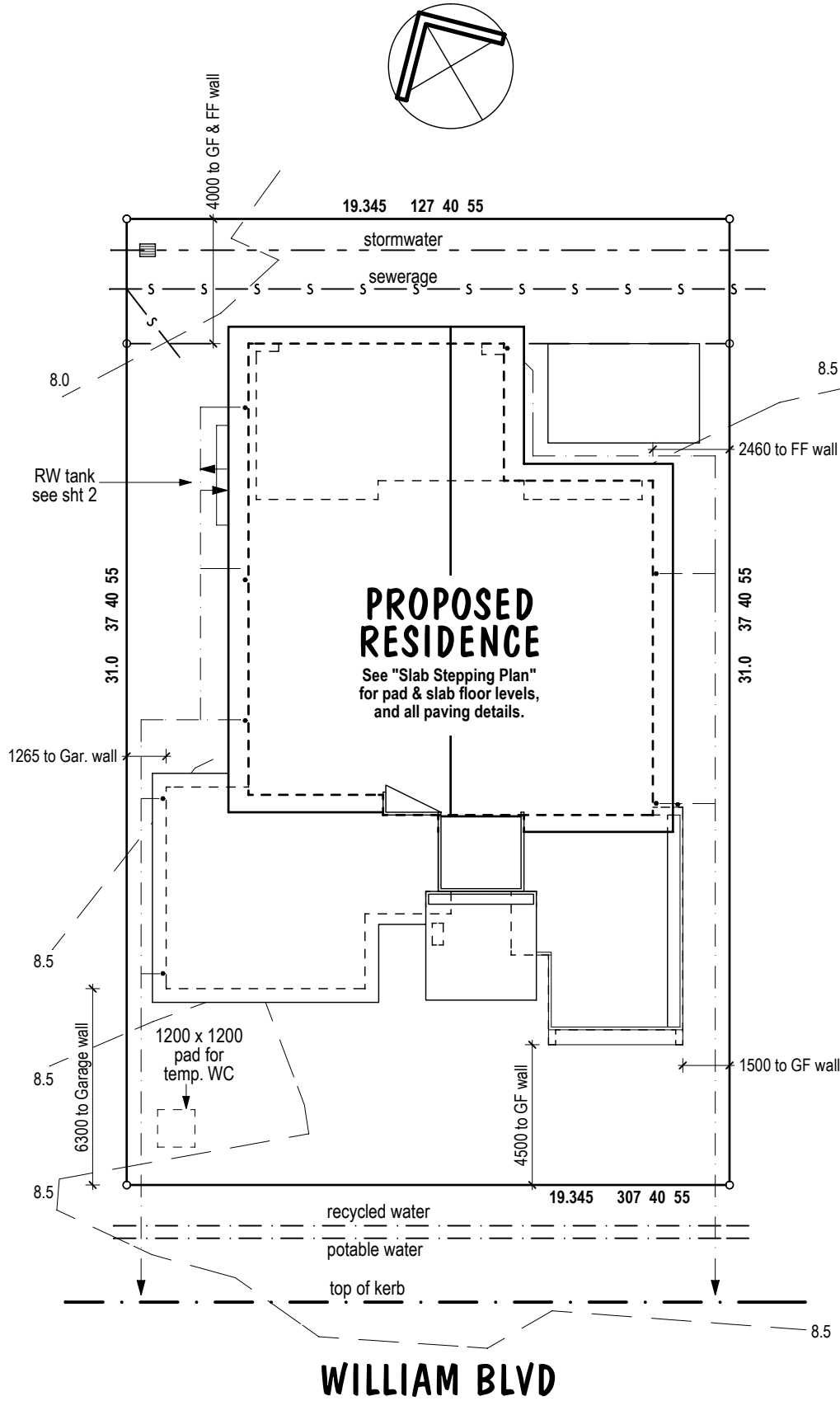


ABBREVIATIONS :

AHD	Australian Height Datum
AS	Australian Standard
BA	building application
BCA	Building Code of Aust.
C	Cable pit
E	electricity
FF	first floor
FG	field gully
FPL	flood planning level
G	gas
GF	ground floor
GL	ground level
GTP	Group Title Plan
H	Fire hydrant
LB	letter box
LP	light pole
OMP	outer most projection: (outside of fascia)
RL	reduced level
R&P	rendered & painted
RP	Registered Plan
SMH	sewerage man hole
SP	survey plan
T	Telstra pit
TBM	tempory bench mark
V	Stop valve
W	water

KEY TO LINE TYPES :

GF building outline
FF building outline
GF outermost projection
FF outermost projection
Kerb & channel
Site boundaries
Site contours
Stormwater drainage



SITE DESCRIPTION

Lot : 271 on SP 245353
 Parish : Coomera
 County : Ward
 Authority : GCCC
 Lot Area = 600 sq.m.

SITE COVERAGE : 43%

LEVEL DATUM : AHD

EARTHWORKS NOTE :

Scrape away vegetation, equal cut and fill to provide level building platform. Habitable slab level to be a min. of 225 mm above building platform.

SURFACE DRAINAGE :

Finished surface to be graded away from house at min. of 1:20 and for a distance of at least one metre. Surface water to be conveyed to street channel, or inter-allotment drainage system, as designated by local authority & must not be allowed to enter adjoining properties. Field gullies are required where surface water cannot be discharged properly. Drainage system to comply with the BCA & local authority Plumbing and Drainage Services conditions of approval.

ROOF DRAINAGE :

Stormwater & onsite drainage to comply with AS3500 & BCA, Parts 3.1.2 & 3.5.2

Minimum of 100 sq.m. of roof water to be piped to rainwater tank as shown, with overflow from tank plus remaining roof water to be piped via 2 x 100 mm stormwater pipes to street channel, or inter-allotment drainage system, as designated by local authority.

Plumber may vary roof drainage plan & field gully placement at his discretion provided it complies with AS3500 and BCA Part 3.1.2 & 3.5.2, & local authority Plumbing & Drainage Services conditions of approval.

CLIENT : GCUH Display 2012

SITE : Lot 271 William Blvd
Pimpama

TITLE : Site Plan

VERSION NO :	5 on 8/06/12	SCALE :	1 : 200
SHEET NO :	1 of 12	TYPE :	SPECIAL
JOB NO :		DRAWN :	GK on 24/06/12



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1200x3500 min. conc. pad for above ground 5 kL Colorbond Slimline rainwater tank with overflow to Local Authority designated collection point.

Good Neighbour fence to covenant specs.

1800 ht. R & P brick fence with PC alum. gate & privacy screen

driveway to estate building codes (max. 4500 at lot frontage)

- KEEP DRAINS CLEAR -
Pool shape, size, and position is indicative only see separate BA for actual details.

Approx. Building Pad RL 8.4

Flood Planning Level (FPL) is ?? AHD.

Floor levels are approx. but must satisfy the GCCC FPL requirements which specifies habitable floor levels to be a min. of 300 above the FPL.

In addition the BCA Part 3.1.2.3 requires habitable floors to be a min. of 150 above finished ground level or 50 above paved areas that fall away from the building at min. slope of 1:50 for the first metre.

Also overflow relief gully requirements may dictate slab level of 225 min above FGL. See sheet 1 for site contours and spot levels.

VERMIN PROOFING : "Kordon Termite Barrier" termite protection system, installed to building perimeter & service penetrations to AS 3660.1 - 2000.

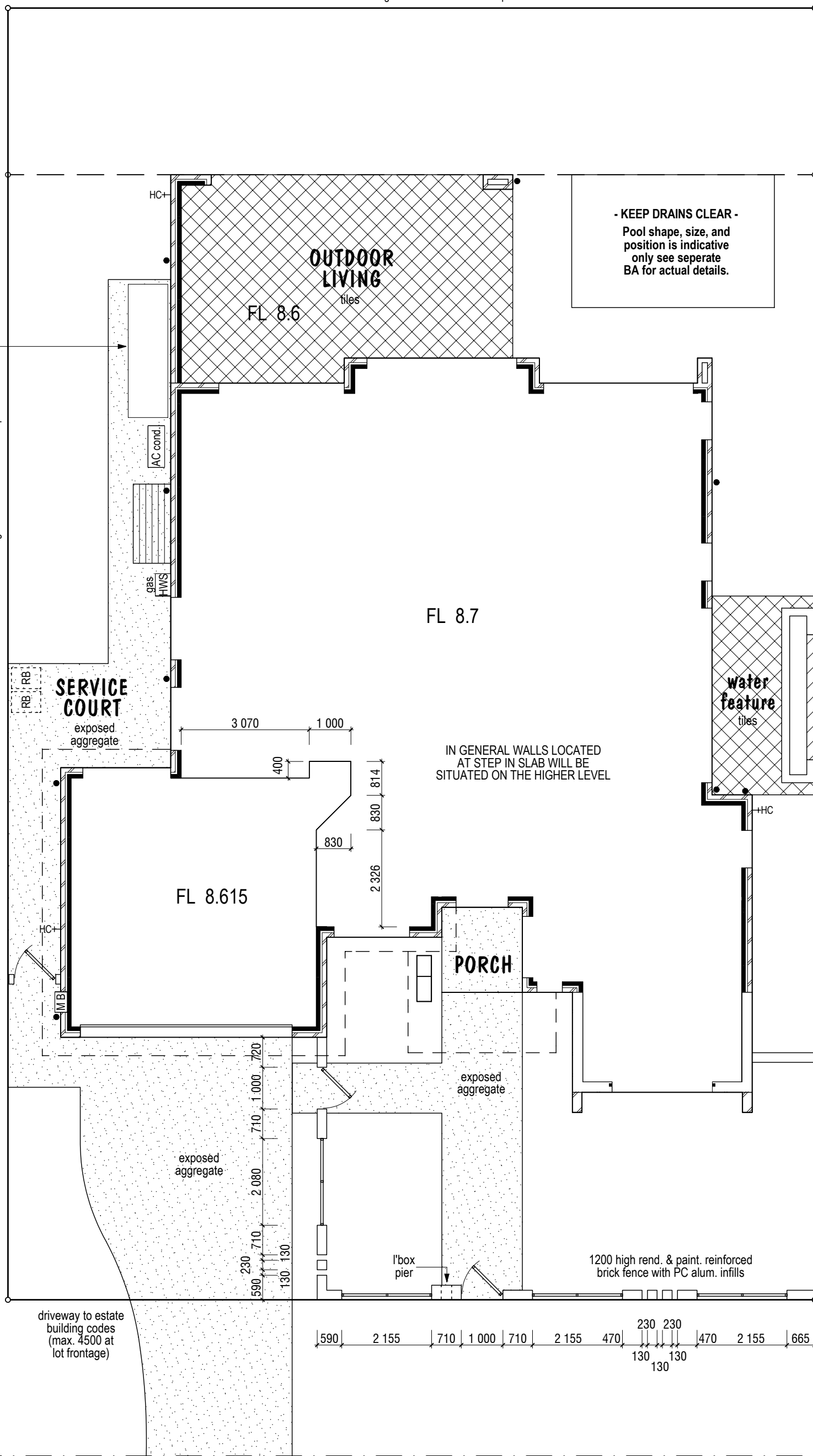
PAVING NOTE : External paving linework shown is to indicate the extent of paving only and not the type, pattern or orientation.

Good Neighbour fence to covenant specs.

1800 ht. R & P brick fence

ABBREVIATIONS:

- AC air conditioning
- CH ceiling height
- DP down pipe
- FL floor level
- GB gas bottle
- HC hose cock
- HWS hot water service
- MB meter box
- RL reduced level
- RB refuse bin
- RWH rainwater head



CLIENT : GCUH Display 2012
SITE : Lot 271 William Blvd Pimpama

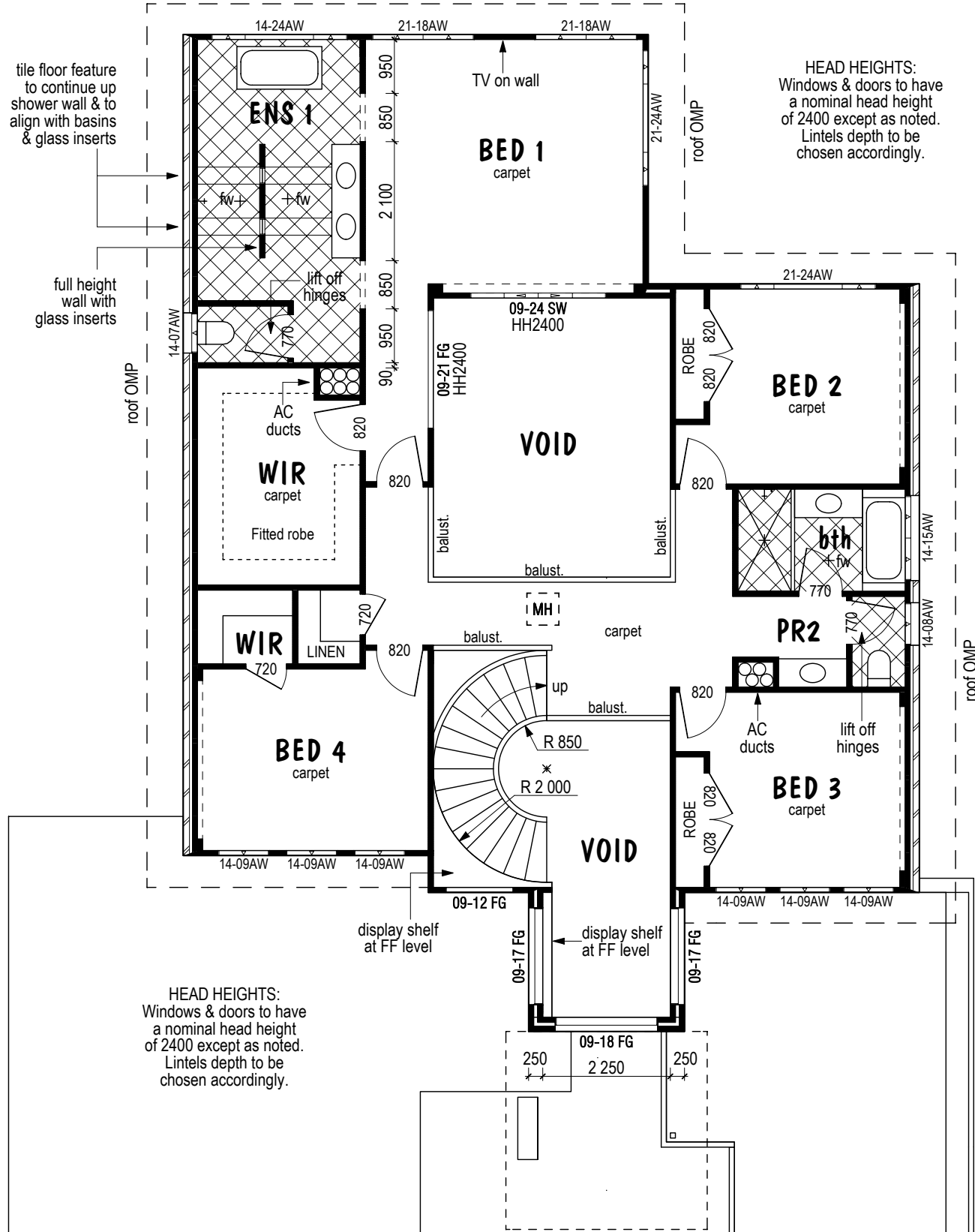
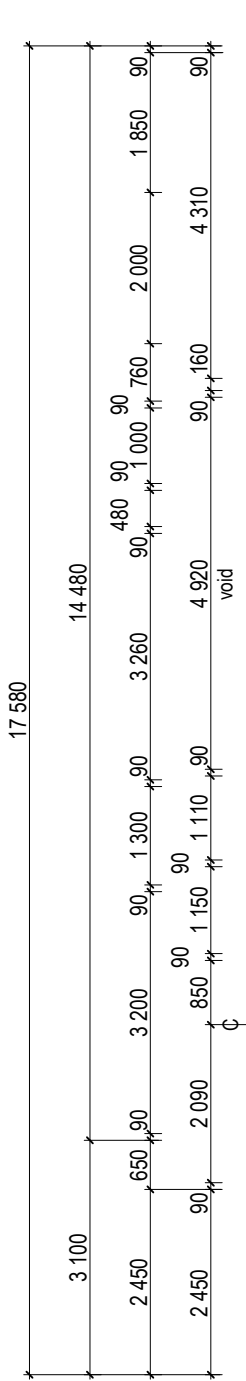
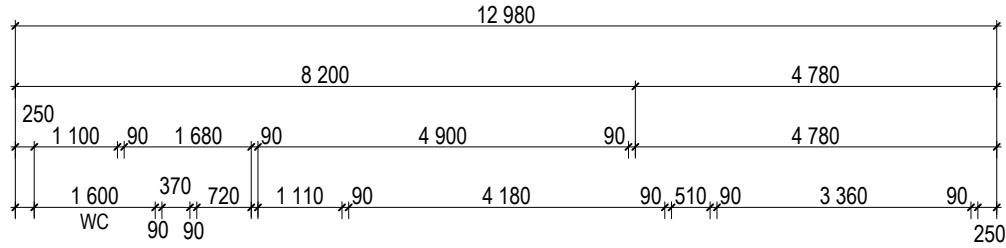
TITLE : External Works & Slab Stepping Plan
VERSION NO : 5 on 8/06/12
SHEET NO : 2 of 12
JOB NO :
SCALE : 1 : 100
TYPE : SPECIAL
DRAWN : GK on 24/06/12

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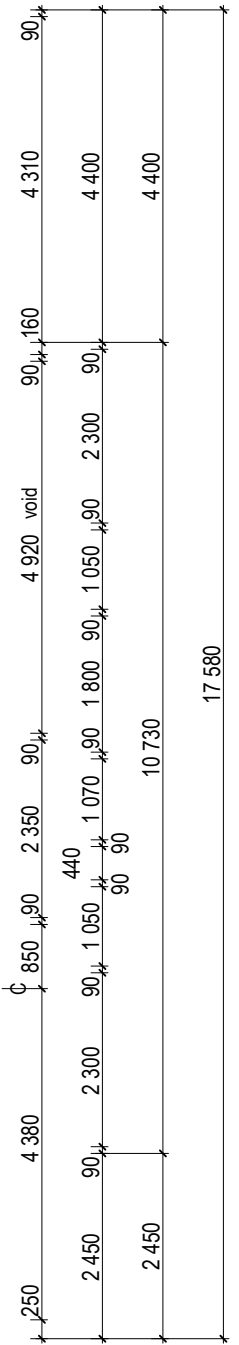


Tile hatching lines are to show the extent of floor tiling only, & not the size or orientation of tiles.



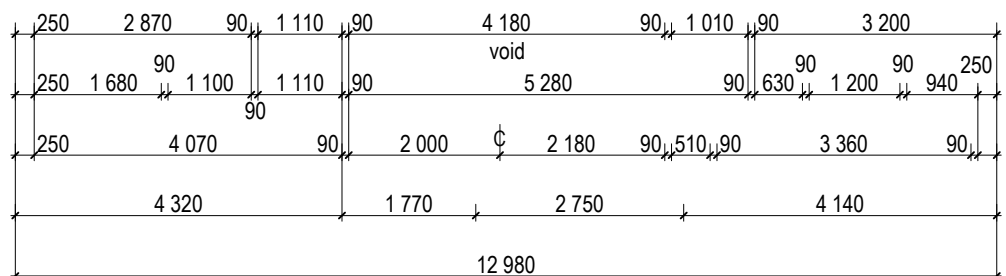
HEAD HEIGHTS:
Windows & doors to have a nominal head height of 2400 except as noted. Lintels depth to be chosen accordingly.

HEAD HEIGHTS:
Windows & doors to have a nominal head height of 2400 except as noted. Lintels depth to be chosen accordingly.



STAIR SPECIFICATION

Risers - 17 @ 180 mm
Nosing - 30 mm
Stairs and Balustrades to comply with BCA Parts 3.9.1 and 3.9.2



ABBREVIATIONS:

AC air cond.	GF ground floor
AFWalum.fr.width	H&C hot & cold
AW awning wind.	HC hose cock
BF bi-fold doors	HH head height
BH bulkhead ht.	MB meter box
CH ceiling ht.	MSD mirror sl drs
CSD cav.sl. door	OHC o'head cups.
CW cold water	PB plasterboard
DP down pipe	RHO r'hood over
DW dishwasher	SD sliding door
FF first floor	SH sill height
FG fixed glass	SW sliding wind.
FL floor level	UBO u'bncn oven
GB gas bottle	WO wall oven
GDU garb disp unit	

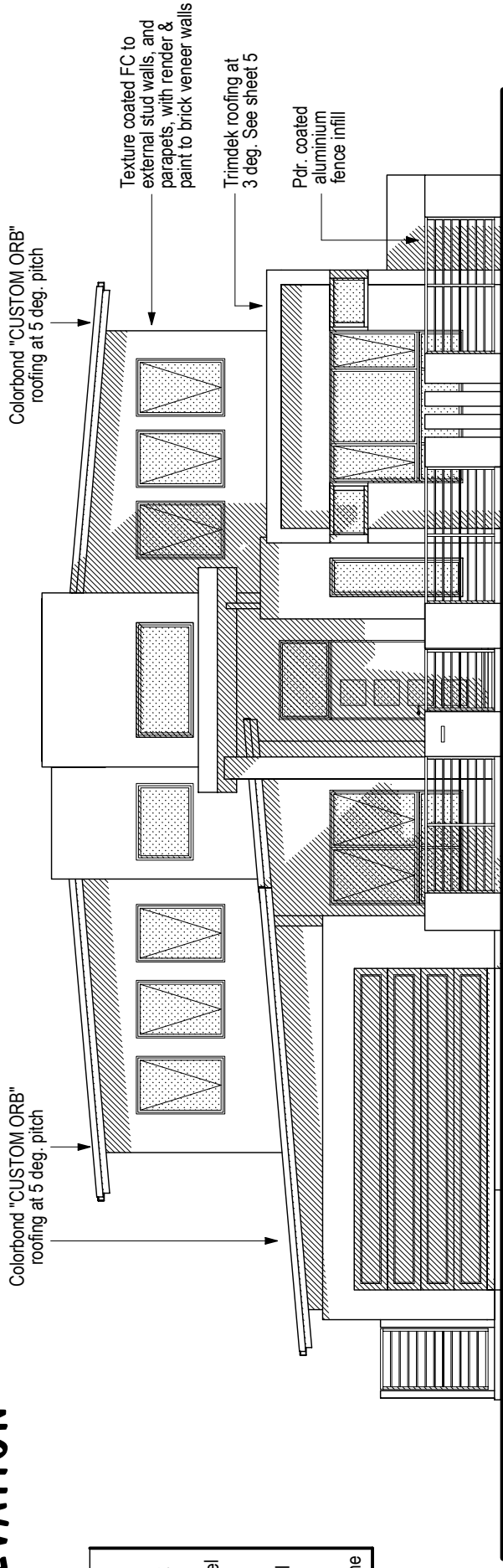
CLIENT : GCUH Display 2012
SITE : Lot 271 William Blvd Pimpama

TITLE : Upper Floor Plan	
VERSION NO : 5 on 8/06/12	SCALE : 1 : 100
SHEET NO : 4 of 12	TYPE : SPECIAL
JOB NO :	DRAWN : GK on 24/06/12

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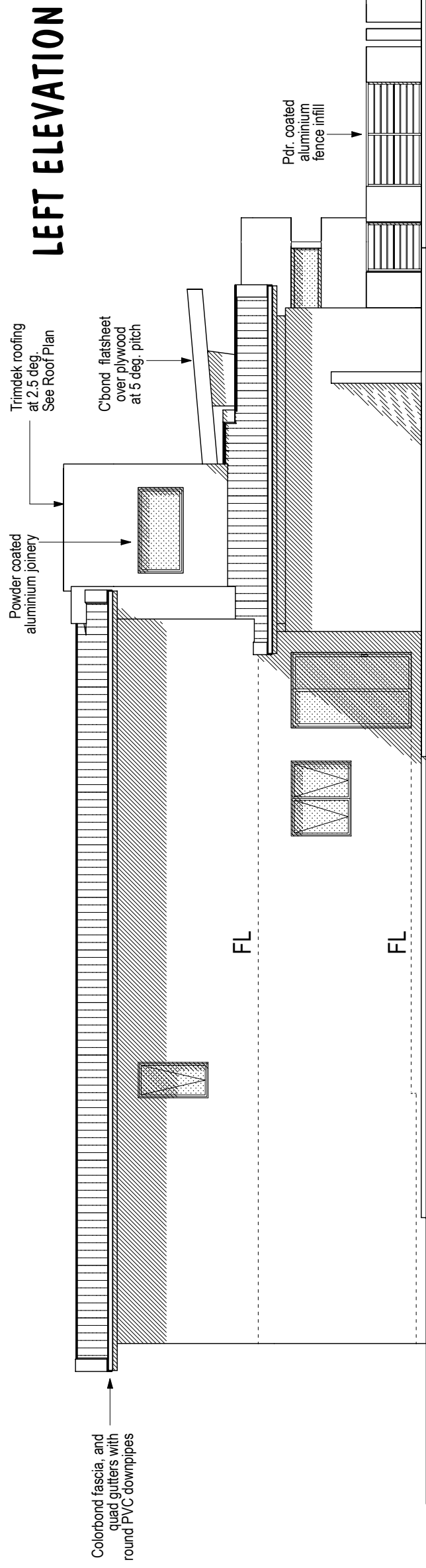
FRONT ELEVATION



ABBREVIATIONS :

CL	ceiling level
FC	fibre (reint.) cement
FF	first floor
FGL	finished ground level
FL	floor level
GF	ground floor
NGL	natural ground level
PC	powder coated
R&P	rendered & painted
RPS	rendered polystyrene

LEFT ELEVATION



CLIENT : GCUH Display 2012

SITE : Lot 271 William Blvd
Pimpama

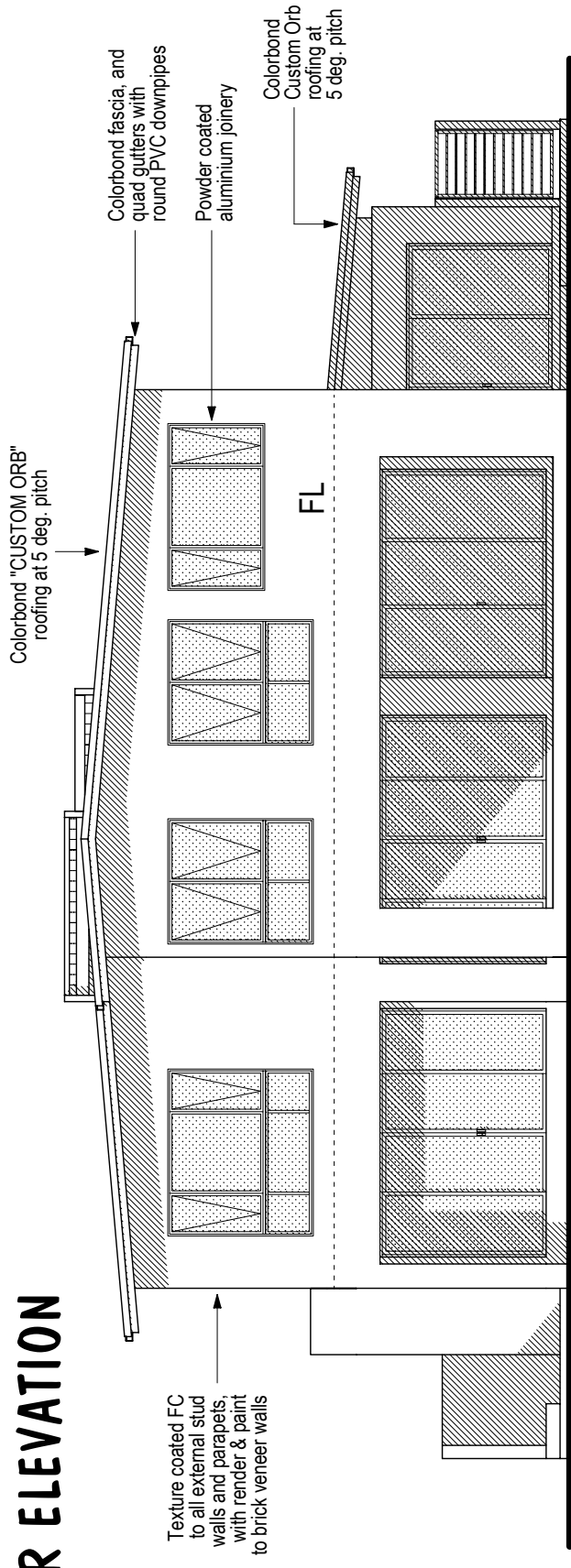
TITLE :	Elevations	
VERSION NO :	5 on 8/06/12	SCALE : 1 : 100
SHEET NO :	6 of 12	TYPE : SPECIAL
JOB NO :		DRAWN : GK on 24/06/12

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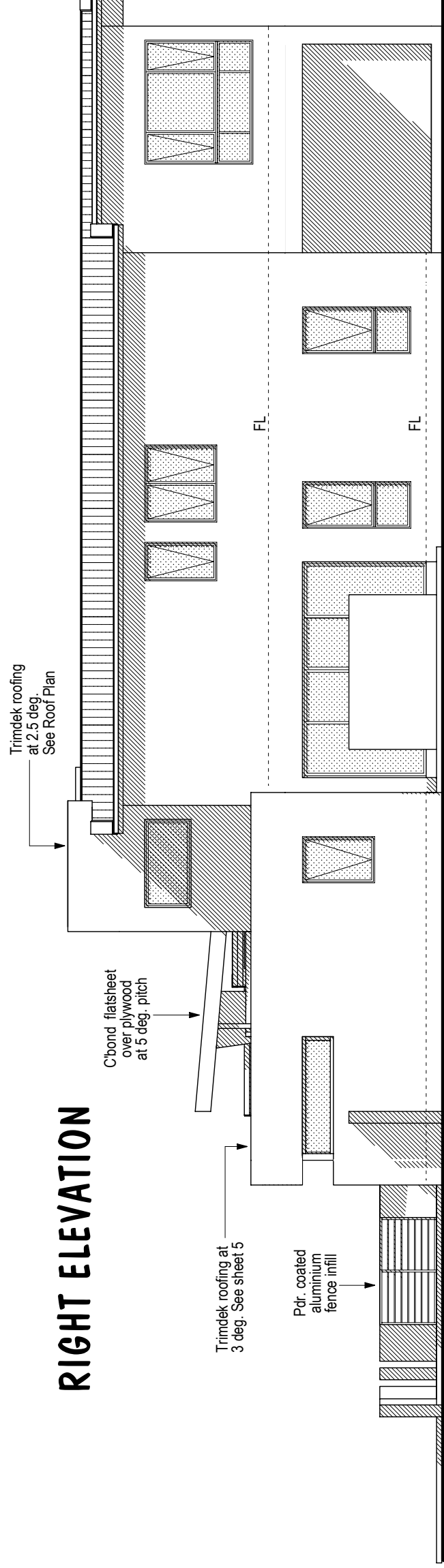
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REAR ELEVATION



RIGHT ELEVATION



CLIENT : GCUH Display 2012

SITE : Lot 271 William Blvd
Pimpama

TITLE : Elevations

VERSION NO : 5 on 8/06/12 SCALE : 1 : 100

SHEET NO : 7 of 12 TYPE : SPECIAL

JOB NO : DRAWN : GK on 24/06/12



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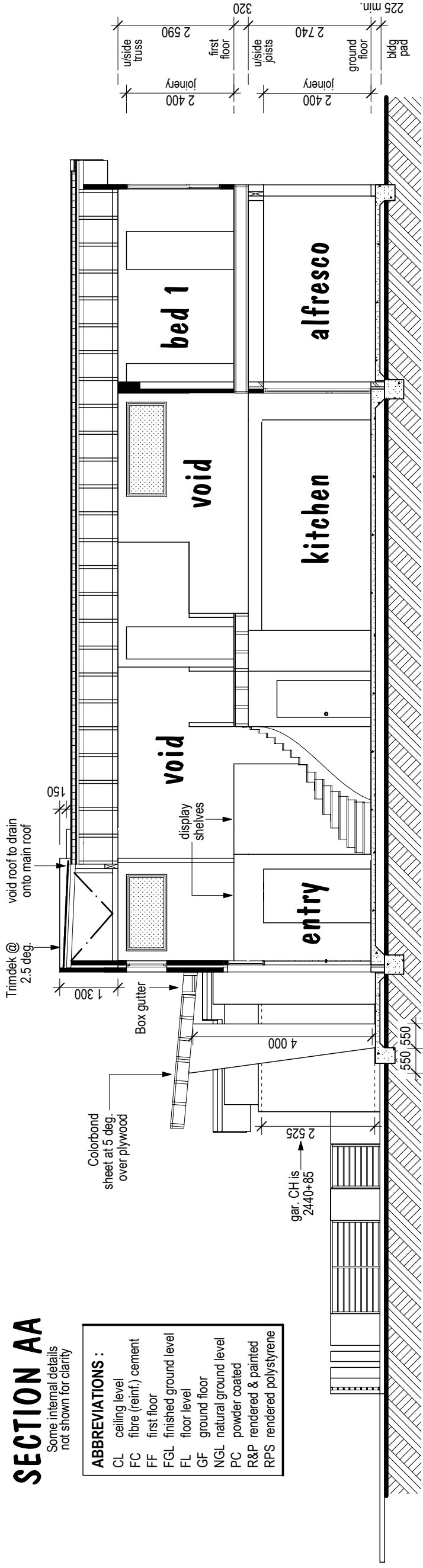
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SECTION AA

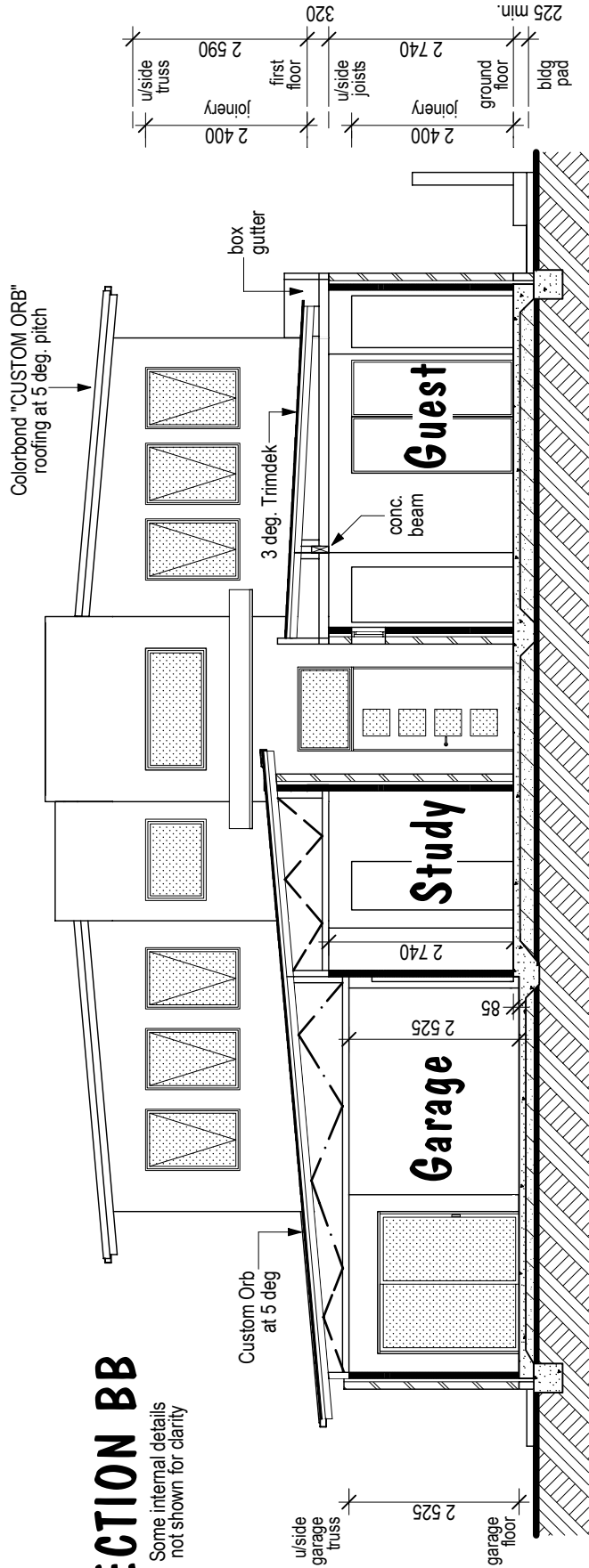
Some internal details not shown for clarity

ABBREVIATIONS :	
CL	ceiling level
FC	fibre (reinf.) cement
FF	first floor
FGL	finished ground level
FL	floor level
GF	ground floor
NGL	natural ground level
PC	powder coated
R&P	rendered & painted
RPS	rendered polystyrene



SECTION BB

Some internal details not shown for clarity



WALL FRAMING

	FRAMING MEMBER	INTERNAL NON LOAD-BEAR. WALLS	EXTERNAL AND LOAD-BEAR. WALLS
FIRST LEVEL	Studs - 450 c. Top plates Bottom plates	90 x 35 MGP 10 90 x 35 MGP 10 90 x 35 MGP 10	90 x 35 MGP 10 2 / 90 x 35 MGP 12 90 x 35 MGP 10
GROUND LEVEL	Studs - 450 c. Top plates Bottom plates	90 x 35 MGP 10 2 / 90 x 35 MGP 10 90 x 35 MGP 10	90 x 35 MGP 12 2 / 90 x 35 MGP 12 90 x 35 MGP 10

Stud spacing of 450 c. shall apply to all loadbearing walls unless noted otherwise on Bracing Plan. Wall nogging to be at 1350 c. max. Bottom plates to be fully supported. JD4 min. joint group.

ROOF FRAMING

Colorbond Custom Orb roofing installed to man. specs. to suit specified Design Wind Classification. Trimdek to parapet rooves. Steel roof battens to manufacturer's specifications at 900 mm.crs. Battens to be fixed as per tie-down schedule on structural plan. Unless noted otherwise on structural plan entire roof shall be constructed with trusses spaced at 600 mm centres max., designed and installed to manufacturer's specifications to suit specified Design Wind Classification.

FLOOR FRAMING (if applicable)

Joists as spec. on Structural Plan. Deep joisted floors to man.specs., to comply with Section 4.2.2.3 of AS 1684.2 Manual. Platform sheet flooring to be 20 mm STRUCTAFLOOR, waterproof in wet areas.

LININGS

Ceilings shall be lined with 10 mm thick supra-ceil lining for frame spacing of 600 mm, and 10 mm thick plasterboard for frame spacing of 450 mm (eg. underside of first floor joists if applicable). Walls shall be lined with 10 mm thick plasterboard or 6 mm thick villaboard to wet areas. Refer to structural, & floor plans for possible variations to wall linings or fixing methods.

BRICKWORK

Approved brick-ties to AS 3700 to suit Design Wind Classification. Brickwork shall have approved dampcourse not less than 2 course above ground level. Provide approved cavity flashings with weep holes at 900 mm centres maximum. Brickwork control joints to AS 3700 clause 4.8.

CONCRETE

Refer to engineer's details for slab and footing specs. Provide continuous 200 um polythene vapour barrier with sealed joints and penetrations over a 50 mm min. sandbed.

VERMIN PROOFING

Provide "KORDON TERMITE BARRIER", building perimeter and service penetration termite protection system (AS 3660.1 - 2000).

TITLE : Section(s) and Structural Notes

VERSION NO : 5 on 8/06/12 SCALE : 1 : 100

SHEET NO : 8 of 12 TYPE : SPECIAL

JOB NO : DRAWN : GK on 24/06/12

CLIENT : GCUH Display 2012

SITE : Lot 271 William Blvd
Pimpama

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ENGINEER NOTES

Where Engineer specifies a steel beam (or other type of beam) that is required to be supported on steel columns then Engineer is to specify those columns.

ROOF NOTES

Colorbond Custom Orb roofing. Trimdek to parapet rooves. See elevations for roof pitch(es). Roof o'hang is measured to the OMP, see plan for details. Roof drainage system to comply with Local Authority Plumbing & Drainage Services conditions of approval.

FLOOR (OVER) NOTES

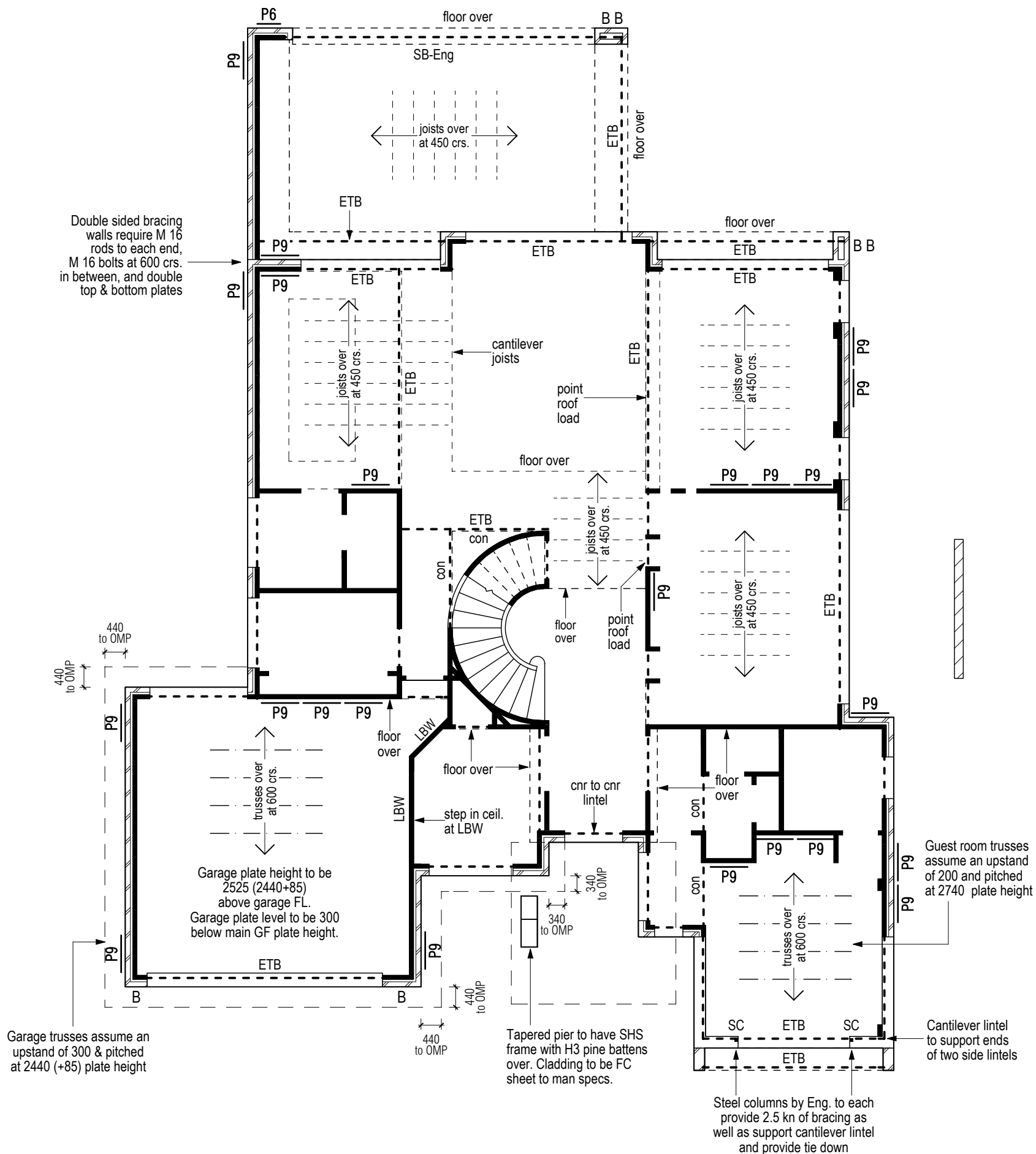
Floor joists are SJ 30051 single span Smartjoists installed to man. specs. @ 450 crs. except if noted otherwise on plan. Flooring is 20 mm. Structaflor, waterproof in wet areas. Where floor joists, or outriggers, have a brickwork cantilever of 160, then they shall be finished with loadbearing solid trimmer of 300 x 42 LVL 15 which is supported on lower storey brickwork. Trimmers to be in same plane as joists.

LINTEL & BEARER NOTE:

Lintels & bearers to be timber where possible taking note of available head height and whether member is to be concealed (con) or dropped. Type, size, & grade to be determined and certified by timber supplier. Engineered timber beams (ETB) noted on plan are LVL or glue laminated and to manufacturer's specs.

ABBREVIATIONS :

(CON)	concealed
DJ	double joist
EBC	Eng. bracing column
EBW	Eng. bracing wall
ETB	Engineered timber beam to man.specs.
FC	fibre (reinf.) cement
GF	ground floor
GT	girder truss
LB	load bearing
N2/N3	non cycl. wind class
OMP	outer most projection: (outside of fascia)
RPS	rendered polystyrene
SB	steel beam
SB-Eng.	steel beam by Eng.
SC	steel column
SC-Eng.	steel column by Eng.
TGT	truncated girder truss
TR	trimmer
ULW	uplift load width
WPM	waterproof membrane



BRACING SCHEDULE (Limit state design) - Wind class. N2

Wind Direct.	Code	Bracing Type Specification	Resistance Per Unit (kn)	Number of units	Resistance Per Type (kn)
X	B	Brick Bracing Column - 1-Y16 bar	2.5	6	15.0
	P6	Structural Plywood - 0.6m @ 6.0 kn/m	3.6	1	3.6
	P9	Structural Plywood - 0.9m @ 6.0 kn/m	5.4	13	70.2
	SC	Steel column by Engineer	2.5	2	5.0
Total Racking Resistance in Direction X					93.8
Wind Force in Direction X					83.5
Y	B	Brick Bracing Column - 1-Y16 bar	2.5	6	15.0
	P9	Structural Plywood - 0.9m @ 6.0 kn/m	5.4	10	54.0
	SC	Steel column by Engineer	2.5	2	5.0
	Total Racking Resistance in Direction Y				
Wind Force in Direction Y					66.2

BRACING NOTES

- STRUCTURAL PLYWOOD TO BE INSTALLED AS PER P.A.A. LIMIT STATE DESIGN MANUAL FOR 6.0 kn. CLOSE NAILING, ANCHOR BOLT SYSTEM.
- PLYWOOD BRACING PANELS AT 45 deg. HAVE RACKING RESISTANCE OF 4.2 kn. IN BOTH WIND DIRECTIONS.
- SHORT PLYWOOD BRACING PANELS, (MIN. 600 BUT LESS THAN 900 mm. LONG), REQUIRE M12 ANCHOR RODS TO EACH END.
- METAL ANGLE TO BE INSTALLED TO A.S.1684 TABLE 8.18(c).
- NOMINAL BRACING WALLS ARE ONLY REQUIRED TO BE FIXED NOMINALLY TO FLOOR AND CEILING FRAMES.
- BRICK BRACING COLUMNS TO BE 350 x 350 min. WITH ONE GROUDED Y16 BAR TIED TO STARTER SET IN FOOTING.
- FRC BRACING COLUMNS TO BE CONC. FILLED WITH Y16 BAR(S) & STARTER(S). INSTALL AS PER JAMES HARDIE FIXING MANUAL.
- TOP FIXING OF INTERNAL BRACING PANELS TO OUTSIDE WALL OR CEILING STRUCTURE, TO BE TO A.S.1684 SECT. 8.3.6.9.

TIE DOWN - N2 Sheet roof, trusses @ 600 crs. Max. ULW 7500

- BATTENS TO TRUSSES** - 1 / 75 mm, no. 14 Type 17 screw.
 - TRUSSES TO TOP PLATES** - 1 / 30 x 0.8 G.I. looped strap with 4 / 2.8 mm diam. nails per end.
 - TOP PLATES TO CONC.SLAB, BEARER OR UNDERBATTEN** - 1 / M12 anchor rod, at jamb studs, corners, and at 1200 crs. max.
- FOR LOWER LEVEL OF DOUBLE STOREY CONSTRUCTION ONLY :
- TOP & BOTTOM PLATES TO STUDS** - nominal fixing only
 - BOTTOM PLATES TO SLAB** - nominal fixing only
- NOTE - GT & TGT require additional tie down in proportion to roof area. - specific tie down fixing is in addition to nominal fixing.

CLIENT : GCUH Display 2012
SITE : Lot 271 William Blvd Pimpama

TITLE : Lower Structural Plan
VERSION NO : 5 on 8/06/12 **SCALE :** 1 : 100
SHEET NO : 9 of 12 **TYPE :** SPECIAL
JOB NO : **DRAWN :** GK on 24/06/12

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ENGINEER NOTES

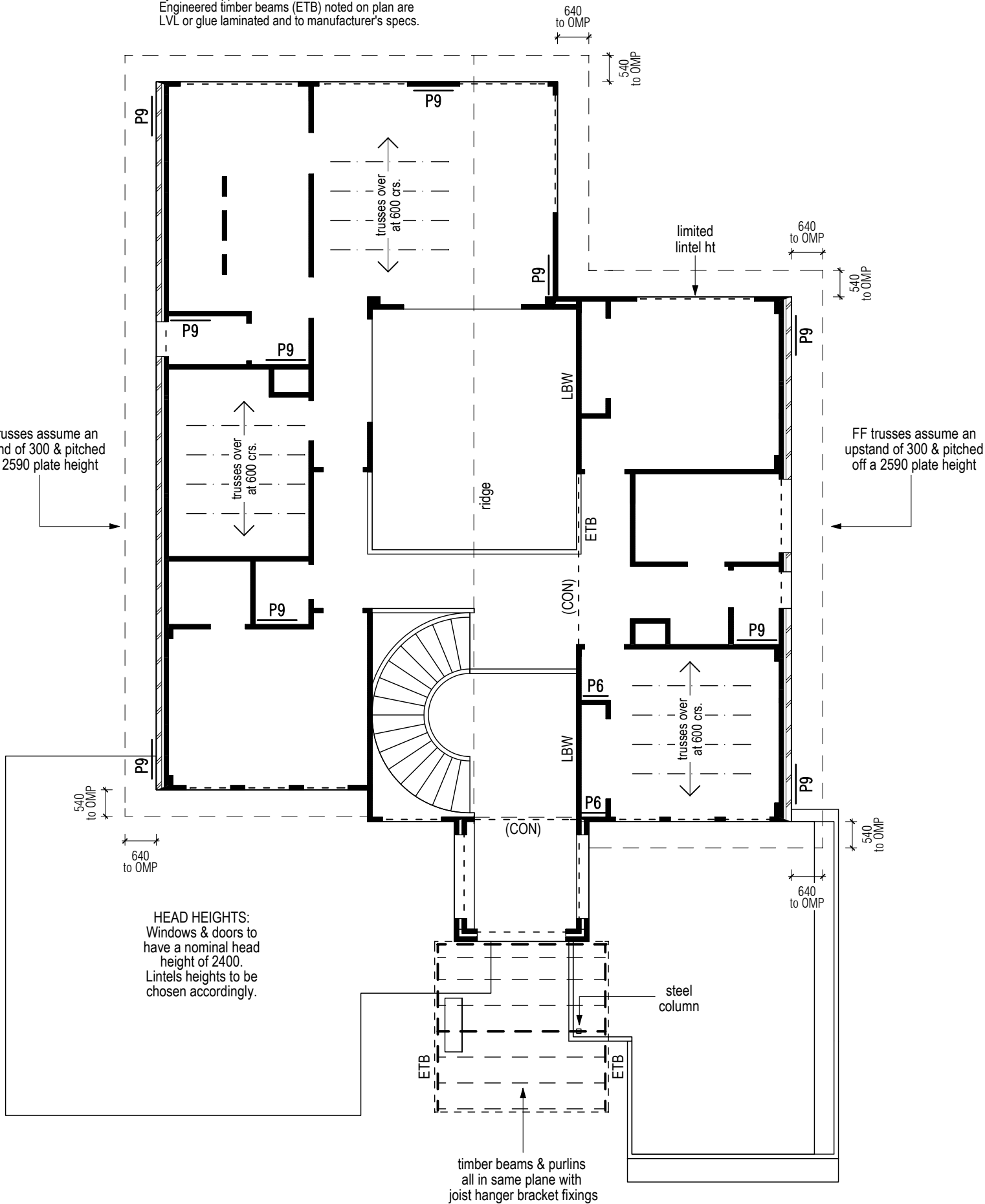
Where Engineer specifies a steel beam (or other type of beam) that is required to be supported on steel columns then Engineer is to specify those columns.

ROOF NOTES

Colorbond Custom Orb roofing.
Trimdek to parapet rooves.
See elevations for roof pitch(es).
Roof o'hang is measured to the OMP, see plan for details.
Roof drainage system to comply with Local Authority Plumbing & Drainage Services conditions of approval.

LINTEL & BEARER NOTE:

Lintels & bearers to be timber where possible taking note of available head height and whether member is to be concealed (con) or dropped.
Type, size, & grade to be determined and certified by timber supplier.
Engineered timber beams (ETB) noted on plan are LVL or glue laminated and to manufacturer's specs.



ABBREVIATIONS :

(CON)	concealed
DJ	double joist
EBC	Eng. bracing column
EBW	Eng. bracing wall
ETB	Engineered timber beam to man.specs.
FC	fibre (reinf.) cement
GF	ground floor
GT	girder truss
LB	load bearing
N2/N3	non cycl. wind class
OMP	outer most projection: (outside of fascia)
RPS	rendered polystyrene
SB	steel beam
SB-Eng.	steel beam by Eng.
SC	steel column
SC-Eng.	steel column by Eng.
TGT	truncated girder truss
TR	trimmer
ULW	uplift load width
WPM	waterproof membrane

BRACING SCHEDULE (Limit state design) - Wind class. N2

Wind Direct.	Code	Bracing Type Specification	Resistance Per Unit (kn)	Number of units	Resistance Per Type (kn)
X	P6	Structural Plywood - 0.6m @ 6.0 kn/m	3.6	2	7.2
	P9	Structural Plywood - 0.9m @ 6.0 kn/m	5.4	5	27.0
	Total Racking Resistance in Direction X				34.2
	Wind Force in Direction X				28.6
Y	P9	Structural Plywood - 0.9m @ 6.0 kn/m	5.4	5	27.0
	Total Racking Resistance in Direction Y				27.0
	Wind Force in Direction Y				24.8

BRACING NOTES

- STRUCTURAL PLYWOOD TO BE INSTALLED AS PER P.A.A. LIMIT STATE DESIGN MANUAL FOR 6.0 kn. CLOSE NAILING, ANCHOR BOLT SYSTEM.
- PLYWOOD BRACING PANELS AT 45 deg. HAVE RACKING RESISTANCE OF 4.2 kn. IN BOTH WIND DIRECTIONS.
- SHORT PLYWOOD BRACING PANELS, (MIN. 600 BUT LESS THAN 900 mm. LONG), REQUIRE M12 ANCHOR RODS TO EACH END.
- METAL ANGLE TO BE INSTALLED TO A.S.1684 TABLE 8.18(c).
- NOMINAL BRACING WALLS ARE ONLY REQUIRED TO BE FIXED NOMINALLY TO FLOOR AND CEILING FRAMES.
- BRICK BRACING COLUMNS TO BE 350 x 350 min. WITH ONE GROUTED Y16 BAR TIED TO STARTER SET IN FOOTING.
- FRC BRACING COLUMNS TO BE CONC. FILLED WITH Y16 BAR(S) & STARTER(S). INSTALL AS PER JAMES HARDIE FIXING MANUAL.
- TOP FIXING OF INTERNAL BRACING PANELS TO OUTSIDE WALL OR CEILING STRUCTURE, TO BE TO A.S.1684 SECT. 8.3.6.9.

TIE DOWN - N2 Sheet roof, trusses @ 600 crs. Max. ULW 7500

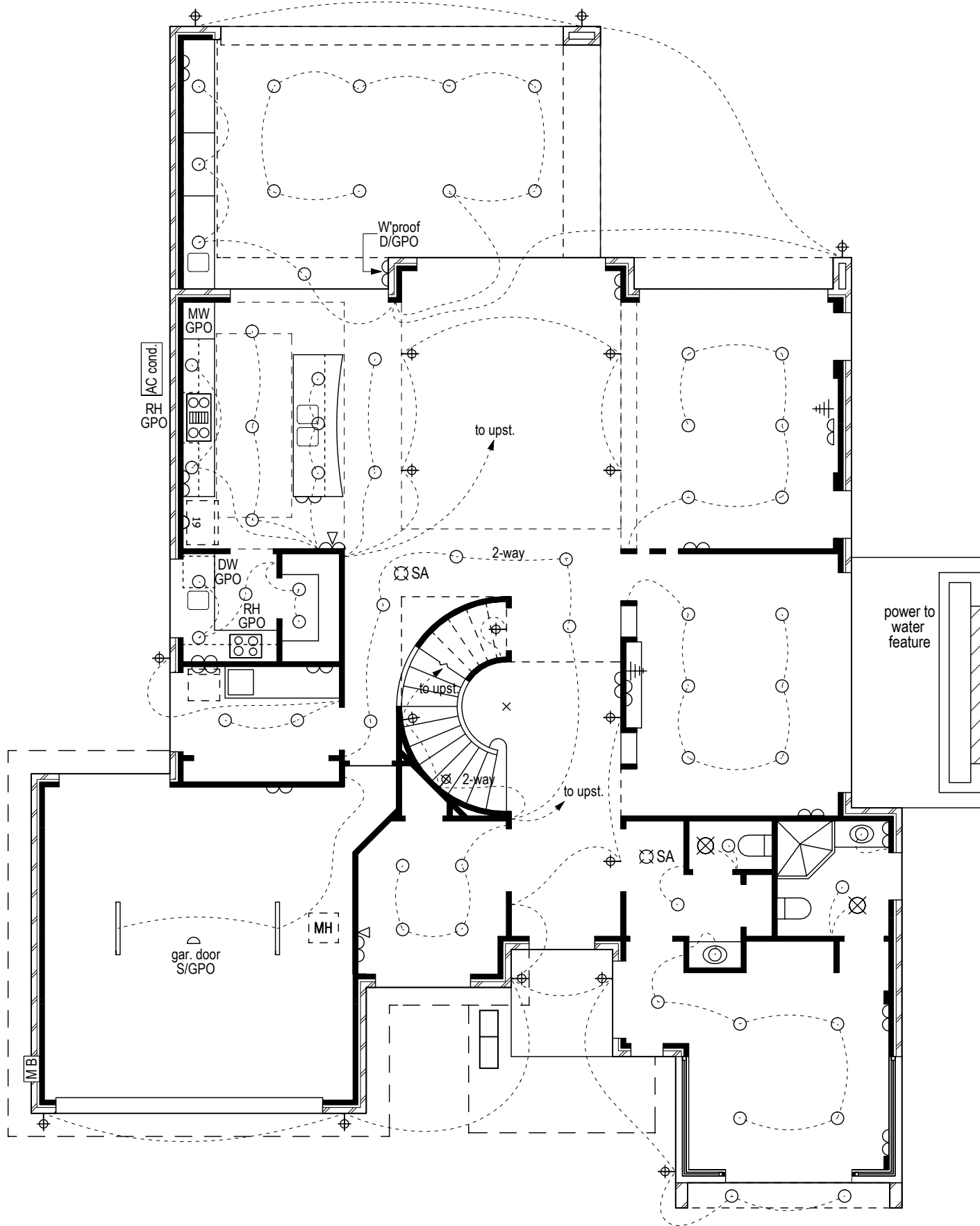
- BATTENS TO TRUSSES** - 1 / 75 mm, no. 14 Type 17 screw.
 - TRUSSES TO TOP PLATES** - 1 / 30 x 0.8 G.I. looped strap with 4 / 2.8 mm diam. nails per end.
 - TOP PLATES TO CONC.SLAB, BEARER OR UNDERBATTEN** - 1 / M12 anchor rod, at jamb studs, corners, and at 1200 crs. max.
- FOR LOWER LEVEL OF DOUBLE STOREY CONSTRUCTION ONLY :
- TOP & BOTTOM PLATES TO STUDS** - nominal fixing only
 - BOTTOM PLATES TO SLAB** - nominal fixing only
- NOTE - GT & TGT require additional tie down in proportion to roof area. - specific tie down fixing is in addition to nominal fixing.

CLIENT : GCUH Display 2012
SITE : Lot 271 William Blvd Pimpama

TITLE : Upper Structural Plan
VERSION NO : 5 on 8/06/12 **SCALE :** 1 : 100
SHEET NO : 10 of 12 **TYPE :** SPECIAL
JOB NO : **DRAWN :** GK on 24/06/12

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Electrical Legend - power & light symbols	
	D / GPO. at 300/1050 mm AFL
	S / GPO. at 300/1050 mm AFL
	S / GPO. at 1900 mm AFL
	Light point on wall
	Light point on ceiling
	Down light on ceiling
	Gimble light on ceiling
	Up light set in slab
	Stair tread light
	Compact fluoro. light
	Single fluoro. light
	Double fluoro. light

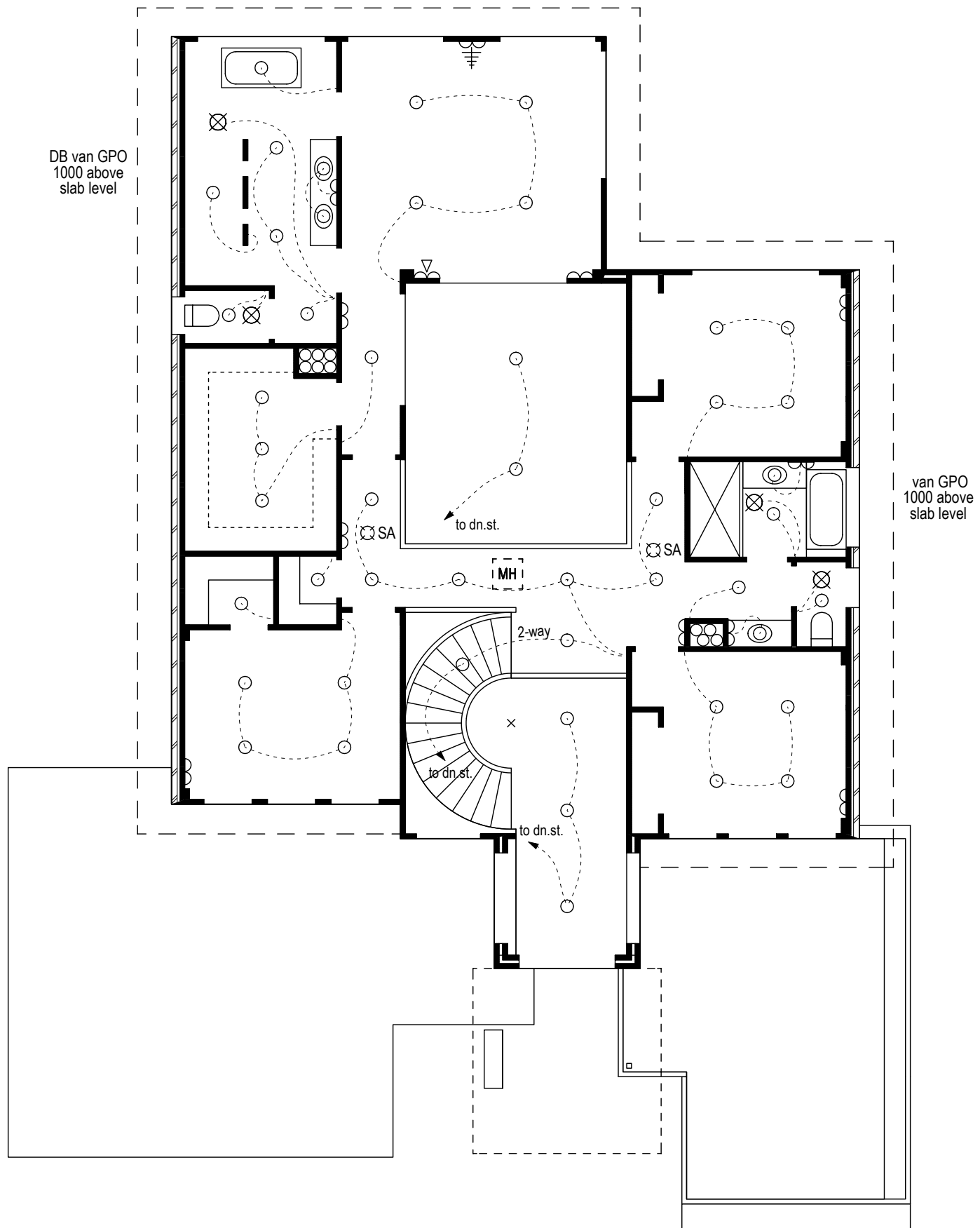
Electrical Legend - communications, alarm, fans	
	TV point
	Pay TV
	Data point at 300 mm AFL
	Phone point at 300/1400 mm AFL
	Smoke Alarm
	Ceiling fan
	Exhaust fan
	Vacuum Maid S/GPO
	2 & 4 heater / fan / light

Electrical Legend - abbreviations and notes	
AFL = Above Fl. Level	WP = Weatherproof
DIM = Dimmer	HFL = Heater/fan/light
GENERAL NOTES -	
Smoke Alarms to comply with BCA, Part 3.7.2	
Unless noted otherwise on plan GPO's to be 300 AFL or if located over benches 1050 AFL.	
Fluorescent or compact fluorescent lights are to be used in at least 40% of total floor area.	
Power outlets for some hardwired or plug-in appliances may not necessarily show on plan.	
Electrical work to comply with Qld. Development Code, Part MP 4.1 - Sustainable Buildings.	
Special Notes -	
Any additional electrical required to original signed off plans will incur extra charges.	
Owner to meet electrician on site pre. wiring.	
Power supply to be 3 phase.	

CLIENT :	GCUH Display 2012
SITE :	Lot 271 William Blvd Pimpama

TITLE :	Lower Electrical Plan		
VERSION NO :	5 on 8/06/12	SCALE :	1 : 100
SHEET NO :	11 of 12	TYPE :	SPECIAL
JOB NO :		DRAWN :	GK on 24/06/12

<p>Gold Coast UNIQUE HOMES</p> <p>QBSA LIC. No. 078053</p> <p>Unit 3/50 Township Drive, Burleigh Hds. Phone 55 350 000 Fax 55 354 777 www.goldcoastuniquehomes.com.au</p>	<p>COPYRIGHT:</p> <p>This drawing is designed by Chris Garfoot for Gold Coast Unique Homes. Copyright in whole and in part always remains with Gold Coast Unique Homes and no licence to cause the construction of the works by any other builder is granted unless written approval is granted by Gold Coast Unique Homes.</p>
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Electrical Legend - power & light symbols	
	D / GPO. at 300/1050 mm AFL
	S / GPO. at 300/1050 mm AFL
	S / GPO. at 1900 mm AFL
	Light point on wall
	Light point on ceiling
	Down light on ceiling
	Gimble light on ceiling
	Up light set in slab
	Stair tread light
	Compact fluoro. light
	Single fluoro. light
	Double fluoro. light

Electrical Legend - communications, alarm, fans	
	TV point
	Pay TV
	Data point at 300 mm AFL
	Phone point at 300/1400 mm AFL
	Smoke Alarm
	Ceiling fan
	Exhaust fan
	Vacuum Maid S/GPO
	2 & 4 heater / fan / light

Electrical Legend - abbreviations and notes	
AFL = Above Fl. Level	WP = Weatherproof
DIM = Dimmer	HFL = Heater/fan/light
GENERAL NOTES -	
Smoke Alarms to comply with BCA, Part 3.7.2	
Unless noted otherwise on plan GPO's to be 300 AFL or if located over benches 1050 AFL.	
Fluorescent or compact fluorescent lights are to be used in at least 40% of total floor area.	
Power outlets for some hardwired or plug-in appliances may not necessarily show on plan.	
Electrical work to comply with Qld. Development Code, Part MP 4.1 - Sustainable Buildings.	
Special Notes -	
Any additional electrical required to original signed off plans will incur extra charges.	
Owner to meet electrician on site pre. wiring.	
Power supply to be 3 phase.	

CLIENT : GCUH Display 2012

SITE : Lot 271 William Blvd
Pimpama

TITLE : Upper Electrical Plan

VERSION NO :	5 on 8/06/12	SCALE :	1 : 100
SHEET NO :	12 of 12	TYPE :	SPECIAL
JOB NO :		DRAWN :	GK on 24/06/12



QBSA LIC. No. 078053

Unit 3/50 Township Drive, Burleigh Hds.
Phone 55 350 000 Fax 55 354 777
www.goldcoastuniquehomes.com.au

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