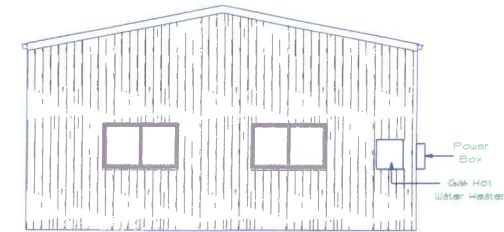
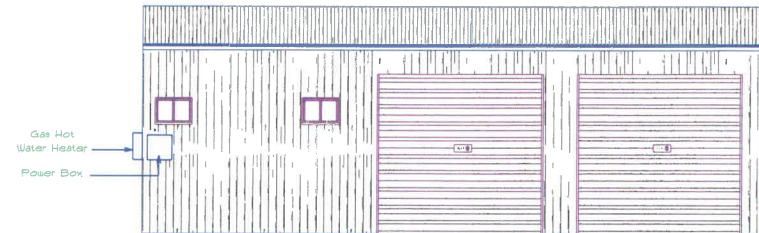


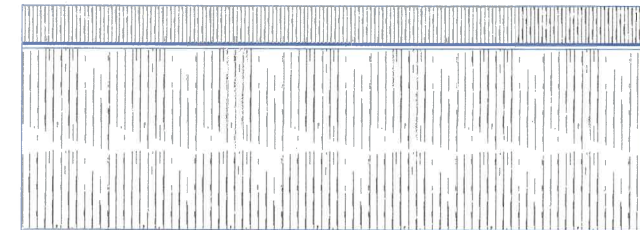
Elevation North



Elevation South



Elevation East



Elevation West

#### Builders Notes

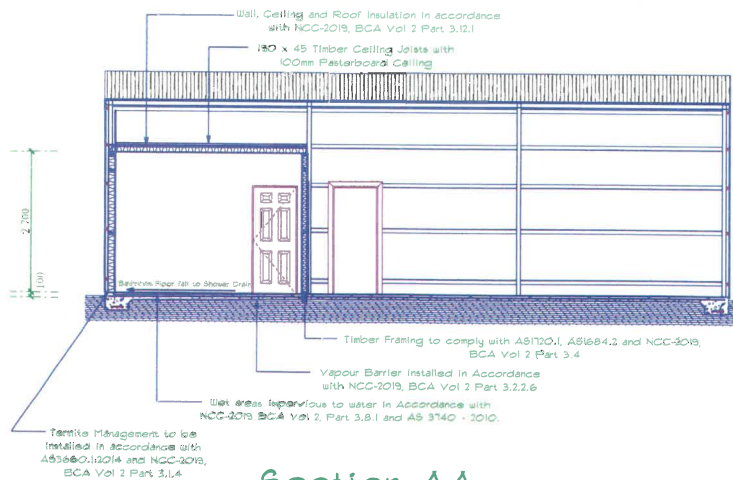
This Plan is to be read in conjunction with the associated Basic Certificate for these plans.

All works to be in accordance with Local Council by-laws, the current Building Code of Australia NCC-2019 and latest Australian Standards and codes where applicable including but limited to:

- AS 2870 Footings and Slab
- AS 1648 Timber Framing
- AS 1288 Glazing
- AS 1981 Roofing
- AS 3000 Electrical
- AS 3500 Plumbing
- AS 3660 Termite
- AS 3740 Water Proofing
- AS 1926 Swimming Pool Safety
- NASH Standards For Residential and Low Rise Steel Framing.

Site Classification to be determined prior to commencement.

1. All levels and plan dimensions to be verified by Builder on site.
2. All service locations to be verified by Builder on site.
3. Any evident discrepancies to be remedied by Builder with the approval of the designer.
4. Do not scale - use written dimension only.
5. Top soil and vegetation under slabs to be removed.
6. All concrete and reinforcement to comply with AS 2870-2011 and NCC-2019, BCA Vol 2 Part 3.2.3.1 for Concrete and 3.2.3.2 for Reinforcement, Deemed to Satisfy for A-5 Site Classification or to Engineers Design otherwise.
7. All timber framing to conform to AS 1684 and the Light Timber Framing Code.
8. All Steel Framing in Accordance with NASH Standards for Residential and Low Rise Steel Framing.
9. Structural steel to comply with AS 4100 NCC-2019, BCA Vol 2 Part 3.4.4 and Engineers Specifications.
10. Metal lintels in external walls to be hot dipped galvanised.
11. All glazing to comply with AS1288 - 2006.
12. Sewerage and Stormwater drains to be taken to lawful point of discharge.
13. Wet areas to be impervious to water as per AS 3740 - 2010.
14. Stairway construction to have a Riser between 155mm - 190mm and Going between 240mm - 335mm in accordance with NCC-2019, BCA Vol 2 Part 3.9.12.
15. Roof/walls and floors to be insulated in accordance with NCC-2019 BCA Vol 2 Part 3.6.1
16. Smoke Alarms to be installed in accordance with AS1518 - 2014.
17. Anti - termite treatment and Termite Barriers to be installed in accordance with NCC-2019, BCA Vol 2 Part 3.1.4 and AS3660.1:2004



Section AA

NAME	AREA
Gross Floor Area	80.78 Sq m
Bedroom / Kitchen Area	20.76 Sq m
Bathroom Area	5.18 Sq m
Garage Area	58.51 Sq m

PRODUCT CODE	SIZE	R.O. WIDTH	R.O. HEIGHT	COUNT	OPENING ID
2040 x 820 Colonial Internal Door	820	810	2 065	1	D1
2040 x 820 Concertina Door	820	810	2060	1	D2
600 x 600 Aluminium Slider	600 x 600	620	620	1	W1
600 x 600 Aluminium Slider	600 x 600	620	620	1	W2
890 x 1450 Aluminium Slider	1 450 x 890	1470	910	1	W3
890 x 1450 Aluminium Slider	1 450 x 890	1470	910	1	W4