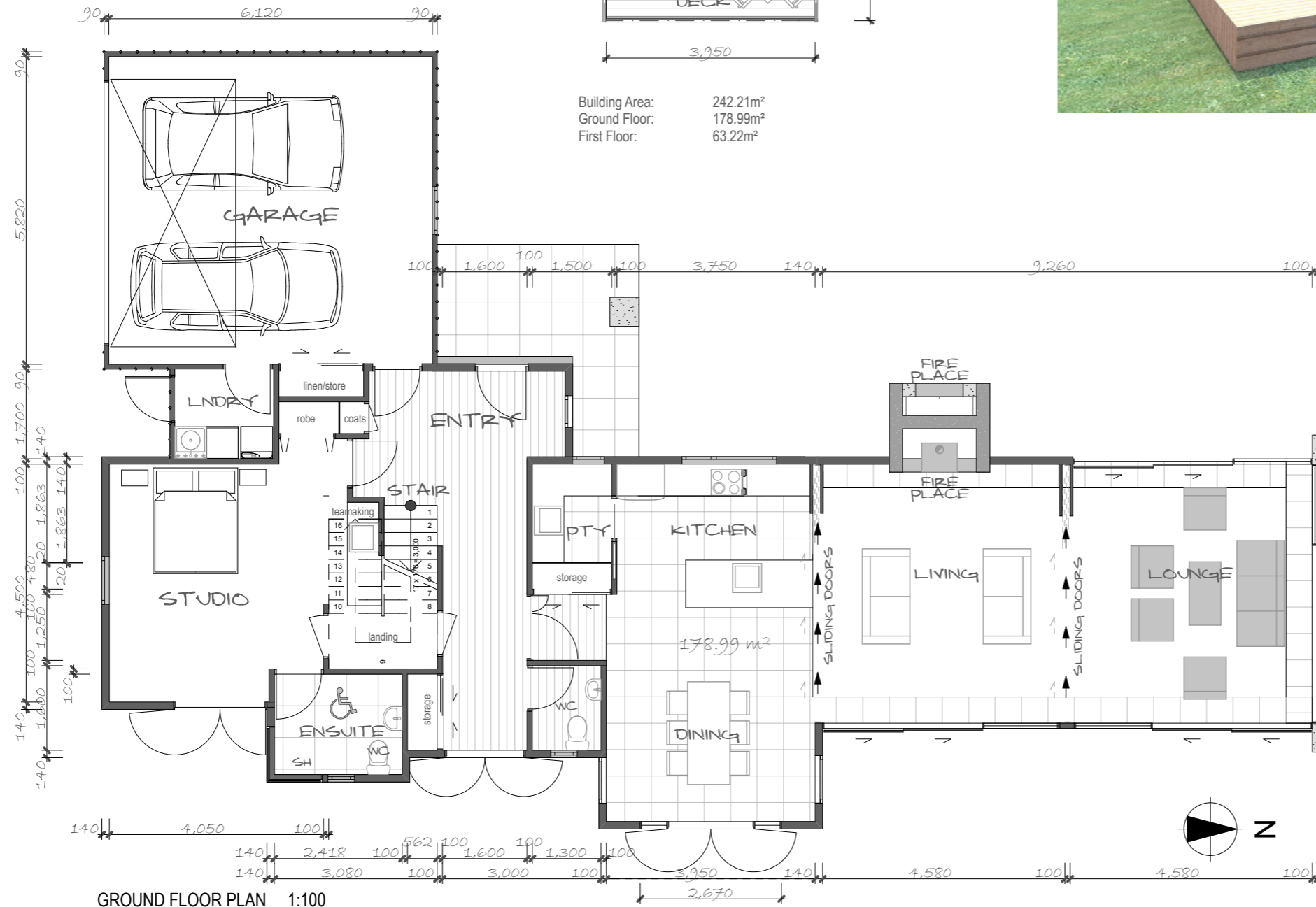


FIRST FLOOR PLAN 1:100



Building Area: 242.21m²
 Ground Floor: 178.99m²
 First Floor: 63.22m²



GROUND FLOOR PLAN 1:100



Outline Specification

- A Classic Stone veneer, over 7.5mm fibre cement board on a 20mm cavity, 140x45 timber framing @ 600 min crs with Tyvek building wrap, R4.0 pink batt ultra insulation
- C Cedar rusticated weatherboard on 140x45 timber framing @ 600 min crs with Tyvek building wrap, R4.0 pink batt ultra insulation
- D Skellerup Ecostar Roof Tiles on Plywood minimum 15 mm thick, DD grade or better, untreated or H3 treated. To AS/NZS 2269 Plywood - Structural. Trusses by truss designer, 13mm Gib board ceilings and R5 fibreglass batt insulation
- E 1.5mm butyl rubber roofing on 18mm ply on ex150x50 rafters @ 400 crs pitch 1.5°
- F Lower Floor, reinforced concrete floor slab 100mm thick on dpm and 50 mm polystyrene insulation with edge insulation as per details as engineers details.
- H Linings, 10mm Gib board walls. 13mm Gib board ceiling to grade 4 Paint finish
- I Soffits: Hardie Groove with sealant joints. Fascia: James Hardie Linea Fascia.
Gutter: Colorsteel half round gutter with concealed brackets.
Colour: Black
- J Windows and Doors, Powder coated aluminium framed low e argon gas filled double glazing units. Colour TBC
- K Balustrade: 40x6mm MS Flat with 12mm rods @ 112mm crs and ex150x50 hardwood timber handrail. Colour: Black



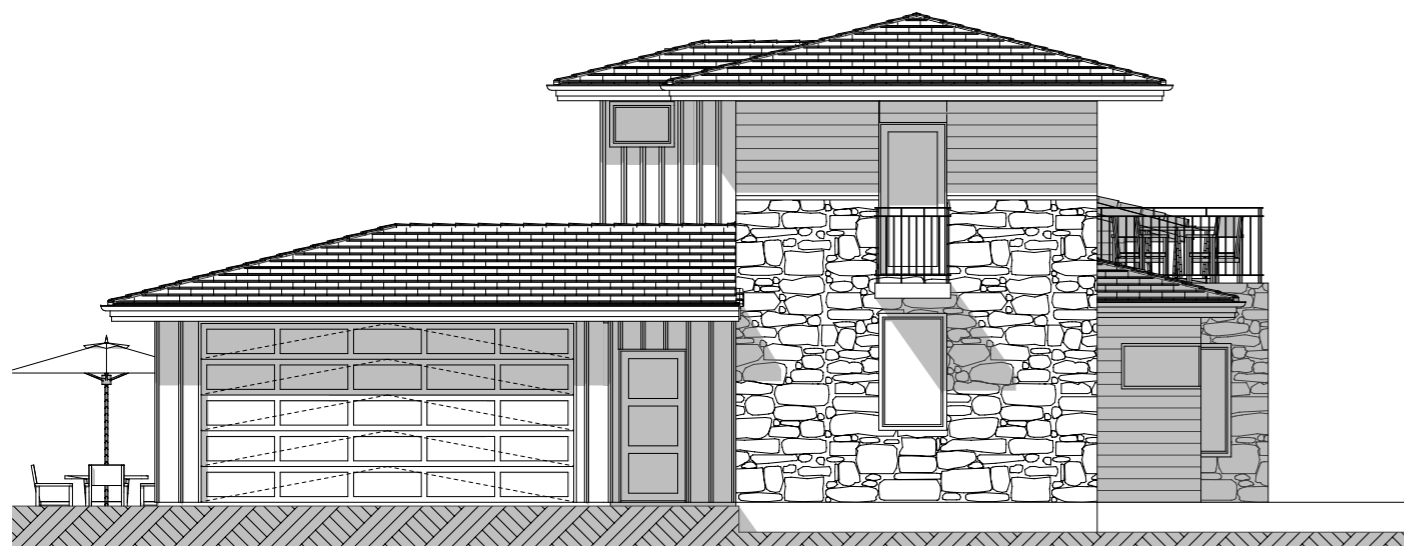
EAST ELEVATION

1:100



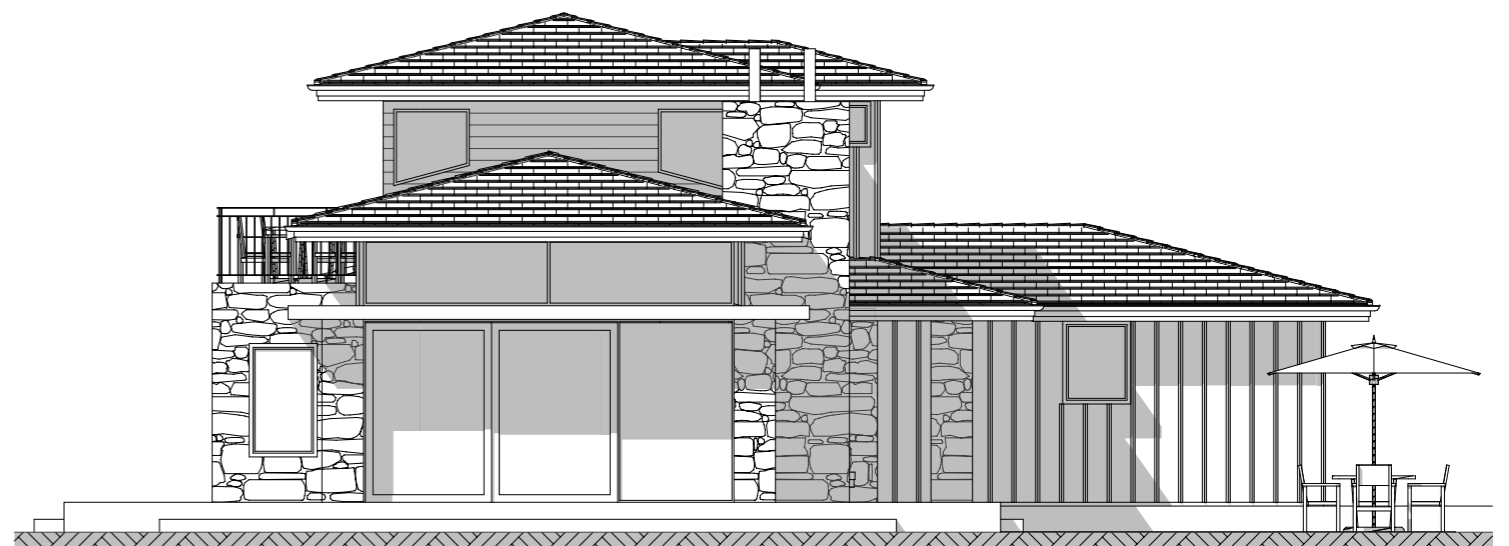
WEST ELEVATION

1:100



SOUTH ELEVATION

1:100



NORTH ELEVATION

1:100