



LOT: ----

-----, ---

ESTATE: ---- - STAGE: ---

CELESTE 164 H

CONTRACT PLANS



**INSIGNIA**  
homes

PO BOX 81 Oxenford  
Ph: 1300 421 565  
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Rev	Date	Description
A	28.04.17	CONTRACT PLANS ISSUE

**Site Details:**

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CELESTE 164 H  
CS - -----

Drawing Title:

**COVER PAGE**

Scale: A3 - REF TO SHEET	Soil: ----
Date: <b>28.04.17</b>	REV: <b>A</b> Wind: ----
Drawing No: <b>170428 - ---- - CONTRACT</b>	
Cad Draftsman: <b>JM</b>	Sheet: <b>1 of 5</b>

NOTE

SELECTED SLIDERS TO ALL ROBES.

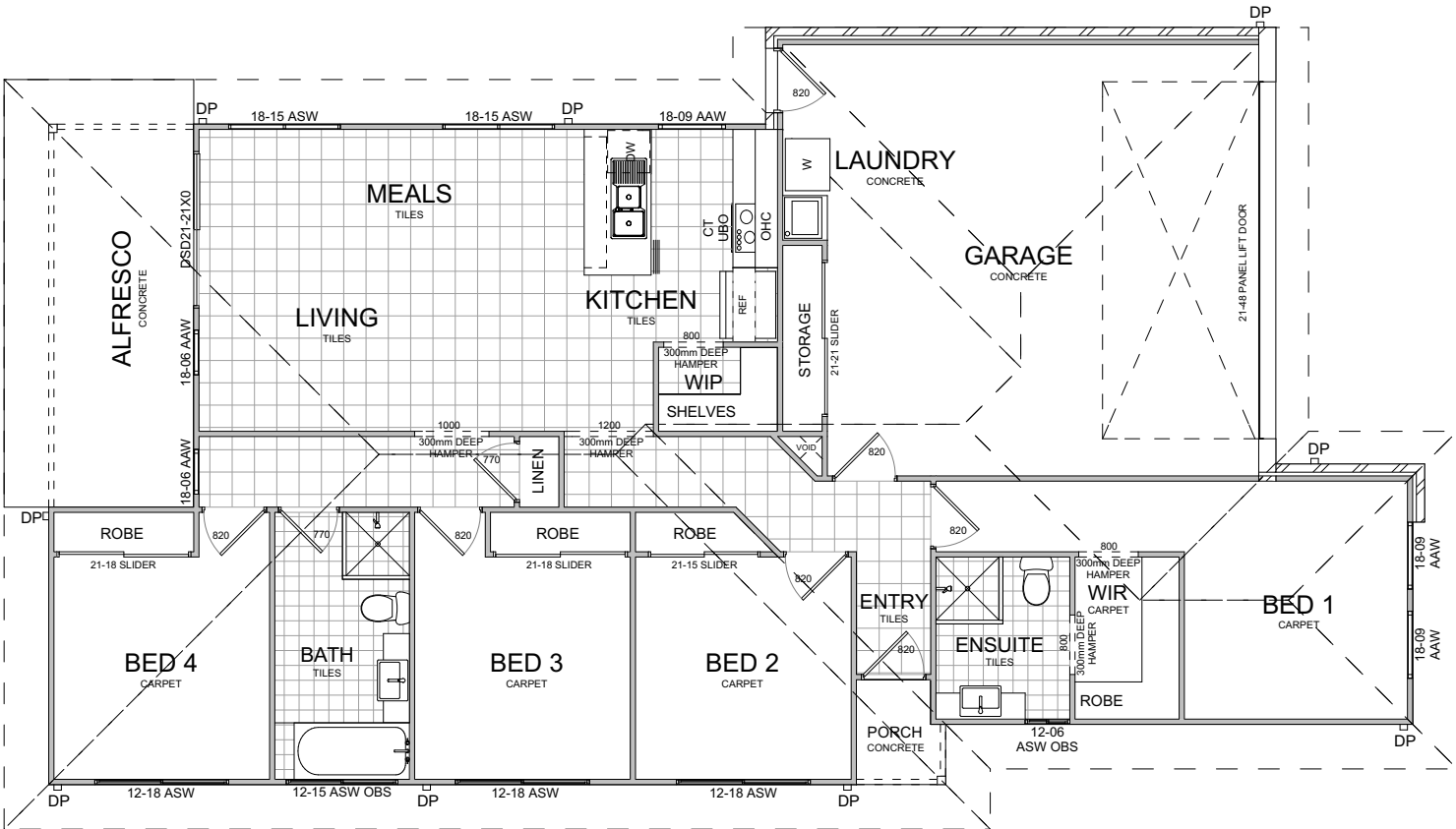
SELECTED HINGES DOOR TO LINEN CUPBOARD.

W.C. DOORS TO COMPLY WITH THE BCA, PART3.8.3;  
DOOR TO SWING OUT FROM EDGE OF THE PAN,  
DISTANCE BETWEEN THE PAN AND THE DOOR EDGE  
TO BE 1200mm OR LIFT OFF HINGES TO BE INSTALLED

WATERPROOFING IS TO BE CARRIED OUT IN  
ACCORDANCE WITH THE BCA VOL PART 2 3.8.1 AND  
INSTALLED BY A SUITABLY QUALIFIED PERSON

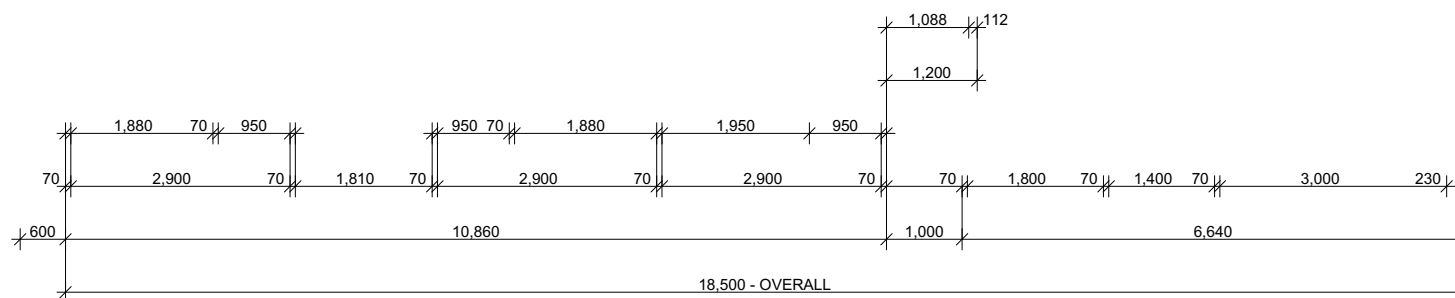
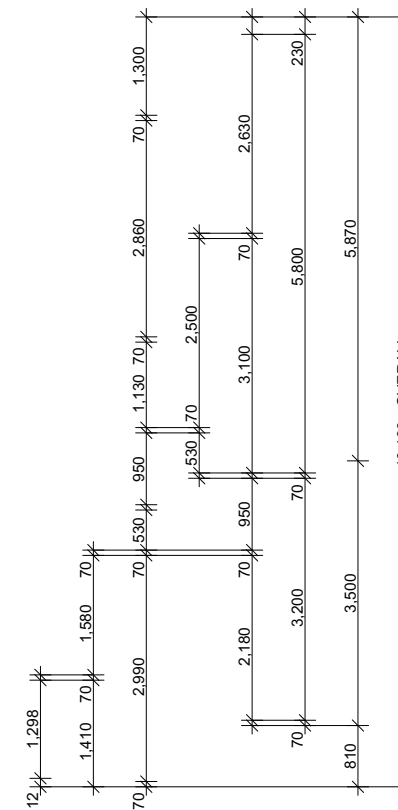
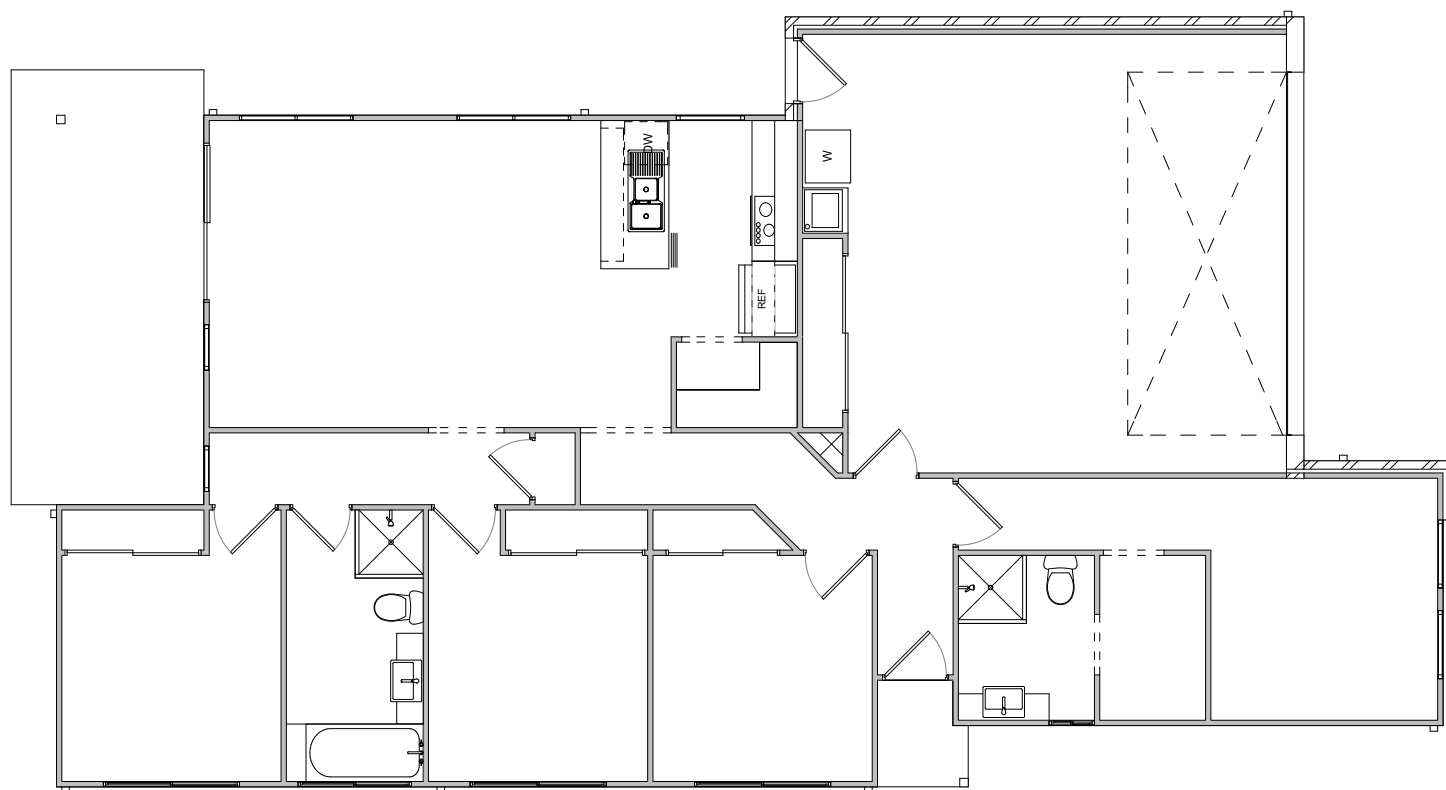
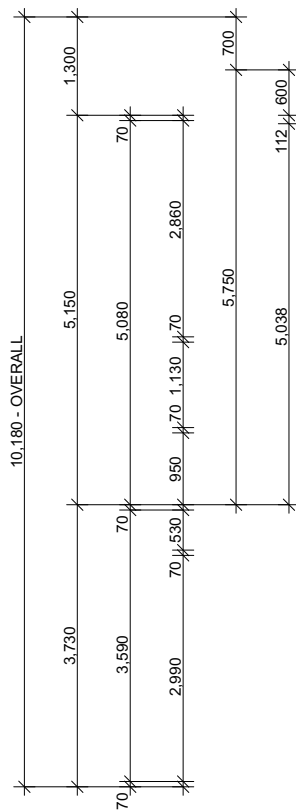
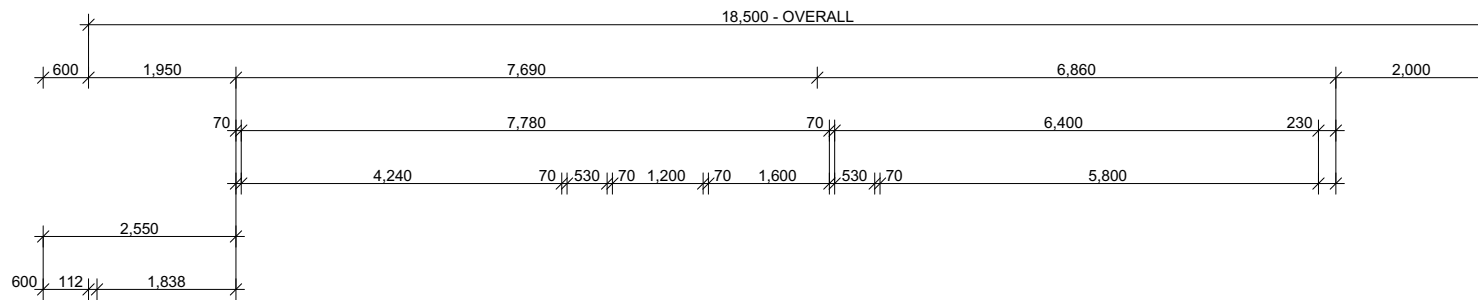
MECHANICAL VENTILATION TO WATER CLOSET, BATHROOM  
AND ENSUITE TO COMPLY WITH THE BCA, PART 3.8.5  
(EXHAUST MUST BE VENTED TO OUTSIDE OF THE BUILDING)

SMOKE ALARMS TO BE INSTALLED IN  
ACCORDANCE WITH NCC.



AREAS SUMMARY	
LIVING	109.36 m <sup>2</sup>
GARAGE	37.44 m <sup>2</sup>
PORCH	1.57 m <sup>2</sup>
ALFRESCO	14.66 m <sup>2</sup>
	<b>163.03 m<sup>2</sup></b>

GROUND FLOOR PLAN  
1:100



DIMENSION PLAN  
1:100

NOTE

THE SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12m, AS PER THE BCA VOLUME 2 PART 3.5.2

NON-STANDARD PLAN

AMENDMENTS INCLUDE BUT ARE NOT LIMITED TO:

- HOUSE DESIGN MODIFIED TO FIT WITHIN REQUIRED BUILDING SETBACKS

CHECK PLANS THOROUGHLY FOR VARIATIONS TO STANDARD HOUSE TYPE

METAL ROOF SHEETING, PROFILE TO BE SELECTED, COLORBOND FINISH, FIXED TO MANUFACTURERS SPECIFICATIONS ON PREFABRICATED TIMBER ROOF TRUSSES @ 600 cts, 5° MINIMUM PITCH, 50mm INSULATION BLANKET TO UNDERSIDE

LINE OF COLUMNS BELOW SHOWN DASHED

BARGE CAPPING INSTALLED TO MANUFACTURERS SPECIFICATIONS

LINE OF TIMBER POST SHOWN DASHED

SELECTED COLORBOND FASCIA/GUTTER SYSTEM

METAL ROOF SHEETING, PROFILE TO BE SELECTED, COLORBOND FINISH, FIXED TO MANUFACTURERS SPECIFICATIONS ON PREFABRICATED TIMBER ROOF TRUSSES @ 600 cts, 8° MINIMUM PITCH, 50mm INSULATION BLANKET TO UNDERSIDE

SELECTED COLORBOND FASCIA/GUTTER SYSTEM

LINE OF PARAPET WALL SHOWN DASHED

LINE OF COLUMNS BELOW SHOWN DASHED

BARGE CAPPING INSTALLED TO MANUFACTURERS SPECIFICATIONS

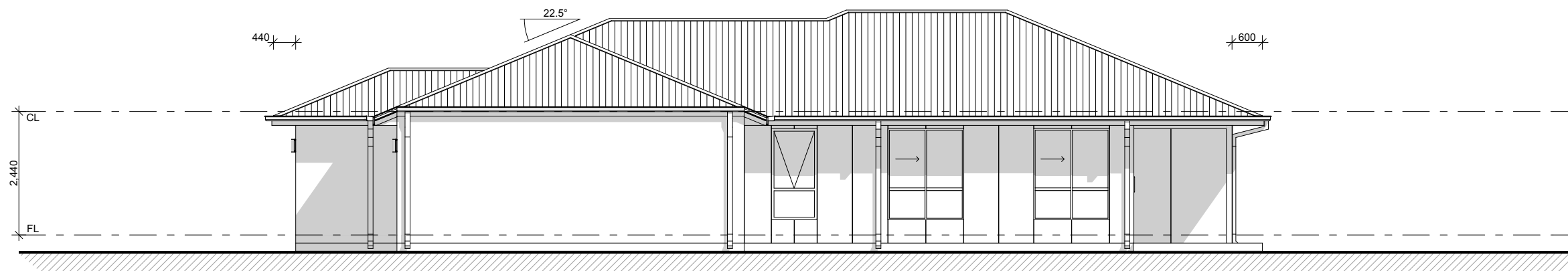
EXTENT OF BUILDING BELOW SHOWN DASHED

LINE OF COLUMNS BELOW SHOWN DASHED

ROOF PLAN  
1:100



○ ELEVATION 1  
1:100

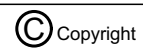


○ ELEVATION 2  
1:100



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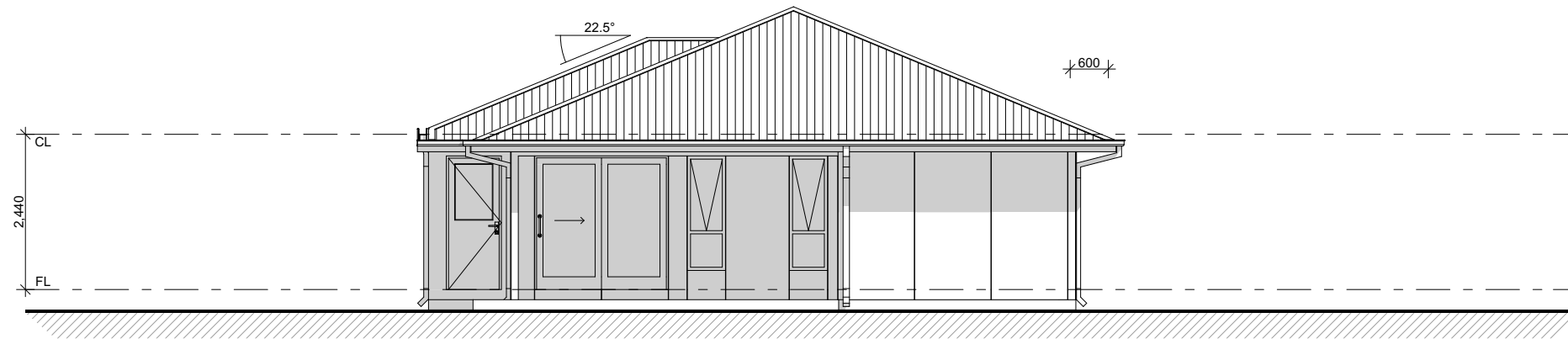
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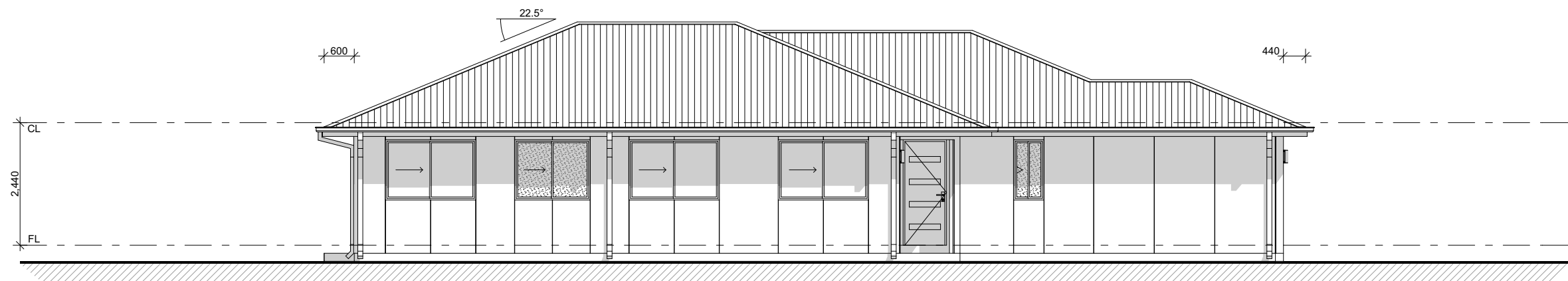
**Drawing Title:**

**ELEVATIONS 1 - 2**

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ELEVATION 3  
1:100



ELEVATION 4  
1:100



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**Drawing Title:**

**ELEVATIONS 3 - 4**

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