

CLIENT NOTE

-DIMENSIONS RELATE TO BRICKWORK SETOUT ONLY.
NO ALLOWANCE IS MADE FOR PLASTER OR WALL FINISH
WHERE THESE APPLY. INCLUDE SUCH ALLOWANCES
FOR CLEARANCE REQUIRED FOR FUTURE FITTINGS
-FIXTURES ARE DIAGRAMMATIC, SIZE MAY VARY
DUE TO MANUFACTURERS SPECIFICATIONS.
-REFER TO ADDENDA FOR OWNER SUPPLIED
AND/OR INSTALLED ITEMS

CONCRETOR/BK LAYER NOTE

-TOP OF ISOLATED PIER FOOTINGS AT -3c U.O.N.

CONCRETOR/ TILER NOTE

-NO HOB SHR TO ENS - STEP DOWN TILE

BRICKLAYER/
WINDOW SUPPLIER NOTE

-ALUMINIUM DOOR FRAMES MARKED 'AF'

BRICKLAYER NOTE

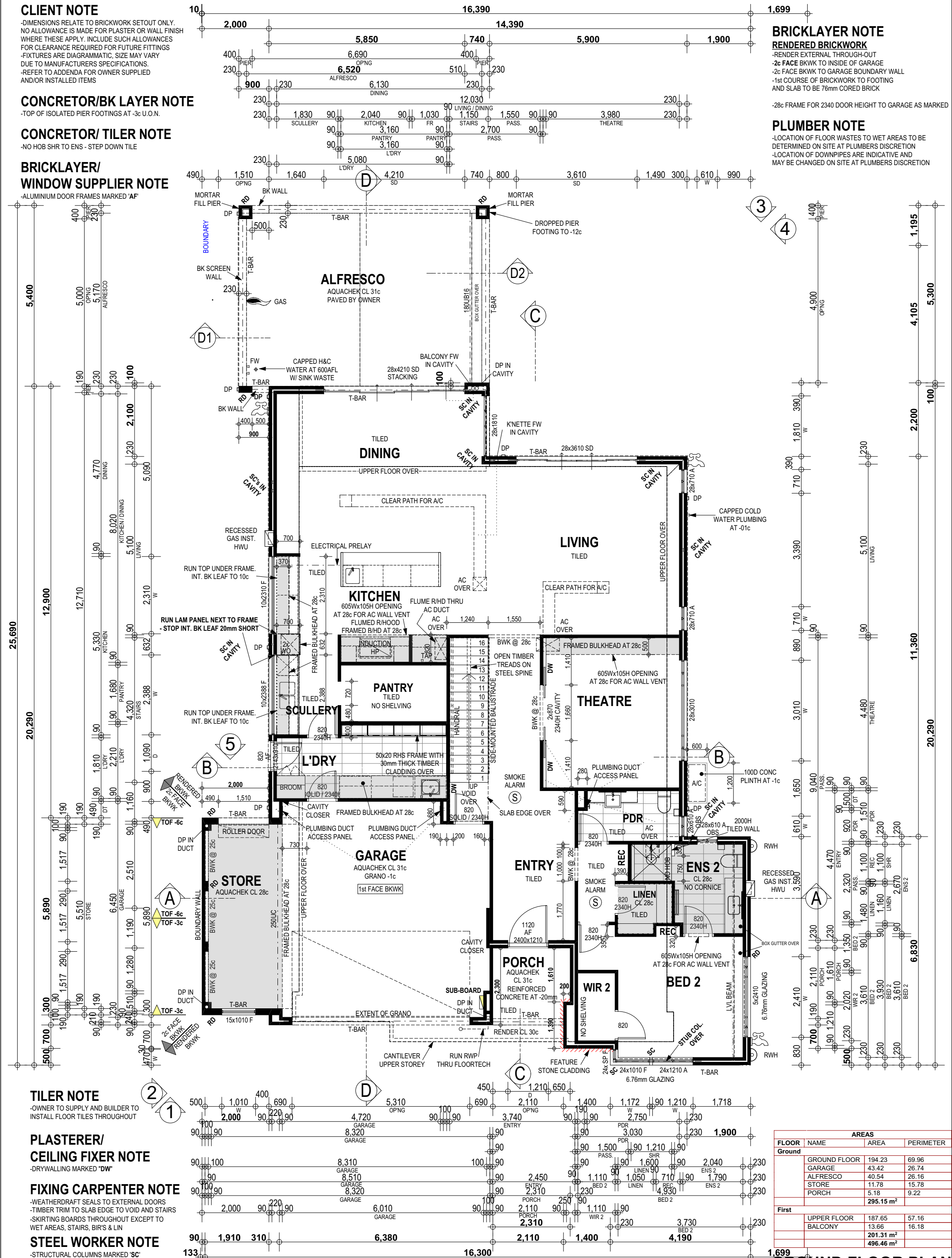
RENDERED BRICKWORK

-RENDER EXTERNAL THROUGH-OUT
-2c FACE BKWK TO INSIDE OF GARAGE
-2c FACE BKWK TO GARAGE BOUNDARY WALL
-1st COURSE OF BRICKWORK TO FOOTING
AND SLAB TO BE 76mm CORED BRICK

-28c FRAME FOR 2340 DOOR HEIGHT TO GARAGE AS MARKED

PLUMBER NOTE

-LOCATION OF FLOOR WASTES TO WET AREAS TO BE
DETERMINED ON SITE AT PLUMBERS DISCRETION
-LOCATION OF DOWNPIPES ARE INDICATIVE AND
MAY BE CHANGED ON SITE AT PLUMBERS DISCRETION



TILER NOTE

-OWNER TO SUPPLY AND BUILDER TO
INSTALL FLOOR TILES THROUGHOUT

PLASTERER/
CEILING FIXER NOTE

-DRYWALLING MARKED 'DW'

FIXING CARPENTER NOTE

-WEATHERDRAFT SEALS TO EXTERNAL DOORS
-TIMBER TRIM TO SLAB EDGE TO VOID AND STAIRS
-SKIRTING BOARDS THROUGHOUT EXCEPT TO
WET AREAS, STAIRS, BIR'S & LIN

STEEL WORKER NOTE

-STRUCTURAL COLUMNS MARKED 'SC'
-RODS MARKED 'RD'
-TIE-DOWNS MARKED 'TD'

AREAS			
FLOOR	NAME	AREA	PERIMETER
Ground	GROUND FLOOR	194.23	69.96
	GARAGE	43.42	26.74
	ALFRESCO	40.54	26.16
	STORE	11.78	15.78
	PORCH	5.18	9.22
		295.15 m ²	
First	UPPER FLOOR	187.65	57.16
	BALCONY	13.66	16.18
		201.31 m ²	
		496.46 m ²	

GROUND FLOOR PLAN

BH BROADWAY HOMES
14 LUISINI ROAD WANGARA 6065
PH: 6200 2071

CLIENT
TUCKER & LEGO
PROPOSED RESIDENCE
LOT 94 (126)
CHARLES RILEY ROAD, TRIGG
HOUSE TYPE: **ASTAIRE LTD**

THESE ARE THE PLANS REFERRED
TO IN THE BUILDING CONTRACT
DATE.....
OWNER.....
OWNER.....
BUILDER.....

DRAWN / AMENDMENTS
16/10/19 WORKING AGM 26/03/20 VO 40932 AS
09/12/19 VO 40494 AGM 05/06/20 VO 41252 AGM
13/01/20 VO50534 & 40552 AGM
15/01/20 NEW SURVEY AGM
21/01/20 STRUCT AMDT AGM
24/01/20 SHIRE AMDT AGM
17/02/20 PRESTART AS
12/03/20 VO 40853 AS

WORKING DRAWINGS
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not be given, copied or resold
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of BROADWAY HOMES
Dimensions take preference
over scaling & to be
checked on site prior to
commencing construction

JOB NO: **B19009**
SCALE: 1:100
(C) (2019)
SHEET: **2 of 16**

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AND/OR INSTALLED ITEMS
-FOR WATERPROOFING, THERE WILL
BE A TILED SKIRTING ON BALCONIES

CONCRETOR NOTE

-SET-BACK SLAB 100 FROM FRONT OF
BALCONY PIER SO BKWK CAN RUN THROUGH

CONCRETOR/ TILER NOTE

-NO HOB SHR TO ENS - STEP DOWN TILE

BRICKLAYER NOTE

RENDERED BRICKWORK

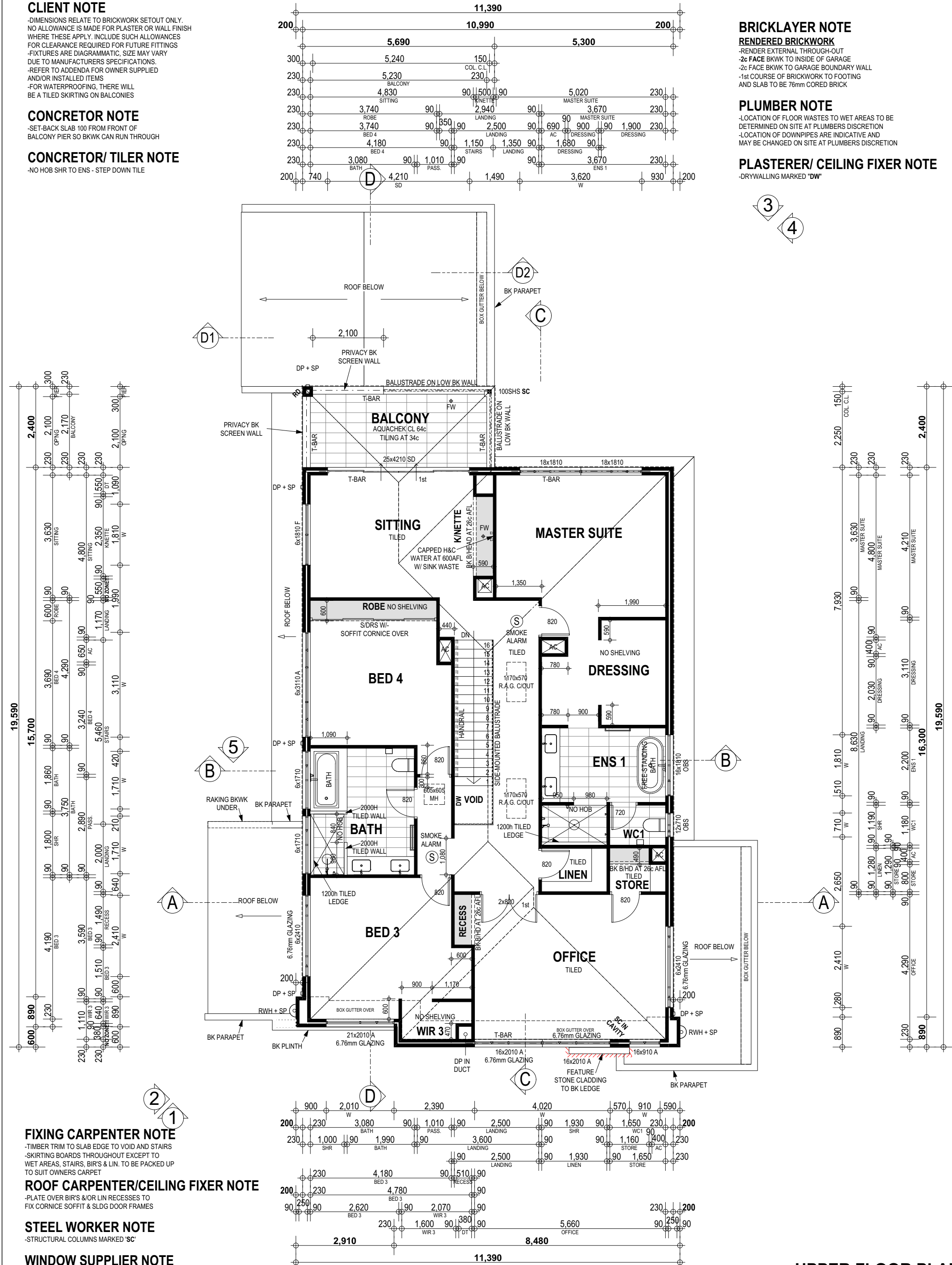
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FIXING CARPENTER NOTE

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-SKIRTING BOARDS THROUGHOUT EXCEPT TO
WET AREAS, STAIRS, BIR'S & LIN. TO BE PACKED UP
TO SUIT OWNERS CARPET

ROOF CARPENTER/CEILING FIXER NOTE

-PLATE OVER BIR'S &/OR LIN RECESSES TO
FIX CORNICE SOFFIT & SLDG DOOR FRAMES

STEEL WORKER NOTE

-STRUCTURAL COLUMNS MARKED "SC"

WINDOW SUPPLIER NOTE

-UPPER FLOOR BEDROOM WINDOWS TO BE PROTECTED
IN ACCORDANCE WITH BCA PART 3.9.2.5

UPPER FLOOR PLAN

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