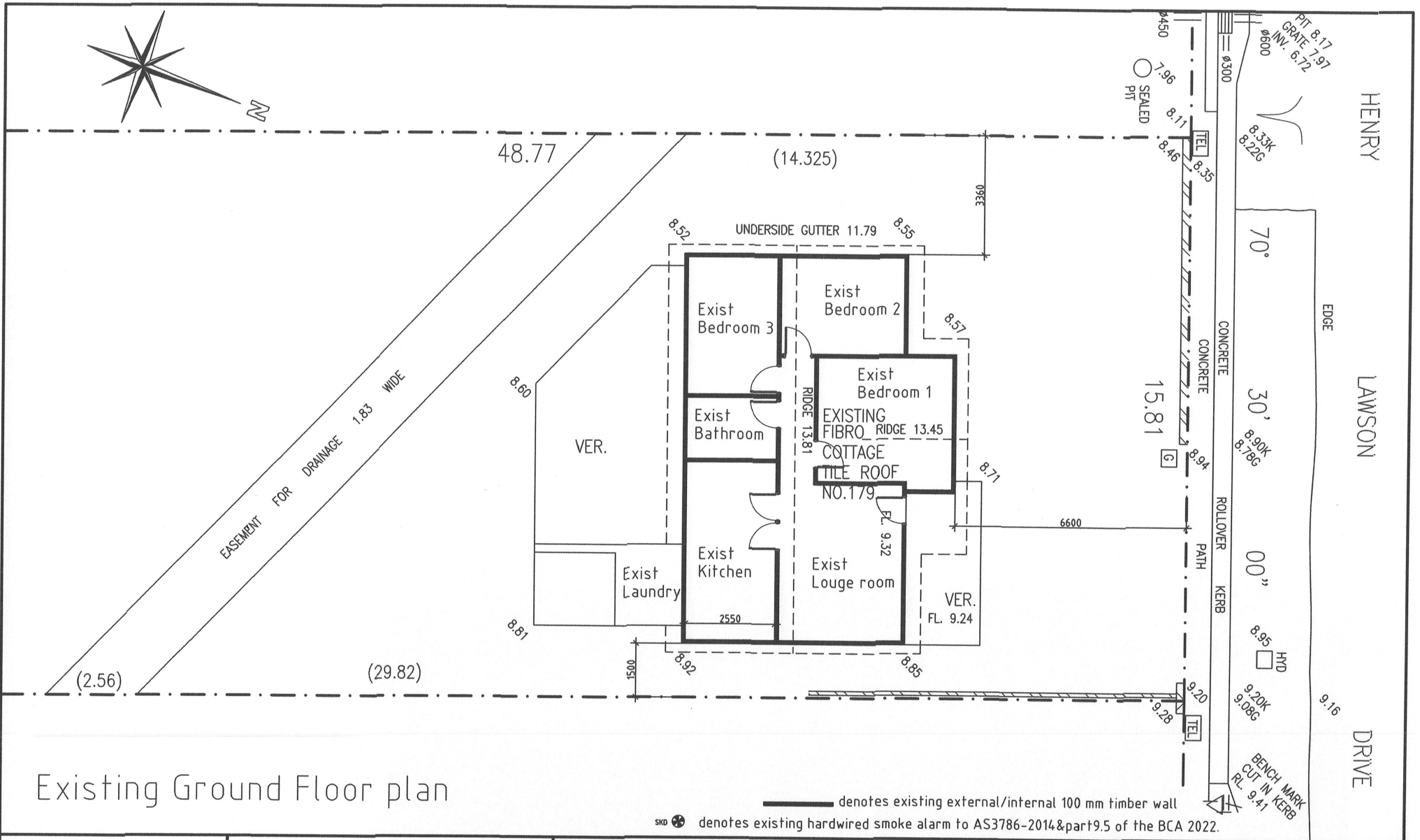




Existing Ground Floor plan

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Architectural & Engineering Services

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Website: www.plansrus.com.au

NOTES:

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Project Title: Proposed demolish existing front dwelling & construct a new two storey dwelling

Client/Address Title: For Mr & Mrs Jamaledine at no 179 Henry Lawson Drive Georges Hall

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Sheet Title:

Existing Ground Floor Plan

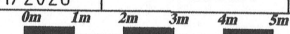
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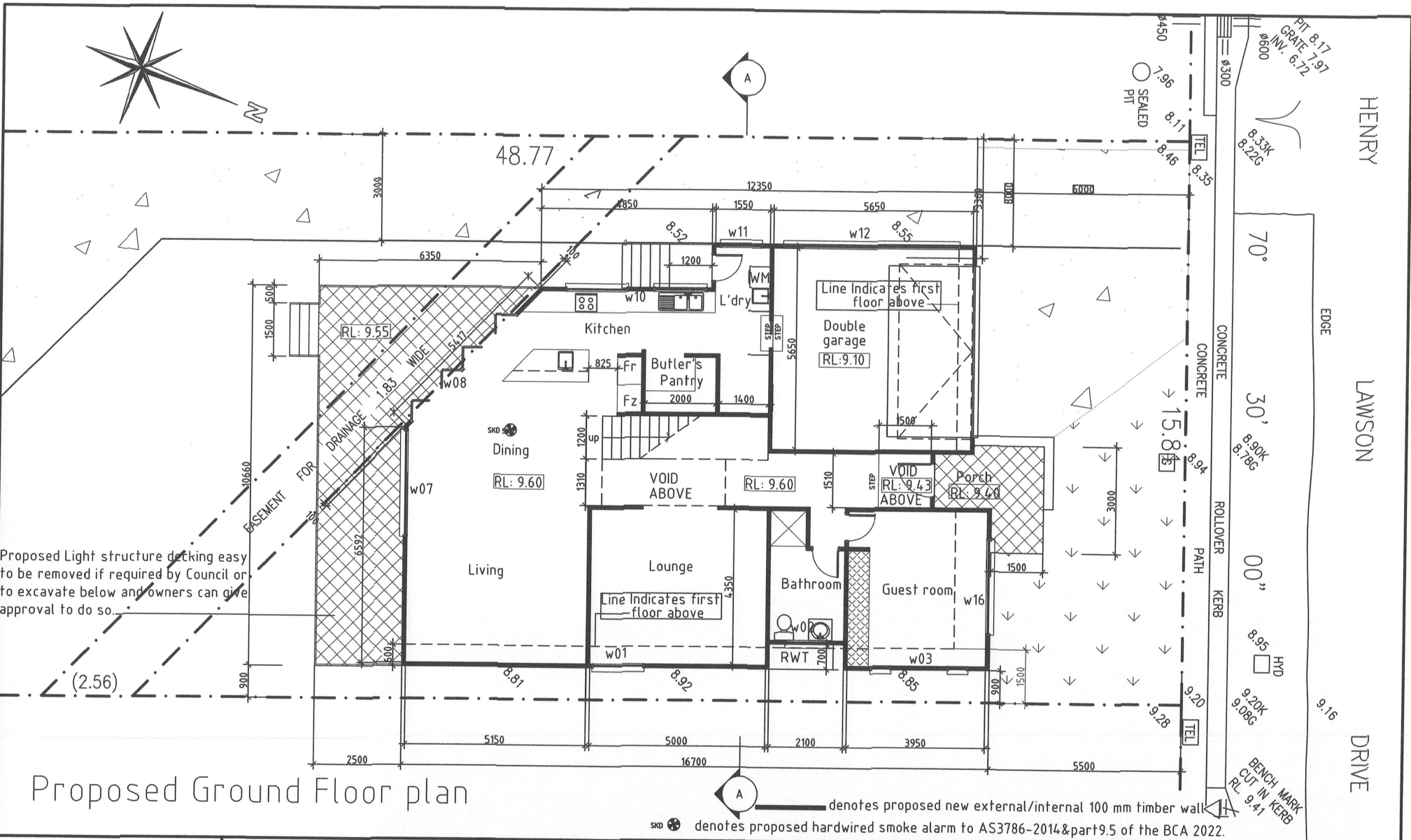
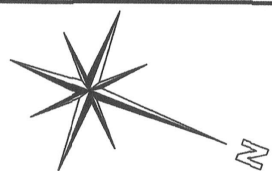
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Date: 31/01/2026

Drawing No: PRU/260150

Rev:





Proposed Ground Floor plan

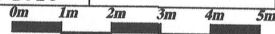
denotes proposed new external/internal 100 mm timber wall
denotes proposed hardwired smoke alarm to AS3786-2014&part9.5 of the BCA 2022.

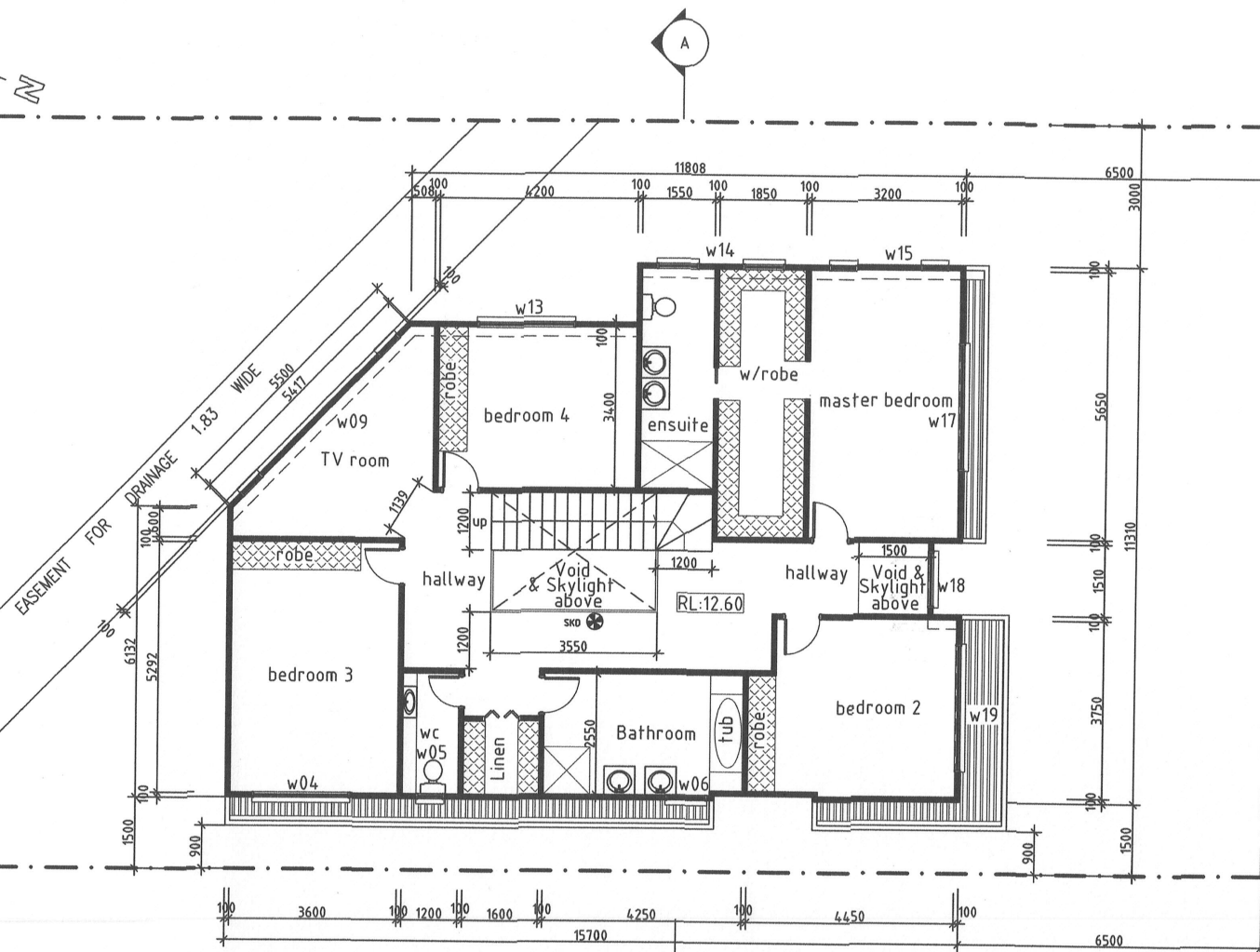
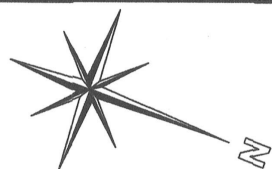
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Drawn By: Antoine Rassy
Scale: 1:100 @ A3
Date: 31/01/2026
Drawing No: PRU/260151
Rev:





Proposed First Floor plan

— denotes proposed new external/internal 100 mm timber wall
 SKD ⊕ denotes proposed hardwired smoke alarm to AS3786-2014 & part 9.5 of the BCA 2022.

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Proposed First Floor Plan

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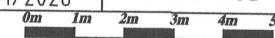
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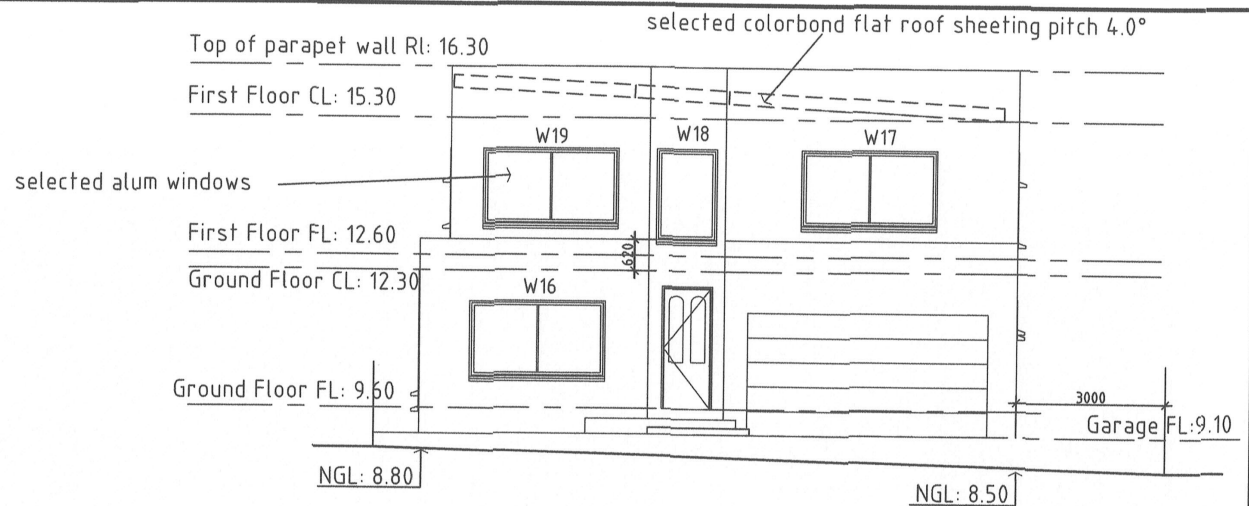
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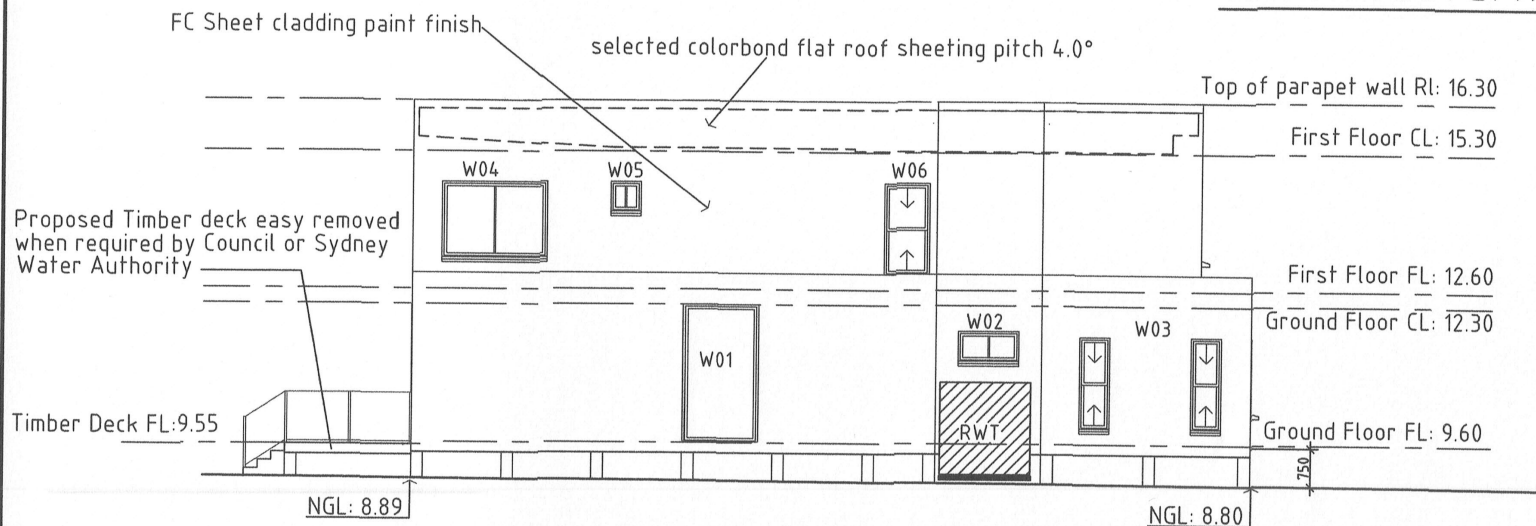
PRU/260152

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Northwestern Elevation



Northeastern Elevation

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Sheet Title:

Northwest & Northeast Elevations

Drawn By: Antoine Rassy

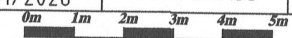
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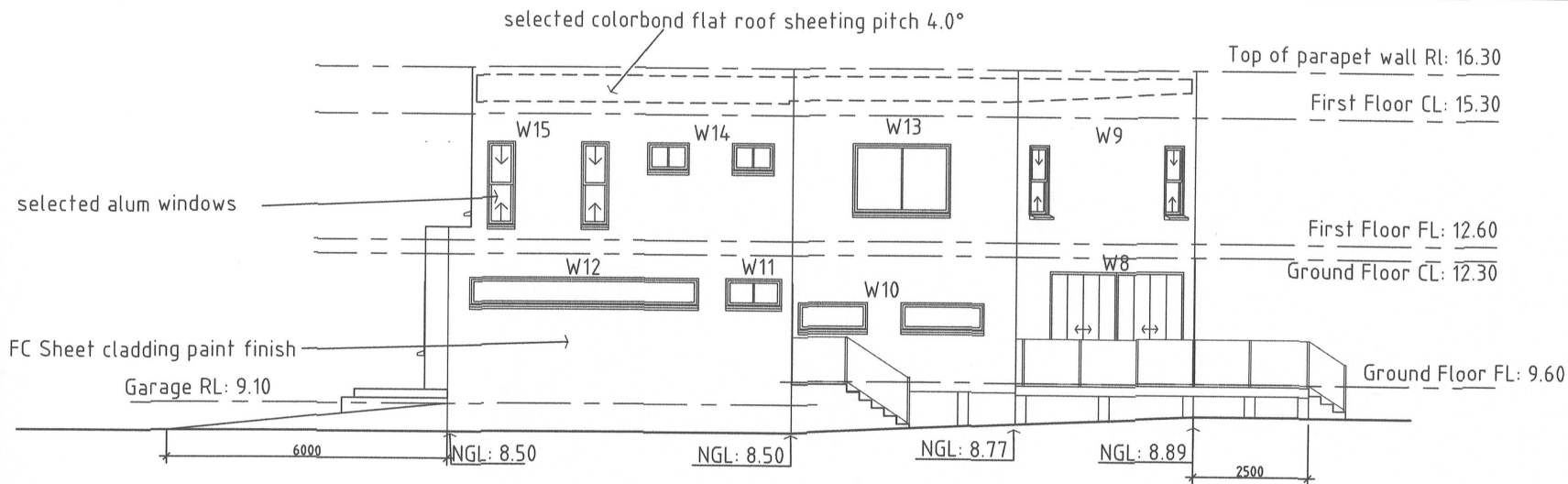
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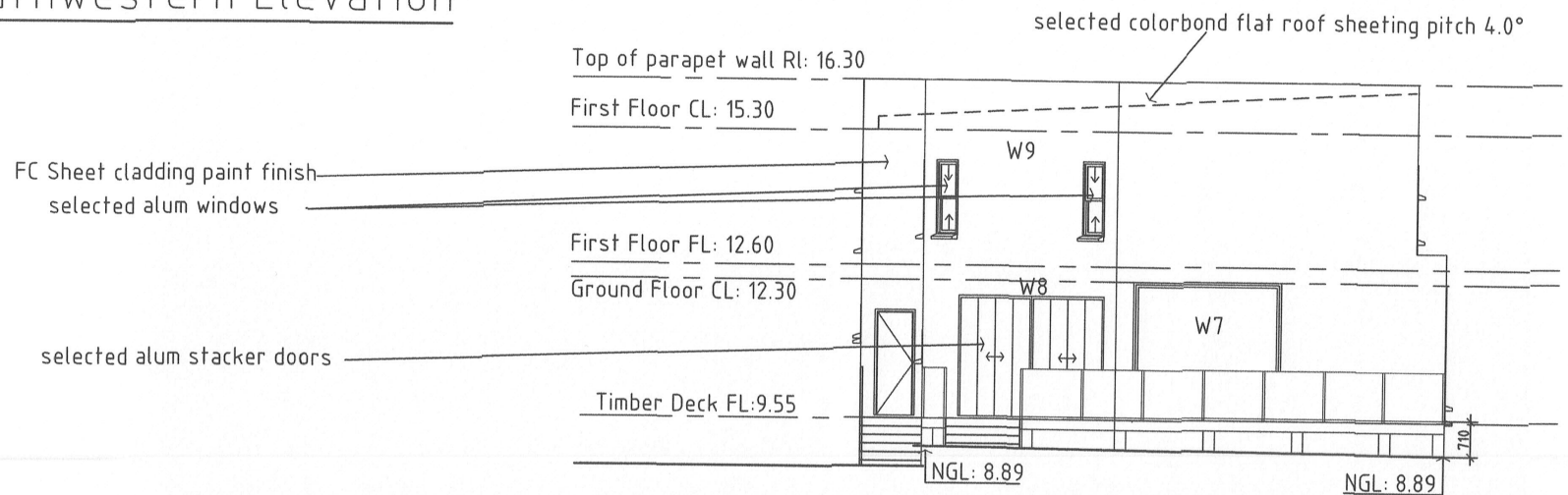
PRU/260153

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Southwestern Elevation



Southeastern Elevation

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Sheet Title:

Southwest & Southeast Elevations

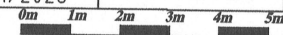
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Date: 31/01/2026

Drawing No: PRU/260154

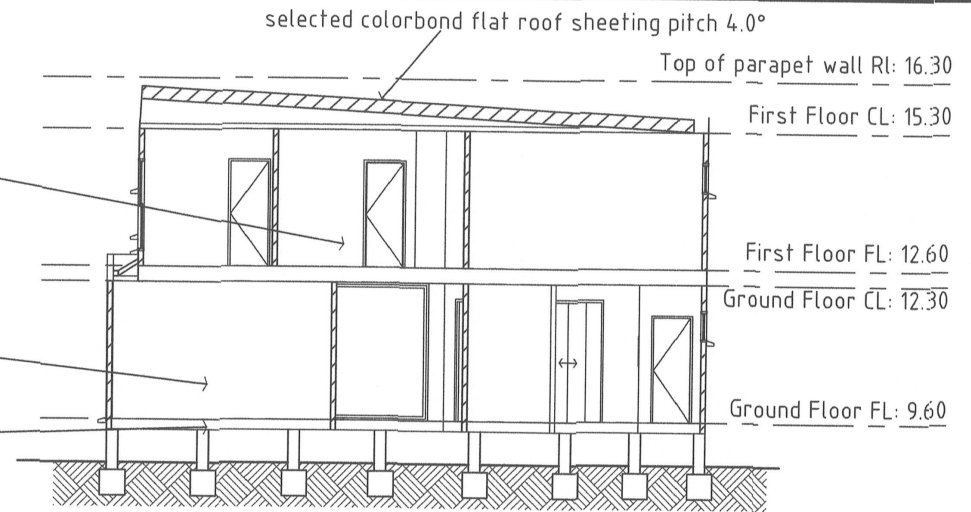
Rev:



selected colorbond roof sheets pitch 4° approx
timber frame flat roof to AS & specifications
roof insulation:foil/sarking & ceiling insulation:
R 1.45 value & 100mm foil blanket to Basix requirements
must be installed in accordance of Part 3.12.1 of BCA2022

selected External walls R3.5 Insulation batts including
construction to Basix requirements & BCA 2022
must be installed in accordance of Part 3.12.1 of BCA2022

RC slabs & footings to engineer's details



Section A - A

windows schedule	height mm	width mm	Basix requirements
W1	2700	1500	aluminium, single, clear
W2	600	1200	aluminium, single, clear
W3, W15 & W18	1800	1200	aluminium, single, clear
W4 & W 13	1500	2100	aluminium, single, clear
W 5	600	600	aluminium, single, clear
W 6	1800	900	aluminium, single, clear
W 7	2700	3000	aluminium, single, clear
W 8	2400	4000	aluminium, single, clear
W 9	1500	1200	aluminium, single, clear
W 10	600	3600	aluminium, single, clear
W 12	600	5000	aluminium, single, clear
W 14	600	1800	aluminium, single, clear
W 16, W 17 & W 19	1500	2700	aluminium, single, clear

- 1- Aluminium Windows & Doors as per Schedule in the table below
- 2- Showerheads, toilets & taps to be of a min 4 & 6 stars respectively water rating to basix requirements
- 3- Rainwater tank min 1500L to collect 87.5 sqm of roof area, must connect tank to one outdoor tap
- 4- Hot water heater to be 6 star gas instantaneous to basix requirements.
- 5- Cooling system: 1 ceiling fan in living room to BASIX requirements
- 6- Minimum 80% of light fixtures to be LED lamps
- 7- Ventilation: natural ventilation in kitchen, fan in bathroom & Laundry ducted to facade
- 8- Natural lighting: install 1 window in kitchen and 1 window in bathroom to basix requirements
- 9- Install a gas cooktop and a electric oven in kitchen to basix requirements
- 10- "Well ventilated" refrigerator space as defined in the basix definitions to basix requirements
- 11- Install a fixed outdoor clothes drying line to basix requirements.

External Finishes

- 1-Selected Colorbond roofsheets, Fascias & Gutter to owner color selection
- 2- Rendered FC sheathed external walls color paint to owner selection
- 3- Selected 150x150 timber front porch posts color paint to owner selection
- 4- Selected Aluminium frame windows color to owner selection

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