

# BASIC DESIGN NOTES AND INFORMATION

## GENERAL

- CHECK DIMENSIONS. DO NOT SCALE
- READ IN CONJUNCTION WITH ENGINEERING DRAWINGS.
- A COPY OF THIS DRAWING IS TO BE ON SITE DURING CONSTRUCTION.
- THE LATEST EDITION OF ALL AUSTRALIAN STANDARDS SHALL APPLY.
- BUILDER TO COMPLETE ALL TIMBER WORKS ACCORDING TO AS1684 INCLUDING MEMBER CONNECTIONS AND TIE DOWN REQUIREMENTS.
- ALL CONSTRUCTION TO BE ACCORDING TO THE BCA DEEMED - TO - SATISFY REQUIREMENTS UNO.

## CONSTRUCTION NOTES AND INFORMATION

- BUILDER TO COMPLETE ALL CONCRETE WORKS TO COMPLY WITH AS 3600
- BUILDER TO COMPLETE ALL TIMBER WORKS ACCORDING TO AS1684 INCLUDING MEMBER CONNECTIONS
- BUILDER TO COMPLETE ALL HOT ROLLED STEELWORK FABRICATION AND ERECTION IN ACCORDANCE WITH AS 4100
- TERMITE TREATMENT IN ACCORDANCE WITH THE LATEST REVISIONS OF THE NCC AND AUSTRALIAN STANDARDS AND TO BE USED AND APPLIED TO MANUFACTURERS SPECIFICATIONS UNLESS OTHERWISE CERTIFIED METHOD IS APPROVED:
  - CHEMICAL TERMITE MANAGEMENT SYSTEMS APPLIED UNDER CONCEALED AND INACCESSIBLE AREAS SHALL BE REPLENISHABLE VIA A RETICULATION SYSTEM PROVIDING AND EVEN AND CONTINUOUS DISTRIBUTION OF CHEMICAL IN THE SOIL
  - TERMITE TREATMENT WILL BE IN ACCORDANCE WITH THE NCC 2016
- FULLY ENCLOSED SANITARY COMPARTMENTS TO COMPLY WITH NCC 2016 PART 3.8.3.3
- ROOF CLADDING TO COMPLY WITH NCC 2016 PART 3.5.1 AND AS 1562.1-1992
- GUTTERS AND DOWNPIPES TO COMPLY WITH NCC 2016 PART 3.5.2
- WINDOWS TO COMPLY WITH NCC 2016 PART 3.6 AND AS 2047-1999
- GLAZING TO COMPLY WITH NCC 2016 PART 3.6 AND AS 1288-2006
- WATERPROOFING OF WET AREAS TO COMPLY WITH NCC 2016 PART 3.8.1 AND AS 3740-2010
- ROOF VENTILATORS COMPLETE WITH DAMPERS TO BE INSTALLED TO MANUFACTURERS RECOMMENDATIONS TO ROOF VOID

### BUILDER NOTE

- OVERALL DIMENSIONS MAY CHANGE SLIGHTLY TO SUIT SELECTED MATERIALS AND FINISHES
- INTERNAL MEASUREMENTS TO STRUCTURAL SURFACE ONLY UNO. DOES NOT INCLUDE ALLOWANCE FOR CLADDING/LINING THICKNESS ETC

### WIND CLASSIFICATION NOTE

REFER TO ENGINEERING SPECIFICATION AND/OR DRAWINGS FOR WIND CLASSIFICATION AND CONSTRUCTION REQUIREMENTS

### EARTHWORKS NOTE

ENSURE ALL LEVELS AND HEIGHTS ARE CORRECT BEFORE ANY WORK IS COMMENCED AND WORK AREA CLEAR OF EXISTING SERVICES

### WINDOWS AND DOORS

BUILDER TO CHECK WITH CLIENT ALL WINDOW AND DOOR TYPES INCLUDING SECURITY AND MESH OPTIONS BEFORE COSTING AND ORDERING

### HOT WATER UNIT NOTE

BUILDER TO INSTALL GAS INSTANTANEOUS HOT WATER UNIT OR SOLAR AS SELECTED BY CLIENT TO MANUFACTURER RECOMMENDATION & TO THE RELEVANT AUSTRALIAN STANDARDS AND INDUSTRY CODES

### BOUNDARIES NOTE

SITE BOUNDARIES DIMENSIONS AND ANGLES ARE TO BE VERIFIED AGAINST THE LOT TITLE AND SUBJECT TO A FULL SITE FEATURE SURVEY AND/OR RE-PEG BY CERTIFIED SURVEYOR

### TERMITE CONTROL NOTE

TERMITE PROTECTION OF ALL PRIMARY BUILDING ELEMENTS USED FOR CONSTRUCTION OF THIS BUILDING WILL CONSIST ENTIRELY OF, OR A COMBINATION OF, MATERIALS CONSIDERED NOT SUBJECT TO TERMITE ATTACK. SPECIFICALLY, ALL TIMBERS USED IN THIS DWELLING WILL BE PRESERVATIVE TREATED IN ACCORDANCE WITH AS 3660.1 AND WILL COMPLY WITH LATEST REVISION OF THE BCA

### ELECTRICAL SERVICES NOTE

ALL ELECTRICAL SERVICE WORK TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH LATEST REVISION OF THE RELEVANT AUSTRALIAN STANDARDS

### EXISTING SERVICES NOTE

BUILDER TO LOCATE, ISOLATE AND RE-ROUTE EXISTING SERVICE AS REQUIRED. ENSURE ALL WORK IS CARRIED OUT UNDER THE RELEVANT AUSTRALIAN STANDARDS AND INDUSTRY CODES

### PLUMBING NOTE

PLUMBER TO ENSURE ADEQUATE RWP ARE INSTALLED. RWP SHOWN ARE SUGGESTED ONLY. UTILISE EXISTING SOAK WELLS WHERE POSSIBLE  
SIZES AND LOCATION OF SOAK WELLS ARE SUGGESTED ONLY AND SHOULD BE VERIFIED BY HYDRAULIC ENGINEER/PLUMBER ON SITE PRIOR TO PURCHASE AND INSTALLATION

### DRAINAGE NOTE

ENSURE THAT NO STORM WATER RUN OFF DISCHARGES ONTO ANY ADJACENT PRIVATE PROPERTY BY DIRECTING ALL RUN OFF INTO ADJACENT ROAD AND/OR DRAINAGE RESERVES OR TO ANY OTHER POINT APPROVED BY THE LOCAL AUTHORITY

### DISCLAIMER

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### BUILDING REQUIREMENTS NOTE

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST BCA, LOCAL GOVERNMENT REQUIREMENTS AND THE AUSTRALIAN STANDARDS

### ENGINEER NOTE

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS

### STORMWATER CONTROL NOTES

2 IN 20 YEAR 5 MINUTE STORM  
TO BE CONFIRMED BY BUILDER/HYDRAULIC ENGINEER

#### DWELLING

IMPERVIOUS AREA TO BE SEALED 100m<sup>2</sup>  
PROPOSED ROOF AREA 300m<sup>2</sup>

**TOTAL 400m<sup>2</sup>**

SOAK WELL SIZE  $\varnothing$ 1500x1500D  
NUMBER OF SOAKWELLS 2

- CONNECT RWP TO SOAKWELLS WITH 90mm PVC
- FINAL PIPE ROUTE TO BE DETERMINED ON SITE
- MIN STORMWATER GRADIENT 1 / 150
- RWP TO OPEN GRATES

REV	DATE	REVISION	BY
1	-	CONSTRUCTION PLAN	MV



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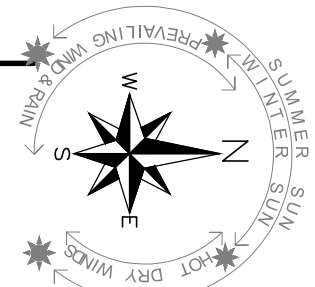
**PROPOSED NEW DWELLING**

**SITE PLAN & NOTES**

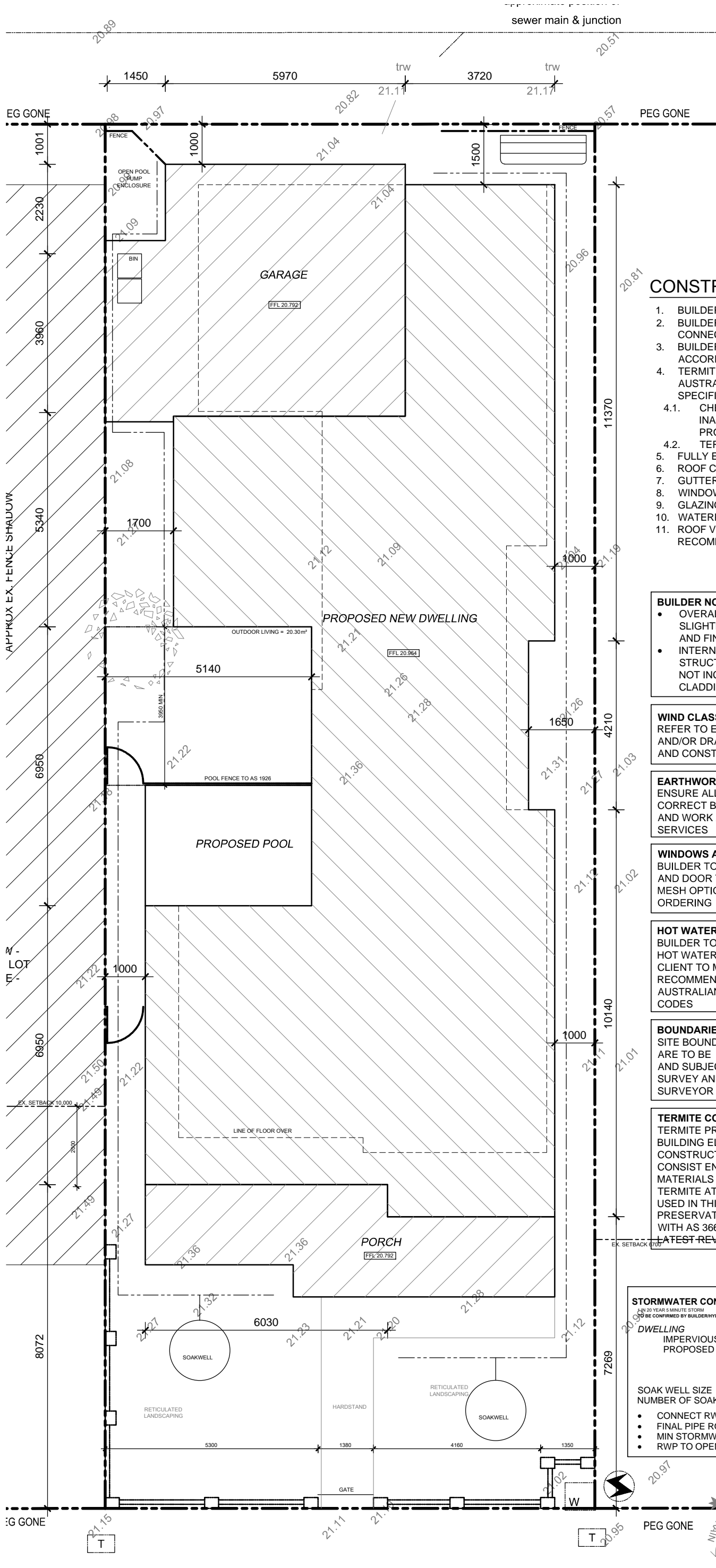
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SHENTON PARK  
CLIENT: WEI GOH

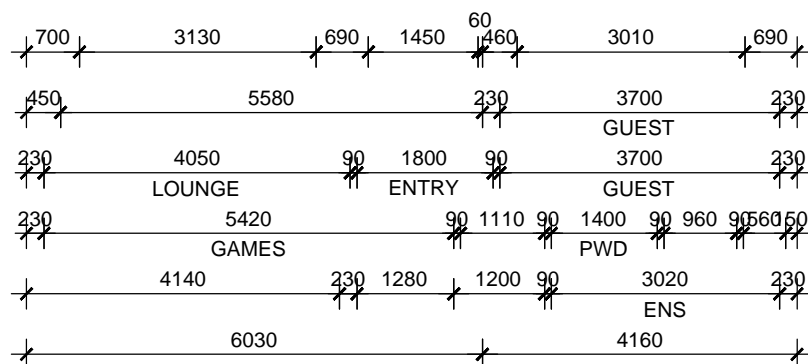
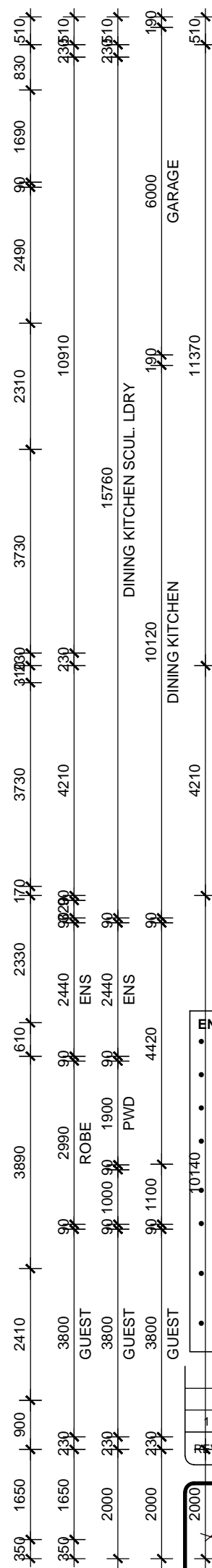
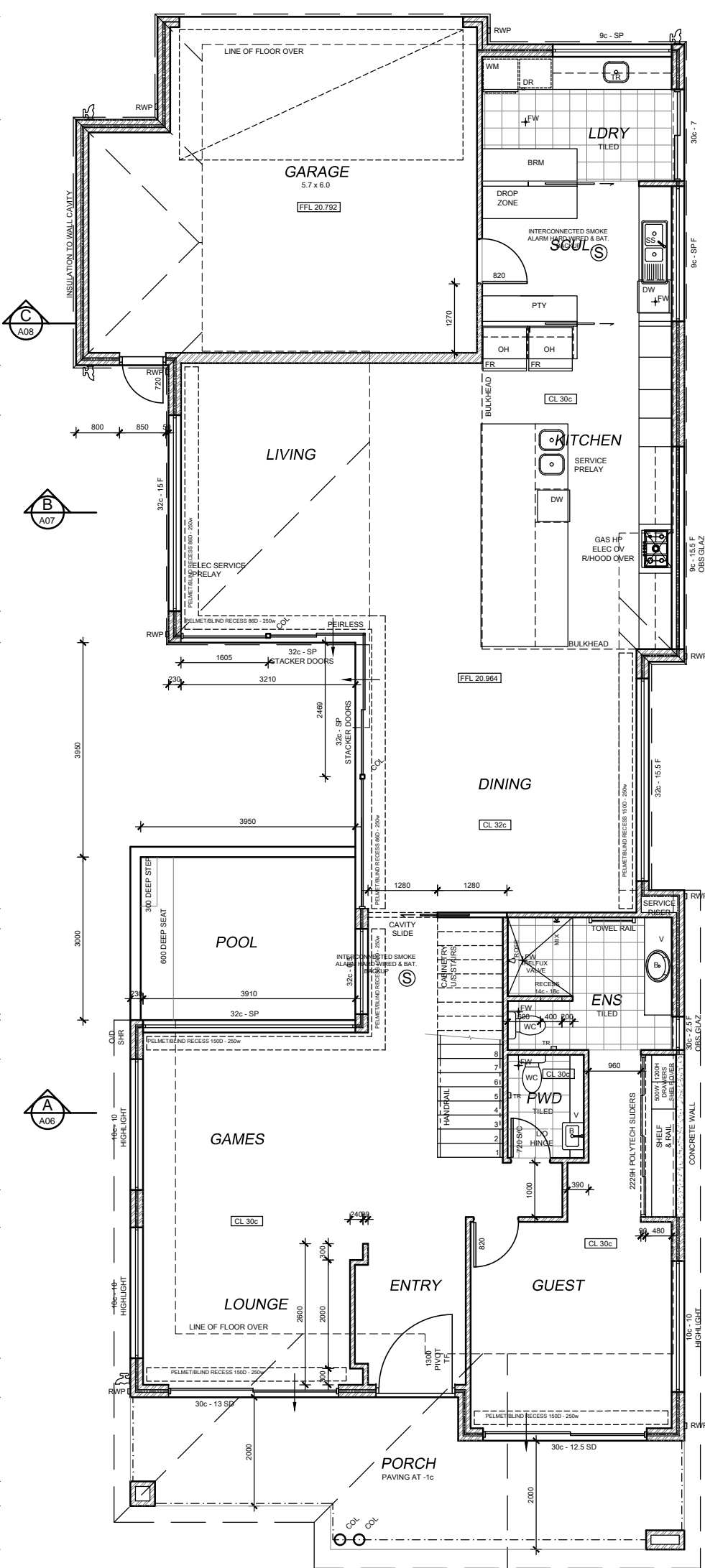
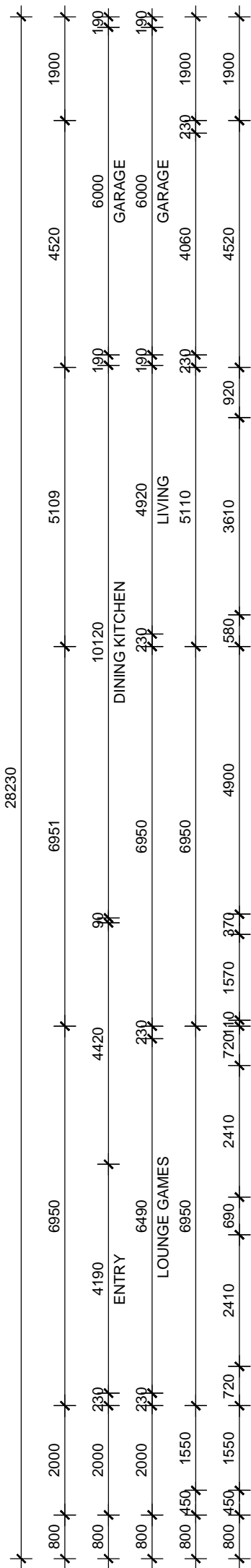
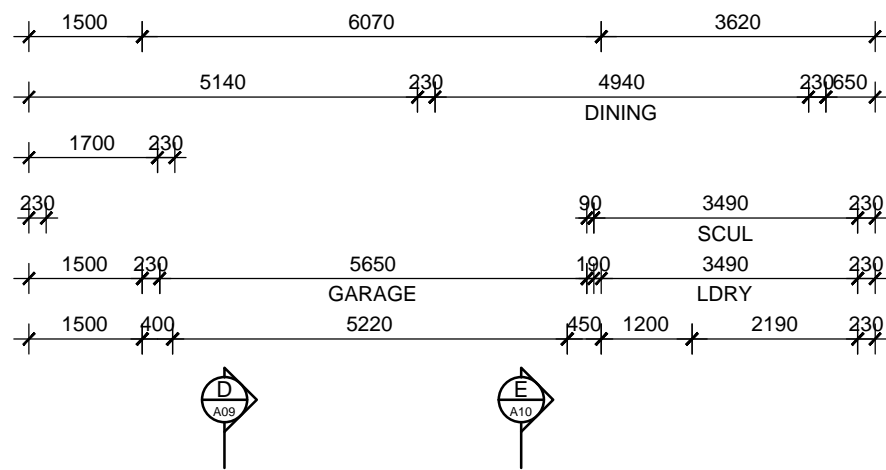
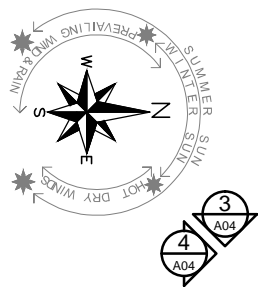
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<b>21.1181</b>	REV No: <b>1</b>

SCALE: AS SHOWN AT A3 CLIENT CHK BY:  
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DATE: Jun-22 DATE:



**SITE PLAN**  
SCALE 1:100





**GROUND FLOOR PLAN**  
SCALE 1:100



**BUILDER NOTE**

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**SOLAR ENERGY PANEL NOTE**

PROVIDE MIN 3.0 kW SOLAR ENERGY PANELS TO LATEST AUSTRALIAN STANDARDS AND SPECIALIST DESIGN IF REQUIRED. ALL EQUIPMENT TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS

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**FIXING CARPENTER NOTE**

- 450W SHELF AND RAIL 1700 HIGH TO BEDS, € OF RAIL TO BE 250mm OFF WALL
- TOWEL RAIL TO BE FIXED 900mm AFFL UNO

**GLAZING NOTE**

GLAZER TO ENSURE ALL GLAZING IS INSTALLED AS PER THE ENERGY EFFICIENCY REPORT AND TO THE MINIMUM BCA REQUIREMENTS. FRAMES AND GLAZING TO BE INSTALLED TO MANUFACTURERS SPECIFICATION (LOW E GLAZING)

**FLASHING NOTE**

- ALL CAVITY CLOSERS AND STRUCTURAL COLUMNS TO BE FLASHED WITH ALCOR FLASHING AS PER AUSTRALIAN STANDARDS

**ROOF CARPENTER NOTE**

- FRAME OUT CEILING JOISTS 600x300 ABOVE HOTPLATE FOR FLUMED RANGEHOOD
- FRAME OUT CEILING JOISTS FOR ALL FLUMED EXHAUST PIPES

**INSULATION NOTE**

BUILDER TO PROVIDE INSULATION TO LATEST BCA AND AUSTRALIAN STANDARD REQUIREMENTS. REFER TO ENERGY REPORT

- INSULATION TO CEILING VOID
- 'AIRCELL INSULBREAK' TO CAVITY
- 'ANTICON' UNDER ROOF SHEETING

**ROOF SAFETY NOTE**

ROOF SAFETY AND ACCESS AS REQUIRED TO LATEST AUSTRALIAN STANDARDS AND SPECIALIST DESIGN IF REQUIRED. ALL EQUIPMENT TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS

**ENERGY NOTE**

- CEILING INSULATION TO ENERGY EFFICIENCY REPORT (MIN R6.0)
- ALL RECESSED LIGHTS TO BE NON-VENTED/SEALED
- SHGC & U-VALUE AS PER ENERGY EFFICIENCY REPORT AND RECOMMENDATIONS
- EXHAUST FANS, FLUES AND DUCTS TO HAVE DAMPERS/SELF SEALING DEVICES IN CONDITIONAL AREAS
- WEATHER SEALS AROUND EXTERNAL TIMBER DOOR FRAMES
- HWS TO HAVE 5 STAR RATING AND PIPEWORK SHALL NOTE BE MORE THAN 20m TO THE FURTHEST OUTLET OR 2L OF INTERNAL VOLUME
- WC PANS & CISTERNS AND ALL TAP FITTINGS (OTHER THAN BATH OUTLETS & GARDENS TAPS) SHALL BE 4 STAR WELS RATED MIN
- ALL SHOWER HEADS MUST BE 3 STAR WELS RATED MIN

REV	DATE	REVISION	BY
1		CONSTRUCTION PLAN	MV
2			

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**PROPOSED NEW DWELLING**

**GROUND FLOOR PLAN**

SITE: SHENTON PARK

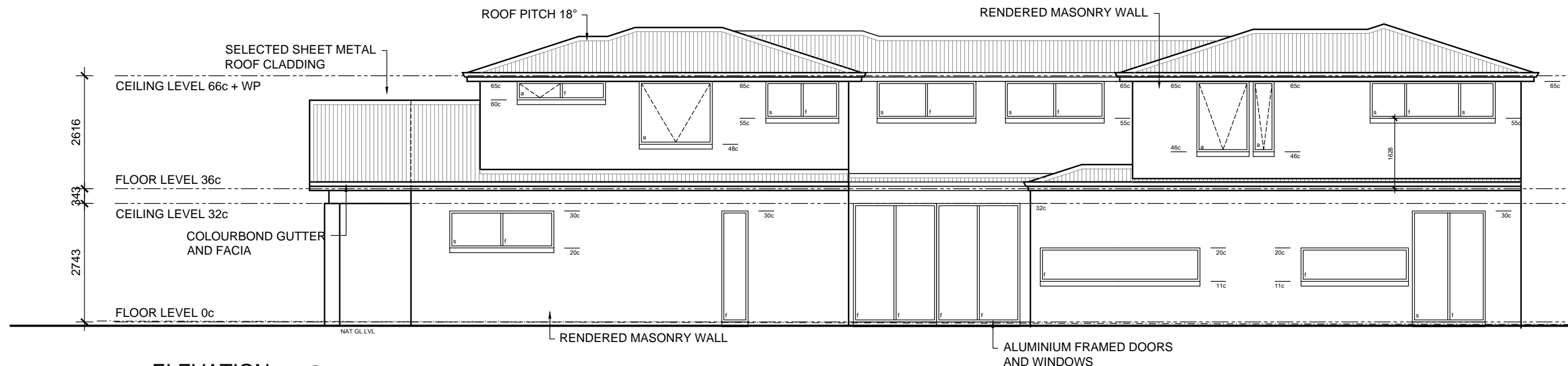
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JOB No: 21.1181 DWG No: A02 OF A15 REV No: 1

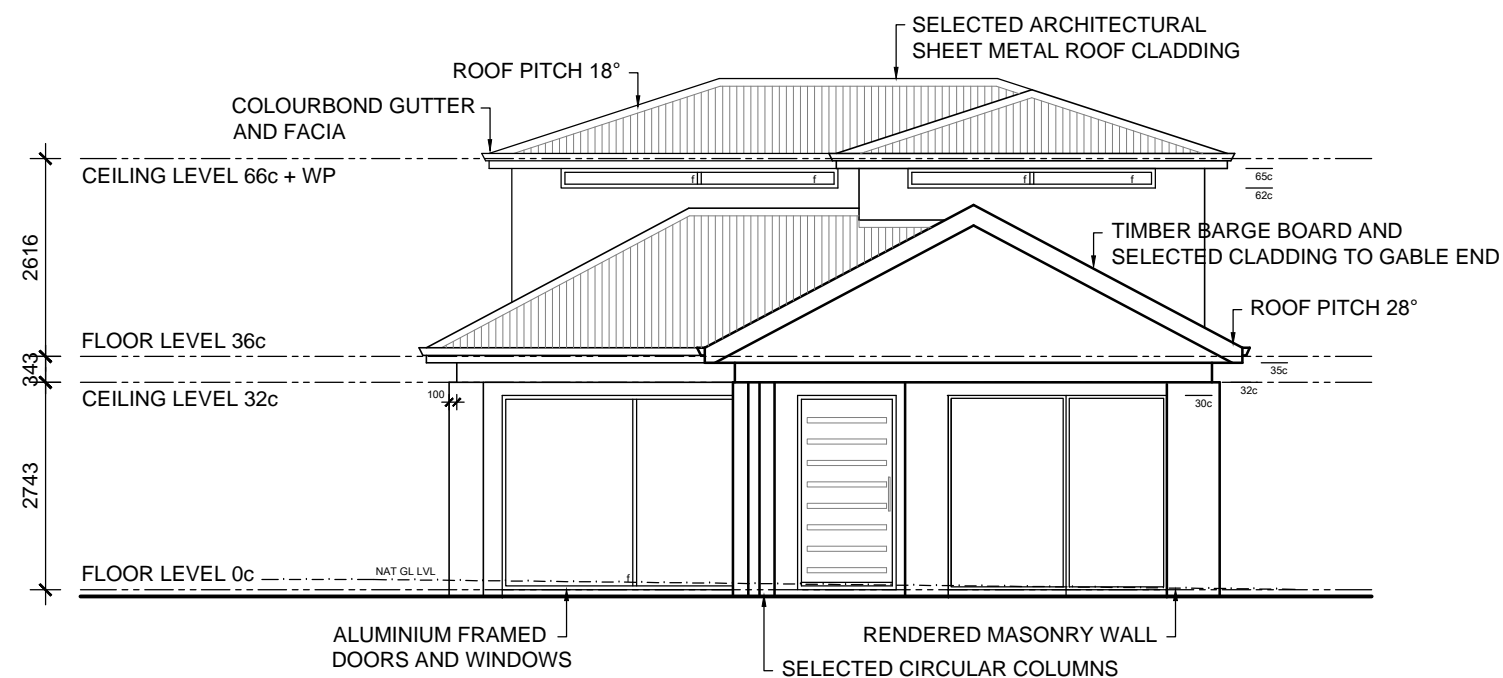
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**ELEVATION 2 NORTH**  
SCALE 1:100



**ELEVATION 1 EAST**  
SCALE 1:100

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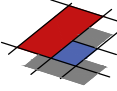
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**COLOUR / MATERIAL SCHEME (to be confirmed at construction)**

<b>WALLS/RENDER</b>			
DWELLING - MAIN COLOUR	:	TBA	
DWELLING - CONTRAST	:	TBA	
GARAGE DOOR	:	NA	
<b>WINDOWS/DOORS</b>			
WINDOWS - ALUMINIUM FRAMED	:	TBA	
DOORS - ALUMINIUM FRAMED	:	TBA	
- FRONT DOOR	:	TBA	
<b>CONCRETE FLOORING</b>			
TYPICAL CONCRETE SLAB TO DWELLING TO ENGINEERS DETAILS UNLESS OTHERWISE NOTED			
<b>ROOF COVERING</b>			
DWELLING	:	COLOURBOND CUSTOM ORB COLOUR TBA	
<b>GUTTERS</b>			
FACIA	:	COLOURBOND COLOUR TBA	
RWP/METERBOX	:	PAINTED TO MATCH	
<b>CEILING/CORNICE</b>			
	:	P50 SHADOWLINE THROUGHOUT	



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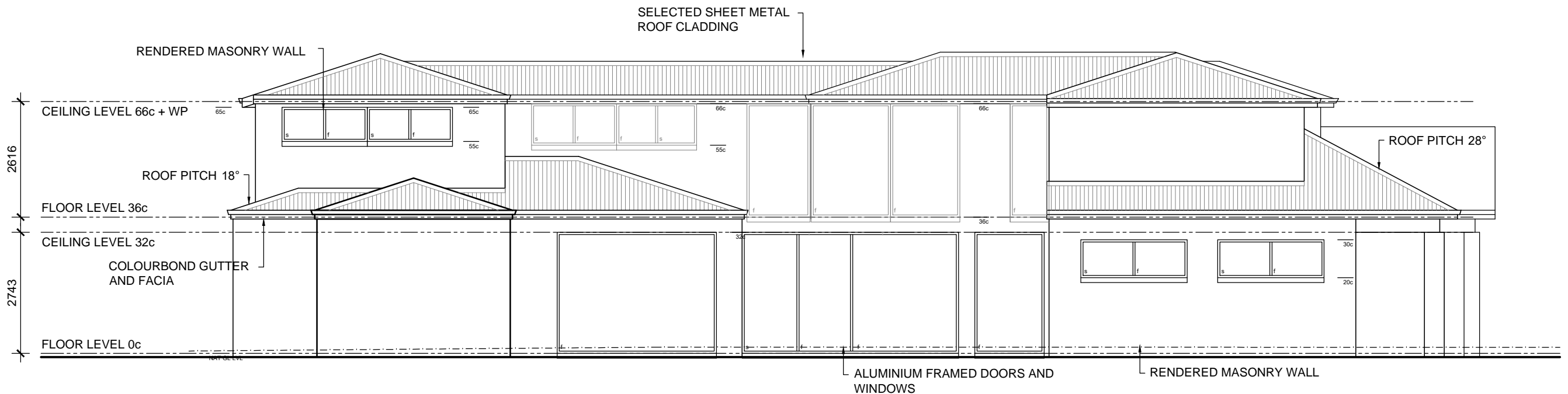
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**PROPOSED NEW DWELLING ELEVATIONS**

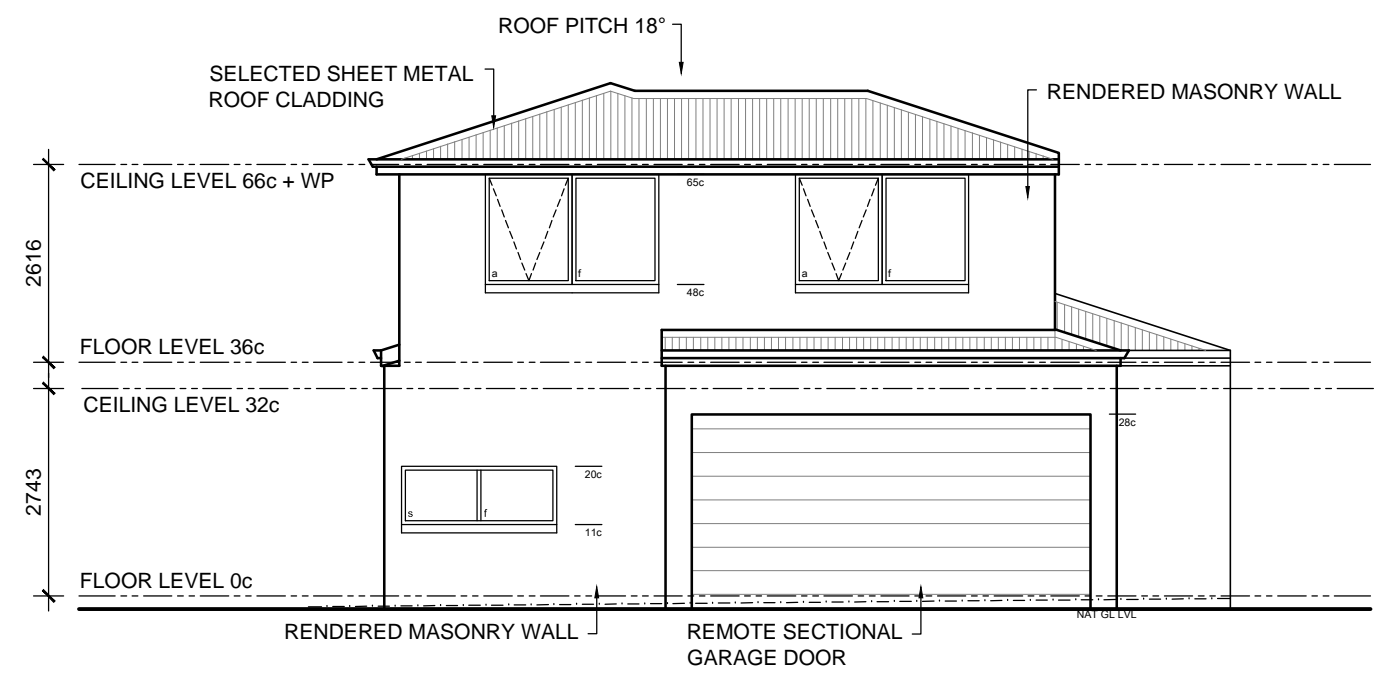
SITE: SHENTON PARK  
CLIENT:

JOB No: 21.1181	DWG No: A04 OF A15
	REV No: 2

SCALE: AS SHOWN AT A3 CLIENT CHK BY: DRN BY: MJV CHK BY: DATE: Jun-22 DATE:



**ELEVATION** 4 **SOUTH**  
SCALE 1:100



**ELEVATION** 3 **WEST**  
SCALE 1:100

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1	-	CONSTRUCTION PLAN	MV
REV	DATE	REVISION	BY

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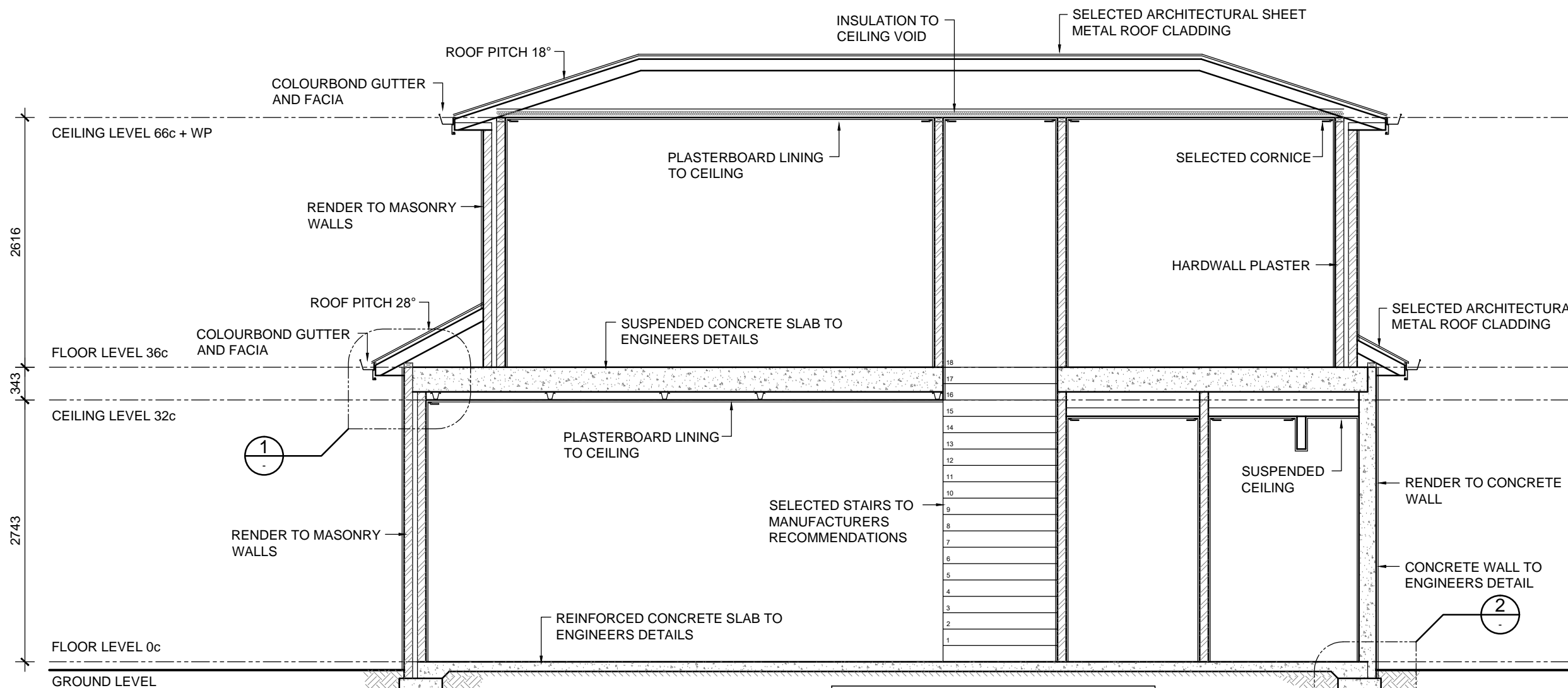
**PROPOSED NEW DWELLING**

**ELEVATIONS**

SITE: SHENTON PARK  
CLIENT:

JOB No:	DWG No: <b>A05</b>	OF <b>A15</b>	
<b>21.1181</b>		REV No: <b>1</b>	

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**SECTION A**  
SCALE 1:50

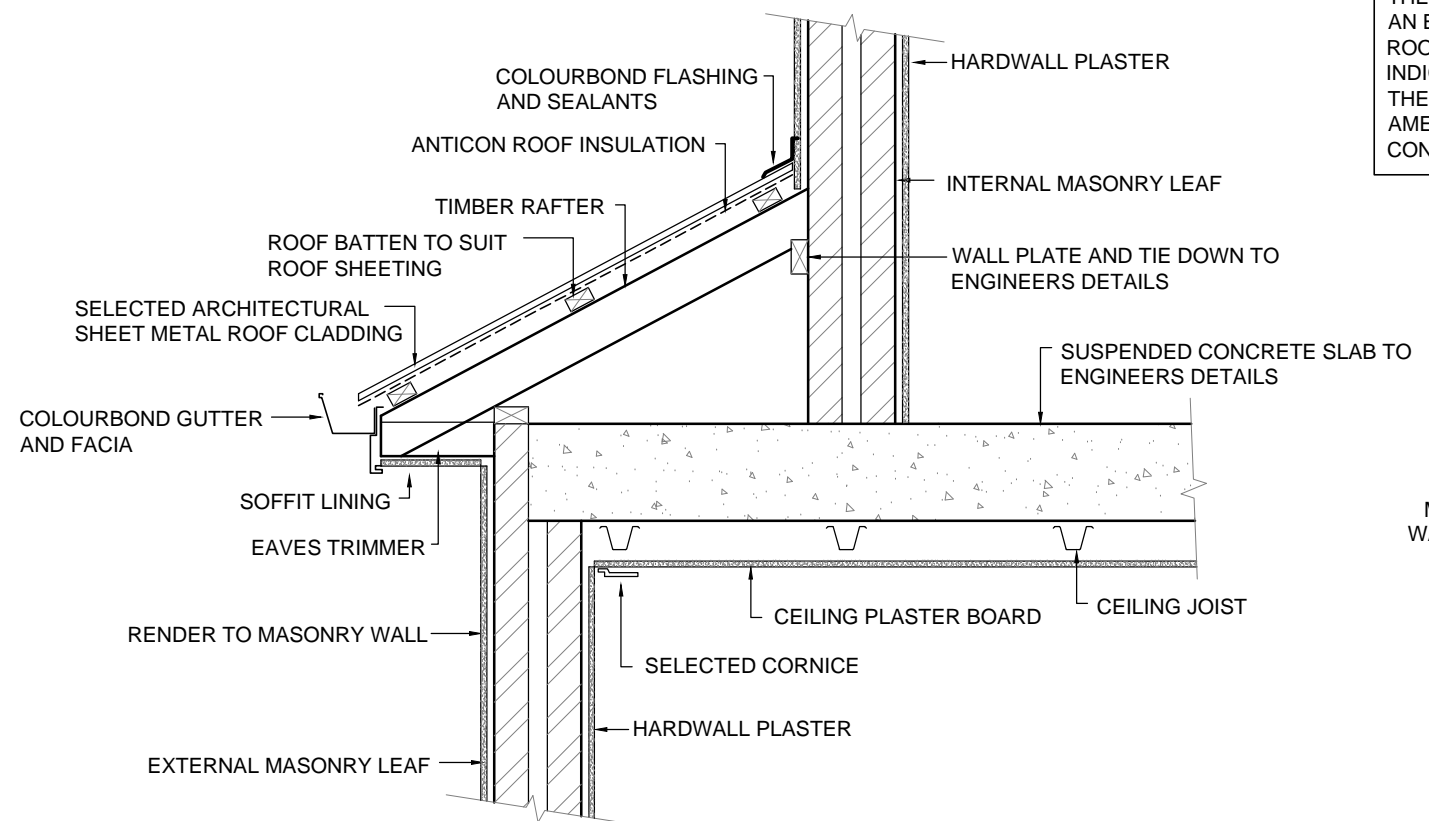
**ROOFING FRAME NOTE**

PLANS DETAILED FOR TRADITIONAL ROOF FRAME CONSTRUCTION CONFORMING TO AS 1684. THE BUILDER RESERVES THE RIGHT TO USE AN ENGINEERED TRUSS ROOF ALTERNATIVE. ROOF BEAM LOCATION AND SIZE SHOWN ARE INDICATIVE ONLY. THE BUILDER RESERVES THE RIGHT TO AMEND BEAMS WITHOUT NOTICE WHILST CONFORMING TO AS 1684.

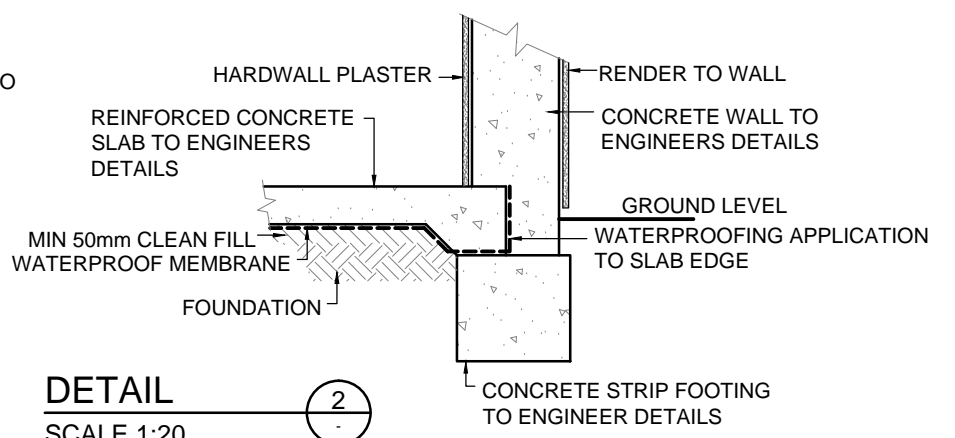
**TIE DOWN NOTE**

TIE DOWNS FOR TRADITIONAL AND/OR TRUSS ROOF TO CONFORM TO LATEST AUSTRALIAN STANDARD AS 1684.2 AND BCA AND AS DETAILED BY STRUCTURAL ENGINEER

REV	DATE	REVISION	BY
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**DETAIL 1**  
SCALE 1:20



**DETAIL 2**  
SCALE 1:20

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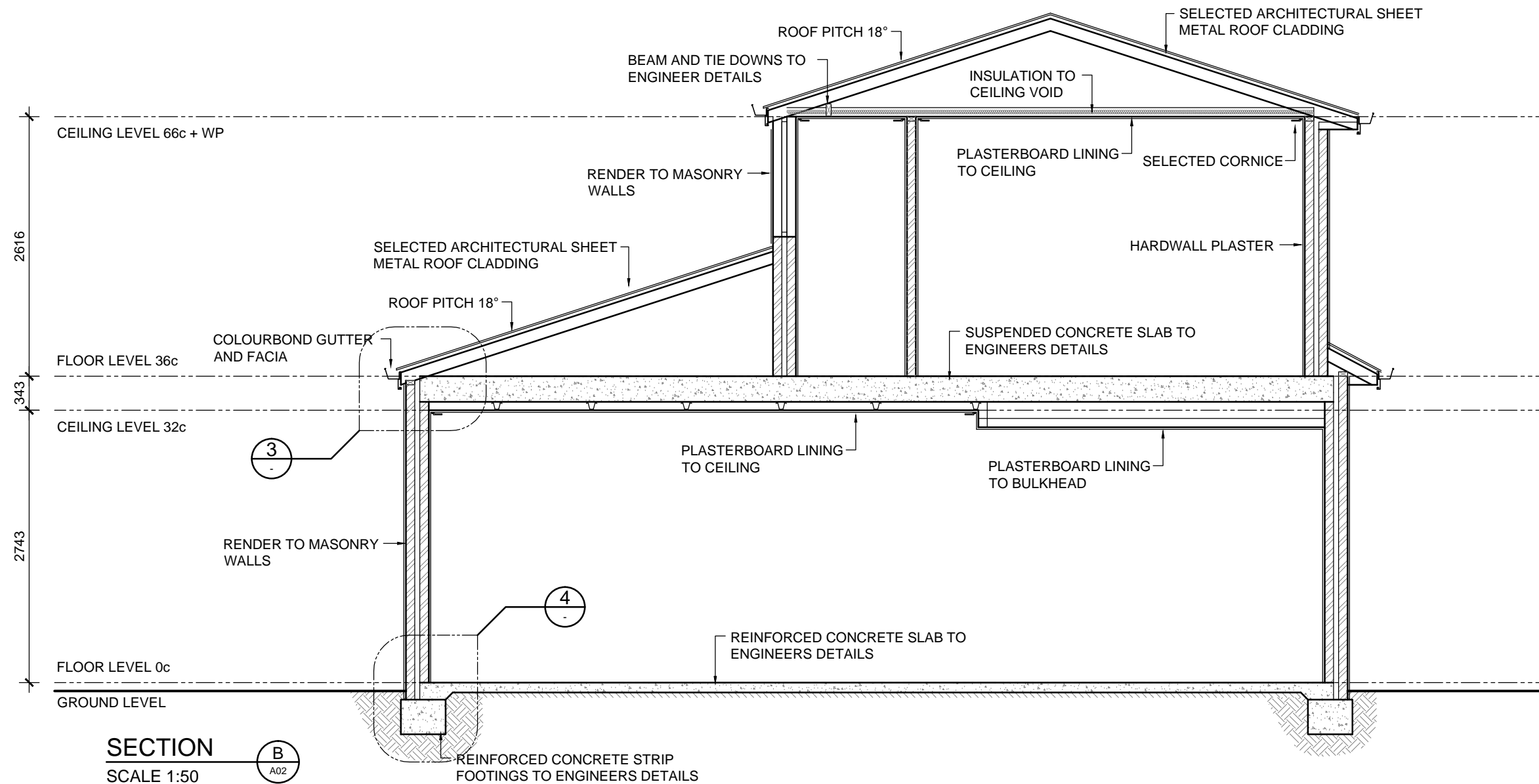
**PROPOSED NEW DWELLING**

**SECTION & DETAILS**

SITE: SHENTON PARK  
CLIENT:

JOB No:	DWG No:	A06	OF	A15
21.1181			REV No:	1

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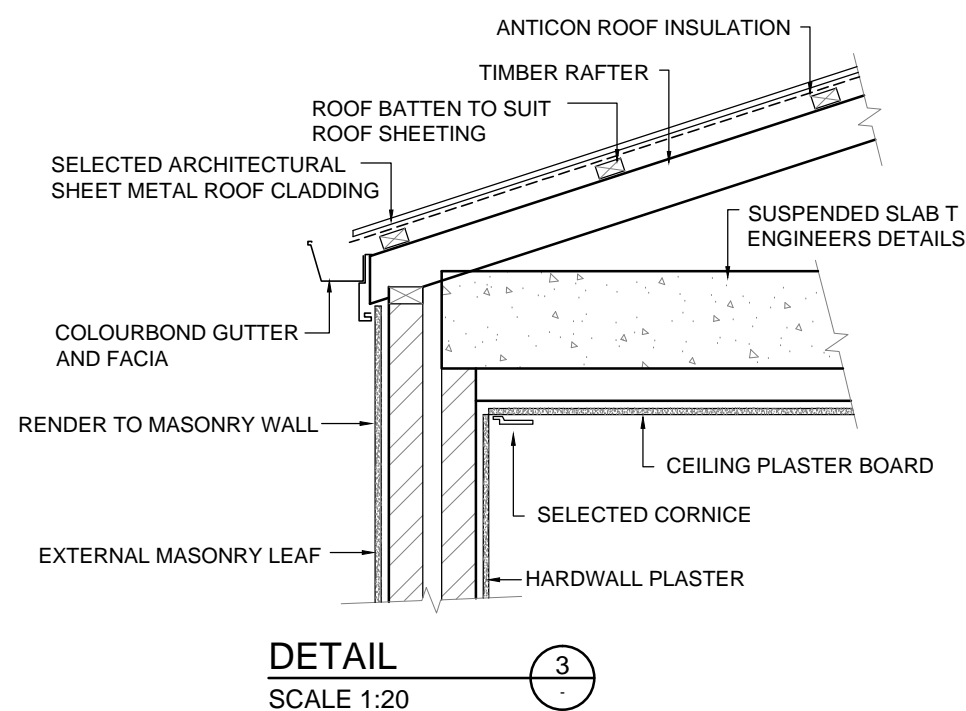
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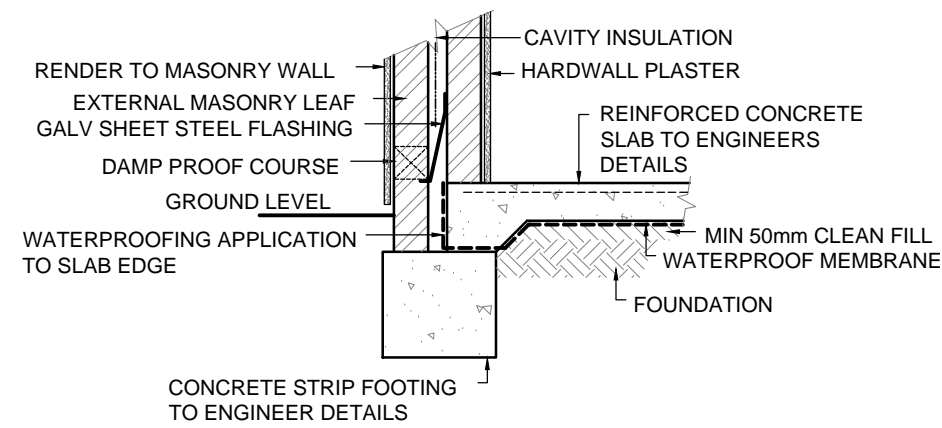
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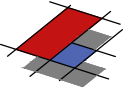
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**DETAIL 3**  
SCALE 1:20



**DETAIL 4**  
SCALE 1:20



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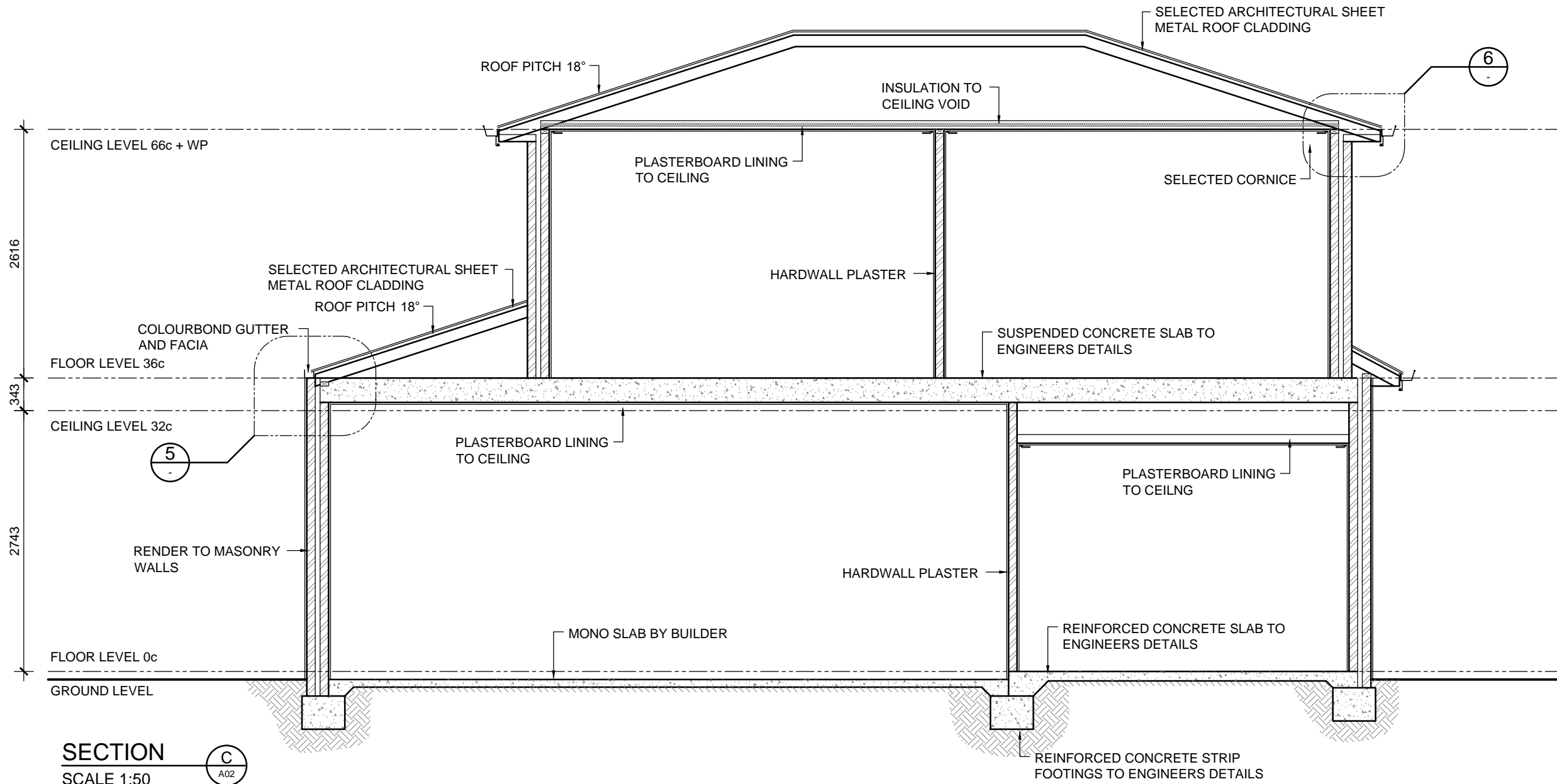
**PROPOSED NEW DWELLING**

**SECTION & DETAILS**

SITE: SHENTON PARK  
CLIENT:

JOB No: 21.1181	DWG No: A07 OF A15
	REV No: 1

SCALE: AS SHOWN AT A3 CLIENT CHK BY: MJV  
DRN BY: MJV CHK BY:  
DATE: Jun-22 DATE:



**SECTION**  
SCALE 1:50

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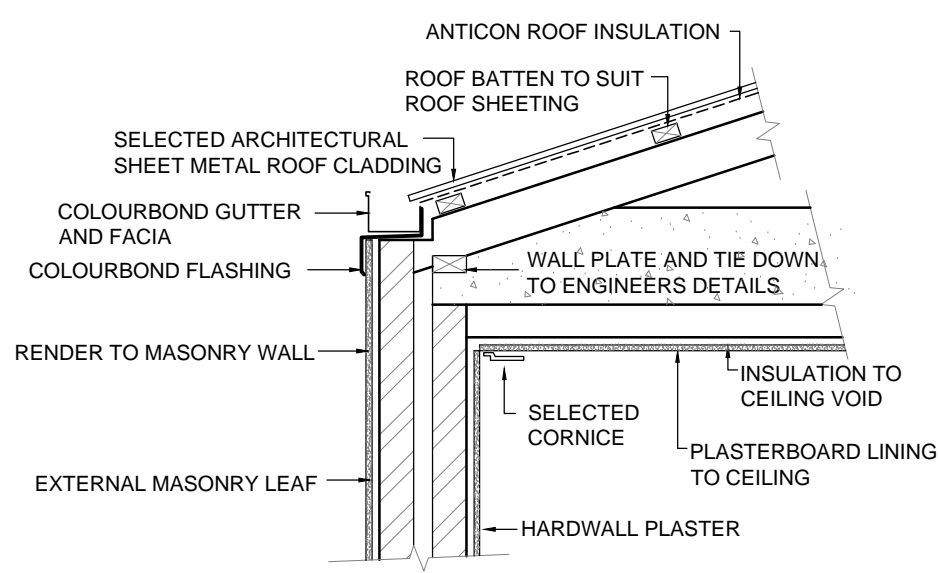
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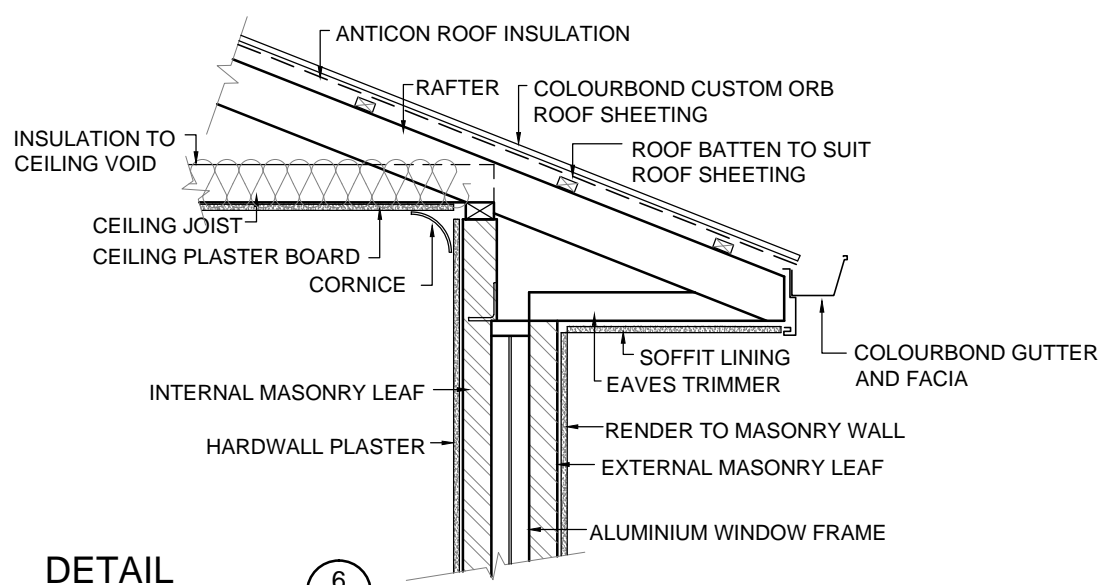
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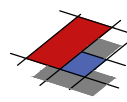
REV	DATE	REVISION	BY
1	-	CONSTRUCTION PLAN	MV



**DETAIL**  
SCALE 1:20



**DETAIL**  
SCALE 1:20



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**PROPOSED NEW DWELLING**

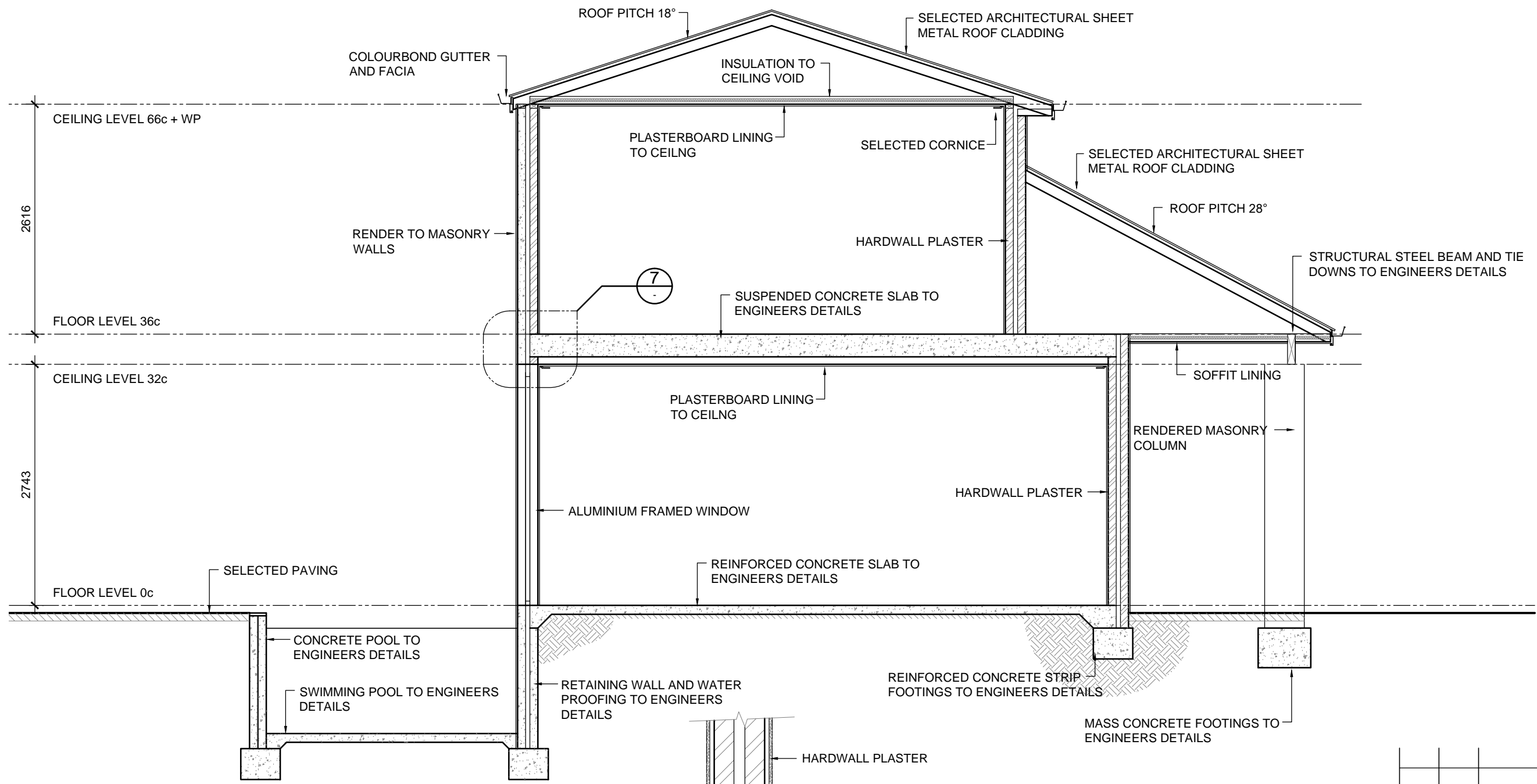
**SECTION & DETAILS**

SITE: SHENTON PARK  
CLIENT:

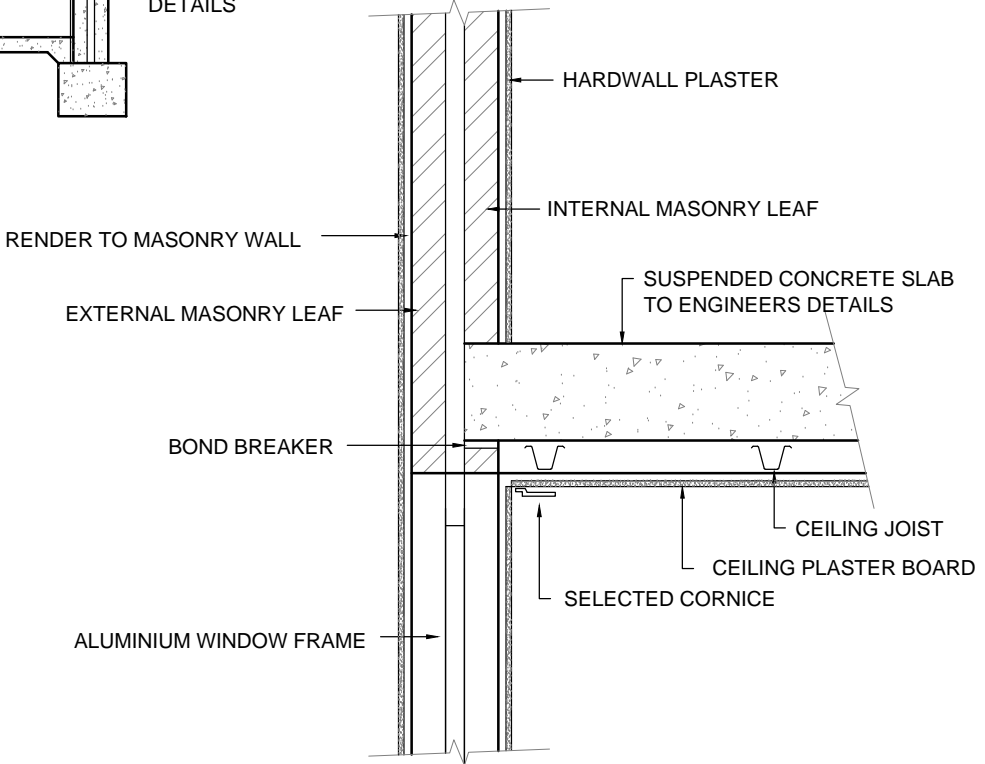
JOB No: <b>21.1181</b>	DWG No: <b>A08</b> OF <b>A15</b> REV No: <b>1</b>
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SCALE: AS SHOWN AT A3 CLIENT CHK BY:  
DRN BY: MJV CHK BY:  
DATE: Jun-22 DATE:





**SECTION**  
SCALE 1:100



**DETAIL**  
SCALE 1:20



**ROOFING FRAME NOTE**  
PLANS DETAILED FOR TRADITIONAL ROOF FRAME CONSTRUCTION CONFORMING TO AS 1684. THE BUILDER RESERVES THE RIGHT TO USE AN ENGINEERED TRUSS ROOF ALTERNATIVE. ROOF BEAM LOCATION AND SIZE SHOWN ARE INDICATIVE ONLY. THE BUILDER RESERVES THE RIGHT TO AMEND BEAMS WITHOUT NOTICE WHILST CONFORMING TO AS 1684.

**TIE DOWN NOTE**  
TIE DOWNS FOR TRADITIONAL AND/OR TRUSS ROOF TO CONFORM TO LATEST AUSTRALIAN STANDARD AS 1684.2 AND BCA AND AS DETAILED BY STRUCTURAL ENGINEER

**BUILDER NOTE**

- OVERALL DIMENSIONS MAY CHANGE SLIGHTLY TO SUIT SELECTED MATERIALS AND FINISHES
- INTERNAL MEASUREMENTS TO STRUCTURAL SURFACE ONLY UNO. DOES NOT INCLUDE ALLOWANCE FOR CLADDING/LINING THICKNESS ETC

**DISCLAIMER**  
PLEASE NOTE THAT WHILE ALL CARE WAS TAKEN IN PREPARING THIS SET OF PLANS AND ELEVATIONS, ANY CONSTRUCTION WORK, ALTERATIONS OR RENOVATIONS SHOULD BE RE-CHECKED BEFORE COMMENCING ANY WORK TO ENSURE ACCURACY. DISCREPANCIES SHOULD BE RESOLVED IMMEDIATELY.

1	-	CONSTRUCTION PLAN	MV
REV	DATE	REVISION	BY

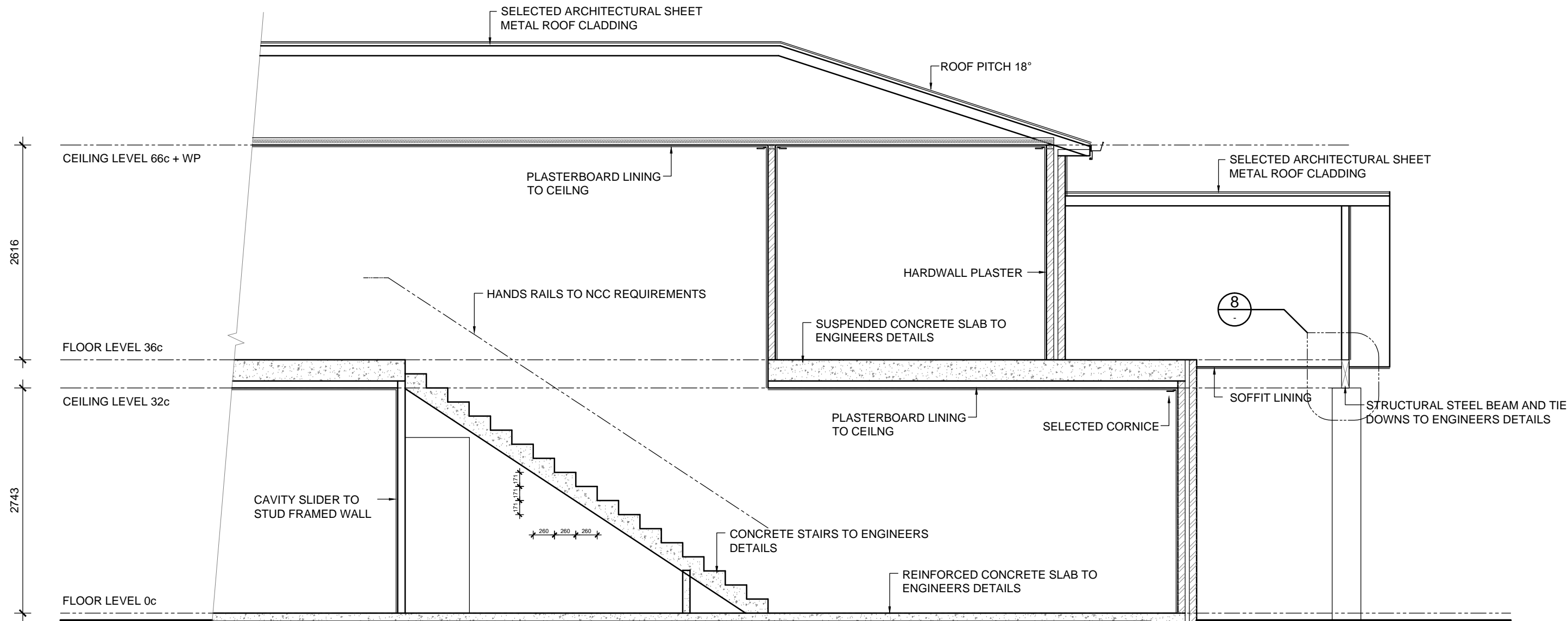


Ph: 0414 705 197  
E: admin@mjdraftingdesigns.com

**PROPOSED NEW DWELLING**  
**SECTION & DETAILS**

SITE: SHENTON PARK  
CLIENT:  
JOB No: 21.1181 DWG No: A09 OF A15 REV No: 1

SCALE: AS SHOWN AT A3 CLIENT CHK BY:  
DRN BY: MJV CHK BY:  
DATE: Jun-22 DATE:



**SECTION**  
SCALE 1:100

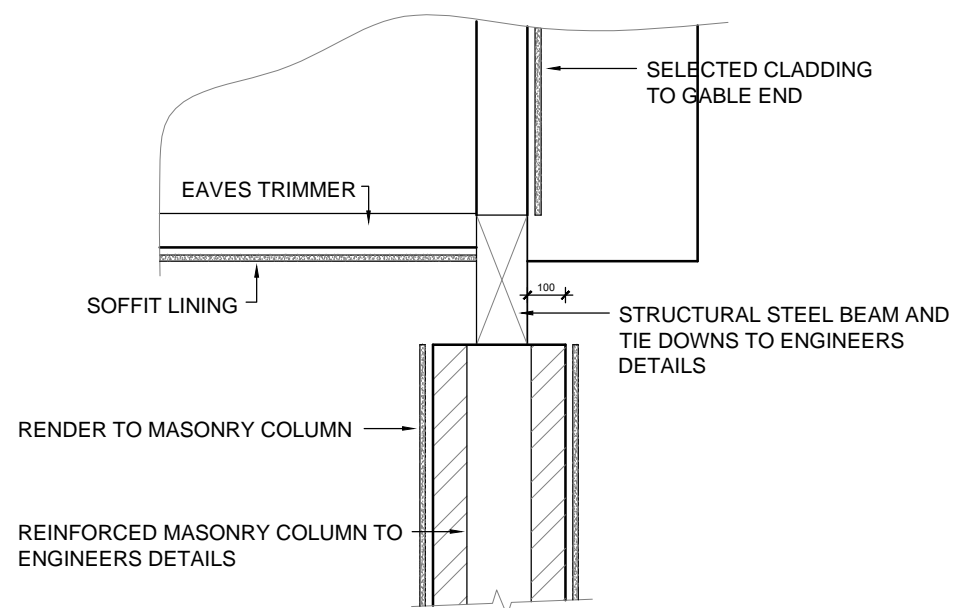


**STAIR TREADS**  
GOING : 240 MIN - 355 MAX  
RISE : 115 MIN - 190 MAX  
 $2R + G = 550 - 770mm$   
IN ACCORDANCE WITH LATEST NCC REQUIREMENTS

**NOMINATED STAIR TREADS**  
GOING : 260mm  
RISE : 171mm  
NO OPENING GREATER THAN 125mm IN ACCORDANCE WITH LATEST NCC REQUIREMENTS

**ROOFING FRAME NOTE**  
PLANS DETAILED FOR TRADITIONAL ROOF FRAME CONSTRUCTION CONFORMING TO AS 1684.  
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**TIE DOWN NOTE**  
TIE DOWNS FOR TRADITIONAL AND/OR TRUSS ROOF TO CONFORM TO LATEST AUSTRALIAN STANDARD AS 1684.2 AND BCA AND AS DETAILED BY STRUCTURAL ENGINEER



**DETAIL**  
SCALE 1:20



REINFORCED CONCRETE STRIP FOOTINGS TO ENGINEERS DETAILS

**BUILDER NOTE**

- OVERALL DIMENSIONS MAY CHANGE SLIGHTLY TO SUIT SELECTED MATERIALS AND FINISHES
- INTERNAL MEASUREMENTS TO STRUCTURAL SURFACE ONLY UNO. DOES NOT INCLUDE ALLOWANCE FOR CLADDING/LINING THICKNESS ETC

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REV	DATE	REVISION	BY
1	-	CONSTRUCTION PLAN	MV

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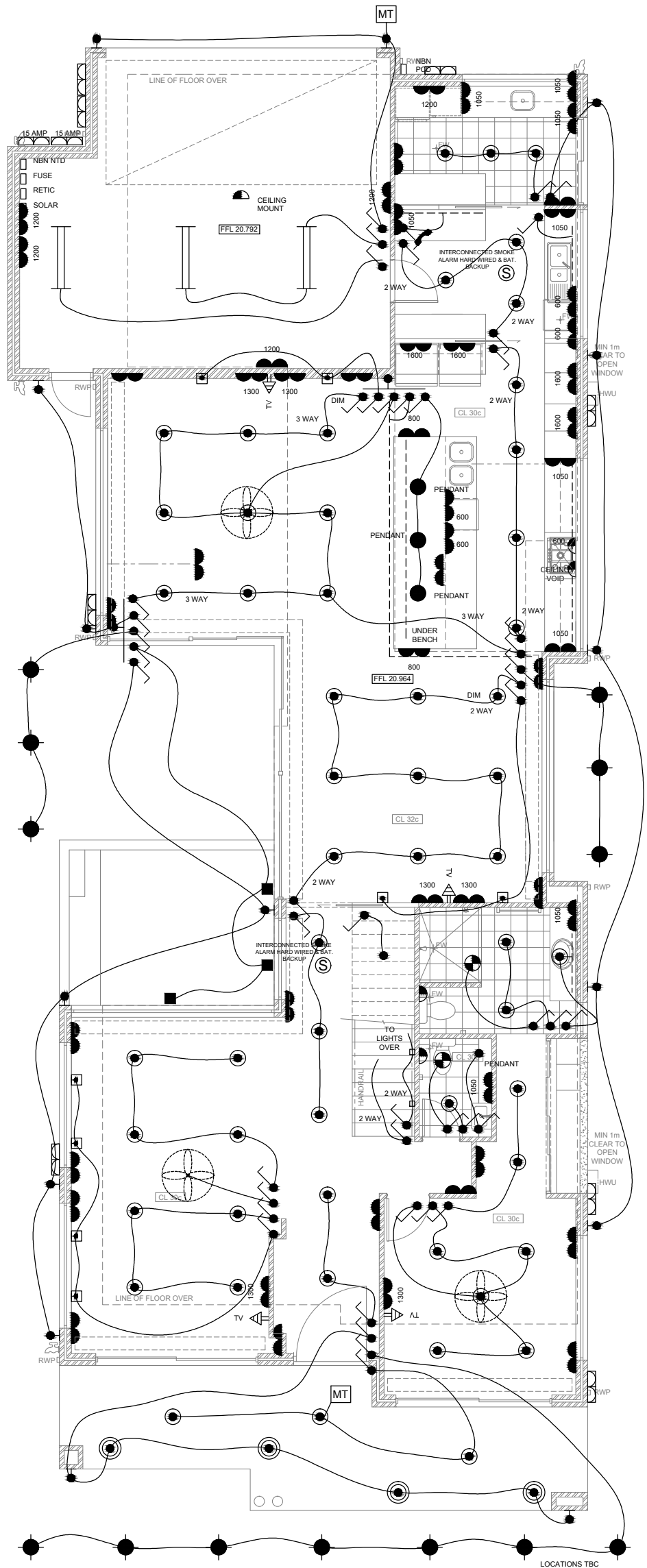
**PROPOSED NEW DWELLING**

**SECTION & DETAILS**

SITE: SHENTON PARK  
CLIENT:

JOB No: <b>21.1181</b>	DWG No: <b>A10</b> OF <b>A15</b>	REV No: <b>1</b>
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SCALE: AS SHOWN AT A3 CLIENT CHK BY:  
DRN BY: MJV CHK BY:  
DATE: Jun-22 DATE:



ELECTRICAL COMPONENTS		
FIXTURES AND FITTING		
SYMBOL	COMPONENT	NOTES
●	LED DOWN LIGHTS (SEAL AS REQUIRED)	IC-F RATED
●	CEILING LIGHT BAYONET POINT 2x 40w	LARGE OYSTER, PENDANT
●	CEILING LIGHT BAYONET POINT 40w	SMALL OYSTER, PENDANT
□	PICTURE LIGHT AT 1800 AFL UNO	
●	GARDEN LIGHT	
□	STEP LIGHT	
○	DECK LIGHT	SEALED
■	POOL LIGHT	
□	HEAT LAMP (FAN, 2x LIGHT, HEATER)	MECHANICAL VENT AND FLUE TO OUTSIDE AIR
▬	1200 LONG DOUBLE FLORESCENT LIGHTING	
○	CEILING MOUNTED EXHAUST FAN	MECHANICAL VENT AND FLUE TO OUTSIDE AIR
○	CEILING FAN WITH VARIABLE SPEED CONTROLLER	
○	LIGHT SWITCH	
○	INTERCONNECTED SMOKE ALARM HARD WIRED & BAT. BACKUP	SMOKE DETECTOR (INTERCONNECTED AND HARD WIRED WITH BATTERY BACKUP)
○	DOUBLE GPO AT 250 AFL UNO	
○	DOUBLE WEATHERPROOF GPO AT 1250 UNO	
○	SINGLE GPO AT HEIGHT AS NOTED	
○	WALL LIGHT AT 2000 AFL UNO	
MT	MOTION SENSOR	
○	TELECOMMUNICATIONS POINT	PHONE POINT / NBN CONNECTIONS
TV	TELEVISION POINT AT 250 AFL UNO	

REFER TO BUILDERS SPECIFICATIONS FOR FINAL SELECTION OF FIXTURES AND COMPONENTS

**ELECTRICAL SERVICES NOTE**  
 BUILDER/ELECTRICIAN TO CHECK WITH CLIENT ALL FITTINGS AND COMPONENTS AND LOCATION OF FITTINGS AND COMPONENTS BEFORE COSTING, ORDERING AND INSTALLATION. ENSURE ALL WORK IS CARRIED OUT UNDER THE RELEVANT AUSTRALIAN STANDARDS AND INDUSTRY CODES

**TELECOMMUNICATIONS NOTE**  
 PROVIDE TELEPHONE POINT PROVISION AS SHOWN WITH CONDUIT AND BLANK WALL PLATE FOR FUTURE TELSTRA CONNECTION BY OWNER

**SMOKE ALARM NOTE**  
 HARDWIRED SMOKE ALARM TO BE INSTALLED ON ALL LEVELS OF DWELLING IN ACCORDANCE WITH LATEST BCA AND AUSTRALIAN STANDARD REQUIREMENTS

**GPO CLEARANCES NOTE**  
 ALL ELECTRICAL EQUIPMENT TO BE INSTALLED IN ACCORDANCE WITH LATEST AUSTRALIAN STANDARD REQUIREMENTS WITH REGARD TO WATER SOURCES  
 TYPICAL CLEARANCES:  
 HOT PLATE - MIN 250mm  
 METER BOX - MORE THAN 1m  
 BATH - MIN 500mm  
 BASIN - MIN 150mm

**ENERGY EFFICIENCY NOTE**  
 ALL ELECTRICAL EQUIPMENT AND ARTIFICIAL LIGHTING EFFICIENCY WITH REGARD THE ALLOWABLE WATTS PER SQUARE METRE TO TO BE ACCORDANCE WITH LATEST BCA AND AUSTRALIAN STANDARD REQUIREMENTS

1	-	CONSTRUCTION PLAN	MV
REV	DATE	REVISION	BY

**NBN NOTE**  
 BUILDER/ELECTRICIAN TO PROVIDE CONNECTION AND SERVICES FOR BROADBAND INTERNET CONNECTIONS

**AIR CONDITIONING SYSTEM NOTE**  
 PROVIDE AIR CONDITIONING SYSTEM TO CLIENTS SELECTION AND INSTALLED TO MANUFACTURERS RECOMMENDATIONS. PROVIDE ALL SERVICES IN LOCATIONS REQUIRED AND ALL TO BE INSTALLED TO LATEST AUSTRALIAN STANDARDS

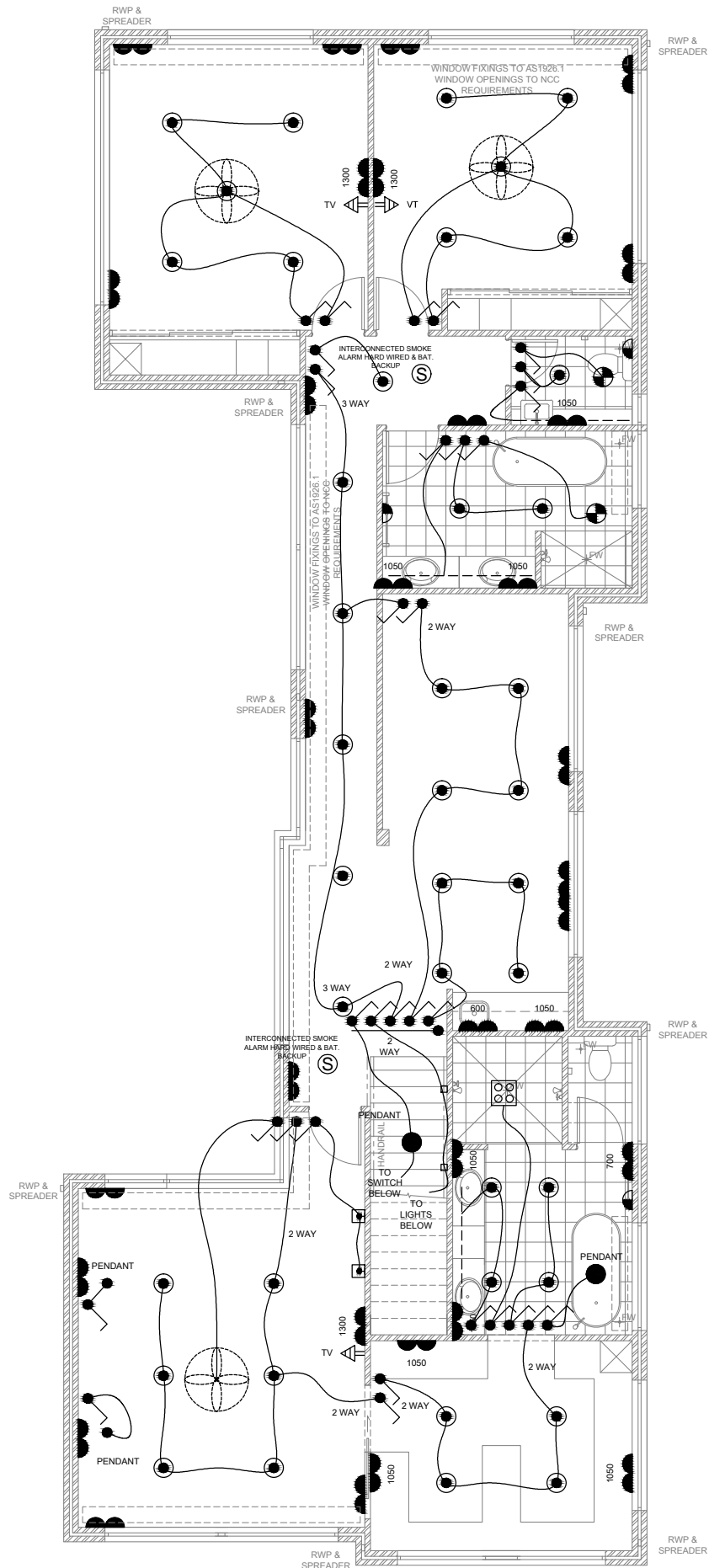
**ELECTRICAL NOTE**  
 ALL ELECTRICAL EQUIPMENT TO BE INSTALLED IN ACCORDANCE WITH LATEST BCA AND AUSTRALIAN STANDARD REQUIREMENTS

**ELECTRICAL NOTE**  
 BUILDER/ELECTRICIAN TO CONFIRM AIR CONDITIONING REQUIREMENTS, LOCATIONS AND REQUIRED ISOLATORS. SUPPLY 3 PHASE POWER AS REQUIRED

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 E: admin@mjdraftingdesigns.com

**PROPOSED NEW DWELLING**  
**ELECTRICAL PLAN**  
 SITE: SHENTON PARK  
 CLIENT:  
 JOB No: 21.1181 DWG No: A11 OF A15 REV No: 1  
 SCALE: AS SHOWN AT A3 CLIENT CHK BY: DRN BY: MJV CHK BY: DATE: Jun-22 DATE:

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ELECTRICAL COMPONENTS		
FIXTURES AND FITTING		
SYMBOL	COMPONENT	NOTES
●	LED DOWN LIGHTS (SEAL AS REQUIRED)	IC-F RATED
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●	CEILING LIGHT BAYONET POINT 40w	SMALL OYSTER, PENDANT
□	PICTURE LIGHT AT 1800 AFL UNO	
●	GARDEN LIGHT	
□	STEP LIGHT	
○	DECK LIGHT	SEALED
■	POOL LIGHT	
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□	LIGHT SWITCH	
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○	WALL LIGHT AT 2000 AFL UNO	
MT	MOTION SENSOR	
○	TELECOMMUNICATIONS POINT	PHONE POINT / NBN CONNECTIONS
TV	TELEVISION POINT AT 250 AFL UNO	

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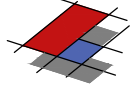
1	-	CONSTRUCTION PLAN	MV
REV	DATE	REVISION	BY

**ELECTRICAL NOTE**  
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**PROPOSED NEW DWELLING**

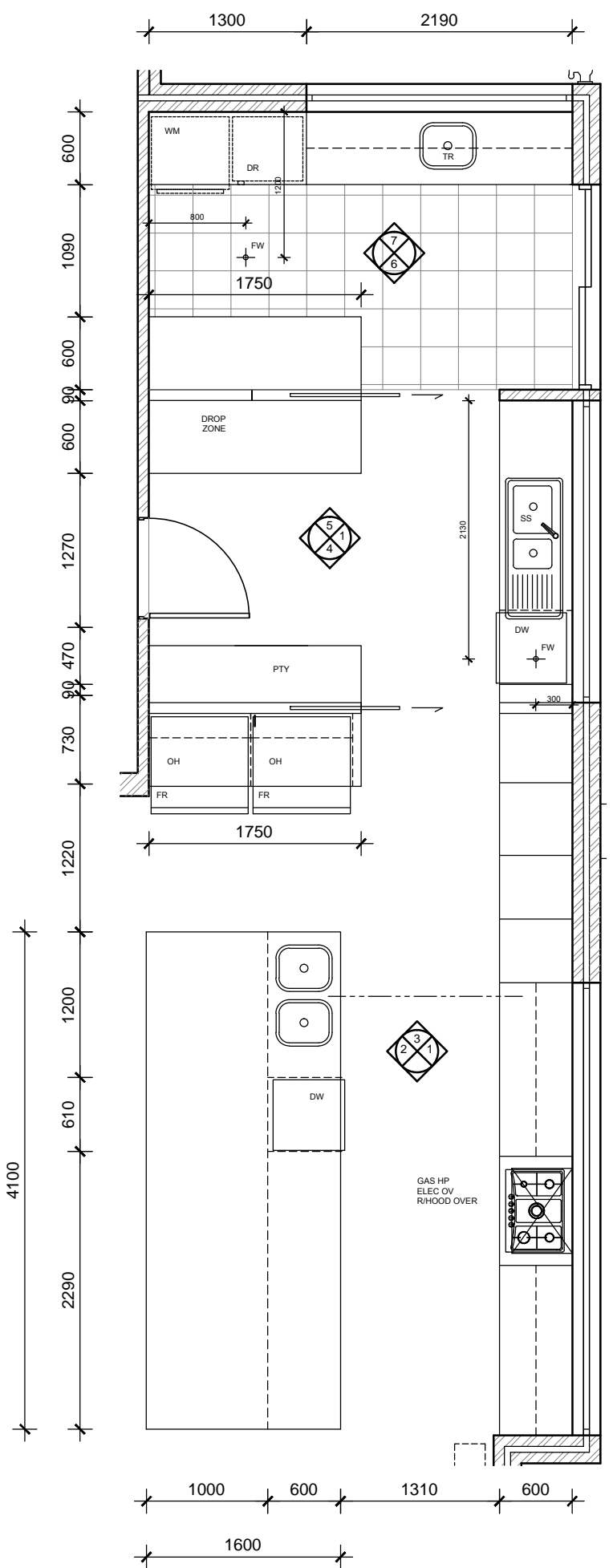
**ELECTRICAL PLAN**

SITE: SHENTON PARK  
 CLIENT:

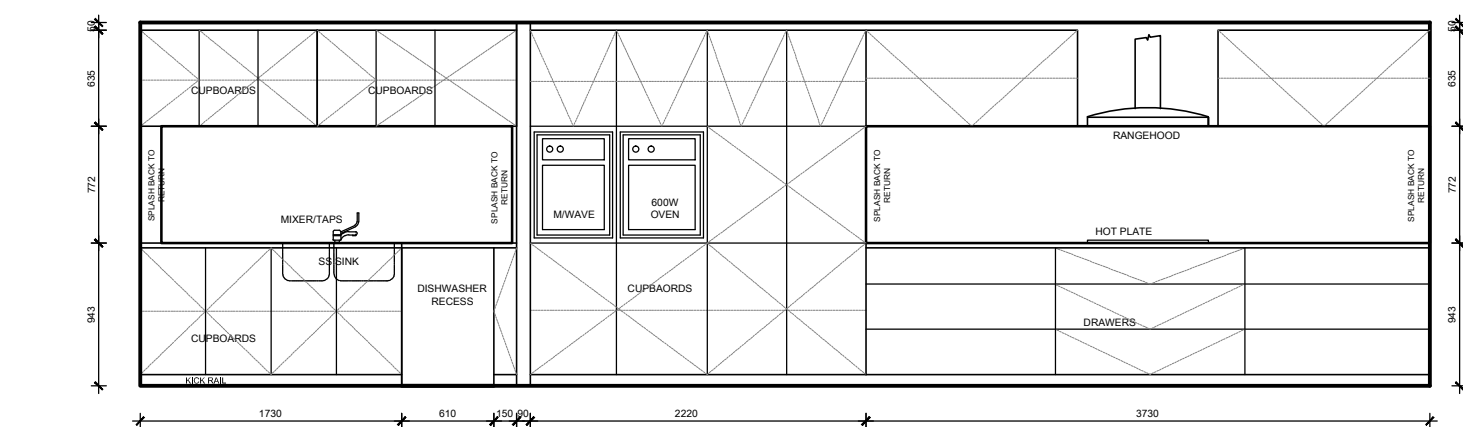
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	REV No: <b>1</b>

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 DRN BY: MJV CHK BY:  
 DATE: Jun-22 DATE:

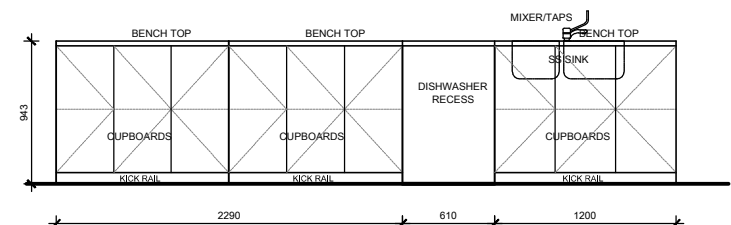
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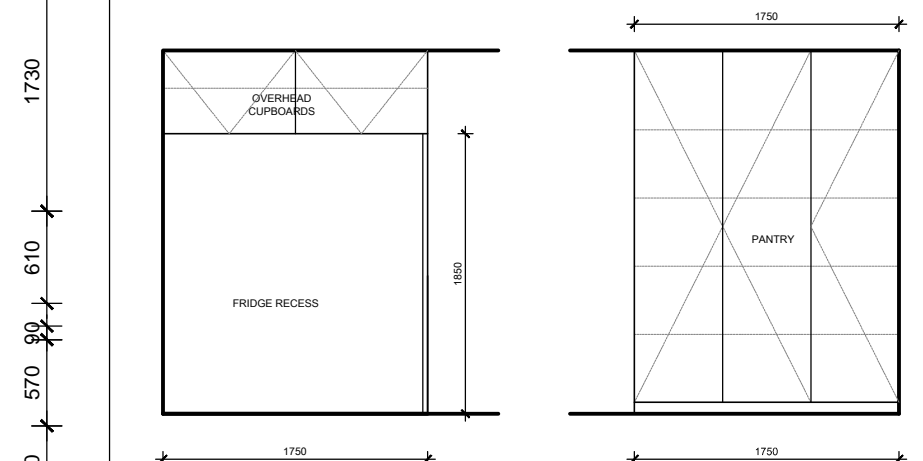
**KITCHEN, SCULL, LDRY LAYOUT**  
SCALE 1:50



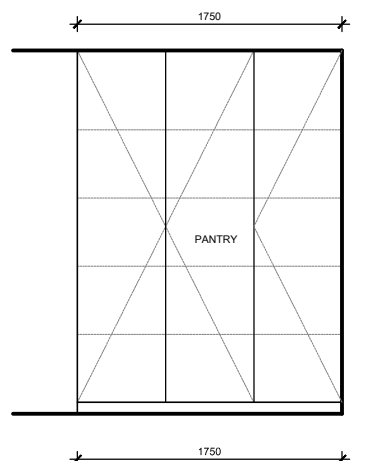
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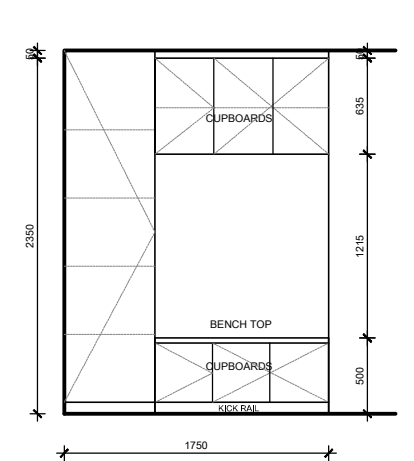
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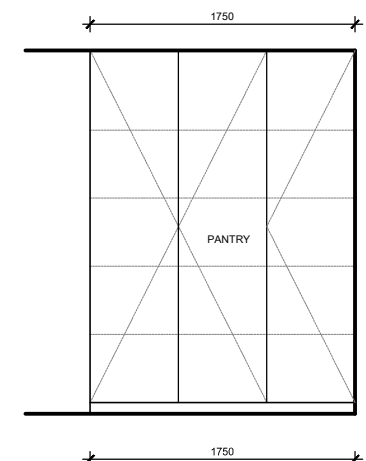
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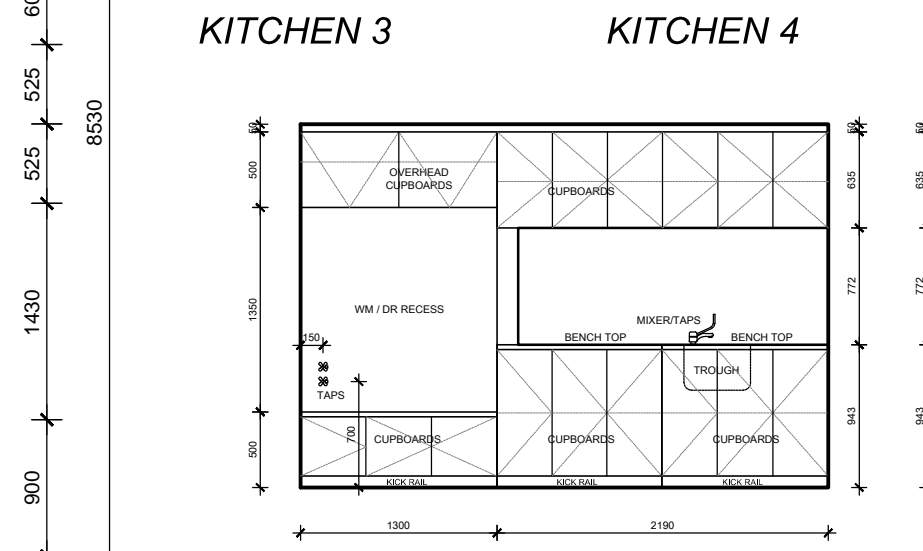
**KITCHEN 4**



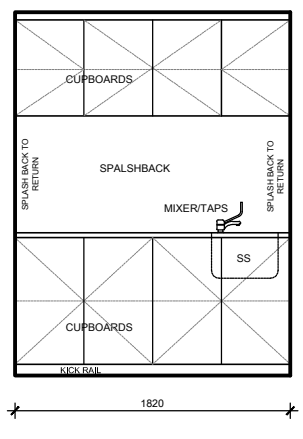
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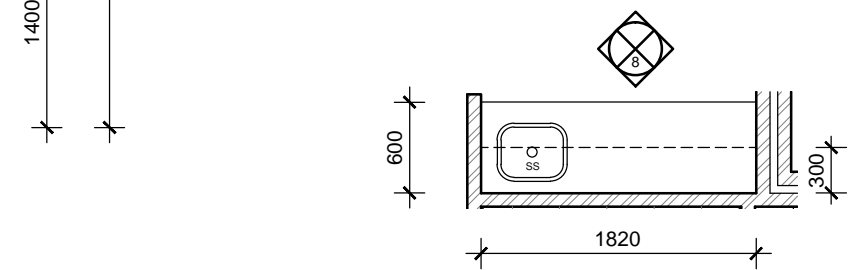
**LDRY 6**



**LDRY 7**



**KITCHEN 8**



**KITCHENETTE**  
SCALE 1:50

**PLUMBER NOTE**

- FLICK MIXERS THROUGH OUT DWELLING
- PROVIDE COLD WATER PLUMBING ADJACENT DISHWASHER RECESS IN ADJACENT CUPBOARD
- PROVIDE FLOOR WASTES AS REQUIRED IN ACCORDANCE WITH BCA, STANDARDS AND REGULATIONS

**CABINET WORK NOTE**

CABINET WORK LAYOUTS, MATERIALS APPLIANCES, FIXINGS AND FIXTURES TO BE SELECTED AND CONFIRMED BY THE CLIENT PRIOR TO COMMENCEMENT OF CABINETWORK MANUFACTURING AND INSTALLATION. CONFIRM ALL APPLIANCE DIMENSIONS WITH MANUFACTURER PRIOR TO COMMENCEMENT OF CABINETWORK MANUFACTURING

- SOFT CLOSERS TO ALL DOORS AND DRAWERS
- CABINETMAKER TO PROVIDE VENTING TO UNDER BENCH OVEN TO MANUFACTURES RECOMMENDATIONS

REV	DATE	REVISION	BY
1	-	CONSTRUCTION PLAN	MV

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**PROPOSED NEW DWELLING**

**ROOM LAYOUTS**

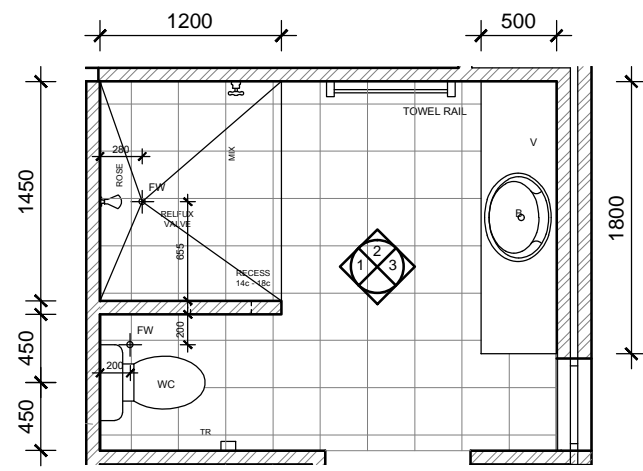
SITE: SHENTON PARK  
CLIENT:

JOB No: 21.1181      DWG No: A13 OF A15  
REV No: 1

SCALE: AS SHOWN AT A3 CLIENT CHK BY:  
DRN BY: MJV      CHK BY:  
DATE: Jun-22      DATE:

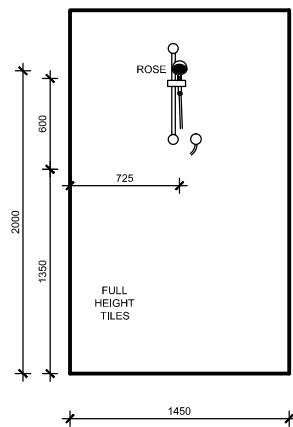
**CABINET MANUFACTURER NOTE**

THIS PLAN IS INDICATIVE ONLY AND TO BE USED FOR SOLE PURPOSE OF CLIENT CONSULTATION AND DESIGN AND FOR QUOTATION ONLY. ALL DIMENSIONS, FITTINGS, PLUMBING ETC TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF CABINET WORK MANUFACTURING. DIMENSIONS NOTED TO BRICK FACES ONLY - NO ALLOWANCES FOR PLASTER

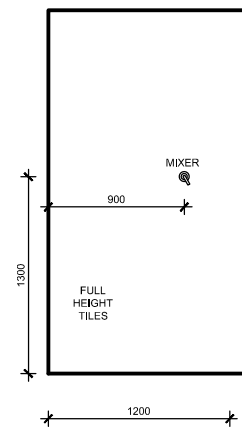


**GUEST ENS LAYOUT**

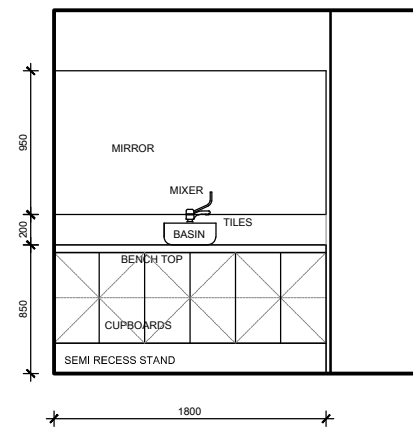
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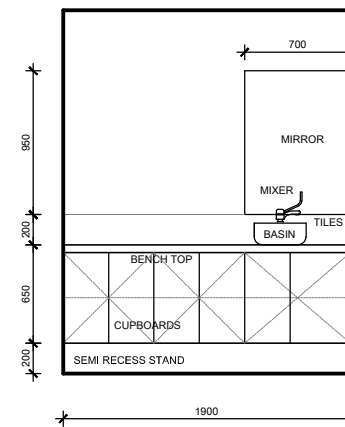
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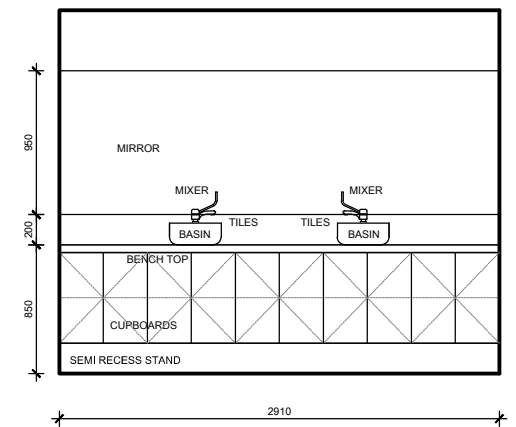
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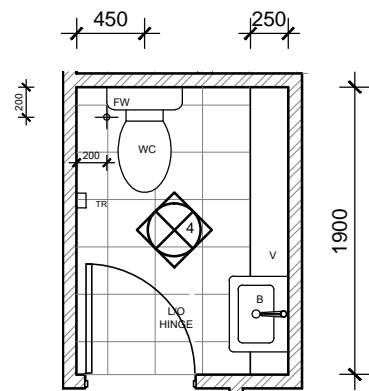
**ENS 3**



**PWD 4**

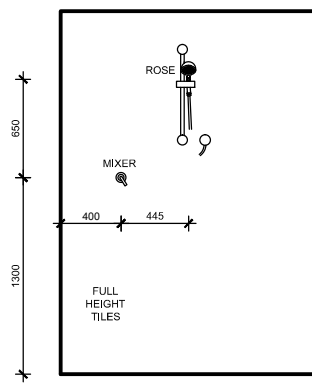


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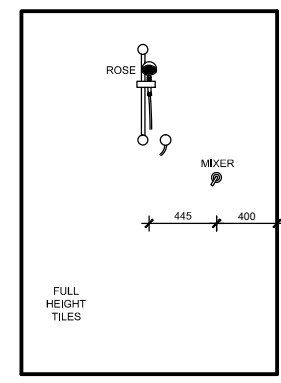


**PWD LAYOUT**

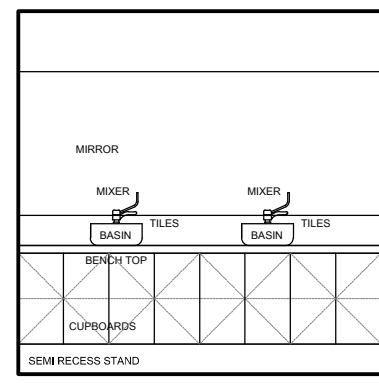
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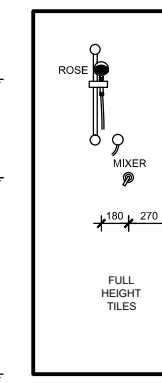
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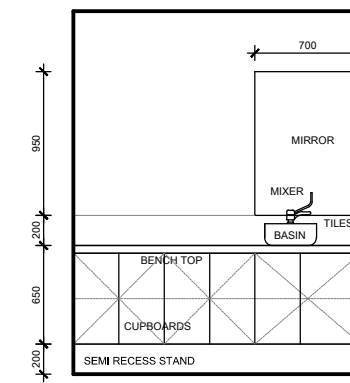
**ENS 7**



**BATH 8**



**BATH 9**



**PWD 10**

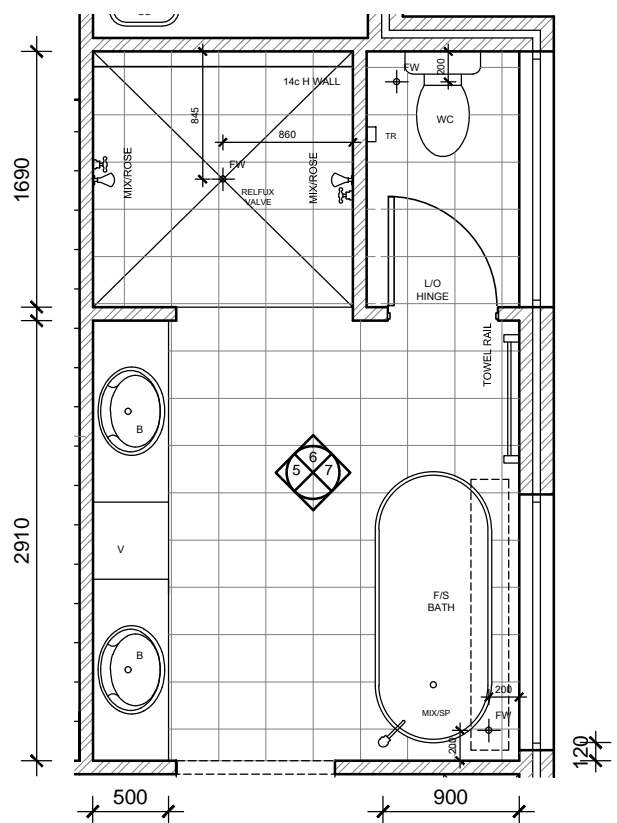
**PLUMBER NOTE**

- FLICK MIXERS THROUGH OUT DWELLING
- PROVIDE COLD WATER PLUMBING ADJACENT DISHWASHER RECESS IN ADJACENT CUPBOARD
- PROVIDE FLOOR WASTES AS REQUIRED IN ACCORDANCE WITH BCA, STANDARDS AND REGULATIONS

**CABINET WORK NOTE**

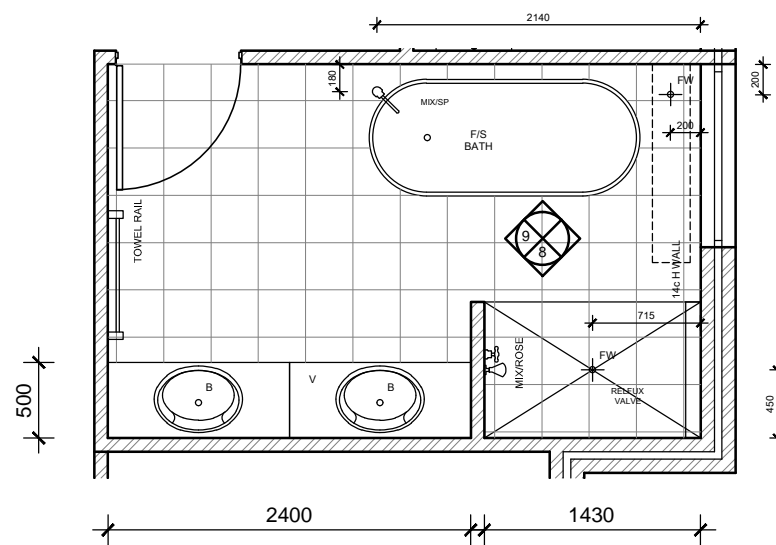
CABINET WORK LAYOUTS, MATERIALS APPLIANCES, FIXINGS AND FIXTURES TO BE SELECTED AND CONFIRMED BY THE CLIENT PRIOR TO COMMENCEMENT OF CABINETWORK MANUFACTURING AND INSTALLATION. CONFIRM ALL APPLIANCE DIMENSIONS WITH MANUFACTURER PRIOR TO COMMENCEMENT OF CABINETWORK MANUFACTURING

- SOFT CLOSERS TO ALL DOORS AND DRAWERS
- CABINETMAKER TO PROVIDE VENTING TO UNDER BENCH OVEN TO MANUFACTURES RECOMMENDATIONS



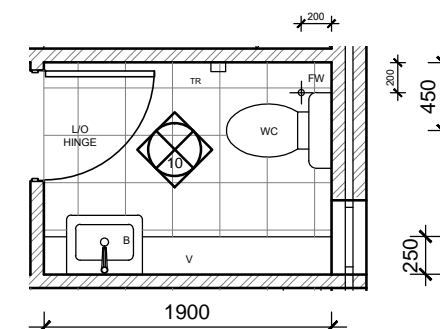
**BED 1 ENS LAYOUT**

SCALE 1:50



**BATH LAYOUT**

SCALE 1:50



**PWD LAYOUT**

SCALE 1:50



**CABINET MANUFACTURER NOTE**

THIS PLAN IS INDICATIVE ONLY AND TO BE USED FOR SOLE PURPOSE OF CLIENT CONSULTATION AND DESIGN AND FOR QUOTATION ONLY. ALL DIMENSIONS, FITTINGS, PLUMBING ETC TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF CABINET WORK MANUFACTURING. DIMENSIONS NOTED TO BRICK FACES ONLY - NO ALLOWANCES FOR PLASTER

1	-	CONSTRUCTION PLAN	MV
REV	DATE	REVISION	BY

**MJ Drafting & Designs**  
turning lines into visions

Ph: 0414 705 197  
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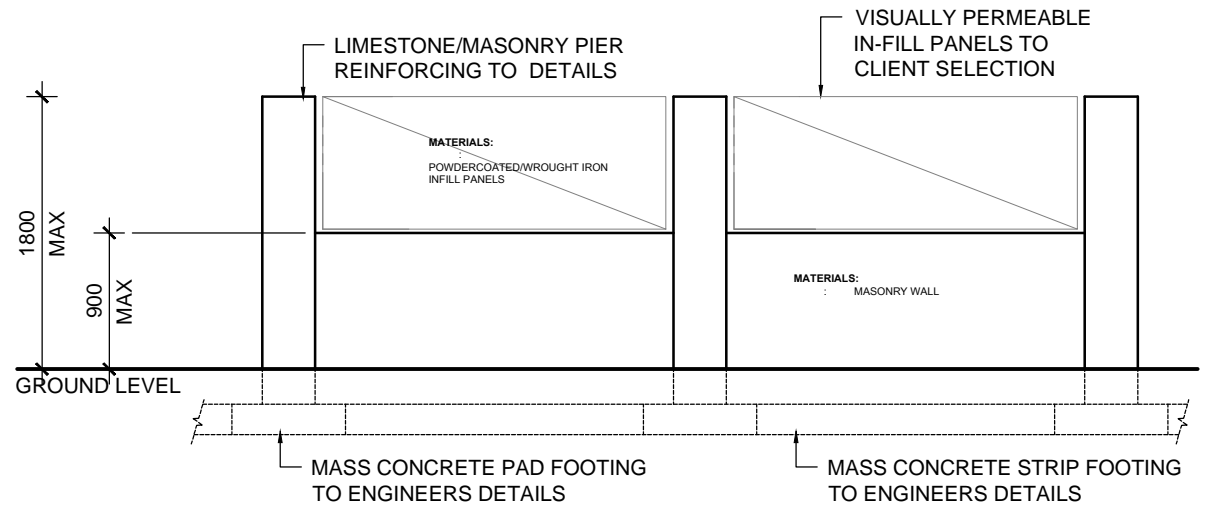
**PROPOSED NEW DWELLING**

**ROOM LAYOUTS**

SITE: SHENTON PARK  
CLIENT:

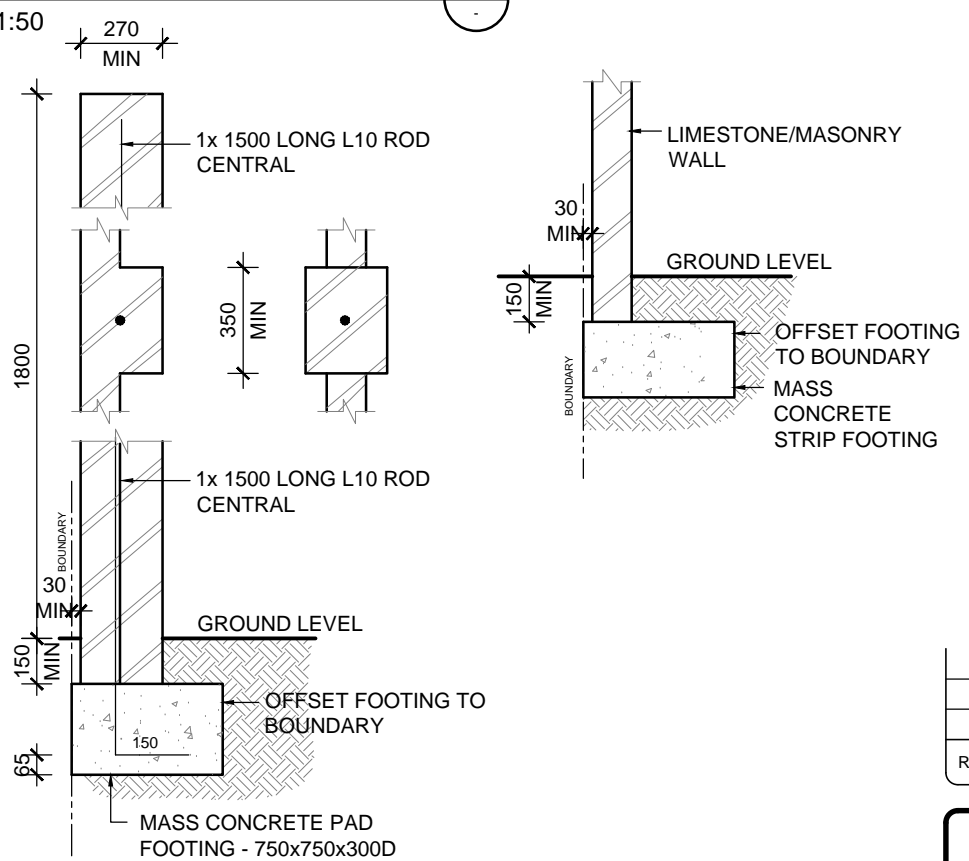
JOB No: 21.1181	DWG No: A14 OF A15 REV No: 1
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SCALE: AS SHOWN AT A3 CLIENT CHK BY:  
DRN BY: MJV CHK BY:  
DATE: Jun-22 DATE:



**TYPICAL FENCE ELEVATION** (2)

SCALE 1:50



**FENCE DETAILS** (3)

SCALE 1:25

**CONSTRUCTION NOTES AND INFORMATION**

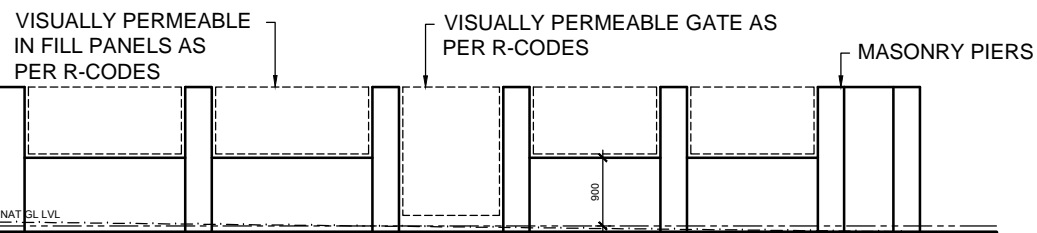
1. BUILDER TO COMPLETE ALL CONCRETE WORKS TO COMPLY WITH AS 3600
2. BUILDER TO COMPLETE ALL TIMBER WORKS ACCORDING TO AS1684 INCLUDING MEMBER CONNECTIONS
3. BUILDER TO COMPLETE ALL HOT ROLLED STEELWORK FABRICATION AND ERECTION IN ACCORDANCE WITH AS 4100
4. TERMITE TREATMENT IN ACCORDANCE WITH THE LATEST REVISIONS OF THE NCC AND AUSTRALIAN STANDARDS AND TO BE USED AND APPLIED TO MANUFACTURERS SPECIFICATIONS UNLESS OTHERWISE CERTIFIED METHOD IS APPROVED:
  - 4.1. CHEMICAL TERMITE MANAGEMENT SYSTEMS APPLIED UNDER CONCEALED AND INACCESSIBLE AREAS SHALL BE REPLENISHABLE VIA A RETICULATION SYSTEM PROVIDING AND EVEN AND CONTINUOUS DISTRIBUTION OF CHEMICAL IN THE SOIL
  - 4.2. TERMITE TREATMENT WILL BE IN ACCORDANCE WITH THE NCC 2016

**FENCE PLAN** (1)

SCALE 1:100

**INFILL PANEL NOTES AND INFORMATION**

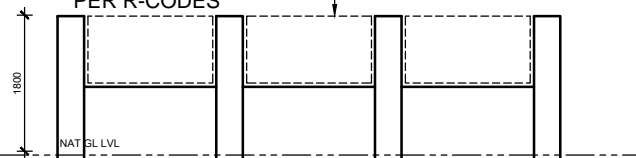
1. INFILL PANELS TO BOUNDARY FENCE TO BE VISUALLY PERMEABLE AND MUST COMPLY TO RESIDENTIAL DESIGN CODES AND TO LOCAL COUNCIL REQUIREMENTS. IE - FENCES AND GATES THAT HAVE A VERTICAL SURFACE MUST HAVE CONTINUOUS VERTICAL OR HORIZONTAL GAPS OF AT LEAST 50mm WIDTH OCCUPYING NOT LESS THAN ONE THIRD OF ITS FACE IN AGGREGATE OF THE ENTIRE SURFACE, AS VIEWED FROM THE STREET



**FENCE ELEVATION** (1)

SCALE 1:100

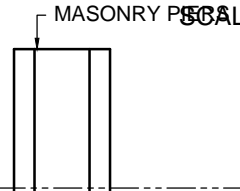
VISUALLY PERMEABLE IN FILL PANELS AS PER R-CODES



**FENCE ELEVATION** (2)

SCALE 1:100

MASONRY PIERS



**FENCE ELEVATION** (3)

SCALE 1:100

**BUILDER NOTE**

- OVERALL DIMENSIONS MAY CHANGE SLIGHTLY TO SUIT SELECTED MATERIALS AND FINISHES
- INTERNAL MEASUREMENTS TO STRUCTURAL SURFACE ONLY UNO. DOES NOT INCLUDE ALLOWANCE FOR CLADDING/LINING THICKNESS ETC

**DISCLAIMER**

PLEASE NOTE THAT WHILE ALL CARE WAS TAKEN IN PREPARING THIS SET OF PLANS AND ELEVATIONS, ANY CONSTRUCTION WORK, ALTERATIONS OR RENOVATIONS SHOULD BE RE-CHECKED BEFORE COMMENCING ANY WORK TO ENSURE ACCURACY. DISCREPANCIES SHOULD BE RESOLVED IMMEDIATELY.

**BUILDING REQUIREMENTS NOTE**

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST BCA, LOCAL GOVERNMENT REQUIREMENTS AND THE AUSTRALIAN STANDARDS

**ENGINEER NOTE**

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS

**EXISTING SERVICES NOTE**

BUILDER TO LOCATE, ISOLATE AND RE-ROUTE EXISTING SERVICE AS REQUIRED. ENSURE ALL WORK IS CARRIED OUT UNDER THE RELEVANT AUSTRALIAN STANDARDS AND INDUSTRY CODES

**BUILDER NOTE**

- OVERALL DIMENSIONS MAY CHANGE SLIGHTLY TO SUIT SELECTED MATERIALS AND FINISHES
- INTERNAL MEASUREMENTS TO STRUCTURAL SURFACE ONLY UNO. DOES NOT INCLUDE ALLOWANCE FOR CLADDING/LINING THICKNESS ETC

**WIND CLASSIFICATION NOTE**

REFER TO ENGINEERING SPECIFICATION AND/OR DRAWINGS FOR WIND CLASSIFICATION AND CONSTRUCTION REQUIREMENTS

**BOUNDARIES NOTE**

SITE BOUNDARIES DIMENSIONS AND ANGLES ARE TO BE VERIFIED AGAINST THE LOT TITLE AND SUBJECT TO A FULL SITE FEATURE SURVEY AND/OR RE-PEG BY CERTIFIED SURVEYOR

1	-	CONSTRUCTION PLAN	MV
REV	DATE	REVISION	BY



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**PROPOSED NEW DWELLING**

**FRONT FENCE PLAN**

SITE: SHENTON PARK  
CLIENT:

JOB No: 21.1181  
DWG No: A15 OF A15  
REV No: 1

SCALE: AS SHOWN AT A3 CLIENT CHK BY: DRN BY: MJV CHK BY: DATE: Jun-22 DATE:

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