

MODEL	eSPACE 1900 (5.4m x 3.8m NOMINAL)
WALL HEIGHT	STANDARD (2.4m -> 2.5m NOMINAL)
PRIMARY CLADDING	ECO HARDWOOD (VERTICAL)
SECONDARY CLADDING	N/A

WINDOW COLOUR	WHITE
ROOF COLOUR	SHALE GREY
GUTTER/DP COLOUR	SHALE GREY
FLASHING COLOUR	SHALE GREY

CONFIRM ON SITE
CONFIRM ALL DIMENSIONS BEFORE COMMENCING ANY FABRICATION OR INSTALLATION

GENERAL NOTES:

All work to conform to current Building Code of Australia, State and Territory supplements and Australian Standards.

Builder to verify all dimensions on site and seek instruction prior to proceeding if any discrepancies are found.

All wall framing timbers to comply with current AS 1684 light timber framing code and relevant supplements.

All new framing timbers are to be pine of appropriate grade and size to meet the requirements of the above code sourced from plantation stock.

Metal roofing to be installed over supplied 50mm - R1.3 minimum foil lined insulation blanket.

Sarking to be fitted to all external walls.

All decking and deck framing, if included, to be treated pine sourced from plantation stock.

Smoke alarms are to be installed in accordance with relevant Australian Standards - By Tender to Buyer.

All downpipes and stormwater collection points are to be connected to existing stormwater lines or rainwater tanks - By Tender to Buyer.

Stormwater collection as required by any accompanying BASIX Certificate - By Tender to Buyer.

Additional insulation requirements for BASIX Certificate to be supplied and fitted - By Tender to Buyer.

Light and ventilation to comply with BCA.

Requirements of any BASIX certificate - By Tender to Buyer.

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ISS	DATE	DESCRIPTION
A	28-11-2022	ORIGINAL
B	14-03-2023	CHANGE ROOFING COLOUR



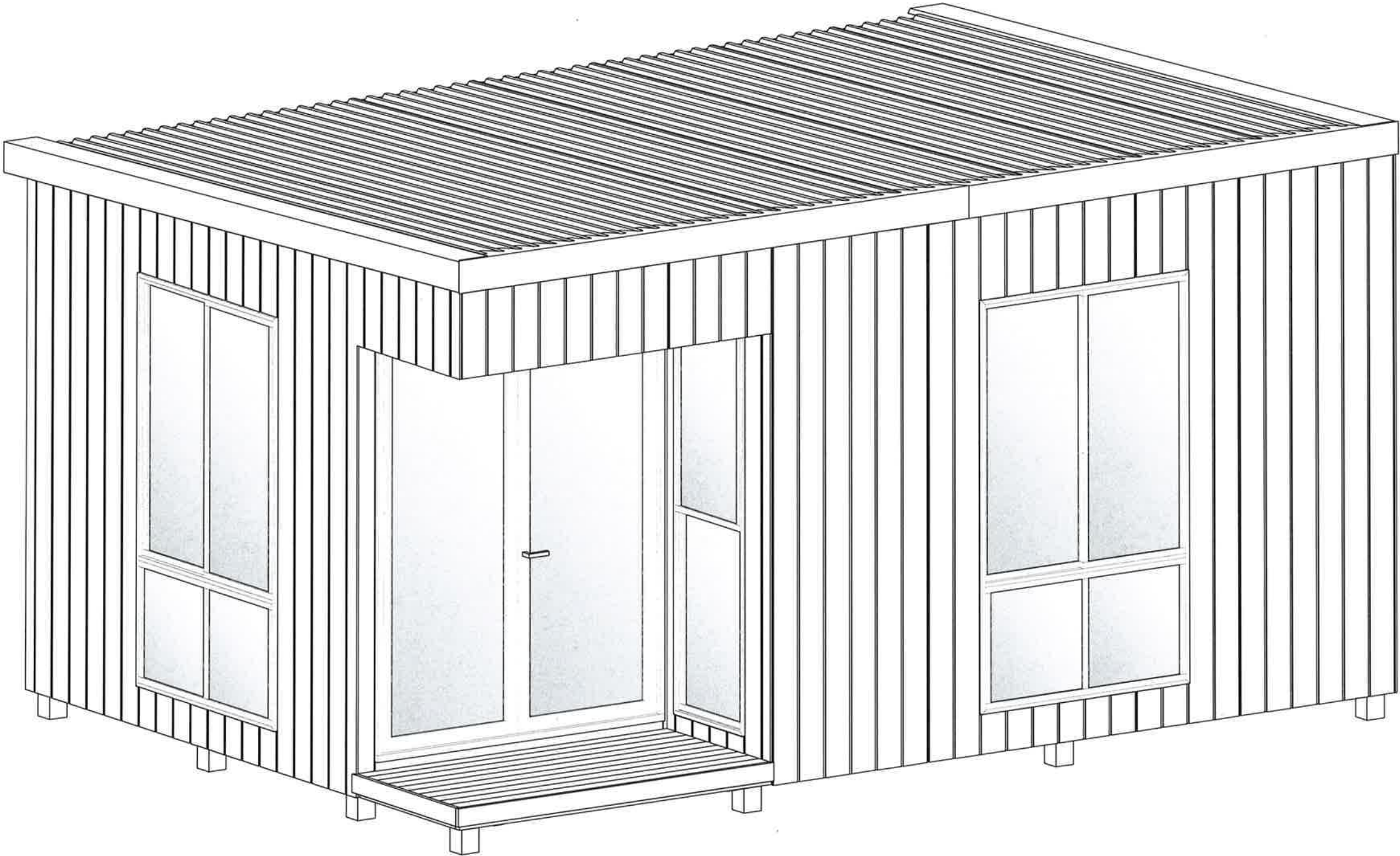
Greenspan Group Pty Ltd
Sydney Factory
Girraween NSW 2145
Australia
Call us today: 1300 635 966
sales@greenspangroup.com.au

PROJECT
BANGEL

CLIENT
Michael Bangel

AT
**44 Amourin St
North Manly
NSW 2100**

TITLE AXONOMETRIC VIEW		
JOB	MW22010081BA	
DATE	14-03-2023	
SCALE @ A3 FIT TO PAGE	DRAWN MG	CHECKED JC



BUYER ACCEPTS RESPONSIBILITY FOR THE POSITIONING, LOCATION AND INSTALLATION OF THE STRUCTURE.

PLEASE NOTE: THIS DOCUMENT ONLY PRESENTS FRAME DIMENSIONS, FINAL DIMENSIONS WILL BE LARGER ONCE EXTERNAL CLADDINGS, ETC HAVE BEEN ADDED. ALL FEATURES MANUFACTURED BY THIRD PARTY SUPPLIERS (e.g. DOORS AND WINDOWS) ARE REPRESENTED AS CLOSE AS POSSIBLE, FINAL APPEARANCE MAY DIFFER. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALING. DIMENSIONS IN MILLIMETERS U.N.O - IF IN DOUBT, ASK.

I, THE BUYER HAVE CHECKED AND AGREE TO ALL DETAILS AND CONFIRM DRAWINGS ARE CORRECT

SIGNED: Michael Bangel

PRINT NAME: MICHAEL BANGEL

DATE: 17/03/23

MODEL	eSPACE 1900 (5.4m x 3.8m NOMINAL)
WALL HEIGHT	STANDARD (2.4m -> 2.5m NOMINAL)
PRIMARY CLADDING	ECO HARDWOOD (VERTICAL)
SECONDARY CLADDING	N/A

WINDOW COLOUR	WHITE
ROOF COLOUR	SHALE GREY
GUTTER/DP COLOUR	SHALE GREY
FLASHING COLOUR	SHALE GREY

CONFIRM ON SITE
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Requirements of any BASIX certificate - By Tender to Buyer.

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A	28-11-2022	ORIGINAL
B	14-03-2023	CHANGE ROOFING COLOUR



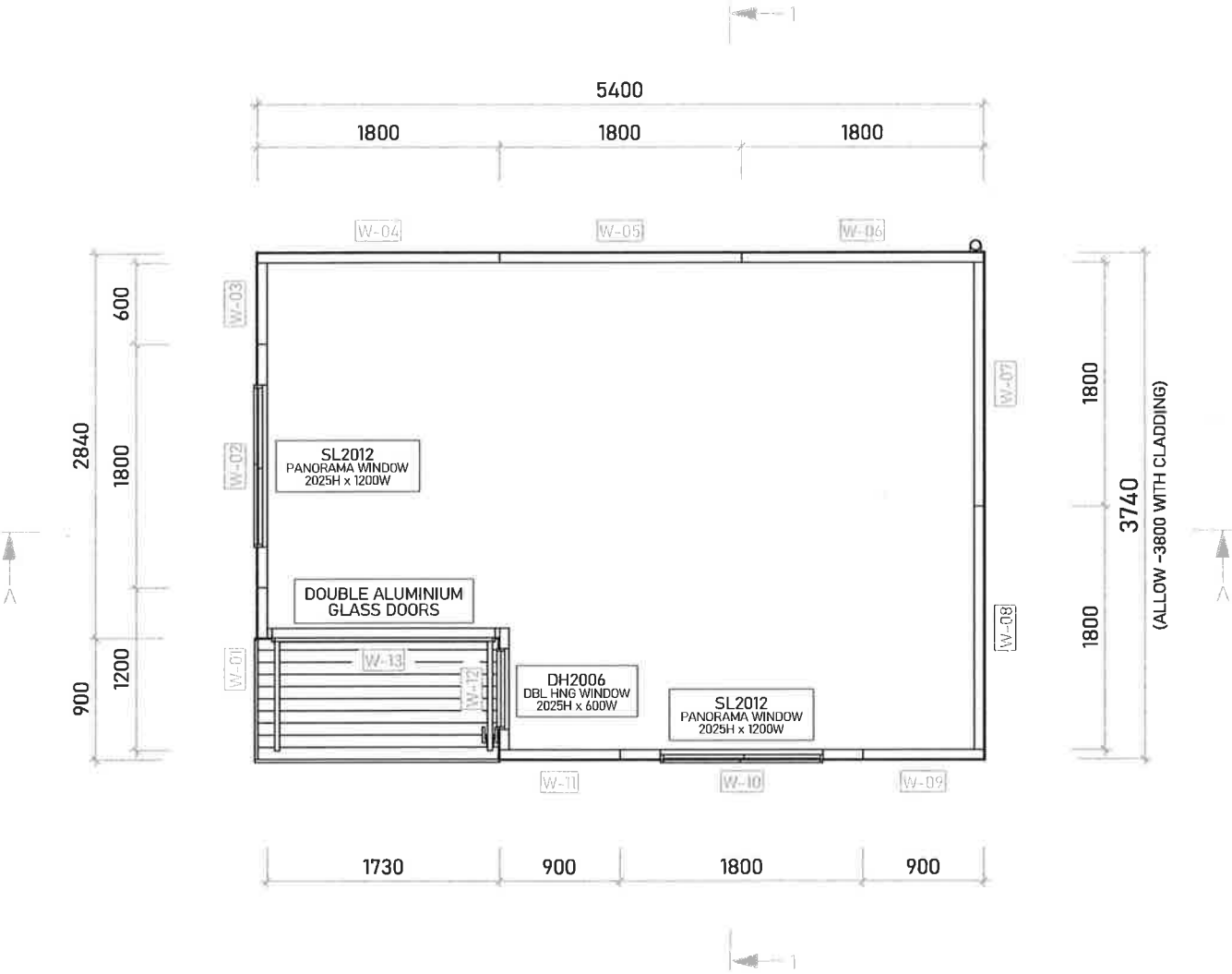
Greenspan Group Pty Ltd
Sydney Factory
Girraween NSW 2145
Australia
Call us today: 1300 635 966
sales@greenspangroup.com.au

PROJECT
BANGEL

CLIENT
Michael Bangel

AT
44 Amourin St
North Manly
NSW 2100

TITLE FLOOR PLAN		
JOB	MW22010081BA	
DATE	14-03-2023	
SCALE @ A3	DRAWN	CHECKED
1:50	MG	JC



BUYER ACCEPTS RESPONSIBILITY FOR THE POSITIONING, LOCATION AND INSTALLATION OF THE STRUCTURE.

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I, THE BUYER HAVE CHECKED AND AGREE TO ALL DETAILS AND CONFIRM DRAWINGS ARE CORRECT

SIGNED: Michael Bangel
PRINT NAME: MICHAEL BANGEL
DATE: 17/03/23

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PRIMARY CLADDING	ECO HARDWOOD (VERTICAL)
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GUTTER/DP COLOUR	SHALE GREY
FLASHING COLOUR	SHALE GREY

CONFIRM ON SITE

CONFIRM ALL DIMENSIONS
BEFORE COMMENCING
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Stormwater collection as required by any accompanying BASIX Certificate - By Tender to Buyer.

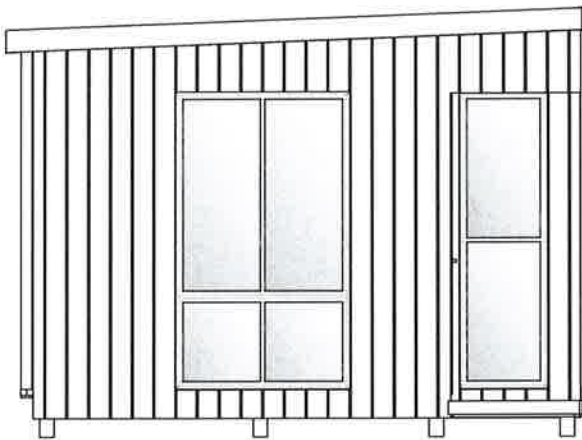
Additional insulation requirements for BASIX Certificate to be supplied and fitted - By Tender to Buyer.

Light and ventilation to comply with BCA.

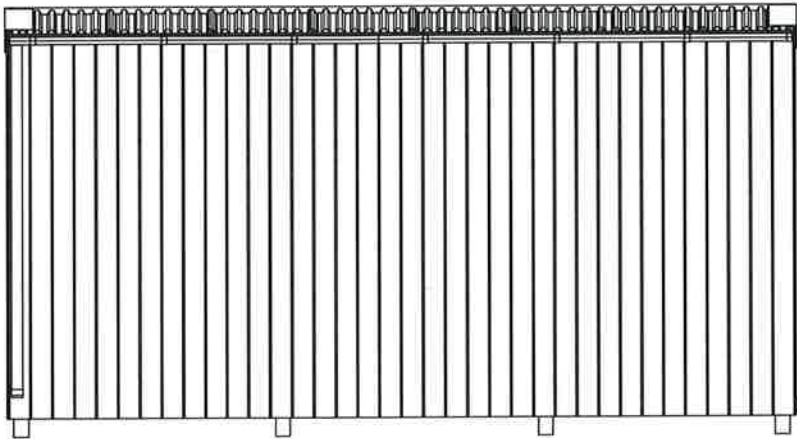
Requirements of any BASIX certificate - By Tender to Buyer.

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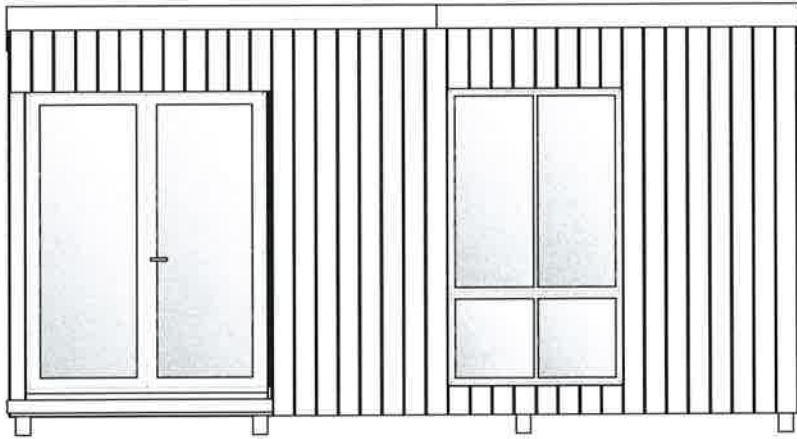
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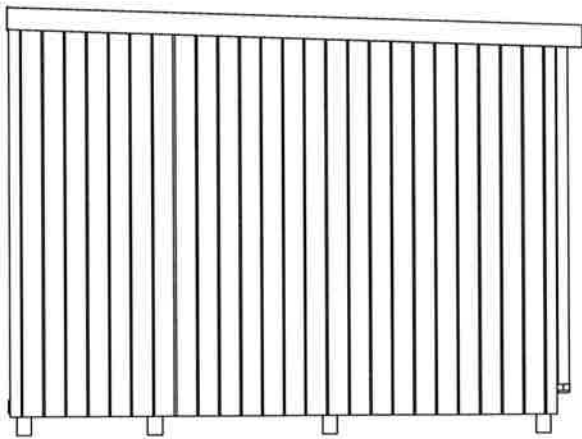
LEFT SIDE ELEVATION
1:50



REAR ELEVATION
1:50



FRONT ELEVATION
1:50



RIGHT SIDE ELEVATION
1:50

BUYER ACCEPTS RESPONSIBILITY FOR
THE POSITIONING, LOCATION AND
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SIGNED: Michael Bangel
PRINT NAME: MICHAEL BANGEL
DATE: 17/03/23

ISS	DATE	DESCRIPTION
A	28-11-2022	ORIGINAL
B	14-03-2023	CHANGE ROOFING COLOUR



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Sydney Factory
Girraween NSW 2145
Australia
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sales@greenspangroup.com.au

PROJECT BANGEL		
CLIENT Michael Bangel		
AT 44 Amourin St North Manly NSW 2100		
TITLE ELEVATIONS		
JOB	MW22010081BA	
DATE	14-03-2023	
SCALE @ A3	DRAWN	CHECKED
1:50	MG	JC

MODEL	eSPACE 1900 (5.4m x 3.8m NOMINAL)
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Requirements of any BASIX certificate - By Tender to Buyer.

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ISS	DATE	DESCRIPTION
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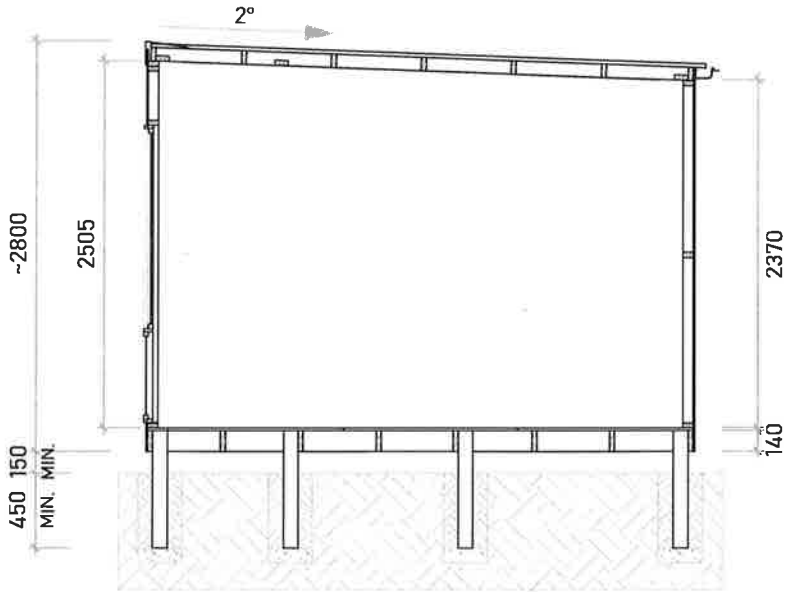
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Sydney Factory
Girraween NSW 2145
Australia
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PROJECT
BANGEL

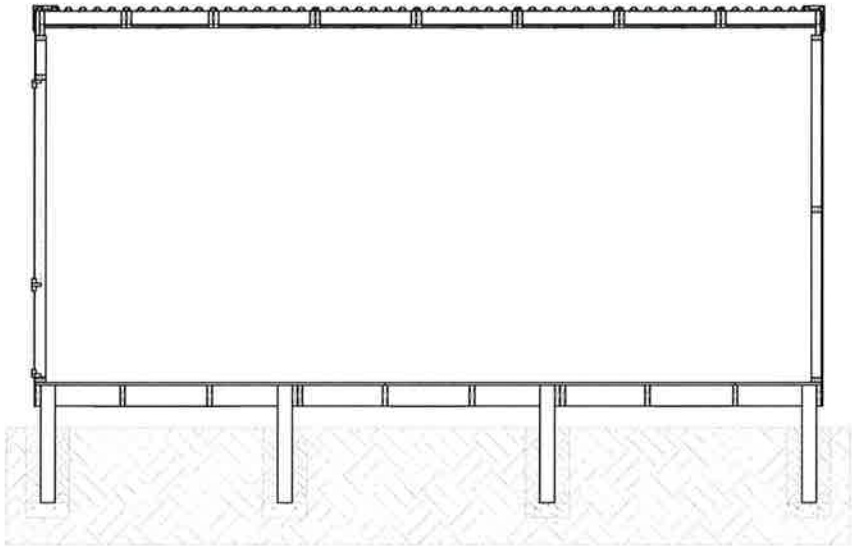
CLIENT
Michael Bangel

AT
44 Amourin St
North Manly
NSW 2100

SECTIONS		
JOB	MW22010081BA	
DATE	14-03-2023	
SCALE @ A3	DRAWN	CHECKED
1:50	MG	JC



SECTION 1-1
1:50



SECTION A-A
1:50

BUYER ACCEPTS RESPONSIBILITY FOR THE POSITIONING, LOCATION AND INSTALLATION OF THE STRUCTURE.

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I, THE BUYER HAVE CHECKED AND AGREE TO ALL DETAILS AND CONFIRM DRAWINGS ARE CORRECT

SIGNED: [Signature]
PRINT NAME: MICHAEL BANGEL
DATE: 17/03/23

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GUTTER/DP COLOUR	SHALE GREY
FLASHING COLOUR	SHALE GREY

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All new framing timbers are to be pine of appropriate grade and size to meet the requirements of the above code sourced from plantation stock.

Metal roofing to be installed over supplied 50mm – R13 minimum foil lined insulation blanket.

Sarking to be fitted to all external walls.

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Smoke alarms are to be installed in accordance with relevant Australian Standards – By Tender to Buyer.

All downpipes and stormwater collection points are to be connected to existing stormwater lines or rainwater tanks – By Tender to Buyer

Stormwater collection as required by any accompanying BASIX Certificate – By Tender to Buyer

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Light and ventilation to comply with BCA.

Requirements of any BASIX certificate – By Tender to Buyer.

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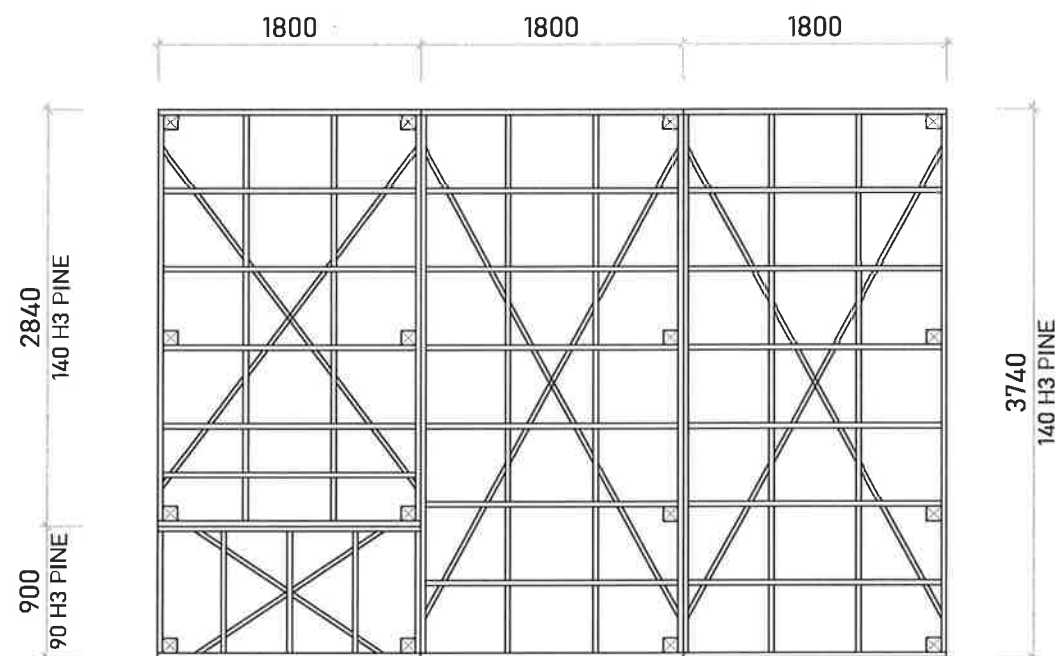
PROJECT
BANGEL

CLIENT
Michael Bangel

AT
**44 Amourin St
North Manly
NSW 2100**

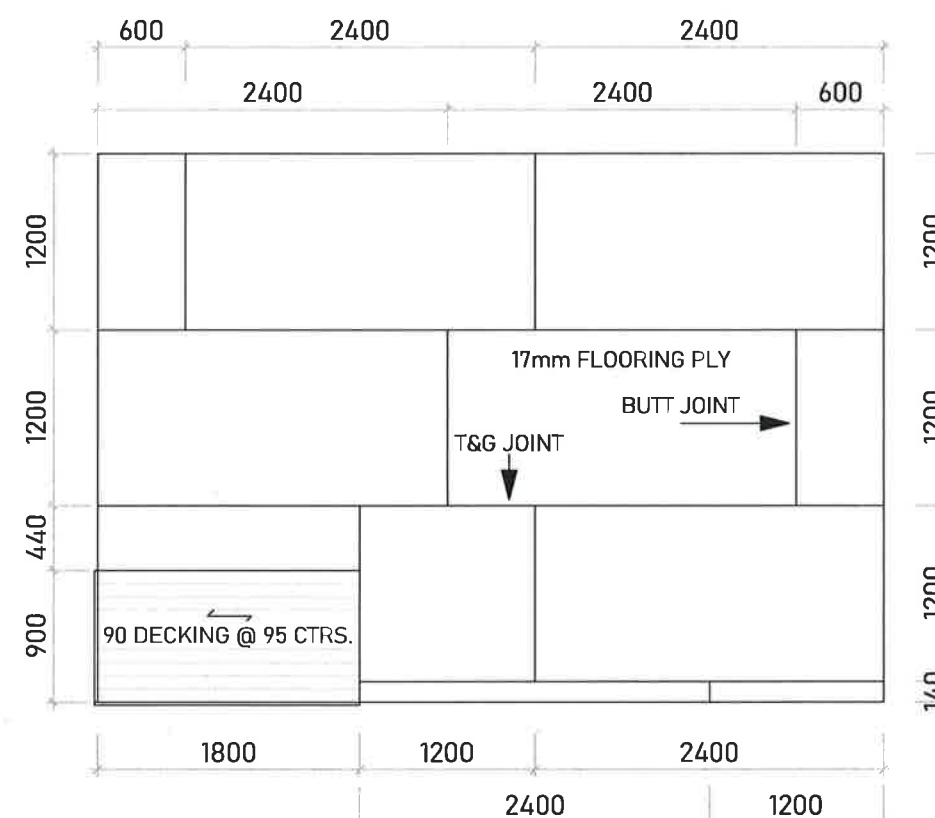
TITLE	FLOORING DETAIL
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JOB	MW22010081BA	
DATE	14-03-2023	
SCALE: @ A3	DRAWN	CHECKED
1:50	MG	JC



☒ = REQUIRED PIER LOCATION

FLOORING
1:50



PLYWOOD & DECKING

**BUYER ACCEPTS RESPONSIBILITY FOR
THE POSITIONING, LOCATION AND
INSTALLATION OF THE STRUCTURE.**

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I, THE BUYER HAVE CHECKED AND AGREE TO ALL
DETAILS AND CONFIRM DRAWINGS ARE CORRECT

SIGNED: M. Bangel.
PRINT NAME: MICHAEL BANGEL
DATE: 17/03/23.

Michael Bangel
17/03/23

DOUBLE MEMBER ROOF FRAME TIMBERS
FINISHED SIZE 90x70 MGP12 @ 700 CTRS. OR
50 mm + SIP (STRUCTURAL INSULATED PANEL).

60 mm R1.3 FOIL LINED
BLANKET ROOF INSULATION.

TOP PLATE TIED
TO BOTTOM PLATE
VIA STRAP BRACE
OR FULLY GLUED
AND NAILED PLY
BRACE.
NAILS @ 50 CTRS.

SCREW FIX TOP PLATES TO ROOF FRAME
WITH TYPE 17 TEK OR BUGLE BATTEN
SCREWS 14# x 75 mm LONG @ 450 mm CTRS,
OR IN ACCORDANCE WITH SIP PROVIDER
SPECIFICATIONS WHERE APPLICABLE.

MGP10 DOUBLE STUDS
70x70 @ 1800 CTRS TO
ALIGN WITH PORTAL FRAMES.

MGP10 SINGLE STUDS
70x35 @ 600 CTRS.

CLADDING AS SELECTED
- PLYWOOD
- WEATHERBOARD
- FIBRE CEMENT
- WEATHERTEX

SCREW FIX WALL PLATES
TO FLOOR FRAMES WITH
14# x 100 mm HEX HEAD
SCREWS @ 450 CTRS.

FULLY GLUED AND NAILED IN
ACCORDANCE WITH FIXING DETAILS
AND WALL BRACE SPECIFICATIONS.
(BY GREENSPAN)

2 x 14# x 65 LONG BUGLE
HEAD SCREWS TO EACH
BEARER AT POST

150 - 400 MIN.
IN ACCORDANCE WITH
NCC VOL 2, 3.4.1.2
SUBFLOOR VENTILATION

140x35 MGP10

BLOCKING @ 600 CTRS.
140x35 MGP10

CCA H3 TREATED
FLOOR FRAME.

POLES AS REQUIRED
- Ø150 CCA TREATED POLE
OR
- 100x100 H4 CCA TREATED POSTS

UNDISTURBED NATURAL GROUND

1 Ø 300 x 100
2 Ø 450 x 150

450 MIN.

Ø 300 FOR ROCK/SHALE SUBSTRATE
Ø 450 FOR REACTIVE SOIL
CLASS A, S & M SOIL TYPES

(OTHER SOIL CLASS, FOOTING SIZE & DEPTH TO BE SPECIFIED BY GEO TECH ENGINEER AS REQUIRED)

REFER TO UNDERGROUND UTILITIES PROVIDERS REQUIREMENTS FOR CLEARANCES
AND OTHER REQUIREMENTS WHEN BUILDING ON, NEAR OR OVER ANY ASSETS.

NOTE:
ALL WORK TO COMPLY WITH
AS 1684.2-2010:
RESIDENTIAL TIMBER-FRAMED
CONSTRUCTION.
AND
AS 1720-1-2010: TIMBER STRUCTURES.

GENERAL NOTES
All work to conform to current Building Code of Australia and NSW supplement and all current Australian Standards.
Builder to verify all dimensions on site and seek instruction prior to proceeding if any discrepancies are found.
All wall framing timbers to comply with current AS 1684 light timber framing code and relevant supplements.
All new framing timbers are to be pine of appropriate grade and size to meet the requirements of the above code sourced from plantation stock.
Metal roofing to be installed over supplied 60 mm, R1.3 minimum foil lined insulation blanket, Anticon Foil R1.1 inside all external walls.
All decking and deck framing, if included, to be treated pine sourced from plantation stock.

All downpipes and stormwater collection points are to be connected to existing stormwater lines or rainwater tanks - By Tender to Buyer.

COS = Confirm On Site

ISS	DATE	DESCRIPTION
0	14-09-21	ORIGINAL ISSUE

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GREEN SPAN GROUP
38 Amax Ave,
Girraween,
NSW, 2145
Ph: (02) 9636 1444

CLIENT / PROJECT

GREENSPAN ESPACE 19 DESIGN
UP TO 3.6 m SPAN
SECTION DETAIL OF
STANDARD LOAD PATH AT
1800 CENTRES

TITLE			
TYPICAL ARRANGEMENT			
SCALE	N.T.S.	DRN	CHKD DATE
(A3)	W	-	14-09-21
JOB			
DWG No:	ESPACE-1600-P-GEN-01		
UPDATED:	NOV 1, 2021, 3:19 PM		