

Floor Plan

**GENERAL NOTES**

- This document is based on information provided by the builder.
- These drawings shall be read in conjunction with all other Consultants drawings and Specifications.
- All information contained is subject to change in line with local authority requirements and further detailed planning. Whilst all care and consideration has been taken in the preparation of the information contained in this document, no responsibility is accepted for any inadvertent errors or omissions.
- Before proceeding with the works any discrepancies in the drawings shall be referred for decision to the author.
- Setting out dimensions and sizes of structural members or elements shall not be obtained by scaling the structural drawings. Figure dimensions take precedence to scaled dimensions.
- Internal dimensions between wall framing do not include the allowance for lining thicknesses; External wall dimensions do not include allowance for cladding thickness.
- Any setting out dimensions shown on the drawings shall be checked by the contractor before construction work commences.
- During construction, the structure shall be maintained in a stable condition. Construction loads must not exceed the capacity of the structure at the time of loading. If in doubt ask.
- Lintels under all girder trusses shall be checked by truss supplier.
- Angled walls shall be @ 45° unless noted otherwise.
- WIND classification W.33 (N2)

**BUILDING AREAS (m<sup>2</sup>)**

Living Area =	128.98 m <sup>2</sup>
Garage Area =	37.36 m <sup>2</sup>
Alfresco Area =	12.01 m <sup>2</sup>
Porch Area =	4.33 m <sup>2</sup>
<b>Total Area =</b>	<b>182.68 m<sup>2</sup></b>

**WALL PERIMETER (Im)**

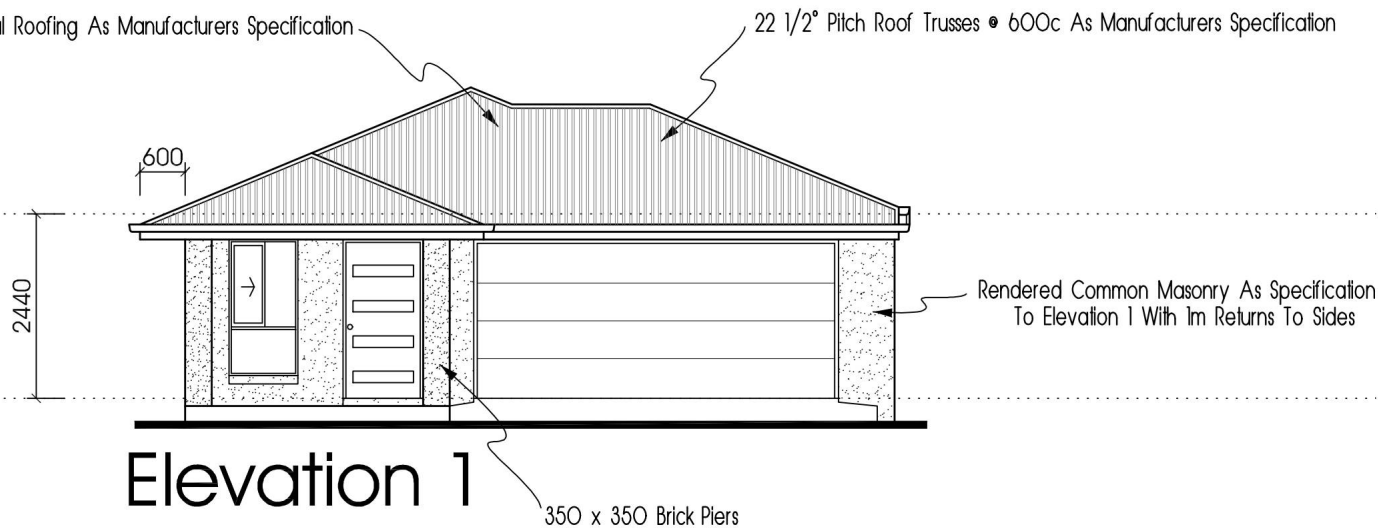
EXTERNAL WALL PERIMETER - 63.971m

**PRELIMINARY ONLY**

<b>PAUL VENOUR</b> BUILDING DESIGNER QBCC Lic No: 1150343 PH: 0402 286 948 <a href="mailto:paul.venour@bigpond.com">paul.venour@bigpond.com</a>		© COPYRIGHT Copyright Reproduction In Whole Or In Part Is Strictly Forbidden									
HOUSE DESIGN:											
CARDIFF - LH											
FACADE:											
CONTEMPORARY											
<table border="1"> <thead> <tr> <th>1</th> <th>As Show</th> <th>Original Issue</th> </tr> <tr> <th>NO.</th> <th>DATE</th> <th>AMENDMENT</th> </tr> </thead> <tbody> <tr> <td colspan="3">THESE PLANS FORM PART OF OUR CONTRACT &amp; DEVELOPMENT APPROVAL</td> </tr> </tbody> </table>			1	As Show	Original Issue	NO.	DATE	AMENDMENT	THESE PLANS FORM PART OF OUR CONTRACT & DEVELOPMENT APPROVAL		
1	As Show	Original Issue									
NO.	DATE	AMENDMENT									
THESE PLANS FORM PART OF OUR CONTRACT & DEVELOPMENT APPROVAL											
CLIENT(s) -											
[Signature] [Signature]											
Date-											
BUILDER -Date -											
<b>Real Property Description</b>											
Lot -	49										
Plan No-SP	328597	Authority - Redland C.C.									
Area -	352m <sup>2</sup>	Drawn - PDV									
Parish -	Redland	Date- 01-06-2022									
County -	Stanley	Scale = 1:100									
CLIENT-											
PROJECT -											
Proposed Dwelling at Lot 49 Point Avenue Victoria Point											
		Thomas Paul Constructions (Qld) Pty Ltd QBCC Licence: 1105395 Unit 4 12-14 Expo Court Ashmore QLD 4214									

Sheet Metal Roofing As Manufacturers Specification

22 1/2° Pitch Roof Trusses • 600c As Manufacturers Specification



Elevation 1