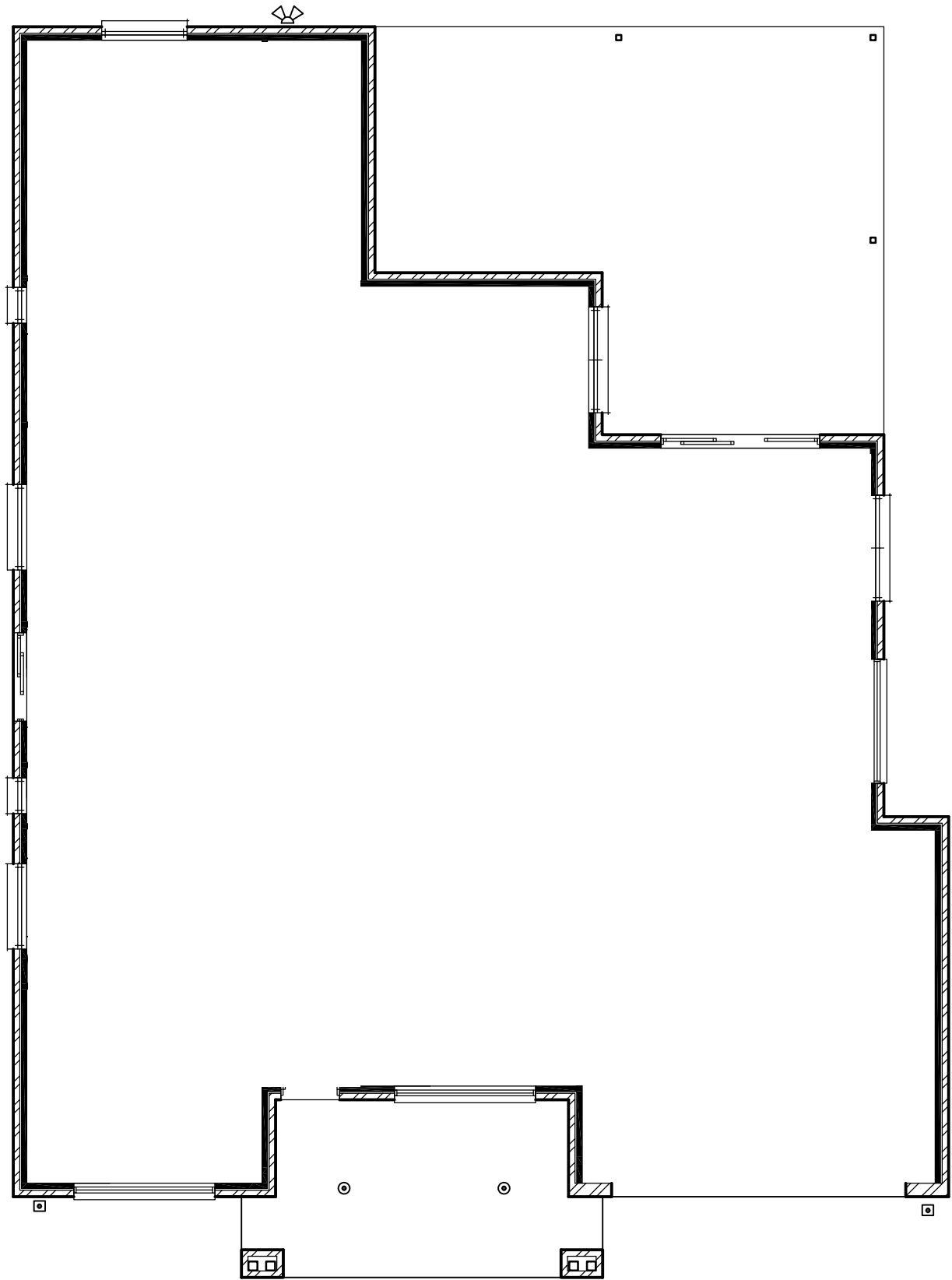


TYPICAL SECTION A - A 1:50



ELECTRICAL PLAN 1:100

ELECTRICAL LEGEND

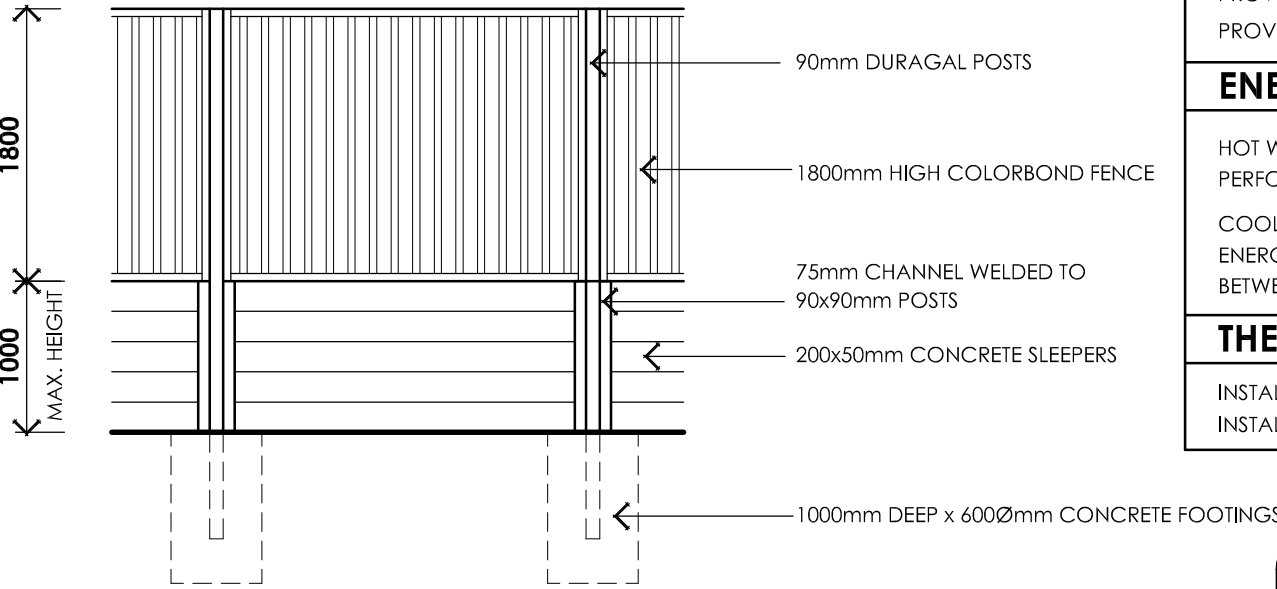
INTERNAL LIGHTING	QTY
• P PENDANT LIGHT	0
⊗ IXL 2 IN 1 TASTIC	2
⊕ EXHAUST FAN	2
⊙ 10 WATT L.E.D. DOWNLIGHT	23
• STANDARD BATTEN	4
⊗ CEILING FAN WITH 18W GLOBE	0
⊗ CEILING FAN	0

GARAGE LIGHTING	QTY
2x36w FLURO	1

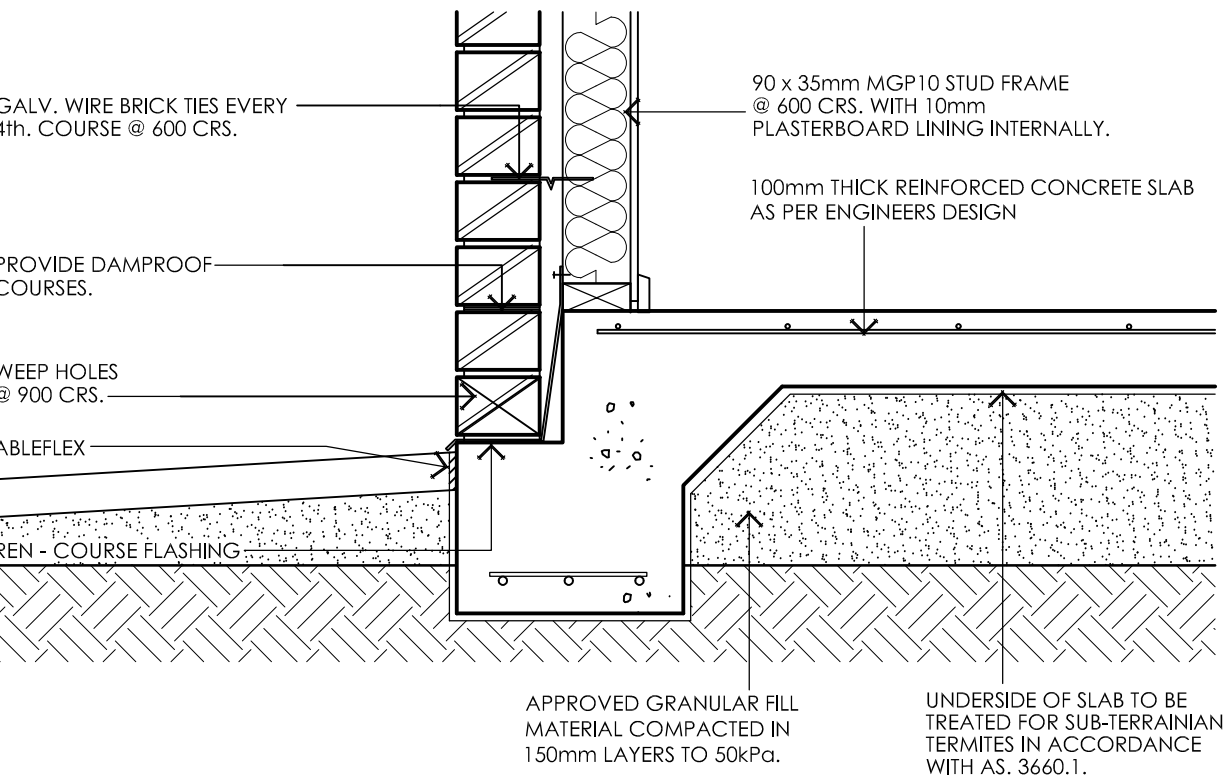
EXTERNAL LIGHTING	QTY
⊙ 10 WATT L.E.D. DOWNLIGHT	5
• STANDARD BATTEN	0
⊗ CEILING FAN	1
⊗ PARAFLOOD LIGHT	1
⊗ EXTERNAL BUNKER LIGHTS	2



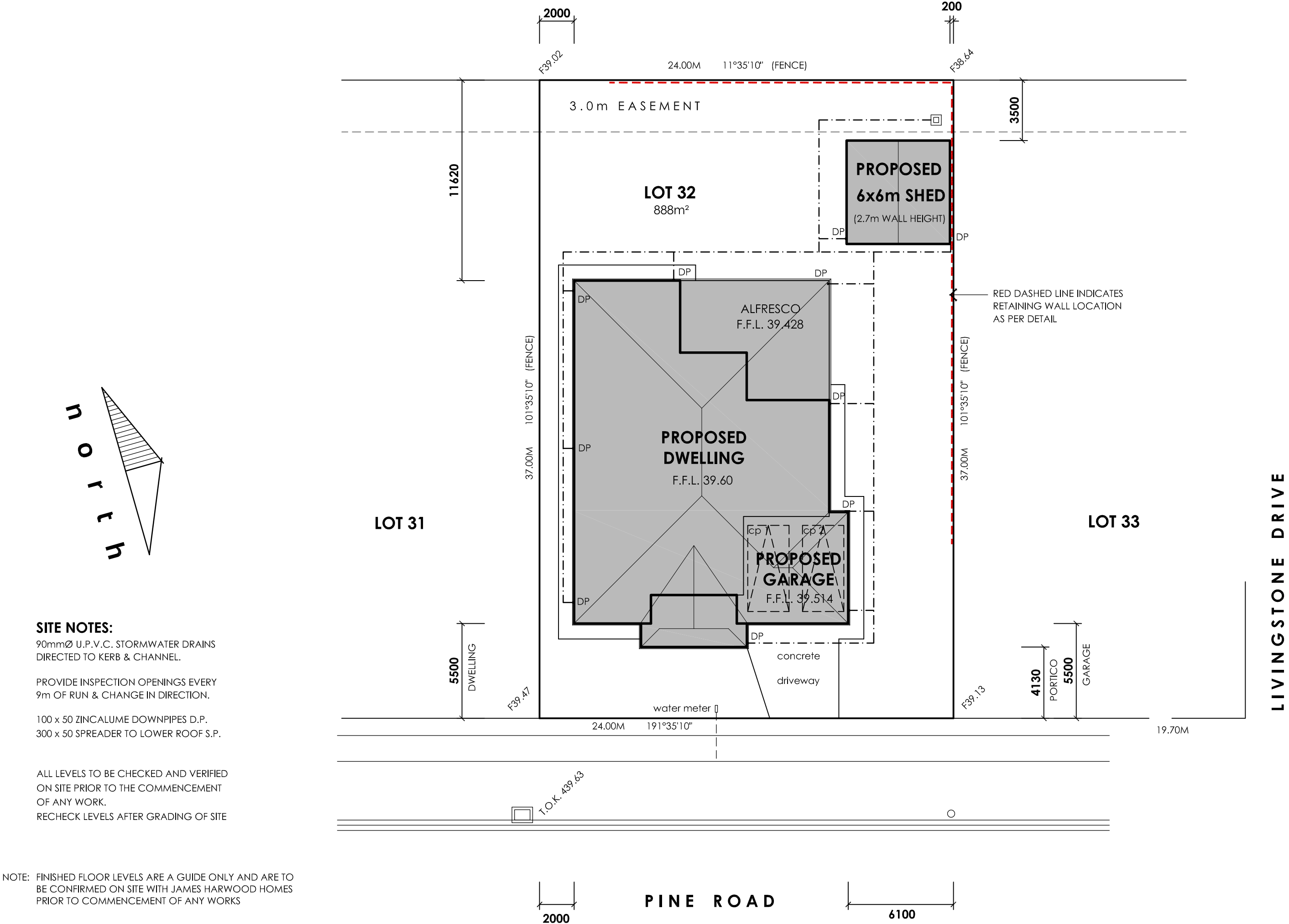
BASIX REQUIREMENTS: CERT. No. 17864605
WATER COMMITMENTS
PROVIDE SHOWERHEADS WITH A MINIMUM RATING OF 4 STAR. PROVIDE TOILET FLUSHING SYSTEMS WITH A MINIMUM RATING OF 4 STAR. PROVIDE TAPS TO KITCHEN WITH A MINIMUM RATING OF 4 STAR. PROVIDE TAPS TO ALL BASINS IN BATHROOMS WITH A MINIMUM RATING OF 4 STAR.
ENERGY COMMITMENTS
HOT WATER: PROVIDE HEAT PUMP HOT WATER SERVICE WITH A PERFORMANCE OF 21 to 25 STC's OR BETTER. COOLING/ HEATING SYSTEM: PROVIDE THREE PHASE REVERSE CYCLE SYSTEM ENERGY RATING OF EER 3.0 - 3.5. ALSO MUST PROVIDE DAY/NIGHT ZONING BETWEEN LIVING AREAS AND BEDROOMS
THERMAL COMFORT COMMITMENTS
INSTALL R6.0 BATTS TO CEILING (INCLUDING GARAGE) INSTALL R2.5 BATTS TO EXTERNAL WALLS & GARAGE INTERNAL WALLS



RETAINING WALL DETAIL 1:50



EXTERNAL BEAM DETAIL 1:10



SITE NOTES:
90mmØ U.P.V.C. STORMWATER DRAINS DIRECTED TO KERB & CHANNEL.
PROVIDE INSPECTION OPENINGS EVERY 9m OF RUN & CHANGE IN DIRECTION.
100 x 50 ZINCALUME DOWNPIPES D.P.
300 x 50 SPREADER TO LOWER ROOF S.P.

ALL LEVELS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK.
RECHECK LEVELS AFTER GRADING OF SITE

NOTE: FINISHED FLOOR LEVELS ARE A GUIDE ONLY AND ARE TO BE CONFIRMED ON SITE WITH JAMES HARWOOD HOMES PRIOR TO COMMENCEMENT OF ANY WORKS

SITE PLAN 1:200

PROJECT: PROPOSED DWELLING
CLIENT: JAMES HARWOOD HOMES
ADDRESS: LOT 32 PINE ROAD, GOL GOL

SCALE: AS SHOWN
DESIGN: MCB
DRAWN: MCB

ISSUE:
DATE: MARCH 2025
SHEET NO: 2 OF 2

DRG NO: CD25 - 003



concept design
M: 0408 125 516
A: 8 ysonde avenue, irymple
MARK BAKER DP AD23012
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REGISTERED
Building Practitioner