# N3 Wind Category | Communications Pre-wired

| Floor Areas | |
|---|---|
| Living | 171.0 |
| Garage | 36.2 |
| Alfresco | 8.3 |
| Porch | 2.5 |
| | 218.0 m² |

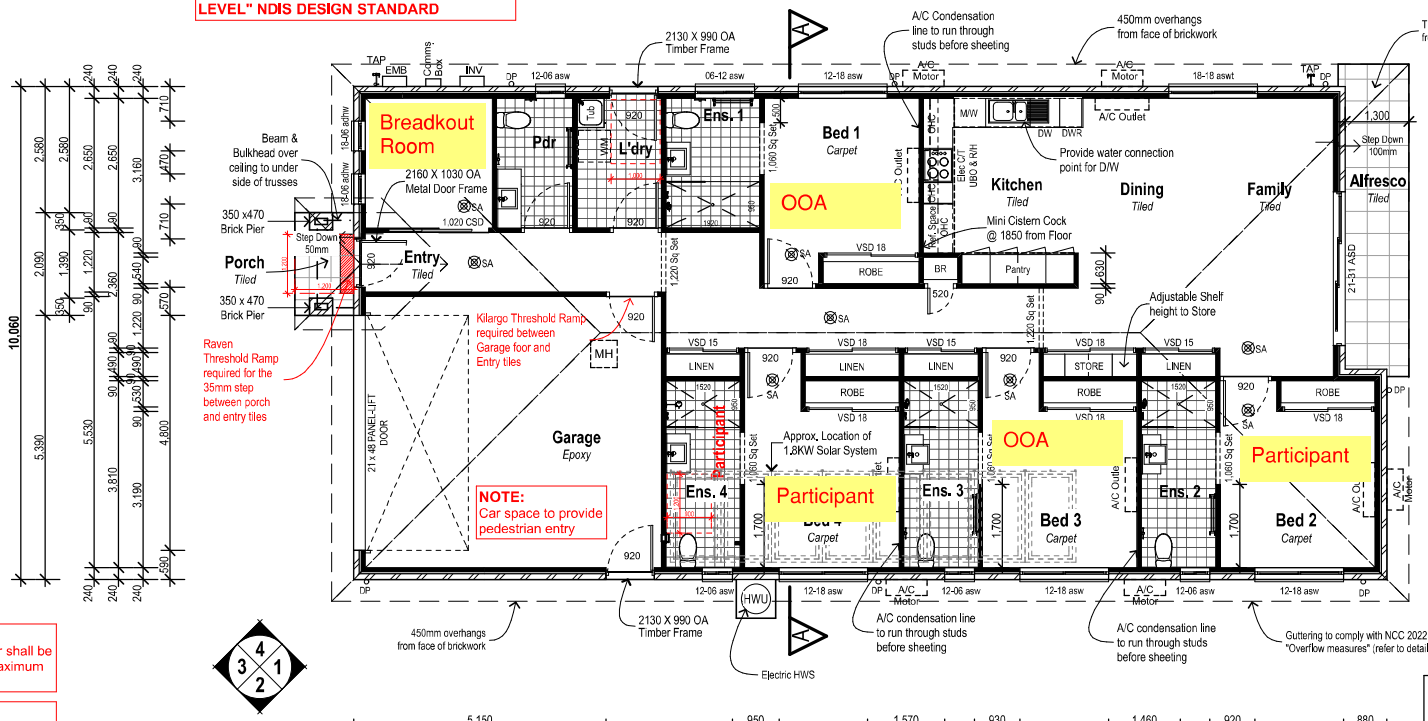
**NOTE:**
Timber doors where provided shall be solid core doors

*Note:*
*Provide security screens to all openable windows & sliding glass doors*

*Provide full ht. Masonry articulation as per engineers report*

**NOTE:**
Laminated glass or polycarbonate resin thermoplastic material shall be provided to all glazed areas, glazed doors and side lights.

**HOME TO BE CONSTRUCTED TO "ROBUST LEVEL" NDIS DESIGN STANDARD**




**NOTE:**
13mm High impact plasterboard wall interal wall linings except sanitary rooms

**NOTE:**
R1.7 Acoustic Guard insulation to all internal bedroom walls.

**NOTE:**
Slip resistance of the Garage floor shall be a minimum of P4 or R11 with a maximum gradient in any direction of 1:40

**NOTE:**
Slip resistance of all flooring shall be a minimum of P3 or R10.

**NOTE:**
Slip resistance of the tiled Porch shall be a minimum of P4 or R11 with a maximum gradient of 1:40.
Porch tiles to be bedded to have 20mm of fall towards front edge and a 35mm maximum step to the inside tiles.

**NOTE:**
Door handles shall be positioned in a consistent location at 1.0m above finished floor level

**NOTE:**
All internal doorways shall have a level (step-free) transition and threshold (maximum vertical tolerance of 3mm vertical or 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled)

**NOTE:**
Solid (and non-translucent) contrasting glazing strip of 75mm width and between 900mm to 1000mm above finished floor level shall be provided for the full width of a glazed area which could be mistaken for an opening.

**NOTE:**
All walls in sanitary rooms shall be lined with 12mm structural plywood for full height on the internal side for future proofing of grabrails

**NOTE:**
Car space to provide pedestrian entry

*Note:*
*450mm Eave U.N.O.*

*Note:*
*Provide vertical blinds throughout (excluding wet areas)*

*Note:*
*Provide 300mm deep Square Set openings*

*Note:*
*Provide steel wall frames and roof trusses*
*Provide R 0.2 thermal break to external wall frame and lightweight cladding*

Exhaust fans ducted externally to soffit U.N.O. with a minimum flow rate of discharge of 25 L/s (to comply with ABCB HPS 2022 Part 10.8.2). Refer to Electrical plan for locations.

CONSTRUCTION COPY - Rev G - 9/30/2024

Date:

Client's Signature:


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"Building a Shared Vision"



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GENERAL NOTES:
Drawings are to be read in conjunction with the relevant client-builder contract. Contract is to take precedence over drawings including but not limited to: - Finishes, Inclusions, upgrades, exclusions, additional costs and works by the owner/builder. Incorrect inclusions or omissions or typographical errors are not to be used in the interpretation of any information in these drawings. Nor can they be used to claim any additional or alternate items or services as a result of such errors. The incorrect or omitted details shall be subject to subsequent correction by the building company and documentation reissued.
DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

| Rev | Date | Amendments | By |
|---|---|---|---|
| G | 30/09/2024 | Emergency Evac. Plan | J.V. |
| F | 26/10/2023 | Variation 4 - CSDs removed from Ensuites | M.F. |
| E | 26/09/2023 | Amendments due to assessors report | M.F. |
| D | 28/08/2023 | Amendments due to assessors report | M.F. |
| C | 08/08/2023 | Construction Copy | M.F. |
| B | 18/07/2023 | V.O. 1 & 3 | J.V. |
| A | 18/07/2023 | Pre Construction Copy | J.V. |

Client:
SUNRISE FOUNDATION LIMITED (ACN 646 524 132)

Product:
**POPPY Mod 218**
**Plantation Facade**
**Garage to RHS**

Site Address:
Lot 16
#4 Lewis Court
Palms Estate
Toogoom QLD 4655
SP: 329677
LGA: Fraser Coast Regional Council

## Floor Plan

| Plot Date: | Drawn: | | Rev: |
|---|---|---|---|
| 9/30/2024 | J.V. | | G |
| Scale: | Checked: | Checked Date: | |
| 1:100 | M.F. | 28.06.23 | |
| Sheet: | Job No: | | |
| 03 | 408258 | | |