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 WITHOUT EXPRESS WRITTEN PERMISSION

# PLANNING DRAWINGS

## TOPAZ SPECIFICATION + VARIATIONS

HEBEL  
 CONSTRUCTION

2340 Ext. Doors  
 2040 Int. Doors

NOTE:  
 \*\* BATH WASTE TO BE CONNECTED  
 DIRECTLY INTO FLOOR WASTE - BATH &  
 FLOOR WASTE TO BE WITHIN 1200mm OF  
 EACH OTHER\*\* - FW TO ACT AS AN IP

**PLEASE READ CAREFULLY**  
 I understand that no further structural  
 changes can be made from this point  
 including but not limited to:

- Ceiling height
- Window sizes
- Relocation of windows
- Door heights
- Relocating the house on the allotment

Any requested variations to your house  
 plan will incur a minimum  
 amendment/administration fee of \$450  
 plus any re-work costs by external  
 parties which may have been done  
 including:

- Drafting
- Amending energy report
- Amending timber take off plans
- Amending engineering reports
- Amending council application

I understand that all dimensions  
 shown do not include measurement  
 thickness of wall & ceiling linings,  
 paint, tiles, joinery, fit out materials or  
 any other non structural items. All  
 windows are located to fit within brick  
 lengths and may not be centered to  
 internal walls.

Owner/s .....  
 Owner/s .....  
 Date: .....

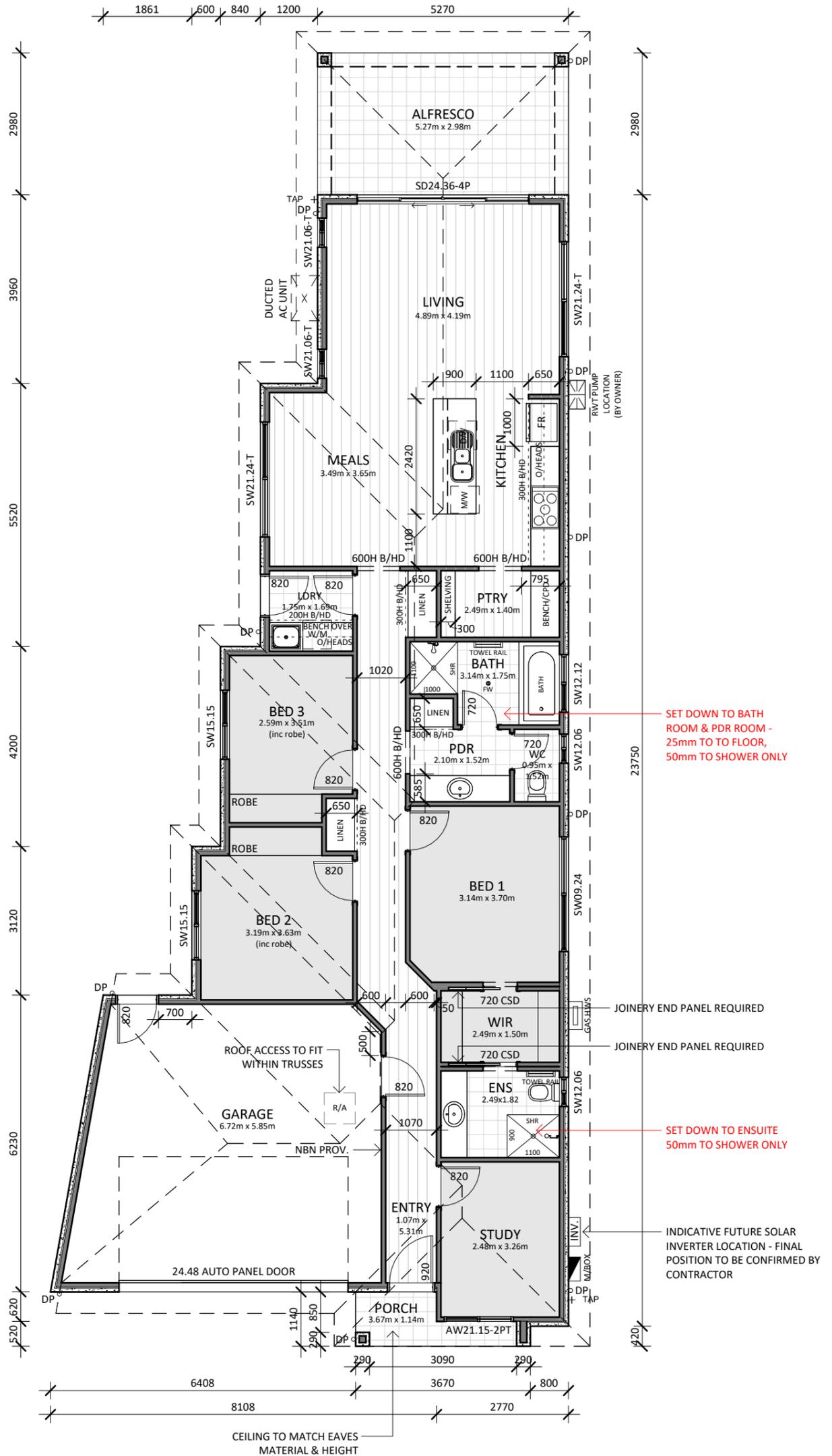
NOTE: DUCTED A/C UNIT LOCATION TO  
 BE CONFIRMED BY BUILDER.  
 ROOF ACCESS LOCATION TO FIT BETWEEN TRUSSES.  
 PRECISE LOCATION TO BE DETERMINED ON SITE

\*NOTE:  
 -HWS SHALL BE DESIGNED AND INSTALLED IN  
 ACCORDANCE WITH THE WATERWORKS ACT  
 1932 AND WATERWORKS REGS 1996. GAS HWS  
 TO BE RATED NOT LESS THAN 5 STARS AS PER  
 AS4552.

**\*NOTES**

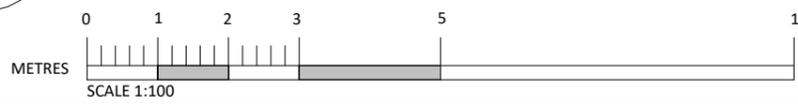
- GLAZING. ALL GLAZING SHALL COMPLY WITH AS1288. ALL TOUGHENED GLASS AND SAFETY GLASS SHALL BE PERMANENTLY MARKED WITH WORDS THAT READILY IDENTIFY THE SAFETY CHARACTERISTICS OF THE GLAZING.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- WC DOORS TO HAVE LIFT OFF HINGES IN ACCORDANCE WITH NCC 2022 PART 10.4.2(c)
- ROOF ACCESS LOCATION SUBJECT TO TRUSS LAYOUTS BY OTHERS.
- CEILING INSULATION - R5.0min. (EXCLUDES VERANDAH'S, PORCHES, ETC.)
- EXTERNAL WALL INSULATION - R2.0min.
- ALFRESCO CEILING INSULATION - R1.5min.
- ALL EXHAUST FANS (INC. RANGEHOOD) TO BE DUCTED TO EXTERNAL ATMOSPHERE

(ELEVATION HATCHES SHOWN ARE INDICATIVE - DO NOT SCALE OFF DRAWINGS)



### FLOOR PLAN

SCALE: 1 : 100



**METRO CUSTOM**

DISCLAIMER:  
 ALL PLANS SUBJECT TO COUNCIL APPROVAL

**PROPOSED RESIDENCE**  
 For: SCPM DEVELOPMENTS PTY LTD  
 At: LOT 360 (11)  
 BRANKSOME TCE,  
 DOVER GARDENS

Amendments:  
 -

SCALE:	1:100	AREAS:	
DATE:	16 AUG 2024	LIVING:	139.1
SHEET:	2 OF 3	GARAGE:	38.9
JOB No:	14355	PORCH:	2.9
DRAWN By:	SM	ALFRESCO:	15.7
		TOTAL:	196.6



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2340 Ext. Doors  
 2040 Int. Doors

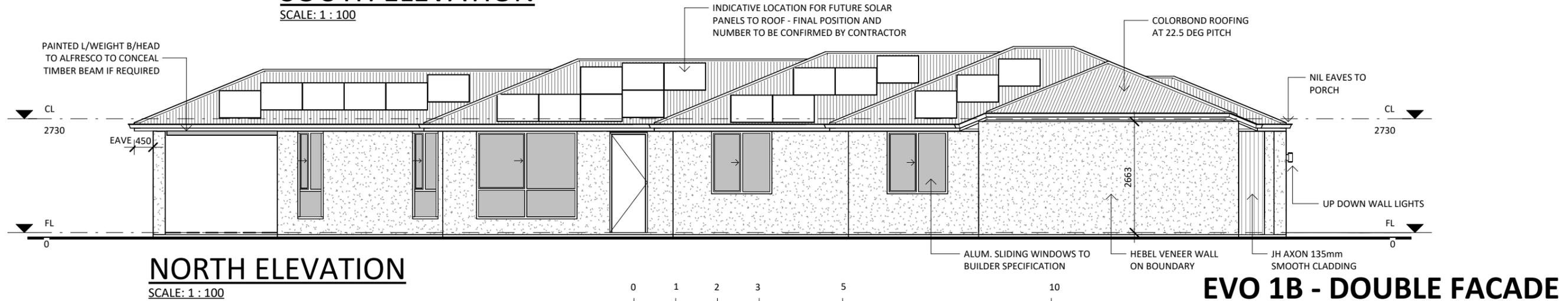
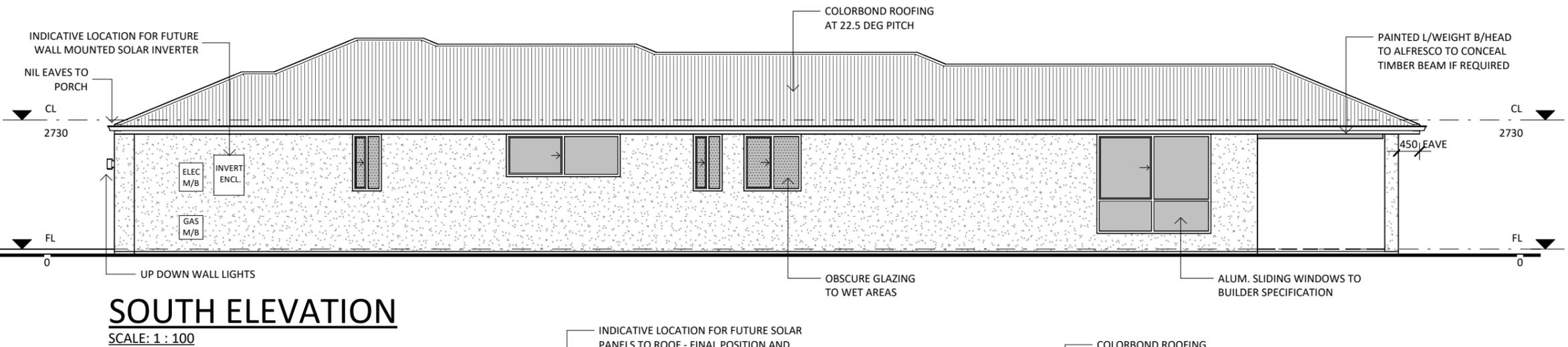
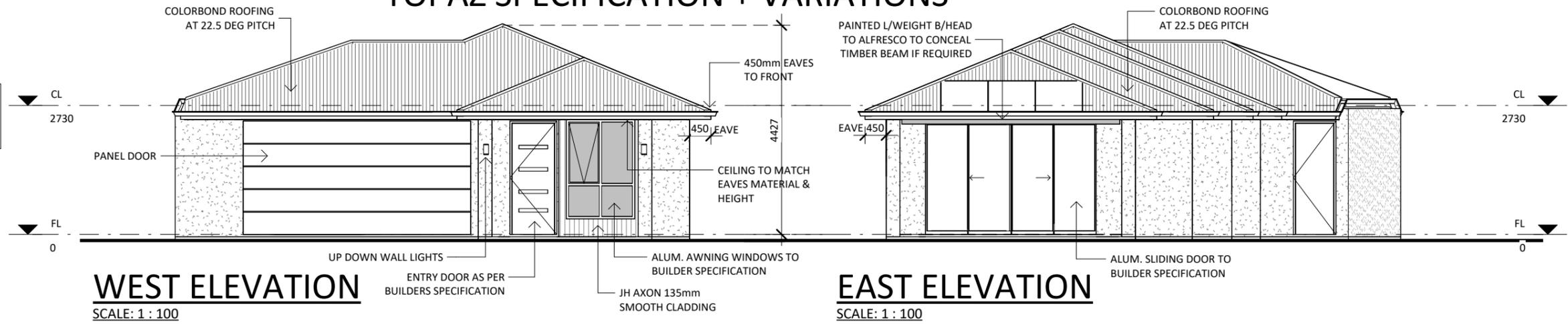
NOTE:  
 - SOLAR PANELS TO BE INSTALLED PARALLEL TO  
 THE ANGLE OF THE ROOF PITCH.

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### EVO 1B - DOUBLE FACADE

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Amendments:

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 DATE: 16 AUG 2024  
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 JOB No: 14355  
 DRAWN By: SM

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GARAGE:	38.9
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