

GENERAL NOTES

- This document is based on information provided by the builder.
- These drawings shall be read in conjunction with all other Consultants drawings and Specifications.
- All information contained is subject to change in line with local authority requirements and further detailed planning. Whilst all care and consideration has been taken in the preparation of the information contained in this document, no responsibility is accepted for any inadvertent errors or omissions.
- Before proceeding with the works any discrepancies in the drawings shall be referred for decision to the author.
- Setting out dimensions and sizes of structural members or elements shall not be obtained by scaling the structural drawings. Figure dimensions take precedence to scaled dimensions.
- Internal dimensions between wall framing do not include the allowance for lining thicknesses; External wall dimensions do not include allowance for cladding thickness.
- Any setting out dimensions shown on the drawings shall be checked by the contractor before construction work commences.
- During construction, the structure shall be maintained in a stable condition. Construction loads must not exceed the capacity of the structure at the time of loading. If in doubt ask.
- Lintels under all girder trusses shall be checked by truss supplier.
- Angled walls shall be @ 45° unless noted otherwise.
- Building Total Area is OMP To OMP
- WIND classification :- W.33 (N2)

BUILDING AREAS (m²)

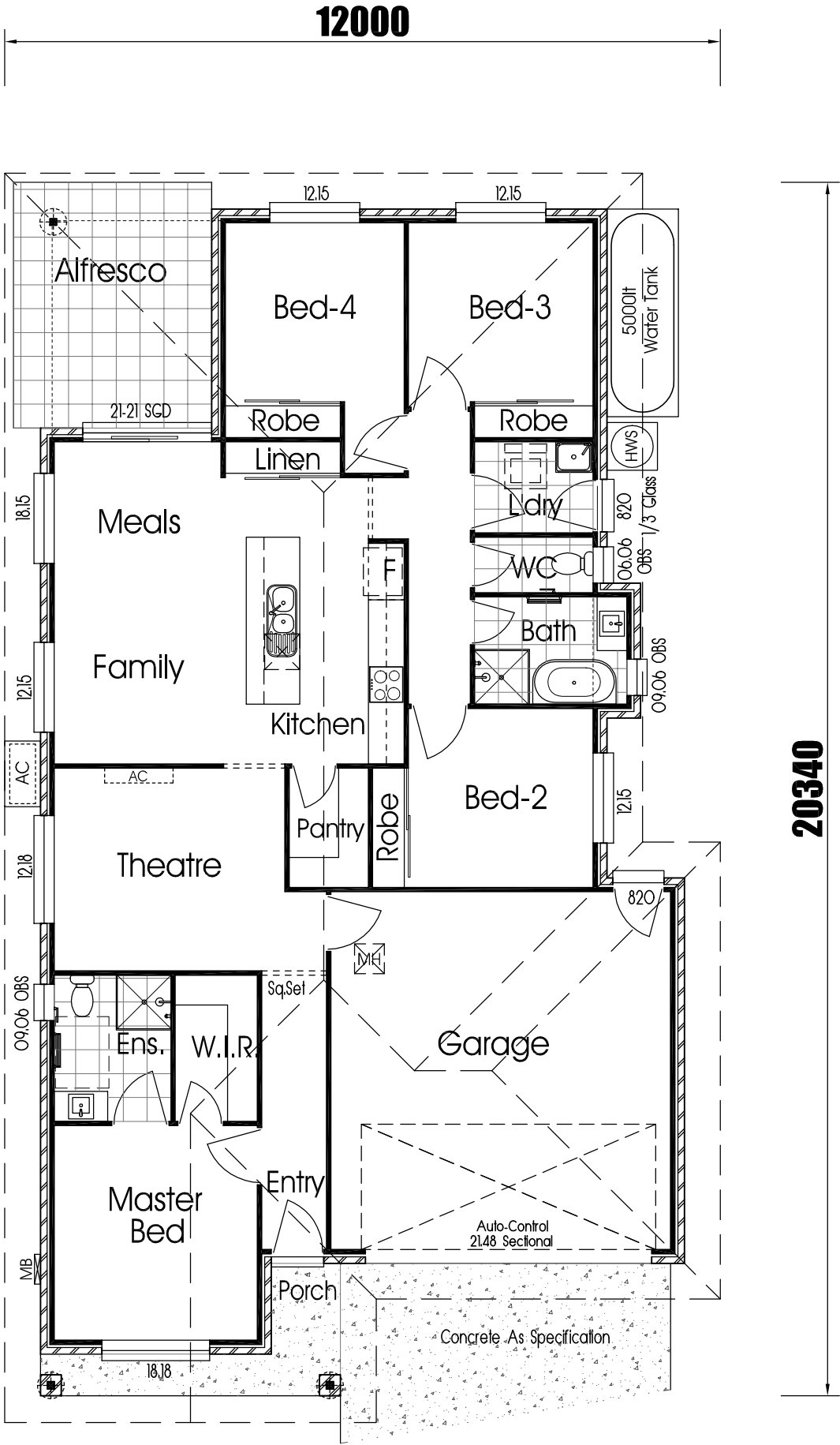
Living Area = 135.65 m²
Garage Area = 37.24 m²
Alfresco Area = 13.68 m²
Porch Area = 5.28 m²

Sub Total Area = 191.85 m²

Building Total Area = 224.76 m²

WALL PERIMETER (1m)

EXTERNAL WALL PERIMETER - 61.11 1m



'Custom Orb' Sheet Metal Roofing As Manufacturers Specification

25° Pitch Roof Trusses • 600c As Manufacturers Specification

Hardies 'Primeline' Cladding As Specification

Rendered Common Masonry As Specification
(1m Return to Sides)

Elevation 1

112 x 112 Timber Post With
Concealed Bracket on
350 x 350 Brick Pier

PAUL VENOUR BUILDING DESIGNER		
QBCC Lic No: 1150343 PH: 0402 286 948 paul.venour@bigpond.com		
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1	As Shown	Original Issue
No.	DATE	AMENDMENT

CLIENT -

PROJECT -

HOUSE DESIGN:
MONASH Mk 9 - RH
FACADE:
HAMPTON

THESE PLANS FORM PART OF OUR CONTRACT & DEVELOPMENT APPROVAL		
CLIENT(s) - [SIGNATURE] [SIGNATURE]		
Date -		
BUILDER - [SIGNATURE] Date -		
Lot -	Parish -	Drawn - PDV
Plan No. -	County -	Date - 13-09-2024
Area -	Authority -	Scale - 1:100



Thomas Paul Constructions
(Qld) Pty Ltd
QBCC Licence: 1105395
Unit 4 12-14 Expo Court
Ashmore QLD 4214
Phone: 07 5555 5757

Job No.
2024359

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