

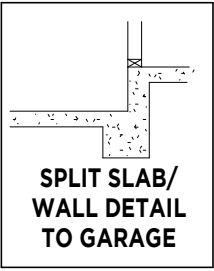
PROVIDE 300MM FLOOR JOISTS

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

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

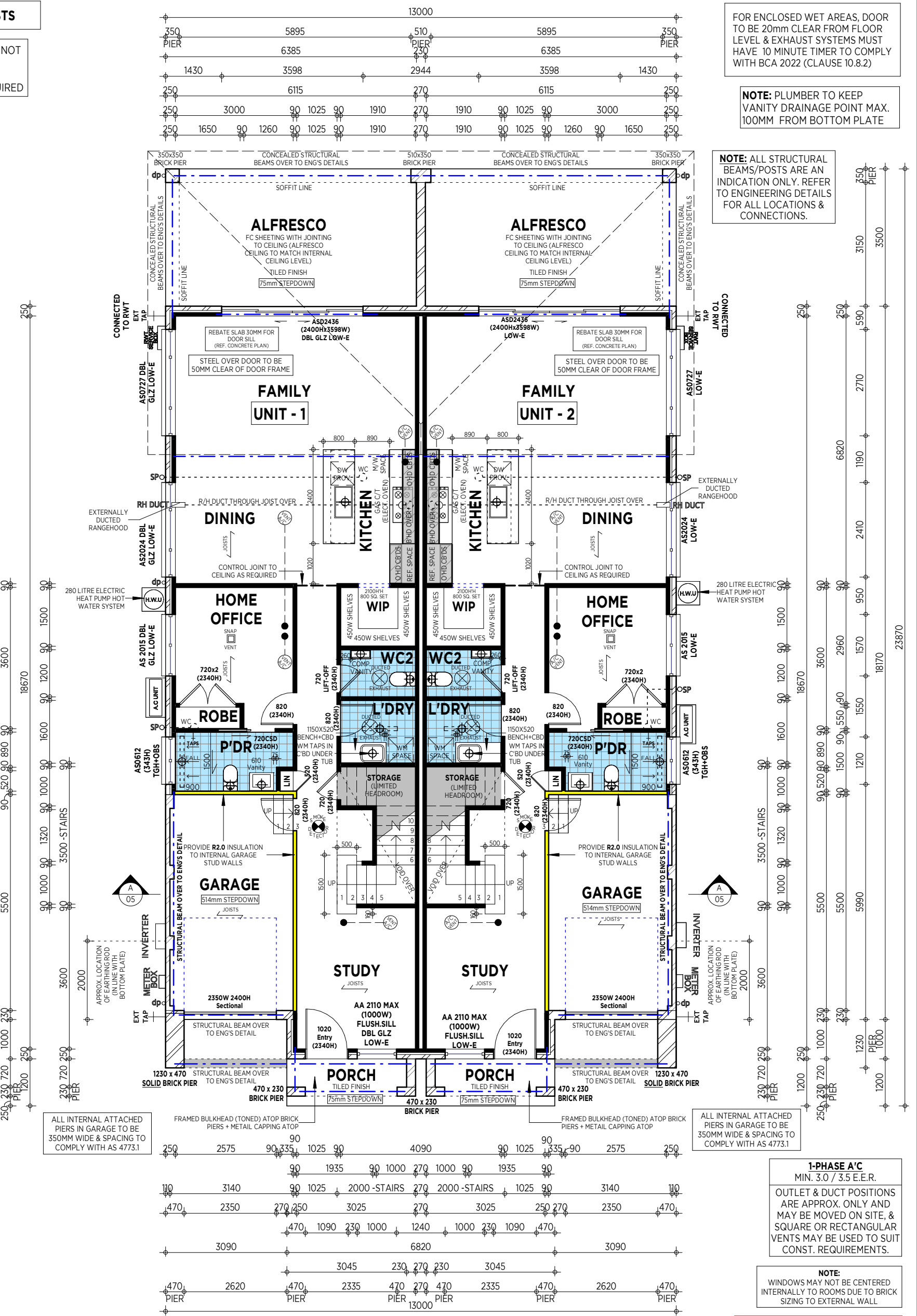
SHOWER ROSES TO BE 1850 OFF FLOOR PRIOR TO TILING FOR STANDARD ADJUSTABLE ROSE (IF FIXED SHOWER ROSE IS SELECTED, MOUNT AT 2000 HIGH)

NOTE: PROVIDE CONTROL JOINT TO ANY UNBROKEN CEILING GREATER THAN 12m IN LENGTH.  
\*\* LOCATION OF ANY OTHER CONTROL JOINT IN PLASTERBOARD AS PER MANUFACT INSTALLATION GUIDE \*\*



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



FOR ENCLOSED WET AREAS, DOOR TO BE 20mm CLEAR FROM FLOOR LEVEL & EXHAUST SYSTEMS MUST HAVE 10 MINUTE TIMER TO COMPLY WITH BCA 2022 (CLAUSE 10.8.2)

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

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

1-PHASE A/C  
MIN. 3.0 / 3.5 E.E.R.  
OUTLET & DUCT POSITIONS ARE APPROX. ONLY AND MAY BE MOVED ON SITE, & SQUARE OR RECTANGULAR VENTS MAY BE USED TO SUIT CONST. REQUIREMENTS.

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

TIMBER FRAME CONSTRUCTION

GROUND FLOOR

12.03.25 PR 10.02.25 SP 21.01.25	C (T04) B (T04) A (T03)	DA SUBMISSION PP AMENDMENTS FIRST DRAW
DATE	ISSUE	REVISION
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. - ABN 12057 761 378		
PROPOSED RESIDENCE	RUTHERGLEN MKII DUPLEX MODIFIED STELLA NEW HOME FACADE	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
FOR: Mr. F HAGEALI	DATE: 21.01.25 DRAWN: DI	SCALE: 1:100 CHECKED
AT: LOT 98 (#44) COLIN STREET, LAKEMBA	SHEET NO: 02	JOB NO: 7740

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

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

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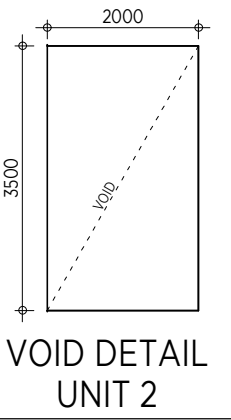
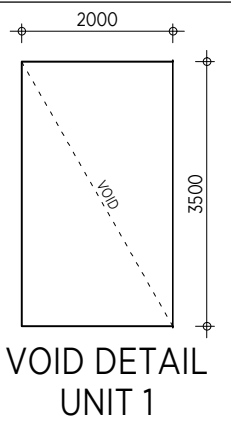
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**PROVIDE 300MM FLOOR JOISTS**



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OWNER OWNER DATE

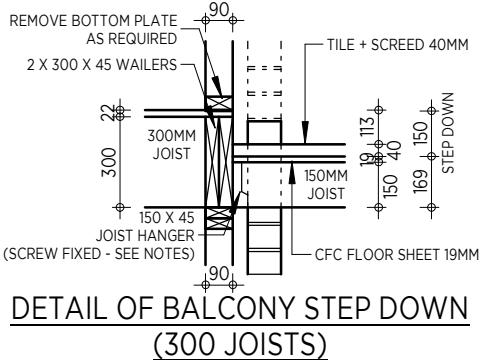
12.03.25 PR	C (T04)	DA SUBMISSION
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PROPOSED RESIDENCE	RUTHERGLEN MKII DUPLEX MODIFIED STELLA NEW HOME FAÇADE
FOR: Mr. F HAGEALI	DATE: 21.01.25 DRAWN: DI SHEET NO: 03
AT: LOT 98 (#44) COLIN STREET, LAKEMBA	SCALE: As indicated CHECKED JOB NO: 7740

**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



**FIRST FLOOR**

