

# WORKING DRAWINGS

FOR

# PROPOSED DWELLING

AT

LOT 217 (NO.81) NASCENT DRIVE,  
TARNEIT, VIC, 3029

FOR

# FUSION ENGINEERING

## DRAWING SCHEDULE : ON A3 PAGES

- PG 1 – TITLE / GENERAL NOTES
- PG 2 – GENERAL NOTES
- PG 3 – SITE / ROOF PLAN
- PG 4 – GROUND FLOOR PLAN
- PG 5 – ELEVATIONS
- PG 6 – SECTION/DETAILS
- PG 7 – DETAILS
- PG 8 – DETAILS
- PG 9 – DETAILS
- PG 10 – ELECTRICAL PLAN
- PG 11 – LANDSCAPE PLAN

## 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.



DRAWING TITLE

Opes

THIS DOCUMENT IS THE SUBJECT OF -

BUILDING PERMIT NUMBER: CBS-U 66127/6480250163282

ISSUED DATE: 28/04/2024


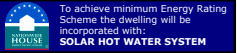
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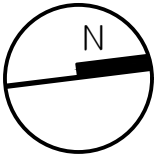
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PROJECT:  
PROPOSED DWELLING  
AT:  
LOT 217 NO.81 NASCENT DRIVE,  
TARNEIT, VIC, 3029  
FOR:  
FUSION ENGINEERING

DRAWN: EY-JT-JW  
DATE: 28/04/2024  
SCALE: 1:100 (A3)  
JOB NO: 90122024  
STATUS: WORKING DRAWINGS  
PG NO: 01

REV	DATE	AMENDMENT
		 This land is designated in a termitis zone. Termitis management system is required in accordance with AS3669.1
		 To achieve minimum Energy Rating Scheme the dwelling will be incorporated with SOLAR HOT WATER SYSTEM



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

OFFICE | LEVEL 1, SUITE 22, 797 PLENTY ROAD  
SOUTH MORANG VIC 3752





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 NOC 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.

- [illegible]





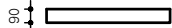
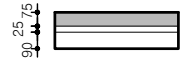
WALL CONSTRUCTION

EXTERNAL WALL CONSTRUCTION

- 190 HEBEL PANEL CONSTRUCTION (TYP)

INTERNAL WALL CONSTRUCTION

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



ROOF TRUSSES AS PER MANUFACTURERS DESIGN AND SPECIFICATIONS. MANUFACTURERS COMPUTATIONS TO BE PROVIDED PRIOR TO FRAME INSPECTION.

NO PART OF THE FOOTING SHALL ENCROACH ON TITLE BOUNDARY.

GUTTER ON TOP OF BRICKWORK WALL (TYP).

TITLE BOUNDARY DP

REINFORCED CONC. SLAB PROVIDED TO GARAGE. REFER TO ENG. DOCUMENTATION'S FOR SIZES AND SPECIFICATIONS

REINFORCED CONC. SLAB PROVIDED TO DWELLING REFER TO ENG. DOCUMENTATION'S FOR SIZES AND SPECIFICATIONS

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 EXTERNALLY VENTED TO OUTSIDE AIR

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

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.
- SELECTED FACE BRICKWORK WITH REFLECTIVE FOIL SARKING TO ALL EXTERNAL WALLS U.N.O. TO COMPLY WITH A.S. 3700 - 2018. VERTICAL ARTICULATION JOINTS TO CONFORM WITH NCC 2022 VOL 2 PART 5 ABCB. PROVIDE WALL TIES TO BRICKWORK AT MAXIMUM 600mm CTRS IN EACH DIRECTION AND WITHIN 300mm OF ARTICULATION JOINTS. (TYP.)



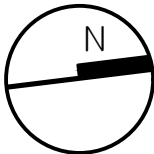
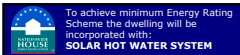
DRAWING TITLE  
Opes  
GROUND FLOOR PLAN

THIS DOCUMENT IS THE SUBJECT OF:  
BUILDING PERMIT NUMBER: CBS-U 66127/5490250163292  
ISSUED DATE: 04/01/2025  
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PROJECT:  
PROPOSED DWELLING  
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LOT 217 NO.81 NASCENT DRIVE,  
TARNEIT, VIC, 3029  
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DRAWN: EY-JT-JW  
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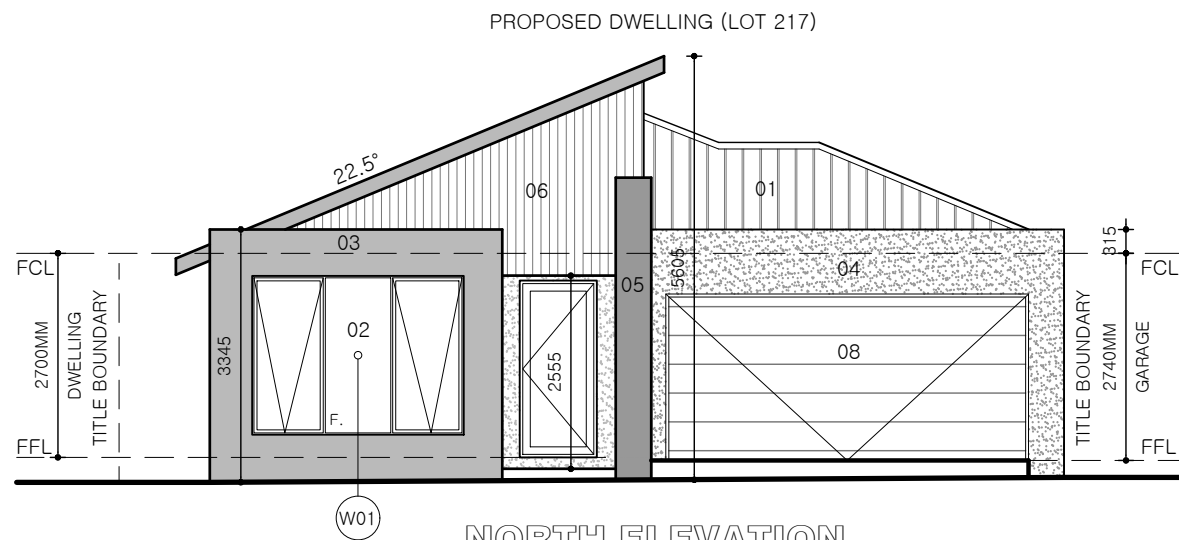
REV DATE AMENDMENT



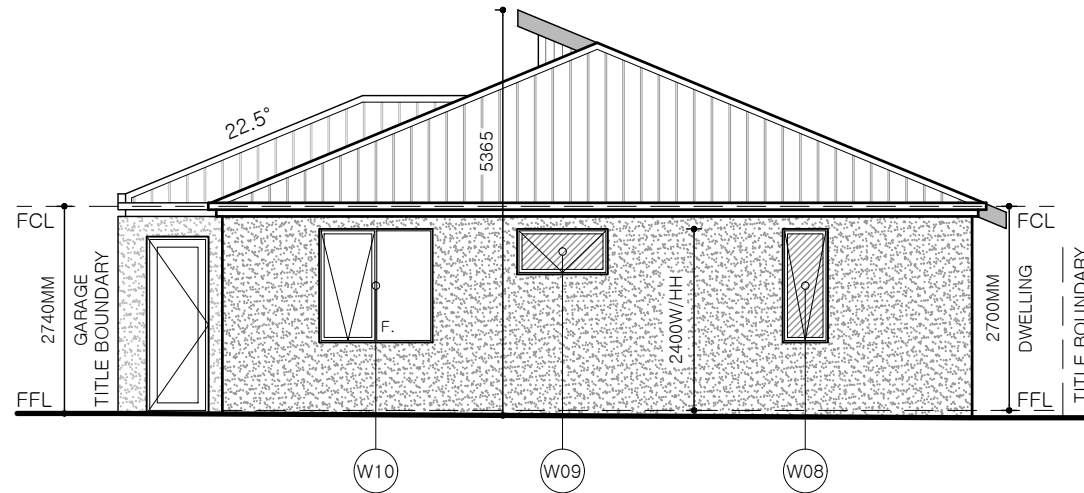
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PH | 0431 020 698  
MAIL | PO BOX 576, SOUTH MORANG, VIC, 3752.  
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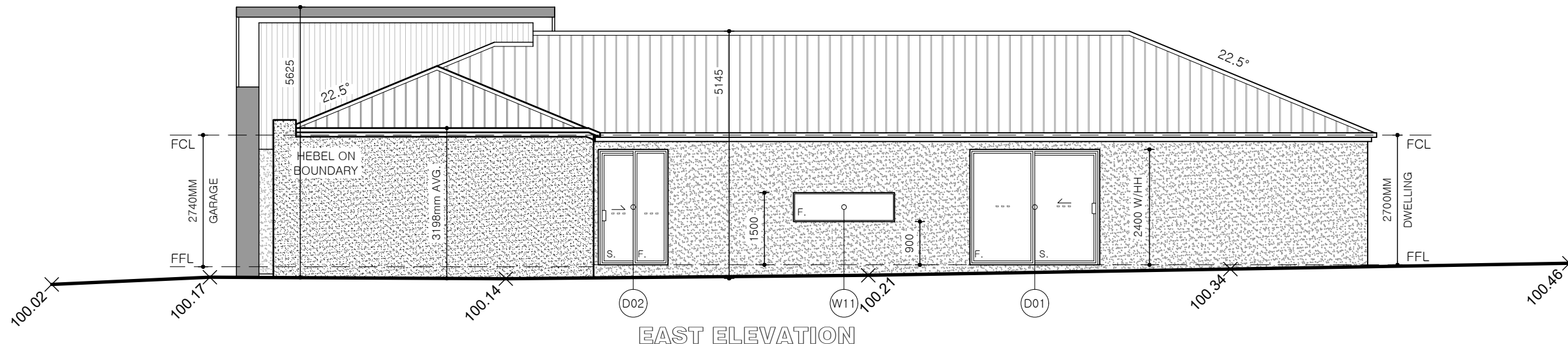




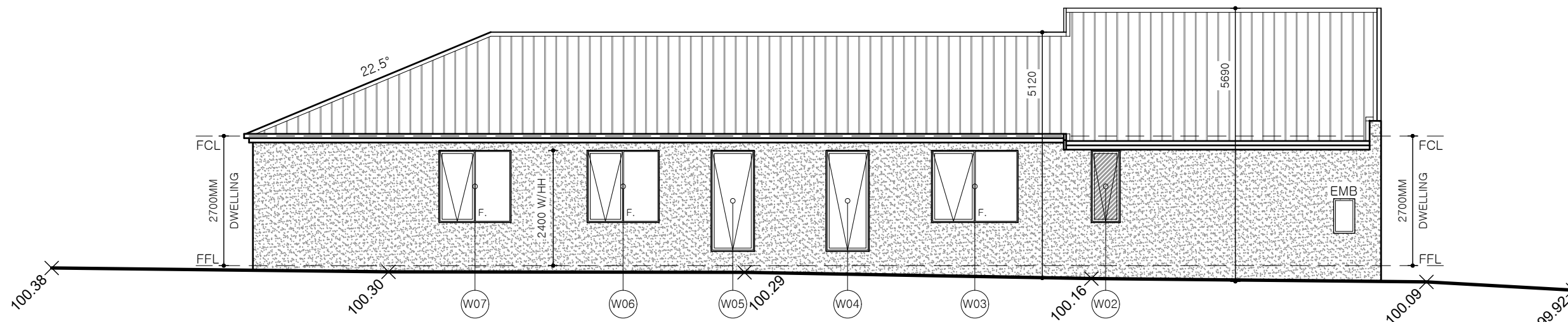
NORTH ELEVATION  
VIEW FROM NASCENT DRIVE



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

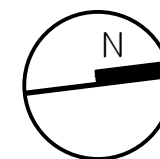
MATERIAL & COLOUR SCHEDULE

01	ROOF	Colorbond – Monument
02	WINDOW FRAMES	Monument
03	RENDER 1	Shale Grey
04	RENDER 2	White on white
05	RENDER 3	Basalt
06	AXON CLADDING	Monument
07	GUTTERS, FASCIAS, DOWNPIPIES & WHIRLY	Monument
08	GARAGE DOOR	Steel Line – Slimline Monument
09	ELECTRICAL METER BOX	Shale Grey
10	DRIVEWAY	Charcoal

ALL ARTICULATION JOINTS ARE TO BE CONTINUES ADJACENT TO OPENINGS

WEEPHOLES SHALL BE PROVIDED AT 1.2M CENTERS AND ABOVE OPENINGS GREATER THAN 1M

DAMP PROOF COURSE HEIGHTS  
i) 150MM ABOVE EXTERNAL GROUND  
ii) 75MM ABOVE EXTERNAL PAVED SURFACE





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.

NO.14 - 10x90mm HEX HEAD TYPE 17 SCREW

POWERPANEL<sup>XL</sup>

COATING SYSTEM AS PER PROJECT SPECIFICATION

25

PLASTERBOARD

STUD

SARKING/AIR BARRIER AS SPECIFIED

SCALE 1:10

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

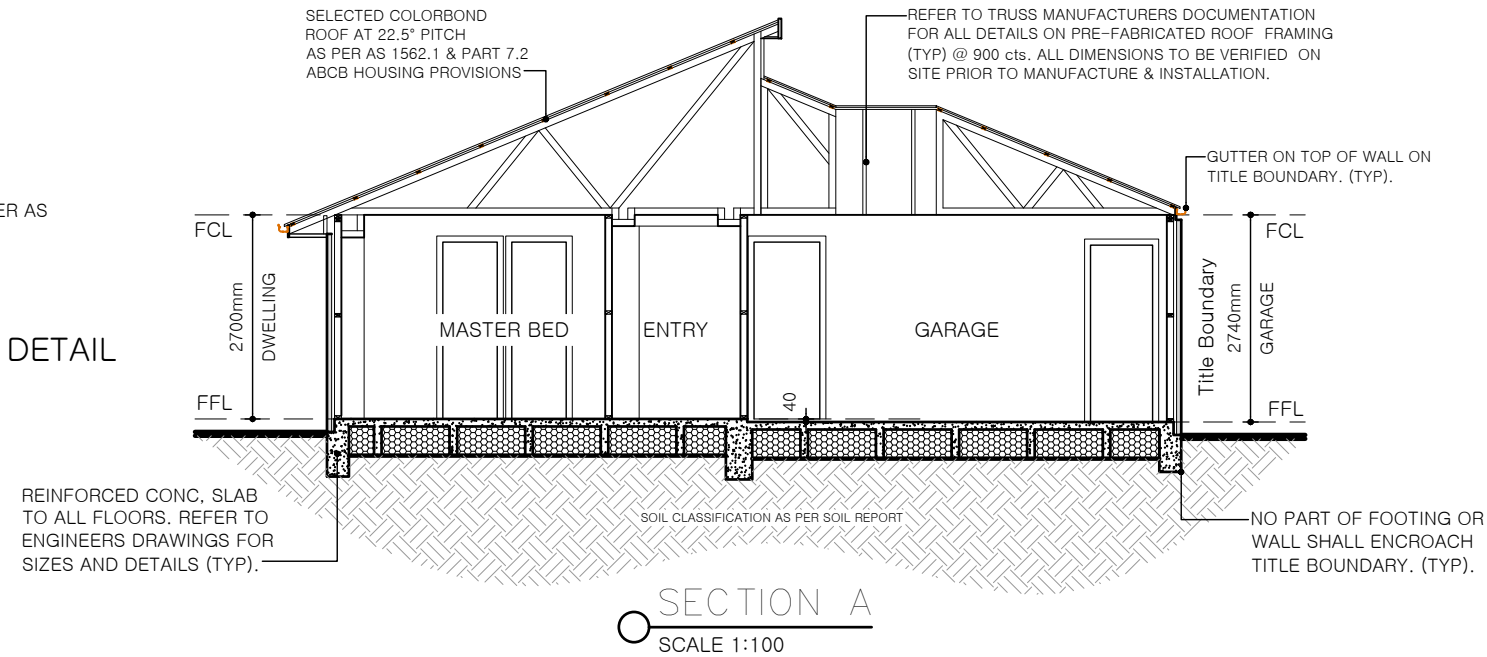
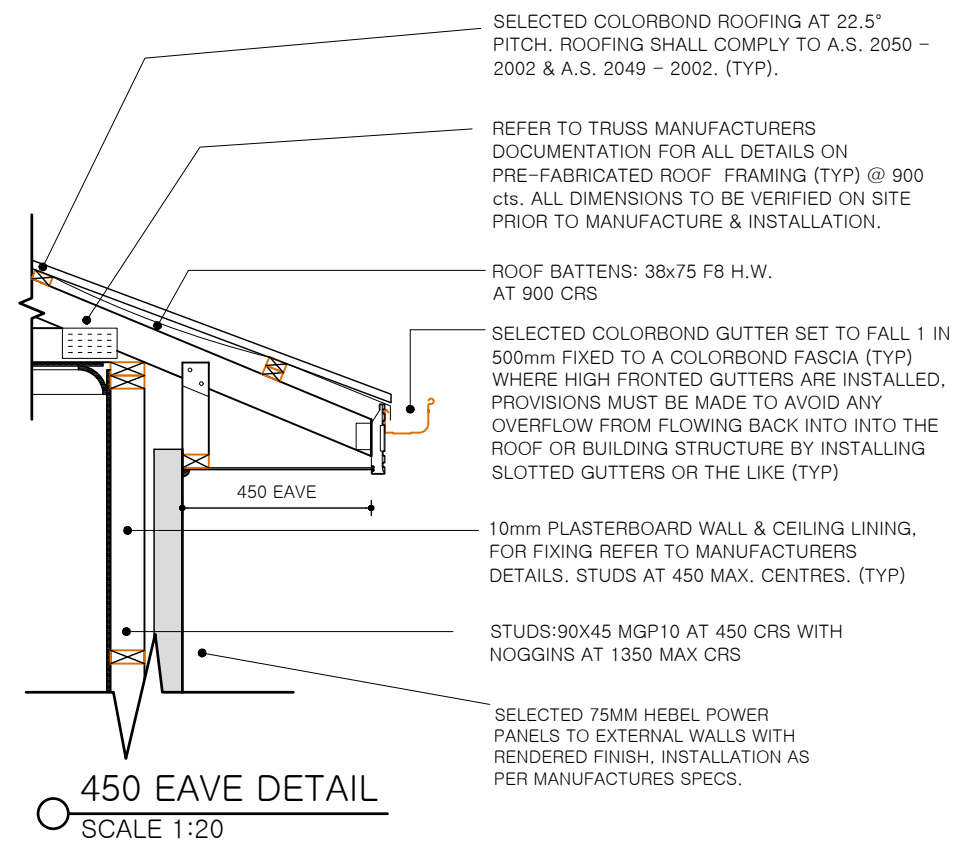
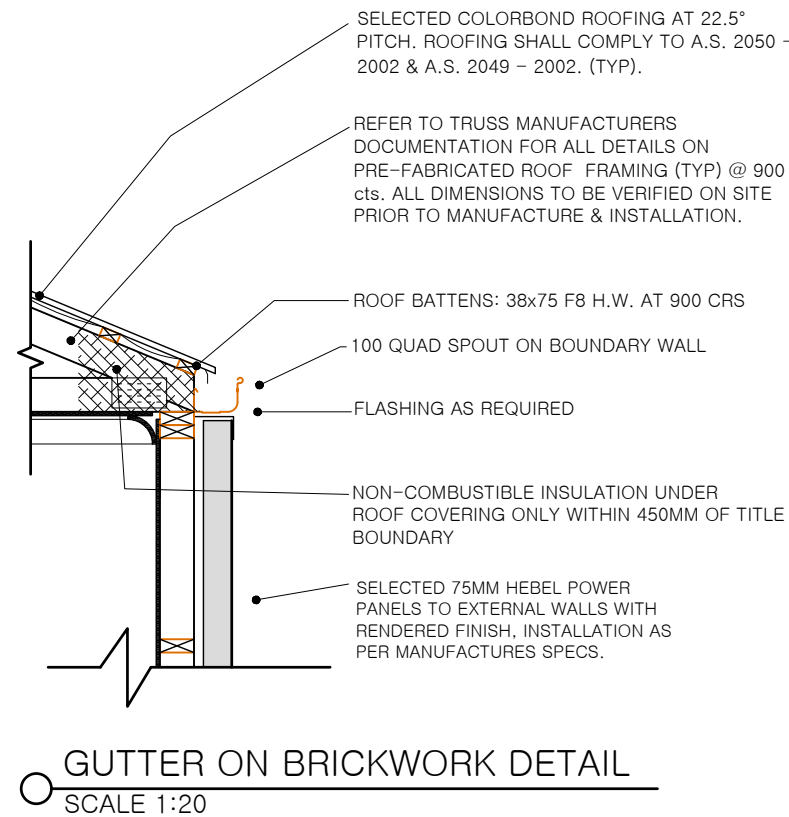
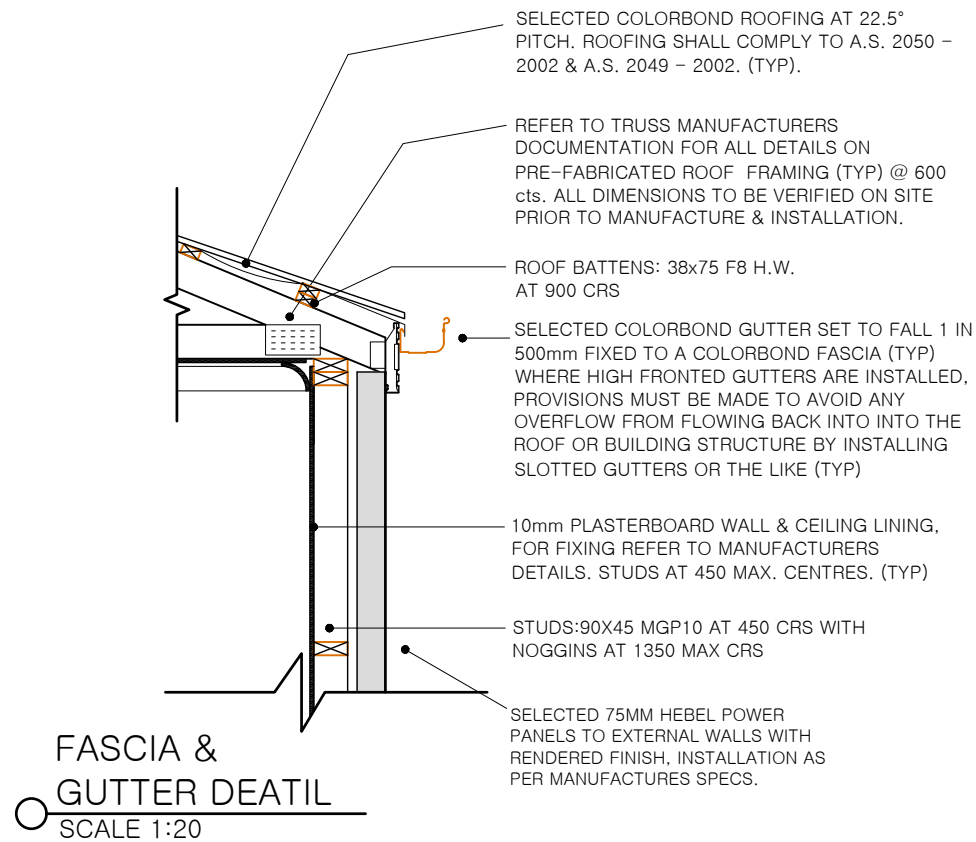
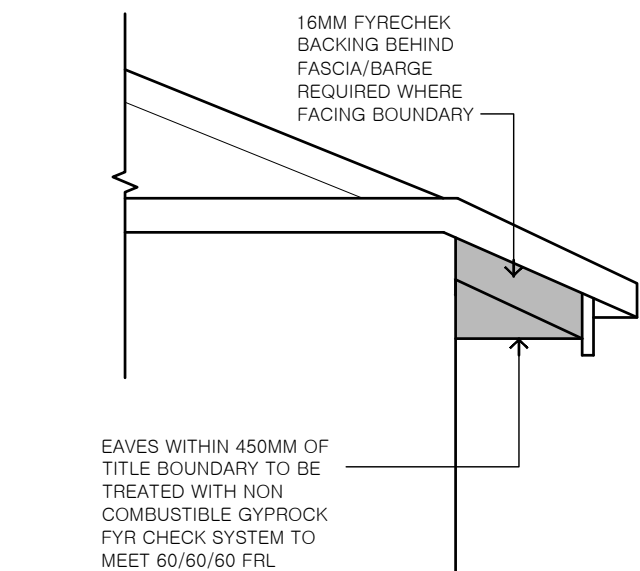


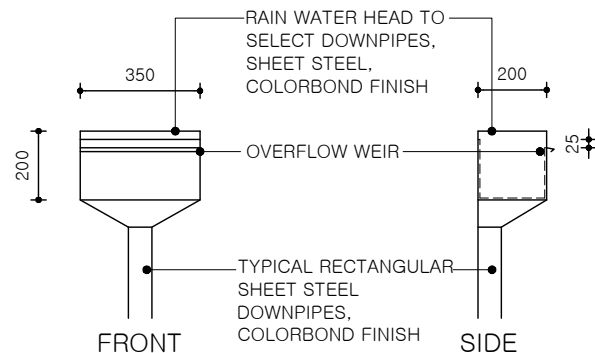
Diagram illustrating a cross-section of a fire-rated assembly. The assembly consists of a central core (labeled "DISCONTINUOUS TOP HAT SECTION") flanked by two side sections. The entire assembly is covered by a "COATING SYSTEM". The core is supported by "BACKING ROD" elements. A gap of "5-10mm" is indicated between the core and the side sections. The assembly is sealed with "EXTERNAL GRADE ACOUSTIC AND/OR FIRE RATED PAINTABLE SEALANT".

TYPICAL VERTICAL CONTROL JOINT  
SCALE 1:20

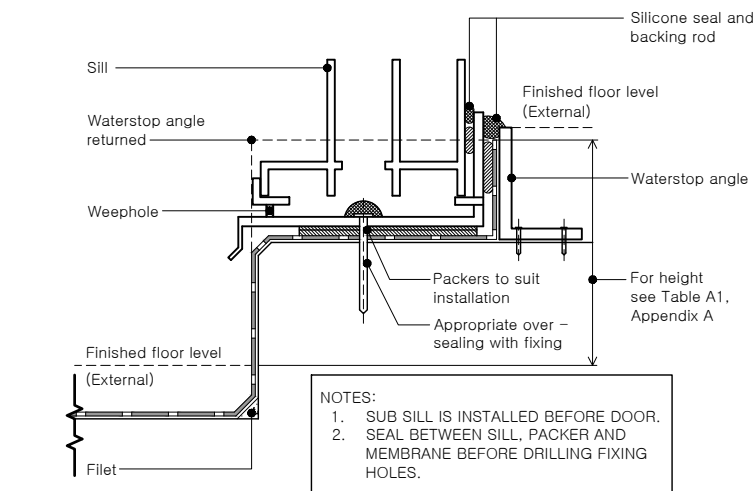




**FIRE RATED EAVE**  
NTS



**RAIN WATER HEAD DETAIL**  
SCALE 1:10



**EXTERNAL WATERPROOFING DETAIL**  
NOT TO SCALE

REFER TO TRUSS MANUFACTURERS DOCUMENTATION FOR ALL DETAILS ON PRE-FABRICATED ROOF FRAMING (TYP) @ 900 cts. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO MANUFACTURE & INSTALLATION.

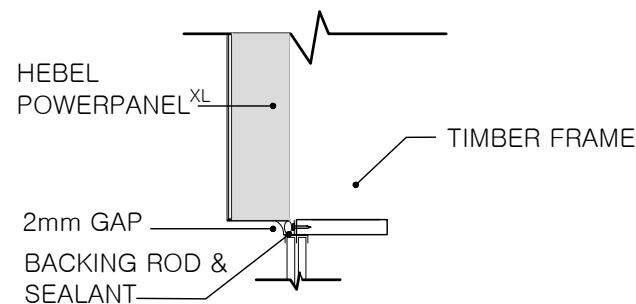
0.48mm BASE METAL THICKNESS (BMT) COLORBOND ROOFING AT 22.5° ROOF PITCH

PROVIDE ANTI-PONDING DEVICE IN ACCORDANCE WITH NCC VOL 2

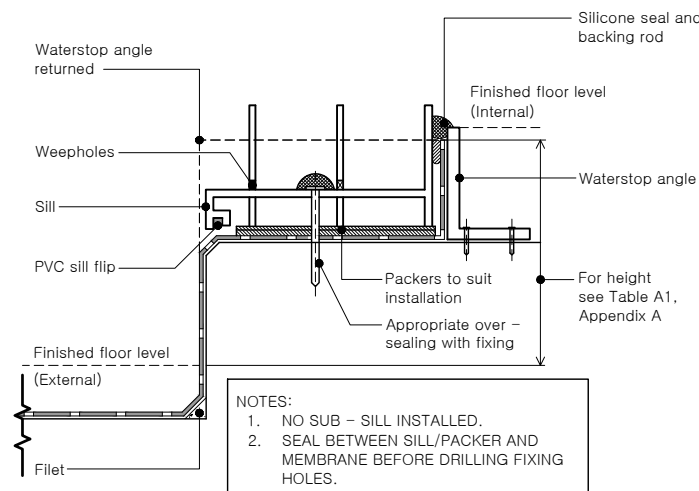
10MM THICK PLASTERBOARD CEILING & WALL LINING WITH COVE CORNICE

STUDS:90X45 MGP10 AT 450 CRS WITH NOGGINS AT 1350 MAX CRS

**BOX GUTTER DETAIL**  
SCALE 1:20



**HEBEL HEADER DETAIL**  
SCALE 1:5



**EXTERNAL WATERPROOFING DETAIL**  
NOT TO SCALE

SELECTED BOX GUTTER ON 2/150MM X 25MM OBHWD GUTTER BOARD

PARAPET CAPPING & FLASHING

700 - 950 PARAPET

SELECTED 75 HEBEL PANEL CONSTRUCTION TO GROUND FLOOR WALLS, INSTALLED AS PER MANUFACTURES SPECS

## DWELLING

BULK INSULATION AS PER ENERGY REPORT

SARKING

25mm TOP HAT

## EXTERIOR

75mm THICK HEBEL POWERPANEL, SELECTED RENDER FINISH REFER TO MANUFACTURER'S DETAILS FOR INSTALLATION

HEBEL RENDER SYSTEM TO SPECIFICATION

MIN. 20-30mm ABOVE FINISHED SURFACE LEVEL OF ADJACENT PAVED, CONCRETE OR LANDSCAPED AREAS THAT SLOPE AWAY FROM THE WALL. (REFER TO BCA VOL. 2, 3.13. AND AS 3660.1)

GRADE SOIL/PAVING AWAY. MIN. 50mm IN 1000mm (REFER TO BCA)

PROVIDE WATERPROOFING FOR EXTERNAL ABOVE-GROUND USE IN ACCORDANCE WITH AS 4654.

REINFORCED CONCRETE SLAB TO ENGINEER'S DESIGN & SPECS

**HEBEL AT EDGE BEAM DETAIL**  
SCALE 1:20

ALLOW A 10mm GAP FOR FRAME SHRINKAGE OR AS REQUIRED BY PROJECT ENGINEER

HEBEL POWERPANEL XL

ALUMINIUM SLIDING WINDOW

TIMBER REVEAL

TIMBER STUD

**HEBEL WINDOW SILL DETAIL**  
SCALE 1:5

SHOWER SIDE

FLEXIBLE SEALANT

MEMBRANE

- 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.

SHOWER SCREEN TRACK. (IF NO RECESS PROVIDED TO SHOWER SCREEN TRACK, PROVIDE CHANNEL)

5mm

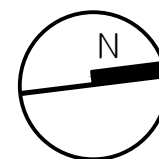
WATER STOP

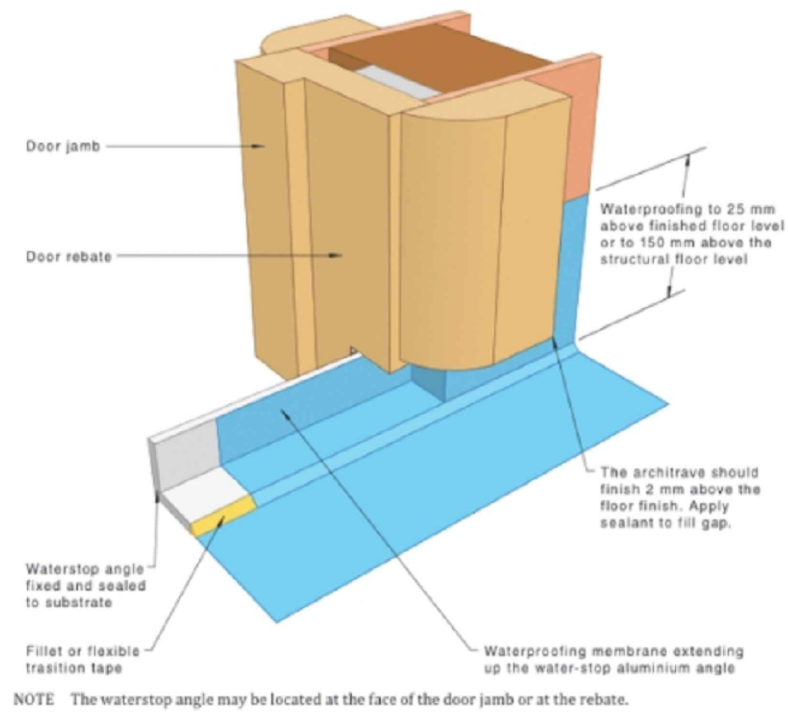
**WATER STOP DERAIL FOR ENCLOSED SHOWER WITH NO STEP DOWN**  
NOT TO SCALE

### 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)





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

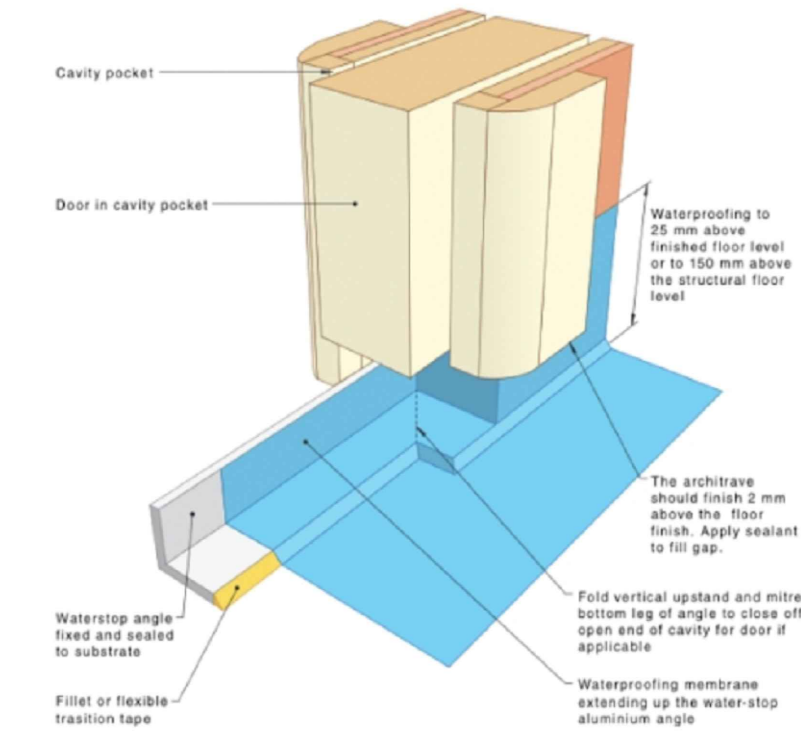
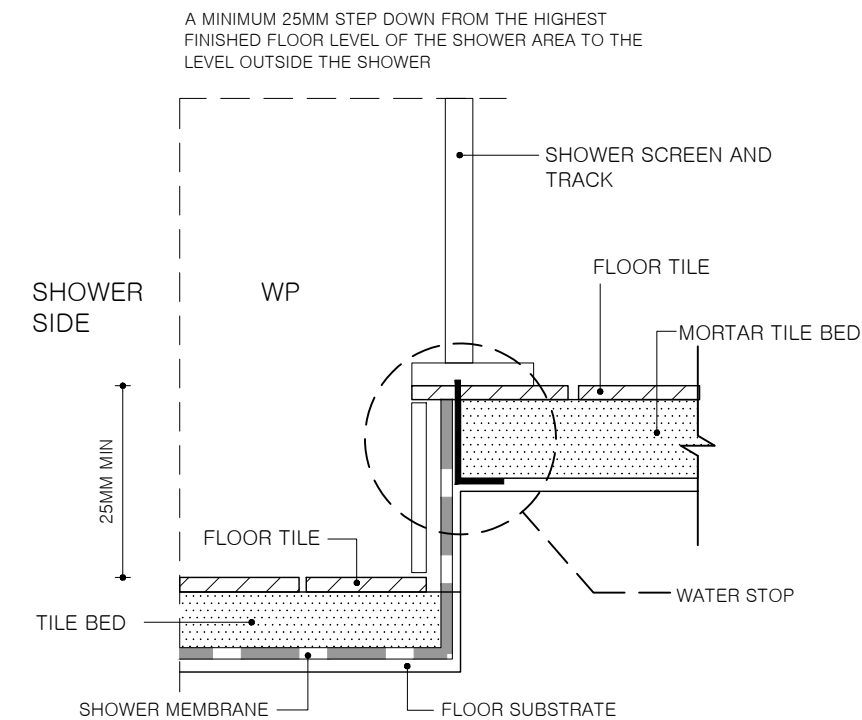


Figure 4.9.1(B) — Waterproofing at door opening cavity slider

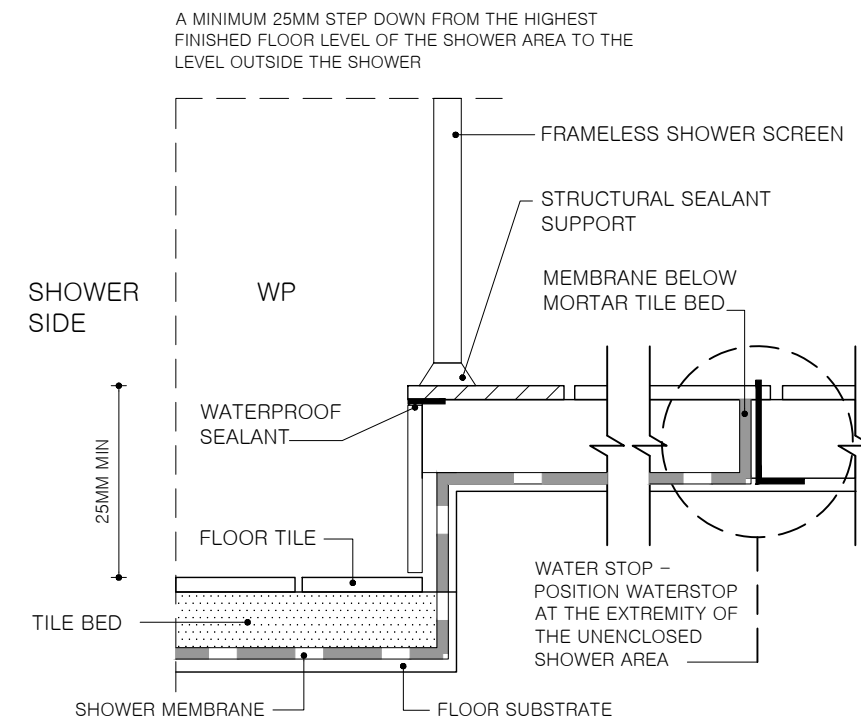
## PERIMETER FLASHING DEATIL

NOT TO SCALE



## ENCLOSED AND UNENCLOSED STEPDOWN SHOWERS

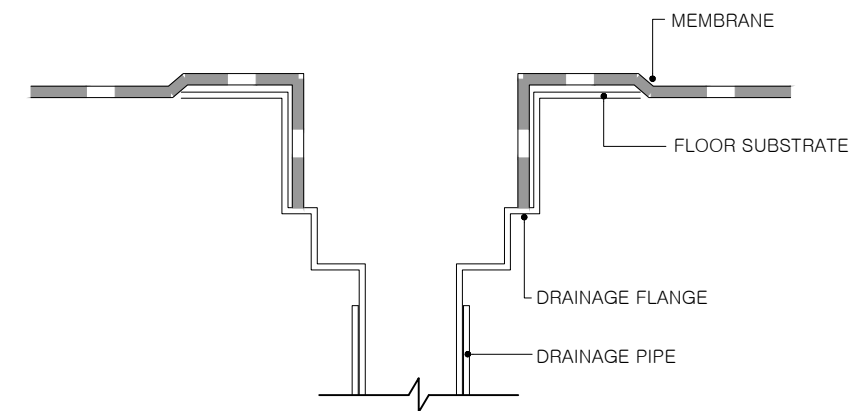
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WATERPROOF AS PER AS 3740  
AND NCC 2022 PART 10.2

## SHOWER WATERPROOFING DETAIL

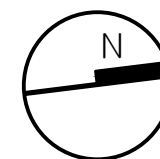
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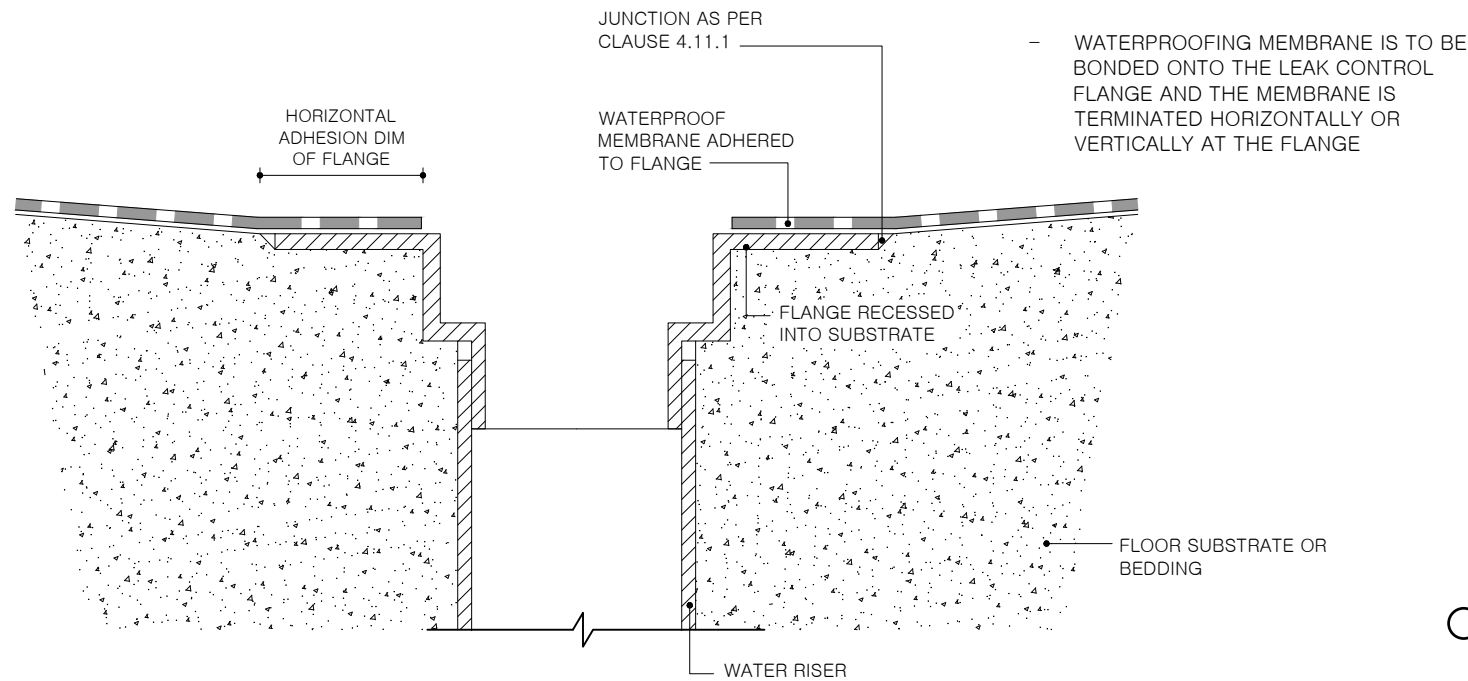
CLASS 1 BUILDING  
CONCRETE – MAY SIT ON  
TOP OF CONCRETE OR TILE  
BED  
OTHER FLOORS – RECESSED  
INTO FLOOR SUBSTRATE OR  
TILE BED  
CLASS 2–9 BUILDINGS  
– MUST BE RECESSED  
INTO THE FLOOR

## FLOOR WASTE – TYPICAL MEMBRANE TERMINATION AT DRAINAGE OUTLET

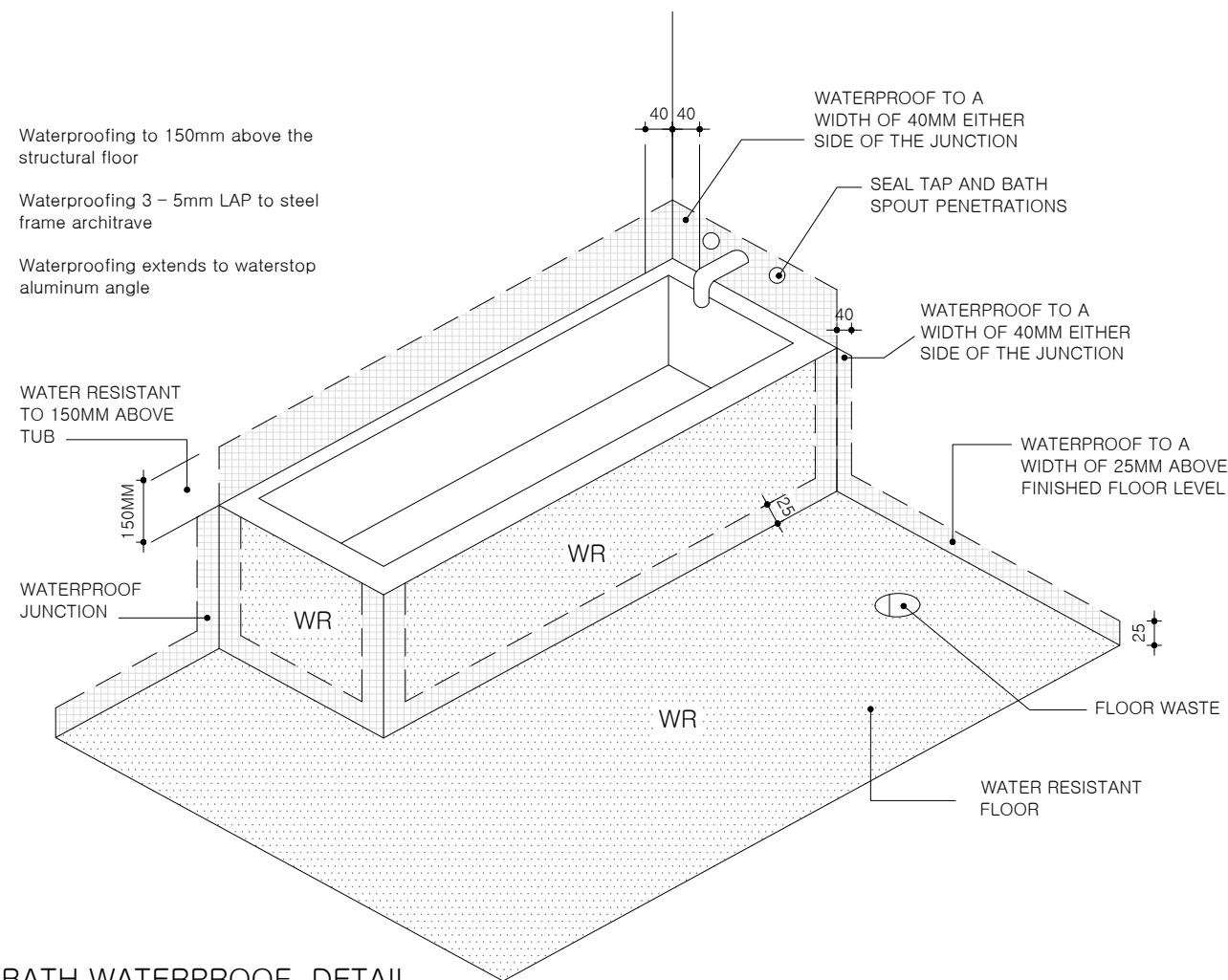
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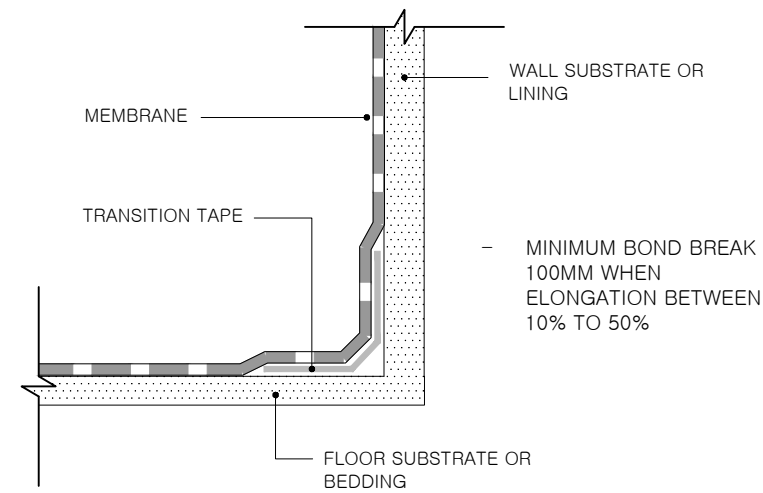




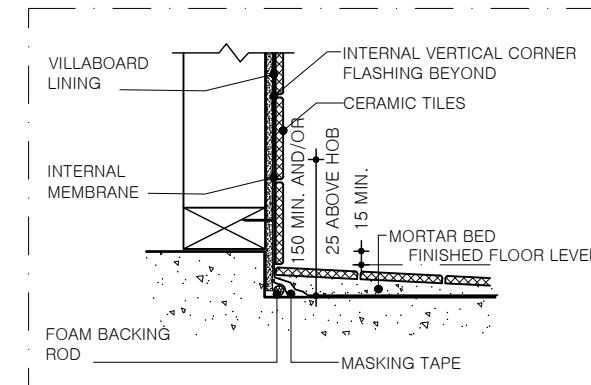
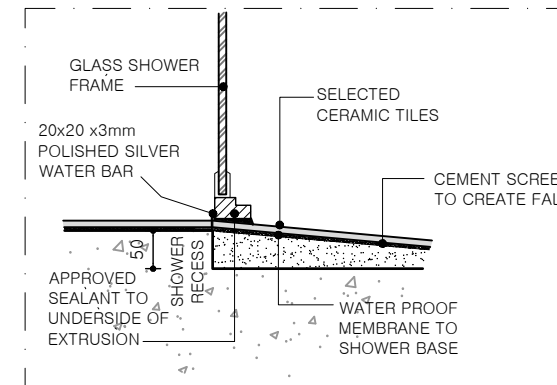
MEMBRANE TO DRAINAGE FLANGE DETAIL  
NOT TO SCALE



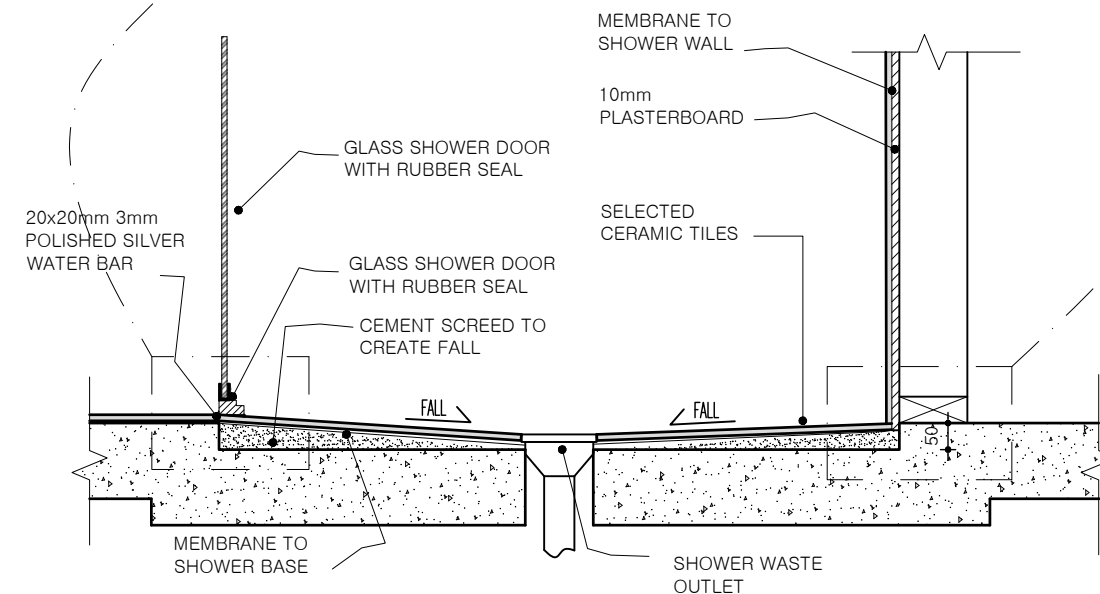
BATH WATERPROOF DETAIL  
NOT TO SCALE



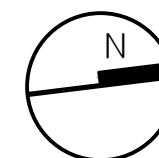
BOND BREAKER DETAIL  
NOT TO SCALE



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.



RECESSED SHOWER DETAIL



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

LIGHTING LEGEND			
	40w CEILING LIGHT & BATTEN HOLDER		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 FLUORO – SINGLE
			600 FLUORO – DOUBLE

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

DUCTED VACUUM	
	DUCTED VACUUM UNIT
	DUCTED VACUUM POINT (APPROX)

INTERCOM	
	COLOR INTERCOM MONITOR
	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.

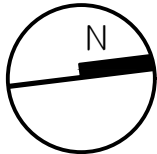
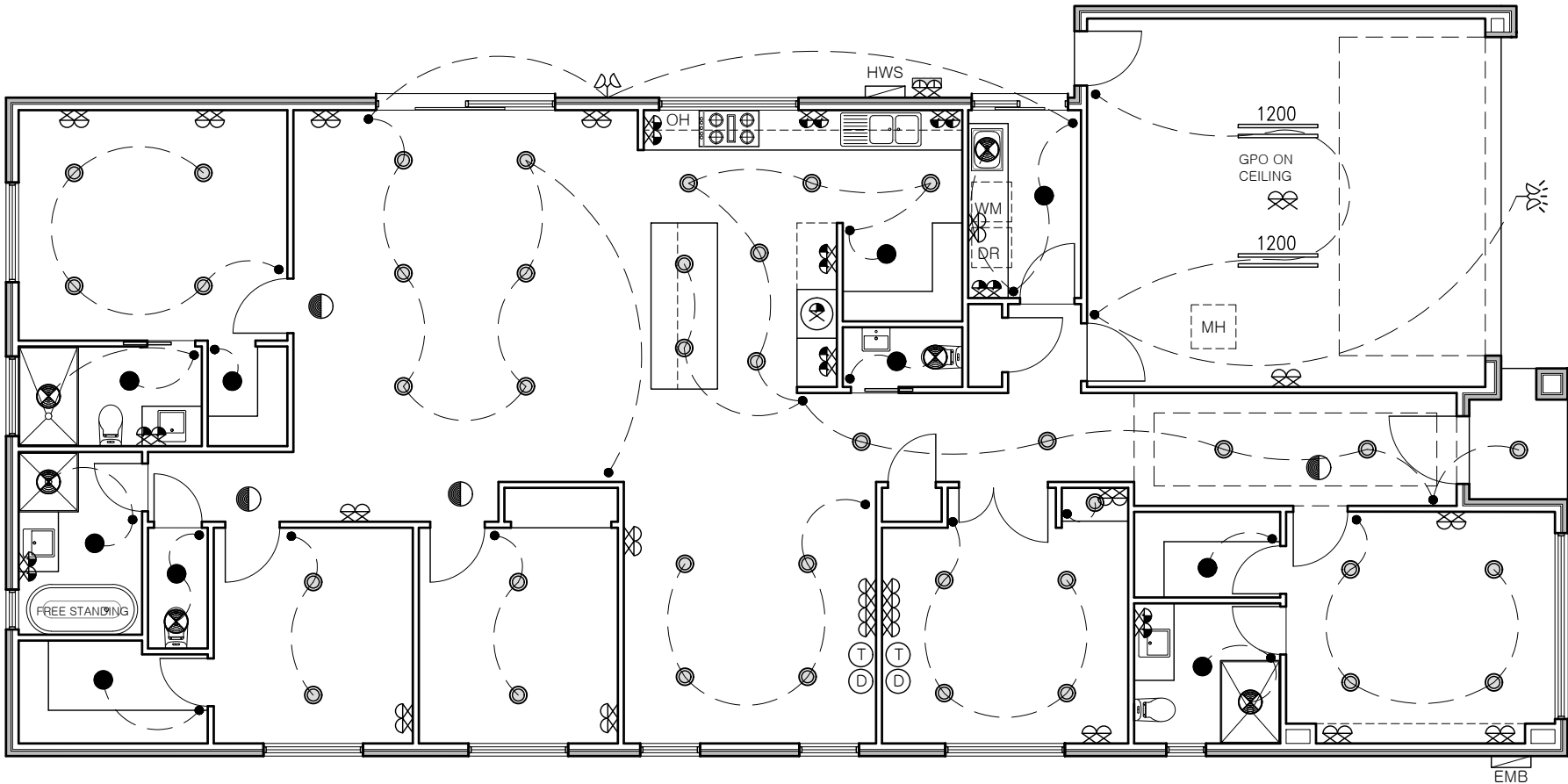
**ELECTRICAL NOTE**  
ALL SYMBOLS AND SYMBOL LOCATIONS ARE INDICATIVE ONLY AND TO BE USED AS A GUIDE ONLY.  
SYMBOLS AND LOCATIONS ARE NOT DRAWN TO SCALE.

- 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	198.43	8 & 40	48	704	3.55
GARAGE	37.20	40	2	80	2.15
PORCH	2.69	8	1	8	2.97

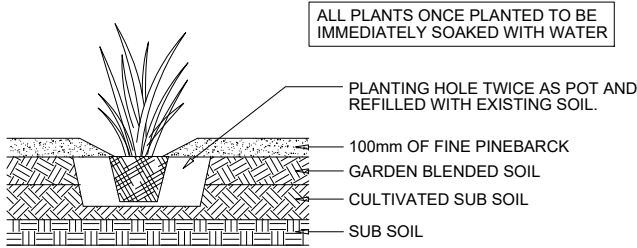
LIGHTING NOT TO EXCEED 5 WATTS PER SQUARE METER FOR LIVING AREAS IN ACCORDANCE WITH NCC 2022.

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



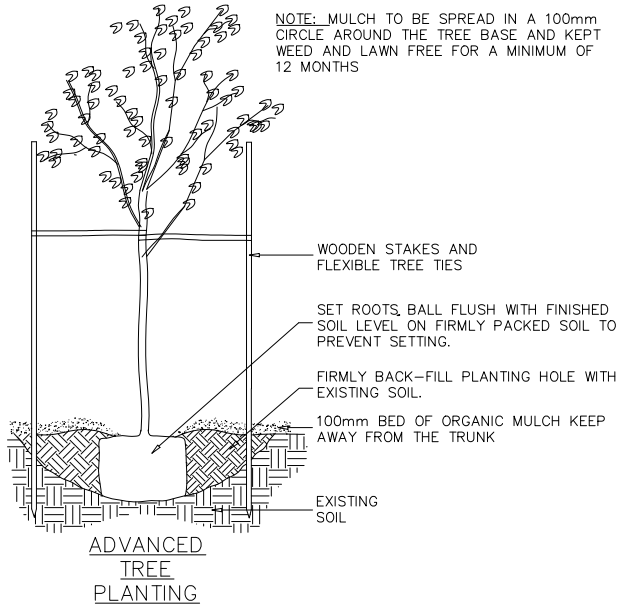
PROPOSED PLANT LIST
TREE 1: WILLOW MYRTLE minimum mature height of 4m
PLANTS TO GARDEN BEDS:
-SMOOTH RICE FLOWER -AUSTRAL INDIGO -HOP GOODENIA -EUTAXIA
TURF/GRASS: Buffalo Grass

- DEVELOPER NOTES:
- LANDSCAPING MUST BE FINISHED WITHIN 6 MONTHS OF THE ISSUE OF THE OCCUPANCY PERMIT.
  - ALL GARDEN BED AREAS TO BE EDGED WITH EITHER BRICK, TIMBER OR STEEL 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.

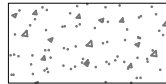
PLANTING SPECIFICATION



ADVANCED TREE PLANTING

LEGEND:

CONCRETE



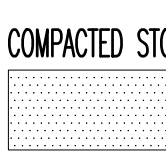
SEEDED TURF



MULCHED GARDEN BED WITH PLANTS



PAVERS



DECKING

