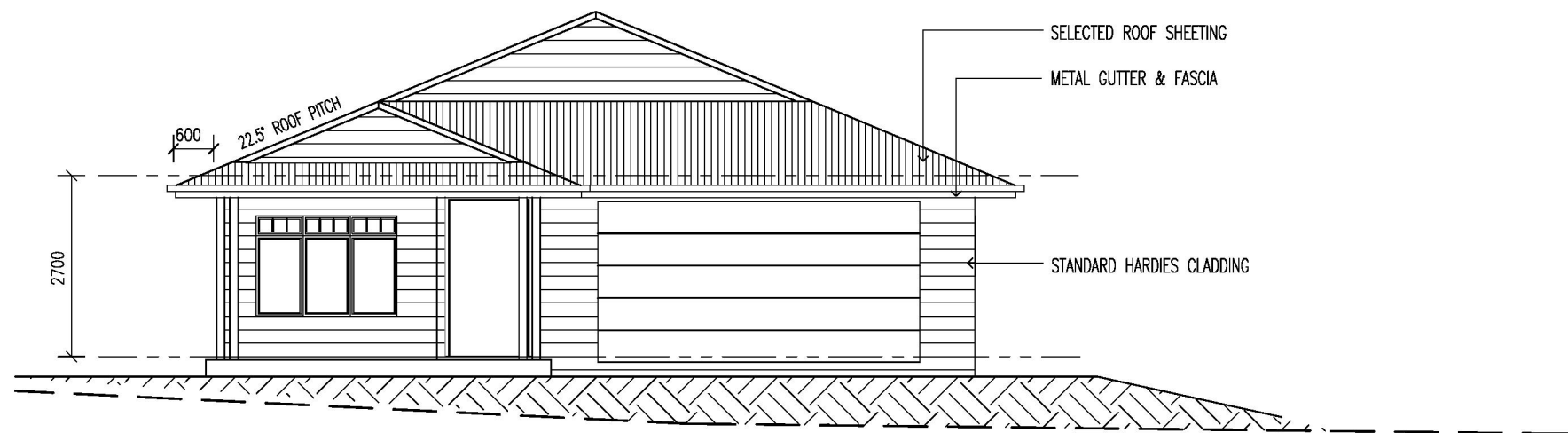




I/WE HAVE CHECKED THE PLANS AND AGREE THAT THEY ACCURATELY DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN ADDITION TO THE COST OF THE VARIATION ITEM/S AND ANY FURTHER PLANS TO BE PREPARED.

OWNER SIGNED: ..... DATE: .....  
OWNER SIGNED: ..... DATE: .....  
BUILDER SIGNED: ..... DATE: .....



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

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**G.J. Gardner. HOMES**

GJ GARDNER HOMES - TAMWORTH  
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386763C

ACACIA PARK BUSINESS COMPLEX UNIT 1 / 13 - 19 RINGERS ROAD  
HILLVUE NSW 2340 Ph 6765 2634 Fax 6765 5828

**TAMAR 249**

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DRAWING TITLE:  
**ELEVATIONS**

PROPOSED RESIDENCE - TAMAR 249

AT 19 OLIVER STREET, NORTH TAMWORTH

NOTE: FOR ILLUSTRATION PURPOSES ONLY FOR GENERAL DESIGN GUIDELINES.  
INDIVIDUAL FEATURES MAY VARY AND ILLUSTRATION MAY NOT BE AN EXACT  
REPRESENTATION OF END CONSTRUCTION.

PAGES: 5 OF 10  
SHEET SIZE: **A3**  
JOB NUMBER:  
DRAWN: SF  
DATE: 28/02/2025

**FLOOR AREAS:**

REV:	DETAILS:	DATE:
V2	PRELIMINARY DRAWINGS	20/01/2025
V3	PLAN CHANGES. BI PART DOOR	31/01/2025
V4	CONTRACT PLAN CHANGES	24/02/2025
V5	DA/CC PLANS	28/02/2025
V6		
V7		
V8		



NORTH ELEVATION

NOTE:

STAIRS TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH H5D2 OF THE BCA

SLIP RESISTANCE OF BOTH EXTERNAL AND INTERNAL STAIRS TO BE IN COMPLIANCE WITH H5D2 OF THE BCA

LANDINGS TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH H5D2 OF THE BCA

BARRIERS AND BALUSTRADES TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH H5D3 OF THE BCA

HANDRAILS TO BE INSTALLED ALONG AT LEAST ONE SIDE OF STAIRS, DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH H5D3 OF THE BCA

ALL BOUNDARY LOCATIONS AND LEVELS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL UNDERGROUND SERVICE LOCATIONS TO BE CONFIRMED. OBTAIN AND CONFIRM ALL SERVICE CONNECTION APPROVALS AND REQUIREMENTS BEFORE COMMENCING ON SITE.

THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON SITE. ALL ERRORS AND OMISSIONS TO BE VERIFIED WITH THE DESIGNER BEFORE COMMENCEMENT ON SITE. DO NOT SCALE THE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION

SMOKE ALARMS TO BE IN ACCORDANCE WITH PART H3D6 OF THE BCA AND MUST COMPLY WITH AS3786

PROVIDE LIFT OFF HINGES TO ALL TOILET DOORS WITH AN INTERNAL LENGTH OF 1900MM OR LESS

ALL DOWN PIPES WILL BE SPACED AT A MAXIMUM DISTANCE OF 12 METRES AND DOWN PIPES SHALL ALSO BE LOCATED WITHIN 1.2 METRES OF A VALLEY WHERE FASCIA GUTTERS DO NOT HAVE AN OVERFLOW IN ACCORDANCE WITH SECTION H2D6 OF THE BCA.

ALL INTERNAL WET AREAS WILL BE WATERPROOFED IN ACCORDANCE WITH PART H4D OF THE BCA AND AS3740.

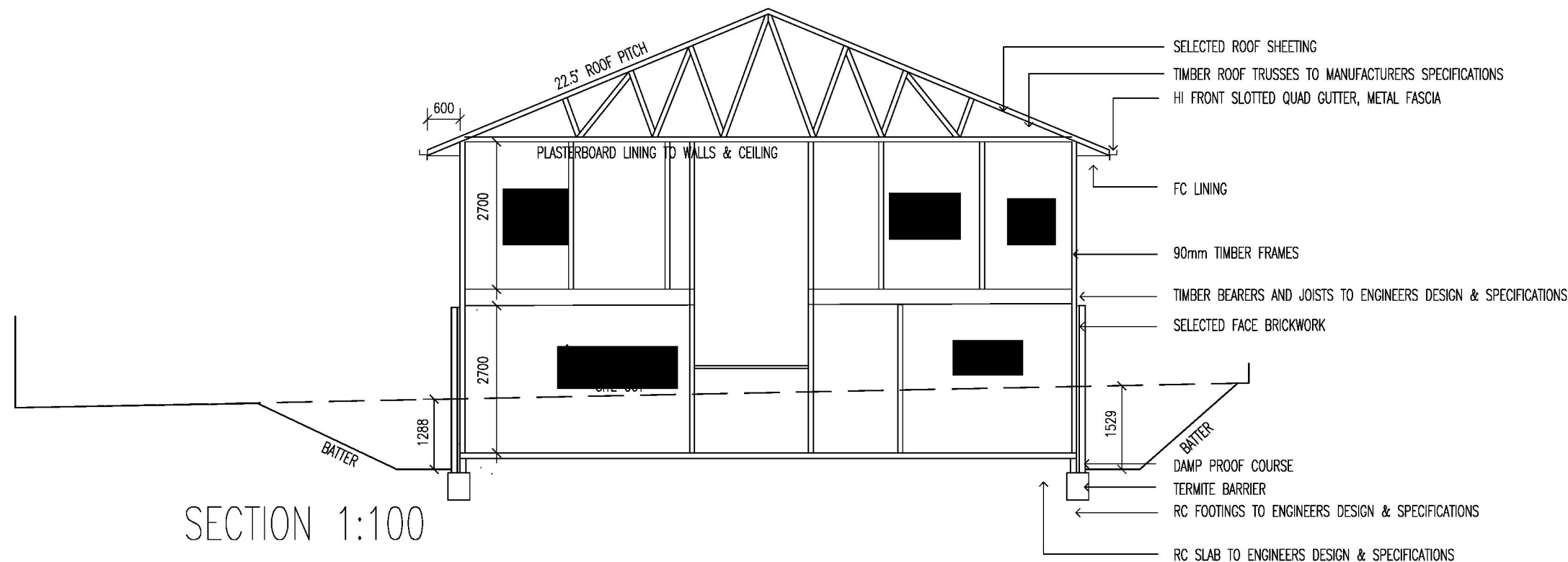
WHERE A RESTRICTED WINDOW IS NOTED, THE WINDOW WILL REQUIRE PROTECTIVE DEVICES IN ACCORDANCE WITH H5D3 OF THE BCA

PLIABLE BUILDING MEMBRANE INSTALLED IN EXTERNAL WALLS TO BE A VAPOUR PERMEABLE TYPE, COMPLY WITH AS/NZS 4200.1 AND BE INSTALLED AS PER AS4200.2

EXHAUST SYSTEMS (INCLUDING BATHROOM 3 IN1) INSTALLED TO HAVE MIN. FLOW RATE IN ACCORDANCE WITH PART H4D7 OF THE BCA

EXHAUST SYSTEMS (INCLUDING BATHROOM 3 IN1) TO DISCHARGE TO OUTSIDE AIR AS PER PART H4D7 OF THE BCA

EXTERNAL DOORS AND OPENABLE WINDOWS IN CONDITIONED SPACES TO BE SEALED TO RESTRICT AIR INFILTRATION AS PER PART H6D2 OF THE BCA



SECTION 1:100

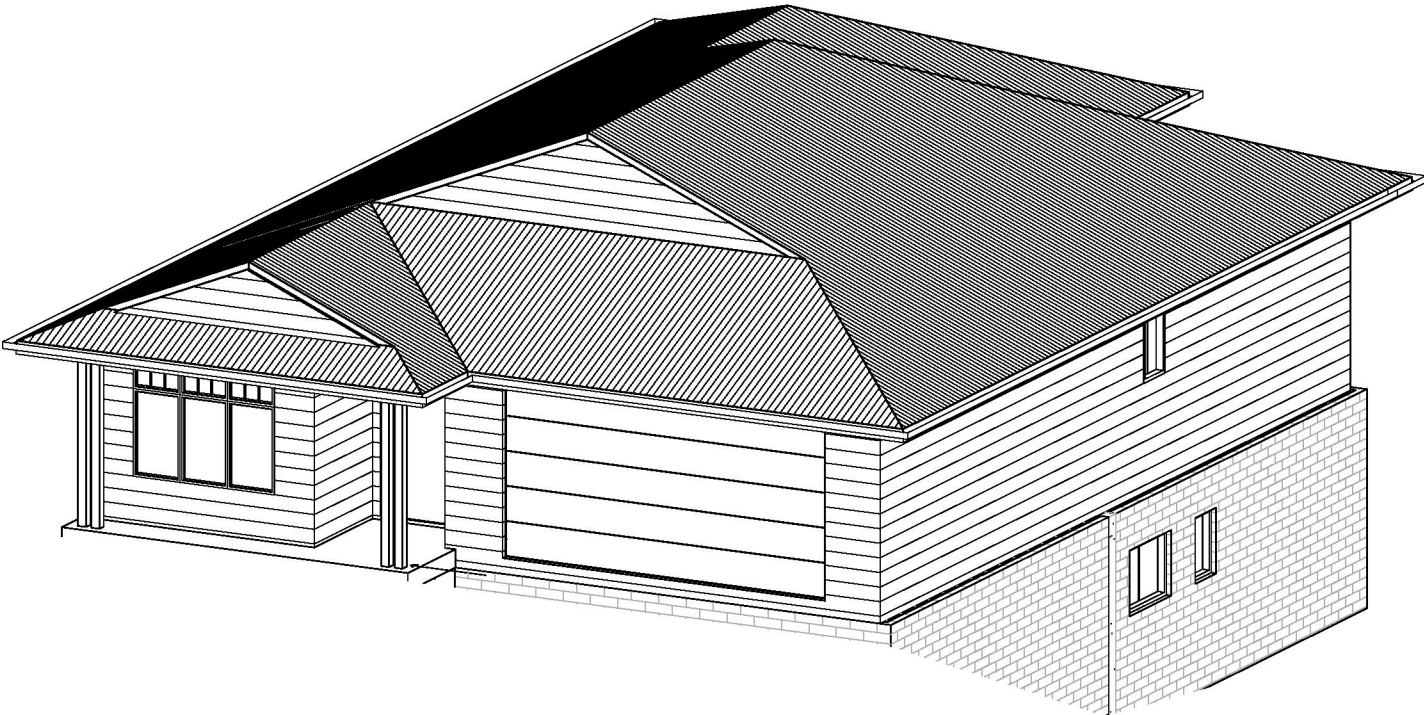
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BUILDER SIGNED: ..... DATE: .....





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**G.J. Gardner. HOMES**

**TAMAR 249**



DRAWING TITLE:  
**3D ELVATIONS & SECTION**

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