PROPOSED RESIDENCE AND GARAGE

LOT 2203,21 SMETHURST ROAD,
TARNEIT 3029

GENERAL NOTES

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ACCOMPANYING PROJECT AND GENERAL SPECIFICATIONS, ENGINEERS, SOIL REPORT ETC WHERE APPLICABLE. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED AND VERIFIED BY THE OWNER/BUILDER, AND ANY DISCREPANCIES IN THE DOCUMENTS MUST BE RESOLVED BEFORE ORDERING OR COMMENCEMENT OF ANY WORKS.THE DRAWINGS CONTAINED HERE WITHIN ARE TO BE READ & CONFIRMED IN FULL PRIOR TO CONSTRUCTION. NO RESPONSIBILITY SHALL BE TAKEN IF INFORMATION SUPPLIED IS INCORRECT OR INCOMPLETE BEYOND THE COMMENCEMENT OF WORKS.
THESE DRAWINGS ARE NOT TO BE SCALED. USE WRITTEN DIMENSIONS ONLY.

SITE CLASSIFICATIONS.

THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL OR CIVIL ENGINEERING COMPUTATIONS AND DRAWINGS.
SOIL CLASSIFICATION, CLASS 'M', REFER SOIL REPORT ST-43646, BY GEO-CORE PTY LTD.

CODES AND REGULATIONS

ALL WORK AND MATERIALS SHALL CONFORM TO CURRENT AUSTRALIAN STANDARDS, AND TO THE BUILDING CODE OF AUSTRALIA.
THE BUILDER SHALL CONFIRM IN ALL RESPECTS TO LOCAL COUNCIL REQUIREMENTS, THE B.C.A AND RELEVANT S.A.A.

STRUCTURAL STEEL

ALL STRUCTURAL STEEL SHALL BE MILD STEEL TO AS3678 AND DESIGNED IN ACCORDANCE WITH AS4100 UNLESS OTHERWISE NOTED ON DRAWINGS. STRUCTURAL STEEL HOLLOW SECTIONS SHALL BE COLD FORMED STEEL, MANUFACTURED TO AS1163 HAVING YIELD STRENGTH OF 350 MPA AND DESIGNED IN ACCORDANCE WITH AS1538. ALL EXPOSED STEELWORK TO BE HOT DIPPED GALVANISED TO S.A.A.

TIMBER AND FRAMING

PERFORMANCE REQUIREMENTS P2.1 IS SATISFIED FOR A TIBER FRAME IF IT IS DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH EITHER AS1684.2 RESIDENTIAL TIMBER FRAMED CONSTRUCTION NON CYCLONIC AREAS OR AS1684.4-RESIDENTIAL TIMBER FRAMED CONSTRUCTION - SIMPLIFIED NON CYCLONIC AREAS.

BRICKWORK

CLAY BRICKS SHALL BE USED IN ACCORDANCE WITH AS 3700 AND SHALL A MINIMUM COMPRESSIVE STRENGTH OF 30 MPA.MORTARS SHALL BE MIXED IN PROPORTIONS OF 1 PART PORTLAND CEMENT, 1 PART HYDRATED LIME OR LIME PUTTY AND 6 PARTS FINE AGGREGATE VOLUME BATCHED. TO ALL BRICK WALLS PROVIDE 3MM STAINLESS STEEL TIES PLACED NOT FURTHER APART THEN 460MM X 610MM CENTRES SLOPING DOWNWARDS TO THE OUTSIDE.
PROVIDE ARTICULATION OR EXPANSION JOINTS AT 6.0M CTRS MAX. AND NOT EXCEEDING 3.0M FROM ANY CORNER, AND AS PER SOIL REPORT RECOMMENDATIONS.

GLAZING

PERFORMANCE REQUIREMENTS P8.1 AND P8.2 ARE SATISFIED FOR GLAZING AND WINDOWS IF DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS2047 FOR THE GLAZED ASSEMBLIES IN EXTERNAL WALLS LISTED IN NCC 2022-8.1.1
PERFORMANCE REQUIREMENTS P3.6 IS SATISFIED FOR GLAZING IF DESIGNED AND CONSTRUCTED IN ACCORADNCE WITH AS1288 FOR ALL GLAZED ASSEMBLIES OUTSIDE OF STANDARD PRACTICE AND LISTED IN NCC 2022-8.1.2
PERFORMANCE REQUIREMENT P 8.1 FOR GLAZING IS SATISFIED PROVIDED THE BUILDING IS LOCATED IN AN AREA WITH A DESIGN WIND SPEED OF NOT MORE THAN N3, GLASS IS A TYPE RECOGNIZED BY AS1288, SAFETY GLAZING IS LEGIBLY MARKED IN ACCORDANCE WITH AS1288, GLAZING USED IN BALUSTRADES COMPLIES WITH AS1288, SAFETY GLAZING IS MADE VISIBLE IN ACCORDANCE WITH NCC 2012-8.4.7, THE GLAZING IS NOT FOR ONE OF THE ASSEMBLIES LISTED IN NCC 2022-8.4.7 AND THE GLAZING IS FOR ALL ASSEMBLIES OUTSIDE OF STANDARD PRACTICE AND LISTED IN NCC 2022-8.4.8.

STAIRS CONSTRUCTION

STAIRWAYS MUST BE DESIGNED IN ACCORDANCE WITH PART 11.2 of the NCC 2022 AND THE LOADING FORCES OF STAIRWAYS MUST BE IN ACCORDANCE WITH AS/NZS 1170.1.

EACH STAIRCASE MUST NOT HAVE MORE THAN 18 AND NOT LESS THEN 2 RISERS IN EACH FLIGHT. RISER & GOING DIMENSIONS.
THE FOLLOWING DIMENSIONS ARE COMPLIANT FOR STAIRCASES EXCLUDED SPIRAL STAIRS:
-RISERS (R) 190mm MAXIMUM AND 115 MINIMUM.
-GOING (G) 355mm MAXIMUM AND 240mm MINIMUM.
-2R + 1G = 700mm MAXIMUM AND 550mm MINIMUM.
A 125mm SPHERE MUST NOT BE ABLE TO PASS THROUGH THE TREADS OR BALUSTRADE.
ALL GOINGS AND RISERS THROUGHOUT A STAIRCASE MUST BE CONSISTANT.

WET AREAS

PERFORMANCE REQUIREMENTS P10.2 IS SATISFIED FOR WET AREAS IN CLASS 1 AND 10 BUILDINGS IF THEY ARE WATERPROOF OR WATER RESISTANT IN ACCORDANCE WITH AS 3740- WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS.
PERFORMANCE REQUIREMENT P10.2 IS SATISFIED FOR WET AREAS PROVIDED THE WET AREA IS PROTECTED IN ACCORDANCE WITH THE APPROPRIATE REQUIREMENTS OF NCC 2022-10.2.6 to 10.2.27 AND COMPLIES WITH THE APPROPRIATE DETAILS DESCRIBED IN NCC 2022 Figures 10.2.2

INSULATION

UNLESS NOTED OTHERWISE, THE FOLLOWING INSULATION IS TO BE PROVIDED FOR THE FOLLOWING TYPES OF FLOOR:
TILED ROOF : REFER TO ENERGY RATING REPORT. EXT.WALLS : REFER TO ENERGY RATING REPORT.
ANY SARKING TYPE MATERIAL MUST HAVE A FLAMMABILITY INDEX OF NOT MORE THAN 5.

SLAB

PERFORMANCE REQUIREMENTS P4.1 & 4.2 ARE SATISFIED FOR FOOTING & SLABS IF THEY ARE INSTALLED WITH AS 2870 or AS 2159 FOR PILED FOOTINGS.

A VAPOUR BARRIER MUST BE 0.2mm NOMINAL THICKNESS POLYETHYLENE FILM AND MEDIUM IMPACT RESISTANT DETERMINED FROM CRITERIA SPECIFIED IN CLAUSE 5.3.3.2(c) OF AS 2870 AND BE BRANDED CONTINUOUSLY "AS 2870 CONCRETE UNDERLAY, 0.2mm MEDIUM.
A VAPOUR BARRIER MUST BE INSTALLED SO THAT IT DOES NOT LAP ANY LESS THAN 200mm AT ALL JOINTS, ALL SERVICE PENETRATIONS HAS A TAPE OR SEAL WITH A CLOSE FITTING SLEEVE AROUND IT AND BE FULLY SEALED WHERE PUNCTURED (UNLESS FOR SERVICE PENETRATIONS) WITH ADDITIONAL POLYTHYLENE FILM & TAPE.

THE VAPOUR BARRIER MUST BE PLACED BENEATH THE SLAB SO THAT THE BOTTOM SURFACE OF THE SLAB IS ENTIRELY UNDERLAID AND EXTENDS UNDER THE EDGE BEAMS TO FINISH AT GROUND LEVEL IN ACCORDANCE WITH NCC 2022-Figure4.2.8..

CONCRETE STUMPS
-100MM SQ UP TO 1400MM LONG (1 No H.D. WIRE)
-100MM SQ 1401MM TO 1800MM LONG (2 No H.D. WIRES)
-125MM SQ 1801MM TO 3000MM LONG (2 No H.D. WRES)
NOTE ALL STUMPS EXCEEDING 1200MM ABOVE GROUND TO BE odate this BRACED.

SMOKE ALARMS

SMOKE ALARM DETECTORS, HARD WIRED TO SWITCH BOARD TO CONFORM WITH AS 3786.
THERMAL PERFORMANCE
PROPOSED DWELLING MUST BE CONSTRUCTED TO MINIMIZE AIR LEAKAGES VIA ROOF, EXTERNAL WALLS, FLOORS AND OPENINGS SUCH AS WINDOWS, DOORS AND THE LIKE.
DRAFTS MUST BE RESTRICTED VIA EXHAUST FANS, CHIMNEYS, FLUES,OPENABLE WINDOWS AND OTHER SUCH OPENINGS MUST BE FITTED WITH A SEAL WHERE PRACTICAL TO RESTRICT AIR INFILTRATION. (SEALS MUST BE CONSTRUCTED FROM A FOAM OR RUBBER COMPRESSIBLE STRIP, FIBROUS SEAL OR THE LIKE).
WHEN SERVICING A CONDITIONED SPACE, ALL ROOF LIGHTS MUST BE SEALED OR HAVE THE CAPABILITY OF BEING SEALED.
ALL WINDOWS ARE ASSUMED TO MEET AS2047 (CLAUSE 2.1.3.5) AND AS4420.4 ON AIR INFILTRATION. CHECK BEFORE ORDERING.

THE OWNER/BUILDING SHALL ENSURE THAT ALL WORKS AND MATERIALS USED SHALL BE TO THE APPROVAL OF THE RELEVANT STATUTORY AUTHORITIES AND CONFORM TO THE BUILDING CODE OF AUSTRALIA'S A.S. CODES (CURRENT EDITIONS), BUILDING REGULATIONS, LOCAL BY-LAWS AND TOWN PLANNING REQUIREMENTS.

ALL WORK TO BE IN ACCORDANCE WITH THE CONDITIONS SET OUT BY WESTERN WATER

LOCAL AUTHORITY : MELTON CITY COUNCIL
COUNCIL PROPERTY INFORMATION SHOULD BE READ AND UNDERSTOOD PRIOR TO CONSTRUCTION

THE BUILDER IS TO VERIFY ALL LEVELS AND DIMENSION ON SITE PRIOR TO CONSTRUCTION.

RAMPS

RAMPS MUST COMPLY WITH CLAUSE 11.2..3 of the NCC 2022 AND BE DESIGNED TO TAKE LOADING FORCES IN ACCORDANCE WITH AS/NZS 1170.1.
RAMPS MUST NOT HAVE A STEEPER GRADIENT THAN 1:8.

BARRIERS & HANDRAILS.

A CONTINUOUS BARRIER MUST BE PROVIDED ALONG THE SIDE OF ANY OF THE FOLLOWING AS PER CLAUSE 11.3.3 of the NCC 2022;
-STAIRWAY OR RAMP;
-A FLOOR, CORRIDOR, HALLWAY, BALCONY, DECK, VERANDAH, MEZZANINE, ACCESS BRIDGE OR THE LIKE IF THE TRAFFICABLE SURFACE IS 1M OR MORE ABOVE THE SURFACE BENEATH.

THE HEIGHT OF BARRIERS MUST NOT BE ANY LESS THAN 865mm ABOVE THE NOSINGS OF THE STAIR TREADS OR THE FLOOR OF A RAMP AND MUST NOT BE ANY LESS THAN 1M ABOVE THE FLOOR OF ANY ACCESS PATH, BALCONY, LANDING OR THE LIGHT.

WHERE A REQUIRED BARRIER IS CONSTRUCTED OF WIRE IT IS TO COMPLY WITH CLAUSE 11.3.4.

STORMWATER.

THE POSITION AND MANNER OF DISCHARGE OF THE STORMWATER DRAINAGE SYSTEM MUST BE TO THE SATISFACTION OF THE APPROPRIATE AUTHORITY.

THE STORMWATER DRAINAGE SYSTEM MUST BE DESIGNED SO THAT ANY OVERFLOW DURING HEAVY RAINS\ PERIODS IS PREVENTED FROM FLOWING BACK INTO THE BUILDING.

THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDING FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.

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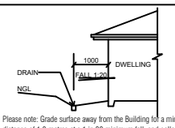
REVISIONS:



Please note: Grade surface away from the Building for a minimum distance of 1.0.metres at a 1 in 20 minimum fall, and collect all stormwater runoff via a PVC channel or spoon drain and connect to SWD
SURFACE DRAIN

GURU BUILDING GROUP
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PROJECT: PROPOSED RESIDENCE ADDRESS: LOT 2203,21SMETHURST ROAD, TARNEIT 3029					CLIENT: VIKRAM
DRAWING STATUS. WORKING DRAWING	TITLE NOTES	ISSUE 1	DRAWN AD CHECKED	DATE 26/04/24 SCALE 1:100 PAGE 1	SHEET SIZE A3 DRW. NUMBER 20554

PROPOSED RESIDENCE AND GARAGE

LOT 2203,21 SMETHURST ROAD, TARNEIT 3029

TERMITE PROTECTION.

WHERE THE BUILDING (EXCLUDES A DETACHED CLASS 10) IS LOCATED IN A TERMITE PRONE AREA, THE AREA TO UNDERSIDE OF BUILDING & PERIMETER IS TO BE TREATED AGAINST TERMITE ATTACK.

A TERMITE BARRIER OR COMBINATION OF BARRIERS MUST BE INSTALLED IN ACCORDANCE WITH AS 3660.01 or NCC 2022-3.4.2 FOR CONCRETE SLABS ON GROUND OR NCC 2022-3.4.2 FOR A SUSPENDED FLOOR. FOR BARRIER OPTIONS REFER TO NCC 2022-Table 3.4.2.

m

CONCRETE.

CONCRETE MUST BE MANUFACTURED TO COMPLY WITH AS 3600 AND HAVE A STRENGTH AT 28 DAYS OF NOT LESS THAN 20MPa (DENOTED AS N20 GRADE), HAVE A 20mm NOMINAL AGGREGATE AND HAVE A NOMINAL 80mm SLUMP

SUB FLOOR VENTILATION.

SUB-FLOOR VENTS TO PROVIDE A RATE OF 7500mm SQ CLEAR VENTILATION PER 1000MM SQ RUN OF EXTERNAL MASONRY WALL AND 2200MM SQ CLEAR VENTILATION PER 100MM RUN OF INTERNAL DWARF WALLS.

WALL TIES.

MASONRY WALL TIES MUST BE USED IN ACCORDANCE WITH NCC 2022-5.6.5
WHERE ARTICULATION JOINTS OCCUR IN MASONRY WALLS, TIES MUST BE BUILT IN BOTH SIDES OF THE JOINT AND SPACED NOT MORE THAN 300mm FROM THE JOINT, SEE NCC 2022-Figure 3.3.3.1.

TIES FOR SOLID OR MONOLITHIC CONSTRUCTION MUST BE MEDIUM DUTY CLASSIFICATION SPACED NOT MORE THAN 400mm IN EACH DIRECTION AND MUST BE IN ACCORDANCE WITH NCC 2022-5.6.5.

STEEL LINTELS.

LINTELS IN MASONRY MAY BE ANY OF THOSE SPECIFIED IN NCC 2022-5.6.7.

DAMP PROOF COURSE.

DAMP PROOF COURSES MUST CONSIST OF EITHER A MATERIAL THAT COMPLIES WITH AS/NZS 2904, AN EMBOSSED BLACK POLYETHYLENE FILM OF HIGH IMPACT RESISTANCE AND LOW SLIP WITH A NOMINAL THICKNESS OF 0.5mm PRIOR TO EMBOSSING AND MEETING THE REQUIREMENTS OF CLAUSE 7.6 of AS/NZS 2904 or: A POLYETHYLENE COATED METAL, THAT HAS A ALUMINIUM CORE OF NOT LESS OF 0.1mm THICK, IS COATED BOTH SIDES WITH BITUMEN ADHESIVE INCLOSED IN POLYETHYLENE FILM OF NOT LESS THAN 0.5mm PRIOR TO EMBOSSING or: A BITUMEN IMPREGNATED MATERIAL OF NOT LESS THAN 2.5mm THICKNESS THAT MEETS THE REQUIREMENTS OF CLAUSE 7.5 OF AS/NZS 2904 WHEN USED IN WALLS WHICH ARE NOT HIGHER THAN 7.8m ABOVE THELEVEL OF THE DPC OR A TERMITE SHIELD (WITH NOT PENETRATIONS) CONTINUOUS THROUGH THE WALL or PIER.

FIRE SEPARATION.

FIRE SEPARATION IN ACCORDANCE WITH NCC 2022-9.

WALL CLADDING.

IN ORDER TO SATISY PERFORMANCE REQUIREMENTS P2.1 AND P2.2.2, WALL CLADDING MUST COMPLY WITH NCC 2022-7.4.

ROOF TILING.

ROOF TILES, COMPLYING WITH AS2049, MUST BE INSTALLED, FIXED AND FLASHED IN ACCORDANCE WITH THE RELEVANT PROVISIONS OF NCC 2022-7.3.2.

ROOF TILES WITH A PITCH NOT MORE THAN 35 DEGREES MUST BE FIXED IN ACCORDANCE WITH NCC 2022-Figure 7.3.2

FIXINGS FOR ROOF BATTENS AND BATTEN SIZES MUST COMPLY WITH NCC 2022-7.3.2.

ALL TILED ROOF FLASHINGS, RIDGE AND HIP TILES MUST BE INSTALLED IN ACCORDANCE WITH NCC 2022-Figure 7.2.7

LEAD FLASHINGS MUST NOT BE USED ON ANY ROOF THAT IS PART OF A POTABLE WATER CATCHMENT AREA.

METAL SHEET ROOFING.

THE DESIGN AND INSTALLATION OF SHEET METAL ROOFING MUST COMPLY WITH THE RELEVANT PROVISIONS OF NCC 2022-7.2.

METAL SHEET ROOFING MUST BE PROTECTED FROM CORROSION IN ACCORDANCE WITH NCC 2022-Table: 7.2.2a.

WHERE DIFFERENT METALS ARE USED IN A ROOFING SYSTEM, ENSURE COMPATIBLE WITH EACH OTHER (TO PREVENT CORROSION DUE TO AN ADVERSE CHEMICAL REACTION) AS DESCRIBED IN NCC 2022-Table 7.2.2. ALSO NO LEAD MATERIALS CAN BE USED UPSTREAM FROM ZINC-ALUMINUIM COATED MATERIALS AND NO COPPER MATERIALS CAN BE USED UPSTREAM FROM GALVANISED COATED MATERIALS.

SHEET METAL ROOF FLASHINGS MUST AND CAPPINGS MUST COMPLY WITH NCC 2022.7.2.3

FLASHING OF PENETRATIONS MUST COMPLY WITH NCC 2022-7.2.3)

GUTTERS & DOWN PIPES.

GUTTERS, DOWN PIPES AND FLASHINGS MUST BE MANUFACTURED IN ACCORDANCE WITH AS/NZS 2179.1 FOR METAL, BE MANUFACTURED IN ACCORDANCE WITH AS 1273 for UPVC COMPONENTS, BE COMPATIBLE WITH ALL UPSTREAM ROOFING MATERIALS IN ACCORDANCE WITH 7.2.3 AND NOT CONTAIN ANY LEAD IF USED ON A ROOF FORMING PART OF A POTABLE WATER CATCHMENT AREA.

GUTTERS MUST BE INSTALLED WITH A FALL OF NOT LESS THAN 1:500 FOR EAVES GUTTERS, UNLESS FIXED TO METAL FASCIAS AND 1:100 FOR BOX GUTTERS.
EAVE GUTTERS MUST BE SUPPORTED BY BRACKETS SECURELY FIXED AT STOP ENDS AND AT MORE THAN 1.2m CENTRES.

DOWN PIPES MUST NOT SERVE MORE THAN 12m OF GUTTER LENGTH FOR EACH DOWNPIPE, MUST BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS AND IF THE DOWNPIPE IS MORE THAN 1.2m FROM A VALLEY, PROVISION FOR OVERFLOW MUST BE MADE TO THE GUTTER AND DOWNPIPES MUST BE SELECTED IN ACCORDANCE WITH THE APPROPRIATE EAVES GUTTER SECTION AS SHOWN IN NCC 2022-Table 7.4.6

SOUND INSULATION.

WHERE A SEPERATING WALL IS CONSTRUCTED BETWEEN TWO OR MORE CLASS 1 BUILDINGS IT MUST BE CONSTRUCTED TO A STANDARD AS PER PART 3.8.6 OF THE NCC 2022 TO AVOID UNDUE SOUND TRANSMISSION BETWEEN THE TWO DWELLINGS.

NATURAL LIGHTING.

NATURAL LIGHTING MUST BE PROVIDED IN A CLASS 1 BUILDING TO ALL HABITABLE ROOMS IN ACCORDANCE WITH THE FOLLOWING;
NATURAL LIGHTING MUST BE PROVIDED BY WINDOWS THAT HAVE AN AGGREGATE LIGHT TRANSMITTING AREA MEASURED EXCLUSIVE OF FRAMING MEMBERS, GLAZING BARS OR OTHER OBSTRUCTIONS OF NOT LESS THAN 10% OF THE FLOOR AREA OF THE ROOM AND ARE OPEN TO SKY OR FACE A COURT OR OTHER SPACE OPEN TO THE SKY OR AN OPEN VERANDAH, CARPORT OR THE LIKE INCLUDING ROOF LIGHTS.

A HABITABLE ROOM WINDOW FACING BOUNDARY OF ADJOINING PROPERTY MUST NOT BE LESS THAN 900mm FROM THE BOUNDARY.

ARTIFICIAL LIGHTING.

SANITARY COMPARTMENTS, BATHROOMS, SHOWER ROOMS, AIRLOCKS 7 LAUNDRIES MUST BE PROVIDED WITH ARTIFICAL LIGHTING IF NATURAL LIGHT IN ACCORDANCE WITH RELEVANT PROVISIONS CAN NOT BE PROVIDED.

ARTIFICIAL LIGHTING MUST BE PROVIDED AT A RATE OF NOT LESS THAN ONE LIGHT FITTING PER 16m2 OF FLOOR AREA OR IN ACCORDANCE WITH AS/NZ 1680.

VENTILATION.

VENTILATION MUST BE PROVIDED TO ALL HABITABLE ROOMS AT A MINIMUM OF 5% OF THE FLOOR AREA OF THE ROOM REQUIRED TO BE VENTILATED, REFER TO PART 10.6 of NCC 2022.

VENTILATION CAN BE PROVIDED VIA AN OPENING, WINDOW, DOOR OR OTHER DEVICE WHICH CAN BE OPENED, WHICH MUST OPEN TO A SUITABLY SIZED COURT OR OPEN SPACE TO THE SKY, AN OPEN VERANDAH, CARPORT OR THE LIKE.

AN EXHAUST FAN OR OTHER MEANS OF MECHANICAL VENTILATION MAY BE USED TO VENTILATE A SANITARY COMPARTMENT, LAUNDRY OR BATHROOM, PROVIDED CONTAMINATED AIR EXHAUSTS DIRECTLY TO OUTSIDE OF BUILDING BY WAY OF DUCTS, OR INTO A ROOF SPACE THAT IS ADEQUATELY VENTILATED BY OPEN EAVES OR ROOF VENTS OR IS COVERED BY ROOF TILES WITHOUT SARKING.

SANITARY COMPARTMENTS MUST NOT OPEN DIRECTLY ONTO A KITCHEN OR PANTRY UNLESS VIA AN AIRLOCK, HALLWAY OR OTHER ROOM OR THE SANITARY COMPARTMENT IS PROVIDED WITH AN EXHAUST FAN OR OTHER MEANS OF MECHANICAL VENTILATION.

ENERGY EFFICIENCY.

IN A CLASS 1 BUILDING IT MUST ACHEIVE AN ENERGY RATING OF NOT LESS THAN 6 STARS.
IF THE BUILDING HAS AN OUTDOOR LIVING AREA THAT COMPLIES WITH CLAUSE 13.1.1 IF THE OUTDOOR LIVING AREA IS FULLY COVERED WITH AN IMPERVIOUS ROOF OR HAS AT LEAST ONE PERMANENTLY INSTALLED CEILING FAN.

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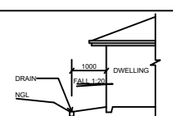

Please note: Grade surface away from the Building for a minimum distance of 1.0 metres at a 1 in 20 minimum fall, and collect all stormwater runoff via a PVC channel or spoon drain and connect to SWD .

SURFACE DRAIN

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PROJECT: PROPOSED RESIDENCE
ADDRESS: LOT 2203,21SMETHURST ROAD, TARNEIT 3029
CLIENT: VIKRAM
DRAWING STATUS: WORKING DRAWING
TITLE: NOTES
ISSUE: 1
DRAWN: AD
DATE: 26/04/24
SCALE: 1:100
SHEET SIZE: A3
CHECKED:
PAGE: 2
DRW. NUMBER: 20554

ENERGY NOTES

The following items are a summary of the minimum requirements in order to achieve the above star rating. Please read these items in conjunction with the attached report and stamped endorsed plans.

CEILING:

Minimum Insulation Value's:

- R4.0 bulk insulation to all ceiling areas open to roof space. (excluding above garage).

EXTERNAL AND INTERNAL WALL SPECIFICATIONS :

- R2.5 bulk insulation with 1 layer of non-reflective foil sarking to all external walls excluding garage.
- R2.5 bulk insulation to all internal garage walls only.

WINDOWS :

- Timber framed single glazed: D2
- Aluminium framed single glazed: All other windows and sliding doors.

TYPE	U-VALUE	SHGC	AREA (SQM)
A&L-003-04 A Al Sliding Window SG 4Clr	6.11	0.76	14.40
A&L-001-04 A Al Awning SG 4Clr	5.79	0.65	7.94
A&L-012-04 A Al Sliding Door SG 4Clr	6.09	0.72	5.76
TIM-001-01 W Timber A SG Clear	5.40	0.56	1.68

Additional Provisions as per NCC 3.12.0 (a)(i) and NCC 3.12.0 (b):

- Insulation is to be installed in accordance with the provisions outlined in NCC 2.12.1.1
- All construction elements are to be sealed in accordance with the provisions outlined in NCC 3.12.3
- A hot water supply system must be designed and installed in accordance with Section 8 of AS/NZs 3500.4 or clause 3.38 of AS/NZs 3500.5. Installation to be in accordance with NCC 3.12.5.
- Central heating water piping and heating/cooling ductwork must use thermal insulation material in accordance with AS/NZs 4859.1. Installation to be in accordance WITH NCC 3.12.5.
- All residential lighting is subject to meeting performance levels outlined in NCC 3.12.5.5.

Assessment Notes:

- Construction drawings are assessed based on the requirements outlined in the National Construction Code Part 3.12.0.1 and NATHERS Technical Note 2.
- Any alteration to the construction drawings or alterations during/post construction will render this energy efficiency assessment void.
- All results are based on a fixed assumption that a minimum of holland blinds will be installed by the owner upon Certificate of Occupancy being issued. All other window furnishings cannot be simulated.
- Typical solar absorbance values are located within NCC 2.12.1.2.
- Rainwater tanks or solar hot water units do not form part of a 6-star energy report. Please consult NCC V2.6.1a or your registered building surveyor for further information.
- Default Clause 10.12 from NATHERS Technical Note 2 will be adopted if no neighboring building information is documented on the assessed drawings.

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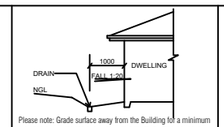

Please note: Grade surface away from the Building for a minimum distance of 1.0.metres at a 1 in 20 minimum fall, and collect all stormwater runoff via a PVC channel or spoon drain and connect to SWD .

SURFACE DRAIN

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PROJECT: PROPOSED RESIDENCE
ADDRESS: LOT 2203,21SMETHURST ROAD, TARNEIT 3029

CLIENT: VIKRAM

DRAWING STATUS: WORKING DRAWING

TITLE: ENERGY NOTES

ISSUE: 1

DRAWN: AD

DATE: 26/04/24

SCALE: 1:100

SHEET SIZE: A3

CHECKED:

PAGE: 3

DRW. NUMBER: 20554

DRAINAGE GUIDE SHOWN IS FOR ROOF DRAINAGE ONLY, ALL SITE DRAINAGE AS PER PLUMBER AND BUILDERS DESIGN, BUILDING SURVEYOR TO CONFIRM.

CONCRETER / BUILDER TO MAKE SURE THAT A MIN.385MM TO BE EXCAVATED BELOW FLOOR LEVEL IN RESIDENCE AND GARAGE FOR A WAFFLE SLAB. CHECK ON SITE BEFORE COMMENCING.

DWELLINGS MUST HAVE AS A MINIMUM A RECYCLED WATER TAP TO THE LAUNDRY WHICH A WASHING MACHINE CAN CONNECT TO

LANDSCAPING LAYOUT PLANS , AND SPECIES TO BE AS PER DEVELOPERS DETAILS

THE BUILDER MUST COMPLETE ALL FIBRE CABLE ENTRY WORK IN ACCORDANCE WITH OPTICOMM GUIDELINES

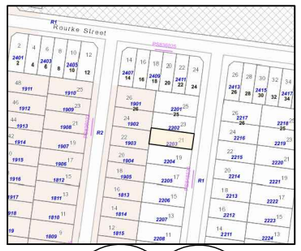
DWELLING MUST INCORPORATE DUAL PLUMBING FOR THE USE OF RECYCLED WATER IN TOILET FLUSHING AND GARDEN WATERING

TELEVISION ANTENNAS MUST BE LOCATED WITHIN THE HOUSE ROOF

NO RETAINING WALLS TO THE FRONT OF THE HOUSE

ALL PLIABLE MEMBRANE MUST COMPLY WITH AS42001.1 AND BE INSTALLED AS PER PART 10.8 NCC 2022 FOR CONDENSATION MANAGEMENT.

FIBRE OPTIC CONNECTION PROVIDED BY OPTICOMM AND TO BE INSTALLED IN ACCORANCE WITH OPTICOMM REQUIREMENTS



APPROX. 50M TO THE NEAREST ROURKE STREET INTERSECTION

(LOT 2202 VACANT
20-04-24)

28000

SITE 28.00m 96°21'40"

100.872

99.950

DP

watertank 2000lt

HWS

1160

2200

500MM WIDE LANDSCAPE STRIP

5500 GARAGE

PROPOSED GARAGE
FFL 100.810

EXPOSED CONCRETE DRIVEWAY
24.44 SQM

4000 BUILDING ENVELOPE

WHIRLYBIRD

PROPOSED RESIDENCE
FFL 100.900

LOT 2203

294 SQM

COOLING UNIT

LPOD APPROX.

LETTER BOX

PATH

PROPOSED PORCH
FFL 100.810

NBN PIT

3530 PORCH

4000 BUILDING

RWH

SITE10.50m 6°21'40"

10500

SITE10.50m 6°21'40"

500

3500

1890

1000

3610

SMETHURST ROAD

24.37 SQM

4610

3460

5290

1150

1790

1010

100.954

100.000

TBM Ele pit

SITE 28.00m 96°21'40"

28000

(LOT 2204 VACANT
20-04-24)

LAND AREA	:294 SQM
SITE PERCENTAGE COVERAGE	:62.18%
SITE PERMEABILITY	:29.82%
SITE IMPERMEABILITY	:8.00%

AREA CALCULATIONS

SITE PLAN 1:100

NORTH

NOTES:
RWH : DENOTES RAIN WATER HEAD.
: DENOTES DOWN PIPES.
S : WITH SPREADER PIPE LOCATED ON ROOF ONLY.

ALL LEVELS AND FINISHED FLOOR LEVELS ARE TAKEN FROM ENGINEERING PLAN PROVIDED BY THE COUNCIL
STORMWATER INFORMATION CERTIFICATE , BUILDER IS TO VERIFY ON SITE ALL LEVELS PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORKS. NEW LEVELS SHOULD BE DONE TO DETERMINE NEW SITE CONDITIONS.

STORMWATER POINT TO BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORKS. STORMWATER LAYOUT AS PER PLUMBERS AND BUILDERS DESIGN AND TO BE CONFIRMED ON SITE BY THE PLUMBER AND BUILDER.

ALL SURROUNDING SURFACES ARE TO BE GRADED AWAY FROM THE BUILDING TOWARDS A SUITABLE DRAINAGE FACILITY, TO AVOID ANY LOCAL DAMMING OR PONDING. BUILDING SURVEYOR IS TO CHECK AND VERIFY THAT NO SERVICES ARE PLACED WITHIN 45° ANGLE OF REPOSE TO PROPERTY FOOTINGS. NEW FOOTINGS ARE NOT TO UNDERMINE EXISTING FOOTINGS AND ARE TO MATCH THE DEPTH OF THE EXISTING FOOTINGS , WHERE APPROPRIATE.

INSTALL SURFACE SPOON DRAINS AND CUT-OFF DRAINS UPSLOPE OF THE BUILDING SITE TO INTERCEPT AND CHANNEL BOTH RUN-OFF AND SHALLOW GROUNDWATER SEEPAGE AWAY FORM THE SITE CUTS AND FOUNDATIONS. CUT OFF DRAINS SHOULD PENETRATE 50MM BELOW THE UPPER CLAY SURFACE. BUILDER TO BE VERIFY ON SITE PRIOR TO THE COMMENCMENT OF ANY BUILDING WORKS.

ALL CUT AND FILLS SHOULD BE BATTERED OR RETAINED PROPERLY. AS A GENERAL RULE, BATTERS OF 45 DEGREES TO THE HORIZONTAL FOR CLAYS AND 30 DEGREES TO THE HORIZONTAL FOR SANDS SHOULD BE ADOPTED. WHERE THIS IS NOT POSSIBLE OR DESIRED, ENGINEER DESIGNED RETAINING WALLS SHOULD BE USED. WHERE SITES ARE PRONE TO LANDSLIPS , A LANDSLIP ASSESSMENT SHOULD BE CARRIED OUT.

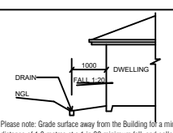
SITE PARTICULARS	YES	NO
Easement: NIL		
Adjoining properties:		
Crossover location : Left hand side		
Building envelope on property:		
Bushfire construction Property:		
Termite construction Property:		
ESTATE: UNDERBANK		

NOTE: WHILE ALL CARE IS TAKEN IN THE SITING OF THIS HOME, IT MAY VARY DUE TO ESTATE COVENANT, LOCAL COUNCIL , STATE GOVERNMENT , VICTORIAN DEVELOPMENT CODE, ENERGY EFFICIENCY REQUIREMENTS, SITE AND SOIL CONDITIONS AND THE APPROVAL OF ANY BOUNDARY RELAXATIONS REQUIRED.

NOTE: NATURAL GAS IS AVAILABLE ON SITE. PROVIDE GAS METER LOCATING GAS MAIN CONNECTION FROM GAS MAIN TO HOUSE .

GURU BUILDING GROUP

REVISIONS:



Please note: Grade surface away from the Building for a minimum distance of 1.0.metres at a 1 in 20 minimum fall, and collect all stormwater runoff via a PVC channel or spoon drain and connect to SWD .

SURFACE DRAIN

GURU BUILDING GROUP
Address: UNIT 7
133-143 ELGAR ROAD, DERRIMUT
email: admin@gurubuildinggroup.com.au
Phone: 0405 402 789

PROJECT: PROPOSED RESIDENCE
ADDRESS: LOT 2203,21SMETHURST ROAD, TARNEIT 3029
CLIENT: VIKRAM

DRAWING STATUS.	TITLE	ISSUE	DRAWN	DATE	SHEET SIZE
WORKING DRAWING	SITE PLAN	1	AD	26/04/24	A3
			CHECKED	SCALE 1:100	
				PAGE 4	DRW. NUMBER 20554

NOTES:

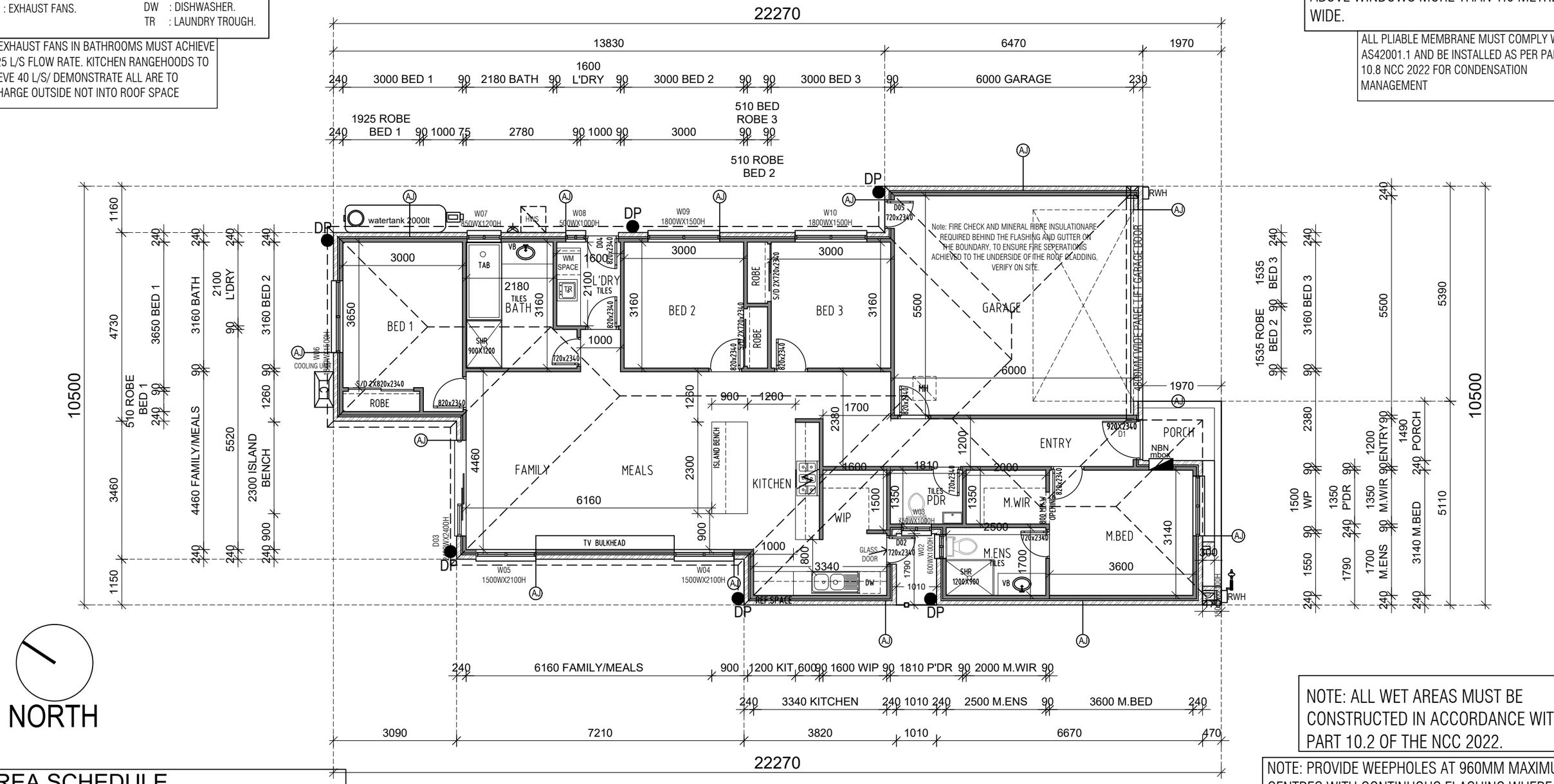
RWH : DENOTES RAIN WATER HEAD.
DP : DENOTES DOWNPIPES.
DPS : WITH SPREADER PIPE LOCATED ON ROOF ONLY.
SD : DENOTES SMOKE DETECTORS.
EF : EXHAUST FANS.
S : KITCHEN SINK.
HB : HAND BASIN.
VB : VANITY BASIN.
UBO : UNDER BENCH OVEN.
DW : DISHWASHER.
TR : LAUNDRY TROUGH.

ALL EXHAUST FANS IN BATHROOMS MUST ACHIEVE MIN 25 L/S FLOW RATE. KITCHEN RANGEHOODS TO ACHIEVE 40 L/S/ DEMONSTRATE ALL ARE TO DISCHARGE OUTSIDE NOT INTO ROOF SPACE

SITE MEASUREMENTS WILL DICTATE FINAL SITE LEVELS AND FREEBOARD HEIGHTS.

WEEP HOLES AT 1.2 METRE SPACING AND ABOVE WINDOWS MORE THAN 1.0 METRE WIDE.

ALL PLIABLE MEMBRANE MUST COMPLY WITH AS42001.1 AND BE INSTALLED AS PER PART 10.8 NCC 2022 FOR CONDENSATION MANAGEMENT



NORTH

AREA SCHEDULE		
RESIDENCE	141.17 SQM	15.19 SQ
GARAGE	37.02 SQM	3.44 SQ
PORCH	4.63 SQM	0.49 SQ
TOTAL	182.82 SQM	19.67 SQ

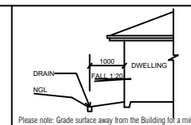
NOTE: ALL WET AREAS MUST BE CONSTRUCTED IN ACCORDANCE WITH PART 10.2 OF THE NCC 2022.

NOTE: PROVIDE WEEPHOLES AT 960MM MAXIMUM CENTRES WITH CONTINUOUS FLASHING WHERE THE BRICKWORK EXTENDS OVER THE OPENINGS

MECHANICAL VENTILATION TO BE DUCTED TO THE OUTER AIR.

GURU BUILDING GROUP

REVISIONS:



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SURFACE DRAIN

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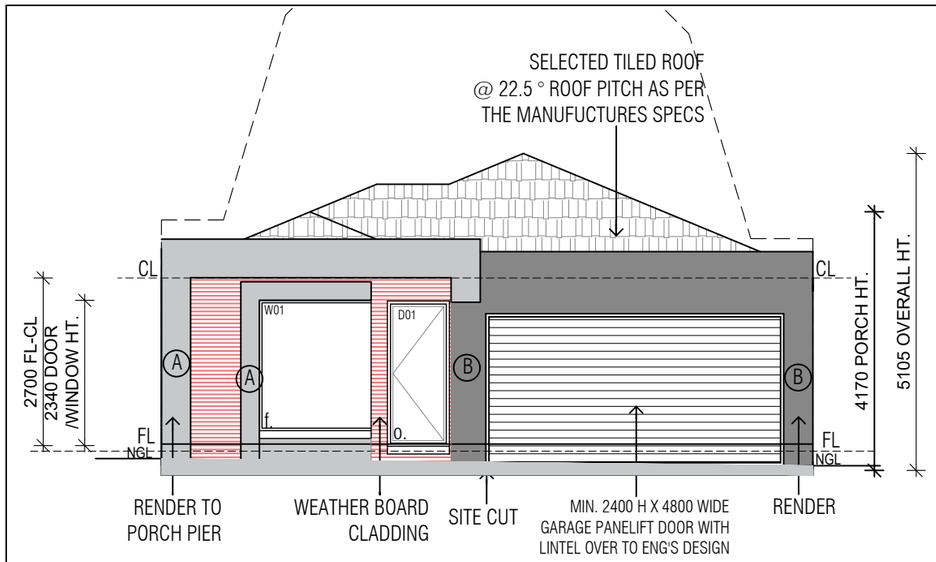
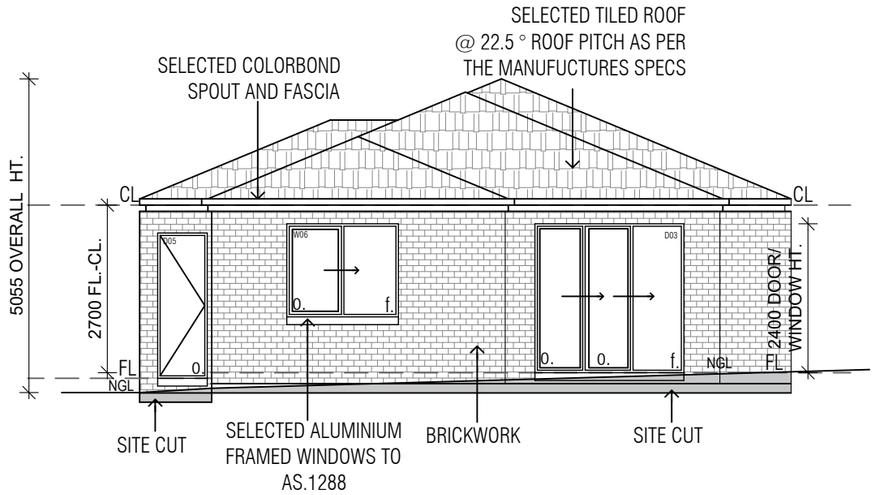
email: admin@gurubuildinggroup.com.au
Phone: 0405 402 789

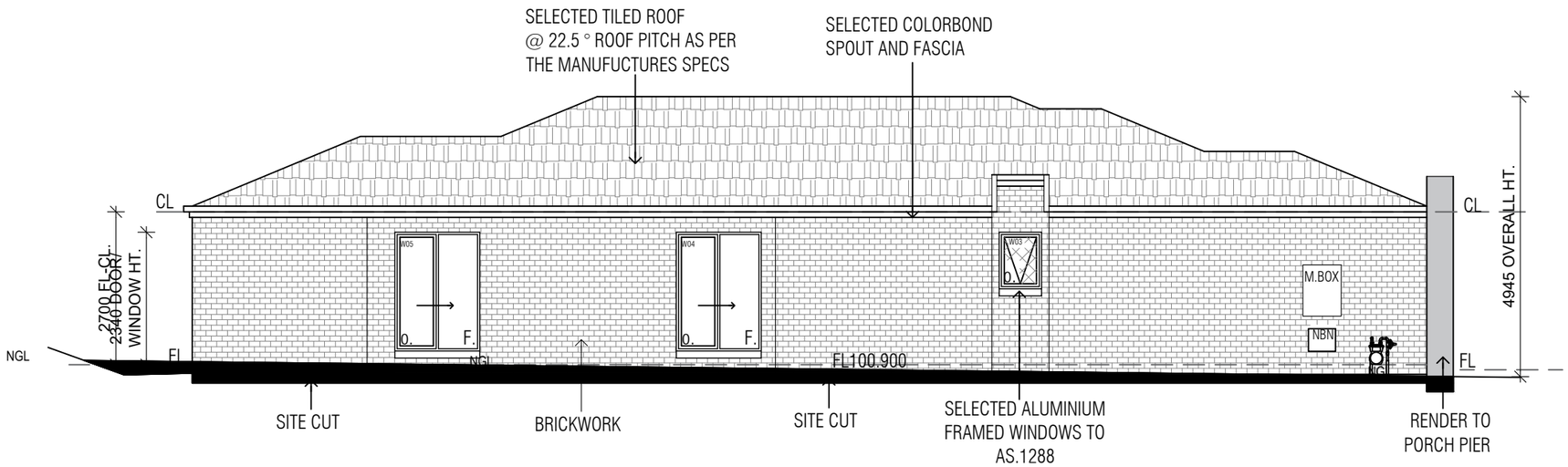
PROJECT:	PROPOSED RESIDENCE
ADDRESS:	LOT 2203,21SMETHURST ROAD, TARNEIT 3029
CLIENT:	VIKRAM
DRAWING STATUS.	WORKING DRAWING
TITLE	FLOOR PLAN
ISSUE	1
DRAWN	AD
DATE	26/04/24
SCALE	1:100
SHEET SIZE	A3
CHECKED	
PAGE	5
DRW. NUMBER	20554



FRONT ELEVATION 1:100

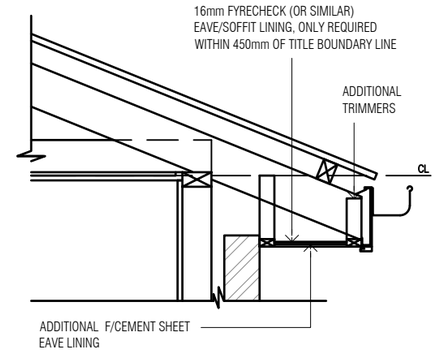


SIDE ELEVATION: 1:100

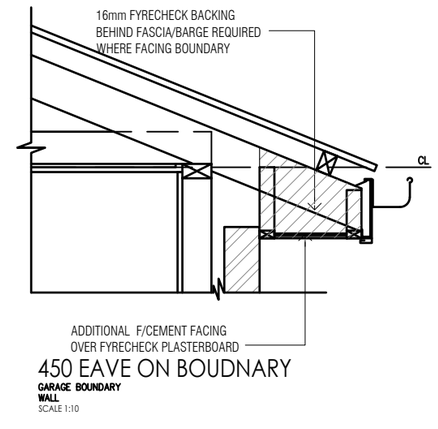


SIDE ELEVATION: 1:100

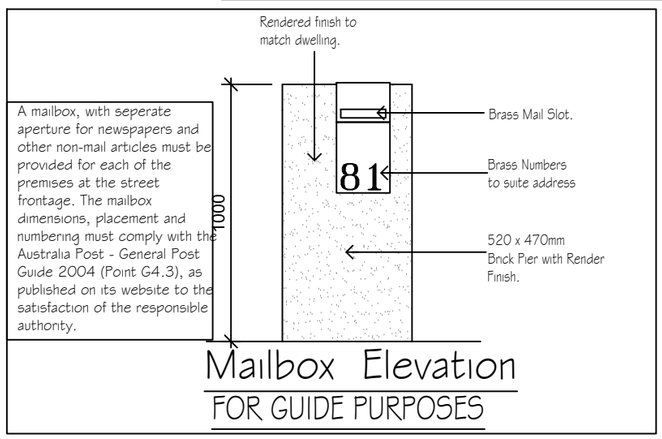
FIRE RATED EAVE DETAIL WITHIN 450MM OF BOUNDARY MINIMUM FRL OF 60/60/60



450 EAVE ON BOUDNARY
GARAGE BOUNDARY
WALL
SCALE 1:10



450 EAVE ON BOUDNARY
GARAGE BOUNDARY
WALL
SCALE 1:10



Mailbox Elevation
FOR GUIDE PURPOSES

Note: Provide weepholes at 960mm maximum centres with continuous flashing where the brickwork extends over the openings

WEEPHOLES
Weep holes at 1.2 metre spacing and above windows more than 1.0 metre wide.

CJ : Denotes Control Joint to full height of brickwork @6m max. centres. All joints to conform to note CN9 of the brickwork and concrete association. Information contained in the soil report regarding control joints takes precedence.

LOW EMISSION PAINTS AND SEALANTS WILL BE USED ON >95% OF INTERNAL AND EXTERNAL PAINTED SURFACES

GURU BUILDING GROUP

REVISIONS:

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SURFACE DRAIN

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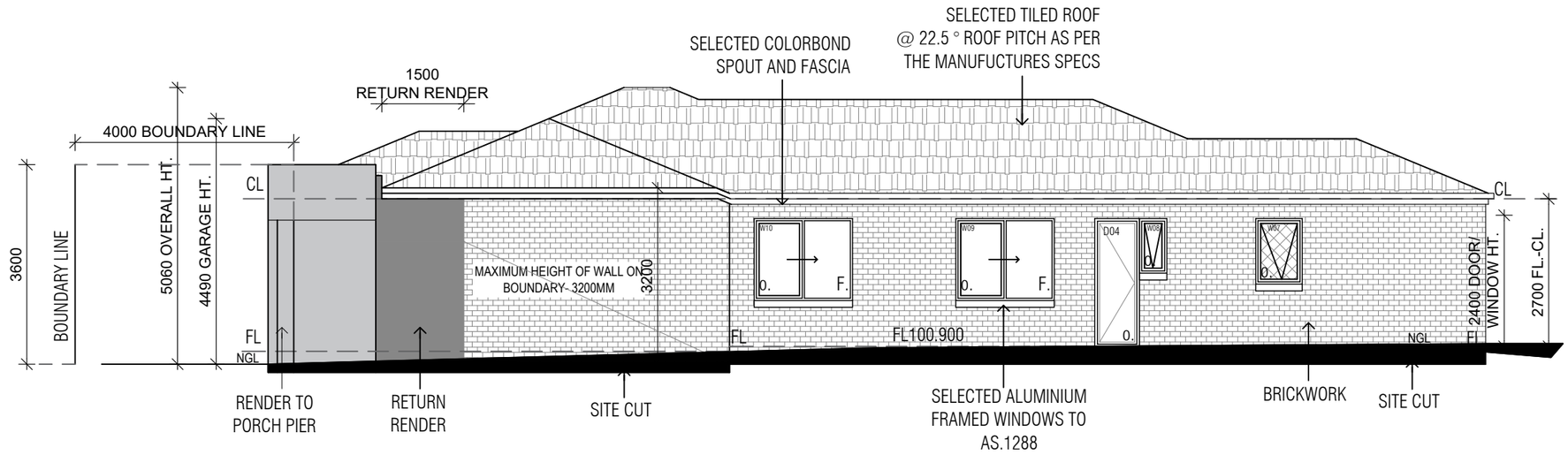
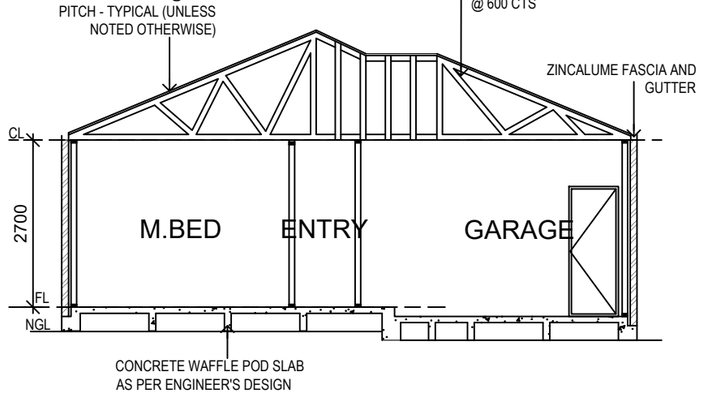
PROJECT: PROPOSED RESIDENCE
ADDRESS: LOT 2203,21SMETHURST ROAD, TARNEIT 3029
CLIENT: VIKRAM
DRAWING STATUS: WORKING DRAWING
TITLE: ELEVATION 1
ISSUE: 1
DRAWN: AD
CHECKED:
DATE: 26/04/24
SCALE: 1:100
SHEET SIZE: A3
PAGE: 6
DRW. NUMBER: 20554



SIDE ELEVATION: 1:100



SECTION 1:100

GENERAL PARAMETERS

BOX HEIGHT	- 300MM
SLAB THICKNESS	- 100MM
INTERNAL RIB WIDTH	- 110MM
EXTERNAL RIB WIDTH	- 300MM
STEM WIDTH	- 150MM
OVERALL DEPTH	- 400MM
RIB SPACING	- 1200MAX.CTS

REINFORCEMENT

SLAB MESH	- SL92
INTERNAL RIB	- 1-NI6 BAR BOTTOM
EXTERNAL RIB	- 2 LAYERS OF 3-LIITM BOTTOM OR 3-N16 1 N16 TOP BARS

DOOR AND WINDOW SCHEDULE

W1	1500W X 2100H	CLEAR AWNING WINDOW
W2	600W X 1000H	OBSCURED AWNING WINDOW
W3	750W X 1000H	OBSCURED AWNING WINDOW
W4	1500W X 2100H	CLEAR SLIDING WINDOW
W5	1500W X 2100H	CLEAR SLIDING WINDOW
W6	1800W X 1500H	CLEAR SLIDING WINDOW
W7	850W X 1200H	OBSCURED AWNING WINDOW
W8	500W X 1000H	CLEAR AWNING WINDOW
W9	1800W X 1500H	CLEAR SLIDING WINDOW
W10	1800W X 1500H	CLEAR SLIDING WINDOW

DOOR SCHEDULE

D1	920 W X 2340H	TIMBER ENTRY DOOR
D2	720 W X 2340H	ALUMINIUM GLASS DOOR
D3	2400W X 2400H	ALUMINIUM IMPROVED SLIDING DOOR
D4	820 W X 2400H	TIMBER SINGLE L'DRY DOOR
D5	720 W X 2340H	TIMBER SINGLE GARAGE DOOR

COLOUR SELECTION

- ROOF - BRISTILE DESIGNER COOL SMOKE
- FASCIA,GUTTER WINDOWS & DOWNPIPES - COLORBOND MONUMENT
- RENDER TO THE -HOUSE (A) - DULUX TERRACE WHITE -HOUSE (B) - DOMINO
- BRICKS TO THE HOUSE - AUSTRAL ACCESS TAN
- GARAGE DOOR - GLIDEROL TUSCAN GOLDEN OAK
- FRONT DOOR - HUME DOOR RICH WALNUT TIMBER STAIN
- CLADDING PANEL - RICH WALNUT TIMBER STAIN
- LETTERBOX - COLOR MATCH TO THE HOUSE
- METERBOX - MONUMENT MATCH TO THE HOUSE
- DRIVEWAY - EXPOSED CONCRETE BORAL, SUNDOWN

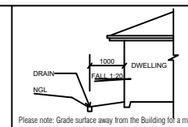
NOTE: PROVIDE WEEPHOLES AT 960MM MAXIMUM CENTRES WITH CONTINUOUS FLASHING WHERE THE BRICKWORK EXTENDS OVER THE OPENINGS

WEEPHOLES
WEEP HOLES AT 1.2 METRE SPACING AND ABOVE WINDOWS MORE THAN 1.0 METRE WIDE.

CJ : DENOTES CONTROL JOINT TO FULL HEIGHT OF BRICKWORK @6M MAX. CENTRES. ALL JOINTS TO CONFORM TO NOTE CN9 OF THE BRICKWORK AND CONCRETE ASSOCIATION. INFORMATION CONTAINED IN THE SOIL REPORT REGARDING CONTROL JOINTS TAKES PRECEDENCE.

GURU BUILDING GROUP

REVISIONS:



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SURFACE DRAIN

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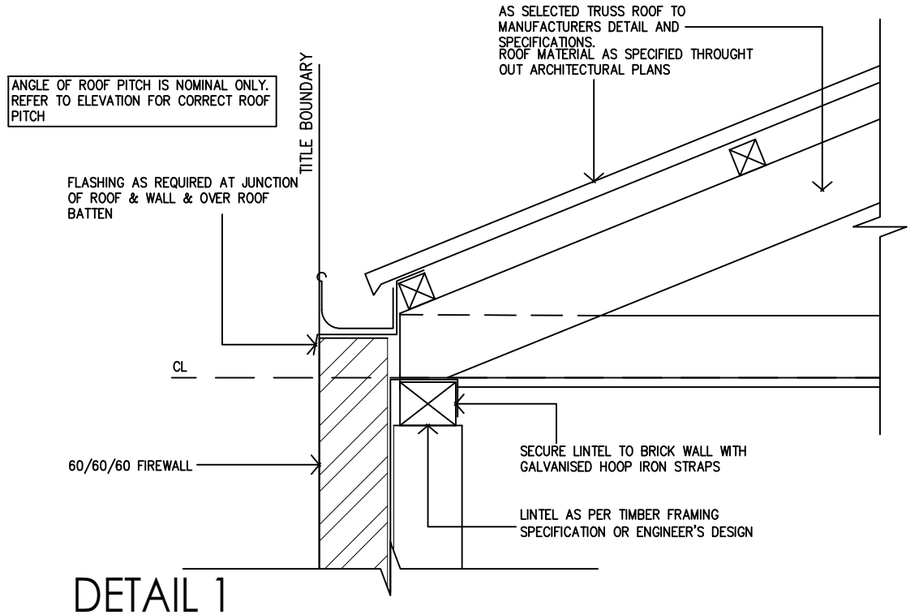
PROJECT: PROPOSED RESIDENCE
ADDRESS: LOT 2203,21SMETHURST ROAD, TARNEIT 3029
CLIENT: VIKRAM
DRAWING STATUS: WORKING DRAWING
TITLE: ELEVATION 2
ISSUE: 1
DRAWN: AD
CHECKED:
DATE: 26/04/24
SCALE: 1:100
SHEET SIZE: A3
PAGE: 7
DRW. NUMBER: 20554

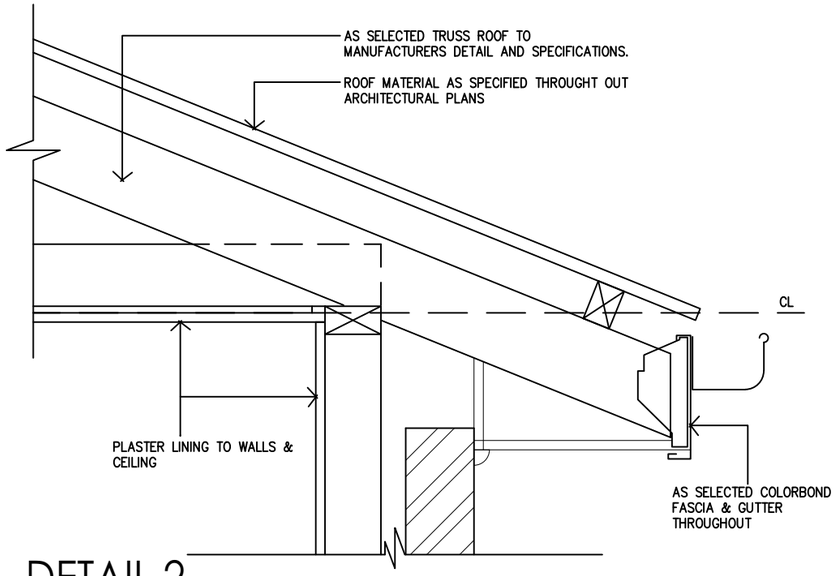


DETAIL 1

WALL ON BOUNDARY

NOT TO SCALE

SECTION DETAIL



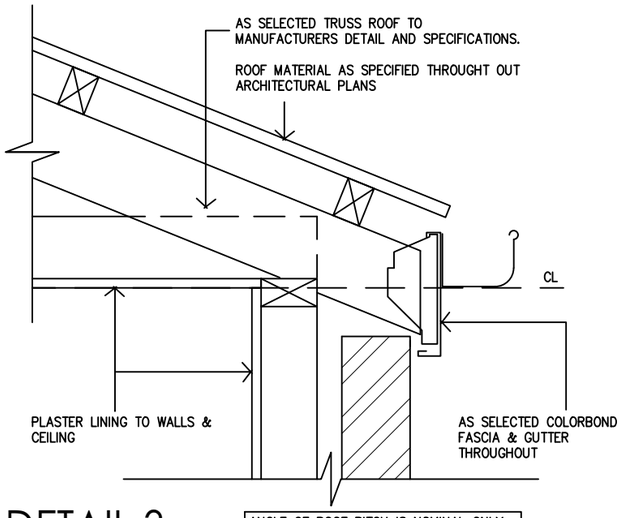
DETAIL 2

450mm EAVE DETAIL

NOT TO SCALE

ANGLE OF ROOF PITCH IS NOMINAL ONLY. REFER TO ELEVATION FOR CORRECT ROOF PITCH

SECTION DETAIL



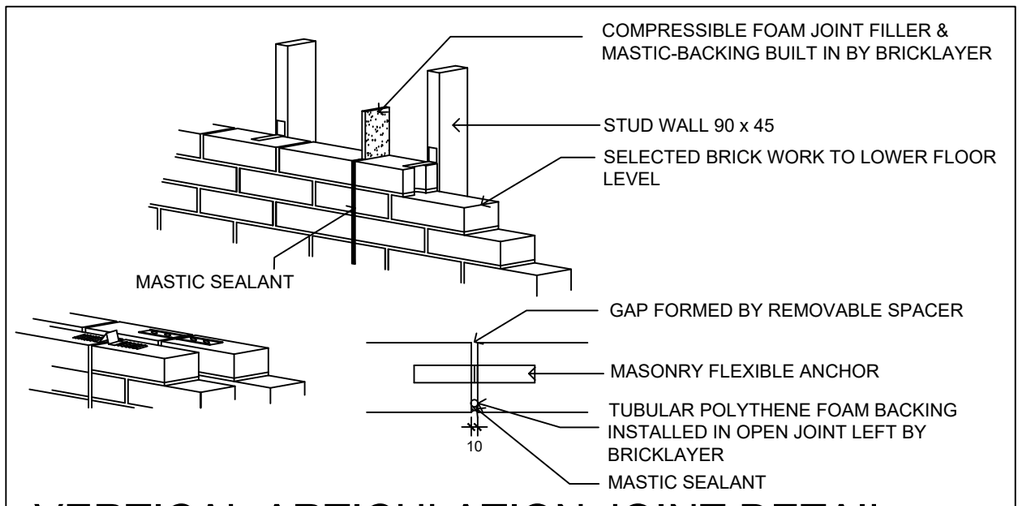
DETAIL 3

EAVE DETAIL

NOT TO SCALE

ANGLE OF ROOF PITCH IS NOMINAL ONLY. REFER TO ELEVATION FOR CORRECT ROOF PITCH

SECTION DETAIL

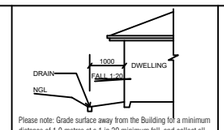


VERTICAL ARTICULATION JOINT DETAIL

(PROVIDE ARTICULATION JOINTS AT MAX 6M CENTRES)

GURU BUILDING GROUP

REVISIONS:



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SURFACE DRAIN

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Phone: 0405 402 789

PROJECT: PROPOSED RESIDENCE

ADDRESS: LOT 2203,21SMETHURST ROAD, TARNEIT 3029

CLIENT: VIKRAM

DRAWING STATUS: WORKING DRAWING

TITLE: DETAIL

ISSUE: 1

DRAWN: AD

DATE: 26/04/24

SCALE: 1:100

SHEET SIZE: A3

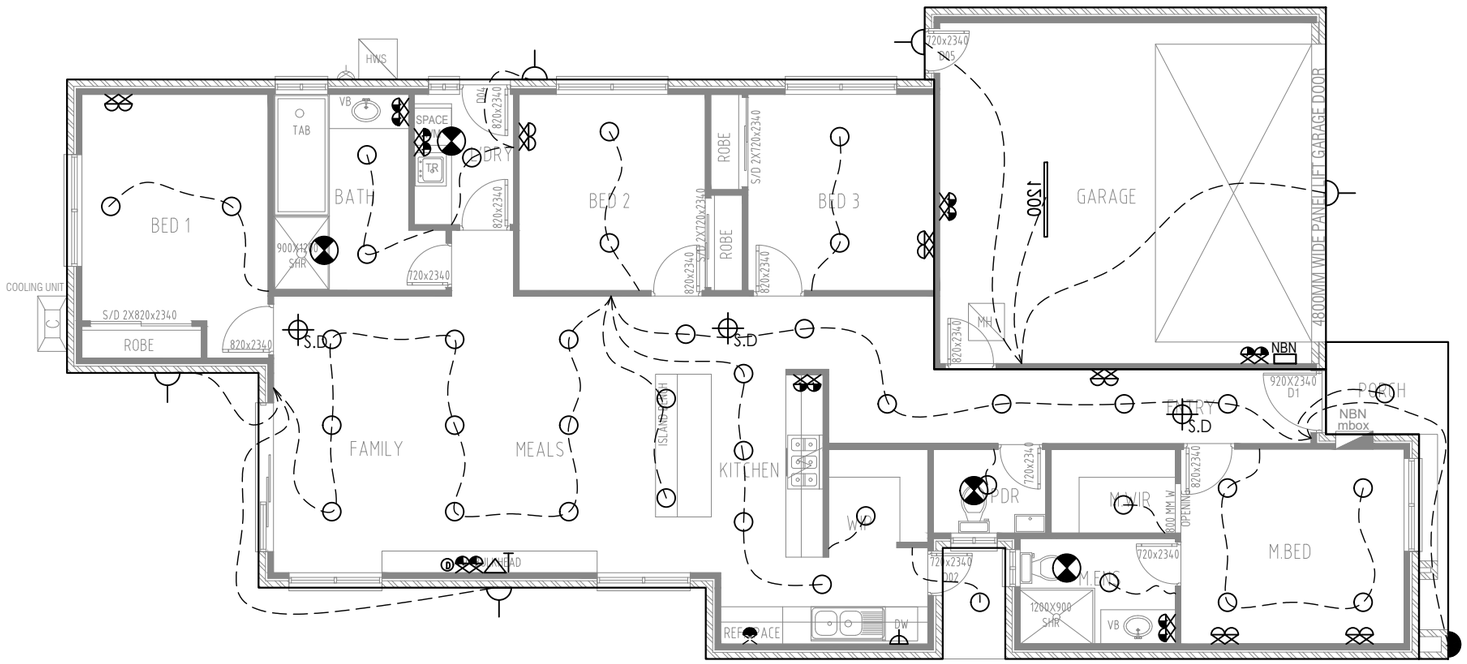
CHECKED:

PAGE: 8

DRW. NUMBER: 20554

ARTIFICIAL LIGHTING CALCULATION 9W
MAX PER DOWNLIGHT
40W MAX PER FLURO

DWELLING (5W/M2)	705.85W
GARAGE (3W/M2)	110.06W
PORCH/OUTDOOR (4W/M2)	18.52W



HEATING LEGEND

	CEILING HEATING DUCT
	HEATING UNIT (APPROX. LOCATION ONLY)
D	DATA POINT
T	THERMOSTAT
	RETURN AIR
E	EVAPORATIVE COOLING DUCT
CU	COOLING UNIT

NOTE:

LOCATION OF ALL ELECTRICAL & SERVICE POINTS ARE APPROXIMATE ONLY, AND ARE SUBJECT TO POSITION OF STRUCTURAL MEMBERS ON PLAN.

G.F. ELECTRICAL PLAN 1:100

LIGHTING LEGEND

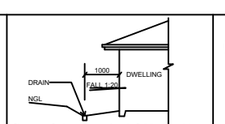
	DOWNLIGHT LED 5W/EACH	JB	JUNCTION BOX-1800mm ABOVE F.L. UNLESS NOTED OTHERWISE	1200	1200 FLUORO - SINGLE
	LOW VOLTAGE DOWNLIGHT 5W/EACH		CEILING FAN	1200	1200 FLUORO - DOUBLE
	BATTEN HOLDER		CEILING FAN WITH LIGHT		WALL LIGHT BATTEN HOLDER
	WALL LIGHT		PARA FLOOD LIGHT - SINGLE	X	DIMMER LIGHT SWITCH
	HEATER/FAN & LIGHT - 2 GLOBE		PARA FLOOD LIGHT - DOUBLE		SECURITY SENSOR
	HEATER/FAN & LIGHT - 4 GLOBE	600	600 FLUORO - SINGLE		CEILING EXHAUST FAN (SELF-SEALING)
		600	600 FLUORO - DOUBLE		CEILING EXHAUST FAN SWITCHED WITH LIGHT (SELF-SEALING)

POWER LEGEND

	SINGLE GPO - 300mm		DOUBLE GPO - 300mm
	SINGLE GPO - 1100mm		DOUBLE GPO - 1100mm
	SINGLE GPO - 1350mm		DOUBLE GPO - 1350mm
	SINGLE GPO - EXTERNAL		TELEVISION POINT
	SINGLE GPO - FOR DISHWASHER	G	CAPPED GAS POINT
	SINGLE GPO - FOR MICROWAVE	S.D	SMOKE DETECTOR
	SINGLE GPO - FOR SECURITY SYS.		METER BOX
	UBO & RHOOD CONNECTIONS	$	SECURITY SYSTEM KEYPAD LOCATION
			TELEPHONE POINT

GURU BUILDING GROUP

REVISIONS:



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SURFACE DRAIN

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PROJECT: PROPOSED RESIDENCE
ADDRESS: LOT 2203,21SMETHURST ROAD, TARNEIT 3029

CLIENT: VIKRAM

DRAWING STATUS: WORKING DRAWING

TITLE: ELECTRICAL

ISSUE: 1

DRAWN: AD

CHECKED:

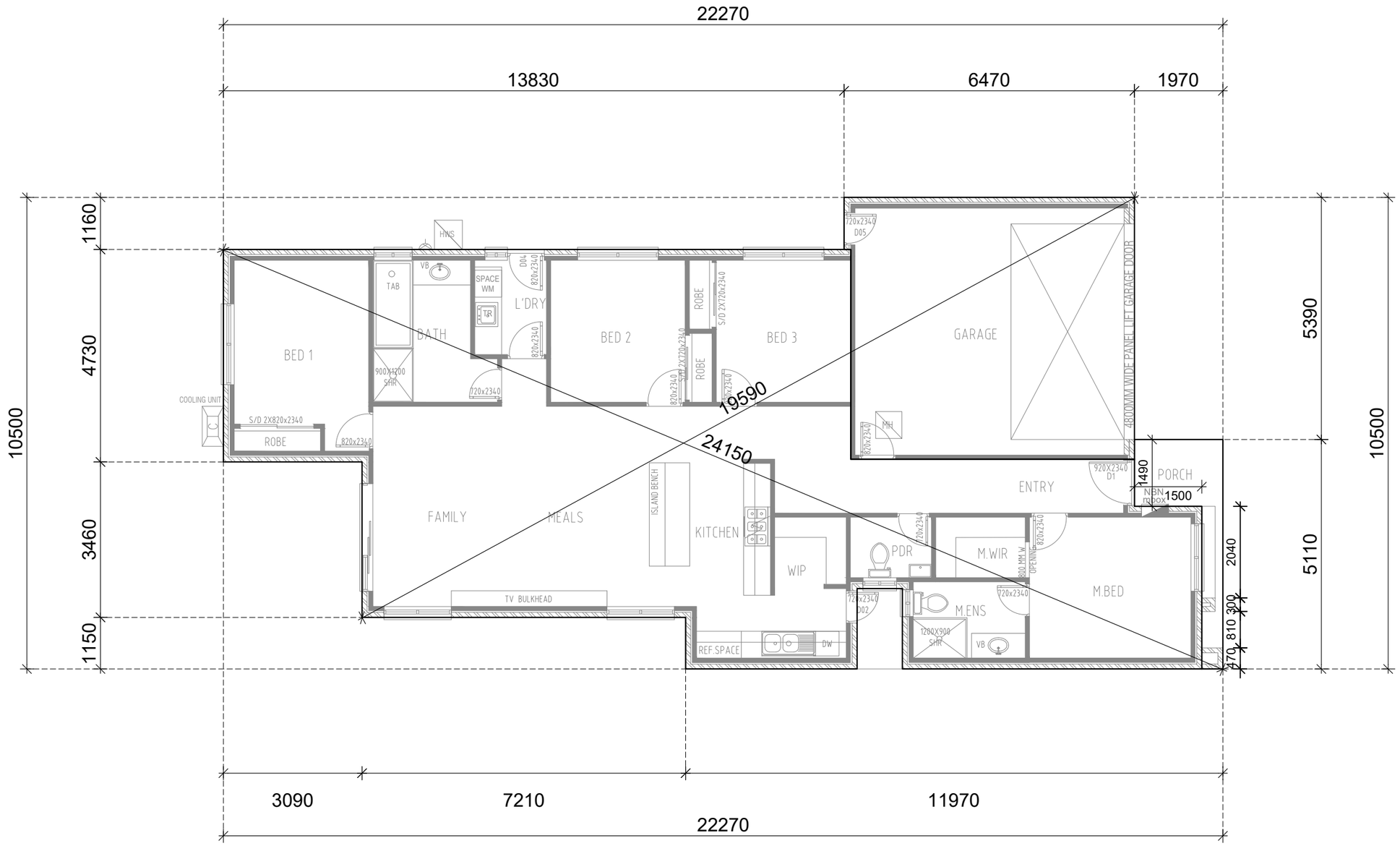
DATE: 26/04/24

SCALE: 1:100

SHEET SIZE: A3

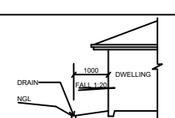
PAGE: 9

DRW. NUMBER: 20554



SET OUT PLAN 1:100

REVISIONS:



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SURFACE DRAIN

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PROJECT: PROPOSED RESIDENCE

ADDRESS: LOT 2203,21SMETHURST ROAD, TARNEIT 3029

CLIENT: VIKRAM

DRAWING STATUS: WORKING DRAWING

TITLE: SLAB PLAN

ISSUE: 1

DRAWN: AD

DATE: 26/04/24

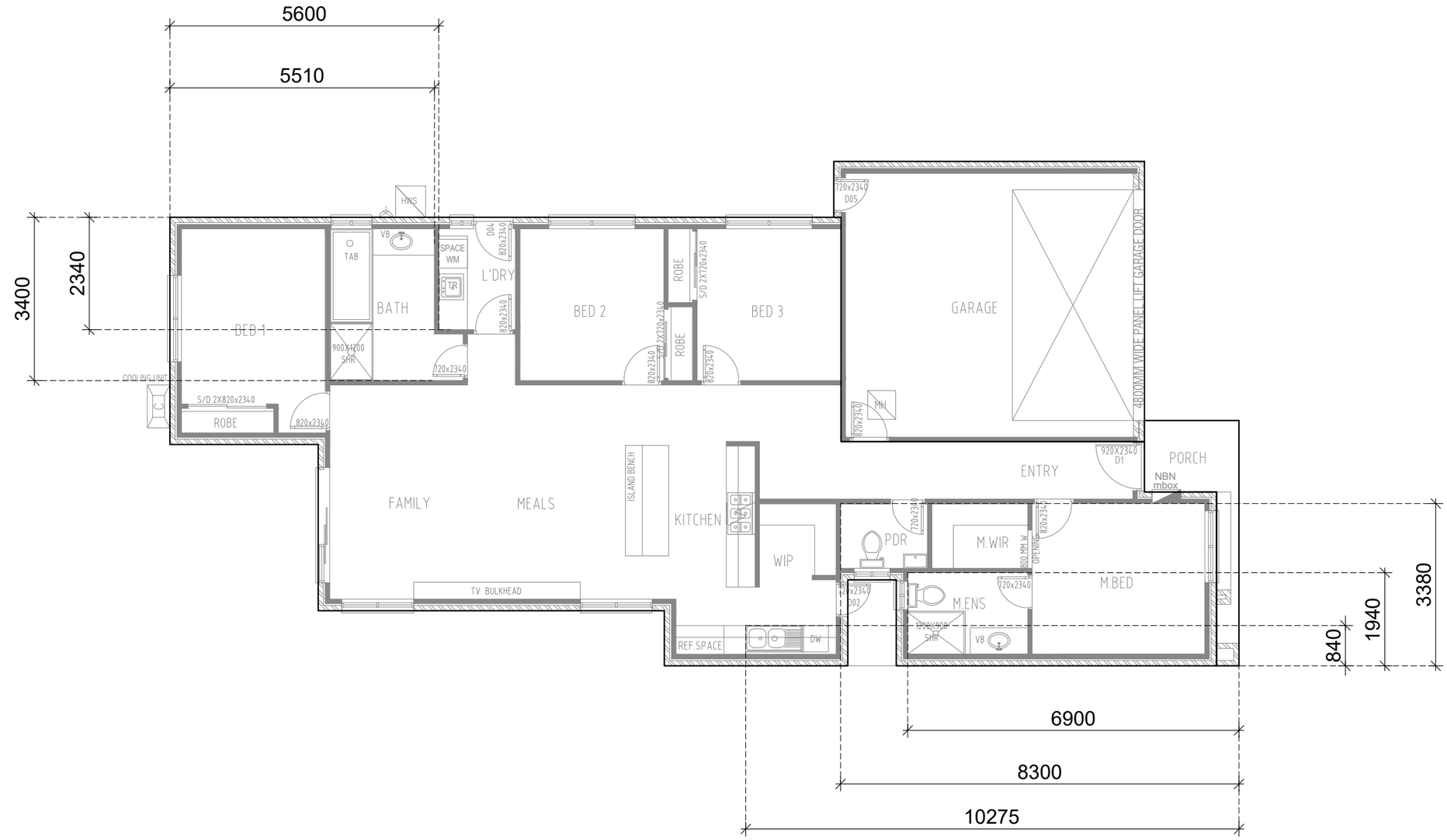
SCALE: 1:100

SHEET SIZE: A3

CHECKED:

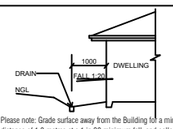
PAGE: 10

DRW. NUMBER: 20554



HYDRAULIC PLAN 1:100

REVISIONS:



Please note: Grade surface away from the Building for a minimum distance of 1.0 metres at a 1 in 20 minimum fall, and collect all stormwater runoff via a PVC channel or spoon drain and connect to SWD

SURFACE DRAIN

GURU BUILDING GROUP

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Phone: 0405 402 789

PROJECT: PROPOSED RESIDENCE
ADDRESS: LOT 2203,21SMETHURST ROAD, TARNEIT 3029

CLIENT: VIKRAM

DRAWING STATUS: WORKING DRAWING

TITLE: HYDRAULIC

ISSUE: 1

DRAWN: AD

DATE: 26/04/24

SCALE: 1:100

SHEET SIZE: A3

CHECKED:

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