

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

REFER TO STORMWATER PLAN FOR ALL ROOF COLLECTION AND 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 OWNER.

CHARGED STORMWATER SYSTEM CANNOT BE USED FOR DISPOSAL OF DRIVEWAY OR OTHER SURFACE STORMWATER. OWNER 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 OWNER ADDS ADDITIONAL DISCHARGE LOADS TO EXISTING STANDARD PROVISIONS.

WIND CLASSIFICATION	N1
WITHIN 1 KM. OF BREAKING SALT WATER	NO
WITHIN 100 M. OF SALT WATER	NO
MINIMUM AHD FLOOR LEVEL APPLICABLE	YES
SURVEY AREA	OLD
LATITUDE	32° 42' 58" S
LONGITUDE	151° 32' 12" E

APPROX. IMPORT/EXPORT FILL	
CUT VOLUME	39.92m³
FILL VOLUME	39.12m³
DIFFERENCE	0.80m³
EVEN CUT & FILL	

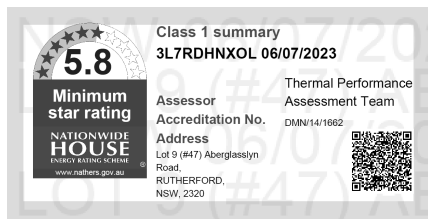
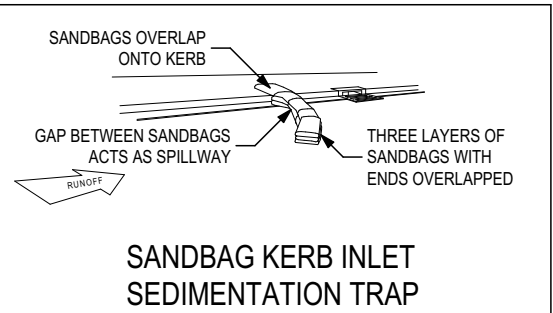
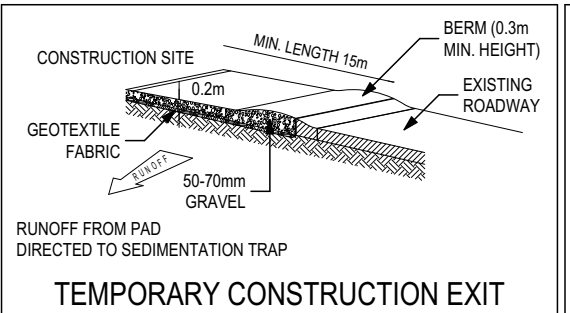
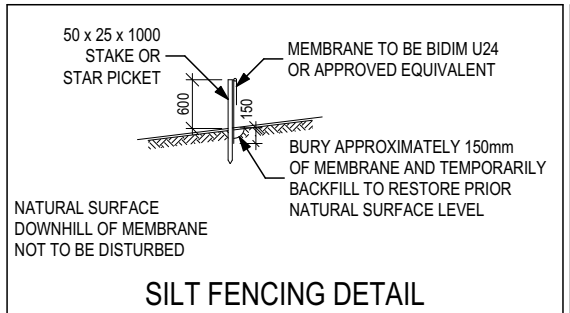
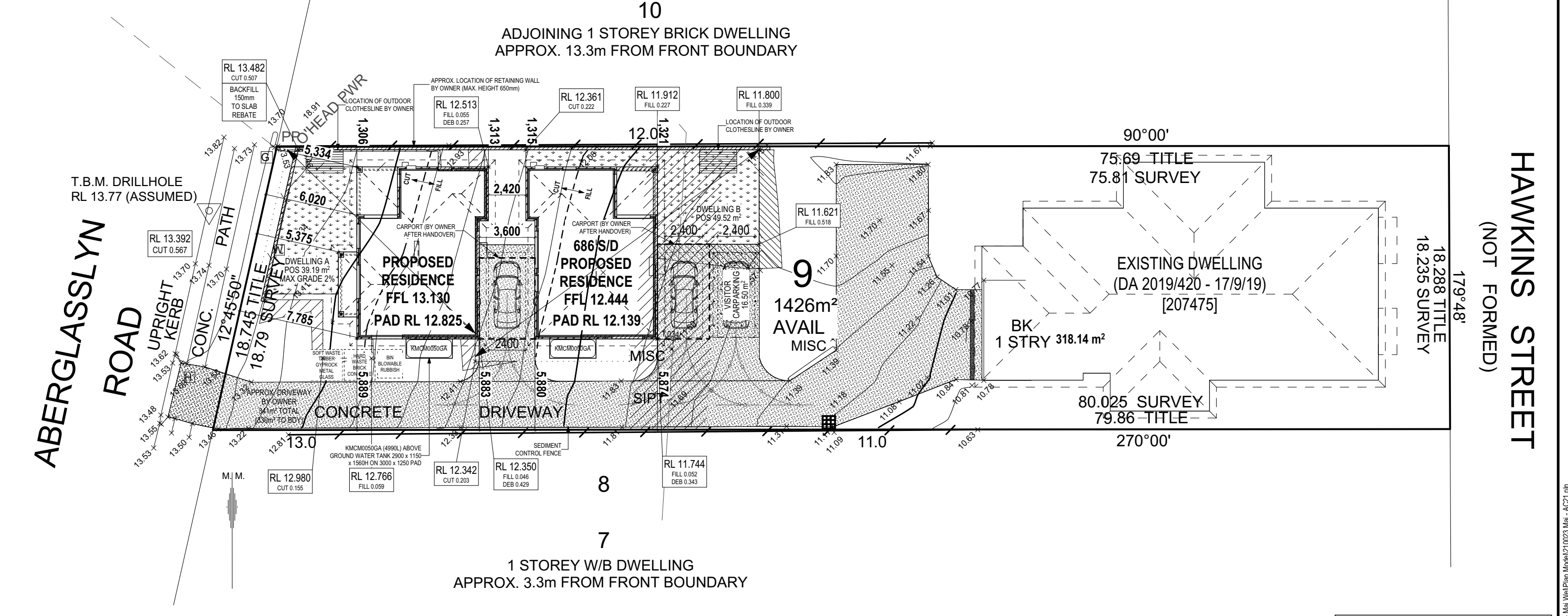
+/- 100mm TOLERANCE TO NOMINATED FINISHED FLOOR LEVELS.
 SUBJECT TO MAXIMUM DRIVEWAY PROFILE AND/OR ANY FLOOD RELATED LEVELS

OVERHEAD POWER LINES ARE PRESENT AT FRONT OF PROPERTY

CLIENT TO SLASH/SCRAPE LONG GRASS AND UNDERGROWTH FROM BUILDING AREA. WHERE STUMPS HAVE BEEN REMOVED THE GROUND IS TO BE FILLED AND COMPACTED.

OWNER SHALL INSTALL AND MAINTAIN AN ALL WEATHER ACCESS ROAD TO AND WITHIN THE PROPERTY BOUNDARIES, UP TO THE DWELLING FOR CONSTRUCTION PURPOSES.

SITE CLASSIFICATION P-M SOIL SURFACE MOVEMENT CHARACTERISTICS EQUIVALENT TO M CLASS AS PER GEOTECH BY VALLEY CIVILAB P161-S19-1065.
 NO EVIDENCE OF FILL ON SITE.
 WEATHERED SANDSTONE @ APPROX. 500mm BELOW THE NATURAL GROUND LEVEL.



"CT" AVAIL" CERTIFICATE OF TITLE DIMENSION AVAILABLE DIMENSION

THIS PLAN ACCEPTED BY:

 PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING
 SIGNATURE:

 DATE:



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REVISION	DRAWN
19 AMEND. NON STRUCT. (PARKING/SITE ANALYSIS)	BME 2023.08.21
20 NON STRUCT. - HYDRAULICS ADDED	HPA 2023.10.23
21 AMEND. NON STRUCT. (SEWER LOCATION)	THT 2023.11.01
22 PCV009 NON-STRUCT. (RESITE)	KNI 2024.01.18
23 AMENDED TITLEBLOCK TO LOT 9	ENE 2024.02.26

CLIENT:	MAI WEL LTD
ADDRESS:	47 ABERGLASSLYN ROAD, RUTHERFORD NSW 2320
LOT / SECTION / DP:	9 / 5 / 2577
COUNCIL:	MAITLAND CITY COUNCIL

HOUSE DESIGN:	GRANNY FLAT 8
FACADE DESIGN:	CLASSIC
SHEET TITLE:	SITE PLAN

HOUSE CODE:	H-STUCLAS15120
FACADE CODE:	F-STUCLAS01
SCALES:	1:250 3 / 19

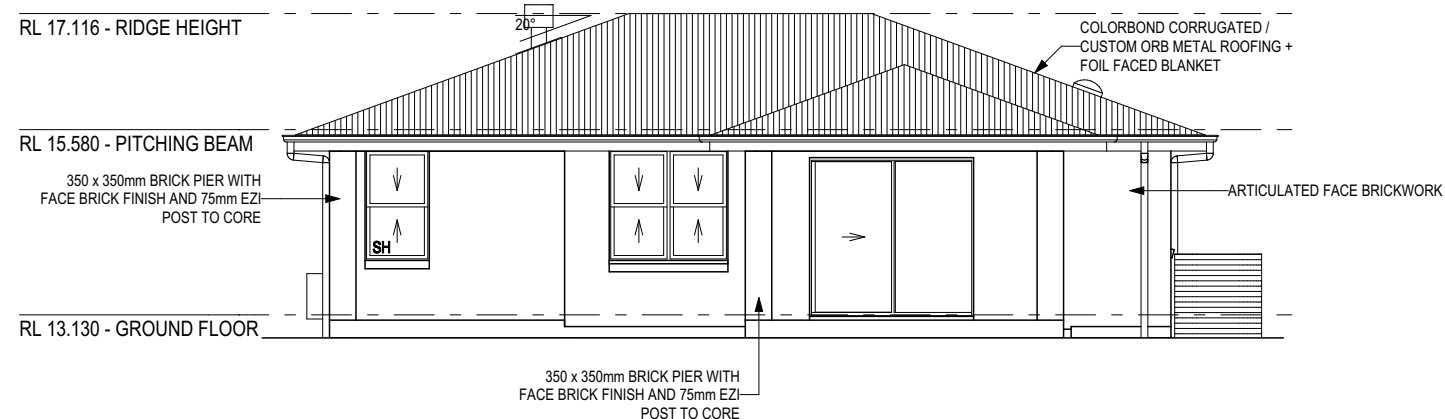
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210023

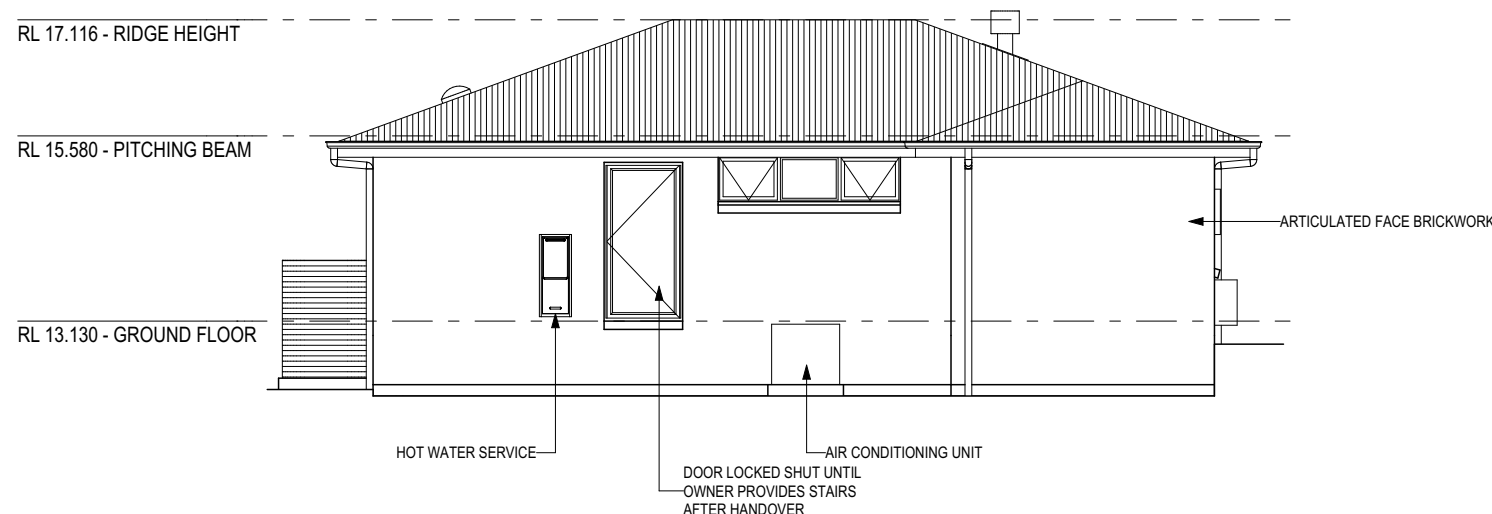
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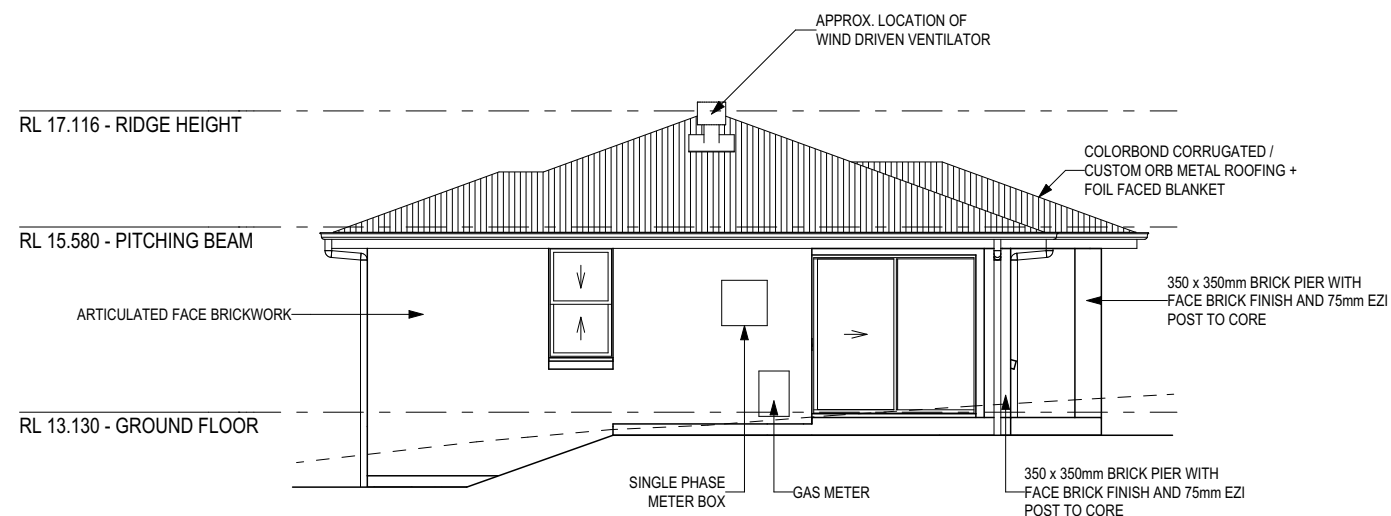
SH = SNAP HEADER SILL



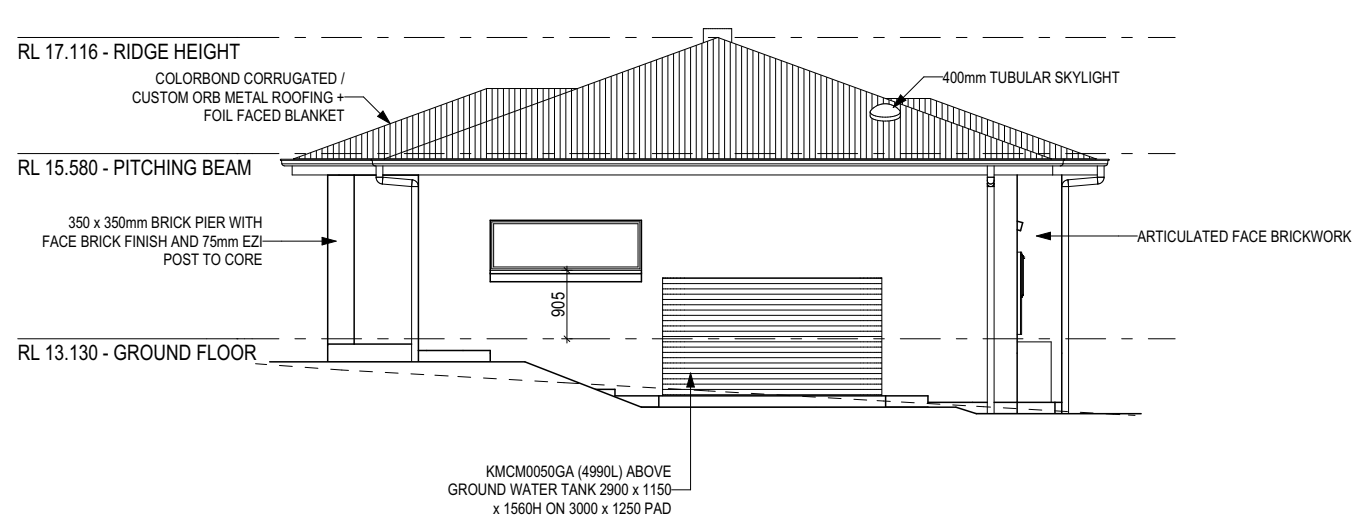
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Scale: 1:100



REAR ELEVATION (EAST)
Scale: 1:100



LEFT ELEVATION (NORTH)
Scale: 1:100



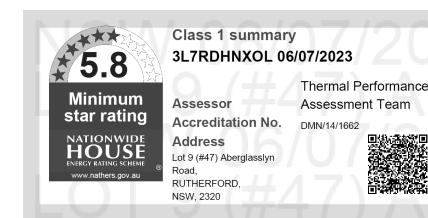
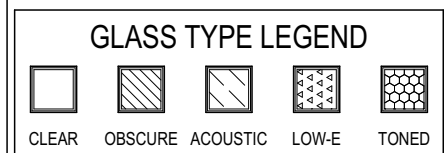
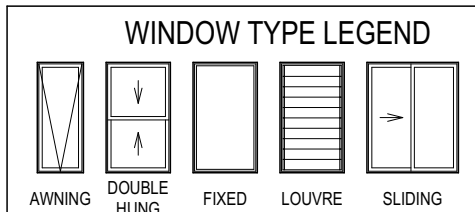
RIGHT ELEVATION (SOUTH)
Scale: 1:100

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ALL CUT/FILL BATTERS ARE 1:3 MAX GRADIENT

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COUNCIL:	MAITLAND CITY COUNCIL

HOUSE DESIGN:	GRANNY FLAT 8
FACADE DESIGN:	CLASSIC
SHEET TITLE:	ELEVATIONS A
SHEET No.:	8 / 19

HOUSE CODE:	H-STUCLAS15120
FACADE CODE:	F-STUCLAS01
SCALES:	8 / 19

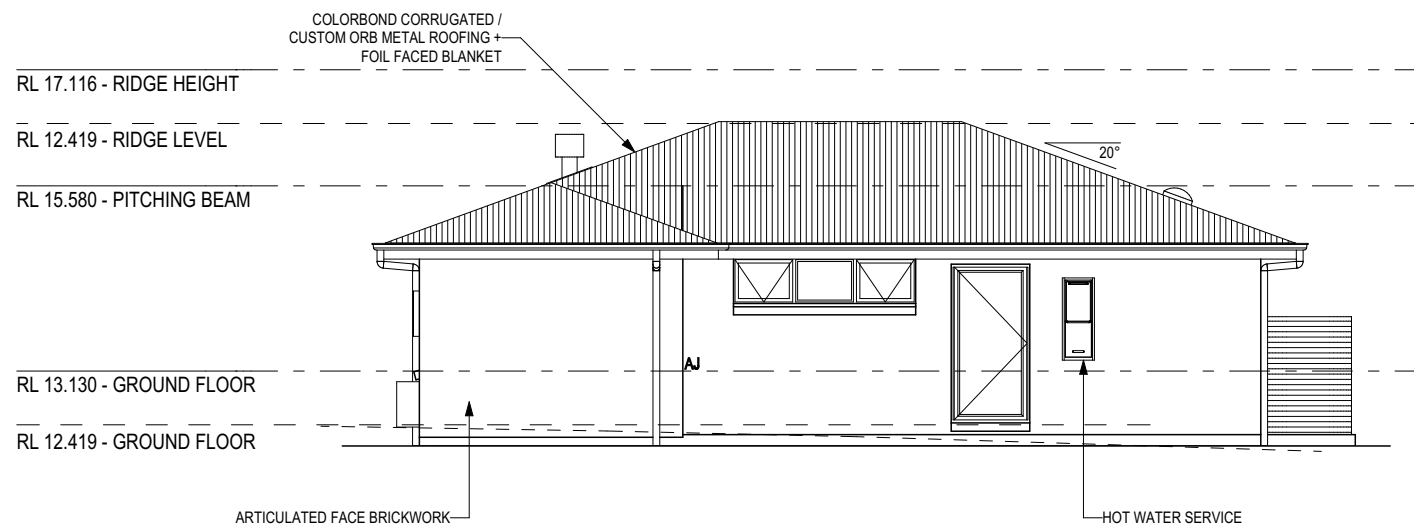
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210023

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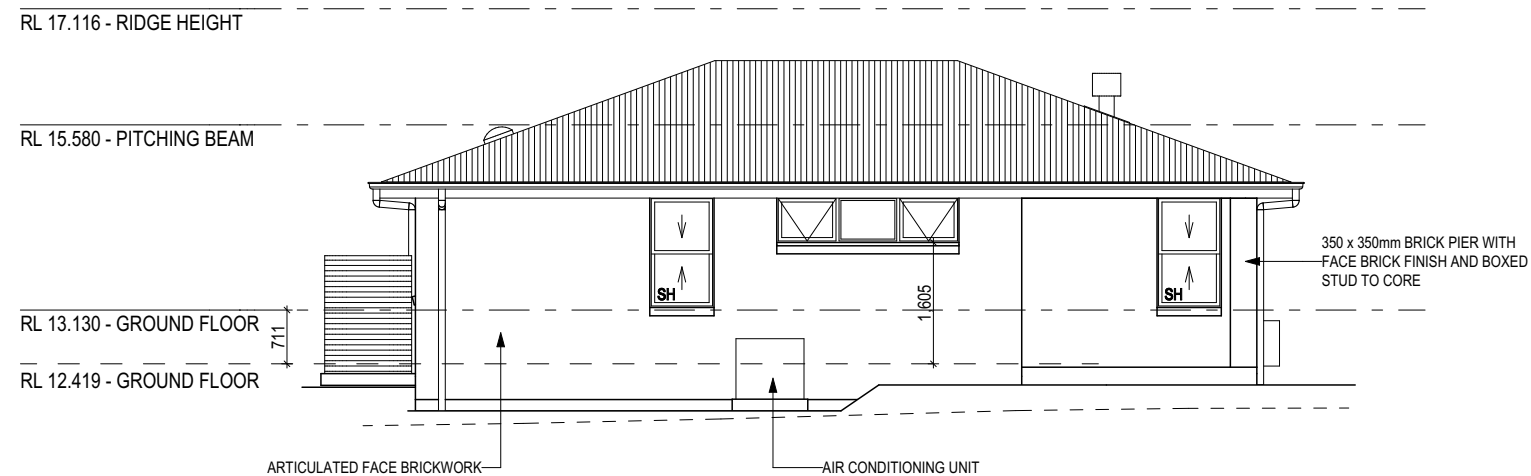
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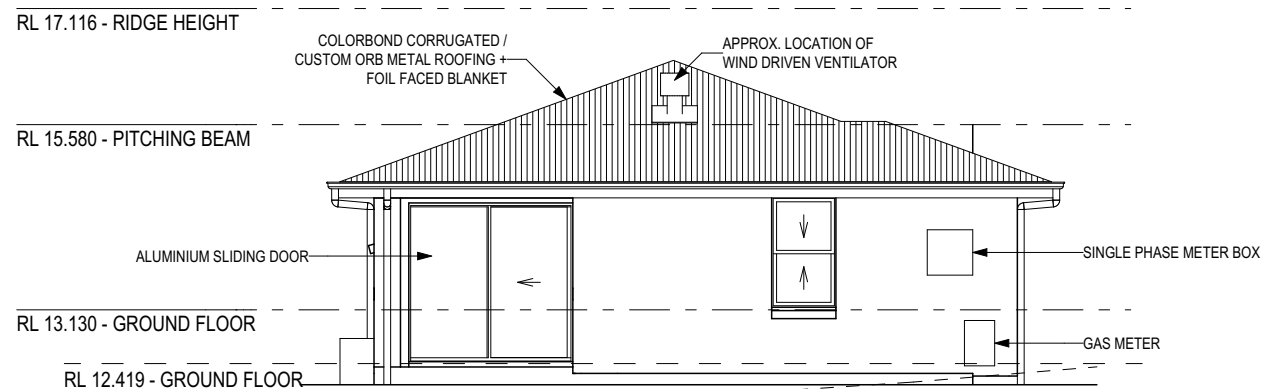
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Scale: 1:100



REAR ELEVATION (EAST)

Scale: 1:100



LEFT ELEVATION (NORTH)

Scale: 1:100



RIGHT ELEVATION (SOUTH)

Scale: 1:100

5.8 Minimum star rating
 Class 1 summary
 3L7RDHNOL 06/07/2023
 Thermal Performance Assessment Team
 Assessor Accreditation No. DMN14/1662
 Address Lot 9 (847) Aberglasslyn Road, RUTHERFORD, NSW, 2320

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DATE:

GLASS TYPE LEGEND

CLEAR	OBSCURE	ACOUSTIC	LOW-E	TONED

WINDOW TYPE LEGEND

AWNING	DOUBLE HUNG	FIXED	LOUVRE	SLIDING

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