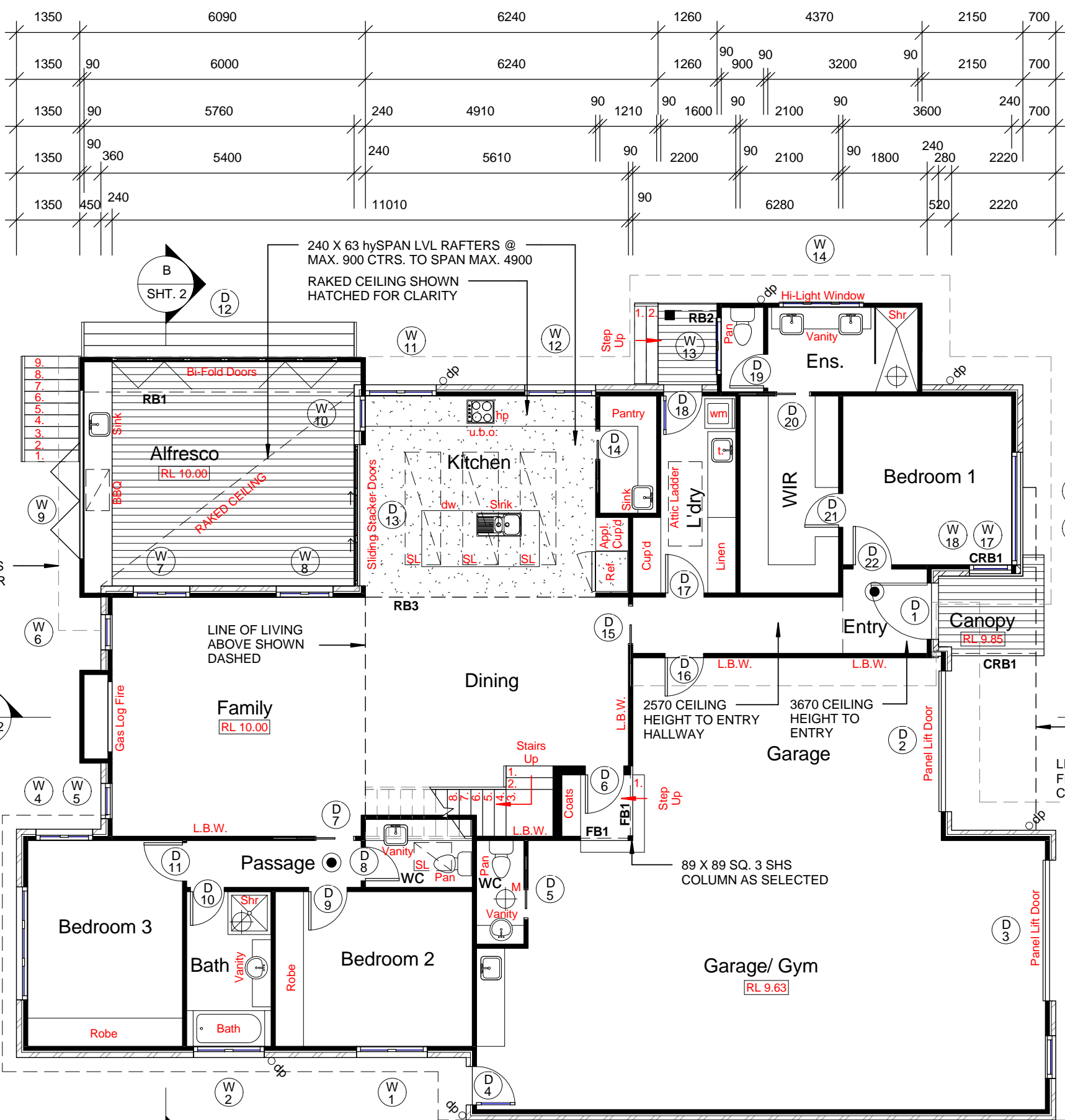
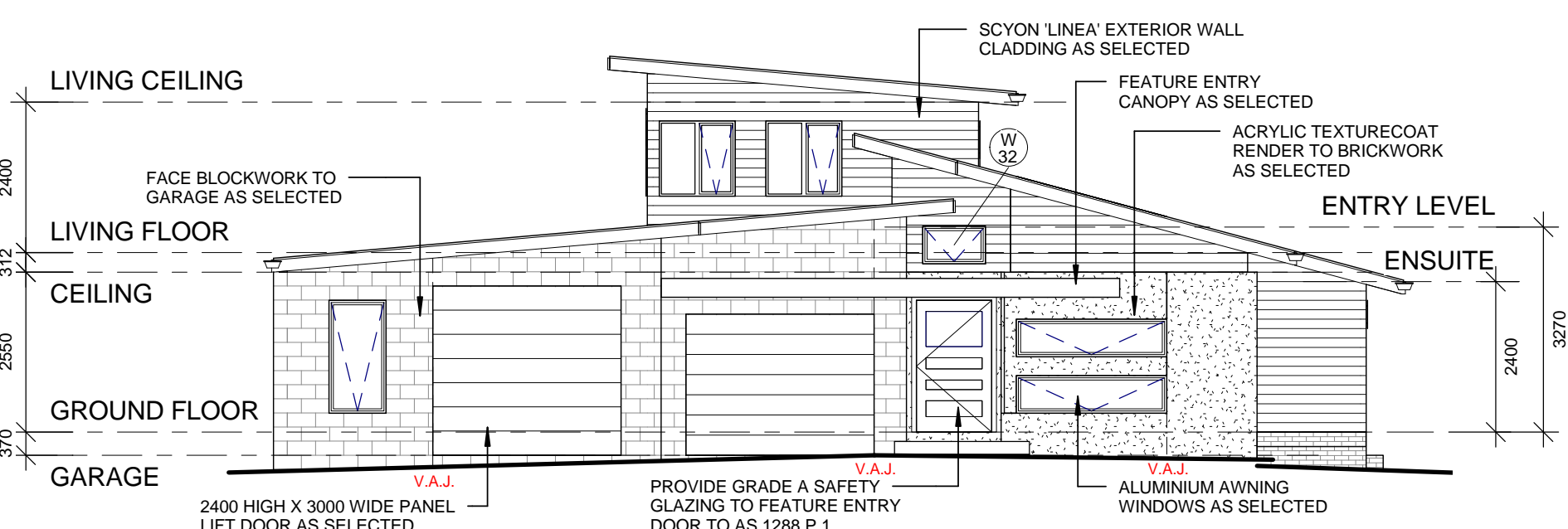


STRUCTURAL LEGEND
 RB1 - 2400 x 63 ROOF BEAM
 RB2 - 120 x 45 MGP10 ROOF BEAM TO SPAN MAX. 1300
 FB1 - 105 x 65 GL13 FLOOR BEAMER TO SPAN MAX. 1800
 RB3 - 294 x 85 GL13 ROOF BEAM TO SPAN MAX. 5300
 CRB1 - 126 x 65 GL13 CANOPY ROOF BEAM TO SPAN 2400.
 ENSURE DOUBLE BACKSPAN INTO ENTRY WALL.



AREA ANALYSIS

Name	Area	SO'S
Residence	180.30 m ²	19.40
Garage	104.58 m ²	11.25
Living	30.18 m ²	3.25
Alfresco	30.06 m ²	3.23
Canopy	4.52 m ²	0.49
Basement	29.80 m ²	3.21

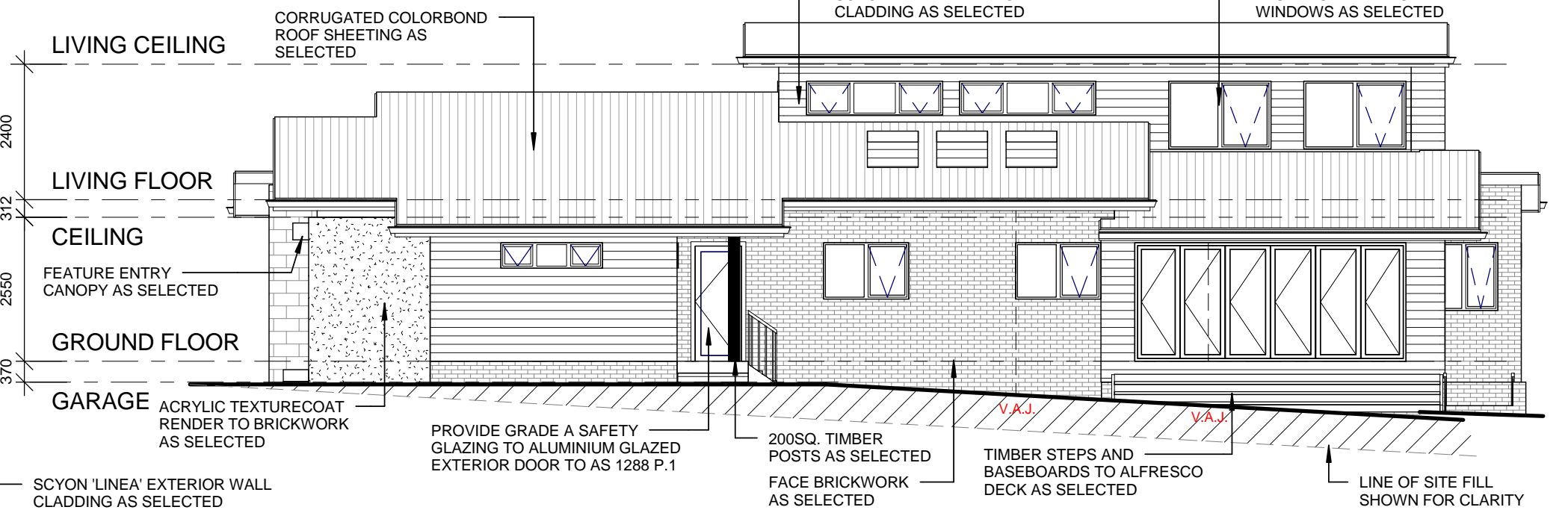


EAST ELEVATION
1 : 100

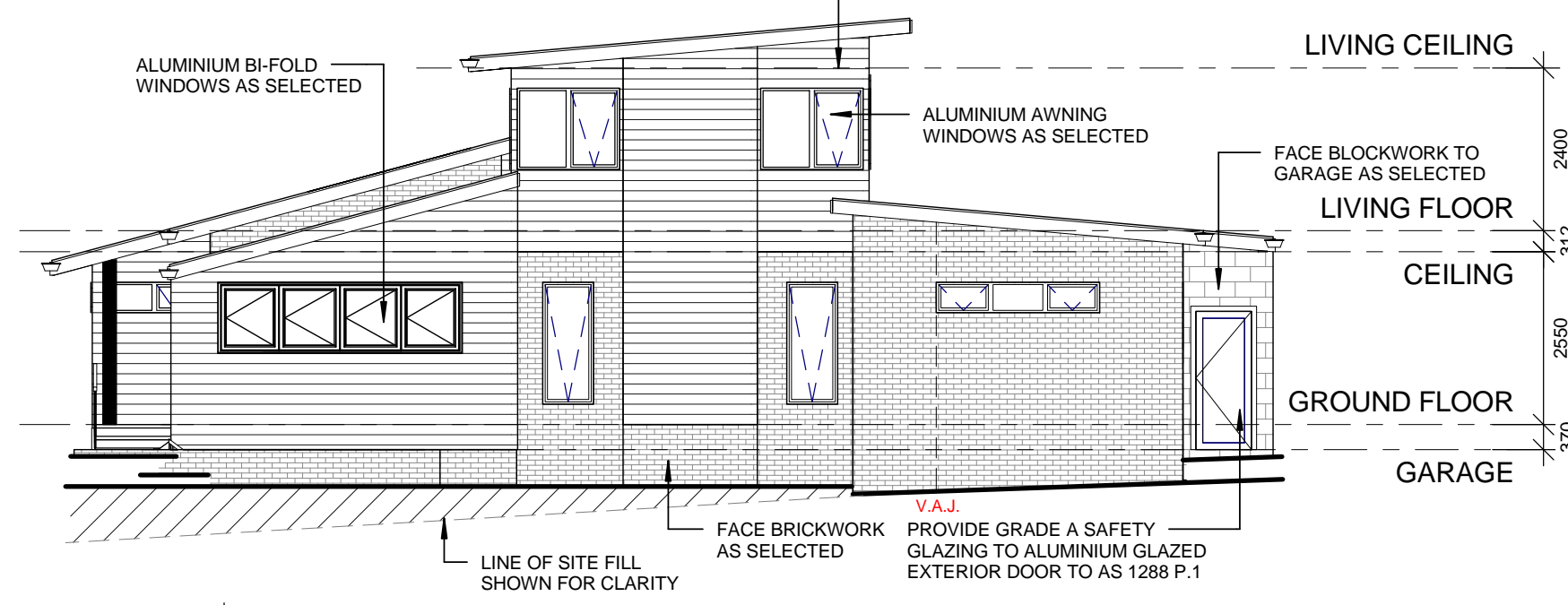
NOTE: ALL EXTERIOR WALL CLADDINGS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
NOTE: V.A.J.'S TO BE IN ACCORDANCE WITH BCA 2011 3.3.1.8 OR GENERAL NOTES



STREET PERSPECTIVE



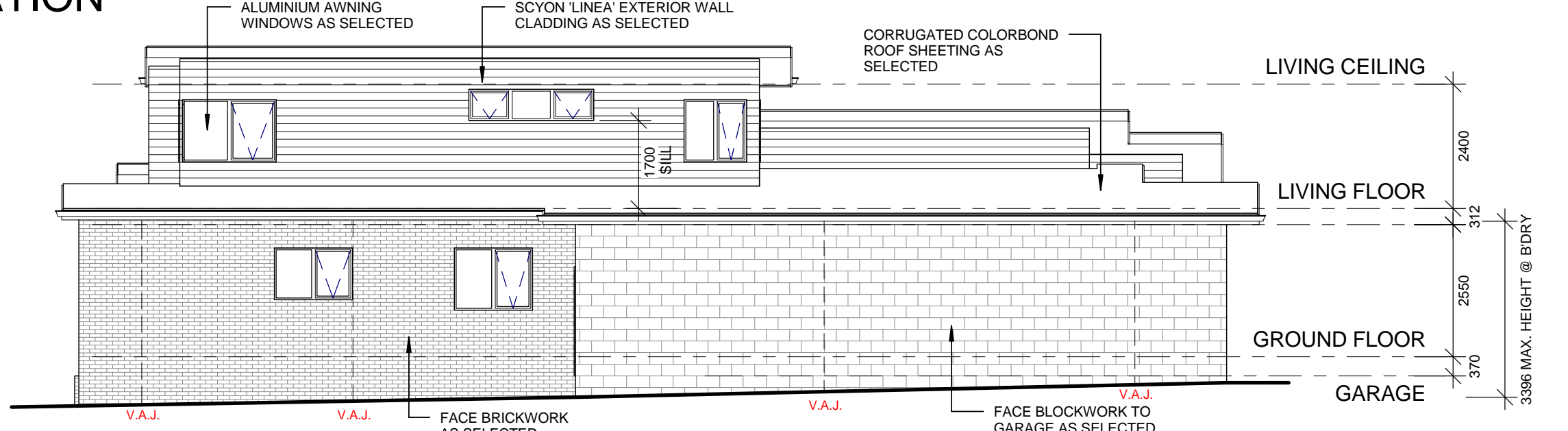
NORTH ELEVATION
1 : 100



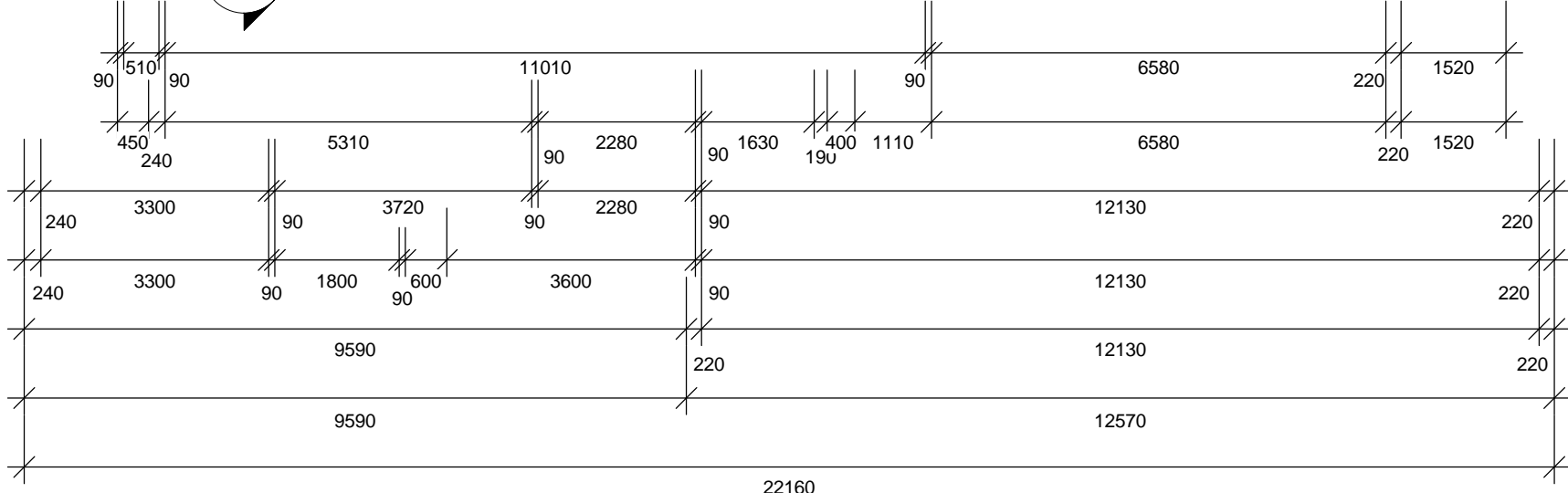
WEST ELEVATION
1 : 100



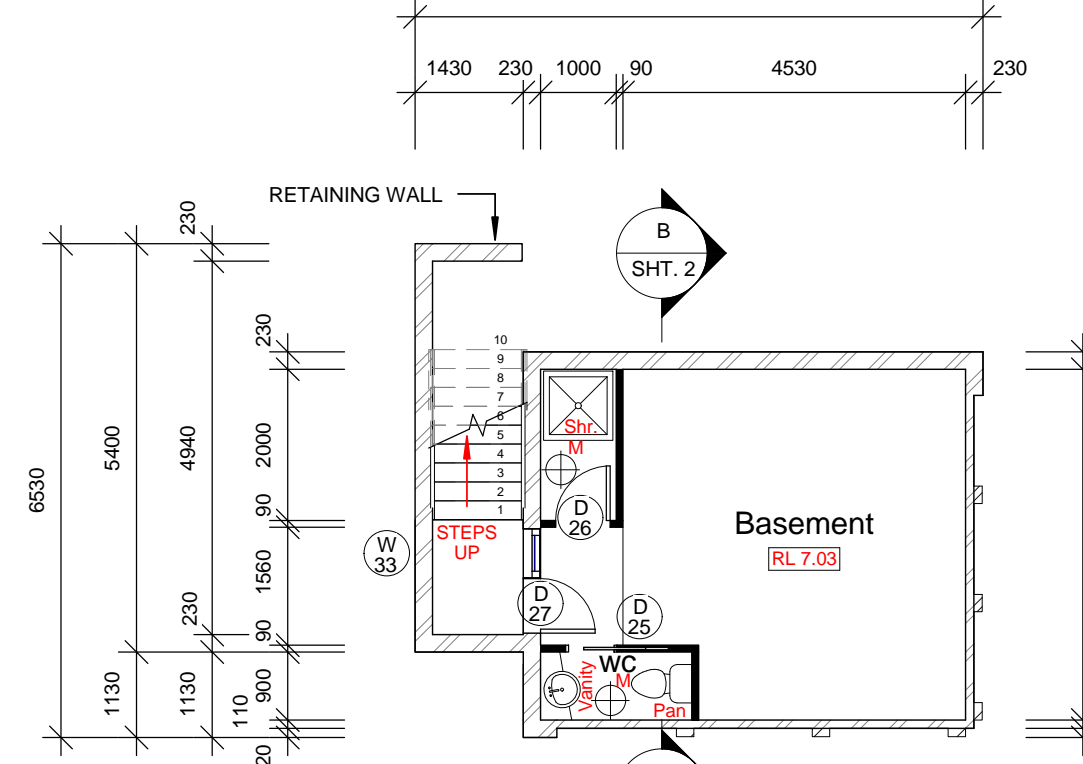
NORTHEAST PERSPECTIVE



SOUTH ELEVATION
1 : 100



BASEMENT
1 : 100



DOOR SCHEDULE

Mark	Height	Width	Description	Frame Lintel	Masonry Lintel	Additional Detail
1	2100	1200	Feature entry door	90 X 45 MGP10	85 x 8 Flat bar	Standard glazing system*
2	2250	3000	Panel lift door	190 X 35 MGP10	150x100x6 Galintel	Remote control
3	2700	3000	Panel lift door	190 X 35 MGP10	150x100x6 Galintel	Remote control
4	2040	820	Al. glazed exterior door	90 X 45 MGP10	85 x 8 Flat bar	Standard glazing system*
5	2040	1360	620 Cavity sliding door	90 X 35 MGP10	Not required	Not required
6	2040	820	Int. hinged door	90 X 35 MGP10	Not required	Not required
7	2040	1760	820 Cavity sliding door	210 X 42 GL13	Not required	Not required
8	2040	720	Int. hinged door	90 X 35 MGP10	Not required	Not required
9	2040	820	Int. hinged door	90 X 35 MGP10	Not required	Not required
10	2040	720	Int. hinged door	90 X 35 MGP10	Not required	Not required
11	2040	820	Int. hinged door	90 X 35 MGP10	Not required	Not required
12	2100	4800	Bi-fold door	300 X 63 hySPAN LVL	Not required	Standard glazing system*
13	2100	3010	Al. sliding stacker door	190 X 35 MGP10	150x100x6 Galintel	Standard glazing system*
14	2040	1360	620 Cavity sliding door	90 X 35 MGP10	Not required	Not required
15	2040	1760	820 Cavity sliding door	190 X 35 MGP10	Not required	Not required
16	2040	820	Int. hinged door	140 X 45 MGP10	Not required	Not required
17	2040	820	Int. hinged door	90 X 35 MGP10	Not required	Not required
18	2040	820	Al. glazed exterior door	90 X 45 MGP10	85 x 8 Flat bar	Standard glazing system*
19	2040	720	Int. hinged door	90 X 35 MGP10	Not required	Not required
20	2040	1560	720 Cavity sliding door	90 X 45 MGP10	Not required	Not required
21	2040	720	Int. hinged door	90 X 35 MGP10	Not required	Not required
22	2040	820	Int. hinged door	90 X 35 MGP10	Not required	Not required
23	2040	1360	620 Cavity sliding door	90 X 35 MGP10	Not required	Not required
24	2040	1360	620 Cavity sliding door	90 X 35 MGP10	Not required	Not required
25	2040	1360	620 Cavity sliding door	90 X 45 MGP10	Not required	Not required
26	2040	720	Int. hinged door	90 X 35 MGP10	Not required	Not required
27	2040	720	Int. hinged door	Not Required	100x100x6 Galintel	Double glazing system

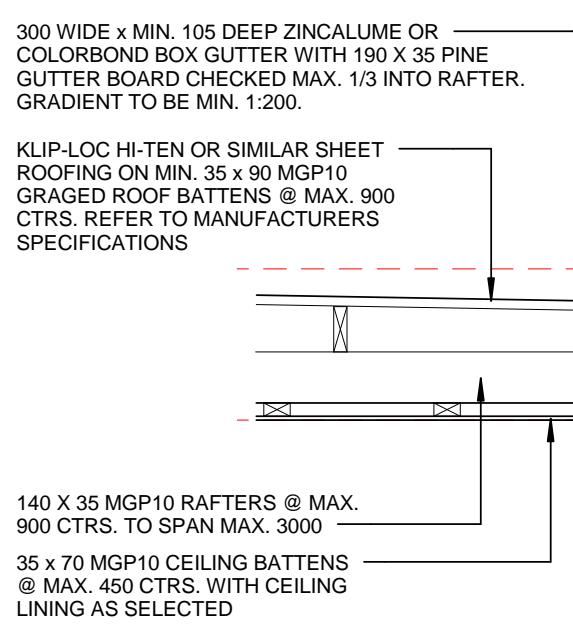
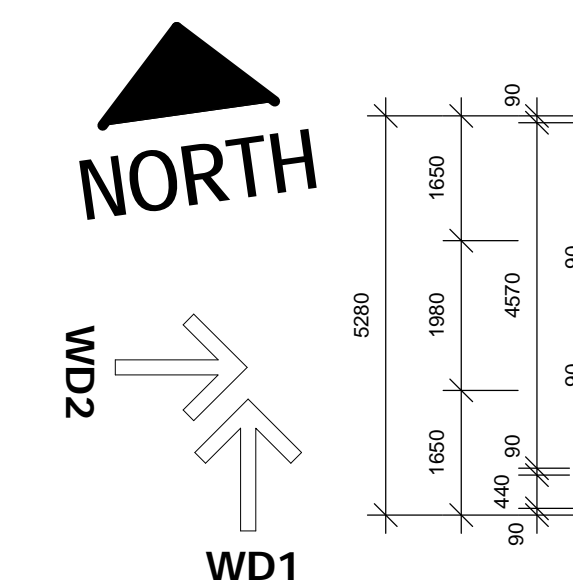
WINDOW SCHEDULE

Mark	Height	Width	Description	Frame Lintels	Masonry Lintels	Glazing
1	1200	1510	Al. awning window	120 X 45 MGP10	100x100x6 Galintel	Double glazing system
2	1000	1510	Al. awning window	120 X 45 MGP10	100x100x6 Galintel	Standard glazing system*
3	450	2410	Al. awning window	120 X 45 MGP10	150x90x10 Galintel	Double glazing system
4	1200	1210	Al. awning window	90 X 45 MGP10	100x100x9 Galintel	Double glazing system
5	1800	750	Al. awning window	90 X 45 MGP10	85 x 8 Flat bar	Double glazing system
6	1800	750	Al. awning window	90 X 45 MGP10	85 x 8 Flat bar	Double glazing system
7	1200	1210	Al. awning window	190 X 45 MGP10	100x100x6 Galintel	Double glazing system
8	1200	1210	Al. awning window	190 X 45 MGP10	100x100x6 Galintel	Double glazing system
9	1050	3600	Bi-Fold window	240 X 35 hySPAN LVL	Not required	Double glazing system
10	1000	750	Al. awning window	90 X 45 MGP10	85 x 8 Flat bar	Double glazing system
11	1000	1510	Al. awning window	120 X 45 MGP10	100x100x6 Galintel	Double glazing system
12	1000	1510	Al. awning window	120 X 45 MGP10	100x100x6 Galintel	Double glazing system
13	450	1210	Al. awning window	90 X 45 MGP10	Not required	Standard glazing system*
14	450	1800	Al. awning window	140 X 45 MGP10	Not required	Standard glazing system*
15	600	2400	Al. awning window	120 X 45 MGP10	Not required	Double glazing system
16	600	2400	Al. awning window	120 X 45 MGP10	Not required	Double glazing system
17	600	900	Al. awning window	90 X 45 MGP10	Not required	Double glazing system
18	600	900	Al. awning window	90 X 45 MGP10	Not required	Double glazing system
19	1800	910	Al. awning window	90 X 45 MGP10	85 x 8 Flat bar	Standard glazing system
20	600	2410	Al. awning window	190 X 45 MGP10	Not required	Double glazing system
21	1200	1810	Al. awning window	140 X 45 MGP10	Not required	Double glazing system
22	1200	1510	Al. awning window	90 X 45 MGP10	Not required	Double glazing system
23	1200	1510	Al. awning window	90 X 45 MGP10	Not required	Double glazing system
24	1200	1810	Al. awning window	140 X 45 MGP10	Not required	Double glazing system
25	1200	1810	Al. awning window	190 X 45 MGP10	Not required	Double glazing system
26	600	2410	Al. awning window	190 X 45 MGP10	Not required	Double glazing system
27	600	2410	Al. awning window	190 X 45 MGP10	Not required	Double glazing system
28	1200	1210	Al. awning window	90 X 45 MGP10	Not required	Double glazing system
29	1200	1210	Al. awning window	90 X 45 MGP10	Not required	Double glazing system
30	1200	1610	Corner fixed window	90 X 45 MGP10	Not required	Standard glazing system
31	1200	1210	Al. awning window	90 X 45 MGP10	Not required	Double glazing system
32	600	1000	Al. awning window	90 X 45 MGP10	Not required	Double glazing system
33	1050	650	Al. awning window	Not Required	100x100x6 Galintel	Double glazing system

GENERAL NOTES
 - Refer to general notes for additional safety glazing requirements.
 - Min. total window values for standard glazing system to be: U=6.35 / SHGC=0.77
 - Min. total window values for double glazing system to be: U=4.59 / SHGC=0.69
 - All windows & screens to comply with BAL 12.5 requirements
 * Provide obscure glass to AS 1288 P.1

GROUND FLOOR
1 : 100

NOTE: REFER TO GENERAL NOTES FOR ADDITIONAL DETAILS
 - PROVIDE SUB FLOOR TERMITES PROTECTION IN ACCORDANCE WITH AS 3660
 - REFER TO ATTACHED DOCUMENT FOR BAL 12.5 CONSTRUCTION REQUIREMENTS OVERVIEW
 - ALL BRACING TO BE INSTALLED TO AS 1684.2 (REFER TO BRACING PLAN, SHT. 2)
 - SOIL CLASSIFICATION AS CLASS 'A'
 - REFER TO ENGINEERS SOIL TEST FOR FOOTING & FOUNDING DETAILS. BRIAN CONSULTING 12/22
 - ALL WALL FRAMES TO BE DESIGNED BY TRUSS MAN. & INSTALLED AS SPECIFIED.

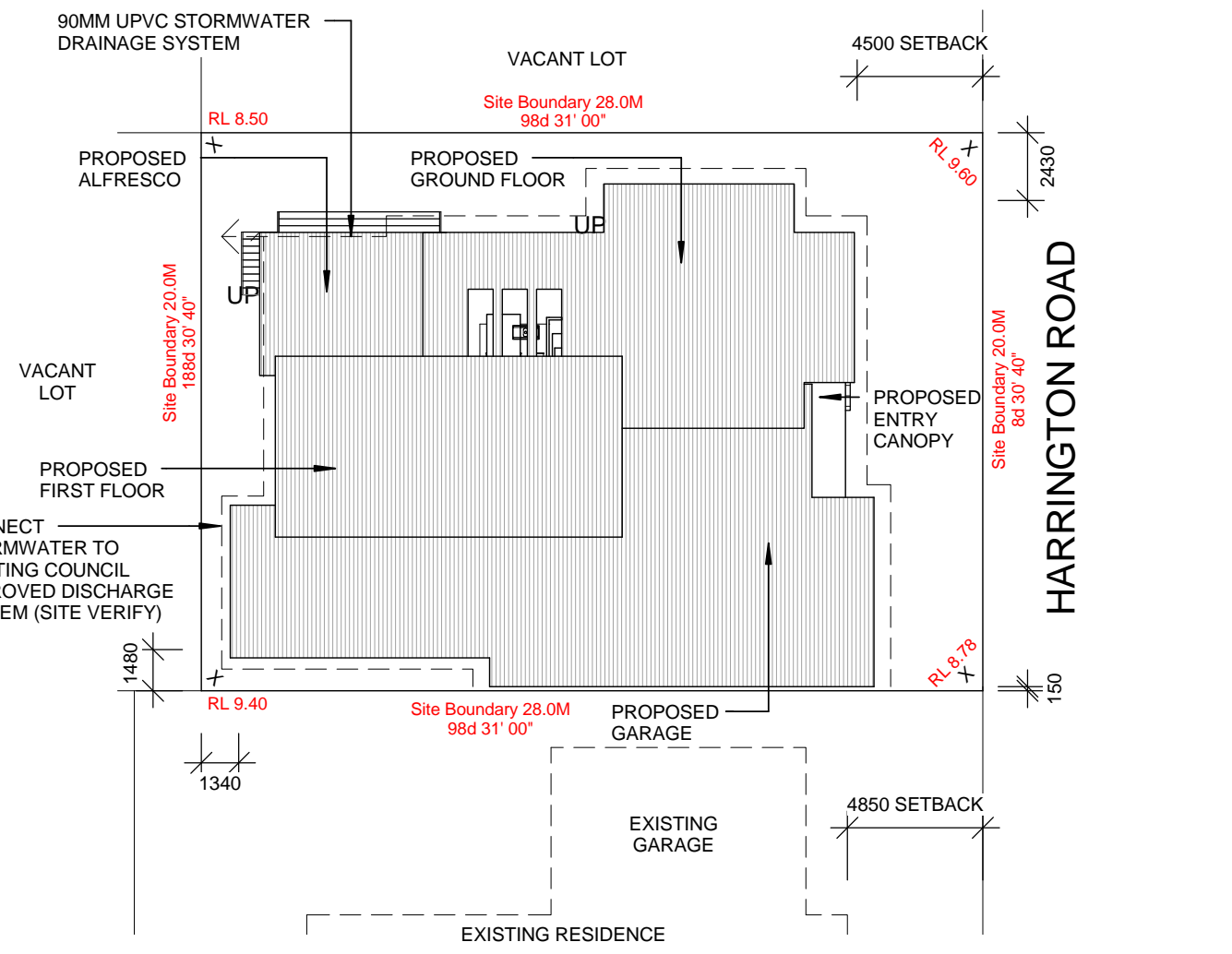


BOX GUTTER - DETAIL 4
1 : 20

LEGEND:

- 240MM BRICK/ 220 BLOCK VENEER WALLS
- 90MM STUD WALLS
- SMOKE DETECTOR TO AS 3796
- EXHAUST FAN
- BRACING UNIT (REFER BRACING SCHEDULE SHT. 2)
- DOWN PIPE
- WIND DIRECTION
- HARDWOOD TIMBER DECKING
- PROVIDE MECHANICAL VENTILATION CONNECTED TO ENSURE LIGHT SWITCH TO COMPLY WITH N.C.C. 2.4.5 REQUIREMENTS
- DOWN PIPE SPREADER
- SKY LIGHTING

GENERAL NOTES
 - Refer to general notes for additional safety glazing requirements
 - Min. total door value for standard glazing system to be: U=6.35 / SHGC=0.77
 - All doors & screens to comply with BAL 12.5 requirements
 * Provide grade A safety glazing to AS 1288P.1



SITE PLAN
1 : 250

NOTE: REFER TO APPROVED RES-CODE VARIATION FOR SITING CONCERN

designingspaces
NATHAN DIVALL