

ACOUSTIC TREATMENT REQUIRED - N/A
BUSH FIRE TREATMENT REQUIRED - N/A

GENERAL NOTES:

- BUILDER/CONTRACTOR NOTE, CHECK AND VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCEMENT OF WORK, REPORT ANY DISCREPANCIES TO THE PROPRIETOR'S REPRESENTATIVE. NOTED DIMENSIONS SHALL TAKE PRECEDENCE TO SCALED DIMENSIONS. ALL DIMENSIONS ARE IN MM. ALL LEVELS ARE TO BE VERIFIED ON SITE.
- ALL WORKS SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA (NCC), CURRENT AUSTRALIAN STANDARDS, BUILDING REGULATIONS AND TOWN PLANNING REQUIREMENTS. REPORT ANY DISCREPANCIES TO THE PROPRIETOR'S REPRESENTATIVE.
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ASSOCIATED CONSULTANT DRAWINGS.
- ALL BUILDING WORK TO BE TERMITE PROTECTED IN ACCORDANCE WITH AS 3660.1. DURABILITY NOTICE TO BE PLACED IN METER BOX INDICATING TYPE OF BARRIER AND REQUIRED PERIODICAL INSPECTIONS AND MAINTENANCE.
- BUILDER/CONTRACTOR TO TAKE ALL STEPS NECESSARY TO ENSURE STABILITY OF EXISTING AND NEW STRUCTURES THROUGHOUT CONSTRUCTION.
- ALL SITE INFORMATION INCLUDING SERVICES AND LEVELS HAVE BEEN TAKEN FROM DISCLOSURE PLAN INFORMATION ONLY AND MUST BE CONFIRMED WITH AN UP-TO-DATE SURVEY AND CHECKED ON SITE PRIOR TO CONSTRUCTION.
- CHECK THE CONSTRUCTION PLAN IS THE MOST RECENT AMENDMENT. IF IN DOUBT, CONFIRM WITH THE RELEVANT CONSULTANT.

SPECIFICATION:

ALL MATERIALS SHALL BE NEW UNLESS SPECIFIED OTHERWISE.

PLUMBING AND DRAINAGE:

- ALL PLUMBING WORKS TO BE CONCEALED.
- ALL PLUMBING WORKS TO COMPLY WITH RELEVANT WATER SAVING TARGETS

FOOTINGS AND SLAB:

- FOOTINGS AND SLAB SHALL BE CONSTRUCTED IN ACCORDANCE WITH ENGINEER'S DETAILS, REFER ENGINEER'S DETAILS FOR SOIL CLASSIFICATION.

BRICK VENEER:

- BRICKWORK SHALL BE STRAIGHT, PLUMB AND LEVEL (AS PER AUSTRALIAN STANDARDS)
- BRICK VENEER WALLS SHALL BE CONSTRUCTED WITH LIGHT DUTY WALL TIES.
N2 - 450mm cts HORIZONTALLY & 514mm cts VERTICALLY.
N3 - 450mm cts HORIZONTALLY & 429mm cts VERTICALLY.

FRAMING:

- REFER TIMBER FRAMING SCHEDULE
- FOR ALL CAVITY SLIDING DOORS PROVIDE 90mm TIMBER WALL FRAMES..
- NOGGINGS AT 1350mm cts MAXIMUM VERTICALLY

WALL LININGS:

- EXTERIOR LININGS AS NOTED ON DRAWINGS
- INTERIOR LININGS, 10mm FLUSH PLASTERBOARD LININGS TO WALLS AND CEILINGS, WALLS TO WET AREAS TO BE 6mm VILLABOARD (U.N.O.)

WINDOWS AND GLAZING:

- ALL WINDOWS AND SLIDING DOORS TO BE POWDERCOATED ALUMINIUM UNLESS OTHERWISE NOTED AND FIXED TO MANUFACTURER'S DETAILS AND SPECIFICATIONS
- SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES
 - (1) ALL ROOMS - WITHIN 500mm VERTICAL OF THE FLOOR
 - (2) BATHROOMS - WITHIN 1500mm VERTICAL OF THE BATH BASE
 - (3) FULLY GLAZED DOORS
 - (4) SHOWER SCREENS
 - (5) WITHIN 300mm OF A DOOR AND MORE THAN 1200mm ABOVE FLOOR

ROOF FRAMING:

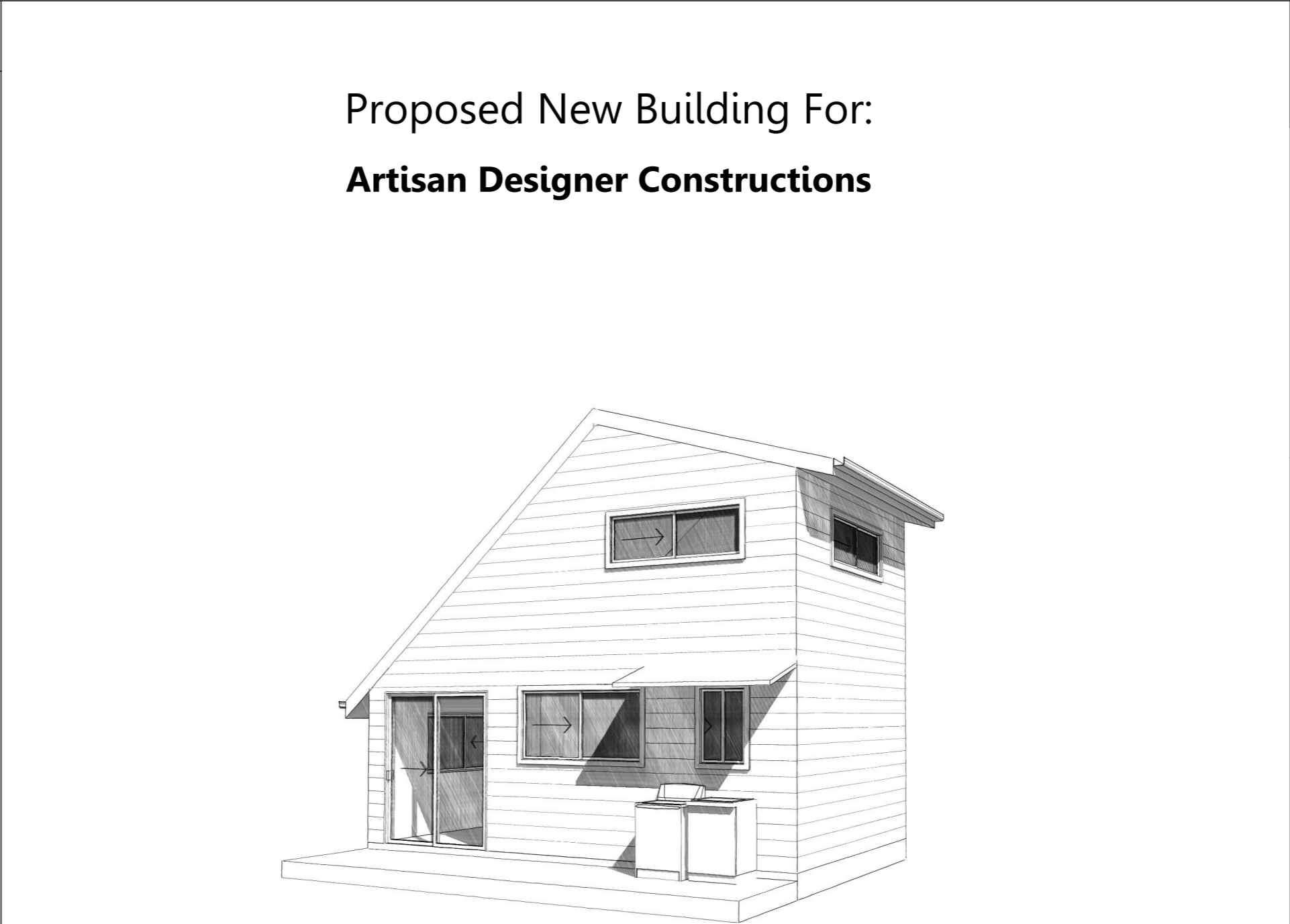
- ROOF PITCH AS INDICATED ON DRAWINGS
- PREFABRICATED TIMBER ROOF TRUSSES SUPPLIED AND FIXED TO MANUFACTURER'S DETAILS AT SPECIFIED CTRS
- CEILING BINDERS EVENLY SPACED THROUGHOUT CEILING SPACE
- CONCRETE TILE ROOF: ROOF BATTENS AT 330mm cts IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

WATERPROOFING IN WET AREAS:

- WET AREAS SHALL BE WATERPROOFED IN ACCORDANCE WITH AS 3740 "WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS".

ROOF CLADDING:

- SELECTED COLORBOND SHEET ROOF FIXED TO MANUF'S SPECIFICATIONS
- COLORBOND FASCIA AND GUTTER SYSTEM, 90 DIA. PVC DOWNPIPES.



Issue	Date	Description
PA	30/07/20	Preliminary Issue

Preliminary Issue	
1	Cover Sheet
2	Floor Plan
3	Elevations
4	Electrical Plan

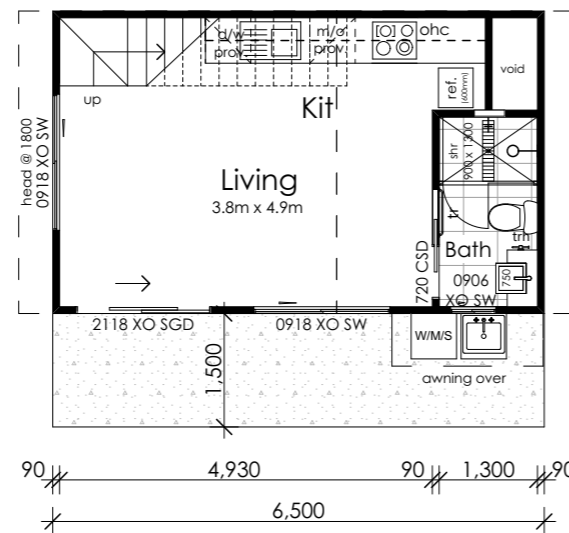
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ABBREVIATIONS

18-06.AW	(Height x Width) Awning Window
18-06.FG	(Height x Width) Fixed Glass Window
18-06.LW	(Height x Width) Louvre Window
18-06.SW	(Height x Width) Sliding Window
A/C	Air-Conditioning
AFL	Above Floor Level
AHD	Australian Height Datum
B	Bath (as specified)
B/BAR	Breakfast Bar Overhang
BE	Beam to Eng's detail
BR	Broom Cupboard
CBD	Cupboard
CD	Clothes Dryer Space
CH	Ceiling Height
CL	Clothesline
COL	Steel Column to Eng's detail
CONC	Concrete
CPT	Carpet
CSD	Cavity Sliding Door
CVS	Central Vacuum System
DN	Down
DP	Down Pipe
DR	Drawers
DW	Dishwasher Space
ENS	Ensuite
FW	Face of Wall Sliding Door
FV	Fixed vent
FW	Floor Waste
GAS CYL	Replaceable LPG Gas Cylinders
GD	Garbage Disposal Unit
HB	Hand Basin
HP	Hotplate
HWD	Hard Wood
HWS	Hot Water System
LIN	Linen
LOH	Lift Off Hinges
MH	Manhole roof access
MSD	Mirror Sliding Door
MVSD	1/2 Mirror & 1/2 Vinyl Sliding Door
MW	Space for microwave oven
NBN	National Broadband Network connection
OBS	Obscure Glass
OHC	Overhead Cupboards
PTY	Pantry
ROBE	Wardrobe
RH	Range Hood
REF	Refrigerator Space
RHS	Rectangular Hollow Section Steel Column/Post
S	Sink
SD	Sliding Glass Door
S/S	Stainless Steel
SH	Shelves
SHR	Shower
SHS	Square Hollow Section Steel Column/Post
SL	Door Glass Side Light
SPA	Spa Bath (as specified)
T	Laundry Tub
TRH	Toilet Roll Holder
TR	Towel Rail
TD	Timber Decking
TRG	Towel Ring
UBO	Under Bench Oven
V	Bathroom Vanity Unit
VIN	Vinyl Floor
VP	Vacuum Point (for CVS)
VSD	Vinyl Sliding Doors
WO	Wall Oven
WC	Toilet Pan (Water Closet)
WM	Washing Machine Space
WIL	Walk-In Linen Closet
WIR	Walk-In Robe

<div>Please Read Carefully</div> <div>This plan certified correct is the one referred to in the contract & specifications and I understand change hereafter may not be possible. These plans supercede all other previous plans or sketches.</div> <div>Owner / sDate.....</div> <div>Owner / sDate.....</div>	<div>Proposed New Residence For:</div> <div>Artisan Designer Constructions</div>	<div>Title:</div> <div>Cover Sheet</div>	<div>Plot Date: 30/07/2025</div> <div>Job N°:</div>	<div>Drawing No:</div> <div>1 of 4</div>	<div>Issue:</div>	<div>Scale:N/A</div>
		<div>Design Name:</div> <div>Custom Design</div>	<div>Preliminary A</div>			<div>Designed: ADC</div>
					<div>Drawn:</div>	
					<div>Checked:</div>	

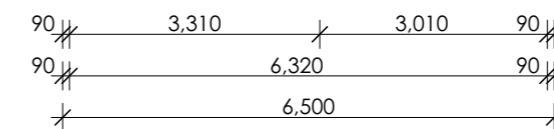


90 + 90 = 180

180 + 1,220 = 1,400

1,400

Lower Floor



Upper Floor



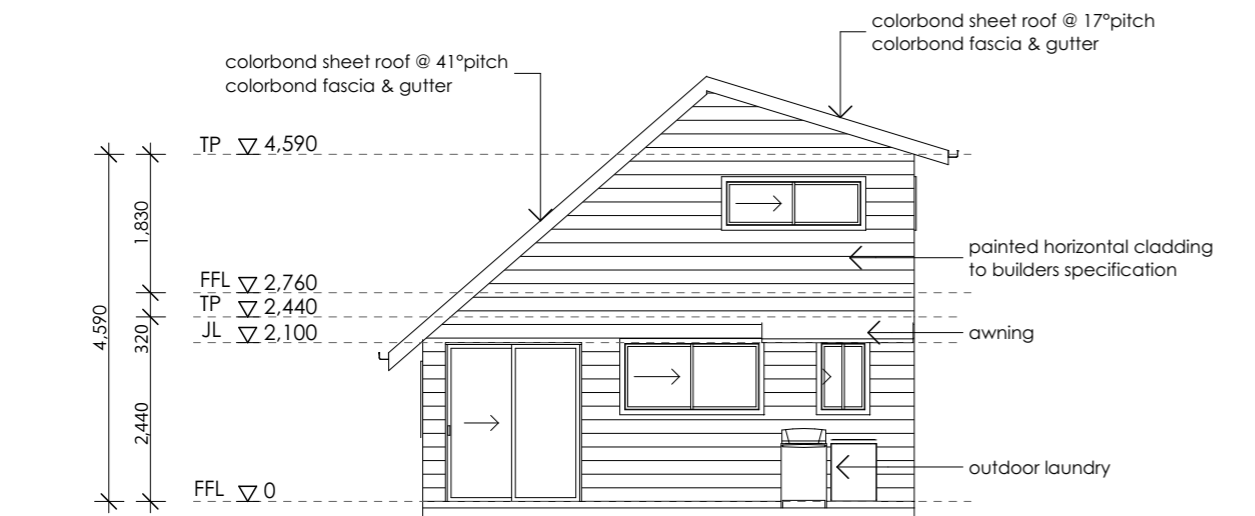
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Owner / sDate.....
Owner / sDate.....

Artisan Designer Constructions

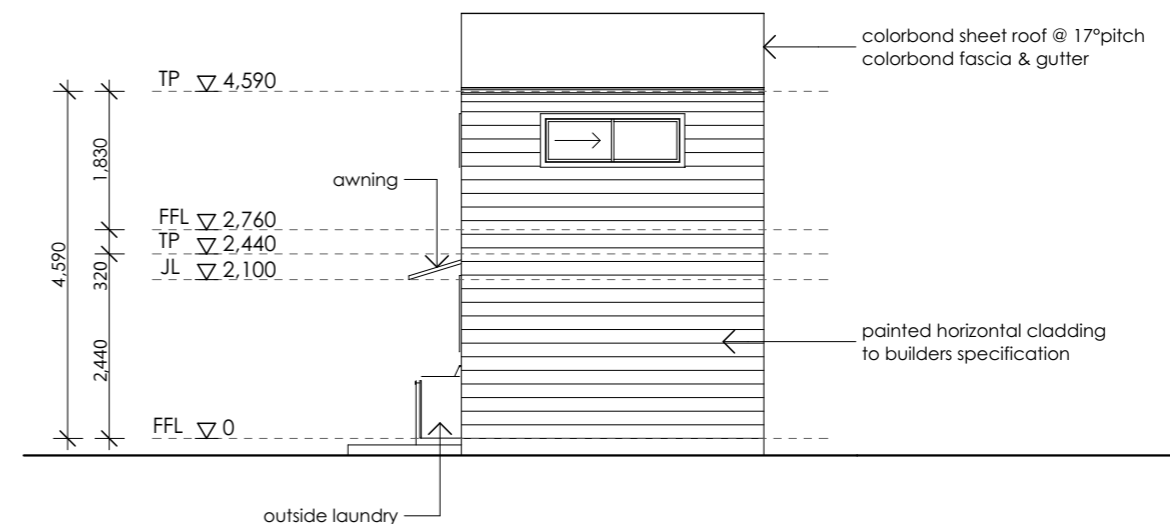
Floor Plan

Plot Date: 30/07/2025	Drawing No:	Issue:	Scale: 1:100 @ A3
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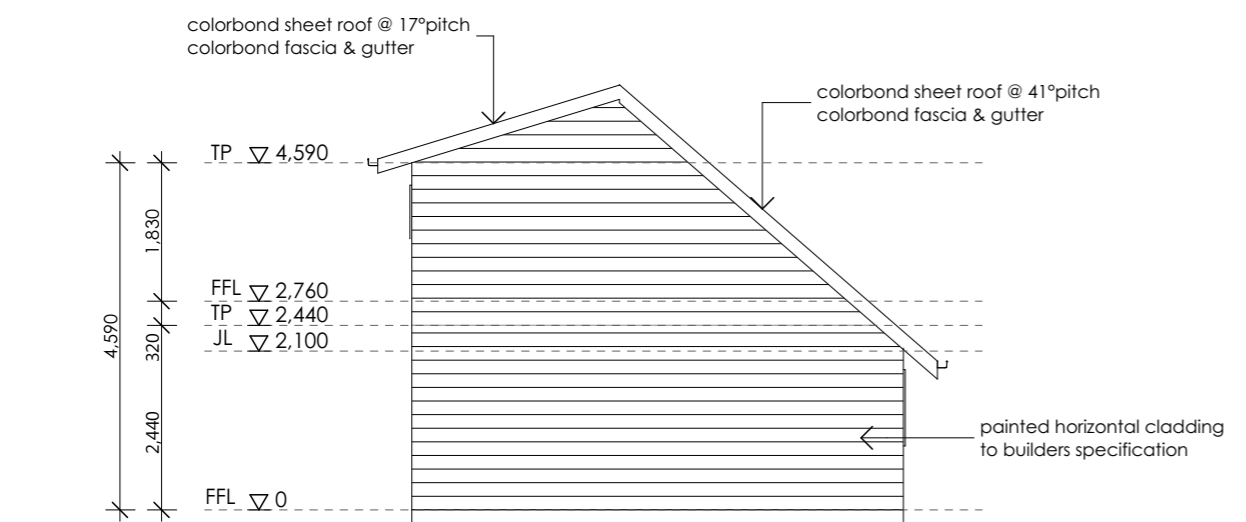
Preliminary A



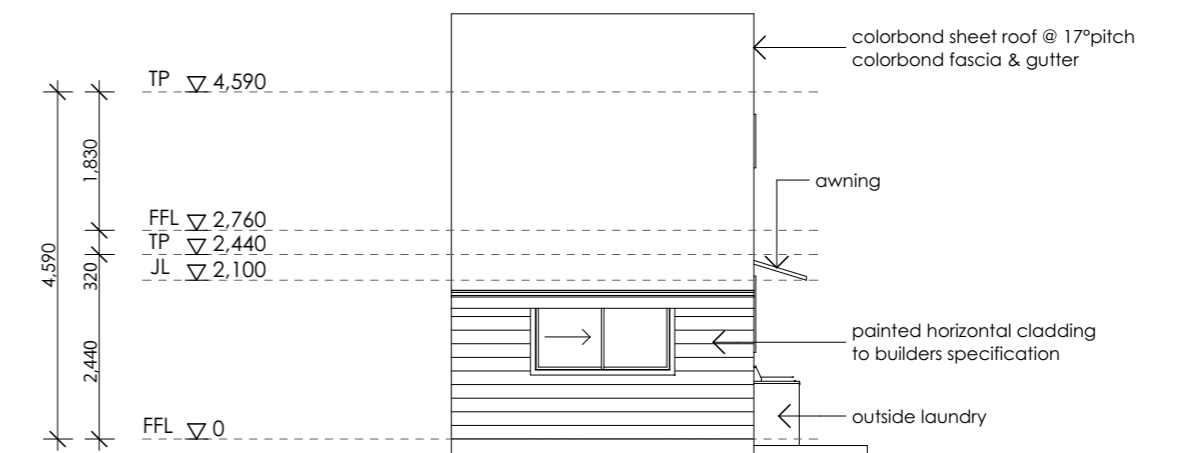
Elevation 1



Elevation 2



Elevation 3



Elevation 4






















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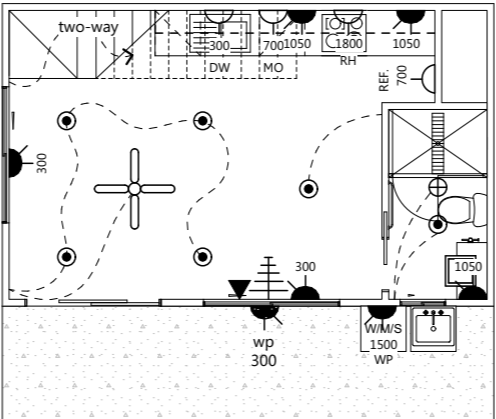
Proposed New Residence For:
Artisan Designer Constructions

Title:
Elevations
Design Name:
Custom Design

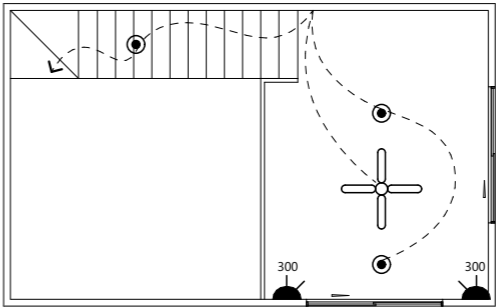
Plot Date: 30/07/2025	Drawing No:	Issue:	Scale: 1:100 @ A3
Job N°:	3 of 4		Designed: ADC
Preliminary A			Drawn:
			Checked:

Electrical Legend

Symbol	Description
	Double power outlet (water proof)
	Single power outlet
	Quad power outlet
	Double power outlet
	Down light point - 18w (LED)
	Feature Pendant light point - 18w
	Exterior twin spot sensor light point
	Feature exterior up & down light point
	Exhaust Fan on separate switch control vented as per NCC requirements
	Exhaust Fan on light switch control vented as per NCC requirements
	Fan / Light / Heater (4 Globe)
	Fan / Light / Heater (2 Globe)
	Smoke detector
	Phone point
	Television Point
	Ceiling fan
	Ceiling fan / light
	Air Conditioner - Internal Unit
	Air Conditioner - External Unit



Lower Floor



Upper Floor

