

**General Notes**

- USE FIGURED DIMENSIONS ONLY, DO NOT SCALE
- CHECK ALL DIMENSIONS PRIOR TO CONSTRUCTION, REPORT ANY DISCREPANCIES
- FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE CONDITIONS
- ALL CALCULATED DIMENSIONS ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION
- NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING

**Notes**

1. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE NCC, AUSTRALIAN STANDARDS AND RELEVANT LOCAL AUTHORITY
  2. ALL TIMBER FRAMING TO BE CARRIED OUT TO THE REQUIREMENTS OF AUSTRALIAN STANDARDS (AS 1684) AS A MINIMUM
  3. ALL REINFORCED CONCRETE, STEEL BEAMS INCLUDING SUPPORTS TO ENGINEER'S DETAILS
- GENERALLY
- ALL WINDOWS, INSULATION REQUIREMENTS, LIGHTING TO COMPLY WITH AUSTRALIAN STANDARDS
  - STRUCTURAL SLAB TO ENGINEERS DETAILS
  - WATER / PLUMBING AND SERVICES TO BE CONFIRMED BY BUILDER ON SITE
  - DOWNPIPES TO BE CONFIRMED WITH PLUMBER ON SITE

**Sect. J Compliance Requirements**

**Roof and Ceiling**

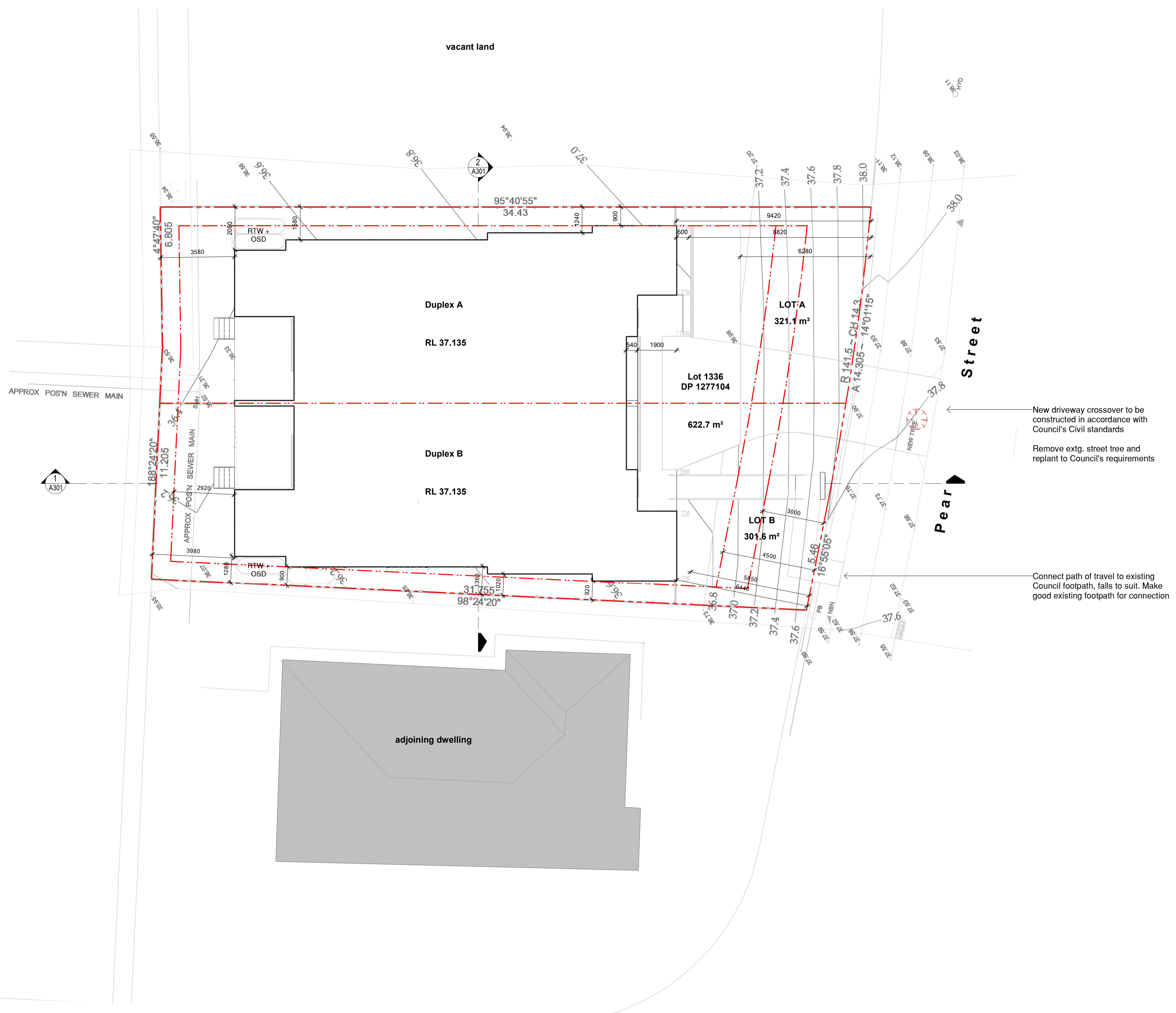
Roof colour - solar absorption <0.475  
R-Value = R3.0

**Roof Lights**  
**Nil**

Wall and Glazing - must not exceed a max total U-value of 7.00 and a max SHAG value of 0.81

External walls - R1.0

Floor Construction  
Ground floor slab - R1.71



New driveway crossover to be constructed in accordance with Council's Civil standards  
Remove extg. street tree and replant to Council's requirements

Connect path of travel to existing Council footpath, falls to suit. Make good existing footpath for connection

1 Site Plan / Site Analysis  
A300 1:100

Client

Project  
Dual Occupancy - attached SDA  
Robust dwellings

Drawing Name  
Site Plan

Rev. Description  
A Issued for DA

Date  
March 24

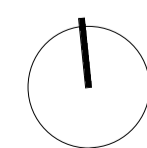
Drw Chk

Project Number

Drawing Number  
A100

Rev  
A

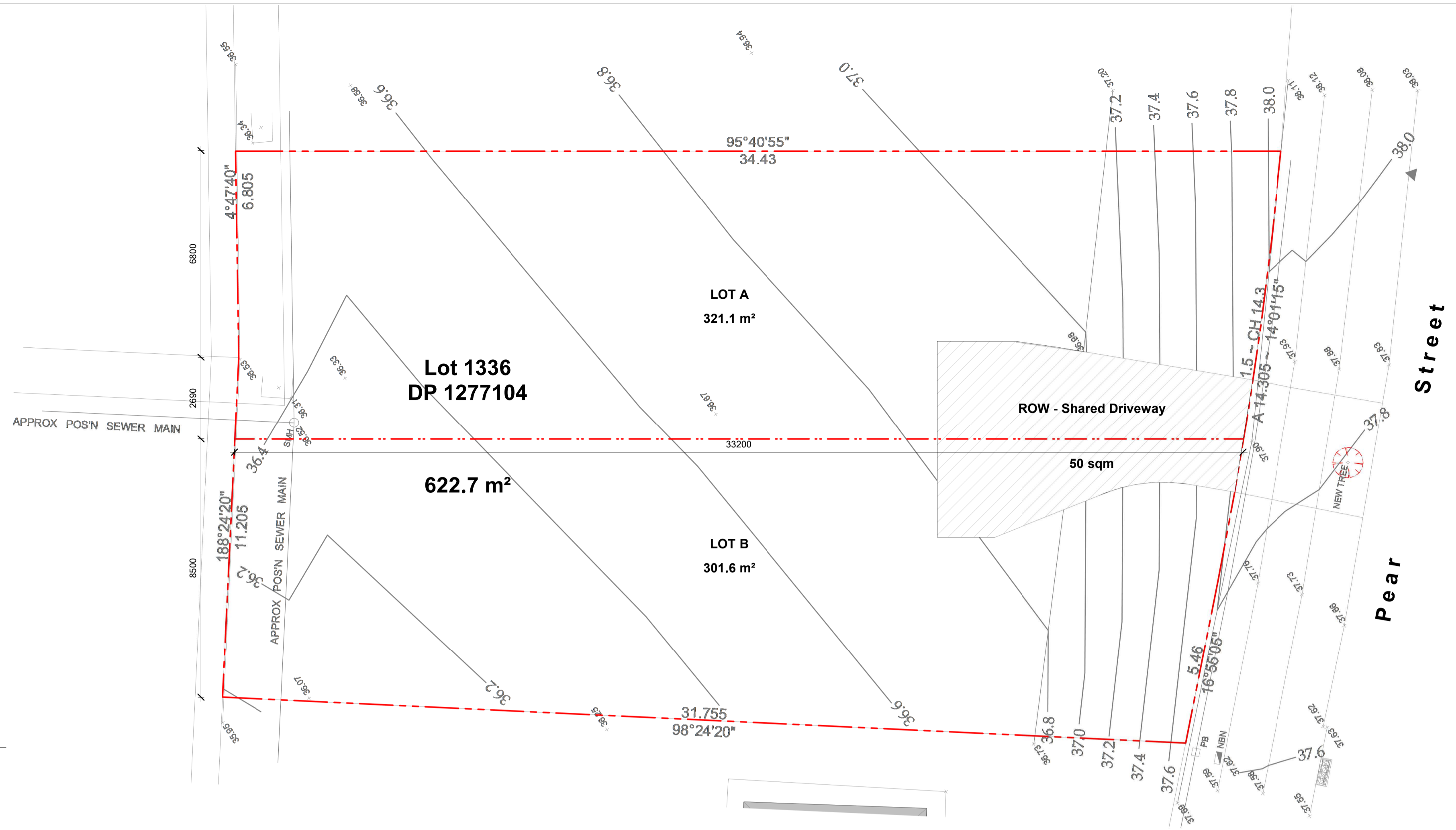
Scale: 1:100 @ A1



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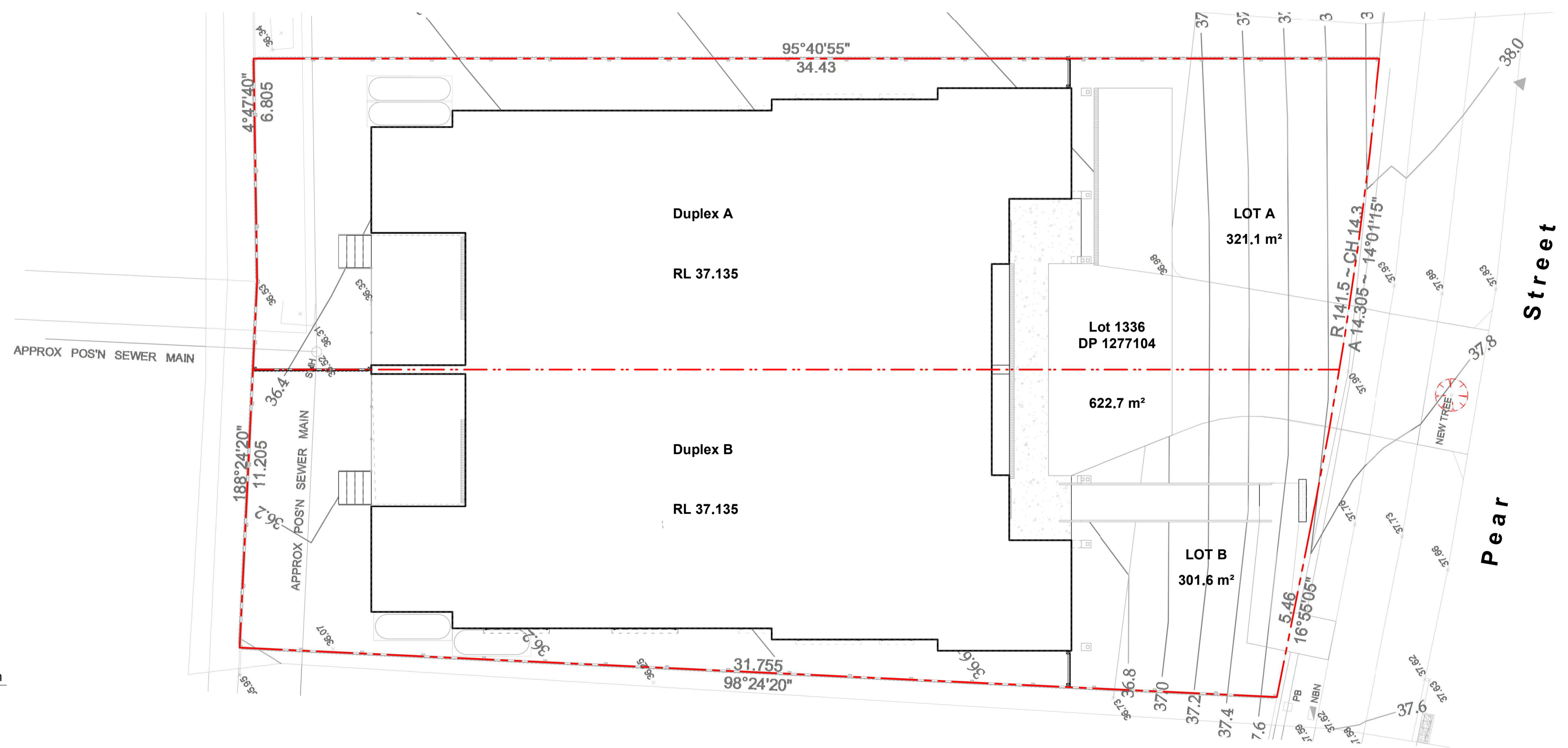
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1 Concept Subdivision Plan - 2 new lots  
1:100

New lots  
A = 321.1 m<sup>2</sup>  
B = 301.6 m<sup>2</sup>



2 Concept Subdivision - New duplex site plan  
1:100



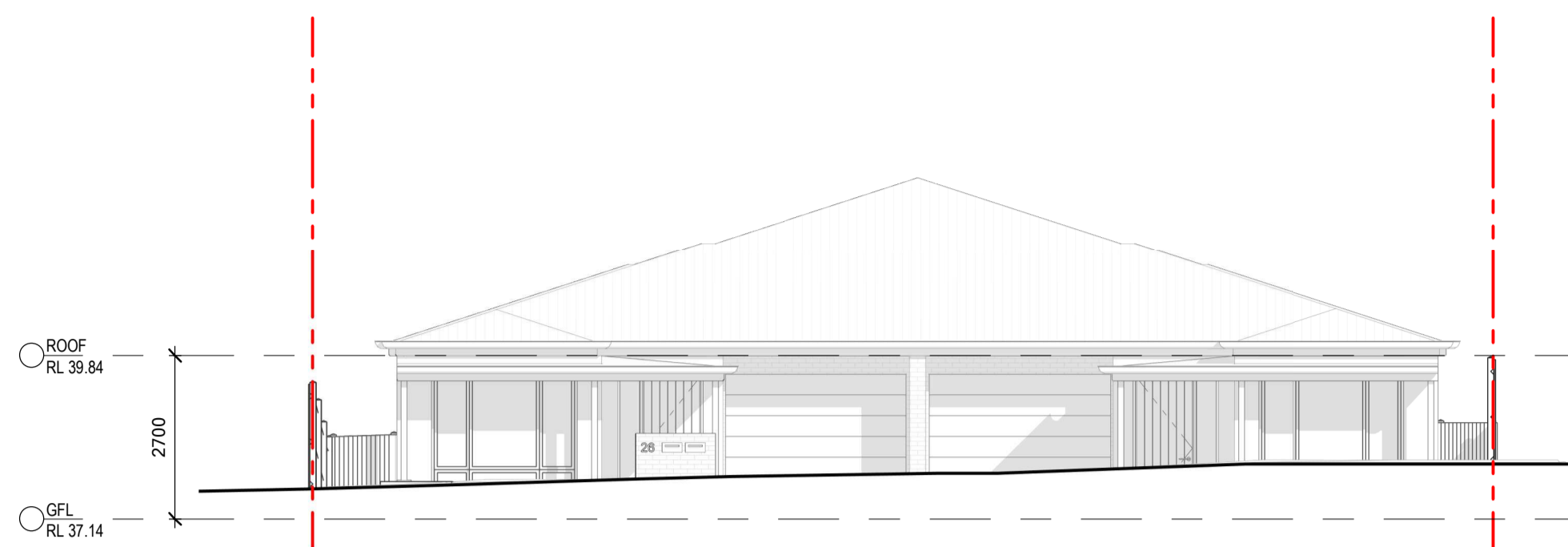
Client	Project	Drawing Name	Rev. Description	Date	Drw Chk	Project Number	Drawing Number	Rev
	Dual Occupancy - attached SDA Robust dwellings	Concept Subdivision Plan	A Issued for DA	March 24			A102	A
	26 Pear Street Gillieston Heights							

Scale: 1:100 @ A1

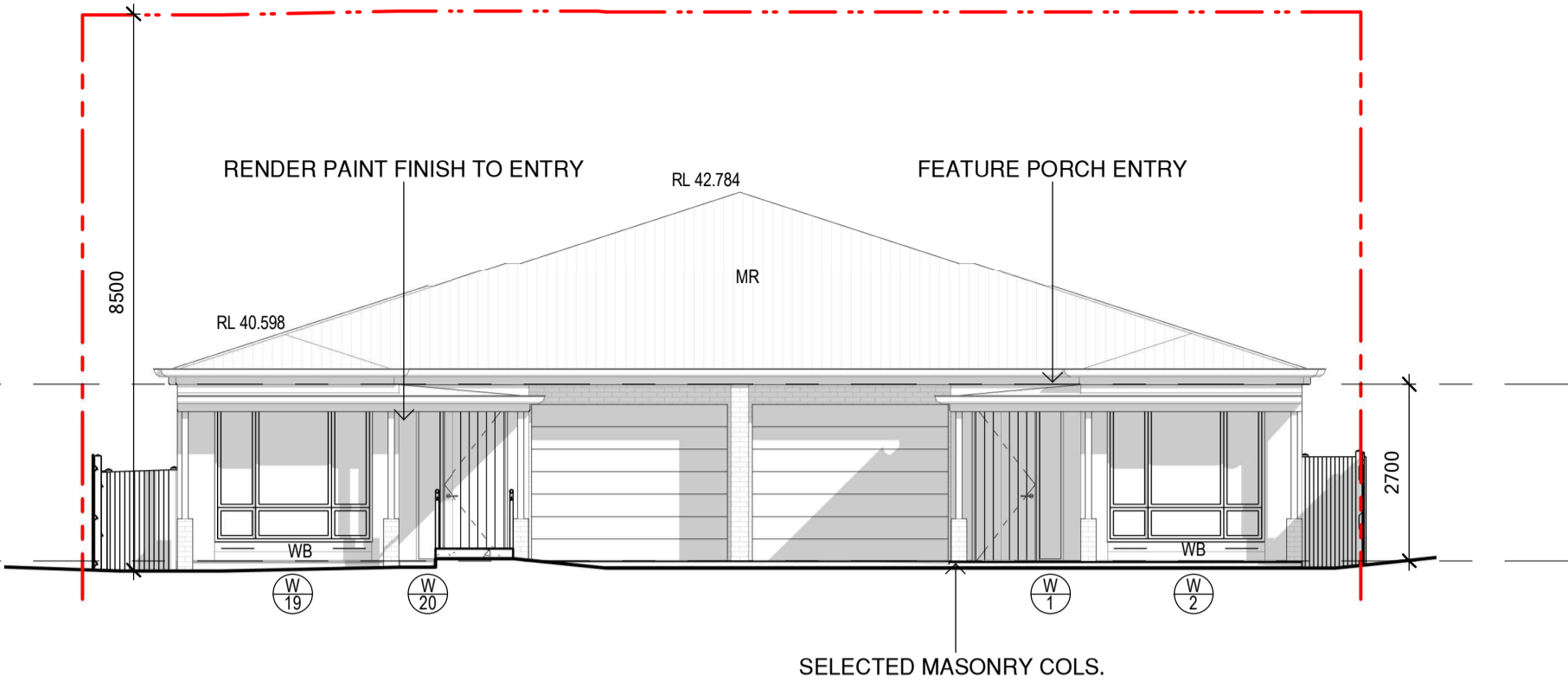
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1 Street Elevation along Pear Street  
A200 1:100



2 Front Elevation (East)  
A200 1:100

Window Schedule.				
Mark	room	Width	Height	Type
B 1		400	2410	Fixed
2	Carer	2410	2100	Sliding
3	ENS	850	600	Awning
4	Breakout	1810	1200	Awning
5	Ens	850	600	Awning
6	Bed 2	1810	1200	Awning
7	Bed 3	1810	1200	Awning
8	ENS (DDA)	1510	600	Awning
10	Living	1210	2400	Double Hung
11	Living	1210	2400	Double Hung
13	Ens (DDA)	1510	600	Awning
14	Bed 3	1810	1200	Awning
15	Bed 2	1810	1200	Awning
17	Breakout	1810	1200	Awning
18	Ens	850	600	Awning
19	Carer	2410	2100	Sliding
20	Hall	400	2410	Fixed
23	Ens	850	600	Awning

Sliding Door			
Mark	Door Number	Width	Height
W 9	9	2410	2400
W 12	12	2410	2400

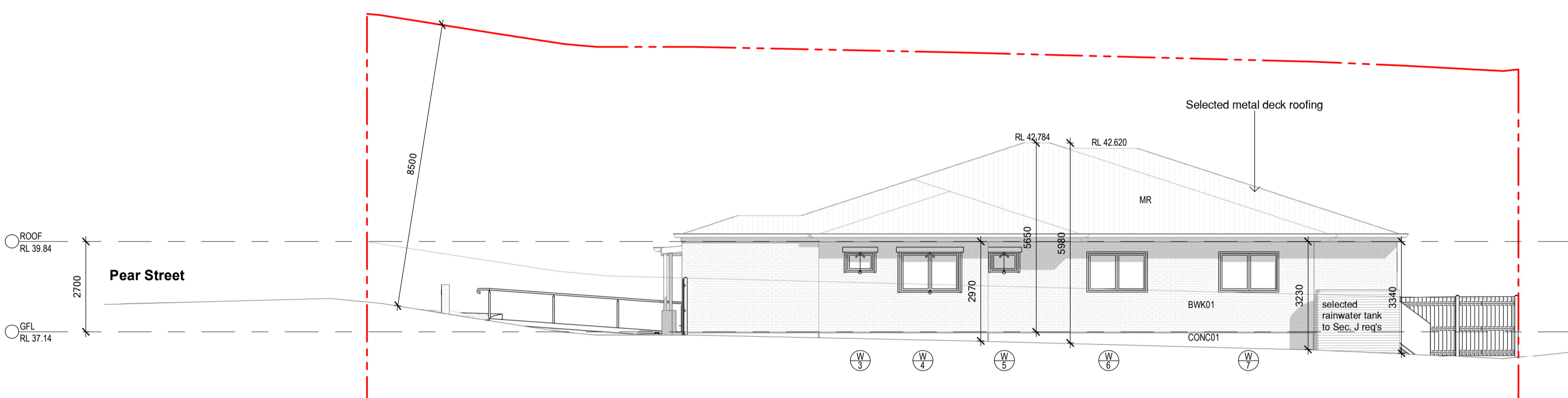
GENERALLY

CONFIRM SLIDING DOOR DIRECTION ON SITE PRIOR TO INSTALLATION

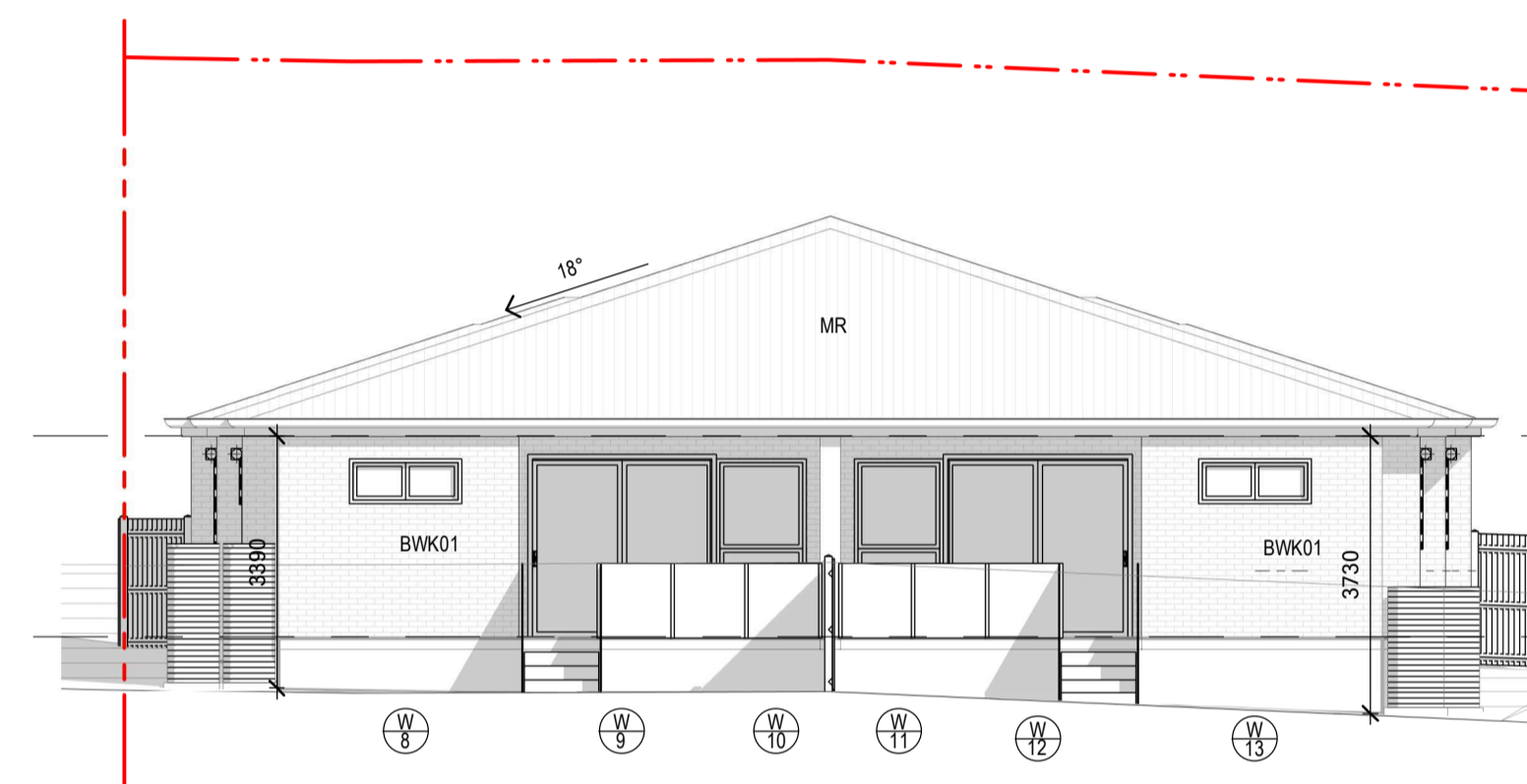
WINDOWS TO BE POWDERCOATED WHITE ALUMINUM FINISH

ALL EXTERNAL WINDOWS AND DOORS TO COMPLY TO AS 2047. GLASS TO COMPLY TO AS 1288

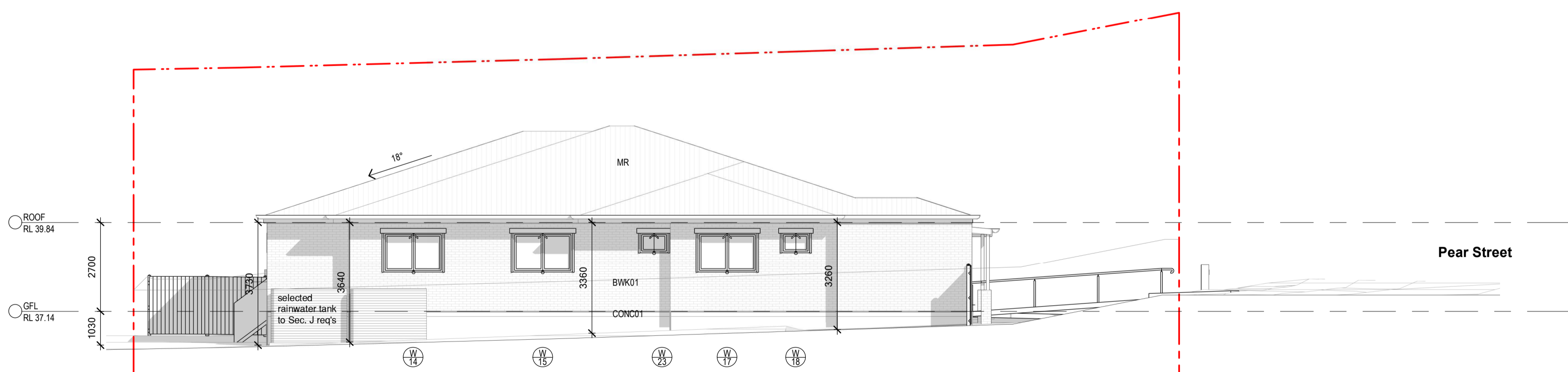
BUILDER TO CONFIRM SETDOWN'S ON SITE. BUILDER TO CONFIRM FINAL FFL PRIOR TO CONSTRUCTION



3 Side Elevation (North)  
A200 1:100



4 Rear Elevation (West)  
A200 1:100



5 Side Elevation (South)  
A200 1:100

external material schedule



selected timber look cladding



selected face masonry finish



selected render paint finish



selected metal deck roofing, downpipes, fascia, flashing and gutters, colorbond surfmist, custom orb



Client

Project  
Dual Occupancy - attached SDA  
Robust dwellings  
26 Pear Street  
Gillieston Heights

Drawing Name  
Elevations

Rev. Description  
A Issued for DA  
Date  
March 24  
Drw Chk

Project Number  
Drawing Number  
Rev  
A300  
A

Scale: As indicated @ A1

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