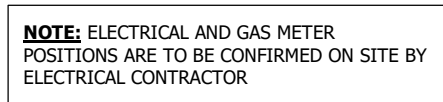


JOB No: A000350	DRWG No: 02	ISSUE: F
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- ALL EXTERNAL DOORS TO BE FITTED WITH DRAFT EXCLUSION DEVICE
- WC DOORS TO BE FITTED WITH LIFT-OFF HINGES
- WINDOW OPENING SIZES TO BE CHECKED BEFORE FRAMES ARE CONSTRUCTED
- FRAMES & TRUSSES TO SATISFY AS 1684 SAA TIMBER FRAMING CODE
- ROOF SPACE TO BE VENTILATED BY EAVE VENTS
- SQUARE SET WALL/CEILING JOINTS THROUGHOUT GROUND FLOOR & FIRST FLOOR
- 2750mm H CEILING TO GROUND FLOOR ONLY
- 2340mmH INTERNAL DOORS , INCLUDING 2400H SQUARE SET OPENING TO GROUND FLOOR ONLY (EXCLUDES BEDROOM ROBES).

POSITIONS OF OUTLETS, RETURN AIR AND NUMBER OF DROPPERS IS DETERMINED BY AIR CONDITIONING CONTRACTOR



FLOOR AREAS	
GROUND FLOOR	143.40 m ²
FIRST FLOOR	106.72 m ²
GARAGE	45.17 m ²
ALFRESCO	22.17 m ²
PORCH	2.73 m ²
TOTAL	320.19 m²

ZONE 1: GROUND FLOOR
ZONE 2: FIRST FLOOR

PLEASE NOTE: DETAILS SHOWN ON THESE PLANS ARE INTENDED TO BE ACCURATE - HOWEVER INFORMATION WRITTEN INTO INDIVIDUAL CONTRACTS WILL TAKE PRECEDENCE OVER PLANS

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- * DO NOT SCALE - USE WRITTEN DIMENSIONS
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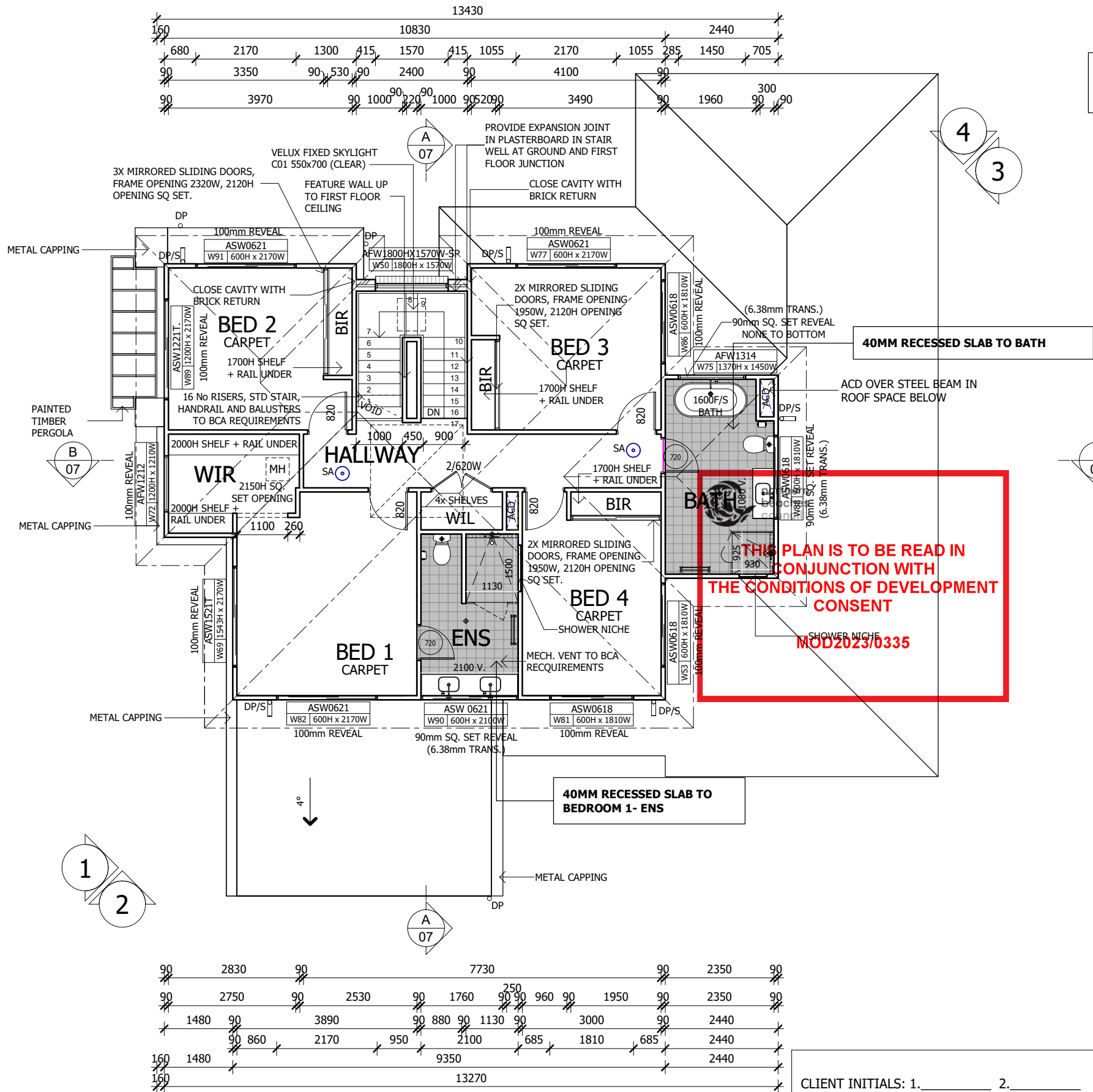
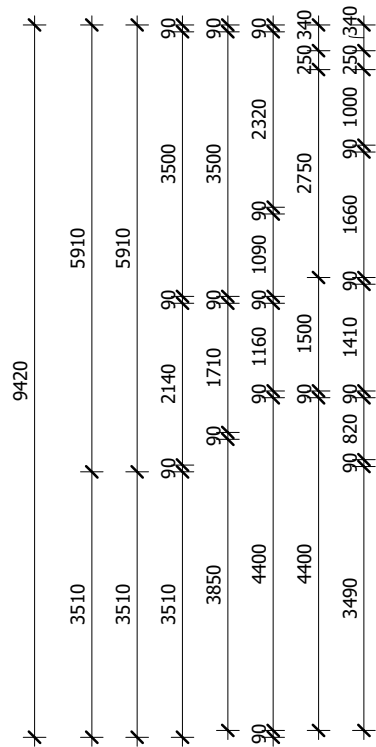


HOUSE TYPE	WINDERMERE ACT 31
MODEL:	CLASSIC
FACADE:	DOUBLE GARAGE
TYPE:	CORE SPEC. V2
SPECIFICATION:	
DRAWING TITLE:	GROUND FLOOR

DRAWN BY: GD	DATE DRAWN: 12.08.22	CHECKED BY: MS	APPROVED FOR CONSTRUCTION
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1 : 100	
JOB No: A000350		DRWG No: 03	ISSUE: F

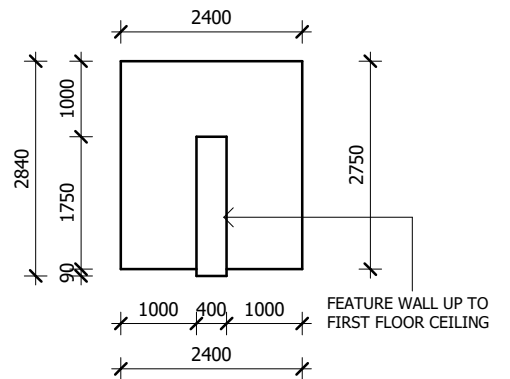
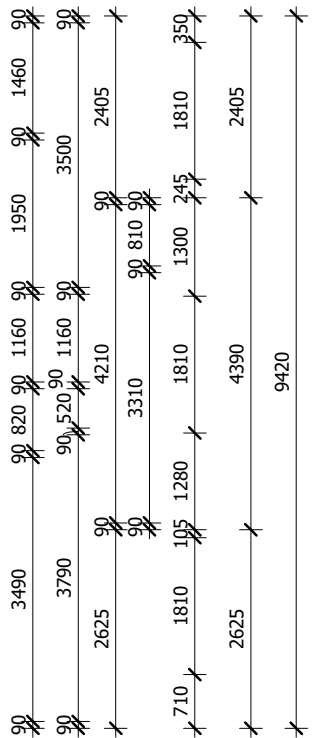
NOTES:

- ALL EXTERNAL DOORS TO BE FITTED WITH DRAFT EXCLUSION DEVICE
- WC DOORS TO BE FITTED WITH LIFT-OFF HINGES
- WINDOW OPENING SIZES TO BE CHECKED BEFORE FRAMES ARE CONSTRUCTED
- FRAMES & TRUSSES TO SATISFY AS 1684 SAA TIMBER FRAMING CODE
- ROOF SPACE TO BE VENTILATED BY EAVE VENTS
- SQUARE SET WALL/CEILING JUNCTIONS THROUGHOUT GROUND FLOOR & FIRST FLOOR



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NOTE: RESTRICTORS TO BE FITTED TO ALL 1ST FLOOR OPENABLE WINDOWS WITH A SILL HEIGHT LESS THAN 1.7m ABOVE FFL. IN ACCORDANCE WITH BCA CLAUSE 3.9.2.5



STAIR VOID

NOTES:

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CLIENT:
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SITE ADDRESS:
LOT 7 (DP 238331)
10 COURTLEY RD
BEACON HILL NSW 2100

CLIENT INITIALS: 1. _____ 2. _____

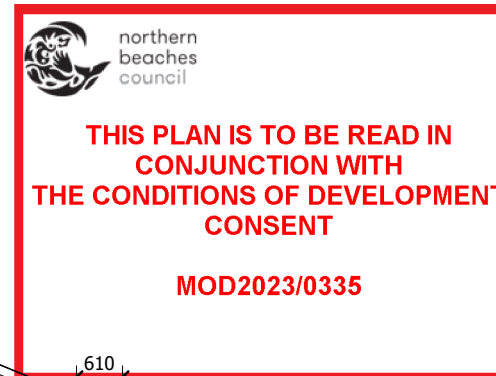
HOUSE TYPE
MODEL: WINDERMERE ACT 31
FACADE: CLASSIC
TYPE: DOUBLE GARAGE
SPECIFICATION: CORE SPEC. V2

DRAWING TITLE:
FIRST FLOOR

DRAWN BY: GD	DATE DRAWN: 12.08.22	CHECKED BY: MS	APPROVED FOR CONSTRUCTION
COUNCIL AREA: NORTHERN BEACHES		SCALE: 1 : 100	
JOB No: A000350	DRWG No: 04	ISSUE: F	

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CSR WALL WRAP TO EXTERNAL WALLS THROUGHOUT



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COUNCIL AREA: NORTHERN BEACHES		SCALE: 1 : 100	
JOB No: A000350		DRWG No: 05	ISSUE: F

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CSR WALL WRAP TO EXTERNAL WALLS THROUGHOUT



HOUSE TYPE
MODEL: WINDERMERE ACT 3
FACADE: CLASSIC
TYPE: DOUBLE GARAGE
SPECIFICATION: CORE SPEC. V2

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COUNCIL AREA: NORTHERN BEACHES		SCALE: 1 : 100	
JOB No: A000350		DRWG No: 06	ISSUE: F

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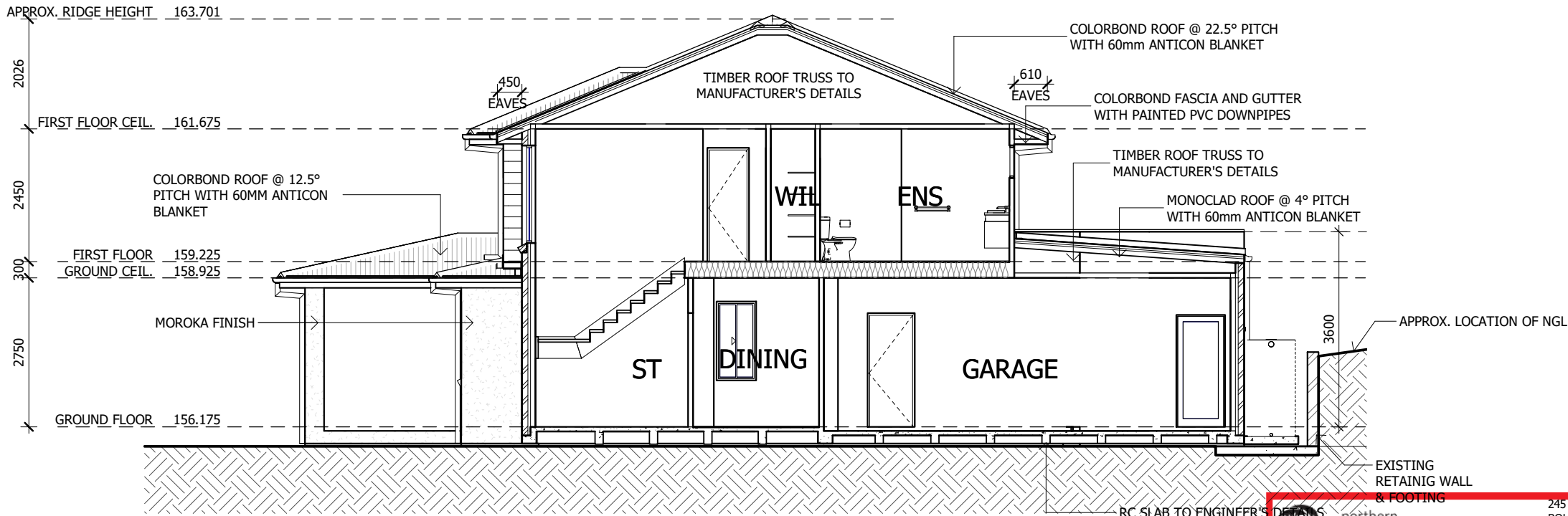


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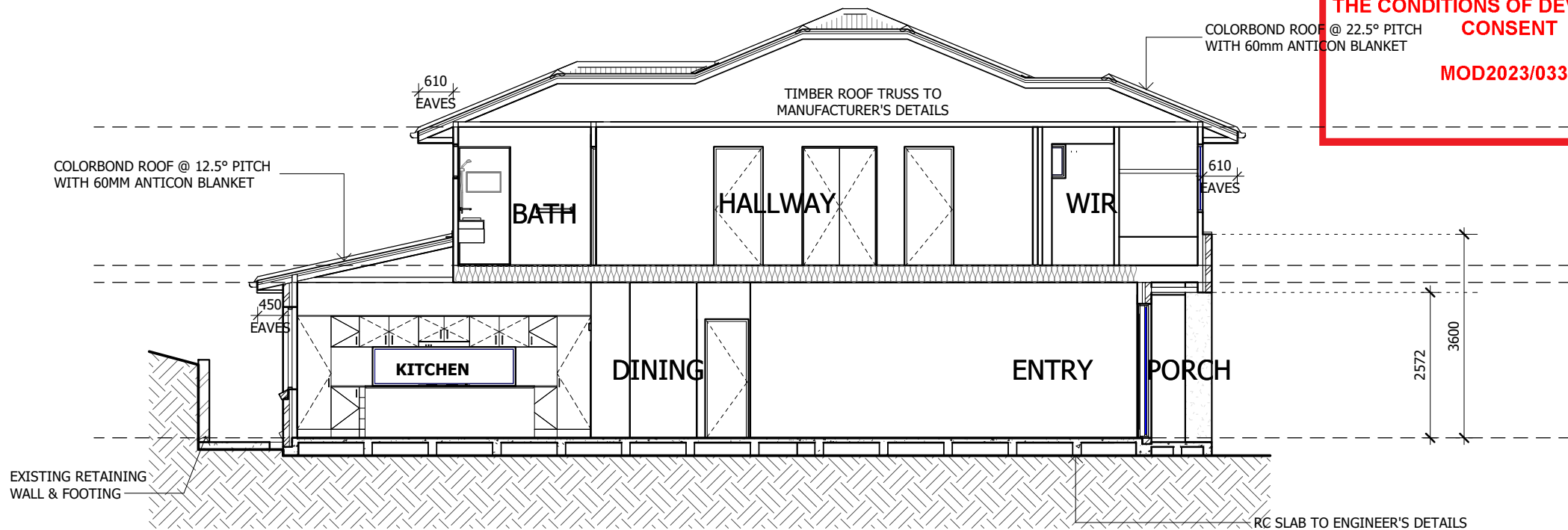
SITE ADDRESS:
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10 COURTLEY RD
BEACON HILL NSW 2100

S:\17. DRAFTING\RAWSON HOMES\CONTRACTS AND JOB FILES\A000350 Boyle & Lemma-10 Courtley Road, Beacon Hill\A000350 Amended Construction Plans 2.rvt

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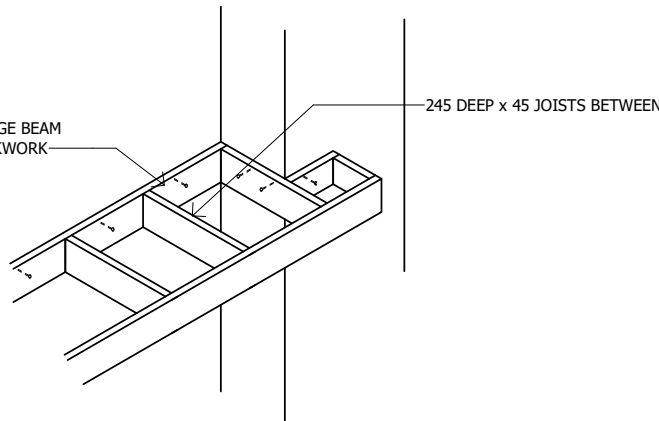
SECTION A-A



SECTION B-B

INSULATION NOTE:

- R2.5 THERMAL BATTS TO EXTERNAL WALLS INCLUDING INTERNAL WALL BETWEEN GARAGE & HOUSE (EXCLUDES EXTERNAL WALLS OF GARAGE).
- R4.1 THERMAL BATTS TO CEILINGS WITH ROOF OVER (EXCLUDING CEILINGS OVER GARAGE, PORCH, ALFRESCO & DECK).
- CSR WALL WRAP TO EXTERNAL WALLS THROUGHOUT
- R2.5 GLASSWOOL INSULATION TO INTERNAL WALLS ONLY THROUGHOUT
- R3.0 SOUNDSscreen INSULATION BETWEEN FLOOR JOISTS



PERGOLA DETAIL
NOT TO SCALE

1

TYPICAL PERGOLA PERSPECTIVE

SCALE: 1 : 50

NOTES:

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CLIENT INITIALS: 1. _____ 2. _____

HOUSE TYPE
MODEL: WINDERMERE ACT 31
FACADE: CLASSIC
TYPE: DOUBLE GARAGE
SPECIFICATION: CORE SPEC. V2

DRAWING TITLE:
SECTIONS

DRAWN BY: GD
DATE DRAWN: 12.08.22
CHECKED BY: MS
APPROVED FOR CONSTRUCTION

COUNCIL AREA: NORTHERN BEACHES
SCALE: As indicated

JOB No: A000350
DRWG No: 07
ISSUE: F