

SHEET INDEX

COVER SHEET	1
SITE PLAN	2
WATER MANAGEMENT PLAN	3
FIRST FLOOR PLAN	4
GROUND FLOOR PLAN	5
WINDOW & DOOR SCHEDULES	6
ELEVATIONS	7
ELEVATIONS	8
SECTIONS	9
HOUSE EXTERIOR 3D VIEWS	10
STAIRCASE 3D VIEWS	11
KITCHEN DETAILS	12
BATHROOM DETAILS	13
ENSUITE DETAILS	14
POWDER ROOM DETAILS	15
ENSUITE 2 DETAILS	16
POWDER ROOM 2 DETAILS	17
LAUNDRY DETAILS	18
FLOOR COVERINGS	19
SLAB PLAN	20
DRAINAGE PLAN	21
SITE ANALYSIS	22
SHADOW DIAGRAMS - JUNE 21	23
SHADOW DIAGRAMS - DECEMBER 21	24

BUILDING INFORMATION

GROUND FLOOR PITCHING HEIGHT(S):	2450mm
FIRST FLOOR PITCHING HEIGHT(S):	2595mm
FRAMES AND TRUSSES:	STEEL
ROOF PITCH (U.N.O.):	22.5°
ELECTRICITY SUPPLY:	3-PHASE
GAS SUPPLY:	RETICULATED SUPPLY

ROOF MATERIAL:	SHEET METAL
ROOF COLOUR:	DARK
WIND DRIVEN ROOF VENTILATORS:	2

WALL MATERIAL:	BRICK VENEER, CLADDING
WALL COLOUR:	N/A

INSULATION

INSULATION TO BE INSTALLED IN ACCORDANCE WITH N.C.C. AND RELEVANT AUSTRALIAN STANDARDS

SARKING UNDER ROOFING
R3.5 BATTS TO CEILING (EXCL. GARAGE, ALFRESCO & PATIO)

R2.5 BATTS TO EXTERIOR WALLS (EXCL. GARAGE)
WALL WRAP TO ENTIRE HOUSE
R2.5 BATTS TO INTERIOR WALLS (GARAGE)

R2.5 BATTS TO JOIST SPACE OVER SUBFLOOR

SITE & ENGINEERING INFORMATION

DESIGN WIND CLASSIFICATION:	N2
SITE CLASSIFICATION:	P-M
SLAB CLASSIFICATION:	H1

SLAB TO BE 85mm THICK (U.N.O.) WITH REINFORCEMENT TO ENGINEERS SPECIFICATIONS & DETAILS OVER A 200µm WATERPROOF MEMBRANE ON A BED OF FREE DRAINING COARSE SAND (WHERE SPECIFIED)

PROVIDE BRICK CONTROL JOINTS IN ACCORDANCE WITH N.C.C. & AS 3700

ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-1998 OR AS/NZS 4600-2018

SUSTAINABILITY COMMITMENTS

WATER COMMITMENTS

- 3 STAR (> 7.5 BUT <= 9 L/MIN) SHOWER HEADS
- 4 STAR TOILET SUITES
- 5 STAR KITCHEN TAPS
- 5 STAR BATHROOM TAPS
- 207.59 m² TOTAL ROOF AREA
- 3070 L WATER TANK(S) MINIMUM CAPACITY
- 168.88 m² MINIMUM ROOF AREA TO TANK(S)

RAINWATER TANK(S) TO BE CONNECTED TO:

- AT LEAST ONE OUTDOOR TAP
- ALL TOILETS
- WASHING MACHINE

NO RETICULATED RECYCLED WATER SUPPLY

250 m² GARDEN/LAWN AREA

ENERGY COMMITMENTS

HOT WATER SYSTEM

- GAS CONTINUOUS FLOW - 6 STAR

HEATING SYSTEM

- 1-PHASE REVERSE CYCLE AIR CONDITIONING
- EER 3.0 - 3.5

COOLING SYSTEM

- 1-PHASE REVERSE CYCLE AIR CONDITIONING
- EER 3.0 - 3.5

VENTILATION (EXHAUST FANS)

- AT LEAST ONE BATHROOM:
DUCTED TO OUTSIDE AIR, MANUAL SWITCH ON/OFF
- KITCHEN RANGEHOOD:
DUCTED TO OUTSIDE AIR, MANUAL SWITCH ON/OFF
- LAUNDRY:
DUCTED TO OUTSIDE AIR, MANUAL SWITCH ON/OFF

PRIMARY FLUORESCENT/LED LIGHTING INCLUDING COVER

- 4 BEDROOMS/STUDY, DEDICATED
- 3 LIVING/DINING AREAS, DEDICATED
- KITCHEN, DEDICATED
- ALL BATHROOMS/TOILETS, DEDICATED
- LAUNDRY, DEDICATED
- ALL HALLWAYS, DEDICATED

NATURAL LIGHTING TO

- 3 BATHROOMS/TOILETS

ALTERNATIVE ENERGY

- N/A

OTHER

- GAS COOKTOP, ELECTRIC OVEN
- FIXED OUTDOOR CLOTHESLINE BY BUILDER
- FIXED INDOOR CLOTHESLINE BY BUILDER
- WELL VENTILATED FRIDGE SPACE

BASIX CERTIFICATE:

- 1069953S_03 (2020.08.07)

BASIX AREAS

CONDITIONED	150.71
UNCONDITIONED	12.92

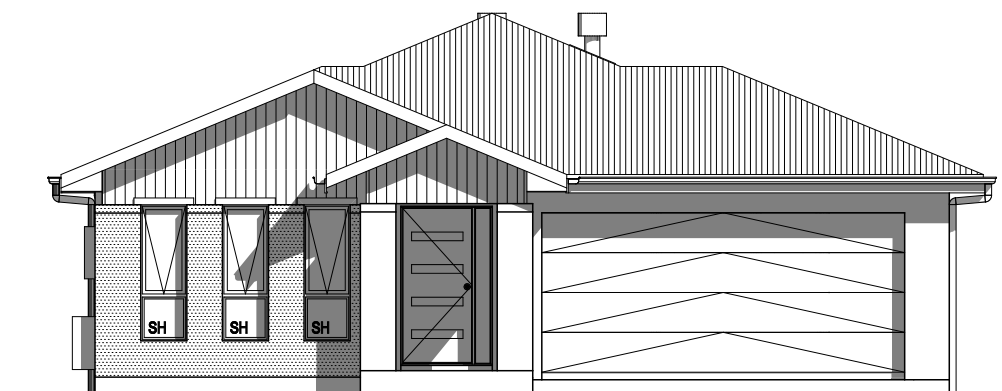
TOTAL FLOOR AREAS

ALFRESCO	12.68
BALCONY	12.68
GARAGE	33.55
LIVING (FIRST FLOOR)	128.51
LIVING (GROUND FLOOR)	71.54
PATIO	4.44
TOTAL	263.40 m²



LOCATION MAP

APPROX. LOCATION OF SITE



APPLICATION TO BE ASSESSED BY
SHELLHARBOUR CITY COUNCIL DEVELOPMENT
APPLICATION

88B CHECKED AND ACKNOWLEDGED
APPLICABLE CLAUSE(S): 8, 9, 10, 13, 14, 15, 16
(DP1214797) & 2 (DP1255898)

CONSTRUCTION PLANS

DATE:

07/07/2020

DRAFTER:

JNO

ESTIMATOR:

MKL

DRAFTING OFFICE:

SYDNEY

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DRAWING	DRAWN
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8 CONSTRUCTION PLANS	JNO 2020.07.07
9 REV. FACADE AS PER IHE	JNO 2020.08.06
10 BASIX CERTIFICATE RE-ISSUEDJ	JNO 2020.08.07
11 REAR PLINTH TO GARAGE EXTENDED	JNO 2020.09.15

CLIENT: COMPLETE BY MCDONALD JONES			LOT No.: 26
ADDRESS: 9 BUTTERFACTORY DRIVE			DP No.: 1255898
SUBURB: CALDERWOOD	POSTCODE: 2527	COUNCIL: SHELLHARBOUR	SECTION No.: N/A

HOUSE DESIGN: WAKEFIELD 31	HOUSE CODE:
FACADE DESIGN: BROOKS	FACADE CODE:
SHEET TITLE: COVER SHEET	SCALES:
	SHEET No.: 1 / 24

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+/- 100mm TOLERANCE TO NOMINATED FINISHED FLOOR LEVELS.
 SUBJECT TO MAXIMUM DRIVEWAY PROFILE AND/OR ANY FLOOD RELATED LEVELS

SITE WORKS INDICATIVE ONLY. THE LOCATIONS AND HEIGHTS OF ANY PROPOSED RETAINING WALLS / DROPPED EDGE BEAMS ARE SUBJECT TO ON-SITE CONDITIONS

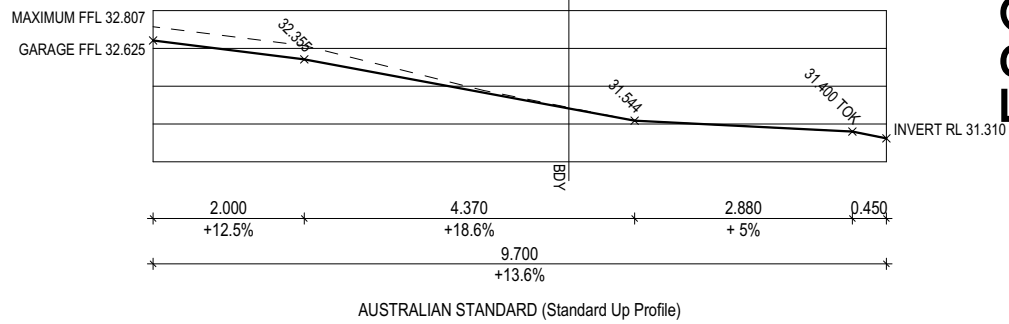
REFER TO WATER MANAGEMENT PLAN FOR ALL ROOF COLLECTION, SURFACE DRAINAGE CONNECTIONS AND DISCHARGE SYSTEMS.

STORMWATER LAYOUT IS DIAGRAMMATIC ONLY AND SUBJECT TO CONTRACTORS RECOMMENDATIONS AND/OR ANY CONSTRUCTION CONSTRAINTS. ALL SURFACE WATER DRAINAGE BY BUILDER

CHARGED STORMWATER SYSTEM CANNOT BE USED FOR DISPOSAL OF DRIVEWAY OR OTHER SURFACE STORMWATER. CUSTOMER IS TO PROVIDE ALTERNATIVE DISCHARGE LINES IF DOWNPIPES ARE NOTED AS 'CDP' ON PLAN. THE BUILDER PROVIDES CAPACITY FOR DISPOSAL OF ROOF COLLECTED STORMWATER ONLY AND TAKES NO RESPONSIBILITY FOR OVERFLOW OR DAMAGE TO PROPERTY IF CUSTOMER ADDS ADDITIONAL DISCHARGE LOADS TO EXISTING STANDARD PROVISIONS.

WIND CLASSIFICATION	N2
WITHIN 1 KM. OF BREAKING SALT WATER	NO
WITHIN 100 M. OF SALT WATER	NO
MINIMUM AHD FLOOR LEVEL APPLICABLE	NO
SURVEY AREA	NEW
LATITUDE	34° 33' 58" S
LONGITUDE	150° 44' 56" E

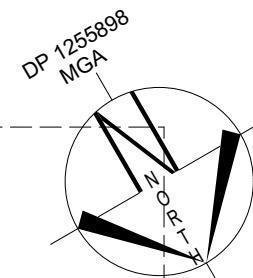
APPROX. IMPORT/EXPORT FILL	
CUT VOLUME	49.27m ³
FILL VOLUME	130.71m ³
DIFFERENCE	81.44m ³
TONNAGE: 81.44m ³ x 2.25 = 183.24t 183 TONNES OF IMPORT FILL	



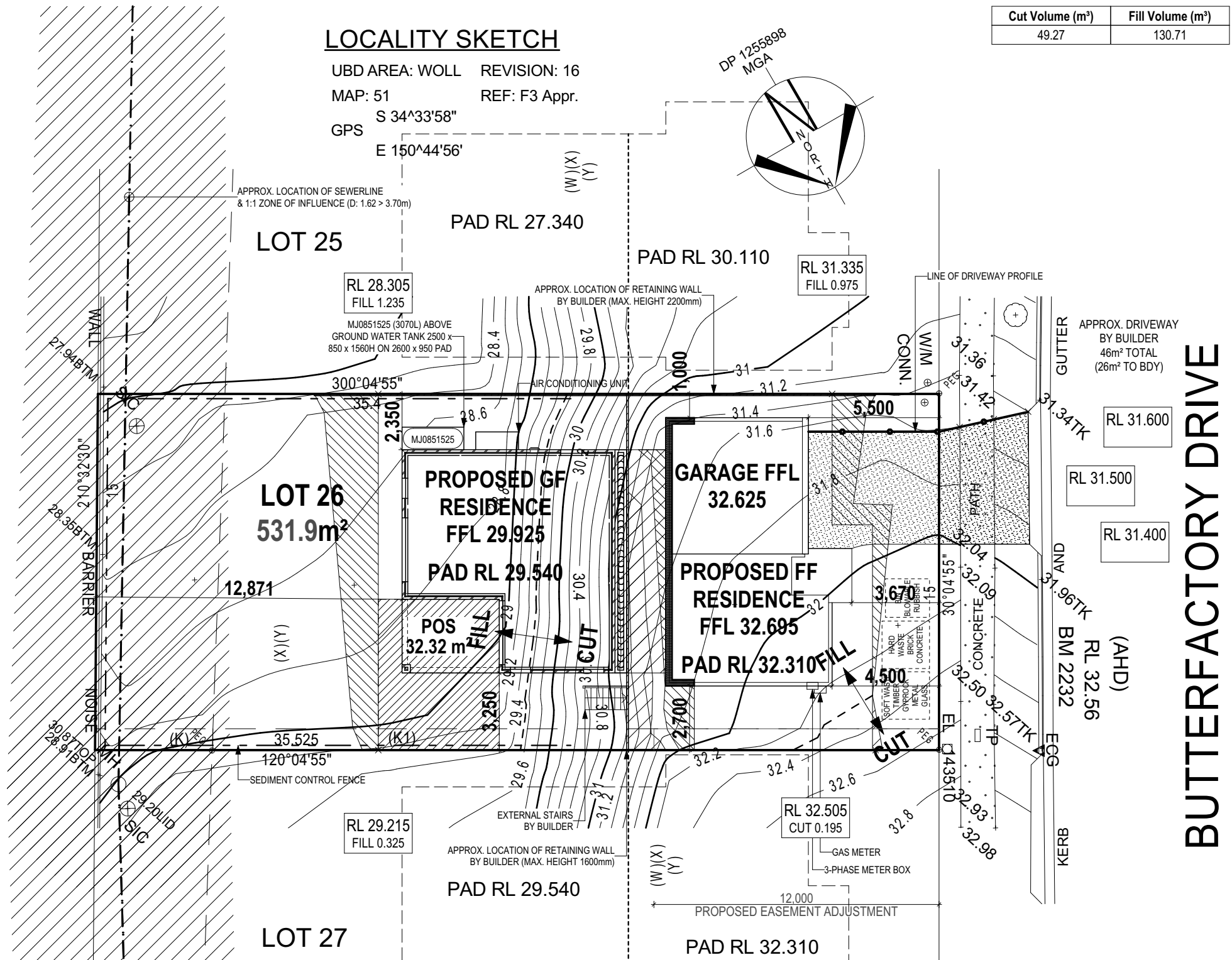
ESCARPMENT DRIVE

LOCALITY SKETCH

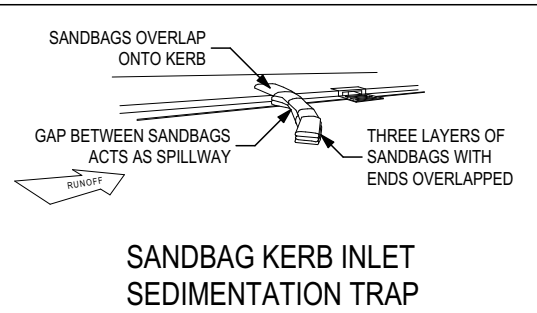
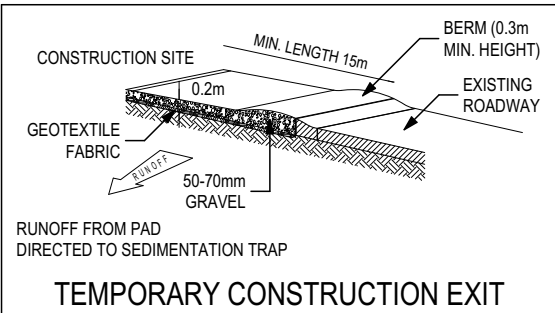
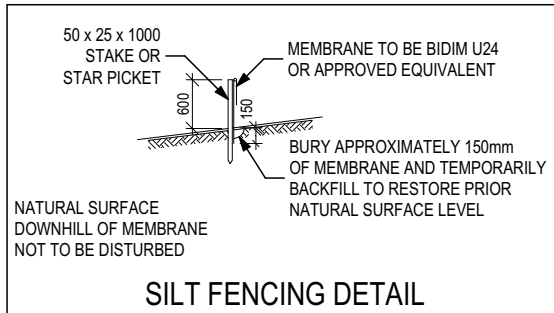
UBD AREA: WOLL REVISION: 16
 MAP: 51 REF: F3 Appr.
 GPS S 34°33'58"
 E 150°44'56"



Cut Volume (m ³)	49.27	Fill Volume (m ³)	130.71
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BUTTERFACTORY DRIVE



(K) EASEMENT FOR MAINTENANCE AND ACCESS 0.9 WIDE
 (K1) EASEMENT FOR MAINTENANCE AND ACCESS 0.9 WIDE (DP 1214797)
 (W) BENEFITED BY EASEMENT FOR MAINTENANCE AND ACCESS 0.9 WIDE (DP 1214797)
 (X) POSITIVE COVENANT (DP 1214797 - No.15)
 (Y) RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 RESTRICTION ON THE USE OF LAND (DP 1214797 - No.9, No.10, No.13 AND No.16)
 POSITIVE COVENANT (DP 1214797 - No.14)

CONSTRUCTION PLANS

DATE: 07/07/2020

DRAFTER: JNO ESTIMATOR: MKL

DRAFTING OFFICE: SYDNEY

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HOUSE DESIGN: WAKEFIELD 31	HOUSE CODE:
FACADE DESIGN: BROOKS	FACADE CODE:
SHEET TITLE: SITE PLAN	SCALES: 1:200
	SHEET No.: 2 / 24

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 File Location: G:\NSW Spec Homes Division\Drafting\Job Files 951000\951400\951432 - Lot 26 Calderwood\Plan Model\951432 - Lot 26 Calderwood\Plan Model\951432 - Lot 26 Calderwood - AC22 (Rev. Facade).jpln
 Template Version: 22.000

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- SUSTAINABILITY REQUIREMENTS
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CDP CHARGED DOWNPIPE DIRECTED TO TANK
SDP STANDARD DOWNPIPE DIRECTED TO STORMWATER DISCHARGE

FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

ENSURE VERTICAL DPC FLASHING TO END OF GARAGE VENEER WALLS

ALL EXTERIOR STEPS AND LANDINGS BY BUILDER UNLESS NOTED OTHERWISE

ALL FIRST FLOOR BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2155 ABOVE FFL UNLESS NOTED OTHERWISE

REFER TO WINDOW & DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS

ALL STAIR TREADS TO PROVIDE A MINIMUM SLIP RESISTANCE TO MEET NCC 3.9.1 REQUIREMENTS

FIRST FLOOR WINDOW OPENINGS TO BE RESTRICTED AS REQUIRED BY NCC D2.24 (VOLUME ONE) AND/OR NCC 3.9.2.5 (VOLUME TWO)

PROVIDE FLOOR WASTE AND OVERFLOW SPITTERS TO UPPER FLOOR TANKED BALCONIES WHERE APPLICABLE AS PER:

- G-FACA-BALC02 (PFC/BRICKWORK)
- G-FRAM-BALC01 (LIGHTWEIGHT CLADDING)

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:

PATIO CEILING HEIGHT TO MATCH EAVE DROP-OFF

BALCONY CEILING HEIGHT TO MATCH DWELLING INTERNAL

WET AREAS TO BE SETDOWN 50mm FROM MAIN HOUSE SLAB

EXHAUST FANS TO BE DUCTED TO EXTERNAL AIRSPACE VIA FACADE OR ROOF IN ACCORDANCE WITH THE REQUIREMENTS OF PART 3.8.7 OF THE NCC.

KORDON TERMITE BARRIER TO BE INSTALLED TO ALL EXTERNAL WALLS IN ACCORDANCE WITH THE REQUIREMENTS OF PART 3.1.4 OF THE NCC.

PROVIDE AND INSTALL SINGLE PHASE REVERSE CYCLE AIR CONDITIONING SYSTEM. NUMBER AND POSITIONING OF OUTLETS AND THE FINAL LOCATION OF THE RETURN AIR GRILLE WILL BE DETERMINED ON SITE BY THE AIR CONDITIONING CONTRACTOR AND IS SUBJECT TO TRUSS LAYOUT AND ANY OTHER CONSTRUCTION CONSTRAINTS.

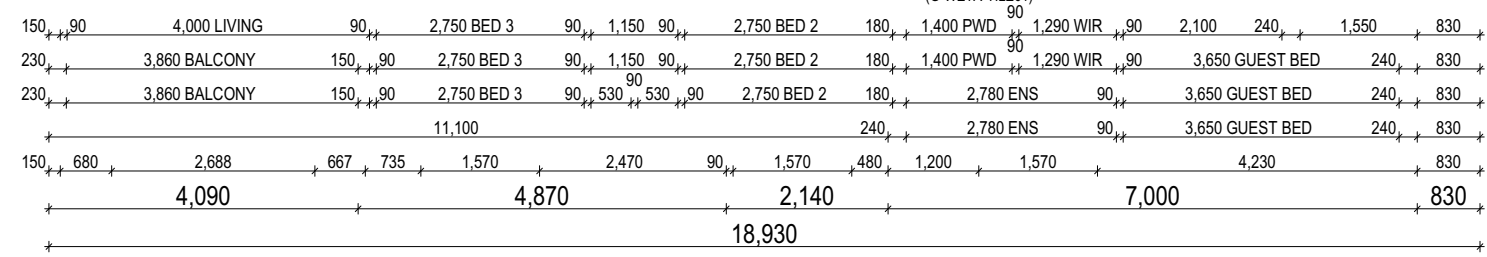
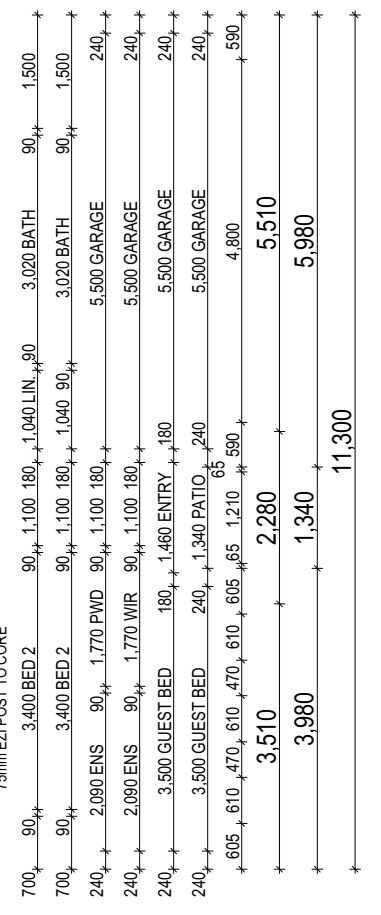
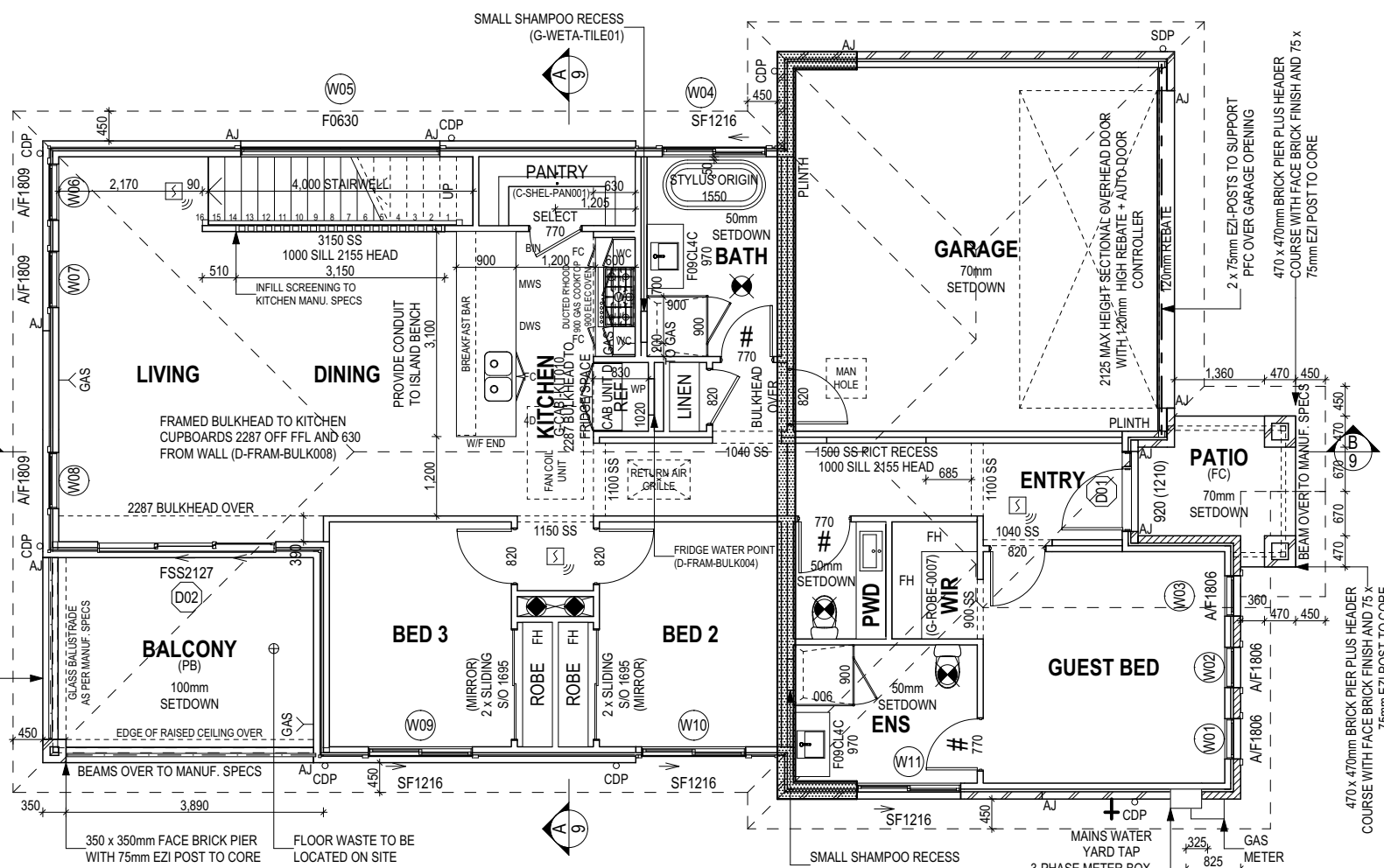
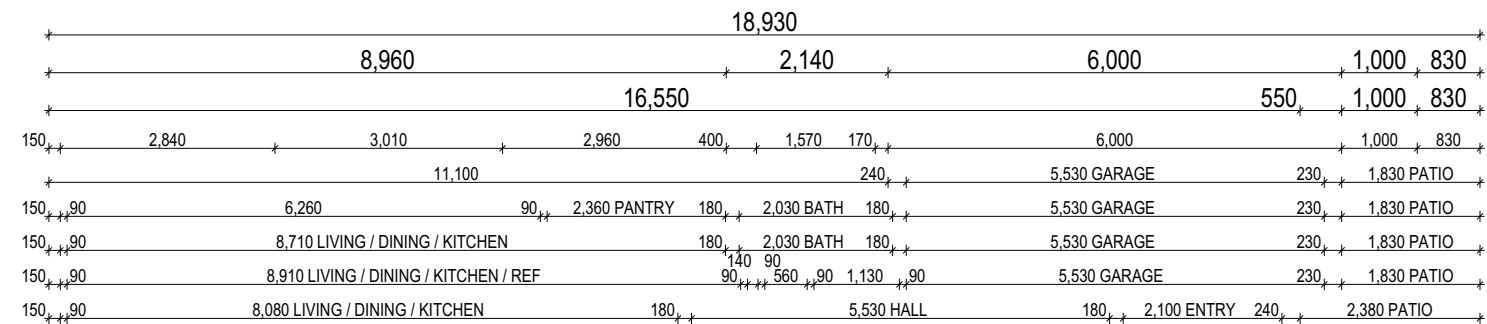
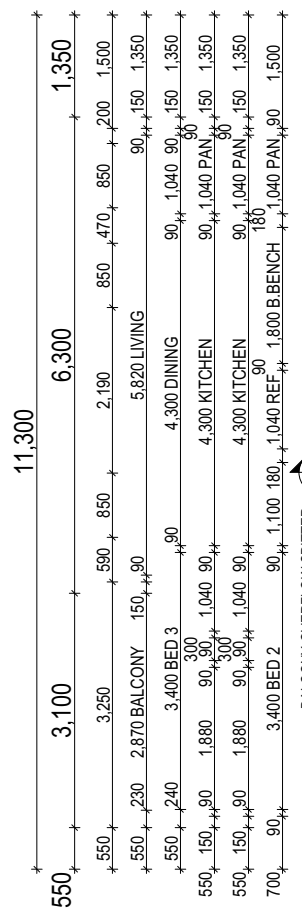
FRAME MANUFACTURER TO PROVIDE CLEARANCE FOR PASSAGE OF FAN COIL UNIT FROM RETURN AIR OPENING TO FINAL FAN COIL LOCATION.

ANY PART OF THE FASCIA, GUTTERING OR DOWNPIPE THAT IS WITHIN 450mm OF ANY BOUNDARY IS TO BE NON-COMBUSTIBLE IN ACCORDANCE WITH THE REQUIREMENTS OF PART 3.7.1.7(c) OF THE NCC.

ALL ALFRESCO SLABS TO BE GRADED BY CONCRETER TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB (DOES NOT APPLY TO VERANDAH / PATIO / PORCH SLABS).

FLOOR PLAN LEGEND

HS / WS	HOB SPOUT / WALL SPOUT
	FACE BRICK / COMMON BRICK
	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
3D	DENOTES DRAWER SIDE
	EXHAUST FAN
L.B.W	LOAD BEARING WALL
	THIS DOOR OPENS FIRST
	SMOKE ALARM
#	LIFT OFF HINGE
+	WATER POINT
WP	FRIDGE WATER POINT
	GAS BAYONET



ALL DIMENSIONS ARE FRAME DIMENSIONS

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DATE: 07/07/2020

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DRAFTING OFFICE: SYDNEY



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		SECTION No.: N/A

HOUSE DESIGN: WAKEFIELD 31	HOUSE CODE:
FACADE DESIGN: BROOKS	FACADE CODE:
SHEET TITLE: FIRST FLOOR PLAN	SCALES: 1:100
	SHEET No.: 4 / 24

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SUBFLOOR TO BE VENTILATED AS PER (G-BRIC-VENT001)

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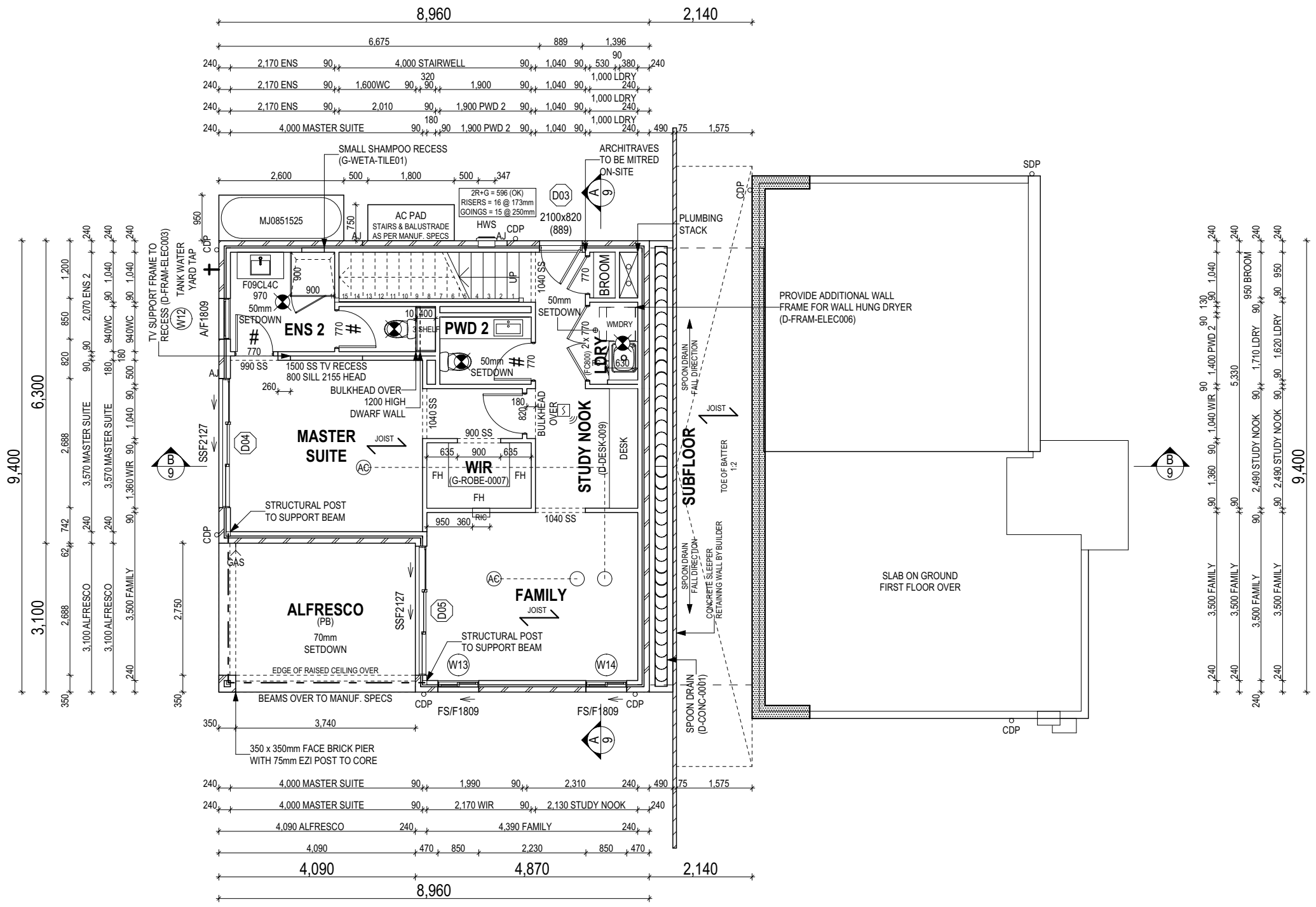
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FLOOR PLAN LEGEND

- HS / WS HOB SPOUT / WALL SPOUT
- [Symbol] FACE BRICK / COMMON BRICK
- [Symbol] HEBEL
- [Symbol] SOUND INSULATION
- AJ BRICK ARTICULATION JOINT
- 3D DENOTES DRAWER SIDE
- [Symbol] EXHAUST FAN
- L.B.W LOAD BEARING WALL
- [Symbol] THIS DOOR OPENS FIRST
- [Symbol] SMOKE ALARM
- # LIFT OFF HINGE
- † WATER POINT
- WP FRIDGE WATER POINT
- GAS GAS BAYONET

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	SHEET No.: 5 / 24

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WINDOW SCHEDULE

^{0,3} ASSUME LOOKING FROM OUTSIDE ^{1,2} ASSUME LOOKING FROM INSIDE

ID	CODE ⁰	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m ²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m ²)	GLAZING TYPE	ADDITIONAL INFORMATION ³	
W01	A/F1806	GUEST BED	1,800	610	4,820	1.10	ALUMINIUM	N/A	SNAP HEADER	NW	0.80	CLEAR	BP 600	
W02	A/F1806	GUEST BED	1,800	610	4,820	1.10	ALUMINIUM	N/A	SNAP HEADER	NW	0.80	CLEAR	BP 600	
W03	A/F1806	GUEST BED	1,800	610	4,820	1.10	ALUMINIUM	N/A	SNAP HEADER	NW	0.80	CLEAR	BP 600	
W04	SF1216	BATH	1,200	1,570	5,540	1.88	ALUMINIUM	N/A	NONE	SW	1.64	OBSCURE, TOUGHENED		
W05	F0630	STAIRWELL	600	3,010	7,220	1.81	ALUMINIUM	N/A	NONE	SW	1.55	CLEAR		
W06	A/F1809	LIVING	1,800	850	5,300	1.53	ALUMINIUM	N/A	NONE	SE	1.19	CLEAR	BP 600	
W07	A/F1809	LIVING	1,800	850	5,300	1.53	ALUMINIUM	N/A	NONE	SE	1.19	CLEAR	BP 600	
W08	A/F1809	LIVING	1,800	850	5,300	1.53	ALUMINIUM	N/A	NONE	SE	1.19	CLEAR	BP 600	
W09	SF1216	BED 3	1,200	1,570	5,540	1.88	ALUMINIUM	N/A	NONE	NE	1.64	CLEAR		
W10	SF1216	BED 2	1,200	1,570	5,540	1.88	ALUMINIUM	N/A	NONE	NE	1.64	CLEAR		
W11	SF1216	ENS	1,200	1,570	5,540	1.88	ALUMINIUM	N/A	SNAP HEADER	NE	1.64	OBSCURE, TOUGHENED		
W12	A/F1809	ENS 2	1,800	850	5,300	1.53	ALUMINIUM	N/A	SNAP HEADER	SE	1.19	OBSCURE, TOUGHENED	BP 600	
W13	FS/F1809	FAMILY	1,800	850	5,300	1.53	ALUMINIUM	N/A	SNAP HEADER	NE	1.24	CLEAR	BP 600	
W14	FS/F1809	FAMILY	1,800	850	5,300	1.53	ALUMINIUM	N/A	SNAP HEADER	NE	1.24	CLEAR	BP 600	
						21.81							17.75	

EXTERIOR DOOR SCHEDULE

^{0,1} ASSUME LOOKING FROM OUTSIDE

ID	CODE ⁰	ROOM	HEIGHT	WIDTH	AREA (m ²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING	DOOR TYPE	ADDITIONAL INFORMATION ¹
D01	920	ENTRY	2,106	1,210	2.55	TIMBER	N/A	SNAP HEADER	NW	DOOR(S): CLEAR - SIDELIGHT(S): CLEAR	SWINGING	
D02	FSS2127	LIVING	2,100	2,688	5.64	ALUMINIUM	N/A	SNAP HEADER	NE	CLEAR, TOUGHENED	STACKER	
D03	2100x820	HALL 3	2,100	889	1.87	ALUMINIUM	N/A	SNAP HEADER	SW	OBSCURE	SWINGING	
D04	SSF2127	MASTER SUITE	2,100	2,688	5.64	ALUMINIUM	N/A	SNAP HEADER	SE	CLEAR, TOUGHENED	STACKER	
D05	SSF2127	FAMILY	2,100	2,688	5.64	ALUMINIUM	N/A	SNAP HEADER	SE	CLEAR, TOUGHENED	STACKER	
					21.34 m²							

INTERIOR DOOR SCHEDULE

QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING	ADDITIONAL INFORMATION
5	1040 SS	SQUARE SET OPENING	2,155	1,040	N/A	
2	1100 SS	SQUARE SET OPENING	2,155	1,100	N/A	
1	1150 SS	SQUARE SET OPENING	2,155	1,150	N/A	
1	2 x 770	SWINGING	2,040	1,540	N/A	
2	2 x SLIDING	SLIDING	2,040	1,680	N/A	SELECT
1	770	SWINGING	2,040	770	TRANSLUCENT	SELECT
6	770	SWINGING	2,040	770	N/A	LIFT-OFF HINGES
1	770	SWINGING	2,040	770	N/A	
6	820	SWINGING	2,040	820	N/A	
2	900 SS	SQUARE SET OPENING	2,155	900	N/A	
1	990 SS	SQUARE SET OPENING	2,155	990	N/A	

PICTURE / TV RECESS & SQUARE SET WINDOW SCHEDULE

QTY	TYPE	HEIGHT	WIDTH	AREA (m ²)
1	PICT RECESS	1,155	1,500	1.73
1	SS WINDOW OPENING	1,155	3,150	3.64
1	TV RECESS	1,355	1,500	2.03

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
 - SUSTAINABILITY REQUIREMENTS
 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION

CONSTRUCTION PLANS

DATE:
 07/07/2020

DRAFTER: JNO ESTIMATOR: MKL

DRAFTING OFFICE:
 SYDNEY

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DRAWING	DRAWN
7 PROPOSED EASEMENT ADJUSTMENT	JNO 2020.05.27
8 CONSTRUCTION PLANS	JNO 2020.07.07
9 REV. FACADE AS PER IHE	JNO 2020.08.06
10 BASIX CERTIFICATE RE-ISSUEDJ	JNO 2020.08.07
11 REAR PLINTH TO GARAGE EXTENDED	JNO 2020.09.15

CLIENT: COMPLETE BY MCDONALD JONES	LOT No.: 26
ADDRESS: 9 BUTTERFACTORY DRIVE	DP No.: 1255898
SUBURB: CALDERWOOD	POSTCODE: 2527
COUNCIL: SHELLHARBOUR	SECTION No.: N/A

HOUSE DESIGN: WAKEFIELD 31	HOUSE CODE:
FACADE DESIGN: BROOKS	FACADE CODE:
SHEET TITLE: WINDOW & DOOR SCHEDULES	SCALES:
	SHEET No.: 6 / 24

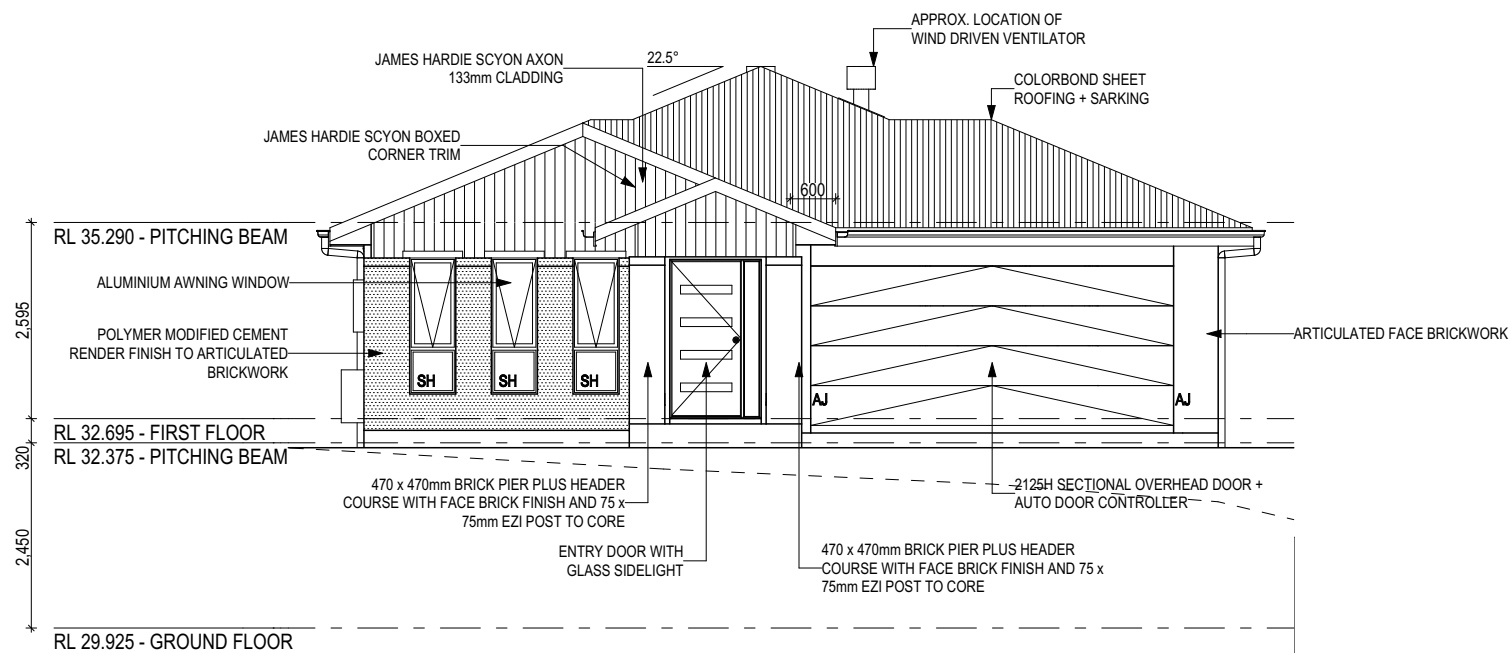
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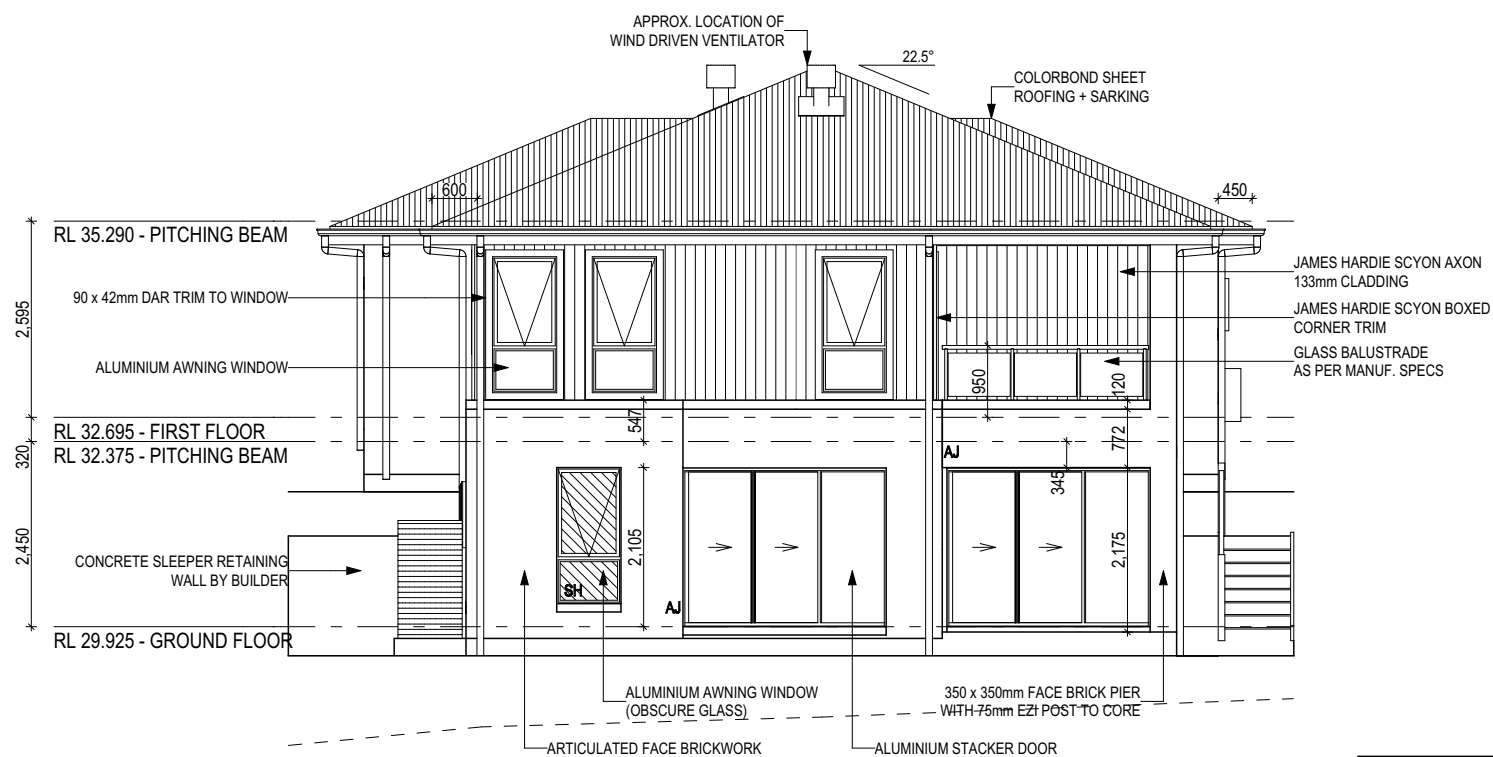
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SH = SNAP HEADER SILL

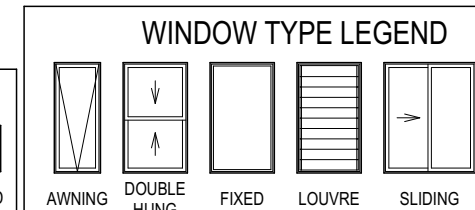
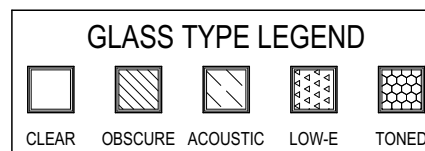
FIRST FLOOR WINDOW OPENINGS TO BE RESTRICTED AS REQUIRED BY NCC D2.24 (VOLUME ONE) AND/OR NCC 3.9.2.5 (VOLUME TWO)



FRONT ELEVATION
Scale: 1:100



REAR ELEVATION
Scale: 1:100



CONSTRUCTION PLANS

DATE:

07/07/2020

DRAFTER:

JNO

ESTIMATOR:

MKL

DRAFTING OFFICE:

SYDNEY

ALL CUT/FILL BATTERS ARE 1:1 MAX GRADIENT

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FACADE DESIGN: BROOKS	FACADE CODE:
SHEET TITLE: ELEVATIONS	SCALES: 1:100
	SHEET No.: 7 / 24

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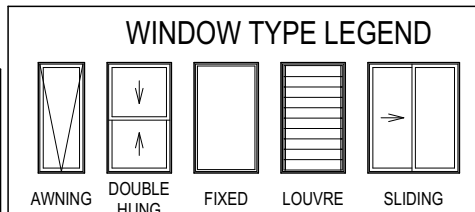
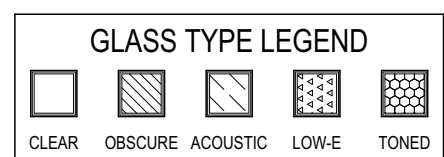
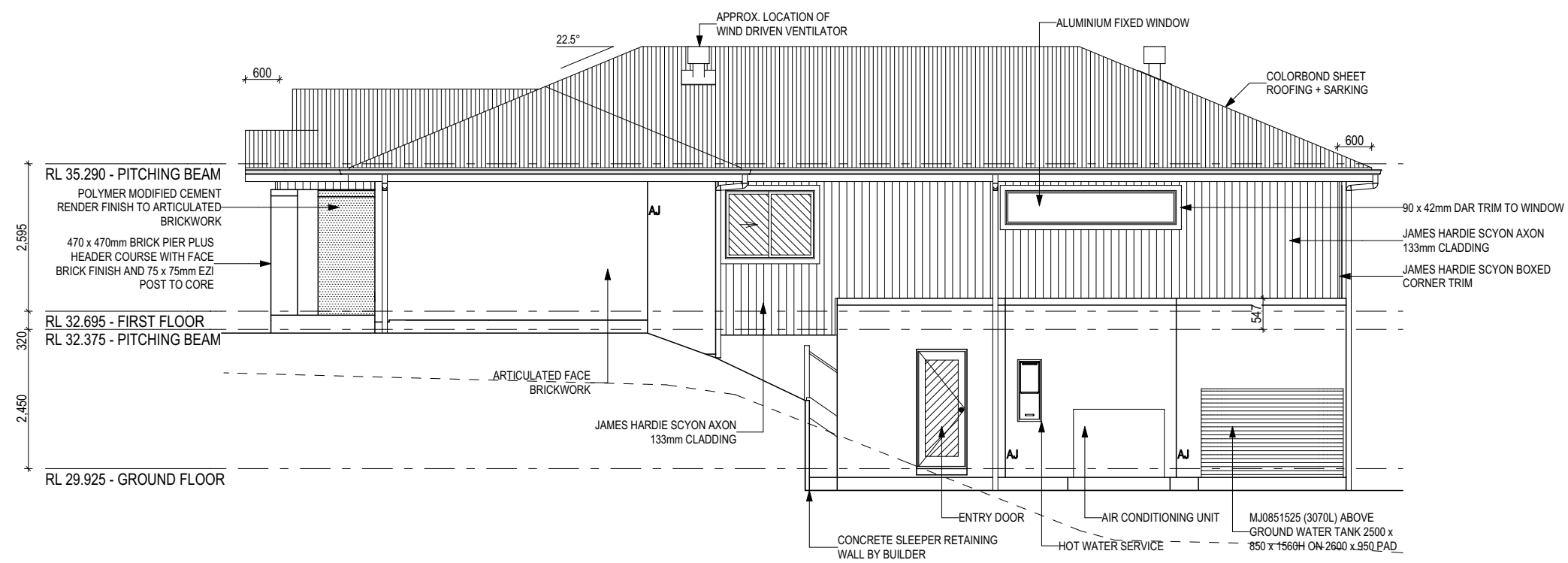
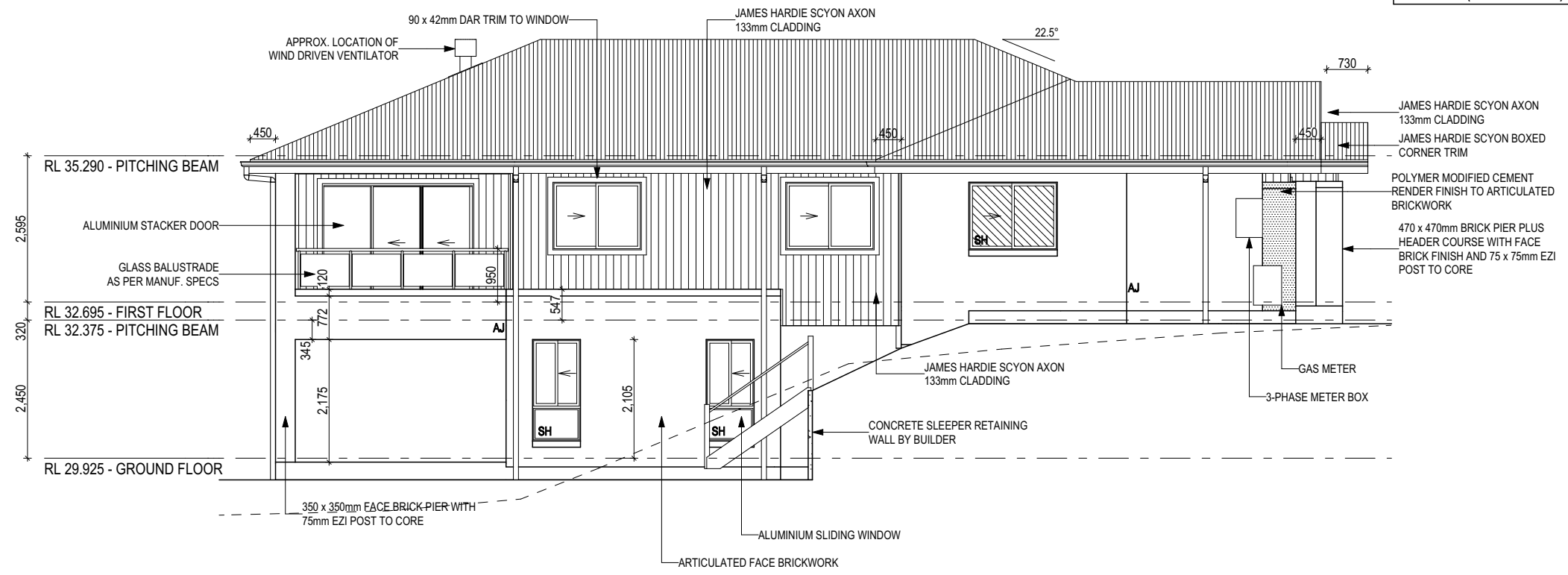
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SERVICE LOCATIONS TO BE SET OUT AS PER DETAIL (G-SERV-ELEC01)

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
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SH = SNAP HEADER SILL

FIRST FLOOR WINDOW OPENINGS TO BE RESTRICTED AS REQUIRED BY NCC D2.24 (VOLUME ONE) AND/OR NCC 3.9.2.5 (VOLUME TWO)



CONSTRUCTION PLANS

DATE: 07/07/2020

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DRAFTING OFFICE: SYDNEY

ALL CUT/FILL BATTERS ARE 1:1 MAX GRADIENT

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SHEET TITLE: ELEVATIONS	SCALES: 1:100
	SHEET No.: 8 / 24

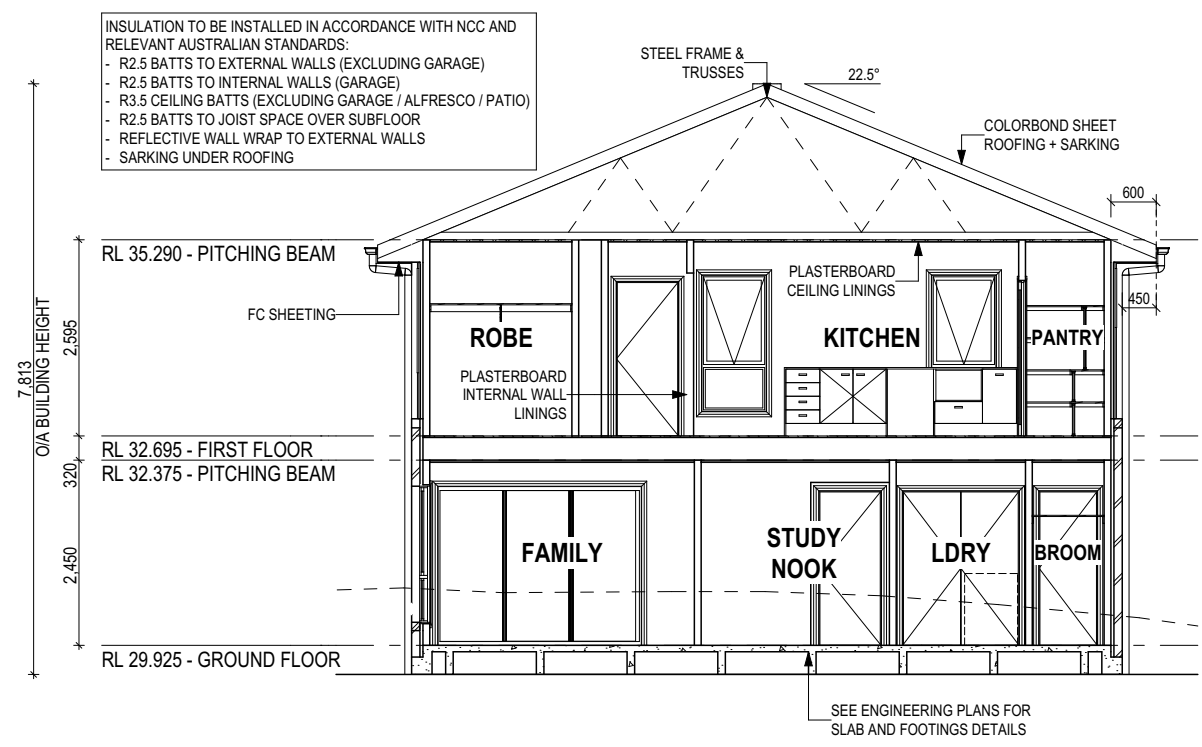
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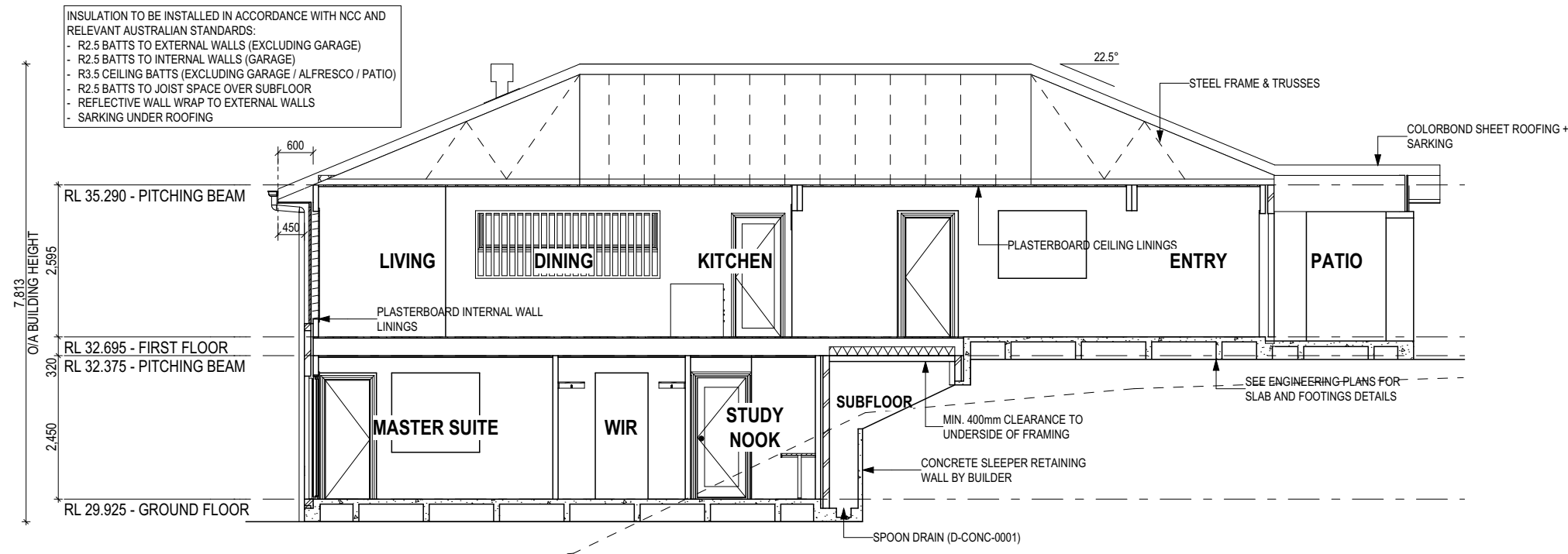
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SECTION A-A
Scale: 1:100



SECTION B-B
Scale: 1:100

GLASS TYPE LEGEND

CLEAR	OBSCURE	ACOUSTIC	LOW-E	TONED

WINDOW TYPE LEGEND

AWNING	DOUBLE HUNG	FIXED	LOUVRE	SLIDING

CONSTRUCTION PLANS

DATE: 07/07/2020

DRAFTER: JNO ESTIMATOR: MKL

DRAFTING OFFICE: SYDNEY

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SHEET TITLE: SECTIONS	SCALES: 1:100
	SHEET No.: 9 / 24

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