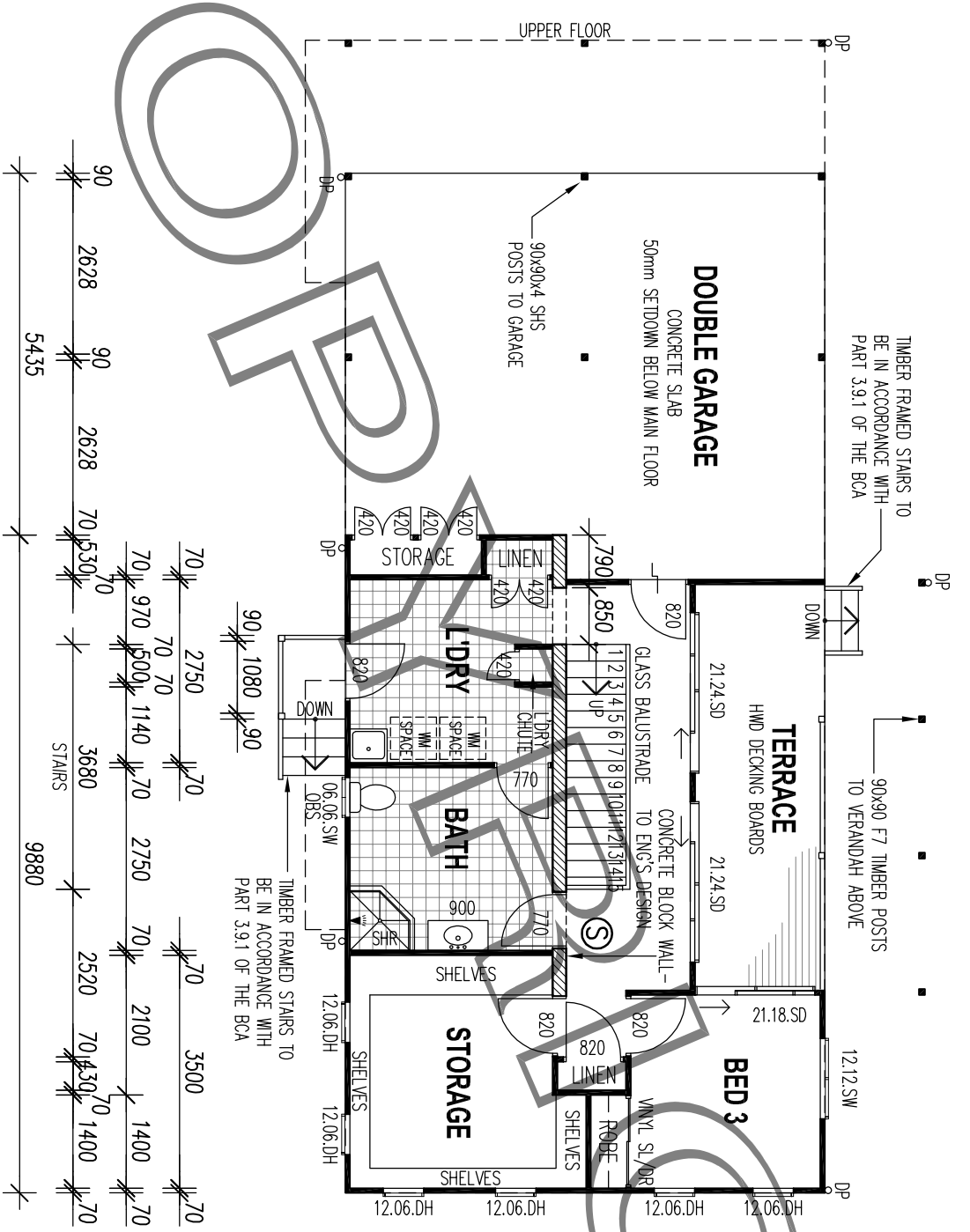
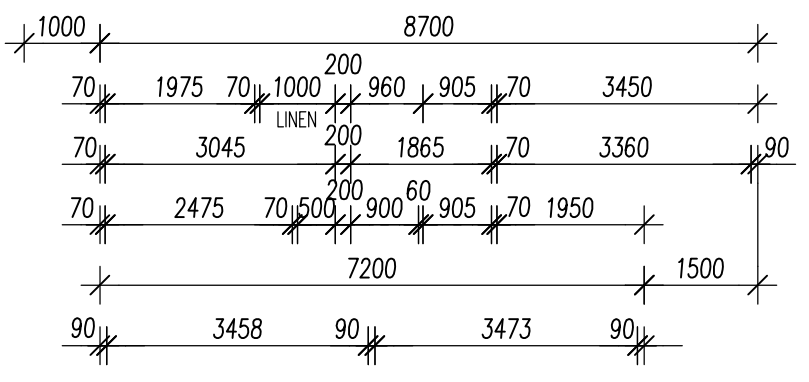
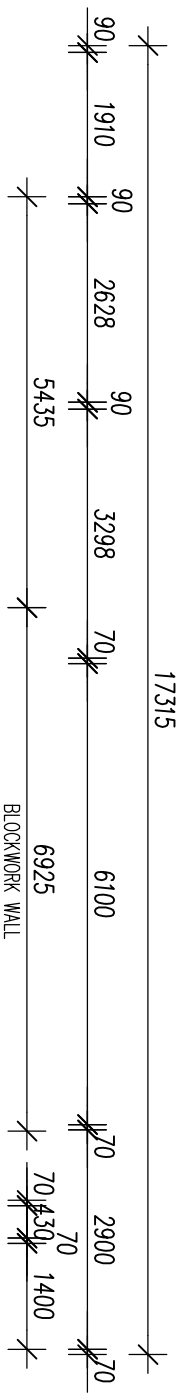


ELEVATIONS



AREA SUMMARY	
PORCH	3.61 sqm
VERANDAH	14.18 sqm
TERRACE	11.90 sqm
GARAGE	42.01 sqm
GROUND FLOOR	56.37 sqm
UPPER FLOOR	117.59 sqm
<b>TOTAL</b>	<b>245.66 sqm</b>

LEGEND	
BE	BENCHTOP
CS	CAVITY SLIDER DOOR
DH	DOUBLE HUNG WINDOW
DP	904 PVC DOWNPIPE
OBS	OBSCURE GLASS
PTY	PANTRY
REF	REFRIGERATOR
SD	SLIDING DOOR
SHR	SHOWER
SW	SLIDING WINDOW
WM	WASHING MACHINE
Ⓢ	SMOKE ALARM

**NOTE**  
ALL DIMENSIONS AND SIZES ARE APPROXIMATE ONLY AND SHOULD BE CHECKED PRIOR TO CONSTRUCTION

**NOTE**  
BRACING CALCULATION OF CONCRETE BLOCK WALL AND ALL TIE-DOWN REQUIREMENTS TO ENGINEERS DESIGN

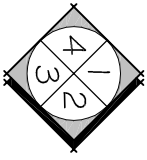
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**DRAWING**  
**LOWER FLOOR PLAN**

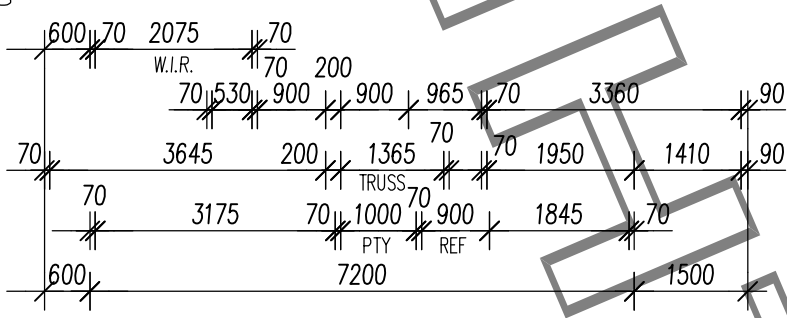
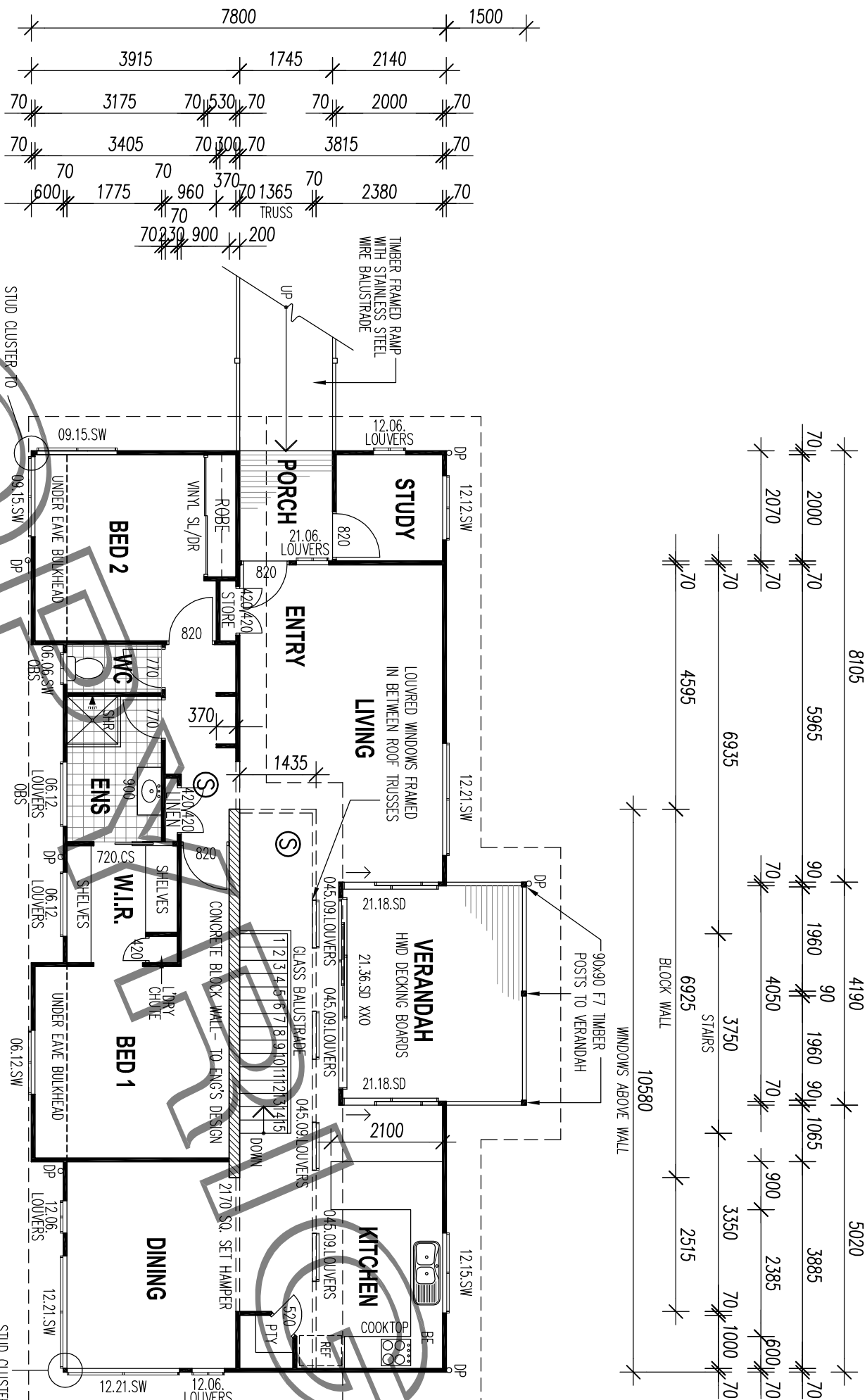
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# ELEVATIONS

## NOTES & SPECIFICATIONS

- ALL WORK TO COMPLY WITH THE PROVISIONS OF THE LATEST BUILDING CODE, THE RELEVANT AUSTRALIAN STANDARDS AND ANY BY-LAWS OR REQUIREMENTS OF THE LOCAL AUTHORITY
- TERRACE PROTECTION TO BE IN ACCORDANCE WITH BCA PART 3.1.3 AND AS 3600.1 - 2000
- CONCRETE SLAB AND/OR FOOTINGS TO ENGINEERS DESIGN AND SOIL REPORT
- ANY EXTERNAL STEEL TO BE HOT DIPPED GALVANISED
- ALL STORMWATER PIPES TO BE CONNECTED IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS
- ALL EXTERNAL WALL CLADDING TO BE TO MANUFACTURERS SPECIFICATIONS
- CLEARANCE TO TIMBER FLOOR MEMBERS TO BE IN ACCORDANCE WITH PART 3.4.1 OF THE NCC
- ALL EARTHWORKS AND RETAINING WALLS TO BE IN ACCORDANCE WITH PART 3.1.1 OF THE NCC AND TO LOCAL COUNCIL REGULATIONS
- ENERGY EFFICIENCY REQUIREMENTS TO PART 3.1.2 OF THE BCA AND MP4.1 AND 4.2 OF THE QUEENSLAND DEVELOPMENT CODE
- TIMBER SIZES AND DETAILS NOT SHOWN TO COMPLY WITH AS 1684.2-2010. ALL EXTERNAL TIMBERS TO BE MINIMUM H3 TREATED
- WC ROOM ENCLOSURES SHALL BE PROVIDED WITH EXTERNALLY REMOVABLE HINGES
- ALL HANDRAILS TO BE 1000mm MIN ABOVE FINISHED FLOOR LEVEL AND HAVE A 120mm MAX SPACING BETWEEN BALUSTRADING
- ANY MATERIALS AND SIZES NOT NOTED ARE TO BE IN ACCORDANCE WITH THE BUILDERS SPECIFICATIONS
- WATERPROOFING OF WET AREAS TO COMPLY WITH AS 3670 AND NCC PART 3.8.1. WALL LININGS TO BE 6mm VILBOARD AND INSTALLED TO MANUFACTURERS SPECIFICATIONS
- GROUND LEVELS SURROUNDING BUILDING SHALL BE IN ACCORDANCE WITH PART 3.1.2 OF THE NCC
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED DIMENSIONS



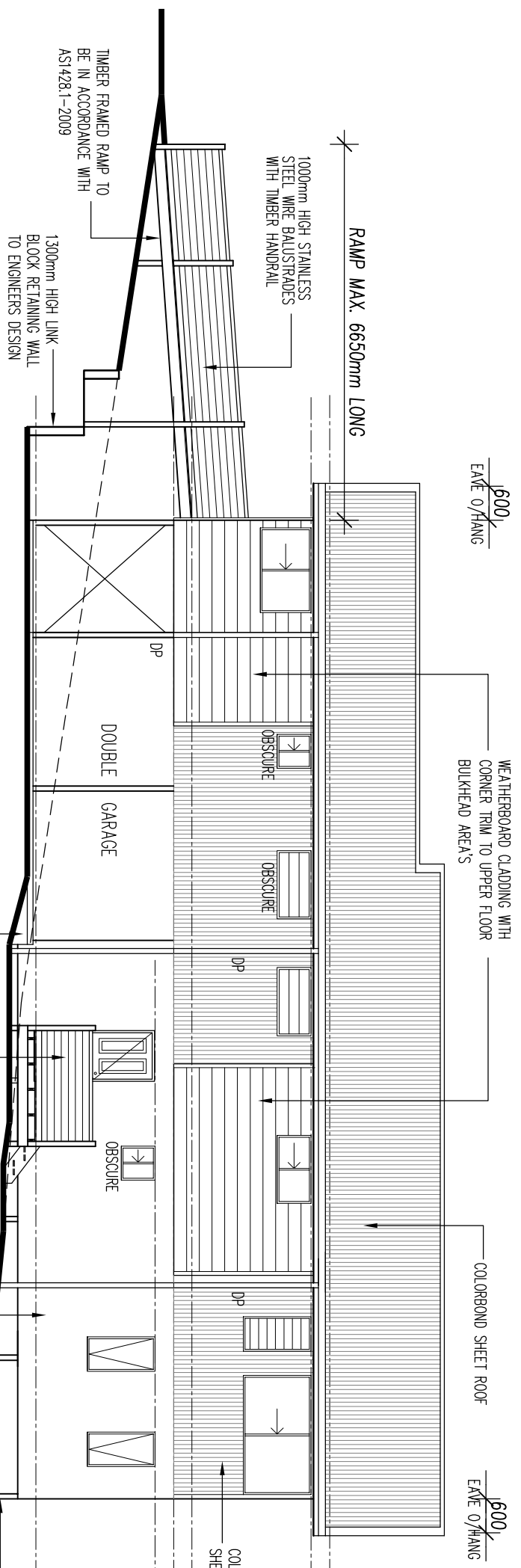
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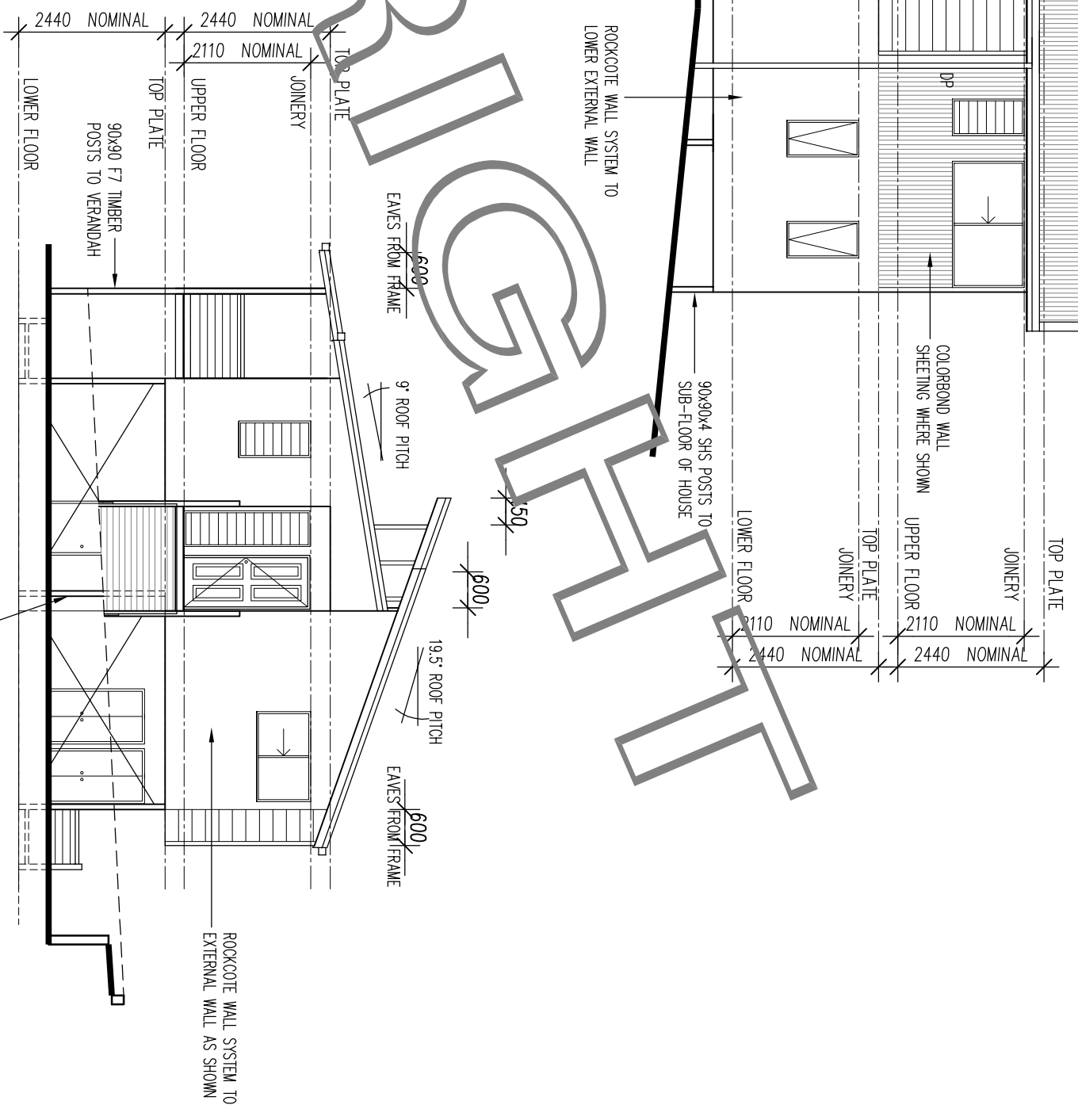
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**& NOTES**

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ELEVATION 2

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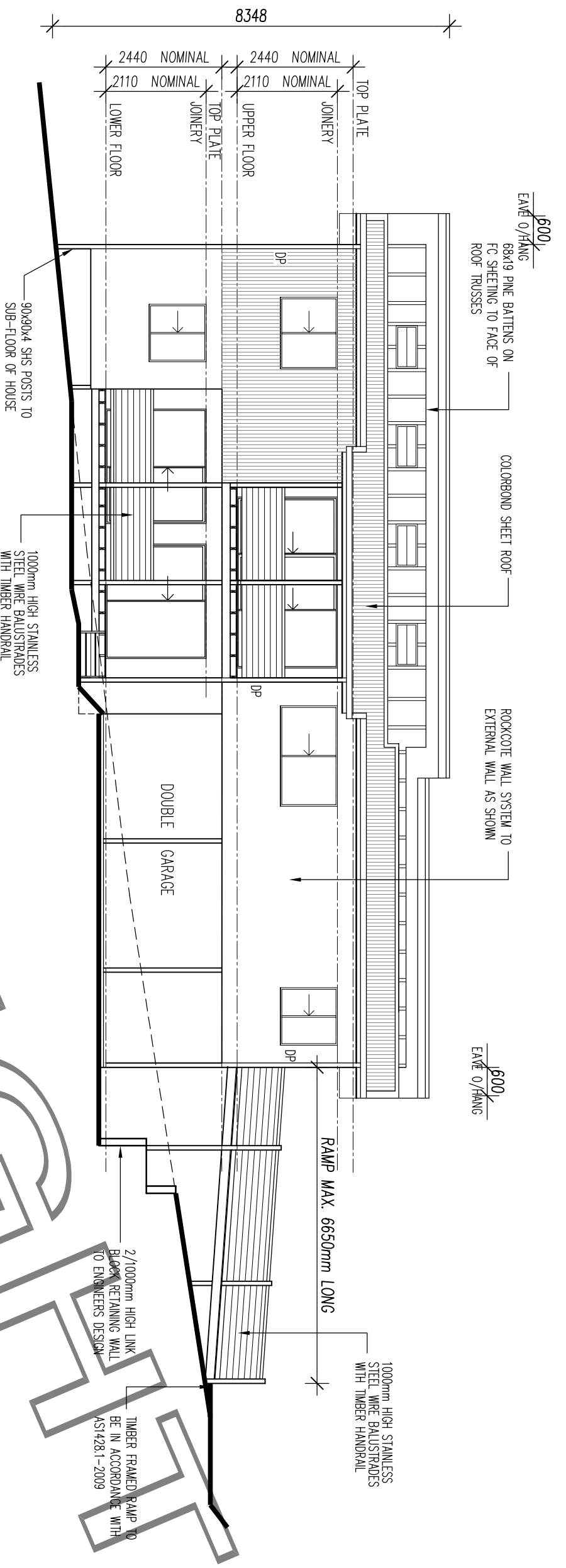
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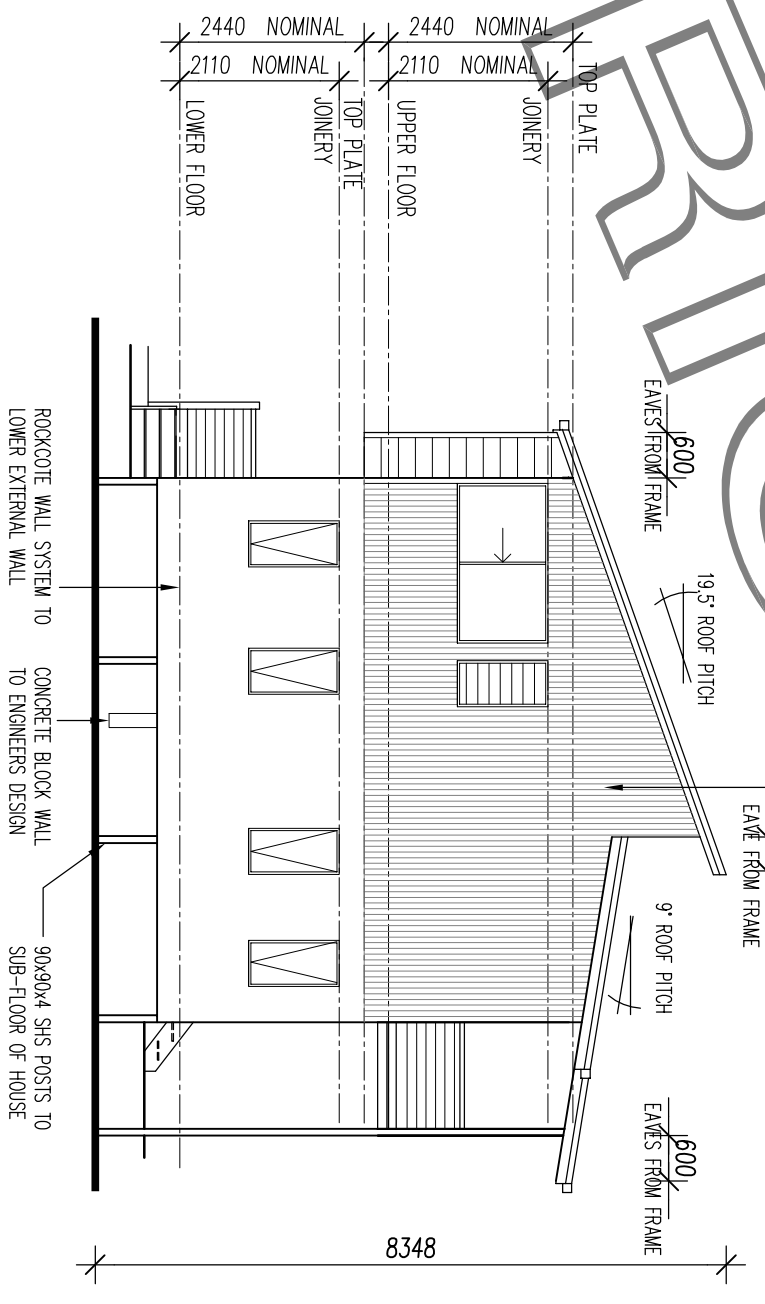
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ELEVATION 3



ELEVATION 4

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