

FRONT DOOR

11
- FRONT DOOR
  - TIMBER STAINED

RWH & PARAPET CAPPING

12
- COLOUR: MONUMENT

PLANFORM
BUILDING DESIGN

DRAWING TITLE

ELEVATIONS

PROJECT:
PROPOSED DWELLING
AT:
LOT 1102 MORRIS ROAD, TRUGANINA, VIC, 3029
FOR:
FUSION ENGINEERING

DRAWN: **JT-JW**
DATE: **24/03/2025**
SCALE: **1:100 (A3)**
JOB NO: **10482025**
STATUS: **WORKING DRAWINGS**
PG NO: **06**

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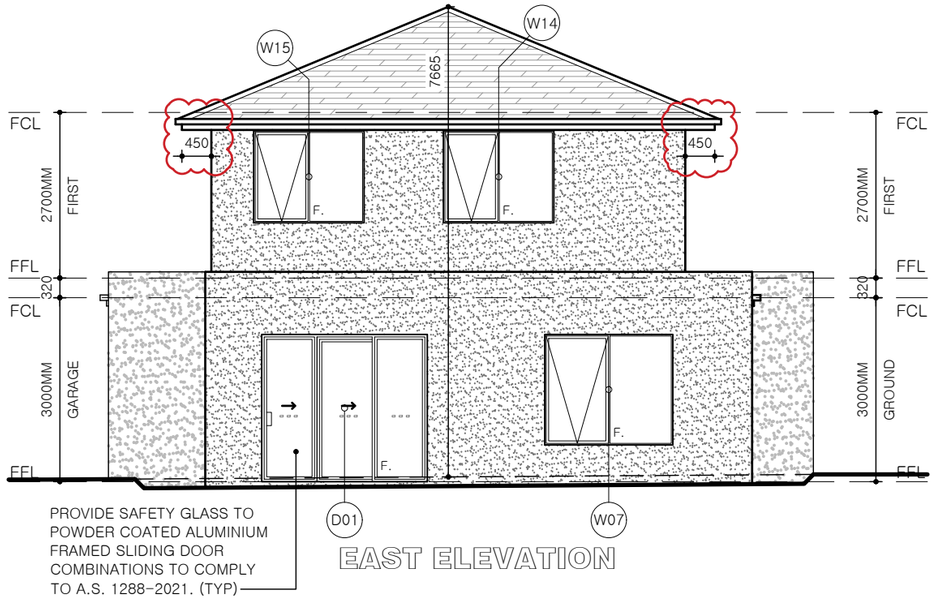
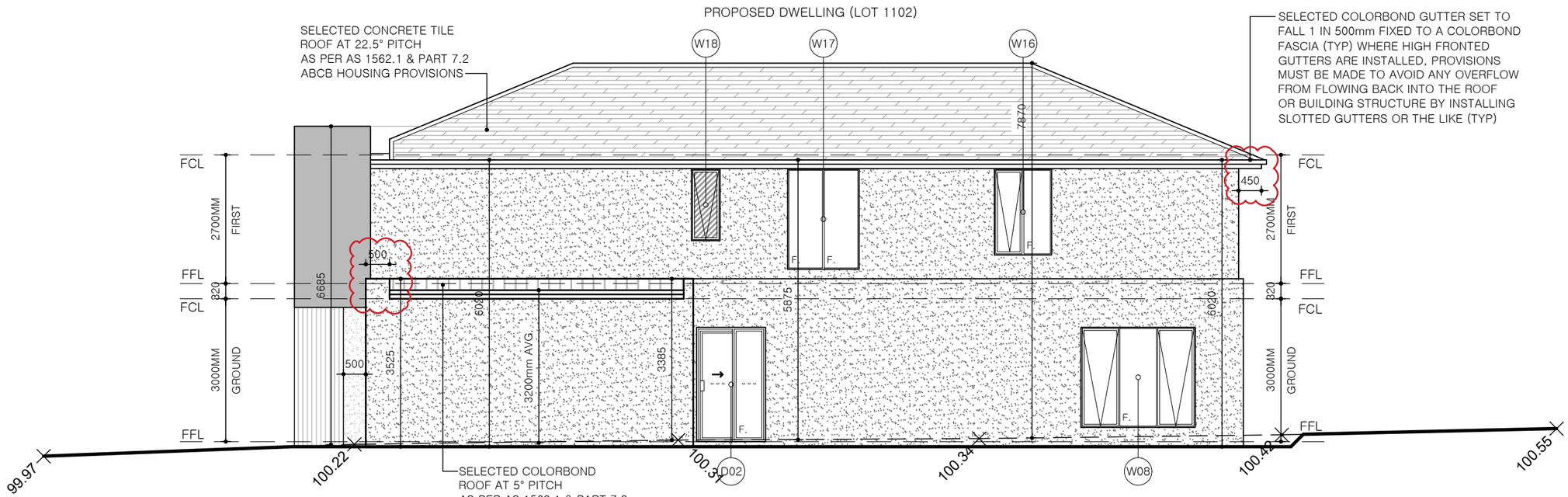
PROPOSED DWELLING (LOT 1102)



EAST ELEVATION

PROPOSED DWELLING (LOT 1102)



SOUTH ELEVATION

PLANFORM
BUILDING DESIGN

DRAWING TITLE

ELEVATIONS

PROJECT:
PROPOSED DWELLING
AT:
LOT 1102 MORRIS ROAD, TRUGANINA, VIC, 3029
FOR:
FUSION ENGINEERING

DRAWN:	**JT-JW**
DATE:	**24/03/2025**
SCALE:	**1:100 (A3)**
JOB NO:	**10482025**
STATUS:	**WORKING DRAWINGS**
PG NO:	**07**

REV	DATE	AMENDMENT
A	16/06	DEVELOPERS APPROVAL

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ALL WINDOWS ARE TO BE READ IN ACCORDANCE WITH ENDORSED ENERGY RATING PLANS

WINDOW SCHEDULE

NO.	SIZE (HXW)	HEAD HEIGHT	LOCATION	DESCRIPTION
W01	2400X600	2400 a.f.l	LOUNGE	ALUMINUM FRAMED CLEAR GLAZED FIXED WINDOW
W02	2400X2400	2400 a.f.l	LOUNGE	ALUMINUM FRAMED CLEAR GLAZED AWNING WINDOW
W03	1500X1500	2400 a.f.l	GUEST BED	ALUMINUM FRAMED CLEAR GLAZED AWNING WINDOW
W04	600X1500	2400 a.f.l	ENSUITE	ALUMINUM FRAMED OBSCURED GLAZED AWNING WINDOW
W05	600X1650	1500 a.f.l	WIP	ALUMINUM FRAMED CLEAR GLAZED AWNING WINDOW
W06	600X1800	1500 a.f.l	KITCHEN	ALUMINUM FRAMED CLEAR GLAZED AWNING WINDOW
W07	1800X2100	2400 a.f.l	DINING	ALUMINUM FRAMED CLEAR GLAZED AWNING WINDOW
W08	2100X2400	2400 a.f.l	LIVING	ALUMINUM FRAMED CLEAR GLAZED AWNING WINDOW
W09	1700X2100	2400a.f.l	WIR	ALUMINUM FRAMED CLEAR GLAZED AWNING WINDOW
W10	1500X1800	2400a.f.l	ACTIVITY	ALUMINUM FRAMED CLEAR GLAZED AWNING WINDOW
W11	1500X1500	2400a.f.l	BATH	ALUMINUM FRAMED OBSCURED GLAZED AWNING WINDOW
W12	1500X600	2400a.f.l	WC	ALUMINUM FRAMED OBSCURED GLAZED AWNING WINDOW
W13	1500X1800	2400a.f.l	BED 4	ALUMINUM FRAMED CLEAR GLAZED AWNING WINDOW
W14	1500X1800	2400a.f.l	BED 3	ALUMINUM FRAMED CLEAR GLAZED AWNING WINDOW
W15	1500X1800	2400a.f.l	BED 2	ALUMINUM FRAMED CLEAR GLAZED AWNING WINDOW
W16	1800X1200	2400a.f.l	PRAY	ALUMINUM FRAMED CLEAR GLAZED AWNING WINDOW
W17	2100X1500	2400a.f.l	STAIR	ALUMINUM FRAMED CLEAR GLAZED FIXED WINDOW
W18	1500X600	2400a.f.l	ENSUITE	ALUMINUM FRAMED OSCURED GLAZED AWNING WINDOW

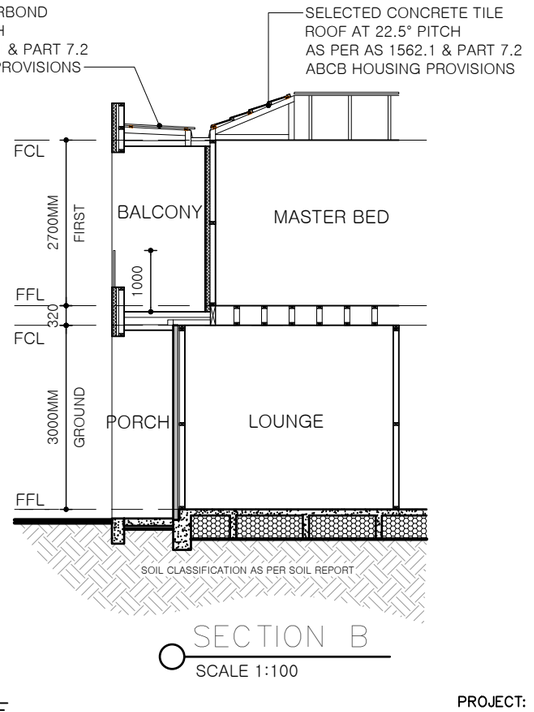
DOOR SCHEDULE

NO.	SIZE (HXW)	HEAD HEIGHT	LOCATION	DESCRIPTION
D01	2400X2700	2400 a.f.l	LIVING	ALUMINUM FRAMED GLAZED SLIDING DOOR (3-PANEL)
D02	2400X1450	2100 a.f.l	LAUNDRY	ALUMINUM FRAMED GLAZED SLIDING DOOR
D03	2400X2700	2400 a.f.l	MASTER BED	ALUMINUM FRAMED GLAZED STACKER DOOR (3-PANEL)

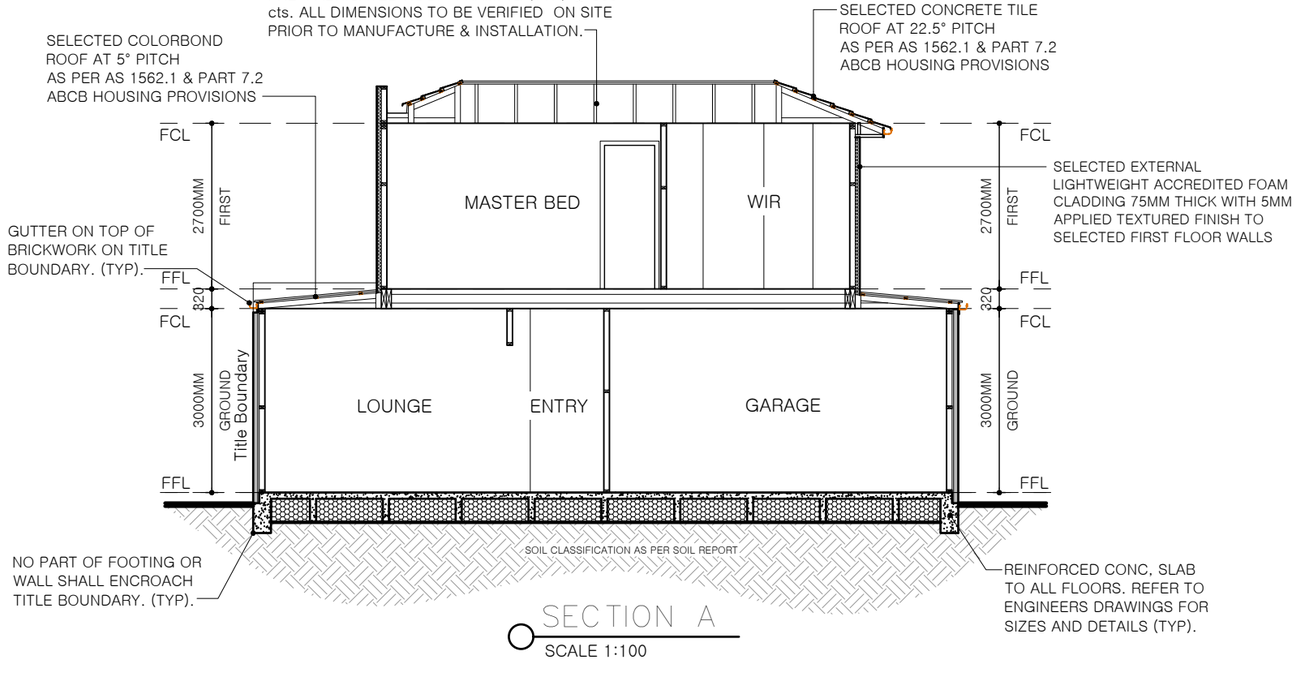
NOTE: WINDOW MEASUREMENTS INDICATED MAY VARY FROM WINDOW MANUFACTURER SIZES. BUILDER TO PLACE ORDER WITH WINDOW MANUFACTURER WITH STANDARD SIZES THAT MATCH THE ABOVE MEASUREMENTS WITHIN CLOSE PROXIMITY. WINDOW SIZES TO BE VERIFIED ON SITE PRIOR TO PLACING ORDER WITH MANUFACTURER ANY DISCREPANCIES PLEASE CONTACT OFFICE IMMEDIATELY

NOTE: ALL GLAZING TO COMPLY WITH AS 1288-2006 & AS2047

- PROVIDE SAFETY GLASS TO POWDER COATED ALUMINIUM FRAMED SLIDING DOOR COMBINATIONS TO COMPLY TO A.S. 1288-2006. (TYP)



SECTION B
SCALE 1:100



SECTION A
SCALE 1:100

PLANFORM
BUILDING DESIGN

DRAWING TITLE

SCHEDULES/SECTIONS

PROJECT:
PROPOSED DWELLING
AT:
LOT 1102 MORRIS ROAD, TRUGANINA, VIC, 3029
FOR:
FUSION ENGINEERING

DRAWN: **JT-JW**
DATE: **24/03/2025**
SCALE: **1:100 (A3)**
JOB NO: **10482025**
STATUS: **WORKING DRAWINGS**
PG NO: **08**

REV	DATE	AMENDMENT
A	16/06	DEVELOPERS APPROVAL

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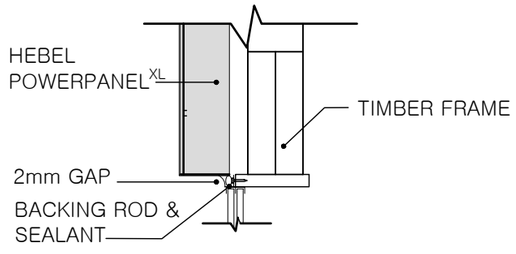
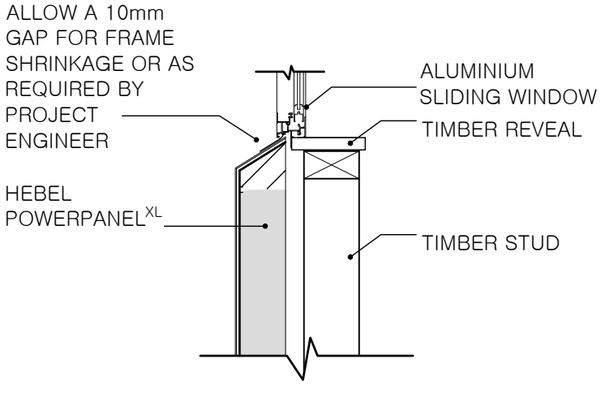
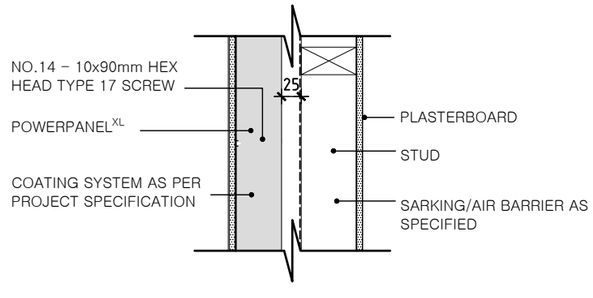


HEBEL HEADER DETAIL
SCALE 1:5



HEBEL WINDOW SILL DETAIL
SCALE 1:5



HEBEL POWERPANEL XL EXTERNAL FIXING DETAIL
SCALE 1:10

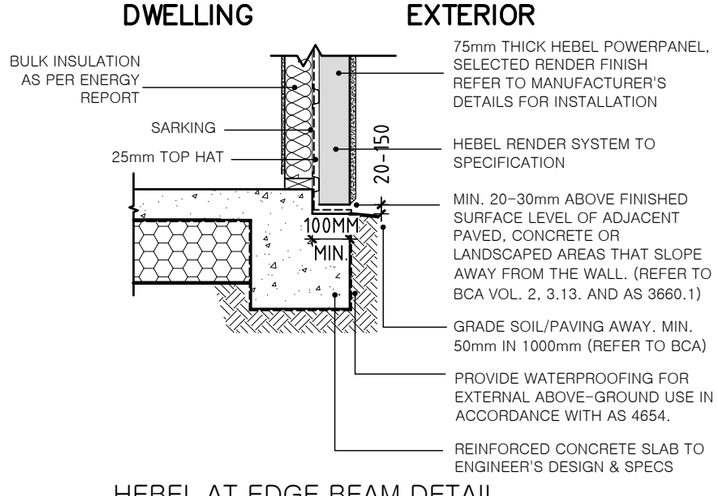
CONTACT HEBEL TECHNICAL SERVICES FOR INTERNAL FIX BOUNDARY LINE DETAILS.

NOTE: WHEN POSITIONING THE STUD FRAMES ALLOW 5-7mm EXTRA CAVITY WIDTH FOR THE SHEET BRACING BETWEEN TOP HAT AND TIMBER STUD.

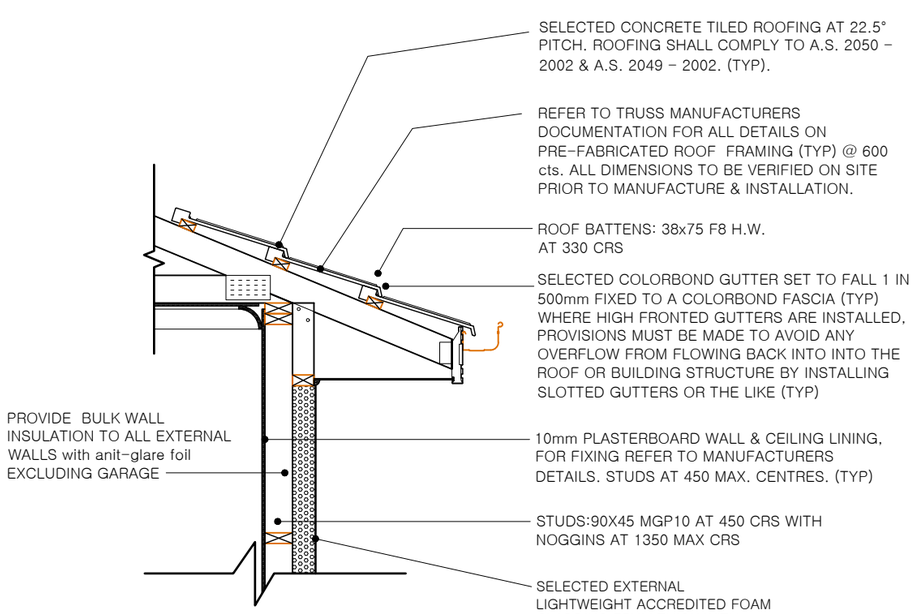
TRUSS MANUFACTURERS SPECIFICATIONS TO BE PROVIDED PRIOR TO THEIR ERECTION AND LOAD BEARING POINTS I.E LINTELS, STUDS SUPPORTING CONCENTRATED LOADS TO BE DESIGNED BY TRUSS MANUFACTURER AND/OR STRUCTURAL ENGINEER. IF STRUCTURAL DESIGN WAS PROVIDED THE DESIGN ENGINEER TO VERIFY TRUSS LOCATIONS AND DESIGN FOR LOAD BEARING POINTS AS REQUIRED.

STRUCTURAL TIMBER WORK - ALL STRUCTURAL TIMBER WORK AND ASSOCIATED CONNECTIONS SHALL COMPLY WITH A.S. 1720 TIMBER STRUCTURES CODE. ALL TIMBER MEMBERS SHALL BE STRESS GRADED AND MARKED IN ACCORDANCE WITH A.S. 2858, A.S. 1748, A.S. 1749 AND B.C.A. ALL TIMBER FRAMING INCLUDING FLOORS, WALLS AND ROOF, SHALL COMPLY WITH AS 1684 TIMBER FRAMING CODE. ALL WALL BRACING SHALL BE IN ACCORDANCE WITH A.S. 1684.

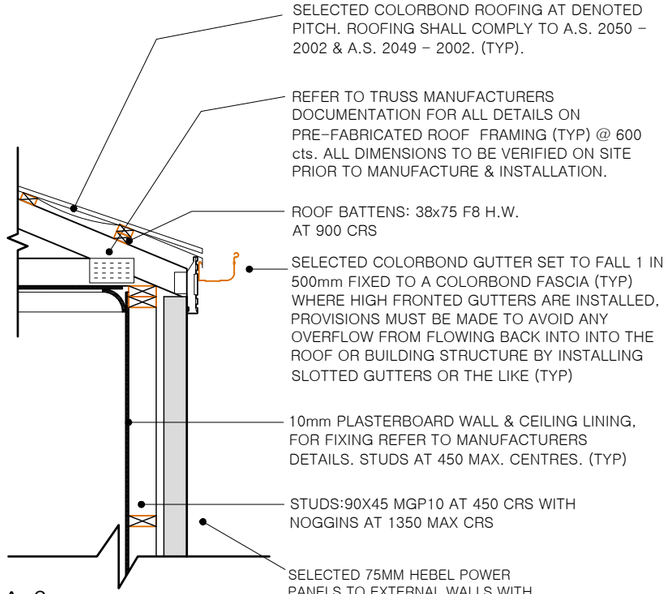
PROVIDE 10mm EXPANSION JOINTS @ 5000 MAX. CRS, IN MASONRY WALLS ABOVE OR CLOSE TO JUNCTIONS BETWEEN: DIFFERENT TYPES OF FOOTING SYSTEMS, FOOTINGS FOUNDED AT SIGNIFICANTLY DIFFERENT DEPTHS, OR FOOTINGS FOUNDED ON SIGNIFICANTLY DIFFERENT MATERIALS. (ie. CLAY & ROCK) ALSO WHERE NEW BRICKWORK ABUTTS EXISTING BRICKWORK.



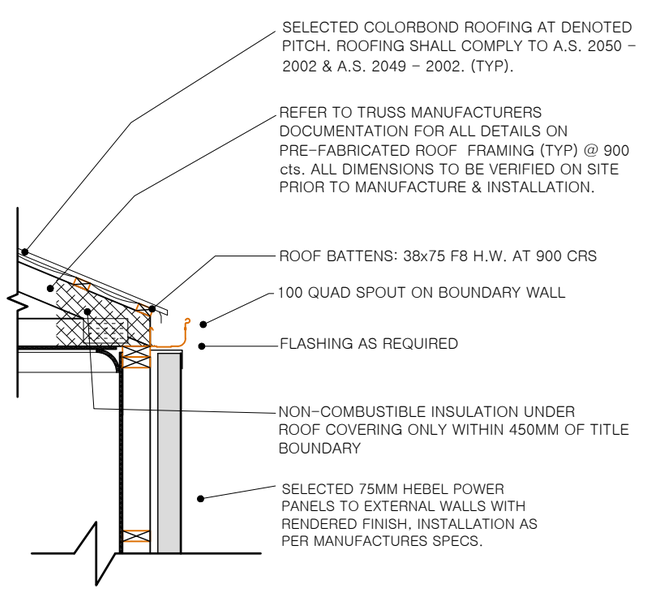
HEBEL AT EDGE BEAM DETAIL
SCALE 1:20



FOAM CLADDING DETAIL
SCALE 1:20



FASCIA &
GUTTER DEATIL
SCALE 1:20



GUTTER ON BRICKWORK DETAIL
SCALE 1:20

PLANFORM
BUILDING DESIGN

DRAWING TITLE
DETAILS

PROJECT:
PROPOSED DWELLING
AT:
LOT 1102 MORRIS ROAD, TRUGANINA, VIC, 3029
FOR:
FUSION ENGINEERING

DRAWN: **JT-JW**
DATE: **24/03/2025**
SCALE: **1:100 (A3)**
JOB NO: **10482025**
STATUS: **WORKING DRAWINGS**
PG NO: **09**

REV	DATE	AMENDMENT
A	16/06	DEVELOPERS APPROVAL

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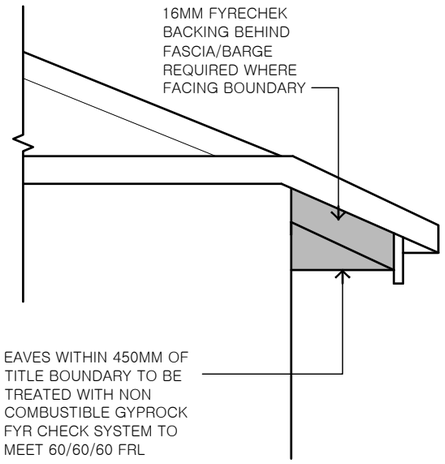
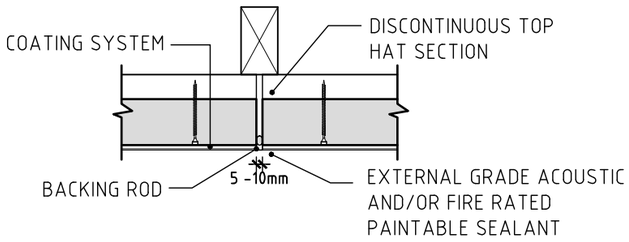
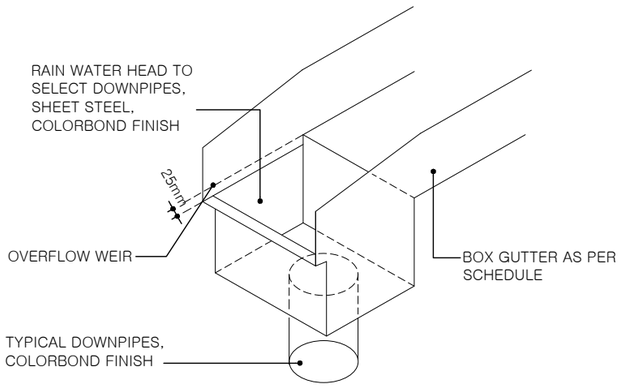


FIRE RATED EAVE
NTS

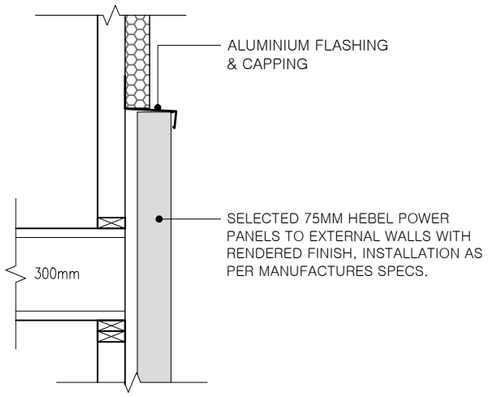


TYPICAL VERTICAL CONTROL JOINT
SCALE 1:20



RAIN WATER HEAD DETAIL
SCALE 1:10

ALL RAINWATER HEADS TO COMPLY WITH FIGURE 5.3.1 (A) OF HB39

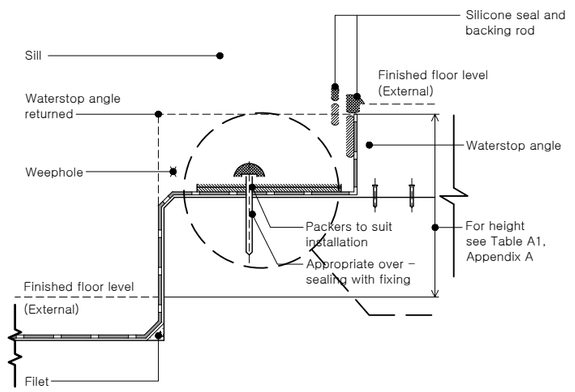


EXTERNAL WALL FLASHING DETAIL
SCALE 1:20

DRAINAGE NOTES:
1. SITE DRAINAGE SHALL COMPLY WITH NCC 3.1.2 'DRAINAGE' AND AS 3500 'NATIONAL PLUMBING CODE.
2. BASE OF CUT GRADED TO SILT PIT AT 1:100 MIN. DRAINS SHALL BE PROTECTED BY GRAVEL FILTERS.
3. TEMPORARY DOWNPIPES CONNECTED TO THE STORMWATER SYSTEM TO BE INSTALLED AS SOON AS ROOF COVER IS COMPLETED.
4. STORMWATER DRAINS ARE INDICATIVE ONLY, DRAINER TO CONNECT TO LEGAL POINT OF DISCHARGE AT THEIR DISCRETION.

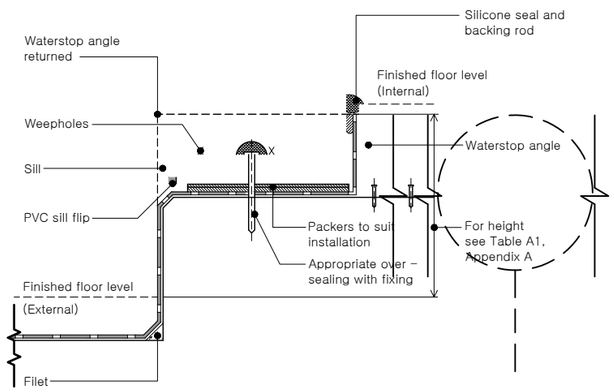
- GRADE SURFACE AWAY FROM HOUSE FOOTINGS (MINIMUM FALL 1:20)

NOTES:
1. SUB SILL IS INSTALLED BEFORE DOOR.
2. SEAL BETWEEN SILL, PACKER AND MEMBRANE BEFORE DRILLING FIXING HOLES.



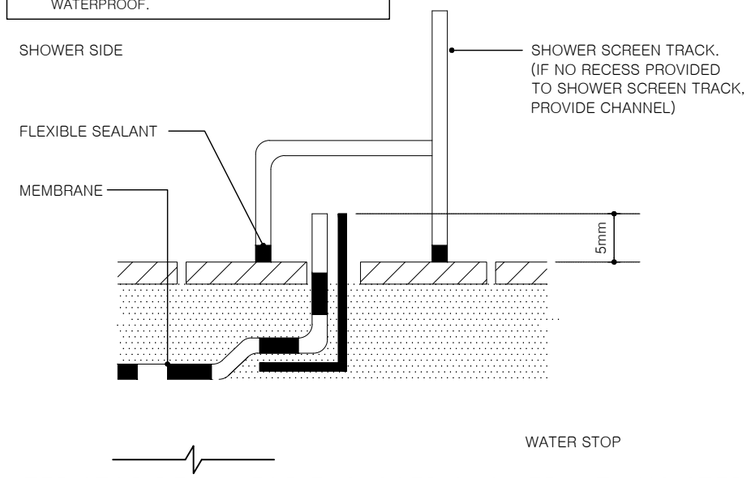
EXTERNAL WATERPROOFING DETAIL
NOT TO SCALE

NOTES:
1. NO SUB – SILL INSTALLED.
2. SEAL BETWEEN SILL/PACKER AND MEMBRANE BEFORE DRILLING FIXING HOLES.



EXTERNAL WATERPROOFING DETAIL
NOT TO SCALE

- A WATERSTOP SHALL BE POSITIONED SO THAT ITS VERTICAL LEG WILL FINISH A MINIMUM OF 5MM ABOVE THE FINISHED FLOOR LEVEL, WHERE A SHOWER SCREEN IS TO BE INSTALLED.
- WHERE THE WATER STOP INTERSECTS WITH A WALL OR IS JOINED, THE JUNCTION SHALL BE WATERPROOF.



WATER STOP DERAIL FOR ENCLOSED SHOWER WITH NO STEP DOWN
NOT TO SCALE

PLANFORM
BUILDING DESIGN

DRAWING TITLE
DETAILS

PROJECT:
PROPOSED DWELLING
AT:
LOT 1102 MORRIS ROAD, TRUGANINA, VIC, 3029
FOR:
FUSION ENGINEERING

DRAWN: **JT–JW**
DATE: **24/03/2025**
SCALE: **1:100 (A3)**
JOB NO: **10482025**
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PG NO: **10**

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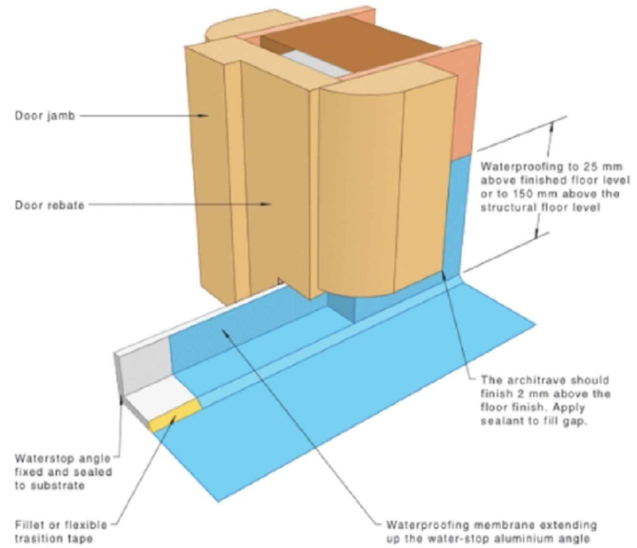
SOUTH MORANG CORPORATE CENTRE



NOTE The waterstop angle may be located at the face of the door jamb or at the rebate.

Figure 4.9.1(A) — Example of liquid waterproofing at door opening framework

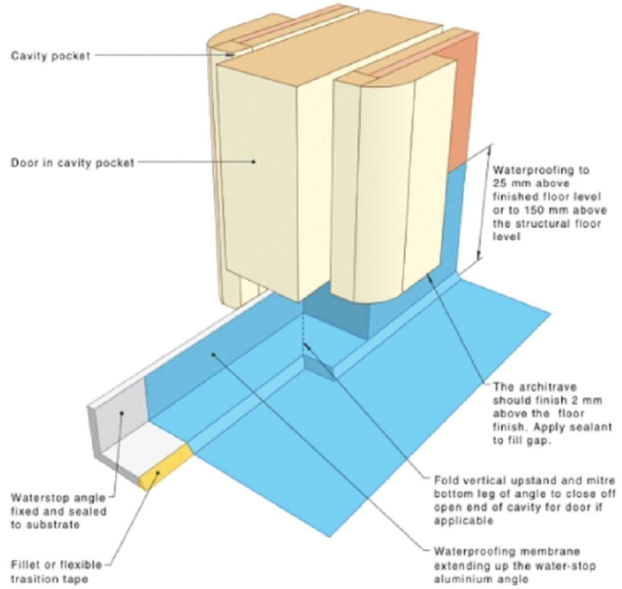
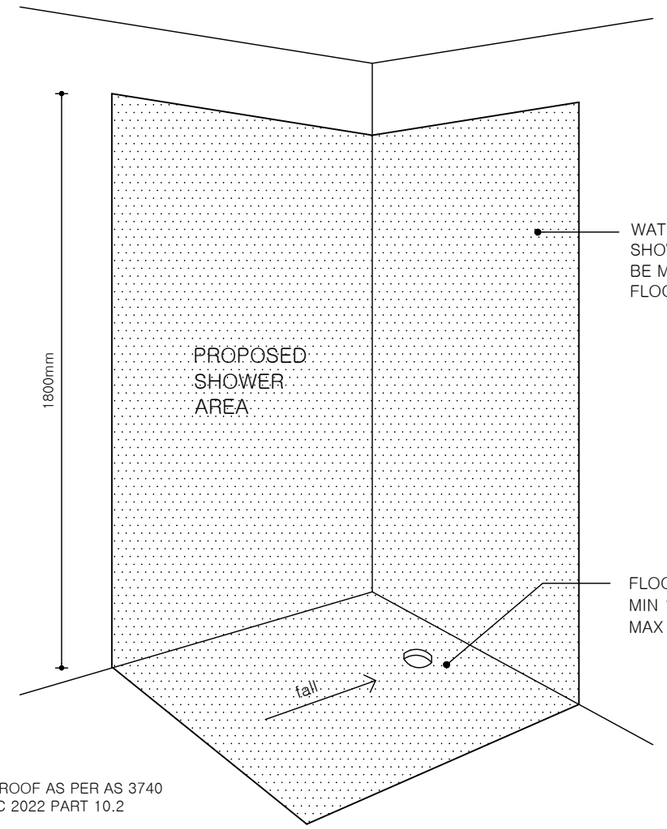
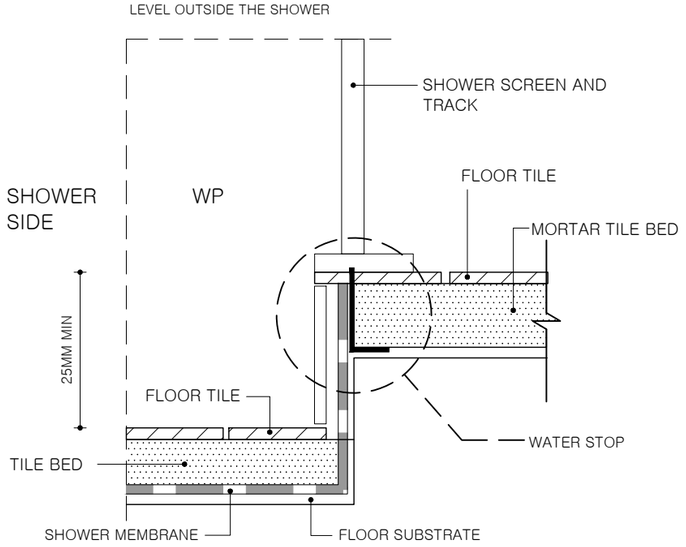


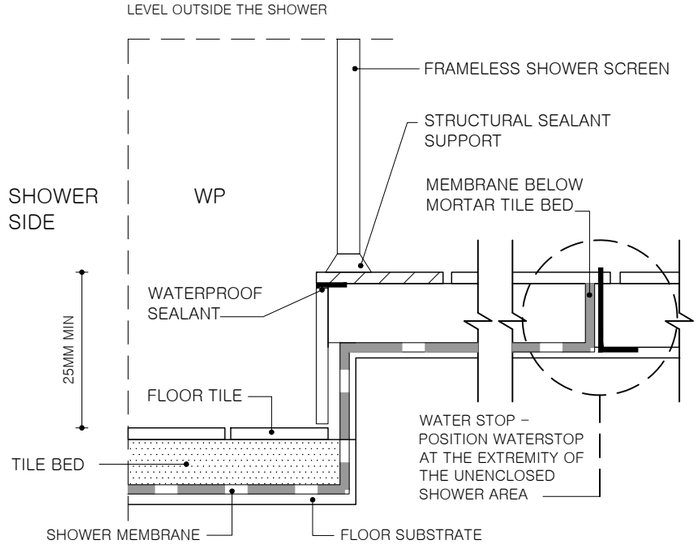
Figure 4.9.1(B) — Waterproofing at door opening cavity slider



WATERPROOF AS PER AS 3740 AND NCC 2022 PART 10.2

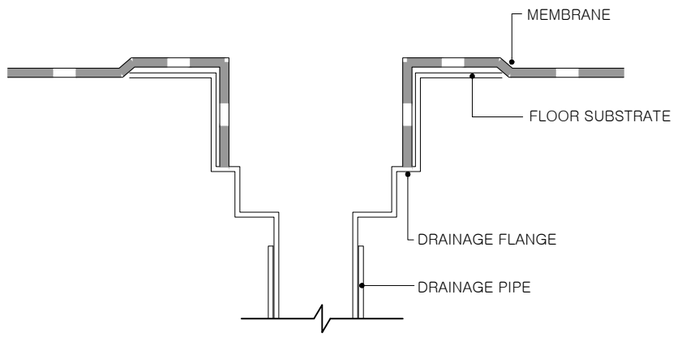
PERIMETER FLASHING DEATIL
NOT TO SCALE





ENCLOSED AND UNENCLOSED STEPDOWN SHOWERS
NOT TO SCALE

SHOWER WATERPROOFING DETAIL
NOT TO SCALE



CLASS 1 BUILDING
CONCRETE - MAY SIT ON TOP OF CONCRETE OR TILE BED
OTHER FLOORS - RECESSED INTO FLOOR SUBSTRATE OR TILE BED

CLASS 2-9 BUILDINGS
- MUST BE RECESSED INTO THE FLOOR

FLOOR WASTE - TYPICAL MEMBRANE TERMINATION AT DRAINAGE OUTLET
NOT TO SCALE

PLANFORM
BUILDING DESIGN

DRAWING TITLE
DETAILS

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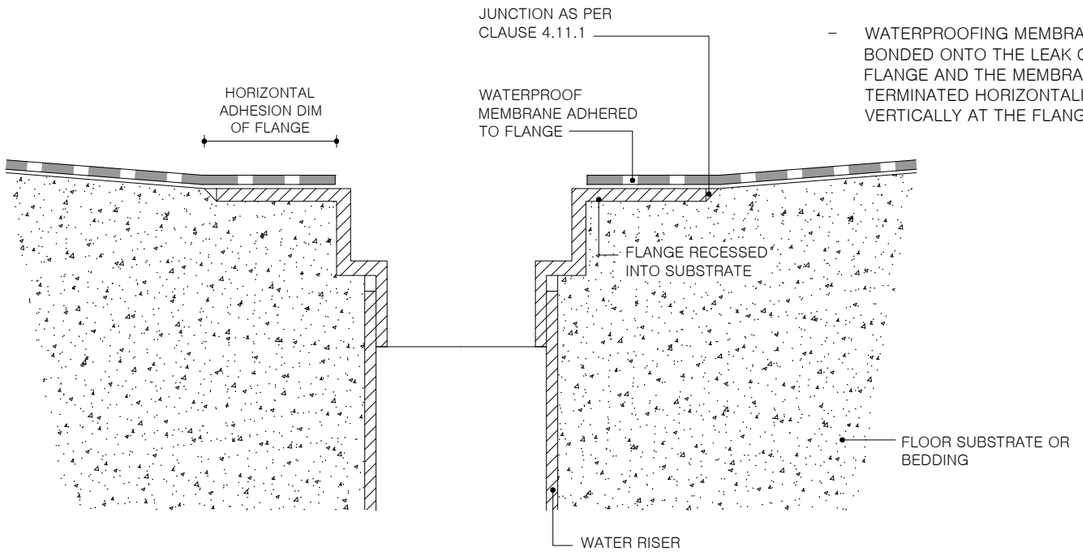
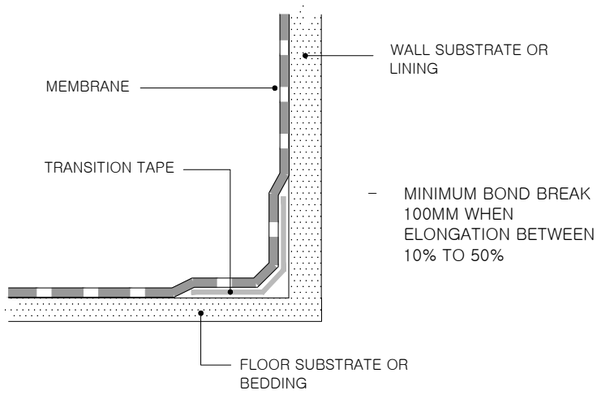


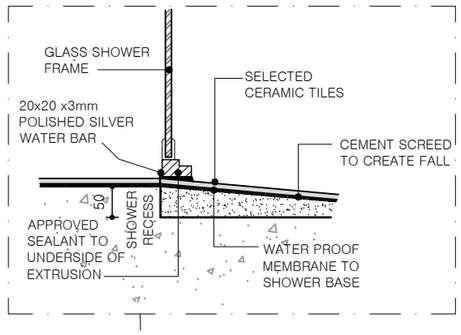
- WATERPROOFING MEMBRANE IS TO BE BONDED ONTO THE LEAK CONTROL FLANGE AND THE MEMBRANE IS TERMINATED HORIZONTALLY OR VERTICALLY AT THE FLANGE

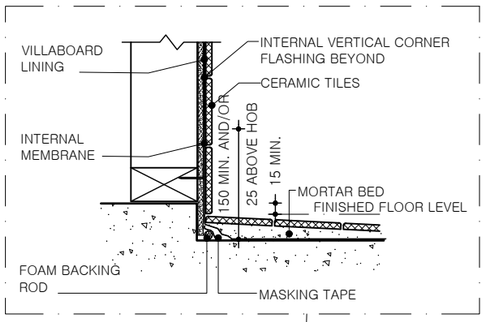
MEMBRANE TO DRAINAGE FLANGE DETAIL
NOT TO SCALE



- MINIMUM BOND BREAK 100MM WHEN ELONGATION BETWEEN 10% TO 50%

BOND BREAKER DETAIL
NOT TO SCALE

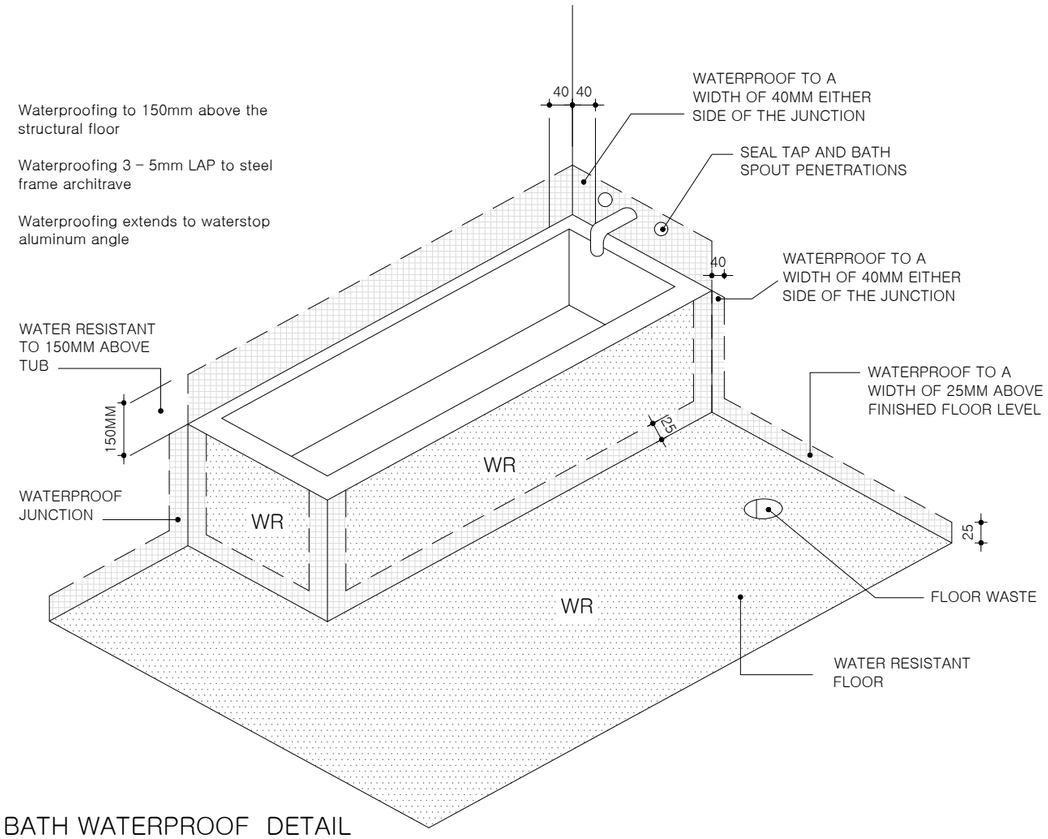




Waterproofing to 150mm above the structural floor

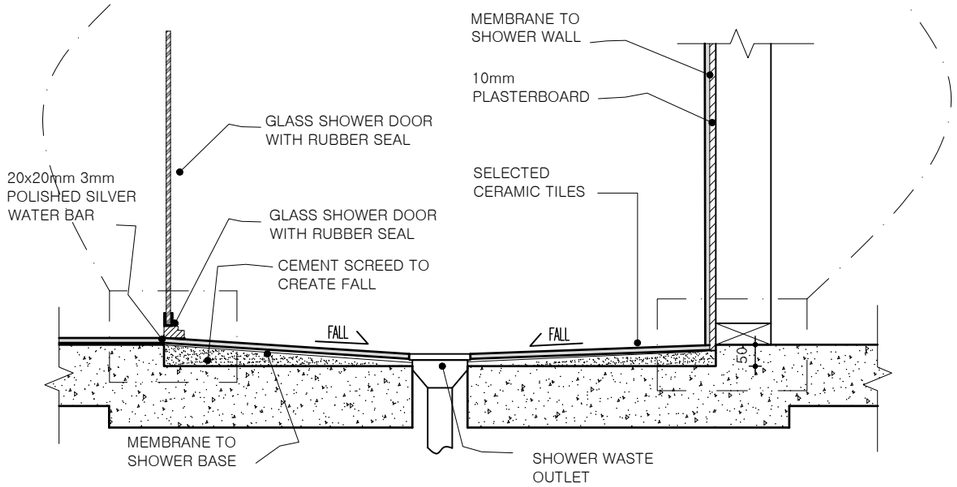
Waterproofing 3 – 5mm LAP to steel frame architrave

Waterproofing extends to waterstop aluminum angle



A JUNCTION WHERE WATERPROOFING TO WATERPROOFING SURFACES MEET,
THE WATERPROOFING IS TO BE CONTINUOUS ACROSS THE JUNCTION AND INCORPORATE AN APPROPRIATE BOND BREAKER. WHERE THE PERIMETER FLASHING TO WALL/FLOOR SURFACES THEY SHOULD BE CONTINUOUSLY SEALED
(USUALLY WITH BOND BREAKER), HAVING THE VERTICAL LEG A MINIMUM OF 25MM ABOVE THE FINISHED FLOOR LEVEL (EXCEPT DOORWAYS) AND HORIZONTAL LEG A MINIMUM WIDTH OF 50MM.A WATER STOP WITH A VERTICAL LEG FINISHING FLUSH WITH THE FINISHED FLOOR LEVEL IS TO BE INSTALLED AT FLOOR LEVEL OPENINGS. PROTECTING WATER MIGRATING TO NON-WET AREAS.

BATH WATERPROOF DETAIL
NOT TO SCALE



RECESSED SHOWER DETAIL

PLANFORM
BUILDING DESIGN

DRAWING TITLE
DETAILS

PROJECT:
PROPOSED DWELLING
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FOR:
FUSION ENGINEERING

DRAWN: **JT–JW**
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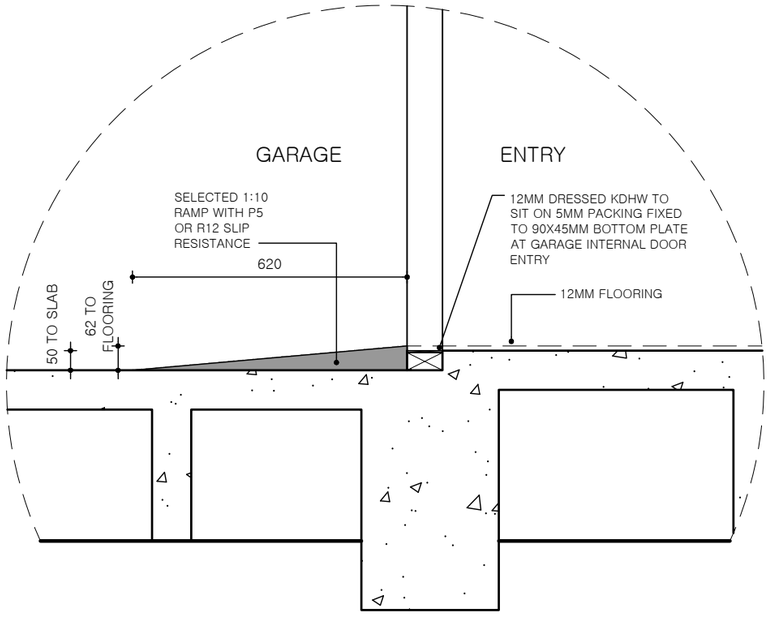
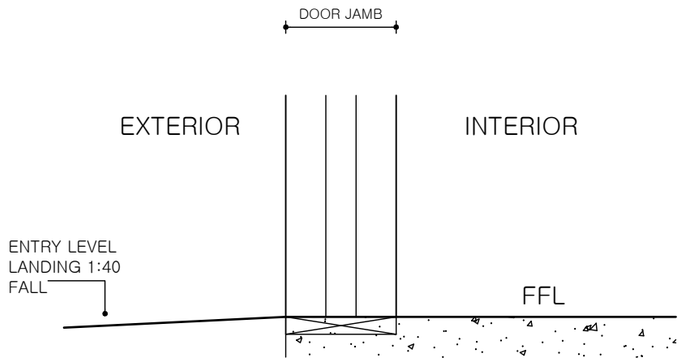
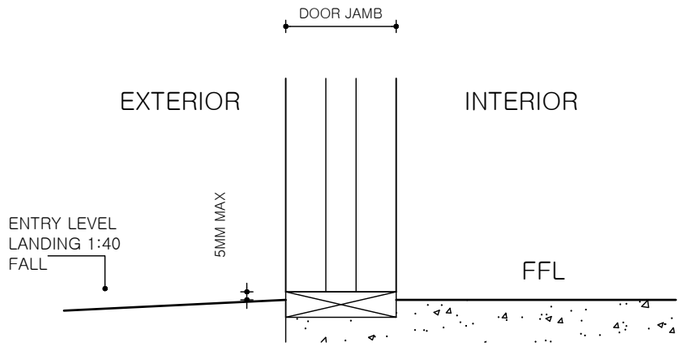


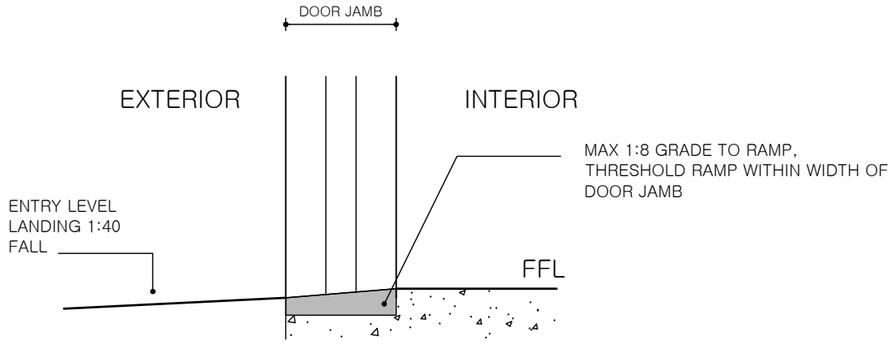
GARAGE STEP FREE RAMP DETAIL
NTS



OPTION 1 – LEVEL THRESHOLD



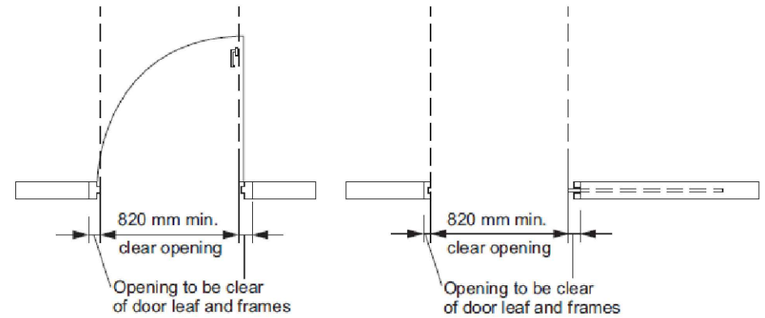
OPTION 2 – DOOR SILL 5MM ABOVE ENTRY LEVEL AND LANDING



OPTION 3 – THRESHOLD RAMP

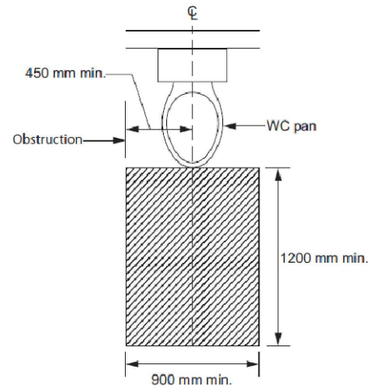
THRESHOLD RAMP DETAILS

Figure 2.1: Measurement of clear opening width

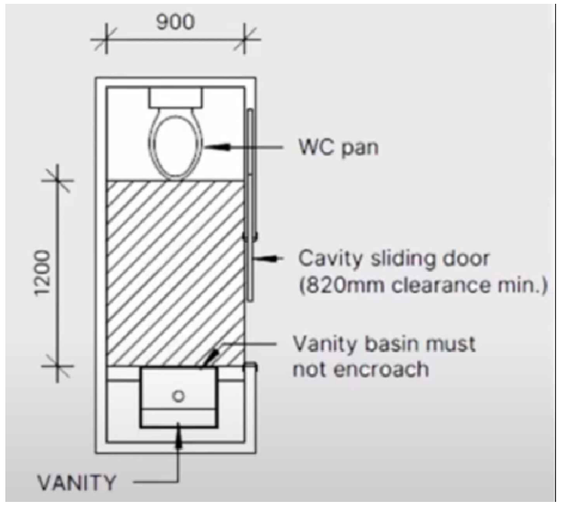


DOOR OPENING DETAIL

Figure 4.2: Circulation space for a toilet pan



SANITARY COMPARTMENT CIRCULATION SPACE



PLANFORM
BUILDING DESIGN

DRAWING TITLE
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Figure 6.2a: Location of noggings for walls surrounding a bath

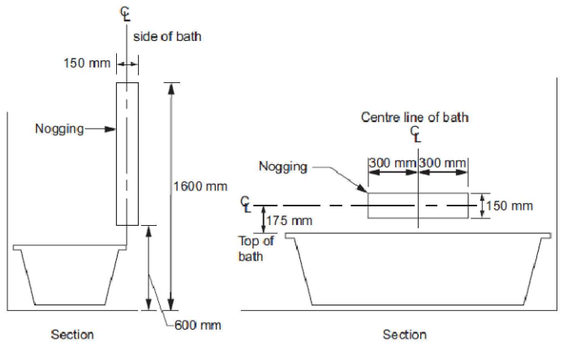


Figure 6.2b: Location of sheeting for walls surrounding a bath

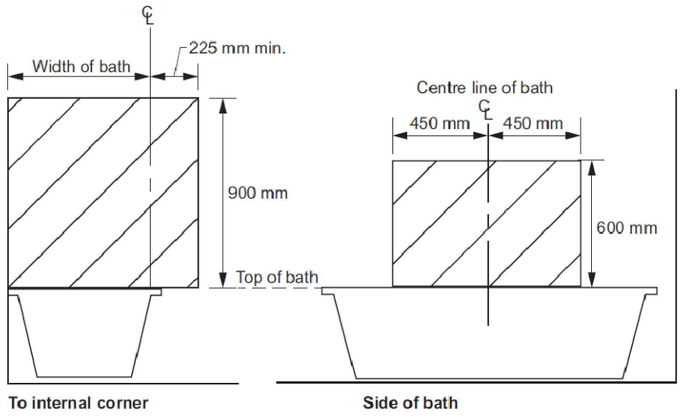


Figure 6.2c: Location of noggings for shower walls

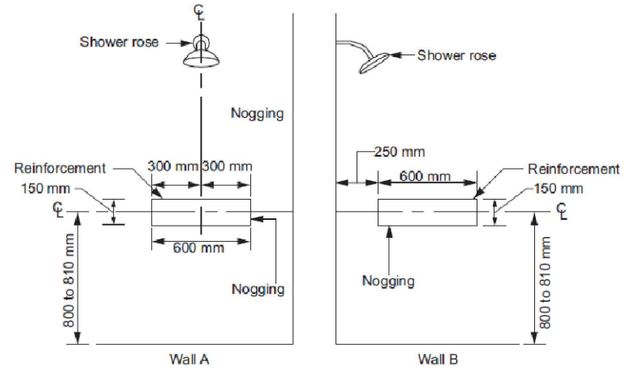


Figure 6.2d: Location of sheeting for shower walls

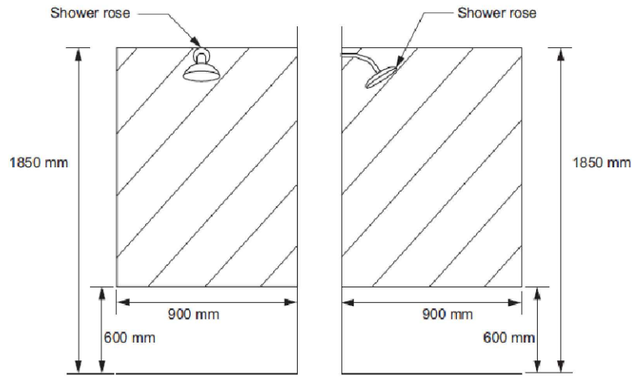


Figure 6.2e: Minimum extent of sheeting for wall adjacent to a toilet pan

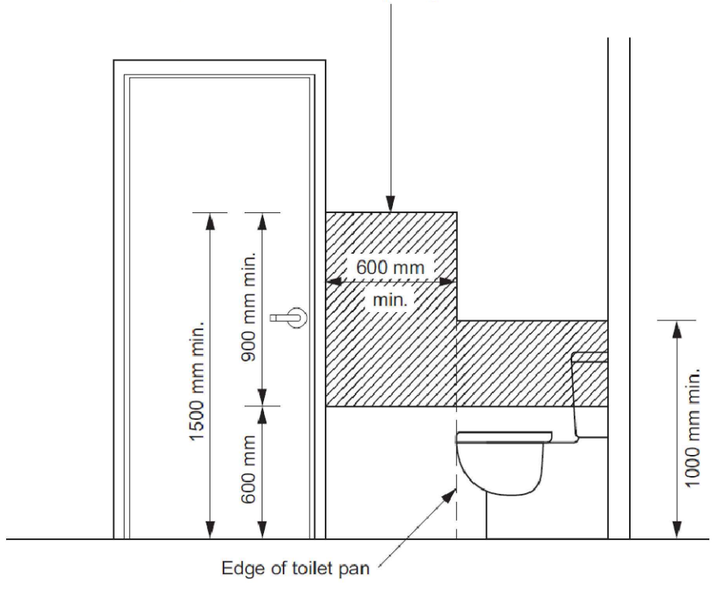


Figure 6.2f: Location of noggings for a wall behind a toilet pan

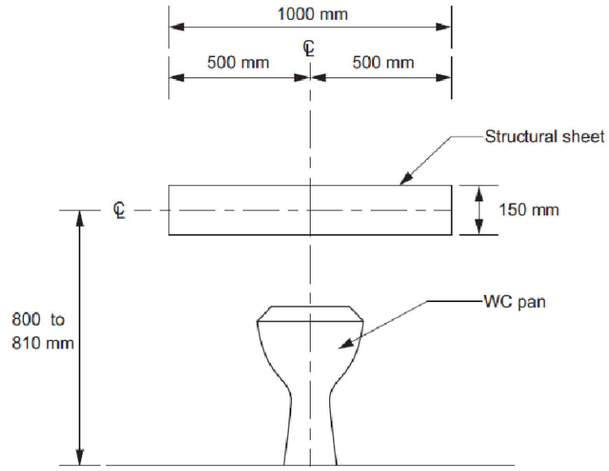
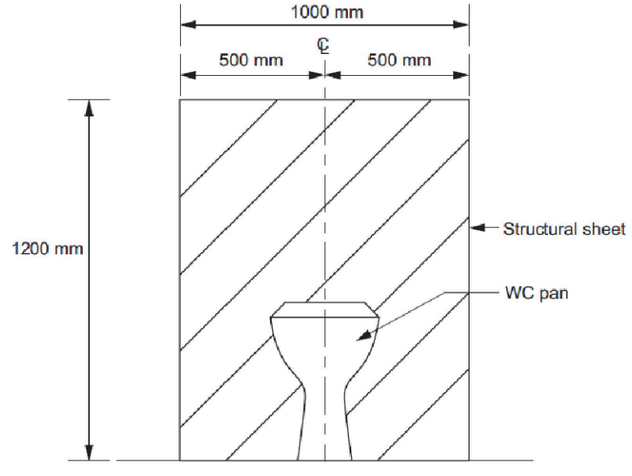


Figure 6.2g: Location of sheeting for a wall behind a toilet pan



PLANFORM
BUILDING DESIGN

DRAWING TITLE
DETAILS

PROJECT:
PROPOSED DWELLING
AT:
LOT 1102 MORRIS ROAD, TRUGANINA, VIC, 3029
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POWER LEGEND

	SINGLE GPO – 300mm		DOUBLE GPO – 300mm
	SINGLE GPO – 1100mm		DOUBLE GPO – 1100mm
	SINGLE GPO – 1350mm		DOUBLE GPO – 1350mm
WP	WEATHERPROOF GPO – EXTERNAL	T	TELEVISION POINT
D	SINGLE GPO – D/WASHER @ 300H	D	DATA POINT
	SINGLE GPO – FOR M/WAVE @ 750H		SMOKE DETECTOR
S	SINGLE GPO – FOR SECURITY SYS.		METER BOX
		P	TELEPHONE POINT

LIGHTING LEGEND

	40w CEILING LIGHT & BATTEN HOLDER	JB	JUNCTION BOX
	8w LED DOWNLIGHT		CEILING FAN
	OYSTER LIGHT		CEILING FAN WITH LIGHT
	EXTERNAL LIGHT POINT		PARA FLOOD LIGHT – SINGLE
	HEATER/FAN & LIGHT – 2 GLOBE		PARA FLOOD LIGHT – DOUBLE
	HEATER/FAN & LIGHT – 4 GLOBE		EXTERNAL SENSOR LIGHT
	PENDENT LIGHT	600	600 FLUORO – SINGLE
		600	600 FLUORO – DOUBLE

1200	1200 FLUORO – SINGLE		
1200	1200 FLUORO – DOUBLE		
	WALL LIGHT BATTEN HOLDER		
X	DIMMER LIGHT SWITCH		
TM	LIGHT TIMER		
	CEILING EXHAUST FAN		
	LIGHT SWITCH LOCATION (approx)		

HEATING LEGEND

	CEILING HEATING DUCT (APPROX LOCATION)
	HEATING UNIT WITH LIGHT & GPO IN CEILING
T	THERMOSTAT
RA	RETURN AIR
	CEILING COOLING DUCT (APPROX LOCATION)

DUCTED VACUUM

DV	DUCTED VACUUM UNIT
V	DUCTED VACUUM POINT (APPROX)

INTERCOM

INT	COLOR INTERCOM MONITOR
DB	DOOR BELL POINT LINKED WITH INTERCOM

SA DENOTES LOCATIONS OF SMOKE ALARMS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH A.S. 3786–1993 & 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 BATTERY BACKUP.

EF DENOTES: CEILING EXHAUST FAN PROVIDE A LIGHT AND AN EXHAUST FAN WHERE NATURAL LIGHTING AND VENTILATION IS NOT PROVIDED WHERE REQUIRED BY LOCAL AUTHORITY, DUCT THE EXHAUST TO THE OUTSIDE.

ELECTRICAL NOTE
ALL SYMBOLS AND SYMBOL LOCATIONS ARE INDICATIVE ONLY AND TO BE USED AS A GUIDE ONLY.
SYMBOLS AND LOCATIONS ARE NOT DRAWN TO SCALE.

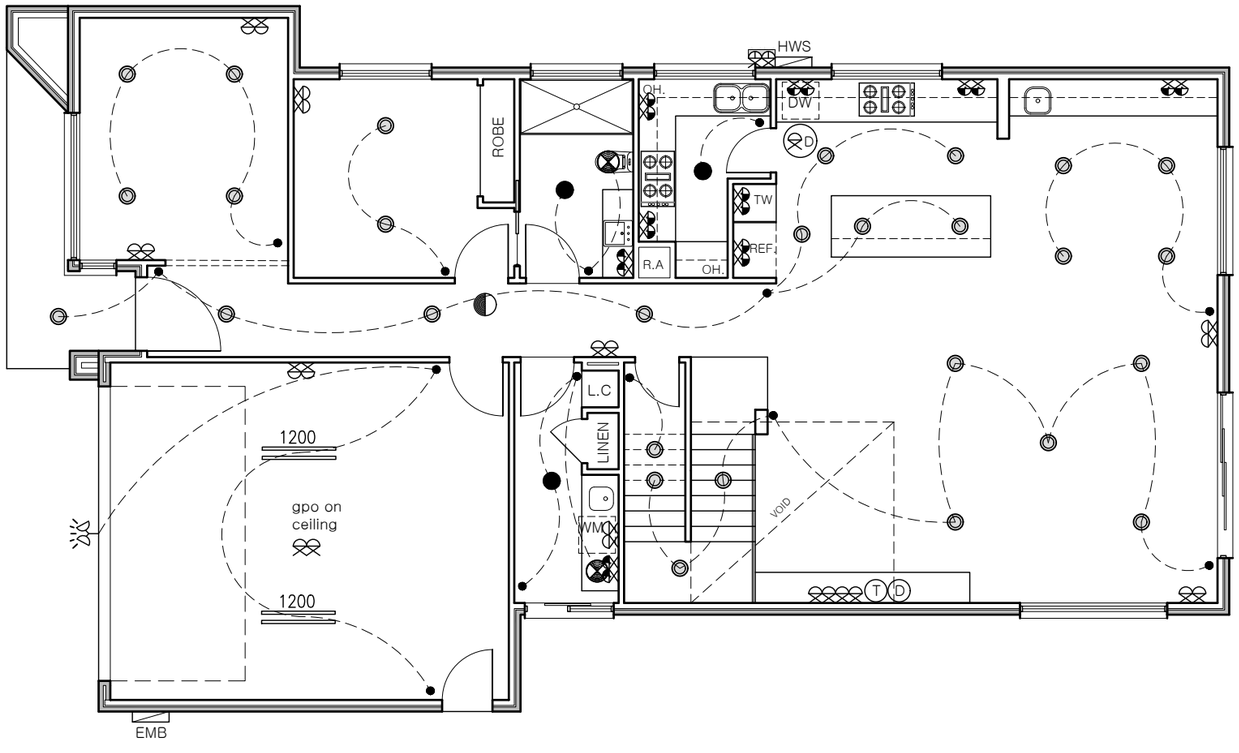
- NOTES: PROVIDE LIGHT & POWER FOR HEATER UNIT WITHIN ROOF SPACE NEAR ROOF ACCESS. PROVIDE POWER POINT WITHIN ROOF SPACE FOR COOLING UNIT. ALL EXTERNAL FITTINGS TO BE WATERPROOF

ELECTRICAL ANALYSIS TABLE

	AREA	WATTS PER LIGHT POINT	NO. LIGHTS USED	TOTAL WATTS USED	TOTAL WATTAGE PER SQM
GROUND FLOOR	140.61	8 & 40	27	312	2.22
FIRST FLOOR	144.91	8 & 40	31	376	2.59
GARAGE	39.41	40	2	80	2.03
PORCH	7.57	8	1	8	1.06
BALCONY	13.03	8	3	24	1.84

LIGHTING NOT TO EXCEED 5 WATTS PER SQUARE METER FOR LIVING AREAS IN ACCORDANCE WITH NCC 2022.

LIGHTING NOT TO EXCEED 3 WATTS PER SQUARE METER FOR GARAGE IN ACCORDANCE WITH NCC 2022.



PLANFORM
BUILDING DESIGN

DRAWING TITLE
GROUND FLOOR ELECTRICAL

PROJECT:
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POWER LEGEND

	SINGLE GPO – 300mm		DOUBLE GPO – 300mm
	SINGLE GPO – 1100mm		DOUBLE GPO – 1100mm
	SINGLE GPO – 1350mm		DOUBLE GPO – 1350mm
	WEATHERPROOF GPO – EXTERNAL	T	TELEVISION POINT
D	SINGLE GPO – D/WASHER @ 300H	D	DATA POINT
	SINGLE GPO – FOR M/WAVE @ 750H		SMOKE DETECTOR
S	SINGLE GPO – FOR SECURITY SYS.		METER BOX
		P	TELEPHONE POINT

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	8w LED DOWNLIGHT		CEILING FAN
	OYSTER LIGHT		CEILING FAN WITH LIGHT
	EXTERNAL LIGHT POINT		PARA FLOOD LIGHT – SINGLE
	HEATER/FAN & LIGHT – 2 GLOBE		PARA FLOOD LIGHT – DOUBLE
	HEATER/FAN & LIGHT – 4 GLOBE		EXTERNAL SENSOR LIGHT
	PENDENT LIGHT	600	600 FLUORO – SINGLE
		600	600 FLUORO – DOUBLE

1200	1200 FLUORO – SINGLE		CEILING HEATING DUCT (APPROX LOCATION)
1200	1200 FLUORO – DOUBLE		HEATING UNIT WITH LIGHT & GPO IN CEILING
	WALL LIGHT BATTEN HOLDER	T	THERMOSTAT
X	DIMMER LIGHT SWITCH	RA	RETURN AIR
TM	LIGHT TIMER		CEILING COOLING DUCT (APPROX LOCATION)
	CEILING EXHAUST FAN		
	LIGHT SWITCH LOCATION (approx)		

DUCTED VACUUM

DV	DUCTED VACUUM UNIT
V	DUCTED VACUUM POINT (APPROX)

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ALL SYMBOLS AND SYMBOL LOCATIONS ARE INDICATIVE ONLY AND TO BE USED AS A GUIDE ONLY.
SYMBOLS AND LOCATIONS ARE NOT DRAWN TO SCALE.

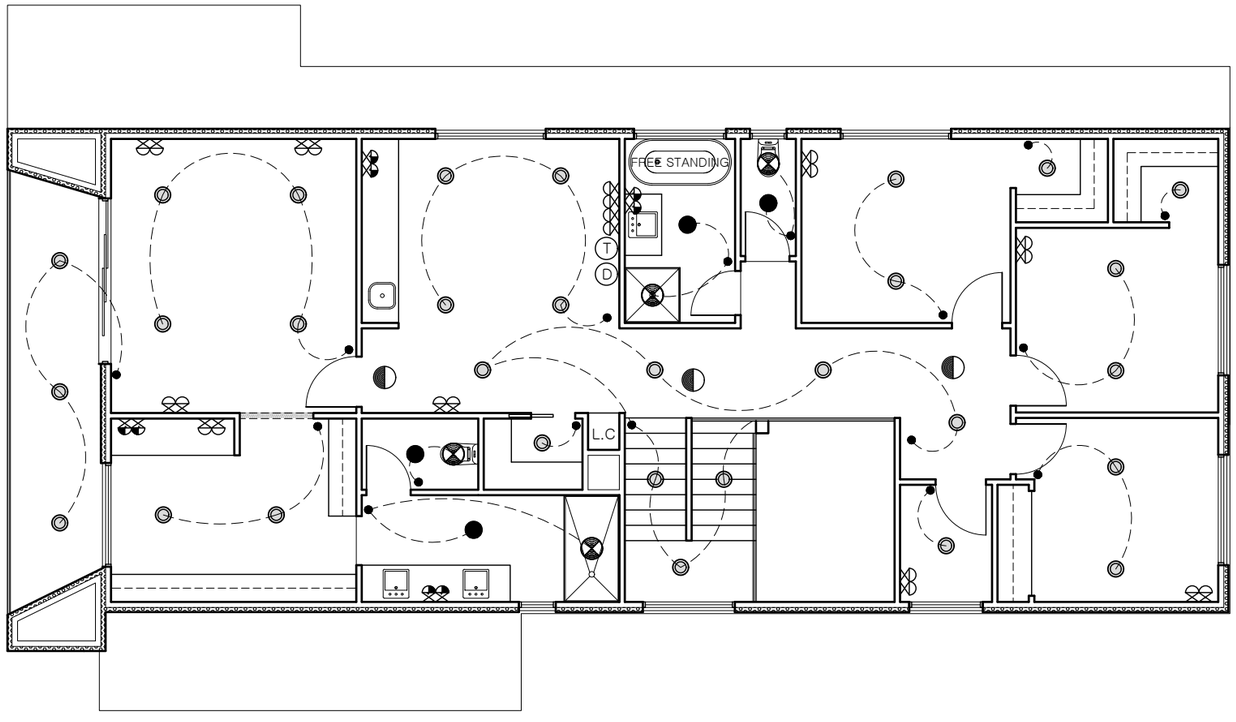
- NOTES: PROVIDE LIGHT & POWER FOR HEATER UNIT WITHIN ROOF SPACE NEAR ROOF ACCESS. PROVIDE POWER POINT WITHIN ROOF SPACE FOR COOLING UNIT. ALL EXTERNAL FITTINGS TO BE WATERPROOF

ELECTRICAL ANALYSIS TABLE

	AREA	WATTS PER LIGHT POINT	NO. LIGHTS USED	TOTAL WATTS USED	TOTAL WATTAGE PER SQM
GROUND FLOOR	140.61	8 & 40	27	312	2.22
FIRST FLOOR	144.91	8 & 40	31	376	2.59
GARAGE	39.41	40	2	80	2.03
PORCH	7.57	8	1	8	1.06
BALCONY	13.03	8	3	24	1.84

LIGHTING NOT TO EXCEED 5 WATTS PER SQUARE METER FOR LIVING AREAS IN ACCORDANCE WITH NCC 2022.

LIGHTING NOT TO EXCEED 3 WATTS PER SQUARE METER FOR GARAGE IN ACCORDANCE WITH NCC 2022.



PLANFORM
BUILDING DESIGN

DRAWING TITLE
FIRST FLOOR ELECTRICAL

PROJECT:
PROPOSED DWELLING
AT:
LOT 1102 MORRIS ROAD, TRUGANINA, VIC, 3029
FOR:
FUSION ENGINEERING

DRAWN: **JT–JW**
DATE: **24/03/2025**
SCALE: **1:100 (A3)**
JOB NO: **10482025**
STATUS: **WORKING DRAWINGS**
PG NO: **16**

REV	DATE	AMENDMENT
A	16/06	DEVELOPERS APPROVAL

E | INFO@PLANFORM.COM.AU
PH | 0431 020 698
MAIL | PO BOX 576, SOUTH MORANG, VIC, 3752.
WEB | WWW.PLANFORM.COM.AU

5B / 2 MURDOCH ROAD SOUTH MORANG
SOUTH MORANG CORPORATE CENTRE

PROPOSED PLANT LIST
TREE 1: WILLOW MYRTLE minimum mature height of 4m
PLANTS TO GARDEN BEDS:
-SMOOTH RICE FLOWER -AUSTRAL INDIGO -HOP GOODENIA -EUTAXIA
TURF/GRASS: Buffalo Grass

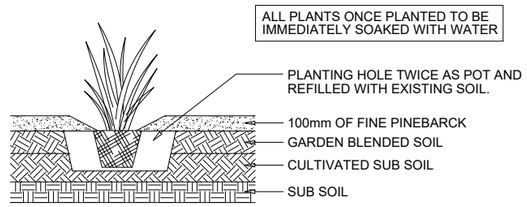
10 medium to large shrubs from 200mm pot size at installation

14 shrubs from 150mm pot size at installation

13 ground covering plants from 150mm pot size at installation

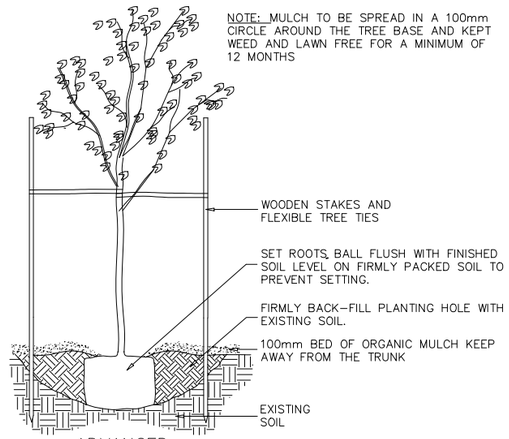
NATURE STRIP IS A RESPONSIBILITY OF THE LOT OWNER AND MUST ALWAYS BE MAINTAINED, KEPT NEAT AND TIDY WITH NO EXCESSIVE WEED GROWTH.

All garden bed areas within the front yard must be edged using brick, timber, steel or spaded edges



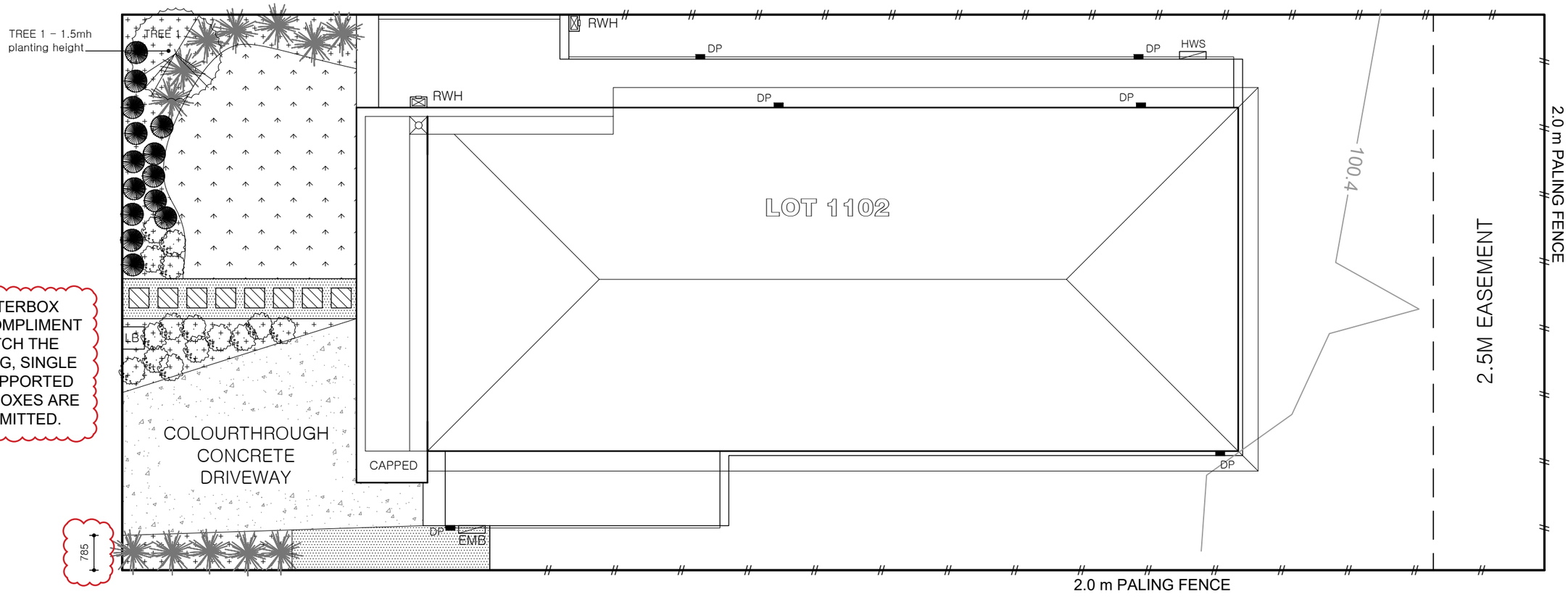
NOTE: IN HEAVY CLAY SOILS APPLY GYPSUM AT A RATE OF 2kg PER SQUARE METER. BREAK UP THE SOIL BELOW THE PLANTING HOLE, APPLY HALF A BUCKET OF WATER IMMEDIATELY AFTER PLANTING.

PLANTING SPECIFICATION



ADVANCED TREE PLANTING

FRONT GARDEN ANALYSIS		
	M2	%
HARDSCAPE	22.36	31.79
SOFTSCAPE	47.97	68.21
TOTAL AREA	70.33	100.00



THE LETTERBOX MUST COMPLIMENT AND MATCH THE DWELLING, SINGLE POST SUPPORTED LETTERBOXES ARE NOT PERMITTED.

LEGEND:

CONCRETE

SEEDED TURF

MULCHED GARDEN BED WITH PLANTS

PAVERS

COMPACTED STONES

DECKING

PLANFORM
BUILDING DESIGN

DRAWING TITLE

LANDSCAPE PLAN

PROJECT:
PROPOSED DWELLING
AT:
LOT 1102 MORRIS ROAD, TRUGANINA, VIC, 3029
FOR:
FUSION ENGINEERING

DRAWN: **JT-JW**
DATE: **24/03/2025**
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