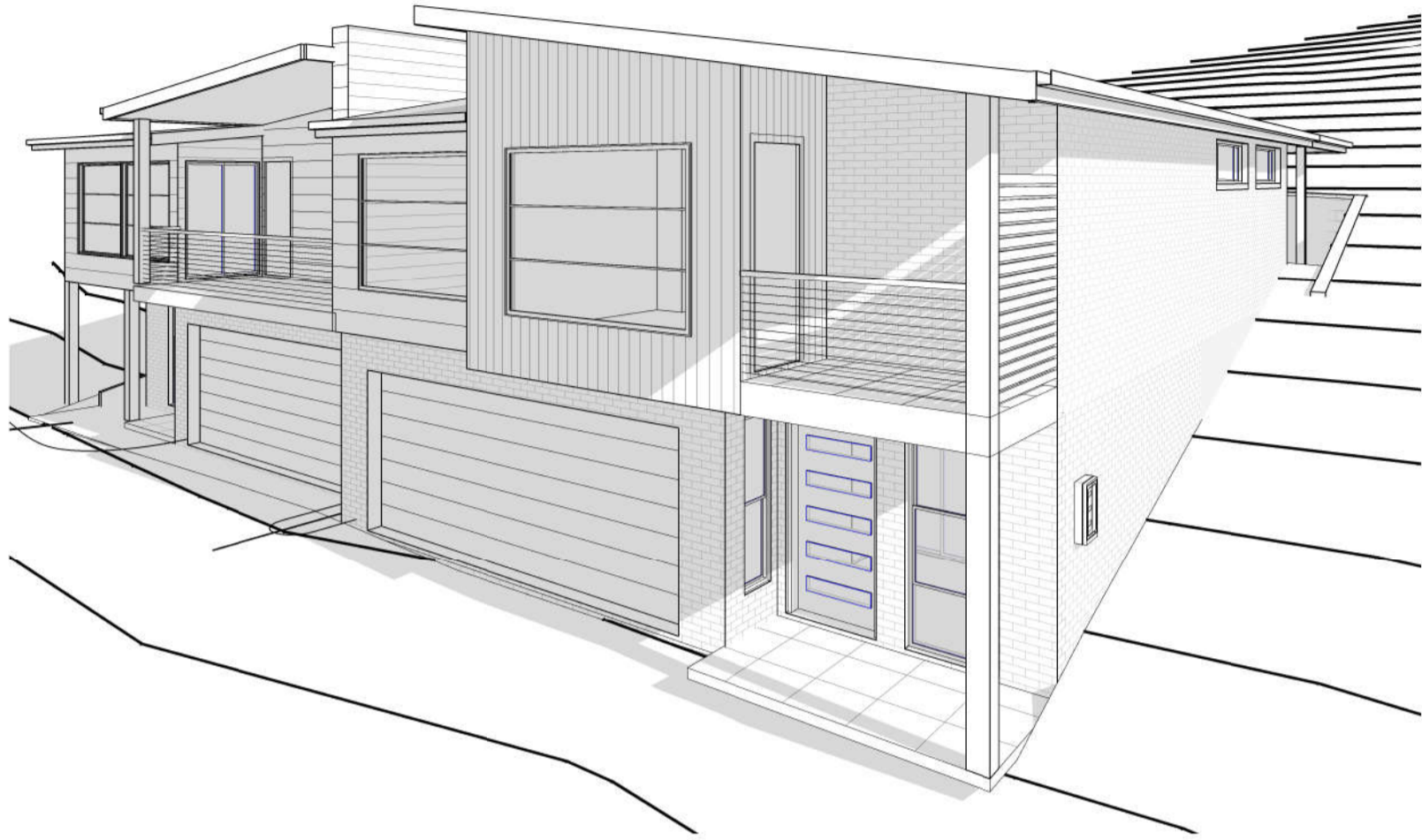


CURRENT REVISION + NOTES

Date: 17.09.20
Description: CC AND CL

Issue: K
Drawn: AE



STREET No: LOT 8 & 9 MANOR LANE

STREET NAME: ROWTHORNE WAY PORT MACQUARIE

CWC JOB #: D3781

CONTENTS

SHEET # SHEET NAME

1	SITE PLAN
2	S68 & S138 PLAN
3	FLOOR PLAN - HOUSE 8 LOWER
4	FLOOR PLAN - HOUSE 8 UPPER
5	FLOOR PLAN - HOUSE 9 LOWER
6	FLOOR PLAN - HOUSE 9 UPPER
7	ELEVATIONS
8	ELEVATIONS
9	SECTIONS
10	ROOF PLAN
11	GLAZING SCHEDULE
12	BUILDING SPECIFICATIONS
13	WORK SAFETY NOTES



collinswcollins PTY LTD
Building Designers

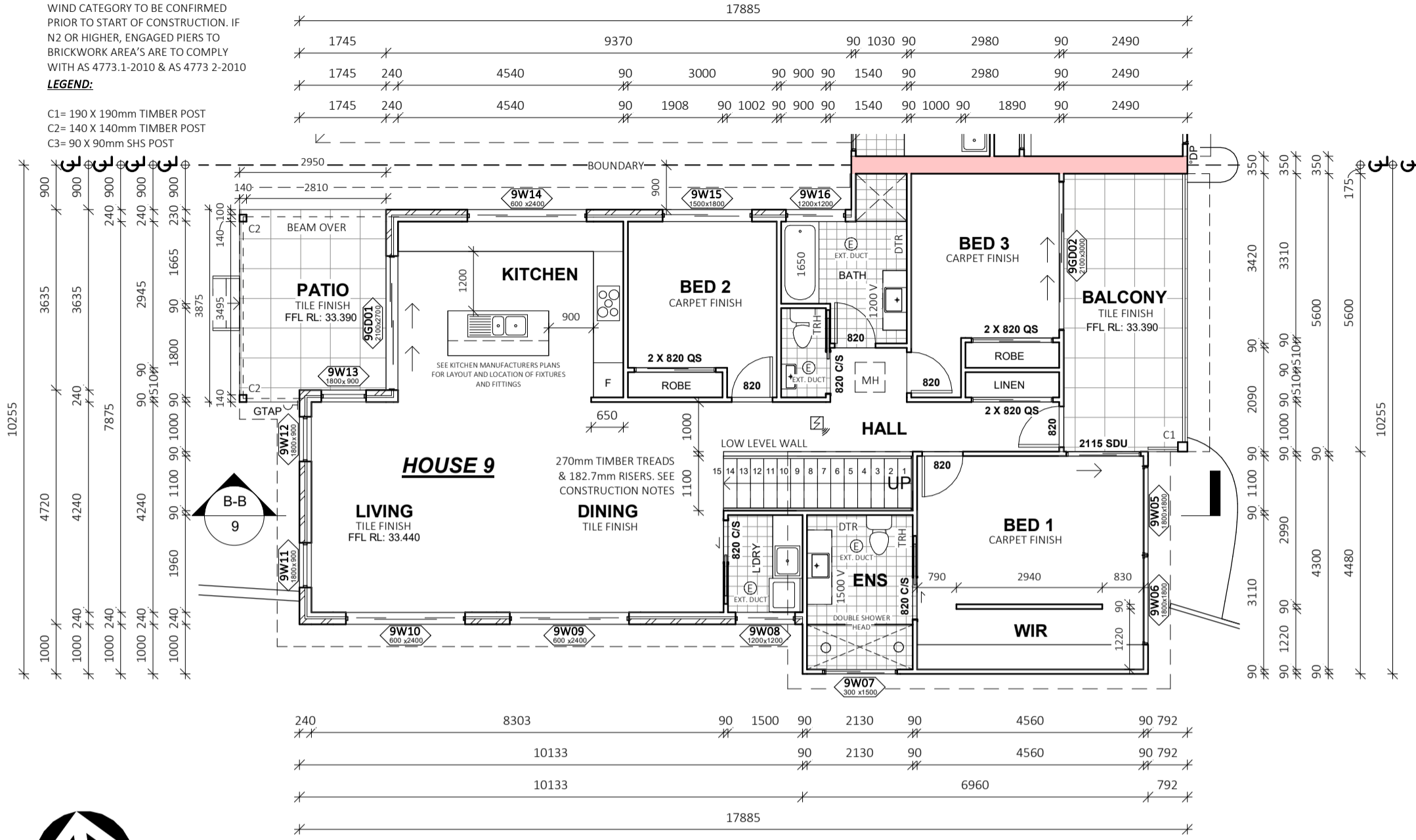
SMOKE ALARMS/DETECTORS:
SMOKE ALARMS TO AS3786 AND SECTION 3.7.5 OF THE NCC BCA VOL 2. ALL ALARMS/DETECTORS ARE TO BE INTERCONNECTED. LOCATIONS ON PLANS ARE INDICATIVE. INSTALLATION TO BE AS PER STANDARDS ABOVE, AND MANUFACTURERS SPECIFICATIONS

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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. Discrepancies to be referred to the consultant/Designer prior to commencement of work.

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

LEGEND:

C1= 190 X 190mm TIMBER POST
C2= 140 X 140mm TIMBER POST
C3= 90 X 90mm SHS POST



FLOOR PLAN
UPPER H9

SCALE 1:100

AREAS - FLOOR HOUSE 9	
*FLOOR AREA MEASURED FROM EXTERNAL FACE...	
NAME	AREA
H9 GRG AREA	35.7 m ²
H9 LF AREA	20.7 m ²
H9 PORCH AREA	2.4 m ²
H9 BALCONY AREA	14.4 m ²
H9 UF AREA	134.8 m ²
H9 ALFRESCO AREA	11.0 m ²
TOTAL	218.9 m²

LEGEND	
	SMOKE ALARMS TO AS3786 AND SECTION 3.7.5 OF THE NCC BCA VOL 2. ALL ALARMS/DETECTORS ARE TO BE INTERCONNECTED. LOCATIONS ON PLANS ARE INDICATIVE. INSTALLATION TO BE AS PER STANDARDS ABOVE, AND MANUFACTURERS SPECIFICATIONS
	DOWN PIPE LOCATION TO AS 3500
	MECHANICAL VENTILATION EXTERNALLY DUCTED TO NCC 3.8.7.3 & 3.8.7.4
	GARDEN TAP LOCATION
	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 NATHERS 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 3.9.2.6

WINDOWS AND GLAZING TO COMPLY WITH:
AS 4055 : WIND LOADS FOR HOUSING
AS 1288 : GLASS IN BUILDING - SELECTION & INSTALLATION
AS 2047 : WINDOWS & EXTERNAL DOORS IN BUILDING
AS 1170-Part 2 : WIND ACTIONS
AS 3959 : CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS
 THE STANDARDS REFERRED ABOVE ARE THE VERSION ADOPTED BY BCA AT THE TIME THE RELEVANT CONSTRUCTION CERTIFICATE OR COMPLYING DEVELOPMENT CERTIFICATE APPLICATION IS MADE.

CONSTRUCTION NOTES:
STAIRS, HANDRAILS & BALUSTRADE NOTES:
 STAIRS TO COMPLY WITH SECTION 3.9.1.2, 3.9.1.3 & SECTION 3.9.1.5 & 3.9.1.4 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
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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 3.9.2.6 (c) & 3.9.2.7 (b)
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COMMON WALL DETAILS:

- COMMON WALL DETAIL TO COMPLY WITH PART 3.7.1 OF THE BCA FIRE SEPARATION REQUIREMENTS.
- SOUND INSULATION TO SEPARATING WALL IN ACCORDANCE WITH PART 3.8.6 OF BCA VOL 2.

PLEASE REFER TO THE "SUMMARY OF BASIX AND ABSA COMMITMENTS" ON PAGE 1 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX AND ABSA CERTIFICATES FOR EXACT DETAILS.

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.

CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, ENGINEERING & COUNCIL APPROVALS

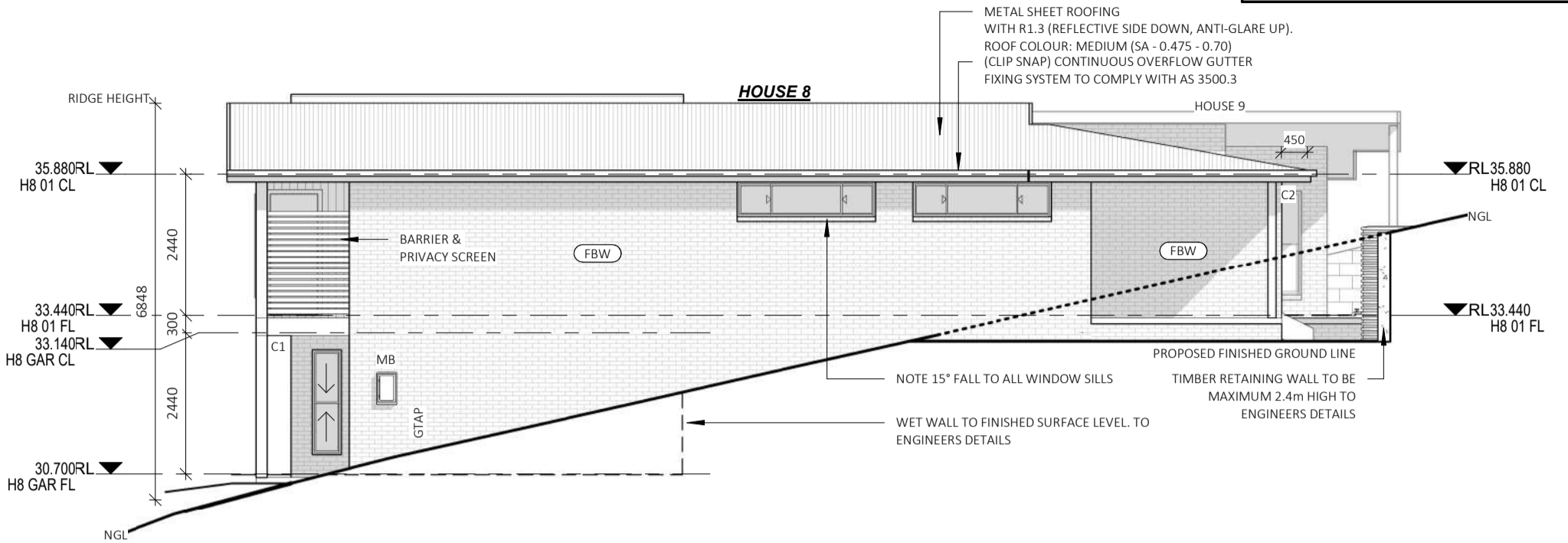


PROJECT: COMMUNITY TITLE HOUSE 8 & 9		FLOOR PLAN - HOUSE 9 UPPER	
LOT No: 8 & 9 DP No: 1240086	SHEET: 6 OF 13	SCALE: 1 : 100	
STREET No: TBC		SHEET SIZE: A3	
STREET NAME: ROWTHORNE WAY PORT MACQUARIE		START DATE: 28.11.17	
CLIENT: PEARR CORP		DWG No: D3781	

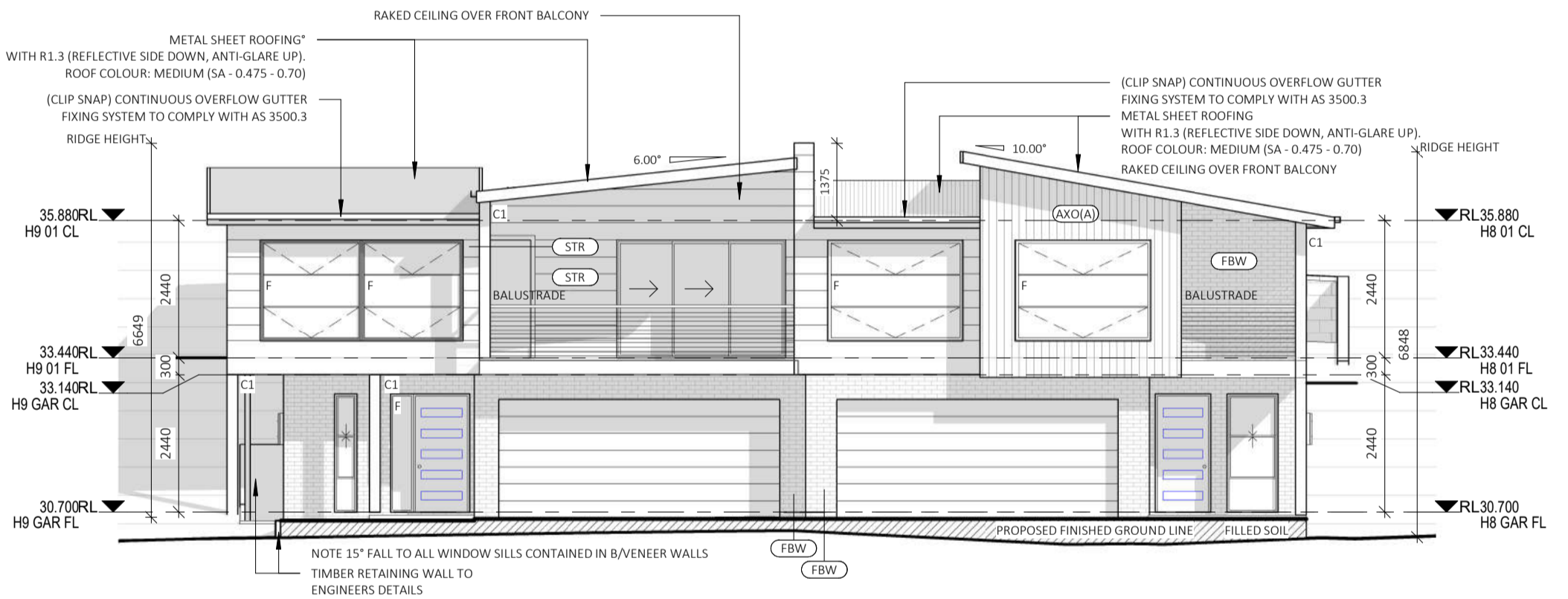
DRAWING REVISION + NOTES			
Date:	Revision Description:	Issue:	Drawn:
20.08.18	CHANGES	D	MS
10.12.18	DA PLANS & CL	F	MS
19.12.18	ENERGY	G	AE
17.01.19	BOUNDARY UPDATED	H	MS
24.07.20	HOUSE NUMBER UPDATES	J	DC
17.09.20	CC PLANS AND CL	K	AE



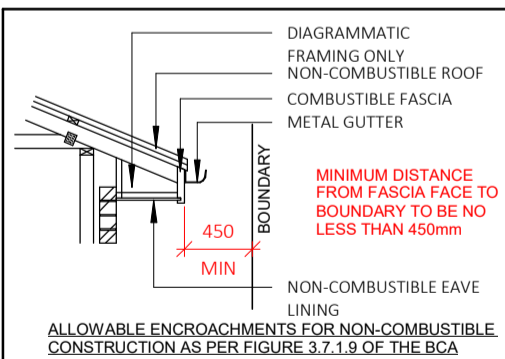
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NORTH ELEVATION SCALE 1:100



EAST ELEVATION SCALE 1:100



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EXTERNAL FINISHES	
LABEL	MATERIAL DESCRIPTION
AXO(A)	SCYON AXON 133mm VERTICAL CLADDING
FBW	SELECTED FACE BRICK
STR	SCYON STRIA 300mm CLADDING

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ALL LEVELS WERE COMPLETED BY LAND DYNAMICS AUSTRALIA AND ARE TO AHD. ALL LEVELS AND CONTOURS TO BE CONFIRMED BY BUILDER / SURVEYOR PRIOR TO START OF CONSTRUCTION.

CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, ENGINEERING & COUNCIL APPROVALS



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 LOT No: 8 & 9 DP No: 1240086 SHEET: 7 OF 13
 STREET No: TBC
 STREET NAME: ROWTHORNE WAY PORT MACQUARIE
 CLIENT: PEARR CORP

ELEVATIONS
 SCALE: As indicated
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