



GENERAL NOTES

- This document is based on information provided by the builder.
- These drawings shall be read in conjunction with all other Consultants drawings and Specifications.
- All information contained is subject to change in line with local authority requirements and further detailed planning. Whilst all care and consideration has been taken in the preparation of the information contained in this document, no responsibility is accepted for any inadvertent errors or omissions.
- Before proceeding with the works any discrepancies in the drawings shall be referred for decision to the author.
- Setting out dimensions and sizes of structural members or elements shall not be obtained by scaling the structural drawings. Figure dimensions take precedence to scaled dimensions.
- Internal dimensions between wall framing do not include the allowance for lining thicknesses; External wall dimensions do not include allowance for cladding thickness.
- Any setting out dimensions shown on the drawings shall be checked by the contractor before construction work commences.
- During construction, the structure shall be maintained in a stable condition. Construction loads must not exceed the capacity of the structure at the time of loading. If in doubt ask.
- Untils under all girder trusses shall be checked by truss supplier.
- Angled walls shall be @ 45° unless noted otherwise.
- WIND classification :- W.33 (N2)

BUILDING AREAS (m²)

HOUSE

Living Area =	83.00 m ²
Garage Area =	20.51 m ²
Alfresco Area =	12.89 m ²
Porch Area =	1.08 m ²
House Area =	117.48 m²

UNIT

Living Area =	59.05 m ²
Garage Area =	20.48 m ²
Alfresco Area =	7.70 m ²
Porch Area =	2.31 m ²
Unit Area =	89.54 m²

TOTAL AREA = 207.02 m²

WALL PERIMETER (lm)

EXTERNAL WALL PERIMETER - 66.43 lm

Floor Plan



PAUL VENOUR BUILDING DESIGNER		HOUSE DESIGN: HARTFORD - RH
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1	As Shown	Original Issue
NO.	DATE	AMENDMENT
CLIENT -		
PROJECT -		