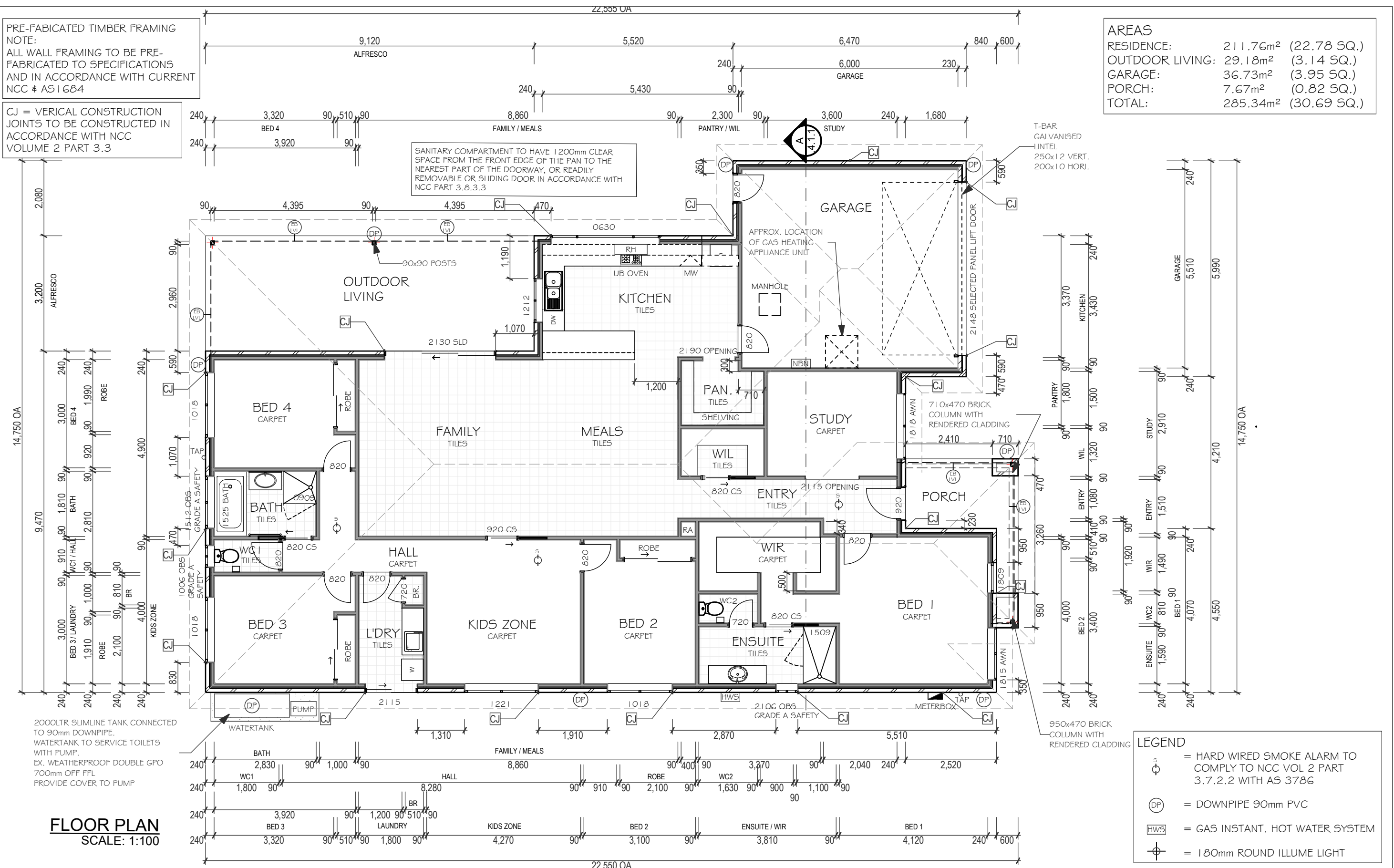


PRE-FABRICATED TIMBER FRAMING  
NOTE:  
ALL WALL FRAMING TO BE PRE-FABRICATED TO SPECIFICATIONS AND IN ACCORDANCE WITH CURRENT NCC # AS 1684

CJ = VERTICAL CONSTRUCTION JOINTS TO BE CONSTRUCTED IN ACCORDANCE WITH NCC VOLUME 2 PART 3.3

SANITARY COMPARTMENT TO HAVE 1200mm CLEAR SPACE FROM THE FRONT EDGE OF THE PAN TO THE NEAREST PART OF THE DOORWAY, OR READILY REMOVABLE OR SLIDING DOOR IN ACCORDANCE WITH NCC PART 3.8.3.3

AREAS	
RESIDENCE:	211.76m <sup>2</sup> (22.78 SQ.)
OUTDOOR LIVING:	29.18m <sup>2</sup> (3.14 SQ.)
GARAGE:	36.73m <sup>2</sup> (3.95 SQ.)
PORCH:	7.67m <sup>2</sup> (0.82 SQ.)
TOTAL:	285.34m <sup>2</sup> (30.69 SQ.)

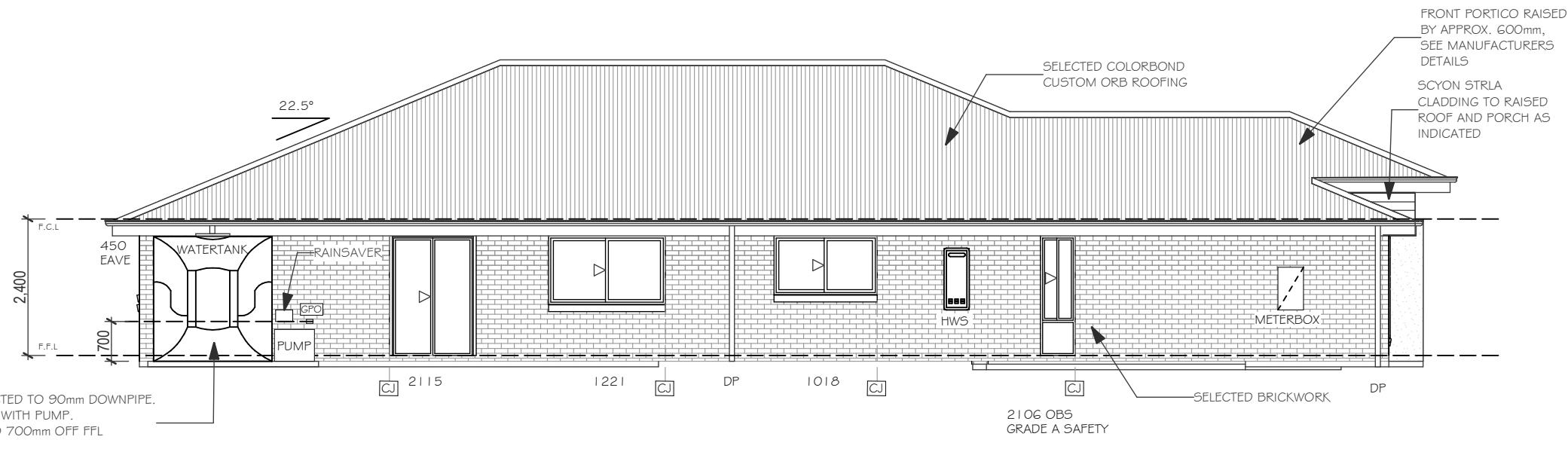


2000LTR SUBLINE TANK CONNECTED TO 90mm DOWNPIPE. WATERTANK TO SERVICE TOILETS WITH PUMP. EX. WEATHERPROOF DOUBLE GPO 700mm OFF FFL PROVIDE COVER TO PUMP

**FLOOR PLAN**  
SCALE: 1:100

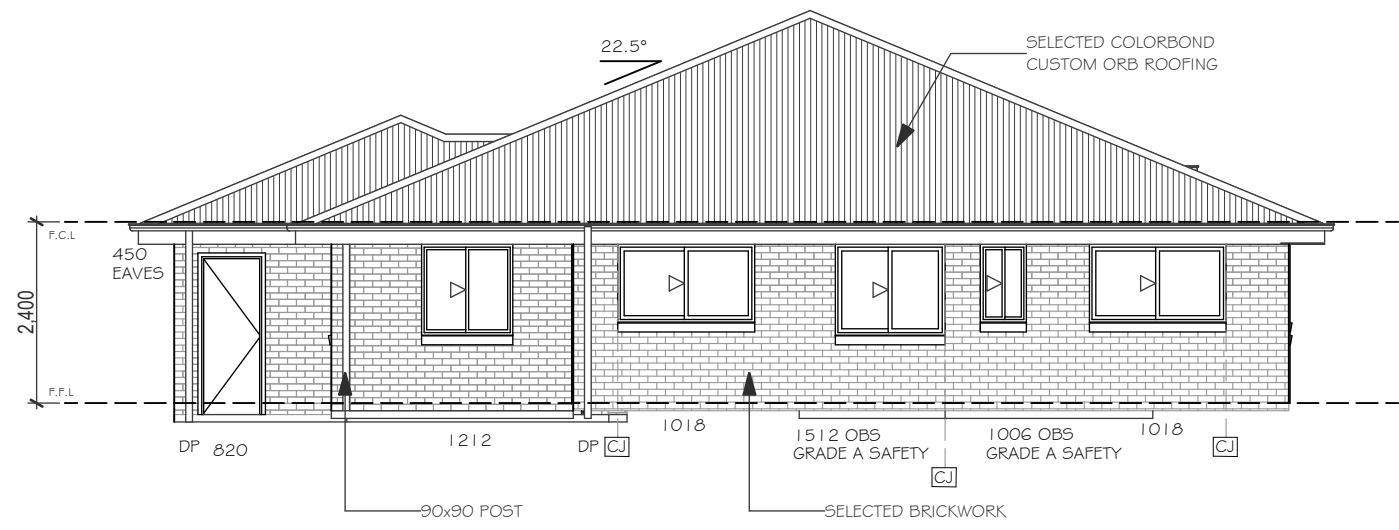
LEGEND	
	= HARD WIRED SMOKE ALARM TO COMPLY TO NCC VOL 2 PART 3.7.2.2 WITH AS 3786
	= DOWNPIPE 90mm PVC
	= GAS INSTANT. HOT WATER SYSTEM
	= 180mm ROUND ILLUME LIGHT

Client: <b>#Client Full Name</b>	Design: HOPKINS		Twomey Homes 848 Latrobe Street, Ballarat ph: 03 5336 3026 BPN: DB-U33342	Plans Approved	Proposed <b>RESIDENCE</b>	
				Client Signature:	Scale: 1:100	Date: 22/01/2018
Site Address: <b>#Site Address1, #Site City</b>	FAÇADE: TYRELL	THIS PLAN IS COPYRIGHT AND CAN NOT BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF TWOMEY BUILDING	Date: .....	Drawn: BC	Drg. No. <b>A2</b>	Job No. 00-00
			Checked:		Rev No. 1	



2000LTR SLIMLINE TANK CONNECTED TO 90mm DOWNPIPE.  
WATERTANK TO SERVICE TOILETS WITH PUMP.  
EX. WEATHERPROOF DOUBLE GPO 700mm OFF FFL  
PROVIDE COVER TO PUMP

**SOUTH ELEVATION**  
1:100



**WEST ELEVATION**  
1:100

**NOTES**

CJ = VERICAL CONSTRUCTION JOINTS TO BE CONSTRUCTED IN ACCORDANCE WITH NCC VOLUME 2 PART 3.3

PROVIDE STRUCTURAL BRACING IN ACCORDANCE WITH AS 1684 - 2010


PRE-FABRICATED TIMBER FRAMING NOTE:  
ALL WALL FRAMING TO BE PRE-FABRICATED TO SPECIFICATIONS AND IN ACCORDANCE WITH CURRENT NCC & AS 1684

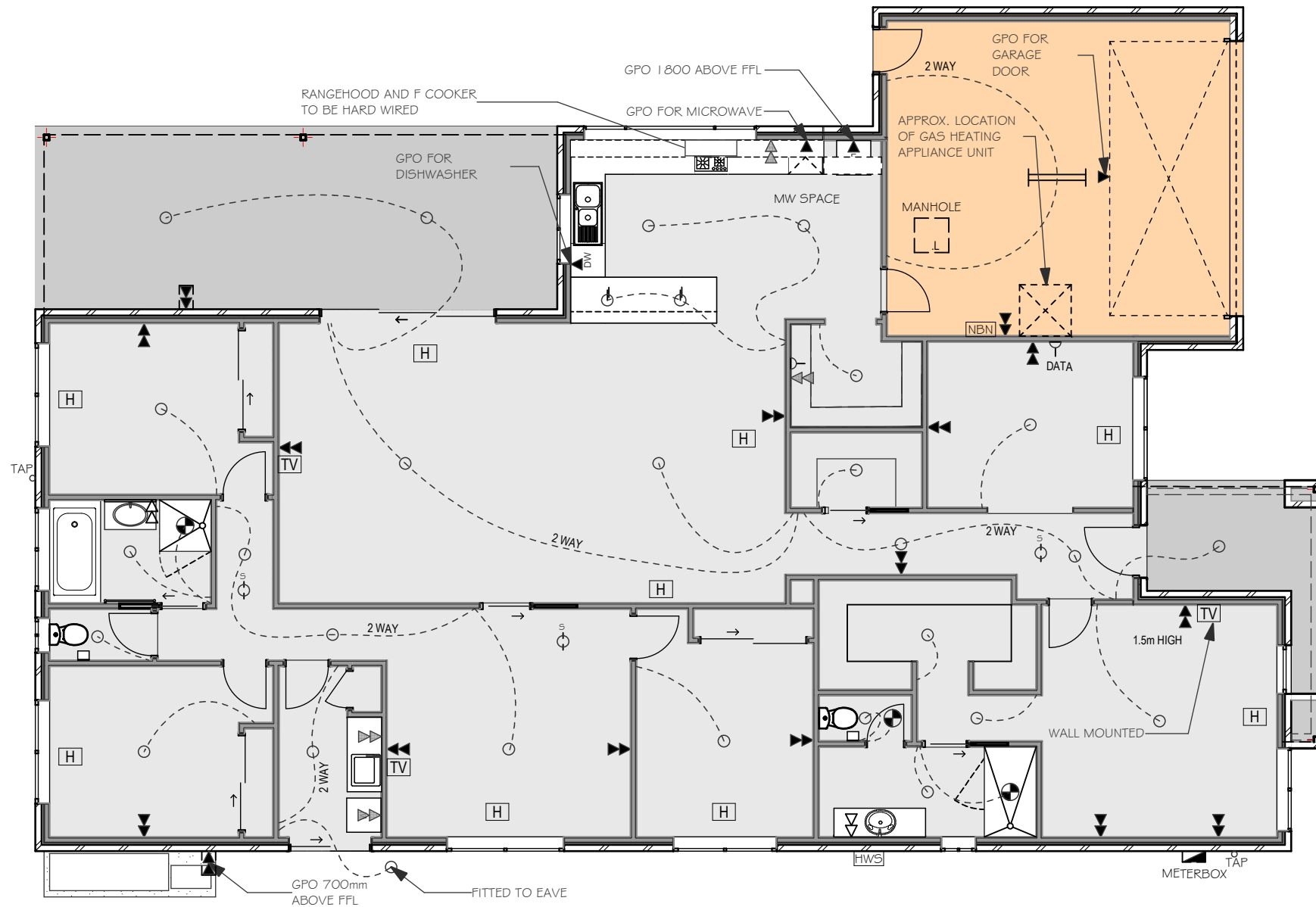
WEEP HOLES TO BRICKWORK MUST BE PROVIDED IN THE COURSE IMMEDIATELY ABOVE ANY DAMP PROOF COURSE OR FLASHING AT CTRS. NOT EXCEEDING 1.2M

**LEGEND**

DP = DOWNPIPE 90mm PVC

1818 = WINDOW SIZE (HEIGHT x LENGTH)

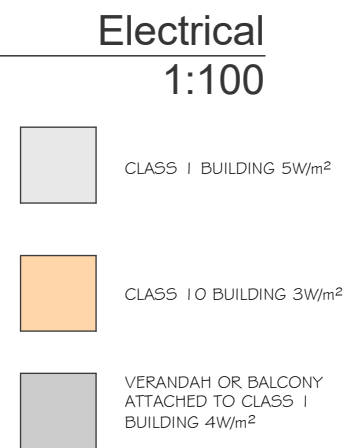
Client:	#Client Full Name		 <b>Twomey Homes</b> 848 Latrobe Street, Ballarat ph: 03 5336 3026 BPN: DB-U33342	Plans Approved	Proposed <b>RESIDENCE</b>	
	Site Address:	#Site Address1, #Site City		Client Signature:	Scale 1:100	Date 22/01/2018
	Design:	HOPKINS		Date: .....	Drawn BC	Dr. No. A4
	FACADE:	TYRELL	THIS PLAN IS COPYRIGHT AND CAN NOT BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF TWOMEY BUILDING		Checked	Job No. 00-00 Rev No. 1



LEGEND	
26x	○ LIGHT OUTLET 15 WATT BATTEN HOLDER
1x	▬ DOUBLE FLOURESCENT BATTEN (72 WATT)
0x	⊗ LED LOW VOLTAGE RECESSED DOWNLIGHT (GIMBLE 11 WATT)
2x	⦿ PENDANT LIGHT (15 WATT)
0x	⊕ 180mm ROUND ILLUME LIGHT
0x	◐ WALL MOUNTED LIGHT
3x	⊕ SMOKE DETECTOR TO BE DIRECT WIRED TO MAIN POWER AND INTERCONNECTED AS PER NCC VOL 2 PART 3.7.2.2 WITH A.S.3786
4x	▼ SINGLE GPO
14x	▼ DOUBLE GPO
4x	▼ DOUBLE GPO 200mm ABOVE BENCH
2x	▼ DOUBLE GPO 100mm ABOVE BENCH
2x	▼ EXTERNAL DOUBLE GPO
3x	⊕ EXHAUST FAN (340m <sup>3</sup> /h AIRFLOW)
1x	MAN HOLE L. MAN HOLE WITH LIGHT POINT TO CEILING
3x	TV TELEVISION CONNECTION
1x	⊕ TELECOMMUNICATIONS POINT
9x	H DUCTED HEATING OUTLET (INDICATIVE GUIDE ONLY)
0x	C DUCTED COOLING OUTLET (INDICATIVE GUIDE ONLY)
1x	HWS GAS INSTANTANEOUS HOT WATER SYSTEM
1x	MB METERBOARD
1x	DATA DATA POINT
1x	NBN NBN SRVICE POINT

ARTIFICIAL LIGHTING CALCULATIONS				
ROOM NAME	AREA	MAX WATTS REQUIRED	WATTS ACHIEVED	COMPLIES
BED 1	16.77m <sup>2</sup>	83.85	15	YES
BED 2	12.40m <sup>2</sup>	62.00	15	YES
BED 3	16.77m <sup>2</sup>	83.85	15	YES
BED 4	16.77m <sup>2</sup>	83.85	15	YES
STUDY	10.48m <sup>2</sup>	52.4	15	YES
KIDS ZONE	13.19m <sup>2</sup>	65.95	15	YES
FAMILY/MEALS/KITCHEN:	43.42m <sup>2</sup>	217.1	90	YES
GARAGE	36.73m <sup>2</sup>	110.19	72	YES
ALFRESCO	29.18m <sup>2</sup>	116.72	30	YES

NCC 2016 VOLUME 2 SECTION 3.12.5.5  
 ARTIFICIAL LIGHTING AROUND THE PERIMETER OF A BUILDING MUST:  
 (i) BE CONTROLLED BY A DAYLIGHT SENSOR, OR  
 (ii) HAVE AN AVERAGE LIGHT SOURCE OF NOT LESS THAN 40 LUMENS/W.  
 NOTE:  
 PROVIDE LIGHT & POWER IN CEILING FOR DUCTED HEATING SYSTEM



Client: **#Client Full Name**  
 Site Address: **#Site Address1, #Site City**

Design: HOPKINS  
 FACADE TYRELL

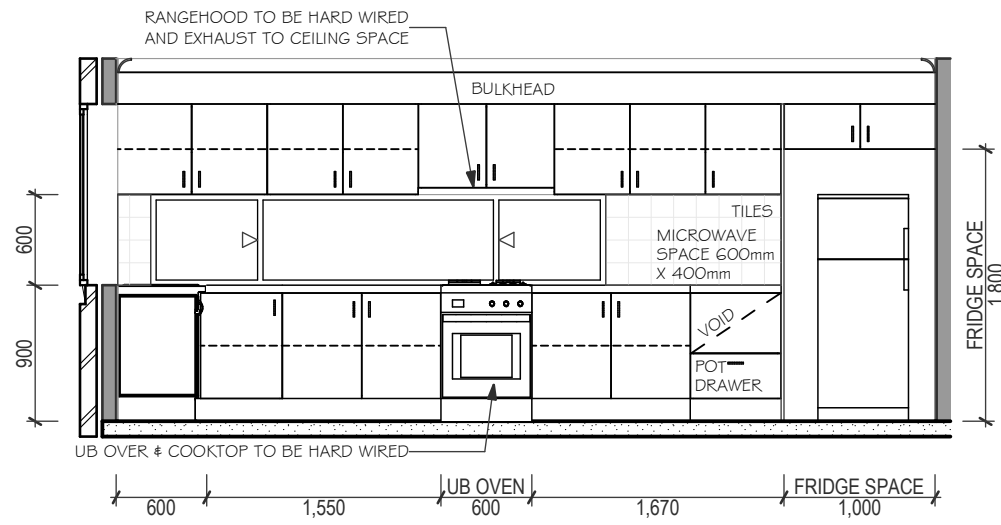


**Twomey Homes**  
 848 Latrobe Street, Ballarat  
 ph: 03 5336 3026  
 BPN: DB-U33342

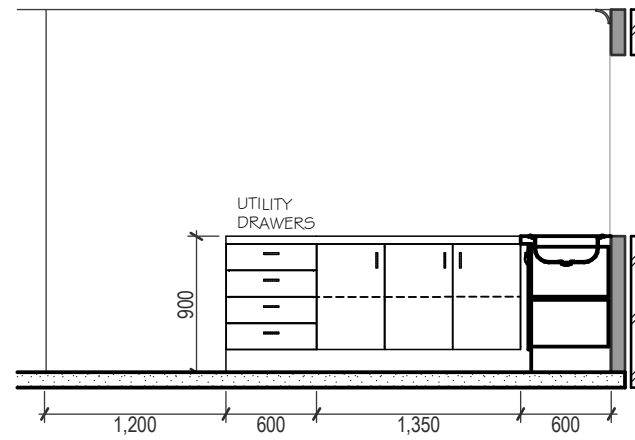
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Plans Approved  
 Client Signature:  
 Date: .....

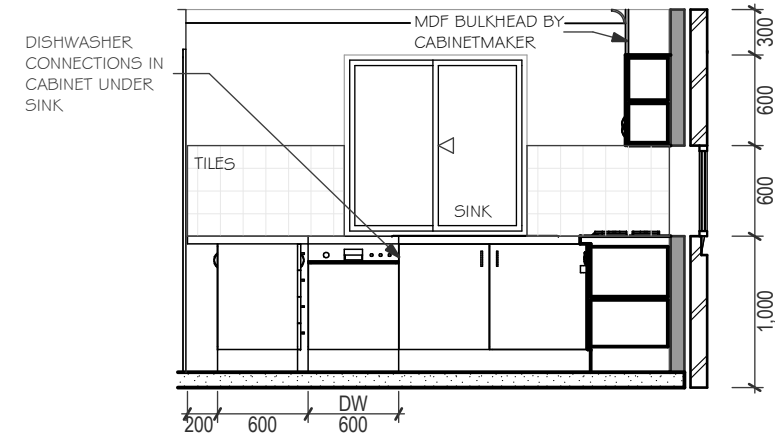
Proposed RESIDENCE			
Scale	1:100	Date	22/01/2018
Drawn	BC	Drg. No.	00-00
Checked		<b>A5</b>	Rev No. 1



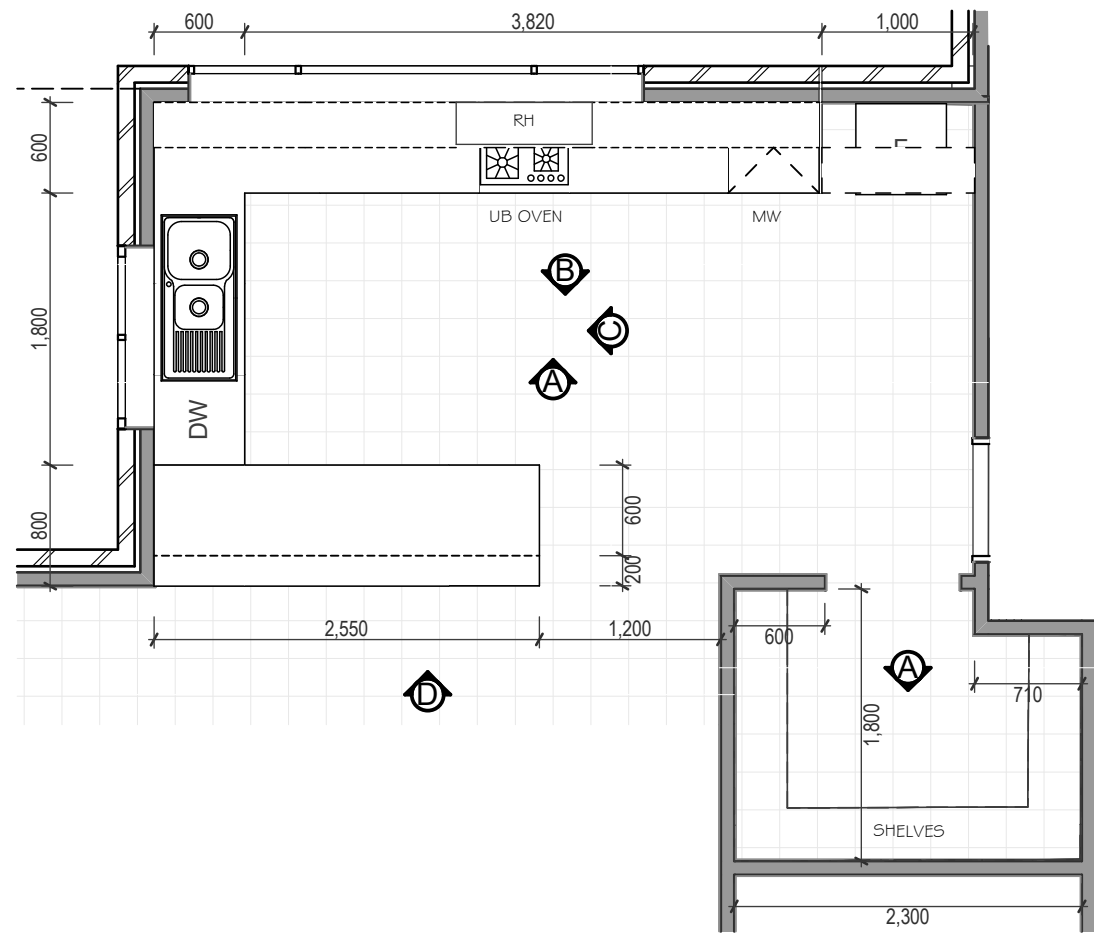
Kitchen Elevation A  
1:50



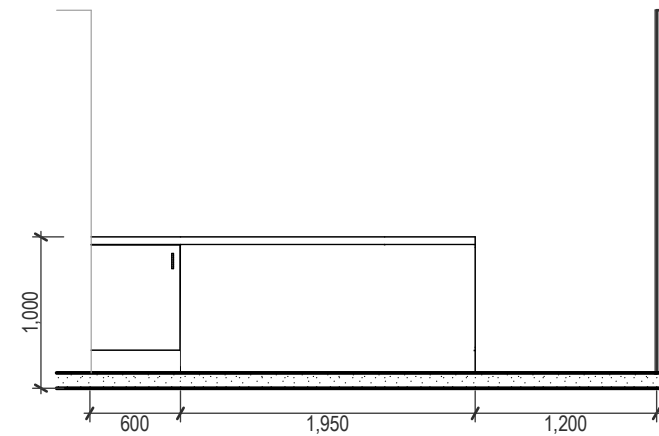
Kitchen Elevation B  
1:50



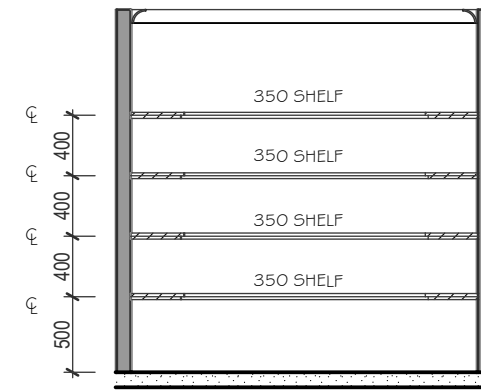
Kitchen Elevation C  
1:50



Int. Floor Plan  
1:50



Kitchen Elevation D  
1:50



Pantry Elevation A  
1:50

Client: #Client Full Name

Site Address: #Site Address1, #Site City

Design: HOPKINS  
FACADE TYRELL



Twomey Homes  
848 Latrobe Street, Ballarat  
ph: 03 5336 3026  
BPN: DB-U33342

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Plans Approved

Client Signature:

Date: .....

Proposed

Scale 1:50

Drawn BC

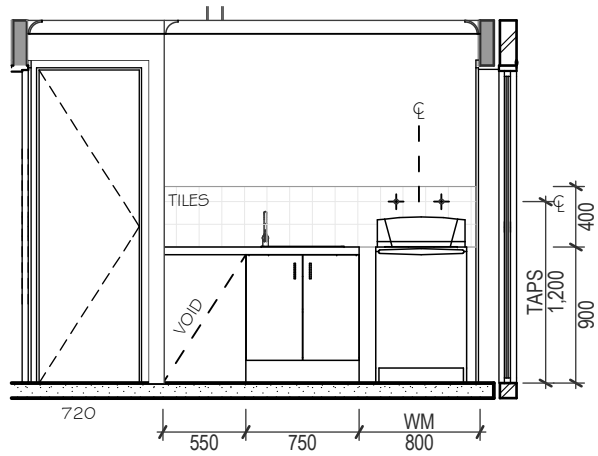
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RESIDENCE

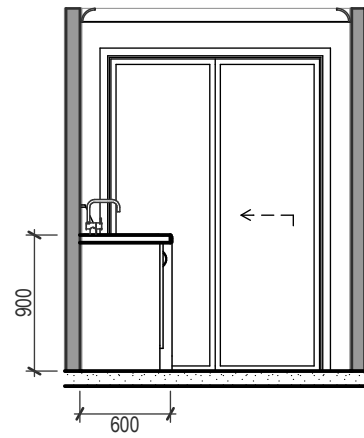
Date 22/01/2018

Drg. No. 00-00

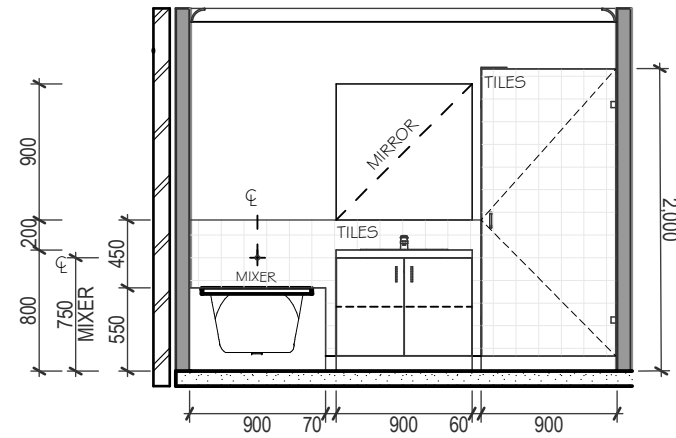
Rev No. 1



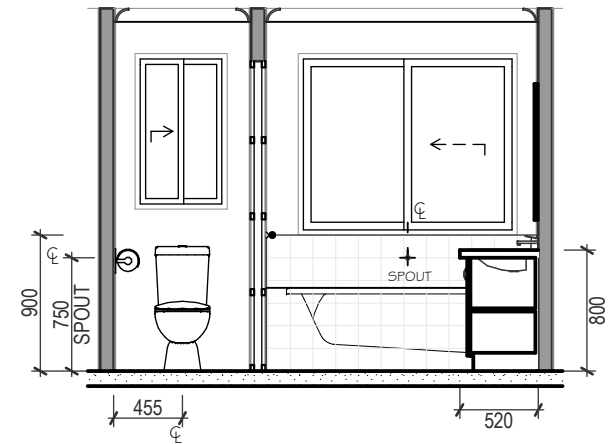
Laundry Elevation A  
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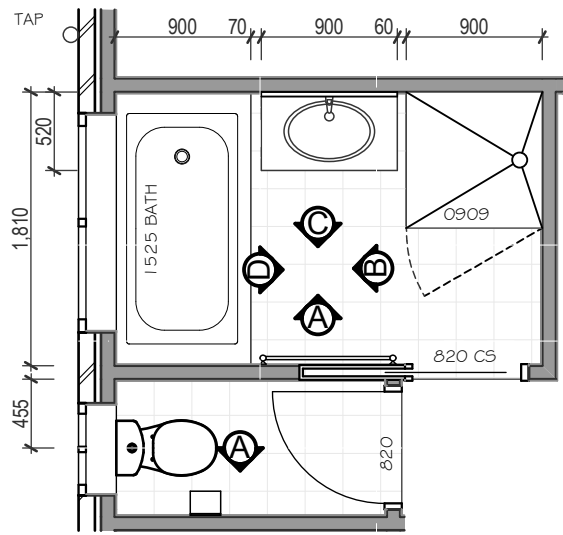
Laundry Elevation B  
1:50



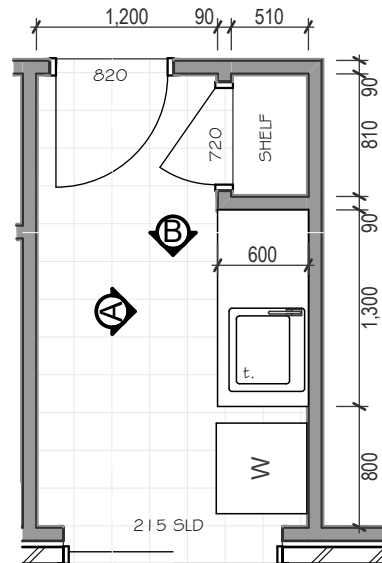
Bathroom Elevation A  
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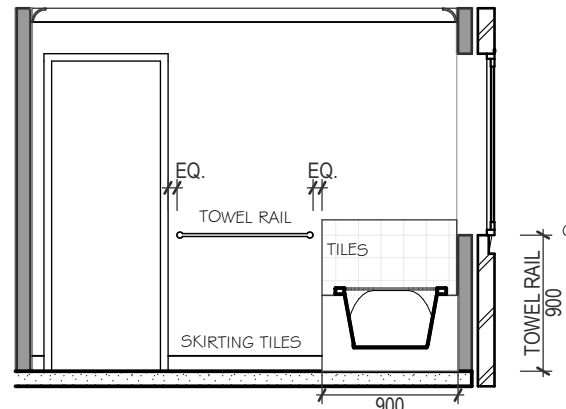
Bathroom Elevation B  
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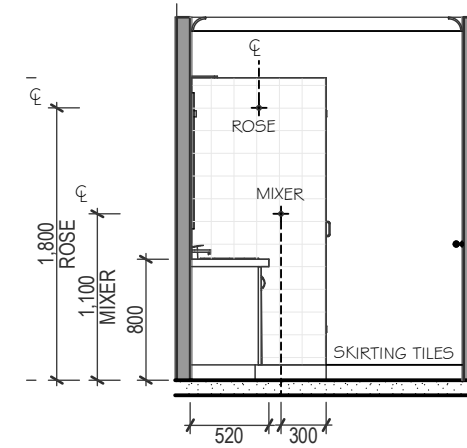
Int. Floor Plan  
1:50



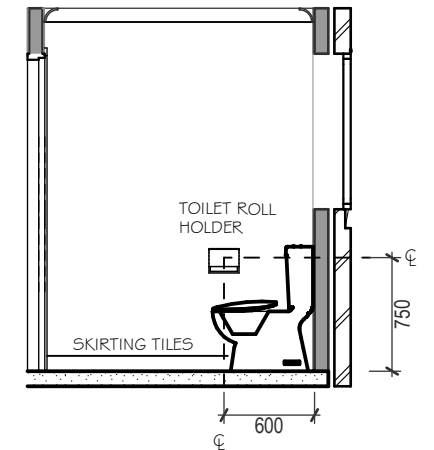
Int. Floor Plan  
1:50



Bathroom Elevation C  
1:50



Bathroom Elevation D  
1:50



WC1 Elevation A  
1:50

SANITARY COMPARTMENT TO HAVE 1200mm CLEAR SPACE FROM THE FRONT EDGE OF THE PAN TO THE NEAREST PART OF THE DOORWAY, OR READILY REMOVABLE OR SLIDING DOOR IN ACCORDANCE WITH NCC PART 3.8.3.3

Client: #Client Full Name

Site Address: #Site Address1, #Site City

Design: HOPKINS  
FACADE TYRELL



Twomey Homes  
848 Latrobe Street, Ballarat  
ph: 03 5336 3026  
BPN: DB-U33342

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Plans Approved

Client Signature:

Date: .....

Proposed

Scale 1:50

Checked BC

RESIDENCE

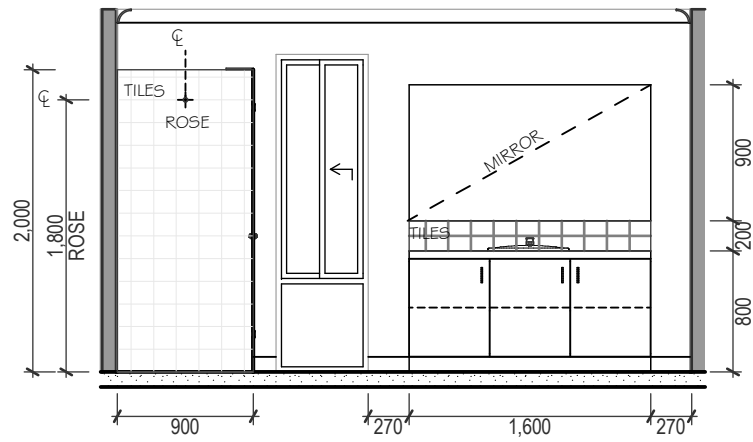
Date 22/01/2018

Drawn BC

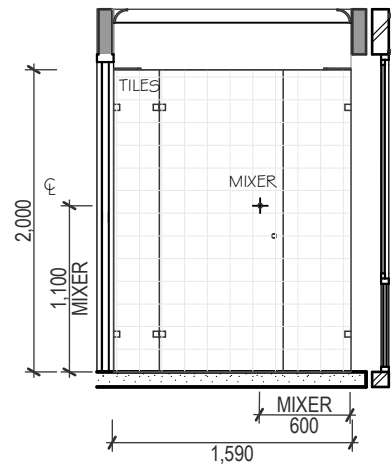
Checked A7

Drg. No. 00-00

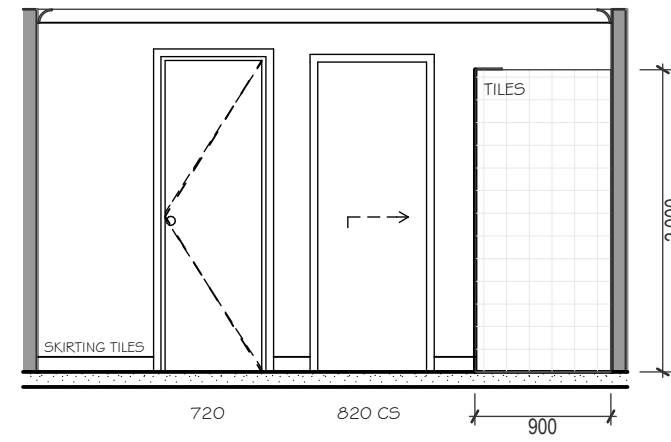
Rev No. 1



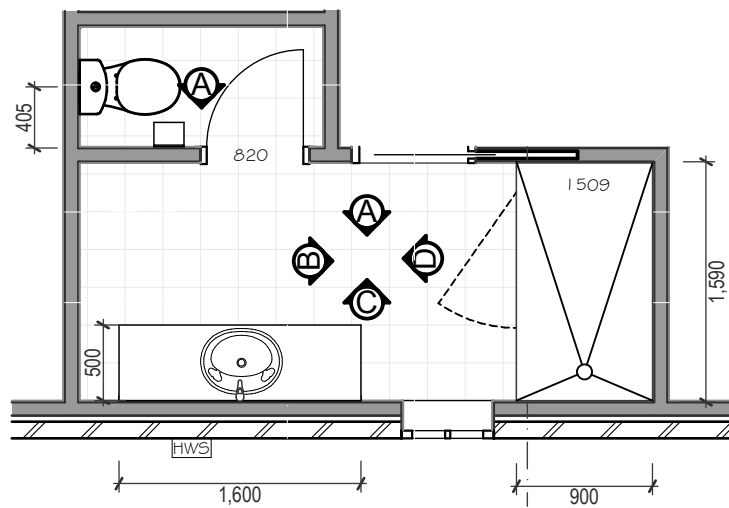
Ensuite Elevation A  
1:50



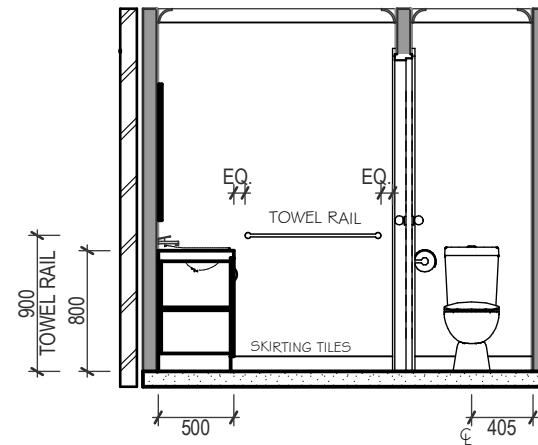
Ensuite Elevation B  
1:50



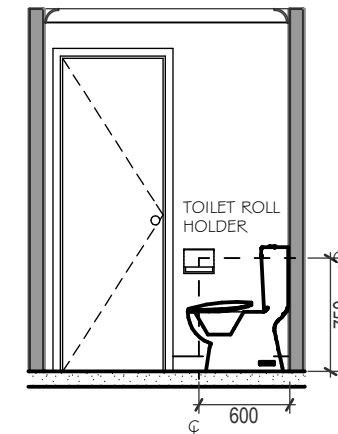
Ensuite Elevation C  
1:50



Ensuite Floor Plan  
1:50



Ensuite Elevation D  
1:50

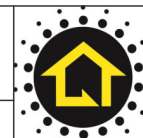


WC2 Elevation A  
1:50

Client: #Client Full Name

Site Address: #Site Address1, #Site City

Design: HOPKINS  
FACADE TYRELL



Twomey Homes  
848 Latrobe Street, Ballarat  
ph: 03 5336 3026  
BPN: DB-U33342

Plans Approved  
Client Signature:  
Date: .....

Proposed		RESIDENCE	
Scale	1:50	Date	22/01/2018
Drawn	BC	Drg. No.	00-00
Checked		<b>A8</b>	Rev No. 1

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