

# CLIFTON

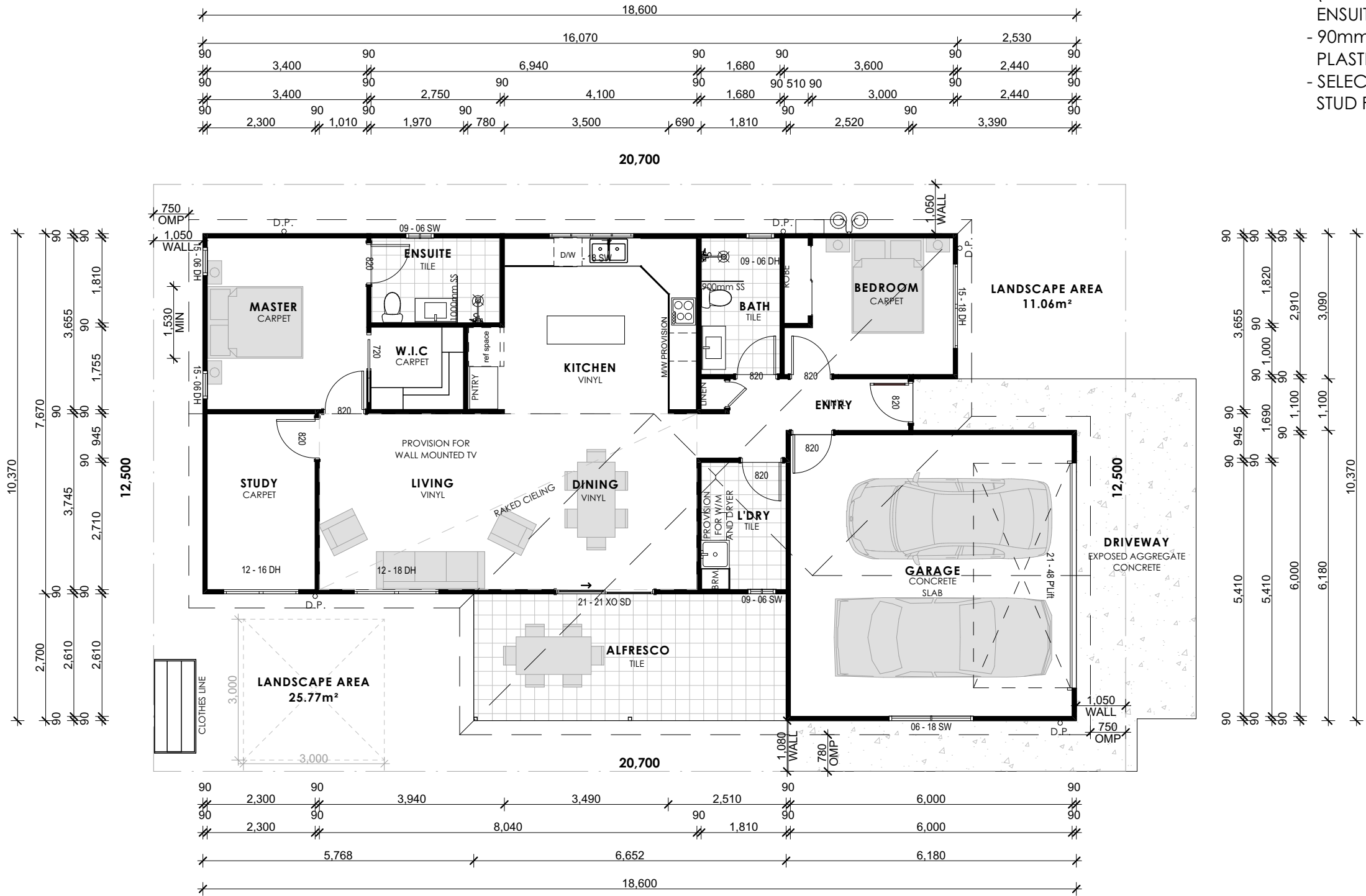
## YAMBA

C A L I F O R N I A   D R E A M I N '  
C A R R S   D R I V E   Y A M B A ,   N S W

DRAWING SCHEDULE	
Sheet No.	Sheet Name
	COVER PAGE
1	PROPOSED GROUND FLOOR
2	PROPOSED ELEVATIONS
3	GROUND FLOOR ELECTRICAL
4	ROOF PLAN
5	LANDSCAPE PLAN
6	LANDSCAPE UPGRADE PLAN
7	GENERAL NOTES

NOTE

- OVERHEAD MEDICINE CABINET  
(900mm W x 620mm H x 160mm D)
- ENSUITE & BATHROOM
- 90mm INTERNAL TIMBER STUD FRAME  
PLASTERBOARD LINING
- SELECT CLADDING EXTERIOR 90mm  
STUD FRAME

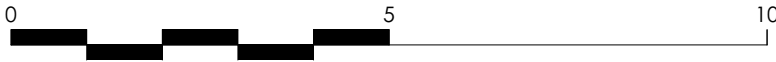


SITE	
AREA	258.7m²
SITE COVER	64%
OPEN SPACE	36.83m²

AREA	
ID	AREA
LIVING	110.1
GARAGE	37.4
ALFRESCO	18.0
165.5 m²	

PROPOSED GROUND FLOOR

Scale: 1:100



PLANS FOR CONSTRUCTION

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**REAL PROPERTY DESCRIPTION**

LOT No: #Lot No. AREA: 258.7m²

RP No: #RP

PARISH: #Parish

COUNTY: #County

AUTHORITY: #Local Council

**REVISION HISTORY**

ISSUE	DATE	DESCRIPTION
A	22/11/21	STANDARD DRAWINGS
B	07/02/22	AMENDMENTS
C	19/04/22	AMENDMENTS
D	26/04/22	AMENDMENTS

**CYBER**  
DRAFTING & DESIGN

MICHAEL WATSON  
e. michael@cyberdrafting.com.au  
p. 07 5559 0990



SIGNATURE:

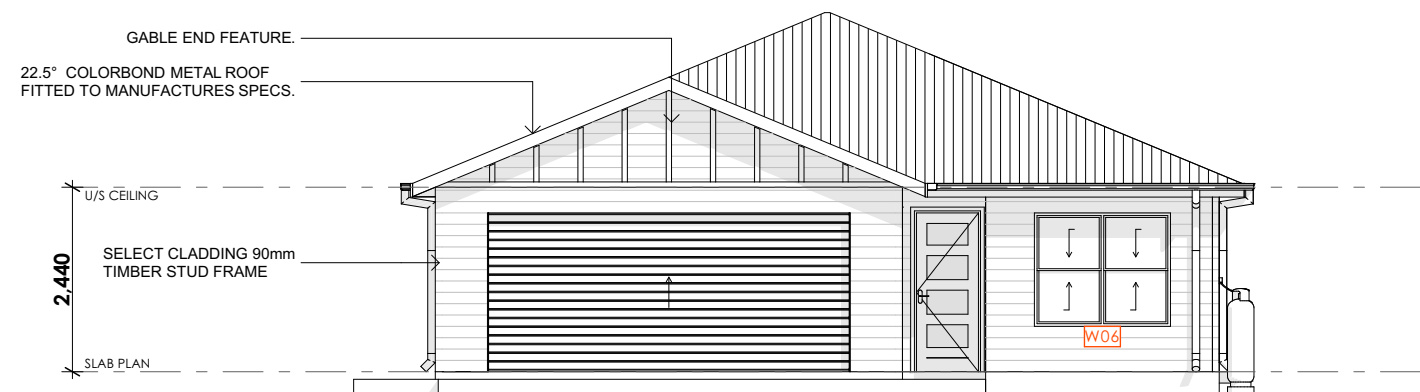
DRAWING TITLE  
**PROPOSED GROUND FLOOR**

CLIENT  
CLIFTON YAMBA - CALIFORNIA DREAMIN'  
CARRS DRIVE, YAMBA, NSW

SCALE  
AS SHOWN @ A3

210184  
JOB No.

D  
REVISION



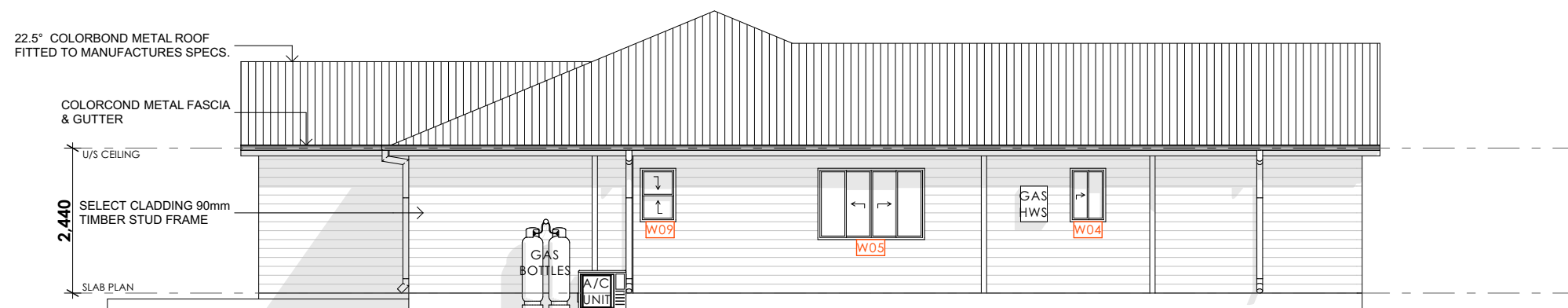
**FRONT ELEVATION**  
Scale: 1:100



**REAR ELEVATION**  
Scale: 1:100



**RIGHT ELEVATION**  
Scale: 1:100



**LEFT ELEVATION**  
Scale: 1:100

WINDOW LIST				
ID	H	W	QTY	WINDOW TYPE
W01	900	600	1	2-Sash Sliding Window 24
W02	1,200	1,800	1	Double-Hung Double Window 24
W03	1,500	600	2	Double-Hung Window 24
W04	900	600	1	2-Sash Sliding Window 24
W05	1,200	1,800	1	4-Sash Sliding Window 24
W06	1,500	1,800	1	Double-Hung Double Window 24
W07	1,200	1,600	1	Double-Hung Double Window 24
W08	600	1,800	1	2-Sash Sliding Window 24
W09	900	600	1	Double-Hung Window 24

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DRAWING TITLE  
**PROPOSED ELEVATIONS**

CLIENT  
CLIFTON YAMBA - CALIFORNIA DREAMIN'  
CARRS DRIVE, YAMBA, NSW

SCALE  
AS SHOWN @ A3

210184  
JOB No.



D  
REVISION

SHEET

2

ELECTRICAL LEGEND

SINGLE G.P.O. 300mm AFL

SGPO

SINGLE G.P.O. 1050mm AFL

SGPO

DOUBLE G.P.O. 300mm AFL

DGPO

DOUBLE G.P.O. 1050mm AFL

DGPO

EXTERNAL DOUBLE GPO'S - 300 A.F.L

EXT. DGPO

2 GLOBE FAN, HEAT, LIGHT

CEILING LIGHT(BATTEN HOLD)

PENDANT LIGHT

RECESSED DOWNLIGHTS

WALL MOUNTED LIGHT

PENCIL SPOTS

FLOURESCENT LIGHT

TWIN SPOT or FLOODLIGHT

EXHAUST FAN

CEILING FAN

ALFRESCO FAN FITTING ONLY

T.V. POINT 300mm AFL U.N.O.

SMOKE DETECTOR

PHONE POINT 300mm AFL U.N.O.

DATA POINT 300mm AFL U.N.O.

METER BOX

HOT WATER SYSTEM

SWITCH

DIMMER SWITCH

ELECTRICAL LAYOUT TO BE  
CONFIRMED ON SITE BY CLIENT WITH  
ELECTRICIAN

SMOKE ALARMS TO BE INSTALLED IN THE  
DWELLINGS TO COMPLY WITH NCC 3.7.5  
(HARDWIRED, INTER-CONNECTED  
AND ON ALL LEVELS) , AND INSIDE OF ALL  
BEDROOMS TO COMPLY WITH THE BUILDING  
REGULATIONS 2006 SCHEDULE 3A

GROUND FLOOR ELECTRICAL

Scale: 1:100

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RP No: #RP  
PARISH: #Parish  
COUNTY: #County  
AUTHORITY: #Local Council

REVISION HISTORY			DESCRIPTION
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D	26/04/22		AMENDMENTS
			AMENDMENTS

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SIGNATURE:

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**GROUND FLOOR ELECTRICAL**  
CLIENT  
CLIFTON YAMBA - CALIFORNIA DREAMIN'  
CARRS DRIVE, YAMBA, NSW

SCALE  
AS SHOWN @ A3  
210184  
JOB No.  
D  
REVISION

SHEET

3

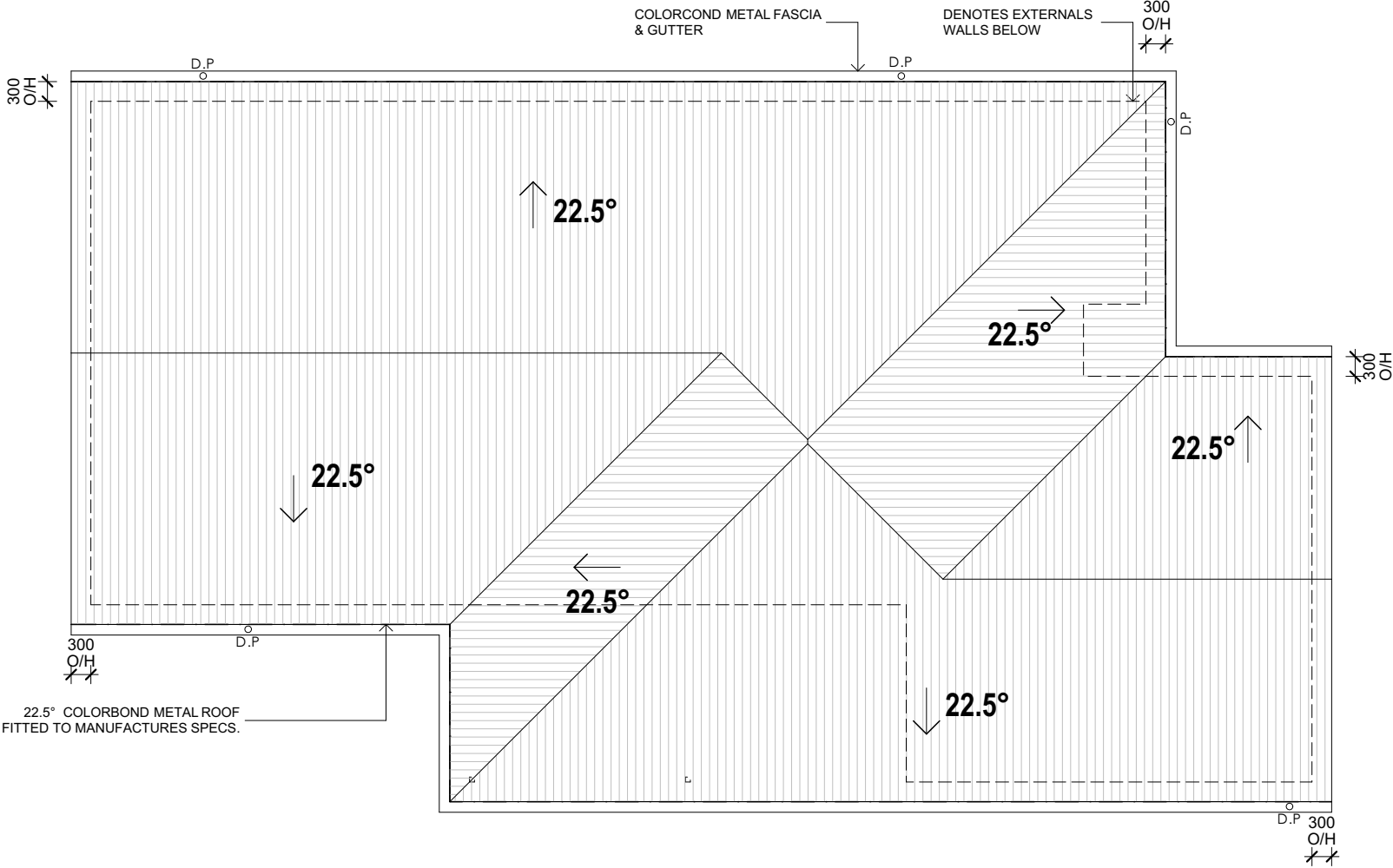


NOTE

\* ROOF DESIGN AND INSTALLATION MUST COMPLY WITH AS 1562.1

\* DP'S MUST NOT SERVE MORE THAN 12m OF GUTTER LENGTH FOR EACH DOWNPIPE.

\* DP'S MUST BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS & IF THE DP IS MORE THAN 1.2m FROM A VALLEY, PROVISIONS FOR OVERFLOW MUST BE MADE TO THE GUTTER.



PROPOSED ROOF PLAN

Scale: 1:100

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DRAWING TITLE  
**ROOF PLAN**

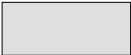
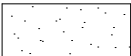



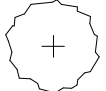
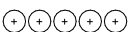



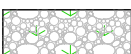


CLIENT  
CLIFTON YAMBA - CALIFORNIA DREAMIN'  
CARRS DRIVE, YAMBA, NSW

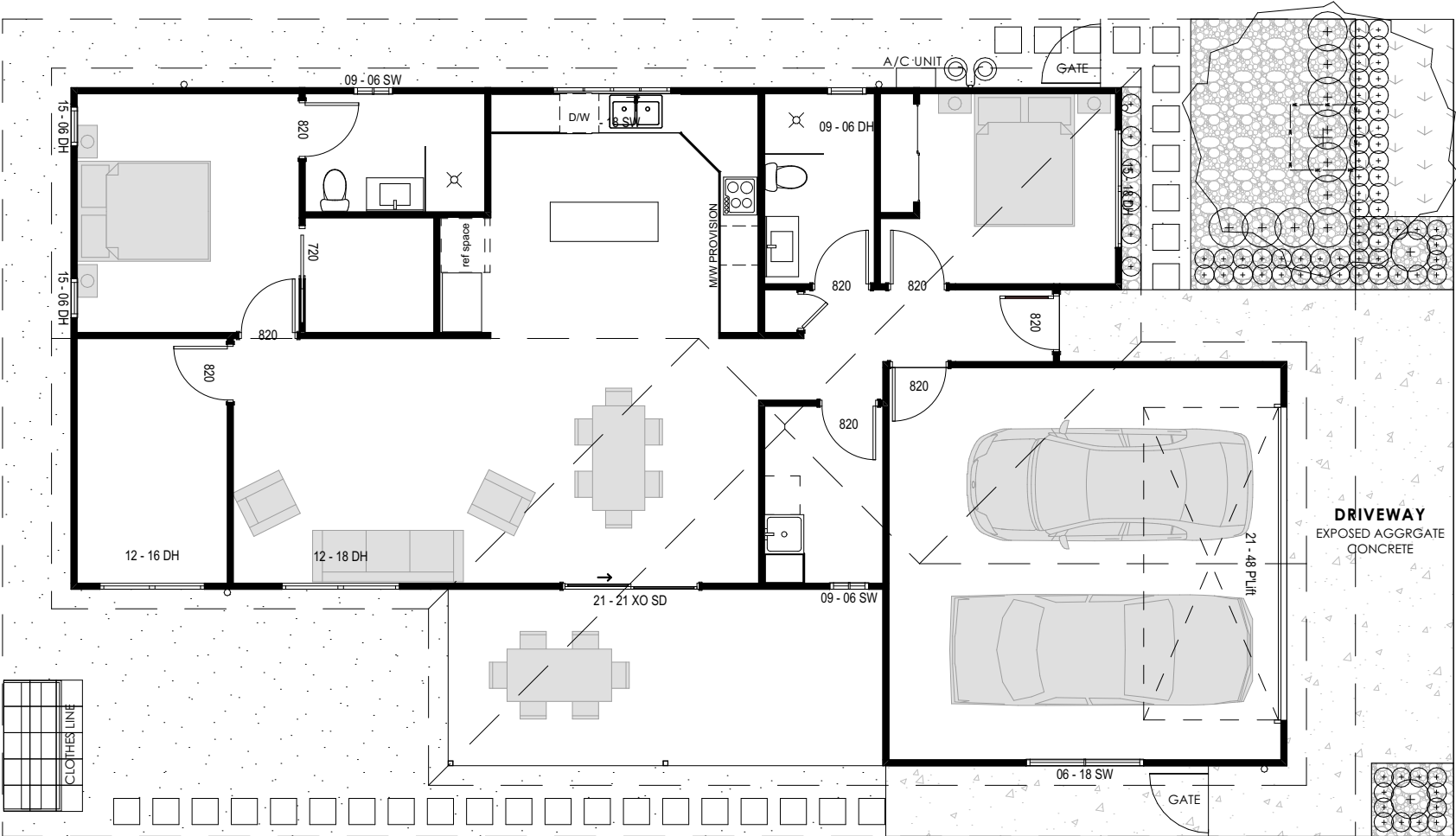
SCALE  
AS SHOWN @ A3

210184  
JOB No.

D  
REVISION

LEGEND

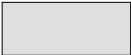
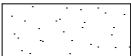



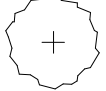
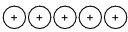



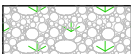


SYMBOL	DESCRIPTION
	ARTIFICIAL GRASS
	PEBBLES
	CONCRETE SLAB
	400 x 400 CONCRETE PAVERS
	HEDGES
	TREE (INDICATIVE POSTION ONLY)
	SMALL SHRUB
	SHRUB
	GATE
	NATURAL GRASS
	GROUND COVER
	MULCH
	TIMBER EDGING

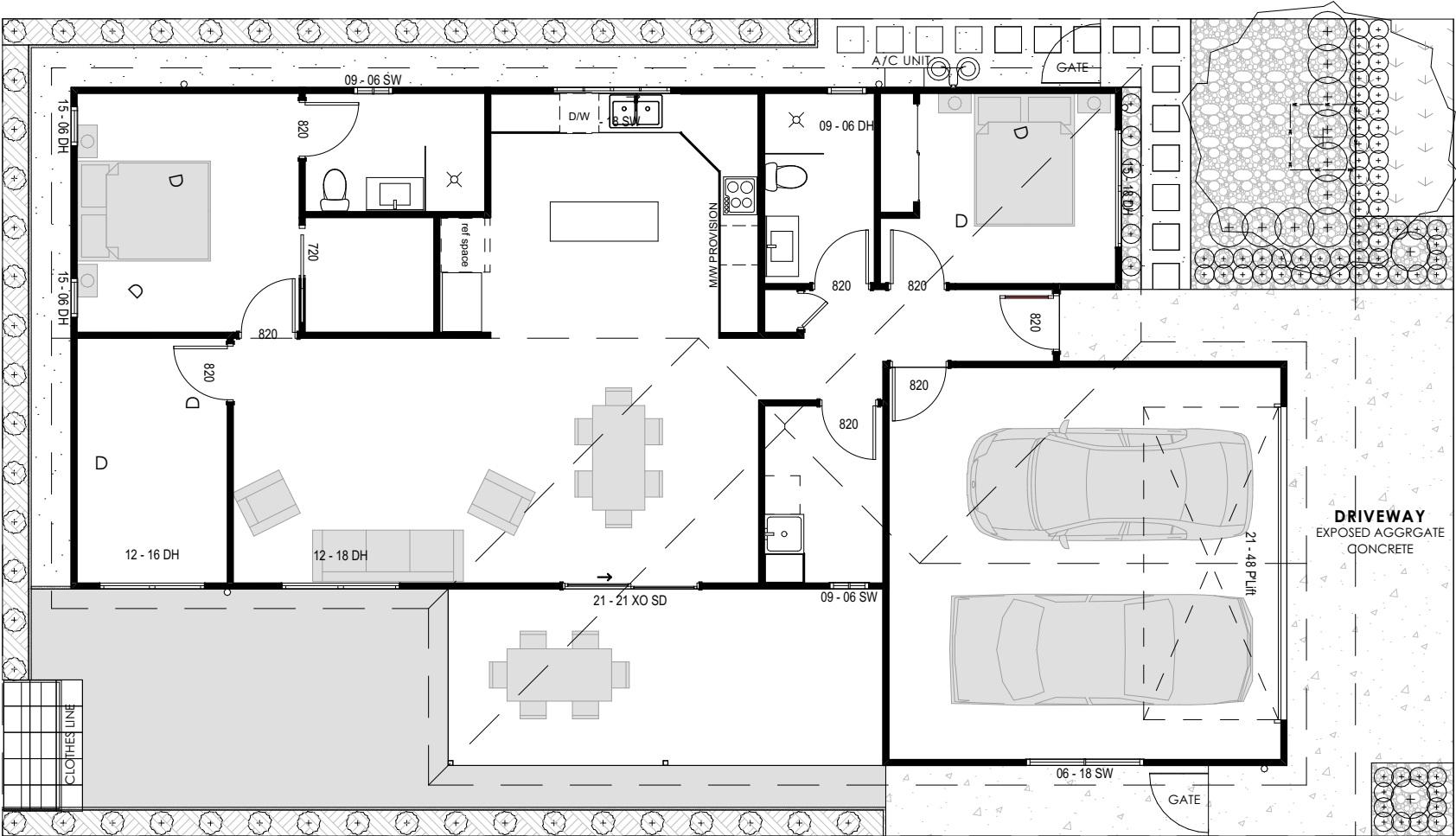


LANDSCAPING PLAN  
Scale: 1:100

PLANS FOR CONSTRUCTION

LEGEND

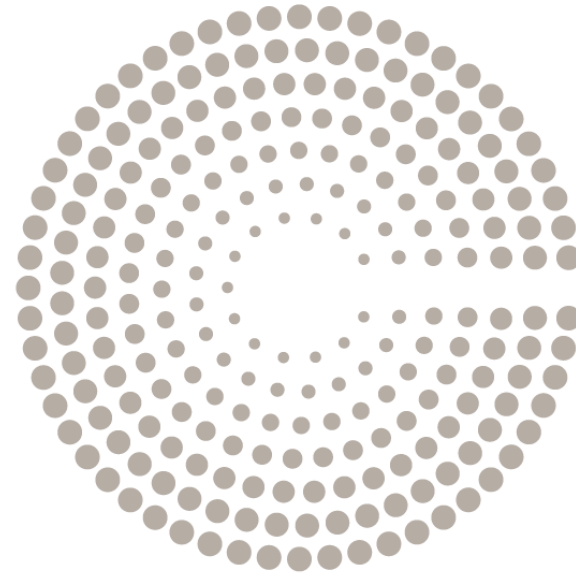
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	ARTIFICIAL GRASS
	PEBBLES
	CONCRETE SLAB
	400 x 400 CONCRETE PAVERS
	HEDGES
	TREE (INDICATIVE POSTION ONLY)
	SMALL SHRUB
	SHRUB
	GATE
	NATURAL GRASS
	GROUND COVER
	MULCH
	TIMBER EDGING



LANDSCAPE UPGRADE PLAN  
Scale: 1:100

PLANS FOR CONSTRUCTION





# CLIFTON

## YAMBA

GOOD VIBRATIONS  
CARRS DRIVE YAMBA, NSW

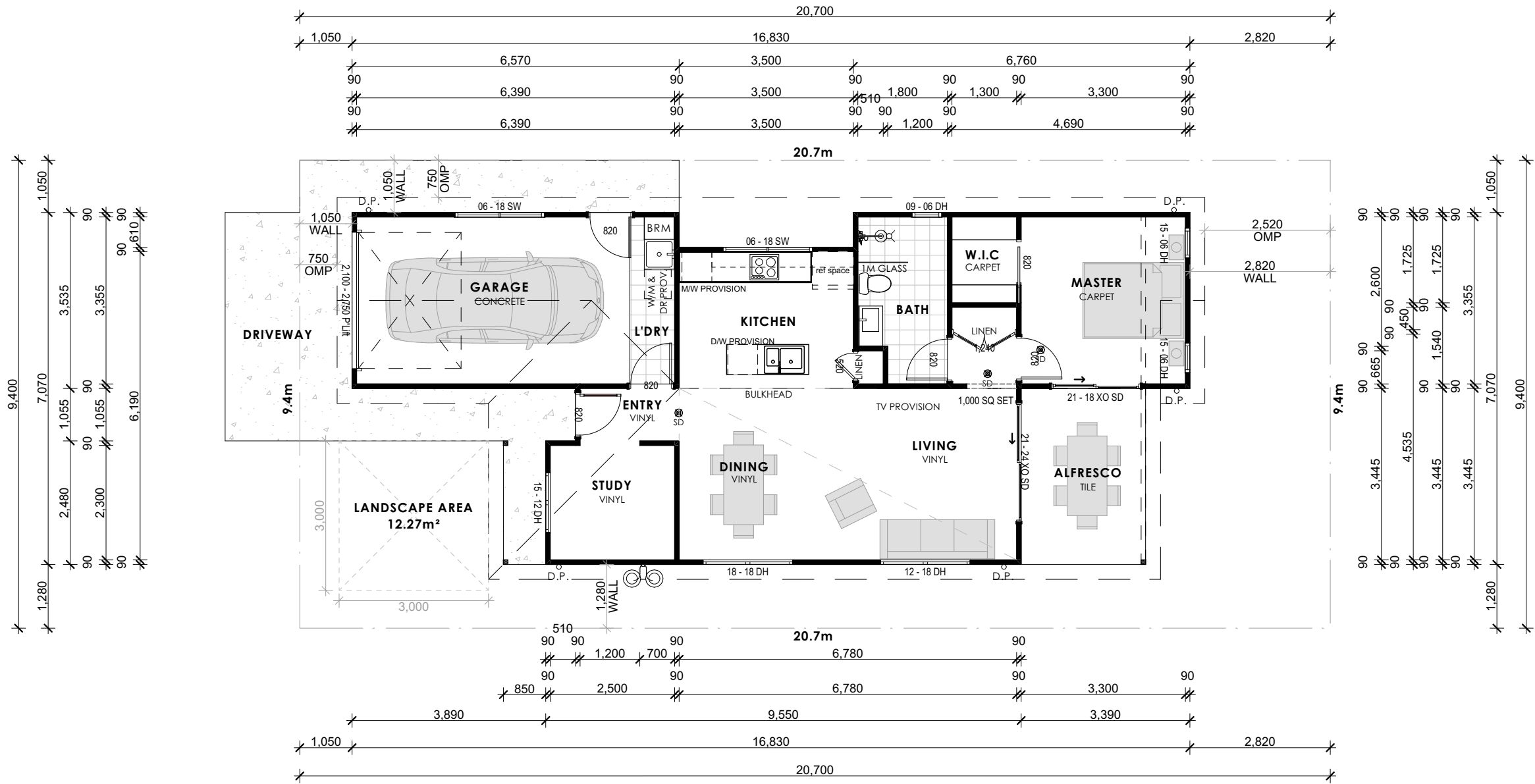
### DRAWING SCHEDULE

Sheet No.	Sheet Name
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	COVER PAGE
1	PROPOSED GROUND FLOOR
2	PROPOSED ELEVATIONS
3	GROUND FLOOR ELECTRICAL
4	ROOF PLAN
5	LANDSCAPE PLAN
6	LANDSCAPE UPGRADE PLAN
7	GENERAL NOTES

NOTE

- OVERHEAD MEDICINE CABINET  
(900mm W x 620mm H x 160mm D)
- ENSUITE & BATHROOM
- 90mm INTERNAL TIMBER STUD FRAME  
PLASTERBOARD LINING
- SELECT CLADDING EXTERIOR 90mm  
STUD FRAME



PROPOSED GROUND FLOOR  
Scale: 1:100

SITE	
AREA	194.58m <sup>2</sup>
SITE COVER	50.8%
OPEN SPACE	34.5m <sup>2</sup>

AREA	
ID	AREA
LIVING	67.4
GARAGE	22.7
ALFRESCO	8.8
98.9 m <sup>2</sup>	



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REAL PROPERTY DESCRIPTION

LOT No: #Lot No. AREA: 177.94m<sup>2</sup>  
RP No: #RP  
PARISH: #Parish  
COUNTY: #County  
AUTHORITY: #Local Council

REVISION HISTORY

ISSUE	DATE	DESCRIPTION
A	28/02/22	STANDARD DRAWINGS
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DRAFTING & DESIGN

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p. 07 5559 0990



**CLIFTON**  
YAMBA

SIGNATURE:

DRAWING TITLE  
**PROPOSED GROUND FLOOR**

CLIENT  
CLIFTON YAMBA - GOOD VIBRATIONS  
CARRS DRIVE, YAMBA, NSW

SCALE  
AS SHOWN @ A3

220479  
JOB No.

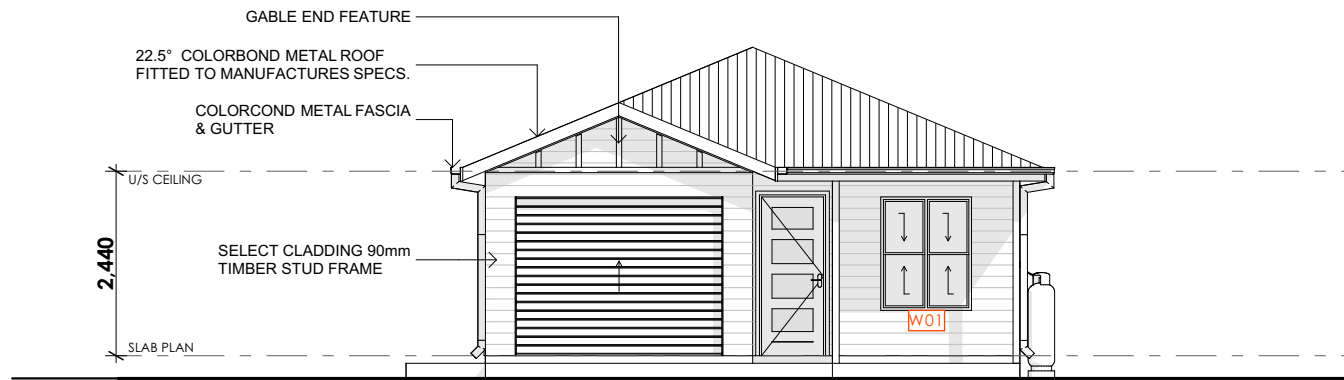


C  
REVISION

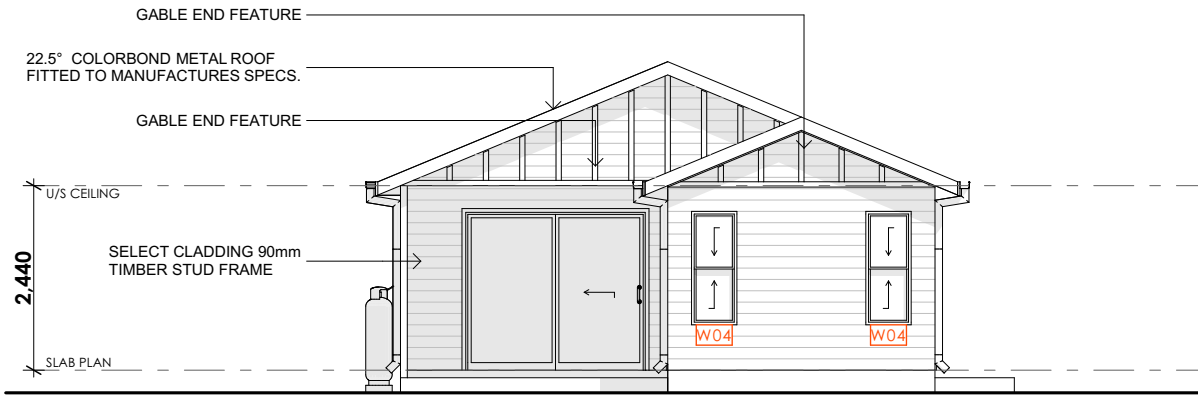
SHEET

1

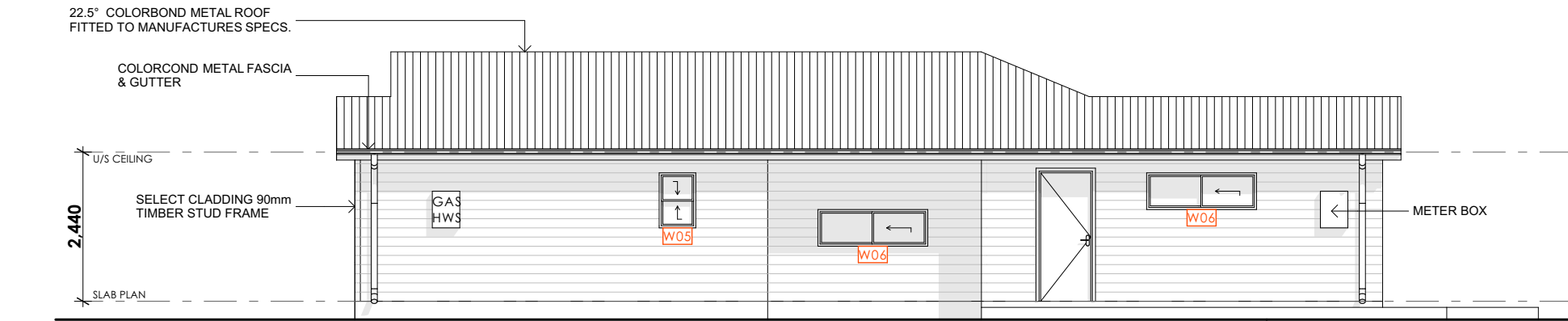




**FRONT ELEVATION**  
Scale: 1:100



**REAR ELEVATION**  
Scale: 1:100



**LEFT ELEVATION**  
Scale: 1:100



**RIGHT ELEVATION**  
Scale: 1:100

WINDOW LIST				
ID	H	W	QTY	WINDOW TYPE
W01	1,500	1,200	1	Double-Hung Double Window 24
W02	1,200	1,800	1	Double-Hung Double Window 24
W03	1,800	1,800	1	Double-Hung Double Window 24
W04	1,500	600	2	Double-Hung Window 24
W05	900	600	1	Double-Hung Window 24
W06	600	1,800	2	2-Sash Sliding Window 24

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**CLIFTON**  
YAMBA

**SIGNATURE:**

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**PROPOSED ELEVATIONS**

CLIENT  
CLIFTON YAMBA - GOOD VIBRATIONS  
CARRS DRIVE, YAMBA, NSW

SCALE  
AS SHOWN @ A3

220479  
JOB No.



C  
REVISION

SHEET

2



ELECTRICAL LEGEND

SINGLE G.P.O. 300mm AFL

SGPO

SINGLE G.P.O. 1050mm AFL

SGPO

DOUBLE G.P.O. 300mm AFL

DGPO

DOUBLE G.P.O. 1050mm AFL

DGPO

EXTERNAL DOUBLE GPO'S - 300 A.F.L

EXT. DGPO

2 GLOBE FAN, HEAT, LIGHT

CEILING LIGHT(BATTEN HOLD)

PENDANT LIGHT

P

RECESSED DOWNLIGHTS

R

WALL MOUNTED LIGHT

PENCIL SPOTS

FLOURESCENT LIGHT

TWIN SPOT or FLOODLIGHT

EXHAUST FAN

EF

CEILING FAN

ALFRESCO FAN FITTING ONLY

T.V. POINT 300mm AFL U.N.O.

SMOKE DETECTOR

SD

PHONE POINT 300mm AFL U.N.O.

DATA POINT 300mm AFL U.N.O.

METER BOX

METER BOX

HOT WATER SYSTEM

HWS

SWITCH

DIMMER SWITCH

ELECTRICAL LAYOUT TO BE  
CONFIRMED ON SITE BY CLIENT WITH  
ELECTRICIAN

SMOKE ALARMS TO BE INSTALLED IN THE  
DWELLINGS TO COMPLY WITH NCC 3.7.5  
(HARDWIRED, INTER-CONNECTED  
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BEDROOMS TO COMPLY WITH THE BUILDING  
REGULATIONS 2006 SCHEDULE 3A

GROUND FLOOR ELECTRICAL

Scale: 1:100

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DRAWING TITLE  
**GROUND FLOOR ELECTRICAL**  
CLIENT  
CLIFTON YAMBA - GOOD VIBRATIONS  
CARRS DRIVE, YAMBA, NSW

SCALE  
AS SHOWN @ A3  
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JOB No.  
C  
REVISION

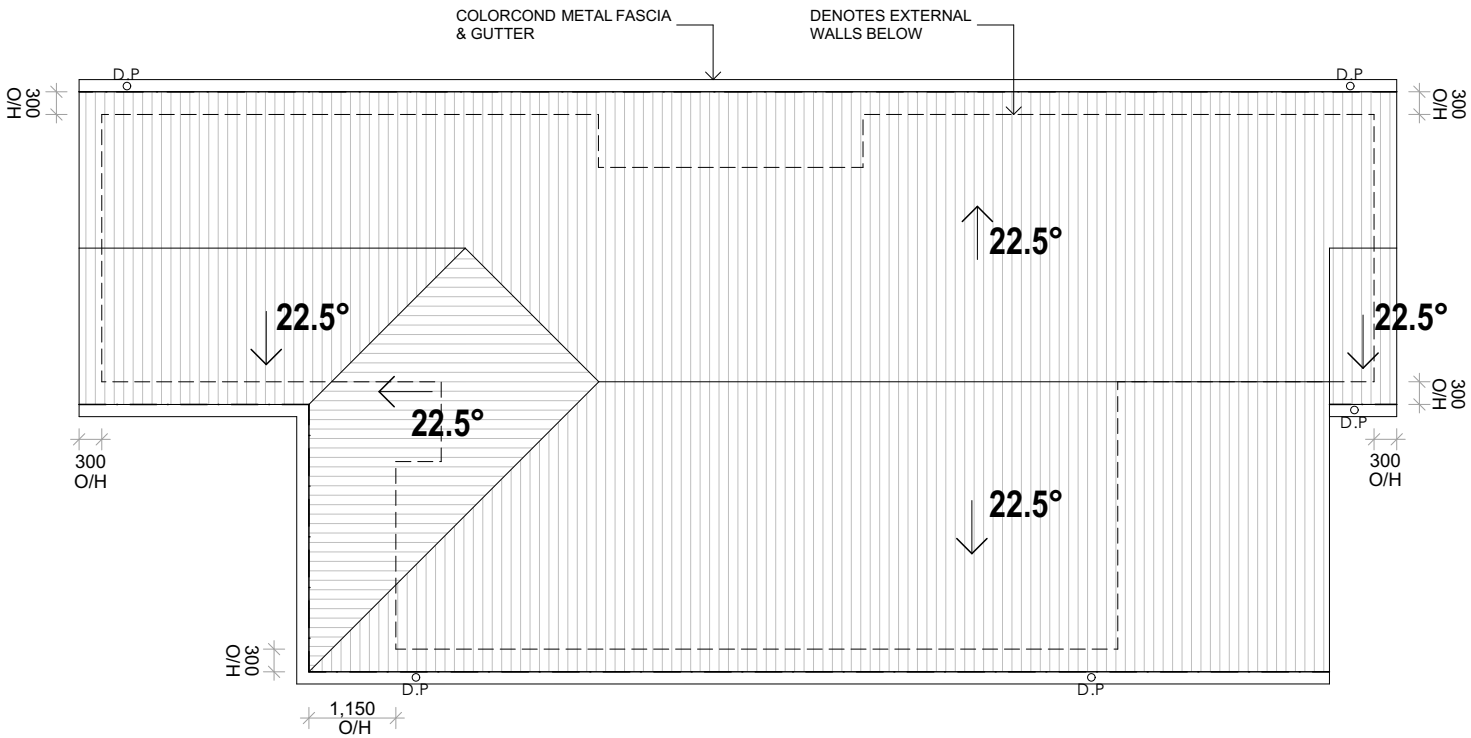
SHEET  
3

NOTE

\* ROOF DESIGN AND INSTALLATION MUST COMPLY WITH AS 1562.1

\* DP'S MUST NOT SERVE MORE THAN 12m OF GUTTER LENGTH FOR EACH DOWNSPIPE.

\* DP'S MUST BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS & IF THE DP IS MORE THAN 1.2m FROM A VALLEY, PROVISIONS FOR OVERFLOW MUST BE MADE TO THE GUTTER.



PROPOSED ROOF PLAN

Scale: 1:100

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SIGNATURE:

DRAWING TITLE  
**ROOF PLAN**


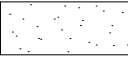








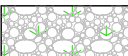


CLIENT  
CLIFTON YAMBA - GOOD VIBRATIONS  
CARRS DRIVE, YAMBA, NSW

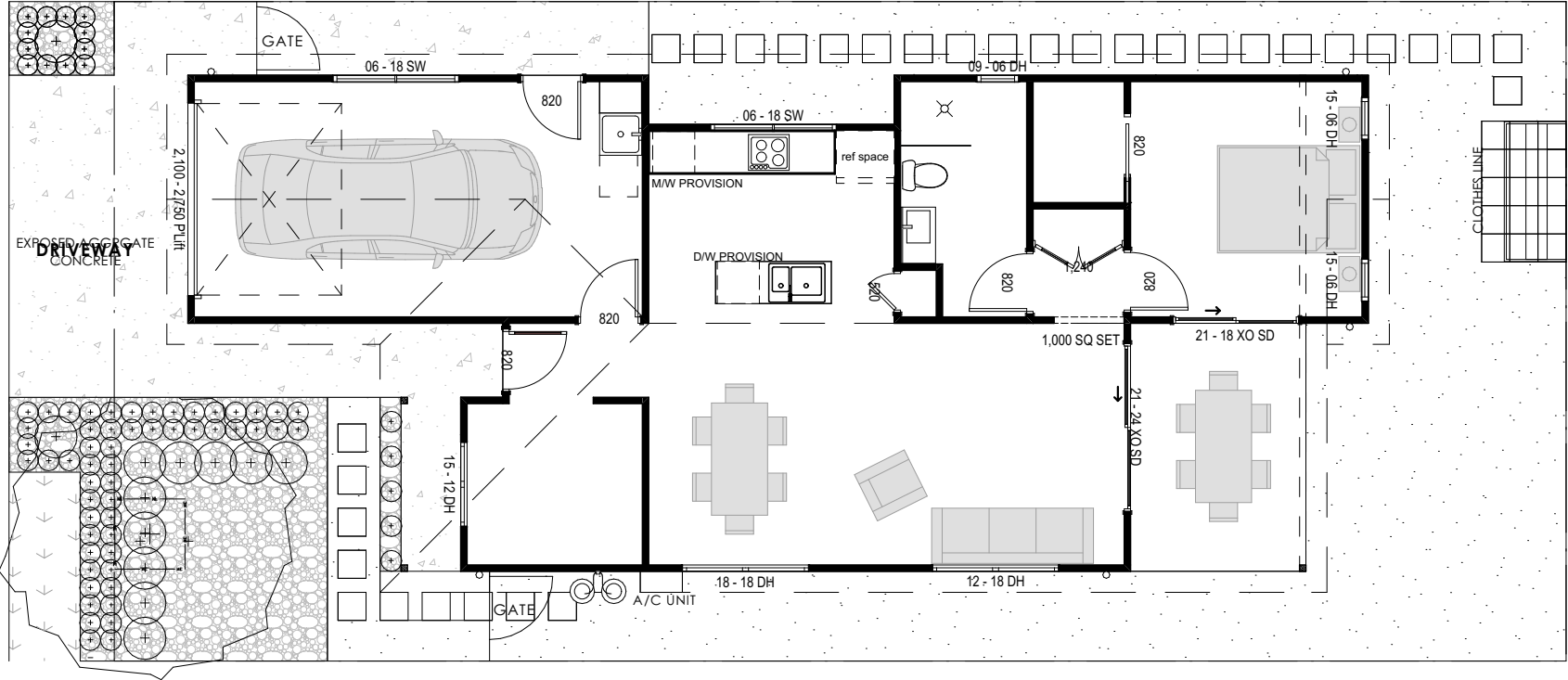
SCALE  
AS SHOWN @ A3

220479  
JOB No.

C  
REVISION

LEGEND

SYMBOL	DESCRIPTION
	ARTIFICIAL GRASS
	PEBBLES
	CONCRETE SLAB
	400 x 400 CONCRETE PAVERS
	HEDGES
	TREE (INDICATIVE POSTION ONLY)
	SMALL SHRUB
	SHRUB
	GATE
	NATURAL GRASS
	GROUND COVER
	MULCH
	TIMBER EDGING



LANDSCAPING PLAN  
Scale: 1:100

PLANS FOR CONSTRUCTION.

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REAL PROPERTY DESCRIPTION			
LOT No:	#Lot No.	AREA:	177.94m <sup>2</sup>
RP No:	#RP		
PARISH:	#Parish		
COUNTY:	#County		
AUTHORITY:	#Local Council		

REVISION HISTORY		
ISSUE	DATE	DESCRIPTION
A	28/02/22	STANDARD DRAWINGS
B	12/04/22	AMENDMENTS
C	03/05/22	AMENDMENTS

**CYBER**  
DRAFTING & DESIGN

MICHAEL WATSON  
e. michael@cyberdrafting.com.au  
p. 07 5559 0990

  
**CLIFTON**  
YAMBA


SIGNATURE:

DRAWING TITLE  
**LANDSCAPE PLAN**


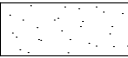








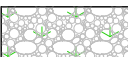


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CLIFTON YAMBA - GOOD VIBRATIONS  
CARRS DRIVE, YAMBA, NSW

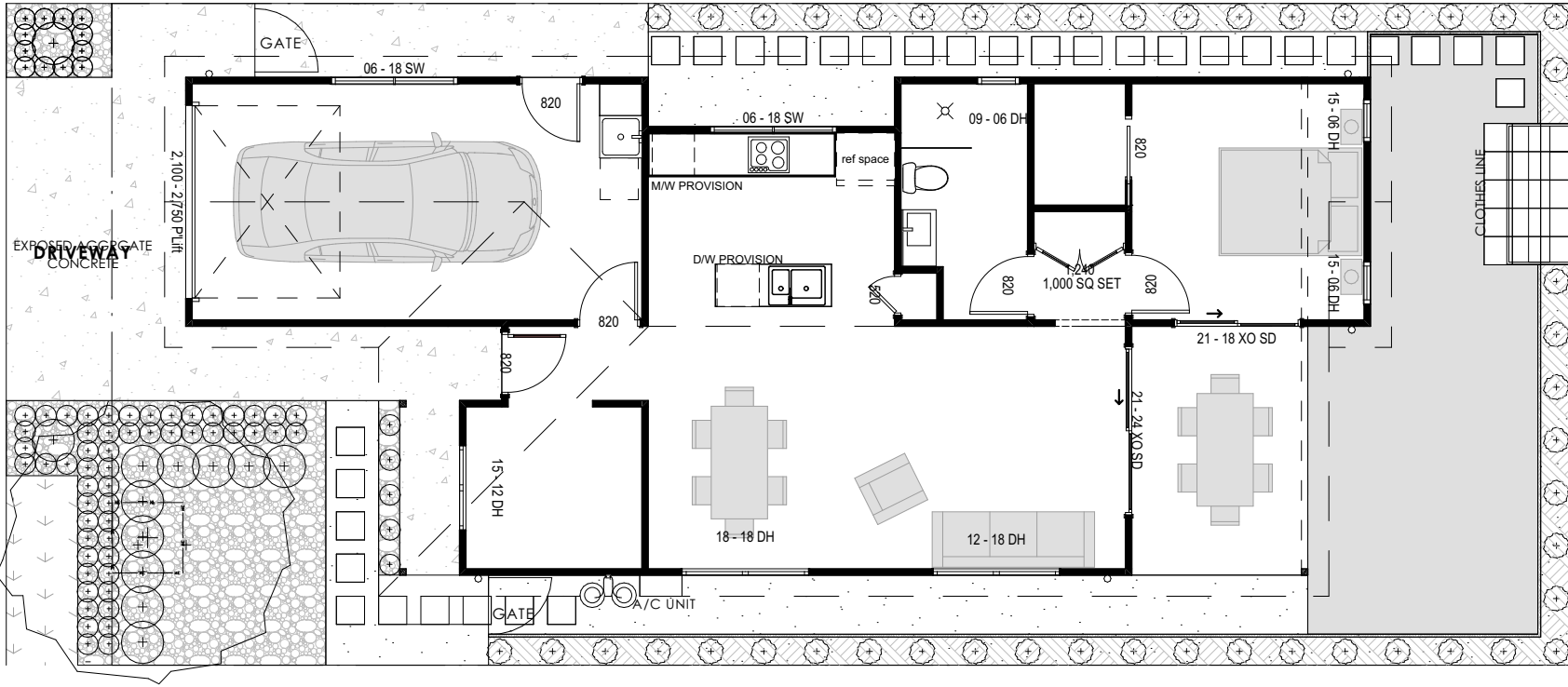
SCALE  
AS SHOWN @ A3

220479  
JOB No.

  
C  
REVISION

LEGEND

SYMBOL	DESCRIPTION
	ARTIFICIAL GRASS
	PEBBLES
	CONCRETE SLAB
	400 x 400 CONCRETE PAVERS
	HEDGES
	TREE (INDICATIVE POSTION ONLY)
	SMALL SHRUB
	SHRUB
	GATE
	NATURAL GRASS
	GROUND COVER
	MULCH
	TIMBER EDGING



LANDSCAPE UPGRADE PLAN  
Scale: 1:100

PLANS FOR CONSTRUCTION.

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AUTHORITY:	#Local Council		

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p. 07 5559 0990



SIGNATURE:

DRAWING TITLE  
**LANDSCAPE UPGRADE PLAN**

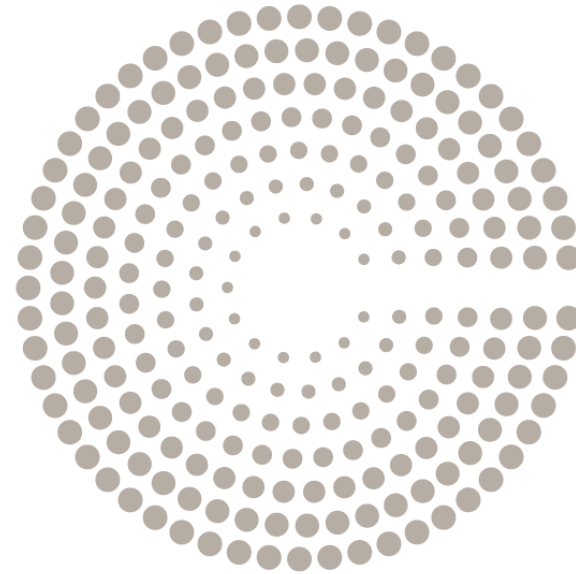
CLIENT  
CLIFTON YAMBA - GOOD VIBRATIONS  
CARRS DRIVE, YAMBA, NSW

SCALE  
AS SHOWN @ A3

220479  
JOB No.

C  
REVISION





# CLIFTON

## YAMBA

P R O U D M A R Y  
C A R R S D R I V E Y A M B A , N S W

### DRAWING SCHEDULE

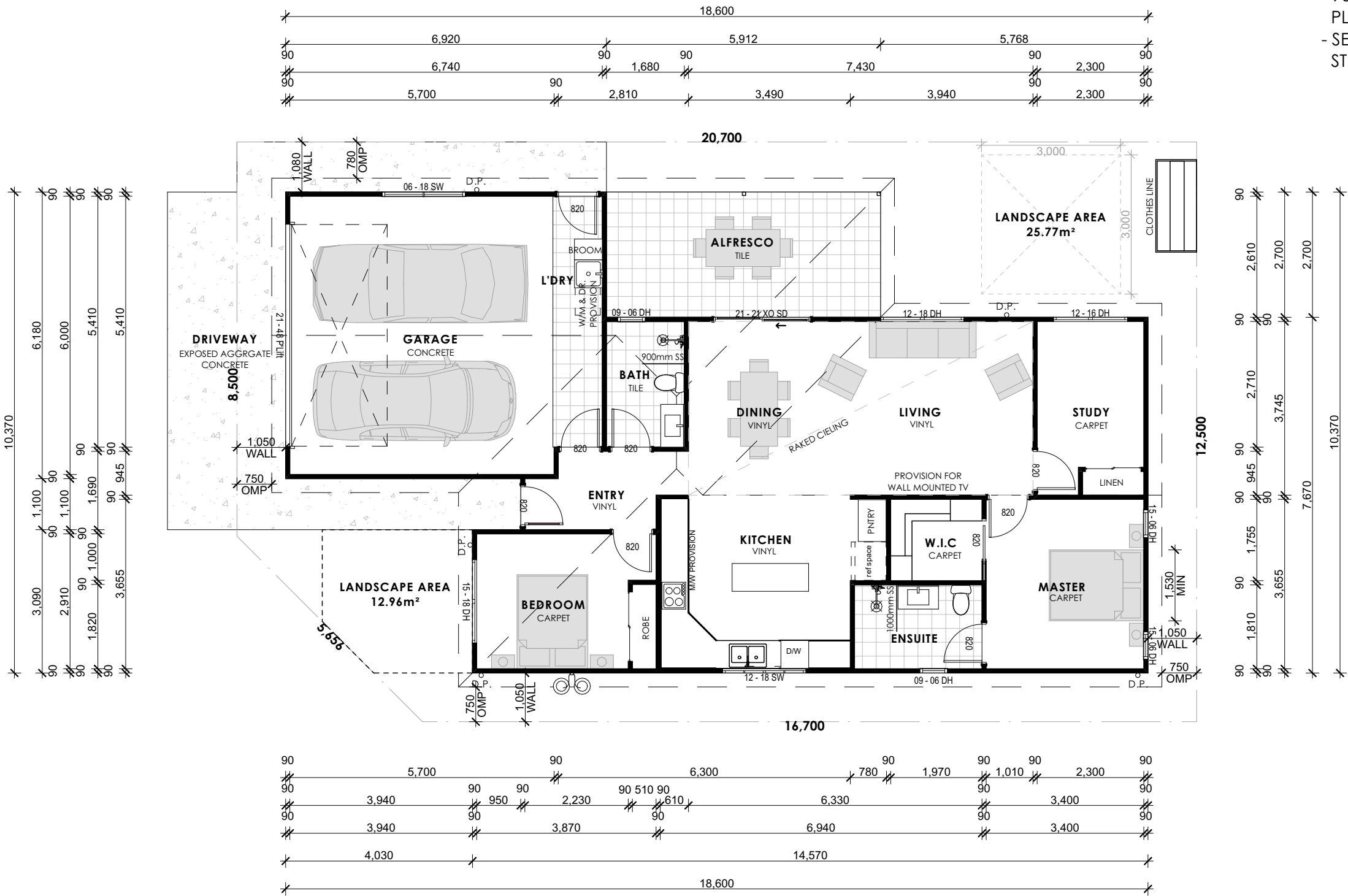
Sheet No.	Sheet Name
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	COVER PAGE
1	PROPOSED GROUND FLOOR
2	PROPOSED ELEVATIONS
3	GROUND FLOOR ELECTRICAL
4	ROOF PLAN
5	LANDSCAPE PLAN
6	LANDSCAPE UPGRADE PLAN
7	GENERAL NOTES



NOTE

- OVERHEAD MEDICINE CABINET  
(900mm W x 620mm H x 160mm D)
- ENSUITE & BATHROOM
- 90mm INTERNAL TIMBER STUD FRAME  
PLASTERBOARD LINING
- SELECT CLADDING EXTERIOR 90mm  
STUD FRAME



SITE	
AREA	250.1m²
SITE COVER	63.7%
OPEN SPACE	38.73m²
AREA	
ID	AREA
LIVING	101.6
GARAGE	41.7
ALFRESCO	16.0
159.3 m²	

PROPOSED GROUND FLOOR

Scale: 1:100

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REAL PROPERTY DESCRIPTION			
LOT No:	#Lot No.	AREA:	250.1m²
RP No:	#RP		
PARISH:	#Parish		
COUNTY:	#County		
AUTHORITY:	#Local Council		

REVISION HISTORY		
ISSUE	DATE	DESCRIPTION
A	22/11/21	STANDARD DRAWINGS
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D	03/05/22	AMENDMENTS

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**PROPOSED GROUND FLOOR**

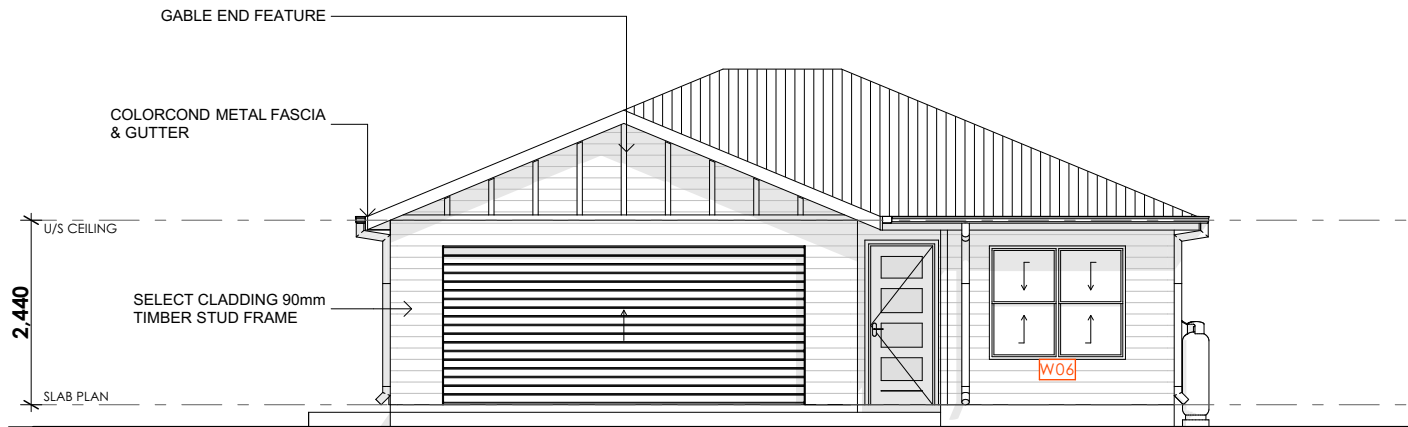
CLIENT  
CLIFTON YAMBA - PROUD MARY  
CARRS DRIVE, YAMBA, NSW

SCALE  
AS SHOWN @ A3

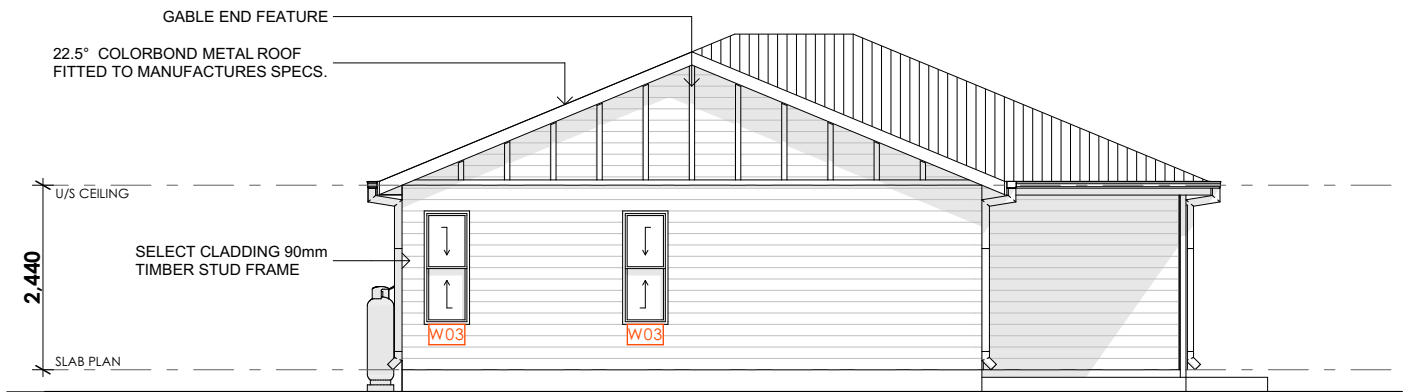
210183  
JOB No.

D  
REVISION

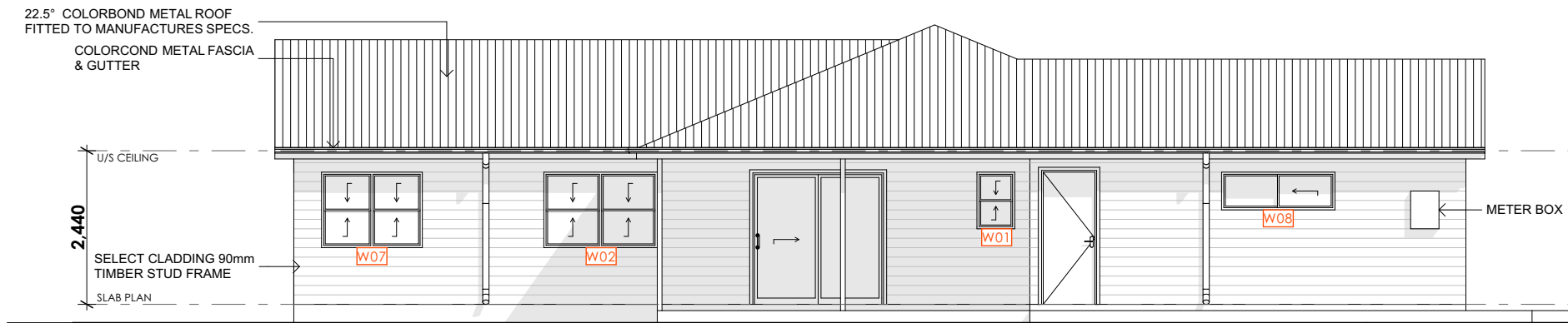




**FRONT ELEVATION**  
Scale: 1:100



**REAR ELEVATION**  
Scale: 1:100



**LEFT ELEVATION**  
Scale: 1:100



**RIGHT ELEVATION**  
Scale: 1:100

WINDOW LIST				
ID	H	W	QTY	WINDOW TYPE
W01	900	600	1	Double-Hung Window 24
W02	1,200	1,800	1	Double-Hung Double Window 24
W03	1,500	600	2	Double-Hung Window 24
W04	900	600	1	Double-Hung Window 24
W05	1,200	1,800	1	4-Sash Sliding Window 24
W06	1,500	1,800	1	Double-Hung Double Window 24
W07	1,200	1,600	1	Double-Hung Double Window 24
W08	600	1,800	1	2-Sash Sliding Window 24

PLANS FOR CONSTRUCTION.

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**REAL PROPERTY DESCRIPTION**

LOT No: #Lot No. AREA: 250.1m²

RP No: #RP

PARISH: #Parish

COUNTY: #County

AUTHORITY: #Local Council

**REVISION HISTORY**

ISSUE	DATE	DESCRIPTION
A	22/11/21	STANDARD DRAWINGS
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**CLIFTON**  
YAMBA

SIGNATURE:

DRAWING TITLE  
**PROPOSED ELEVATIONS**

CLIENT  
CLIFTON YAMBA - PROUD MARY  
CARRS DRIVE, YAMBA, NSW

SCALE  
AS SHOWN @ A3

210183  
JOB No.

D  
REVISION

SHEET  
**2**

ELECTRICAL LEGEND

SINGLE G.P.O. 300mm AFL

SGPO

SINGLE G.P.O. 1050mm AFL

SGPO

DOUBLE G.P.O. 300mm AFL

DGPO

DOUBLE G.P.O. 1050mm AFL

DGPO

EXTERNAL DOUBLE GPO'S - 300 A.F.L

EXT. DGPO

2 GLOBE FAN, HEAT, LIGHT

CEILING LIGHT(BATTEN HOLD)

PENDANT LIGHT

RECESSED DOWNLIGHTS

WALL MOUNTED LIGHT

PENCIL SPOTS

FLOURESCENT LIGHT

TWIN SPOT or FLOODLIGHT

EXHAUST FAN

EF

CEILING FAN

ALFRESCO FAN FITTING ONLY

T.V. POINT 300mm AFL U.N.O.

SMOKE DETECTOR

SD

PHONE POINT 300mm AFL U.N.O.

DATA POINT 300mm AFL U.N.O.

METER BOX

METER BOX

HOT WATER SYSTEM

HWS

SWITCH

DIMMER SWITCH

ELECTRICAL LAYOUT TO BE  
CONFIRMED ON SITE BY CLIENT WITH  
ELECTRICIAN

SMOKE ALARMS TO BE INSTALLED IN THE  
DWELLINGS TO COMPLY WITH NCC 3.7.5  
(HARDWIRED, INTER-CONNECTED  
AND ON ALL LEVELS) , AND INSIDE OF ALL  
BEDROOMS TO COMPLY WITH THE BUILDING  
REGULATIONS 2006 SCHEDULE 3A

GROUND FLOOR ELECTRICAL

Scale: 1:100

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**REAL PROPERTY DESCRIPTION**  
LOT No: #Lot No. AREA: 250.1m<sup>2</sup>  
RP No: #RP  
PARISH: #Parish  
COUNTY: #County  
AUTHORITY: #Local Council

**REVISION HISTORY**  
ISSUE DATE DESCRIPTION  
A 22/11/21 STANDARD DRAWINGS  
B 07/02/22 AMENDMENTS  
C 12/04/22 AMENDMENTS  
D 03/05/22 AMENDMENTS

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p. 07 5559 0990

SIGNATURE:

DRAWING TITLE  
**GROUND FLOOR ELECTRICAL**  
CLIENT  
CLIFTON YAMBA - PROUD MARY  
CARRS DRIVE, YAMBA, NSW

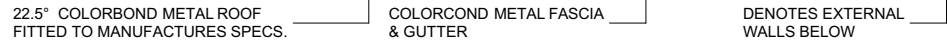
SCALE  
AS SHOWN @ A3  
210183  
JOB No.  
D  
REVISION

SHEET

3

\* ROOF DESIGN AND INSTALLATION MUST COMPLY WITH AS 1562.1

\* DP'S MUST BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS & IF THE DP IS MORE THAN 1.2m FROM A VALLEY, PROVISIONS FOR OVERFLOW MUST BE MADE TO THE GUTTER.



Scale: 1:100

DRAWING TITLE  
**ROOF PLAN**

CLIENT  
CLIFTON YAMBA - PROUD MARY  
CARRS DRIVE, YAMBA, NSW

SCALE  
AS SHOWN @ A3

210183  
JOB No.



SHEET

4

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LOT No: #Lot No. AREA: 250.1m<sup>2</sup>

LOT No: #Lot No. AREA: 250.1m<sup>2</sup>  
RP No: #RP  
PARISH: #Parish  
COUNTY: #County  
AUTHORITY: #Local Council

ISSUE	DATE
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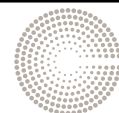
ISSUE	DATE
A	22/11/21
B	07/02/22
C	12/04/22
D	03/05/22

DESCRIPTION

STANDARD DRAWINGS  
AMENDMENTS  
AMENDMENTS  
AMENDMENTS



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**CLIFTON**  
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**SIGNATURE:**

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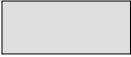
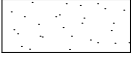




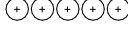
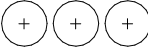


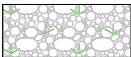


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JOB No.

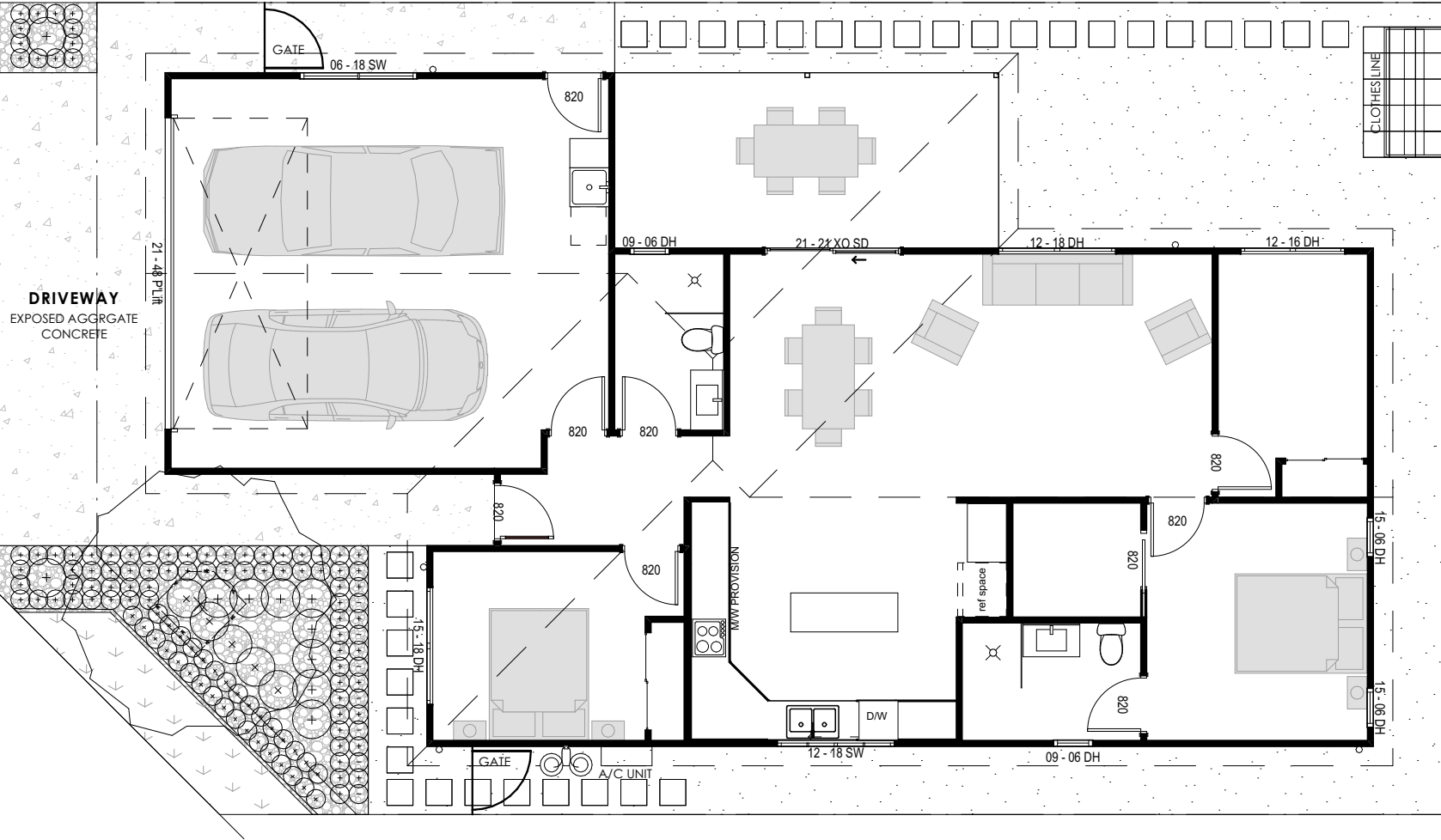


SHEET

4

LEGEND

SYMBOL	DESCRIPTION
	ARTIFICIAL GRASS
	PEBBLES
	CONCRETE SLAB
	400 x 400 CONCRETE PAVERS
	HEDGES
	TREE (INDICATIVE POSTION ONLY)
	SMALL SHRUB
	SHRUB
	GATE
	NATURAL GRASS
	GROUND COVER
	MULCH
	TIMBER EDGING



LANDSCAPING PLAN  
Scale: 1:100

PLANS FOR CONSTRUCTION.

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COUNTY:	#County		
AUTHORITY:	#Local Council		

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D	03/05/22	AMENDMENTS

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e. michael@cyberdrafting.com.au  
p. 07 5559 0990

  
**CLIFTON**  
YAMBA


SIGNATURE:

DRAWING TITLE  
**LANDSCAPE PLAN**

CLIENT  
CLIFTON YAMBA - PROUD MARY  
CARRS DRIVE, YAMBA, NSW

SCALE  
AS SHOWN @ A3

210183  
JOB No.

  
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REVISION

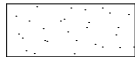
LEGEND

SYMBOL

DESCRIPTION



ARTIFICIAL GRASS



PEBBLES



CONCRETE SLAB



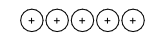
400 x 400 CONCRETE PAVERS



HEDGES



TREE (INDICATIVE POSTION ONLY)



SMALL SHRUB



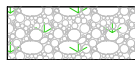
SHRUB



GATE



NATURAL GRASS

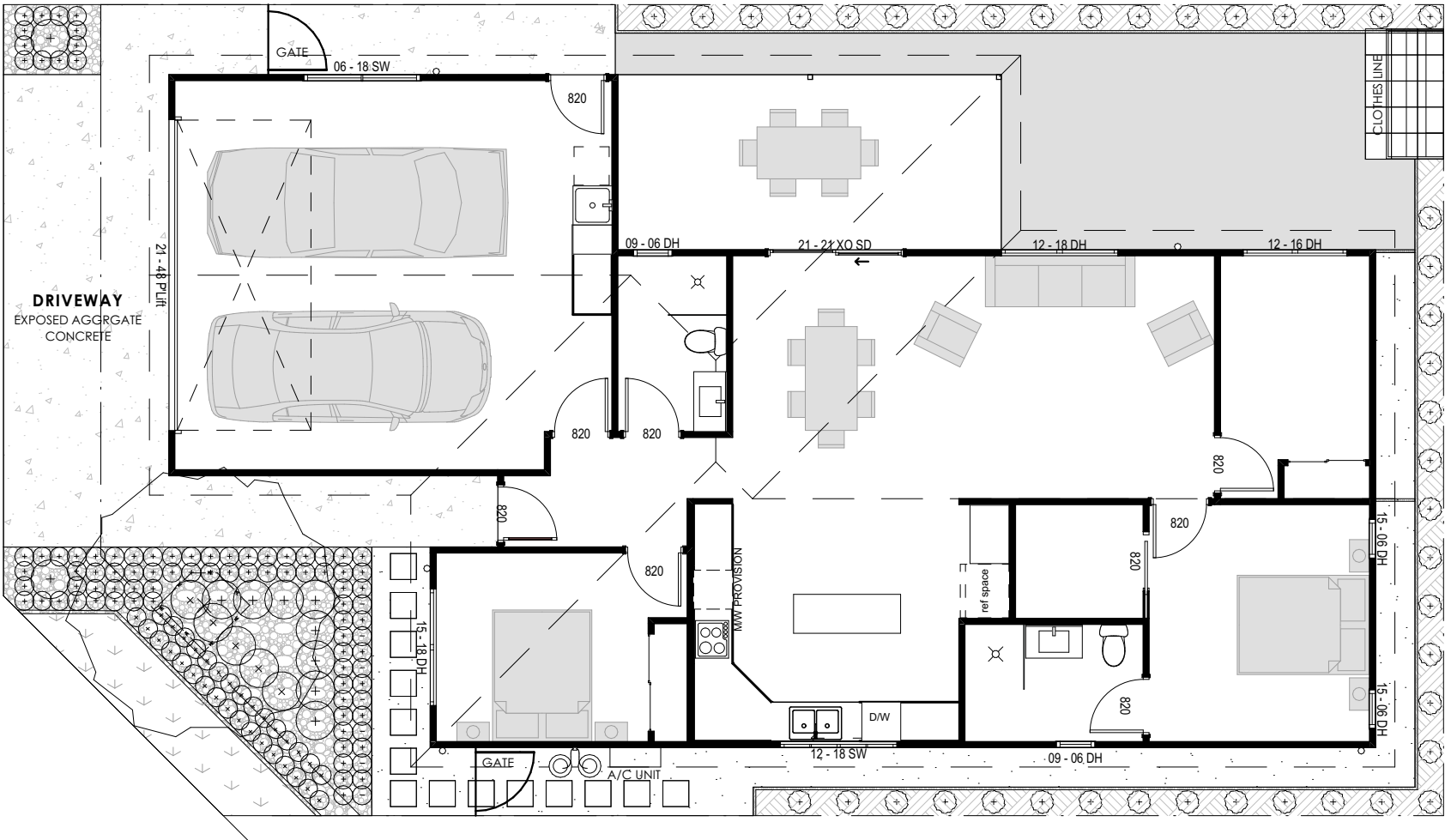


GROUND COVER



MULCH

TIMBER EDGING



LANDSCAPE UPGRADE PLAN  
Scale: 1:100

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LOT No: #Lot No. AREA: 250.1m<sup>2</sup>  
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REVISION HISTORY

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p. 07 5559 0990



CLIFTON  
YAMBA

SIGNATURE:

DRAWING TITLE  
**LANDSCAPE UPGRADE PLAN**

CLIENT  
CLIFTON YAMBA - PROUD MARY  
CARRS DRIVE, YAMBA, NSW

SCALE  
AS SHOWN @ A3

210183  
JOB No.



D  
REVISION

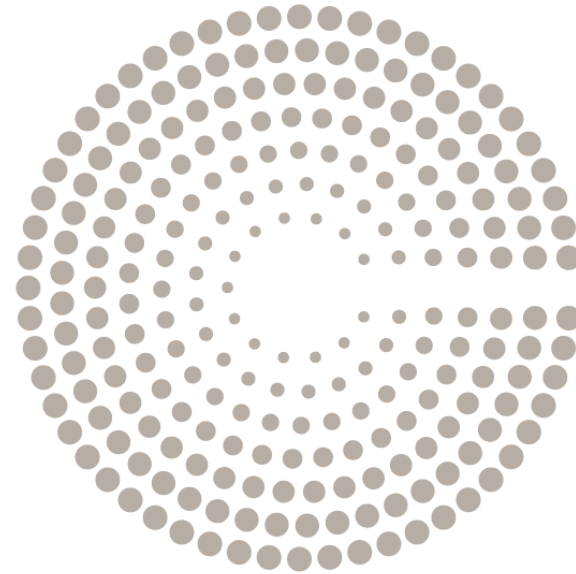
PLANS FOR CONSTRUCTION.

SHEET

6







# CLIFTON

## YAMBA

R U B Y T U E S D A Y  
C A R R S D R I V E Y A M B A , N S W

### DRAWING SCHEDULE

Sheet No.	Sheet Name
-----------	------------

	COVER PAGE
1	PROPOSED GROUND FLOOR
2	PROPOSED ELEVATIONS
3	GROUND FLOOR ELECTRICAL
4	ROOF PLAN
5	LANDSCAPE PLAN
6	LANDSCAPE UPGRADE PLAN
7	GENERAL NOTES



NOTE

- OVERHEAD MEDICINE CABINET  
(900mm W x 620mm H x 160mm D)
- ENSUITE & BATHROOM
- 90mm INTERNAL TIMBER STUD FRAME  
PLASTERBOARD LINING
- SELECT CLADDING EXTERIOR 90mm  
STUD FRAME



PROPOSED GROUND FLOOR  
Scale: 1:100

SITE	
AREA	205.55m <sup>2</sup>
SITE COVER	59.8%
OPEN SPACE	35.25m <sup>2</sup>

AREA	
ID	AREA
LIVING	89.8
GARAGE	23.9
ALFRESCO	9.3
123.0 m <sup>2</sup>	

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LOT No:	#Lot No.	AREA:	177.94m <sup>2</sup>
RP No:	#RP		
PARISH:	#Parish		
COUNTY:	#County		
AUTHORITY:	#Local Council		

**REVISION HISTORY**

ISSUE	DATE	DESCRIPTION
A	01/03/22	STANDARD DRAWINGS
B	19/04/22	AMENDMENTS
C	03/05/22	AMENDMENTS

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DRAFTING & DESIGN

MICHAEL WATSON  
e. michael@cyberdrafting.com.au  
p. 07 5559 0990



SIGNATURE:

DRAWING TITLE  
**PROPOSED GROUND FLOOR**

CLIENT  
CLIFTON YAMBA - RUBY TUESDAY  
CARRS DRIVE, YAMBA, NSW

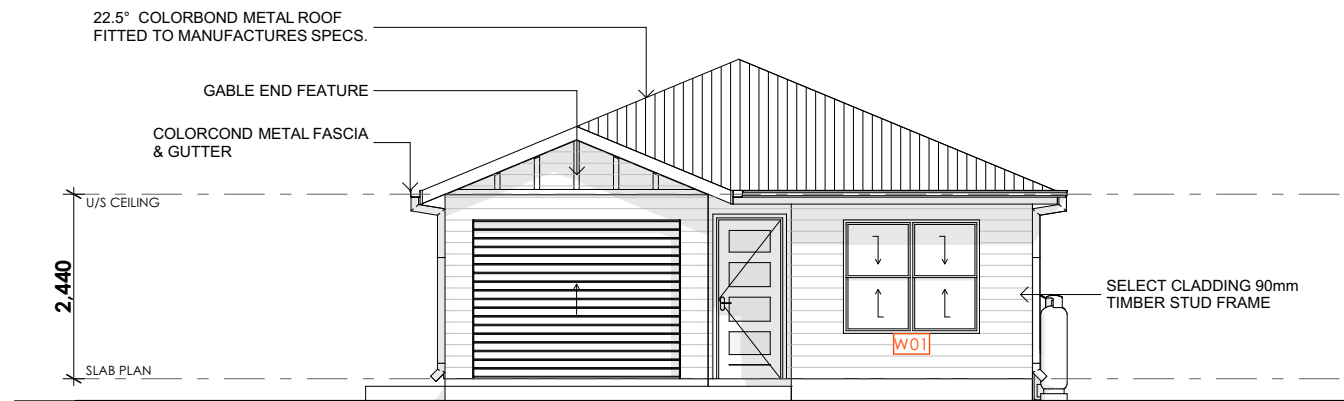
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AS SHOWN @ A3

220480  
JOB No.

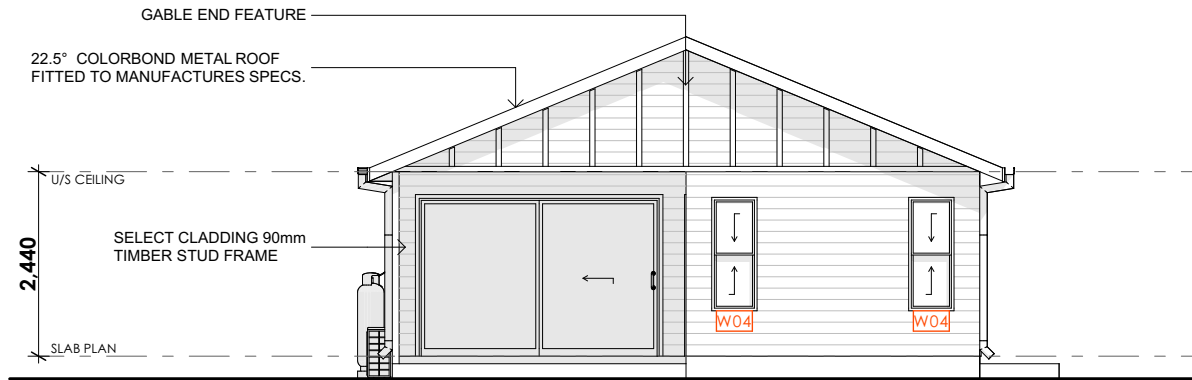
C  
REVISION

SHEET  
**1**

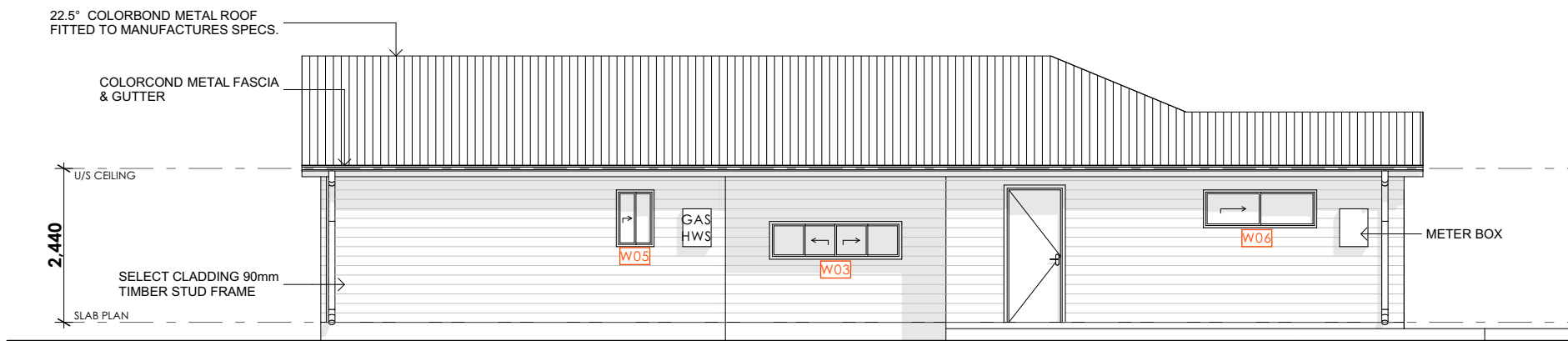
PLANS FOR CONSTRUCTION.



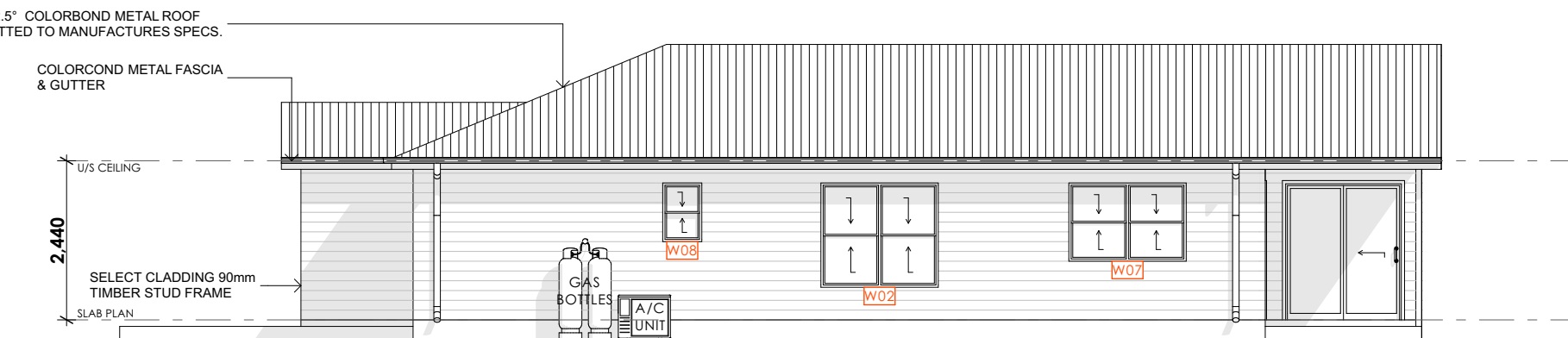
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Scale: 1:100



**REAR ELEVATION**  
Scale: 1:100



**LEFT ELEVATION**  
Scale: 1:100



**RIGHT ELEVATION**  
Scale: 1:100

WINDOW LIST				
ID	H	W	QTY	WINDOW TYPE
W01	1,500	1,800	1	Double-Hung Double Window 24
W02	1,600	1,800	1	Double-Hung Double Window 24
W03	600	2,100	1	4-Sash Sliding Window 24
W04	1,500	600	2	Double-Hung Window 24
W05	900	600	1	2-Sash Sliding Window 24
W06	600	1,800	1	2-Sash Sliding Window 24
W07	1,200	1,800	1	Double-Hung Double Window 24
W08	900	600	1	Double-Hung Window 24

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**REAL PROPERTY DESCRIPTION**  
LOT No: #Lot No. AREA: 177.94m<sup>2</sup>  
RP No: #RP  
PARISH: #Parish  
COUNTY: #County  
AUTHORITY: #Local Council

**REVISION HISTORY**  
ISSUE DATE DESCRIPTION  
A 01/03/22 STANDARD DRAWINGS  
B 19/04/22 AMENDMENTS  
C 03/05/22 AMENDMENTS

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DRAFTING & DESIGN  
MICHAEL WATSON  
e. michael@cyberdrafting.com.au  
p. 07 5559 0990



SIGNATURE:

DRAWING TITLE  
**PROPOSED ELEVATIONS**

CLIENT  
CLIFTON YAMBA - RUBY TUESDAY  
CARRS DRIVE, YAMBA, NSW

SCALE  
AS SHOWN @ A3  
220480  
JOB No.  
C  
REVISION

SHEET  
**2**

ELECTRICAL LEGEND

SINGLE G.P.O. 300mm AFL

SGPO

SINGLE G.P.O. 1050mm AFL

SGPO

DOUBLE G.P.O. 300mm AFL

DGPO

DOUBLE G.P.O. 1050mm AFL

DGPO

EXTERNAL DOUBLE GPO'S - 300 A.F.L

EXT. DGPO

2 GLOBE FAN, HEAT, LIGHT

CEILING LIGHT(BATTEN HOLD)

PENDANT LIGHT

RECESSED DOWNLIGHTS

WALL MOUNTED LIGHT

PENCIL SPOTS

FLOURESCENT LIGHT

TWIN SPOT or FLOODLIGHT

EXHAUST FAN

EF

CEILING FAN

ALFRESCO FAN FITTING ONLY

T.V. POINT 300mm AFL U.N.O.

SMOKE DETECTOR

SD

PHONE POINT 300mm AFL U.N.O.

DATA POINT 300mm AFL U.N.O.

METER BOX

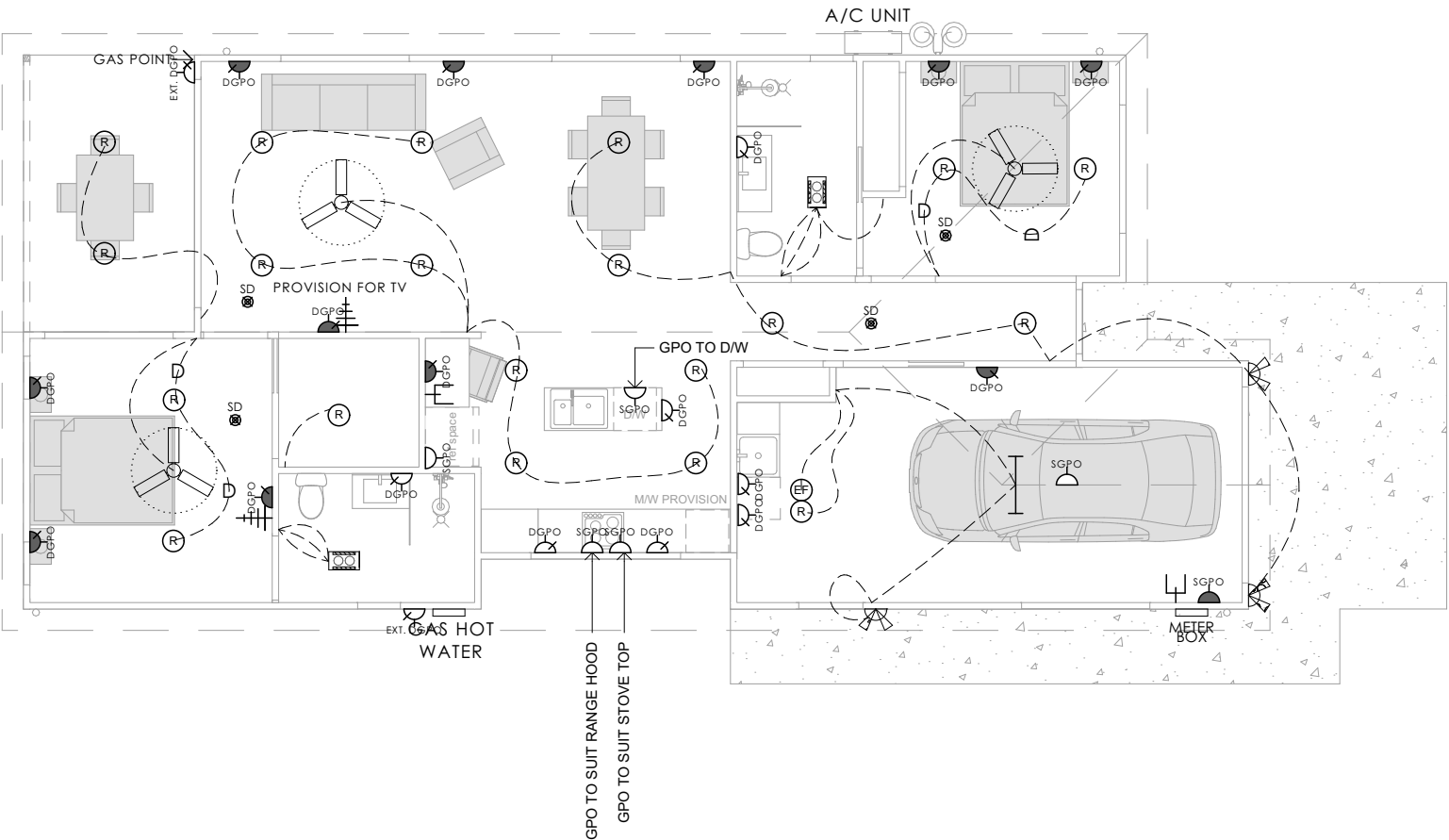
METER BOX

HOT WATER SYSTEM

HWS

SWITCH

DIMMER SWITCH



ELECTRICAL LAYOUT TO BE  
CONFIRMED ON SITE BY CLIENT WITH  
ELECTRICIAN

SMOKE ALARMS TO BE INSTALLED IN THE  
DWELLINGS TO COMPLY WITH NCC 3.7.5  
(HARDWIRED, INTER-CONNECTED  
AND ON ALL LEVELS) , AND INSIDE OF ALL  
BEDROOMS TO COMPLY WITH THE BUILDING  
REGULATIONS 2006 SCHEDULE 3A

# GROUND FLOOR ELECTRICAL

Scale: 1:100

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OTHERWISE. SETOUT DIMENSIONS SHALL BE VERIFIED ON SITE  
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CORRECTION

**REAL PROPERTY DESCRIPTION**

LOT No: #Lot No. AREA: 177.94m<sup>2</sup>

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AUTHORITY: #Local Council

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DRAFTING & DESIGN

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p. 07 5559 0990



SIGNATURE:

DRAWING TITLE  
**GROUND FLOOR ELECTRICAL**

CLIENT  
CLIFTON YAMBA - RUBY TUESDAY  
CARRS DRIVE, YAMBA, NSW

SCALE  
AS SHOWN @ A3

220480  
JOB No.

C  
REVISION

SHEET

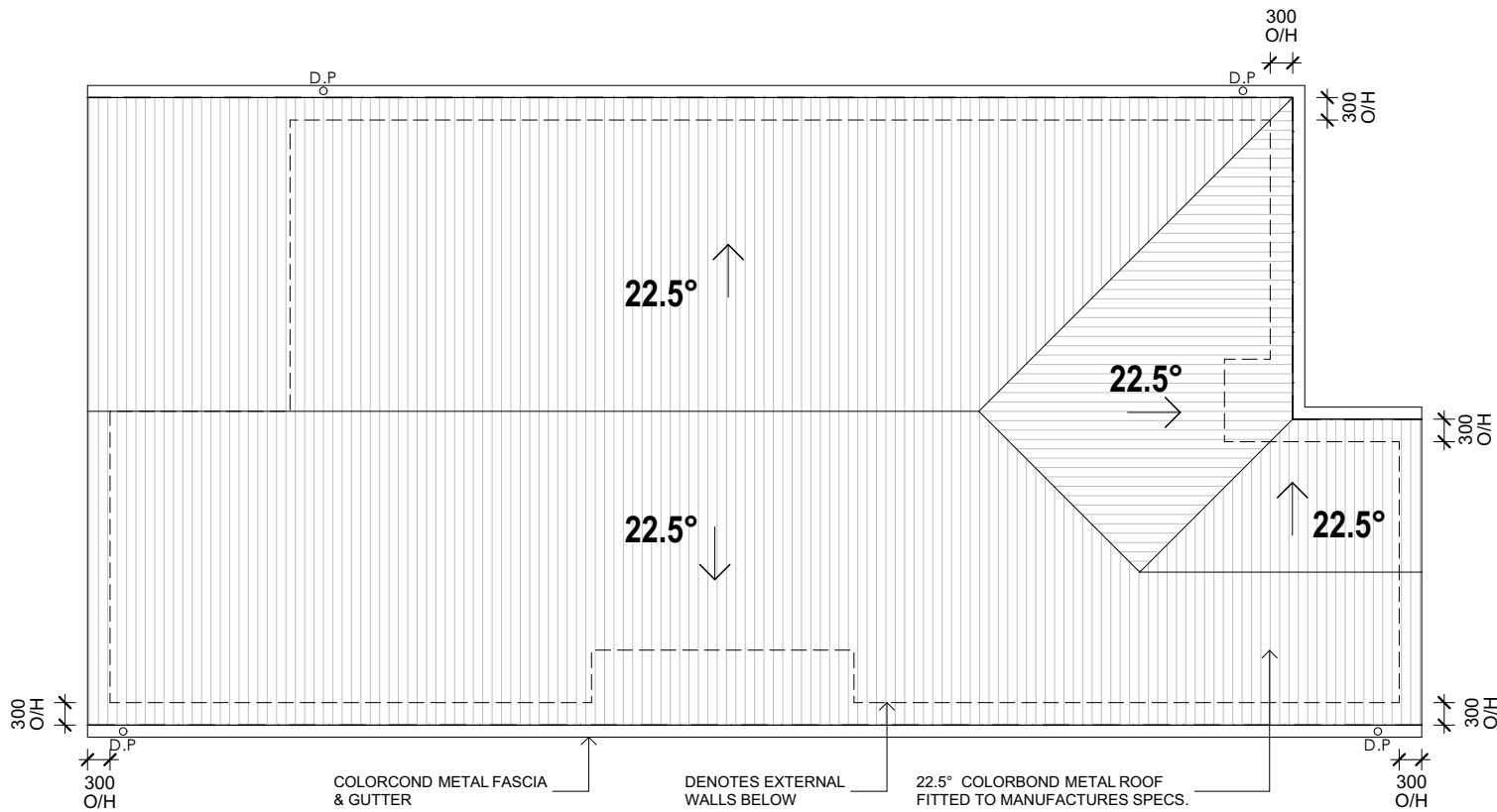
3

NOTE

\* ROOF DESIGN AND INSTALLATION MUST COMPLY WITH AS 1562.1

\* DP'S MUST NOT SERVE MORE THAN 12m OF GUTTER LENGTH FOR EACH DOWNPIPE.

\* DP'S MUST BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS & IF THE DP IS MORE THAN 1.2m FROM A VALLEY, PROVISIONS FOR OVERFLOW MUST BE MADE TO THE GUTTER.



PROPOSED ROOF PLAN

Scale: 1:100

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CLIFTON  
YAMBA

SIGNATURE:

DRAWING TITLE

ROOF PLAN

CLIENT

CLIFTON YAMBA - RUBY TUESDAY  
CARRS DRIVE, YAMBA, NSW

SCALE  
AS SHOWN @ A3

220480  
JOB No.

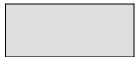
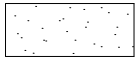



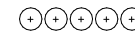
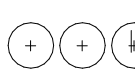
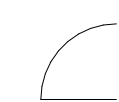

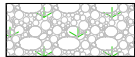



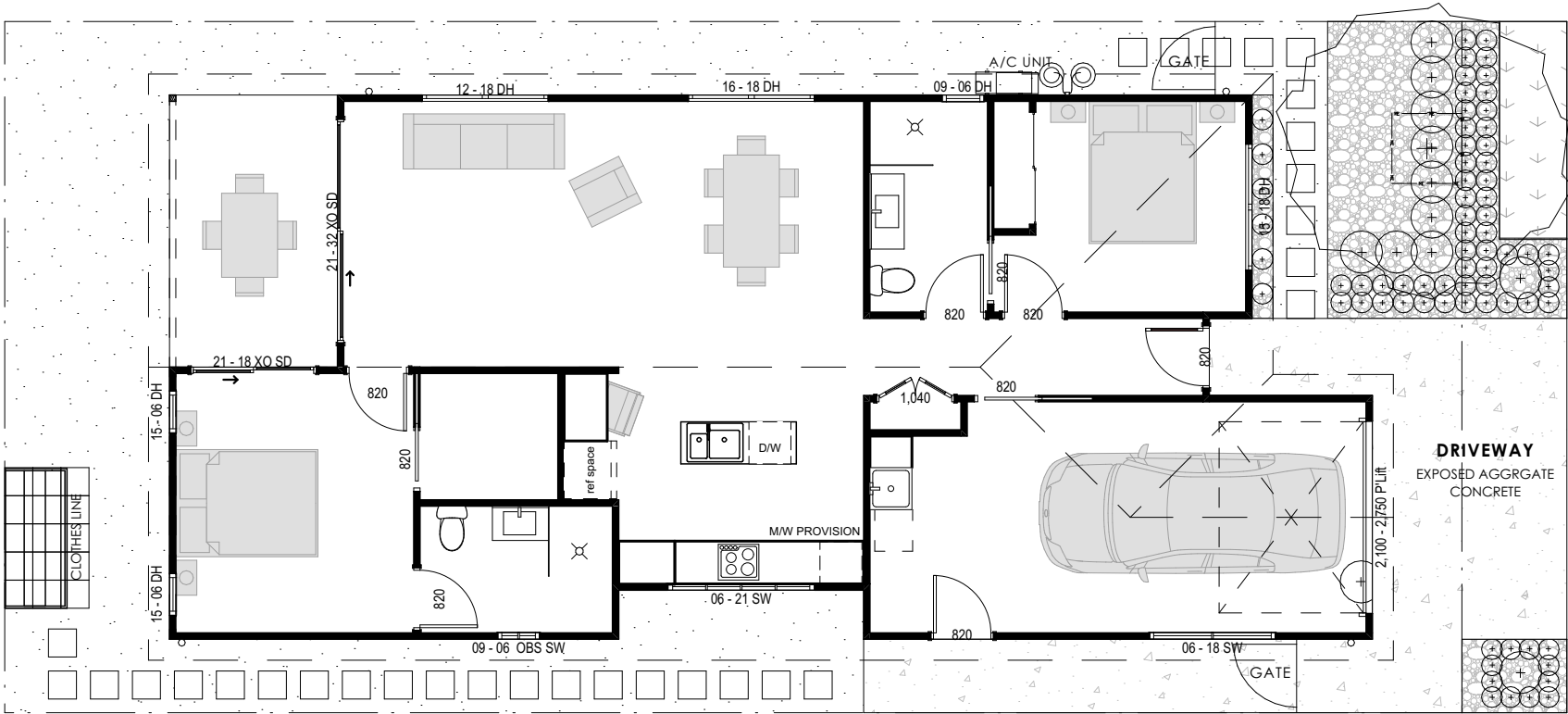
C  
REVISION

SHEET

4

LEGEND

SYMBOL	DESCRIPTION
	ARTIFICAL GRASS
	PEBBLES
	CONCRETE SLAB
	400 x 400 CONCRETE PAVERS
	HEDGES
	TREE (INDICATIVE POSTION ONLY)
	SMALL SHRUB
	SHRUB
	GATE
	NATURAL GRASS
	GROUND COVER
	MULCH
	TIMBER EDGING



LANDSCAPING PLAN  
Scale: 1:100

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RP No:	#RP		
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DRAFTING & DESIGN

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p. 07 5559 0990




SIGNATURE:

DRAWING TITLE  
**LANDSCAPE PLAN**

CLIENT  
CLIFTON YAMBA - RUBY TUESDAY  
CARRS DRIVE, YAMBA, NSW

SCALE  
AS SHOWN @ A3

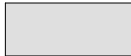
220480  
JOB No.

  
C  
REVISION

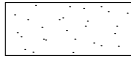
LEGEND

SYMBOL

DESCRIPTION



ARTIFICAL GRASS



PEBBLES



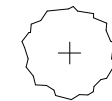
CONCRETE SLAB



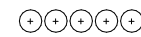
400 x 400 CONCRETE PAVERS



HEDGES



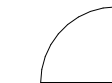
TREE (INDICATIVE POSTION ONLY)



SMALL SHRUB



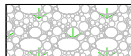
SHRUB



GATE



NATURAL GRASS



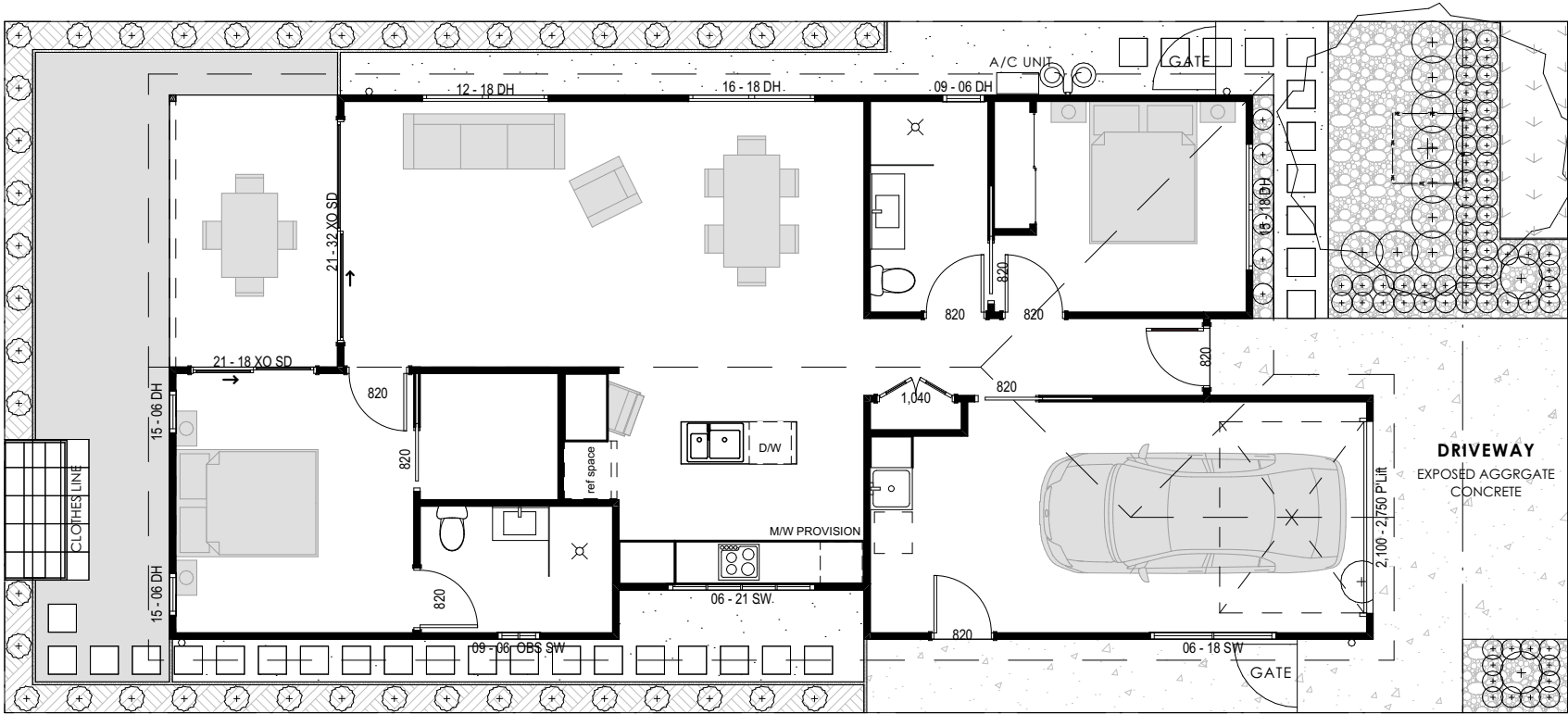
GROUND COVER



MULCH



TIMBER EDGING



LANDSCAPE UPGRADE PLAN  
Scale: 1:100

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p. 07 5559 0990



CLIFTON  
YAMBA

SIGNATURE:

DRAWING TITLE  
**LANDSCAPE UPGRADE PLAN**

CLIENT  
CLIFTON YAMBA - RUBY TUESDAY  
CARRS DRIVE, YAMBA, NSW

SCALE  
AS SHOWN @ A3

220480  
JOB No.



C  
REVISION

SHEET

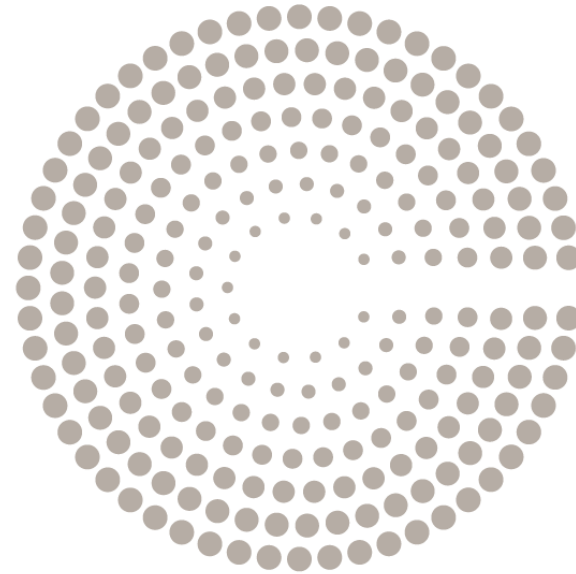
6

PLANS FOR CONSTRUCTION.









# CLIFTON

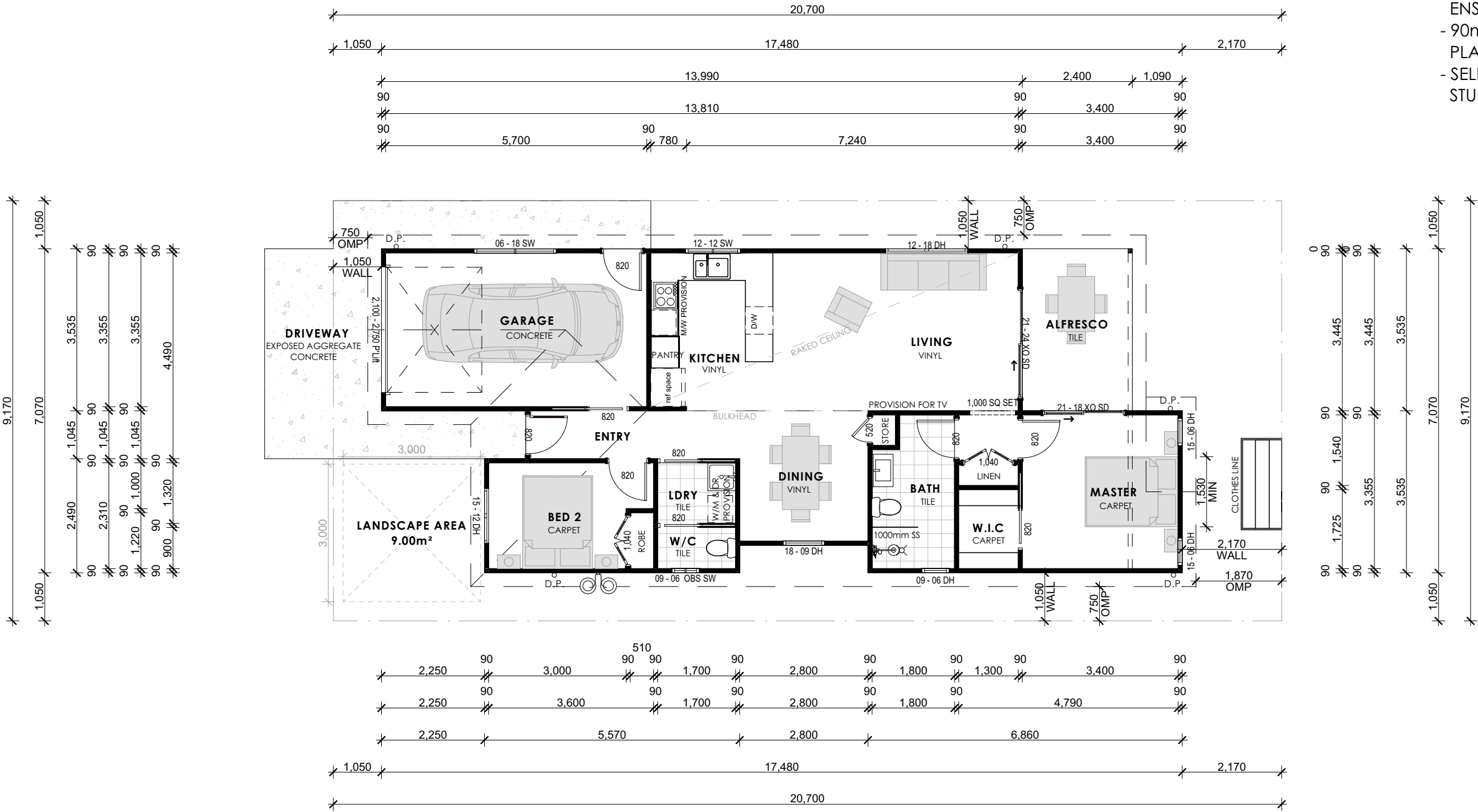
## YAMBA

STRAWBERRY FIELDS  
CARRS DRIVE YAMBA, NSW

DRAWING SCHEDULE	
Sheet No.	Sheet Name
	COVER PAGE
1	PROPOSED GROUND FLOOR
2	PROPOSED ELEVATIONS
3	GROUND FLOOR ELECTRICAL
4	ROOF PLAN
5	LANDSCAPE PLAN
6	LANDSCAPE UPGRADE PLAN
7	GENERAL NOTES

NOTE

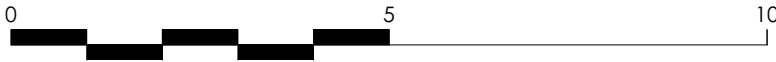
- OVERHEAD MEDICINE CABINET  
(900mm W x 620mm H x 160mm D)  
ENSUITE & BATHROOM
- 90mm INTERNAL TIMBER STUD FRAME  
PLASTERBOARD LINING
- SELECT CLADDING EXTERIOR 90mm  
STUD FRAME



PROPOSED GROUND FLOOR  
Scale: 1:100

SITE	
AREA	190.97m <sup>2</sup>
SITE COVER	57.12%
OPEN SPACE	35.00m <sup>2</sup>

AREA	
ID	AREA
LIVING	80.4
GARAGE	20.2
ALFRESCO	8.5
109.1 m <sup>2</sup>	



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SIGNATURE:

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**PROPOSED GROUND FLOOR**

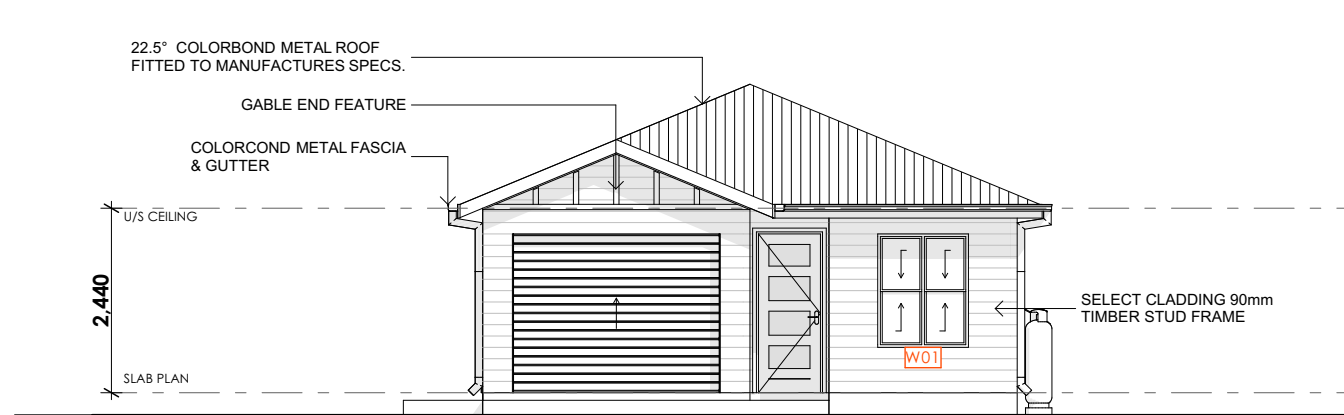
CLIENT  
CLIFTON YAMBA - STRAWBERRY FIELDS  
CARRS DRIVE, YAMBA, NSW

SCALE  
AS SHOWN @ A3

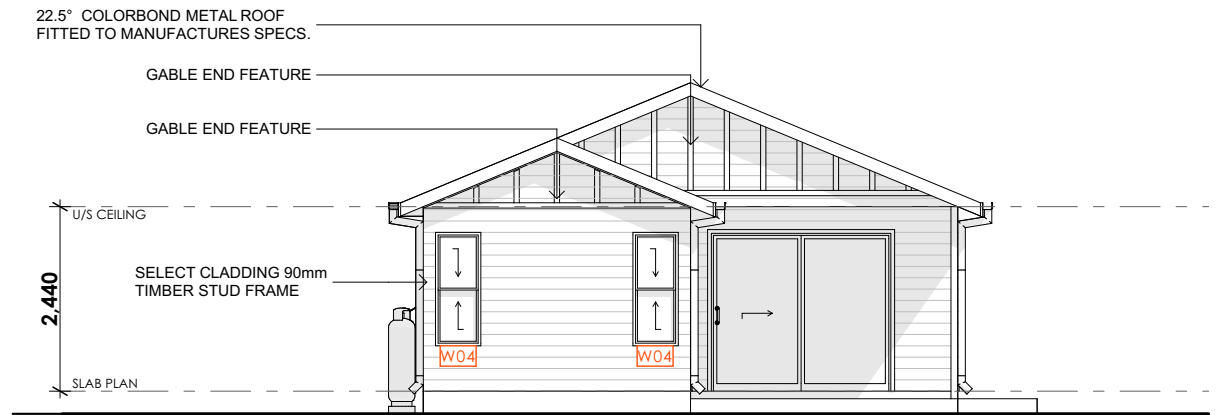
220481  
JOB No.

C  
REVISION

SHEET  
**1**



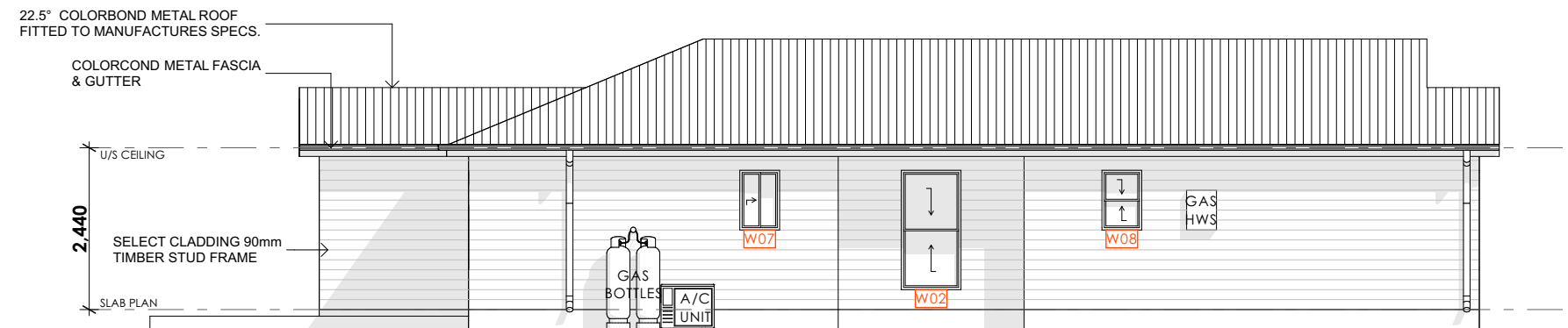
**FRONT ELEVATION**  
Scale: 1:100



**REAR ELEVATION**  
Scale: 1:100



**LEFT ELEVATION**  
Scale: 1:100



**RIGHT ELEVATION**  
Scale: 1:100

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W05	1,200	1,800	1	Double-Hung Double Window 24
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W07	900	600	1	2-Sash Sliding Window 24
W08	900	600	1	Double-Hung Window 24

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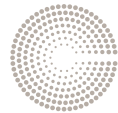
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**CLIFTON**  
YAMBA

**SIGNATURE:**

DRAWING TITLE  
**PROPOSED ELEVATIONS**

CLIENT  
CLIFTON YAMBA - STRAWBERRY FIELDS  
CARRS DRIVE, YAMBA, NSW

SCALE  
AS SHOWN @ A3

220481  
JOB No.



C  
REVISION

**SHEET**

**2**

ELECTRICAL LEGEND

SINGLE G.P.O. 300mm AFL

SGPO

SINGLE G.P.O. 1050mm AFL

SGPO

DOUBLE G.P.O. 300mm AFL

DGPO

DOUBLE G.P.O. 1050mm AFL

DGPO

EXTERNAL DOUBLE GPO'S - 300 A.F.L

EXT. DGPO

2 GLOBE FAN, HEAT, LIGHT

CEILING LIGHT(BATTEN HOLD)

PENDANT LIGHT

P

RECESSED DOWNLIGHTS

R

WALL MOUNTED LIGHT

PENCIL SPOTS

FLOURESCENT LIGHT

TWIN SPOT or FLOODLIGHT

EXHAUST FAN

EF

CEILING FAN

ALFRESCO FAN FITTING ONLY

T.V. POINT 300mm AFL U.N.O.

SMOKE DETECTOR

SD

PHONE POINT 300mm AFL U.N.O.

DATA POINT 300mm AFL U.N.O.

METER BOX

METER BOX

HOT WATER SYSTEM

HWS

SWITCH

DIMMER SWITCH

ELECTRICAL LAYOUT TO BE  
CONFIRMED ON SITE BY CLIENT WITH  
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SMOKE ALARMS TO BE INSTALLED IN THE  
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(HARDWIRED, INTER-CONNECTED  
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REGULATIONS 2006 SCHEDULE 3A

GROUND FLOOR ELECTRICAL

Scale: 1:100

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p. 07 5559 0990

SIGNATURE:

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CLIFTON YAMBA - STRAWBERRY FIELDS  
CARRS DRIVE, YAMBA, NSW

SCALE  
AS SHOWN @ A3  
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JOB No.  
C  
REVISION

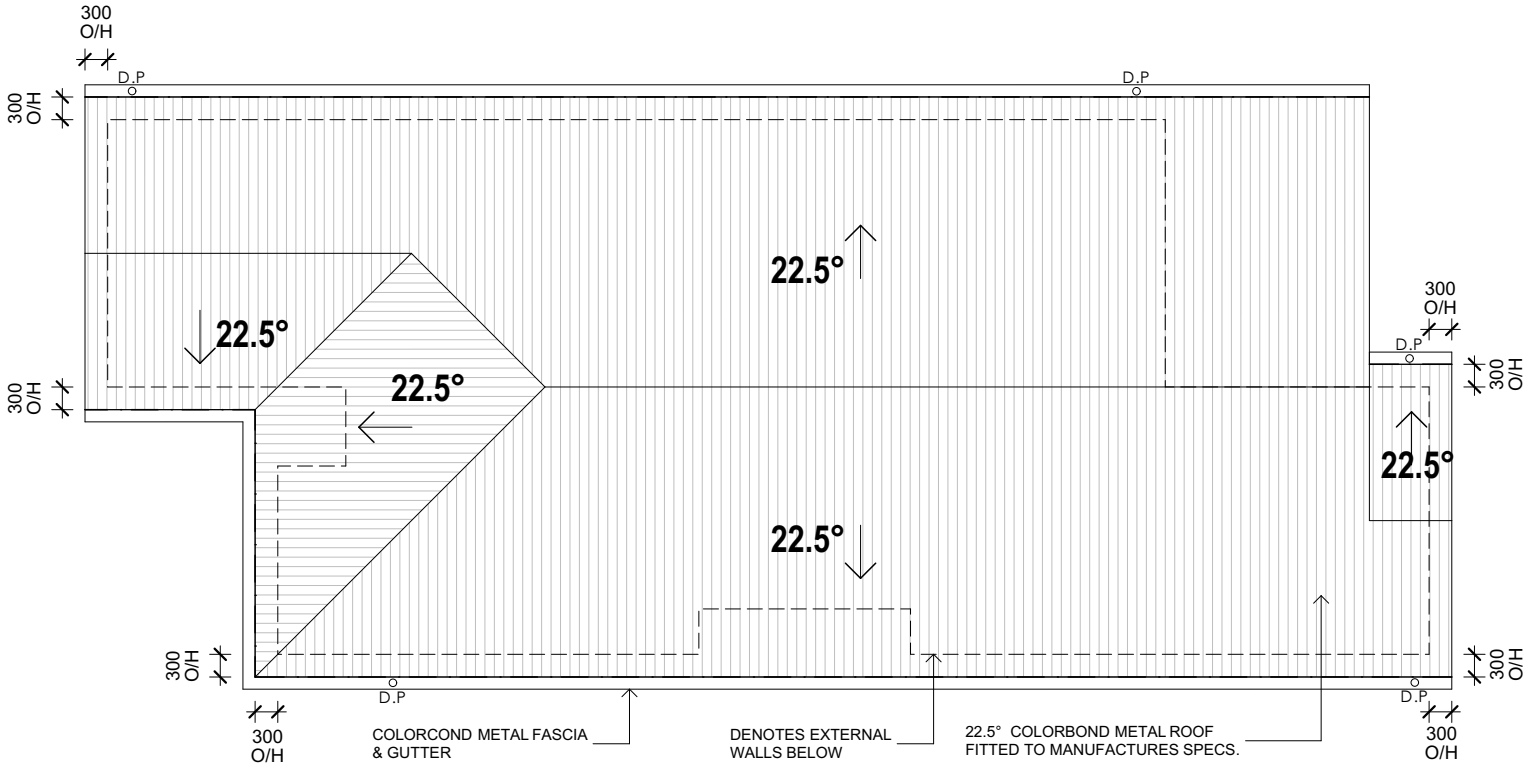
SHEET  
3

NOTE

\* ROOF DESIGN AND INSTALLATION MUST COMPLY WITH AS 1562.1

\* DP'S MUST NOT SERVE MORE THAN 12m OF GUTTER LENGTH FOR EACH DOWNSPIPE.

\* DP'S MUST BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS & IF THE DP IS MORE THAN 1.2m FROM A VALLEY, PROVISIONS FOR OVERFLOW MUST BE MADE TO THE GUTTER.



PROPOSED ROOF PLAN

Scale: 1:100

PLANS FOR CONSTRUCTION.

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REAL PROPERTY DESCRIPTION			
LOT No:	#Lot No.	AREA:	177.94m <sup>2</sup>
RP No:	#RP		
PARISH:	#Parish		
COUNTY:	#County		
AUTHORITY:	#Local Council		

REVISION HISTORY		
ISSUE	DATE	DESCRIPTION
A	01/03/22	STANDARD DRAWINGS
B	19/04/22	AMENDEMENTS
C	03/05/22	AMENDEMENTS

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p. 07 5559 0990



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**ROOF PLAN**

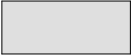
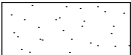







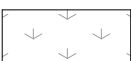
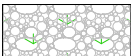


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CLIFTON YAMBA - STRAWBERRY FIELDS  
CARRS DRIVE, YAMBA, NSW

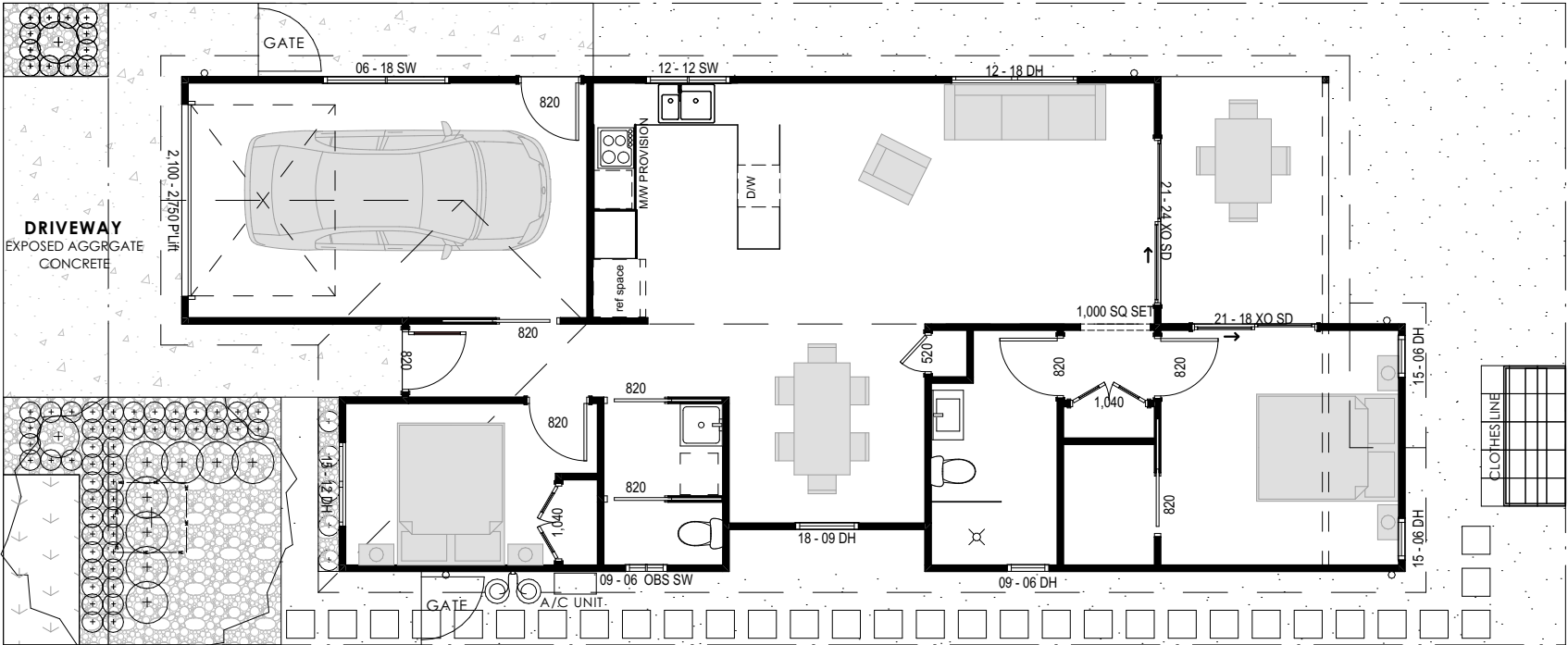
SCALE  
AS SHOWN @ A3

220481  
JOB No.

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REVISION

LEGEND

SYMBOL	DESCRIPTION
	ARTIFICIAL GRASS
	PEBBLES
	CONCRETE SLAB
	400 x 400 CONCRETE PAVERS
	HEDGES
	TREE (INDICATIVE POSTION ONLY)
	SMALL SHRUB
	SHRUB
	GATE
	NATURAL GRASS
	GROUND COVER
	MULCH
	TIMBER EDGING



LANDSCAPING PLAN  
Scale: 1:100

PLANS FOR CONSTRUCTION.

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CLIFTON  
YAMBA

SIGNATURE:

DRAWING TITLE  
**LANDSCAPE PLAN**

CLIENT  
CLIFTON YAMBA - STRAWBERRY FIELDS  
CARRS DRIVE, YAMBA, NSW

SCALE  
AS SHOWN @ A3

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JOB No.



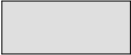
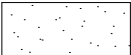








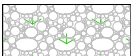

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REVISION

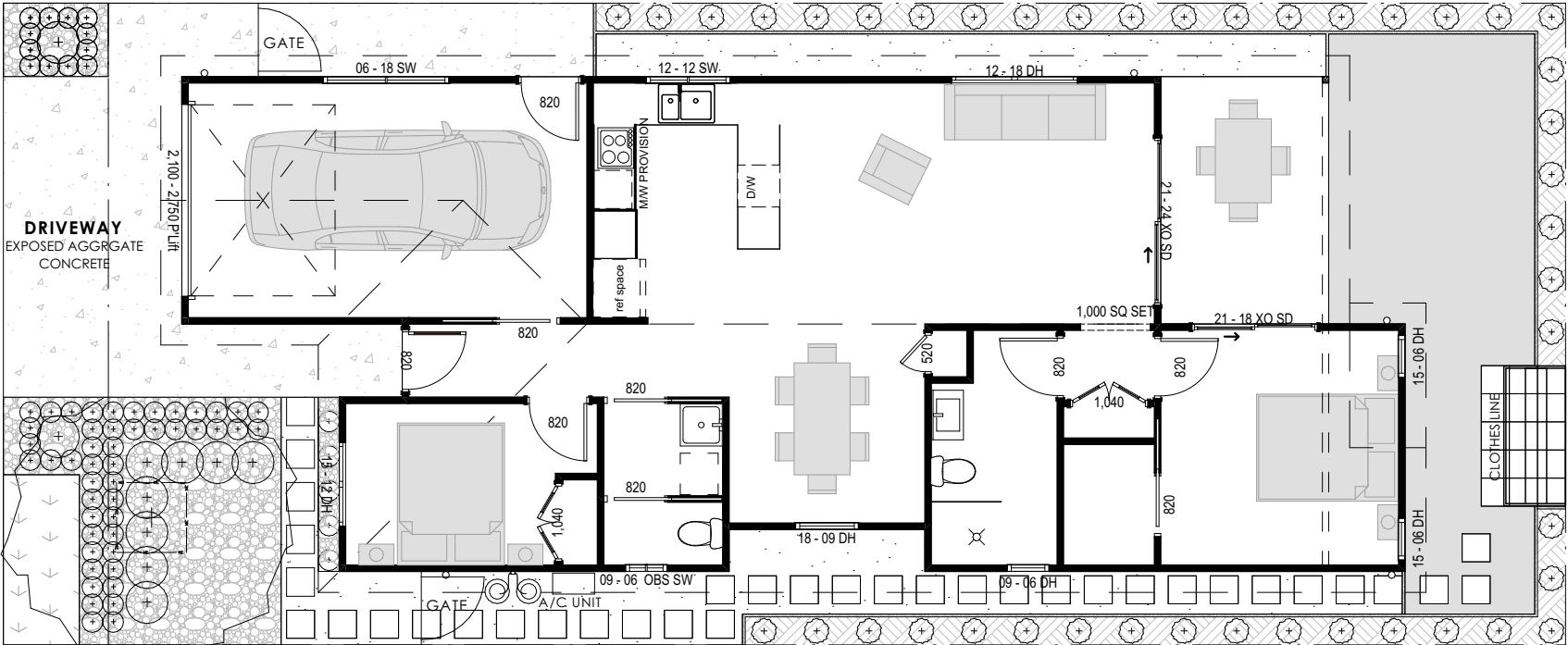
SHEET

5



LEGEND

SYMBOL	DESCRIPTION
	ARTIFICIAL GRASS
	PEBBLES
	CONCRETE SLAB
	400 x 400 CONCRETE PAVERS
	HEDGES
	TREE (INDICATIVE POSTION ONLY)
	SMALL SHRUB
	SHRUB
	GATE
	NATURAL GRASS
	GROUND COVER
	MULCH
	TIMBER EDGING



LANDSCAPING PLAN  
Scale: 1:100

PLANS FOR CONSTRUCTION.

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p. 07 5559 0990

  
**CLIFTON**  
YAMBA

SIGNATURE:

DRAWING TITLE  
**LANDSCAPE UPGRADE PLAN**

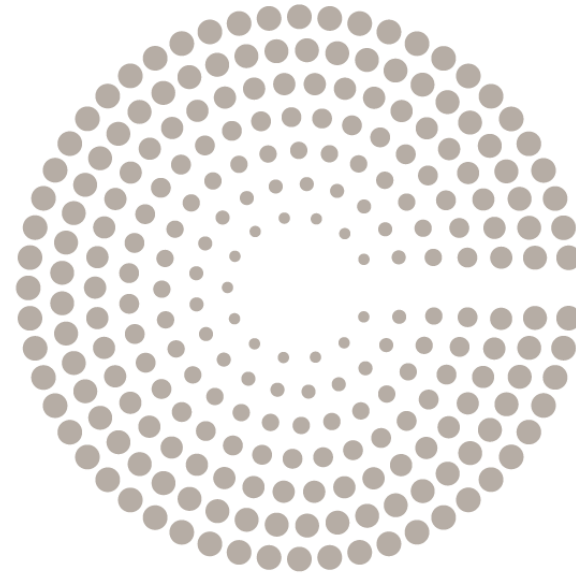
CLIENT  
CLIFTON YAMBA - STRAWBERRY FIELDS  
CARRS DRIVE, YAMBA, NSW

SCALE  
AS SHOWN @ A3

220481  
JOB No.

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REVISION





# CLIFTON

## YAMBA

SUGAR SUGAR  
CARRS DRIVE YAMBA, NSW

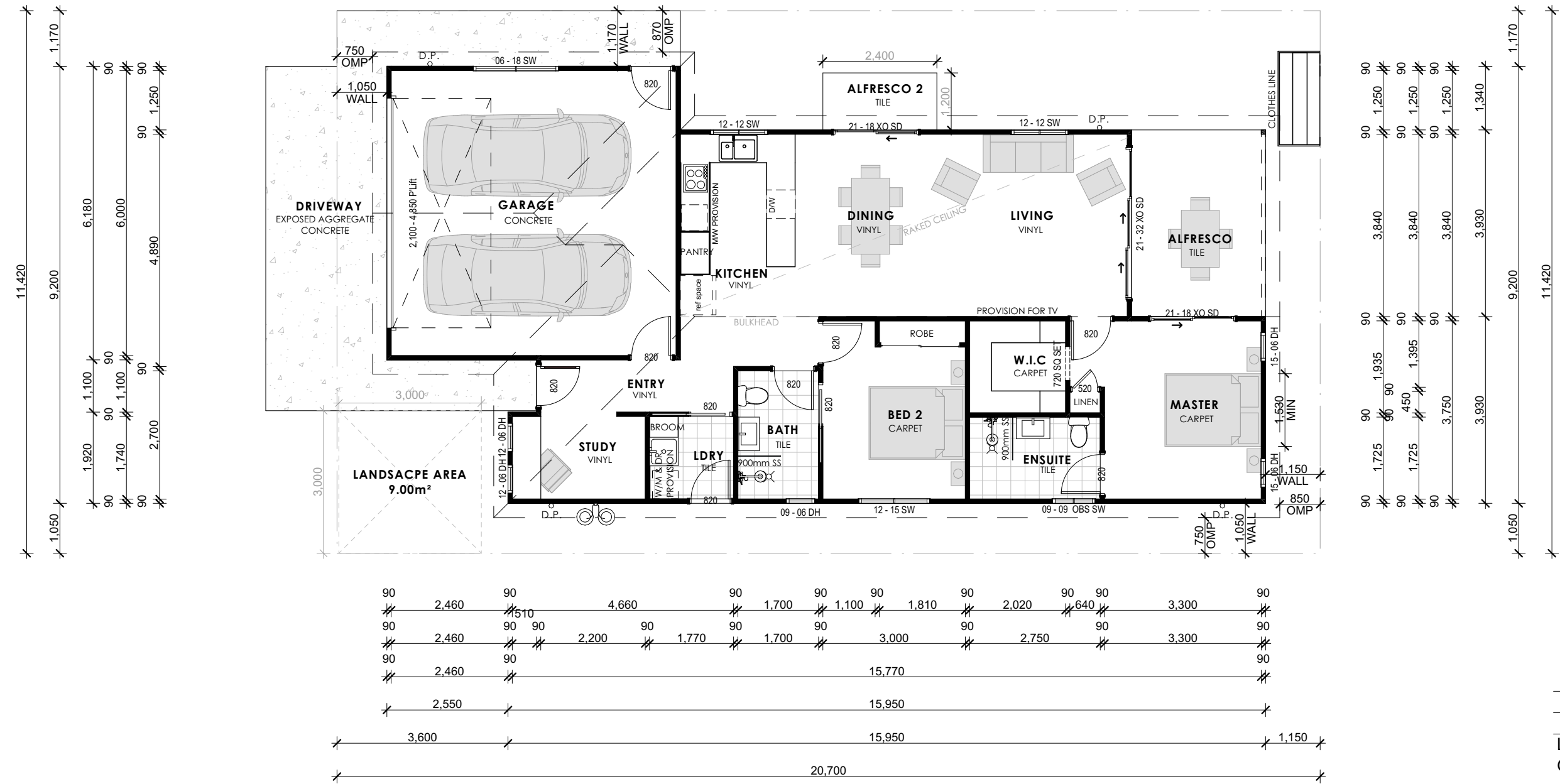
### DRAWING SCHEDULE

Sheet No.	Sheet Name
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	COVER PAGE
1	PROPOSED GROUND FLOOR
2	PROPOSED ELEVATIONS
3	GROUND FLOOR ELECTRICAL
4	ROOF PLAN
5	LANDSCAPE PLAN
6	LANDSCAPE UPGRADE PLAN
7	GENERAL NOTES

NOTE

- OVERHEAD MEDICINE CABINET  
(900mm W x 620mm H x 160mm D)
- ENSUITE & BATHROOM
- 90mm INTERNAL TIMBER STUD FRAME  
PLASTERBOARD LINING
- SELECT CLADDING EXTERIOR 90mm  
STUD FRAME



PROPOSED GROUND FLOOR  
Scale: 1:100

SITE	
AREA	233.88m <sup>2</sup>
SITE COVER	62.4%
OPEN SPACE	43.19m <sup>2</sup>
AREA	
ID	AREA
LIVING	96.7
GARAGE	37.5
ALFRESCO	11.1
ALFRESCO 2	2.9
148.2 m <sup>2</sup>	

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**CLIFTON**  
YAMBA

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DRAWING TITLE  
**PROPOSED GROUND FLOOR**

CLIENT  
CLIFTON YAMBA - SUGAR SUGAR  
CARRS DRIVE, YAMBA, NSW

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AS SHOWN @ A3

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JOB No.

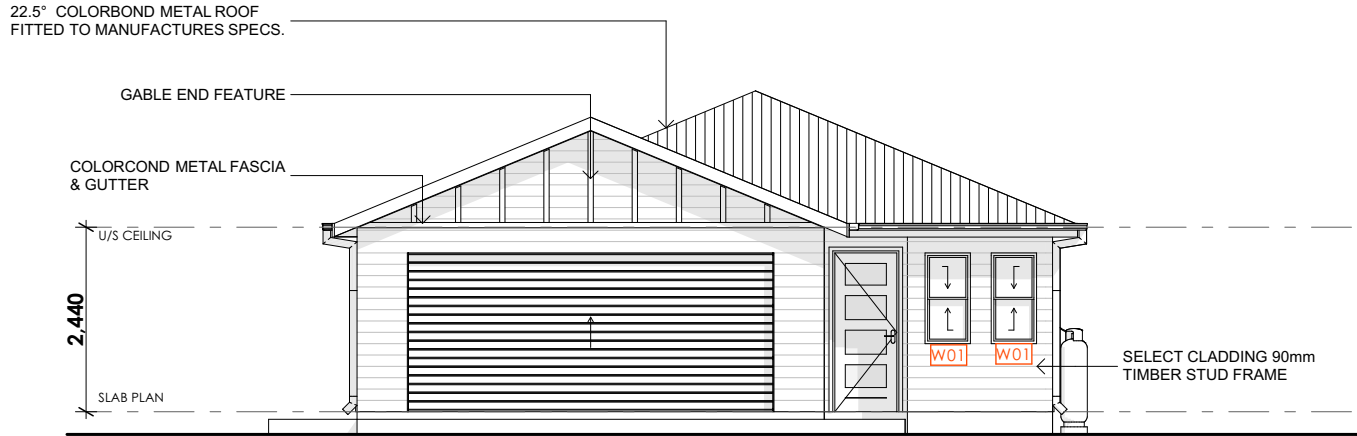


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REVISION

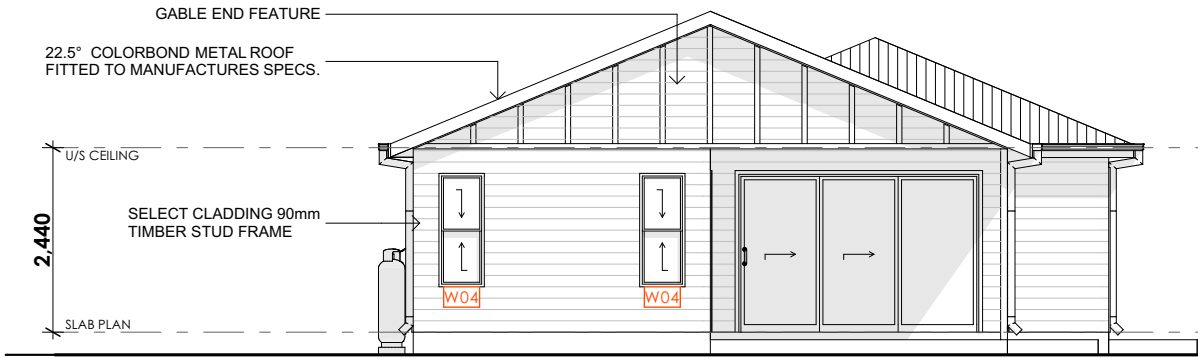
SHEET

1

PLANS FOR CONSTRUCTION.



**FRONT ELEVATION**  
Scale: 1:100



**REAR ELEVATION**  
Scale: 1:100



**LEFT ELEVATION**  
Scale: 1:100



**RIGHT ELEVATION**  
Scale: 1:100

WINDOW LIST				
ID	H	W	QTY	WINDOW TYPE
W01	1,200	600	2	Double-Hung Window 24
W02	1,200	1,200	2	2-Sash Sliding Window 24
W03	600	1,800	1	2-Sash Sliding Window 24
W04	1,500	600	2	Double-Hung Window 24
W05	900	600	1	Double-Hung Window 24
W06	1,200	1,500	1	2-Sash Sliding Window 24
W07	900	900	1	2-Sash Sliding Window 24

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**PROPOSED ELEVATIONS**

CLIENT  
CLIFTON YAMBA - SUGAR SUGAR  
CARRS DRIVE, YAMBA, NSW

SCALE  
AS SHOWN @ A3

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JOB No.

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REVISION



ELECTRICAL LEGEND

SINGLE G.P.O. 300mm AFL

SGPO

SINGLE G.P.O. 1050mm AFL

SGPO

DOUBLE G.P.O. 300mm AFL

DGPO

DOUBLE G.P.O. 1050mm AFL

DGPO

EXTERNAL DOUBLE GPO'S - 300 A.F.L

EXT. DGPO

2 GLOBE FAN, HEAT, LIGHT

CEILING LIGHT(BATTEN HOLD)

PENDANT LIGHT

RECESSED DOWNLIGHTS

WALL MOUNTED LIGHT

PENCIL SPOTS

FLOURESCENT LIGHT

TWIN SPOT or FLOODLIGHT

EXHAUST FAN

EF

CEILING FAN

ALFRESCO FAN FITTING ONLY

T.V. POINT 300mm AFL U.N.O.

SMOKE DETECTOR

SD

PHONE POINT 300mm AFL U.N.O.

DATA POINT 300mm AFL U.N.O.

METER BOX

METER BOX

HOT WATER SYSTEM

HWS

SWITCH

DIMMER SWITCH

ELECTRICAL LAYOUT TO BE  
CONFIRMED ON SITE BY CLIENT WITH  
ELECTRICIAN

SMOKE ALARMS TO BE INSTALLED IN THE  
DWELLINGS TO COMPLY WITH NCC 3.7.5  
(HARDWIRED, INTER-CONNECTED  
AND ON ALL LEVELS) , AND INSIDE OF ALL  
BEDROOMS TO COMPLY WITH THE BUILDING  
REGULATIONS 2006 SCHEDULE 3A

GROUND FLOOR ELECTRICAL

Scale: 1:100

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ISSUE DATE DESCRIPTION  
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p. 07 5559 0990

SIGNATURE:

DRAWING TITLE  
**GROUND FLOOR ELECTRICAL**  
CLIENT  
CLIFTON YAMBA - SUGAR SUGAR  
CARRS DRIVE, YAMBA, NSW

SCALE  
AS SHOWN @ A3  
220482  
JOB No.  
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SHEET  
3

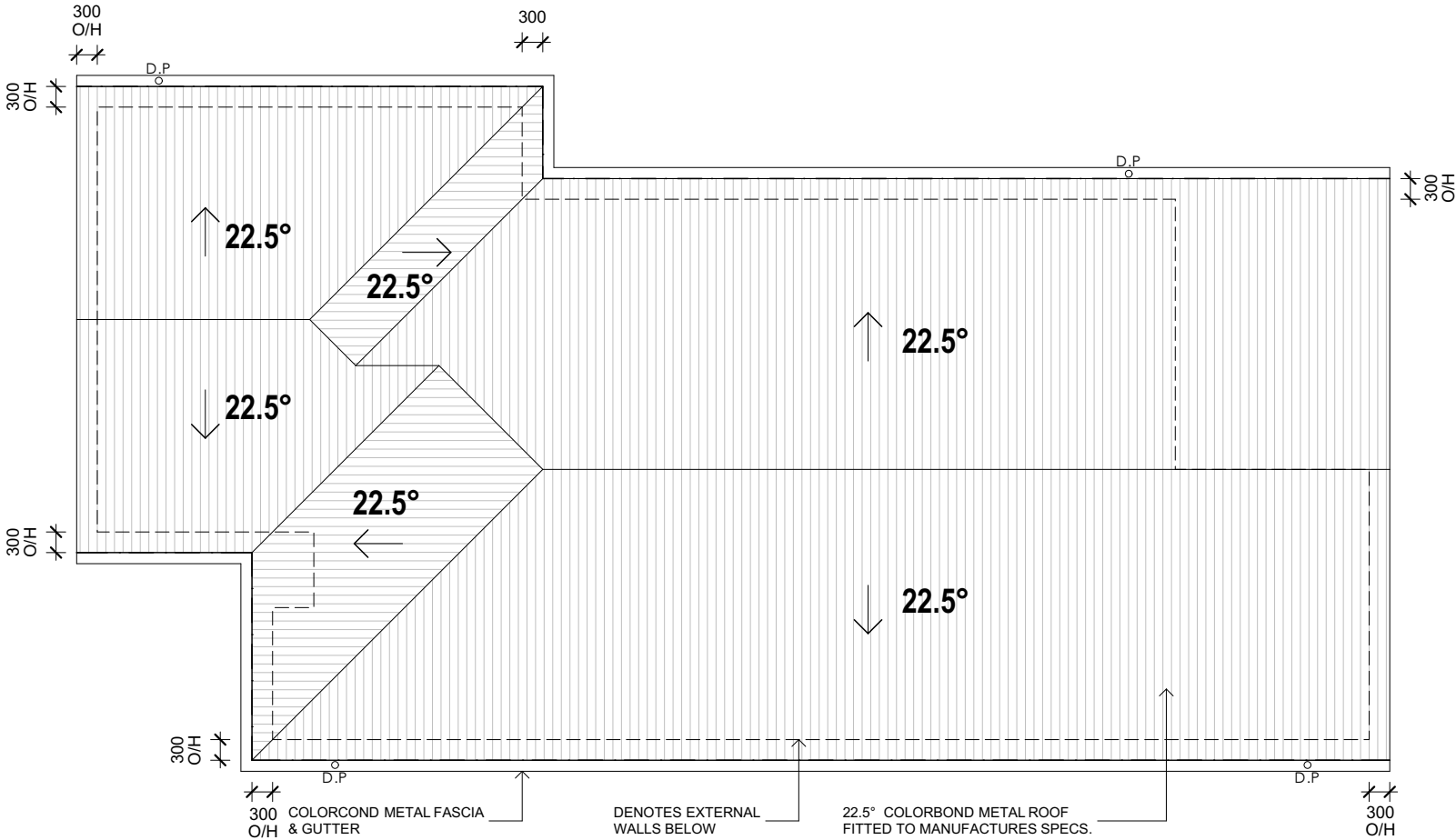


NOTE

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PROPOSED ROOF PLAN

Scale: 1:100

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**ROOF PLAN**











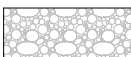


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CARRS DRIVE, YAMBA, NSW

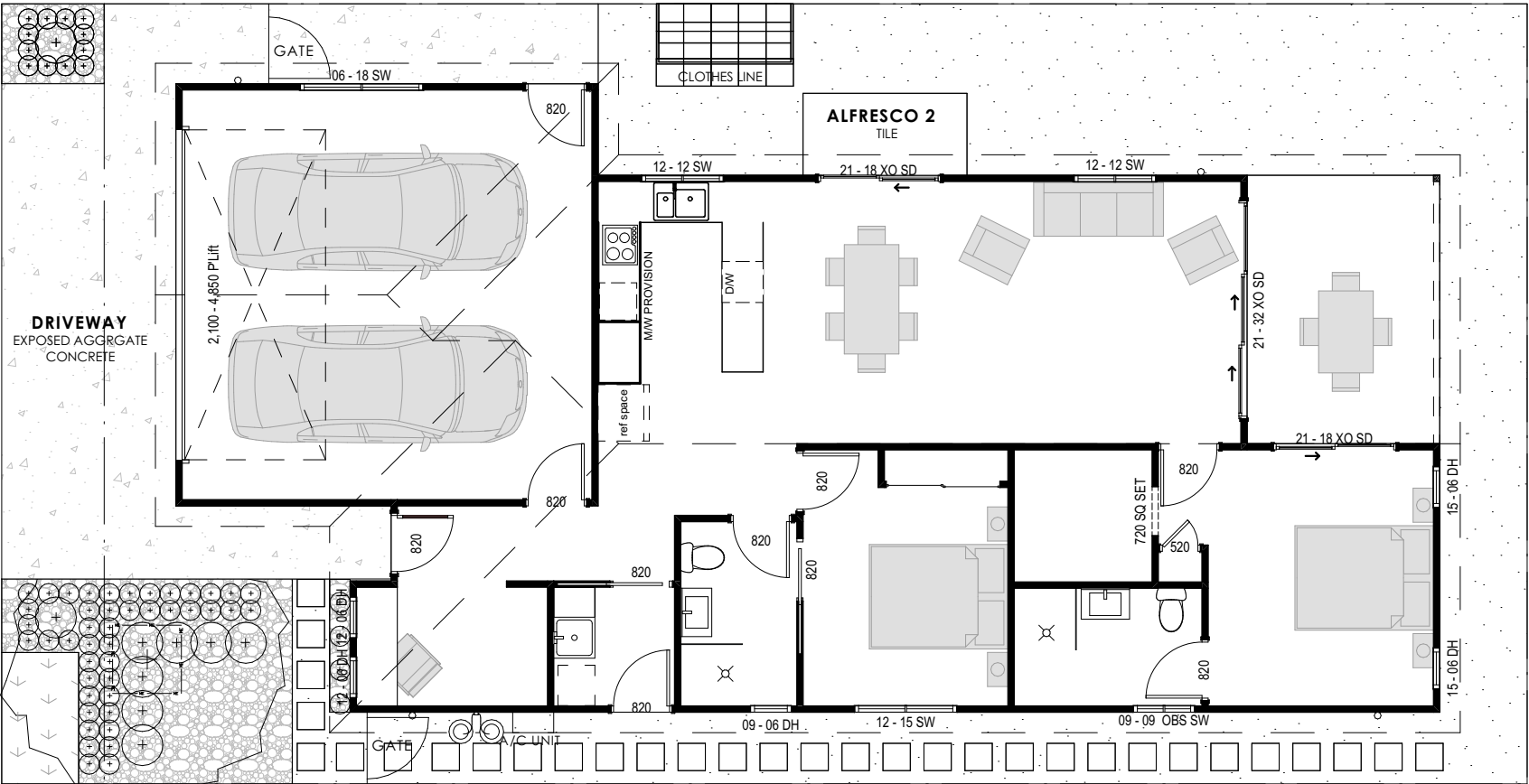
SCALE  
AS SHOWN @ A3

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C  
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LEGEND

SYMBOL	DESCRIPTION
	ARTIFICIAL GRASS
	PEBBLES
	CONCRETE SLAB
	400 x 400 CONCRETE PAVERS
	HEDGES
	TREE (INDICATIVE POSTION ONLY)
	SMALL SHRUB
	SHRUB
	GATE
	NATURAL GRASS
	GROUND COVER
	MULCH
	TIMBER EDGING



LANDSCAPING PLAN  
Scale: 1:100

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**LANDSCAPE PLAN**



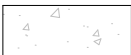


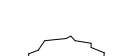


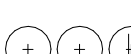




CLIENT  
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CARRS DRIVE, YAMBA, NSW

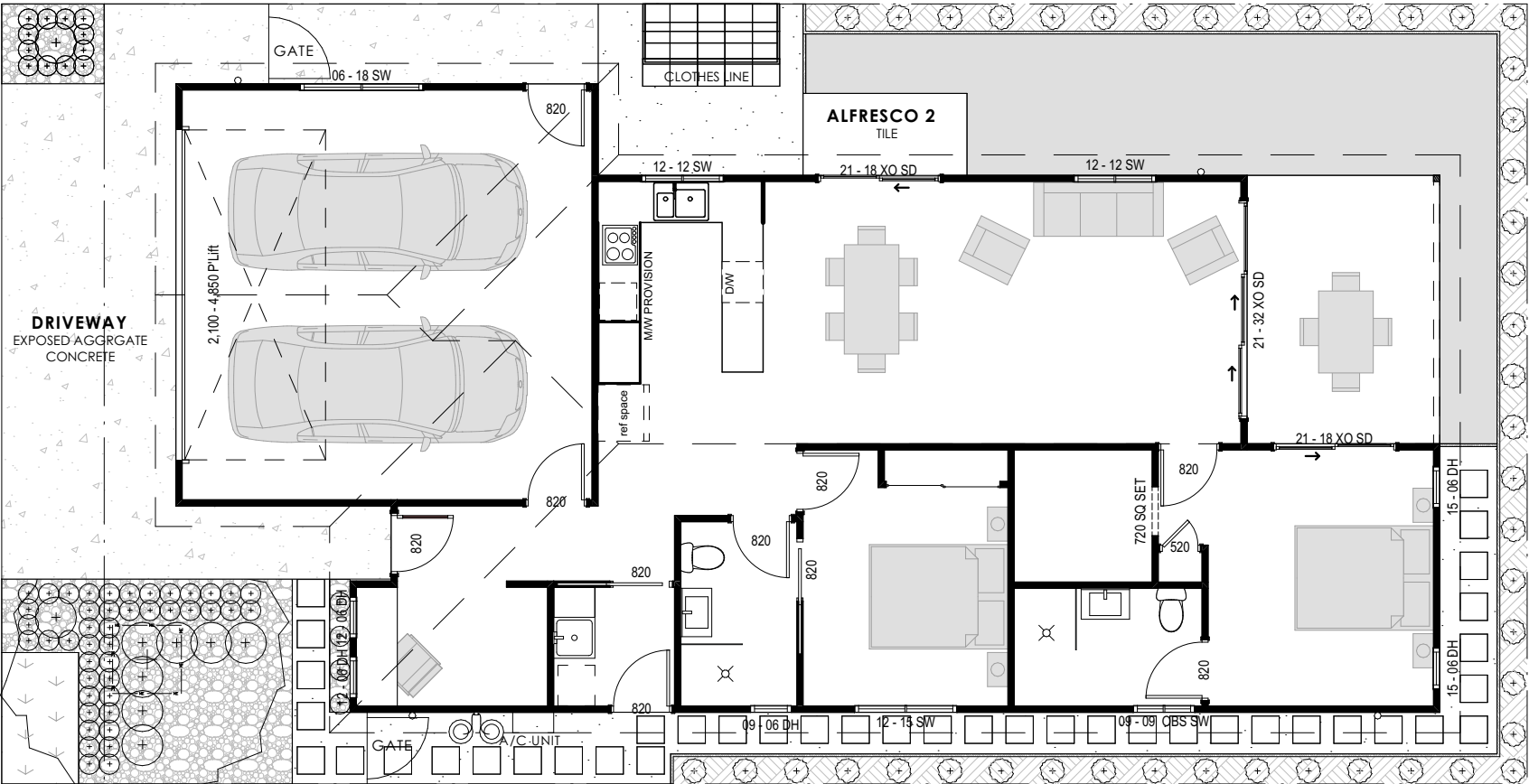
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220482  
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C  
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LEGEND

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	ARTIFICIAL GRASS
	PEBBLES
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	SMALL SHRUB
	SHRUB
	GATE
	NATURAL GRASS
	GROUND COVER
	MULCH
	TIMBER EDGING



LANDSCAPE UPGRADE PLAN  
Scale: 1:100

PLANS FOR CONSTRUCTION.

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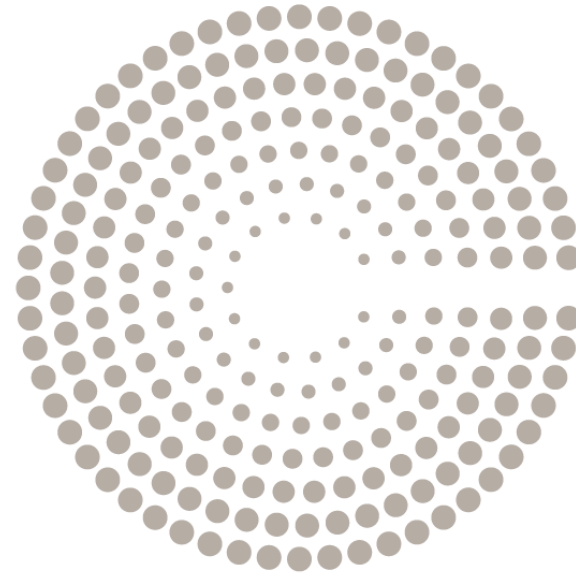
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CLIFTON YAMBA - SUGAR SUGAR  
CARRS DRIVE, YAMBA, NSW

SCALE  
AS SHOWN @ A3

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REVISION





# CLIFTON

## YAMBA

S W E E T C A R O L I N E  
C A R R S D R I V E Y A M B A , N S W

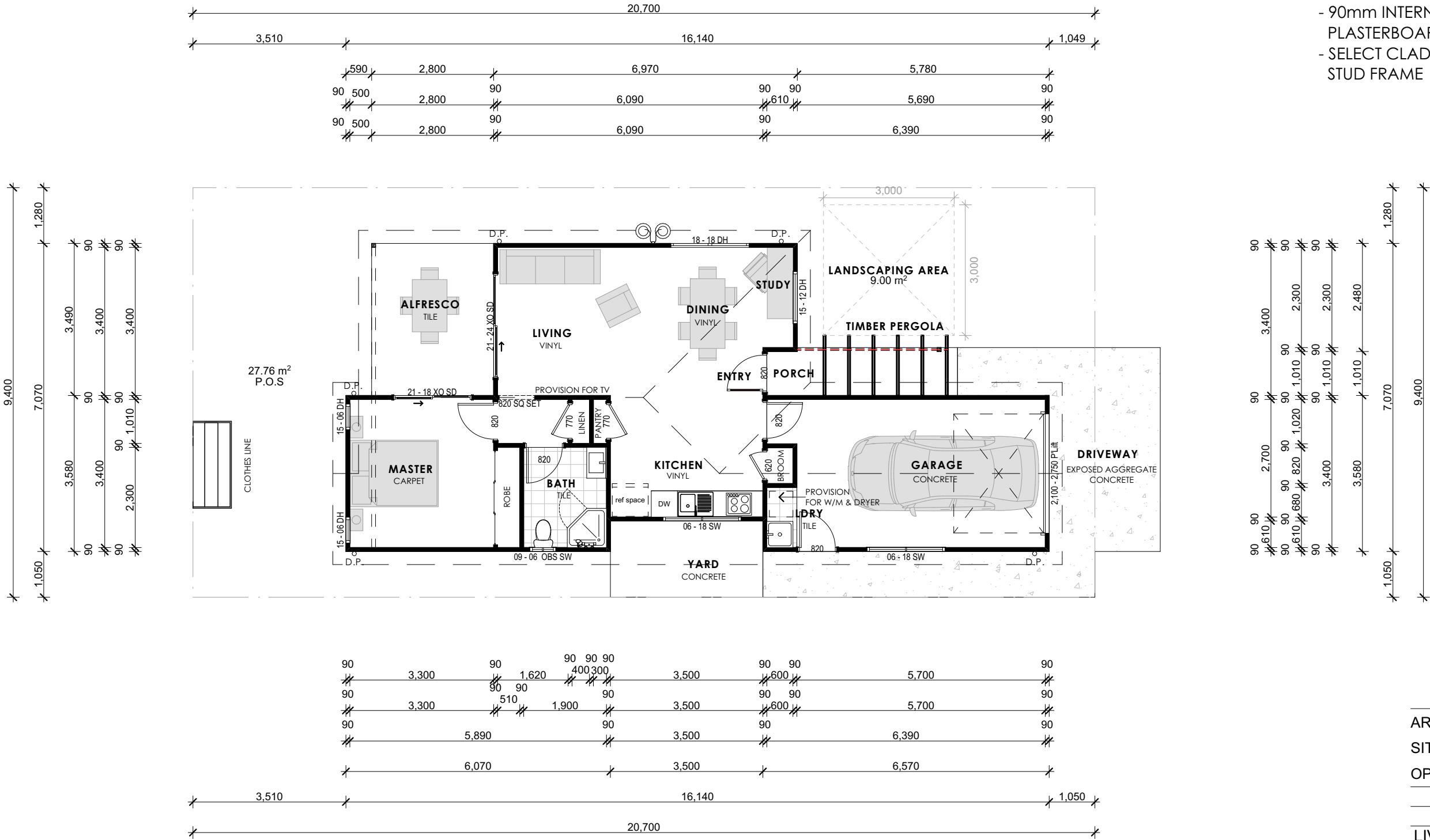
### DRAWING SCHEDULE

Sheet No.	Sheet Name
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	COVER PAGE
1	PROPOSED GROUND FLOOR
2	PROPOSED ELEVATIONS
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4	ROOF PLAN
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- ENSUITE & BATHROOM
- 90mm INTERNAL TIMBER STUD FRAME  
PLASTERBOARD LINING
- SELECT CLADDING EXTERIOR 90mm  
STUD FRAME



PROPOSED GROUND FLOOR  
Scale: 1:100

PLANS FOR CONSTRUCTION.

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REAL PROPERTY DESCRIPTION

LOT No: #Lot No. AREA: #Site Gross Aream²  
RP No: #RP  
PARISH: #Parish  
COUNTY: #County  
AUTHORITY: #Local Council

REVISION HISTORY

ISSUE DATE DESCRIPTION  
A 07/03/22 STANDARD DRAWINGS  
B 19/04/22 AMENDMENTS  
C 03/05/22 AMENDMENTS

**CYBER**  
DRAFTING & DESIGN

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**CLIFTON**  
YAMBA

SIGNATURE:

DRAWING TITLE  
**PROPOSED GROUND FLOOR**

CLIENT  
CLIFTON YAMBA - SWEET CAROLINE  
CARRS DRIVE, YAMBA, NSW

SCALE  
AS SHOWN @ A3

220483  
JOB No.

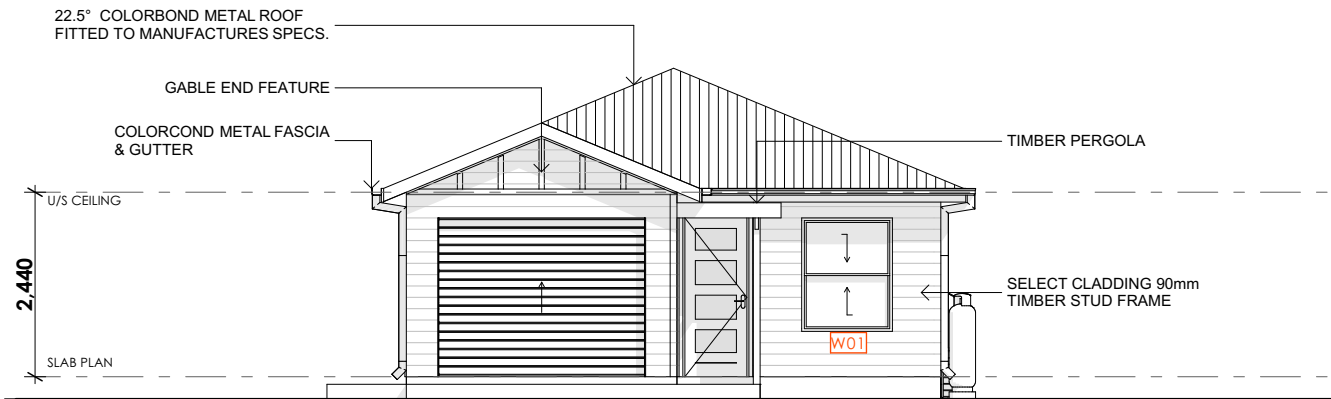


C  
REVISION

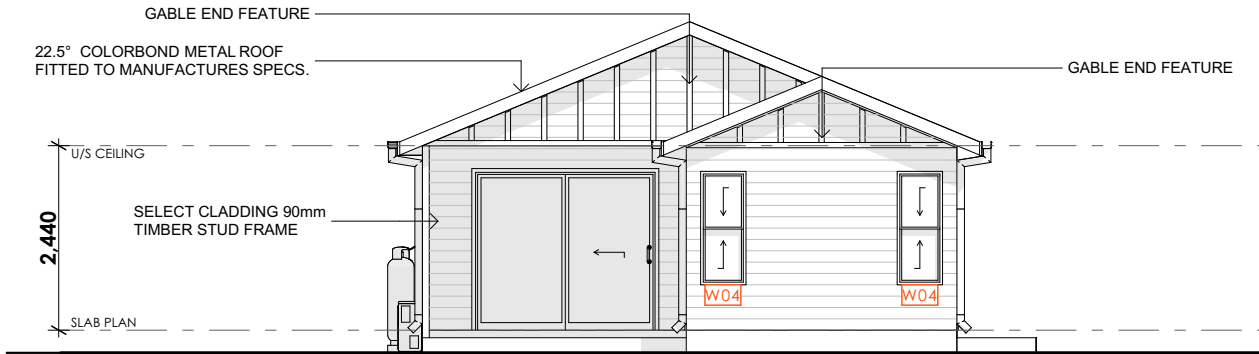
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1

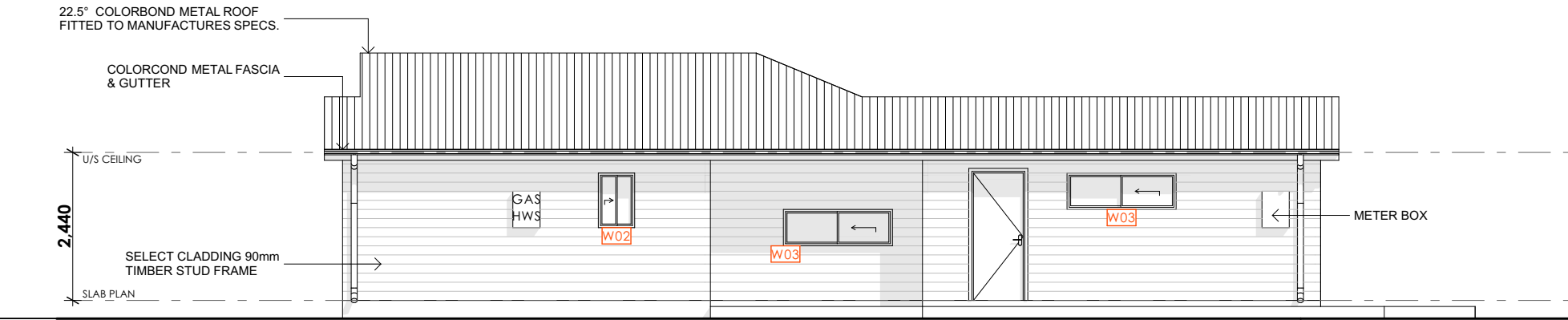




**FRONT ELEVATION**  
Scale: 1:100



**REAR ELEVATION**  
Scale: 1:100



**LEFT ELEVATION**  
Scale: 1:100



**RIGHT ELEVATION**  
Scale: 1:100

WINDOW LIST				
ID	H	W	QTY	WINDOW TYPE
W01	1,500	1,200	1	Double-Hung Window 24
W02	900	600	1	2-Sash Sliding Window 24
W03	600	1,800	2	2-Sash Sliding Window 24
W04	1,500	600	2	Double-Hung Window 24
W05	1,800	1,800	1	Double-Hung Double Window 24

ELECTRICAL LEGEND

SINGLE G.P.O. 300mm AFL

SGPO

SINGLE G.P.O. 1050mm AFL

SGPO

DOUBLE G.P.O. 300mm AFL

DGPO

DOUBLE G.P.O. 1050mm AFL

DGPO

EXTERNAL DOUBLE GPO'S - 300 A.F.L

EXT. DGPO

2 GLOBE FAN, HEAT, LIGHT

CEILING LIGHT(BATTEN HOLD)

PENDANT LIGHT

P

RECESSED DOWNLIGHTS

R

WALL MOUNTED LIGHT

PENCIL SPOTS

FLOURESCENT LIGHT

TWIN SPOT or FLOODLIGHT

EXHAUST FAN

EF

CEILING FAN

ALFRESCO FAN FITTING ONLY

T.V. POINT 300mm AFL U.N.O.

SD

SMOKE DETECTOR

SD

PHONE POINT 300mm AFL U.N.O.

DATA POINT 300mm AFL U.N.O.

METER BOX

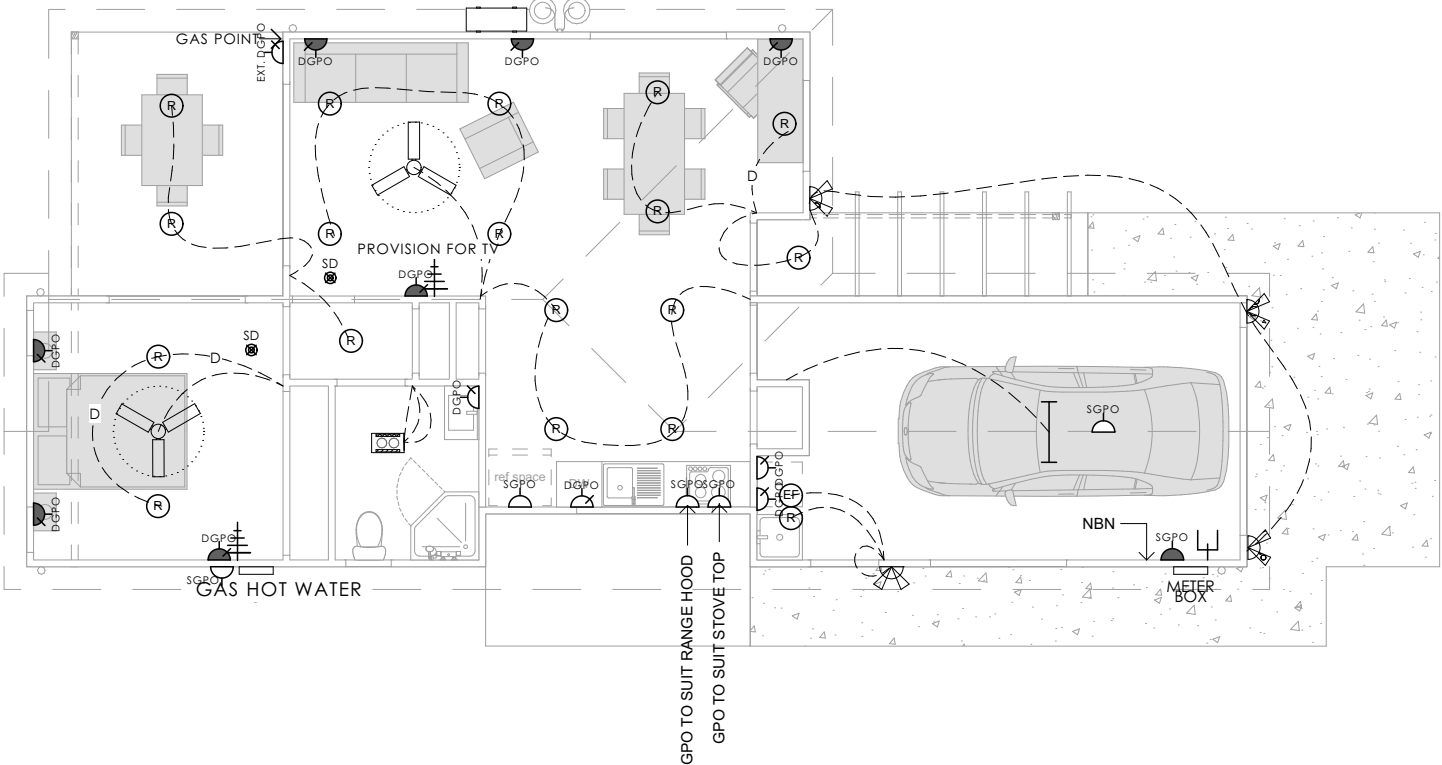
METER BOX

HOT WATER SYSTEM

HWS

SWITCH

DIMMER SWITCH



ELECTRICAL LAYOUT TO BE  
CONFIRMED ON SITE BY CLIENT WITH  
ELECTRICIAN

SMOKE ALARMS TO BE INSTALLED IN THE  
DWELLINGS TO COMPLY WITH NCC 3.7.5  
(HARDWIRED, INTER-CONNECTED  
AND ON ALL LEVELS) , AND INSIDE OF ALL  
BEDROOMS TO COMPLY WITH THE BUILDING  
REGULATIONS 2006 SCHEDULE 3A

# GROUND FLOOR ELECTRICAL

Scale: 1:100

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SIGNATURE:

DRAWING TITLE  
**GROUND FLOOR ELECTRICAL**

CLIENT  
CLIFTON YAMBA - SWEET CAROLINE  
CARRS DRIVE, YAMBA, NSW

SCALE  
AS SHOWN @ A3

220483  
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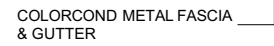
C  
REVISION

SHEET

3

\* ROOF DESIGN AND INSTALLATION MUST COMPLY WITH AS 1562.1

\* DP'S MUST BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS & IF THE DP IS MORE THAN 1.2m FROM A VALLEY, PROVISIONS FOR OVERFLOW MUST BE MADE TO THE GUTTER.



DENOTES EXTERNAL  
WALLS BELOW

22.5° COLORBOND METAL ROOF  
FITTED TO MANUFACTURES SPECS.

Scale: 1:100

DRAWING TITLE  
**ROOF PLAN**

SCALE  
AS SHOWN @ A3

220483  
JOB No.



SHEET

4

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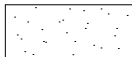




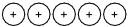






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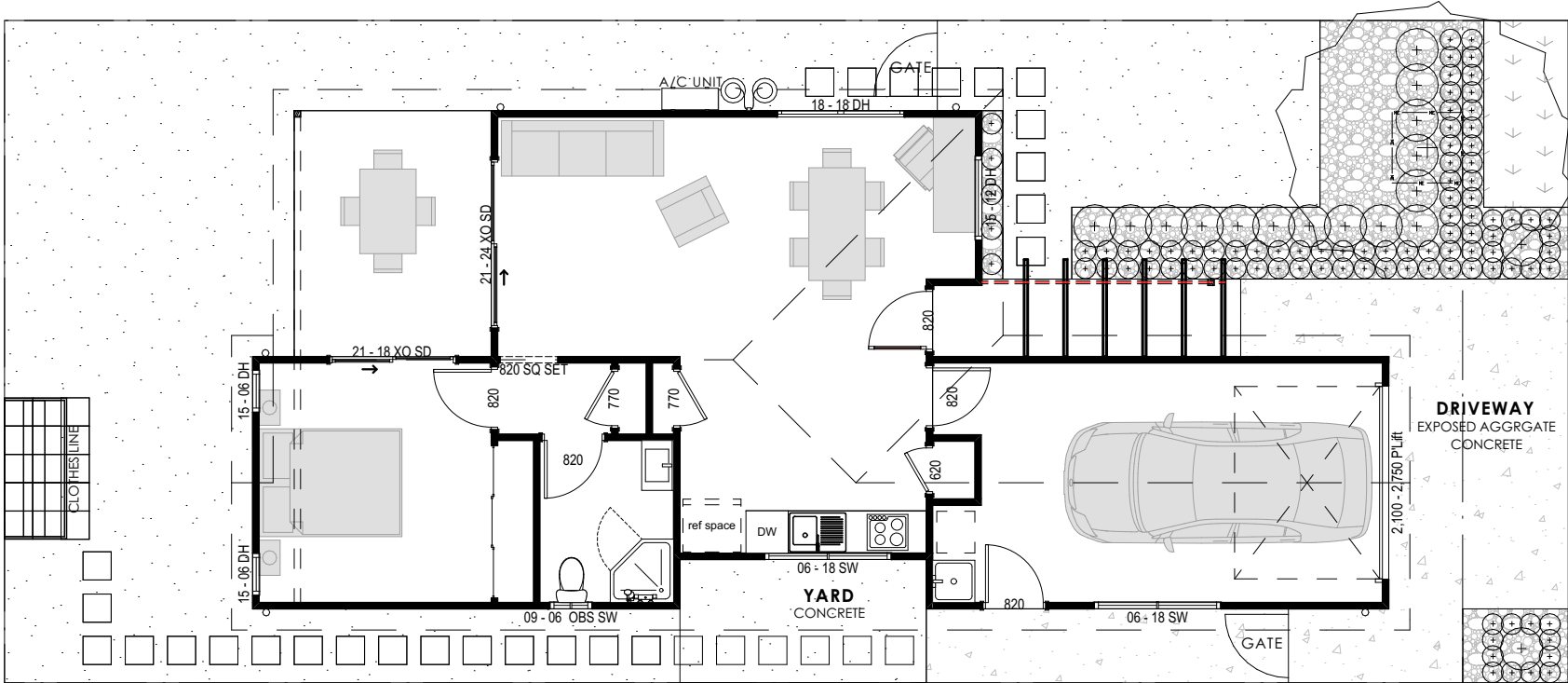


CLIFTON  
YAMBA

**SIGNATURE:**

LEGEND

SYMBOL	DESCRIPTION
	ARTIFICIAL GRASS
	PEBBLES
	CONCRETE SLAB
	400 x 400 CONCRETE PAVERS
	HEDGES
	TREE (INDICATIVE POSTION ONLY)
	SMALL SHRUB
	SHRUB
	GATE
	NATURAL GRASS
	GROUND COVER
	MULCH
	TIMBER EDGING



LANDSCAPING PLAN  
Scale: 1:100

PLANS FOR CONSTRUCTION.

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RP No:	#RP		
PARISH:	#Parish		
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DRAFTING & DESIGN

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**CLIFTON**  
YAMBA


SIGNATURE:

DRAWING TITLE  
**LANDSCAPE PLAN**

CLIENT  
CLIFTON YAMBA - SWEET CAROLINE  
CARRS DRIVE, YAMBA, NSW

SCALE  
AS SHOWN @ A3

220483  
JOB No.

  
**C**  
REVISION

SHEET

5

## SYMBOL

## DESCRIPTION



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RP No:           #RP  
PARISH:          #Parish  
COUNTY:        #County  
AUTHORITY:       #Local Council

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C	03/05/22	AMENDMENTS

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DRAWING TITLE

**LANDSCAPE UPGRADE PLAN**

CLIENT  
CLIFTON YAMBA - SWEET CAROLINE  
CARRS DRIVE, YAMBA, NSW

SCALE  
AS SHOWN @ A3

220483  
JOB No.



SHEET

6



GENERAL NOTES:

ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS 2006, THE NATIONAL CONSTRUCTION CODE SERIES 2014 BUILDING CODE OF AUSTRALIA VOL 2 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN.

UNLESS OTHERWISE SPECIFIED, THE TERM BCA SHALL REFER TO NATIONAL CONSTRUCTION CODE SERIES NCC 2019

ALL MATERIALS AND CONSTRUCTION PRACTICE SHALL MEET THE PERFORMANCE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA. WHERE AN ALTERNATIVE SOLUTION IS PROPOSED THEN PRIOR TO IMPLEMENTATION OR INSTALLATION IT FIRST MUST BE ASSESSED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR AS MEETING THE PERFORMANCE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.

GLAZING INCLUDING SAFETY GLAZING SHALL BE INSTALLED TO A SIZE, TYPE AND THICKNESS SO AS TO COMPLY WITH:  
BCA PART 3.6 FOR CLASS 1 AND 10 BUILDINGS WITHIN A DESIGN WIND SPEED OF NOT MORE THAN N3, AND NCC 2014 BCA VOL 1 PART B1.4 FOR CLASS 2 TO 9 BUILDINGS

WATERPROOFING OF WET AREAS, BEING BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH AS 3740-2010: WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS.

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ANY HOUSE ENERGY RATING (HERS) REPORT AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STAMPED PLANS ENDORSED BY THE ACCREDITED THERMAL PERFORMANCE ASSESSOR WITHOUT ALTERATION

TOP OF HAND RAILS TO BE 865MM VERTICALLY MINIMUM ABOVE STAIR NOSING AND FLOOR SURFACES OF RAMPS

WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL AROUND.

FOR BUILDINGS IN MARINE OR OTHER EXPOSURE ENVIRONMENTS SHALL HAVE MASONRY UNITS, MORTAR AND ALL BUILT IN COMPONENTS AND THE LIKE COMPLYING WITH THE DURABILITY REQUIREMENTS OF AS4773.1-2015

ALL STORMWATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITIES APPROVAL. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ALL OTHER CONSULTANTS DRAWINGS/DETAILS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.

SITE PLAN MEASUREMENTS IN METRES - ALL OTHER MEASUREMENTS IN MILLIMETRES U.N.O.

FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES DURING ALL WORKS.

THE BUILDER AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, LEVELS AND SPECIFICATIONS AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.

INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS.

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

THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE BY THE CLIENT OF CYBER DRAFTING FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE DESIGNER. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT THE DESIGNER'S WRITTEN CONSENT DOES SO AT THEIR OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE DESIGNER FOR SUCH USE AND/OR RELIANCE.

THE APPROVAL BY THIS OFFICE OF A SUBSTITUTE MATERIAL, WORK PRACTICE, VARIATION OR THE LIKE IS NOT AN AUTHORISATION FOR ITS USE OR A CONTRACT VARIATION. ANY SAID VARIATIONS MUST BE ACCEPTED BY ALL PARTIES TO THE AGREEMENT AND WHERE APPLICABLE THE RELEVANT BUILDING SURVEYOR PRIOR TO IMPLEMENTING THE SAID VARIATION.

THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT THE DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING MATERIALS COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS.

STRUCTURAL COMPONENTS:

BUILDING TIE-DOWNS TO BE PROVIDED IN ACCORDANCE WITH AS1684-2010 FOR AN ASSUMED DESIGN GUST WIND SPEED / WIND CLASSIFICATION AS PER DESIGNATED BY A STRUCTURAL ENGINEER (SUBJECT TO CONFIRMATION ON SITE BY RELEVANT BUILDING SURVEYOR AT FIRST INSPECTION) REFER TO AS1684 FOR CONSTRUCTION REQUIREMENTS.

STAIR CONSTRUCTION:

STEP SIZES (OTHER THAN FOR SPIRAL STAIRS) TO BE:  
-RISERS (R) 190MM MAXIMUM AND 115MM MINIMUM  
-GOING (G) 355MM MAXIMUM AND 240MM MINIMUM  
-2R + 1G = 700MM MAXIMUM AND 550MM MINIMUM  
-WITH LESS THAN 125MM GAP BETWEEN OPEN TREADS

ALL TREADS, LANDINGS AND THE LIKE TO HAVE NON SLIP FINISH OR SUITABLE NON-SKID STRIP NEAR EDGE OF NOSING.

PROVIDE BALUSTRADES WHERE CHANGE IN LEVEL EXCEEDS 1000MM ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS. BALUSTRADES (OTHER THAN TENSIONED WIRE BALUSTRADES) TO BE:  
-1000MM MIN. ABOVE FINISHED SURFACE LEVEL OF BALCONIES, LANDINGS OR THE LIKE,  
-865MM MIN. ABOVE FINISHED SURFACE LEVEL OF STAIR NOSING OR RAMP, AND  
-VERTICAL WITH LESS THAN 125MM GAP BETWEEN, AND  
-ANY HORIZONTAL ELEMENT WITHIN THE BALUSTRADE BETWEEN 150MM AND 760MM ABOVE THE FLOOR MUST NOT FACILITATE CLIMBING WHERE CHANGES IN LEVEL EXCEEDS 4000MM ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS.  
WIRE BALUSTRADE CONSTRUCTION TO COMPLY WITH NCC 2019 BCA VOLUME 2 PART 3.9.2.5 FOR CLASS 1 AND 10 BUILDINGS AND NCC 2019 BCA VOLUME 1 PART D2.16 FOR OTHER CLASSES OF BUILDINGS.

TOP OF HANDRAILS TO BE 865MM MIN VERTICALLY ABOVE STAIR NOSING AND FLOOR SURFACES OF RAMPS AND LANDINGS

GLAZING:

ALL GLAZING IS TO BE IN ACCORDANCE WITH AS1288 AND AS 2047

GLAZING INCLUDING SAFETY GLAZING SHALL BE INSTALLED TO A SIZE, TYPE AND THICKNESS SO AS TO COMPLY WITH:  
-BCA PART 3.6 FOR CLASS 1 AND 10 BUILDINGS WITHIN A DESIGN WIND SPEED OF NOT MORE THAN N3, AND  
-BCA PART B1.4 FOR CLASS 2 TO 9 BUILDINGS

SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES:  
-ALL ROOMS U.N.O.: WITHIN 500MM VERTICAL OF FLOOR LEVEL.  
-BATHROOMS/ENSUITES: WITHIN 2000MM VERTICAL FROM BATH BASE AND WITHIN 500MM HORIZONTAL FROM BATH/SHOWER TO SHOWER DOORS, SHOWER SCREENS AND BATH ENCLOSURES.  
-LAUNDRY: WITHIN 1200MM VERTICAL FROM FLOOR LEVEL AND/OR WITHIN 300MM VERTICAL OF TROUGH.  
-DOORWAY: WITHIN 300MM HORIZONTAL FROM ALL DOORS.

WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER. WNDOWS TO BE FLASHED ALL AROUND.

FOR WINDOWS WHERE THE FALL HEIGHT FROM FLOOR TO GROUND IS 2M OR GREATER, ALL OPENINGS WITHIN 1700MM OF THE FLOOR SHALL BE FITTED WITH A RESTRICTING DEVICE TO PREVENT THE SASH OPENING TO BE GREATER THAN 125MM TO COMPLY WITH THE LATEST NCC 2019 - VOLUME 2, 3.9.2.6

DOORS:

ALL TOILET DOORS TO HAVE LIFT-OFF HINGES WHERE THERE IS LESS THAN 1200MM BETWEEN THE CLOSED DOOR AND TOILET PAN.

ALL DOORWAYS ARE TO HAVE A MINIMUM CLEAR HEIGHT OF 2000MM AND A MINIMUM CLEAR WIDTH OF 750MM UNLESS SPECIFIED OTHERWISE.

STORMWATER:

90MM DIAMETER CLASS 6 UPVC STORMWATER LINE LAID TO A MINIMUM GRADE OF 1:100 AND CONNECTED TO THE LEGAL POINT OF STORMWATER DISCHARGE. PROVIDE INSPECTION OPENINGS AT 9000MM C/C AND AT EACH CHANGE OF DIRECTION.

THE COVER TO UNDERGROUND STORMWATER DRAINS SHALL BE NOT LESS THAN  
100MM UNDER SOIL  
50MM UNDER PAVED OR CONCRETE AREAS  
100MM UNDER UNREINFORCED CONCRETE OR PAVED DRIVEWAYS  
75MM UNDER REINFORCED CONCRETE DRIVEWAYS

ENERGY RATING NOTES:

REFLECTIVE FOIL MATERIALS MUST BE USED IN CONJUNCTION WITH AND AIR SPACE AND AIR MUST NOT BE ALLOWED TO LEAK FROM ONE SIDE OF THE FOIL TO ANOTHER. PARTICULAR CARE MUST BE TAKEN DURING CONSTRUCTION, TO ENSURE THAT ALL PENETRATIONS THROUGH THE FOIL AND JOINS ARE EFFECTIVELY SEALED BY TAPING AROUND JOINTS AND PENETRATIONS.

TO MAINTAIN THE EFFECTIVENESS OF BULK INSULATION BUILDER MUST ENSURE THAT: INSULATION FITS IN SNUGLY AGAINST ALL FRAMING MEMBERS WHERE GAPS EXIST, OFF-CUTS OF BATTS ARE USED TO FILL THESE GAPS.

BULK INSULATION IS NOT TO BE COMPRESSED.

NOTE: IT IS IMPORTANT THAT THE WIDTH OF INSULATION PROVIDED IN A WALL FRAME MATCHES THE WIDTH OF THE STUD.

INSULATION PLACED NEAR LAMPS, LUMINAIRES AND ASSOCIATED TRANSFORMERS IS INSTALLED IN ACCORDANCE WITH THE ELECTRICAL SAFETY ALERT. INSTALLATION OF BULK THERMAL INSULATION AROUND ELECTRICAL EQUIPMENT AND ACCESSORIES.

INSULATION MUST COMPLY WITH AS/NZS 4859.1

SEALS ARE TO BE PROVIDED TO CHIMNEYS AND FLUES, ROOF LIGHTS AROUND EXERNAL DOORS AND EXHAUST FANS.

SEALING CAN ALSO BE ACHIEVED BY PROVIDING CLOSE FITTING INTERNAL LINING SYSTEMS AT THE CEILING, WALL AND FLOOR JUNCTIONS OR BY CAULKING, SKIRTINGS, ARCHITRAVES AND CORNICES OR THE LIKE.

ANY DUCTWORK PENETRATING WALLS/CEILINGS MUST BE SEALED AGAINST AIR LOSS AND THERMALLY INSULATED WITH INSULATION TO ACHIEVE THE REQUIRED R-VALUES.

ALL EXTERNAL DOORS & WINDOWS TO HAVE WEATHERSEALS FITTED, INCLUDING ALL DOORS ACCESSING NON-MECHANICALLY HEATED/COOLED ROOMS.

GAPS AND CRACKS AROUND DOORS, WINDOWS AND SERVICE PENETRATIONS TO BE SEALED.

EXHAUST FANS TO BE SELF CLOSING, FITTED WITH "DRAFTSTOPPA" OR SIMILAR APPROVED EQUIVALENT.

3.12.5.5 REQUIRES THE LAMP POWER DENSITY OR ILLUMINATION POWER DENSITY OF ARTIFICIAL LIGHTING NOT TO EXCEED:  
-IN A CLASS 1 BUILDING, 5W/M²  
-ON A VERANDAH OR BALCONY ATTACHED TO CLASS 1.4 W/M²  
-IN A CLASS 10 BUILDING, 3W/M²

ENERGY EFFICIENCY NOTES:

BUILDING FABRIC THERMAL INSULATION (BCA 3.12.1)  
WHERE REQUIRED, INSULATION MUST COMPLY WITH AS/NZS 4859.1 AND BE INSTALLED SO THAT IT---  
ABUTS OR OVERLAP ADJOINING INSULATION OTHER THAN AT SUPPORTING MEMBERS SUCH AS COLUMNS, STUDS, NOGGINGS, JOISTS, FURRING CHANNELS AND THE LIKE WHERE THE INSULATION MUST BE BUTT AGAINST THE MEMBER;  
AND  
FORMS A CONTINOUS BARRIER WITH CEILINGS, WALLS, BULKHEADS, FLOORS OR THE LIKE THAT INHERENTLY CONTRIBUTE TO THE THERMAL BARRIER.

ROOFS (BCA 3.12.1.2)  
FOR TOTAL ADJUSTED MINIMUM REQUIRED R-VALUE DUE TO LOSS OF CEILING INSULATION REFER TO TABLE 3.12.1.1B

AIR MOVEMENT (BCA 3.12.4)  
AIR MOVEMENT MUST BE PROVIDED TO HABITABLE ROOMS IN ACCORDANCE WITH TABLE 3.12.4.1

SMOKE ALARMS:

SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH NCC 2019 AND COMPLY WITH AS 3786-2014. SMOKE ALARMS ARE TO BE INTERCONNECTED WITH EVERY OTHER SMOKE ALARM, AND BE INSTALLED IN EVERY BEDROOM AND CONNECTING HALLWAY.  
IN NEW HOMES, ALL SMOKE ALARMS MUST BE HARDWIRED TO THE DWELLINGS POWER SUPPLY WITH A SECONDARY POWER SOURCE (BATTERY.)  
IN EXISTING HOMES, SMOKE ALARMS MUST BE EITHER HARDWIRED OR FITTED WITH A NON-REMOVABLE 10-YEAR BATTERY.

CORROSION PROTECTION:

CORROSION PROTECTION OF BUILT-IN STRUCTURAL MEMBERS:  
PROVIDE CORROSION PROTECTION OF BUILT-IN STRUCTURAL STEEL MEMBERS SUCH AS STEEL IINTELS, SHELF ANGLES, CONNECTORS, ACCESSORIES (OTHER THAN WALL TIES) IN ACCORDANCE WITH BCA VOLUME 2 TABLE 3.3.3.2 SUITABLE FOR AN ENVIRONMENT CLASSIFICATION AS REQUIRED

CORROSION PROTECTION FOR SHEET ROOFING:  
PROVIDE CORROSION PROTECTION FOR SHEET ROOFING IN ACCORDANCE WITH BCA VOLUME 2 TABLE 3.5.1.1A SUITABLE FOR AN ENVIRONMENT CLASSIFICATION AS REQUIRED

BUSHFIRE ATTACK LEVEL (BAL): IF APPLICABLE:

Reference document 'AS 3959-2018 construction of buildings in bush fire prone areas'

Relevant Fire Danger Index (FDI) -

Predominate Vegetation:-

Classification -

Type -

Distance of site from predominate vegetation -

Effective slope of land -

Determination of Bushfire Attack Level (BAL) -

Read in conjunction with BAL Bushfire Risk Assessment Report by:

BUSHFIRE CONSTRUCTION:

TO REDUCE THE RISK OF IGNITION FROM A BUSHFIRE THE PROPOSED DWELLING (S) SHALL BE DESIGNED , CONSTRUCTED AND MAINTAINED TO SUIT THE RELEVANT BAL ZONE (AS ACCESSED BY THE QUALIFIED BUSH FIRE RISK ASSESSOR) IN ACCORDANCE WITH CONSTRUCTION SECTIONS AS3959-2018 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS AND NCC 2019 BCA VOL. 2

READ IN CONJUNCTION WITH THE 'BUSHFIRE RISK ASSESSMENT' REPORT FOR GENERAL CONSTRUCTION DETAILS.

CONTRACTOR IS TOO ENSURE ALL RELEVANT CONSTRUCTION PERSONEL RECIEVE A FULL COPY OF THE 'BUSH FIRE RISK ASSESSMENT' REPORT - AND ENSURE A COPY IS ON SITE AT ALL TIMES.

WET AREAS:

ALL FLOOR SURFACES TO BATH & LAUNDRY SHALL BE IMPERVIOUS, WITH JUNCTIONS BETWEEN WALL AND FLOOR FLASHED TO PREVENT MOISTURE PENETRATION INTO WALLS

ALL WET AREAS TO COMPLY WITH NCC 2019 BCA VOL. 2 3.8.1.2 AND AS 3740. SPLASHBACKS SHALL BE IMPREVIOUS FOR 150MM ABOVE SINKS, THROUGHES, AND HAND BASINS WITHIN 75MM OF THE WALL

CERAMIC TILES OR OTHER APPROVED IMPREVIOUS MATERIAL TO WALLS ABOVE SHOWERS TO FULL HEIGHT

TILED DECKS OVER LIVEABLE AREAS ARE TO BE, IN THE FOLLOWING ORDER OVER THE FLOOR JOISTS:- 19MM COMPRESSED FC SHEET, WITH ONE LAYER OF PARCHEM EMERPROOF 750 WITH A SECOND LAYER OF SAND SCREED WITHA DFT OF 1300 MICRON, INSTALLED TO MANUFACTURERS SPECIFICATIONS, AND FLOOR TILES OVER. ALL CORNERS TO HAVE 20MM MASTIC SEALANT UNDER PARCHEM EMERPROOF 750.

PLANS FOR CONSTRUCTION.

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REAL PROPERTY DESCRIPTION

LOT No:	#Lot No.	AREA:	#Site Gross Aream²
RP No:	#RP		
PARISH:	#Parish		
COUNTY:	#County		
AUTHORITY:	#Local Council		

REVISION HISTORY

ISSUE	DATE	DESCRIPTION
A	07/03/22	STANDARD DRAWINGS
B	19/04/22	AMENDMENTS
C	03/05/22	AMENDMENTS



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SIGNATURE:

DRAWING TITLE

GENERAL NOTES

CLIENT

CLIFTON YAMBA - SWEET CAROLINE  
CARRS DRIVE, YAMBA, NSW

SCALE  
AS SHOWN @ A3

220483  
JOB No.

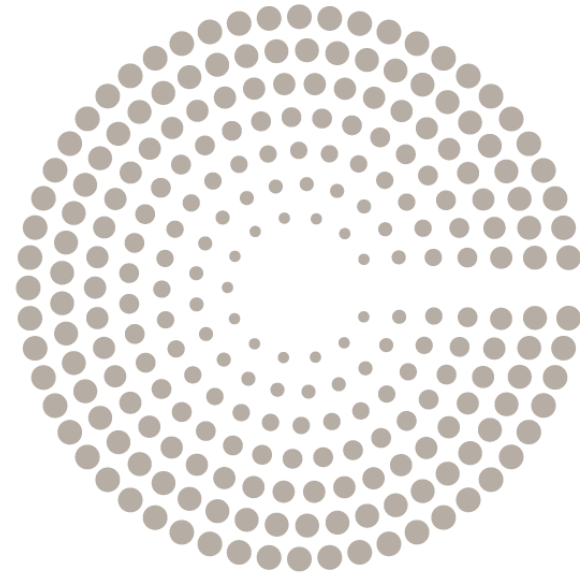


C  
REVISION

SHEET

7





# CLIFTON

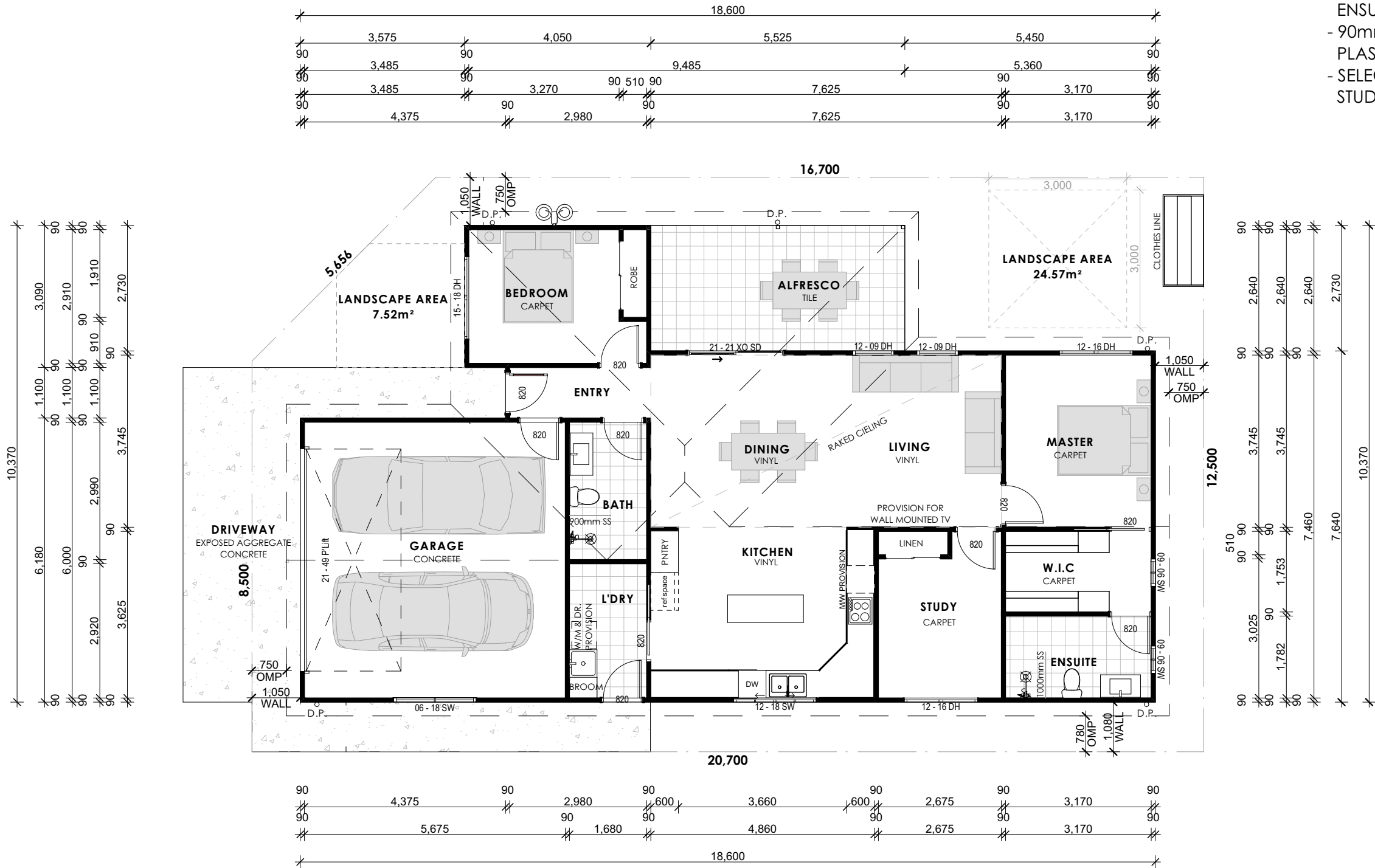
## YAMBA

T W I S T   A N D   S H O U T  
C A R R S   D R I V E   Y A M B A ,   N S W

DRAWING SCHEDULE	
Sheet No.	Sheet Name
	COVER PAGE
1	PROPOSED GROUND FLOOR
2	PROPOSED ELEVATIONS
3	GROUND FLOOR ELECTRICAL
4	ROOF PLAN
5	LANDSCAPE PLAN
6	LANDSCAPE UPGRADE PLAN
7	GENERAL NOTES

NOTE

- OVERHEAD MEDICINE CABINET  
(900mm W x 620mm H x 160mm D)
- ENSUITE & BATHROOM
- 90mm INTERNAL TIMBER STUD FRAME  
PLASTERBOARD LINING
- SELECT CLADDING EXTERIOR 90mm  
STUD FRAME



SITE	
AREA	250.75m <sup>2</sup>
SITE COVER	64.5%
OPEN SPACE	31.82m <sup>2</sup>
AREA	
ID	AREA
LIVING	111.3
GARAGE	35.5
ALFRESCO	15.1
161.9 m <sup>2</sup>	

PROPOSED GROUND FLOOR  
Scale: 1:100

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**REAL PROPERTY DESCRIPTION**

LOT No: #Lot No. AREA: 250.75m<sup>2</sup>

RP No: #RP

PARISH: #Parish

COUNTY: #County

AUTHORITY: #Local Council

**REVISION HISTORY**

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**PROPOSED GROUND FLOOR**

CLIENT  
CLIFTON YAMBA - TWIST AND SHOUT  
CARRS DRIVE, YAMBA, NSW

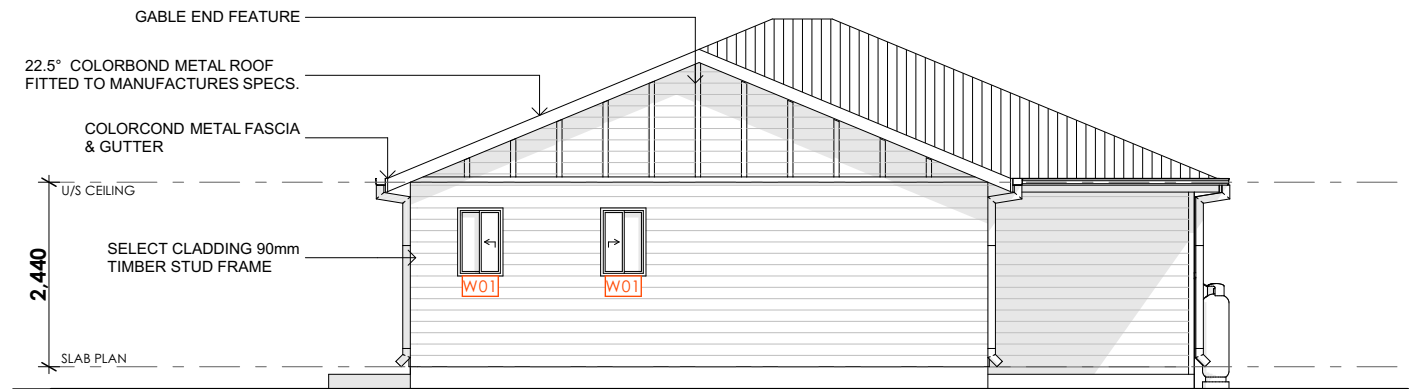
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AS SHOWN @ A3

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JOB No.

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**FRONT ELEVATION**  
Scale: 1:100



**REAR ELEVATION**  
Scale: 1:100



**LEFT ELEVATION**  
Scale: 1:100



**RIGHT ELEVATION**  
Scale: 1:100

WINDOW LIST				
ID	H	W	QTY	WINDOW TYPE
W01	900	600	2	2-Sash Sliding Window 24
W02	1,200	900	2	Double-Hung Window 24
W03	1,500	1,800	1	Double-Hung Double Window 24
W04	1,200	1,800	1	4-Sash Sliding Window 24
W05	1,200	1,600	2	Double-Hung Double Window 24
W06	600	1,800	1	2-Sash Sliding Window 24

PLANS FOR CONSTRUCTION.

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**PROPOSED ELEVATIONS**

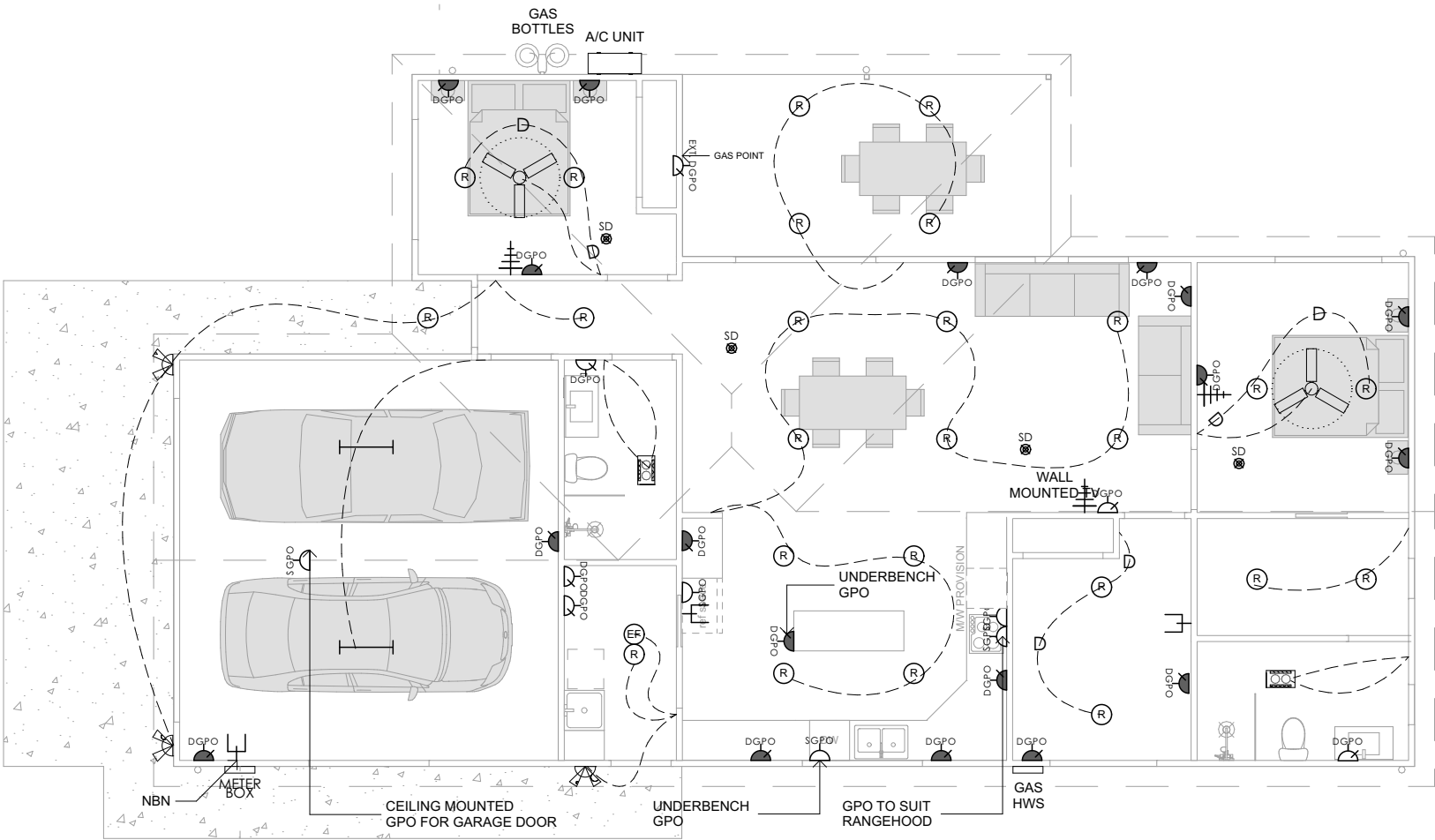
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CLIFTON YAMBA - TWIST AND SHOUT  
CARRS DRIVE, YAMBA, NSW

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ELECTRICAL LEGEND	
SINGLE G.P.O. 300mm AFL	
SINGLE G.P.O. 1050mm AFL	
DOUBLE G.P.O. 300mm AFL	
DOUBLE G.P.O. 1050mm AFL	
EXTERNAL DOUBLE GPO'S - 300 A.F.L	
2 GLOBE FAN, HEAT, LIGHT	
CEILING LIGHT(BATTEN HOLD)	
PENDANT LIGHT	
RECESSED DOWNLIGHTS	
WALL MOUNTED LIGHT	
PENCIL SPOTS	
FLOURESCENT LIGHT	
TWIN SPOT or FLOODLIGHT	
EXHAUST FAN	
CEILING FAN	
ALFRESCO FAN FITTING ONLY	
T.V. POINT 300mm AFL U.N.O.	
SMOKE DETECTOR	
PHONE POINT 300mm AFL U.N.O.	
DATA POINT 300mm AFL U.N.O.	
METER BOX	
HOT WATER SYSTEM	
SWITCH	
DIMMER SWITCH	



ELECTRICAL LAYOUT TO BE  
CONFIRMED ON SITE BY CLIENT WITH  
ELECTRICIAN

SMOKE ALARMS TO BE INSTALLED IN THE  
DWELLINGS TO COMPLY WITH NCC 3.7.5  
(HARDWIRED, INTER-CONNECTED  
AND ON ALL LEVELS) , AND INSIDE OF ALL  
BEDROOMS TO COMPLY WITH THE BUILDING  
REGULATIONS 2006 SCHEDULE 3A

# GROUND FLOOR ELECTRICAL

Scale: 1:100

PLANS FOR CONSTRUCTION.

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**REAL PROPERTY DESCRIPTION**

LOT No:	#Lot No.	AREA:	250.75m <sup>2</sup>
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PARISH:	#Parish		
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AUTHORITY:	#Local Council		

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**GROUND FLOOR ELECTRICAL**

CLIENT  
CLIFTON YAMBA - TWIST AND SHOUT  
CARRS DRIVE, YAMBA, NSW

SCALE  
AS SHOWN @ A3

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JOB No.

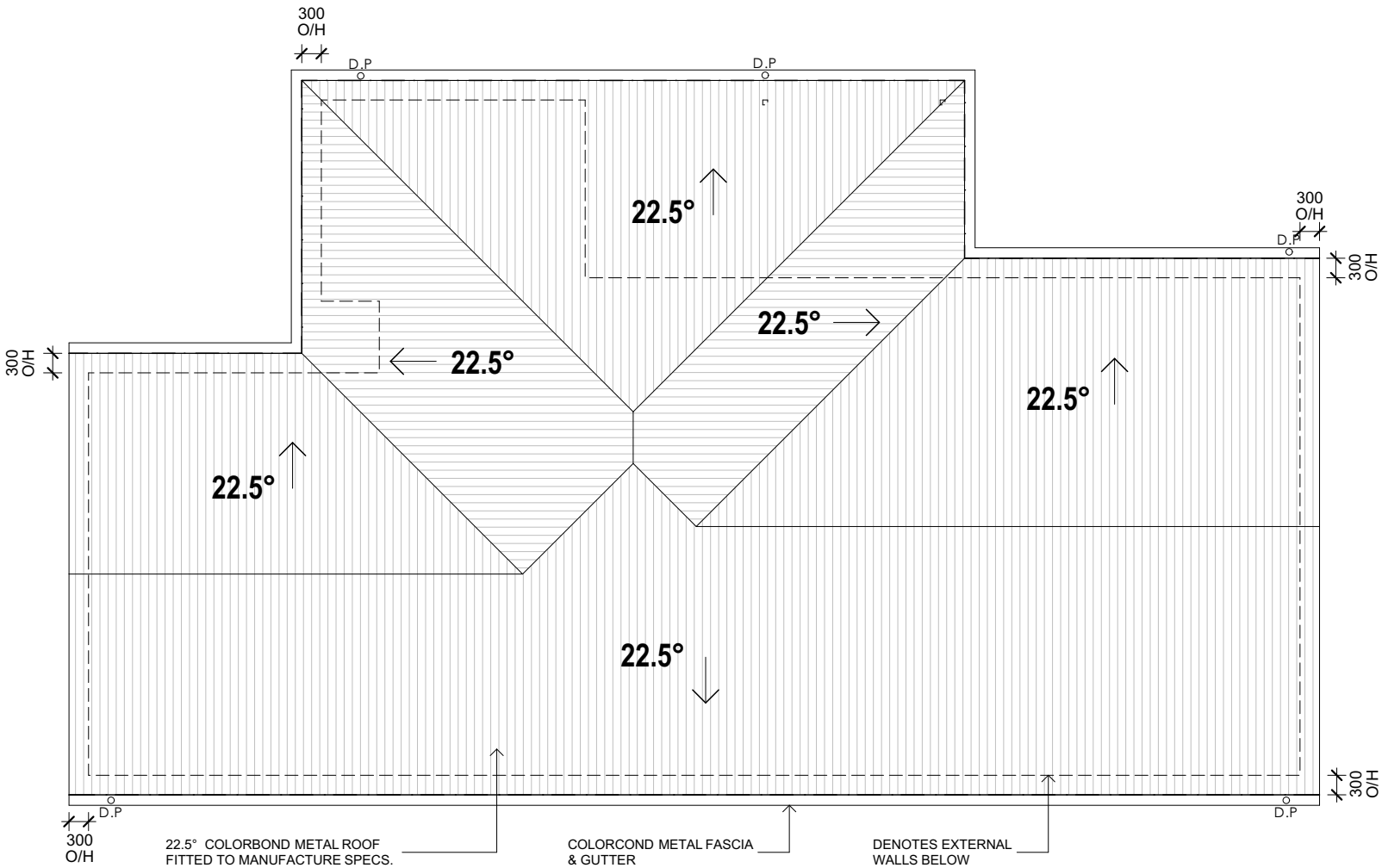
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NOTE

\* ROOF DESIGN AND INSTALLATION MUST COMPLY WITH AS 1562.1

\* DP'S MUST NOT SERVE MORE THAN 12m OF GUTTER LENGTH FOR EACH DOWNPIPE.

\* DP'S MUST BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS & IF THE DP IS MORE THAN 1.2m FROM A VALLEY, PROVISIONS FOR OVERFLOW MUST BE MADE TO THE GUTTER.



PROPOSED ROOF PLAN

Scale: 1:100

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**ROOF PLAN**


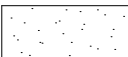



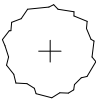
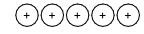
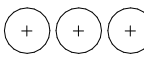


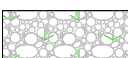


CLIENT  
CLIFTON YAMBA - TWIST AND SHOUT  
CARRS DRIVE, YAMBA, NSW

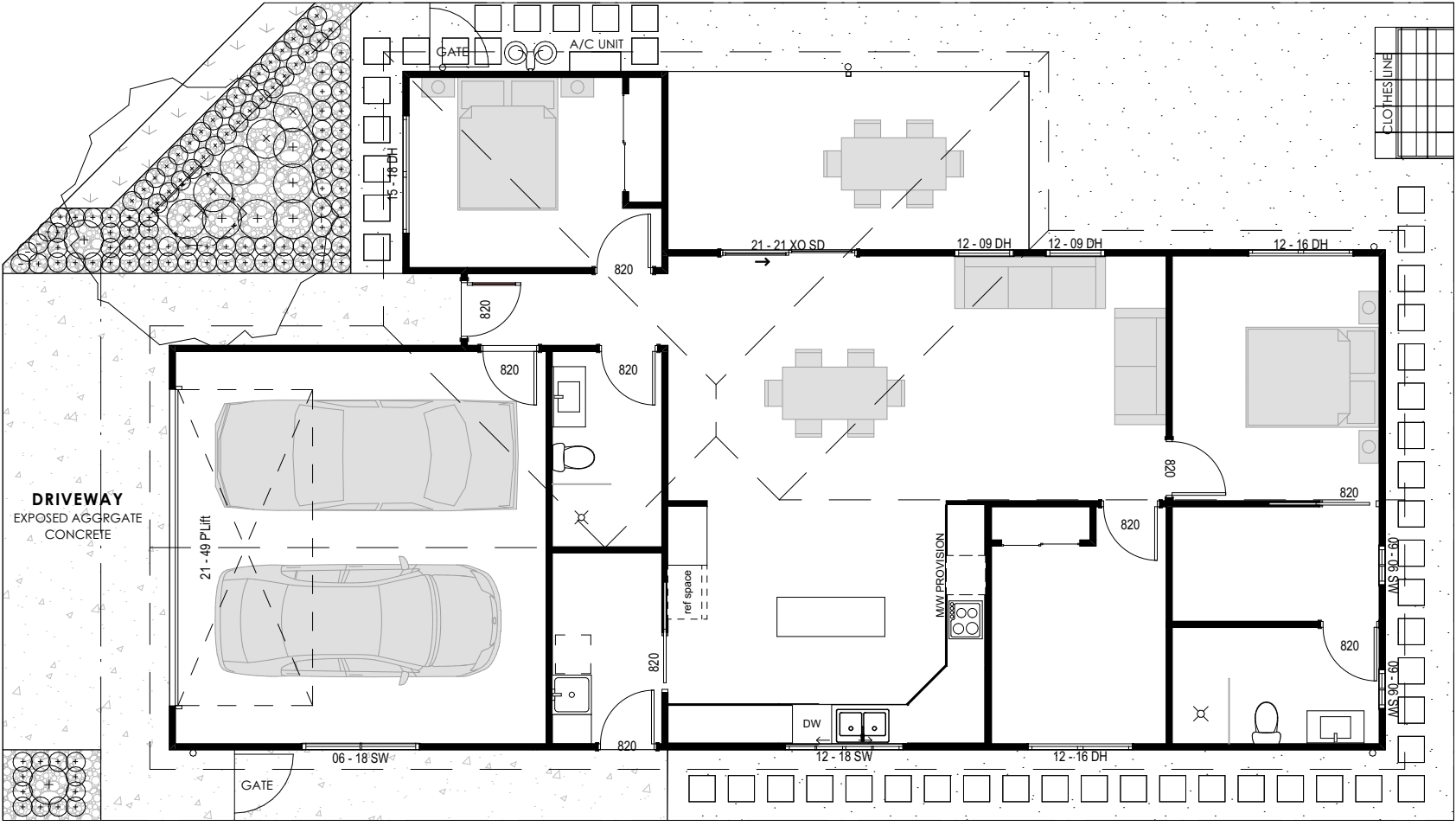
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AS SHOWN @ A3

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LEGEND

SYMBOL	DESCRIPTION
	ARTIFICIAL GRASS
	PEBBLES
	CONCRETE SLAB
	400 x 400 CONCRETE PAVERS
	HEDGES
	TREE (INDICATIVE POSTION ONLY)
	SMALL SHRUB
	SHRUB
	GATE
	NATURAL GRASS
	GROUND COVER
	MULCH
	TIMBER EDGING



LANDSCAPING PLAN  
Scale: 1:100

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**LANDSCAPE PLAN**

CLIENT  
CLIFTON YAMBA - TWIST AND SHOUT  
CARRS DRIVE, YAMBA, NSW

SCALE  
AS SHOWN @ A3

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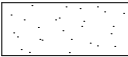
LEGEND

SYMBOL

DESCRIPTION



ARTIFICIAL GRASS



PEBBLES



CONCRETE SLAB



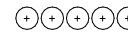
400 x 400 CONCRETE PAVERS



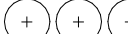
HEDGES



TREE (INDICATIVE POSTION ONLY)



SMALL SHRUB



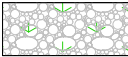
SHRUB



GATE



NATURAL GRASS



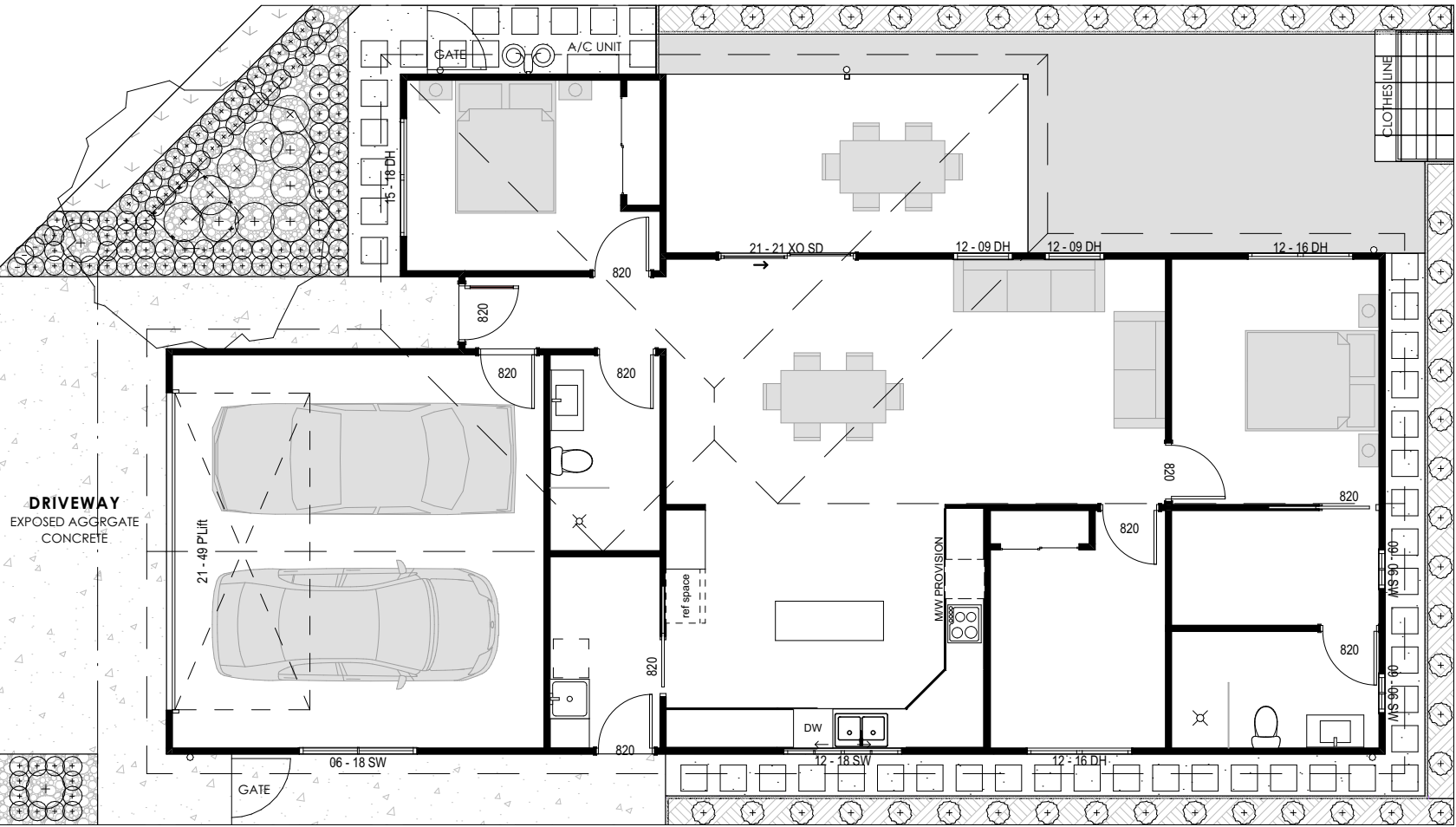
GROUND COVER



MULCH



TIMBER EDGING



LANDSCAPE UPGRADE PLAN  
Scale: 1:100

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CLIFTON  
YAMBA

SIGNATURE:

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**LANDSCAPE UPGRADE PLAN**

CLIENT  
CLIFTON YAMBA - TWIST AND SHOUT  
CARRS DRIVE, YAMBA, NSW

SCALE  
AS SHOWN @ A3

210185  
JOB No.



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REVISION

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