

SITE & SLAB HEIGHT LEVELS ARE TO BE READ AS THAT STATED +/- 300mm DUE TO VEGETATION STRIPPING, SETTLEMENT, BULKING, etc. CLIENT ACCEPTS SUCH AMENDED LEVELS WITHOUT FURTHER NOTICE

OWNER IS RESPONSIBLE TO IDENTIFY THE SITE IF REQUIRED
 OMP = OUTERMOST PROJECTION

LOCAL AUTHORITY
 TOOWOOMBA RC (Pittsworth)

LAND AREA 9.1902 ha

EARTHWORKS
 -STRIP 400mm TOPSOIL
 THEN EQUAL CUT & FILL

ALL ROOF WATER TO RAINWATER STORAGE TANK AS PER ROOF DRAINAGE PLAN BALANCE & OVERFLOW OVERLAND via BUBBLERS

EFFLUENT TO HSTP per DRAINAGE DESIGN BY OTHERS

AMENDMENTS
 DATE ISSUE REMARKS

DATE	ISSUE	REMARKS

Proposed New Residence for

APPROVED FOR CONSTRUCTION:

OWNER:

OWNER:

BUILDER:

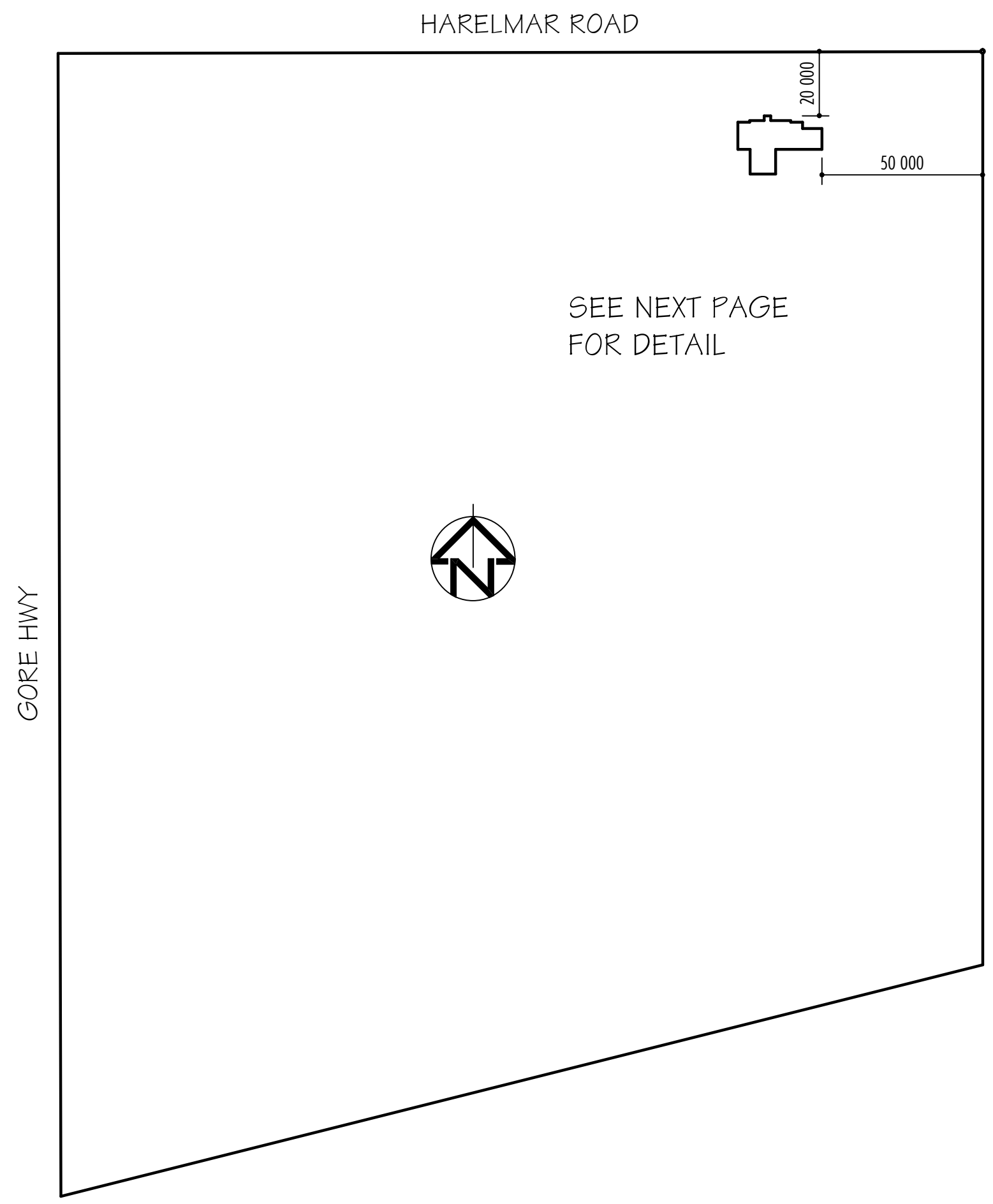
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OVERALL SITE

SCALE 1:1500 on A3 paper



HARELMAR ROAD

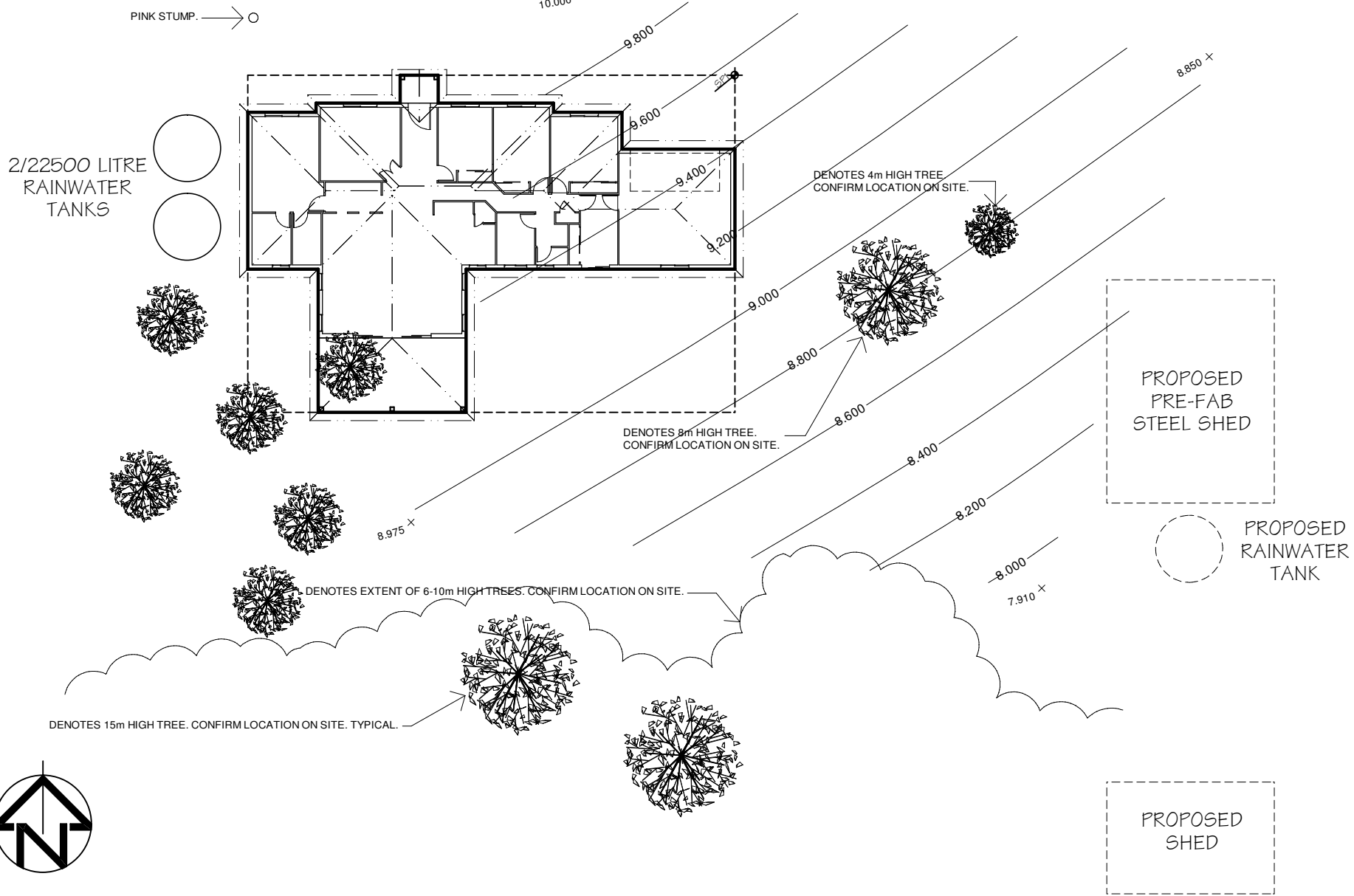
20 000
PORCH - APPROX.
18 122

APPROX 211.5m TO WESTERN B'DRY (GORE HWY)

26 182

50 000

WALL - PARALLEL



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WINDOW LEGEND
 SW = SLIDING X = SLIDING PANE O = FIXED PANE
 DH = DOUBLE HUNG FG = FIXED GLASS
 OBS = OBSCURE GLASS LVR = LOUVRES
 SD = SLIDING DOOR GB = GLASS BLOCKS

HEADS etc TO BE 2100 ABOVE MAIN SLAB FFL
 1/2 WALLS MEASURED OFF MAIN SLAB FFL
 DW, Fr, Fz, WM INDICATE POSITIONS ONLY

DP DOWNPIPE
 sh DENOTES BANK OF 3 EXTRA ROBE
 SHELVES APPROX 450 WIDE
 S SMOKE ALARM TO BCA 3.7.2
 & AS 3786

ENCLOSED AREA	244.3 m ²
ALFRESCO AREA	31.8 m ²
PORCH AREA	3.1 m ²
TOTAL AREA	279.2 m²

EXTERNAL WALL PERIMETER
 88.608m
 WALL THICKNESSES (U.N.O.)
 EXTERNAL B/V WALLS 225mm
 INTERNAL STUD WALLS 72mm
 DIMENSIONS ARE TO FRAME

WIND RATING N3
 FIN CEIL HEIGHT 2400(n)
 SHEET METAL ROOF @ 22.5° PITCH
 TYPICAL EAVE OVERHANG 450mm

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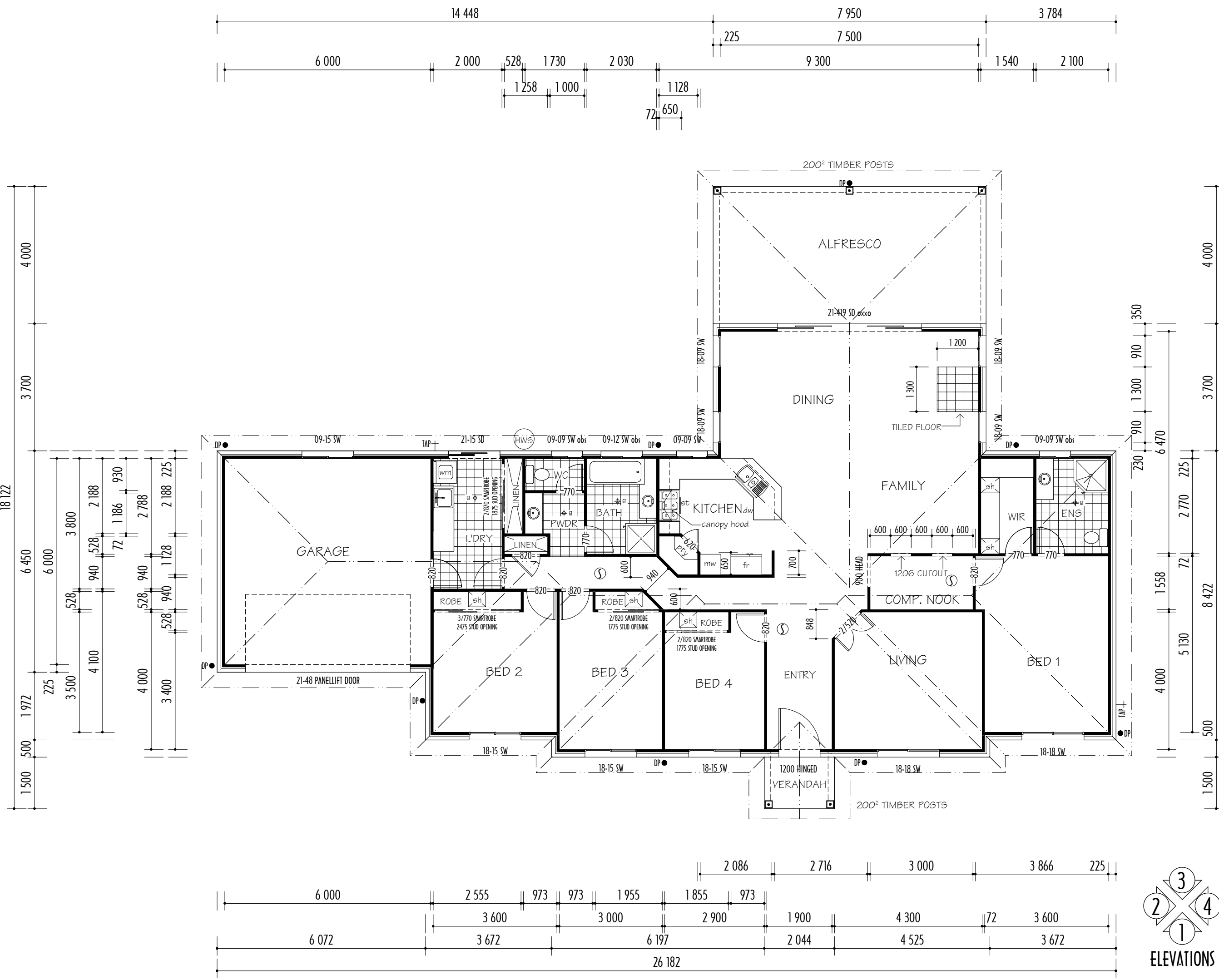
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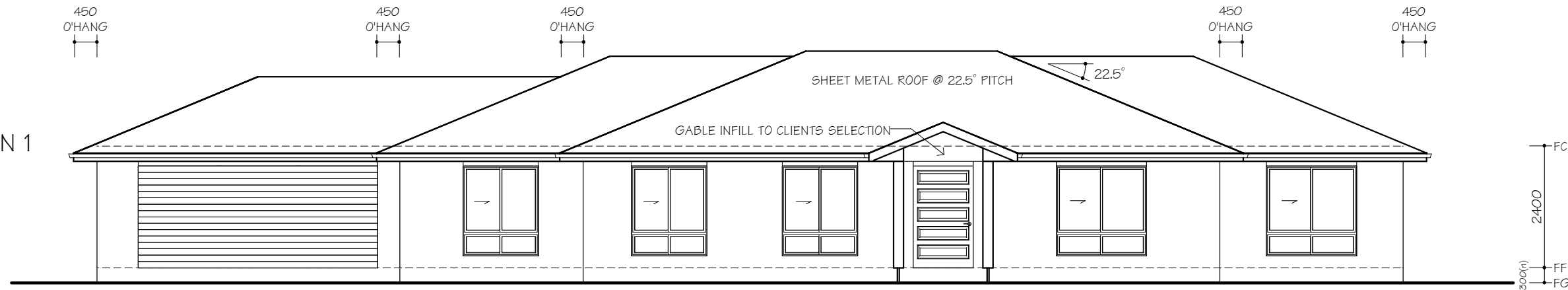
FLOOR PLAN
 SCALE 1:100 on A3 paper



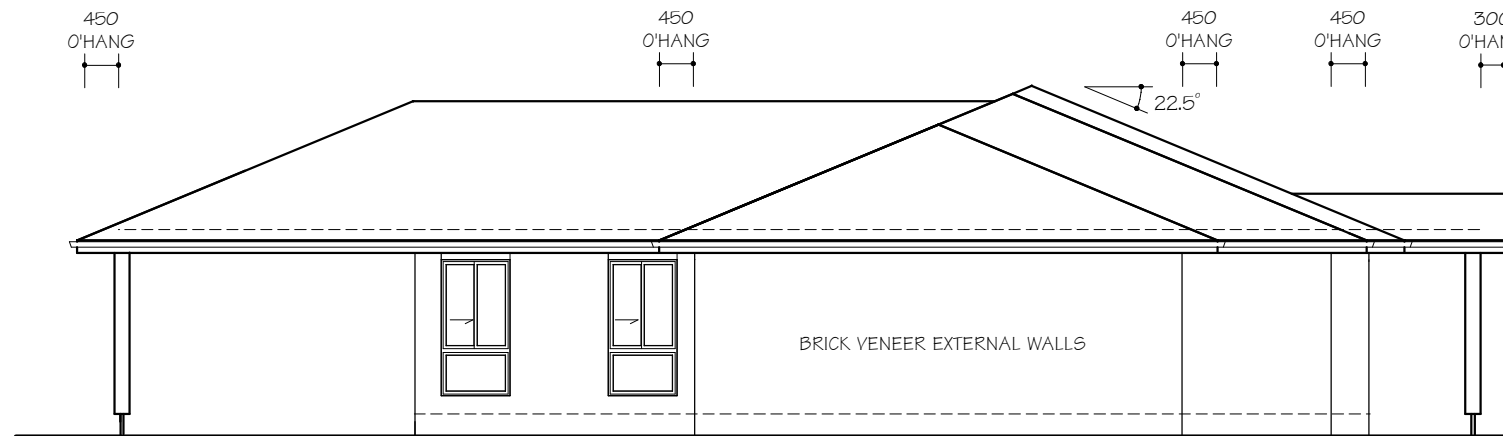
TYPICALLY OBSCURE WHITE GLASS TO
 WC, BATHROOM & ENSUITE WINDOWS

GARAGE DOORS MAY HAVE FC INFILL
 PANEL OVER

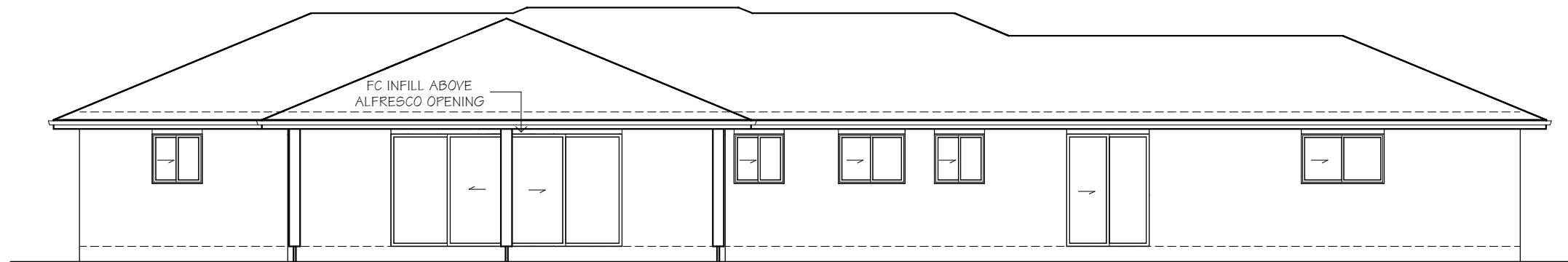
ELEVATION 1
 Northern



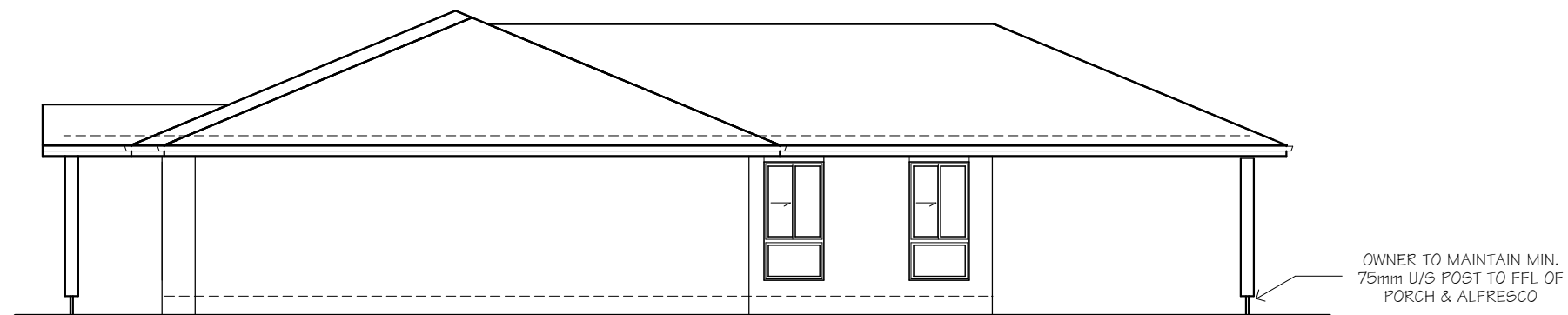
ELEVATION 2
 Eastern



ELEVATION 3
 Southern



ELEVATION 4
 Western



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ELEVATIONS

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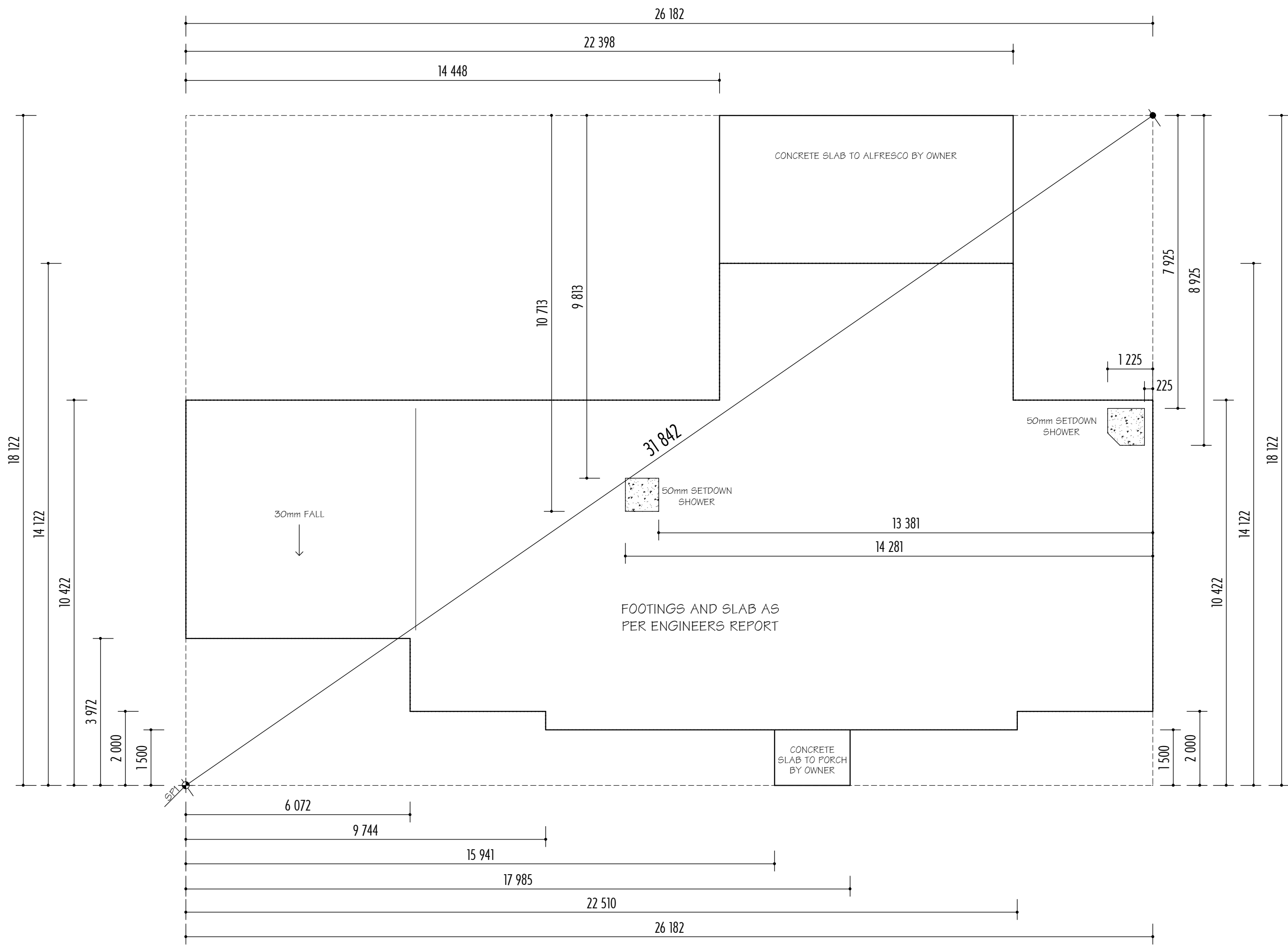
ALL SETOUT DIMENSIONS ARE SHOWN TO THE OUTSIDE FACE OF EXTERNAL WALLS

CONCRETOR IS TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ENGINEERS REPORT

TOP SURFACE OF SLAB TO BE MIN. 290mm ABOVE PLATFORM OR GROUND LEVEL AT HIGHEST POINT

50mm SETDOWN FOR SHOWER RECESS



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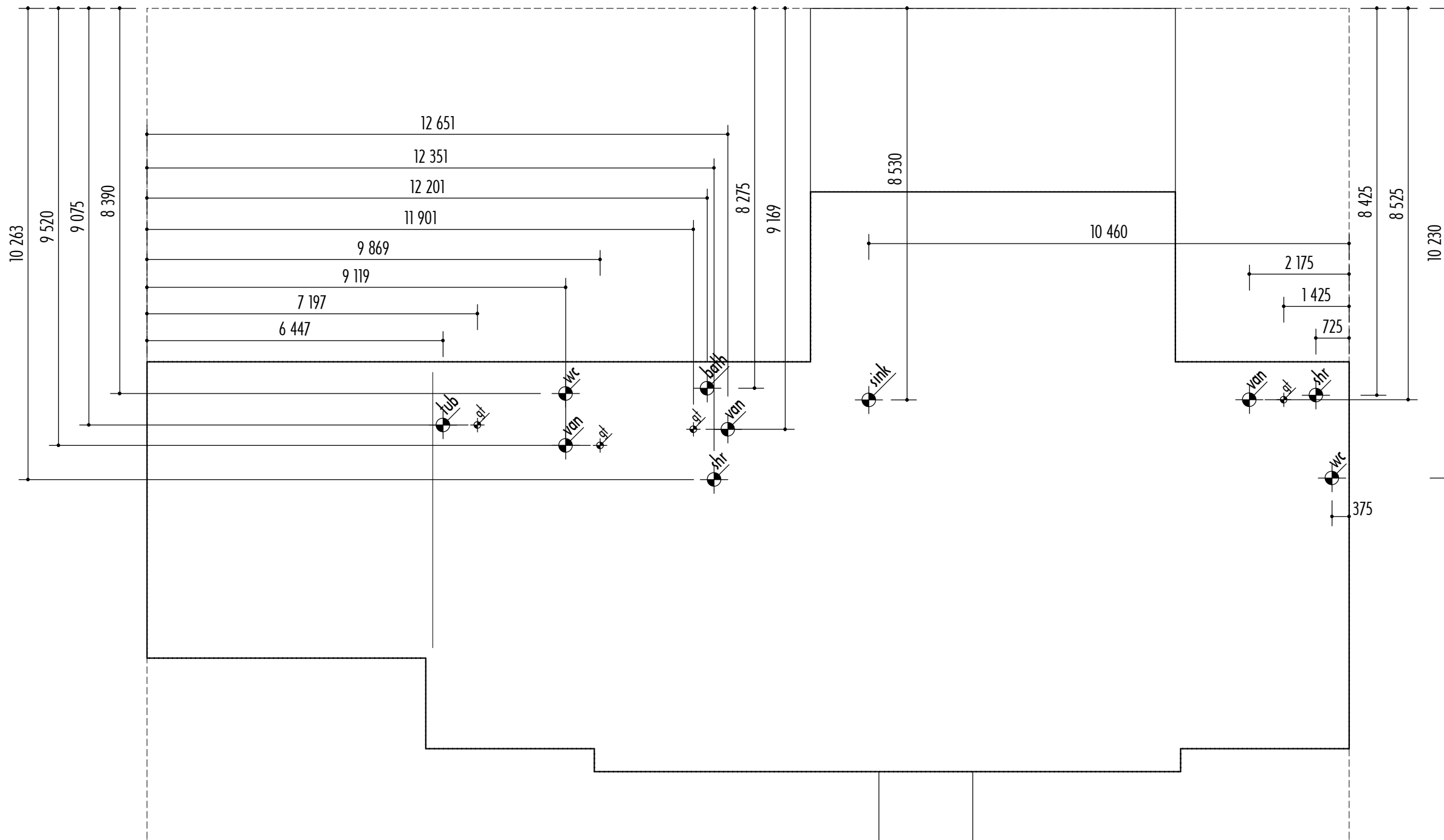
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SLAB PLAN
 SCALE 1:100 on A3 paper

ALL SETOUT DIMENSIONS ARE SHOWN TO THE OUTSIDE FACE OF EXTERNAL WALLS

DRAINAGE OFFSETS HEREIN
 - WC 150 OFF FRAME
 - VANITY 150 OFF FRAME
 - SINK & TUB 150 OFF FRAME
 - BATH 250 x 350
 (ASSUMES 1675 BATH)

DRAINER IS TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK



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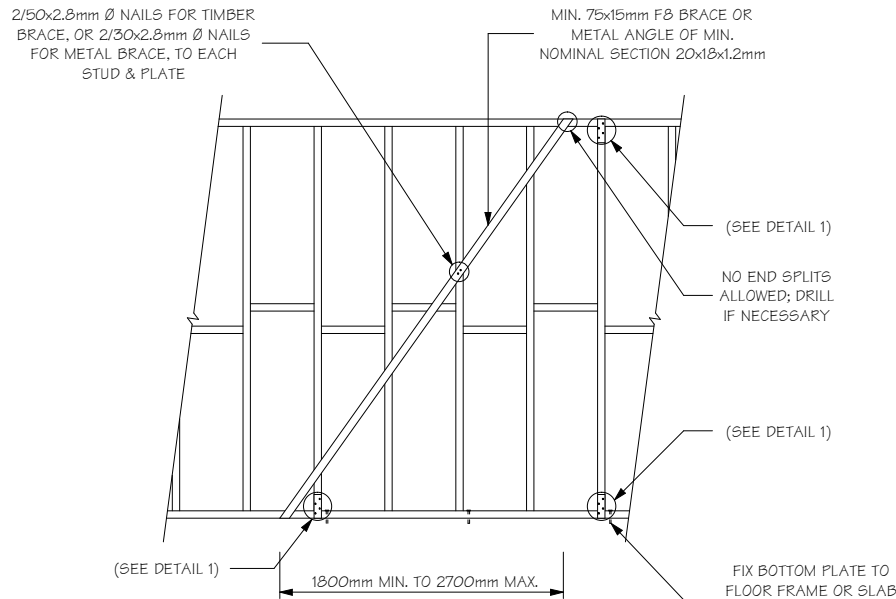
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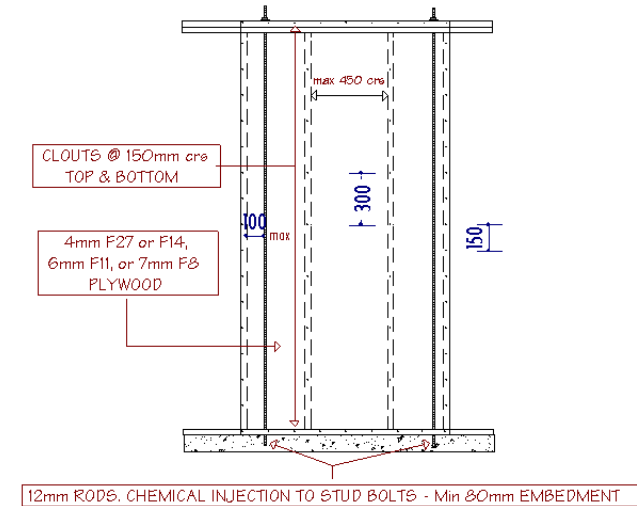
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(C) TIMBER & METAL ANGLE BRACES. THE MAXIMUM DEPTH OF A NOTCH OR SAW-CUT SHALL NOT EXCEED 20mm. SAW-CUTS STUDS SHALL BE DESIGNED AS NOTCHED.



DETAIL 1: 30x0.8mm GALV. METAL STRAP LOOPED OVER PLATE & FIXED TO STUD WITH 3/30x2.8mm Ø GALV. FLAT-HEAD NAILS (OR EQUIVALENT) TO EACH END. ALTERNATIVELY, PROVIDE SINGLE STRAPS TO BOTH SIDES, WITH 3 NAILS PER STRAP END, OR EQUIVALENT ANCHORS OR OTHER FASTENERS.

TYPICAL BRACE SHEET - INTERNAL & EXTERNAL

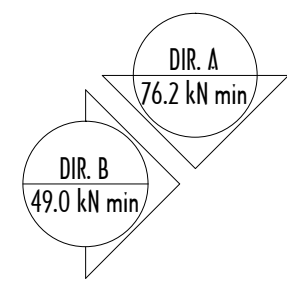


DO NOT DRILL THROUGH SLAB!

SHEET BRACING DETAILS

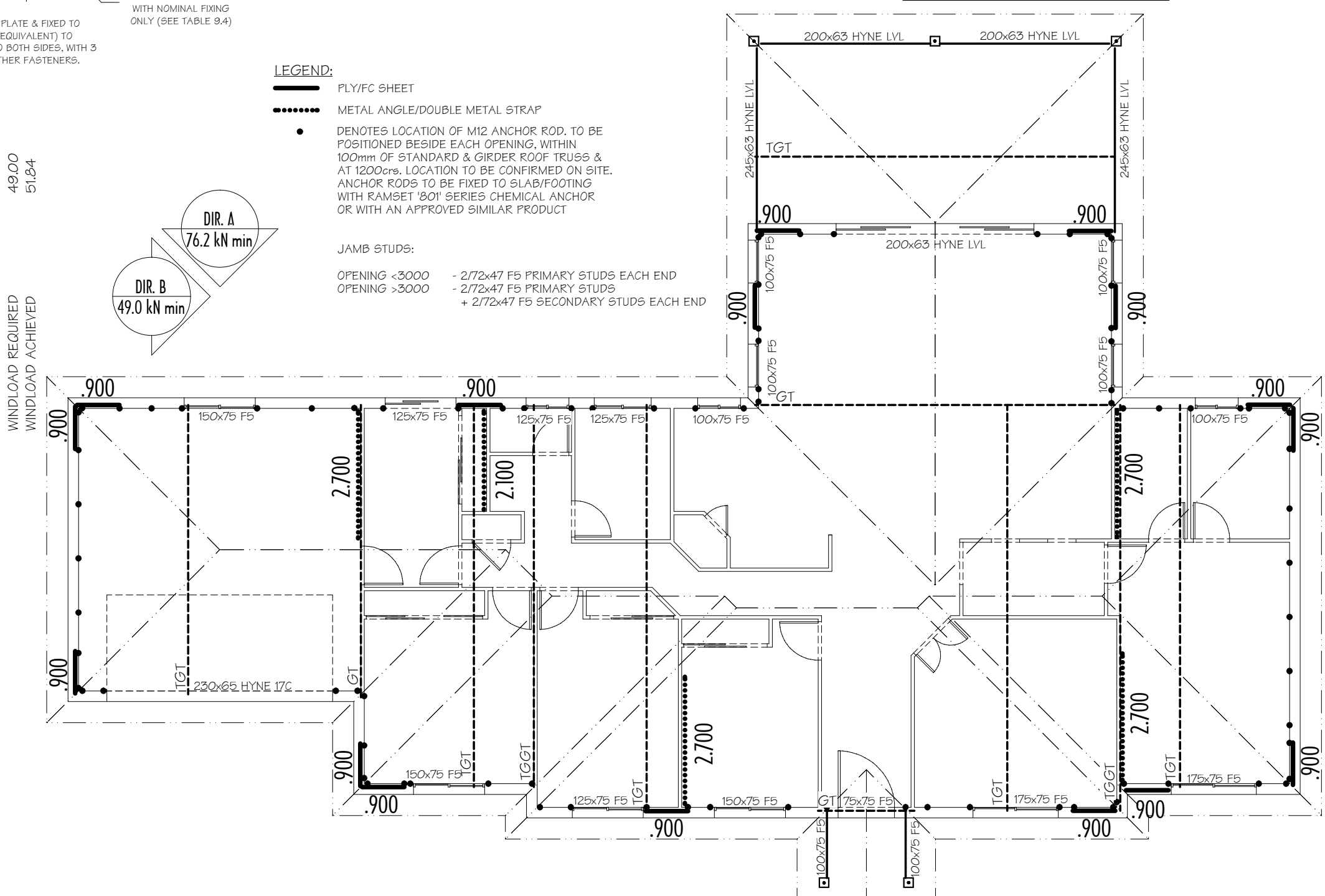
LEGEND:
 PLY/FC SHEET
 METAL ANGLE/DOUBLE METAL STRAP
 DENOTES LOCATION OF M12 ANCHOR ROD. TO BE POSITIONED BESIDE EACH OPENING, WITHIN 100mm OF STANDARD & GIRDER ROOF TRUSS & AT 1200c/c. LOCATION TO BE CONFIRMED ON SITE. ANCHOR RODS TO BE FIXED TO SLAB/FOOTING WITH RAMSET '801' SERIES CHEMICAL ANCHOR OR WITH AN APPROVED SIMILAR PRODUCT

JAMB STUDS:
 OPENING <3000 - 2/72x47 F5 PRIMARY STUDS EACH END
 OPENING >3000 - 2/72x47 F5 PRIMARY STUDS + 2/72x47 F5 SECONDARY STUDS EACH END



DIRECTION 'A' WINDLOAD	BRACE TYPE	BRACE LENGTH (m)	KN / m	KN VALUE	# PROVIDED	KN PROVIDED
Type H (a) structural ply	Type H (a) structural ply	0.90	6.4	5.76	7	40.32
	Double metal strap (type D) 1.8 - 2.7	2.10	3.0	6.30	1	6.30
	Double metal strap (type D) 1.8 - 2.7	2.70	3.0	8.10	4	32.40
	Nominal bracing	per lm	0.75			N/C
WINDLOAD REQUIRED				76.20		
WINDLOAD ACHIEVED				79.02		

DIRECTION 'B' WINDLOAD	BRACE TYPE	BRACE LENGTH (m)	KN / m	KN VALUE	# PROVIDED	KN PROVIDED	
Type H (a) structural ply	Type H (a) structural ply	0.90	6.4	5.76	9	51.84	
	Nominal bracing	per lm	0.75			N/C	
	WINDLOAD REQUIRED				49.00		
	WINDLOAD ACHIEVED				51.84		



DESIGN WINDSPEED
N3

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BRACING, LINTEL & TIE-DOWN

GENERAL SPECIFICATION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND THE BUILDING ACT 1975.

CONCRETE SLAB AND FOOTINGS TO BE AS PER ENGINEERS RECOMMENDATIONS.

SLAB ON WATERPROOF MEMBRANE SEALED AT ALL JOINS AND PENETRATIONS ON Min. 50mm SAND BED.

TERMITE PROTECTION IS TO COMPLY WITH AUSTRALIAN STANDARDS 3660.1

PROVIDE DAMP PROOF COURSE AND WEEPHOLES TO BRICKWORK AS PER B.C.A. REQUIREMENTS.

ALL OPENINGS WITH BRICKWORK OVER SHALL HAVE STEEL LINTELS INSTALLED AS PER THE ADCM OR MANUFACTURERS SPECIFICATIONS.

ALL TIMBER FRAMING TO BE IN ACCORDANCE WITH AS 1684 - 1999 & TIMBER MANUFACTURERS SPECIFICATIONS.

WALL FRAMING TO BE SPECIFIED BY FRAME/TRUSS SUPPLIER (MINIMUM NOTED HEREUNDER)
 LOAD BEARING WALLS -

TOP PLATE	72x47 F7
RIBBON PLATE	72x35 F7
BOTTOM PLATE	72x35 F5
STUDS	72x47 F7 @ 450 CRS max.
WINDOW SILL TRIMMERS	600-1800 OPENING - 72x35 F7
	1800-2100 OPENING - 72x47 F7

NON LOAD BEARING WALLS -

TOP PLATE	72x47 F5
BOTTOM PLATE	72x35 F5
STUDS	72x35 F5 @ 450 CRS max.

ROOF FRAME - PRE FABRICATED TRUSSES
 - @ 600mm CENTRES MAX. TILED ROOFS
 - @ 900mm CENTRES MAX. METAL ROOFS

FIXED ACCORDING TO MANUFACTURERS SPECIFICATIONS.

WALL LINING - 10mm PLASTERBOARD
 CEILING LINING - 10mm PLASTERBOARD
 WET AREA LINING - 6mm VILLABOARD & WR 10mm PLASTERBOARD

SUSTAINABLE HOUSING

IN CLASS 1 AND CLASS 2 BUILDINGS, IN AREAS SERVICED BY A WATER SERVICE PROVIDER, TAP WARE WITH A MINIMUM 3-STAR WATER EFFICIENCY LABELLING AND STANDARDS RATING SERVES:
 (A) LAUNDRY TUBS; AND
 (B) KITCHEN SINKS; AND
 (C) BASINS.

IN CLASS 1 AND CLASS 2 BUILDINGS, IN AREAS SERVICED BY A WATER SERVICE PROVIDER, ALL SHOWER ROSES HAVE A MINIMUM 3-STAR WATER EFFICIENCY LABELLING AND STANDARDS RATING.

IN CLASS 1 AND CLASS 2 BUILDINGS, IN AREAS SERVICED BY A WATER SERVICE PROVIDER, ALL TOILETS CISTERNS:

- (A) HAVE A DUAL FLUSH FUNCTION AND HAVE A MINIMUM 4-STAR WATER EFFICIENCY LABELLING AND STANDARDS RATING; AND
- (B) ARE COMPATIBLE WITH THE SIZE OF THE TOILET BOWL TO ALLOW FOR PROPER FUNCTIONING OF THE TOILET.

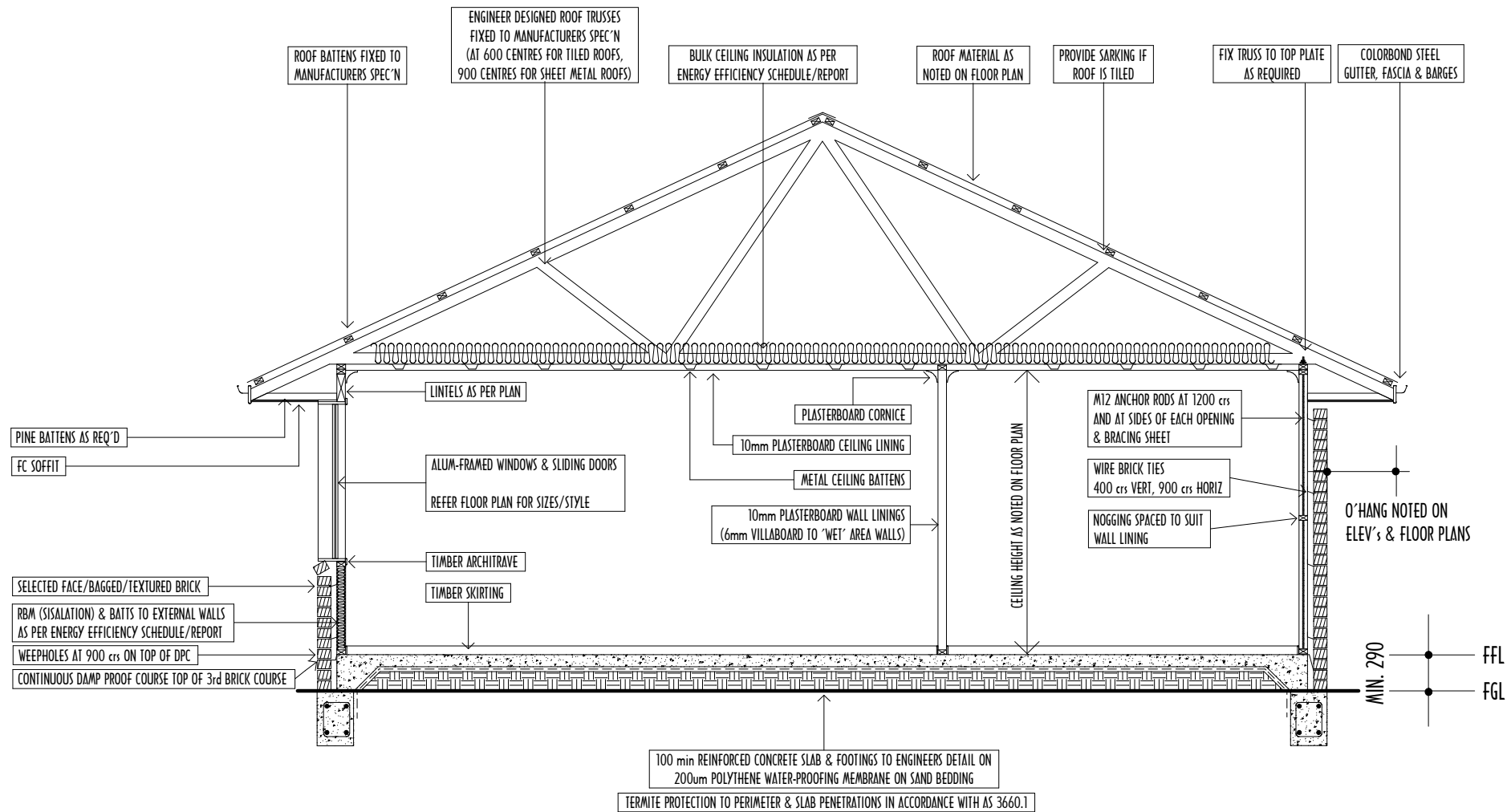
CLASS 1 BUILDINGS, INCLUDING A VERANDAH, BALCONY OR AN ENCLOSED CLASS 10A BUILDING ATTACHED TO A CLASS 1 BUILDING, HAVE:

- (A) ARTIFICIAL LIGHTING THAT COMPLIES WITH PART 3.12.5.5 OF BCA 2010 (VOLUME 2); OR
- (B) ENERGY EFFICIENT LIGHTING FOR A MINIMUM OF 80 PER CENT OF TOTAL FIXED ARTIFICIAL LIGHTING.

FOR HOT WATER SYSTEMS FOR A CLASS 1 BUILDING:

- (A) DISREGARD BCA 2010 (VOLUME 2) 3.12.5.6; AND INSTEAD
- (B) COMPLY WITH THE QUEENSLAND PLUMBING AND WASTEWATER CODE.

IN CLASS 1 AND CLASS 2 BUILDINGS, NEW AND REPLACEMENT AIR-CONDITIONERS HAVE AN EER OF AT LEAST 2.9.



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TYP. SECTION

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WATER SAVINGS TARGETS – EXTRACT FROM MP 4.2 – ACCEPTABLE SOLUTIONS
 Class 1 buildings connected to a reticulated town water supply system provided by a water service provider registered under the Water Act 2000 use –

- (a) a rainwater tank; or
- (b) a greywater treatment plant; or
- (c) alternative water substitution measure; or
- (d) a combination of (a) and/or (b) and/or (c) as specified in a local planning instrument, State Code or State Planning Policy.

A rainwater tank –

- (a) has a minimum storage capacity –
 - (i) of at least 5,000 litres for a detached Class 1 building
 - (ii) at least 3,000 litres for a Class 1 building other than a detached Class 1 building; or
 - (iii) greater than (a) (i) or (a) (ii) as specified by the local government in a local planning instrument; and
- (b) is installed to receive rainfall from –
 - (i) a minimum roof catchment area that is at least one half of the total roof area or 100m², whichever is the lesser; or
 - (ii) a minimum roof catchment area that is greater than (b) (i), as specified by the local government in a local planning instrument; and
- (c) is connected to –
 - (i) toilet cisterns and washing machine cold water taps (other than those connected to a greywater treatment plant or alternative water substitution measure); and
 - (ii) an external use; and
 - (iii) other fixtures as specified by the local government in a local planning instrument.

A rainwater tank has –

- (a) a screened downpipe rainhead, having screen mesh 4 – 6mm and designed to prevent leaves from entering each downpipe; and
- (b) a minimum of 20 litres of the first flush of roof catchment rainwater diverted/ discarded before entering the rainwater tank where:
 - (i) connected to showers, wash basins, kitchen or hot water services; or
 - (ii) required by a local government in a local planning instrument.

A rainwater tank is provided with –

- (a) either –
 - (i) mosquito-proof screens of brass, copper, aluminum or stainless steel gauze not coarser than 1 mm aperture mesh; or
 - (ii) flap valves at every opening of the rainwater tank; and
- (b) a vermin trap; or
- (c) where a wet system is used to harvest rainwater, mosquito-proofing in accordance with HB230.

A rainwater tank has –

- (a) an automatic switching device providing supplementary water from the reticulated town water supply, or
- (b) a trickle top up system, providing supplementary water from the reticulated town water supply with –
 - (i) a minimum flow rate of 2 litres per minute and a maximum flow rate of 4 litres per minute; and
 - (ii) top up valves installed in an accessible location; and
 - (iii) a minimum storage volume of the reticulated town water supply top up not exceeding 1,000 litres or as specified by the local government in a local planning instrument.

A backflow prevention device is installed to protect the drinking water within the reticulated town water supply system in accordance with AS/NZS 3500

- (a) Polyethylene tanks comply with AS/NZS 4766
- (b) Galvanised steel sheet complies with AS 1397 and have a minimum coating of 550 g/m².
- (c) Stainless steel sheet complies with ASTM A240/A240M-05 standard specification for chromium and chromium-nickel stainless steel plate, sheet, and strip for pressure vessels and for general applications.
- (d) Concrete tanks comply with AS3735
- (e) Collection well/underground water cell (non potable), or bladder tank complies with Vertical Axis Type Section 10 of AS/NZS 1546.1

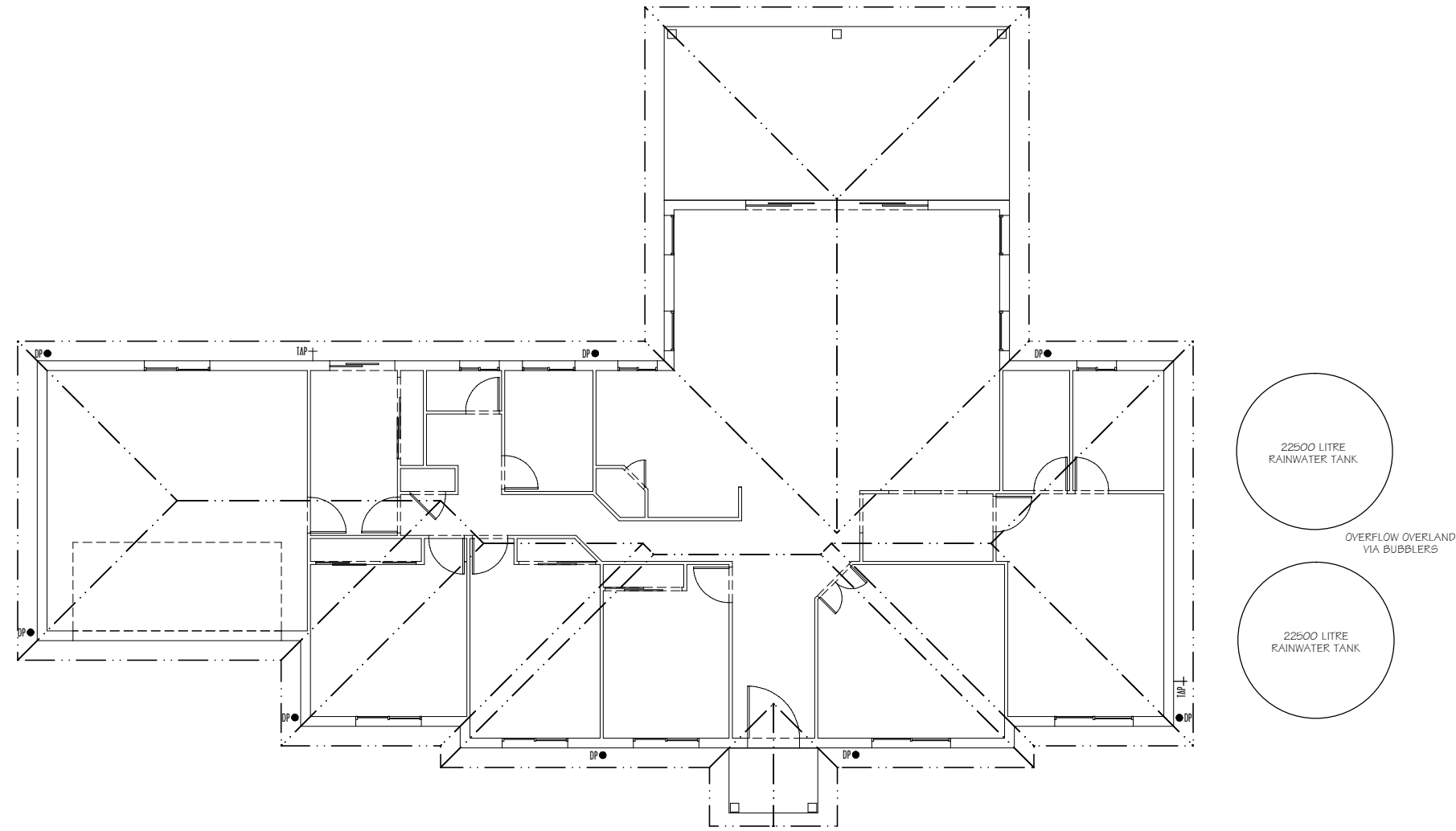
A rainwater tank stand or other supporting structure complies with AS/NZS 1170.1

- (a) All rainwater tanks are sealed to prevent surface stormwater and groundwater entering the rainwater tank.
- (b) Non water-tight access lids are sealed, or terminate a minimum 150 mm above finished ground level stormwater flows with the ground sloped away from the tank and access lid.
- (c) Water tight access lids are permitted to finish flush with the finished surface level.

- (a) The rainwater tank overflow is connected to the existing stormwater system or kerb and channel, or inter-allotment stormwater pit.
- (b) If no stormwater system exists and the property falls away from the street the rainwater tank overflow may have to be drained to an on-site stormwater dispersion system. The local government must approve on-site stormwater dispersion systems before installation.
- (c) The water from the overflow is considered to be stormwater and the requirements of AS/NZS 3500 apply.
- (d) A physical air break or non-return valve on the outlet from the rainwater tank overflow is provided before connecting to the stormwater drainage system.
- (e) All plumbing and stormwater connections comply with local government requirements

A greywater treatment plant –

- (a) is installed to receive greywater from all bathroom sanitary outlets in the building;
- (b) has a minimum processing capacity to treat total greywater input vessel volume in 24 hours;
- (c) has a storage capacity not exceeding 2,000L;
- (d) is connected to supply treated water to –
 - (i) all toilet cisterns;
 - (ii) washing machine cold water taps;
 - (iii) an external use; and
 - (iv) other fixtures as specified by the local government in a local planning instrument;
- (e) supplies the treated water separate to the reticulated town water supply system:
 - (i) to toilet cisterns using a dual float system; and
 - (ii) for cold water to washing machines using a separate tap directly connected from the greywater treatment plant; and
- (f) complies with Table T1 of the Queensland Plumbing and Wastewater Code for the effluent compliance value for end uses with a high level of human contact;
- (g) disposes of untreated greywater to the sewer.



ALL ROOF WATER TO DISCHARGE TO RAINWATER STORAGE TANKS

DRAFTING + DESIGN BY
 MARABROOK Pty Ltd
 QBSA Act Lic No: 1148304 t/as
PLANS BY DESIGN
 t: 0418 889845
 e: evan@plansbydesign.com.au
 ABN 51 058 737 161
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ROOF DRAINAGE TO COMPLY WITH BCA 3.5.2 & AS 3500. Min 50% OF ROOF AREA or 100m² TO DISCHARGE via 5,000 ltr RAINWATER TANK (or LARGER TANK IF REQUIRED BY A LOCAL AUTHORITY PLANNING INSTRUMENT)

REFER SITE PLAN FOR TANK POSITION AND CAPACITY

AS PER PART 3.5.2 OF THE B.C.A., THE ROOF AREA PER DOWNPIPE IS CALCULATED USING THE STRAMIT QLD. QUAD EAVES GUTTER WITH AN EFFECTIVE CROSS-SECTIONAL AREA OF 8100mm² & A RAINFALL INTENSITY OF 251mm/Hr ACHIEVING A MAXIMUM ACTUAL ROOF AREA PER DOWNPIPE OF 50m² WHICH GIVES A MAX. PLAN DIMENSION OF 45.3m². AT 25° USING 100x75mm DOWNPIPES.

AS PER PART 3.1.2 OF THE B.C.A. IN ACCORDANCE WITH AS/NZS 3500, UPVC STORMWATER PIPELINES HAVING A SMOOTH (NON-PROFILED) INTERNAL BORE WITH A FALL OF 1:100 MIN. AND A NOMINAL DIAMETER OF 100mm ACHIEVES A HYDRAULIC CAPACITY OF 8L/s, GIVING A MAX. ACTUAL ROOF AREA OF 114.7m² OR A MAX. PLAN DIMENSION OF 93.2m² PER STORMWATER PIPE.

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ROOF DRAINAGE

ENERGY EFFICIENCY SCHEDULE - TO BE READ IN CONJUNCTION WITH ENERGY EFFICIENCY REPORT
 CLIMATE ZONE '5'

COMPONENT	BUILDING FABRIC MATERIAL	ADDED INSULATION REQ'D
PITCHED ROOF, FLAT CEILING (UNVENT'D)	SHEET METAL, PLASTERBOARD	MIN. R3.0 BATTS/BULK
EXTERNAL WALLS	BRICK VENEER (72f/43c/110br)	RBM + MIN R1.5 BATTS/BULK

CLASS 10a ATTACHED GARAGE	TREATED AS PART OF CLASS 1
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EXTERNAL GLAZING WINDOW FRAME MATERIAL GLAZING MATERIAL	ALUMINIUM G.JAMES 5mm GREY
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BUILDING SEALING BUILDING CONDITIONED?	IF BY OTHER THAN EVAPORATIVE COOLING THE REQUIREMENTS OF BCA 3.12.3 APPLY
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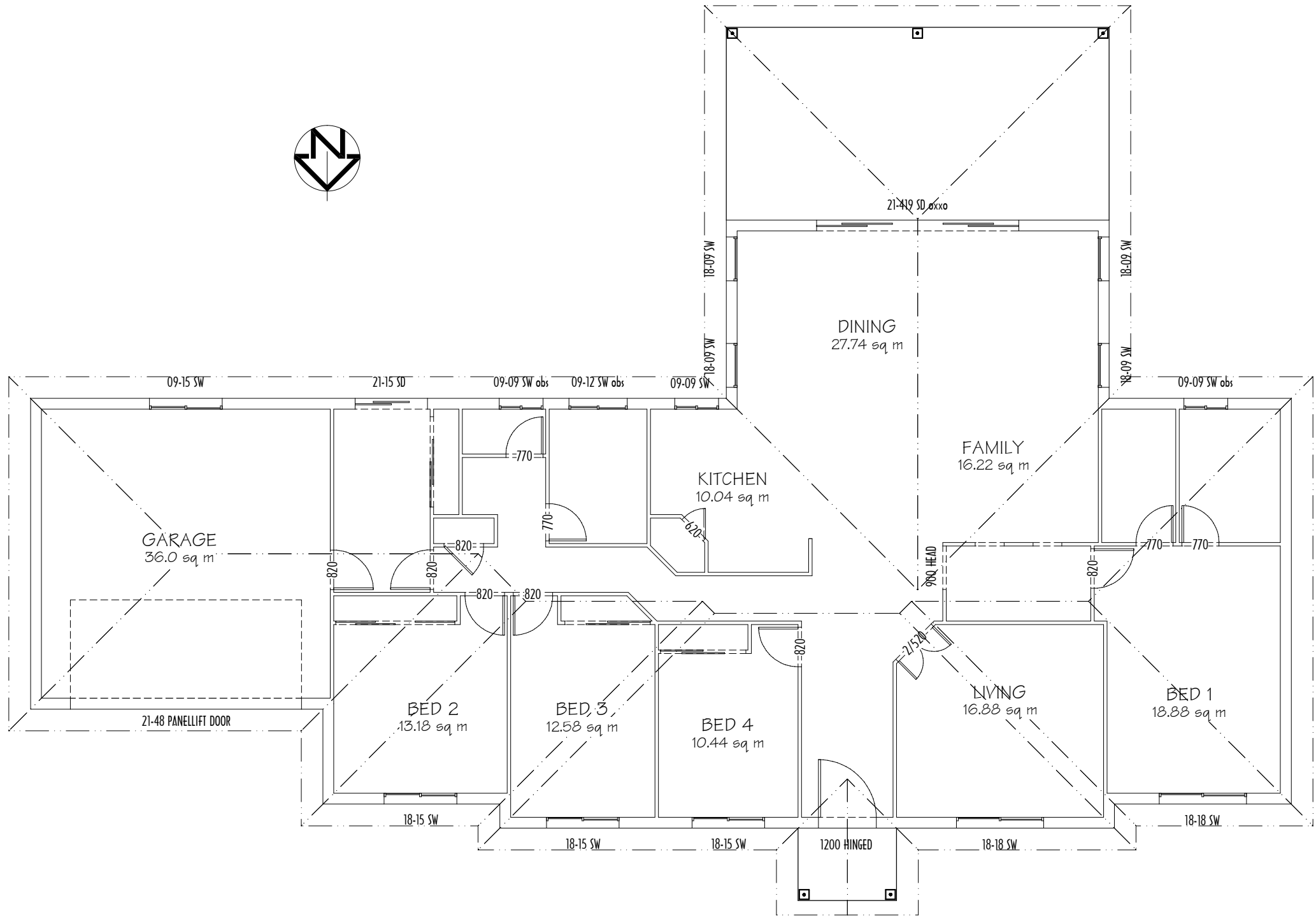
FLOOR REQUIREMENTS
 CONC. SLAB ON GROUND
 NIL IN ZONE 5 UNLESS IN-SLAB HEATING IS PROVIDED, WHEREUPON INSULATION TO MIN. R1.0 INSTALLED AROUND THE VERTICAL EDGE OF ITS PERIMETER & WHICH MUST BE WATER RESISTANT & CONTINUOUS FROM FGL FOR A MIN. DEPTH OF 300mm

WHERE FOR OPERATIONAL OR SAFETY REASONS ASSOCIATED WITH EXHAUST FANS, FLUES OR RECESSED DOWNLIGHTS, THE AREA OF REQUIRED CEILING INSULATION IS REDUCED, THE LOSS OF INSULATION MUST BE COMPENSATED FOR BY INCREASING THE R VALUE OF INSULATION IN THE REMAINDER OF THE CEILING IN ACCORDANCE WITH BCA 2010 TABLE 3.12.11B

IT IS THEREFORE RECOMMENDED THAT ANY MANHOLE COVER BE INSULATED.

REQUISITE CEILING FANS MUST BE PERMANENTLY INSTALLED AND HAVE A SPEED CONTROLLER AND SERVE THE WHOLE ROOM, WITH THE FLOOR AREA THAT A SINGLE FAN SERVES NOT EXCEEDING -

- (i) 15m² IF BLADE ROTATION Ø > 900mm
- (ii) 25m² IF BLADE ROTATION Ø > 1200mm



CLIMATE ZONE ZONE 5

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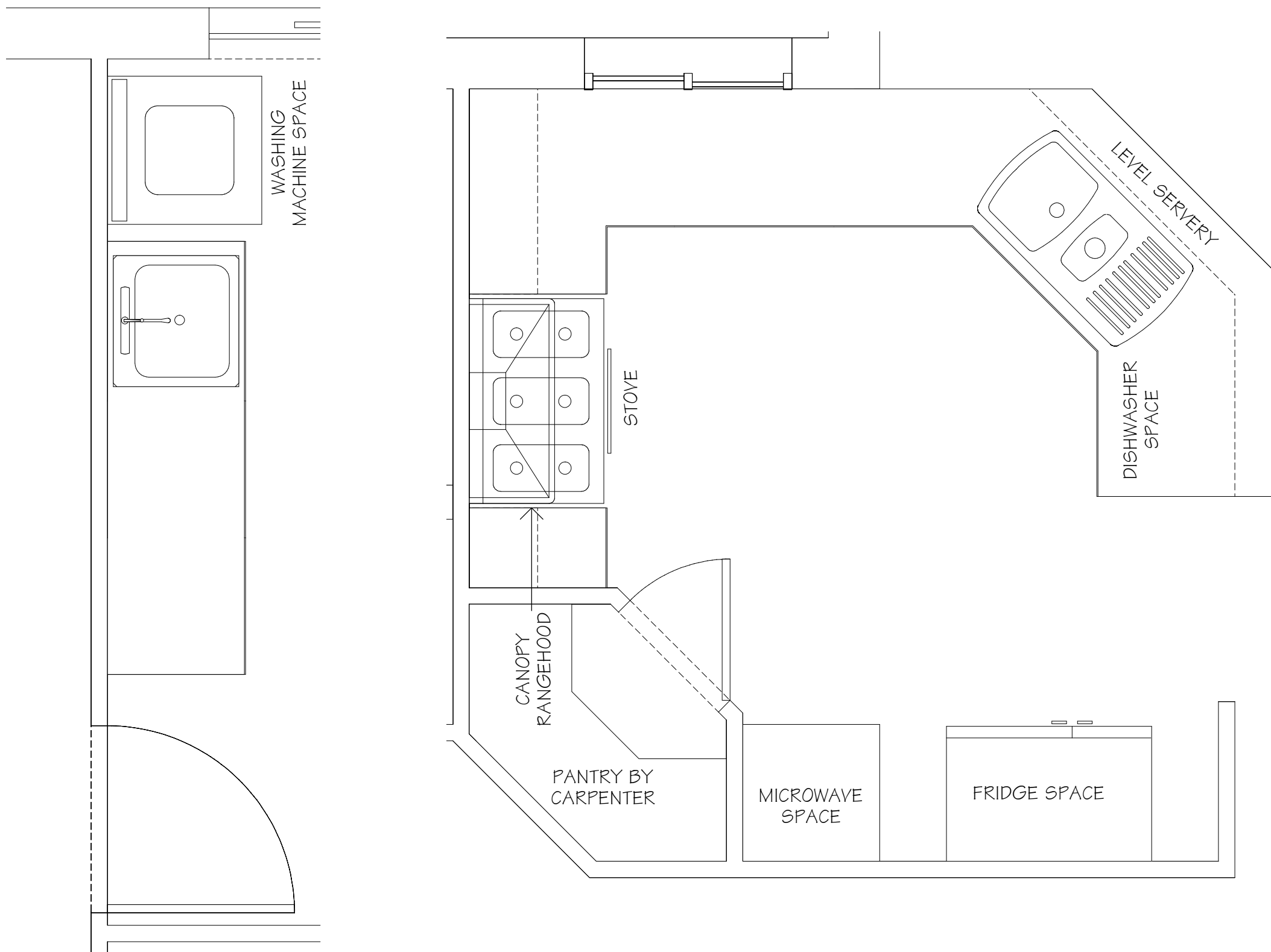
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**ENERGY
EFFICIENCY**

VANITIES DEPICTED ON PLAN
 ARE INDICATIVE ONLY
 PENDING SELECTION BY
 COLOUR SELECTION DOCUMENT

**JOINERY LAYOUT TO BE
 FINALISED PRIOR TO SITE
 COMMENCEMENT**



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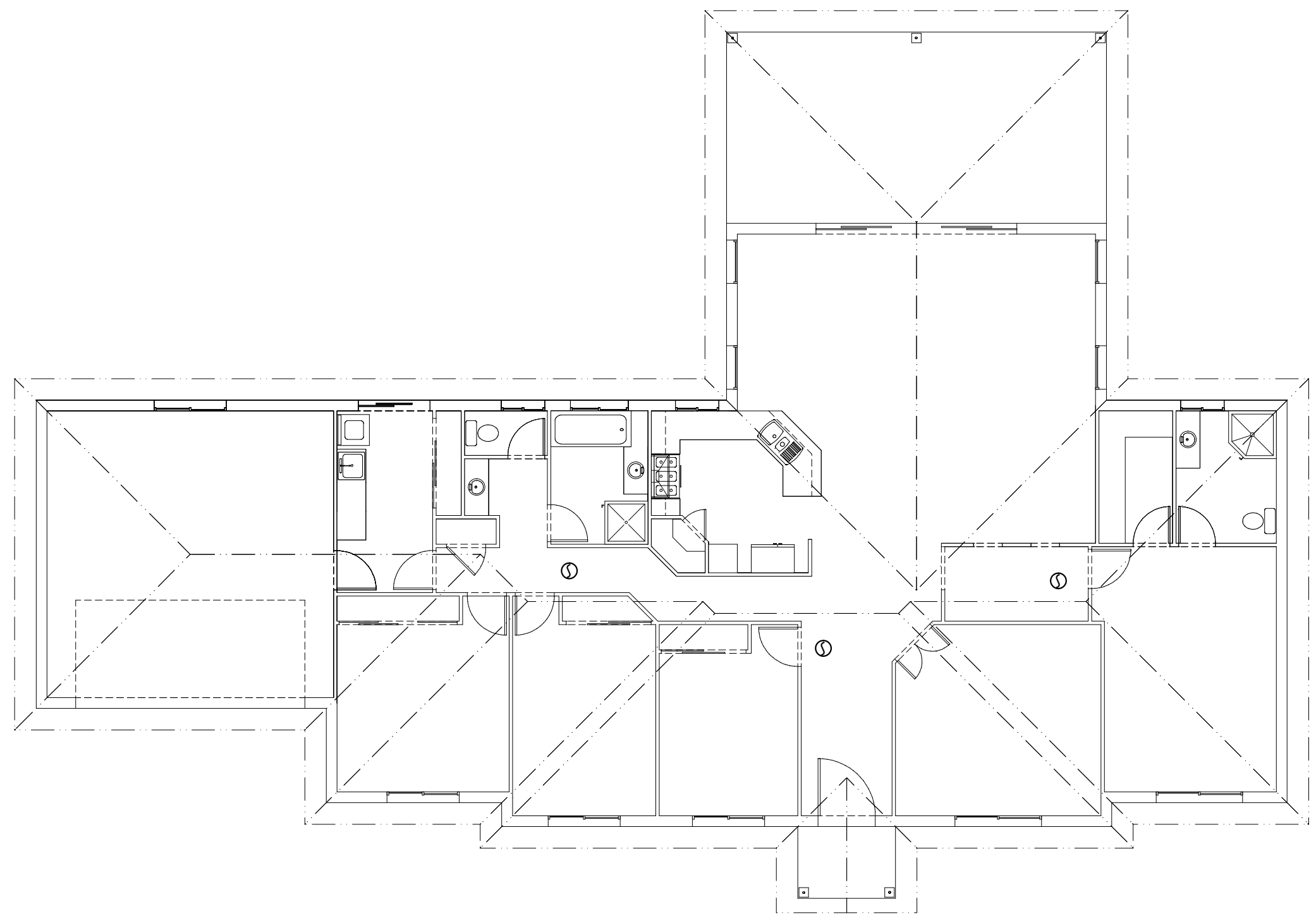
JOINERY
 SCALE 1:20 on A3 paper

ELECTRICAL LEGEND			
●	EXTERNAL LIGHT	✕	CEILING FAN
⊗	INTERNAL LIGHT	Ⓢ	SMOKE ALARM
⊠	DOUBLE POWER POINT	TV	TV POINT
✕	SINGLE POWER POINT	PH	PHONE POINT
⊠	HEAT/FAN/LIGHT COMB'N	⊗	EXHAUST FAN/LIGHT COMB'N
⊙	EXHAUST FAN		

EXTERIOR LIGHTS TO BE
 POSITIONED CLEAR OF SECURITY
 SCREENS

METERBOX TO BE POSITIONED ON
 SITE BY ELECTRICIAN

OWNER TO ENSURE LIGHTING
 COMPLIES WITH ENERGY EFFICIENT
 REQUIREMENTS - 80% OF TOTAL
 FIXED LIGHT FITTINGS TO BE
 ENERGY EFFICIENT GLOBES



AMENDMENTS

DATE	ISSUE	REMARKS
.....
.....
.....
.....

Proposed New Residence for

APPROVED FOR CONSTRUCTION:

OWNER:

OWNER:

BUILDER:

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ELECTRICAL
 SCALE 1:100 on A3 paper