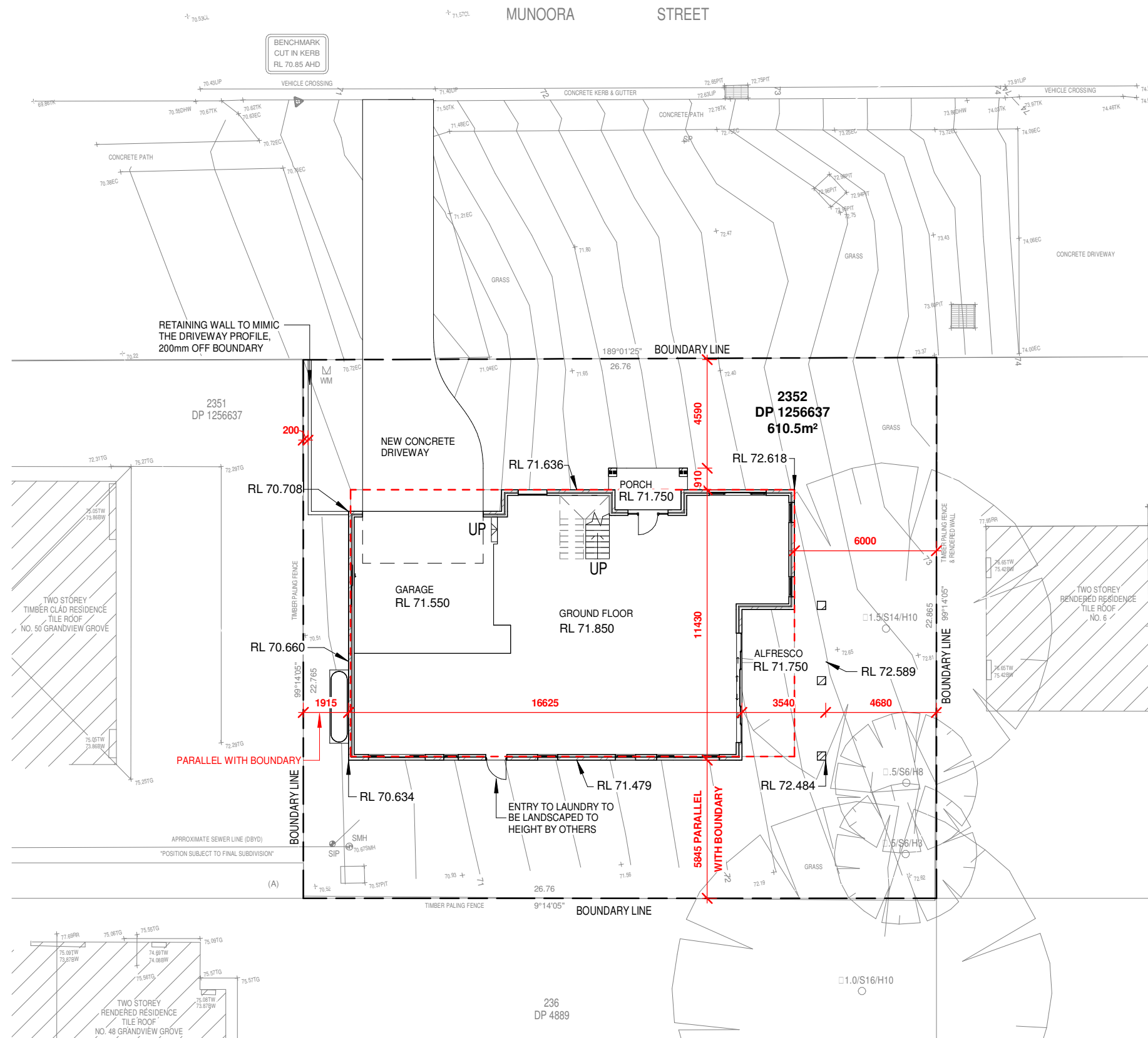


DIMENSIONS INCLUDE CLADDING THICKNESS



1 SITE PLAN
1 : 200

0 1m 3m 5m 10m
SCALE BAR 1:200

DRAWING REVISION SCHEDULE		
No.	AMENDMENTS	DATE
A	FIRST ISSUE	12/02/2021
B	CHANGES AS PER EMAIL 18/02/2021	03/03/2021
C	CHANGES AS PER EMAIL 08/04/2021	12/04/2021
D	HOUSE REDESIGNED	30/06/2021
E	DA SET ISSUED. HOUSE RESITED; MODIFIED WINDOW & GARAGE DOOR SIZES; DELETED RETAINING WALLS; DELETED TIMBER FRIEZE; MOVED BED 5 ENSUITE; RESWING LAUNDRY DOOR; DELETED ROBE TO RUMPUS; RELOCATED FIREPLACE.	19/07/2021
F	CHANGES AS PER EMAILS 27/07/2021 & 30/07/2021. BASIX INFORMATION ADDED	03/08/2021
G	CHANGES AS PER EMAIL 2021-08-17	20/08/2021

GROSS FLOOR AREAS
GF = 142.76m²
FF = 145m²
Total = 287.76m²
Site Area = 610.5m²
Fsr = .47 to 1

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G.J. Gardner. HOMES
Builders Details

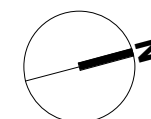
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TO G.J. GARDNER HOMES

DRAFTERS:
KJR
SUITE 302
5 CELEBRATION DRIVE
BELLA VISTA NSW 2153
ABN 15 078 937 238
(02) 8863 4344 kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING
GELSON
DRAWING TITLE:
SITE PLAN
SCALE: 1 : 200

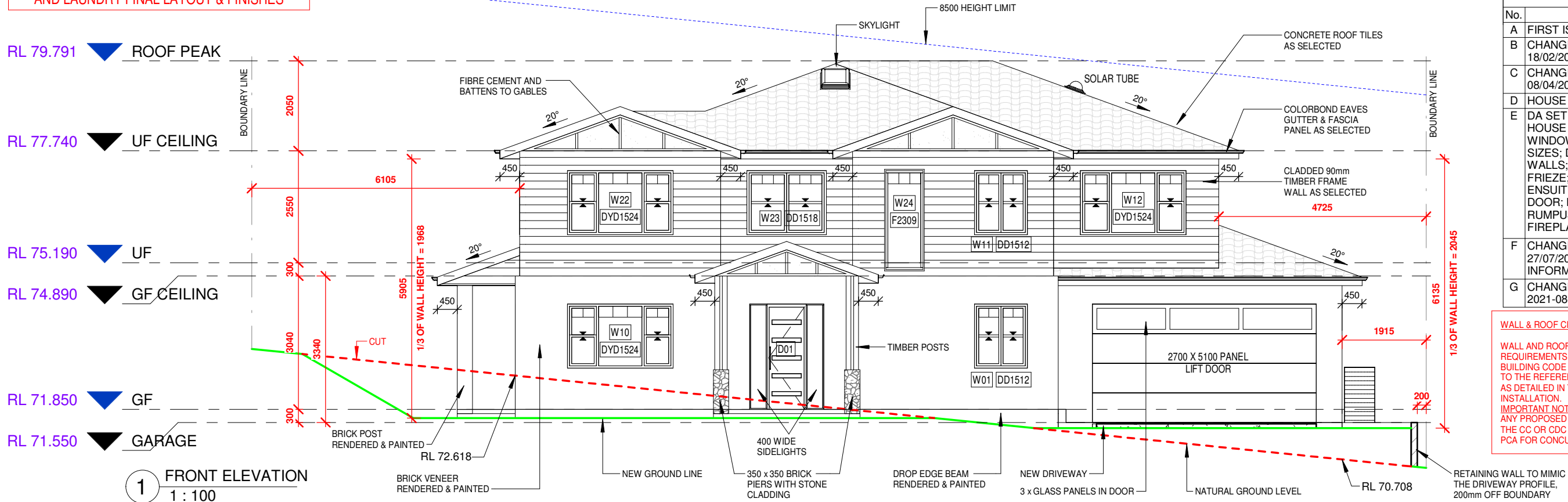
PROJECT:
**4 MUNOORA STREET
SEAFORTH NSW 2092**

SHEET SIZE: **A3** SHEET No: **A03** REVISION: **G**
DATE: **20/08/2021**
JOB NO: 230305 STAGE: DA
DRAWN: DJH GJGN140



I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY
DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS
REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN
ADDITION TO THE COST OF THE VARIATION ITEM/S AND ANY
FURTHER PLANS TO BE PREPARED.
OWNER SIGNED: DATE:
OWNER SIGNED: DATE:
BUILDER SIGNED: DATE:

REFER TO COLOUR SELECTION FOR BATHROOM
AND LAUNDRY FINAL LAYOUT & FINISHES



DRAWING REVISION SCHEDULE		
No.	AMENDMENTS	DATE
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WALL & ROOF CLADDING.

WALL AND ROOF CLADDING TO BE COMPLIANT WITH THE REQUIREMENTS OF NCC 2019 Vol 2 Pt 3.5 OF THE BUILDING CODE OF AUSTRALIA PARTICULARLY WITH RESPECT TO THE REFERENCING ACCEPTABLE CONSTRUCTION PRACTICE AS DETAILED IN THE BCA FOR PRODUCT MATERIALS AND INSTALLATION.
IMPORTANT NOTE:
ANY PROPOSED PRODUCT CHANGES AFTER APPROVAL OF THE CC OR CDC IS TO BE IMMEDIATELY NOTIFIED TO THE PCA FOR CONCURRENCE.

DOOR SCHEDULE

Code	Width	Height
D01	820	2400
D02	820	2400
D03	4626	2400

Grand total: 3

WINDOW SCHEDULE

Code	Width	Height	Head Ht
W01	1210	1460	2400
W02	1810	600	2400
W03	2410	1370	2400
W04	610	1370	2400
W05	850	2060	2400
W06	850	2060	2400
W07	2650	2060	2400
W08	850	1800	2400
W09	850	1800	2400
W10	2410	1460	2400
W11	1210	1460	2100
W12	2410	1460	2100
W13	1570	600	2100
W14	2170	1200	2100
W15	2170	1200	2100
W16	1210	860	2100
W17	2170	1200	2100
W18	2170	600	2100
W19	1210	600	2100
W20	610	1460	2100
W21	610	1460	2100
W22	2410	1460	2100
W23	1810	1460	2100
W24	850	2260	2100

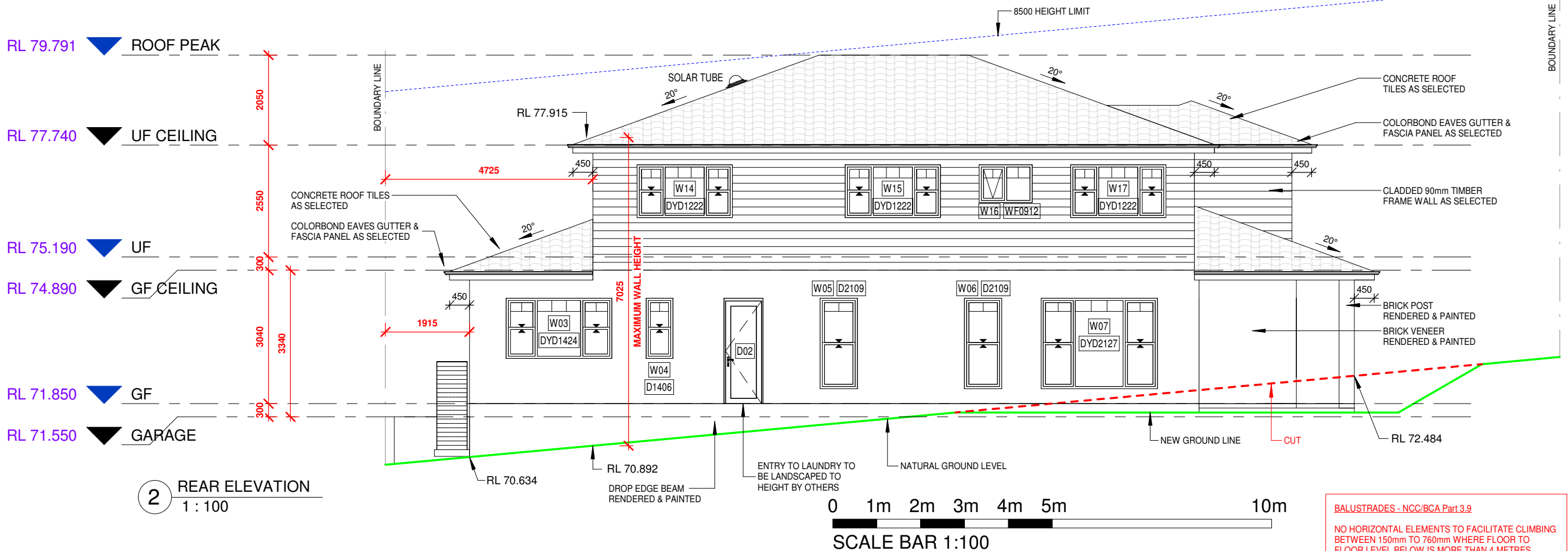
Grand total: 24

BALUSTRADES - NCC/BCA Part 3.9

NO HORIZONTAL ELEMENTS TO FACILITATE CLIMBING BETWEEN 150mm TO 760mm WHERE FLOOR TO FLOOR LEVEL BELOW IS MORE THAN 4 METRES.

WINDOWS

PROVIDE 1.7m SILL HEIGHT OR CHILD SAFE LOCKS / SCREENS TO COMPLY WITH NCC/BCA Part 3.9.2



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Builders Details

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DRAFTERS:



SUITE 302
5 CELEBRATION DRIVE
BELLA VISTA NSW 2153
ABN 15 078 937 238
(02) 8883 4344 kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING

GELSON

DRAWING TITLE:

ELEVATIONS

SCALE: 1 : 100

PROJECT:

4 MUNOORA STREET
SEAFORTH NSW 2092

SHEET SIZE:

A3

SHEET No:

A07

REVISION:

G

DATE:

20/08/2021

JOB NO: 230305

STAGE: DA

DRAWN: DJH

GJGN140

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ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY
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OWNER SIGNED: DATE:

OWNER SIGNED: DATE:

BUILDER SIGNED: DATE:

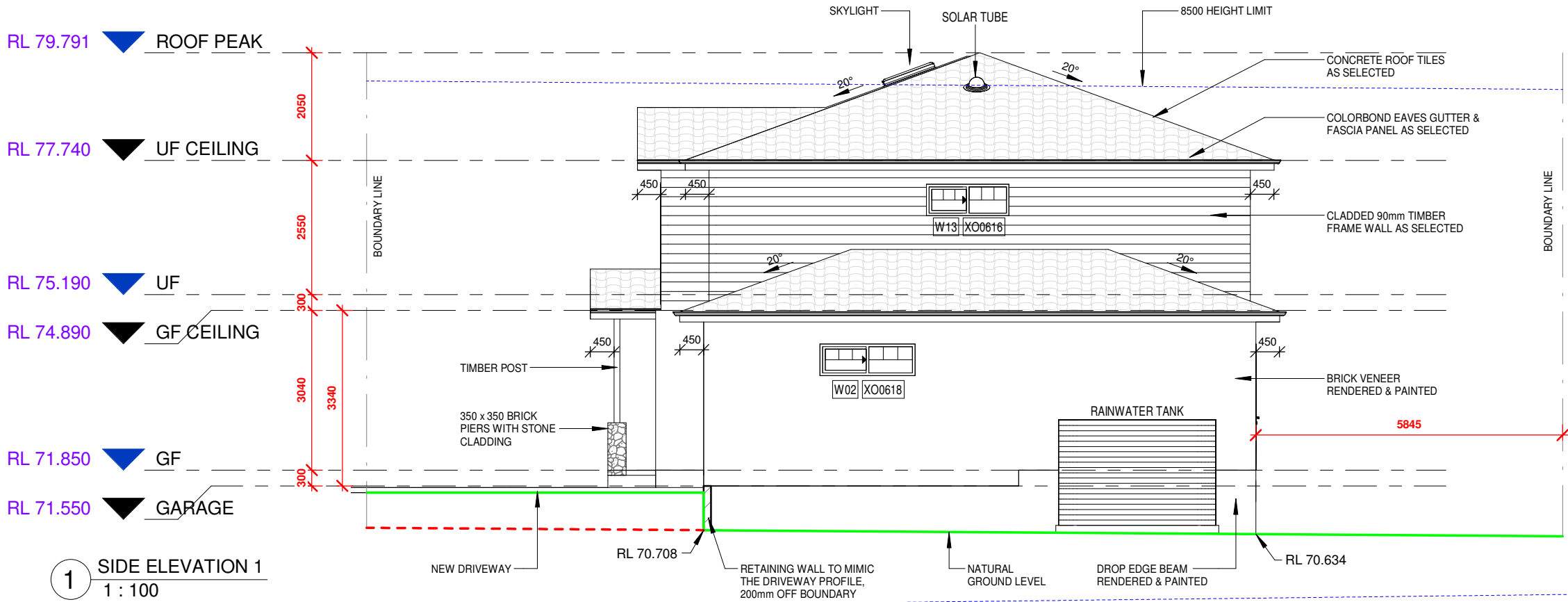
REFER TO COLOUR SELECTION FOR BATHROOM
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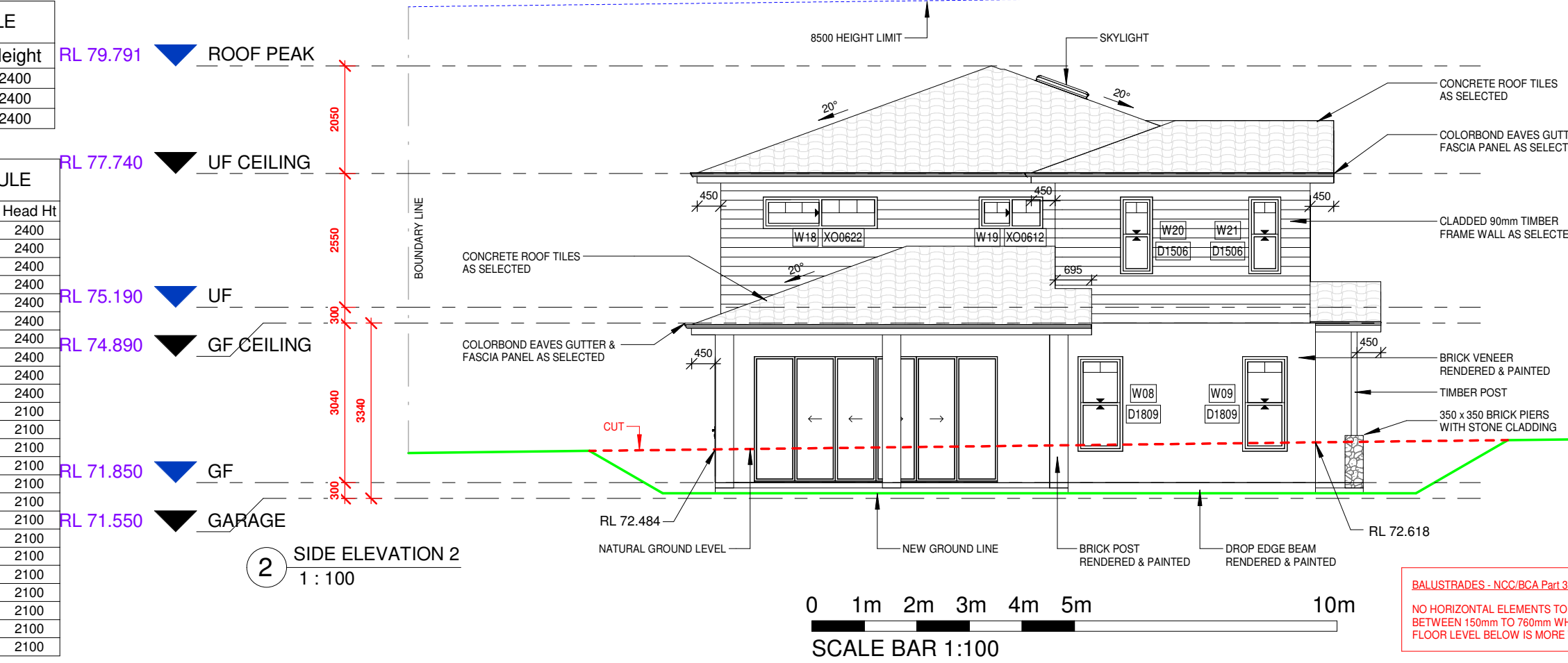
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1 SIDE ELEVATION 1
1 : 100



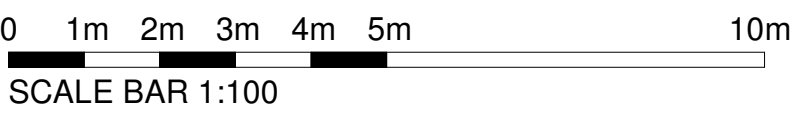
2 SIDE ELEVATION 2
1 : 100

DOOR SCHEDULE		
Code	Width	Height
D01	820	2400
D02	820	2400
D03	4626	2400

Grand total: 3

WINDOW SCHEDULE			
Code	Width	Height	Head Ht
W01	1210	1460	2400
W02	1810	600	2400
W03	2410	1370	2400
W04	610	1370	2400
W05	850	2060	2400
W06	850	2060	2400
W07	2650	2060	2400
W08	850	1800	2400
W09	850	1800	2400
W10	2410	1460	2400
W11	1210	1460	2100
W12	2410	1460	2100
W13	1570	600	2100
W14	2170	1200	2100
W15	2170	1200	2100
W16	1210	860	2100
W17	2170	1200	2100
W18	2170	600	2100
W19	1210	600	2100
W20	610	1460	2100
W21	610	1460	2100
W22	2410	1460	2100
W23	1810	1460	2100
W24	850	2260	2100

Grand total: 24



BALUSTRADES - NCC/BCA Part 3.9

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