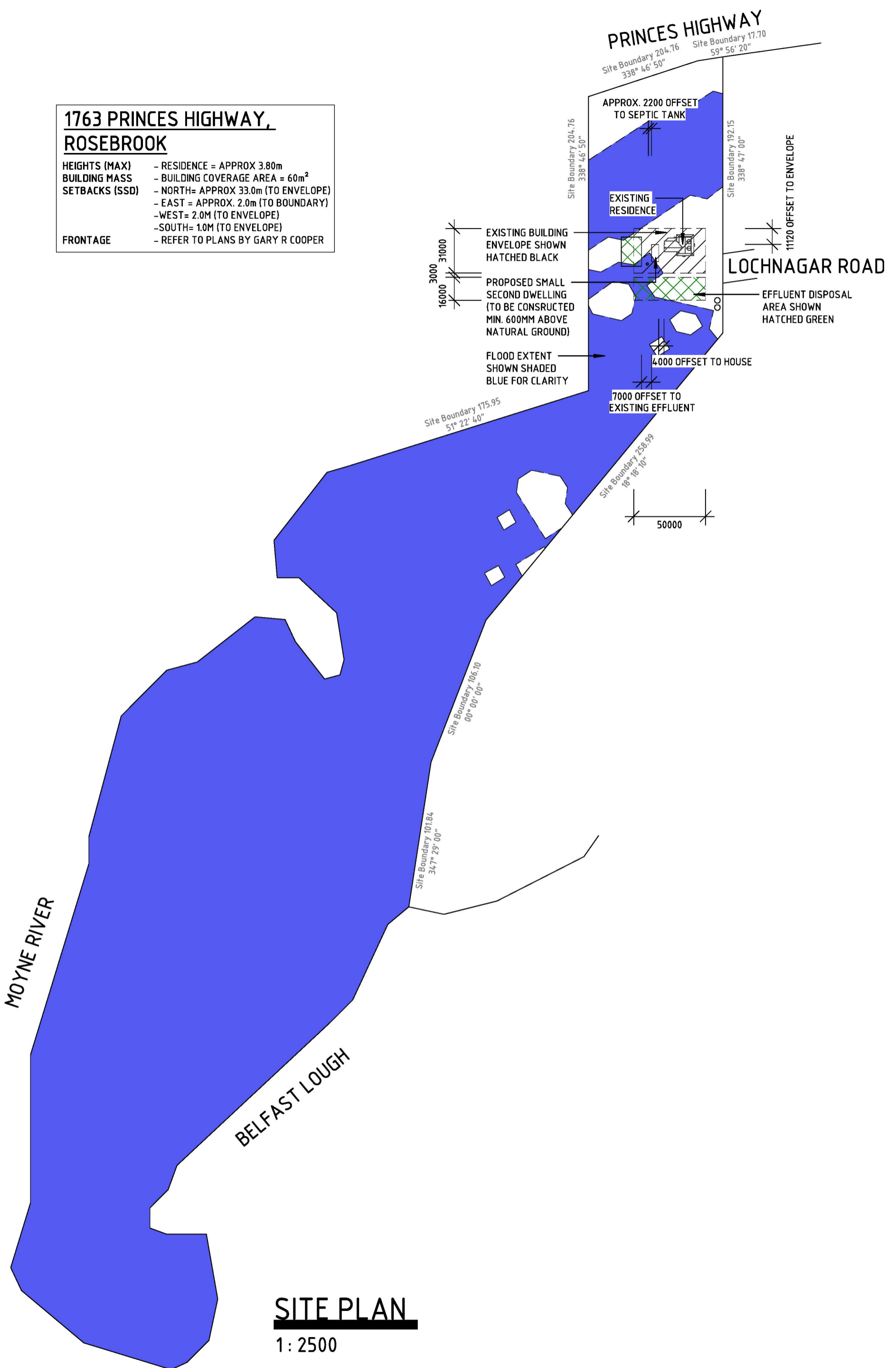


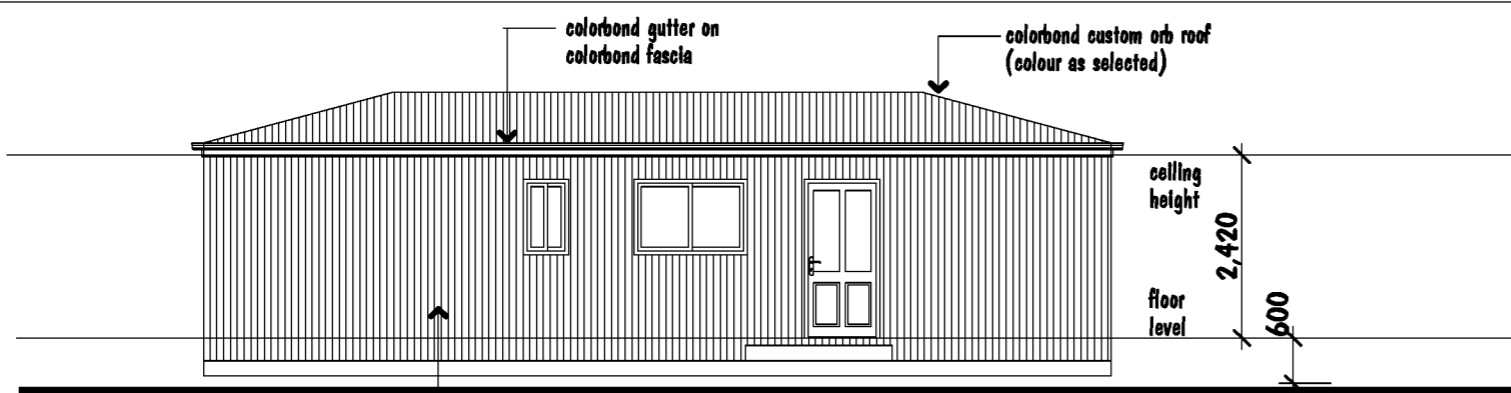
**1763 PRINCES HIGHWAY,
ROSEBROOK**

- HEIGHTS (MAX)** - RESIDENCE = APPROX 3.80m
BUILDING MASS - BUILDING COVERAGE AREA = 60m²
SETBACKS (SSD) - NORTH= APPROX 33.0m (TO ENVELOPE)
 - EAST = APPROX. 2.0m (TO BOUNDARY)
 - WEST= 2.0M (TO ENVELOPE)
 -SOUTH= 1.0M (TO ENVELOPE)
FRONTAGE - REFER TO PLANS BY GARY R COOPER

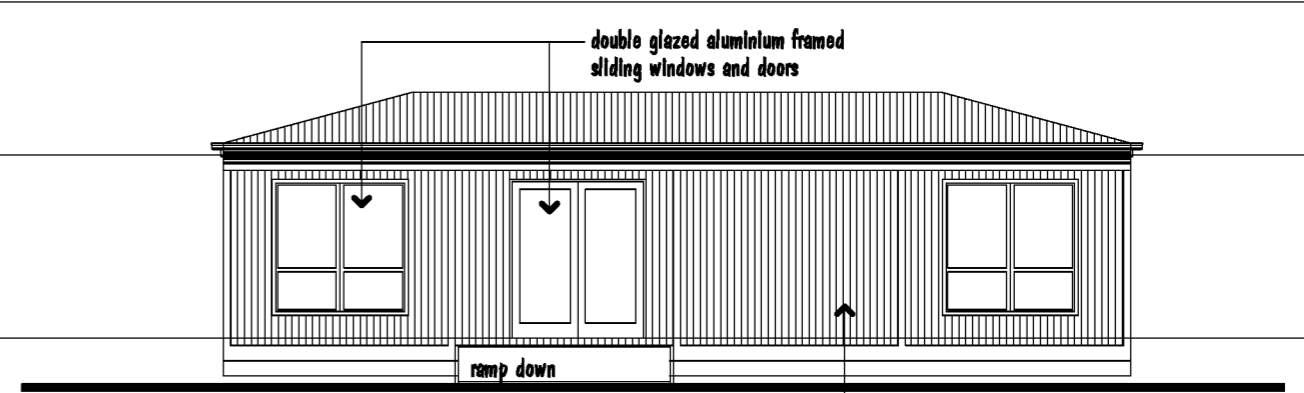


SITE PLAN

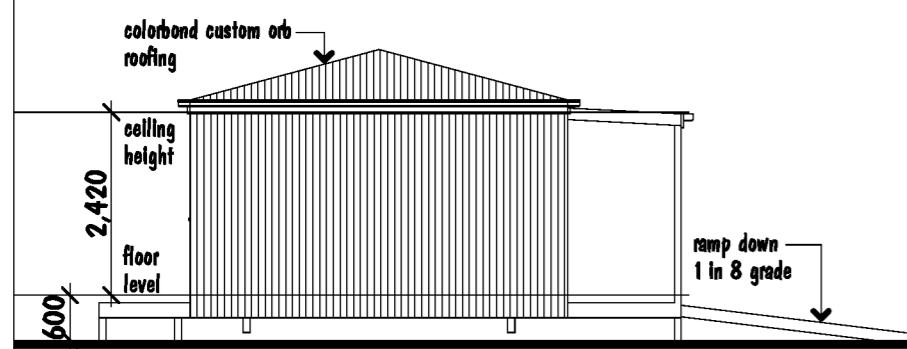
1 : 2500



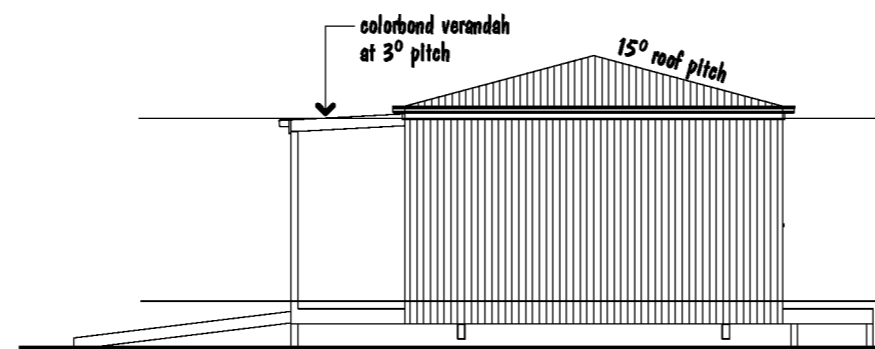
elevation 2
scale 1:100



elevation 4
scale 1:100



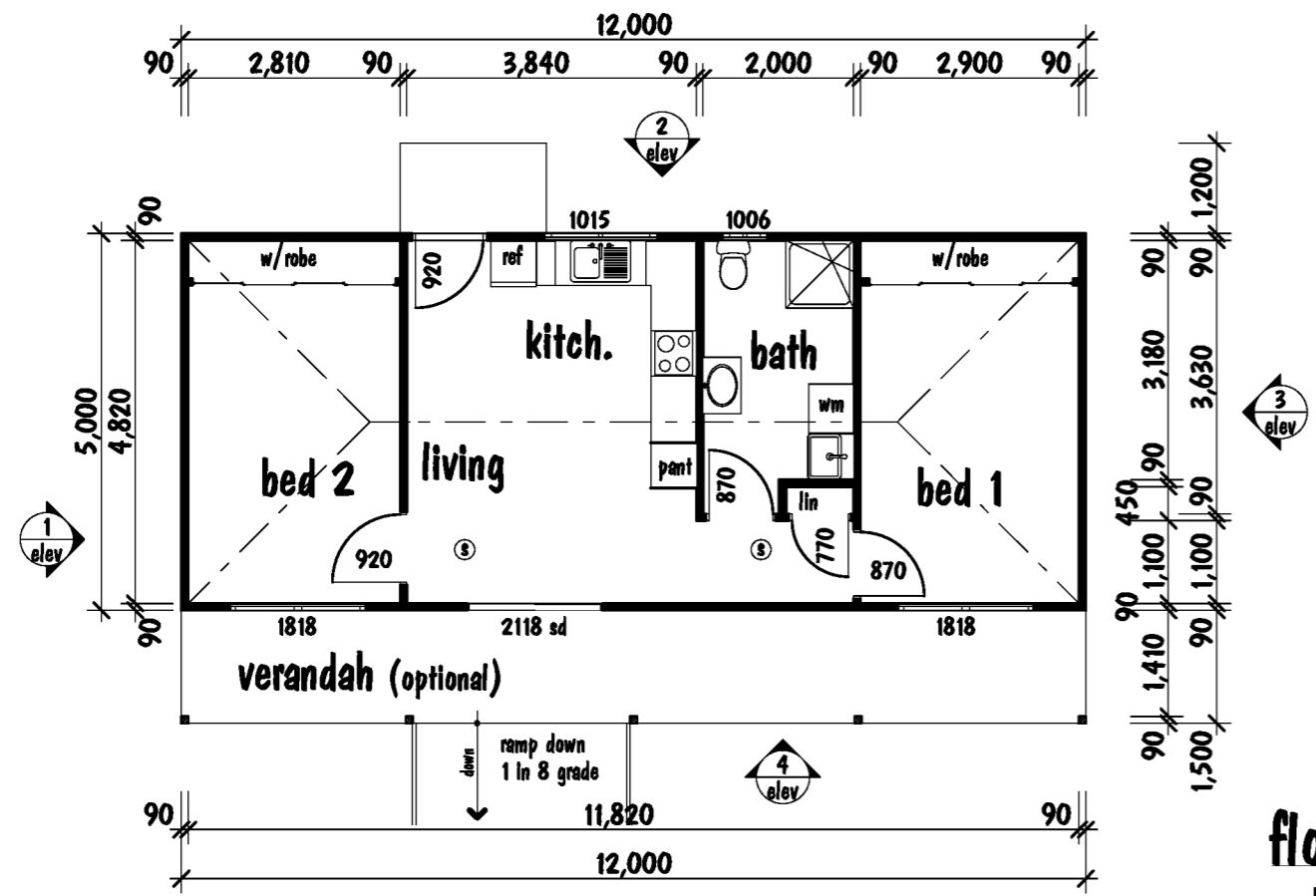
elevation 1
scale 1:100



elevation 3
scale 1:100


contractor notes

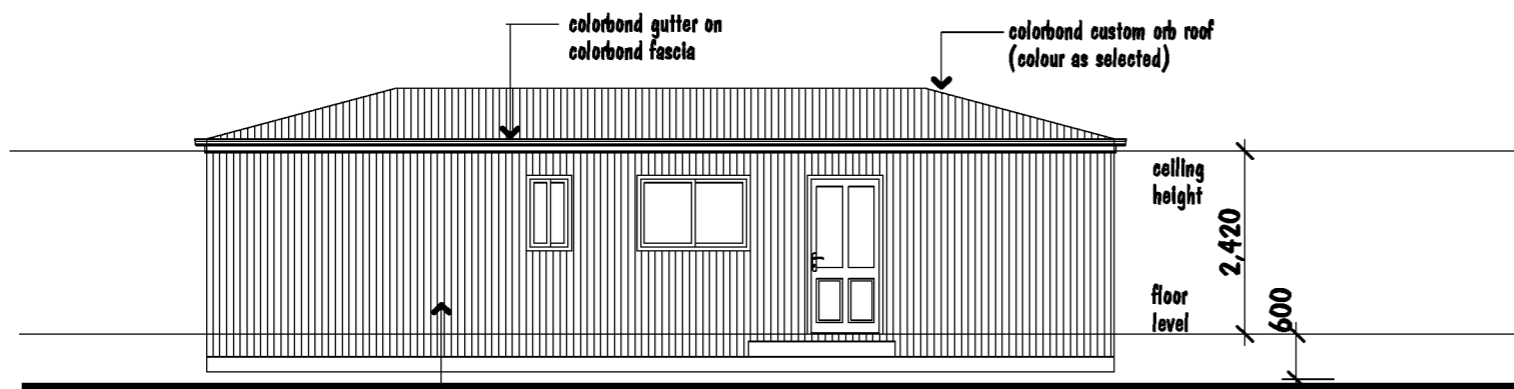
- contractor shall check and verify all dimensions and levels prior to the commencement of any works
 - all work shall comply with the B.C.A, relevent S.A.A. codes, the requirements of local council & relevant building surveyor
 - written dimensions shall take preference over scale drawings
 - provide insulation to external walls, floor & ceiling as may be required by an energy rating report
 - provide a readily removable door from the outside of the WC compartment
 - provide articulation joints at 6.0m centres and between 1.2m and 1.8m of all external comers as per 'Cement Concrete & Aggregates Australia technical notes 61 Aug 2008'
 - (S) denotes C.F.A. & S.A.A. approved smoke detector wired to mains
 - (X) denotes an exhaust fan ducted to open air
 - (X) denotes ceiling fan
 - provide galintels above all openings in brickwork:-
 - 100mm flat for openings up to 1000mm
 - 100x100 angle for openings up to 2000mm
 - 150x100 angle for openings up to 3000mm
 - install appropriate termite barrier in accordance with AS 3660.1
 - all stormwater drainage to be connected to a legal point of discharge
 - downpipe locations must conform with AS/NZ 3500
 - sub-floor ventilation must conform with part 3.4.1 of B.C.A
 - wall ties to brickwork to be in accordance with Part 7 of AS4773.1 2010 'Masonry for small buildings' for brickveneer construction grade 316 stainless
 - all glass & windows must conform with part 3.6 of B.C.A. inc motifs to glazed panels as required
 - all wet areas must comply with part 3.8.1 of B.C.A. and AS3740 - 2010
 - refer to consultants report below for site classification and footing foundation requirements
- consulting engineer: - TBA
- soil classification -
- wind classification -



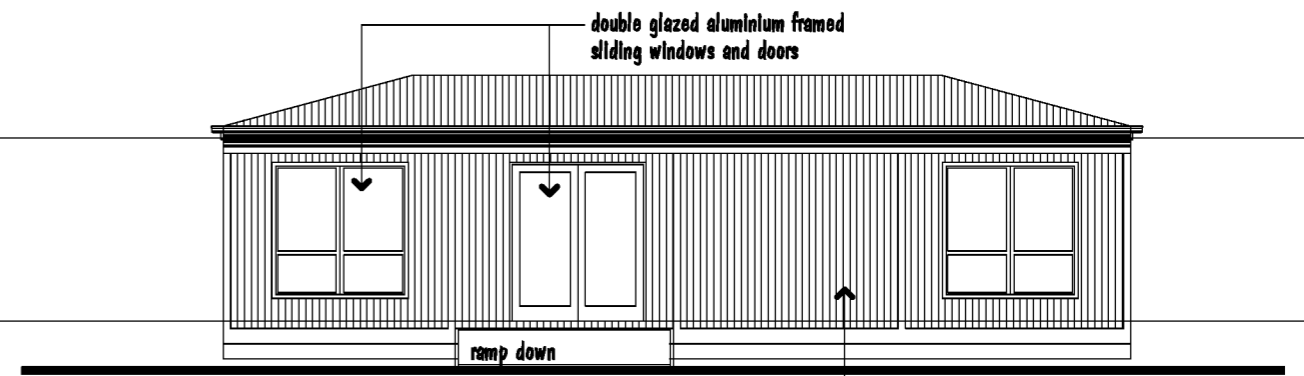
floor plan
scale 1:100

pine wall framing
common studs 90x35 MGP10 pine at 450 ctrs
bottom plates 90x45 MGP10 pine
top plates 90x45 MGP10 pine
jamb studs 90x45 MGP10 pine
noggings at max. 1350 spacing
brace and tie down all framing in accordance AS1684

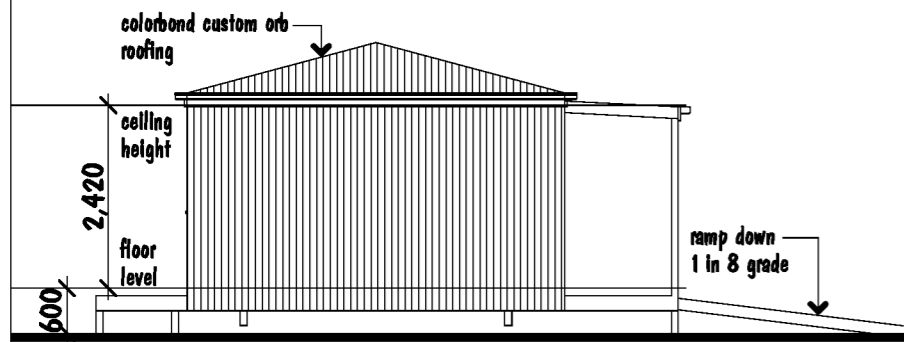
12m x 5m - 2 bed Address _____	
gary r cooper drafting d.p - a.d 2139 18 saltau st, warmambool 3280 ph: 5561 0172 mob: 0407 056 254 e: garycooperdrafting@bigpond.com w: garycooperdrafting.com.au	
Amendment A - October 2024 f.l. to g.l. 600mm & ramp added	
date drawn scale drawing no. sheet	11/10/2024 Gary 1:100 24-04'A sheet



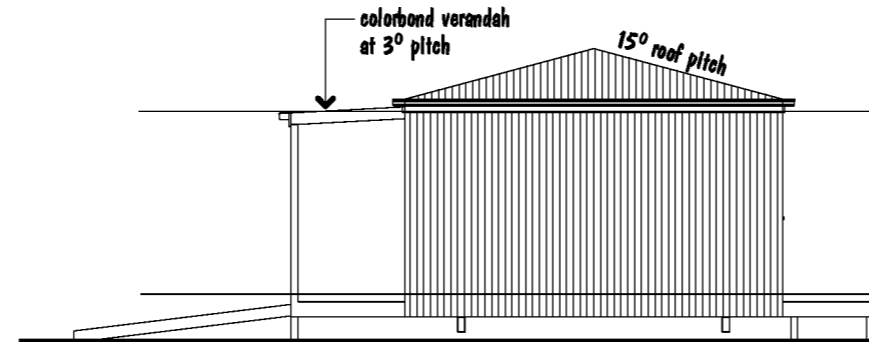
elevation 2
scale 1:100



elevation 4
scale 1:100



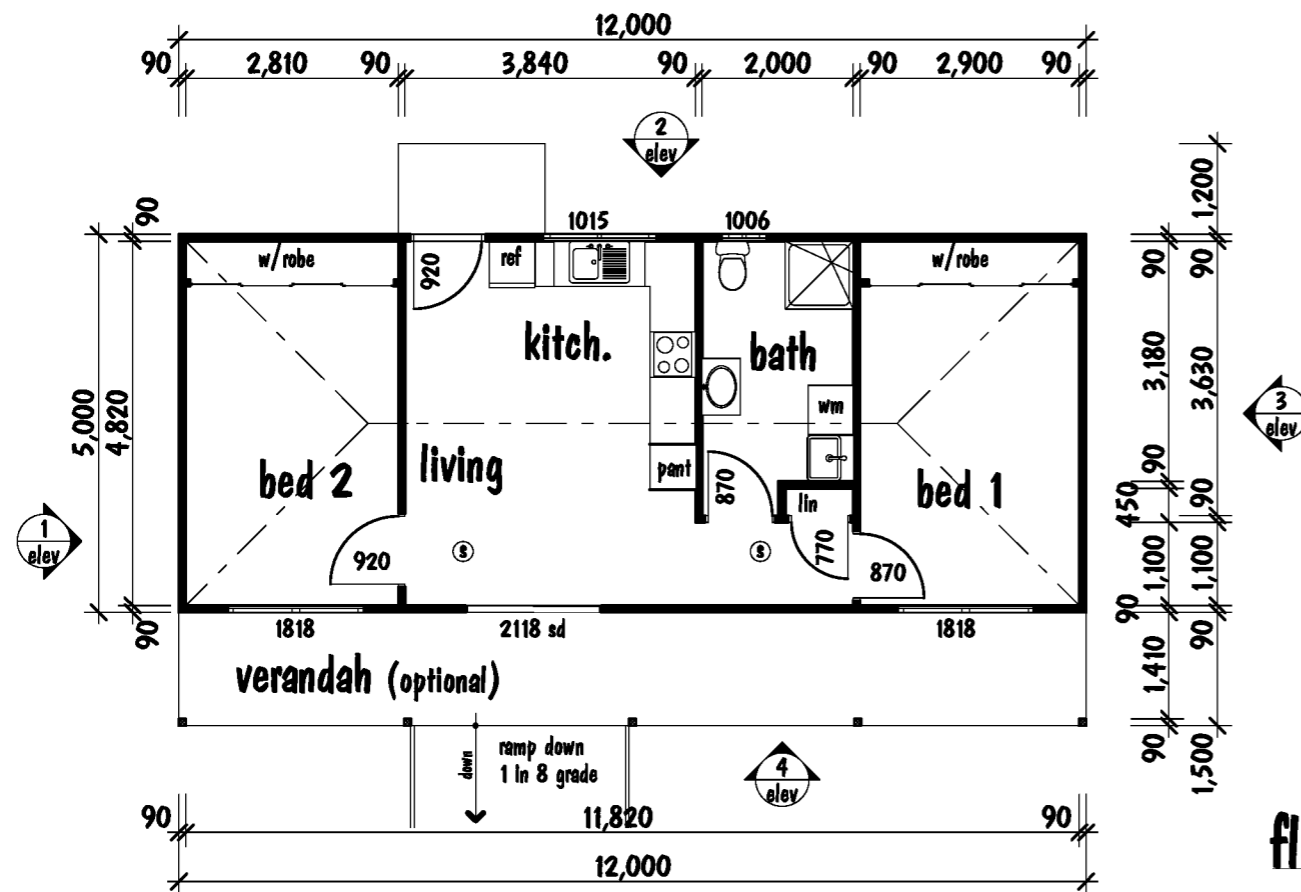
elevation 1
scale 1:100



elevation 3
scale 1:100


contractor notes

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floor plan
scale 1:100

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noggings at max. 1350 spacing
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12m x 5m - 2 bed Address _____	 N
gary r cooper drafting d.p - a.d 2139 18 saltau st, warramboul 3280 ph: 5561 0172 mob: 0407 056 254 e: garycooperdrafting@bigpond.com w: garycooperdrafting.com.au	
Amendment A - October 2024 f.l. to g.l. 600mm & ramp added	date 11/10/2024 drawn Gary scale 1:100 drawing no. 24-04'A sheet