



NOTE:  
 BUILDER AND SUBCONTRACTORS TO VERIFY ALL DIMENSION AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. GIVE 24HRS MINIMUM NOTICE WHERE AMENDMENTS ARE REQUIRED TO DESIGN OF WORKING DRAWINGS. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERS AND SURVEYORS DRAWINGS AND NOTES. DO NOT SCALE DRAWINGS. DIMENSIONS ARE TO TAKE PREFERENCE OVER SCALE. BUILDING SPECIFICATION AND ENGINEERS DRAWINGS SHALL OVERRIDE ARCHITECTURAL DRAWINGS.

ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE STATE BUILDING REGULATIONS, LOCAL COUNCIL BY-LAWS AND RELEVANT NCC AND AS CODES.

IMPORTANT NOTICE FOR ATTENTION OF OWNERS: THE OWNERS ATTENTION IS DRAWN TO THE FACT THAT FOUNDATIONS AND ASSOCIATED DRAINAGE IN ALL SITES REQUIRES CONTINUING MAINTENANCE TO ASSIST FOOTING PERFORMANCE. ADVICE FOR FOUNDATION MAINTENANCE IS CONTAINED IN THE CSIRO BUILDING TECHNOLOGY FILE 18 AND IT IS THE OWNERS RESPONSIBILITY TO MAINTAIN THE SITE IN ACCORDANCE WITH THIS DOCUMENT.

PROVIDE STRUCTURAL PLYWOOD BRACING IN ACCORDANCE WITH AS 1684 AND IN SECTION 9.4 OF TIMBER FRAMING MANUAL.

VERTICAL CONSTRUCTION JOINTS TO BE CONSTRUCTED IN ACCORDANCE WITH NCC VOLUM 2 CL. 3.3.1.8

**FRAMING PART 3.4 NCC**

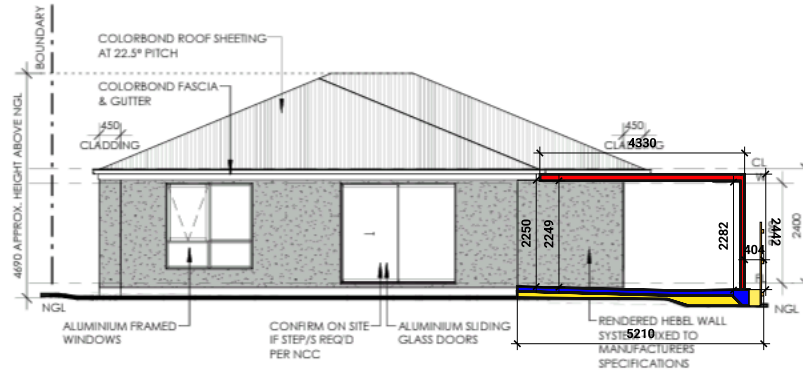
ALL TIMBER FRAMING, FIXING AND BRACING SHALL COMPLY WITH AS 1684 AND THE REQUIREMENTS OF NCC PART 3.4.3 MANUFACTURED SIZES MUST NOT BE UNDERSIZED TO THOSE SPECIFIED, FOR ALL TIMBER SIZES, STRESS GRADES, SPACING AND WALL BRACING REFER TO ENGINEERS DETAILS, TIE-DOWN DETAILS SHALL COMPLY WITH THE REQUIREMENTS OF TABLES 3.4.3.8 AND 3.4.3.9

STRUCTURAL STEEL MEMBERS SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSES IN PART 3.4.4. REFER TO ENGINEERS DETAILS WHERE PROVIDED

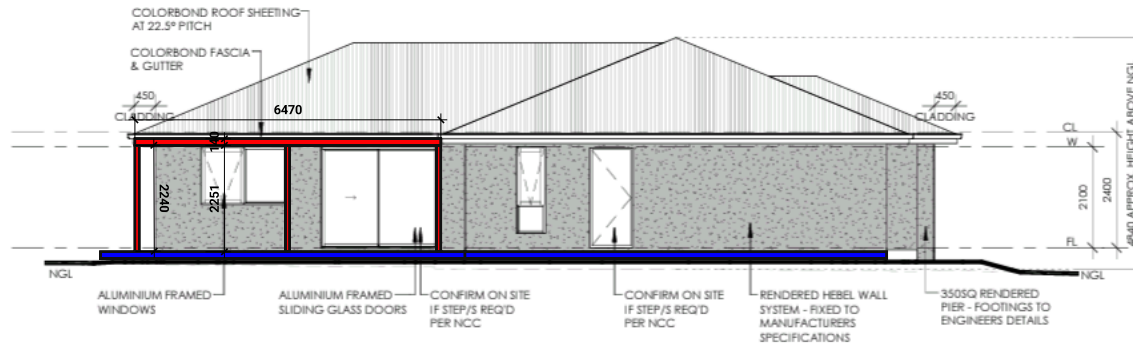
**GLAZING PART 3.6 NCC**

ALL WINDOWS TO BE ALUMINIUM SLIDING STYLE. DOUBLE GLAZED, (WHITE TRANSLUCENT TO BATHROOMS) ALL GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF AS 2047- AS 1288 AND NCC CLAUSES IN PART 3.6

HUMAN IMPACT SAFETY REQUIREMENTS SHALL COMPLY WITH NCC CLAUSES 3.6.4 PANE WITHIN 500mm FROM FINISHED FLOOR LEVEL & GLAZED FULL HEIGHT



**3 REAR ELEVATION**



**4 SIDE ELEVATION**

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CLIENT:  
**WILLIAM & GABRIELLE AITKEN**  
 DRAWING TITLE:  
**ELEVATIONS**  
 SCALE: 1 : 100

PROJECT: PROPOSED NEW RESIDENCE  
**LOT 182 [SP22376]**  
**No. 13 DOWNWARD WAY**  
**SORELL, TAS 7171**

PAGES: SHEET SIZE  
 6 of 10 **A3**  
 JOB No:  
 TBA  
**WINK + CO**  
 Job No: 061-22  
 Date: 25/07/22

**AREA**  
 LIVING: **114.38 m<sup>2</sup>**  
 PORCH: **1.25 m<sup>2</sup>**  
 GARAGE: **36.13 m<sup>2</sup>**  
 TOTAL: **151.76 m<sup>2</sup>**

REV	COMMENTS	DATE	DRW/CHKD
A	WORKING DRAWINGS	17/05/22	ACG SM
B	REDESIGN - REV WORKING DRAWINGS	27/07/22	ACG EK
C	AMENDMENTS	22/08/22	ABK SM
D	AMENDMENTS	31/08/22	SM SW
E	AMENDMENTS	08/09/22	ABK SW
F	AMENDMENTS	18/11/22	TO SM
G	AMENDMENTS	14/12/22	TO EK