

**PROJECT: PROPOSED RESIDENCE**

**LOT - No. - PS-**

**-**

**WANGARATTA, VIC 3677**

**FOR: SOLIMO CONSTRUCTIONS**

DRAWING REGISTER			
DRAWING TITLE	DRAWING No	REVISION	DATE
TITLE PAGE & NOTES	09_SOL / WD00	A	29/10/2024
SITE PLAN AND DRIVEWAY SECTION	09_SOL / WD01	A	29/10/2024
SLAB PLAN AND DETAILS	09_SOL / WD02	A	29/10/2024
GROUND FLOOR PLAN	09_SOL / WD03	A	29/10/2024
ROOF PLAN	09_SOL / WD04	A	29/10/2024
ELEVATIONS	08_SOL / WD05	A	29/10/2024
SECTION AND CONSTRUCTION NOTES	08_SOL / WD06	A	29/10/2024
ELECTRICAL/LIGHTING PLANS	09_SOL / WD07	A	29/10/2024
KITCHEN/PANTRY/LAUNDRY ELEVATIONS	09_SOL / WD08	A	29/10/2024
BATHROOM/WC	09_SOL / WD09	A	29/10/2024
ROBE/LINEN ELEVATIONS	09_SOL / WD10	A	29/10/2024
ENS/WIR ELEVATIONS	09_SOL / WD11	A	29/10/2024

**GENERAL NOTES**

BUILDER/CONTRACTOR CHECK AND VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCEMENT OF WORK, REPORT ANY DISCREPANCIES TO THE PROPRIETORS REPRESENTATIVE.

ALL WORKS SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS, BUILDING REGULATION AND TOWN PLANNING REQUIREMENTS REPORT ANY DISCREPANCIES TO THE PROPRIETORS REPRESENTATIVE.

DO NOT SCALE OFF DRAWINGS

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ASSOCIATED CONSULTANT DRAWINGS.

ALL BUILDING WORK TO BE TERMITE PROTECTED IN ACCORDANCE WITH AS 3660.1 REVISED 2000. DURABILITY NOTICE TO BE PLACED IN METERBOX INDICATING TYPE OF BARRIER AND REQUIRED PERIODICAL INSPECTIONS AND MAINTENANCE.

BUILDER/CONTRACTOR TO TAKE ALL STEPS NECESSARY TO ENSURE STABILITY OF EXISTING AND NEW STRUCTURES THROUGHOUT CONSTRUCTION.

**SPECIFICATIONS**

ALL MATERIALS SHALL BE NEW UNLESS SPECIFIED OTHERWISE.

**PLUMBING AND DRAINAGE**

- ALL PLUMBING WORKS TO BE CONCEALED
- ALL PLUMBING WORKS TO COMPLY WITH RELEVANT WATER SAVING TARGETS

**FOOTINGS AND SLAB**

- FOOTINGS AND SLAB SHALL BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERS DETAILS, REFER ENGINEERS DETAILS FOR SOIL CLASSIFICATION

**FRAMING**

- REFER TIMBER FRAMING SCHEDULE
- FOR ALL CAVITY SLIDING DOORS PROVIDE 90mm TIMBER WALL FRAMES..
- NOGGINS AT 1350mm crs MAXIMUM VERTICALLY

**WALL LININGS**

- EXTERIOR LININGS AS NOTED ON DRAWINGS
- INTERIOR LININGS, 10MM FLUSH PLASTERBOARD LININGS TO WALLS AND CEILINGS, WALLS TO WET AREAS TO BE 6mm VILLABOARD

**WINDOWS AND GLAZING**

- ALL WINDOW AND SLIDING DOORS TO BE POWDERCOATED ALUMINIUM UNLESS OTHERWISE NOTED AND FIXED TO MANUFACTURERS DETAILS AND SPECIFICATION

- SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES

- (1) ALL ROOMS - WITHIN 500mm VERTICAL OF THE FLOOR
- (2) BATHROOMS - WITHIN 1500mm VERTICAL OF THE BATH BASE
- (3) FULLY GLAZED FLOORS
- (4) SHOWER SCREENS
- (5) WITHIN 300mm OF A DOOR AND MORE THAN 1200mm ABOVE FLOOR

**ROOF FRAMING**

- ROOF PITCH AS INDICATED ON DRAWINGS
- PREFABRICATED TIMBER ROOF TRUSSES SUPPLIED AND FIXED TO MANUFACTURERS DETAILS AT 900mm crs UNLESS SPECIFIED OTHERWISE.
- CEILING BINDERS EVENLY SPACED THROUGHOUT CEILING SPACE
- ROOF BATTENS AT 330mm cts IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

**ROOF CLADDING**

- SELECTED COLORBOND SHEET ROOF FIXED TO MANUFACTURERS SPECIFICATIONS
- COLORBOND FASCIA AND GUTTER SYSTEM, COLORBOND DOWNPIPES.

**LEGEND / ABBREVIATIONS**

PST	STEEL COLUMN TO ENG. DETAIL	EAC	EXPOSED AGGREGATE CONCRETE	CO	CUPBOARD OVER
A/R	ANCHOR ROD	RH	RANGEHOOD	CB	CONCEALED BEAM
CH	CEILING HEIGHT	SNK	SINK	BE	BEAM TO ENG. DETAIL
OBS	OBSURE GLASS	SHR	SHOWER	FWG	FLOOR WASTE
FV	FIXED VENT	SPA	SPA BATH	WO	WALL OVEN
SD	SLIDING DOOR	R	ROBE	ENS	ENSUITE BATHROOM
BTH	BATH	T	LAUNDRY TUB	WIR	WALK-IN-ROBE
CD	CLOTHES DRYER	V-75	VANITY 750mm	WCT	TOILET SUITE
CVS	CENTRAL VACUUM SYSTEM	V-90	VANITY 900mm	CTF	FLOOR TILING
DW	DISHWASHER	V-120	VANITY 1200mm	CPT	CARPET
FRG	REFRIGERATOR	V-180	VANITY 1800mm	BFC	BROOM FINISHED CONC.
GD	GARBAGE DISPOSAL UNIT	VP	VACUUM POINT (FOR CVS)	TDK	TIMBER DECK
HP	HOTPLATE	WC	WATER CLOSET	WBN	WALL BASIN
HWS	HOT WATER SYSTEM	WM	WASHING MACHINE	TMB	TIMBER
LB	LETTER BOX	DP	DOWN PIPE	(W.01)	WINDOW NUMBERS - REFER SCHEDULE
LIN.	LINEN	CBD	CUPBOARD	◇	COLD TAP
MW	MICROWAVE OVEN	BR	BROOM CUPBOARD	✱	SMOKE ALARM/DETECTOR
P	PANTRY	SL	SKYLIGHT 600x600		



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**LOT - No.- PS-  
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CLIENT:  
**SOLIMO CONSTRUCTIONS**

A M E N D M E N T S		
REV	DESCRIPTION	DATE
A	PRELIMINARY DESIGN	29/10/24

DRAWING TITLE:  
**COVER PAGE & NOTES**

ISSUE: A - 29/10/2024 DRAWING NO.:  
DRAWN BY: DAB 09\_SOL / WD00  
SCALE: AS SHOWN @ A3

SITE NOTES

THIS SITE PLAN IS A TRANSCRIPTION OF THE ORIGINAL REGISTERED PLAN. dB DRAFTING SOLUTIONS CAN NOT TAKE RESPONSIBILITY FOR THEIR ACCURACY. THEREFORE THE BUILDER MUST CONFIRM ALL INFORMATION CONTAINED HEREON & REFER TO THE ORIGINAL SITE CONTOUR SURVEY PLAN BEFORE WORKS COMMENCE ON SITE.  
 REINSTATE SURROUNDS WHERE CONSTRUCTION HAS DISTURBED, REMOVE ALL DEBRIS, SURPLUS ENSURE THAT THE FINISHED GROUND AND PAVING GENERALLY LEAVE TIDY. EXCAVATION / FILL FROM SITE. REGRASS AND SURFACES FALL AWAY FROM THE HOUSE AND DRAIN TO AVOID PONDING OF WATER DISCHARGE STORMWATER TO LOCAL AUTHORITY REQUIREMENTS.  
 ALL STORMWATER AND DRAINAGE TO BE IN ACCORDANCE WITH BCA. PARTS 3.1.2. & 3.5.2. IN ADDITION TO AS/NZS. 3500.  
 ENSURE 90mm DIAMETER AGRICULTURAL DRAINS ARE PROVIDED TO THE BASE OF ALL CUTS AND RETAINING WALLS AND ARE CONNECTED TO THE STORMWATER SYSTEM VIA SILTPITS AS REQUIRED. EXTERNAL FINISHED SURFACES SURROUNDING THE BUILDING MUST BE DRAINED TO DISPERSE WATER AWAY FROM THE BUILDING GRADED TO A SLOPE NOT LESS THAN 50mm OVER THE FIRST 1000mm FROM THE BUILDING. THE HEIGHT IF OVERFLOW RELIEF GULLYS RELATIVE TO DRAINAGE FITTINGS AND GROUND LEVEL MUST BE A MINIMUM OF 150mm BELOW THE LOWEST SANITARY FIXTURE. CONNECT DOWNPIPES TO LEGAL POINT OF DISCHARGE VIA 90mm DIAMETER UPVC STORMWATER PIPE LAID WITH A MINIMUM FALL OF 1:80 DISCHARGE IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.

GENERAL NOTES

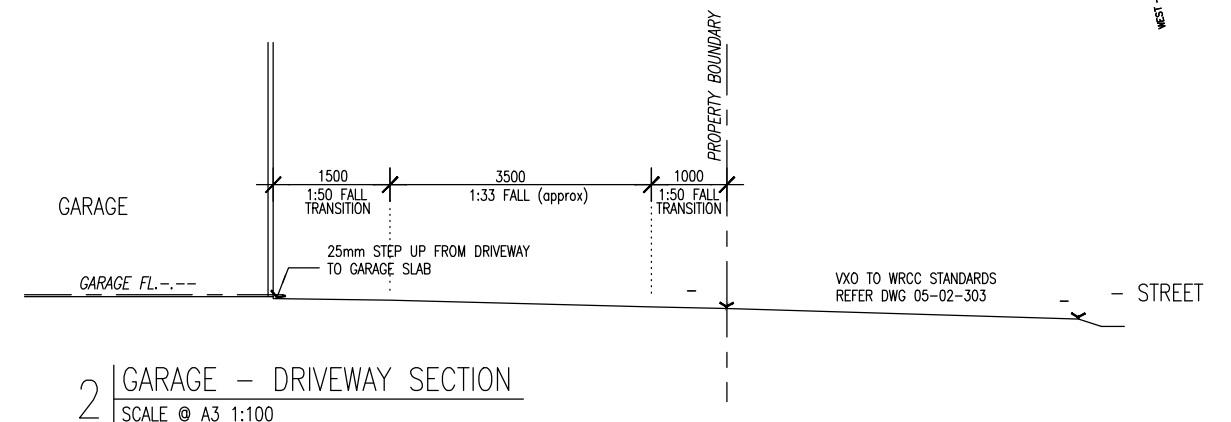
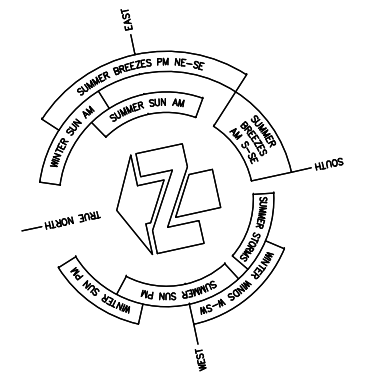
- OBTAIN ALL NECESSARY & REQUIRED APPROVALS i.e. BOS, DA, BA, RELAXATIONS, PLUMBING & DRAINAGE, & COUNCIL GUIDELINES, BEFORE SITE WORKS COMMENCE. REFER COUNCIL DEVELOPMENT APPROVAL CONDITIONS.
- CONFIRM SITE CONTOURS & SETOUT WITH SURVEYOR PRIOR TO WORKS ON SITE.
- CONFIRM ALL STRUCTURAL, BRACING, ROOF FRAMING, TIE-DOWN, CONC. SLAB, FOOTINGS FOUNDATIONS WITH ENGINEER PRIOR TO WORKS ON SITE. REFER TO ENGINEER'S DESIGN & DETAILS.
- CONFIRM ALL EXISTING GROUND LEVELS & PROPOSED NEW R.L's & F.F.L's PRIOR TO WORKS ON SITE.
- PROPOSED CUT/FILL, FOOTINGS & FOUNDATIONS TO BE CONFIRMED ON SITE TO ENGINEER'S SPECIFICATIONS.
- EXISTING UNDERGROUND SERVICES TO BE LOCATED ON SITE BEFORE WORKS COMMENCE.

R.P.D.

LOT - ON PS-  
 - - STREET,  
 WANGARATTA, VIC. 3677  
 WANGARATTA RURAL  
 CITY COUNCIL

SITE DETAILS

SITE AREA	-sqm
SITE COVERAGE	-%
LANDSCAPED AREA	-%
TOTAL PRIVATE OPEN SPACE	-%
TOTAL COMBINED LANDSCAPED AREA	-%



1 | SITE PLAN  
 SCALE @ A3 1:200

2 | GARAGE - DRIVEWAY SECTION  
 SCALE @ A3 1:100



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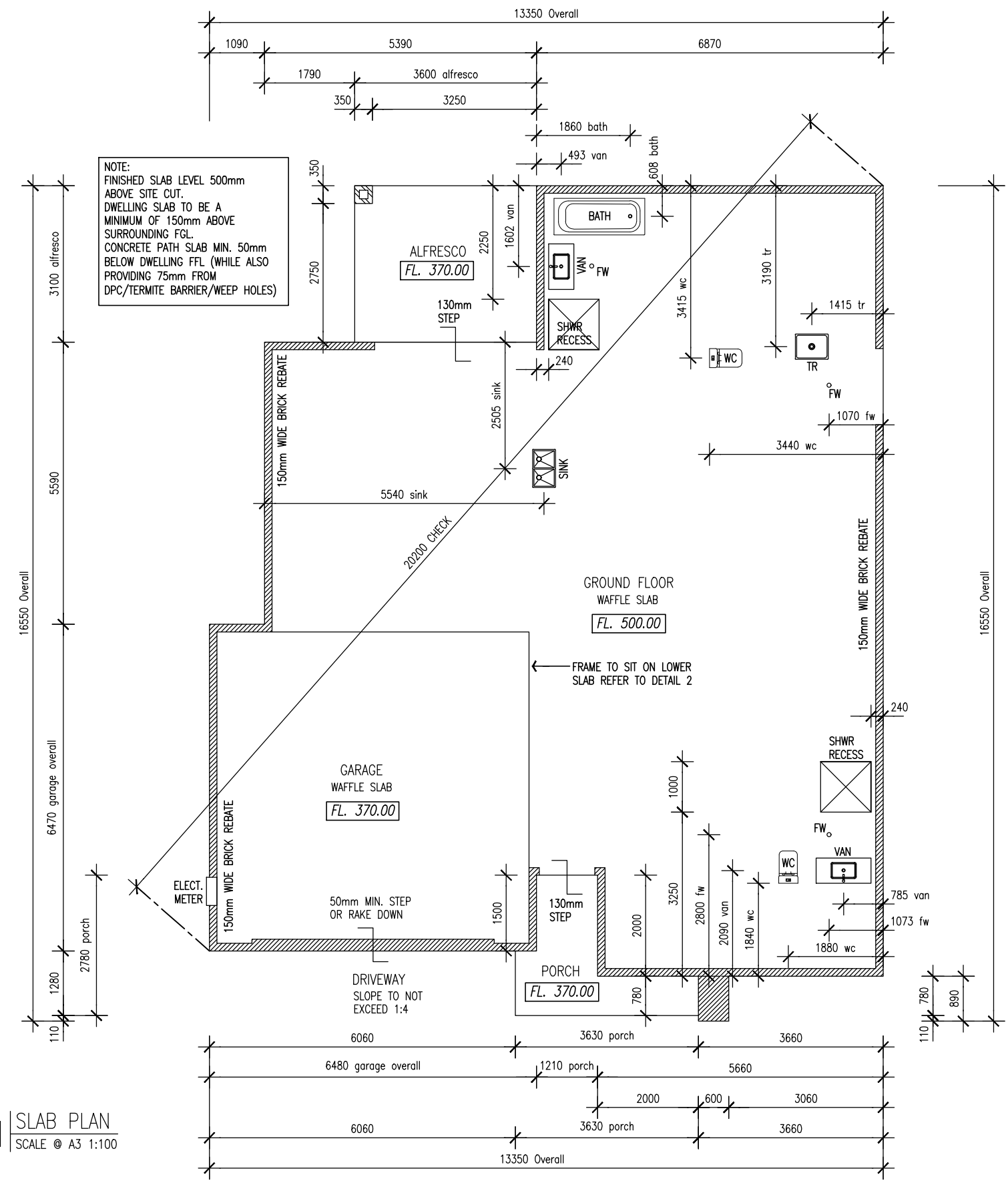
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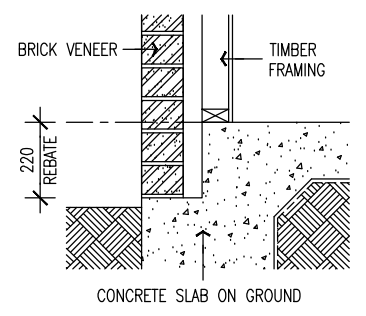
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REV	DESCRIPTION	DATE
A	PRELIMINARY DESIGN	29/10/24

DRAWING TITLE:  
 SITE PLAN AND DRIVEWAY SECTION

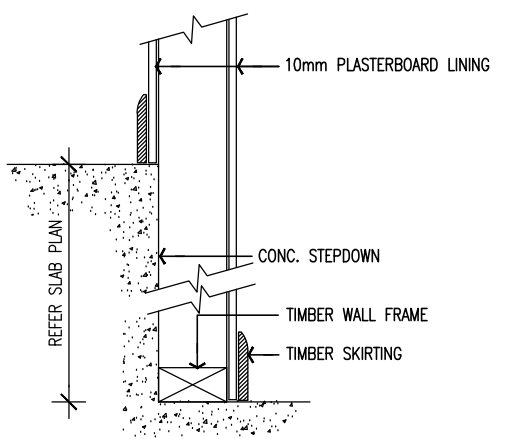
ISSUE: A - 29/10/2024 DRAWING NO.:  
 DRAWN BY: DAB 09\_SOL / WD01  
 SCALE: AS SHOWN @ A3



1 | SLAB PLAN  
SCALE @ A3 1:100



2 | TYPICAL FOOTING BRICK REBATE DETAIL  
SCALE @ A3 1:20



3 | TYPICAL HOUSE/GARAGE STEP DETAIL  
SCALE @ A3 1:10

FINISHED SLAB HEIGHT

NOTE: SLAB-ON-GROUND - FINISHED SLAB HEIGHTS: AS PER NCC VOL.2 PART 3.1.3.3(B)

THE HEIGHT OF THE SLAB-ON-GROUND ABOVE EXTERNAL FINISHED SURFACES MUST BE NOT LESS THAN-

- (i) 100mm ABOVE THE FINISHED GROUND LEVEL IN LOW RAINFALL INTENSITY AREAS OR SANDY, WELL DRAINED AREAS; OR
- (ii) 50mm ABOVE IMPERMEABLE (PAVED OR CONCRETED AREAS) THAT SLOPE AWAY FROM THE BUILDING IN ACCORDANCE WITH 3.1.3.3(A); OR
- (iii) 150mm IN ANY OTHER CASE



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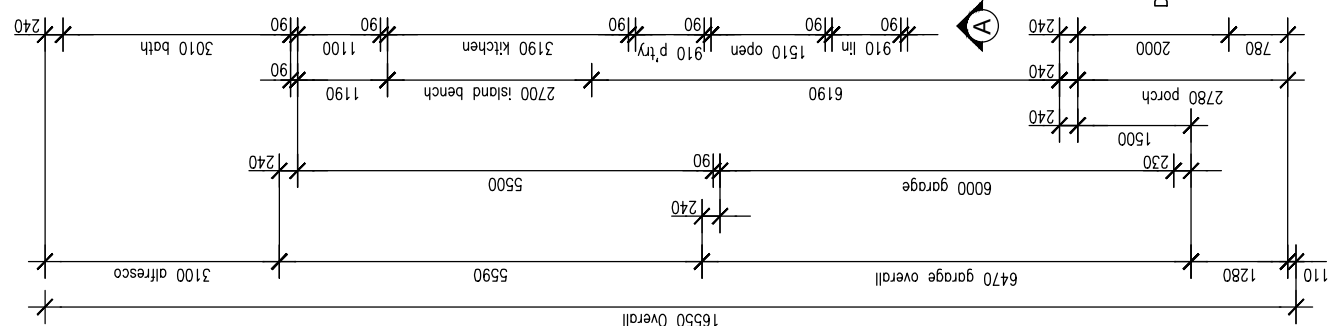
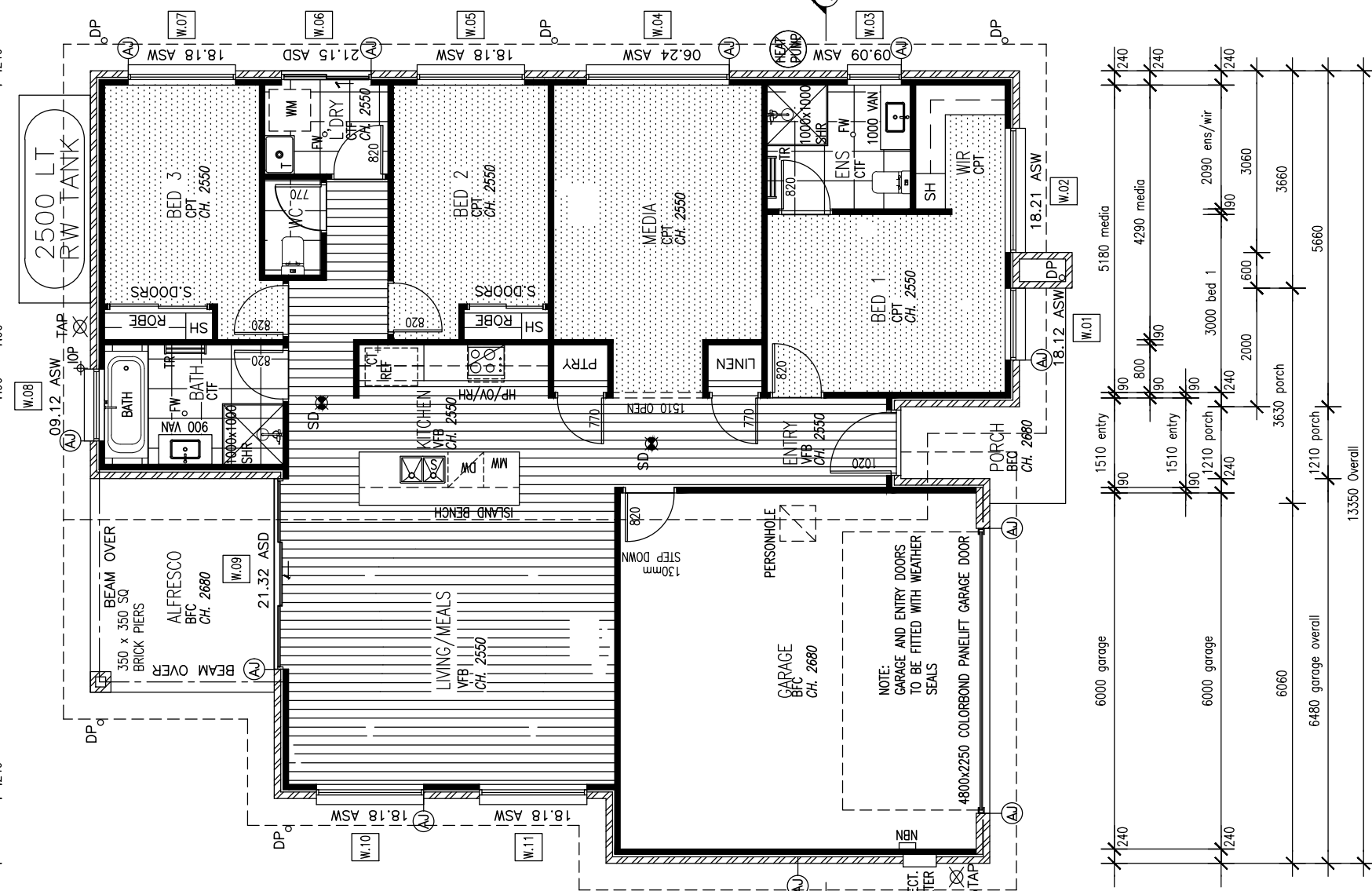
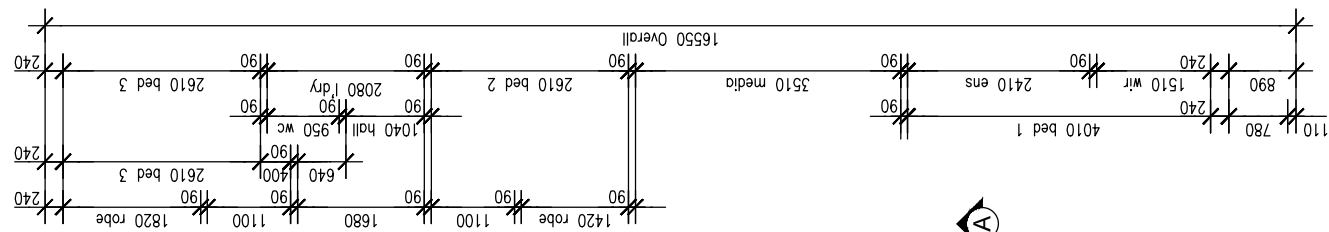
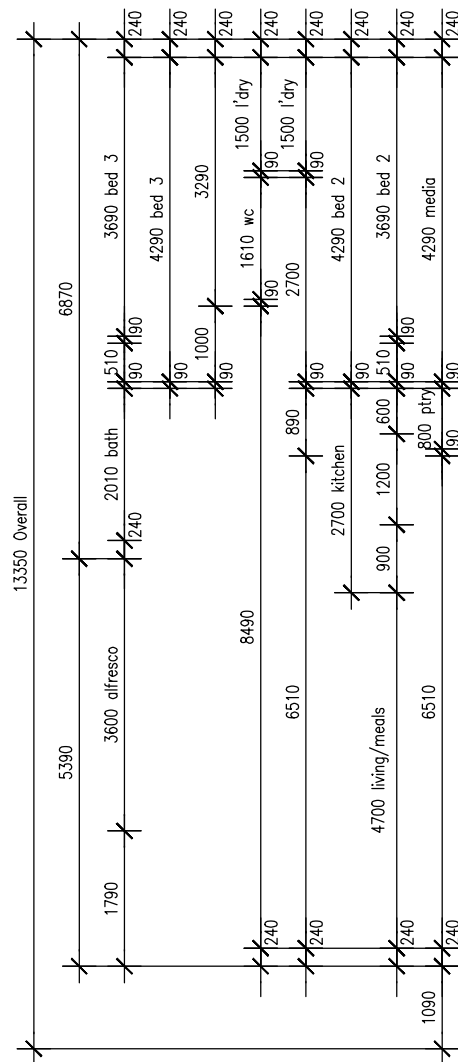
DRAWING TITLE:  
SLAB PLAN AND DETAILS

ISSUE: A - 29/10/2024 DRAWING NO.:

DRAWN BY: DAB

SCALE: AS SHOWN @ A3 09\_SOL / WD02

2550mm GROUND FLOOR CEILING HEIGHT  
 15° & 10° MAIN ROOF PITCH  
 TRUSSES @ 600 CRS  
 90mm NOMINAL FRAME  
 WAFFLE POD SLAB



GROUND FLOOR PLAN  
 SCALE @ A3 1:100

BUILDING FLOOR AREAS

	GRD FLR	GARAGE	ALFRESCO	PORCH	TOTAL	OPEN SPACE
RESIDENCE	136.75sqm	40.47sqm	11.16sqm	5.46sqm	193.84sqm	-sqm
TOTAL					193.84sqm	-sqm

WINDOW & DOOR SCHEDULE

NOTE: ALL WINDOWS & DOORS WILL REQUIRE SITE MEASURE PRIOR TO FABRICATION. DOOR HEIGHTS TO BE 2040H UNLESS NOTED OTHERWISE. WIDTHS NOTED ON PLAN. REFER ENERGY RATING REQUIREMENTS WD-

ITEM	LOCATION	SIZE (Ht x W)	DESCRIPTION
W.01	BED 1	1800ht x 1210w	SLIDING WINDOW
W.02	BED 1	1800ht x 2110w	SLIDING WINDOW
W.03	ENS	900ht x 910w	SLIDING WINDOW (OBSCURE)
W.04	MEDIA	600ht x 2410w	SLIDING WINDOW
W.05	BED 2	1800ht x 1810w	SLIDING WINDOW
W.06	L'DRY	2100ht x 1510w	SLIDING DOOR
W.07	BED 3	1800ht x 1810w	SLIDING WINDOW
W.08	BATH	600ht x 1210w	SLIDING WINDOW (OBSCURE)
W.09	MEALS	2100ht x 3210w	SLIDING DOOR
W.10	MEALS	1800ht x 1810w	SLIDING WINDOW
W.11	LIVING	1800ht x 1810w	SLIDING WINDOW

FLOOR/WALL FINISHES AREAS	RESIDENCE
VINYL FLOOR BOARDS	50.60sqm
MEALS/KITCHEN/LIVING/PANTRY LINEN/HALLWAYS/ENTRY	16.54sqm
CARPETED MEDIA	16.54sqm
L'DRY FLOOR TILES	3.33sqm
SKIRTING TILES	--sqm
CARPETED BEDRMS	38.14sqm
WC FLOOR TILES	1.60sqm
SKIRTING/WALL TILES	--sqm
BATHRM FLOOR TILES	6.12sqm
SKIRTING/WALL TILES	--sqm
ENS. FLOOR TILES	5.11sqm
SKIRTING/WALL TILES	--sqm

GENERAL NOTES

SELECTED SLIDERS TO ALL ROBES.  
 SELECTED SLIDERS TO LINEN CUPBOARD  
 TERMITE TREATMENT IN ACCORDANCE WITH AS 3660.2 REVISED 2000.  
 W.C DOORS TO BE FITTED WITH LIFT OFF HINGES OR TO SWING OUT IN ACCORDANCE WITH NCC F3.8.3.3.  
 WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH NCC F3.8.1.2.  
 SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH BCA F.3.7.5 WITH INTERCONNECTED ALARMS TO ALL BEDROOMS.  
 ALL BEDROOM ROBES TO HAVE 1800H SHELF WITH HANGING RAIL WITH BED 1 TO HAVE 450W 4/DWR & SHELF BOX & DOUBLE HANGING RAIL.



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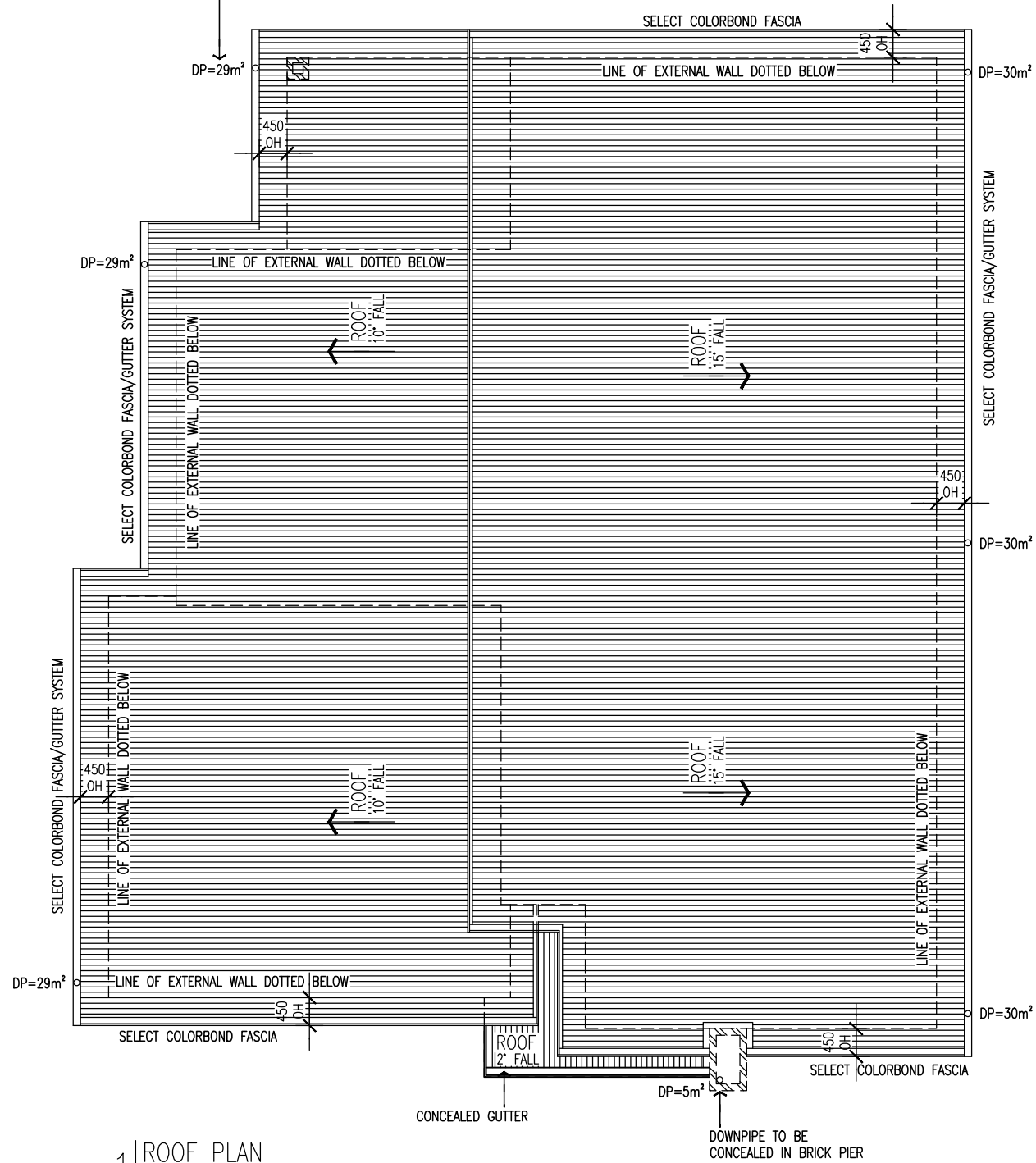
DRAWING TITLE:  
 GROUND FLOOR PLAN  
 ISSUE: A - 29/10/2024 DRAWING NO.:  
 DRAWN BY: DAB  
 SCALE: AS SHOWN @ A3 09\_SOL / WD03

TOTAL ROOF DRAINAGE AREA = 218m<sup>2</sup>

FOR WIND CLASSIFICATION REFER TO STRUCTURAL ENGINEERS, DESIGN & DOCUMENTATION

BARGE & FASCIA: 185mm COLORBOND  
GUTTER: 125mm QUAD COLORBOND  
DOWNPIPES: 90mm DIA. ROUND

DOWNPIPES MUST SERVE NOT MORE THAN 12M OF GUTTER LENGTH FOR EACH DOWNPIPE WHICH MUST BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS. EAVES GUTTERS MUST BE PROVIDED WITH AN OVERFLOW SYSTEM WHERE DOWNPIPES ARE LOACED MORE THAN 1.2M FROM A VALLEY GUTTER



1 | ROOF PLAN  
SCALE @ A3 1:100



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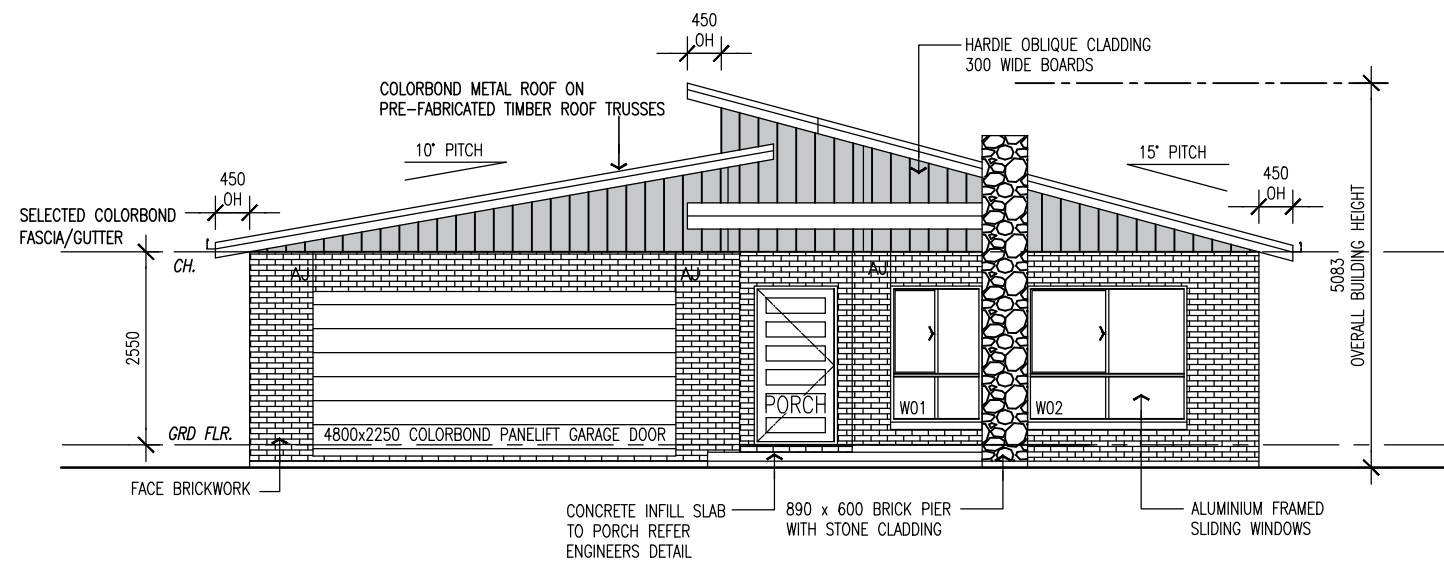
ROOF PLAN

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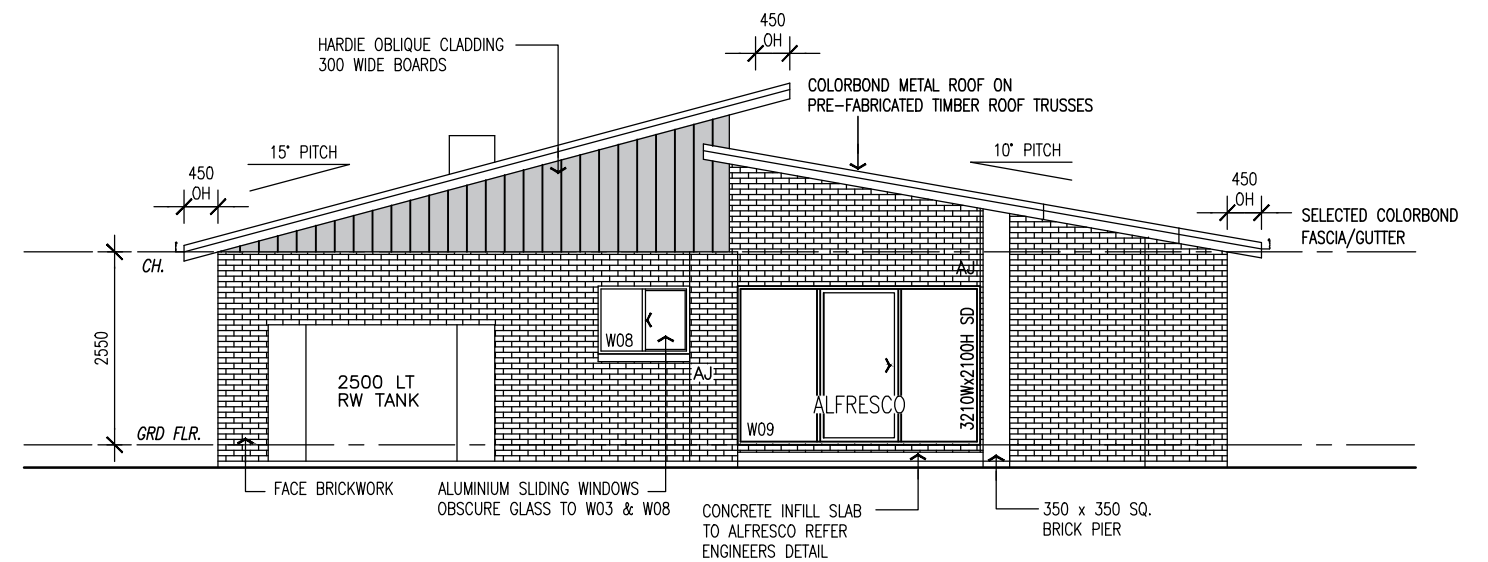
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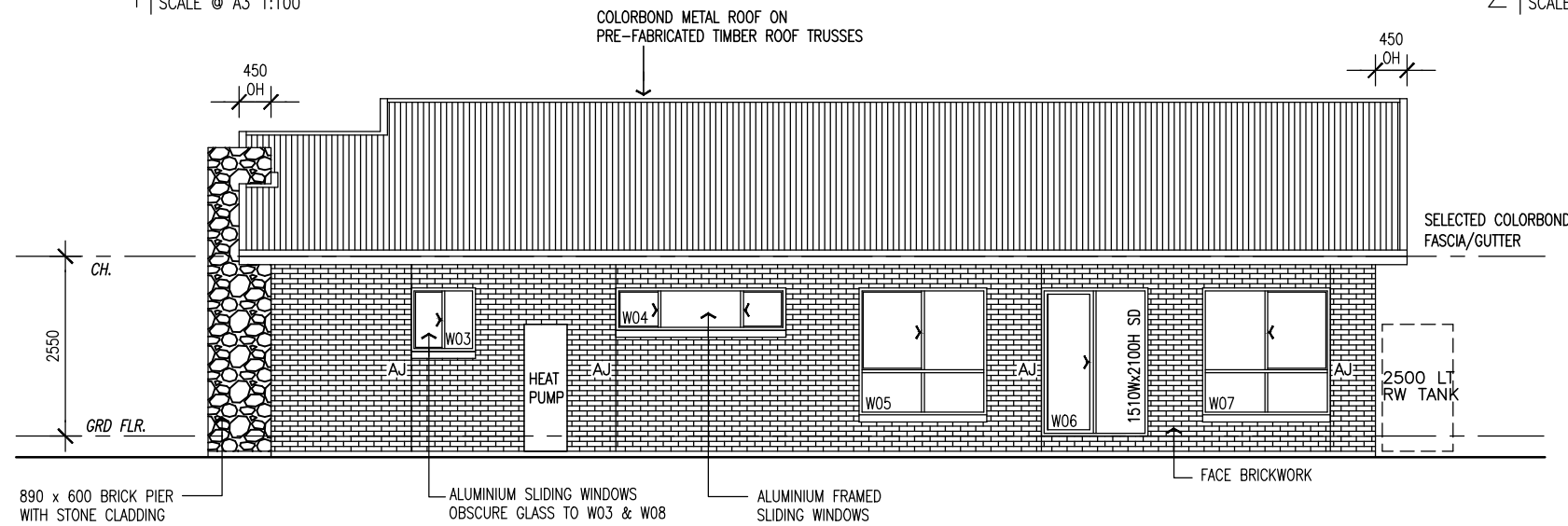
09\_SOL / WD04



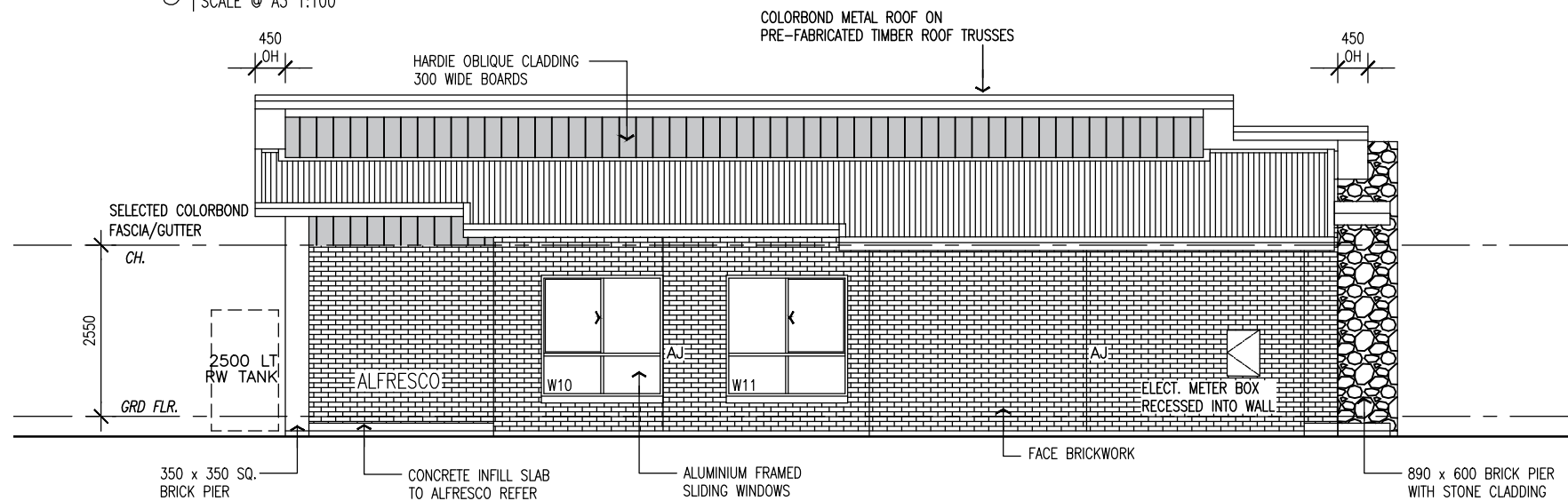
1 FRONT ELEVATION  
SCALE @ A3 1:100



2 REAR ELEVATION  
SCALE @ A3 1:100



3 ELEVATION-A  
SCALE @ A3 1:100



4 ELEVATION-B  
SCALE @ A3 1:100



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DRAWING TITLE:

ELEVATIONS

ISSUE: A - 29/10/2024 DRAWING NO.:

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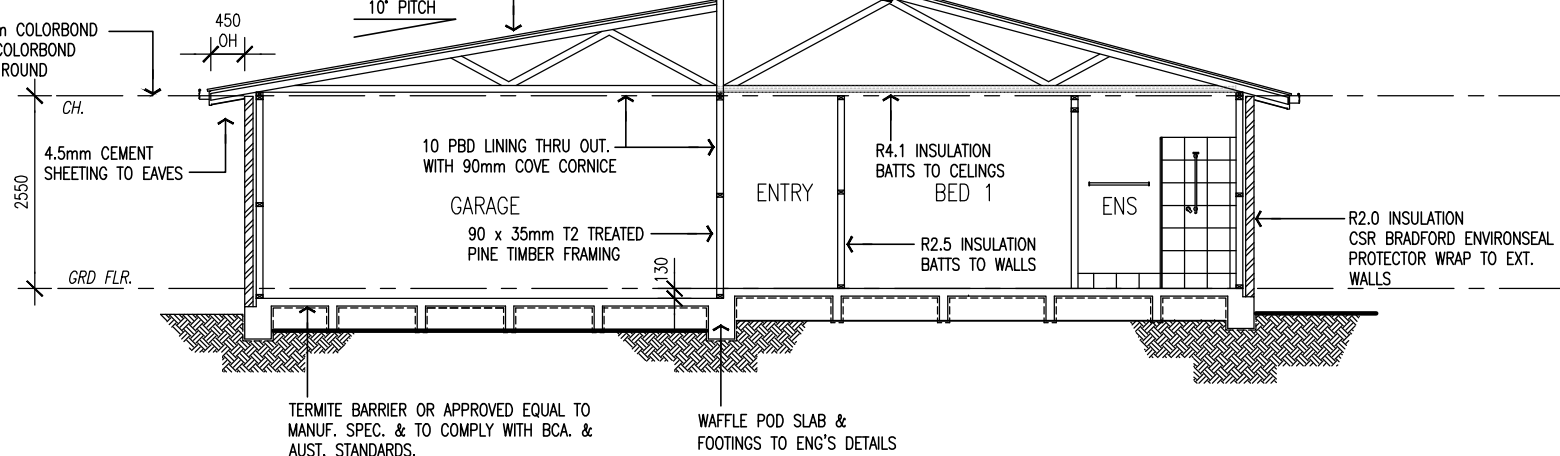
SCALE: AS SHOWN @ A3

09\_SOL / WD05

PRE-FABRICATED TIMBER ROOF TRUSSES @ 600mm CTS. & TIE DOWN INCL. WIND CLASSIFICATION & CYCLONE RATING TO ENGINEERS DETAILS & REQUIREMENTS & TO MANUFACTURES SPEC. SHOWN INDICATIVE ONLY.

NOTE:  
ALL STRUCTURAL TIMBER SIZES TO BE IN ACCORDANCE WITH AS1684 NATIONAL TIMBER FRAMING CODE

BARGE & FASCIA: 185mm COLORBOND  
GUTTER: 115mm QUAD COLORBOND  
DOWNPIPES: 90mm DIA. ROUND



SECTION A-A  
SCALE @ A3 1:100

FLOOR/WALL FINISHES AREAS	RESIDENCE
VINYL FLOOR BOARDS	50.60sqm
MEALS/KITCHEN/LIVING/PANTRY LINEN/HALLWAYS/ENTRY	
CARPETED MEDIA	16.54sqm
L'DRY FLOOR TILES	3.33sqm
SKIRTING TILES	-.sqm
CARPETED BEDRMS	38.14sqm
WC FLOOR TILES	1.60sqm
SKIRTING/WALL TILES	-.sqm
BATHRM FLOOR TILES	6.12sqm
SKIRTING/WALL TILES	-.sqm
ENS. FLOOR TILES	5.11sqm
SKIRTING/WALL TILES	-.sqm

WINDOW & DOOR SCHEDULE

NOTE: ALL WINDOWS & DOORS WILL REQUIRE SITE MEASURE PRIOR TO FABRICATION. DOOR HEIGHTS TO BE 2040H UNLESS NOTED OTHERWISE. WIDTHS NOTED ON PLAN. REFER ENERGY RATING REQUIREMENTS WD-

WINDOWS

ITEM	LOCATION	SIZE (Ht x W)	DESCRIPTION
W.01	BED 1	1800ht x 1210w	SLIDING WINDOW
W.02	BED 1	1800ht x 2110w	SLIDING WINDOW
W.03	ENS	900ht x 910w	SLIDING WINDOW (OBSCURE)
W.04	MEDIA	600ht x 2410w	SLIDING WINDOW
W.05	BED 2	1800ht x 1810w	SLIDING WINDOW
W.06	L'DRY	2100ht x 1510w	SLIDING DOOR
W.07	BED 3	1800ht x 1810w	SLIDING WINDOW
W.08	BATH	600ht x 1210w	SLIDING WINDOW (OBSCURE)
W.09	MEALS	2100ht x 3210w	SLIDING DOOR
W.10	MEALS	1800ht x 1810w	SLIDING WINDOW
W.11	LIVING	1800ht x 1810w	SLIDING WINDOW

LINTEL SIZES (LVL)

NOTE: RLW 6000 IRON ROOF DUE TO INTERNAL LOADBEARING WALLS LINTEL SIZES DESIGNED USING HYNEDSIGN

130 x 44mm	FOR 0-1700mm OPENING
170 x 44mm	FOR 1700-2200mm OPENING
200 x 44mm	FOR 2200-2700mm OPENING
240 x 44mm	FOR 2700-3200mm OPENING

OPENING STUDS (MGP10)

NOTE: 2700 CEILING HEIGHT MAX.

90 x 35mm	FOR 0-1300mm OPENING
90 x 45mm	FOR 1300-1700mm OPENING
2/90 x 35mm	FOR 1700-3300mm OPENING

OPENING STUDS (MGP12)

NOTE: 4200 CEILING HEIGHT

2/90 x 35mm	FOR 0-1100mm OPENING
2/90 x 45mm	FOR 1100-1700mm OPENING
3/90 x 35mm	FOR 1700-2100mm OPENING

INSULATION DETAILS AS SPECIFIED IN AUSTRALIAN STANDARDS

EXTERNAL - SCYON 'LINEA' CLAD WALLS WITH THERMOSEAL WRAP AND R2.5 BULK INSULATION BETWEEN STUDS LINED INTERNALLY TOTAL R VALUE-R2.86  
INTERNAL STUD WALLS WITH PLASTERBOARD LINING WITH R2.5 BULK INSULATION BETWEEN STUDS LINED INTERNALLY TOTAL R VALUE-R2.76  
ROOF - COLORBOND ROOFING, LINED CEILING WITH ANTICON ROOF BLANKET MIN R VALUE OF R1.3 AND INSULATION BETWEEN TRUSS, WITH R5.0 BULK INSULATION BETWEEN CEILING JOISTS TO RESIDENCE ONLY. TOTAL R VALUE 6.66  
FLOOR - CONCRETE WAFFLE POD SLAB ON GROUND.

TERMITE TREATMENT

ALL TIMBER TO BE FRAMESURE BLUE TIMBER IN ACCORDANCE WITH AS3660.1.2014

NOTE:

PROVIDE DOUBLE STUDS UNDER ALL GIRDER TRUSS SUPPORT LOCATIONS

ROOF TRUSSES

PRIOR TO THE FRAME INSPECTION BUILDER MUST SUBMIT ONE COPY OF THE MANUFACTURERS TRUSS COMPUTATIONS AND LAYOUT TO THE RELEVANT BUILDING SURVEYOR FOR APPROVAL

SOIL CLASS - 'H1-D'

REFER TO SOIL REPORT No: 22AWG819 BY: ALBURY WODONGA GEOTECHNICAL

FOUNDATION MATERIAL CLASSIFICATION AS PER SOIL REPORT, FOR ALL CONCRETE SLAB, FOOTING, STUMP DEPTH AND ARTICULATION JOINT DETAILS REFER ENGINEERS DESIGN.

DESIGN GUST WIND SPEED/WIND CLASSIFICATION  
Building tie-downs to be provided in accordance with AS1684-2010 for an assumed design gust wind speed/ wind classification of N2 (subject to confirmation on site by Relevant Building Surveyor at first inspection) refer to AS1684 for construction requirements.

WET AREA NOTES

ALL WET AREAS TO COMPLY WITH THE N.C.C 3.8.1 OR A.S 3740-2010 WALL FINISHED SHALL BE IMPERVIOUS TO HEIGHT OF 1800mm ABOVE FLOOR  
SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES  
1. BATHROOMS - WITHIN 2000mm VERTICAL FROM THE BATH BASE  
2. LAUNDRY - WITHIN 1200mm VERTICAL FROM FLOOR AND/OR 300mm HORIZONTAL FROM DOORS  
3. SHOWER SCREENS SHALL BE GRADE A SAFETY GLASS, LEVEL TO SHOWER ENCLOSURES AND 150mm ABOVE BATHS, BASIN, SINK AND TROUGH.  
TOILET DOORS TO COMPLY WITH N.C.C 3.8.3.3 TO OPEN OUTWARDS, SLIDE OR BE REMOVABLE FROM THE OUTSIDE IF LESS THAN 1.2M BETWEEN THE PAN AND THE DOOR



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A	PRELIMINARY DESIGN	29/10/24

DRAWING TITLE:  
SECTION & CONSTRUCTION NOTES

ISSUE: A - 29/10/2024 DRAWING NO.:  
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SCALE: AS SHOWN @ A3

NCC PART 3.12.5.5 ARTIFICIAL LIGHTING

NOTE: CLASS 1 BUILDING PROPOSED RESIDENCE MAX 5w/m<sup>2</sup>  
LIGHTING TYPE IS ASSUMED ONLY SUBSTITUTION MAY BE MADE  
PROVIDING MAX WATTAGES ARE NOT EXCEEDED

CALCULATIONS

ROOM NAME	ROOM AREA SQM	MAX WATTS	TYPE	NUMBER	ACTUAL WATTS
ENTRY	6.92	35	BATTEN LIGHT	2	2x15w=30w
KITCHEN/MEALS/LIVING	35.81	179	BATTEN LIGHTS	6	6x15w=90w
-	-	-	-	-	-
HALL	4.53	23	BATTEN LIGHTS	2	2x15w=30w
BED 1	15.34	77	BATTEN LIGHTS	2	2x15w=30w
BED 2	11.20	56	BATTEN LIGHT	1	1x15w=15w
BED 3	11.60	58	BATTEN LIGHT	1	1x15w=15w
-	-	-	BATTEN LIGHT	-	-
BATH	6.12	31	BATTEN LIGHT	1	1x15w=15w
LAUNDRY	3.33	17	BATTEN LIGHT	1	1x15w=15w
WC	1.60	8	BATTEN LIGHT	1	1x4w=4w
VERANDAHS ATTACHED TO CLASS 1 BUILDING MAX 4w/m <sup>2</sup>					
ROOM NAME	ROOM AREA SQM	MAX WATTS	TYPE	NUMBER	ACTUAL WATTS
ALFRESCO	11.16	45	BATTEN LIGHTS	1	1x12w=12w
PORCH	5.46	22	BATTEN LIGHTS	1	1x12w=12w

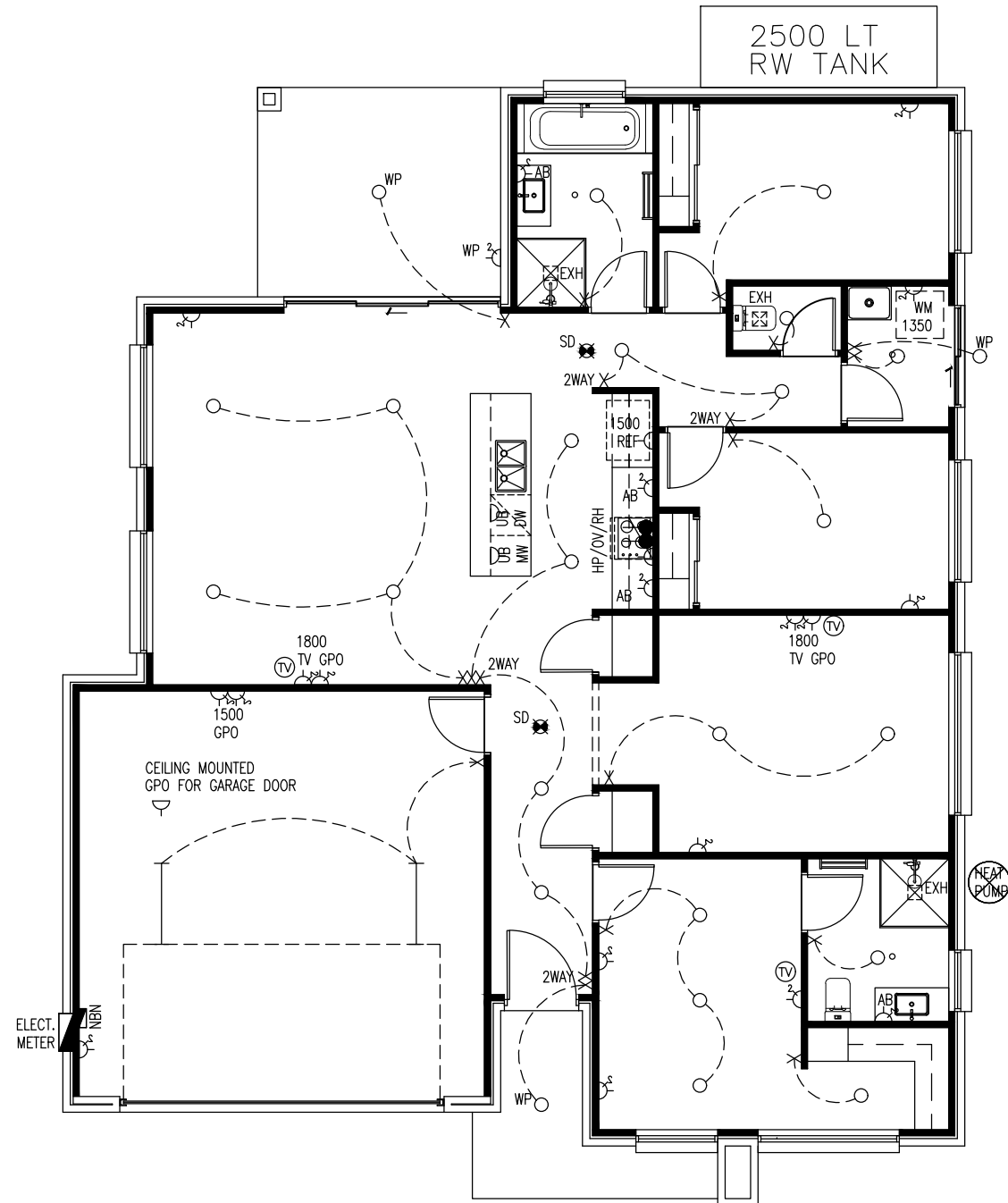
LIGHTING LEGEND

- 1x 36W DIFFUSED FLUORESCENT LUMINAIRE
- RECESSED COMPACT FLUORESCENT DOWNLIGHT.
- WP WEATHERPROOF RECESSED COMPACT FLUORESCENT DOWNLIGHT.
- WP WEATHERPROOF SURFACE MOUNTED EXTERIOR WALL LIGHT
- WP WEATHERPROOF SURFACE MOUNTED EXTERIOR DOUBLE SPOTLIGHT
- EXHAUST FAN/LIGHT
- ⊠ EXHAUST FAN/ LIGHT & HEATER COMBO.
- ⊠ CEILING FAN. MIN. BLADE SIZE 900mm
- ⊠ CEILING FAN WITH LIGHT. COMPACT ENERGY SAVING FLUORESCENT BULB. MIN. BLADE SIZE 900mm
- ⊠ EXH. EXHAUST FAN (LOCATIONS INDICATIVE ONLY) TO HAVE MANUAL SWITCH ON/OFF
- ⊠ SMOKE ALARM

ELECTRICAL LEGEND

- SINGLE G.P.O.
- DOUBLE G.P.O.
- DUAL PHONE & DATA OUTLET
- TELEVISION
- PERMANENTLY CONNECTED SPECIAL PURPOSE OUTLET
- FRIDGE PLUMBING TAP
- SWITCH
- SWITCH LINE

NOTE:  
MOUNT GPO's 300H ABOVE FFL UNLESS NOTED OTHERWISE  
AB INDICATES MOUNTED 150mm ABOVE BENCH SURFACE  
UB INDICATES MOUNTED IN JOINERY CUPBOARD UNDER BENCH  
WP INDICATES WEATHERPROOF OUTLET  
OVN INDICATES FOR CONNECTION TO OVEN  
DW INDICATES FOR CONNECTION TO DISHWASHER  
STV INDICATES FOR CONNECTION TO HOT PLATE  
MW INDICATES FOR CONNECTION TO MICROWAVE  
RHO INDICATES FOR CONNECTION TO RANGE HOOD  
FRG INDICATES FOR CONNECTION TO FRIDGE  
2100 INDICATES MOUNTED AT HIGH LEVEL 2100H



1 GROUND FLOOR PLAN  
SCALE @ A3 1:100

NCC PART 3.8.7 CONDENSATION MANAGEMENT

3.8.7.1 APPLICATION

Compliance with this Acceptable Construction Practice Satisfies Performance Requirement P2.4.7 Explanatory Information:  
The intent of these requirements is to assist with the mitigation of condensation within a building. The installation of a condensation management system may not prevent condensation from occurring.

3.8.7.2 PLIABLE BUILDING MEMBRANE

- (a) Where a pliable building membrane is installed in an external wall, it must—
  - (i) comply with AS/NZS 4200.1; and
  - (ii) be installed in accordance with 4200.2; and
  - (iii) be a vapour permeable membrane for climates 6, 7 and 8; and
  - (iv) be located on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building.
- (b) Except for single skin masonry or single skin concrete, where a pliable building membrane is not installed in an external wall, the primary water control layer must be separated from water sensitive materials by a drained cavity.

3.8.7.3 FLOW RATE AND DISCHARGE OF EXHAUST SYSTEMS

- (a) An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of—
  - (i) 25 L/s for a bathroom or sanitary compartment; and
  - (ii) 40 L/s for a kitchen or laundry
- (b) Exhaust from bathroom, sanitary compartment or laundry must be discharged—
  - (i) directly or via a shaft or duct directly to outdoor air; or
  - (ii) to a roof space that is ventilated in accordance with 3.8.7.4

3.8.7.4 VENTILATION OF ROOF SPACES

- (a) Where an exhaust system covered by 3.8.7.3 discharges into a roof space, the roof space must be ventilated to outdoor air through evenly distributed openings.
- (b) Openings required by (a) must have a total unobstructed area of 1/300 of the respective ceiling area if the roof pitch is more than 22°, or 1/150 of the respective ceiling area if the roof pitch is not more than 22°.
- (c) 30% of the total unobstructed area required by (b) must be located not more than 900mm below the ridge or highest point of the roof space, measured vertically, with the remaining required area provide by eave vents.

NOTE

CONFIRM ALL SETOUT LOCATIONS ON SITE PRIOR TO COMMENCING WORKS.  
DO NOT SCALE OFF DRAWINGS.

ELECTRICAL & LIGHTING LAYOUT IS INDICATIVE ONLY REFER TO QUALIFIED ELECTRICIAN SWITCH DESIGN TO BE CONFIRMED ON SITE.

COMPLY WITH ALL RELEVANT AUST. STANDARDS, BCA, ACTS & REGULATIONS & ENERGY EFFICIENCY REQUIREMENTS.

ALLOW FOR PROVISION OF AIR CONDITIONING. TO BE CONFIRMED ON SITE TO MANU. SPEC. & ENERGY EFFICIENCY REQUIREMENTS.

SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH BCA F.3.7.2.2 WITH INTERCONNECTED ALARMS TO ALL BEDROOMS.

ENERGY EFFICIENT LIGHTING i.e. FLUORESCENT LIGHTS OR COMPACT FLUORESCENT LIGHTS (CFLs) MUST BE USED FOR A MIN. OF 80% OF TOTAL FIXED INTERNAL LIGHTING.  
ALL HARDWIRED AIR CONDITIONING INSTALLED TO BE ENERGY EFFICIENT HAVING A MIN. 2.9 EER.  
HABITABLE ROOMS TO HAVE CEILING FANS WHICH SHALL BE FIXED, SPEED CONTROLLED & HAVE MIN. BLADE DIAMETER OF 900mm.



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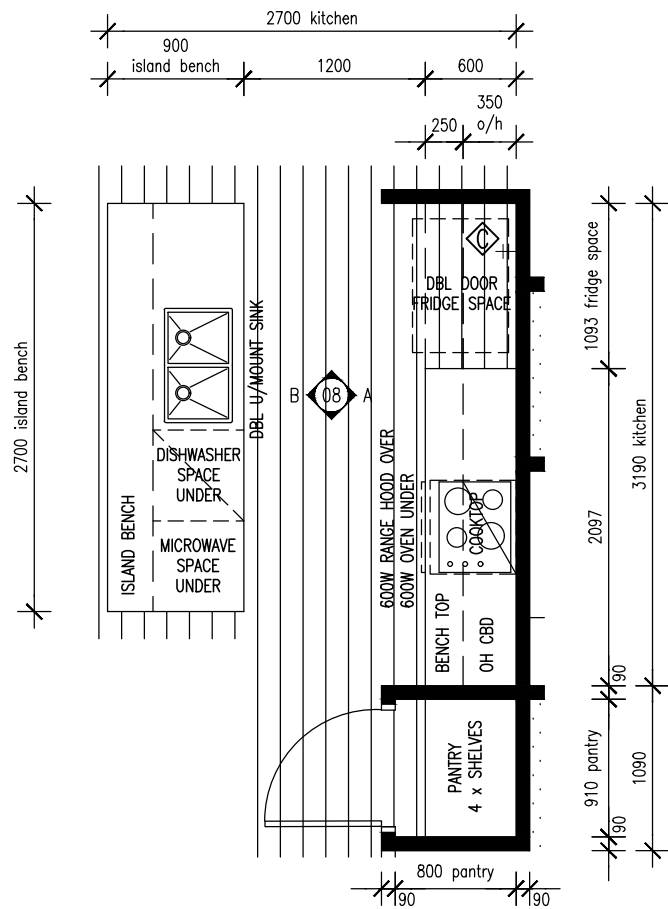
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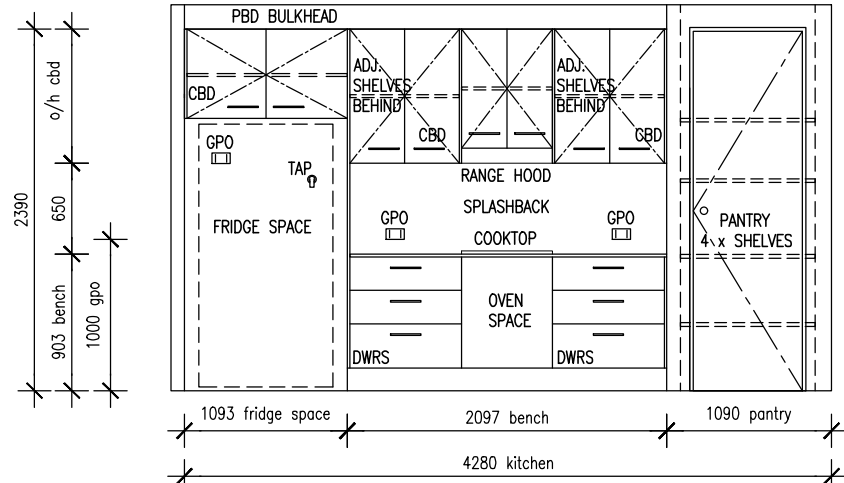
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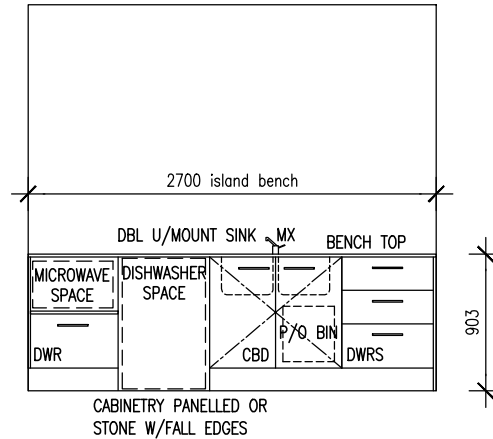




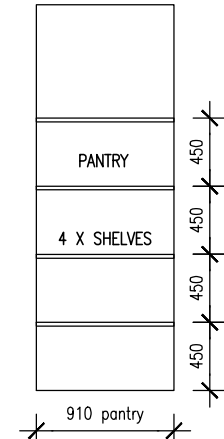
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SCALE @ A3 1:50



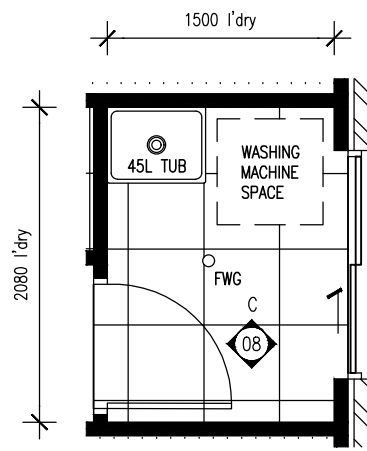
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SCALE @ A3 1:50



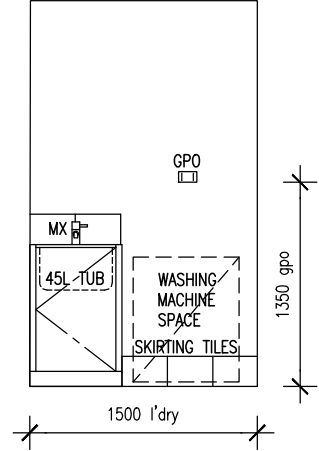
4 | ELEVATION B  
SCALE @ A3 1:50



5 | PANTRY INTERNAL ELEVATION  
SCALE @ A3 1:50



2 | LAUNDRY FLOOR PLAN  
SCALE @ A3 1:50



6 | ELEVATION C  
SCALE @ A3 1:50

KEY	
900V	900MM VANITY
ADJ	ADJUSTABLE SHELVES
FT	FAUCET/SHOWER ROSE
GPO	DOUBLE POWER POINT
LR	TOILET ROLL HOLDER
MX	MIXER
MR	MIRROR
RS	RAIN SHOWER
SC	SHOWER SCREEN
SW	LIGHT SWITCH
TR	TOWEL RING
TRL	TOWEL RAIL
FWG	FLOOR WASTE
SFG	STRIP GRATED DRAIN
WCT	TOILET SUITE

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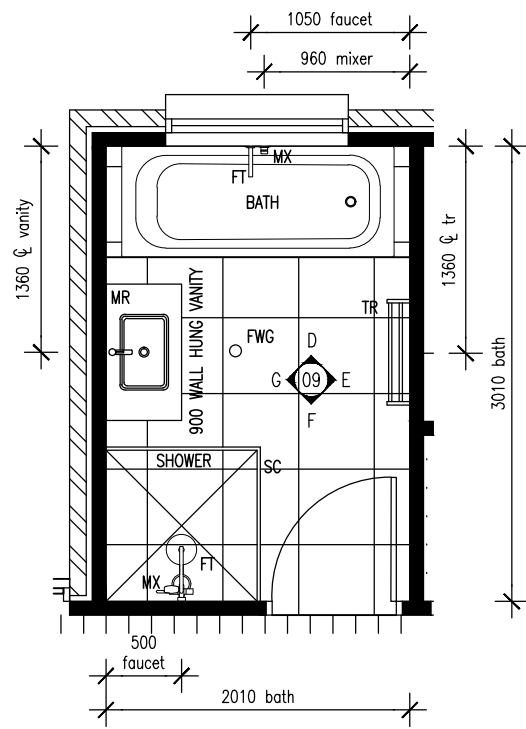
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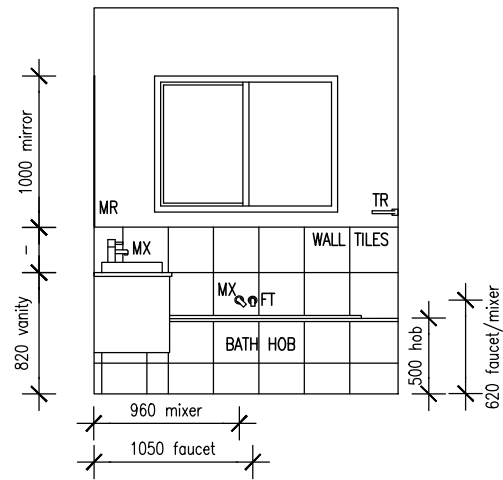
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A	PRELIMINARY DESIGN	29/10/24

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KITCHEN/PANTRY/LAUNDRY  
PLANS & ELEVATIONS

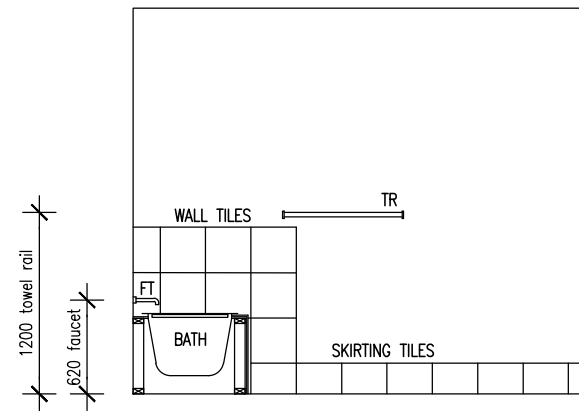
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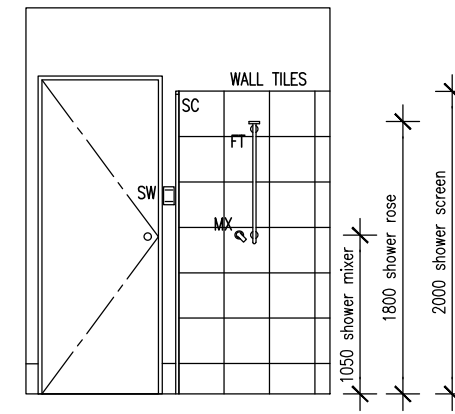
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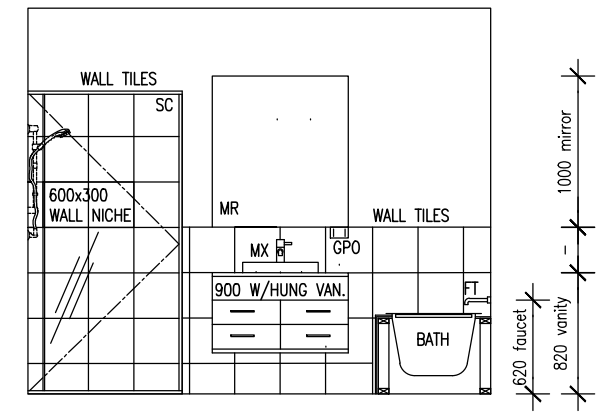
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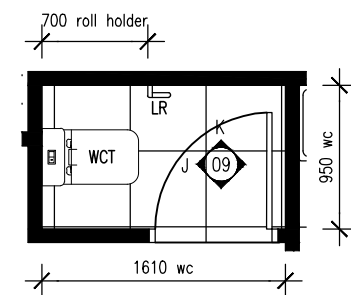
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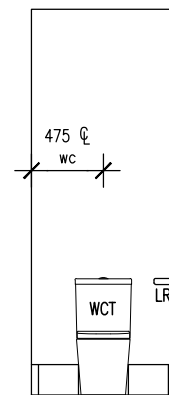
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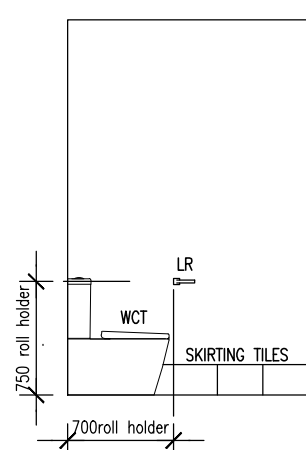
6 | ELEVATION G  
SCALE @ A3 1:50



2 | WC FLOOR PLAN  
SCALE @ A3 1:50



7 | ELEVATION J  
SCALE @ A3 1:50



8 | ELEVATION K  
SCALE @ A3 1:50

KEY

900V	900MM VANITY
ADJ	ADJUSTABLE SHELVES
FT	FAUCET/SHOWER ROSE
GPO	DOUBLE POWER POINT
LR	TOILET ROLL HOLDER
MX	MIXER
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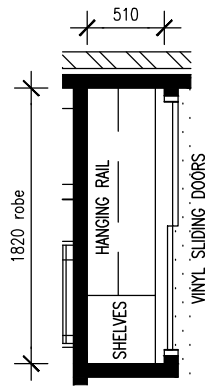
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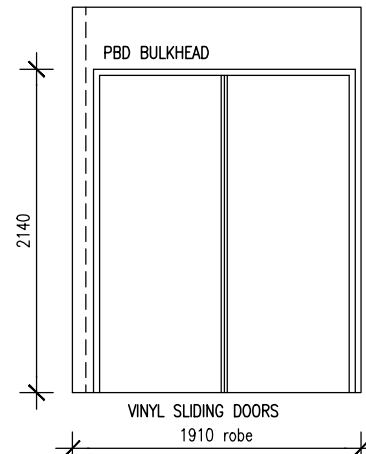
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PLANS & ELEVATIONS

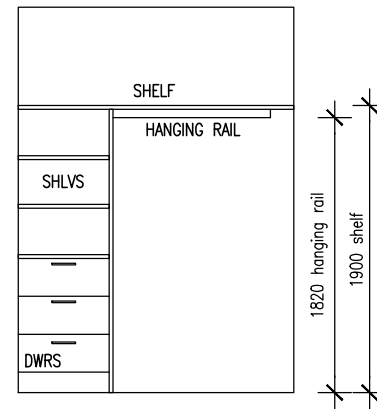
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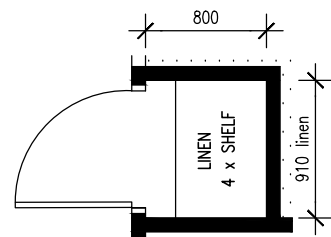
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ALL ROBES SIMILAR



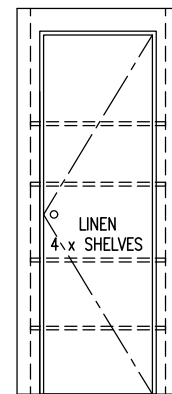
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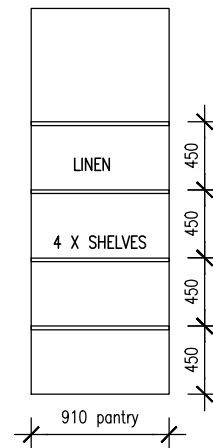
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2 LINEN FLOOR PLAN  
SCALE @ A3 1:50



5 ELEVATION EXTERNAL  
SCALE @ A3 1:50



6 INTERNAL ELEVATION  
SCALE @ A3 1:50

### KEY

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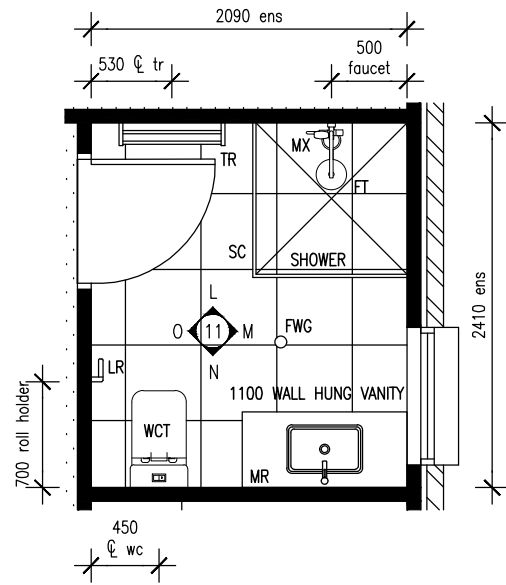
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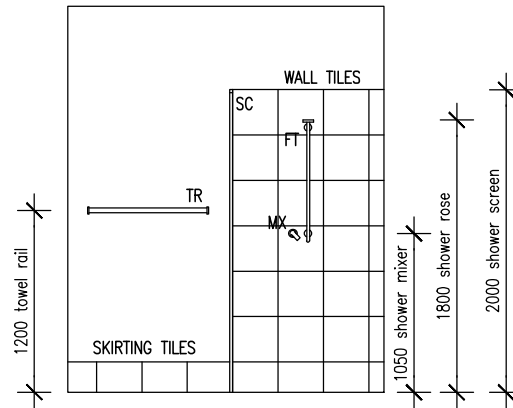
A M E N D M E N T S		
REV	DESCRIPTION	DATE
A	PRELIMINARY DESIGN	29/10/24

DRAWING TITLE:  
ROBE/LINEN  
PLANS & ELEVATIONS

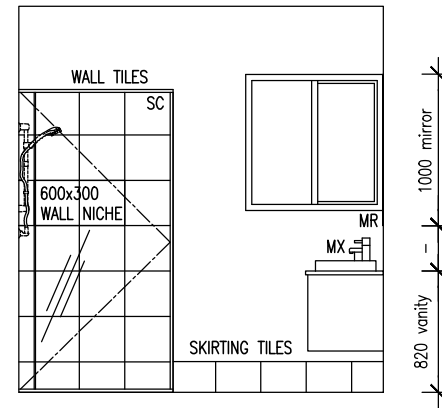
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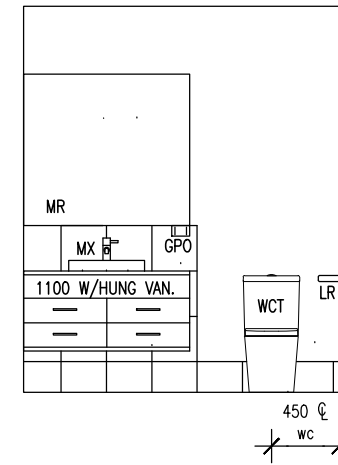
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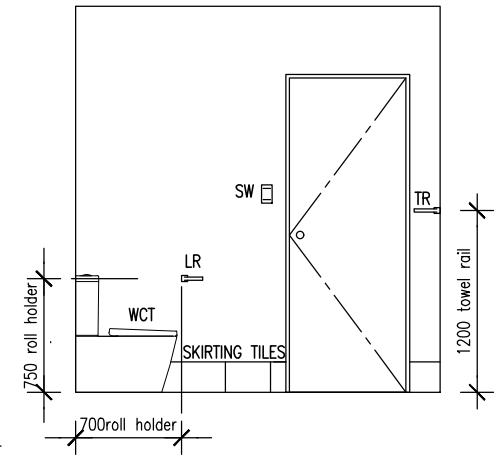
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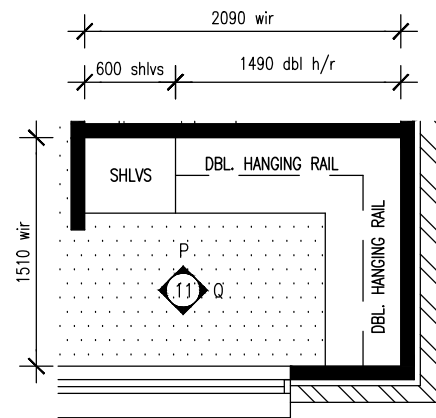
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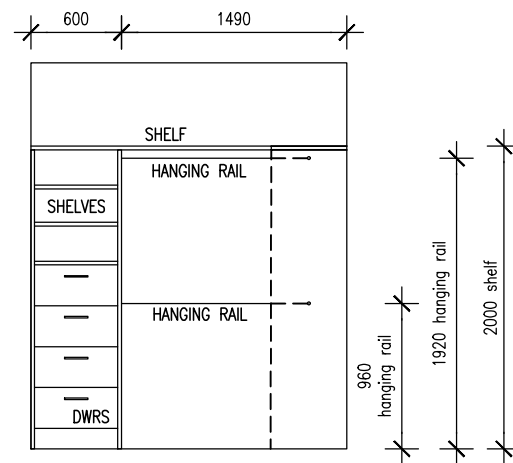
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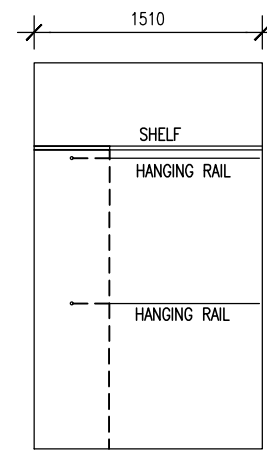
6 ELEVATION O  
SCALE @ A3 1:50



2 WIR FLOOR PLAN  
SCALE @ A3 1:50



7 ELEVATION P  
SCALE @ A3 1:50



8 ELEVATION Q  
SCALE @ A3 1:50

**NOTE**

- \* ALL ITEMS/ PRODUCTS TO BE SPECIFIED
- \* ITEMS/PRODUCTS SHOWN INDICATIVE ONLY
- \* TILE LAYOUT SHOWN INDICATIVE ONLY
- \* ALLOW FOR ADDITIONAL NOGGINGS TO FIX FITTINGS TO
- \* KITCHEN LAYOUT FOR DESIGN PURPOSES ONLY. ALL DIMENSIONS AND SIZES TBC

**KEY**

900V	900MM VANITY
ADJ	ADJUSTABLE SHELVES
FT	FAUCET/SHOWER ROSE
GPO	DOUBLE POWER POINT
LR	TOILET ROLL HOLDER
MX	MIXER
MR	MIRROR
RS	RAIN SHOWER
SC	SHOWER SCREEN
SW	LIGHT SWITCH
TR	TOWEL RING
TRL	TOWEL RAIL
FWG	FLOOR WASTE
SFG	STRIP GRATED DRAIN
WCT	TOILET SUITE



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