

DWELLING DETAILS		
AREAS		
DWELLING	268.61	m ²
PORCH	5.73	m ²
ALFRESCO	26.96	m ²
GARAGE / STORE	43.82	m ²
TOTAL FLOOR AREA	345.12	m²
PERIMETER		
DWELLING	82.00	m
ROOF DETAILS		
AREA	385.19	m ²
PERIMETER	83.68	m

NEW DEVELOPMENT DETAILS (ZONING R17.5)			
LOT AREA	819		m ²
ALLOWABLE SITE COVERAGE (%)	50	409.50	m ²
ACTUAL SITE COVERAGE		312.50	m ²
TOTAL LOT COVERAGE		38.16	%

SETBACK AREAS			
DEVELOPMENT WITH-IN FRONT SETBACK			
AREA #F1	2.21		m ²
AREA #F2	2.15		m ²
TOTAL	4.36		m²

COMPENSATING OPEN SPACE BEHIND SETBACK			
AREA #B1	4.84		m ²
AREA #B2	1.01		m ²
TOTAL	5.86		m²

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 LATEST REVISIONS OF THE NCC
- FULLY ENCLOSED SANITARY COMPARTMENTS TO COMPLY WITH THE LATEST REVISIONS OF THE NCC
- ROOF CLADDING TO COMPLY WITH THE LATEST REVISIONS OF THE NCC AND AS 1562.1-2018
- SLOTTED GUTTERS AND DOWNPIPES TO COMPLY WITH THE LATEST REVISIONS OF THE NCC
- WINDOWS TO COMPLY WITH THE LATEST REVISIONS OF THE NCC AND AS 2047-2014
- GLAZING TO COMPLY WITH THE LATEST REVISIONS OF THE NCC AND AS 1288-2006
- WATERPROOFING OF WET AREAS TO COMPLY WITH THE LATEST REVISIONS OF THE NCC AND AS 3740-2010
- ROOF VENTILATORS COMPLETE WITH DAMPERS TO BE INSTALLED TO MANUFACTURERS RECOMMENDATIONS TO ROOF VOID

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.

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

STORMWATER CONTROL NOTES	
1 IN 20 YEAR 5 MINUTE STORM TO BE CONFIRMED BY BUILDER/HYDRAULIC ENGINEER	
DWELLING	
IMPERVIOUS AREA TO BE SEALED	70m ²
PROPOSED ROOF AREA	400m ²
TOTAL	470m²
SOAK WELL SIZE	Ø1500x1500D
NUMBER OF SOAKWELLS	4
<ul style="list-style-type: none"> CONNECT RWP TO SOAKWELLS WITH 90mm PVC FINAL PIPE ROUTE TO BE DETERMINES ON SITE MIN STORMWATER GRADIENT 1 / 150 RWP TO OPEN GRATES 	

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

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 NCC

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

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

REV	DATE	REVISION	BY
1	-	CONSTRUCTION PLANS	MV

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PROPOSED NEW DWELLING

SITE PLAN & NOTES

SITE: GOSNELLS
CLIENT:

JOB No: 23.1369 DWG No: A01 OF A08
REV No: 1

SCALE: AS SHOWN AT A3 CLIENT CHK BY:
DRN BY: MJV CHK BY:
DATE: May-23 DATE:

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

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

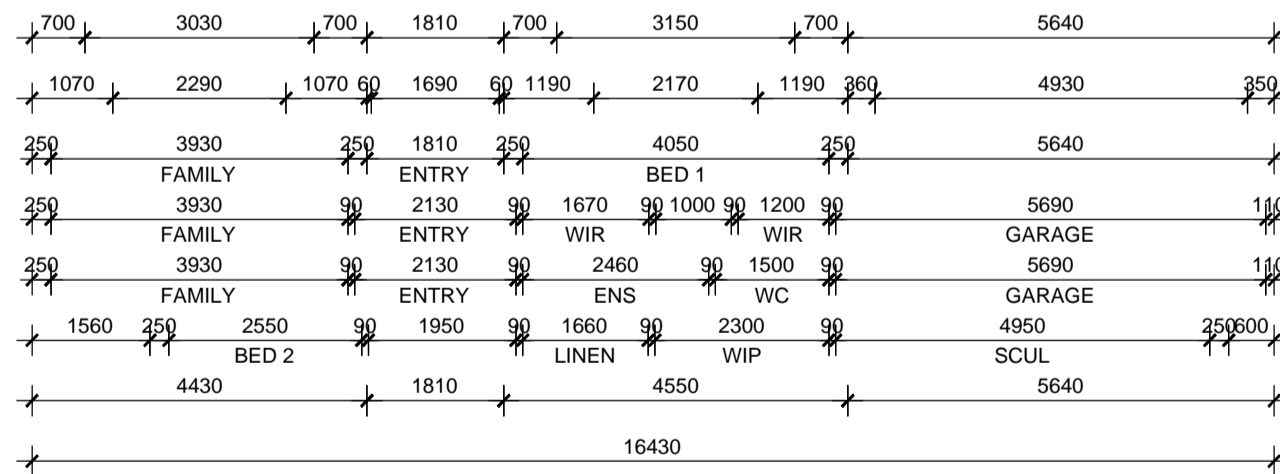
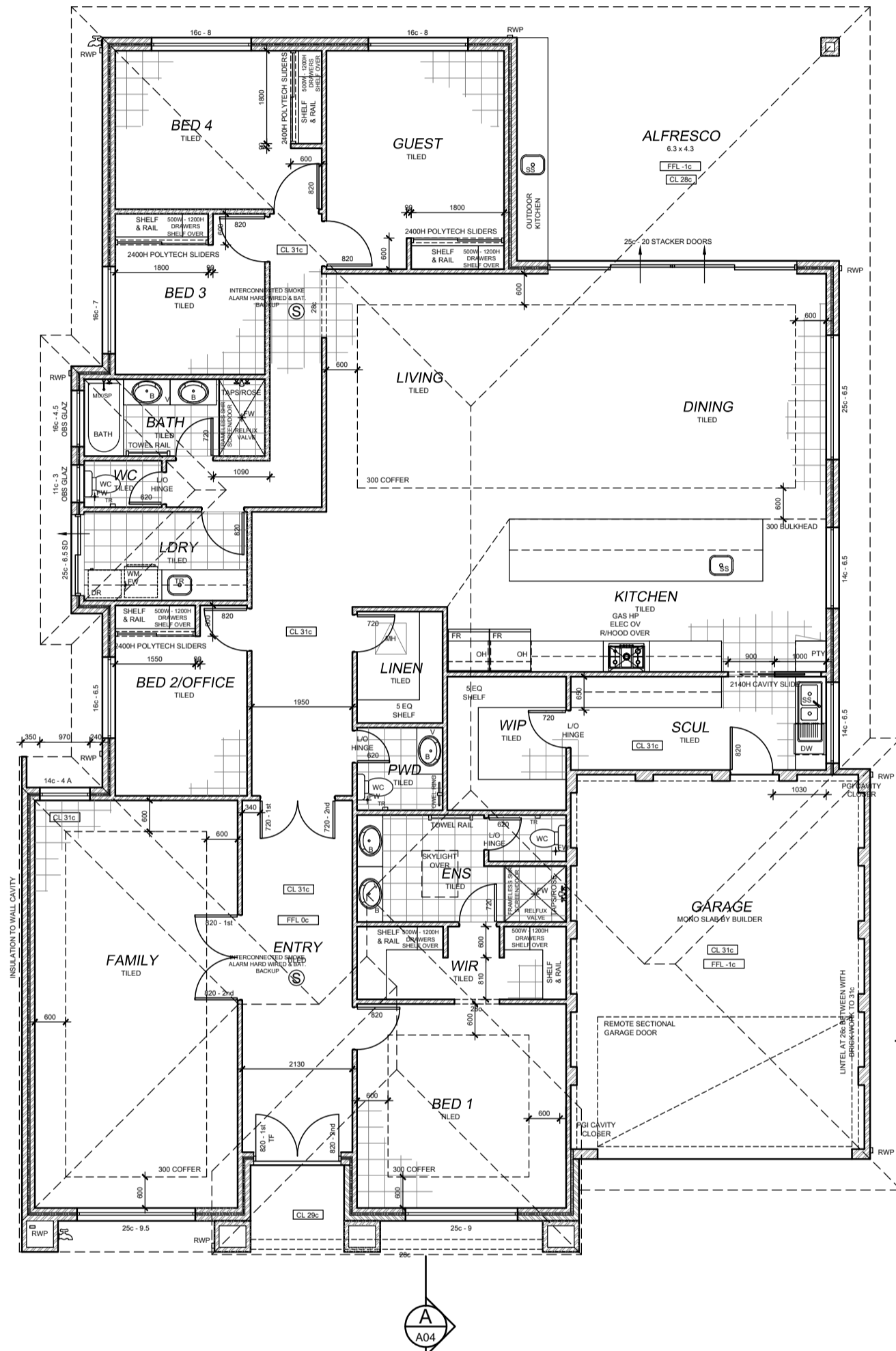
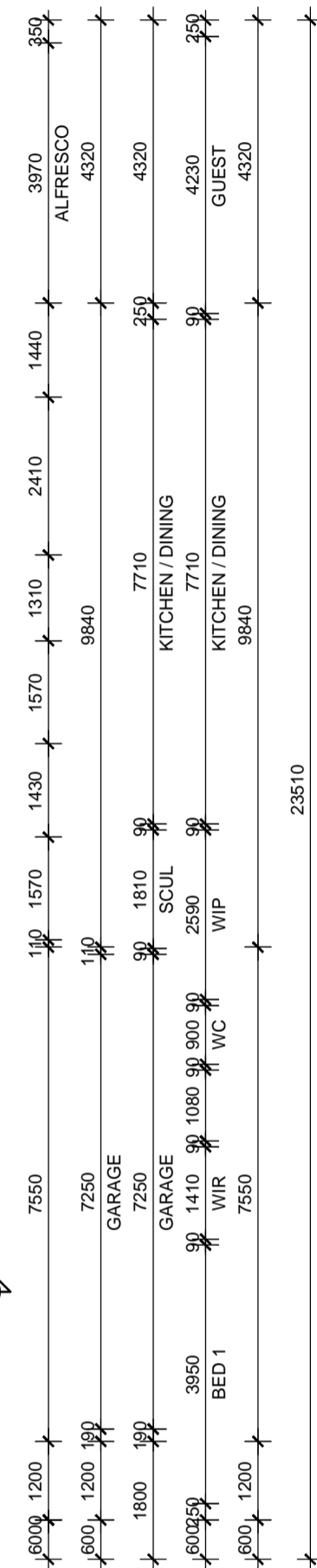
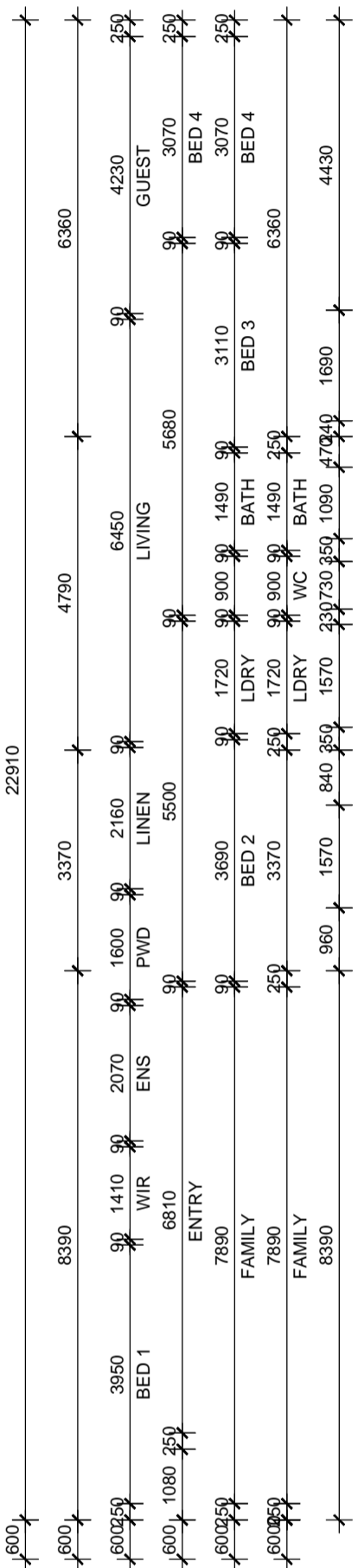
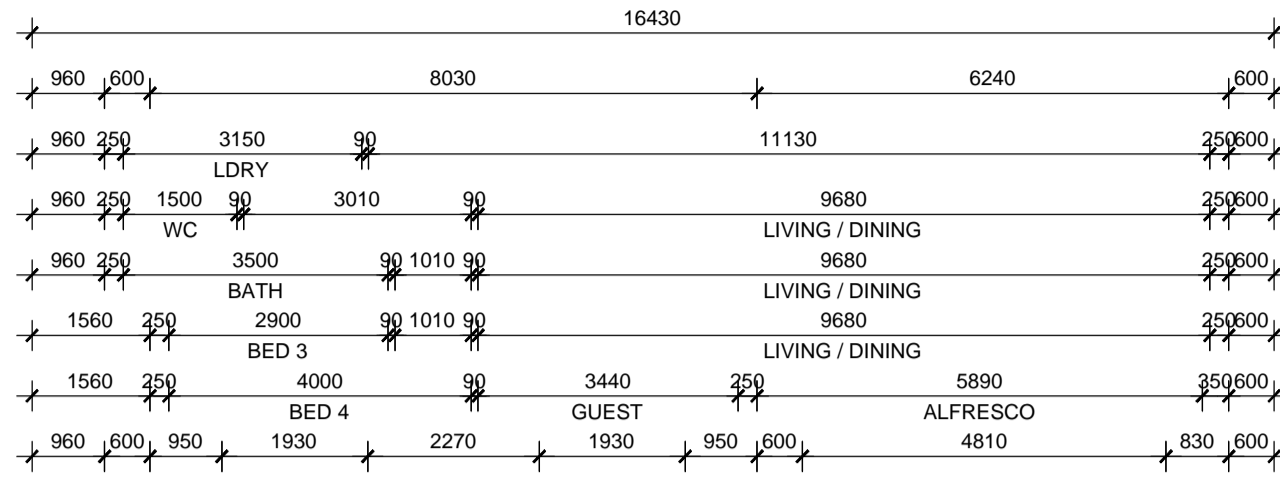
FIXING CARPENTER NOTE
 • 450W SHELF AND RAIL 1700 HIGH TO BEDS, 50mm OFF RAIL TO BE 250mm OFF WALL
 • TOWEL RAIL TO BE FIXED 900mm AFFL UNO

GLAZING NOTE
 GLAZER TO ENSURE ALL GLAZING IS INSTALLED AS PER THE ENERGY EFFICIENCY REPORT AND TO THE MINIMUM NCC REQUIREMENTS. FRAMES AND GLAZING TO BE INSTALLED TO MANUFACTURERS SPECIFICATION

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 NCC AND AUSTRALIAN STANDARD REQUIREMENTS. REFER TO ENERGY REPORT
 : INSULATION TO CEILING VOID
 : 'ARICELL INSULBREAK' TO CAVITY
 : 'ANTICON' UNDER ROOF SHEETING



FLOOR PLAN 1
 SCALE 1:100

ENERGY NOTE
 • CEILING INSULATION TO ENERGY EFFICIENCY REPORT (MIN R4.0)
 • 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

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BUILDER NOTE
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 • INTERNAL MEASUREMENTS TO STRUCTURAL SURFACE ONLY UNO. DOES NOT INCLUDE ALLOWANCE FOR CLADDING/LINING THICKNESS ETC



1	-	CONSTRUCTION PLANS	MV
REV	DATE	REVISION	BY

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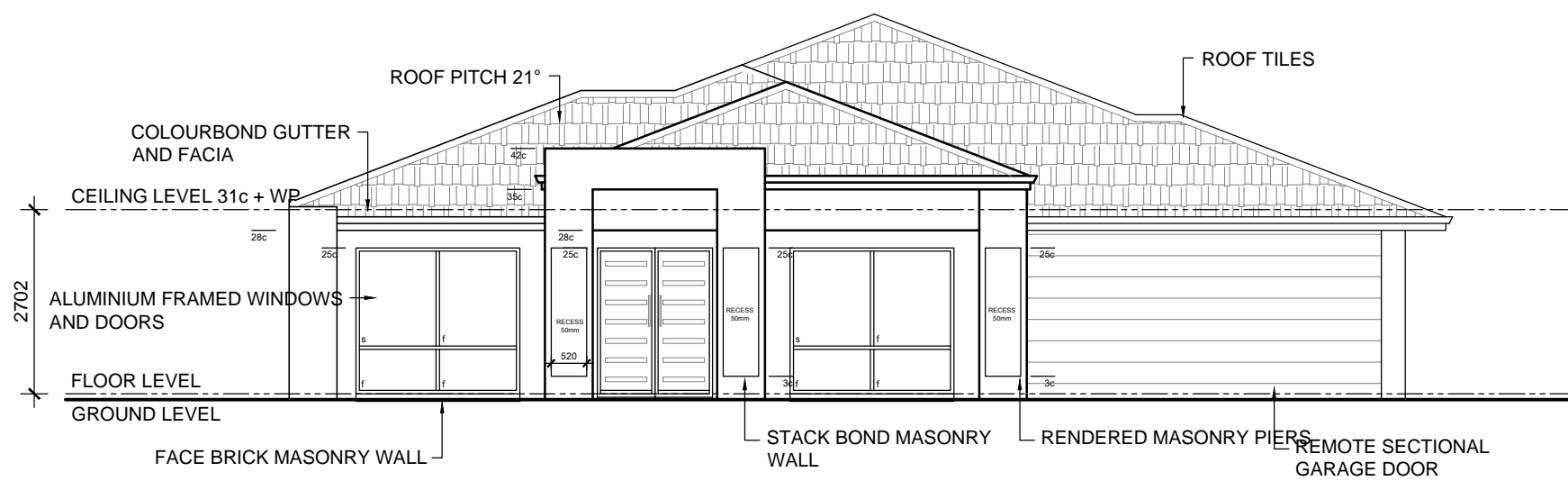
PROPOSED NEW DWELLING

FLOOR PLAN

SITE: _____
 CLIENT: ESSA FAYAZI

JOB No: _____ DWG No: **A02** OF **A08**
23.1369 REV No: **1**

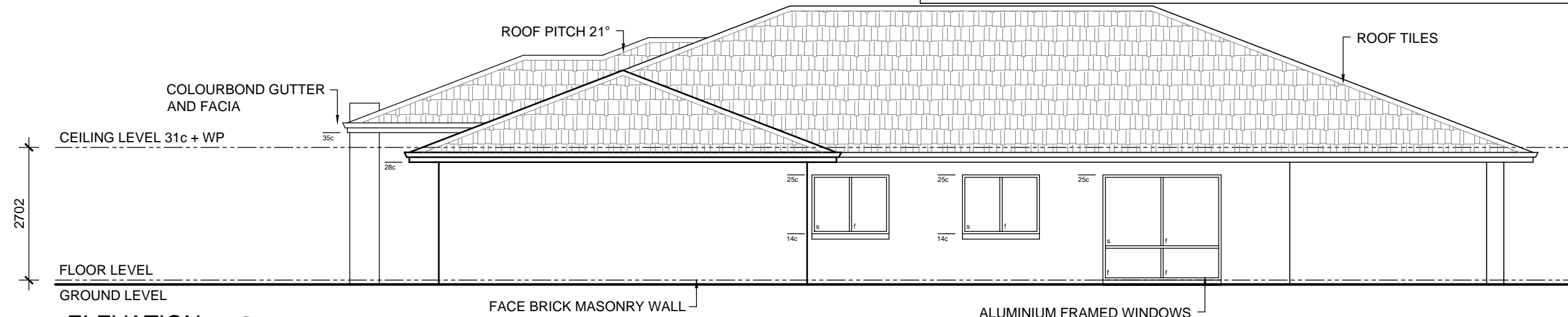
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 DRN BY: MJV CHK BY: _____
 DATE: May-23 DATE: _____



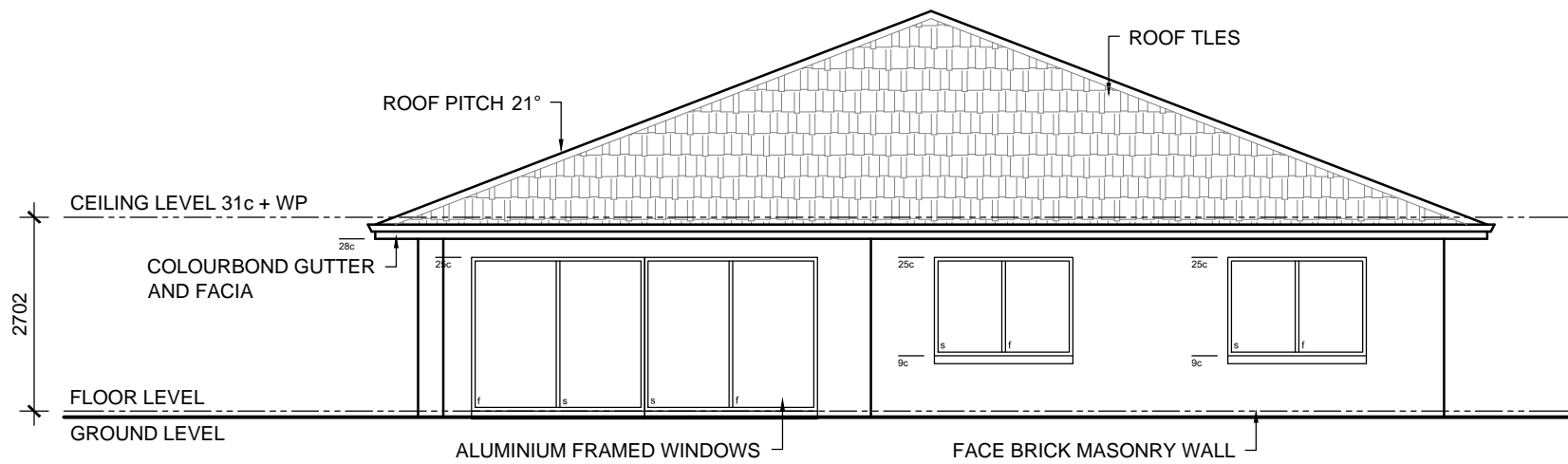
COLOUR / MATERIAL SCHEME (to be confirmed at construction)

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

ELEVATION 1
SCALE 1:100



ELEVATION 2
SCALE 1:100



ELEVATION 3
SCALE 1:100

BUILDER NOTE

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REV	DATE	REVISION	BY



ELEVATION 4
SCALE 1:100

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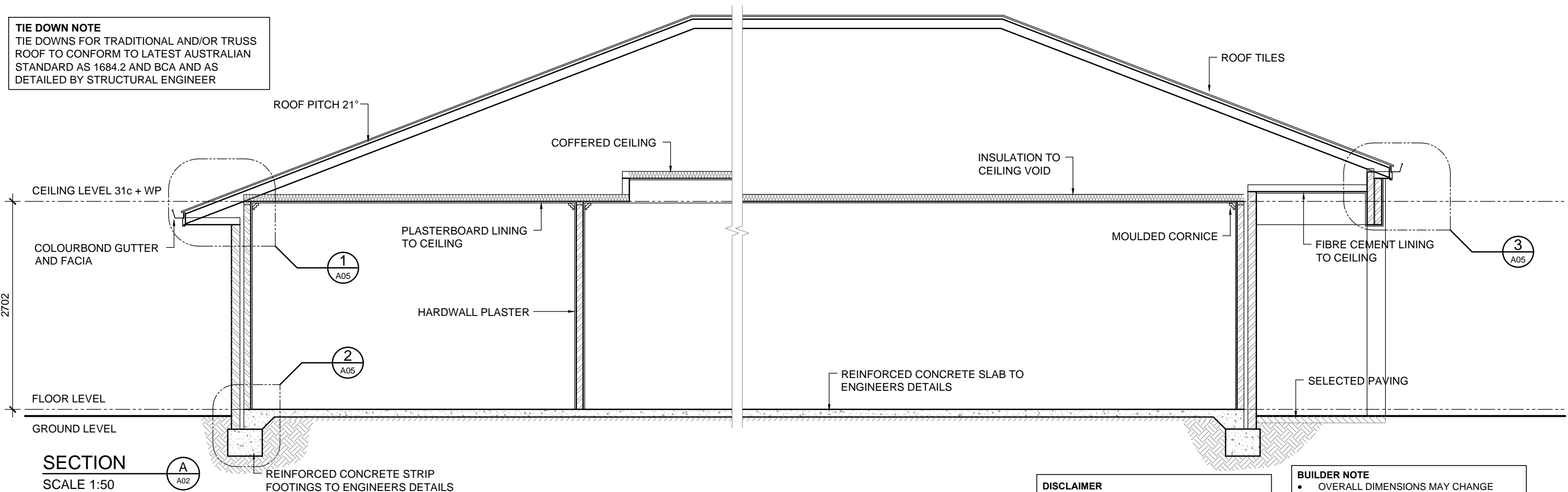
PROPOSED NEW DWELLING ELEVATIONS

SITE: GOSNELLS
CLIENT:

JOB No:	DWG No: A03 OF A08
23.1369	REV No: 1

SCALE: AS SHOWN AT A3 CLIENT CHK BY:
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DATE: May-23 DATE:

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



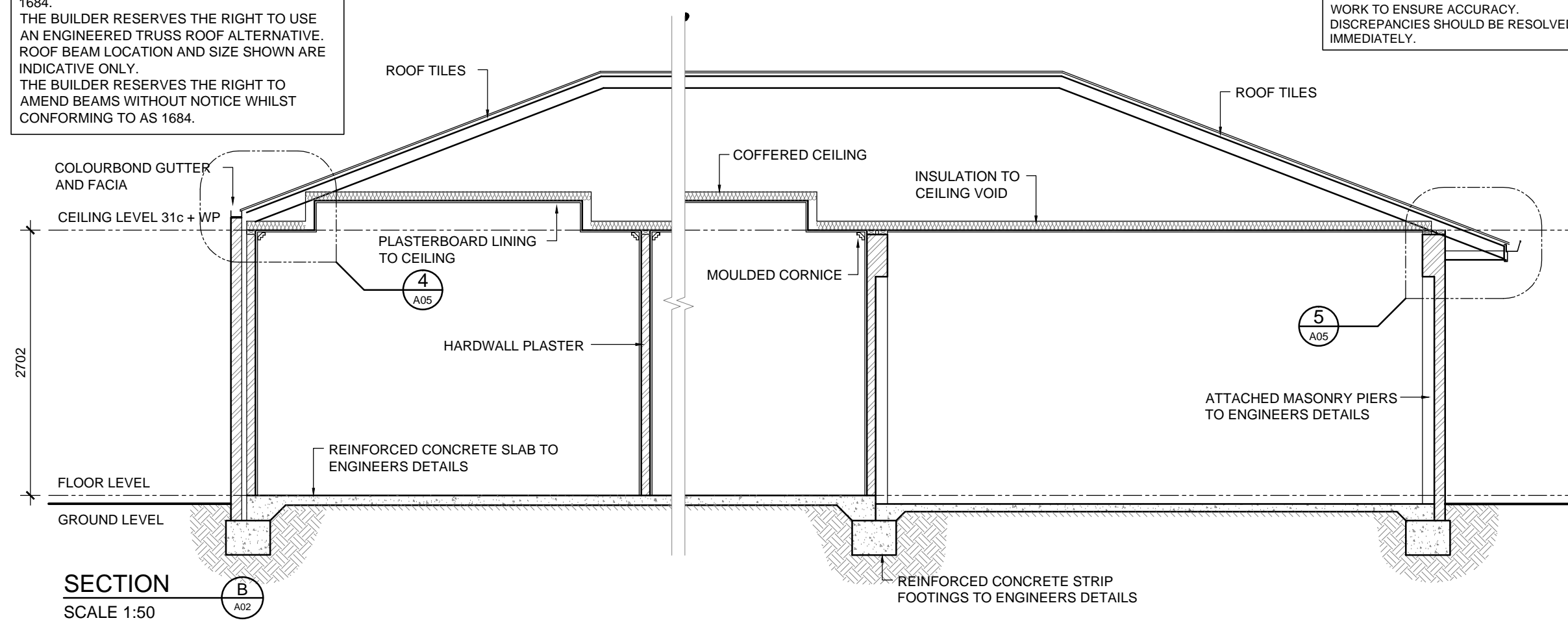
SECTION
SCALE 1:50
A
A02

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.

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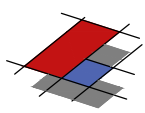
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SECTION
SCALE 1:50
B
A02

REV	DATE	REVISION	BY
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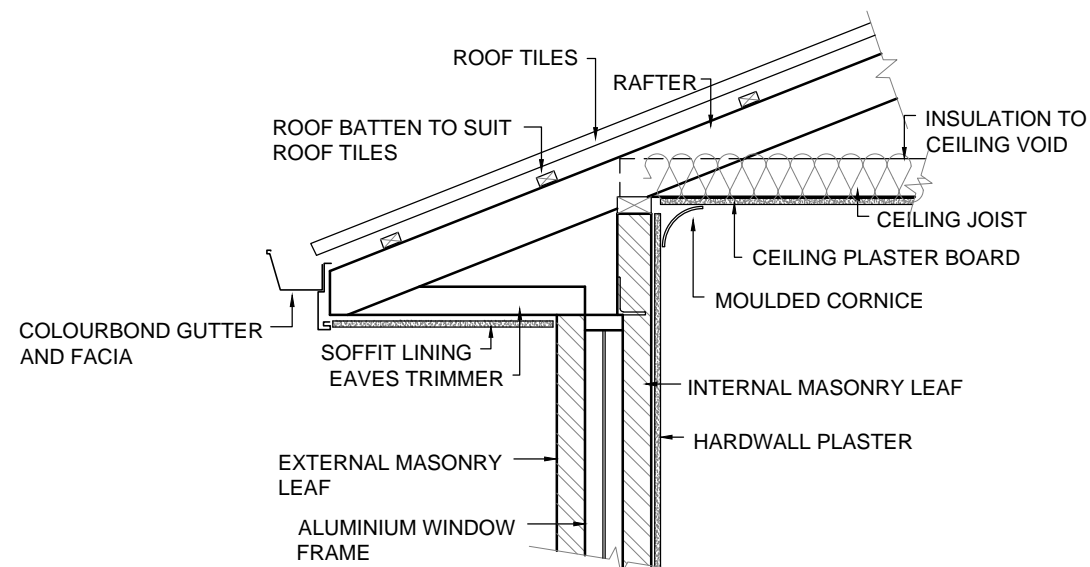
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SECTIONS

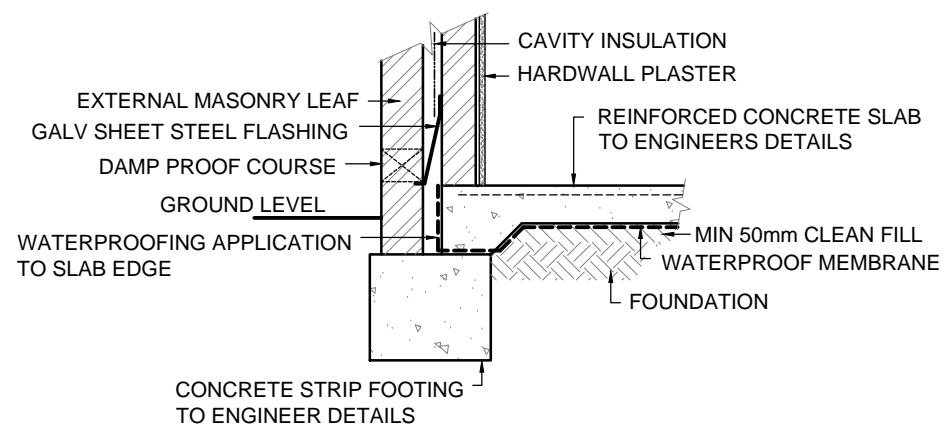
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CLIENT:

JOB No:	DWG No:	A04	OF	A08
23.1369			REV No:	

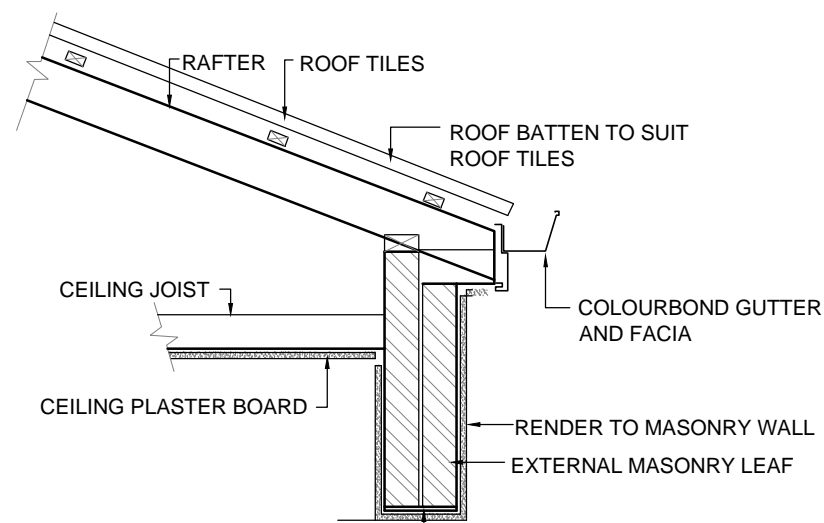
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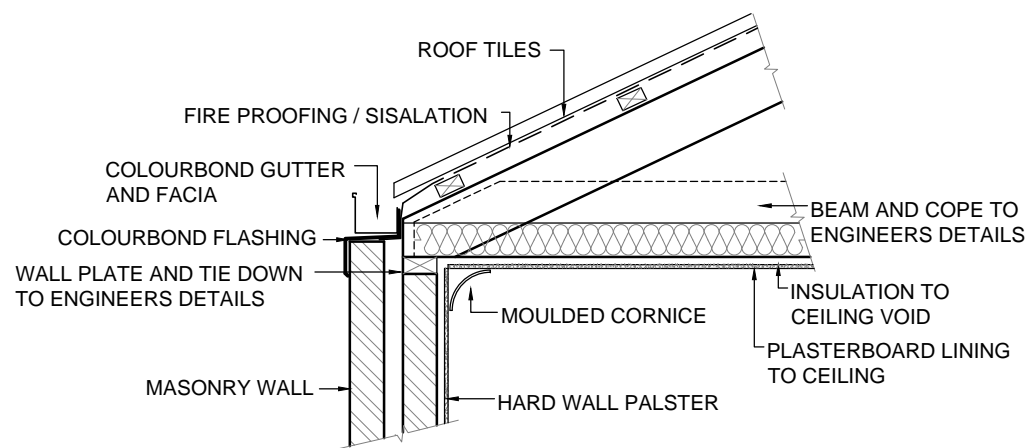
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SCALE 1:20



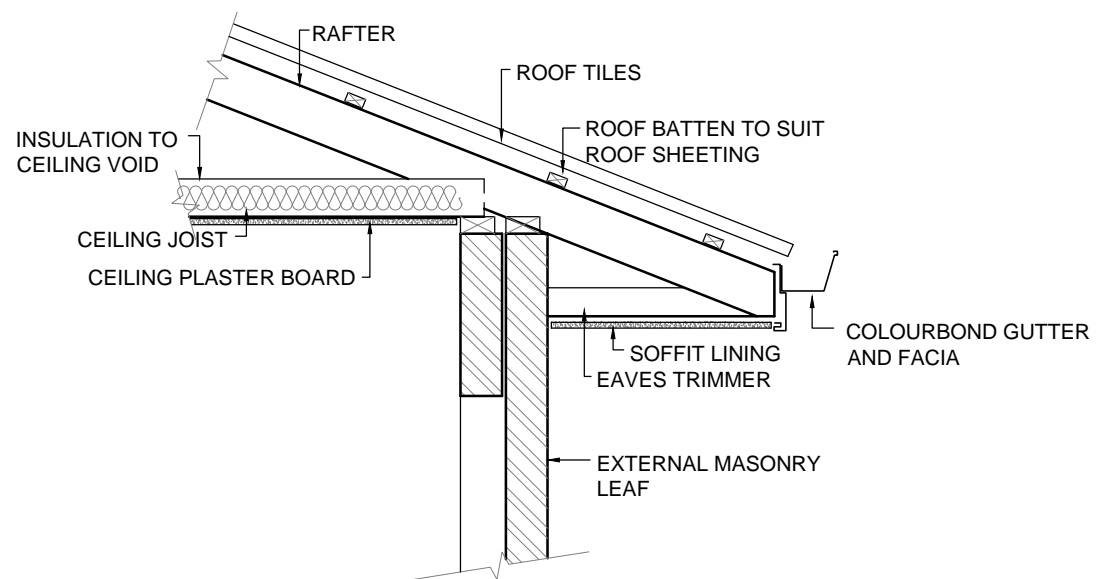
DETAIL 2
SCALE 1:20



DETAIL 3
SCALE 1:20



DEATIL 4
SCALE 1:20



DEATIL 5
SCALE 1:20

REV	DATE	REVISION	BY
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PROPOSED NEW DWELLING

DETAILS

SITE: GOSNELLS
CLIENT:

JOB No:	DWG No:	A05	OF	A08
23.1369			REV No:	1

SCALE: AS SHOWN AT A3 CLIENT CHK BY:
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DATE: May-23 DATE:

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

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

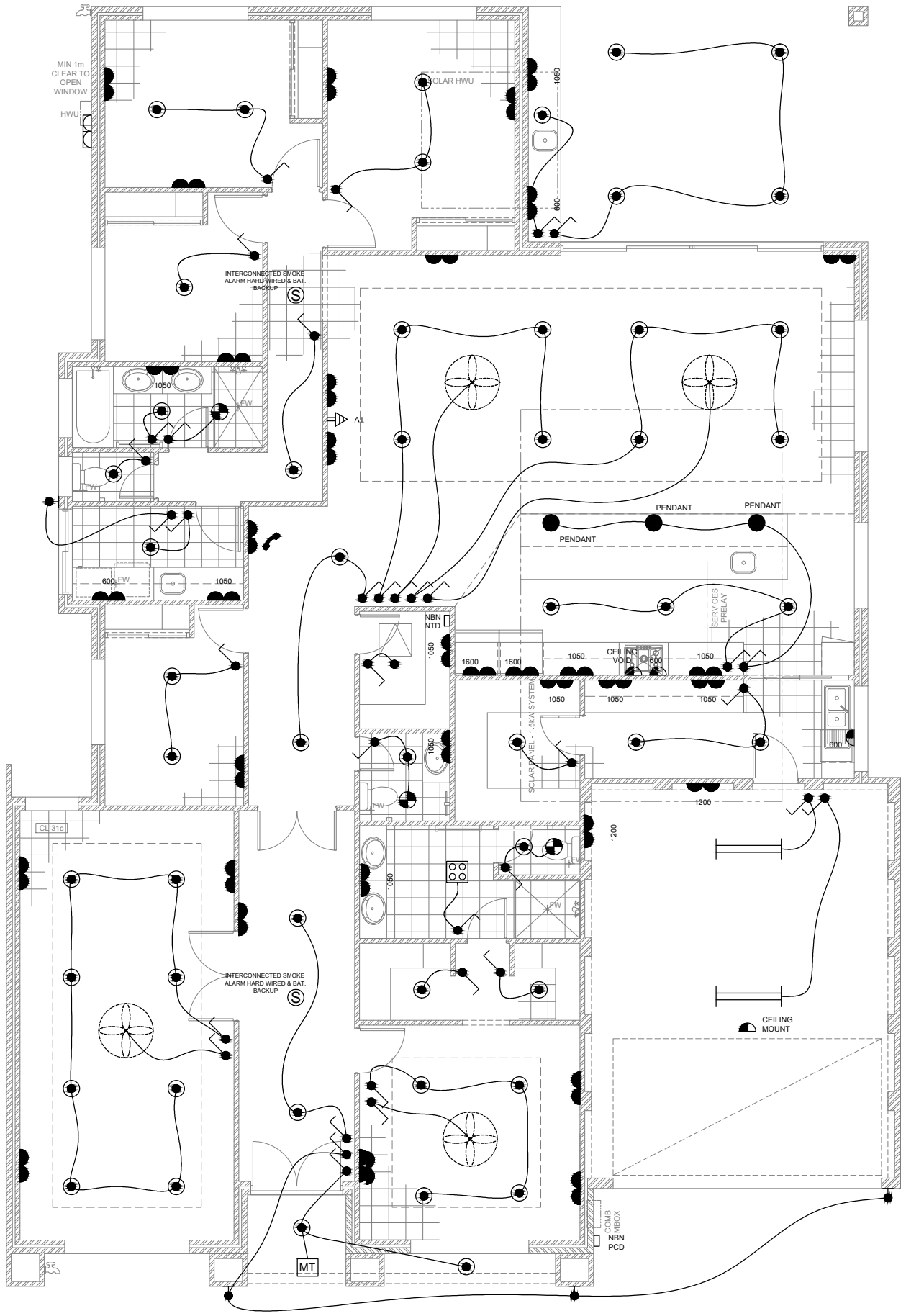
ELECTRICAL SERVICES NOTE
 BUILDER/ELECTRICIAN TO CHECK WITH CLIENT ALL FITTINGS AND COMPONENTS AND LOCATION OF FITTINGS AND COMPONENTS BEFORE COSTING, ORDERING AND INSTALLATION. ENSURE ALL WORK IS CARRIED OUT UNDER THE RELEVANT AUSTRALIAN STANDARDS AND INDUSTRY CODES

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

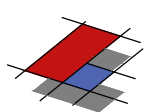
ENERGY EFFICIENCY NOTE
 ALL ELECTRICAL EQUIPMENT AND ARTIFICIAL LIGHTING EFFICIENCY WITH REGARD THE ALLOWABLE WATTS PER SQUARE METRE TO TO BE ACCORDANCE WITH LATEST BCA AND AUSTRALIAN STANDARD REQUIREMENTS



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
□□	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	
⊙	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

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PROPOSED NEW DWELLING

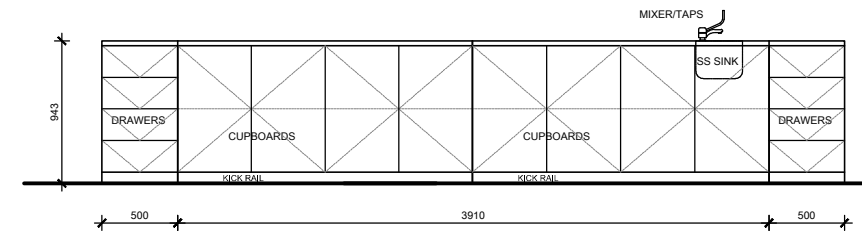
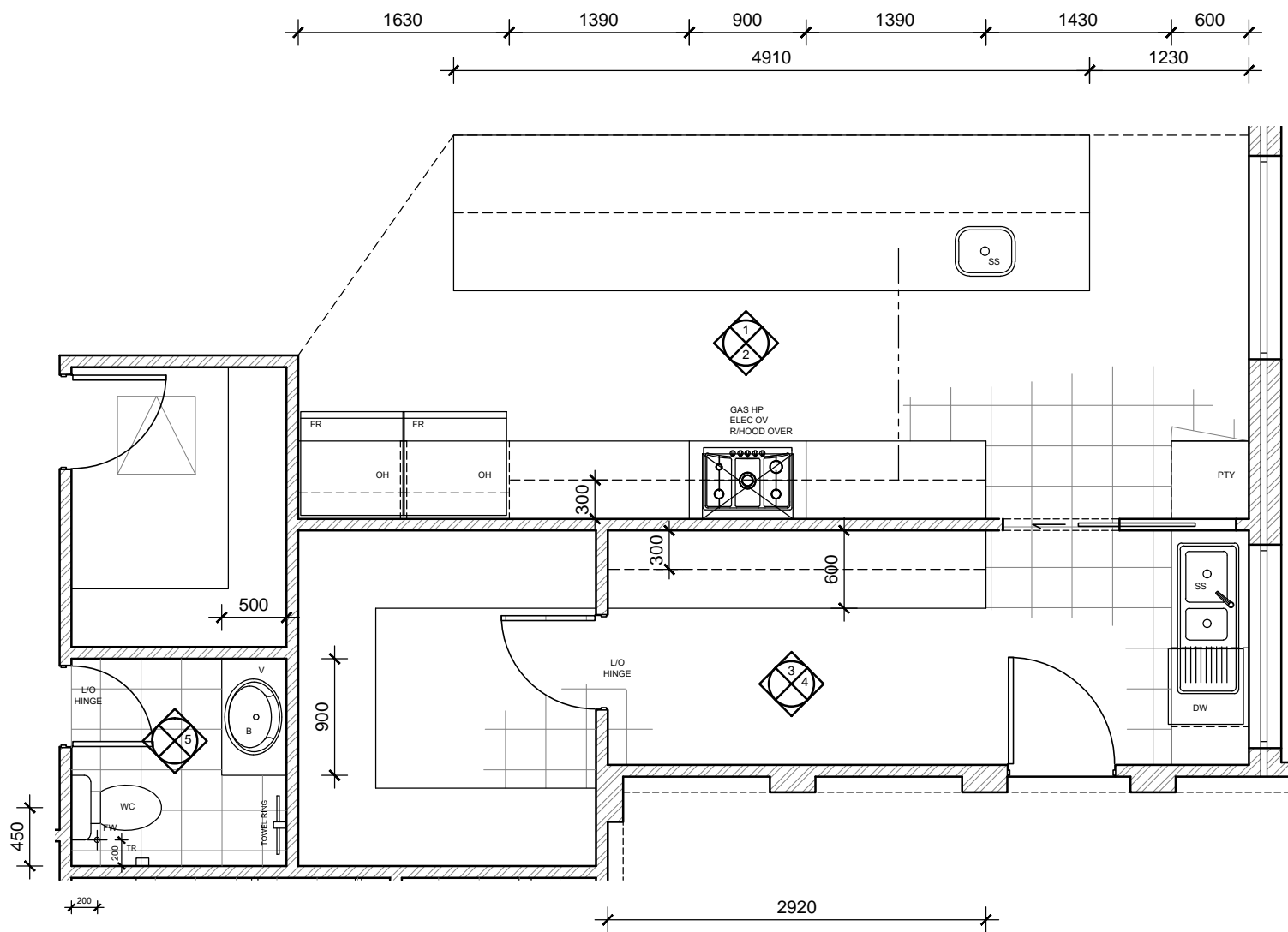
ELECTRICAL PLAN

SITE: GOSNELLS
 CLIENT:

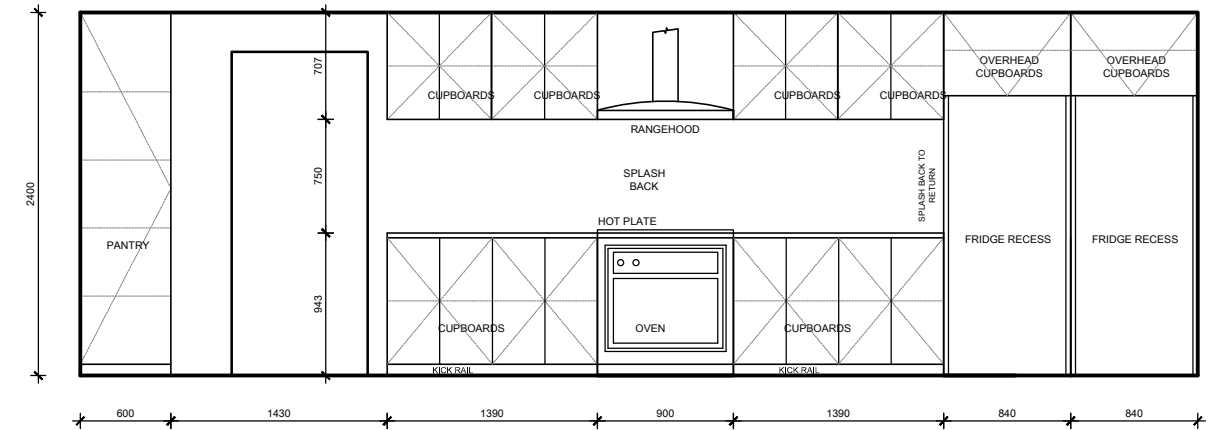
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	REV No: 1

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 DRN BY: MJV CHK BY:
 DATE: May-23 DATE:

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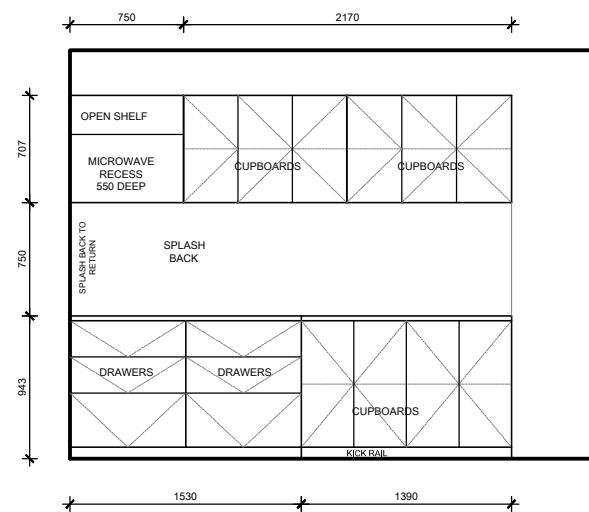
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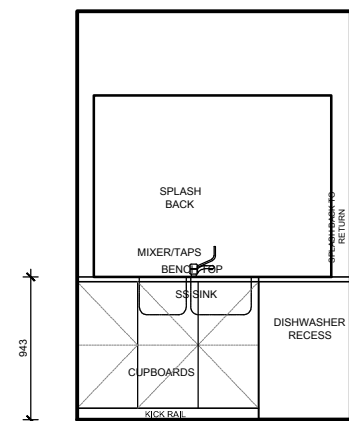
KITCHEN 2

KITCHEN & PWD LAYOUT

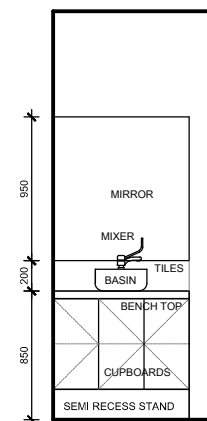
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KITCHEN 3



KITCHEN 4



PWD 5

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

1	-	CONSTRUCTION PLANS	MV
REV	DATE	REVISION	BY

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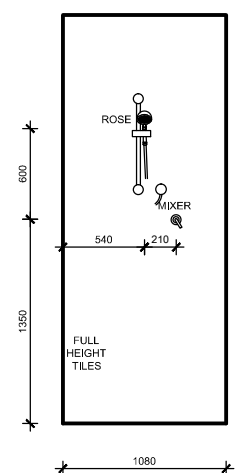
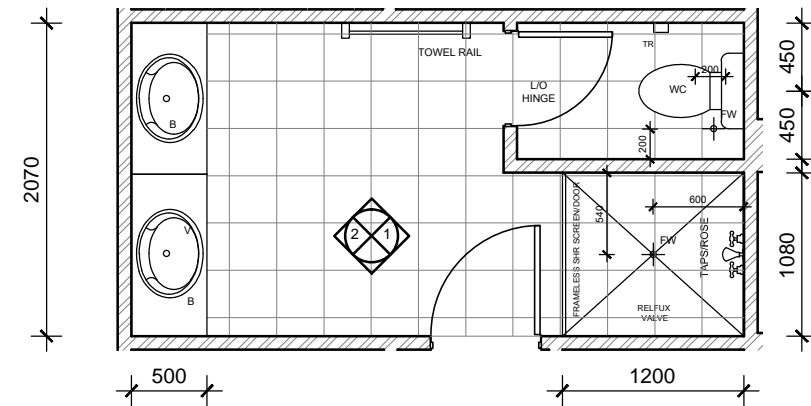
Ph: 0414 705 197
E: admin@mjdraftingdesigns.com

PROPOSED NEW DWELLING ROOM LAYOUTS

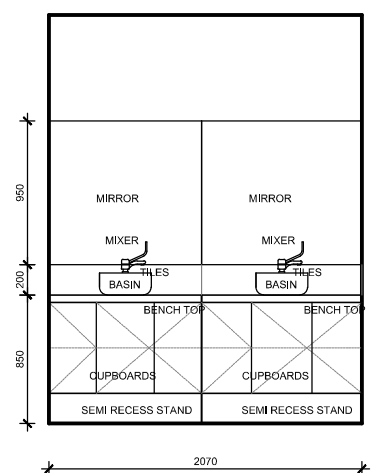
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CLIENT:

JOB No: 23.1369	DWG No: A07 OF A08
	REV No: 1

SCALE: AS SHOWN AT A3 CLIENT CHK BY: DRN BY: MJV CHK BY: DATE: May-23 DATE:



ENS 1



ENS 2

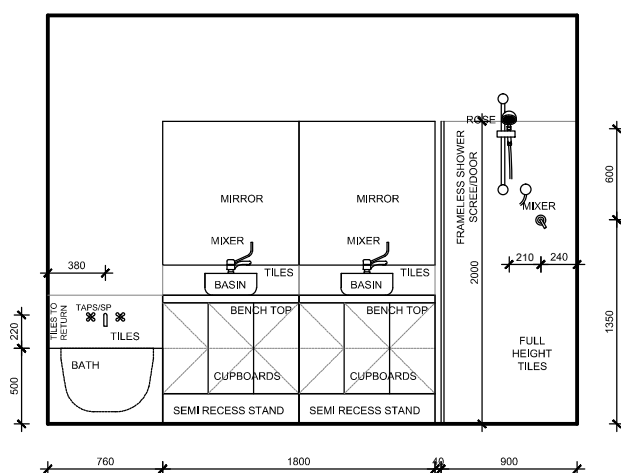
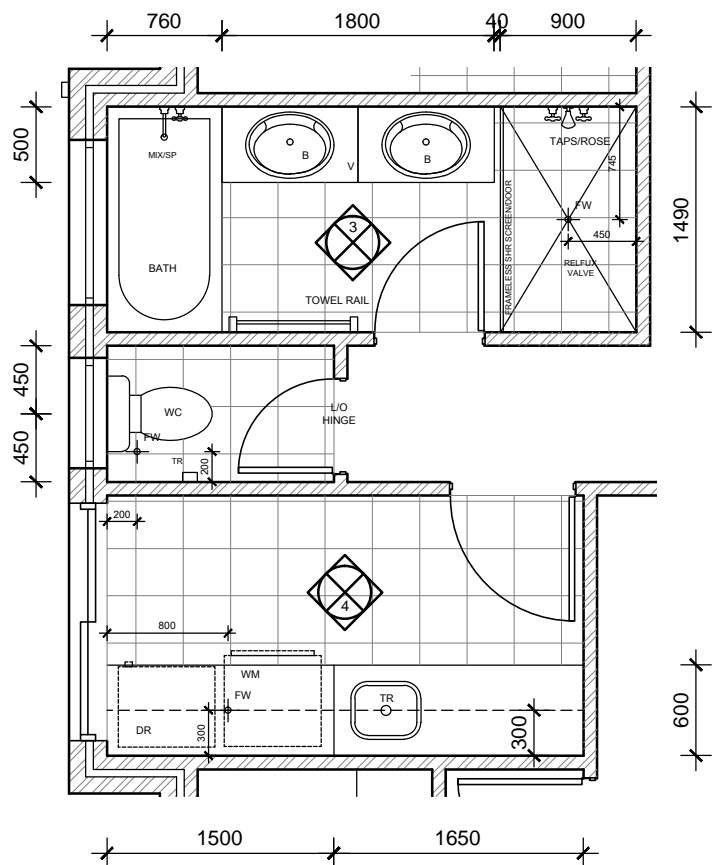
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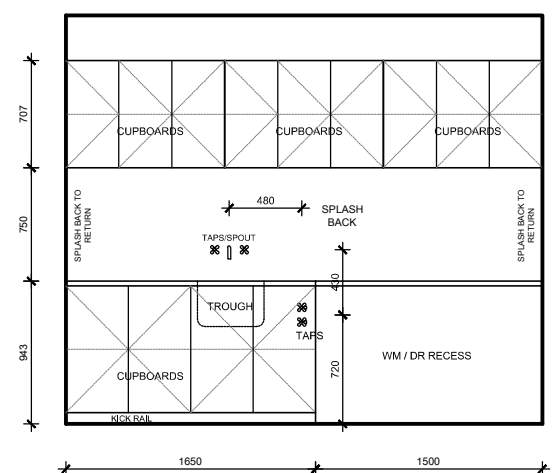
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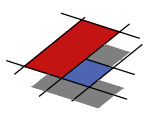


BATH 3



LDRY 4

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PROPOSED NEW DWELLING

ROOM LAYOUTS

SITE: GOSNELLS
CLIENT:

JOB No:	DWG No:	A08	OF	A08
23.1369			REV No:	1

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