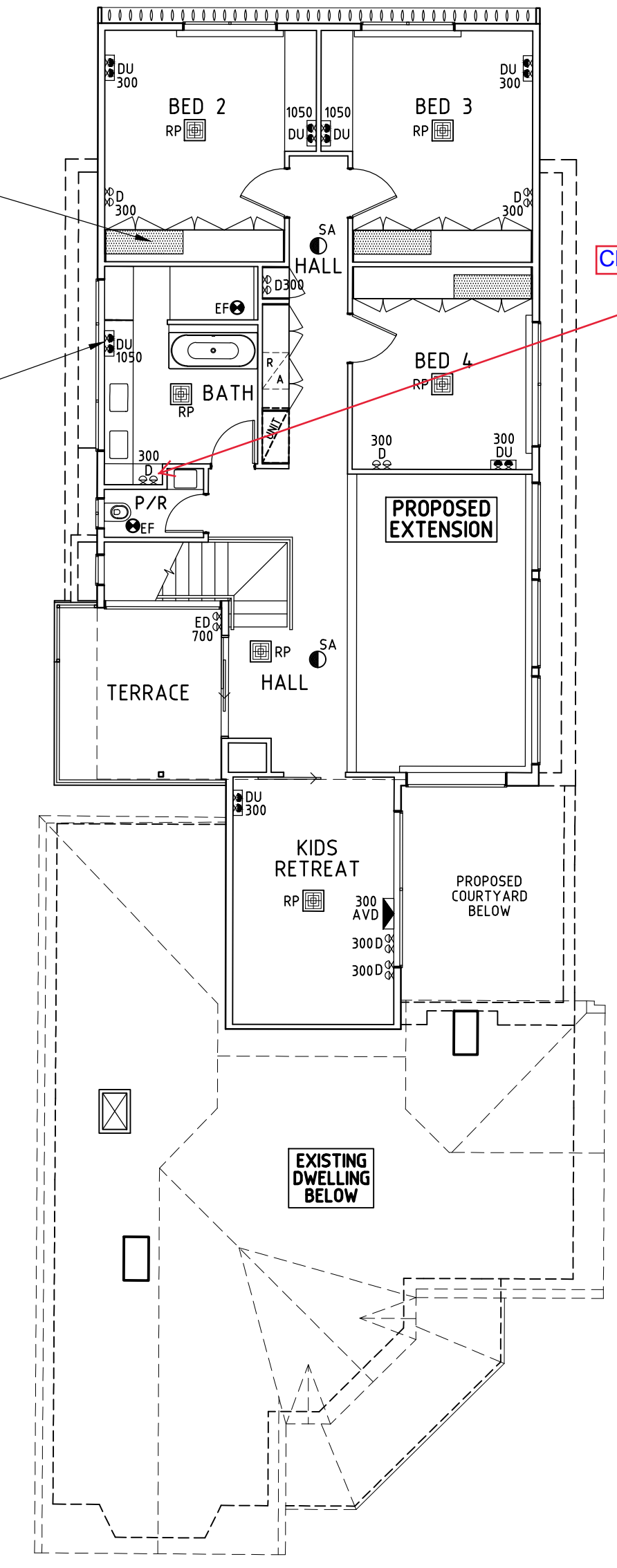


PROPOSED GROUND FLOOR ELECTRICAL & AV DATA PLAN  
SCALE 1:100

PROPOSED FITTINGS SCHEDULE		
WATTS/LEGEND	DESCRIPTION	HEIGHT ABOVE FLOOR
700ED	PROPOSED EXTERNAL WEATHERPROOF DOUBLE GPO	700mm ABOVE FFL
300D	PROPOSED DOUBLE GPO	300mm ABOVE FFL
D 1050	PROPOSED DOUBLE GPO	1050mm ABOVE FFL
300S	PROPOSED SINGLE GPO	300mm ABOVE FFL
AVD	PROPOSED AV/DATA ALL SWITCHES & POINTS	300mm ABOVE FFL
DU 1050	PROPOSED DOUBLE GPO WITH DOUBLE USB	1050mm ABOVE FFL
DU 300	PROPOSED DOUBLE GPO WITH DOUBLE USB	300mm ABOVE FFL
SU	PROPOSED SINGLE GPO WITH SINGLE USB	300mm ABOVE FFL
300W	PROPOSED AV/DATA ALL SWITCHES & POINTS	300mm ABOVE FFL
EF	PROPOSED EXHAUST FAN	CEILING MOUNTED
SA	PROPOSED SMOKE ALARM	CEILING MOUNTED
MD	PROPOSED WALL MOUNTED MOTION DETECTOR	VERIFY ON SITE WITH CONTRACTOR
SC	PROPOSED WALL MOUNTED SECURITY CAMERA	VERIFY ON SITE WITH CONTRACTOR
ECU	GROUND MOUNTED EXTERNAL CONDENSOR UNIT LOCATION	VERIFY ON SITE WITH CONTRACTOR
SA RH	PROPOSED RETURN AIR HANHOLE	CEILING MOUNTED

PROPOSED FITTINGS SCHEDULE Continued...		
WATTS/LEGEND	DESCRIPTION	HEIGHT ABOVE FLOOR
R/A	PROPOSED RETURN AIR	VERIFY ON SITE WITH CONTRACTOR
	PROPOSED HEATING/COOLING UNIT	VERIFY ON SITE WITH CONTRACTOR
RP	PROPOSED 400 x 400 OVERALL A/C CEILING MOUNTED REGISTER PANEL	CEILING MOUNTED VERIFY ON SITE WITH CONTRACTOR



PROPOSED FIRST FLOOR ELECTRICAL & AV DATA PLAN  
SCALE 1:100

BUILDER TO ENSURE MINIMAL JOINTS IN THE INSTALLATION OF COLORBOND CAPPINGS, FLASHINGS & BOX GUTTERS ETC. ALL JOINTING TO CONFORM TO SAA HB 39-2015 & AS/NZS 3500-2003.

PROPOSED 15mm STRUCTURAL PLYWOOD BACKING SANDED FACE (C), UNSANDED BACK (D) (GRADE CD) INSTALLED AS PER MANUFACTURERS REQUIREMENTS (TYP).

SELECTED PROPOSED 330 PAN WIDTH 'STANDING SEAM' PROFILE EXTERNAL WALL CLADDING IN COLORBOND METAL FINISH IN COLOUR AS APPROVED & INSTALLED & FLASHED AS PER MANUFACTURERS REQUIREMENTS (TYP). (Colorbond - Wallaby) REFER TO ENERGY RATING REQUIREMENTS ON ENERGY ASPECTS RATING REPORT NO. S4007 PREPARED BY ENERGY ASPECTS FOR FURTHER DETAILS (TYPICAL)

EXTERNAL WALLS TO BE WRAPPED WITH ONE LAYER OF BRADFORD ENVIROSEAL PROCTORWRAP RW LIGHT DUTY VAPOUR PERMEABLE WALL WRAP OR SIMILAR TO ALL EXTERNAL WALLS UNLESS SHOWN DASHED. REFER TO ENERGY RATING REQUIREMENTS ON ENERGY ASPECTS RATING REPORT NO. S4007 PREPARED BY ENERGY ASPECTS FOR FURTHER DETAILS (TYPICAL)

PROPOSED COLORBOND WINDOW HEAD FLASHING INSTALLED AS PER MANUFACTURERS REQUIREMENTS (TYP).

PROPOSED FLYSCREEN INSERT INSTALLED AS PER WINDOW MANUFACTURERS REQUIREMENTS (TYP).

PROPOSED LINE OF TOUGHENED GLASS DOUBLE GLAZED SLIDING WINDOWS INSTALLED & FLASHED AS PER GLAZING CONTRACTOR & MANUFACTURERS REQUIREMENTS (TYP). TO COMPLY WITH A.S. 1288-2006. REFER TO ENERGY RATING REQUIREMENTS TABLE ON THIS DRAWING AND RATING REPORT S4007 PREPARED BY ENERGY ASPECTS FOR FURTHER DETAILS (TYPICAL).

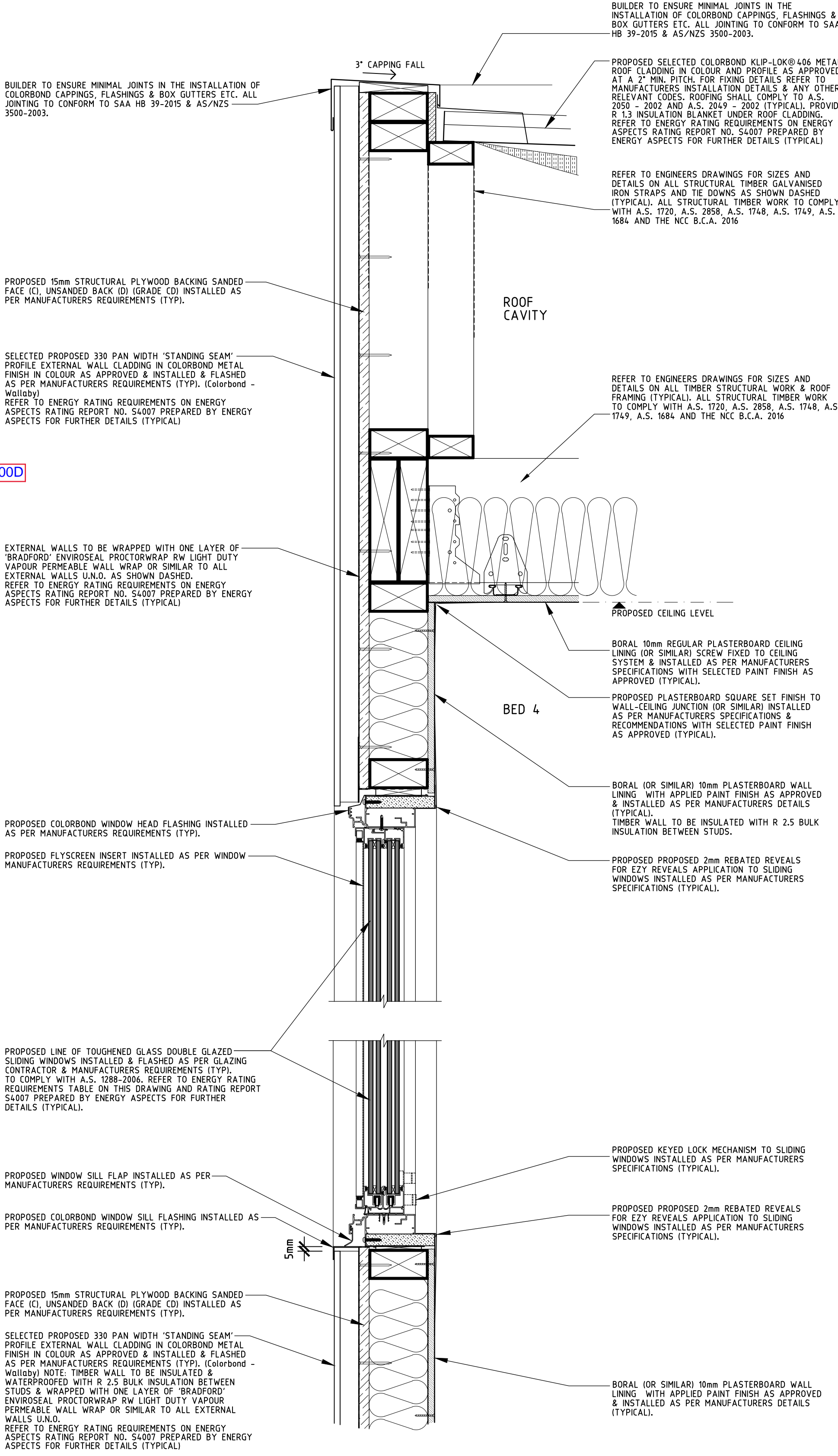
PROPOSED WINDOW SILL FLAP INSTALLED AS PER MANUFACTURERS REQUIREMENTS (TYP).

PROPOSED COLORBOND WINDOW SILL FLASHING INSTALLED AS PER MANUFACTURERS REQUIREMENTS (TYP).

PROPOSED 15mm STRUCTURAL PLYWOOD BACKING SANDED FACE (C), UNSANDED BACK (D) (GRADE CD) INSTALLED AS PER MANUFACTURERS REQUIREMENTS (TYP).

SELECTED PROPOSED 330 PAN WIDTH 'STANDING SEAM' PROFILE EXTERNAL WALL CLADDING IN COLORBOND METAL FINISH IN COLOUR AS APPROVED & INSTALLED & FLASHED AS PER MANUFACTURERS REQUIREMENTS (TYP). (Colorbond - Wallaby) NOTE: TIMBER WALL TO BE INSULATED & WATERPROOFED WITH R 2.5 BULK INSULATION BETWEEN STUDS & WRAPPED WITH ONE LAYER OF BRADFORD ENVIROSEAL PROCTORWRAP RW LIGHT DUTY VAPOUR PERMEABLE WALL WRAP OR SIMILAR TO ALL EXTERNAL WALLS UNLESS SHOWN DASHED. REFER TO ENERGY RATING REQUIREMENTS ON ENERGY ASPECTS RATING REPORT NO. S4007 PREPARED BY ENERGY ASPECTS FOR FURTHER DETAILS (TYPICAL)

TYPICAL WINDOW HEAD & SILL DETAIL  
BED 4 SLIDING WINDOW ON FIRST FLOOR  
SCALE 1:20



### GENERAL DRAINAGE NOTES

(GN22) ALL STORMWATER & DRAINAGE DETAILS TO COMPLY WITH THE LOCAL AUTHORITY STORMWATER & DRAINAGE POLICY AND A.S. 3500.1, A.S. 1254, A.S. 1260 OR A.S. 1273 AS APPROPRIATE.

(GN23) STORMWATER DRAINS SHOULD HAVE A MIN. OF 300mm EARTH COVER AND FOR GRAFFIABLE AREAS SUCH AS DRIVEWAYS, A MIN. COVER OF 150mm SHALL BE PROVIDED UNLESS SUCH DRAINS ARE PROTECTED BY CONCRETE OR OTHER APPROVED MEANS.

(GN24) THE EXTERNAL FINISHED SURFACE SURROUNDING THE RESIDENCE MUST BE DRAINED TO THE SURFACE WATER AWAY FROM THE BUILDING AND GRADED TO GIVE A SLOPE OF NOT LESS THAN 50mm OVER THE FIRST 1m FROM THE BUILDING.

(GN25) ATTENTION ALL SURFACE WATER RUN-OFF MUST BE CONTAINED WITHIN THE PROPERTY BOUNDARIES AND ADEQUATELY DISCHARGED INTO THE SWD SYSTEM OR, ALTERNATIVELY, VIA OTHER MEANS APPROVED BY THE RELEVANT BUILDING SURVEYOR.

(GN26) STORMWATER SHALL BE TAKEN TO LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF THE RELEVANT AUTHORITY.

(GN27) SEWER OR SEPTIC SYSTEM SHALL BE IN ACCORDANCE WITH THE RELEVANT AUTHORITIES REQUIREMENTS & A.S./NZS 3500.

(GN28) THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS UNENCLOSED SHOWER-FLOOR - WATERPROOF ENTIRE UNENCLOSED SHOWER AREA INCLUDING ANY HOB OR STEP DOWN WALL - WATERPROOF NOT LESS THAN 25mm ABOVE THE SHOWER FLOOR SUBSTRATE AND REMAINING TO BE WATER RESISTANT TO A HEIGHT OF NOT LESS THAN 150mm ABOVE FINISHED FLOOR LEVEL OF THE SHOWER.

**BATHS**  
FLOOR - WATERPROOF ENTIRE SHOWER AREA, INCORPORATING WATERSTOP UNDER THE BATH LIP AND PROJECT NOT LESS THAN 25mm ABOVE THE FINISHED FLOOR LEVEL OF THE BATH AND/OR WITHIN 250mm VERTICAL FROM THE BATH BASE  
WALL - WATERPROOF TO NOT LESS THAN 150mm ABOVE THE LIP OF THE BATH OR SHOWER  
**WALLS ADDING OTHER VESSELS: (i.e. sinks etc.)**  
WALL - WATERPROOF TO NOT LESS THAN 150mm ABOVE VESSEL, FOR THE EXTENT OF THE VESSEL, WHERE THE VESSEL IS WITHIN 25mm OF A WALL.  
WALL JOINTS & JOINTS WHERE THE VESSEL IS FIXED TO THE WALL, WATERPROOF WALL JOINTS WHERE A VESSEL IS FIXED TO A WALL.

**LAUNDRIES & WCS**  
FLOOR - WATER RESISTANT TO ENTIRE FLOOR.  
WALL - WATERPROOF ALL WALL/FLOOR JOINTS TO NOT LESS THAN 25mm ABOVE THE FINISHED FLOOR LEVEL, SEALED TO FLOOR.  
WALL - WATERPROOF ALL WALL/FLOOR JOINTS TO NOT LESS THAN 45mm.

**WARNING**  
BEWARE OF UNDERGROUND AND OVERHEAD SERVICES  
THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND SERVICES PRIOR TO CONSTRUCTION WORK.

**ENERGY RATING REQUIREMENTS**  
These drawings are to be read in conjunction with the energy rating assumptions contained within Energy Aspects Rating Report No. S4007. A summary of the general rating assumptions are as follows:  
ADDED INSULATION: ROOF/CEILING  
Existing roof area R 4.0 bulk insulation  
Extension dwelling area R 4.0 bulk insulation & R 13 blanket  
Extension terrace area R 4.0 bulk insulation & Reflective fol.  
EXTERNAL WALLS  
1. Existing weatherboard clad walls No added insulation.  
2. Extension brick veneer & weatherboard clad walls R 2.5 added insulation.  
3. External service room walls R 2.5 added insulation  
4. Internal walls adjacent to roof space R 2.5 added insulation  
FLOOR AREA  
Existing timber framed ground floor area No added insulation.  
Refurbished existing timber framed ground floor area R 2.5 added insulation  
Extension slab on ground R 10 added insulation (slab heating insulation)  
First floor area exposed to outside environment R 4.0 added insulation  
DRAUGHT PROOFING  
1. External hinged doors to have weather seals.  
2. Exhaust fans are of a self-closing type and sealed when not in use.  
3. Opening window sashes to have weather seals. (New windows only)  
4. Existing pen fires sealed and not in use  
5. Skylights assumed non-vented, clear double glazed.  
6. All gaps between window & door frames, pipe penetrations & building external fabric are to be sealed with caulking sealant or similar. (Extension section only)  
FLOOR COVERINGS  
As shown on floor plan.  
Window and Glazed Door Type  
Remaining existing windows:  
1. Timber framed windows & doors with clear single glazing to all windows.  
Window Specification  
Type -awning & casement Total Uw value 5.40, SHGC 0.56 NRC: (firststars default window)  
Type - double hung & fixed Total Uw value 5.40, SHGC 0.63 NRC: (firststars default window)  
2. Timber framed window with double glazing to library east facing window.  
Window Specification  
Type - Sliding & fixed Total Uw value 3.00, SHGC 0.56 NRC: (firststars default window)  
Type - Fixed Total Uw value 2.0, SHGC 0.51 NRC: (firststars default window)  
3. Aluminum framed window with glass bricks to bedroom 1 ensuite & link west window.  
Window Specification  
Type - Fixed Total Uw value 5.91, SHGC 0.36 NRC: (firststars default window)  
Type - Hinged door Total Uw value 4.2, SHGC 0.52 NRC: (firststars default window)  
Type - Sliding door Total Uw value 3.1, SHGC 0.44 NRC: (firststars default window)  
4. Aluminum framed windows & doors with double glazing to all other windows & glazed doors.  
Window Specification  
Type: Double hung & sliding Total Uw value 3.3, SHGC 0.44 NRC: WERS Code AWM-004-16  
Type: Awning Total Uw value 2.7, SHGC 0.38 NRC: WERS Code AWM-030-04  
Type: Fixed Total Uw value 2.0, SHGC 0.51 NRC: WERS Code AWM-050-05  
Type: Hinged door Total Uw value 4.2, SHGC 0.52 NRC: WERS Code AWM-021-01  
Type: Sliding door Total Uw value 3.1, SHGC 0.44 NRC: WERS Code AWM-025-056

### WINDOW/DOOR LEGEND

FRONT ENTRY DOOR & WINDOWS IN EXISTING DWELLING ARE ALL TIMBER FRAMED EXISTING. ALL OTHER REMAINING/PROPOSED WINDOWS/DOORS TO BE IMPROVED ALUMINIUM FRAMED.

**II** DENOTES DOUBLE GLAZING TO ENTIRE WINDOW.  
**WR** WINDOW RESTRICTOR - SELECTED FIRST FLOOR OPENABLE WINDOWS, WHERE THE FLOOR BELOW THE WINDOWS IS MORE THAN 2.0 METRES ABOVE THE EXTERNAL SURFACE BENEATH, TO BE FITTED WITH EITHER A DEVICE TO RESTRICT THE WINDOW OPENING, OR A SUITABLE SCREEN, SO A 125mm DIAMETER SPHERE CANNOT PASS THROUGH.

**OAS** OPERABLE AWNING SASH - MECHANICALLY OPERATED  
**OS** OPENING SASH  
**FG** FIXED GLASS

REMAINING WINDOWS AND GLASS DOORS TO BE SINGLE AND/OR DOUBLE GLAZED AS NOTED.  
REFER TO ENERGY RATING REQUIREMENTS TABLE ON THIS DRAWING AND RATING REPORT S4007 PREPARED BY ENERGY ASPECTS FOR FURTHER DETAILS (TYPICAL).

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### GENERAL NOTES

(GN1) DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.

(GN2) THE OWNER / BUILDER, SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING ANY WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE NATIONAL CONSTRUCTION CODE SERIES BUILDING CODE OF AUSTRALIA, A.S. CODES CURRENT EDITIONS BUILDING REGULATIONS, LOCAL BY LAWS, AND TOWN PLANNING REQUIREMENTS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.

(GN3) SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES:  
1. ALL ROOMS - WITHIN 500mm VERTICAL OF THE FLOOR  
2. BATHROOMS - WITHIN 200mm VERTICAL FROM THE BATH BASE  
3. LAUNDRY - WITHIN 100mm VERTICAL FROM THE FLOOR AND/OR WITHIN 300mm HORIZONTAL FROM DOORS  
4. DORMERS - WITHIN 300mm HORIZONTAL FROM ALL DOORS  
SHOWER SCREENS SHALL BE GRADE A SAFETY GLASS.

(GN4) WINDOW SIZES ARE NOMINAL ONLY. ACTUAL SIZE WILL VARY ACCORDING TO MANUFACTURE WINDOWS TO BE FLASHED ALL AROUND.

(GN5) FOOTINGS NOT TO ENDOGRAVE TILE BOUNDARIES AND EASEMENT LINES.

(GN6) ALL WET AREAS TO COMPLY WITH N.C.C.S. B.C.A. PART 3.8.1 TABLE 3.8.1.1 VOLUME 2 & CURRENT A.S. 3740-2010.

(GN7) WATERPROOF ENTIRE UNENCLOSED SHOWER AREA INCLUDING ANY HOB OR STEP DOWN WALL - WATERPROOF NOT LESS THAN 25mm ABOVE THE SHOWER FLOOR SUBSTRATE AND REMAINING TO BE WATER RESISTANT TO A HEIGHT OF NOT LESS THAN 150mm ABOVE FINISHED FLOOR LEVEL OF THE SHOWER.

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**INTERTEXT DESIGN GROUP**  
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**JOB TITLE:**  
**PROPOSED EXTENSION & RENOVATION TO EXISTING DWELLING @ No. 141 CHARLES ST, NORTHCOTE VIC 3070.**  
For: Mr. Paul & Mrs. Anthea YERONDAIS

**DRAWING TITLE:**  
**PROPOSED ELECTRICAL & AV DATA PLANS & TYPICAL WINDOW HEAD/SILL DETAILS**

DRAWN.	MV	CHECKED.	
DATE.	25/7/2019	SCALE.	1:100 & 1:20
JOB No.	2018950	REVISION No.	
DRAWING No.		A1/1	
CAD FILE.		F:\JOBSCURR\2018950-A1\1.dwg	