

GROUND FLOOR PLAN 1:100



NOTES:

- STAIRS TO MEET THE MINIMUM SLIP RESISTANCE REQUIREMENT OF PART 3.9.1.3 OF B.C.A.2015 WHEN TESTED IN ACCORDANCE WITH AS4586-2013.
- OPENABLE WINDOWS TO BE IN ACCORDANCE WITH CLAUSE 3.9.2.5 OF THE BCA 2013 VOL. 2
- FIRST FLOOR WINDOWS TO BE RESTRICTED TO OPEN A MAX. OF 125mm IF SILL HEIGHT IS LOWER THAN 1700mm ABOVE A FLOOR LEVEL.

Unit 1

Areas - 6.5m LH	
Area	m ²
BALCONY	4.36
UPPER LIVING	62.45
PORCH	5.79
LOWER LIVING	76.48
ALFRESCO	15.35
	164.43 m ²

Units 2 & 4

Areas - 4.5m Type A	
Area	m ²
LOWER LIVING	62.33
ALFRESCO	14.18
PORCH	4.07
UPPER LIVING	54.00
BALCONY	4.07
	138.65 m ²

Units 3 & 5

Areas - 4.5m Type B	
Area	m ²
LOWER LIVING	62.33
ALFRESCO	14.18
PORCH	4.07
UPPER LIVING	54.00
BALCONY	4.07
	138.65 m ²

Unit 6

Areas - 6.5m RH - Reduced	
Area	m ²
BALCONY	3.44
UPPER LIVING	62.45
PORCH	4.87
LOWER LIVING	76.48
ALFRESCO	15.35
	162.59 m ²

NOTES:

- * REFER TO ENGINEERS DETAILS FOR ALL EXPANSION JOINT LOCATIONS.
- * REFER TO ENGINEERS DETAILS FOR ALL STEEL BEAM AND FLOOR JOIST LOCATIONS AND DIRECTIONS.
- * REFER TO TRUSS MANUFACTURERS DETAILS FOR ALL FLOOR JOIST SIZES AND DIRECTIONS.
- * REFER TO A/C DETAILS FOR A/C DUCT POSITIONS.
- * A/C DUCT LOCATIONS MAY NEED TO CHANGE DUE TO CONSTRUCTION REQUIREMENTS (JOIST LOCATION, STRUCTURAL BEAMS ETC).
- * FLOOR FINISHES AS SELECTED AS PER TENDER.
- * STAIRS TO MEET THE MINIMUM SLIP RESISTANCE REQUIREMENT OF PART 3.9.1.3 OF BCA 2015 WHEN TESTED IN ACCORDANCE WITH AS4586-2013

FILE PATH: T:\ WISDOM PROJECTS\New Breeze Estate - Bardia\Lot 427 - (6x) Arthur Allen Dr.pln

PROJECT:

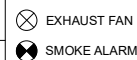
PROPOSED BRICK VENEER DWELLING

CLIENT:

DAHUA GROUP AUSTRALIA

ADDRESS:

Lot No.427 Arthur Allen Drive
Bardia



LODGE: D.A.C.C

DP No: DRAFT

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NOTES: BOUNDARY SETBACKS MUST BE VERIFIED BY A REGISTERED SURVEYOR BEFORE COMMENCEMENT OF ANY BUILDING WORK. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS, COUNCIL REQUIREMENTS, RELEVANT CODES & STANDARDS. LEVELS SHOWN ARE BASED ON CONTOUR SURVEY PREPARED BY A REGISTERED SURVEYOR. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED & ENGINEERS DETAILS. WHERE ENGINEERS STRUCTURAL DRAWINGS ARE REQUIRED THE ENGINEERS PLAN WILL TAKE PREFERENCE TO THESE DRAWINGS. IN THE EVENT OF ANY ALTERATIONS OR DISCREPANCIES, NOTIFY WISDOM HOMES IMMEDIATELY. FIGURED DIMENSIONS TO BE READ IN PREFERENCE TO SCALING & TO BE CHECKED & VERIFIED BEFORE WORK IS COMMENCED.

REVISION SCHEDULE

ISSUE	DESCRIPTION	DRAWN	DATE
A	BASIX PLANS	LW	16/05/18
B	DA SUBMISSION PLANS	LW	18/05/18
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

JOB No:

BAR427

LGA:

CAMPBELLTOWN

DESIGN:

VARIOUS CUSTOM

FAÇADE:

CUSTOM

DRAWN:

LW

PLOT DATE:

22-05-18

SLAB CLASS:

'H1' CLASS

SHEET:

8



1300 855 775
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