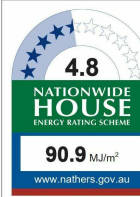


**NEW DWELLINGS
AT PROPOSED LOT 4 AND 5
OF PARENT LOT 814 DP1240086
ROWTHORNE WAY, PORT MACQUARIE**

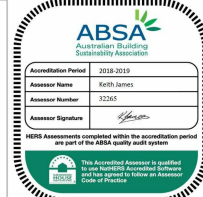


PROJECT: COMMUNITY TITLE HOUSE 4 & 5		TITLE		DRAWING REVISIONS + NOTES:	
PROP. LOT No: 4 AND 5	SHEET: 1 OF 11	SCALE:		Date:	Detail:
PARENT LOT/DP: 814 /1240086		SHEET SIZE:	A3	31.07.18	U2 WIDTH/SEWER
STREET NAME: ROWTHORNE WAY, PORT MACQUARIE		START DATE:	28.11.17	20.08.18	CHANGES
CLIENT: PEARR CORP		DWG No:	D3781	04.12.18	DA PLANS & CL
				19.12.18	ENERGY
				17.01.19	BOUNDARY UPDATED
				24.07.20	HOUSE NUMBER UPDATE
					Issue: Drawn:
					D JC
					E MS
					G MS
					H AE
					J MS
					K DC

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CONSTRUCTION NOTES:

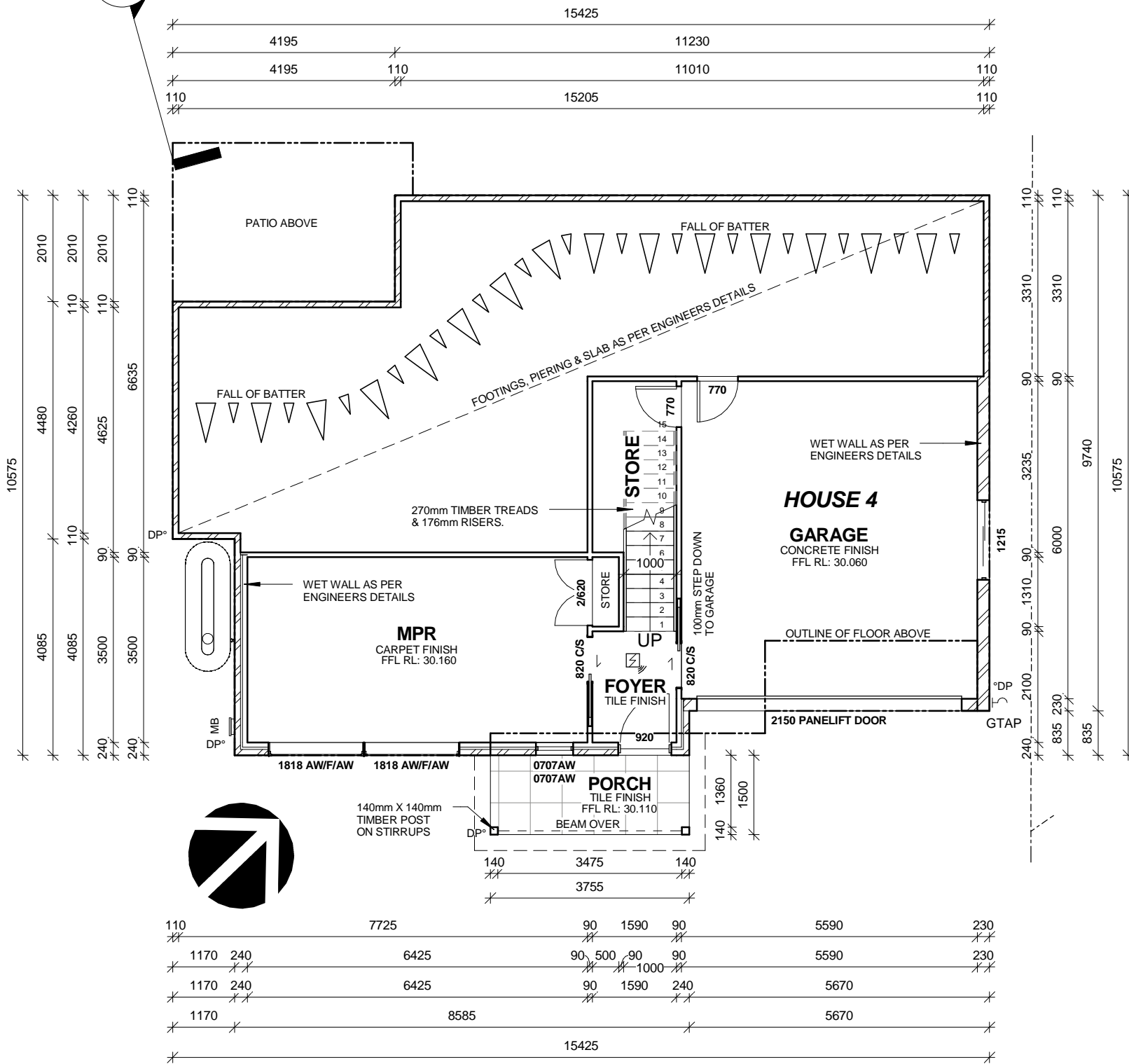
STAIRS, HANDRAILS & BALUSTRADE NOTES:
 STAIRS TO COMPLY WITH SECTION 3.9.1.3 & SECTION 3.9.1.4 & 3.9.1.1 SLIP RESISTANCE CLASSIFICATION TABLE IN ACCORDANCE WITH AS4586.

HANDRAIL HEIGHTS TO BE NO LESS THAN 1000mm FROM PROPOSED FINISHED FL. BALUSTRADE & HANDRAIL TO BE IN ACCORDANCE WITH 3.9.2.3 & 3.9.2.4 OF THE BCA

WINDOW NOTES:
 BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS 2M OR MORE ABOVE THE SURFACE BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH VOL 2 BCA PART 3.9.2.5.

WINDOWS - WHERE THE FLOOR LEVEL IS 4m OR MORE ABOVE THE SURFACE BENEATH, WINDOWS ARE TO COMPLY WITH VOL 2 BCA PART 3.9.2.5.
 BARRIER WITH A HEIGHT OF NOT LESS THAN 865mm ABOVE FLOOR IS REQUIRED TO AN OPENABLE WINDOW TO COMPLY WITH VOL 2 BCA PART 3.9.2.5

WIND CATEGORY TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION. IF N2 OR HIGHER, ENGAGED PIERS TO BRICKWORK AREA'S ARE TO COMPLY WITH AS 4773.1-2010 & AS 4773.2-2010



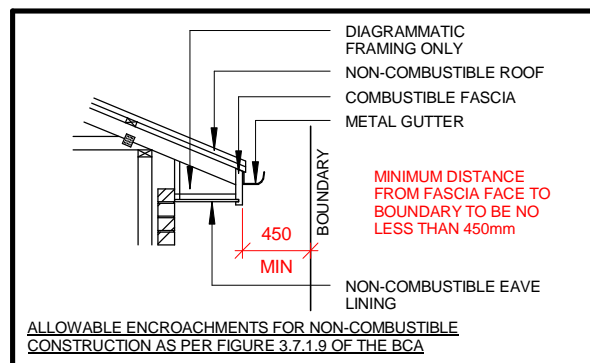
HOUSE 4 LOWER FLOOR PLAN SCALE 1:100

FLOOR AREAS	HOUSE 4	HOUSE 5
LOWER FLOOR AREA:	38.3m ²	20.4m ²
GARAGE AREA:	36.8m ²	35.1m ²
UPPER FLOOR AREA:	135.1m ²	132.0m ²
BALCONY AREA:	5.7m ²	3.9m ²
PATIO AREA:	12.6m ²	13.8m ²
PORCH AREA:	5.6m ²	5.2m ²
TOTAL FLOOR AREA:	234.1m ²	210.4m ²
TOTAL ROOF AREA:	189.4m ²	190.3m ²

*UPPER FLOOR AREAS EXCLUDE STAIRS & VOIDS
 *ROOF AREA MEASURED AS FOOTPRINT ONLY

LEGEND

	SMOKE ALARMS TO AS 3786 AND SECTION 3.7.2 OF THE BCA. ALL DETECTORS/ALARMS ARE TO BE INTERCONNECTED
DP°	DOWN PIPE LOCATION TO AS 3500
	INTERNAL VENTILATION TO AS 1668.2
GTAP	GARDEN TAP LOCATION
LOH	LIFT OFF HINGE
1815	1800mm HIGH x 1500mm WIDE
820	820mm DOOR
MH	ACCESS MAN HOLE
DTR	DOUBLE TOWEL RAIL
TRH	TOILET ROLL HOLDER



GLAZING SPECIFICATIONS:
 WINDOWS SPECIFIED USE NFRC UW & SHGCW VALUES. WINDOWS AS SPECIFIED OR EQUIVALENT MUST BE INSTALLED ON SITE (REFER TO ABSA CERTIFICATE FOR DETAILS).
 STANDARD GLAZING: SINGLE CLEAR GLAZING WITH STANDARD ALUMINIUM FRAMES THROUGHOUT
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CEILING PENETRATION - APPROVED NON-VENTILATED COVER OR SHIELD IS TO BE INSTALLED TO ALL RECESSED LIGHTING AND EXHAUST FANS TO ALLOW INSULATION TO BE CLOSELY INSTALLED TO THE TOP AND SIDES OF THE LIGHT OR EXHAUST FITTING.

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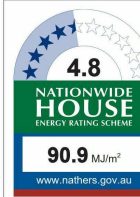


PROJECT: **COMMUNITY TITLE HOUSE 4 & 5**
 PROP. LOT No: 4 AND 5
 PARENT DP/LOT: 814 /1240086
 STREET NAME: ROWTHORNE WAY, PORT MACQUARIE
 CLIENT: PEARR CORP

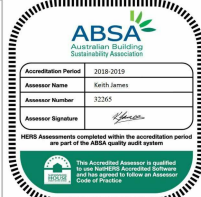
UNIT 4 LOWER FLOOR PLAN
 SHEET: 4 OF 11
 SCALE: As indicated
 SHEET SIZE: A3
 START DATE: 28.11.17
 DWG No: D3781

DRAWING REVISIONS + NOTES:		Issue:	Drawn:
Date:	Detail:	D	JC
31.07.18	U2 WIDTH/SEWER CHANGES	E	MS
20.08.18		G	MS
04.12.18	DA PLANS & CL	H	AE
19.12.18	ENERGY	J	MS
17.01.19	BOUNDARY UPDATED	K	DC
24.07.20	HOUSE NUMBER UPDATE		

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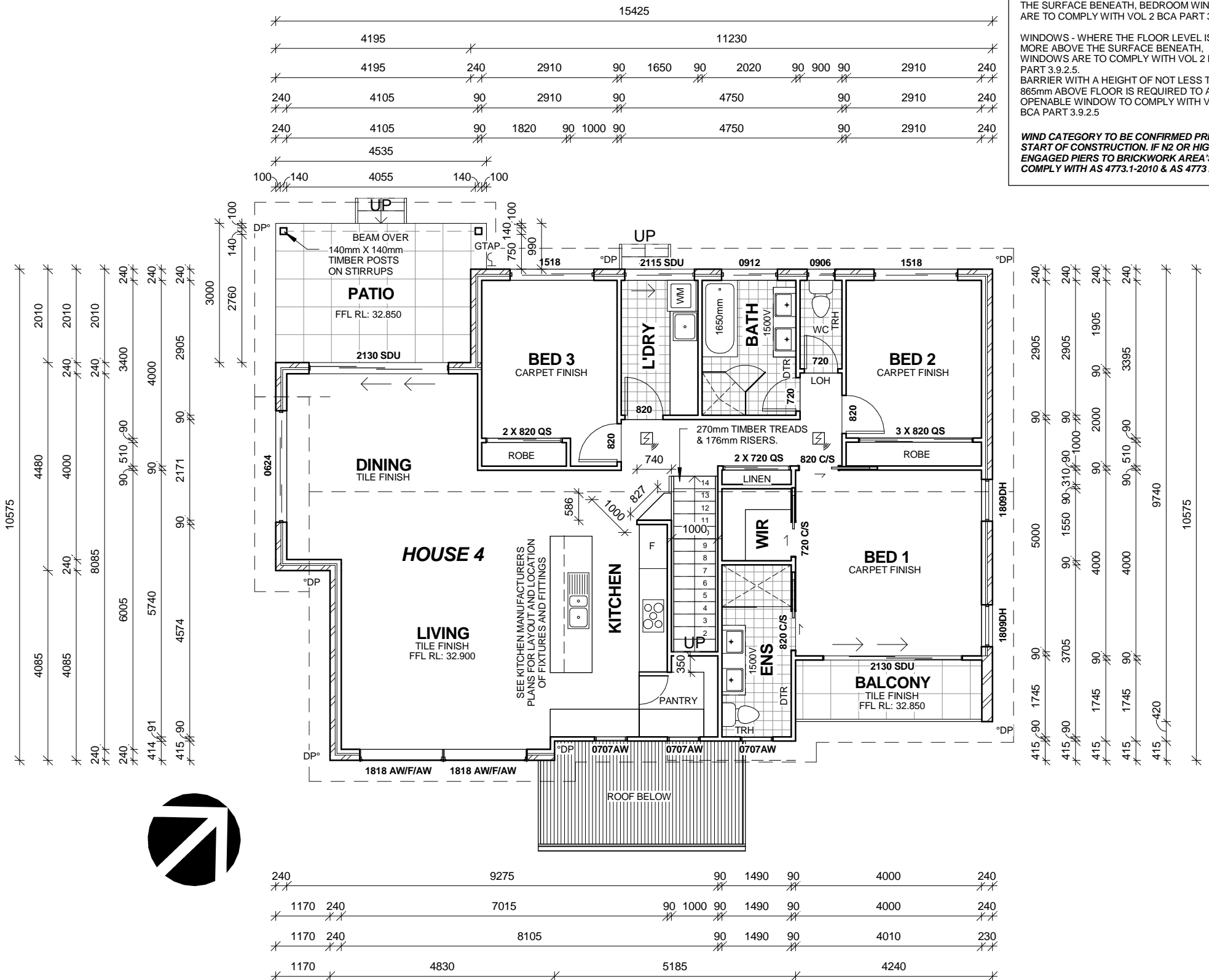
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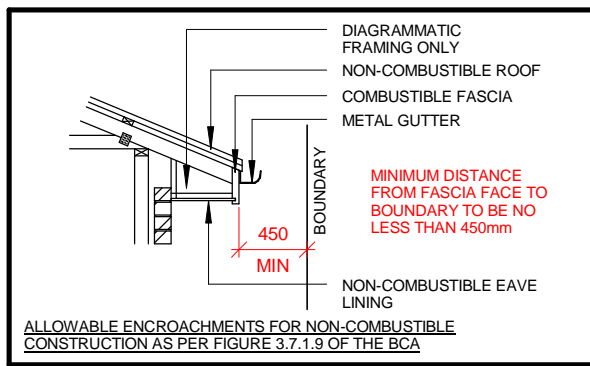
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 89 LORD STREET (PO BOX 5667), PORT MACQUARIE NSW 2444 T: 02 6583 4411 F: 02 6583 9820 WWW.COLLINSWCOLLINS.COM.AU	PROJECT: COMMUNITY TITLE HOUSE 4 & 5	UNIT 4 UPPER FLOOR PLAN	DRAWING REVISIONS + NOTES:			
	PROP. LOT No: 4 AND 5	SHEET: 5 OF 11	Date:	Detail:		
	PARENT DP/LOT: 814 /1240086	STREET NAME: ROWTHORNE WAY, PORT MACQUARIE	31.07.18	U2 WIDTH/SEWER	Issue: D	Drawn: JC
	CLIENT: PEARR CORP	DWG No: D3781	20.08.18	CHANGES	E	MS
		04.12.18	DA PLANS & CL	G	MS	
		19.12.18	ENERGY	H	AE	
		17.01.19	BOUNDARY UPDATED	J	MS	
		24.07.20	HOUSE NUMBER UPDATE	K	DC	