

**NOTE:- PROVIDE LETTERBOX;**  
 - SITUATED ON A HARD STANDING AREA OF 1540x2070mm AND HAVE A GRADIENT AND CROSSFALL DIRECTLY IN FRONT WHICH IS LESS THAN 1:40 IN ANY DIRECTION,  
 - SHALL HAVE WHEELCHAIR ACCESS BY A CONTINUOUS ACCESSIBLE PATH OF TRAVEL FROM THE DWELLING TO THE LETTERBOX,  
 - SHALL BE LOCKABLE,  
 - THE HEIGHT OF THE LETTERBOX SHALL BE BETWEEN 600mm AND 1100mm ABOVE FFL.

**NOTE:- PROVIDE A SAFE, CONTINUOUS STEP-FREE ACCESSWAY SHALL BE PROVIDED FROM THE FRONT BOUNDARY OF THE SITE TO AN ENTRY DOORWAY OF THE DWELLING. WITH GRADIENT OF:**  
 - 1:20 FIRM AND LEVEL SURFACE, AND EXTEND HORIZONTALLY FOR AN ADDITIONAL MINIMUM OF 600mm (P4/R11) DESIGN AS PER AS1428.1  
 - 1:14 RAMP, KERB AND HANDRAIL AS PER AS1428.1 (P5/R12)  
 - 1:10 RAMP, KERB AND HANDRAIL AS PER AS1428.1 (P/R11)  
**ALL RAMPS WITH:**  
 - CLEAR WIDTH 1200mm  
 - LANDING AS PER A1428.1

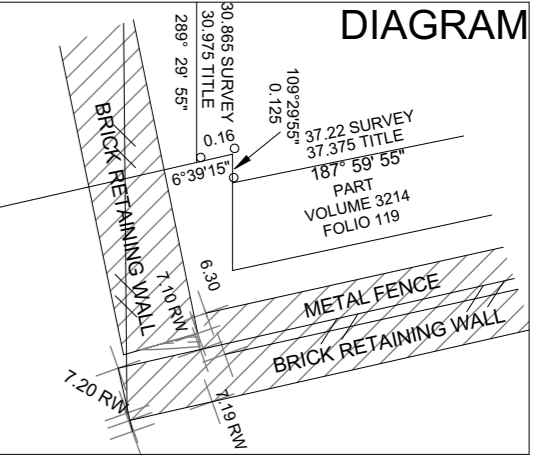
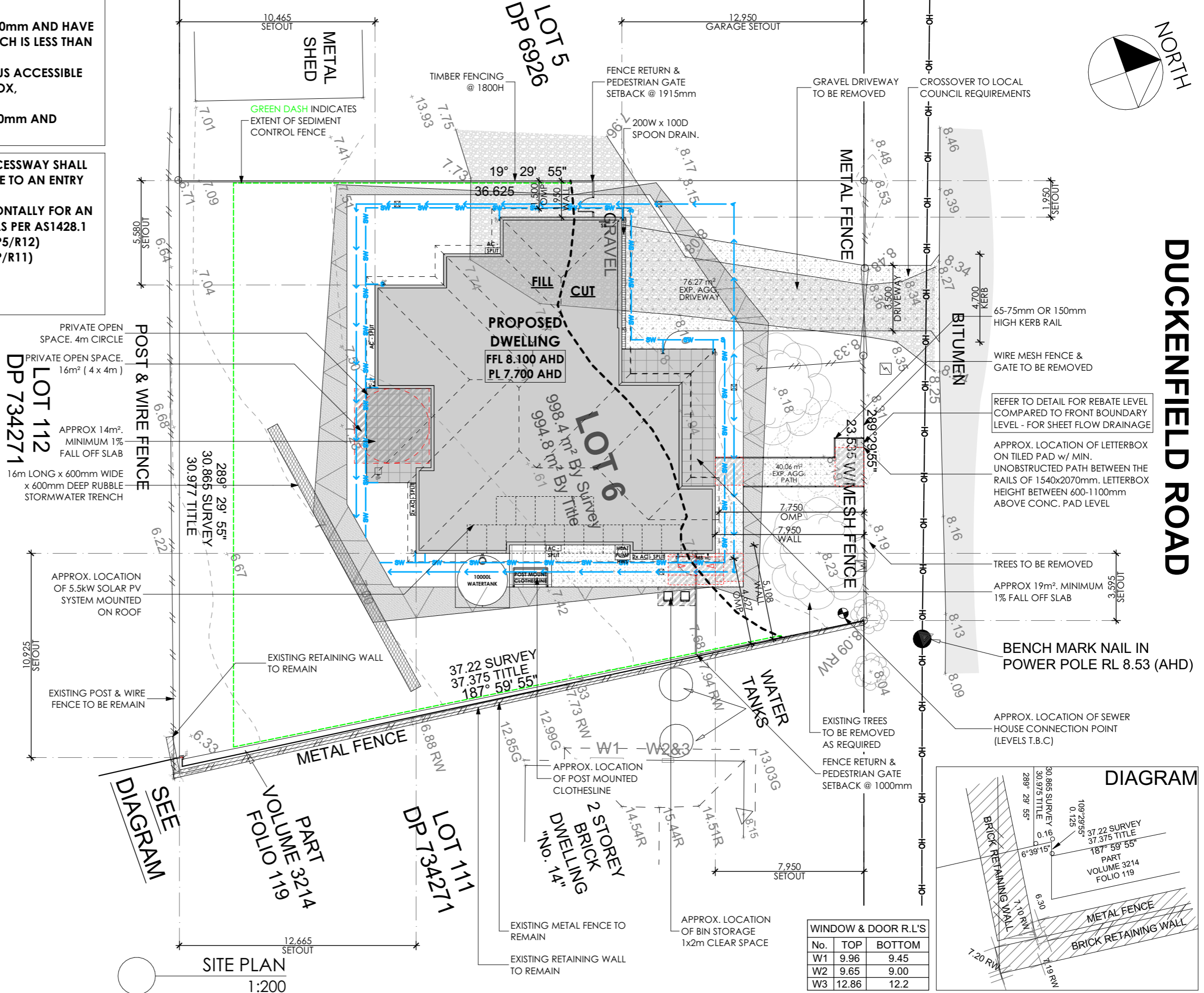
**NOTE:**  
 EXTERNAL HARD STAND AREAS (CONCRETE) TO HAVE MAX GRADIENT. 1:14 IN DIRECTION OF TRAVEL & 1:40 ACROSS THE DIRECTION OF TRAVEL

**PROPOSED LEVELS**  
 PAD LEVEL (P.L.): 7.700  
 CUT: 450mm  
 FILL: 400mm  
 FINISHED FLOOR: 8.100  
 LEVEL (F.F.L.)

**SITE NOTES**  
 LOCAL AUTHORITY: MAITLAND C. C.  
 ON: DP 6926  
 SITE AREA: 998m<sup>2</sup>  
 SITE COVER: 26.48%  
 WIND CLASS: N2  
 SOIL CLASS: TBC  
 BAL RATING: NIL  
 ACOUSTICS: H2

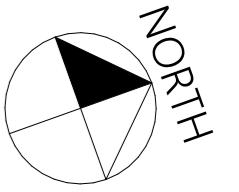
**SERVICES LEGEND:**

- RAINWATER
- SEWER
- STORMWATER
- OVERHEAD ELECTRICAL & POWERPOLE
- GAS
- TELSTRA
- WATER METER
- ELECTRICITY SUPPLY
- NBN PIT



WINDOW & DOOR R.L.'S		
No.	TOP	BOTTOM
W1	9.96	9.45
W2	9.65	9.00
W3	12.86	12.2

**DUCKENFIELD ROAD**



**NOTES:**

EAVES: 450mm UNLESS NOTED OTHERWISE  
 WIND CLASS: N2  
 SOIL CLASS: TBC  
 ROOF PITCH: 25°  
 BAL RATING: **NIL**  
 ACOUSTICS: H2

**CLADDING KEY:**

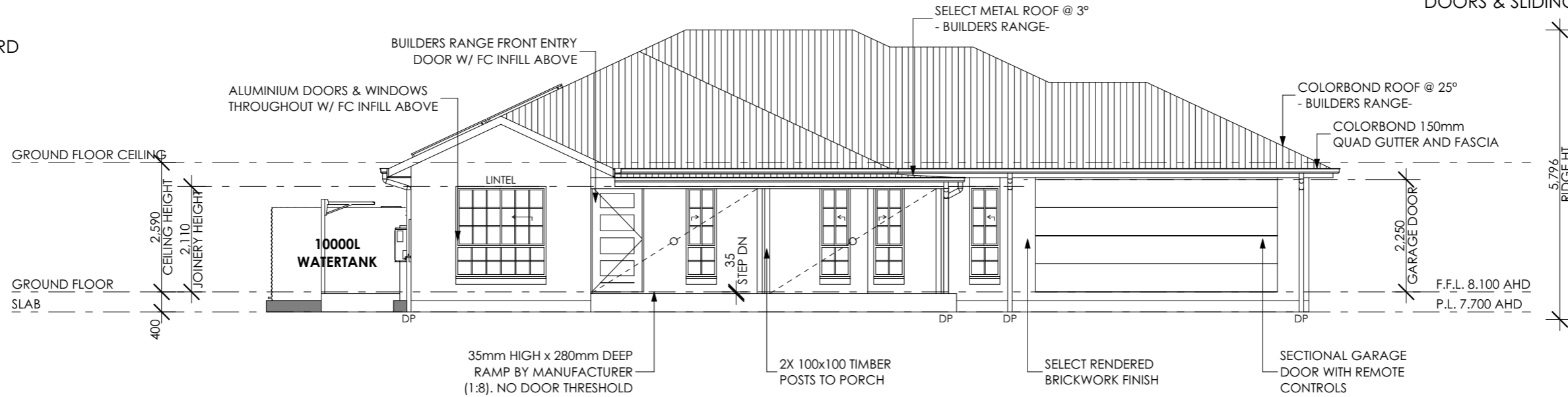
4.5mm SOFFIT  
 6mm FC SHEET  
 8.5mm EASYLAP  
 9mm AXON  
 8mm MATRIX  
 7.5mm BLUE BOARD  
 9mm PRIMELINE

**MASONRY CONTROL JOINTS**

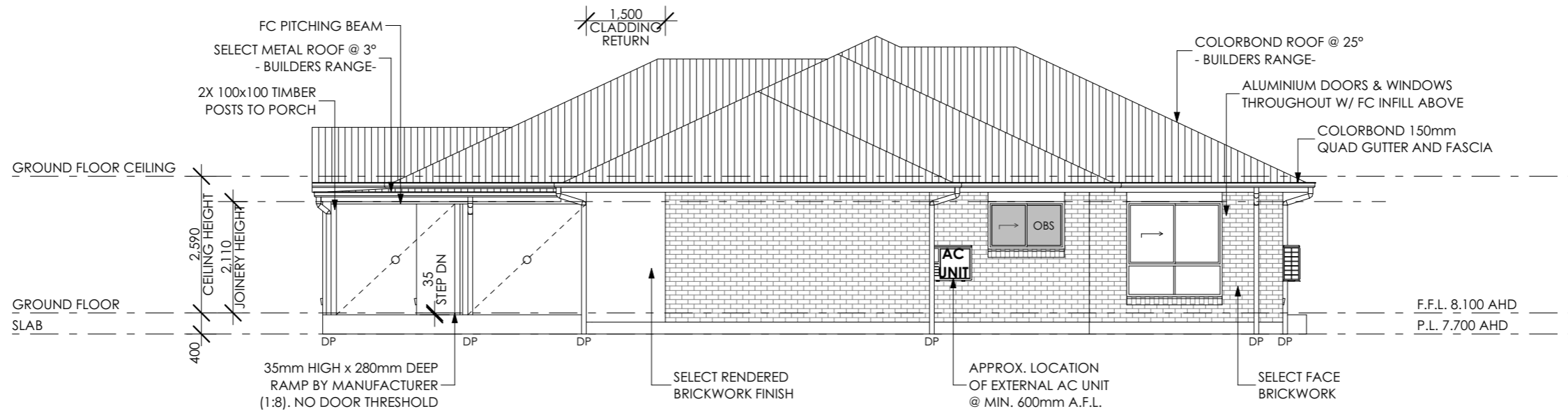
-WHERE ARTICULATION IS BESIDE A WINDOW, IT MUST EXTEND FROM THE DAMP-PROOF COURSE, ALONG THE EDGE OF WINDOW TO THE TOP OF THE BRICKWORK OR SOFFIT  
 -JOINTS MUST HAVE A WIDTH OF AT LEAST 10mm AND MUST BE ADEQUATELY WEATHERPROOFED

**NOTES:**

-PROVIDE MIN 3 No. STUDS TO SIDES OF DOOR/WINDOW OPENINGS TO SUIT LIGHT WEIGHT CLADDING FIXING  
 -NOTE: PROVIDE 68x31 TIMBER STOPS TO ALL CORNERS TO SUIT FINISHING OF WEATHERBOARDS.  
 -42x42 SURROUNDS TO ALL WINDOWS IN LIGHTWEIGHT CLADDING  
 -42x42 SURROUNDS TO ALL GLASS SLIDING DOORS IN LIGHTWEIGHT CLADDING  
 -BARRIER SCREENS TO ALL SLIDING GLASS DOORS & SLIDING GLASS WINDOWS ONLY



**ELEVATION 1**  
1:100



**ELEVATION 2**  
1:100

**NOTES:**  
 - TIMBER ROOF TRUSSES AND WALL FRAMES TO MANUFACTURERS SPECIFICATIONS  
 - GLAZING TO WINDOWS/DOORS TO AS1288 - 2006  
 - ALL WINDOWS TO COMPLY WITH BCA CLAUSE 3.9.2.5  
 - LAMINATED GLAZING TO WET AREA WINDOWS TO AS1288 - 2006  
 - EXPANSION JOINTS TO BRICKWORK IN ACCORDANCE WITH ENGINEERS SPECIFICATIONS



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I/ WE APPROVE THESE DRAWINGS TO BE CORRECT AS PER CONTRACT  
 SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
 SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

Issue	Date	Drawn	Amendments
J	17.07.2023	WM	FWD
K	11.08.2023	MB	FWD - CERTIFIER RFI
L	26.10.2023	WM	SDA ASSESSMENT
M	27.10.2023	WM	SDA ASSESSMENT - AMENDMENT
N	13.11.2023	WM	BASIX UPDATE

CLIENT: **TBC**  
 AT: **LOT 6, DUCKENFIELD ROAD,**  
**MORPETH, NSW 2321**

Facade: **METRO**  
 Design Name: **MANUKA 252 (MOD)**

Title: **ELEVATIONS**  
 Page: **10 OF 27**

Issue: **N**  
 Scale: **AS SHOWN**  
 Plot Date: **13/11/2023**  
 Drawn By: **WM**  
 Checked By: **MB**  
 Wind Rating: **N2**

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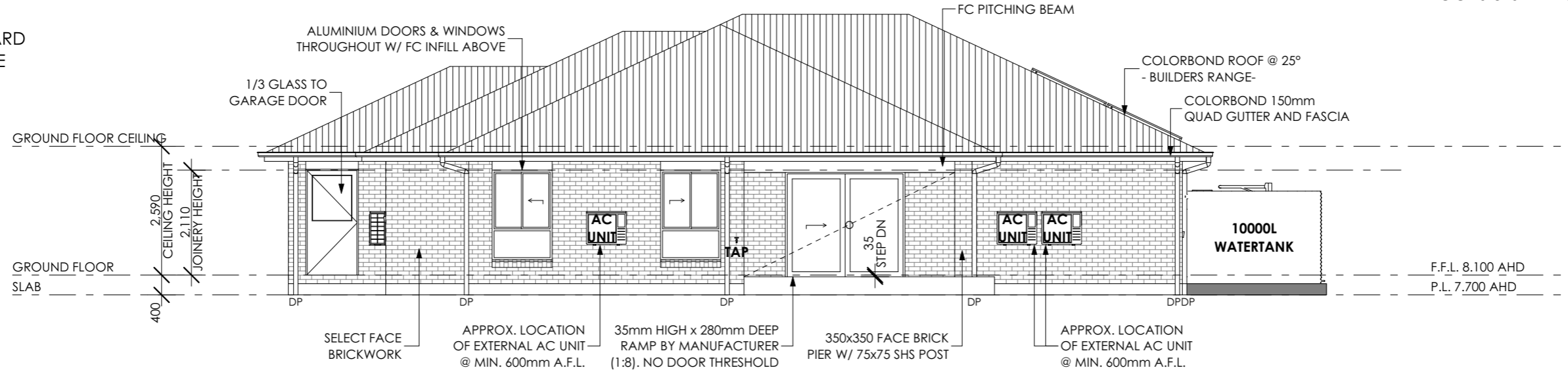
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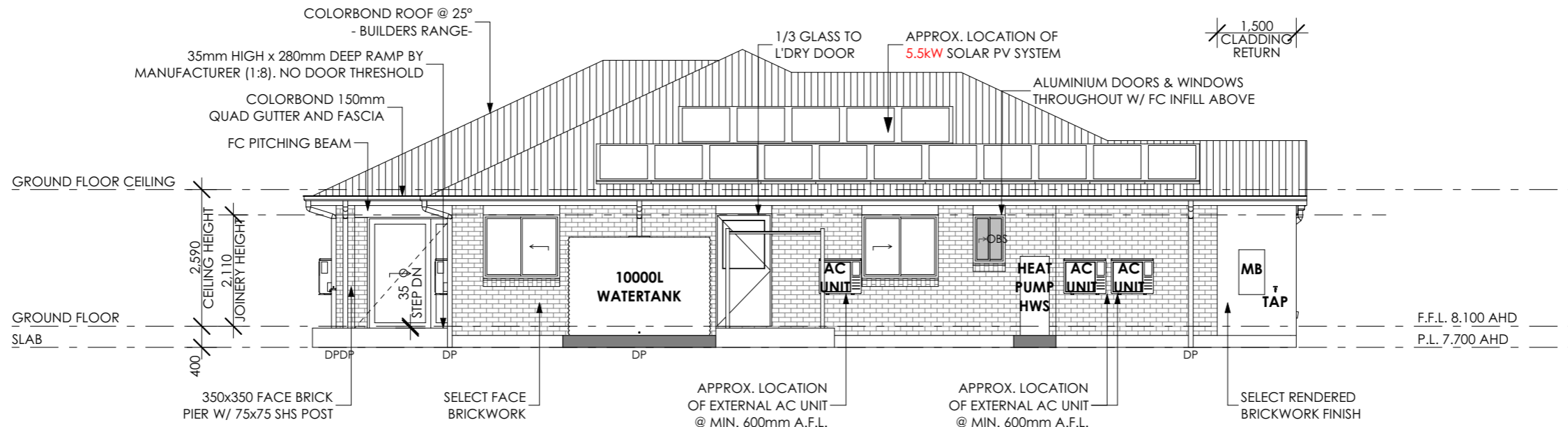
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**ELEVATION 3**  
1:100



**ELEVATION 4**  
1:100

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 Page: **11 OF 27**

Issue: **N**  
 Scale: **AS SHOWN**  
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 Drawn By: **WM**  
 Checked By: **MB**  
 Wind Rating: **N2**