

AREAS:		
	PERIM. (m)	AREA (m ²)
HOUSE	70.16	186.67
GARAGE	23.18	33.14
ALFRESCO	14.20	12.30
FORECOURT	22.06	11.57
PORCH	7.02	2.96
		246.64 m ²

ROOF QUANTITIES		
Material Type	Roof Colorbond	Roof Trimdek
Surface Area (m ² on the rake)	269.96	6.54
Area (m ² on the flat)	245.23	6.53

6 STAR NOTE:

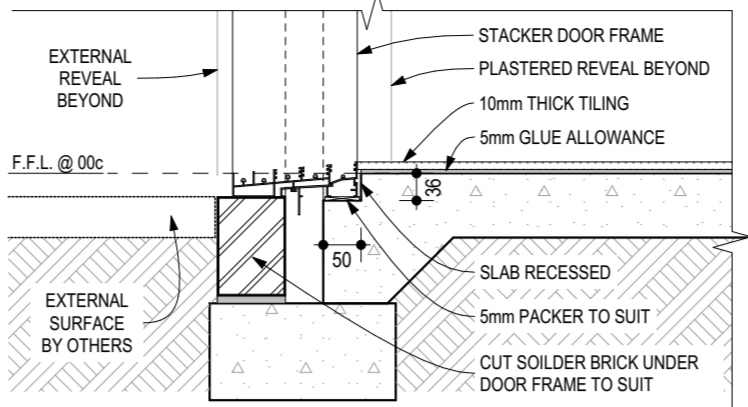
- R5.0 INSULATION TO CEILING AREAS OF HOUSE & GARAGE.
- EXHAUST FANS TO WET AREAS TO HAVE DRAFT STOPPER
- R1.3 EXTERNAL CAVITY WALL INSULATION TO EXTENT AS SHOWN ON PLANS.
- UPGRADING GLAZING TO LIVING SLIDING DOOR (28x3810SD) AND DINING STACKED (28xSP) DOOR TO 6SP10 GLAZING

NOTE:

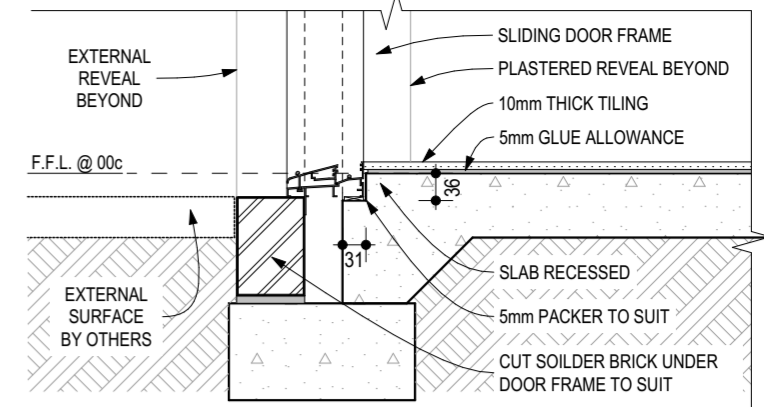
- PIER & POST FOOTINGS @ -3c
- GARAGE FOOTINGS @ -3c
- GARAGE BOUNDARY WALL FOOTINGS @ -3c
- HOUSE BOUNDARY WALL FOOTINGS @ -2c
- HOUSE FOOTINGS @ -2c

NOTE:

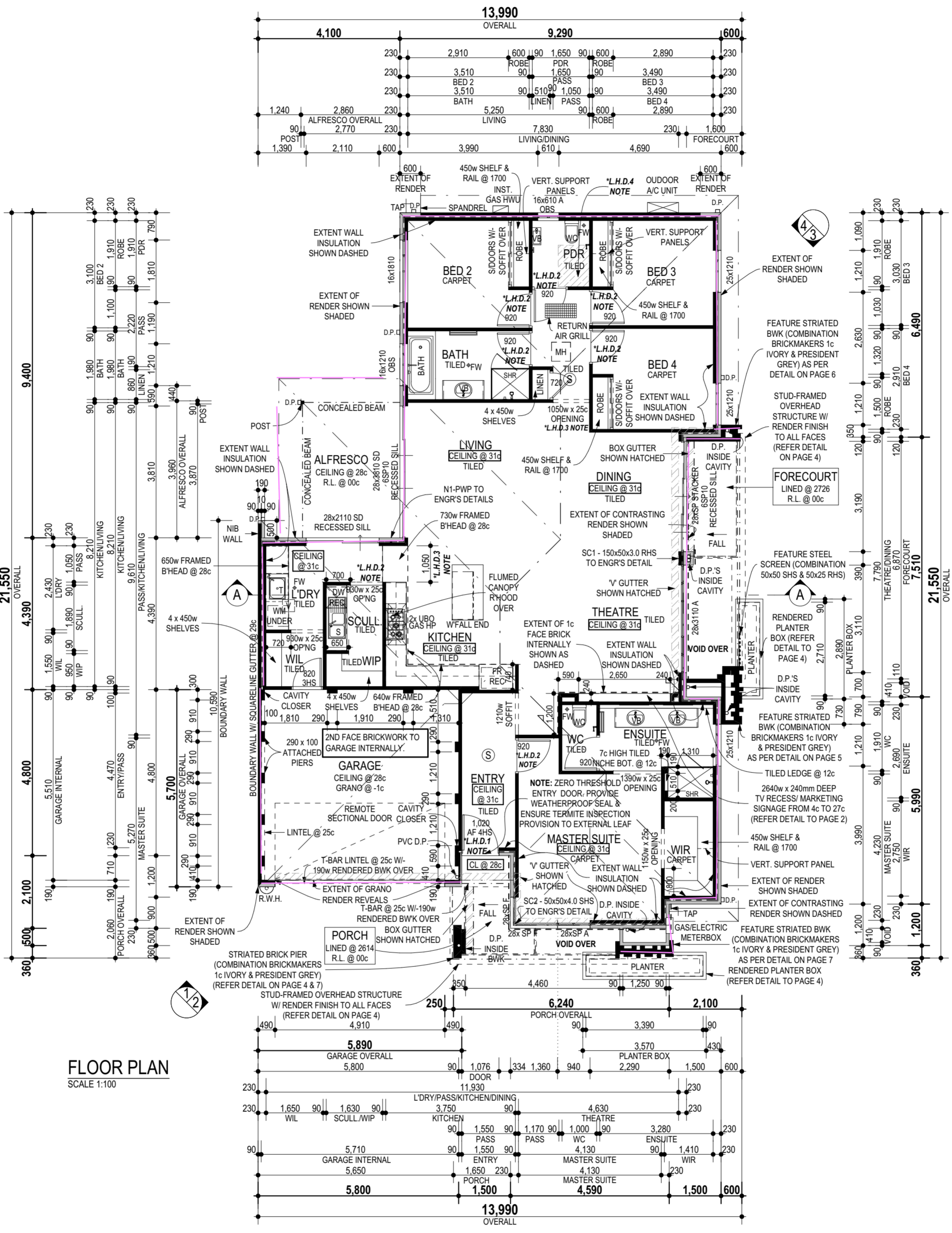
230 CAVITY RENDERED BRICKWORK AS SHOWN ON FLOOR PLAN WITH 230 CAVITY FACE BRICKWORK LAID 1/3 BOND TO REMAINDER.



RECESSED SILL - STACKER DOOR
SCALE 1: 10



RECESSED SILL - SLIDING DOOR
SCALE 1: 10



FLOOR PLAN
SCALE 1:100

ALL TRADES NOTE:

KEEP AREA 250mm EITHER SIDE OF RANGEHOOD CENTER LINE CLEAR OF ALL CHASING, BEAMS & JOIST.

NOTE:

GLAZING CONSTRUCTION AND INSTALLATION TO BE IN ACCORDANCE WITH AS 1288 (CURRENT) & AS 2047 (CURRENT).

NOTE:

EXPANSION JOINTS IN MASONRY WALLS IN ACCORDANCE WITH AS 4773. REFER TO ENGINEERS DETAIL FOR POSITION OF EXPANSION JOINTS.

PLUMBING NOTE:

PROVIDE REFLUX VALVE.

NOTE:

75mm CONCRETE SLAB TO ENGINEERS DETAIL.

NOTE:

DRYWALL PLASTERBOARD LINING TO INTERNAL WALLS.

LIVABLE HOUSE DESIGN (L.H.D.) FLOOR PLAN NOTES:

- *L.H.D.1** A LEVEL (STEP-FREE) TRANSITION AND THRESHOLD (MAXIMUM VERTICAL TOLERANCE OF 5mm BETWEEN ABUTTING SURFACES IS ALLOWABLE PROVIDED THE LIP IS ROUNDED OR BEVELED)
- *L.H.D.2** A LEVEL TRANSITION AND THRESHOLD (MAXIMUM VERTICAL TOLERANCE OF 5mm BETWEEN ABUTTING SURFACES IS ALLOWABLE PROVIDED THE LIP IS ROUNDED OR BEVELED).
- *L.H.D.3** INTERNAL CORRIDORS/PASSAGEWAYS SHOULD PROVIDE A MINIMUM CLEAR WIDTH OF 1000mm (AS PER CLAUSE 6.3 OF AS 1428.1 - 2009)
- *L.H.D.4** CLEAR AREA OF 900mm X 1200mm REQUIRED (EXCLUSIVE OF DOOR SWING) IN FRONT OF TOILET PAN

NOTE:

- DO NOT SCALE FROM DRAWINGS DIMENSIONS MUST BE FOLLOWED AND CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF THE WORKS.
- ALL DIMENSIONS SHOWN ON FLOOR PLAN ARE NOMINAL DIMENSIONS ONLY WHICH DO NOT INCLUDE PLASTER/PLASTERBOARD.
- DOWN PIPES ARE TO BE LOCATED AT PLUMBERS DISCRETION TO SUIT ROOFWATER VOLUME AND ROOF MEMBERS.
- FLOOR WASTES/ CEILING VENTS/ MANHOLE SHOWN DIAGRAMMATICALLY ONLY AND MAY BE RELOCATED ON SITE AS REQUIRED
- ROOF BEAMS ARE SHOWN DIAGRAMMATICALLY ONLY.
- CL @ 28c THROUGHOUT UNLESS NOTED OTHERWISE.

COMMODORE HOMES

67 WALTERS DRIVE, OSBORNE PARK
PH: 9261 1888
REG. BUILDER NR: 9769

REVISION	VO #	DRN	DATE	CHK
CONTRACT		EA	11.06.21	AP
PRE-CONTRACT		JC	18.06.21	AP
CORR 6 STAR AMEND		JC	24.06.21	AP
CORRECTIONS		KY	05.07.21	AP
PRESTART		RJ	27.07.21	RJ
AMENDMENTS		DS	17.08.21	DS
LIVABLE HOUSE NOTES		DS	19.08.21	DS
SILL DETAILS		DS	01.09.21	DS

CLIENT: *Alf Lay*

DATE: 07-09-2021

CLIENT:

DATE:

BUILDER: *Bronwyn Bain*

DATE: 07-09-2021

CLIENT: ANSTEY ROAD DEVELOPMENTS PTY LTD

ADDRESS: LOT 116 (#3) EDERLE STREET FORRESTDALE

INDIVIDUAL

MODEL N°	DATE	BENCHMARK
	01.09.21	
MAP REF.	WIND RATING	
	N1	
COASTAL CONDITION	ENGINEERS DETAIL	
R1	D10V2	
HOME ID	SHEET N°	
52572	1 OF 11	