

NOTES

SITE SOIL CLASSIFICATION
AS PER ENGINEERS REPORT

DWELLING & GARAGE: AS PER ENGINEERS REPORT
50mm DEEP REBATE TO DWELLING UNLESS OTHERWISE NOTED
50mm STEP DOWN TO ALFRESCO
50mm STEP DOWN TO PORCH
NO STEP DOWN TO GARAGE

WIND SPEEDS AS PER ENGINEERS
REPORT

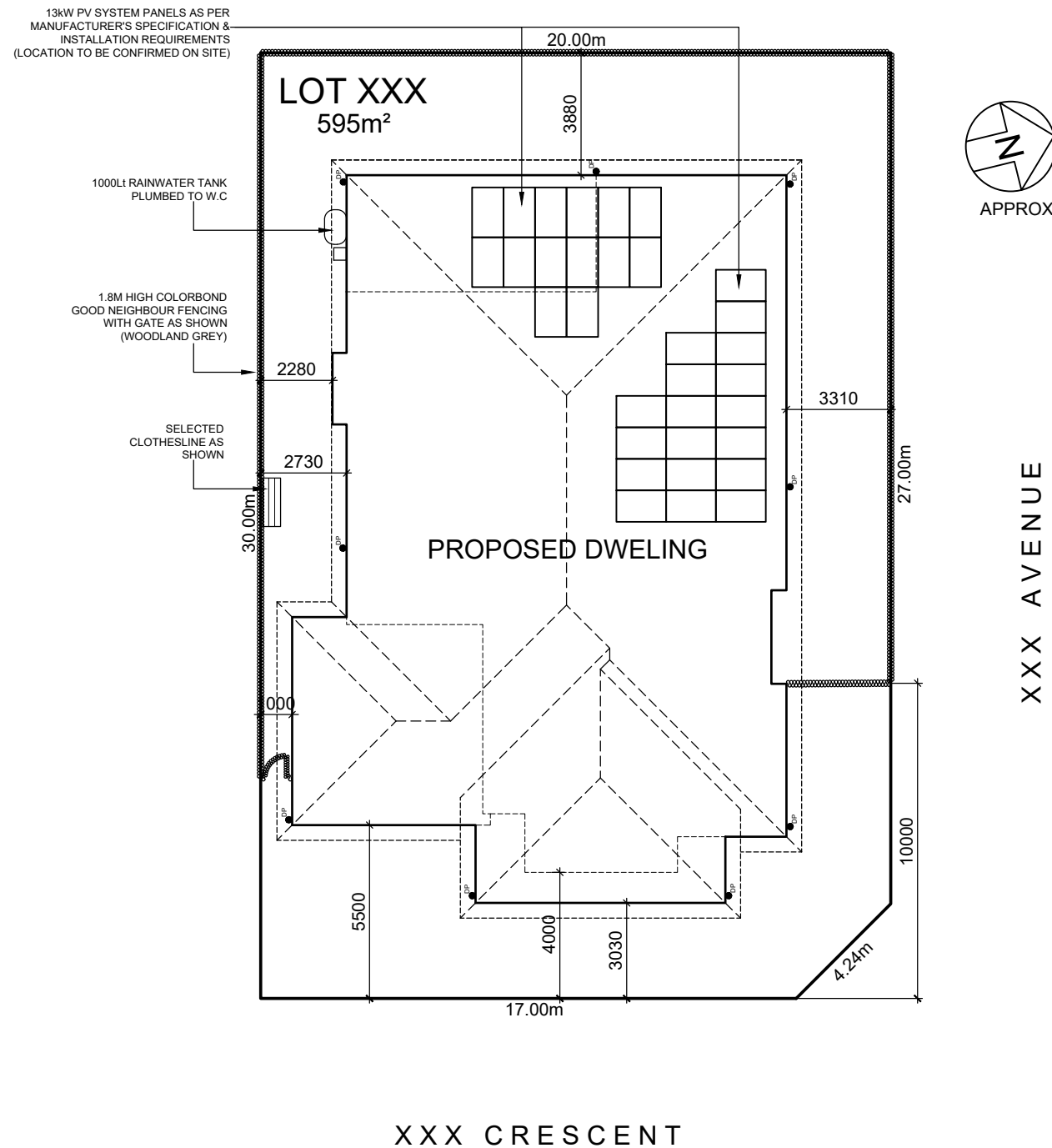
CUT TO BE 1.0m MINIMUM FROM EDGE OF BUILDING AND
BATTERED BACK AT 45° (Min) UNLESS OTHERWISE SHOWN.
CUT OUTSIDE HOUSE LINE TO FALL AWAY FROM HOUSE TO
TOP OF BATTER BY 75mm MINIMUM.

DRAINER MUST REFER TO START WORK
NOTICE FOR SEWER POINT LOCATION

SURPLUS SPOIL TO BE DISPOSED FROM SITE
INCL- FROM SERVICES TRENCHES
RETAIN FILL ON SITE FOR BACKFILL TO SLAB REBATE AS REQ'D

STORMWATER DRAINAGE AS PER ENGINEERS REPORT

TERMITE TREATMENT TO COMPLY WITH A.S 3660.1 2000
SPECIFICATIONS



**FTTH HOME NETWORK
OPTICOM-SMARTWIRING**

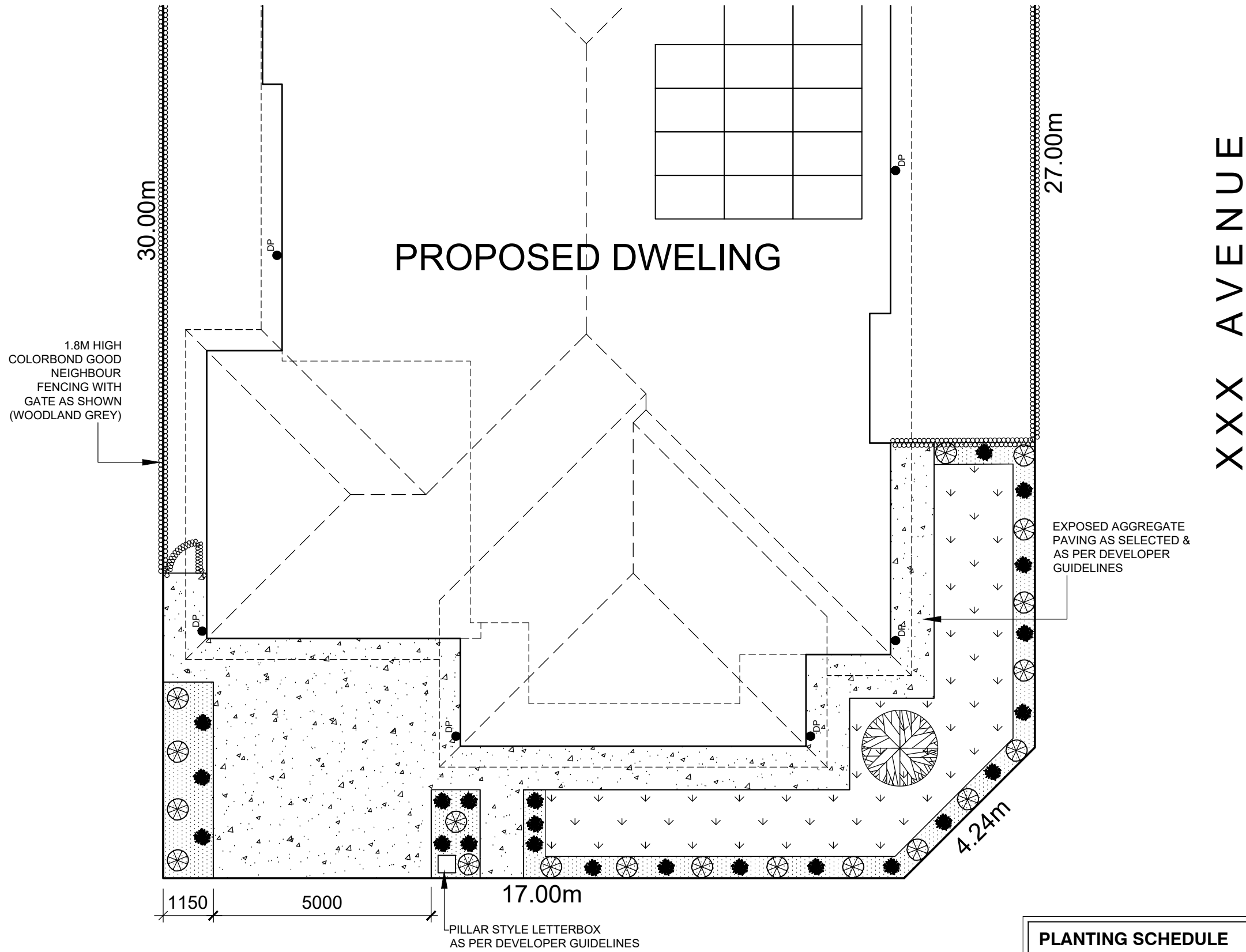
COMPULSORY INSTALLATION OF OPTIC FIBRE SERVICE TO
DWELLING- REFER TO www.opticom.net.au GUIDELINES &
SPECIFICATIONS

- FIBRE CONNECTION & OPTICAL NETWORK UNIT (NTD)
- 25mmØ CONDUIT WITH FIBRE LEAD-IN WITH 90° SWEEP BENDS (NOT ELBOW BENDS) WITH A MIN. RADIUS OF 300mm. FROM PIT TO SIDE OF THE HOUSE INTO MB (METERBOX)
- NTD WITH INTERNAL PSU (POWER SUPPLY CABINET) INC. 1 No. 10amp 240V TO GPO (GENERAL PURPOSE OUTLET)
- HDU (HOME DISTRIBUTION UNIT) WILL SPLIT INTERNET, PHONE AND TV POINTS ENABLING MULTIPLE ACCESS POINTS
- ADDITIONAL POWER POINT FOR THE HDU
- 2 Cat6 CABLES FROM THE MB TO THE HDU LOCATION (PHONE AND DATA)
- ONE QUAD SHIELD RG6 CABLE FROM THE MB TO THE HDU (TELEVISION)

WHAT YOU GET:
MULTIPLE POINTS LOCATIONS WITHIN THE HOME WIRED BACK TO THE HDU
MULTIPLE INTERNET POINTS LOCATED WITHIN THE HOME WIRED BACK TO THE HDU
MULTIPLE TC POINTS WITHIN THE HOME WIRED BACK TO THE HDU

ALL WORKS TO BE CARRIED OUT BY A REGISTERED & LICENCED CABLING CONTRACTOR

HOME DESIGN CO.	homedesigncompany.com.au	ADDRESS: LOT XXX XXX SA XXXX	CLIENT: XXX	SHEET No: 1	DESCRIPTION: SINGLE STORY DETACHED DWELLING AND GARAGE		REVISIONS:
	THESE DRAWINGS ARE THE PROPERTY OF HOME DESIGN COMPANY AND MAY NOT BE USED OR COPIED WITHOUT WRITTEN CONSENT		VIEW: SITE PLAN	SCALE: 1:200	DATE: 09/07/2024	JOB No: HDCXXX	



XXX AVENUE

XXX CRESCENT

GROUND COVER SCHEDULE	
KEY	FINISH
	GARDEN MULCH/RIVER PEBBLES
	EXPOSED AGGREGATE CONCRETE
	INSTANT TURF

PLANTING SCHEDULE				
KEY	NAME	HEIGHT	MAT. HEIGHT	POT SIZE
	ACACIA PYCNANTHA	2M	4.5M	75L
	DIANELLA 'LITTLE JESS'	0.5M	1M	150MM
	LEUCOPHYTA BROWNII	0.3M	0.7M	150MM

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			VIEW: FRONT LANDSCAPE PLAN	SCALE: 1:100	DATE: 09/07/2024	JOB No: HDCXXX	

KEY:

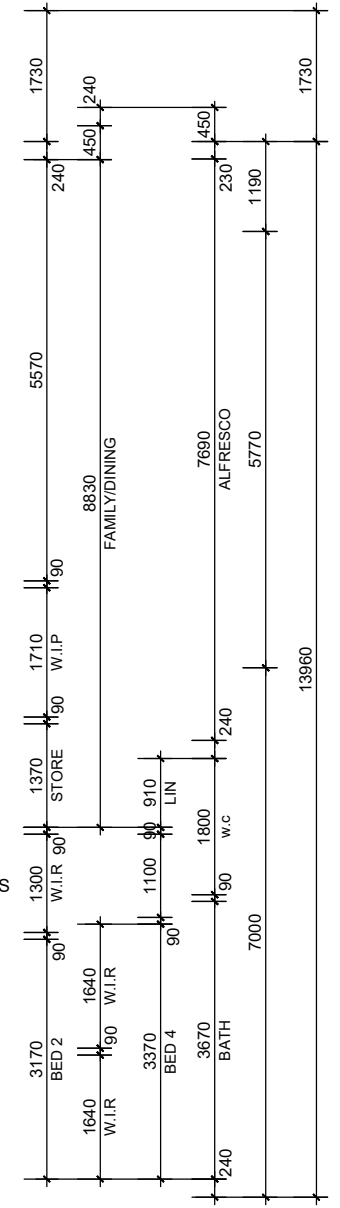
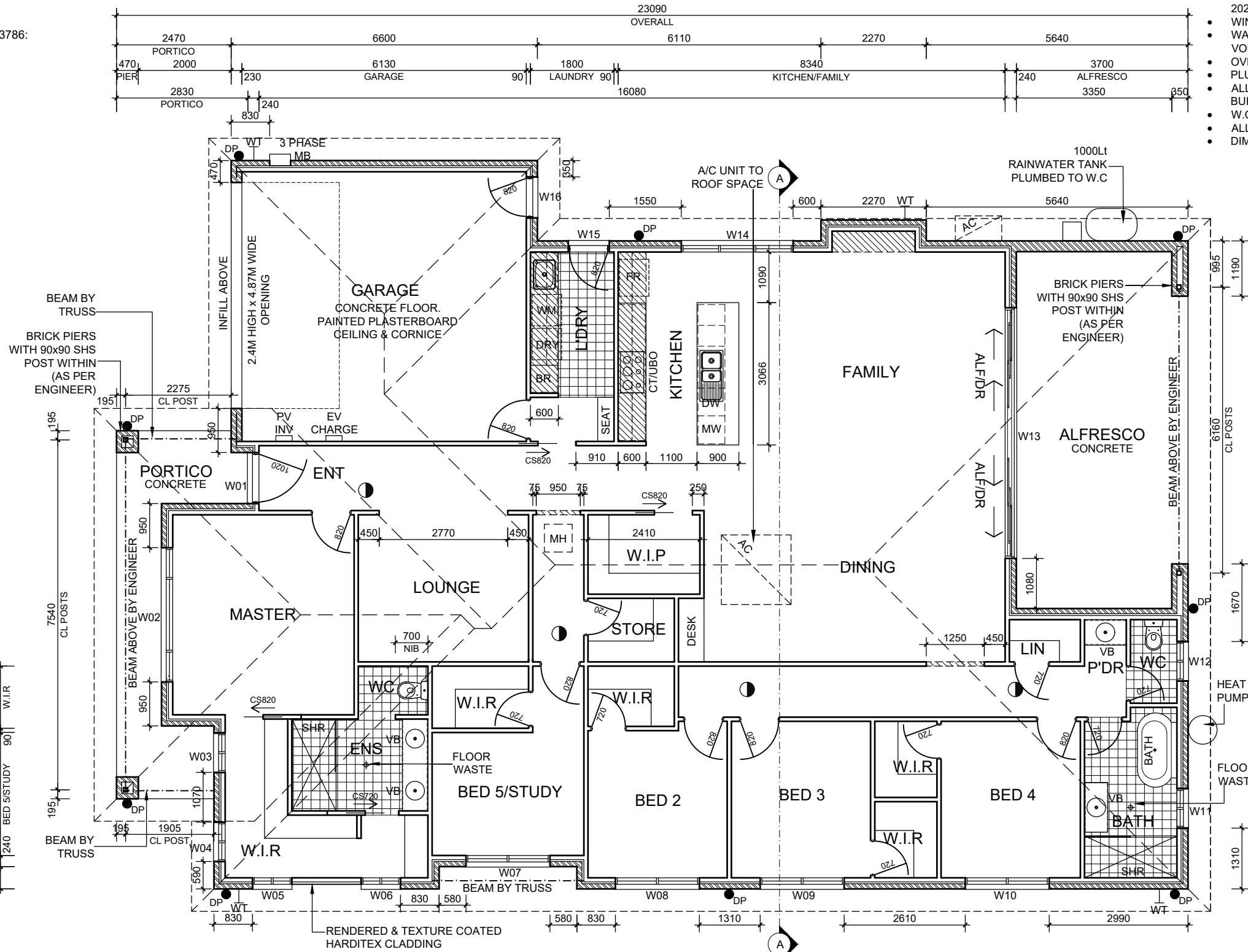
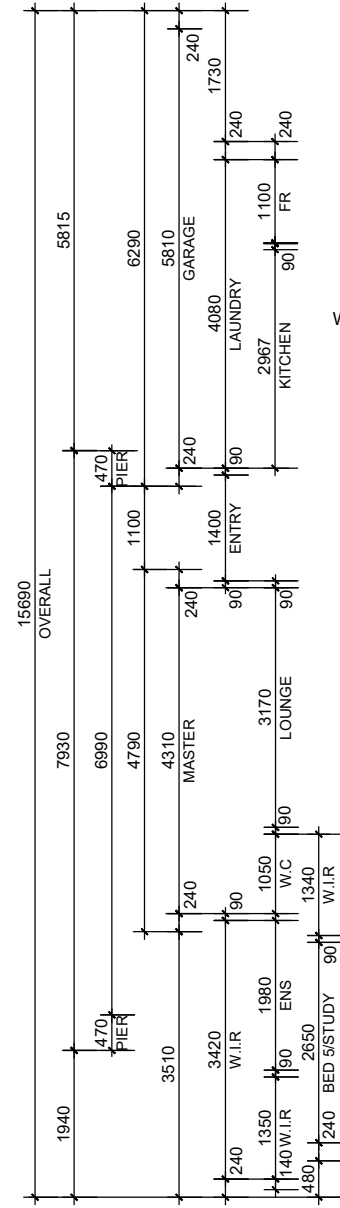
- DENOTES 300MM DEEP BULKHEAD UNLESS OTHERWISE NOTED.
- SMOKE ALARMS IN ACC WITH AS 3786: MULTIPLE POINTS TO BE INTERCONNECTED.
- MANHOLE
- SELECTED TILES

ELEVATION D

NOTES:

- DWELLING TO BE CONSTRUCTED IN ACCORDANCE WITH NCC 2022 - VOL II.
- WIND LOADING STANDARDS IN ACCORDANCE WITH AS4055:2021.
- WATERPROOFING OF WET AREAS IN ACCORDANCE WITH NCC - VOL II, PART 10.2.
- OVERFLOW PROVISIONS TO ALL BATHTUBS & VANITY UNITS.
- PLUMBING & DRAINAGE IN ACCORDANCE WITH AS3500.
- ALL GLASS TO CONFORM WITH AS1288-2006: GLASS IN BUILDINGS.
- W.C DOOR TO BE REMOVABLE.
- ALL INTERNAL DOOR HEIGHTS TO BE 2340mm THROUGHOUT.
- DIMENSIONS FOR WALL SETOUT ARE TO FACE OF STUDWORK.

ELEVATION A

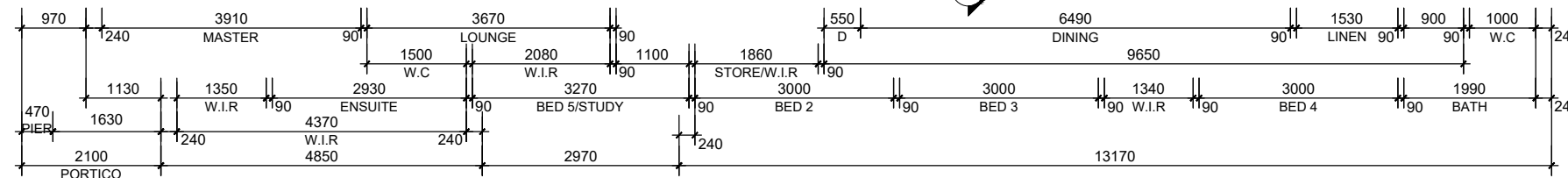


ELEVATION C

INSULATION:

R2.0 GLASSWOOL BATTS TO EXTERNAL WALLS
R3.5 GLASSWOOL BATTS TO ROOF SPACE

NOTE:
PROVIDE INSULATION TO: EXTERNAL DWELLING WALLS, WALL BETWEEN GARAGE AND HOUSE AND CEILING DIRECTLY UNDER ROOF SPACE. EXCLUDES INSULATION TO GARAGE CEILING SPACE AND GARAGE EXTERNAL WALLS

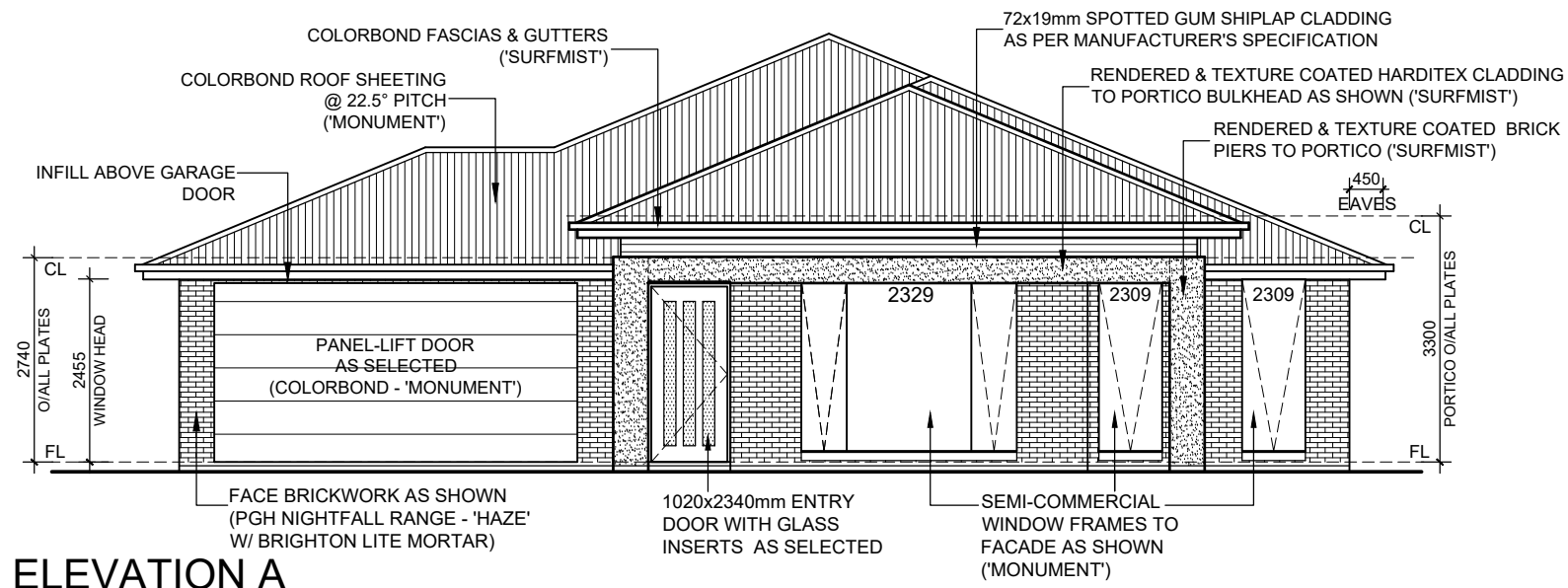


ELEVATION B

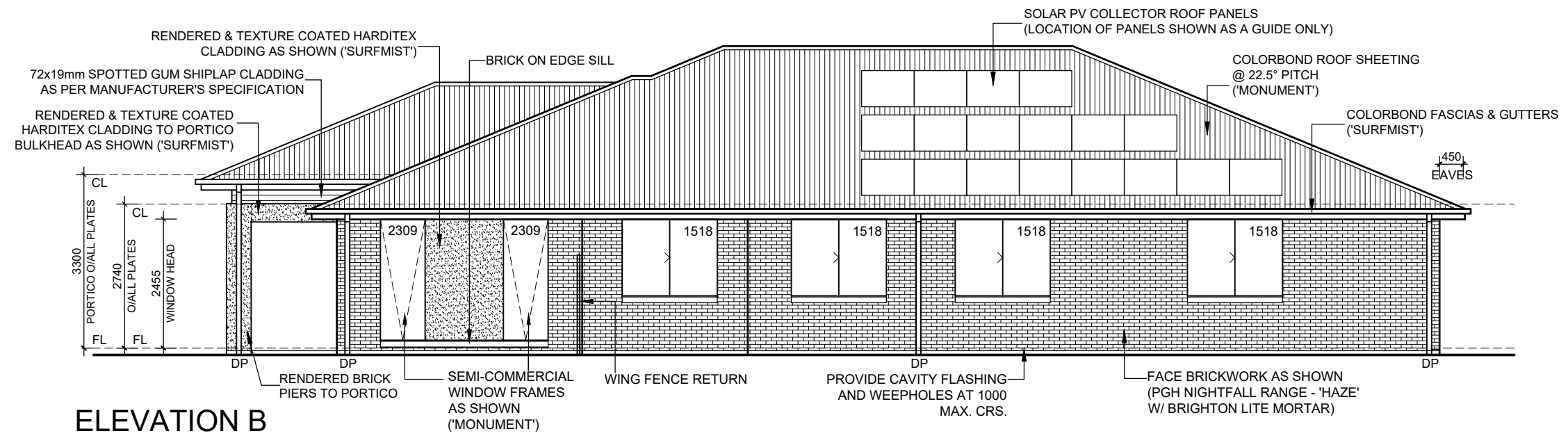
AREAS:

Area	sq.m	sqrs
Ground Floor:	238.73	25.70
Subtotal:	238.73	25.70
Portico:	12.16	1.31
Garage:	38.98	4.20
Alfresco:	29.30	3.15
Total Area:	319.17	34.36

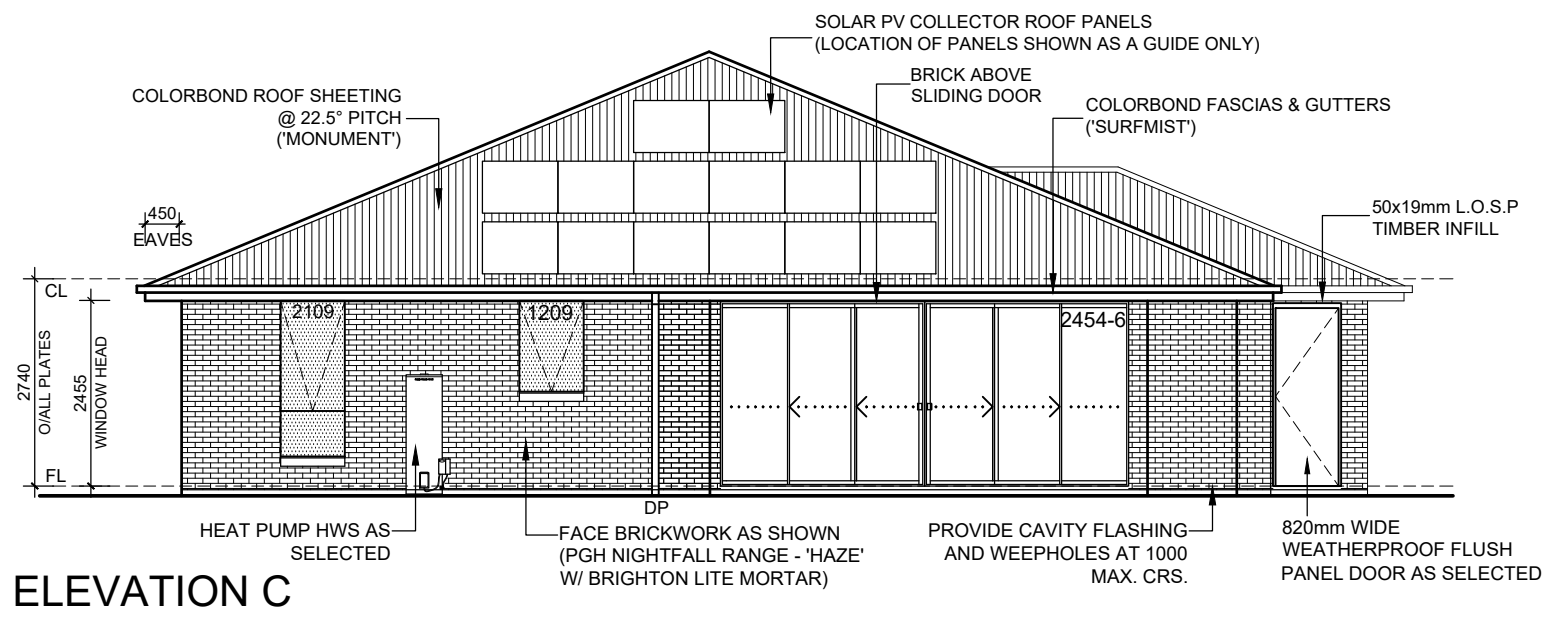
HOME DESIGN CO.	homedesigncompany.com.au	ADDRESS: LOT XXX XXX SA XXXX	CLIENT: XXX	SHEET No: 3	DESCRIPTION: SINGLE STORY DETACHED DWELLING AND GARAGE		REVISIONS:
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ELEVATION A



ELEVATION B



ELEVATION C

NOTES:



ALL WINDOWS TO BE SET AT 2455MM HEAD HEIGHT UNLESS NOMINATED OTHERWISE.

CONTROL JOINTS AS PER ENGINEERS RECOMMENDATIONS.

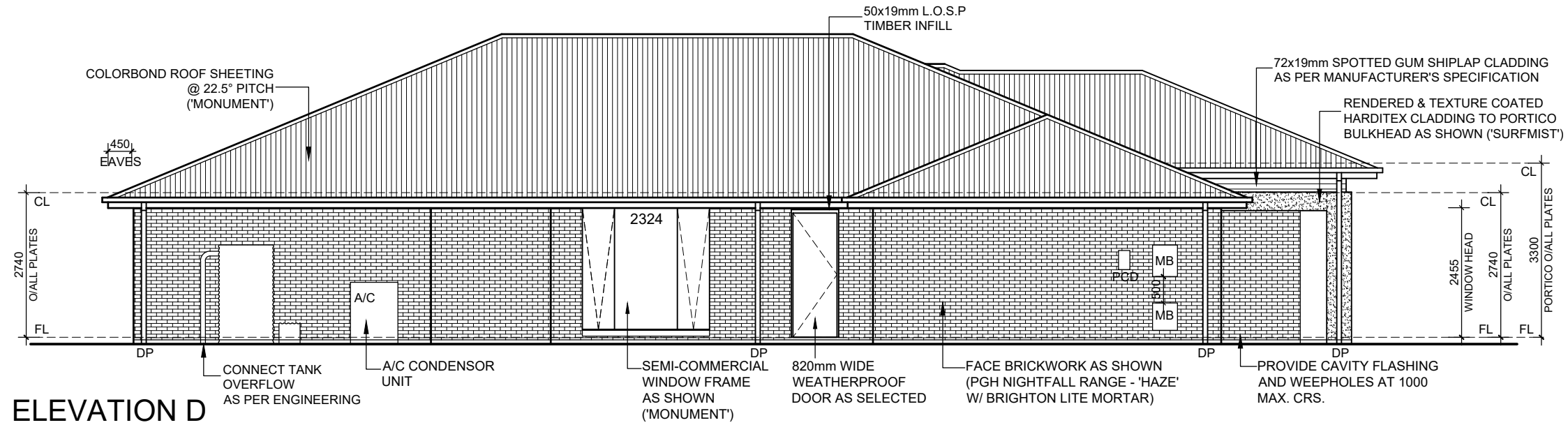
ALL GLASS TO CONFORM WITH AS1288-2006: GLASS IN BUILDINGS.

IN ACCORDANCE WITH AS 4773.2-2010 PROVIDE DAMPCOURSE, CAVITY FLASHING & WEEPHOLES EVERY 4th PERPEND & ABOVE WINDOWS AND DOORS. AT BRICK SILLS - DIRECTLY BELOW THE SILL BRICK OR 1 BRICK BELOW THE SILL BRICK. WEEPHOLES MAY BE OMITTED AT SILL FLASHINGS. HEAD FLASHINGS NOT MORE THAN 300mm ABOVE THE OPENING WITH WEEPHOLES AT MAX. 1200mm CRS FOR OPENINGS MORE THAN 1200mm WIDE.

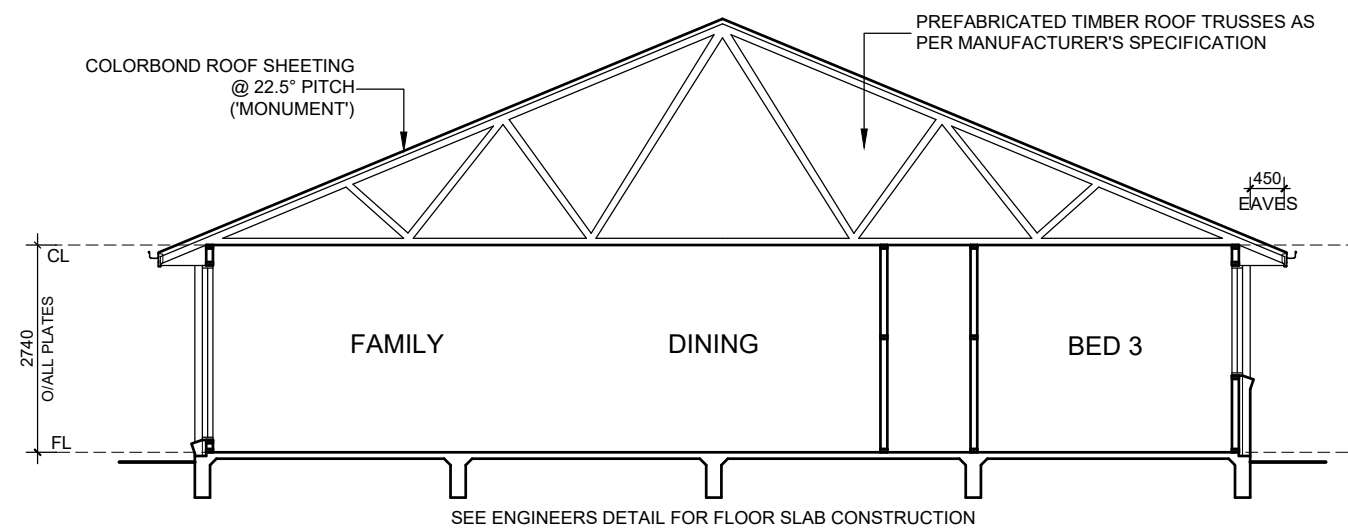
KEY:

-  DENOTES OBSCURE GLAZING
-  DENOTES LOW-E GLAZING

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ELEVATION D



SECTION A

NOTES:



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KEY:

-  DENOTES OBSCURE GLAZING
-  DENOTES LOW-E GLAZING

HOME DESIGN CO.	homedesigncompany.com.au	ADDRESS: LOT XXX XXX SA XXXX	CLIENT: XXX	SHEET No: 5	DESCRIPTION: SINGLE STORY DETACHED DWELLING AND GARAGE		REVISIONS:
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3-PHASE ELECTRICAL CONNECTION TO DWELLING

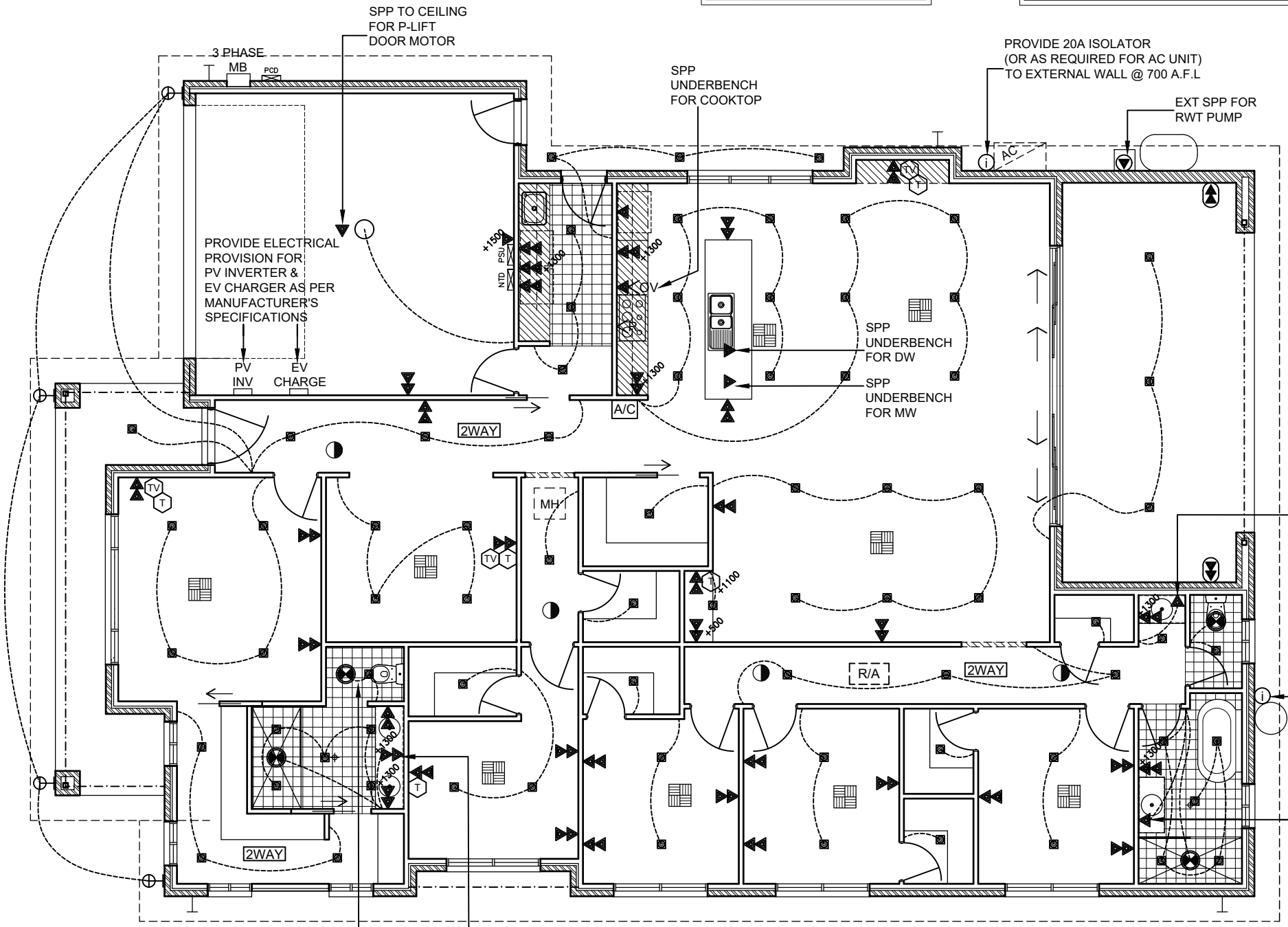
OPTIC FIBRE NETWORK:
(REFER TO OPTICOMM DESIGN GUIDELINES)

- Ⓛ OPTIC FIBRE DATA WALL OUTLET
- Ⓣ OPTIC FIBRE TELEPHONE WALL OUTLET
- Ⓣ OPTIC FIBRE TV WALL OUTLET
- Ⓜ PCD (PREMISES CONNECTION DEVICE)
- Ⓜ PSU (POWER SUPPLY UNIT)
- Ⓜ NTD (NETWORK TERMINATION DEVICE)

AC LEGEND

- Ⓜ WALL CONTROLLER & ZONE SWITCHING PANEL
- Ⓜ CEILING OUTLET
- Ⓜ R/A RETURN AIR GRILLE

- KEY:**
- LIGHT POINT
 - DOWNLIGHT POINT
 - ⊕ WALL MOUNTED EXTERNAL LIGHT POINT
 - ⊕ WALL MOUNTED INTERNAL LIGHT POINT
 - ▶ SINGLE POWER POINT (SPP)
 - ▶▶ DOUBLE POWER POINT (DPP)
 - <ov OVEN ISOLATION SWITCH
 - <R DPP WITH RANGEHOOD ISOLATION POINT
 - Ⓜ EXTERNAL WEATHERPROOF 20AMP ISOLATOR SWITCH
 - Ⓜ EXTERNAL WEATHERPROOF SINGLE POWER POINT
 - Ⓜ EXTERNAL WEATHERPROOF DOUBLE POWER POINT
 - Ⓜ SMOKE DETECTOR - INTERCONNECTED IN ACC WITH BCA 2014 VOL2 PART 3.7.2
 - Ⓜ EXHAUST FAN
 - TV TELEVISION POINT
 - TEL TELEPHONE POINT
 - Ⓜ ALARM UNIT
 - Ⓜ ALARM LED KEYPAD
 - Ⓜ s ALARM SENSOR
 - Ⓜ SELECTED FAN/LIGHT/HEAT LAMP UNIT



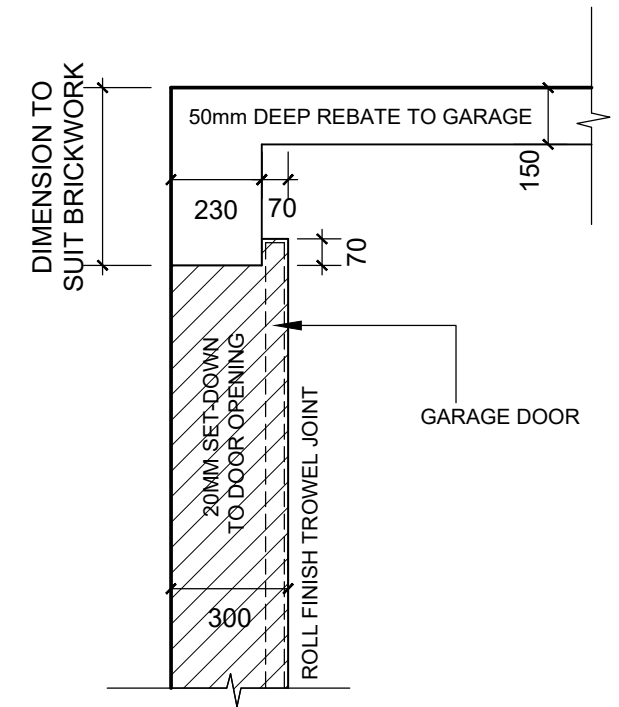
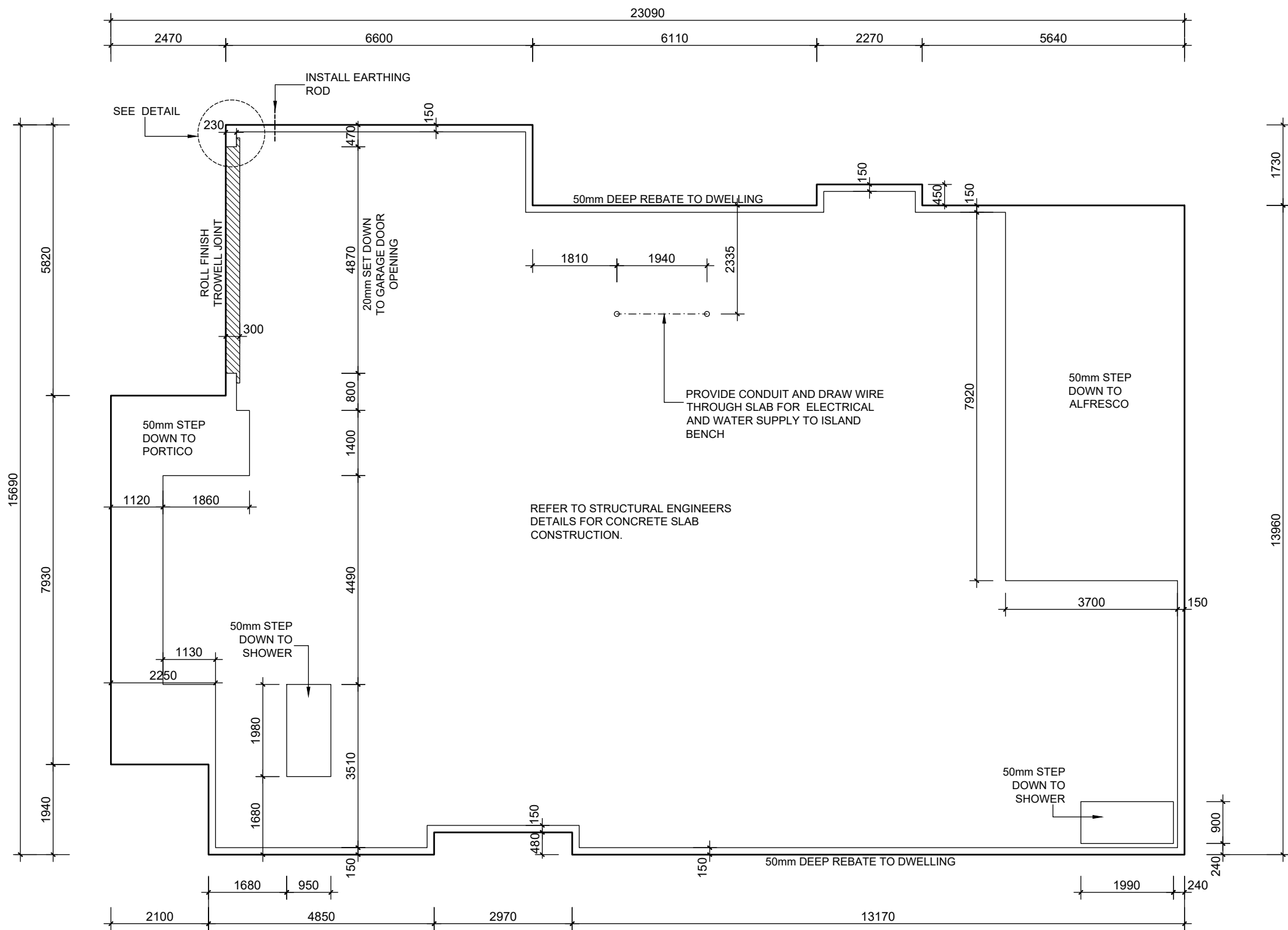
SPP (INSIDE VANITY UNIT) CONNECTED TO LIGHT SWITCH FOR FUTURE LED TO MIRROR (LOW VOLTAGE CABLE TO BE RUN FROM DPP LOCATION TO BEHIND MIRROR @ 2340MM A.F.L.)

PROVIDE 20A ISOLATOR (OR AS REQUIRED FOR HEAT PUMP HWS) TO EXTERNAL WALL @ 700 A.F.L.

SPP (INSIDE VANITY UNIT) CONNECTED TO LIGHT SWITCH FOR FUTURE LED TO MIRROR (LOW VOLTAGE CABLE TO BE RUN FROM DPP LOCATION TO BEHIND MIRROR @ 2340MM A.F.L.)

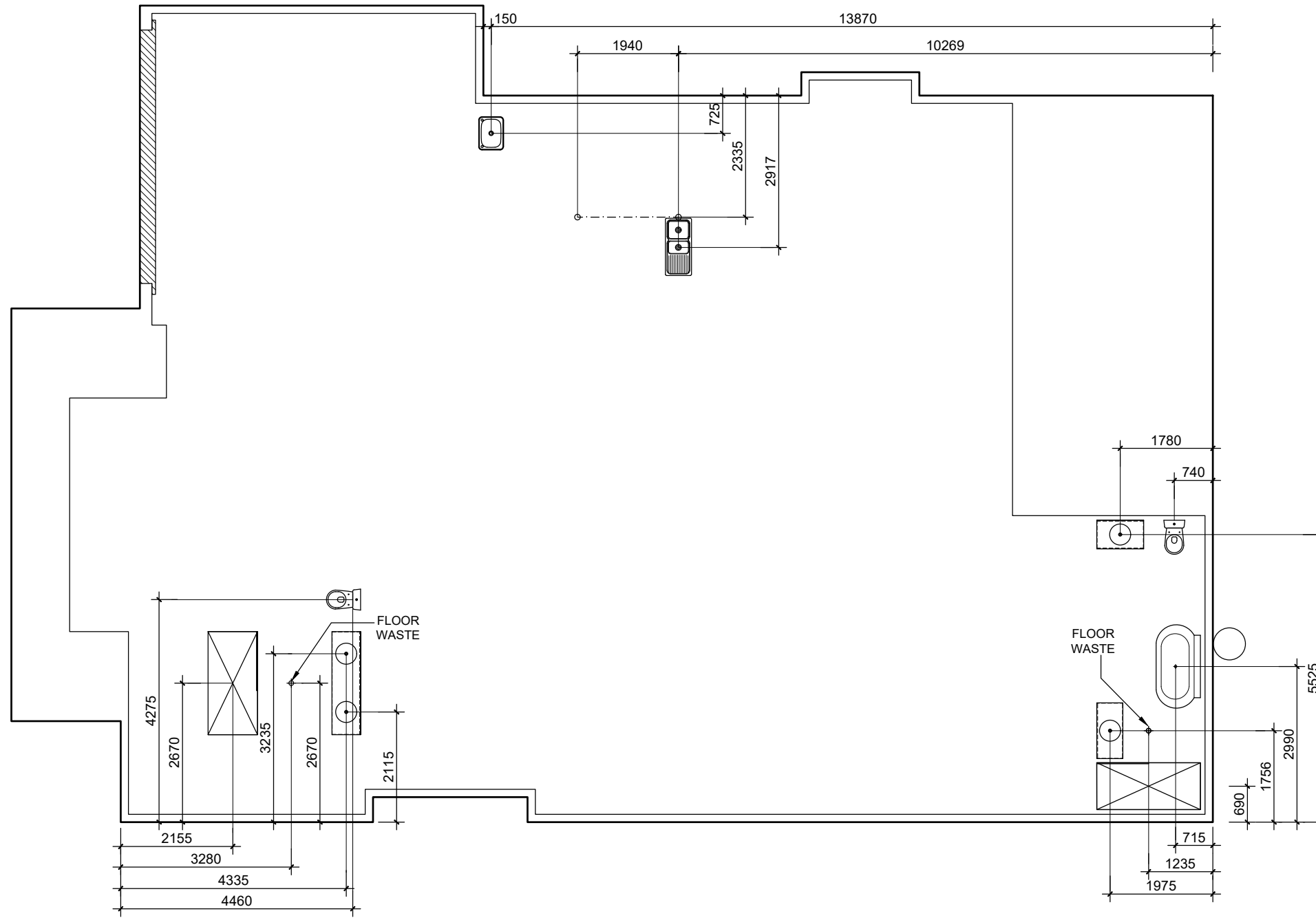
- NOTES:**
- ALL EXHAUST FANS INCLUDING RANGEHOOD TO BE DUCTED TO OUTSIDE AIR
 - OUTLET/SWITCH/LIGHT POINT POSITIONS ARE APPROXIMATE AND MAY BE ADJUSTED TO SUIT SITE CONDITIONS

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			VIEW: ELECTRICAL PLAN	SCALE: 1:100	DATE: 09/07/2024	JOB No: HDCXXX	

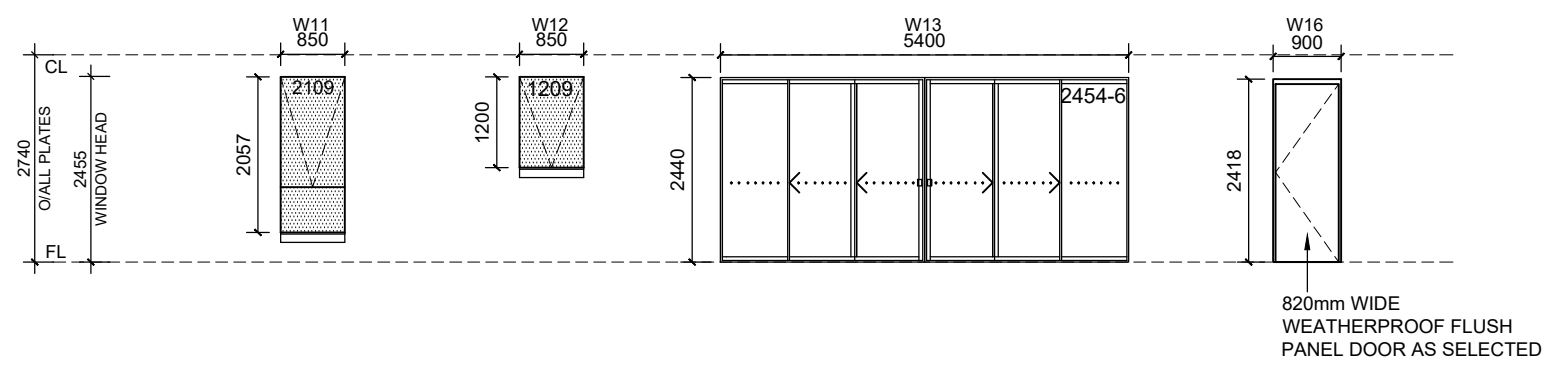
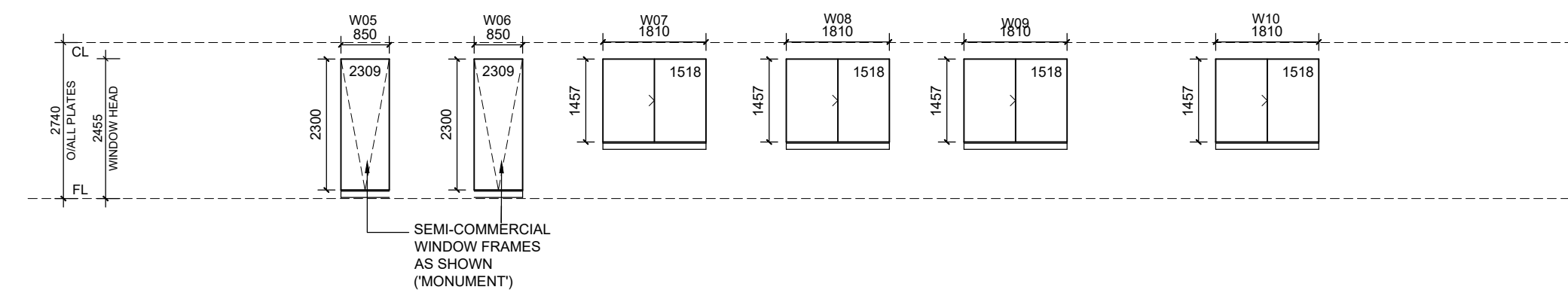
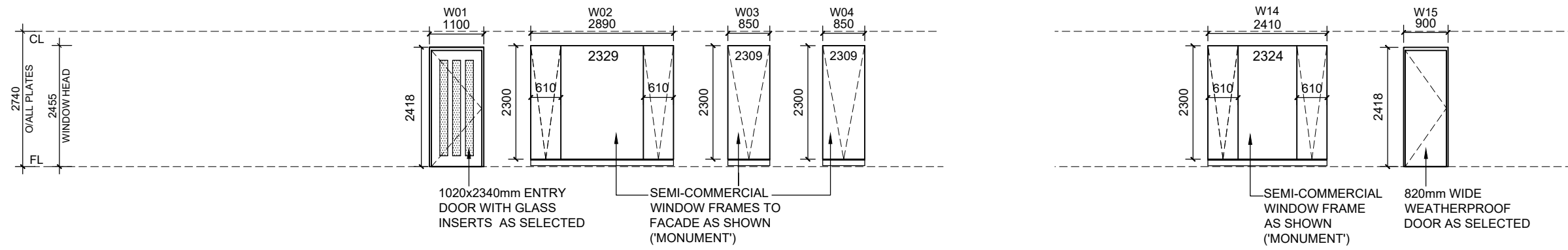


GARAGE DOOR REBATE PLAN
SCALE 1:20

HOME DESIGN CO.	homedesigncompany.com.au	ADDRESS: LOT XXX XXX SA XXXX	CLIENT: XXX	SHEET No: 7	DESCRIPTION: SINGLE STORY DETACHED DWELLING AND GARAGE		REVISIONS:
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HOME DESIGN CO.	homedesigncompany.com.au	ADDRESS: LOT XXX XXX SA XXXX	CLIENT: XXX	SHEET No: 8	DESCRIPTION: SINGLE STORY DETACHED DWELLING AND GARAGE		REVISIONS:
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



NOTES:

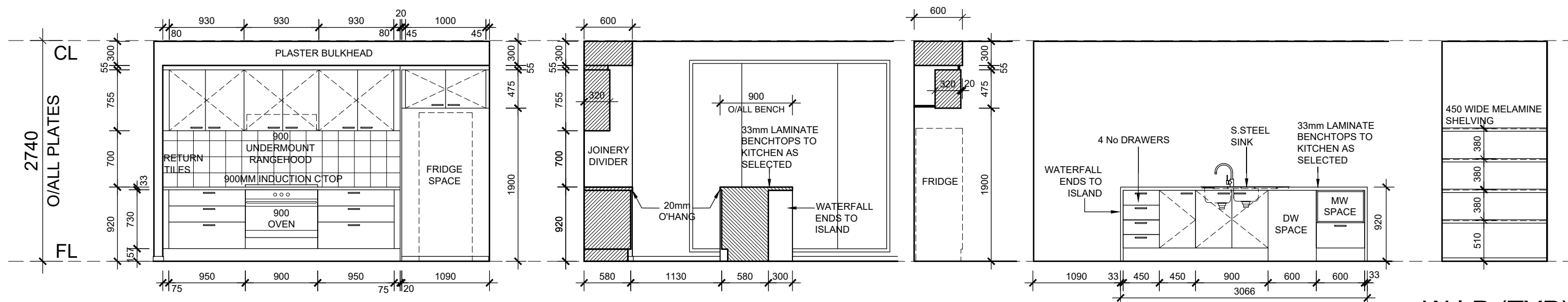
ALL WINDOWS TO BE SET AT 2455MM HEAD HEIGHT UNLESS NOMINATED OTHERWISE.

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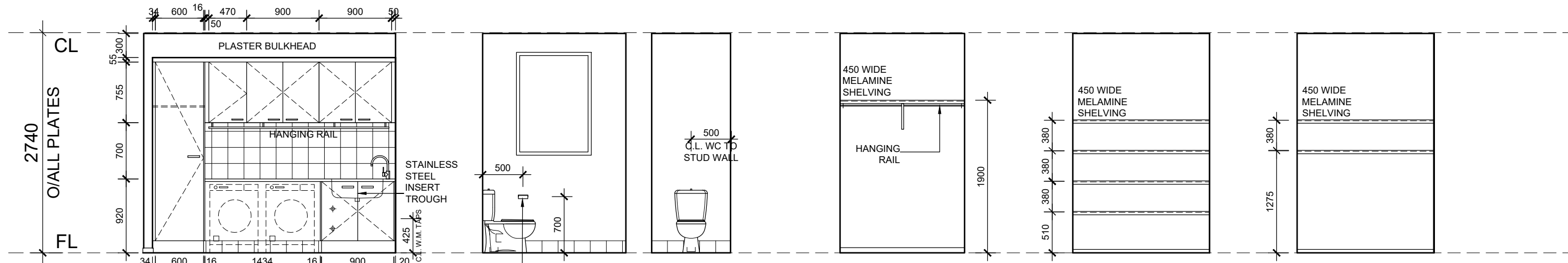
-  DENOTES OBSCURE GLAZING
-  DENOTES LOW-E GLAZING

HOME DESIGN CO.	homedesigncompany.com.au	ADDRESS: LOT XXX XXX SA XXXX	CLIENT: XXX	SHEET No: 9	DESCRIPTION: SINGLE STORY DETACHED DWELLING AND GARAGE		REVISIONS:
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KITCHEN

W.I.P (TYP)



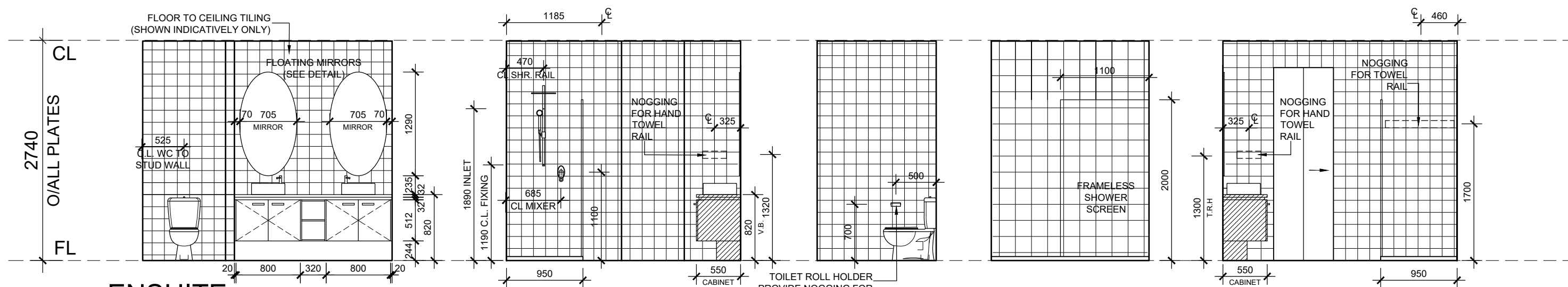
LAUNDRY

WC

ROBE (TYP)

LINEN (TYP)

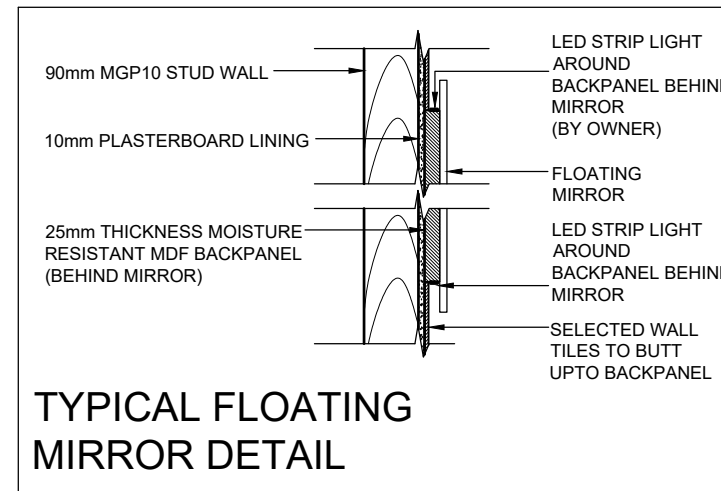
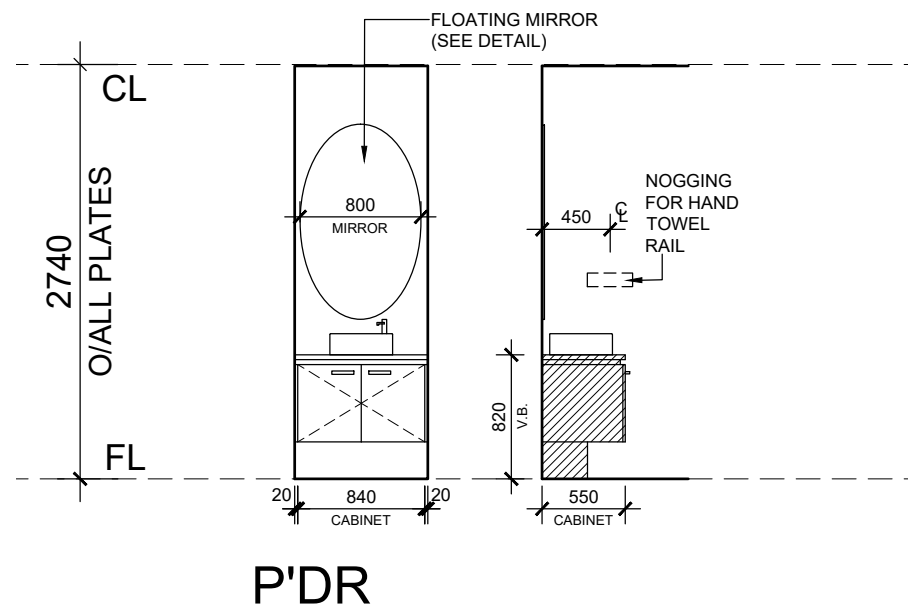
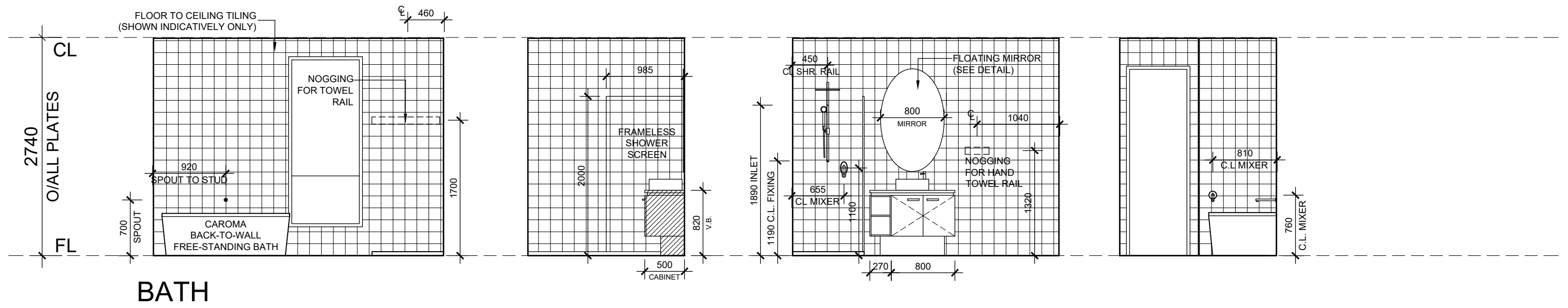
STORE (TYP)



ENSUITE

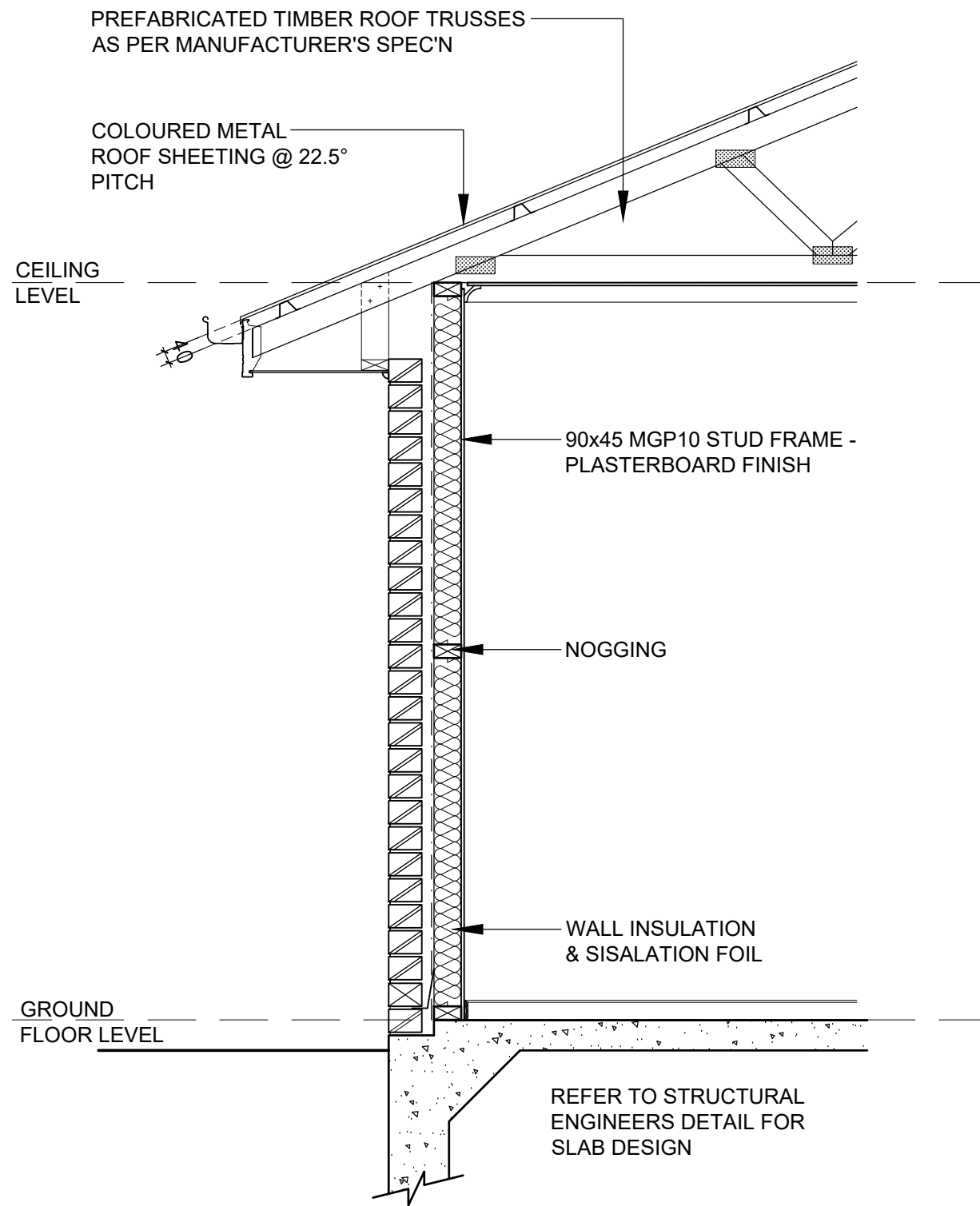
NOTES:
 ALL INTERNAL ELEVATIONS & DIMENSIONS ARE DRAWN TO PLASTER FACE & ARE SUBJECT TO SITE CONDITIONS
 ALL TILING HEIGHTS ARE SUBJECT TO SITE CONDITIONS
 DESIGN & POSITION OF HANDLES ARE INDICATIVE ONLY AND ARE SUBJECT TO SELECTIONS AND SITE CONDITIONS
 ALL INTERNAL ELEVATIONS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATION & FLOOR PLANS

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			VIEW: INTERNAL ELEVATIONS 1	SCALE: 1:50	DATE: 09/07/2024	JOB No: HDCXXX	

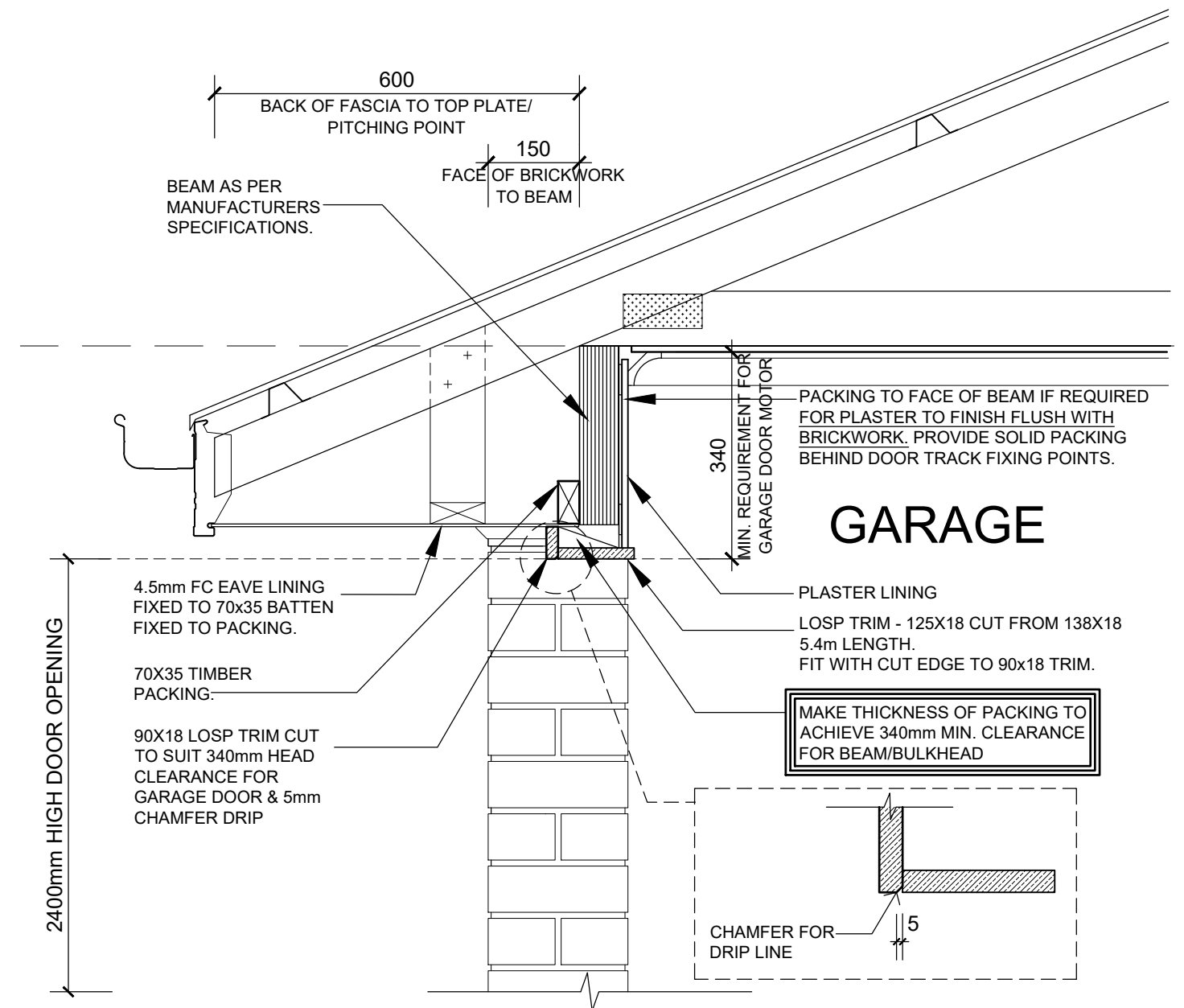


NOTES:
 ALL INTERNAL ELEVATIONS & DIMENSIONS ARE DRAWN TO PLASTER FACE & ARE SUBJECT TO SITE CONDITIONS
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HOME DESIGN CO.	homedesigncompany.com.au	ADDRESS: LOT XXX XXX SA XXXX	CLIENT: XXX	SHEET No: 11	DESCRIPTION: SINGLE STORY DETACHED DWELLING AND GARAGE		REVISIONS:
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STANDARD WALL SECTION
SCALE 1:20



GARAGE BEAM SECTION
SCALE 1:10

HOME DESIGN CO.	homedesigncompany.com.au	ADDRESS: LOT XXX XXX SA XXXX	CLIENT: XXX	SHEET No: 12	DESCRIPTION: SINGLE STORY DETACHED DWELLING AND GARAGE		REVISIONS:
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