

NOTE:

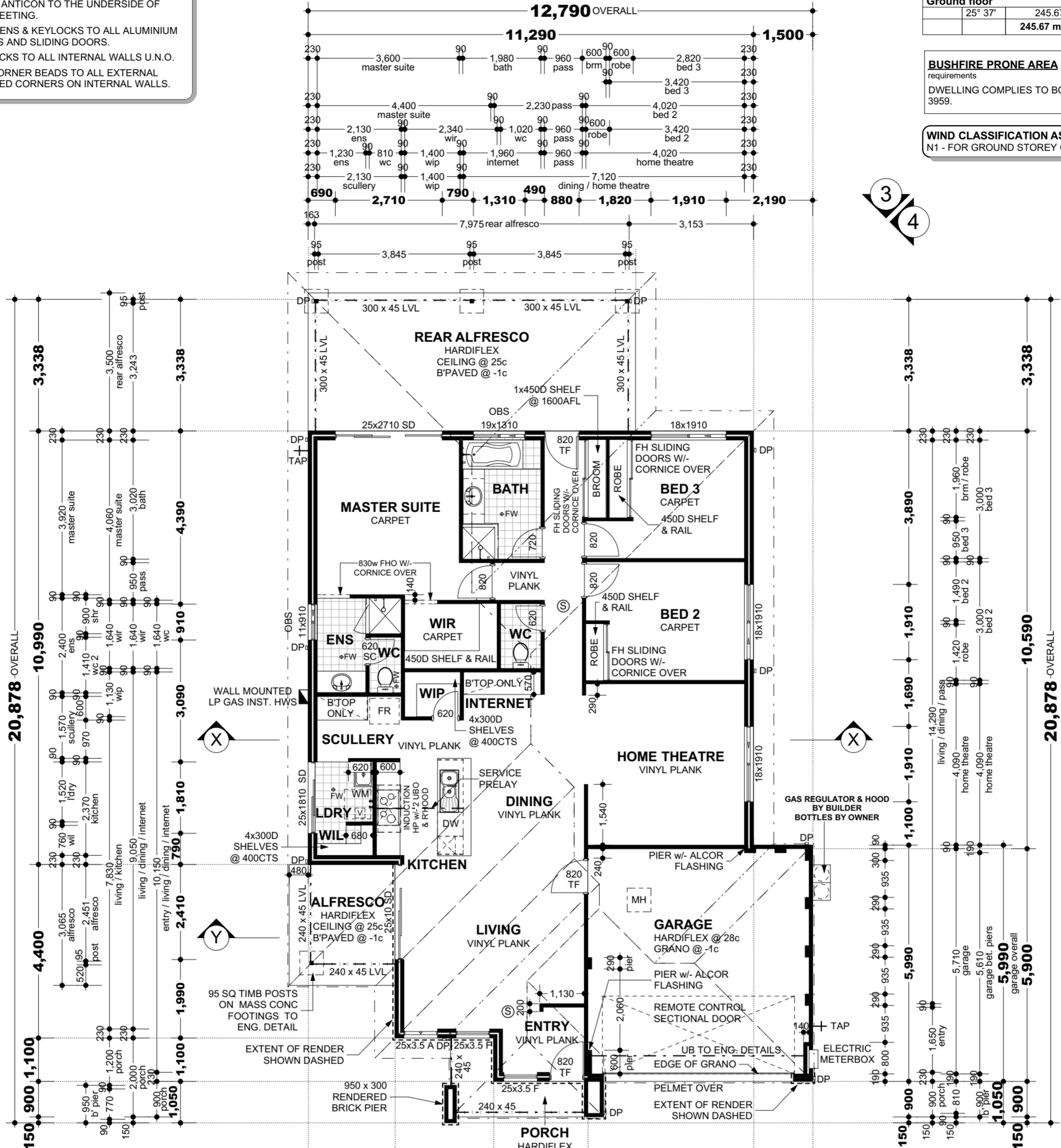
- TOP OF FOOTINGS FOR ALL EXTERNAL PIERS/POSTS ARE TO BE 2c BELOW FINISHED PAVING LEVEL.
- LOCATION OF DOWN PIPES IS INDICATIVE ONLY & MAY BE CHANGED AT BUILDERS DISCRETION AND MUST COMPLY WITH PART 3.5.2 VOLUME 2 OF THE BCA.
- R4.1 INSULATION TO FLAT AND RAKING (IF APPLICABLE) CEILING AREAS OF HOUSE AND GARAGE.
- PROVIDE ANTICOR TO THE UNDERSIDE OF ROOF SHEETING.
- FLYSCREENS & KEYLOCKS TO ALL ALUMINIUM WINDOWS AND SLIDING DOORS.
- CLAY BRICKS TO ALL INTERNAL WALLS U.N.O.
- METAL CORNER BEADS TO ALL EXTERNAL PLASTERED CORNERS ON INTERNAL WALLS.

Floor Areas			
Floor	Location	Area	Perimeter
Ground floor			
	HOUSE	146.54	55.56
	GARAGE	33.76	23.38
	REAR AL...	29.05	23.60
	ALFRESCO	8.21	11.49
	PORCH	4.13	10.78
		221.69 m²	124.81 m

Roof Area Calculation - Ground Floor			
Floor	Pitch	Area (flat)	Area (pitched)
Ground floor			
	25° 37'	245.67	272.52
		245.67 m²	272.52 m²

BUSHFIRE PRONE AREA - (BAL-12.5) - min requirements
 DWELLING COMPLIES TO BCA 3.7.4 AND AS 3959.

WIND CLASSIFICATION AS PER A.S. 4055:
 N1 - FOR GROUND STOREY OF RESIDENCE



FLOOR PLAN

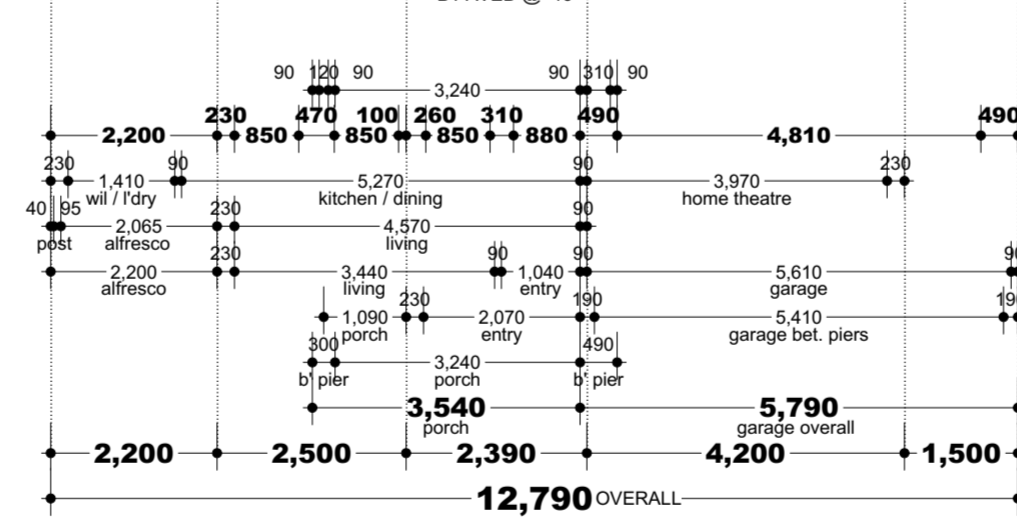
1:100

NOTE:
 • 28c CEILING HEIGHT THROUGHOUT UNLESS NOTED OTHERWISE.

NOTE:
 • 290w x 162 x 90 FACEBRICK BLOCKS TO EXTERNAL LEAF. BLOCKS ARE TO BE LAID IN THIRD STRETCHER BOND.
 • PAINTED RENDER FINISH TO FRONT ELEVATION ONLY. EXTENTS SHOWN DASHED.

NOTE:
 • ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DETAILS

Ⓢ DENOTES HARD-WIRED INTERCONNECTED SMOKE DETECTOR



NOTE:
 • PROVIDE FULL INTERNAL WALL PAINTING - 1 COLOUR THROUGHOUT, 1 COAT SEALER WITH 2 COATS WASHABLE ACRYLIC.
 • PROVIDE "WOD LOOK" VINYL PLANK FLOORING THROUGHOUT THE MAIN LIVING AREAS, PASSAGES AND ANY ROOMS WHICH OPEN ONTO A PASSAGE (NO DOORS).
 • PROVIDE BUILDERS STANDARD RANGE CARPETS TO BEDROOMS.
 • PROVIDE BUILDERS STANDARD RANGE VENETIAN BLINDS (METAL) TO ALL CLEAR GLAZED WINDOWS AND SLIDING DOORS.



Reg. Builder No: 11421. A Division of JWH GROUP Pty Ltd
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 A.B.N. 61 105 364 823.

REV	VO #	DRN	DATE	CHK
1	AMEND.	VNX	24/10/16	LEE
2	BAL	JA	31/10/16	JA

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.
 DATED:...../...../.....
 OWNER: _____ WITNESS: _____
 OWNER: _____ WITNESS: _____
 BUILDER: _____ WITNESS: _____

CLIENT:
LANCELIN SOUTH PTY LTD
 ADDRESS:
LOT 34 (#17) REVILLO STREET, LANCELIN SOUTH.

THE SPENCE ELEMENT SPECIFICATION		REVISION 2
MODEL N°	6246	DATE 31/10/16
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SHEET N°	1 OF 9	+ 0 ANC
JOB N°	31485 RBC	



Sub-contractors to verify all dimensions on site.