


NOTES

ALL DEMOLITION WORK TO COMPLY WITH AS 2601 & SAFE WORK AUSTRALIA CODE OF PRACTICE.

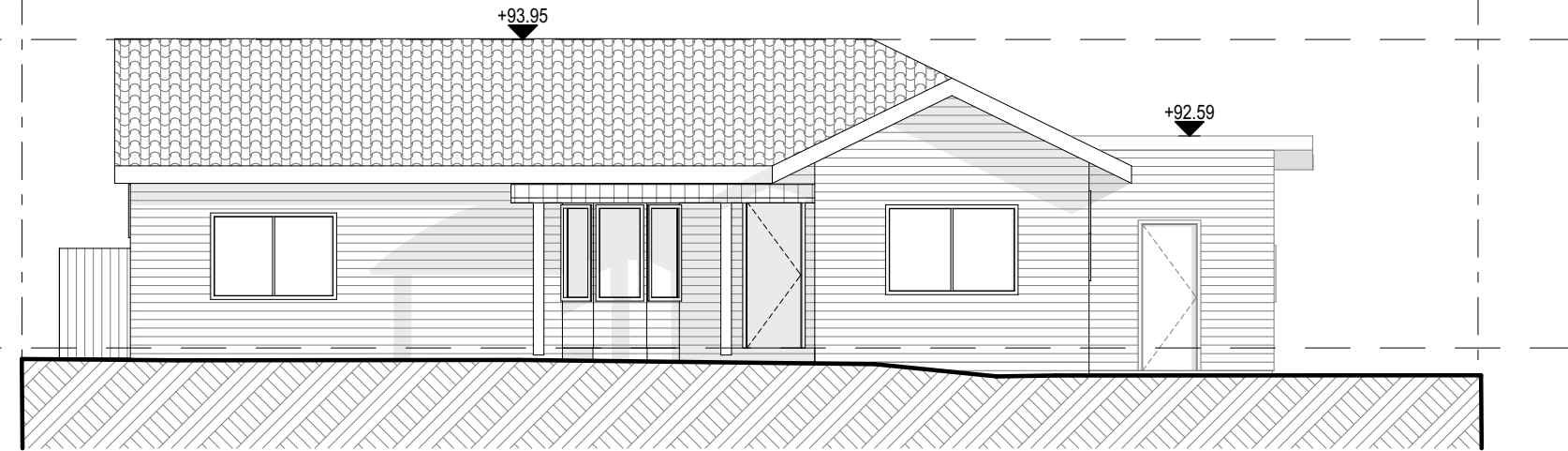
TRUE NORTH: 	NOTES (E & OE) <ul style="list-style-type: none">• All structures including stormwater & drainage to engineer's details.• Do not obtain dimensions by scaling drawings.• All dimensions are to be checked on site prior to starting work.• These drawings are to be read in conjunction with all other consultant's drawings and specifications.• All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the National Construction Code, relevant Australian Standards & local council requirements.• New materials are to be used throughout unless otherwise noted.• Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.	<div>JJ Drafting</div> <div>174 Garden St, North Narrabeen, NSW, 2101</div> <div>PO Box 687, Dee Why, NSW, 2099</div> <div>Mob. 0414 717 541</div> <div>Email. jjdraft@tpg.com.au</div> <div>www.jjdrafting.com.au</div>	<table><tr><td>REV:</td><td>DATE:</td><td>DESCRIPTION:</td></tr><tr><td>A</td><td>8/06/2021</td><td>AMENDMENTS TO DRAWINGS</td></tr><tr><td>B</td><td>10/06/2021</td><td>DA DRAWINGS</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	REV:	DATE:	DESCRIPTION:	A	8/06/2021	AMENDMENTS TO DRAWINGS	B	10/06/2021	DA DRAWINGS													<table><tr><td>PROJECT DETAILS:</td></tr><tr><td>PROPOSED ALTERATIONS AND ADDITIONS</td></tr><tr><td>17 MONSERRA RD, ALLAMBIE HEIGHTS.</td></tr><tr><td>DRAWING TITLE:</td></tr><tr><td>EXISTING GROUND FLOOR PLAN</td></tr></table>	PROJECT DETAILS:	PROPOSED ALTERATIONS AND ADDITIONS	17 MONSERRA RD, ALLAMBIE HEIGHTS.	DRAWING TITLE:	EXISTING GROUND FLOOR PLAN	<table><tr><td>DATE:</td></tr><tr><td>FEB./21</td></tr><tr><td>JOB No:</td></tr><tr><td>874/21</td></tr></table>	DATE:	FEB./21	JOB No:	874/21	<table><tr><td>DRAWN BY:</td></tr><tr><td>CA</td></tr><tr><td>CHECKED BY:</td></tr><tr><td>JJ</td></tr></table>	DRAWN BY:	CA	CHECKED BY:	JJ	<table><tr><td>SCALE:</td></tr><tr><td>1:100 @ A3</td></tr><tr><td>DRAWING No:</td></tr><tr><td>DA.02</td></tr></table>	SCALE:	1:100 @ A3	DRAWING No:	DA.02
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+93.95
RL EXISTING ROOF RIDGE

+89.60
FFL EXISTING GROUND FLOOR

BOUNDARY

BOUNDARY



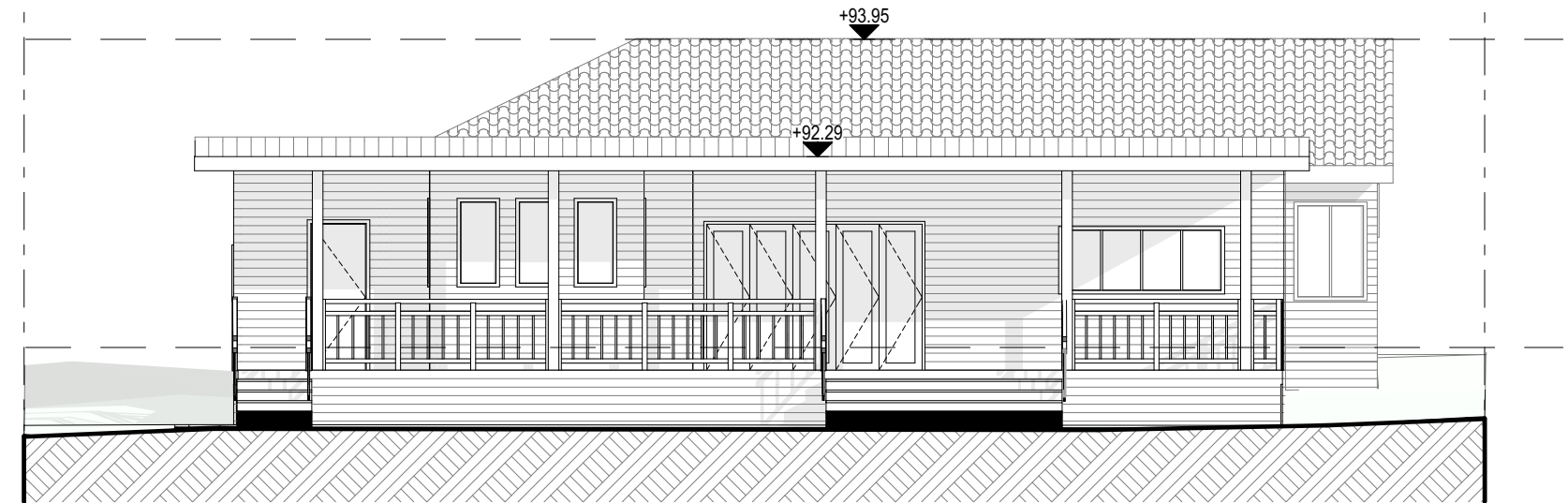
NORTH WEST ELEVATION

+93.95
RL EXISTING ROOF RIDGE

+89.60
FFL EXISTING GROUND FLOOR

BOUNDARY

BOUNDARY



SOUTH EAST ELEVATION

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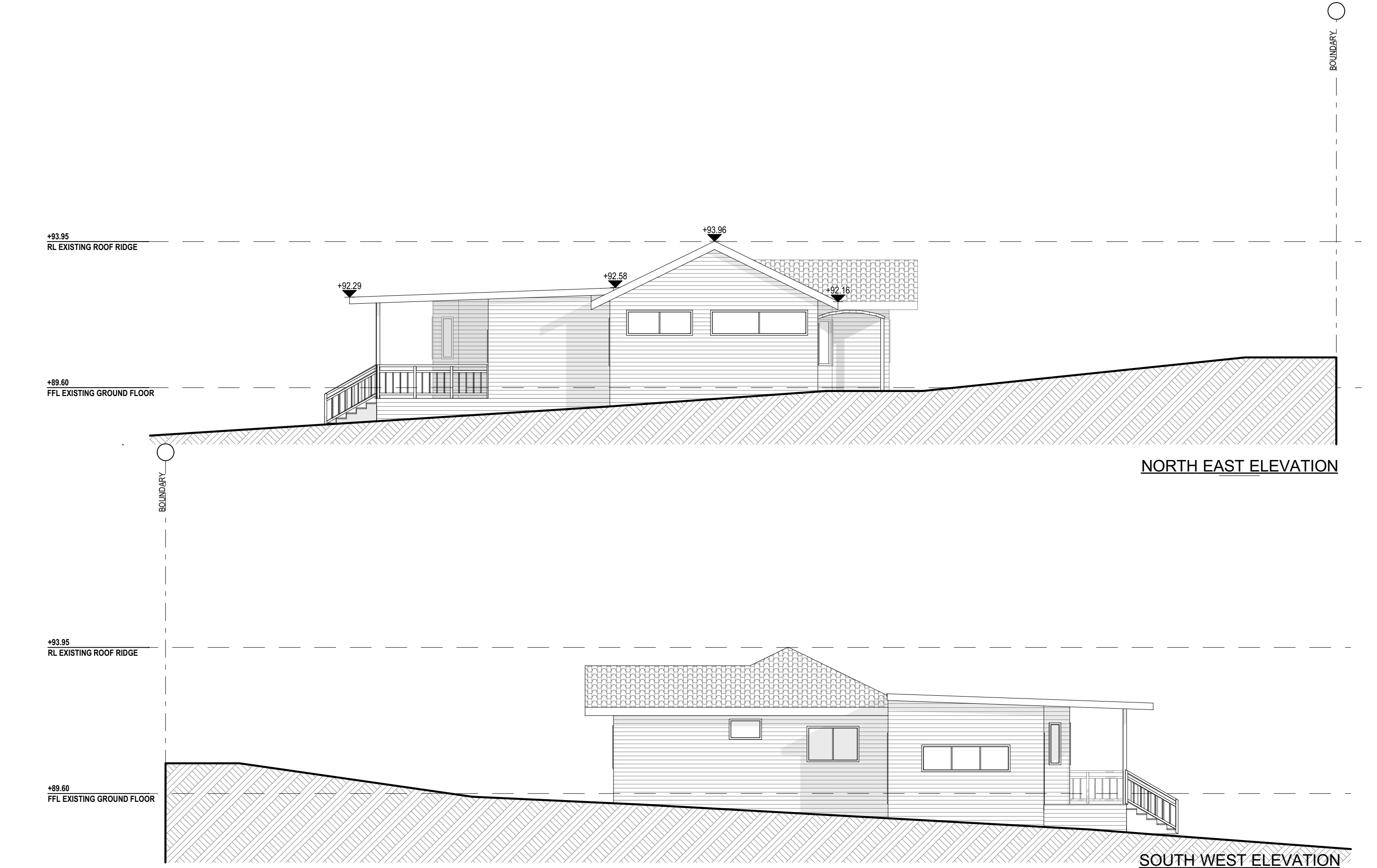
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REV:	DATE:	DESCRIPTION:
A	8/06/2021	AMENDMENTS TO DRAWINGS
B	10/06/2021	DA DRAWINGS

PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 17 MONSERRA RD, ALLAMBIE HEIGHTS.
DRAWING TITLE: EXISTING ELEVATIONS SHEET 1

DATE: FEB./21	DRAWN BY: CA	SCALE: 1:100 @ A3
JOB No: 874/21	CHECKED BY: JJ	DRAWING No: DA.03



NORTH EAST ELEVATION

SOUTH WEST ELEVATION

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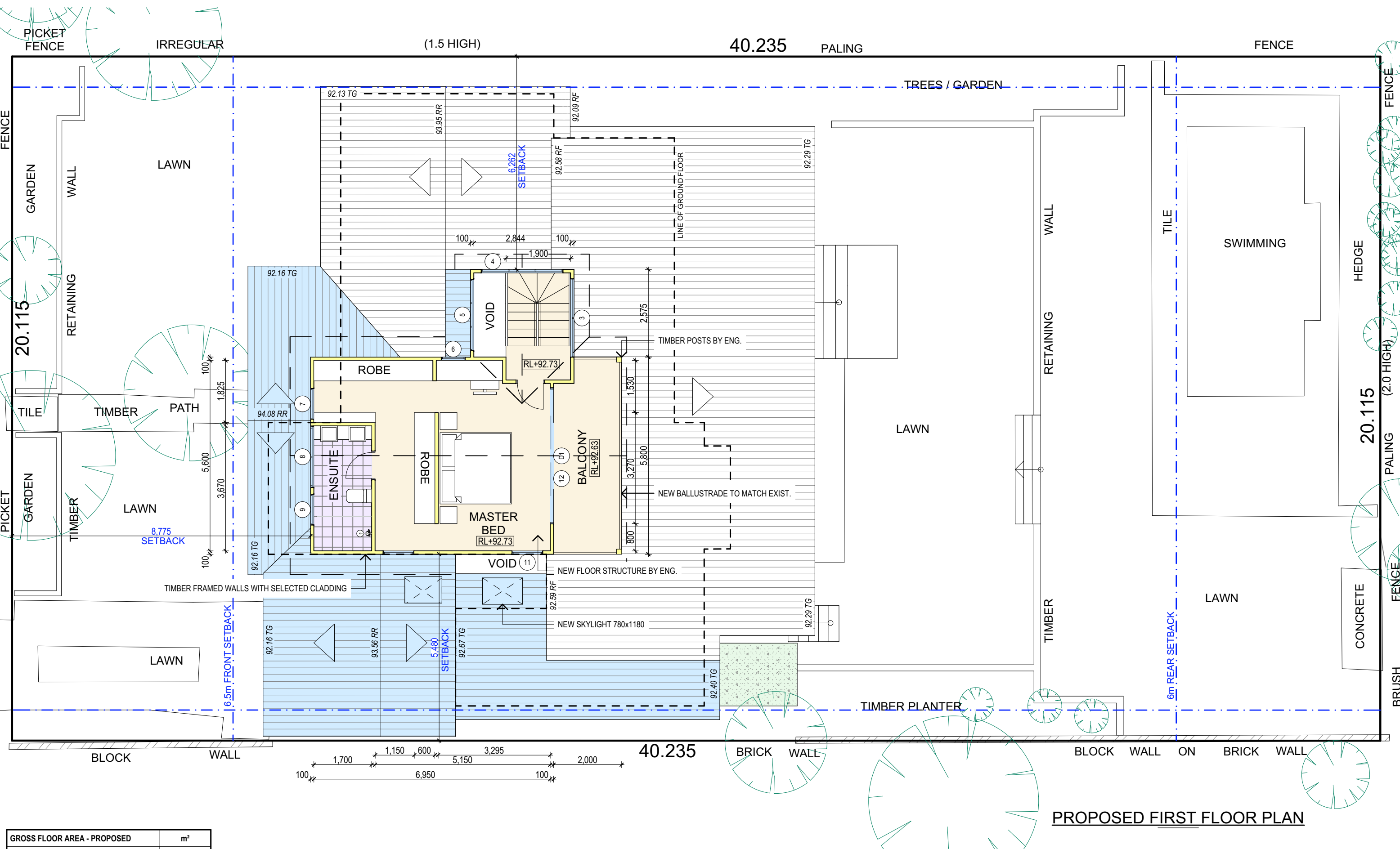
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PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 17 MONSERRA RD, ALLAMBIE HEIGHTS.
DRAWING TITLE: EXISTING ELEVATIONS SHEET 2

DATE: FEB./21	DRAWN BY: CA	SCALE: 1:100 @ A3
JOB No: 874/21	CHECKED BY: JJ	DRAWING No: DA.04



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871/21	U	DA 05



PROPOSED FIRST FLOOR PLAN

GROSS FLOOR AREA - PROPOSED	m ²
GROSS FLOOR AREA - NEW	40.07

STAGE 2 - PROPOSED FIRST FLOOR ADDITION

TRUE NORTH:

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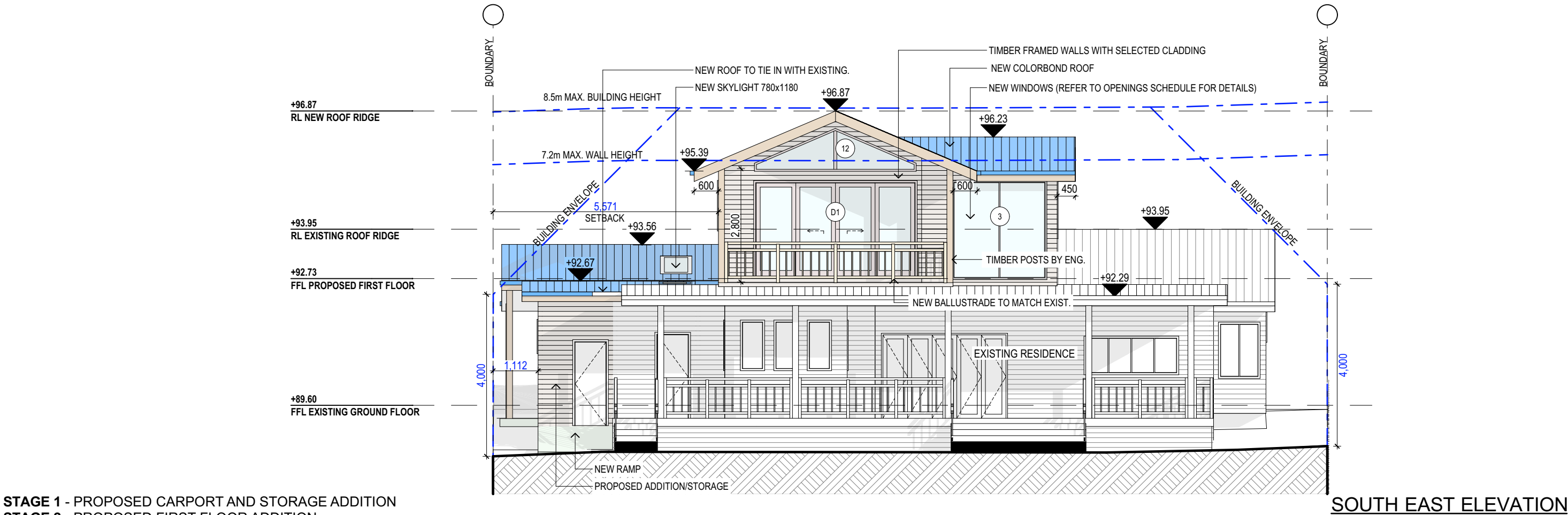
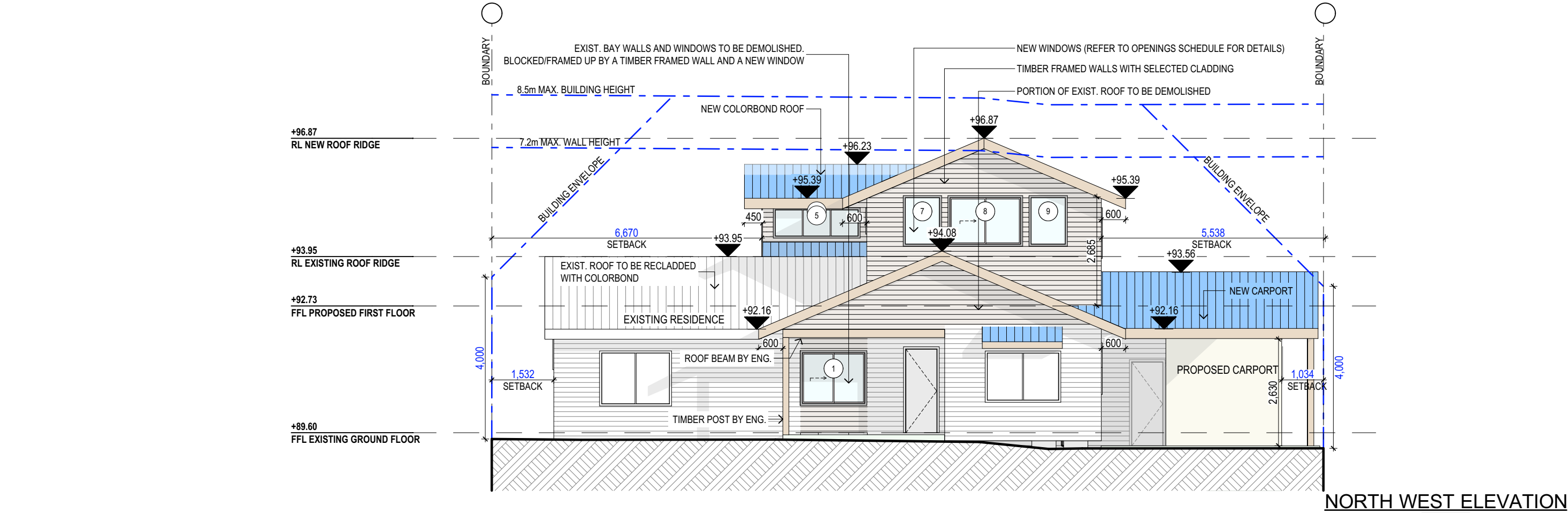
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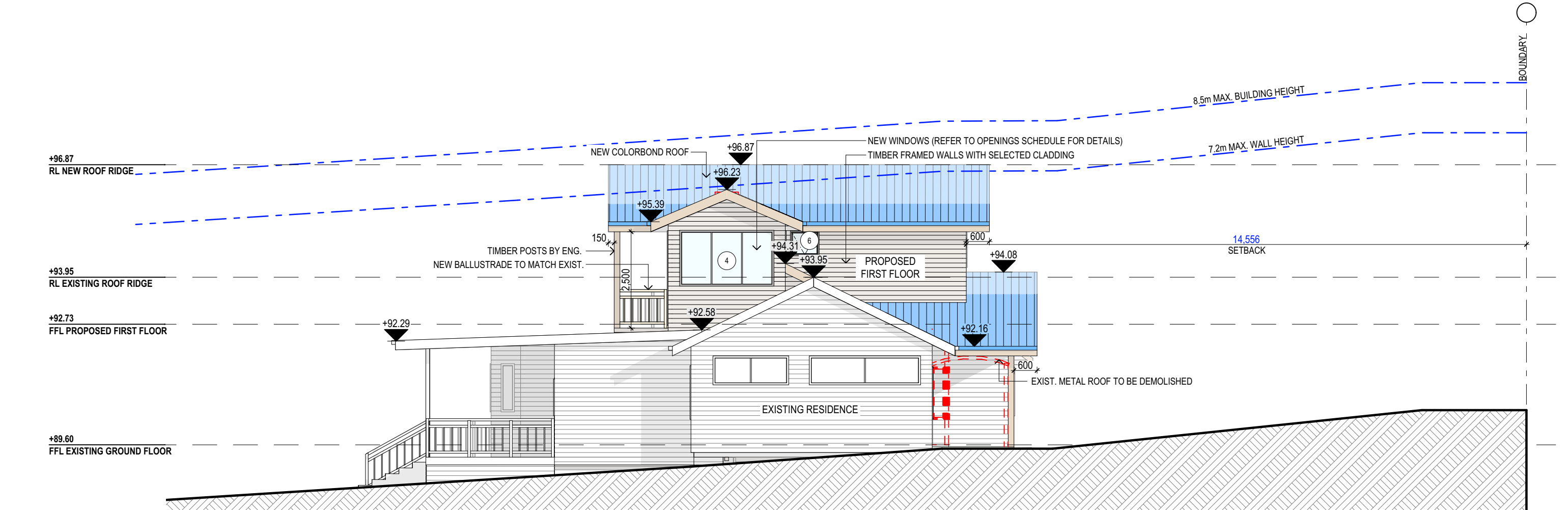
PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 17 MONSERRA RD, ALLAMBIE HEIGHTS.	DRAWING TITLE: PROPOSED FIRST FLOOR PLAN
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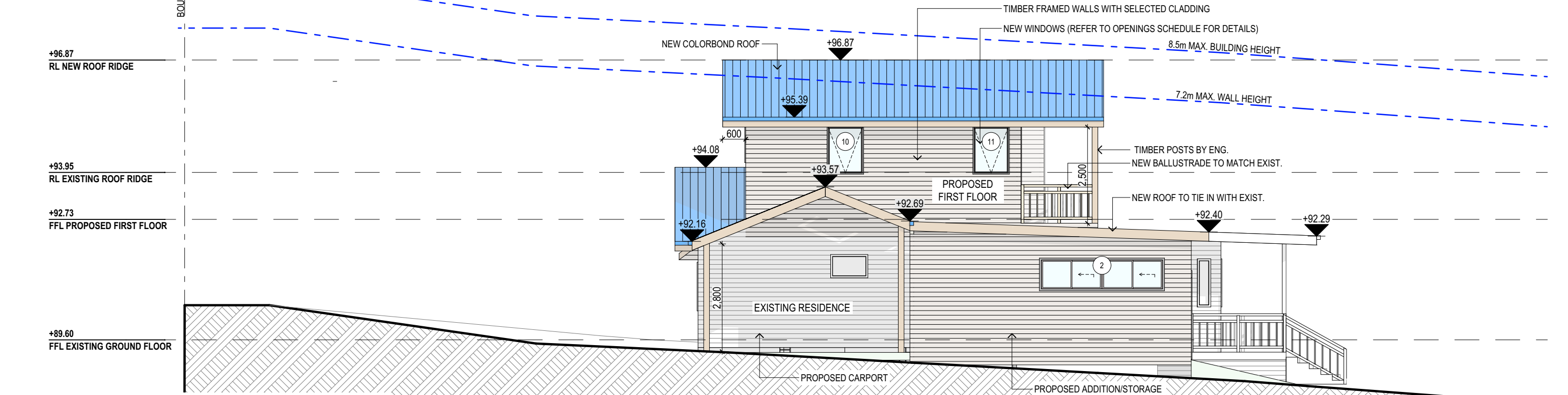


STAGE 1 - PROPOSED CARPORT AND STORAGE ADDITION
STAGE 2 - PROPOSED FIRST FLOOR ADDITION

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NORTH EAST ELEVATION



SOUTH WEST ELEVATION

STAGE 1 - PROPOSED CARPORT AND STORAGE ADDITION
STAGE 2 - PROPOSED FIRST FLOOR ADDITION

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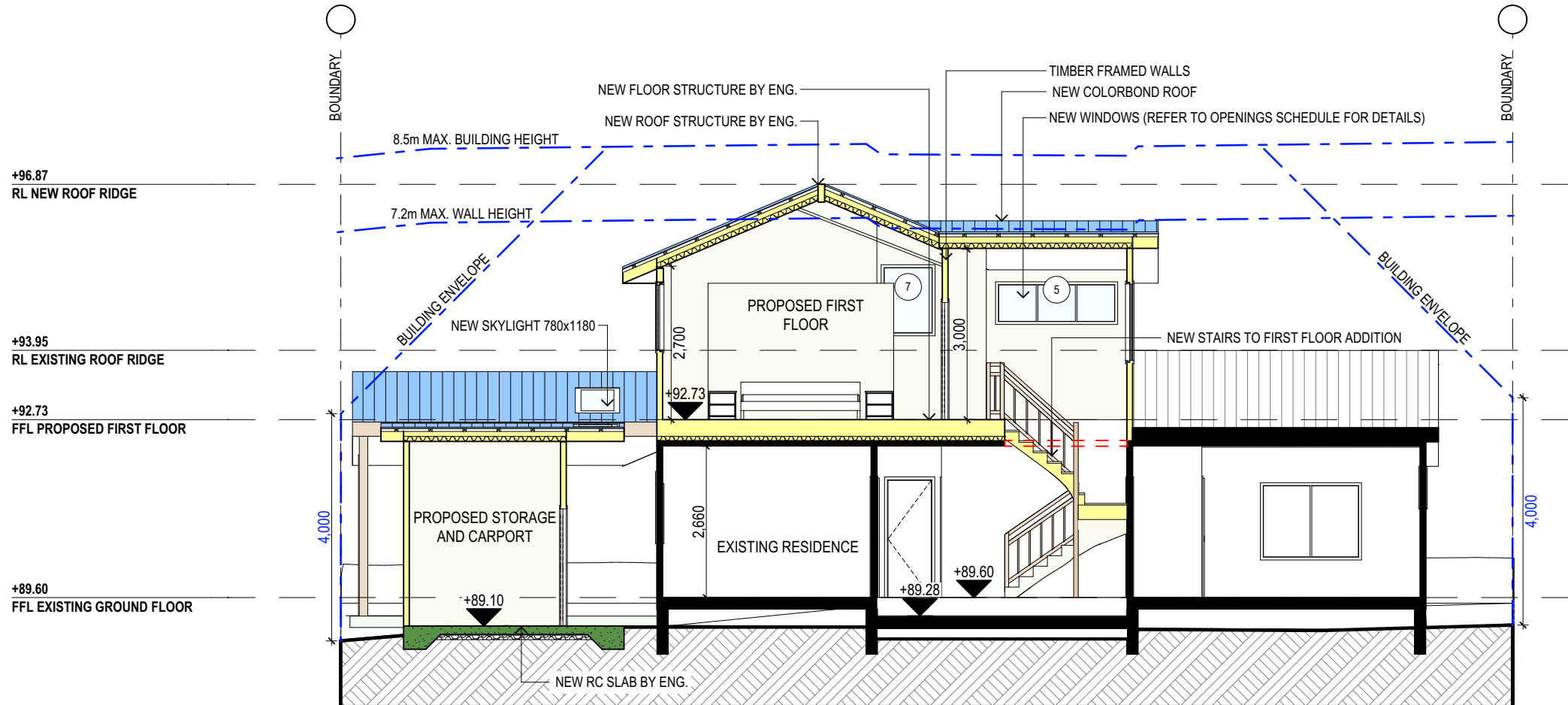
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PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 17 MONSERRA RD, ALLAMBIE HEIGHTS.
DRAWING TITLE: ELEVATIONS SHEET 2

DATE: FEB./21	DRAWN BY: CA	SCALE: 1:100 @ A3
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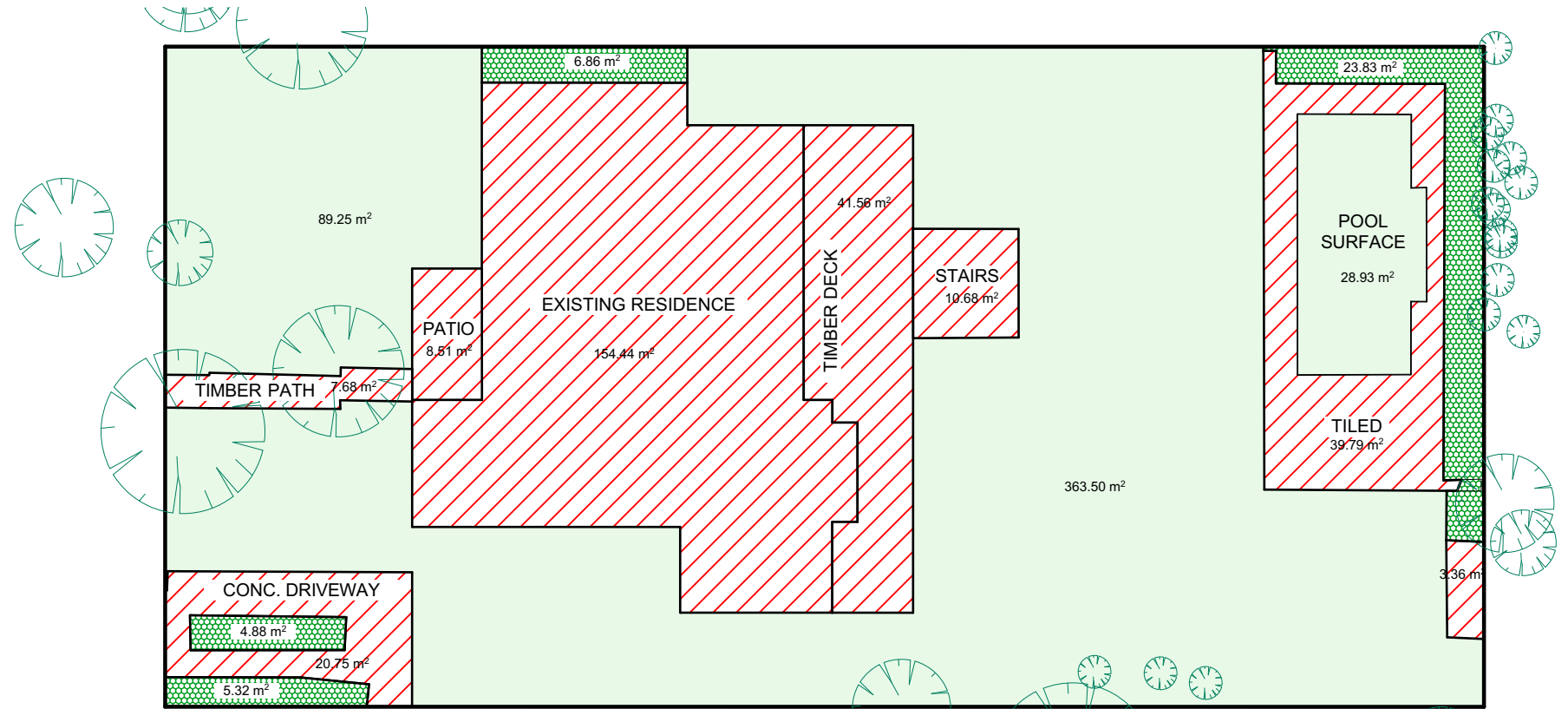
BASIX REQUIREMENTS	
BASIX INCLUSIONS FOR 17 MONSERRA RD, ALLAMBIE HEIGHTS.	
LIGHTING	
40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.	
WATER	
SHOWER RATING	MIN. 3 STARS
TAP RATING	MIN. 3 STARS
WC RATING	MIN. 3 STARS
INSULATION	
CONSTRUCTION	ADDITIONAL INSULATION REQUIRED (R-VALUE)
Concrete Slab on ground floor	Nil
Floor above existing dwelling or building	Nil
External wall: Framed (Weatherboard, fibro, Metal clad)	R1.30 (or R1.70 including construction)
Raked ceiling, pitched/skillion roof: framed	Ceiling: R1.74 (up), Roof: foil backed blanket (55mm). Medium solar absorptanced 0.475 - 0.70)
GLAZING - DOORS & WINDOWS	
Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	
D1, W1, W3, W6, W10, W11, W12.	
Standard aluminium, single pyrolytic low-e, (or U-value: 5.7, SHGC: 0.47)	
W4, W5, W7, W8, W9.	



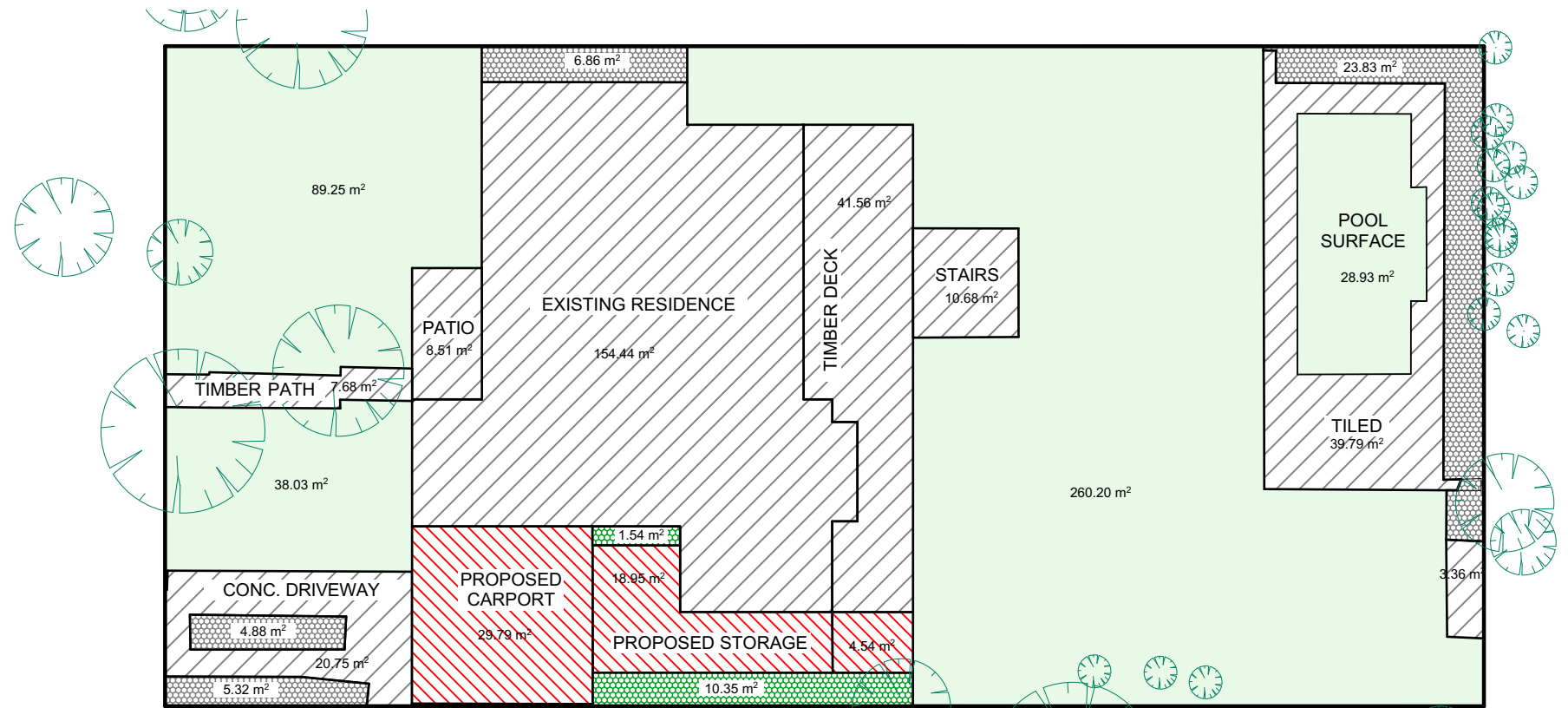
STAGE 1 - PROPOSED CARPORT AND STORAGE ADDITION
STAGE 2 - PROPOSED FIRST FLOOR ADDITION

SPECIFICATION NOTES			
INTERNAL LINING - PROVIDE PLASTERBOARD LINING. - INSTALL TO MANUFACTURERS SPECIFICATIONS & AS 2589		FOOTINGS: - FOOTINGS TO BE IN ACCORDANCE WITH AS1480. - FOOTINGS TO BE IN ACCORDANCE WITH NCC VOL.2 PARTS 3.2.3, 3.2.4 AND 3.2.5 - ALL REINFORCEMENTS SHALL CONFORM TO AS1302, AS1303 AND AS1304.	
EXTERNAL WALLS: - LIGHTWEIGHT TIMBER CLADDING OR SIMILAR TO SINGLE GARAGE/GYM.		BRICK AND BLOCKWORK: - CONSTRUCTION OF MASONRY BUILDINGS SHALL BE AS PER AS3700 OR AS4773.	
FLOOR: - GROUND FLOOR TO BE REINFORCED CONCRETE SLAB IN ACCORDANCE WITH AS2870. - FIRST FLOOR TO BE TIMBER FRAMED FINISHED WITH T&G HARDWOOD FLOORING.		CARPENTRY: - TIMBER TO COMPLY WITH AS1170.2 OR AS4055. - ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS1684 AND 1720 AS APPLICABLE.	
WET AREAS: - ALL WATERPROOFING TO AS 3740 - PROVIDE A GUARANTEED FLEXIBLE WATERPROOF MEMBRANE TO ALL WET AREA FLOORS & SHOWERS WALLS TO MANUFACTURES INSTRUCTIONS		TIMBER FRAMING: - TO COMPLY WITH NCC VOL.2 PART 3.4 - GROUND FLOOR TIMBERS SHALL BE ONLY OF HARDWOOD, CYPRESS PINE OR PRESSURE TREATED RADIATA OR CANADA PINE BELOW A HEIGHT OF 300mm ABOVE FINISHED GROUND LEVEL AND MUST NOT BE BUILT INTO BRICKWORK. - SUBFLOOR VENTILATION SHALL CONFORM TO NCC VOL.2 PART 3.4.1. - IN BUSHFIRE PRONE AREAS SPECIAL CONDITIONS APPLY. - WHERE TERMITE BARRIERS NEED TO BE INSPECTED, 400mm CLEARANCE IS REQUIRED BETWEEN THE UNDERSIDE OF BEARER AND GROUND SURFACE. - USE TREATED TIMBER WHERE REQUIRED FOR DURABILITY. - DO NOT USE TIMBER UNSUITABLE FOR EXPOSURE TO MOISTURE IN EXPOSED LOCATION. - PROVIDE STRUCTURE BRACING IN ACCORDANCE WITH AS1684 - PROVIDE STRUCTURE TIEDOWN IN ACCORDANCE WITH AS1684 - USE GALVANISED FIXINGS WHERE EXPOSED TO WEATHER.	
BEARERS AND JOISTS: - SHALL BE INSTALLED TO COMPLY WITH AS1684 AS AMENDED FOR TIMBER COMPONENTS OR AS3620 FOR LIGHTEIGHT STEEL FRAMING SECTIONS OR AS PER THE NASH ALTERNATIVES TO AS 3623.		TERMITE CONTROL: - TO BE IN ACCORDANCE WITH TO AS3660.1 - SHALL BE IN ACCORDANCE WITH NCC VOL.2 PART 3.1.3 OR VOL.1 PART B1.4.	
ANT CAPS: - SHALL BE INSTALLED IN ACCORDANCE WITH AS3660.		LIGHTING: - 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS	
PROFILED STEEL ROOF: - NCC VOL.2 PART 3.5.1. - DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH AS/NZS 1562.		DOOR & WINDOWS: - ALL FRAMED WINDOWS SHALL BE INSTALLED IN ACCORDANCE WITH AS2047-48 FOR ALUMINIUM WINDOWS AND AS2047 FOR TIMBER WINDOWS. - ALUMINIUM FRAMED WINDOWS AND DOORS. - WEATHER STRIPPING IS TO BE PROVIDED TO ALL EXTERNAL WINDOWS AND DOORS.	
ROOFING: - COLORBOND ROOF CLADDING		STAIRS, HANDRAILS AND BALUSTRADES: - NCC VOL.2 PARTS 3.9.1 AND 3.9.2 - RELATIONSHIP OF RISER TO GOING SHALL BE BETWEEN 1:2 AND 1:1.35 UNLESS OTHERWISE DIRECTED TO GOING SHALL BE BETWEEN 1:2 AND 1:1.35 UNLESS OTHERWISE DIRECTED OR AS PERMITTED IN AS1657. - BALUSTRADES SHALL BE PROVIDED TO ALL LANDINGS, RAMPS, DECKS, ROOFS AND OTHER ELEVATED PLATFORMS WHERE THE VERTICAL DISTANCE FROM THAT LEVEL IS MORE THAN 1m ABOVE THE ADJOINING FLOOR OR FINISHED GROUND LEVEL. - THE HEIGHT OF BALUSTRADE MUST BE A MINIMUM OF 1m HIGH ABOVE LANDING AND NOT LESS THAN 865mm ABOVE THE NOSINGS OF ANY STAIR TREADS OR FLOOR RAMP AND HAVE NO OPENING GREATER THAN 125mm. - THE HEIGHT OF BALUSTRADE TO THE NEW STAIR CASES IS TO BE MEASURED A MINIMUM 865mm ABOVE THE NOSING LINE AND HAVE NO OPENING GREATER NO OPENING GREATER THAN 125mm.	
CONCRETE: - SHALL BE IN ACCORDANCE WITH NCC VOL.1 PART B1.4 OR VOL.2 PART 3.2.3. - ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT EDITIONS OF THE AS3600.		SLIP RESISTANCE: - MATERIALS TO BE USED FOR SURFACES OF FLOORS, STAIR LANDING, STEPS AND NOSINGS SHALL BE IN ACCORDANCE WITH THE CLASSIFICATIONS FOR SLIP RESISTANCE AS APPLY IN AS4586 AND HB198.	
		STORMWATER: EAVES GUTTERS, VALLEY GUTTERS AND DOWPIPES - TO COMPLY WITH AS/NZS 2179 FOR METAL AND AS1273 FOR UPVC COMPONENTS. - NEW DOWNPIPES TO BE CONNECTED INTO EXISTING STORMWATER LINE - COLORBOND GUTTERS AND DOWNPIPES - MINIMUM SLOPE OF EAVES AND GUTTERS 1:200	
		GLAZING: - NCC VOL.1 PARTS B 1.4, D 3.12, F1.13 OR NCC VOL.2 PART 3.6	
		SMOKE DETECTORS/ALARMS: - NCC VOL 2 PART 3.7.2, FIRE/SMOKE DETECTORS COMPLYING WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT ACT AND/OR STATE OR TERRITORY REGULATIONS MUST BE FITTED IN THE LOCATIONS REQUIRED AND APPROVED BY THE AUTHORITY AND SHALL BE INSTALLED IN ACCORDANCE WITH AS3786. - INSTALLATIONS IN BUILDINGS OTHER THAN CLASS 1 AND 10 MUST BE INSTALLED AND MANAGED TO COMPLY WITH NCC SPEC. E2.2a. - MULTIPLE ALARMS WITHIN HOUSES AND SOLE OCCUPANCY UNITS MUST BE HARD WIRED AND INTERCONNECTED.	
		WASTE MANAGEMENT: - ALL WASTE SHALL BE TAKEN AWAY BY TRUCKS TO A SUITABLE LANDFILL OR RECYCLE DEPOT. - ALL WASTE SHALL BE COVERED DURING TRANSPORTATION. - WASTE GENERATED DURING CONSTRUCTION SHALL BE PLACED IN STEEL BINS AND TAKEN AWAY BY AN APPROVED CONTRACTOR TO A APPROVED LANDFILL SITE.	
		SEDIMENT CONTROL: - A FILTER CLOTH SYSTEM SHALL BE INSTALLED TO STOP ANY SEDIMENT ENTERING COUNCILS STORMWATER SYSTEM.	
		NOTE: ALL PLANS ARE TO BE READ IN CONJUNCTION AND COMPLY WITH THE BASIX CERTIFICATE, BUSHFIRE AND GEOTECH REPORTS.	

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EXISTING LANDSCAPE CALCULATION PLAN



PROPOSED LANDSCAPE CALCULATION PLAN

CALCULATIONS			
SITE AREA			809.4m ²
LANDSCAPE CONTROL		40%	323.76m ²
EXISTING LANDSCAPED AREA		59.5%	481.68m ²
LANDSCAPE AREA NOT COUNTED			40.9m ² 52.79m ²
NEW LANDSCAPED AREA		51.5%	416.49m ²
EXISTING HARD SURFACE AREA			286.77m ²
TOTAL HARD SURFACE AREA			340.05m ²

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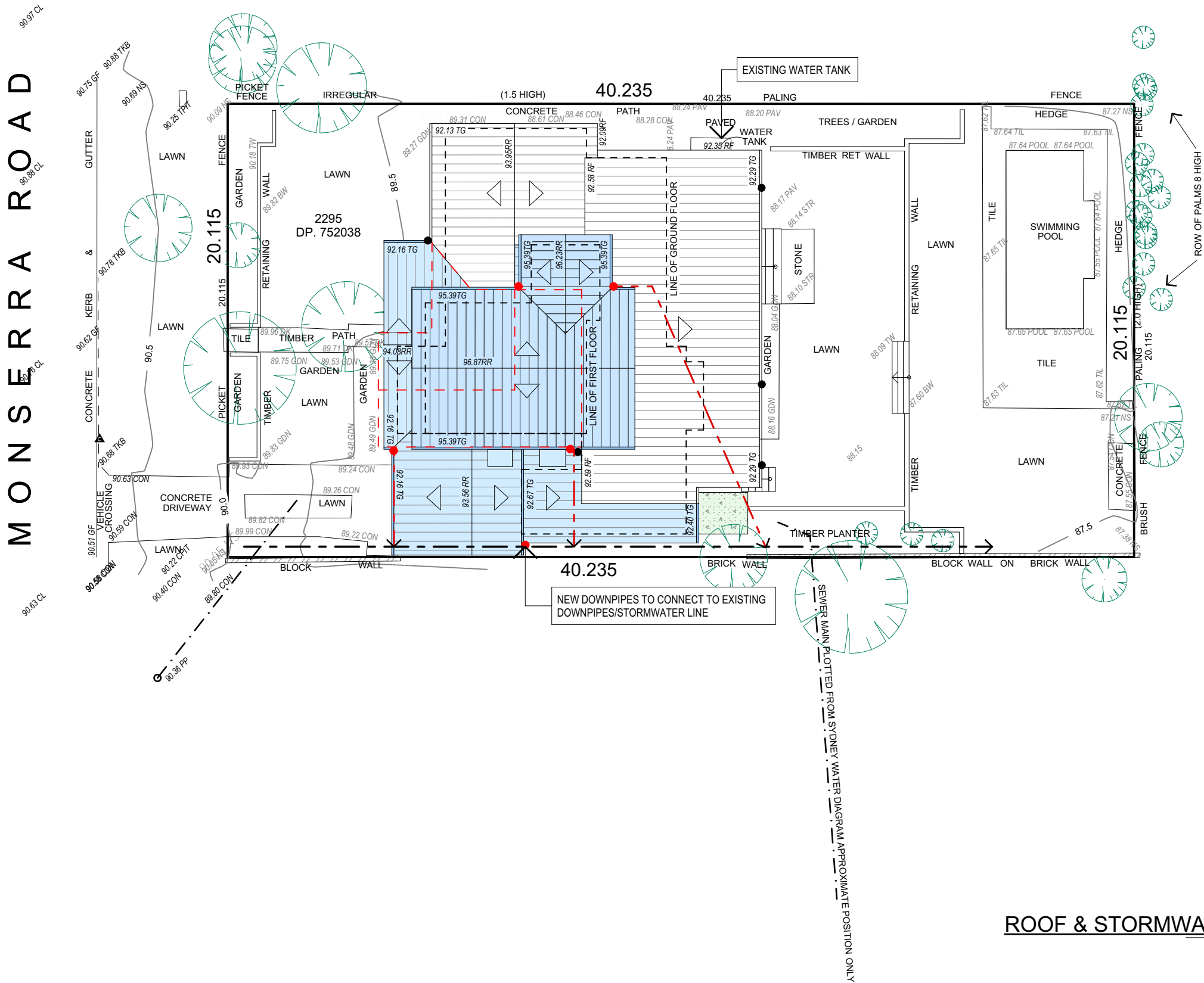
PROJECT DETAILS:

PROPOSED ALTERATIONS AND ADDITIONS
17 MONSERRA RD, ALLAMBIE HEIGHTS.

DRAWING TITLE:

LANDSCAPED AREA CALCULATION PLAN

DATE:	DRAWN BY:	SCALE:
FEB./21	CA	1:200 @ A3
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874/21	JJ	DA.10



STORMWATER CONCEPT LEGEND

EXISTING DOWNPIPES

NEW DOWNPIPES

EXISTING STORWATER LINE

NEW STORMWATER LINE

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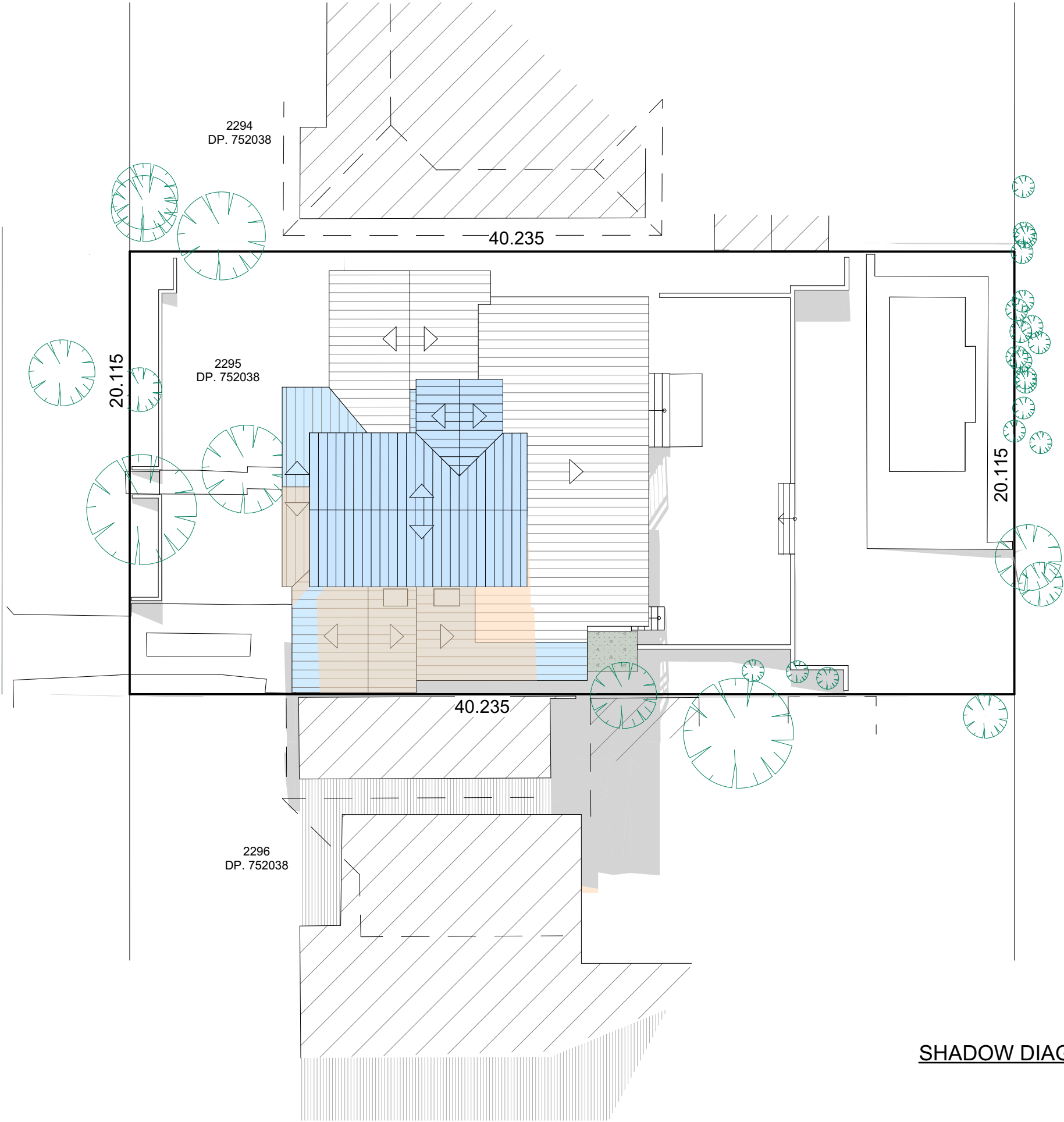
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ROOF & STORMWATER CONCEPT PLAN

DATE:	DRAWN BY:	SCALE:
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MONSERRA ROAD




21 JUNE SHADOW DIAGRAM LEGEND

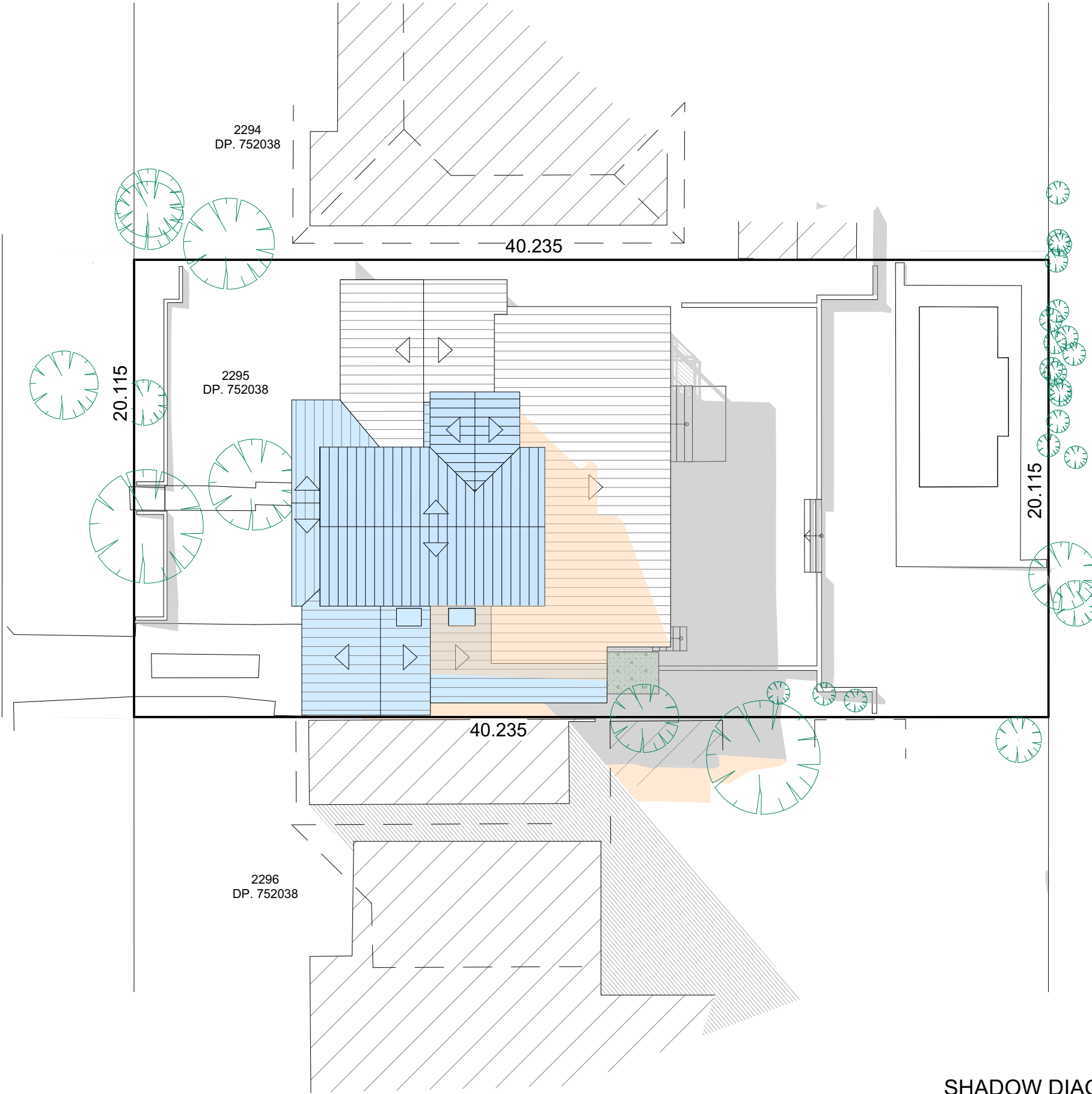
EXISTING SHADOWS

NEW SHADOWS

SHADOW DIAGRAM JUNE 21 9 AM

TRUE NORTH: 	NOTES (E & OE) <ul style="list-style-type: none">• All structures including stormwater & drainage to engineer's details.• Do not obtain dimensions by scaling drawings.• All dimensions are to be checked on site prior to starting work.• These drawings are to be read in conjunction with all other consultant's drawings and specifications.• All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the National Construction Code, relevant Australian Standards & local council requirements.• New materials are to be used throughout unless otherwise noted.• Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.	<div>JJ Drafting</div> <div>174 Garden St, North Narrabeen, NSW, 2101</div> <div>PO Box 687, Dee Why, NSW, 2099</div> <div>Mob. 0414 717 541</div> <div>Email. jjdraft@tpg.com.au</div> <div>www.jjdrafting.com.au</div>	<table><tr><th>REV:</th><th>DATE:</th><th>DESCRIPTION:</th></tr><tr><td>A</td><td>8/06/2021</td><td>AMENDMENTS TO DRAWINGS</td></tr><tr><td>B</td><td>10/06/2021</td><td>DA DRAWINGS</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	REV:	DATE:	DESCRIPTION:	A	8/06/2021	AMENDMENTS TO DRAWINGS	B	10/06/2021	DA DRAWINGS													<table><tr><td>PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 17 MONSERRA RD, ALLAMBIE HEIGHTS.</td></tr><tr><td>DRAWING TITLE: SHADOW DIAGRAM JUNE 21 9:00 am</td></tr></table>	PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 17 MONSERRA RD, ALLAMBIE HEIGHTS.	DRAWING TITLE: SHADOW DIAGRAM JUNE 21 9:00 am	<table><tr><td>DATE: FEB./21</td></tr></table>	DATE: FEB./21	<table><tr><td>DRAWN BY: CA</td></tr></table>	DRAWN BY: CA	<table><tr><td>SCALE: 1:200 @ A3</td></tr></table>	SCALE: 1:200 @ A3
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MONSERRA ROAD



21 JUNE SHADOW DIAGRAM LEGEND

EXISTING SHADOWS

NEW SHADOWS

SHADOW DIAGRAM JUNE 21 12 PM

TRUE NORTH:

NOTES (E & OE)

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B	10/06/2021	DA DRAWINGS

PROJECT DETAILS:

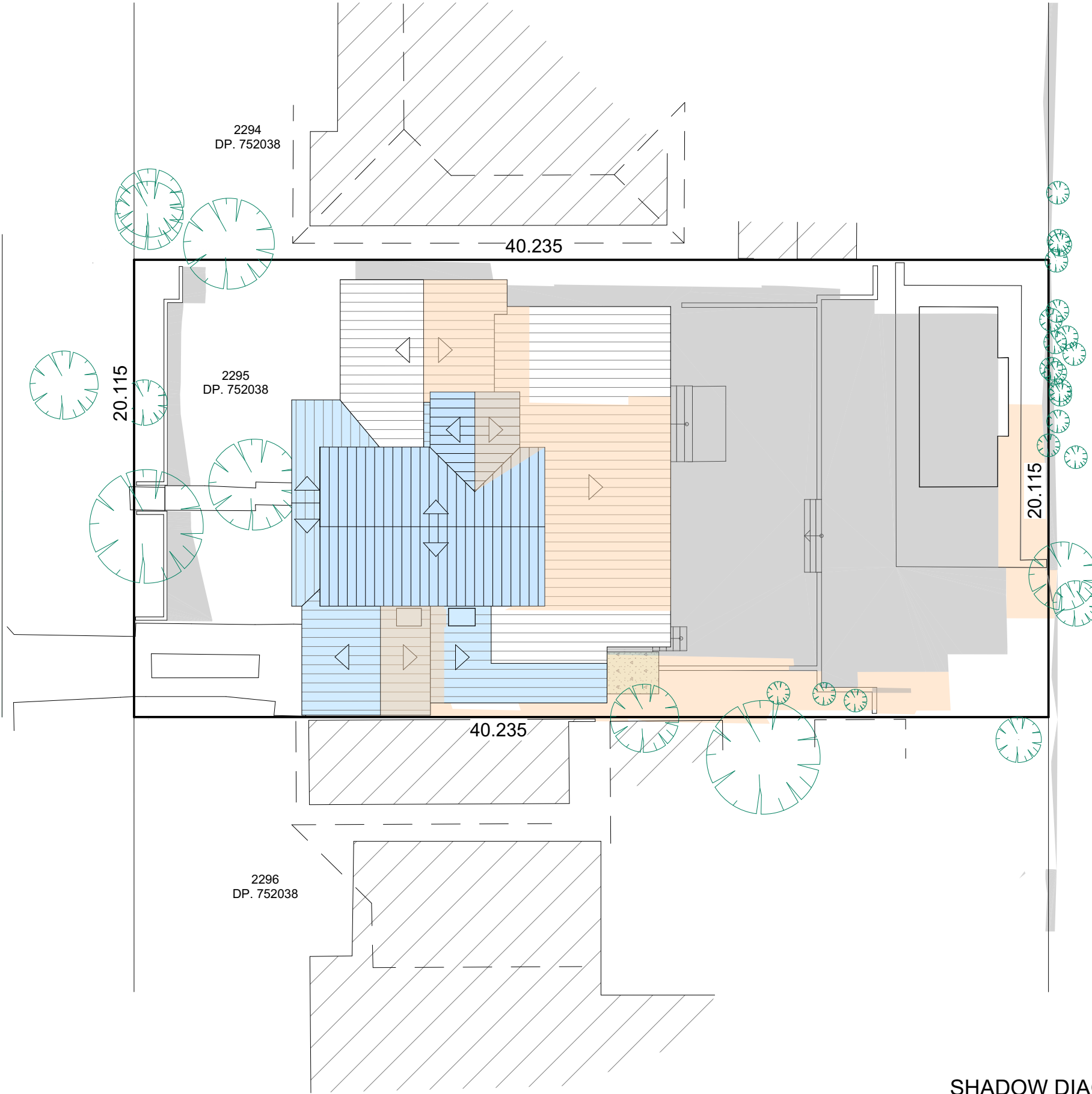
PROPOSED ALTERATIONS AND ADDITIONS
17 MONSERRA RD, ALLAMBIE HEIGHTS.

DRAWING TITLE:

SHADOW DIAGRAM JUNE 21 12 noon

DATE:	DRAWN BY:	SCALE:
FEB./21	CA	1:200 @ A3
JOB No:	CHECKED BY:	DRAWING No:
874/21	JJ	DA.14

MONSERRA ROAD



21 JUNE SHADOW DIAGRAM LEGEND

EXISTING SHADOWS

NEW SHADOWS

SHADOW DIAGRAM JUNE 21 3 PM

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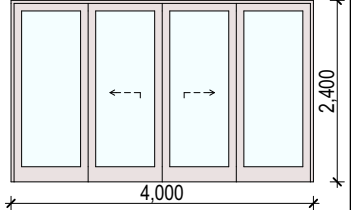
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PROPOSED ALTERATIONS AND ADDITIONS
17 MONSERRA RD, ALLAMBIE HEIGHTS.

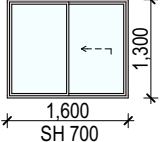
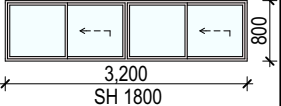
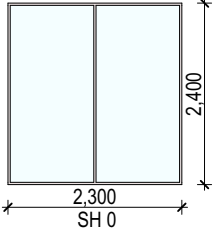
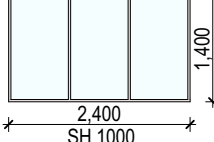
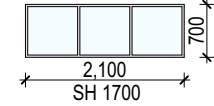
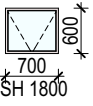
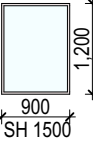
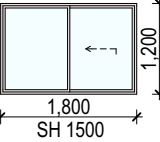
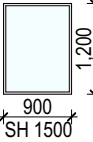
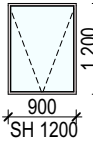
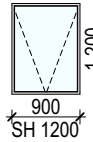
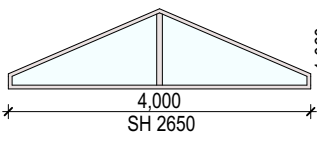
DRAWING TITLE:

SHADOW DIAGRAM JUNE 21 3:00 pm

DATE: FEB./21	DRAWN BY: CA	SCALE: 1:200 @ A3
JOB No: 874/21	CHECKED BY: JJ	DRAWING No: DA.15

LABEL ID	D1
ORIENTATION	SOUTH-EAST
ELEVATION	
LOCATION	FIRST FLOOR - MASTER BED
TYPE	SLIDING DOOR

DOOR SCHEDULE

LABEL ID	1	2	3	4	5	6	7	8	9	10	11	12
ORIENTATION	NORTH-WEST	SOUTH-WEST	SOUTH-EAST	NORTH-EAST	NORTH-WEST	NORTH-EAST	NORTH-WEST	NORTH-WEST	NORTH-WEST	SOUTH-WEST	SOUTH-WEST	SOUTH-EAST
ELEVATION												
LOCATION	GROUND FLOOR - BED 3	GROUND FLOOR - STORAGE	FIRST FLOOR - OVER STAIRS	FIRST FLOOR - OVER STAIRS	FIRST FLOOR - OVER STAIRS	FIRST FLOOR - MASTER BED	FIRST FLOOR - MASTER BED	FIRST FLOOR - ENSUITE	FIRST FLOOR - ENSUITE	FIRST FLOOR - MASTER BED	FIRST FLOOR - MASTER BED	FIRST FLOOR - MASTER BED
TYPE	SLIDING OR OTHER	SLIDING OR OTHER	FIXED GLASS	FIXED GLASS	FIXED GLASS	TOP HUNG OR OTHER	FIXED GLASS	SLIDING OR OTHER	FIXED GLASS	TOP HUNG OR OTHER	TOP HUNG OR OTHER	FIXED GLASS

WINDOW SCHEDULE

NOTES

FRAME OPENING DIMENSIONS FOR WINDOWS & DOORS TO BE CONFIRMED ON SITE PRIOR TO ORDERING.

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17 MONSERRA RD, ALLAMBIE HEIGHTS.

DRAWING TITLE:
OPENINGS SCHEDULE

DATE:
FEB./21

JOB No:
874/21

DRAWN BY:
CA

CHECKED BY:
JJ

SCALE:
1:1 @ A3

DRAWING No:
1 of 1