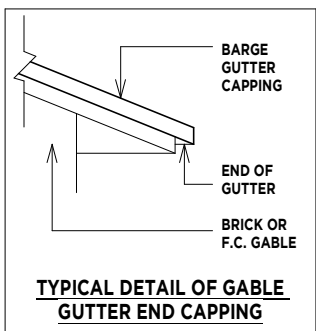


- FOR FC CLADDING;**
1. PROVIDE 105mm REVEALS TO THE WINDOWS
 2. CLADDING TO BE FITTED INTO WINDOW FRAMES
 3. PROVIDE 110mm PLASTIC ALCOR TO PERIMETER OF WINDOWS
 4. PROVIDE SARKING WRAP TO FRAME OF CLADDED AREAS
 5. PROVIDE 67mm x 18mm TIMBER ALONG FLASHINGS
 6. PROVIDE 13mm x 18mm TIMBER TO PERIMETER OF WINDOWS (FOR DURASHEET ONLY)



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

Key Value	Keynote Text
AWN	ALUMINIUM WINDOWS AS SELECTED
BRK	BRICKWORK AS SELECTED
CLD	CLADDING W/ JOINTINGS AS SELECTED
FIN	FEATURE FINISH AS SELECTED
GUT	GUTTER + FASCIA AS SELECTED
HCL	HORIZONTAL CLADDING AS SELECTED
HND	HANDRAIL AS SELECTED
RFM	METAL ROOF AS SELECTED
RND	ARMAWALL RENDER (HATCHED) AS SELECTED

PROVIDE 300MM 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

TIMBER FRAME CONSTRUCTION

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

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.

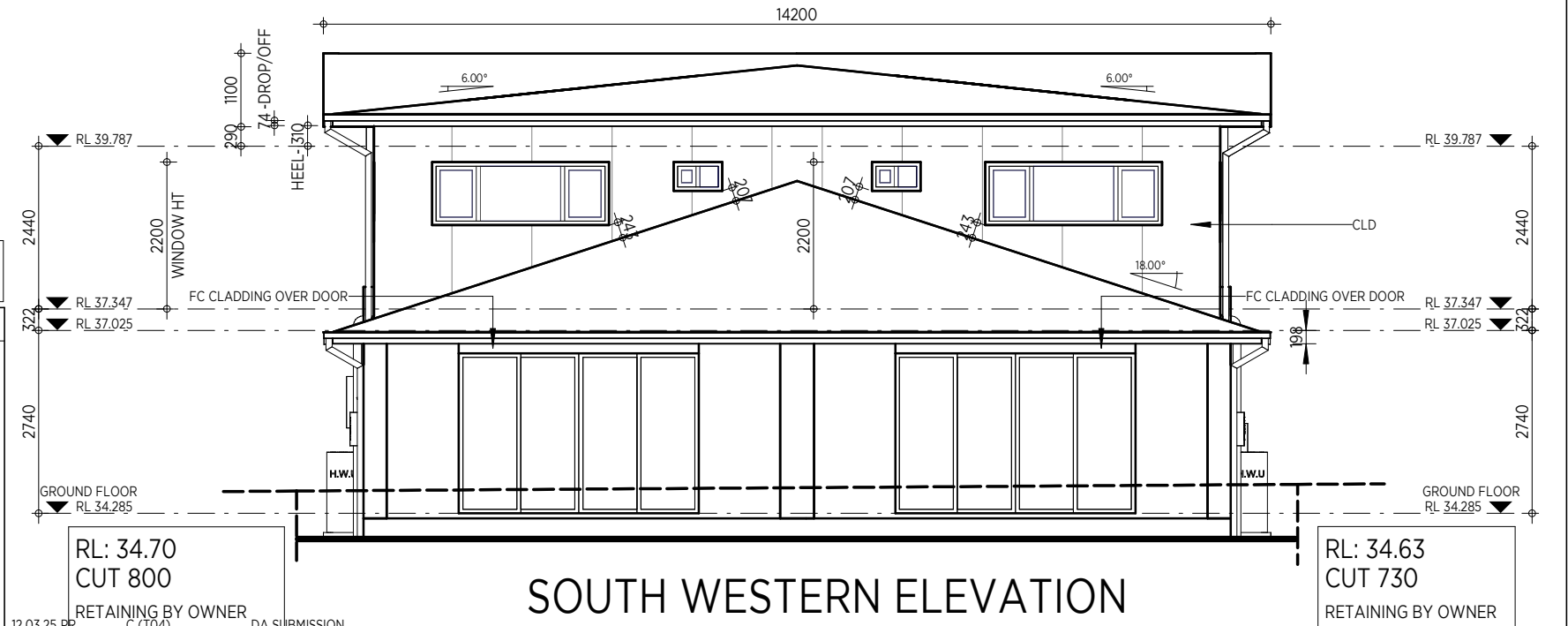
I/WE HAVE HAD OUR CHOSEN ALTERATIONS/VARIATIONS EXPLAINED TO US.

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



DATE	ISSUE	REVISION
12.03.25	PR C (T04)	DA SUBMISSION
10.02.25	SP B (T04)	PP AMENDMENTS
21.01.25	A (T03)	FIRST DRAW

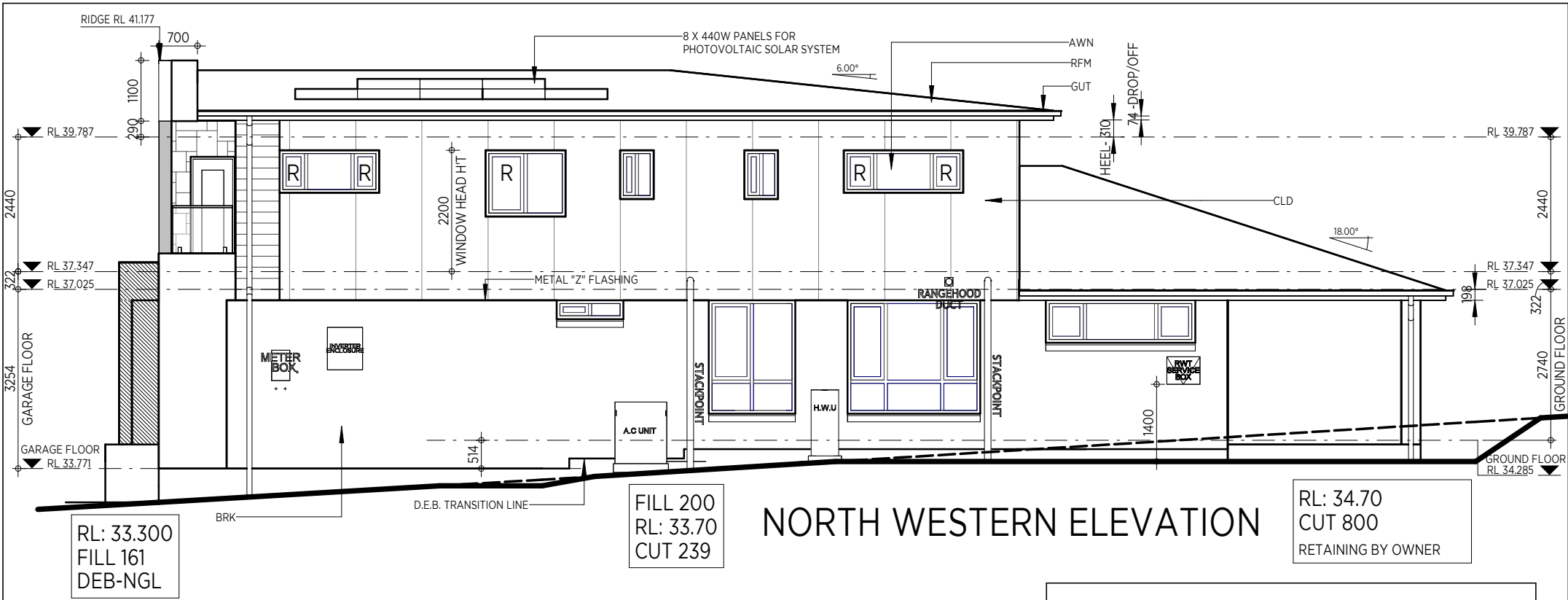
NOTE: ALL WORKS TO COMPLY WITH BCA 2022 AND RELEVANT AUSTRALIAN STANDARDS
- NOTE: ALL WALLS WITHIN 900mm OF BOUNDARY TO BE 60/60/60 - ALL DIMENSIONS ARE IN MILLIMETRES. - ALL DIMENSIONS ARE FRAME TO FRAME. DO NOT SCALE - USE WRITTEN DIMENSIONS. - THIS DRAWING IS SUBJECT TO COPYRIGHT LAWS AND MAY NOT BE COPIED WITHOUT THE WRITTEN PERMISSION OF ALLCASTLE HOMES PTY LTD.
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PROPOSED RESIDENCE	RUTHERGLEN MKII DUPLEX MODIFIED STELLA NEW HOME FAÇADE
FOR: Mr. F HAGEALI	DATE: 21.01.25 DRAWN: DI
AT: LOT 98 (#44) COLIN STREET, LAKEMBA	SHEET NO: 04 JOB NO: 7740

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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allcastlehomes.com.au

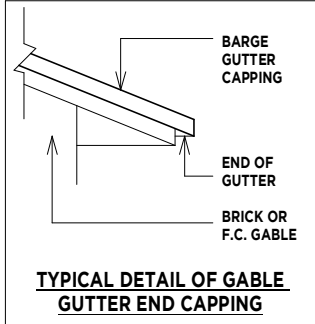


FOR FC CLADDING;

1. PROVIDE 105mm REVEALS TO THE WINDOWS
2. CLADDING TO BE FITTED INTO WINDOW FRAMES
3. PROVIDE 110mm PLASTIC ALCOR TO PERIMETER OF WINDOWS
4. PROVIDE SARKING WRAP TO FRAME OF CLADDIED AREAS
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R DENOTES RESTRICTION ON THE WINDOW



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

OWNER(S) ACCEPTANCE
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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.

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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

HEAVY DUTY SARKING TO UNDERSIDE OF ROOFING

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

Key Value	Keynote Text
AWN	ALUMINIUM WINDOWS AS SELECTED
BRK	BRICKWORK AS SELECTED
CLD	CLADDING W/ JOINTINGS AS SELECTED
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HCL	HORIZONTAL CLADDING AS SELECTED
HND	HANDRAIL AS SELECTED
RFM	METAL ROOF AS SELECTED
RND	ARMAWALL RENDER (HATCHED) AS SELECTED

90MM CORNICE THROUGHOUT (SQUARE SET TO BATHROOMS)

PROVIDE 300MM FLOOR JOISTS

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

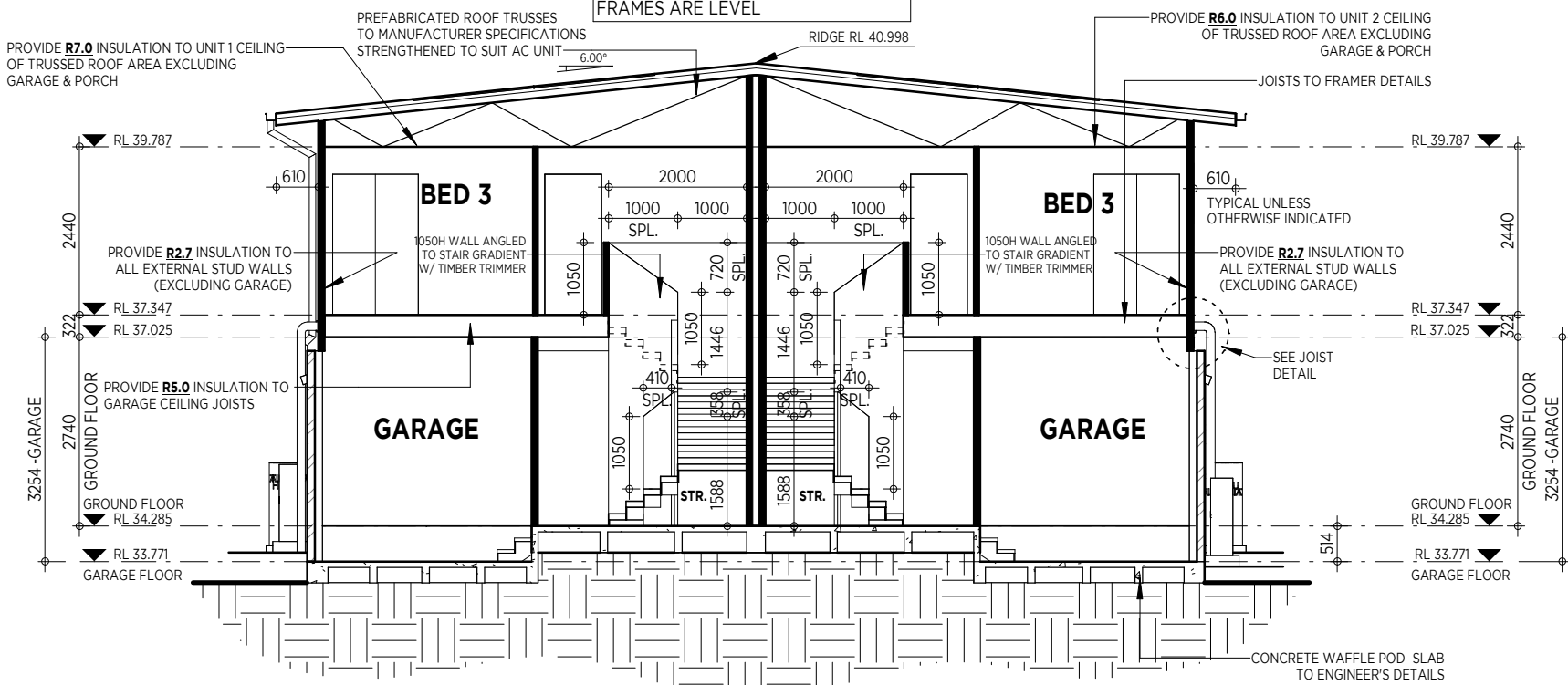
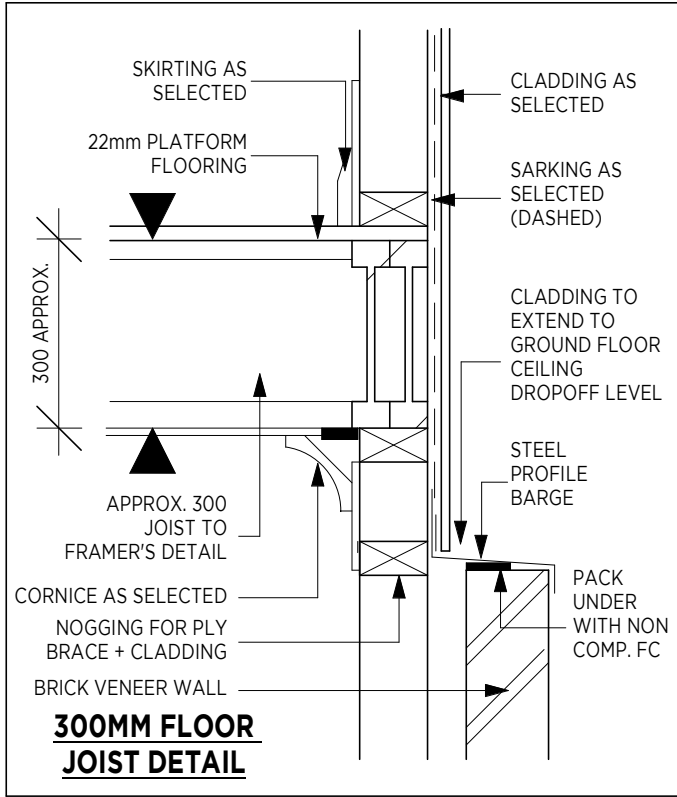
METAL ROOFING

TIMBER FRAME CONSTRUCTION

SELECTED WALL SARKING TO ALL EXTERNAL FRAMES

TERMITE-RESISTANT TREATED TIMBER FRAMES & TRUSSES

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



12.03.25 PR	C (T04)	DA SUBMISSION
10.02.25 SP	B (T04)	PP AMENDMENTS
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PROPOSED RESIDENCE

RUTHERGLEN MKII DUPLEX
MODIFIED STELLA NEW HOME FAÇADE

FOR:
Mr. F HAGEALI

DATE:
21.01.25

SCALE:
1: 100

AT:
LOT 98 (#44) COLIN STREET,
LAKEMBA

SHEET NO:
05

JOB NO:
7740

SALES: PHONE: (02) 9629 4772

FAX: (02) 9629 5813

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

PHONE: (02) 9672 7055

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