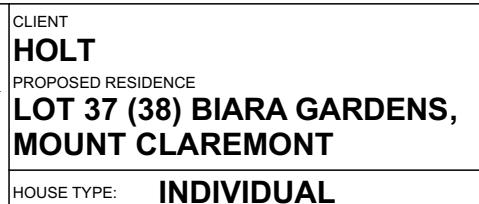
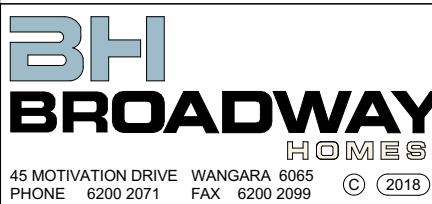


- DIMENSIONS RELATE TO BRICKWORK SETOUT ONLY.
NO ALLOWANCE IS MADE FOR PLASTER OR WALL FINISH
WHERE THESE APPLY. INCLUDE SUCH ALLOWANCES
FOR CLEARANCE REQUIRED FOR FUTURE FITTINGS
- FIXTURES ARE DIAGRAMMATIC, SIZE MAY VARY
DUE TO MANUFACTURERS SPECIFICATIONS.
- REFER TO ADDENDA FOR OWNER SUPPLIED
AND/OR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

-TOP OF ISOLATED PIER FOOTINGS AT -3c

-1st COURSE OF BRICKWORK TO FOOTING
AND SLAB TO BE 76mm CORED BRICK
-VENT FOR FLUMING OF EXHAUST FAN /
RANGEHOOD, SEE ELEVATIONS
-28c FRAMES FOR 2340 DOOR HEIGHT AS MARKED

-ALUMINIUM DOOR FRAMES MARKED 'AF'



THESE ARE THE PLANS REFERRED TO IN THE BUILDING CONTRACT

DATE.....
OWNER.....
OWNER.....
BUILDER.....

DRAWN / AMENDMENTS
12/12/18 PLANNING AGM
18/02/18 PLNG AMDT AGM
22/05/19 WORKING SP/AGM
19/06/19 VO 39148 AGM
26/06/19 STRUCT AMDT AGM
29/10/19 PST VO40092 & 40192 AGM
15/11/19 VO 40373 AGM
25/11/19 VO 40393 AGM

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Dimensions take preference over scaling & to be checked on site prior to commencing construction

JOB NO: **B18025**

SCALE: 1:100

SHEET: **2 of 15**

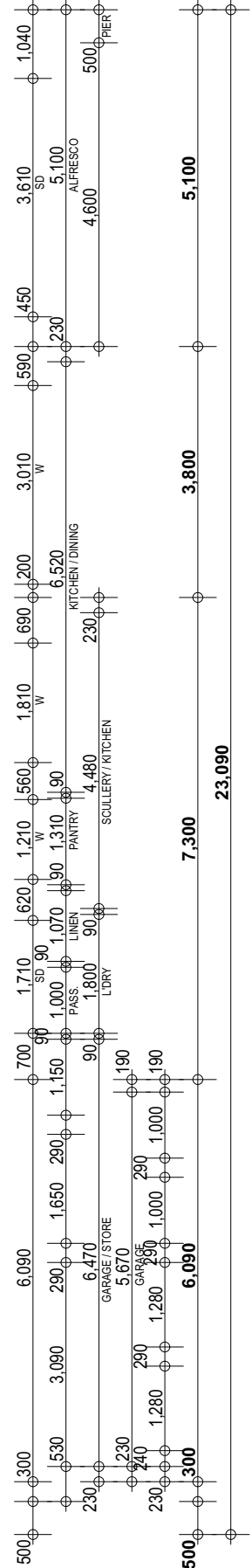
CEILING LEVEL AT 32c UNDER FLOORTECH,
UNLESS NOTED OTHERWISE.

- 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
- TAP TO FRIDGE RECESS

-DRYWALLING MARKED "DW"

- WEATHERDRAFT SEALS TO EXTERNAL DOORS
- TIMBER TRIM TO SLAB EDGE TO VOID AND STAIRS

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



AREAS			
FLOOR	NAME	AREA	PERIMETER
Ground	GROUND FLOOR	139.78	70.76
	GARAGE	35.90	24.96
	ALFRESCO	16.32	16.60
	STORE	3.52	10.40
	PORCH	3.28	8.90
		198.80 m²	
First	UPPER FLOOR	121.62	49.76
	BALCONY	11.66	16.14
		133.28 m²	
		332.08 m²	

GROUND FLOOR PLAN

CLIENT NOTE

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DUE TO MANUFACTURERS SPECIFICATIONS.
-REFER TO ADDENDA FOR OWNER SUPPLIED
AND/OR INSTALLED ITEMS
-FOR WATERPROOFING, THERE WILL
BE A TILED SKIRTING ON BALCONIES

CONCRETOR/PLUMBER NOTE

-ELEC PRE-LAY FOR GPO TO KITCHEN ISLAND BENCH

CONCRETOR/ TILER NOTE

-NO HOB SHR TO ENS - STEP DOWN TILE

BRICKLAYER NOTE

-28c FRAMES FOR 2340 DOOR HEIGHT 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

CEILING FIXER NOTE:

CEILING LEVEL AT 67c + PLATE (31c +PL AFL)
UNLESS NOTED OTHERWISE.

PLASTERER/ CEILING FIXER NOTE

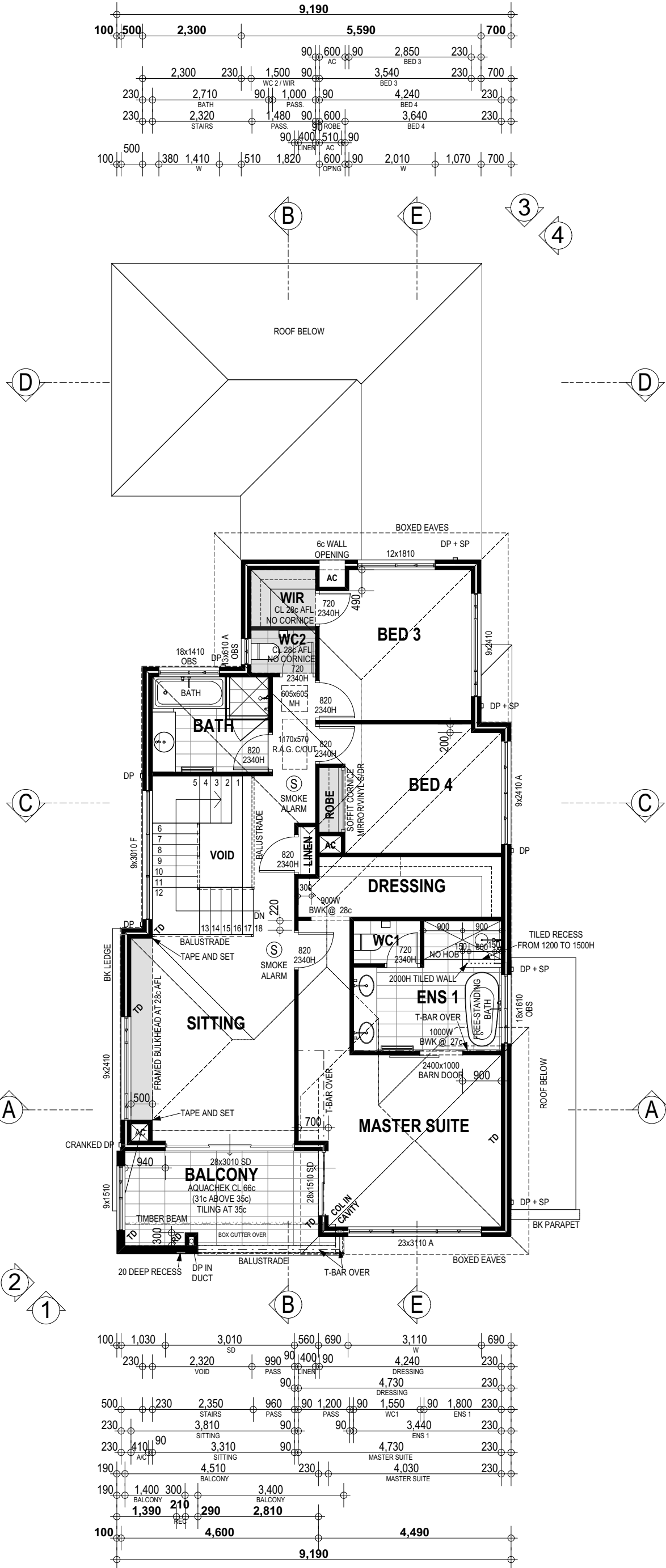
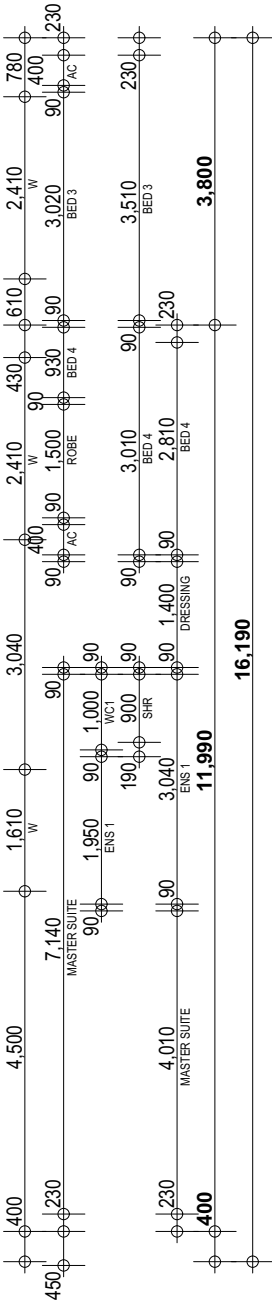
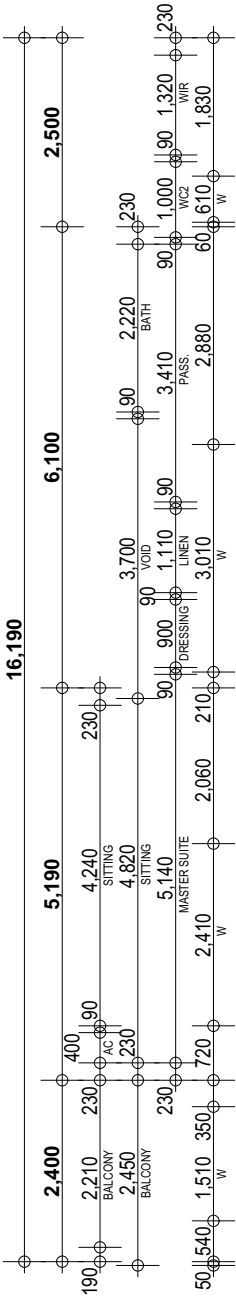
-DRYWALLING MARKED "DW"

FIXING CARPENTER NOTE

-TIMBER TRIM TO SLAB EDGE TO VOID AND STAIRS

WINDOW SUPPLIER NOTE

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



UPPER FLOOR PLAN

BH

BROADWAY

HOMES

45 MOTIVATION DRIVE

WANGARA 6065

PHONE 6200 2071

FAX 6200 2099

©

2018

CLIENT

HOLT

PROPOSED RESIDENCE

LOT 37 (38) BIARA GARDENS,

MOUNT CLAREMONT

HOUSE TYPE:

INDIVIDUAL

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