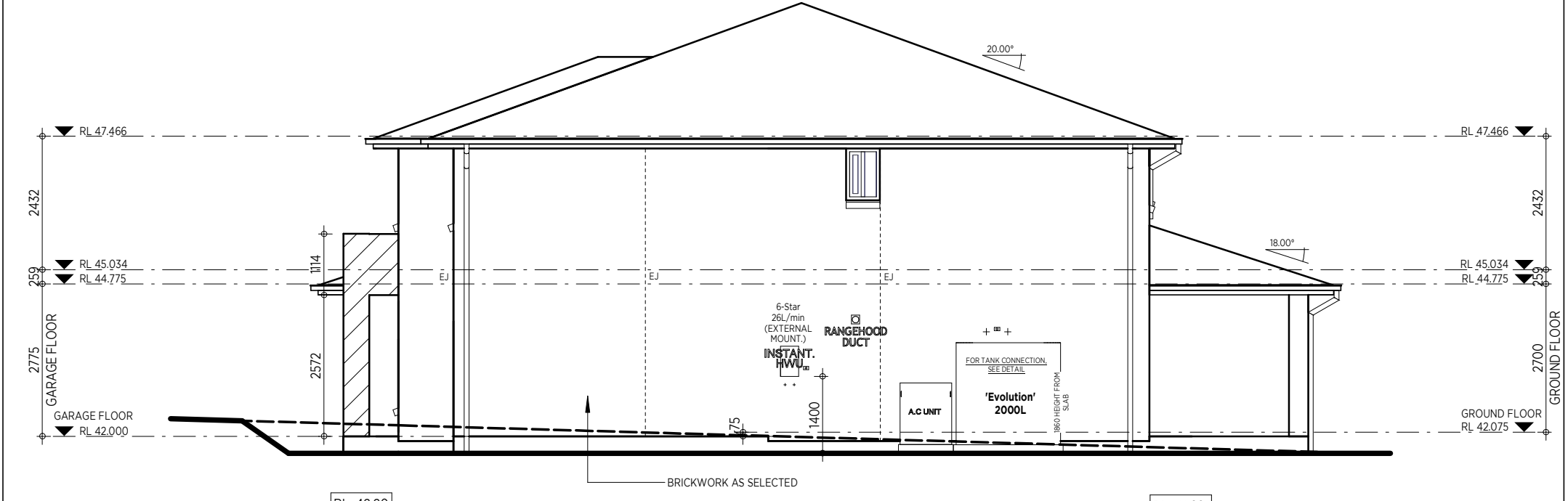


SOUTHERN ELEVATION



EASTERN ELEVATION

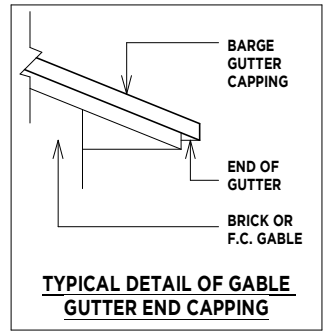
TIMBER FRAME CONSTRUCTION

NOTE:
WINDOWS MAY NOT BE CENTERED INTERNALLY TO ROOMS DUE TO BRICK SIZING TO EXTERNAL WALL

PROVIDE 240MM FLOOR JOISTS
EXTERNAL DIMENSIONS OF HOME MAY NOT BE EXACT MULTIPLES OF BRICK AND IN SOME LOCATIONS UNEVEN CUTS TO BRICKS/ STORM MOULDS MAY BE REQUIRED

10 X ALUMINIUM FRAMED FLYSCREENS WITH FIBREGLASS MESH (EXCEPT SERVRY) BY BUILDER

NOTE: WHERE FLOOR LEVEL IS >2M ABOVE EXTERNAL SURFACE BENEATH WINDOW, AND WHERE THE OPENABLE SASH IS <1.7M, ANY OPENABLE WINDOW IN A BEDROOM MUST BE RESTRICTED TO A 125MM OPENING. IN REGARDS TO OTHER ROOMS, THIS APPLIES WHERE THE FLOOR LEVEL IS >4M.
R DENOTES RESTRICTION ON THE WINDOW

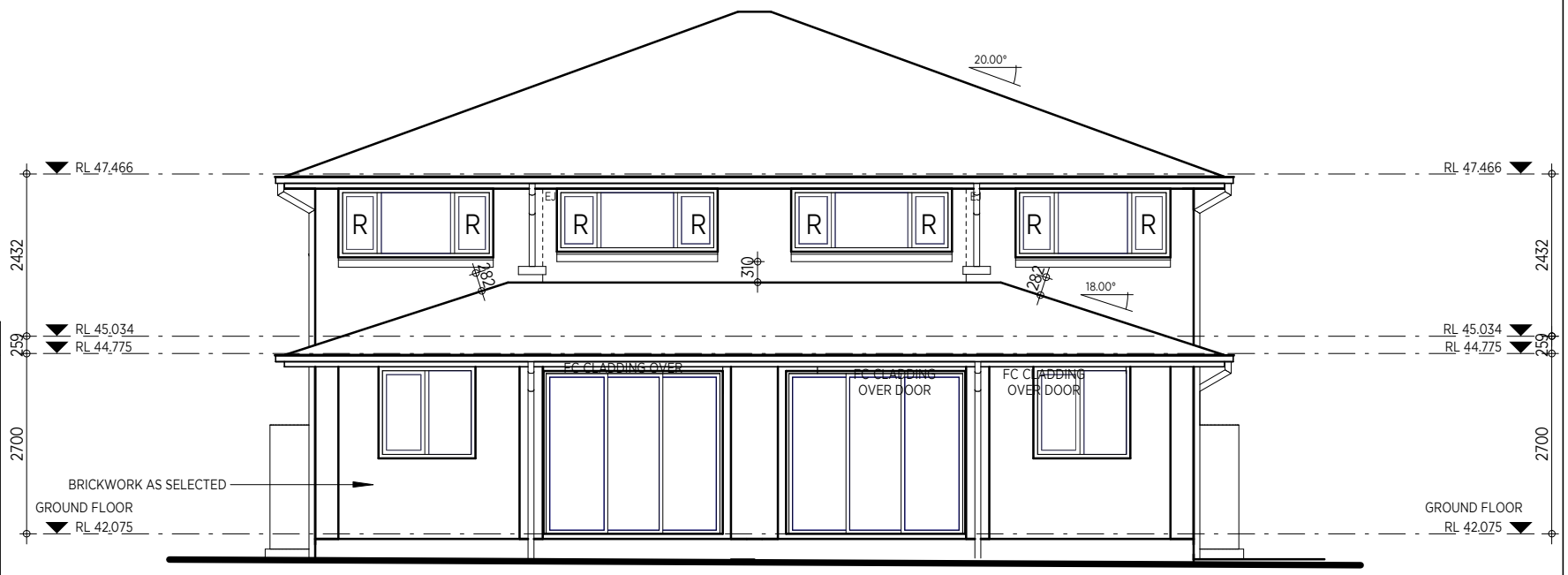


TYPICAL DETAIL OF GABLE GUTTER END CAPPING

NOTE: REFER TO ELECTRICAL PLAN PREPARED BY CLIPSAL FOR ALL ELECTRICAL REQUIREMENTS

OWNER(S) ACCEPTANCE
I/WE HEREBY APPROVE OUR BUILDING PLANS TO BE BUILT ON OUR LAND.
I/WE HAVE STUDIED THE PLANS AND HAVE HAD THEM EXPLAINED TO US AND ACCEPT AND APPROVE THE FRONT/REAR/SIDE SETBACKS AND CUT/FILL LEVELS AS SHOWN ON THE PLAN.
I/WE ACCEPT NO CHANGES CAN BE MADE.
I/WE HAVE HAD THE DRIVEWAY GRADIENT EXPLAINED.
I/WE HAVE HAD THE BASIX WATER TANK OR THE DUAL WATER PLUMBING EXPLAINED.
I/WE HAVE HAD OUR CHOSEN ALTERATIONS/VARIATIONS EXPLAINED TO US.
I/WE HEREBY APPROVE OUR PLANS AND GIVE CONSENT TO ALLCASTLE HOMES P/L TO LODGE OUR PLANS TO APPROVING AUTHORITY FOR A DEVELOPMENT APPLICATION.
I/WE UNDERSTAND THAT NO FURTHER PHYSICAL CHANGES CAN BE MADE
I/WE UNDERSTAND THAT DUE TO CONSTRUCTION CONSTRAINTS, THE BUILDER MAY VARY PLANS ON SITE TO SUIT.
I/WE UNDERSTAND ANY SURFACE DRAINAGE OR RETAINING WALLS REQUIRED BY APPROVING AUTHORITY ARE TO BE COMPLETED WITH LANDSCAPING BY OWNER

OWNER OWNER DATE

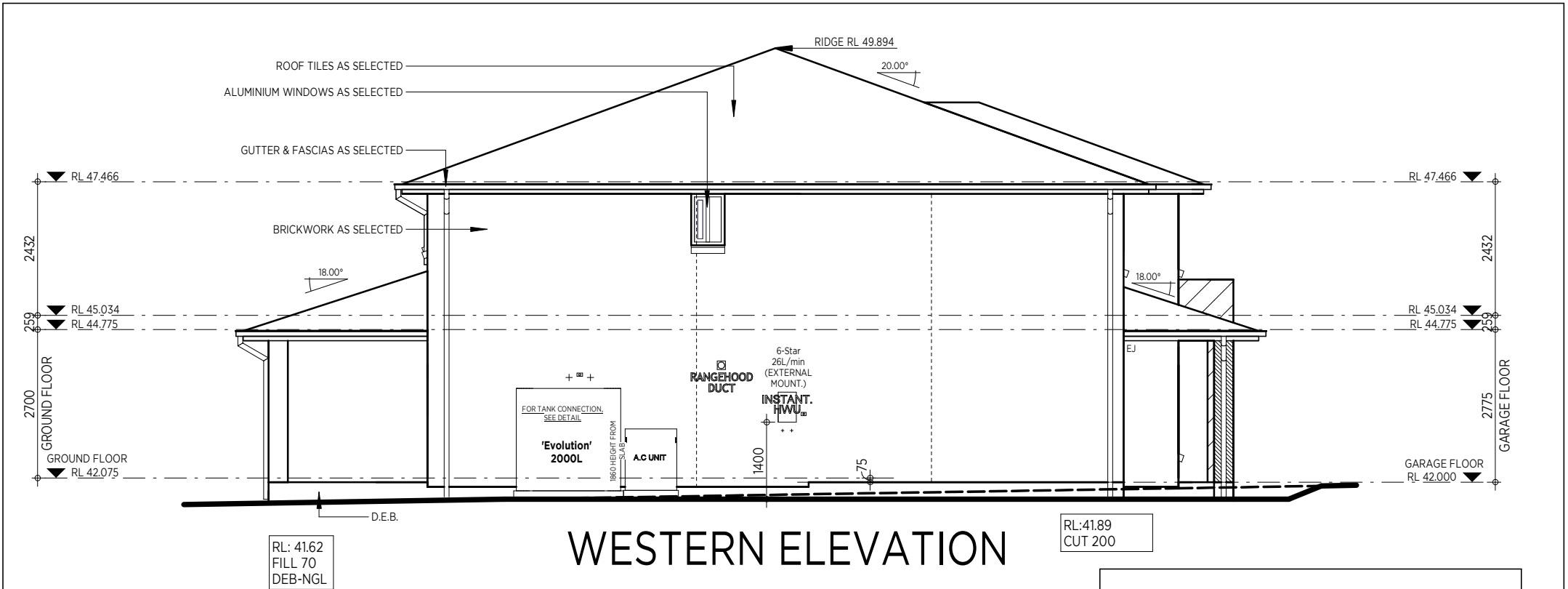


NORTHERN ELEVATION

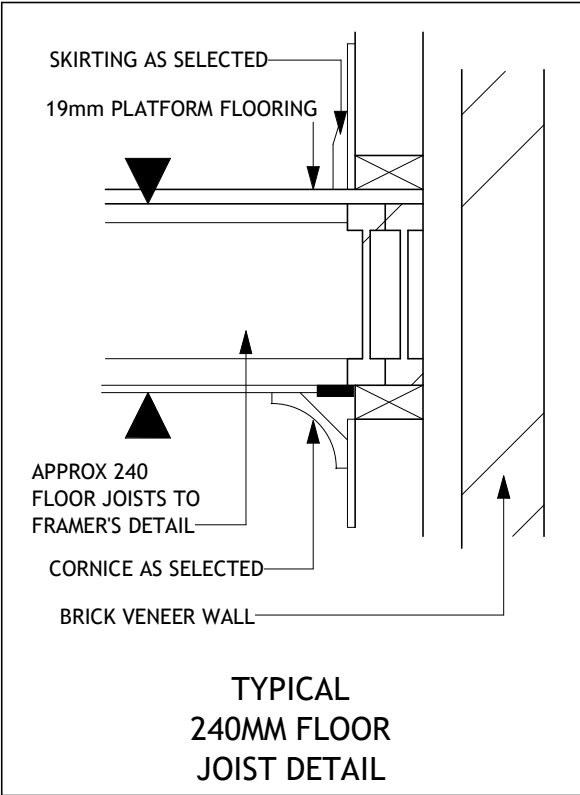
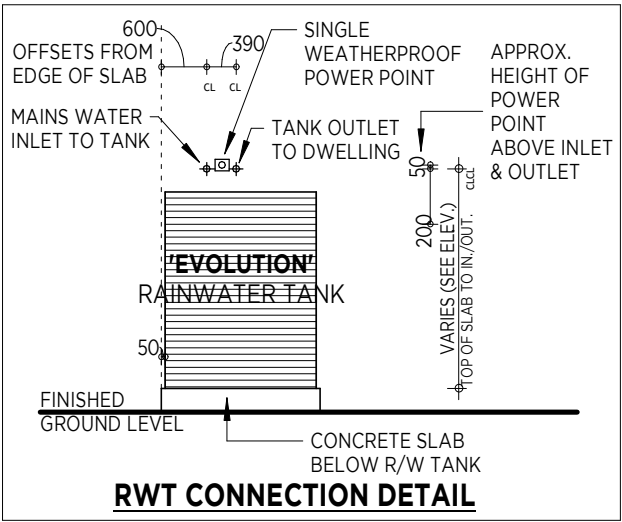
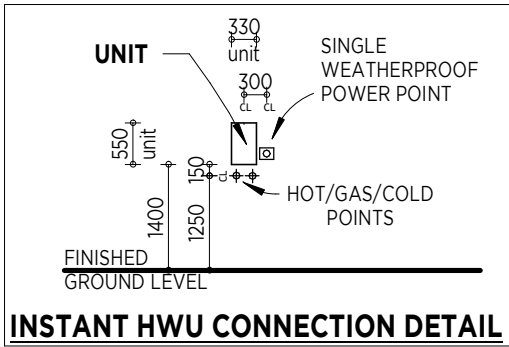
ELEVATIONS

22.03.22EB 17.02.22FA 14.01.22	C (T05) B (T05) A (T02)	COUNCIL SET VARIATION (17-40) FIRST DRAW	NOTE: ALL WORKS TO COMPLY WITH RELEVANT NCC AND AUSTRALIAN STANDARDS - NOTE: ALL WALLS WITHIN 900mm OF BOUNDARY TO BE 60/60/60 - ALL DIMENSIONS ARE IN MILLIMETRES. - ALL DIMENSIONS ARE FRAME TO FRAME. DO NOT SCALE - USE WRITTEN DIMENSIONS. - THIS DRAWING IS SUBJECT TO COPYRIGHT LAWS AND MAY NOT BE COPIED WITHOUT THE WRITTEN PERMISSION OF ALLCASTLE HOMES PTY LTD. - ABN 12057 761 378	ALLCASTLE HOMES PTY LTD WILL TAKE NO RESPONSIBILITY FOR ANY VERBAL DISCUSSIONS OR INSTRUCTIONS. ALL CHANGES AND SPECIAL INCLUSIONS MUST BE DOCUMENTED IN WRITING. IT IS THE RESPONSIBILITY OF THE OWNER TO ENSURE THAT THE LAYOUT AND ALL SPECIAL INCLUSIONS ARE CORRECT.NOTE: WET AREA SYMBOLS ARE STRICTLY SYMBOLIC, OWNERS TO CONFIRM WET AREA ITEMS WITH SELECTIONS.
PROPOSED RESIDENCE	BANNABY DUPLEX	EDGE FAÇADE	SALES: PHONE: (02) 9629 4772 FAX: (02) 9629 5813 HEAD 96-100 TOONGABBIE ROAD, OFFICE: GIRRAWEE NSW 2145 PHONE: (02) 9672 7055 FAX: (02) 9672 7033 ABN: 12057761378 BLDG.LIC.39371	
FOR: MR & MRS SLEIMAN	DATE: 14.01.22	SCALE: 1:100		
AT: LOT 2 (#6) MIRIAM STREET, BASS HILL, NSW 2197	DRAWN: DI	CHECKED		
	SHEET NO: 04	JOB NO: 6923		

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WESTERN ELEVATION



NOTE: WHERE FLOOR LEVEL IS >2M ABOVE EXTERNAL SURFACE BENEATH WINDOW, AND WHERE THE OPENABLE SASH IS <1.7M, ANY OPENABLE WINDOW IN A BEDROOM MUST BE RESTRICTED TO A 125MM OPENING. IN REGARDS TO OTHER ROOMS, THIS APPLIES WHERE THE FLOOR LEVEL IS >4M.

R DENOTES **R**RESTRICTION ON THE WINDOW

EXTERNAL DIMENSIONS OF HOME MAY NOT BE EXACT MULTIPLES OF BRICK AND IN SOME LOCATIONS UNEVEN CUTS TO BRICKS/ STORM MOULDS MAY BE REQUIRED

NOTE: REQUIRED ARTIFICIAL FLUORESCENT LIGHTING AS PER BASIX CERTIFICATE

NO DOWNLIGHTS TO BE INSTALLED TO FIRST FLOOR CEILING

HEAVY DUTY SARKING TO UNDERSIDE OF ROOFING

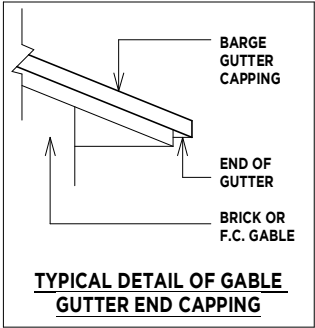
90MM CORNICER THROUGHOUT (SQUARE SET TO BATHROOMS)

PROVIDE 240MM FLOOR JOISTS

IF REQUIRED, BEAMS TO BE PACKED WITH **NON-COMPRESSIBLE MATERIAL** TO ENSURE FLOORS AND FRAMES ARE LEVEL

CONCRETE ROOF TILES (UNLESS NOTED OTHERWISE)

10 X ALUMINIUM FRAMED FLYSCREENS WITH FIBREGLASS MESH (EXCEPT SERVERY) BY BUILDER

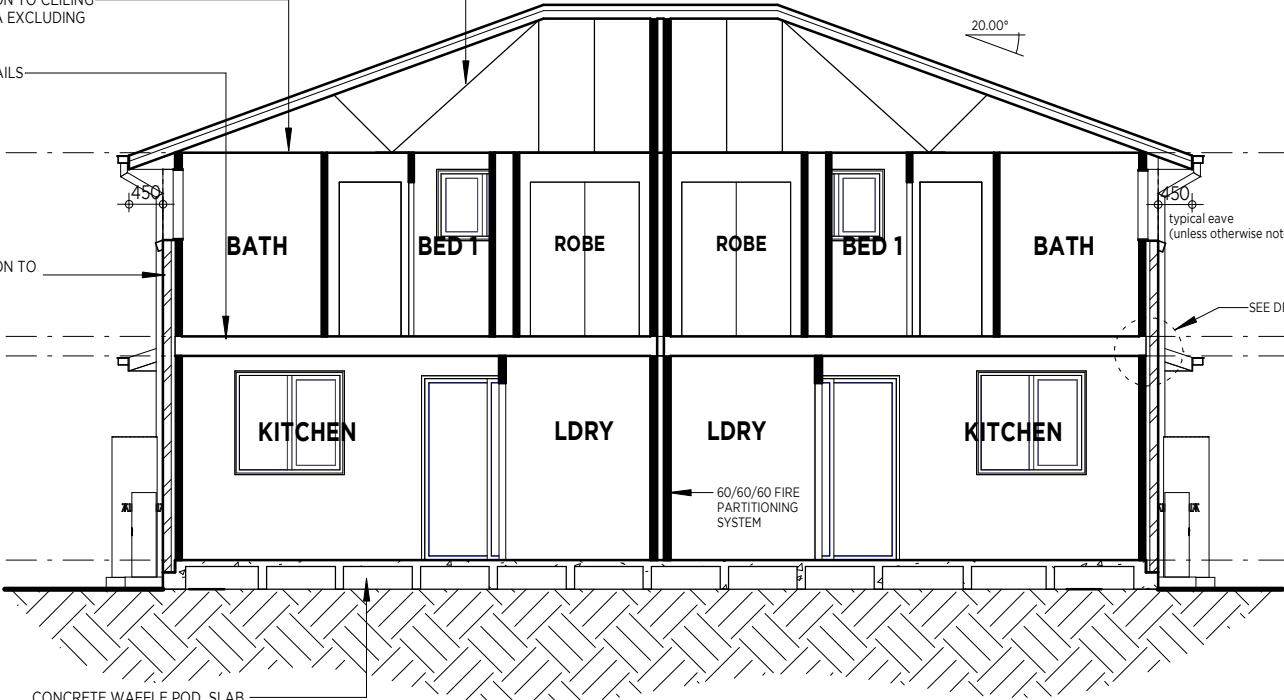


PREFABRICATED ROOF TRUSSES TO MANUFACTURER SPECIFICATIONS STRENGTHENED TO SUIT AC UNIT

PROVIDE **R5.0** INSULATION TO CEILING OF TRUSSED ROOF AREA EXCLUDING GARAGE & PORCH

JOISTS TO FRAMER DETAILS

PROVIDE **R2.0** INSULATION TO EXTERNAL STUD WALLS



SECTION A-A

ELEVATION & SECTION

NOTE: REFER TO ELECTRICAL PLAN PREPARED BY CLIPSAL FOR ALL ELECTRICAL REQUIREMENTS

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I/WE UNDERSTAND THAT DUE TO CONSTRUCTION CONSTRAINTS, THE BUILDER MAY VARY PLANS ON SITE TO SUIT.

I/WE UNDERSTAND ANY SURFACE DRAINAGE OR RETAINING WALLS REQUIRED BY APPROVING AUTHORITY ARE TO BE COMPLETED WITH LANDSCAPING BY OWNER

OWNER OWNER DATE

22.03.22EB
17.02.22FA
14.01.22

C (T05)
B (T05)
A (T02)

CONCRETE WAFFLE POD SLAB
TO ENGINEER'S DETAILS
VARIATION (17-40)
FIRST DRAW

DATE ISSUE REVISION

NOTE: ALL WORKS TO COMPLY WITH RELEVANT NCC AND AUSTRALIAN STANDARDS
- NOTE: ALL WALLS WITHIN 900mm OF BOUNDARY TO BE 60/60/60 - ALL DIMENSIONS ARE IN MILLIMETRES. - ALL DIMENSIONS ARE FRAME TO FRAME. DO NOT SCALE - USE WRITTEN DIMENSIONS. - THIS DRAWING IS SUBJECT TO COPYRIGHT LAWS AND MAY NOT BE COPIED WITHOUT THE WRITTEN PERMISSION OF ALLCASTLE HOMES PTY LTD.
- ABN 12057 761 378

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PROPOSED RESIDENCE

BANNABY DUPLEX

SALES: PHONE: (02) 9629 4772

FAX: (02) 9629 5813

HEAD 96-100 TOONGABBIE ROAD,
OFFICE: GIRRAWEE NSW 2145

PHONE: (02) 9672 7055

FAX: (02) 9672 7033

ABN: 12057761378 BLDG.LIC.39371

FOR:
MR & MRS SLEIMAN

DATE:
14.01.22

SCALE:
1:100

DRAWN:
DI

CHECKED

AT:
LOT 2 (#6) MIRIAM STREET, BASS
HILL, NSW 2197

SHEET NO:
05

JOB NO:
6923



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