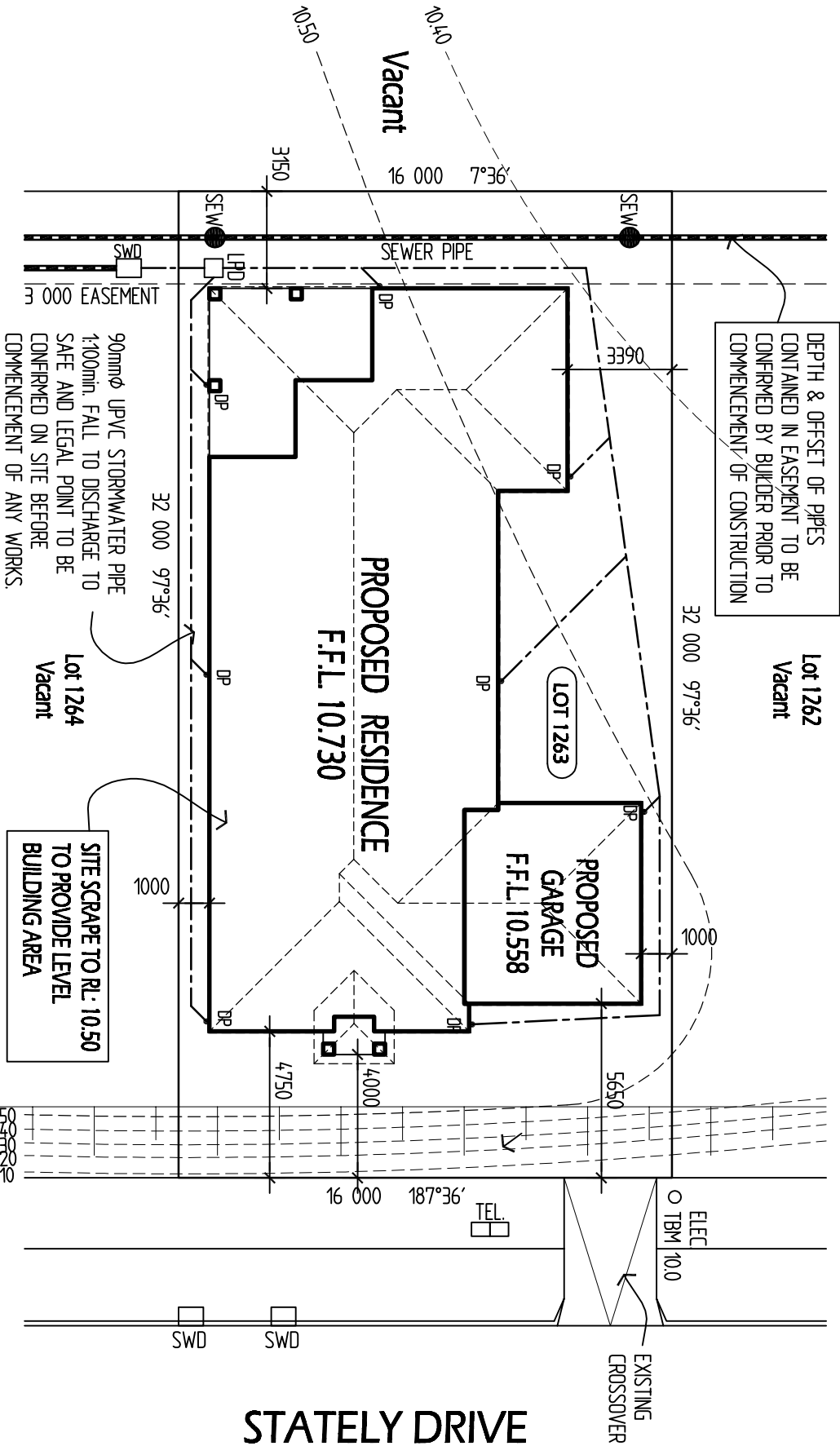


GENERAL NOTES

- Do not scale this drawing. Written dimensions to take precedence over scale.
- All bearings and dimensions to be checked on site before commencement of any works.
- All works to comply with B.C.A. and all relevant Council bylaws.
- All works to comply with relevant A.S. codes:
A.S. 2870-1996 Concrete slabs and footings
A.S. 2047-1999 Windows in buildings
A.S. 1288-1994 Glass in buildings
A.S. 3786-1993 Smoke alarms
A.S. 3660.1-2000 Termite protection
A.S. 1684.2 & 1684.4-1999:
Residential timber framed construction - (Non-Cyclonic areas)
- All wet areas to comply with A.S. 3740-1994 and BCA.
- Plasterboard wall and ceiling linings (10mm) unless shown otherwise.
- Provide self contained smoke alarms connected to mains power as required by BCA 3.7.2.3 and A.S. 3786-1993. Installation in accordance with manufacturers specifications.
- Mechanical ventilation as required to be provided by 250 diameter exhaust fan ducted to external air, providing 25 litre/second clean air.
- Provide thermal insulation as follows:
Walls: Double sided aluminium foil wrap to external face of studs for all external walls.
Ceiling: R2.5 insulation
- Care is to be taken not to damage existing stormwater drains. Builder to locate existing drains and take all possible care when excavating for footings.

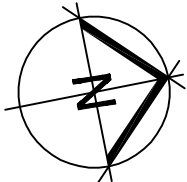
AREAS:

SITE	:	512m ²
RESIDENCE	:	209.37m ² (22.53sq)
GARAGE	:	37.05m ² (3.98sq)
PORCH	:	2.11m ² (0.22sq)
ALFRESCO	:	22.68m ² (2.44sq)
TOTAL	:	271.21m ² (29.19sq)



LIMERICK ROAD

STATELY DRIVE



SEVENTEENTH JULTEX PTY. LTD.
TRADING AS
P.&J. CONSTRUCTIONS
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HALLAM, 3803

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14 Clarendon Drive
NARE WAREEN 3805

PH. 8794 8544
E-MAIL: vandamme@nedspace.net.au

FAX. 8794 8545

client :
NARENDRA C. BABU

site address :
**LOT 1263 STATELY DRIVE
CRANBOURNE**

drawing title :
SITE PLAN

note :
DO NOT SCALE DRAWINGS
WRITTEN DIMENSIONS TAKE PRECEDENCE
CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE
COMMENCEMENT OF WORKS

drawn :
PC

checked :
PC

date :
7-5-10

scale :
1:200

issue :
F

job no. :
09099

sheet :
1

of :
6