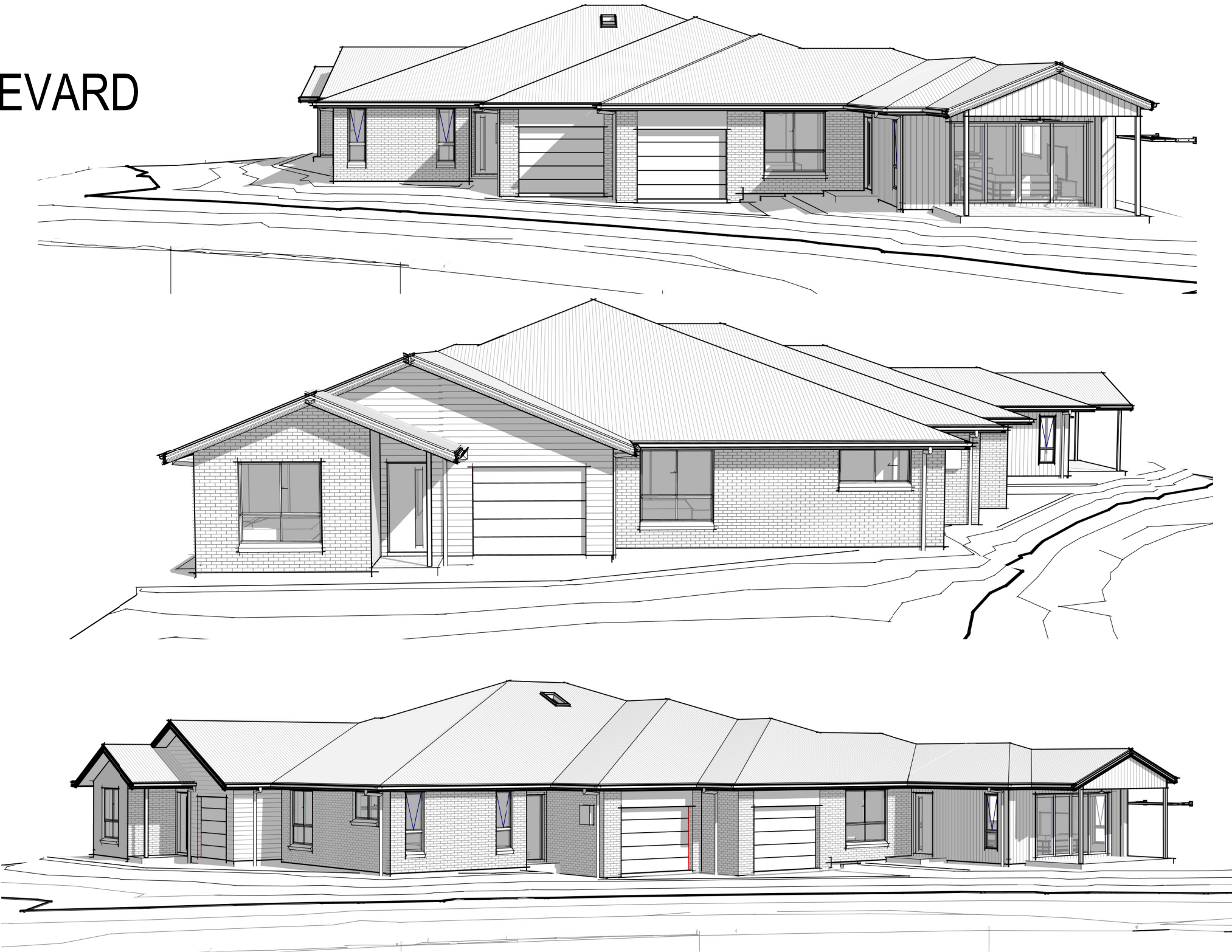


PROPOSED RESIDENCE FOR:
LOGAN

LOT 59 DP1297467
No. 22 DRIFTWOOD BOULEVARD
OLD BAR 2430

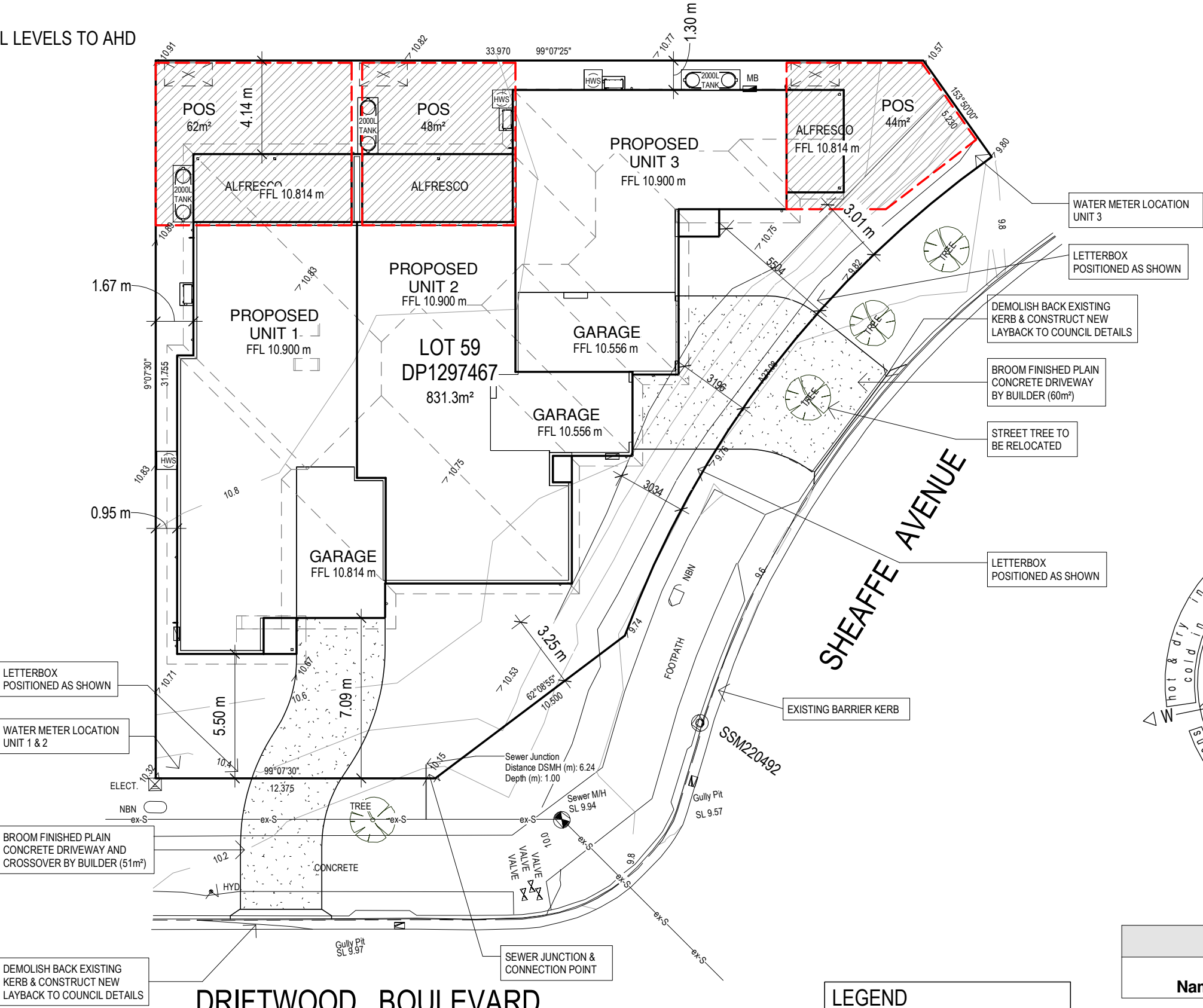
Bricks: Washed white PGH
Newport Cladding: Surfmist
Colorbond roof: Basalt
Fascia & Gutter: Surfmist
Garage door: Dover White
Windows: Pearl White



Sheet List	
Sheet Number	Sheet Name
00	COVER SHEET
01-1	SITE PLAN
01-2	LANDSCAPING PLAN
01-3	STORMWATER PLAN
02-1	FLOOR PLAN 1.125
02-2	FLOOR PLAN 1.100 AT A2
03-1	ELEVATIONS
03-2	ELEVATIONS
04-1	SECTION
05-1	SLAB LAYOUT
05-2	BRICKWORK SETOUT
06	ELECTRICAL
07-1	KITCHEN DETAILS UNIT 1
07-2	KITCHEN DETAILS UNIT 2
07-3	KITCHEN DETAILS UNIT 3
08-1	WET AREA DETAILS UNIT 1
08-2	WET AREA DETAILS UNIT 2
08-3	WET AREA DETAILS UNIT 3

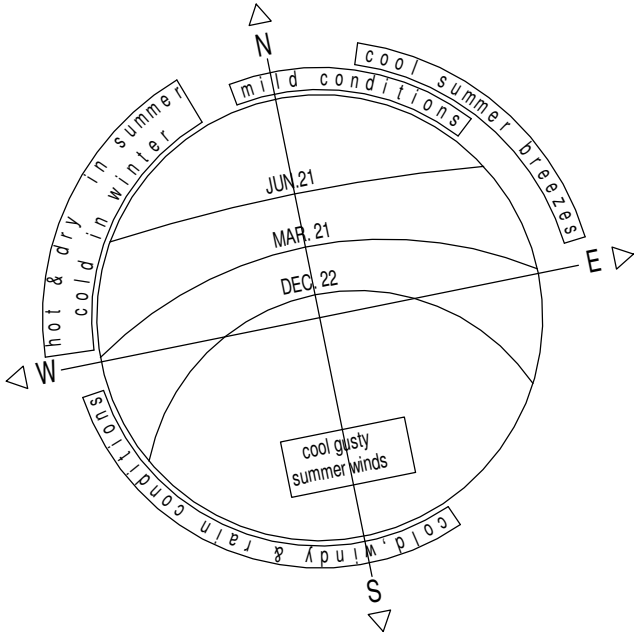
<div><div><small>THIS DRAWING REMAINS THE PROPERTY OF HOTONDO PTY LTD AND IS PROVIDED FOR THE USE AS DESCRIBED AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT</small></div><div>COPYRIGHT HOTONDO PTY LTD</div></div>	CLIENT		PROPOSED NEW RESIDENCE		BASIX CERT. No.	SCALE	
	DATE		FOR LOGAN		1768115M	DATE	18/01/2025
	BUILDER		AT LOT 59 DP1297467		PLAN	DRAWN	T.J.W
	DATE		No. 22 DRIFTWOOD BOULEVARD OLD BAR 2430		CUSTOM GABLES	DRAFT REF. No.	141-24
D	Council Issue Updates	18.01.25			TITLE	JOB No.	DWG No.
C	Council Issue	22.10.24			COVER SHEET		00
B	Concept Issue	10.08.24					
Rev	Amendment	Date					

ALL LEVELS TO AHD



SITE CALCULATIONS	
CONTROL	AREA
SITE AREA	831.3m ²
GROUND FLOOR (INCL. GARAGE) (EX. EXTERNAL WALLS)	229.1m ²
GARAGES	35.22m ²
GROSS FLOOR AREA	367.17m ²
BUILDING FOOTPRINT	493m ²
MAX BUILDING HEIGHT 8.5m	6.1m
FLOOR SPACE RATIO (MAX 0.6:1)	0.44:1
PRINCIPAL PRIVATE OPEN SPACE (MIN 35m ²)	3 x 35m ²

- STANDARD NOTES
1. ALL WRITTEN DIMENSION TAKE PRECEDENCE OVER SCALE.
 2. ALL ROOF BEAMS, LINTELS AND BRICKWORK ANGLES TO TRUSS/WALL FRAME MANUFACTURER'S SPECIFICATIONS AND ENGINEERS VERIFICATION.
 3. WC DOORS TO COMPLY WITH BCA VOL 2 PART 10.4.2.
 4. ALL WET AREAS TO BE COMPLETED IN ACCORDANCE WITH BCA VOL 2 PT 10.2.
 5. ENGINEER DESIGNED - PREFABRICATED TIMBER ROOF TRUSSES AS PER MANUFACTURER'S SPECIFICATIONS. (600 CTS UNLESS NOTED OTHERWISE).
 6. 90mm PREFABRICATED TIMBER WALL FRAMES AS PER MANUFACTURER'S SPECIFICATIONS, U.N.O.
 7. BUILDER & TRADES ARE TO CONFIRM ALL MEASUREMENTS, DETAILS & SPECIFICATIONS PRIOR TO SET-OUT BE ORDERING OF MATERIALS.
 8. REPORT ANY ERRORS FOR CLARIFICATION/CORRECTION AS NO RESPONSIBILITY WILL BE TAKEN AFTER CONSTRUCTION HAS COMMENCED.
 9. ALL ELECTRICAL APPLIANCE & PLUMBING SYMBOLS ARE DIAGRAMMATIC ONLY. REFER TO BUILDERS SPECIFICATION FOR DETAILS OF ALL FIXTURES.
 10. SIZE AND LOCATION OF DOWNPIPES TO BE CONFIRMED ON SITE BY BUILDER.
 11. ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT TRADE AND TECHNICAL MANUALS.



AREAS		
UNIT 1		
A	Living	123.40 m ²
B	Garage	25.73 m ²
C	Alfresco	21.72 m ²
D	Porch	2.31 m ²
UNIT 1: 4		173.15 m ²
UNIT 2		
E	Living	116.06 m ²
F	Garage	23.01 m ²
G	Alfresco	20.67 m ²
H	Porch	0.98 m ²
UNIT 2: 4		160.73 m ²
UNIT 3		
I	Living	90.63 m ²
J	Garage	25.57 m ²
K	Porch	2.18 m ²
L	Alfresco	11.46 m ²
UNIT 3: 4		129.84 m ²
Grand total: 12		463.72 m ²

Site Area		
Name	Area	Percentage Of Area Used
Built Area	463.72 m ²	55.8%
Site Remaining	306.40 m ²	36.9%
Driveway	27.95 m ²	3.4%
Driveway 2	33.26 m ²	4.0%
Grand total: 4	831.34 m ²	100.0%

ROOF AREAS	
ROOF (PLAN AREA)	503 m ²
ROOF (SLOPED AREA)	544 m ²

LEGEND	
—SW—SW—	100dia STORMWATER LINE
---SW---	100dia STORMWATER LINE TO TANK
DP 0	90dia DOWNPIPE
—SF—SF—	SEDIMENT FENCE
SWP	450x450 PVC STORMWATER PIT

NOTE:
FINAL FLOOR LEVELS ARE SUBJECT TO
ADJUSTMENT DURING SITE EXCAVATION TO
CATER FOR SITE CONDITIONS FOUND

0-Site Plan

Scale 1 : 200



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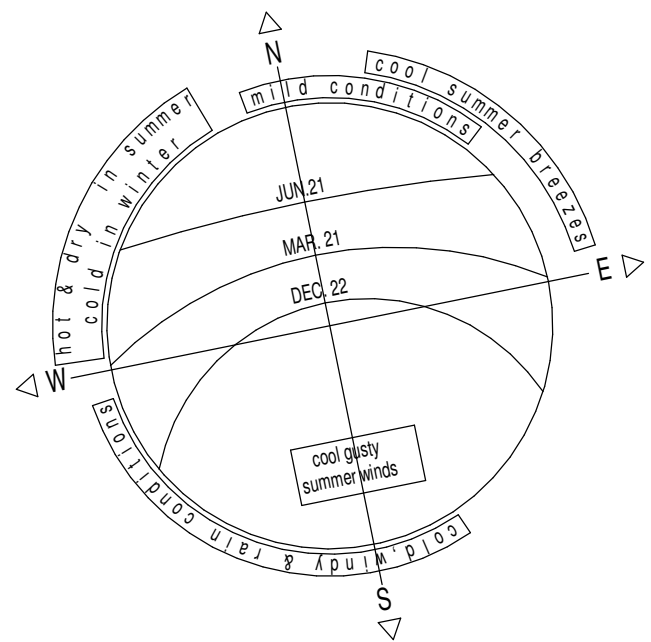
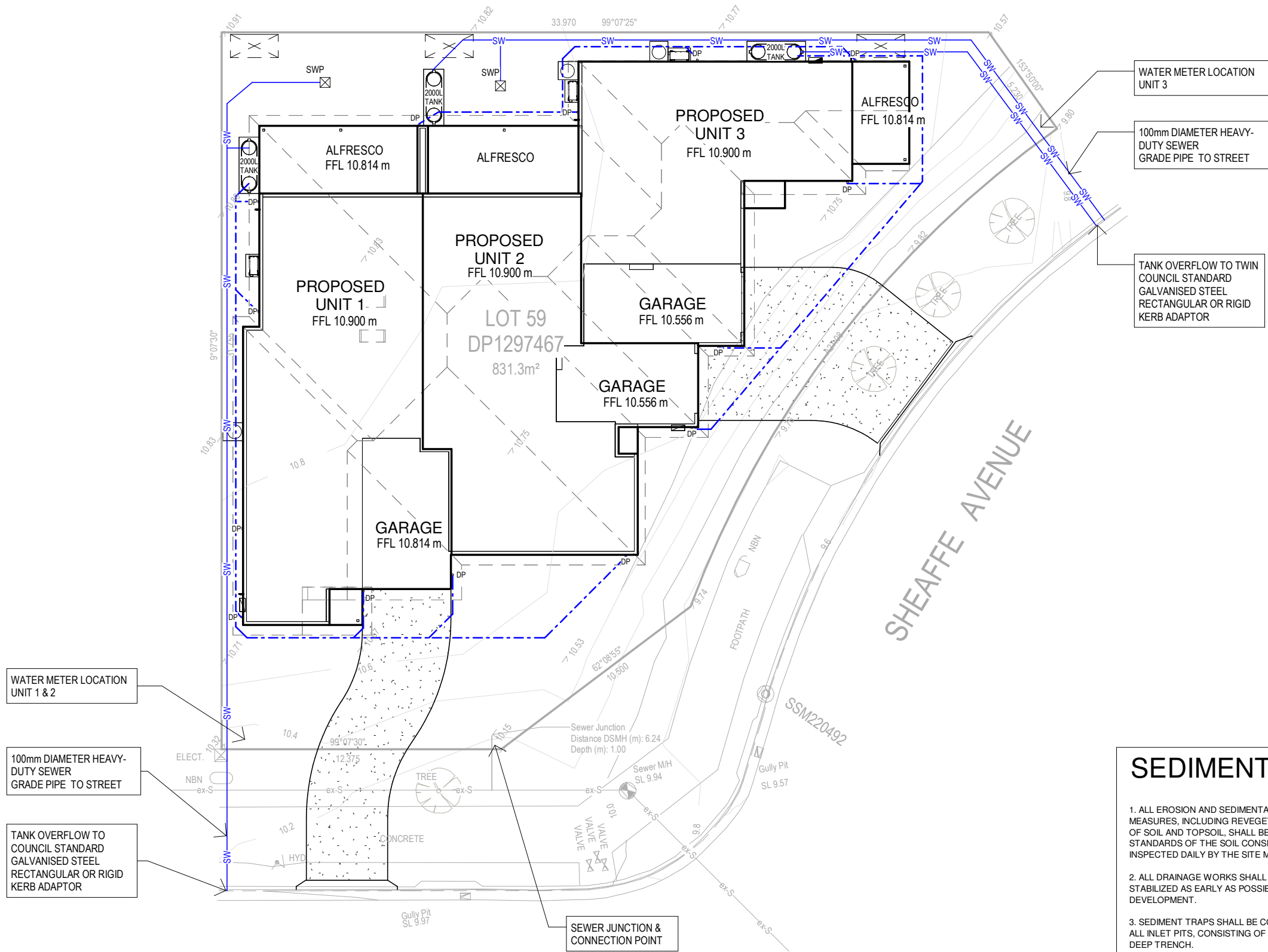
CLIENT
DATE
BUILDER
DATE

PROPOSED NEW RESIDENCE
FOR LOGAN
AT LOT 59 DP1297467
No. 22 DRIFTWOOD BOULEVARD
OLD BAR 2430

BASIX CERT. No. 1768115M
PLAN CUSTOM GABLES
TITLE SITE PLAN

SCALE As indicated
DATE 18/01/2025
DRAWN T.J.W
DRAFT REF. No. 141-24
JOB No. DWG No. 01-1

D	Council Issue Updates	18.01.25
C	Council Issue	22.10.24
B	Concept Issue	10.08.24
Rev	Amendment	Date



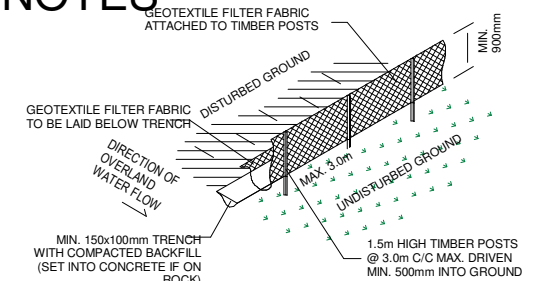
NOTE:
SIZE AND LOCATION OF DOWNPIPES TO BE
CONFIRMED ON SITE BY BUILDER.

NOTE:
TEMPORARY SECURITY FENCING
TO THE PERIMETER OF BOUNDARY
WHERE REQUIRED TO PREVENT
PUBLIC ACCESS ONTO SITE.

NOTE:
ALL GROUND LINES ARE APPROXIMATE.
EXTENT OF CUT AND FILL BATTERS
WILL BE DETERMINED ON SITE.
SEDIMENT BARRIERS ARE TO BE
CUSTOMISED SITE SPECIFIC.

SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW AND INSPECTED DAILY BY THE SITE MANAGER.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE. ALL ROADS AND FOOTPATHS TO BE SWEEPED DAILY.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.
8. DUST PREVENTION MEASURES TO BE MAINTAINED AT ALL TIMES.




SEDIMENT FENCE NOT TO SCALE

ALL LEVELS TO AHD

1 0-Stormwater Plan

Scale 1 : 200

LEGEND	
—SW—SW—	100dia STORMWATER LINE
---SW---	100dia STORMWATER LINE TO TANK
DP ∅	90dia DOWNPIPE
—SF—SF—	SEDIMENT FENCE
SWP ⊠	450x450 PVC STORMWATER PIT

			<div><p>Hotondo Homes</p><p>AUSTRALIA'S LEADING NETWORK OF PROFESSIONAL BUILDERS</p><p><small>THIS DRAWING REMAINS THE PROPERTY OF HOTONDO PTY LTD AND IS PROVIDED FOR THE USE AS DESCRIBED AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT</small></p><p>COPYRIGHT HOTONDO PTY LTD</p></div>	CLIENT	DATE	BUILDER	DATE	PROPOSED NEW RESIDENCE FOR LOGAN AT LOT 59 DP1297467 No. 22 DRIFTWOOD BOULEVARD OLD BAR 2430	BASIX CERT. No.	SCALE	As indicated
D	Council Issue Updates	18.01.25							1768115M	DATE	18/01/2025
C	Council Issue	22.10.24							PLAN CUSTOM GABLES	DRAWN	T.J.W
B	Concept Issue	10.08.24								DRAFT REF. No.	141-24
Rev	Amendment	Date							TITLE	JOB No.	DWG No.
									STORMWATER PLAN		01-3

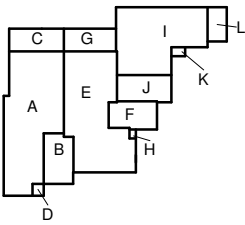


-Window Schedule			
No.	Height	Width	Area
01	860	610	0.52 m ²
01	1800	1810	3.26 m ²
02	1460	1810	2.64 m ²
03	600	3010	1.81 m ²
04	2100	3580	7.52 m ²
05	2100	3580	7.52 m ²
06	1200	1810	2.17 m ²
07	1200	1810	2.17 m ²
08	1800	610	1.10 m ²
09	2100	3580	7.52 m ²
10	1800	610	1.10 m ²
11	1800	1810	3.26 m ²
12	1800	600	1.08 m ²
13	1800	600	1.08 m ²
14	860	1810	1.56 m ²
16	1800	1810	3.26 m ²
17	1200	568	0.68 m ²
18	1200	568	0.68 m ²
19	1200	568	0.68 m ²
Grand total: 19			49.60 m ²

LEGEND	
CPT	CARPET
CT	CERAMIC TILES
C/T	COOK TOP
DP	DOWNPIPE
DPS	DOWNPIPE & SPREADER
DTR / TR	TOWEL RAIL (DOUBLE) / (SINGLE)
HK	ROBE HOOK @ 1750
FT	TIMBER LAMINATE FLOORING
FFL	FINISHED FLOOR LEVEL
GFL	GARAGE FLOOR LEVEL
FW	FLOOR WASTE
HWS	HEATPUMP HOT WATER SYSTEM
MB	RECESSED ELECTRICAL METER BOX
M/H	CEILING MANHOLE
MX	MIXER
O/H	OVERHEAD CUPBOARDS
POL	POLISHED CONCRETE FLOOR
RAIL	700mm SHOWER RAIL
R/H	RANGEHOOD (DUCTED)
S/D	SETDOWN
ST	SERVICES STACK
S	SPOUT
T	TAP
RT	TOWEL RING @ 1100
Tms	TRANSLUCENT GLASS
TRH	TOILET ROLL HOLDER
WM	WASHING MACHINE
WC	TOILET
VP	VINYL PLANK FLOORING
V1200	VANITY & LENGTH
WHV1200	WALL HUNG VANITY & LENGTH
720 LOH	DOOR WITH LIFT OF HINGES
720 P	DOOR WITH PRIVACY LOCK
SA	SMOKE ALARM
CEILING FAN LIGHT COMBO	CEILING FAN

ROOF AREAS	
ROOF (PLAN AREA)	503 m ²
ROOF (SLOPED AREA)	544 m ²

AREAS		
UNIT 1		
A	Living	123.40 m ²
B	Garage	25.73 m ²
C	Alfresco	21.72 m ²
D	Porch	2.31 m ²
UNIT 1: 4		173.15 m ²
UNIT 2		
E	Living	116.06 m ²
F	Garage	23.01 m ²
G	Alfresco	20.67 m ²
H	Porch	0.98 m ²
UNIT 2: 4		160.73 m ²
UNIT 3		
I	Living	90.63 m ²
J	Garage	25.57 m ²
K	Porch	2.18 m ²
L	Alfresco	11.46 m ²
UNIT 3: 4		129.84 m ²
Grand total: 12		463.72 m ²



D	Council Issue Updates	18.01.25
C	Council Issue	22.10.24
B	Concept Issue	10.08.24
Rev	Amendment	Date

Hotondo Homes
AUSTRALIA'S LEADING NETWORK OF PROFESSIONAL BUILDERS

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CLIENT
DATE
BUILDER
DATE

PROPOSED NEW RESIDENCE
FOR LOGAN
AT LOT 59 DP1297467
No. 22 DRIFTWOOD BOULEVARD
OLD BAR 2430

BASIX CERT. No. 1768115M
PLAN CUSTOM GABLES
TITLE FLOOR PLAN 1.125

SCALE As indicated
DATE 18/01/2025
DRAWN T.J.W
DRAFT REF. No. 141-24
JOB No. DWG No. 02-1



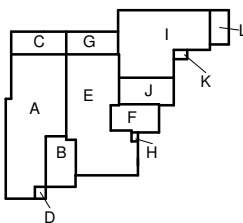
Window Schedule				
No.	Height	Width	Description	Area
01	860	610	Sliding Window	0.52 m²
02	1800	1810	Sliding Window	3.26 m²
03	1460	1810	Sliding Window	2.64 m²
04	600	3010	Sliding Window	1.81 m²
05	2100	3580	Sliding Door	7.52 m²
06	2100	3580	Sliding Door	7.52 m²
07	1200	1810	Sliding Window	2.17 m²
08	1200	1810	Sliding Window	2.17 m²
09	1800	610	Awning Window	1.10 m²
10	2100	3580	Sliding Door	7.52 m²
11	1800	610	Awning Window	1.10 m²
12	1800	1810	Sliding Window	3.26 m²
13	1800	600	Awning Window	1.08 m²
14	860	1810	Sliding Window	1.56 m²
15	1800	1810	Sliding Window	3.26 m²
16	1200	568	Fixed (non-operating) skylight	0.68 m²
17	1200	568	Fixed (non-operating) skylight	0.68 m²
18	1200	568	Fixed (non-operating) skylight	0.68 m²
19	1200	568	Fixed (non-operating) skylight	0.68 m²
Grand total: 19				49.60 m²

LEGEND	
CPT	CARPET
CT	CERAMIC TILES
C/T	COOK TOP
DP	DOWNPIPE
DPS	DOWNPIPE & SPREADER
DTR / TR	TOWEL RAIL (DOUBLE) / (SINGLE)
HK	ROBE HOOK @ 1750
FT	TIMBER LAMINATE FLOORING
FFL	FINISHED FLOOR LEVEL
GFL	GARAGE FLOOR LEVEL
FW	FLOOR WASTE
HWS	HEATPUMP HOT WATER SYSTEM
MB	RECESSED ELECTRICAL METER BOX
MH	CEILING MANHOLE
MX	MIXER
OH	OVERHEAD CUPBOARDS
POL	POLISHED CONCRETE FLOOR
RAIL	700mm SHOWER RAIL
R/H	RANGEHOOD (DUCTED)
S/D	SETDOWN
ST	SERVICES STACK
S	SPOUT
T	TAP
RT	TOWEL RING @ 1100
Tms	TRANSLUCENT GLASS
TRH	TOILET ROLL HOLDER
WM	WASHING MACHINE
WC	TOILET
VP	VINYL PLANK FLOORING
V1200	VANITY & LENGTH
WHV1200	WALL HUNG VANITY & LENGTH
720 L/H	DOOR WITH LIFT OF HINGES
720 P	DOOR WITH PRIVACY LOCK
SA	SMOKE ALARM
	CEILING FAN LIGHT COMBO
	CEILING FAN

Room Schedule	
UNIT 1	
ALFRESCO	20.98 m²
BED 1	12.73 m²
BED 2	14.02 m²
DINING	11.71 m²
ENS.1	5.78 m²
ENS.2	5.78 m²
ENTRY	12.52 m²
GARAGE	22.94 m²
KITCHEN	14.58 m²
L'DRY	4.22 m²
LIVING	18.72 m²
PORCH	2.25 m²
PTY	3.04 m²
WIR.1	2.97 m²
WIR.2	2.97 m²
UNIT 1: 15	155.22 m²
UNIT 2	
ALFRESCO	19.97 m²
BED 1	16.00 m²
BED 2	12.40 m²
DINING	15.87 m²
ENS.1	5.51 m²
ENS.2	4.61 m²
ENTRY	7.82 m²
GARAGE	20.33 m²
KITCHEN	14.03 m²
L'DRY	1.76 m²
LIVING	17.93 m²
PORCH	0.98 m²
PTY	1.40 m²
WIR.1	3.51 m²
WIR.2	2.24 m²
UNIT 2: 15	144.37 m²
UNIT 3	
ALFRESCO	11.17 m²
BATH	6.00 m²
BED 1	12.58 m²
BED 2	11.00 m²
DINING	10.41 m²
GARAGE	23.29 m²
HALL	6.73 m²
KITCHEN	14.36 m²
L'DRY	3.31 m²
LIVING	15.60 m²
PORCH	2.12 m²
UNIT 3: 11	116.57 m²
Grand total: 41	416.16 m²

ROOF AREAS	
ROOF (PLAN AREA)	503 m²

AREAS		
UNIT 1		
A	Living	123.40 m²
B	Garage	25.73 m²
C	Alfresco	21.72 m²
D	Porch	2.31 m²
UNIT 1: 4		
UNIT 2		
E	Living	116.06 m²
F	Garage	23.01 m²
G	Alfresco	20.67 m²
H	Porch	0.98 m²
UNIT 2: 4		
UNIT 3		
I	Living	90.63 m²
J	Garage	25.57 m²
K	Porch	2.18 m²
L	Alfresco	11.46 m²
UNIT 3: 4		
Grand total: 12		
463.72 m²		

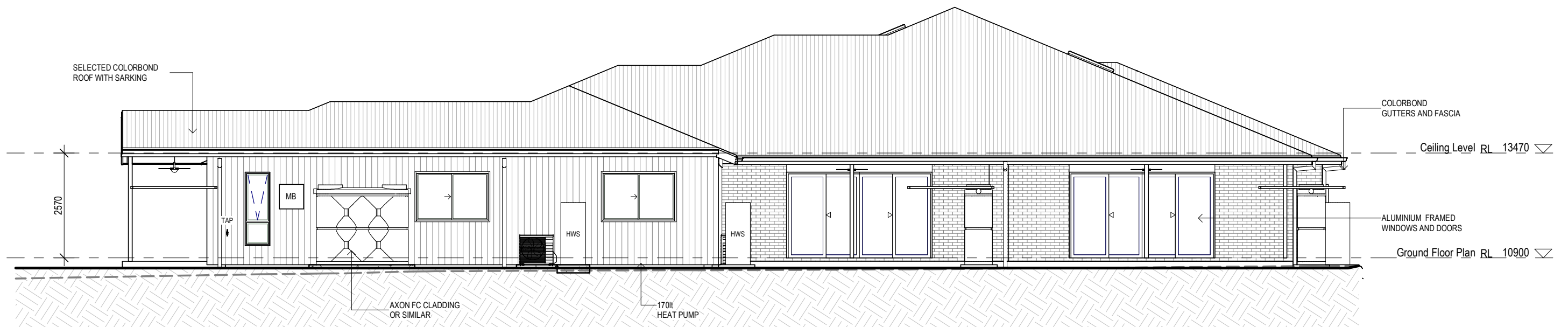


1 1-Ground Floor Plan
Scale 1 : 100


<div><div><div>D Council Issue Updates18.01.25</div><div>C Council Issue22.10.24</div><div>B Concept Issue10.08.24</div></div><div>RevAmendmentDate</div></div>		<div><div><div><div>HotondoHomes</div><div>AUSTRALIA'S LEADING NETWORK OF PROFESSIONAL BUILDERS</div></div><div>THIS DRAWING REMAINS THE PROPERTY OF HOTONDO PTY LTD AND IS PROVIDED FOR THE USE AS DESCRIBED AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT</div><div>COPYRIGHT HOTONDO PTY LTD</div></div></div>	<div>CLIENT</div> <div>DATE</div> <div>BUILDER</div> <div>DATE</div>
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E Eastern Elevation
Scale 1 : 100



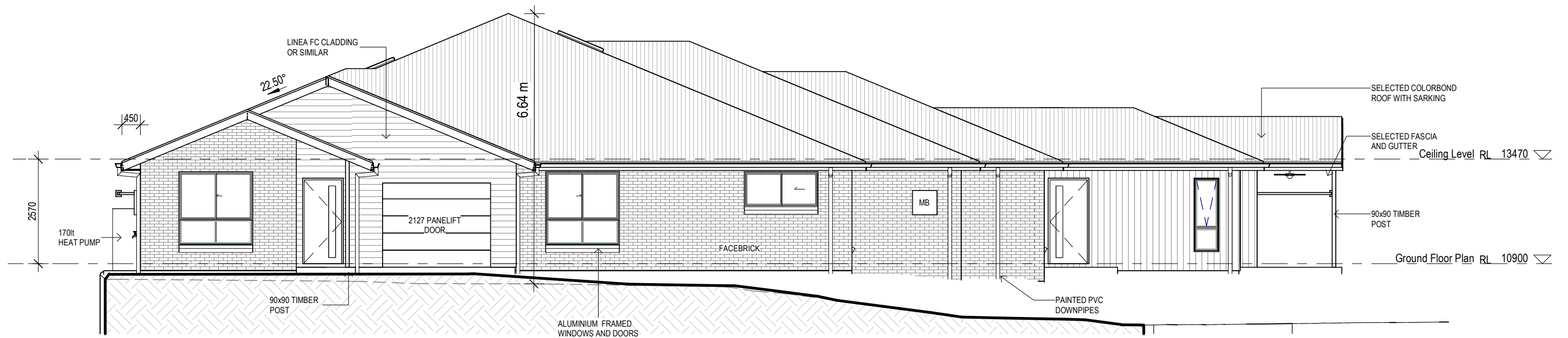
N Northern Elevation
Scale 1 : 100

			<div><div>Hotondo Homes</div><div>AUSTRALIA'S LEADING NETWORK OF PROFESSIONAL BUILDERS</div></div> <div>THIS DRAWING REMAINS THE PROPERTY OF HOTONDO PTY LTD AND IS PROVIDED FOR THE USE AS DESCRIBED AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT</div> <div>COPYRIGHT HOTONDO PTY LTD</div>	CLIENT	PROPOSED NEW RESIDENCE	BASIX CERT. No. 1768115M	SCALE	1 : 100		
							DATE	18/01/2025		
							PLAN	DRAWN	T.J.W	
							CUSTOM GABLES		DRAFT REF. No.	141-24
							TITLE	JOB No.	DWG No.	
							ELEVATIONS		03-1	
D	Council Issue Updates	18.01.25		FOR LOGAN						
C	Council Issue	22.10.24		AT	LOT 59 DP1297467					
B	Concept Issue	10.08.24			No. 22 DRIFTWOOD BOULEVARD					
Rev	Amendment	Date			OLD BAR 2430					


Rev	Amendment	Date
D	Council Issue Updates	18.01.25
C	Council Issue	22.10.24
B	Concept Issue	10.08.24



W Western Elevation
Scale 1 : 100



S Southern Elevation
Scale 1 : 100

			 <p>Hotondo Homes AUSTRALIA'S LEADING NETWORK OF PROFESSIONAL BUILDERS</p> <p>THIS DRAWING REMAINS THE PROPERTY OF HOTONDO PTY LTD AND IS PROVIDED FOR THE USE AS DESCRIBED AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT</p> <p>COPYRIGHT HOTONDO PTY LTD</p>	<p>CLIENT</p> <p>DATE</p> <p>BUILDER</p> <p>DATE</p>	<p>PROPOSED NEW RESIDENCE</p> <p>FOR LOGAN</p> <p>AT LOT 59 DP1297467</p> <p>No. 22 DRIFTWOOD BOULEVARD</p> <p>OLD BAR 2430</p>	BASIX CERT. No. 1768115M		SCALE	1 : 100
D	Council Issue Updates	18.01.25				PLAN		DATE	18/01/2025
C	Council Issue	22.10.24				CUSTOM GABLES		DRAWN	T.J.W
B	Concept Issue	10.08.24						DRAFT REF. No.	141-24
Rev	Amendment	Date				TITLE		JOB No.	DWG No.
						ELEVATIONS			03-2



Grand total: 19	49.60 m ²
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GENERAL SPECIFICATION


GENERAL

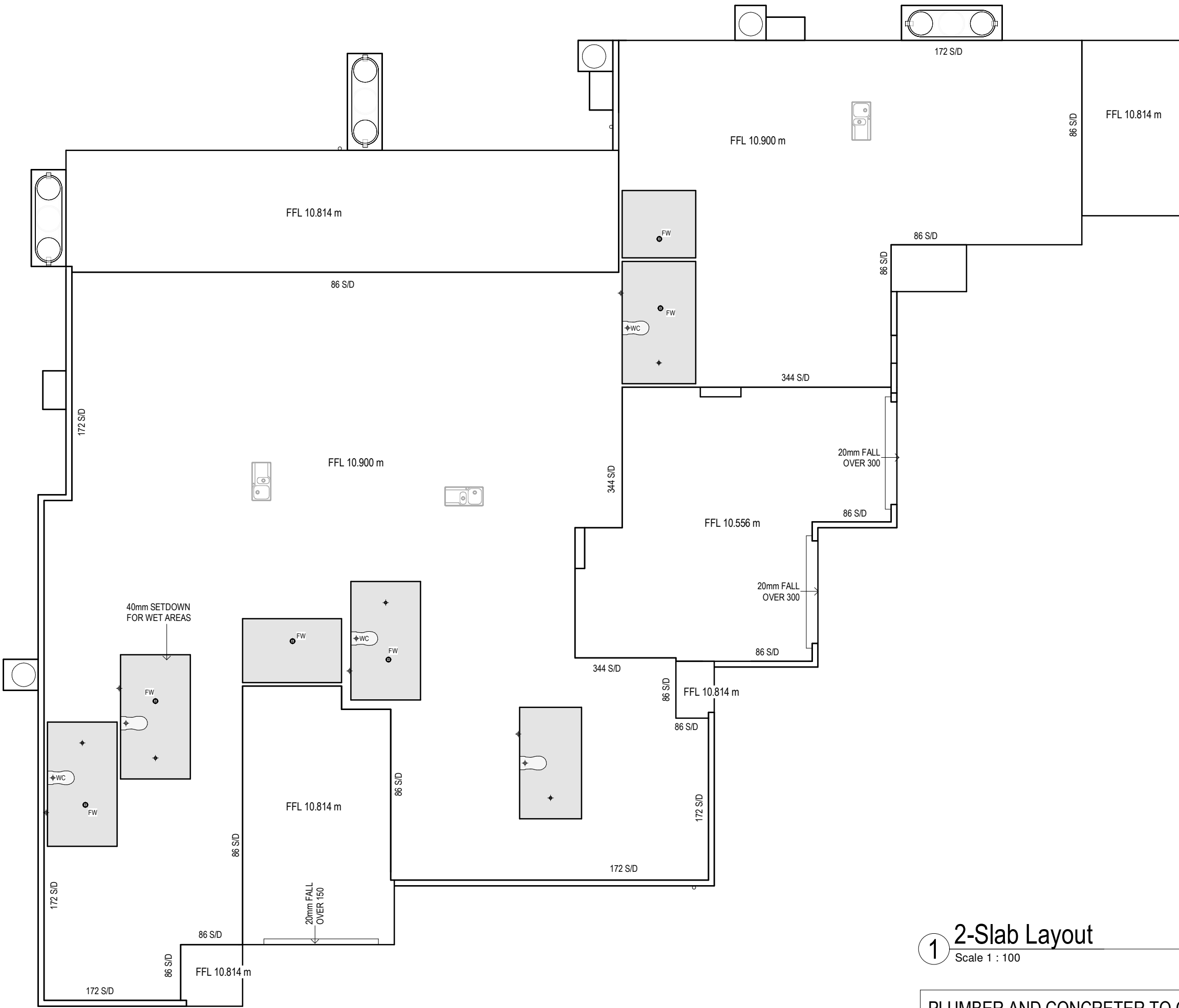
- IT IS RESPONSIBILITY OF BUILDER TO VERIFY ALL DOCUMENTS AS TO THEIR ACCURACY AND SUITABILITY
- PLANS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS AND ALL OTHER RELEVANT CONSULTANTS DRAWINGS WHERE APPLICABLE.
- NCC - NATIONAL CONSTRUCTION CODE - VOLUME 2 - HOUSING PROVISIONS
- IF ANY DISCREPANCY, AMBIGUITY, ERROR OR INCONSISTENCY IS FOUND IN THIS SET OF DRAWINGS, REPORT TO HPC BEFORE PROCEEDING.
- ALL DIMENSIONS TO BE VERIFIED BEFORE ANY WORK OR FABRICATION COMMENCES.

- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NCC CONDITIONS IMPOSED BY LOCAL AUTHORITY, & COMMITMENTS NOTED IN RELEVANT BASIX CERTIFICATE
- THE BUILDER IS TO COMPLY WITH REQUIREMENTS OF ALL LEGALLY CONSTITUTED AUTHORITIES HAVING JURISDICTION OVER BUILDING WORKS AND PROVISIONS OF THE HOME BUILDING ACT.
- BUILDER SHALL PROVIDE TEMPORARY TOILET FACILITIES FOR THE USE OF THE SUBCONTRACTORS

- ALL EARTHWORKS SHALL BE IN ACCORDANCE WITH ENGINEER'S DETAILS & PART 3.2 OF NCC. ALL EXCAVATIONS & UNDERFLOOR FILL SHALL BE IN ACCORDANCE WITH ENGINEER'S DETAILS & PART 3.1.1 OF NCC
- PRIMARY BUILDING ELEMENTS TO BE PROTECTED FROM SUBTERRANEAN TERMITES IN ACCORDANCE WITH PART 3.4 OF NCC
- PROVIDE ADEQUATE CROSS VENTILATION TO SPACE UNDER SUSPENDED GROUND FLOORS IN ACCORDANCE WITH PART 6.2.1 OF NCC
- STORMWATER DRAINAGE SHALL BE CARRIED OUT IN ACCORDANCE WITH PART 3.3 OF NCC
- ALL TIMBER FRAMEWORK SHALL COMPLY WITH NCC OR AS1684
- ROOF TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH AS1720 & INSTALLED IN ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS
- STRIP & SHEET FLOORING SHALL BE INSTALLED IN ACCORDANCE WITH AS1684
- STEEL FRAMING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
- ALL ROOF CLADDING SHALL COMPLY WITH PART 7 OF NCC, & INSTALLED IN ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS
- GUTTERS & DOWNPIPS SHALL BE IN ACCORDANCE WITH PART 7.4 OF NCC
- SARKING SHALL COMPLY WITH AS/NZS4200.1 & 2
- FLASHING SHALL COMPLY WITH EITHER AS4773 OR AS3700
- CLAY BRICK WORK SHALL COMPLY WITH EITHER AS4773 OR AS3700
- CONCRETE BLOCK WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH EITHER AS4773 OR AS3700
- AUTOCLAVED AERATED CONCRETE PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AS 5416.1
- DAMP PROOF COURSES & CAVITY VENTILATION SHALL COMPLY WITH EITHER AS4773 OR AS3700
- MORTAR & JOINT TOLERANCES SHALL BE IN ACCORDANCE WITH EITHER AS4773 OR AS3700
- MASONRY ACCESSORIES SHALL COMPLY WITH EITHER AS4773 OR AS3700
- APPROPRIATE TIES SHALL BE PROVIDED TO ARTICULATED MASONRY JOINTS
- LINTELS USED TO SUPPORT BRICKWORK OVER OPENINGS & BE PROTECTED FROM CORROSION SHALL COMPLY WITH EITHER AS4773 OR AS3700
- MASONRY VENEER SHALL COMPLY WITH PART 5.2 OF NCC
- ENGAGED PIERS IN SINGLE LEAF MASONRY WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH EITHER AS4773 OR AS3700
- INTERNAL WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH PART 10.2 OF NCC. WET AREA WALL LINING TO BE FIXED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
- BALCONIES OVER HABITABLE ROOMS TO BE WATERPROOFED IN ACCORDANCE WITH PART H2D8 OF NCC.
- ALL TIMBER DOOR & DOOR SETS SHALL BE MANUFACTURED IN ACCORDANCE WITH AS2688 & AS2689 UNLESS NOTED OTHERWISE IN THE SCHEDULE OF WORKS
- WINDOWS & DOORS SHALL BE MANUFACTURED & INSTALLED IN ACCORDANCE WITH AS 2047
- ALL GLAZING SHALL COMPLY WITH PART 8.3 OF NCC
- STAIR & RAMP CONSTRUCTION SHALL BE IN ACCORDANCE WITH PART 11.2 OF NCC
- BALUSTRADES SHALL BE IN ACCORDANCE WITH PART 11.3 AND H5D3 OF NCC
- ALL PLUMBING SHALL COMPLY WITH REQUIREMENTS OF RELEVANT SUPPLY AUTHORITY & AS3500, & BE CARRIED OUT BY A LICENSED PLUMBER
- ALL ELECTRICAL WORK SHALL COMPLY WITH REQUIREMENTS OF RELEVANT SUPPLY AUTHORITY & AS3000 & BE CARRIED OUT BY LICENSED ELECTRICIAN
- ALL GAS INSTALLATIONS SHALL COMPLY WITH REQUIREMENTS OF RELEVANT SUPPLY AUTHORITY, & BE CARRIED OUT BY A LICENSED GAS FITTER
- PROVIDE & INSTALL HARD WIRED SMOKE ALARMS IN ACCORDANCE WITH AS3786 & PART 9.5 OF NCC
- INSTALLATION OF WALL & FLOOR TILES SHALL BE IN ACCORDANCE WITH AS3958.1
- BUILDING TO BE SEALED TO THE REQUIREMENTS OF PART 13.4 OF NCC, INCLUDING CHIMNEYS, FLUES, ROOF LIGHTS, EXTERNAL WINDOWS & DOORS, EXHAUST FANS, ROOF, WALLS, & FLOORS.
- SERVICES ARE TO BE INSTALLED TO THE REQUIREMENTS OF NSW PART 3.12.5 OF BCA, INCLUDING HOT WATER SUPPLY, INSULATION OF SERVICES, CENTRAL HEATING WATER PIPING, HEATING & COOLING DUCTWORK
- MECHANICAL VENTILATION IS TO BE INSTALLED IN ACCORDANCE WITH PART H4D7 OF NCC
- INWARD SWINGING WC DOORS ARE TO BE FITTED WITH LIFT OFF HINGES TO COMPLY WITH PART 10.4.2 OF NCC
- CONDENSATION MANAGEMENT TO COMPLY WITH PART F8 OF NCC
- WALL CLADDING TO COMPLY WITH PART 7.5 OF NCC

PLEASE NOTE: THE STANDARDS REFERENCED IN THE TABLE ARE THE RELEVANT VERSION ADOPTED BY THE NCC AT THE TIME THE CONSTRUCTION CERTIFICATE OR COMPLYING DEVELOPEMNT CERTIFICATE APPLICATION WAS LODGED.

			 <p>Hotondo Homes</p> <p>AUSTRALIA'S LEADING NETWORK OF PROFESSIONAL BUILDERS</p> <p>THIS DRAWING REMAINS THE PROPERTY OF HOTONDO PTY LTD AND IS PROVIDED FOR THE USE AS DESCRIBED AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT</p> <p>COPYRIGHT HOTONDO PTY LTD</p>	CLIENT	PROPOSED NEW RESIDENCE FOR LOGAN AT LOT 59 DP1297467 No. 22 DRIFTWOOD BOULEVARD OLD BAR 2430	BASIX CERT. No.	SCALE	1 : 100
D	Council Issue Updates	18.01.25		DATE		1768115M	DATE	18/01/2025
C	Council Issue	22.10.24		BUILDER		PLAN CUSTOM GABLES	DRAWN	T.J.W
B	Concept Issue	10.08.24		DATE			DRAFT REF. No.	141-24
Rev	Amendment	Date					TITLE	JOB No.
					SECTION		04-1	



D	Council Issue Updates	18.01.25
C	Council Issue	22.10.24
B	Concept Issue	10.08.24
Rev	Amendment	Date


- NOTES**
1. VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT.
 2. ALL PLAN DIMENSIONS ARE TO OUTSIDE OF BRICK WORK UNLESS NOTED OTHERWISE.
 3. FOOTINGS AND SLAB CONSTRUCTION TO BE IN ACCORDANCE WITH ANY GEOTECHNICAL REPORT & ENGINEER'S DETAIL FOR THIS ALLOTMENT.
 4. TERMITE PROTECTION TO BE IN ACCORDANCE WITH AS 3660.1 1995 AND B.C.A. 3.1.3.

CLIENT

DATE/...../.....

BUILDER

DATE/...../.....



AUSTRALIA'S LEADING NETWORK OF PROFESSIONAL BUILDERS

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141-24

FOR
LOGAN

AT
LOT 59 DP1297467
No. 22 DRIFTWOOD
BOULEVARD
OLD BAR 2430

TITLE

SLAB LAYOUT

BASIX CERT. No.

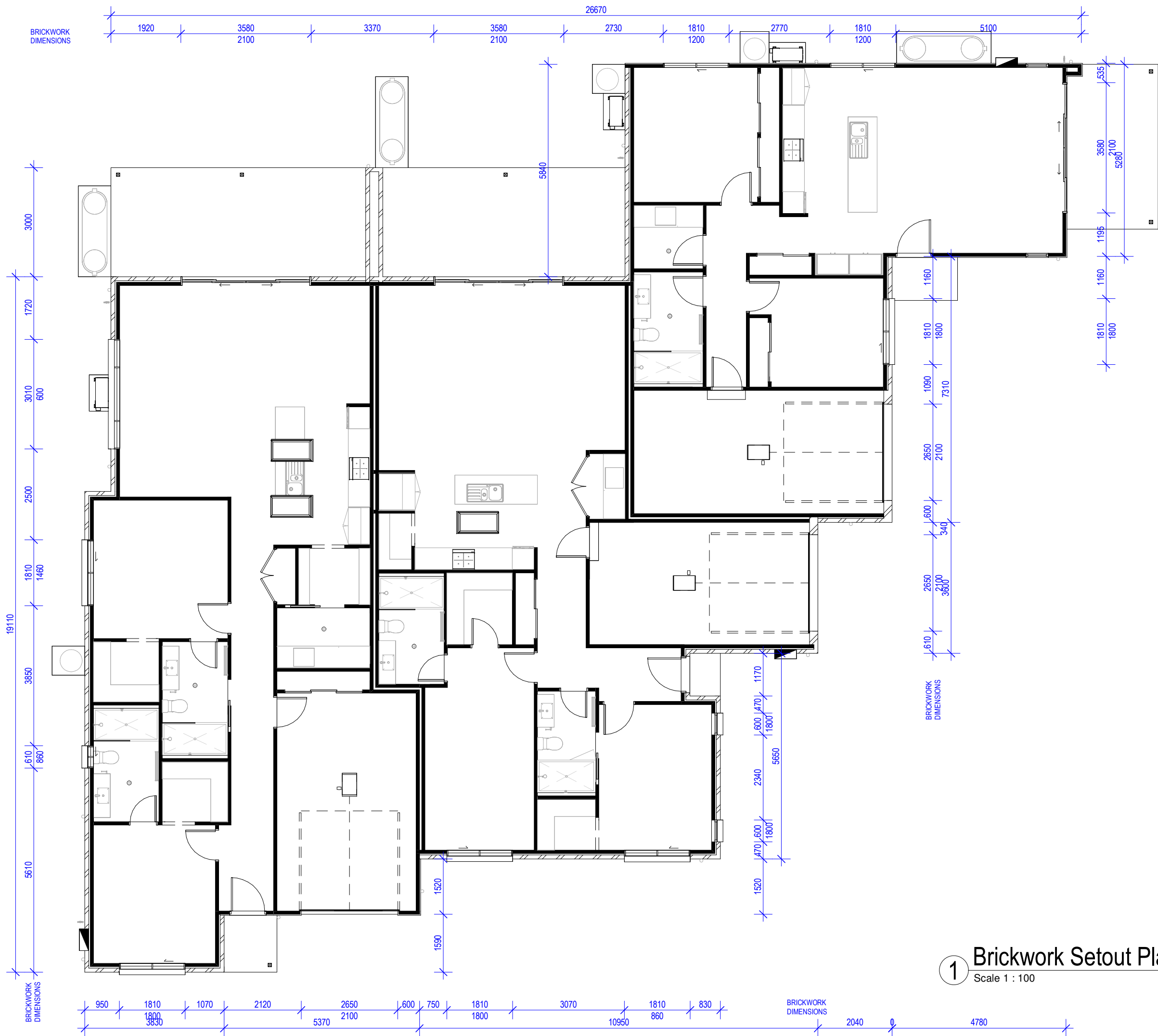
1768115M

SCALE	1 : 100
DATE	18/01/2025
DRAWN	T.J.W
SHEET SIZE:	A3
JOB No.	DWG No. 05-1

1 2-Slab Layout

Scale 1 : 100

PLUMBER AND CONCRETER TO CONFIRM
ALL PC ITEMS FOR SLAB PENETRATION
OFFSETS AND DIMENSIONS



Rev	Amendment	Date
B	Concept Issue	10.08.24
C	Council Issue	22.10.24
D	Council Issue Updates	18.01.25

CLIENT
DATE/...../.....

BUILDER
DATE/...../.....



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141-24
FOR
LOGAN
AT
LOT 59 DP1297467
No. 22 DRIFTWOOD
BOULEVARD
OLD BAR 2430

TITLE

BRICKWORK SETOUT

BASIX CERT. No. 1768115M

SCALE	1 : 100
DATE	18/01/2025
DRAWN	T.J.W
SHEET SIZE:	A3
JOB No.	DWG No. 05-2

1 Brickwork Setout Plan
Scale 1 : 100