

DESBO  
BUILDING GROUP

Spec:

**FINAL DRAWINGS**  
COMPLETED BY: DESBO BUILDING GROUP

View:

GROUND FLOOR PLAN

Customer:

DESBO INDUSTRIES PTY LTD

Address:

LOT 322 SAMPHIRE DRIVE, CONNEWARRE

Scale:

1:100@A3

Date:

22.03.19

**V1**

CUSTOM HOME DESIGN - 'CONNEWARRE HOUSE'

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Drawn: DESBO BUILDING GROUP

Job No: 02118

Checked:

Sheet No: 3

Ground Floor:	242.21	sq.m	26.07	sqs
First Floor:	0.00	sq.m	0.00	sqs
Subtotal:	242.21	sq.m	26.07	sqs
Porch:	11.32	sq.m	1.22	sqs
Garage:	81.21	sq.m	8.74	sqs
Alfresco:	45.63	sq.m	4.91	sqs
Total Area:	380.37	sq.m	40.94	sqs

ALL GLASS TO CONFORM WITH AS1288-2006 : GLASS IN BUILDINGS

NOTE: ALL STRUCTURAL TIMBER SIZES TO BE IN ACCORDANCE WITH AS1684 NATIONAL TIMBER FRAMING CODE.  
NOTE: ROOF TRUSSES TO MANUFACTURERS DESIGN & SPECIFICATION.  
NOTE: REFER TO ALL ENGINEERS DETAILS FOR STRUCTURAL MEMBERS.

NOTE: ALL WINDOWS TO BE SET AT 2100mm O/A HEAD UNLESS NOMINATED OTHERWISE/IF BRICKWORK OVER, ADJUST HEAD HEIGHT TO WITHIN 5-10mm OF LINTEL  
NOTE: PROVIDE BACKFILL TO ALL EXTERNAL OPENINGS TO PROVIDE A 190mm MAX. STEP UP INTO HOUSE AS PER BCA REQUIREMENTS.  
NOTE: CONTROL JOINTS TO ENGINEERS RECOMMENDATIONS

Building Permit Central

Ph: 5222 5000

Building Act 1993

Building Regulation 2018

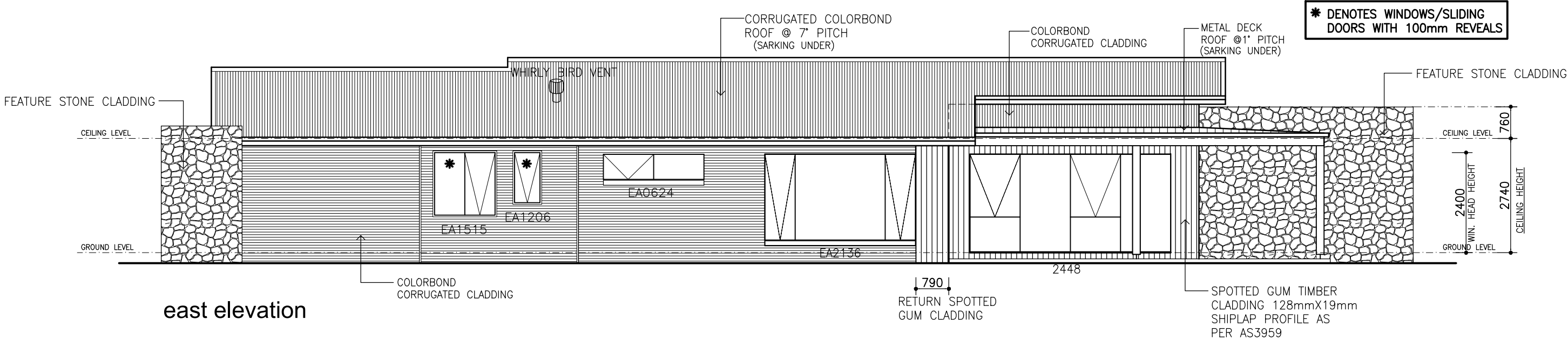
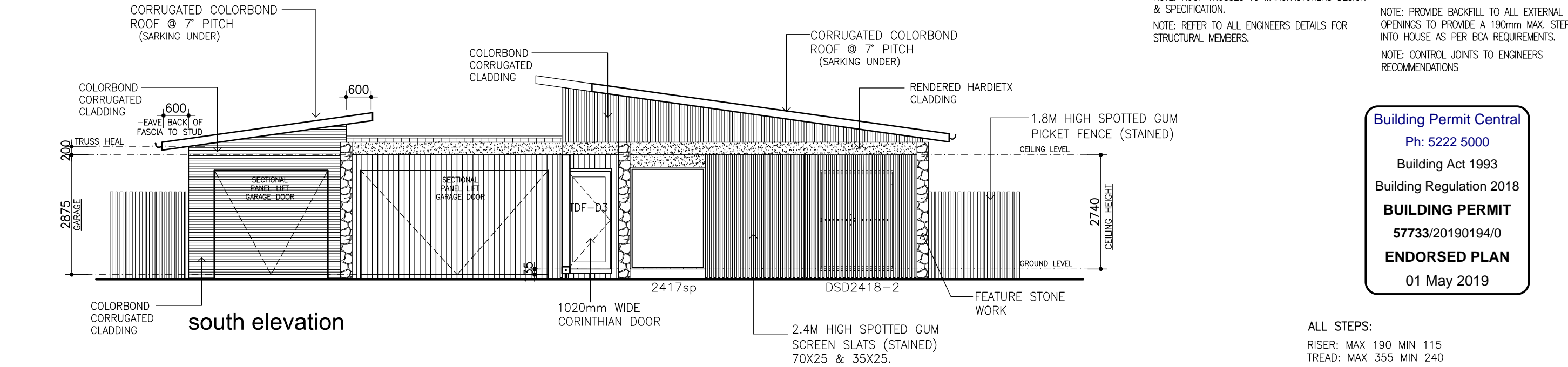
**BUILDING PERMIT**

57733/20190194/0

**ENDORSED PLAN**

01 May 2019

ALL STEPS:  
RISER: MAX 190 MIN 115  
TREAD: MAX 355 MIN 240



NOTE:  
ALL WINDOWS TO BEDROOMS SHALL COMPLY WITH BCA 2013 CLAUSE 3.9.2.5.  
THE OPENABLE PORTION OF THE WINDOWS WILL RESTRICTED TO 125mm WIDTH. APPLIES TO WINDOWS 8,9 & 10.

BAL-12.5

PROVIDE BUSHFIRE RATED CONSTRUCTION TO COMPLY WITH CLAUSES 5.4, 5.5, 5.6, AND 5.8 OF THE AUSTRALIAN STANDARD AS 3959-2009 AND SHALL INCORPORATE, BUT IS NOT LIMITED TO, THE FOLLOWING ITEMS.

SAFETY GLASS TO ALL GLAZING  
IN BATHROOM AND ENSUITE

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Spec:

**FINAL DRAWINGS**

COMPLETED BY: DESBO BUILDING GROUP

View:

ELEVATIONS 1

Customer:

DESBO INDUSTRIES PTY LTD

Address:

LOT 322 SAMPHIRE DRIVE, CONNEWARRE

Scale: 1:100@A3

Date: 22.03.19

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Drawn: DESBO BUILDING GROUP Job No: 02118

Checked: Sheet No: 4



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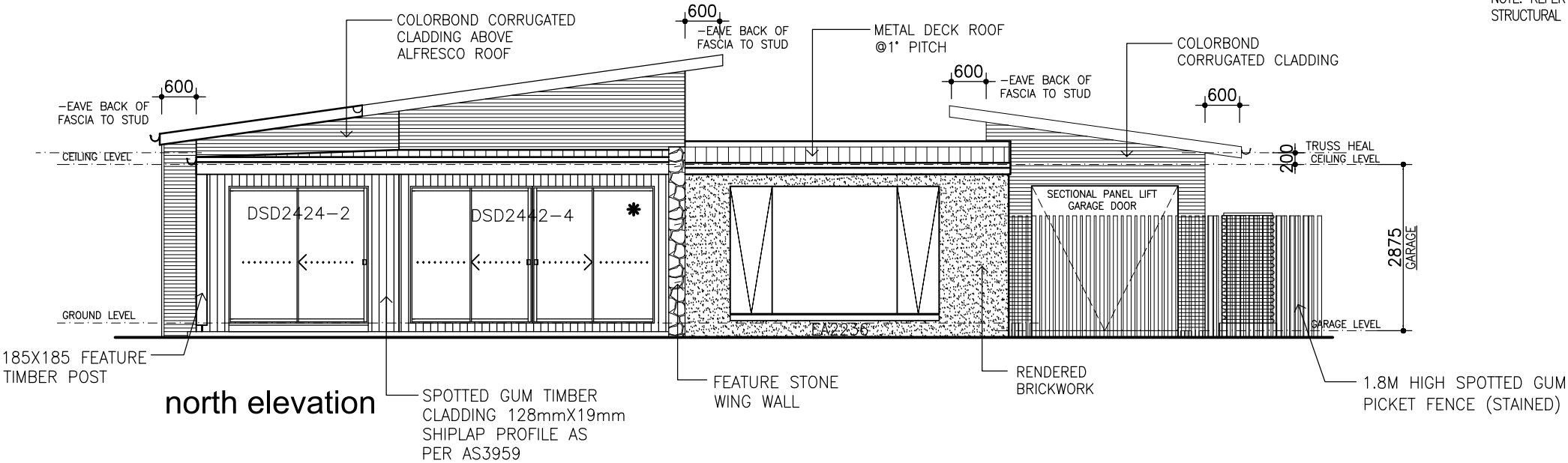
**BUILDING PERMIT**

57733/20190194/0

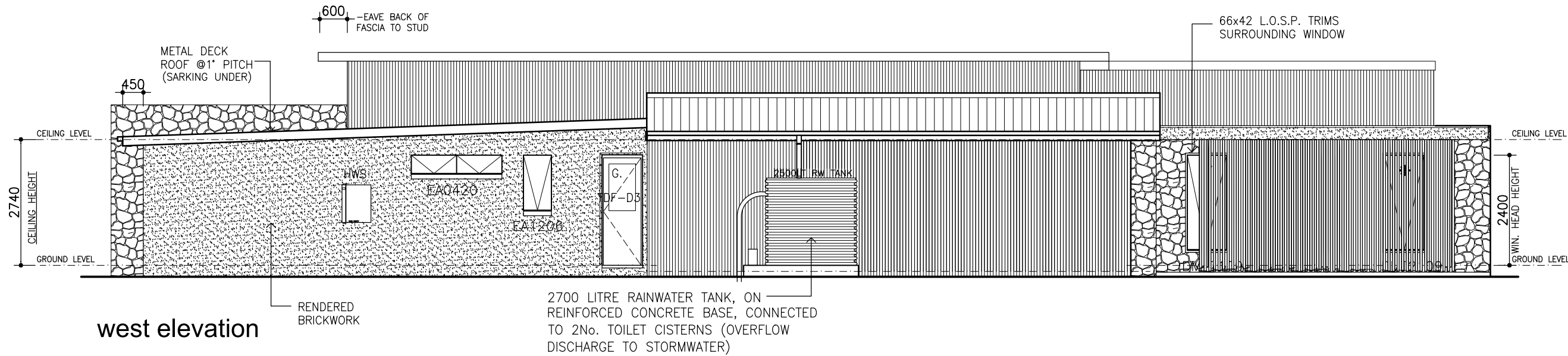
**ENDORSED PLAN**

01 May 2019

ALL STEPS:  
RISER: MAX 190 MIN 115  
TREAD: MAX 355 MIN 240



\* DENOTES WINDOWS/SLIDING DOORS WITH 100mm REVEALS



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Checked: Sheet No: 5

MATERIALS LEGEND		
NOTE	PRODUCT DESCRIPTION	COLOUR
MCC	Custom Orb Metal Cladding Colourbond	Woodland Grey
P 1	Paint System Type 1	Dulux Bogle
P 2	Paint System Type 2	Dulux Shale Grey
RN	Render Finish	Dulux Shale Grey
RS	Roofing - profiled sheet metal	Woodland Grey
ST 1	Stone Veneer Cladding Type 1	Eco Out door Jindara
STC		
TC 2	Timber cladding Type 1 Spotted Gum Clear Stain	

SAFETY GLASS TO ALL GLAZING  
IN BATHROOM AND ENSUITE

Building Permit Central

Ph: 5222 5000

Building Act 1993

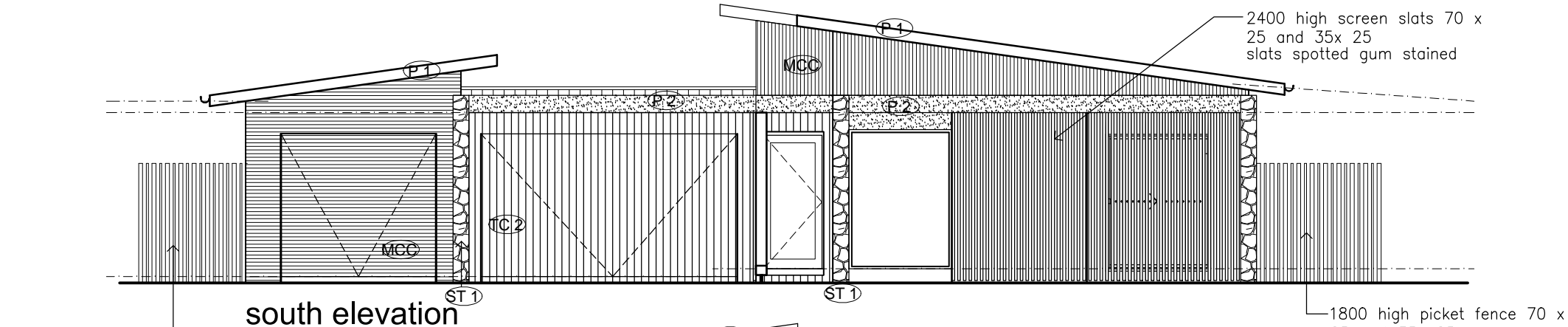
Building Regulation 2018

**BUILDING PERMIT**

57733/20190194/0

**ENDORSED PLAN**

01 May 2019



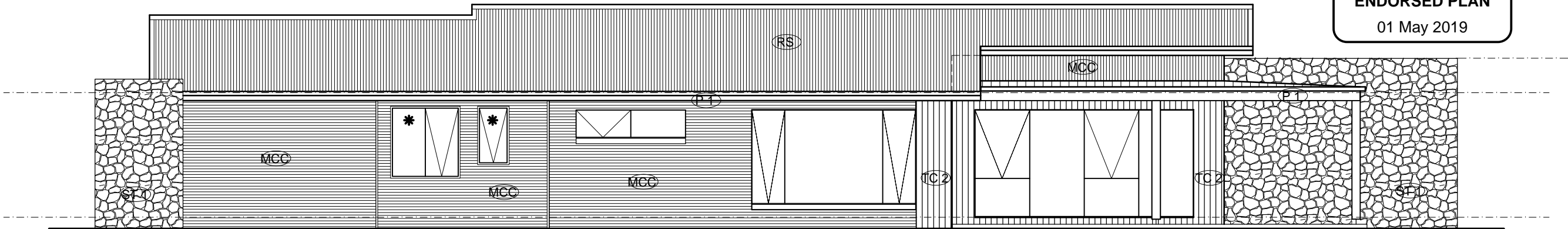
1800 high picket fence 70 x  
25 and 35x 25  
slats spotted gum stained

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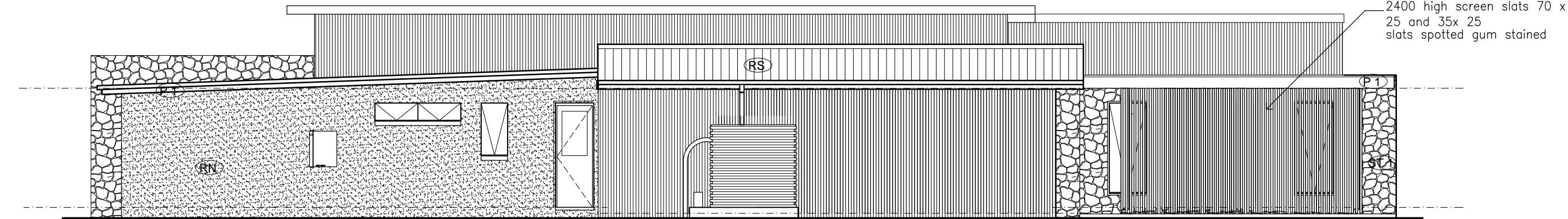
1800 high picket fence 70 x  
25 and 35x 25  
slats spotted gum stained

south elevation

north elevation



east elevation



west elevation



Spec:

**FINAL DRAWINGS**

COMPLETED BY: DESBO BUILDING GROUP

View:

MATERIALS SCHEDULE

Customer:

DESBO INDUSTRIES PTY LTD

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LOT 322 SAMPHIRE DRIVE, CONNEWARRE

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Job No:  
02118

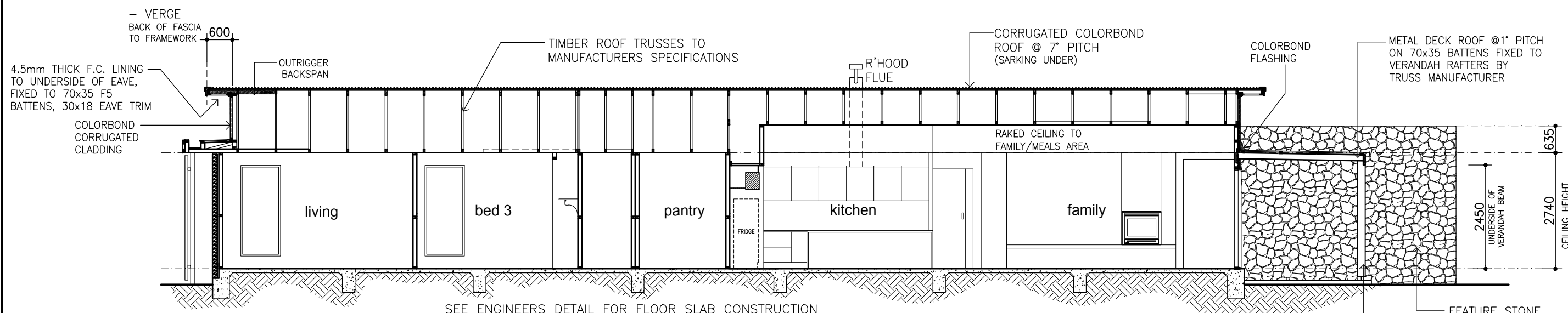
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Sheet No: 5 A

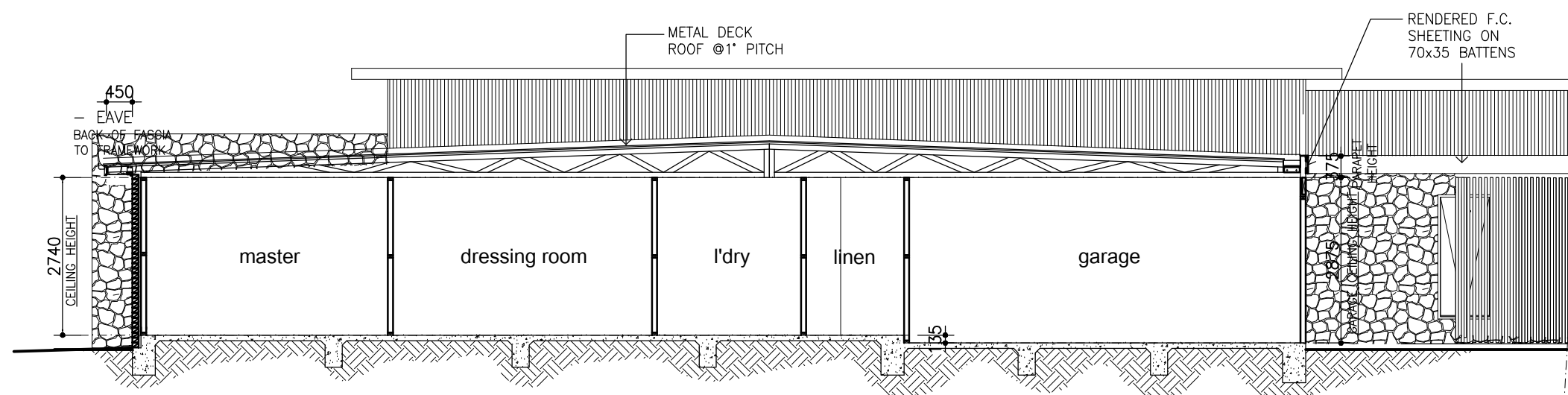
DUCTWORK FOR HEATING & COOLING SYSTEMS SHALL COMPLY WITH A.S. 4254 & A.S./N.Z.S. 4859.1- IN ACCORDANCE WITH BCA TABLE FOR CLIMATE ZONE REQUIREMENTS

## CONTROL JOINTS TO ENGINEERS RECOMMENDATIONS

ALL GLASS TO CONFORM WITH AS1288-2006 : GLASS IN BUILDINGS



section A - A



section B - B

BAL-12.5

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BRACING & TIE DOWNS TO BE INSTALLED  
IN ACCORDANCE WITH AS.1684

TERMITE TREATMENT TO COMPLY WITH  
A.S 3660.1 2000 SPECIFICATIONS, TERMITE  
MANAGEMENT, PART 1: NEW BUILDING WORK

STAINED OR NATURAL TIMBER STAIR TREADS SHALL HAVE APPLIED COATINGS OR NOSING STRIPS TO PROVIDE THE SLIP RESISTANCE RATING REQUIRED TO COMPLY WITH THE N.C.C. & AS 4586.

NOTE: IN ACCORDANCE WITH AS 3700-2011  
& AS 4773.2-2010 PROVIDE -

- DAMPCOURSE WITH WEEPHOLES EVERY 4th PERPEND AROUND THE BUILDING.
- PROVIDE CAVITY FLASHING AT ALL POINTS WHERE THE CAVITY IS INTERRUPTED BY A STRUCTURAL ELEMENT OR OPENING.

NOTE: NOMINATED THICKNESS AND SIZE OF MATERIALS IS INDICATIVE ONLY AND MAY BE VARIED – BUT NOT REDUCED – AT THE DISCRETION OF DESBO BUILDING GROUP

NOTE: FINISHED CEILING HEIGHT IS SUBJECT TO CEILING BATTENS (WHERE APPLICABLE), CEILING LINING AND FLOOR FINISH.

01 May 2019

SMOKE DETECTOR TO A.S 3786 –  
MULTIPLE POINTS TO BE INTERCONNECTED



Spec:

View:

## SECTIONS

Customer:

DESBO INDUSTRIES PTY LTD

Address:

LOT 322 SAMPHIRE DRIVE, CONNEWARRE

# FINAL DRAWINGS

COMPLETED BY: DESBO BUILDING GROUP

Scale: 1:1000000

Date: 22 03 19

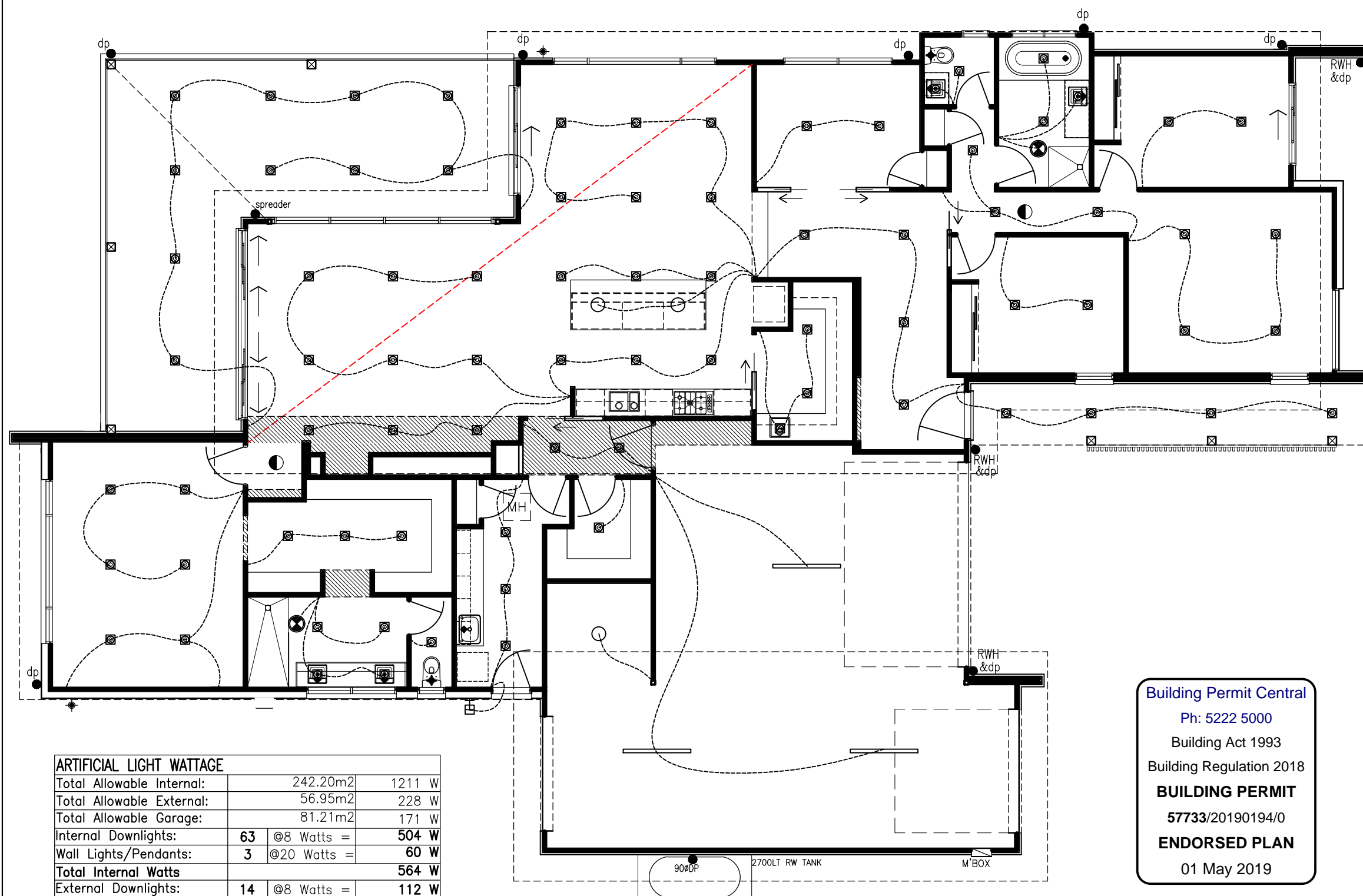
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Drawn: DESBO BUILDING GROUP Job No: 02118

Checked: \_\_\_\_\_ Sheet No: 6





ARTIFICIAL LIGHT WATTAGE				
Total Allowable Internal:	242.20m2			1211 W
Total Allowable External:	56.95m2			228 W
Total Allowable Garage:	81.21m2			171 W
Internal Downlights:	63	@8 Watts =		504 W
Wall Lights/Pendants:	3	@20 Watts =		60 W
<b>Total Internal Watts</b>				<b>564 W</b>
External Downlights:	14	@8 Watts =		112 W
Wall lights:	2	@20 Watts =		40 W
Garage Lights:	3	@36 Watts =		108 W
<b>Total External Watts</b>				<b>260 W</b>
<b>Total Wattage</b>				<b>824.0 W</b>

## ELECTRICAL LEGEND (VIC)

- - LIGHT POINT
- - DOWNLIGHT POINT
- - HALOGEN DOWNLIGHT POINT
- ⊞ - WALL MOUNTED INTERNAL LIGHT POINT
- ⊕ - WALL MOUNTED EXTERNAL LIGHT POINT
- - FLUORESCENT LIGHT POINT
- ⊙ - 12v HALOGEN (adjust) gimble DOWNLIGHT POINT
- ⊞ - GU10 LED DOWNLIGHTS
- - 8W WARM WHITE GLOBE
- - TRACK LIGHTING
- ▲ - SINGLE POWER POINT (SPP)
- ▲ - DOUBLE POWER POINT (DPP)
- PPs and TV points in living areas, bedrooms, passageway and garage to be 300mm A.F.L. and Kitchen 150mm above bench. Telephone point on wall 1500mm A.F.L, light switches 1200mm A.F.L.
- <OV- OVEN ISOLATION SWITCH to kitchen bench wall
- <R - DPP WITH RANGEHOOD ISOLATION SWITCH
- ⊙ - EXTERNAL WEATHERPROOF SINGLE POWER POINT
- ⊙ - EXTERNAL WEATHERPROOF DOUBLE POWER POINT
- - SMOKE DETECTOR - (Installed to comply with the B.C.A. & AS 3786 1993)
- - EXHAUST FAN
- TV - TELEVISION POINT
- TEL - TELEPHONE POINT
- ⊞ - DUCTED VACUUM POINT
- ⊞ - FLOODLIGHT WITH SENSOR
- ⊞ - IXL TASTIC UNIT
- ⊞ - SWEEP FAN
- ⊞ - DUCTED HEATING ROUND CEILING REGISTER.
- HEAT - DUCTED HEATING UNIT + POWER POINT & LIGHT
- ⊞ - EVAPORATIVE COOLING CEILING REGISTER
- COOLING UNIT - EVAPORATIVE COOLING UNIT + POWER POINT

### NOTES:

- NOTE: POWER POINTS LOCATED TO VANITY BASINS TO BE 1300mm ABOVE FLOOR LEVEL
- PROVIDE 1 No. TEMPERATURE CONTROL DEVICE TO REGULATE HOT WATER SUPPLY TO BATHROOM, POWDER ROOM & ENSUITE TO CONFORM WITH PLUMBING AND DRAINAGE CODE AND PROVIDE SELF CERTIFICATION FOR GAS SERVICE
- FIRE RATED DUCTWORK TO DUCTED HEATING TO CONFORM WITH NEW STATE GOVERNMENT LEGISLATION
- EXTERNALLY DUCT RANGEHOOD EXHAUST FANS
- DUCT CEILING FANS OVER SHOWERS TO ROOF SPACE
- OUTLET POSITION ARE APPROXIMATE ONLY
- SWITCH FOR ROOF SPACE LIGHT TO BE WITHIN 900MM OF MANHOLE
- WHERE POSSIBLE LIGHT POINTS IN ROOF SPACE SHALL NOT BE CLOSER THAN 1800MM ABOVE PLATFORM
- EXTERNAL WEATHERPROOF POWER SUPPLY FOR REVERSE CYCLE COOLING UNITS SHOULD BE ON AN ISOLATED SWITCH.

Building Permit Central  
Ph: 5222 5000  
Building Act 1993  
Building Regulation 2018  
**BUILDING PERMIT**  
57733/20190194/0  
**ENDORSED PLAN**  
01 May 2019



Spec:

**FINAL DRAWINGS**

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View:

ELECTRICAL GROUND FLOOR PLAN

Customer:

DESBO INDUSTRIES PTY LTD

Address:

LOT 322 SAMPHIRE DRIVE, CONNEWARRE

Scale: 1:100@A3

Date: 22.03.19

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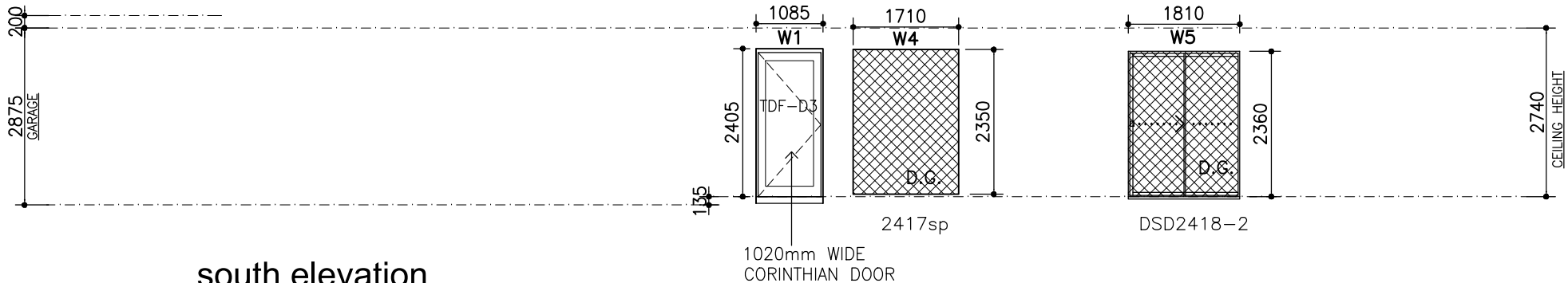
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ALL GLASS TO CONFORM WITH AS1288-2006 : GLASS IN BUILDINGS  
WINDOW SCHEDULE (Nominal Sizes) RYLOCK WINDOW SCHEDULE  
FOR STUD (FRAMED) OPENINGS: Window WIDTH PLUS 50mm, Window HEIGHT PLUS 60mm MIN.

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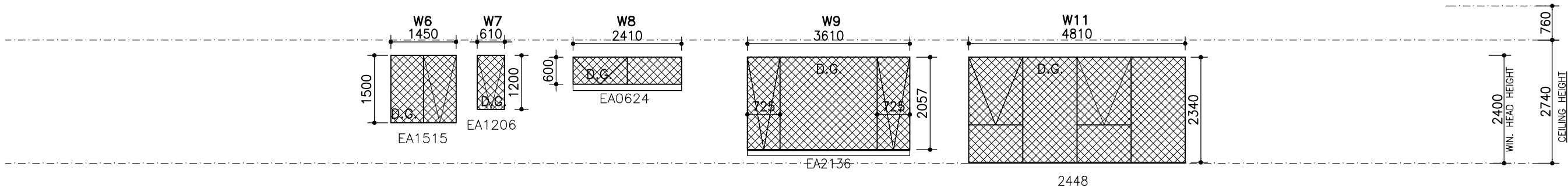
south elevation

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57733/20190194/0  
**ENDORSED PLAN**  
01 May 2019

RYLOCK WINDOWS & DOORS	STANDARD		LOW-E SP10		DOUBLE GLAZED	
	Uw	SHGC	Uw	SHGC	Uw	SHGC
ALUMINIUM SLIDING WINDOWS	6.4	0.75	4.5	0.63	4.2	0.62
ALUMINIUM SLIDING DOOR/STACKER	6.2	0.71	4.4	0.61	4.2	0.59
ALUMINIUM BI-FOLD DOOR	6.1	0.62	4.7	0.53	4.1	0.54
ALUMINIUM FIXED	6.2	0.75	4.3	0.64	3.6	0.66
ALUMINIUM AWNING	6.5	0.65	4.8	0.55	3.9	0.58
TIMBER AWNING	4.5	0.54	3.2	0.46	2.6	0.47
TIMBER BI-FOLD	4.1	0.52	4.1	0.52	2.6	0.45
TIMBER SLIDING	4.9	0.66	4.9	0.66	2.7	0.57

D.G. DENOTES DOUBLE GLAZING

DENOTES WINDOWS/SLIDING DOORS WITH 100mm REVEALS



east elevation


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WINDOW SCHEDULE 1

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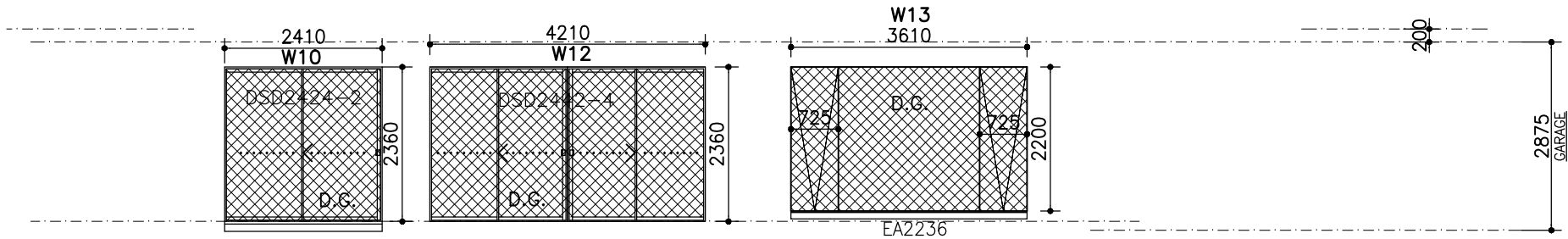


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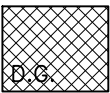
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north elevation

DENOTES WINDOWS/SLIDING DOORS WITH 100mm REVEALS

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west elevation

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View:

WINDOW SCHEDULE 2

Customer:

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LOT 322 SAMPHIRE DRIVE, CONNEWARRE

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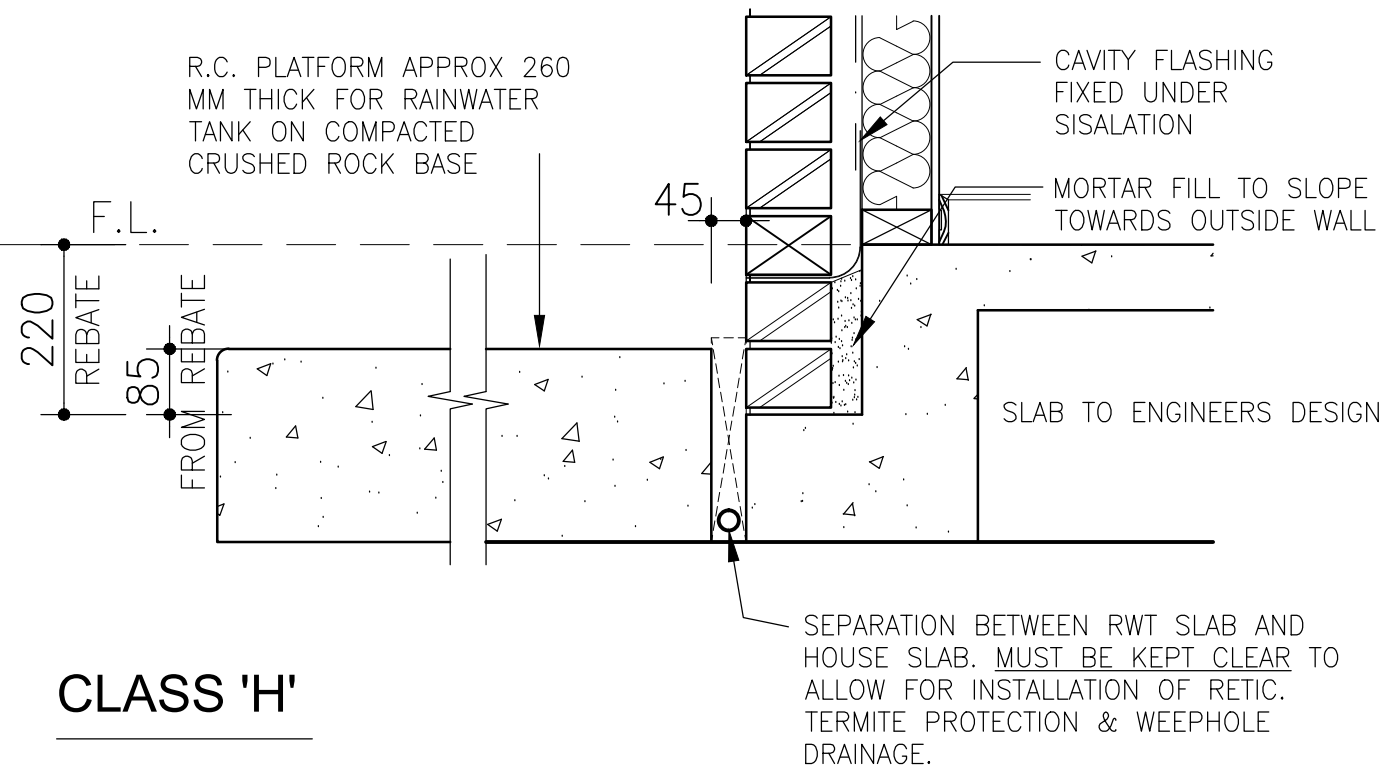
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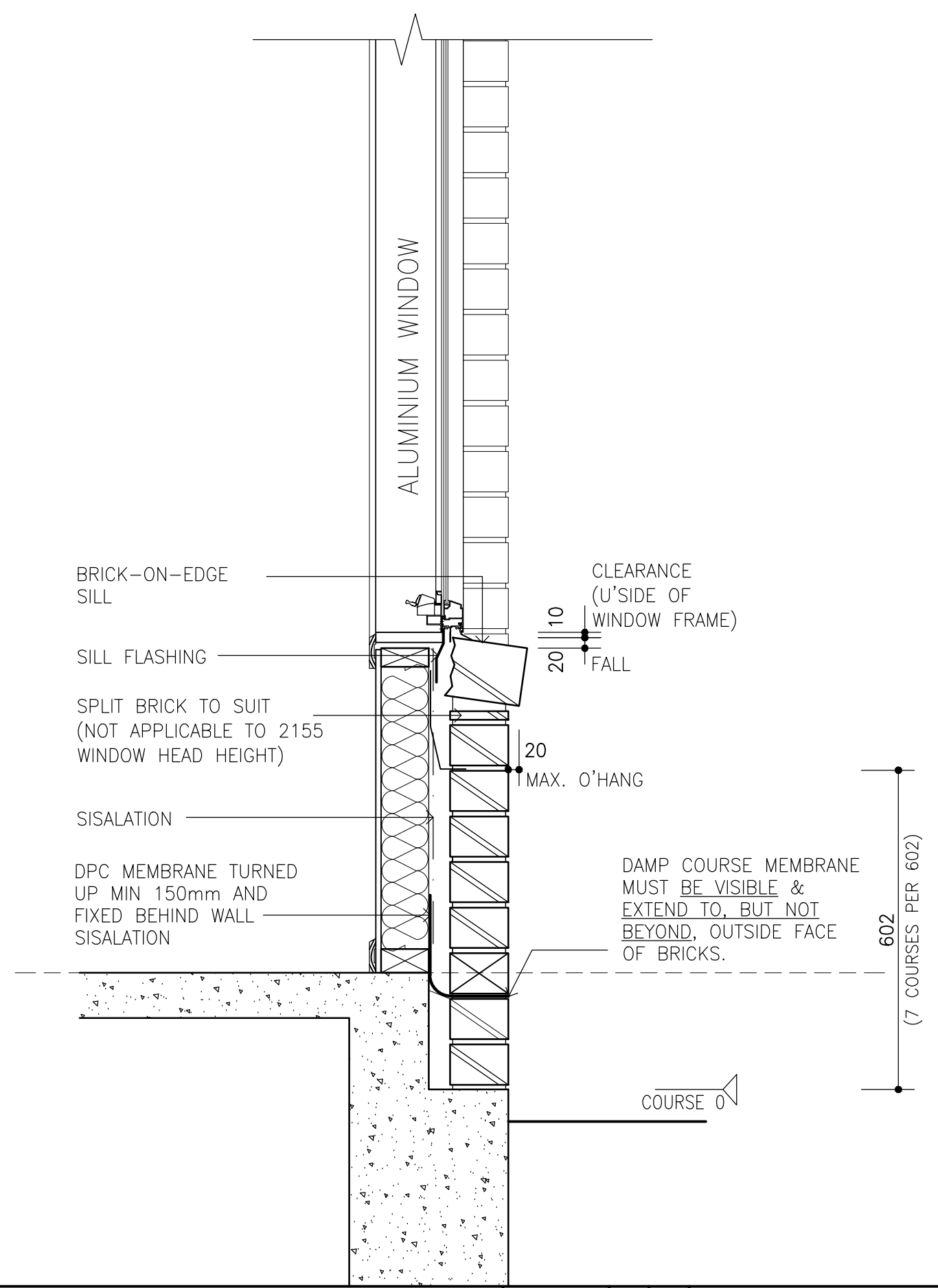
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# CLASS 'H' WATER TANK PLATFORM

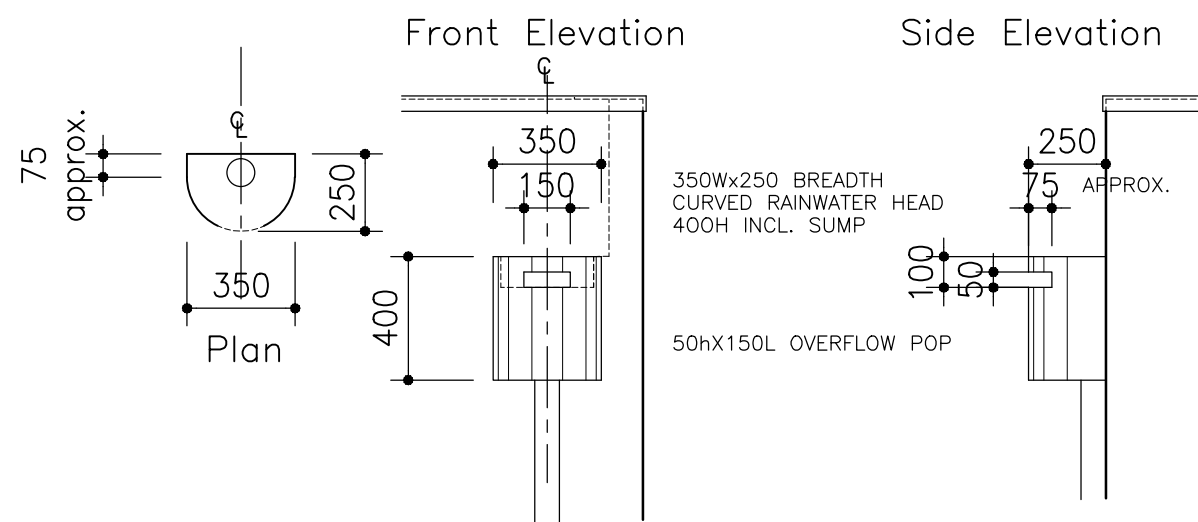
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Building Permit Central  
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**BUILDING PERMIT**  
57733/20190194/0  
**ENDORSED PLAN**  
01 May 2019

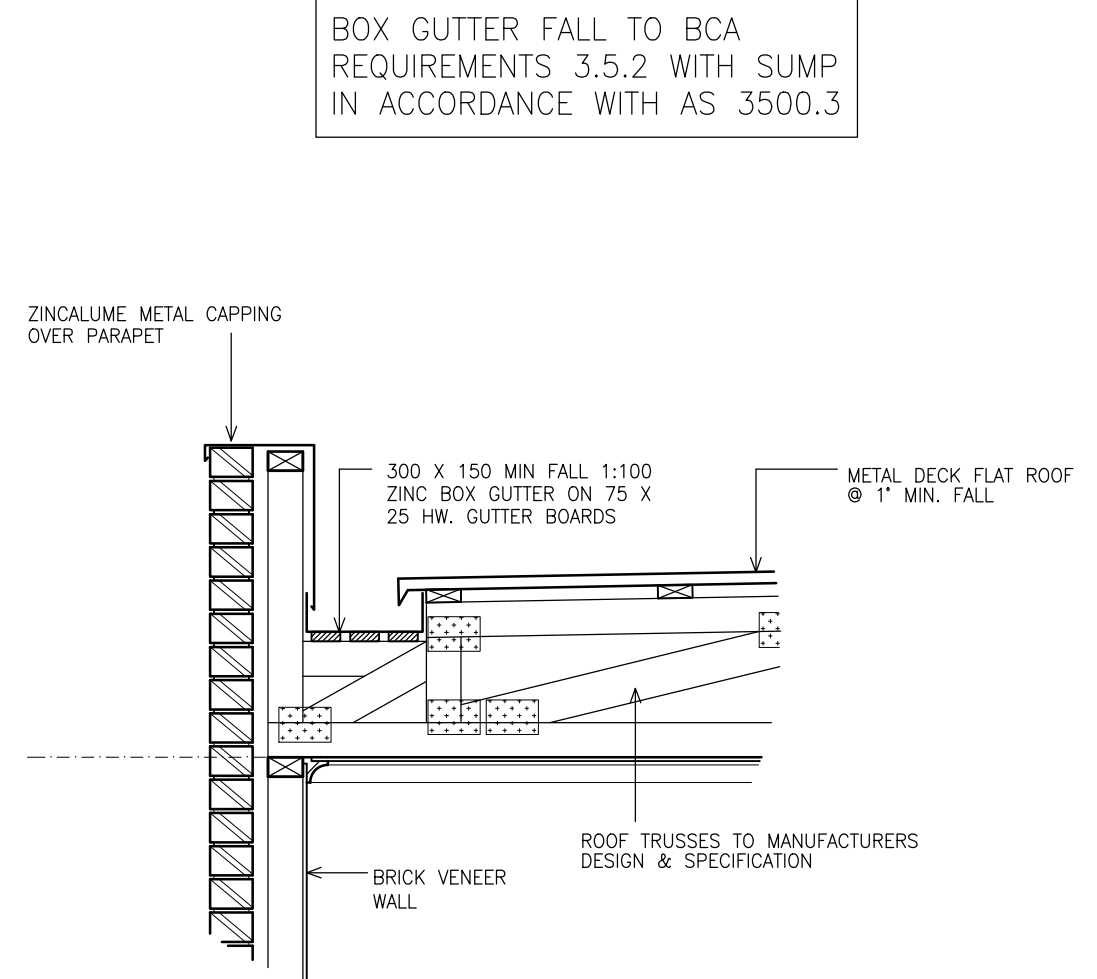


 <p><b>DESBO BUILDING GROUP</b></p>	Spec:	View:	<p>Scale: 1:100@A3</p> <p>Date: 22.03.19</p>	CUSTOM HOME DESIGN - 'CONNEWARRE HOUSE'	
	<b>FINAL DRAWINGS</b>	TYPICAL DETAIL 1		<small>COPYRIGHT (C) THIS IS THE SOLE PROPERTY OF DESBO BUILDING GROUP AND MAY NOT BE USED IN WHOLE OR PART WITHOUT PERMISSION</small>	
	COMPLETED BY: DESBO BUILDING GROUP	Customer:		Drawn:	Job No:
		Address:		DESBO BUILDING GROUP	02118
		LOT 322 SAMPHIRE DRIVE, CONNEWARRE		Checked:	Sheet No: 10

Building Permit Central  
Ph: 5222 5000  
Building Act 1993  
Building Regulation 2018  
**BUILDING PERMIT**  
57733/20190194/0  
**ENDORSED PLAN**  
01 May 2019



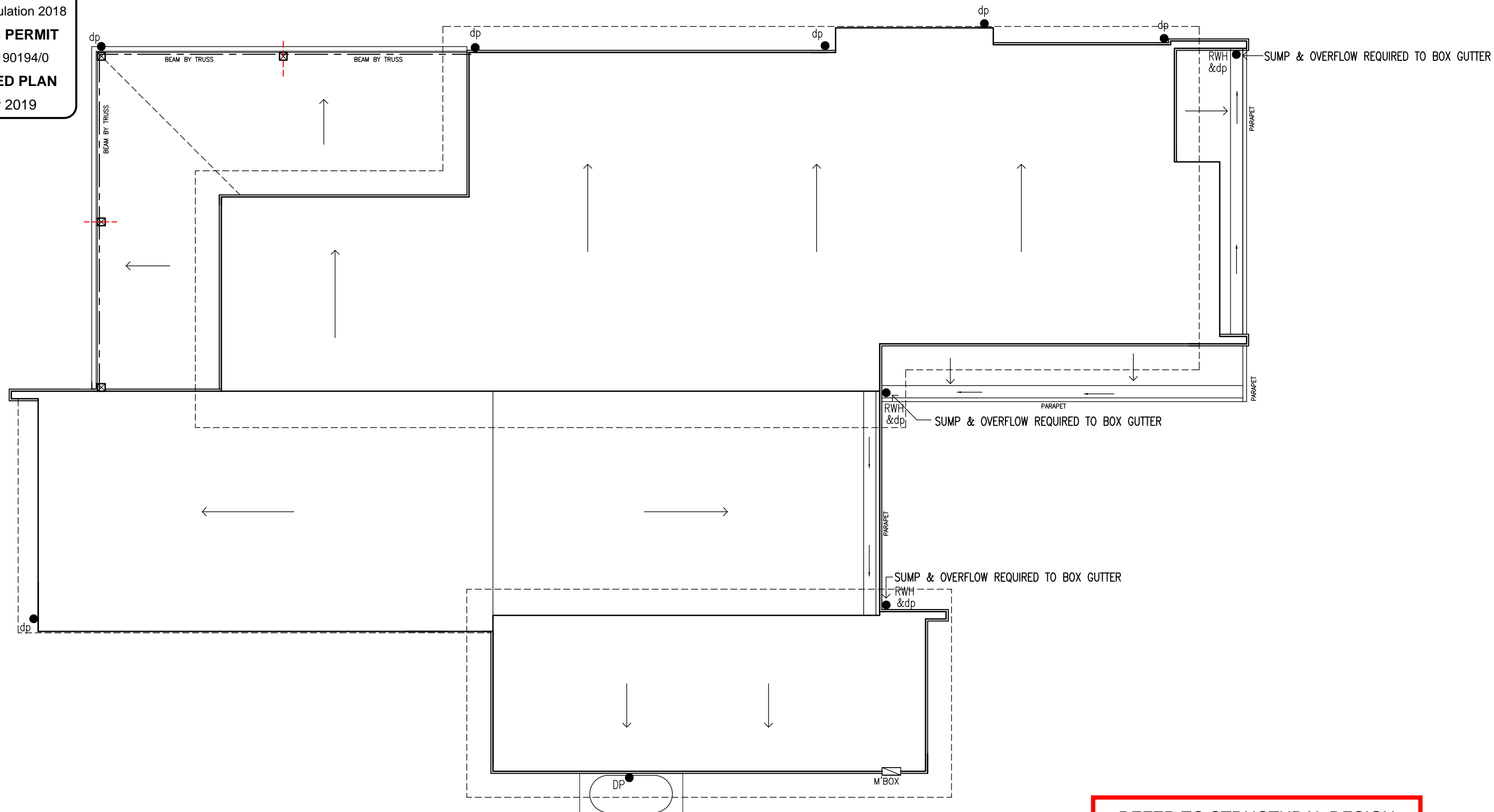
DP & RAINWATER HEAD



BOX GUTTER DETAIL



Building Permit Central  
Ph: 5222 5000  
Building Act 1993  
Building Regulation 2018  
**BUILDING PERMIT**  
57733/20190194/0  
**ENDORSED PLAN**  
01 May 2019



**BAL-12.5**  
PROVIDE BUSHFIRE RATED CONSTRUCTION TO COMPLY WITH CLAUSES 5.4, 5.5, 5.6, AND 5.8 OF THE AUSTRALIAN STANDARD AS 3959-2009 AND SHALL INCORPORATE, BUT IS NOT LIMITED TO, THE FOLLOWING ITEMS.

REFER TO STRUCTURAL DESIGN  
FOR STORMWATER PIPE LAYOUT  
AND CONNECTION TO LPOD



Spec:  
**FINAL DRAWINGS**  
COMPLETED BY: DESBO BUILDING GROUP

View: ROOF PLAN  
Customer: DESBO INDUSTRIES PTY LTD  
Address: LOT 322 SAMPHIRE DRIVE, CONNEWARRE

**V6**  
Scale: 1:100@A3  
Date: 22.03.19  
CUSTOM HOME DESIGN - 'CONNEWARRE HOUSE'  
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Drawn: DESBO BUILDING GROUP  
Job No: 02118  
Checked: Sheet No: 12