MKT BUILDING SURVEYORS PTY LTD
BUILDING PERMIT

ISSUED 17/01/2018
NUMBER BS-U 27714-20170702/0

RELEVANT BUILDING SURVEYOR
Minh Tran
BS-U 27714

(3) TOWNHOUSE DEVELOPMENT

178 BLACKSHAWS RD
KINGSVILLE SOUTH

S T A G E 3

BUILDING DOCUMENTATION

BUILDING PERMIT SET

e+mc²

MKT BUILDING SURVEYORS PTY LTD
BUILDING PERMIT
ISSUED 17/01/2018
NUMBER BS-U 27714-20170703/0
RELEVANT BUILDING SURVEYOR
Minh Tran
BS-U 27714

ARCHITECTURAL DRAWINGS

BY EMCTWO PTY. LTD.

	GENERAL		
NUMBER	**DESCRIPTION**	**ISSUE**	**DATE**
WD 0.0	COVER PAGE	1	15-12-17
WD 0.1	DRAWING INDEX	1	15-12-17
WD 0.2	GENERAL NOTES	1	15-12-17

	EXISTING CONDITIONS / DEMOLITION		
EC 1.0	EXISTING SITE & DEMOLITION PLAN	1	15-12-17

	NEW WORKS		
WD 2.0	SITE & ROOF PLAN	1	15-12-17
WD 3.0	GROUND FLOOR PLAN	1	15-12-17
WD 4.0	FIRST FLOOR PLAN	1	15-12-17
WD 5.0	SOUTH, NORTH & FENCE ELEVATION	1	15-12-17
WD 5.1	EAST & WEST ELEVATION	1	15-12-17
WD 6.0	SECTION A & B	1	15-12-17
WD 7.0	WINDOW SCHEDULE	1	15-12-17
WD 7.1	DOOR SCHEDULE	1	15-12-17
WD 8.0	LIGHTING SCHEDULE - GROUND FLOOR	1	15-12-17
WD 8.1	LIGHTING SCHEDULE - FIRST FLOOR	1	15-12-17
WD 9.0	ELECTRICAL SCHEDULE - GROUND FLOOR	1	15-12-17
WD 9.1	ELECTRICAL SCHEDULE - FIRST FLOOR	1	15-12-17

	REFERENCE DRAWINGS		
TP 8.0	PROPOSED COLOUR SCHEMES & FINISHES 3D	A	25-10-17
TP 8.1	PROPOSED COLOUR SCHEMES & FINISHES 3D	A	25-10-17
TP 8.2	PROPOSED COLOUR SCHEMES FINISHES SAMPLES	A	25-10-17

© COPYRIGHT 2018 EMCTWO PTY LTD NOT TO BE COPIED / REPRODUCED WITHOUT CONSENT

FOR CONSTRUCTION

e+mc²
SUITE 4 :: 73a RUPERT ST :: COLLINGWOOD 3066 :: VICTORIA
WWW.EMCTWO.COM.AU :: ACN 165 983 246 :: ABN 56 165 983 246

REVISIONS:		DATE:
-	BUILDING PERMIT ISSUE	15 - 12 - 2017

CONTRACTOR MUST CHECK
ALL DIMENSIONS ON SITE
BEFORE COMMENCING ANY WORK
ARCHITECT TO BE NOTIFIED OF ANY
DISCREPANCIES FOR CLARIFICATION

TOWNHOUSE DEVELOPMENT
178 BLACKSHAWS RD
SOUTH KINGSVILLE VIC 3015

DRAWING INDEX

CHECKED BY: S.E.	DRAWN BY: M.F.	PROJECT NO: -	REVISION NO: -
CAD REF: .	SCALE: 1:100 @ A3	DERIVED FROM DRAWING No: -	DRAWING No: **WD 0.1**
	DATE: DEC 2017		

MKT BUILDING SURVEYORS PTY LTD
BUILDING PERMIT
ISSUED UNDER THE VBA
NUMBER BS-U 2774
RELEVANT BUILDING SURVEYOR
MARK TAIT
BS-U 27714

NATIONAL CONSTRUCTION CODE SERIES VOLUME TWO
CLASS 1 AND CLASS 10 BUILDINGS NOTES

1) STORM WATER DRAINS TO BE IN ACCORDANCE WITH NCC. PART 3.1.2.5
   C) 90 & 100 AE UPVC COVER UNDER : SOIL 100MM, PAVED AREAS 50MM,
2) TERMITE PROTECTION TO BE IN ACCORDANCE WITH NCC 3.1.3 & AS 3660.1 WHERE REQUIRED. A 400MM MINIMUM CLEARANCE TO THE UNDERSIDE OF THE BEARERS SHALL BE PROVIDED.
3) WEEP HOLES IN COURSE IMMEDIATELY ABOVE DPC TO BE AT MAX. 1.2M SPACING
4) CAVITY BRICK WIDTH TO BE NOT LESS THAN 35MM AND NOT MORE THAN 65MM
5) BRICK VENEER CONSTRUCTION CAVITY WIDTH TO BE NOT LESS THAN 25MM
6) DPC TO BE LOCATED IN ACCORDANCE WITH NCC 3.3.4.5
7) BRICK WALL TILES TO BE IN ACCORDANCE WITH TABLE 3.3.3.1 - GRADE 316 OR 316L STAINLESS STEEL
8) ALL DPC AND FLASHING TO BE IN ACCORDANCE WITH THE FOLLOWING NCC FIGURES:
   A) FIG. 3.3.4.1 INSTALLATION OF DPCS AND FLASHINGS IN SUB-FLOOR STRUCTURES
   B) FIG. 3.3.4.3 INSTALLATION OF DPCS AND FLASHINGS FOR CHIMNEYS
   C) FIG. 3.3.4.4 PROTECTION TO TOP OF OPENINGS TO EXTERNAL WALLS
   D) FIG. 3.3.4.5 INSTALLATION OF SILL AND HEAD FLASHINGS
   E) FIG. 3.3.4.7 STEPPED CAVITY FLASHINGS
   F) FIG. 3.5.1.2 TILED ROOF FLASHING AND OTHER DETAILS
   G) FIG. 3.5.1.7 ACCEPTABLE FLASHING DETAILS FOR PARAPETS
   H) FIG. 3.5.1.8 TYPICAL ROOF PENETRATION FLASHING DETAIL
   I) FIG. 3.5.3.4 TYPICAL WINDOW FLASHING DETAIL FOR WEATHERBOARDS
9) SUB-FLOOR VENTILATION TO COMPLY WITH NCC 3.4.1.2
   A) 150MM MIN CLEARANCE TO LOWEST FRAMING MEMBER OR
   B) IF PROPRIETARY FLOORING USED:- CLEARANCE TO MANUFACTURES REQUIREMENTS
   C) INTERNAL AND EXTERNAL VENTS TO SUB-FLOOR AT MIN 6000MM/M
   D) SUBFLOOR VENTILATION TO ACHIEVE MINIMUM RATE OF 6000MM² / 1000MM RUN OF WALL, TO THE SINGLE LEVEL PART OF THE BUILDING.
10) TIMBER FRAMING AND BRACING IN ACCORDANCE WITH NCC 3.4 AND AS 1684.2-2010
11) ROOF CLADDING TO BE INSTALLED TO COMPLY WITH NCC 3.5.1 AND THE FOLLOWING STANDARDS
   A) AS 2049 FOR ROOF TILES
      AS 2050 FOR FIXING OF ROOF TILES
   B) AS 1562.1 DESIGN AND INSTALLATION OF METAL SHEET ROOFING
   C) AS/NZS 4256 PTS. 1, 2, 3, 5; AS1562.3 PLASTIC SHEET ROOFING
12) GUTTERING TO BE INSTALLED IN ACCORDANCE WITH NCC 3.5.2.4
   A) TO FALL NOT LESS THAN 1:500 FOR EAVES GUTTERS UNLESS FIXED TO METAL FASCIA FALL OF NOT LESS THAN 1:100 FOR BOX GUTTERS
   B) EAVES GUTTERS TO BE SUPPORTED BY BRACKETS NOT MORE THAN 1.2M APART
   C) VALLEY GUTTERS PITCHED < 12.5° TO BE MIN. 400MM WIDE, ROOF OVERHANG 150MM MIN. VALLEY GUTTERS < 12.5° MUST BE DESIGNED AS BOX GUTTERS
13) DOWNPIPES TO BE SIZED TO COMPLY WITH NCC TABLE 3.5.2.1 AND TABLES 3.5.2.2A, B, C.
   A) MAX SPACING BETWEEN DOWNPIPES TO BE 12M.
   B) DOWNPIPES TO BE WITHIN 1.2M OF A VALLEY UNLESS OVERFLOW PROVIDED
   C) PROVISIONS MUST BE MADE TO AVOID ANY OVERFLOW BACK INTO BUILDING
   D) SELECTION OF MATERIALS FOR SHEET ROOFING, GUTTERING AND DOWNPIPES TO COMPLY WITH TABLES 3.5.1.1 & 2, TO PREVENT CORROSION FROM CONTACT OF DIFFERENT METALS
14) WALL CLADDING IS TO COMPLY WITH NCC PART 3.5 AND LAPPED AS FOLLOWS;-
   A) HARDWOOD CYPRESS PINE AND TREADED PINE WEATHERBOARDS TO BE LAPPED 30MM
   B) WESTERN RED CEDAR WEATHERBOARDS TO BE LAPPED 20MM
   C) BALTIC PINE WEATHERBOARDS TO BE LAPPED 30MM
   D) FIBRE CEMENT PLANKS 25MM
15) WALL CLADDING FIXING IS TO COMPLY WITH NCC PART 3.5 AND AS FOLLOWS;-
   A) 1 NAIL PER BOARD AT EACH STUD MAX 650MM SPACING TO TIMBER WEATHERBOARDS
   B) 1 NAIL PER BOARD AT EACH STUD MAX 600MM SPACING TO FIBRE CEMENT WEATHERBOARDS
   C) 50X2.8MM PLAIN SHANK NAILS FOR HARDWOOD FRAMES
   D) 50X3.15MM ANNULAR THREADED NAILS FOR SOFTWOOD FRAMES
   E) 40X2.8MM GALVANISED FIBRE CEMENT NAILS FOR FIBRE CEMENT PLANKS.
16) SMOKE ALARMS TO BE HARD WIRED INSTALLED IN ACCORDANCE WITH NCC 3.7.2 AND AS 3786-2014
17) WET AREAS;- INTERNAL PROVIDE IMPERVIOUS FINISHES TO COMPLY WITH AS 3740-2010 & NCC 3.8.1.2 TO A MINIMUM HEIGHT OF
   A) 1800MM HIGH TO ENCLOSED SHOWERS
   B) 150MM TO ALL FIXTURES WITHIN 75MM OF THE WALL
   C) ALL EXTERNAL ABOVE GROUND WET AREAS I.E. BALCONIES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH AS 4654 WATERPROOFING MEMBRANES FOR EXTERNAL ABOVE GROUND USE.
18) WINDOWS & DOORS;-
   A) MANUFACTURED IN ACCORDANCE WITH AS 2047.2014.
   B) DOORS TO ANY TOILET MUST BE REMOVABLE FROM THE OUTSIDE IF CLOSET PAN IS LESS THAN 1.2 FROM THE DOORWAY BY PROVIDING REMOVABLE HINGES & DOOR HANDLE & A 20MM GAP TO TOP OF DOOR & DOUBLE STOP
19) STAIRS;-
   A) MIN GOING(G) 240MM MAX RISER(R) 190MM. MIN 2R+G=550MM
   B) EACH FLIGHT TO HAVE NOT MORE THAN 18 RISERS & MAX 3 WINDERS TO STEPPED QUARTER LANDING
   C) THRESHOLDS MIN 750MM LONG MUST BE PROVIDED TO DOORWAY WHERE ANY CHANGE IN FLOOR OR GROUND LEVEL IS GREATER THAN 570MM OR MORE STEPS ARE PROVIDED.
   D) HEAD HEIGHT TO BE MINIMUM OF 2M MEASURED FROM NOSING OF STAIRS.
   E) STAIRS TO BE PROVIDED WITH SLIP RESISTANCE FINISH. THREAD SURFACE SHALL ACHIEVE A CLASSIFICATION OF P3 OR R10 WHEN DRY AND P4 OR R11 WHEN TESTED IN ACCORDANCE WITH AS 4568 SLIP RESISTANCE CLASSIFICATION OF NEW PEDESTRIAN MATERIALS.
20) BALUSTADES;-
   A) MIN HEIGHT ABOVE NOSING OF STAIR 865MM
   B) MIN HEIGHT ABOVE LANDINGS OR BALCONIES 1000MM
   C) MAX OPENING BETWEEN BALUSTRADES 125MM
   D) TO FLOORS MORE THAN 4M ABOVE THE GROUND MUST NOT HAVE ANY ELEMENTS IN THE BALUSTRADE BETWEEN A HEIGHT OF 150MM AND 760MM WHICH FACILITATE CLIMBING
21) INSULATION;-
   IN ACCORDANCE WITH PART 3.12 ENERGY EFFICIENCY. REFER TO ENERGY RATING REPORT.
22) GLAZING;-
   A) TO BE SPECIFIED AND INSTALLED IN ACCORDANCE W/ AS 1288-2006
   B) GLAZING INCLUDING MIRROS, WITHIN 2000mm ABOVE THE FLOOR LEVEL IN BATHROOMS, INSUITES AND ROOMS OR ENCLOSURES CONTAINING SPA POOLS SHALL BE GRADE A SAFETY GLASS.
23) POOL FENCING TO BE ACCORDANCE WITH AS 1926.1-2012.
24) BUSHFIRE CONSTRUCTION SHALL BE IN ACCORDANCE WITH AS 3959-2009.
25) STORMWATER DRAINAGE SHALL BE IN ACCORDANCE WITH AS 3500
26) MASONRY;-
   A) TO BE CONSTRUCTED IN ACCORDANCE WITH AS 3700-2011, AS 4773 PARTS 1 AND 2010.
   B) ARTICULATION JOINTS ARE REQUIRED EVERY 5 METRES AND ARE TO BE LOCATED AS FAR AWAY FROM CORNER AS THE HEIGHT OF THE WALL, AT CHANGES IN WALL HEIGHTS AND CHANGES IN FOUNDING MATERIALS. THEY ARE REQUIRED TO BE 10MM FOR MASONRY UP TO 3M AND 15MM FOR MASONRY UP TO 6M AND ARE TO BE FILLED WITH MASTIC.

TIMBER FRAMING SCHEDULE
(UNLESS OTHERWISE NOTED BY ENGINEER, BUILDER TO HIGHLIGHT ANY DISCREPANCIES TO DESIGNER)

FRAMING TIMBER				MAX. SPAN	
CEILING HEIGHT - 2700 EFFECTIVE ROOF LENGTH - TBC		SUPP AT 2 POINTS	CONT. OVER 2 POINTS	MAXIMUM SPACING	MAX. STRESS GRADE
MEMBER	SIZE				
BOTTOM PLATE	90 x 45	600	600	-	F5
TOP PLATE	90 x 70	600	600	-	F5
STUD - COMMON	90 x 35	2400	2400	600	F5
	90 x 35	2700	2700	600	F5
	90 x 45	3000	3000	450	F5
STUDS - AT SIDES OF OPENINGS	90 x 70	2400	2400	1200	F5
	90 x 90	2400	2400	1800	F5
	90 x 70	2700	2700	900	F5
	90 x 90	2700	2700	1500	F5
	90 x 70	3000	3000	2700	F17
LINTELS (REFER TRUSS DESIGN)	90 x 35	1200	-	-	F17
	140 x 45	1600	-	-	F17
	190 x 45	2100	-	-	F17
	240 x 35	2400	-	-	F17
	240 x 45	2600	-	-	F17
	290 x 45	3100	-	-	F17
NOGGINGS	70 x 35	600	600	1350	F5
BRACING	METAL STRAP - REFER A.S. 1684				
ROOF BATTENS	50 x 25	-	600	330	F8

STRESS GRADE F17 REFERS TO SEASONED HARDWOOD
STRESS GRADE F8 REFERS TO UN-SEASONED HARDWOOD
STRESS GRADE F7 REFERS TO UN-SEASONED HARDWOOD
STRESS GRADE F5 REFERS TO SEASONED RADIATA PINE

© COPYRIGHT 2018 EMCTWO PTY LTD NOT TO BE COPIED / REPRODUCED WITHOUT CONSENT

FOR CONSTRUCTION

e+mc²
SUITE 4 :: 73a RUPERT ST :: COLLINGWOOD 3066 :: VICTORIA
WWW.EMCTWO.COM.AU :: ACN 165 983 246 :: ABN 56 165 983 246

REVISIONS:		DATE:
-	BUILDING PERMIT ISSUE	15 - 12 - 2017

CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION

TOWNHOUSE DEVELOPMENT
178 BLACKSHAWS RD
SOUTH KINGSVILLE VIC 3015

GENERAL NOTES

CHECKED BY: S.E.	DRAWN BY: M.F.	PROJECT NO: -	REVISION NO: -
CAD REF: .	SCALE: 1:100 @ A3	DERIVED FROM DRAWING No: -	DRAWING No:
	DATE: DEC 2017		WD 0.2

MKT BUILDING SURVEYORS PTY LTD
BUILDING PERMIT

ISSUED 17/01/2018
NUMBER BS-U 27714-20170702/0

RELEVANT BUILDING SURVEYOR
Minh Tran
BS-U 27714

Demolition NOT part of permit

GENERAL NOTE:

NEW CONCRETE TO CONTAIN RECYCLED CRUSHED CONCRETE AS AGGREGATE. SOME NEW NON-STRUCTURAL TIMBER USED ON SITE TO BE RECYCLED TIMBER, FOR PROPPING AND FORM WORK. OTHER MATERIALS USED ON SITE TO BE FROM RENEWABLE SOURCES SUCH AS METAL STRUCTURE FROM RECYCLED STEEL

DEMOLITION LEGEND

- AREA TO BE DEMOLISHED
- TREE PROTECTION ZONE WITH BARRIER FENCE

© COPYRIGHT 2018 EMCTWO PTY LTD NOT TO BE COPIED / REPRODUCED WITHOUT CONSENT

FOR CONSTRUCTION

e+mc²
SUITE 4 :: 73a RUPERT ST :: COLLINGWOOD 3066 :: VICTORIA
WWW.EMCTWO.COM.AU :: ACN 165 983 246 :: ABN 56 165 983 246

REVISIONS:	DATE:
- BUILDING PERMIT ISSUE	15 - 12 - 2017

CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK
ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION

TOWNHOUSE DEVELOPMENT
178 BLACKSHAWS RD
SOUTH KINGSVILLE VIC 3015

EXISTING - SITE & DEMOLITION PLAN

CHECKED BY: S.E.	DRAWN BY: M.F.	PROJECT NO: -	REVISION NO: -
CAD REF: -	SCALE: 1:200 @ A3	DERIVED FROM DRAWING No: -	DRAWING No: EC 1.0
	DATE: DEC 2017		

MKT BUILDING SURVEYORS PTY LTD
BUILDING PERMIT

ISSUED 17/01/2018
NUMBER BS-U 27714-20170702/0

RELEVANT BUILDING SURVEYOR
Minh Tran
BS-U 27714

NOTE:

- PATCHING & RE-ERECTION OF NEW BOUNDARY FENCING IF REQUIRED, TO ALIGN EXISTING FENCING LINES.
- ALL TREES SHOWN ARE EXISTING TO REMAIN UNLESS NOTED OTHERWISE.
- REFER TO PROPOSED LANDSCAPE PLAN FOR PLANTING DETAILS.
- WATERTANKS - REFER TO PROPOSED GF PLAN & WSUD REPORT.
- ALL DOWNPIPES, BALCONY PITS & DRAINS TO CONNECT TO WTER TANK. OVERFLOW TO CONNECT TO L.P.O.D.
- ALL SUMPS & RAINWATER HEADS TO HAVE OVERFLOW OUTLETS.
- ROOF STRUCTURE AS PER STRUCTURAL ENGINEER'S DETAIL AND MANUFACTURER'S SPECIFICATION.
- FOR STORM WATER LAYOUT AND SIZE - REFER TO CIVIL ENGINEER'S DESIGN.

GENERAL NOTES

COLORBOND ROOF SHEETING TO MAIN HIP ROOF PITCH AND EAVES SIZE AS NOTED COLOUR AS SPECIFIED

BOX GUTTERS 300mm MIN WIDE & MIN 150mm DEEP. MIN FALL 1 IN 100. STORMWATER OVERFLOW TO BOX GUTTER IN ACCORDANCE W/ AS3500.3-2015 & AS3500.5-2012

COLORBOND 75Ø CIRCULAR OR SQUARE DOWNPIPES. COLOUR AS SPECIFIED.

PROVIDE ROOF ANCHORS FOR SAFETY HARNESS IN ACCORDANCE W/ CURRENT AS & VIC. BUILDING REGULATIONS.

ALL WORKS TO COMPLY W/ AS & BCA.

LEGEND

- DP ○ DOWN PIPE
- RAIN WATER HEAD
- SKYLIGHT - MIN. 900mm OFFSET FROM BOUNDARY. **(SKYLIGHT WITHIN 900MM OF THE BOUNDARY WALL TO BE NON-COMBUSTIBLE WITH WHITE TRANSLUCENT LAMINATED SAFETY GLASS)**
- CU — AIR CONDITIONING EQUIPMENT INSTALLED TO HVAC SYSTEM CONTRACTOR'S SPEC'S. EXACT LOCATION OF ROOF MOUNTED A/C EQUIPMENT TBC. ALL UNITS TO BE ENCASED BY WEATHER PROOF COVER.
- SOLAR HOT WATER PANEL - SUBJECT TO BUILDING REPORT
- SOLAR PANEL SYSTEM W/ MIN. 0.25KW PER PANEL - REFER BESS REPORT

178 BLACKSHAWS RD. - SITE ANALYSIS

SITE AREA	669.0sqm	100.0%
SITE COVERAGE:	346.9sqm	51.9%
PERMEABLE AREA	259.5sqm	38.8%
GARDEN AREA	234.5sqm	35.0%

AREAS - UNIT 1 (4 1/2 BED):

GROUND FLOOR	69.0sqm
FIRST FLOOR	76.9sqm
TOTAL HOUSE AREA	**145.9sqm**
GF - GARAGE	23.8sqm
TOTAL AREA	**169.7sqm**
(INCLUDING STRUCTURE)	
GF - PRIVATE OPEN SPACE	40.0sqm
GF - FRONT SETBACK P.O.S	75.0sqm

AREAS - UNIT 2 (2 1/2 BED):

GROUND FLOOR	55.0sqm
FIRST FLOOR	62.5sqm
TOTAL HOUSE AREA	**117.5sqm**
GF - GARAGE	21.6sqm
TOTAL AREA	**139.1sqm**
(INCLUDING STRUCTURE)	
GF - PRIVATE OPEN SPACE	45.0sqm

AREAS - UNIT 3 (3 BED):

GROUND FLOOR	92.5sqm
TOTAL HOUSE AREA	**92.5sqm**
GF - GARAGE	23.5sqm
TOTAL AREA	**120.0sqm**
(INCLUDING STRUCTURE)	
GF - PRIVATE OPEN SPACE	46.0sqm

© COPYRIGHT 2018 EMCTWO PTY LTD NOT TO BE COPIED / REPRODUCED WITHOUT CONSENT

FOR CONSTRUCTION

e+mc²
SUITE 4 :: 73a RUPERT ST :: COLLINGWOOD 3066 :: VICTORIA
WWW.EMCTWO.COM.AU :: ACN 165 983 246 :: ABN 56 165 983 246

REVISIONS:	DATE:
- BUILDING PERMIT ISSUE	15 - 12 - 2017

NOTE:
CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION

TOWNHOUSE DEVLEOPMENT
178 BLACKSHAWS RD
SOUTH KINGSVILLE VIC 3015

SITE PLAN

CHECKED BY: S.E.	DRAWN BY: M.F.	PROJECT NO: -	REVISION NO: -
CAD REF: -	SCALE: 1:100 @ A2	DERIVED FROM DRAWING No: -	DRAWING No:
	DATE: DEC 2017		**WD 2.0**

MKT BUILDING SURVEYORS PTY LTD
BUILDING PERMIT

ISSUED 17/01/2018
NUMBER BS-U 27714-20170702/0

RELEVANT BUILDING SURVEYOR
Minh Tran
BS-U 27714

GENERAL NOTES

FOR STRUCTURAL REQUIREMENTS REFER TO ENGINEER'S DESIGN AND SPECIFICATIONS

ALL MATERIALS, CLADDINGS FINISHES & DETAILING OF INTERNAL & EXTERNAL, WALLS, FLOORS & ROOFS TO COMPLY WITH CURRENT REQUIREMENTS OF AS & NCC

ALL TIMBER TO AS 1684

ALL GLAZING TO AS 1288-2006

ALL INSULATION TO COMPLY WITH REVELANT AS & NCC REGULATIONS. REFER ENERGY RATING REPORT

DOORS TO SANITARY COMPARTMENTS TO BE IN ACCORDANCE WITH PART 3.8.3.3 NCC - CONSTRUCTION OF SANITARY COMPARTMENTS

JUNCTION BETWEEN DIFFERENT FLOOR FINISHES (IE CARPET TILES) TO BE FITTED WITH SELECTED EDGE STRIP

STAIRS TO BE GENERALLY - TREADS MIN 240mm - RISERS MAX 190mm

HANDRAILS TO BE 865mm ABOVE STAIRS NOSING & 1000mm ABOVE LANDING

DISTANCE BETWEEN BALUSTRADES TO BE NO GREATER THAN 125mm

ARTIFICIAL LIGHTING TO COMPLY WITH BCA 3.12.5.5.

THE LAMP POWER DENSITY OF ARTIFICIAL LIGHTING MUST NOT EXCEED THE ALLOWANCE OF:
- 5 W/M2 FOR INTERNAL LIGHTING
- 4 W/M2 FOR VERANDAH, BALCONY LIGHTING
- 3 W/M2 IN A CLASS 10A BUILDING ASSOCIATED WITH A CLASS 1 BUILING

EXTERIOR LIGHTING TO BE CONTROLLED BY DAYLIGHT SENSOR

ANY EXPANSION JOINS IN THE PARTY WALL TO BE CAULKED WITH FIRE RETARDANT CAULKING

LEGEND

- BRICK VENEER WALL W/ 40mm CAVITY
- PARTI-WALL SYSTEM W/ 25mm NON-COMBUSTIBLE SHAFT LINER FOR MIN. FRL 60 / 60 / 60
- 75mm THICK APPROVED POLYSTYRENE PANEL ON LIGHTWEIGHT STRUCTURE
- S/S SEWER STACK
- MH MANHOLE
- FLOOR FINISH JUNCTION
- DP DOWNPIPE
- ELECTRICAL METER BOX
- CIRCUIT BREAKER SWITCHBOARD
- BCJ BUILDING CONTROL JOINT
- HWS HOT WATER SYSTEM
- W WATER CONNECTION
- G GAS CONNECTION
- EXTERNAL TAP
- W1 DOOR/ WINDOW NUMBER
- SMOKE DETECTOR
- SUMP BELOW FLOOR TILES
- FLOOR DRAIN OUTLET
- LB LETTER BOX

NOTE
ALL SMOKE DETECTORS TO BE INTERCONNECTED

NOTE:
A SUITABLE TREE PROTECTION ZONE OF1.0 M RADIUS WITH BARRIER FENCE MUST BE ESTABLISHED AROUND THE EXISTING STREET TREE PRIOR TO THE COMMENCEMENT OF WORKS. THE TREE PROTECTION ZONE MUST BE ENCLOSED USING A 2.0 M HIGH TEMPORARY CYCLONE FENCE OR SIMILAR, WHICH MUST REMAIN IN PLACE THROUGH ALL STAGES OF DEVELOPMENT. FENCE MUST NOT ENCLOSE THE FOOTPATH WHICH MUST BE KEPT CLEAR FOR PEDESTRIAN ACCESS & A SIGN MUST BE ERECTED ON THE FENCE INFORMING THAT THE FENCE IS A 'TREE PROTECTION ZONE'. THE AREA WITHIN THE TREE PROTECTION ZONE MUST NOT BE DISTURBED BY ANY MEANS (INCLUDING PARKING OF VEHICLES OR STORAGE OF PLANTS AND EQUIPMENT, MATERIALS, SOIL OR WASTE). NO EXCAVATION IS ALLOWED WITHIN THE TREE PROTECTION ZONE EXEPT WITH THE CONSENT OF COUNCIL'S TOWN PLANNING DEPARTMENT AND UNDER THE SUPERVISION OF A QUALIFIED ARBORIST.

NOTE:
- WATERPROOF MEMBRANE REQUIRED TO ALL WET AREAS BY CERTIFIED INSTALLER. PROVIDE APPROVED MEMBRANE TO ENTIRE BATHROOM FLOOR AREA OVER CONCRETE SLAB. PROVIDE MEMBRANE OVER GYPROCK AQUACHEK WALL LINING OR SIMILAR APPROVED, TO ALL WALL JOINTS & JUNCTIONS INCLUDING IN SHOWER RECESS. APPLY MEMBRANE TO MIN. 1800mm ABOVE SHOWER FLOOR LEVEL, MIN. 150mm ABOVE HAND BASIN & BATHTUB. REFER N.C.C VOL. 1 TABLE F1.7 AND VOL.2 TABLE 3.8.1.1 FOR REQUIREMENTS. APPLY MEMBRANE TO ALL FLOOR TO WALL JUNCTIONS AND ALL PENETRATIONS. REFER TO A.S 3740
- PROVIDE REMOTE OPENING DOORS FOR ALL GARAGES OF EACH DWELLING.
- ALL VEGETATION TO REQUIRE MIN. WATERING.
- ALLOW COMPOST BINS TO S.P.O.S OF EACH UNIT.
- ALLOW FOR FOOD PRODUCTION AREAS IN S.P.O.S OF EACH UNIT
- ELETRICITY COMPANY CONNECTIONS TO PROPOSED DWELLINGS ARE TO BE PROVIDED UNDERGROUND ONLY.

NOTE:
- PATCHING & RE-ERECTION OF NEW BOUNDARY FENCING IF REQUIRED, TO ALIGN EXISTING FENCING LINES.
- SIDE OR REAR SECTIONS OF REAR DECK AREAS TO EACH DWELLING NOT TO BE ENCLOSED IN ANY WAY.
- THE WESTERN AND NORTHERN BOUNDARY FENCE LOCATED ADJACENT TO THE SPOS AREAS OF EACH DWELLING IS TO HAVE A MINIMUM HIGHT OF 1800mm HEIGHT ABOVE DECKING F.F.L.
- JOINERY TO BE REVIEWED WITH OWNER AND CABINET MAKER.
- ALL DOWNPIPES, BALCONY PITS & DRAINS TO CONNECT TO WTER TANK. OVERFLOW TO CONNECT TO L.P.O.D.
- ALL SUMPS & RAINWATER HEADS TO HAVE OVERFLOW OUTLETS.
- FOR STORM WATER LAYOUT AND SIZE - REFER TO CIVIL ENGINEER'S DESIGN.

© COPYRIGHT 2017 EMCTWO PTY LTD NOT TO BE COPIED / REPRODUCED WITHOUT CONSENT

FOR CONSTRUCTION

e+mc²
LEVEL 2 :: 13 / 38 DOWN ST :: COLLINGWOOD 3066 :: VICTORIA
WWW.EMCTWO.COM.AU :: ACN 165 983 246 :: ABN 56 165 983 246

REVISIONS:	DATE:
- BUILDING PERMIT ISSUE	15 - 12 - 2017

NOTE:
CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION

TOWNHOUSE DEVLEOPMENT
178 BLACKSHAWS RD
SOUTH KINGSVILLE VIC 3015

GROUND FLOOR PLAN

CHECKED BY:	S.E.	DRAWN BY:	M.F.	PROJECT NO: -	REVISION NO: -
CAD REF: -		SCALE: 1:100 @ A2	DERIVED FROM DRAWING No: -	DRAWING No: **WD 3.0**	
		DATE: DEC 2017			

MKT BUILDING SURVEYORS PTY LTD
BUILDING PERMIT

ISSUED 17/01/2018
NUMBER BS-U 27714-20170702/0

RELEVANT BUILDING SURVEYOR
Minh Tran
BS-U 27714

GENERAL NOTES

FOR STRUCTURAL REQUIREMENTS REFER TO ENGINEER'S DESIGN AND SPECIFICATIONS

ALL MATERIALS, CLADDINGS FINISHES & DETAILING OF INTERNAL & EXTERNAL, WALLS, FLOORS & ROOFS TO COMPLY WITH CURRENT REQUIREMENTS OF AS & NCC

ALL TIMBER TO AS 1684

ALL GLAZING TO AS 1288-2006

ALL INSULATION TO COMPLY WITH REVELANT AS & NCC REGULATIONS. REFER ENERGY RATING REPORT

DOORS TO SANITARY COMPARTMENTS TO BE IN ACCORDANCE WITH PART 3.8.3.3 NCC - CONSTRUCTION OF SANITARY COMPARTMENTS

JUNCTION BETWEEN DIFFERENT FLOOR FINISHES (IE CARPET TILES)
TO BE FITTED WITH SELECTED EDGE STRIP

STAIRS TO BE GENERALLY - TREADS MIN 240mm
- RISERS MAX 190mm

HANDRAILS TO BE 865mm ABOVE STAIRS NOSING & 1000mm ABOVE LANDING

DISTANCE BETWEEN BALUSTRADES TO BE NO GREATER THAN 125mm

ANY EXPANSION JOINS IN THE PARTY WALL TO BE CAULKED WITH FIRE RETARDANT CAULKING

LEGEND

- BRICK VENEER WALL W/ 40mm CAVITY
- PARTI-WALL SYSTEM W/ 25mm NON-COMBUSTIBLE SHAFT LINER FOR MIN. FRL 60 / 60 / 60
- 75mm THICK APPROVED POLYSTYRENE PANEL ON LIGHTWEIGHT STRUCTURE
- S/S SEWER STACK
- MH MANHOLE
- FLOOR FINISH JUNCTION
- DP DOWNPIPE
- ELECTRICAL METER BOX
- CIRCUIT BREAKER SWITCHBOARD
- BCJ BUILDING CONTROL JOINT
- HWS HOT WATER SYSTEM
- W WATER CONNECTION
- G GAS CONNECTION
- EXTERNAL TAP
- W1 DOOR/ WINDOW NUMBER
- SMOKE DETECTOR
- SUMP BELOW FLOOR TILES
- FLOOR DRAIN OUTLET
- LB LETTER BOX
- FW FLOOR WASTE

NOTE
ALL SMOKE DETECTORS TO BE INTERCONNECTED

NOTE:

- WATERPROOF MEMBRANE REQUIRED TO ALL WET AREAS BY CERTIFIED INSTALLER. PROVIDE APPROVED MEMBRANE TO ENTIRE BATHROOM FLOOR AREA OVER 19mm "SCYON SECURA" FC SUBSTRATE. PROVIDE MEMBRANE OVER GYPROCK AQUACHEK WALL LINING OR SIMILAR APPROVED, TO ALL WALL JOINTS & JUNCTIONS INCLUDING IN SHOWER RECESS. APPLY MEMBRANE TO MIN. 1800mm ABOVE SHOWER FLOOR LEVEL, MIN. 150mm ABOVE HAND BASIN & BATHTUB. REFER N.C.C VOL. 1 TABLE F1.7 AND VOL.2 TABLE 3.8.1.1 FOR REQUIREMENTS. APPLY MEMBRANE TO ALL FLOOR TO WALL JUNCTIONS AND ALL PENETRATIONS. REFER TO A.S 3740
- JOINERY TO BE REVIEWED WITH OWNER AND CABINET MAKER.
- ALL DOWNPIPES, BALCONY PITS & DRAINS TO CONNECT TO WTER TANK. OVERFLOW TO CONNECT TO L.P.O.D.
- ALL SUMPS & RAINWATER HEADS TO HAVE OVERFLOW OUTLETS.
- ROOF STRUCTURE AS PER STRUCTURAL ENGINEER'S DETAIL AND MANUFACTURER'S SPECIFICATION.
- FOR STORM WATER LAYOUT AND SIZE - REFER TO CIVIL ENGINEER'S DESIGN.

© COPYRIGHT 2017 EMCTWO PTY LTD NOT TO BE COPIED / REPRODUCED WITHOUT CONSENT

FOR CONSTRUCTION

e+mc²
LEVEL 2 :: 13 / 38 DOWN ST :: COLLINGWOOD 3066 :: VICTORIA
WWW.EMCTWO.COM.AU :: ACN 165 983 246 :: ABN 56 165 983 246

REVISIONS:	DATE:
- BUILDING PERMIT ISSUE	15 - 12 - 2017

NOTE:
CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION

TOWNHOUSE DEVLEOPMENT
178 BLACKSHAWS RD
SOUTH KINGSVILLE VIC 3015

FIRST FLOOR PLAN

CHECKED BY: S.E.	DRAWN BY: M.F.	PROJECT NO: -	REVISION NO: -
CAD REF: -	SCALE: 1:100 @ A2	DERIVED FROM DRAWING No: -	DRAWING No: WD 4.0
	DATE: DEC 2017		

MKT BUILDING SURVEYORS PTY LTD
BUILDING PERMIT
ISSUED 17/01/2018
NUMBER BS-U 27714-20170702/
RELEVANT BUILDING SURVEYOR
Minh Tran
BS-U 27714

SOUTH ELEVATION

LEGEND

SLD	SLIDING PANEL
OSLD	OBSCURE SLIDING PANEL
FG	FIXED GLAZING
OFG	OBSCURE FIXED GLAZING
AW	AWNING WINDOW
OAW	OBSCURE AWNING WINDOW

NOTE:
OBSCURE GLASS NOT TO BE ADHESIVE FILM.

SIDE WEST ELEVATION - FRONT FENCE
(ALONG DRIVEWAY)

SOUTH ELEVATION - FRONT FENCE

SIDE EAST ELEVATION FRONT FENCE
(ALONG DRIVEWAY)

NORTH ELEVATION

LEGEND

SLD	SLIDING PANEL
OSLD	OBSCURE SLIDING PANEL
FG	FIXED GLAZING
OFG	OBSCURE FIXED GLAZING
AW	AWNING WINDOW
OAW	OBSCURE AWNING WINDOW

NOTE:
OBSCURE GLASS NOT TO BE ADHESIVE FILM.

GENERAL NOTES

ALL HEIGHTS ARE TAKEN FROM SFL UNLESS NOTED OTHERWISE

ALL TIMBER TO AS 1684

ALL GLAZING TO AS 1288 - 2006

ROOF STRUCTURE AS PER MANUFACTURERS SPECIFICATIONS

FOR STEEL LINTEL SIZES OVER WINDOWS REFER TO STRUCTURAL DETAILS

WEEPHOLES MAX. @ 1200 CTS & CAVITY FLASHING TO BE PROVIDED TO EXTERNAL WALLS

ADEQUATE FLASHING & CAPPING TO BE PROVIDED TO PARPAET, WALL LEDGE & GUTTERS

BOUNDARY WALL TO FINISH MAXIMUM OF 450MM ABOVE ROOF

© COPYRIGHT 2018 EMCTWO PTY LTD NOT TO BE COPIED OR REPRODUCED WITHOUT CONSENT

FOR CONSTRUCTION

e+mc²
SUITE 4 :: 73a RUPERT ST :: COLLINGWOOD 3066 :: VICTORIA
WWW.EMCTWO.COM.AU :: ACN 165 983 246 :: ABN 56 165 983 246

REVISIONS:	DATE:
- BUILDING PERMIT ISSUE	15 - 12 - 2017

CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK
ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION

TOWNHOUSE DEVELOPMENT
178 BLACKSHAWS RD
SOUTH KINGSVILLE VIC 3015

SOUTH, NORTH & FENCE ELEVATION

CHECKED BY: S.E.	DRAWN BY: M.F.	PROJECT NO: -	REVISION NO: -
CAD REF: -	SCALE: 1:100 @ A3	DERIVED FROM DRAWING No: -	DRAWING No: WD 5.0
	DATE: DEC 2017		

MKT BUILDING SURVEYORS PTY LTD
BUILDING PERMIT
ISSUED 17/01/2018
NUMBER BS-U 27714-20170702/0
RELEVANT BUILDING SURVEYOR
Minh Tran
BS-U 27714

EAST ELEVATION

WEST ELEVATION

NOTE:
THE WESTERN BOUNDARY FENCE LOCATED ADJACENT TO THE SPOS AREAS OF EACH DWELLING IS TO HAVE A MINIMUM HIGHT OF 1800mm HEIGHT ABOVE DECKING F.F.L.

BOUNDARY FENCE BETWEEN UNITS MINIMUM 1800mm HEIGHT ABOVE DECKING F.F.L. - TIMBER JARRAH BATTENS OR SIMILAR, PAINTED FINISH AS ENDORSED

DASHED LINE INDICATES NEW BOUNDARY FENCE - MAXIMUM HEIGHT OF 1200MM EXTENDING BACK FROM THE STREET FOR APPROXIMATELY 5000MM AND TAPERING UP TO A HEIGHT OF 2000MM - SUBJECT TO THE APPROVAL OF THE ADJOINING PROPERTY OWNERS

GENERAL NOTES

ALL HEIGHTS ARE TAKEN FROM SFL UNLESS NOTED OTHERWISE

ALL TIMBER TO AS 1684

ALL GLAZING TO AS 1288 - 2006

ROOF STRUCTURE AS PER MANUFACTURERS SPECIFICATIONS

FOR STEEL LINTEL SIZES OVER WINDOWS REFER TO STRUCTURAL DETAILS

WEEPHOLES MAX. @ 1200 CTS & CAVITY FLASHING TO BE PROVIDED TO EXTERNAL WALLS

ADEQUATE FLASHING & CAPPING TO BE PROVIDED TO PARPAET, WALL LEDGE & GUTTERS

BOUNDARY WALL TO FINISH MAXIMUM OF 450MM ABOVE ROOF

LEGEND

SLD	SLIDING PANEL
OSLD	OBSCURE SLIDING PANEL
FG	FIXED GLAZING
OFG	OBSCURE FIXED GLAZING
AW	AWNING WINDOW
OAW	OBSCURE AWNING WINDOW

NOTE:
OBSCURE GLASS NOT TO BE ADHESIVE FILM.

© COPYRIGHT 2018 EMCTWO PTY LTD NOT TO BE COPIED / REPRODUCED WITHOUT CONSENT

FOR CONSTRUCTION

e+mc²
SUITE 4 :: 73a RUPERT ST :: COLLINGWOOD 3066 :: VICTORIA
WWW.EMCTWO.COM.AU :: ACN 165 983 246 :: ABN 56 165 983 246

REVISIONS:		DATE:
-	BUILDING PERMIT ISSUE	15 - 12 - 2017

CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK
ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION

TOWNHOUSE DEVELOPMENT
178 BLACKSHAWS RD
SOUTH KINGSVILLE VIC 3015

EAST & WEST ELEVATION

CHECKED BY: S.E.	DRAWN BY: M.F.	PROJECT NO: -	REVISION NO: -
CAD REF: -	SCALE: 1:100 @ A3	DERIVED FROM DRAWING No: -	DRAWING No:
	DATE: DEC 2017		WD 5.1

MKT BUILDING SURVEYORS PTY LTD
BUILDING PERMIT
ISSUED 17/01/2018
BS-U 27714-20170702/0
RELEVANT BUILDING SURVEYOR
Minh Tran
BS-U 27714

SECTION A-A

SECTION B-B

GENERAL NOTES

ALL HEIGHTS ARE TAKEN FROM SFL UNLESS NOTED OTHERWISE

ALL TIMBER TO AS 1684

ALL GLAZING TO AS 1288 - 2006

ADEQUATE FLASHING & CAPPING TO BE PROVIDED TO PARAPET, WALL LEDGE & GUTTERS

ALL INSULATION TO COMPLY WITH THE RELEVANT AS & BCA REGULATIONS

FLASHING & WEEPHOLES TO BE PROVIDED TO EXTERNAL WALLS AS PER BCA

NO PIPING OR ELECTRICAL WIRING IN BOUNDARY WALL

WALL, CEILING & FLOOR INSULATION AS PER ENERGY RATING REPORT

BOUNDARY WALL TO FINISH MAXIMUM OF 450MM ABOVE ROOF

© COPYRIGHT 2018 EMCTWO PTY LTD NOT TO BE COPIED / REPRODUCED WITHOUT CONSENT

FOR CONSTRUCTION

e+mc²
SUITE 4 :: 73a RUPERT ST :: COLLINGWOOD 3066 :: VICTORIA
WWW.EMCTWO.COM.AU :: ACN 165 983 246 :: ABN 56 165 983 246

REVISIONS:	DATE:
- BUILDING PERMIT ISSUE	15 - 12 - 2017

CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK
ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION

TOWNHOUSE DEVELOPMENT
178 BLACKSHAWS RD
SOUTH KINGSVILLE VIC 3015

SECTION A-A & B-B

CHECKED BY: S.E.	DRAWN BY: M.F.	PROJECT NO: -	REVISION NO: -
CAD REF: -	SCALE: 1:100 @ A3	DERIVED FROM DRAWING No: -	DRAWING No: WD 6.0
	DATE: DEC 2017		

MKT BUILDING SURVEYORS PTY LTD
BUILDING PERMIT
ISSUED 17/01/2018
NUMBER BS-U 27714-20170622/0
RELEVANT BUILDING SURVEYOR
Minh Tran
BS-U 27714

WINDOWS

	W1.01, W3.01	W1.02	W1.03	W1.04, W2.01	W2.02	W2.03	W3.02	W3.03	W1.05
	ALUM. DOMESTIC SECTION FRAME	ALUM. DOMESTIC SECTION FRAME	ALUM. DOMESTIC SECTION FRAME	ALUM. DOMESTIC SECTION FRAME	ALUM. DOMESTIC SECTION FRAME	ALUM. DOMESTIC SECTION FRAME	ALUM. DOMESTIC SECTION FRAME	ALUM. DOMESTIC SECTION FRAME	ALUM. DOMESTIC SECTION FRAME
	CLEAR DOUBLE GLAZING	CLEAR DOUBLE GLAZING	CLEAR DOUBLE GLAZING	CLEAR DOUBLE GLAZING (W 1.04) SINGLE GLAZING (W2.01)	CLEAR DOUBLE GLAZING	DOUBLE GLAZING - WHITE LAM.	CLEAR DOUBLE GLAZING	CLEAR DOUBLE GLAZING	CLEAR DOUBLE GLAZING
	FIXED GLASS TO LEFT & RIGHT BOTTOM, AWNING TO RIGHT TOP	FIXED GLASS TO RIGHT & LEFFT BOTTOM, AWNING TO LEFT TOP	FIXED GLASS TO LEFT, AWNING TO RIGHT	AWNING	AWNING	FIXED GLASS TO BOTTOM & AWNING TO TOP	AWNING TO TOP, FIXED GLASS TO BOTTOM	AWNING	FIXED GLASS TO LEFT & RIGHT BOTTOM, AWNING TO RIGHT TOP
UNIT	1, 3	1, 3	1	1 , 2	2	2	3	3	1
GF	LIVING U1 / STUDY - 3	STUDY - U1	KITCHEN	PD ROOM - U1 / PD ROOM - U2	KITCHEN	ENTRY	BED. 2	ENSUITE	
FF									BED 1
	QTY 2	QTY 1	QTY 1	QTY 2	QTY 1	QTY 1	QTY 1	QTY 1	QTY 1

WINDOWS

	W1.06, W2.05	W1.07, W1.10	W1.08, W1.09	W1.11, W1.12, W2.06, W2.07, W2.08,W2.09	W1.13	W2.04	W2.10
	ALUM. DOMESTIC SECTION FRAME	ALUM. DOMESTIC SECTION FRAME	ALUM. DOMESTIC SECTION FRAME	ALUM. DOMESTIC SECTION FRAME	ALUM. DOMESTIC SECTION FRAME	ALUM. DOMESTIC SECTION FRAME	ALUM. DOMESTIC SECTION FRAME
	DOUBLE CLEAR GLAZING TO TOP, OBSCURE WHITE LAM. TO BOTTOM TO 1.7mH	CLEAR DOUBLE GLAZING	CLEAR DOUBLE GLAZING	DOUBLE CLEAR GLAZING TO TOP, OBSCURE WHITE LAM. TO BOTTOM TO 1.7mH SINGLE GLAZING (W2.06, W2.07, W2.08, W2.09)	CLEAR DOUBLE GLAZING	SINGLE GLAZING TO TOP, OBSCURE WHITE LAM. TO BOTTOM TO 1.7mH	SINGLE GLAZING
	AWNING TO TOP, FIXED BOTTOM	AWNING TO TOP, FIXED GLASS TO BOTTOM	AWNING	AWNING TO TOP, FIXED BOTTOM	FIXED GLASS TO MIDDLE, AWNING LEFT & RIGHT	AWNING TO TOP, FIXED BOTTOM	AWNING TO TOP, FIXED BOTTOM
UNIT	1, 2	1	1	1, 2	1	2	2
GF							
FF	HALLWAY U1, RETREAT U2	BED 2, BED 4	BATHROOM, BED 4	BED 3 - U1 / BED 1 & 2 U2	ENSUITE	BATHROOM	W.I.R.
	QTY 2	QTY 2	QTY 2	QTY 6	QTY 1	QTY 1	QTY 1

GENERAL NOTES

ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO ANY SHOP FABRICATION

ALL GLAZING TO COMPLY WITH AUSTRALIAN STANDARD 1288 - 2006

ALL WINDOW FRAMES TO COMPLY WITH AS 2047-2014.

FOR TIMBER DOORS, ALL DIMENSIONS REFER TO DOOR LEAF SIZE

FOR ALUMINIUM WINDOWS AND DOORS, ALL DIMENSIONS REFER TO ALUMINIUM FRAME

ALL WINDOWS TO BE POWDER COATED ALUMINIUM, SELECTED COLOUR

WINDOW + DOOR LEGEND
FG = FIXED GLASS WINDOW
OFG = OBSCURE FIXED GLASS
OAW = OBSCURE AWNING WINDOW
SLD = VERT. OR HORIZ. SLIDING PANEL
OG = OBSCURE GLASS W/HIGH
HPF PERFORMACE FILM
LVR = LOUVRE WINDOWS

NOTE
ENTRY DOOR MEASURE TO BE CONFIRMED ON SITE

ALL GLAZING TO COMPLY WITH ACCOMPANYING ENERGY REPORT

© COPYRIGHT 2018 EMCTWO PTY LTD NOT TO BE COPIED / REPRODUCED WITHOUT CONSENT

FOR CONSTRUCTION

e+mc²
SUITE 4 :: 73a RUPERT ST :: COLLINGWOOD 3066 :: VICTORIA
WWW.EMCTWO.COM.AU :: ACN 165 983 246 :: ABN 56 165 983 246

REVISIONS:		DATE:
-	BUILDING PERMIT ISSUE	15 - 12 - 2017

CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK
ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION

TOWNHOUSE DEVELOPMENT
178 BLACKSHAWS RD
SOUTH KINGSVILLE VIC 3015

WINDOW SCHEDULE

CHECKED BY: S.E.	DRAWN BY: M.F.	PROJECT NO: -	REVISION NO: -
CAD REF: .	SCALE: 1:100 @ A3	DERIVED FROM DRAWING No: -	DRAWING No:
	DATE: DEC 2017		WD 7.0

MKT BUILDING SURVEYORS PTY LTD
BUILDING PERMIT
ISSUED 17/01/2018
NUMBER BS-U 27714-20170702/0
RELEVANT BUILDING SURVEYOR
Minh Tran
BS-U 27714

DOORS

	D1.01	D1.02	D2.01	D3.01	D2.02, D3.03	D3.02, D3.04	D3.05, D2.03
	TIMBER FRAME	ALUM. DOMESTIC SECTION FRAME	ALUM. DOMESTIC SECTION FRAME	ALUM. DOMESTIC SECTION FRAME	ALUM. DOMESTIC SECTION FRAME	ALUM. DOMESTIC SECTION FRAME	ALUM. DOMESTIC SECTION FRAME
	SOLID TIMBER DOOR W/ GLASS INFILL, SIDE FIXED DOUBLE GLAZING - WHITE LAM.	DOUBLE CLEAR GLAZING	SOLID TIMBER DOOR W/ FIXED DOUBLE GLAZING INFILL - WHITE LAM.	SOLID TIMBER DOOR W/ FIXED DOUBLE GLAZING INFILL - WHITE LAM.	DOUBLE CLEAR GLAZING (LOW E TO D3.03)	DOUBLE CLEAR GLAZING (LOW E TO D3.04)	SOLID TIMBER DOOR W/ FIXED SINGLE GLAZING INFILL - WHITE LAM.
	HINGED RIGHT OPEN INWARDS	FIXED LEFT & RIGHT, SLIDER TO MIDDLE 4 PANELS	HINGED LEFT OPEN INWARDS	HINGED RIGHT OPEN INWARDS	FIXED LEFT & RIGHT, SLIDER TO MIDDLE 2 PANELS	FIXED LEFT, SLIDER TO RIGHT	HINGED RIGHT
	REFER TO SPECIFICATION FOR SELECTED PAINT FINISH		REFER TO SPECIFICATION FOR SELECTED PAINT FINISH	REFER TO SPECIFICATION FOR SELECTED PAINT FINISH			REFER TO SPECIFICATION FOR SELECTED PAINT FINISH
	NO SILL TO DOOR	**REBATE FLOOR TO SUIT DOOR SILL, NO SILL REVEAL**	**NO SILL TO DOOR**	**NO SILL TO DOOR**	**REBATE FLOOR TO SUIT DOOR SILL, NO SILL REVEAL**	**REBATE FLOOR TO SUIT DOOR SILL, NO SILL REVEAL**	**DOOR W/ SILL**
UNIT	1	1	2	3	2,3	3	2,3
GF	**ENTRY**	**LIVING**	**ENTRY**	**ENTRY**	**LIVING**	**MEALS & BED 1**	**GARAGE**
FF							
	QTY **1**	QTY **1**	QTY **1**	QTY **1**	QTY **2**	QTY **2**	QTY **2**

GARAGE DOORS

	G1.01, G2.01	G3.01
	SECTIONAL GARAGE DOOR W/ HORIZONTAL PATTERN	SECTIONAL GARAGE DOOR W/ HORIZONTAL PATTERN
	PAINT OR POWDER COATED FINISH AS PER BUILDER'S SPECIFICATION	PAINT OR POWDER COATED FINISH AS PER BUILDER'S SPECIFICATION
	PROVIDE 2NO. REMOTE CONTROL ACCESS & MANUAL RELEASE ACCESS PANEL INTERNALLY	PROVIDE 2NO. REMOTE CONTROL ACCESS & MANUAL RELEASE ACCESS PANEL INTERNALLY
UNIT	1, 2	3
GF	**GARAGE**	**GARAGE**
FF		
	QTY **2**	QTY **1**

NATURAL LIGHT (NCC 3.8.4.2) VENTILATION (NCC 3.8.5.2)

CALCULATION UNIT 1:

	SIZE (sqm)	O/A GLASS (sqm)	CALC. %	O/A OPEN. (sqm)	CALC. %
GF - LIVING / MEALS / KITCH / STU.	53	24.4	46.0	13.1	24.7
FF - BED 1	12	3.2	26.6	0.7	5.8
FF - BED 2	9.3	1.7	18.3	0.7	7.5
FF - BED 3	9.2	2.6	28.3	0.5	5.8
FF - BED 4	10.3	2.4	23.3	1.2	11.8
CALCULATION UNIT 2:					
GF - LIVING / MEALS / KITCH	53.1	11.9	22.4	7.1	13.4
FF - BED 1	11	2.6	23.6	0.7	6.3
FF - BED 2	11.1	2.6	23.4	0.7	6.3
FF - STUDY	7.8	1.7	21.8	0.5	6.4
CALCULATION UNIT 3:					
GF - LIVING / MEALS / KITCH.	28.7	11.9	41.4	5.8	20.2
GF - BED 1	11.5	3.7	32.1	1.8	15.6
GF - BED 2	9.3	1.5	16.1	0.7	7.5
GF - GUEST	9.5	3.8	40.0	0.9	9.5

NOTE:
- VENTILATION CALCULATION DOESN'T INCLUDE THE OPENINGS TO ADJOINING VENTILATED ROOMS THROUGH VOIDS OR INTERNAL DOORS.
- ALL BATHROOMS, LAUNDRIES & P/R'S GET VENTILATED BY EXHAUST FAN - REFER ELECTRICAL PLAN OR ACCEPTABLE LOCATION OF OPENINGS TO PROVIDE NON-MECHANICAL VENTILATION (FIGURE 3.8.5.2)

GENERAL NOTES

ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO ANY SHOP FABRICATION

ALL GLAZING TO COMPLY WITH AUSTRALIAN STANDARD 1288 - 2006

ALL WINDOW FRAMES TO COMPLY WITH AS 2047-2014.

FOR TIMBER DOORS, ALL DIMENSIONS REFER TO DOOR LEAF SIZE

FOR ALUMINIUM WINDOWS AND DOORS, ALL DIMENSIONS REFER TO ALUMINIUM FRAME

ALL WINDOWS TO BE POWDER COATED ALUMINIUM, SELECTED COLOUR

WINDOW + DOOR LEGEND
FG = FIXED GLASS WINDOW
OFG = OBSCURE FIXED GLASS
OAW = OBSCURE AWNING WINDOW
SLD = VERT. OR HORIZ. SLIDING PANEL
OG = OBSCURE GLASS W/HIGH
HPF PERFORMACE FILM
LVR = LOUVRE WINDOWS

NOTE
ENTRY DOOR MEASURE TO BE

ALL GLAZING TO COMPLY WITH ACCOMPANYING ENERGY REPORT

© COPYRIGHT 2018 EMCTWO PTY LTD NOT TO BE COPIED / REPRODUCED WITHOUT CONSENT

FOR CONSTRUCTION

e+mc²
SUITE 4 :: 73a RUPERT ST :: COLLINGWOOD 3066 :: VICTORIA
WWW.EMCTWO.COM.AU :: ACN 165 983 246 :: ABN 56 165 983 246

REVISIONS:	DATE:
- BUILDING PERMIT ISSUE	15 - 12 - 2017

CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK
ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION

TOWNHOUSE DEVELOPMENT
178 BLACKSHAWS RD
SOUTH KINGSVILLE VIC 3015

DOOR SCHEDULE

CHECKED BY: S.E.	DRAWN BY: M.F.	PROJECT NO: -	REVISION NO: -
CAD REF:	SCALE: 1:100 @ A3	DERIVED FROM DRAWING No: -	DRAWING No: **WD 7.1**
	DATE: DEC 2017		

LIGHTING LEGEND

- CEILING MOUNTED LED DOWN LIGHT
- RECESSED LED DOWN LIGHT
- WP RECESSED LED DOWN LIGHT - WATERPROOF
- RECESSED MUSHROOM LIGHT
- J RECESSED JOINERY LIGHT
- CEILING MOUNTED LIGHT
- W WALL MOUNTED DOWN LIGHT (INTERNAL)
- D WALL MOUNTED DOWN LIGHT (EXTERNAL)
- U+D WALL MOUNTED UP & DOWN LIGHT
- WALL MOUNTED PICTURE LIGHT
- FLOOR MOUNTED UP LIGHT
- CEILING MOUNTED HEATER / LIGHT SYSTEM
- LED STRIP LIGHTING
- S 360° MOTION SENSOR
- S EXTERNAL FLOOD LIGHT (WITH SENSOR)
- RECESSED STEP OR LOW WALL LIGHT - 350mmH
- PENDENT LIGHT (LENGTH TBC BY OWNER)
- SINGLE FLOURESCENT TUBE
- SOLAR SKYLIGHT ROUND 180 OR 270mm DIAM.
- SOLAR SKYLIGHT SQUARE 300 OR 400mm

OTHER OUTLETS

- CEILING EXHAUST FAN

SWITCHES - @1100mm NOM. TO CENTRELINE FROM FFL, IF NOT NOTED OTHERWISE

- X SWITCH (INDICATES NO. OF SWITCHES ON PLATE)
- 2 WAY TWO WAY SWITCH
- DIMMER SWITCH

NOTE:
1.) POSITION OF ALL LIGHT FITTINGS AND POWER OUTLETS TO BE CONFIRMED WITH ARCHITECT / CLIENT ON SITE PRIOR TO INSTALLATION
2.) DIMENSIONS ARE TO CENTRELINE OF FITTING

MKT BUILDING SURVEYORS PTY LTD
BUILDING PERMIT
ISSUED 17/01/2018
NUMBER BS-U 37711-20170720/0
Minh Tran
BS-U 27144

GENERAL NOTES

ARTIFICIAL LIGHTING TO COMPLY WITH BCA 3.12.5.5.

THE LAMP POWER DENSITY OF ARTIFICIAL LIGHTING MUST NOT EXCEED THE ALLOWANCE OF:
- 5 W/M2 FOR INTERNAL LIGHTING
- 4 W/M2 FOR VERANDAH, BALCONY LIGHTING
- 3 W/M2 IN A CLASS 10A BUILDING ASSOCIATED WITH A CLASS 1 BUILING

EXTERIOR LIGHTING TO BE CONTROLLED BY DAYLIGHT SENSOR

ELECTRICAL CONTRACTOR TO CONFIRM ALL LIGHT & POWER FITTINGS SELECTION W/ PROPRIETOR PRIOR TO COMMENCEMENT

ALL EXTERNAL SWITCH PLATES TO BE WEATHER PROOF EXTERNAL GRADE

NOTE:
OPTIONAL LED STIP LIGHT RECESSED - MEDICINE CPDS ABOVE VANITIES - ALL BATHROOMS THROUGHOUT.
TO BE CONFIRMED AT LATER STAGE.

© COPYRIGHT 2018 EMCTWO PTY LTD NOT TO BE COPIED / REPRODUCED WITHOUT CONSENT

FOR CONSTRUCTION

e+mc²
SUITE 4 :: 73a RUPERT ST :: COLLINGWOOD 3066 :: VICTORIA
WWW.EMCTWO.COM.AU :: ACN 165 983 246 :: ABN 56 165 983 246

REVISIONS:		DATE:
-	BUILDING PERMIT ISSUE	15 - 12 - 2017

CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK
ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION

TOWNHOUSE DEVELOPMENT
178 BLACKSHAWS RD
SOUTH KINGSVILLE VIC 3015

LIGHTING SCHEDULE - GF

CHECKED BY: S.E.	DRAWN BY: M.F.	PROJECT NO: -	REVISION NO: -
CAD REF: -	SCALE: 1:100 @ A3	DERIVED FROM DRAWING No: -	DRAWING No:
	DATE: DEC 2017		**WD 8.0**

LIGHTING LEGEND

- CEILING MOUNTED LED DOWN LIGHT
- RECESSED LED DOWN LIGHT
- WP RECESSED LED DOWN LIGHT - WATERPROOF
- RECESSED MUSHROOM LIGHT
- J RECESSED JOINERY LIGHT
- CEILING MOUNTED LIGHT
- W WALL MOUNTED DOWN LIGHT (INTERNAL)
- D WALL MOUNTED DOWN LIGHT (EXTERNAL)
- U+D WALL MOUNTED UP & DOWN LIGHT
- WALL MOUNTED PICTURE LIGHT
- FLOOR MOUNTED UP LIGHT
- CEILING MOUNTED HEATER / LIGHT SYSTEM
- LED STRIP LIGHTING
- 360° MOTION SENSOR
- S EXTERNAL FLOOD LIGHT (WITH SENSOR)
- RECESSED STEP OR LOW WALL LIGHT - 350mmH
- PENDENT LIGHT (LENGTH TBC BY OWNER)
- SINGLE FLOURESCENT TUBE
- SOLAR SKYLIGHT ROUND 180 OR 270mm DIAM.
- SOLAR SKYLIGHT SQUARE 300 OR 400mm

OTHER OUTLETS

- CEILING EXHAUST FAN

SWITCHES - @1100mm NOM. TO CENTRELINE FROM FFL, IF NOT NOTED OTHERWISE

- X 00 SWITCH (INDICATES NO. OF SWITCHES ON PLATE)
- 2 WAY TWO WAY SWITCH
- DIMMER SWITCH

MKT BUILDING SURVEYORS PTY LTD
BUILDING PERMIT
ISSUED 17/01/2018
NUMBER BS-U 37711-20170720/0
Minh Tran
BS-U 27144

NOTE:
1.) POSITION OF ALL LIGHT FITTINGS AND POWER OUTLETS TO BE CONFIRMED WITH ARCHITECT / CLIENT ON SITE PRIOR TO INSTALLATION
2.) DIMENSIONS ARE TO CENTRELINE OF FITTING

GENERAL NOTES

ARTIFICIAL LIGHTING TO COMPLY WITH BCA 3.12.5.5.

THE LAMP POWER DENSITY OF ARTIFICIAL LIGHTING MUST NOT EXCEED THE ALLOWANCE OF:
- 5 W/M2 FOR INTERNAL LIGHTING
- 4 W/M2 FOR VERANDAH, BALCONY LIGHTING
- 3 W/M2 IN A CLASS 10A BUILDING ASSOCIATED WITH A CLASS 1 BUILING

EXTERIOR LIGHTING TO BE CONTROLLED BY DAYLIGHT SENSOR

ELECTRICAL CONTRACTOR TO CONFIRM ALL LIGHT & POWER FITTINGS SELECTION W/ PROPRIETOR PRIOR TO COMMENCEMENT

ALL EXTERNAL SWITCH PLATES TO BE WEATHER PROOF EXTERNAL GRADE

NOTE:
OPTIONAL LED STIP LIGHT RECESSED - MEDICINE CPDS ABOVE VANITIES - ALL BATHROOMS THROUGHOUT.
TO BE CONFIRMED AT LATER STAGE.

© COPYRIGHT 2018 EMCTWO PTY LTD NOT TO BE COPIED / REPRODUCED WITHOUT CONSENT

FOR CONSTRUCTION

e+mc²
SUITE 4 :: 73a RUPERT ST :: COLLINGWOOD 3066 :: VICTORIA
WWW.EMCTWO.COM.AU :: ACN 165 983 246 :: ABN 56 165 983 246

REVISIONS:	DATE:
- BUILDING PERMIT ISSUE	15 - 12 - 2017

CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK
ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION

TOWNHOUSE DEVELOPMENT
178 BLACKSHAWS RD
SOUTH KINGSVILLE VIC 3015

LIGHTING SCHEDULE - FF

CHECKED BY: S.E.	DRAWN BY: M.F.	PROJECT NO: -	REVISION NO: -
CAD REF: -	SCALE: 1:100 @ A3	DERIVED FROM DRAWING No: -	DRAWING No:
	DATE: DEC 2017		WD 8.1

MKT BUILDING SURVEYORS PTY LTD
BUILDING PERMIT
ISSUED 17/01/2018
NUMBER BS-U 27714-20170702/0
RELEVANT BUILDING SURVEYOR
BSU 27714

ELECTRICAL LEGEND

POWER OUTLETS - @300mm NOM. TO CENTRELINE FROM FFL, IF NOT NOTED OTHERWISE

- SINGLE GPO
- DOUBLE OUTLET
- SINGLE GPO - WATERPROOF
- 0600 — INDICATION OF NON STANDARD HEIGHT
- 2 x — 2 NO. OF DOUBLE GPO

OTHER OUTLETS & FITTINGS

- CIRCUIT BREAKER SWITCHBOARD
- ELECTRICAL METER BOX
- TR — ELECTRICAL HEATING TOWEL RAIL
- A/C — WALL MOUNTED SPLIT H/C UNIT - HEIGHT TBC
- A/C — BULKHEAD H/C UNIT - HEIGHT TBC
- COOLING/ HEATING VENT
- RV — RETURN VENT

SYSTEM LEGEND

PHONE & TV WIRING

- D — 1x CAT 6
- F — 2x CAT 6
- M — 1x FOXTEL IQ POINT, 1x CAT6, 1xTV POINT
- TV — 1x TV POINT, 1x CAT 6
- DB — DISTRIBUTION BOARD (FOR ALL DATA, PHONE, TV&VG CABLE)

VIDEO INTERCOM

- IS — ROOM INTERCOM STATION @ 1500mm AFFL
- ENTRY DOOR INTERCOM STATION @ 1500mm AFFL
- ELECTRONIC DOOR RELEASE

ALARM

- MC — ALARM CONTROLLER (MAIN UNIT)
- KEYPADS (ARM / DISARM / OPERATE CONTROLLER)
- INTERNAL SIREN (FLUSH MOUNTED - AUDIBLE NOISE)
- S — 360° MOTION DETECTORS (DETECTS MOVEMENT)
- SMOKE DETECTOR
- EXTERNAL SIREN (AUDIBLE NOISE + STROBE LIGHT)
- REED SWITCH

AUDIO WIRING (CLIENT TO PROVIDE & FIX SPEAKERS)

- DISTRIBUTED AUDIO - CEILING (FIG 8 CABLE ONLY)

VACUUM

- VO — VACUUM OUTLET (MIN HOSE LENGTH 9m)
- VM — CENTRAL VACUUM MOTOR
- KICK BOARD OUTLET

NOTE:

1.) POSITION OF ALL LIGHT FITTINGS AND POWER OUTLETS TO BE CONFIRMED WITH ARCHITECT / CLIENT ON SITE PRIOR TO INSTALLATION.

2.) DIMENSIONS ARE TO CENTRELINE OF FITTING.

3.) EXHAUST FAN TO BE DUCTED EXTERNALLY

4.) ALL SMOKE DETECTORS TO BE INTERCONNECTED

STANDARD CONNECTIONS

SINGLE GPO FOR:

- RANGEHOOD
- COOKTOP
- FRIDGE - HEIGHT @1400
- DISHWASHER
- OVEN
- WASHING MACHINE
- DRYER (IF APPLICABLE)
- GARAGE DOOR
- WEATHER PROOF GPO FOR ROOF

DOUBLE GPO FOR:

- ALARM MAIN UNIT
- DISTRIBUTION BOARD - GPO LOCATED MAX 1.5m AWAY (No. OF PP TBC)
- VACUUM MOTOR (IF APPLICABLE)

© COPYRIGHT 2018 EMCTWO PTY LTD NOT TO BE COPIED / REPRODUCED WITHOUT CONSENT

FOR CONSTRUCTION

e+mc²
SUITE 4 :: 73a RUPERT ST :: COLLINGWOOD 3066 :: VICTORIA
WWW.EMCTWO.COM.AU :: ACN 165 983 246 :: ABN 56 165 983 246

REVISIONS:	DATE:
- BUILDING PERMIT ISSUE	15 - 12 - 2017

CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION

TOWNHOUSE DEVELOPMENT
178 BLACKSHAWS RD
SOUTH KINGSVILLE VIC 3015

ELECTRICAL SCHEDULE - GF

CHECKED BY: S.E.	DRAWN BY: M.F.	PROJECT NO: -	REVISION NO: -
CAD REF: -	SCALE: 1:100 @ A3	DERIVED FROM DRAWING No: -	DRAWING No: WD 9.0
	DATE: DEC 2017		

MKT BUILDING SURVEYORS PTY LTD
BUILDING PERMIT
ISSUED 17/01/2018
NUMBER BS-U 27714-20170702/0
RELEVANT BUILDING SURVEYOR
BS-U 27714

ELECTRICAL LEGEND

POWER OUTLETS - @300mm NOM. TO CENTRELINE FROM FFL, IF NOT NOTED OTHERWISE

- SINGLE GPO
- DOUBLE OUTLET
- SINGLE GPO - WATERPROOF
- @600 INDICATION OF NON STANDARD HEIGHT
- 2 x 2 NO. OF DOUBLE GPO

OTHER OUTLETS & FITTINGS

- CIRCUIT BREAKER SWITCHBOARD
- ELECTRICAL METER BOX
- TR ELECTRICAL HEATING TOWEL RAIL
- A/C WALL MOUNTED SPLIT H/C UNIT - HEIGHT TBC
- A/C BULKHEAD H/C UNIT - HEIGHT TBC
- COOLING/ HEATING VENT
- RV RETURN VENT

SYSTEM LEGEND

PHONE & TV WIRING

- D 1x CAT 6
- F 2x CAT 6
- M 1x FOXTEL IQ POINT, 1x CAT6, 1xTV POINT
- TV 1x TV POINT, 1x CAT 6
- DB DISTRIBUTION BOARD (FOR ALL DATA, PHONE, TV&VG CABLE)

VIDEO INTERCOM

- IS ROOM INTERCOM STATION @ 1500mm AFFL
- ENTRY DOOR INTERCOM STATION @ 1500mm AFFL
- ELECTRONIC DOOR RELEASE

ALARM

- MC ALARM CONTROLLER (MAIN UNIT)
- KEYPADS (ARM / DISARM / OPERATE CONTROLLER)
- INTERNAL SIREN (FLUSH MOUNTED - AUDIBLE NOISE)
- S 360° MOTION DETECTORS (DETECTS MOVEMENT)
- SMOKE DETECTOR
- EXTERNAL SIREN (AUDIBLE NOISE + STROBE LIGHT)
- REED SWITCH

AUDIO WIRING (CLIENT TO PROVIDE & FIX SPEAKERS)

- DISTRIBUTED AUDIO - CEILING (FIG 8 CABLE ONLY)

VACUUM

- VO VACUUM OUTLET (MIN HOSE LENGTH 9m)
- VM CENTRAL VACUUM MOTOR
- KICK BOARD OUTLET

NOTE:

1.) POSITION OF ALL LIGHT FITTINGS AND POWER OUTLETS TO BE CONFIRMED WITH ARCHITECT / CLIENT ON SITE PRIOR TO INSTALLATION.

2.) DIMENSIONS ARE TO CENTRELINE OF FITTING.

3.) EXHAUST FAN TO BE DUCTED EXTERNALLY

4.) ALL SMOKE DETECTORS TO BE INTERCONNECTED

STANDARD CONNECTIONS

SINGLE GPO FOR:

- RANGEHOOD
- COOKTOP
- FRIDGE - HEIGHT @1400
- DISHWASHER
- OVEN
- WASHING MACHINE
- DRYER (IF APPLICABLE)
- GARAGE DOOR
- WEATHER PROOF GPO FOR ROOF

DOUBLE GPO FOR:

- ALARM MAIN UNIT
- DISTRIBUTION BOARD - GPO LOCATED MAX 1.5m AWAY (No. OF PP TBC)
- VACUUM MOTOR (IF APPLICABLE)

© COPYRIGHT 2018 EMCTWO PTY LTD NOT TO BE COPIED / REPRODUCED WITHOUT CONSENT

FOR CONSTRUCTION

e+mc²
SUITE 4 :: 73a RUPERT ST :: COLLINGWOOD 3066 :: VICTORIA
WWW.EMCTWO.COM.AU :: ACN 165 983 246 :: ABN 56 165 983 246

REVISIONS:		DATE:
-	BUILDING PERMIT ISSUE	15 - 12 - 2017

CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK
ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION

TOWNHOUSE DEVELOPMENT
178 BLACKSHAWS RD
SOUTH KINGSVILLE VIC 3015

ELECTRICAL SCHEDULE - FF

CHECKED BY: S.E.	DRAWN BY: M.F.	PROJECT NO: -	REVISION NO: -
CAD REF: -	SCALE: 1:100 @ A3	DERIVED FROM DRAWING No: -	DRAWING No: WD 9.1
	DATE: DEC 2017		