

NOTE:
IT IS BUILDER RESPONSIBILITY TO ESTABLISH THE FINISHED FLOOR LEVELS & FINISHED WALL HEIGHTS IN RELATION TO THE RELEVANT GROUND LEVELS DURING SETOUT & BEFORE ANY EXCAVATION WORKS ARE UNDERTAKEN SO AS TO ENSURE THAT ALL DESIGN ASSUMPTIONS ARE FULLY REALIZE IN PRACTICE & COMPLY WITH THE RELEVANT BUILDING CODES & SITTING REQUIREMENTS.

NOTE:
USUALLY A SECTIONAL DETAIL IS SHOWN, SHOWING THE DAMP PROOF COURSE TERMINATING BELOW THE INTERNAL FLOOR LEVEL, AND A MIN 100MM ABOVE EXTERNAL SURFACE. ALSO THIS SECTION WOULD HAVE A NOTE STATING "SURFACE AROUND THE PERIMETER OF DWELLING TO BE GRADED AWAY AT 25MM OVER THE FIRST METRE". THIS SAVE A HEAP OF HEADACHES AT THE END OF THE JOB, WHERE THE WEEP HOLES DONT HAVE ENOUGH CLEARING, AND THE SURFACE AROUND THE DWELLING HAS NO FALL.

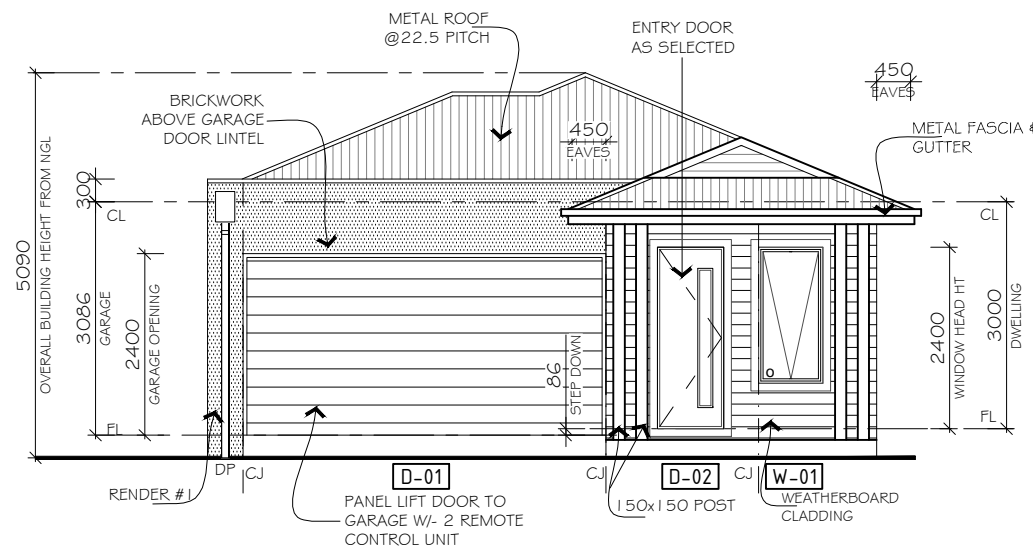
NOTE:
PROVIDE WEEPHOLES @ 960mm MAX. CENTERS WITH CONTINUOUS FLASHING WHERE THE BRICKWORK EXTENDS OVER THE OPENING.

NOTE:
WEEP HOLES @ 1.2 METRE SPACING AND ABOVE WINDOWS MORE THAN 1.0 METRE WIDE.

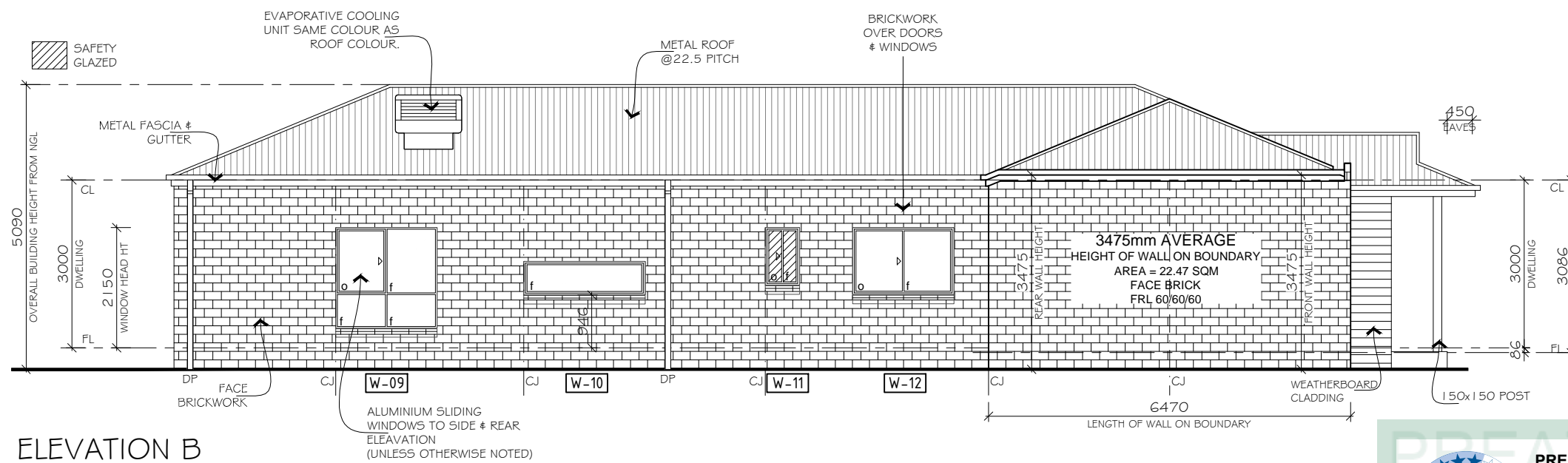
NOTE:
ROOF DESIGN SHOWN FOR GUIDE PURPOSES ONLY, SEE THE ROOF MANUFACTURERS DRAWINGS FOR EXACT DESIGN.

NOTE:
WHERE CONSTRUCTION JOINTS ARE ADJACENT TO A DOOR OR OPENING, THE ARTICULATION JOINTS ARE TO EXTEND ALONGSIDE THE OPENING.

NOTE:
STEP DOWN NOT EXCEED 230mm FOR (L'DRY DOOR, REAR SLIDING DOOR & FRONT DOOR)



ELEVATION A
SCALE 1:100



ELEVATION B
SCALE 1:100

WINDOW & DOOR SCHEDULE				
All lintel sizes to be checked and compared with engineer's specifications/size recommendations				
WINDOW NO	HEIGHT	WIDTH	QTY.	NOTES:
1	1800	850	1	Aluminium frame awning window
2,3,11	1027	610	3	Aluminium frame sliding window (obscure safety glass)
4,5,6,12	1200	1810	4	Aluminium frame sliding window
7,8	1800	850	2	Aluminium frame sliding window
9	1800	1810	1	Aluminium frame sliding window
10	600	2170	1	Aluminium frame fixed window
DOOR NO.	HEIGHT	WIDTH	QTY.	NOTES:
1	2400	4800	1	Panel lift garage door
2	2340	820	1	Designer 820 entry door
3	2040	720	1	External 820 1/2 glass door
4	2100	2238	1	Aluminium frame stacker door
5	2040	820	1	External 820 door
NOTE:				Alternative timber lintels in F27 seasoned hardwood as per AS 1684.
All Glazing to comply with AS-1288-2006				

ELEVATIONS

NOTES:
WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. FLOOR PLAN DIMENSIONS ARE TO FRAME SIZE ONLY.
WINDOW SIZES SHOWN ARE SUPPLIERS FRAME SIZES.
ALL GLAZING TO COMPLY WITH A.S. 1288-2021 & AS 2047-2014 GLASS IN BUILDINGS, & WITH A.S. 4055-2012 FOR WINDLOADING.
WINDOW SUPPLIER TO PROVIDE COVER BOARDS TO ALL CORNER WINDOWS U.N.O.
GARAGE ROOF TO BE TIED DOWN MIN. 1200 INTO BRICKWORK WITH HOOP IRON STRAPS.
ALL WATER CLOSET DOORS TO BE REMOVABLE IN ACCORDANCE WITH PART 10.4.2 OF THE NCC 2022 VOL 2

T SHEET CONTENT:
ELEVATIONS: A & B
PROPERTY ADDRESS:
LOT 605 EAGLE ROAD,
ARMSTRONG CREEK 3217
CLIENT:
VISHAL PANDIT
WORKING DRAWING

SCALE: 1:100	SHEET NUMBER: 4 OF 7	JOB NUMBER: 0001	
DATE: 28.10.23	DRAWN: GH		
ISSUE:	DATE:	DETAILS:	INITIALS:
A	28.10.23	SKETCH	GH
B	30.10.23	SKETCH - REV 1	GH
C	02.11.23	BANK DRAWING	GH
D	17.11.23	WORKING DRAWING	GH
E	29.11.23	WORKING DRAWING - REV 1	GH

PREATIW26L 30 Nov 2023

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NATIONWIDE HOUSE ENERGY RATING SCHEME
137.9 MJ/m²

Assessor: Nicholas Verginis
Accreditation No. DMN/19/1914
Address: Lot 605 Eagle Road, Armstrong Creek, VIC 3217

<https://www.fr5.com.au/QRCodeLanding?PublicId=PRE-ATIW26L>