




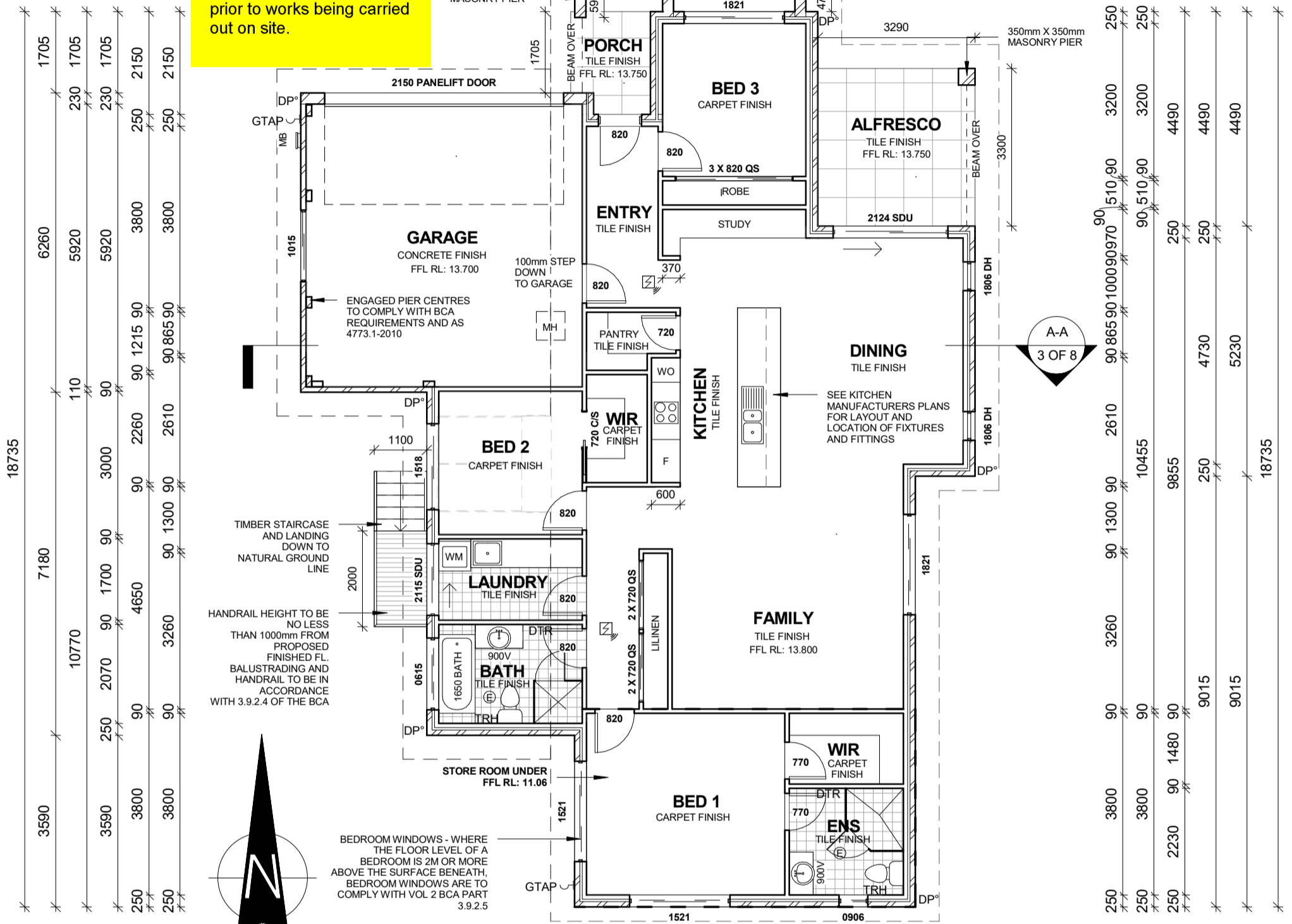


PLEASE REFER TO THE "SUMMARY OF BASIX AND ABSA COMMITMENTS" ON PAGE 1 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX AND ABSA CERTIFICATES FOR EXACT DETAILS.

LEGEND

-  SMOKE ALARMS TO AS 3786 AND SECTION 3.7.2 OF THE BCA. TO BE INTERCONNECTED FOR MULTI LEVELLED DWELLINGS
-  DP° DOWN PIPE LOCATION
-  E INTERNAL VENTILATION TO AS 1668.2
-  GTAP GARDEN TAP LOCATION
-  LOH LIFT OFF HINGE
- 1815 1800mm HIGH x 1500mm WIDE
- 820 820mm DOOR
- MH ACCESS MAN HOLE
- DTR DOUBLE TOWEL RAIL
- TRH TOILET ROLL HOLDER

All drainage works in filled ground shall comply with AS3500.2 CLAUSE 5.6 prior to works being carried out on site.



| | | | | | | | | | |
|------|------|------|------|-------|------|------|------|------|------|
| 1705 | 6260 | 5920 | 5920 | 3800 | 3800 | 250 | 250 | 2150 | 2150 |
| 230 | 230 | 230 | 250 | 250 | 250 | 1015 | 1015 | 1705 | 1705 |
| 110 | 110 | 90 | 90 | 1215 | 90 | 1100 | 1100 | 1705 | 1705 |
| 90 | 90 | 2260 | 2610 | 2610 | 2610 | 1100 | 1100 | 1705 | 1705 |
| 90 | 90 | 1300 | 90 | 1300 | 90 | 1100 | 1100 | 1705 | 1705 |
| 90 | 90 | 4650 | 3260 | 3260 | 3260 | 1100 | 1100 | 1705 | 1705 |
| 250 | 250 | 2070 | 90 | 2070 | 90 | 1100 | 1100 | 1705 | 1705 |
| 250 | 250 | 90 | 90 | 4650 | 90 | 1100 | 1100 | 1705 | 1705 |
| 250 | 250 | 90 | 90 | 3260 | 90 | 1100 | 1100 | 1705 | 1705 |
| 250 | 250 | 90 | 90 | 10455 | 90 | 1100 | 1100 | 1705 | 1705 |
| 250 | 250 | 90 | 90 | 9855 | 90 | 1100 | 1100 | 1705 | 1705 |
| 250 | 250 | 90 | 90 | 250 | 90 | 1100 | 1100 | 1705 | 1705 |
| 250 | 250 | 90 | 90 | 4730 | 90 | 1100 | 1100 | 1705 | 1705 |
| 250 | 250 | 90 | 90 | 5230 | 90 | 1100 | 1100 | 1705 | 1705 |

FLOOR PLAN SCALE 1:100

| | |
|-------------------------|----------------------|
| FLOOR AREAS | |
| FLOOR AREA: | 148.6 m ² |
| GARAGE AREA: | 37.1 m ² |
| PORCH + ALFRESCO AREAS: | 14.3 m ² |
| STORAGE AREA: | 26.4 m ² |
| TOTAL FLOOR AREA: | 226.4 m ² |
| TOTAL ROOF AREA: | 231.5 m ² |

BAL = SOUTHEAST: LOW
SOUTH: 12.5
PLEASE REFER TO BUSHFIRE REPORT BY DAVID PENSINI

CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, ENGINEERING & COUNCIL APPROVALS

These plans have been approved by Port Macquarie-Hastings Council under Section 68 of the Local Government Act, 1993 and are subject to the conditions of approval for Application No.: 2010 - 572.12 as determined on: 2/06/2018 PORT MACQUARIE-HASTINGS COUNCIL

GLAZING SPECIFICATIONS:
WINDOWS SPECIFIED USE NFRC UW & SHGCW VALUES.
WINDOWS AS SPECIFIED OR EQUIVALENT MUST BE INSTALLED ON SITE (REFER TO ABSA CERTIFICATE FOR DETAILS).
STANDARD GLAZING: SINGLE CLEAR GLAZING WITH STANDARD ALUMINIUM FRAMES THROUGHOUT
WEATHER STRIPPING TO BE INSTALLED THROUGHOUT.
PLEASE NOTE: ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS OR THE LIKE TO COMPLY WITH PART 3.6.4.5 OF THE BCA
BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS MORE THAN 2m ABOVE THE SURFACE BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH BCA VOL 2 PART 3.9.2.5
WINDOWS AND GLAZING TO COMPLY WITH:
AS 4055 : WIND LOADS FOR HOUSING
AS 1288 : GLASS IN BUILDING - SELECTION & INSTALLATION
AS 2047 : WINDOWS & EXTERNAL DOORS IN BUILDING
AS 1170-Part 2: WIND ACTIONS
AS 3599 : CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS
THE STANDARDS REFERRED ABOVE ARE THE VERSION ADOPTED BY BCA AT THE TIME THE RELEVANT CONSTRUCTION CERTIFICATE OR COMPLYING DEVELOPMENT CERTIFICATE APPLICATION IS MADE.

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DO NOT SCALE from this drawing. CONTRACTOR is to check all the dimensions on the job prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the consultant/Architect prior to commencement of work.

| | | | | |
|--|--------------------------------------|---------------|----------------|--------------------|
|  | Project: NEW DWELLING | UPPER FLOOR | AMENDMENTS: | |
| | LOT No: 4 DP No: 271152 | SHEET: 2 OF 8 | Date: 04.12.17 | Detail: ADD ENERGY |
| | STREET No: 11 | | 07.12.17 | FRONT BOUNDARY |
| | STREET: PENNANT LANE, PORT MACQUARIE | | 31.01.18 | FRONT FENCE DETAIL |
| | CLIENT: PEARR CORP PTY LTD | | 12.02.18 | REAR FENCE NOTE |
| | | DWG No: BH215 | 01.05.18 | SITE REGISTERED |
| | | | | Issue: K DR |
| | | | | Issue: M MS |
| | | | | Issue: P AE |
| | | | | Issue: Q DR |
| | | | | Issue: S AE |