



MODERN SKILLION ROOF DESIGN

# BUILDERS REVIEW SET

EXAMPLE

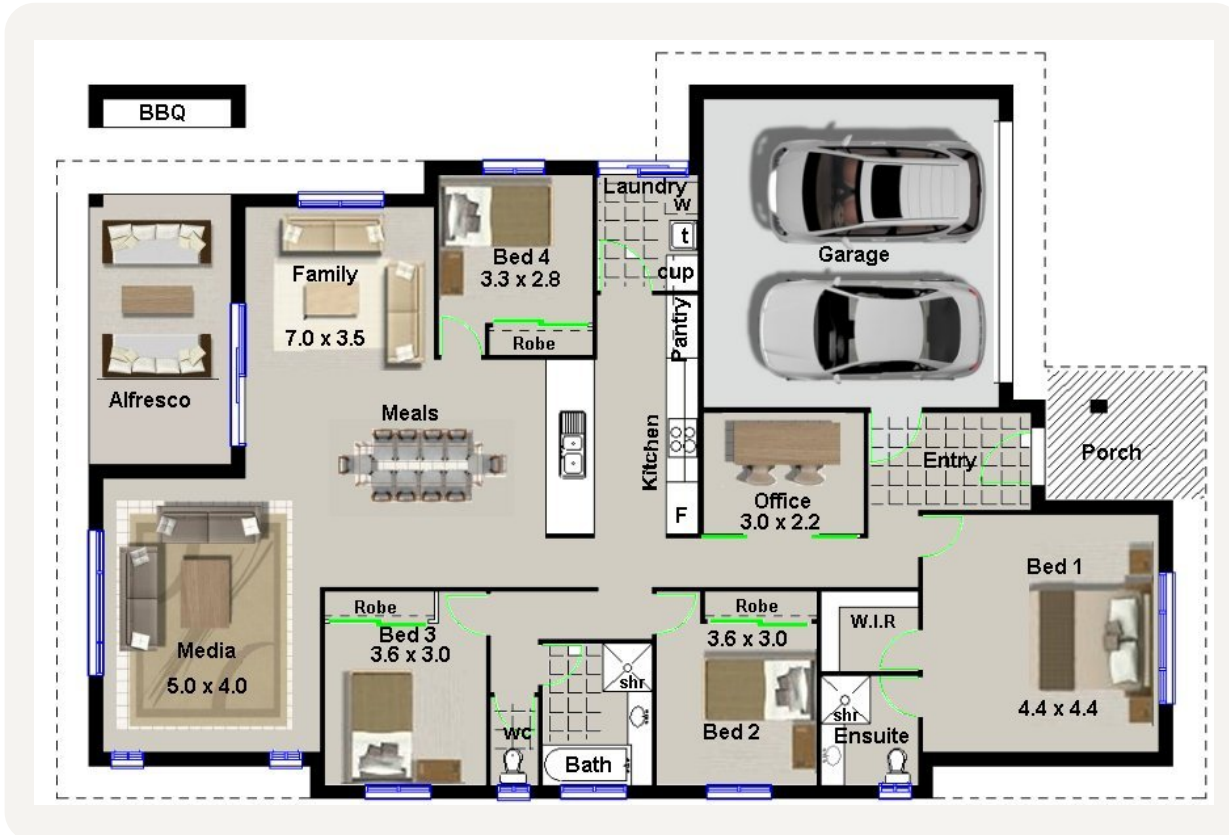
## Modern Skillion Living

4 Bedroom Designer Home

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Clean modern design with practical family zoning, open-plan living and a generous alfresco entertaining area.

# Plan Features & Sizes



## KEY FEATURES

- ✓ 4 Bedrooms (robes to all)
- ✓ 2 Living Areas (Family + Media)
- ✓ Open Plan Living + Meals
- ✓ Modern Skillion Roof Design
- ✓ Galley Kitchen + Laundry
- ✓ Alfresco Entertaining Area
- ✓ Home Office / Study
- ✓ Double Garage

## Plan Sizes

Metric area schedule

LIVING AREA

**171.7 m<sup>2</sup>**

GARAGE AREA

**37.5 m<sup>2</sup>**

ALFRESCO

**13.2 m<sup>2</sup>**

PORCH

**2.6 m<sup>2</sup>**

TOTAL AREA

**225.0 m<sup>2</sup>**

**GENERAL NOTES**

DO NOT SCALE PLANS, USE WRITTEN DIMENSIONS ONLY.  
 THE OWNER/BUILDER SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS LEVELS,  
 SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING WORKS OR ORDERING  
 MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS  
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 AND TOWN PLANNING REQUIREMENTS, REPORT ANY DISCREPANCIES TO THIS OFFICE.

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**Wet areas:**  
 Comply with AS 3740.

**CONSTRUCTION NOTES**

- EXTERNAL WALLS = 250mm
- INTERNAL WALLS = 90mm
- N2 WIND DESIGN SPEED
- ALL INTERNAL DOORS 2040 HT
- WC DOOR EXTERNAL REMOVABLE HINGES

DESIGN: 220MYPAD

METRIC VERSION



**1 FLOOR PLAN**  
 1 : 100

**Timber framing:**  
 MGP10, unless specified otherwise, constructed to AS 1684.2 and additionally as instructed by the roof truss suppliers

**AREAS**  
 LIVING AREA : 171.7 m<sup>2</sup>  
 GARAGE AREA : 37.5 m<sup>2</sup>  
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 TOTAL AREA : 225.0 m<sup>2</sup>

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Sheet Number	Sheet Name
A100	NOTES
A101	FLOOR PLAN
A102	ELEVATION PLANS
A103	3D VIEWS
A104	WINDOW & DOORS
A105	ELECTRICAL
A109	ROOF VIEW

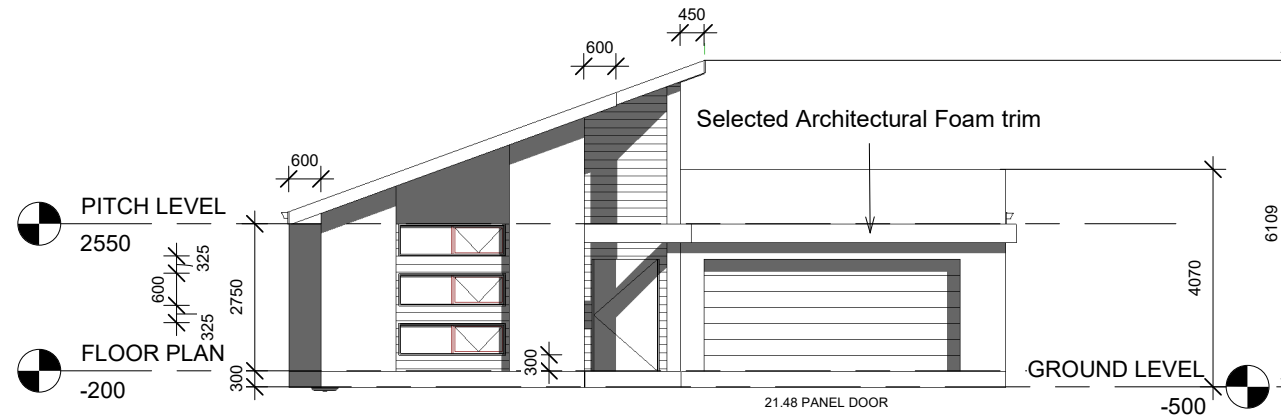
FLOOR PLAN	
Project number	MYPAD
Date	NA
Design By	TBA
Licence Number:	TBA
<b>A101</b>	
Scale	1 : 100

**GENERAL NOTES**

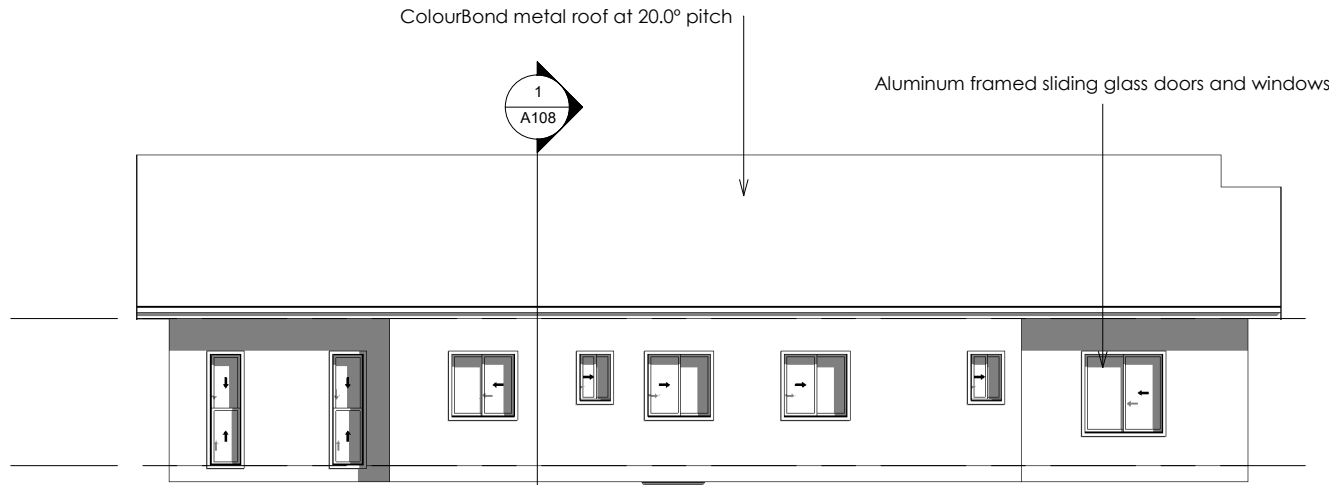
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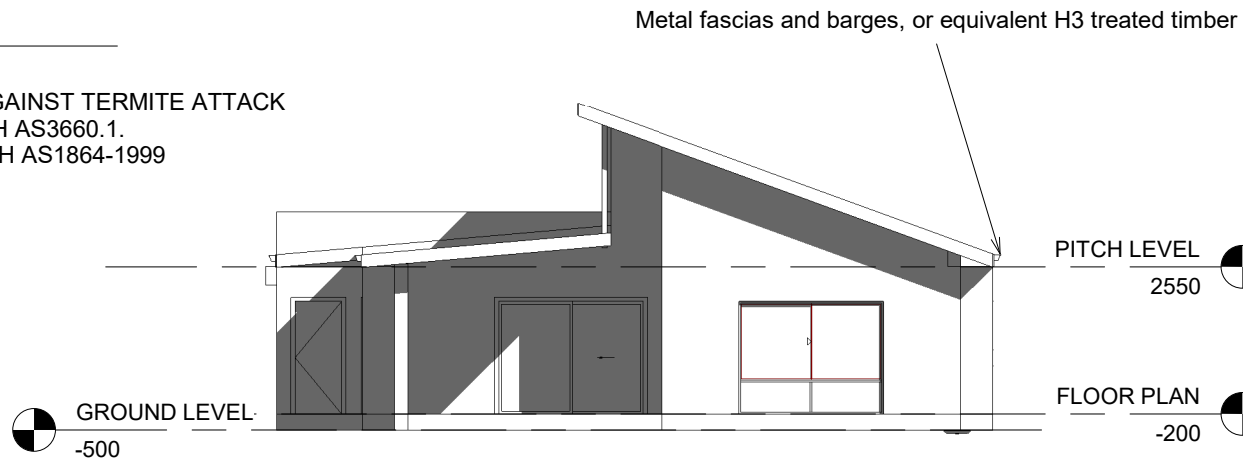
**1 (1) FRONT ELEVATION**  
 1 : 100



**2 (2) LEFT ELEVATION**  
 1 : 100

ALL BUILDINGS SHALL BE PROTECTED AGAINST TERMITE ATTACK  
 WHERE REQUIRED IN ACCORDANCE WITH AS3660.1.  
 TIMBER CONSTRUCTION TO COMPLY WITH AS1864-1999

Roof truss web configuration shown indicatively only.  
 Refer to design and calculation details from the supplier  
 re timber/Gangnail truss particulars.

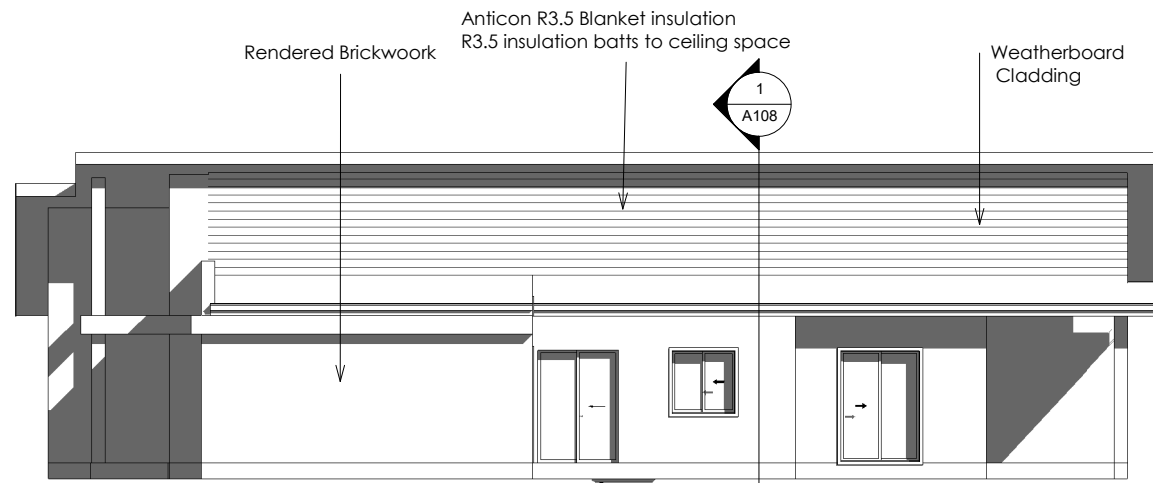


**3 (3) BACK ELEVATION**  
 1 : 100

COLOURBOND METAL ROOF  
 ROOF TRUSSES AT 900 CTRS FIXED TO  
 MANUFACTURERS SPECS TO BE DESIGNED BY ENGINEER

10mm SUPERCEIL TO CEILINGS  
 10mm PLASTERBOARD TO WALLS

SLAB AND FOOTINGS TO ENGINEER'S DETAIL.  
 POISONS TO A.S. 3660.1-2000 STANDARDS



**4 (4) RIGHT ELEVATION**  
 1 : 100

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METRIC VERSION

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ELEVATION PLANS

Project number	MYPAD
Date	NA
Design By	TBA
Licence Number:	TBA

A102

Scale	1 : 100
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**GARAGE, CARPORT & SHED :**

All construction, workmanship and materials are to be in accordance with the current Building Code.

All dimensions are in millimetres unless noted otherwise.

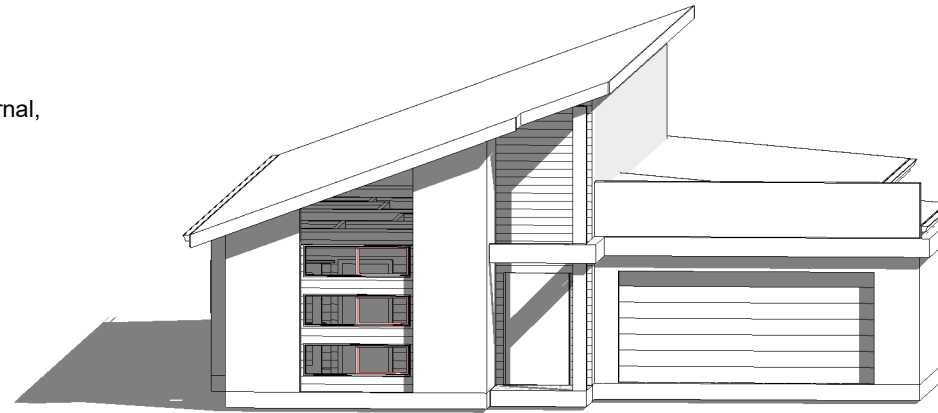
Written dimensions to have preference over scaled dimensions.

All Cladding materials and elements shall be fixed in accordance with the manufacturer's specifications for the appropriate internal, wet area or external exposure and loading conditions and the supporting structure shown on these drawings.

**3D PERSPECTIVE**

3D perspectives are visual representations of objects or spaces, giving depth and a realistic view that helps users understand how something would look in real life.

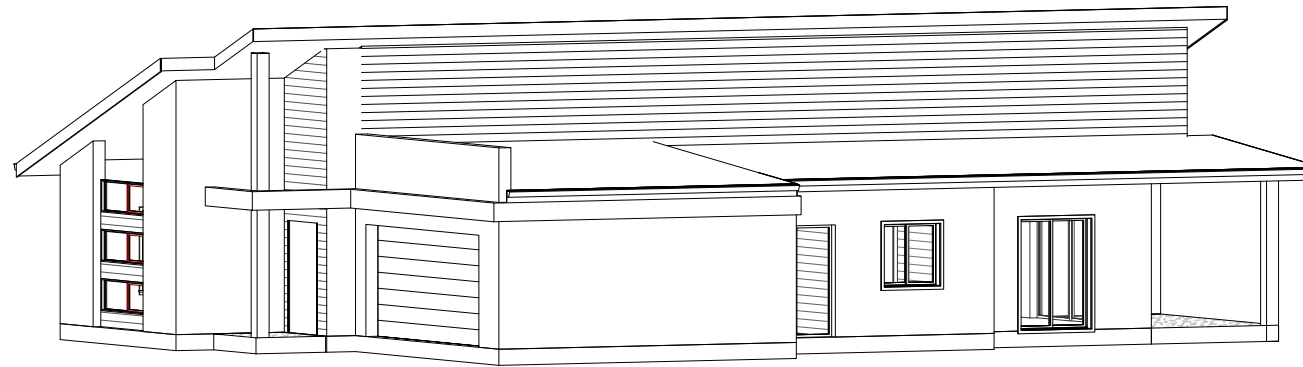
Here are a few key points about 3D perspectives:



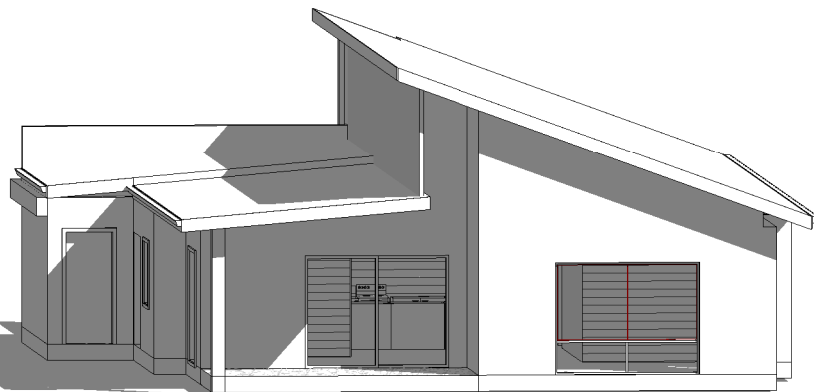
1 3D-FRONT



2 3D LEFT



4 3D RIGHT



3 3D-BACK

**RESIDENCE :**

All construction, workmanship and materials are to be in accordance with the current Building Code

**DESIGN: 220MYPAD**

**METRIC VERSION**

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**3D VIEWS**

Project number	MYPAD
Date	NA
Design By	TBA
Licence Number:	TBA

**A103**

Scale	1 : 100
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Window Schedule		
Type Mark	Height	Width
22	2100	600
22	2100	600
27	900	600
27	900	600
38	1200	1200
38	1200	1200
38	1200	1200
38	1200	1200
43	1500	1500
44	2100	1500
69	600	2000
69	600	2000
69	600	2000
70	2100	2700

Door Schedule		
Mark	Height	Width
227	2100	870
228	2100	870
229	2100	870
231	2100	1450
232	2032	820
233	2100	870
234	2032	820
235	2100	870
236	2100	1450
238	2100	2700
239	2100	4800
240	2100	870
241	2100	1450
242	2100	1500
243	2100	870
245	2100	420
246	2100	870
247	2100	870
249	2100	870
251	2100	1200
252	2100	870

Aluminium framed sliding glass doors and windows

**PRE-INSTALLATION CARE**

Windows and doors should be stored in a clean, dry area away from cement, lime, paint, acid etc. and must be protected from building materials and loose debris such as wet plaster, mortar, paint and welding splatter.

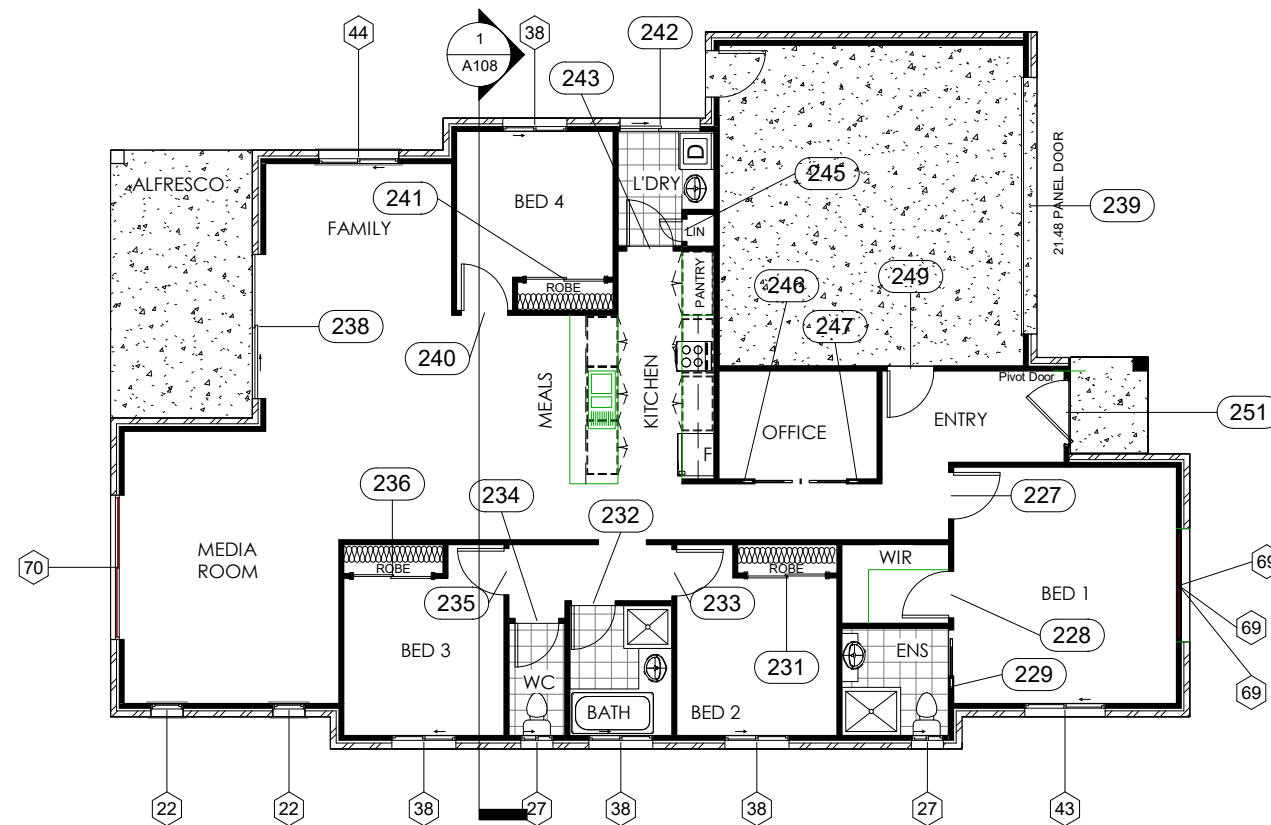
- Store in a dry location, under cover where possible, to protect against damage.
- Carry windows in the vertical position with sashes locked.
- Do not rack frames out of square.
- Prevent exposure to moisture particularly pooling and ponding.
- Do not remove any bands (if fitted) from double hung windows until after installation.
- Do not remove corner bracing (if fitted) until after installation.
- Do not remove flashing elements (if fitted).

Note: Where windows for housing are supplied as incomplete assemblies, a certificate and a label giving manufacturer's identification marks, window rating and water penetration resistance should be provided with the window.

**LABELLING**

The label shall be so positioned that the window can be identified when viewed in situ. Each window shall have the following information marked anywhere on the window assembly, except on the glazing (the application of rating labels on fixed glazed timber windows is permitted):

- The manufacturer's identification mark.
- The Serviceability Limit State wind pressure.
- The Ultimate Limit State wind pressure.
- The water penetration resistance.



**1 WINDOWS & DOORS**  
1 : 100

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**WINDOW & DOORS**

Project number	MYPAD
Date	NA
Design By	TBA
Licence Number:	TBA

**A104**

Scale	1 : 100
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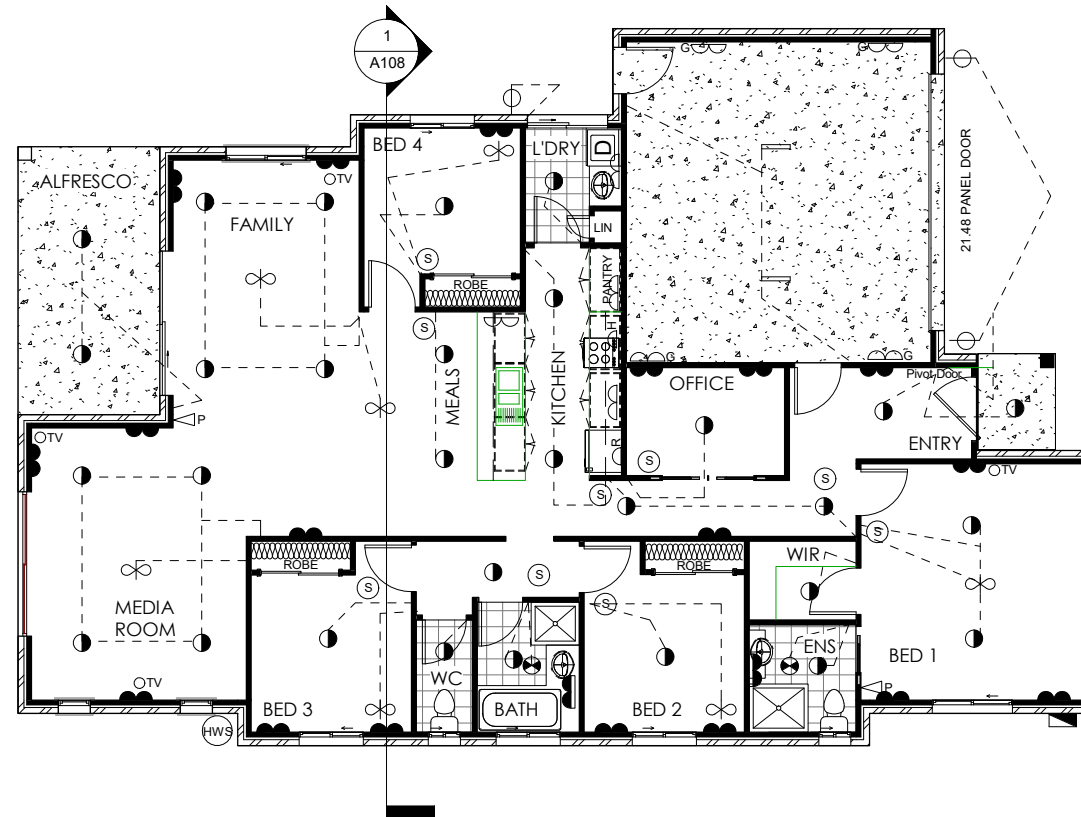
# ELECTRICAL LEGEND

	METER BOX		FLOURESCENT LIGHT - 1200 SINGLE		SINGLE OUTLET 1050 ABOVE FLOOR LEVEL		MICROWAVE OUTLET 1650 A.F.I IF REQUIRED		HOT WATER SERVICE
	LIGHT SWITCH 1500 ABOVE FLOOR LEVEL		EXHAUST FAN		DOUBLE OUTLET 1050 ABOVE FLOOR LEVEL		RANGEHOOD OUTLET 1650 A.F.I IF REQUIRED		SMOKE DETECTOR
	FEATURE CEILING LIGHT		CEILING FAN		VANITY OUTLET 1100 ABOVE FLOOR		TELEVISION OUTLET		CEILING FAN LIGHT
	WALL MOUNTED LIGHT		SINGLE OUTLET 300 ABOVE FLOOR LEVEL		GARAGE OUTLET 1350 ABOVE FLOOR		TELEPHONE OUTLET 300 ABOVE FLOOR		MINISPLIT EVAPORATORS
	DOWNLIGHT		DOUBLE OUTLET 300 ABOVE FLOOR LEVEL		REFRIDERATOR OUTLET 1650 ABOVE FLOOR		TELEPHONE OUTLET 1650 ABOVE FLOOR		MINISPLIT CONDENSER

ALL SMOKE ALARMS MUST BE INTERCONNECTED AS PER CLAUSE 3.7.2.2 OF THE N.

Lighting  
Energy efficient lighting to be installed to 80% of all internal fixed light points

SMOKE DETECTORS (refer electrical layout plans), TO BE HARD WIRED WITH EMERGENCY BACK-UP AND COMPLY WITH AS 3786. WIND SPEED AS NOMINATED ON BRACING PLAN PROVIDE LIFT OFF HINGES TO W.C. OR OPEN OUT DOOR OR MIN 1200mm CLEARANCE FROM DOOR TO PAN. EXHAUST FANS FROM SANITARY COMPARTMENTS TO BE DUCTED TO THE OUTSIDE AREA OR TO A VENTED ROOF SPACE AND AS PER AS 1668.2 THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS STATUTORY REQUIREMENTS, BUILDING PRACTICE OR CONTRACUAL OBLIGATIONS. ALL CONSTRUCTION MATERIALS SUPPLIED MUST TAKE INTO ACCOUNT PROXIMITY TO COASTAL OR INDUSTRIAL ENVIRONMENTS, IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. THESE PLANS ARE PROTECTED BY COPY RIGHT AND ARE THE PROPERTY OF THE AUTHOR.



1 ELECTRICAL  
1 : 100

NOTES  
The icons shown on this plan are shown indicative and are not to scale. Electrical contractors are to comply to all relevant Australian Standards. Verify position of on site power supply & final position of meterbox prior to construction. All smoke detectors to be interconnected.

Electrician  
To arrange for power connection to MSB at time of installation and advise supervisor ASAP of connect date by power authority.  
Underground Electrical and Communication conduits are to be laid at the same time as external sewer and drainage.  
Install TV antenna with booster in roof space.  
Install GPO's to dishwashers and rangehoods if point is not indicated on plans.  
All points to be install at locations indicated on plans and elevation. The electrician is to determine the final location of points at their discretion. Also to ensure that all abide by the relevant regulations and Australian Standards.

Sub-Contractors OEH&S  
All Sub-contractors and their employee's are to carry their blue cards with them at all times. As well as work methods statements for all high risk work that may be performed on the site.  
All electrical equipment is to be tested and tagged at the required intervals.  
All Sub-contractors and their employee's are required to maintain a clean and safe site at all times. Please place all rubbish created in performing your duties in the bins provided and store surplus material to the side out of the way of others

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## ELECTRICAL

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Licence Number:	TBA
<b>A105</b>	
Scale	1 : 100

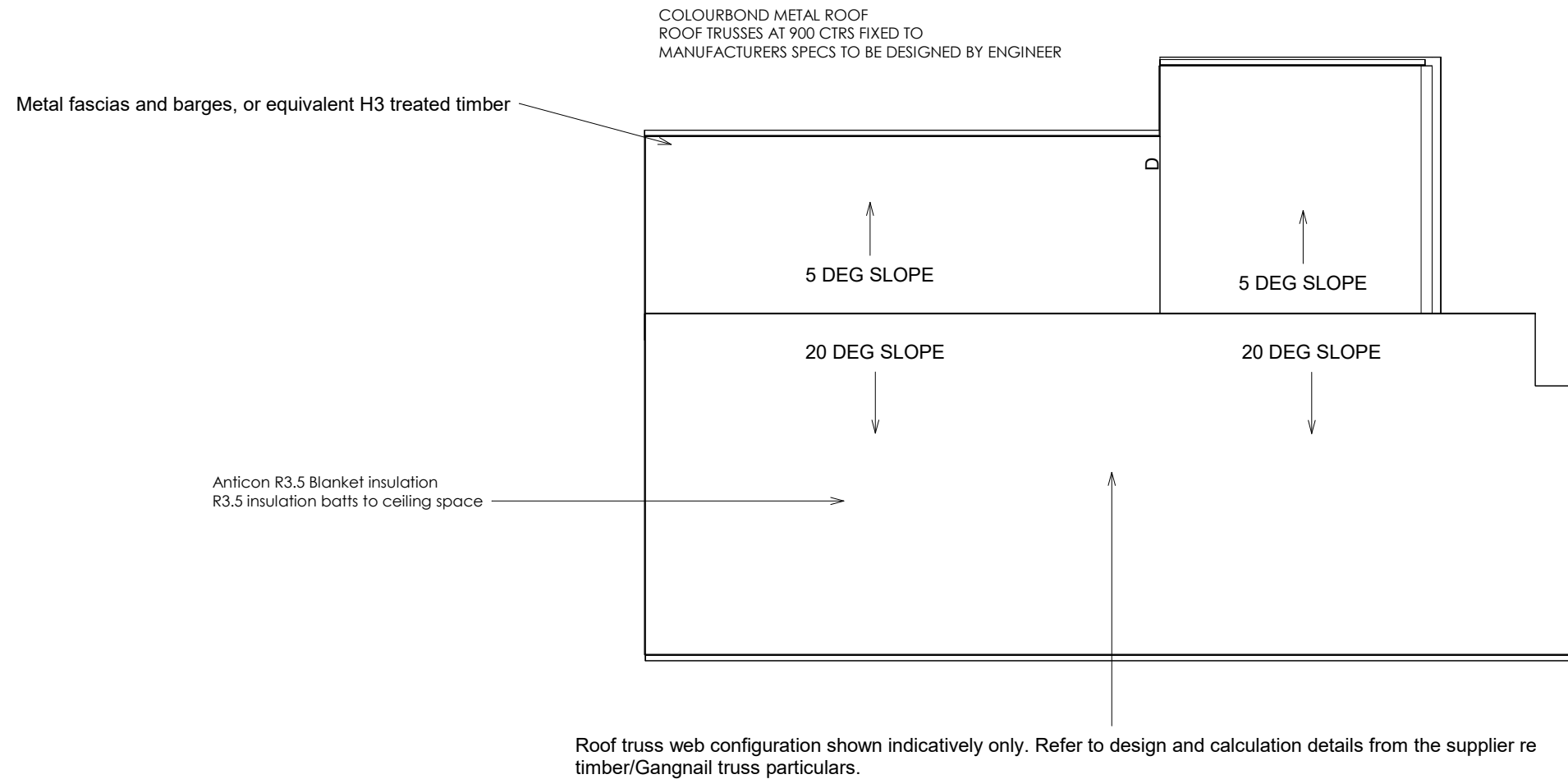
**Timber framing:**  
MGP10, unless specified otherwise, constructed to AS 1684.2 and additionally as instructed by the roof truss suppliers.

**Timber preservative:**  
MIN treatment, in ground - H5, above ground exposed - H3, above ground protected - NIL.

**Builder:**  
Please check all features of these drawings prior to commencement of building work to ensure compliance with relevant codes and standards. Dimensions take precedence over scale. Framing dimensions do not include internal linings.

On these sections some non-critical items e.g. 'aves scotias, noggings, purlins, barge supports, insulation etc. have been omitted for clarity, build in as required.

**Specifications:**  
Read these drawings in conjunction with manufacturers' specifications.



**1** ROOF DIRECTION  
1 : 100

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<b>A109</b>	
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