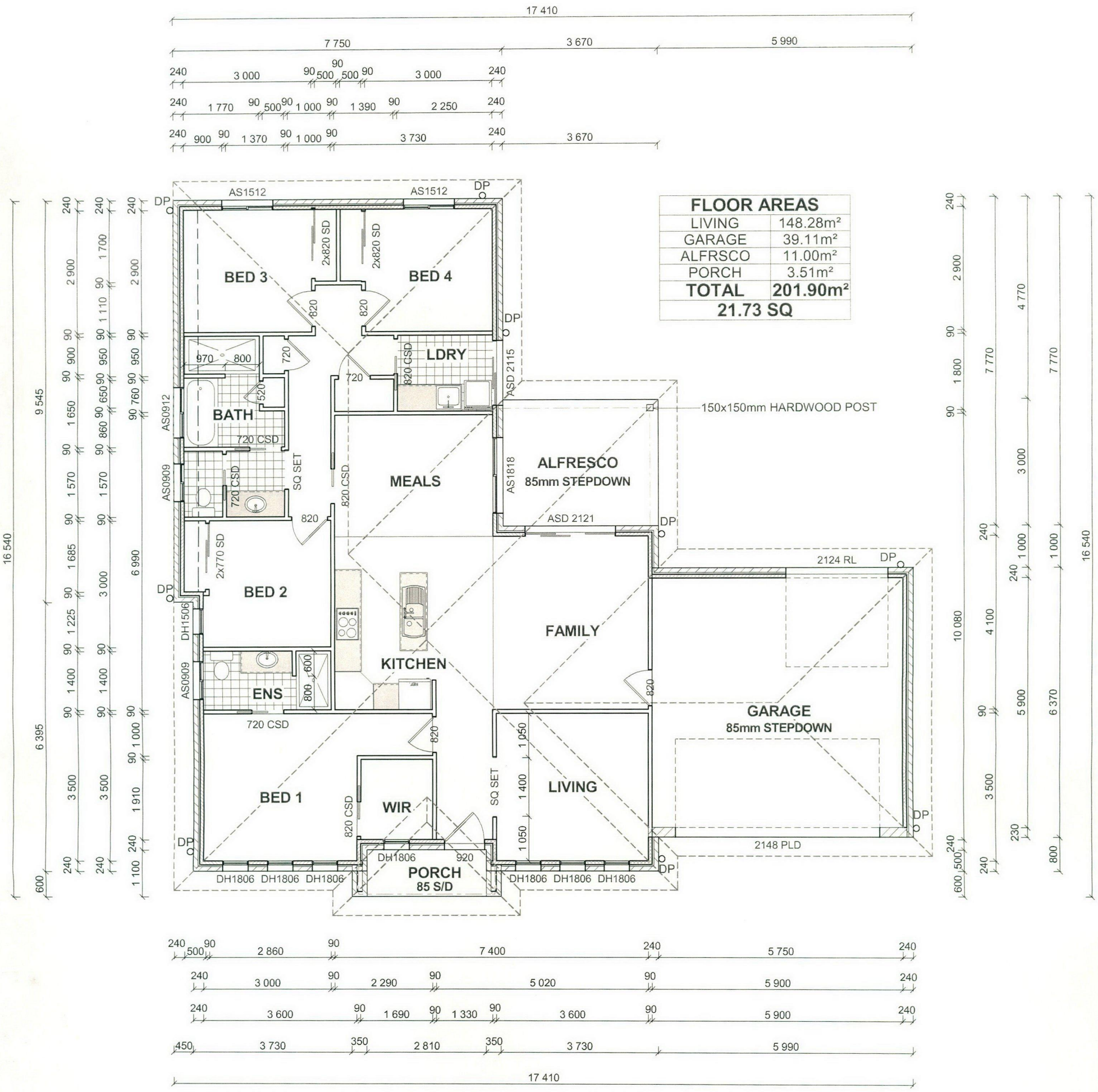

FLOOR AREAS	
LIVING	148.28m²
GARAGE	39.11m²
ALFRSCO	11.00m²
PORCH	3.51m²
TOTAL	**201.90m²**
21.73 SQ	

GENERAL NOTES:

1. ALL LEVELS, DIMENSIONS, SITE CONDITIONS & SERVICES TO BE CHECKED & CONFIRMED ON SITE & WITH RELEVANT SERVICE AUTHORITIES PRIOR TO CONSTRUCTION.

2. W.C. TO BE FITTED WITH LIFT-OFF HINGES.

3. WINDOW OPENING SIZES TO BE CHECKED BEFORE FRAMES ARE CONSTRUCTED.

4. ALL DIMENSIONS ARE NOMINAL I. E DIMENSIONS ARE TO STRUCTURAL ELEMENTS AND DO NOT INCLUDE FINISHED SURFACES SUCH AS PLASTERBOARD, TILING ETC.

5. ALL WORKMANSHIP, MATERIALS & CONSTRUCTION TO BE IN ACCORDANCE WITH RELEVANT S.A.A CODES: THE BUILDING CODE OF AUSTRALIA - VOLUME 2 & POLICY REQUIREMENTS OF LOCAL COUNCIL.

6. FRAMES & TRUSSES TO SATISFY AS1684 SSA TIMBER FRAMING CODE.

7. WALL FRAME BRACING, ROOF BRACING & ALL TIE DOWN FIXING DETAILS TO BE IN ACCORDANCE WITH AS1684.2-1999 'RESIDENTIAL TIMBER FRAMED CONSTRUCTION.'

8. WATERPROOFING TO WET AREAS TO COMPLY WITH AS3740-2004.

9. DRIVEWAY TO COMPLY WITH AS2890.1 -1993.

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Builder to confirm all dimensions prior to comencement of any work.
All measurements are in millimetres unless noted otherwise.
Building setout to be checked & performed by a registered surveyor.

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FLOOR PLAN	**SCALE 1:100**	**FINAL PLANS**	**DATE:**	23/04/2015
CLIENT: MATT BENDER CONSTRUCTIONS			**REF:**	14-59
OWNER:			**DRAWN:**	1 of 9 SHEETS
SITE: LOT 25B DROVERS AVENUE, DUBBO				