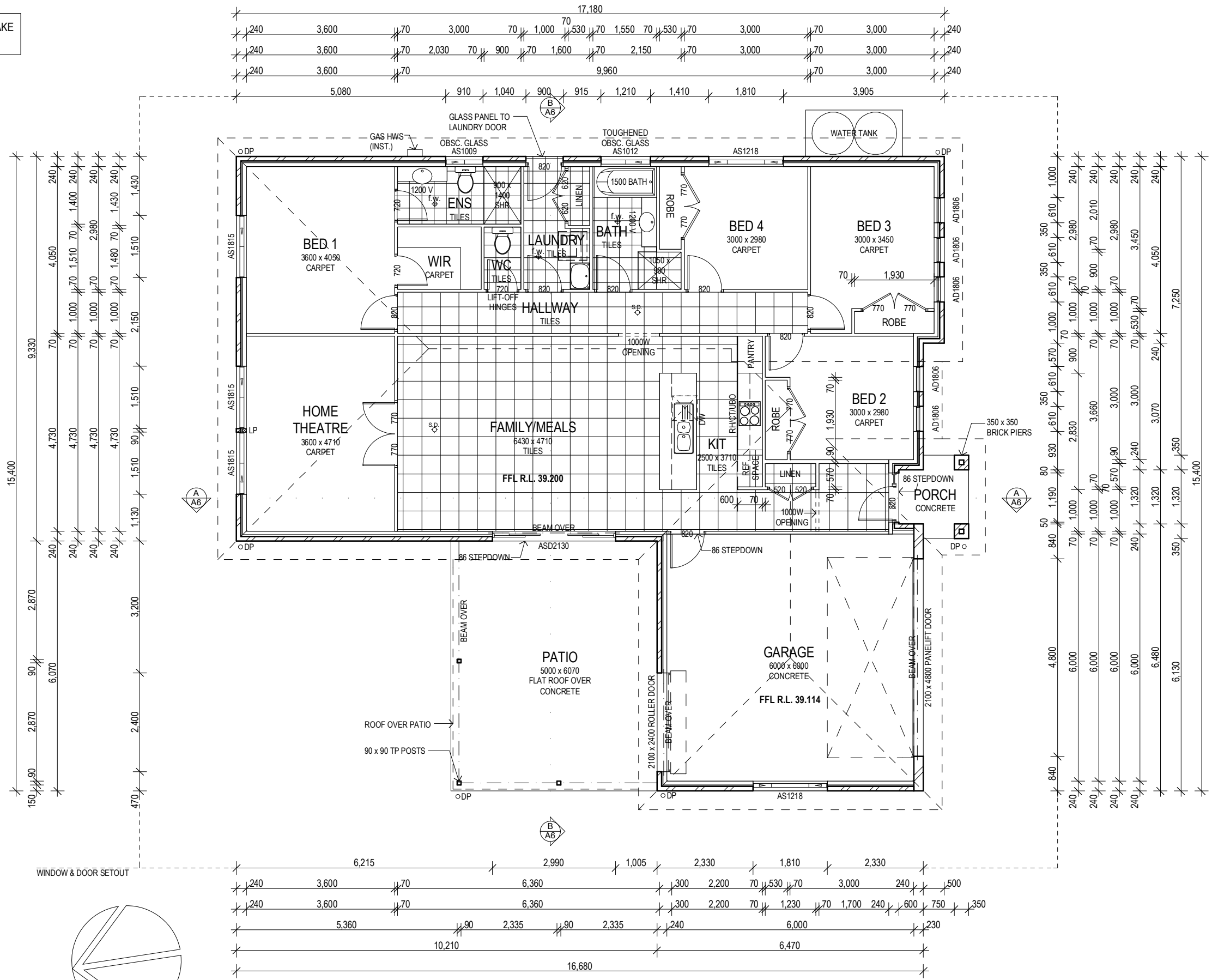


* WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALE



FLOOR PLAN

AREAS	
SPACE	AREA (m ²)
LIVING AREAS	155.89
NON-LIVING - GARAGE	40.48
NON-LIVING - PORCH	3.02
NON-LIVING - PATIO/DECK/ALFRESCO	30.35
TOTAL	229.74

- 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	1005273824
Certification Date	16/05/2013
Assessor Name	Alicia Peattie
Assessor Number	20217
Assessor Signature	<i>Alicia Peattie</i>

Simulated Energy: HEATING: 69.0 MJ/m² pa
 Simulated Energy: COOLING: 39.7 MJ/m² pa
 Rated with Downlights: No

NATHERS Rating 108.7 MJ/m² pa

5.1

REV.	DATE	DESCRIPTION
C	16.05.13	WATER TANKS AND REVISIONS
B	09.05.13	CHANGE ROOFING MATERIAL
A	08.05.13	ISSUE FOR CONSTRUCTION

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

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 MAITLAND NSW 2320
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 ABN 48 084 563 619
 LICENCE No: 97781C

CLIENT
ANAMBAH CONSTRUCTIONS

SITE ADDRESS
 LOT 1532
 VIKKI AVENUE
 ABERGLASSLYN, NSW 2320

DESIGN			
HAYLEY			
DRAWN:	CHECKED:	PLOT DATE:	SCALE:
KS	A.P.	16/05/2013	1:100
JOB No.:	REV.:	SHEET:	
037/13	C	3 / 8	

urbanliving solutions

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 ENERGY SMART DESIGN, DEVELOPMENT & ASSESSMENT