BUILDER NOTE
- OVERALL DIMENSIONS MAY CHANGE SLIGHTLY TO SUIT SELECTED MATERIALS AND FINISHES
- INTERNAL MEASUREMENTS TO STRUCTURAL SURFACE ONLY UNO. DOES NOT INCLUDE ALLOWANCE FOR CLADDING/LINING THICKNESS ETC
- FLOOR WASTES, CEILING VENTS, MANHOLE ARE SHOWN DIAGRAMMATICALLY ONLY AND MAY BE RELOCATED ON SITE AS REQUIRED

FLASHING NOTE
- ALL CAVITY CLOSERS AND STRUCTURAL COLUMNS TO BE FLASHED WITH ALCOR FLASHING AS PER AUSTRALIAN STANDARDS

ROOF CARPENTER NOTE
- FRAME OUT CEILING JOISTS 600x300 ABOVE HOTPLATE FOR FLUMED RANGEHOOD
- FRAME OUT CEILING JOISTS FOR ALL FLUMED EXHAUST PIPES

FIXING CARPENTER NOTE
- 450W SHELF AND RAIL 1700 HIGH TO BEDS, ℄OF RAIL TO BE 250mm OFF WALL
- TOWEL RAIL TO BE FIXED 900mm AFFL UNO

HEATING APPLIANCE NOTE
BUILDER TO ENSURE THAT ALL HEATING APPLIANCES AND SURROUNDING STRUCTURE/S IS CONSTRUCTED AND INSTALLED TO LATEST BCA AND AUSTRALIAN STANDARD REQUIREMENTS. ENSURE ALL WORK IS CARRIED OUT UNDER THE RELEVANT AUSTRALIAN STANDARDS AND INDUSTRY CODES

ENERGY NOTE
- CEILING INSULATION TO ENERGY EFFICIENCY REPORT (MIN R4.10)
- ALL RECESSED LIGHTS TO BE NON-VENTED/SEALED
- SHGC & U-VALUE AS PER ENERGY EFFICIENCY REPORT AND RECOMMENDATIONS
- EXHAUST FANS, FLUES AND DUCTS TO HAVE DAMPERS/SELF SEALING DEVICES IN CONDITIONAL AREAS
- WEATHER SEALS AROUND EXTERNAL TIMBER DOOR FRAMES
- HWS TO HAVE 5 STAR RATING AND PIPEWORK SHALL NOTE BE MORE THAN 20m TO THE FURTHEST OUTLET OR 2L OF INTERNAL VOLUME
- WC PANS & CISTERNS AND ALL TAP FITTINGS (OTHER THAN BATH OUTLETS & GARDENS TAPS) SHALL BE 4 STAR WELS RATED MIN
- ALL SHOWER HEADS MUST BE 3 STAR WELS RATED MIN

INSULATION NOTE
BUILDER TO PROVIDE INSULATION TO LATEST BCA AND AUSTRALIAN STANDARD REQUIREMENTS
: INSULATION TO CEILING VOID
: 'AIRCELL INSULBREAK' TO CAVITY
: 'ANTICON' UNDER ROOF SHEETING

GLAZING NOTE
GLAZER TO ENSURE ALL GLAZING IS INSTALLED AS PER THE ENERGY EFFICIENCY REPORT AND TO THE MINIMUM BCA REQUIREMENTS. FRAMES AND GLAZING TO BE INSTALLED TO MANUFACTURERS SPECIFICATION

HOT WATER UNIT NOTE
BUILDER TO INSTALL GAS INSTANTANEOUS HOT WATER UNIT OR AS SELECTED BY CLIENT TO MANUFACTURERS RECOMMENDATIONS AND TO THE RELEVANT AUSTRALIAN STANDARDS AND INDUSTRY CODES

COLOUR / MATERIAL SCHEME (to be confirmed at construction)

WALLS/RENDER
- DWELLING - RENDERED MAIN COLOUR : *NA*
- DWELLING - FACEBRICK : *TBA*
- GARAGE DOOR : *TBA*

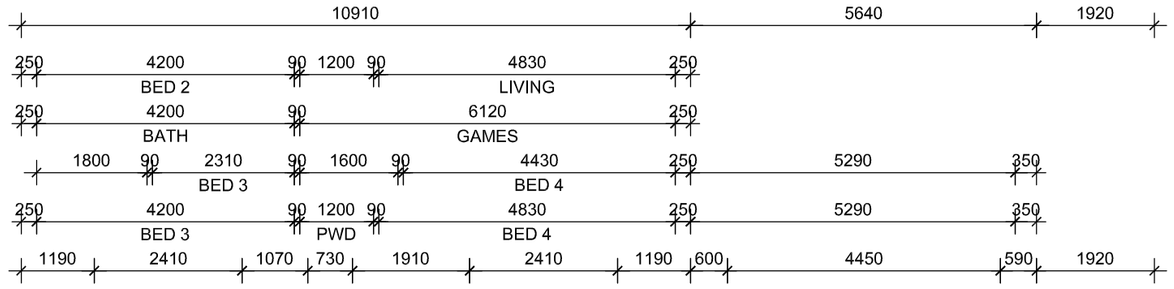
WINDOWS/DOORS
- WINDOWS - ALUMINIUM FRAMED : *TBA*
- DOORS - ALUMINIUM FRAMED : *TBA*
- FRONT DOOR : *TBA*

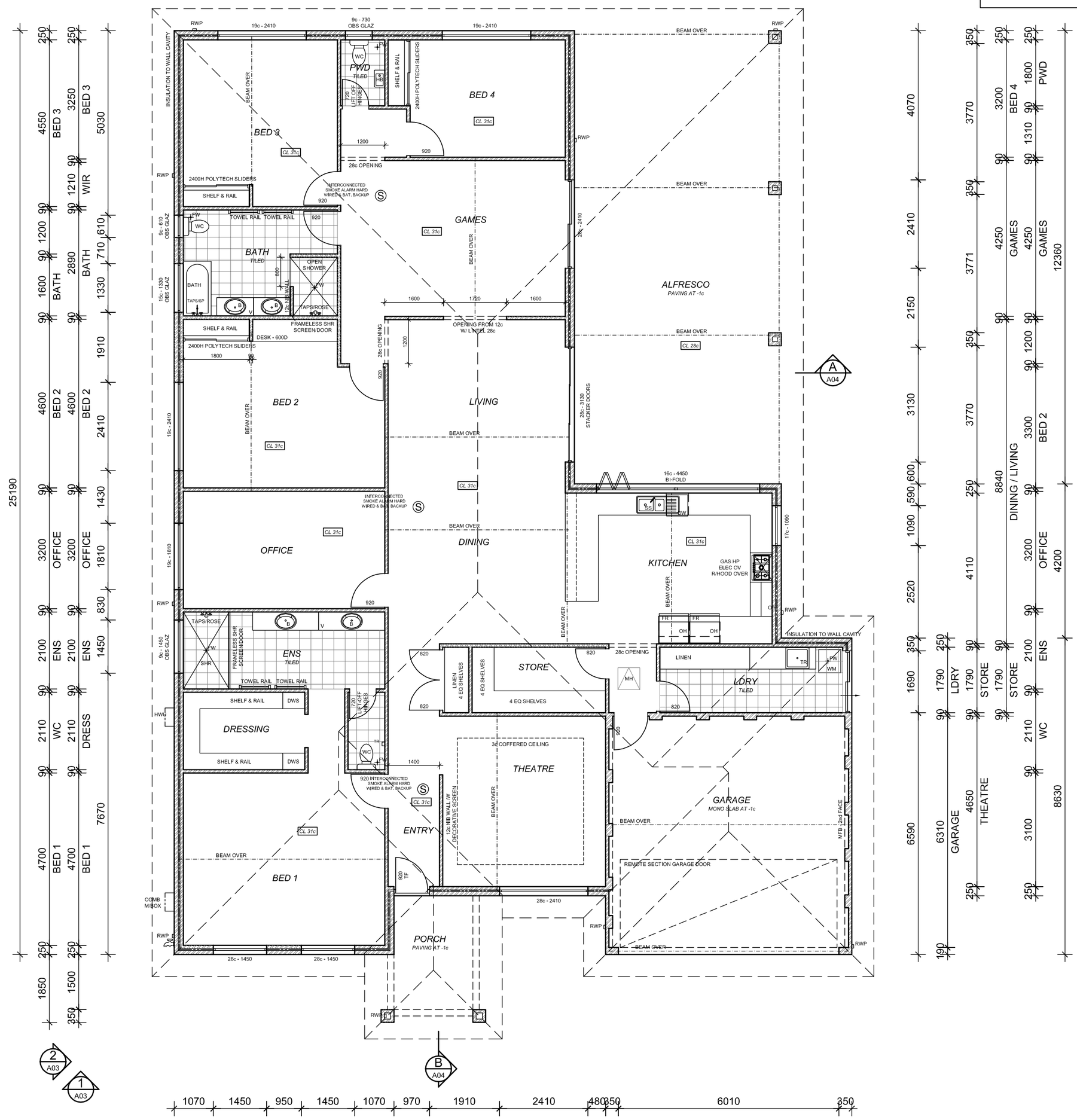
CONCRETE FLOORING
TYPICAL CONCRETE SLAB TO DWELLING TO ENGINEERS DETAILS UNLESS OTHERWISE NOTED

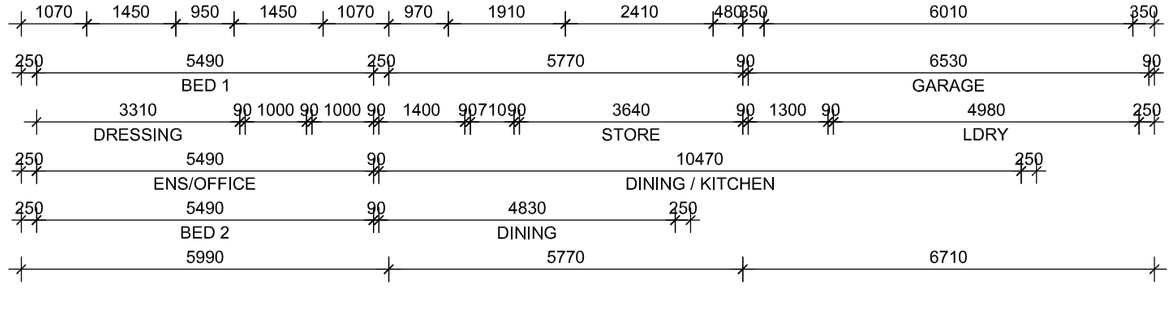
ROOF COVERING
DWELLING : COLOURBOND CUSTOM ORB *TBA*

GUTTERS : COLOURBOND *TBA*
FACIA : COLOURBOND *TBA*
RWP/METERBOX : PAINTED TO MATCH FACEBRICK WORK

CEILING/CORNICE : MOULDED COVE CORNICE THROUGHOUT







FLOOR PLAN
SCALE 1:100 (1 / -)

DWELLING DETAILS		
AREAS		
DWELLING	310.30	m²
ALFRESCO	69.71	m²
PORCH	9.27	m²
GARAGE	44.22	m²
TOTAL FLOOR AREA	**433.51**	**m²**
PERIMETER		
GROUND FLOOR	90.52	m
ROOF DETAILS		
AREA		
GROUND FLOOR	490.12	m²
PERMETER		m
GROUND FLOOR	98.72	m

DISCLAIMER
PLEASE NOTE THAT WHILE ALL CARE WAS TAKEN IN PREPARING THIS SET OF DRAWINGS, ANY CONSTRUCTION WORK, ALTERATIONS OR RENOVATIONS SHOULD BE RE-CHECKED BEFORE COMMENCING ANY WORK TO ENSURE ACCURACY. DISCREPANCIES SHOULD BE RESOLVED IMMEDIATELY.

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT

DATE:

OWNER: WITNESS:

OWNER: WITNESS:

BUILDER: WITNESS:

REV	DATE	REVISION	BY
1	-	CONSTRUCTION DRAWING	MV

REV No: 1 JOB No: 15549

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KELMSCOTT WA 6111

PROPOSED NEW DWELLING
SITE: SERPENTINE, WA
CLIENT:
FLOOR PLAN
DWG No: A02 OF A08
SCALE: AS SHOWN AT A2
DRN BY:MJ VISSER CHK BY:
DATE: 2-Jun-17 DATE: