

DO NOT SCALE OFF PLAN. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE

● SMOKE ALARMS MUST COMPLY WITH AS3786, INSTALLED WHERE SHOWN AND HARD WIRED TO AS3000

FR INDICATIVE LOCATIONS OF REFRIGERATOR & WASHING MACHINE

MAINTAIN CAVITY CONSTRUCTION.

ALL BUILDING WORK MUST COMPLY WITH THE B.C.A. AND ALL RELEVANT S.M. CODES.

WINDOWS ARE ALUMINIUM FRAMED AND SINGLE GLAZED, UNLESS NOTED OTHERWISE.

ALL WINDOW SIZES MUST BE CHECKED BY THE BUILDER PRIOR TO ORDERING.  
DG = DOUBLE GLAZING

2.7M HIGH CEILINGS

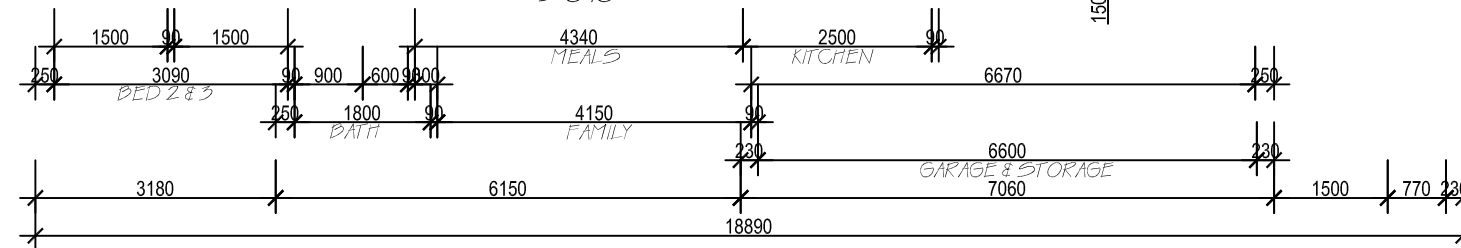
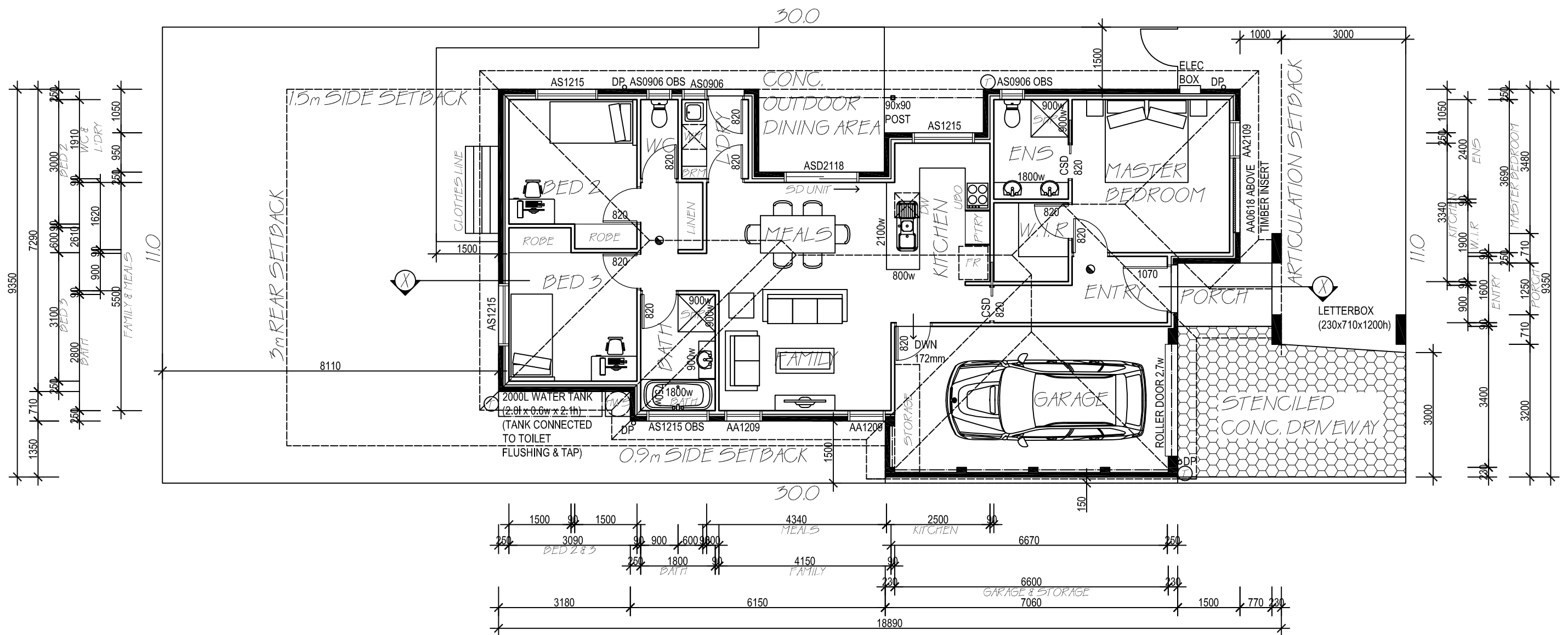
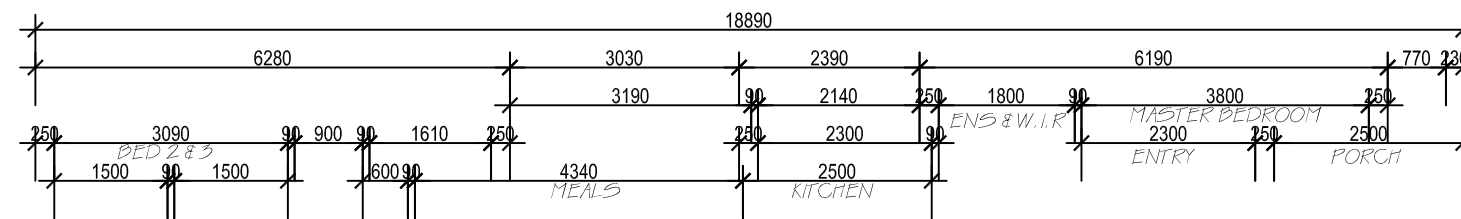
22.5 DEG. ROOF PITCH

⊙ TAP

INSULATION

EXT WALLS: R20

CEILING: R40



**VRD** Design

ABN 53 008 609 925 PH(02)6239 1235 FAX(02)6239 1276

CLIENT: NIKO CONSTRUCTIONS PTY LTD

SHEET TITLE: FLOOR PLAN

PROJECT: PROPOSED RESIDENCE

LOCATION: BLK: 19 SEC: 16  
SUB: BONNER

SHEET No: 2 of 5 DATE: 21/07/09

SCALE: 1:100 JOB No: 4141A3

AREAS: RESIDENCE: 110.95m<sup>2</sup>  
GARAGE: 25.16m<sup>2</sup>  
TOTAL=136.11m<sup>2</sup> ( DECK : 11.93m<sup>2</sup> )