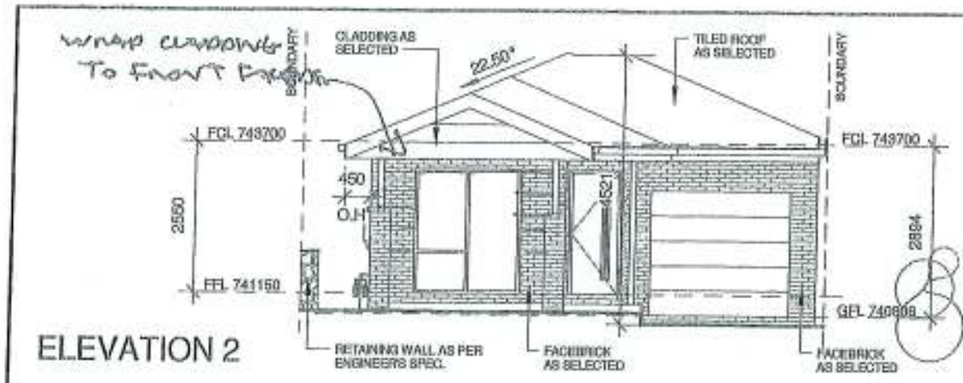
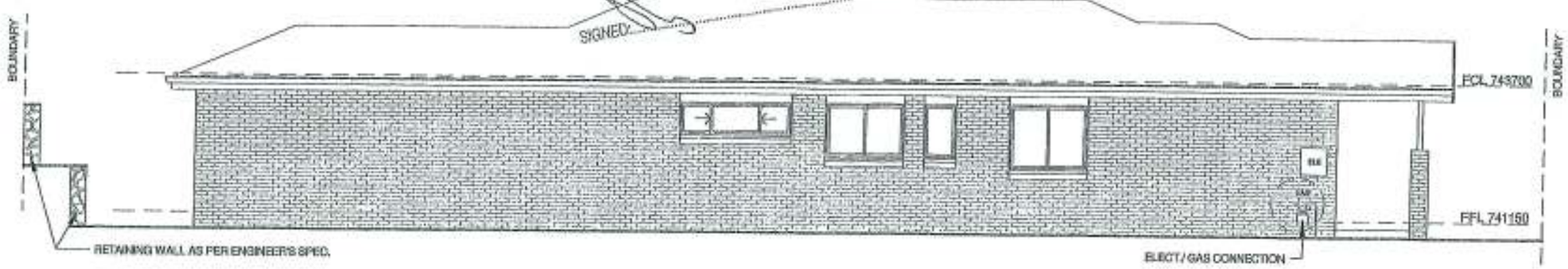


ELEVATION 2

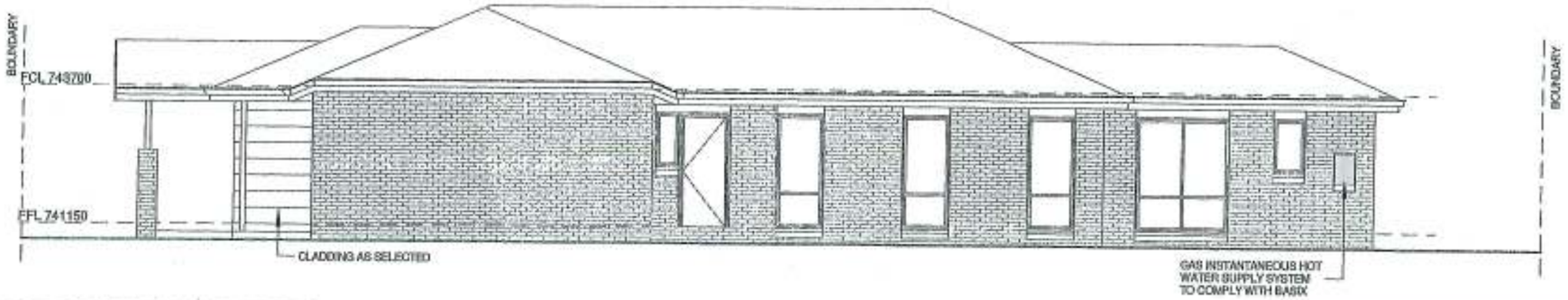
GOOGONG
THIS PLAN IS HEREBY APPROVED BY GOOGONG TOWNSHIP PTY LTD PURSUANT TO THE GOOGONG DESIGN GUIDELINES REQUIREMENTS
Lot No AU in DP
The approval by GTPL [illegible] for this plan to be approved by relevant authority
SIGNED:
DATE 17.12.15



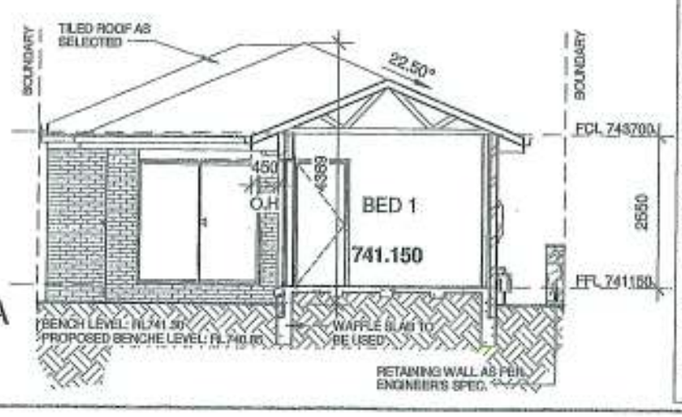
ELEVATION 3



ELEVATION 2



ELEVATION 4



SECTION A-A

INSULATION SCHEDULE

R3.6 CEILING INSULATION
R2.0 WALL INSULATION

WEATHER STRIPS TO EXTERNAL DOORS

ROOF :
TRUSSES AT 900MM CENTERS. FIXED TO MANUFACTURERS SPECIFICATIONS
LINTEL SIZE TO TRUSS MANUFACTURERS CHART METAL FASCIA & GUTTER AS SELECTED
PLASTER INTERNAL LININGS WALL FRAMING TO ALL ROOMS TO BE COVERED JOINTS BEING BACKED WITH EITHER [illegible] AS REQUIRED BY MANUFACTURER
ALL THINGS SHALL BE SECURELY FIXED PLASTER BOARD (MIN 10MM THICK) WALL & CEILING LINING. FIBROUS CEMENT SHEET WALL LINING TO WET AREAS
PROVIDE CORNICE OR AS SELECTED SHALL BE FIXED AT INTERSECTION OF ALL BEAMS AND WALL JUNCTIONS WITH CEILINGS.
PROVIDE ROOF LIGHTS & VENTILATION TO COMPLY WITH THE BCA
ROOF PLUMBING , FLASHING & THE LIKE AS NECESSITIES BY THE WORK TO COMPLY WITH AUSTRALIAN STANDARD

TIMBER STUD WORK :
ALL TIMBER WORK TO COMPLY WITH THE REQUIREMENTS OF AS 1684.2 - 1999 "RESIDENTIAL TIMBER FRAMED CONSTRUCTION"
90X35MM PINE PLATE & NOGGING PROVIDE SECOND 90X45 MM TOP PLATE TO ALL LOAD -BEARING WALLS.
90X35MM PINE STUDS AT 450 MM CENTERS TO ALL LOAD - BEARING WALLS & AT 600 MM CENTERS TO NON LOAD-BEARING WALLS
PROVIDE 90X45 F8 STUDS TO BOTH SIDES OF OPENING CARRYING LINTELS F8 TIMBER TO WALLS SUPPORTING TRUSSES WITH SPANS GREATER THAN 6.0 M 50X38 MM CEILING BATTENS AT 450 MM CANTERS. 10 MM PLASTER BOARD INTERNAL WALL & CEILING LINING FIBROUS CEMENT SHEET LINING TO EAVES.

FOOTINGS :
ALL CONCRETE FOOTINGS AND SLABS TO BE IN ACCORDANCE WITH S.A.A. CODE 2870.1 & ENGINEER'S SPECIFICATION PROVIDE CONTINUOUS DAMPPROOF MEMBRANE UNDER SLAB.
PROVIDE DAMPROOF COURSE AT BEARER SEATING LEVELS, PROVIDE STEPPED CAVITY FLASHING WITH WEEP HOLES AT 1200MM CENTERS TO THE EXTERNAL BRICK SKIN AT GROUND FLOOR LEVEL , UNDER WINDOW SILLS AND BRICKWORK ABOVE WINDOWS.

BRICKWORK :
BRICKWORK AS SELECTED, GENERALLY 230 X 110 X76 MM BRICKS BONDED IN STRETCHER BOND. MORTAR TO COMPLY WITH THE REQUIREMENTS OF RELEVANT CODES & AUSTRALIAN STANDARDS. COLOUR TO NOT BE WHITE OR OFF WHITE
LINTELS FOR BRICKWORK:
ALL BEAMS & LINTELS WORK AS PER ENGINEER'S SPECIFICATION & MANUFACTURER'S TABLE.

QUEANBEYAN CITY COUNCIL
Approval of Plan of Development under the *Environmental Planning and Assessment Act*
Development [illegible] 23 2015
Consent No: 26 AUG 2015
The Approved Plan is to be read and complied with in conjunction with Council's conditions of development consent.
Signature:

GENERAL NOTES :
ALL WORK TO BE DONE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS
BUILDER TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK. DO NOT SCALE DRAWING

DRAINAGE & PLUMBING:
PROVIDE ALL NECESSARY DRAINAGE REQUIRED FOR THE DISCHARGE & CONNECTIONS TO APPROPRIATE TIES OF SEWAGE & STORMWATER & OTHER DRAINAGE SERVICES AS REQUIRED FOR THE PROPER FUNCTIONING OF FACILITIES AS REQUIRED BY THE APPROPRIATE AUTHORITIES.
PROVIDE ALL AGRICULTURAL DRAINS AS REQUIRED TO DIVERT WATER & MOISTURE, WHICH MAY CAUSE SEEPAGE TO THE BUILDING STRUCTURE

PROVIDE ALL NECESSARY PLUMBING MATERIAL & SERVICES REQUIRED FOR THE PROPER OPERATION OF ALL SANITARY FIXTURES & FITTINGS. WATER SUPPLY & RETICULATION , ROOF PLUMBING , FLASHING & THE LIKE AS NECESSATED BY THE WORK.

PROVIDE YARD SUMPS AS REQUIRED
INSTALL TERMITE MANAGEMENT COMPLYING WITH AS 3660 - 2000
& TO COMPLY WITH THE BCA

Stylish homedesign®
33 Mapleton Avenue
Harrison ACT 2914
Mobile: 0409 208 853
Tel: 02-62420043
WWW.STYLISHHOMEDESIGN.COM.AU

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get what you really want

CLIENT:
ACHIEVE HOMES

PROJECT NAME:
PROPOSED RESIDENCE

LOT: A-U DP: 1164687

SUBURB: GOOGONG

TITLE:
ELEVATIONS AND SECTION A-A

SCALE:	DATE:
1 : 100@A3	22.01.15
SHEET No:	JOB NO:
300	05735-A