

UNIT A AREAS:

	Area(m ²)	Perim(m)
GRD FLOOR	72.66	35.44
PORCH	4.65	
UPP FLOOR	46.56	28.96
BALCONY	4.65	

TOTAL LIVING: 119.22m²

TOTAL BUILDING: 128.52m²

UPDATED: 19/02/2020

NOTE:
ANTICON TO ENTIRE ROOF.

CONCRETER NOTE:
RECESS ALL SHOWER FLOORS BY 40mm TO SUIT HOBLESS SHOWERS.

CEILING NOTE:
31c HIGH CEILINGS TO GROUND FLOOR UNLESS NOTED OTHERWISE.

BRICKLAYER NOTE:
250 WIDE CAVITY BWK w/ STANDARD 1c HIGH FACE BRICK FINISH EXTERNALLY.

NOTE:
ALL STRUCTURAL COLUMNS AS PER ENGINEERS DETAILS.

NOTE:

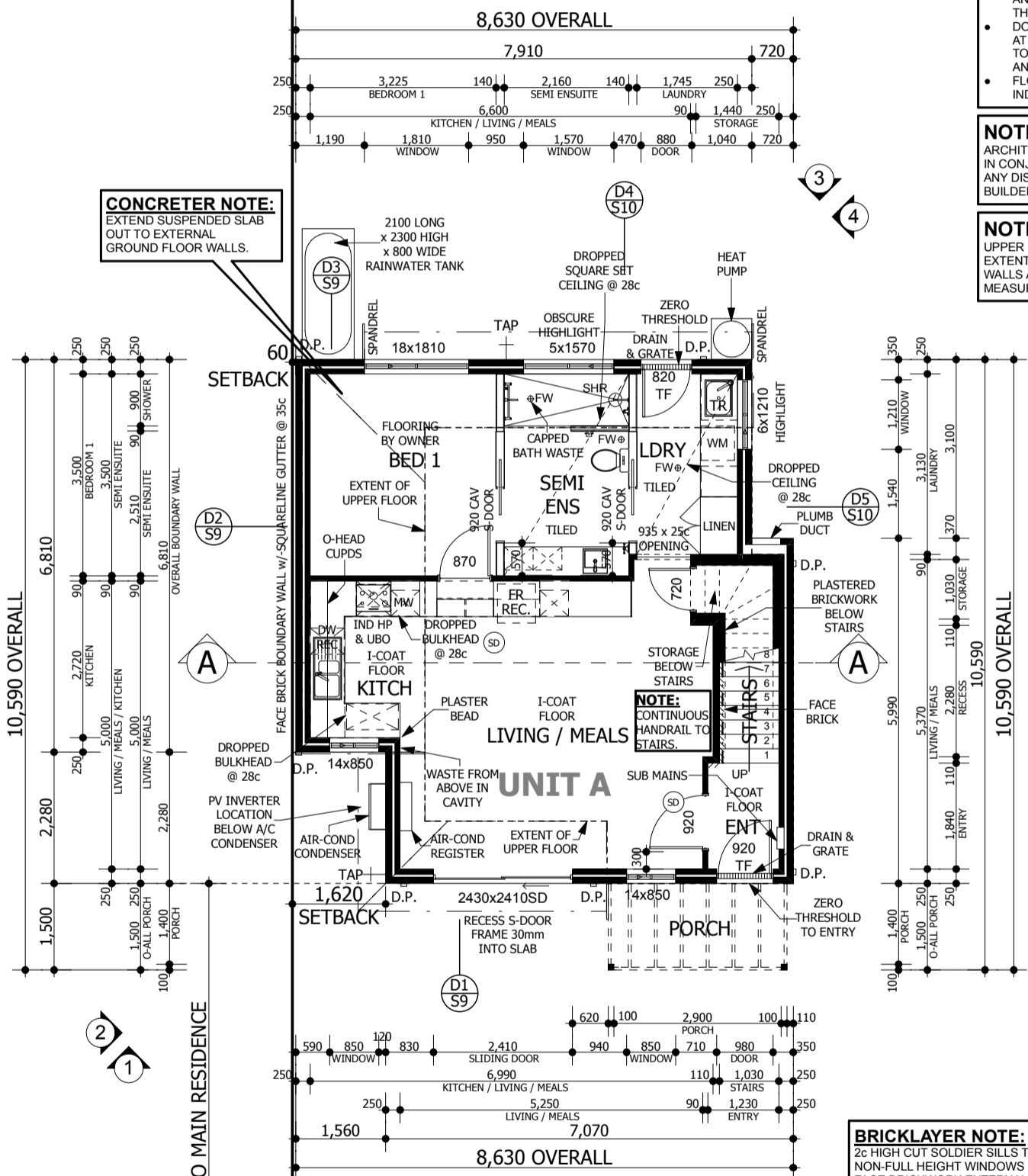
- DO NOT SCALE FROM DRAWINGS DIMENSIONS MUST BE FOLLOWED AND CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS
- DOWN PIPES ARE TO BE LOCATED AT ROOF PLUMBERS DISCRETION TO SUIT ROOF WATER VOLUME AND ROOF MEMBERS
- FLOOR WASTES AND VENTS ARE INDICATIVE ONLY

NOTE:
ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH ENGINEERS DWGS. ANY DISCREPANCIES TO BE REPORTED TO BUILDER IMMEDIATELY.

NOTE:
UPPER FLOOR EXTENT DENOTES EXTENT OF UPPER FLOOR EXTERNAL FRAMED WALLS AND IS INDICATIVE ONLY. DO NOT SCALE OR MEASURE OFF UPPER FLOOR EXTENT.

CONCRETER NOTE:
EXTEND SUSPENDED SLAB OUT TO EXTERNAL GROUND FLOOR WALLS.

BRICKLAYER NOTE:
2c HIGH CUT SOLDIER SILLS TO ALL NON-FULL HEIGHT WINDOWS IN FACE BRICKWORK EXTERNAL WALLS.



GROUND FLOOR PLAN
SCALE 1:100

RIGHT HOMES
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T: (08) 9355 0374
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ABN: 27 119 778 291
ACN: 119 778 291
REG No: 12074

CLIENT: THE GREEN SWING Pty Ltd
SITE ADDRESS: UNIT A LOT 10 (#5) MONTGOMERY STREET BEACONSFIELD

CONTRACT INITIALS:
CLIENT:
CLIENT:
CLIENT:
BUILDER:
DATE:

DRAWING REVISION RECORD			
No	DESCRIPTION	BY	DATE
G	AMENDMENTS TO PLANNING APPROVED DRAWINGS.	JS	18-09-2020
H	PRE-CONTRACT AMENDMENTS.	JS	02-11-2020
J	CONTRACT VARIATION ORDER #005.	JS	09-03-2021
K	TEA MAKING FACILITIES REMOVED.	JS	01-04-2021
L	TEA MAKING FACILITIES REINSTALLED.	JS	14-04-2021
M	CONTRACT VARIATION ORDER #009.	JS	11-05-2021
N	DOUBLE GLAZING REMOVED.	JS	15-09-2021
P	CONTRACT VARIATION ORDER #012.	JS	02-12-2021

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9.4 STAR RATING

DRAWING SIZE: **A3**

JOB NO: J0419A
SHEET NO: 2 OF 15
DATE: 02-12-2021
REVISION NO: P

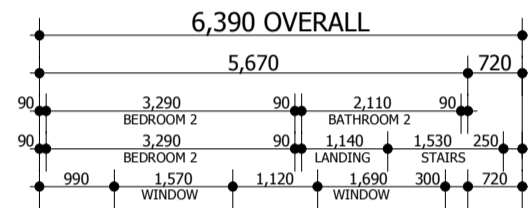
UNIT A AREAS:

	Area(m2)	Perim(m)
GRD FLOOR	72.66	35.44
PORCH	4.65	
UPP FLOOR	46.56	28.96
BALCONY	4.65	

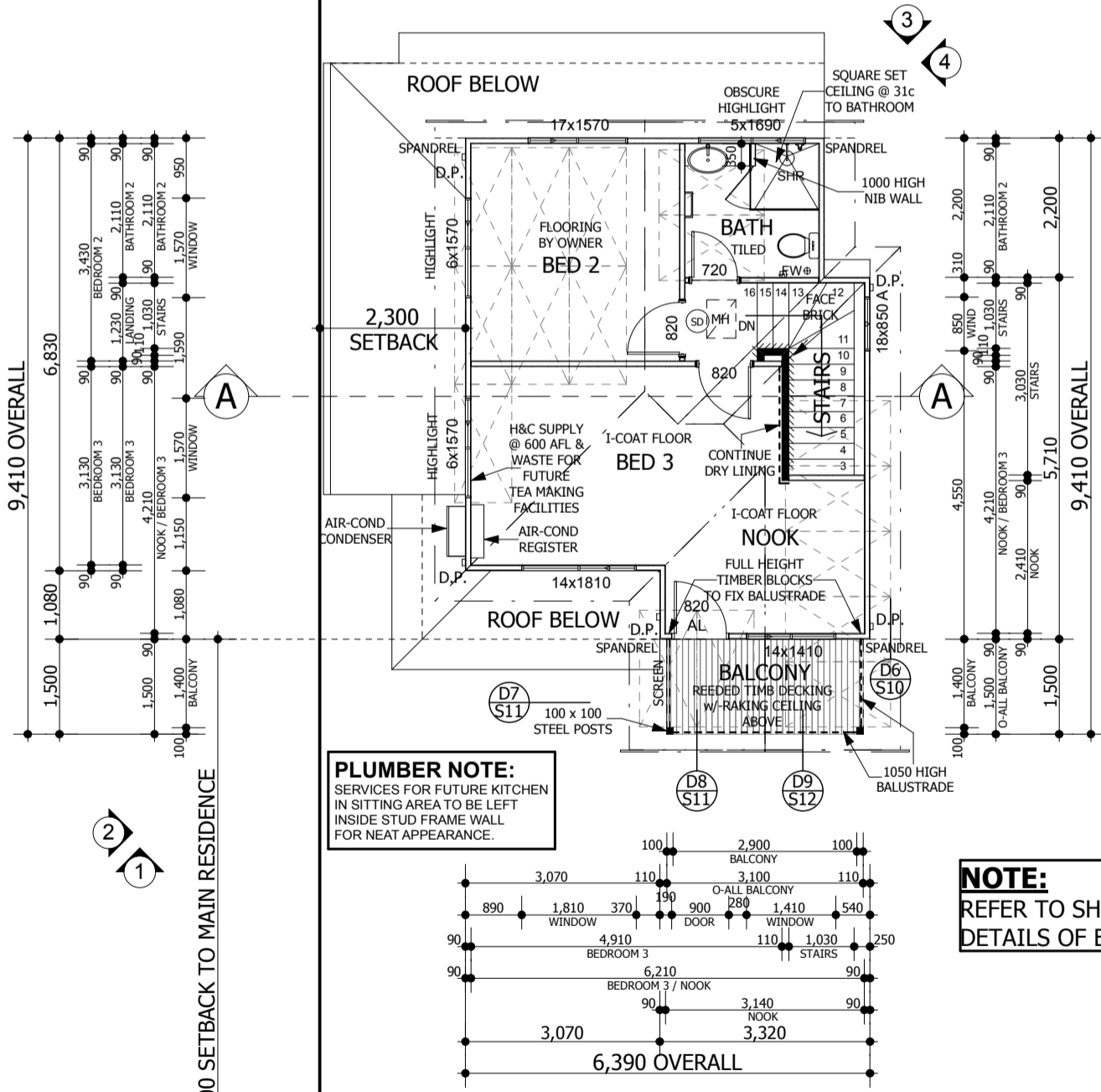
TOTAL LIVING: 119.22m²

TOTAL BUILDING: 128.52m²

UPDATED: 19/02/2020



PLUMBER NOTE:
KEEP VENT STACKS OUT OF PV ARRAY AREAS.



PLUMBER NOTE:
SERVICES FOR FUTURE KITCHEN IN SITTING AREA TO BE LEFT INSIDE STUD FRAME WALL FOR NEAT APPEARANCE.

CONCRETER NOTE:
RECESS ALL SHOWER FLOORS BY 40mm TO SUIT HOBLESS SHOWERS.

NOTE:
ANTICON TO ENTIRE ROOF.

CEILING NOTE:
31c HIGH CEILINGS TO UPPER FLOOR UNLESS NOTED OTHERWISE.

NOTE:
90mm THICK STUD FRAMED WALLS TO UPPER FLOOR w/-VERTICAL COLORBOND CLADDING EXTERNALLY.

NOTE:
ALL STRUCTURAL COLUMNS AS PER ENGINEERS DETAILS.

NOTE:
DO NOT SCALE FROM DRAWINGS DIMENSIONS MUST BE FOLLOWED AND CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS
DOWN PIPES ARE TO BE LOCATED AT ROOF PLUMBERS DISCRETION TO SUIT ROOF WATER VOLUME AND ROOF MEMBERS
FLOOR WASTES AND VENTS ARE INDICATIVE ONLY

NOTE:
ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH ENGINEERS DWGS. ANY DISCREPANCIES TO BE REPORTED TO BUILDER IMMEDIATELY.

NOTE:
GROUND FLOOR EXTENT DENOTES EXTENT OF GROUND FLOOR EXTERNAL BRICK WALLS AND IS INDICATIVE ONLY. DO NOT SCALE OR MEASURE OFF GROUND FLOOR EXTENT.

NOTE:
REFER TO SHEET 13 FOR DETAILS OF BALUSTRADE FIXING.

UPPER FLOOR PLAN
SCALE 1:100

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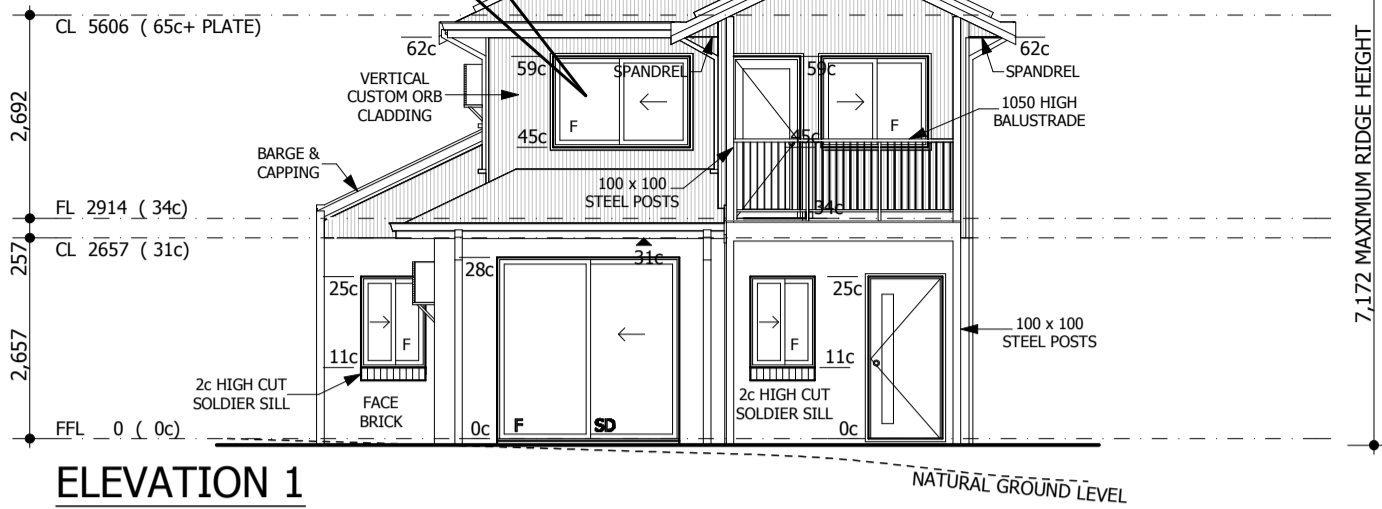
9.4 STAR RATING

DRAWING SIZE: **A3**
JOB NO: J0419A
SHEET NO: 3 OF 15
DATE: 02-12-2021
REVISION NO: P

METAL ROOF ON 25° 38' PITCH

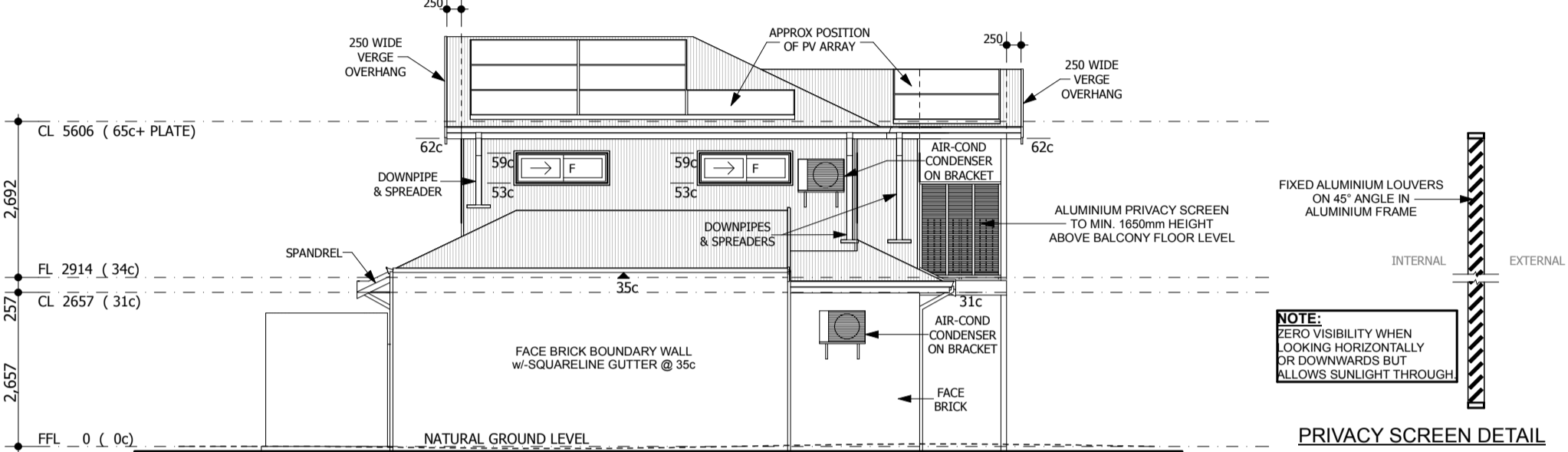
ANTICON TO ENTIRE ROOF

NOTE:
BEDROOM WINDOWS TO HAVE RESTRICTED OPENERS TO 125mm MAX. AS PER CLAUSE P2.5.2 NCC



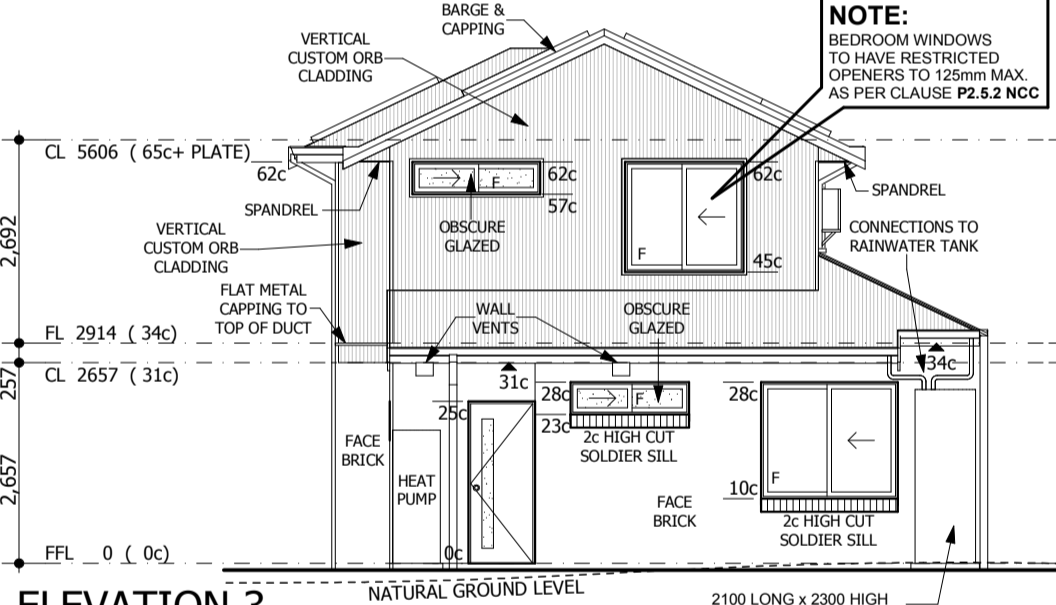
BRICKLAYER NOTE:
2c HIGH CUT SOLDIER SILLS TO ALL NON-FULL HEIGHT WINDOWS IN FACE BRICKWORK EXTERNAL WALLS.

ELEVATION 1
SCALE 1:100

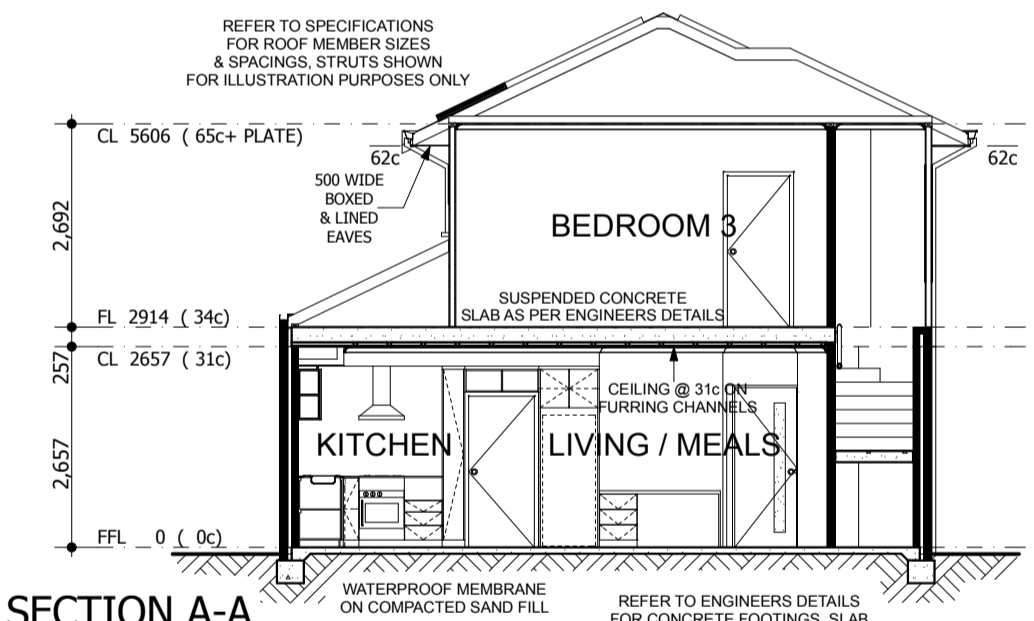


NOTE:
ZERO VISIBILITY WHEN LOOKING HORIZONTALLY OR DOWNWARDS BUT ALLOWS SUNLIGHT THROUGH

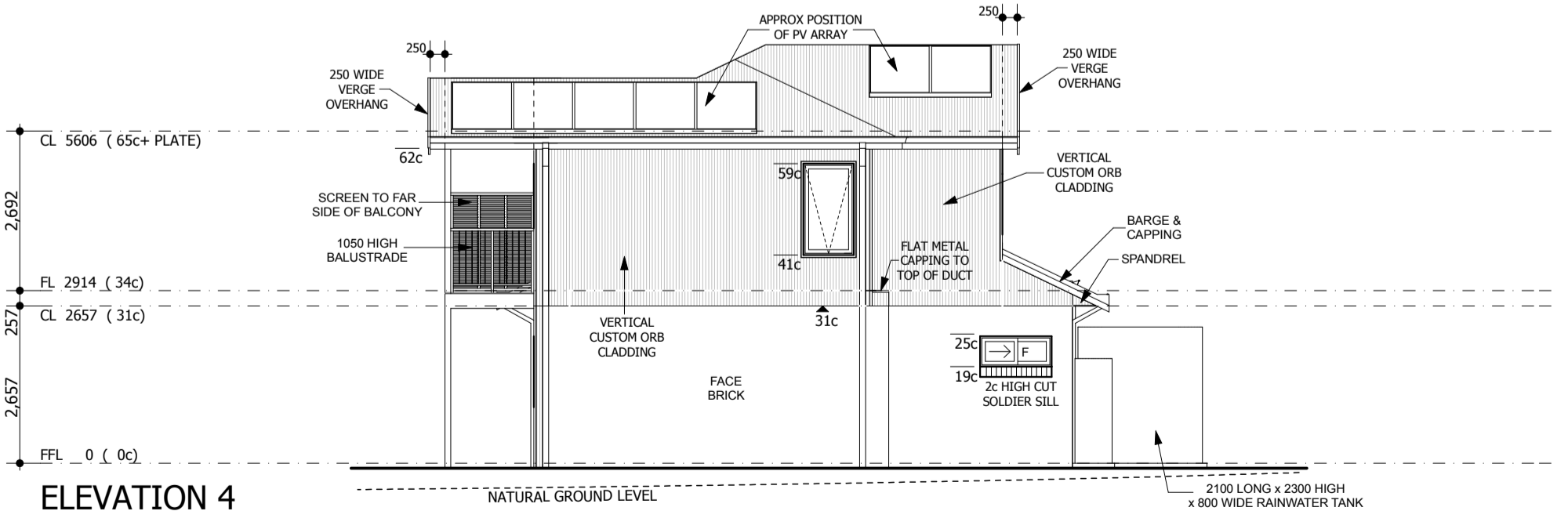
ELEVATION 2
SCALE 1:100



ELEVATION 3
SCALE 1:100



SECTION A-A
SCALE 1:100



ELEVATION 4
SCALE 1:100

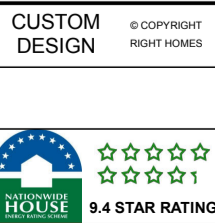


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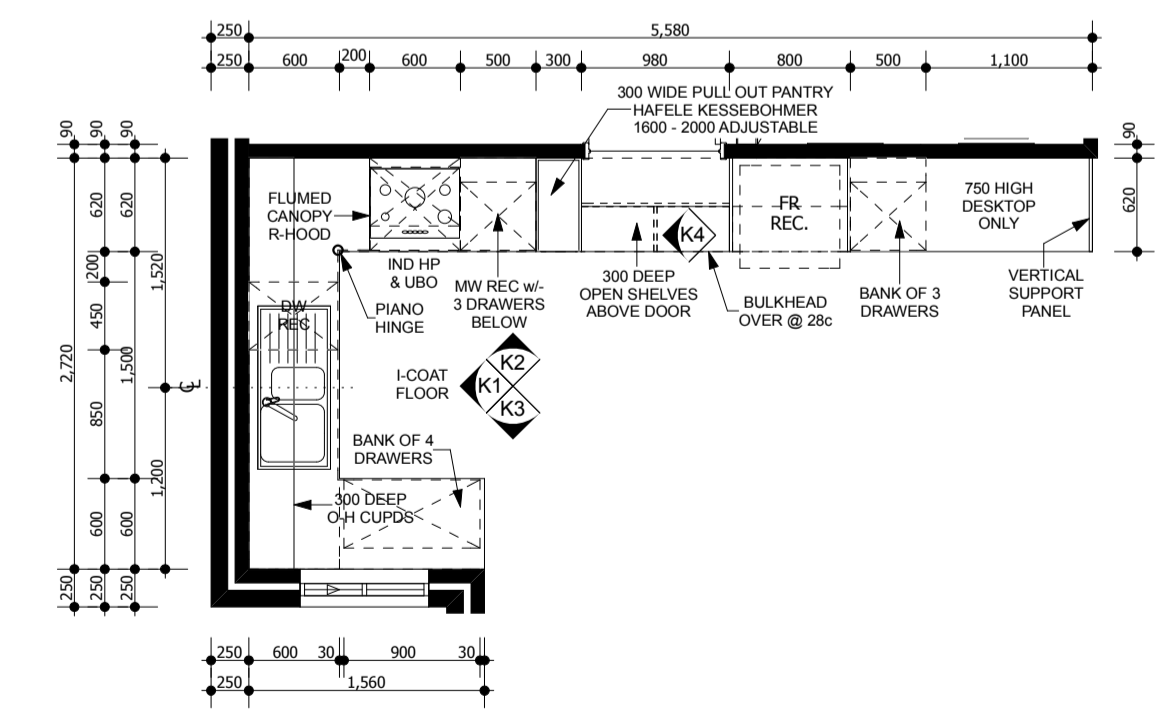
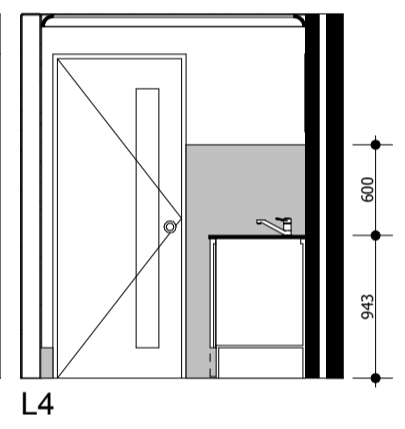
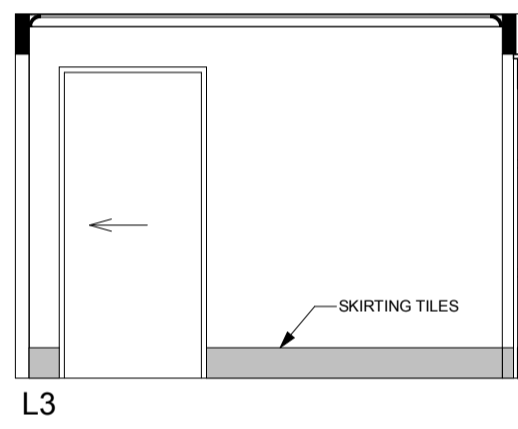
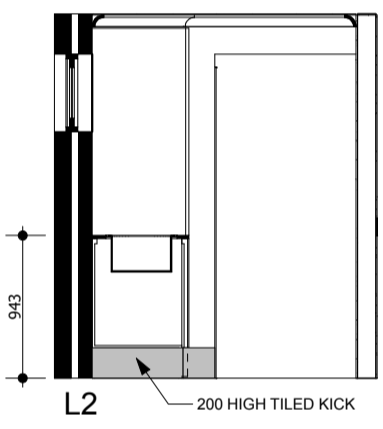
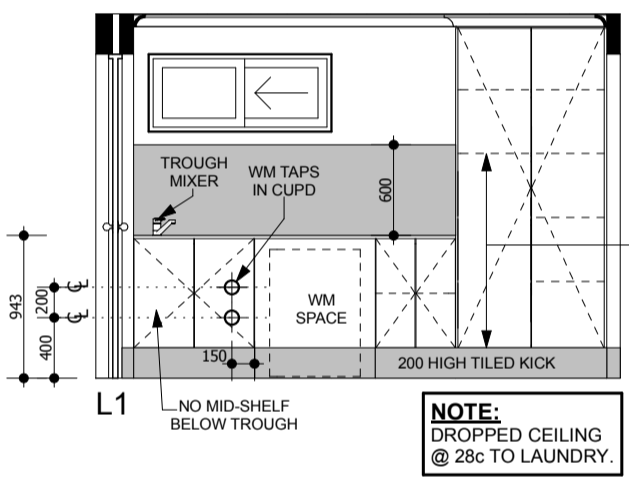
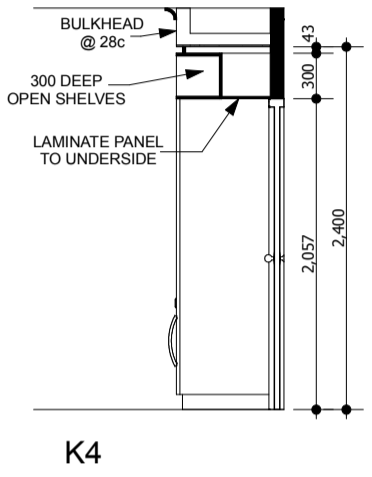
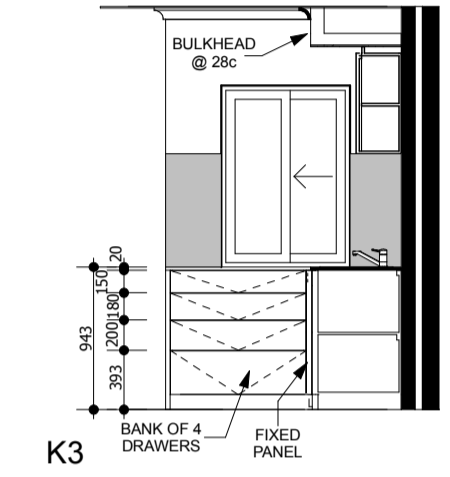
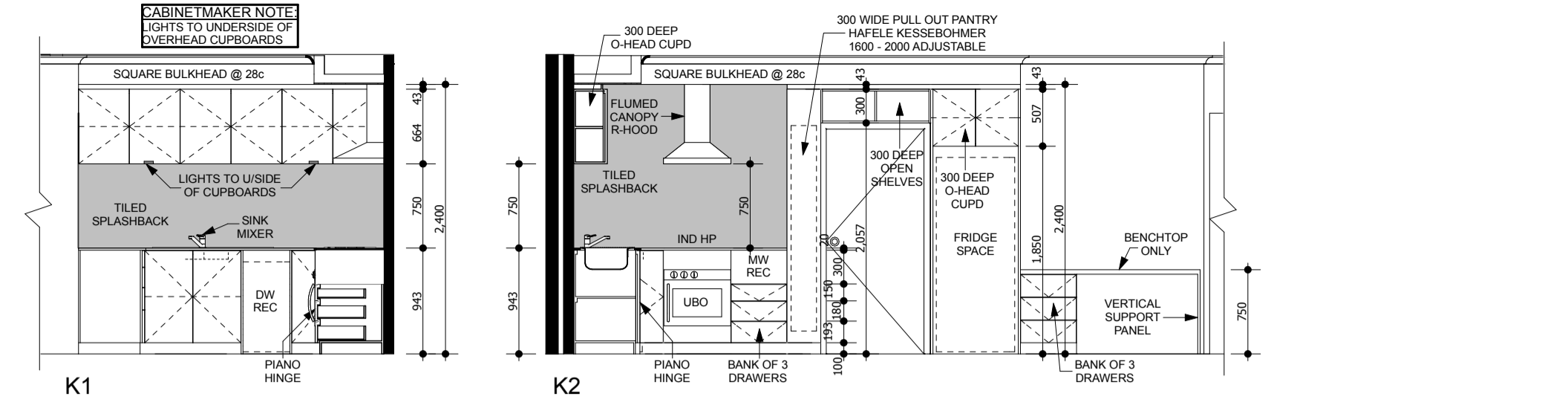
CLIENT: THE GREEN SWING Pty Ltd
SITE ADDRESS: UNIT A LOT 10 (#5) MONTGOMERY STREET BEACONSFIELD

CONTRACT INITIALS:
CLIENT:
CLIENT:
BUILDER:
DATE:

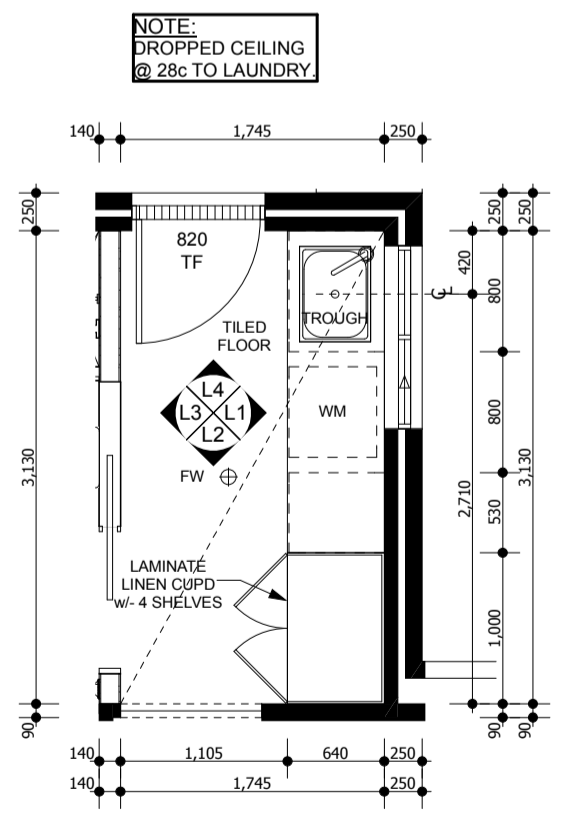
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DRAWING SIZE: **A3**
JOB NO: J0419A
SHEET NO: 4 OF 15
DATE: 02-12-2021
REVISION NO: P

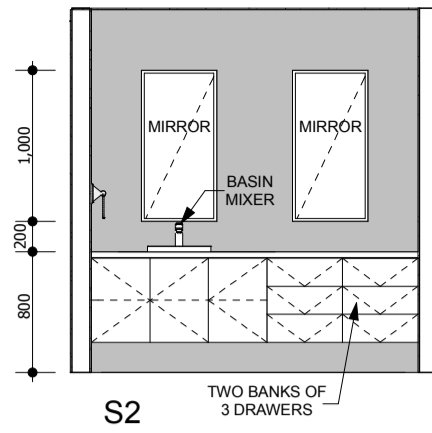
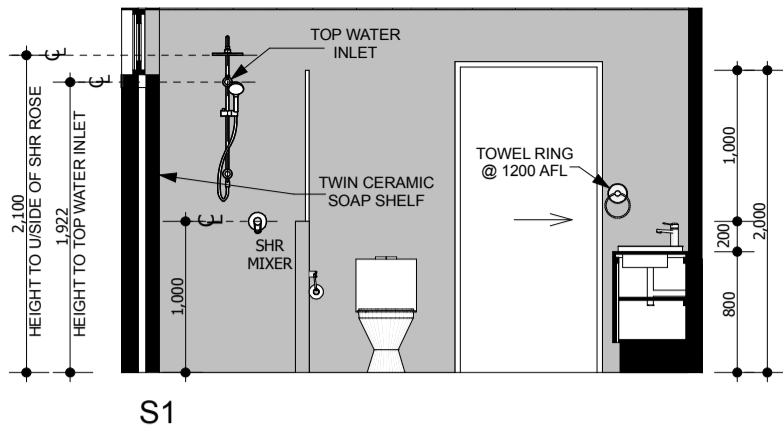


KITCHEN PLAN
SCALE 1: 50

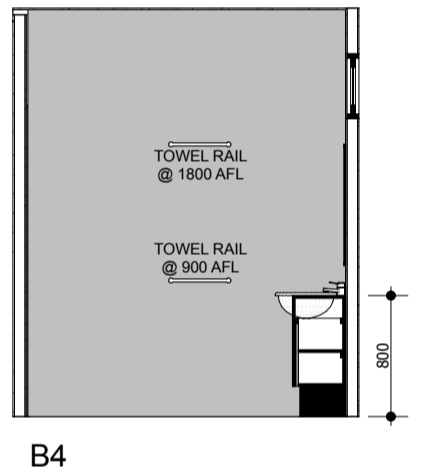
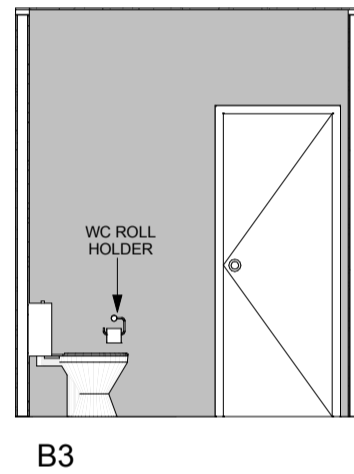
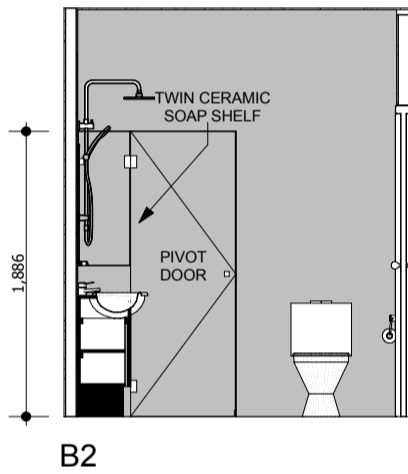
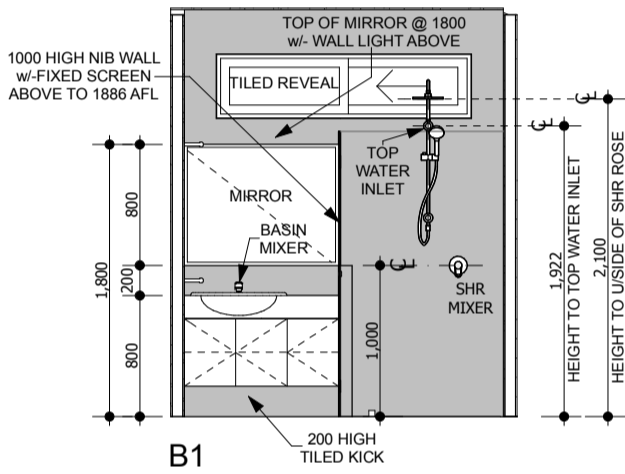
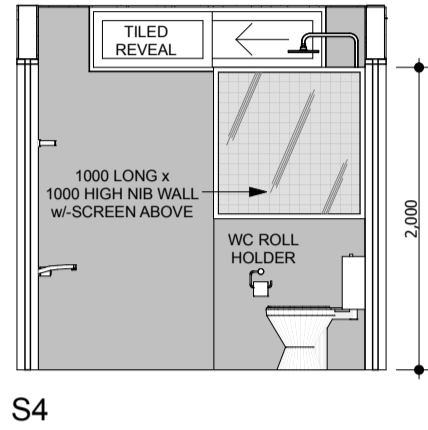
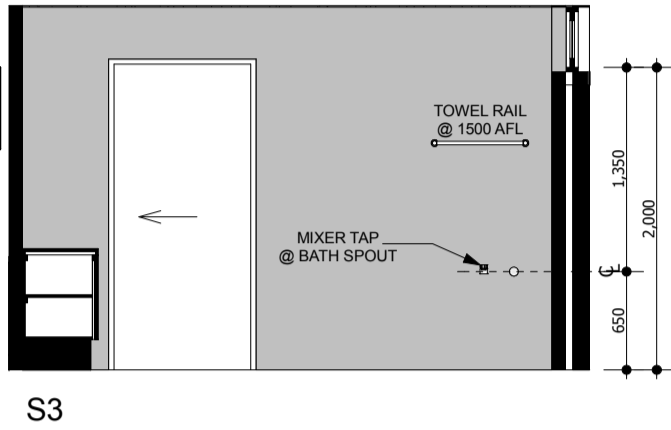


LAUNDRY PLAN
SCALE 1: 50

DRAWING REVISION RECORD		
No	DESCRIPTION	BY DATE
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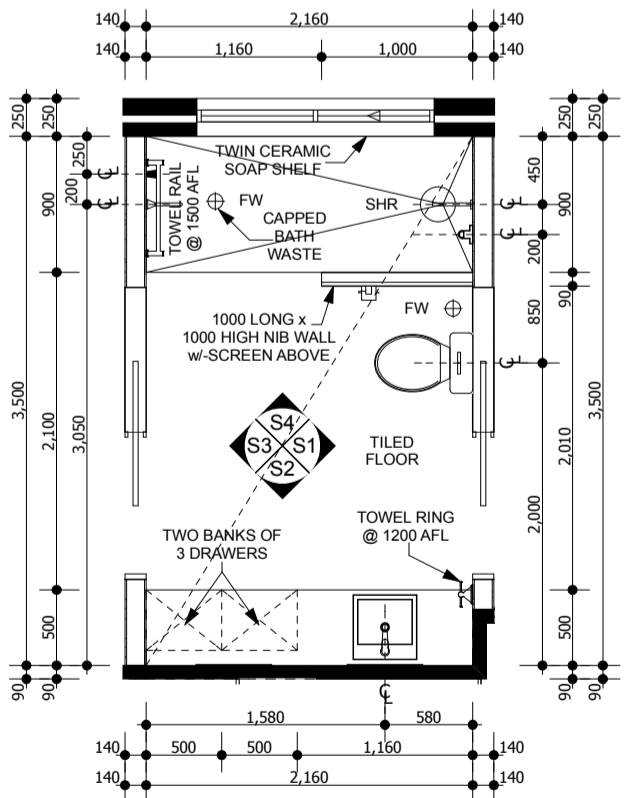
NOTE:
DROPPED SQUARE SET CEILING
@ 28c TO SEMI ENSUITE.



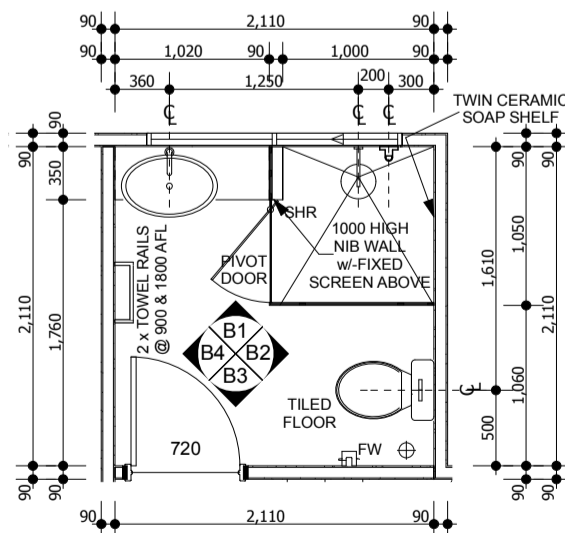
NOTE:
SQUARE SET CEILING
@ 28c TO SEMI ENSUITE.

NOTE:
BUILDER TO INSTALL OWNER SUPPLIED
SOAP SHELVES TO SEMI-ENSUITE & BATHROOM.

NOTE:
SQUARE SET CEILING
@ 31c TO BATHROOM.

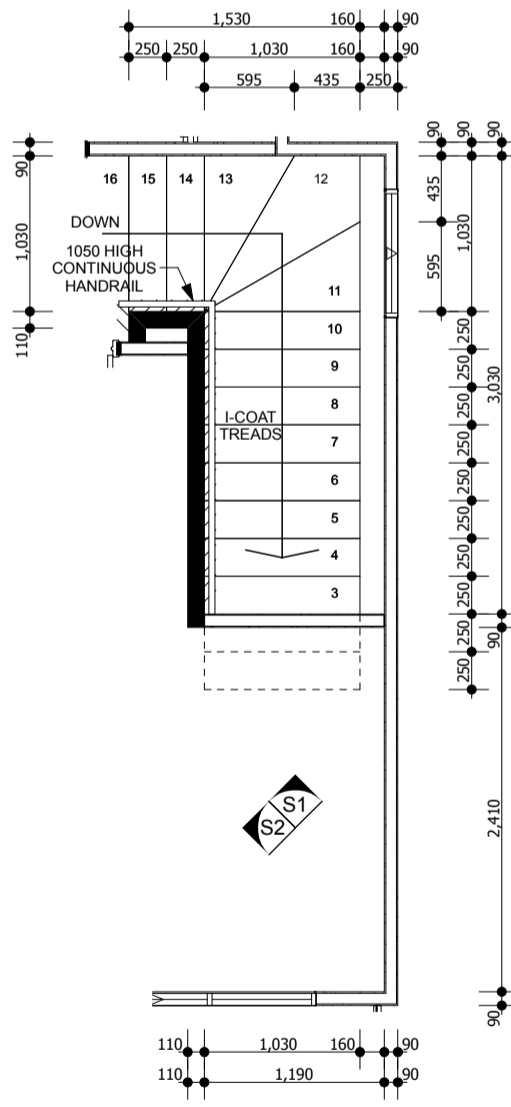
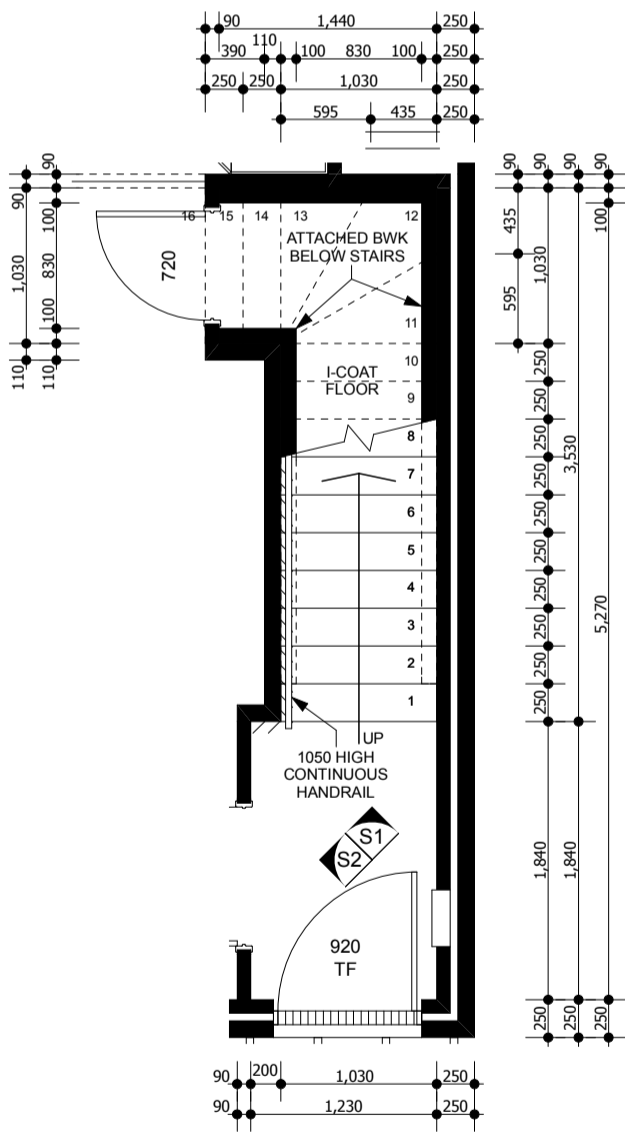
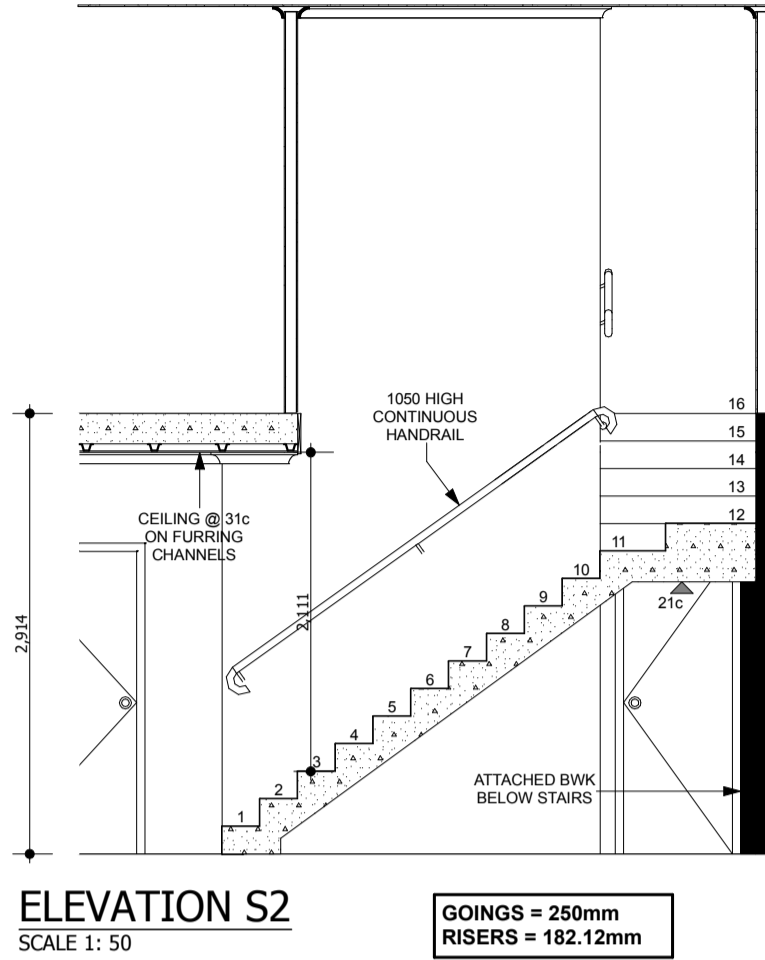
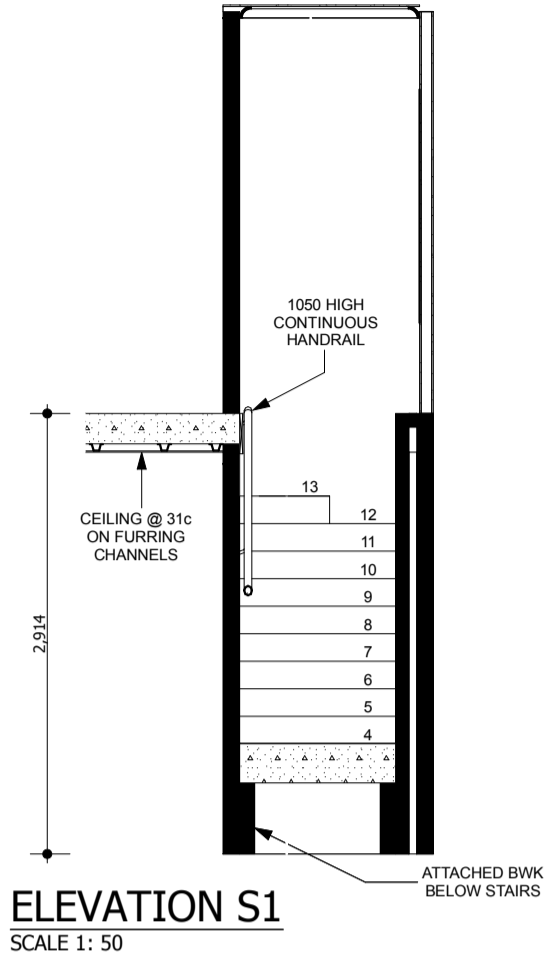


SEMI ENSUITE PLAN
SCALE 1: 50



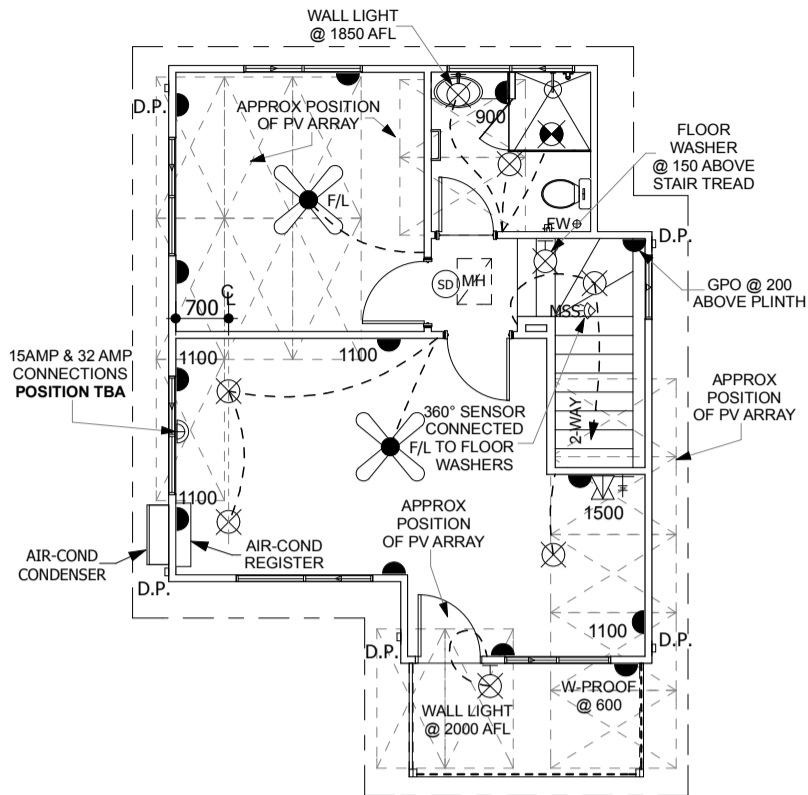
BATHROOM PLAN
SCALE 1: 50

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ELECTRICAL LEGEND	
	HARD WIRED SMOKE DETECTOR
	CEILING MOUNTED BAYONET LIGHT
	WALL MOUNTED LIGHT
	LED DOWNLIGHT
	SURFACE MOUNTED FLUORESCENT LIGHT
	RECESSED FLUORESCENT ENERGY SAVER DOWNLIGHT
	LED MINI DOWNLIGHT
	PENDANT LIGHT
	SPOT LIGHT
	WALL MOUNTED EXHAUST FAN (FLUMED TO EXTERNAL AIR, WITH DRAUGHT EXCLUDER)
	CEILING MOUNTED EXHAUST FAN (FLUMED TO EXTERNAL AIR, WITH DRAUGHT EXCLUDER)
	COMBINATION LIGHT/HEATER
	COMBINATION FAN/LIGHT (FLUMED TO EXTERNAL AIR, WITH DRAUGHT EXCLUDER)
	1200 SINGLE FLUORESCENT
	1200 DOUBLE FLUORESCENT
	600 SINGLE FLUORESCENT
	600 DOUBLE FLUORESCENT
	2 WAY SWITCH
	PARAFLOOD
	MOTION SENSITIVE SENSOR
	MOTION SENSOR & PARAFLOOD
	PLUG BASE POINT
	SINGLE GPO AT 600 (UNLESS NOTED)
	DOUBLE GPO AT 600 (UNLESS NOTED)
	QUAD GPO AT 600 (UNLESS NOTED)
	W/P (HEIGHT AS NOTED)
	ISOLATION SWITCH
	TV POINT (FREE TO AIR)
	PHONE POINT
	CONDUIT WITH DRAWWIRE
	CEILING FAN
	CEILING FAN WITH LIGHT
	CAT 6 DATA POINT @ 600 (UNLESS NOTED)



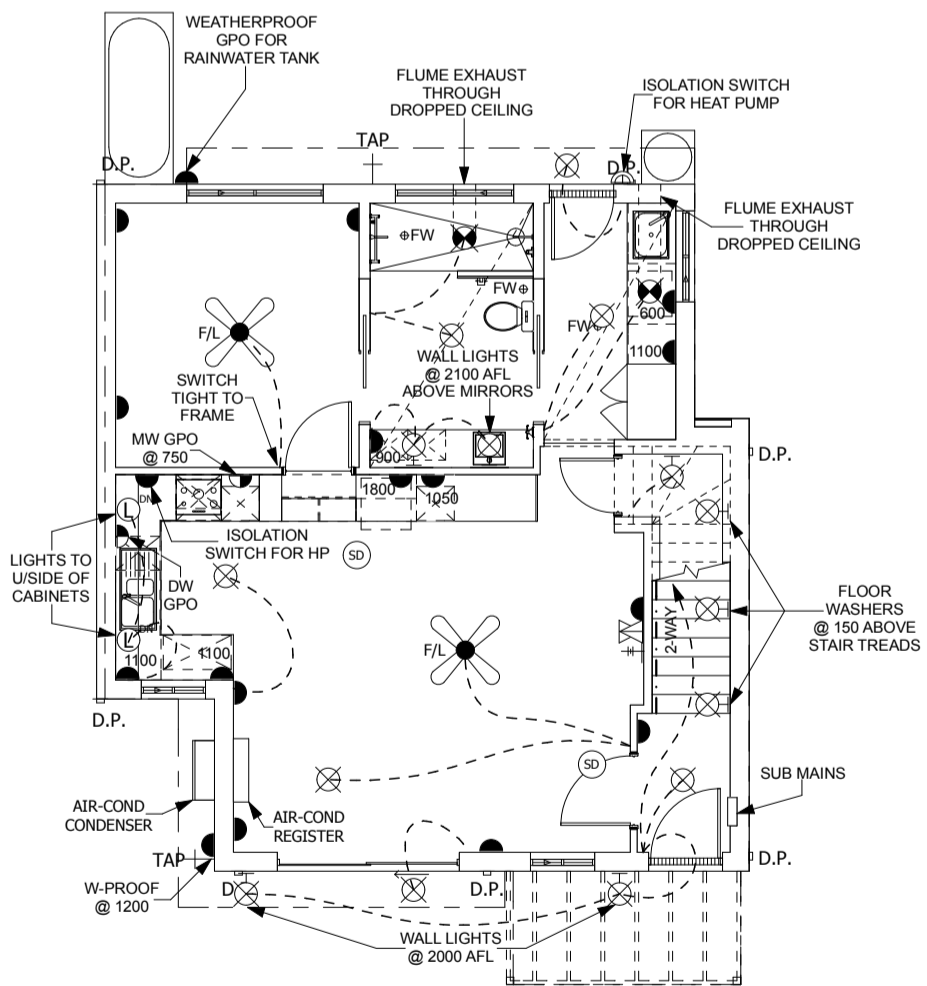
UPPER FLOOR ELECTRICAL
SCALE 1:100

ELECTRICIAN NOTE:
PROVIDE 32 AMP POWER SUPPLY FOR INDUCTION COOKTOP

ELECTRICIAN NOTE:
PROVIDE GPO IN OVERHEAD CUPBOARD FOR RANGEHOOD

ELECTRICIAN NOTE:
ALL GPO'S TO BE 600mm ABOVE FLOOR LEVEL UNLESS NOTED OTHERWISE

ELECTRICIAN NOTE:
PROVIDE 15 AMP POWER SUPPLY FOR HEAT PUMP



GROUND FLOOR ELECTRICAL
SCALE 1:100

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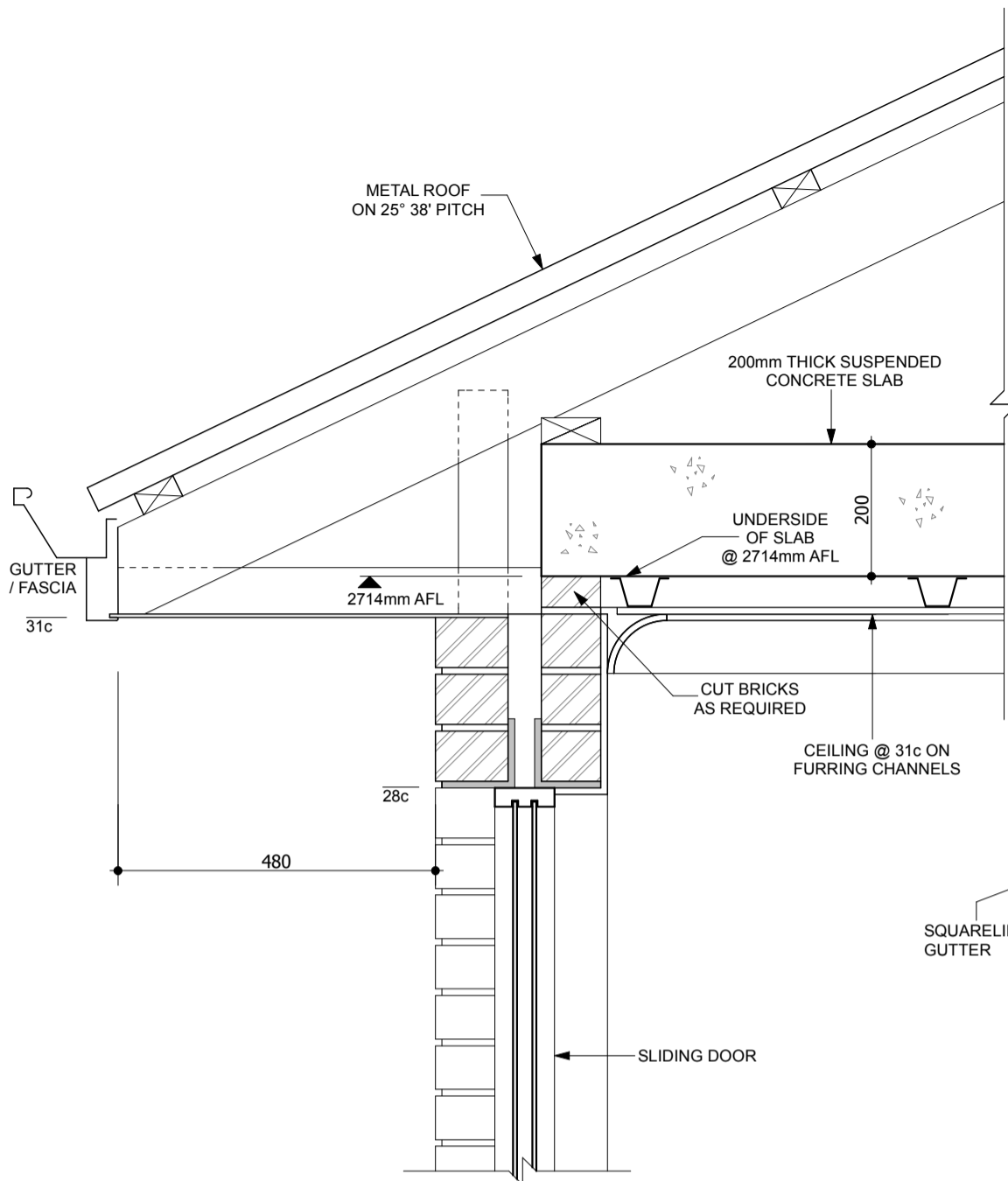
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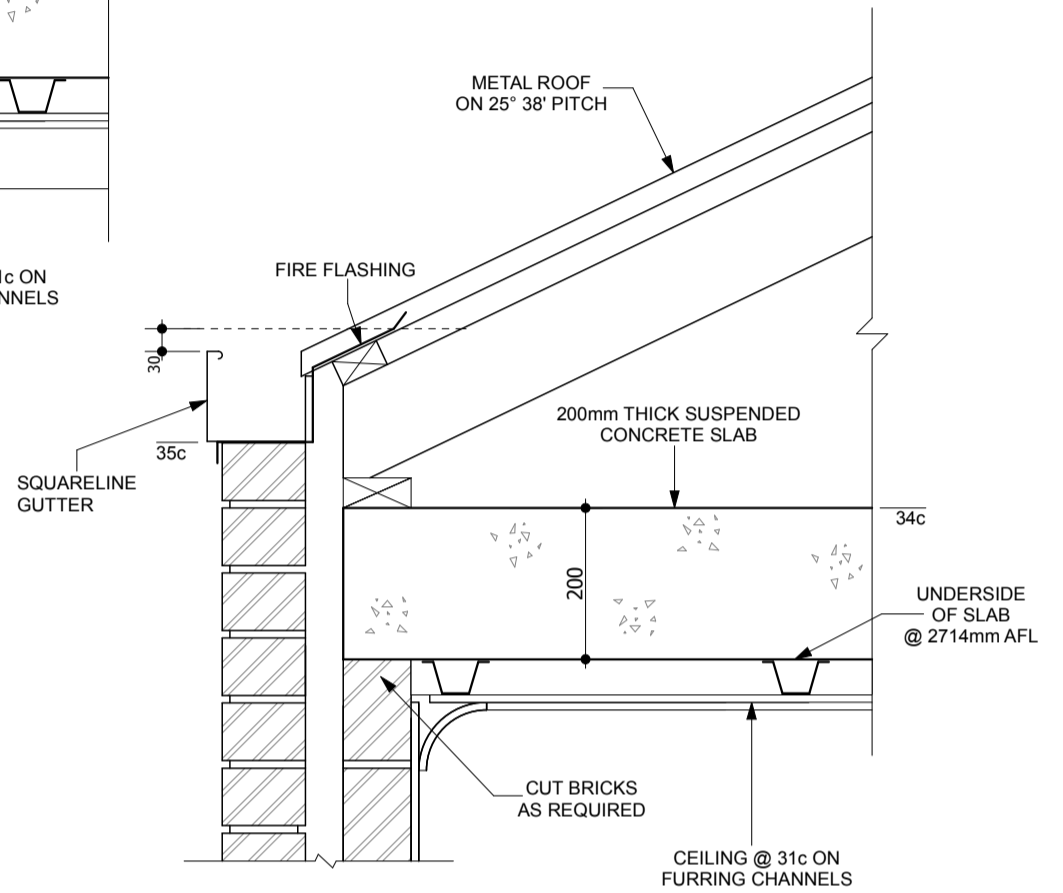
NATIONWIDE HOUSE
9.4 STAR RATING

DRAWING SIZE: **A3**

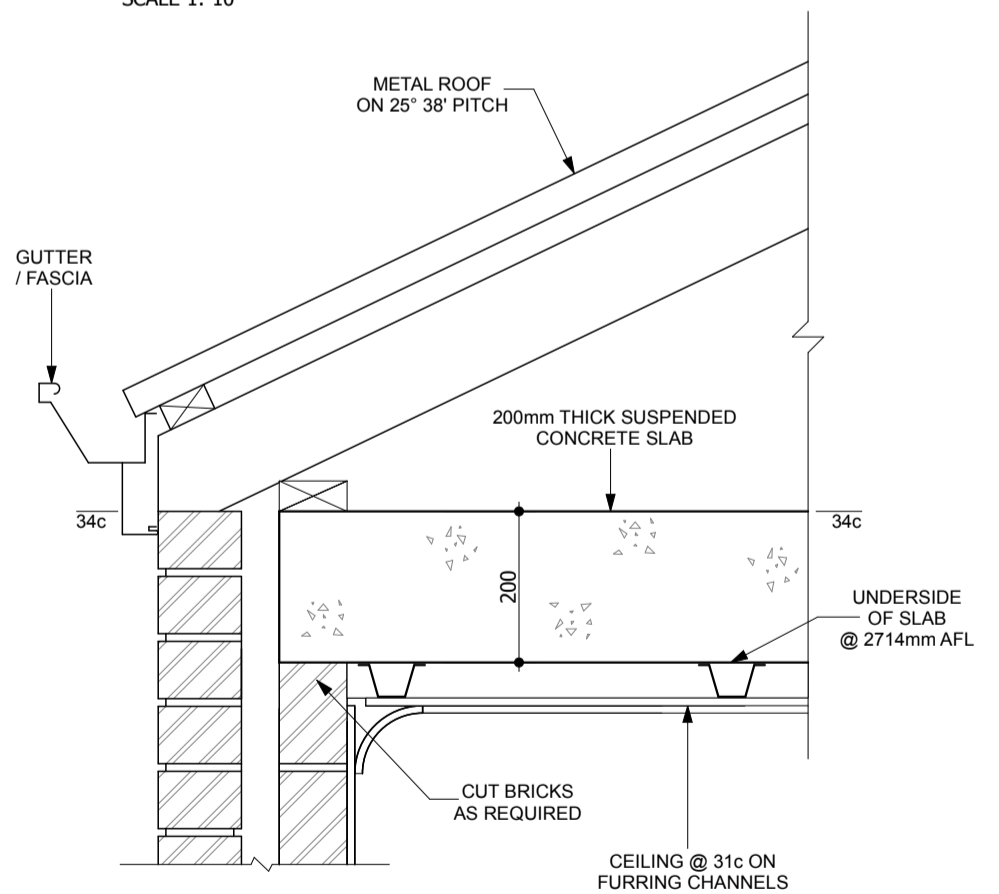
JOB NO: J0419A
SHEET NO: 8 OF 15
DATE: 02-12-2021
REVISION NO: P



DETAIL 1 - EAVES ABOVE SLIDING DOOR
SCALE 1: 10

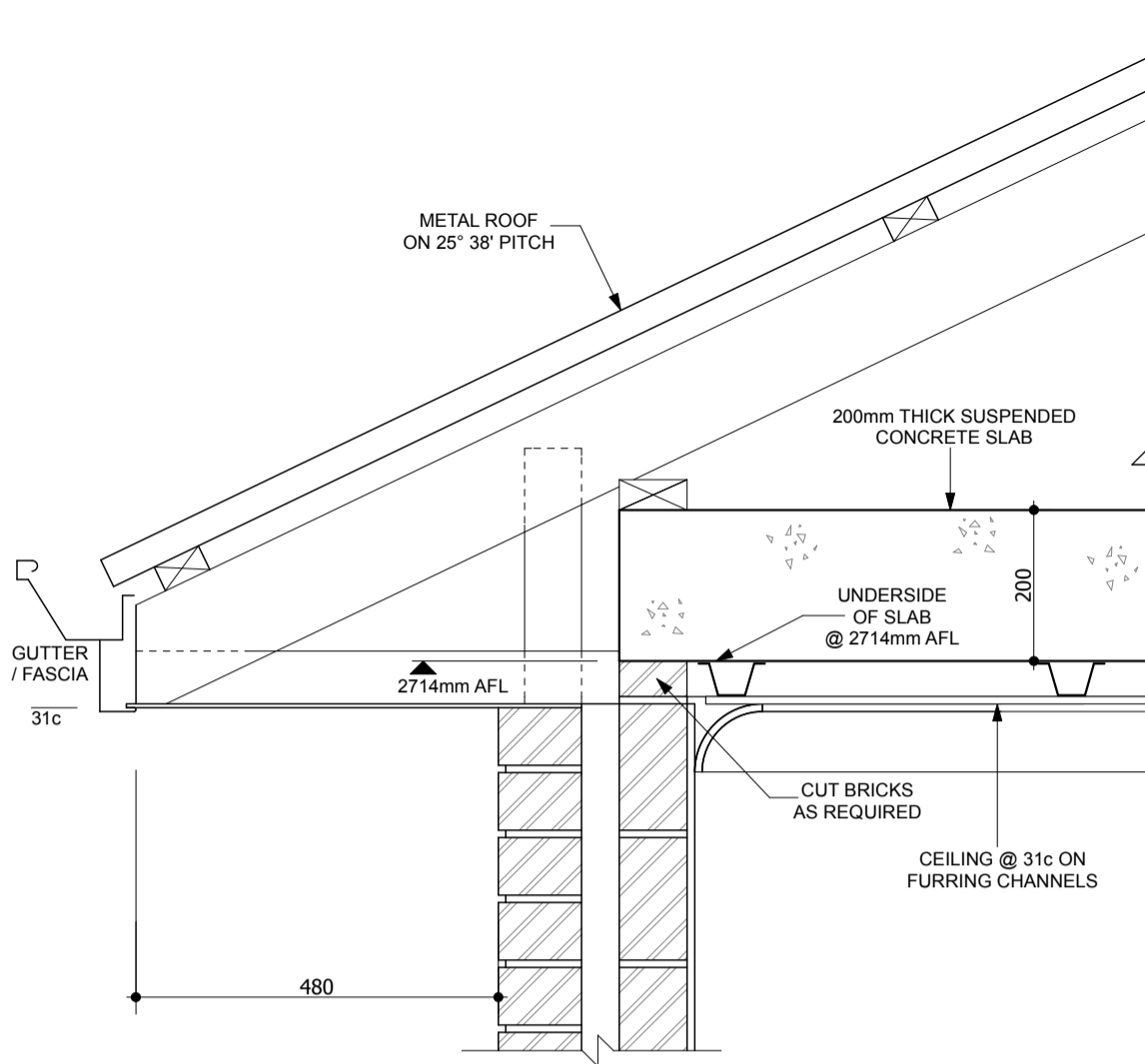


DETAIL 2 - BOUNDARY WALL
SCALE 1: 10

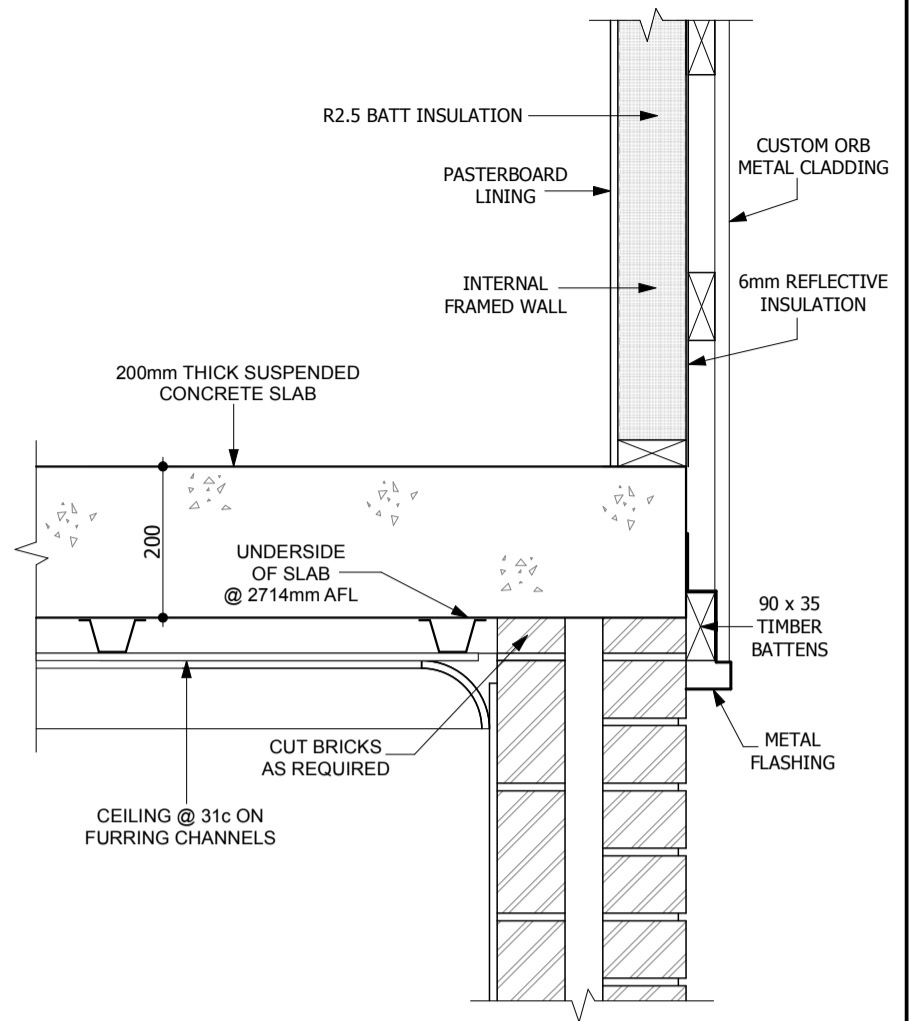


DETAIL 3 - EXTERNAL WALL NO EAVES
SCALE 1: 10

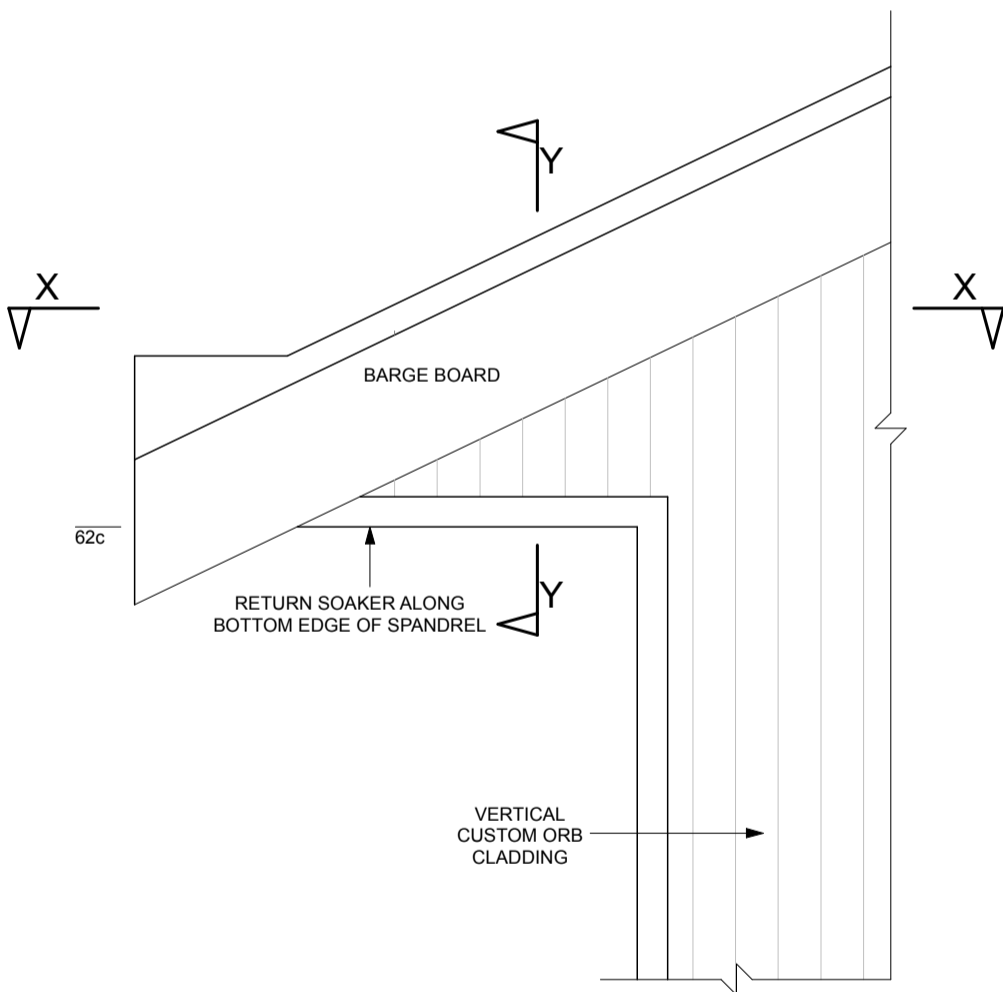
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P	CONTRACT VARIATION ORDER #012.	JS 02-12-2021



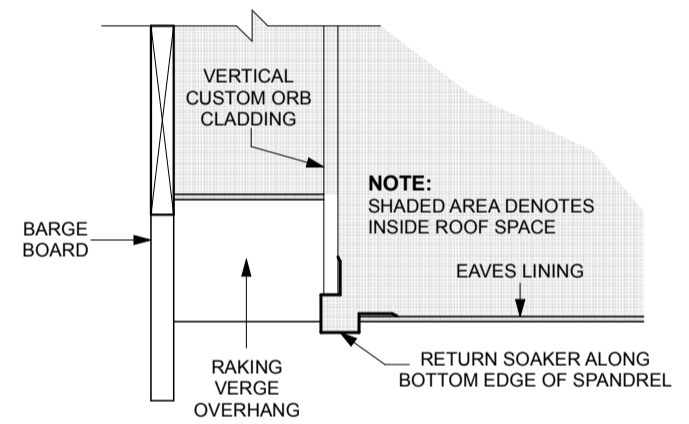
DETAIL 4 - BOXED & LINED EAVES
SCALE 1: 10



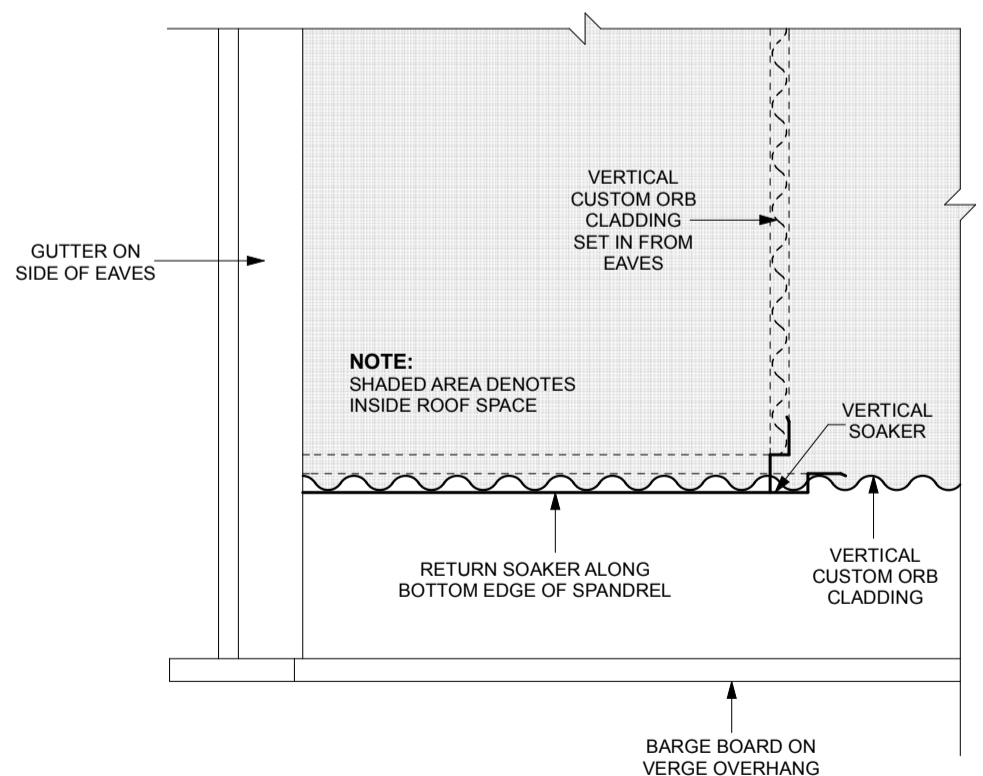
DETAIL 5 - EXTERNAL WALL w/- FRAMED WALL ABOVE
SCALE 1: 10



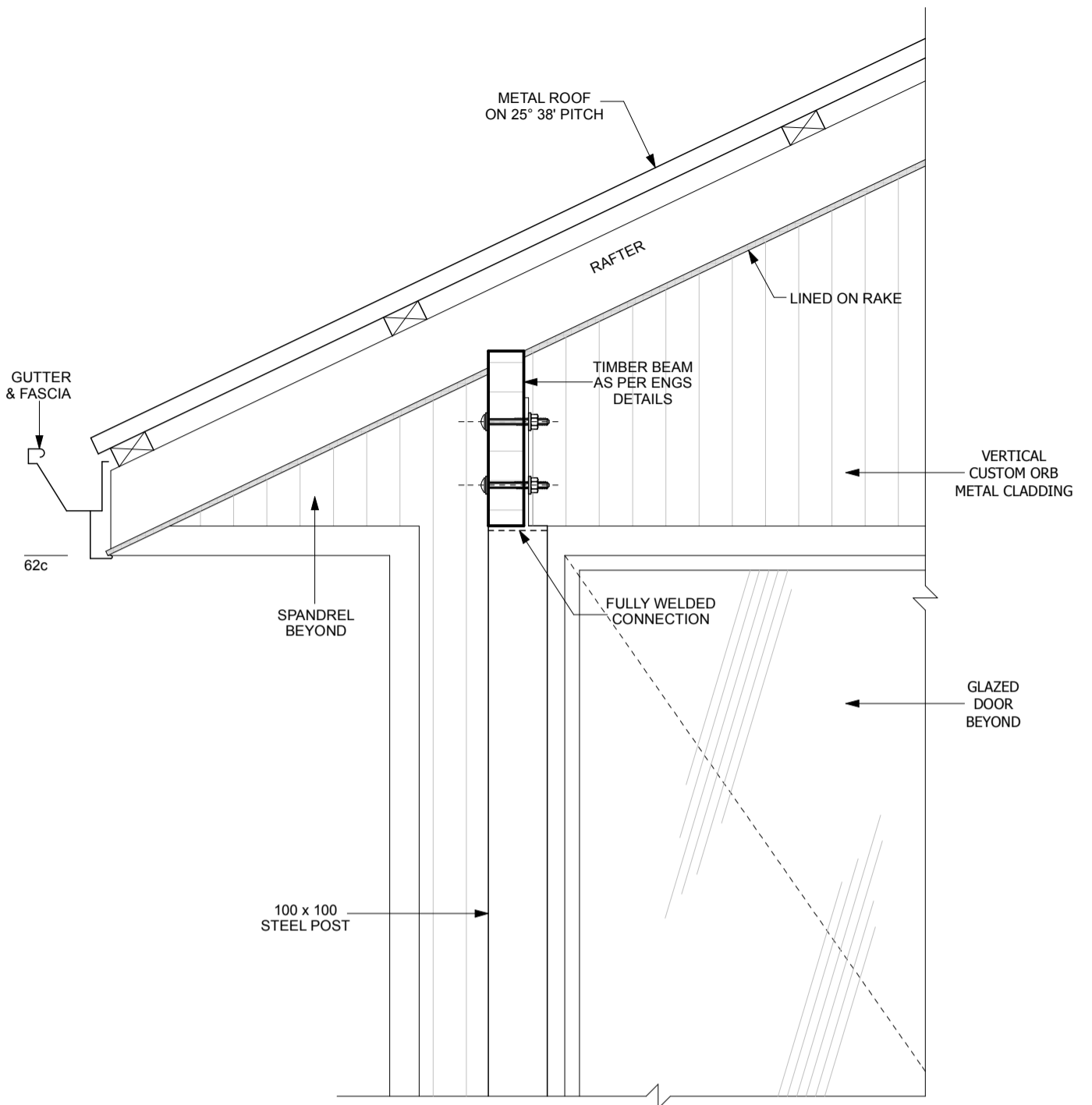
DETAIL 6 - SPANDREL w/- COLORBOND CLADDING
SCALE 1: 10



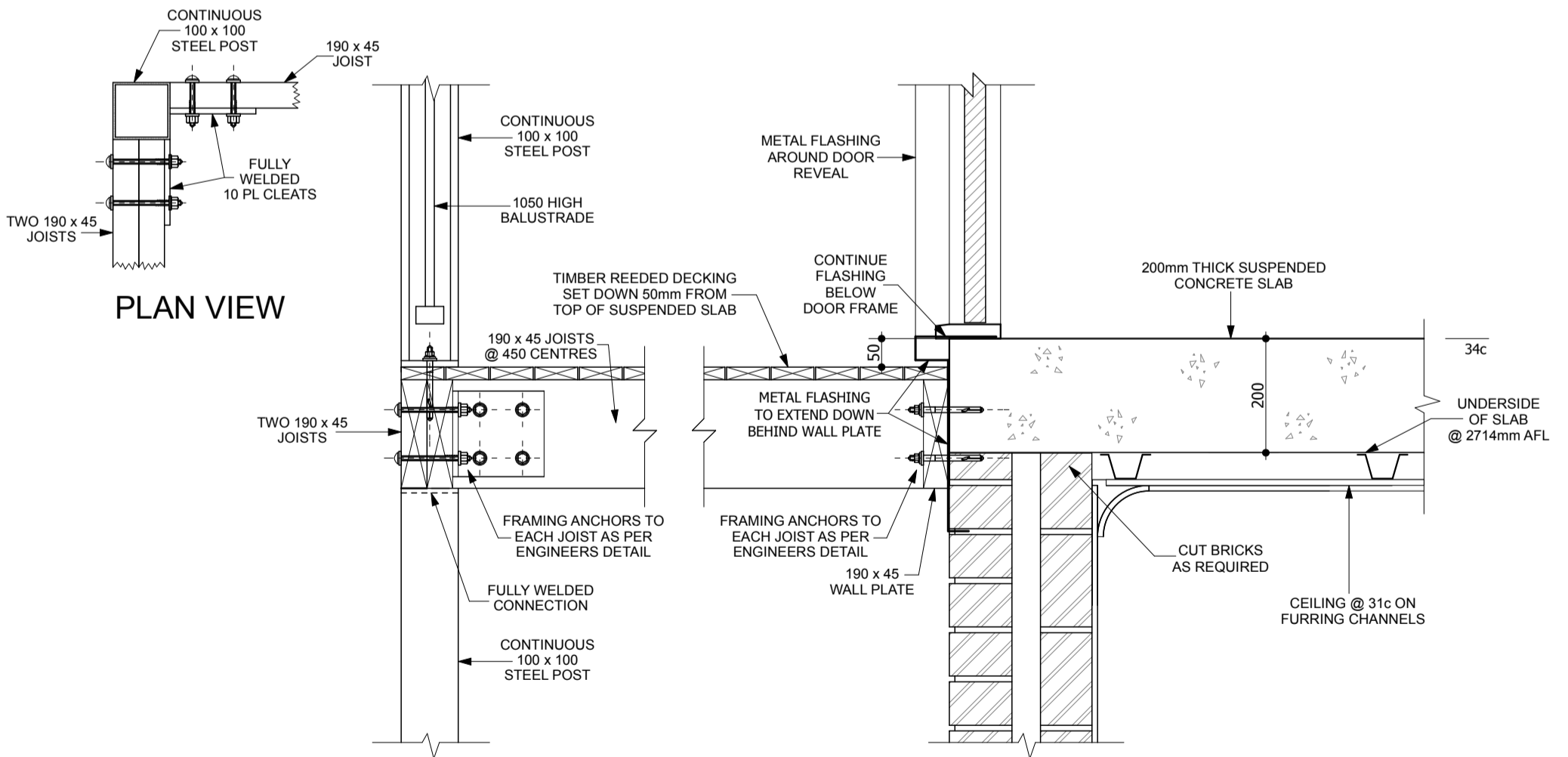
SECTION VIEW Y-Y
SCALE 1: 10



PLAN VIEW X-X
SCALE 1: 10

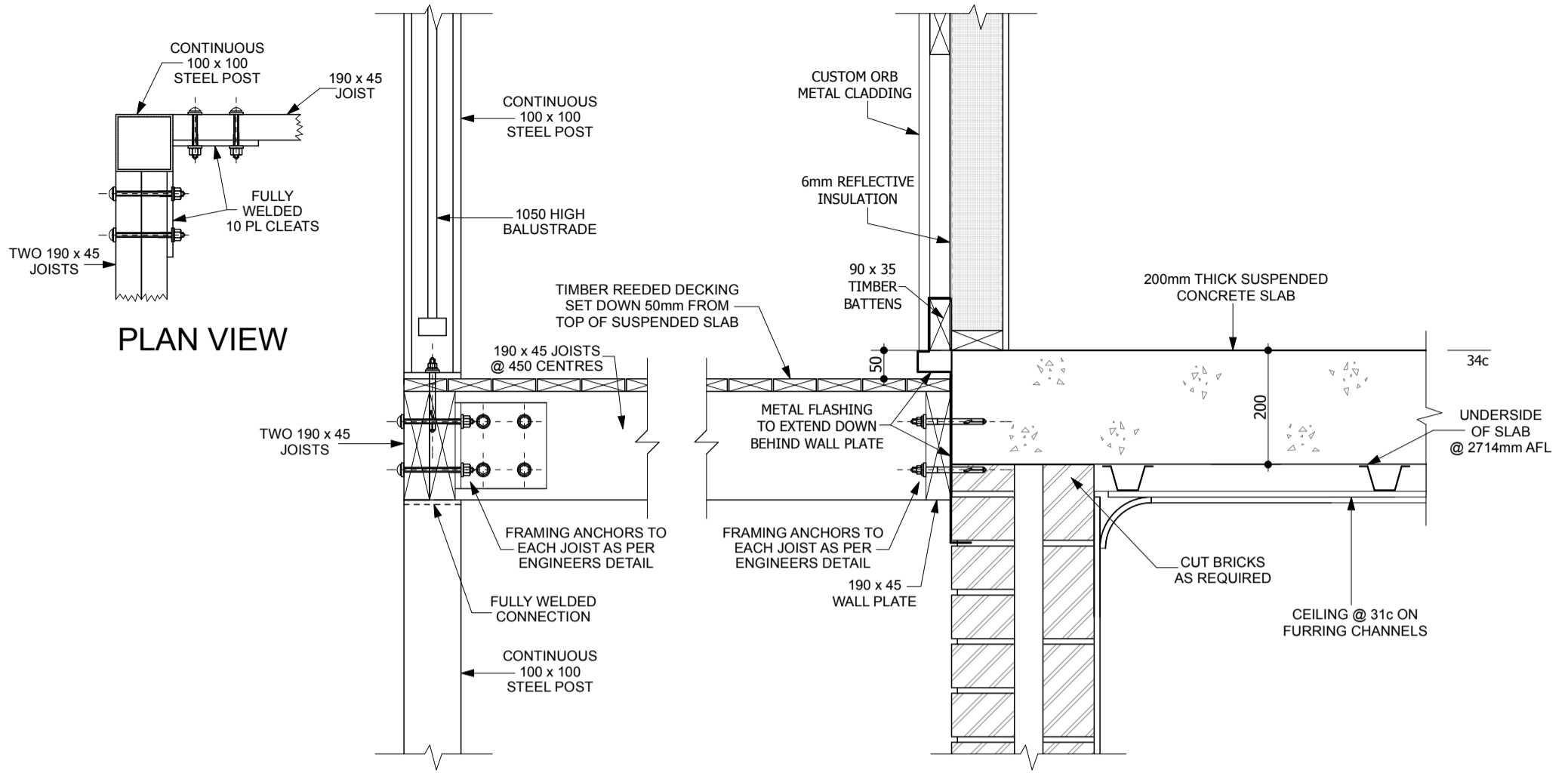


DETAIL 7 - BALCONY POST & BEAM
SCALE 1: 10



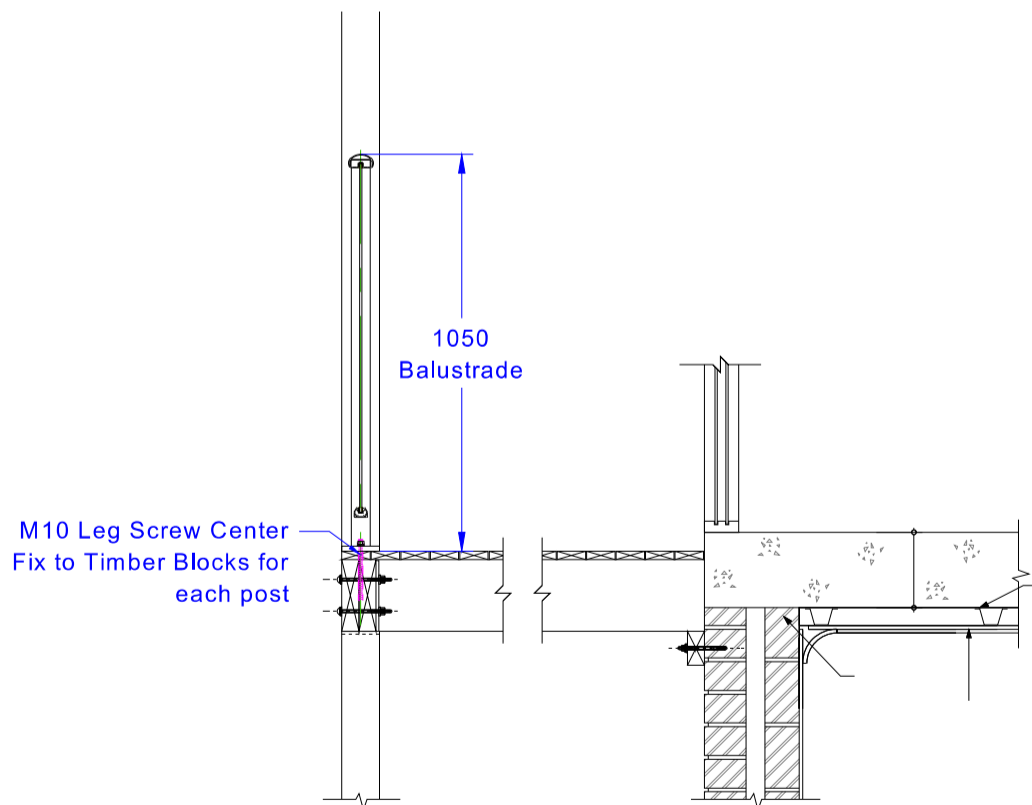
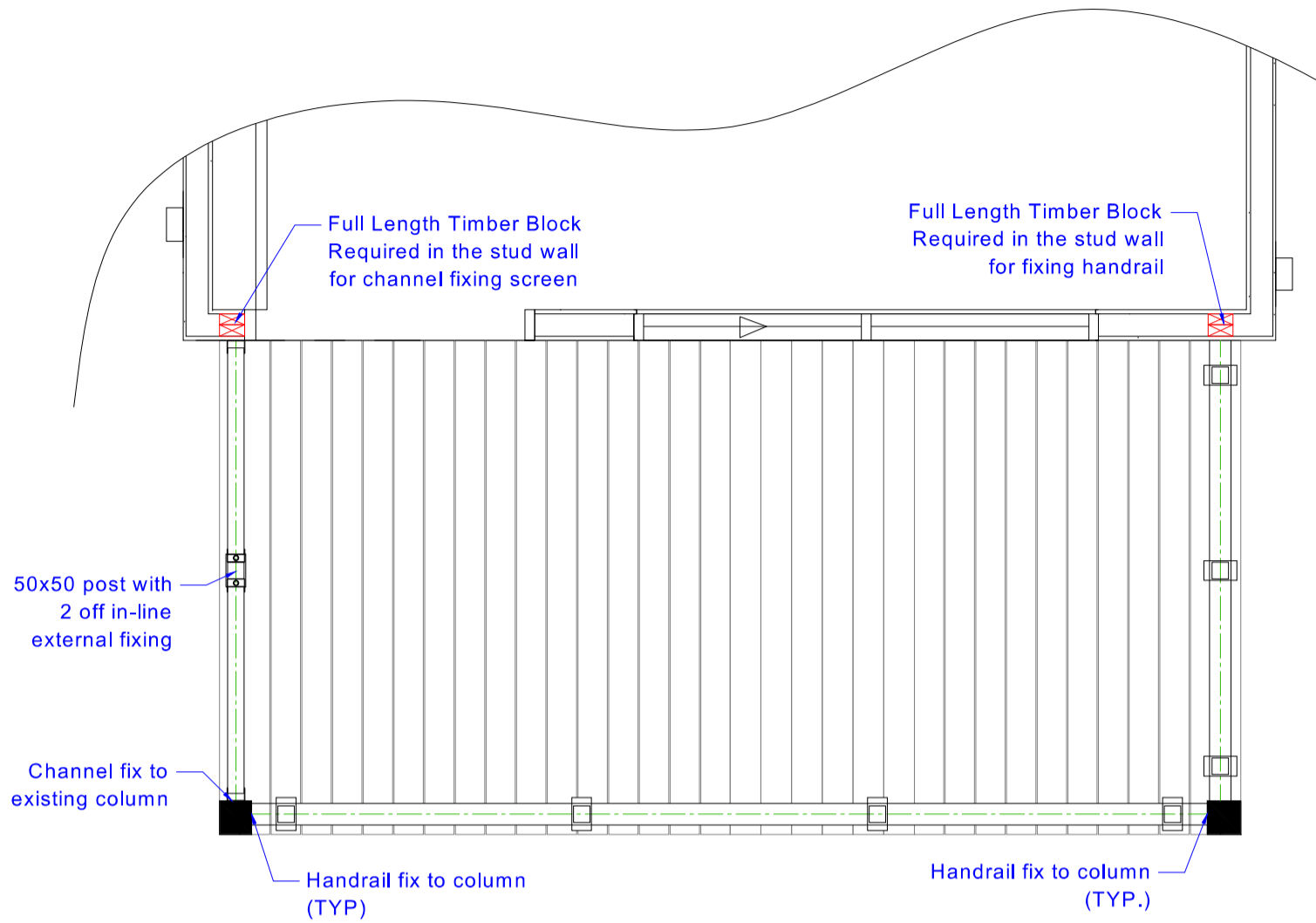
DETAIL 8 - BALCONY FLASHING BELOW DOOR
SCALE 1: 10

DRAWING REVISION RECORD		
No	DESCRIPTION	BY DATE
G	AMENDMENTS TO PLANNING APPROVED DRAWINGS.	JS 18-09-2020
H	PRE-CONTRACT AMENDMENTS.	JS 02-11-2020
J	CONTRACT VARIATION ORDER #005.	JS 09-03-2021
K	TEA MAKING FACILITIES REMOVED.	JS 01-04-2021
L	TEA MAKING FACILITIES REINSTALLED.	JS 14-04-2021
M	CONTRACT VARIATION ORDER #009.	JS 11-05-2021
N	DOUBLE GLAZING REMOVED.	JS 15-09-2021
P	CONTRACT VARIATION ORDER #012.	JS 02-12-2021

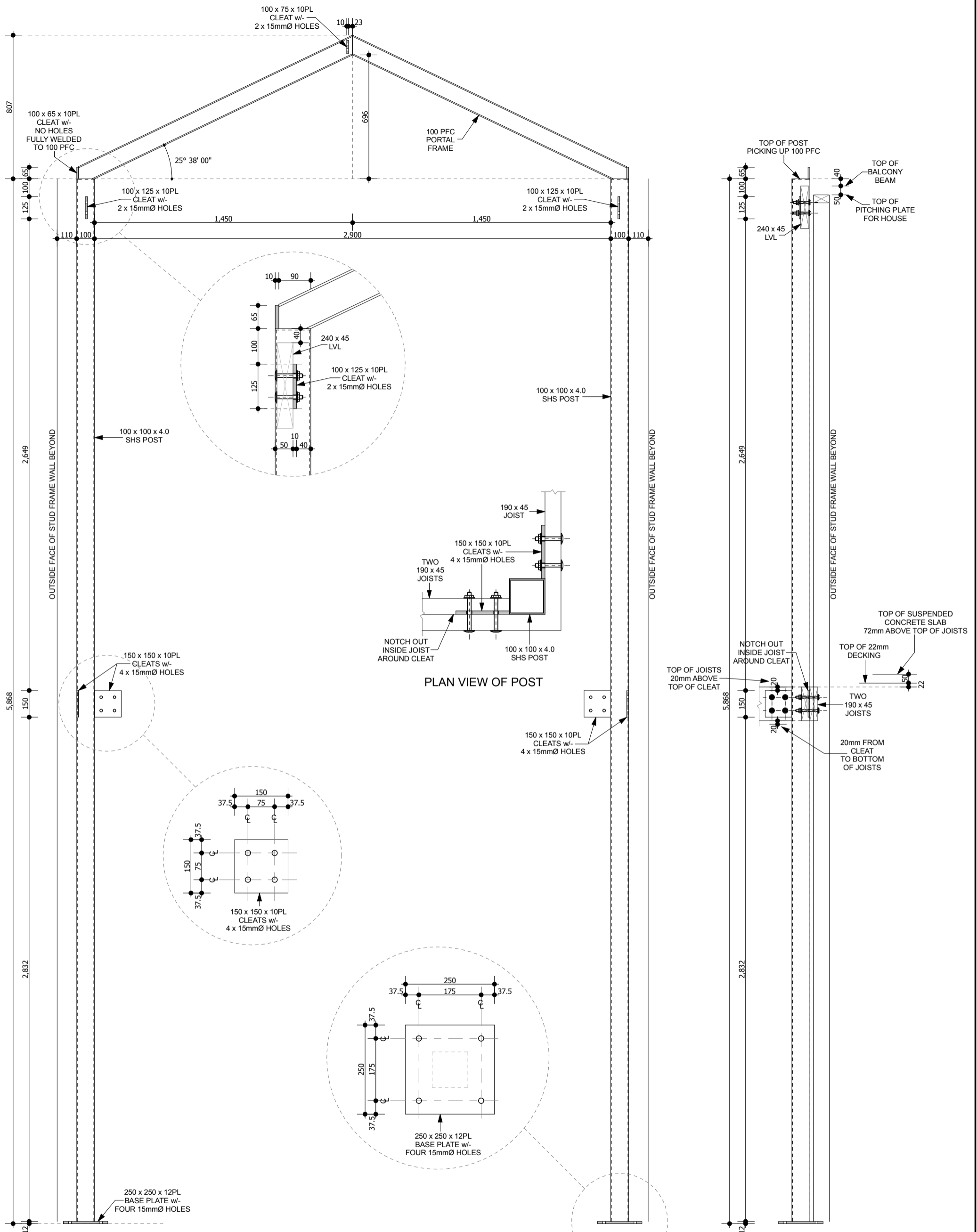


DETAIL 9 - BALCONY FLASHING BELOW WINDOW
SCALE 1: 10

DRAWING REVISION RECORD		
No	DESCRIPTION	BY DATE
G	AMENDMENTS TO PLANNING APPROVED DRAWINGS.	JS 18-09-2020
H	PRE-CONTRACT AMENDMENTS.	JS 02-11-2020
J	CONTRACT VARIATION ORDER #005.	JS 09-03-2021
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L	TEA MAKING FACILITIES REINSTALLED.	JS 14-04-2021
M	CONTRACT VARIATION ORDER #009.	JS 11-05-2021
N	DOUBLE GLAZING REMOVED.	JS 15-09-2021
P	CONTRACT VARIATION ORDER #012.	JS 02-12-2021



DRAWING REVISION RECORD		
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BALCONY PORTAL FRAME DETAIL
SCALE 1: 20



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ABN: 27 119 778 291
ACN: 119 778 291
REG No: 12074

CLIENT: THE GREEN SWING Pty Ltd
SITE ADDRESS: UNIT A LOT 10 (#5) MONTGOMERY STREET BEACONSFIELD

CONTRACT INITIALS:
CLIENT:
CLIENT:
BUILDER:
DATE:

DRAWING REVISION RECORD		
No	DESCRIPTION	BY DATE
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CUSTOM DESIGN

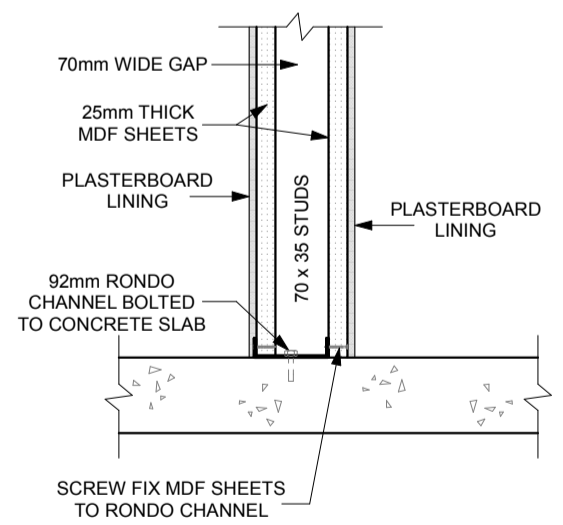
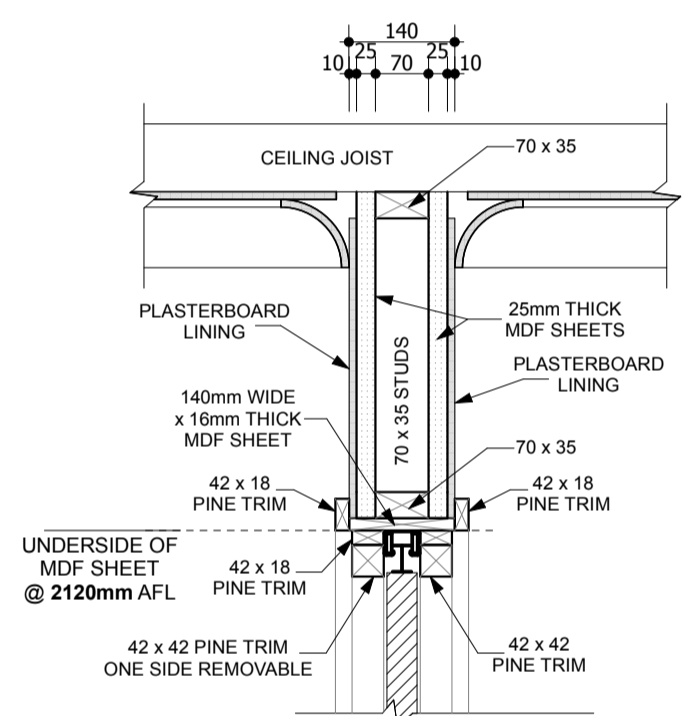
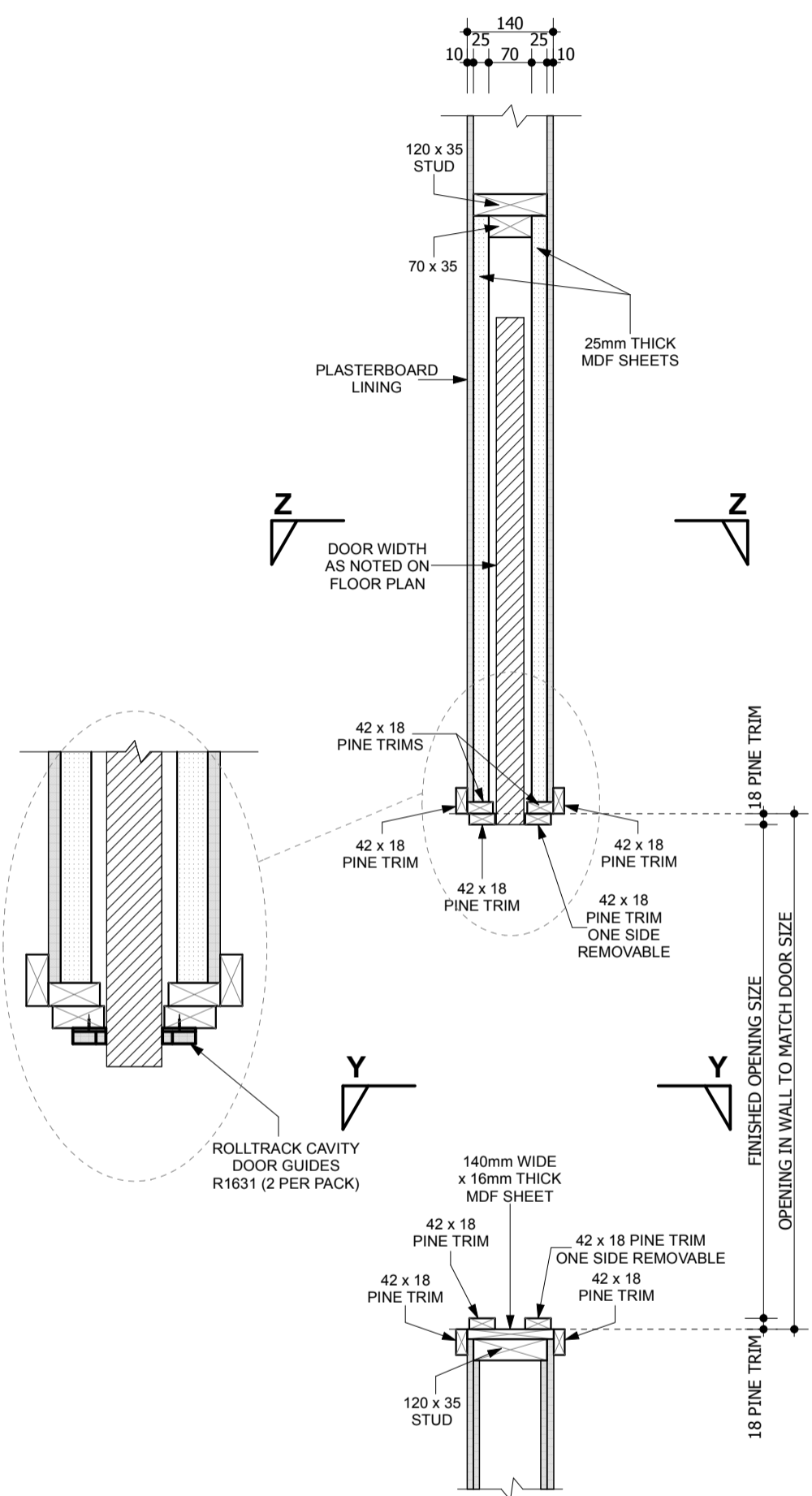
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9.4 STAR RATING

DRAWING SIZE: **A3**

JOB NO: J0419A
SHEET NO: 14 OF 15
DATE: 02-12-2021
REVISION NO: P



PLAN VIEW

HEAD SECTION VIEW Y-Y OVER OPENING

SILL SECTION VIEW Z-Z

NOTE:
WIDTH OF OPENING IN WALL TO MATCH WIDTH OF DOOR BEFORE INSTALLING 42x18 TRIMS TO EACH SIDE (36mm TOTAL)

CAVITY SLIDING DOOR DETAIL IN FRAMED WALL
SCALE 1:10

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ACN: 119 778 291
REG No: 12074

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CONTRACT INITIALS:
CLIENT: _____
CLIENT: _____
BUILDER: _____
DATE: _____

DRAWING REVISION RECORD		
No	DESCRIPTION	BY DATE
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NATIONWIDE HOUSE 9.4 STAR RATING

DRAWING SIZE: **A3**

JOB NO: J0419A
SHEET NO: 15 OF 15
DATE: 02-12-2021
REVISION NO: P