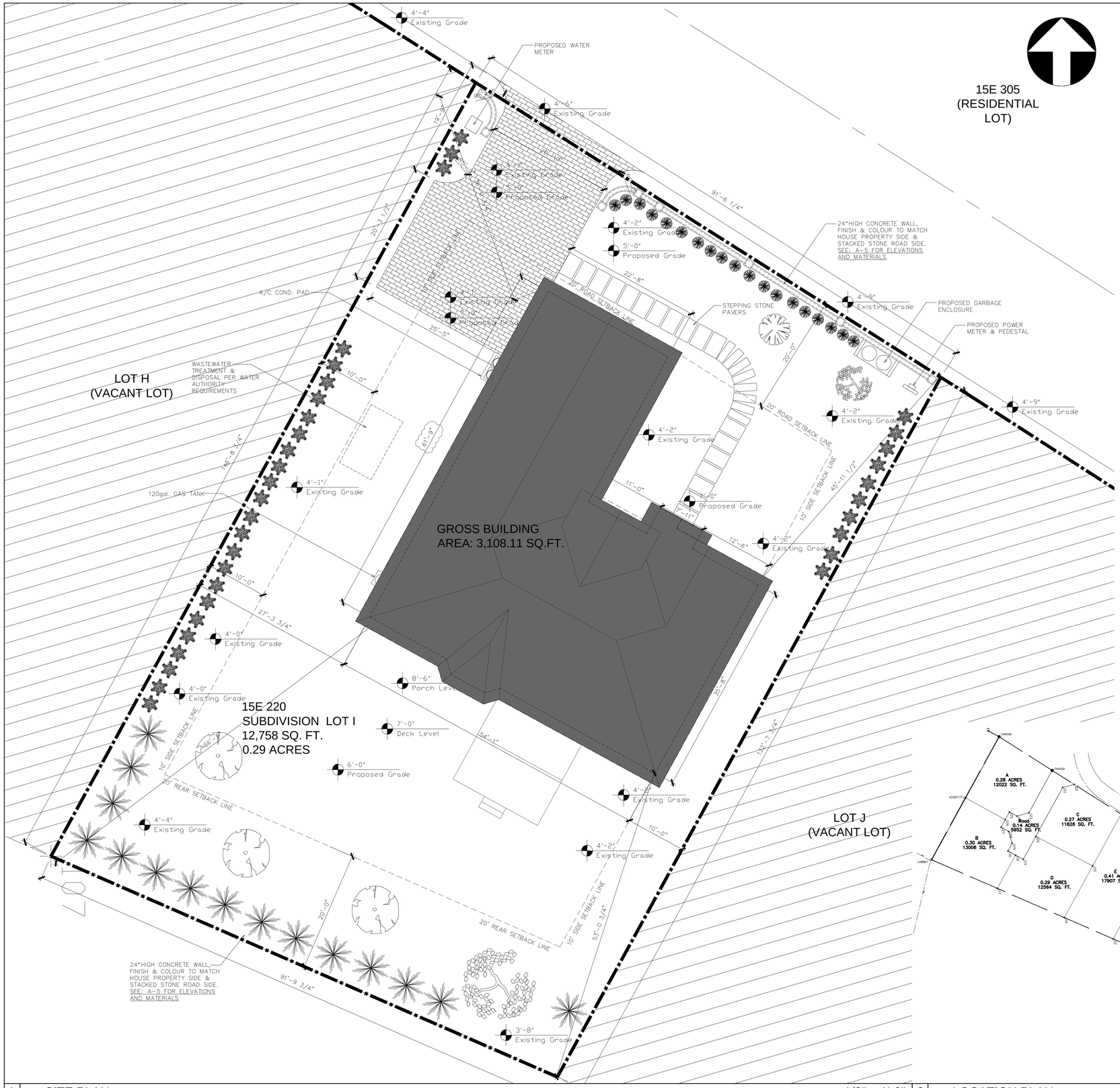
ARCHITECTURAL DRAFTING SAMPLES

CAYMAN ISLAND



SITE STATISTICS

BLOCK 15E - PARCEL 220 (I)
SITE AREA: 12,758 SQ. FT.
ZONING: LOW DENSITY RESIDENTIAL
MAX. SITE COVERAGE: 30%

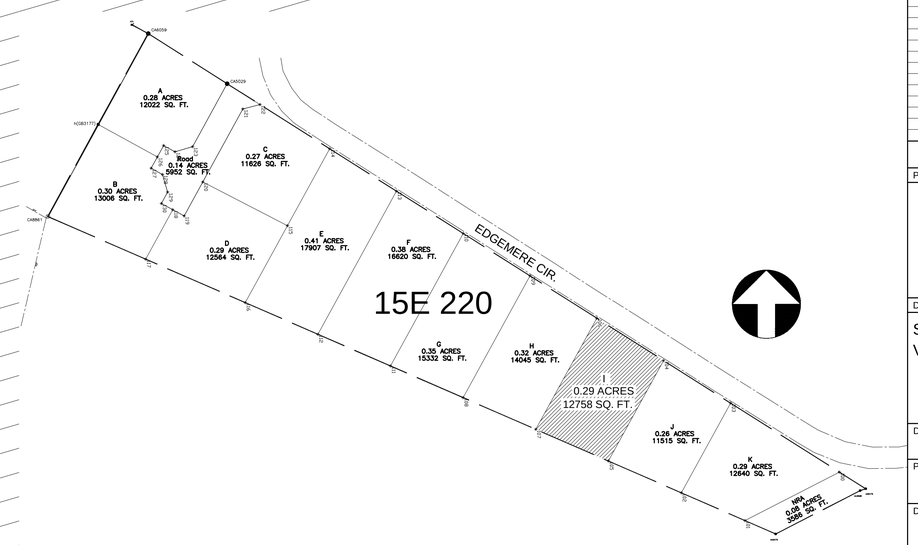
TOTAL BUILDING AREA: 2,670.65 SQ. FT.
SITE COVERAGE: 20.93%

SEWAGE DISPOSAL: 1,500 GAL. SEPTIC TANK
WATER SUPPLY: WATER AUTHORITY
SOLID WASTE STO: 2 GARBAGE BINS
PARKING SPACES: 2-CAR GARAGE
LPG: 120gal. STORAGE TANK & WATER HEATER

"I HEREBY CERTIFY THAT ALL DIMENSIONS ON THIS PLAN ARE CORRECT."

Signed:.....

Dated:.....



GENERAL NOTES:

DRAWING REVISION:

No:	DATE:	DESCRIPTION:
1	09/13/17	for BCU approval

PROJECT NAME:

DRAWING NAME:

SITE-PLAN
VICINITY-MAP

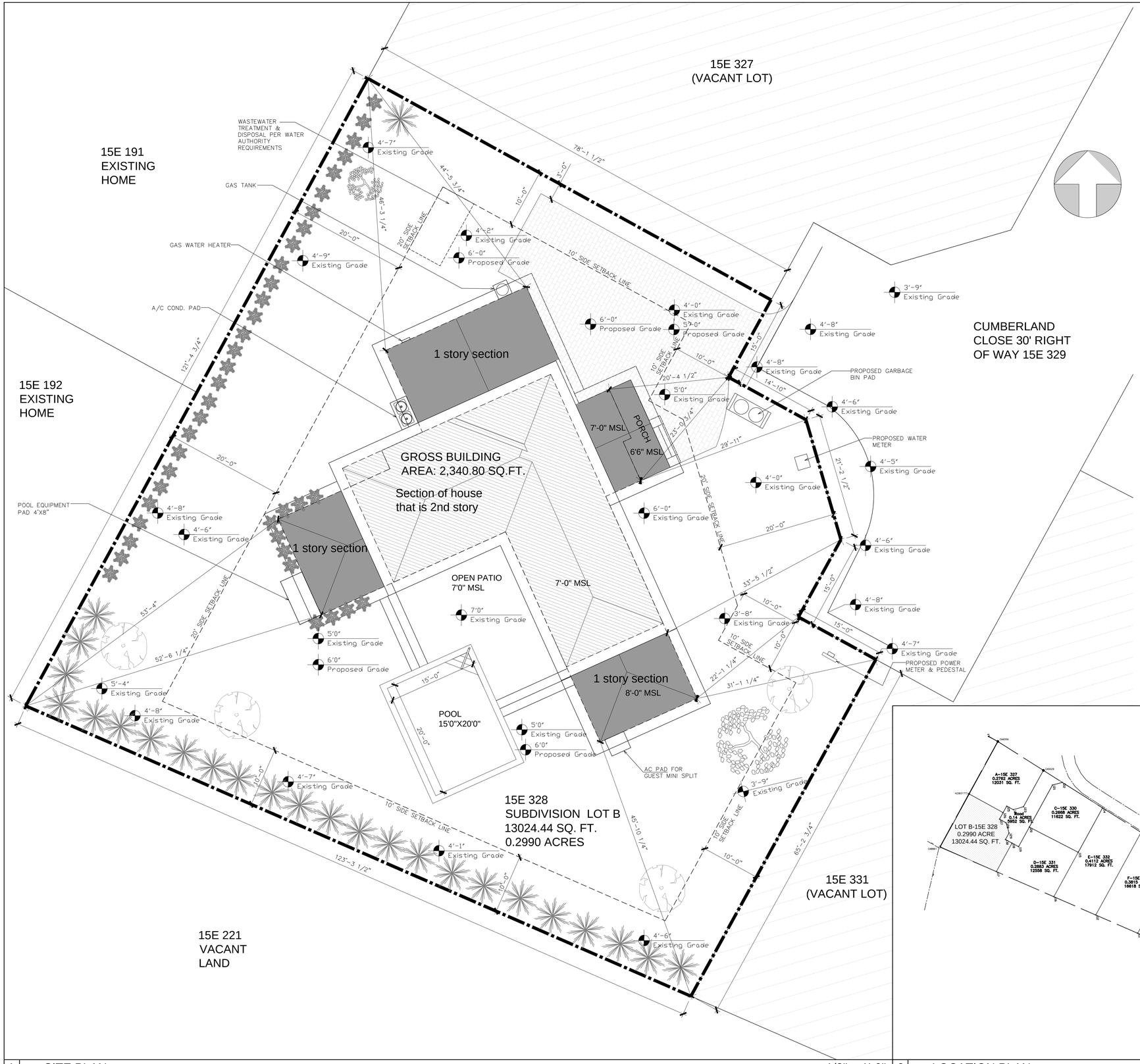
DRAWN BY: | START DATE:

PROJECT #:

DRAWING #: | REVISION #:

1 SITE PLAN 1/8" = 1'-0"

2 LOCATION PLAN NTS



SITE STATISTICS

BLOCK 15E - PARCEL 328
SITE AREA: 13,024.44 SQ. FT.
ZONING: LOW DENSITY RESIDENTIAL
MAX. SITE COVERAGE: 30%

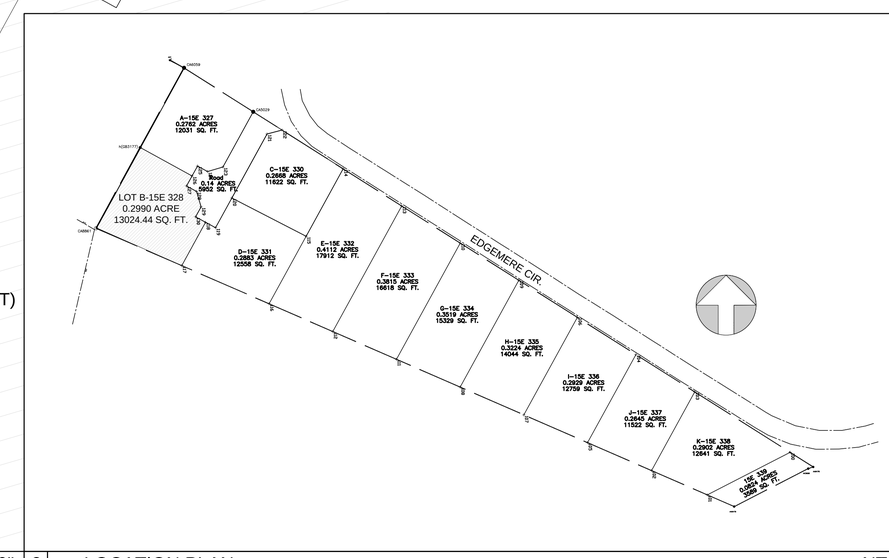
TOTAL BUILDING AREA: 2357.05 SQ. FT.
SITE COVERAGE: 18.09%

SEWAGE DISPOSAL: 2,000 GAL. SEPTIC TANK
WATER SUPPLY: WATER AUTHORITY
SOLID WASTE STO: 2 GARBAGE BINS
PARKING SPACES: 2-CAR GARAGE
LPG: 120gal. STORAGE TANK & WATER HEATER
SWIMMING POOL

"I HEREBY CERTIFY THAT ALL DIMENSIONS ON THIS PLAN ARE CORRECT."

Signed:.....

Dated:.....



GENERAL NOTES:

DRAWING REVISION:

No:	DATE:	DESCRIPTION:

PROJECT NAME:

DRAWING NAME:

SITE-PLAN
VICINITY-MAP

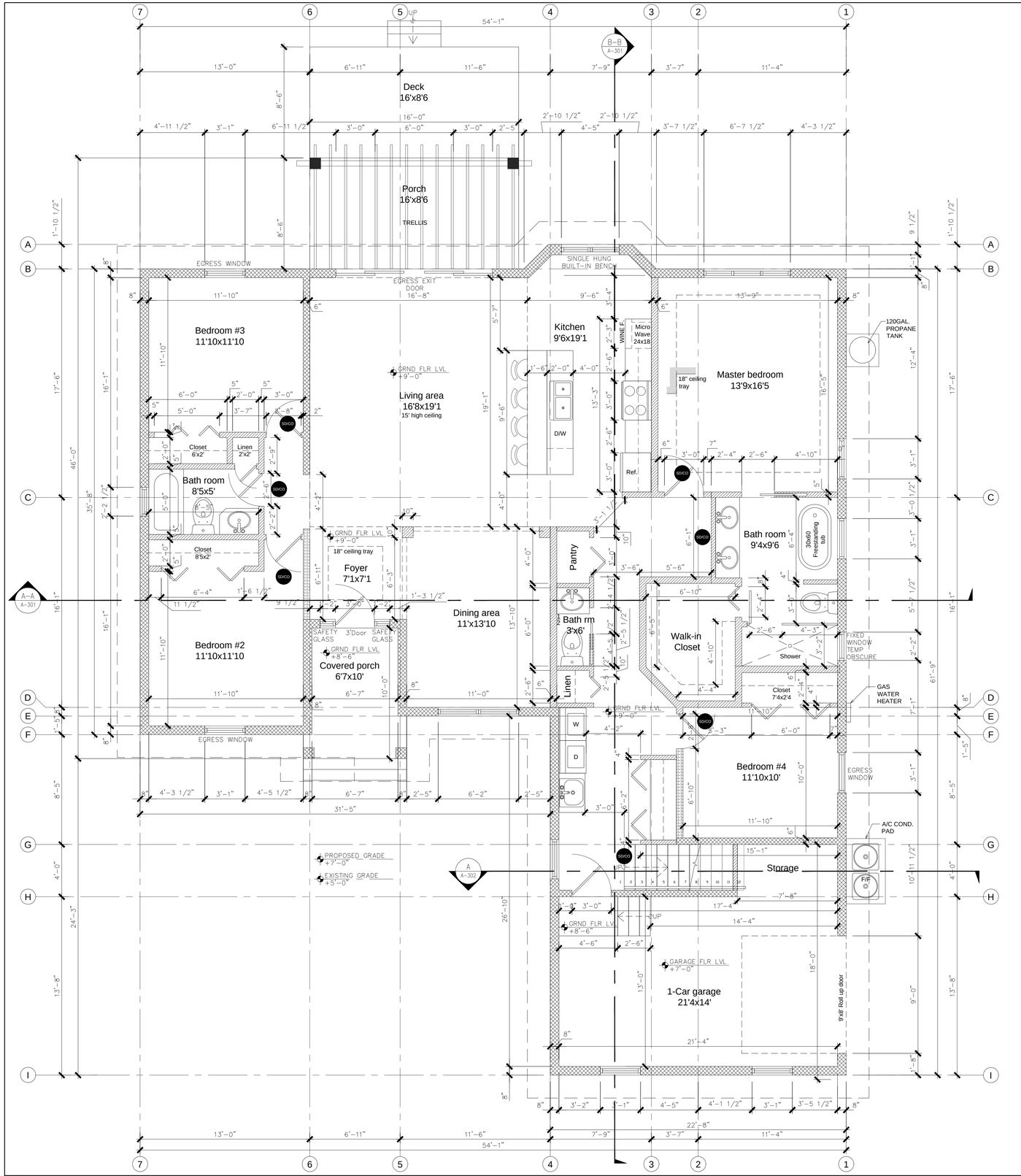
DRAWN BY: | START DATE:

PROJECT #:

DRAWING #: | REVISION #:

1 SITE PLAN 1/8" = 1'-0"

2 LOCATION PLAN NTS



1 GROUND FLOOR PLAN 1/4" = 1'-0"

NOTES:

GENERAL:
1. SEE GRID DIMENSIONS ON STRUCTURAL DWG.

GENERAL NOTES

GENERAL:
1. INTERIOR FRAME WALLS ARE 2X4 UNLESS NOTED OTHERWISE.
2. ALL WOOD FRAMING AND DECKING SHALL BE PRESSURE TREATED.
3. ALL CONSTRUCTION SHALL BE BRACED AND SHORED AS REQUIRED BY THE CONTRACTOR TO SAFELY PERFORM THE WORK.
4. REFER TO LINTEL AND HEADER SCHEDULES FOR SIZES AND REINFORCING REQUIREMENTS.

WALL STUD SPACING:
16" O.C. FOR BEARING WALLS
24" O.C. FOR NON-BEARING

INSULATION
1. WALLS:
EXTERIOR WOOD R=19
INTERIOR WOOD @ GARAGE R=11
2. CEILINGS:
VAULTED= BATT/BLOWN R=30
FLAT CLG= BATT R=38

GLASS
1. ALL GLASS TUB AND/OR SHOWER ENCLOSURES SHALL BE SAFETY GLASS (TEMPERED)
2. ALL INDIVIDUAL GLASS PANELS GREATER THAN 9 SQUARE FEET AND WITHIN 18" OF FINISH FLOOR SHALL BE SAFETY GLASS.
3. WINDOWS LOCATIONS CAN VARY. VERIFY PER ELEVATION.
4. ALL WINDOWS & DOORS SHALL BE DETERMINED BY CORRESPONDING SCHEDULES.
5. WINDOWS, EXTERIOR DOORS AND OTHER VENDOR PROVIDED EXTERIOR CLADDING SHALL COMPLY WITH THE DESIGN CRITERIA SET FORTH IN THE ENGINEER'S WIND LOAN CALCULATIONS.
6. WINDOWS TO BE PGT 700 SERIES ALUMINIUM IMPACT WINDOWS

SHELVES:
1. ALL PANTRY SHELVES TO BE DETERMINED.
2. ALL LINEN SHELVES SIZES TBD.
3. ALL BEDROOM CLOSET SHELVES SHALL BE 12" WIDE (UNO), SINGLE SHELF, SINGLE ROD, MOUNTED AT 65" AFF.

BATH ACCESSORIES:
1. TO FUTURE FIXTURE SCHEDULE.

DRYWALL ATTACHMENT: REF. GYPSUM MANUAL & SBCCI
1. NAILS: CEILINGS = 7" OC
WEALLS = 8" OC
2. SCREWS: CEILINS = 12" OC FIELD, 8" OC PRM
WALLS @ 24" OC = 24" PRM, 12" OC FIELD
WALLS @ 16" OC = 16" PRM, 16" OC FIELD
(NOTE: NAILING SCHEDULE FOR FIRE-RATED WALLS WILL VARY WITH APPLICATION.)

LEGEND

- 8" CONC. BLOCK WALL
- 6" CONC. BLOCK WALL
- FRAME / METAL STUD WALL
- AC/DC SMOKE DETECTOR (BATTERY PACK)
- EXTRACTOR FAN
- HEAT & GAS DETECTOR

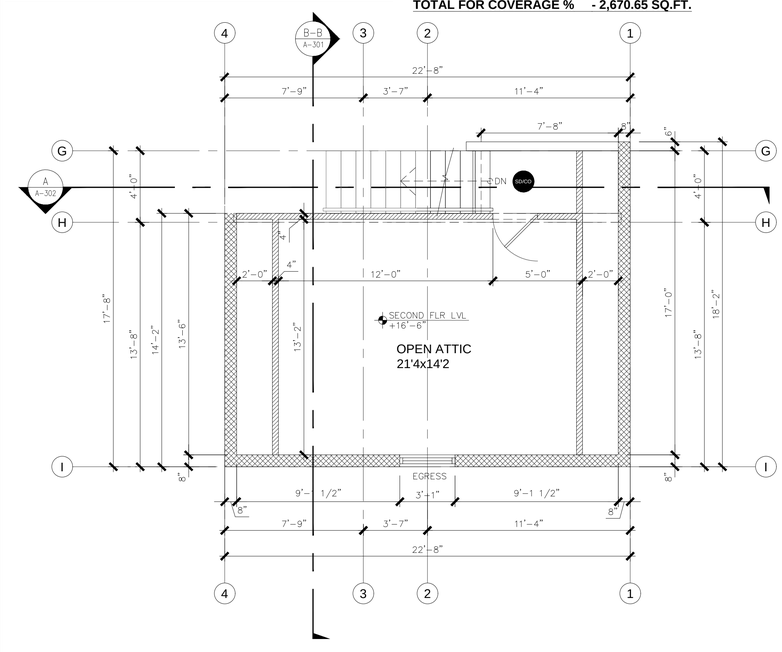
AREAS BREAKDOWN

GROUND FLOOR

HOUSE	- 2,115.13 SQ. FT.
GARAGE	- 350.30 SQ. FT.
COVERED PORCH	- 205.22 SQ. FT.
TOTAL	**- 2,670.65 SQ. FT.**
UNCOVERED DECK	- 136.00 SQ. FT.

ATTIC
A/C	- 241.80 SQ. FT.
TOTAL	**- 241.80 SQ. FT.**

SUMMARY
TOTAL HOUSE	- 2,912.45 SQ. FT.
TOTAL DECK	- 136.00 SQ.FT.
GROSS TOTAL	**- 3,048.45 SQ.FT.**
TOTAL FOR COVERAGE %	**- 2,670.65 SQ.FT.**



2 ATTIC PLAN 1/4" = 1'-0"

"I HEREBY CERTIFY THAT ALL DIMENSIONS ON THIS PLAN ARE CORRECT."

Signed:.....

Dated:.....

GENERAL NOTES:

DRAWING REVISION:

No:	DATE:	DESCRIPTION:
1	09/18/17	for BCU approval

PROJECT NAME:

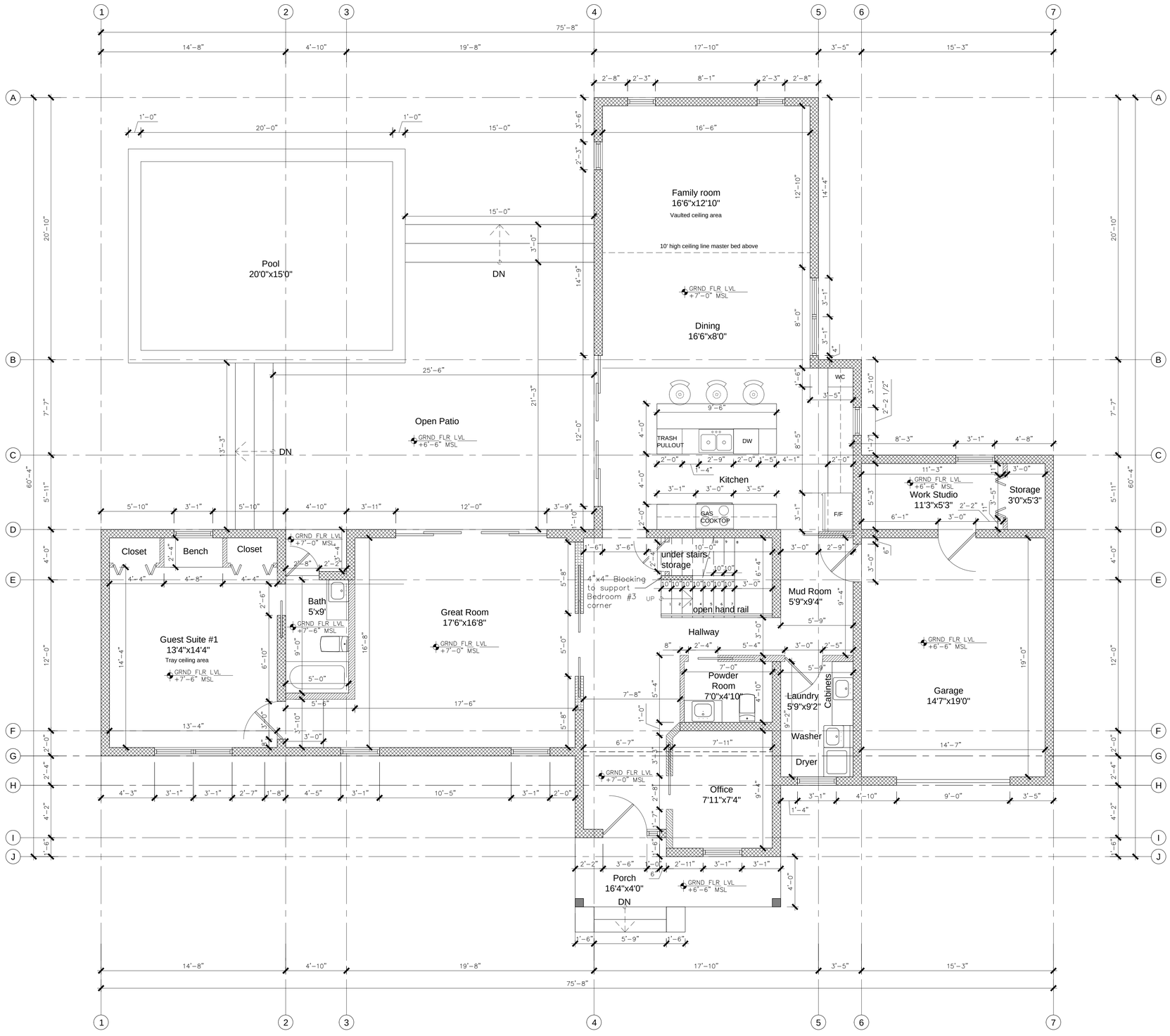
DRAWING NAME:

GROUND-FLOOR-PLAN
SECOND-FLOOR-PLAN

DRAWN BY: START DATE:

PROJECT #:

DRAWING #: REVISION #:



GENERAL NOTES:

DRAWING REVISION:

No:	DATE:	DESCRIPTION:

PROJECT NAME:

DRAWING NAME:

GROUND-FLOOR-PLAN

DRAWN BY:

START DATE:

PROJECT #:

DRAWING #:

REVISION #:

"I HEREBY CERTIFY THAT ALL DIMENSIONS ON THIS PLAN ARE CORRECT."

Signed:.....

Dated:.....

1 GROUND FLOOR PLAN

1/4" = 1'-0"

NOTES:

GENERAL:
1. SEE GRID DIMENSIONS ON STRUCTURAL DWG.

GENERAL NOTES

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16" O.C. FOR BEARING WALLS
24" O.C. FOR NON-BEARING

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1. WALLS:
EXTERIOR WOOD R=19
INTERIOR WOOD @ GARAGE R=11
2. CEILINGS:
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4. ALL WINDOWS & DOORS SHALL BE DETERMINED BY CORRESPONDING SCHEDULES.
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6. WINDOWS TO BE PGT 700 SERIES ALUMINIUM IMPACT WINDOWS

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2. ALL LINEN SHELVES SIZES TBD.
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BATH ACCESSORIES:
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DRYWALL ATTACHMENT: REF. GYPSUM MANUAL & SBCCI
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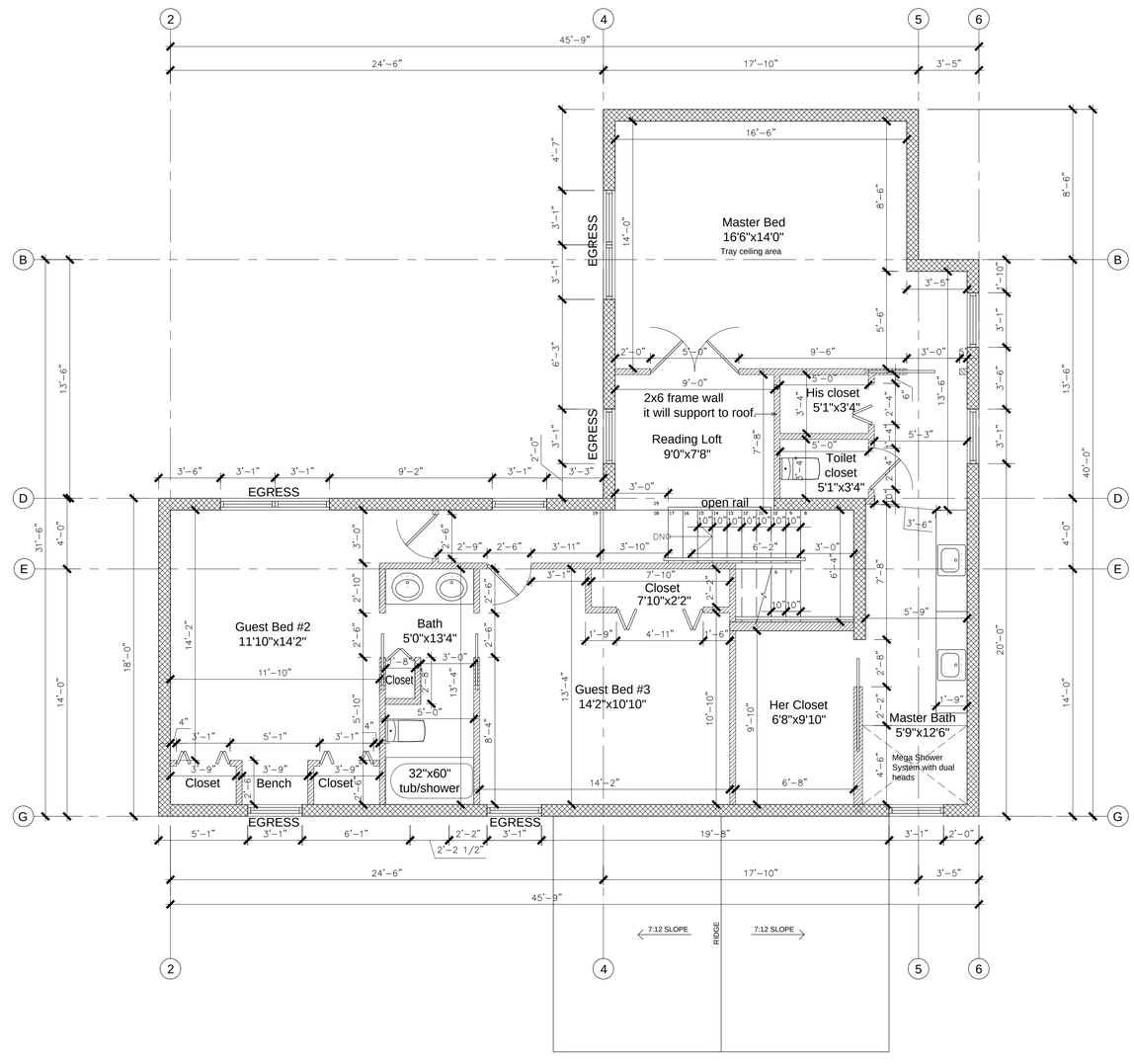
WALLS @ 24" OC = 24" PRM, 12" OC FIELD
WALLS @ 16" OC = 16" PRM, 16" OC FIELD
(NOTE: NAILING SCHEDULE FOR FIRE-RATED WALLS WILL VARY WITH APPLICATION.)

LEGEND

- 8" CONC. BLOCK WALL
- EXTRACTOR FAN
- 6" CONC. BLOCK WALL
- HD GD HEAT & GAS DETECTOR
- FRAME / METAL STUD WALL
- CEMENT BOARD
- SD AC/DC SMOKE DETECTOR (BATTERY PACK)

AREAS BREAKDOWN

GROUND FLOOR	
HOUSE	- 1,880.68 SQ. FT.
GARAGE	- 400.17 SQ. FT.
COVERED PORCH	- 76.20 SQ. FT
TOTAL	**- 2,357.05 SQ. FT.**
UNCOVERED DECK	- 542.36 SQ. FT.
SECOND FLOOR	
A/C	- 1,273.97 SQ. FT.
TOTAL	**- 1,273.97 SQ. FT.**
SUMMARY	
TOTAL HOUSE	- 3,631.02 SQ. FT.
TOTAL DECK	- 542.36 SQ.FT.
GROSS TOTAL	**- 4,173.38 SQ.FT.**
TOTAL FOR COVERAGE %	**- 2,357.05 SQ.FT.**



"I HEREBY CERTIFY THAT ALL DIMENSIONS ON THIS PLAN ARE CORRECT."

Signed:.....

Dated:.....

GENERAL NOTES:

DRAWING REVISION:

No:	DATE:	DESCRIPTION:

PROJECT NAME:

DRAWING NAME:

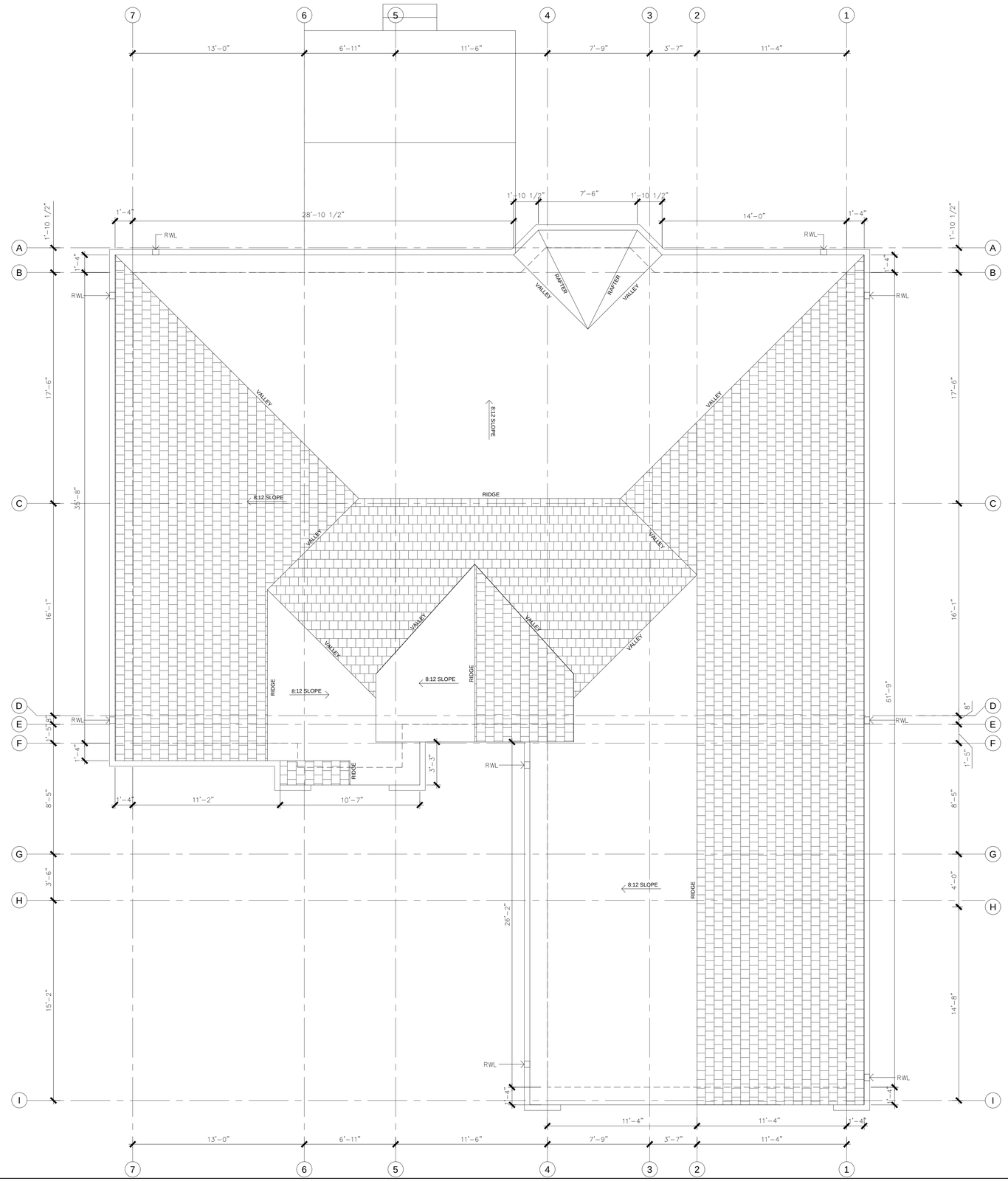
SECOND-FLOOR-PLAN

DRAWN BY: | START DATE:

PROJECT #:

DRAWING #: | REVISION #:

1 SECOND FLOOR PLAN 1/4" = 1'-0"



GENERAL NOTES:

DRAWING REVISION:

No:	DATE:	DESCRIPTION:
1	09/13/17	for BCU approval

PROJECT NAME:

DRAWING NAME:

ROOF-PLAN

DRAWN BY:

START DATE:

PROJECT #:

DRAWING #:

REVISION #:

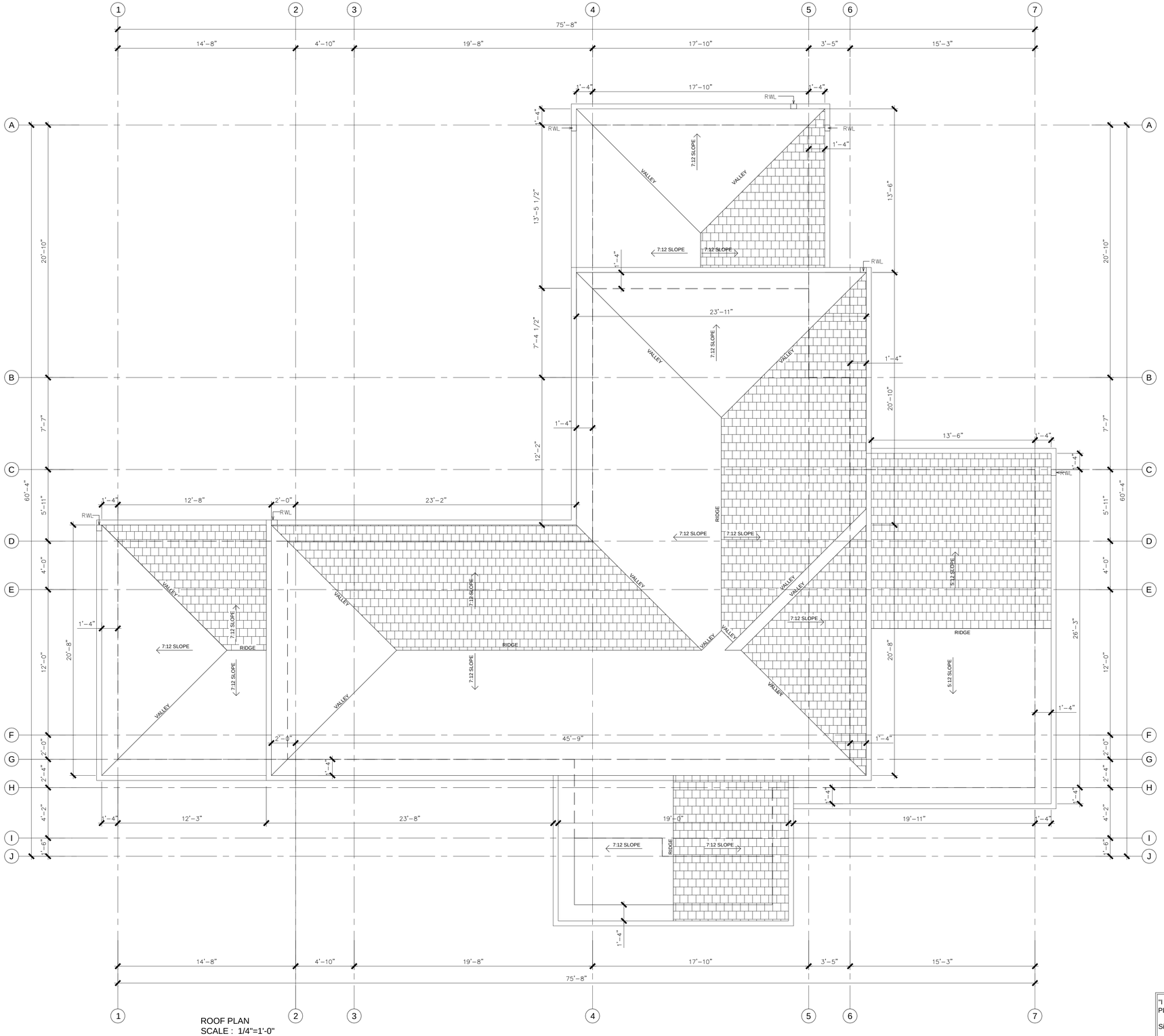
"I HEREBY CERTIFY THAT ALL DIMENSIONS ON THIS PLAN ARE CORRECT."

Signed:.....

Dated:.....

1 ROOF PLAN

1/4" = 1'-0"



ROOF PLAN
SCALE : 1/4"=1'-0"

"I HEREBY CERTIFY THAT ALL DIMENSIONS ON THIS PLAN ARE CORRECT."

Signed:.....

Dated:.....

GENERAL NOTES:

DRAWING REVISION:

No:	DATE:	DESCRIPTION:

PROJECT NAME:

DRAWING NAME:

ROOF-PLAN

DRAWN BY:

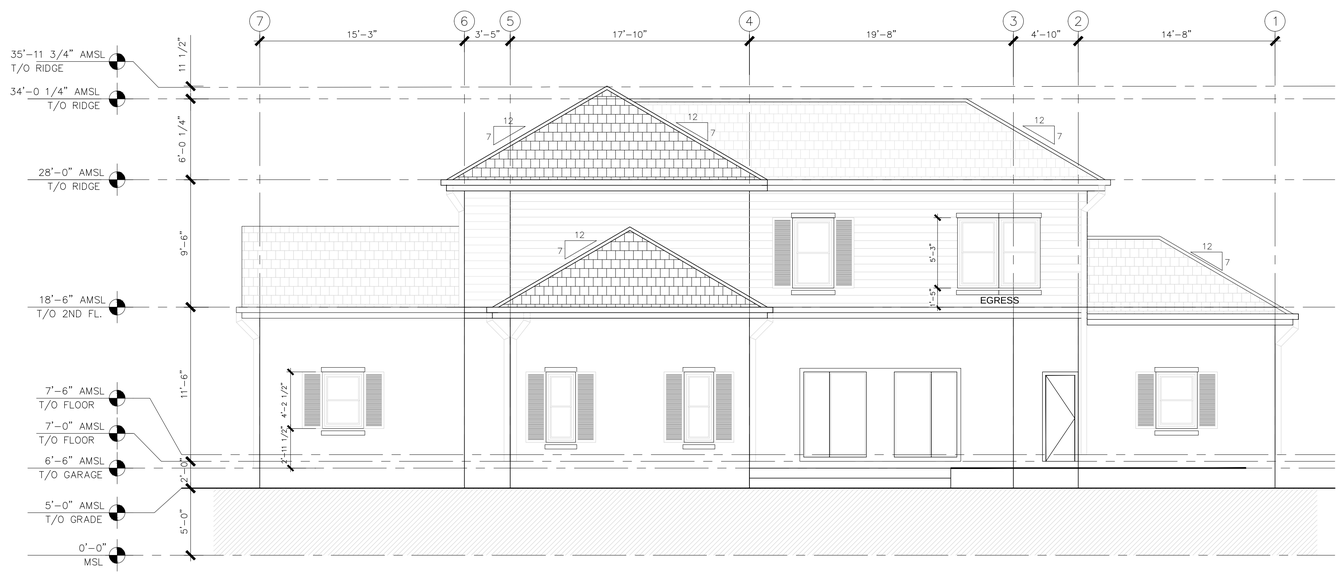
START DATE:

PROJECT #:

DRAWING #:

REVISION #:

NORTH ELEVATION
SCALE : 3/16"=1'-0"



SOUTH ELEVATION
SCALE : 3/16"=1'-0"

"I HEREBY CERTIFY THAT ALL DIMENSIONS ON THIS PLAN ARE CORRECT."

Signed:.....

Dated:.....

GENERAL NOTES:

DRAWING REVISION:

No:	DATE:	DESCRIPTION:

PROJECT NAME:

DRAWING NAME:

ELEVATIONS

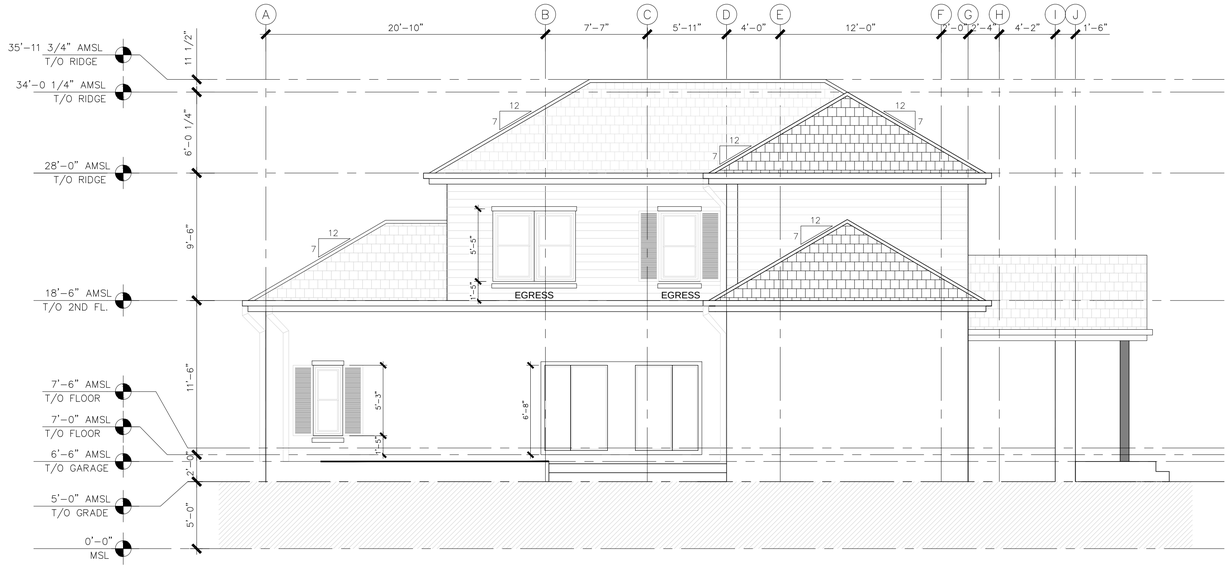
DRAWN BY:

START DATE:

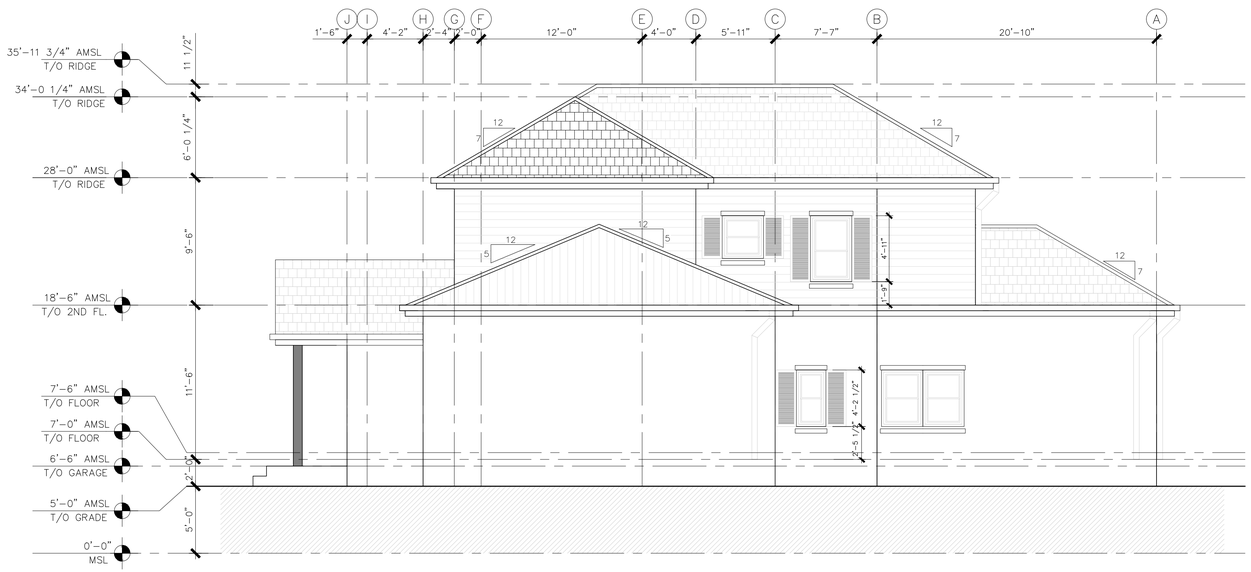
PROJECT #:

DRAWING #:

REVISION #:



EAST ELEVATION
SCALE : 3/16"=1'-0"



WEST ELEVATION
SCALE : 3/16"=1'-0"

"I HEREBY CERTIFY THAT ALL DIMENSIONS ON THIS PLAN ARE CORRECT."

Signed:.....

Dated:.....

GENERAL NOTES:

DRAWING REVISION:

No:	DATE:	DESCRIPTION:

PROJECT NAME:

DRAWING NAME:

ELEVATIONS

DRAWN BY:

START DATE:

PROJECT #:

DRAWING #:

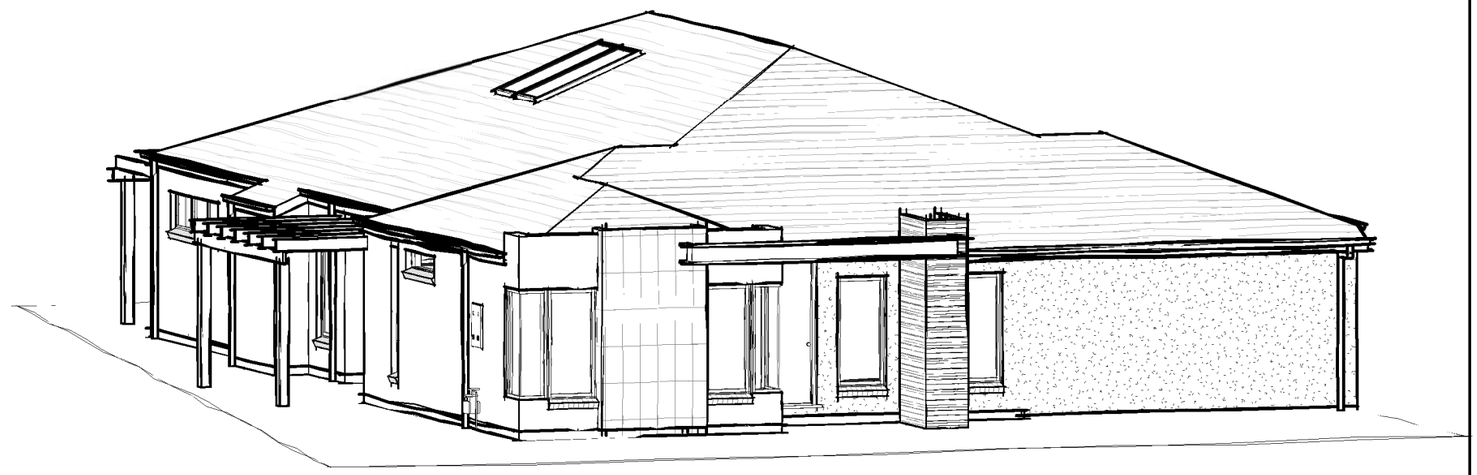
REVISION #:

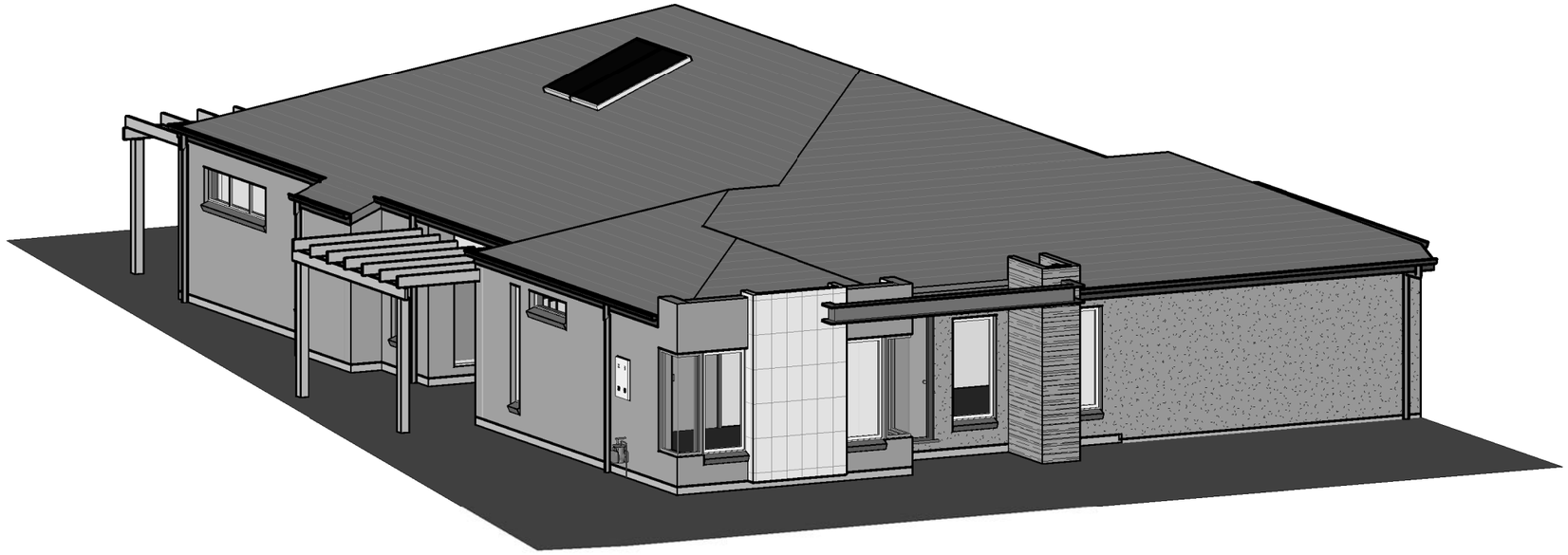
ARCHITECTURAL DRAFTING SAMPLES

LONG ISLAND HOMES

STREET NAME

SHEET NO	DESCRIPTION
1.1	FACE SHEET & INDEX
1.2	GENERAL NOTES
2.1	SITE PLAN
3.1	PLAN - GROUND FLOOR
4.1	ELEVATIONS A & B
4.2	ELEVATIONS C & D
5.1	ELECTRICAL - GROUND FLOOR
6.1	FLOORING - GROUND FLOOR
7.1	SECTION & DETAILS
8.1	KITCHEN & WIP
8.2	BATH & L'DRY
8.3	ENSUITE & WC
10.1	SLAB LAYOUT





GRAPHICAL PRESENTATION ONLY

© Copyright

DB NUMBER

SIGN OFF

CLIENT

I / WE.....

.....

CONFIRM THESE DRAWINGS ACCORD WITH OUR REQUIREMENTS AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES.

SIGNED..... DATE.....

SIGNED..... DATE.....

PROJECT

SHEET CONTENT: FACE SHEET & INDEX

HOUSE TYPE:

MAX LOT WIDTH: 17.71

PROPERTY ADDRESS: STREET NAME

CLIENT:

NORTH:

SCALE:

DATE:

DRAWN:

CHECKED:

SHEET NUMBER: 1.1

JOB NUMBER:

JOB ISSUE: A

REVISIONS

ISSUE	DATE	REVISION DESCRIPTION	INITIALS
A			

27-09-2017 18:41:42 \\siliconeng\CAD\User\Mehul\Single.rvt

GENERAL NOTES.

DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.

THE OWNER, BUILDER AND/OR SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND ANY SPECIFICATIONS PRIOR TO COMMENCING ANY WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS CODES (CURRENT EDITIONS), BUILDING REGULATIONS, LOCAL BY-LAWS AND RESCODE REQUIREMENTS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.

1. THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL OR CIVIL ENGINEERING COMPUTATIONS AND DRAWINGS.

   THESE PLANS SHALL BE READ IN CONJUNCTION WITH THE SOIL REPORT. FOOTINGS ARE TO BE FOUNDED AT THE MINIMUM DEPTHS INDICATED I THE SOIL REPORT.

   WHERE THE BUILDING (OTHER THAN A CLASS 10a) IS LOCATED IN A DESIGNATED TERMITE INFESTATION AREA THE BUILDING SHALL BE PROTECTED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS.

2. STORMWATER SHALL BE TAKEN TO THE LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF THE RELEVANT AUTHORITY.

3. SEWER OR SEPTIC SYSTEMS SHALL BE IN ACCORDANCE WITH THE RELEVANT AUTHORITY REQUIREMENTS.

4. FOOTINGS ARE NOT TO ENCROACH OVER ANY TITLE BOUNDARIES AND/OR EASEMENT LINES.

5. FOR BUILDINGS IN CLOSE PROXIMITY TO THE SEA ENSURE THAT ALL STEELWORK, BRICK CAVITY TIES, STEEL LINTELS ETC. THAT ARE IMBEDDED OR FIXED TO MASONARY BE PROTECTED IN ACCORDANCE WITH A.S. 3700-2001 (TABLE 2.2), HOT DIP GALVANIZED, STAINLESS STEEL OR CADMIUM COATED.

6. BUILDING SETBACKS ARE FROM TITLE LINE (NOT FENCELINE) REFER TITLE RE-ESTABLISHEMENT PLAN FOR CORRECT OFF SETS IN RELATION TO FENCELINES

7. ALL WET AREAS ARE TO COMPLY WITH B.C.A. 3.8.1 OR A.S. 3740-2004. WALL FINISHES SHALL BE IMPERVIOUS TO A HEIGHT OF 1800MM ABOVE FLOOR LEVEL TO ANY SHOWER ENCLOSURES AND 150MM ABOVE BATHS, BASINS, SINKS AND TROUGHS IF WITHIN 75MM OF THE WALL.

8. RISERS -190MM MAXIMUM, 115MM MINIMUM. GOING -355MM MAXIMUM, 240MM MINIMUM. RISERS AND TREADS ARE TO BE CONSTANT IN SIZE THRU-OUT FLIGHT. PROVIDE NON-SLIP FINISH OR SUITABLE NON-SKID STRIP NEAR EDGE OF NOSINGS.
   ENSURE A MAXIMUM GAP BETWEEN RISERS IS NOT TO EXCEED 125MM OR USE CLOSED RISERS.PROVIDE CONTINUOUS HANDRAILING 1000MM MINIMUM HEIGHT TO BALCONIES AND DECKS WHICH ARE 1000MM OR GREATER ABOVE GROUND LEVEL.
   HANDRAILS ARE TO BE A MINIMUM OF 865MM ABOVE STAIR NOSINGS AND LANDINGS. MAXIMUM GAP BETWEEN BALUSTERS SHALL BE 125MM.

9. SMOKE ALARMS ARE TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH A.S. 3786-1993, AND UNLESS INSTALLED IN AN EXISTING PART OF A CLASS 1, 2 OR 3 BUILDING OR A CLASS 4 PART OF A BUILDING THE SMOKE ALARM SHALL BE HARD-WIRED WITH A BATTERY BACK-UP INTERCONNECTED.

BRICKWORK:

PROVIDE WALL-TIES TO BRICKWORK AT A MAXIMUM OF 600MM IN EACH DIRECTION AND WITHIN 300MM OF ANY ARTICULATION JOINTS. FOR PERPS AND BEDS JOINTS SPACINGS (REFER TO BCA PART 3.3.1)

SPECIFICATION NOTES:

TIMBER FRAMING:

ALL TIMBER FRAMING THRU-OUT IS TO BE IN ACCORDANCE WITH A.S. 1684 AND ALSO READ IN CONJUNCTION WITH THE ENGINEERS DETAILS AND DRAWINGS.

FLOORING & FOOTINGS:

FINISHED FLOOR LEVELS ARE NOMINAL ONLY AND SHOULD BE CONFIRMED PRIOR TO START OF WORK.

READ IN ACCORDANCE WITH THE SOIL REPORT REQUIREMENTS. READ IN CONJUNCTION WITH THE ENGINEERS DETAILS FOR ALL FOOTING SIZE & DETAILS.

PLEASE NOTE MINIMUM FOUNDING DEPTH TO BE DETERMINED AS "NOTED" IN THE SOIL REPORT

WALL LINTELS & SUPPORT STUDS THRU-OUT:

FOR ALL EXTERNAL PERIMETER LOAD-BEARING LINTELS AND THEIR SUPPORTING STUDS REFER TO THE ENGINEERS DETAILS AND DRAWINGS AND TO GENERAL SPECIFICATIONS

INTERNAL DOORS:

ALL INTERNAL DOORS ARE TO BE 2040mm HIGH UNLESS NOTED OTHERWISE ON THE PLAN.

WC DOORS:

HINGED DOORS THAT OPEN INWARDS TOWARDS THE PAN BUT THE EDGE OF THE DOOR IS A MINIMUM OF 1200MM AWAY FROM THE PAN AT ITS NEAREST POINT, MUST HAVE DEMOUNTABLE HINGES TO ALLOW EASY REMOVAL OF THE DOOR FROM THE OUTSIDE THE WC COMPARTMENT.

ROOFING:

CONCRETE TILED ROOF OVER ROOF BATTENS AT 330 CTRS. TYPICAL THRU-OUT UNLESS NOTED OTHERWISE.
METAL EITHER TIMBER OR METAL BATTENS TO BE USED & FIXED IN ACCORDANCE WITH THE MANUFACTURERS DETAILS & SPECIFICATIONS & PROVIDE APPROVED CAPPING & FLASHING THRU-OUT.

SELECTED TIMBER FRAMED ROOF TRUSS AT 600mm MAX CTRS. TO MANUFACTURERS SPECIFICAIONS UNESS NOTED OTHERWISE.

PLASTERBOARD LINED CEILINGS THRU-OUT.

SELECTED PROFILE METAL EAVES GUTTER & FASCIA TO THE PERIMETER OF THE ROOF AREA.

ALSO READ IN CONJUNCTION WITH ANY ENGINEERS DETAILS & DRAWINGS FOR ANY ROOF BEAMS, LINTELS, ETC.

4.5mm THICK F.C. SHEET CEILING LINING TO THE UNDERSIDE OF THE FIRST FLOOR EAVES.

LINTEL NOTES:

BUILDER IS TO NOTE THAT LINTELS SELECTED BY THE ENGINEER ARE DESIGNED TO CARRY ONLY STANDARD TILE ROOFING & TRUSS LOADS WHERE ARE AT 600mm MAXIMUM CTRS. IF ANY GIRDER TRUSSES ARE LOCATED DIRECTLY ON ANY LINTELS.

TRUSS MANUFACTURER AND / OR BUILDER IS TO REFER TO THE ENGINEER TO CONFIRM IF LINTEL & SUPPORTING STUDS ARE ADEQATE.

ENGINEER'S DRAWINGS TAKE PRECEDENCE OVER NOMINAL SIZES INDICATED ON THESE PLANS.

WINDOWS:

ALL GLAZING SHALL CONFORM TO AS1288-2006.
WINDOW SIZES SHOWN ARE NOMINAL DEPENDING ON THE WINDOW MANUFACTURERS CLOSEST STANDARD SPECIFICAIONS.

1. ALL GLAZING IS TO BE IN ACCORDANCE WITH AS1228-2006.
2. READ IN CONJUNCTION WITH THE WINDOW SCHEDULE & ELEVATIONS.
3. ALL EXTERNAL DOORS ARE TO FITTED WITH WEATHER STRIPS.
4. 'F' DENOTES FIXED GLAZING, 'D' DENOTES OPENABLE SASH.

NOTE: THESE HEIGHTS MAY VARY SLIGHTLY ACCORDING TO DIFFERENCES IN BRICK SIZES.

WALLING:

90mm WIDE STUD FRAME WALLS THRU-OUT
MGP10 GRADE
90x35 COMMON STUDS

70x35 NOGGINGS
2(90x35) TOP PLATES
2(90x45) JAMB STUDS

LININGS:

10mm PLASTERBOARD TO ALL INTERNAL WALLS.
10mm PLASTERBOARD TO CEILINGS.
SELECTED WATER RESISTANT SUB-STRATE & TILING TO WE AREAS.

HEATING & COOLING:

ALL HEATING & COOLING UNITS, SIZES, TYPES & LOCATIONS ARE TO BE CONFIRMED BETWEEN THE BUILDER & THE SUPPLIER.

ALL HEATING & COOLING DUCTS & VENT LOCATIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO COMMENCEMENT OF BUILDING TO DETERMINE IF ANY ADDITIONAL RISER DUCTS ARE REQUIRED.

ALL HEATING & COOLING POINTS LOCATIONS, MAY VARY FROM PLAN TO PLAN.

GEOTECHNICAL:

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH A GEOTECHNICAL REPORT. IT IS THE BUILDERS'S RESPONSIBILITY TO OBTAIN SUCH REPORTS PRIOR TO COMMENCEMENT OF WORKS.

FULL HEIGHT CONTROL JOINTS (FOOTING TO EAVES) AT 5m MAX CTRS UNLESS OTHERWISE STATED IN THE SOIL REPORT.

REFER TO SOIL REPORT.

6 STAR ENERGY UPGRADE:

1. ALL EXTERNAL GAPS & CRACKS TO WINDOW/DOOR FRAMES SEALED ON CONSTRUCTION.
2. SISALATION APPLIED TO ALL WALLS, & GAPS/JOINS SEALED.
3. SELF CLOSING EXHAUST FANS THROUGHOUT OR 'DRAFT STOPPER' SHROUDS OVER EXHAUST FANS.
4. WEATHER STRIPS/SEALS TO ALL EXTERNAL HINGED DOORS AND INTERNAL GARAGE ACCESS DOOR.
5. ALL CHIMNEYS FITTED WITH DAMPERS.
6. ALL DOWNLIGHTS OF "CLOSED-RING" TYPE.
7. INSULATION LEVELS AS DETAILED IN ATTACHED ENERGY RATING ASSESSOR'S REPORT.

LINTEL SCHEDULE

MEMBER SIZE	UPPER FLOOR & SINGLE STOREY MAX SIZE OF OPENING (mm)	LOWER FLOOR (DOUBLE STOREY) MAX SIZE OF OPENING (mm)
90x45 F17 KDHW	1000	800
140x45 F17 KDHW	1400	1200
190x45 F17 KDHW	1900	1600
240x45 F17 KDHW	2400	2000
290x45 F17 KDHW	2900	2400
190x45 F17 KDHW	1900	1600
90x45 F17 KDHW	1000 FRONT DOOR	800
90x45 F17 KDHW	900 GARAGE REAR DOOR	800

SOIL CLASSIFICATION: "X"

REPORT NO:	S00000
BY:	FMG
DATE:	00/00/2015
B.A.L.:	XX
WIND SPEED:	N-X

WALLING FRAME SIZES

EXTERNAL STUDS	450mm
INTERNAL STUDS	450mm

ENERGY REPORT - INSULATION

INSULATION TO BE INSTALLED TO THE FOLLOWING AREAS:

CEILINGS	R 2.5
WALLS	R 1.5 + SISALATION

REQUIREMENTS ARE AS PER STANDARD INCLUSION PENDING ENERGY REPORT - REF NO#

SK1 - DRAWN		SK1 - ESTIMATING QA		TENDER DWGS		BP - COMMUNICATED		TENDER ESTIM QA		COLOURS APPLIED		DA - COMMUNICATED		CONT DWG COMPLETED		CONTRACT EST QA		PRESITE QA		PRODUCTION EST QA		FINAL PLANS	
APPROVED BY	SILICON	APPROVED BY	LIH	APPROVED BY	SILICON	APPROVED BY	LIH	APPROVED BY	LIH	APPROVED BY	RAJ	APPROVED BY	LIH	APPROVED BY	RAJ	APPROVED BY	LIH	APPROVED BY	LIH	APPROVED BY	LIH	APPROVED BY	LIH
NAME	DATE	NAME	DATE	NAME	DATE	NAME	DATE	NAME	DATE	NAME	DATE	NAME	DATE	NAME	DATE	NAME	DATE	NAME	DATE	NAME	DATE	NAME	DATE
QUOTE REF	VO - NO. 1	QUOTE REF	VO - NO. 1	QUOTE REF	VO - NO. 2	QUOTE REF	VO - NO. 5	QUOTE REF	VO - NO. 3	QUOTE REF	VO - NO. 4	QUOTE REF	VO - NO. 5	QUOTE REF	VO - NO. 5	QUOTE REF	VO - NO. 6,7	QUOTE REF	VO - NO. 8	QUOTE REF	VO - NO. 9	QUOTE REF	VO - NO. 9
Q1 - DATE	DATE	Q2 - DATE	DATE	Q3 - DATE	DATE	Q4 DATE	DATE	Q4 DATE	DATE	Q4 DATE	DATE	Q4 DATE	DATE	Q4 DATE	DATE	Q4 DATE	DATE	Q4 DATE	DATE	Q4 DATE	DATE	DATE	DATE
SK1 - CHECK	LIH	EST QA APPL	LIH	SK3/TEN CHK	LIH	BP ITEMS APPL	LIH	EST QA APPL	RAJ	COL CHK APPL	LIH	DA ITEMS APPL	LIH	CONT CHK APPL	LIH	CON QA APPL	LIH	PSITE CHK APP	LIH	PROD QA APPL	LIH	ALL VARIATIONS APPLIED	
NAME	DATE	NAME	DATE	NAME	DATE	NAME	DATE	NAME	DATE	NAME	DATE	NAME	DATE	NAME	DATE	NAME	DATE	NAME	DATE	NAME	DATE	NAME	DATE

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CONFIRM THESE DRAWINGS ACCORD WITH OUR REQUIREMENTS AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES.

SIGNED..... DATE.....

SIGNED..... DATE.....

PROJECT

SHEET CONTENT: GENERAL NOTES

HOUSE TYPE:

MAX LOT WIDTH: 17.71

PROPERTY ADDRESS: STREET NAME

CLIENT:

NORTH:

SCALE: 1 : 1

DATE:

DRAWN:

CHECKED:

SHEET NUMBER: 1.2

JOB NUMBER:

JOB ISSUE:

REVISIONS

ISSUE	DATE	REVISION DESCRIPTION	INITIALS

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NOTE: SITE SCRAPE
SCRAPE SITE TO REMOVE SURFACE VEGETATION AND PROVIDE LEVEL BUILDING PLATFORM. PROVIDE ADDITIONAL CUT TO GARAGE AREA TO ACCOMMODATE 86mm SLAB STEP DOWN.

NOTE: SITE CLEAR
REQUIRES THE SITE TO BE CLEAR OF ALL OBSTRUCTIONS, INCLUDING EXISTING SITE RUBBLE, EXISTING STRUCTURES, PAVING AND FENCING, PRIOR TO SITE START.

NOTE: AUTHORITY APPROVAL
SITING OF PROPOSED RESIDENCE IS SUBJECT TO APPROVAL BY DEVELOPER AND RELEVANT LOCAL AUTHORITY.

NOTE: BACK FILL
SITE TO BE BACK FILLED TO REBATE HEIGHT & FALL AWAY FROM DWELLING.

NOTE: DRIVEWAY GRADIENT
DRIVEWAY TO BE GRADED TO ENSURE MAXIMUM 1:6 GRADIENT FROM CROSSOVER TO GARAGE FLOOR.

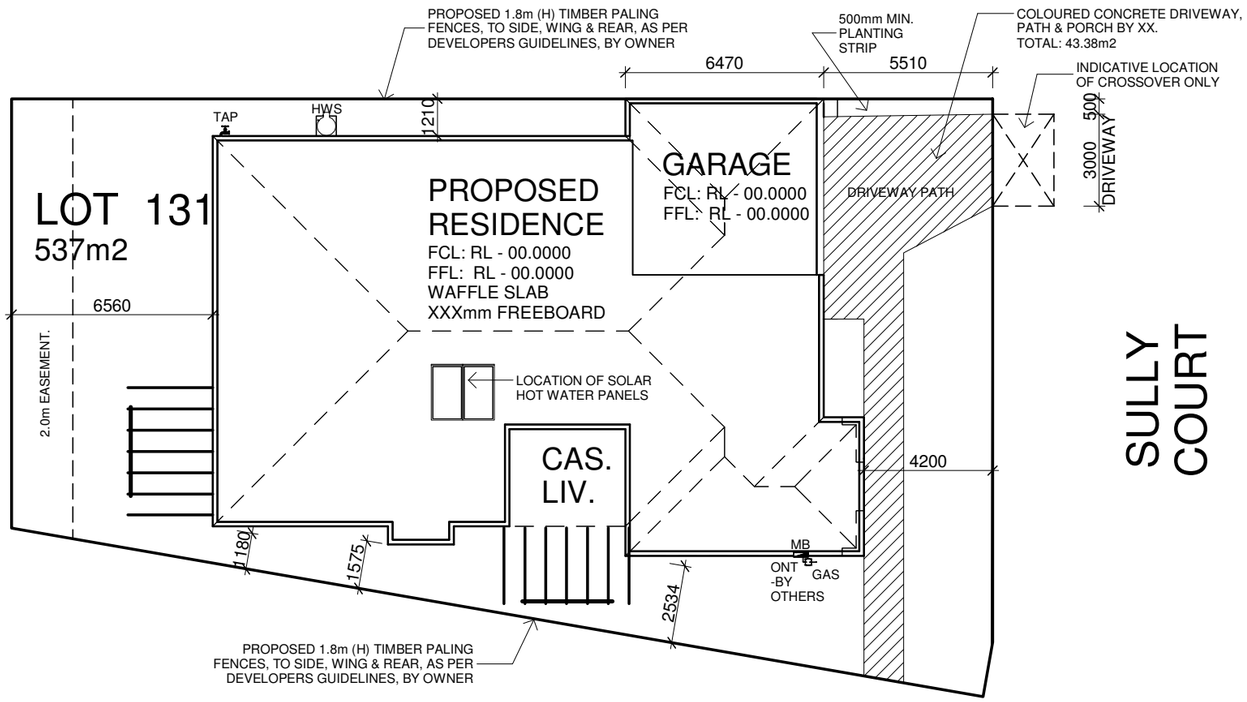
NOTE: EASEMENTS
FOUNDATION MAYBE AFFECTED DUE TO PIPE DEPTH AND RESULTING ANGLE OF REPOSE CONSIDERATIONS.

NOTE: TERMITE PROTECTION
PROVIDE TERMITE TREATMENT IN ACCORDANCE WITH AS 3660.1

SITE SPECIFIC NOTES

NOTE: DRIVEWAY, PORCH & PATH
DRIVEWAY, PORCH & FRONT PATH TO BE CONSTRUCTED OF CONCRETE, COMPLETED BY OWNER & TO COMPLY WITH RELEVANT DESIGN GUIDELINES.

NOTE: FENCING
SIDE, REAR & WING FENCE TO BE CONSTRUCTED AS PER DEVELOPERS GUIDELINES REQUIREMENTS & COMPLETED BY OWNER.



SITE PLAN
SCALE 1 : 200

LEGEND

	- GAS METER
	- HOT WATER SYSTEM
	- METER BOX
	- TITLE PEG
	- SEWER VENT / I.S.
	- TELSTRA PIT
	- TREE
	- STREET SIGN
	- SEWER MANHOLE
	- ELECT. PIT
	- ELEC. POLE
SEP	- SIDE ENTRY PIT
	- WATER VALVE
	- S/W PROPERTY INLET
	- WATER METER
	- STORM WATER PIT
	- TBM
HAB	- HABITABLE ROOM WINDOW
GW	- SIGN STAMPED ON CONCRETE KERB
NHAB	- NON-HABITABLE ROOM WINDOW
P.O.S	- PRIVATE OPEN SPACE
E E	- POWERLINES
	- PROPOSED FENCE
O O	- EXISTING FENCE
S S	- SEWER PIPE
	- STORM WATER PIPE
	- EASEMENT
	- SILT PIT
	- AG DRAIN
	- RETAINING WALL

TOTAL HOUSE AREA

TOTAL HOUSE AREA	**278.92**	**m²**
SITE AREA	537	**m²**
SITE COVERAGE	**51.94**	**%**
PAVING	**46.36**	**m²**
PERMEABLE COVERAGE	**39.43**	**%**

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PROJECT

SHEET CONTENT: SITE PLAN

HOUSE TYPE:

MAX LOT WIDTH: 17.71

PROPERTY ADDRESS: STREET NAME

CLIENT:

NORTH:

SCALE: As indicated

DATE:

DRAWN:

CHECKED:

SHEET NUMBER: 2.1

JOB NUMBER:

JOB ISSUE: A

REVISIONS

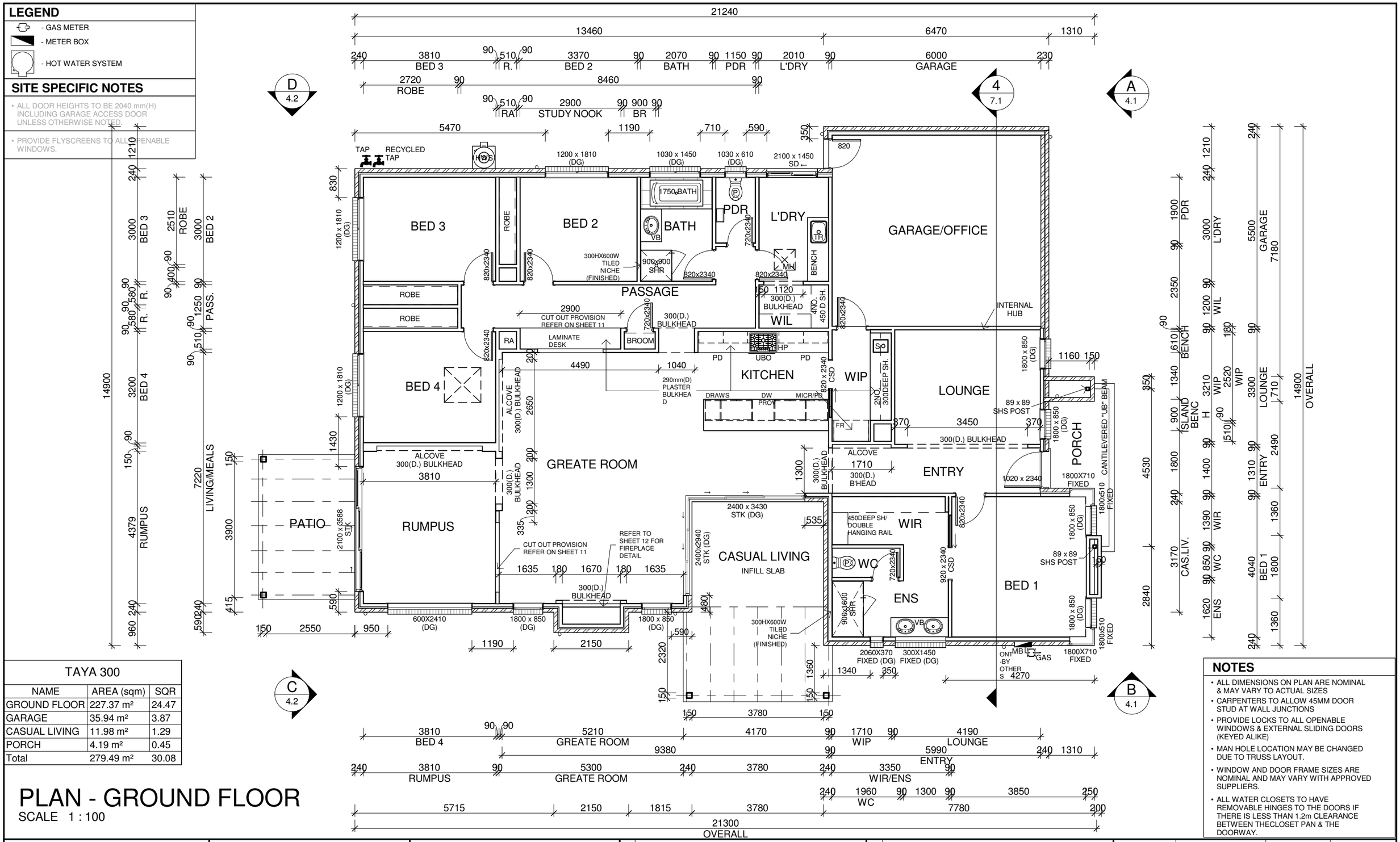
ISSUE	DATE	REVISION DESCRIPTION	INITIALS
A			

LEGEND

- GAS METER
- METER BOX
- HOT WATER SYSTEM

SITE SPECIFIC NOTES

- ALL DOOR HEIGHTS TO BE 2040 mm(H) INCLUDING GARAGE ACCESS DOOR UNLESS OTHERWISE NOTED.
- PROVIDE FLYSCREENS TO ALL OPENABLE WINDOWS.



TAYA 300		
NAME	AREA (sqm)	SQR
GROUND FLOOR	227.37 m²	24.47
GARAGE	35.94 m²	3.87
CASUAL LIVING	11.98 m²	1.29
PORCH	4.19 m²	0.45
Total	279.49 m²	30.08

PLAN - GROUND FLOOR

SCALE 1 : 100

NOTES

- ALL DIMENSIONS ON PLAN ARE NOMINAL & MAY VARY TO ACTUAL SIZES
- CARPENTERS TO ALLOW 45MM DOOR STUD AT WALL JUNCTIONS
- PROVIDE LOCKS TO ALL OPENABLE WINDOWS & EXTERNAL SLIDING DOORS (KEYED ALIKE)
- MAN HOLE LOCATION MAY BE CHANGED DUE TO TRUSS LAYOUT.
- WINDOW AND DOOR FRAME SIZES ARE NOMINAL AND MAY VARY WITH APPROVED SUPPLIERS.
- ALL WATER CLOSETS TO HAVE REMOVABLE HINGES TO THE DOORS IF THERE IS LESS THAN 1.2m CLEARANCE BETWEEN THECLOSET PAN & THE DOORWAY.

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PROJECT

SHEET CONTENT: PLAN - GROUND FLOOR

HOUSE TYPE:

MAX LOT WIDTH: 17.71

PROPERTY ADDRESS: STREET NAME

CLIENT:

NORTH:

SCALE: As indicated

DATE:

DRAWN:

CHECKED:

SHEET NUMBER: 3.1

JOB NUMBER:

JOB ISSUE: A

REVISIONS

ISSUE	DATE	REVISION DESCRIPTION	INITIALS
A			

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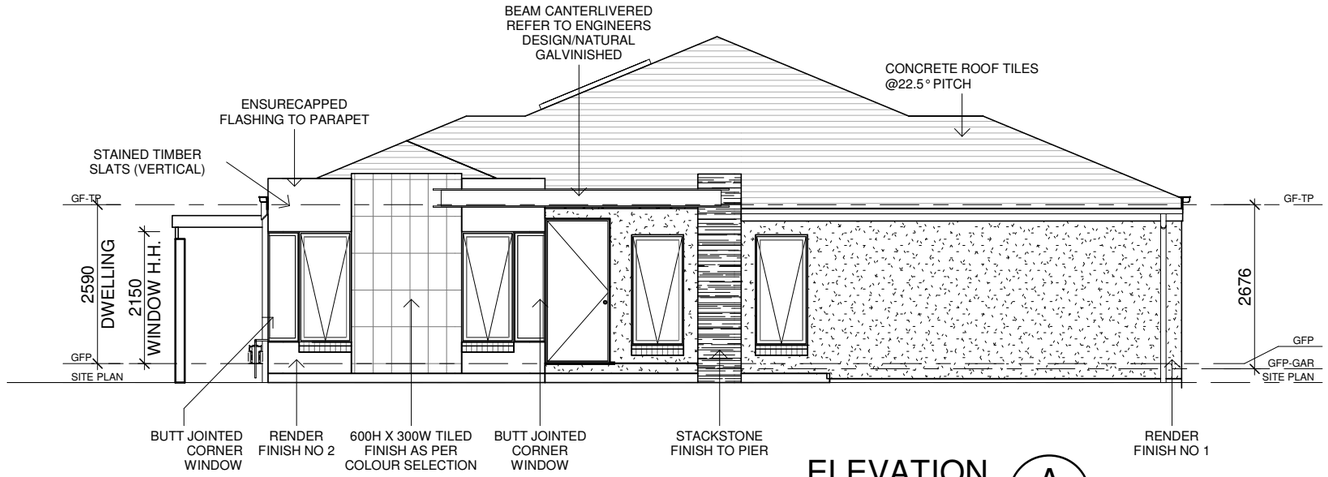
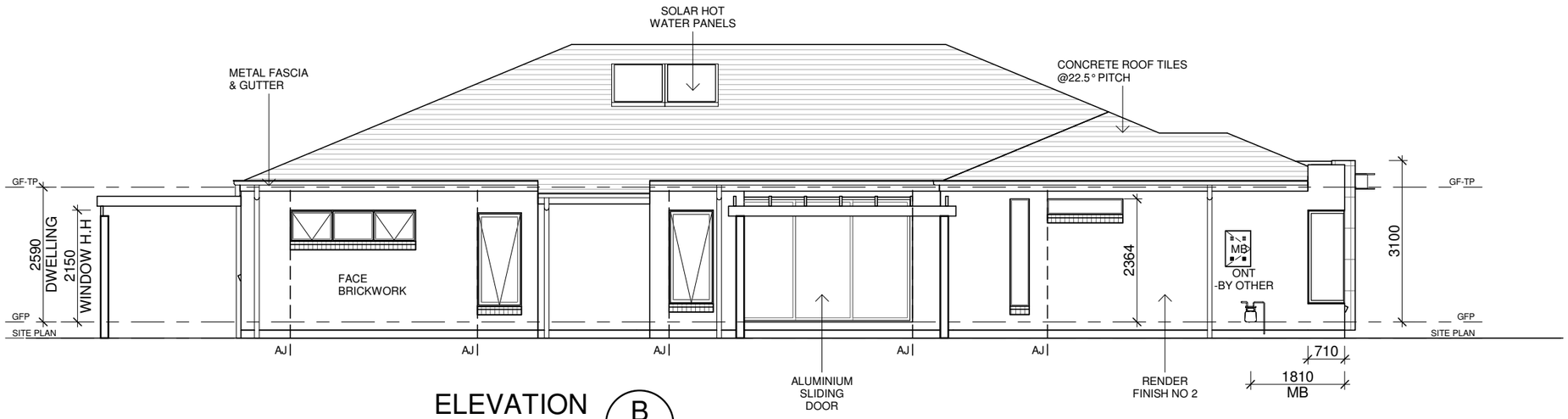
BRICKY'S NOTE

- ARTICULATION JOINTS TO ALL INTERNAL CORNERS.
- PERPS AND BEDS TO BE INSTALLED STRICTLY TO AS3700.
- USE INFILLS BESIDE WINDOWS AND DOORS IF NECESSARY.
- CUT BRICKS IF NECCESSARY.
- DO NOT UNDER ANY CIRCUMSTANCE COMPROMISE PERPS AND BEDS.
- LIFT WINDOWS TIGHT UNDER SIDE OF LINTEL BEFORE LAYING BRICK SILLS.



ELEVATION A / 3.1

SCALE 1 : 100



ELEVATION B / 3.1

SCALE 1 : 100

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SIGNED..... DATE.....

PROJECT

SHEET CONTENT: ELEVATIONS A & B

HOUSE TYPE:

MAX LOT WIDTH: 17.71

PROPERTY ADDRESS: STREET NAME

CLIENT:

NORTH:

SCALE: As indicated

DATE:

DRAWN:

CHECKED:

SHEET NUMBER: 4.1

JOB NUMBER:

JOB ISSUE: A

REVISIONS

ISSUE	DATE	REVISION DESCRIPTION	INITIALS
A			

BRICKY'S NOTE

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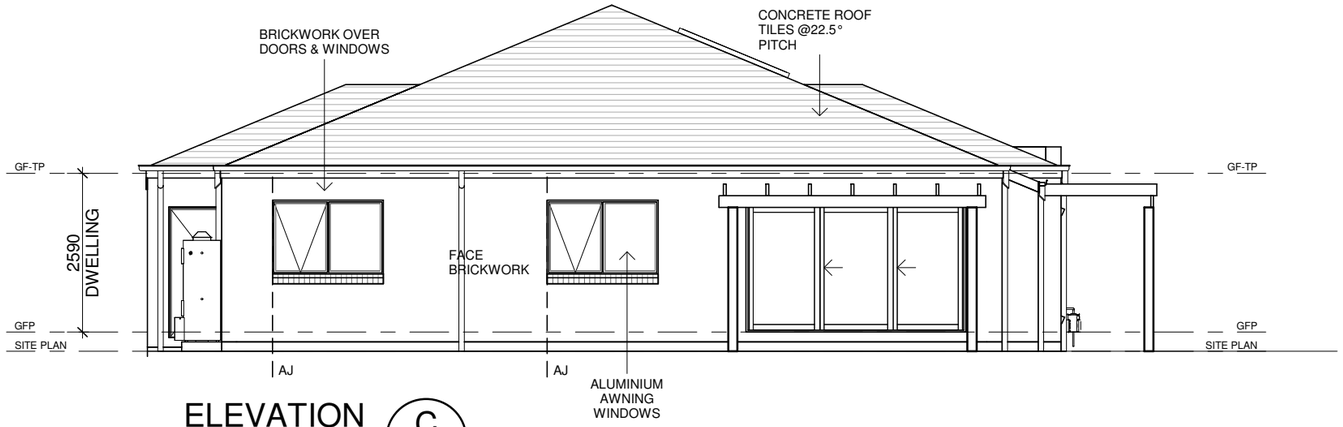
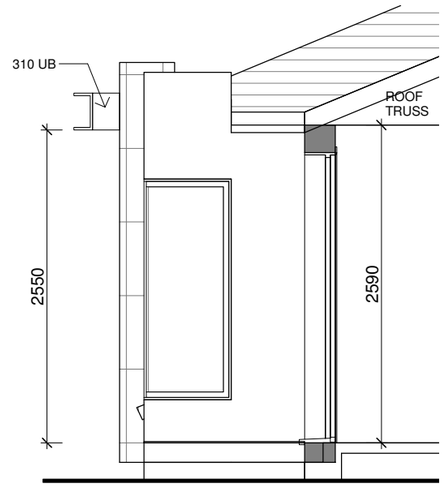
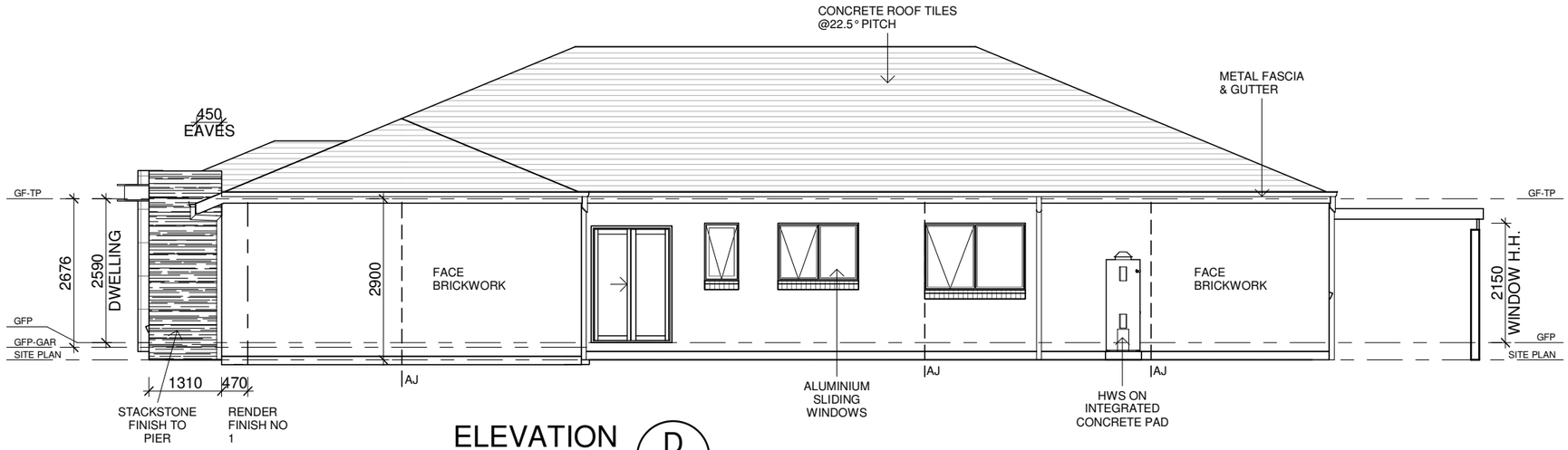
- USE INFILLS BESIDE WINDOWS AND DOORS IF NECESSARY.
- CUT BRICKS IF NECCESSARY.
- DO NOT UNDER ANY CIRCUMSTANCE COMPROMISE PERPS AND BEDS.
- LIFT WINDOWS TIGHT UNDER SIDE OF LINTEL BEFORE LAYING BRICK SILLS.



ELEVATION C / 3.1
SCALE 1 : 100



PORCH DETAIL
SCALE 1 : 50



ELEVATION D / 3.1
SCALE 1 : 100

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PROJECT

SHEET CONTENT: ELEVATIONS C & D

HOUSE TYPE:

MAX LOT WIDTH: 17.71

PROPERTY ADDRESS: STREET NAME

CLIENT:

NORTH:

SCALE: As indicated

DATE:

DRAWN:

CHECKED:

SHEET NUMBER: 4.2

JOB NUMBER:

JOB ISSUE: A

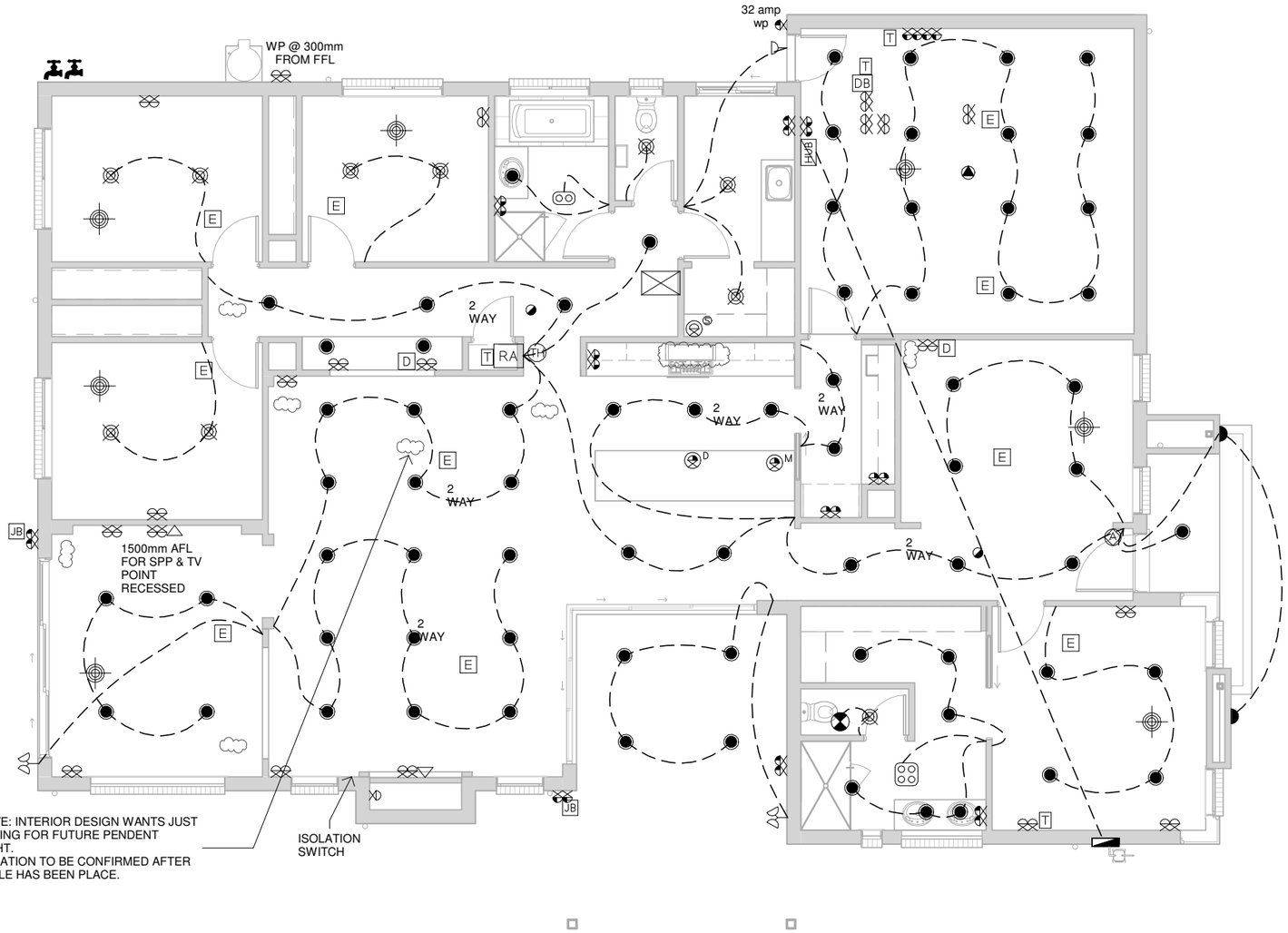
REVISIONS

ISSUE	DATE	REVISION DESCRIPTION	INITIALS
A			

WATTAGE CALCULATIONS

NCC PART 3.12.5.5 ARTIFICIAL LIGHTING LAMPPOWER DENSITY SHALL NOT EXCEED:
- 5W/sq.m FOR CLASS 1 BUILDING
- 4W/sq.m FOR VERANDAH, ALFRESCO, PORCH OR BALCONY
- 3W/sq.m FOR CLASS 10a BUILDING PERIMETER LIGHTING TO BE CONTROLLED BY A SENSOR OR HAVE A MAXIMUM OF 40 LUMENS PER WATT.
- SMOKE DETECTORS TO BE INTERCONNECTED AS PER NCC 2015.

AREA SPECIFIED	TOTAL AREA	ALLOWABLE WATTAGE	TOTAL WATTAGE
RESIDENCE 5W/sq.m	000.00 m2	MAX. 000.00 WATTS	000.00 W
PORCH 6W/sq.m:	00.00 m2	MAX. 00.00 WATTS	
GARAGE 3W/sq.m:	0.00 m2	MAX. 00.00 WATTS	



ELECTRICAL - GROUND FLOOR

SCALE 1 : 100

ELECTRICAL LEGEND

ALL ELECTRICAL LOCATIONS ARE INDICATIVE ONLY

	STANDARD BATTEN
	LED DOWNLIGHT (AS SELECTED)
	POWERSAVER 133 DOWNLIGHT (AS SELECTED)
	EXTERNAL LIGHT POINT
	FLOOD LIGHT - SINGLE
	FLOOD LIGHT - DOUBLE
	WALL LIGHT BATTEN HOLDER - INTERNAL
	WALL LIGHT BATTEN HOLDER - EXTERNAL
	600 FLUORO - SINGLE
	1200 FLUORO - SINGLE
	CEILING FAN
	CEILING FAN WITH LIGHT
	CEILING EXHAUST FAN
	SINGLE GPO - 300mm
	SINGLE GPO - 1100mm
	SINGLE GPO - 1350mm
WP	SINGLE GPO - EXTERNAL WEATHERPROOF
WP	DOUBLE GPO - EXTERNAL WEATHERPROOF
M	SINGLE GPO - FOR M/WAVE @ 750mm(H)
D	SINGLE GPO - DISHWASHER @ 750mm(H)
	DOUBLE GPO - 300mm
	DOUBLE GPO - 1100mm
	DOUBLE GPO - 1350mm
	TELEVISION POINT
PT	PAY TV POINT
	SMOKE DETECTOR
	GAS METER
	HOT WATER UNIT
	METER BOX
ECU	EVAPORATIVE COOLING UNIT - INDICATIVE LOCATION
	CEILING HEATING DUCT (APPROX. LOCATION)
TH	THERMOSTAT
E	EVAPORATIVE COOLING DUCT
RA	RETURN AIR
	HEATING UNIT WITH LIGHT & GPO IN CEILING
	POWER POINT FOR GARAGE REMOTE PANEL DOOR - LOCATE ON CEILING 3300mm FROM DOOR OPENING LINTEL & 200mm OFF DOOR CENTRE.
SS	20 AMP ISOLATION SWITCH HARD WIRED ON A SEPERATE CIRCUIT FOR AIR-CON. @ 500mm HIGH.
JB	JUNCTION BOX
A	ALARM UNIT (SENSOR & KEYPAD AS PER MANUFACTURERS' SPECIFICATIONS)
S	SINGLE GPO - FOR SECURITY SYS.
	HEATER/FAN UNIT - 2 GLOBE
	HEATER/FAN UNIT - 4 GLOBE
D	DATA POINT
HUB	HUB POINT
TP	TERMINATION POINT
T	TELEPHONE POINT
DB	DOOR BELL
AKP	ALARM KEYPAD
AM	ALARM MONITOR
	ALARM SENSORS (INDICATIVE ONLY)
	GARDEN TAP
V	VACUUM DUCT
VM	VACUUM MOTOR

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SIGNED..... DATE.....

PROJECT

SHEET CONTENT: ELECTRICAL - GROUND FLOOR

HOUSE TYPE:

MAX LOT WIDTH: 17.71

PROPERTY ADDRESS: STREET NAME

CLIENT:

NORTH:

SCALE: 1 : 100

DATE:

DRAWN:

CHECKED:

SHEET NUMBER: 5.1

JOB NUMBER:

JOB ISSUE: A

REVISIONS

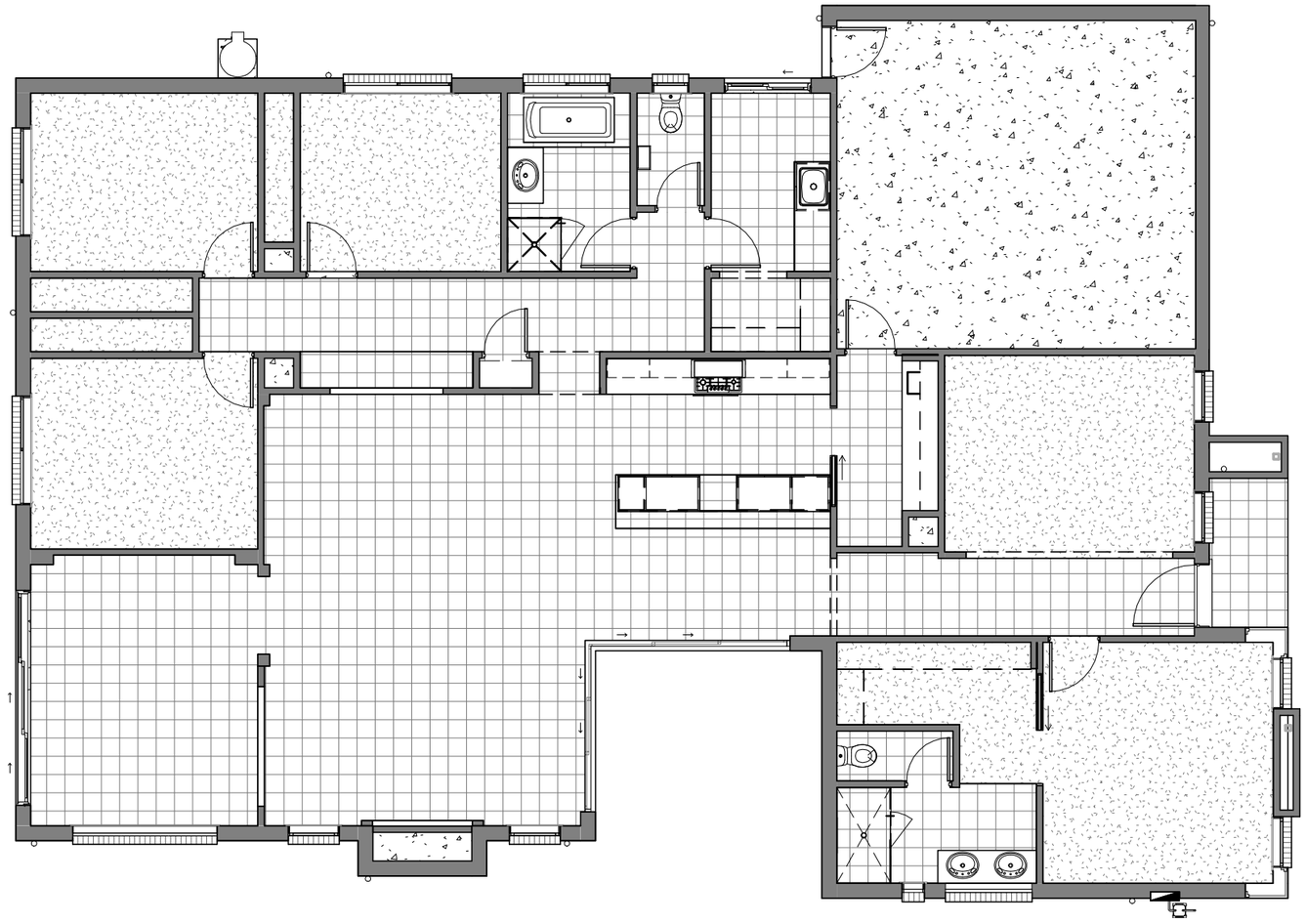
ISSUE	DATE	REVISION DESCRIPTION	INITIALS
A			

FLOOR COVERINGS

- DENOTES CARPET
- DENOTES TILES
- DENOTES NATURAL CONCRETE
- DENOTES LAMINATE FLOORING
- DENOTES EXPOSED AGGREGATE

NOTES:

- IF FLOOR COVERINGS ARE SUPPLIED BY THE PATTERNED HATCH SHOWN ON DRAWINGS DOES NOT INDICATE LAYOUT OR DIRECTION OF FINISH.



FLOORING - GROUND FLOOR

SCALE 1 : 100

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SIGNED..... DATE.....

PROJECT

SHEET CONTENT: FLOORING - GROUND FLOOR

HOUSE TYPE:

MAX LOT WIDTH: 17.71

PROPERTY ADDRESS: STREET NAME

CLIENT:

NORTH:

SCALE: As indicated

DATE:

DRAWN:

CHECKED:

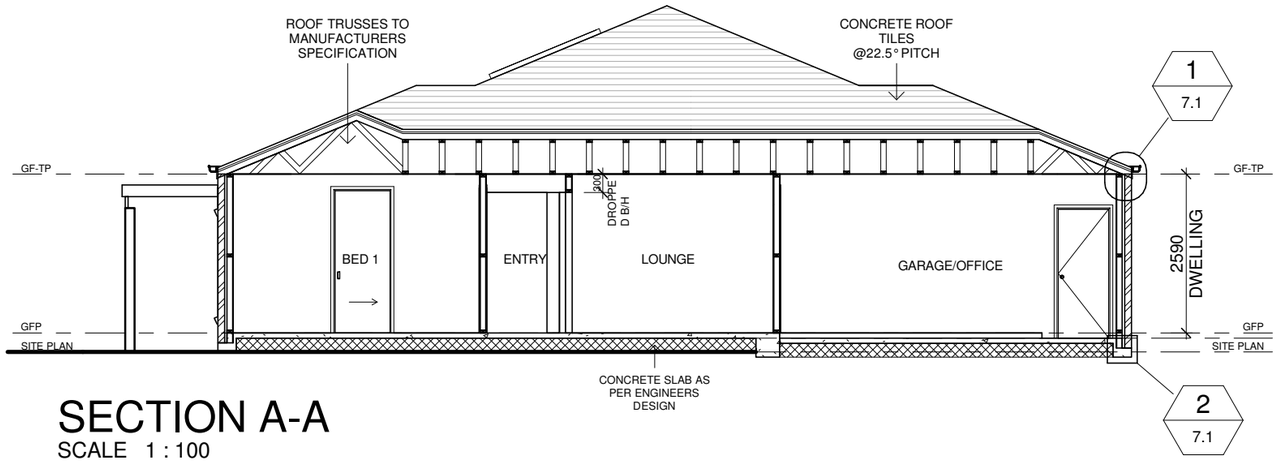
SHEET NUMBER: 6.1

JOB NUMBER:

JOB ISSUE: A

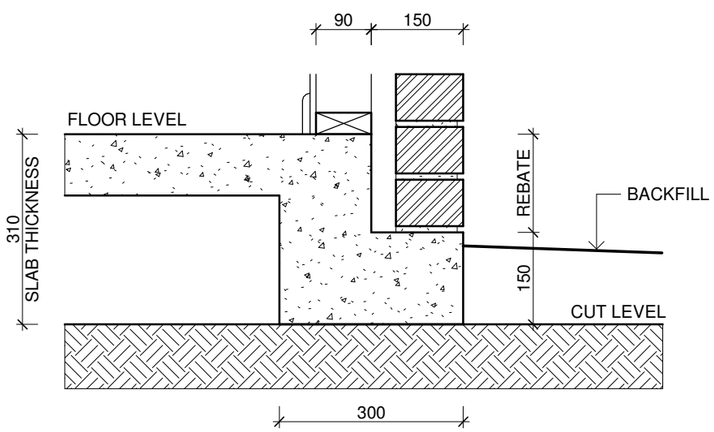
REVISIONS

ISSUE	DATE	REVISION DESCRIPTION	INITIALS
A			

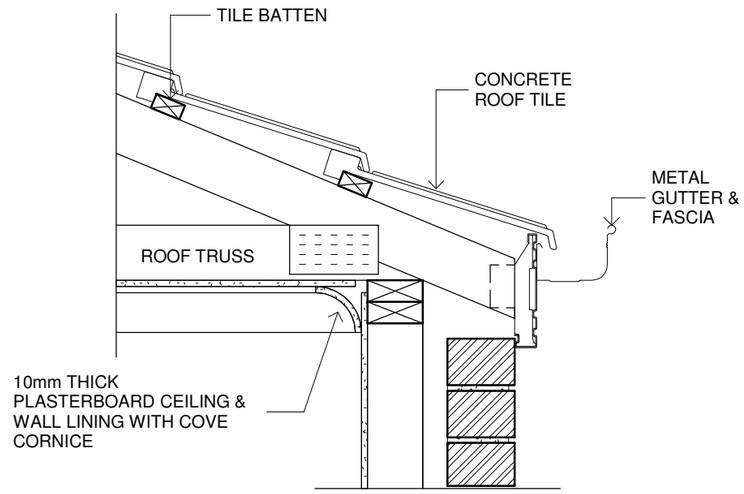


SECTION A-A
SCALE 1 : 100

THERE IS NO PERGOLA DETAIL IN REVIT TEMPLATE FILE SO WE DO NOT PREPARED AS PER YOUR INSTRUCTION.



2 - BRICK REBATE DETAIL
SCALE 1 : 10



1 - EAVE - ZERO DETAIL
SCALE 1 : 10

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SIGNED..... DATE.....

SIGNED..... DATE.....

PROJECT

SHEET CONTENT: SECTION & DETAILS

HOUSE TYPE:

MAX LOT WIDTH: 17.71

PROPERTY ADDRESS: STREET NAME

CLIENT:

NORTH:

SCALE: As indicated

DATE:

DRAWN:

CHECKED:

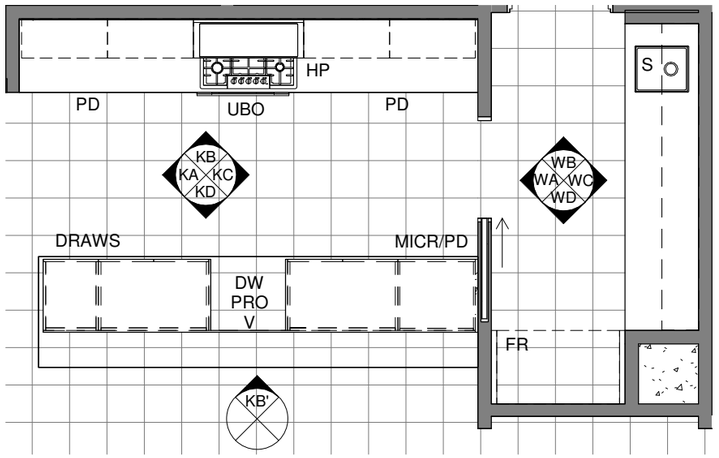
SHEET NUMBER: 7.1

JOB NUMBER:

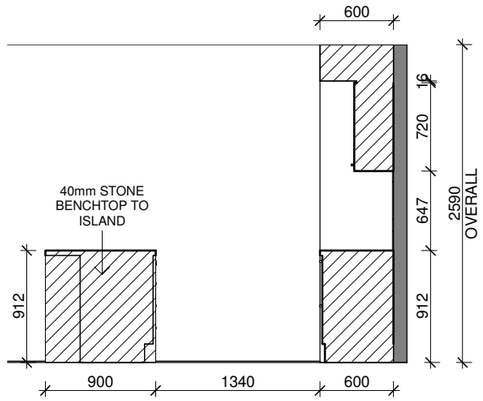
JOB ISSUE: A

REVISIONS

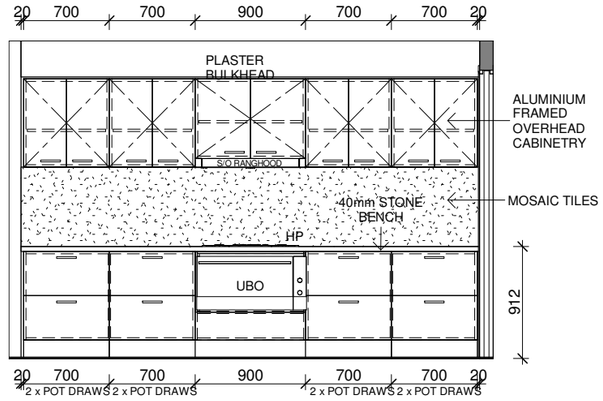
ISSUE	DATE	REVISION DESCRIPTION	INITIALS
A			



KITCHEN PLAN
SCALE 1 : 50



ELEVATION - KA



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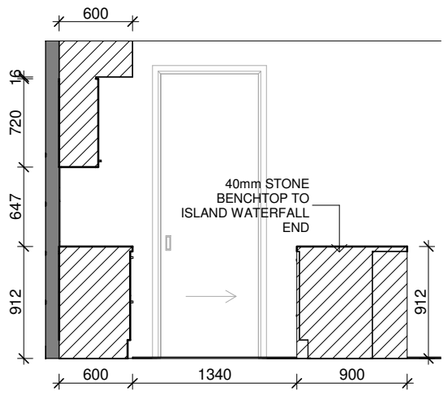
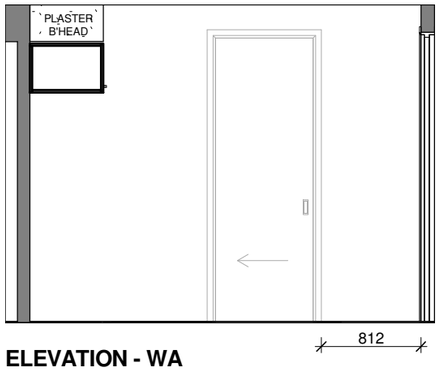


ELEVATION - KC

KITCHEN ELEVATIONS



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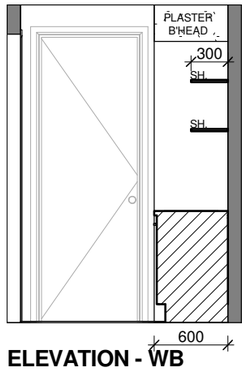
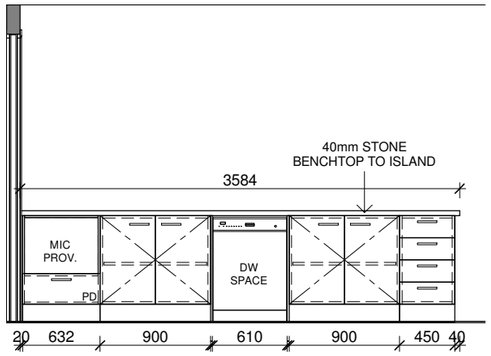


ELEVATION - WB

WIP ELEVATIONS



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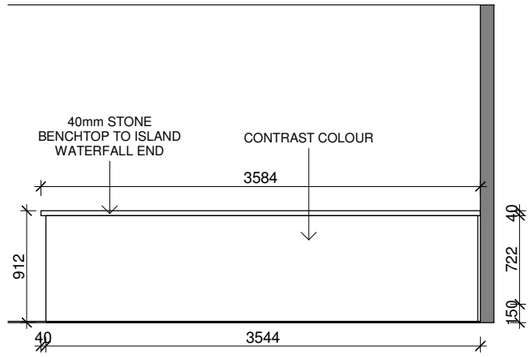

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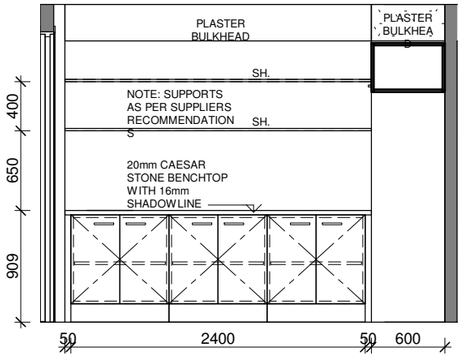
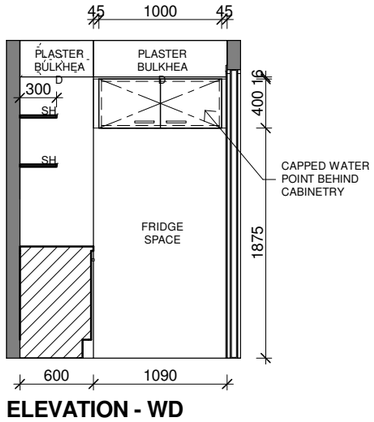
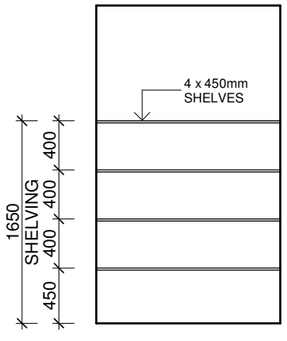


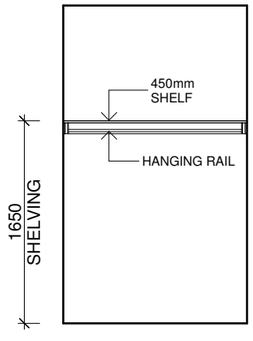
ELEVATION - WC



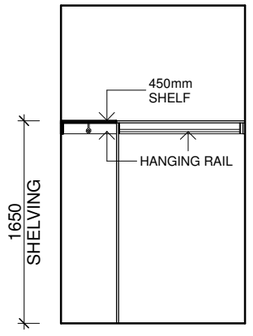
ELEVATION - WD



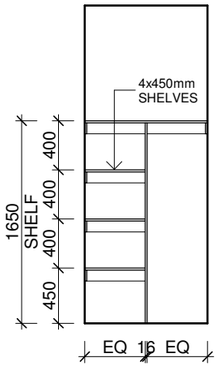
PANTRY / LINEN



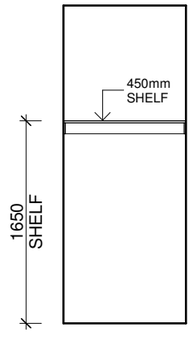
ROBE



W.I.R.



LINEN / BROOM



BROOM

TYPICAL INTERNAL ELEVATIONS

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DB NUMBER

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CONFIRM THESE DRAWINGS ACCORD WITH OUR REQUIREMENTS AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES.

SIGNED..... DATE.....

SIGNED..... DATE.....

PROJECT

SHEET CONTENT: KITCHEN & WIP

HOUSE TYPE:

MAX LOT WIDTH: 17.71

PROPERTY ADDRESS: STREET NAME

CLIENT:

NORTH:

SCALE: 1 : 50

DATE:

DRAWN:

CHECKED:

SHEET NUMBER: 8.1

JOB NUMBER:

JOB ISSUE: A

REVISIONS

ISSUE	DATE	REVISION DESCRIPTION	INITIALS
A			

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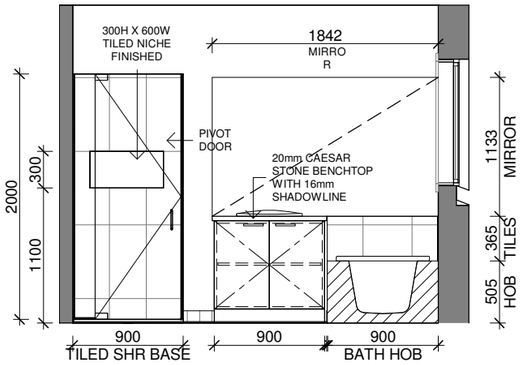
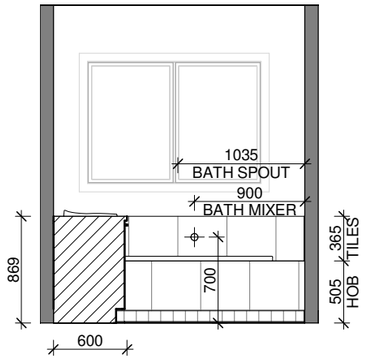
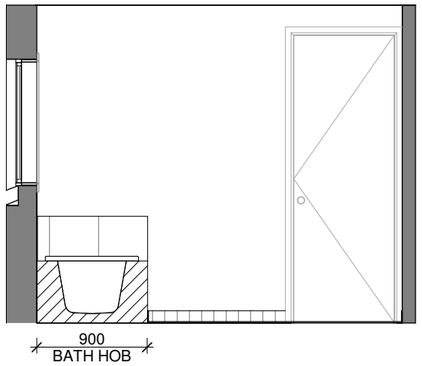


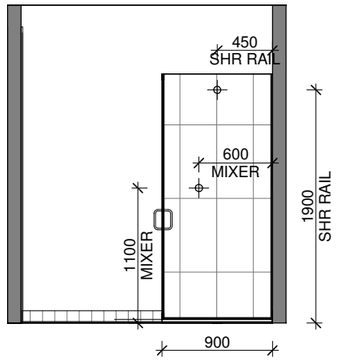
ELEVATION - BA



ELEVATION - BB

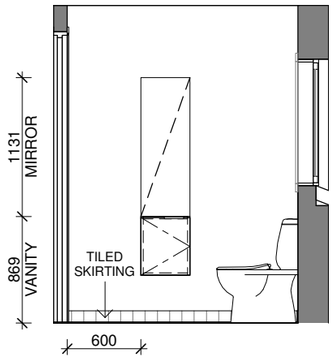


ELEVATION - BC

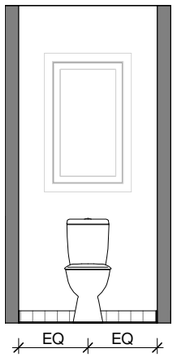


ELEVATION - BD

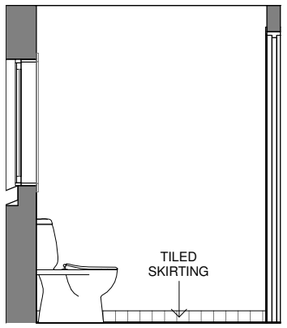
BATH ELEVATIONS



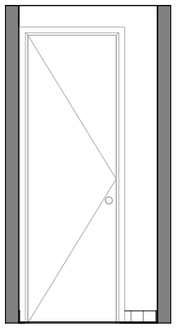
ELEVATION - PA



ELEVATION - PB

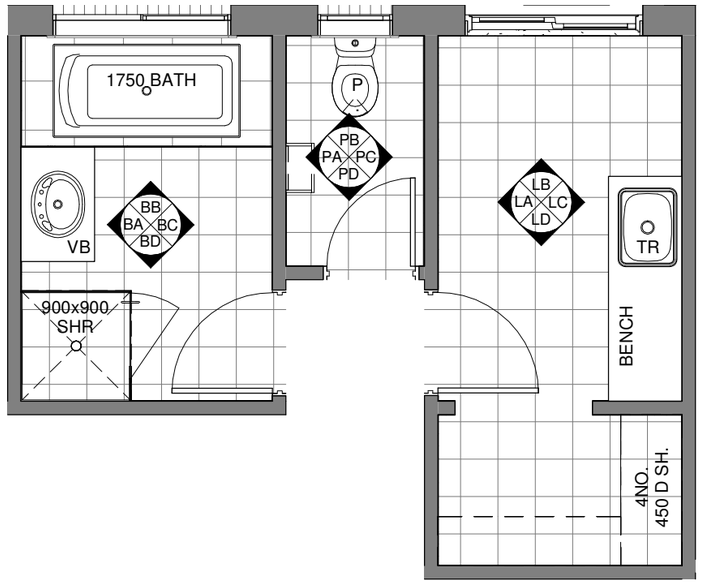


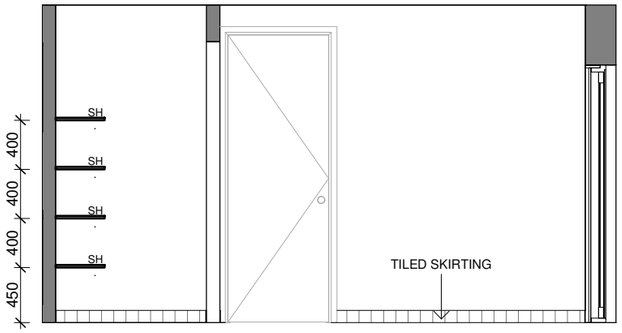
ELEVATION - PC



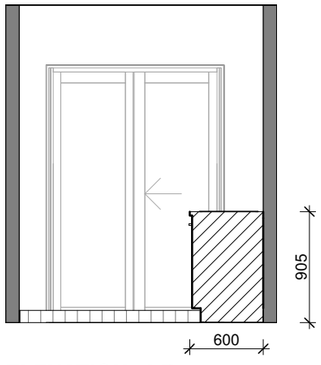
ELEVATION - PD

PDR ELEVATIONS





ELEVATION - LA



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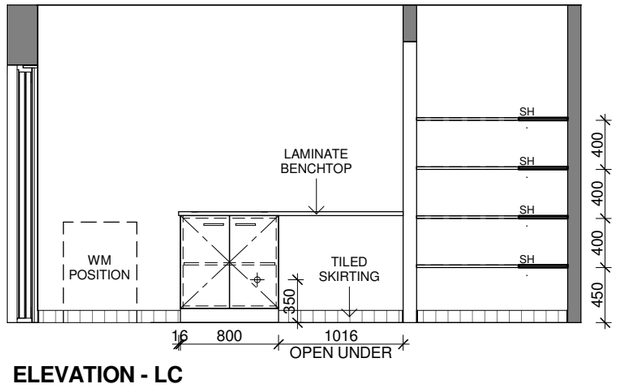
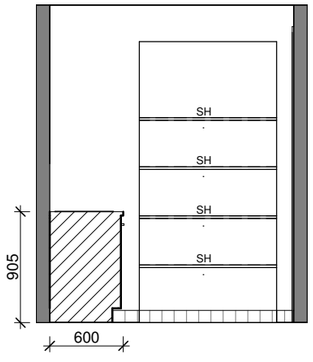


ELEVATION - LC



ELEVATION - LD

LAUNDRY ELEVATIONS

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CLIENT

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SIGNED..... DATE.....

SIGNED..... DATE.....

PROJECT

SHEET CONTENT: BATH & L'DRY

HOUSE TYPE:

MAX LOT WIDTH: 17.71

PROPERTY ADDRESS: STREET NAME

CLIENT:

NORTH:

SCALE: 1 : 50

DATE:

DRAWN:

CHECKED:

SHEET NUMBER: 8.2

JOB NUMBER:

JOB ISSUE: A

REVISIONS

ISSUE	DATE	REVISION DESCRIPTION	INITIALS
A			

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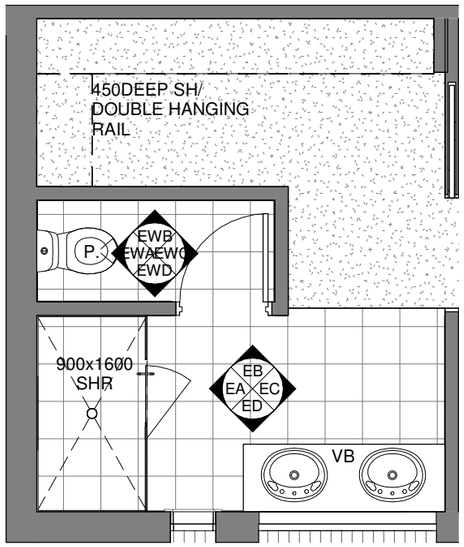
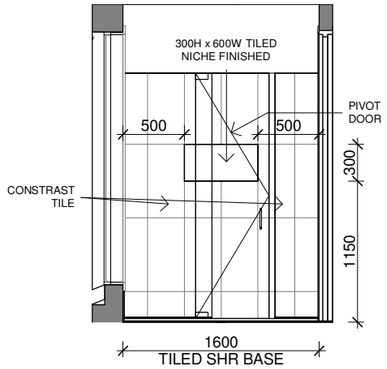


ENSUITE PLAN
SCALE 1 : 50



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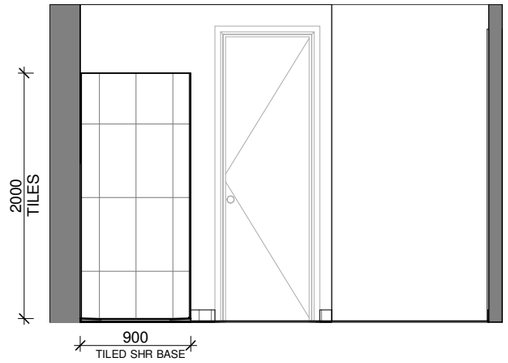
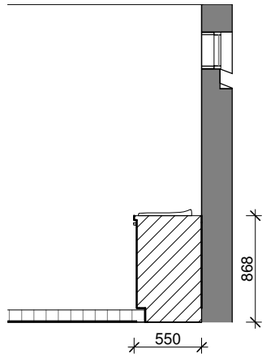


ELEVATION - EB



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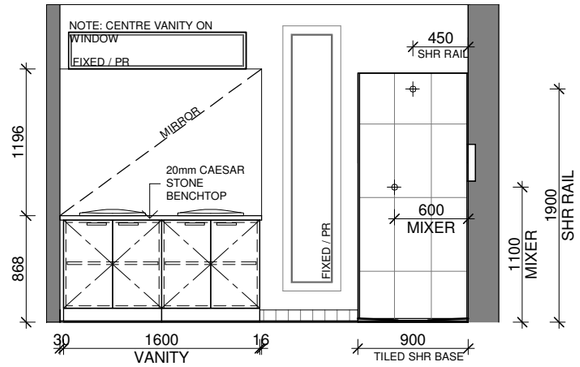
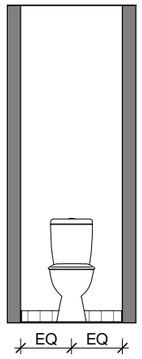
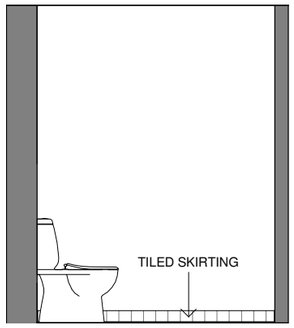


ELEVATION - ED

ENSUITE ELEVATIONS



ELEVATION - EWA



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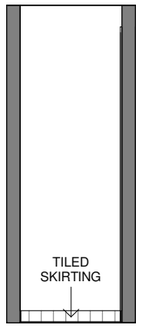

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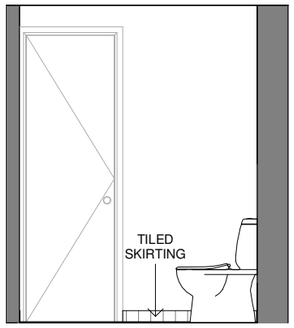
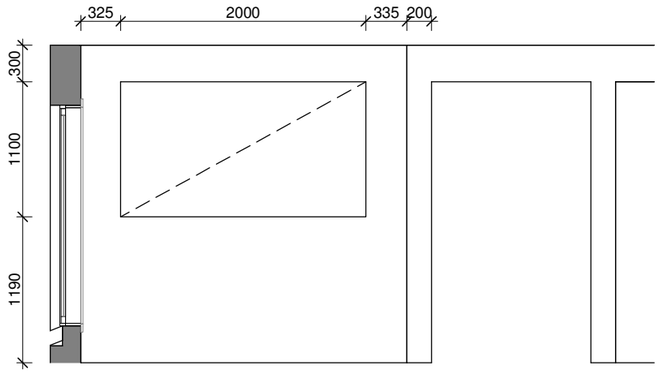


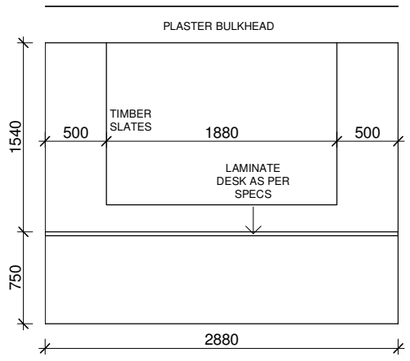
ELEVATION - EWD

ENSUITE WC ELEVATIONS

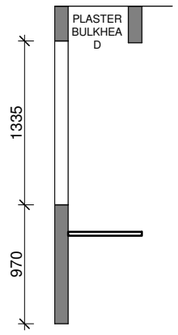
WE DO NOT HAVE
ROBE TYPICAL DETAIL



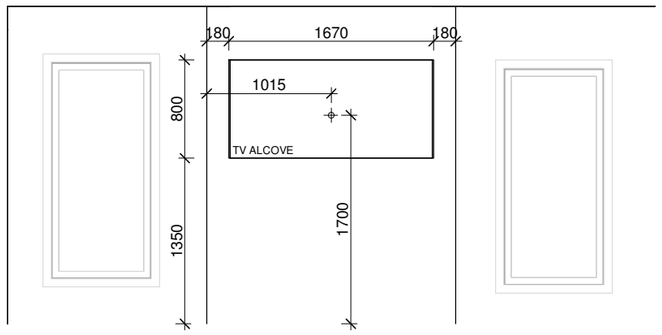
ELEVATION - A
RUMPUS CUT OUT DETAIL



ELEVATION - D
STUDY NOOK DETAIL



STUDY NOOK



ELEVATION - FIREPLACE
FIREPLACE DETAIL

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SIGNED..... DATE.....

SIGNED..... DATE.....

PROJECT

SHEET CONTENT: ENSUITE & WC

HOUSE TYPE:

MAX LOT WIDTH: 17.71

PROPERTY ADDRESS: STREET NAME

CLIENT:

NORTH:

SCALE: 1 : 50

DATE:

DRAWN:

CHECKED:

SHEET NUMBER: 8.3

JOB NUMBER:

JOB ISSUE: A

REVISIONS

ISSUE	DATE	REVISION DESCRIPTION	INITIALS
A			

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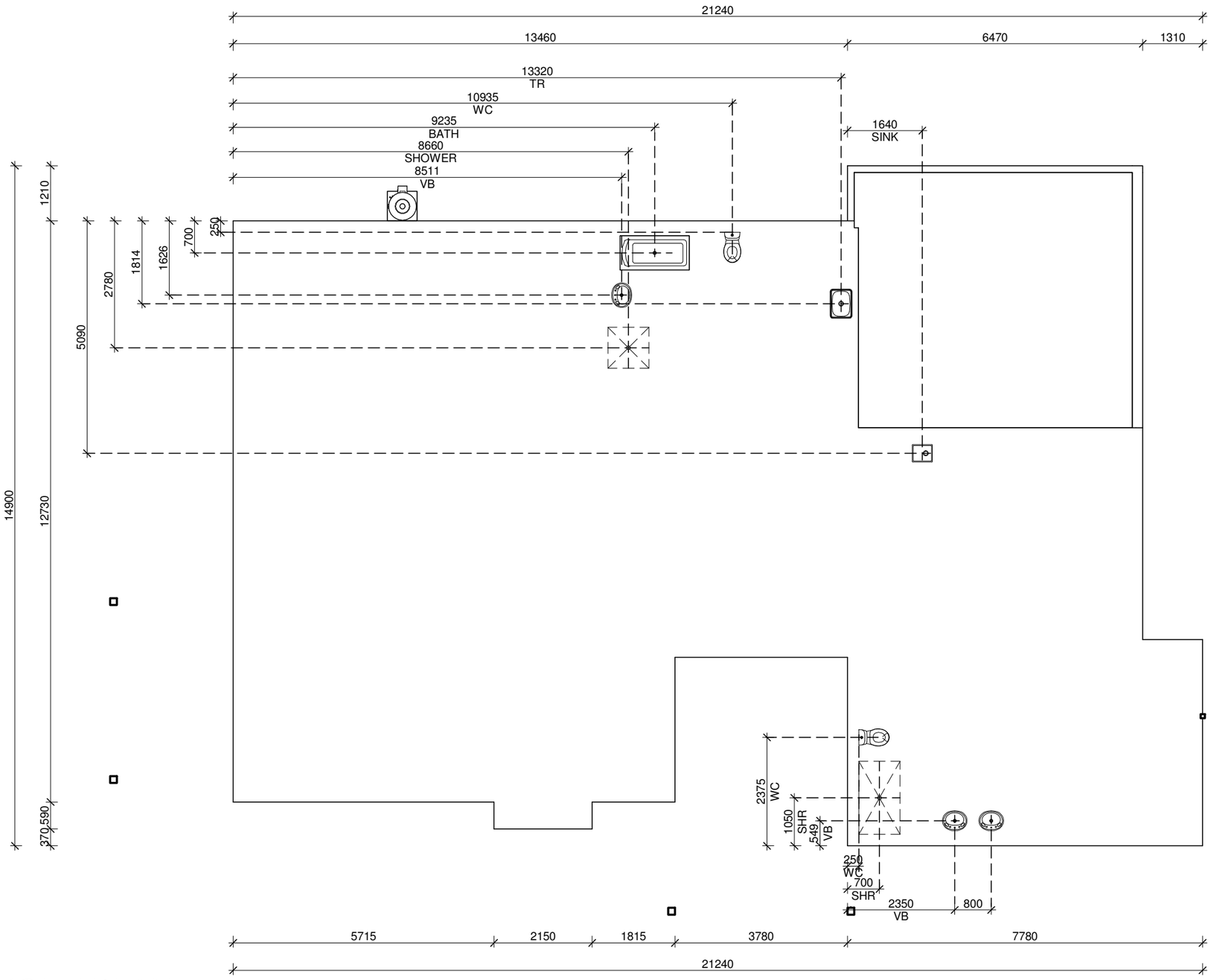
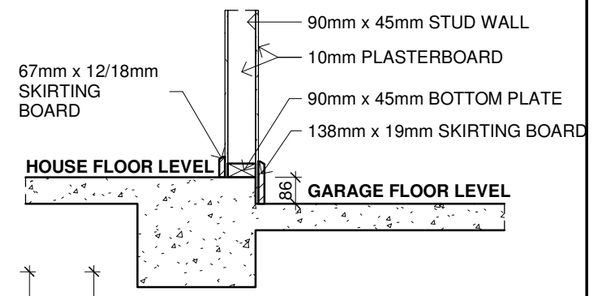


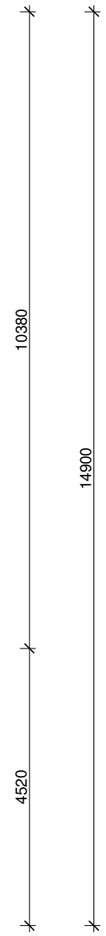
SLAB LAYOUT PLAN

SCALE 1 : 100



GARAGE STEPDOWN

SCALE 1 : 20



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SIGNED..... DATE.....

SIGNED..... DATE.....

PROJECT

SHEET CONTENT: SLAB LAYOUT

HOUSE TYPE:

MAX LOT WIDTH: 17.71

PROPERTY ADDRESS: STREET NAME

CLIENT:

NORTH:

SCALE: As indicated

DATE:

DRAWN:

CHECKED:

SHEET NUMBER: 10.1

JOB NUMBER:

JOB ISSUE: A

REVISIONS

ISSUE	DATE	REVISION DESCRIPTION	INITIALS
A			

STREET NAME

SHEET NO	DESCRIPTION
1.1	FACE SHEET & INDEX
1.2	GENERAL NOTES
2.1	SITE PLAN
3.1	PLAN - GROUND FLOOR
3.2	PLAN - FIRST FLOOR
3.3	ROOF PLAN
4.1	ELEVATIONS A & B
4.2	ELEVATIONS C & D
5.1	ELECTRICAL - GROUND FLOOR
5.2	ELECTRICAL - FIRST FLOOR
6.1	FLOORING - GROUND FLOOR
6.2	FLOORING - FIRST FLOOR
7.1	SECTIONS
7.2	STAIR DETAIL & SECTIONS
8.1	KITCHEN
8.2	ENSUITE
8.3	LAUNDRY & PDR
8.4	BATH ROOM & FIRST FLOOR PDR
8.5	GARAGE
9.1	LANDSCAPE PLAN
10.1	SLAB LAYOUT
10.2	PORCH SECTION
10.3	STANDARD DETAILS
B1	BROCHURE - GROUND FLOOR
B2	BROCHURE - FIRST FLOOR
B3	GEOSITE - GROUND FLOOR
B4	GEOSITE - FIRST FLOOR

GRAPHICAL PRESENTATION ONLY

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SIGNED..... DATE.....

SIGNED..... DATE.....

PROJECT

SHEET CONTENT: FACE SHEET & INDEX

HOUSE TYPE:

MAX LOT WIDTH:

PROPERTY ADDRESS: STREET NAME

CLIENT:

NORTH:

SCALE:

DATE:

DRAWN:

CHECKED:

SHEET NUMBER: 1.1

JOB NUMBER:

JOB ISSUE: A

REVISIONS

ISSUE	DATE	REVISION DESCRIPTION	INITIALS
A	09.07.16		

GENERAL NOTES.

DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.

THE OWNER, BUILDER AND/OR SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND ANY SPECIFICATIONS PRIOR TO COMMENCING ANY WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS CODES (CURRENT EDITIONS), BUILDING REGULATIONS, LOCAL BY-LAWS AND RESCODE REQUIREMENTS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.

1. THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL OR CIVIL ENGINEERING COMPUTATIONS AND DRAWINGS.

   THESE PLANS SHALL BE READ IN CONJUNCTION WITH THE SOIL REPORT. FOOTINGS ARE TO BE FOUNDED AT THE MINIMUM DEPTHS INDICATED I THE SOIL REPORT.

   WHERE THE BUILDING (OTHER THAN A CLASS 10a) IS LOCATED IN A DESIGNATED TERMITE INFESTATION AREA THE BUILDING SHALL BE PROTECTED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS.

2. STORMWATER SHALL BE TAKEN TO THE LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF THE RELEVANT AUTHORITY.

3. SEWER OR SEPTIC SYSTEMS SHALL BE IN ACCORDANCE WITH THE RELEVANT AUTHORITY REQUIREMENTS.

4. FOOTINGS ARE NOT TO ENCROACH OVER ANY TITLE BOUNDARIES AND/OR EASEMENT LINES.

5. FOR BUILDINGS IN CLOSE PROXIMITY TO THE SEA ENSURE THAT ALL STEELWORK, BRICK CAVITY TIES, STEEL LINTELS ETC. THAT ARE IMBEDDED OR FIXED TO MASONARY BE PROTECTED IN ACCORDANCE WITH A.S. 3700-2001 (TABLE 2.2), HOT DIP GALVANIZED, STAINLESS STEEL OR CADMIUM COATED.

6. BUILDING SETBACKS ARE FROM TITLE LINE (NOT FENCELINE) REFER TITLE RE-ESTABLISHEMENT PLAN FOR CORRECT OFF SETS IN RELATION TO FENCELINES

7. ALL WET AREAS ARE TO COMPLY WITH B.C.A. 3.8.1 OR A.S. 3740-2004. WALL FINISHES SHALL BE IMPERVIOUS TO A HEIGHT OF 1800MM ABOVE FLOOR LEVEL TO ANY SHOWER ENCLOSURES AND 150MM ABOVE BATHS, BASINS, SINKS AND TROUGHS IF WITHIN 75MM OF THE WALL.

8. RISERS -190MM MAXIMUM, 115MM MINIMUM. GOING -355MM MAXIMUM, 240MM MINIMUM. RISERS AND TREADS ARE TO BE CONSTANT IN SIZE THRU-OUT FLIGHT. PROVIDE NON-SLIP FINISH OR SUITABLE NON-SKID STRIP NEAR EDGE OF NOSINGS.
   ENSURE A MAXIMUM GAP BETWEEN RISERS IS NOT TO EXCEED 125MM OR USE CLOSED RISERS.PROVIDE CONTINUOUS HANDRAILING 1000MM MINIMUM HEIGHT TO BALCONIES AND DECKS WHICH ARE 1000MM OR GREATER ABOVE GROUND LEVEL.
   HANDRAILS ARE TO BE A MINIMUM OF 865MM ABOVE STAIR NOSINGS AND LANDINGS. MAXIMUM GAP BETWEEN BALUSTERS SHALL BE 125MM.

9. SMOKE ALARMS ARE TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH A.S. 3786-1993, AND UNLESS INSTALLED IN AN EXISTING PART OF A CLASS 1, 2 OR 3 BUILDING OR A CLASS 4 PART OF A BUILDING THE SMOKE ALARM SHALL BE HARD-WIRED WITH A BATTERY BACK-UP INTERCONNECTED.

BRICKWORK:

PROVIDE WALL-TIES TO BRICKWORK AT A MAXIMUM OF 600MM IN EACH DIRECTION AND WITHIN 300MM OF ANY ARTICULATION JOINTS. FOR PERPS AND BEDS JOINTS SPACINGS (REFER TO BCA PART 3.3.1)

SPECIFICATION NOTES:

TIMBER FRAMING:

ALL TIMBER FRAMING THRU-OUT IS TO BE IN ACCORDANCE WITH A.S. 1684 AND ALSO READ IN CONJUNCTION WITH THE ENGINEERS DETAILS AND DRAWINGS.

FLOORING & FOOTINGS:

FINISHED FLOOR LEVELS ARE NOMINAL ONLY AND SHOULD BE CONFIRMED PRIOR TO START OF WORK.

READ IN ACCORDANCE WITH THE SOIL REPORT REQUIREMENTS. READ IN CONJUNCTION WITH THE ENGINEERS DETAILS FOR ALL FOOTING SIZE & DETAILS.

PLEASE NOTE MINIMUM FOUNDING DEPTH TO BE DETERMINED AS "NOTED" IN THE SOIL REPORT

WALL LINTELS & SUPPORT STUDS THRU-OUT:

FOR ALL EXTERNAL PERIMETER LOAD-BEARING LINTELS AND THEIR SUPPORTING STUDS REFER TO THE ENGINEERS DETAILS AND DRAWINGS AND TO GENERAL SPECIFICATIONS

INTERNAL DOORS:

ALL INTERNAL DOORS ARE TO BE 2040mm HIGH UNLESS NOTED OTHERWISE ON THE PLAN.

WC DOORS:

HINGED DOORS THAT OPEN INWARDS TOWARDS THE PAN BUT THE EDGE OF THE DOOR IS A MINIMUM OF 1200MM AWAY FROM THE PAN AT ITS NEAREST POINT, MUST HAVE DEMOUNTABLE HINGES TO ALLOW EASY REMOVAL OF THE DOOR FROM THE OUTSIDE THE WC COMPARTMENT.

ROOFING:

CONCRETE TILED ROOF OVER ROOF BATTENS AT 330 CTRS. TYPICAL THRU-OUT UNLESS NOTED OTHERWISE.
METAL EITHER TIMBER OR METAL BATTENS TO BE USED & FIXED IN ACCORDANCE WITH THE MANUFACTURERS DETAILS & SPECIFICATIONS & PROVIDE APPROVED CAPPING & FLASHING THRU-OUT.

SELECTED TIMBER FRAMED ROOF TRUSS AT 600mm MAX CTRS. TO MANUFACTURERS SPECIFICAIONS UNESS NOTED OTHERWISE.

PLASTERBOARD LINED CEILINGS THRU-OUT.

SELECTED PROFILE METAL EAVES GUTTER & FASCIA TO THE PERIMETER OF THE ROOF AREA.

ALSO READ IN CONJUNCTION WITH ANY ENGINEERS DETAILS & DRAWINGS FOR ANY ROOF BEAMS, LINTELS, ETC.

4.5mm THICK F.C. SHEET CEILING LINING TO THE UNDERSIDE OF THE FIRST FLOOR EAVES.

LINTEL NOTES:

BUILDER IS TO NOTE THAT LINTELS SELECTED BY THE ENGINEER ARE DESIGNED TO CARRY ONLY STANDARD TILE ROOFING & TRUSS LOADS WHERE ARE AT 600mm MAXIMUM CTRS. IF ANY GIRDER TRUSSES ARE LOCATED DIRECTLY ON ANY LINTELS.

TRUSS MANUFACTURER AND / OR BUILDER IS TO REFER TO THE ENGINEER TO CONFIRM IF LINTEL & SUPPORTING STUDS ARE ADEQATE.

ENGINEER'S DRAWINGS TAKE PRECEDENCE OVER NOMINAL SIZES INDICATED ON THESE PLANS.

WINDOWS:

ALL GLAZING SHALL CONFORM TO AS1288-2006.
WINDOW SIZES SHOWN ARE NOMINAL DEPENDING ON THE WINDOW MANUFACTURERS CLOSEST STANDARD SPECIFICAIONS.

1. ALL GLAZING IS TO BE IN ACCORDANCE WITH AS1228-2006.
2. READ IN CONJUNCTION WITH THE WINDOW SCHEDULE & ELEVATIONS.
3. ALL EXTERNAL DOORS ARE TO FITTED WITH WEATHER STRIPS.
4. 'F' DENOTES FIXED GLAZING, 'D' DENOTES OPENABLE SASH.

NOTE: THESE HEIGHTS MAY VARY SLIGHTLY ACCORDING TO DIFFERENCES IN BRICK SIZES.

WALLING:

90mm WIDE STUD FRAME WALLS THRU-OUT
MGP10 GRADE
90x35 COMMON STUDS

70x35 NOGGINGS
2(90x35) TOP PLATES
2(90x45) JAMB STUDS

LININGS:

10mm PLASTERBOARD TO ALL INTERNAL WALLS.
10mm PLASTERBOARD TO CEILINGS.
SELECTED WATER RESISTANT SUB-STRATE & TILING TO WE AREAS.

HEATING & COOLING:

ALL HEATING & COOLING UNITS, SIZES, TYPES & LOCATIONS ARE TO BE CONFIRMED BETWEEN THE BUILDER & THE SUPPLIER.

ALL HEATING & COOLING DUCTS & VENT LOCATIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO COMMENCEMENT OF BUILDING TO DETERMINE IF ANY ADDITIONAL RISER DUCTS ARE REQUIRED.

ALL HEATING & COOLING POINTS LOCATIONS, MAY VARY FROM PLAN TO PLAN.

GEOTECHNICAL:

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH A GEOTECHNICAL REPORT. IT IS THE BUILDERS'S RESPONSIBILITY TO OBTAIN SUCH REPORTS PRIOR TO COMMENCEMENT OF WORKS.

FULL HEIGHT CONTROL JOINTS (FOOTING TO EAVES) AT 5m MAX CTRS UNLESS OTHERWISE STATED IN THE SOIL REPORT.

REFER TO SOIL REPORT.

6 STAR ENERGY UPGRADE:

1. ALL EXTERNAL GAPS & CRACKS TO WINDOW/DOOR FRAMES SEALED ON CONSTRUCTION.
2. SISALATION APPLIED TO ALL WALLS, & GAPS/JOINS SEALED.
3. SELF CLOSING EXHAUST FANS THROUGHOUT OR 'DRAFT STOPPER' SHROUDS OVER EXHAUST FANS.
4. WEATHER STRIPS/SEALS TO ALL EXTERNAL HINGED DOORS AND INTERNAL GARAGE ACCESS DOOR.
5. ALL CHIMNEYS FITTED WITH DAMPERS.
6. ALL DOWNLIGHTS OF "CLOSED-RING" TYPE.
7. INSULATION LEVELS AS DETAILED IN ATTACHED ENERGY RATING ASSESSOR'S REPORT.

LINTEL SCHEDULE

MEMBER SIZE	UPPER FLOOR & SINGLE STOREY MAX SIZE OF OPENING (mm)	LOWER FLOOR (DOUBLE STOREY) MAX SIZE OF OPENING (mm)
90x45 F17 KDHW	1000	800
140x45 F17 KDHW	1400	1200
190x45 F17 KDHW	1900	1600
240x45 F17 KDHW	2400	2000
290x45 F17 KDHW	2900	2400
190x45 F17 KDHW	1900	1600
90x45 F17 KDHW	1000 FRONT DOOR	800
90x45 F17 KDHW	900 GARAGE REAR DOOR	800

SOIL CLASSIFICATION: "X"

REPORT NO:	S00000
BY:	FMG
DATE:	00/00/2015
B.A.L.:	XX
WIND SPEED:	N-X

WALLING FRAME SIZES

EXTERNAL STUDS	450mm
INTERNAL STUDS	450mm

ENERGY REPORT - INSULATION

INSULATION TO BE INSTALLED TO THE FOLLOWING AREAS:

CEILINGS	R 2.5
WALLS	R 1.5 + SISALATION

REQUIREMENTS ARE AS PER STANDARD INCLUSION PENDING ENERGY REPORT - REF NO#

SK1 - DRAWN		SK1 - ESTIMATING QA		TENDER DWGS		BP - COMMUNICATED		TENDER ESTIM QA		COLOURS APPLIED		DA - COMMUNICATED		CONT DWG COMPLETED		CONTRACT EST QA		PRESITE QA		PRODUCTION EST QA		FINAL PLANS	
APPROVED BY	SILICON	APPROVED BY	LIH	APPROVED BY	SILICON	APPROVED BY	LIH	APPROVED BY	LIH	APPROVED BY	RAJ	APPROVED BY	LIH	APPROVED BY	RAJ	APPROVED BY	LIH	APPROVED BY	LIH	APPROVED BY	LIH	APPROVED BY	LIH
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Q1 - DATE	DATE	Q2 - DATE	DATE	Q3 - DATE	DATE	Q4 DATE	DATE	Q4 DATE	DATE	Q4 DATE	DATE	Q4 DATE	DATE	Q4 DATE	DATE	Q4 DATE	DATE	Q4 DATE	DATE	Q4 DATE	DATE	DATE	DATE
SK1 - CHECK	LIH	EST QA APPL	LIH	SK3/TEN CHK	LIH	BP ITEMS APPL	LIH	EST QA APPL	RAJ	COL CHK APPL	LIH	DA ITEMS APPL	LIH	CONT CHK APPL	LIH	CON QA APPL	LIH	PSITE CHK APP	LIH	PROD QA APPL	LIH	ALL VARIATIONS APPLIED	
NAME	DATE	NAME	DATE	NAME	DATE	NAME	DATE	NAME	DATE	NAME	DATE	NAME	DATE	NAME	DATE	NAME	DATE	NAME	DATE	NAME	DATE	NAME	DATE

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GENERAL NOTES:

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SIGNED..... DATE.....

SIGNED..... DATE.....

PROJECT

SHEET CONTENT: GENERAL NOTES

HOUSE TYPE:

MAX LOT WIDTH:

PROPERTY ADDRESS: STREET NAME

CLIENT:

NORTH:

SCALE: 1 : 1

DATE:

DRAWN:

CHECKED:

SHEET NUMBER: 1.2

JOB NUMBER:

JOB ISSUE: A

REVISIONS

ISSUE	DATE	REVISION DESCRIPTION	INITIALS
A	09.07.16		

NOTE: SITE SCRAPE
SCRAPE SITE TO REMOVE SURFACE VEGETATION AND PROVIDE LEVEL BUILDING PLATFORM. PROVIDE ADDITIONAL CUT TO GARAGE AREA TO ACCOMMODATE 86mm SLAB STEP DOWN.

NOTE: SITE CLEAR
- REQUIRES THE SITE TO BE CLEAR OF ALL OBSTRUCTIONS, INCLUDING EXISTING SITE RUBBLE, EXISTING STRUCTURES, PAVING AND FENCING, PRIOR TO SITE START.

NOTE: AUTHORITY APPROVAL
SITING OF PROPOSED RESIDENCE IS SUBJECT TO APPROVAL BY DEVELOPER AND RELEVANT LOCAL AUTHORITY.

NOTE: BACK FILL
SITE TO BE BACK FILLED TO REBATE HEIGHT & FALL AWAY FROM DWELLING.

NOTE: DRIVEWAY GRADIENT
DRIVEWAY TO BE GRADED TO ENSURE MAXIMUM 1:6 GRADIENT FROM CROSSOVER TO GARAGE FLOOR.

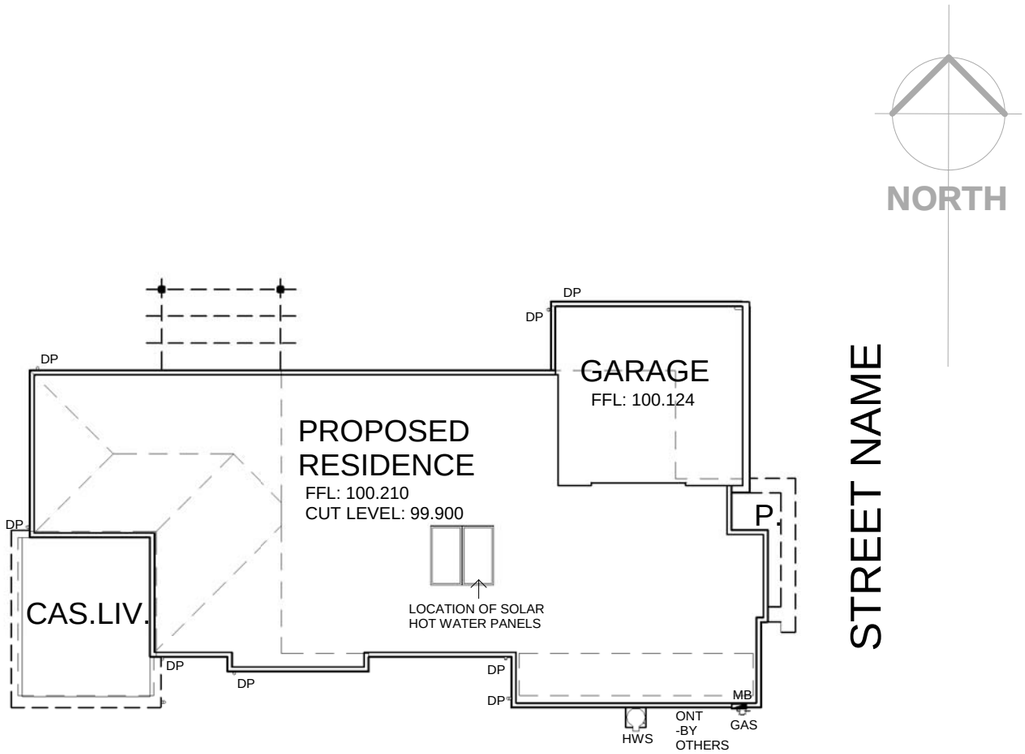
NOTE: EASEMENTS
FOUNDATION MAYBE AFFECTED DUE TO PIPE DEPTH AND RESULTING ANGLE OF REPOSE CONSIDERATIONS.

NOTE: TERMITE PROTECTION
PROVIDE TERMITE TREATMENT IN ACCORDANCE WITH AS 3660.1

SITE SPECIFIC NOTES

NOTE: DRIVEWAY, PORCH & PATH
DRIVEWAY, PORCH & FRONT PATH TO BE CONSTRUCTED OF CONCRETE, COMPLETED BY OWNER & TO COMPLY WITH RELEVANT DESIGN GUIDELINES.

NOTE: FENCING
SIDE, REAR & WING FENCE TO BE CONSTRUCTED AS PER DEVELOPERS GUIDELINES REQUIREMENTS & COMPLETED BY OWNER.



SITE PLAN
SCALE 1 : 200

LEGEND

- GAS METER
- HOT WATER SYSTEM
- METER BOX
- TITLE PEG
- SEWER VENT / I.S.
- TELSTRA PIT
- TREE
- STREET SIGN
- SEWER MANHOLE
- ELECT. PIT
- ELEC. POLE
- SEP - SIDE ENTRY PIT
- WATER VALVE
- S/W PROPERTY INLET
- WATER METER
- STORM WATER PIT
- TBM
- HAB - HABITABLE ROOM WINDOW
- GW - SIGN STAMPED ON CONCRETE KERB
- NHAB - NON-HABITABLE ROOM WINDOW
- P.O.S - PRIVATE OPEN SPACE
- E—E - POWERLINES
- \—\ - PROPOSED FENCE
- O—O - EXISTING FENCE
- S—S - SEWER PIPE
- STORM WATER PIPE
- EASEMENT
- SILT PIT
- AG DRAIN
- RETAINING WALL

TOTAL HOUSE AREA		
TOTAL HOUSE AREA	409.00	m²
SITE AREA	528	m²
SITE COVERAGE	77.46	%
PAVING	50.27	m²
PERMEABLE COVERAGE	13.76	%

NO CONTOURS AVAILABLE
ASSUMED 4.0m SETBACK
TBC. SUBJECT TO FEATURE SURVEY, SOIL, MCP & DESIGN GUIDELINES

PRELIMINARY DRAWINGS

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PROJECT

SHEET CONTENT: SITE PLAN

HOUSE TYPE:

MAX LOT WIDTH:

PROPERTY ADDRESS: STREET NAME

CLIENT:

NORTH:

SCALE: As indicated

DATE:

DRAWN:

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SHEET NUMBER: 2.1

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JOB ISSUE: A

REVISIONS

ISSUE	DATE	REVISION DESCRIPTION	INITIALS
A	09.07.16		

LEGEND

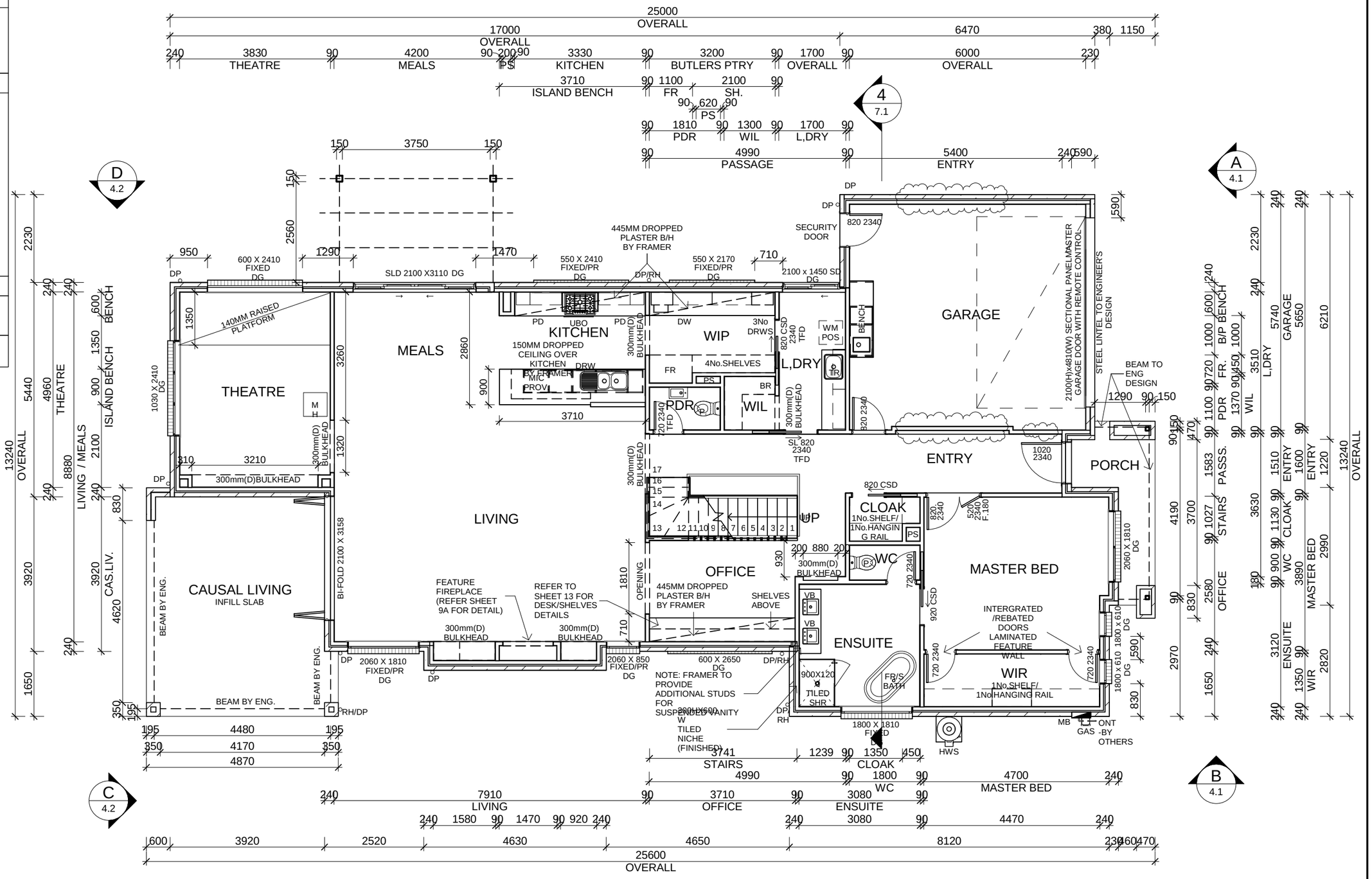
- GAS METER
- METER BOX
- HOT WATER SYSTEM

NOTES

- ALL DIMENSIONS ON PLAN ARE NOMINAL & MAY VARY TO ACTUAL SIZES
- CARPENTERS TO ALLOW 45MM DOOR STUD AT WALL JUNCTIONS
- PROVIDE LOCKS TO ALL OPENABLE WINDOWS & EXTERNAL SLIDING DOORS (KEYED ALIKE)
- MAN HOLE LOCATION MAY BE CHANGED DUE TO TRUSS LAYOUT.
- WINDOW AND DOOR FRAME SIZES ARE NOMINAL AND MAY VARY WITH - APPROVED SUPPLIERS.
- ALL WATER CLOSETS TO HAVE REMOVABLE HINGES TO THE DOORS IF THERE IS LESS THAN 1.2m CLEARANCE BETWEEN THECLOSET PAN & THE DOORWAY.

SITE SPECIFIC NOTES

- ALL DOOR HEIGHTS TO BE 2040 mm(H) INCLUDING GARAGE ACCESS DOOR UNLESS OTHERWISE NOTED.
- PROVIDE FLYSCREENS TO ALL OPENABLE WINDOWS.



ASTYN -410 AREAS		
NAME	AREA (sqm)	SQR
GROUND FLOOR	198.32 m²	21.35
FIRST FLOOR	136.84 m²	14.73
GARAGE	37.59 m²	4.05
CASUAL LIVING	25.89 m²	2.79
PORCH	6.22 m²	0.67
BALCONY	4.14 m²	0.45
Total	409.00 m²	44.03

PLAN - GROUND FLOOR

SCALE 1 : 100

GENERAL NOTES:

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HOUSE TYPE:

MAX LOT WIDTH:

PROPERTY ADDRESS: STREET NAME

CLIENT:

NORTH:

SCALE: As indicated

DATE:

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SHEET NUMBER: 3.1

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JOB ISSUE: A

REVISIONS

ISSUE	DATE	REVISION DESCRIPTION	INITIALS
A	09.07.16		

LEGEND

- GAS METER
- METER BOX
- HOT WATER SYSTEM

NOTES

- ALL DIMENSIONS ON PLAN ARE NOMINAL & MAY VARY TO ACTUAL SIZES
- CARPENTERS TO ALLOW 45MM DOOR STUD AT WALL JUNCTIONS
- PROVIDE LOCKS TO ALL OPENABLE WINDOWS & EXTERNAL SLIDING DOORS (KEYED ALIKE)
- MAN HOLE LOCATION MAY BE CHANGED DUE TO TRUSS LAYOUT.
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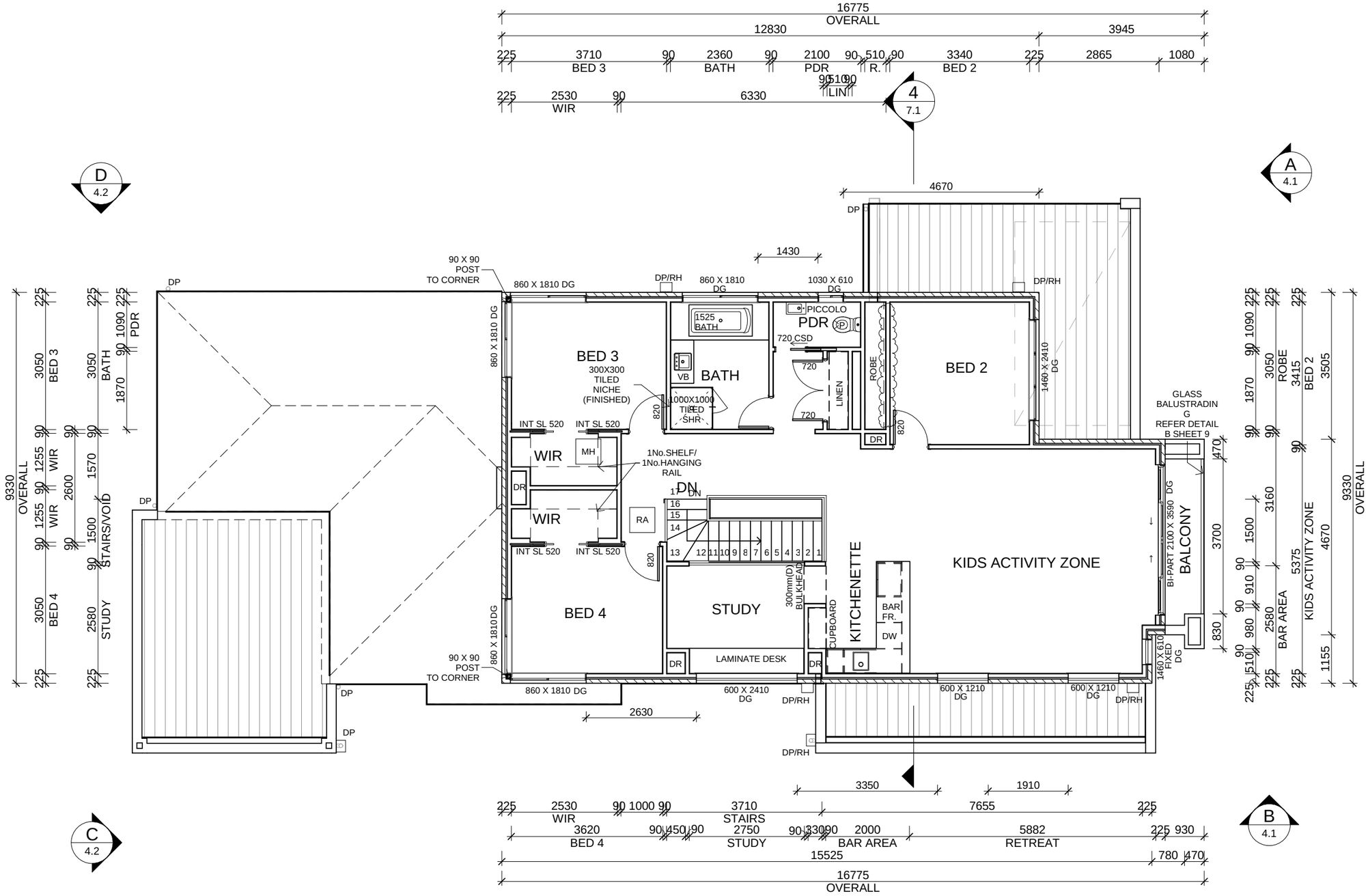

PLAN - FIRST FLOOR

SCALE 1 : 100

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PROJECT

SHEET CONTENT: PLAN - FIRST FLOOR

HOUSE TYPE:

MAX LOT WIDTH:

PROPERTY ADDRESS: STREET NAME

CLIENT:

NORTH:

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DATE:

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JOB NUMBER:

JOB ISSUE: A

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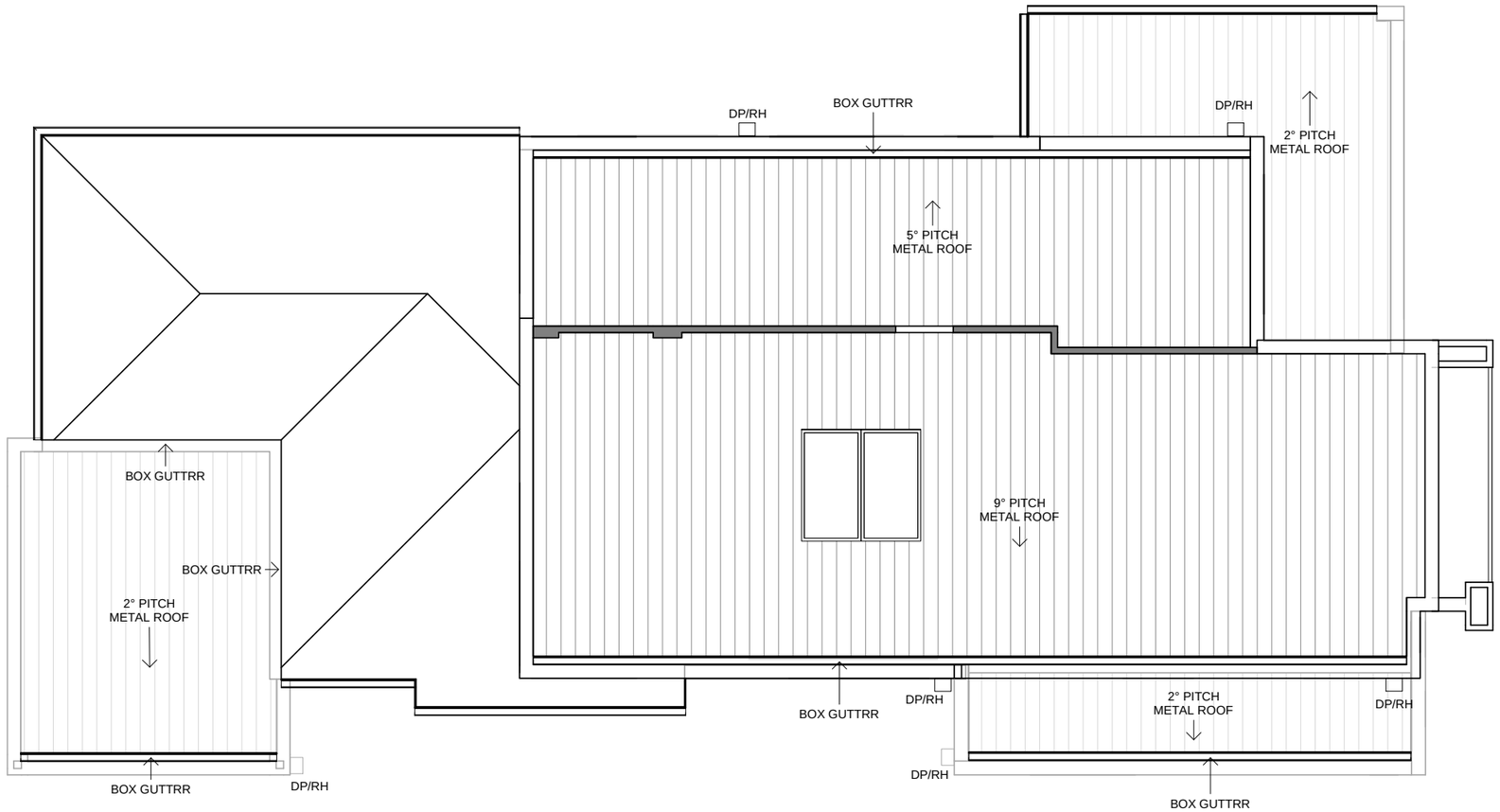

ROOF PLAN

SCALE 1 : 100

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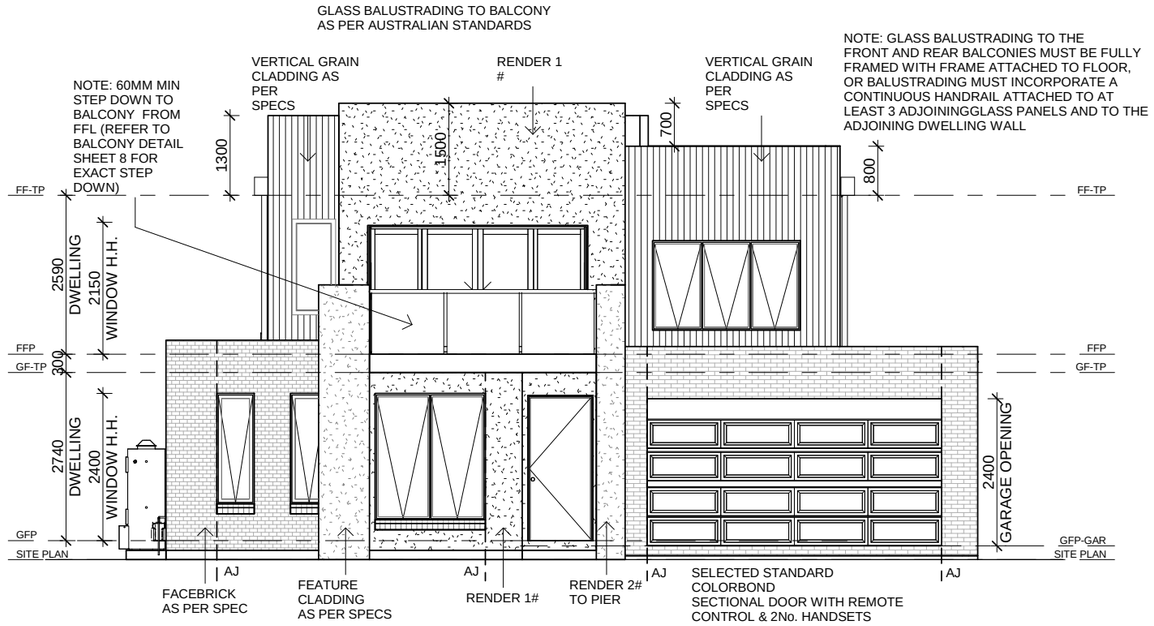
REVISIONS

ISSUE	DATE	REVISION DESCRIPTION	INITIALS
A	09.07.16		

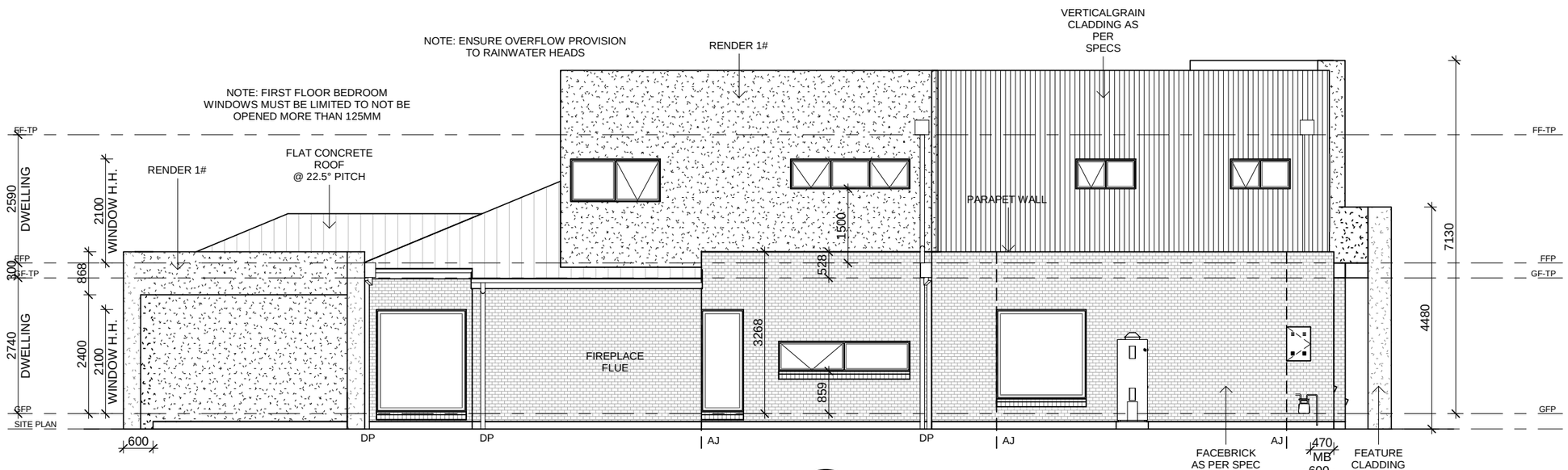
BRICKY'S NOTE

- ARTICULATION JOINTS TO ALL INTERNAL CORNERS.
- PERPS AND BEDS TO BE INSTALLED STRICTLY TO AS3700.
- USE INFILLS BESIDE WINDOWS AND DOORS IF NECESSARY.
- CUT BRICKS IF NECCESSARY.
- DO NOT UNDER ANY CIRCUMSTANCE COMPROMISE PERPS AND BEDS.
- LIFT WINDOWS TIGHT UNDER SIDE OF LINTEL BEFORE LAYING BRICK SILLS.



ELEVATION A 3.1

SCALE 1 : 100



ELEVATION B 3.1

SCALE 1 : 100

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SHEET CONTENT: ELEVATIONS A & B

HOUSE TYPE:

MAX LOT WIDTH:

PROPERTY ADDRESS: STREET NAME

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SHEET NUMBER: 4.1

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ISSUE	DATE	REVISION DESCRIPTION	INITIALS
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BRICKY'S NOTE

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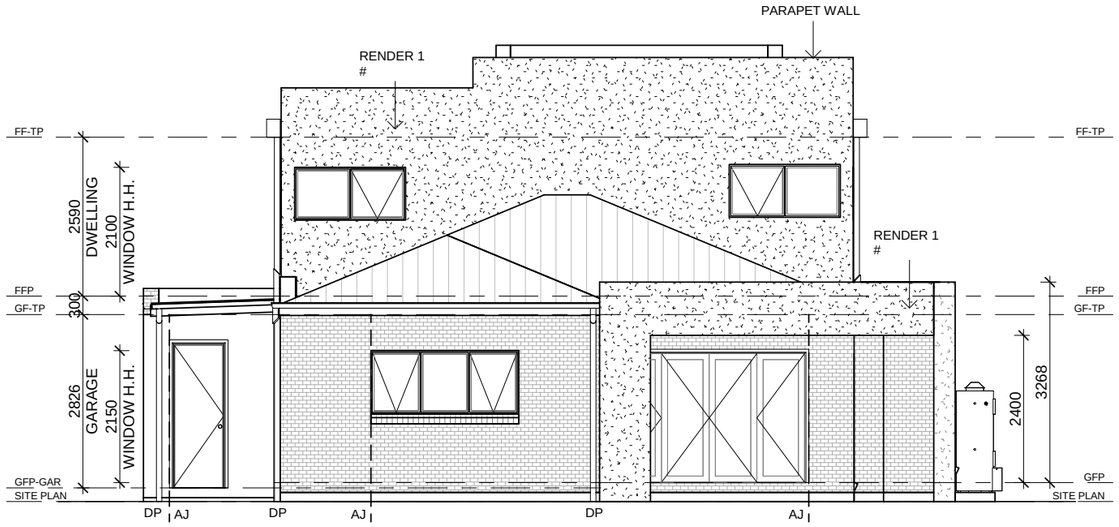
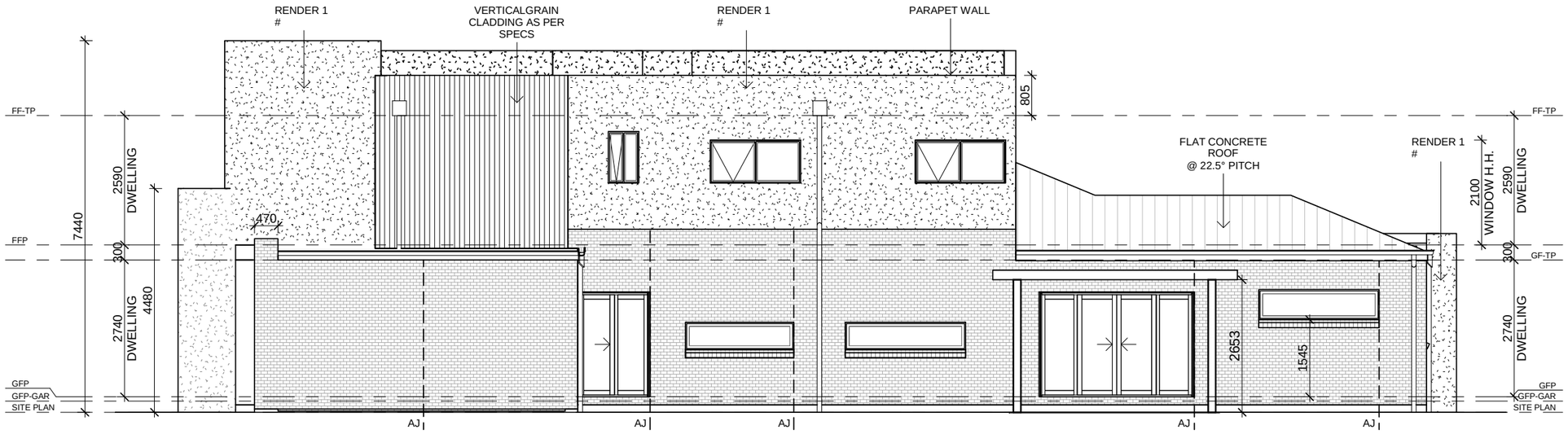
- LIFT WINDOWS TIGHT UNDER SIDE OF LINTEL BEFORE LAYING BRICK SILLS.



ELEVATION C / 3.1

SCALE 1 : 100



ELEVATION D / 3.1

SCALE 1 : 100

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PROJECT

SHEET CONTENT: ELEVATIONS C & D

HOUSE TYPE:

MAX LOT WIDTH:

PROPERTY ADDRESS: STREET NAME

CLIENT:

NORTH:

SCALE: As indicated

DATE:

DRAWN:

CHECKED:

SHEET NUMBER: 4.2

JOB NUMBER:

JOB ISSUE: A

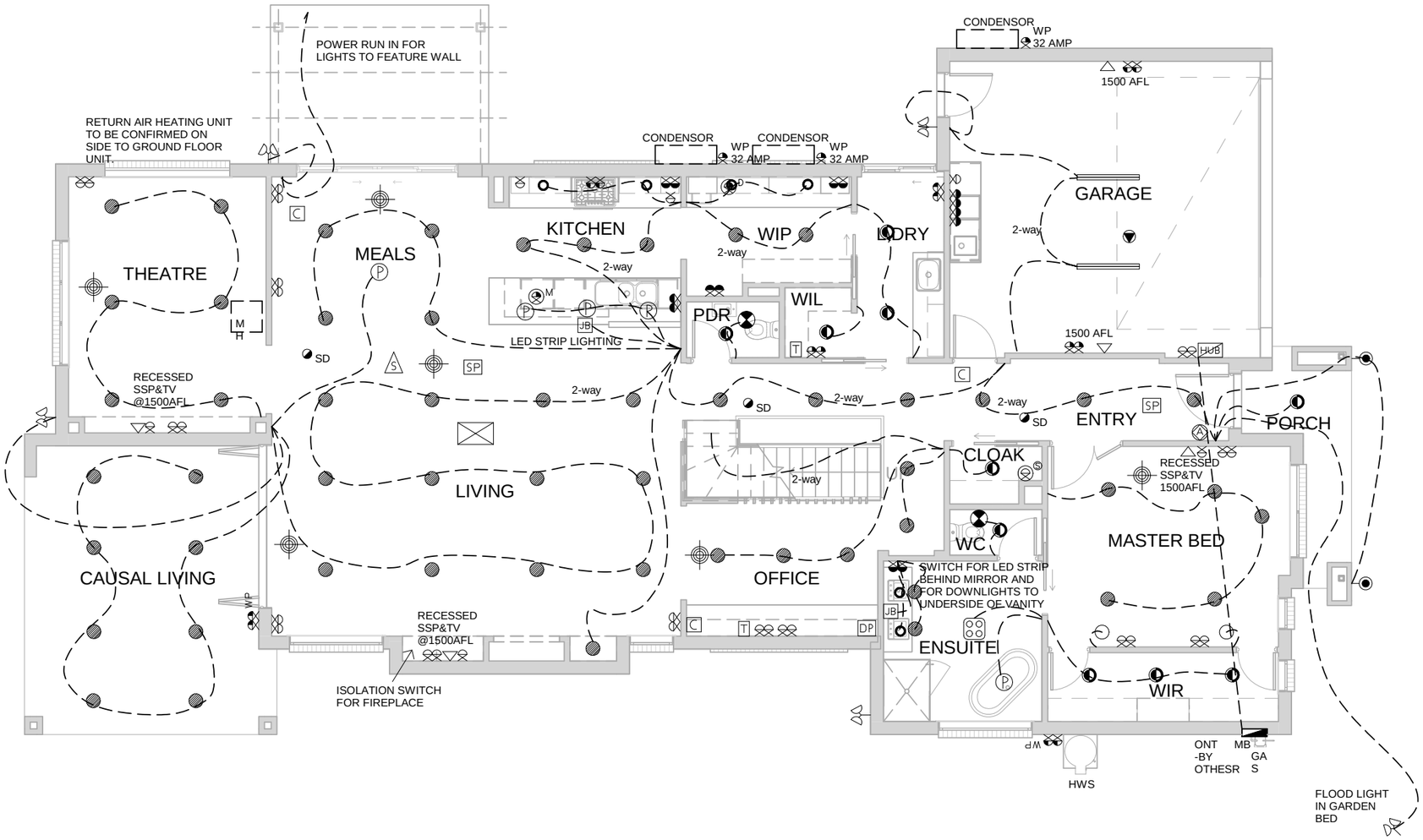
REVISIONS

ISSUE	DATE	REVISION DESCRIPTION	INITIALS
A	09.07.16		

WATTAGE CALCULATIONS

NCC PART 3.12.5.5 ARTIFICIAL LIGHTING LAMPPOWER DENSITY SHALL NOT EXCEED:
- 5W/sq.m FOR CLASS 1 BUILDING
- 4W/sq.m FOR VERANDAH, ALFRESCO, PORCH OR BALCONY
- 3W/sq.m FOR CLASS 10a BUILDING PERIMETER LIGHTING TO BE CONTROLLED BY A SENSOR OR HAVE A MAXIMUM OF 40 LUMENS PER WATT.
- SMOKE DETECTORS TO BE INTERCONNECTED AS PER NCC 2015.

AREA SPECIFIED	TOTAL AREA	ALLOWABLE WATTAGE	TOTAL WATTAGE
RESIDENCE 5W/sq.m:	000.00 m2	MAX. 000.00 WATTS	000.00 W
PORCH 6W/sq.m:	00.00 m2	MAX. 00.00 WATTS	
GARAGE 3W/sq.m:	0.00 m2	MAX. 00.00 WATTS	



ELECTRICAL - GROUND FLOOR

SCALE 1 : 100

ELECTRICAL LEGEND

ALL ELECTRICAL LOCATIONS ARE INDICATIVE ONLY

	STANDARD BATTEN
	LED DOWNLIGHT (AS SELECTED)
	POWERSAVER 133 DOWNLIGHT (AS SELECTED)
	EXTERNAL LIGHT POINT
	FLOOD LIGHT - SINGLE
P	FLOOD LIGHT - DOUBLE
SP	WALL LIGHT BATTEN HOLDER - INTERNAL
	WALL LIGHT BATTEN HOLDER - EXTERNAL
C	600 FLUORO - SINGLE
DP	1200 FLUORO - SINGLE
S	CEILING FAN
F	CEILING FAN WITH LIGHT
	CEILING EXHAUST FAN
	SINGLE GPO - 300mm
	SINGLE GPO - 1100mm
	SINGLE GPO - 1350mm
WP	SINGLE GPO - EXTERNAL WEATHERPROOF
WP	DOUBLE GPO - EXTERNAL WEATHERPROOF
M	SINGLE GPO - FOR M/WAVE @ 750mm(H)
D	SINGLE GPO - DISHWASHER @ 750mm(H)
	DOUBLE GPO - 300mm
	DOUBLE GPO - 1100mm
	DOUBLE GPO - 1350mm
	TELEVISION POINT
PT	PAY TV POINT
	SMOKE DETECTOR
	GAS METER
	HOT WATER UNIT
	METER BOX
ECU	EVAPORATIVE COOLING UNIT - INDICATIVE LOCATION
	CEILING HEATING DUCT (APPROX. LOCATION)
TH	THERMOSTAT
E	EVAPORATIVE COOLING DUCT
RA	RETURN AIR
	HEATING UNIT WITH LIGHT & GPO IN CEILING
	POWER POINT FOR GARAGE REMOTE PANEL DOOR - LOCATE ON CEILING 3300mm FROM DOOR OPENING LINTEL & 200mm OFF DOOR CENTRE.
SS	20 AMP ISOLATION SWITCH HARD WIRED ON A SEPERATE CIRCUIT FOR AIR-CON. @ 500mm HIGH.
JB	JUNCTION BOX
A	ALARM UNIT (SENSOR & KEYPAD AS PER MANUFACTURERS' SPECIFICATIONS)
S	SINGLE GPO - FOR SECURITY SYS.
	HEATER/FAN UNIT - 2 GLOBE
	HEATER/FAN UNIT - 4 GLOBE
D	DATA POINT
HUB	HUB POINT
TP	TERMINATION POINT
T	TELEPHONE POINT
DB	DOOR BELL
AKP	ALARM KEYPAD
AM	ALARM MONITOR
	ALARM SENSORS (INDICATIVE ONLY)
	GARDEN TAP
V	VACUUM DUCT
VM	VACUUM MOTOR

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CONFIRM THESE DRAWINGS ACCORD WITH OUR REQUIREMENTS AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES.

SIGNED..... DATE.....

SIGNED..... DATE.....

PROJECT

SHEET CONTENT: ELECTRICAL - GROUND FLOOR

HOUSE TYPE:

MAX LOT WIDTH:

PROPERTY ADDRESS: STREET NAME

CLIENT:

NORTH:

SCALE: 1 : 100

DATE:

DRAWN:

CHECKED:

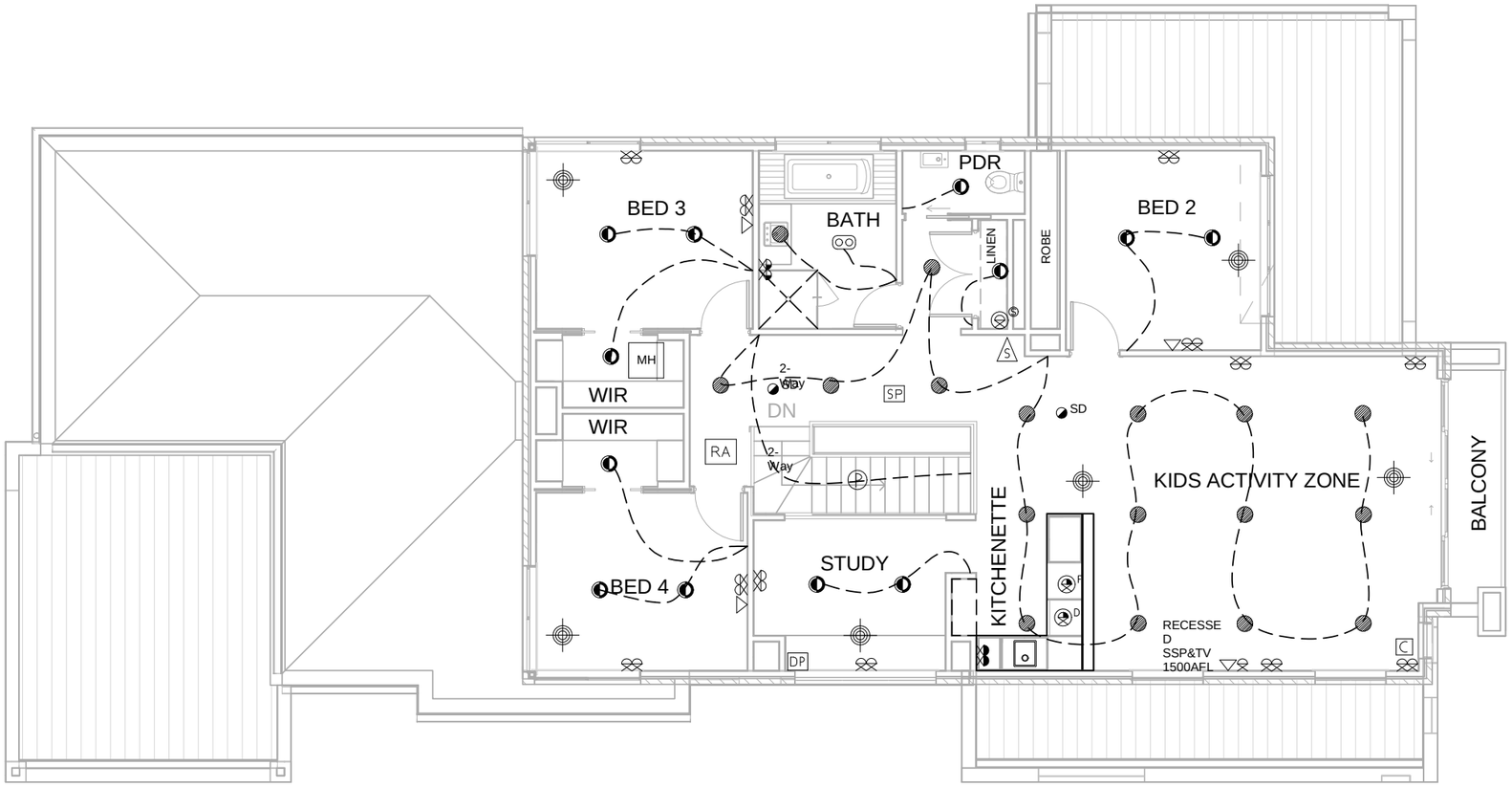
SHEET NUMBER: 5.1

JOB NUMBER:

JOB ISSUE: A

REVISIONS

ISSUE	DATE	REVISION DESCRIPTION	INITIALS
A	09.07.16		



ELECTRICAL - FIRST FLOOR

SCALE 1 : 100

ELECTRICAL LEGEND

ALL ELECTRICAL LOCATIONS ARE INDICATIVE ONLY

	STANDARD BATTEN
	LED DOWNLIGHT (AS SELECTED)
	POWERSAVER 133 DOWNLIGHT (AS SELECTED)
	EXTERNAL LIGHT POINT
	FLOOD LIGHT - SINGLE
P	FLOOD LIGHT - DOUBLE
SP	WALL LIGHT BATTEN HOLDER - INTERNAL
	WALL LIGHT BATTEN HOLDER - EXTERNAL
C	600 FLUORO - SINGLE
DP	1200 FLUORO - SINGLE
S	CEILING FAN
F	CEILING FAN WITH LIGHT
	CEILING EXHAUST FAN
	SINGLE GPO - 300mm
	SINGLE GPO - 1100mm
	SINGLE GPO - 1350mm
WP	SINGLE GPO - EXTERNAL WEATHERPROOF
WP	DOUBLE GPO - EXTERNAL WEATHERPROOF
M	SINGLE GPO - FOR M/WAVE @ 750mm(H)
D	SINGLE GPO - DISHWASHER @ 750mm(H)
	DOUBLE GPO - 300mm
	DOUBLE GPO - 1100mm
	DOUBLE GPO - 1350mm
	TELEVISION POINT
PT	PAY TV POINT
	SMOKE DETECTOR
	GAS METER
	HOT WATER UNIT
	METER BOX
ECU	EVAPORATIVE COOLING UNIT - INDICATIVE LOCATION
	CEILING HEATING DUCT (APPROX. LOCATION)
TH	THERMOSTAT
E	EVAPORATIVE COOLING DUCT
RA	RETURN AIR
	HEATING UNIT WITH LIGHT & GPO IN CEILING
	POWER POINT FOR GARAGE REMOTE PANEL DOOR - LOCATE ON CEILING 3300mm FROM DOOR OPENING LINTEL & 200mm OFF DOOR CENTRE.
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JB	JUNCTION BOX
A	ALARM UNIT (SENSOR & KEYPAD AS PER MANUFACTURERS' SPECIFICATIONS)
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	HEATER/FAN UNIT - 2 GLOBE
	HEATER/FAN UNIT - 4 GLOBE
D	DATA POINT
HUB	HUB POINT
TP	TERMINATION POINT
T	TELEPHONE POINT
DB	DOOR BELL
AKP	ALARM KEYPAD
AM	ALARM MONITOR
	ALARM SENSORS (INDICATIVE ONLY)
	GARDEN TAP
V	VACUUM DUCT
VM	VACUUM MOTOR

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SIGNED..... DATE.....

PROJECT

SHEET CONTENT: ELECTRICAL - FIRST FLOOR

HOUSE TYPE:

MAX LOT WIDTH:

PROPERTY ADDRESS: STREET NAME

CLIENT:

NORTH:

SCALE: 1 : 100

DATE:

DRAWN:

CHECKED:

SHEET NUMBER: 5.2

JOB NUMBER:

JOB ISSUE: A

REVISIONS

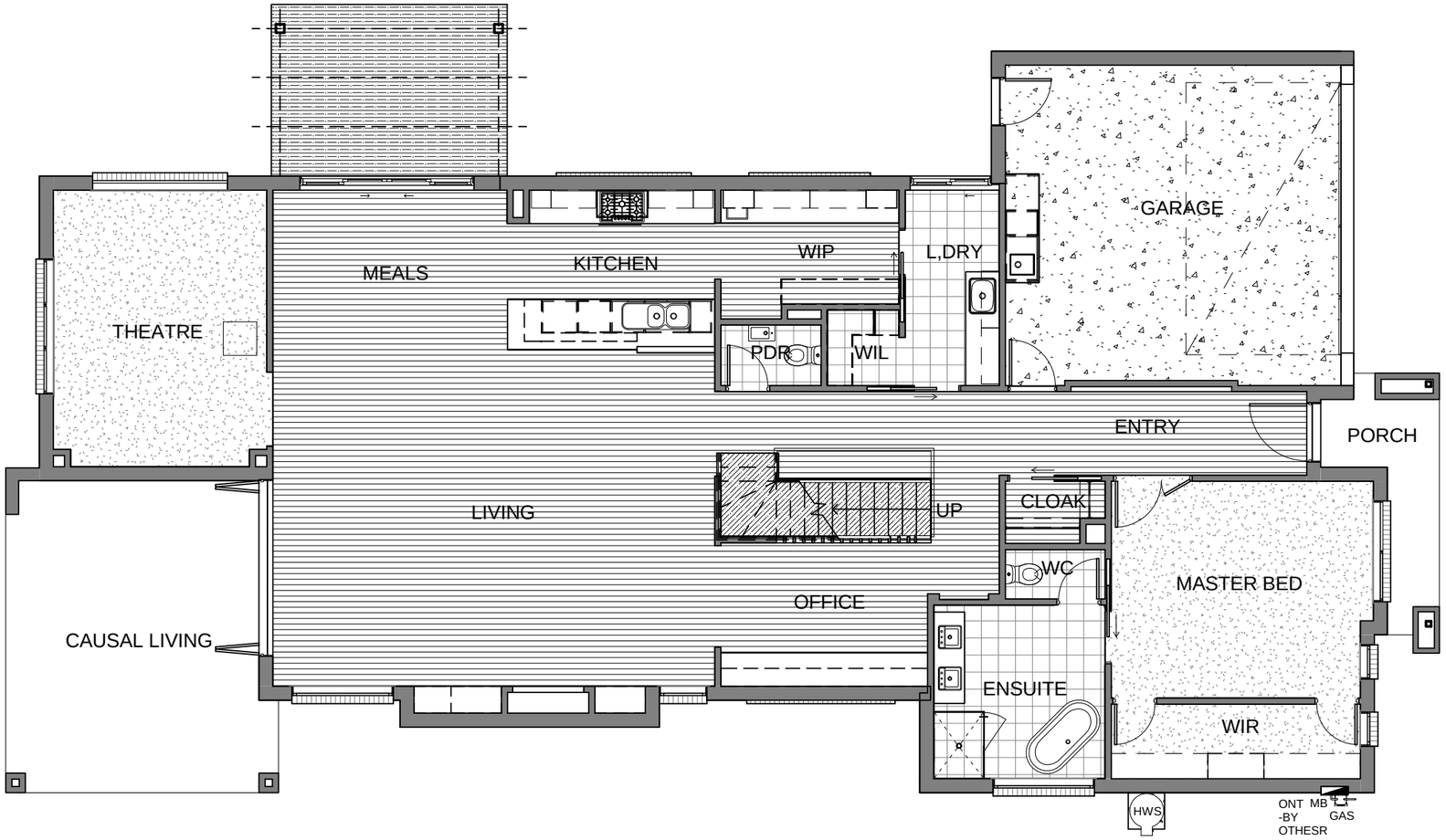
ISSUE	DATE	REVISION DESCRIPTION	INITIALS
A	09.07.16		

FLOOR COVERINGS

- DENOTES CARPET
- DENOTES TILES
- DENOTES NATURAL CONCRETE
- DENOTES LAMINATE FLOORING
- DENOTES EXPOSED AGGREGATE
- DENOTES TIMBER DECKING
- DENOTES TIMBER STAIRCASE

NOTES:

- IF FLOOR COVERINGS ARE SUPPLIED BY - , THE PATTERNED HATCH SHOWN ON DRAWINGS DOES NOT INDICATE LAYOUT OR DIRECTION OF FINISH.



FLOORING - GROUND FLOOR

SCALE 1 : 100

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REVISIONS

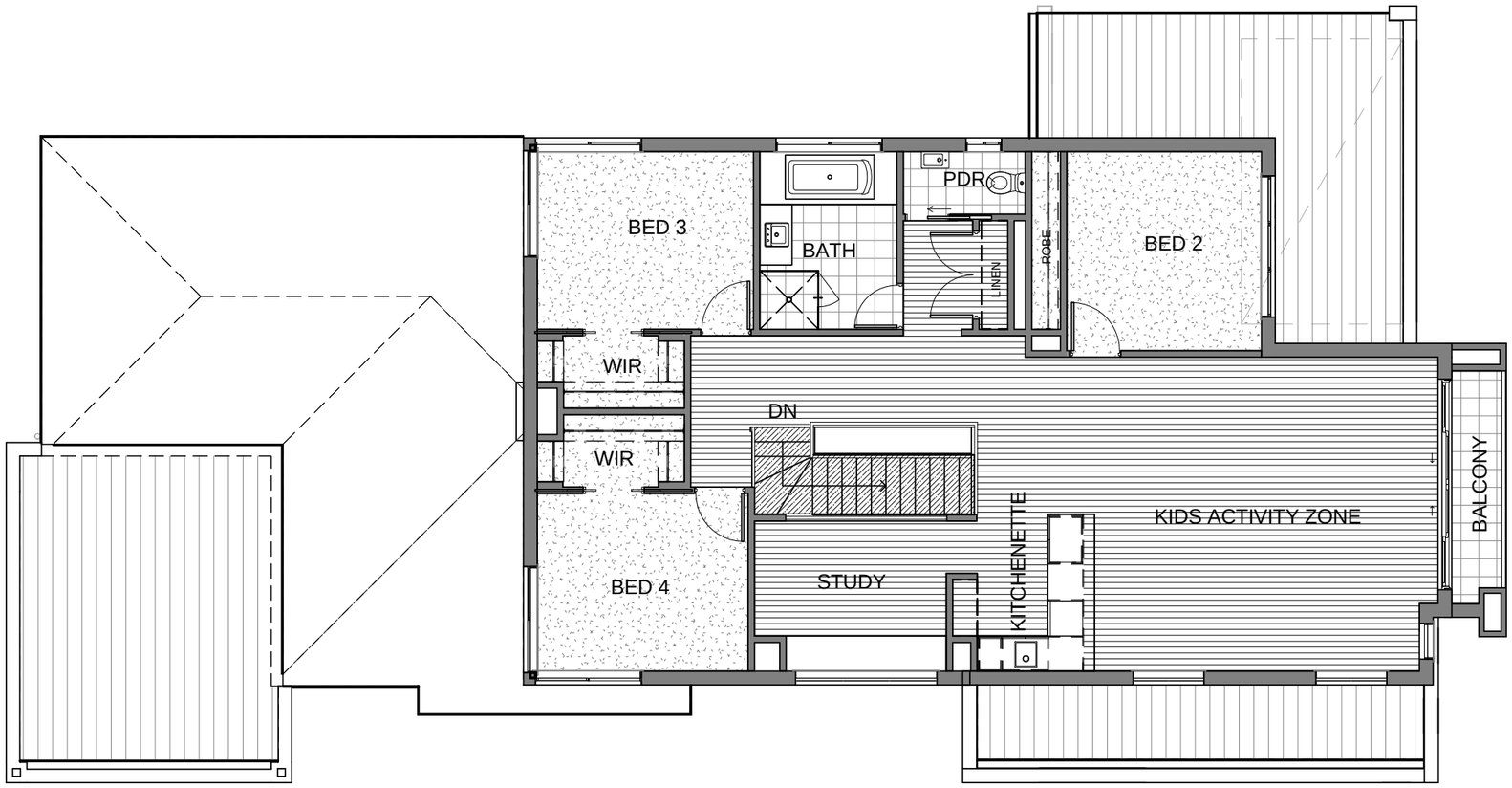
ISSUE	DATE	REVISION DESCRIPTION	INITIALS
A	09.07.16		

FLOOR COVERINGS

- DENOTES CARPET
- DENOTES TILES
- DENOTES NATURAL CONCRETE
- DENOTES LAMINATE FLOORING
- DENOTES EXPOSED AGGREGATE
- DENOTES TIMBER DECKING
- DENOTES TIMBER STAIRCASE

NOTES:

- IF FLOOR COVERINGS ARE SUPPLIED BY - , THE PATTERNED HATCH SHOWN ON DRAWINGS DOES NOT INDICATE LAYOUT OR DIRECTION OF FINISH.



FLOORING - FIRST FLOOR

SCALE 1 : 100

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SIGNED..... DATE.....

SIGNED..... DATE.....

PROJECT

SHEET CONTENT: FLOORING - FIRST FLOOR

HOUSE TYPE:

MAX LOT WIDTH:

PROPERTY ADDRESS: STREET NAME

CLIENT:

NORTH:

SCALE: As indicated

DATE:

DRAWN:

CHECKED:

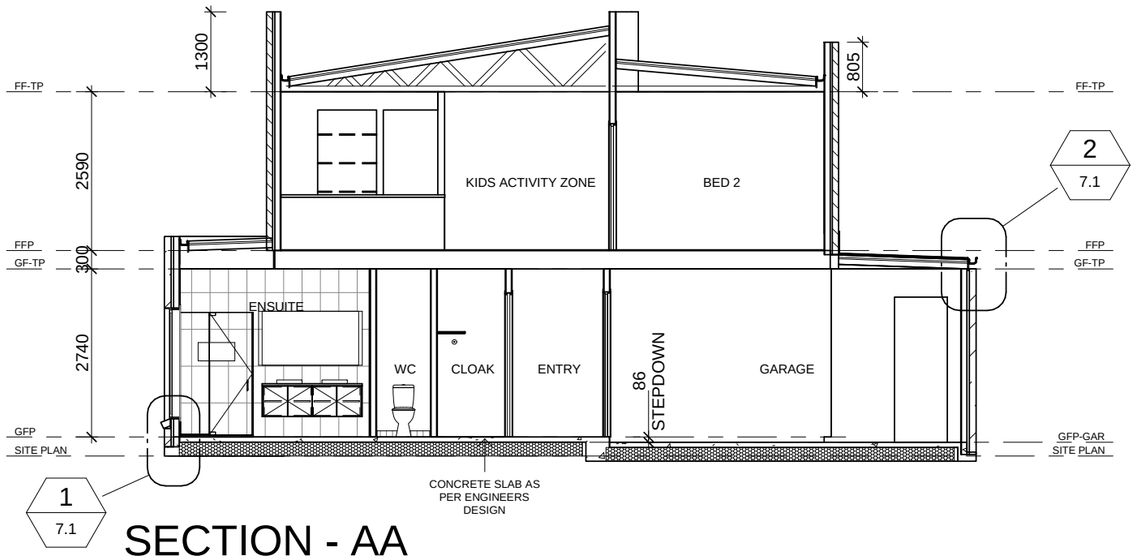
SHEET NUMBER: 6.2

JOB NUMBER:

JOB ISSUE: A

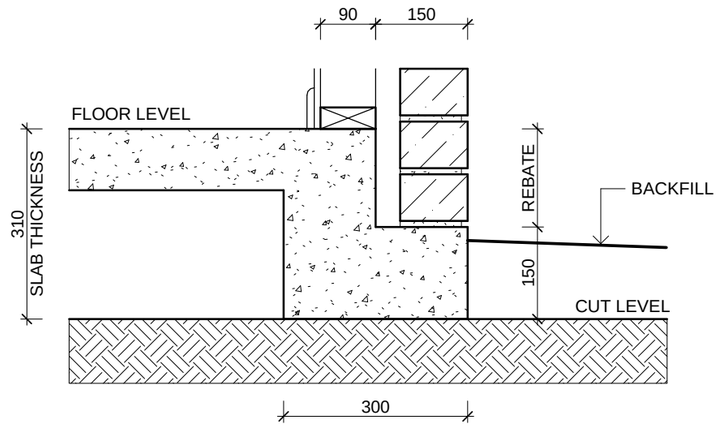
REVISIONS

ISSUE	DATE	REVISION DESCRIPTION	INITIALS
A	09.07.16		



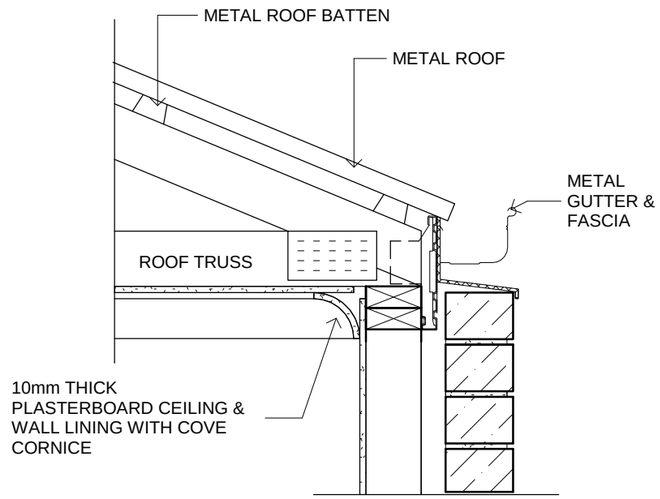
SECTION - AA

SCALE 1 : 100



1 - BRICK REBATE DETAIL

SCALE 1 : 10



2-EAVE - GUTTER ON WALL - METAL ROOF

SCALE 1 : 10

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SIGNED..... DATE.....

SIGNED..... DATE.....

PROJECT

SHEET CONTENT: SECTIONS

HOUSE TYPE:

MAX LOT WIDTH:

PROPERTY ADDRESS: STREET NAME

CLIENT:

NORTH:

SCALE: As indicated

DATE:

DRAWN:

CHECKED:

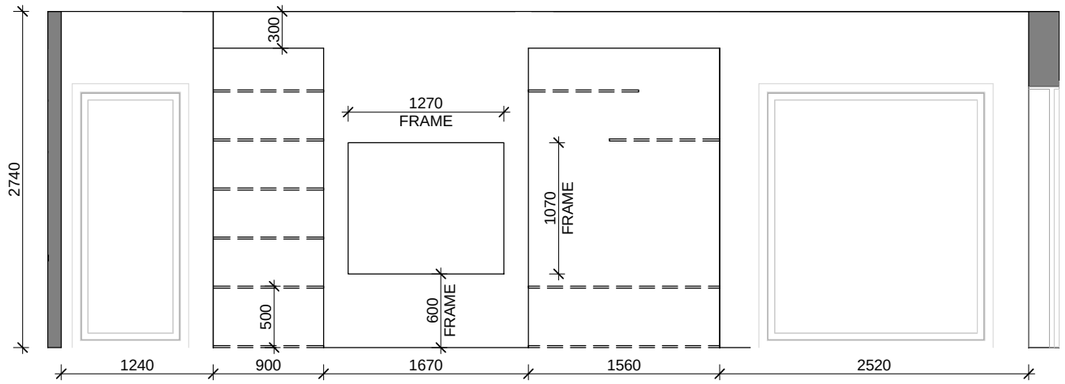
SHEET NUMBER: 7.1

JOB NUMBER:

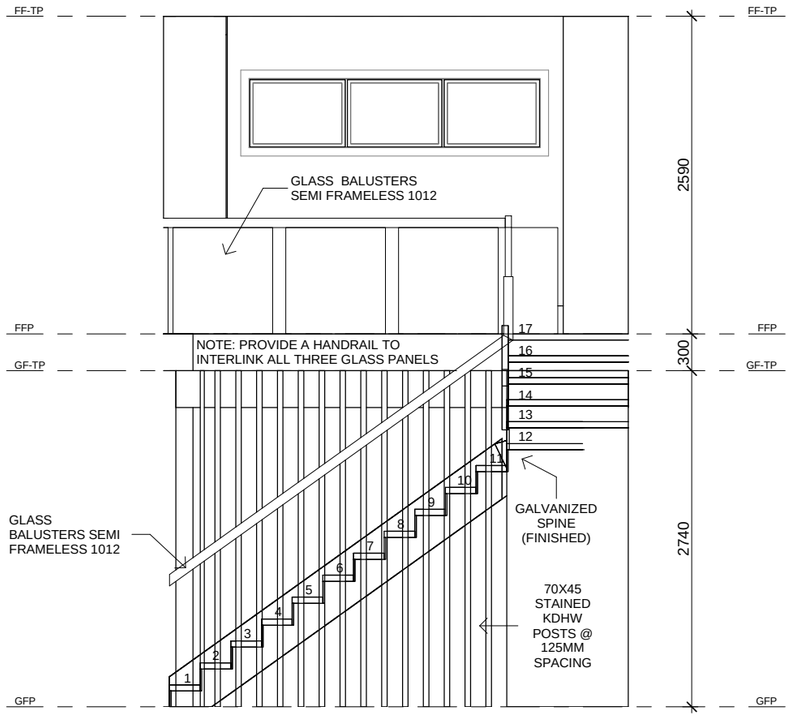
JOB ISSUE: A

REVISIONS

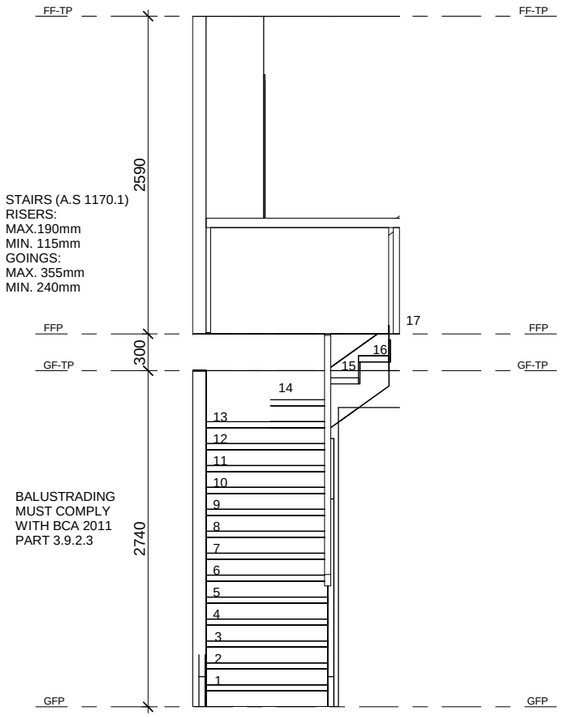
ISSUE	DATE	REVISION DESCRIPTION	INITIALS
A	09.07.16		



FIREPLACE DETAIL



ELEVATION - A



ELEVATION - B

STAIR DETAIL

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CONFIRM THESE DRAWINGS ACCORD WITH OUR REQUIREMENTS AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES.

SIGNED..... DATE.....

SIGNED..... DATE.....

PROJECT

SHEET CONTENT: STAIR DETAIL & SECTIONS

HOUSE TYPE:

MAX LOT WIDTH:

PROPERTY ADDRESS: STREET NAME

CLIENT:

NORTH:

SCALE: 1 : 50

DATE:

DRAWN:

CHECKED:

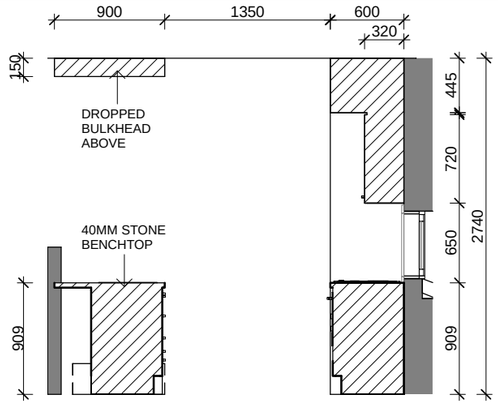
SHEET NUMBER: 7.2

JOB NUMBER:

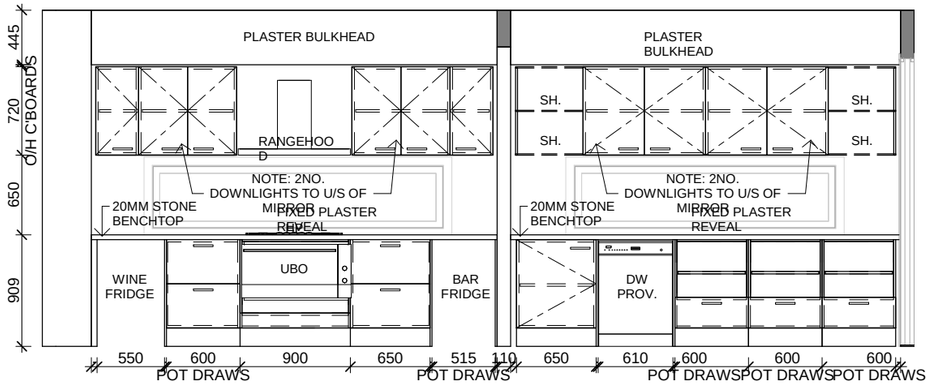
JOB ISSUE: A

REVISIONS

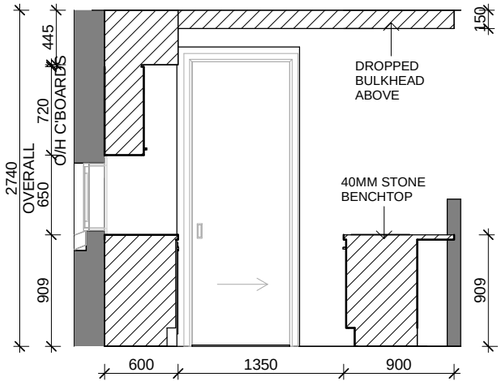
ISSUE	DATE	REVISION DESCRIPTION	INITIALS
A	09.07.16		



ELEVATION - KA

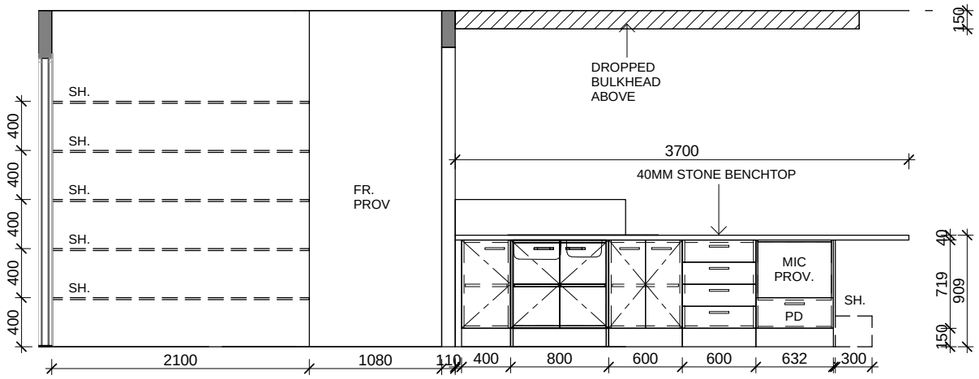


ELEVATION - KB



ELEVATION - KC

KITCHEN & WIP ELEVATIONS



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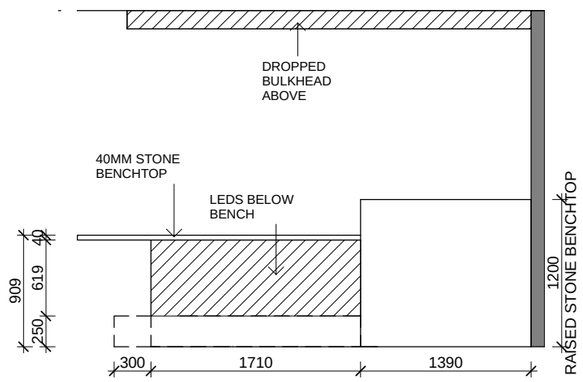
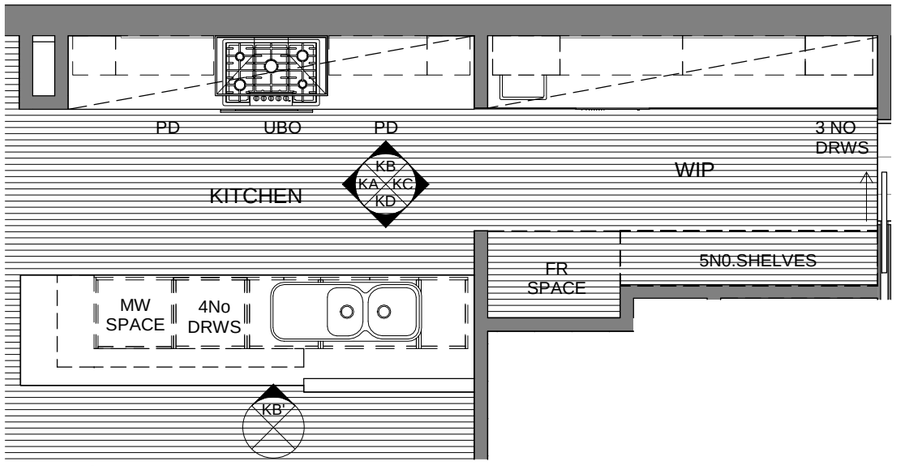
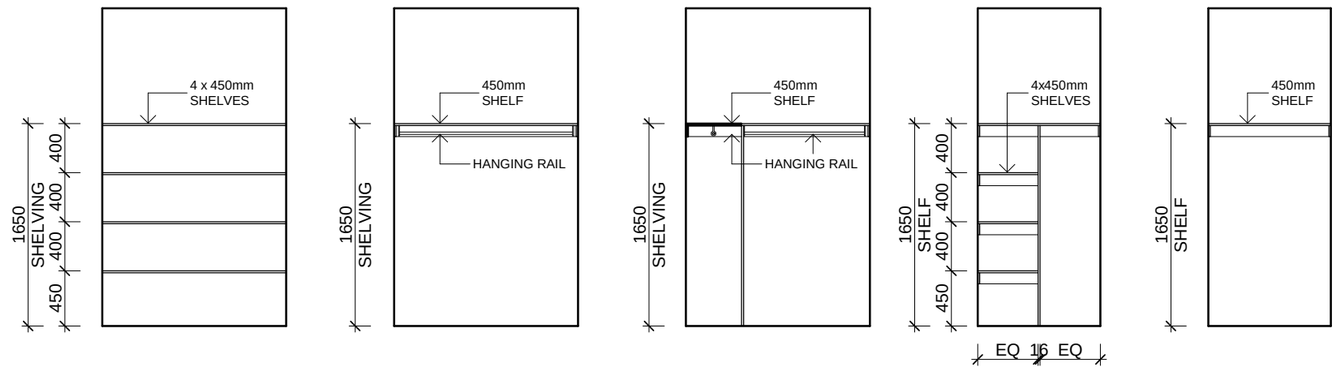


ELEVATION - KB'



KITCHEN PLAN
SCALE 1 : 50



PANTRY / LINEN **ROBE** **W.I.R.** **LINEN / BROOM** **BROOM**

TYPICAL INTERNAL ELEVATIONS

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SIGNED..... DATE.....

SIGNED..... DATE.....

PROJECT

SHEET CONTENT: KITCHEN

HOUSE TYPE:

MAX LOT WIDTH:

PROPERTY ADDRESS: STREET NAME

CLIENT:

NORTH:

SCALE: 1 : 50

DATE:

DRAWN:

CHECKED:

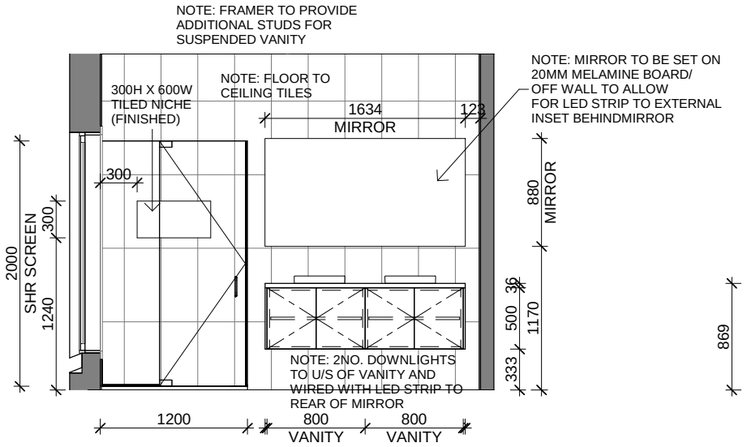
SHEET NUMBER: 8.1

JOB NUMBER:

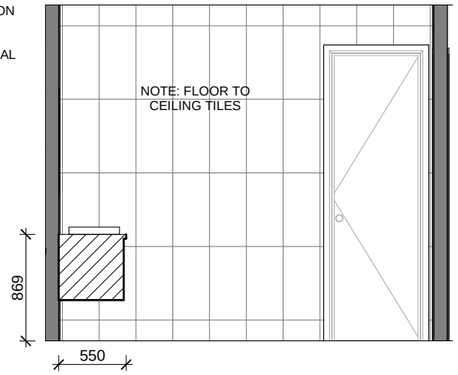
JOB ISSUE: A

REVISIONS

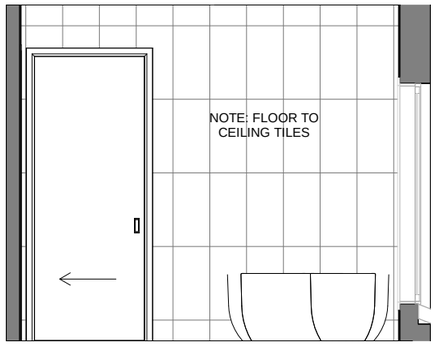
ISSUE	DATE	REVISION DESCRIPTION	INITIALS
A	09.07.16		



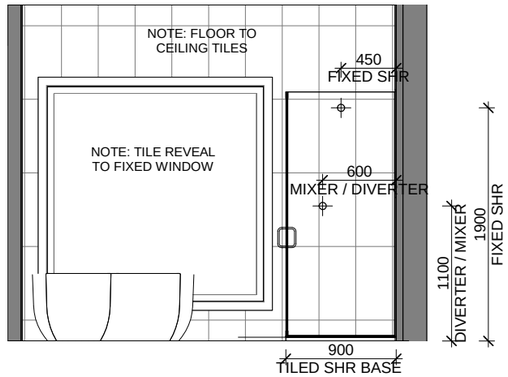
ELEVATION - EA



ELEVATION - EB

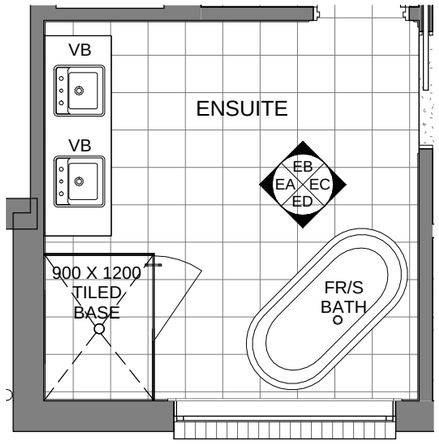


ELEVATION - EC

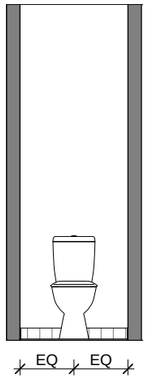


ELEVATION - ED

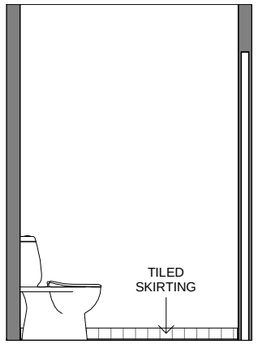
ENSUITE ELEVATIONS



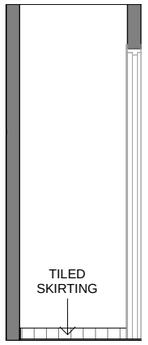
ENS PLAN
SCALE 1 : 50



ELEVATION - WCA



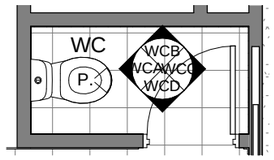
ELEVATION - WCB



ELEVATION - WCC

ELEVATION - WCD

(ENSUITE) WC ELEVATIONS



ENS WC
SCALE 1 : 50

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SIGNED..... DATE.....

SIGNED..... DATE.....

PROJECT

SHEET CONTENT: ENSUITE

HOUSE TYPE:

MAX LOT WIDTH:

PROPERTY ADDRESS: STREET NAME

CLIENT:

NORTH:

SCALE: 1 : 50

DATE:

DRAWN:

CHECKED:

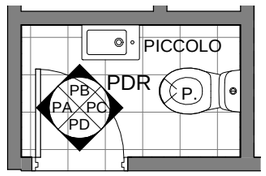
SHEET NUMBER: 8.2

JOB NUMBER:

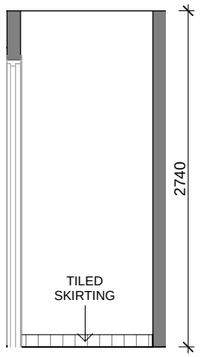
JOB ISSUE: A

REVISIONS

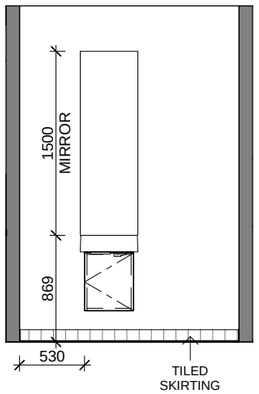
ISSUE	DATE	REVISION DESCRIPTION	INITIALS
A	09.07.16		



PDR PLAN
SCALE 1 : 50



ELEVATION - PA



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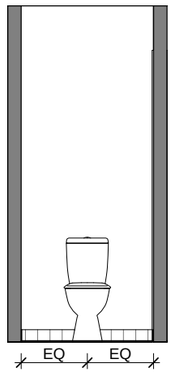

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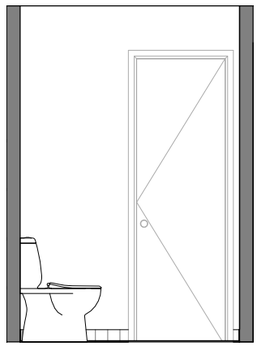
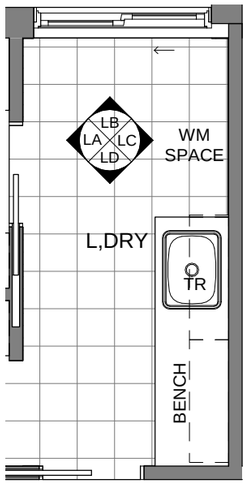
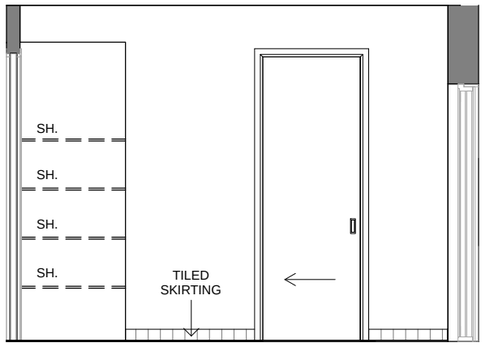


ELEVATION - PD

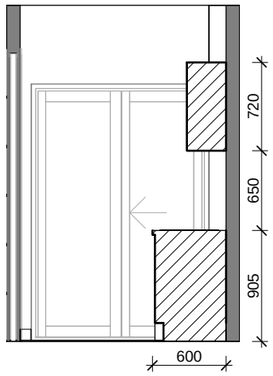
PDR ELEVATIONS



LAUNDRY PLAN
SCALE 1 : 50



ELEVATION - LA



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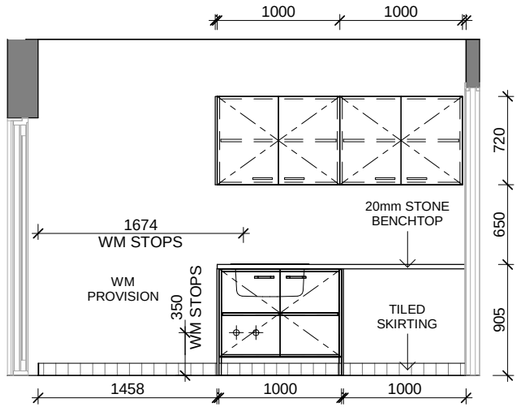

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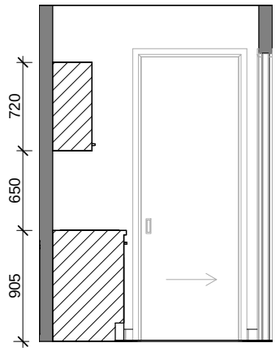
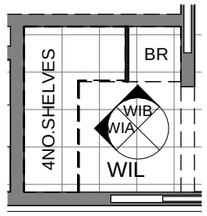
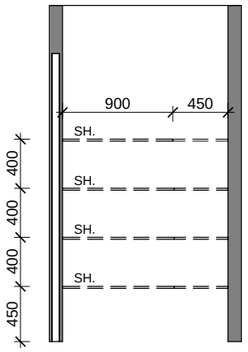


ELEVATION - LD

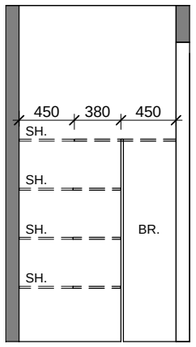
LAUNDRY ELEVATIONS



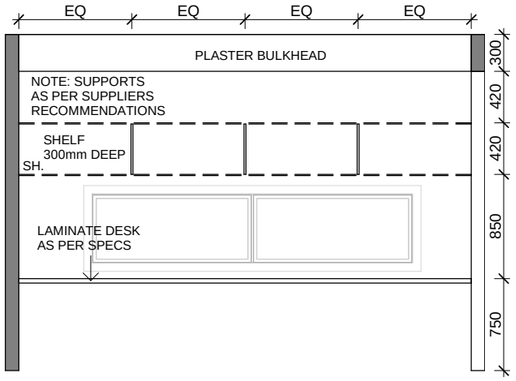
WIL PLAN
SCALE 1 : 50



ELEVATION - WIA



ELEVATION - WIB



GROUND FLOOR OFFICE ELEVATION

WIL ELEVATIONS

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DB NUMBER

GENERAL NOTES:

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CONFIRM THESE DRAWINGS ACCORD WITH OUR REQUIREMENTS AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES.

SIGNED..... DATE.....

SIGNED..... DATE.....

PROJECT

SHEET CONTENT: LAUNDRY & PDR

HOUSE TYPE:

MAX LOT WIDTH:

PROPERTY ADDRESS: STREET NAME

CLIENT:

NORTH:

SCALE: 1 : 50

DATE:

DRAWN:

CHECKED:

SHEET NUMBER: 8.3

JOB NUMBER:

JOB ISSUE: A

REVISIONS

ISSUE	DATE	REVISION DESCRIPTION	INITIALS
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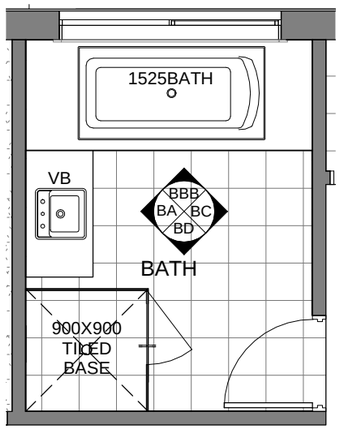
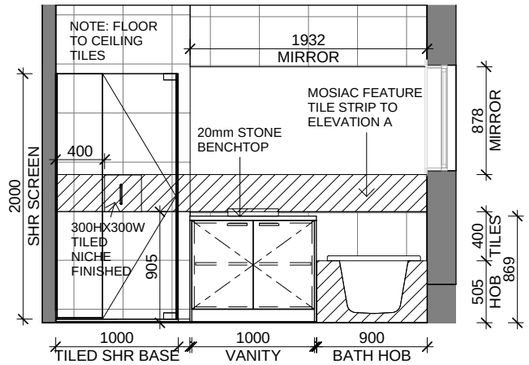
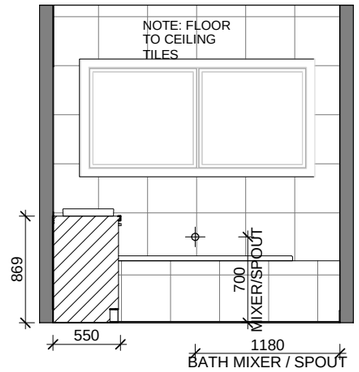


BATH PLAN
SCALE 1 : 50



ELEVATION - BA



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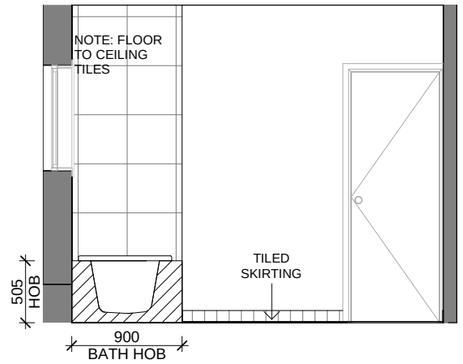
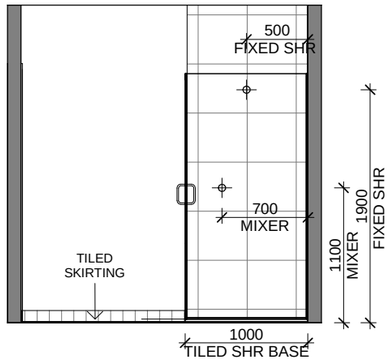
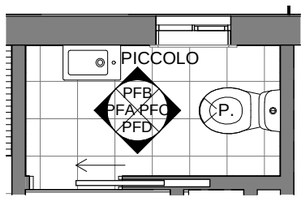


ELEVATION - BC

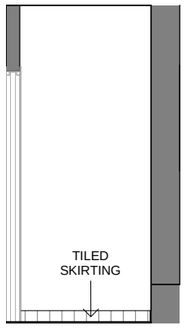


ELEVATION - BD

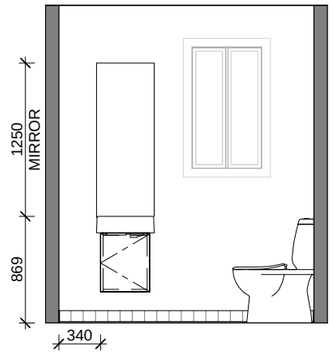
BATH ELEVATIONS



FF PDR PLAN
SCALE 1 : 50



ELEVATION - PFA



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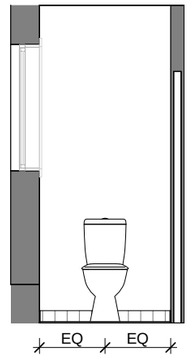
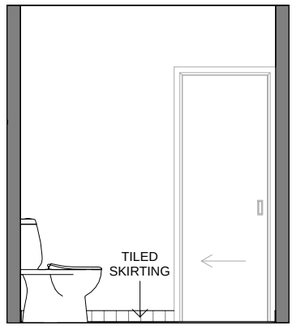


ELEVATION - PFC



ELEVATION - PFD

FF/ PDR ELEVATIONS

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SIGNED..... DATE.....

SIGNED..... DATE.....

PROJECT

SHEET CONTENT: BATH ROOM & FIRST FLOOR PDR

HOUSE TYPE:

MAX LOT WIDTH:

PROPERTY ADDRESS: STREET NAME

CLIENT:

NORTH:

SCALE: 1 : 50

DATE:

DRAWN:

CHECKED:

SHEET NUMBER: 8.4

JOB NUMBER:

JOB ISSUE: A

REVISIONS

ISSUE	DATE	REVISION DESCRIPTION	INITIALS
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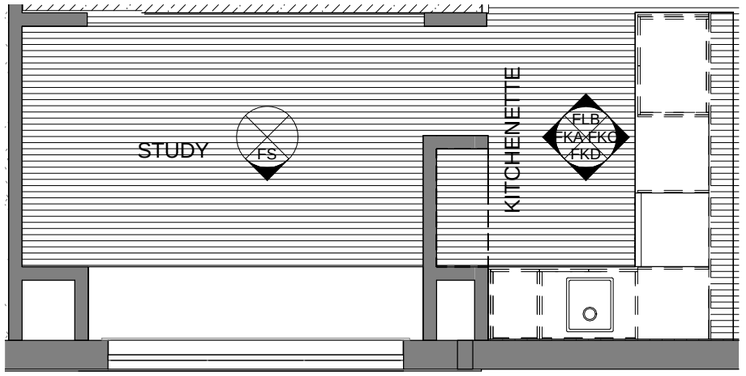
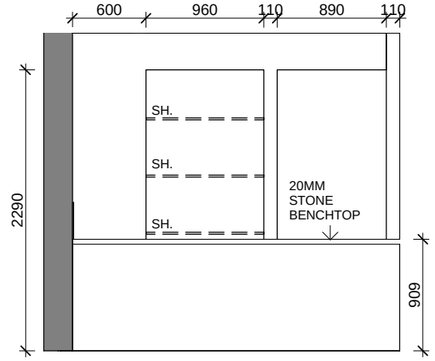
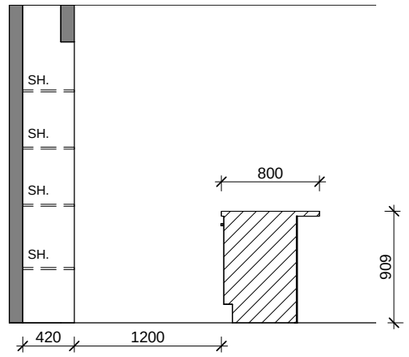


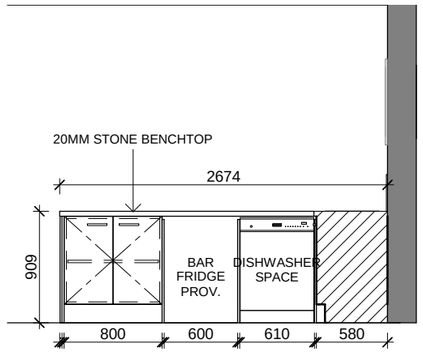
FF KITCHEN & STUDY PLAN
SCALE 1 : 50



ELEVATION - FKA

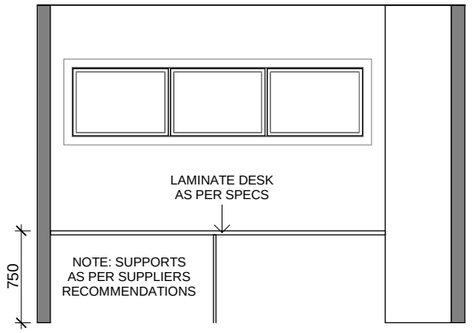


ELEVATION - FKB

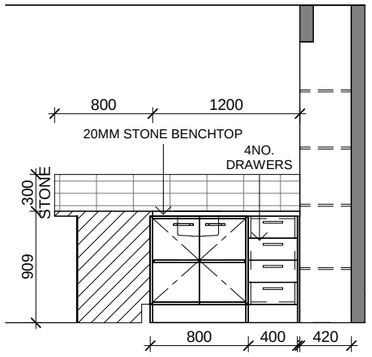


ELEVATION - FKC

FF KITCHEN & STUDY ELEVATIONS



F/F STUDY



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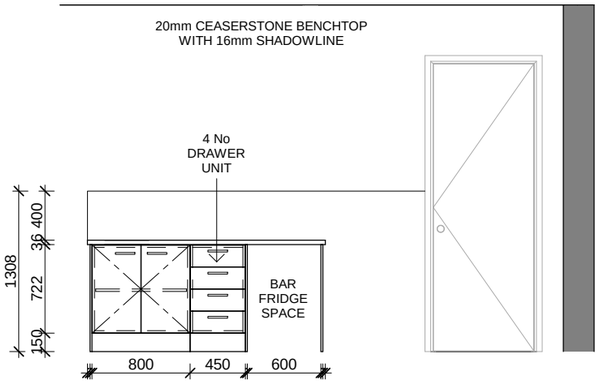
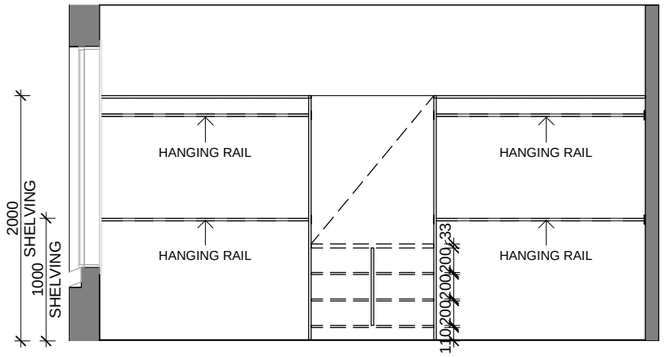


GARAGE



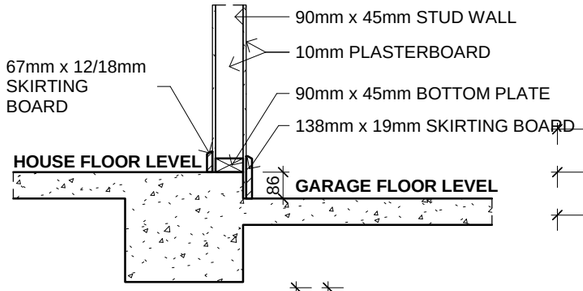
WIR

	© Copyright DB NUMBER	GENERAL NOTES:	SIGN OFF	CLIENT I / WE..... ..... CONFIRM THESE DRAWINGS ACCORD WITH OUR REQUIREMENTS AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES. SIGNED..... DATE..... SIGNED..... DATE.....	PROJECT	SHEET CONTENT: GARAGE HOUSE TYPE: / MAX LOT WIDTH: PROPERTY ADDRESS: STREET NAME CLIENT:	NORTH:

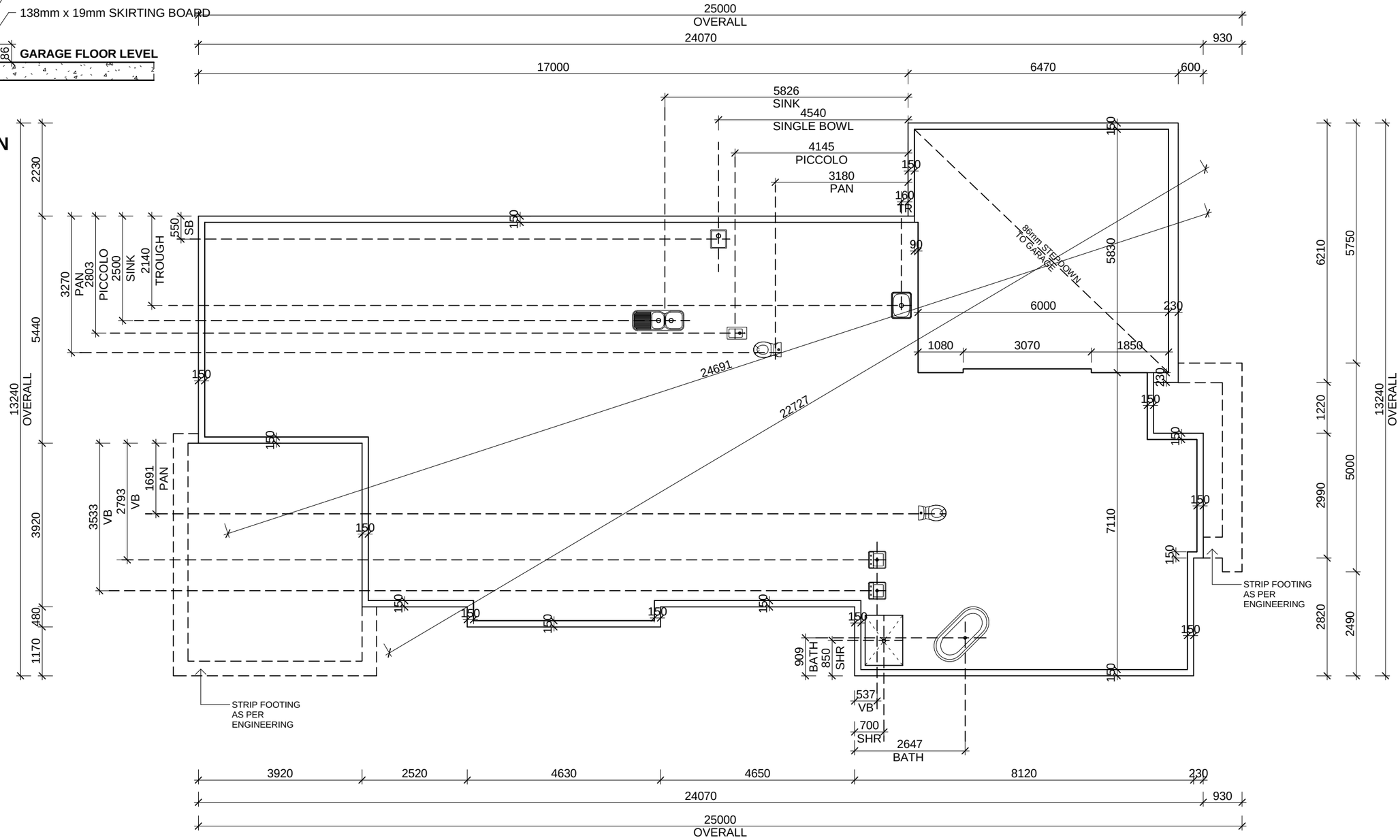
SCALE: 1 : 50	SHEET NUMBER:	JOB NUMBER:
DATE:	8.5	
DRAWN:		JOB ISSUE: A
CHECKED:		

REVISIONS

ISSUE	DATE	REVISION DESCRIPTION	INITIALS
A	09.07.16		



GARAGE STEPDOWN
SCALE 1 : 20



SLAB LAYOUT PLAN
SCALE 1 : 100

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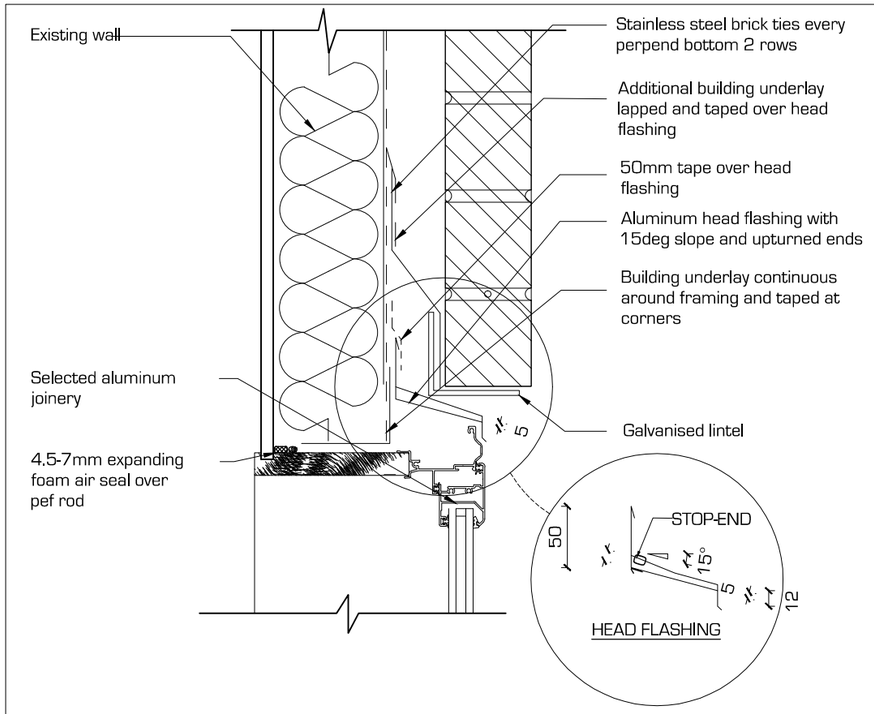
REVISIONS

ISSUE	DATE	REVISION DESCRIPTION	INITIALS
A	09.07.16		

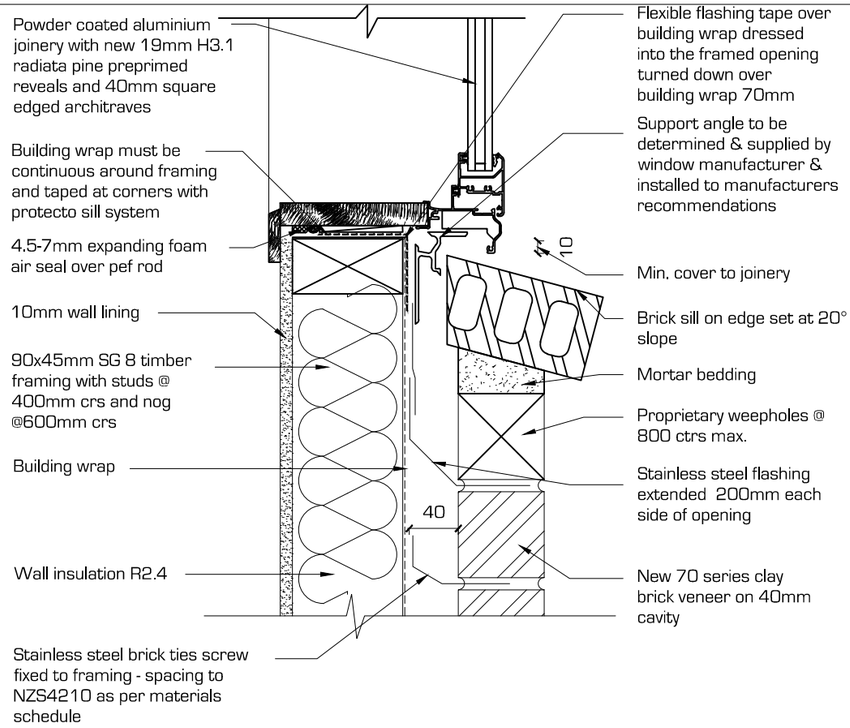
ARCHITECTURAL DRAFTING SAMPLES

RESIDENCE PROJECT



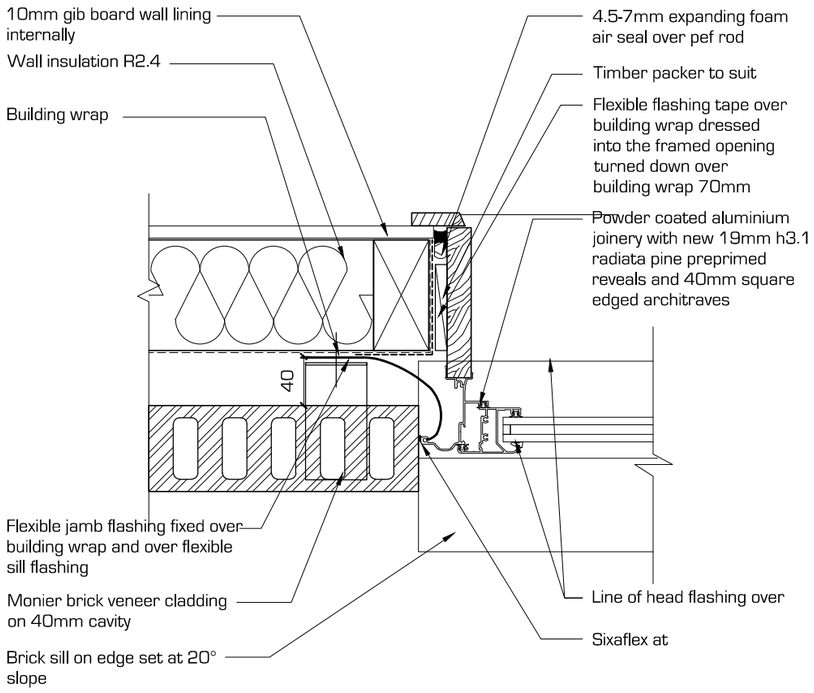
08 A2.00 BRICK VENEER WINDOW HEAD

SCALE: 1:5



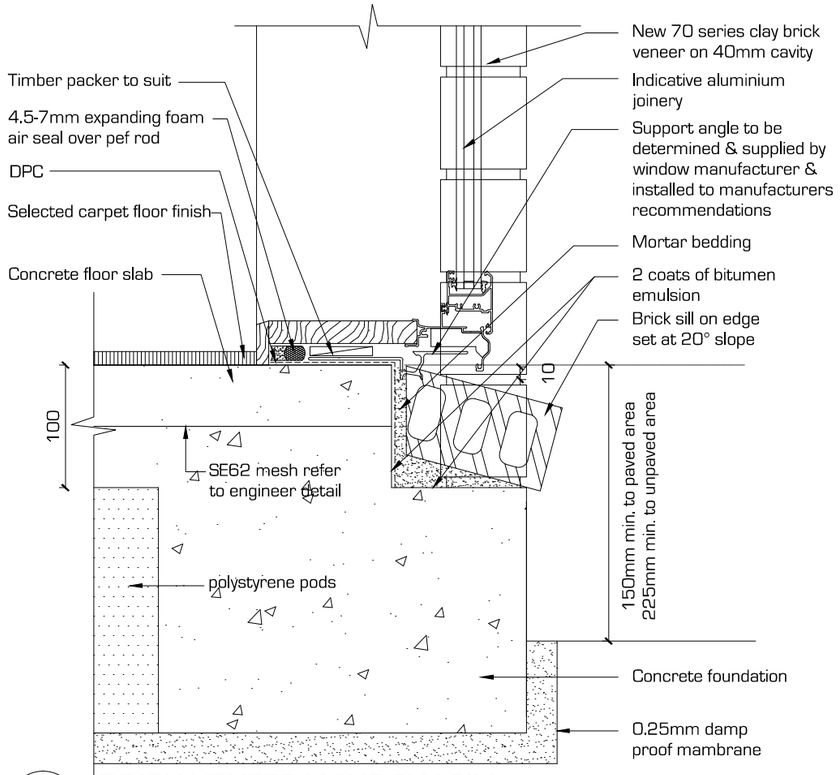
10 A2.00 BRICK VENEER WINDOW SILL

SCALE: 1:5



09 A2.00 BRICK VENEER WINDOW JAMB

SCALE: 1:5



11 A2.00 BRICK VENEER WINDOW SILL

SCALE: 1:5

Notes
Roofing
Concrete tile roof
Install to manufacturer's specification

Truss
Timber trusses to truss manufacturer's design and detail. Refer to truss manufacturer's drawings

Wall Framing & Cladding
Exterior Walls
Monier brick on 40 mm cavity with wall underlay
90 mm x 45 mm SG8 H1.2 timber framing at 400 centers, noggin at 600 centers

Refer to specification for specific timber grades and treatment of framing elements
Framing & fixings to NZS 3604 unless specific engineering design is required

Interior Walls
90 mm x 45 mm SG8 H1.2 timber framing at 600 centers, noggin at 600 centers
Bottom plates SG8 H3.2 timber framing
Refer to specification for specific timber grades and treatment of framing elements
Framing & Fixings to NZS 3604 unless specific engineering design is required

Interior linings

Dry areas	Walls GIB Standard/Bracing 10 mm Ceiling GIB Standard 10 mm
Wet areas	Walls GIB Aqualine 10 mm Ceiling GIB Aqualine 10 mm

Tiled areas
Waterproofing membrane - Wet-Seal Enviro-coat IB 511 System installed to manufacturer's specification

Underlays

Roof	Thermakraft CoverTek™405
Wall	Thermakraft - Plus™
DPC	Supercourse 500™
DPM	Thermakraft Thermathene Orange™ 300

Thermal insulation

Ceiling	Earthwools ceiling insulation R 3.2
Walls	Earthwools wall insulation R 2.4
Glazing	Aluminium joinery to be double glazed R 0.26
Floor	Koolfoam Insulation Pods R 4.8

General Note

Site boundary dimensions and bearings have been imported from council property file and are approximate only.

Notes

All work to NZ Building Code (NZBC) and NZ Standards

Drawings to be read in conjunction with all consultants documents

Contractor to notify Apex Architecture Limited of any discrepancies

Surveyor's Certificate to confirm height requirements from Resource Consent, is required at framing stage

Site measure of the building set-out is required prior to construction work commencing

Contractor to notify Apex Architecture Limited of any discrepancies

REV	DESCRIPTION	BY	DATE

STATUS: Building Consent

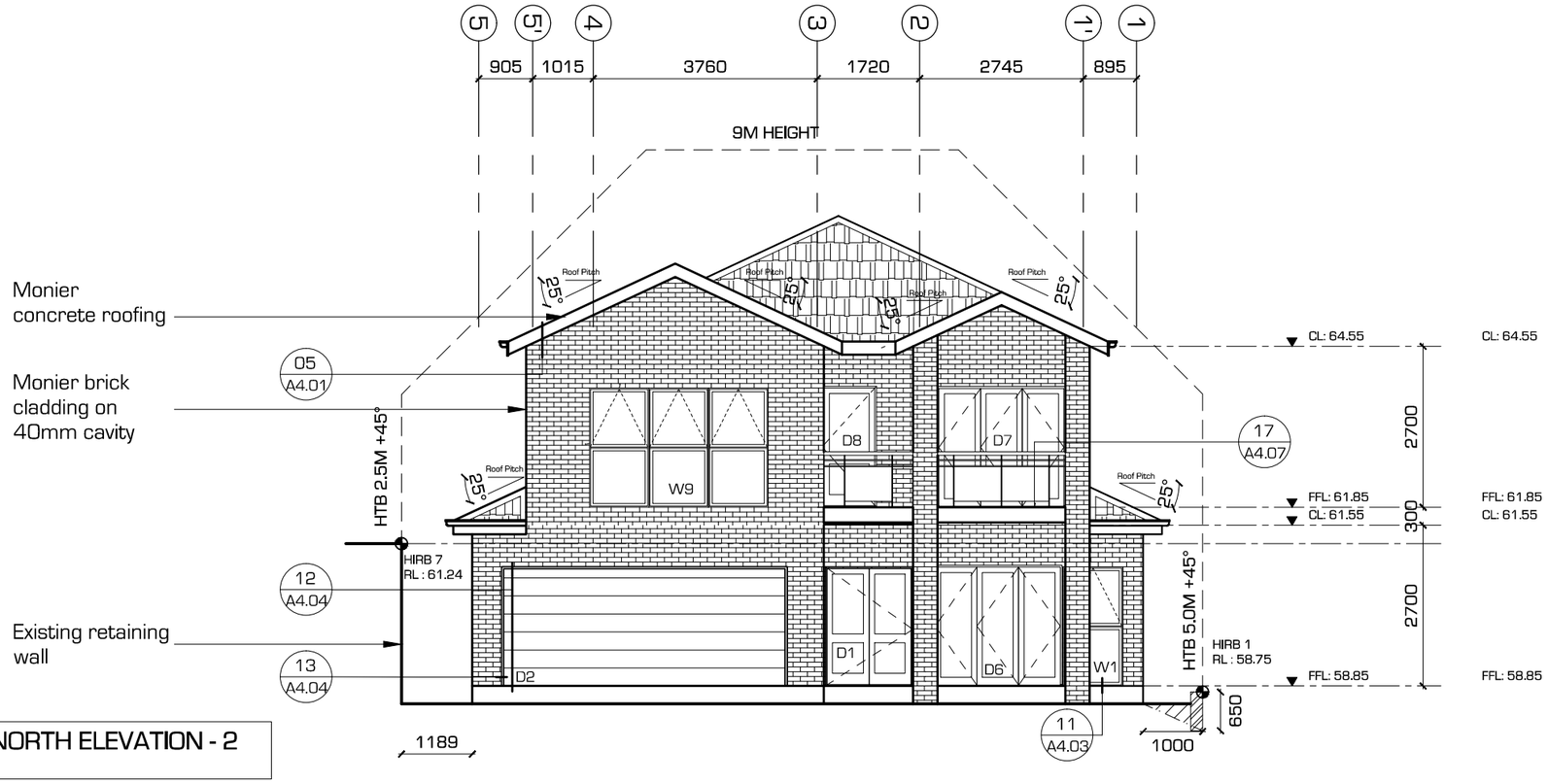
CLIENT:

PROJECT: Proposed New House

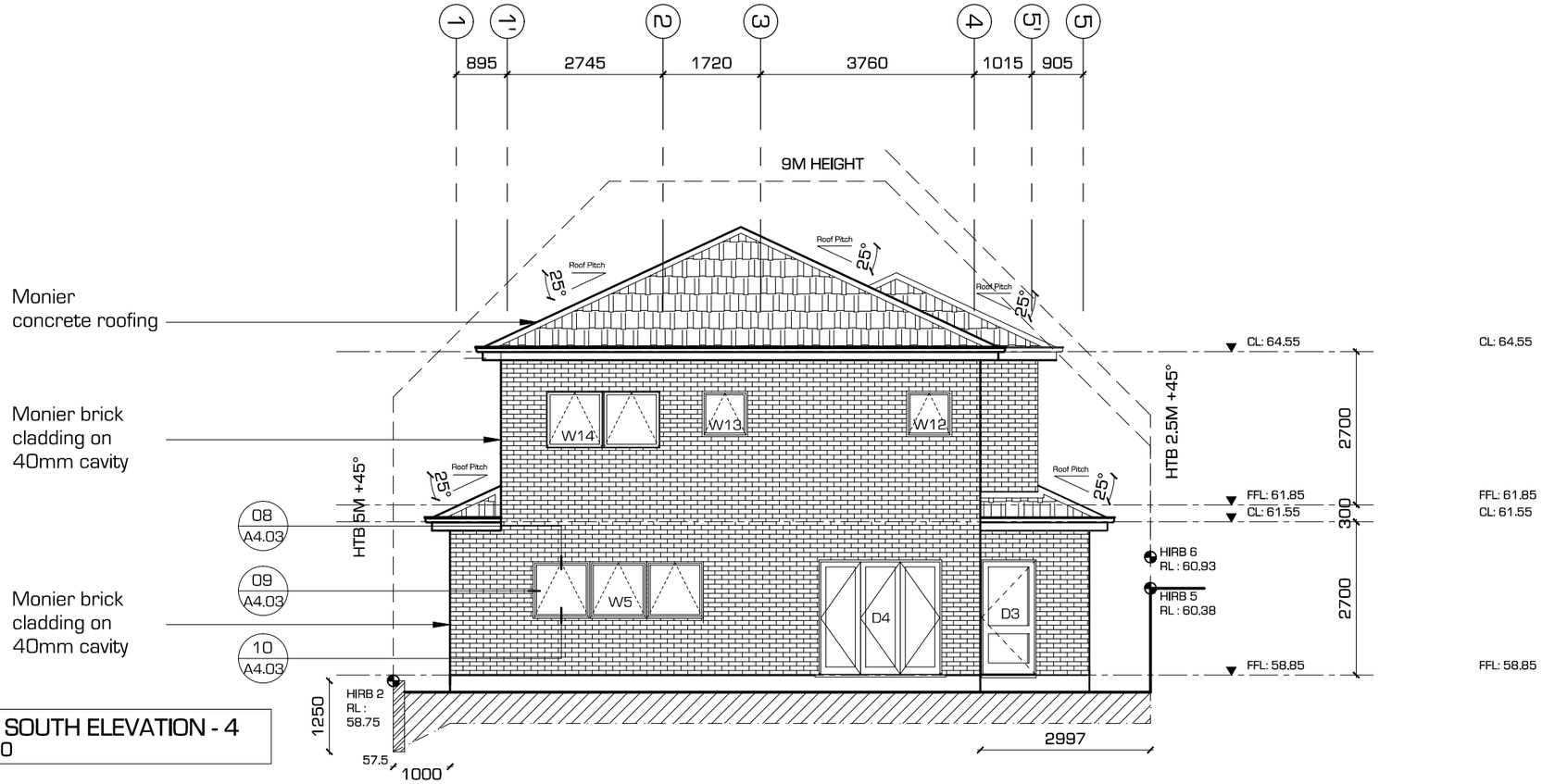
SITE:

TITLE: DETAILS - 04

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1 : 5		DF	REG
PROJECT NO: 1000	DRAWING NO: A4.03		REVISION:



PROPOSED NORTH ELEVATION - 2
SCALE : 1: 100



PROPOSED SOUTH ELEVATION - 4
SCALE : 1: 100

Glass Type:
Windows/Door:
Grade A 6mm Toughened safety glass in accordance to NZS 4223: Part 3: 1999

Showers:
6mm Toughened glass in accordance to NZBC F2 Table 3.D4

All windows to be double glazed

Window restrictor to NZBC F4/AS1 Clause 2.0 to be installed to all windows.
Manufacturer
Interlock Assa Abloy
Model
Securistay Window Restrictor
Option 'A' Type- Aluminum Joinery

REV	DESCRIPTION	BY	DATE

STATUS: Building Consent

CLIENT:

PROJECT: Proposed New House

SITE:

TITLE: ELEVATIONS

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1 : 100		DF	REG
PROJECT NO: 1000	DRAWING NO: A2.00		REVISION:

LEGEND:

- SA — SMOKE ALARM
- TIMBER WALL
- BRICK VENEER
- TILE FLOORING

Roofing

Concrete tiles

Install to manufacturer's specification

Truss

SG8 H1.2 Timber trusses @ 900 crs. max fixed to manufacturer's specifications with 15mm plywood substrate. Refer to truss manufacturer's drawings

Wall Framing & Cladding

Exterior Walls

90 mm x 45 mm SG8 H1.2 timber framing at 600 centers, noggin at 600 centers at 600 centers, noggin at 600 centers

Timber weather boards on 20mm cavity with wall underlay

70 mm Monier Brick on a 40 mm cavity

Refer to specification for specific timber grades and treatment of framing elements

Tiled areas

Waterproofing membrane - Wet-Seal Enviro-coat IB 511 System installed to manufacturer's specification.

Substrates: 17mm Plywood min complying with AS?NZS 2269, CD Grade structural with sanded C face up and H3 treated. Do not use LOSP

Underlays

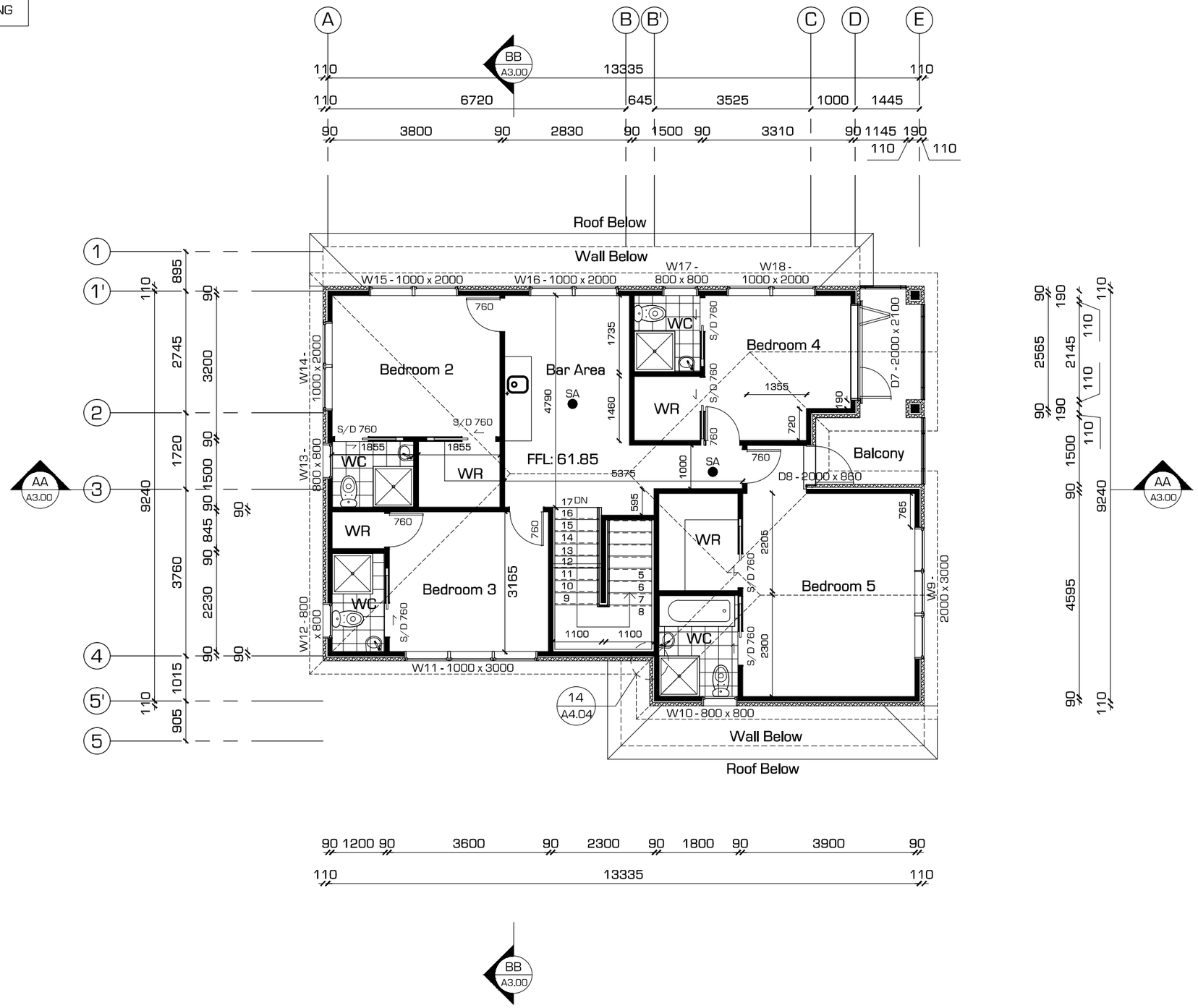
Wall	Thermakraft - Plus™
DPC	Supercourse 500™
DPM	Thermakraft Thermathene
	Orange™ 300

Interior linings

Dry areas	Walls GIB Standard/Bracing 10 mm
	Ceiling GIB Standard 10 mm
Wet areas	Walls GIB Aqualine 10 mm
	Ceiling GIB Aqualine 10 mm

Thermal insulation

Celling	Earthwools ceiling insulation R 3.2
Walls insulation	Pink Batts Ultra wall R 2.8
Glazing double	Aluminium joinery to be glazed R 0.26
Floor	Koolfoam Insulation R 4.8



GROUND FLOOR

Ground Floor:	130.56 SQM
First Floor:	120.7 SQM
Total Area:	251.26 SQM

COMPLY WITH NZBC, NZS 3604 AND ALL RELEVANT LOCAL AUTHORITY BY LAWS AND COUNCIL REGULATIONS

ALL DIMENSIONS TO BE CONFIRMED ON SITE BEFORE CONSTRUCTION

VENTILATION TO BATHROOM SHALL COMPLY WITH NZBC ACCEPTABLE SOLUTION G4/AS1 BY WAY OF MECHANICAL EXTRACTION FAN (CEILING TO SOFFIT)

ALL WET AREAS TO BE PROVIDED WITH IMPERVIOUS LININGS AS PER NZBC E3/AS1

ALL NEW JOINERY TO BE DOUBLE GLAZED (R0.26 Min)

DOMESTIC SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NZBC F7, ENSURE PLACEMENT WITH-IN 3.0m OF BEDROOM DOORS

FLOOR FINISHES

KITCHEN/BATH/ENTERANCE	: TILES
BEDROOM/LIVING/DINNING	: CARPET
GARAGE	: CONCRETE

STATUS: Building Consent

CLIENT:

PROJECT: Proposed New House

SITE:

TITLE: FIRST FLOOR PLAN

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1 : 100		DF	REG
PROJECT NO: 1000	DRAWING NO: A1.01		REVISION:

LEGEND:

SA	SMOKE ALARM
M.V	MECHANICAL VENT
	TIMBER WALL
	BRICK VENEER
	TILE FLOORING

ELEVATION KEY: -

3 4 2 1

GROUND FLOOR
Ground Floor: 130.56 SQM
First Floor: 120.7 SQM
Total Area: 251.26 SQM

COMPLY WITH NZBC, NZS 3604 AND ALL RELEVANT LOCAL AUTHORITY BY LAWS AND COUNCIL REGULATIONS

ALL DIMENSIONS TO BE CONFIRMED ON SITE BEFORE CONSTRUCTION

VENTILATION TO BATHROOM SHALL COMPLY WITH NZBC ACCEPTABLE SOLUTION G4/AS1 BY WAY OF MECHANICAL EXTRACTION FAN (CEILING TO SOFFIT)

ALL WET AREAS TO BE PROVIDED WITH IMPERVIOUS LININGS AS PER NZBC E3/AS1

ALL NEW JOINERY TO BE DOUBLE GLAZED (R0.26 Min)

DOMESTIC SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NZBC F7, ENSURE PLACEMENT WITH-IN 3.0m OF BEDROOM DOORS

Roofing

Concrete tiles

Install to manufacturer's specification

Truss

SG8 H1.2 Timber trusses @ 900 crs. max fixed to manufacturer's specifications with 15mm plywood substrate. Refer to truss manufacturer's drawings

Wall Framing & Cladding

Exterior Walls

90 mm x 45 mm SG8 H1.2 timber framing at 600 centers, noggin at 600 centers at 600 centers, noggin at 600 centers

Timber weather boards on 20mm cavity with wall underlay

70 mm Monier Brick on a 40 mm cavity

Refer to specification for specific timber grades and treatment of framing elements

Tiled areas

Waterproofing membrane - Wet-Seal Enviro-coat IB 511 System installed to manufacturer's specification.

Substrates: 17mm Plywood min complying with AS?NZS 2269, CD Grade structural with sanded C face up and H3 treated. Do not use LOSP

Underlays

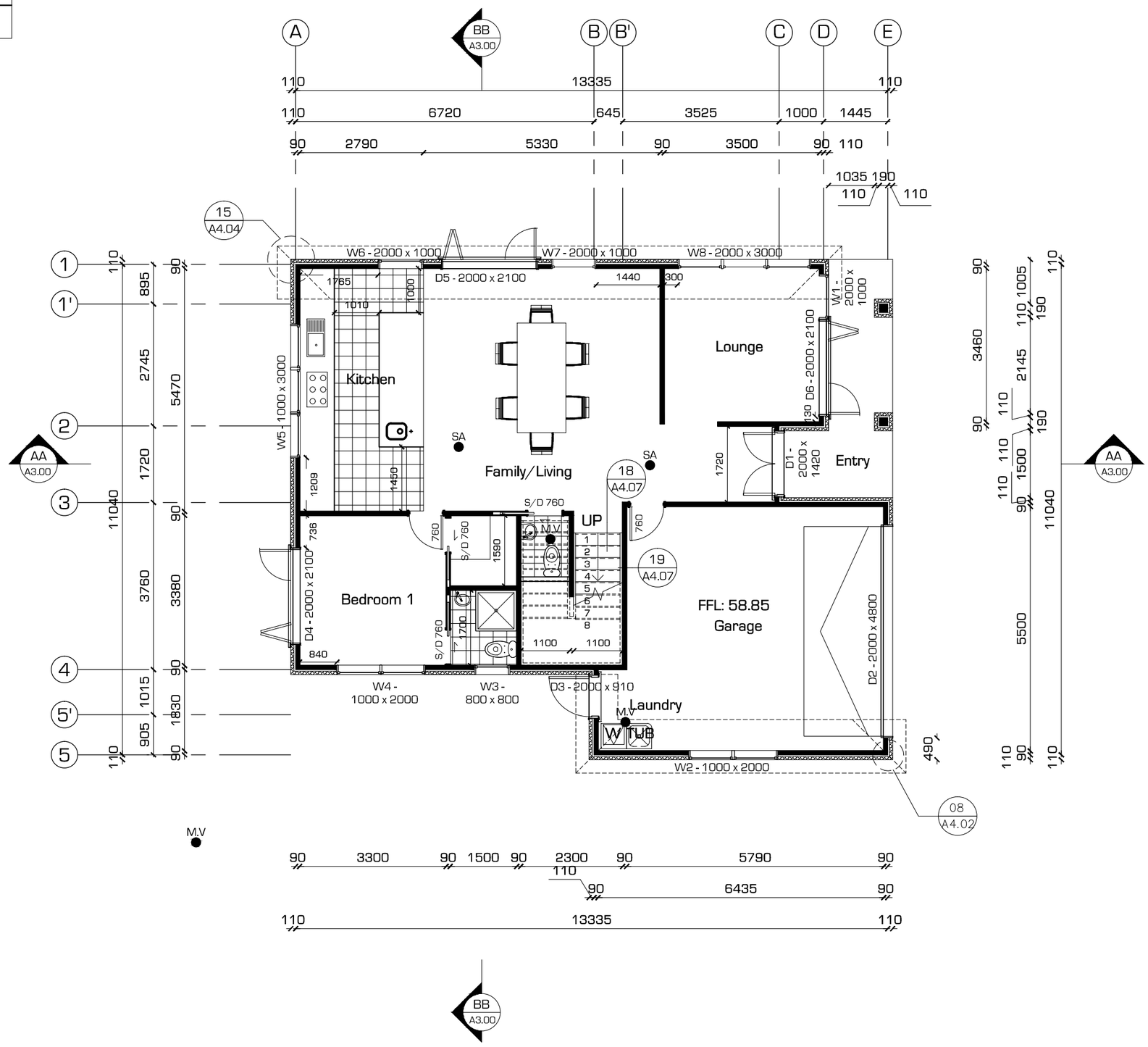
Wall	Thermakraft - Plus™
DPC	Supercourse 500™
DPM	Thermakraft Thermathene
	Orange™ 300

Interior linings

Dry areas	Walls GIB Standard/Bracing 10 mm
	Ceiling GIB Standard 10 mm
Wet areas	Walls GIB Aqualine 10 mm
	Ceiling GIB Aqualine 10 mm

Thermal insulation

Celling	Earthwools ceiling insulation R 3.2
Walls insulation	Pink Batts Ultra wall R 2.8
Glazing double	Aluminium joinery to be glazed R 0.26
Floor	Koolfoam Insulation R 4.8



FLOOR FINISHES

KITCHEN/BATH/ENTERANCE	: TILES
BEDROOM/LIVING/DINNING	: CARPET
GARAGE	: CONCRETE

STATUS: Building Consent

CLIENT:

PROJECT: Proposed New House

SITE:

TITLE: GROUND FLOOR PLAN

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1 : 100		DF	REG
PROJECT NO: 1000	DRAWING NO: A1.00		REVISION:

ROOFING
MONIER CONCRETE ROOFING ON 240X45MM TIMBER RAFTERS AT 600 CENTERS. ON 240X45MM TIMBER RAFTERS AT 600 CENTERS.

INSTALL TO MANUFACTURER'S SPECIFICATION

CEILING BATTENS
SG8 H1.2 70X35MM TIMBER CEILING BATTENS AT 400 CENTERS MAX WITH POWER DRIVEN NAILS WITH 10mm GIB LINING.

WALL FRAMING & CLADDING
EXTERIOR WALLS

MOINER BRICK 70 MM ON A 40 MM CAVITY

90 MM X 45 MM SG8 H1.2 TIMBER FRAMING AT 400 CENTERS MAX, NOGGINS AT 600 CENTERS
BOTTOM PLATES SG8 H3.2 TIMBER FRAMING

INTERIOR LININGS

DRY AREAS
WALLS GIB STANDARD 10 MM
CEILING GIB STANDARD 10 MM

WET AREAS
WALLS GIB AQUALINE 10 MM
CEILING GIB AQUALINE 10 MM

THERMAL INSULATION
CELLING PINK BATTS SKILLION
ROOF INSULATION R 3.2

WALLS PINK BATTS ULTRA WALL
INSULATION R 2.8

GLAZING ALUMINIUM JOINERY TO BE DOUBLE GLAZED R 0.26

FLOOR KOOLFOAM INSULATION
PODS R 4.8

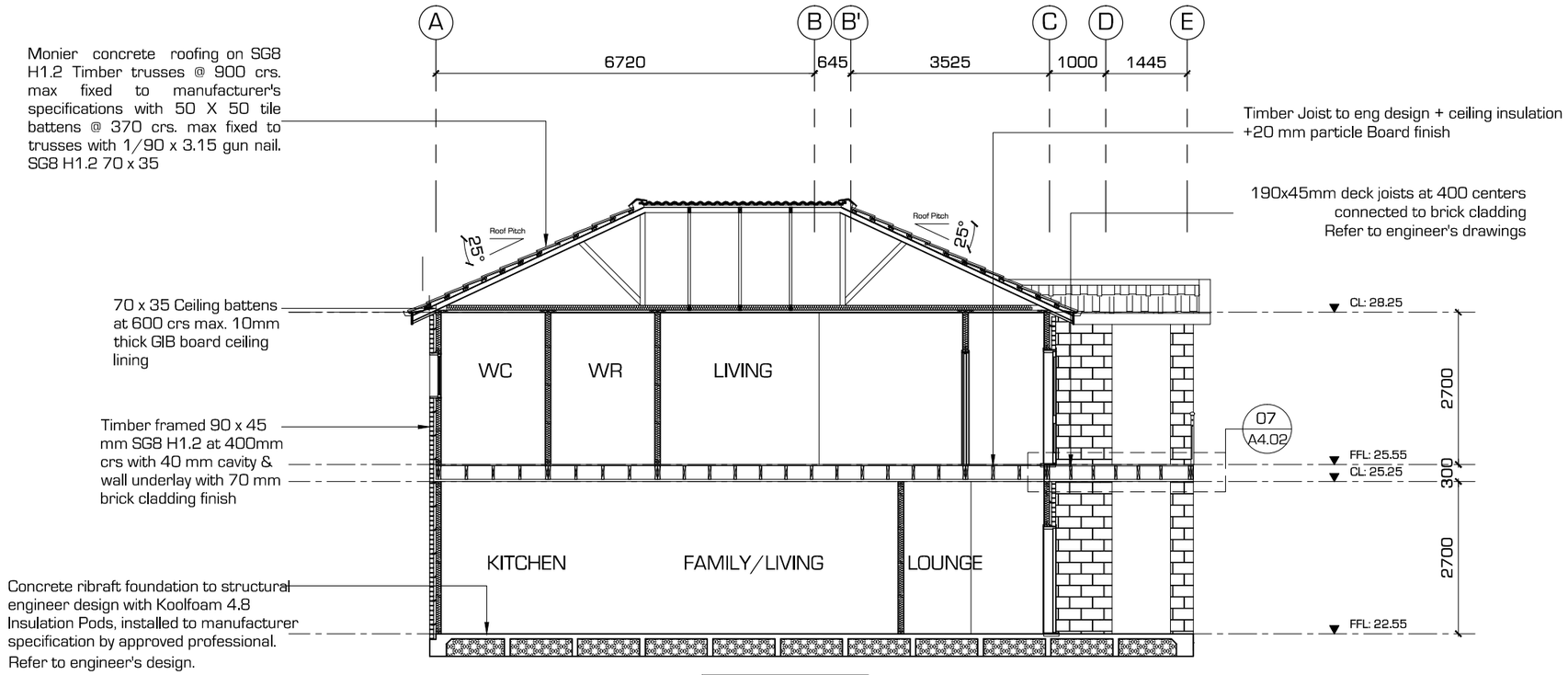
TILED AREAS
WATERPROOFING MEMBRANE - WET-SEAL ENVIRO-COAT IB 511 SYSTEM INSTALLED TO MANUFACTURER'S SPECIFICATION

SUBSTRATES: 17MM PLYWOOD MIN COMPLYING WITH AS?NZS 2269, CD GRADE STRUCTURAL WITH SANDED C FACE UP AND H3 TREATED. DO NOT USE LOSP

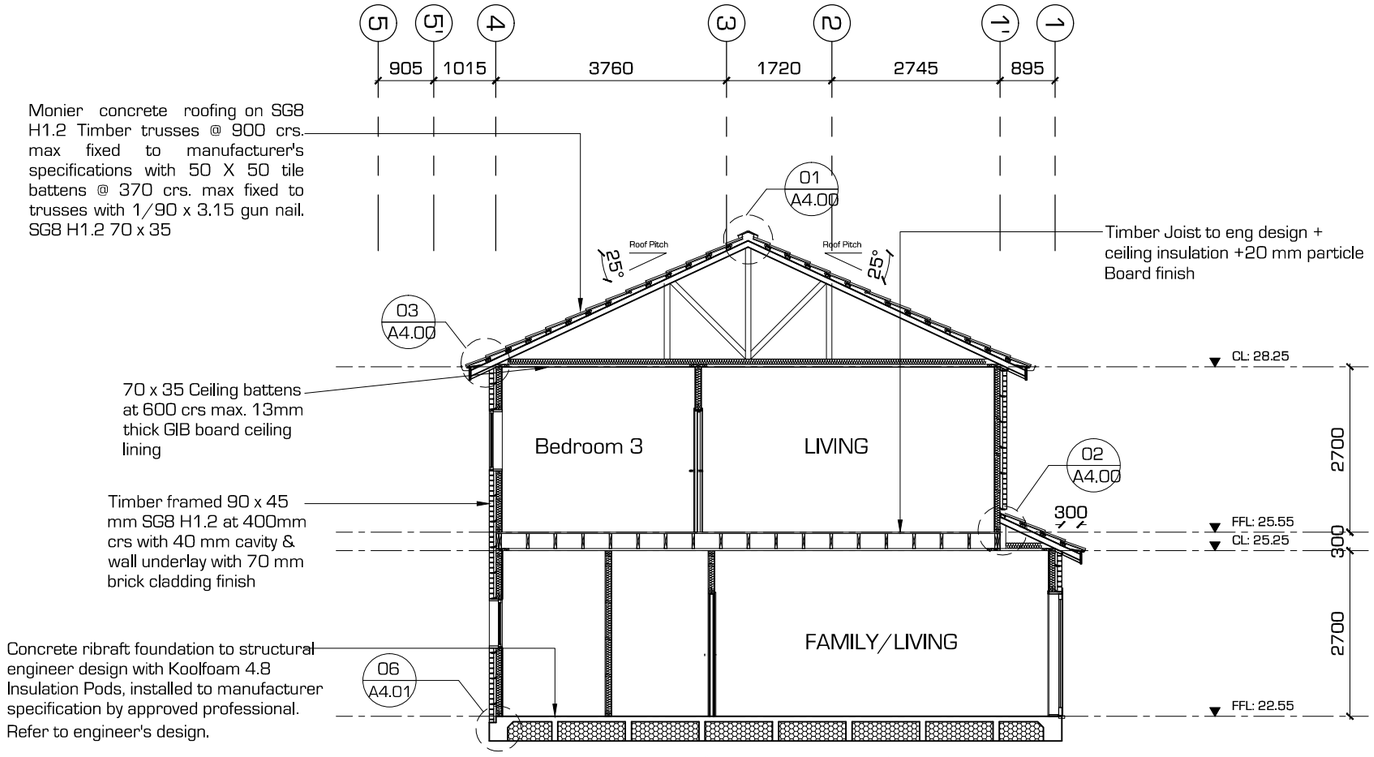
UNDERLAYS
ROOF THERMAKRAFT COVERTEK™405
WALL WATERGATE PLUS™
DPC SUPERCOURSE 500™
DPM THERMAKRAFT THERMATHENE ORANGE™ 300

BRICK TIE
LENGTH OF TIES
CAVITY SIZE: 40MM
TIE LENGTH.: 85MM
TIE SPACING FOR 70MM BRICK
HORIZONTAL: 400MM CENTERS INTO STUDS
VERTICALLY: 400 MM CRS MAX.
OPENINGS WITHIN 200 MM OF THE EDGE OF ALL OPENINGS
SHELF ANGLES 1ST ROW WITHIN 200 MM OF THE SHELF ANGLE
FOUNDATION 1ST ROW WITHIN 400 MM OF THE REBATE
THE STANDARD SIZE OF ANGLES ARE; 100 X 75 X 6 MM, 100 X 100 X 6 MM, FOR 70 MM BRICK VENEER

LINTEL SUPPORTING VENEER
3000 MM : 80 X 80 X 6
3500 MM 100 X 100 X 6
4500 MM 125 X 75 X 8
4800 MM 125 X 75 X 10



SECTION A - A
SCALE : 1: 50



SECTION B - B
SCALE : 1: 50

TIMBER TREATMENT:

H5
TIMBER IN CONTACT WITH GROUND - BUILDING PILES, POLES, RETAINING WALL UPRIGHTS

H4
MEMBERS IN CONTACT WITH GROUND - RETAINING WALL HORIZONTAL MEMBERS

H3.2 (CCA TIMBER, NOTE FIXING MINIMUM PROTECTION)
MEMBERS EXPOSED TO WEATHER BUT NOT IN CONTACT WITH GROUND -
BEAMS, POSTS, BEARERS, FLOOR JOISTS, RAFTERS, STAIR STRINGERS

H3.1 (LOSP TIMBER)
MEMBERS EXPOSED TO WEATHER BUT NOT IN CONTACT WITH GROUND,
BUT PAINTED TO ACHIEVE A 50 YEAR DURABILITY -
BEAMS, POSTS, PLYWOOD CLADDING AS BRACING SHEETS

H3.1 (LOSP TIMBER)
MEMBERS PROTECTED FROM THE WEATHER, BUT AT RISK OF MOISTURE PENETRATION -
PLYWOOD SARKING, PLYWOOD GUTTER SUBSTRATES,
PLYWOOD CLADDING AS BRACING SHEETS,
TIMBER CAVITY BATTENS,
FRAMING SUPPORTING VENEER SHELF & LINTEL ANGLES,
FRAMING IN EXTERIOR WALLS WHERE MONOLITHIC CLADDING IS
DIRECT FIXED & DO NOT COMPLY WITH E2 / AS1

H1.2
MEMBERS PROTECTED FROM THE WEATHER, BUT AT RISK OF MOISTURE PENETRATION AND EXPOSED TO GROUND ATMOSPHERE -
ALL FLOOR, WALL AND ROOF FRAMING AND OTHER ASSOCIATED MEMBERS
(EXCEPT WHEN SUPPORTING MONOLITHIC CLADDINGS,
SUPPORTING VENEER SHELF & LINTEL ANGLES,
CAVITY BATTENS
AND CANTILEVERED ENCLOSED DECK JOISTS AND ASSOCIATED
FRAMING)

H3.2 (CCA TIMBER, NOTE FIXING MINIMUM PROTECTION)
MEMBERS PROTECTED FROM THE WEATHER, BUT AT RISK OF MOISTURE PENETRATION AND EXPOSED TO GROUND ATMOSPHERE -
CANTILEVERED ENCLOSED DECK JOISTS AND ASSOCIATED FRAMING

H1.2
MEMBERS NOT EXPOSED TO THE WEATHER OR GROUND ATMOSPHERE AND IN DRY CONDITIONS -
ALL FLOOR, WALL AND ROOF FRAMING AND OTHER ASSOCIATED MEMBERS

REV	DESCRIPTION	BY	DATE
STATUS:	Building Consent		

CLIENT:

PROJECT:

SITE:

TITLE: SECTIONS

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1 : 100		DF	-
PROJECT NO: 1000	DRAWING NO: A3.00		REVISION:

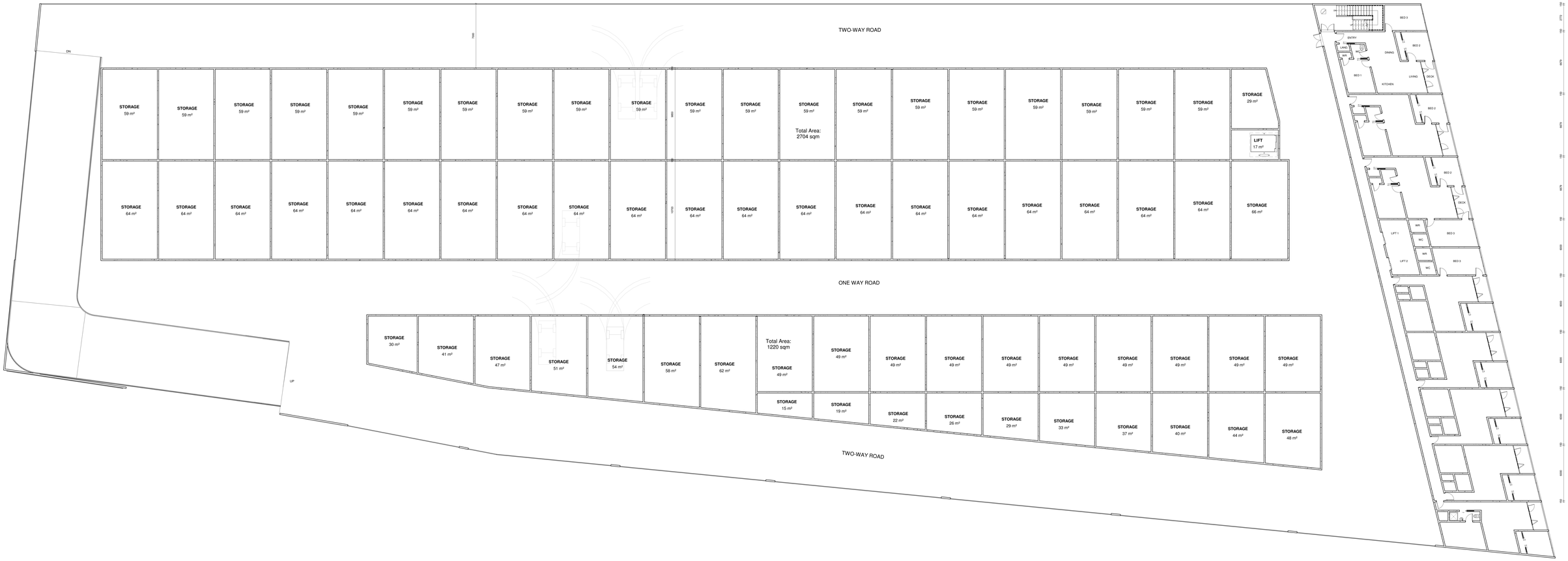
ARCHITECTURAL DRAFTING SAMPLES

211 RICHARDSON ROAD

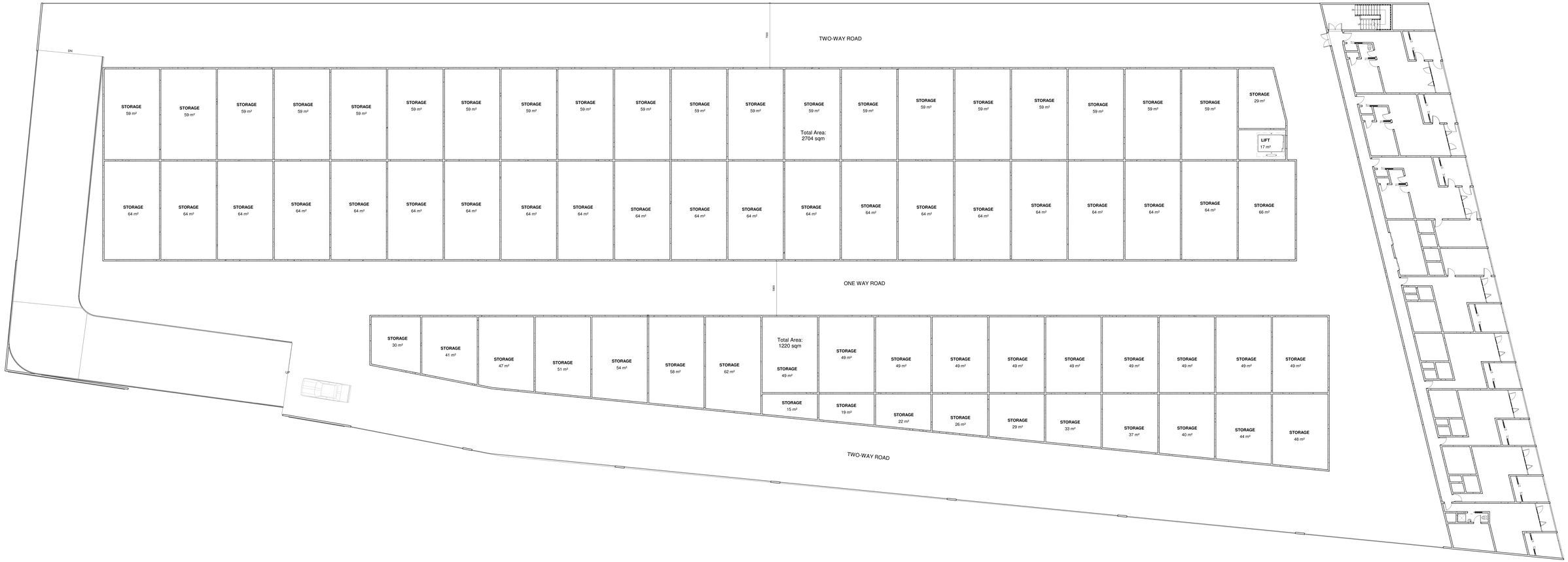
1 GROUND FLOOR PLAN
1 : 100

AREA LIST

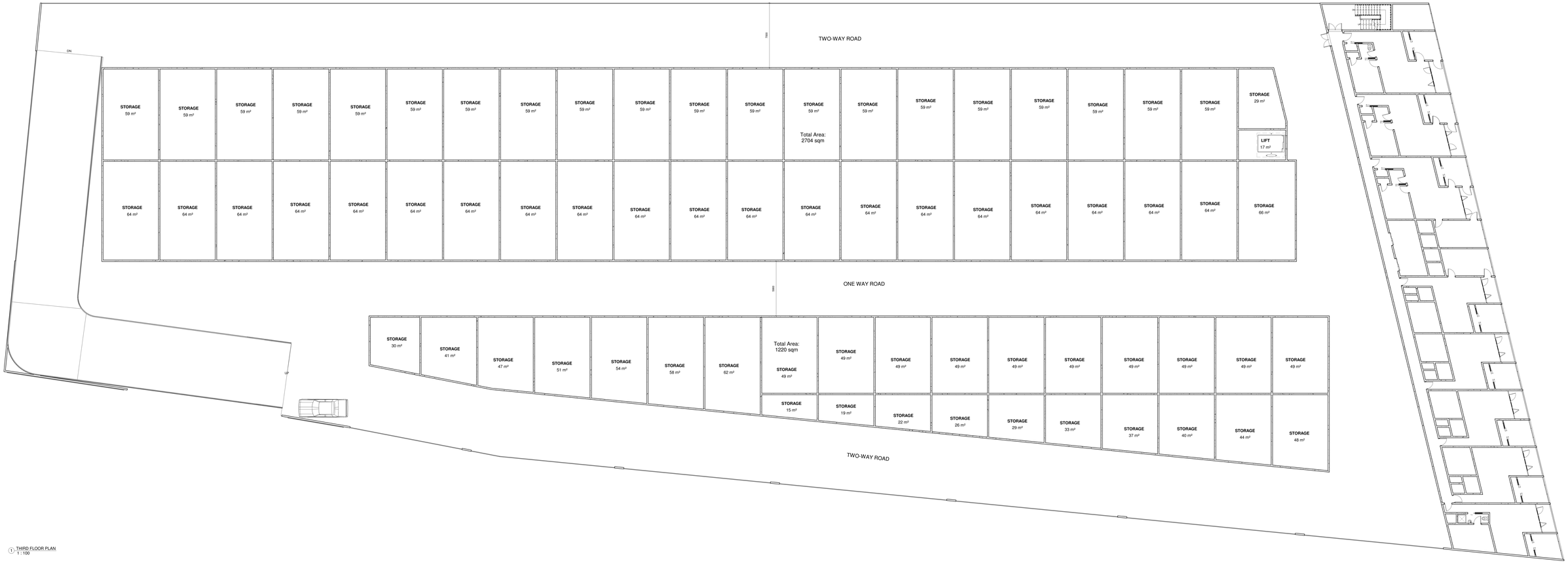
LEVEL	AREA NAME	AREA
GROUND FLOOR PLAN		
GROUND FLOOR PLAN	2 CAR PARK	31 m²
GROUND FLOOR PLAN	26 STORAGE	1220 m²
GROUND FLOOR PLAN	40 STORAGE	2690 m²
GROUND FLOOR PLAN	BAR	71 m²
GROUND FLOOR PLAN	CAFE	71 m²
GROUND FLOOR PLAN	GAMING MACHINE	71 m²
GROUND FLOOR PLAN	LIFT SHAFT	21 m²
GROUND FLOOR PLAN	LOBBY	44 m²
GROUND FLOOR PLAN	OFFICE 1	54 m²
GROUND FLOOR PLAN	OFFICE 2	54 m²
GROUND FLOOR PLAN	OFFICE 3	77 m²
FIRST FLOOR PLAN		
FIRST FLOOR PLAN	01	85 m²
FIRST FLOOR PLAN	02	71 m²
FIRST FLOOR PLAN	03	53 m²
FIRST FLOOR PLAN	04	88 m²
FIRST FLOOR PLAN	05	64 m²
FIRST FLOOR PLAN	06	64 m²
FIRST FLOOR PLAN	07	64 m²
FIRST FLOOR PLAN	08	67 m²
FIRST FLOOR PLAN	27 STORAGE	1220 m²
FIRST FLOOR PLAN	40 STORAGE	2794 m²
FIRST FLOOR PLAN	FIRE STAIR	22 m²
FIRST FLOOR PLAN	LIFT SHAFT	21 m²
SECOND FLOOR PLAN		
SECOND FLOOR PLAN	01	85 m²
SECOND FLOOR PLAN	02	71 m²
SECOND FLOOR PLAN	03	53 m²
SECOND FLOOR PLAN	04	88 m²
SECOND FLOOR PLAN	05	64 m²
SECOND FLOOR PLAN	06	64 m²
SECOND FLOOR PLAN	07	64 m²
SECOND FLOOR PLAN	08	67 m²
SECOND FLOOR PLAN	27 STORAGE	1220 m²
SECOND FLOOR PLAN	40 STORAGE	2794 m²
SECOND FLOOR PLAN	FIRE STAIR	22 m²
SECOND FLOOR PLAN	LIFT SHAFT	21 m²
THIRD FLOOR PLAN		
THIRD FLOOR PLAN	01	85 m²
THIRD FLOOR PLAN	02	71 m²
THIRD FLOOR PLAN	03	53 m²
THIRD FLOOR PLAN	04	88 m²
THIRD FLOOR PLAN	05	64 m²
THIRD FLOOR PLAN	06	64 m²
THIRD FLOOR PLAN	07	64 m²
THIRD FLOOR PLAN	08	67 m²
THIRD FLOOR PLAN	27 STORAGE	1220 m²
THIRD FLOOR PLAN	40 STORAGE	2794 m²
THIRD FLOOR PLAN	FIRE STAIR	22 m²
THIRD FLOOR PLAN	LIFT SHAFT	21 m²
FOURTH FLOOR PLAN		
FOURTH FLOOR PLAN	01	85 m²
FOURTH FLOOR PLAN	02	71 m²
FOURTH FLOOR PLAN	03	53 m²
FOURTH FLOOR PLAN	04	88 m²
FOURTH FLOOR PLAN	05	64 m²
FOURTH FLOOR PLAN	06	64 m²
FOURTH FLOOR PLAN	07	64 m²
FOURTH FLOOR PLAN	08	67 m²
FOURTH FLOOR PLAN	27 STORAGE	1220 m²
FOURTH FLOOR PLAN	40 STORAGE	2794 m²
FOURTH FLOOR PLAN	FIRE STAIR	22 m²
FOURTH FLOOR PLAN	LIFT SHAFT	21 m²
FIFTH FLOOR PLAN		
FIFTH FLOOR PLAN	01	85 m²
FIFTH FLOOR PLAN	02	71 m²
FIFTH FLOOR PLAN	03	53 m²
FIFTH FLOOR PLAN	04	88 m²
FIFTH FLOOR PLAN	05	64 m²
FIFTH FLOOR PLAN	06	64 m²
FIFTH FLOOR PLAN	07	64 m²
FIFTH FLOOR PLAN	08	67 m²
FIFTH FLOOR PLAN	FIRE STAIR	22 m²
FIFTH FLOOR PLAN	LIFT SHAFT	21 m²
ROOF PLAN		
ROOF PLAN	FIRE STAIR	22 m²
ROOF PLAN	LIFT SHAFT	22 m²
ROOF PLAN	OPEN AREA	465 m²
GRAND TOTAL		24317 m²



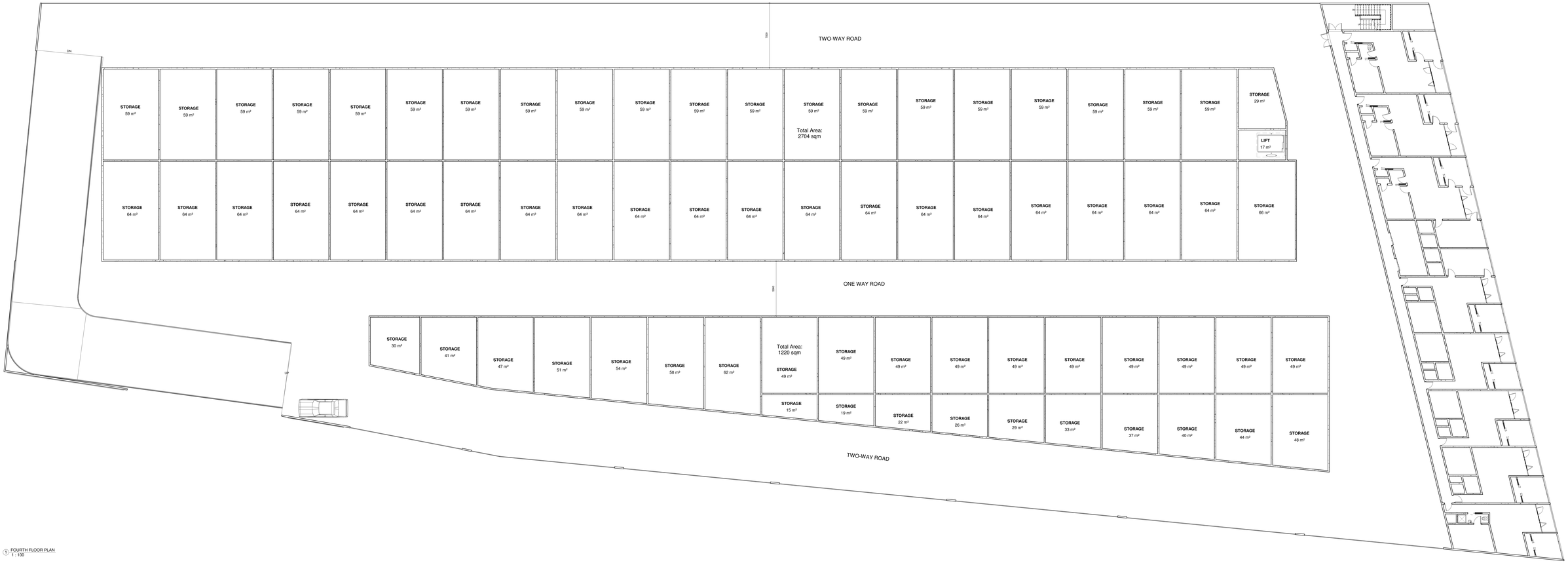
1 FIRST FLOOR PLAN
1 : 100



1 SECOND FLOOR PLAN
1 : 100

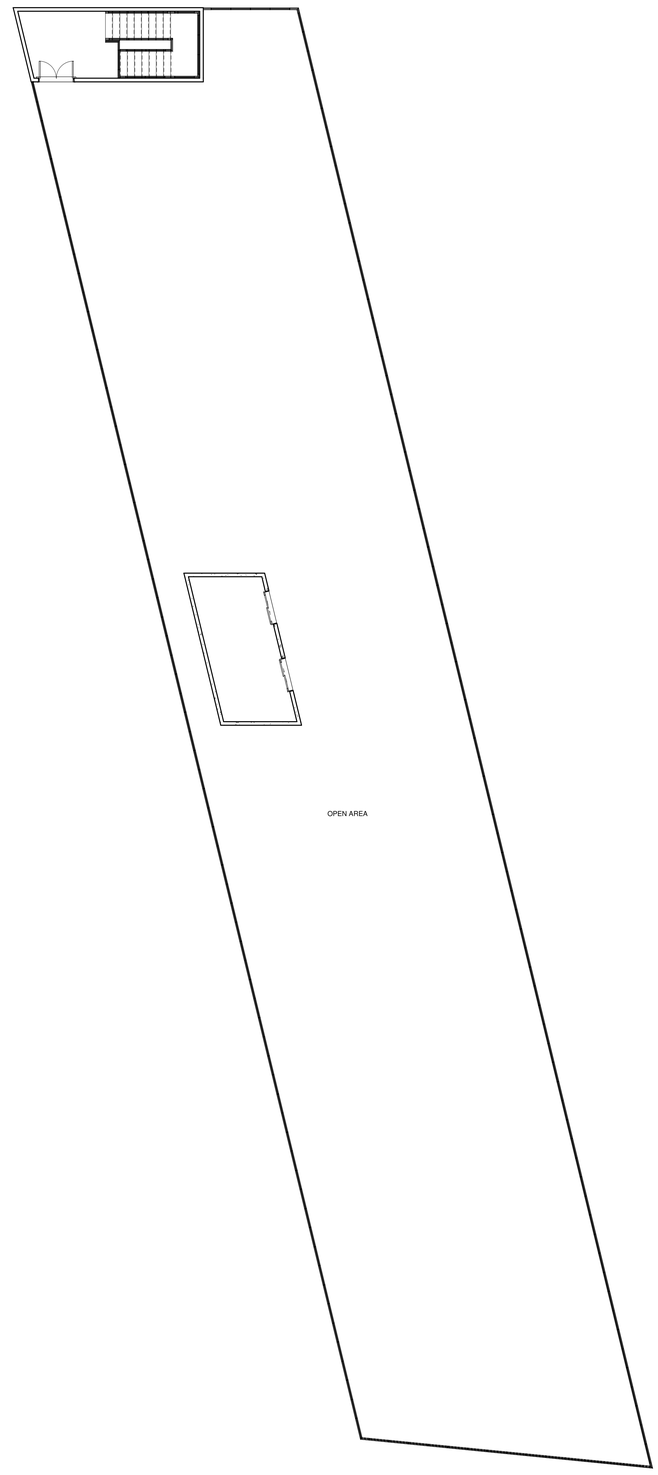


1 THIRD FLOOR PLAN
1 : 100



1 FOURTH FLOOR PLAN
1 : 100

1 FIFTH FLOOR PLAN.
1 : 100

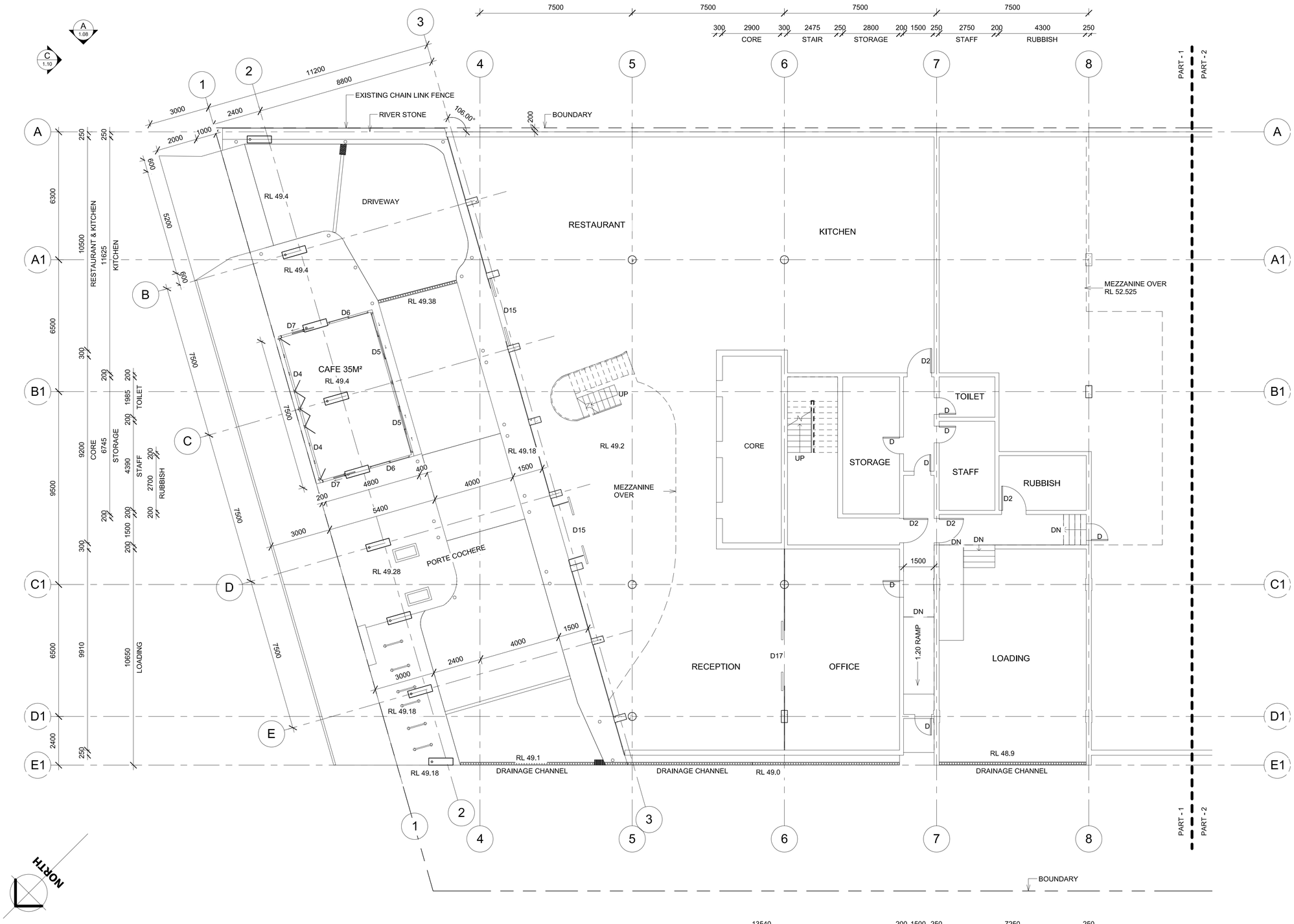


1 ROOF PLAN
1 : 100

1 ELEVATION - A
1 : 100

ARCHITECTURAL DRAFTING SAMPLES

180-182 STODDARD ROAD



1 GROUND LEVEL - PART 1

1 : 100

REV	REVISIONS DESCRIPTION	DATE

REVISIONS

CONSULTANT:

CLIENT:

PROJECT:

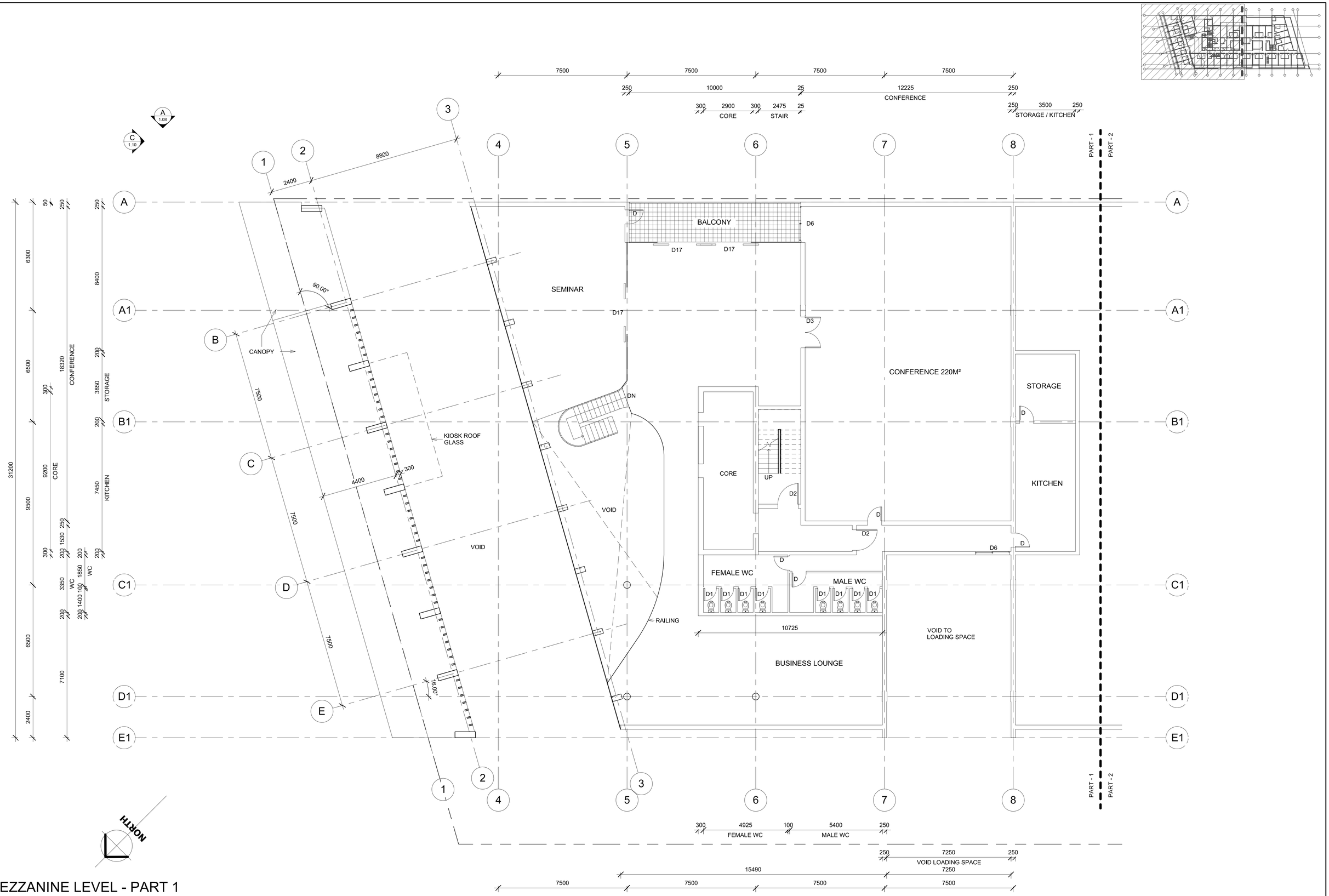
DRAWING TITLE: GROUND LEVEL - PART 1

DATE:	
DESIGNED:	
DRAWN:	
CHECKED:	
SCALE:	1 : 100 @ A1

JOB NUMBER:

DWG NO: 1.01

REV:



1 MEZZANINE LEVEL - PART 1

1 : 100

REV	REVISIONS DESCRIPTION	DATE

REVISIONS

CONSULTANT:

CLIENT:

PROJECT:

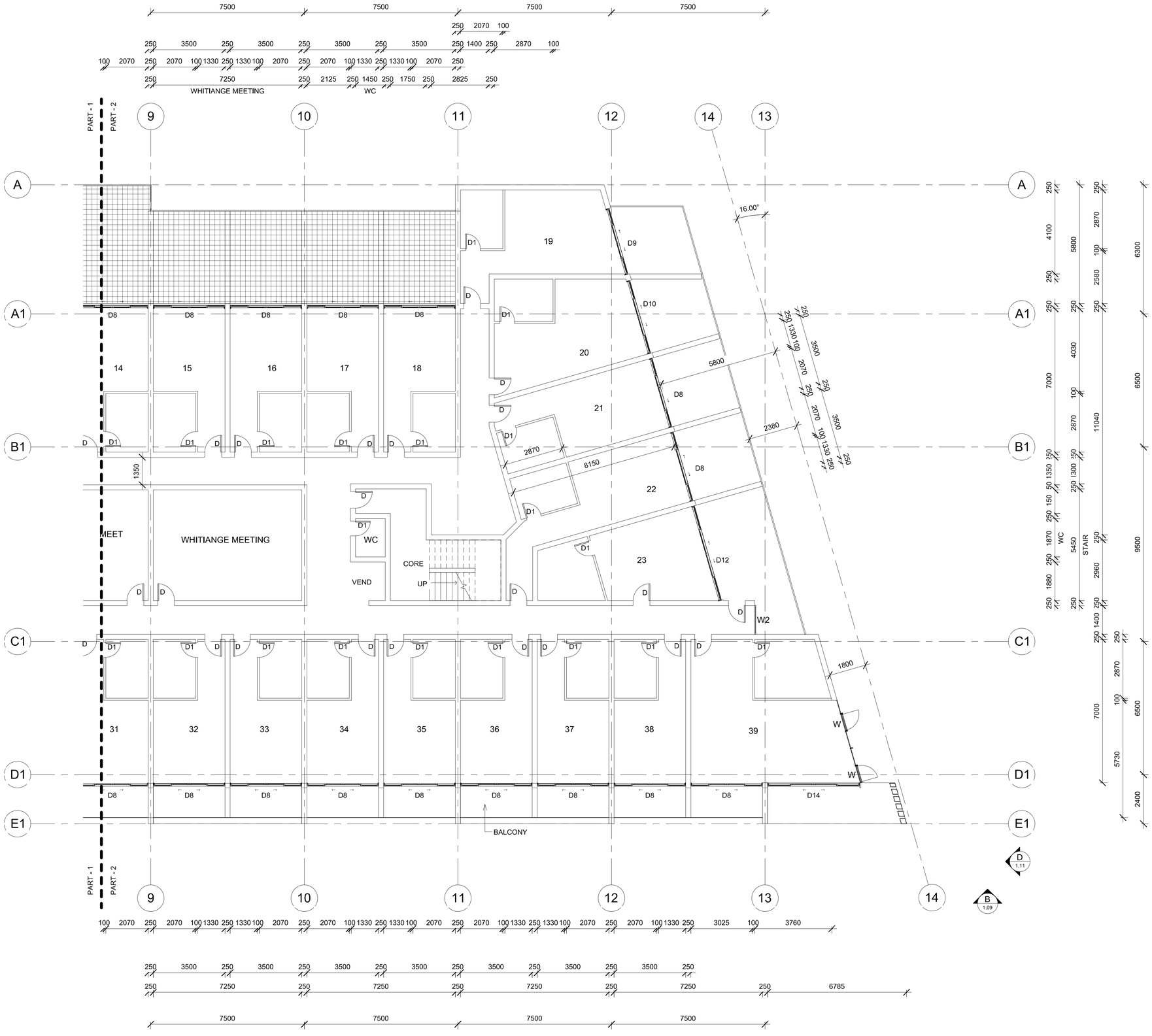
DRAWING TITLE: MEZZANINE LEVEL - PART 1

DATE:	
DESIGNED:	
DRAWN:	
CHECKED:	
SCALE:	1 : 100 @ A1

JOB NUMBER:

DWG NO: 1.02

REV:



1 LEVEL 1 - PART 2
1 : 100

REV	REVISIONS DESCRIPTION	DATE

REVISIONS

CONSULTANT:

CLIENT:

PROJECT:

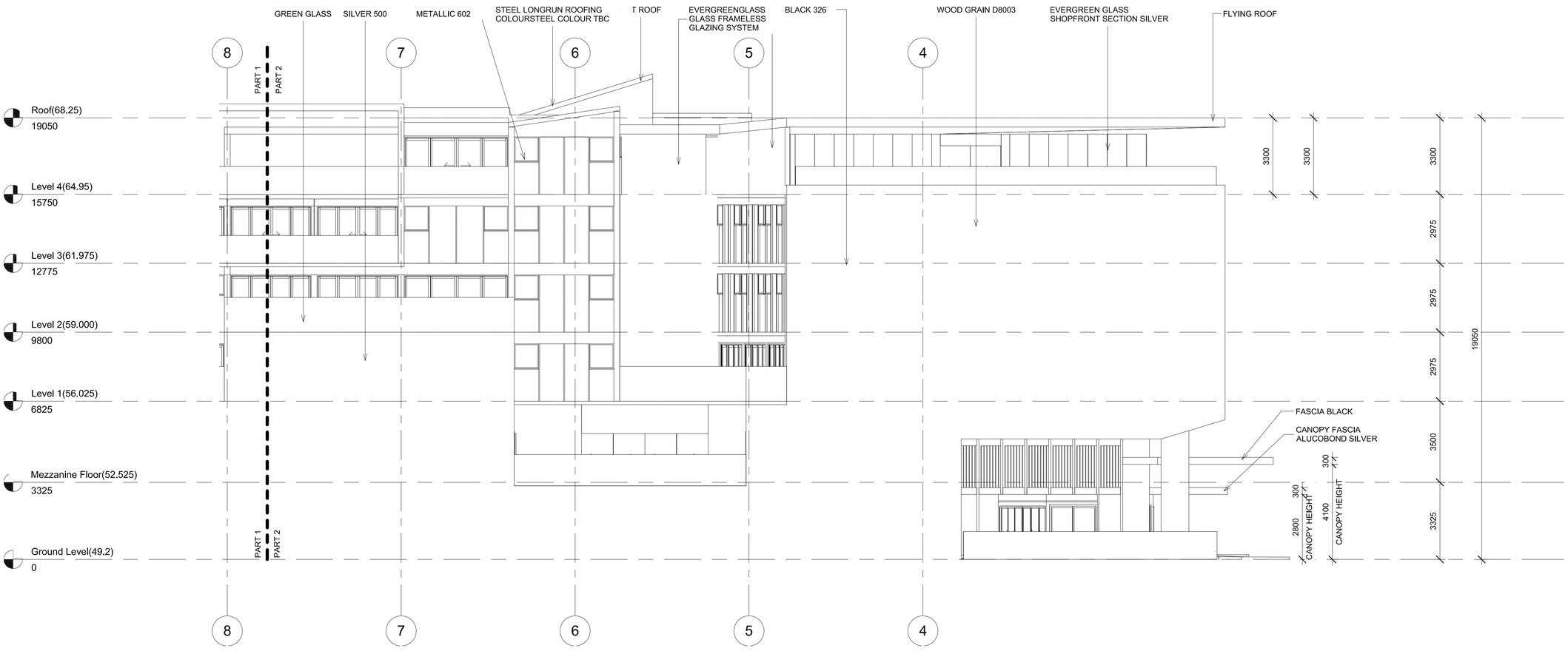
DRAWING TITLE: LEVEL 1 - PART 2

DATE:	
DESIGNED:	
DRAWN:	
CHECKED:	
SCALE:	1 : 100 @ A1

JOB NUMBER:

DWG NO: 1.03 A

REV:



A EAST ELEVATION - PART 2

1 : 100

REV	REVISIONS DESCRIPTION	DATE

REVISIONS

CONSULTANT:

CLIENT:

PROJECT:

DRAWING TITLE:

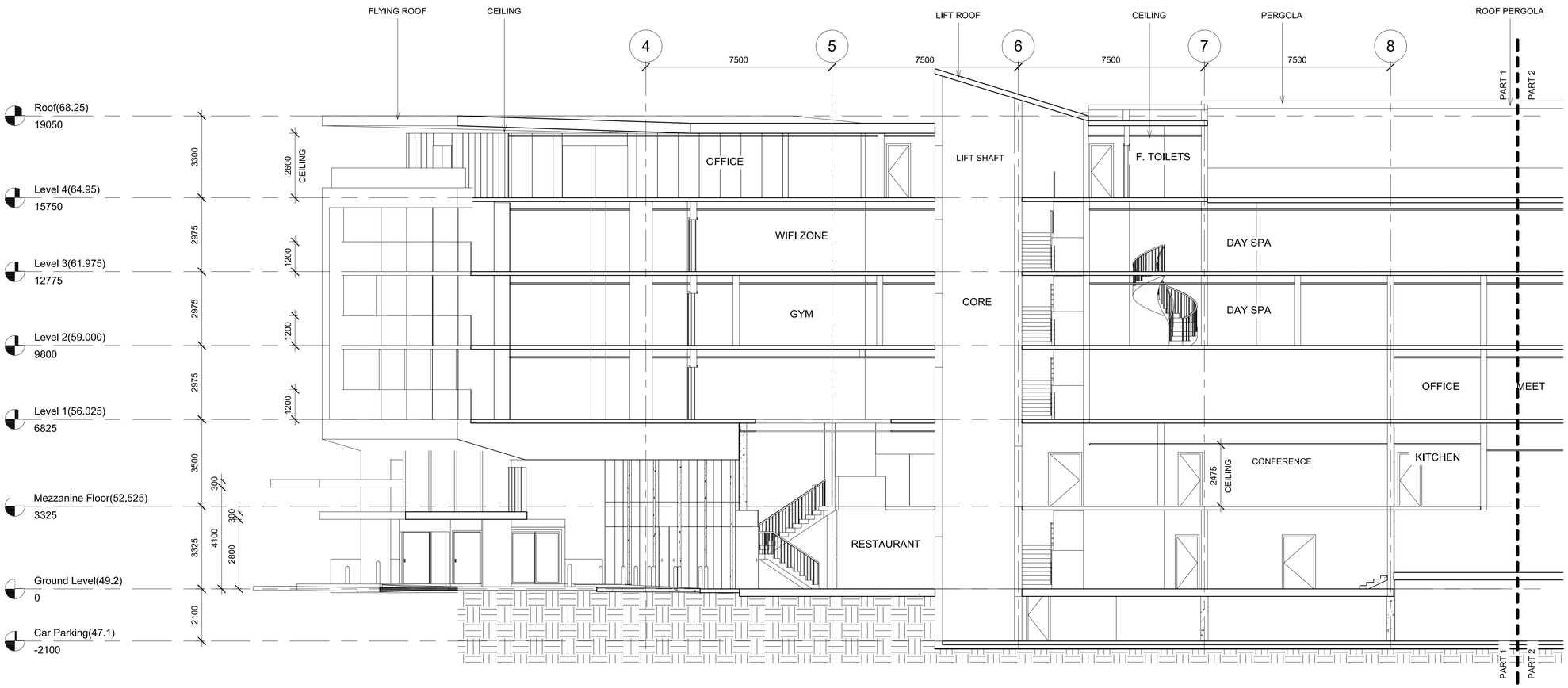
EAST ELEVATION - PART 2

DATE:	
DESIGNED:	
DRAWN:	
CHECKED:	
SCALE:	1 : 100 @ A1

JOB NUMBER:

DWG NO: 1.08 A

REV:



A SECTION A - PART 1

1 : 100

REV	REVISIONS DESCRIPTION	DATE

REVISIONS

CONSULTANT:

CLIENT:

PROJECT:

DRAWING TITLE:

SECTION A - PART 1

DATE:	
DESIGNED:	
DRAWN:	
CHECKED:	
SCALE:	1 : 100 @ A1

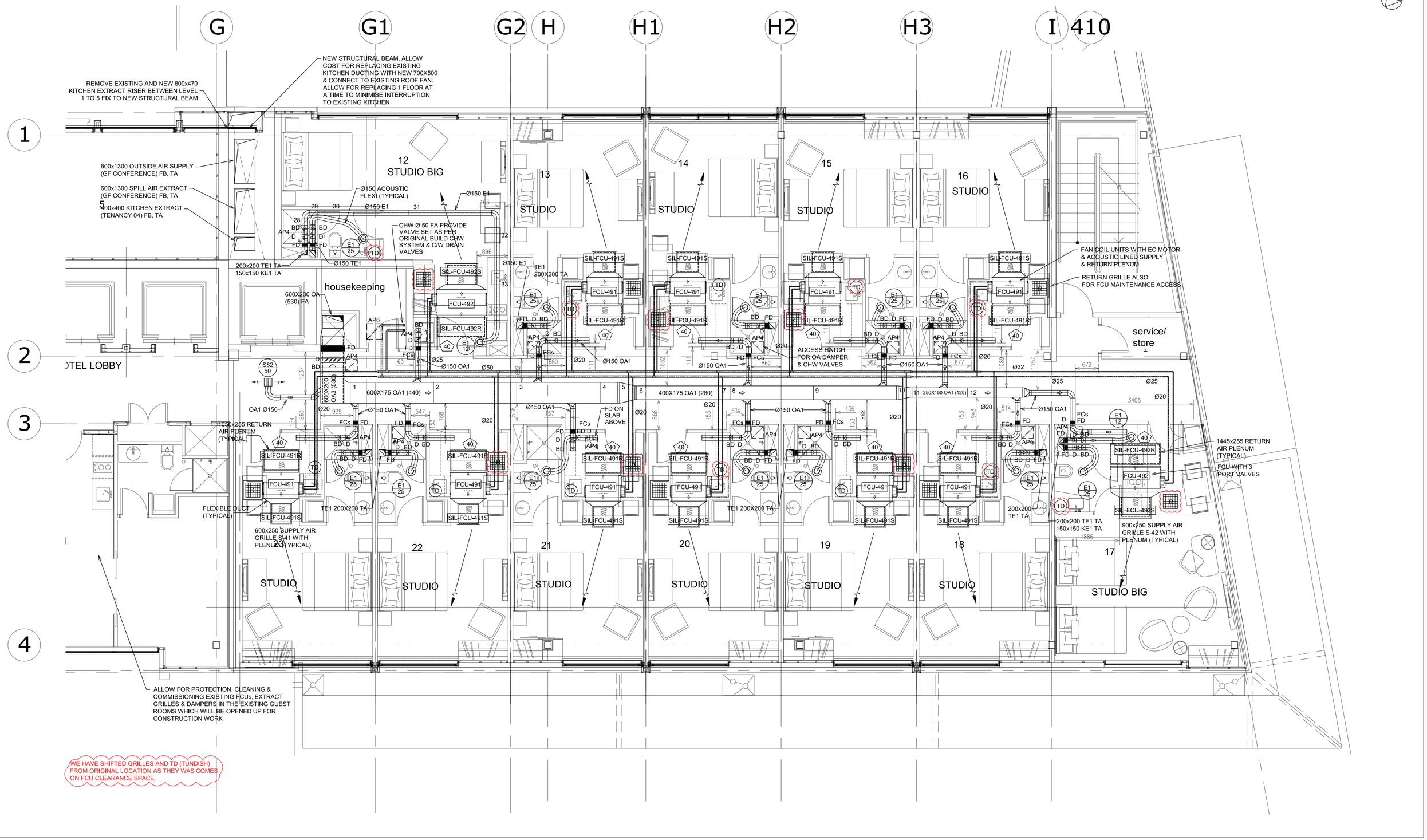
JOB NUMBER:

DWG NO: 1.12

REV:

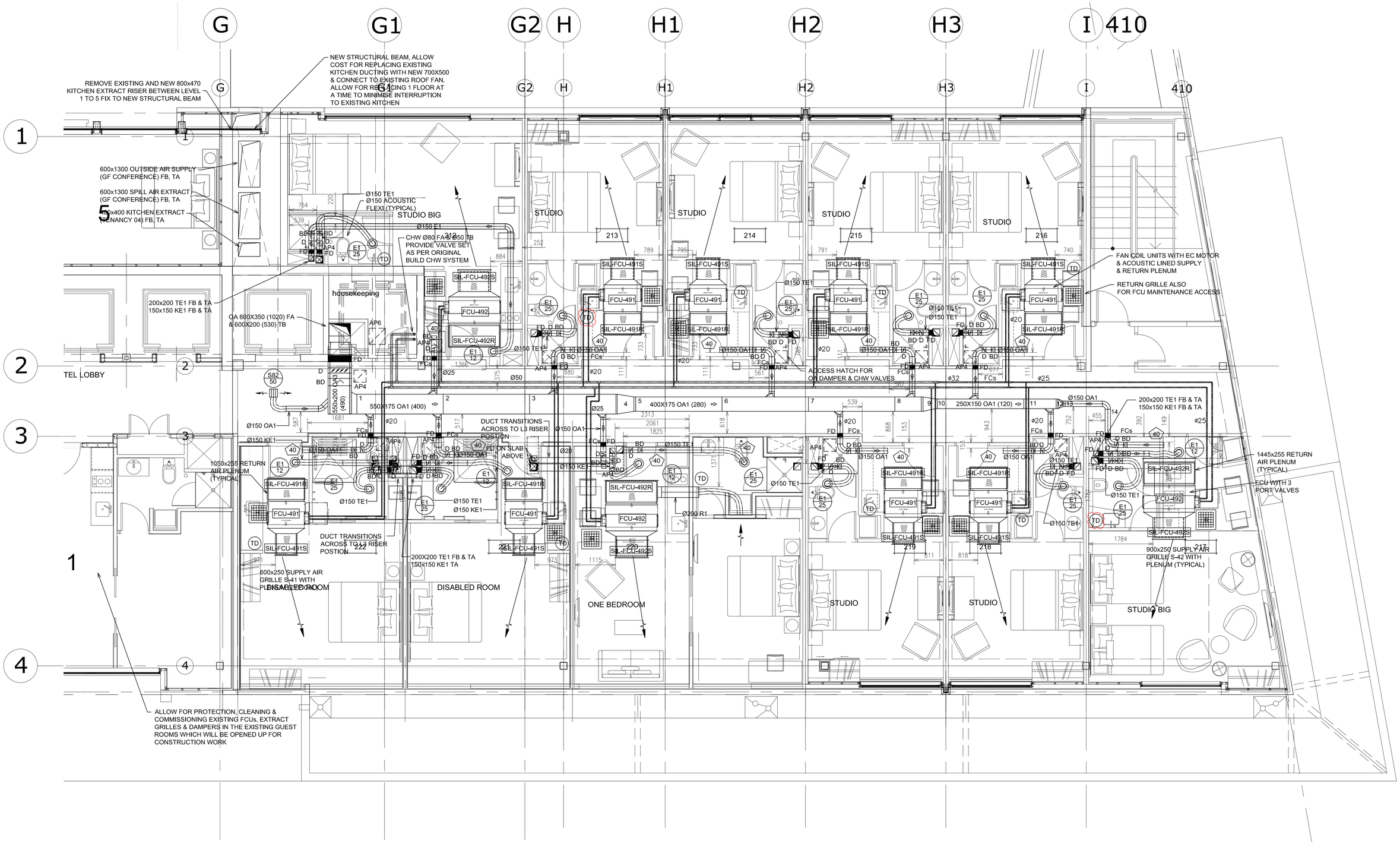
ARCHITECTURAL DRAFTING SAMPLES

QUEST HOTEL



REV	AMENDMENTS	ENG.	CAD	DATE

PROJECT TITLE	SHEET TITLE	DESIGNED	Designer		PROJECT	DRAWING
	LEVEL 1 PLAN	DRAWN	Drawn		216543	M110
		CHECKED	Checked			
		DISCIPLINE	MECHANICAL SERVICES		SCALE (A1 ORIGINAL) A1(50)	REVISION



REV	AMENDMENTS	ENG.	CAD	DATE

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	LEVEL 2 PLAN	DRAWN	Drawn		216543	M120
		CHECKED	Checked			
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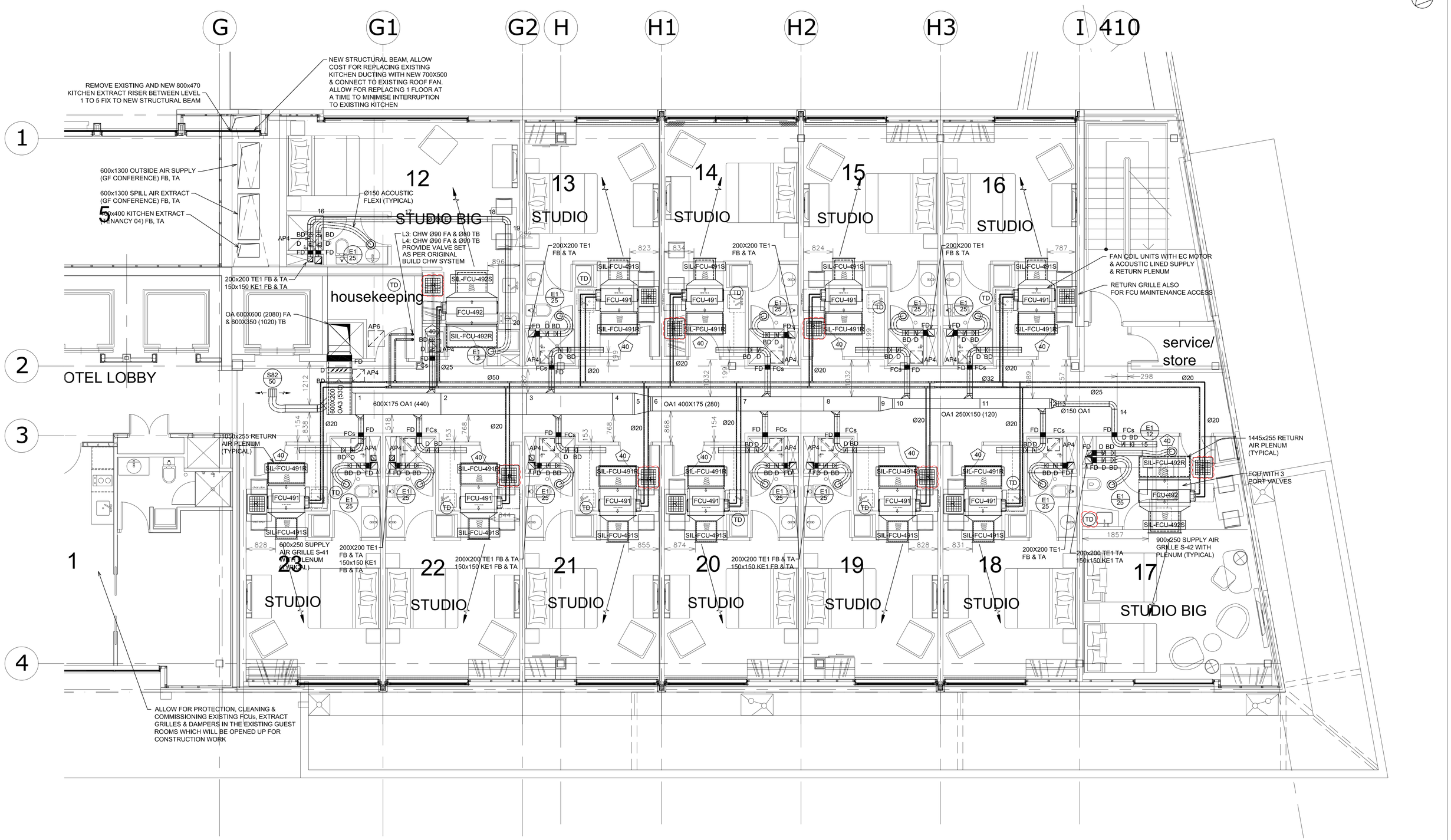

REV	AMENDMENTS	ENG.	CAD	DATE

PROJECT TITLE	SHEET TITLE	DESIGNED	Designer		PROJECT	DRAWING
	LEVEL 3-4 PLAN	DRAWN	Drawn		216543	M130
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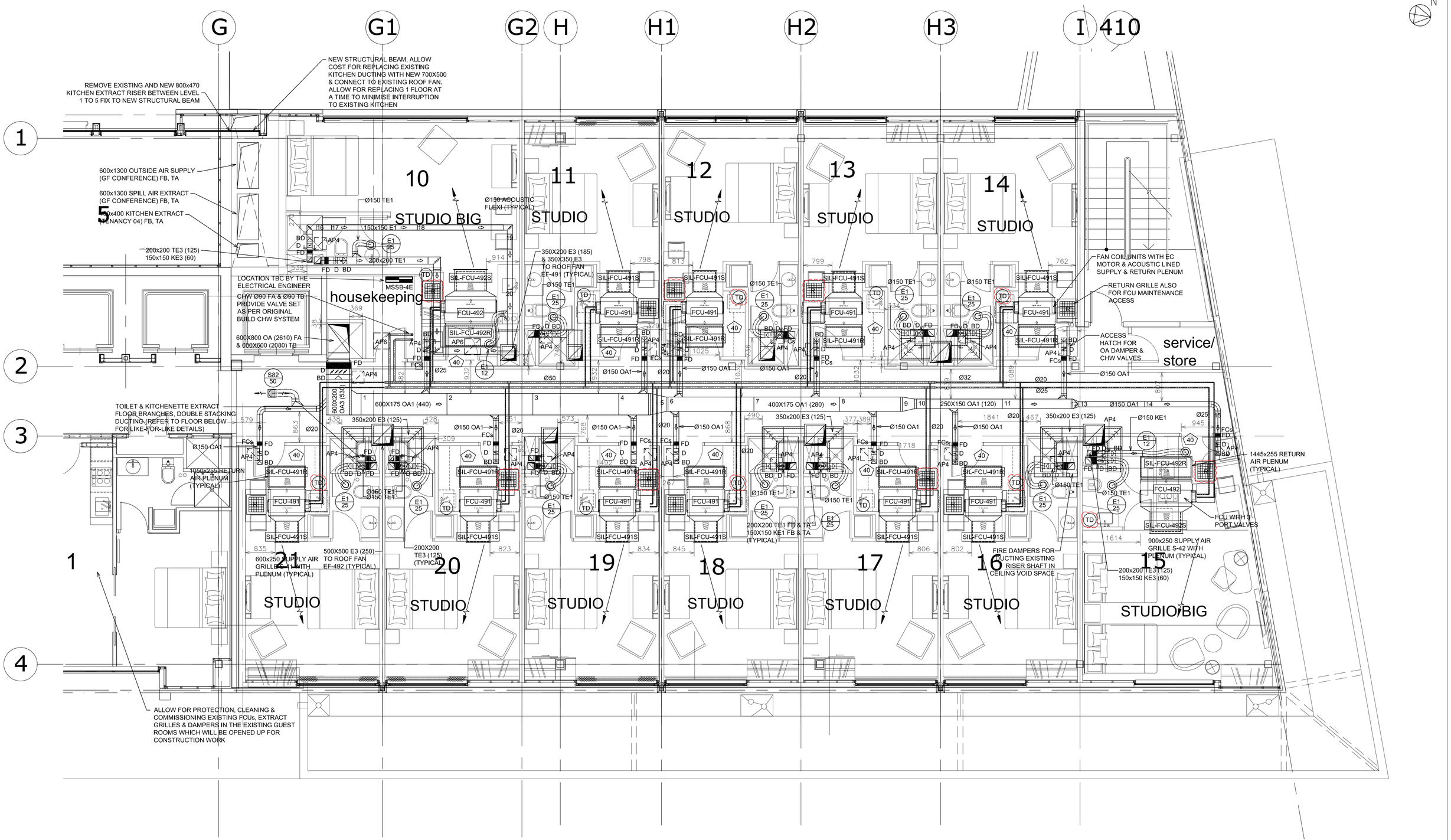


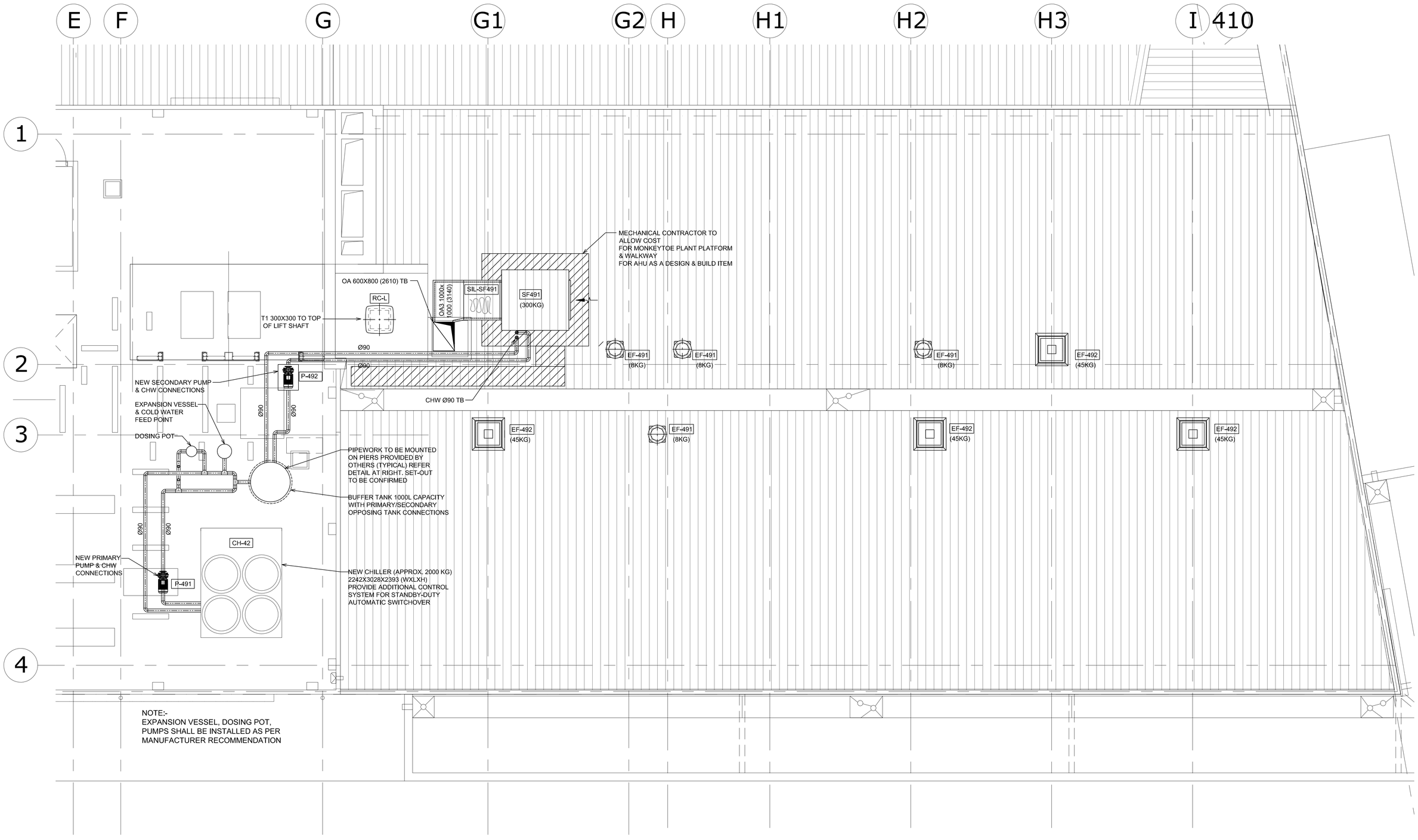
REV	AMENDMENTS	ENG.	CAD	DATE

PROJECT TITLE

SHEET TITLE: LEVEL 5 PLAN

DESIGNED	Designer	
DRAWN	Drawn	
CHECKED	Checked	
DISCIPLINE	MECHANICAL SERVICES	

PROJECT	DRAWING
216543	M150
SCALE (A1 ORIGINAL)	REVISION
A1(50)	



REV	AMENDMENTS	ENG.	CAD	DATE

PROJECT TITLE	SHEET TITLE	DESIGNED	Designer		PROJECT	DRAWING
	ROOF PLAN	DRAWN	Drawn		216543	M160
		CHECKED	Checked			
		DISCIPLINE	MECHANICAL SERVICES		SCALE (A1 ORIGINAL) A1(50)	REVISION

THANK YOU