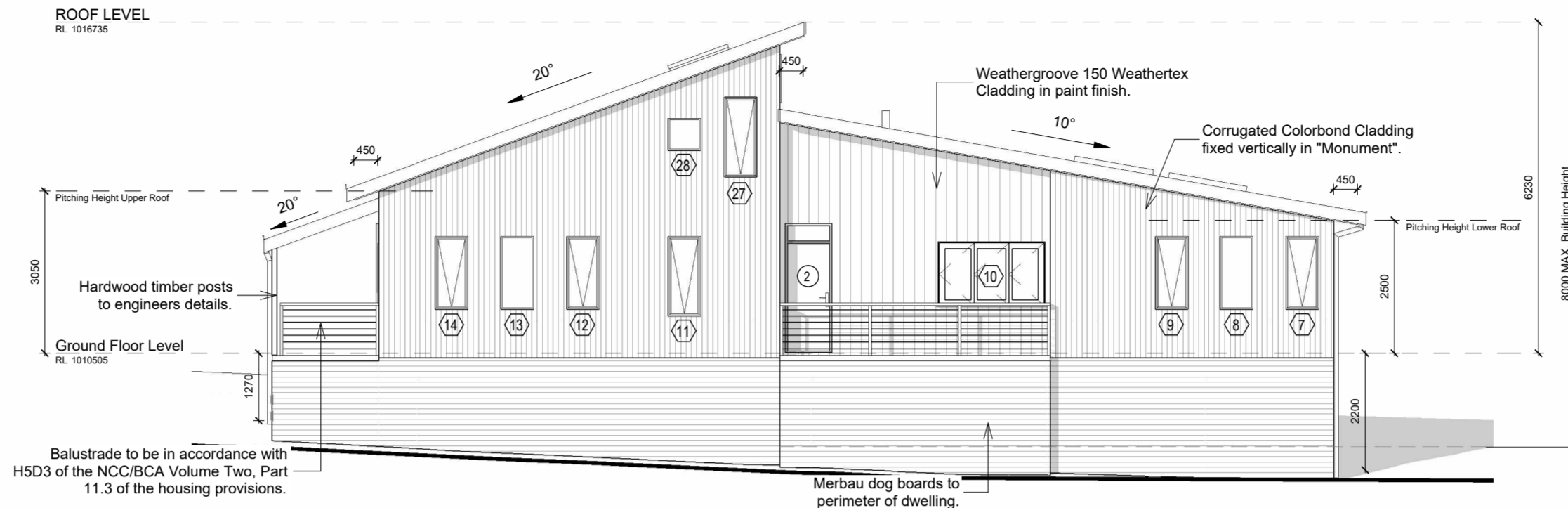


Insulation & Construction Details

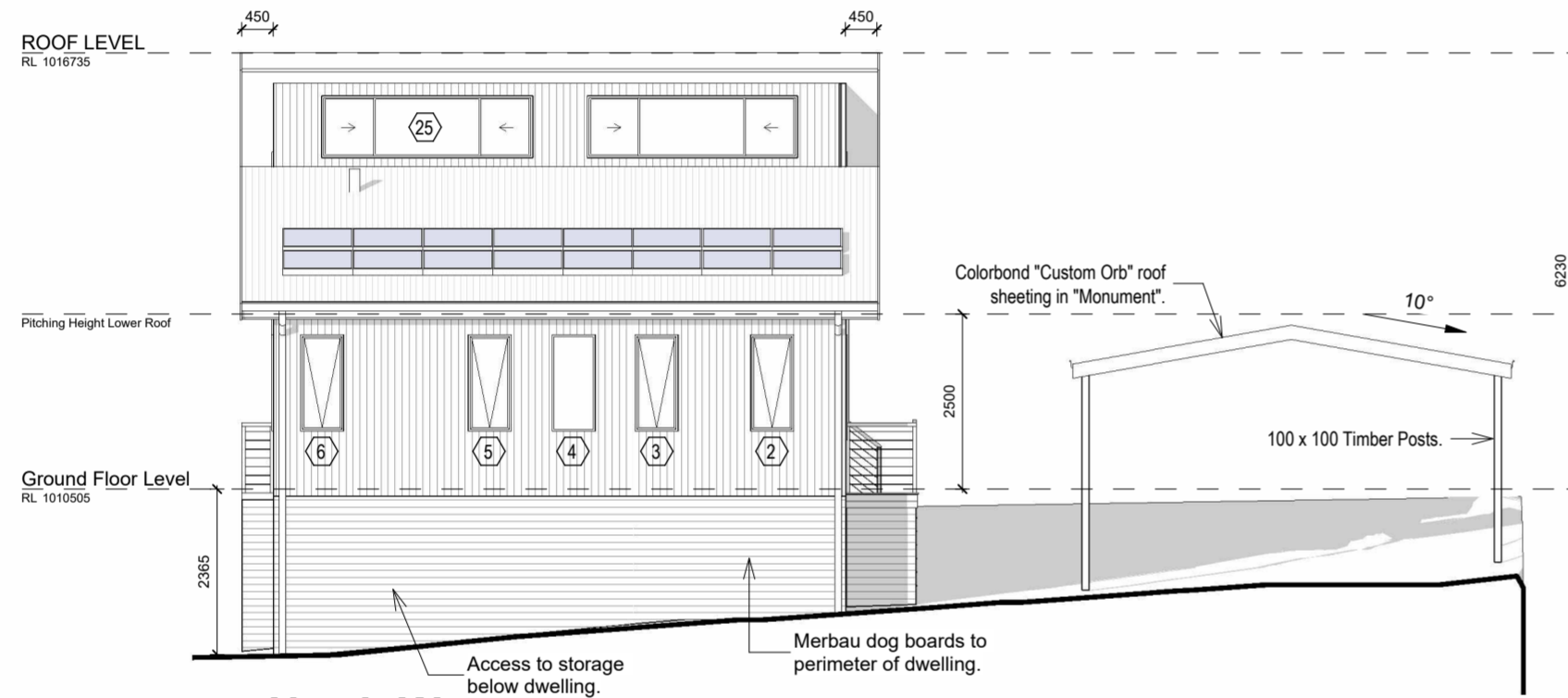
Roof colour	Dark (SA >0.70)
Roof	R1.3 anticon blanket
Ceilings	R5.0
External Walls	R2.7 and vapour permeable sarking
Internal Walls	R2.5 (internal walls shared with entry, powder, WC)
Floors	R2.5 to underside of floors with enclosed subfloor Draught stoppers & foam seals on all external doors. Draught stoppers on all ceiling exhaust fans.
Draught sealing	Draught stopper on wood heater flue.
Ceiling penetrations	Downlights to be IC rated to permit coverage with insulation.
Window / glass door type	Double glazed clear sliding w/aluminium frame U=4.50 & SHGC=0.61 (+or- 5%) Double glazed clear hinged w/aluminium frame U=4.50 & SHGC=0.50 (+or- 5%) Double glazed skylight
Ceiling fans	Main bedroom, living area, flexi space (1200mm minimum)



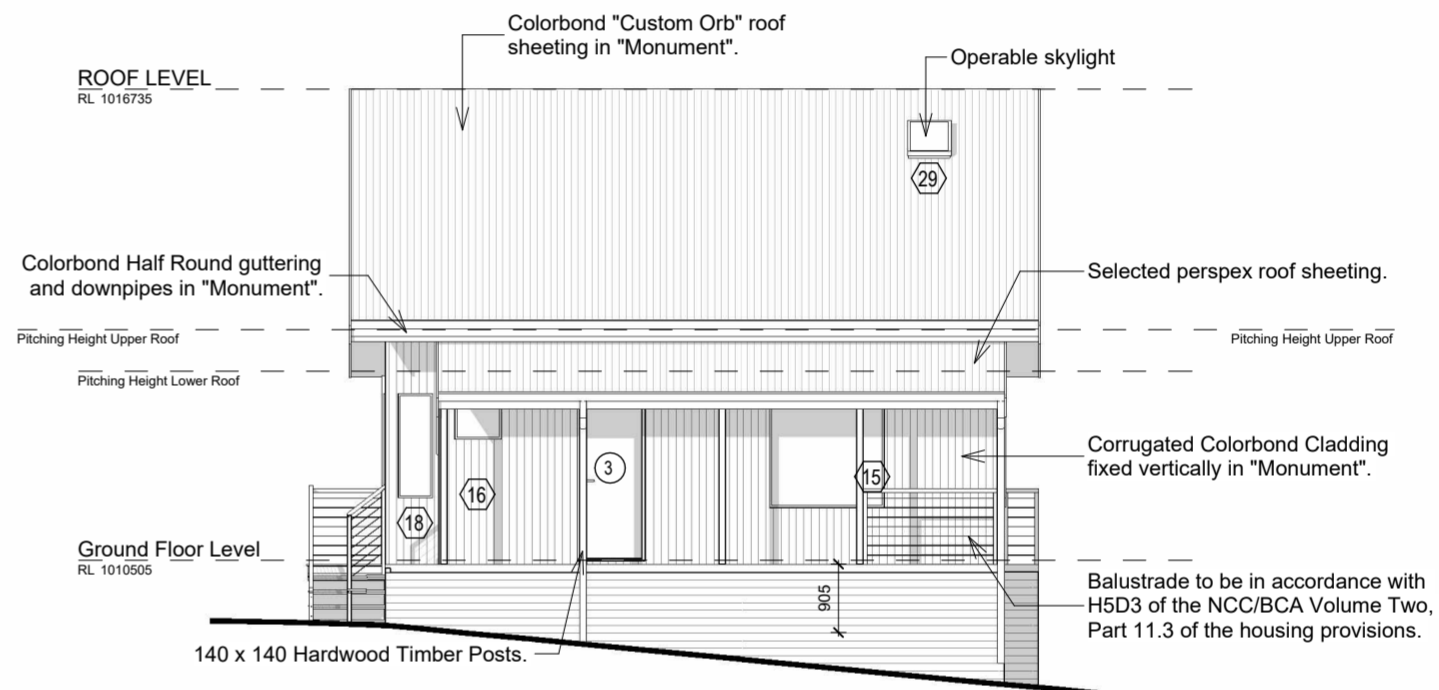
North East
1 : 100

Notes:

- All posts to Engineers specifications.
- All posts Hardwood to manufacturers specification.
- HVAC system ducted.



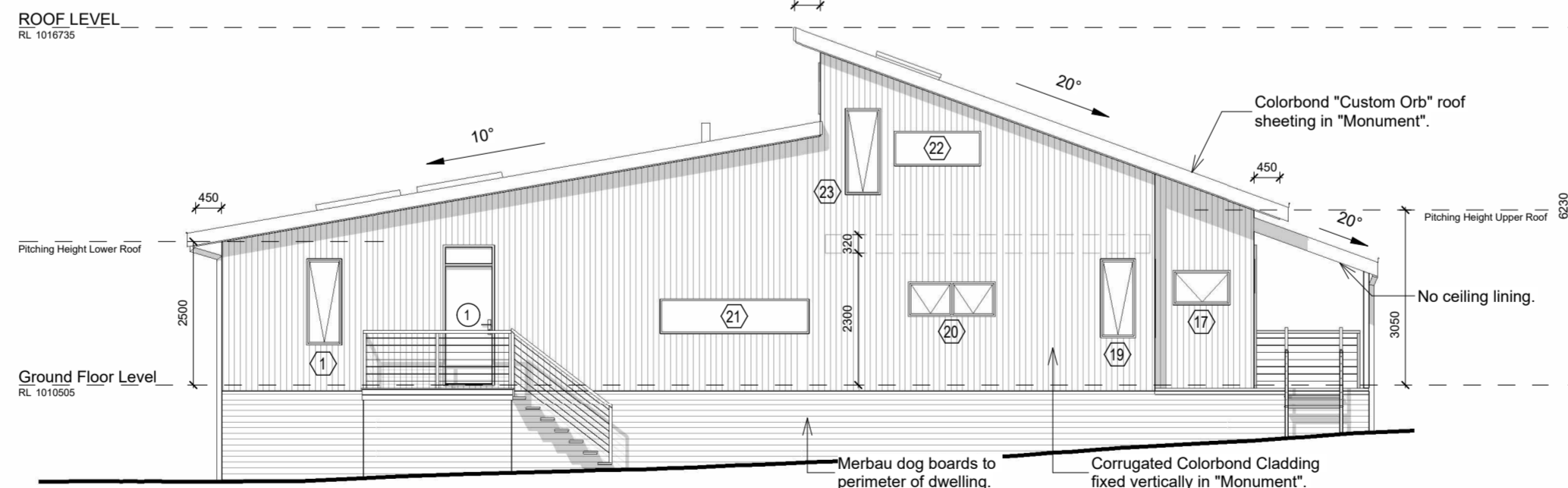
North West
1 : 100



South East
1 : 100

Window Schedule

No.	Room	Height	Width	Description	Comments
1	ENSUITE	1500	610	Awning Window	No frosting
2	ENSUITE	1370	610	Awning Window	No frosting
3	MASTER SUITE	1370	610	Awning Window	
4	MASTER SUITE	1370	610	Fixed Glass Window	
5	MASTER SUITE	1370	610	Awning Window	
6	DRAWING ROOM	1370	610	Awning Window	
7	DRAWING ROOM	1370	610	Awning Window	
8	DRAWING ROOM	1370	610	Fixed Glass Window	
9	DRAWING ROOM	1370	610	Awning Window	
10	DINING/LIVING	1200	2010	Bi-fold Window	
11	FLEXI SPACE	1500	610	Awning Window	
12	FLEXI SPACE	1370	610	Awning Window	
13	FLEXI SPACE	1370	610	Fixed Glass Window	
14	FLEXI SPACE	1370	610	Awning Window	
15	FLEXI SPACE	1370	1510	Fixed Glass Window	
16	WC	600	610	Fixed Glass Window	No frosting
17	WC	600	1010	AWNING WINDOW	
18	BATH	1370	450	Fixed Glass Window	
19	BATH	1370	610	Awning Window	
20	POWDER	600	1510	AWNING WINDOW	
21	KITCHEN	600	2610	Fixed Glass Window	
22	LOFT	600	1500	Fixed Glass Window	
23	LOFT	1500	610	Awning Window	
24	LOFT	900	3010	Sliding Window XOX	
25	LOFT	900	3010	Sliding Window XOX	
26	LOFT	651	1800	Internal Louvre Window	Timber Louvre
27	LOFT	1500	610	Awning Window	
28	LOFT	600	610	Fixed Glass Window	
29	LOFT	1165	550	Operable Skylight	



South West
1 : 100

CONCEPT DRAWINGS - NOT FOR CONSTRUCTION



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These plans form part of the contract between Epic Architecture
Signature..... Date.....
Project Owner:
Signature..... Date.....
Signature..... Date.....

REV	DATE	AMENDMENTS	D/BY
C	21.12.23	Revised Prelims	BP
D	29.02.24	Working Drawings	BP
E	07.05.24	Revised Working Drawings	BP
F	03.06.24	DA issue	BP
G	05.06.24	Revised DA issue	BP

Client: Judith Egan
Project: Proposed New Dwelling
No.6 Elizabeth Avenue, Lot 142 in DP1102715, Uralla NSW.

Sheet No: **WD 3**
Drawing Title: **Elevations**

Project No: **23_013**
Scale: 1 : 100 [A2]
D/By: BP
C/By: JG
Phase: WD
Date: JUN 24
Issue: **G**