

ENERGY RATING NOTES:

R2.0 insulation to external living area walls & wall between garage and conditioned areas(glasswool).

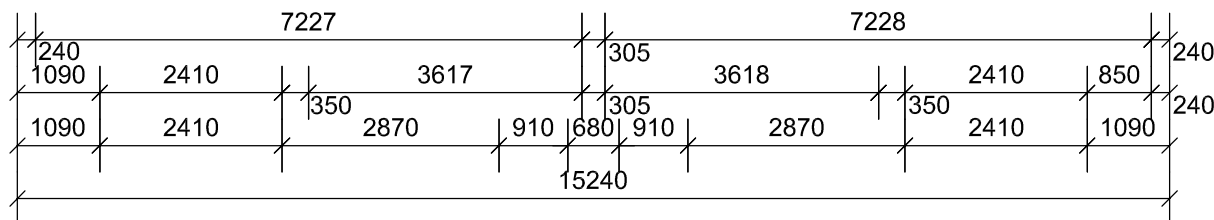
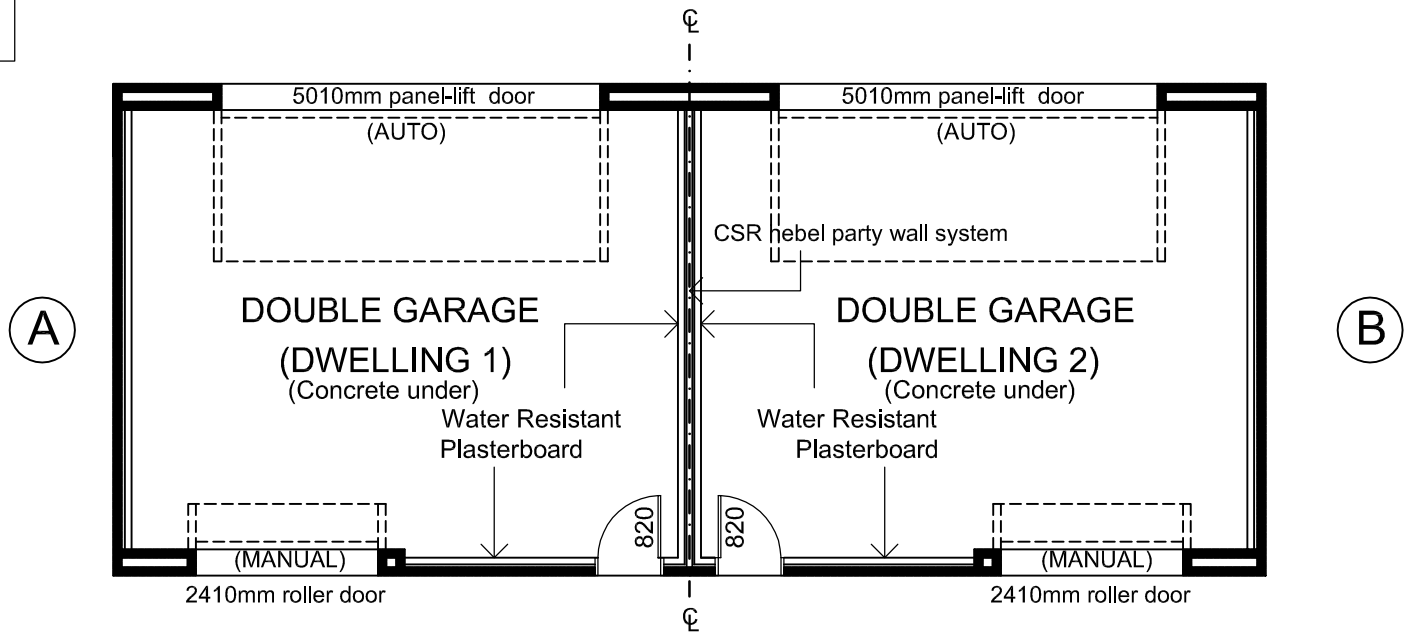
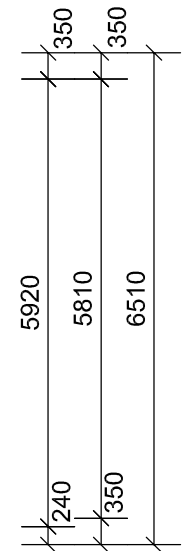
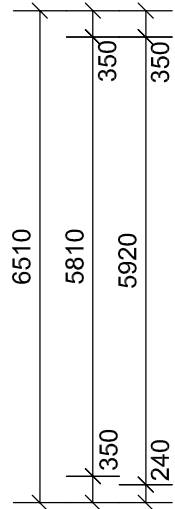
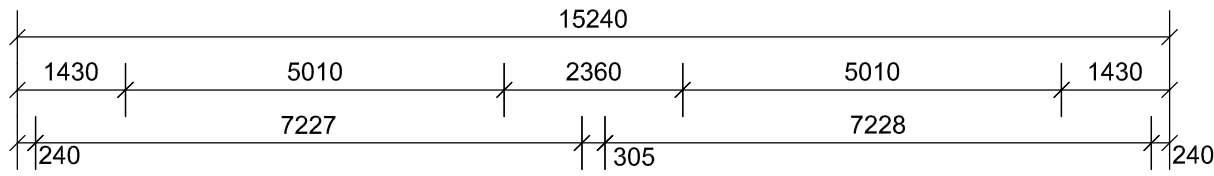
R3.0 insulation to ceiling (glasswool).

R1.5 insulation to internal living area walls (glasswool).

External swing doors to be fitted with draught protection device to bottom edge of each leaf.

Hot water supply system designed and installed in accordance with Section 6A of AS/NZS 3500.4.2 or clause 3.38 of AS/NZS 3500.5

AREAS: (per dwelling)	
L/LIVING	: 146.01
U/LIVING	: 120.45
D/GARAGE	: 49.60
PORCH	: 3.20
TERRACE	: 22.30
TOTAL	: 341.56 sqm (36.75squares)

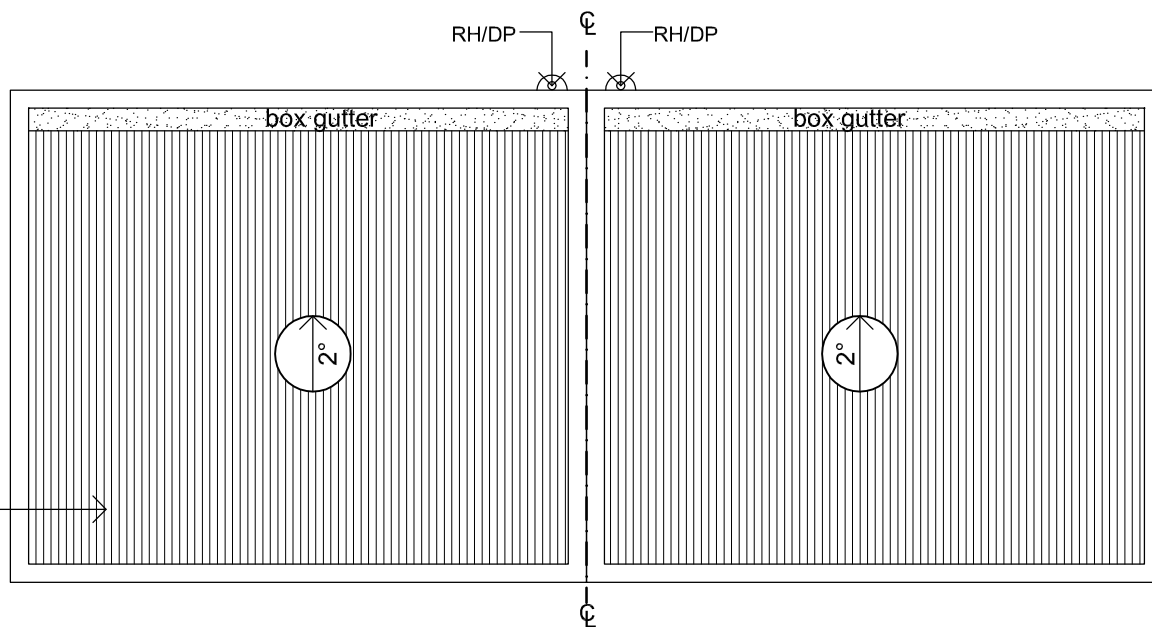


GARAGE FLOOR PLAN

Scale 1:100

NOTES:
 All glazing shall conform with AS 1288
 Provide 5mm toughened glass to all sliding doors and window above bath with 3mm float glass to remainder
 ⊙ denotes smoke detector hard wired in accordance with AS 3786
 ⊕ denotes vertical control joints in accordance with engineers details.
 W.C. door to be removable in accordance with housing code appendix D.10.1

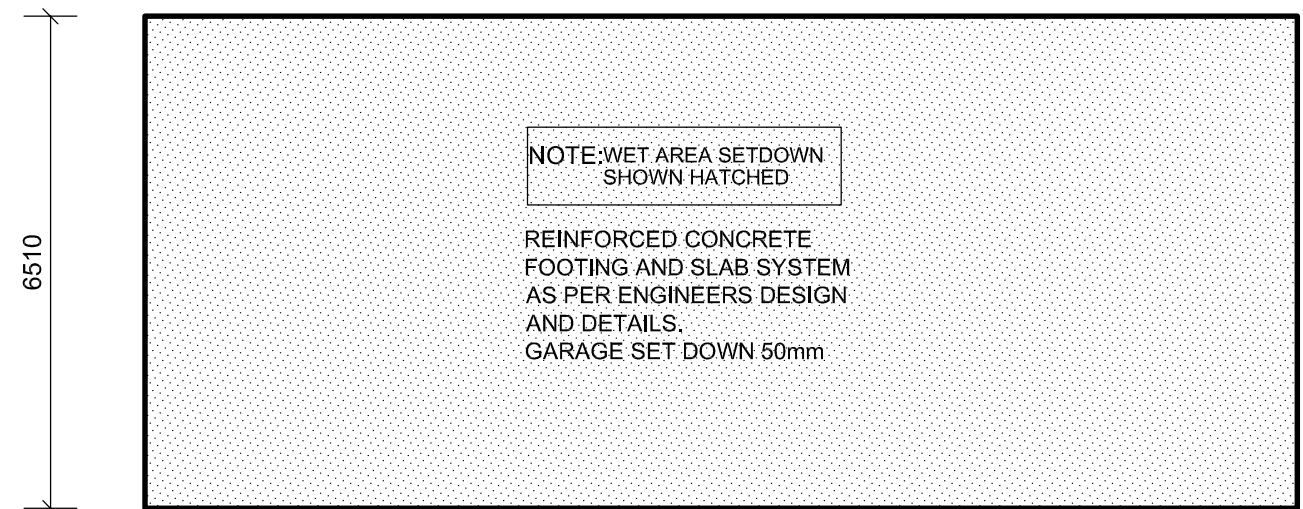
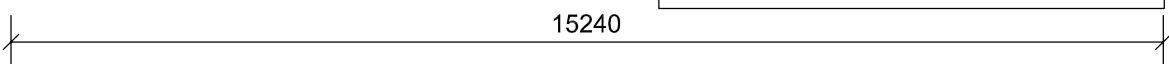
ZINCALUME TRIMDEK ROOF SHEETING AT 2° ROOF PITCH. ARROW INDICATES DIRECTION OF FALL.



GARAGE ROOF PLAN

Scale 1:100

FOOTING EDGE IS TO BE EXPOSED A MINIMUM OF 75mm ABOVE PAVING LEVEL OR ALTERNATIVE PERIMETER TERMITE TREATMENT IS REQUIRED.



GARAGE FLOOR PLAN

CONCRETE SLAB LAYOUT 1:100

TO BE READ IN CONJUNCTION WITH ENGINEER'S FOOTING CONSTRUCTION REPORT

CONCRETOR NOTE
 ALLOW FOR SUB-FLOOR STORMWATER PIPES PRIOR TO POURING OF SLAB.



SUITE 3, LEVEL 1/42-48 GARDEN TERRACE
 MAWSON LAKES. S.A. 5095
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 www.spectradesigners.com.au

PROJECT
**PROPOSED RESIDENCE AT:
 LOT 313 VICTORIA ST.
 HENLEY BEACH**

CLIENT
BELLA BUILD

Drawn	Date
DG	JAN. 2010
Scale	Copyright
1:100	
Project No.	Sheet No.
28.09	WD 03/09

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BALUSTRADES MUST COMPLY WITH PART 3.9.2 OF BCA2005 THE HEIGHT NOT BE LESS THAN 865mm ABOVE STAIR TREAD NOSINGS THE HEIGHT MUST NOT BE LESS THAN 1000mm ABOVE THE FLOOR OF A BALCONY OPENINGS MUST NOT ALLOW A 125mm SPHERE TO PASS THROUGH.

BALUSTRAD SUPPORT POSTS @1200mm MAX SPACING WITH 11x13mm (1x19, 316 GRADE STAINLESS STEEL) WIRE ROPE TENSION OF 1015N & MAX. DEFLECTION OF 6mm @ MAX. 80mm CENTRES HANDRAIL @ 1000mm MAX

NOTE:

Standard Brick Work 

Unitec Foam Panel 

NOTES:

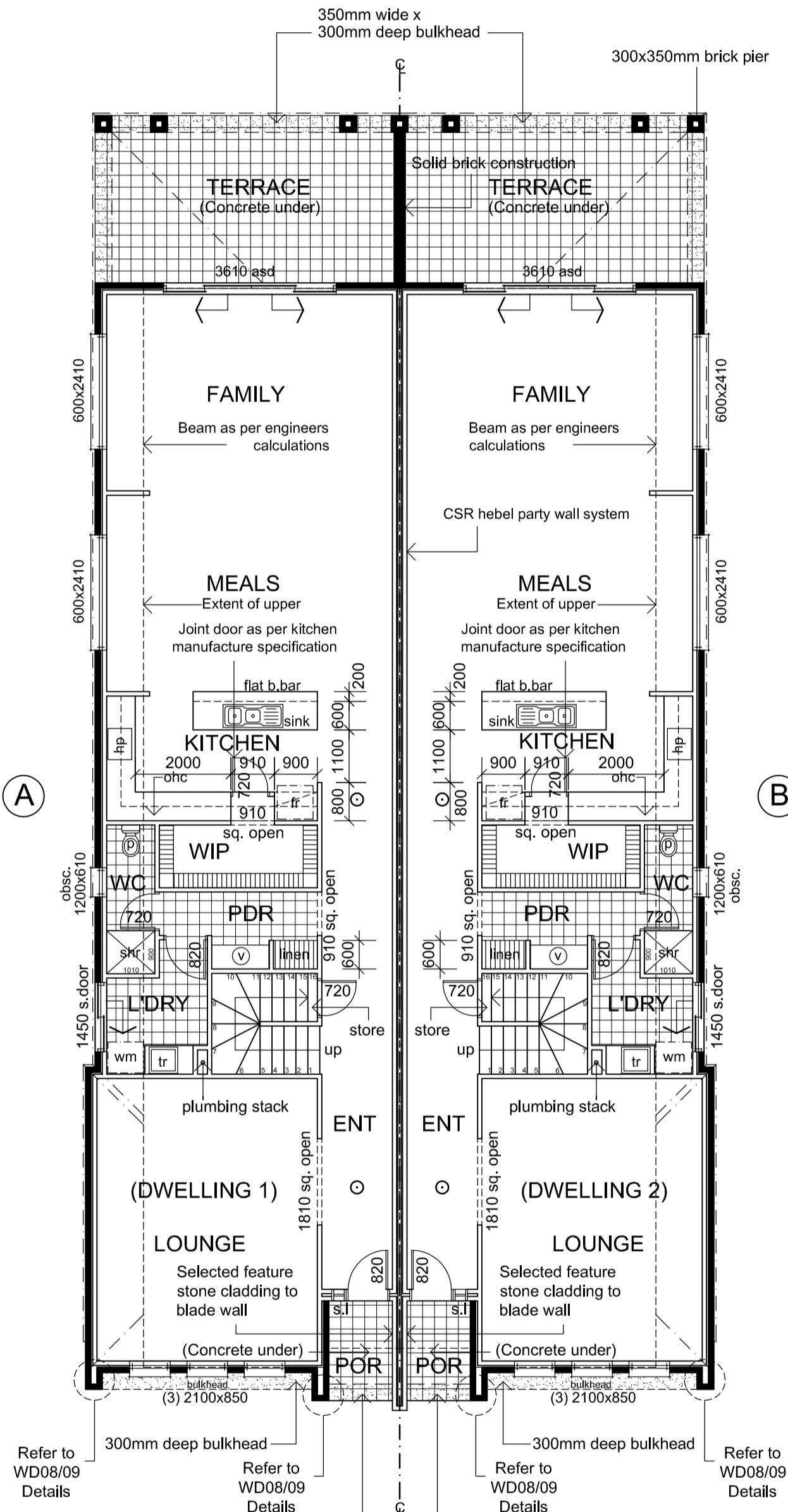
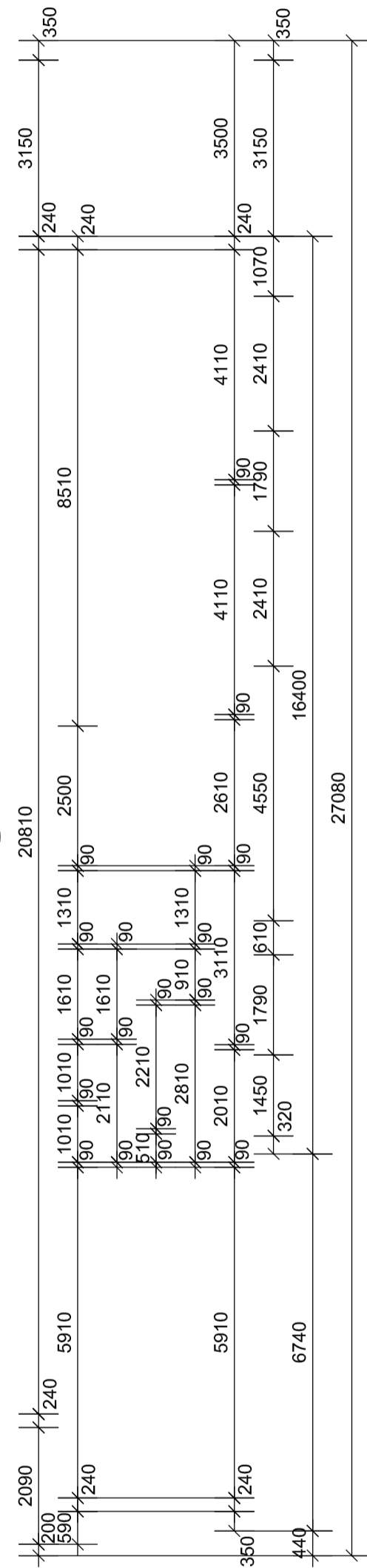
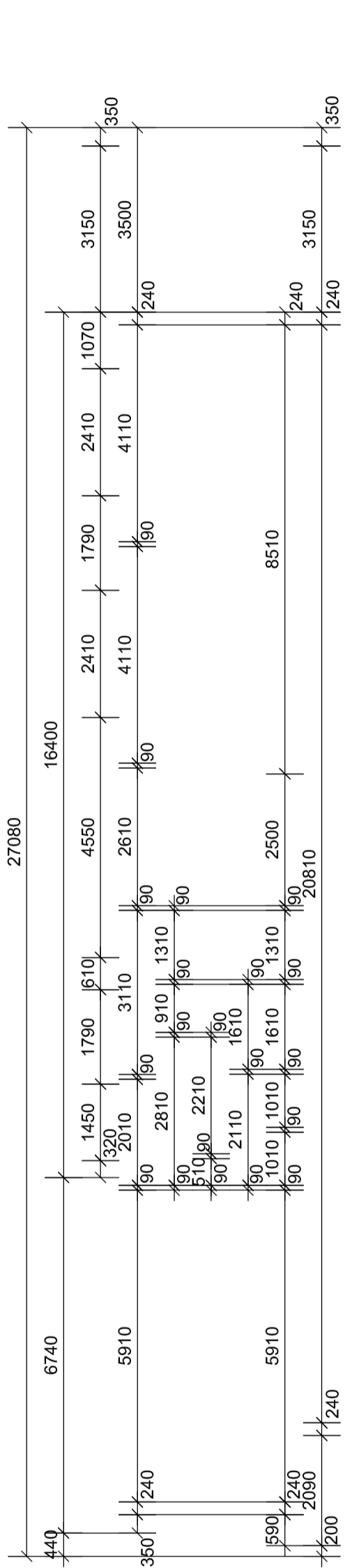
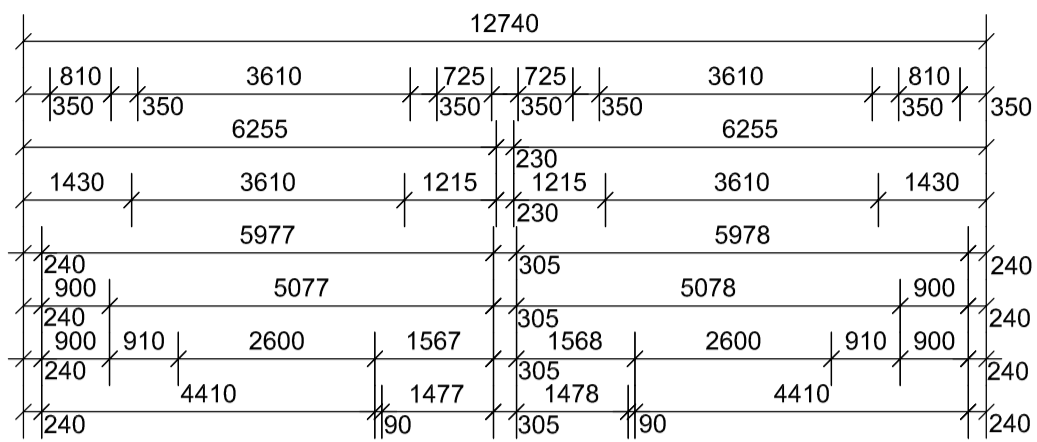
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Drawn: DG Date: JAN. 2010

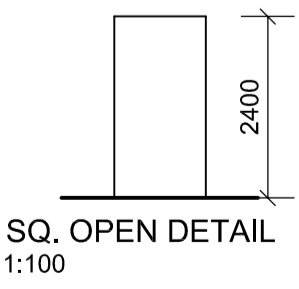
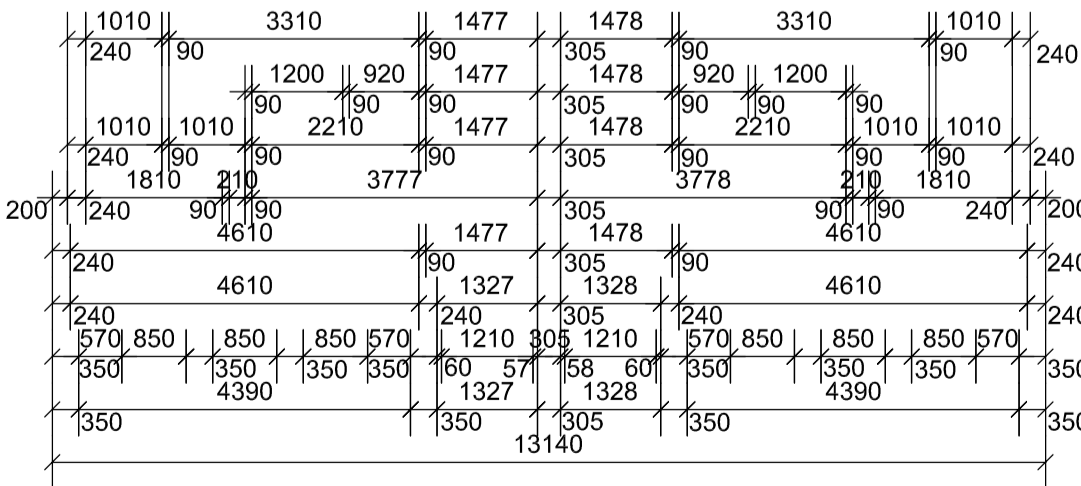
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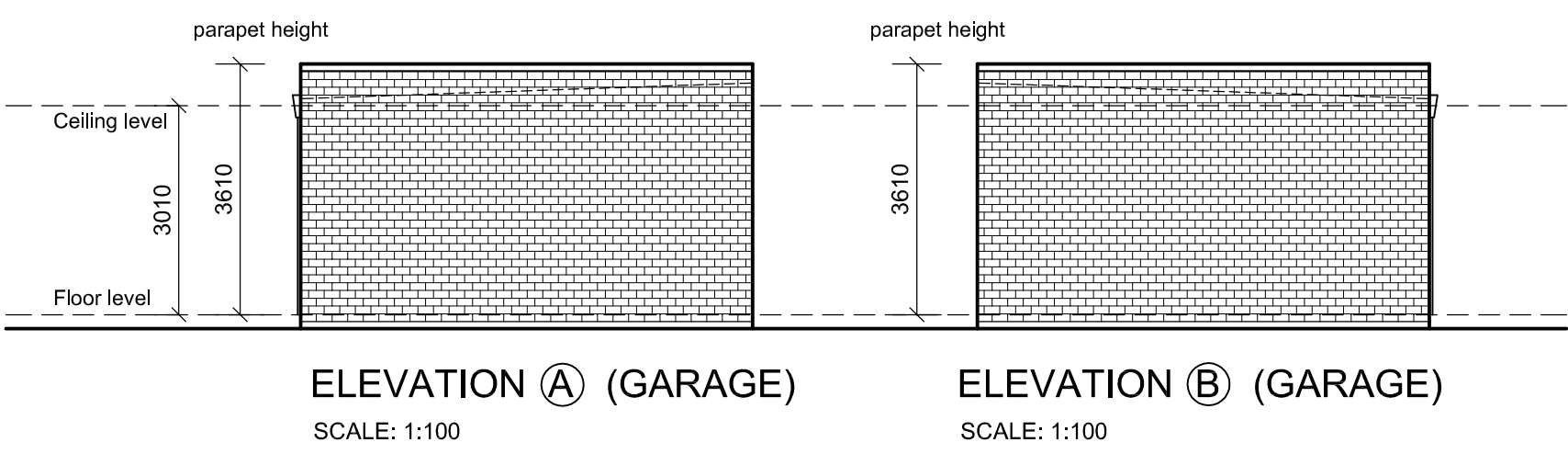
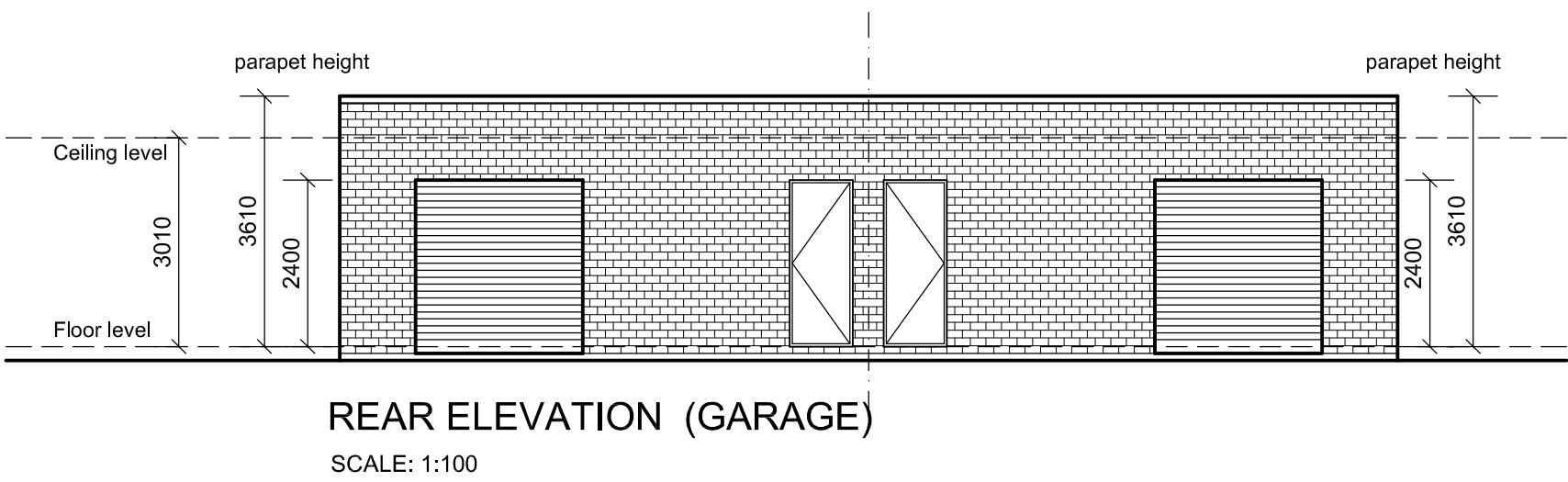
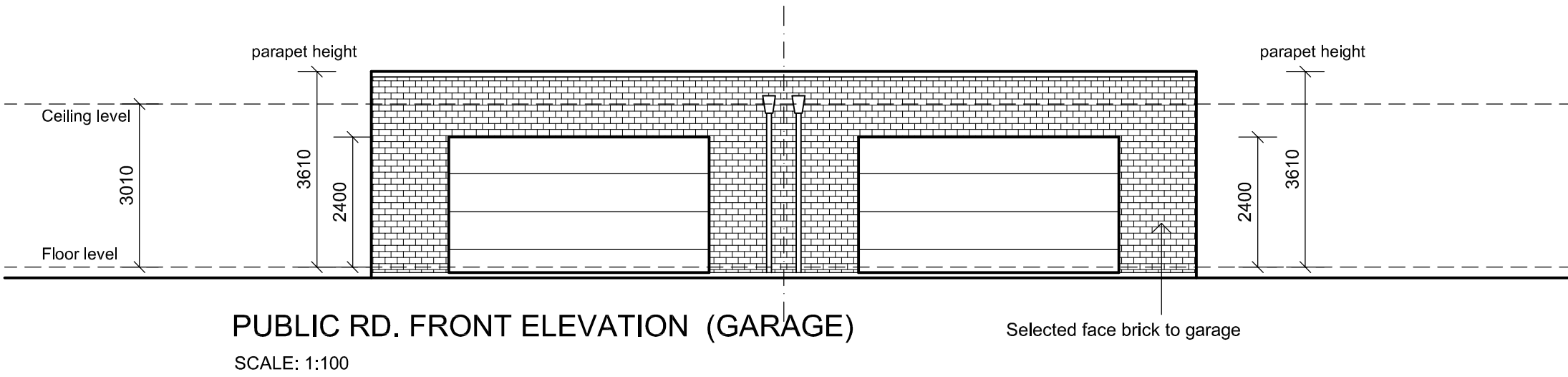
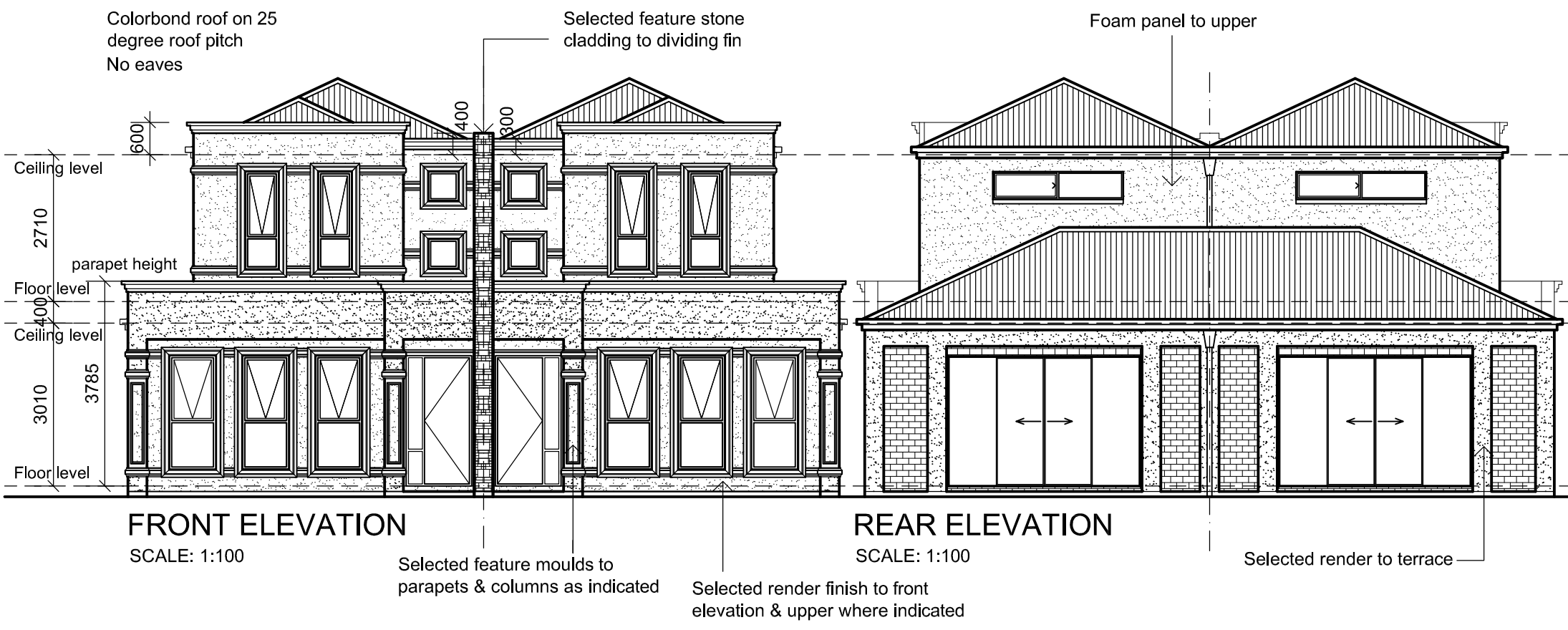
Project No. 28.09 Sheet No. WD 04/09

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LOWER FLOOR PLAN
Scale 1:100
(BRICK VENNER)

NOTE: 2400 high internal and external doors, unless otherwise specified
2400 head height to windows





NOTE: 2400 high internal and external doors, unless otherwise specified
2400 head height to windows



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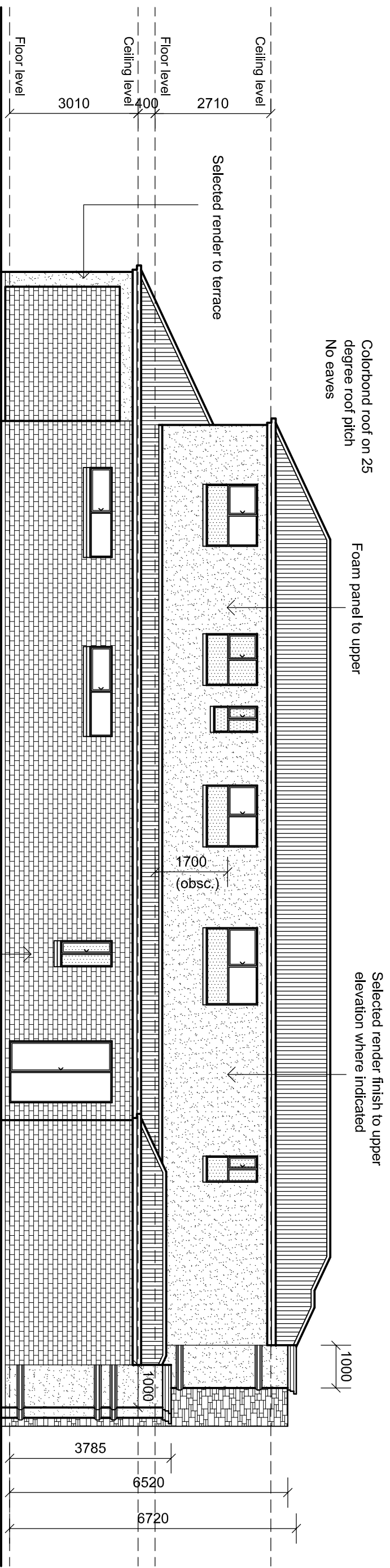
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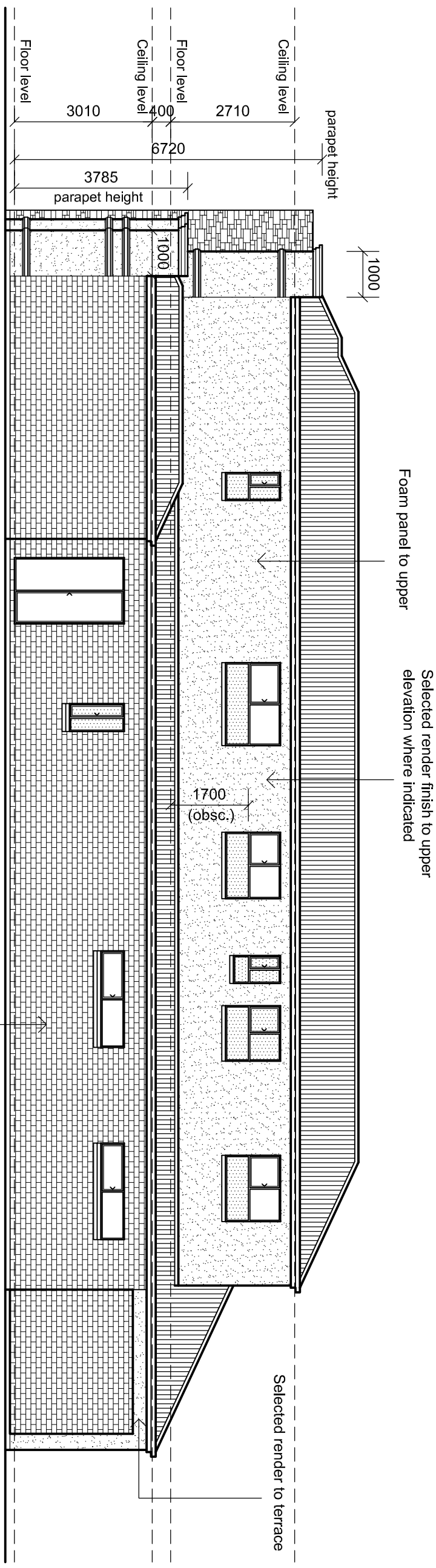
Drawn DG	Date JAN. 2010
Scale 1:100	Copyright

Project No. 28.09	Sheet No. WD 06/09
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ELEVATION A
SCALE: 1:100



ELEVATION B
SCALE: 1:100

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