**N3 Wind Category**

**Communications Pre-wired**

*Note:*
*Provide steel wall frames and roof trusses Provide R 0.2 thermal break to external wall frame and lightweight cladding*

Exhaust fans ducted externally to soffit U.N.O. with a minimum flow rate of discharge of 25 L/s (to comply with ABCB HPS 2022 Part 10.8.2). Refer to Electrical plan for locations.

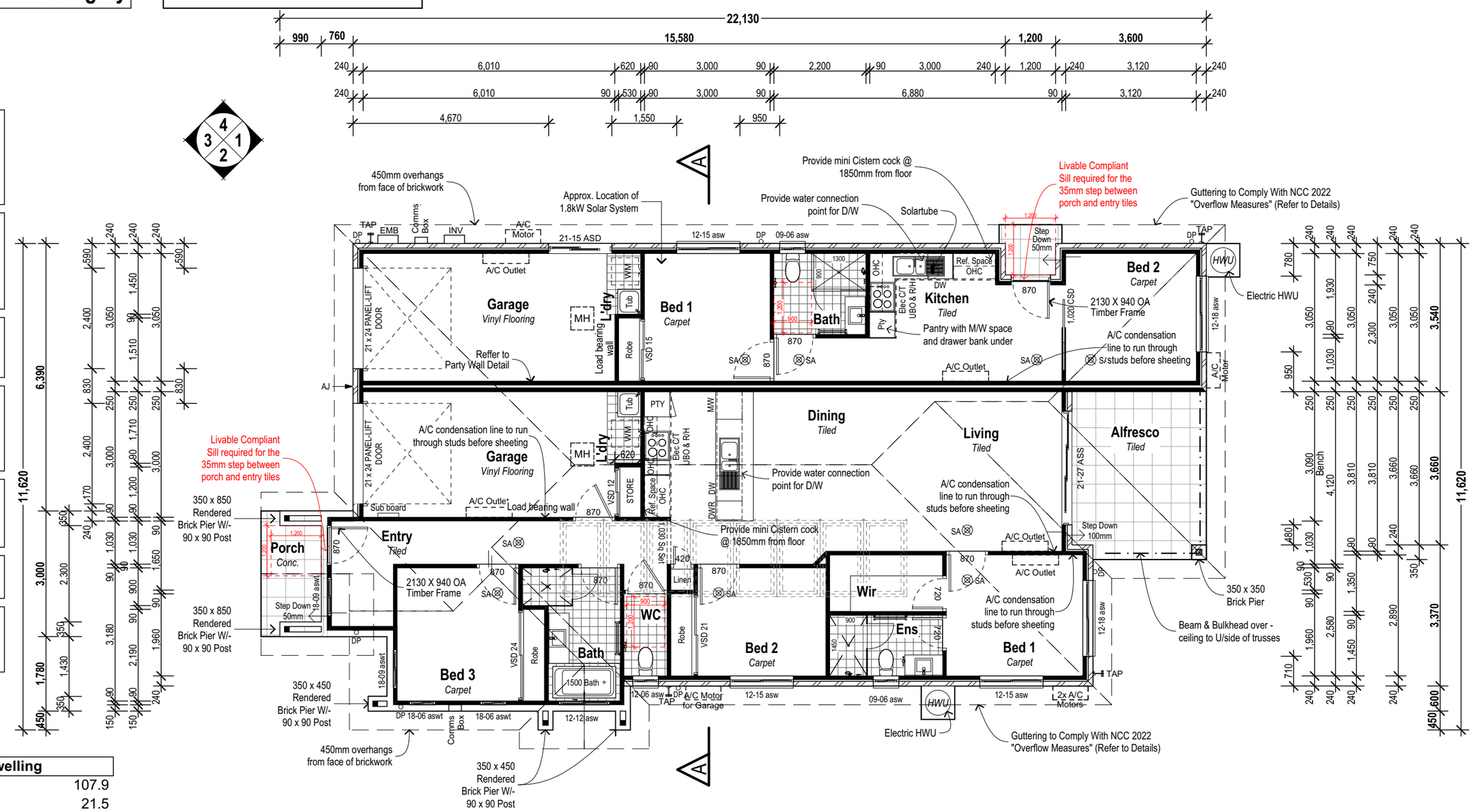
*Note:*
*Provide roller blinds throughout (excluding wet area)*

*Note:*
*Provide Security screens to all openable windows & sliding glass doors*

*Provide full ht. Masonry articulation as per engineers report*

*Note:*
*450mm Eave U.N.O.*

*Note:*
*Provide 300mm deep Square Set openings*




| Floor Areas - Dwelling | |
|---|---|
| Unit 1 - Living | 107.9 |
| Unit 1 - Garage | 21.5 |
| Unit 1 - Alfresco | 12.7 |
| Unit 1 - Porch | 4.3 |
| | **146.4 m²** |

| Floor Areas - Auxiliary Unit | |
|---|---|
| Unit 2 - Living (Incl. L'dry Area) | 48.6 |
| Unit 2 - Garage | 21.3 |
| | **69.9 m²** |

| Floor Areas - Total | |
|---|---|
| | 216.3 |
| | **216.3 m²** |

**Once this set of plans has been signed off, G Developments will not accept any more changes**

Client's Signature: Date:


Address: P.O. BOX 600
PARADISE POINT, 4216
www.gdevelopments.com.au
ACN: 116332220
ABN: 77116332220
QBSA: 1086689
"Building a Shared Vision"



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GENERAL NOTES:
Drawings are to be read in conjunction with the relevant client-builder contract. Contract is to take precedence over drawings including but not limited to: - finishes, inclusions, upgrades, exclusions, additional costs and works by the owner/builder. Incorrect inclusions or omissions or typographical errors are not to be used in the interpretation of any information in these drawings. Nor can they be used to claim any additional or alternate items or services as a result of such errors. The incorrect or omitted details shall be subject to subsequent correction by the building company and documentation re-issued.
DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

| Rev | Date | Amendments | By |
|---|---|---|---|
| A | 04.09.2023 | Pre Construction Copy | JV |

Client:
PAIG Investor 3 (HTCB 3) ACN: 601 790 774

Product:
**Tuvalu**
**Hamilton Facade**
**Garage to Left**

Site Address:
Lot 203
#15 Destiny Street
Affinity Estate - Stage 2
Morayfield QLD 4506
SP: 324733
LGA: Moreton Bay Regional Council

**Floor Plan**

| | | | |
|---|---|---|---|
| Plot Date: 04/09/2023 | Drawn: J.V. | | Rev: A |
| Scale: 1:100 | Checked: M.F. | Checked Date: 25.08.23 | |
| Sheet: 03 | Job No: 408652 | | |