

Rear Town Houses



Front House

0 25

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Key	FINISH / SPECIFICATION
ACR	ACRATEX RENDER+TOPCOAT- LEXICON FULL-PROVIDE COVENTRY COARSE & FINE SAMPLE FOR CLIENT APPROVAL.
ACR.2	ACRATEX RENDER+TOPCOAT- DARK BRONZE OR SIMILAR APPROVED TO MATCH WINDOW FRAME -PROVIDE COVENTRY COARSE & FINE SAMPLE FOR CLIENT APPROVAL.
AL.1	ALUMINIUM PLATE OR PRESSING - METALLIC DARK BRONZE FINISH. CONCEAL FIXINGS.
AL.2	ALUMINIUM - POWDERCOATED - DULUX DARK BRONZE KINETIC FINISH OR SIMILAR APPROVED. REFER TO MATERIALS SCHEDULE.
AL.3	ALUMINIUM DOORS & WINODWS - DULUX DARK BRONZE KINETIC FINISH OR SIMILAR APPROVED. REFER TO MATERIALS SCHEDULE.
AL.4	ALUMINIUM CLADDING - PROCLAD SOLID ALUMINIUM PANELS OR SIMILAR - METALLIC DARK BRONZE FINISH. CONCEAL FIXINGS, MASTIC TO MATCH - PROVIDE SAMPLE FOR CLIENT APPROVAL
B.5	BALUSTRADE TO CODE- 1M FFL TO BALCONIES - FLAT BAR HANDRAIL- 70x10mm POWDER COATED WITH SUPPORTS TO DETAIL - POWDERCOATED DULUX DARK BRONZE KINETIC OR SI,ILAR SPPROVED.
BK	2c FACE BRICKWORKS AS SELECTED - AUSTRAL / MIDLAND BRICKS.
BK.F1	FEATURE FACE BRICKWORK WITH RAKED JOINTS WHITE PAINTED FINISH WITH EXPRESSED BRICKS. REFER TO MATERIALS SCHEDULE.
BK.F2	SLIMLINE 50mm NOM FEATURE FACE BRICKWORK. REFER TO MATERIALS SCHEDULE.
CAR	CARPET AS PER CLIENTS SELECTION. SCREED UP AS REQUIRED.
CFC	COMPRESSED FIBRE CEMENT SHEET. 20mm THK
CLAD.1	ALUMINIUM CLADDING - TIMBER LOOK BATTEN - 40 X 40 NOM. KNOTWOOD "TEAK BROWN" OR SIMILAR APPROVED.PROVIDE SAMPLE FOR CLIENT APPROVAL.
CO	CONCRETE TO ENGINEERS DETAILS.
CO.E	EXPOSED CONCRETE - LIMECRETE "SANDSTONE" OR SIMILAR APPROVED. TO BE CONFIRMED SELECTION WITH CLIENT.
EX.FB	EXISTING FACEBRICK WALL - MODIFY & MAKE GOOD AS REQUIRED.REFER TO MATERIALS SCHEDULE.
EX.R	EXISTING RENDER WALL - MAKE GOOD AND REPAINT TO MATCH EXISTING AS REQUIRED.
FCHEK	
HWP	HARD WALL PLASTER - BY QUALIFIED INSTALLERS.
IN.1	R2 40mm PIR INSULATION-BRICK CAVITY-PIRMAX HR PANEL-CONTACT INSULWEST
IN.3	R1.3 60mm ANTION UNDER ROOF SHEETING.
IN.4	R5-240-BRADFORD GOLD HI-PERFORMANCE FOR CEILINGS.
IN.6	R1.7 50MM XPS INSULATION UNDER EXTERNAL STRUCTURAL SLABS.
PB	PLASTERBOARD 10mm THICK - FLUSH FINISH - BY QUALIFIED INSTALLERS AND TO MANUFACTURES SPEC.
T1	PORCELAIN TILE - LIMESTONE BEIGE MATT FINISH - 1200 X 600 X 9mm - RECTIFIED - MYAREE CERMAICS
T2	PORCELAIN TILE - 600 x 300 x 9mm INTERNAL TILE
TIM.1	TIMBER FLOOR - KUSTOM TIMBER - HABITAT RANGE, CANVAS - PLANK 190 X 1900 X 20mm - SAMPLE PANEL TO BE PROVIDED AND APPROVED PRIOR.
TRIM	29mm TRIMDEK AT MIN 2 DEG - COLOURBOND SURFMIST - FULLY CONCEALED - INSTALL ROOF VENT/ WHIRLYBIRDS.
WP.M	WATERPROOFING MEMBRANE - BUILDER RESPONSIBLE FOR ALL WATERPROOFING/FLASHING ETC.

DRAWING LIST

Sheet Number	Sheet Name	Current Revision
A0.0	Cover	5
A0.01	Survey	3
A0.02	Sub - Division / Pre Calculation Plan	6
A0.03	Site / Landscaping Plan	5
A0.04	Roof / Overshadowing Plan	5
A1.01	Town House - Ground Floor Plan	5
A1.02	Town House - First Floor Plan	5
A1.03	Town House - Roof Plan	5
A2.01	Town Houses - Elevations	5
A2.02	Town Houses - Elevations	5
A10.01	Front House - Existing / Demolition Plan	5
A10.02	Front House - Floor Plan	5
A10.03	Front House - Roof Plan	5
A11.01	Front House - Elevations	5
A11.02	Front House - Elevations	5

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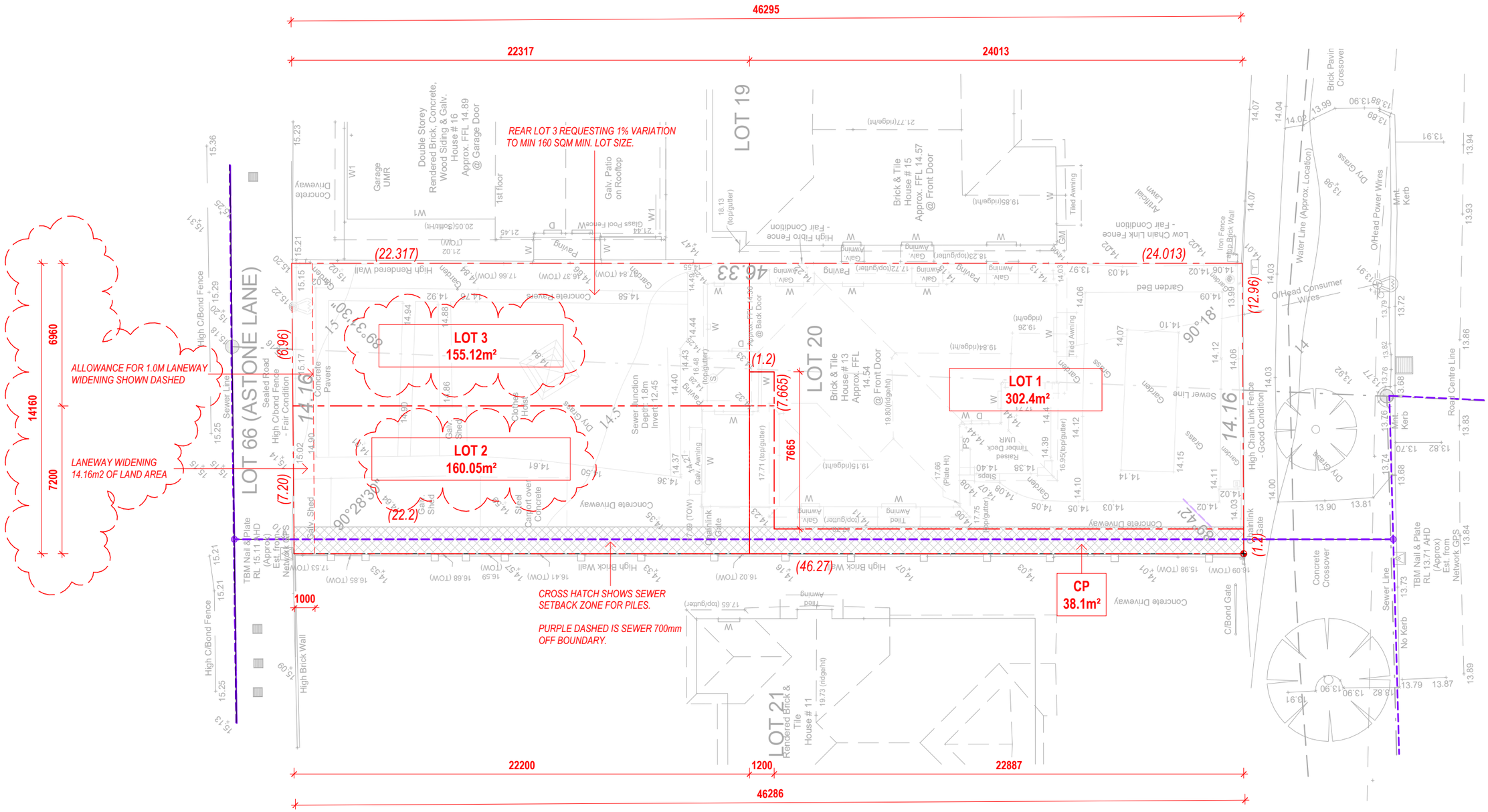

1 Sub - Division / Pre Calculation Plan

A2.01

1 : 200

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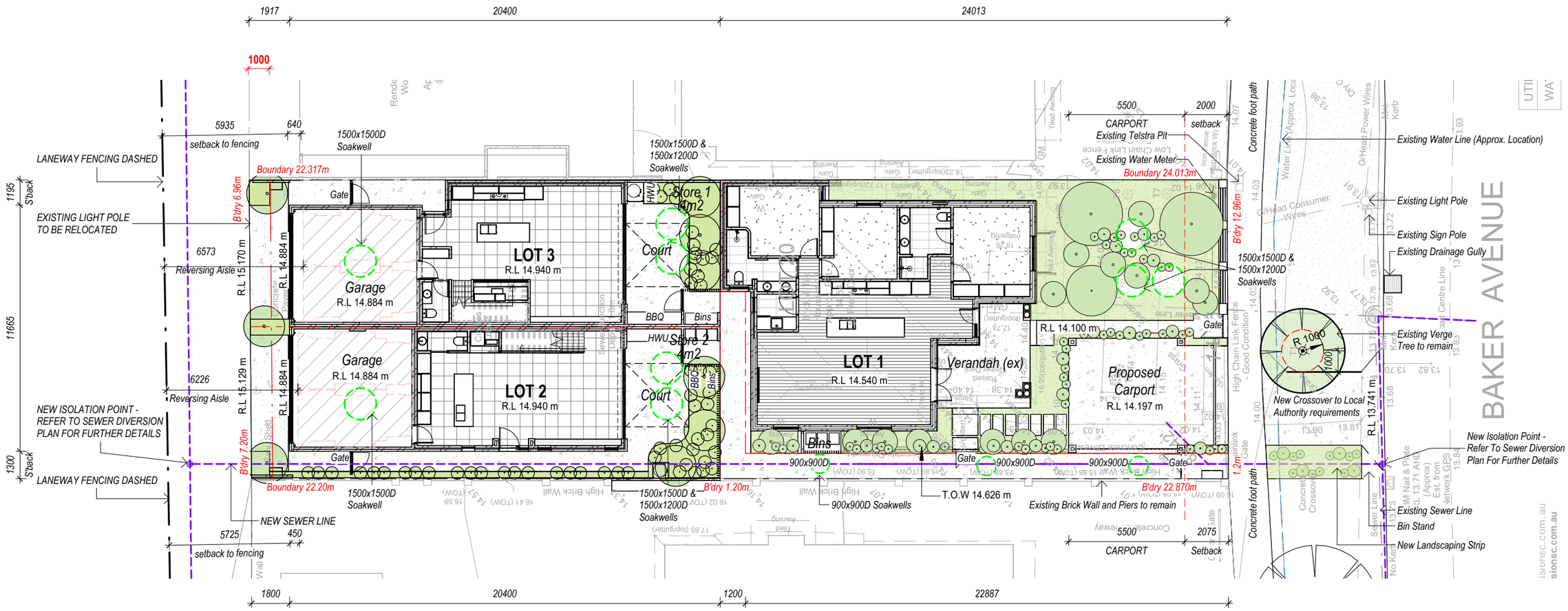

STORMWATER CALCULATION

	LOT 3	LOT 2	LOT 1	CP
For 20 Years ARI	155.1sqm X 0.0125 = 1.94m3	160sqm X 0.0125 = 2.0m3	164.8sqm X 0.0125 = 2.06m3	38.1sqm X 0.0125 = 0.48m3
For 100 Years ARI	155.1sqm X 0.045 = 6.98m3	160sqm X 0.045 = 7.2m3	164.8sqm X 0.045 = 7.42m3	38.1sqm X 0.045 = 1.71m3
PROPOSED	2 x 1500mm x 1500mm = 5.30m3 1 x 1500mm x 1200mm = 2.10m3 TOTAL = 7.40m3	2 x 1500mm x 1500mm = 5.30m3 1 x 1500mm x 1200mm = 2.10m3 TOTAL = 7.40m3	2 x 1500mm x 1500mm = 5.30m3 1 x 1500mm x 1200mm = 2.10m3 TOTAL = 7.40m3	3 x 900mm x 900mm = 1.71m3 TOTAL = 1.71m3

1
A2.01

Site plan / Lanscaping Plan

1 : 200

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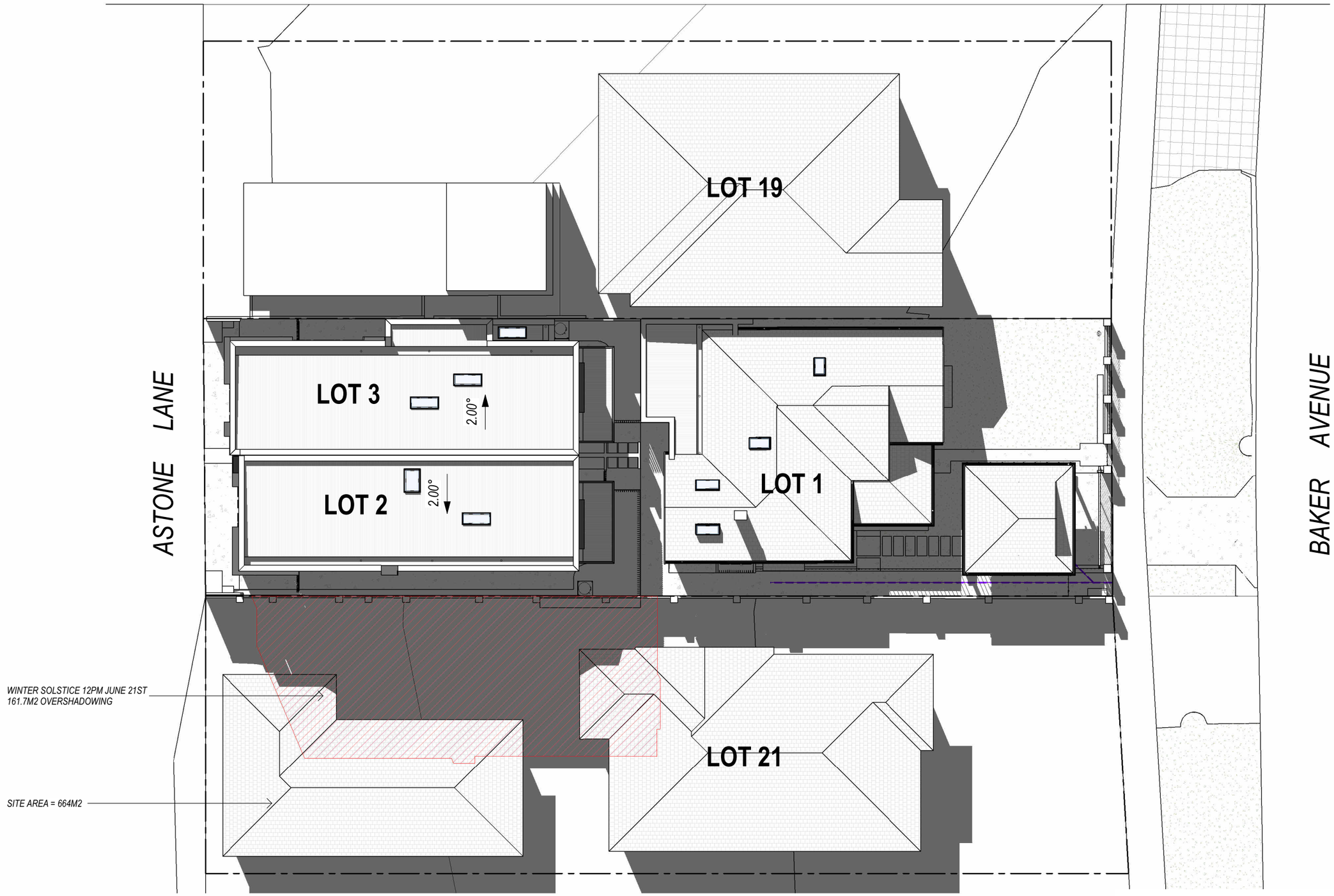

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A2.01

Roof Plan / Over Shadowing Diagram

1 : 200

0 25

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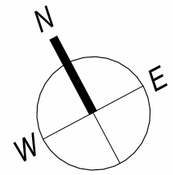

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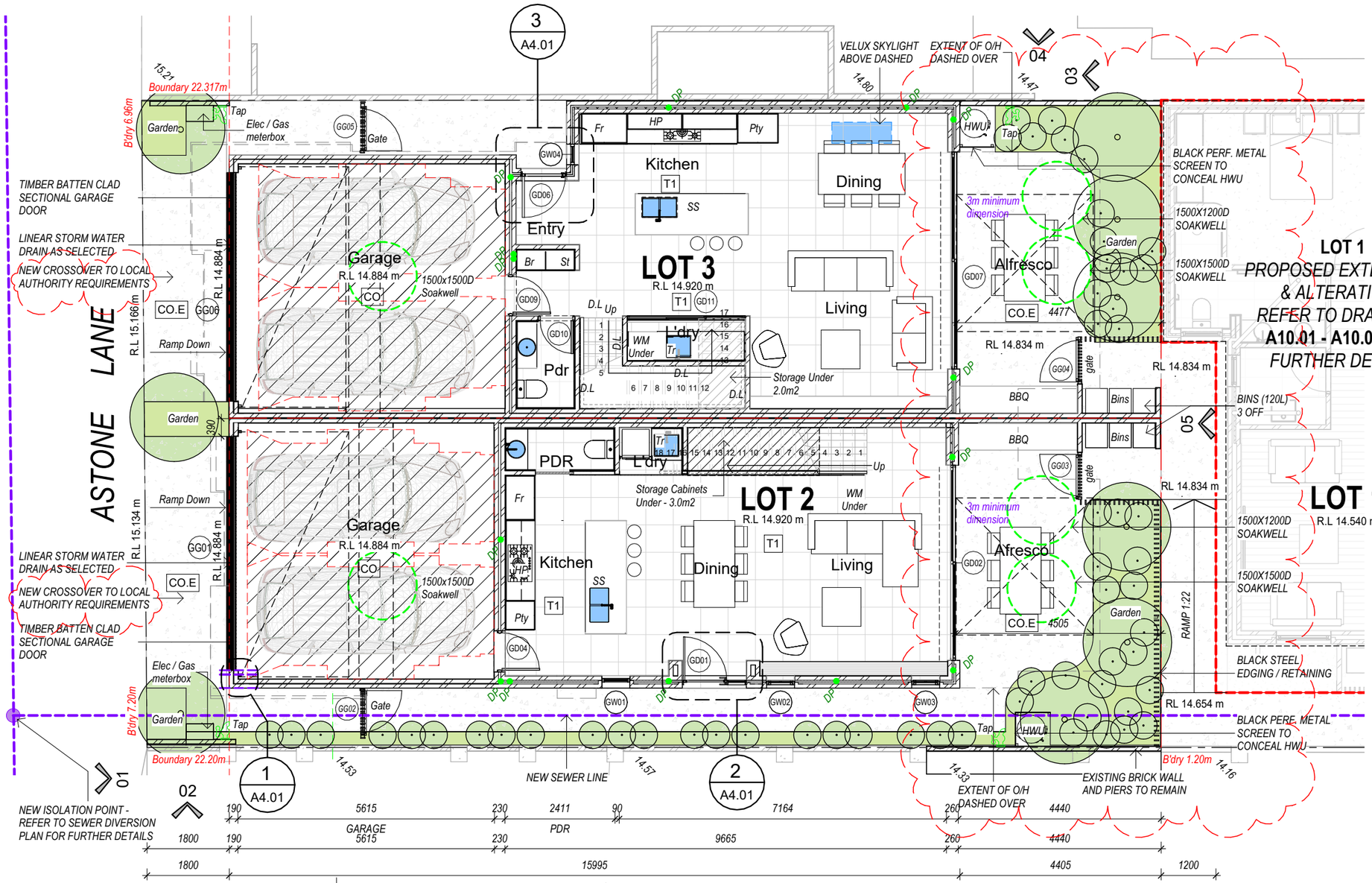
AREAS
LOT 3

Ground Floor Plan (incl stair)	*58.25sqm*
Garage	*31.8sqm*
Alfresco	*20.9sqm*
Store	*4.0sqm*
Upper Floor (excl stair)	*85.6sqm*
Balcony	*5.9sqm*
TOTAL:	**207.1sqm**

Key	FINISH / SPECIFICATION
CO	CONCRETE TO ENGINEERS DETAILS.
CO.E	EXPOSED CONCRETE - LIMECRETE "SANDSTONE" OR SIMILAR APPROVED. TO BE CONFIRMED SELECTION WITH CLIENT.
T1	PORCELAIN TILE - LIMESTONE BEIGE MATT FINISH - 1200 X 600 X 9mm - RECTIFIED - MYAREE CERMAICS

LEGEND

D.L	DRYLINE PLASTERBOARD
DP	DOWNPIPE
BR	BROOM
ST	STORE
FR	FRIDGE
HP	HOTPLATE
RH	RANGHOOD
PTY	PANTRY
SS	STAINLESS STEEL SINK
WM	WAHSING MACHINE



AREAS
LOT 2

Ground Floor Plan (incl stair)	*52.2sqm*
Garage	*31.3sqm*
Alfresco	*22.0sqm*
Store	*4.0sqm*
Upper Floor (excl stair)	*81.6sqm*
Balcony	*6.0sqm*
TOTAL:	**196.4sqm**

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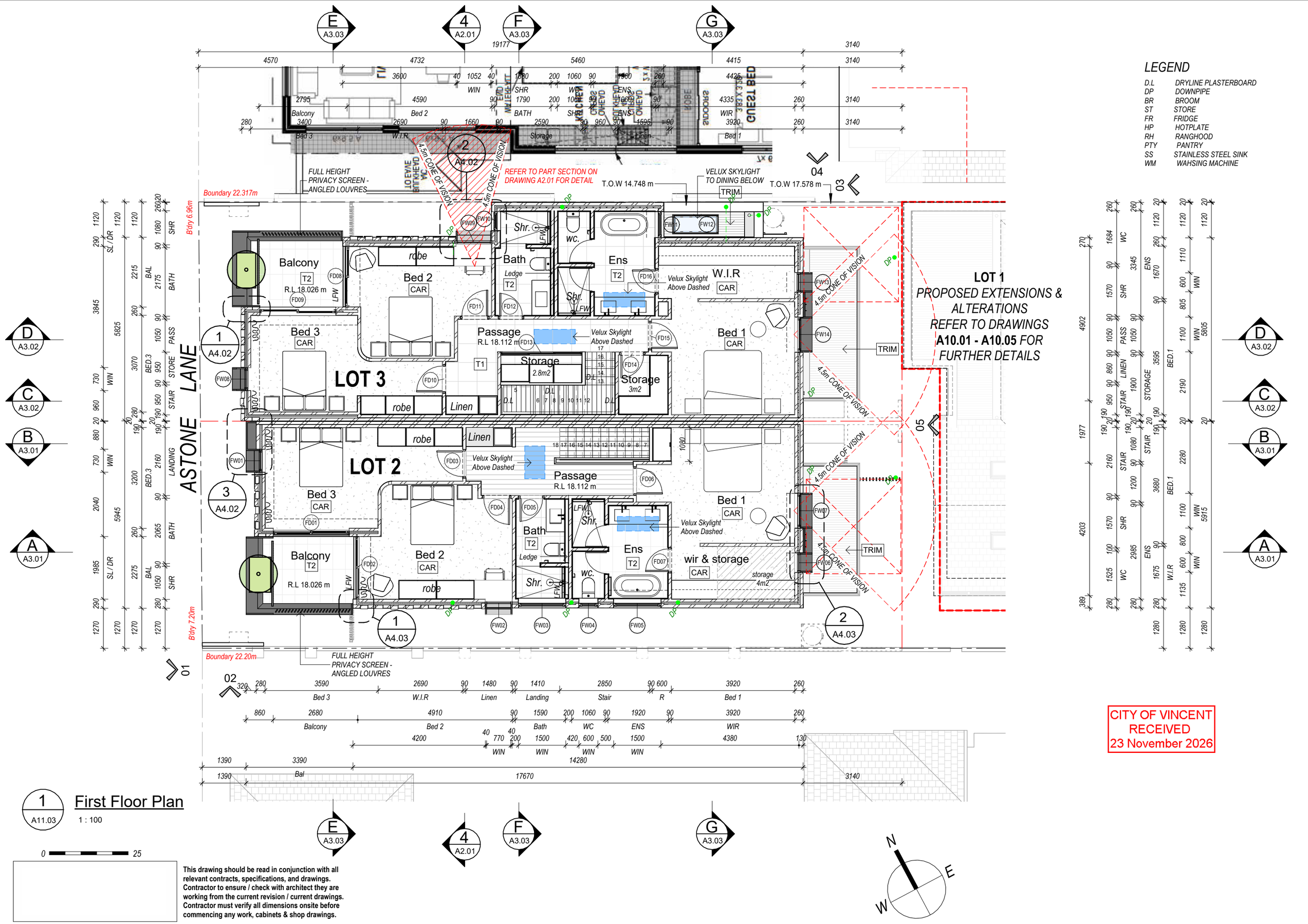
1 A2.01 **Ground Floor Plan**

1 : 100



1 A11.03 First Floor Plan

1 : 100

0 25

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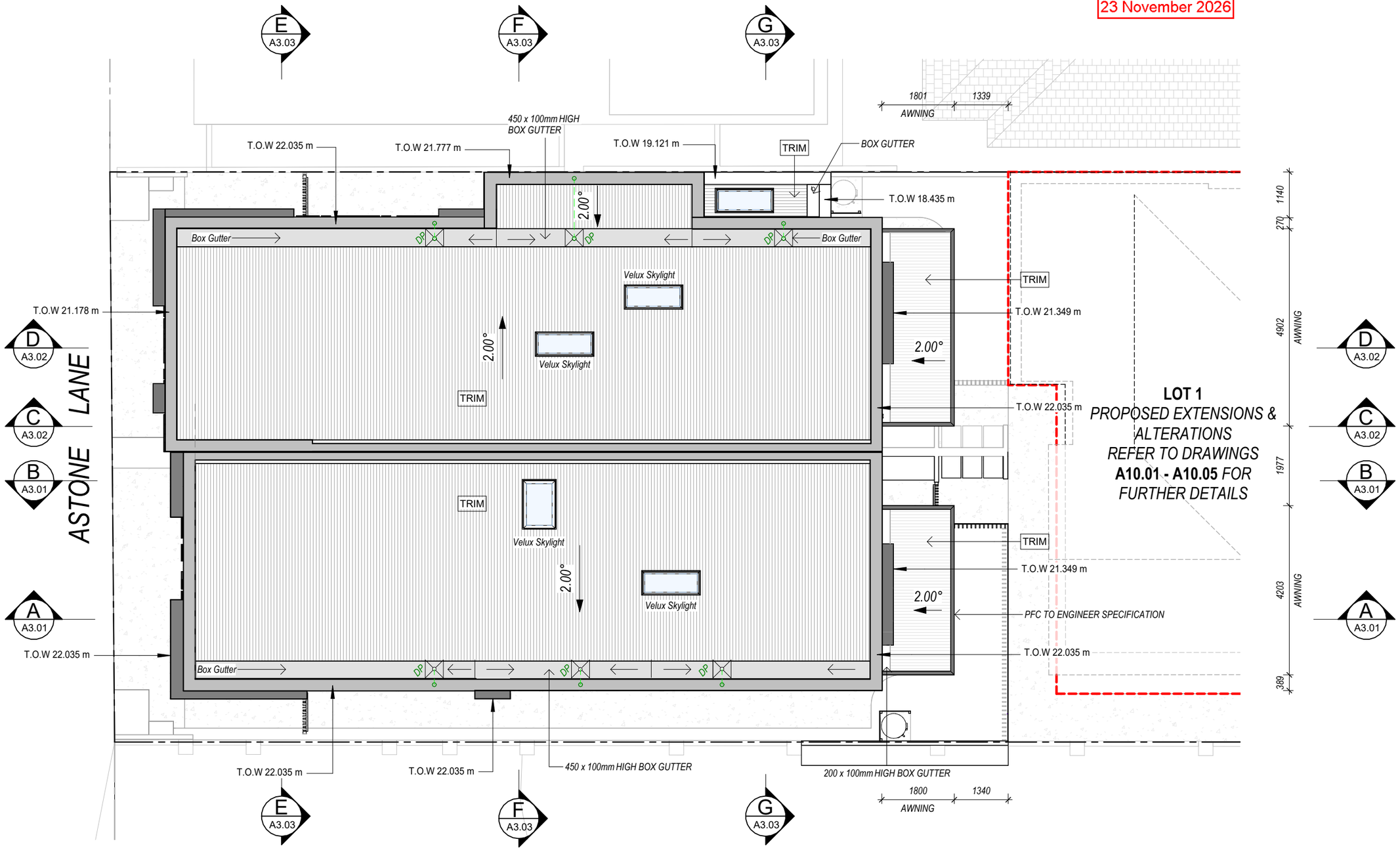

1 A2.01 **Roof Plan / Over Shadowing Diagram**

1 : 100

0 25

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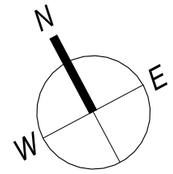
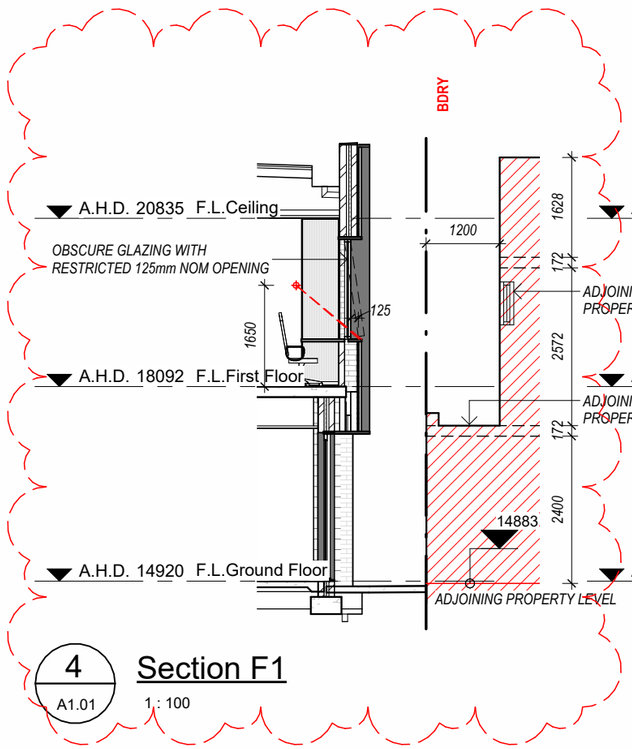
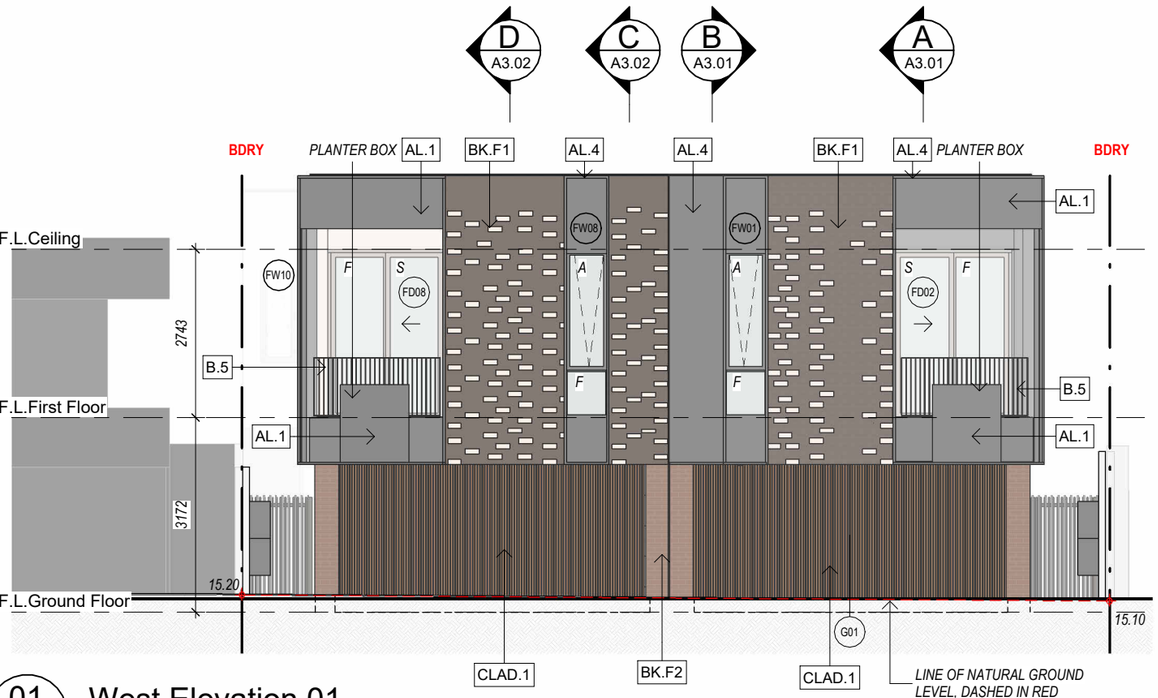




4 A1.01

Section F1

1 : 100



01 A1.01

West Elevation 01

1 : 100

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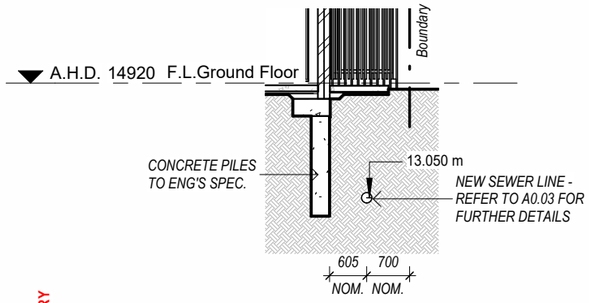
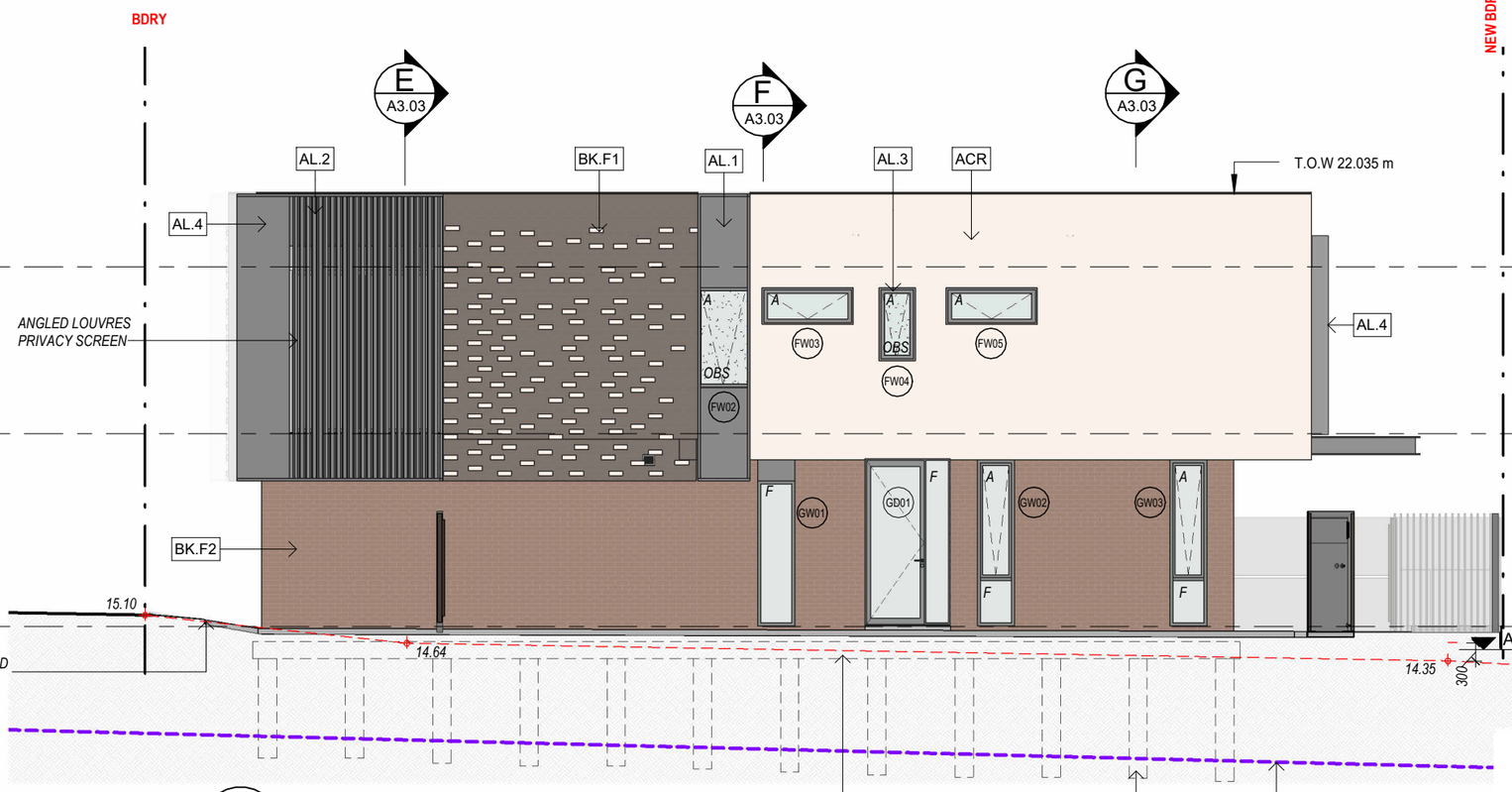


3

Pile Footing Detail (Typ)

1 : 100

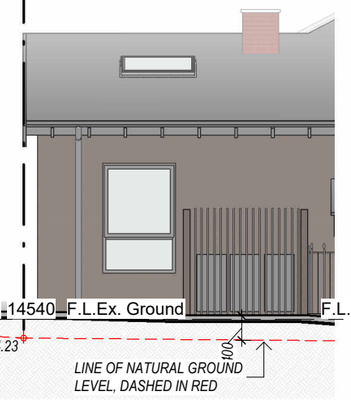


02 A1.01

South Elevation 02

1 : 100

LOT 1
PROPOSED EXTENSIONS & ALTERATIONS
REFER TO DRAWINGS **A10.01 - A10.05** *FOR FURTHER DETAILS*



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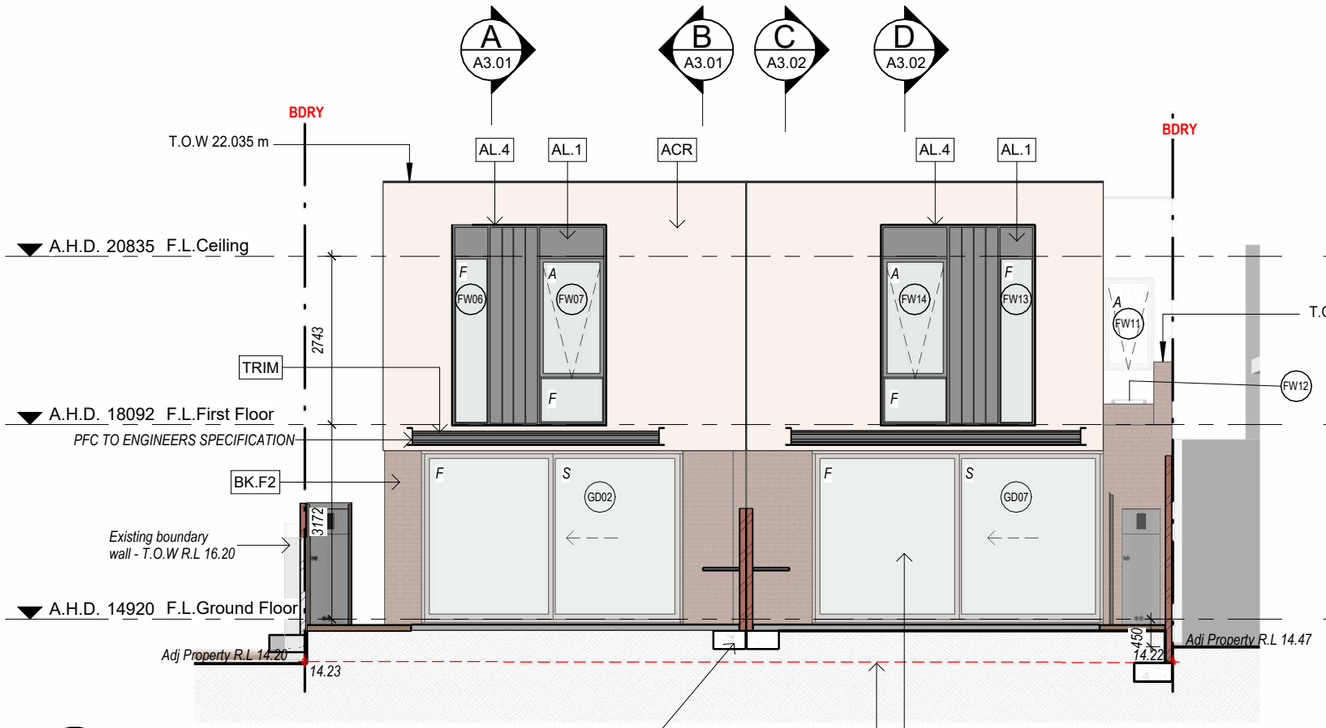
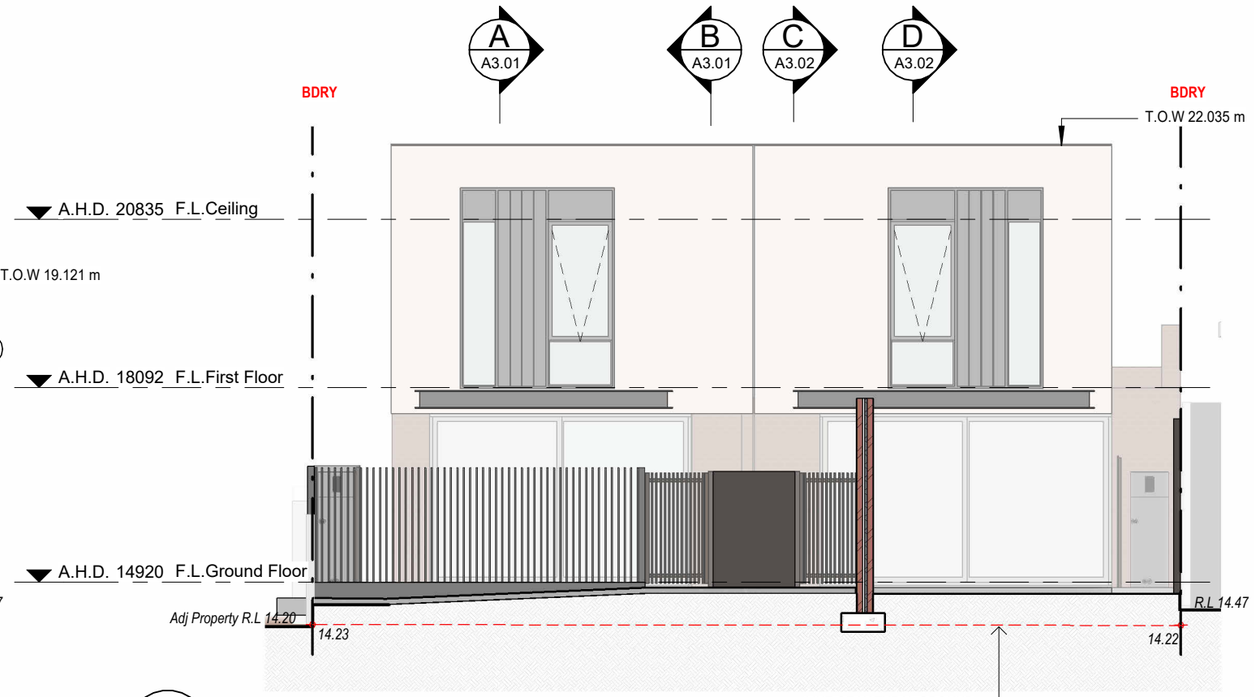


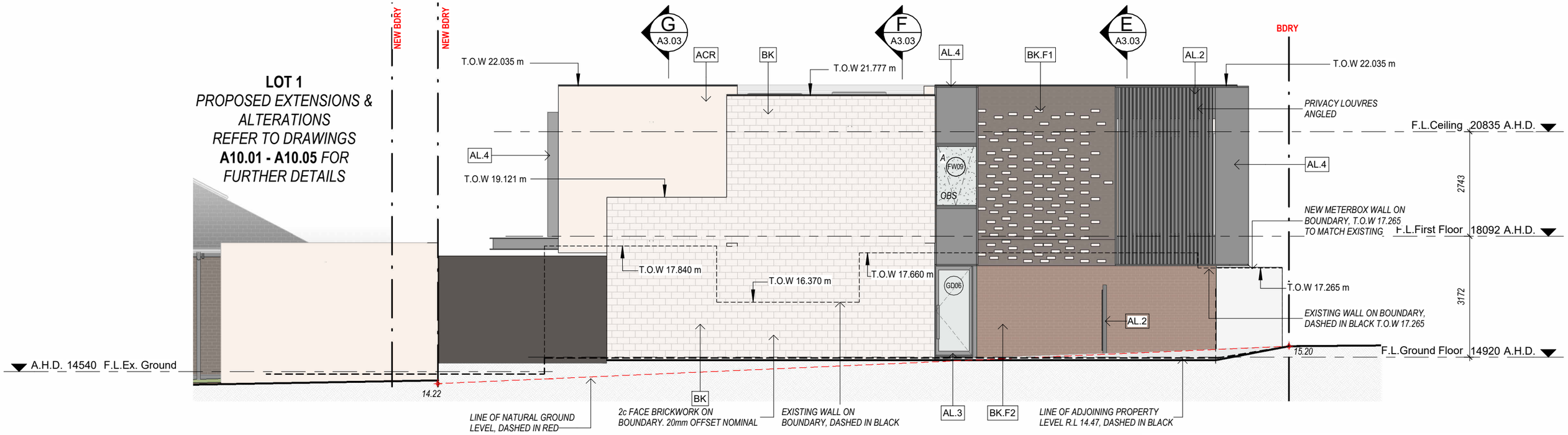
03 A1.01 **East Elevation 03**

1 : 100



05 A1.01 **Fencing Elevation 05**

1 : 100



04 A1.01 **North Elevation 04**

1 : 100

0 25

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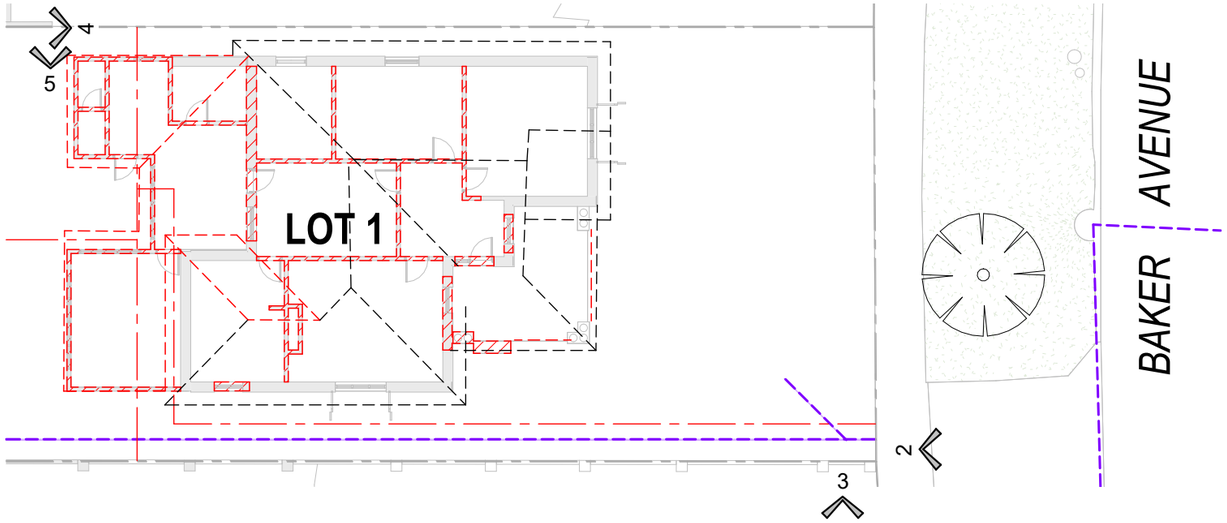
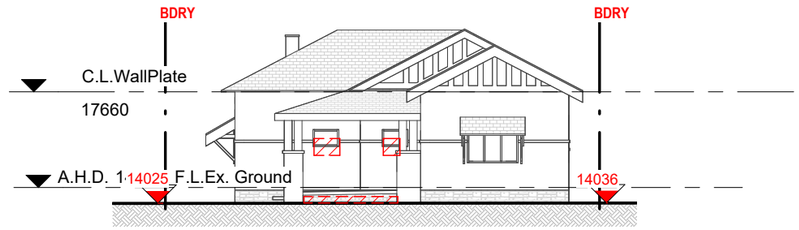
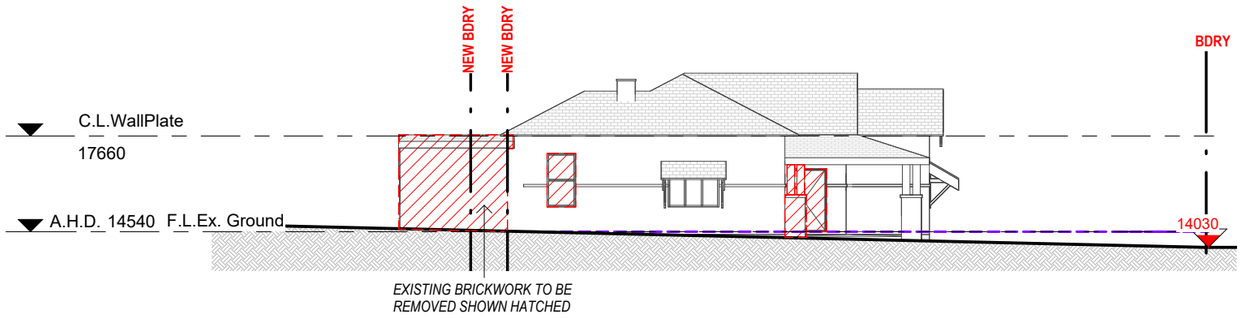


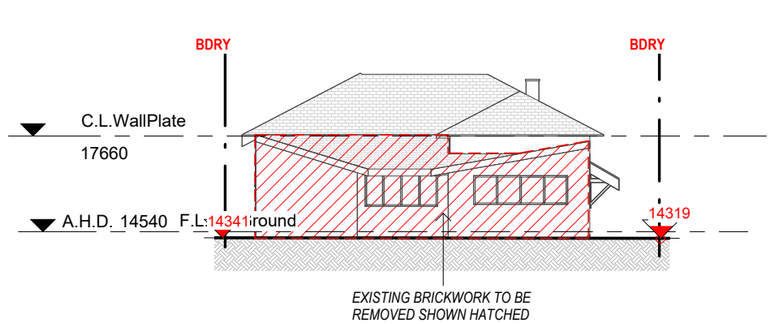
1 EXISTING / DEMOLITION PLAN
1 : 200



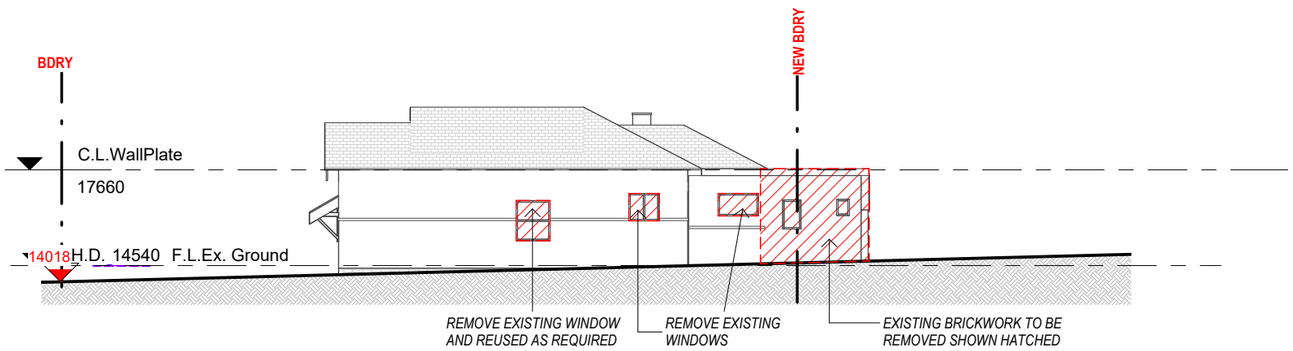
2 Existing Elevation 01
1 : 200



3 Existing Elevation 02
1 : 200



4 Existing Elevation 03
1 : 200



5 Existing Elevation 04
1 : 200

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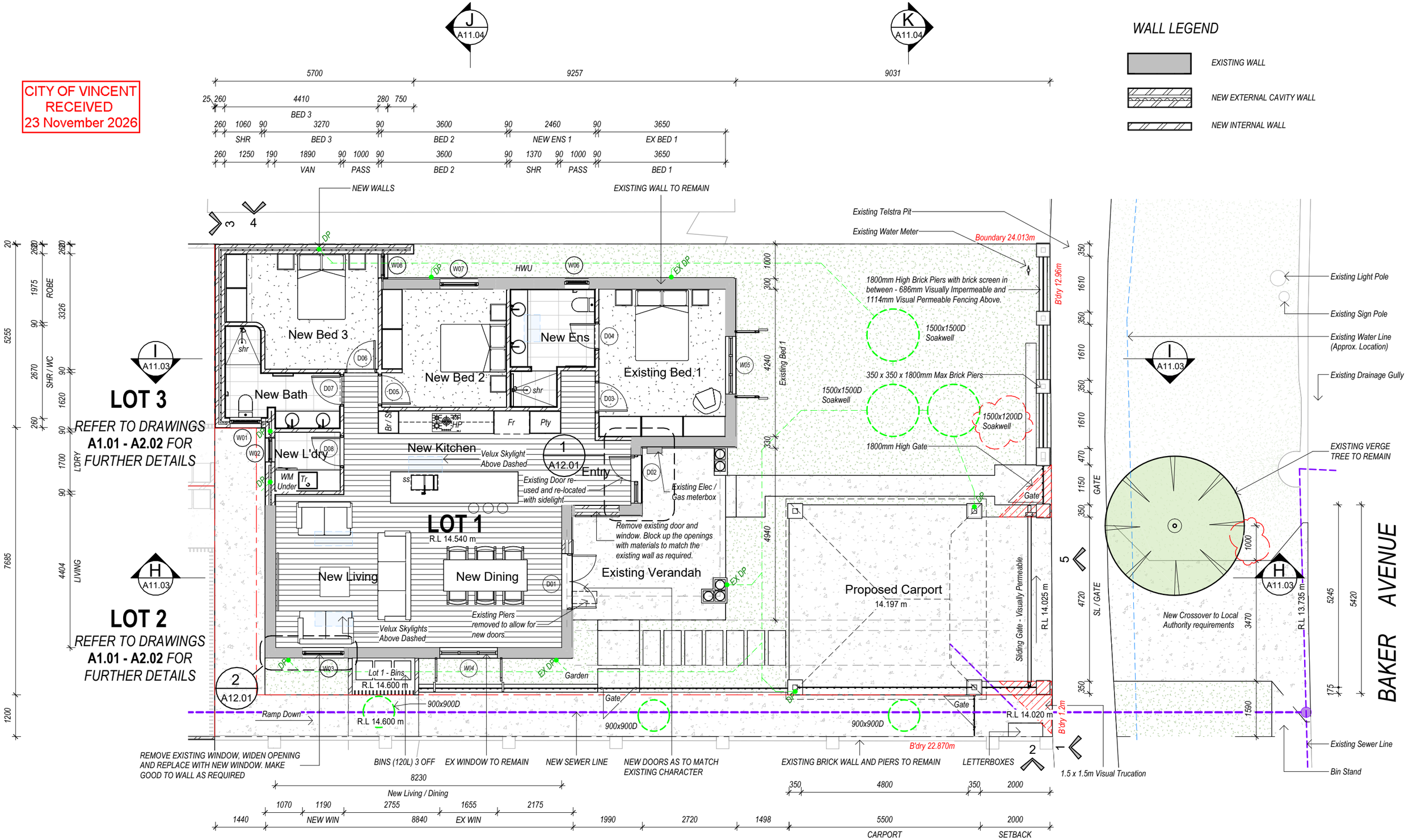

1 Front House - Propsoed Floor Plan

1 : 100

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AREAS

LOT 1	
Ground Floor Plan	118.6sqm
Carport	30.2sqm
Verandah (existing)	16.0sqm
Store	N/A
TOTAL:	**164.8sqm**

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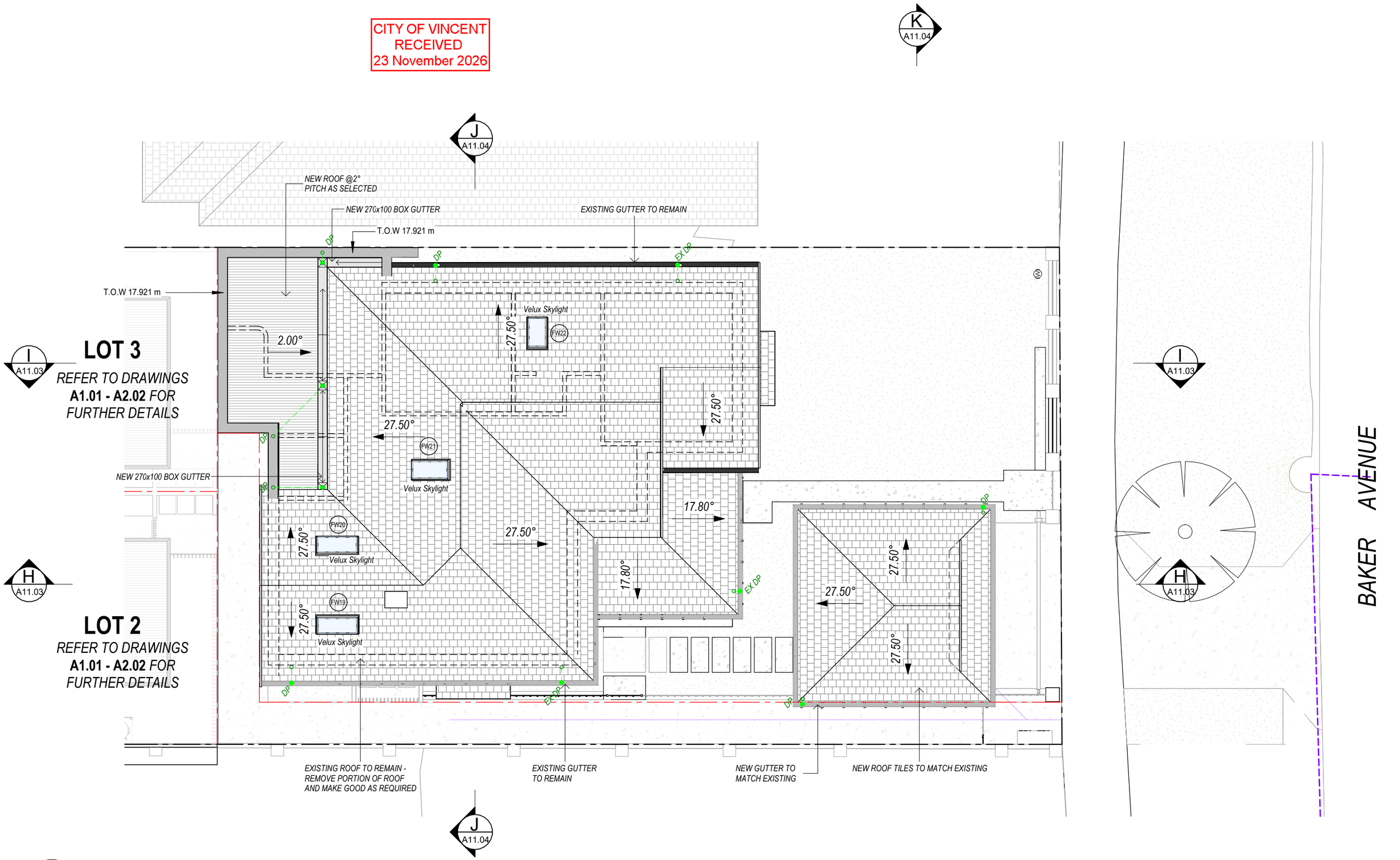

1 Roof Plan / Over Shadowing Diagram

1 : 100

0 25

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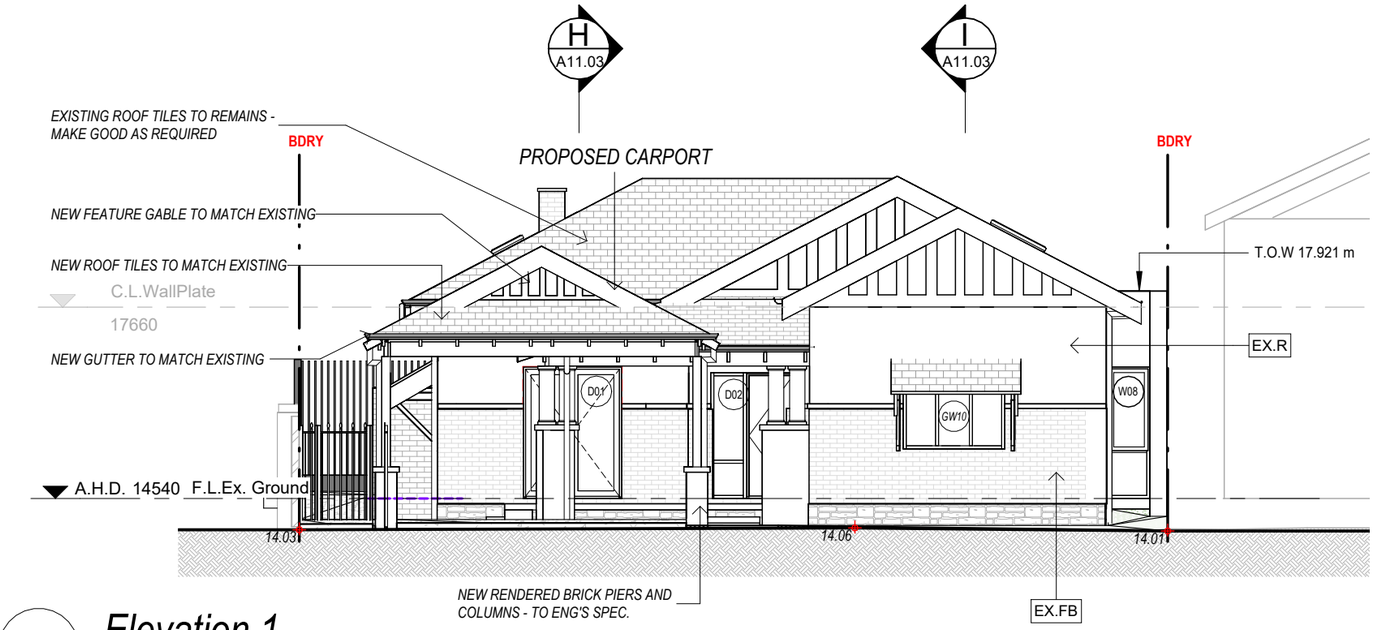
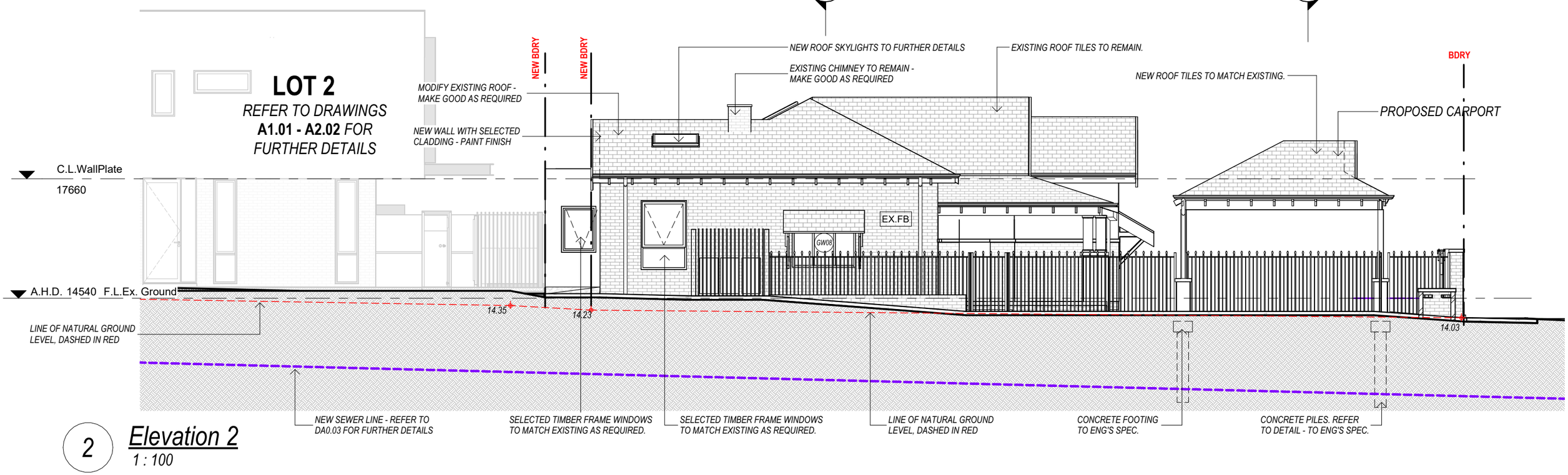


1 *Elevation 1*
1 : 100



2 *Elevation 2*
1 : 100

0 25

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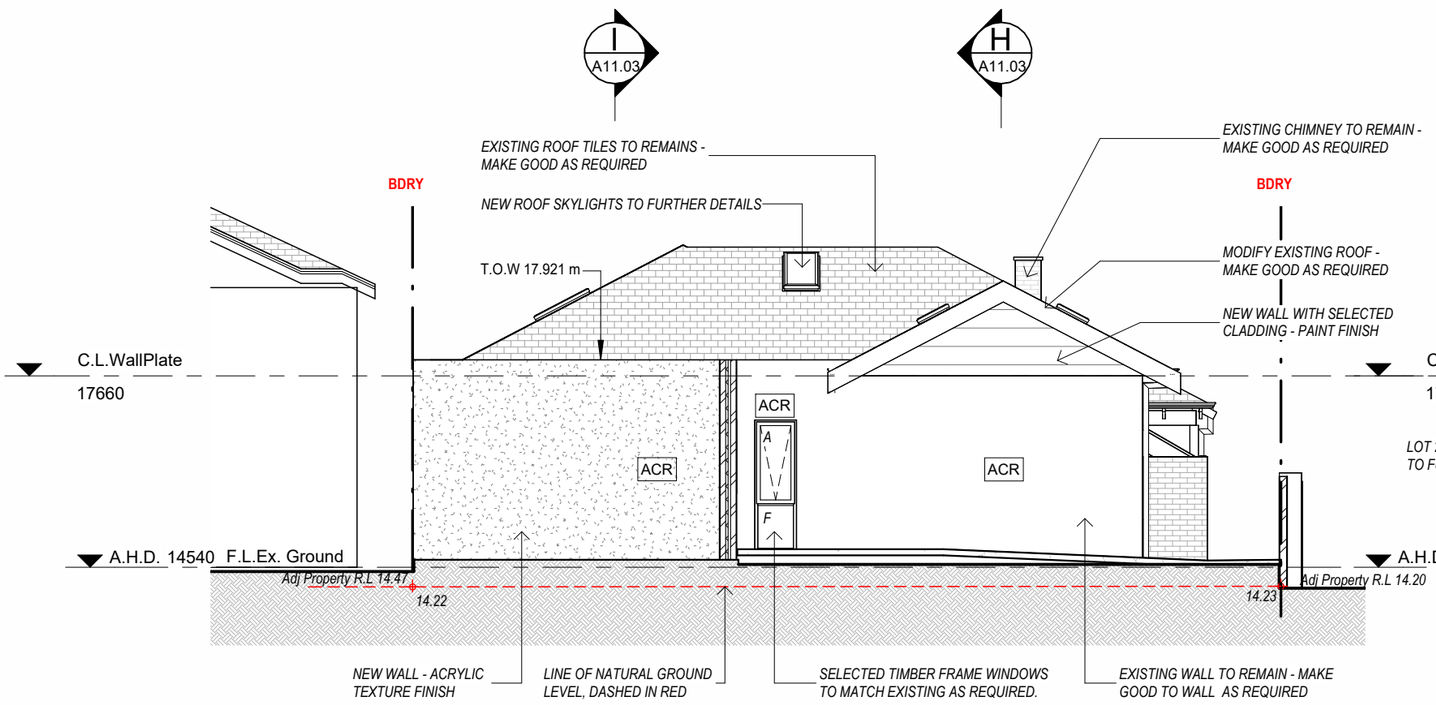
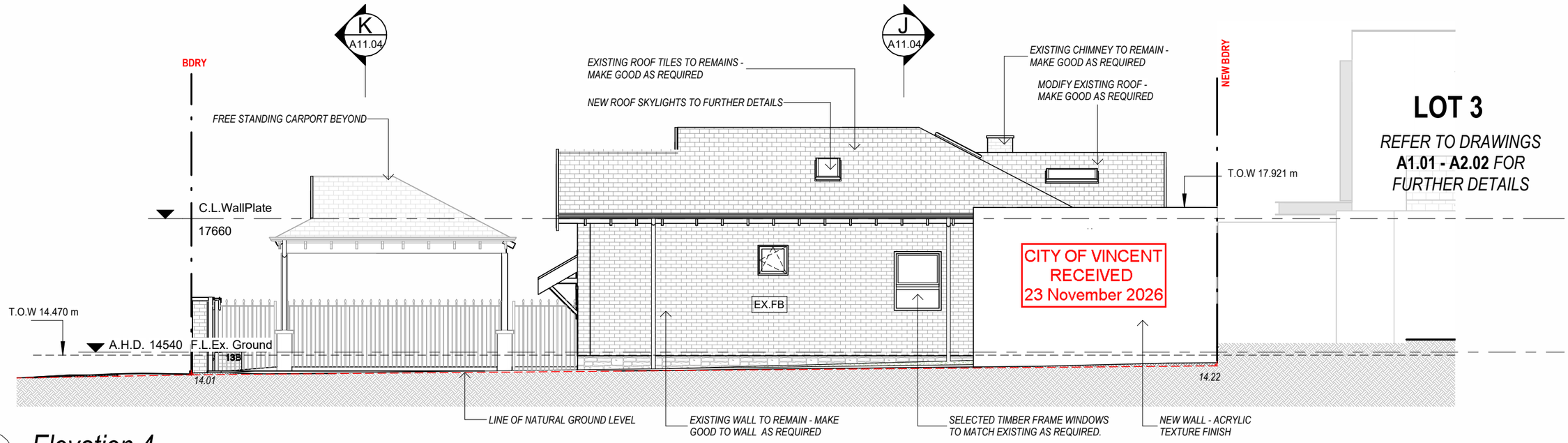


3 **Elevation 3**
1 : 100



5 **Street Fencing Elevation 5**
1 : 100



4 **Elevation 4**
1 : 100

0 25

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