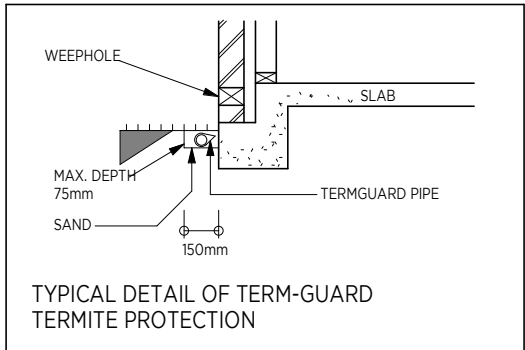




FLOOR COVERING			
UNIT 1 & 2			
GROUND FLOOR		FIRST FLOOR	
STUDY	HYBRID LAM.	BEDS	CARPET
KITCHEN	HYBRID LAM.	HALL	CARPET
FAMILY	HYBRID LAM.	STAIRCASE	HYBRID LAM.
DINING	HYBRID LAM.		

EXTERNAL COLOUR	
ROOF	EXTERNAL WALL
DARK/MEDIUM/LIGHT	DARK/MEDIUM/LIGHT

NOTE:
STORMWATER TO BE CONNECTED
TO RAINWATER TANK. OVERFLOW
TO HYDRAULIC ENG'S DETAILS

RAINWATER DUAL PLUMBING
CONNECTED AS PER BASIX
CERTIFICATE

ALL WORKS TO BE CARRIED OUT
IN ACCORDANCE WITH
REQUIREMENTS SET OUT ON THE
BASIX/NATHERS CERTIFICATE

**FOR DURABILITY REQ'S
REFER TO ENG'S DETAILS**

OWNER TO IDENTIFY TREE SPECIES WITHIN
3M OF HOUSE (SHOWN DASHED) TREES TO
BE REMOVED (BY OWNER) MUST BE
CHECKED AGAINST COUNCIL'S PROTECTED
REGISTER PRIOR TO APPROVAL

KEY

ET : Electric Turret	ET	LIN : Lintel	
LP : Light Pole	⊗	KO : Kerb Outlet	+
PP : Power Pole	⊙	SIP : Sewer Insp Point	⊙
GAS : Gas Meter	⊙	SMS : Sewer Maint. Shaft	⊙
HYD : Hydrant	H	SMH : Sewer Manhole	⊙
SV : Stop Valve	⊙	TEL : Telecom Pit	TEL
WC : Water Connection	⊙	PC : Pram Crossing	
WM : Water Meter	WM	VC : Vehicle Crossing	
SWP : Stormwater Pit	PIT	DH&W:Drillhole & Wing	!.



L.G.A : BANKSTOWN SITE CALCULATIONS	
A. UNIT 1 GROUND FLOOR AREA	99.41m ²
B. UNIT 1 FIRST FLOOR AREA	84.43m ²
C. UNIT 2 GROUND FLOOR AREA	99.41m ²
D. UNIT 2 FIRST FLOOR AREA	84.43m ²
E. TOTAL BUILDING AREA	367.68m ²
F. UNIT 1 GARAGE AREA	18.29m ²
G. UNIT 2 GARAGE AREA	18.29m ²
H. UNIT 1 PORCH AREA	3.55m ²
I. UNIT 2 PORCH AREA	3.55m ²
J. UNIT 1 ALFRESCO AREA	15.76m ²
K. UNIT 2 ALFRESCO AREA	15.76m ²
L. UNIT 1 BALCONY AREA	7.08m ²
M. UNIT 2 BALCONY AREA	7.08m ²
N. EXT. WALLS + VOID AREA	29.44m ²
O. DRIVEWAY AREA (APPROX.)	40.00m ²
P. SITE AREA	636.00m ²
FSR: E - (F+G+H+I+J+K+L+M+N) / P	0.39 : 1
SITE COVERAGE: A+C+O / P	37.55%
LANDSCAPED AREA:	62.45%

EXISTING HOUSE, PAVING,
DRIVEWAY, SHEDS ETC
(SHOWN DOTTED) TO BE
REMOVED BY OWNER
AFTER APPROVAL PRIOR
TO CONSTRUCTION

**TIMBER FRAME
CONSTRUCTION**

**NCC 2022
CONSTRUCTION REQ'S**

**BCA OPTION FOR
WATERPROOFING
+ TILING**

**H1 SLAB
25 MPa**

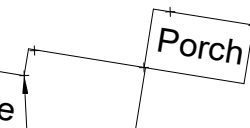
GALVANIZED POLE

RL: 23.350
CUT 332
RETAINING BY OWNER

RL: 23.530
CUT 512
RETAINING BY OWNER

SP 7116

2 STY
BRICK DUPLEX
RESIDENCE
No 18



NO REFER TO ELECTRICAL PLAN
PREPARED BY CLIPSLAL 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



05.05.26JD	D	DA SET
15.04.26JD	C	SUBDIVISION LINE AMENDED + DWELLING LEVEL DROPPED
07.04.26JD	B (T04)	VAR. 15-21 + H1 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
WITHOUT THE WRITTEN PERMISSION OF ALLCASTLE HOMES PTY LTD.
- ABN 12057 761 378

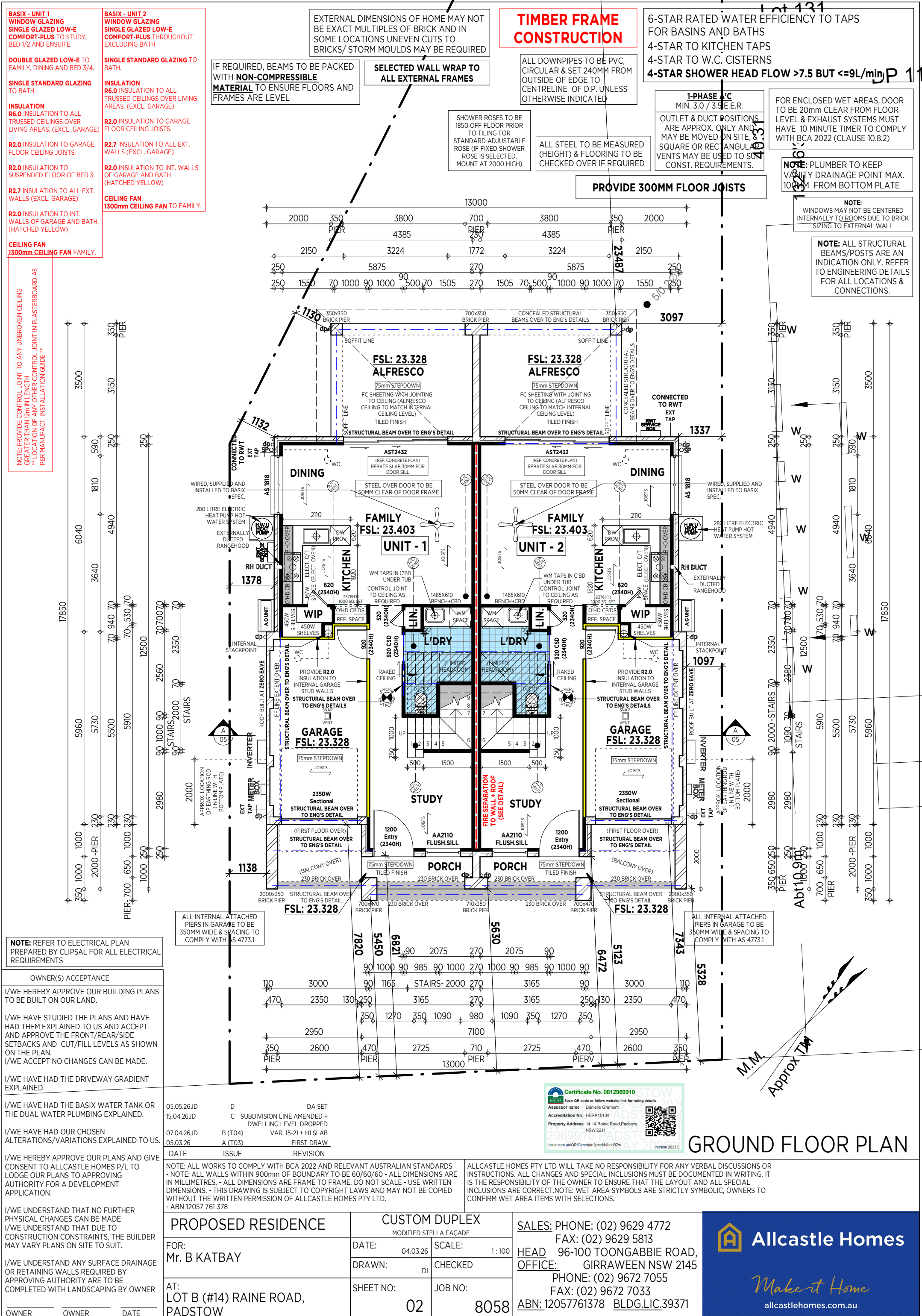
ALLCASTLE HOMES PTY LTD WILL TAKE NO RESPONSIBILITY FOR ANY VERBAL DISCUSSIONS OR
INSTRUCTIONS. ALL CHANGES AND SPECIAL INCLUSIONS MUST BE DOCUMENTED IN WRITING. IT
IS THE RESPONSIBILITY OF THE OWNER TO ENSURE THAT THE LAYOUT AND ALL SPECIAL
INCLUSIONS ARE CORRECT.NOTE: WET AREA SYMBOLS ARE STRICTLY SYMBOLIC, OWNERS TO
CONFIRM WET AREA ITEMS WITH SELECTIONS.

PROPOSED RESIDENCE		CUSTOM DUPLEX MODIFIED STELLA FAÇADE		SALES: PHONE: (02) 9629 4772 FAX: (02) 9629 5813 HEAD 96-100 TOONGABBIE ROAD, OFFICE: GIRRAWEE NSW 2145 PHONE: (02) 9672 7055 FAX: (02) 9672 7033 ABN: 12057761378 BLDG.LIC.39371	
FOR: Mr. B KATBAY	DATE: 04.03.26	SCALE: 1:200	CHECKED DI		
AT: LOT B (#14) RAINE ROAD, PADSTOW	SHEET NO: 01	JOB NO: 8058			

Allcastle Homes

Make it Home

allcastlehomes.com.au



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 **R**ESTRICTION ON THE WINDOW

BASIX - UNIT 1
WINDOW GLAZING
SINGLE GLAZED LOW-E
COMFORT-PLUS TO STUDY,
BED 1/2 AND ENSUITE.

DOUBLE GLAZED LOW-E TO
FAMILY, DINING AND BED 3/4.

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
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

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

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)

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.

PROVIDE 300MM FLOOR JOISTS

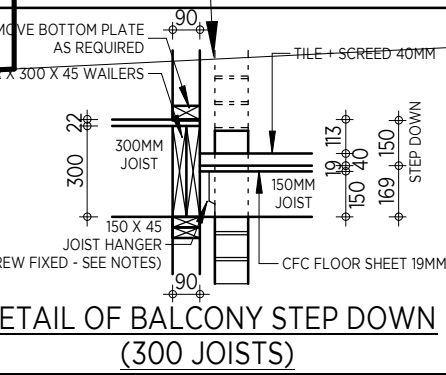
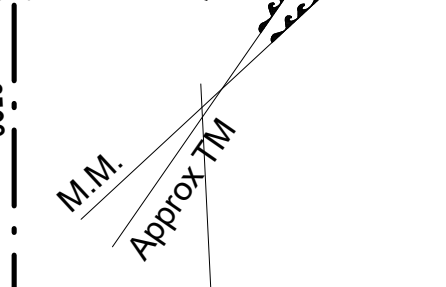
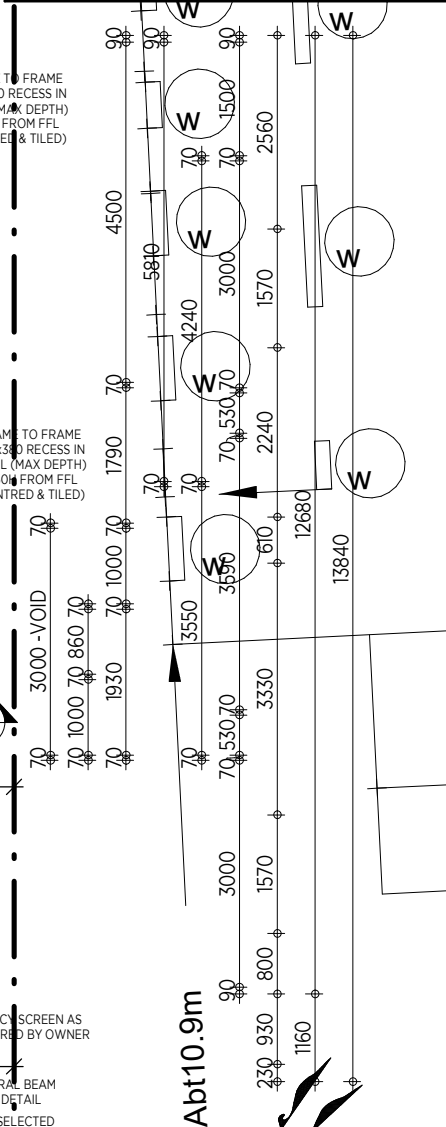
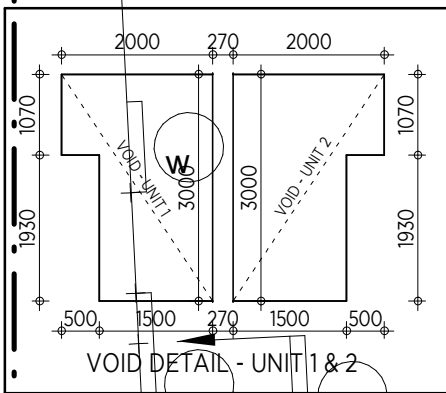
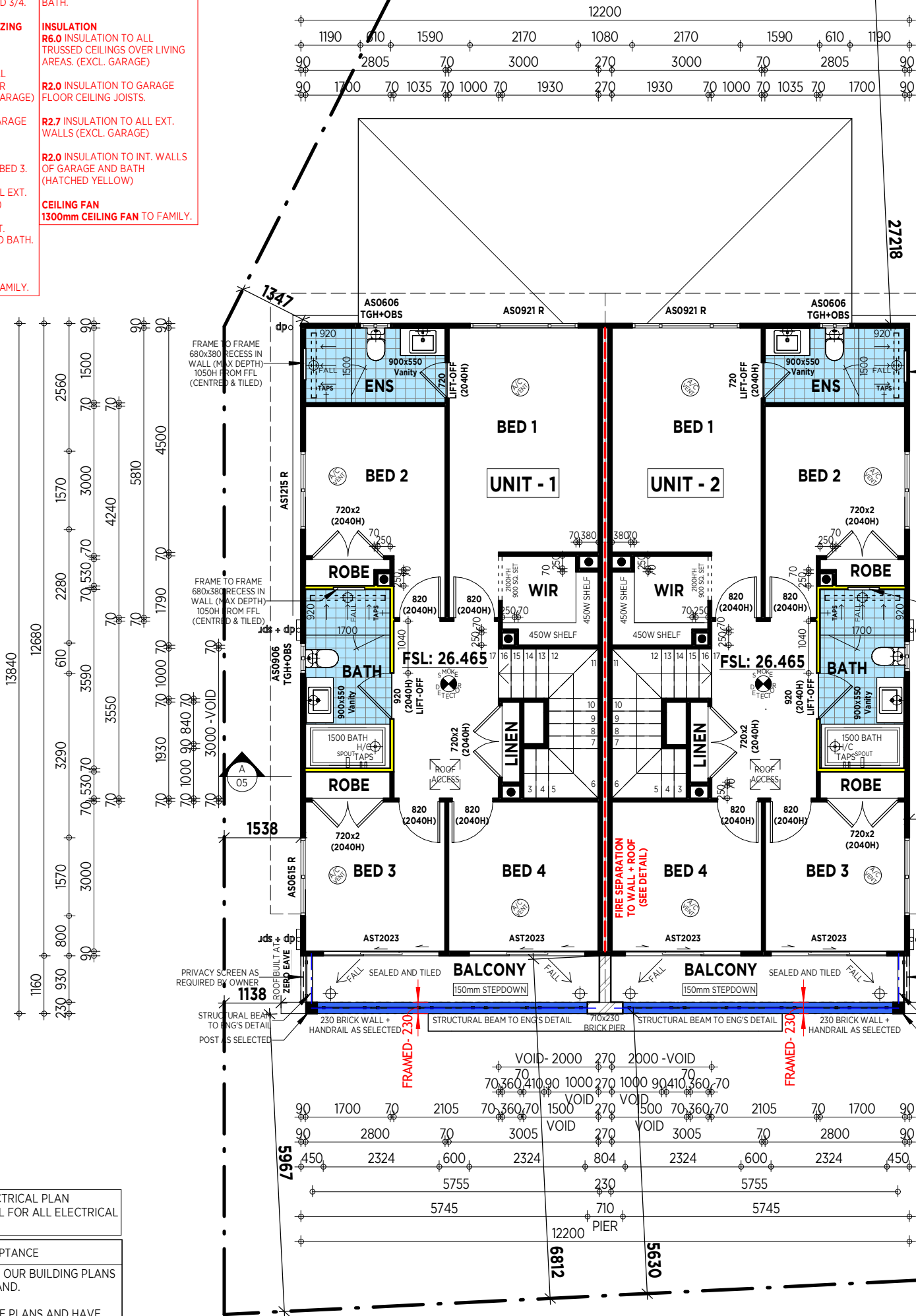
NOTE: PLUMBER TO KEEP
VANITY DRAINAGE POINT MAX.
100MM FROM BOTTOM PLATE

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

6-STAR RATED WATER EFFICIENCY TO TAPS
FOR BASINS AND BATHS
4-STAR TO KITCHEN TAPS
4-STAR TO W.C. CISTERNS
4-STAR SHOWER HEAD FLOW >7.5 BUT <=9L/min

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



DETAIL OF BALCONY STEP DOWN
(300 JOISTS)

FIRST FLOOR PLAN

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

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

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

ALLCASTLE HOMES PTY LTD WILL TAKE NO RESPONSIBILITY FOR ANY VERBAL DISCUSSIONS OR
INSTRUCTIONS. ALL CHANGES AND SPECIAL INCLUSIONS MUST BE DOCUMENTED IN WRITING. IT
IS THE RESPONSIBILITY OF THE OWNER TO ENSURE THAT THE LAYOUT AND ALL SPECIAL
INCLUSIONS ARE CORRECT. NOTE: WET AREA SYMBOLS ARE STRICTLY SYMBOLIC, OWNERS TO
CONFIRM WET AREA ITEMS WITH SELECTIONS.

PROPOSED RESIDENCE	CUSTOM DUPLEX MODIFIED STELLA FAÇADE
FOR: Mr. B KATBAY	DATE: 04.03.26 SCALE: As indicated
AT: LOT B (#14) RAINE ROAD, PADSTOW	DRAWN: DI CHECKED
	SHEET NO: 03 JOB NO: 8058

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

Allcastle Homes
Make it Home
allcastlehomes.com.au

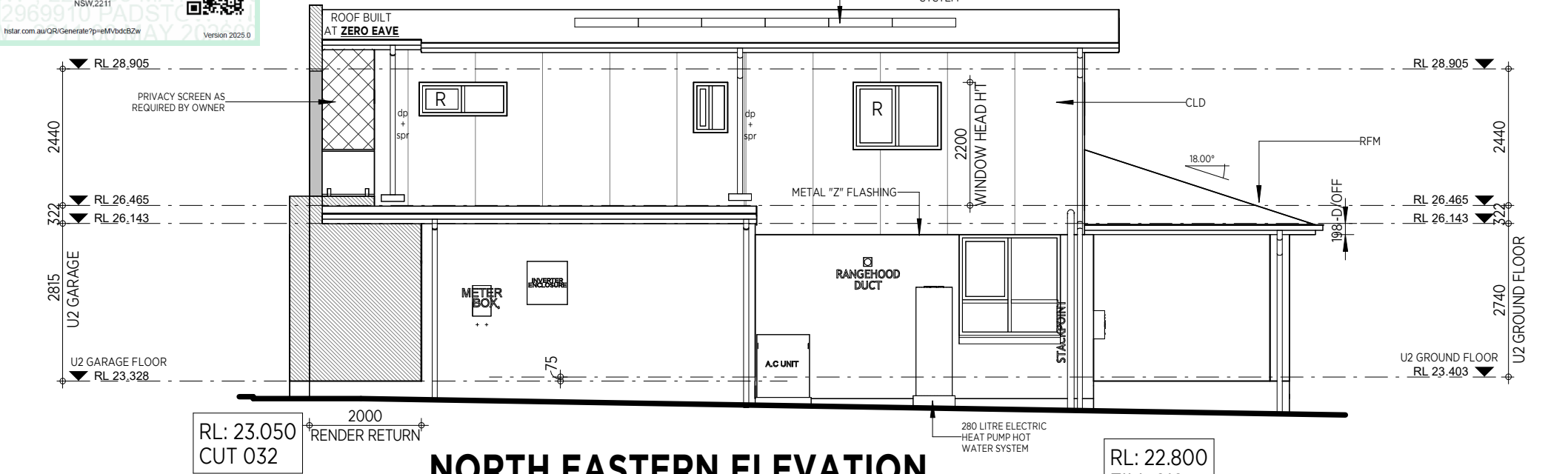
- FOR FC CLADDING;**
1. PROVIDE 105mm REVEALS TO THE WINDOWS
 2. CLADDING TO BE FITTED INTO WINDOW FRAMES
 3. PROVIDE 110mm PLASTIC ALCOR TO PERIMETER OF WINDOWS
 4. PROVIDE SARKING WRAP TO FRAME OF CLADDED AREAS
 5. PROVIDE 67mm x 18mm TIMBER ALONG FLASHINGS
 6. PROVIDE 13mm x 18mm TIMBER TO PERIMETER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



RL: 23.530
CUT 512
RETAINING BY OWNER

SOUTH EASTERN ELEVATION

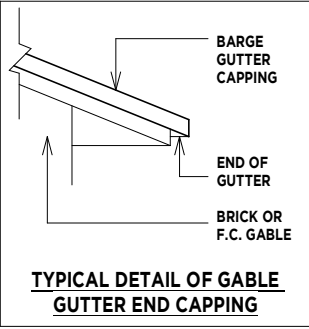
RL: 23.050
CUT 032



NORTH EASTERN ELEVATION

RL: 22.800
FILL 218
DEB-NGL

TIMBER FRAME CONSTRUCTION



- BASIX - UNIT 1 WINDOW GLAZING SINGLE GLAZED LOW-E COMFORT-PLUS TO STUDY, BED 1/2 AND ENSUITE.**
- DOUBLE GLAZED LOW-E TO FAMILY, DINING AND BED 3/4.**
- 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 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.**
- 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.**

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	ARMAWALL RENDER (HATCHED) AS SELECTED
WND-A	ALUMINIUM WINDOWS 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

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

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.

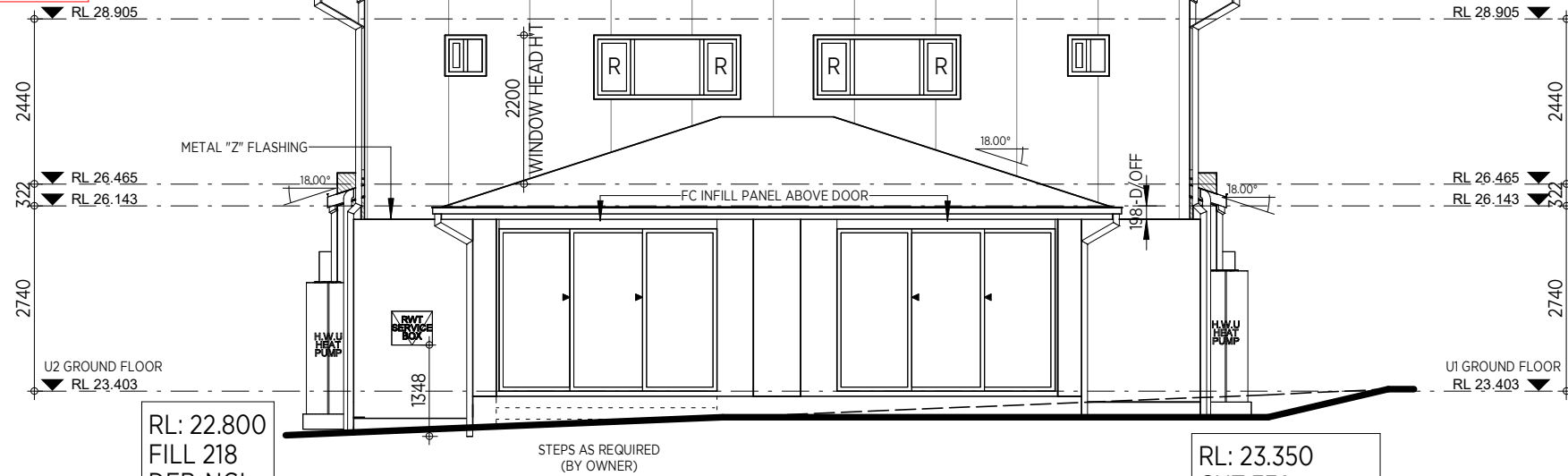
I/WE HAVE HAD OUR CHOSEN ALTERATIONS/VARIATIONS EXPLAINED TO US.

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



RL: 22.800
FILL 218
DEB-NGL

NORTH WESTERN ELEVATION

RL: 23.350
CUT 332
RETAINING BY OWNER

ELEVATIONS

PROPOSED RESIDENCE

CUSTOM DUPLEX

MODIFIED STELLA FAÇADE

FOR:
Mr. B KATBAY

DATE:
04.03.26

SCALE:
1:100

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

SHEET NO:
04

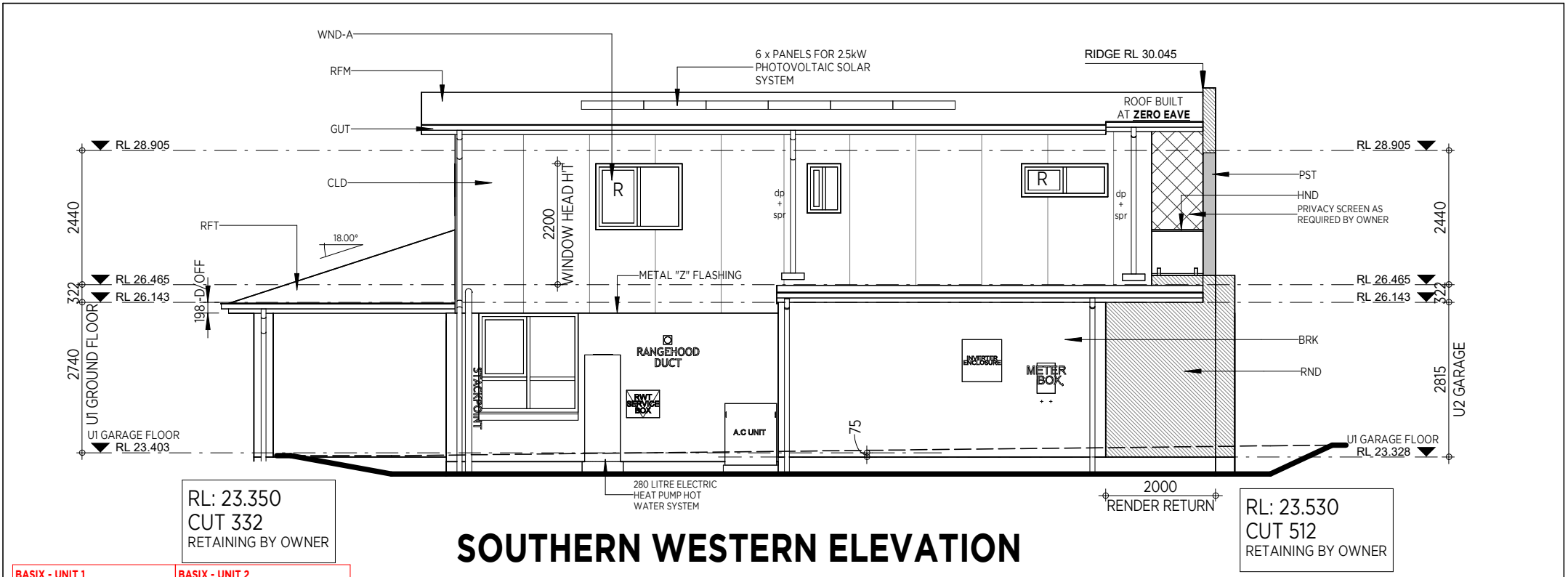
JOB NO:
8058

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

Allcastle Homes

Make it Home

allcastlehomes.com.au



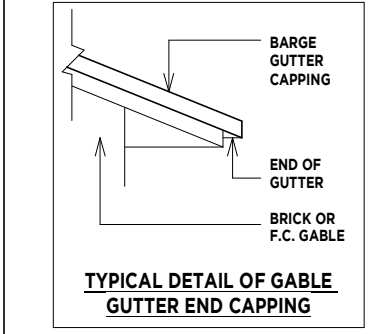
- BASIX - UNIT 1 WINDOW GLAZING**
SINGLE GLAZED LOW-E COMFORT-PLUS TO STUDY, BED 1/2 AND ENSUITE.
- DOUBLE GLAZED LOW-E** TO FAMILY, DINING AND BED 3/4.
- SINGLE STANDARD GLAZING** TO BATH.
- INSULATION R6.0** INSULATION TO ALL TRUSSED CEILINGS OVER LIVING AREAS. (EXCL. GARAGE)
- R2.0** INSULATION TO GARAGE FLOOR CEILING JOISTS.
- R2.0** INSULATION TO 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



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.

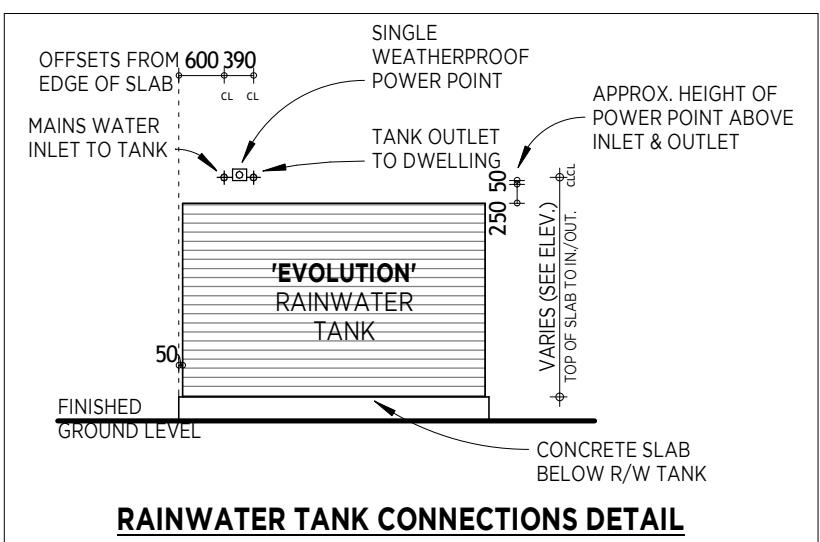
I/WE UNDERSTAND THAT NO FURTHER PHYSICAL CHANGES CAN BE MADE

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 _____

SOUTHERN WESTERN ELEVATION



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

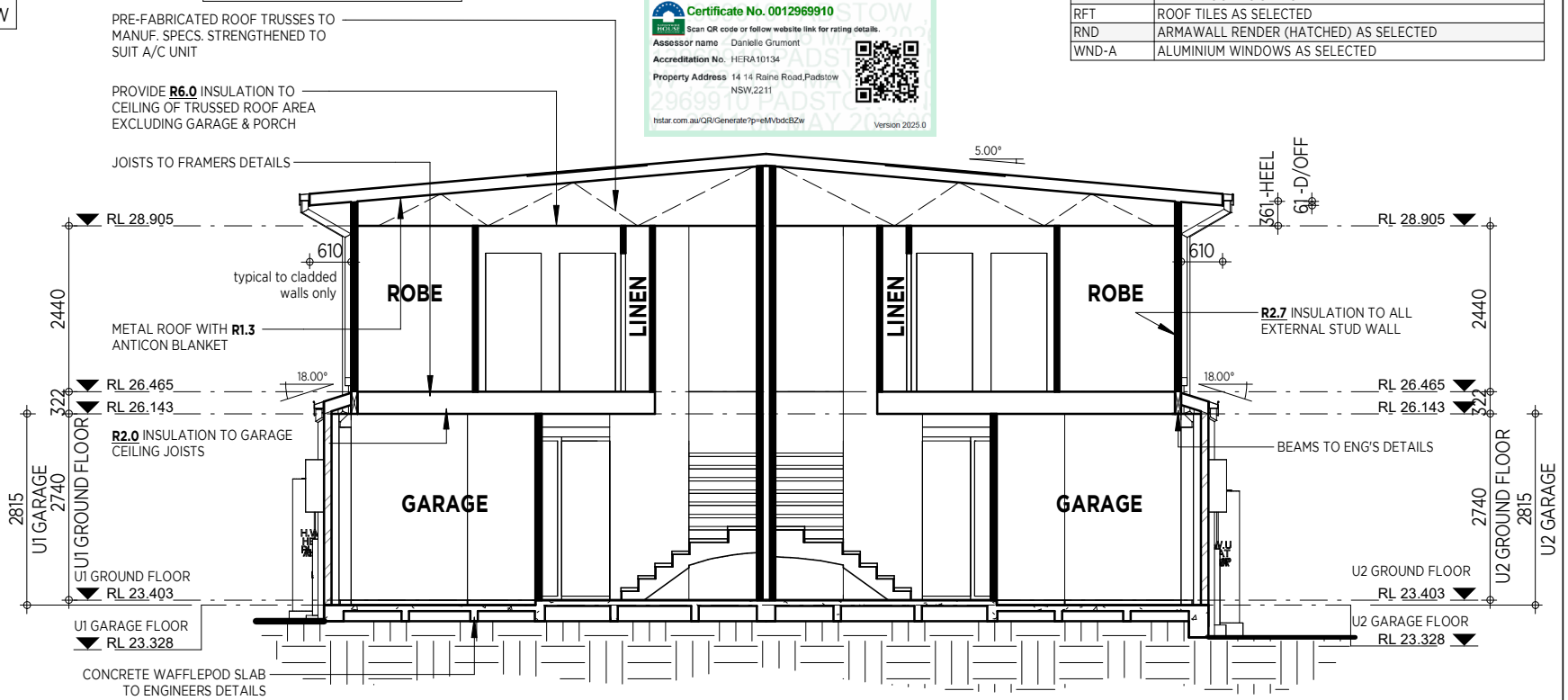
NOTE: WINDOWS MAY NOT BE CENTERED INTERNALLY TO ROOMS DUE TO BRICK SIZING TO EXTERNAL WALL

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



SECTION A-A

ELEVATIONS/SECTION

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	ARMAWALL RENDER (HATCHED) AS SELECTED
WND-A	ALUMINIUM WINDOWS AS SELECTED

PROPOSED RESIDENCE

CUSTOM DUPLEX
MODIFIED STELLA FAÇADE

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. B KATBAY

DATE: 04.03.26
SCALE: 1:100

DRAWN: DI
CHECKED:

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

SHEET NO: 05
JOB NO: 8058

DATE: 05.05.26JD
15.04.26JD
07.04.26JD
05.03.26

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

ALLCASTLE HOMES PTY LTD WILL TAKE NO RESPONSIBILITY FOR ANY VERBAL DISCUSSIONS OR INSTRUCTIONS. ALL CHANGES AND SPECIAL INCLUSIONS MUST BE DOCUMENTED IN WRITING. IT IS THE RESPONSIBILITY OF THE OWNER TO ENSURE THAT THE LAYOUT AND ALL SPECIAL INCLUSIONS ARE CORRECT. NOTE: WET AREA SYMBOLS ARE STRICTLY SYMBOLIC, OWNERS TO CONFIRM WET AREA ITEMS WITH SELECTIONS.

Allcastle Homes
Make it Home
allcastlehomes.com.au