

THE VAN-DUO HOUSES

PROPOSED TWO-STOREY DUPLEX
47 BLACKBUTTS RD. FRENCHES FOREST | LOT 1 | DP 229315

A000	COVERSHEET	30/06/2025	E
A001	DRAWING CONVENTIONS	24/06/2025	C
A101	DEMOLITION PLAN	24/06/2025	C
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A702	EXTERNAL DOORS & WINDOW SCHEDULE	24/06/2025	C
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A820	3D BUILDING HEIGHT PLANE	24/06/2025	C
A900	3D RENDER	24/06/2025	C

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ISSUE	DATE	DESCRIPTION
A	30/05/25	FOR DA
B	16/06/25	FOR DA
C	18/06/25	FOR REVIEW
E	30/06/25	FOR REVIEW

PROJECT:
47 BLACKBUTTS RD. FRENCHES FOREST

ADDRESS:
47 BLACKBUTTS RD. FRENCHES FOREST

DRAWING TITLE:
COVERSHEET

SCALE:
@ A3

CLIENT:
CARL VAN SELM

DRAWN BY:	DM	CHECKED BY:	SS
PROJECT NO:	25014		
REV DATE:	30/06/2025		

STATUS:
PRELIMINARY
FOR COORDINATION

DRAWING NO:
A000

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E



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Carlingford NSW 2151
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GENERAL ANNOTATION LEGEND

FALL ARROW

SPAN DIRECTION

SSL. + 18.800m

STRUCTURAL SLAB LEVEL

FFL. + 18.800m

FINISH FLOOR LEVEL

CH + 2700 AFL

CEILING HEIGHT ABOVE FINISH FLOOR LEVEL

SPOT ELEVATION MARKER

WT01

WALL TYPE

STEP DOWN

GD-01

DOOR TYPE

WIN-01

WINDOW TYPE

(TILES)

FLOOR FINISH MATERIAL

HB185

FURNITURE NUMBER

Name

Elevation

FLOOR LEVEL

NORTH POINT MARKER

GRID NUMBER

INTERNAL ELEVATIONS

DETAIL CALLOUT

BUILDING SECTION

DETAIL SECTION

DRAWING TITLES

VIEW NUMBER OF SHEET

VIEW OR PLAN, SECTION

SCALE OF PLAN, SECTION OR DETAIL

1

A202

View Name

Scale: 1:100

ABBREVIATION

AP	ACCESS PANEL	MAX	MAXIMUM
APPR	APPROVED	MH	MAN HOLE
AFFL	ABOVE FINISHED FLOOR LEVEL	MIN	MINIMUM
		MISC	MISCELLANEOUS
BI-ORG	BACK INLET OVERFLOW RELIEF GULLY	MM	MILLIMETRE
BLDG	BUILDING	MS	MILD STEEL
BLK	BLOCK		
BM	BENCH MARK	NB	NOMINAL BORE
		NO	NUMBER
CAD	COMPUTER AIDED DRAFTING	NOM	OMUNAL
CB	COACH BOLT	NTS	NOT TO SCALE
c/c	CENTRE TO CENTRE		
CCTV	CLOSED CIRCUIT TELEVISION	O/A	OVERALL
CHS	CIRCULAR HOLLOW SECTION	OF	OVER FLOW
CJ	CONSTRUCTION JOINT	OFO	OVERFLOW OUTLET
CL	CENTRE LINE	O/H	OVER HEAD
CNR	CORNER	OD	OUTSIDE DIAMETER
CN	CONTRACT NOTE	ORG	OVERFLOW RELIEF GULLY
CODE	BUILDING CODE		
COL	COLUMN	PC	PRECAST CONCRETE
CON	CONCRETE	PFC	PARALLEL FLANGE CHANNEL
COR	CORRUGATED	PLY	PLYWOOD
COS	CHECK ON SITE	PTN	PARTITION
CP	CESSPIT		
CRS	CENTRES	QT	QUALITY
CS	CAVITY SLIDER	R	RADIUS
CSK	COUNTERSUNK	RC	REINFORCED CONCRETE
C/W	COMPLETE WITH	REF	REFERENCE
		REQD	REQUIRED
DB	DISTRIBUTION BOARD	RH	RIGHT HAND
DHS	DIMOND HI-SPAN (METAL PURLIN)	RHS	ROLLED HOLLOW SECTION
DIA	DIAMETER	RL	REDUCED LEVEL
DIA	DIAGONAL	RO	ROUGH OPENING
DIM	DIMENSION	ROW	RIGHT OF WAY
DP	DOWNPIPE	RSA	ROLLED STEEL ANGLE
DPC	DAMP PROOF COURSE	RSC	ROLLED STEEL CHANNEL
DPM	DAMP PROOF MEMBRANE	RSJ	ROLLED STEEL JOIST
DWG	DRAWING		
		SCJ	SAW CUT JOINT
EJ	EXPANSION JOINT	SCHED	SCHEDULE
EXTG	EXISTING	SCP	SATIN CHROME PLATE
		SED	SMALL END DIAMETER
FA	FIRE ALARM	SHS	SQUARE HOLLOW SECTION
FAP	FIRE ALARM PANEL	SHT	SHEET
FCL	FINISHED CEILING LEVEL	SK	SKETCH
FEX	FIRE EXTINGUISHER	SL	STRUCTURAL LEVEL
FFL	FINISHED FLOOR LEVEL	SP	SOIL PIPE
FG	FIXED GLASS	SPEC	SPECIFICATION
FH	FIRE HYDRANT	SQ/M	SQUARE METER
FHR	FIRE HOSE REEL	SQ	SQUARE
FIP	FIRE INDICATOR PANEL	SS	STAINLESS STEEL
FW	FLOOR WASTE	SWBD	SWITCH BOARD
FWG	FLOOR WASTE GULLY	SW	STORMWATER PIPE
HDB	HOLDING DOWN BOLT	TFC	TAPERED FLANGE CHANNEL
HDG	HOT DIPPED GALVANISED	TGV	TONGUE, GROOVE & VEE JOINT
HORZ	HORIZONTAL	TV	TERMINAL VENT
H.P.	HIGH POINT	TYP	TYPICAL
HT	HOSE TAP		
		UB	UNIVERSAL BEAM
IB	INSPECTION BEND	UC	UNIVERSAL COLUMN
ID	INSIDE DIAMETER	U/S	UNDERSIDE
IJ	INSPECTION JUNCTION	VERT	VERTICAL
IL	INVERT LEVEL	VP	VENT PIPE
		W	WATT
kW	KILOWATT	WBD	WALL BOARD

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PROJECT:
47 BLACKBUTTS RD. FRENCHES FOREST

ADDRESS:
47 BLACKBUTTS RD. FRENCHES FOREST

DRAWING TITLE:
DRAWING CONVENTIONS

SCALE:
1 : 100 @ A3

CLIENT:
CARL VAN SELM

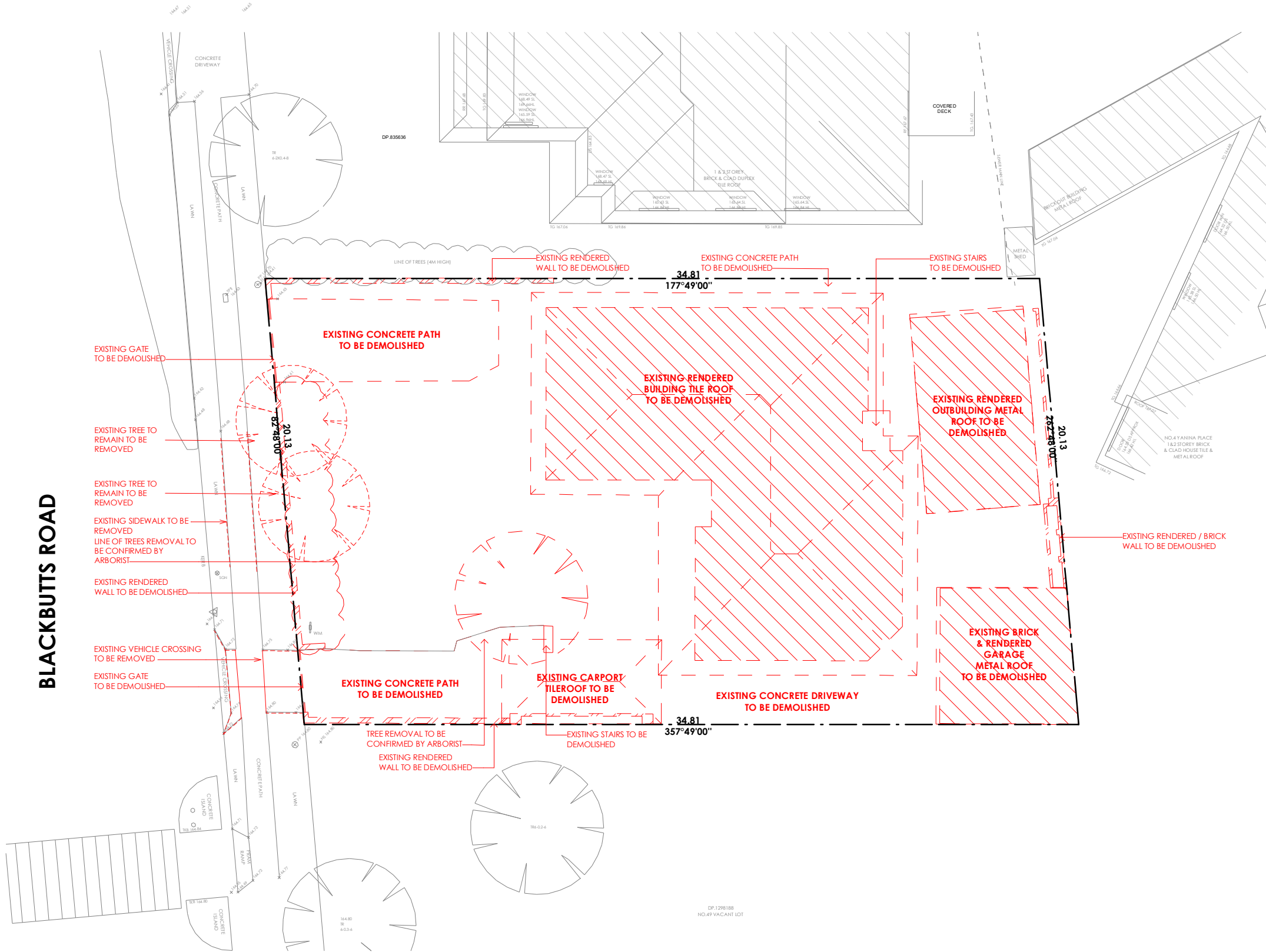
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PROJECT NO:	25014		
REV DATE:	24/06/2025		

STATUS:
PRELIMINARY
FOR COORDINATION

DRAWING NO:
A001

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DEMOLITION PLAN

Scale: 1 : 200

All dimensions are to be checked by the builder on site and any discrepancies brought to the attention of Tesserarch Pty Ltd prior to construction. When a dimension is not clear it is the builder's responsibility to clarify the dimension with the architect. It is the builder's responsibility to cross reference working drawings with authority endorsed documents. These drawings are not to be scaled. This design is dependent on approval by relevant authorities and comparison with client budget requirements. At time of design, confirmation of these approvals has not been received.

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47 BLACKBUTTS RD. FRENCHES FOREST

ADDRESS:
47 BLACKBUTTS RD. FRENCHES FOREST

DRAWING TITLE:
DEMOLITION PLAN
SCALE:

1 : 200

@ A3

CLIENT:
CARL VAN SELM

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PROJECT NO:	25014		
REV DATE:	24/06/2025		

STATUS:
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DRAWING NO:
A101

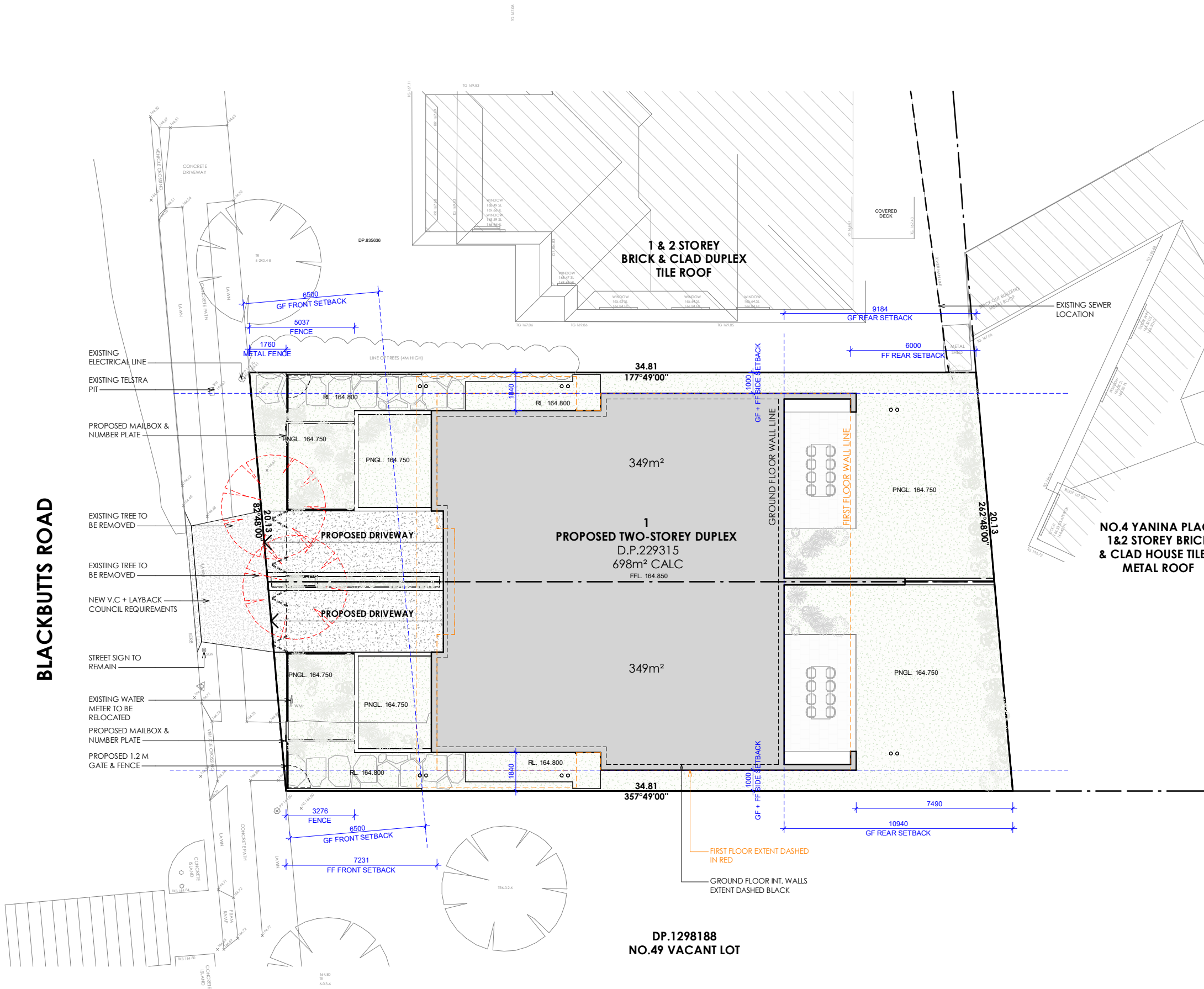
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01/07/2025 7:13:08 am

BLACKBUTTS ROAD



SITE COMPLIANCE TABLE:		LOT 1 DP 229315
LOT AREA		698m ²
	CONTROL	PROPOSED
MAX.BUILDING HEIGHT	8.5m	8.5m
GROUND FLOOR AREA	N/A	224.64m ²
FIRST FLOOR AREA	N/A	285.88m ²
TOTAL FLOOR AREA	N/A	510.52m ²
FRONT SETBACK	6.5m	AS PER PLAN
SIDE SETBACK	0.9m	AS PER PLAN
REAR SETBACK	6.0m	AS PER PLAN
PRIVATE OPEN SPACE	5m x 5m min. 25m ²	25m ²
LANDSCAPE OPEN SPACE	40% or (279.2m ²)	280.13m ²

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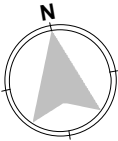
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ADDRESS:
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DRAWING TITLE:
SITE PLAN / PLAN OF STRATA SUBDIVISION

SCALE:
1 : 200 @ A3



CLIENT:
CARL VAN SELM

DRAWN BY: DM CHECKED BY: SS
PROJECT NO: 25014
REV DATE: 30/06/2025

STATUS:
PRELIMINARY
FOR COORDINATION

DRAWING NO:
A102

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GROUND FLOOR

Scale: 1 : 100

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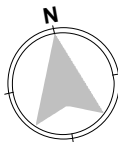
PROJECT:
47 BLACKBUTTS RD. FRENCHES FOREST

ADDRESS:
47 BLACKBUTTS RD. FRENCHES FOREST

DRAWING TITLE:
GROUND FLOOR

SCALE:
1 : 100

@ A3



CLIENT:
CARL VAN SELM

DRAWN BY: **DM** CHECKED BY: **SS**

PROJECT NO: **25014**

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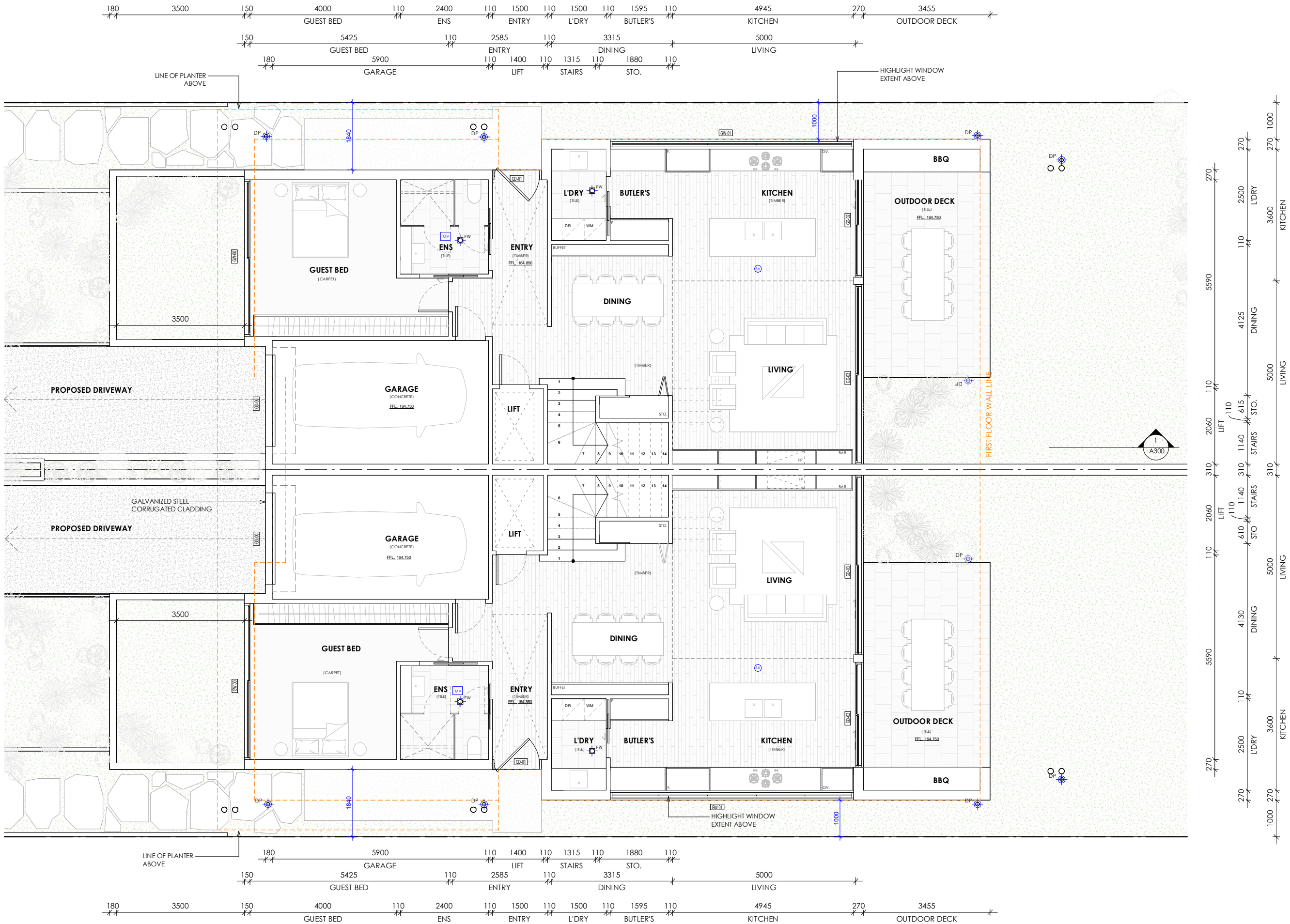
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A103

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FIRST FLOOR

Scale: 1 : 100

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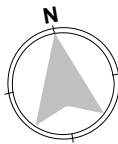
PROJECT:
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ADDRESS:
47 BLACKBUTTS RD. FRENCHES FOREST

DRAWING TITLE:
FIRST FLOOR

SCALE:
1 : 100

@ A3



CLIENT:
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PROJECT NO: **25014**

REV DATE: **30/06/2025**

STATUS:
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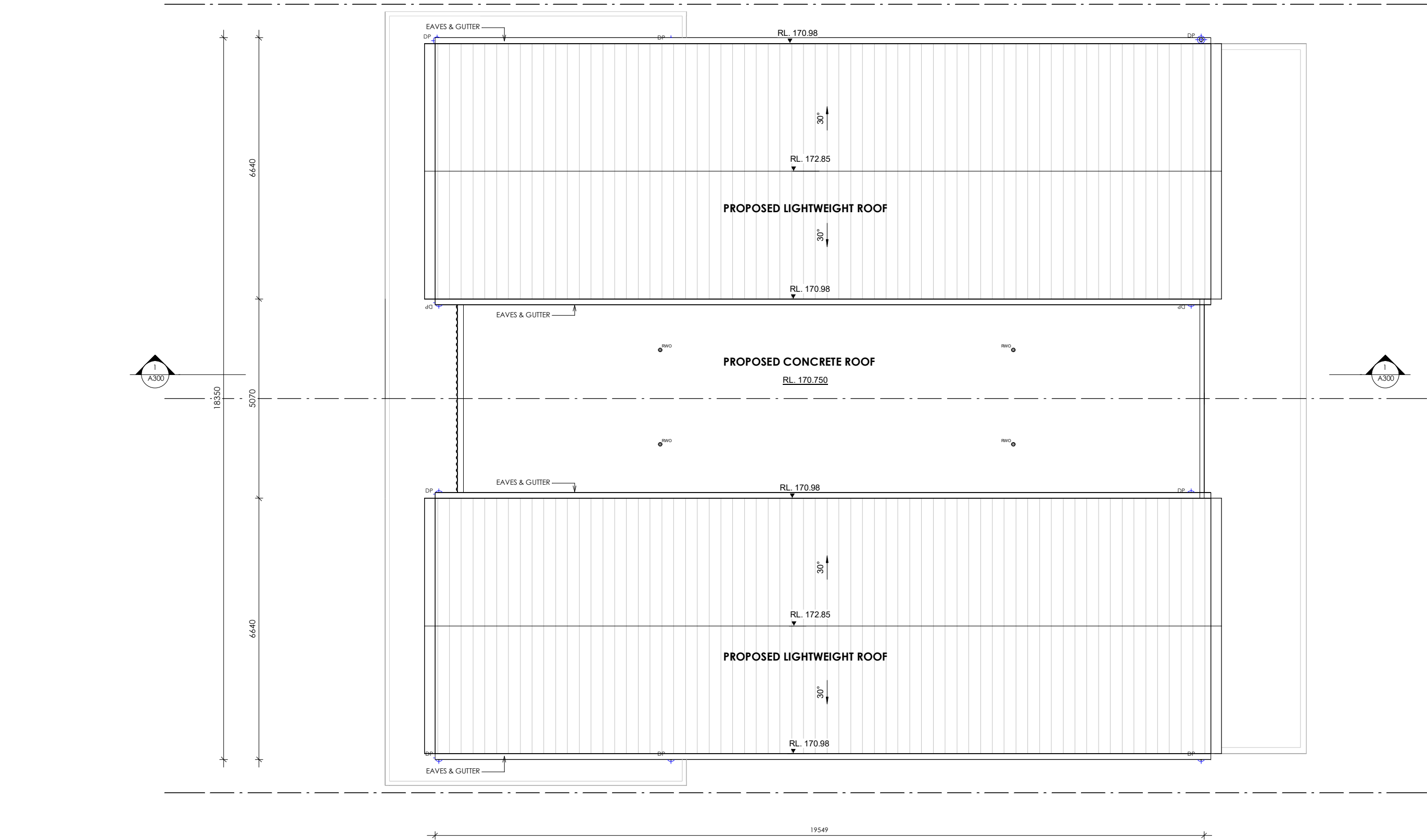
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A104

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ROOF PLAN

Scale: 1 : 100

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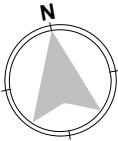
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47 BLACKBUTTS RD. FRENCHES FOREST

ADDRESS:
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DRAWING TITLE:
ROOF PLAN

SCALE:
1 : 100 @ A3



CLIENT:
CARL VAN SELM

DRAWN BY:	DM	CHECKED BY:	SS
PROJECT NO:	25014		
REV DATE:	24/06/2025		

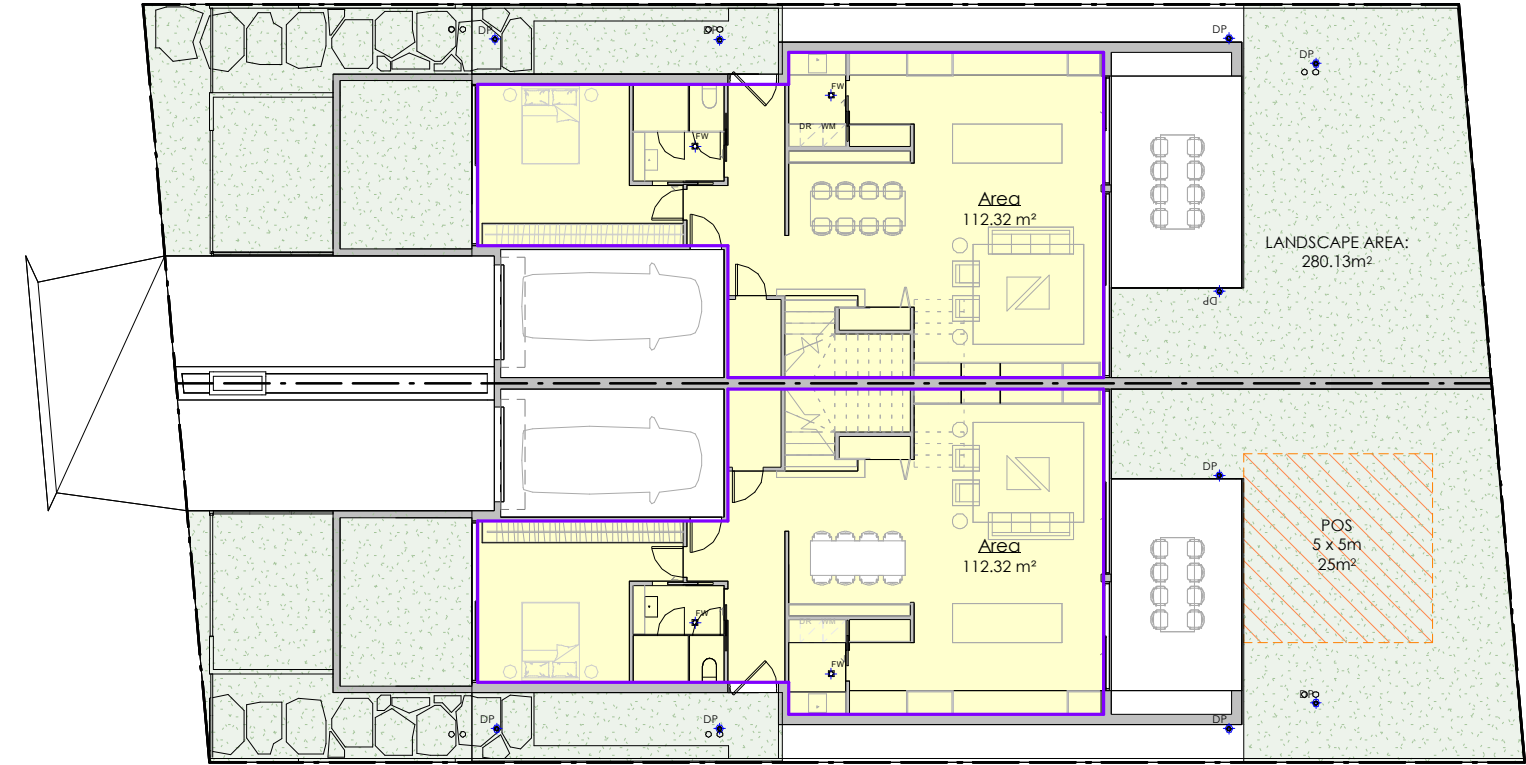
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DRAWING NO:
A105

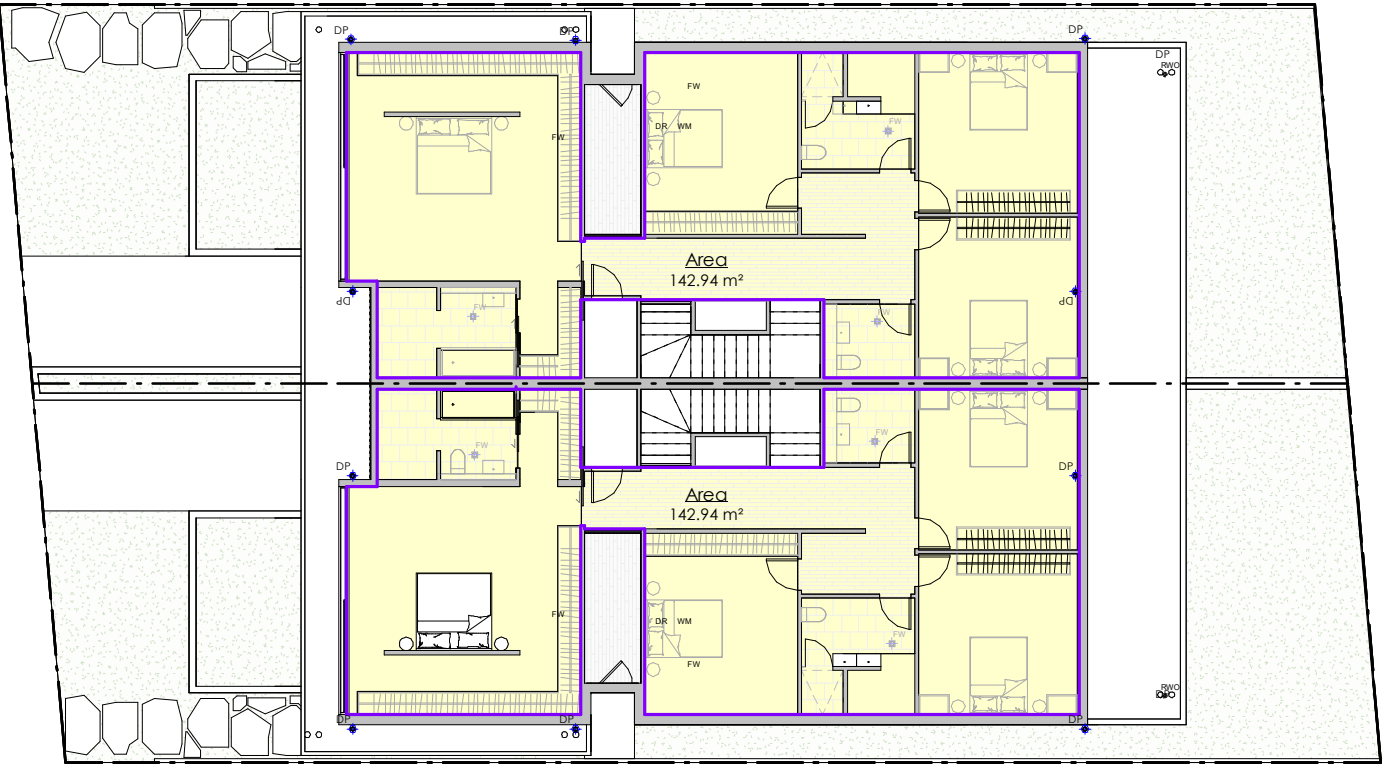
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GF
Scale: 1 : 200



FF
Scale: 1 : 200

SITE COMPLIANCE TABLE:		LOT 1 DP 229315
LOT AREA		698m ²
	CONTROL	PROPOSED
MAX.BUILDING HEIGHT	8.5m	8.5m
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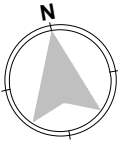
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PROJECT:
47 BLACKBUTTS RD. FRENCHES FOREST

ADDRESS:
47 BLACKBUTTS RD. FRENCHES FOREST

DRAWING TITLE:
AREA CALCULATION

SCALE:
1 : 200 @ A3



CLIENT:
CARL VAN SELM

DRAWN BY: **DM** CHECKED BY: **SS**

PROJECT NO: **25014**

REV DATE: **30/06/2025**

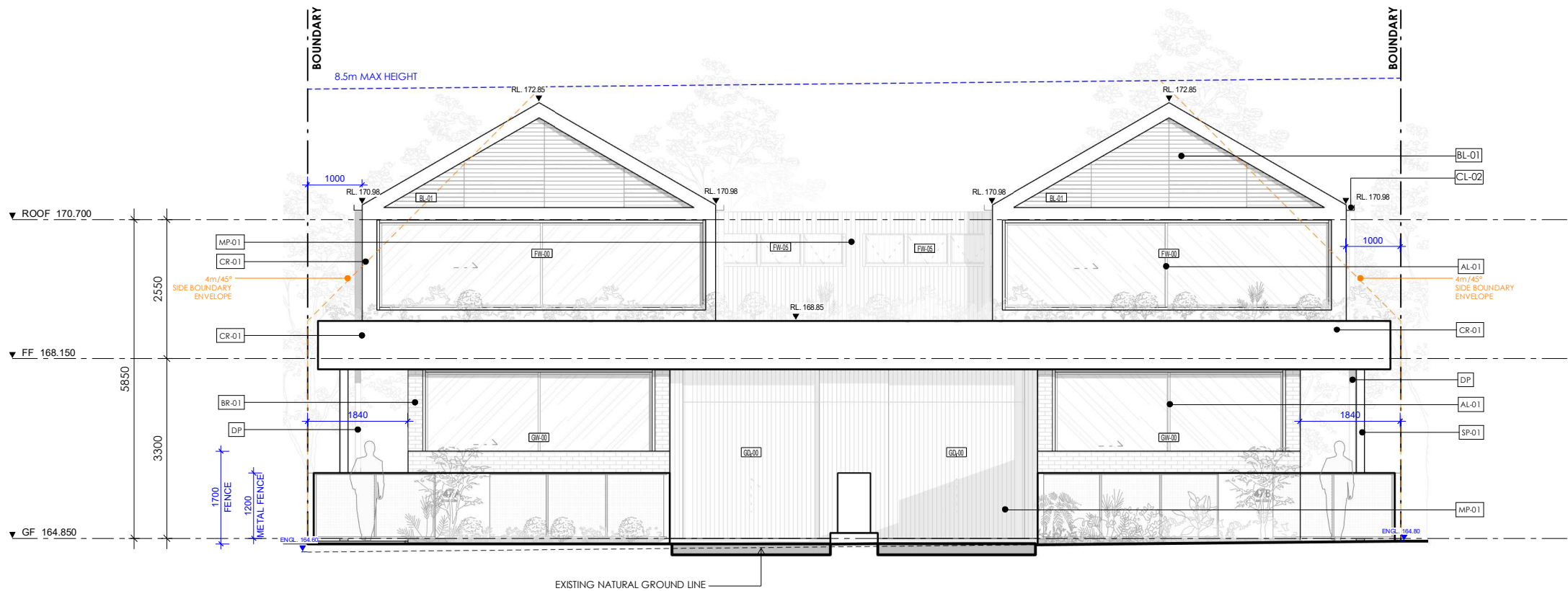
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DRAWING NO:
A107

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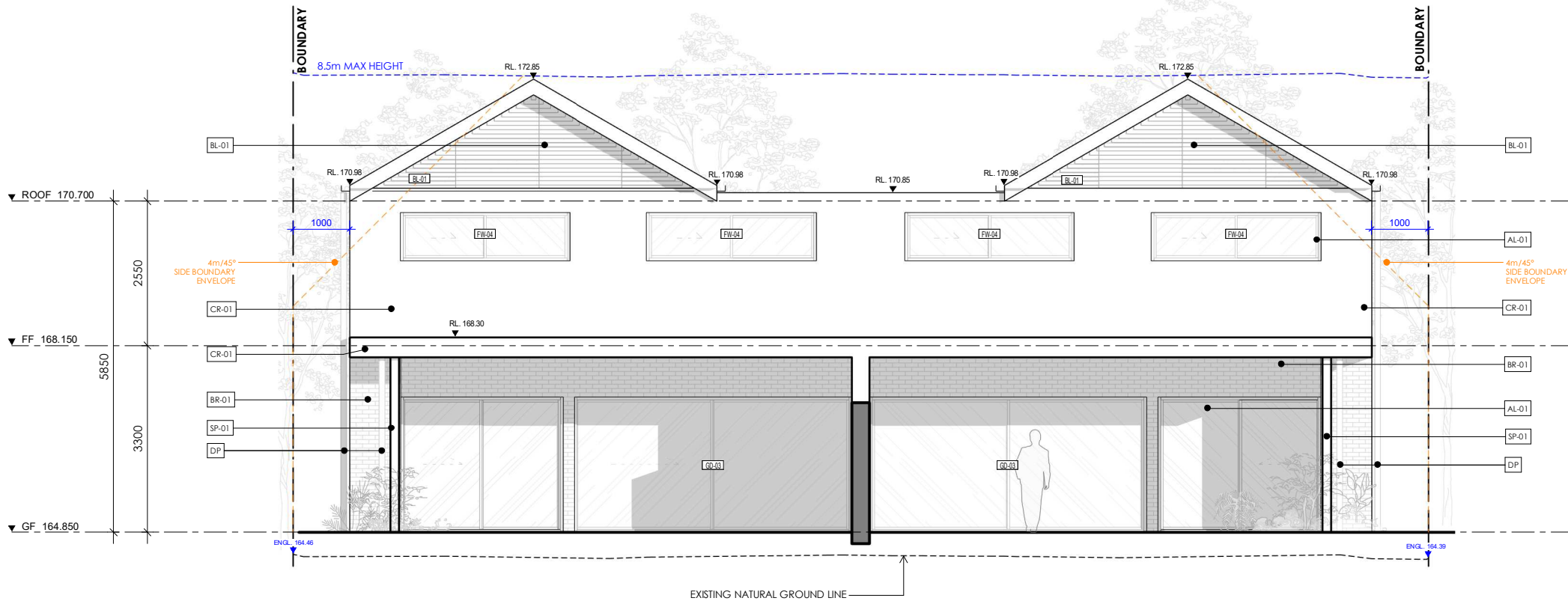


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FRONT ELEVATION (NORTH)

Scale: 1 : 100



REAR ELEVATION (SOUTH)

Scale: 1 : 100

MATERIAL SCHEDULE

CR-01	CEMENT RENDER
MP-01	GALVANIZED STEEL
BL-01	CORRUGATED CLADDING - GREY
AL-01	EXTERNAL VENETIAN BLINDS
RF-01	ALUMINIUM FRAME - WHITE
SP-01	COLORBOND ROOF
BR-01	GALVANIZED STEEL POSTS
	NATURAL BRICK - TERRACOTTA

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ADDRESS:
47 BLACKBUTTS RD. FRENCHES FOREST

DRAWING TITLE:
FRONT AND REAR ELEVATION

SCALE:
As indicated @ A3

CLIENT:
CARL VAN SELM

DRAWN BY: DM CHECKED BY: SS

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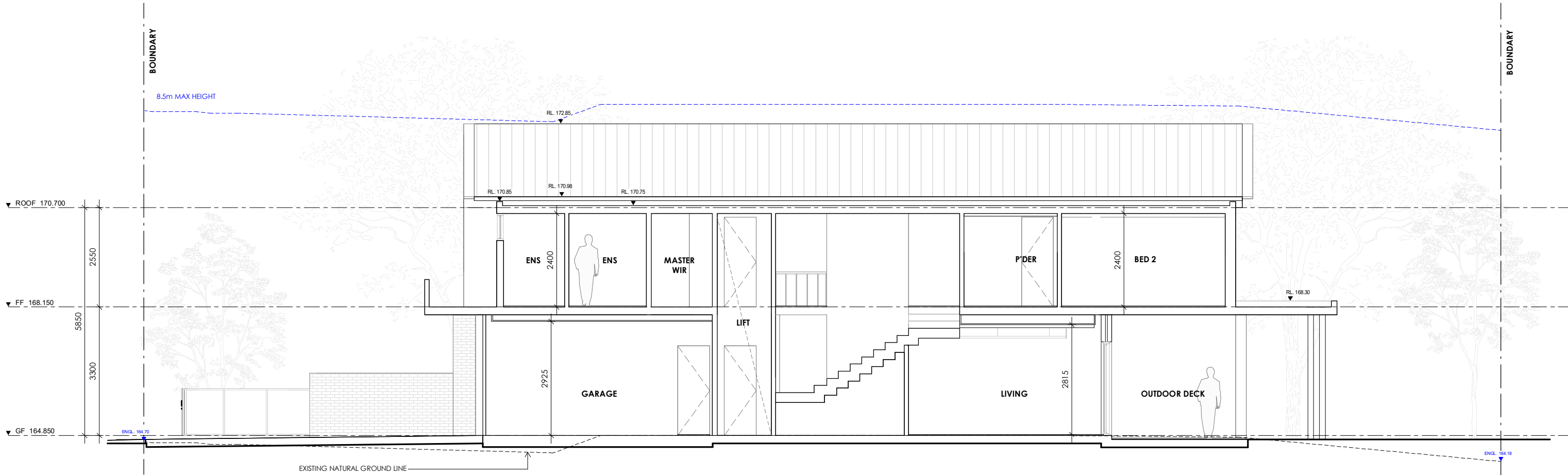
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A200

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REV
E



Section 1

Scale: 1 : 100

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47 BLACKBUTTS RD. FRENCHES FOREST

ADDRESS:
47 BLACKBUTTS RD. FRENCHES FOREST

DRAWING TITLE:

SECTION

SCALE:

1 : 100

@ A3

CLIENT:

CARL VAN SELM

DRAWN BY: Author CHECKED BY: Checker
PROJECT NO: 25014
REV DATE: 30/06/2025

STATUS:

PRELIMINARY
FOR COORDINATION

DRAWING NO:

A300

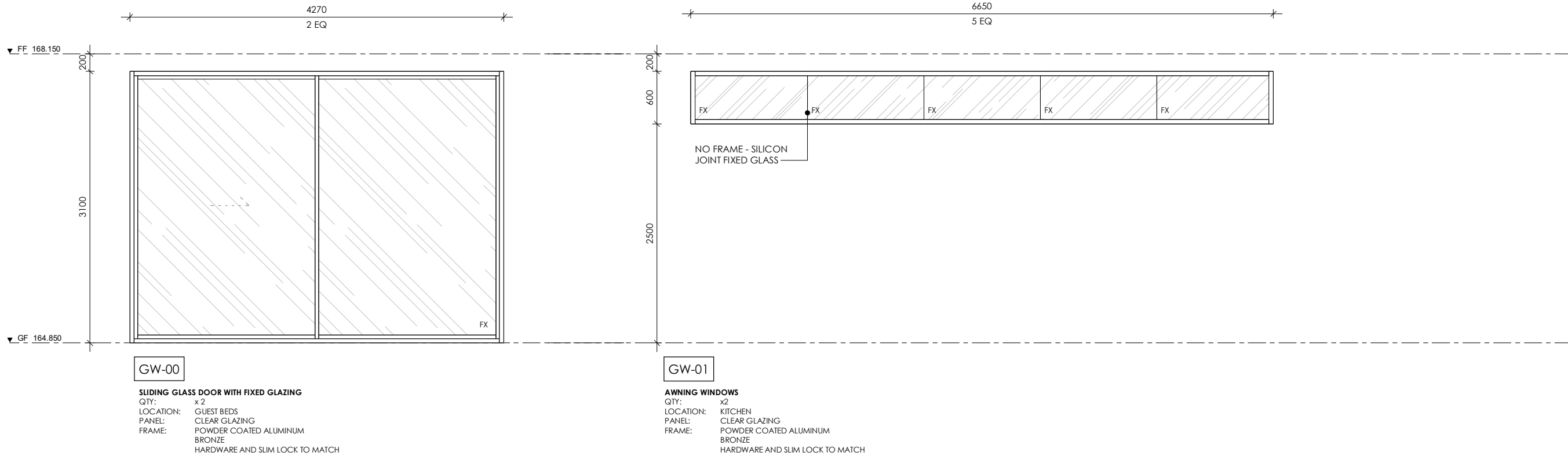
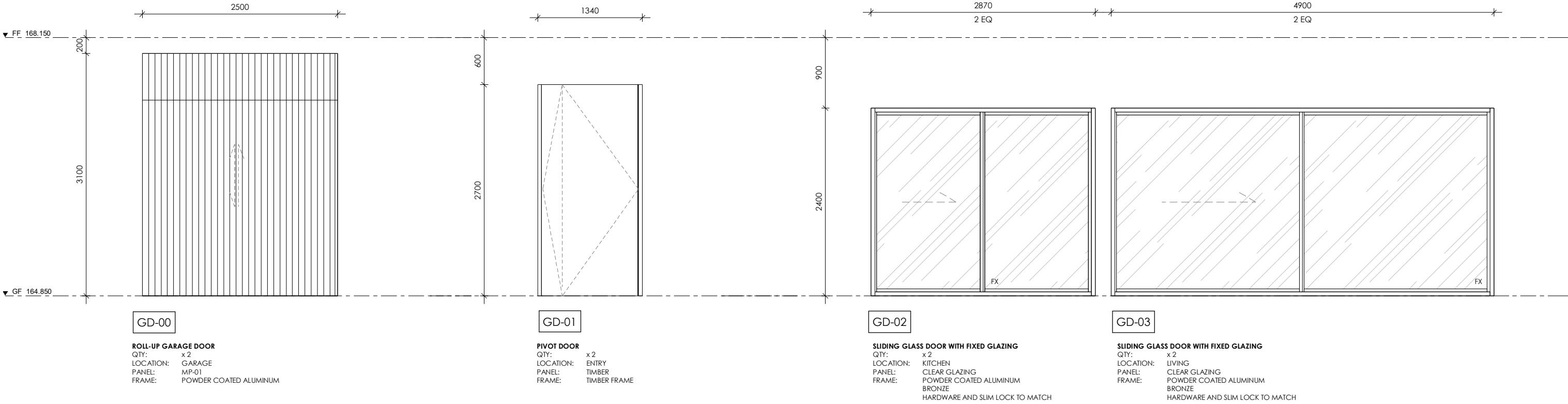
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ADDRESS:
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DRAWING TITLE:
EXTERNAL DOORS & WINDOW SCHEDULE

SCALE:
1 : 50 @ A3

CLIENT:
CARL VAN SELM

DRAWN BY: **DM** CHECKED BY: **SS**
PROJECT NO: **25014**
REV DATE: **24/06/2025**

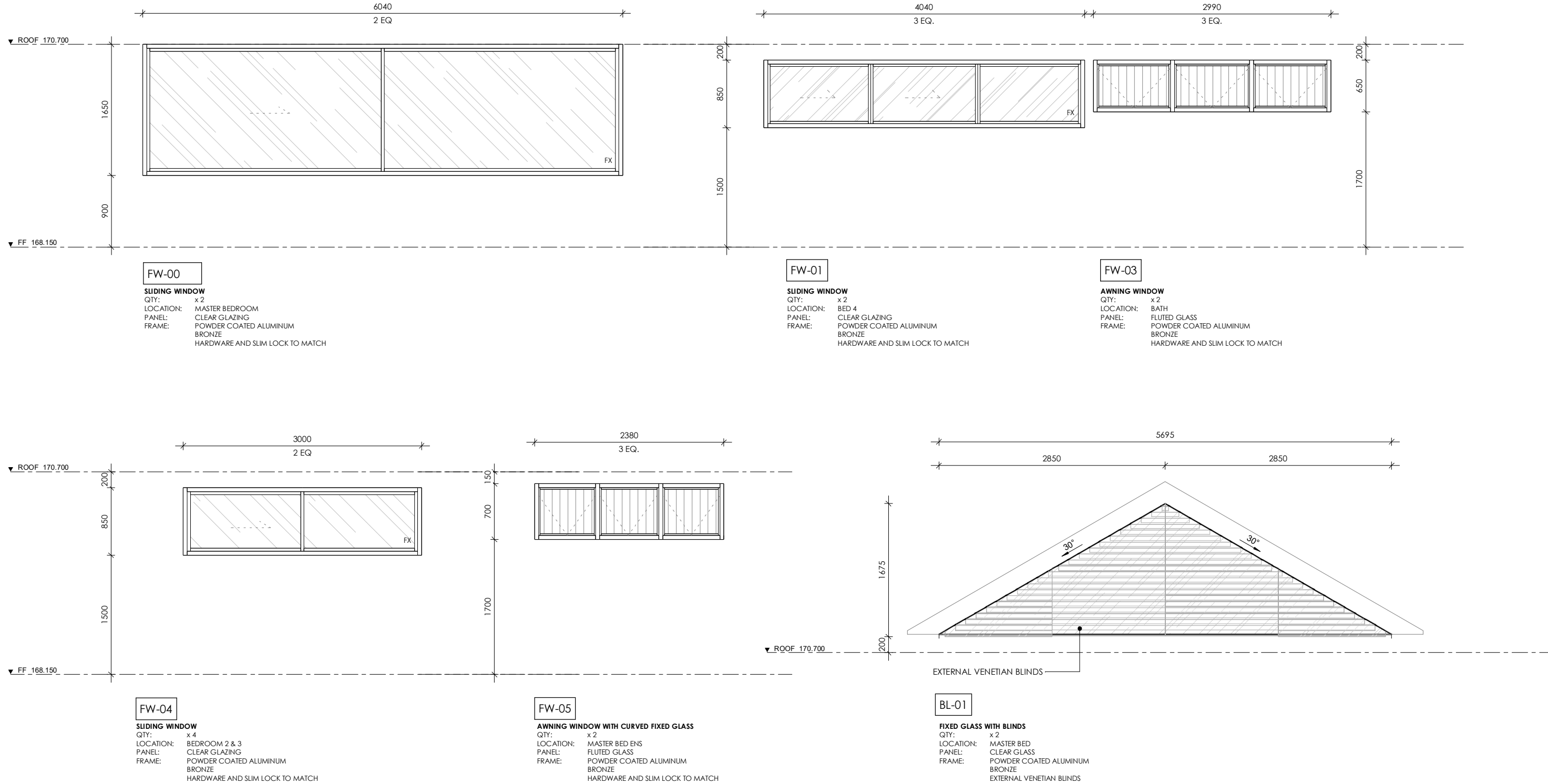
STATUS:
PRELIMINARY
FOR COORDINATION

DRAWING NO:
A701

REV
C

TESSERARCH

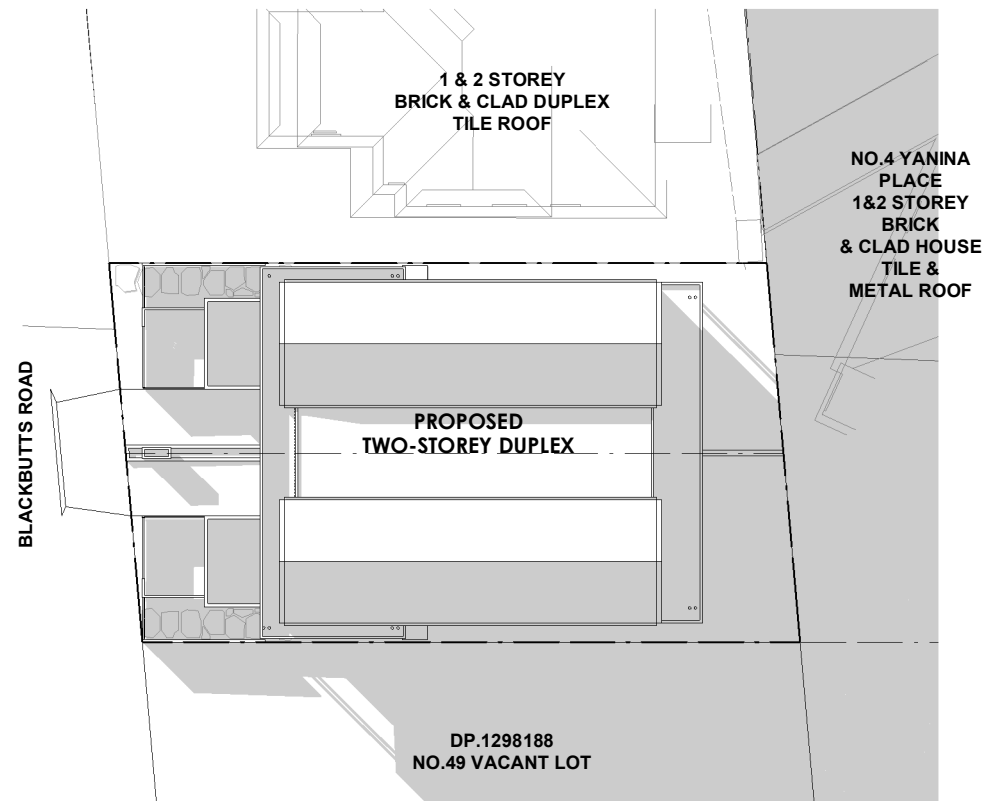
31 Woodstock Road
Carlingford NSW 2151
info@tesseract.com.au
T 0488 22 1234



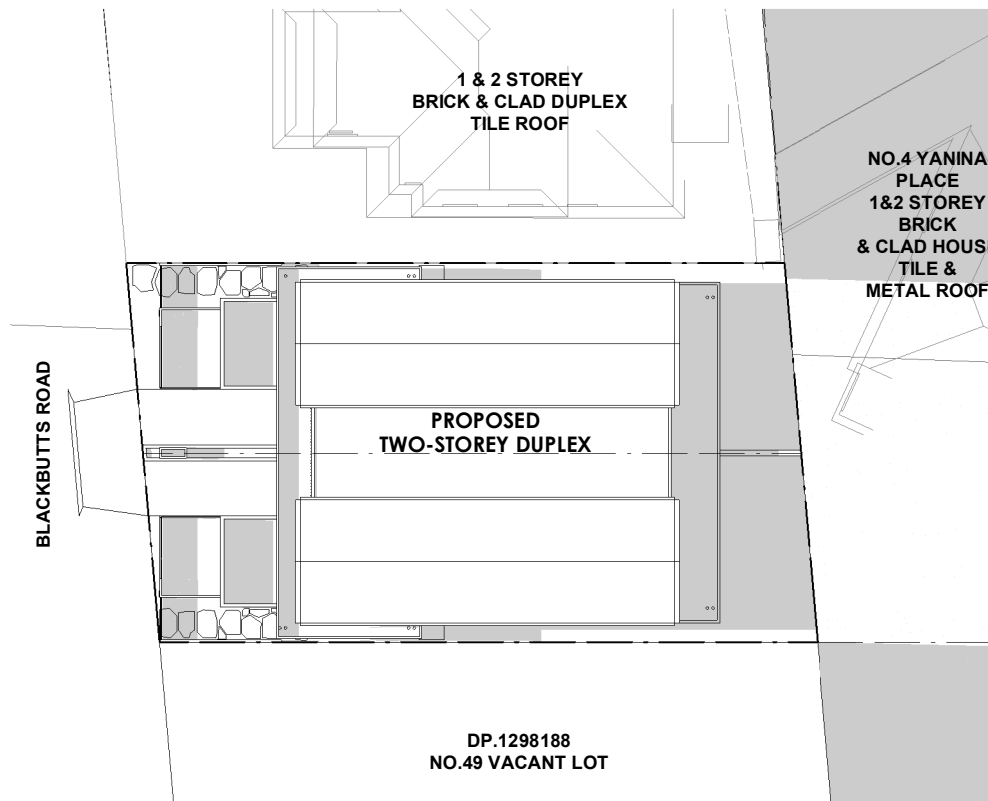
All dimensions are to be checked by the builder on site and any discrepancies brought to the attention of Tesseract Pty Ltd prior to construction. When a dimension is not clear it is the builder's responsibility to clarify the dimension with the architect. It is the builder's responsibility to cross reference working drawings with authority endorsed documents. These drawings are not to be scaled. This design is dependent on approval by relevant authorities and comparison with client budget requirements. At time of design, confirmation of these approvals has not been received.

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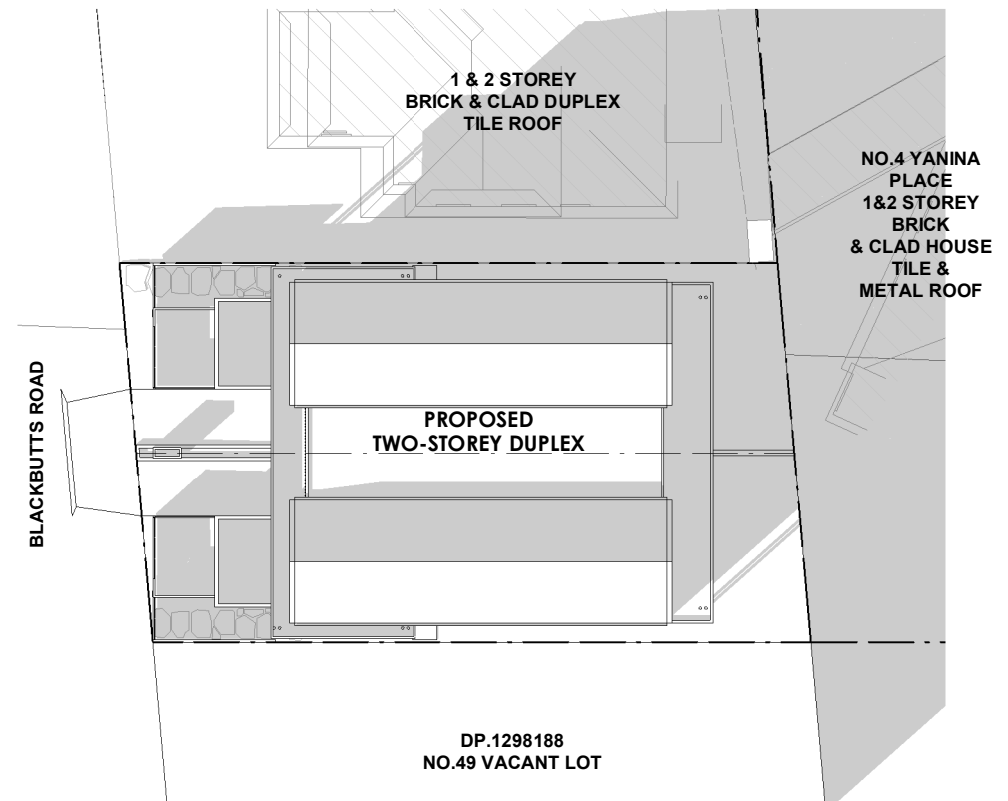
ISSUE	DATE	DESCRIPTION	PROJECT:	DRAWING TITLE:	CLIENT:	STATUS:
A	30/05/25	FOR DA	47 BLACKBUTTS RD. FRENCHES FOREST	EXTERNAL DOORS & WINDOW SCHEDULE	CARL VAN SELM	PRELIMINARY
C	18/06/25	FOR REVIEW	ADDRESS: 47 BLACKBUTTS RD. FRENCHES FOREST	SCALE: 1 : 50 @ A3	DRAWN BY: DM CHECKED BY: SS PROJECT NO: 25014 REV DATE: 24/06/2025	FOR COORDINATION
DRAWING NO: A702						REV C



JUNE 21 9AM
Scale:1 : 400



JUNE 21 12PM
Scale:1 : 400

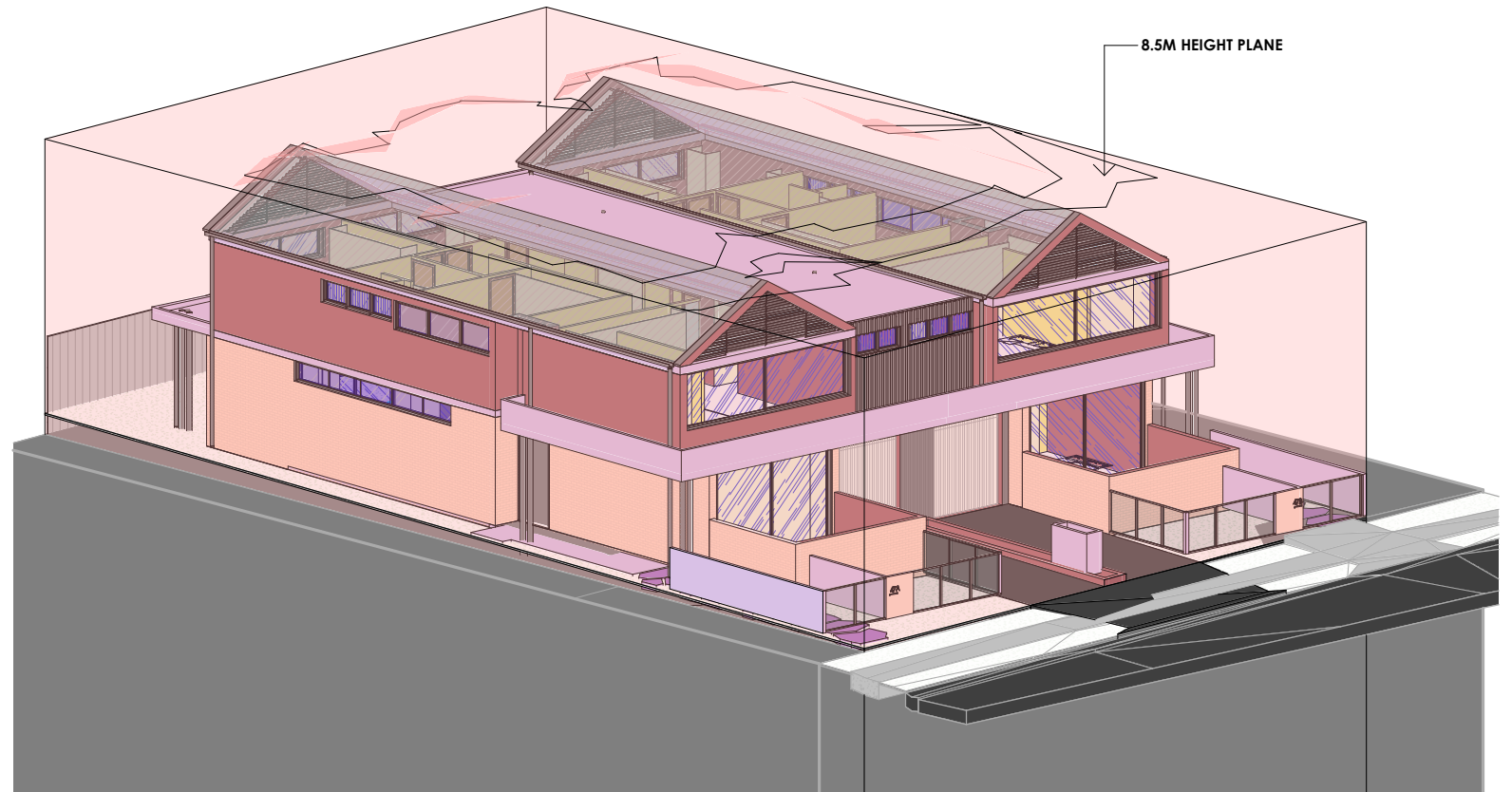


JUNE 21 3PM
Scale:1 : 400

All dimensions are to be checked by the builder on site and any discrepancies brought to the attention of Tesseract Pty Ltd prior to construction. When a dimension is not clear it is the builder's responsibility to clarify the dimension with the architect. It is the builder's responsibility to cross reference working drawings with authority endorsed documents. These drawings are not to be scaled. This design is dependent on approval by relevant authorities and comparison with client budget requirements. At time of design, confirmation of these approvals has not been received.

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ISSUE	DATE	DESCRIPTION	PROJECT:	DRAWING TITLE:	CLIENT:	STATUS:	DRAWING NO:	REV
A	30/05/25	FOR DA	47 BLACKBUTTS RD. FRENCHES FOREST	SHADOW DIAGRAMS	CARL VAN SELM	PRELIMINARY	A810	C
C	18/06/25	FOR REVIEW	ADDRESS: 47 BLACKBUTTS RD. FRENCHES FOREST	SCALE: 1 : 400 @ A3	DRAWN BY: DM PROJECT NO: 25014 REV DATE: 24/06/2025	FOR COORDINATION		
					CHECKED BY: SS			



All dimensions are to be checked by the builder on site and any discrepancies brought to the attention of Tesseract Pty Ltd prior to construction. When a dimension is not clear it is the builder's responsibility to clarify the dimension with the architect. It is the builder's responsibility to cross reference working drawings with authority endorsed documents. These drawings are not to be scaled. This design is dependent on approval by relevant authorities and comparison with client budget requirements. At time of design, confirmation of these approvals has not been received.

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ISSUE	DATE	DESCRIPTION	PROJECT:	DRAWING TITLE:	CLIENT:	STATUS:	DRAWING NO:	REV
A	30/05/25	FOR DA	47 BLACKBUTTS RD. FRENCHES FOREST	3D BUILDING HEIGHT PLANE	CARL VAN SELM	PRELIMINARY	A820	C
B	16/06/25	FOR DA	ADDRESS:	SCALE:		FOR COORDINATION		
C	18/06/25	FOR REVIEW	47 BLACKBUTTS RD. FRENCHES FOREST	@ A3				
					DRAWN BY: DM	CHECKED BY: SS		
					PROJECT NO: 25014			
					REV DATE: 24/06/2025			



All dimensions are to be checked by the builder on site and any discrepancies brought to the attention of Tesserarch Pty Ltd prior to construction. When a dimension is not clear it is the builder's responsibility to clarify the dimension with the architect. It is the builder's responsibility to cross reference working drawings with authority endorsed documents. These drawings are not to be scaled. This design is dependent on approval by relevant authorities and comparison with client budget requirements. At time of design, confirmation of these approvals has not been received.

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ISSUE	DATE	DESCRIPTION
A	30/05/25	FOR DA
B	16/06/25	FOR DA
C	18/06/25	FOR REVIEW

PROJECT:
47 BLACKBUTTS RD. FRENCHES FOREST

ADDRESS:
47 BLACKBUTTS RD. FRENCHES FOREST

DRAWING TITLE:
3D RENDER

SCALE:
@ A3

CLIENT:
CARL VAN SELM

DRAWN BY:	DM	CHECKED BY:	SS
PROJECT NO:	25014		
REV DATE:	24/06/2025		

STATUS:
PRELIMINARY
FOR COORDINATION

DRAWING NO:
A900

REV
C



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