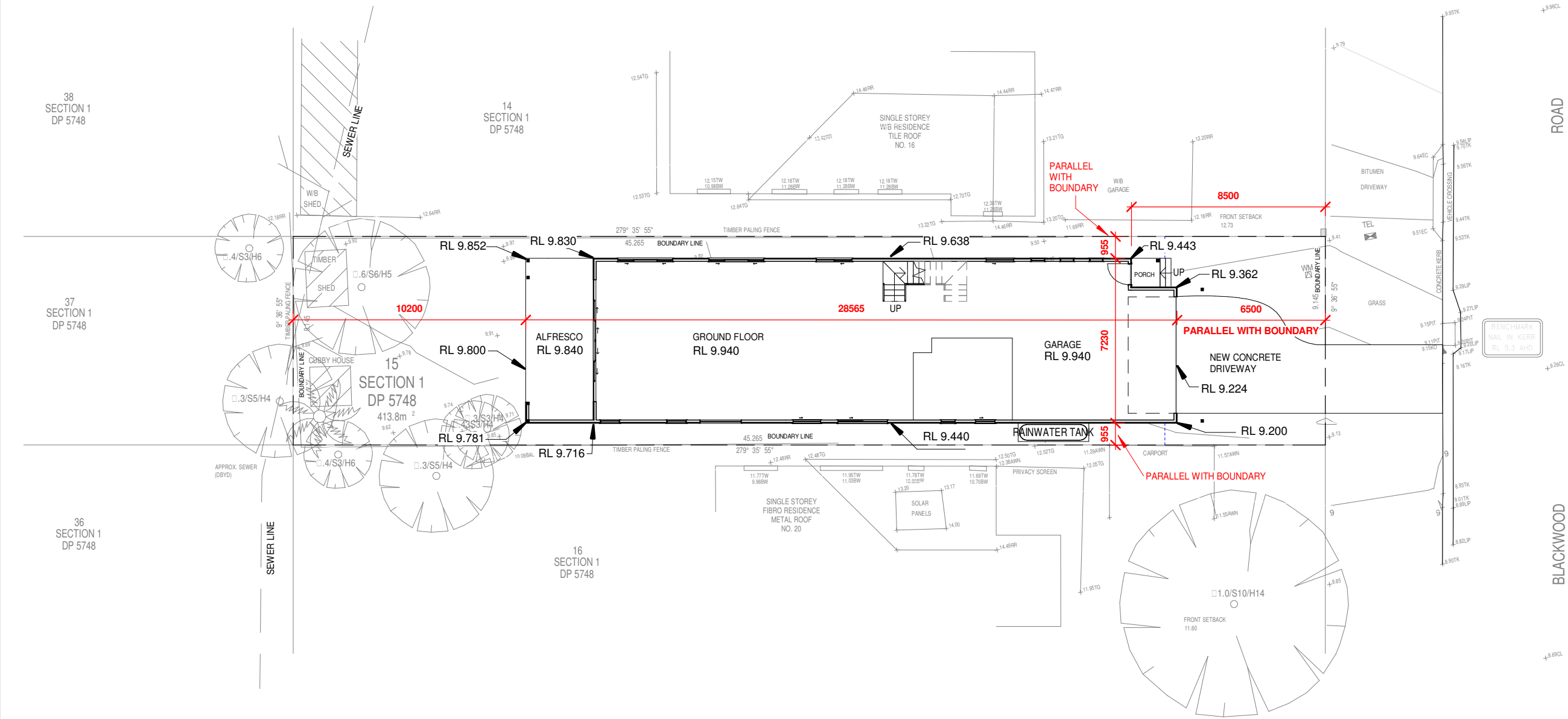


DIMENSIONS INCLUDE CLADDING THICKNESS

NOTE:

- FRONT SETBACK IS TO BE AT LEAST: 6.5m
- SIDE SETBACK IS TO BE AT LEAST: 0.9m

DRAWING REVISION SCHEDULE		
No.	AMENDMENTS	DATE
A	FIRST ISSUE	06/05/2021
B	CHANGES AS PER EMAIL 25/05/2021	03/06/2021
C	UPDATED TO FULL SET FOR DA ISSUE	06/07/2021



PROPOSED FLOOR SPACES		
NAME	AREA	%

GF		
GROUND	140 m ²	42%
GARAGE	43 m ²	13%
ALFRESCO	21 m ²	6%
PORCH	1 m ²	0%
	205 m ²	61%

UF		
FIRST FLOOR	115 m ²	34%
BALCONY	7 m ²	2%
VOID	7 m ²	2%
	129 m ²	39%

TOTAL AREAS: 334 m² 100%

1 SITE PLAN
1 : 200

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

G.J. Gardner.

HOMES

Builders Details

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TO G.J. GARDNER HOMES

DRAFTERS:

KJR

DRAFTING

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

J & J HUMEL

DRAWING TITLE:

SITE PLAN

SCALE: 1 : 200

PROJECT:

18 BLACKWOOD ROAD
NORTH CURL CURL

SHEET SIZE:

A3

SHEET No:

A03

REVISION:

C

DATE:

06/07/2021

JOB NO: 230315

STAGE: DA

DRAWN: HY

GJGN149

N

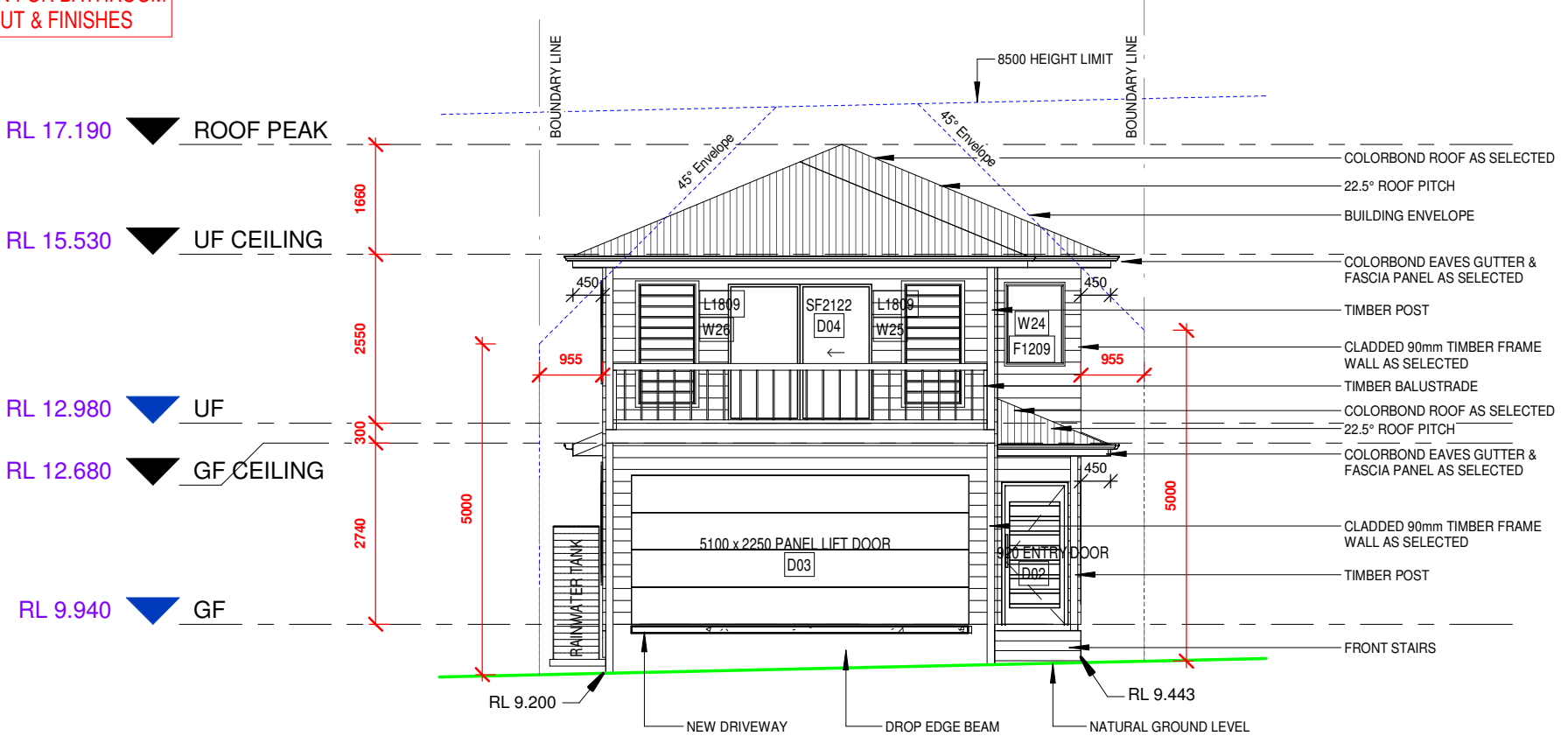
IWE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY
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OWNER SIGNED: DATE:

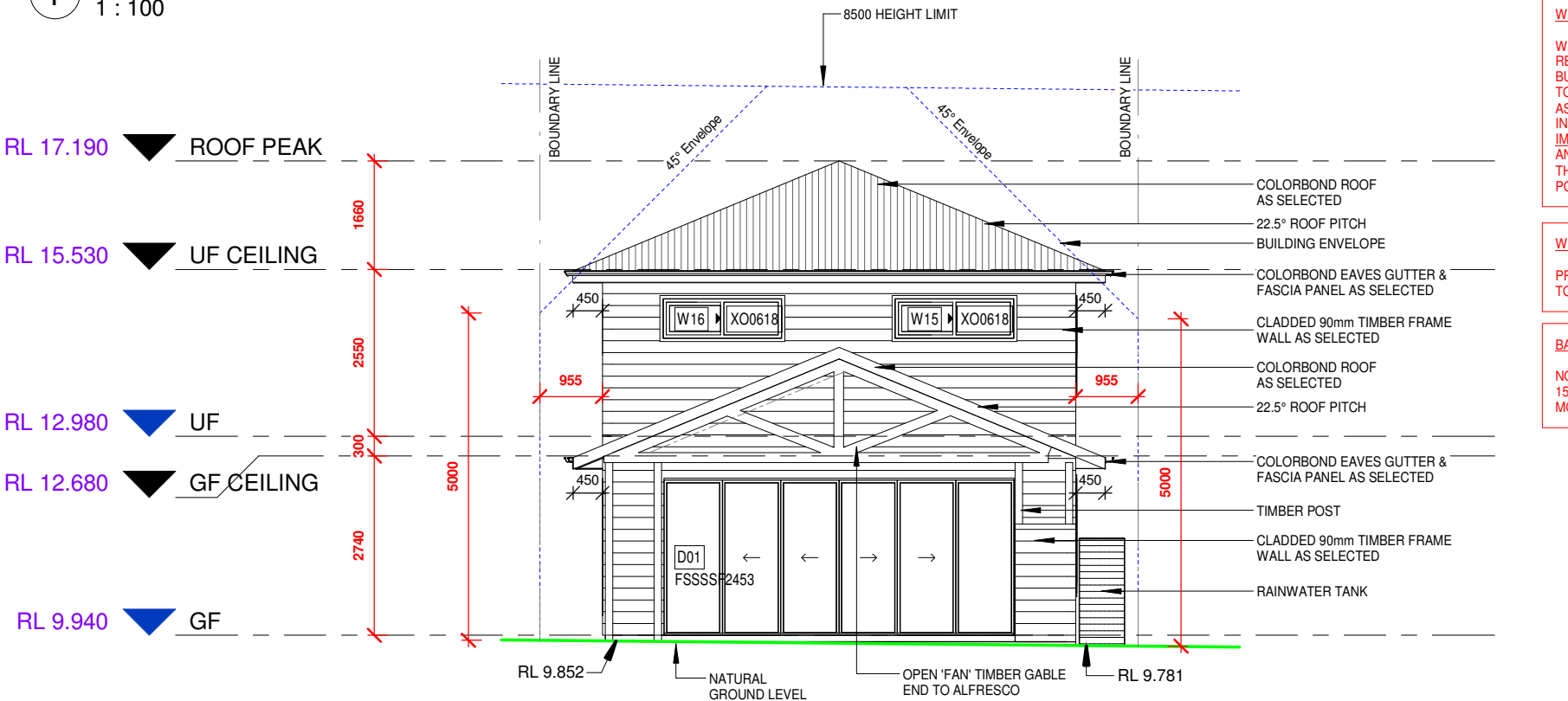
OWNER SIGNED: DATE:

BUILDER SIGNED: DATE:

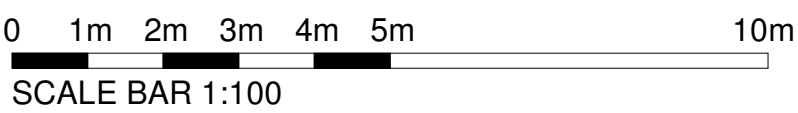
REFER TO COLOUR SELECTION FOR BATHROOM
AND LAUNDRY FINAL LAYOUT & FINISHES



1 FRONT ELEVATION
1 : 100



2 REAR ELEVATION
1 : 100



DRAWING REVISION SCHEDULE		
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TOTAL AREAS: 334 m² 100%

DOOR SCHEDULE		
Code	Width	Height

D01	5346	2400
D02	920	2100
D03	5100	2250
D04	2170	2100

Grand total: 4

WINDOW SCHEDULE		
Code	Width	Height

W11	1210	600
W12	1810	600
W13	850	1594
W14	850	1594
W15	1810	600
W16	1810	600
W17	1810	860
W18	600	2060
W19	600	2060
W20	600	2060
W21	1570	600
W22	1570	600
W23	1810	600
W24	860	1210
W25	860	1810
W26	860	1810
W27	1810	600
W28	1810	600
W29	1570	600
W30	610	1460
W31	2650	600
W32	1810	860

Grand total: 32

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.

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

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.

WINDOW SCHEDULE

Code	Width	Height
W01	2410	1460
W02	2410	1460
W03	1570	1460
W04	1210	1030
W05	600	1800
W06	600	1800
W07	600	1800
W08	850	1030
W09	610	1460
W10	2170	1200

G.J. Gardner. HOMES
Builders Details

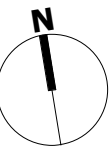
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TO G.J. GARDNER HOMES

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

CLIENT: DOUBLE STOREY DWELLING
J & J HUMEL
DRAWING TITLE:
ELEVATIONS
SCALE: 1 : 100

PROJECT:
**18 BLACKWOOD ROAD
NORTH CURL CURL**

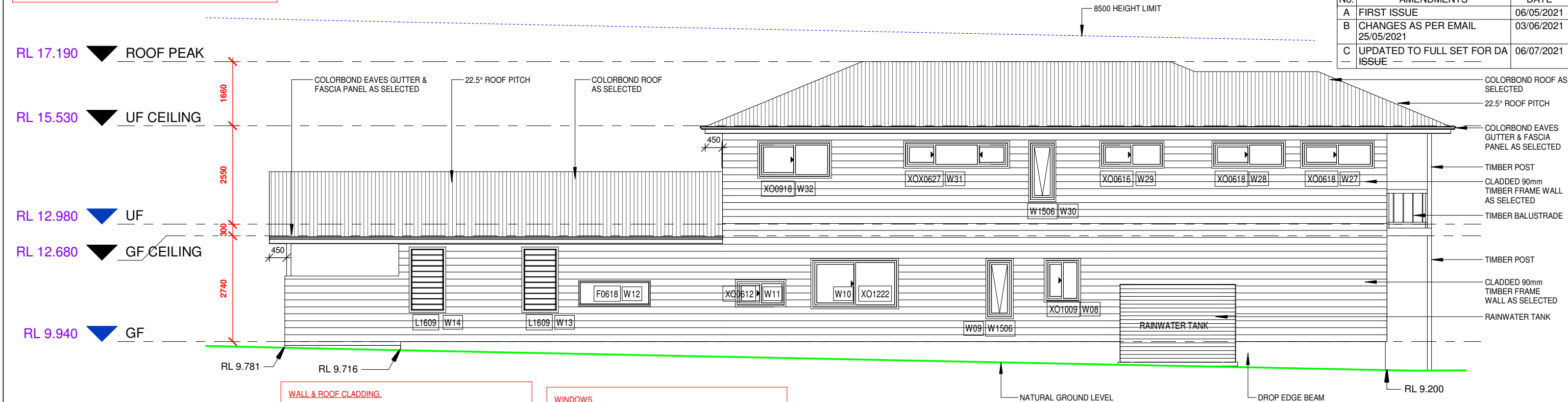
SHEET SIZE: **A3** SHEET No: **A07** REVISION: **C**
DATE: **06/07/2021**
JOB NO: 230315 STAGE: DA
DRAWN: HY GJGN149



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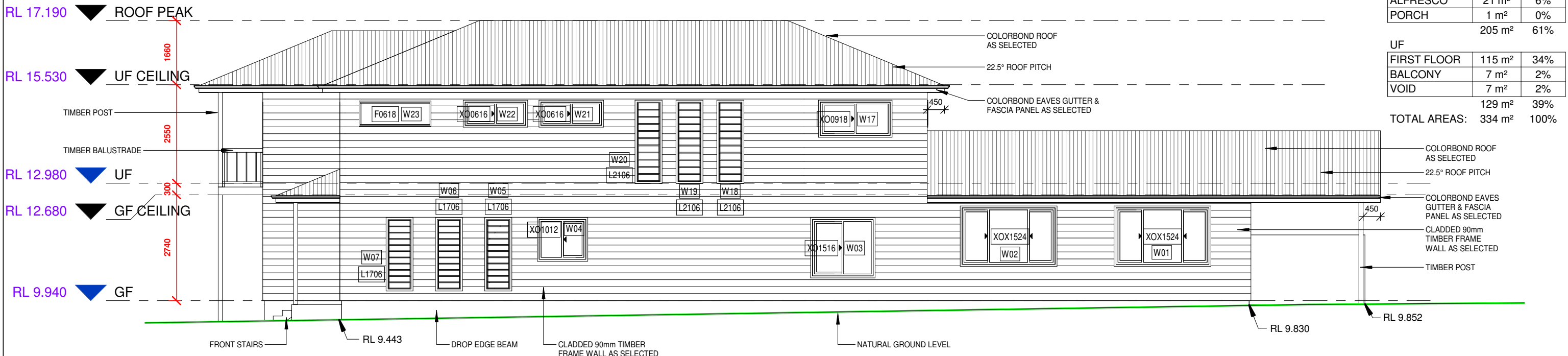
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TOTAL AREAS: 334 m² 100%

1 SIDE ELEVATION 1
1 : 100



2 SIDE ELEVATION 2
1 : 100

0 1m 2m 3m 4m 5m 10m
SCALE BAR 1:100