

Proposed Parking Area

Proposed Home Business



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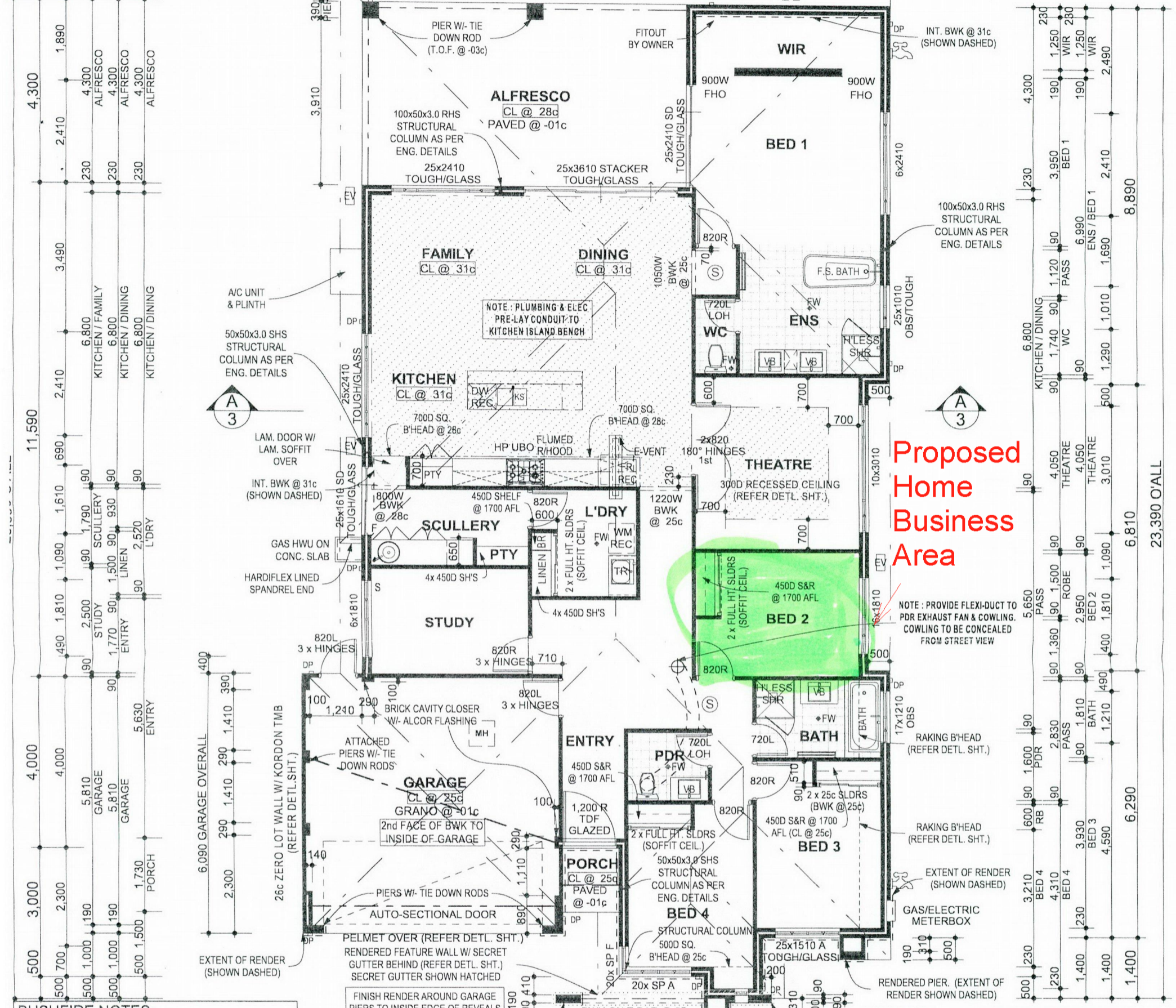
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ROOF FRAMING NOTES:
 ALL ROOF BEAMS SHOWN DIAGRAMMATIC ONLY.
 CONVENTIONAL TIMBER FRAMED ROOF IN ACCORDANCE WITH AS 1684.
 STRUCTURAL STEEL IN ACCORDANCE WITH NCC 3.4.4.
 L.V.L's IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 CEILING JOISTS @ 450 CENTERS IN OPEN PLAN LIVING AREA.
 PROVIDE WESPINE H2 BLUE TREATED TIMBER TO ROOF STRUCTURE.

NOTES:
 ALL DIMENSIONS INDICATED ON PLANS ARE TO BRICKWORK ONLY. ROOM & OPENING SIZE WILL BE REDUCED WITH DRY LINED FINISH.
 ALL INTERNAL WALLS ARE DRY LINED UNLESS NOTED OTHERWISE.
 13mm AQUA CHECK TO ALL WET AREAS.

NOTES:
 • WIND CLASSIFICATION "N2"
 • CORROSION PROT. R3 (APPROX. 1.38km)
 • EXTERNAL WALLS CONSIST OF 230 WIDE CAVITY BRICK CONST., UNLESS NOTED OTHERWISE. 90mm EXTERNAL LEAF & 90mm INTERNAL LEAF.
 • RECTANGULAR DOWNPIPES. DOWNPIPE POSITION AT PLUMBERS DISCRETION FINAL POSITION MAY VARY TO PLAN.
 • PROVIDE R 4.0 CEILING INSULATION (INCL. VERTICALS) TO HOUSE AND GARAGE AREA ONLY.
 • PROVIDE WEATHER SEAL TO ENTRY (ALL EDGES) AND SHOPPER DOORS
 • REFER ADDENDA FOR DOOR AND DOOR FURNITURE INFO.
 • PROVIDE COLD PLUMBING TO DISHWASHER RECESS.
 • PROVIDE E-VENTS & EAVE VENTS AS INDICATED.
 • PROVIDE FLOOR COVERINGS S AS PER ADDENDA.



BUSHFIRE NOTES:
 AS PER SHIRE ADVICE, PROPOSED RESIDENCE IS LOCATED IN A BUSHFIRE AREA GRADED BAL-12.5. THE FOLLOWING CHANGES APPLY TO MEET NCC & AS 3959 REQ.
 - PROVIDE HIGH PERFORMANCE SPARK GUARD TO WALL VENTS & WEEP HOLES MADE FROM CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM MESH COVERING (NOTE: MAX. APERTURE OF 2.0mm)
 - UPGRADE ALL FLYSCREENS TO ALUMINIUM MESH IN LIEU OF NYLON (NOTE: MAX. APERTURE OF 2.0mm)
 - PROVIDE DBL REBATED FRAME TO ENTRY HINGED DOOR FRAME TO ALLOW FOR OWNER SUPPLIED & INSTALLED MESH SCREEN DOORS (NOTE: STEEL, BRONZE OR ALUMINIUM MESH WITH A MAX. APERTURE OF 2.0mm)
 - PROVIDE RP51 FOIL TO ENTIRE ROOF STRUCTURE (NOTE: ENSURE RP51 FOIL IS INSTALLED OVER ROOF FRAMING & SO THAT THERE ARE NO GAPS TO RIDGES, HIPS, VALLEYS, GUTTERS & FASCIAS. RP51 FOIL MUST BE TAPED TO THE REAR OF THE GUTTER.
 - ALL ROOF PENETRATIONS TO HAVE CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM MESH COVERING (NOTE: MAX. APERTURE OF 2.0mm)
 - PROVIDE CMI FIRE EMBER RESISTANT E-VENT.
 - ALL EXPOSED WATER & GAS SUPPLY PIPES TO BE METAL.
 - PROVIDE BUSH FIRE EMBER SEAL KIT TO GARAGE DOORS.
 - REFER ADDENDA FOR MORE INFO.

NOTE: PROVIDE TOUGHENED (5mm) GLASS TO WINDOWS & SLIDING DOORS WITHIN 400mm OF EXTERNAL GROUND LEVEL. (REFER ADDENDA & ELEVATIONS)

CONCRETOR NOTE:
 RECESS SHOWER SLAB 30mm, PROVIDE REFLUX VALVE TO HOBBLESS SHR

BRICKLAYER NOTE :
 EXTERNAL BRICKS TO BE 290 x 162 x 90 (1st external course to be a 2 course brick)

Vents	
No.	Type
4	EAVE VENT
1	E-VENT

Home Group WA P/L reserves the right to vary dimensions and materials from those on display. Please check plans, specification and addenda carefully. All dimensions to take preference over scaling.

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THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT

DATED:

OWNER: WITNESS:

OWNER: WITNESS:

BUILDER: WITNESS:

HOUSE NAME: MICHIGAN COMPLETE SPECIAL

DRAWING NAME: FLOOR PLAN

SHEET No. 2 OF 8

REVISION No. C

JOB No. 12718H

AREAS:	Area
House Area	209.12
Garage Area	36.31
Alfresco Area	32.68
Porch Area	1.97
Total	280.08

House Perim.	Roof Area
72.56	301.22

VARIATIONS

Rev No.	Variation:	Date Dwn:	By:
B	12718H VO1 - VO2	11/10/16	JAS
C	12718H VO3	07/12/16	A.H.

CLIENT NAME: HOBSON

SITE ADDRESS: LOT 321 [#25] SELACOSA AVE JINDALEE

SHIRE: CITY OF WANNEROO

Drawn By: JAS Date Drawn: 11/10/16 Scale: 1:100 Checked:

ENGINEERS DETAILS TO ACCOMPANY PLANS