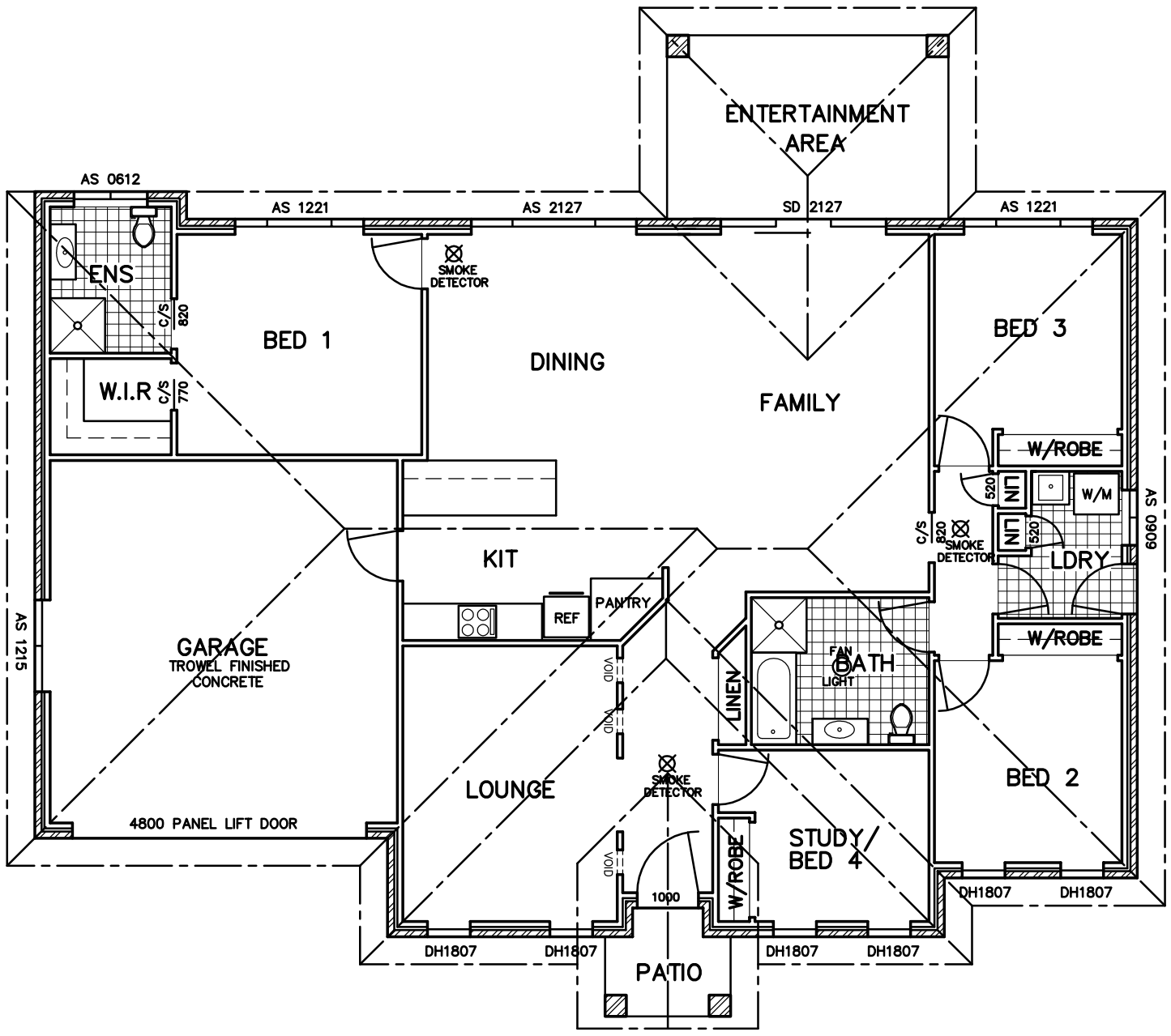
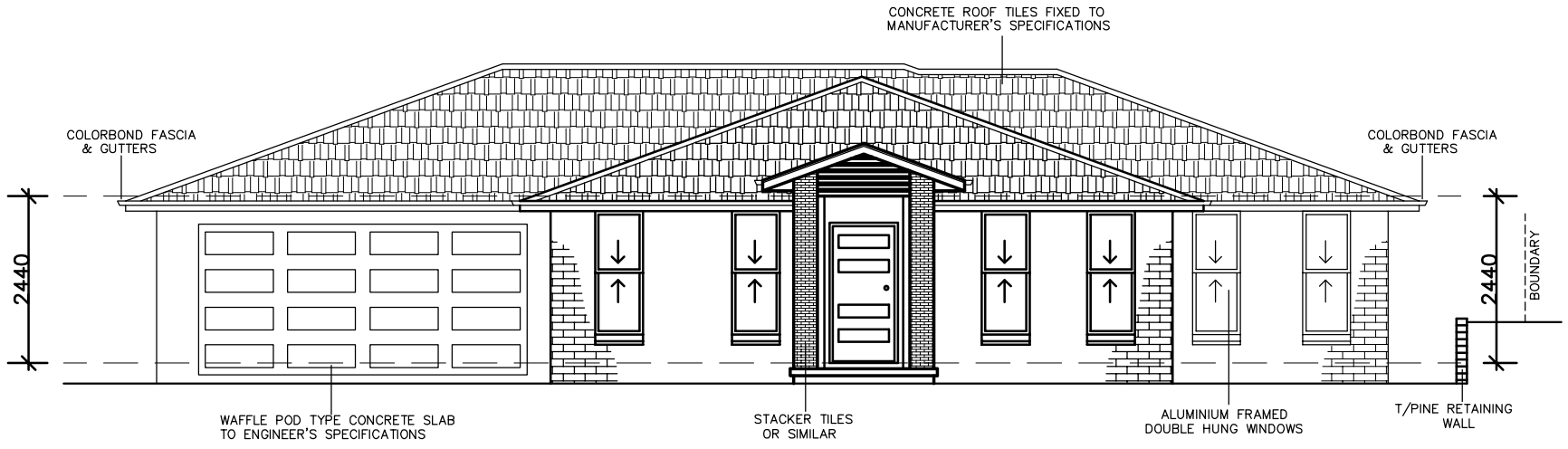


FLOOR PLAN

SCALE 1:100



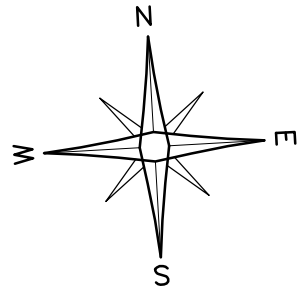
SOUTH ELEVATION(front)

SCALE 1:100

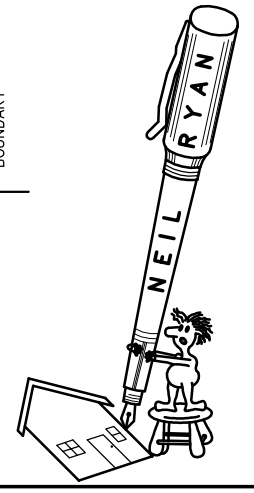
AREAS

LIVING AREA = 162.8
GARAGE AREA = 36.5
ENTERTAINMENT = 13.7
PATIO = 3.2

TOTAL AREA = 216.2 m2



ALL CARE IS TAKEN WITH DIMENSIONS BUT NO RESPONSIBILITY ACCEPTED FOR DISCREPANCIES. MEASUREMENTS TAKE PRECEDENCE OVER SCALE.
IT IS THE TENDER'S RESPONSIBILITY TO CHECK ALL ON SITE HEIGHTS, LEVELS & MEASUREMENTS.
EVERY PART OF THE BUILDING & ASSOCIATE COMPONENTS MUST BE CONSTRUCTED IN AN APPROPRIATE MANNER TO ACHIEVE THE REQUIREMENTS OF THE HOUSING PROVISIONS USING MATERIALS THAT ARE FIT FOR THE PURPOSE FOR WHICH THEY ARE INTENDED.
THE BUILDING & ANY ASSOCIATED SITE WORK IS TO BE CONSTRUCTED IN A WAY THAT PROTECTS SURROUNDING OCCUPANTS & PROPERTY FROM ADVERSE EFFECTS OF REDIRECTED SURFACE WATER.
THE BUILDING IS TO BE CONSTRUCTED TO PROVIDE RESISTANCE TO MOISTURE FROM OUTSIDE & MOISTURE RISING FROM THE GROUND.
ANY HEATING APPLIANCE & ASSOCIATED COMPONENT MUST BE INSTALLED BY A LICENSED PERSON & COMPLY TO BCA PART P2.3.3. & 3.7.3
ALL CONSTRUCTION METHODS & MATERIALS MUST COMPLY TO ANY & ALL BASIX, NATHERS OR ALTERNATIVE THERMAL/ENERGY ASSESSMENTS & IT IS THE BUILDERS RESPONSIBILITY TO ENSURE ALL TRADES RECEIVE COPIES OF SUCH ASSESSMENTS.
ALL EARTHWORKS ARE TO BE UNDERTAKEN STRICTLY TO COMPLY TO BCA PART 3.1.1.
ALL STORM WATER & SURFACE DRAINAGE IS TO BE UNDERTAKEN STRICTLY TO COMPLY TO BCA 3.1.2.
A TERMITE BARRIER MUST BE INSTALLED STRICTLY TO COMPLY TO BCA 3.1.3.
ALL CONCRETE FOOTINGS & SLABS ARE TO BE CONSTRUCTED STRICTLY TO BCA 3.2. & ENGINEERS SPECIFICATIONS.
ALL MASONRY & ASSOCIATED COMPONENTS IS TO BE CONSTRUCTED STRICTLY TO COMPLY TO BCA 3.3.
SUB-FLOOR VENTILATION WHERE REQUIRED MUST COMPLY TO BCA 3.4.1.
ALL TIMBER FRAMING ,WIND BRACING & ASSOCIATED COMPONENTS MUST COMPLY TO AS1684-2-2006 OR ENGINEERS DESIGN.
ROOF CLADDING & ASSOCIATED COMPONENTS MUST BE INSTALLED STRICTLY AS TO COMPLY TO BCA 3.5.1.
GUTTERS, DOWN PIPES & ASSOCIATED COMPONENTS MUST BE INSTALLED STRICTLY AS TO COMPLY TO BCA 3.5.2.
ALL WALL CLADDING & ASSOCIATED COMPONENTS MUST COMPLY TO BCA 3.5.3.
ALL GLAZING IS TO COMPLY TO BCA 3.6. & ANY REQUIREMENTS UNDER BASIX, NATHERS OR ALTERNATIVE THERMAL/ENERGY ASSESSMENTS.
DIRECT WIRED SMOKE DETECTORS MUST COMPLY WITH AS3786 & BE INSTALLED AS TO COMPLY TO BCA 3.7.2.
ALL REQUIRED AREAS ARE TO BE PROTECTED AGAINST WATER IN ACCORDANCE WITH BCA 3.8.1.2. TO 3.8.1.6.



PROPOSED BRICK VENEER DWELLING FOR:
Ross Meldrum
17 Edinburgh Drive Taree

DRAWING	JOB No.	SHEET No.
FLOOR PLAN	2011-016	1 OF 1
DATE: AUG 2011	SCALE: 1:100	ISSUE: A-3

DRAWN BY: NEIL RYAN
47a OXLEY STREET TAREE
Ph./Fax (02) 65525086 Mob. 0417682880
Email: neilryan@westnet.com.au Web: www.neilryan.com.au
ABN 43 831 206 704

CHECKED