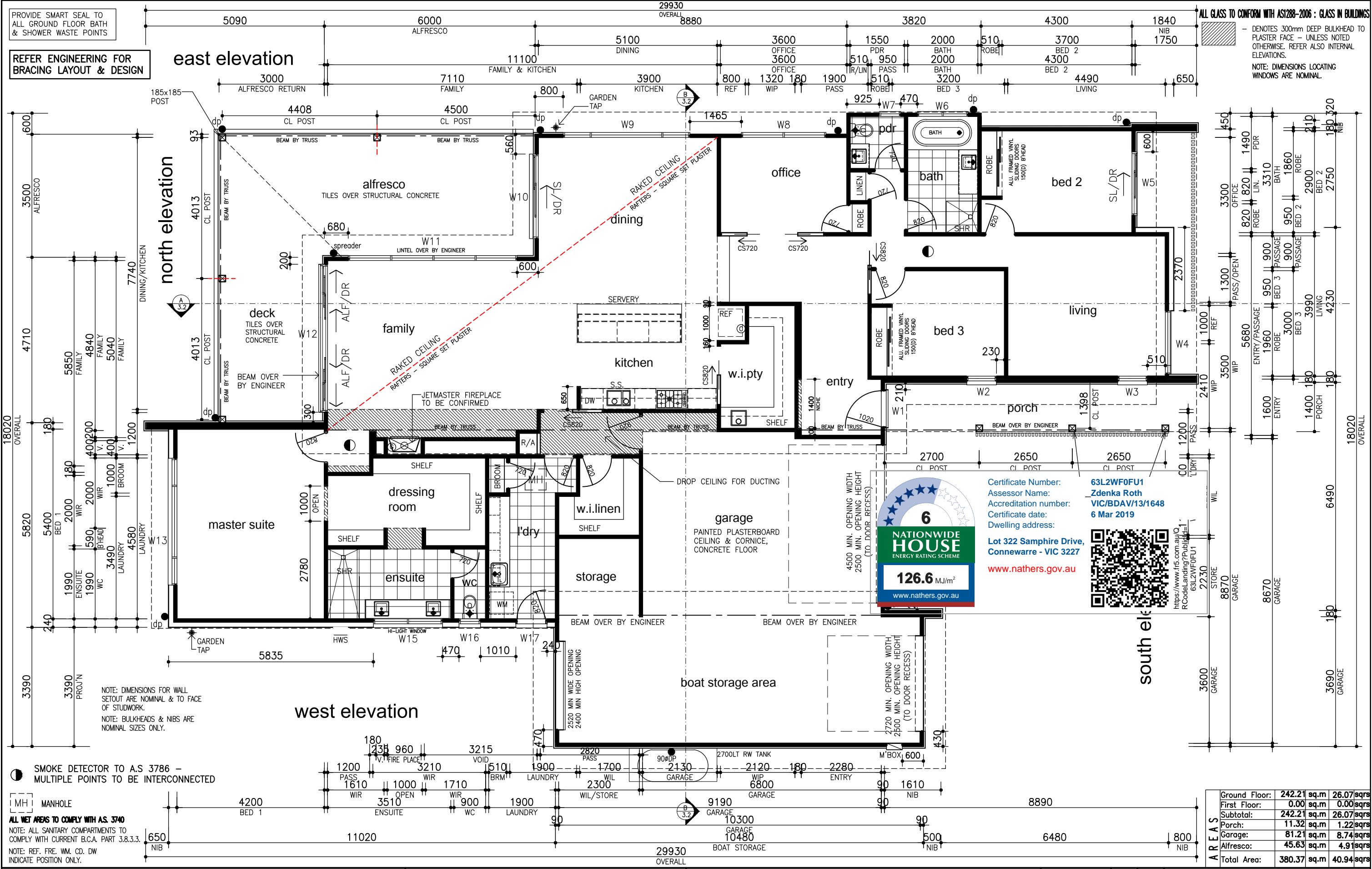


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| Checked: | Sheet No: 1.1 |
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PROVIDE SMART SEAL TO ALL GROUND FLOOR BATH & SHOWER WASTE POINTS

REFER ENGINEERING FOR BRACING LAYOUT & DESIGN

ALL GLASS TO CONFORM WITH AS1288-2006 : GLASS IN BUILDINGS
- DENOTES 300mm DEEP BULKHEAD TO PLASTER FACE - UNLESS NOTED OTHERWISE, REFER ALSO INTERNAL ELEVATIONS.
NOTE: DIMENSIONS LOCATING WINDOWS ARE NOMINAL.

NOTE: DIMENSIONS FOR WALL SETOUT ARE NOMINAL & TO FACE OF STUDWORK.
NOTE: BULKHEADS & NIBS ARE NOMINAL SIZES ONLY.

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

MH MANHOLE
ALL WET AREAS TO COMPLY WITH A.S. 3740
NOTE: ALL SANITARY COMPARTMENTS TO COMPLY WITH CURRENT B.C.A. PART 3.8.3.3.
NOTE: REF. FRE. WM. CD. DW INDICATE POSITION ONLY.

6
NATIONWIDE
HOUSE
ENERGY RATING SCHEME
126.6 MJ/m²
www.nathers.gov.au

Certificate Number: 63L2WF0FU1
Assessor Name: Zdenka Roth
Accreditation number: VIC/BDAY/13/1648
Certificate date: 6 Mar 2019
Dwelling address: Lot 322 Sapphire Drive, Connewarre - VIC 3227
www.nathers.gov.au



https://www.nfers.com.au/QRCodeLanding?PublicId=63L2WF0FU1

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

Spec: developer drawings
COMPLETED BY: DESBO BUILDING GROUP

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

V1

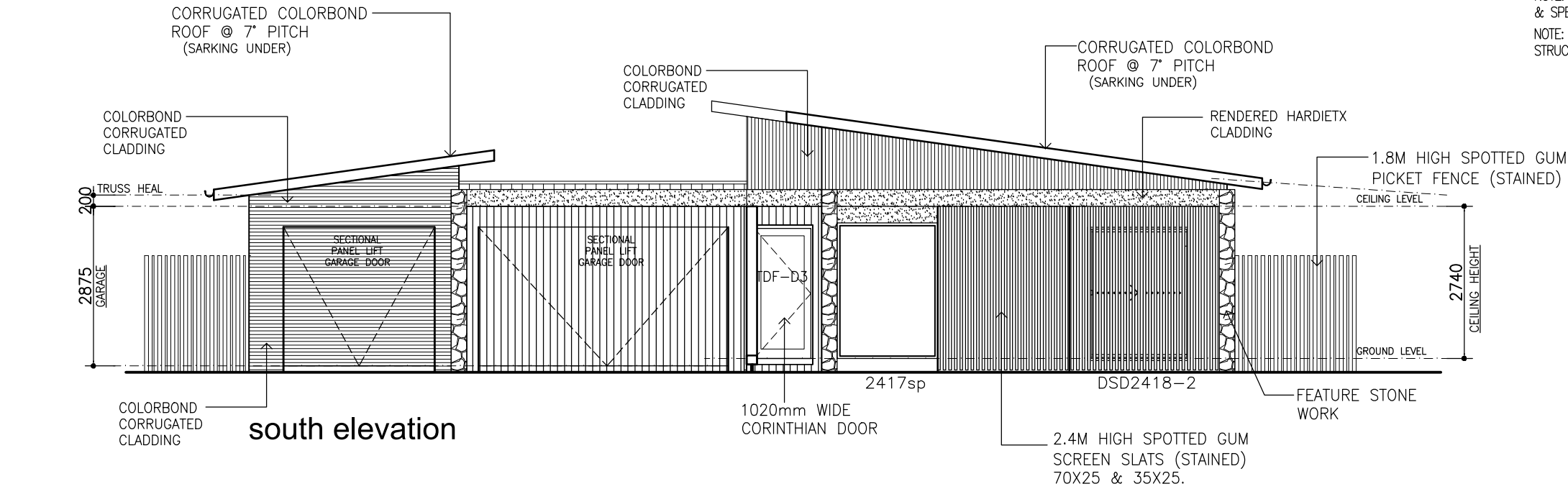
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CUSTOM HOME DESIGN - 'CONNEWARRE HOUSE'
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Drawn: DESBO BUILDING GROUP Job No: 02118
Checked: Sheet No: 3

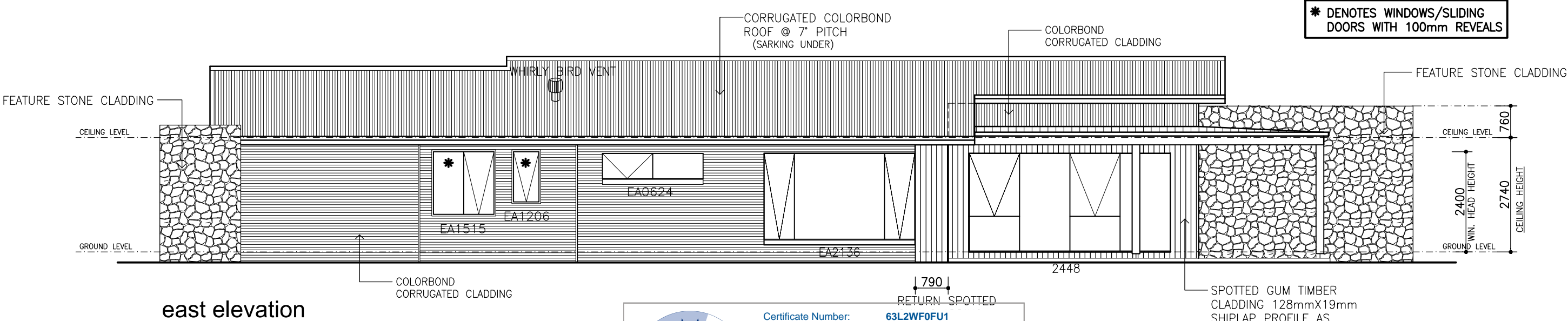
ALL GLASS TO CONFORM WITH AS1288-2006 : GLASS IN BUILDINGS

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



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



* DENOTES WINDOWS/SLIDING DOORS WITH 100mm REVEALS

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.

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NOTE: CONTROL JOINTS TO ENGINEERS RECOMMENDATIONS

Certificate Number: 63L2WF0FU1
Assessor Name: Zdenka Roth
Accreditation number: VIC/BDV/13/1648
Certificate date: 6 Mar 2019
Dwelling address: Lot 322 Sapphire Drive, Connewarre - VIC 3227
www.nathers.gov.au

https://www.nathers.gov.au/QRCodeLanding?PublicId=63L2WF0FU1



Spec:
developer drawings
COMPLETED BY: DESBO BUILDING GROUP

View: ELEVATIONS 1
Customer: DESBO INDUSTRIES PTY LTD
Address: LOT 322 SAMPHIRE DRIVE, CONNEWARRE

Scale: 1:100@A3

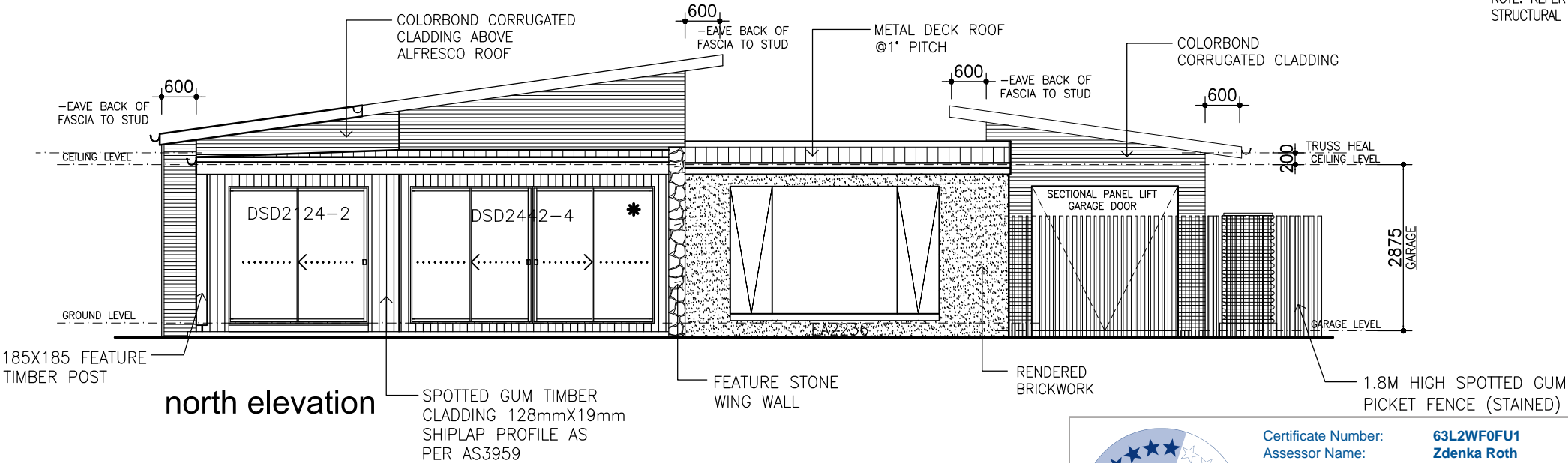
Date: 11.02.19

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Drawn: DESBO BUILDING GROUP Job No: 02118
Checked: Sheet No: 4

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

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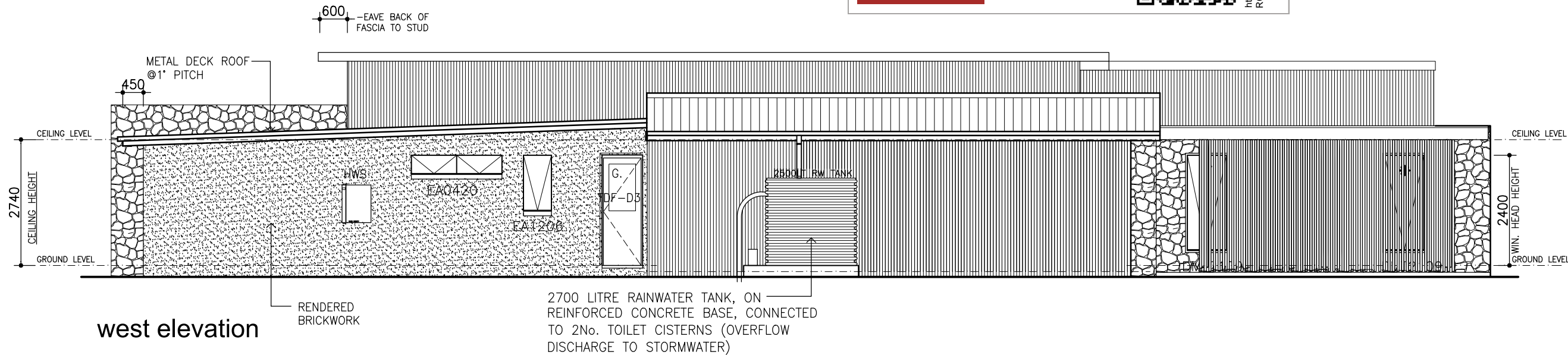


ALL STEPS:
RISER: MAX 190 MIN 115
TREAD: MAX 355 MIN 240

* DENOTES WINDOWS/SLIDING DOORS WITH 100mm REVEALS

Certificate Number: 63L2WF0FU1
Assessor Name: Zdenka Roth
Accreditation number: VIC/BDAY/13/1648
Certificate date: 6 Mar 2019
Dwelling address: Lot 322 Samphire Drive, Connewarre - VIC 3227
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https://www.n5.com.au/QRCODE/Landing?PublicId=63L2WF0FU1



NOTE:
ALL WINDOWS TO BEDROOMS SHALL COMPLY WITH BCA 2013 CLAUSE 3.9.2.5.
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NOTE: CONTROL JOINTS TO ENGINEERS RECOMMENDATIONS



Spec:
developer 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: 11.02.19
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Drawn: DESBO BUILDING GROUP
Job No: 02118
Checked: Sheet No: 5

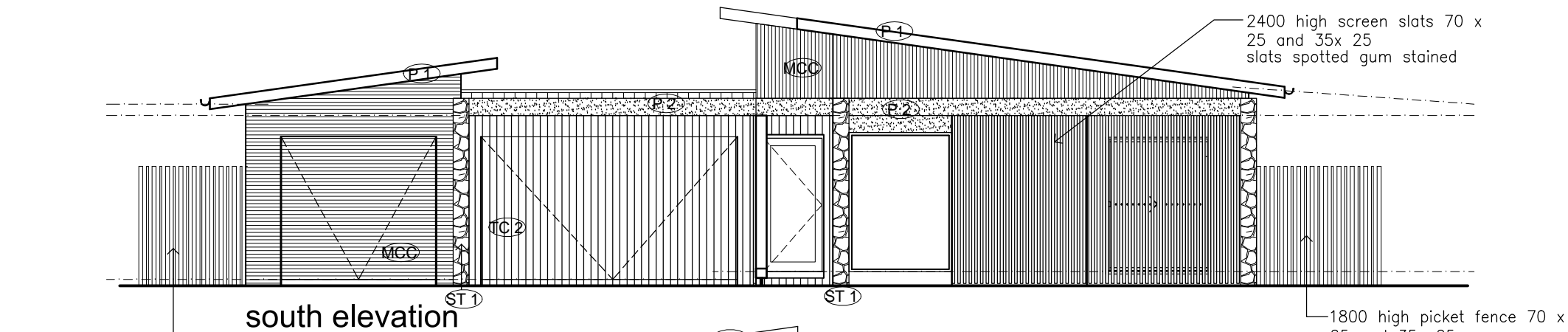
| MATERIALS LEGEND | | |
|------------------|--|----------------------|
| NOTE | PRODUCT DESCRIPTION | COLOUR |
| MCC | Custom Orb Metal Cladding Colourbond | Woodland Grey |
| P 1 | Paint System Type 1 | Dulux Bogle |
| P 2 | Paint System Type 2 | Dulux Shale Grey |
| RN | Render Finish | Dulux Shale 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 | |



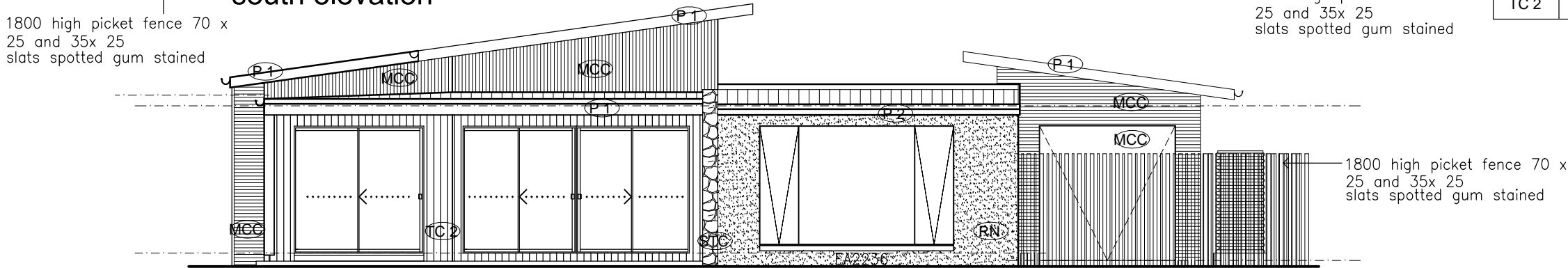
Certificate Number: 63L2WF0FU1
Assessor Name: Zdenka Roth
Accreditation number: VIC/BDV/13/1648
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www.nathers.gov.au



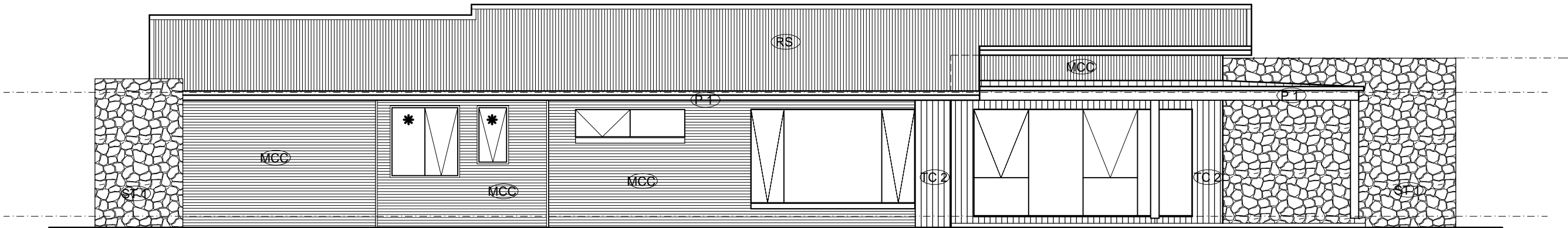
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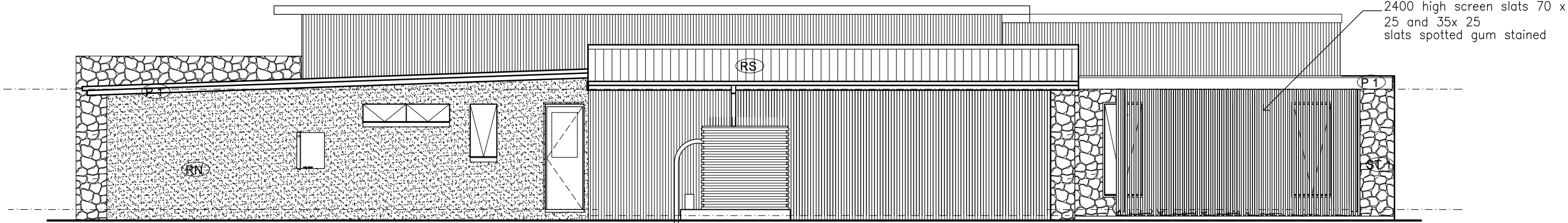
south elevation



north elevation



east elevation



west elevation



Spec:

developer drawings

COMPLETED BY: DESBO BUILDING GROUP

View:

MATERIALS SCHEDULE

Customer:

DESBO INDUSTRIES PTY LTD

Address:

LOT 322 SAMPHIRE DRIVE, CONNEWARRE

Scale: 1:100@A3

Date: 11.02.19

CUSTOM HOME DESIGN - 'CONNEWARRE HOUSE'

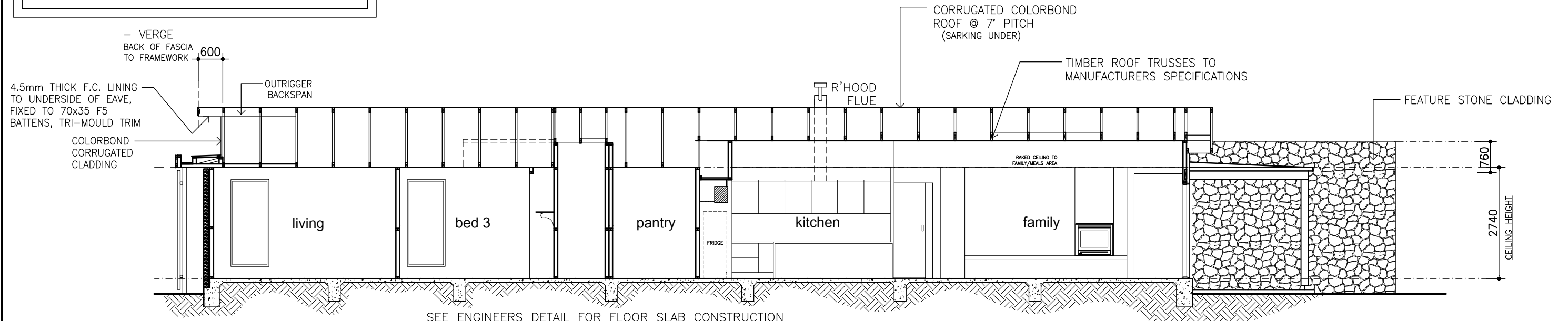
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Drawn: DESBO BUILDING GROUP Job No: 02118

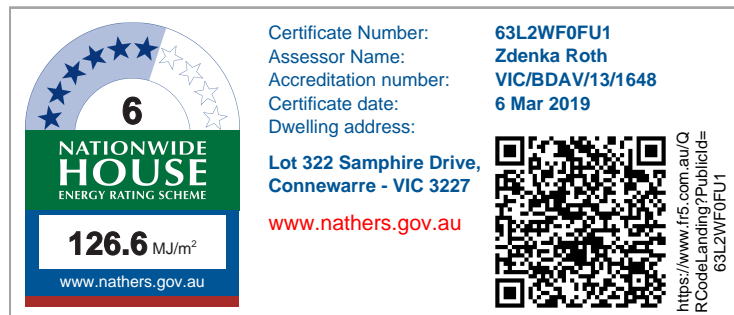
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DUCTWORK FOR HEATING & COOLING SYSTEMS SHALL COMPLY WITH
A.S. 4254 & A.S./N.Z.S. 4859.1- IN ACCORDANCE WITH BCA TABLE
FOR CLIMATE ZONE REQUIREMENTS

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



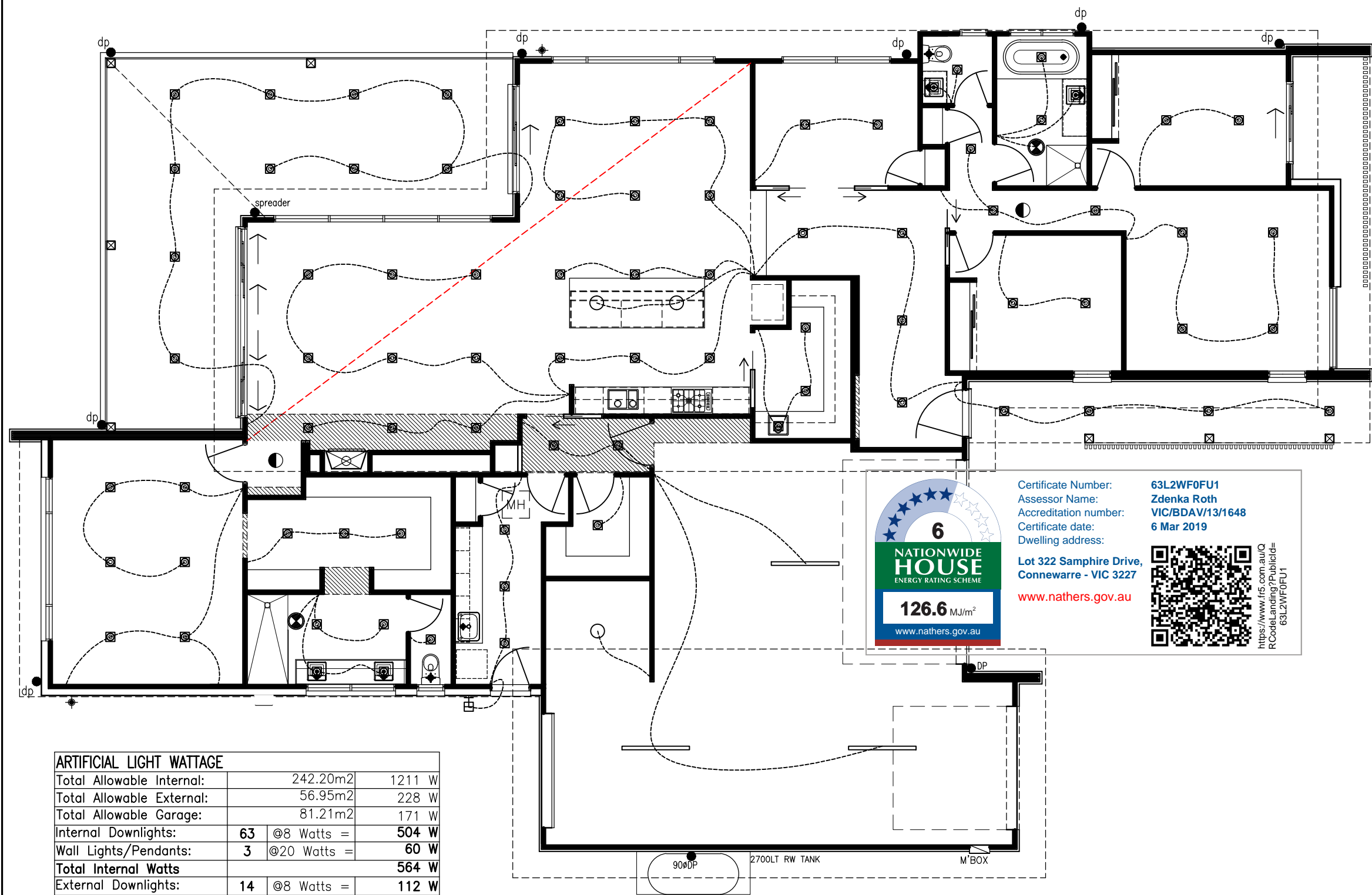
section A - A



PROVIDE INSULATION TO: EXTERNAL DWELLING WALLS,
WALL BETWEEN GARAGE AND HOUSE AND CEILING
DIRECTLY UNDER ROOF SPACE. ~~EXCLUDES~~ INSULATION TO
GARAGE CEILING SPACE, GARAGE EXTERNAL WALLS AND
GROUND FLOOR CEILING UNDER 1ST FLOOR OF DOUBLE
STOREY HOMES.

LOT 322 SAMPHIRE DRIVE, CONNEWARRE

| | |
|----------|-------------|
| 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 |
| Total Internal Watts | | | | 564 W |
| External Downlights: | 14 | @8 Watts = | | 112 W |
| Wall lights: | 2 | @20 Watts = | | 40 W |
| Garage Lights: | 3 | @36 Watts = | | 108 W |
| Total External Watts | | | | 260 W |
| Total Wattage | | | | 824.0 W |

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.

Certificate Number: 63L2WF0FU1
Assessor Name: Zdenka Roth
Accreditation number: VIC/BDV/13/1648
Certificate date: 6 Mar 2019
Dwelling address: Lot 322 Samphire Drive, Connewarre - VIC 3227
www.nathers.gov.au

https://www.nfers.com.au/QRCodes/Landing?PublicId=63L2WF0FU1



Spec:

developer drawings

COMPLETED BY: DESBO BUILDING GROUP

View:

ELECTRICAL GROUND FLOOR PLAN

Customer:

DESBO INDUSTRIES PTY LTD

Address:

LOT 322 SAMPHIRE DRIVE, CONNEWARRE

Scale: 1:100@A3

Date: 11.02.19

CUSTOM HOME DESIGN - 'CONNEWARRE HOUSE'

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Drawn: DESBO BUILDING GROUP Job No: 02118

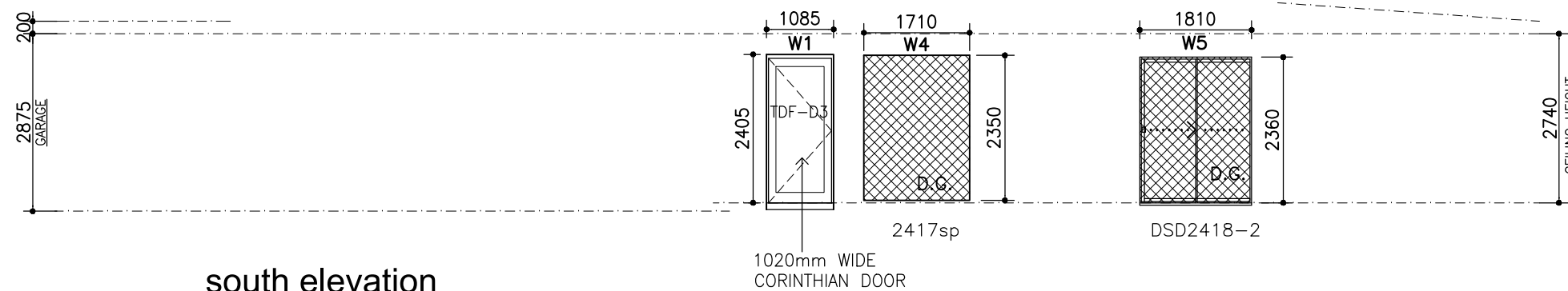
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ALL GLASS TO CONFORM WITH AS1288-2006 : GLASS IN BUILDINGS
WINDOW SCHEDULE (Nominal Sizes) RYLOCK WINDOW SCHEDULE
FOR STUD (FRAMED) OPENINGS: Window WIDTH PLUS 50mm, Window HEIGHT PLUS 60mm MIN.

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.
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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

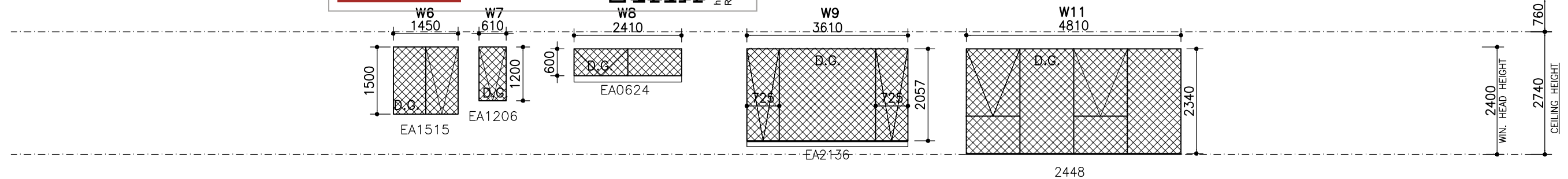


south elevation

Certificate Number: **63L2WF0FU1**
Assessor Name: **Zdenka Roth**
Accreditation number: **VIC/BDV/13/1648**
Certificate date: **6 Mar 2019**
Dwelling address: **Lot 322 Samphire Drive, Connewarre - VIC 3227**
www.nathers.gov.au

DENOTES DOUBLE GLAZING

DENOTES WINDOWS/SLIDING DOORS WITH 100mm REVEALS



east elevation

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.

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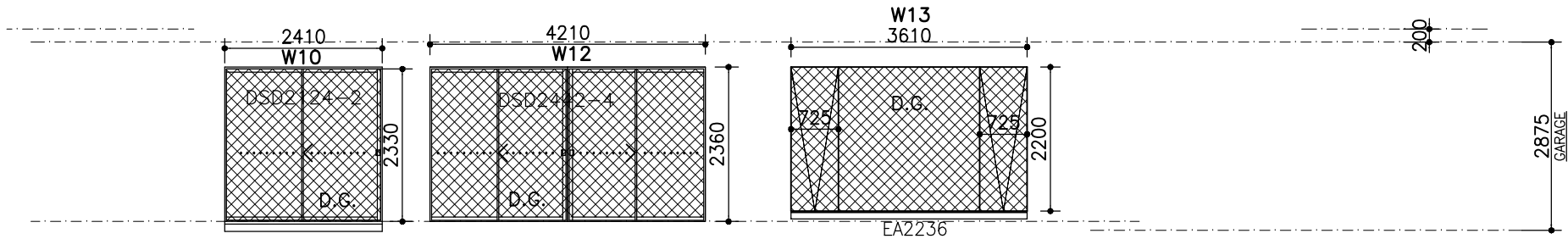
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| Spec: | View: | | Scale: 1:100@A3 | Date: 11.02.19 | CUSTOM HOME DESIGN - 'CONNEWARRE HOUSE' | |
| developer drawings | Customer: | | | | | WINDOW SCHEDULE 1 |
| COMPLETED BY: DESBO BUILDING GROUP | DESBO INDUSTRIES PTY LTD | | | | | |
| Address: | | LOT 322 SAMPHIRE DRIVE, CONNEWARRE | | | | |
| | | Job No: 02118 | | | | |
| | | Sheet No: 8 | | | | |

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.

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.
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NOTE: CONTROL JOINTS TO ENGINEERS RECOMMENDATIONS



north elevation

DENOTES WINDOWS/SLIDING DOORS WITH 100mm REVEALS

Certificate Number: 63L2WF0FU1
Assessor Name: Zdenka Roth
Accreditation number: VIC/BDAV/13/1648
Certificate date: 6 Mar 2019
Dwelling address: Lot 322 Samphire Drive, Connewarre - VIC 3227
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https://www.nathers.gov.au/QRCodeLanding?PublicId=63L2WF0FU1

| 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 |

DENOTES DOUBLE GLAZING



west elevation

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NOTE: CONTROL JOINTS TO ENGINEERS RECOMMENDATIONS



Spec:
developer drawings
COMPLETED BY: DESBO BUILDING GROUP

View:
WINDOW SCHEDULE 2
Customer:
DESBO INDUSTRIES PTY LTD
Address:
LOT 322 SAMPHIRE DRIVE, CONNEWARRE

Scale: 1:100@A3
Date: 11.02.19
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Job No: 02118
Checked: Sheet No: 9