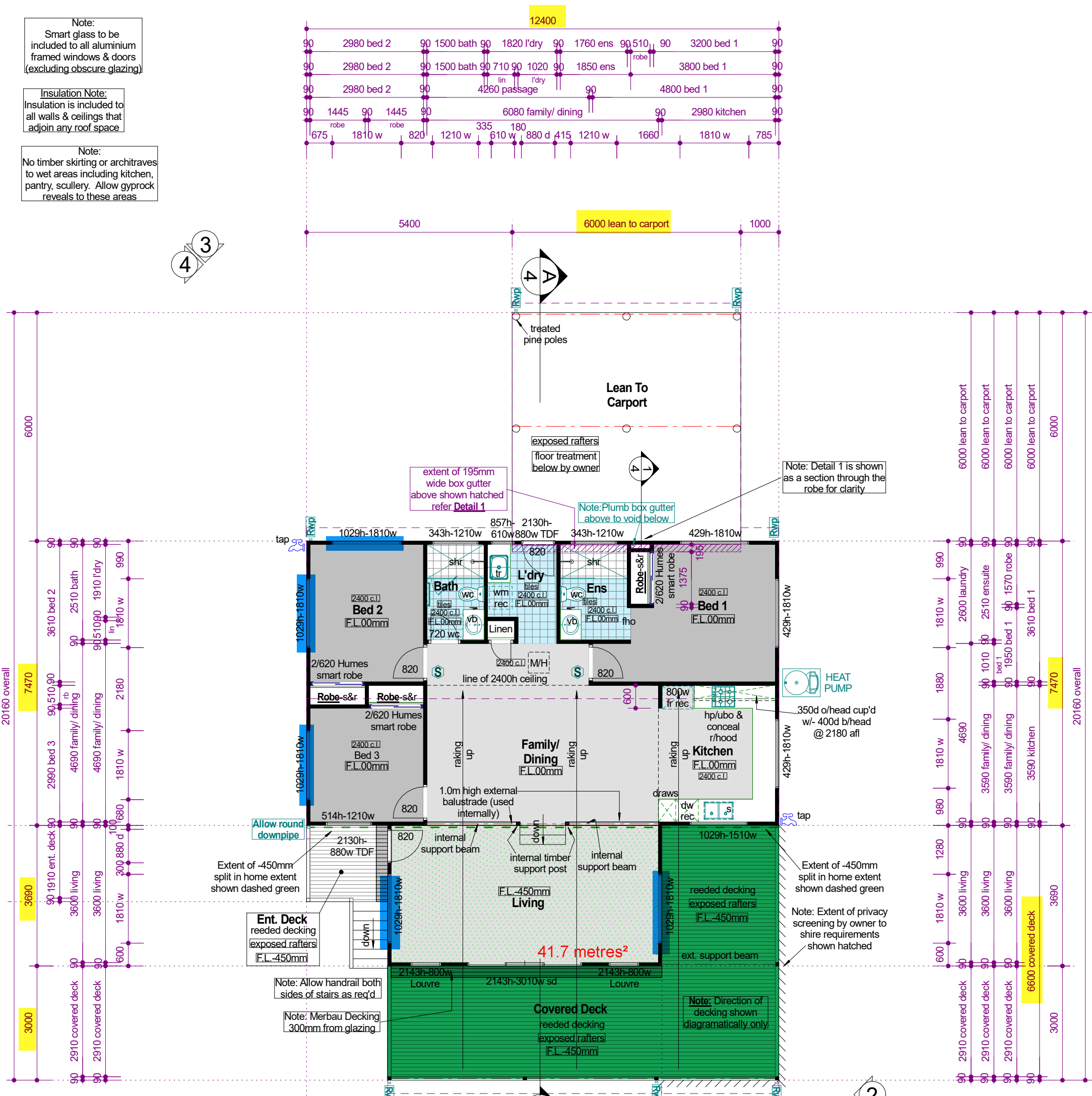




Note:  
Smart glass to be included to all aluminium framed windows & doors (excluding obscure glazing)

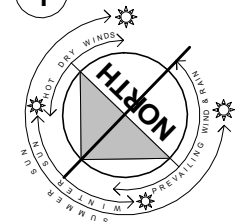
Insulation Note:  
Insulation is included to all walls & ceilings that adjoin any roof space

Note:  
No timber skirting or architraves to wet areas including kitchen, pantry, scullery. Allow gyprock reveals to these areas



**A.S. 3959-2019- Construction of buildings in bushfire prone areas**  
**BAL 19 Compliance Construction Requirements:**

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- Sarking included to all external walls & under roof lining to prevent any openings
- Separate all Verandah & decks from house by no less than 6mm with Hardies cement cladding
- Events & wall exhausts to include stainless steel ember protection gauze
- Decking fitment will include not less than 5mm gapping (7mm preferred)
- Allow Merbau decking within 300mm of any window or door glazing.
- All window screens to be upgraded to aluminium mesh
- Any exterior glazing that comes within 400mm from decks must have 5mm toughened glass



**Eaves Note:**  
Unlined eaves with exposed rafter tails & gutters notched into rafter ends unless noted otherwise

**Carpenter Note:**  
Add additional studwork/ nogging for mounting toilet roll holders & towel rails. Refer to internal layouts for mounting positions & details

**Note:**  
All dimensions on drawings refer to framing sizes

**Wet Area Floor Note:**  
All wet areas to have scyon secur floorings. Waterproof membrane to be installed over scyon secur floorings as per AS 3740.

Area:

House:	119.20m <sup>2</sup>
Entry Deck:	4.26m <sup>2</sup>
Cov. Deck:	42.14m <sup>2</sup>
Carport:	36.00m <sup>2</sup>
<b>Total:</b>	<b>201.60m<sup>2</sup></b>



Owners Name:  
**Allen**

Address:  
**Lot 50 # 58 Wilkie Avenue**

Address:  
**Yanchep**

Council/ Shire:  
**City of Wanneroo**

**NOTES:**

- Contractors are to check all dimensions & conditions on site prior to commencing fabrication or construction. Any discrepancies are to be brought to the supervisors attention
- Client Note:** All sizes and dimensions shown do not allow for plasterboard lining. Owner to make allowances for plasterboard thickness
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- Builder has full possession of the site whilst the home is under construction

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Milford Homes

Amendments	Date	Dwn	I/We the owners agree to the contents of this document and all initialed sheets
Working Drawings	3-10-23	LC	Owner 1:
-	-	-	Owner 2:
-	-	-	Builder:
-	-	-	Witness:
-	-	-	Date:

House Range:  
**Norfolk Range**

House Version:  
**Norfolk 3x2 + Media**

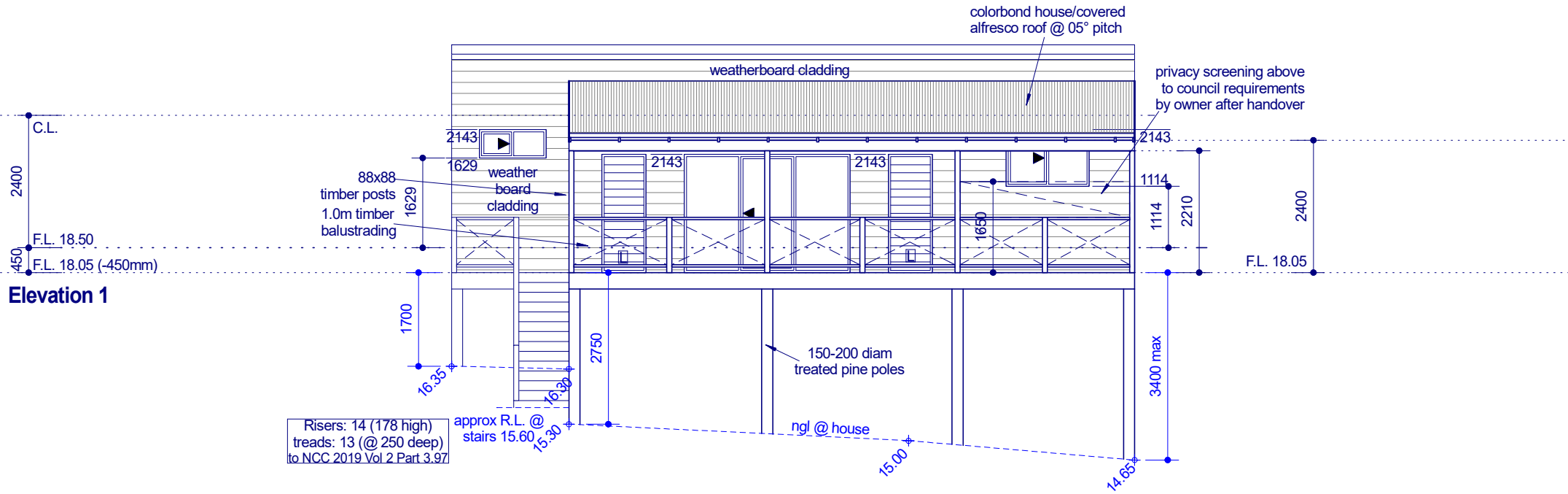
Date: 3-10-23  
Draftsman: L.C.  
Scale: 1:100

BAL: **BAL 19**  
Climate Zone: **05**

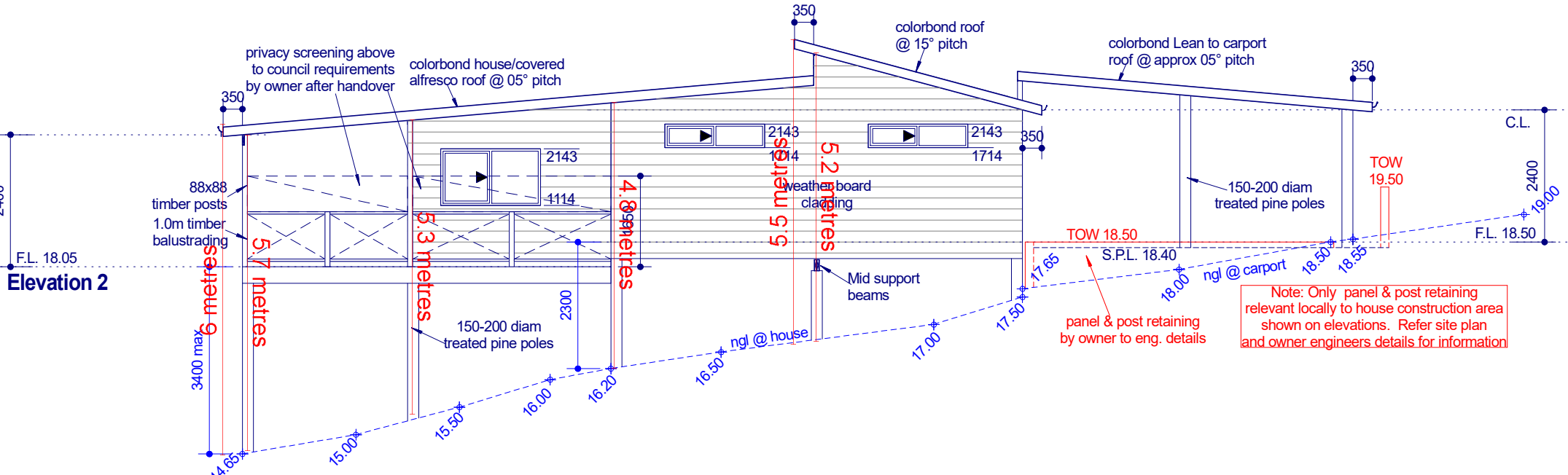
Sheet Name:  
**Ground Floor**

Job No: **2318**  
Sheet No: **02**

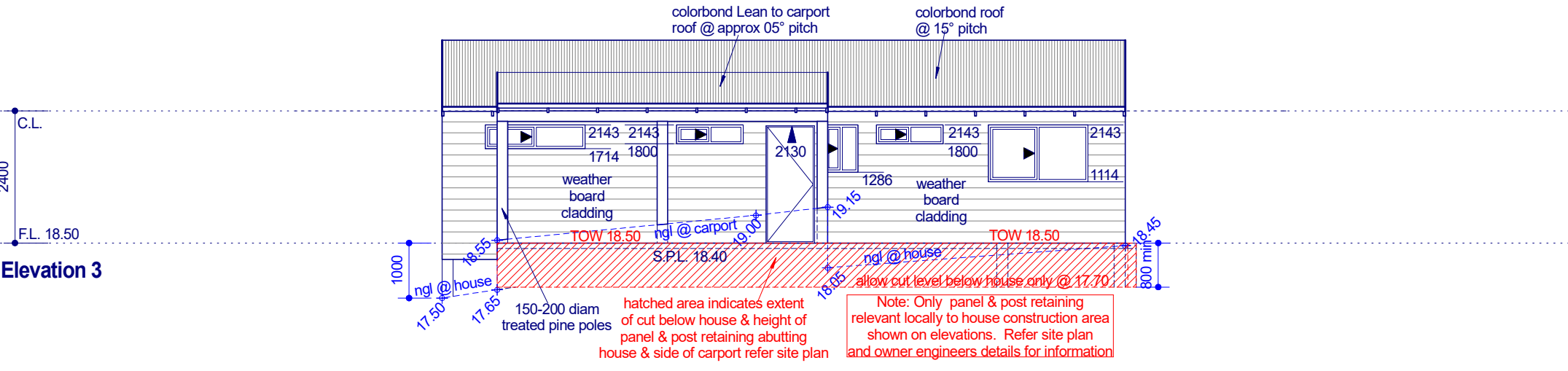
**Elevation 1**



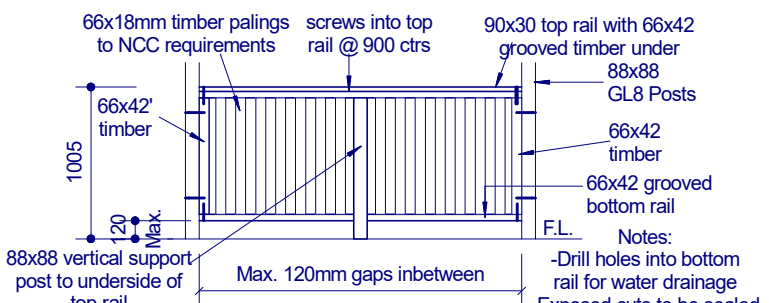
**Elevation 2**



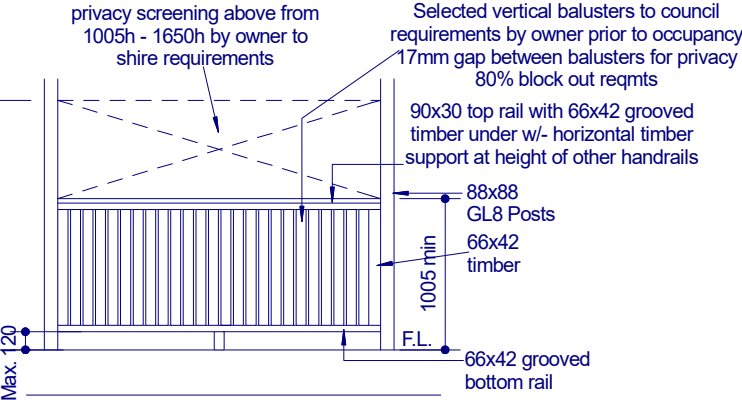
**Elevation 3**



**Typical Timber Balustrading Detail**  
Scale 1:50



**Typical Privacy screening Timber Balustrading Detail**  
W/- privacy screening above by owner  
Scale 1:50



Note: All window heads @ approx 2143 A.F.L.  
All sliding door heads @ 2143 A.F.L.

Note: Position of stumps may vary to elevations subject to engineering

Note: Smart glass to be included to all aluminium framed windows & doors (excluding obscure glazing)

Note: All bracing & trussing etc to engineers details. All timbers to Australian Standard 1684.2-2010 for N2 wind loads unless upgrade by engineer is required



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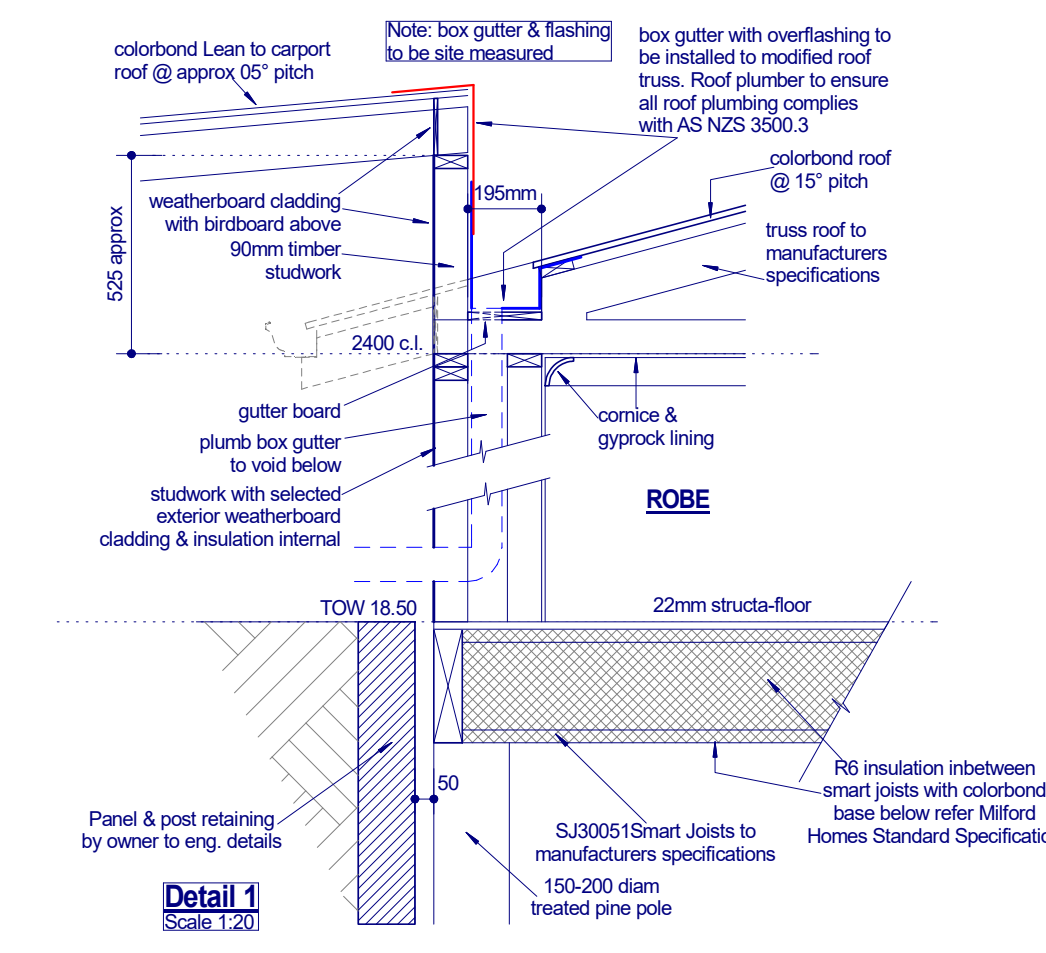
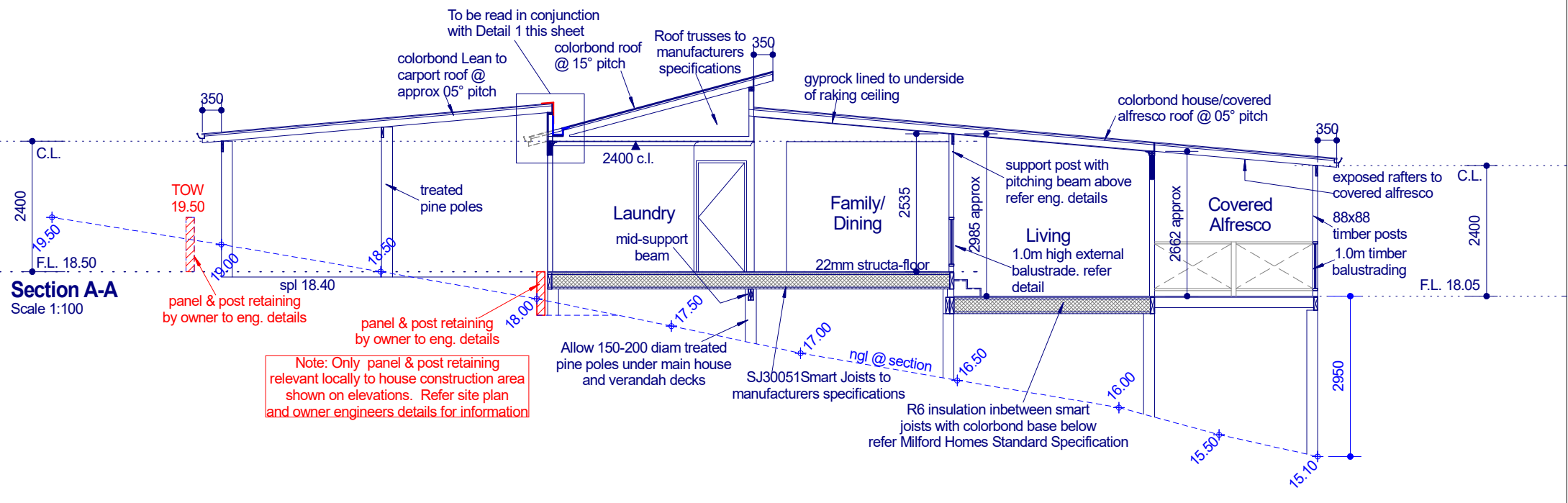
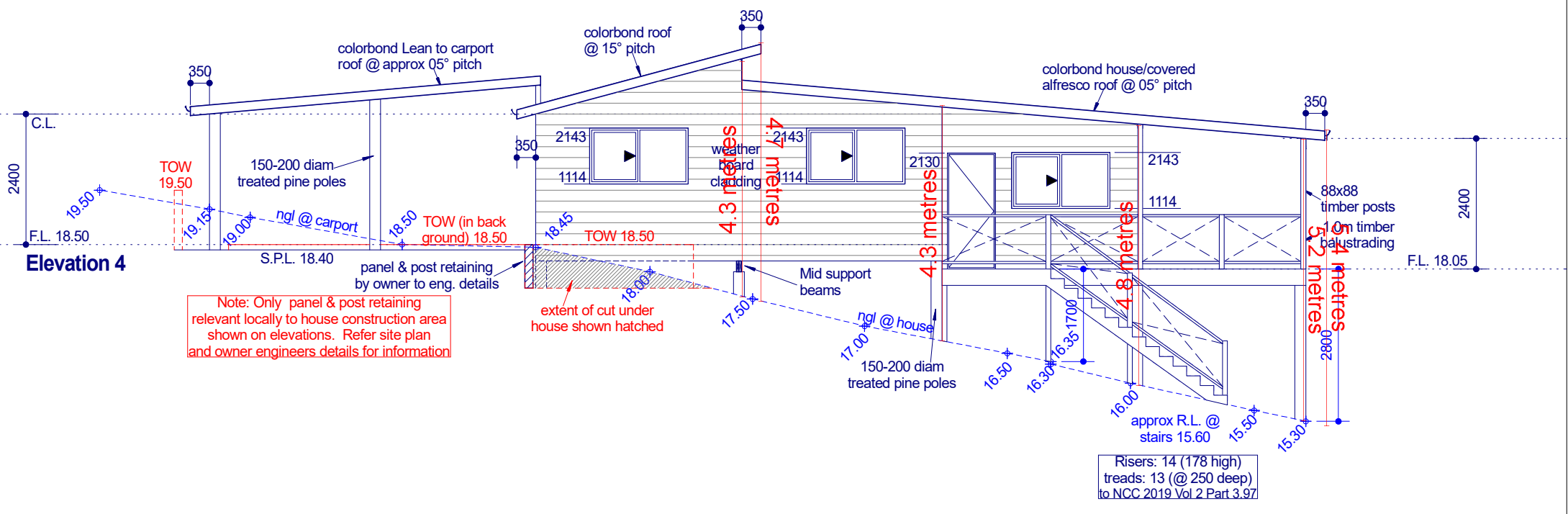
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House Version: <b>Norfolk 3x2 + Media</b>		
Date: <b>3-10-23</b>	Draftsman: <b>L.C.</b>	Scale: <b>1:100</b>
BAL: <b>BAL 19</b>	Climate Zone: <b>05</b>	
Sheet Name: <b>Elevations</b>		
Job No: <b>2318</b>	Sheet No: <b>03</b>	



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 -Events & wall exhausts to include stainless steel ember protection gauze  
 -Decking fitment will include not less than 5mm gapping (7mm preferred)  
 -Allow Merbau decking within 300mm of any window or door glazing.  
 -All window screens to be upgraded to aluminium mesh  
 -Any exterior glazing that comes within 400mm from decks must have 5mm toughened glass  
 -All side hung & sliding external doors to be fitted with Aluminium mesh screens by owner

Note: All window heads @ approx 2143 A.F.L.  
 All sliding door heads @ 2143 A.F.L.  
 Note: Position of stumps may vary to elevations subject to engineering

Note: Smart glass to be included to all aluminium framed windows & doors (excluding obscure glazing)  
 Note: All bracing & trussing etc to engineers details. All timbers to Australian Standard 1684.2-2010 for N2 wind loads unless upgrade by engineer is required



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BAL: <b>BAL 19</b>	Climate Zone: <b>05</b>	
Sheet Name: <b>ELEVATIONS 2</b>		
Job No: <b>2318</b>	Sheet No: <b>04</b>	