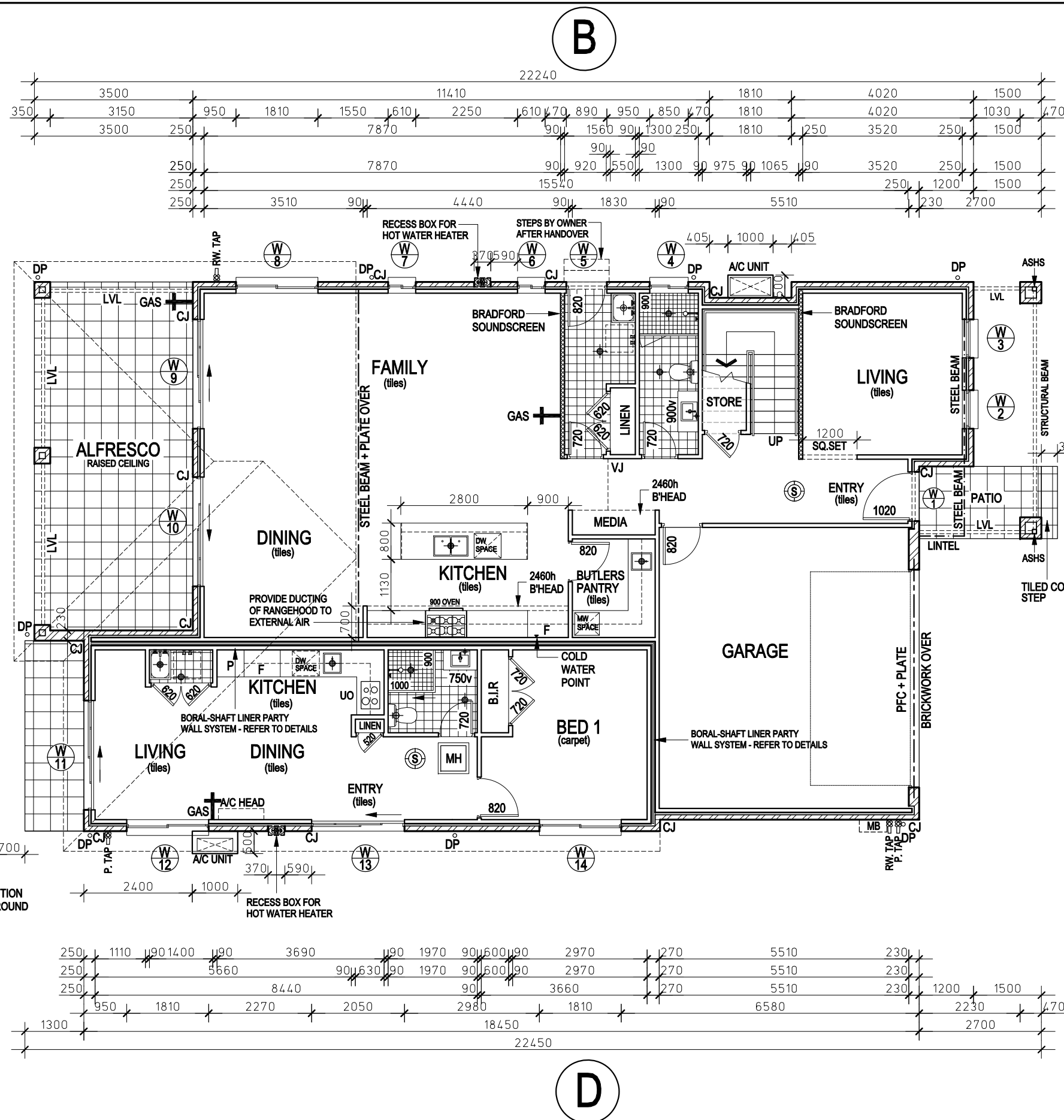
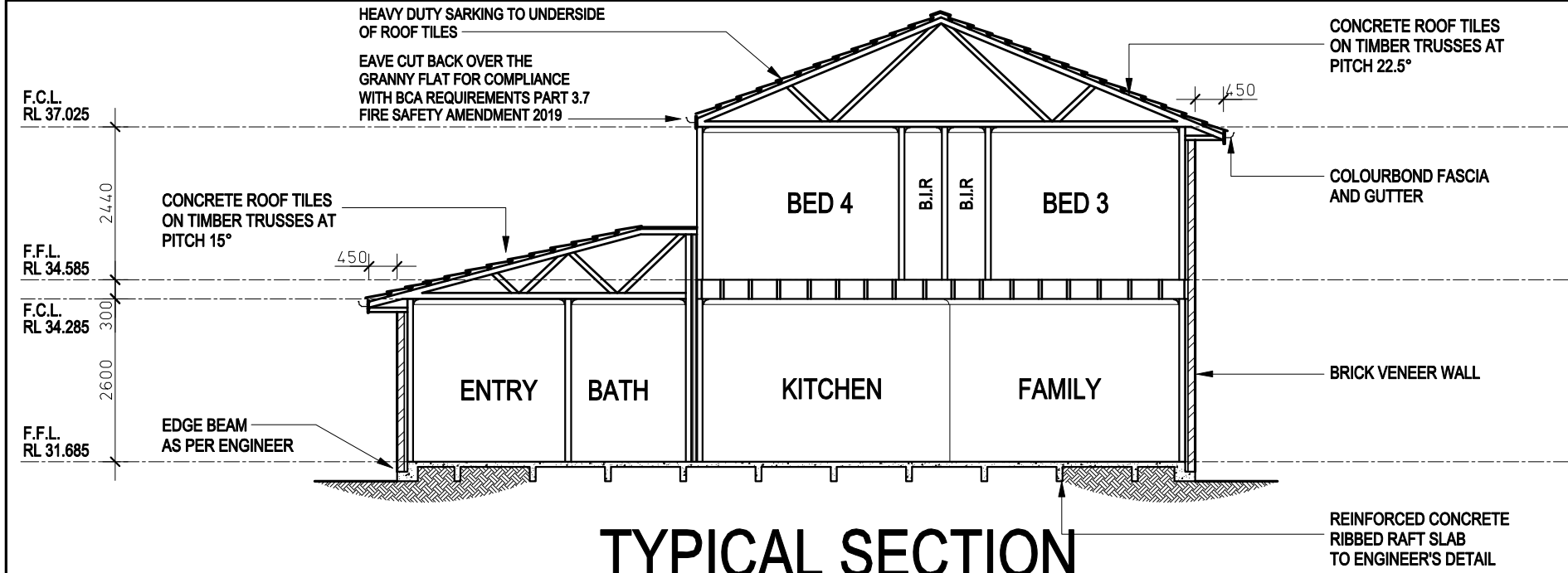


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PLAN: Melrose Twin 36	FOR: Theoharis	DRAWN BY: UCD	DATE: 06.07.22	ISSUE: B	Do not scale drawings use figured dimensions only. Check & verify dimension & levels prior to the commencement of any work. All discrepancies to be reported to the drawing author.	COPYRIGHT NOTES			
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EDITION:	SUBURB: Kingsgrove	SHEET TITLE: GROUND FLOOR PLAN		SHEET No. 2					
COUNCIL: CANTERBURY BANKSTOWN									

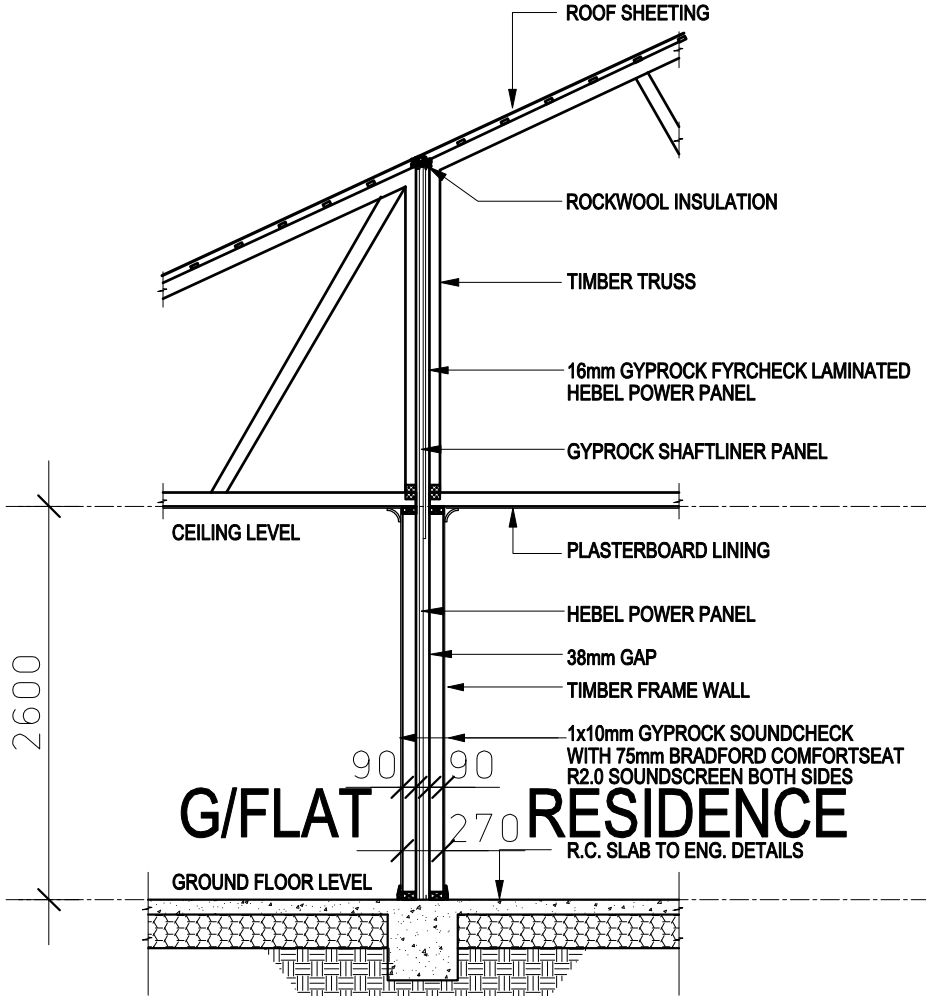


TYPICAL SECTION

WINDOW SCHEDULE				
No	TYPE	HEIGHT	WIDTH	GLAZING/REMARK
1	DF1	2090	1090	T. E. F. TO SUIT 1020 DOOR
2	A1809	1800	850	
3	A1809	1800	850	
4	SF0309	343	850	SPECIAL/TOUGH. /OBS.
5	DF1	2090	890	T. E. F.
6	SF1806	1800	610	
7	SF1806	1800	610	
8	SF1518	1457	1810	
9	SD2124-2	2100	2410	A. S. D.
10	SD2124-2	2100	2410	A. S. D.
11	SD2124-2	2100	2410	A. S. D. /6. 38mm COMFORT+ LAM
12	SF0618	600	1810	
13	D2121-2	2100	2050	A. S. D.
14	SF1218	1200	1810	
15	FA1215	1200	1450	SPECIAL
16	FA1215	1200	1450	SPECIAL
17	SD2127-3	2100	2725	A. S. D.
18	F2712	2700	1210	
19	SF1218	1200	1810	
20	SF1218	1200	1810	
21	SF0609	600	850	
22	SF0609	600	850	
23	SF0906	857	610	TOUGH. /OBS.

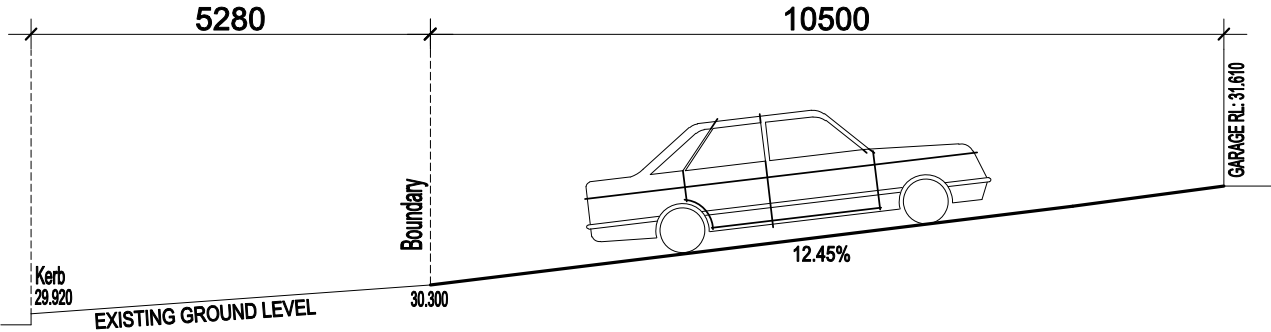
NOTE:
- ALUMINIUM FRAMED FIBRE MESH FLYSCREENS TO OPENABLE PORTION OF ALL WINDOWS & SLIDING DOOR. TO MAIN DWELLING & GRANNY FLAT

BASIX INFORMATION	
CERTIFICATE No:	1313951M
PROJECT DETAILS	
NO. OF DWELLINGS:	2
BEDROOMS - GF:	1
BEDROOMS - MH:	4
ROOF AREA:	295.20m²
TOTAL AREA OF ROOF MEASURED TO THE OUTSIDE OF GUTTERS EXCLUDES PARAPETS & TRAFFICABLE TERRACES. (GUTTER WIDTH 150mm)	
GARDEN & LAWNS - GF (AREA OF PROPOSED GARDENS & LAWN)	44.60m²
GARDEN & LAWNS - MH (AREA OF PROPOSED GARDENS & LAWN)	87.75m²
STORMWATER	
MIN. RAINWATER TANK SIZE REQ:	MIN. 3000L
MIN. ROOF AREA CONNECTED TO RAINWATER:	200.00m²
RAINWATER USES	TOILETS, LAUNDRY & GARDEN
REMAINDER OF ROOFWATER & OVERFLOW TO:	STREET
HYDRAULIC DESIGN REQUIRED:	YES
WATER	
KITCHEN TAP FITTING RATING:	4 STAR
SHOWERHEAD RATING:	3 STAR
TOILET RATING: -DUAL FLUSH (3/6 litre)	4 STAR
BATHROOM TAP FITTING RATING:	4 STAR
THERMAL COMFORT/ENERGY	
EXTERNAL WALL SURFACE:	BRICK
EXTERNAL WALL INSULATION:	R2.5
WALL COLOUR	MEDIUM
ROOFING MATERIAL:	CONCRETE TILES
ROOF INSULATION:	HEAVY DUTY SARKING
ROOF COLOUR	DARK
CEILING INSULATION:	R4.1
AIR CONDITIONING INCLUDED:	YES
EER:	3.0 - 3.5 OR HIGHER
HOT WATER SYSTEM:	GAS INSTANTANEOUS
STAR RATING:	6 STARS
COMPACT FLUORESCENT LIGHTING :	AS PER BASIX
COOKING APPLIANCES:	GAS COOKTOP & ELECTRIC OVEN
CLOTHES DRYING LINE REQUIRED:	YES, OUTDOOR
WIND DRIVEN VENTILATORS REQUIRED/QTY:	N/A



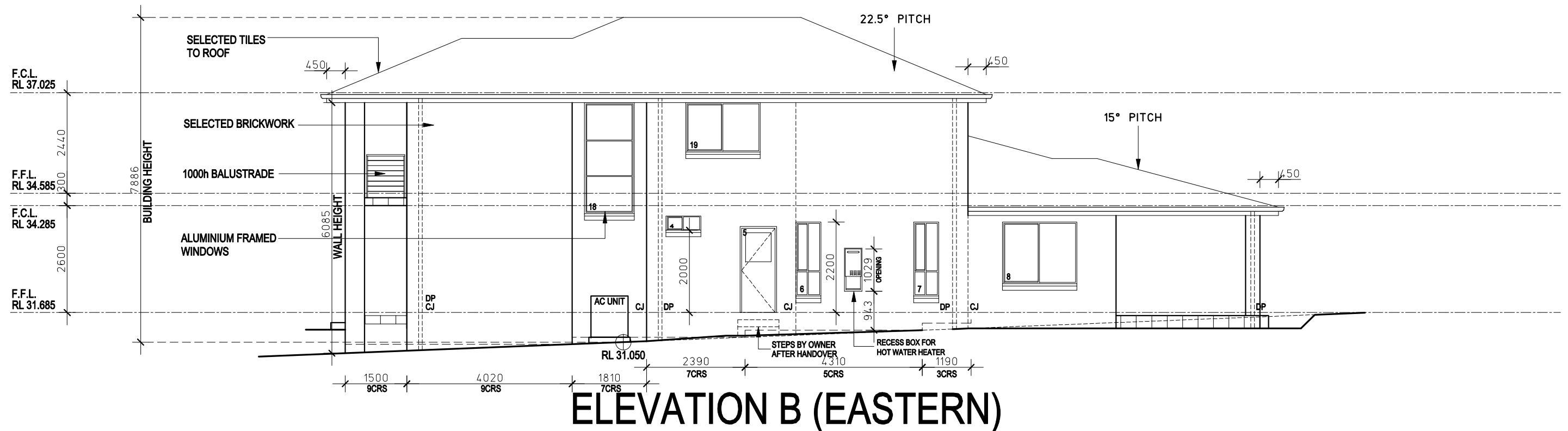
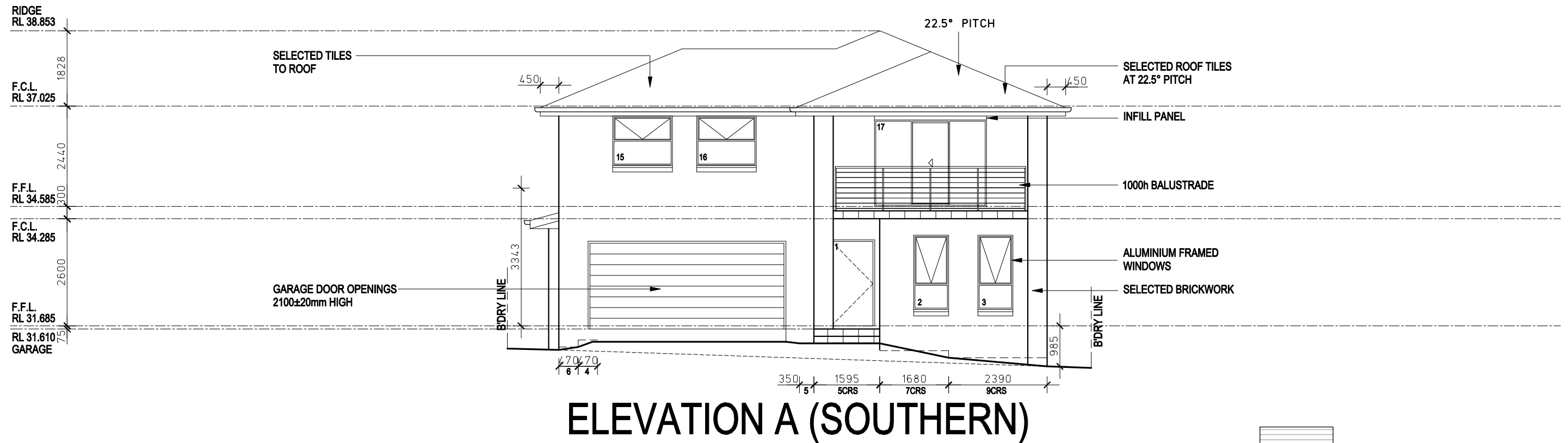
Typical Party Wall Detail -1
SCALE 1:100

NOTE
R4.1 CEILING INSULATION TO LIVING AREAS (EXCL. GARAGE & ALFRESCO) TO MAIN DWELLING & GRANNY FLAT
R2.5 WALL INSULATION TO ALL EXTERNAL LIVING WALLS, INCL. BETWEEN GARAGE AND LIVING INTERNAL WALL OF MAIN DWELLING ONLY
R2.0 WALL INSULATION TO ALL EXTERNAL LIVING WALLS TO GRANNY FLAT ONLY
R1.7 SOUNDCHECK INSULATION BETWEEN FLOORS

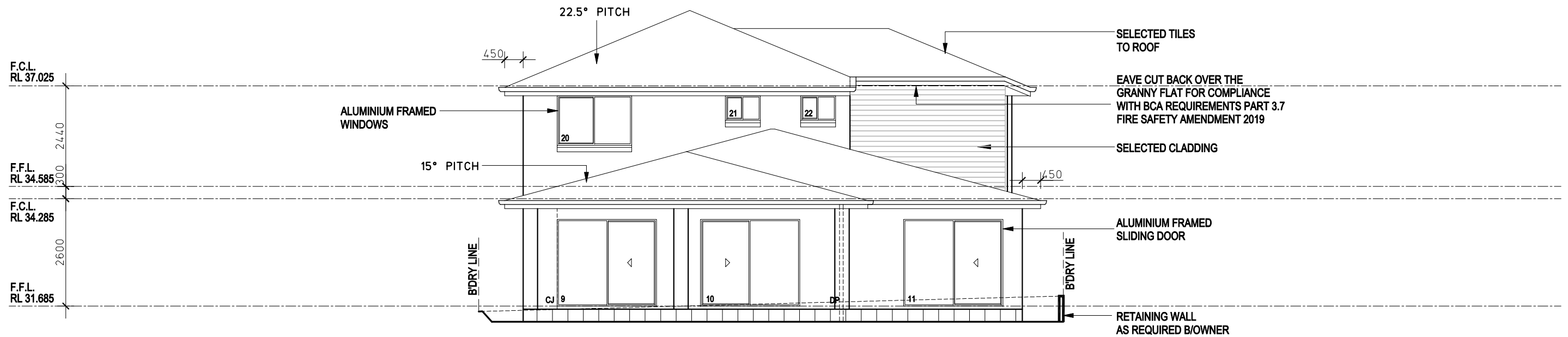


DRIVEWAY GRADIENT
SCALE 1:100

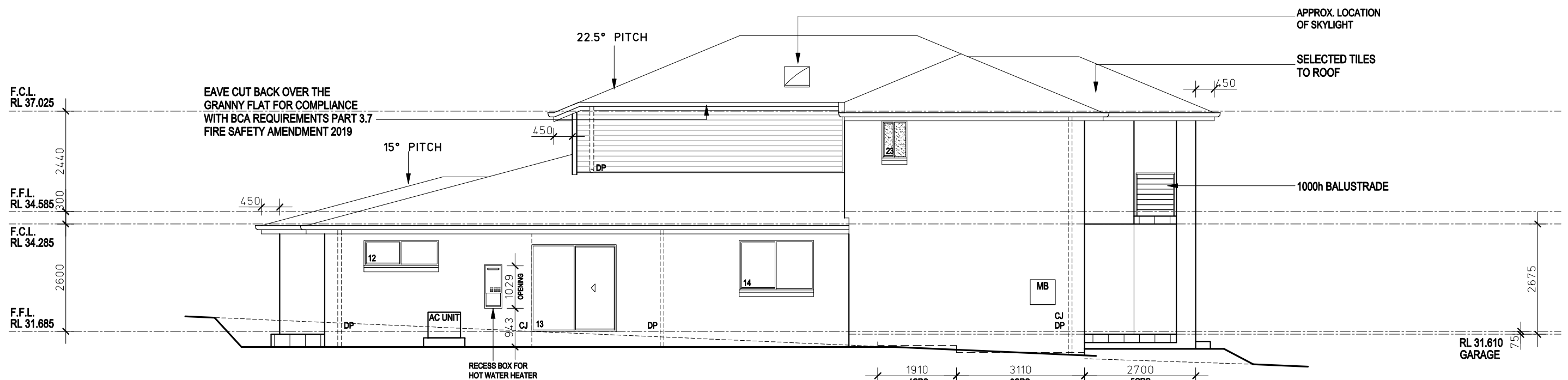
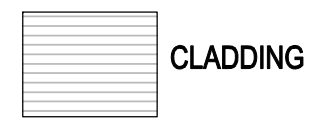
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PLAN:	Melrose Twin 36	FOR:	Theoharis	DRAWN BY:	UCD	DATE:	06.07.22	B		m 0410 525 775 p (02) 9607 7865 e brian@ucd.net.au w www.ucd.net.au	CNR. SAPHO RD & HUME HWY WARWICK FARM, NSW 2170 P: 1300 44 66 37 WWW.MASTERTON.COM.AU LICENCE NO.35558C / ABN 52 002 873 047
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EDITION:	SUBURB: Kingsgrove	SHEET TITLE: ELEVATIONS			The author is the legal and beneficial owner of the copyright in this plan and no part of this plan may be reproduced. Unauthorised use, copying, amendment or adaption will be prosecuted.				
	COUNCIL: CANTERBURY BANKSTOWN								

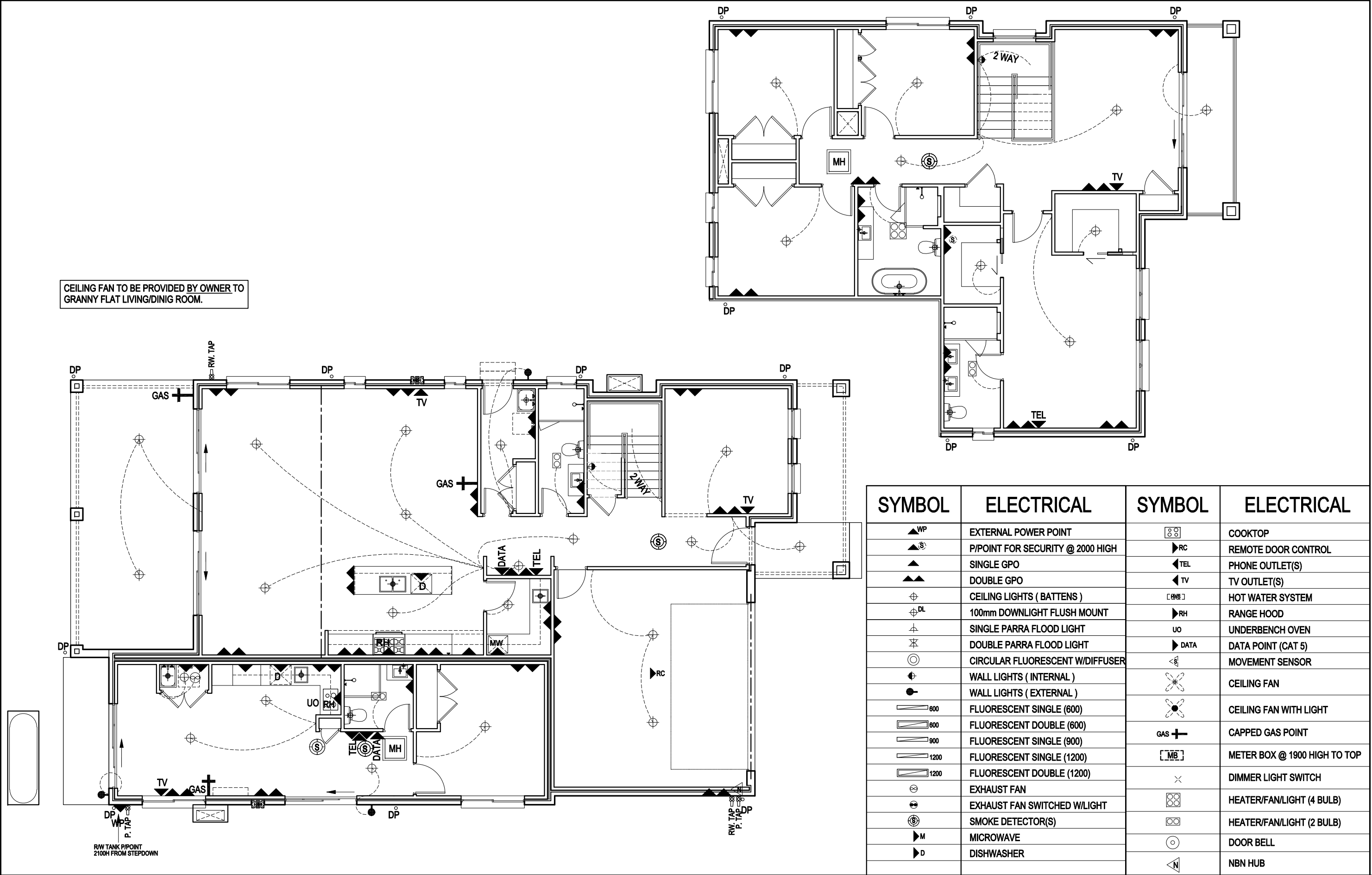


ELEVATION C (NORTHERN)



ELEVATION D (WESTERN)

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PLAN: Melrose Twin 36	FOR: Theoharis	DRAWN BY: UCD	DATE: 06.07.22	ISSUE: B	Do not scale drawings use figured dimensions only. Check & verify dimension & levels prior to the commencement of any work. All discrepancies to be reported to the drawing author.	COPYRIGHT NOTES The author is the legal and beneficial owner of the copyright in this plan and no part of this plan may be reproduced. Unauthorised use, copying, amendment or adaption will be prosecuted.	COLLECTION			
FACADE: Capital	LOT NO: 48 (No.13) Poole Street	SCALE: 1:100	JOB No. 2017565	SHEET No. 6						
EDITION:	SUBURB: Kingsgrove	SHEET TITLE: ELEVATIONS								
	COUNCIL: CANTERBURY BANKSTOWN									



SYMBOL	ELECTRICAL	SYMBOL	ELECTRICAL
WP	EXTERNAL POWER POINT	RC	COOKTOP
S	P/POINT FOR SECURITY @ 2000 HIGH	TEL	REMOTE DOOR CONTROL
▲	SINGLE GPO	TV	PHONE OUTLET(S)
▲▲	DOUBLE GPO	TV	TV OUTLET(S)
⊕	CEILING LIGHTS (BATTENS)	[HWS]	HOT WATER SYSTEM
⊕DL	100mm DOWNLIGHT FLUSH MOUNT	RH	RANGE HOOD
⊕	SINGLE PARRA FLOOD LIGHT	UO	UNDERBENCH OVEN
⊕	DOUBLE PARRA FLOOD LIGHT	DATA	DATA POINT (CAT 5)
⊙	CIRCULAR FLUORESCENT W/DIFFUSER	S	MOVEMENT SENSOR
⊙	WALL LIGHTS (INTERNAL)	⊗	CEILING FAN
⊙	WALL LIGHTS (EXTERNAL)	⊗	CEILING FAN WITH LIGHT
600	FLUORESCENT SINGLE (600)	GAS +	CAPPED GAS POINT
600	FLUORESCENT DOUBLE (600)	[MB]	METER BOX @ 1900 HIGH TO TOP
900	FLUORESCENT SINGLE (900)	×	DIMMER LIGHT SWITCH
1200	FLUORESCENT SINGLE (1200)	⊗	HEATER/FAN/LIGHT (4 BULB)
1200	FLUORESCENT DOUBLE (1200)	⊗	HEATER/FAN/LIGHT (2 BULB)
⊗	EXHAUST FAN	⊙	DOOR BELL
⊗	EXHAUST FAN SWITCHED W/LIGHT	N	NBN HUB
⊙	SMOKE DETECTOR(S)		
M	MICROWAVE		
D	DISHWASHER		

Master

PLAN: Melrose Twin 36

FACADE: Capital

EDITION:

FOR: Theoharis

LOT NO: 48 (No.13) Poole Street

SUBURB: Kingsgrove

COUNCIL: CANTERBURY BANKSTOWN

DRAWN BY: UCD

DATE: 06.07.22

ISSUE: B

SHEET TITLE: ELECTRICAL PLANS

SHEET No. 7

GENERAL NOTES

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Evolve. BY MASTERTON

COLLECTION

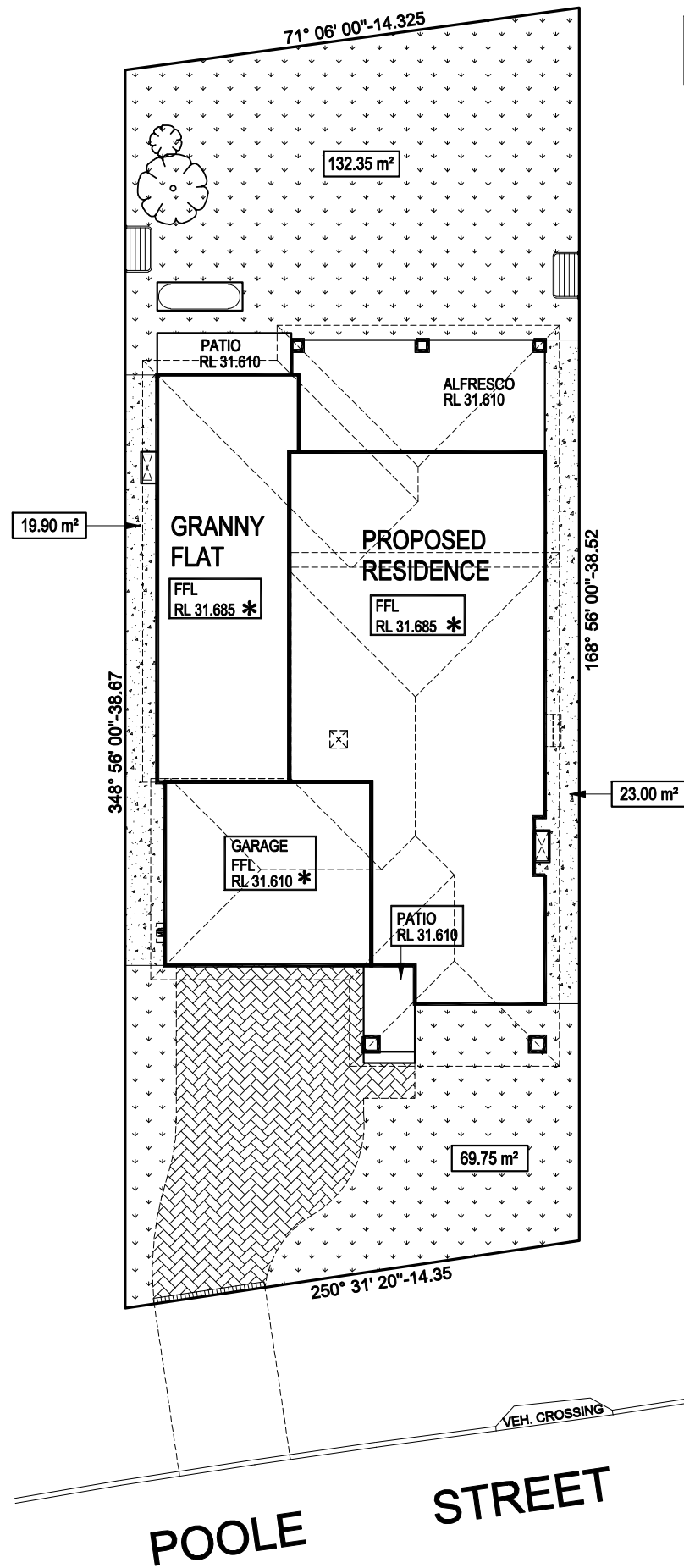
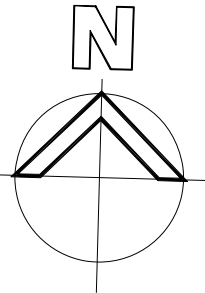
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WARWICK FARM, NSW 2170

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LOT 48
548.60 m²



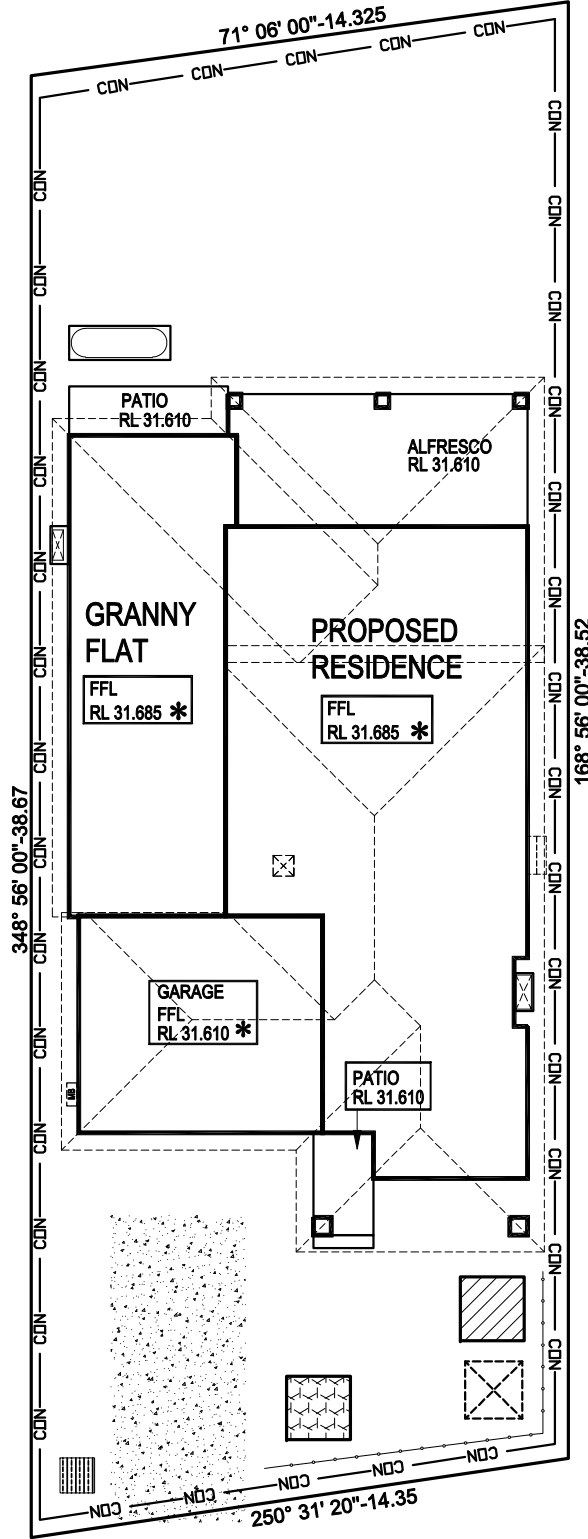
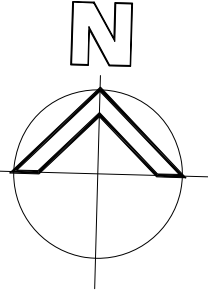
PROOF OF EXISTENCE OF ALL SERVICES IS THE CONTRACTOR'S RESPONSIBILITY. CURRENT "DIAL BEFORE YOU DIG" SERVICES PLANS MUST BE OBTAINED PRIOR TO COMMENCING ANY EXCAVATION.

LEGEND TO SYMBOLS ON PLAN	
	GRAVEL SURFACE OR SIMILAR
	PATTERNED CONCRETE OR SIMILAR
	GRASS / LANDSCAPING
	RAIN WATER TANK
	A/C UNIT
	CLOTHES LINE

NOTE:
ALL LANDSCAPING IS BY OWNER UNLESS OTHERWISE STATED IN THE TENDER DOCUMENTS.

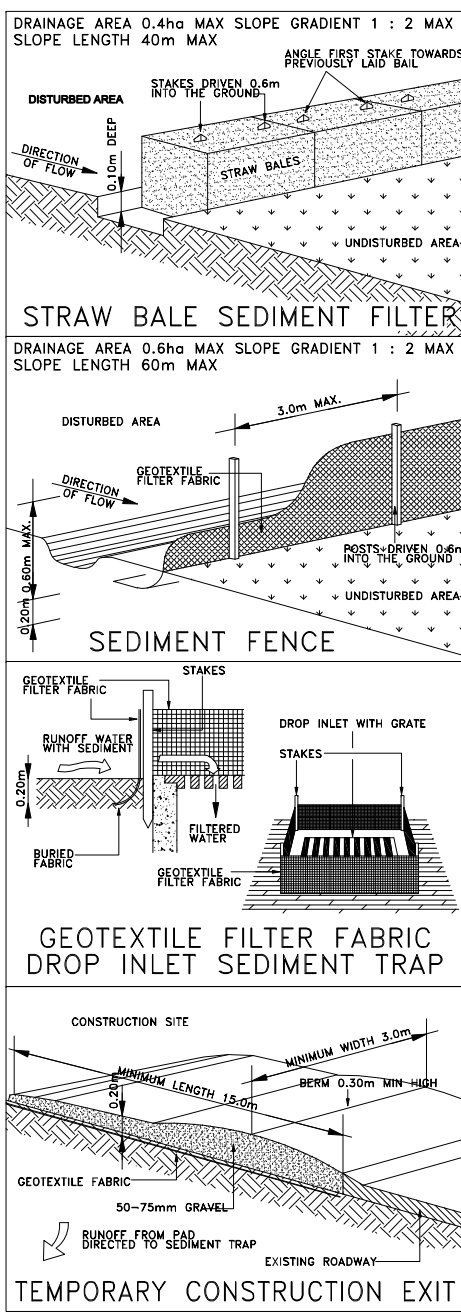
Master		Proposed Single Dwelling				GENERAL NOTES		DRAWN BY:		Evolve. BY MASTERTON COLLECTION	
PLAN:	Melrose Twin 36	FOR:	Theoharis	DRAWN BY:	UCD	DATE:	06.07.22	B	 URBAN CONCEPTS & DESIGN m 0410 525 775 p (02) 9607 7865 e brian@ucd.net.au w www.ucd.net.au	CNR. SAPPHO RD & HUME HWY WARWICK FARM, NSW 2170 P: 1300 44 66 37 WWW.MASTERTON.COM.AU LICENCE NO.35558C / ABN 52 002 873 047	
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LOT 48
548.60 m²



POOLE STREET

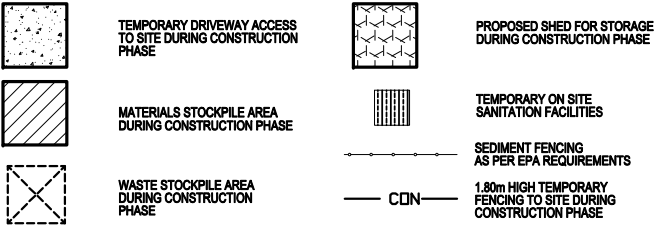
VEH. CROSSING



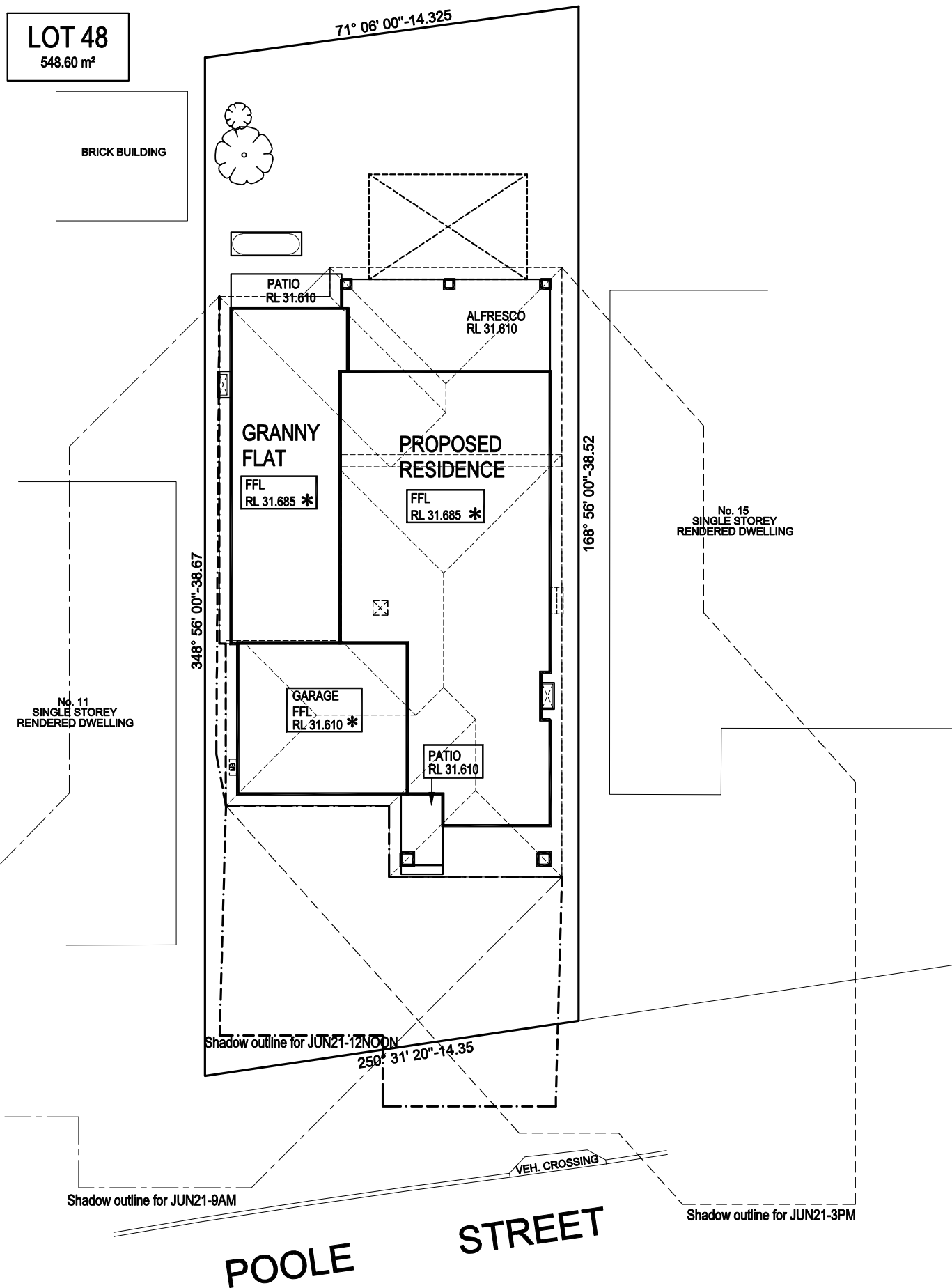
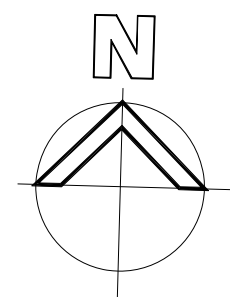
ACCOMPANY NOTES TO PLAN

- CONSTRUCTION VEHICLES ARE TO LEAVE & ENTER THE SITE OVER AN ALL WEATHER SURFACE CONSISTING OF COURSE CRUSHED STONE OR BLUE METAL CONSTRUCTED WITHIN THE FRONT SETBACK AREA OPPOSITE THE EXISTING FOOTPATH CROSSING.
- EXCAVATION MACHINERY ARE TO BE UNLOADED & LOADED UPON THIS ALL WEATHER SURFACE. CONCRETE PUMPS & TRUCKS WILL ALSO UTILISE THE ALL WEATHER SURFACE FOR THIER OPERATIONS.
- MATERIALS WILL BE UNLOADED UPON THE ALL WEATHER SURFACE WITHIN THE FRONT SETBACK AREA BY MEANS OF CRANES MOUNTED ON THE BACK OF DELIVERY TRUCKS OR UNLOADED BY HAND. IT IS NOT ENVISAGED THAT A MOBILE CRANE WILL BE REQUIRED DURING THE CONSTRUCTION PROCESS.
- SOME STOCKPILING OF TOPSOIL REMOVED FROM THE BUILDING AREA MAY BE STORED ON THE SITE DURING THE CONSTRUCTION WITHIN THE PROPERTY IN AN AREA ENCLOSED WITHIN THE SEDIMENT CONTROL FENCING.
- ALL EXCAVATED & CONSTRUCTION MATERIALS, SHED, SKIP BINS, TEMPORARY WATER CLOSETS, SPOIL & EQUIPMENT, ETC SHALL BE KEPT WITHIN THE PROPERTY. NO VEHICLES OR MACHINES SHALL BE KEPT WITHIN THE PROPERTY. NO VEHICLES OR MACHINES SHALL STAND ON COUNCIL FOOTPATHS FOR LARGE LENGTHS OF TIME.
- ALL RUBBISH & RECYCLABLE MATERIAL SHALL BE STOCKPILED IN WASTE BINS IN THE AREA NOMINATED ON THE SITE PLAN WITHIN THE SITE BOUNDARY. PUBLIC PROPERTY WILL BE KEPT FREE OF RUBBISH & RECYCLABLES AT ALL TIMES ANY WASTE MATERIALS SHALL BE REGULARLY COLLECTED FROM THE SITE & DISPOSED OF IN AN APPROPRIATE FASHION.
- ANY BUILDING / DEMOLITION WORKS INVOLVING ASBESTOS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELAVANT STANDARDS.
- VEHICLES LEAVING THE SITE WILL DO SO VIA THE ALL WEATHER BALLAST DRIVEWAY MADE OF COURSE AGGREGATE OR SIMILLAR LOCATED WITHIN THE FRONT SETBACK AREA OF THE DEVELOPMENT. ANY DIRT OR MATERIAL DEPOSITED ON THE ROAD RESERVE OR ROADWAY IS TO BE PROMPTLY CLEANED.
- ANY EXCAVATED AREA REQUIRING SUPPORT WILL BE UNDERTAKEN BY THE OWNER USING STRUCTURALLY APPROVED RETAINING STRUCTURES.
- ADEQUATE SAFETY SIGNAGE MUST BE ERECTED IN A PROMINENT POSITION ON THE WORK SITE, WARNING OF UNAUTHORISED ENTRY TO WORK SITE & INTENDING DANGERS.
- SAFETY FENCES SHALL BE PROVIDED AROUND ALL BOUNDARIES UNLESS A CONTINUOUS STRUCTURALLY ADEQUATE FENCE PRESENTLY EXISTS. THE FENCING SHALL BE ADEQUATE TO RESTRICT PUBLIC ACCESS TO THE SITE WHEN BUILDING WORK IS NOT IN PROGRESS OR THE SITE IS UNOCCUPIED.
- NOISE LEVELS SHALL BE KEPT BELOW COUNCIL REGULATION LEVELS. BUILDING & DEMOLITION WORKS SHALL ONLY BE CARRIED OUT BETWEEN HOURS & DAYS SPECIFIED BY COUNCIL.
- GEOTEXTILE FABRIC SHALL BE PLACED ON THE INSIDE OF THE SITE FENCING PRIOR TO SITE DISTURBANCE TO PREVENT SEDIMENT WASHING FROM CLEARED AND DISTURBED AREAS OF THE SITE INTO THE STORMWATER SYSTEM DURING CONSTRUCTION UNCONTAMINATED RUNOFF FROM CLEARED OR DISTURBED AREAS IS TO BE DIRECTED TO A TEMPORARY SILT ARRESTOR PIT THAT SHALL BE PROVIDED WITHIN THE SITE AT THE STREET BOUNDARY PROCESSING SITE STORMWATER BEFORE IT IS DISCHARGED TO THE STREET DRAINAGE SYSTEM OR WATERCOURSE.
- ALL TOP SOIL STRIPPED & STOCKPILED ON SITE IS TO BE PLACED IN NOMINATED AREAS ON PLAN. ALL DISTURBED AREAS ARE TO BE STABILISED UPON THE COMPLETION OF BUILDING WORKS.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO BE CONTINUALLY MAINTAINED DURING CONSTRUCTION AND INSPECTED FOR STRUCTURAL DAMAGE AFTER EACH RAINFALL EVENT, WITH TRAPPED SEDIMENT BEING REMOVED TO THE TOPSOIL STOCKPILE.
- WHERE THERE IS THE POTENTIAL OF SITE EROSION TO PRODUCE EXCESSIVE SEDIMENT RUNOFF SUITABLE GEOTEXTILE BARRIERS SHALL BE PLACED TO ALLEVIATE THE RISK ACCORDINGLY. BARE SURFACED SHALL BE KEPT MOIST TO REDUCE DUST LEVELS. GEOTEXTILE FABRIC LOCATED ON THE INSIDE OF FENCES SHALL ALSO BE UTILISED FOR DUST CONTROL WHERE NECESSARY.

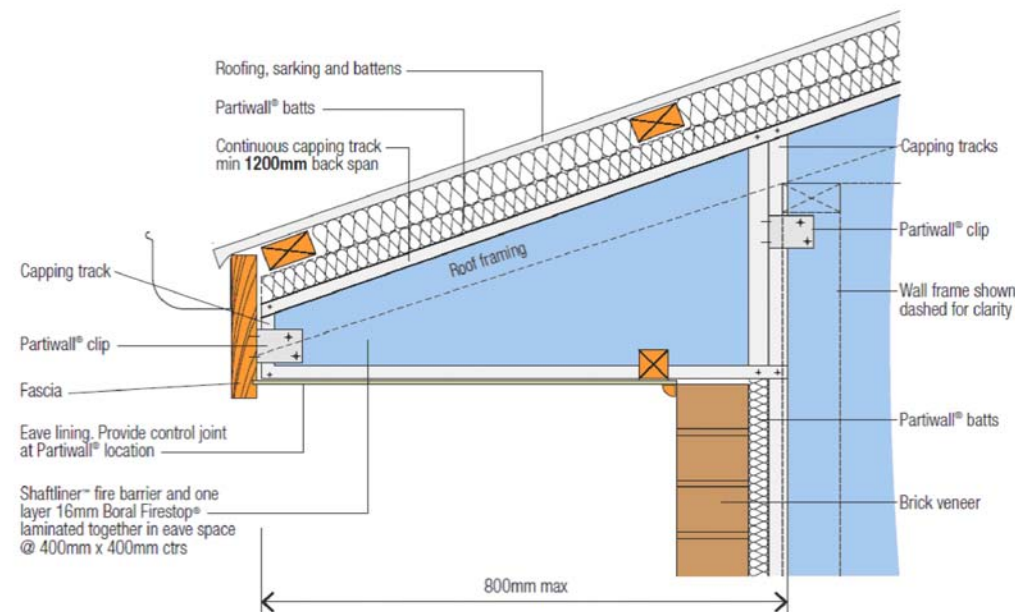
LEGEND TO SYMBOLS ON PLAN



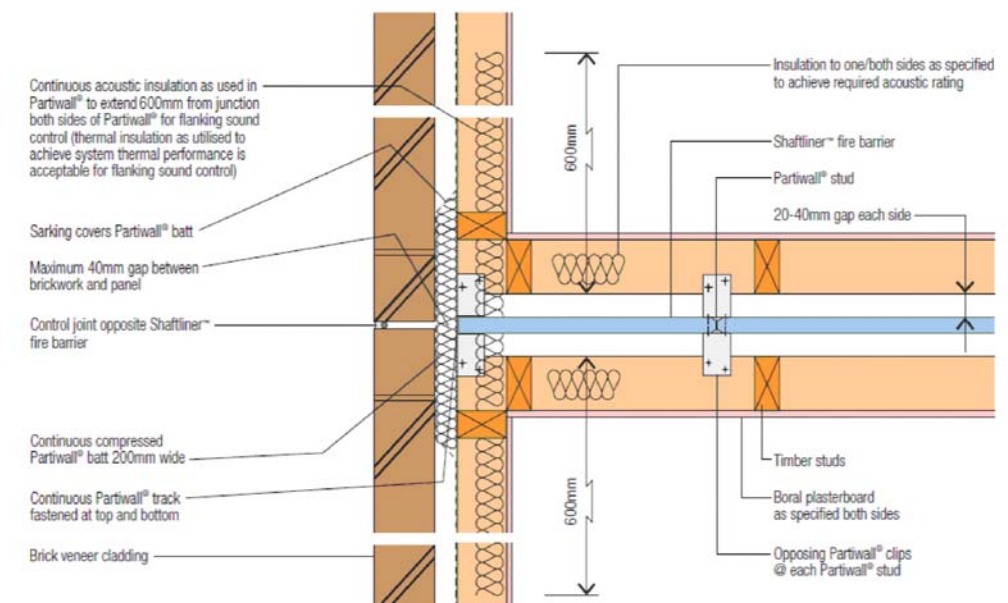
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EDITION:		SUBURB:	Kingsgrove	SHEET TITLE:			SHEET No.				
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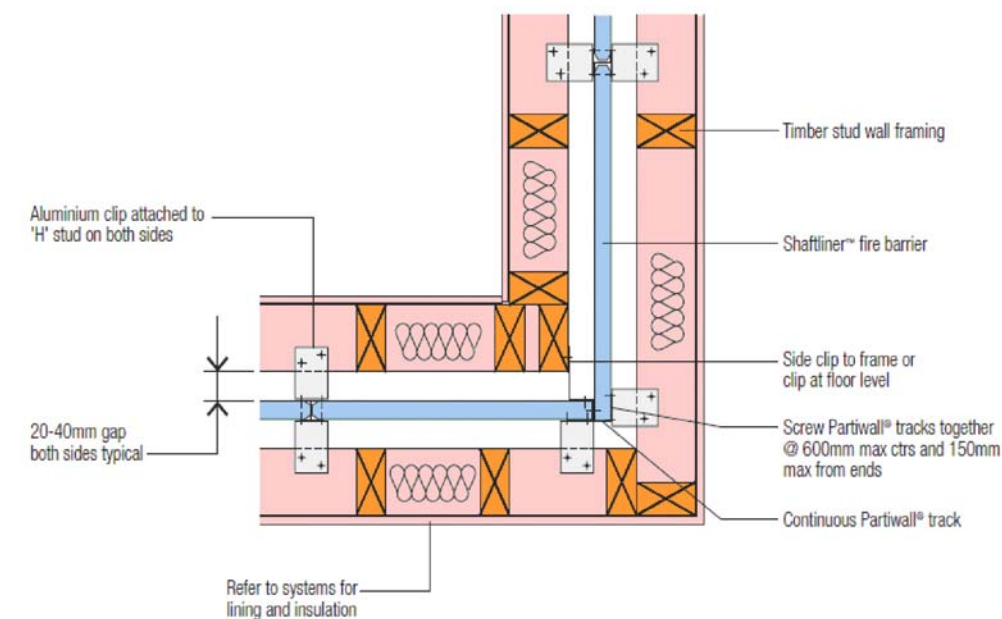
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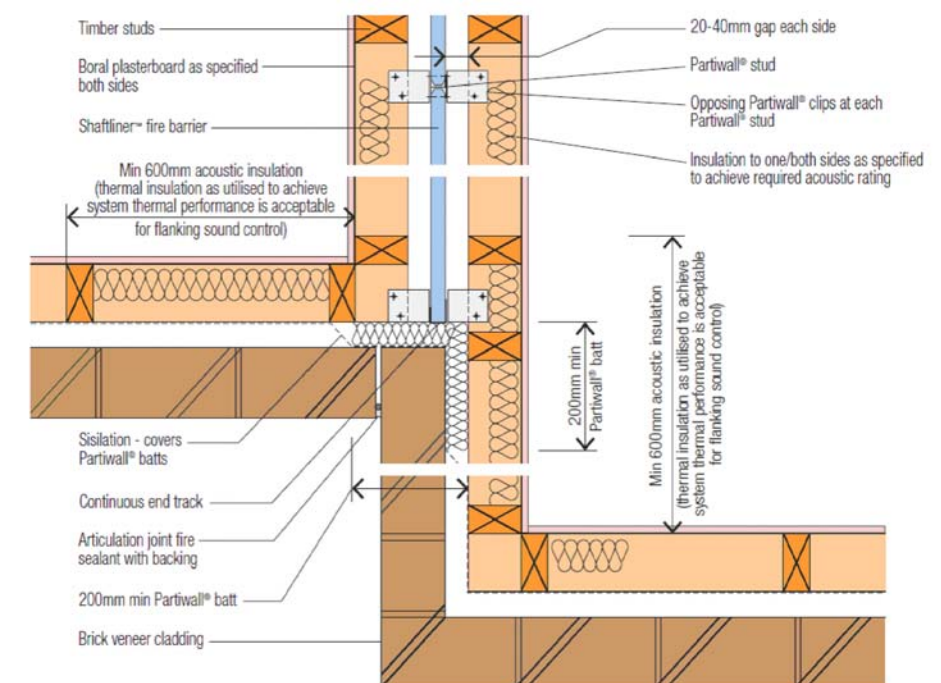
Eave Closure Detail - FRL 60/60/60 (PW03)



Brick Veneer Wall - Junction Detail 1 - FRL 60/60/60 (PW07)



Typical Corner - Plan Detail - FRL 60/60/60 (PW10)



Brick Veneer Wall Junction - Detail 2 - FRL 60/60/60 (PW08)

TYPICAL PARTY WALL DETAILS

Master		Proposed Single Dwelling				GENERAL NOTES		DRAWN BY:		Evolve. BY MASTERTON	
PLAN:	Melrose Twin 36	FOR:	Theoharis	DRAWN BY:	UCD	DATE:	06.07.22	B		CNR. SAPHO RD & HUME HWY WARWICK FARM, NSW 2170 P: 1300 44 66 37 WWW.MASTERTON.COM.AU LICENCE NO.35558C / ABN 52 002 873 047	
FACADE:	Capital	LOT NO:	48 (No.13) Poole Street	SCALE:	N.T.S.	JOB No.	2017565				
EDITION:		SUBURB:	Kingsgrove	SHEET TITLE:		SHEET No.	11				
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