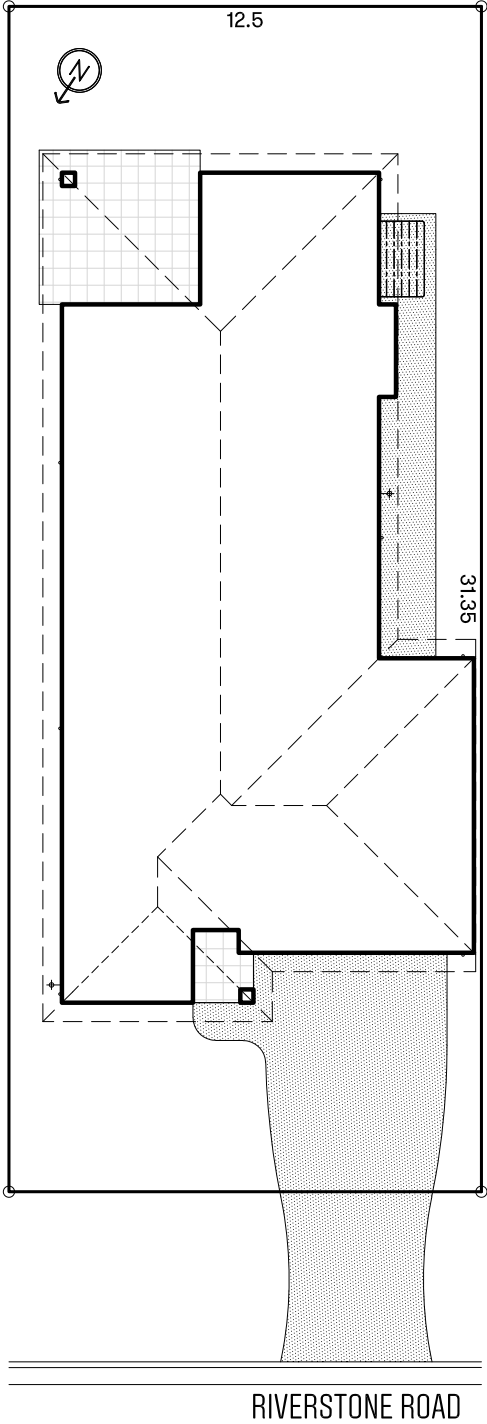


NOTE: WHILE ALL CARE IS TAKEN IN THE SITING OF THIS HOME, IT MAY VARY DUE TO ESTATE COVENANT, LOCAL COUNCIL, STATE GOVERNMENT, NSW HOUSING CODE, ENERGY EFFICIENCY REQUIREMENTS, SITE AND SOIL CONDITIONS AND THE APPROVAL OF ANY BOUNDARY RELAXATIONS REQUIRED.

NOTE:
EXTENT AND LOCATION OF RETAINING WALLS TO BE DETERMINED UPON RECEIPT OF SITE INVESTIGATION REPORT.



		D
		C
		B
15.06.2017	CONTRACT ISSUE	A
DATE	DESCRIPTION	AM'T
R E V I S I O N S		



Level 1, 3350 Pacific Highway, Springwood QLD 4127
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DESIGN
BOWERY 200 F0.1

CLIENT
-

LOT 401 RIVERSTONE ROAD
PALMS ESTATE
RIVERSTONE

DRAWN	MZ	DATE	15.06.2017
SCALE	1:200	WIND RATING	N2
JOB No.	4586 A	SHEET	1 of 3

NOTE:
SMART STONE BENCHTOPS TO KITCHEN,
BATHROOM, AND ENSUITE.

NOTE:
PROVIDE LIFT OFF HINGES TO ALL WC,
BATHROOM AND ENSUITE HINGED DOORS

NOTE: ENSURE FULL ARCHITRAVE OVER
WINDOWS TO (2180) BULKHEAD

NOTE: REFER ENGINEER'S PLAN FOR
EXPANSION JOINT LOCATIONS

NOTE: 2100 HIGH WINDOWS ARE 2055
ACTUAL HEIGHT INSIDE REVEALS
WITH 2155 TO U/SIDE OF TRIMMER

- GENERAL NOTES:
- CONCRETE CONSTRUCTION TO COMPLY WITH AS2870.1 AND AS3600.
 - TERMITE TREATMENT TO COMPLY WITH THE PROVISIONS OF PART 3.1.3 OF THE NCC AND WITH AS3660.1
 - TIMBER CONSTRUCTION TO COMPLY WITH AS1684.
 - CONCRETE ROOFING TO COMPLY WITH AS1757 /AS2050
 - WET AREAS TO COMPLY WITH THE PROVISIONS OF PART 3.8.1 OF THE NCC.
 - WEEPHOLES IN MASONRY WALLS AT 1200 MAX. CTRS.
 - GLASS INSTALLATION TO COMPLY WITH AS1288 AND AS2047.
 - Ⓢ DENOTES SMOKE DETECTOR, SMOKE ALARMS TO COMPLY WITH THE PROVISIONS OF PART 3.7.2 OF THE NCC.
 - MANHOLE POSITION APPROX. ONLY. DETERMINE ON SITE.
 - PROVIDE ALCOR BARRIER BETWEEN LEAD FLASHING AND ZINCALUME VALLEY GUTTER AS REQUIRED.
 - PROTECTION OF MASONRY WALL TIES TO COMPLY WITH THE PROVISIONS OF PART 3.3.3.2 OF THE NCC.
 - PROTECTION OF LINTELS IN MASONRY TO COMPLY WITH THE PROVISIONS OF PART 3.3.3.4 OF THE NCC.

- LEGEND
- AFL ABOVE FLOOR LEVEL
 - B/BAR BREAKFAST BAR
 - CSD CAVITY SLIDING DOOR
 - CT COOK TOP
 - DH DOUBLE HUNG
 - DP DOWNPIPE
 - DW DISHWASHER
 - FC FIBRE CEMENT
 - FG FIXED GLASS
 - HOB TILED HOB AT BATH HEIGHT
 - HWS HOT WATER SYSTEM
 - LOH LIFT OFF HINGE
 - MH 600X600 NOM. MANHOLE
 - MSD MIRROR SLIDING ROBE DOORS
 - REF REFRIDGERATOR SPACE
 - RH RANGEHOOD
 - SW SLIDING WINDOW
 - SD SLIDING DOOR
 - T TUB
 - UBO UNDER BENCH OVEN
 - VSD VINYL FACED SLIDING DOORS
 - WM WASHING MACHINE SPACE

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DESIGN
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CLIENT
-

LOT 401 RIVERSTONE ROAD
PALMS ESTATE
RIVERSTONE

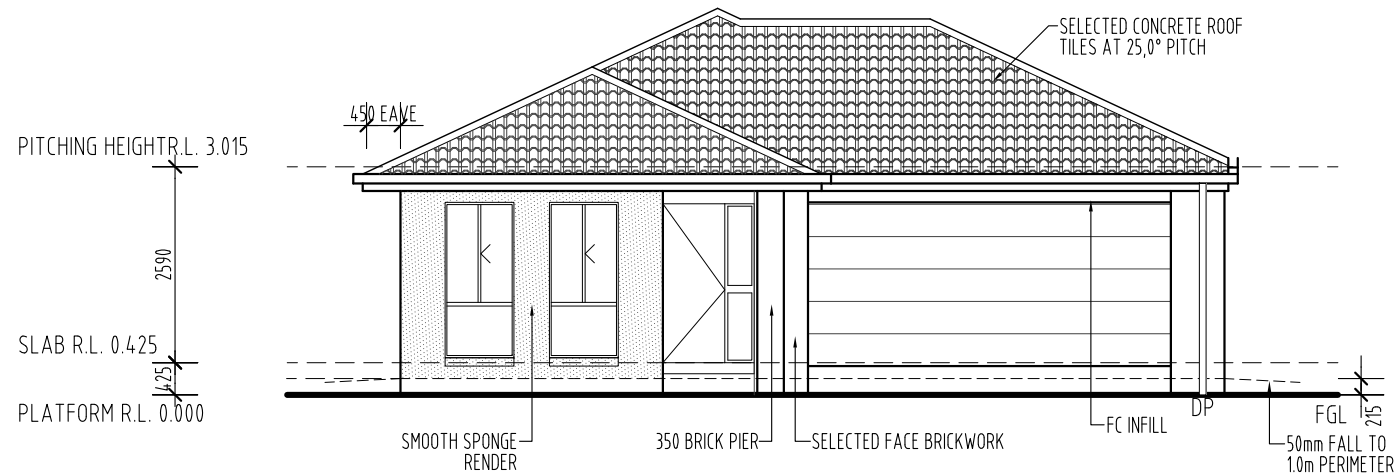
DRAWN
MZ DATE
15.06.2017

SCALE
1:100 WIND RATING
N2

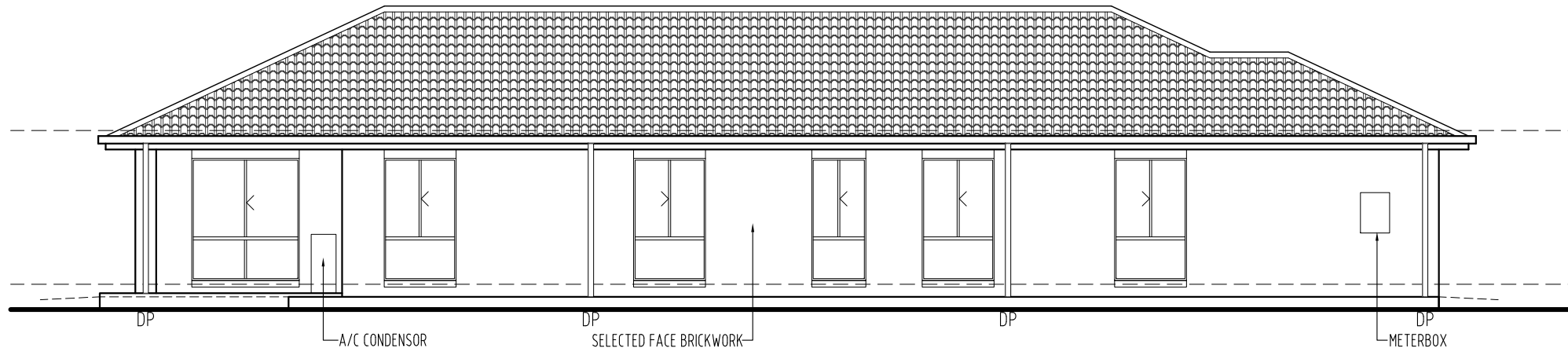
JOB No.
4586 A SHEET
2 of 3

AREA:	
LIVING	148.84
GARAGE	36.02
PORCH	2.84
PATIO	12.74
TOTAL	200.44 m ²
TOTAL OVER BRICK B/WORK PERIMETER	184.86 m ² 67.80 m

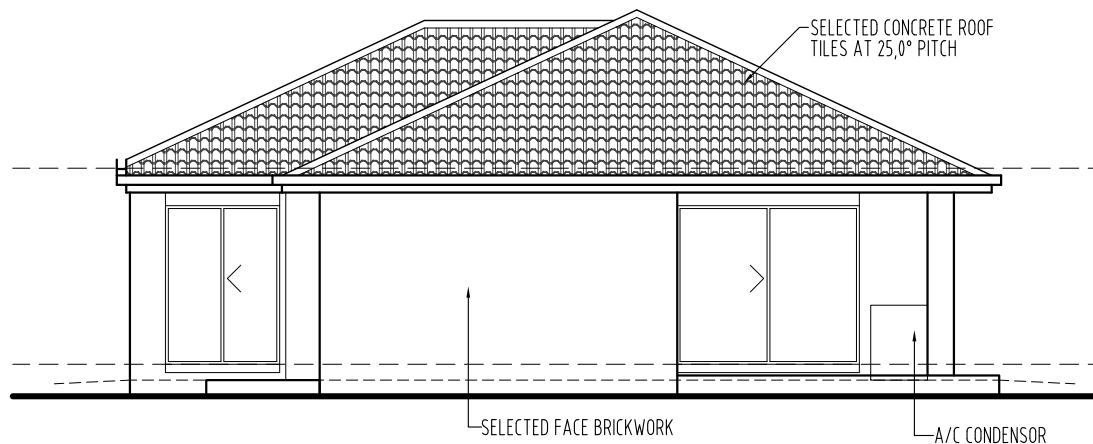
FRONT ELEVATION



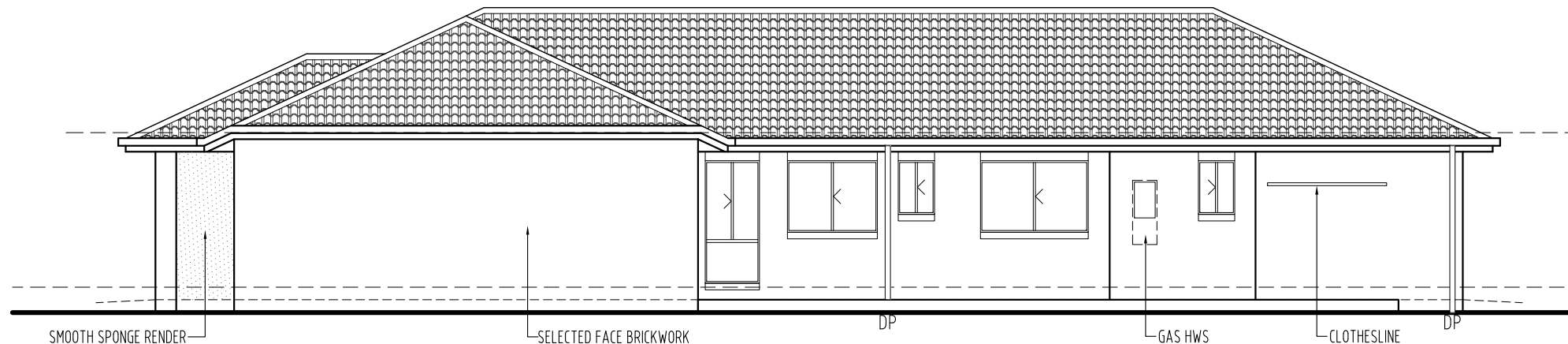
LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



- GENERAL NOTES:
- CONCRETE CONSTRUCTION TO COMPLY WITH AS2870.1 AND AS3600.
 - TERMITE TREATMENT TO COMPLY WITH THE PROVISIONS OF PART 3.1.3 OF THE NCC AND WITH AS3660.1
 - TIMBER CONSTRUCTION TO COMPLY WITH AS1684.
 - CONCRETE ROOFING TO COMPLY WITH AS1757 / AS2050
 - WET AREAS TO COMPLY WITH CLAUSE F1.7 OF THE NCC.
 - WEEPHOLES IN MASONRY WALLS AT 900 CTRS.
 - GLASS INSTALLATION TO COMPLY WITH AS1288 AND AS2047.
 - CONCRETE ROOF FIXED IN ACCORDANCE WITH THE MANUF'S SPECIFICATIONS FOR RELEVANT CONDITIONS.
 - PROVIDE ALCOR BARRIER BETWEEN LEAD FLASHING AND ZINCALUME VALLEY GUTTER AS REQUIRED.
 - VERTICAL ARTICULATION JOINTS TO COMPLY WITH THE PROVISIONS OF PART 3.3.1.8 OF THE NCC.

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CLIENT			
-			
LOT 401 RIVERSTONE ROAD			
PALMS ESTATE			
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DRAWN		DATE	
MZ		15.06.2017	
SCALE		WIND RATING	
1:100		N2	
JOB No.		SHEET	
4586 A		3 of 3	