

### **GENERAL NOTES**

- 1. NO STOCKPILING OF MATERIALS IS PERMITTED ON THE VERGE BETWEEN KERB AND PROPERTY BOUNDARY. STOCK PILES SHOULD BE PROTECTED OR MOVED FROM
- 2. ROOF DRAINAGE TO BE CONNECTED TO THE APPROVED STORM WATER SYSTEM AS SOON AS POSSIBLE. 3. DEPRESSIONS LEFT IN THE FOOTPATH BY HEAVY VEHICLES ARE TO BE FILLED AS SOON AS PRACTICAL
- BE CONSTRUCTED SO AS TO PREVENT SOIL FROM REACHING THE ROAD AND TO STOP BOGGING. 5. DRAINAGE DITCHES ABOVE AND BELOW CUT AND FILLED AREAS ARE TO REDUCE EROSION FROM
- 6. ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH ALL RELEVANT BUILDING CODES AND GOVERNING AUTHORITIES REQUIREMENTS.
- 7. THESE DRAWINGS DO NOT SHOW ANY STRUCTURAL ENGINEERING DETAILS.
- 8. DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. FIGURED DIMENSIONS TO TAKE REFERENCE OVER SCALING OF DRAWINGS. DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE. 9. EXCAVATED MATERIALS RELOCATED ON SITE FOR GARDENS. BRICKS, CONCRETE, TIMBER AND OTHER PRODUCTS ARE TO BE SORTED AND DISPOSED TO LOCAL
- RECYCLING FACILITY AS PER WASTE BOARD GUIDE. 10. DO NOT KEEP SUPERSEDED DRAWINGS ON SITE. 11. WHILE EVERY EFFORT HAS BEEN MADE TO DEPICT THE PROPOSAL ACCURATELY, ANY VARIATION BETWEEN THESE DRAWINGS AND THE AGREED QUOTE, THE QUOTE
- 12. THIS DEVELOPMENT WILL NOT HAVE ANY AVERSE EFFECTS ON THE ENVIRONMENT OR ITS SURROUNDS. 13. THERE ARE NO TREES TO BE REMOVED WITHIN THE CONSTRUCTION AREA.
- 14. LEVELS TO ASSUMED HEIGHT DATUM. REFER SITE PLAN, ELEVATIONS AND SECTION.
- 15. NO SUBTERRANEAN INVESTIGATION OF SERVICES OF SERVICES HAS BEEN CARRIED OUT.

### **CONTROL MEASURES**

ALL PERSONS ENTERING THE SITE MUST BE MADE AWARE OF THESE DANGERS AND TAKE RELEVANT ACTION TO ENSURE THAT THEIR WORK AREA IS MAINTAINED AS SAFE TO PROCEED. IF YOU ARE UNABLE TO PROCEED DUE TO THE EXISTENCE OF AN UNSAFE WORK AREA, YOU MUST NOTIFY YOUR SITE SUPERVISOR IMMEDIATELY SO THAT ACTION CAN BE TAKEN TO REMEDY THE SITUATION.

### SEDIMENT CONTROL NOTES

- 1. ALL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
- 2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
- 3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 400MM WIDE X 300MM DEEP
- 4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 100% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD. 5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED. 6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED
- AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.

# **ISSUED FOR APPROVAL**

1238 ROPOSED RESIDENCE	T T	anor	BAL F
J CURTIS		FOR LIVING.	SITE
1 LITTLE STREET, DEE WHY, NSW	PO BOX 1416 GOSFORD T: 02 4340 8300 E: info@manor.net.au	F: 02 4340 2080 W: www.manor.net.au	SHEE

ADDRESS:

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BAL RATING:	N/A
WIND SPEC:	N3
SITE SPEC:	М
SHEET N°:	02 of 16

DRAWING:	SITE	PLAN AND GENERAL
	10	NOTES
DRAWING N		1238V8
REVISION N	°: 2	CHECK BY: Planning
SCALE: 1:20	0	DRAW BY: DH

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# PROPOSED RESIDENCE

AT: 1 LITTLE STREET, DEE-WHY, NSW 2099

11/-/DP1137591

FOR: J CURTIS



SHEET LIST			
Sheet Name	Sheet No	REV	Sheet Issue Date
TITLE SHEET	01	3	18/04/2025
SITE PLAN AND GENERAL NOTES	02	2	04/06/2025
DEMOLITION PLAN	03	2	04/06/2025
LANDSCAPE PLAN	04	2	04/06/2025
FLOOR PLAN	05	4	18/04/2025
ELEVATIONS	06	2	18/04/2025
ELEVATIONS	07	2	18/04/2025
PERSPECTIVE	08	2	16/04/2025
PERSPECTIVE	09	1	16/04/2025
SECTION PLAN	10	1	16/04/2025
SHADOW DIAGRAMS	11	2	04/06/2025
WINDOWS SCHEDULE	12	1	16/04/2025
DOORS SCHEDULE	13	1	16/04/2025
DOORS SCHEDULE	14	1	16/04/2025
ELECTRICAL PLAN	15	1	16/04/2025
COLOUR SCHEME	16		16/04/2025

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REVISION NOTE 1 Update as per markups plan 16/04/2025 MTK 18/04/2025 MTK 2 Update as per markups plan 3 Change client name

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JOB Nº: JOB TYPE: PROPOSED RESIDENCE J CURTIS 1 LITTLE STREET DEE WHY, NSW

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E: info@manor.net.au

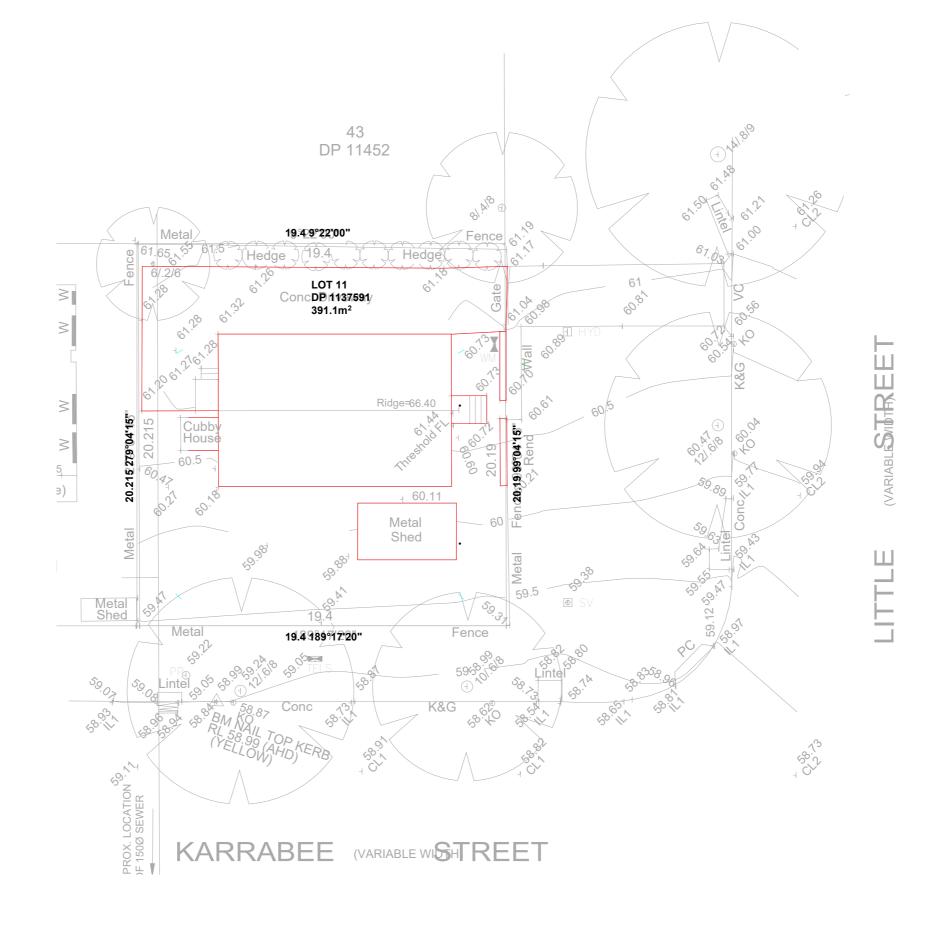
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BAL RATING: N/A DRAWING: N3 01 of 16

**ISSUED FOR APPROVAL** TITLE SHEET DRAWING N°: REVISION N°: 3 | CHECK BY: Planning DRAW BY: DH







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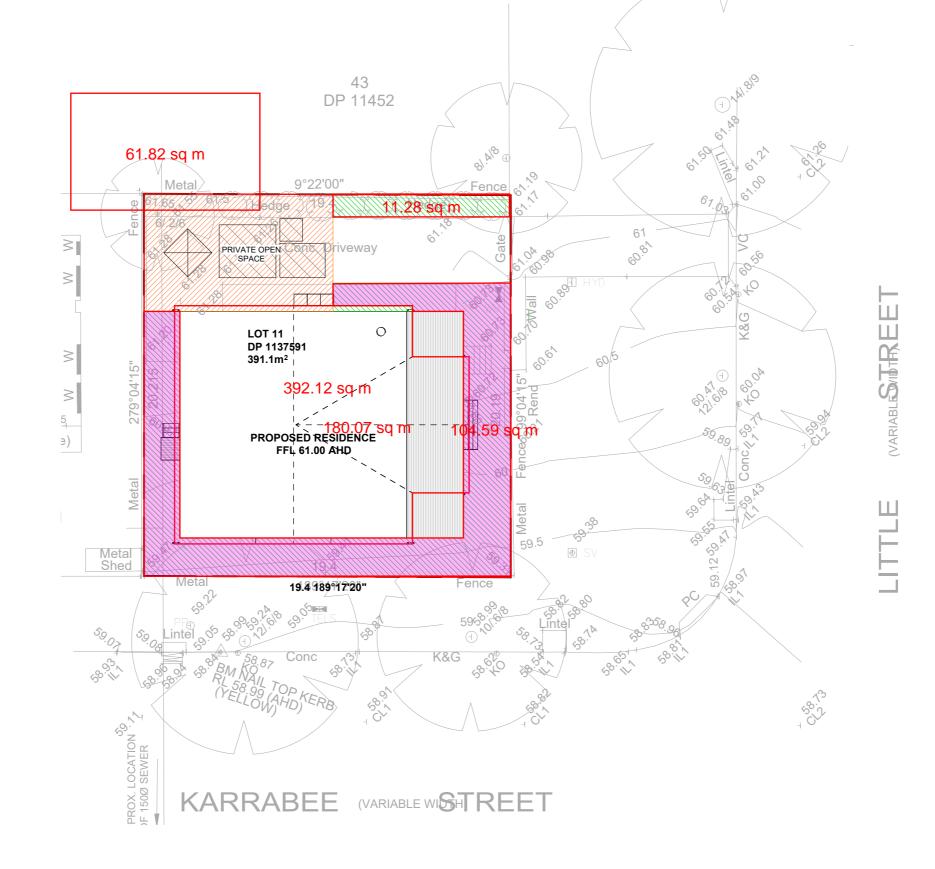
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BAL RATING:	N/A
WIND SPEC:	N3
SITE SPEC:	М
SHEET N°:	03 of 16

N/A	DRAWING:	DEMOLITION PLAN
N3	DRAWING N°:	1238V8
M	REVISION N°: 2	CHECK BY: Planning
03 of 16	SCALE: 1:200	DRAW BY: DH







AREA	391.9 m <sup>2</sup>
40% LANDSCAPING	156.76 m <sup>2</sup>
ACHIEVED	179.281 m <sup>2</sup>
MIN POS	60 m <sup>2</sup>
ACHIEVED	62.02 m <sup>2</sup>

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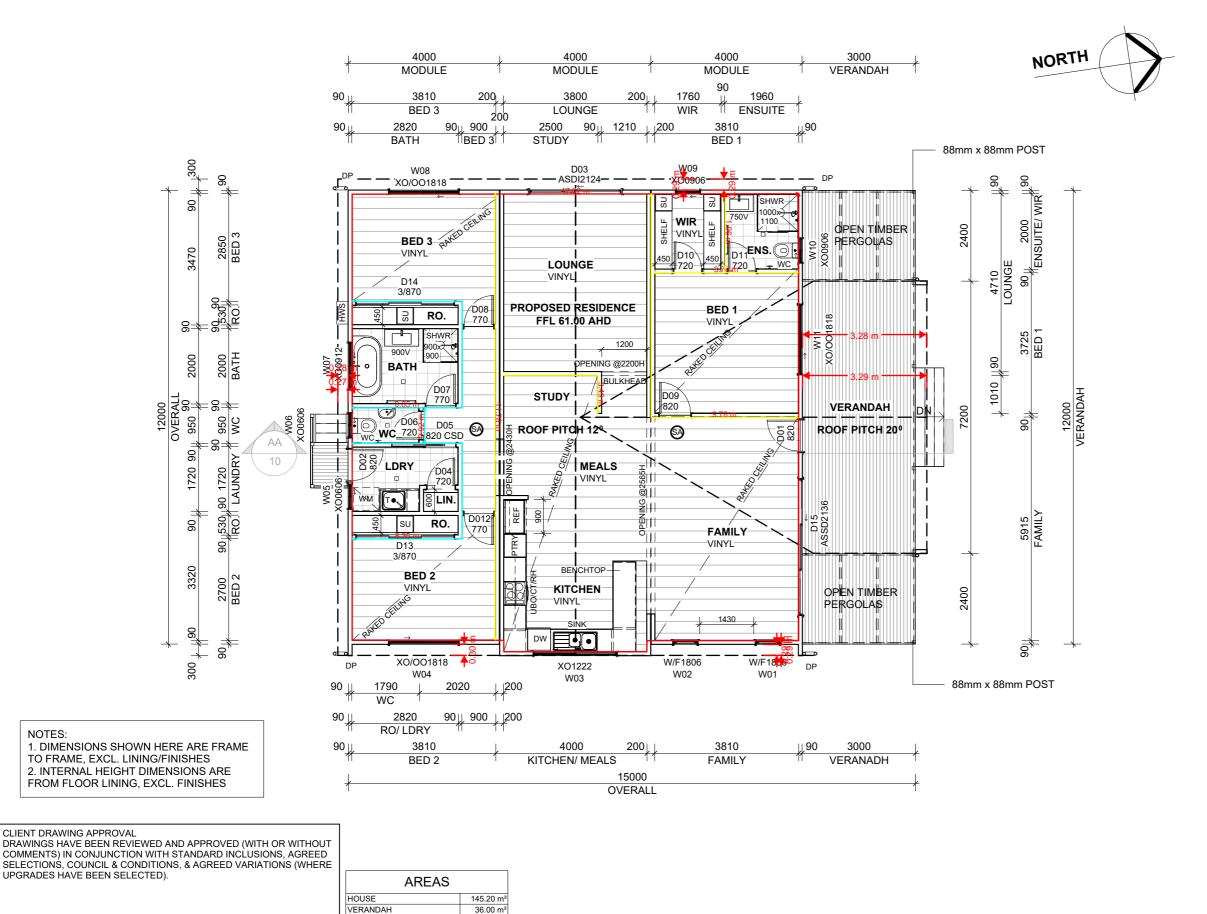


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	BAL RATING:	N/A
	WIND SPEC:	N3
	SITE SPEC:	М
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**ISSUED FOR APPROVAL** LANDSCAPE PLAN DRAWING: DRAWING N°: REVISION N°: 2 | CHECK BY: Planning DRAW BY: DH SCALE: 1:200





## **CONSTRUCTION NOTES**

1. SMOKE ALARMS (DIRECT WIRING) TO BE INSTALLED IN ACCORDANCE WITH THE NCC NSW 9.5.1 POSITION TO BE VERIFIED BY THE ELECTRICIAN.

2. TIMBER WORKS TO BE IN ACCORDANCE WITH AS1684.2 RESIDENTIAL TIMBER FRAMED CONSTRUCTION NON-CYCLONIC AREAS, NCC REQUIREMENTS AND ENGINEERS DETAILS.

3. STRUCTURAL STEEL WORK TO BE IN ACCORDANCE WITH AS/NZ4600:2018 COLD FORMED STEEL STRUCTURES, AS 4100:2020 STEEL STRUCTURES, AS 3623:1993, DOMESTIC STEEL FRAMING NON-CYCLONIC AREAS (N3 RATED), NCC REQUIREMENTS AND ENGINEERS

4. WET AREAS IN ACCORDANCE WITH THE NCC PART 10.2

5. WC DOOR REMOVABLE WHERE REQUIRED AND FITTED WITH LIFT OFF HINGES IN ACCORDANCE WITH THE NCC

SMART ROBE OPENING SIZES		
BED 2	2115H x 2610W (3/870)	
BED 3	2115H x 2610W (3/870)	

LEGEND			
820	DOOR SIZE		
AS 0909	ALUMINUM SLIDING WINDOW SIZE		
МН	MANHOLE FOR ROOF CAVITY ACCESS		
RH	RANGE HOOD		
CT	COOK TOP		
UBO	UNDERBENCH OVEN		
REF	REFRIGERATOR SPACE		
DW	DISHWASHER SPACE		
WC	WATER CLOSET		
LDRY	LAUNDRY		
WM	WASHING MACHINE SPACE		
DRY	CLOTHES DRYER SPACE		
Т	TUB		
SHWR	SHOWER		
V	VANITY		
SA	SMOKE ALARM		
SU	SHELF UNIT		
HWS	HOT WATER SERVICE		
SP	SPREADER PIPE		
DP	DOWN PIPE		

## **ISSUED FOR APPROVAL**

REVISION NOTE 1 Updates to plan 25/2/25 NAME/S: 2 markups LH 3 Update as per markups plan 4 Update as per markups plan PLEASE NOTE THAT NO CHANGES WILL BE ENCOURAGED ON THIS PLAN AFTER SIGNING. ANY CHANGE REQUESTS POST SIGNING WILL BE SUBJECTED TO FURTHER REVIEW AND ADDITIONAL COSTS.

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BUILDER TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO DATE 26/02/25 DH COMMENCEMENT OF WORK 19/03/25 DH COPY RIGHT OF THE DESIGN AND 16/04/2025 MTK INFORMATION SHOWN HERE IS OWNED 18/04/2025 MTK OR USE OF THE DESIGN BY ANY PARTY FOR ANY PURPOSE IS EXPRESSLY FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE COMPANY

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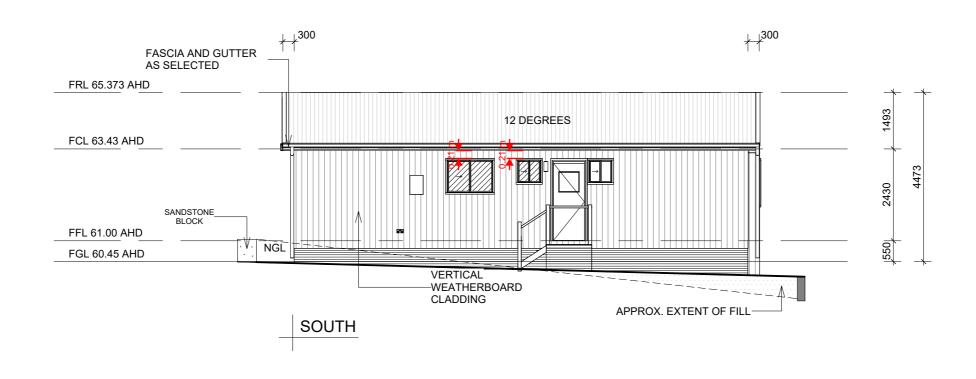
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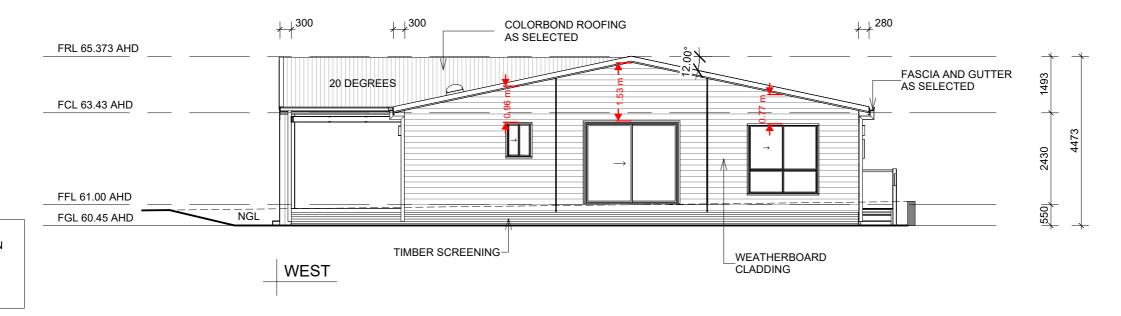
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N3	DRAWING N°:	1238V8
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NOTES:







LEGEND FGL DENOTES FINISH GROUND LEVEL FFL DENOTES FINISH FLOOR LEVEL FCL DENOTES FINISH CEILING LEVEL FRL DENOTES FINISH RIDGE LEVEL

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REVISION NOTE

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	1238	JOB Nº:	BUILDER TO CHECK AND VERIFY ALL	BY	DATE
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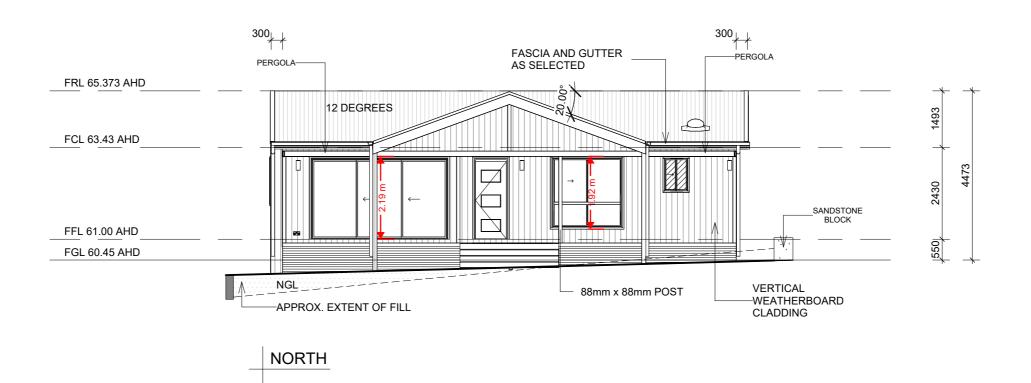
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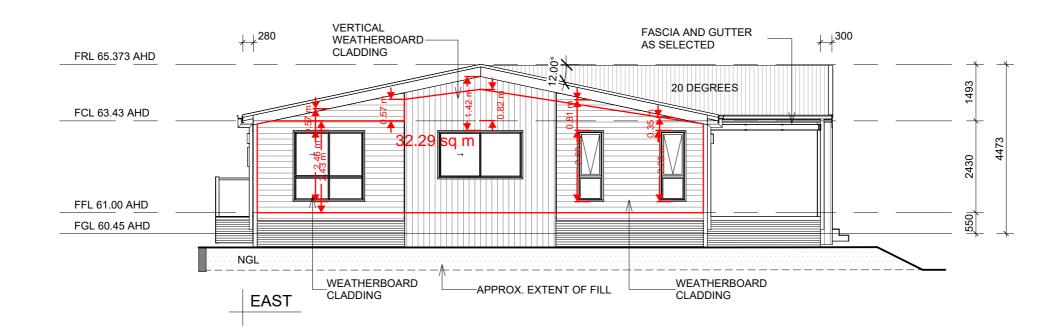
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BAL RATING:	N/A
WIND SPEC:	N3
SITE SPEC:	М
SHEET N°:	06 of 16

DRAWING:	ELEVATIONS
DRAWING N°:	1238V8
REVISION N°: 2	CHECK BY: Planning
SCALE: 1:100	DRAW BY: DH







## LEGEND FGL DENOTES FINISH GROUND LEVEL FFL DENOTES FINISH FLOOR LEVEL FCL DENOTES FINISH CEILING LEVEL FRL DENOTES FINISH RIDGE LEVEL

NOTES: 1. HEIGHTS BETWEEN FFL & FGL SHOWN HERE ARE APPROXIMATES 2. REFER TO COLOUR SELECTIONS DOCUMENT FOR ALL SELECTIONS, MATERIALS, COLOURS AND FINISHES.

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1	Update as per markups plan	16/04/2025	MTK	DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK
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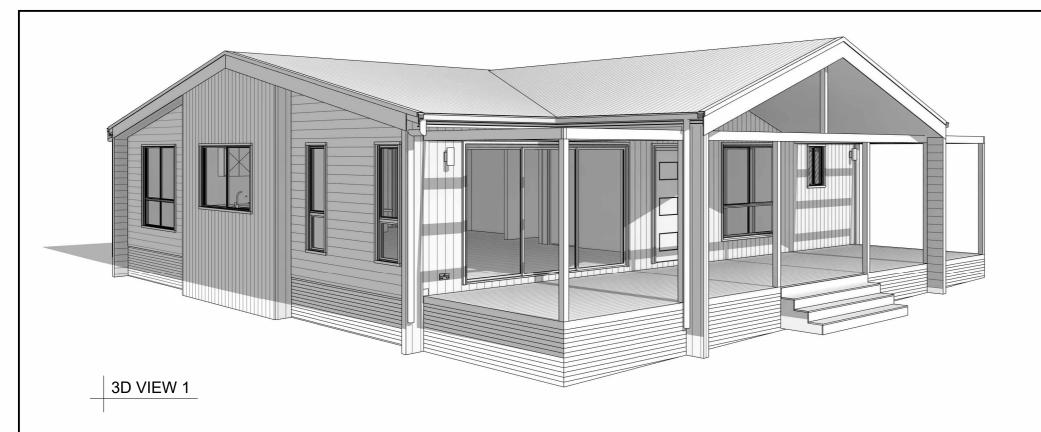
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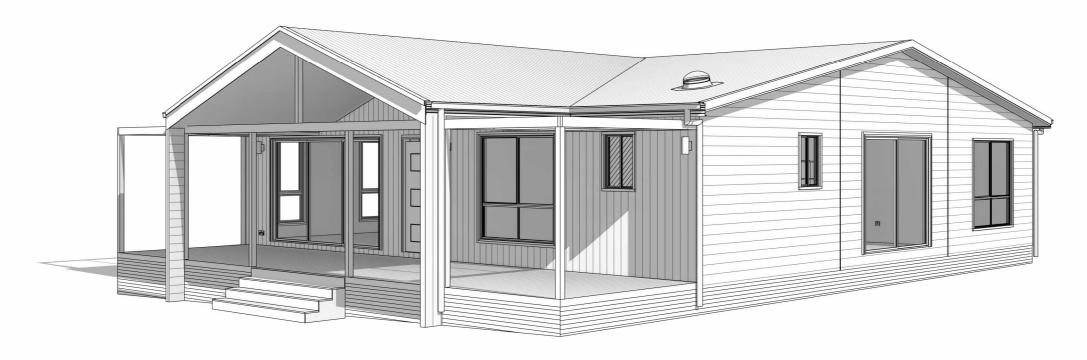
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3D VIEW 2

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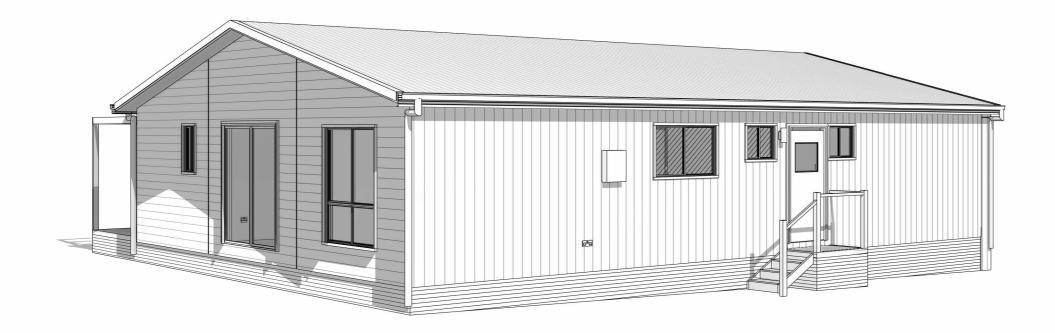
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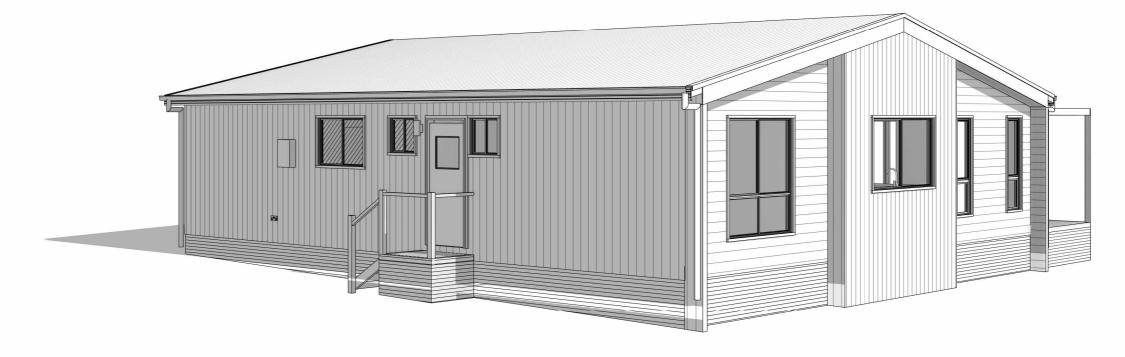
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3D VIEW 3



CLIENT DRAWING APPROVAL
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3D VIEW 4

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DATE BY

16/04/2025 MTK

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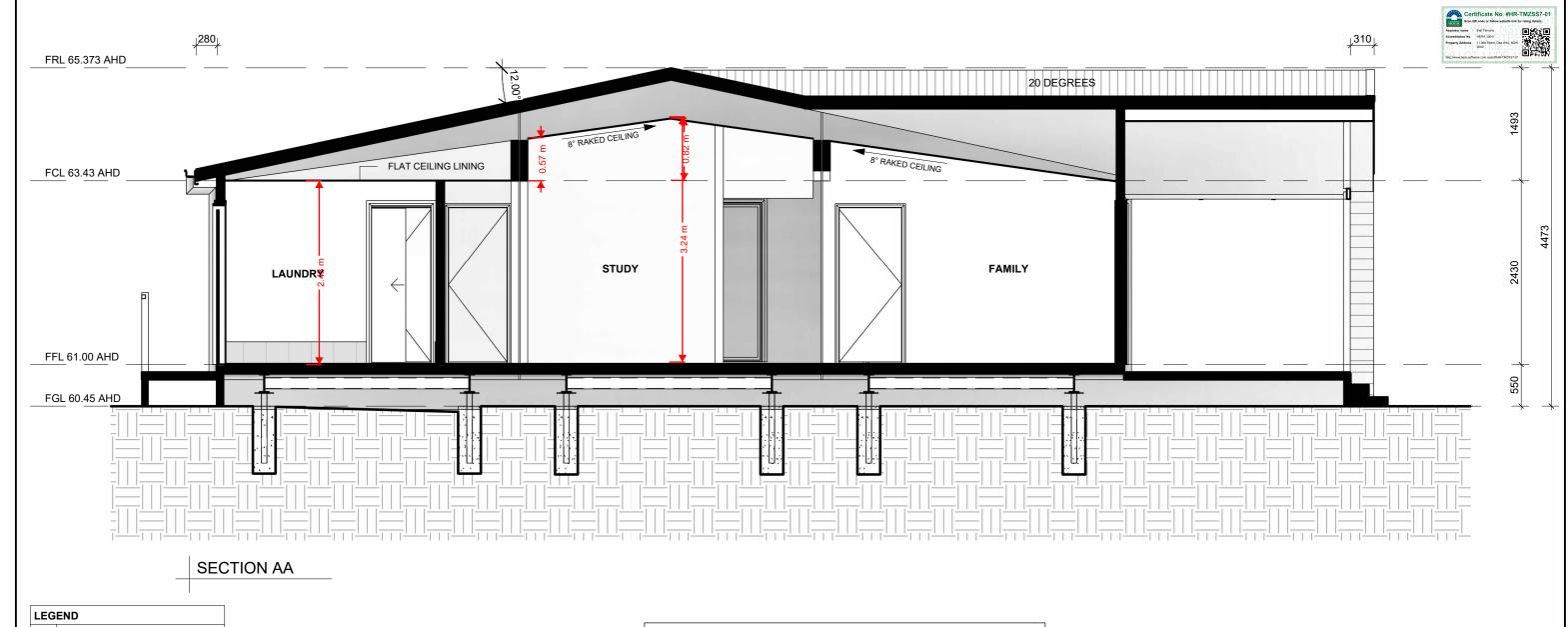
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BAL RATING:	N/A
WIND SPEC:	N3
SITE SPEC:	М
SHEET N°:	09 of 16

N/A	DRAWING:	PERSPECTIVE
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FGL DENOTES FINISH GROUND LEVEL FFL DENOTES FINISH FLOOR LEVEL FCL DENOTES FINISH CEILING LEVEL FRL DENOTES FINISH RIDGE LEVEL

MAXIMUM RAKED CEILING HEIGHT: TBC MINIMUM RAKED CEILING HEIGHT: TBC

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## **CONSTRUCTION NOTES**

- 1. SMOKE ALARMS (DIRECT WIRING) TO BE INSTALLED IN ACCORDANCE WITH THE NCC NSW 9.5.1 POSITION TO BE VERIFIED BY THE ELECTRICIAN.
- 2. TIMBER WORKS TO BE IN ACCORDANCE WITH AS1684.2 RESIDENTIAL TIMBER FRAMED CONSTRUCTION NON-CYCLONIC AREAS, NCC REQUIREMENTS AND ENGINEERS DETAILS.
- 3. STRUCTURAL STEEL WORK TO BE IN ACCORDANCE WITH AS/NZ4600:2018 COLD FORMED STEEL STRUCTURES, AS 4100:2020 STEEL STRUCTURES, AS 3623:1993, DOMESTIC STEEL FRAMING NON-CYCLONIC AREAS (N3 RATED), NCC REQUIREMENTS AND ENGINEERS DETAILS.
- 4. WET AREAS IN ACCORDANCE WITH THE NCC PART 10.2
- 5. WC DOOR REMOVABLE WHERE REQUIRED AND FITTED WITH LIFT OFF HINGES IN ACCORDANCE WITH THE NCC F4D8.

## Summary of Basix Commitments - please refer to certificates for full requirements.

### Water

- Shower head: 3 Star
- •Toilet: 4 Star
- •Kitchen taps: 5 star
- Bathroom taps: 5 star
- •Rainwater tank size: 2500L
- Rainwater tank connected to: landscaping, laundry
- Energy
- •Hot water system: Electric Heat Pump
- •Cooling System: Ducted AC
- •Heating System: Ducted AC
- •Clothes Line: Outdoor
- Cooktop type: Induction •Oven type: Electric
- •PV System Size: 2.5kW
- Insulation and glazing
- •Suspended floor: R2.5
- External walls: R2.5
- Internal walls adjacent wet areas: R2.5
- •Ceiling: R4.0
- •Roof: R1.3
- •Glazing: Aluminium DG, Low E
- Ceiling fans are required to bedrooms and living rooms

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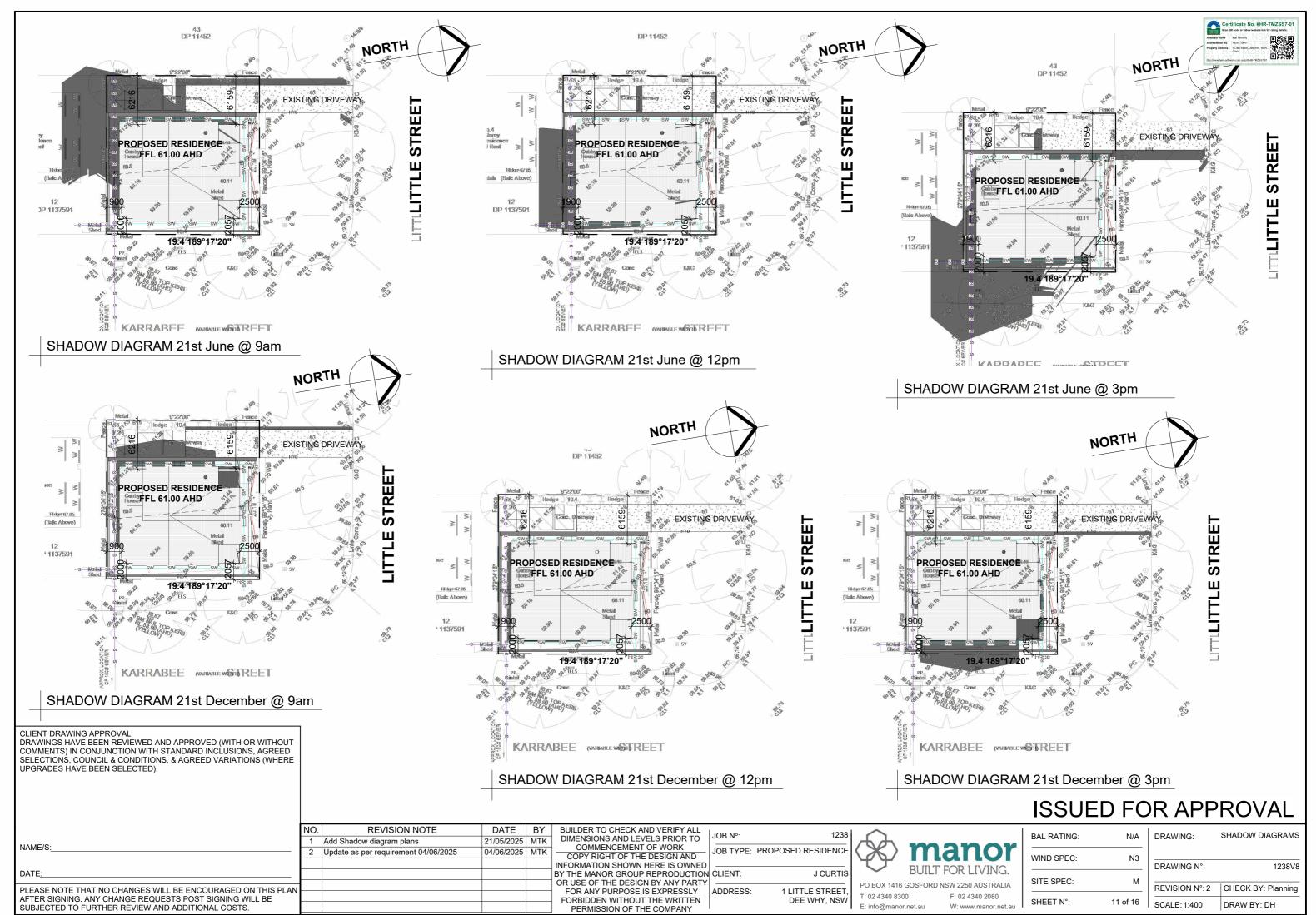
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SECTION PLAN



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	WINDOWS								
MARK	LOCATION	CODE	SHAPE IMAGE	VIEW	HEIGHT	WIDTH	DESCRIPTION	GLAZING TYPE	COUNT
SOLAR TUBE	ENS	B3020110	0	SOLAR TUBE	38	38	TGR 014	CLEAR	1
W01	FAMILY	W/F1806	888	VIEWING FROM OUTSIDE	1838	648	ESSENTIAL AWNING WINDOW (52mm)	CLEAR	1
W02	FAMILY	W/F1806	648	VIEWING FROM OUTSIDE	1838	648	ESSENTIAL AWNING WINDOW (52mm)	CLEAR	1
W03	KITCHEN	XO1222	2208	VIEWING FROM OUTSIDE	1238	2208	ESSENTIAL SLIDING WINDOW (52mm)	CLEAR	1
W04	BED 2	XO/OO1818	1848	VIEWING FROM OUTSIDE	1838	1848	ESSENTIAL SLIDING WINDOW (52mm)	CLEAR	1
W05	LAUNDRY	XO0606	648	VIEWING FROM OUTSIDE	638	648	ESSENTIAL SLIDING WINDOW (52mm)	CLEAR	1
W06	WC	XO0606	648	VIEWING FROM OUTSIDE	638	648	ESSENTIAL SLIDING WINDOW (52mm)	FROSTED	1

	WINDOWS									
JNT	MARK	LOCATION	CODE	SHAPE IMAGE	VIEW	HEIGHT	WIDTH	DESCRIPTION	GLAZING TYPE	COUNT
	W07	BATH	XO0912	1248	VIEWING FROM OUTSIDE	898	1248	ESSENTIAL SLIDING WINDOW (52mm)	FROSTED	1
	W08	BED 3	XO/OO1818	1848	VIEWING FROM OUTSIDE	1838	1848	ESSENTIAL SLIDING WINDOW (52mm)	CLEAR	1
	W09	WIR	XO0906	868	VIEWING FROM OUTSIDE	898	648	ESSENTIAL SLIDING WINDOW (52mm)	CLEAR	1
	W10	ENS	XO0906	648	VIEWING FROM OUTSIDE	898	648	ESSENTIAL SLIDING WINDOW (52mm)	FROSTED	1
	W11	BED 1	XO/OO1818	1848	VIEWING FROM OUTSIDE	1838	1848	ESSENTIAL SLIDING WINDOW (52mm)	CLEAR	1
	TOTAL:	12	I					l		
										7007 07 7



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WINDOW OPENS.

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N/A	DRAWING:	WINDOWS SCHEDULE
N3	DRAWING N°:	1238V8
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	EXTERNAL DOORS							
MARK	LOCATION	CODE	SHAPE IMAGE	VIEW	HEIGHT	WIDTH	DESCRIPTION	COUNT
D01	FAMILY	820	2040	VIEWING FROM OUTSIDE	2040	820	TIMBER HINGED DOOR	1
D02	LAUNDRY	820	820	VIEWING FROM OUTSIDE	2040	820	TIMBER HINGED DOOR	1
D03	LOUNGE	ASDI2124	2410	VIEWING FROM OUTSIDE	2100	2410	SLIDING DOOR	1
D15	FAMILY	ASSD2136	3576	VIEWING FROM OUTSIDE	2110	3576	SLIDING STACKING DOORS	1
TOTAL:				OUTSIDE			DOONS	

INTERNAL ROBE DOORS									
MARK	LOCATION	CODE	SHAPE IMAGE	VIEW	HEIGHT	WIDTH	PANEL W	DESCRIPTION	COUNT
D13	BED 2	3/870	2610	VIEWING FROM OUTSIDE	2115	2610	870	ROBE SLIDING DOORS	1
D14	BED 3	3/870	2610	VIEWING FROM OUTSIDE	2115	2610	870	ROBE SLIDING DOORS	1

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BAL RATING:	N/A
WIND SPEC:	N3
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SHEET N°:	13 of 16

Ά	DRAWING:	DOORS SCHEDULE
13	DRAWING N°:	1238V8
M	REVISION N°: 1	CHECK BY: Planning
6	SCALE:	DRAW BY: DH

INTERNAL DOORS										
MARK	LOCATION	SHAPE IMAGE	VIEW	HEIGHT	WIDTH	DESCRIPTION	COUNT			
D04	LINEN	720	VIEWING FROM OUTSIDE	2040	720	INTERNAL SINGLE DOOR	1			
D05	LAUNDRY	2040	VIEWING FROM OUTSIDE	2040	820	INTERNAL CAVITY SLIDER	1			
D06	WC.	720	VIEWING FROM OUTSIDE	2040	720	INTERNAL SINGLE DOOR LIFT OFF HINGES	1			
D07	LAUNDRY	770	VIEWING FROM OUTSIDE	2040	770	INTERNAL SINGLE DOOR	1			

INTERNAL DOORS										
MARK	LOCATION	SHAPE IMAGE	VIEW	HEIGHT	WIDTH	DESCRIPTION	COUNT			
D08	BED 3	770	VIEWING FROM OUTSIDE	2040	770	INTERNAL SINGLE DOOR	1			
D09	BED 1	2040	VIEWING FROM OUTSIDE	2040	820	INTERNAL SINGLE DOOR	1			
D10	W.I.R.	720	VIEWING FROM OUTSIDE	2040	720	INTERNAL SINGLE DOOR	1			
D11	ENSUITE	2040	VIEWING FROM OUTSIDE	2040	720	INTERNAL SINGLE DOOR	1			
D012	BED 2	770	VIEWING FROM OUTSIDE	2040	770	INTERNAL SINGLE DOOR	1			
TOTAL:	9			1						

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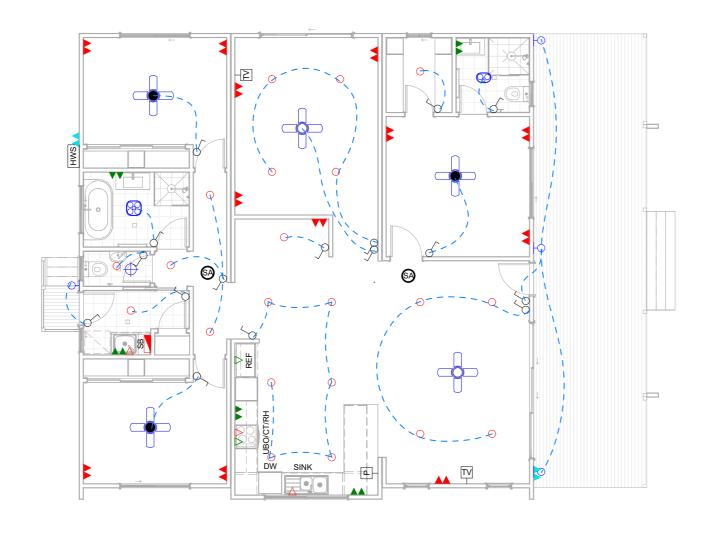
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DRAWING N°:	1238V8
REVISION N°: 1	CHECK BY: Planning
SCALE:	DRAW BY: DH





**ELECTRICAL SCHEDULE** SA ACTUAL CEILING FAN 2 CEILING FAN LIGHT 3 COACHLIGHTS 4 COMBINATION FAN/LIGHT/HEATER - 2 lamp EXTERNAL DUCTED COMBINATION FAN/LIGHT/HEATER - 4 lamp EXTERNAL DUCTED 1 ▲▲ DOUBLE POWER POINT @300mFFL 12 DOUBLE POWER POINT ABOVE BENCH 5 DOUBLE WEATHER PROOF POWER POINT 2 21 ODOWNLIGHT **EXHAUST FAN** 1 HWS HOT WATER SERVICE △ SINGLE POWER POINT ABOVE BENCH 2 △ SINGLE POWER POINT IN CUPBOARD 3 SA SMOKE ALARM 2 SB SUB-BOARD SWITCHS 1350 ABOVE FFL 16 P TELEPHONE OUTLET TV TELEVISION OUTLET 2

ELECTRICAL CABLE

ALL SWITCHES TO BE POSITIONED VERTICALLY ALL POWER POINTS TO BE POSITIONED HORIZONATLLY

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E: info@manor.net.au

BAL RATING: WIND SPEC: SITE SPEC: SHEET N°:

**ISSUED FOR APPROVAL ELECTRICAL PLAN** DRAWING: N/A N3 DRAWING N°: REVISION N°: 1 | CHECK BY: Planning 15 of 16 SCALE: 1:100 DRAW BY: DH



## **OVERVIEW - External Selections.** 1236 Curtis

Client approval

Initial:

**ROOF / GUTTERS -** COLORBOND SHALE GREY

**FASCIA** - COLORBOND DOVER WHITE

**CLADDING FEATURE COLOUR - FRONT ONLY** TAUBMANS BLUE SHAMROCK

**CLADDING COLOUR - SIDES AND BACK** 

TAUBMANS ALPINE SNOW

**WINDOWS** PEARL WHITE

CLADDING PROFILE - FRONT WEATHERGROOVE SMOOTH 150 **CLADDING PROFILE - SIDES OF HOUSE** ECOGROOVE SMOOTH 150

**CLADDING PROFILE - REAR** WEATHERGROOVE SMOOTH 150

MODWOOD DECKING / STAIR TREADS XTREME GUARD GROOVED SANDY BAY

SUBFLOOR SKIRTING TAUBMANS SHALE GREY

**ARCHITRAVES 90** POSTS / HANDRAILS **EAVES / RAFTERS ENTRY / REAR DOORS** TAUBMANS CRISP WHITE

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SITE SPEC:	М
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