

A/C VENT & DROPPER POSITION
ARE APPROXIMATE ONLY & MAY BE
MOVED ON SITE, & SQUARE OR
RECTANGULAR VENTS MAY BE
REQUIRED TO SUIT DIFFERENT
CONSTRUCTION REQUIREMENTS

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

SHOWER ROSES TO BE
1850 OFF FLOOR PRIOR
TO TILING FOR
STANDARD ADJUSTABLE
ROSE (IF FIXED SHOWER
ROSE IS SELECTED,
MOUNT AT 2000 HIGH)

PROVIDE 240MM FLOOR JOISTS

ALL DOWNPIPES TO BE PVC,
CIRCULAR & SET 240MM FROM
OUTSIDE OF EDGE TO
CENTRELINE OF D.P. UNLESS
OTHERWISE INDICATED

6-STAR RATED WATER EFFICIENCY TO TAPS
FOR BASINS AND BATHS
4-STAR TO KITCHEN TAPS
4-STAR TO W.C. CISTERNS
4-STAR SHOWER HEAD FLOW >7.5 BUT <=9L/min

NOTE: PLUMBER TO KEEP
VANITY DRAINAGE POINT MAX.
100MM FROM BOTTOM PLATE

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

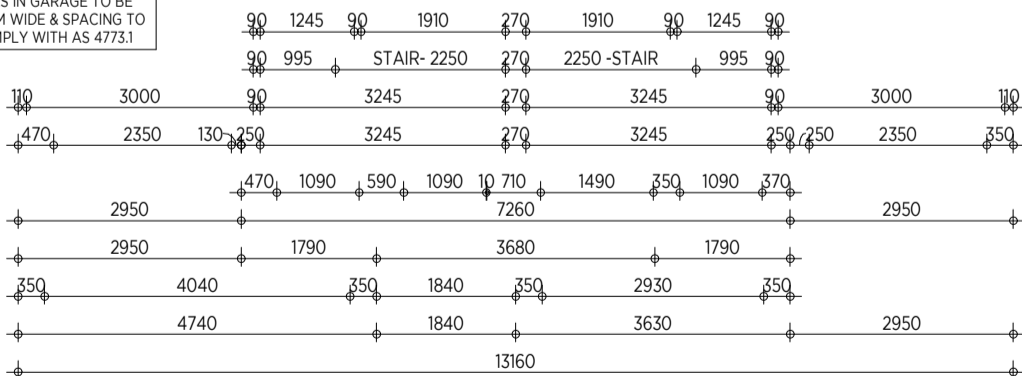
NOTE: ALL STRUCTURAL BEAMS/POSTS ARE AN INDICATION ONLY. REFER TO ENGINEERING DETAILS FOR ALL LOCATIONS & CONNECTIONS.

TIMBER FRAME CONSTRUCTION



ALL INTERNAL ATTACHED
PIERS IN GARAGE TO BE
350MM WIDE & SPACING TO
COMPLY WITH AS 4773.1

ALL INTERNAL ATTACHED
PIERS IN GARAGE TO BE
350MM WIDE & SPACING TO
COMPLY WITH AS 4773.1



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

22.03.22EB	C (T05)	COUNCIL SET
17.02.22FA	B (T05)	variation (17-40)
14.01.22	A (T02)	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

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.

BANNABY DUPLEX

DATE:	14.01.22
DRAWN:	

SHEET NO:

02

SCALE: 1:100

SHEET NO:

JOB NO:

1 : 100

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

GROUND FLOOR



Allcastle Homes

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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**ESTRICTION ON THE WINDOW

ZONED 3-PHASE A/C
MIN. 3.0/3.5 E.E.R. FOR COOLING
MIN. 3.0-3.5 E.E.R. FOR HEATING

A/C VENT & DROPPER POSITION ARE APPROXIMATE ONLY & MAY BE MOVED ON SITE, & SQUARE OR RECTANGULAR VENTS MAY BE REQUIRED TO SUIT DIFFERENT CONSTRUCTION REQUIREMENTS

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

ALL STEEL TO BE MEASURED (HEIGHT) & FLOORING TO BE CHECKED OVER IF REQUIRED

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

SHOWER ROSES TO BE 1850 OFF FLOOR PRIOR TO TILING FOR STANDARD ADJUSTABLE ROSE (IF FIXED SHOWER ROSE IS SELECTED, MOUNT AT 2000 HIGH)

PROVIDE 240MM FLOOR JOISTS

NOTE: PLUMBER TO KEEP VANITY DRAINAGE POINT MAX. 100MM FROM BOTTOM PLATE

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4-STAR TO KITCHEN TAPS
4-STAR TO W.C. CISTERNS
4-STAR SHOWER HEAD FLOW >7.5 BUT <=9L/min

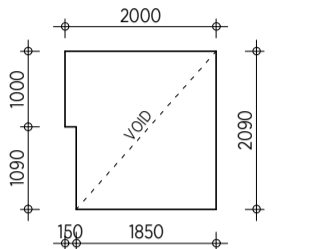
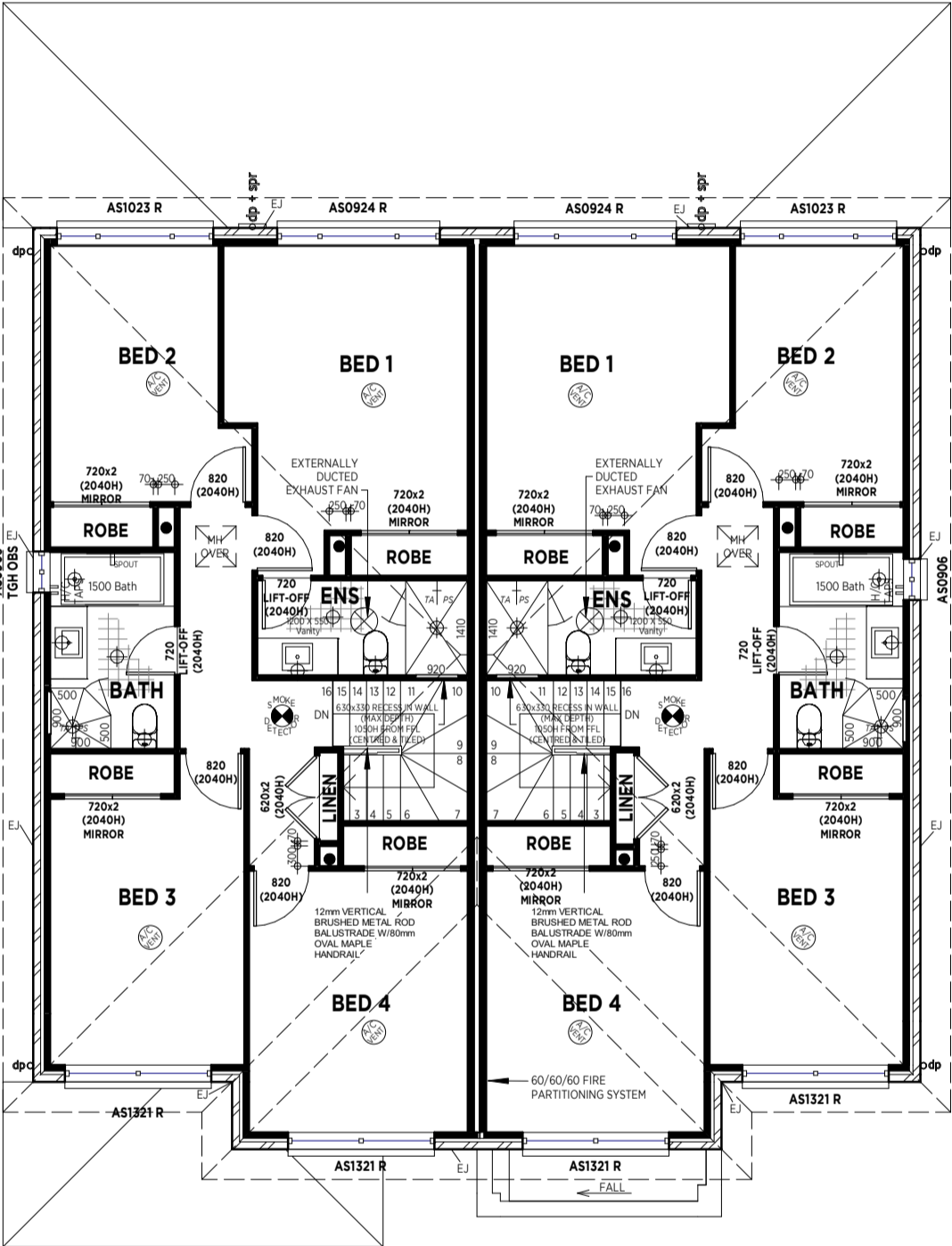
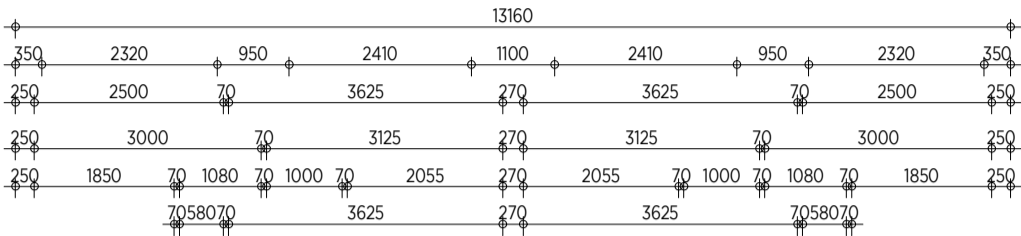
EXTERNAL DIMENSIONS OF HOME MAY NOT BE EXACT MULTIPLES OF BRICK AND IN SOME LOCATIONS UNEVEN CUTS TO BRICKS/ STORM MOULDS MAY BE REQUIRED

ALL DOWNPIPES TO BE PVC, CIRCULAR & SET 240MM FROM OUTSIDE OF EDGE TO CENTRELINE OF D.P. UNLESS OTHERWISE INDICATED

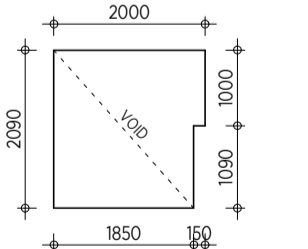
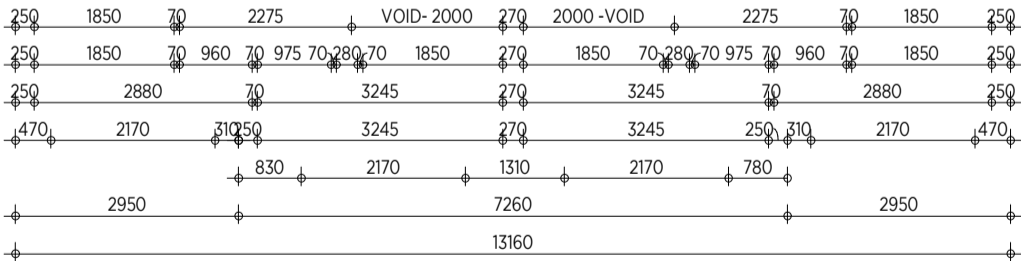
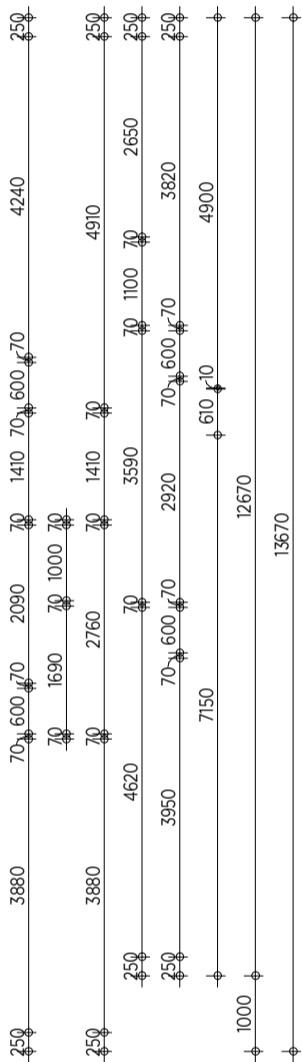
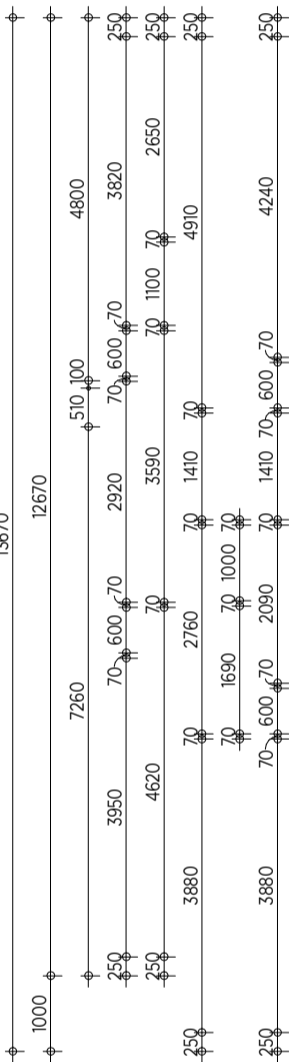
TIMBER FRAME CONSTRUCTION

TAUBMANS ENDURE MATT
ULTRA PREMIUM THREE COAT SYSTEM TO ALL INTERNAL WALLS

ALL INTERNAL DOORS TO BOTH UNITS TO HUME, ACCENT RANGE,



UNIT 1 VOID DETAIL



UNIT 2 VOID DETAIL

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

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I/WE HAVE HAD THE DRIVEWAY GRADIENT EXPLAINED.

I/WE HAVE HAD THE BASIX WATER TANK OR THE DUAL WATER PLUMBING EXPLAINED.

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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

22.03.22EB C (T05) COUNCIL SET
17.02.22FA B (T05) VARIATION (17-40)
14.01.22 A (T02) FIRST DRAW

DATE ISSUE REVISION

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PROPOSED RESIDENCE
FOR: MR & MRS SLEIMAN
AT: LOT 2 (#6) MIRIAM STREET, BASS HILL, NSW 2197

BANNABY DUPLEX
EDGE FAÇADE
DATE: 14.01.22 SCALE: 1:100
DRAWN: DI CHECKED
SHEET NO: 03 JOB NO: 6923

SALES: PHONE: (02) 9629 4772
FAX: (02) 9629 5813
HEAD OFFICE: 96-100 TOONGABBIE ROAD, GIRRAWEE NSW 2145
PHONE: (02) 9672 7055
FAX: (02) 9672 7033
ABN: 12057761378 BLDG.LIC.39371

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FIRST FLOOR