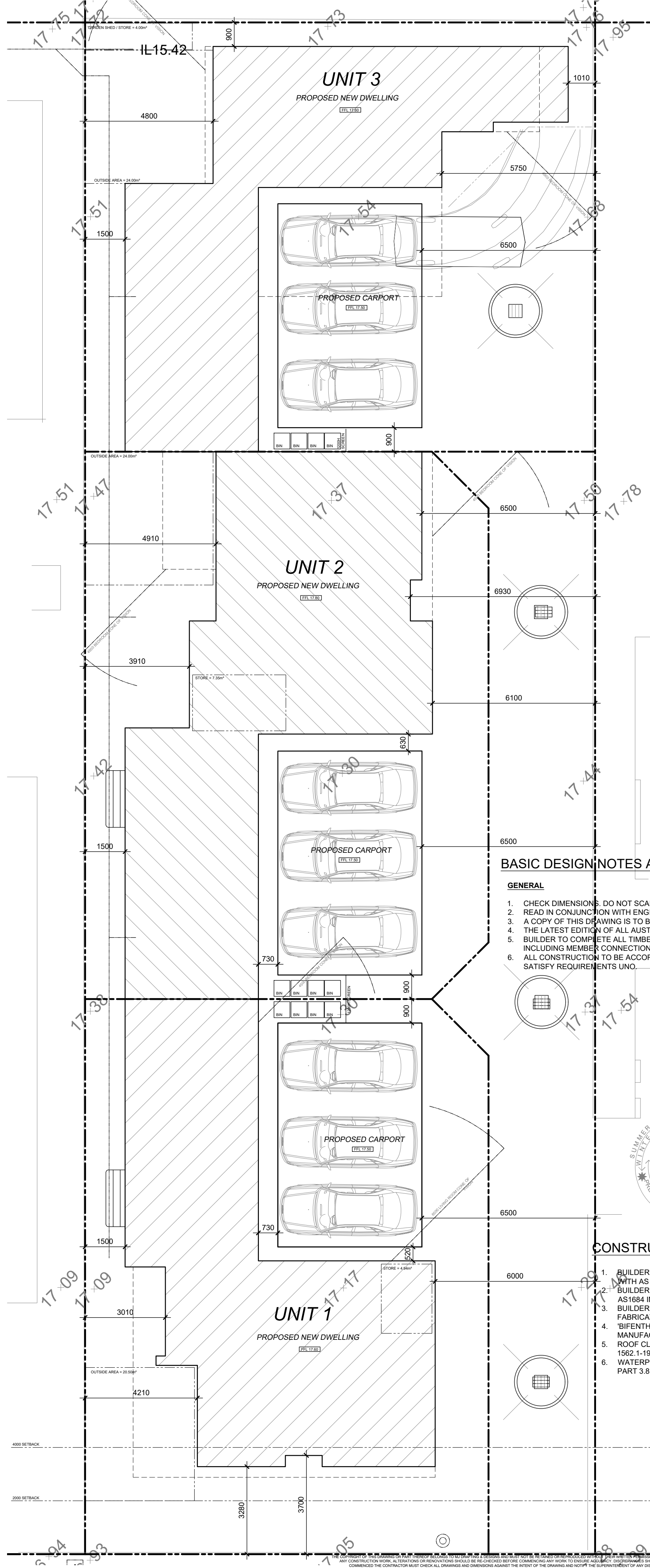




TERMITE CONTROL NOTE
TERMITE CONTROL TO BE STRICTLY IN ACCORDANCE WITH LATEST REVISION OF AS 3660.1 TO ACHIEVE PERFORMANCE REQUIRED UNDER THE BCA

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

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

BOUNDARIES NOTE
SITE BOUNDARIES DIMENSIONS AND ANGLES ARE TO BE VERIFIED AGAINST THE LOTS TITLE AND SUBJECT TO A FULL SITE FEATURE SURVEY 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

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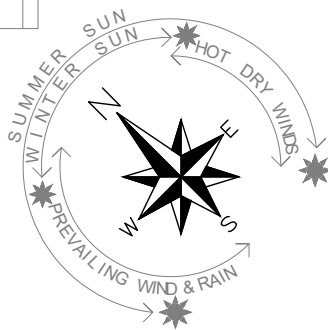
BUILDING REQUIREMENTS NOTE
ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST BCA, LOCAL GOVERNMENT REQUIREMENTS AND THE AUSTRALIAN STANDARDS

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

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
- 'BIFENTHRIN' TERMITE TREATMENT TO BE USED AND APPLIED TO MANUFACTURERS SPECIFICATIONS
- ROOF CLADDING TO COMPLY WITH BCA 2012 PART 3.5.1 AND AS 1562.1-1992
- WATERPROOFING OF WET AREAS TO COMPLY WITH BCA 2012 PART 3.8.1 AND AS 3740-2010

BUILDER NOTE
• OVERALL DIMENSIONS MAY CHANGE SLIGHTLY TO SUIT SELECTED MATERIALS AND FINISHES
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UNIT 3

NEW DEVELOPMENT DETAILS (ZONING R30)		
LOT AREA (INC 1/3 OF COMMON LOT)	364	m ²
ALLOWABLE SITE COVERAGE (%)	55	200.20 m ²
ACTUAL SITE COVERAGE	155.36	m ²
TOTAL LOT COVERAGE	42.68	%
DEVELOPMENT DETAILS		
DWELLING - GRD FLOOR	59.50	m ²
DWELLING - FIRST FLOOR	87.30	
CARPORT	45.36	m ²
PORCH	2.55	m ²
ALFRESCO	16.14	m ²
TOTAL	210.85	m ²
ANCILLARY ACCOMMODATION - GRD FLOOR	50.46	
ANCILLARY ACCOMMODATION - 1st FLOOR	50.94	
TOTAL	101.40	m ²

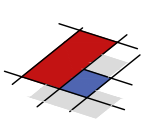
UNIT 2

NEW DEVELOPMENT DETAILS (ZONING R30)		
LOT AREA (INC 1/3 OF COMMON LOT)	323	m ²
ALLOWABLE SITE COVERAGE (%)	55	177.65 m ²
ACTUAL SITE COVERAGE	185.95	m ²
TOTAL LOT COVERAGE	57.57	%
DEVELOPMENT DETAILS		
DWELLING - GRD FLOOR	87.03	m ²
DWELLING - FIRST FLOOR	99.05	
CARPORT	45.39	m ²
PORCH	1.28	m ²
ALFRESCO	8.58	m ²
TOTAL	241.33	m ²
ANCILLARY ACCOMMODATION - GRD FLOOR	50.25	
ANCILLARY ACCOMMODATION - 1st FLOOR	#####	
TOTAL	50.25	m ²

UNIT 1

NEW DEVELOPMENT DETAILS (ZONING R30)		
LOT AREA (INC 1/3 OF COMMON LOT)	317	m ²
ALLOWABLE SITE COVERAGE (%)	55	174.35 m ²
ACTUAL SITE COVERAGE	167.84	m ²
TOTAL LOT COVERAGE	52.95	%
DEVELOPMENT DETAILS		
DWELLING - GRD FLOOR	72.99	m ²
DWELLING - FIRST FLOOR	92.00	
CARPORT	45.36	m ²
PORCH	1.13	m ²
ALFRESCO	9.48	m ²
TOTAL	220.95	m ²
ANCILLARY ACCOMMODATION - GRD FLOOR	#####	
ANCILLARY ACCOMMODATION - 1st FLOOR	#####	
TOTAL	#####	m ²

1	-	CONSTRUCTION PLAN	MV
REV	DATE	REVISION	BY



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PROPOSED NEW DEVELOPMENT

SITE / GROUND FLOOR PLAN

SITE: CLOVERDALE

CLIENT:

JOB No: 24.1530

DWG No: A0.1 OF A33

REV No: 1

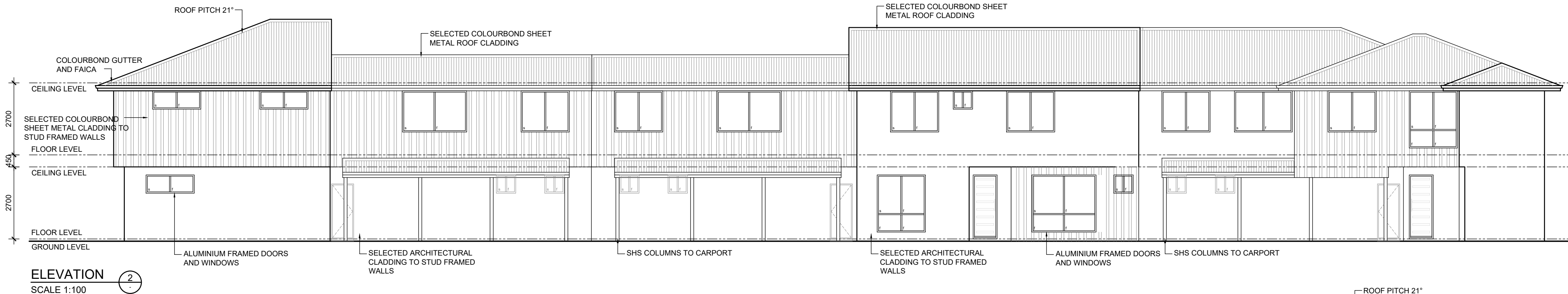
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DRN BY: MJV

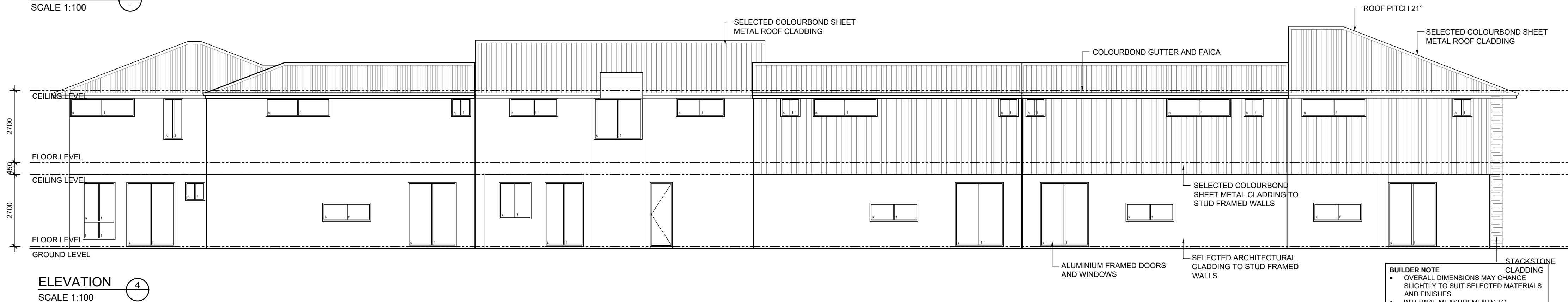
DATE: Aug-25

CHK BY:

DATE:



ELEVATION 2
SCALE 1:100



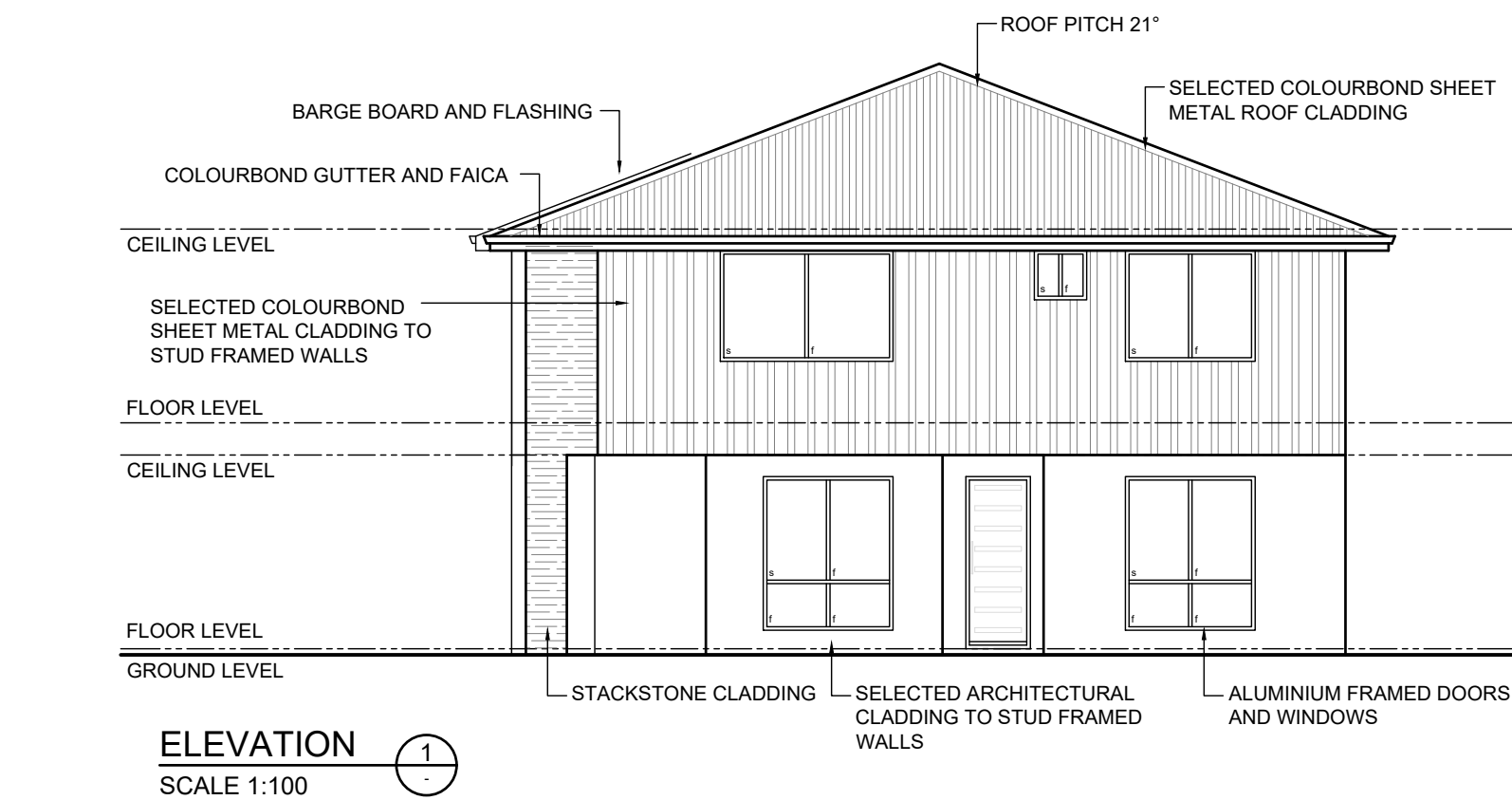
ELEVATION 4
SCALE 1:100

BUILDER NOTE

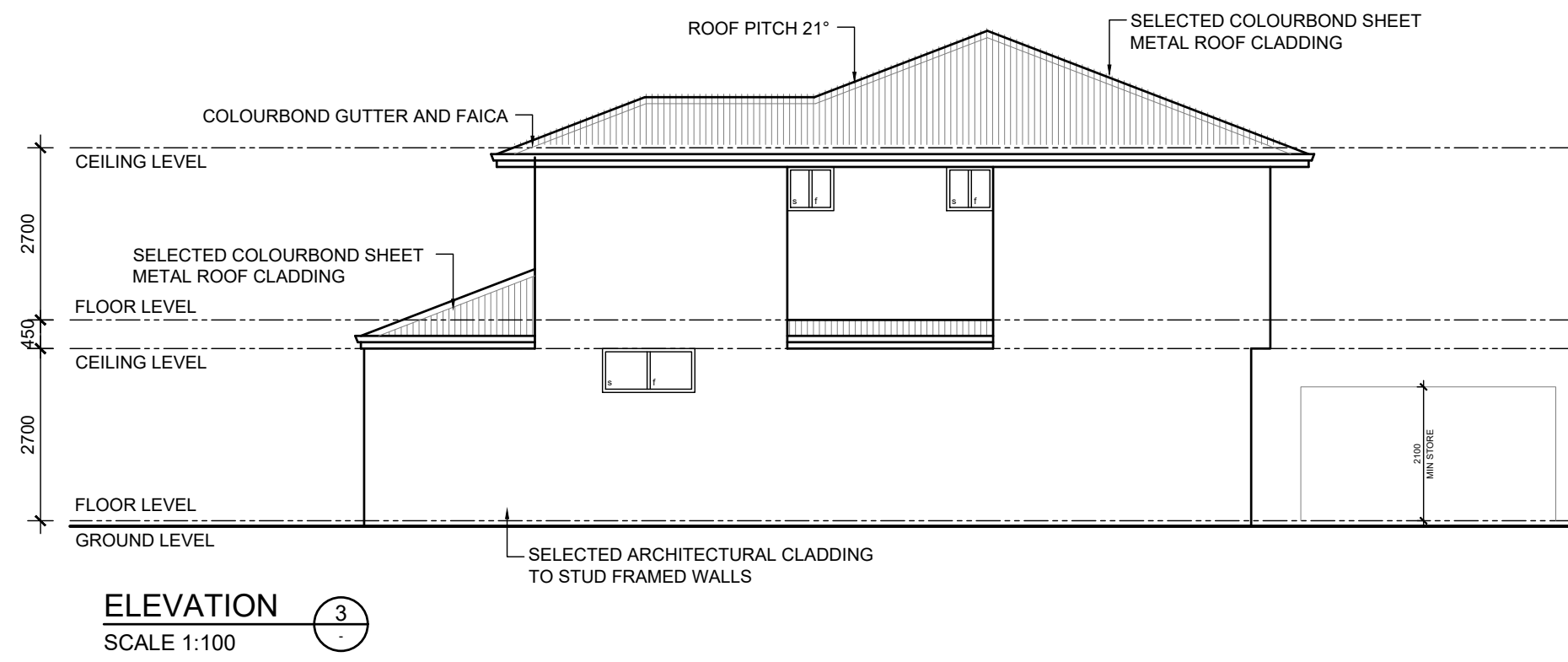
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DISCLAIMER

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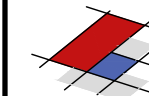


ELEVATION 1
SCALE 1:100



ELEVATION 3
SCALE 1:100

REV	DATE	REVISION	BY
1	-	CONSTRUCTION PLAN	MV



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PROPOSED NEW DEVELOPMENT

STREET ELEVATIONS

SITE: CLOVERDALE
CLIENT:

JOB No: 24.1530
DWG No: A0.2 OF A33
REV No: 1

SCALE: AS SHOWN AT A2
DRN BY: MJV
DATE: Aug-25

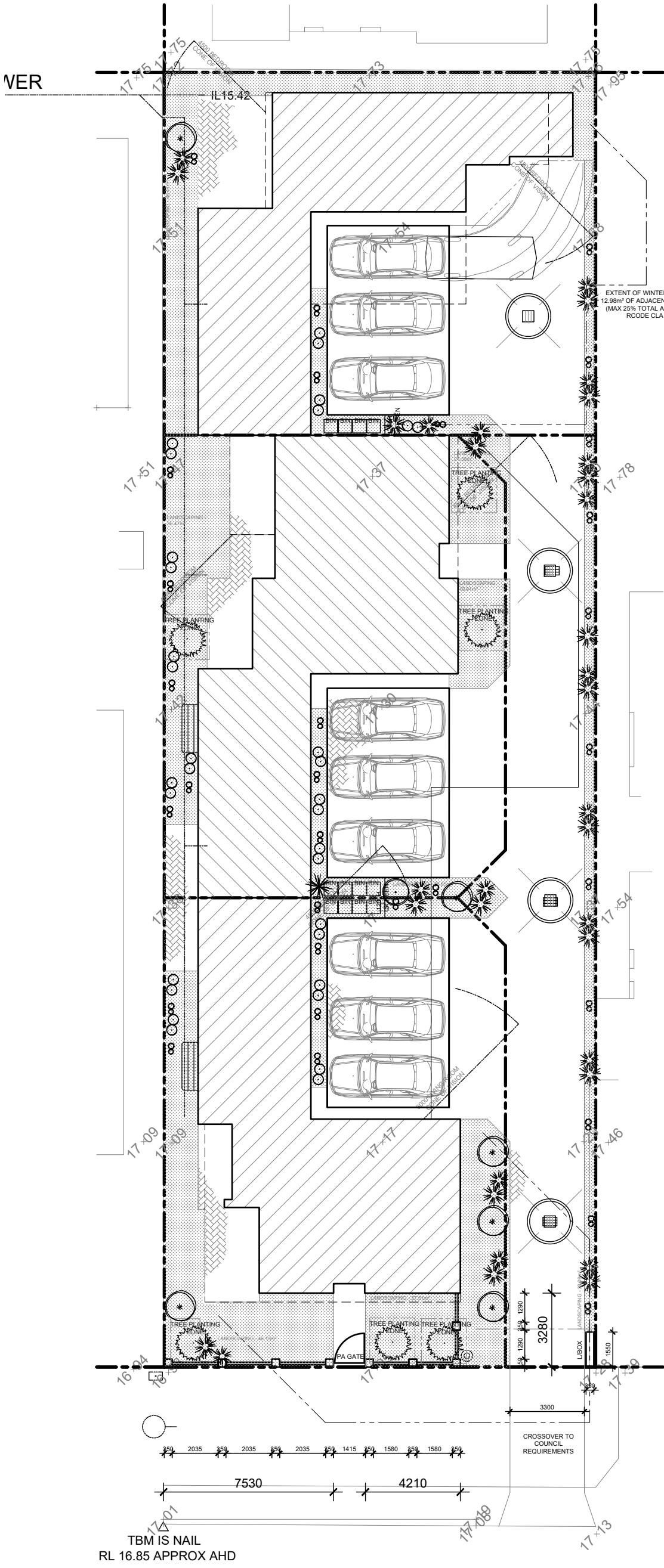
CHK BY: CHK BY:
DATE: DATE:

BUILDER NOTE

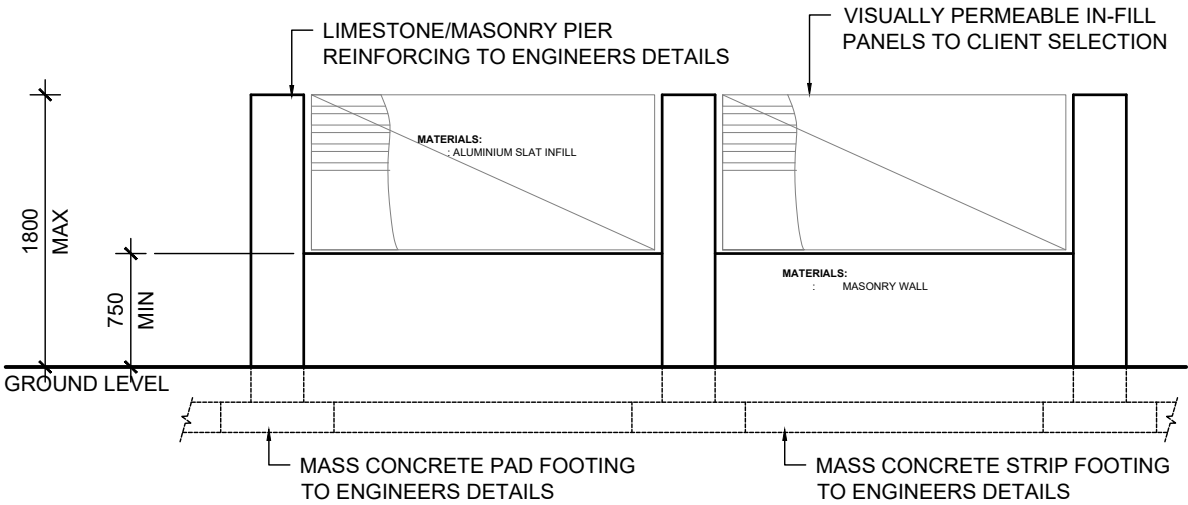
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DISCLAIMER

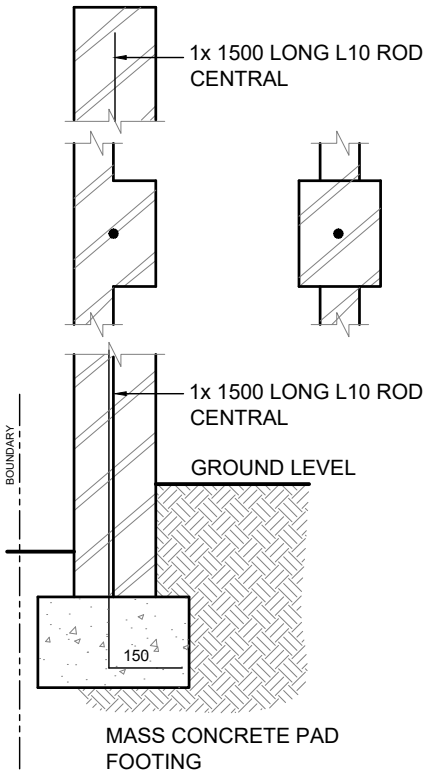
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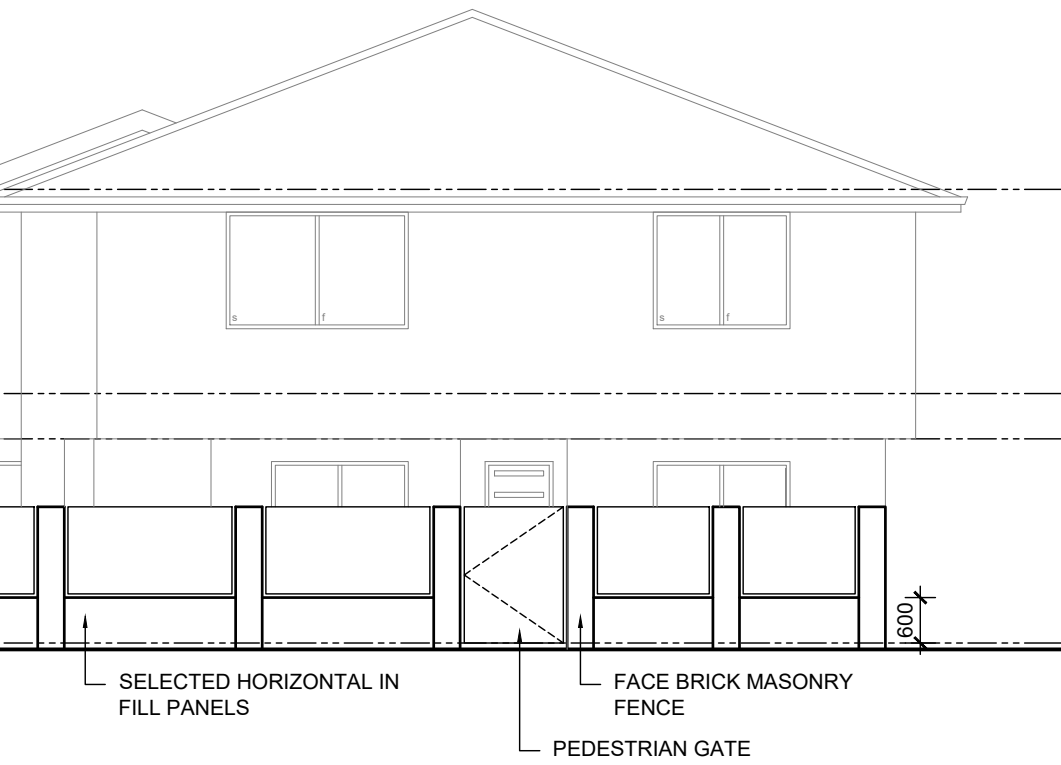
LANDSCAPING PLAN
SCALE 1:200



TYPICAL FENCE ELEVATION
SCALE 1:50



FENCE DETAILS
SCALE 1:25



ELEVATION
SCALE 1:100

WATERWISE NATIVE AUSTRALIAN PLANTS
GROUND COVERS (0-1m HIGH)

- DAMPiera stricta
- GREVILLEA (AUSSIE CRAWL)
- SCAECOLA (WHITE FAN FLOWER)

SMALL WATERWISE NATIVE AUSTRALIAN PLANTS
BORDER SHRUBS (0.5m HIGH)

- GENUS DANIELA (FLAX LILLY)
- GENUS ANGOZANTHOS (KANGAROO PAW)
- EREMOPHILA CLARKEA (KALIBARR CARPET)
- CONOSTYLIS CANDICANS (GREY COTTONHEAD)
- PHELOTHERA SPICATA (PEPPER AND SALT)
- ALYODYNE HELICELI (NATIVE HIBISCUS)
- GOMPHOLOBIUM CONFERTUM (COASTAL PURPLE PEA)

MEDIUM WATERWISE NATIVE AUSTRALIAN PLANTS
LOW SHRUBS (1-2m HIGH)

- DANIELA (BREEZE)
- GENUS CORREA (NATIVE FUCHSIA)
- CALLISTEMON (WHITE ANZAC)
- MELALEUCA (GREEN GLOBE HONEY MYRTLE)
- ANGOZANTHOS HUMILIS (CATS PAW)

MEDIUM WATERWISE NATIVE AUSTRALIAN TREE
TALL SHRUBS AND SMALL TREES (TO 3m HIGH)

- GENUS CALLISTEMON (BOTTLEBRUSH)
- TEMPLETONIA NEUTERA (COOKIES TONGUE)
- CALLISTEMON (KINGS PARK SPECIAL)

LARGE WATERWISE NATIVE AUSTRALIAN TREE
MEDIUM TO TALL TREES

- AGONIS FLEXUOSA (WILLOW MYRTLE/PEPPERMINT)

SELECTED PAVING

SELECTED LAWN/LANDSCAPING

LANDSCAPING GUIDE

LANDSCAPER RESERVES THE RIGHT TO SELECT ALTERNATIVE SPECIES ACCORDING TO SEASONAL SUITABILITY AND IN ACCORDANCE TO COUNCIL POLICY

- MIN POT SIZE 175mm
- MIN 100mm DEEP MULCH COVER TO GARDEN BEDS

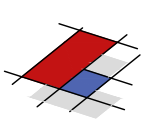
NOTES AND INFORMATION

- RETICULATION WATERING WILL BE PROVIDED TO THE PLANTS FROM A TAP ON-SITE. IRRIGATION CONTROLLER TO BE USED TO PROGRAM THE WATERING OF THE PLANTS. WATER TO BE DISTRIBUTED THROUGH 19MM POLY PIPE WITH DRIP FEEDS.
- WHEN PLANTING, A HOLE TWICE THE SIZE OF THE POT TO BE EXCAVATED AND BACK FILLED WITH SUITABLE LANDSCAPING MIX. SLOW RELEASE FERTILISER TO BE ADDED TO EACH PLANT. EACH PLANT TO BE WATERED IN TO ENSURE AIR VOIDS HAVE BEEN FILLED.

INFILL PANEL NOTES AND INFORMATION

- 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

REV	DATE	REVISION	BY
1	-	CONSTRUCTION PLAN	MV



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PROPOSED NEW DEVELOPMENT

LANDSCAPING PLAN

SITE: CLOVERDALE

CLIENT:

JOB No:	DWG No:	A0.3	OF	A33
24.1530	REV No:	1		

SCALE:	AS SHOWN AT A2 CLIENT	CHK BY:
DRN BY:	MJV	CHK BY:
DATE:	Aug-25	DATE:

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

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

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

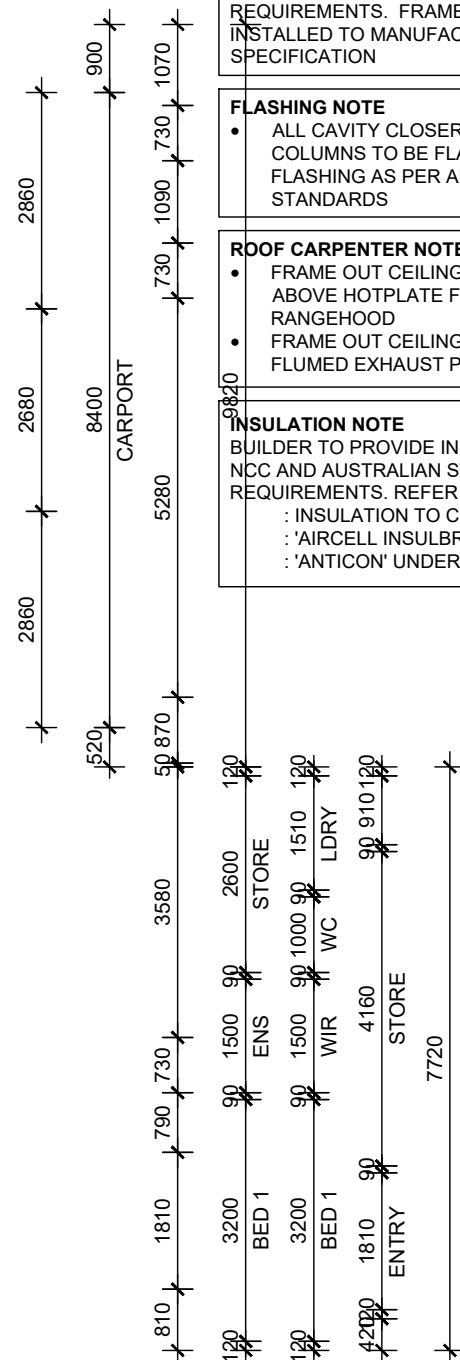
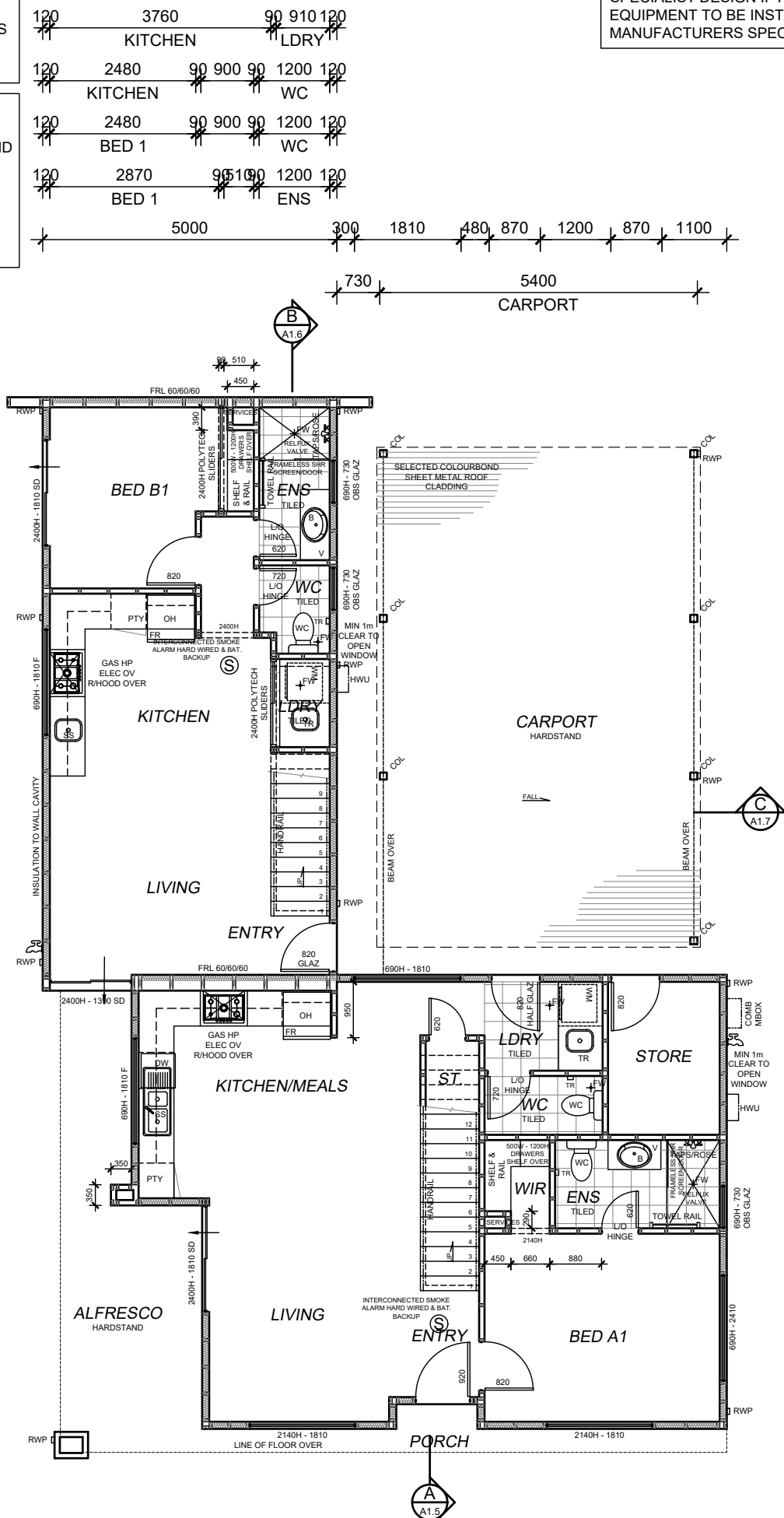
- 450W SHELF AND RAIL 1700 HIGH TO BEDS, € OF RAIL TO BE 250mm OFF WALL
- TOWEL RAIL TO BE FIXED 900mm AFFL UNO

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

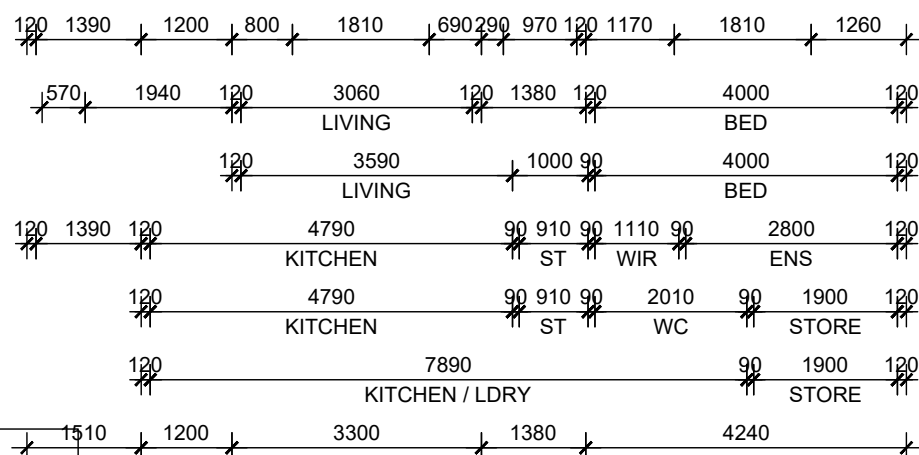
- ALL CAVITY CLOSERS AND STRUCTURAL COLUMNS TO BE FLASHED WITH ALCOR FLASHING AS PER AUSTRALIAN STANDARDS

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

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



SCALE 1:100



- 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



UNIT 1

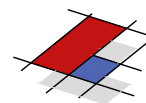


1
A1.3

2
A1.3

UNIT 1

1	-	CONSTRUCTION PLAN	MV
REV	DATE	REVISION	BY



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PROPOSED NEW DEVELOPMENT

GROUND FLOOR PLAN

SITE: CLOVERDALE
CLIENT:

JOB No:	DWG No:	A1.1	OF	A33
24.1530	REV No:	1		

SCALE: AS SHOWN AT A2 CLIENT CHK BY:
DRN BY: MJV CHK BY:
DATE: Aug-25 DATE:

BUILDER NOTE

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ROOF SAFETY NOTE

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SOLAR ENERGY PANEL NOTE

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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, 1/2 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 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

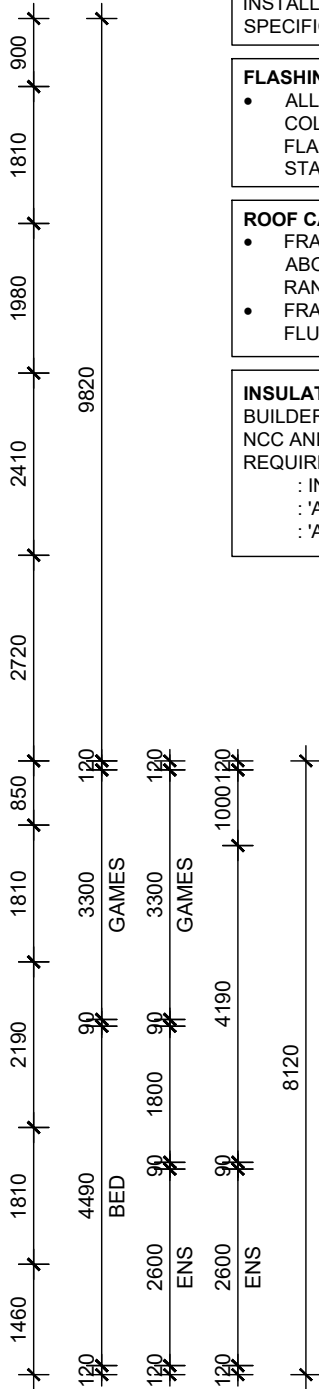
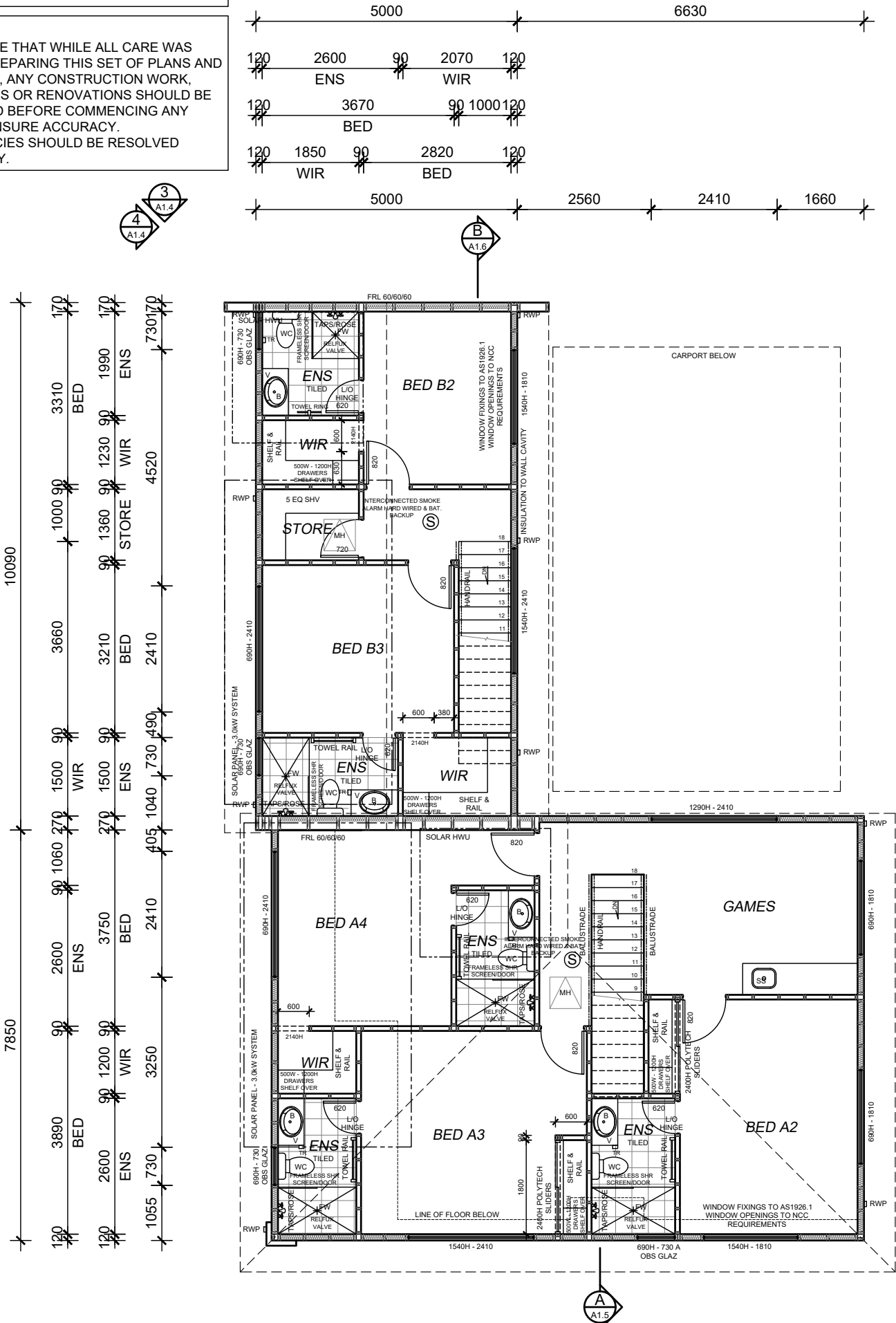
ROOF CARPENTER NOTE

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

INSULATION NOTE

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



UNIT 1

FLOOR PLAN

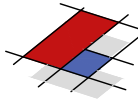
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ENERGY NOTE

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- 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
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- ALL SHOWER HEADS MUST BE 3 STAR WELS RATED MIN



1	2		
A1.3	A1.3		
1	-	CONSTRUCTION PLAN	MV
REV	DATE	REVISION	BY



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PROPOSED NEW DEVELOPMENT

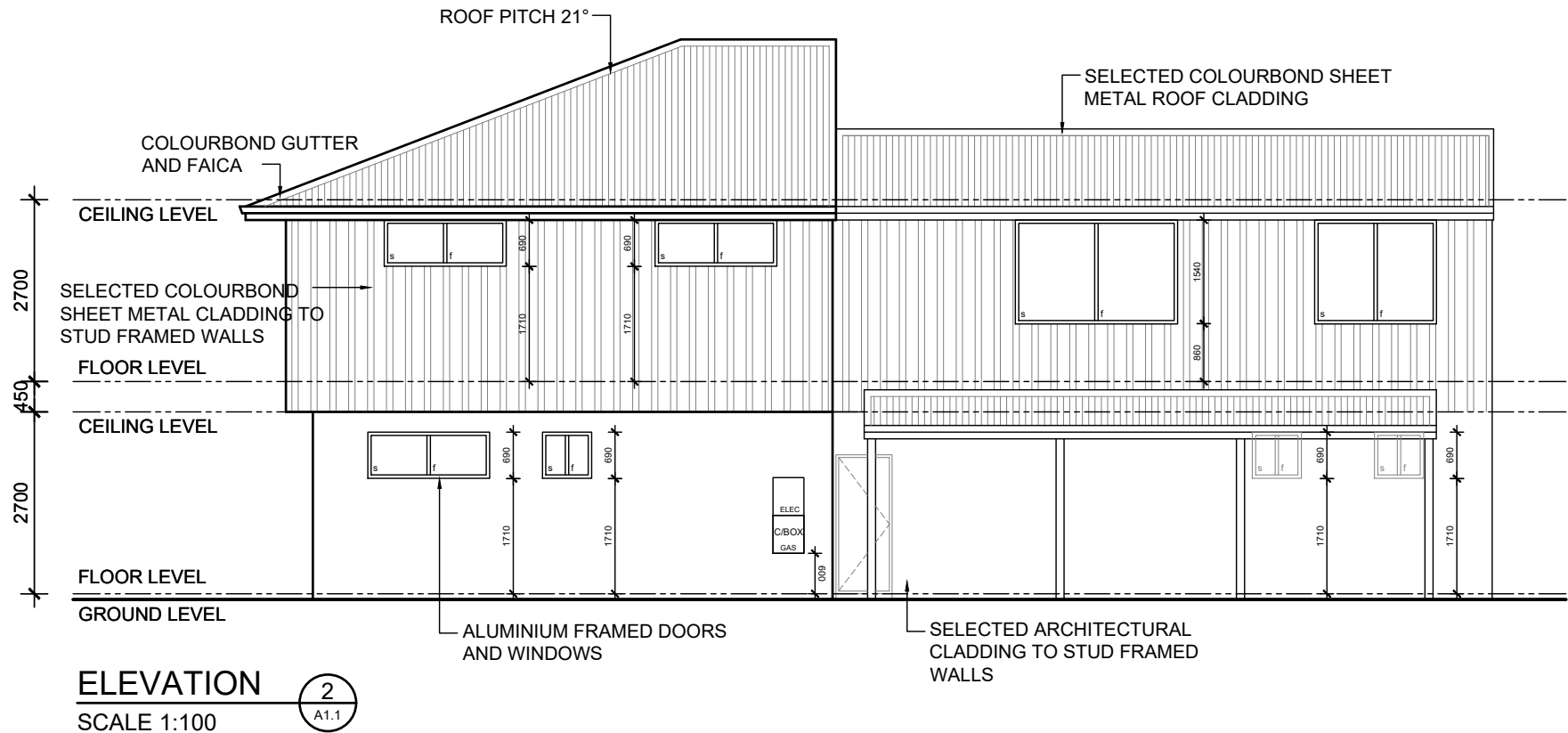
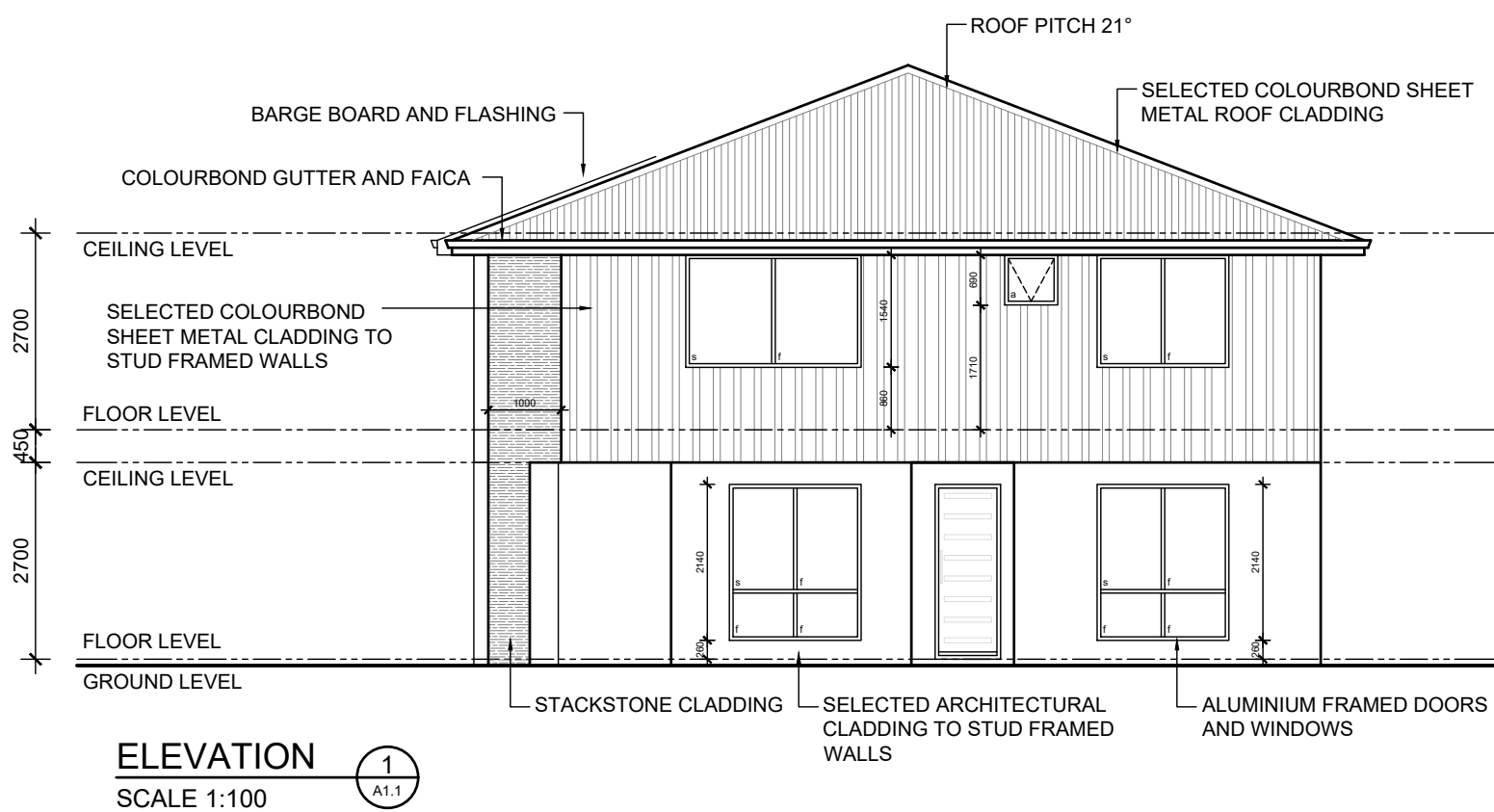
FIRST FLOOR PLAN

SITE: CLOVERDALE
CLIENT:

JOB No: 24.1530 DWG No: A1.2 OF A33
REV No: 1

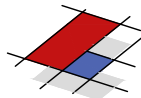
SCALE: AS SHOWN AT A2 CLIENT CHK BY:
DRN BY: MJV CHK BY:
DATE: Aug-25 DATE:

COLOUR / MATERIAL SCHEME (to be confirmed at construction)			
<u>WALLS/RENDER</u>			
DWELLING - MAIN COLOUR	:	TBA	
DWELLING - CONTRAST	:	TBA	
GARAGE DOOR	:	NA	
<u>WINDOWS/DOORS</u>			
WINDOWS - ALUMINIUM FRAMED	:	TBA	
DOORS - ALUMINIUM FRAMED	:	TBA	
- FRONT DOOR	:	TBA	
<u>CONCRETE FLOORING</u>			
TYPICAL CONCRETE SLAB TO DWELLING TO ENGINEERS DETAILS UNLESS OTHERWISE NOTED			
<u>ROOF COVERING</u>			
DWELLING	:	COLOURBOND CUSTOM ORB COLOUR TBA	
<u>GUTTERS</u>			
FACIA	:	COLOURBOND COLOUR TBA	
RWP/METERBOX	:	PAINTED TO MATCH	
<u>CEILING/CORNICE</u>			
	:	MOULDED COVE CORNICE THROUGHOUT	



UNIT 1

1	-	CONSTRUCTION PLAN	MV
REV	DATE	REVISION	BY



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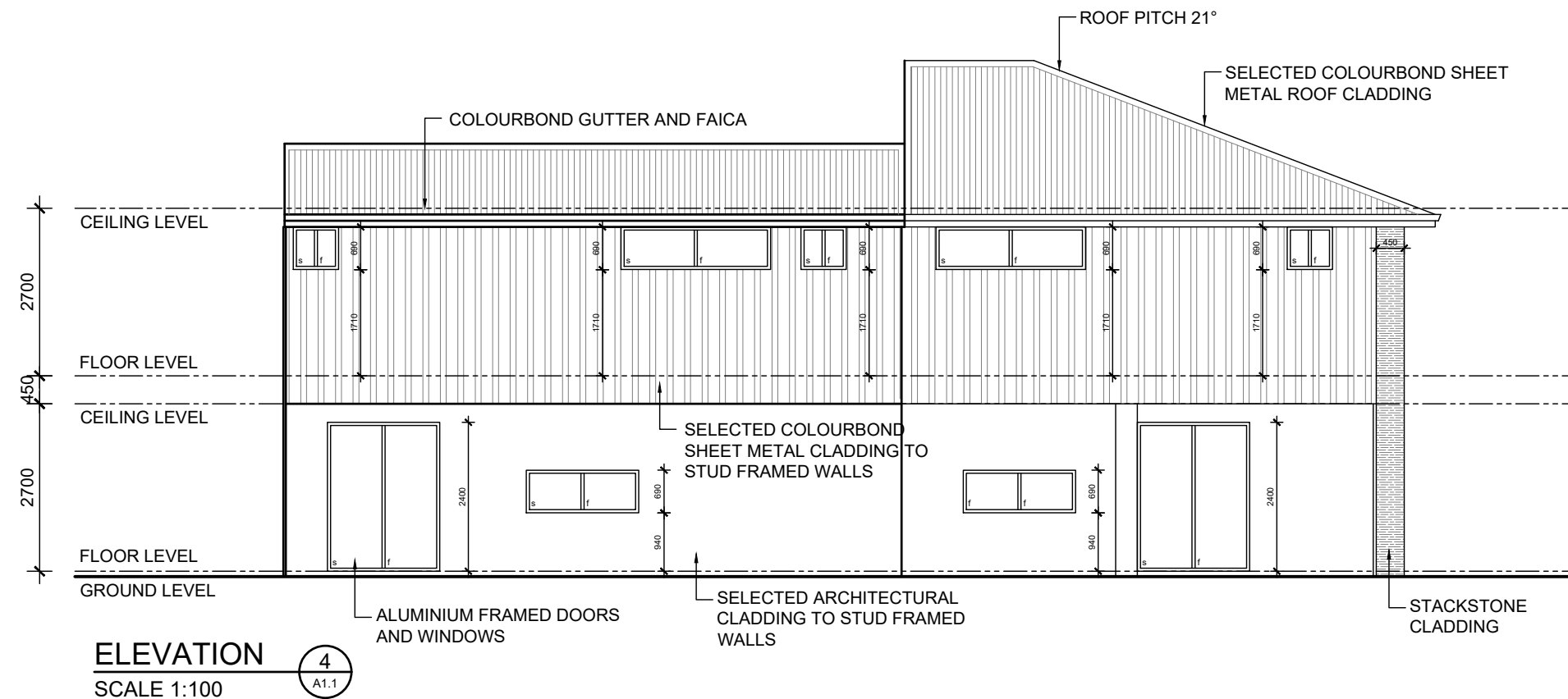
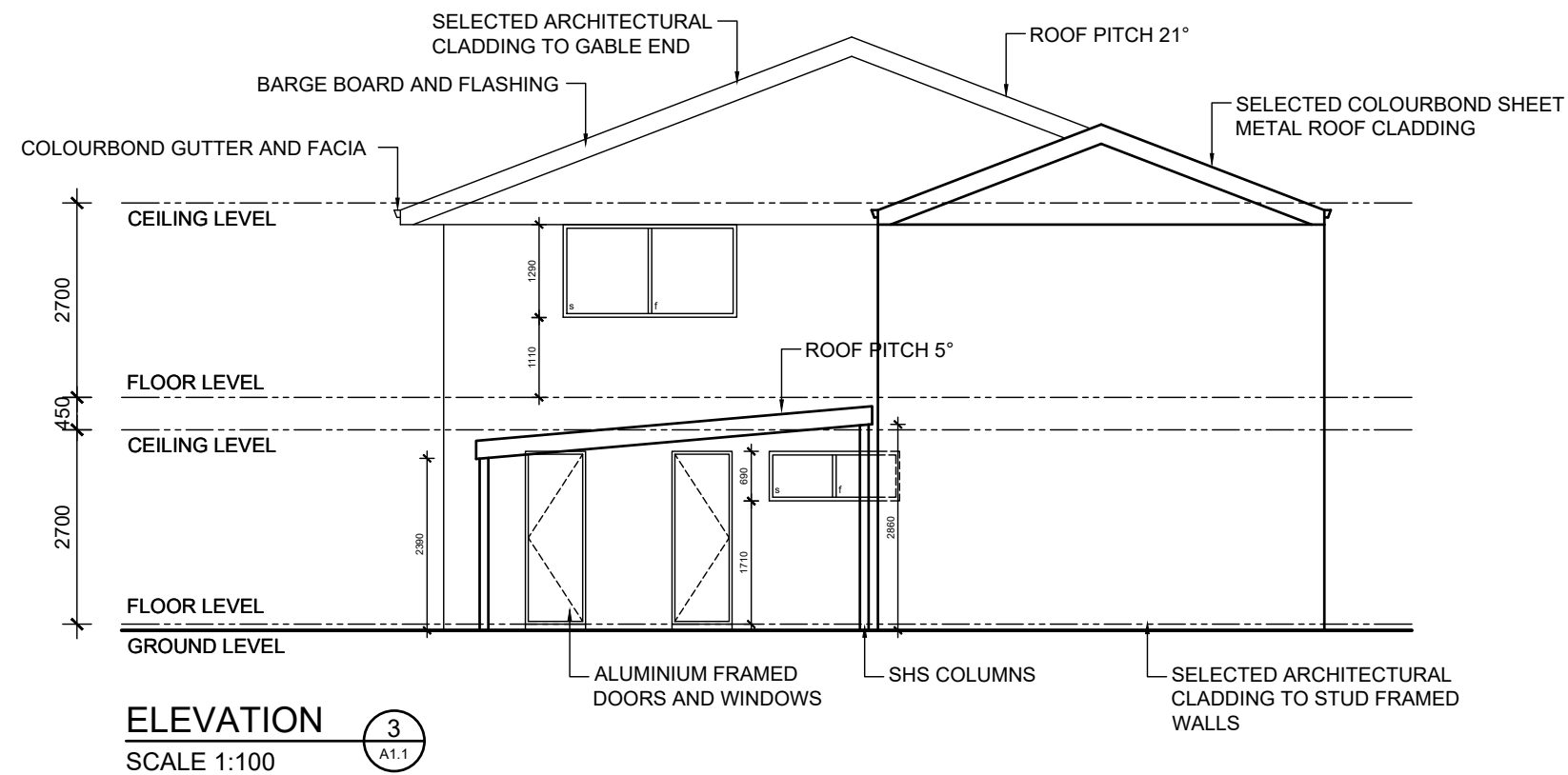
PROPOSED NEW DEVELOPMENT

ELEVATIONS

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CLIENT:

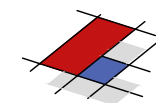
JOB No: 24.1530 DWG No: A1.3 OF A33
REV No: 1

SCALE: AS SHOWN AT A2 CLIENT CHK BY:
DRN BY: MJV CHK BY:
DATE: Aug-25 DATE:



UNIT 1

REV	DATE	REVISION	BY
1	-	CONSTRUCTION PLAN	MV



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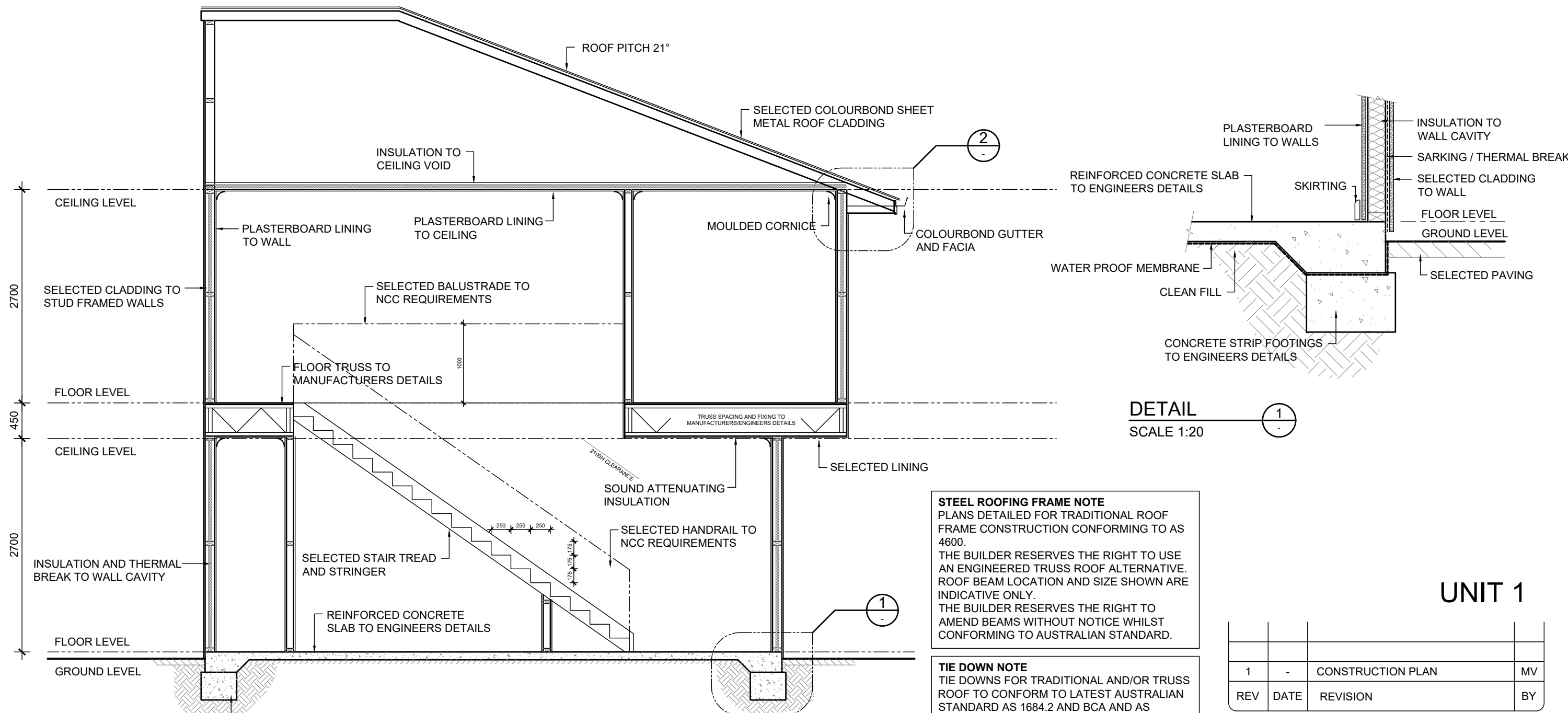
PROPOSED NEW DEVELOPMENT

ELEVATIONS

SITE: CLOVERDALE
CLIENT:

JOB No: 24.1530
DWG No: A1.4 OF A33
REV No: 1

SCALE: AS SHOWN AT A2 CLIENT CHK BY:
DRN BY: MJV CHK BY:
DATE: Aug-25 DATE:



SECTION
SCALE 1:50

A
A1.2

NOMINATED STAIR TREADS
GOING : 250mm
RISE : 175mm
NO OPENING GREATER THAT 125mm IN
ACCORDANCE WITH LATEST NCC REQUIREMENTS

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

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.

DETAIL
SCALE 1:20

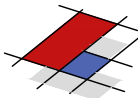
2

DETAIL
SCALE 1:20

1

UNIT 1

1	-	CONSTRUCTION PLAN	MV
REV	DATE	REVISION	BY



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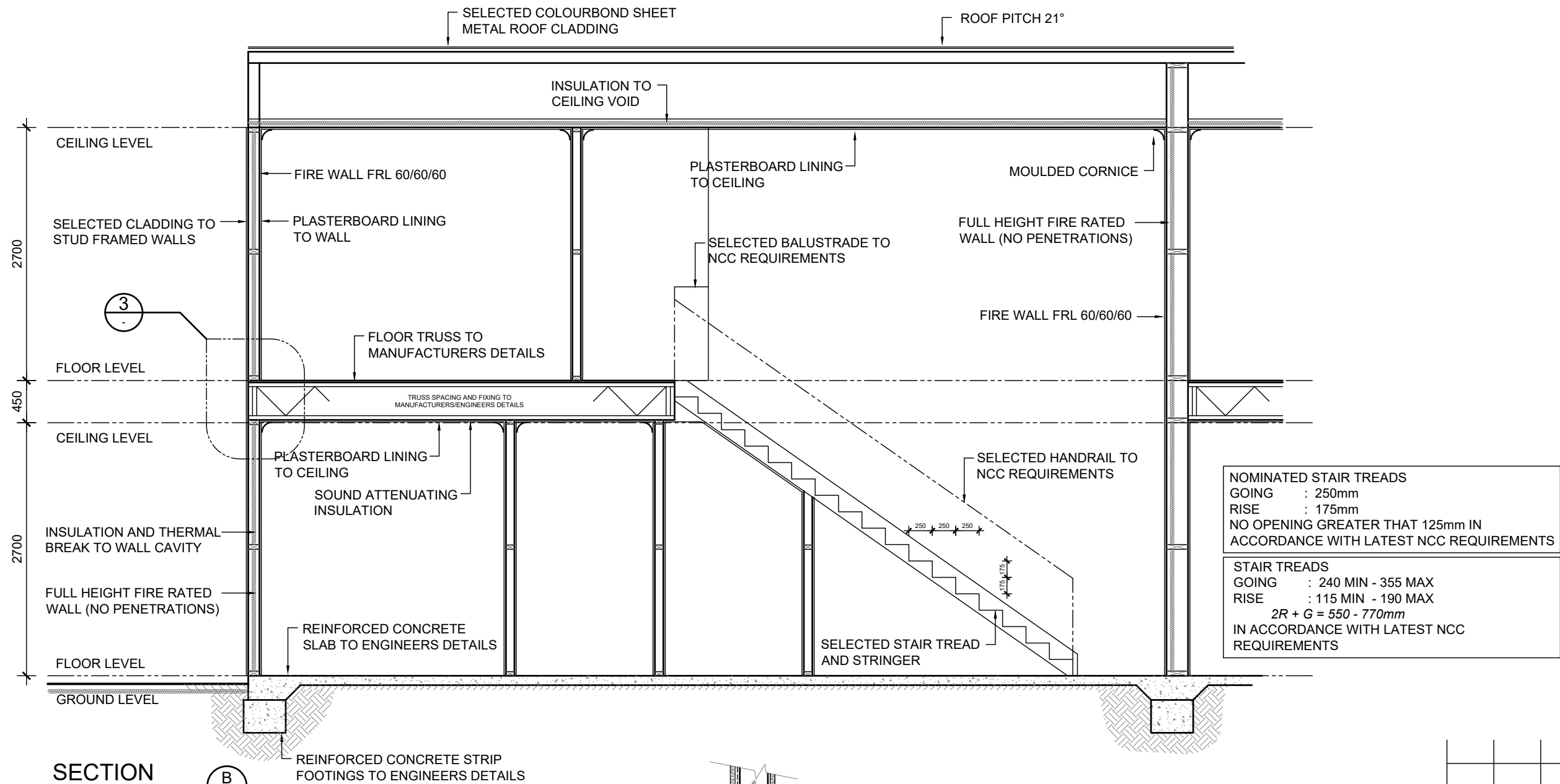
PROPOSED NEW DEVELOPMENT

SECTION & DETAILS

SITE: CLOVERDALE
CLIENT:

JOB No:	DWG No:	A1.5	OF	A33
24.1530	REV No:	1		

SCALE:	AS SHOWN AT A2	CLIENT CHK BY:
DRN BY:	MJV	CHK BY:
DATE:	Aug-25	DATE:



SECTION

SCALE 1:50

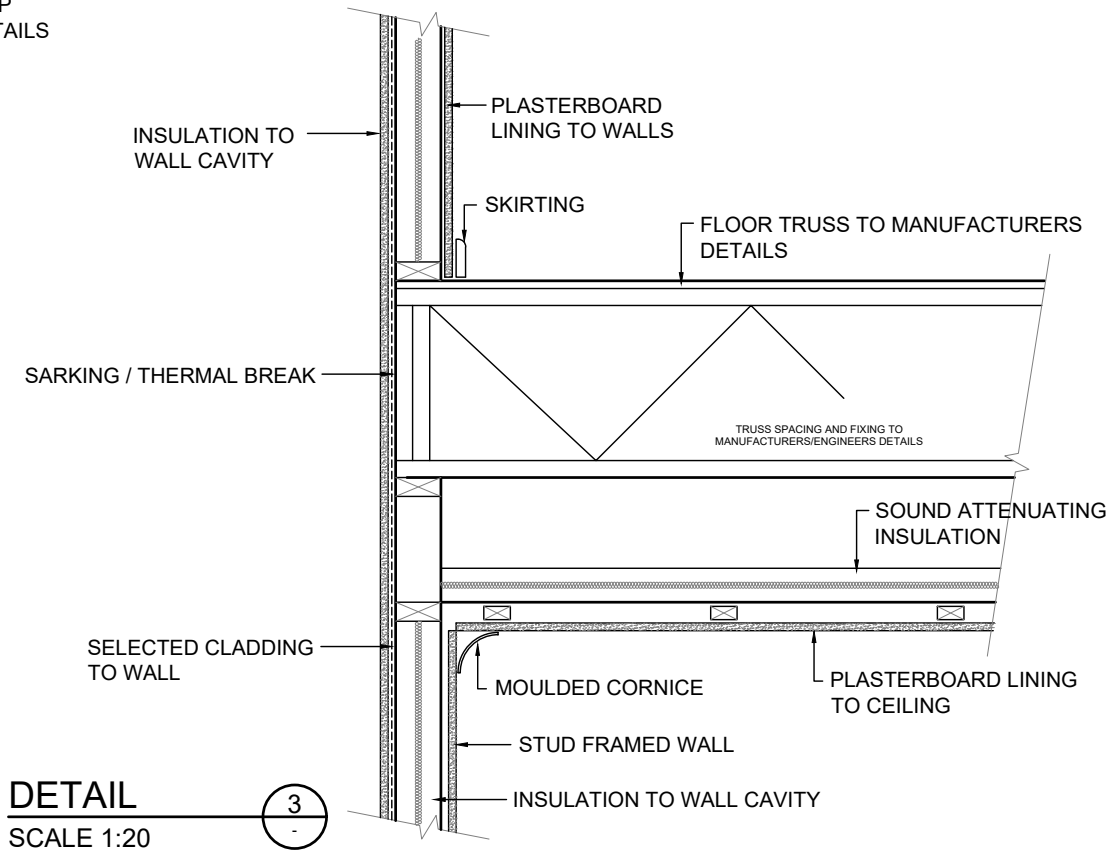
B
A1.2

UNIT 1

REV	DATE	REVISION	BY
1	-	CONSTRUCTION PLAN	MV

STEEL ROOFING FRAME NOTE
PLANS DETAILED FOR TRADITIONAL ROOF FRAME CONSTRUCTION CONFORMING TO AS 4600.
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 AUSTRALIAN STANDARD.

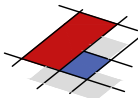
TIE DOWN NOTE
TIE DOWNS FOR TRADITIONAL AND/OR TRUSS ROOF TO CONFORM TO LATEST AUSTRALIAN STANDARD AS 1684.2 AND BCA AND AS DETAILED BY STRUCTURAL ENGINEER



DETAIL

SCALE 1:20

3
-



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PROPOSED NEW DEVELOPMENT

SECTION & DETAILS

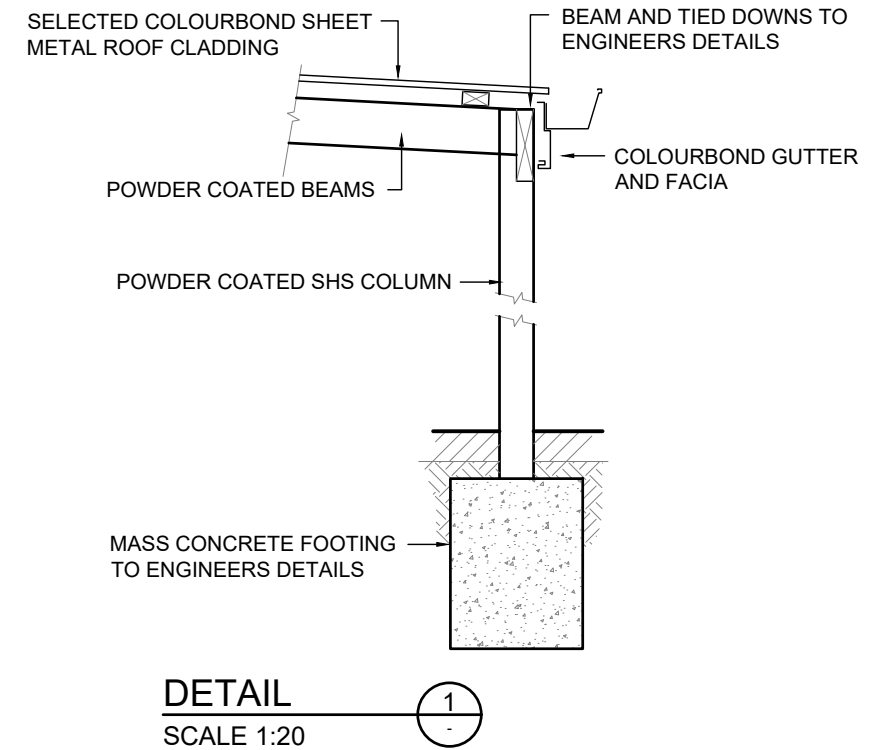
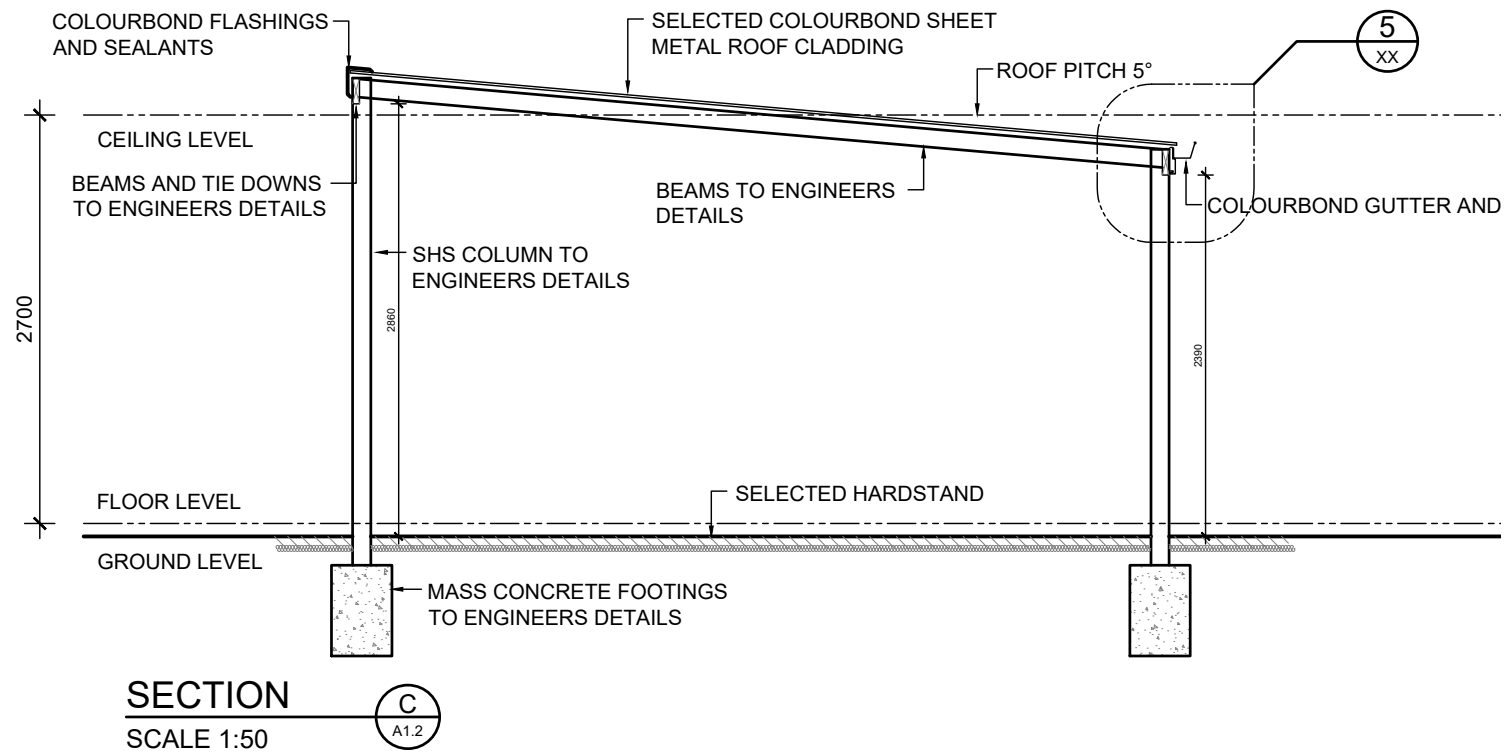
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CLIENT:

JOB No: 24.1530
DWG No: A1.6 OF A33
REV No: 1

SCALE: AS SHOWN AT A2 CLIENT CHK BY:
DRN BY: MJV CHK BY:
DATE: Aug-25 DATE:

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c:\users\martin\pictures\mjdraftingdesigns - mj drafting and designs\aa - mj drafting & designs\aa - projects\2024\24.1530 brick st24.1530-bi-aw.dwg

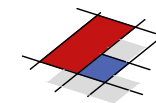


UNIT 1

1	-	CONSTRUCTION PLAN	MV
REV	DATE	REVISION	BY

STEEL ROOFING FRAME NOTE
PLANS DETAILED FOR TRADITIONAL ROOF FRAME CONSTRUCTION CONFORMING TO AS 4600.
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 AUSTRALIAN STANDARD.

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



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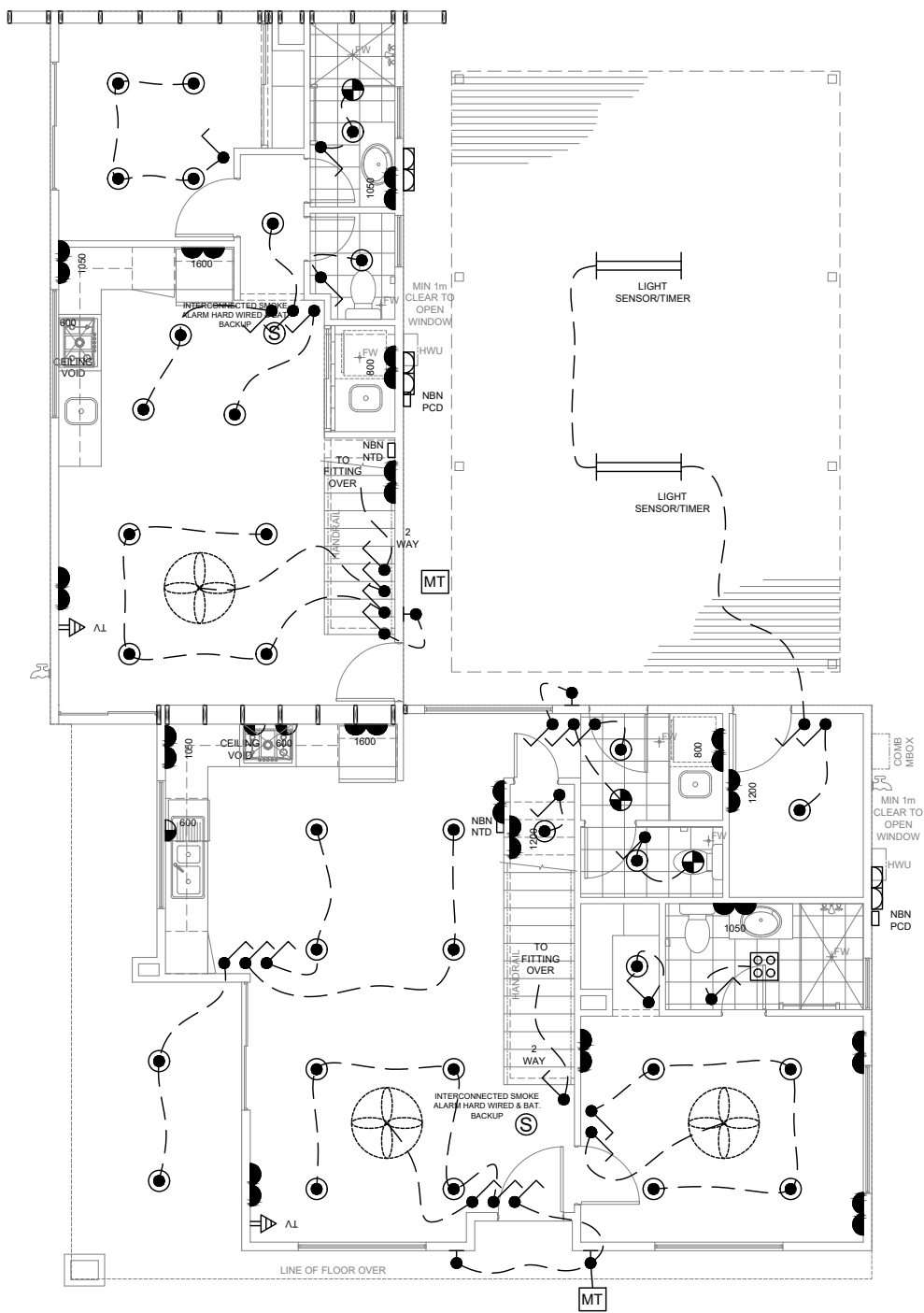
PROPOSED NEW DEVELOPMENT

SECTION & DETAILS

SITE: CLOVERDALE
CLIENT:

JOB No: 24.1530
DWG No: A1.7 OF A33
REV No: 1

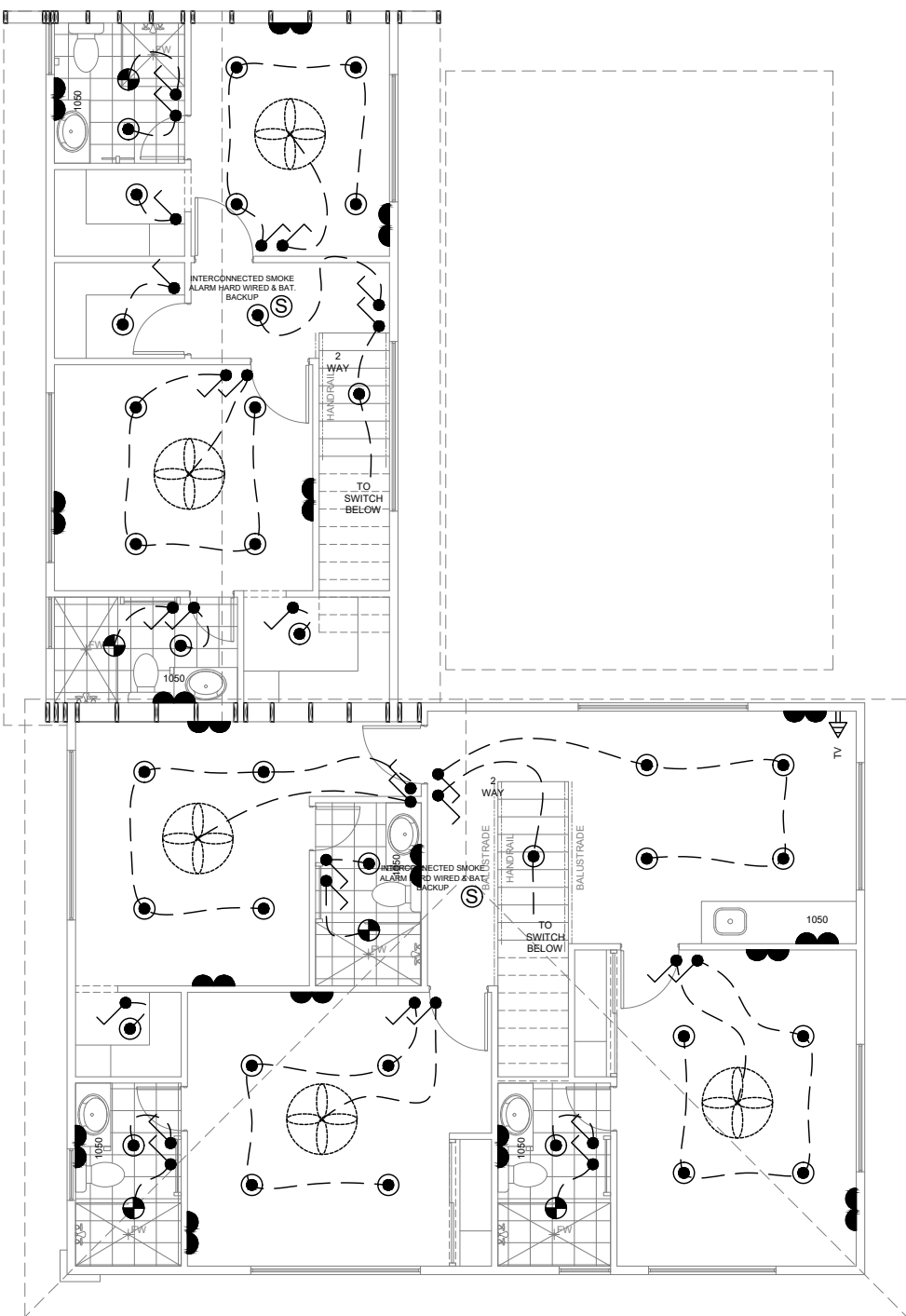
SCALE: AS SHOWN AT A2 CLIENT CHK BY:
DRN BY: MJV CHK BY:
DATE: Aug-25 DATE:



GROUND FLOOR

SCALE 1:100

1



FIRST FLOOR

SCALE 1:100

2

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

ELECTRICAL NOTE
BUILDER/ELECTRICIAN TO SUPPLY AND INSTALL 3 PHASE POWER CONNECTIONS AS REQUIRED FOR FUTURE CAR CHARGING STATION

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

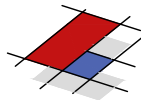
GPO CLEARANCES NOTE
ALL ELECTRICAL EQUIPMENT TO BE INSTALLED IN ACCORDANCE WITH LATEST AUSTRALIAN STANDARD REQUIREMENTS WITH REGARD TO WATER SOURCES
TYPICAL CLEARANCES:
HOT PLATE - MIN 250mm
METER BOX - MORE THAN 1m
BATH - MIN 500mm
BASIN - MIN 150mm

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 (SEALED)	IC-F RATED
	HEAT LAMP (FAN,2x LIGHT, HEATER)	MECHANICAL VENT AND FLUE TO OUTSIDE AIR, SEALED
	1200 LONG DOUBLE FLORESCENT LIGHTING	
	CEILING MOUNTED EXHAUST FAN	MECHANICAL VENT AND FLUE TO OUTSIDE AIR, SEALED
	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	
	MOTION SENSOR	
	TELECOMMUNICATIONS POINT	PHONE POINT / NBN CONNECTIONS
	TELEVISION POINT AT 250 AFL UNO	
REFER TO BUILDERS SPECIFICATIONS FOR FINAL SELECTION OF FIXTURES AND COMPONENTS		

UNIT 1

1	-	CONSTRUCTION PLAN	MV
REV	DATE	REVISION	BY



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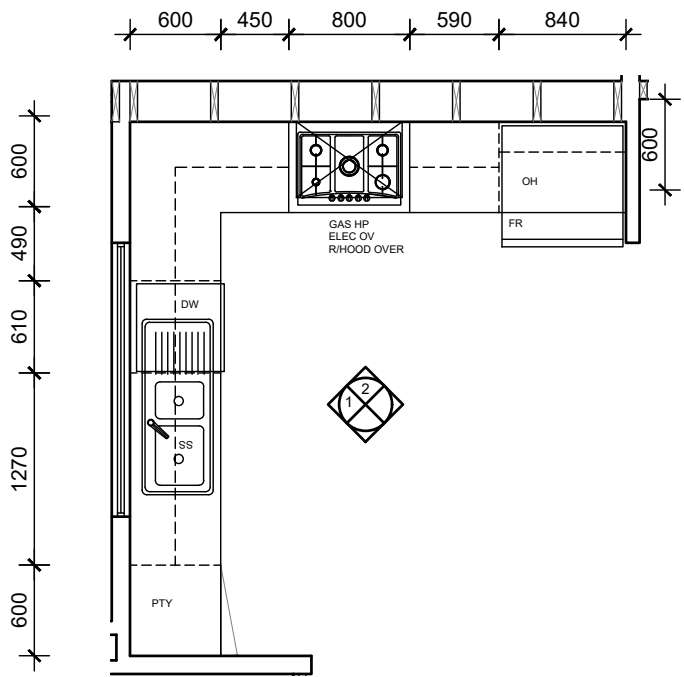
PROPOSED NEW DEVELOPMENT

ELECTRICAL PLAN

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CLIENT:

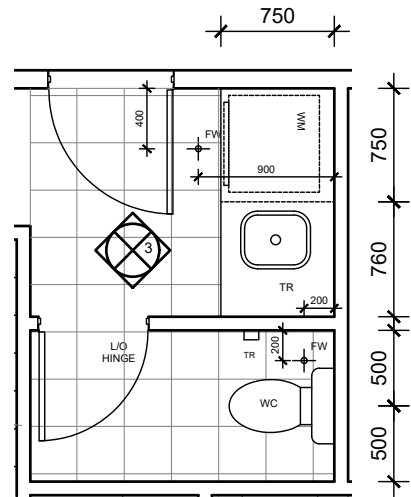
JOB No: 24.1530
DWG No: A1.8 OF A33
REV No: 1

SCALE: AS SHOWN AT A2 CLIENT CHK BY:
DRN BY: MJV CHK BY:
DATE: Aug-25 DATE:



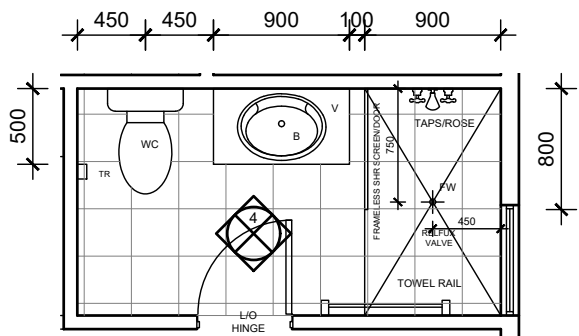
KITCHEN LAYOUT

SCALE 1:50



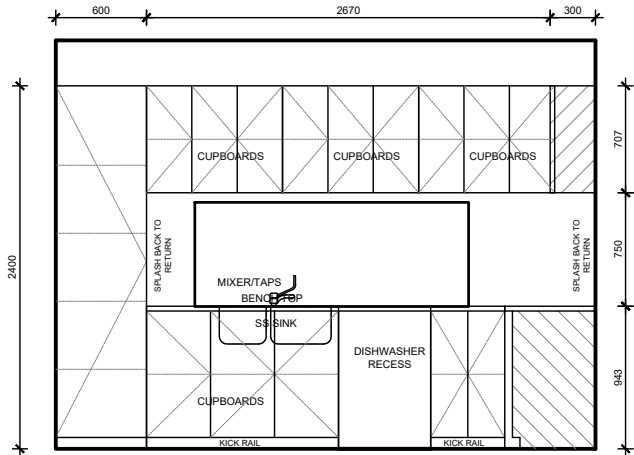
LDRY/WC LAYOUT

SCALE 1:50

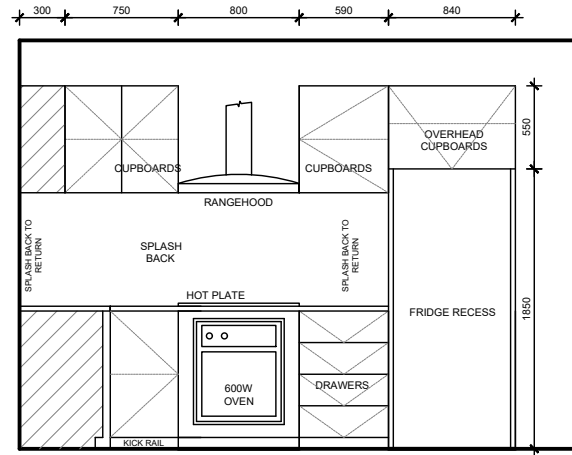


ENS A1 LAYOUT

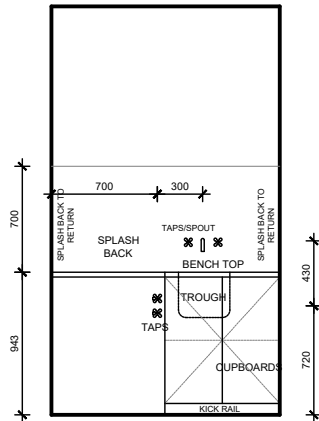
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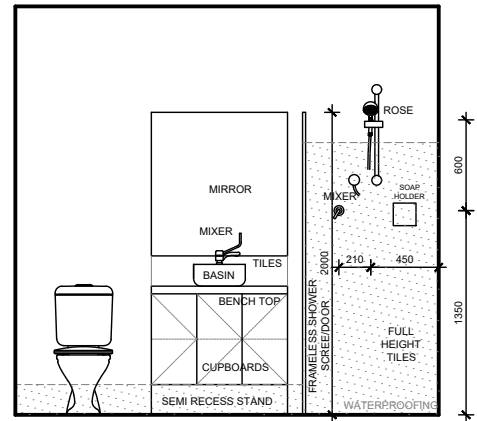
KITCHEN 1



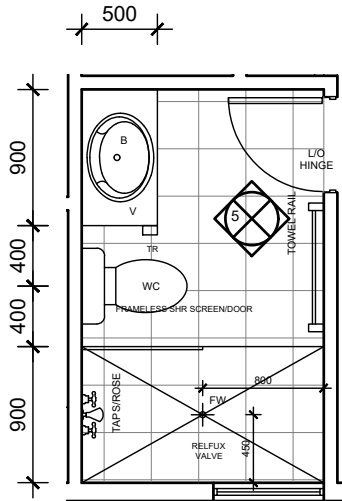
KITCHEN 2



LDRY 3

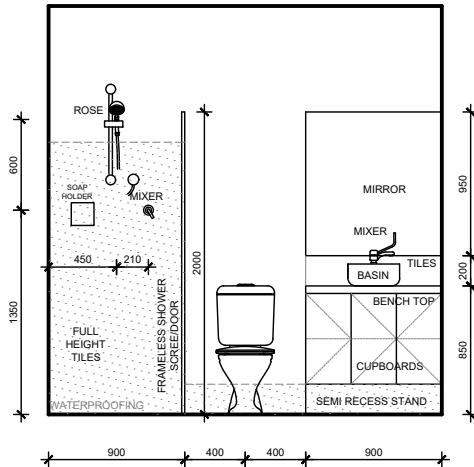


ENS 4



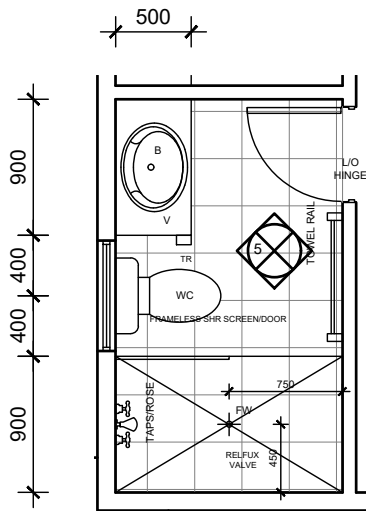
ENS A2 LAYOUT

SCALE 1:50



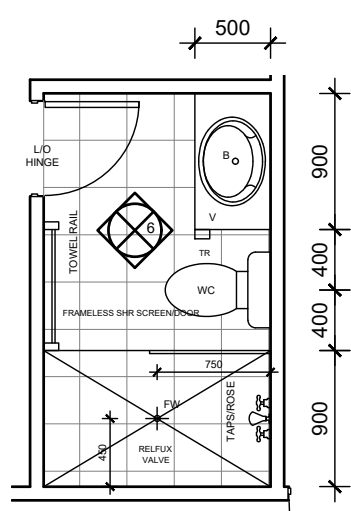
ENS 5

ENS 6 - MIRROR



ENS A3 LAYOUT

SCALE 1:50



ENS A4 LAYOUT

SCALE 1:50

WATER PROOFING NOTES:

WATER PROOFING OF WET AREAS TO COMPLY WITH AS3740, AND THE LATEST REVISION OF THE NCC

WATER PROOFING MEMBRANES TO AS 4858

FLOORS - WATER RESISTANCE TO BE APPLIED TO ENTIRE FLOOR IN BATHROOMS, LAUNDRIES AND WC'S

BATHROOMS:

1. WATERPROOF ALL PENETRATIONS.

2. SHOWERS - WATERPROOF INTERNAL AND EXTERNAL CORNER & HORIZONTAL JOINTS WITH MIN. HEIGHT OF 1800mm ABOVE FLOOR LEVEL.

WATER PROOF MIN 50mm OF ALL WALL/FLOOR JUNCTIONS.

WITH HOBS - WATER PROOFING TO BE MIN. 25mm ABOVE MAX. WATER HEIGHT OR A MIN. OF 150mm FROM F.F.L. TO EXTENT OF ENCLOSURE INCLUDING HOB.

WITHOUT HOBS - WATER PROOF EXTENT OF ENCLOSURE INCLUDING WATER STOP.

3. BATHS - WATER PROOF TO MIN. 150mm ABOVE BATH/SPAS LIPS, ALL HOBS AND DOWN TO FLOOR.

4. BASINS - WATER RESISTANT TO MIN. 150mm ABOVE BASINS WITHIN 75mm OF WALL.

5. FALLS TO THE FLOOR WASTE IN A SHOWER AREA - MINIMUM 1:80

6. FALLS TO THE FLOOR WASTE IN A BATHROOM AREA - MINIMUM 1:100

7. WATERPROOF VANITY BENCH TOP IN ACCORDANCE TO THE NCC

LAUNDRIES AND WC'S AND KITCHENS

1. WATERPROOF ALL HORIZONTAL TAP AND SPOUT PENETRATIONS.

2. WATER PROOF TO MIN. 150mm ABOVE TROUGHS/BASINS/SINKS/BENCH TOPS WITH 150mm OF WALL BEHIND WASHING MACHINE.

3. WATER PROOF ALL WALL/CORNER & WALL/VESSEL JUNCTIONS WITHIN PROXIMITY OF THE TROUGHS/BASINS/SINKS.

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

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

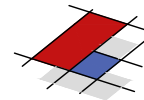
CABINET WORK NOTE

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

UNIT 1

1	-	CONSTRUCTION PLAN	MV
REV	DATE	REVISION	BY



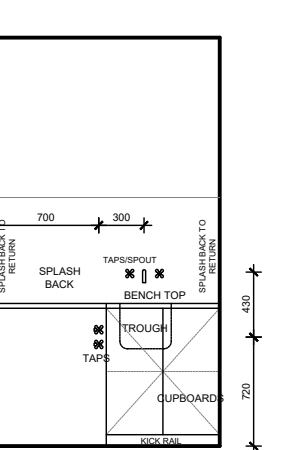
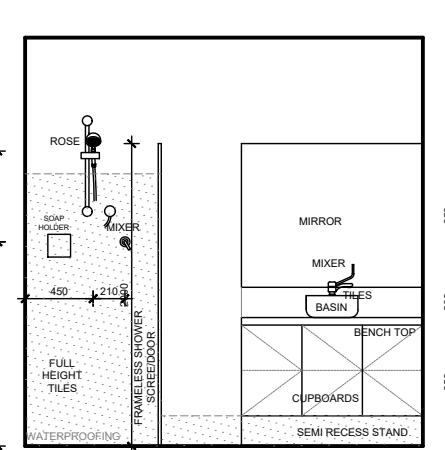
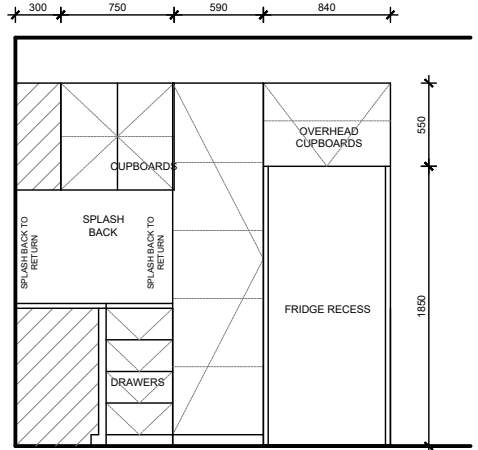
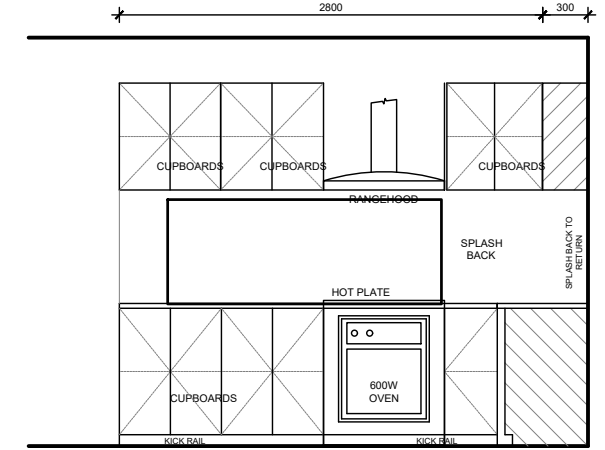
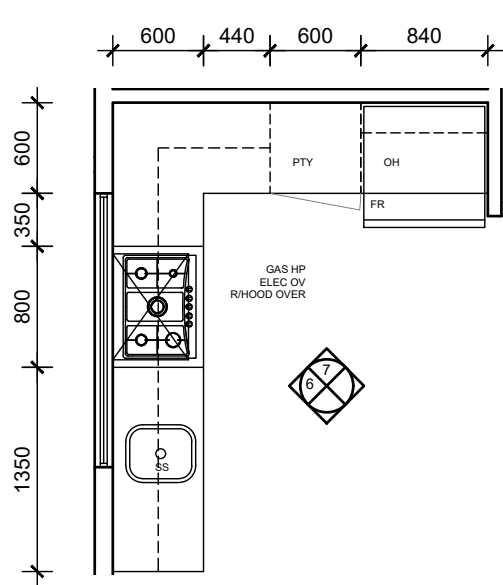
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PROPOSED NEW DEVELOPMENT

ROOM LAYOUTS

SITE: CLOVERDALE			
CLIENT:			
JOB No:	DWG No:	A1.9 OF A33	
24.1530		REV No: 1	
SCALE:	AS SHOWN AT A2 CLIENT CHK BY:		
DRN BY: MJV	CHK BY:		
DATE: Aug-25	DATE:		



KITCHEN 6

KITCHEN 7

ENS 8

LDRY 9

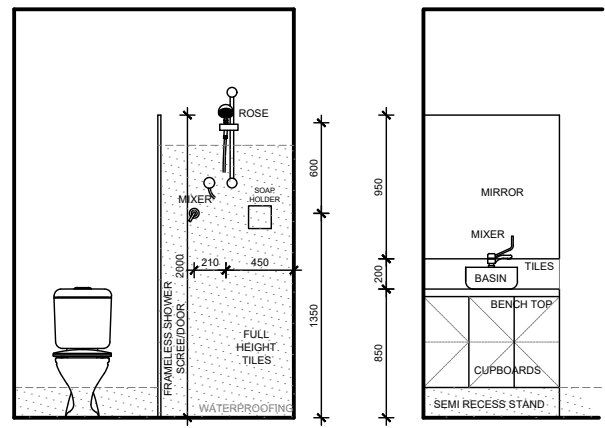
WATER PROOFING NOTES:
WATER PROOFING OF WET AREAS TO COMPLY WITH AS3740, AND THE LATEST REVISION OF THE NCC
WATER PROOFING MEMBRANES TO AS 4858
FLOORS - WATER RESISTANCE TO BE APPLIED TO ENTIRE FLOOR IN BATHROOMS, LAUNDRIES AND WC'S

- BATHROOMS:**
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 2. SHOWERS - WATERPROOF INTERNAL AND EXTERNAL CORNER & HORIZONTAL JOINTS WITH MIN. HEIGHT OF 1800mm ABOVE FLOOR LEVEL.
WATER PROOF MIN 50mm OF ALL WALL/FLOOR JUNCTIONS.
WITH HOBS - WATER PROOFING TO BE MIN. 25mm ABOVE MAX. WATER HEIGHT OR A MIN. OF 150mm FROM F.F.L. TO EXTENT OF ENCLOSURE INCLUDING HOB.
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 5. FALLS TO THE FLOOR WASTE IN A SHOWER AREA - MINIMUM 1:80
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- LAUNDRIES AND WC'S AND KITCHENS**
1. WATERPROOF ALL HORIZONTAL TAP AND SPOUT PENETRATIONS.
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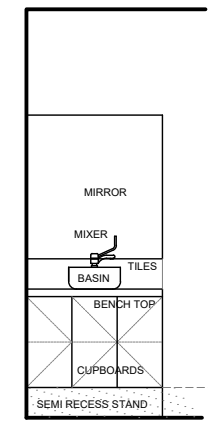
KITCHEN LAYOUT

SCALE 1:50

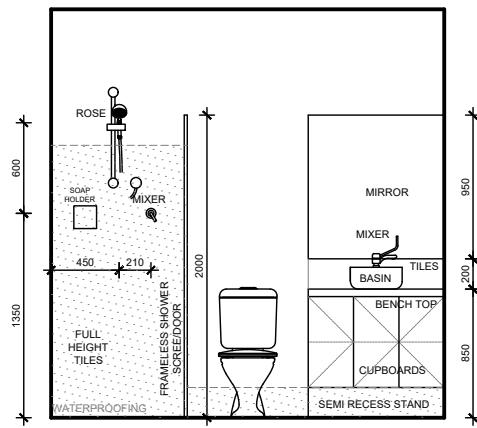
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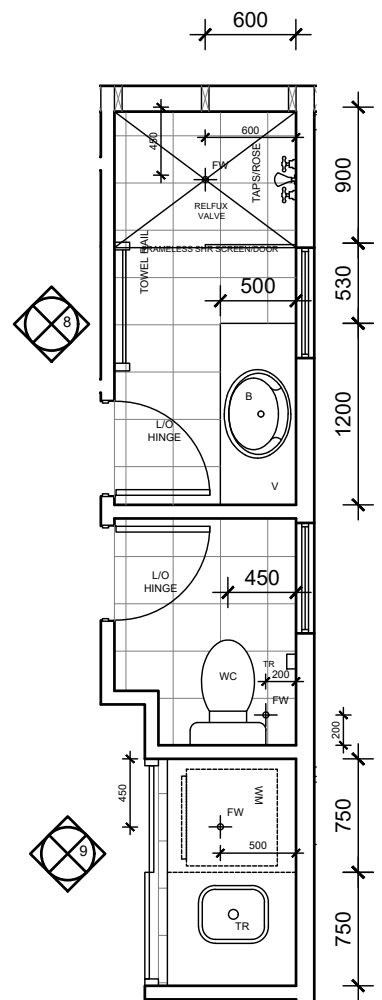
ENS 10



ENS 11



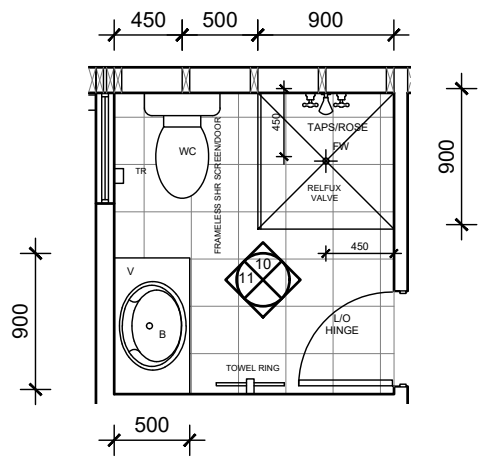
ENS 12



ENS B1, LDRY LAYOUT

SCALE 1:50

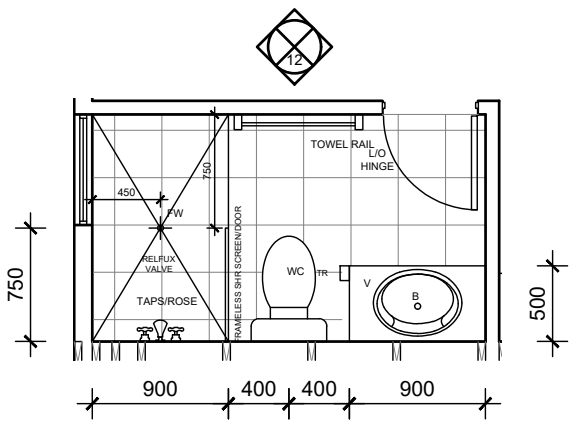
2



ENS B2 LAYOUT

SCALE 1:50

3



ENS B3 LAYOUT

SCALE 1:50

4

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

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

UNIT 1

1	-	CONSTRUCTION PLAN	MV
REV	DATE	REVISION	BY

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PROPOSED NEW DEVELOPMENT

ROOM LAYOUTS

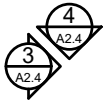
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CLIENT:

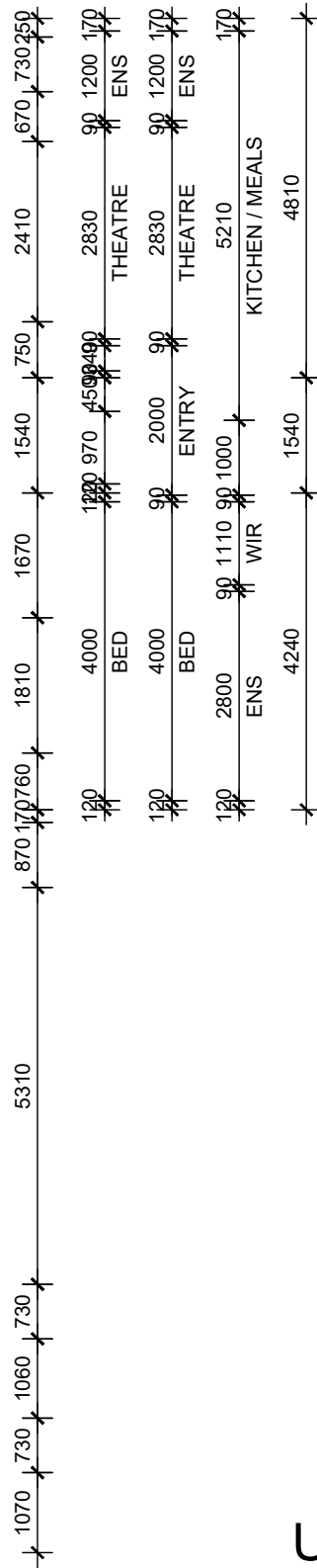
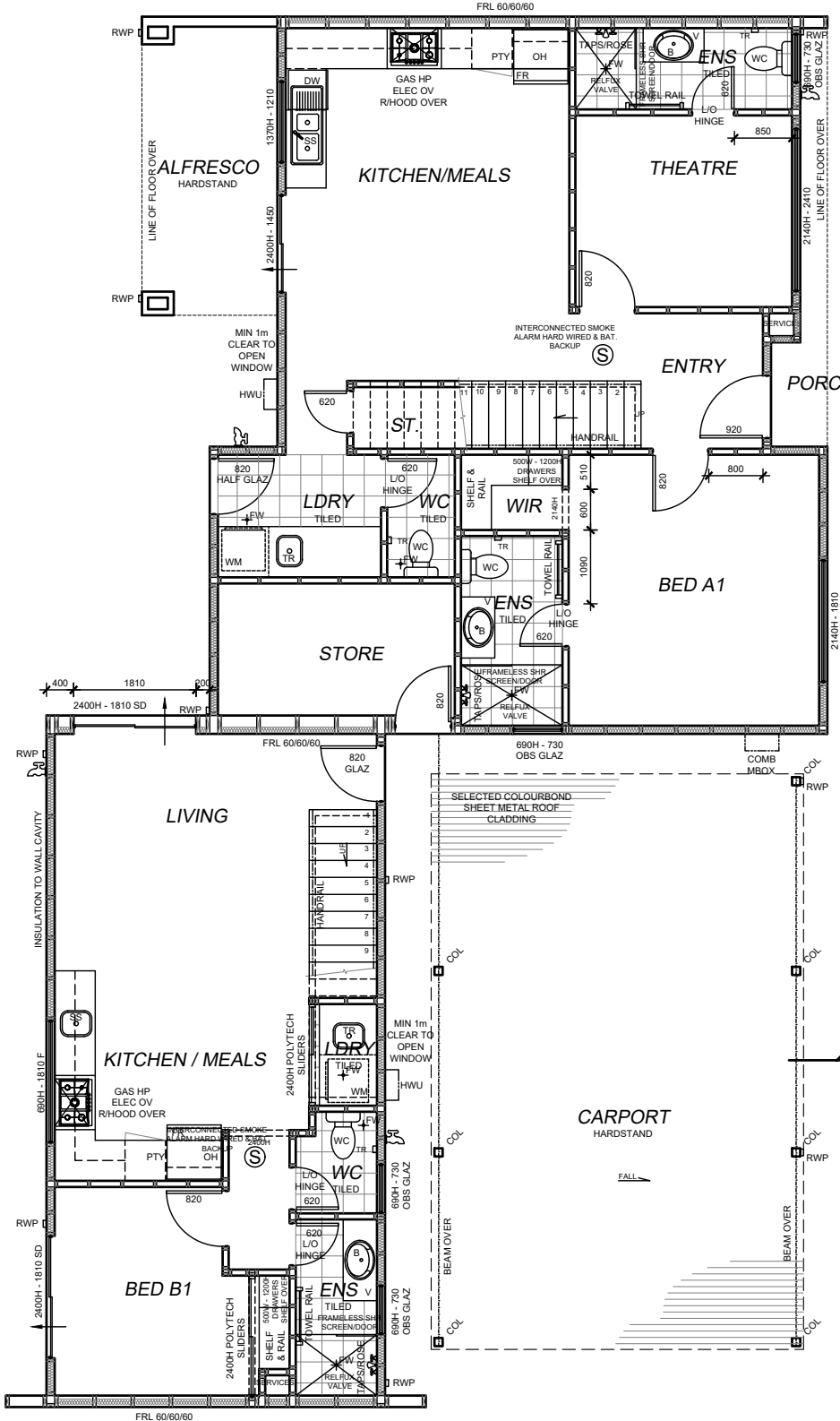
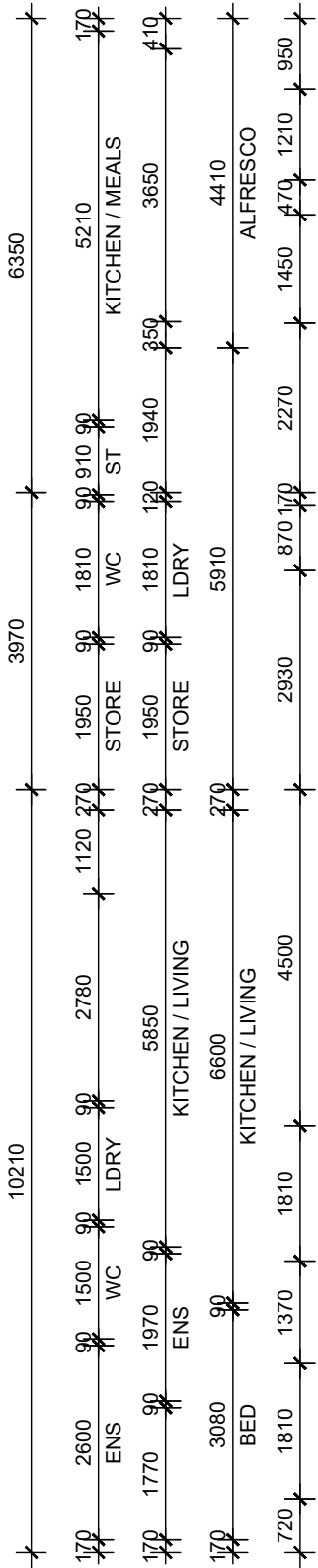
JOB No:	DWG No:	A1.10	OF	A33
24.1530	REV No:	1		

SCALE: AS SHOWN AT A2 CLIENT CHK BY: MJV
DRN BY: MJV
DATE: Aug-25

CHK BY: DATE:



- 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



UNIT 2

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

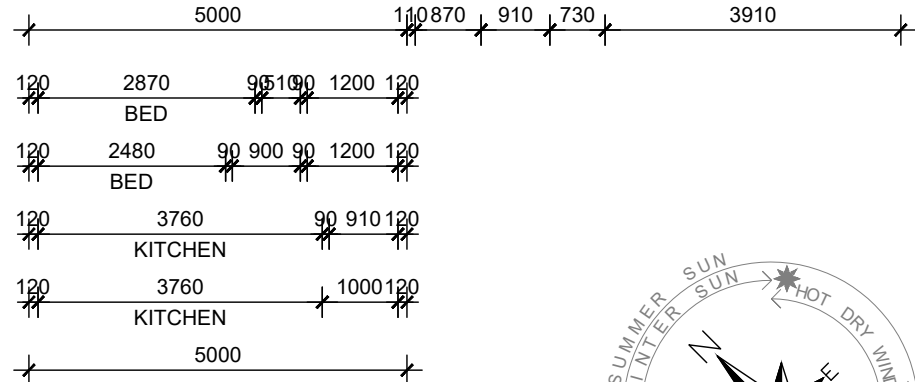
FIXING CARPENTER NOTE

- 450W SHELF AND RAIL 1700 HIGH TO BEDS, 600 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 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

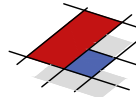
INSULATION NOTE
BUILDER TO PROVIDE INSULATION TO LATEST NCC AND AUSTRALIAN STANDARD REQUIREMENTS. REFER TO ENERGY REPORT

- : INSULATION TO CEILING VOID
- : '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



1	-	CONSTRUCTION PLAN	MV
REV	DATE	REVISION	BY



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PROPOSED NEW DEVELOPMENT

GROUND FLOOR PLAN

SITE: CLOVERDALE
CLIENT:

JOB No: 24.1530 DWG No: A2.1 OF A33
REV No: 1

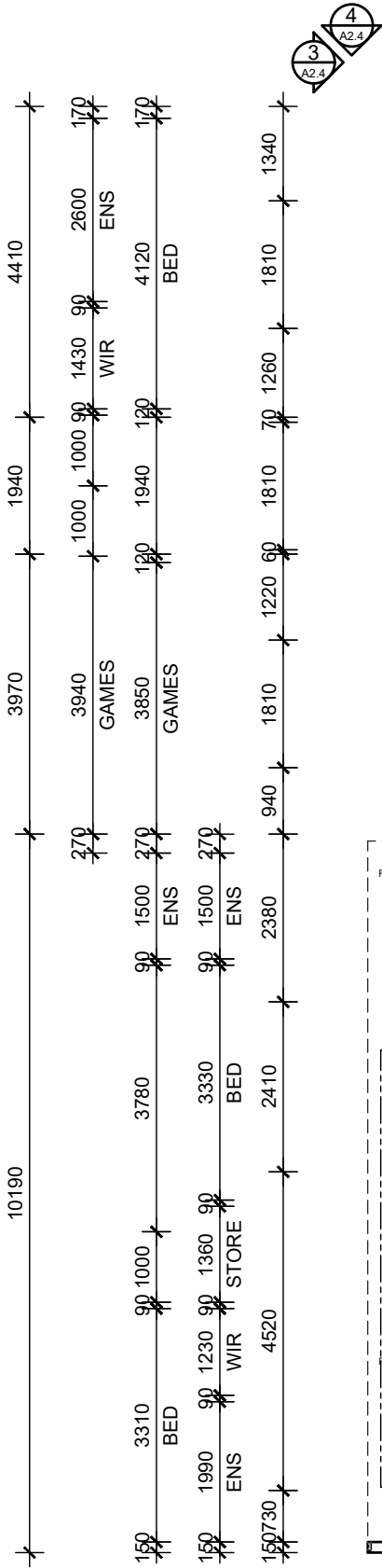
SCALE: AS SHOWN AT A2 CLIENT CHK BY:
DRN BY: MJV CHK BY:
DATE: Aug-25 DATE:

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

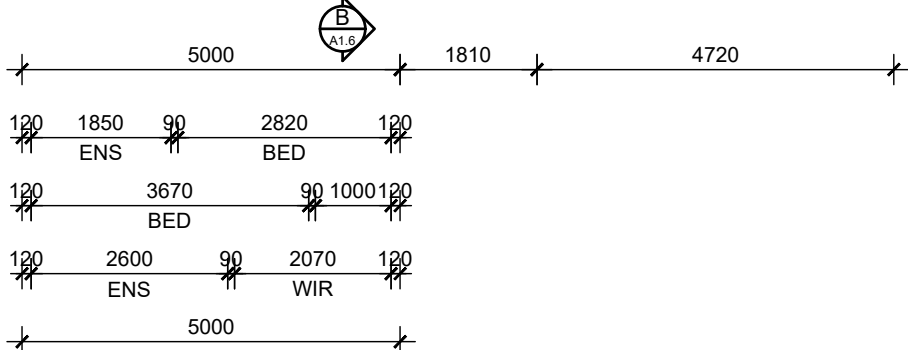
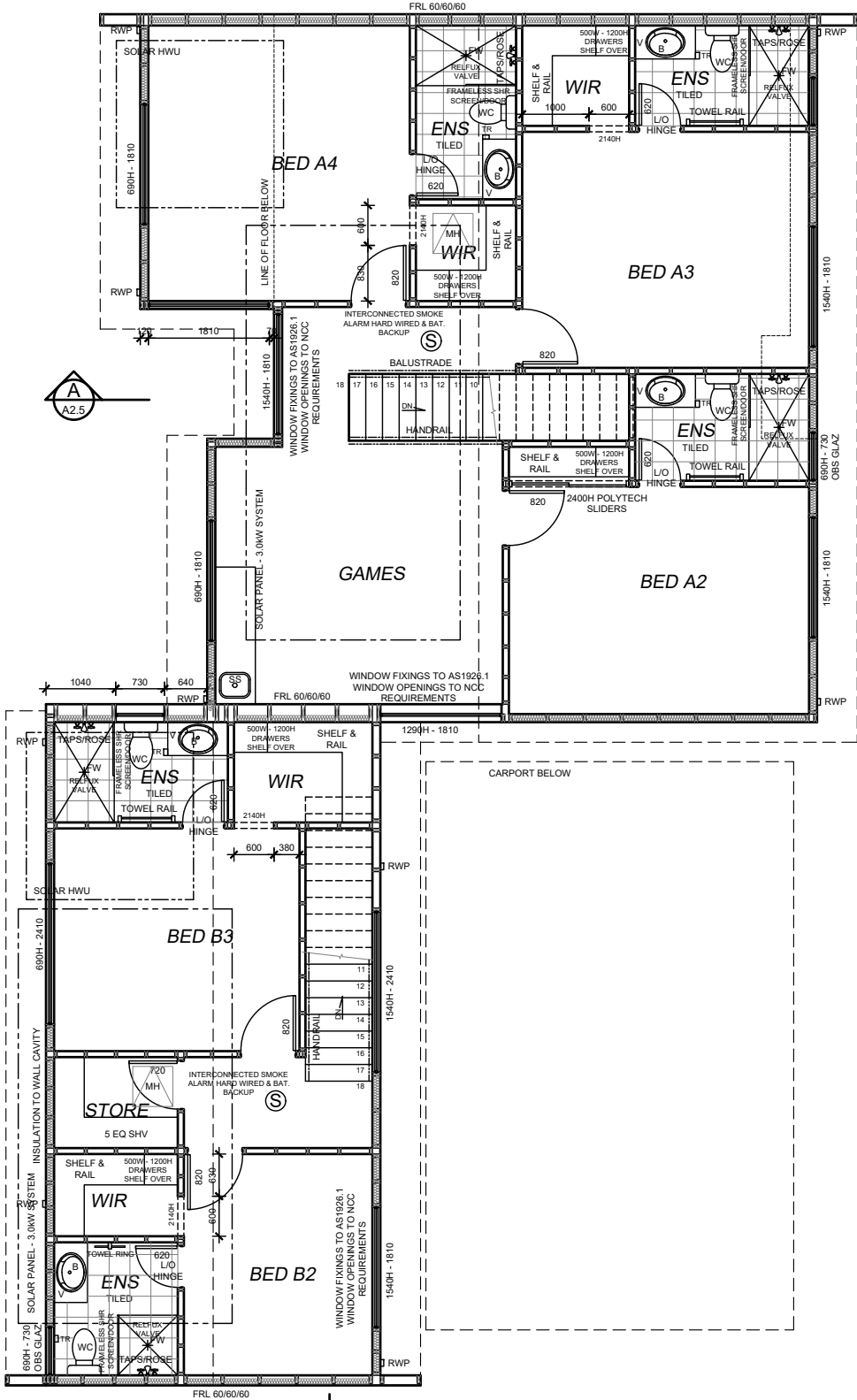
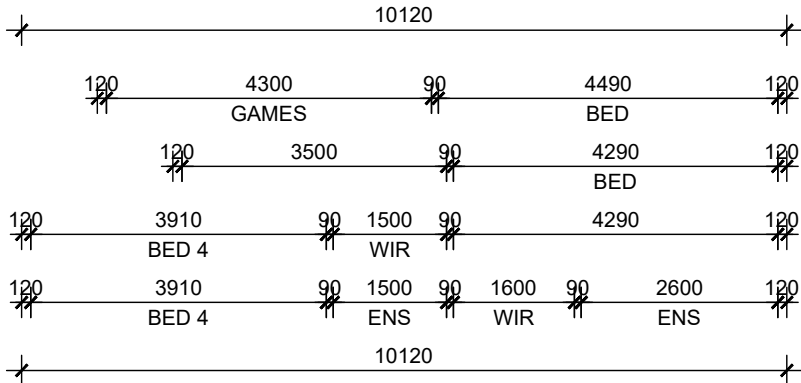
DISCLAIMER

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.



FLOOR PLAN
SCALE 1:100

- ENERGY NOTE**
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- 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

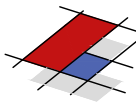
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UNIT 2

1	-	CONSTRUCTION PLAN	MV
REV	DATE	REVISION	BY



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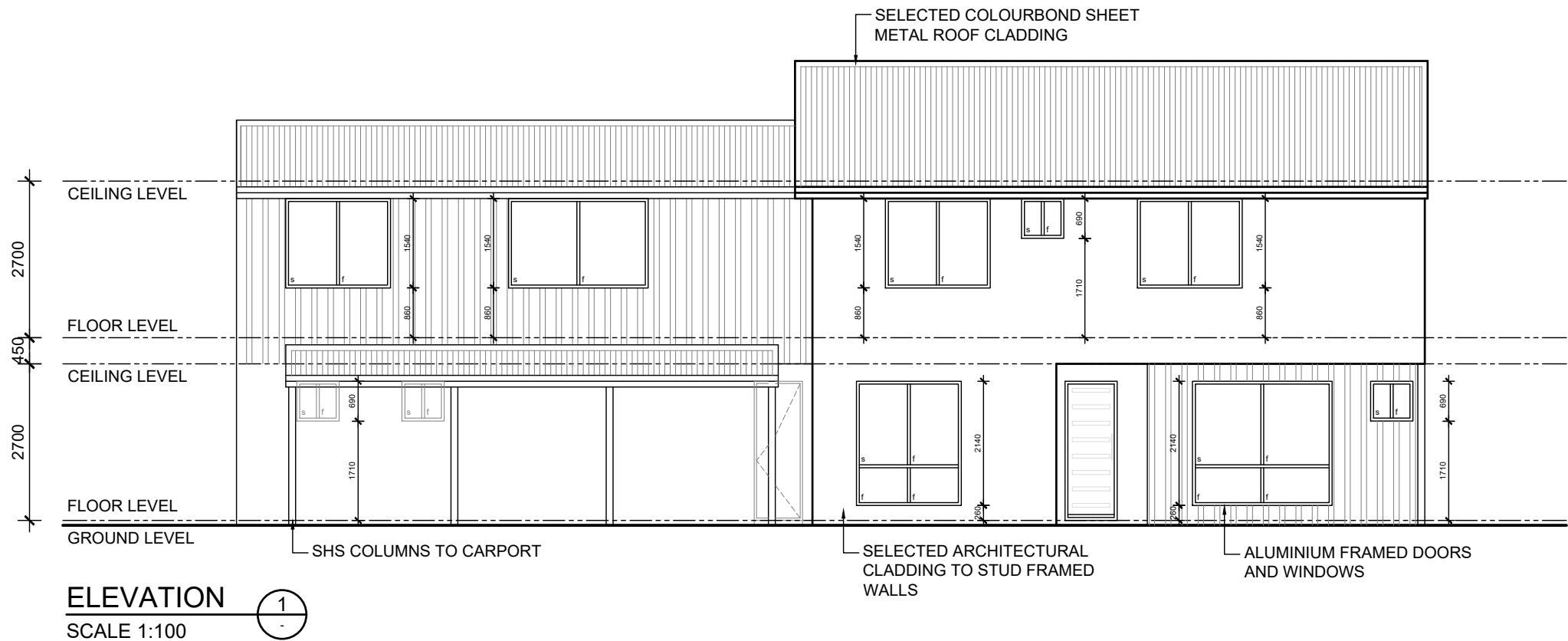
PROPOSED NEW DEVELOPMENT

FIRST FLOOR PLAN

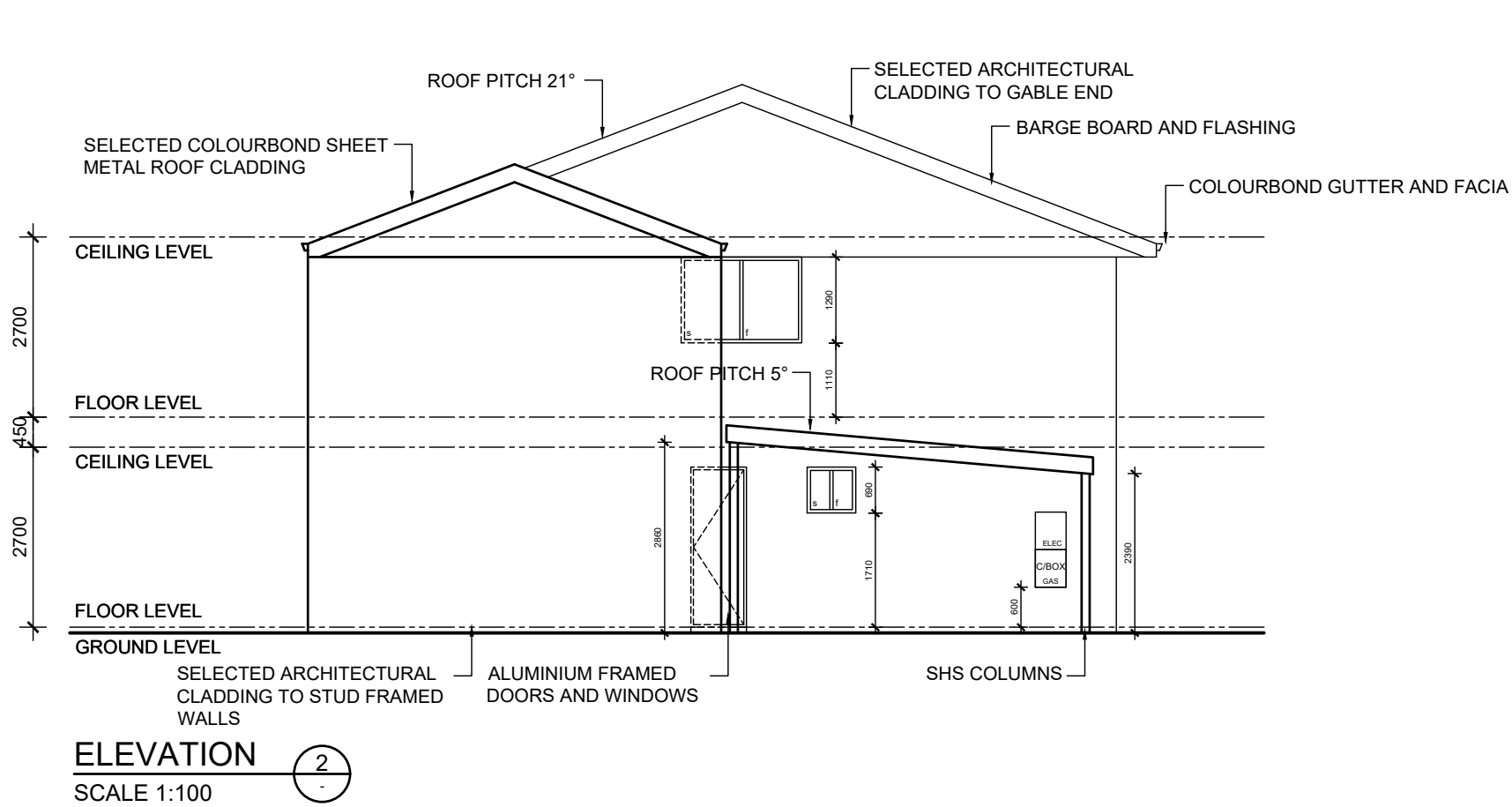
SITE: CLOVERDALE
CLIENT:

JOB No: 24.1530 DWG No: A2.1 OF A33
REV No: 1

SCALE: AS SHOWN AT A2 CLIENT CHK BY:
DRN BY: MJV CHK BY:
DATE: Aug-25 DATE:

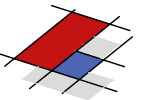


COLOUR / MATERIAL SCHEME (to be confirmed at construction)			
<u>WALLS/RENDER</u>			
DWELLING - MAIN COLOUR	:	TBA	
DWELLING - CONTRAST	:	TBA	
GARAGE DOOR	:	NA	
<u>WINDOWS/DOORS</u>			
WINDOWS - ALUMINIUM FRAMED	:	TBA	
DOORS - ALUMINIUM FRAMED	:	TBA	
- FRONT DOOR	:	TBA	
<u>CONCRETE FLOORING</u>			
TYPICAL CONCRETE SLAB TO DWELLING TO ENGINEERS DETAILS UNLESS OTHERWISE NOTED			
<u>ROOF COVERING</u>			
DWELLING	:	COLOURBOND CUSTOM ORB COLOUR TBA	
<u>GUTTERS</u>			
	:	COLOURBOND COLOUR TBA	
<u>FACIA</u>	:	COLOURBOND COLOUR TBA	
RWP/METERBOX	:	PAINTED TO MATCH	
<u>CEILING/CORNICE</u>			
	:	MOULDED COVE CORNICE THROUGHOUT	



UNIT 2

1	-	CONSTRUCTION PLAN	MV
REV	DATE	REVISION	BY



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PROPOSED NEW DEVELOPMENT

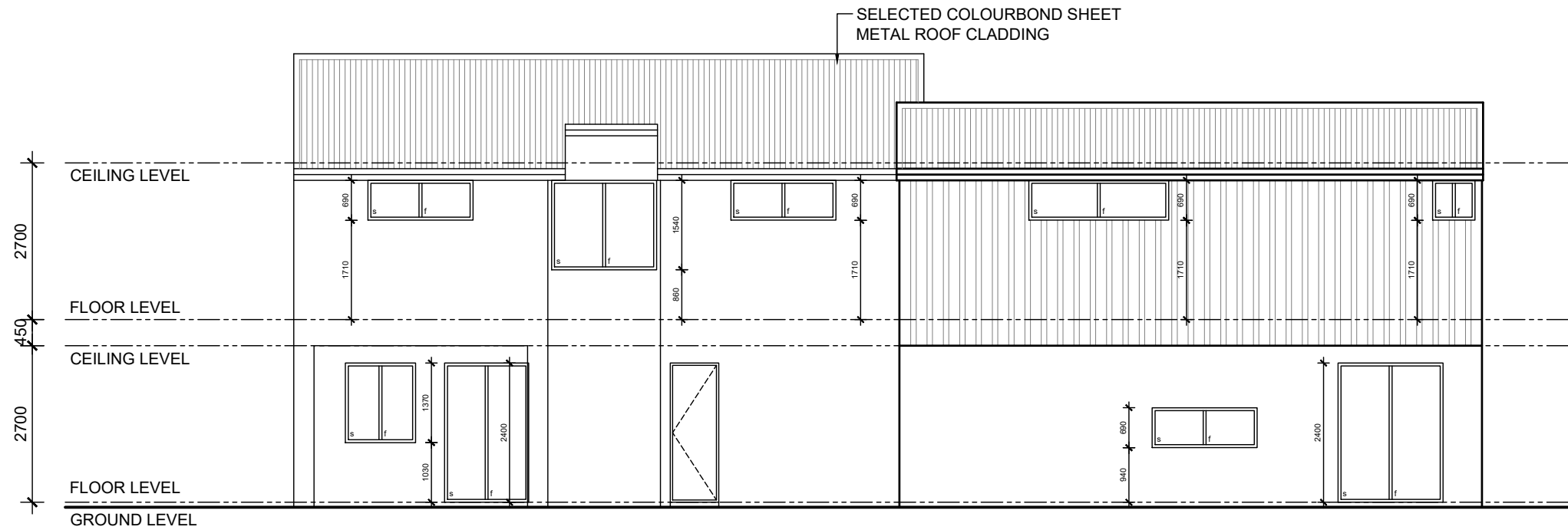
ELEVATIONS

SITE:
CLOVERDALE

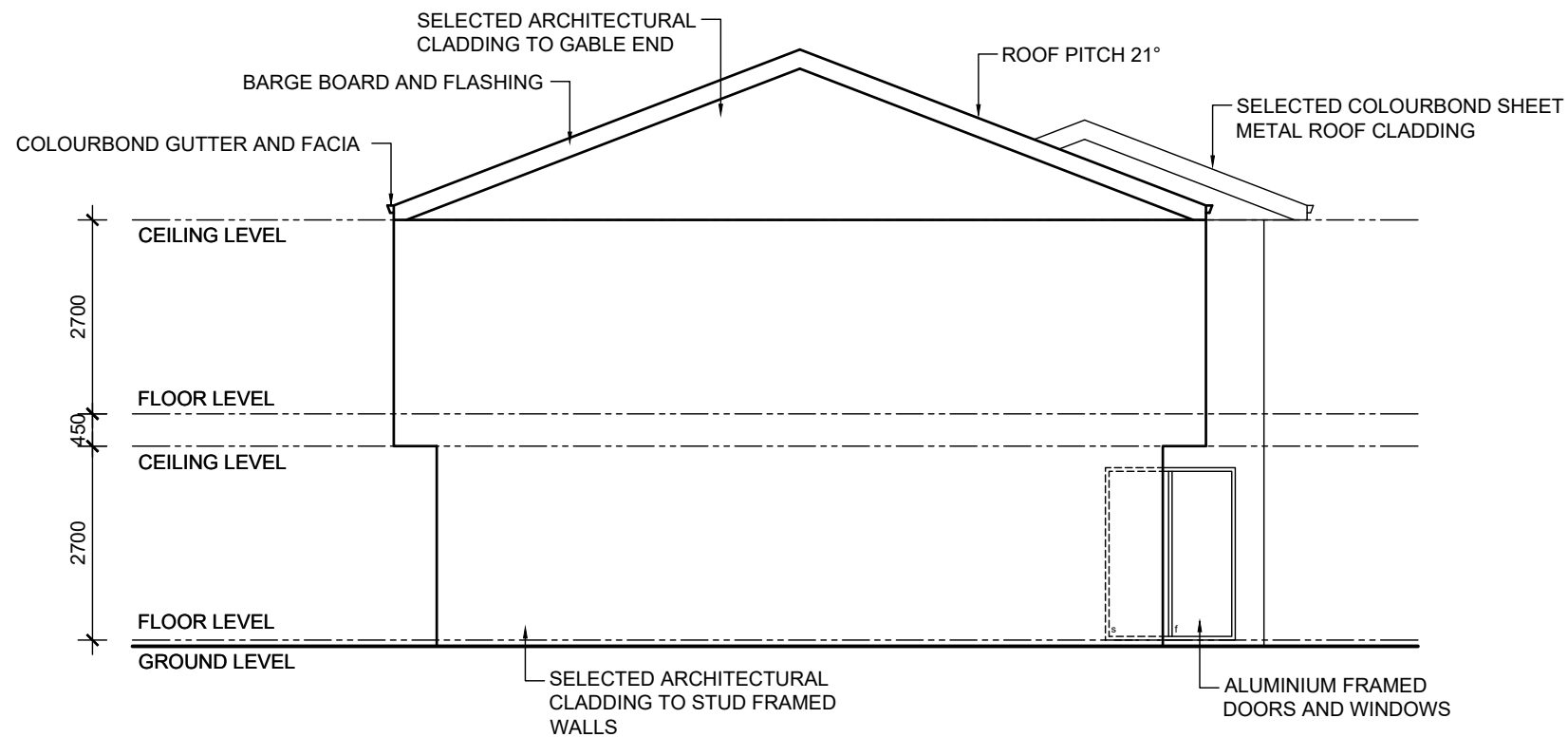
CLIENT:

JOB No:	DWG No:	A2.3	OF	A33
24.1530	REV No:	1		

SCALE:	AS SHOWN AT A2	CLIENT CHK BY:
DRN BY:	MJV	CHK BY:
DATE:	Aug-25	DATE:



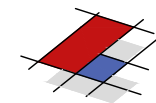
ELEVATION 3
SCALE 1:100



ELEVATION 4
SCALE 1:100

UNIT 2

1	-	CONSTRUCTION PLAN	MV
REV	DATE	REVISION	BY



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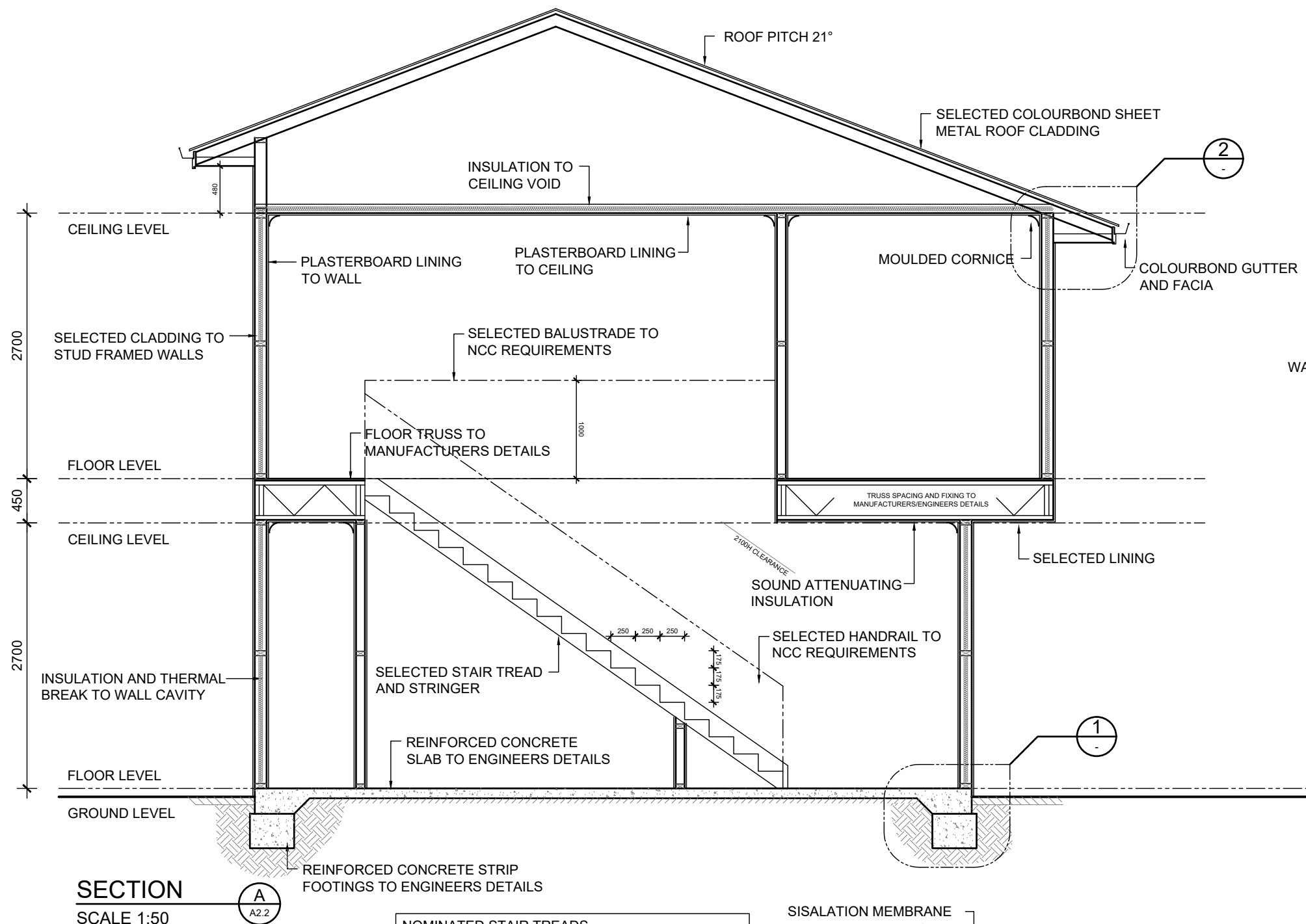
PROPOSED NEW DEVELOPMENT

ELEVATIONS

SITE: CLOVERDALE
CLIENT:

JOB No:	DWG No:	A2.4	OF	A33
24.1530	REV No:	1		

SCALE: AS SHOWN AT A2 CLIENT CHK BY:
DRN BY: MJV CHK BY:
DATE: Aug-25 DATE:



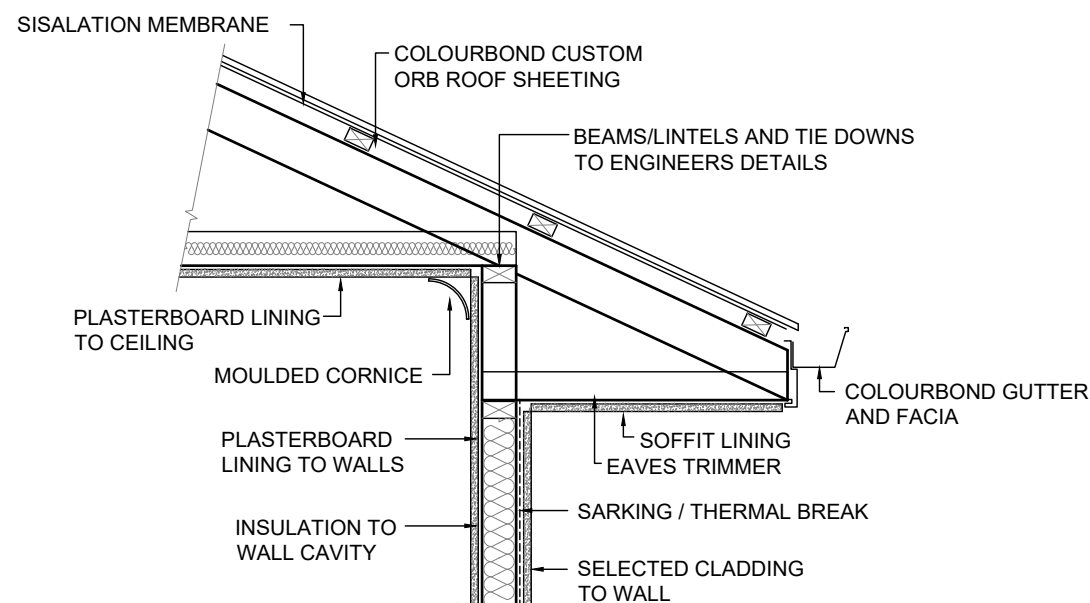
SECTION
SCALE 1:50

A
A2.2

NOMINATED STAIR TREADS	
GOING	: 250mm
RISE	: 175mm
NO OPENING GREATER THAT 125mm IN ACCORDANCE WITH LATEST NCC REQUIREMENTS	
STAIR TREADS	
GOING	: 240 MIN - 355 MAX
RISE	: 115 MIN - 190 MAX
2R + G = 550 - 770mm	
IN ACCORDANCE WITH LATEST NCC REQUIREMENTS	

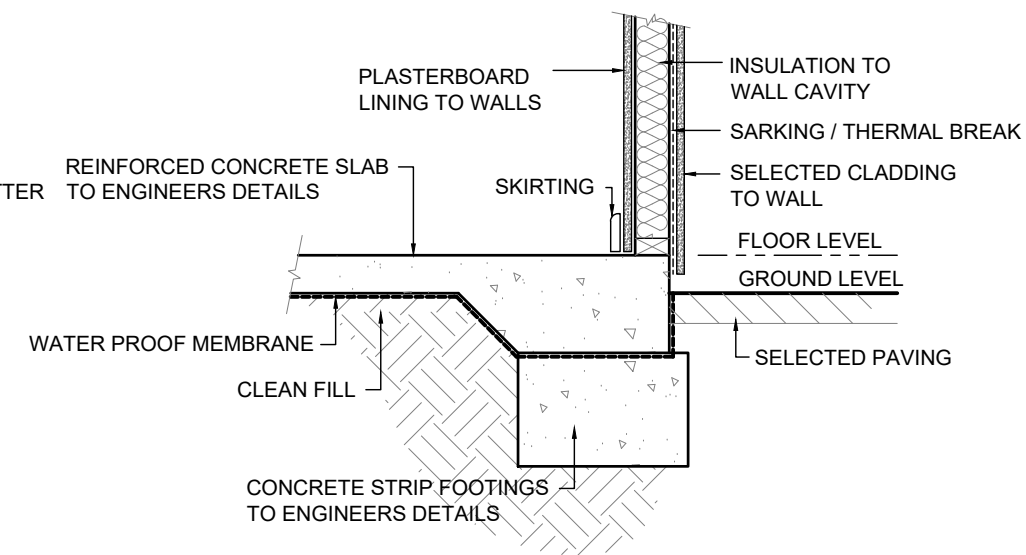
STEEL ROOFING FRAME NOTE
PLANS DETAILED FOR TRADITIONAL ROOF FRAME CONSTRUCTION CONFORMING TO AS 4600.
THE BUILDER RESERVES THE RIGHT TO USE AN ENGINEERED TRUSS ROOF ALTERNATIVE. ROOF BEAM LOCATION AND SIZE SHOWN ARE INDICATIVE ONLY.
THE BUILDER RESERVES THE RIGHT TO AMEND BEAMS WITHOUT NOTICE WHILST CONFORMING TO AUSTRALIAN STANDARD.

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

2

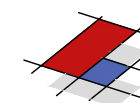


DETAIL
SCALE 1:20

1

UNIT 2

1	-	CONSTRUCTION PLAN	MV
REV	DATE	REVISION	BY



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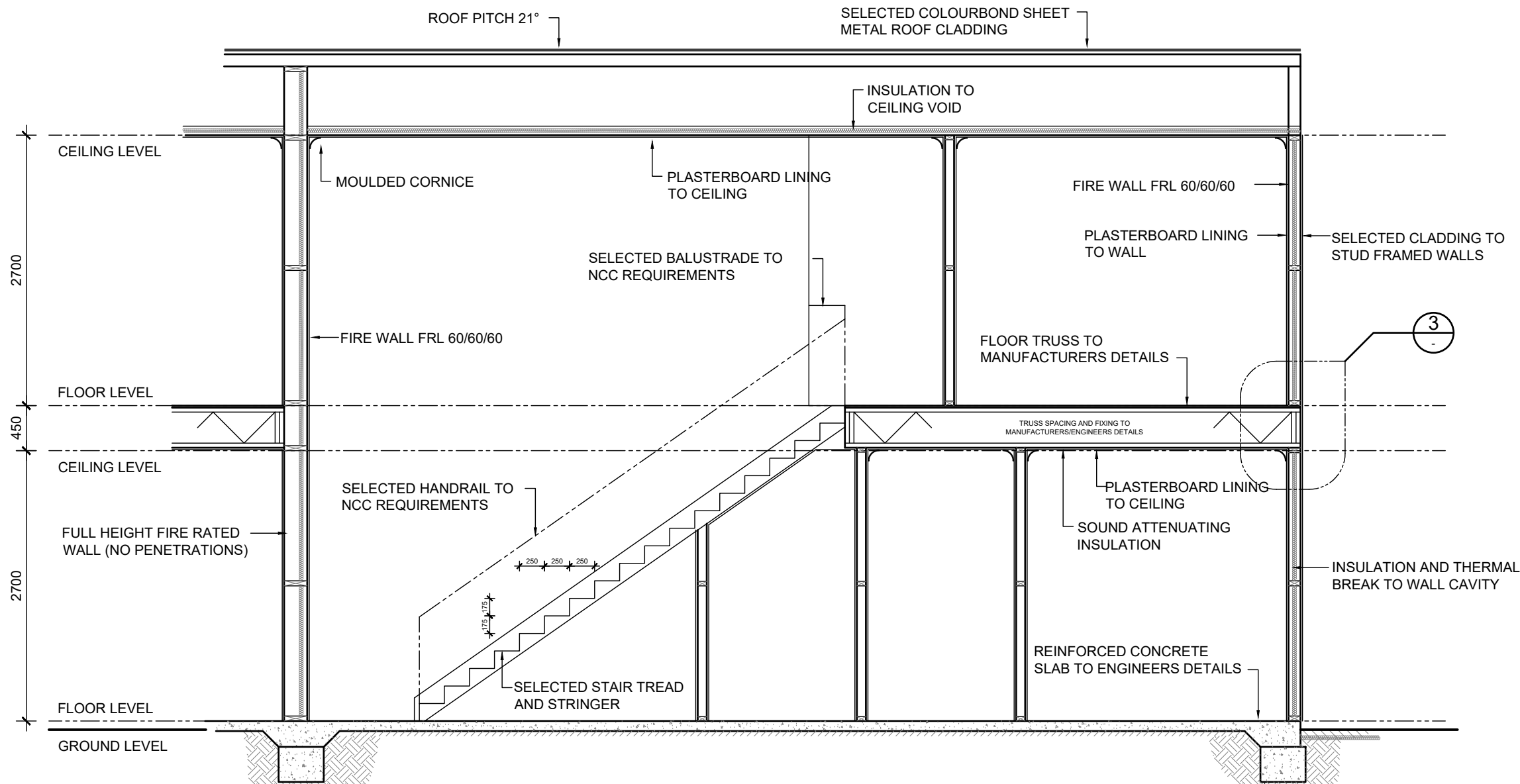
PROPOSED NEW DEVELOPMENT

SECTION & DETAILS

SITE: CLOVERDALE
CLIENT:

JOB No: 24.1530
DWG No: A2.5 OF A33
REV No: 1

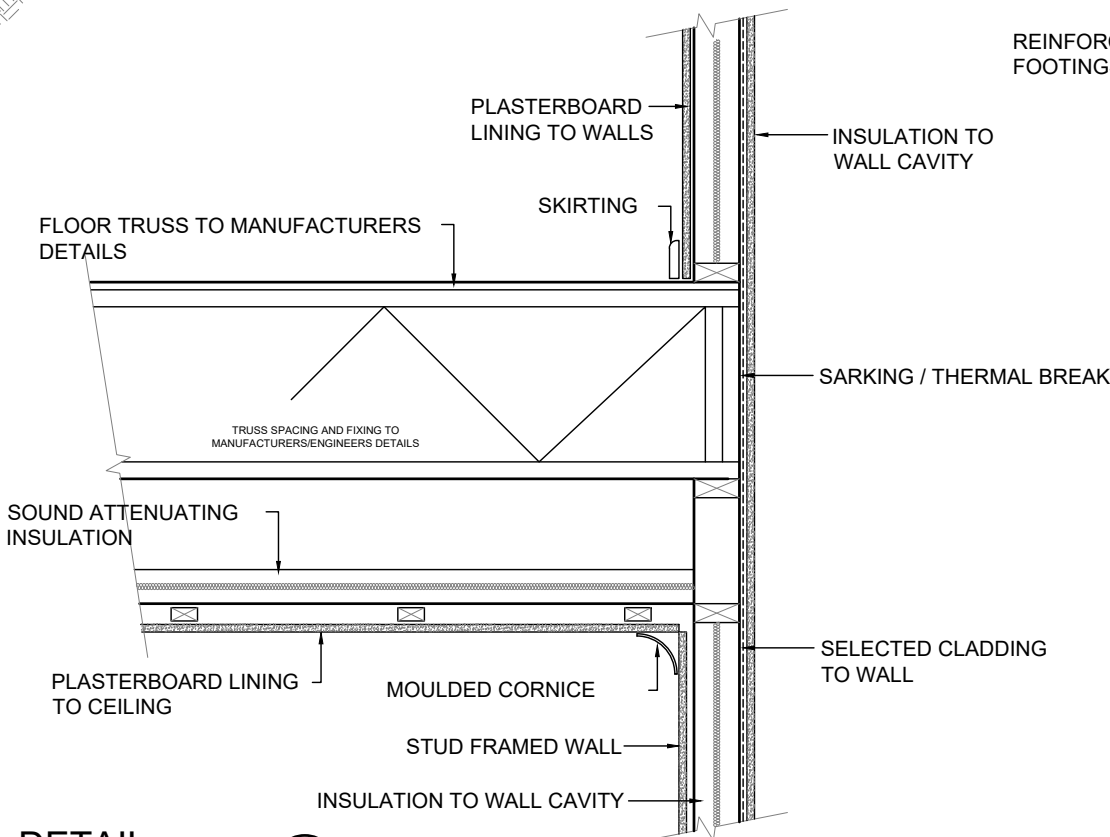
SCALE: AS SHOWN AT A2 CLIENT CHK BY:
DRN BY: MJV CHK BY:
DATE: Aug-25 DATE:



SECTION

SCALE 1:50

B
A2.2



DETAIL

SCALE 1:20

3
-

REINFORCED CONCRETE STRIP
FOOTINGS TO ENGINEERS DETAILS

NOMINATED STAIR TREADS
GOING : 250mm
RISE : 175mm
NO OPENING GREATER THAT 125mm IN
ACCORDANCE WITH LATEST NCC REQUIREMENTS

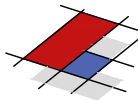
STAIR TREADS
GOING : 240 MIN - 355 MAX
RISE : 115 MIN - 190 MAX
 $2R + G = 550 - 770mm$
IN ACCORDANCE WITH LATEST NCC
REQUIREMENTS

STEEL ROOFING FRAME NOTE
PLANS DETAILED FOR TRADITIONAL ROOF
FRAME CONSTRUCTION CONFORMING TO AS
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THE BUILDER RESERVES THE RIGHT TO USE
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THE BUILDER RESERVES THE RIGHT TO
AMEND BEAMS WITHOUT NOTICE WHILST
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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

UNIT 2

1	-	CONSTRUCTION PLAN	MV
REV	DATE	REVISION	BY



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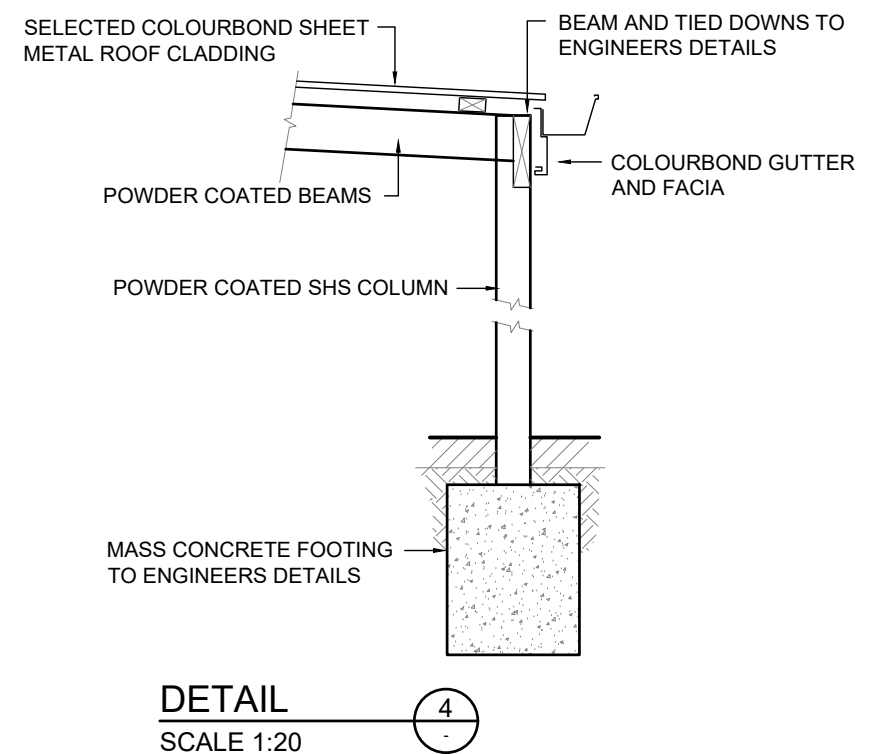
PROPOSED NEW DEVELOPMENT

SECTION & DETAILS

SITE:
CLOVERDALE
CLIENT:

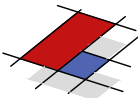
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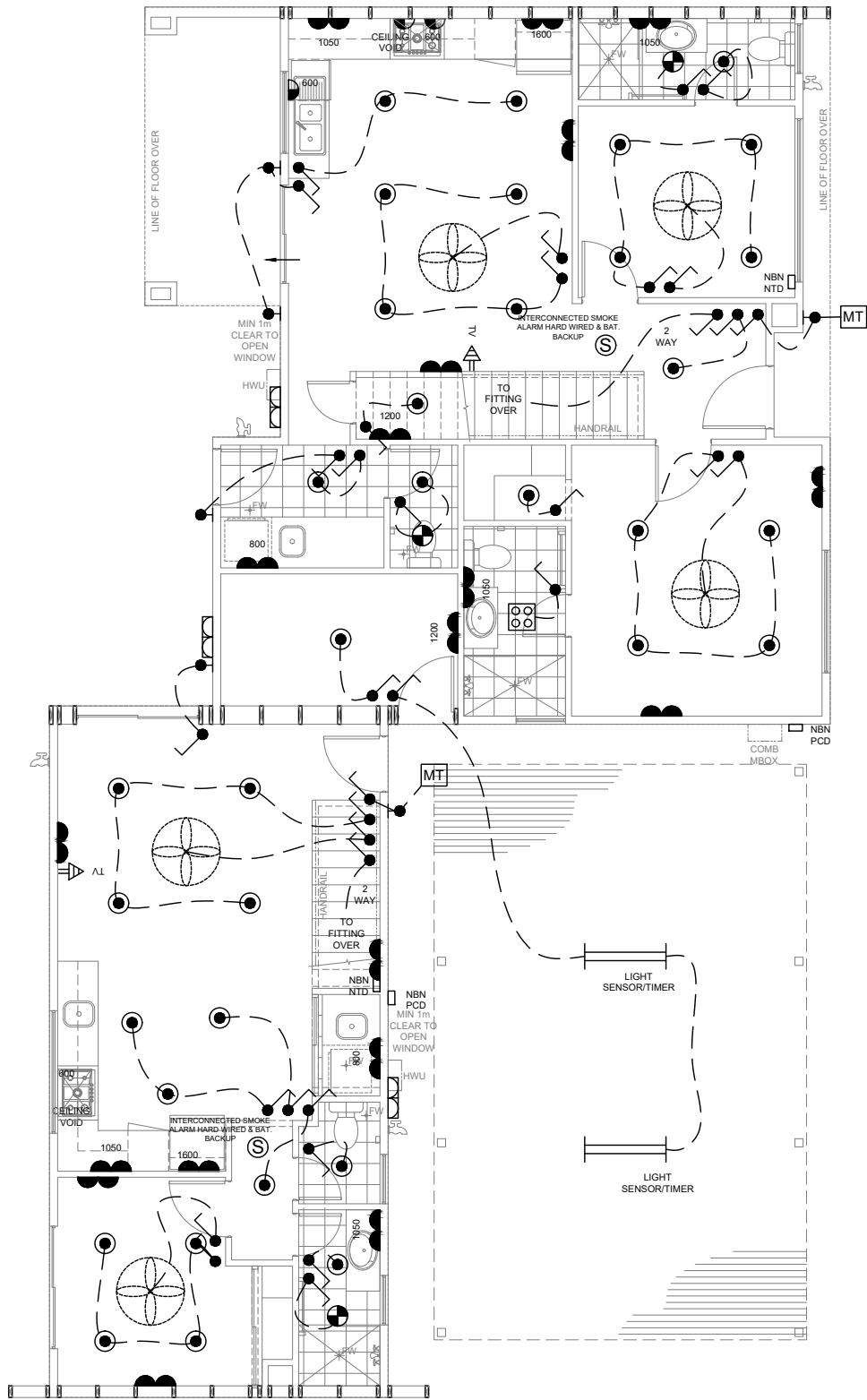
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DRN BY: MJV CHK BY:
DATE: Aug-25 DATE:



1	-	CONSTRUCTION PLAN	MV
REV	DATE	REVISION	BY

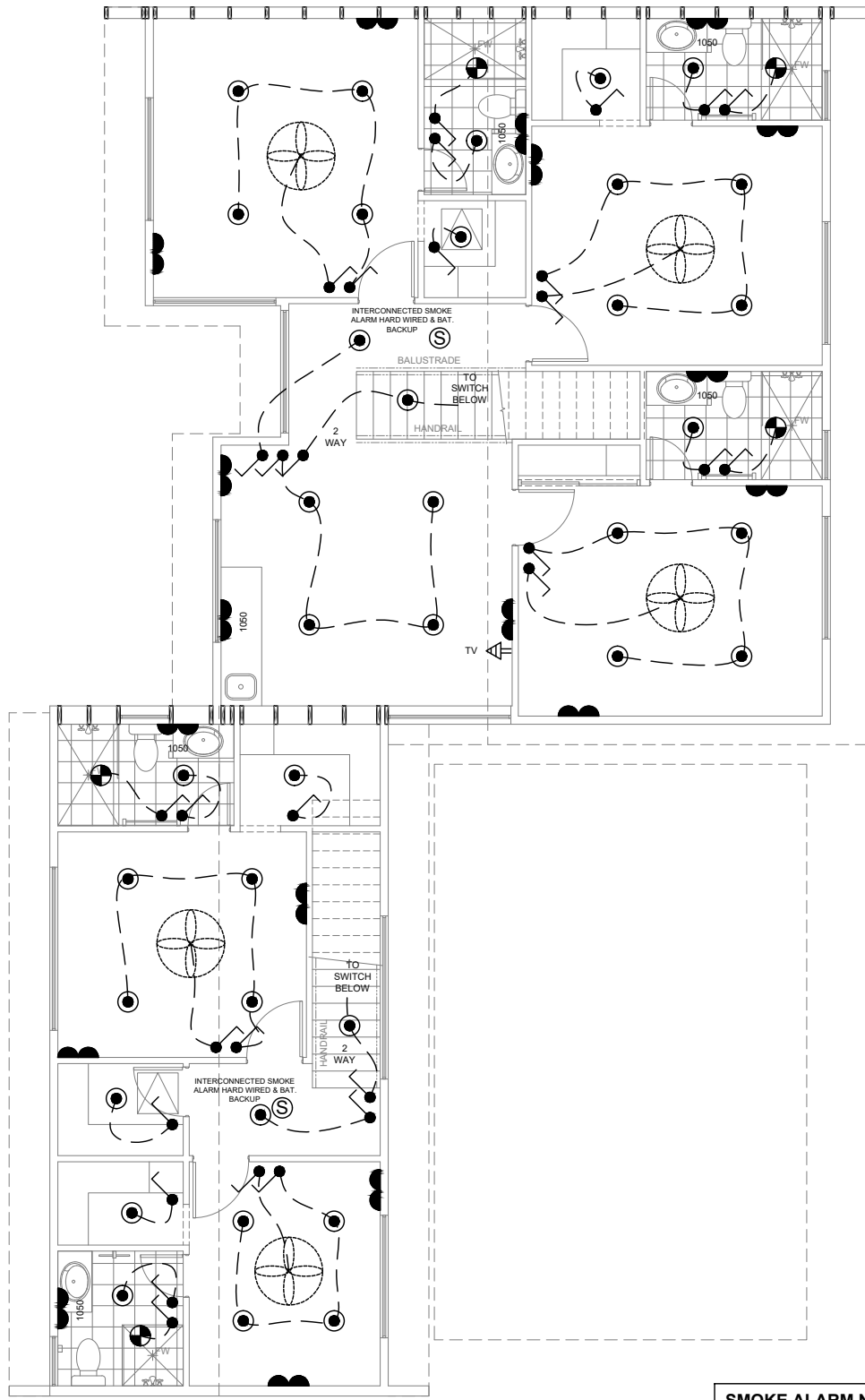
TIE DOWN NOTE
TIE DOWNS FOR TRADITIONAL AND/OR TRUSS
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Ph: 0414 705 197 E: admin@mjdraftingdesigns.com													
<u>PROPOSED NEW DEVELOPMENT</u>													
<i>SECTION & DETAILS</i>													
SITE: CLOVERDALE CLIENT:													
JOB No: 24.1530	DWG No: A2.7 OF A33 REV No: 1												
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SCALE:	AS SHOWN AT A2 CLIENT												
DRN BY:	MJV	CHK BY:											
DATE:	Aug-25	DATE:											



GROUND FLOOR
SCALE 1:100

1



FIRST FLOOR
SCALE 1:100

2

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

ELECTRICAL NOTE
BUILDER/ELECTRICIAN TO SUPPLY AND INSTALL 3 PHASE POWER CONNECTIONS AS REQUIRED FOR FUTURE CAR CHARGING STATION

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

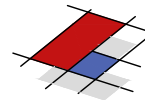
GPO CLEARANCES NOTE
ALL ELECTRICAL EQUIPMENT TO BE INSTALLED IN ACCORDANCE WITH LATEST AUSTRALIAN STANDARD REQUIREMENTS WITH REGARD TO WATER SOURCES
TYPICAL CLEARANCES:
HOT PLATE - MIN 250mm
METER BOX - MORE THAN 1m
BATH - MIN 500mm
BASIN - MIN 150mm

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 (SEALED)	IC-F RATED
	HEAT LAMP (FAN,2x LIGHT, HEATER)	MECHANICAL VENT AND FLUE TO OUTSIDE AIR, SEALED
	1200 LONG DOUBLE FLORESCENT LIGHTING	
	CEILING MOUNTED EXHAUST FAN	MECHANICAL VENT AND FLUE TO OUTSIDE AIR, SEALED
	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	
	MOTION SENSOR	
	TELECOMMUNICATIONS POINT	PHONE POINT / NBN CONNECTIONS
	TELEVISION POINT AT 250 AFL UNO	
REFER TO BUILDERS SPECIFICATIONS FOR FINAL SELECTION OF FIXTURES AND COMPONENTS		

UNIT 2

1	-	CONSTRUCTION PLAN	MV
REV	DATE	REVISION	BY



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E: admin@mjdraftingdesigns.com

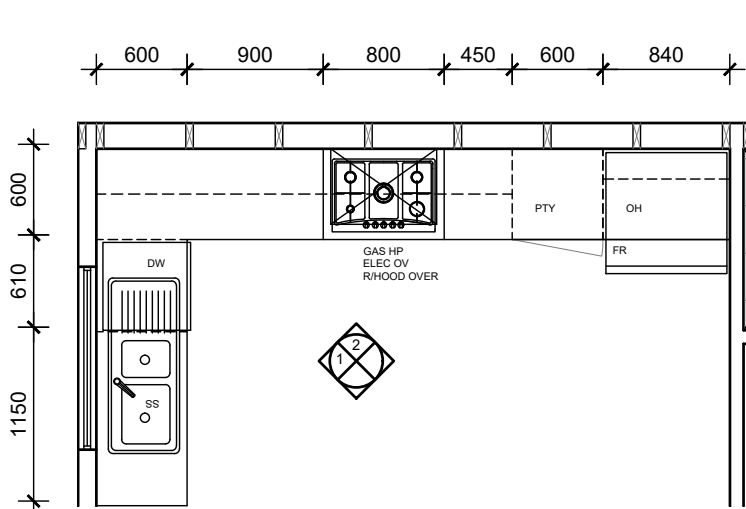
PROPOSED NEW DEVELOPMENT

ELECTRICAL PLAN

SITE: CLOVERDALE
CLIENT:

JOB No: 24.1530
DWG No: A2.8 OF A33
REV No: 1

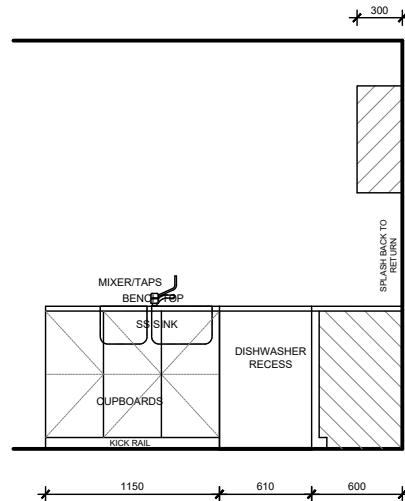
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DRN BY: MJV
DATE: Aug-25
CHK BY:
DATE:



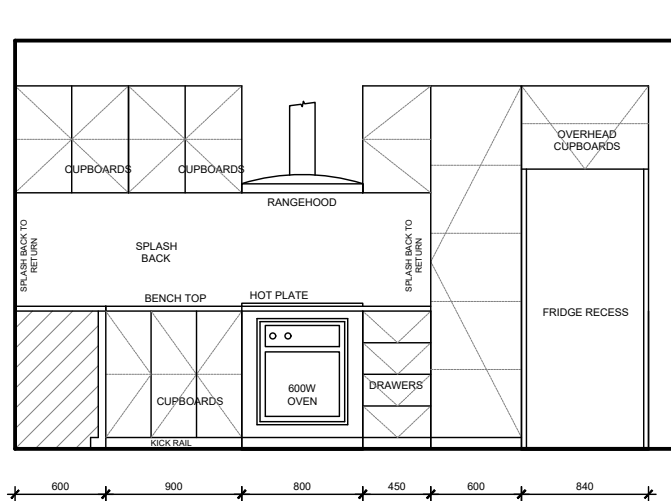
KITCHEN LAYOUT

SCALE 1:50

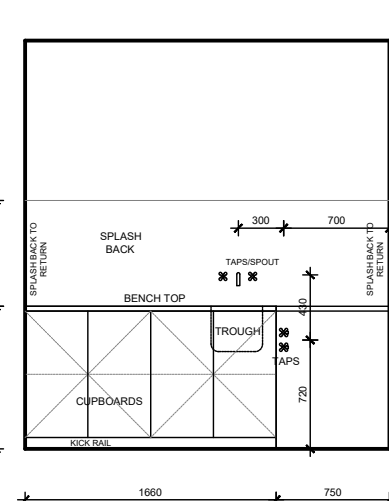
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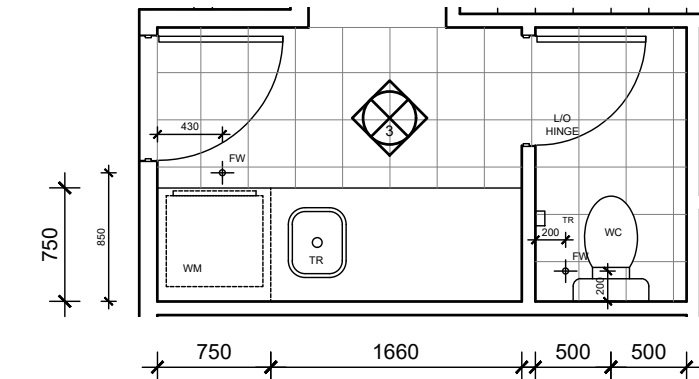
KITCHEN 1



KITCHEN 2



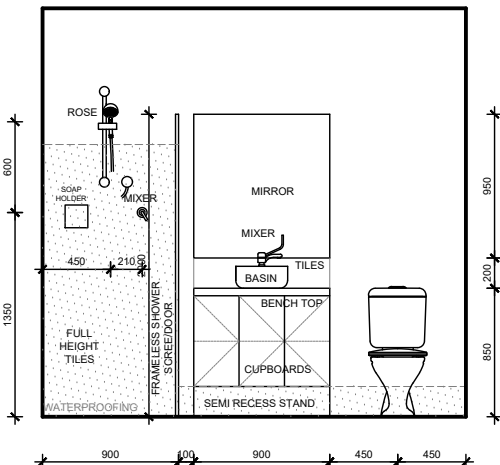
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LDry/WC LAYOUT

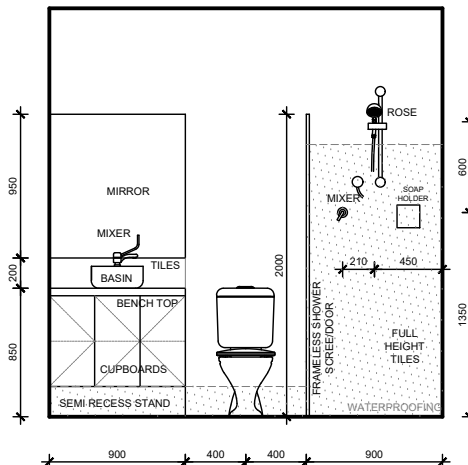
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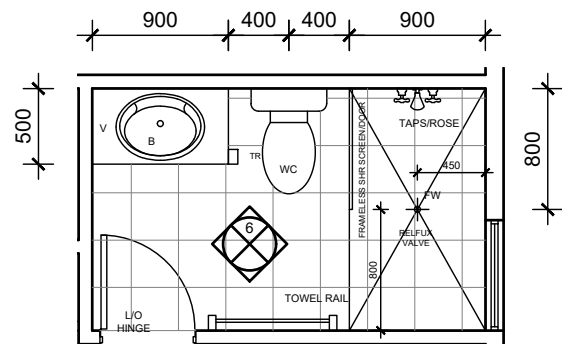


ENS 4

ENS 5 - SIMILAR



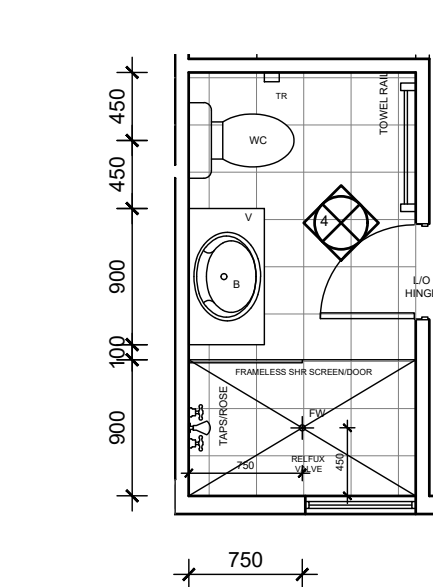
ENS 6



ENS A2 LAYOUT

SCALE 1:50

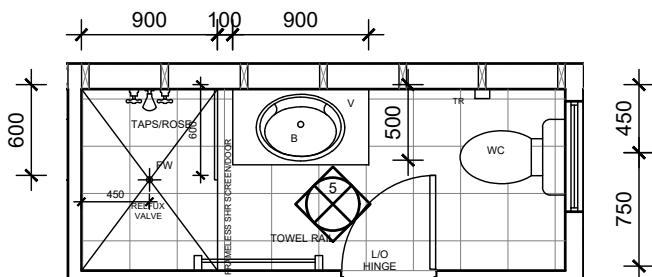
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ENS A1 LAYOUT

SCALE 1:50

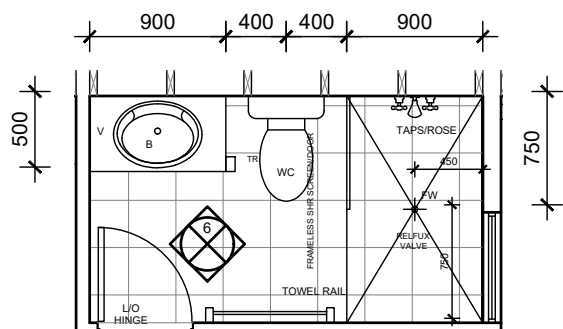
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ENS THE. LAYOUT

SCALE 1:50

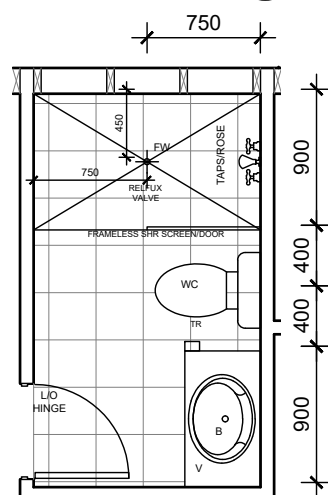
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ENS A3 LAYOUT

SCALE 1:50

6



ENS A4 LAYOUT

SCALE 1:50

7

WATER PROOFING NOTES:

WATER PROOFING OF WET AREAS TO COMPLY WITH AS3740, AND THE LATEST REVISION OF THE NCC WATER PROOFING MEMBRANES TO AS 4858
FLOORS - WATER RESISTANCE TO BE APPLIED TO ENTIRE FLOOR IN BATHROOMS, LAUNDRIES AND WC'S

BATHROOMS:

1. WATERPROOF ALL PENETRATIONS.
2. SHOWERS - WATERPROOF INTERNAL AND EXTERNAL CORNER & HORIZONTAL JOINTS WITH MIN. HEIGHT OF 1800mm ABOVE FLOOR LEVEL.
WATER PROOF MIN 50mm OF ALL WALL/FLOOR JUNCTIONS.
WITH HOBS - WATER PROOFING TO BE MIN. 25mm ABOVE MAX. WATER HEIGHT OR A MIN. OF 150mm FROM F.F.L. TO EXTENT OF ENCLOSURE INCLUDING HOB.
WITHOUT HOBS - WATER PROOF EXTENT OF ENCLOSURE INCLUDING WATER STOP.
3. BATHS - WATER PROOF TO MIN. 150mm ABOVE BATH/SPAS LIPS, ALL HOBS AND DOWN TO FLOOR.
4. BASINS - WATER RESISTANT TO MIN. 150mm ABOVE BASINS WITHIN 75mm OF WALL.
5. FALLS TO THE FLOOR WASTE IN A SHOWER AREA - MINIMUM 1:80
6. FALLS TO THE FLOOR WASTE IN A BATHROOM AREA - MINIMUM 1:100
7. WATERPROOF VANITY BENCH TOP IN ACCORDANCE TO THE NCC LAUNDRIES AND WC'S AND KITCHENS

1. WATERPROOF ALL HORIZONTAL TAP AND SPOUT PENETRATIONS.
2. WATER PROOF TO MIN. 150mm ABOVE TROUGHS/BASINS/SINKS/BENCH TOPS WITH 150mm OF WALL BEHIND WASHING MACHINE.
3. WATER PROOF ALL WALL/CORNER & WALL/VESSEL JUNCTIONS WITHIN PROXIMITY OF TROUGHS/BASINS/SINKS.

CABINET MANUFACTURER NOTE

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PLUMBER NOTE

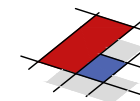
- FLICK MIXERS THROUGH OUT DWELLING
- PROVIDE COLD WATER PLUMBING ADJACENT DISHWASHER RECESS IN ADJACENT CUPBOARD
- PROVIDE FLOOR WASTES AS REQUIRED IN ACCORDANCE WITH BCA, STANDARDS AND REGULATIONS

CABINET WORK NOTE

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

1	-	CONSTRUCTION PLAN	MV
REV	DATE	REVISION	BY



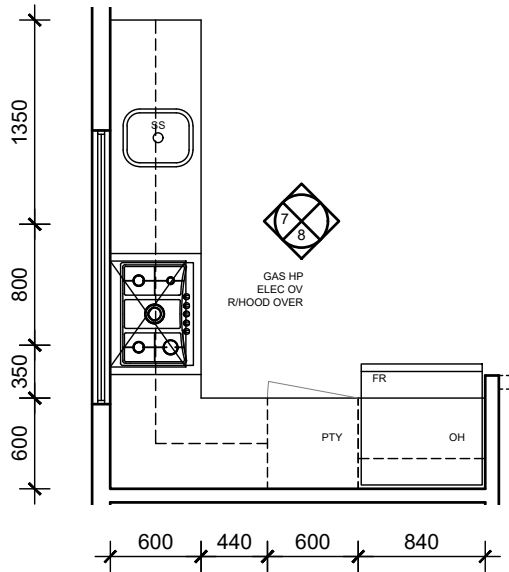
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PROPOSED NEW DEVELOPMENT

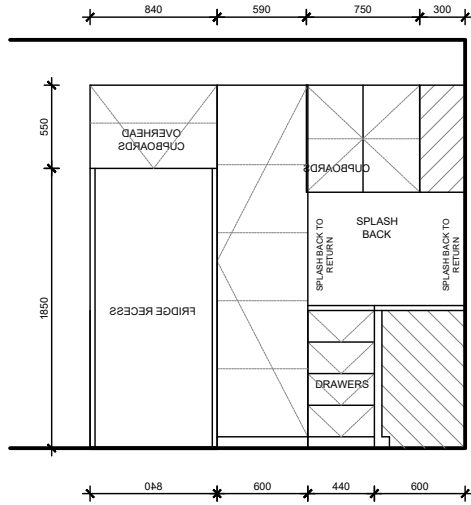
ROOM LAYOUTS

SITE: CLOVERDALE			
CLIENT:			
JOB No:	DWG No:	A2.9 OF A33	
24.1530		REV No: 1	
SCALE:	AS SHOWN AT A2 CLIENT CHK BY:		
DRN BY:	MJV	CHK BY:	
DATE:	Aug-25	DATE:	

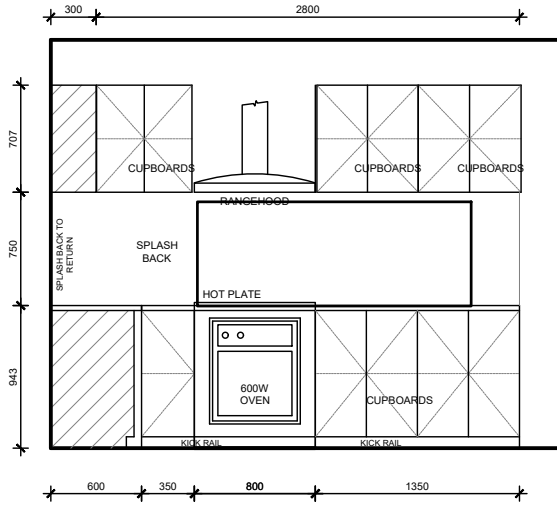


KITCHEN LAYOUT
SCALE 1:50

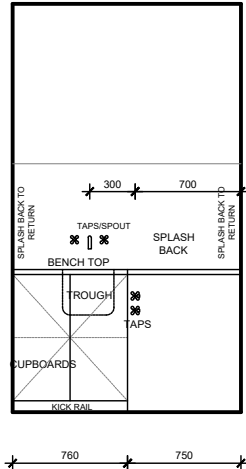
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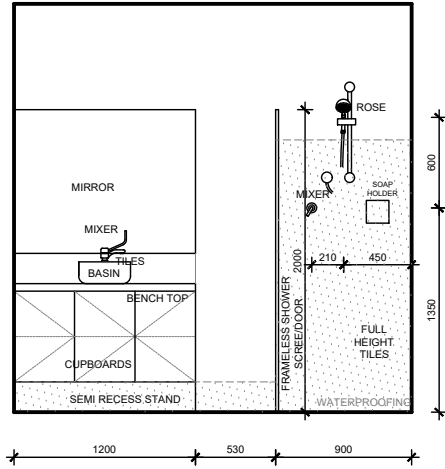
KITCHEN 7



KITCHEN 8



LDRY 9



ENS 10

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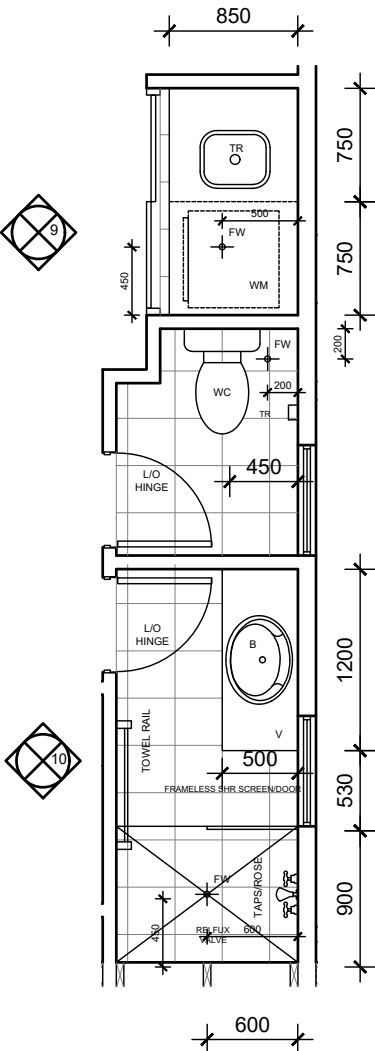
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LAUNDRIES AND WC'S AND KITCHENS

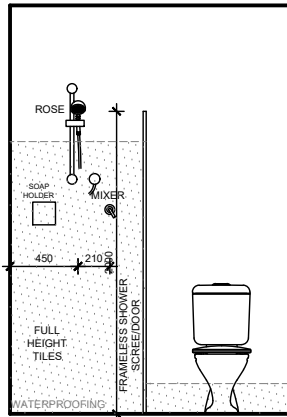
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UNIT 2

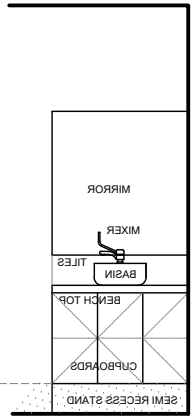


ENS B1, LDry LAYOUT
SCALE 1:50

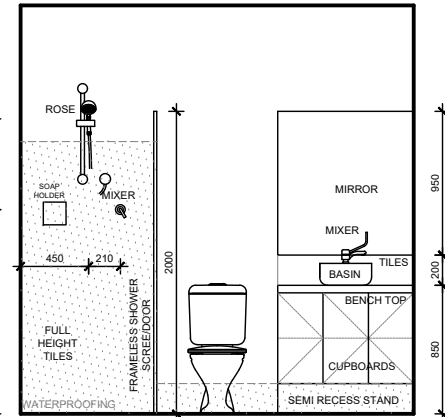
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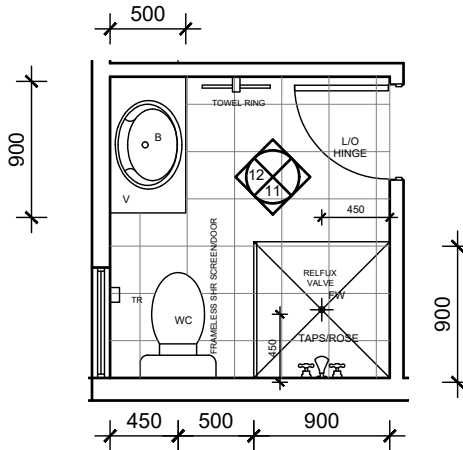
ENS 11



ENS 12

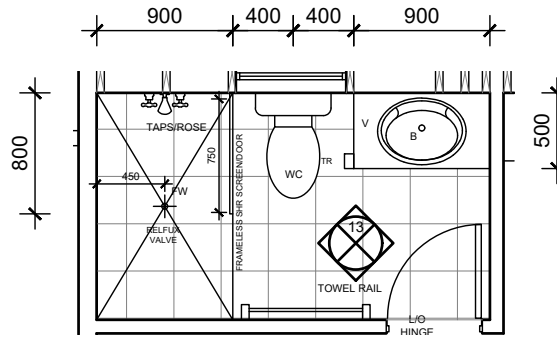


ENS 13



ENS B2 LAYOUT
SCALE 1:50

3



ENS B3 LAYOUT
SCALE 1:50

4

CABINET MANUFACTURER NOTE
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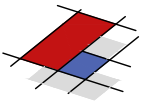
PLUMBER NOTE

- 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

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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

1	-	CONSTRUCTION PLAN	MV
REV	DATE	REVISION	BY



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PROPOSED NEW DEVELOPMENT

ROOM LAYOUTS

SITE: CLOVERDALE
CLIENT:

JOB No: 24.1530

DWG No: A2.10 OF A33
REV No: 1

SCALE: AS SHOWN AT A2 CLIENT

CHK BY: MJV

DATE: Aug-25

CHK BY:

DATE:

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.

- 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

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

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

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

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

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

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

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

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

1	-	CONSTRUCTION PLAN	MV
REV	DATE	REVISION	BY



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E: admin@mjdraftingdesigns.com

GROUND FLOOR PLAN

SITE: CLOVERDALE
CLIENT:

JOB No: 24.1530 DWG No: A3.1 OF A33
REV No: 1

SCALE: AS SHOWN AT A2 CLIENT CHK BY:
DRN BY: MJV CHK BY:
DATE: Aug-25 DATE:

- 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



SCALE 1:100

THE COPYRIGHT OF THIS DRAWING OR PART THEREOF BELONGS TO MJ DRAFTING & DESIGNS AND MUST NOT BE RETAINED OR REPRODUCED WITHOUT THEIR WRITTEN PERMISSION. **DISCLAIMER** : PLEASE NOTE THAT WHILE ALL CARE WAS TAKEN IN PREPARING THIS SET OF DRAWINGS, ANY CONSTRUCTION WORK, ALTERATIONS OR RENOVATIONS SHOULD BE RE-CHECKED BEFORE COMMENCING ANY WORK TO ENSURE ACCURACY. DISCREPANCIES SHOULD BE RESOLVED IMMEDIATELY, BEFORE ANY NEW CONSTRUCTION ALTERATIONS OR SHOP FABRICATION IS COMMENCED. THE CONTRACTOR MUST CHECK ALL DRAWINGS AND DIMENSIONS AGAINST THE INTENT OF THE DRAWING AND NOTIFY THE SUPERINTENDENT OF ANY DISCREPANCIES OR OMISSIONS THAT WILL INHIBIT OR PREVENT THE SATISFACTORY PERFORMANCE OF THE WORK. CONTRACTORS SHALL CARRY OUT ALL WORK IN ACCORDANCE WITH CURRENT BCA AND AUSTRALIAN STANDARDS. DO NOT SCALE.

c:\users\martin\desktop\25 - mj drafting and designs\aa - mj drafting & designs\aa - projects\2024\24.1530 trink st\24.1530-tri-aw.dwg

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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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

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, 600mm 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

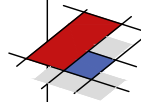
- FRAME OUT CEILING JOISTS 600x300 ABOVE HOTPLATE FOR FLUMED RANGEHOOD
- FRAME OUT CEILING JOISTS FOR ALL FLUMED EXHAUST PIPES

INSULATION NOTE

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

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

REV	DATE	REVISION	BY
1	-	CONSTRUCTION PLAN	MV



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PROPOSED NEW DEVELOPMENT

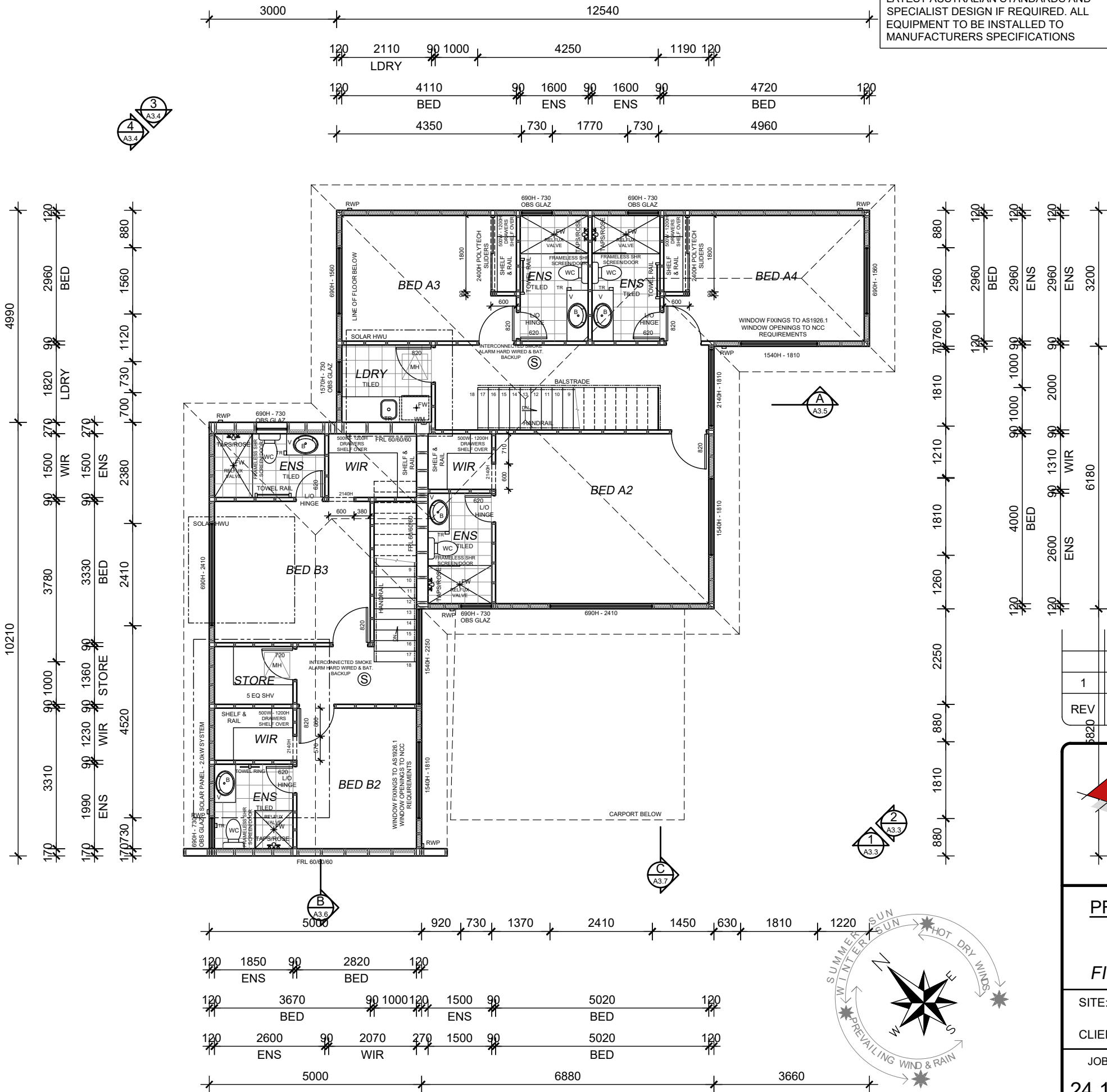
FIRST FLOOR PLAN

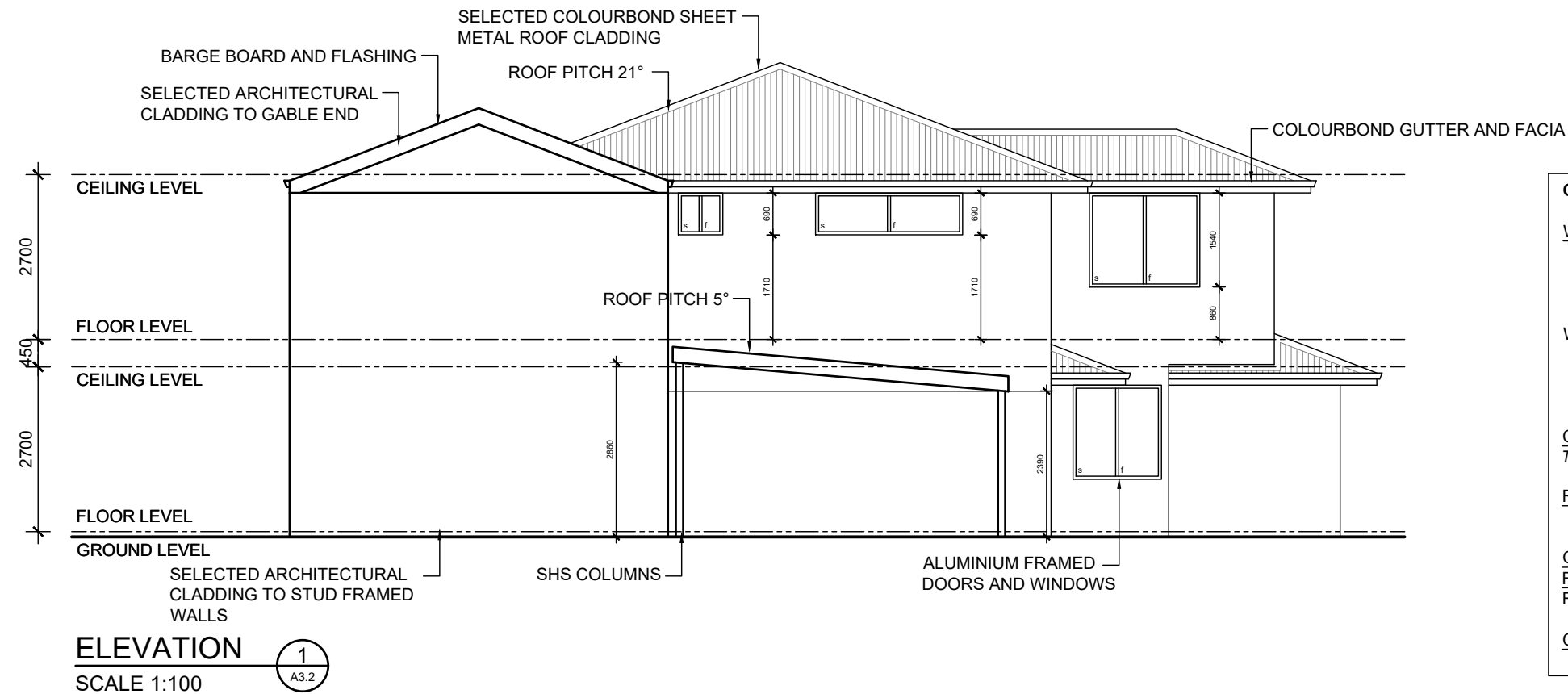
SITE: CLOVERDALE
CLIENT:

JOB No: 24.1530 DWG No: A3.2 OF SK4
REV No: 1

SCALE: AS SHOWN AT A2 CLIENT CHK BY:
DRN BY: MJV CHK BY:
DATE: Aug-25 DATE:

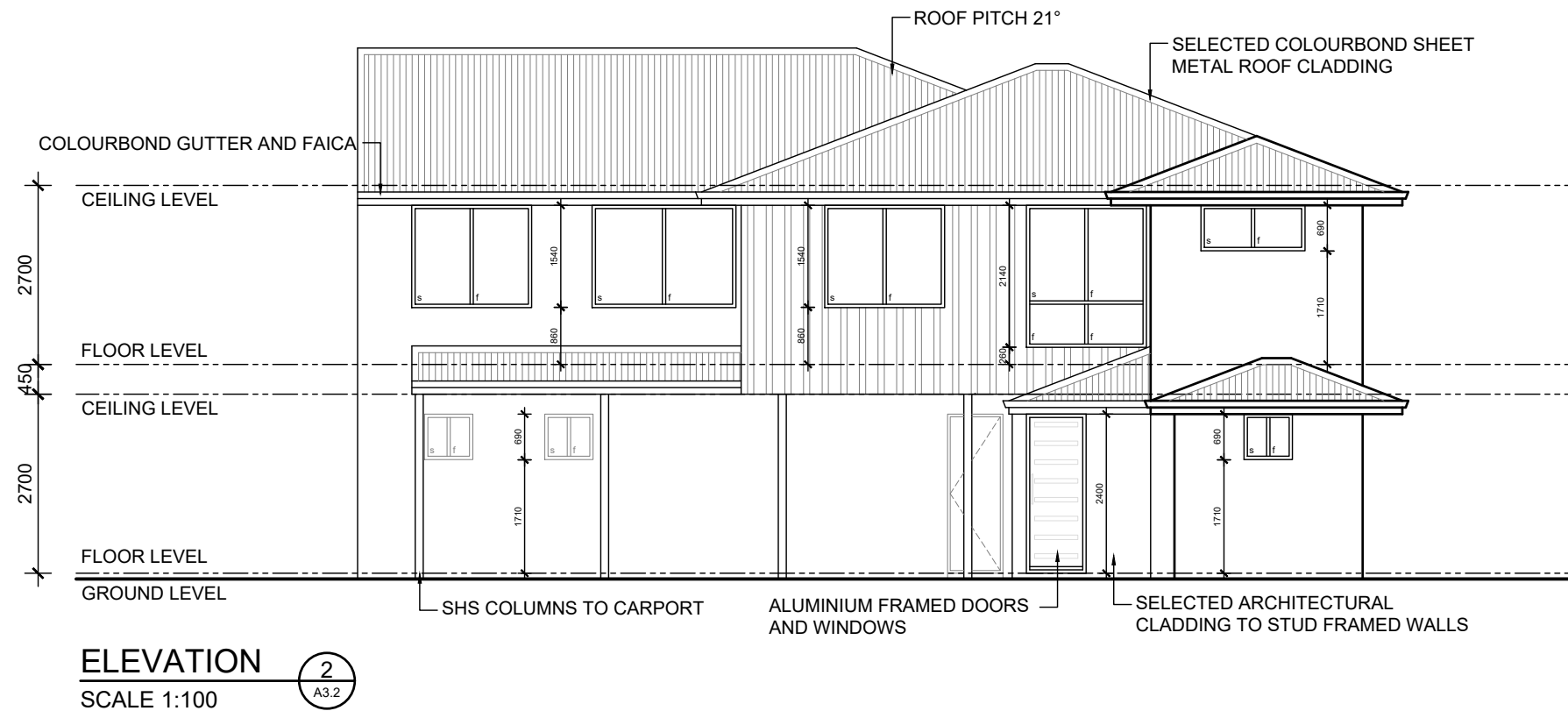
UNIT 3



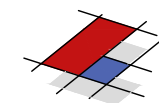


COLOUR / MATERIAL SCHEME (to be confirmed at construction)		
WALLS/RENDER		
DWELLING - MAIN COLOUR	:	TBA
DWELLING - CONTRAST	:	TBA
GARAGE DOOR	:	NA
WINDOWS/DOORS		
WINDOWS - ALUMINIUM FRAMED	:	TBA
DOORS - ALUMINIUM FRAMED	:	TBA
- FRONT DOOR	:	TBA
CONCRETE FLOORING		
TYPICAL CONCRETE SLAB TO DWELLING 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

UNIT 3



1	-	CONSTRUCTION PLAN	MV
REV	DATE	REVISION	BY



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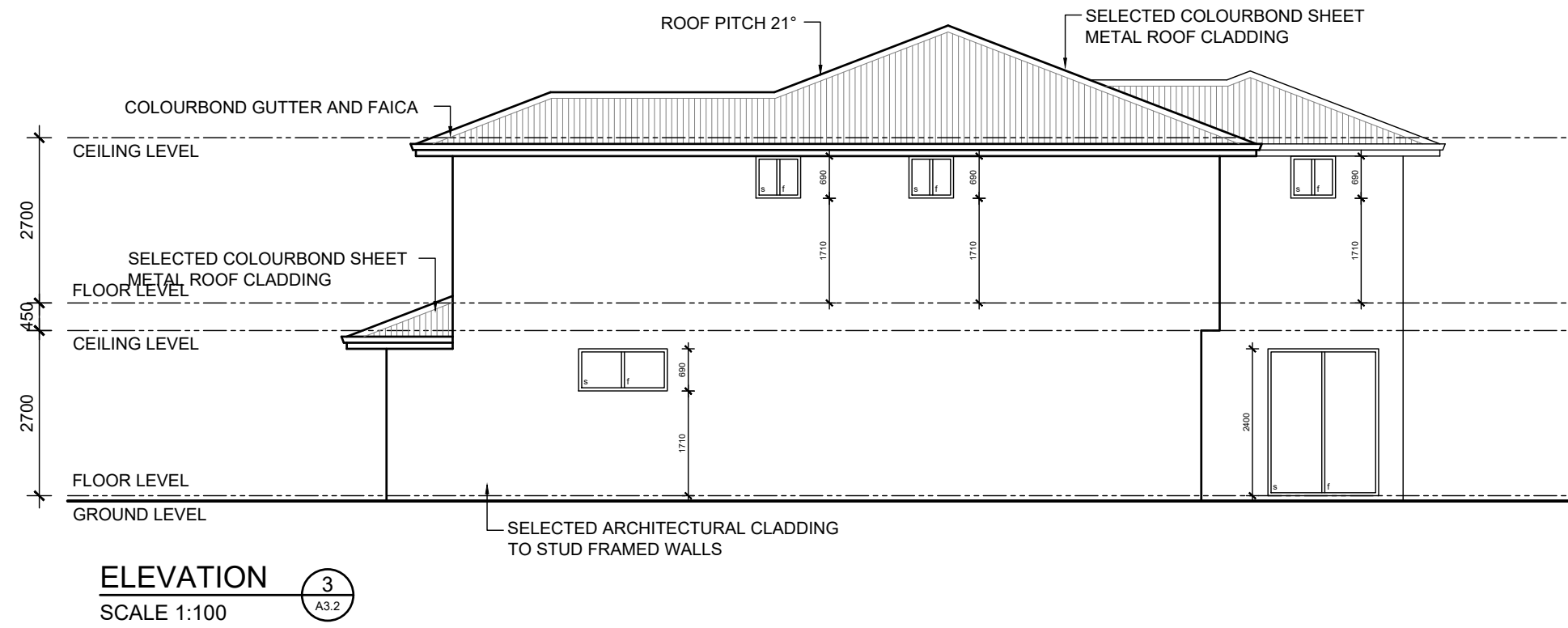
PROPOSED NEW DEVELOPMENT

ELEVATIONS

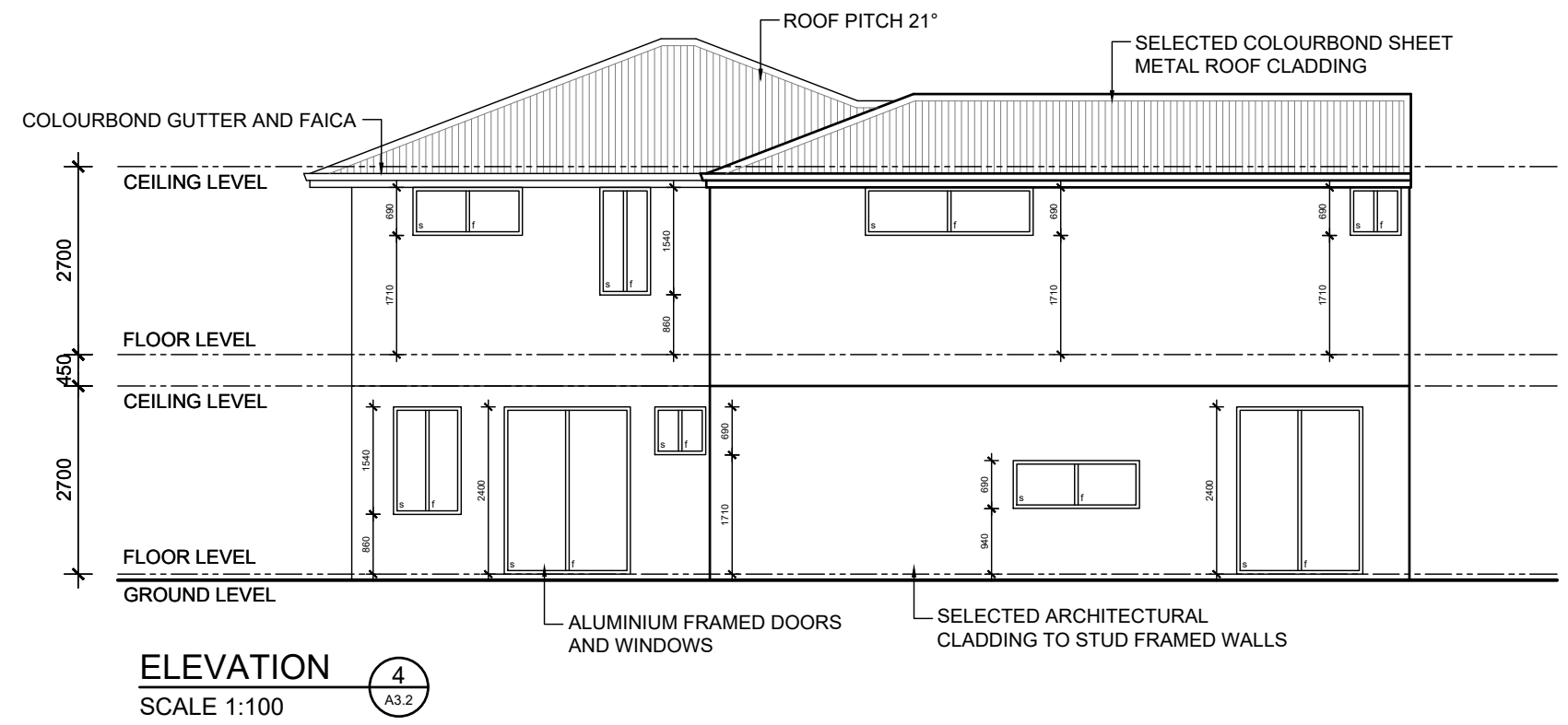
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CLIENT:

JOB No: 24.1530
DWG No: A3.3 OF A33
Rev No: 1

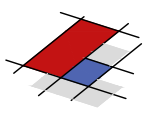
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DRN BY: MJV CHK BY:
DATE: Aug-25 DATE:



UNIT 3



1	-	CONSTRUCTION PLAN	MV
REV	DATE	REVISION	BY



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E: admin@mjdraftingdesigns.com

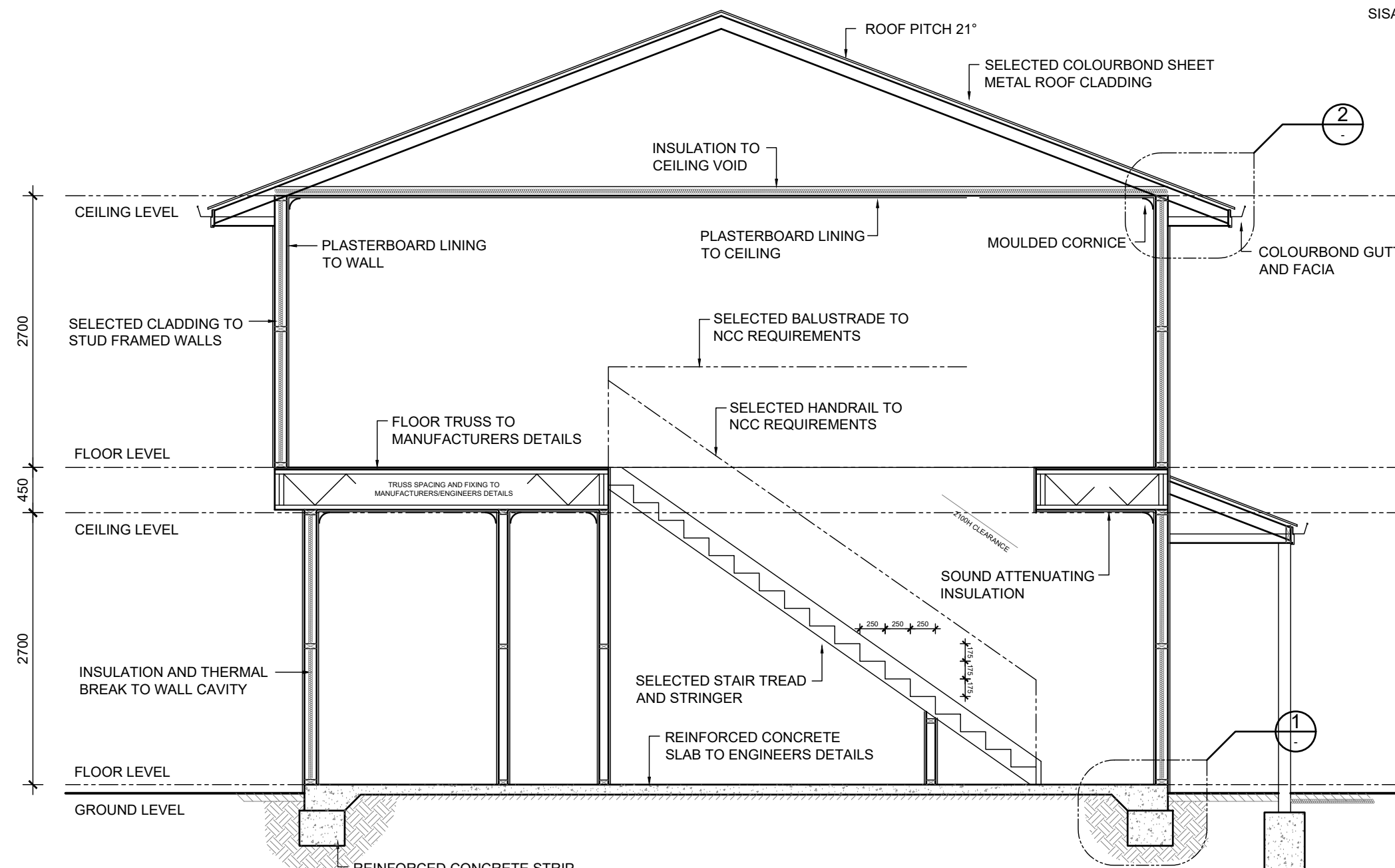
PROPOSED NEW DEVELOPMENT

ELEVATIONS

SITE: CLOVERDALE
CLIENT:

JOB No:	DWG No:	A3.4	OF	A33
24.1530	REV No:	1		

SCALE: AS SHOWN AT A2 CLIENT CHK BY:
DRN BY: MJV CHK BY:
DATE: Aug-25 DATE:



SECTION

SCALE 1:50

A
A3.2

STEEL ROOFING FRAME NOTE

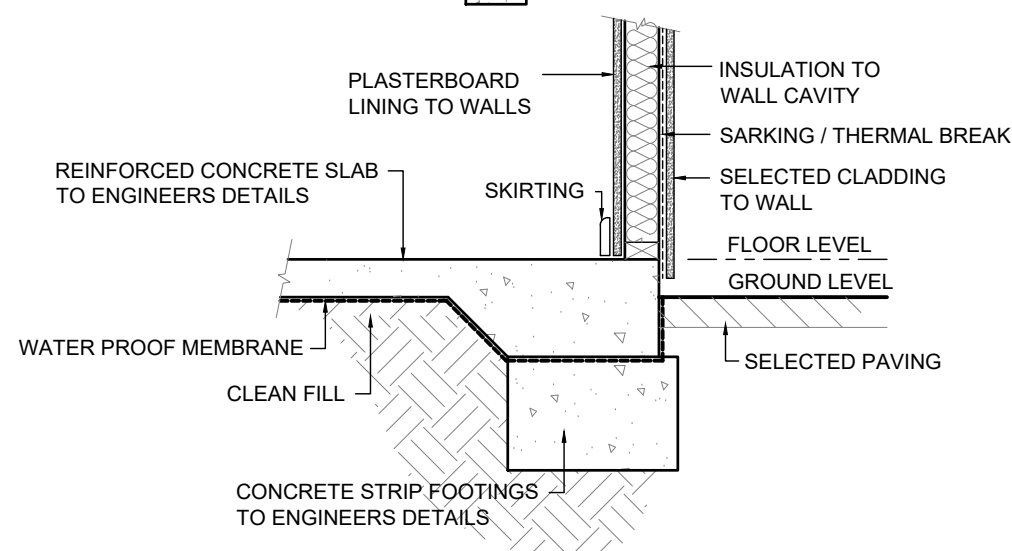
PLANS DETAILED FOR TRADITIONAL ROOF FRAME CONSTRUCTION CONFORMING TO AS 4600. THE BUILDER RESERVES THE RIGHT TO USE AN ENGINEERED TRUSS ROOF ALTERNATIVE. ROOF BEAM LOCATION AND SIZE SHOWN ARE INDICATIVE ONLY. THE BUILDER RESERVES THE RIGHT TO AMEND BEAMS WITHOUT NOTICE WHILST CONFORMING TO AUSTRALIAN STANDARD.

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

NOMINATED STAIR TREADS
GOING : 250mm
RISE : 175mm
NO OPENING GREATER THAT 125mm IN ACCORDANCE WITH LATEST NCC REQUIREMENTS

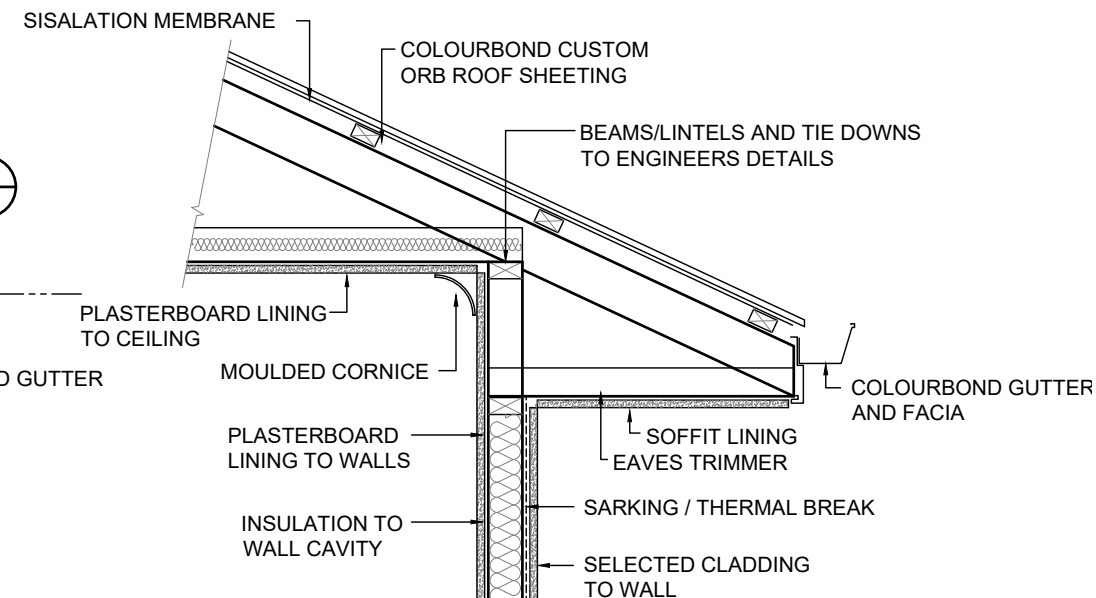
STAIR TREADS
GOING : 240 MIN - 355 MAX
RISE : 115 MIN - 190 MAX
2R + G = 550 - 770mm
IN ACCORDANCE WITH LATEST NCC REQUIREMENTS



DETAIL

SCALE 1:20

1
-



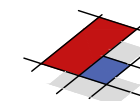
DETAIL

SCALE 1:20

2
-

UNIT 3

1	-	CONSTRUCTION PLAN	MV
REV	DATE	REVISION	BY



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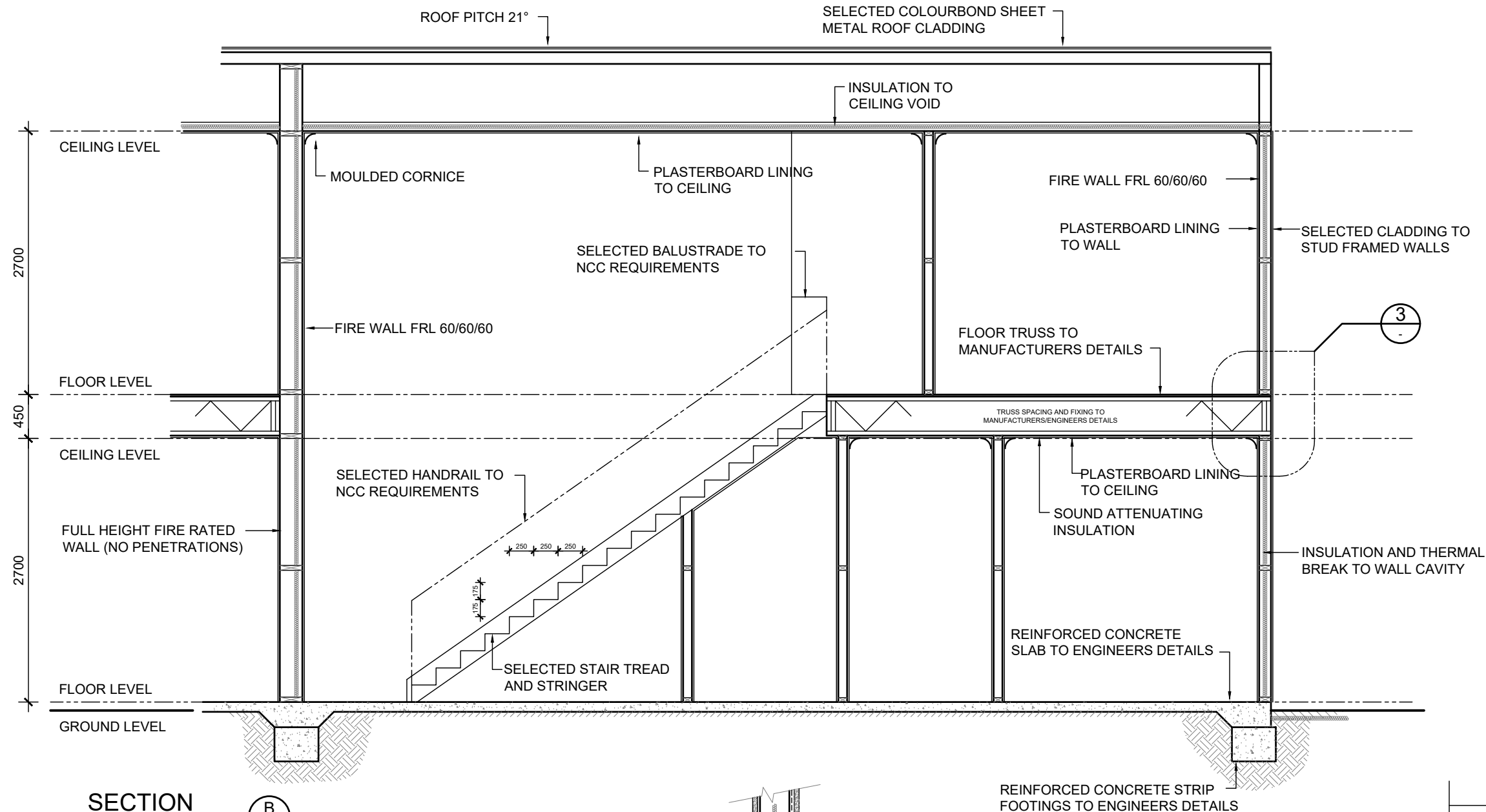
PROPOSED NEW DEVELOPMENT

SECTION & DETAILS

SITE: CLOVERDALE
CLIENT:

JOB No: 24.1530
DWG No: A3.5 OF A33
REV No: 1

SCALE: AS SHOWN AT A2 CLIENT CHK BY:
DRN BY: MJV CHK BY:
DATE: Aug-25 DATE:

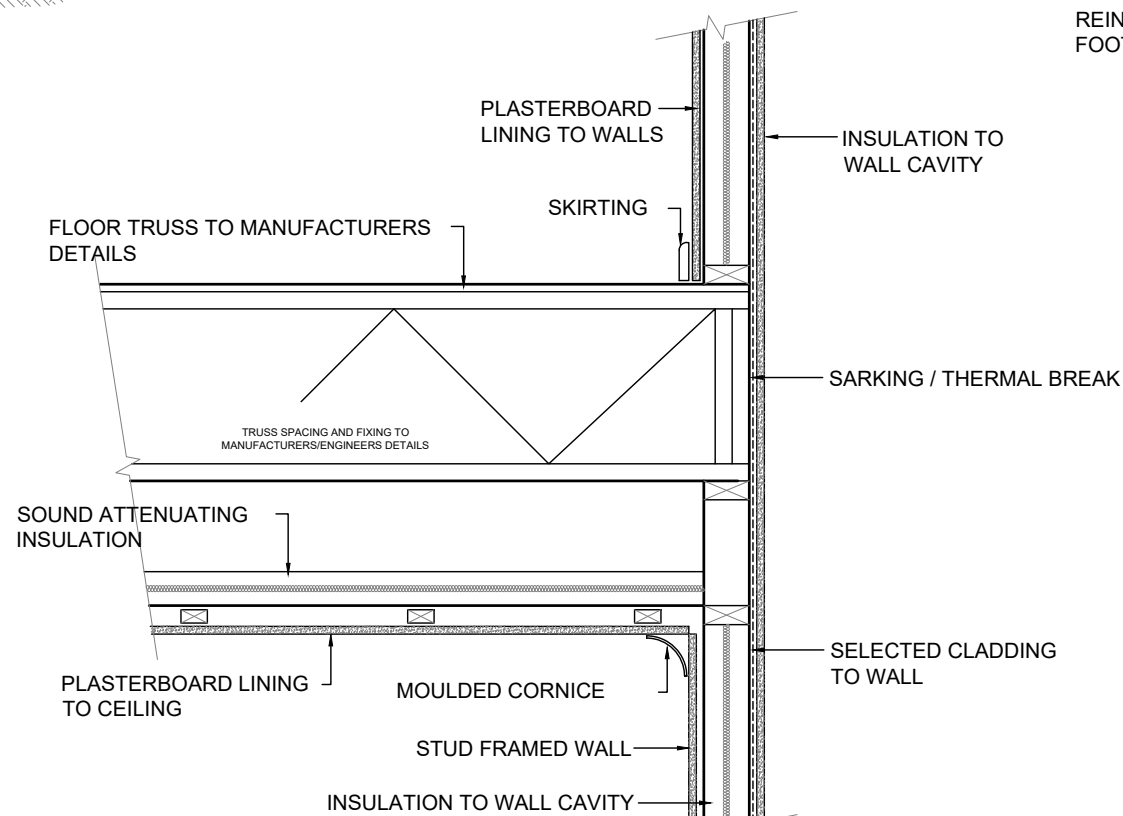


SECTION
SCALE 1:50

B
A3.2

NOMINATED STAIR TREADS
GOING : 250mm
RISE : 175mm
NO OPENING GREATER THAT 125mm IN
ACCORDANCE WITH LATEST NCC REQUIREMENTS

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



DETAIL
SCALE 1:20

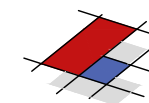
3
-

STEEL ROOFING FRAME NOTE
PLANS DETAILED FOR TRADITIONAL ROOF
FRAME CONSTRUCTION CONFORMING TO AS
4600.
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 AUSTRALIAN STANDARD.

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

UNIT 3

1	-	CONSTRUCTION PLAN	MV
REV	DATE	REVISION	BY



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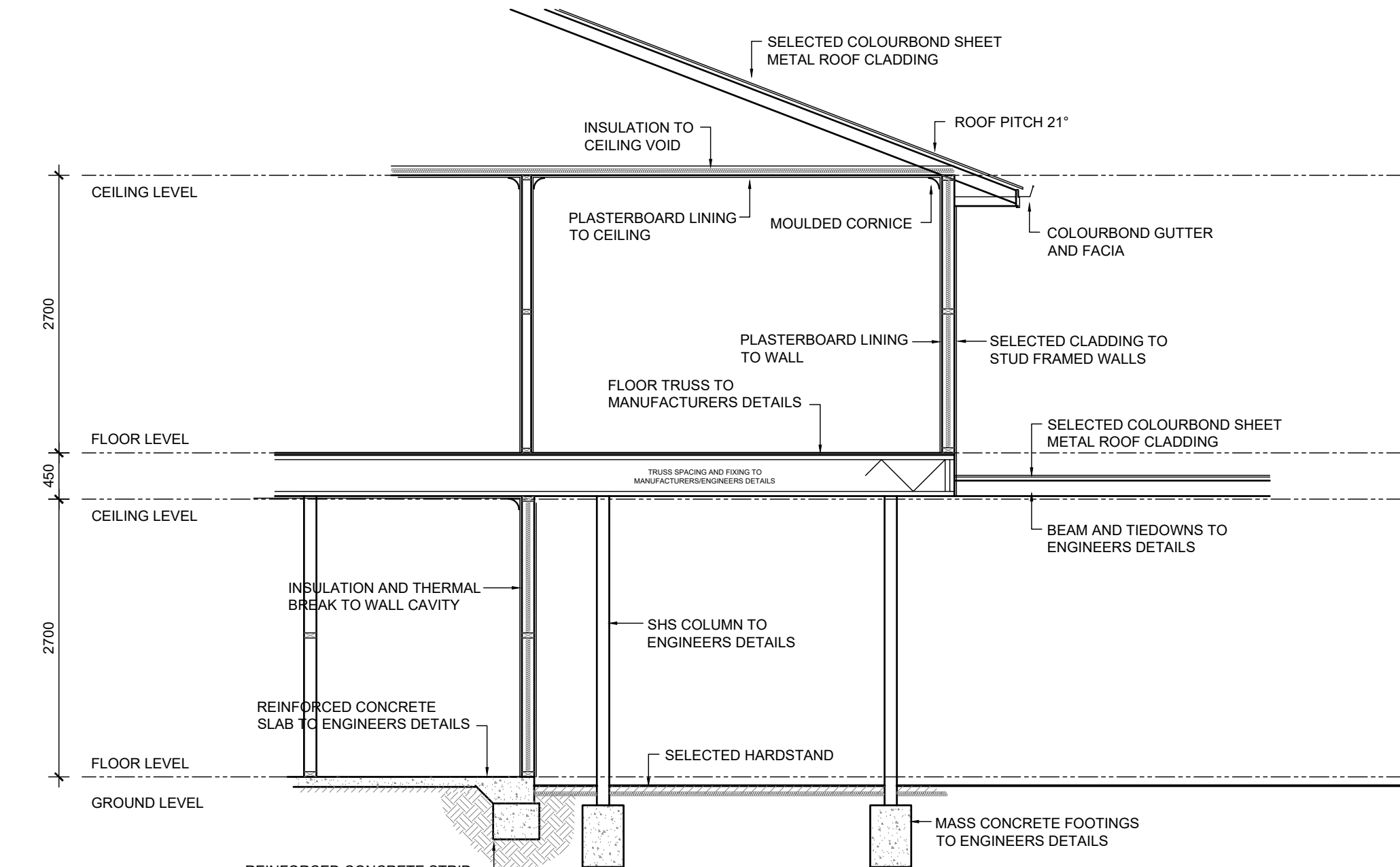
PROPOSED NEW DEVELOPMENT

SECTION & DETAILS

SITE:
CLOVERDALE
CLIENT:

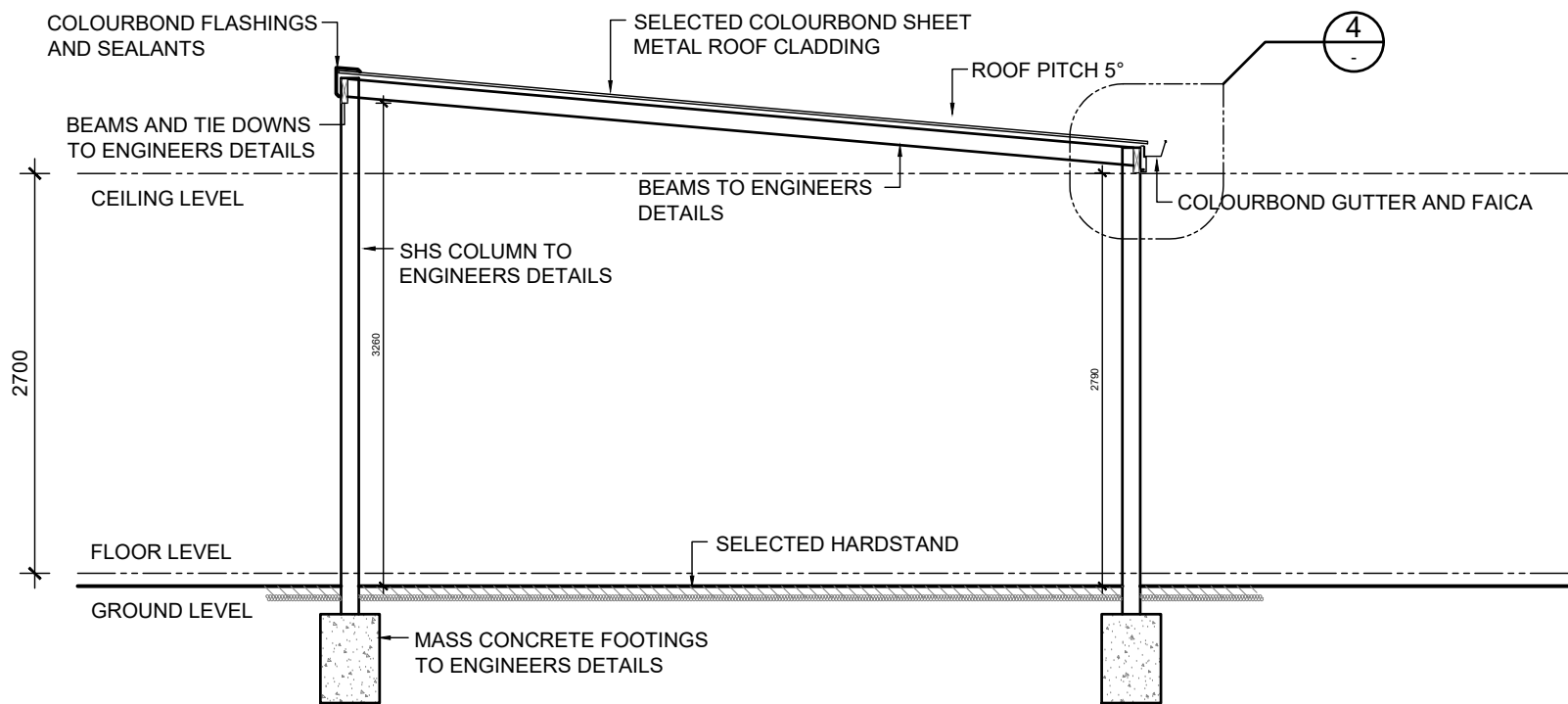
JOB No: DWG No: **A3.6** OF **A33**
24.1530 REV No: **1**

SCALE: AS SHOWN AT A2 CLIENT CHK BY:
DRN BY: MJV CHK BY:
DATE: Aug-25 DATE:



SECTION C-A2.2
SCALE 1:50

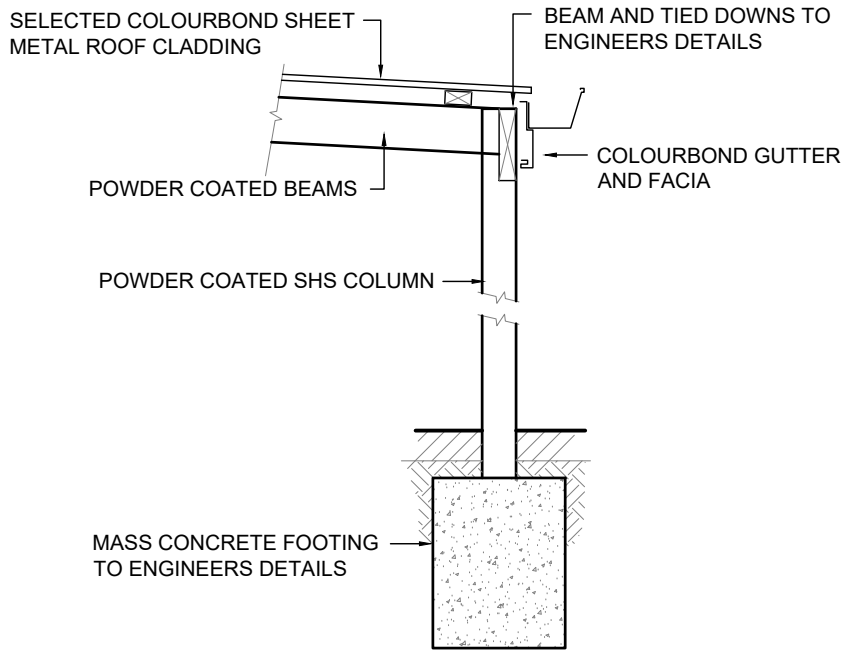
REINFORCED CONCRETE STRIP
FOOTINGS TO ENGINEERS DETAILS



SECTION D-A3.2
SCALE 1:50

STEEL ROOFING FRAME NOTE
PLANS DETAILED FOR TRADITIONAL ROOF FRAME CONSTRUCTION CONFORMING TO AS 4600.
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THE BUILDER RESERVES THE RIGHT TO AMEND BEAMS WITHOUT NOTICE WHILST CONFORMING TO AUSTRALIAN STANDARD.

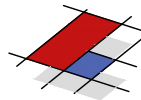
TIE DOWN NOTE
TIE DOWNS FOR TRADITIONAL AND/OR TRUSS ROOF TO CONFORM TO LATEST AUSTRALIAN STANDARD AS 1684.2 AND BCA AND AS DETAILED BY STRUCTURAL ENGINEER



DETAIL 4
SCALE 1:20

UNIT 3

1	-	CONSTRUCTION PLAN	MV
REV	DATE	REVISION	BY



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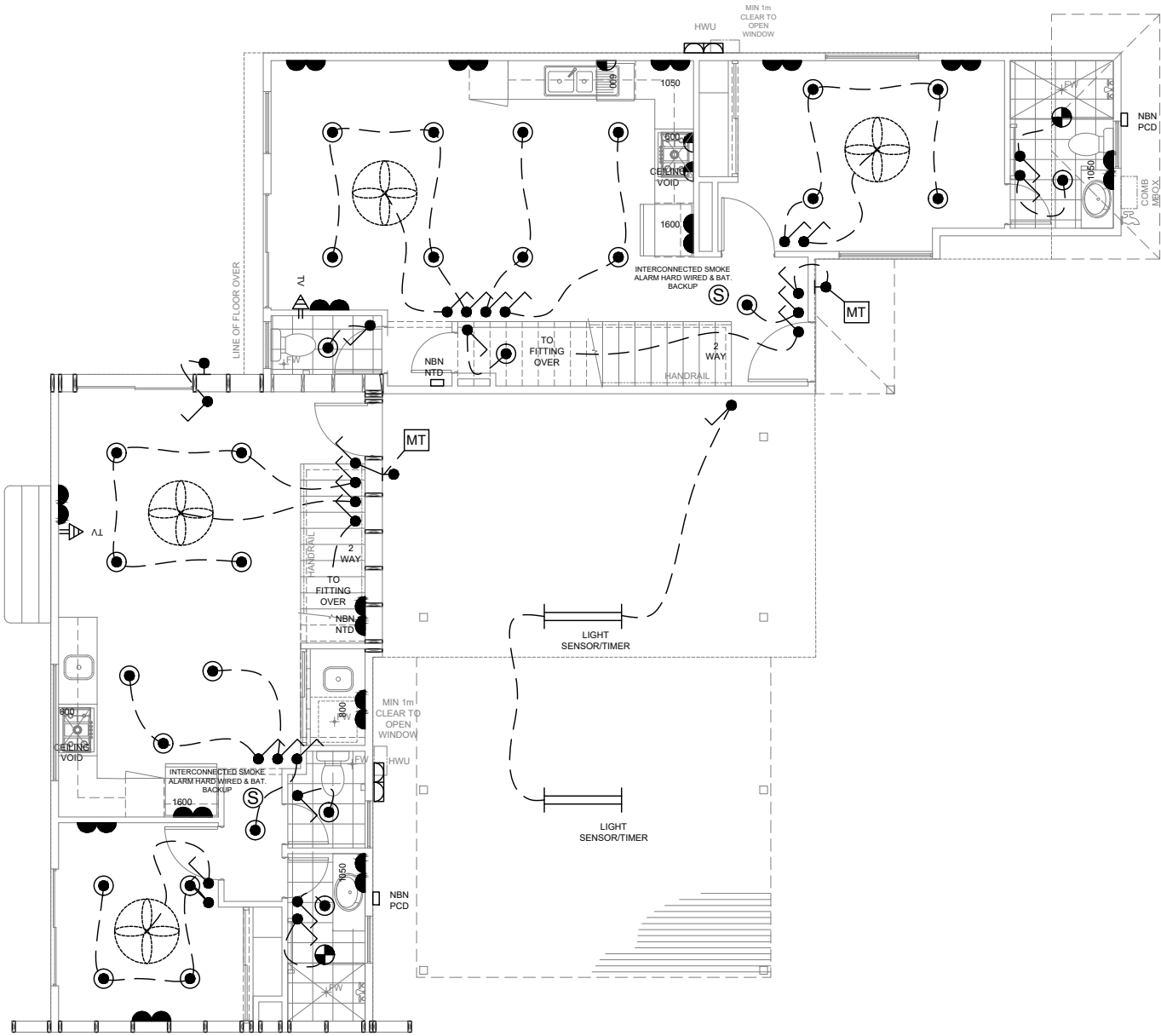
PROPOSED NEW DEVELOPMENT

SECTION & DETAILS

SITE: CLOVERDALE
CLIENT:

JOB No: 24.1530
DWG No: A3.7 OF A33
REV No: 1

SCALE: AS SHOWN AT A2 CLIENT CHK BY:
DRN BY: MJV CHK BY:
DATE: Aug-25 DATE:



GROUND FLOOR

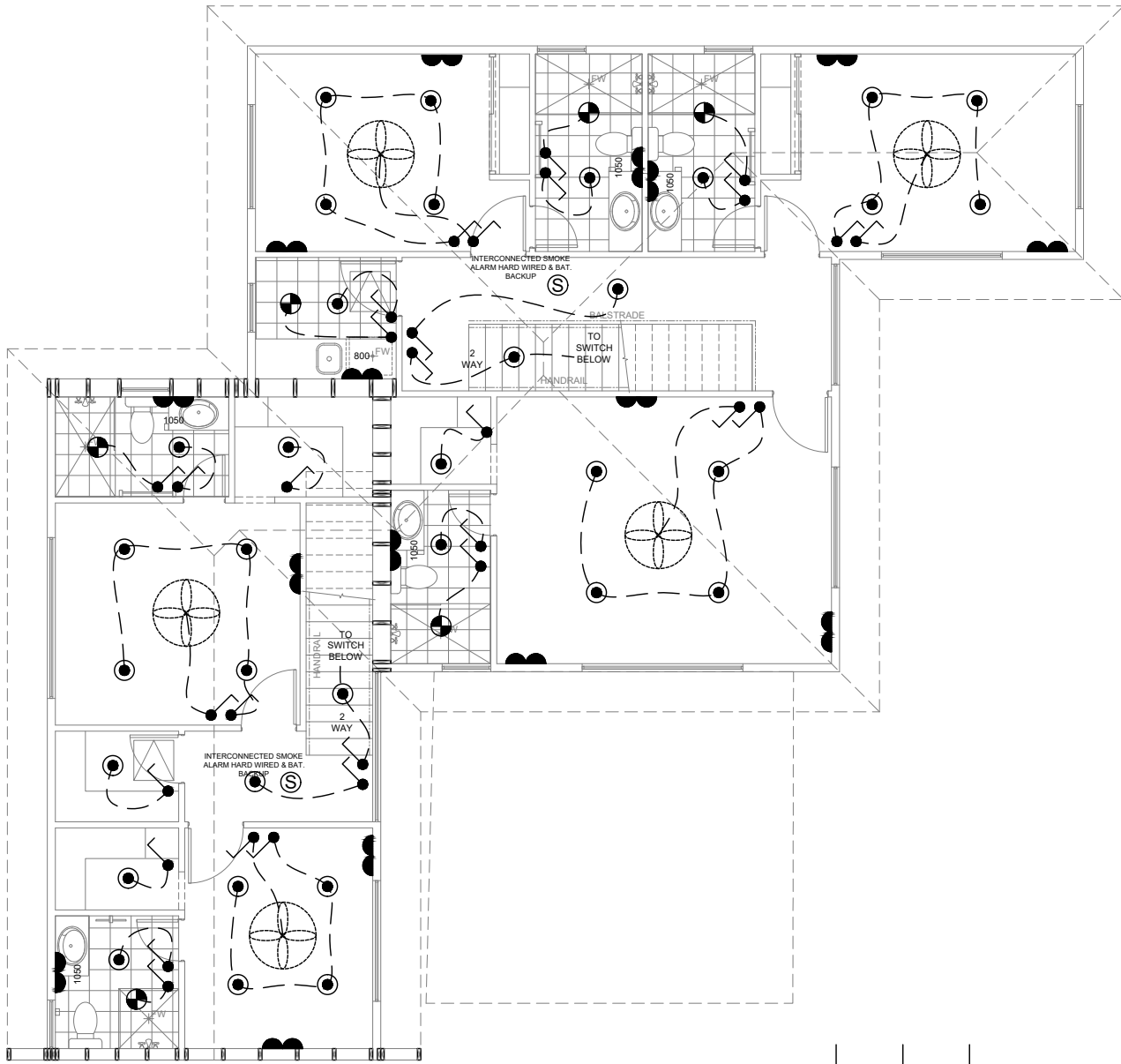
SCALE 1:100

1

FIRST FLOOR

SCALE 1:100

2



UNIT 3

ELECTRICAL COMPONENTS		
FIXTURES AND FITTING		
SYMBOL	COMPONENT	NOTES
	LED DOWN LIGHTS (SEALED)	IC-F RATED
	HEAT LAMP (FAN,2x LIGHT, HEATER)	MECHANICAL VENT AND FLUE TO OUTSIDE AIR, SEALED
	1200 LONG DOUBLE FLORESCENT LIGHTING	
	CEILING MOUNTED EXHAUST FAN	MECHANICAL VENT AND FLUE TO OUTSIDE AIR, SEALED
	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	
	MOTION SENSOR	
	TELECOMMUNICATIONS POINT	PHONE POINT / NBN CONNECTIONS
	TELEVISION POINT AT 250 AFL UNO	
REFER TO BUILDERS SPECIFICATIONS FOR FINAL SELECTION OF FIXTURES AND COMPONENTS		

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

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

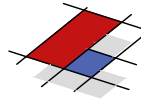
ELECTRICAL NOTE
BUILDER/ELECTRICIAN TO SUPPLY AND INSTALL 3 PHASE POWER CONNECTIONS AS REQUIRED FOR FUTURE CAR CHARGING STATION

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



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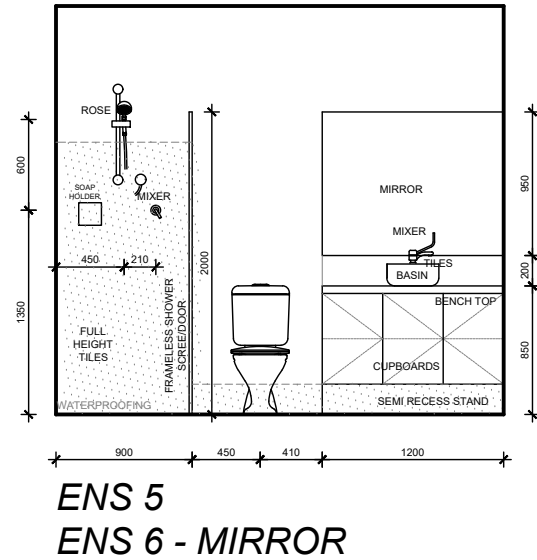
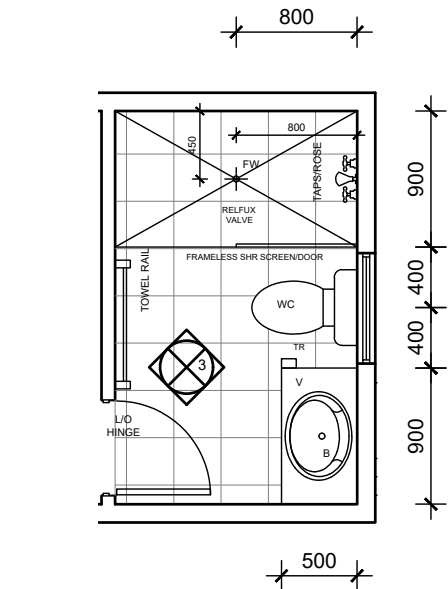
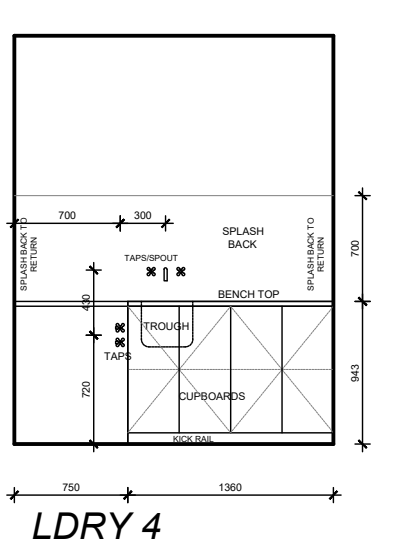
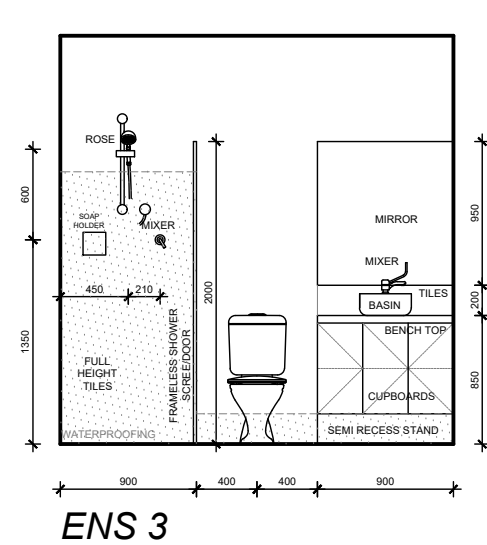
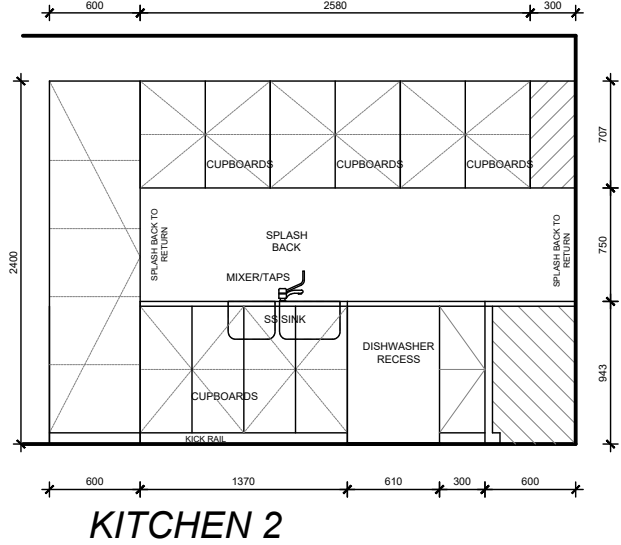
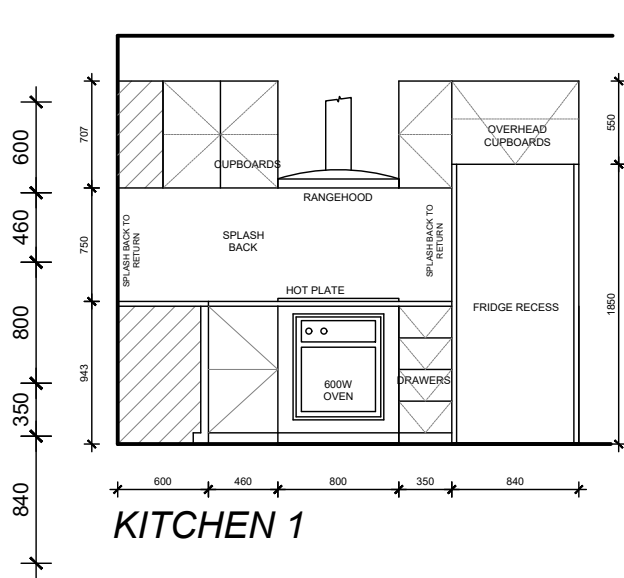
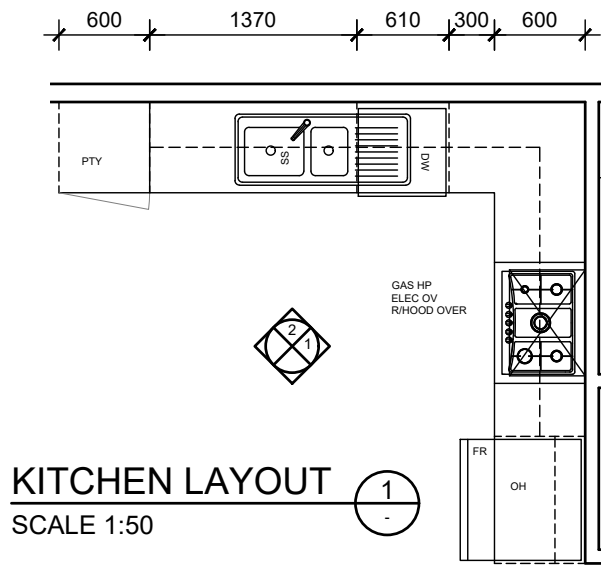
PROPOSED NEW DEVELOPMENT

ELECTRICAL PLAN

SITE: CLOVERDALE
CLIENT:

JOB No: 24.1530 DWG No: A3.8 OF A33
REV No: 1

SCALE: AS SHOWN AT A2 CLIENT CHK BY:
DRN BY: MJV CHK BY:
DATE: Aug-25 DATE:

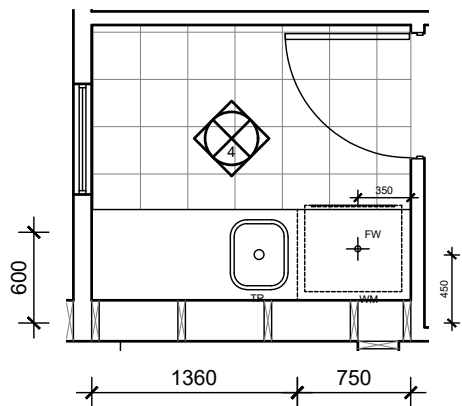


WATER PROOFING NOTES:
WATER PROOFING OF WET AREAS TO COMPLY WITH AS3740, AND THE LATEST REVISION OF THE NCC
WATER PROOFING MEMBRANES TO AS 4858
FLOORS - WATER RESISTANCE TO BE APPLIED TO ENTIRE FLOOR IN BATHROOMS, LAUNDRIES AND WC'S

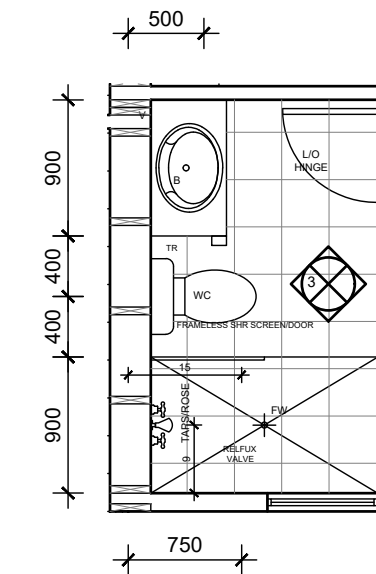
- BATHROOMS:**
1. WATERPROOF ALL PENETRATIONS.
 2. SHOWERS - WATERPROOF INTERNAL AND EXTERNAL CORNER & HORIZONTAL JOINTS WITH MIN. HEIGHT OF 1800mm ABOVE FLOOR LEVEL.
WATER PROOF MIN 50mm OF ALL WALL/FLOOR JUNCTIONS.
WITH HOBS - WATER PROOFING TO BE MIN. 25mm ABOVE MAX. WATER HEIGHT OR A MIN. OF 150mm FROM F.F.L.
TO EXTENT OF ENCLOSURE INCLUDING HOB.
WITHOUT HOBS - WATER PROOF EXTENT OF ENCLOSURE INCLUDING WATER STOP.
 3. BATHS - WATER PROOF TO MIN. 150mm ABOVE BATH/SPAS LIPS, ALL HOBS AND DOWN TO FLOOR.
 4. BASINS - WATER RESISTANT TO MIN. 150mm ABOVE BASINS WITHIN 75mm OF WALL.
 5. FALLS TO THE FLOOR WASTE IN A SHOWER AREA - MINIMUM 1:80
 6. FALLS TO THE FLOOR WASTE IN A BATHROOM AREA - MINIMUM 1:100
 7. WATERPROOF VANITY BENCH TOP IN ACCORDANCE TO THE NCC
- LAUNDRIES AND WC'S AND KITCHENS**
1. WATERPROOF ALL HORIZONTAL TAP AND SPOUT PENETRATIONS.
 2. WATER PROOF TO MIN. 150mm ABOVE TROUGHS/BASINS/SINKS/BENCH TOPS WITH 150mm OF WALL BEHIND WASHING MACHINE.
 3. WATER PROOF ALL WALL/CORNER & WALL/VESSEL JUNCTIONS WITHIN PROXIMITY OF THE TROUGHS/BASINS/SINKS.

UNIT 3

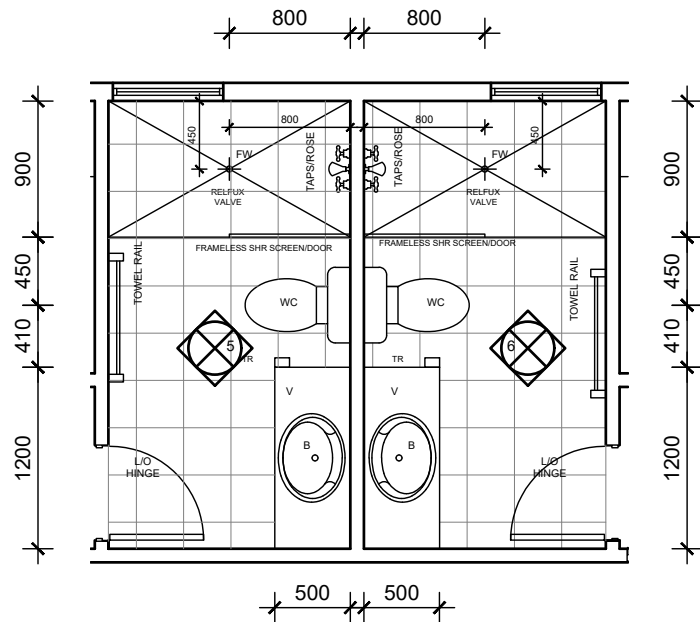
ENS A1 LAYOUT
SCALE 1:50



LDRY LAYOUT
SCALE 1:50



ENS A2 LAYOUT
SCALE 1:50



ENS A3 / A4 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

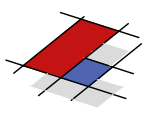
PLUMBER NOTE

- 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

1	-	CONSTRUCTION PLAN	MV
REV	DATE	REVISION	BY



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PROPOSED NEW DEVELOPMENT

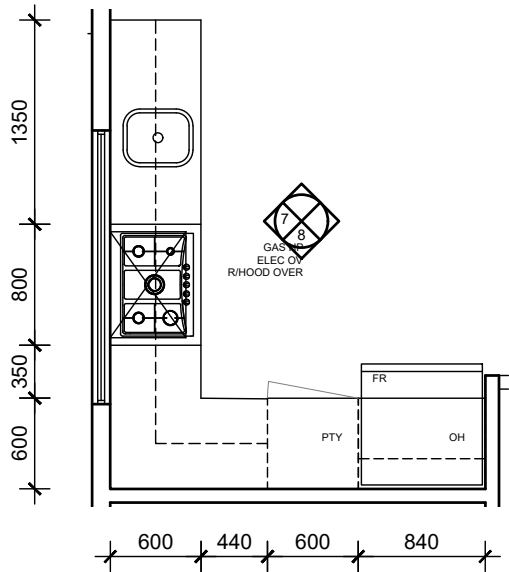
ROOM LAYOUTS

SITE: CLOVERDALE

CLIENT:

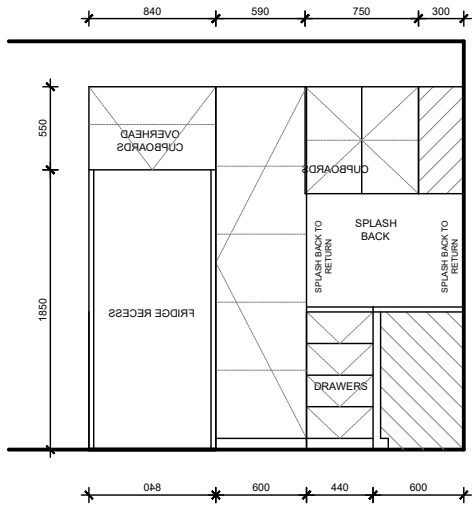
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24.1530	REV No:	1		

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DRN BY: MJV
DATE: Aug-25

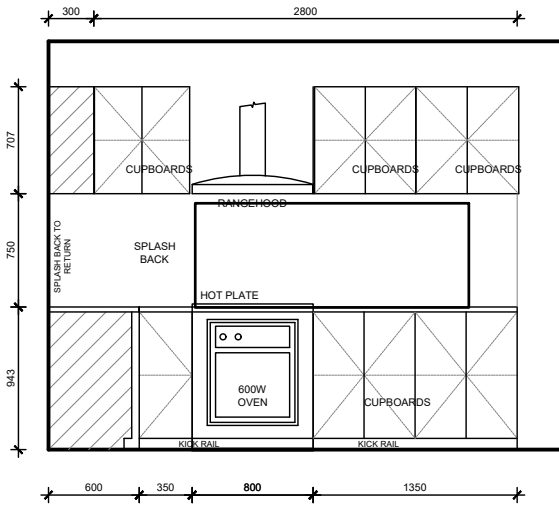


KITCHEN LAYOUT
SCALE 1:50

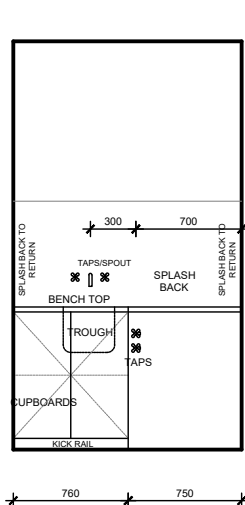
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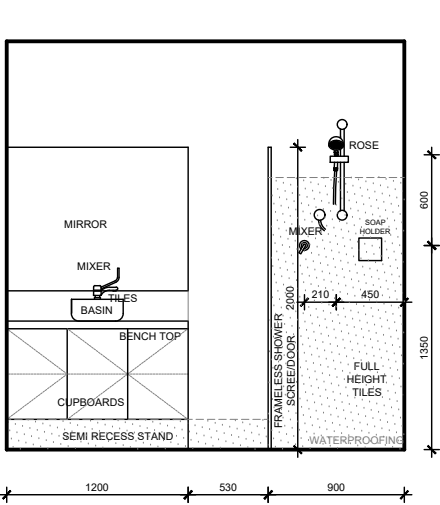
KITCHEN 7



KITCHEN 8



LDry 9

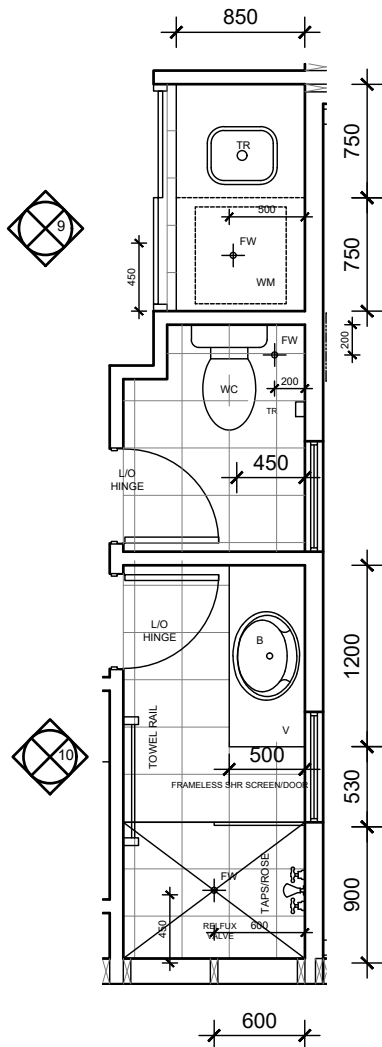


ENS 10

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WATER PROOFING MEMBRANES TO AS 4858
FLOORS - WATER RESISTANCE TO BE APPLIED TO ENTIRE FLOOR IN BATHROOMS, LAUNDRIES AND WC'S

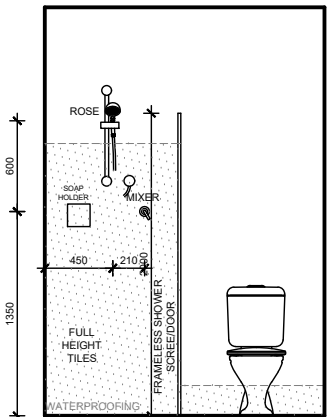
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UNIT 3



ENS B1, LDry LAYOUT
SCALE 1:50

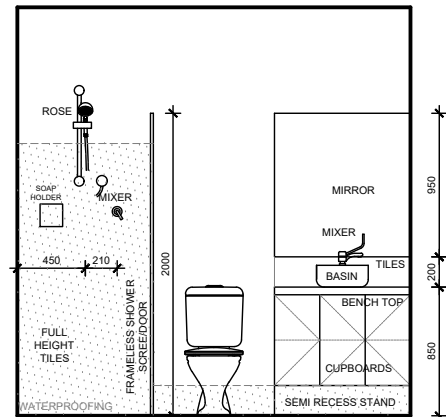
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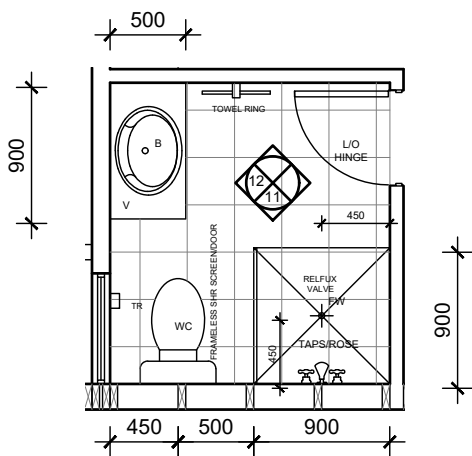
ENS 11



ENS 12

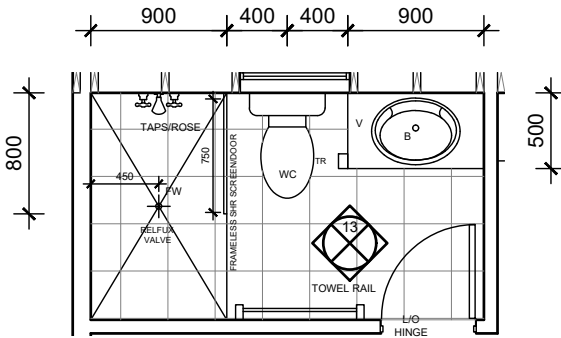


ENS 13



ENS B2 LAYOUT
SCALE 1:50

3



ENS B3 LAYOUT
SCALE 1:50

4

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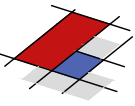
PLUMBER NOTE

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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

1	-	CONSTRUCTION PLAN	MV
REV	DATE	REVISION	BY



MJ Drafting & Designs
turning lines into visions

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PROPOSED NEW DEVELOPMENT

ROOM LAYOUTS

SITE: CLOVERDALE

CLIENT:

JOB No:	DWG No:	A3.10	OF	A33
24.1530	REV No:	1		

SCALE: AS SHOWN AT A2 CLIENT CHK BY: DRN BY: MJV CHK BY: DATE: Aug-25 DATE: