

- THE HOME OWNER IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL FUTURE WORKS AND ANY EFFECT IT SHALL HAVE ON THE EXISTING STRUCTURE.
- ALL DIMENSIONS SHOWN ON FLOOR PLAN ARE NOMINAL DIMENSIONS ONLY WHICH DO NOT ALLOW FOR WALL LINING THICKNESS.
- PLANS TO BE READ IN CONJUNCTION WITH ENGINEERS DETAILS.
- FLOOR WASTE, VENTS & MANHOLE LOCATIONS ARE SUBJECT TO CHANGE AT THE BUILDER'S DISCRETION.
- THE BUILDER RESERVES THE RIGHT TO ADJUST WINDOW AND SLIDING DOOR SIZES, INTERNAL ROOM SIZES, AND O'ALL LENGTH AND WIDTH OF DWELLING, WHICH MAY RESULT IN A CHANGE IN THE O'ALL HOUSE AREA FROM THE ORIGINAL STANDARD HOUSE PLAN.
- DO NOT SCALE FROM THIS DRAWING. ALL SUBCONTRACTORS TO CHECK DIMENSIONS AND NOTES PRIOR TO INITIATING WORKS. ANY DISCREPANCIES TO BE NOTIFIED TO THE SITE SUPERVISOR WITHOUT DELAY.
- FINAL DESIGN SUBJECT TO SITE SURVEY, ENERGY EFFICIENCY ASSESSMENT, ENGINEER'S REQUIREMENTS AND COUNCIL APPROVAL.

- FOR TYPICAL FOX CONSTRUCTION DETAILS, REFER TO SEPARATE DETAILS DOCUMENT. CONTACT BUILDING SUPERVISOR IF REQUIRED.
- FOR NON-STANDARD FOX CONSTRUCTION DETAILS REFER TO DETAIL PLANS.

- 450D SHELF & RAIL @ 1800 HIGH TO ROBES, WITH 450D SHELF @ 450 AFL & 4x450D OPEN SHELVES UNO.
- 4x450D SHELVES TO PANTRY, LINEN AS REQUIRED.

- SMOKE ALARMS TO COMPLY WITH ABCB HOUSING PROVISIONS PART 9.5, AS 3786 & BE HARDWIRED AND INTERCONNECTED.
- A PLIABLE BUILDING MEMBRANE INSTALLED IN AN EXTERNAL WALL MUST COMPLY WITH ABCB HOUSING PROVISIONS PART 10.8.1, AS 4200.1 AND AS 4200.2

- DOWNPIPES TO BE LOCATED AS PER PLANS BUT MAY BE RELOCATED AT SUPERVISORS DISCRETION.
- GUTTER BRACKETS TO BE INSTALLED @ 1200mm MAX CENTRES.
- GUTTERS AND DOWNPIPES TO COMPLY WITH AS/NZS 3500.3 OR ABCB HOUSING PROVISIONS PART 7.4.

• DWELLING TO BE CONSTRUCTED TO BAL TBC.

- METAL CLADDING TO COMPLY WITH A1562.1.
- EDGES OF WINDOWS MAY NOT LINE UP TO VERTICAL CLADDING PROFILES DUE TO SIZE OF WINDOWS.

• SUBFLOOR VENTILATION TO COMPLY WITH ABCB HOUSING PROVISIONS PART 6.2

- GLAZING TO NCC | PART 8, AS2047 AND AS1288.
- EDGES OF WINDOWS MAY NOT LINE UP TO VERTICAL CLADDING PROFILES DUE TO SIZE OF WINDOWS.

• WET AREAS TO NCC 10.2 & AS3740:2021

• SELECTED SKIRTING THROUGHOUT (EXCLUDING WET AREAS & FRIDGE RECESS) TO ADDENDA.

• REFER TO CEILING PLAN.

- PHYSICAL AND CHEMICAL TERMITE TREATMENTS TO BE CARRIED OUT IN ACCORDANCE WITH AS3660.1 (OR AS AMENDED) AND THE NCC.

- CLIENT IS RESPONSIBLE FOR MEASURING ALL APPLIANCES PROVIDED TO ENSURE THEY FIT WITHIN THE DESIGNATED SPACES AND ALLOW FOR ADEQUATE VENTILATION AS REQUIRED BY THE APPLIANCE SPECIFICATIONS.

REFER ENERGY REPORT FOR DETAILS

EXTERNAL WALLS:	R2.5 BATTS, VAPOUR PERMEABLE WRAP & THERMAL BREAK
INTERNAL WALLS:	R2.5 BATTS
CEILING:	R4.0 CEILING BATTS
ROOF:	NA
BASE:	R1.5 INSULATION TO BASE
GLAZING:	DOUBLE GLAZING TO BED 1 SD,
LIVING & BED 2.	DOUBLE LOW E GLAZING TO LIVING SD



AREAS		
	PERIMETER (mm)	AREA (m2)
MODULE 1 - BASE	39,200	64.68

JOB NO: FT1288
BUILDING: MONACO
SPEC: MODULAR
CLIENT: CHARLES & BERLITHA MASANGO
ADDRESS: 40 WINTERGREEN DRIVE
BENNET SPRINGS

PAGE: WD03
DRAWING: FLOOR PLAN
SCALE: 1:100

[illegible]

WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALE. THESE PLANS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS. ENGINEERS DESIGNS, COMPUTATIONS, AND GEOTECHNICAL REPORT. WRITTEN SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS UNLESS NOMINATED IN CONTRACT OR SPECIFICATION.

DRAWINGS ARE ONLY ISSUED FOR CONSTRUCTION WHEN APPROVED AND SIGNED BY THE DESIGN OFFICE &/OR CONTRACTOR AUTHORISED SIGNATORY, ANY DOCUMENTS WITHOUT APPROVAL (INCLUDING ALL PDF OR EMAILED VERSIONS) ARE NOT TO BE USED FOR CONSTRUCTION.

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RESULT IN LEGAL PROCEEDING.

OWNER 1: _____

DATE: _____

OWNER 2: _____

DATE: _____

CLIENT DRAWINGS

3D RENDER NOTES

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- A 3D perspective rendering of a modern, single-story modular building. The building has a long, rectangular footprint and is elevated on a concrete foundation with several support pillars. The exterior is primarily clad in dark blue corrugated metal siding. A central section of the building features a vertical panel of light-colored wood. Large glass doors and windows are integrated into the design, some with arrows indicating airflow or movement. The building is shown from a low angle, emphasizing its height and modern aesthetic.



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BENNET SPRINGS

SCALE: 1:100

REV	DATE	REVISION	DR
A	25/05/25	PRELIMINARY DRAWINGS	GJS
B	27/05/25	PRELIMINARY CHECK	GJS
C	22/07/25	ENGINEERS DRAWINGS	GJS
D	31/07/25	VO 01 & VO 03	GJS
E	08/08/25	VO 04 & FACTORY DRAWINGS	GJS

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DATE:

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