

CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT REPORTS, DRAWINGS, ENGINEERING & COUNCIL APPROVALS.

1	Summary o efer to Cert				
Water Commi	tments				
Showerheads:	3* (>7.5 bu	t <= 9	L/min)	Toilets:	3 Star
Basin Taps:	3 Star	Kitch	ien Taps:	3 Star	
Individual Water Tank:	1,500L		Indivdual R Collection:		20m²
Individual			levelopment		
Rainwater			ly to the was	shing maa	chine
Connection:	At least 1 e	externo	al tap		
Energy Comm	<u>itments</u>				
HWS:	Gas Instan	taneo	us, 6 Star Ra	ting	
Cooling:	1 Phase air living area	-cond	itioning, 2 St	ar, In at le	east the
Heating:	1 Phase air	-cond	itioning, 2 St	ar, In at le	east the
	living area				
Ventilation:			om: ducted		control
			hanical ven		
Appliances:			Electric Over		
Artifical			oms are to be		/ lit by
Lighting:			D lamps: 1 B		
			ooms The Ki		l Hallways
			Bathrooms/		
Clothes Line:	Fixed outd	oor clo	othes drying	line to be	installed

1	y of BUILDING SUSTAINABILITY Commitments (refer to Certificate for exact details)
Thermal Com	nfort Commitments
Eternal Walls:	Timber framed light weight wall cladding Foil + R2.5
Internal Walls:	Plasterboard on timber studs Insulation R2.0 to walls adjacent to garage
Floors:	Concrete slab, Enclosed, No Insulation Timber, Enclosed (Elevated where shown on plans) Finish: Carpet, Timber floorboards& Tiles as per plans
Ceiling:	Plasterboard, R3.5 to ceiling adjacent to roof space (Nil to lower floor including garage) Approved non-ventilated cover or shield is to be installed to all recessed lighting and exhaust fans to allow insulation to be closely installed to the top and sides of the light fitting and exhaust fans.
Roof:	Metal Sheeting, Foil + R1.0 Blanket (refelective side down, anti-glare up), 35° & 5° Roof Pitch Colour: Medium (0.475 - 0.7)
Eaves:	Nil Eaves as shown on the plans
Glazing:	Single clear with aluminium frames throughout Weather stripping throughout, Windows as specified or equivalent to be installed on site

GLAZING SPECIFICATIONS:

WINDOWS SPECIFIED USE AFRC U & SHGC VALUES. WINDOWS AS SPECIFIED OR EQUIVALENT MUST BE INSTALLED ON SITE (REFER TO BUILDING SUSTAINABILITY CERTIFICATE FOR DETAILS).

STANDARD GLAZING: SINGLE CLEAR GLAZING WITH STANDARD ALUMINIUM FRAMES THROUGHOUT.

WEATHER STRIPPING TO BE INSTALLED THROUGHOUT.

PLEASE NOTE: ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS OR THE LIKE TO COMPLY WITH PART 3.6.4.5 OF THE BCA.

BEDROOM WINDOWS-WHERE THE FLOOR LEVEL OF A BEDROOM IS MORE THAN 2m ABOVE THE SURFACE BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH BCA VOL 2 PART 3.9.2.5

WINDOWS AND GLAZING TO COMPLY WITH:

AS 4055 : WIND LOADS FOR HOUSING

AS 1288 : GLASS IN BUILDING-SELECTION & INSTALLATION AS 2047 : WINDOWS & EXTERNAL DOORS IN BUILDING AS 1170-part 2 : WIND ACTIONS

LOWER FLOOR PLAN (DWELLING 1)

(LOT 2,4,7,9,11,13,14 & 16) (LOT 3,5,6,8,10,12 &15 - MIRRORED)

SCALE 1:100

MECHANICAL VENTILATION

MINIMUM FLOW RATES:

BATHROOM AND SANITARY COMPARTMENT - 25 LITRES PER SECOND KITCHEN AND LAUNDRY - 40 LITRES PER SECOND

TO BE DISCHARGED OUTDOORS OR TO VENTILATED ROOF SPACE (VENTILATED ROOF SPACE REQUIRES EVENLY DISTRIBUTED OPENINGS WITH AREAS OF 1/300TH OF RESPECTIVE CEILING AREA WHERE ROOF PITCH > 22° AND 1/150TH OF RESPECTIVE CEILINGS WHERE ROOF PITCH < 22°. 30% OF OPENINGS

1	FLOOR AREAS	
	LOWER MAIN FLOOR:	64.9 m ²
	CARPORT:	18.0 m ²
	PORCH:	1.7 m ²
	TOTAL AREA:	84.6 m ²

LEGE	<u>1D</u>	SHR	SHOWER
\boxtimes	Smoke Alarams to as 3786 and Section 3.7.2 of the BCA. All Defectors are to be	P	TOILET PAN
	INTERCONNECTED	L	LINEN
DP	DOWN PIPE LOCATION TO AS 3500	TR	TROUGH
©	INTERNAL VENTILATION TO AS 1668.2	WM	WASHING MACHINE
0924	900mm HIGH x 2400mm WIDE	F	FRIDGE
820	820mm DOOR	PT	PANTRY
R	ROBE	DW	DISHWASHER
	RINNIA 12L INFINITY INSTANTANEOUS GAS HOT WATER SYSTEM	\bigcirc	D LPG GAS BOTTLES

NEAR RIDGE OR HIGHEST POINT OF ROOF AND REMAINDER BY WALL VENTS)

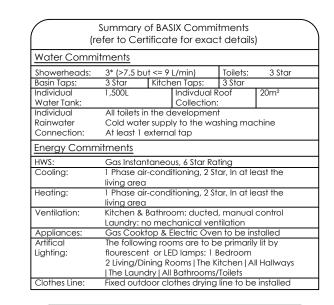


AS 3959: CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS THE STANDARDS REFERRED ABOVE ARE THE VERSION ADOPTED BY BCA AT THE TIME THE RELEVANT CONSTRUCTION CERTIFICATE OR COMPLYING DEVELOPMENT CERTIFICATE APPLICATION IS MADE

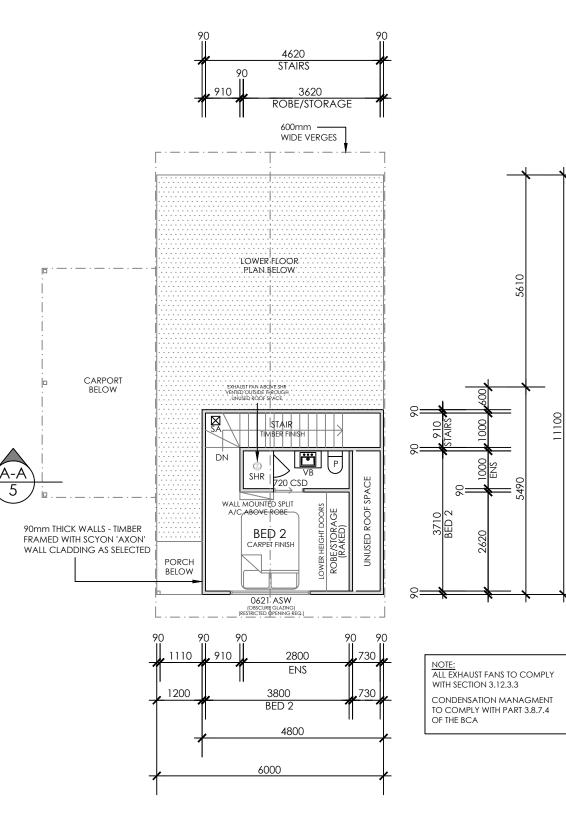
1	(UNITS 1-7 :	BAL 12.5
	UNITS 11 -17 :	BAL 12.5
	UNITS 8+9+10 :	BAL 19
	PLEASE REFER TO	BUSHFIRE REPORT BY
	S&K JOHNSON C	ONSTRUCTIONS PTY LTD
	(KRISANN JOHNS	ON)
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AB	N 63 840 474 678	Email: ahdesignar	nddrafting@gmail.o	com	ISSUE: CONSTRUC	CTION PLANS	DATE: JANUARY 2020
Project:	UNIT PROPOSAL	SHEET: 2 OF 10	LOWER FLOC		AMEND	oments:	
	(MULTI DWELLING HOUSING)		(DWELLING 1)	Date:	Detail:	
Street:	11 KEMP STREET	Designer/Drafter:	Scale:	1:100			
Suburb:	PORT MACQUARIE NSW 2444	ĂNDREW	Sheet Size:	A3]		
		HOLLIDAY	Job No:	18-037			
Client:		(V2)	Drawing Issue:	К			

CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT REPORTS, DRAWINGS, ENGINEERING & COUNCIL APPROVALS.



Summe	ary of BUILDING SUSTAINABILITY Commitments (refer to Certificate for exact details)
<u>Thermal Ca</u>	mfort Commitments
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LOFT PLAN (DWELLING 1)

(LOT 2,4,7,9,11,13,14 & 16) (LOT 3,5,6,8,10,12 &15 - MIRRORED)

SCALE 1:100

FLOOR AREAS	
LOFT MAIN AREA:	23.5 m ²

MECHANICAL VENTILATION

MINIMUM FLOW RATES: BATHROOM AND SANITARY COMPARTMENT - 25 LITRES PER SECOND KITCHEN AND LAUNDRY - 40 LITRES PER SECOND

TO BE DISCHARGED OUTDOORS OR TO VENTILATED ROOF SPACE [VENTILATED ROOF SPACE REQUIRES EVENLY DISTRIBUTED OPENINGS WITH AREAS OF 1/300TH OF RESPECTIVE CEILING AREA WHERE ROOF PITCH > 22° AND 1/150TH OF RESPECTIVE CEILINGS WHERE ROOF PITCH < 22°. 30% OF OPENINGS NEAR RIDGE OR HIGHEST POINT OF ROOF AND REMAINDER BY WALL VENTS)

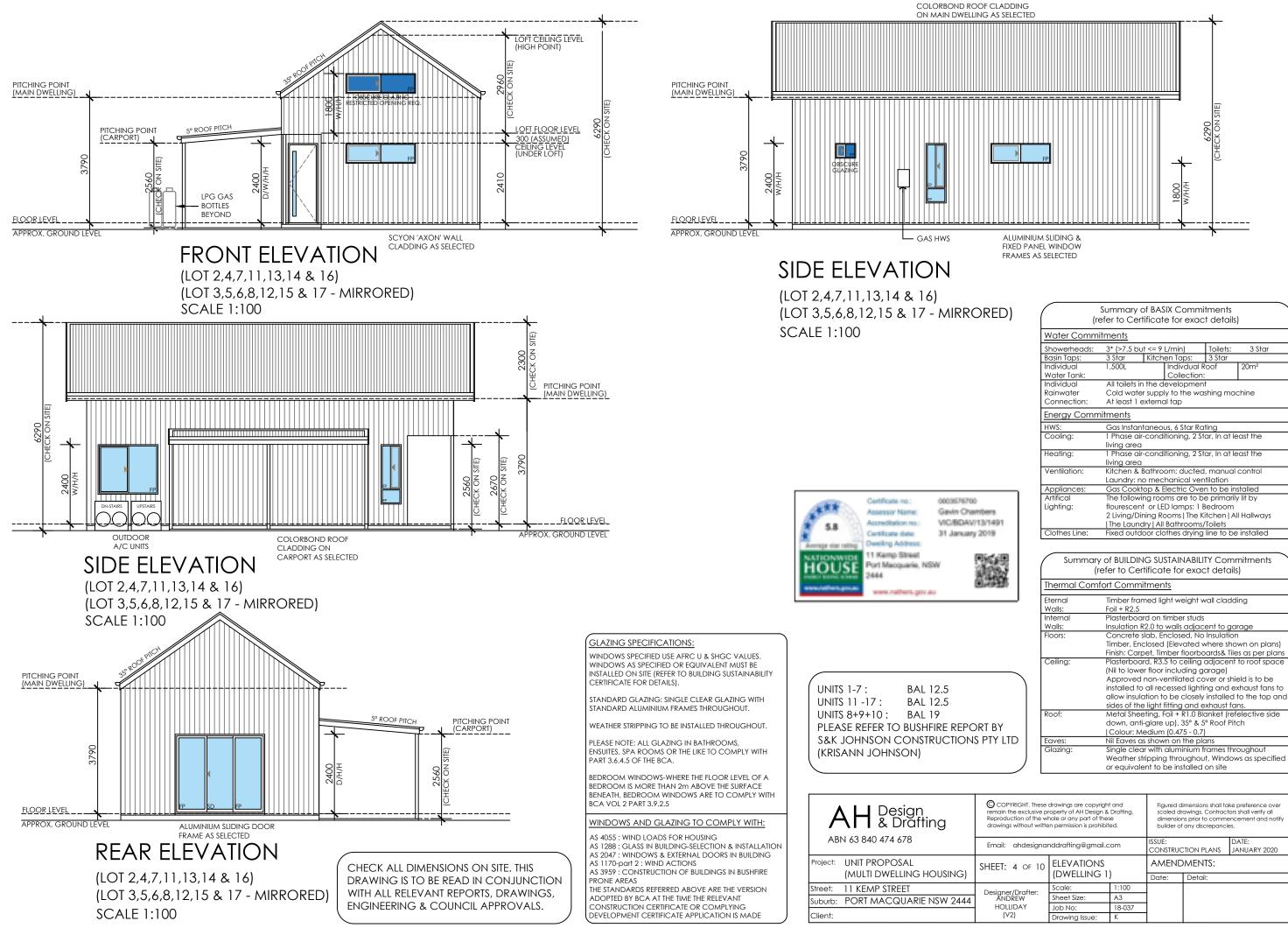
<u>ND</u>	CLID	SHOWER
SMOKE ALARAMS TO AS 3786 AND SECTION 3.7.2 OF THE BCA. ALL DETECTORS ARE TO BE	Р	TOILET PAN
INTERCONNECTED	L	LINEN
DOWN PIPE LOCATION TO AS 3500	TR	TROUGH
INTERNAL VENTILATION TO AS 1668.2	WM	WASHING MACHINE
900mm HIGH x 2400mm WIDE	F	FRIDGE
820mm DOOR	PT	PANTRY
ROBE	DW	DISHWASHER
	SMOKE ALARAMS TO AS 3786 AND SECTION 3.7.2 OF THE BCA. ALL DETECTORS ARE TO BE INTERCONNECTED DOWN PIPE LOCATION TO AS 3500 INTERNAL VENTILATION TO AS 1668.2 900mm HIGH x 2400mm WIDE 820mm DOOR	SMOKE ALARAMS TO AS 3786 AND SECTION 3.7.2 OF THE BCA. ALL DETECTORS ARE TO BE INTERCONNECTED L DOWN PIPE LOCATION TO AS 3500 TR INTERNAL VENTILATION TO AS 1668.2 WM 900mm HIGH x 2400mm WIDE F 820mm DOOR PT



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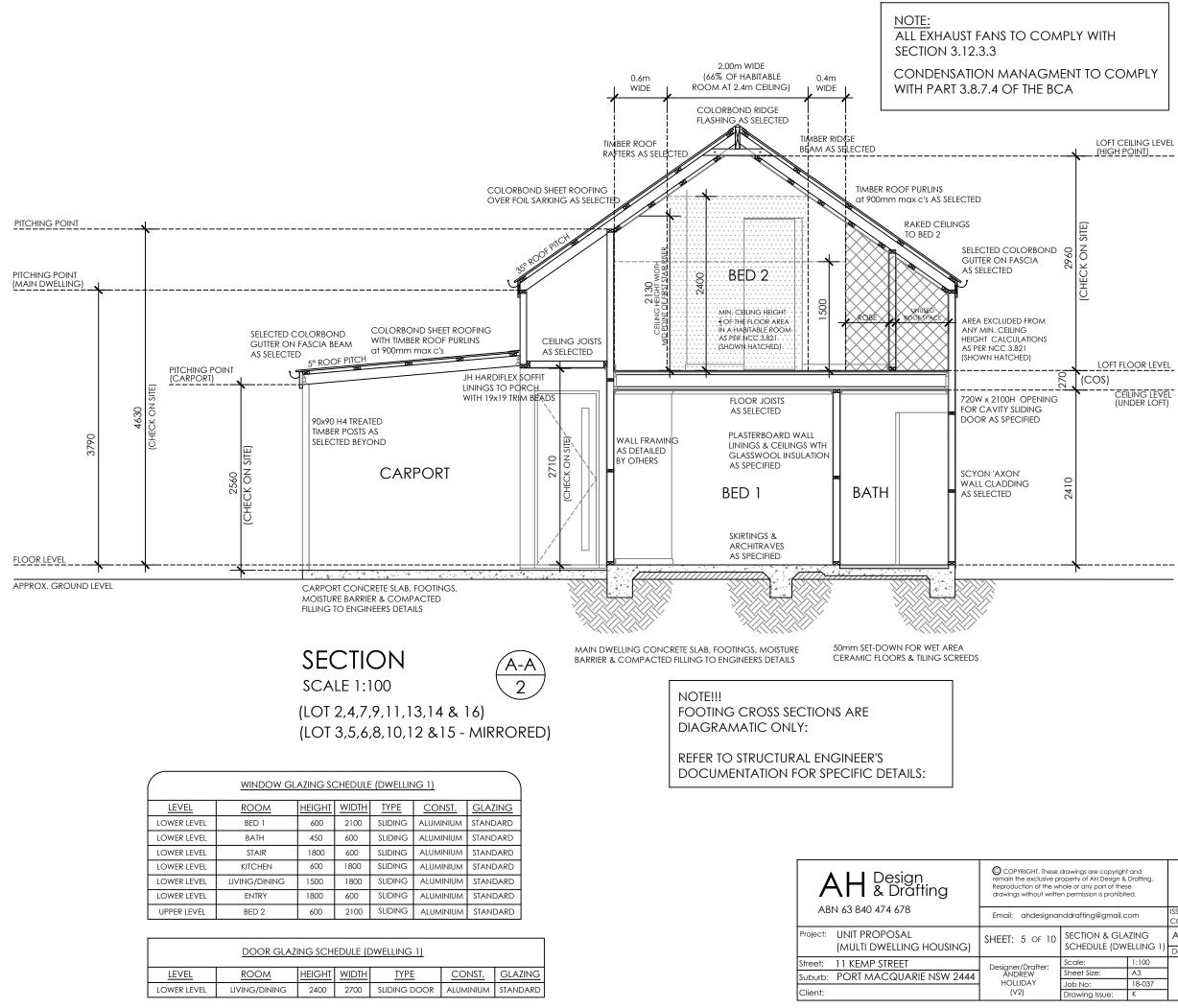
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	UNITS 1-7 :	BAL 12.5
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	UNITS 8+9+10 :	BAL 19
	PLEASE REFER TC) BUSHFIRE REPORT BY
	S&K JOHNSON (CONSTRUCTIONS PTY LTD
	(KRISANN JOHNS	SON)
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ABN 63 840 474 678	Email: ahdesigna	nddrafting@gmail.c	com	ISSUE: CONSTRUC	CTION PLANS	DATE: JANUARY 2020
Project: UNIT PROPOSAL	SHEET: 3 OF 10	LOFT PLAN		AMEND	MENTS:	
(MULTI DWELLING HOUSING)		(DWELLING 1)	Date:	Detail:	
Street: 11 KEMP STREET	Designer/Drafter:	Scale:	1:100			
Suburb: PORT MACQUARIE NSW 2444	ĂNDREW	Sheet Size:	A3			
	HOLLIDAY	Job No:	18-037			
Client:	(V2)	Drawing Issue:	К			



Water Comm	nitments				
Showerheads:	3* (>7.5 but -			Toilets:	3 Star
Basin Taps:		litch	en Taps:	3 Star	
Individual	1,500L		Indivdual F		20m²
Water Tank: Individual		la a	Collection		
	All toilets in t				
Rainwater Connection:	Cold waters			sning mad	cnine
	At least 1 ext	lemo	апар		
Energy Comr					
HWS:	Gas Instanta	ineo	us, 6 Star Ra	iting	
Cooling:	1 Phase air-c	ond	itioning, 2 St	ar, In at le	east the
	living area				
Heating:	1 Phase air-c	ond	itioning, 2 St	ar, In at le	east the
.,	living area				
Ventilation:	Kitchen & Ba				control
	Laundry: no				
Appliances:	Gas Cooktop				
Artifical	The following				y lit by
Lighting:	flourescent (U.I.I.a.Ib ava
	2 Living/Dinir				li Haliways
Clothes Line:	The Laundry Fixed outdoo				
Summar	v of BUILDING	S SU	STAINABILI	TY Comr	mitments
	y of BUILDING refer to Certif				
	refer to Certif	fica	te for exac		
(refer to Certif	fica [.] men	te for exac <u>hts</u>	ct details	5)
(<u>Thermal Com</u>	refer to Certif	fica [.] men	te for exac <u>hts</u>	ct details	5)
(<u>Thermal Com</u> Eternal	refer to Certif fort Commitr Timber frame	fica [:] men ed lig	te for exac <u>its</u> ght weight v	ot details	5)
(<u>Thermal Com</u> Eternal Walls:	fort Commitr Timber frame Foil + R2.5 Plasterboard Insulation R2.	fica men ed lig I on t	te for exac <u>nts</u> ght weight v timber studs walls adjac	vall cladd	ing rage
(Thermal Com Eternal Walls: Internal	fort Commitr fort Commitr Timber frame Foil + R2.5 Plasterboard Insulation R2 Concrete sla	fica men ed lig I on t .0 to	te for exact <u>tts</u> ght weight v timber studs walls adjac nclosed, No	vall cladd	ing rage
(<u>Thermal Com</u> Eternal Walls: Internal Walls:	refer to Certif fort Commitr Timber frame Foil + R2.5 Plasterboard Insulation R2. Concrete sla Timber, Encla	fica men ed lig I on t .0 to ab, E	te for exac t <u>its</u> ght weight v timber studs walls adjac nclosed, No I (Elevated v	vall cladd ent to ga Insulatior where sho	ing rage n wn on plans
(<u>Thermal Com</u> Eternal Walls: Internal Walls: Floors:	fort Commit Timber frame Foil + R2.5 Plasterboard Insulation R2 Concrete sla Timber, Encla Finish: Carpe	fica men ed lig I on f .0 to ab, Ei osed et, Tin	te for exac tis ght weight v timber studs walls adjac nclosed, Na I (Elevated v nber floorbo	vall cladd ent to ga Insulatior where sho pards& Tile	ing rage 1 wn on plans es as per pla
(<u>Thermal Com</u> Eternal Walls: Internal Walls:	refer to Certif fort Commitr Timber frame Foil + R2.5 Plasterboard Insulation R2 Concrete sla Timber, Encle Finish: Carpe Plasterboard	fica men ed lig l on t .0 to ab, E osed et, Tin I, R3.	te for exact timber studs walls adjact nclosed, No (Elevated v nber floorbo 5 to ceiling	vall cladd ent to ga Insulatior where sho pards& Tile adjacent	ing rage 1 wn on plans es as per pla
(<u>Thermal Com</u> Eternal Walls: Internal Walls: Floors:	refer to Certif fort Commitr Timber frame Foil + R2.5 Plasterboard Insulation R2 Concrete sla Timber, Encle Finish: Carpe Plasterboard (Nil to lower fi	fica men ed lig l on f .0 to ab, E osed et, Tin I, R3. floor	te for exact ts ght weight v timber studs walls adjac nclosed, No (Elevated v nber floorbo 5 to ceiling including g	vall cladd eent to ga Insulatior where sho pards& Tile adjacent arage)	ing rage nwn on plans so as per pla to roof space
(<u>Thermal Com</u> Eternal Walls: Internal Walls: Floors:	refer to Certif fort Commitr Timber frame Foil + R2.5 Plasterboard Insulation R2. Concrete sla Timber, Encle Finish: Carpe Plasterboard (Nil to lower Approved no	fica men ed lig l on t .0 to ab, Ei osed et, Tin I, R3. floor on-v	te for exact ts ght weight v timber studs walls adjac nclosed, No I (Elevated v nber floorbo 5 to ceiling including g entilated co	vall cladd eent to ga Insulation where sho oards& Tile adjacent arage) over or ship	ing rage nwn on plans rs as per pla to roof space eld is to be
(<u>Thermal Com</u> Eternal Walls: Internal Walls: Floors:	refer to Certif fort Commitr Timber frame Foil + R2.5 Plasterboard Insulation R2 Concrete slo Timber, Encle Finish: Carpe Plasterboard (Nil to lowert Approved na installed to c	fica men ed lig l on t .0 to ab, Ei osed et, Tin l, R3. floor on-v all rec	te for exact ts ght weight v timber studs walls adjac nclosed, No (Elevated v mber floorbo 5 to ceiling including g entilated co cessed lighti	vall cladd ent to ga insulation where sho pards& Tile adjacent arage) pver or shi ing and ei	ing rage h wn on plans is as per pla to roof space eld is to be khaust fans t
(<u>Thermal Com</u> Eternal Walls: Internal Walls: Floors:	refer to Certif fort Commitr Timber frame Foil + R2.5 Plasterboard Insulation R2. Concrete sla Timber, Encle Finish: Carpe Plasterboard (Nil to lower t Approved na installed to a allow insulati	fica men ed lig I on t 0 to ab, El osed et, Tir I, R3. floor on-v ull rec ion t	te for exact ts ght weight v timber studs walls adjac nclosed, No 1 (Elevated v hber floorbo 5 to ceiling including g cessed lighti o be closely	vall cladd vall cladd ent to ga Insulation where sho pards& Tile adjacent arage) over or shin ng and e: rinstalled	ing rage wh on plans se as per pla to roof space eld is to be xhaust fans i to the top a
(<u>Thermal Com</u> Eternal <u>Walls:</u> Internal Walls: Floors: Ceiling:	refer to Certif fort Commitr Timber frame Foil + R2.5 Plasterboard Insulation R2. Concrete sla Timber, Encle Finish: Carpe Plasterboard (Nil to lower Approved na installed to a allow insulati sides of the li	fica men ed lig l on t .0 to ab, El osed et, Tir I, R3. floor-v ull rec ion to ight	te for exact <u>its</u> ght weight v timber studs walls adjace nclosed, No (Elevated v nber floorbo 5 to ceiling entilated cc cessed lighti o be closely fifting and e	vall cladd ent to ga Insulation where sho pards& Tile adjacent arage) pyer or shi ing and e: installed exhaust fa	ing rage who on plans is as per pla to roof space eld is to be khaust fans to to the top a ns.
(<u>Thermal Com</u> Eternal Walls: Internal Walls: Floors:	refer to Certif fort Commitr Timber frame Foil + R2.5 Plasterboard Insulation R2 Concrete sla Timber, Encle Finish: Carpe Plasterboard (Nil to lower the Approved na installed to a allow insulatit sides of the li Metal Sheeti	fica men ed lig l on t ab, E osed et, Tir I, R3. I,	te for exact ts ght weight v timber studs walls adjace nclosed, No nber floorbe 5 to ceiling g including g entilated cc cessed lighti o be closely fitting and e Goil + R1.0 Bi	vall cladd eent to ga Insulatior where sho bards& Tile adjacent arage) yoer or shi ing and e: installed exhaust fa anket (ref	rage rage who on plans as as per pla to roof space eld is to be xhaust fans f to the top a ns. elective side
(<u>Thermal Com</u> Eternal <u>Walls:</u> Internal Walls: Floors: Ceiling:	refer to Certif fort Commitr Timber frame Foil + R2.5 Plasterboard Insulation R2 Concrete sla Timber, Encle Finish: Carpe Plasterboard (Nil to lower Approved na installed to a allow insulati sides of the Metal Sheeti down, anti-g	fica men ed lig l on t .0 to to to to to to t, Tin l, R3. floor v ull rec ion t ight jlare	te for exact ts ght weight v timber studs walls adjac nclosed, No (Elevated v nber floorba 5 to ceiling including g entilated co cessed lighti o be closely fitting and e up), 35° & 5	vall cladd ent to ga insulatior where sho bards& Tile adjacent arage) over or shi ing and e: installed exhaust fa anket (ref s' Roof Pitr	rage rage who on plans as as per pla to roof space eld is to be xhaust fans f to the top a ns. elective side
(<u>Thermal Com</u> Eternal Walls: Internal Walls: Floors: Ceiling: Roof:	refer to Certif fort Commitr Timber frame Foil + R2.5 Plasterboard Insulation R2. Concrete sld Timber, Encle Finish: Carpe Plasterboard (Nil to lower t Approved na installed to a allow insulati sides of the li Metal Sheeti down, anti-g [Colour: Med	fica men ed lig l on 1 .0 to 1b, El losed tt, Tin I, R3. floor vall rec ion t ight ight glare dium	te for exact ts ght weight v timber studs walls adjac nclosed, No (Elevated v nber floorbo 5 to ceiling including g entilated co cessed lighti o be closely fitting and e Foil + R1.0 Bl u (), 35° & 5 1 (0.475 - 0.7	vall cladd wall cladd ent to ga Insulatior where sho pards& Tile adjacent arage) over or shi ing and e: installed exhaust fa anket (ref '? Roof Pith)	rage rage who on plans as as per pla to roof space eld is to be xhaust fans to to the top a ns. elective side
(<u>Thermal Com</u> <u>Eternal</u> <u>Walls:</u> Internal <u>Walls:</u> Floors: Ceiling: Roof: Eaves:	refer to Certif fort Commitr Timber frame Foil + R2.5 Plasterboard Insulation R2. Concrete sla Timber, Encle Finish: Carpe Plasterboard (Nil to lower 1 Approved na installed to a allow insulati sides of the li Metal Sheeti down, anti-g [Colour: Mea	fica men ed lig l on i .0 to ab, E cosed ab, E cosed ab, E cosed ing, F ight ing, f glare dium	te for exact timber studs walls adjace (Elevated v nber floorbe 5 to ceiling entilated co cessed lighti o be closely fitting and e Foil + R1.0 Bl up), 35° & 5 ro, or the pla	vall cladd vall cladd ent to ga insulatior where sho pards& Tile adjacent adjacent arage) over or shi ing and e: installed whas fa anket (ref ° Roof Pith) ans	ing rage who on plans is as per pla to roof space eld is to be khaust fans t to the top a ns. elective side ch
(<u>Thermal Com</u> Eternal Walls: Internal Walls: Floors: Ceiling: Roof:	refer to Certif fort Commitr Timber frame Foil + R2.5 Plasterboard Insulation R2. Concrete sld Timber, Encle Finish: Carpe Plasterboard (Nil to lower t Approved na installed to a allow insulati sides of the li Metal Sheeti down, anti-g [Colour: Med	fica men lon i .0 to .0	te for exact ts ght weight v timber studs walls adjace nclosed, No nber floorbe 5 to ceiling entilated co cessed lighti o be closely fitting and e Foil + R1.0 Bl up), 35° & 5 (0.475 - 0.7 an on the pla aluminium f	vall cladd eent to ga Insulatior where sho bards& Tile adjacent arage) wer or shi ing and e: installed exhaust fa anket (ref 9° Roof Pith) ans rames thr	rage rage mon on plans as as per pla to roof space eld is to be xhaust fans to to the top a ns. elective side ch oughout

Figured dimensions shall take preference over scaled drawings. Contractors shall verify all dimensions prior to commencement and notify JANUARY 2020



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ail: ahdesignanddrafting@gmail.com			ISSUE: CONSTRUCTION PLANS		DATE: JANUARY 2020
ET: 5 OF 10	SECTION & GLAZING SCHEDULE (DWELLING 1)		AMENDMENTS:		
			Date:	Detail:	
gner/Drafter: ANDREW IOLLIDAY (V2)	Scale:	1:100			
	Sheet Size:	A3			
	Job No:	18-037			
	Drawing Issue:	К			