


HOME BUILDING CONSULTANTS



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Architectural DESIGNERS

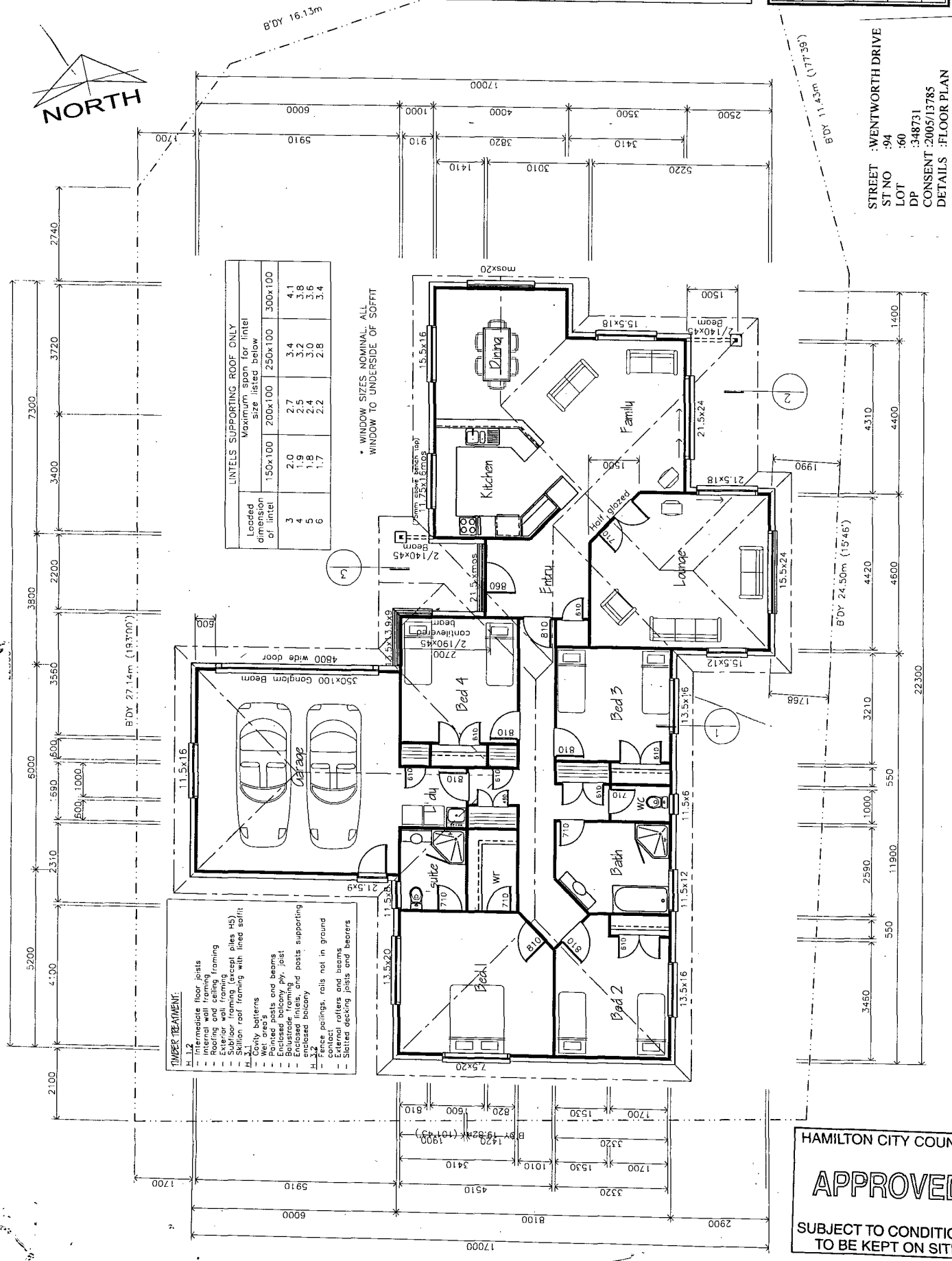
Proposed new house for:
Robert Flintoff
Lot 60 - Woburn Court
Ashmore
Hamilton

Drawing Name:
FLOOR PLAN

NOTES:
All dimensions to wall framing
= 80mm
All dimensions to brickwork
= 120mm
All dimensions to be 150mm from face of framing
All gable e/h not dimensioned to be 300mm from face of framing

Floor Area = 215m²

DATE:	July 2005
APPENDICES:	
SCALE:	1:100
DRAW. NO.:	1
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LINTELS SUPPORTING ROOF ONLY
Maximum span for lintel size listed below

Loaded dimension of lintel	150x100	200x100	250x100	300x100
3	2.0	2.7	3.4	4.1
4	1.9	2.5	3.2	3.8
5	1.8	2.4	3.0	3.6
6	1.7	2.2	2.8	3.4

* WINDOW SIZES NOMINAL. ALL WINDOW TO UNDERSIDE OF SOFFIT

- TIMBER TREATMENT**
- H-1,2 Intermediate floor joists
 - Internal wall framing
 - External wall framing
 - Existing and new framing
 - Subfloor framing (except piles H5)
 - Skillion roof framing with lined soffit
 - Ceiling battens
 - Wet areas
 - Painted posts and beams
 - Enclosed balcony ply, joist
 - Enclosed balcony
 - Enclosed balcony
 - Slatted ceiling, rails not in ground contact
 - External rafters and beams
 - Slatted decking joists and bearers


STREET : WENTWORTH DRIVE
ST NO : 94
LOT : 60
DP : 348731
CONSENT : 2005/13785
DETAILS : FLOOR PLAN
2/6

HAMILTON CITY COUNCIL

APPROVED

SUBJECT TO CONDITIONS TO BE KEPT ON SITE

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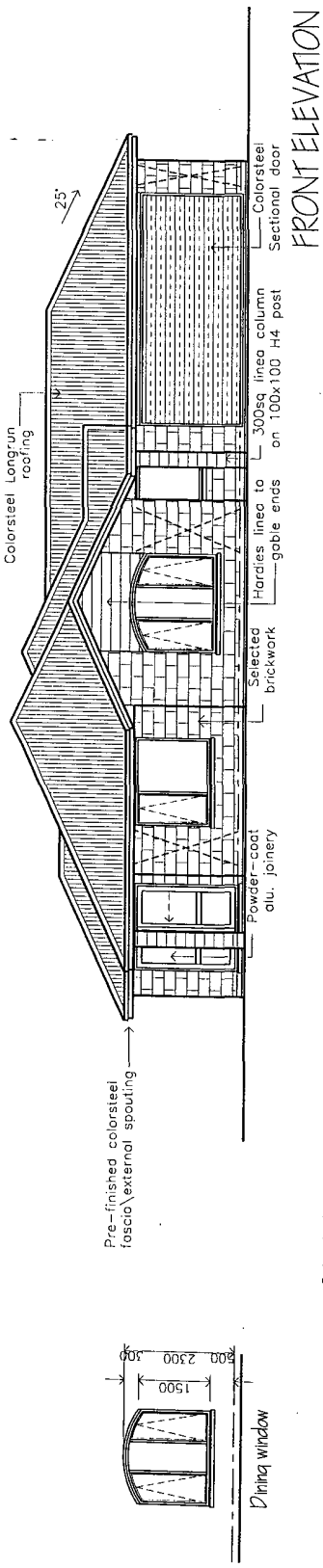
Architectural DESIGNS

Proposed new home for:
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Hamilton

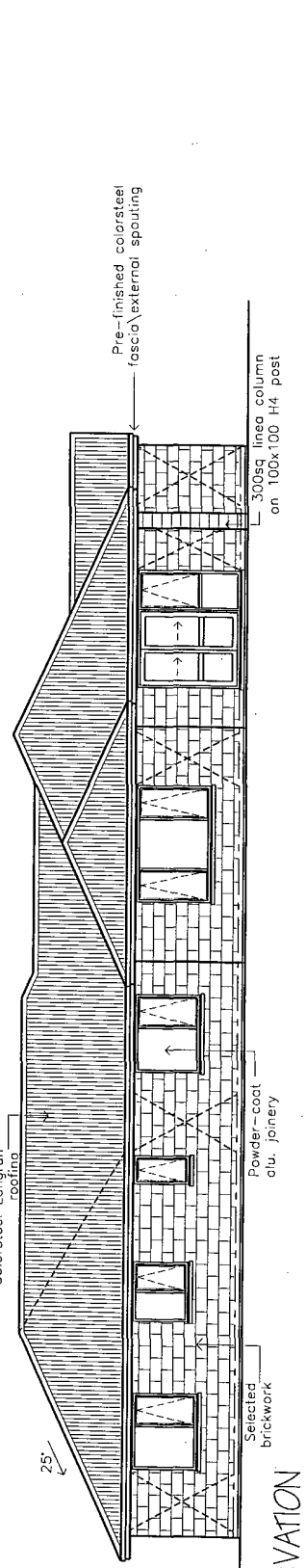
Drawing Name: **ELEVATIONS**

Notes:

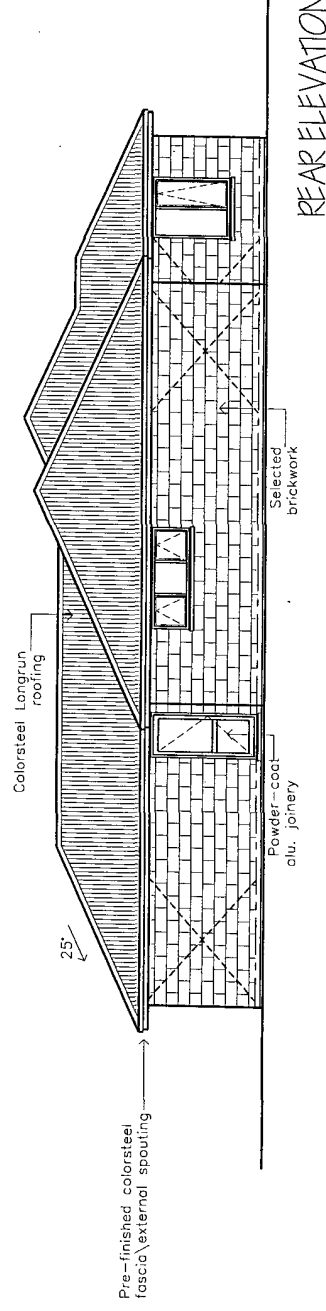
Date:	July 2005
Amendments:	
Scale:	1:100
Draw. No.:	2
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FRONT ELEVATION

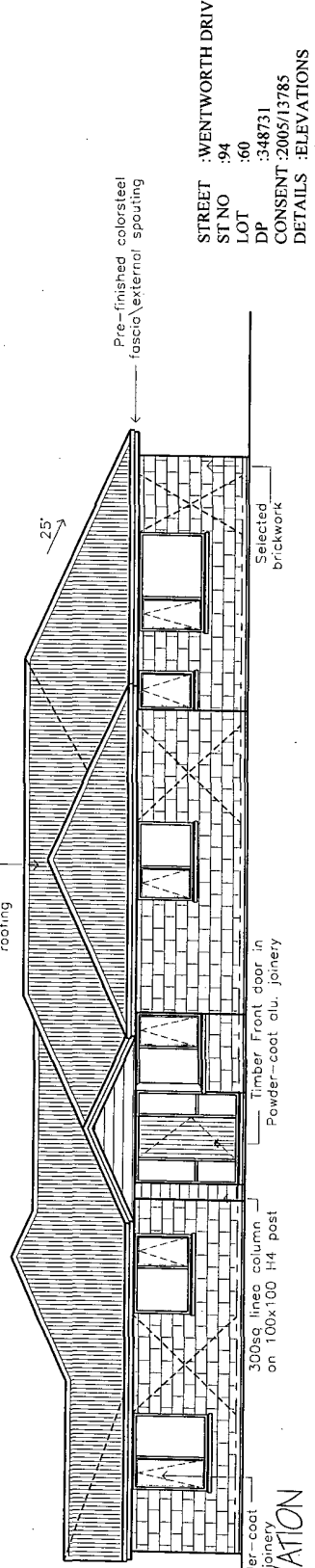


SIDE ELEVATION



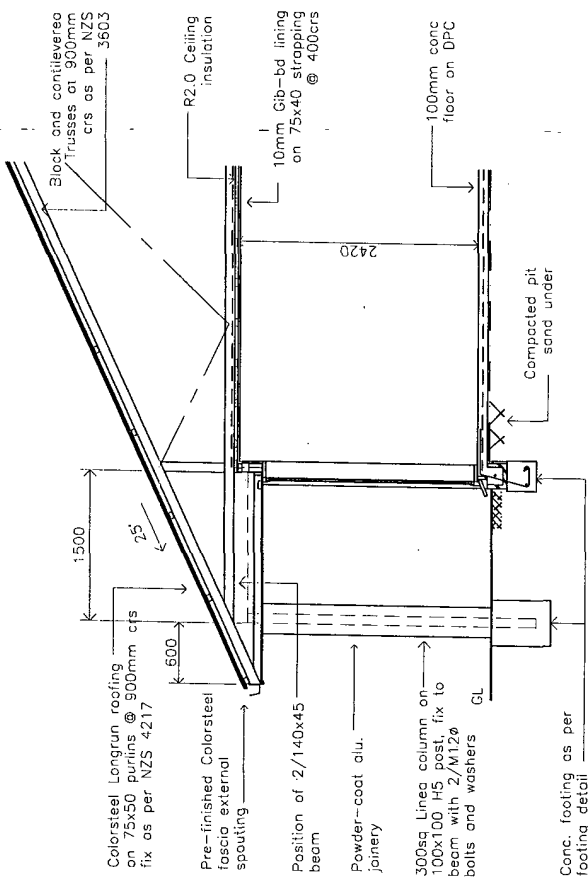
REAR ELEVATION

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SIDE ELEVATION

STREET : WENTWORTH DRIVE
ST NO : 94
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CONSENT : 2005/13785
DETAILS : ELEVATIONS
3/6

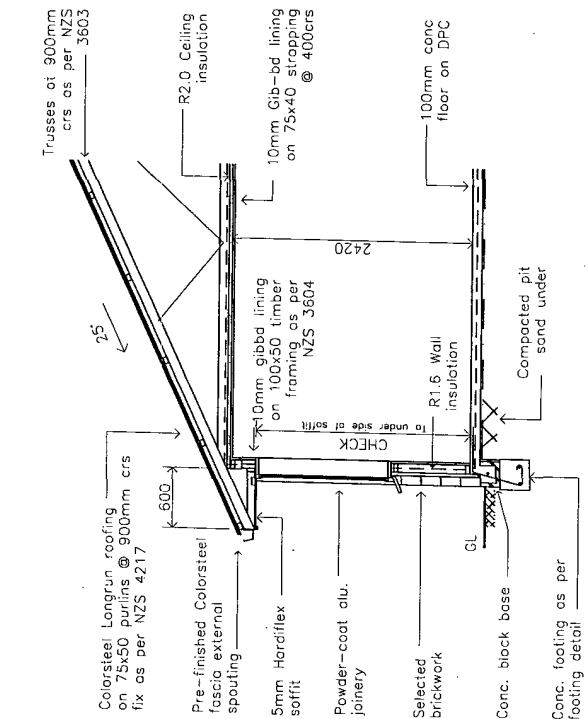


Cross Section 2-2

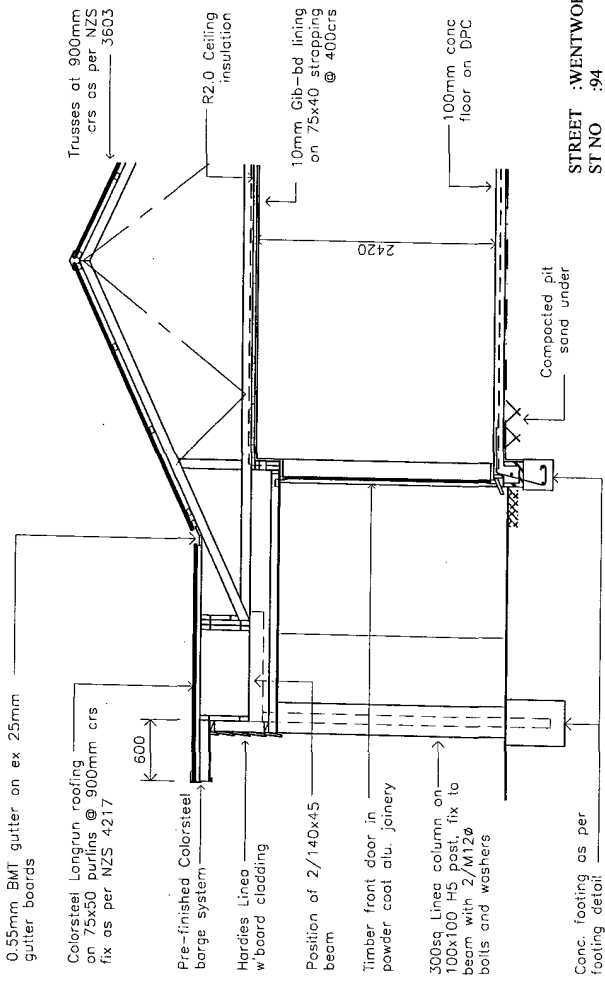
HAMILTON CITY COUNCIL
APPROVED
 SUBJECT TO CONDITIONS
 TO BE KEPT ON SITE

- TIMBER TREATMENT:**
- H.1.2 Intermediate floor joists
 - Interior wall framing
 - Exterior wall framing
 - Sub/floor framing (except piles H5)
 - 3.1 million roof framing with lined soil
 - Cony batten
 - Wall studs and beams
 - Enclosed balcony ply joist
 - Balustrade framing and posts supporting enclosed balcony
 - H.2.2 External rafters, rolls not in ground
 - External rafters and beams
 - Soilret decking joists and bearers

Purlin to top cord fixing:
 Periphery Roof Area (All wind zones) = 0.2xwidth from roof planes edge. Purlins to be fixed with 2/100x3.75 skewed nails + wire cog.
 Main Roof Area (Low wind zone only) = Purlins to be fixed with 2/100x3.75 skewed nails or 2/90x3.15 driven nails.




Cross Section 1-1



Cross Section 3-3

STREET : WENTWORTH DRIVE
 ST NO : 94
 LOT : 60
 DP : 348731
 CONSENT : 2005/13785
 DETAILS : CROSS SECTION
 4/6

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Architectural DESIGNERS

Proposed new home for:
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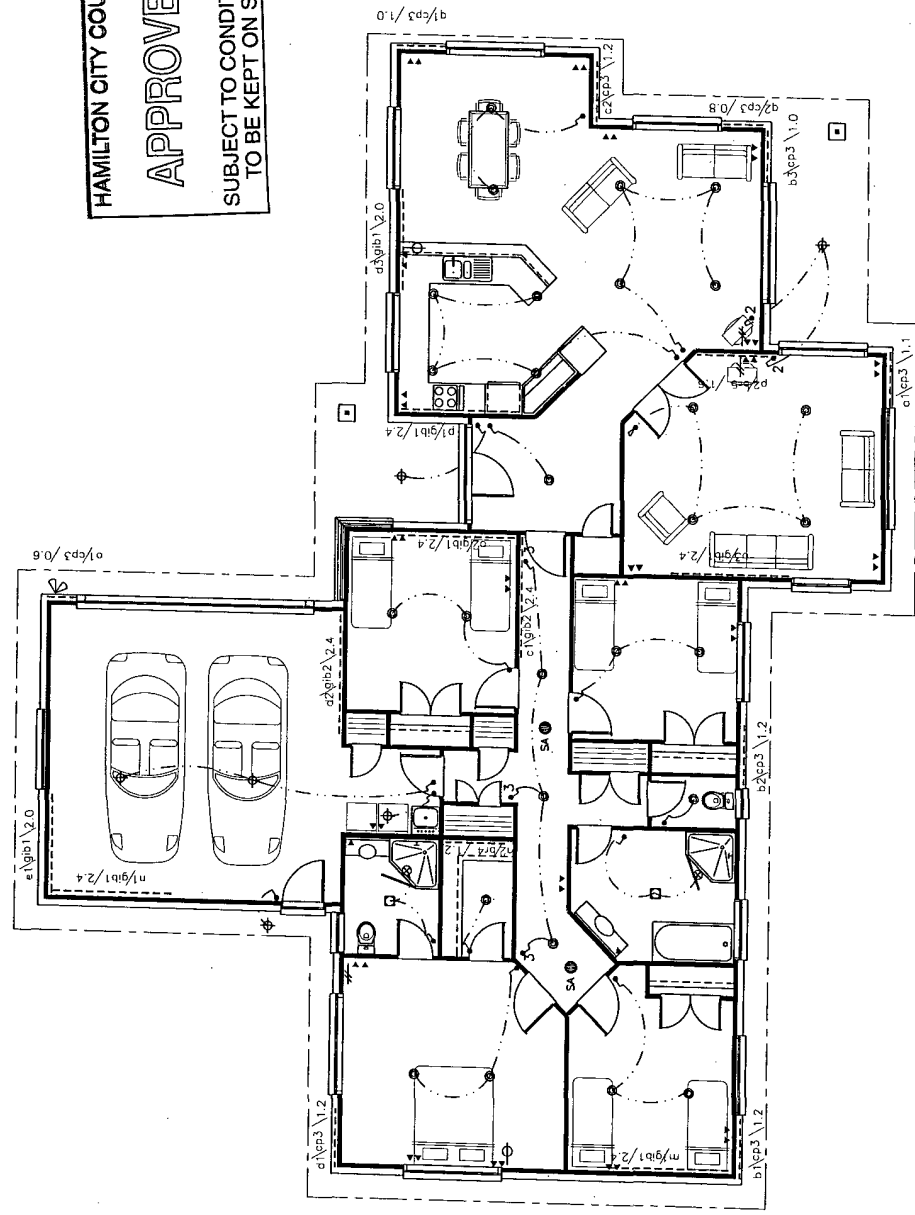
Drawing Name:
BRACING AND ELECTRICAL PLAN

NOTES:
Allow wiring and plumbing for:
- Dishwasher
- Oven/Hot
- Microwave
- Rangeshood
- Wastewater
- Door Chime
- 2 x Expir
- Door Opener

Date: July 2005
Amendments:
Scale: 1:100
Draw. No: 5
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M N O P Q



NOTE:
CHECK ELECTRICAL LAYOUT
WITH PLUMBING WORK TO
COMMENCING WORK

KEY:
Bracing: b1/2/3/4
No. 1 2 3 4
Type Length

Electrical:
 ⊕ = Security light
 ⊙ = Downlight
 ⊛ = Light
 ⊚ = Telephone
 ⊚ = Television
 ⊚ = Expir
 ⊚ = Wall light
 ⊚ = Smoke Alarm
 ⊚ = heated towelrail

STREET : WENTWORTH DRIVE
ST NO : 94
LOT : 60
DP : 348731
CONSENT : 2005/13785
DETAILS : BRACING & ELECTRICAL PLAN
6/6