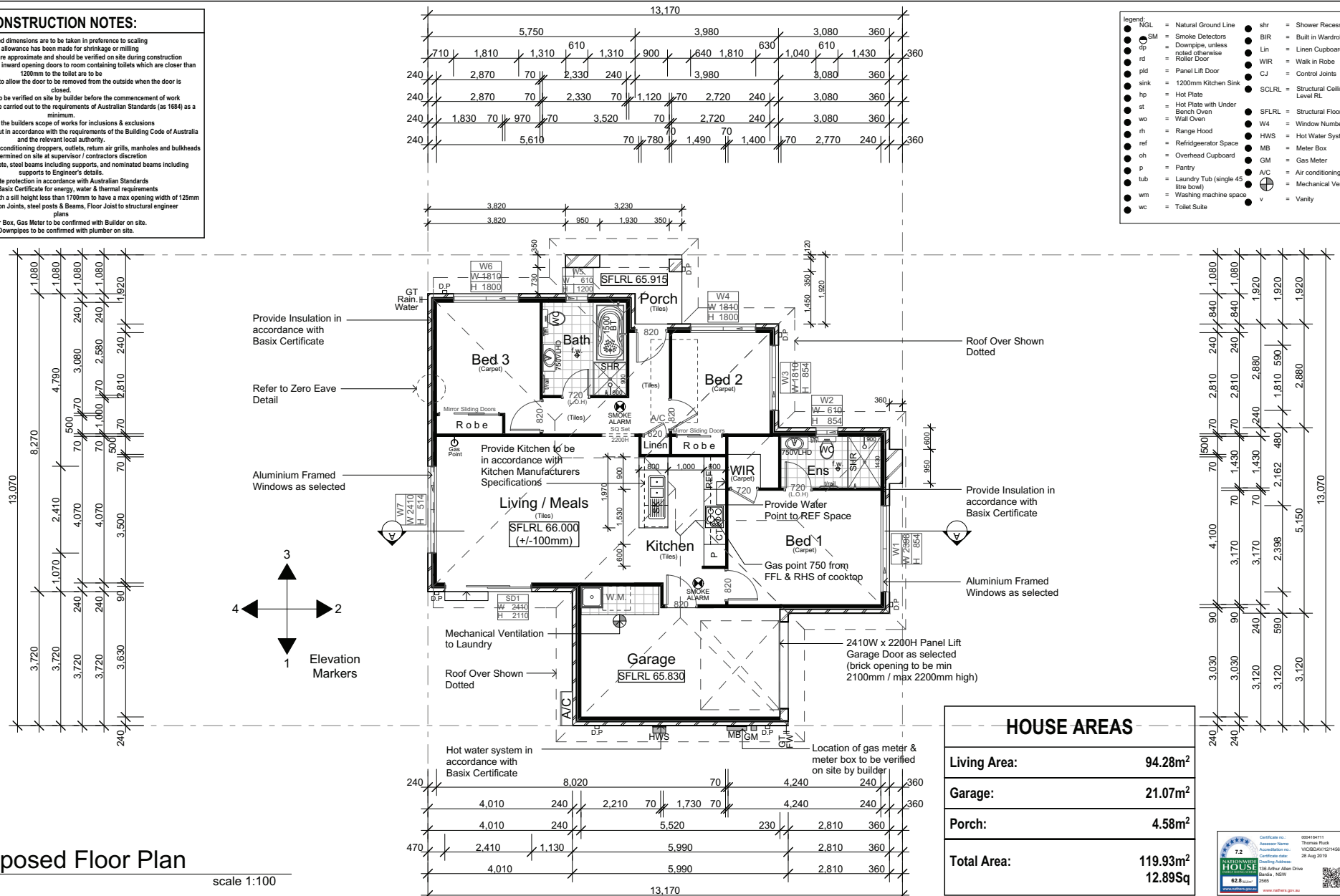


CONSTRUCTION NOTES:

- Figured dimensions are to be taken in preference to scaling
- No allowance has been made for shrinkage or milling
- All Levels shown are approximate and should be verified on site during construction
- Doorway openings with inward opening doors to room containing toilets which are closer than 1200mm to the toilet are to be fitted with hinges to allow the door to be removed from the outside when the door is closed.
- Dimensions are to be verified on site by builder before the commencement of work
- All timber framing to be carried out to the requirements of Australian Standards (as 1684) as a minimum.
- Refer to the builders scope of works for inclusions & exclusions
- All work to be carried out in accordance with the requirements of the Building Code of Australia and the relevant local authority.
- All service positions, air conditioning droppers, outlets, return air grills, manholes and bulkheads to be determined on site at supervisor / contractors discretion
- All reinforced concrete, steel beams including supports, and nominated beams including supports to Engineer's details.
- Termite protection in accordance with Australian Standards
- Refer to Basix Certificate for energy, water & thermal requirements
- All 1st floor windows with a sill height less than 1700mm to have a max opening width of 125mm
- Final Construction Joints, steel posts & Beams, Floor Joist to structural engineer plans
- Meter Box, Gas Meter to be confirmed with Builder on site.
- Downpipes to be confirmed with plumber on site.

- Legend:**
- NGL = Natural Ground Line
 - SM = Smoke Detectors
 - rd = Roller Door
 - pld = Panel Lift Door
 - sink = 1200mm Kitchen Sink
 - hp = Hot Plate
 - at = Hot Plate with Under Bench Oven
 - wo = Wall Oven
 - rh = Range Hood
 - ref = Refrigerator Space
 - oh = Overhead Cupboard
 - p = Pantry
 - tb = Laundry Tub (single 45 litre bowl)
 - wc = Toilet Suite
 - shr = Shower
 - BIR = Built in Wardrobes
 - Lin = Linen Cupboard
 - WR = Walk in Robe
 - CJ = Control Joints
 - SCLRL = Structural Ceiling Level RL
 - SFLRL = Structural Floor Level RL
 - W4 = Window Numbers
 - HVS = Hot Water System
 - MB = Meter Box
 - GM = Gas Meter
 - A/C = Air conditioning Unit
 - Mechanical Ventilation
 - V = Vanity



Issue	Amendment	Date:
1	Council Submission	24.07.19

MERIDIAN HOMES

Note:
Builder shall check and verify all dimensions prior to the commencement of any work.

North:

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General Notes

All work shall be carried out strictly in accordance with The Building Code of Australia, relevant S.A.A. codes & to the satisfaction of the regulatory authority. All levels, dimensions & areas are to be verified by the Builder, prior to the preparation of contracts & the commencement of any building works. Any discrepancies are to be brought to the attention of JR Design & Drafting, prior to the commencement of any building works.

Where Engineering Detail Plans are required, such must take preference to this drawing. Levels shown are approximate unless accompanied by reduced levels or Australian Height Datum Levels. Figured dimensions to be taken in preference to scaling. All Boundary clearances must be verified by Survey. Stormwater to be discharged to Councils requirements before any work commences. All services to be located & verified by the Builder with relevant Authorities before any work commences.

Proposed:	New Single Storey Residence	Drawing Title:	Proposed Floor Plan	Revision:	1
Location:	Lot 180 in DP 1240733 No. 136 Arthur Allen Drive, Bardia, NSW	L.G.A	Campbelltown Council	Design:	Custom
Client:	Meridian Homes	Drawn:	JR	Date:	24.07.19
		Scale:	1:100	Sheet:	3 of 13
				Job No:	MH1917

