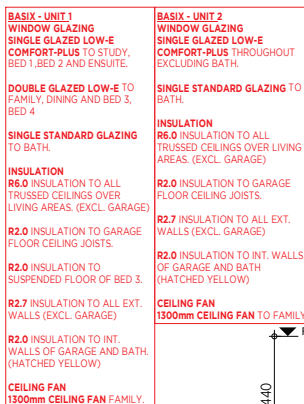


1. PROVIDE 105mm REVEALS TO THE WINDOWS
2. CLADDING TO BE FITTED INTO WINDOW FRAMES
3. PROVIDE 110mm PLASTIC ALCOR TO PERIMETER OF WINDOWS
4. PROVIDE SARKING WRAP TO FRAME OF CLADED AREAS
5. PROVIDE 67mm x 18mm TIMBER ALONG FLASHINGS
6. PROVIDE 13mm x 18mm TIMBER TO PERIMETER OF WINDOWS (FOR DILRASHFEET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



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
-------	-------	------

Key Value	Keynote Text
BRK	BRICKWORK AS SELECTED
CLD	CLADDING W/ JOINTINGS AS SELECTED
GUT	GUTTER + FASCIA AS SELECTED
HCL	HORIZONTAL CLADDING AS SELECTED
HND	HANDRAIL AS SELECTED
PST	POST/S AS SELECTED
RFM	METAL ROOF AS SELECTED
RT	ROOF TILES AS SELECTED
RND	ARMWALL RENDER (HATCHED) AS SELECTED
WND-A	ALUMINIUM WINDOWS AS SPECIFIED

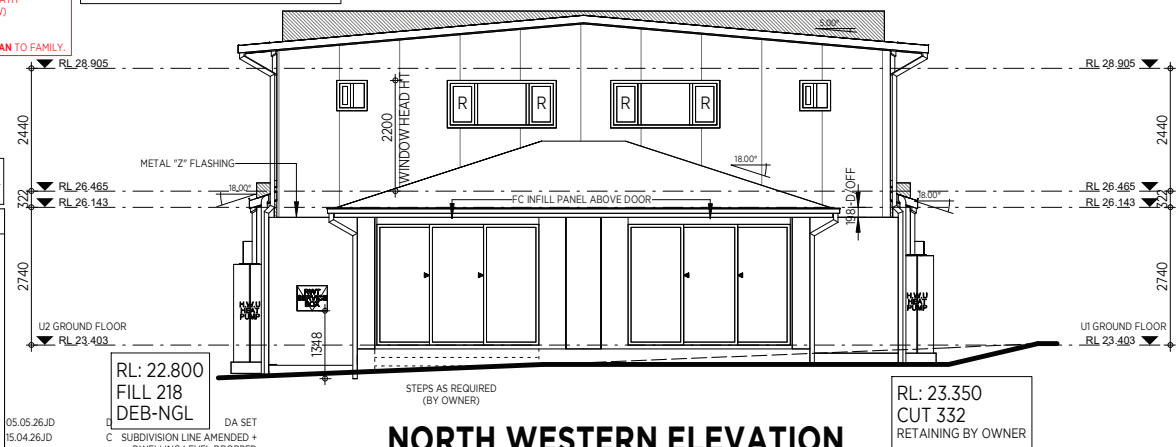
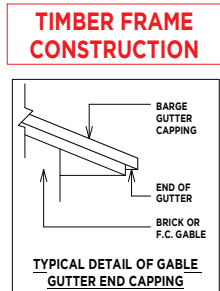
PROVIDE 300MM FLOOR JOISTS

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

NOTE: WHERE FLOOR LEVEL IS $>2\text{M}$ ABOVE EXTERNAL SURFACE BENEATH WINDOW, AND WHERE THE OPENABLE SASH IS $<1.7\text{M}$, 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 $>4\text{M}$.

R DENOTES **R**ESTRICTION ON THE WINDOW

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



NORTH WESTERN ELEVATION

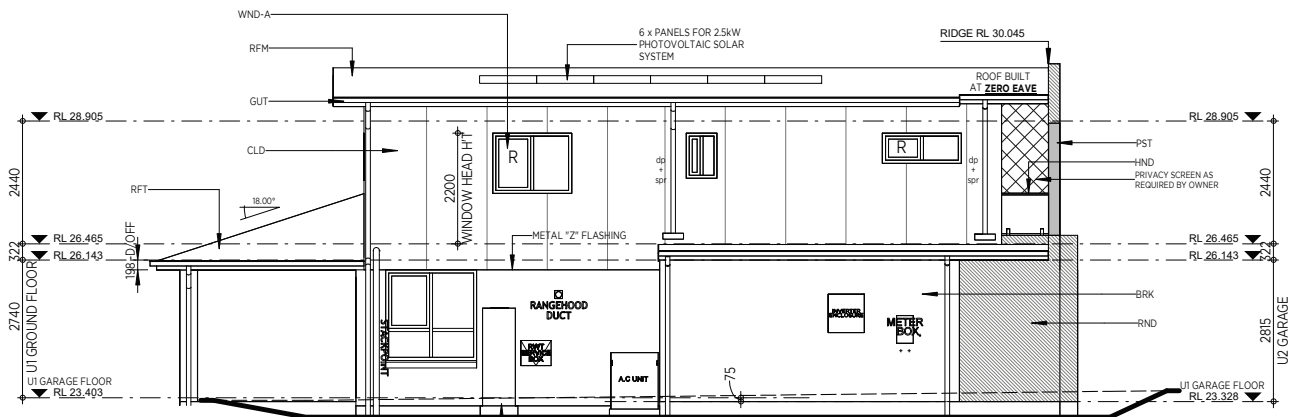
05.05.26JD	D	DEB-NGL	DA SET
15.04.26JD	C	SUBDIVISION LINE AMENDED + DWELLING LEVEL DROPPED	
07.04.26JD	B (T04)	VAR. 15-21 + HI SLAB	
05.03.26	A (T03)	FIRST DRAW	
DATE	ISSUE	REVISION	

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
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- ARN 12057 761 378

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PROPOSED RESIDENCE		CUSTOM DUPLEX MODIFIED STELLA FACADE	
FOR: Mr. B KATBAY		DATE: 04.03.26	SCALE: 1 : 100
		DRAWN: DI	CHECKED
AT: LOT B (#14) RAINE ROAD, PADSTOW		SHEET NO: 04	JOB NO: 8058

SALES: PHONE: (02) 9629 4772
FAX: (02) 9629 5813
HEAD 96-100 TOONGABBIE ROAD,
OFFICE: GIRRAWEEN NSW 2145
PHONE: (02) 9672 7055
FAX: (02) 9672 7033
ABN: 12057761378 BLDG.LIC.39371



SOUTHERN WESTERN ELEVATION

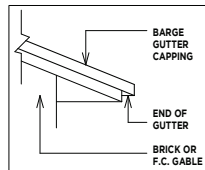
- BASIX - UNIT 1**
WINDOW GLAZING
SINGLE GLAZED LOW-E COMFORT-PLUS TO STUDY, BED 1, BED 2 AND ENSUITE.
DOUBLE GLAZED LOW-E TO FAMILY, DINING AND BED 3, BED 4.
SINGLE STANDARD GLAZING TO BATH.
INSULATION
R6.0 INSULATION TO ALL TRUSSED CEILINGS OVER LIVING AREAS. (EXCL. GARAGE)
R2.0 INSULATION TO GARAGE FLOOR CEILING JOISTS.
R2.0 INSULATION TO ALL EXT. WALLS (EXCL. GARAGE)
R2.0 INSULATION TO SUSPENDED FLOOR OF BED 3.
R2.7 INSULATION TO ALL EXT. WALLS (EXCL. GARAGE)
R2.0 INSULATION TO INT. WALLS OF GARAGE AND BATH. (HATCHED YELLOW)
CEILING FAN
1300mm CEILING FAN FAMILY.
- BASIX - UNIT 2**
WINDOW GLAZING
SINGLE GLAZED LOW-E COMFORT-PLUS THROUGHOUT EXCLUDING BATH.
SINGLE STANDARD GLAZING TO BATH.
INSULATION
R6.0 INSULATION TO ALL TRUSSED CEILINGS OVER LIVING AREAS. (EXCL. GARAGE)
R2.0 INSULATION TO GARAGE FLOOR CEILING JOISTS.
R2.7 INSULATION TO ALL EXT. WALLS (EXCL. GARAGE)
R2.0 INSULATION TO INT. WALLS OF GARAGE AND BATH. (HATCHED YELLOW)
CEILING FAN
1300mm CEILING FAN TO FAMILY.

TIMBER FRAME CONSTRUCTION

- 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
5. PROVIDE 67mm x 18mm TIMBER ALONG FLASHINGS
6. PROVIDE 13mm x 18mm TIMBER TO PERIMETER OF WINDOWS (FOR DURASHEET ONLY)

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



TYPICAL DETAIL OF GABLE GUTTER END CAPPING

NOTE: REFER TO ELECTRICAL PLAN PREPARED BY CLIPSAF 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.

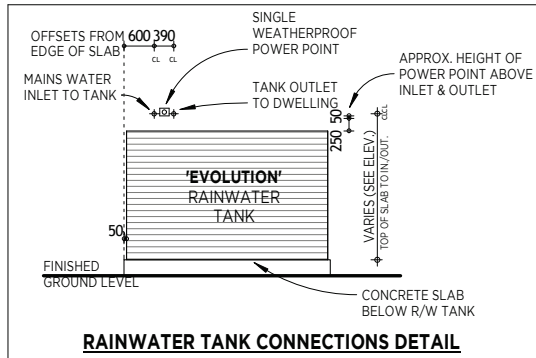
I/WE HAVE HAD OUR CHOSEN ALTERATIONS/VARIATIONS EXPLAINED TO US.

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 _____



RAINWATER TANK CONNECTIONS DETAIL

METAL 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

SELECTED WALL SARKING TO ALL EXTERNAL FRAMES

TERMITE-RESISTANT TREATED TIMBER FRAMES & TRUSSES

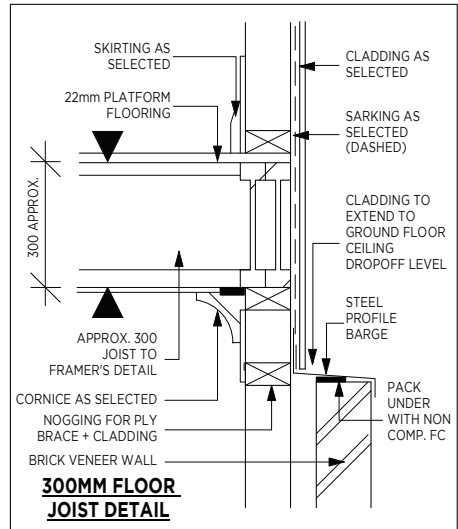
NOTE: WINDOWS MAY NOT BE CENTERED INTERNALLY TO ROOMS DUE TO BRICK SIZING TO EXTERNAL WALL

HEAVY DUTY SARKING TO UNDERSIDE OF ROOFING

90MM CORNICE THROUGHOUT (SQUARE SET TO BATHROOMS)

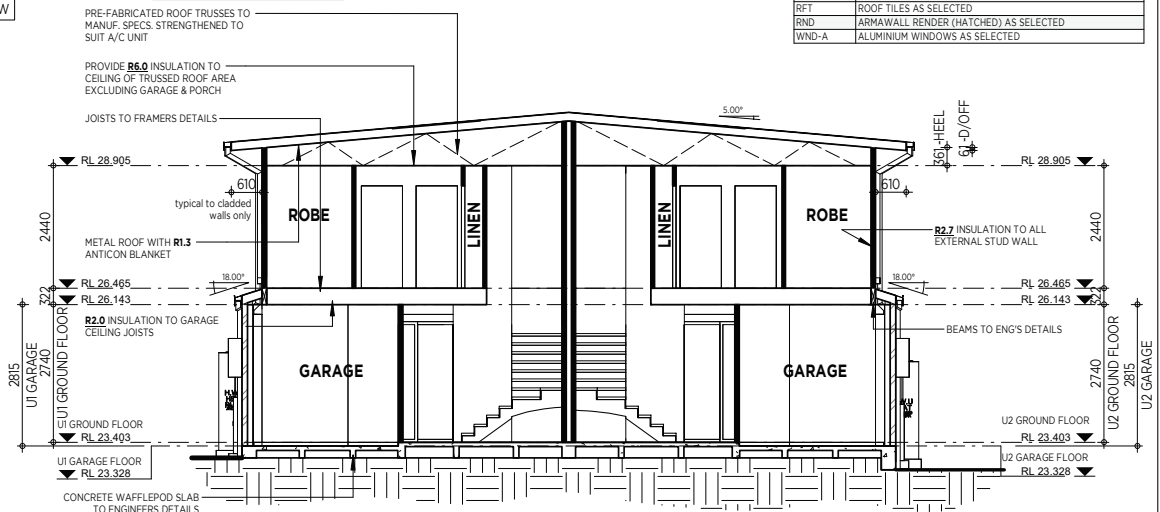
PROVIDE 300MM FLOOR JOISTS

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



300MM FLOOR JOIST DETAIL

Key Value	Keynote Text
BRK	BRICKWORK AS SELECTED
CLD	CLADDING W/ JOINTINGS AS SELECTED
GUT	GUTTER + FASCIA AS SELECTED
HCL	HORIZONTAL CLADDING AS SELECTED
HND	HANDRAIL AS SELECTED
PST	POST/S AS SELECTED
RFM	METAL ROOF AS SELECTED
RFT	ROOF TILES AS SELECTED
RND	ARMORALL RENDER (HATCHED) AS SELECTED
WIND-A	ALUMINUM WINDOWS AS SELECTED



SECTION A-A

ELEVATIONS/SECTION

05.05.26JD	D	DA SET
15.04.26JD	C	SUBDIVISION LINE AMENDED + DWELLING LEVEL DROPPED
07.04.26JD	B (T04)	VAR: 15-21 + HI SLAB
05.03.26	A (T03)	FIRST DRAW
DATE	ISSUE	REVISION

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PROPOSED RESIDENCE

FOR: Mr. B KATBAY

AT: LOT B (#14) RAINE ROAD, PADSTOW

CUSTOM DUPLEX

DATE: 04.03.26 SCALE: 1:100

DRAWN: DI CHECKED:

SHEET NO: JOB NO:

05 8058

SALES: PHONE: (02) 9629 4772
FAX: (02) 9629 5813
HEAD 96-100 TOONGABBIE ROAD,
OFFICE: GIRRAWEEN NSW 2145
PHONE: (02) 9672 7055
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ABN: 12057761378 BLDG.LIC.39371



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Make it Home

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