



21830 - OVERALL

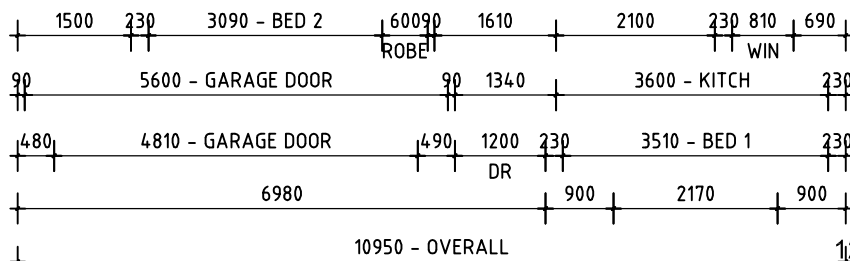
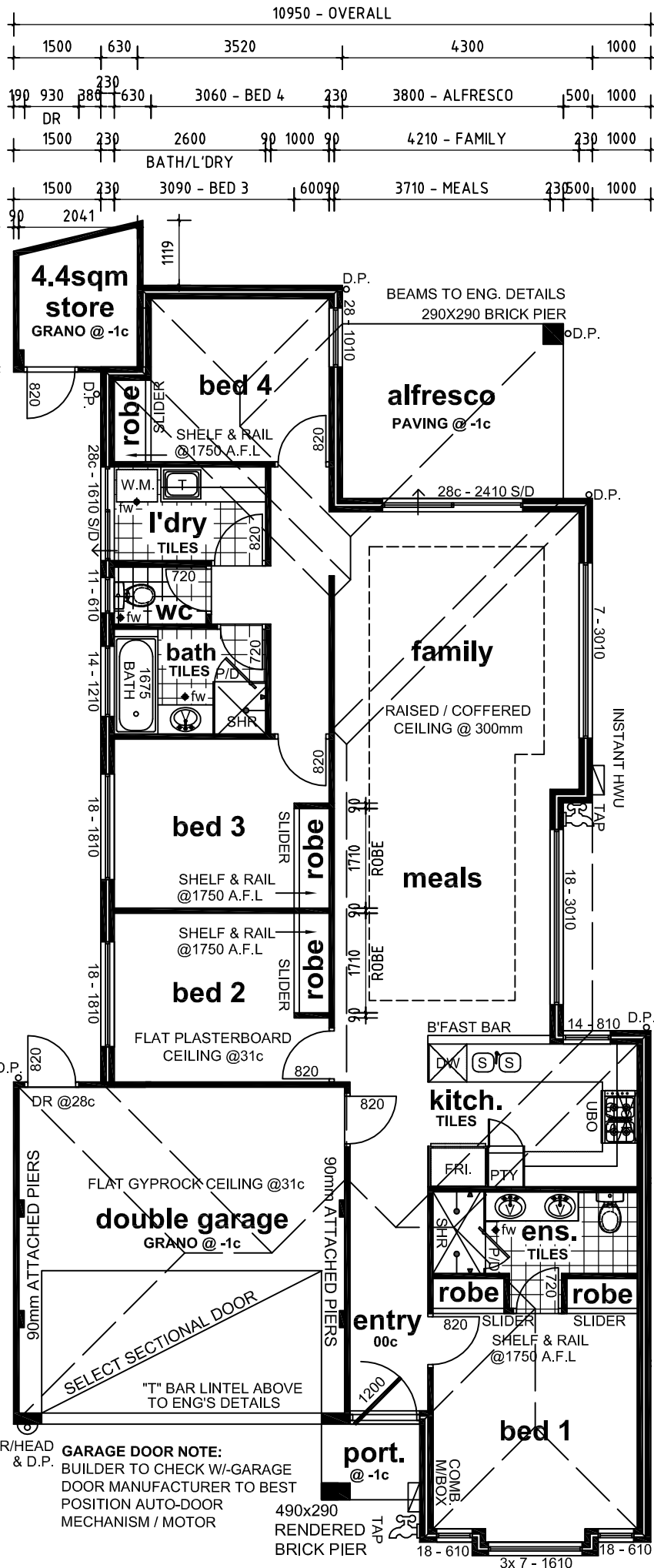
INSULATE CAVITY
WALLS IN
ACCORDANCE WITH
ENERGY REPORT

DOWNPIPE NOTE:
NUMBER & POSITION
OF DOWNPIPES ARE
SUGGESTED ONLY &
ARE SUBJECT TO
VARIATION BY
PLUMBER ON SITE

ENGINEER NOTE:
REFER ALL BEAM & LINTEL SIZES TO STRUCTURAL ENGINEERS
DETAILS. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION
WITH S.ENGINEERS DRAWINGS.

WALL FINISH NOTE: DIMENSIONS SHOWN ON PLAN ARE TO
BRICKWORK ONLY, SIZES WILL VARY ONSITE, DUE TO
ALLOWANCE FOR WALL FINISHES.

WINDOW NOTE:
BUILDER TO CHECK WITH CLIENT ALL WINDOW TYPES
BEFORE ORDERING & COSTING

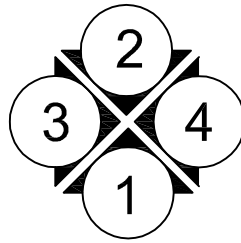


INSULATION NOTE: BUILDER TO INCLUDE R4.0 INSULATION BATTS IN ACCORD WITH BCA
THROUGHOUT ROOF SPACE

UNIT 3 FLOOR AREAS

LIVING AREA	133.30sqm
GARAGE	36.70sqm
PORCH	2.10sqm
ALFRESCO	11.40sqm

TOTAL FLR AREA 183.50sqm
58%

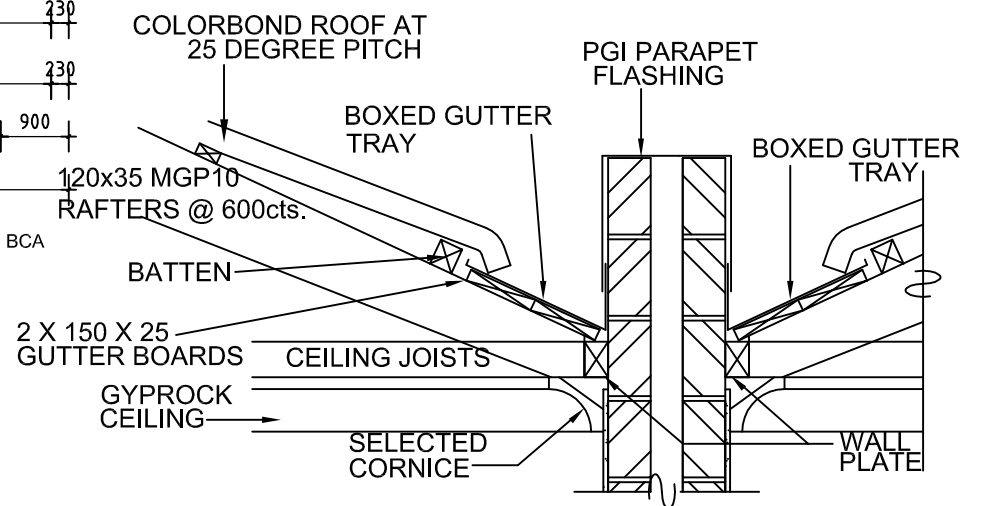


GENERAL NOTES:


1. THESE PLANS ARE THE PROPERTY OF THE BUILDER & MAY NOT BE REPRODUCED OR MODIFIED IN WHOLE OR PART WITHOUT PERMISSION. COPYRIGHT ACT 1968-1973.
2. ROOF TIE-DOWN IN ACCORDANCE WITH AS1684 CLAUSE 5.3.1.3. TIMBER ROOF FRAMING IN ACCORD. WITH AS1684.
3. VENTILATION IN ACCORD WITH THE SEWERAGE, LIGHTING, VENTILATION, & CONSTRUCTION REGULATIONS 1971 & AS1688.
4. ALL PRIMARY BUILDING ELEMENTS USED FOR THE CONSTRUCTION OF THIS BUILDING WILL BE CONSIST ENTIRELY OF, OR A COMBINATION OF, MATERIALS CONSIDERED NOT SUBJECT TO TERMITE ATTACK. SPECIFICALLY, ALL TIMBERS USED IN THIS DWELLING WILL BE PRESERVATIVE TREATED IN ACCORDANCE WITH AS 3660.1 AND WILL COMPLY WITH PART 3.1.3.2 OF THE BCA
5. THE BUILDER RESERVES THE RIGHT TO ALTER ANY DIMENSION ON SITE TO SUIT SITE CONDITIONS OR CONSTRUCTION NEEDS.
6. ANY WORKS INVOLVING SUCH ITEMS AS BUT NOT LIMITED TO SEWER, EARTHWORKS, RETAINING, DRAINAGE, & ENGINEERING SOLUTIONS, UNLESS OTHERWISE NOTED ON THE PLANS AND / OR SPECIFICATIONS ARE AT THE EXPENSE OF THE OWNER.
7. PLANS ARE TO BE READ IN CONJUNCTION WITH ANY SPECIFICATIONS, ENGINEERS DRAWINGS & ANY OTHER DOCUMENTATION FORMING PART OF THE CONTRACT.
8. DOWNPIPES TO ROOF SHALL BE CENTRED & LOCATED TO ROOF PLUMBERS DISCRETION.
9. FIX ALL FLASHING AND DAMP-PROOF-COURSES SHOWN, SPECIFIED, OR REQUIRED TO PREVENT RAINWATER ENTERING THE WORKS ON COMPLETION.
10. WHEN ADDING / ALTERING MATCH EXISTING DETAILS FINISHES & MATERIALS IN ALL RESPECTS UNLESS OTHERWISE SHOWN, SPECIFIED OR DIRECTED BY THE BUILDER.
11. ALL BUILDING & OTHER WORKS TO BE CARRIED OUT IN ACCORD. WITH THE BCA & OTHER RELEVANT STANDARDS, REGULATIONS, BY-LAWS & LOCAL LAWS OF ALL STATUTORY AUTHORITIES.
12. DO NOT SCALE FROM THESE DRAWINGS

NOTE: BUILDER TO CHECK DRAWINGS PRIOR TO COMMENCEMENT OF ANY WORK

UNIT 3 FLOOR PLAN SCALE 1:100



PARAPET BOXED GUTTER DETAIL SCALE 1:20

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		Scale: 1:100				
		Plot Info: A3				
	FLOOR PLAN	© COPYRIGHT			R	Date