

**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:	Issue:	Drawn:
PARENT LOT/DP: 814 /1240086		SHEET SIZE:	A3	31.07.18	U2 WIDTH/SEWER	D	JC
STREET NAME: ROWTHORNE WAY, PORT MACQUARIE		START DATE:	28.11.17	20.08.18	CHANGES	E	MS
CLIENT: PEARR CORP		DWG No:	D3781	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

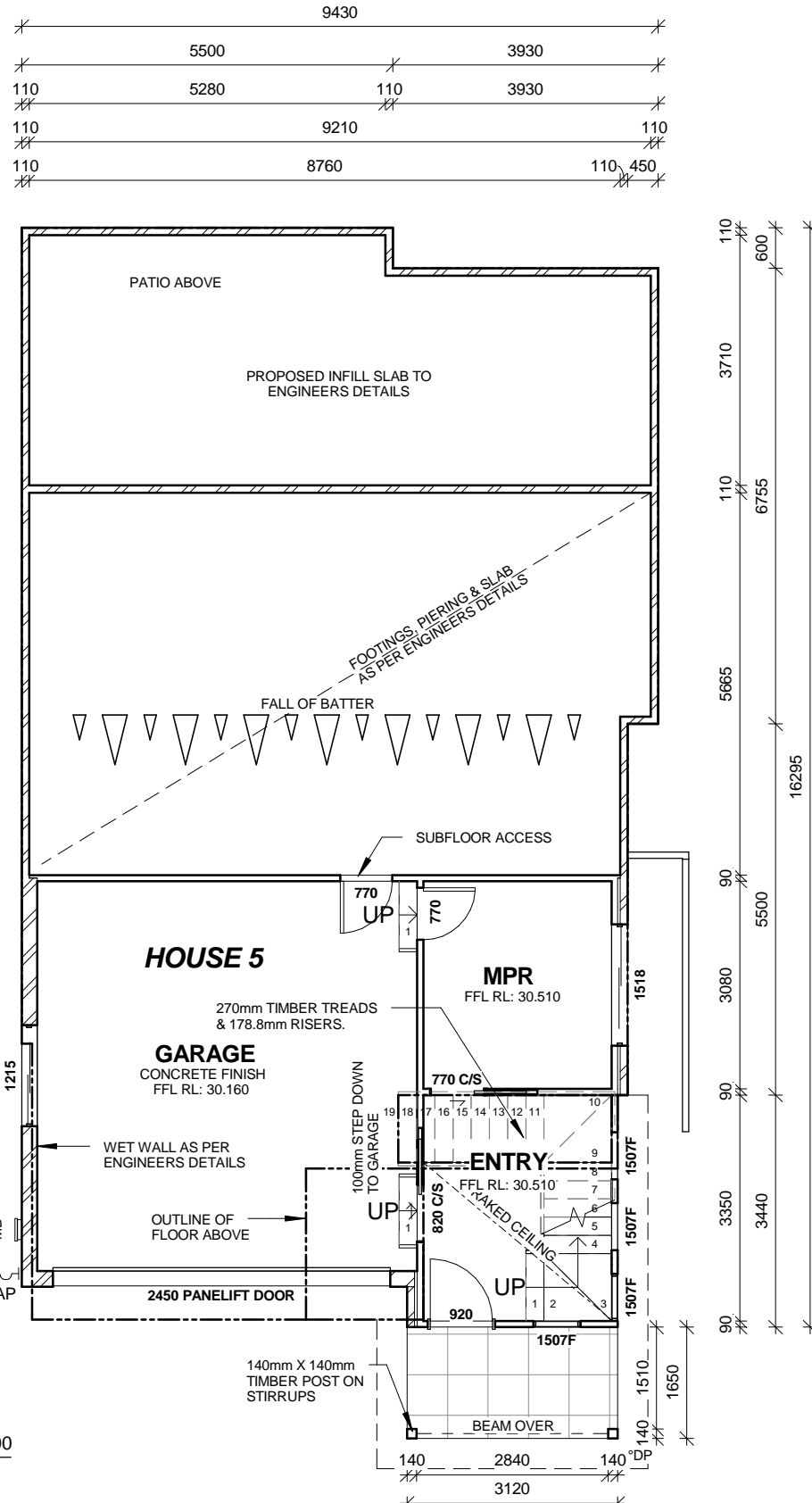
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 DO NOT SCALE from this drawing. CONTRACTOR is to check all the dimensions on the job prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the consultant/Architect prior to commencement of work.

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.
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 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

Certificate Number: UQMV45TIY3
 Assessor Name: Keith James
 Accreditation number: 32265
 Certificate date: 11 Dec 2018
 Dwelling address: House 4, Proposed Lot 807 Rowthorne Way Port Macquarie NSW 2444
www.nathers.gov.au




ABSA
 Australian Building Standards Association
 Accreditation Period: 2018-2020
 Assessor Name: Keith James
 Assessor Number: 32265
 Assessor Signature: [Signature]

HOUSE 5 LOWER FLOOR PLAN SCALE 1:100

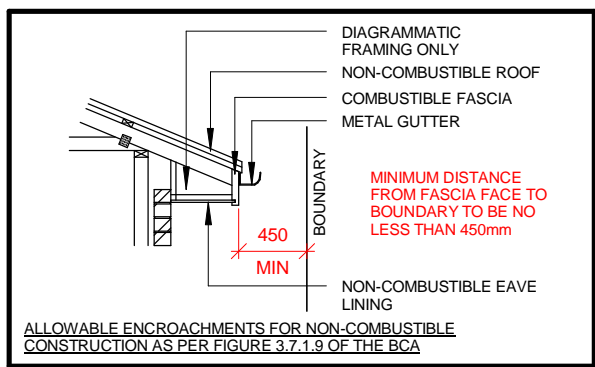
230	5630	90	2790	240	450
230	5630	90	2790	90,150	450
	5710	240	2790	90,600	
	5710		3120	150,450	
			8980		450
			9430		

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
 WEATHER STRIPPING TO BE INSTALLED THROUGHOUT.
 PLEASE NOTE: ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS OR THE LIKE TO COMPLY WITH PART 3.6.4.5 OF THE BCA
 BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS MORE THAN 2m ABOVE THE SURFACE BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH BCA VOL 2 PART 3.9.2.5

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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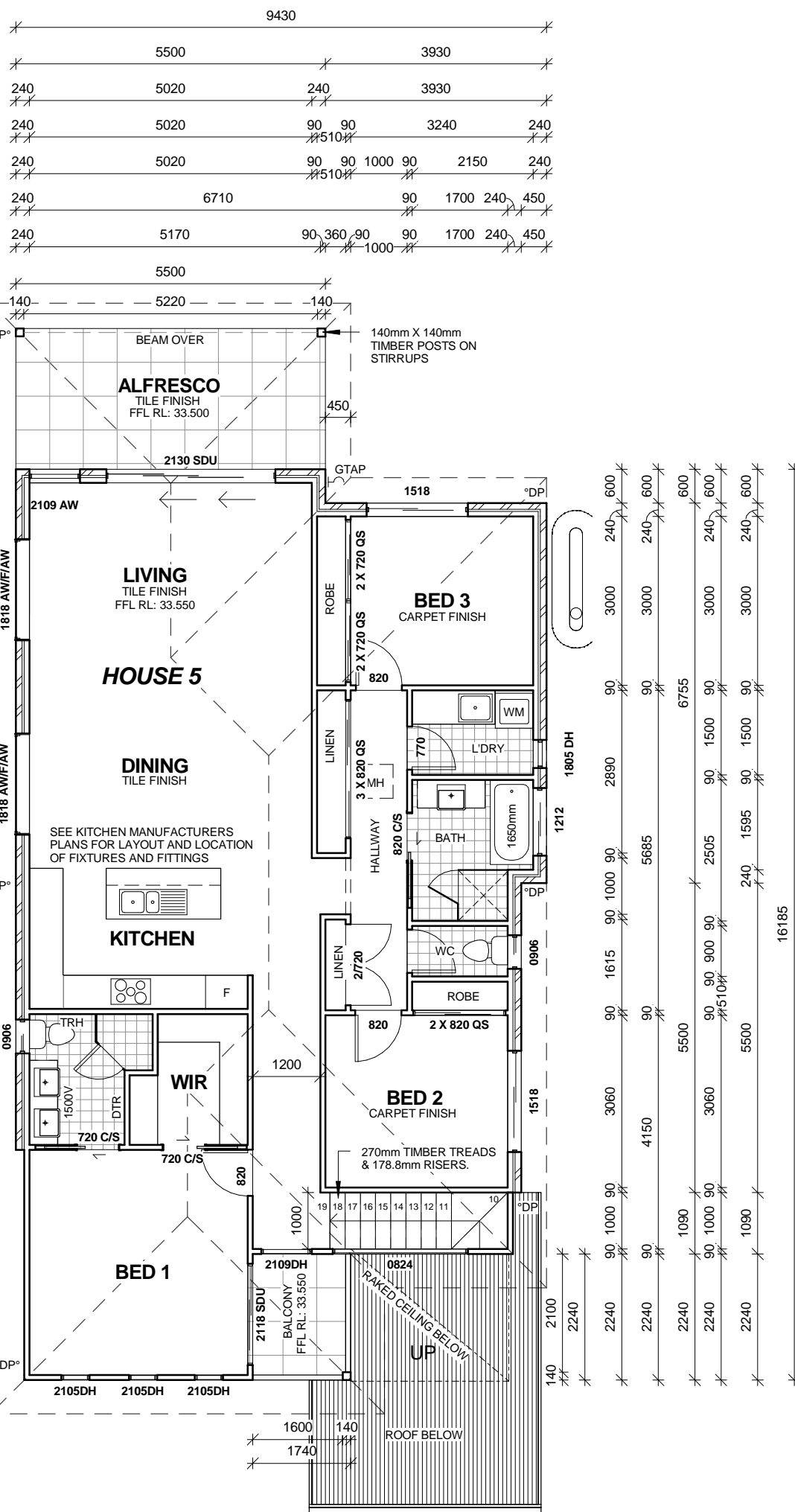
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PROJECT: COMMUNITY TITLE HOUSE 4 & 5	UNIT 5 LOWER FLOOR PLAN
PROP. LOT No: 4 AND 5	SHEET: 6 OF 11
PARENT DP/LOT: 814 /1240086	SCALE: As indicated
STREET NAME: ROWTHORNE WAY, PORT MACQUARIE	SHEET SIZE: A3
CLIENT: PEARR CORP	START DATE: 28.11.17
	DWG No: D3781

DRAWING REVISIONS + NOTES:		Issue:	Drawn:
Date:	Detail:	D	JC
31.07.18	U2 WIDTH/SEWER CHANGES	E	MS
20.08.18	CHANGES	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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5
 NATIONWIDE HOUSE ENERGY RATING SCHEME
 85.7 MJ/m²
www.nathers.gov.au

ABSA
 Australian Building Sustainability Association
 Accreditation Period: 2018-2020
 Assessor Name: Kelt James
 Assessor Number: 32265
 Assessor Signature: [Signature]

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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 PROP. LOT No: 4 AND 5 PARENT DP/LOT: 814 /1240086 STREET NAME: ROWTHORNE WAY, PORT MACQUARIE CLIENT: PEARR CORP	SHEET: 7 OF 11 SCALE: 1 : 100 SHEET SIZE: A3 START DATE: 28.11.17 DWG No: D3781	UNIT 5 UPPER FLOOR PLAN DRAWING REVISIONS + NOTES: <table border="1"> <thead> <tr> <th>Date:</th> <th>Detail:</th> <th>Issue:</th> <th>Drawn:</th> </tr> </thead> <tbody> <tr> <td>31.07.18</td> <td>U2 WIDTH/SEWER CHANGES</td> <td>D</td> <td>JC</td> </tr> <tr> <td>20.08.18</td> <td>CHANGES</td> <td>E</td> <td>MS</td> </tr> <tr> <td>04.12.18</td> <td>DA PLANS & CL</td> <td>G</td> <td>MS</td> </tr> <tr> <td>19.12.18</td> <td>ENERGY</td> <td>H</td> <td>AE</td> </tr> <tr> <td>17.01.19</td> <td>BOUNDARY UPDATED</td> <td>J</td> <td>MS</td> </tr> <tr> <td>24.07.20</td> <td>HOUSE NUMBER UPDATE</td> <td>K</td> <td>DC</td> </tr> </tbody> </table>	Date:	Detail:	Issue:	Drawn:	31.07.18	U2 WIDTH/SEWER CHANGES	D	JC	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
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