

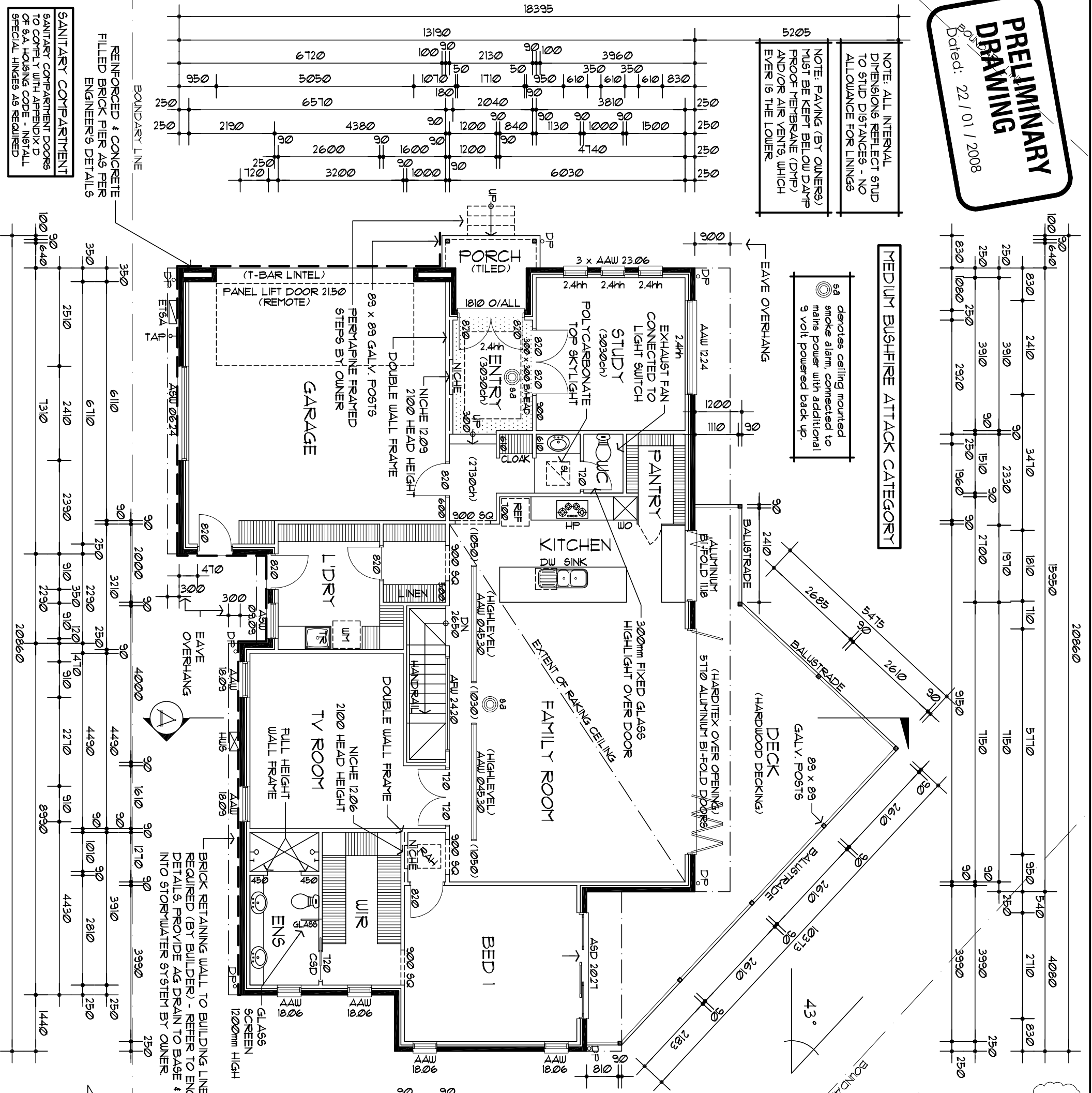
PRELIMINARY DRAWING
 Dated: 22 / 01 / 2008

NOTE: ALL INTERNAL DIMENSIONS REFLECT STUD TO STUD DISTANCES - NO ALLOWANCE FOR LINKS

NOTE: PAVING (BY OWNERS) MUST BE KEPT BELOW DAMP PROOF MEMBRANE (DMP) AND/OR AIR VENTS WHICH EVER IS THE LOWER

MEDIUM BUSHFIRE ATTACK CATEGORY

9g denotes ceiling mounted smoke alarm, connected to mains power with additional 9 volt powered back up.



Adopt Wind Class = N2
 High wind area construction requirements:

windows: comply with as2047 glasses in buildings.

sarking/tiling: comply with Australian standard as2050-1995 for roof tiling and sarking.

termitte protection: comply with as3660.1 - 2000 protection of buildings from termites.

Timber framework and connections: comply with as1684 part 2 - 2006

wet area details: comply with the minister's specification clause saf 1.7

Construction Notes:

Roofing at 1" & 1" pitch - ZINCALUME corrugated roof sheeting from builders range.

COLORBOND "P" gutter with 15mm dia. upvc downpipe.

230 series standard face brickwork from Builder's standard range on 50mm superviscourse.

Smooth render finish to front & North side elevation.

Aluminum framed awning windows to front elevation & where noted. Aluminum framed horizontal sliding windows to sides & rear. Obscured glazing to Bathroom & Ensuite.

Internal linkings: 10mm thick plasterboard ceiling and wall linkings.

Water resistant plasterboard wall linking to wet areas.

2130mm to upper level.

3030mm to study & entry.

2430mm to lower level.

Raking ceiling to family room.

55mm plasterboard cornice wall junctions generally. Square set cornice to raking ceiling areas only.

300 x 300 Bulkhead to Entry.

Deck: Hardwood decking by Builder.

External Balustrade: Tempered stainless steel horizontal balustrade by Builder.

Fiberglass insulation: r20 to external walls, r30 upper ceilings. Insulate all internal walls with R15 batts.

Concrete raft footing to lower level living. Suspended concrete slab to garage & porch.

Timber framed upper floor with air vents through brick build up to external walls.

Internal Balustrade & Staircase by Builder.

Stair setout Lower to Upper: 2650mm 14 risers x 18326mm

100mm width stair flights with closed treads (Non slip adhesive strip by Owners, 20mm from nosing required if stairs not carpet finish)

Internal Joinery: All Joinery to be dressed Customwood in lams tongue profile, skirtings: 66x14 architraves: 66x14 window axes: 66x14

External doors: Front door: 2340mm high selected from Builders range.

Internal doors: Builders range selection. All doors hung on loose pin butt hinges.

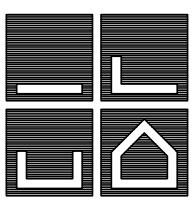
Window Reveals: Customwood.

Hot Water System: Solar hotwater system with gas back-up unit

Painting: Internal & External by Builder

UPPER FLOOR PLAN: JOB No: AMENDMENTS:

PROPOSED RESIDENCE:
 FOR: ROBERTS & DUFFIELD
 AT: LOT 21 TACOMA BOULEVARD
 PASADENA S.A.



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