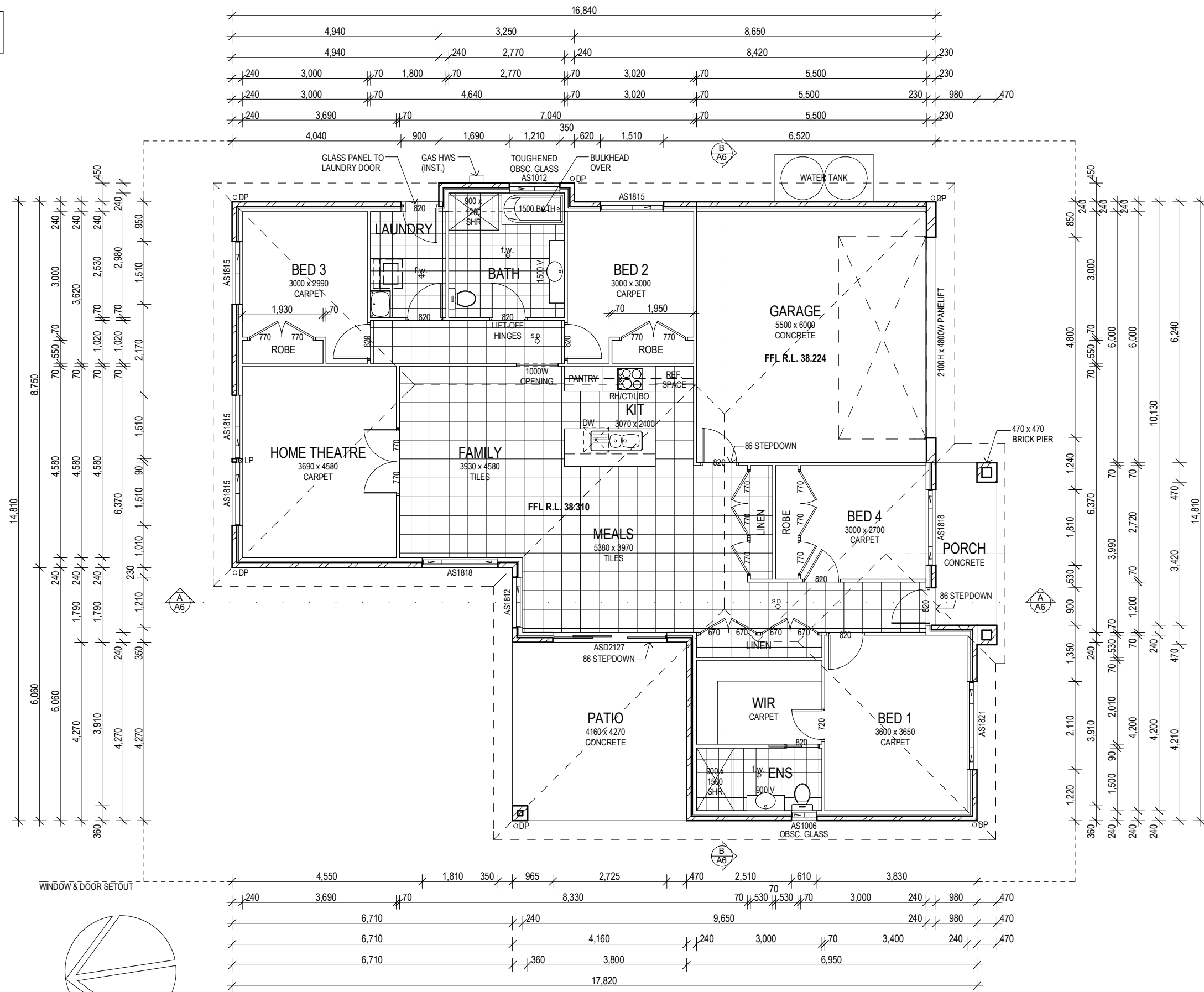


* WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALE



FLOOR PLAN

AREAS	
SPACE	AREA (m ²)
LIVING AREAS	161.16
NON-LIVING - GARAGE	35.70
NON-LIVING - PORCH	5.86
NON-LIVING - PATIO/DECK/ALFRESCO	17.76
TOTAL	220.48

- NOTES (INCLUSIONS):**
- PROVIDE FLYSCREENS TO ALL WINDOWS & SLIDING DOORS
 - PROVIDE R3.5 CEILING INSULATION & R1.5 WALL INSULATION
 - PROVIDE WATER TANK CONNECTED TO WC, LD'RY & EXTERNAL TAP
 - PROVIDE 4 STAR TAPWARE AND 4 STAR TOILETS
 - PROVIDE GAS CONNECTION WITH GAS INSTANTANEOUS HOT WATER SYSTEM
 - PROVIDE DOUBLE POWER POINTS THROUGHOUT (2 TO KITCHEN AND MAIN BED, 1 TO EACH REMAINING ROOM)
 - PRE-WIRE 2 PHONE POINTS AND 2 TELEVISION POINTS
 - PROVIDE COLOURED CONCRETE DRIVEWAY
 - PROVIDE VERTICALS TO ALL WINDOWS & SLIDING DOORS EXCL. GARAGE, BATHROOM AND ENSUITE
 - PROVIDE TURF ONLY TO FRONT AND REAR YARDS
 - PROVIDE AUTO GARAGE DOOR OPENER (2 HANDSETS)
 - PROVIDE LETTERBOX AND CLOTHES LINE

ABSA Class 1 Building Single-Dwelling Certification
 Association of Building Sustainability Assessors

Certification Number	1005273766
Certification Date	16/05/2013
Assessor Name	Alicia Peattie
Assessor Number	20217
Assessor Signature	<i>Alicia Peattie</i>

Simulated Energy: HEATING: 66.3 MJ/m² pa
 Simulated Energy: COOLING: 51.5 MJ/m² pa
 Rated with Downlights: No

NatHERS Rating 117.8 MJ/m² pa

4.8

urbanliving solutions

PO Box 648 Maitland NSW 2320 - M: 0401 002 099 - E: urbanliving@tpp.com.au
 ENERGY SMART DESIGN, DEVELOPMENT & ASSESSMENT

REV.	DATE	DESCRIPTION
C	16.05.13	WATER TANKS AND REVISIONS
B	08.05.13	WALL THICKNESS REVISIONS
A	02.05.13	ISSUED FOR CONSTRUCTION

Anambah Constructions PTY LTD
 Quality Masterbuilt Homes
 This drawing shall not be reproduced

43-47 BULWER STREET
 MAITLAND NSW 2320
 PHONE: (02) 4934 8910
 FAX: (02) 4934 8912
 ABN 48 084 563 619
 LICENCE No: 97781C

CLIENT
ANAMBAH CONSTRUCTIONS

SITE ADDRESS
 LOT 1531
 VIKKI AVENUE
 ABERGLASSLYN, NSW 2320

DESIGN			
GEORGIE			
DRAWN:	CHECKED:	PLOT DATE:	SCALE:
KS	A.P.	16/05/2013	1:100
JOB No.:	REV.:	SHEET:	
038/13	C	3 / 8	