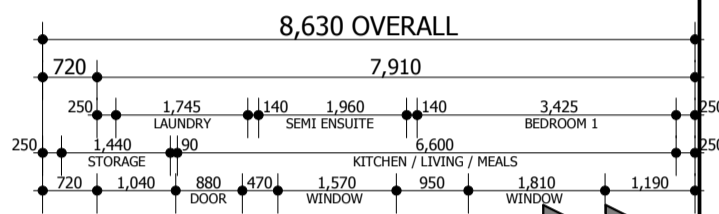


UNIT D AREAS:		
	Area(m2)	Perim(m)
GRD FLOOR	72.66	35.44
PORCH	4.65	
UPP FLOOR	46.56	28.96
BALCONY	4.65	
TOTAL LIVING: 119.22m²		
TOTAL BUILDING: 128.52m²		
UPDATED: 20/02/2020		



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

2100 LONG x 2300 HIGH x 800 WIDE RAINWATER TANK

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.

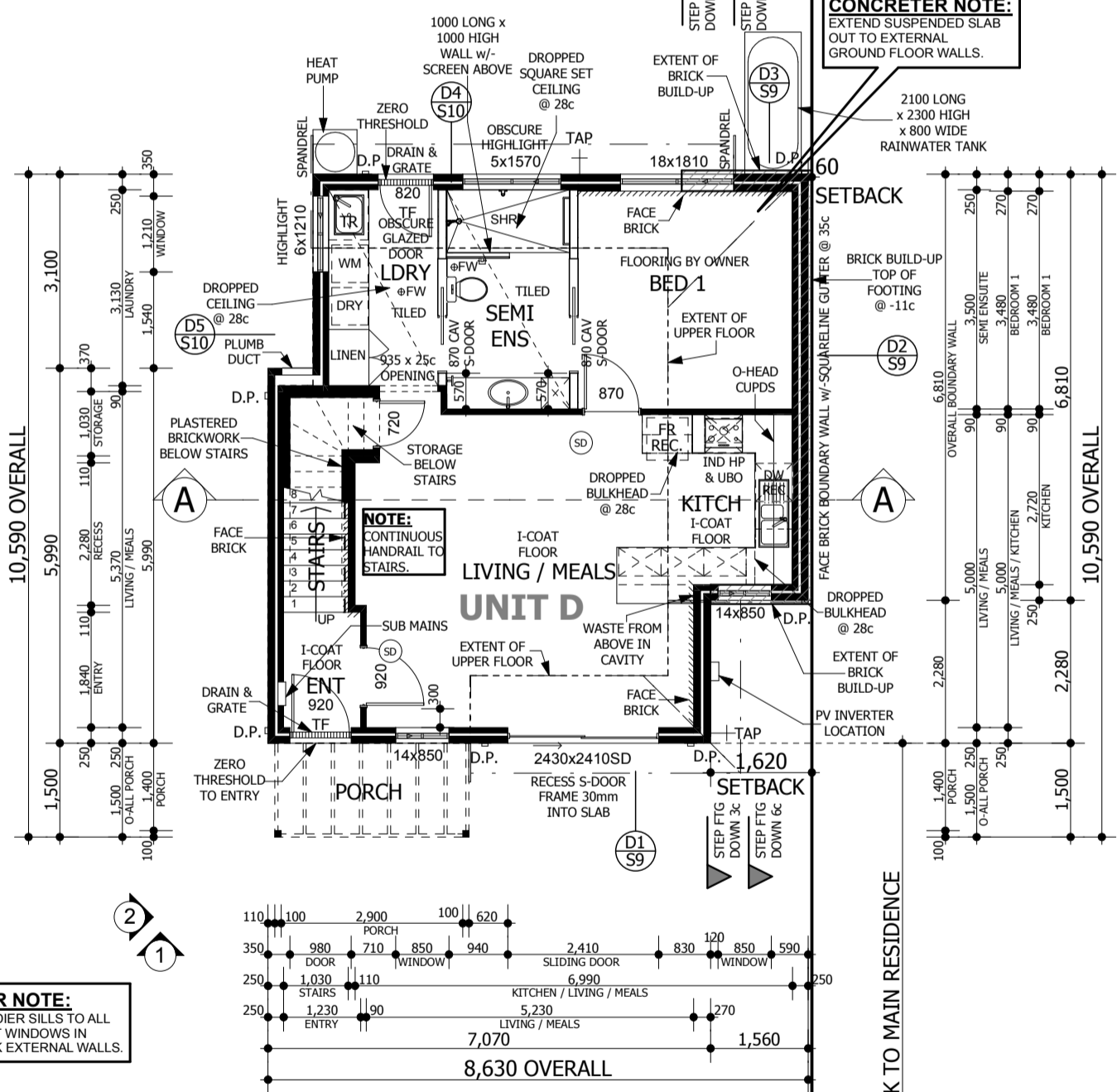
NOTE:
ALL STRUCTURAL COLUMNS AS PER ENGINEERS DETAILS.

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.

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



GROUND FLOOR PLAN
SCALE 1:100

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ABN: 27 119 778 291
ACN: 119 778 291
REG No: 12074
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E: admin@righthomes.com.au

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

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

DRAWING REVISION RECORD		
No	DESCRIPTION	BY DATE
J	AMENDMENTS TO CONTRACT DRAWINGS.	JS 12-02-2021
K	CONTRACT VARIATION ORDER #004.	JS 10-03-2021
L	TEA MAKING FACILITIES REMOVED.	JS 01-04-2021
M	TEA MAKING FACILITIES REINSTALLED.	JS 14-04-2021
N	CONTRACT VARIATION ORDER #007.	JS 29-04-2021
P	DOUBLE GLAZING REMOVED.	JS 15-09-2021
R	CONTRACT VARIATION ORDER #015.	JS 19-01-2022

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9.3 STAR RATING

DRAWING SIZE: **A3**
JOB NO: J0419D
SHEET NO: 2 OF 15
DATE: 19-01-2022
REVISION NO: R

UNIT D 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: 20/02/2020		

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

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.

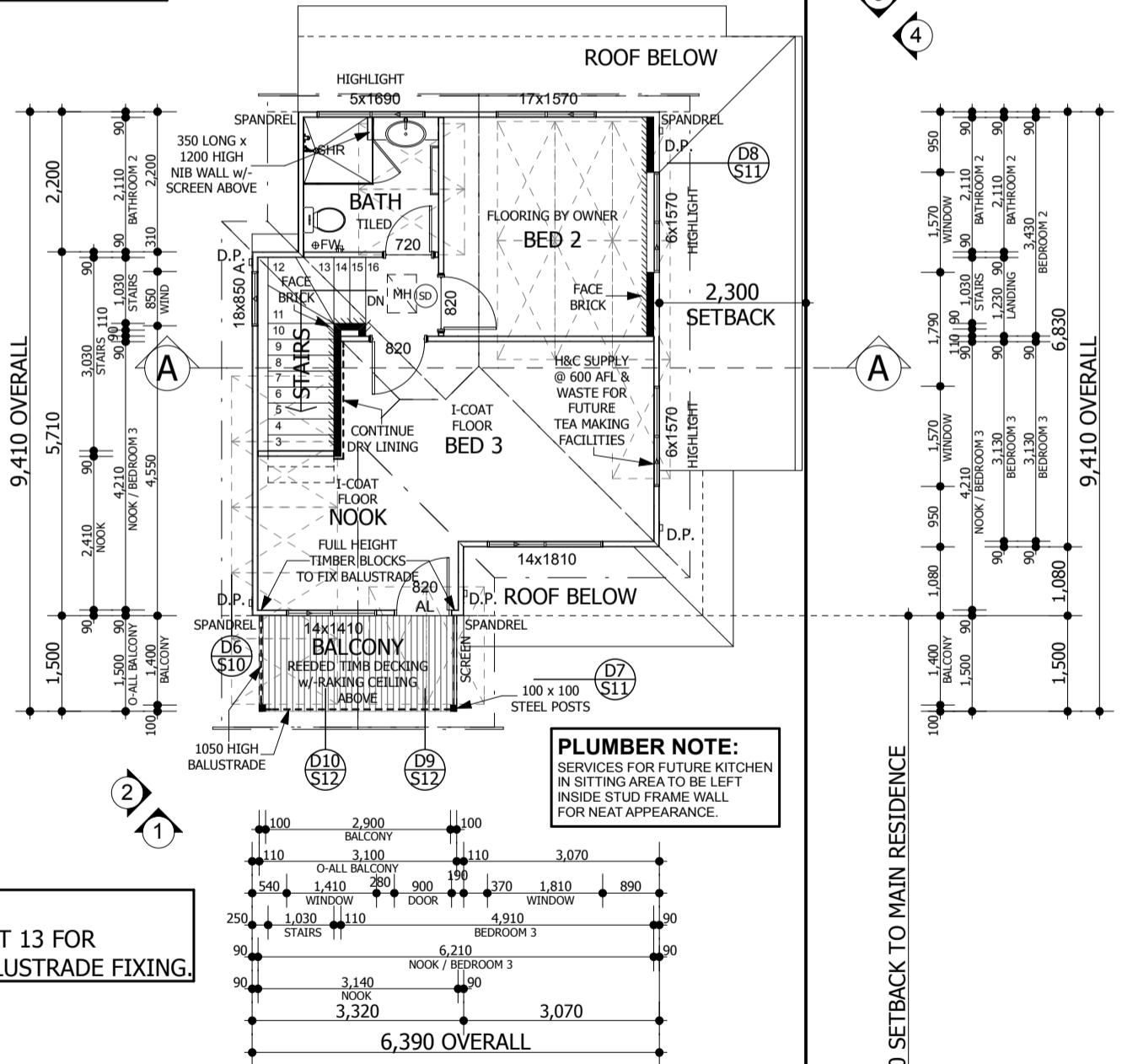
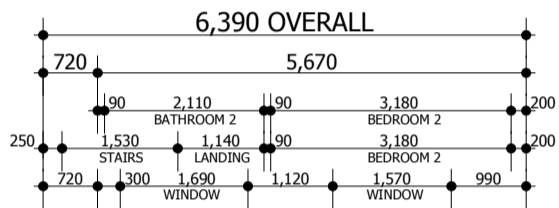
NOTE:

- 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.



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

UPPER FLOOR PLAN
SCALE 1:100

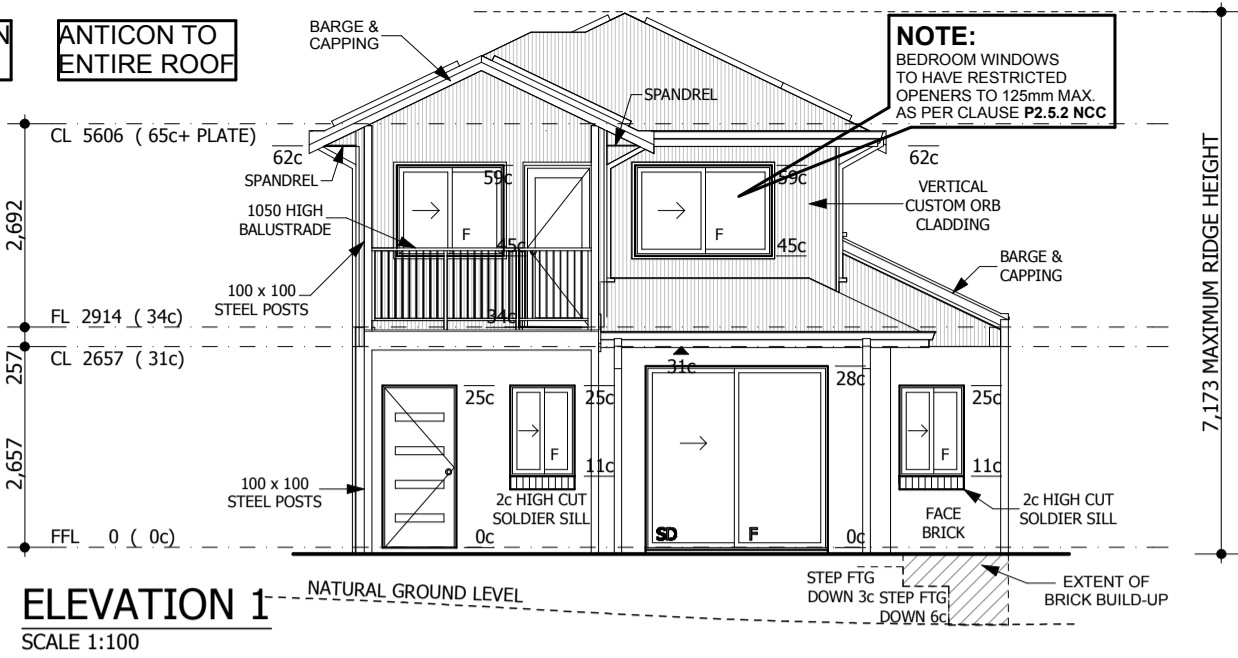
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METAL ROOF ON 25° 38' PITCH

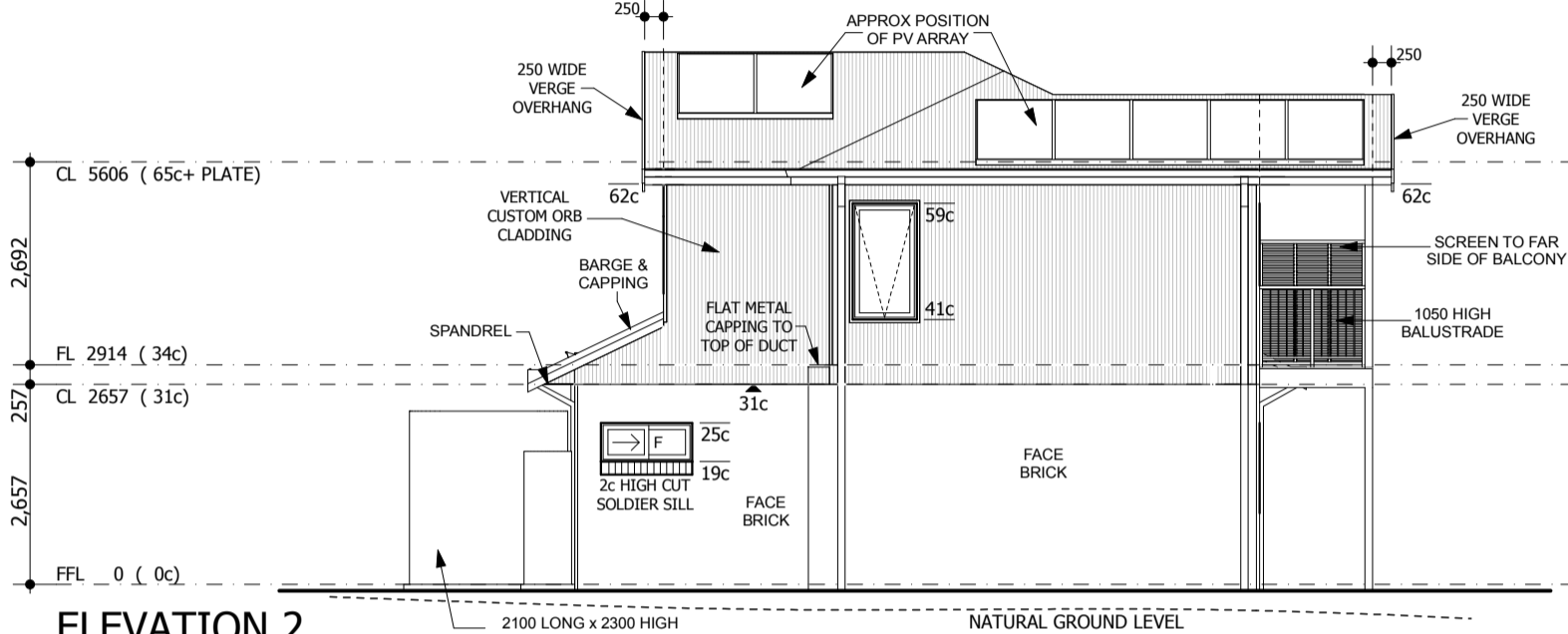
ANTICON TO ENTIRE ROOF

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.



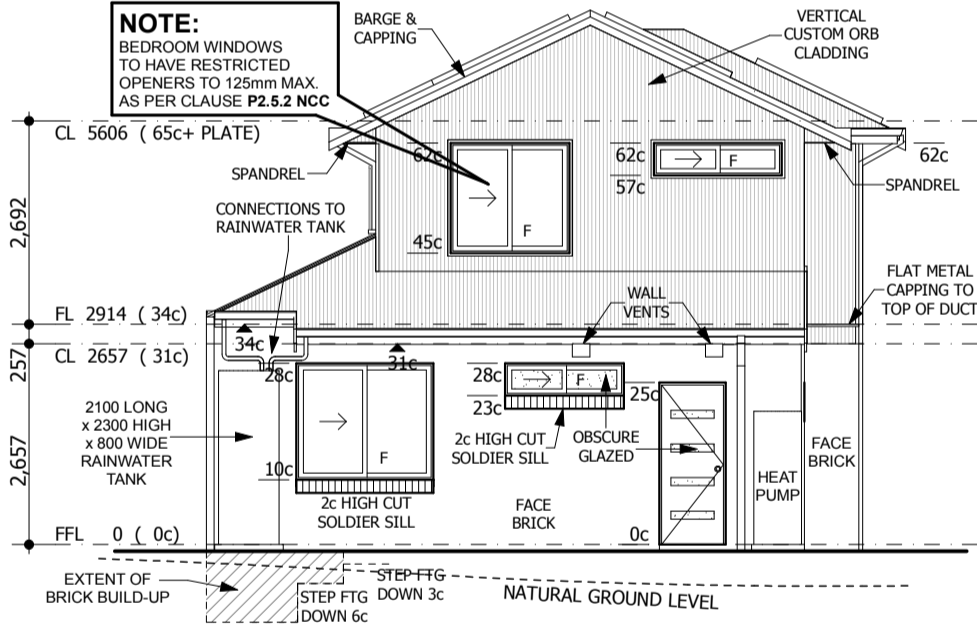
ELEVATION 1
SCALE 1:100



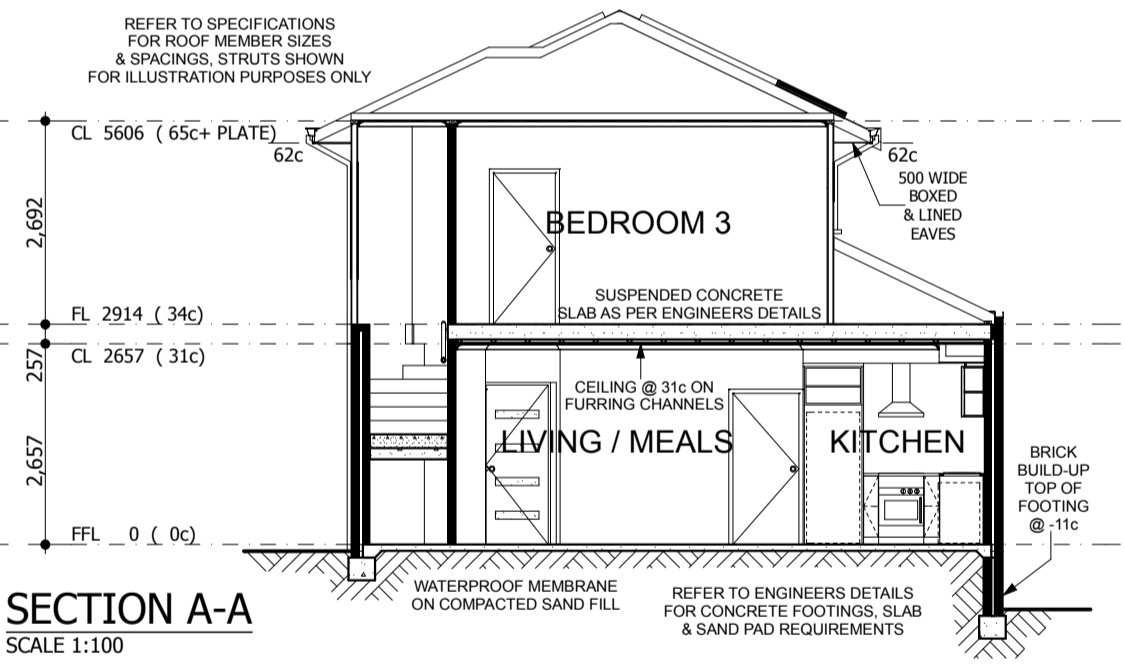
ELEVATION 2
SCALE 1:100

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

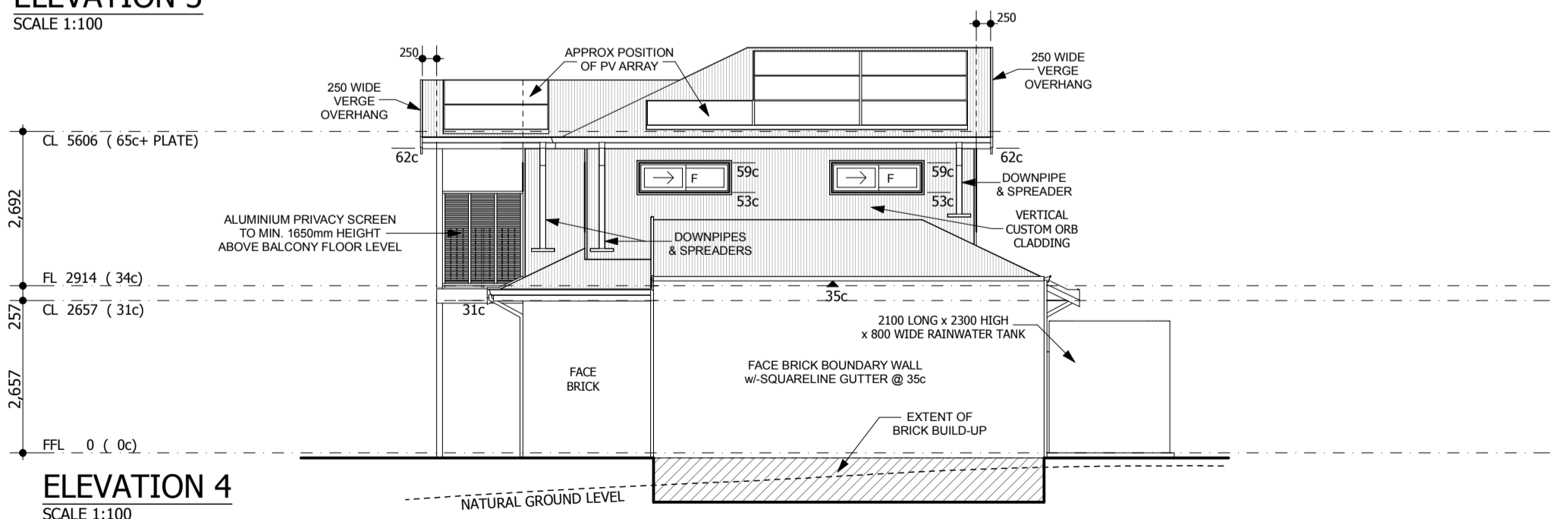
PRIVACY SCREEN DETAIL



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 D LOT 10 (#5) MONTGOMERY STREET BEACONSFIELD

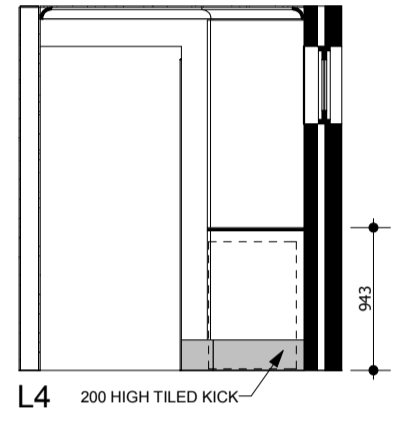
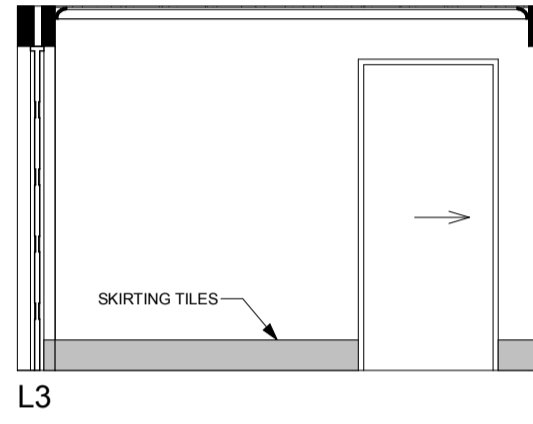
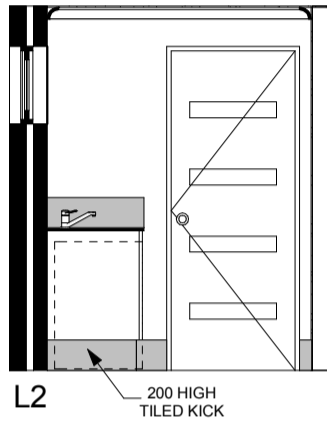
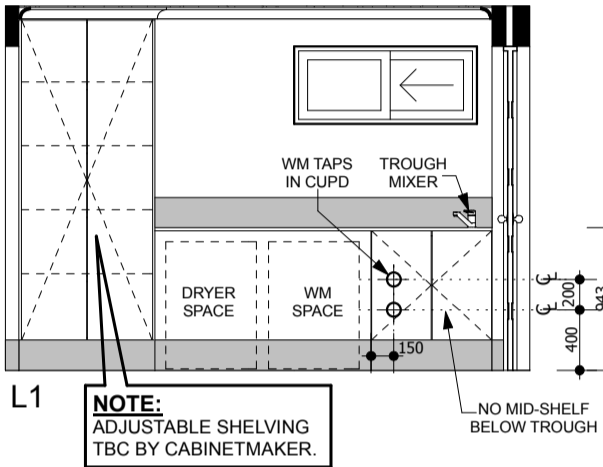
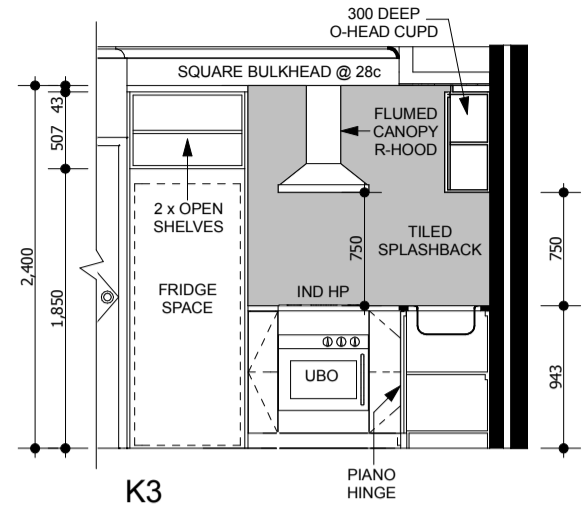
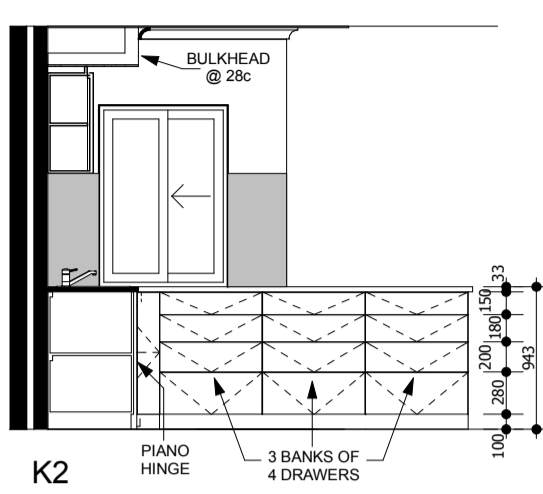
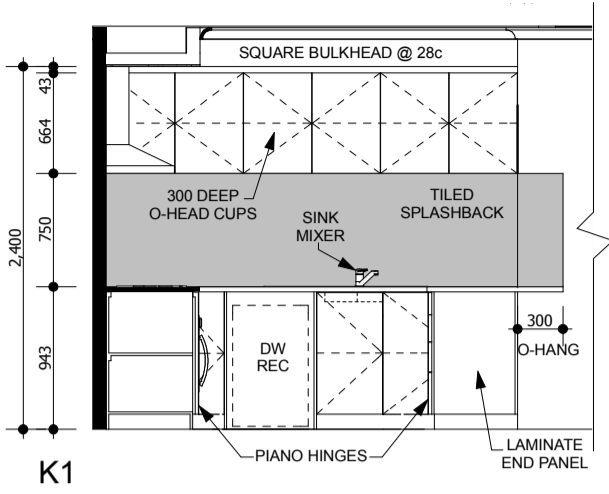
CONTRACT INITIALS:
CLIENT:
CLIENT:
BUILDER:
DATE:

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P	DOUBLE GLAZING REMOVED.	JS 15-09-2021
R	CONTRACT VARIATION ORDER #015.	JS 19-01-2022

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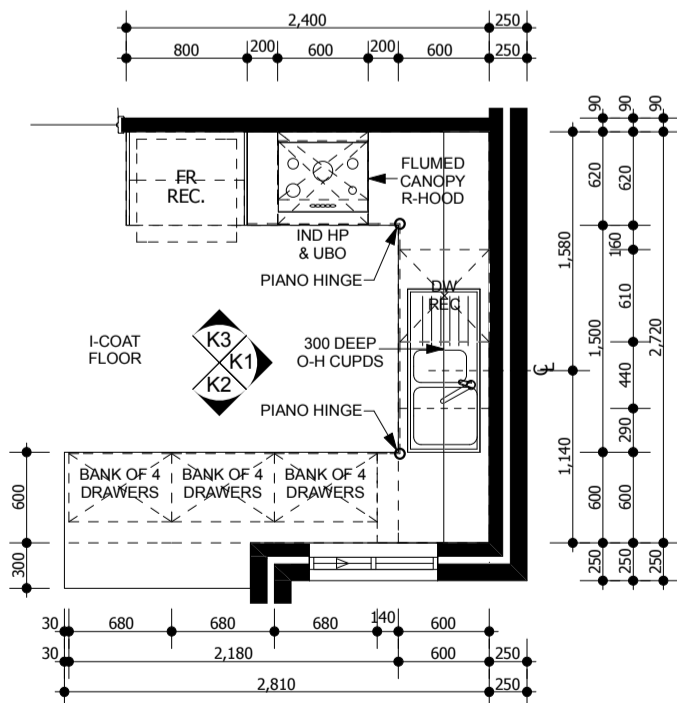
DRAWING SIZE: **A3**
JOB NO: J0419D
SHEET NO: 4 OF 15
DATE: 19-01-2022
REVISION NO: R

CABINETMAKER NOTE:
LIGHTS TO UNDERSIDE OF OVERHEAD CUPBOARDS IN KITCHEN
- REFER TO ELECTRICAL LAYOUT.



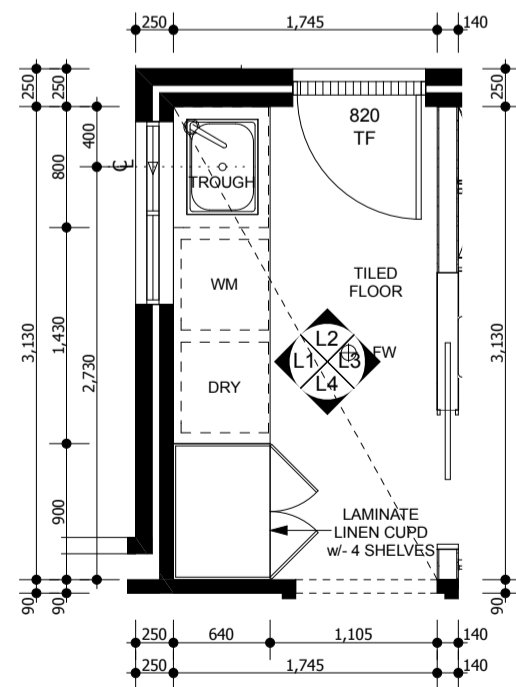
NOTE:
DROPPED CEILING @ 28c TO LAUNDRY.

CABINETMAKER NOTE:
LIGHTS TO UNDERSIDE OF OVERHEAD CUPBOARDS IN KITCHEN
- REFER TO ELECTRICAL LAYOUT.



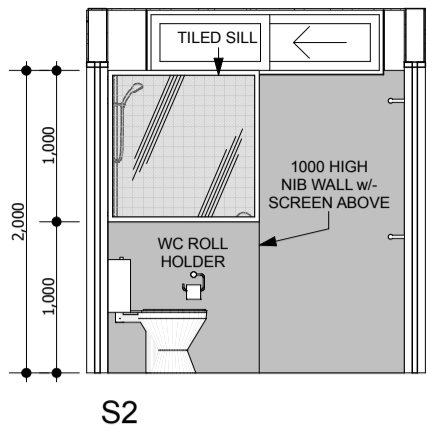
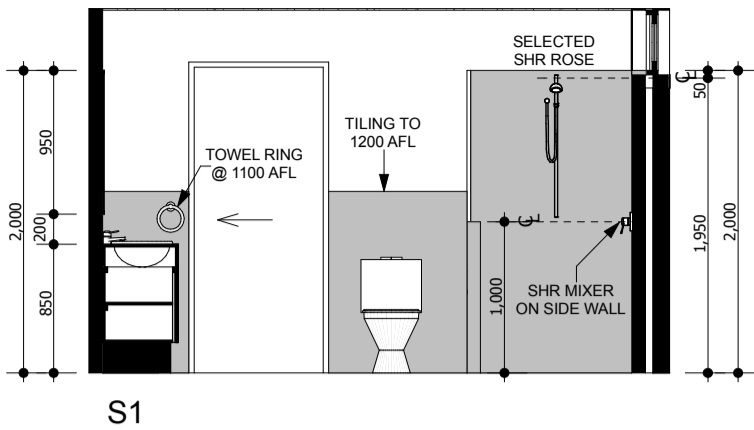
KITCHEN PLAN
SCALE 1: 50

NOTE:
DROPPED CEILING @ 28c TO LAUNDRY.



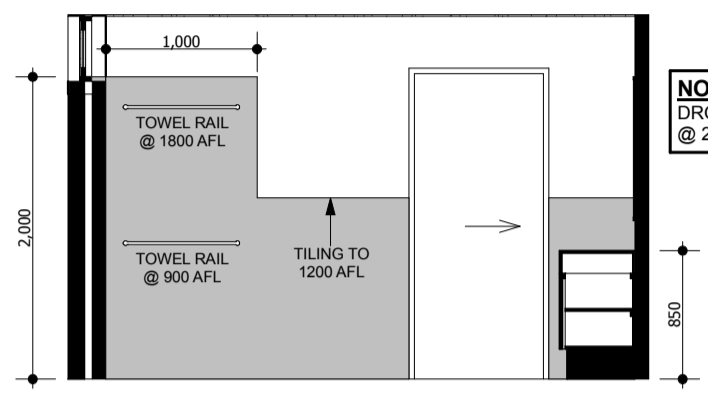
LAUNDRY PLAN
SCALE 1: 50

DRAWING REVISION RECORD		
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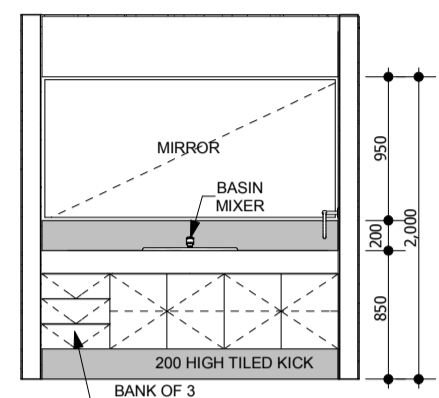


S1

S2

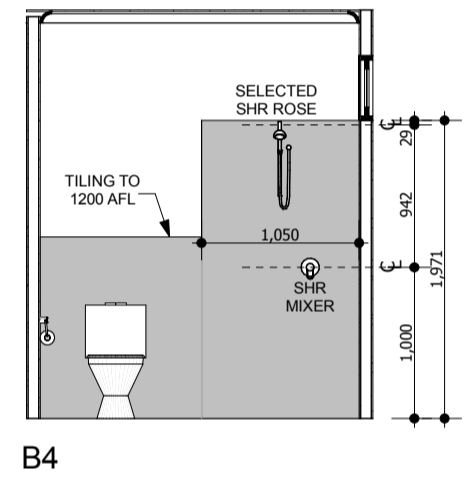
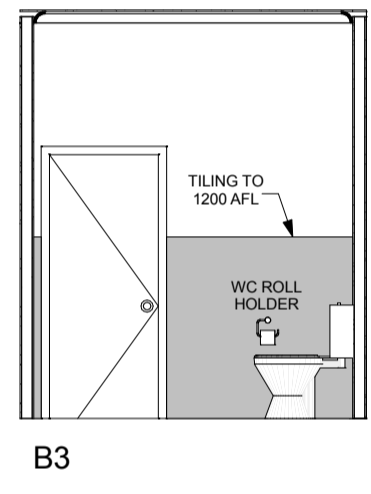
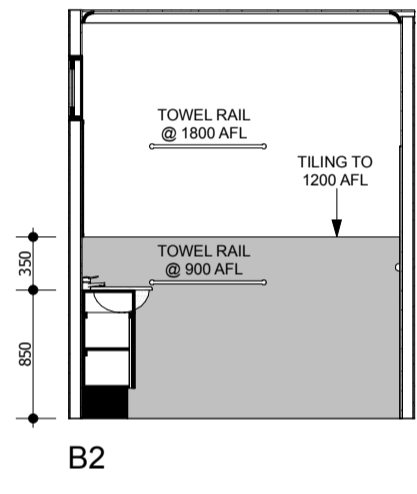
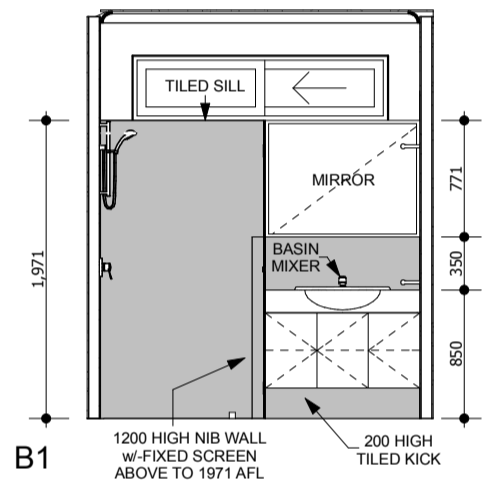


NOTE:
DROPPED SQUARE SET CEILING
@ 28c TO SEMI ENSUITE.



S3

S4



B1

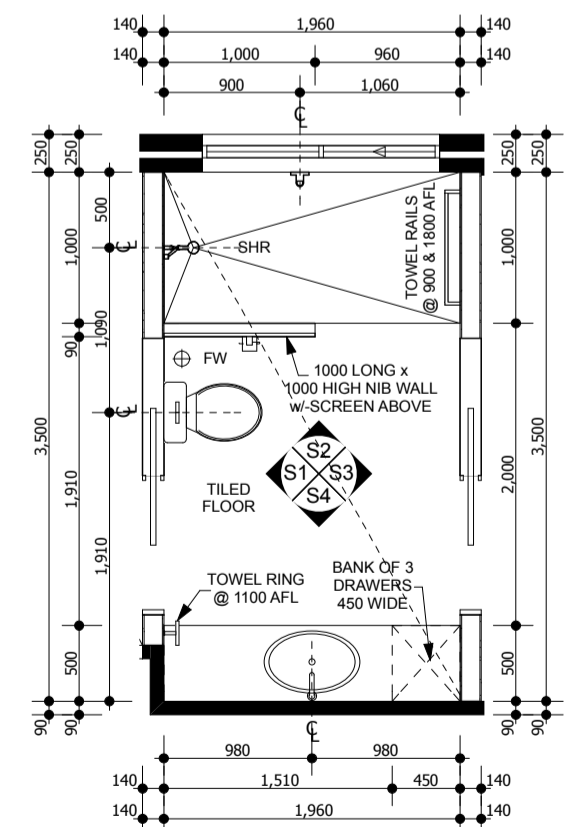
B2

B3

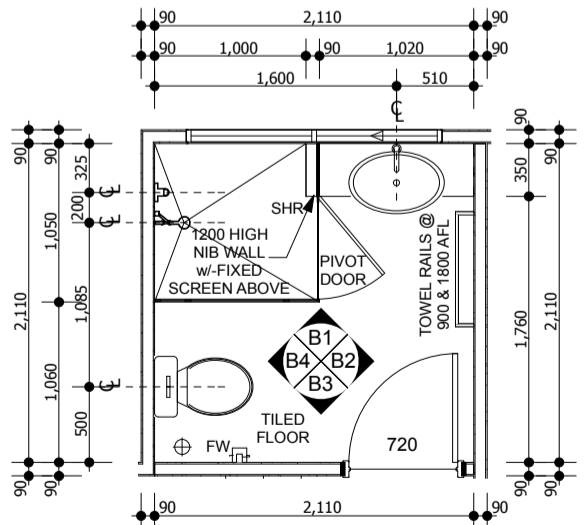
B4

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

NOTE:
INSTALL OWNER SUPPLIED SOAP SHELVES
TO SEMI-ENSUITE & BATHROOM
TO BE POSITIONED AT TILING MEETING.



SEMI ENSUITE PLAN
SCALE 1: 50



BATHROOM PLAN
SCALE 1: 50

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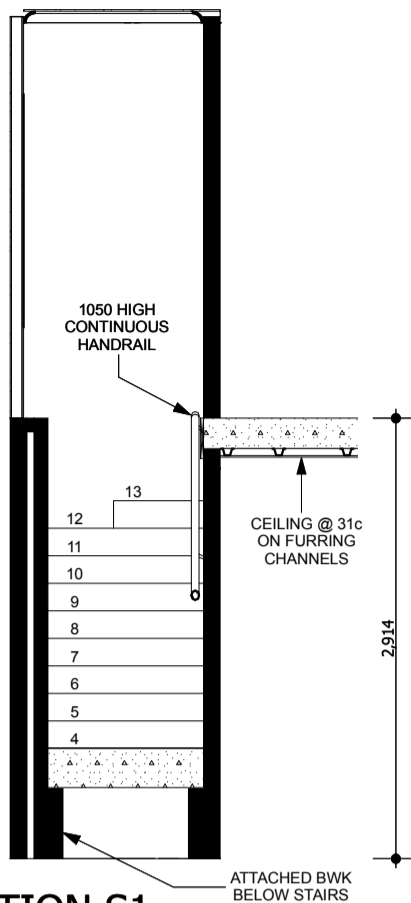
CLIENT:
THE GREEN SWING Pty Ltd
SITE ADDRESS:
**UNIT D
LOT 10 (#5)
MONTGOMERY STREET
BEACONSFIELD**

CONTRACT INITIALS:
CLIENT:
CLIENT:
BUILDER:
DATE:

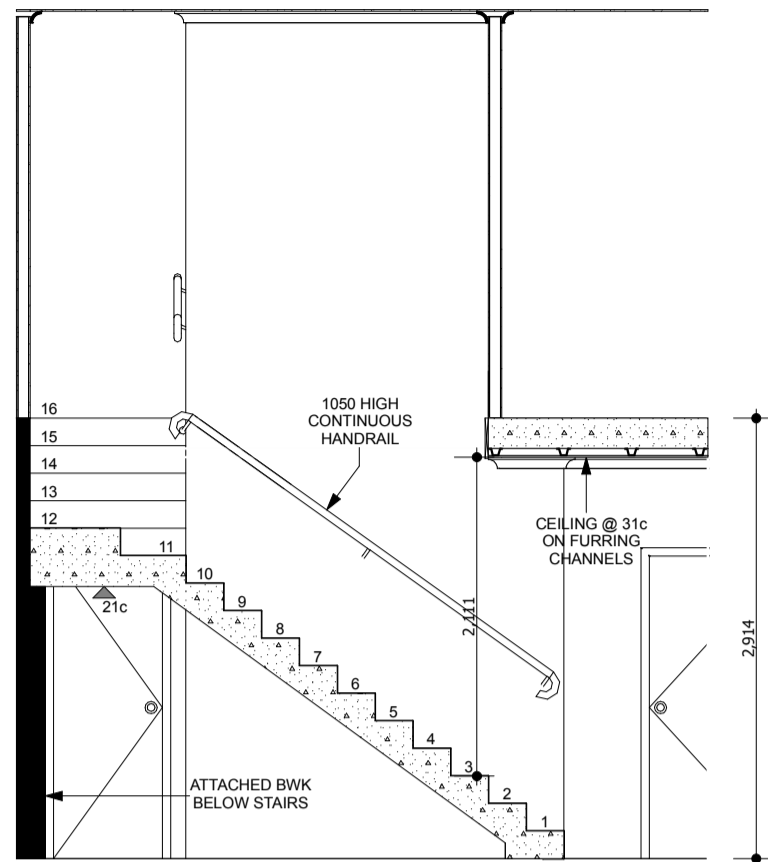
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R	CONTRACT VARIATION ORDER #015.	JS 19-01-2022

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DRAWING SIZE: **A3**
JOB NO: J0419D
SHEET NO: 6 OF 15
DATE: 19-01-2022
REVISION NO: R

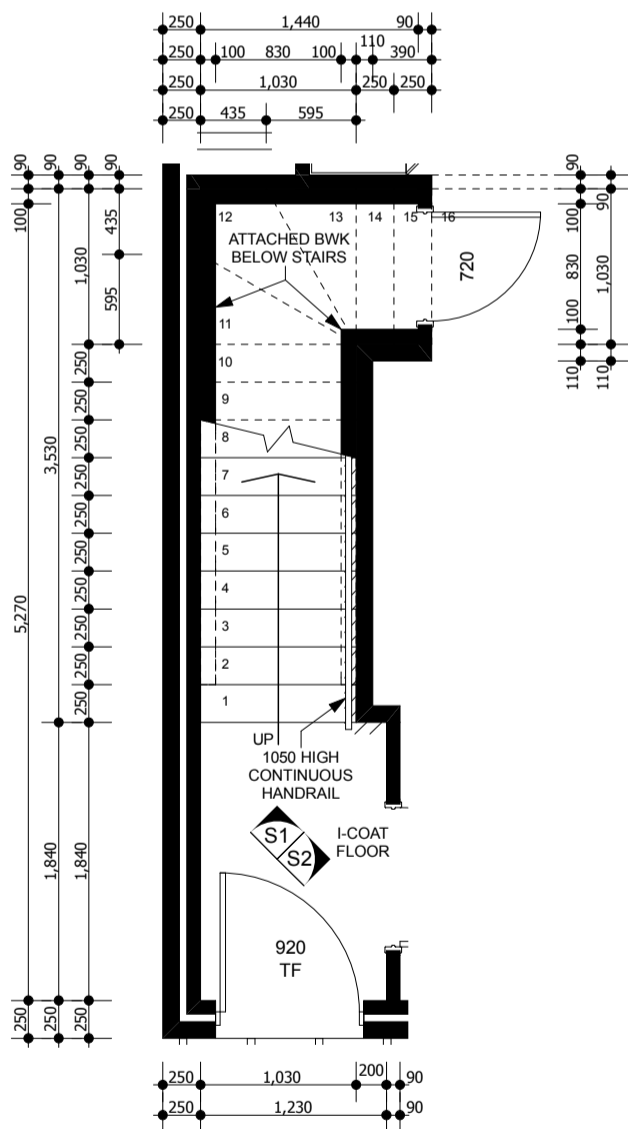


ELEVATION S1
SCALE 1: 50



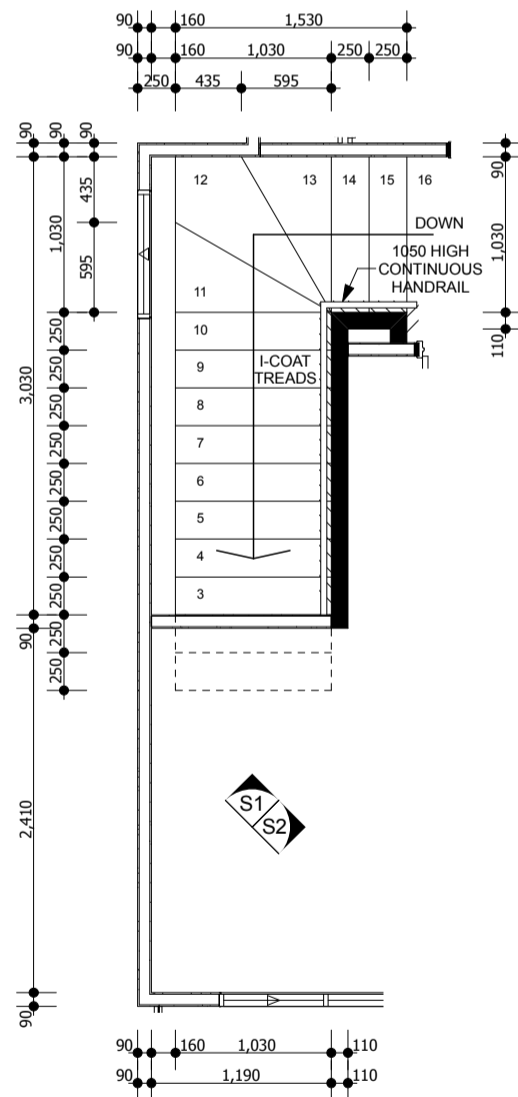
ELEVATION S2
SCALE 1: 50

GOINGS = 250mm
RISERS = 182.12mm



**GROUND FLOOR
STAIR LAYOUT**
SCALE 1: 50

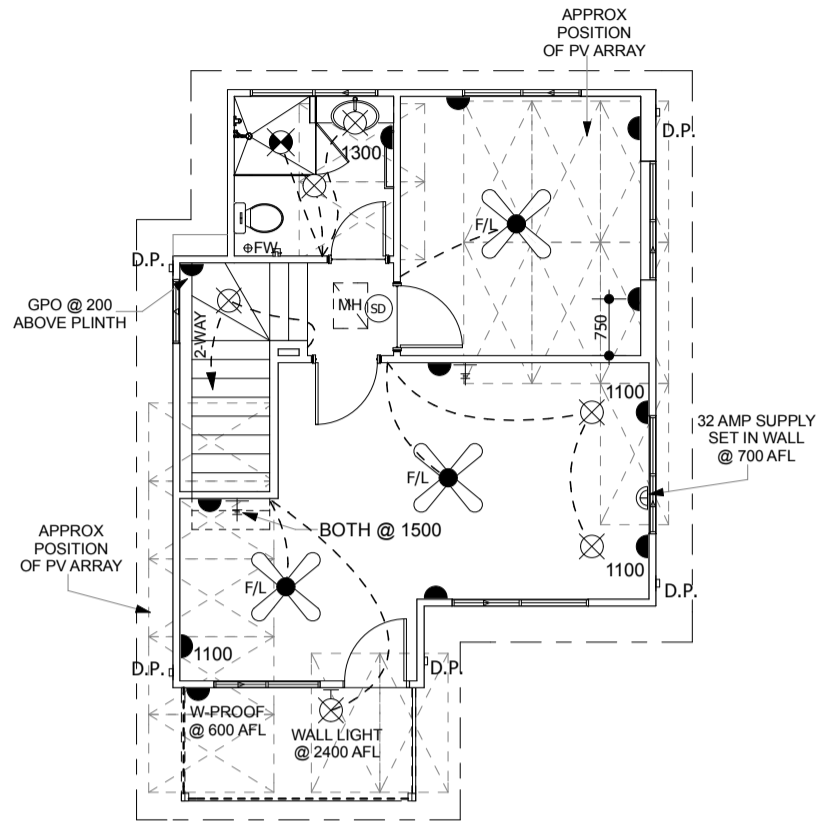
GOINGS = 250mm
RISERS = 182.12mm



**UPPER FLOOR
STAIR LAYOUT**
SCALE 1: 50

DRAWING REVISION RECORD		
No	DESCRIPTION	BY DATE
J	AMENDMENTS TO CONTRACT DRAWINGS.	JS 12-02-2021
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ELECTRICAL LEGEND	
⊗SD	HARD WIRED SMOKE DETECTOR
⊗	CEILING MOUNTED BAYONET LIGHT
⊗	WALL MOUNTED LIGHT
⊗ ^{DN}	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
⊗F/L	COMBINATION FAN/LIGHT (FLUMED TO EXTERNAL AIR, WITH DRAUGHT EXCLUDER)
—	1200 SINGLE FLUORESCENT
—	1200 DOUBLE FLUORESCENT
—	600 SINGLE FLUORESCENT
—	600 DOUBLE FLUORESCENT
2WS	2 WAY SWITCH
⊗	PARAFLOOD
⊗MSS	MOTION SENSITIVE SENSOR
⊗MS	MOTION SENSOR & PARAFLOOD
⊗	PLUG BASE POINT
⊗	SINGLE GPO AT 600 (UNLESS NOTED)
⊗	DOUBLE GPO AT 600 (UNLESS NOTED)
⊗	QUAD GPO AT 600 (UNLESS NOTED)
1800 WP	W/P (HEIGHT AS NOTED)
⊗	ISOLATION SWITCH
⊗	TV POINT (FREE TO AIR)
⊗	PHONE POINT
⊗	CONDUIT WITH DRAWWIRE
⊗	CEILING FAN
⊗F/L	CEILING FAN WITH LIGHT
⊗	CAT 6 DATA POINT @ 600 (UNLESS NOTED)



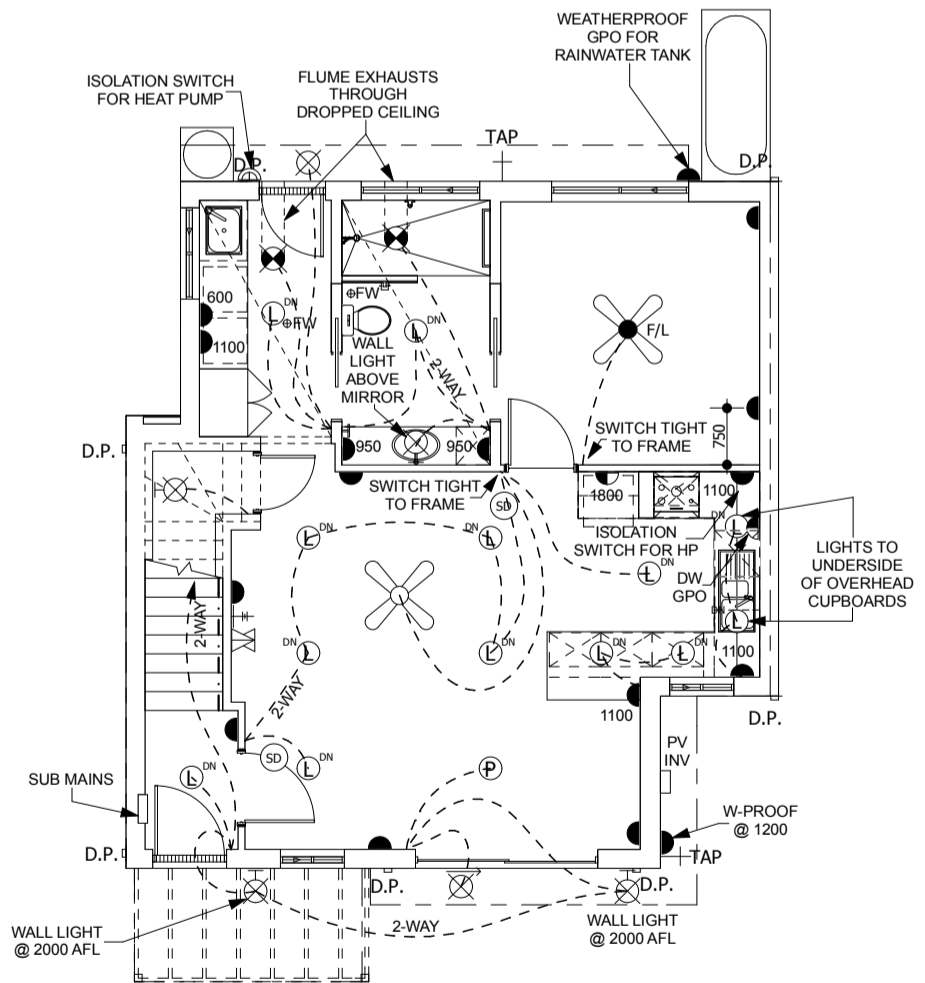
UPPER FLOOR ELECTRICAL
SCALE 1:100

ELECTRICIAN NOTE:
PROVIDE 32 AMP POWER SUPPLY FOR INDUCTION COOKTOP

ELECTRICIAN NOTE:
PROVIDE GPO IN OVERHEAD CUPBOARD FOR RANGEHOOD

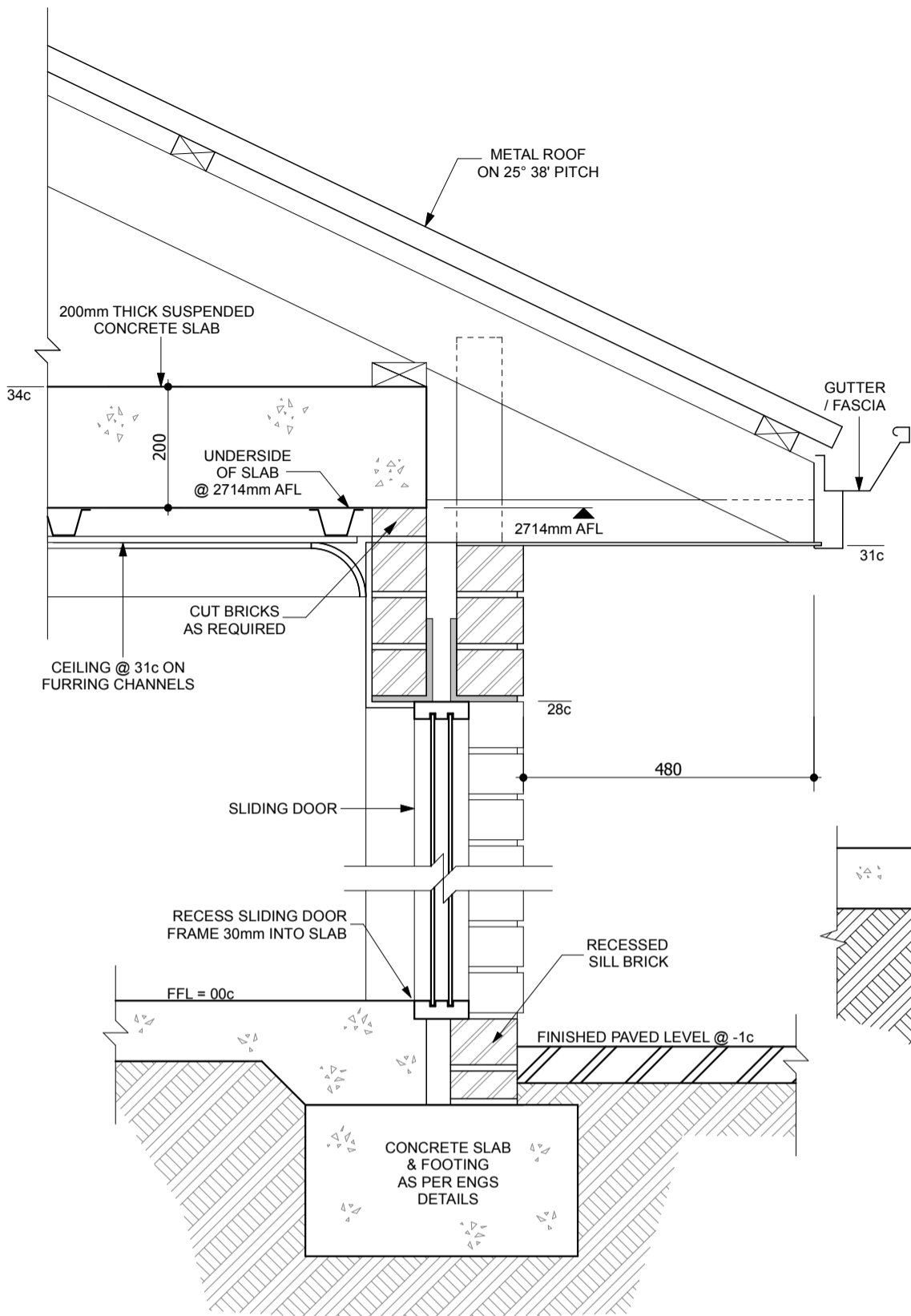
ELECTRICIAN NOTE:
ALL GPO'S TO BE 600mm ABOVE FLOOR LEVEL UNLESS NOTED OTHERWISE

ELECTRICIAN NOTE:
PROVIDE 15 AMP POWER SUPPLY FOR HEAT PUMP

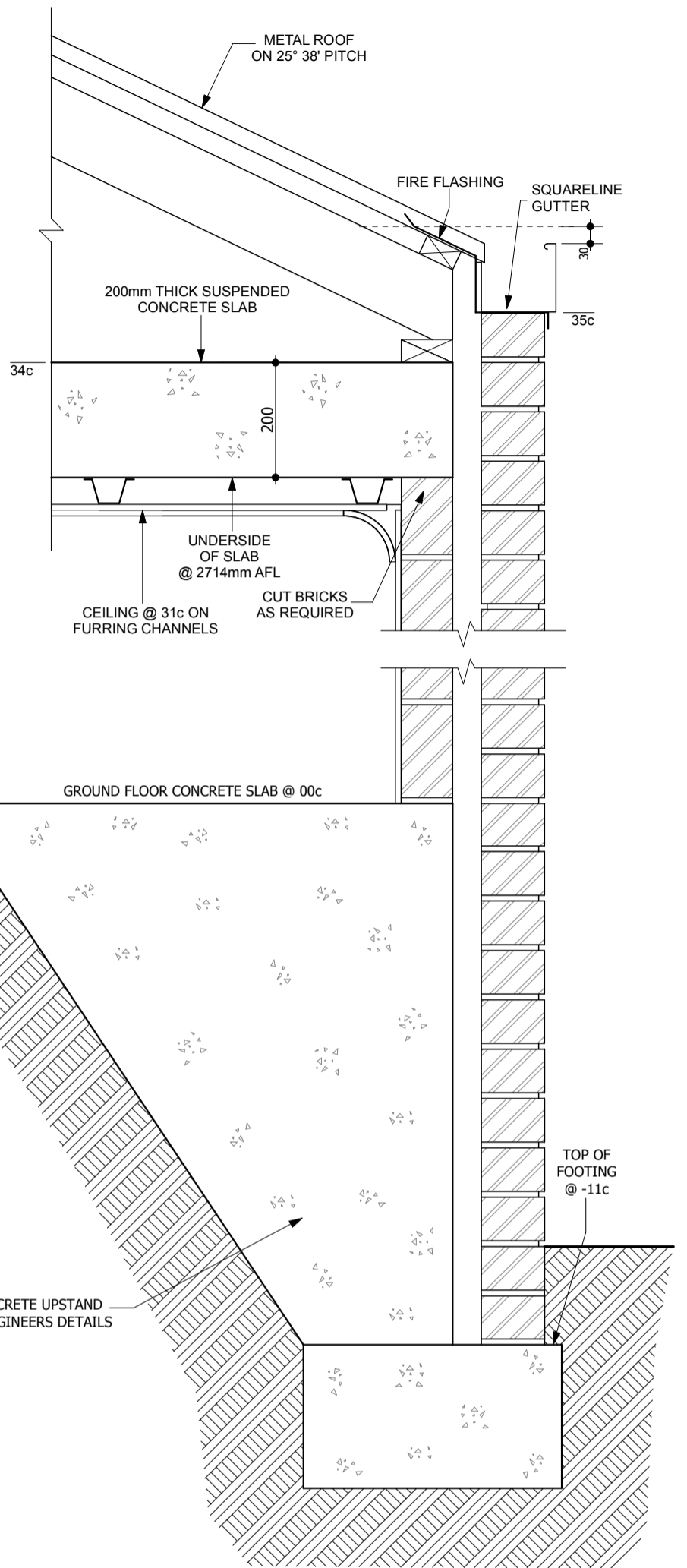


GROUND FLOOR ELECTRICAL
SCALE 1:100

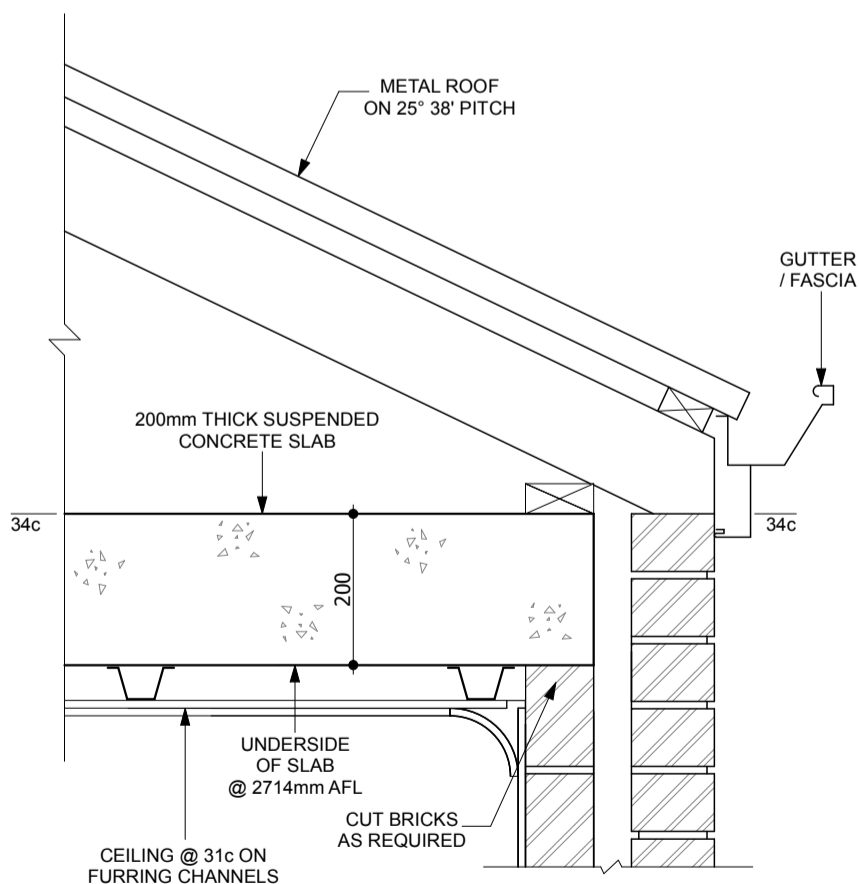
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DETAIL 1 - FOOTING & EAVES ABOVE SLIDING DOOR
SCALE 1: 10

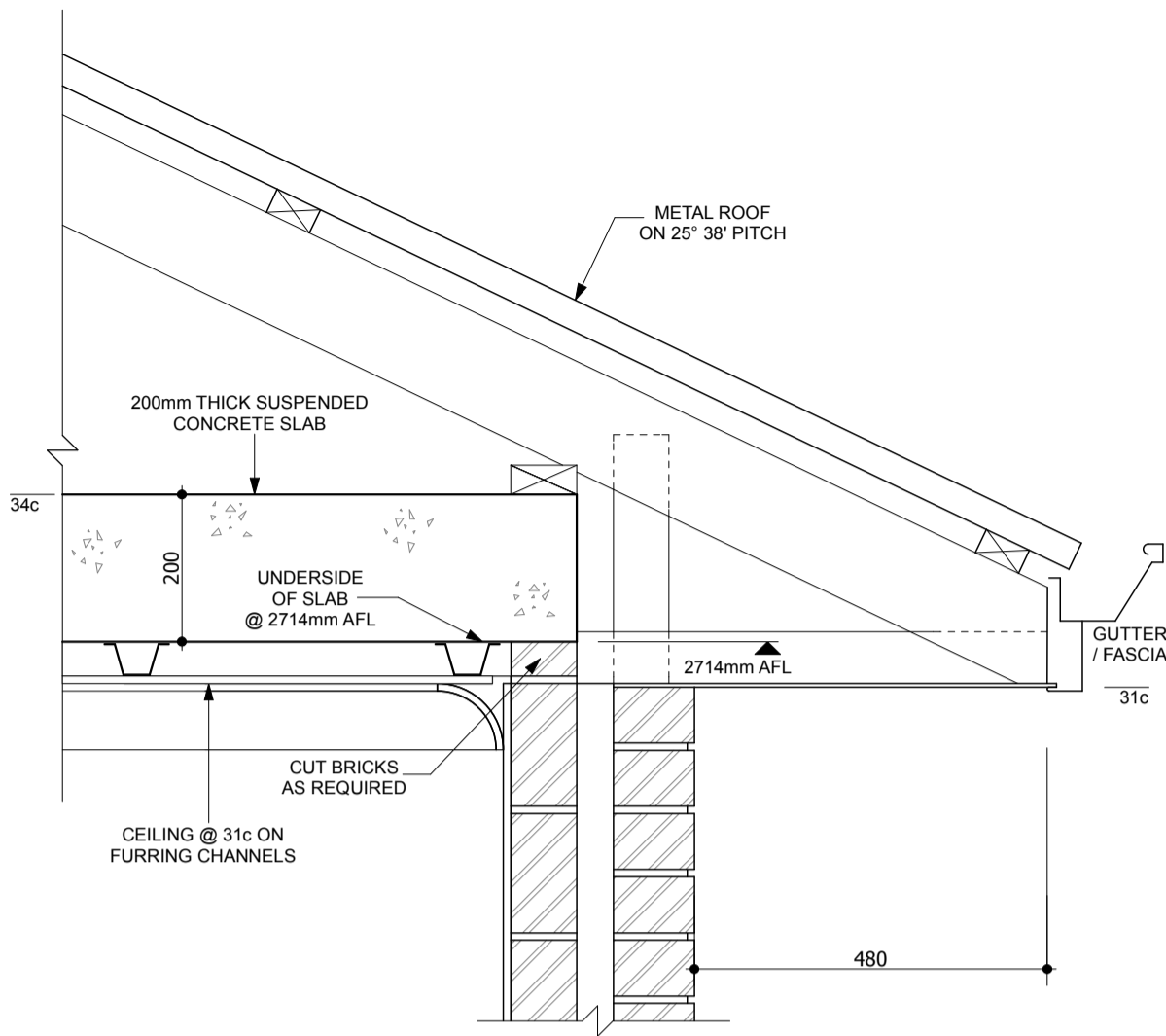


DETAIL 2 - BOUNDARY WALL & BRICK BUILD-UP
SCALE 1: 10

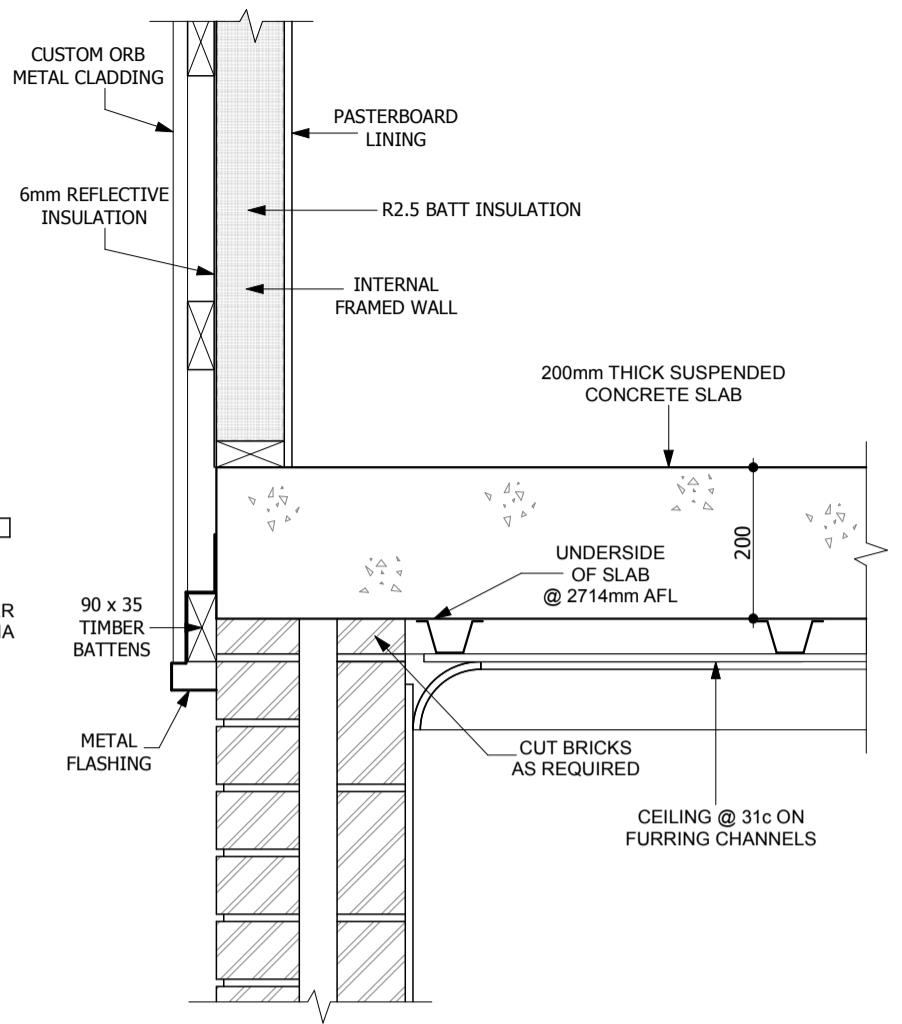


DETAIL 3 - EXTERNAL WALL NO EAVES
SCALE 1: 10

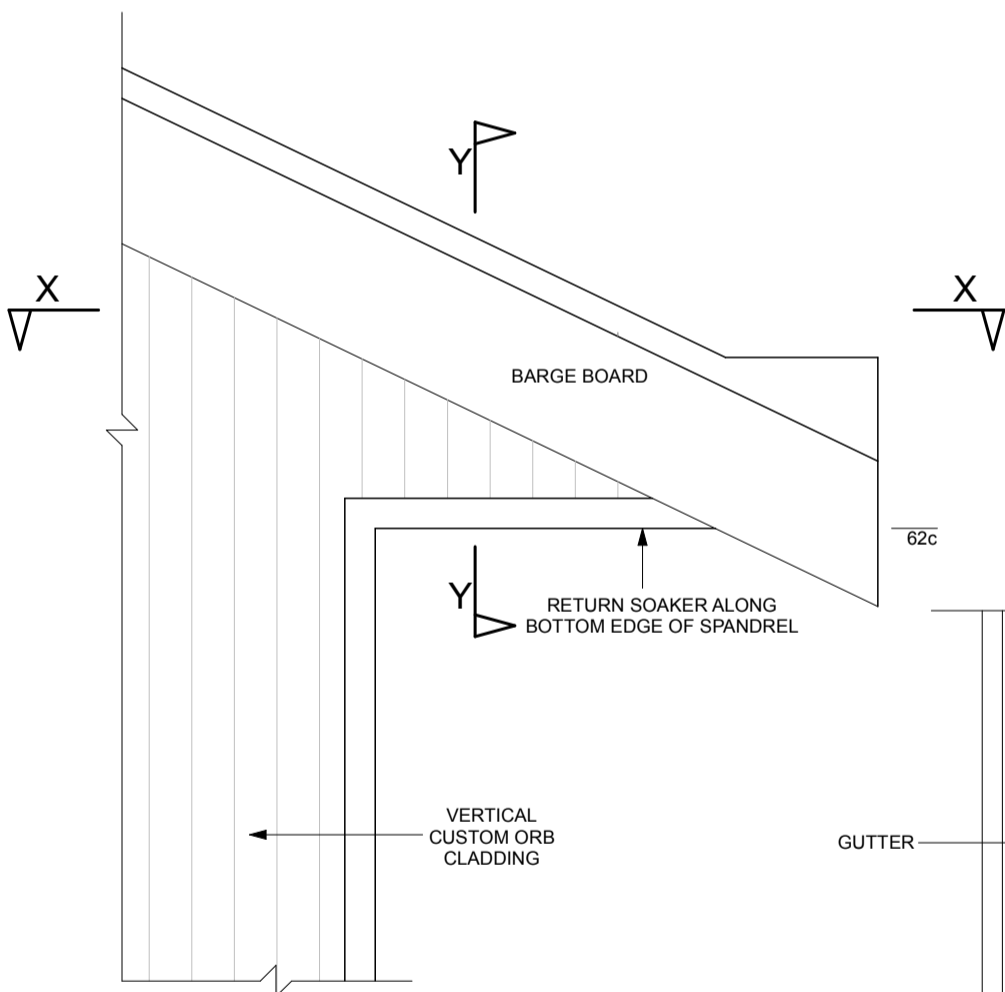
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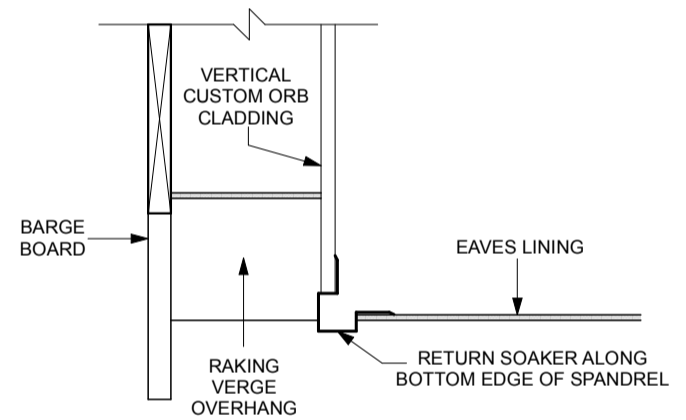
DETAIL 4 - BOXED & LINED EAVES
SCALE 1: 10



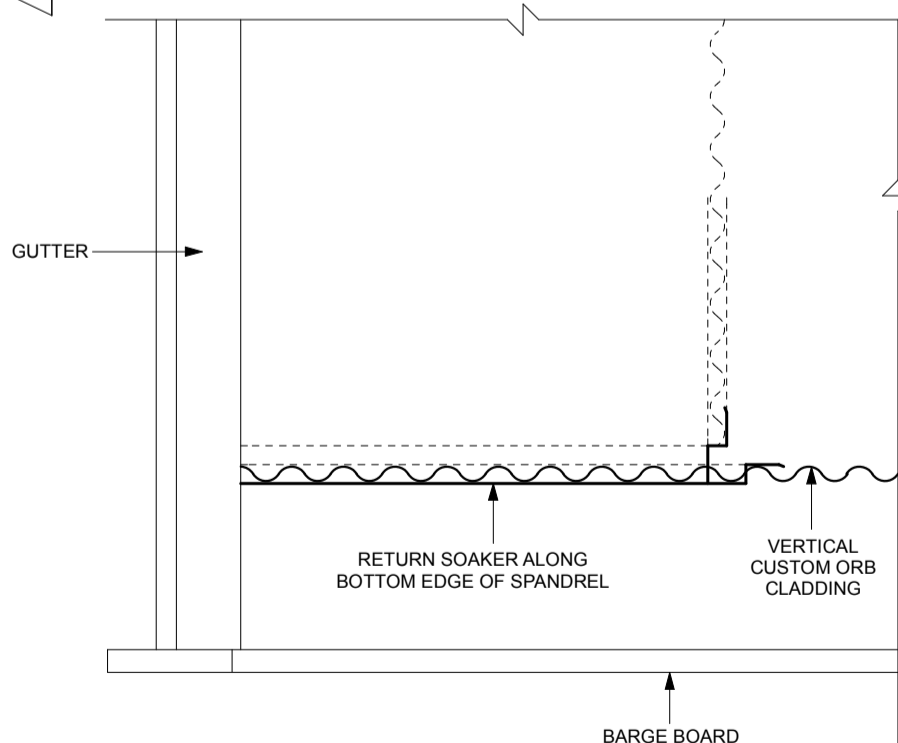
DETAIL 5 - EXTERNAL WALL w/- FRAMED WALL ABOVE
SCALE 1: 10



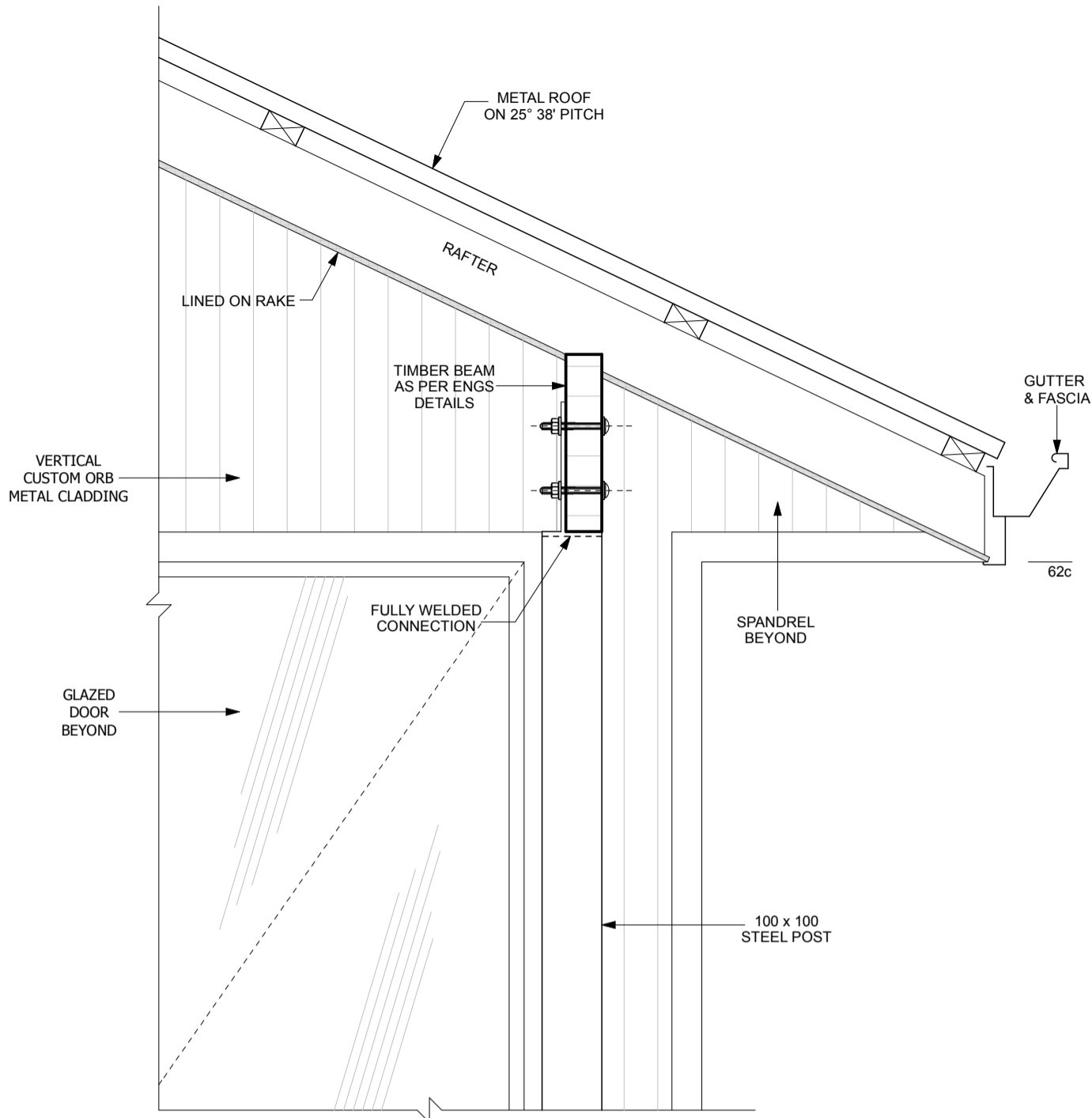
DETAIL 6 - SPANDREL w/- COLORBOND CLADDING
SCALE 1: 10



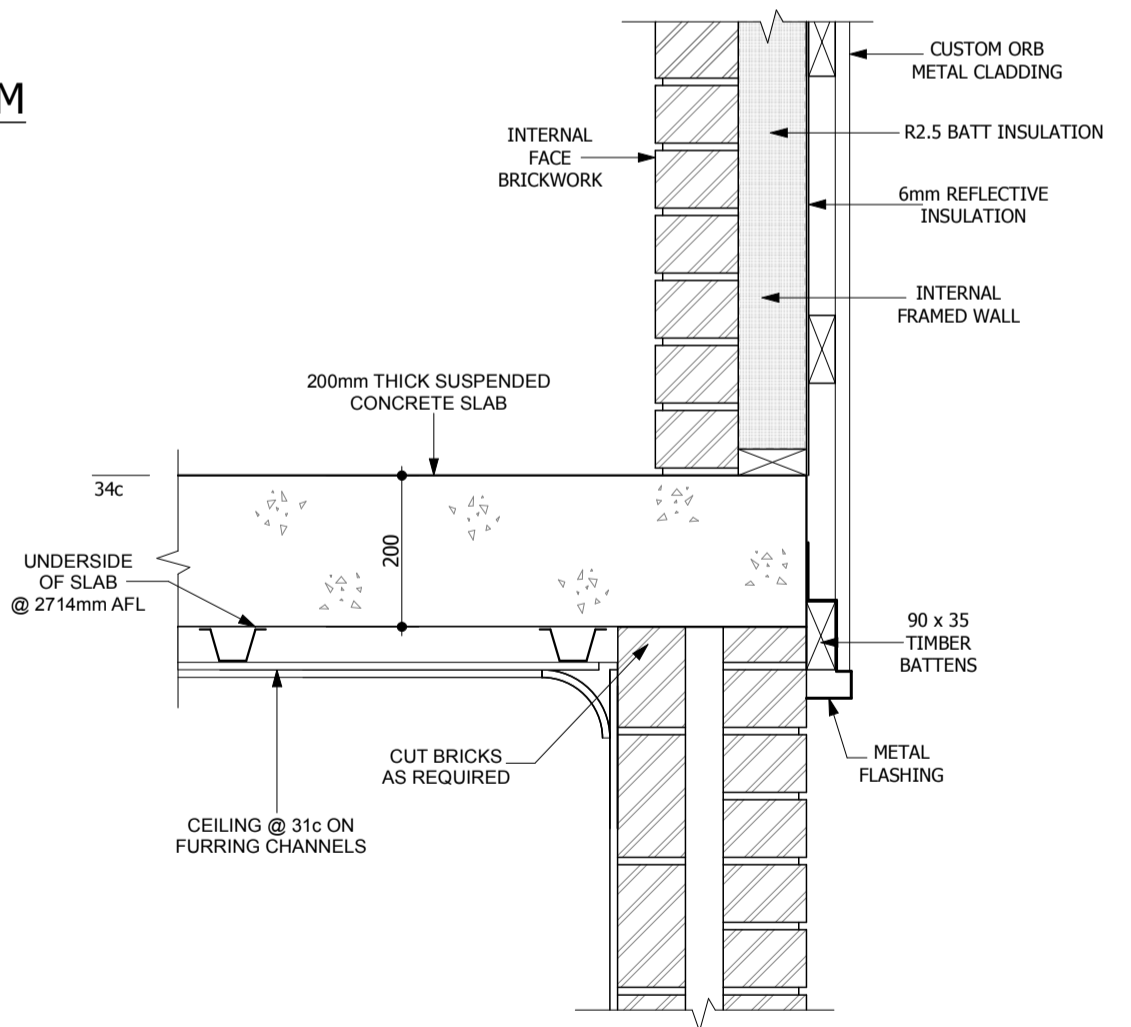
SECTION VIEW Y-Y
SCALE 1: 10



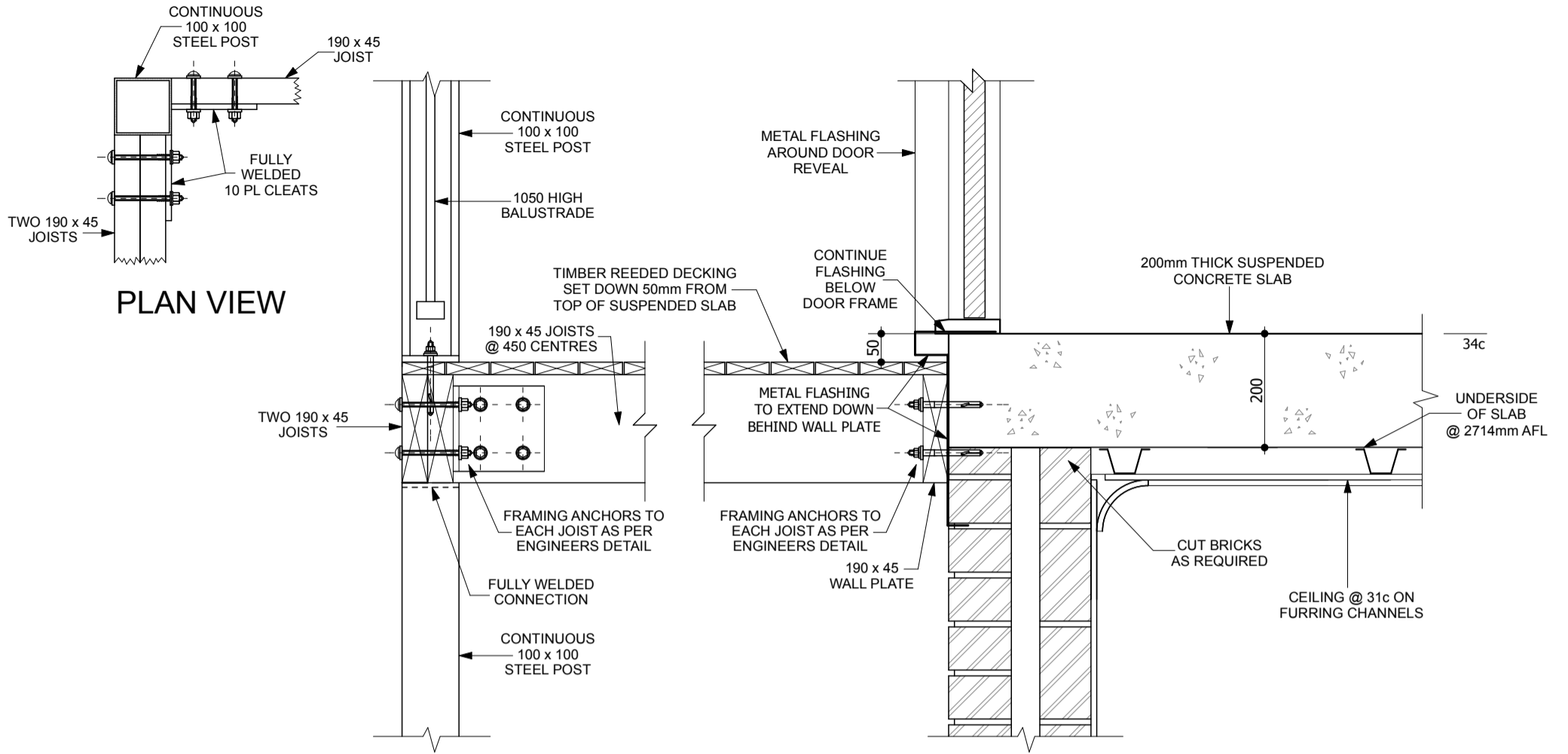
PLAN VIEW X-X
SCALE 1: 10



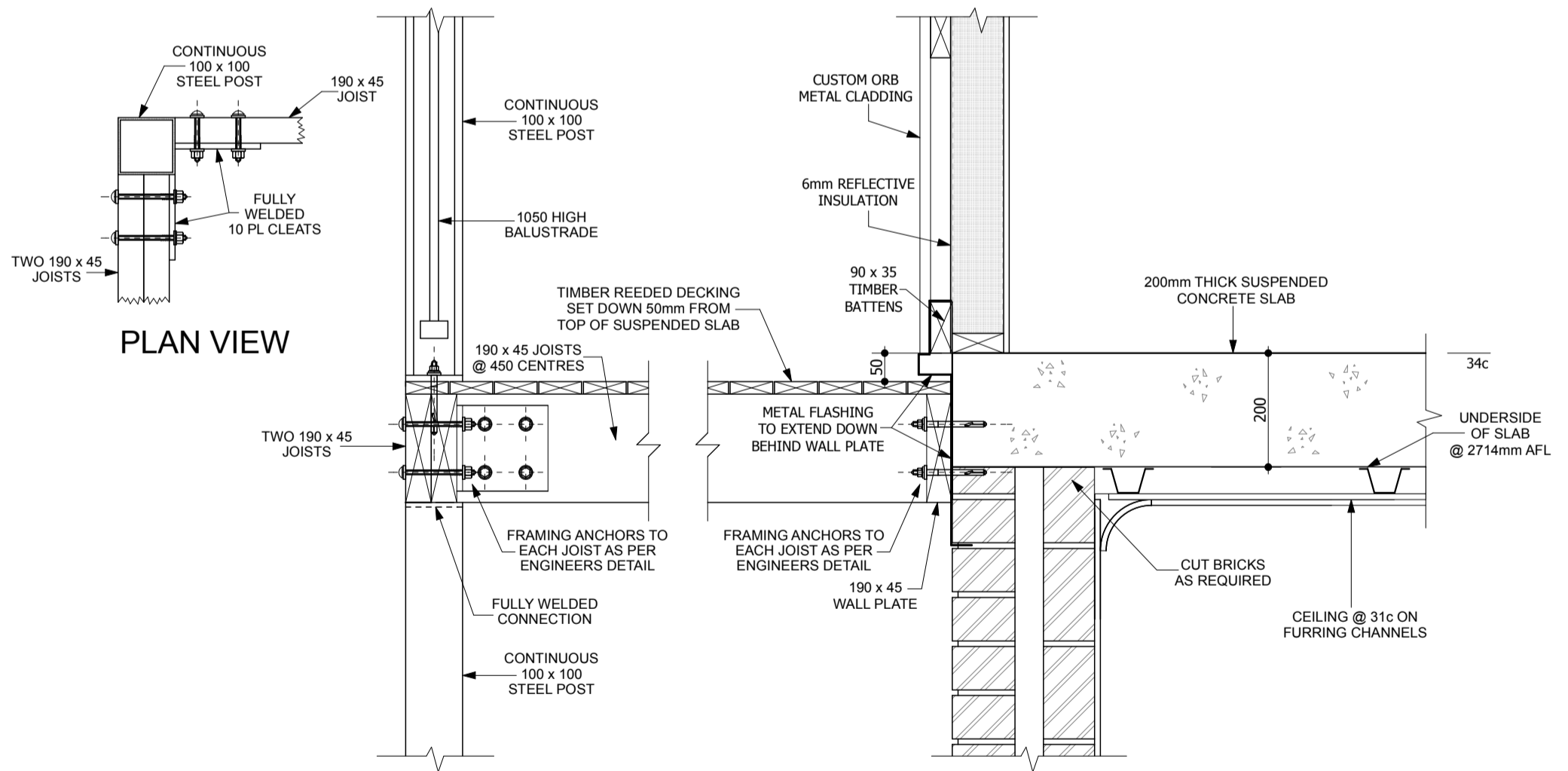
DETAIL 7 - BALCONY POST & BEAM
SCALE 1: 10



DETAIL 8 - EXTERNAL WALL JUNCTION WITH INTERNAL FACE BRICK ABOVE
SCALE 1: 10

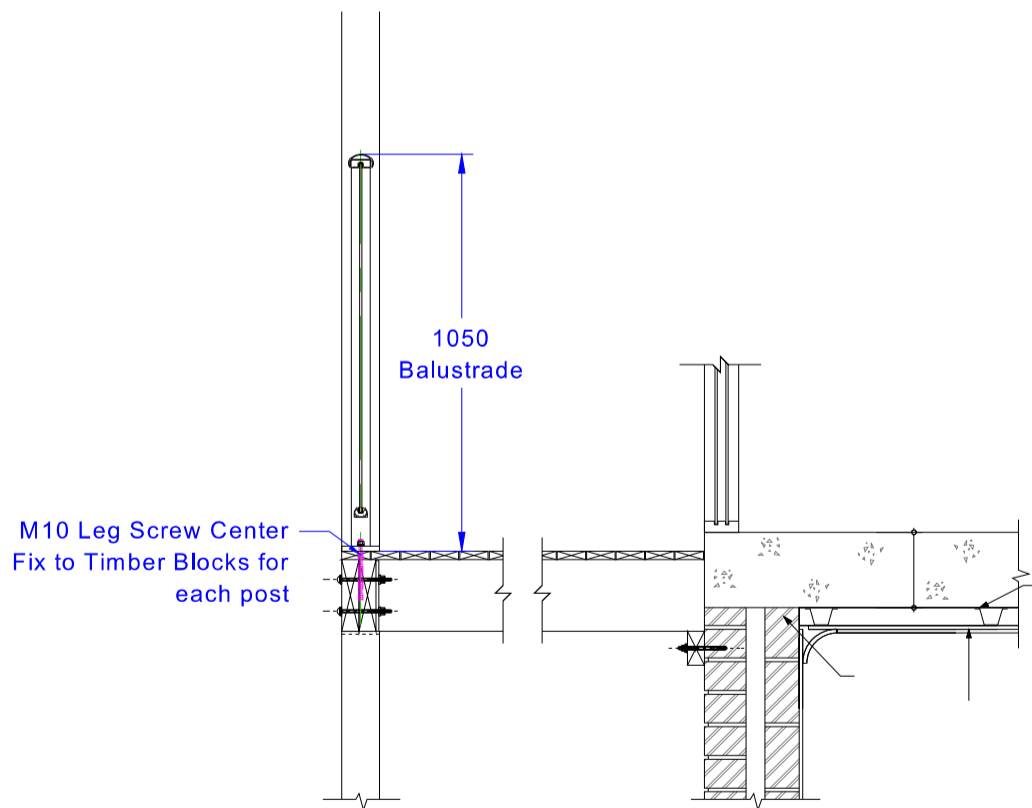
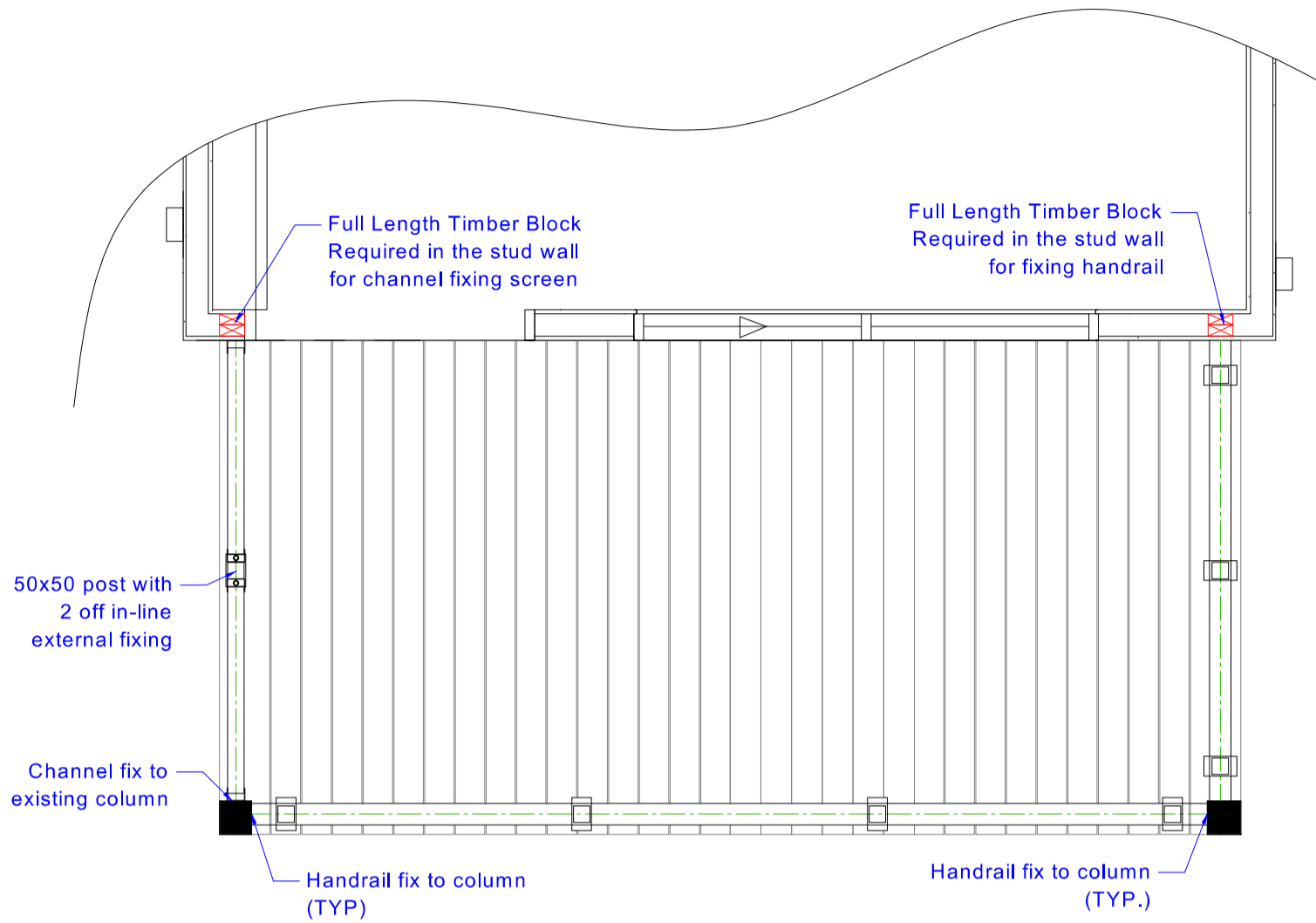


DETAIL 9 - BALCONY FLASHING BELOW DOOR
SCALE 1: 10

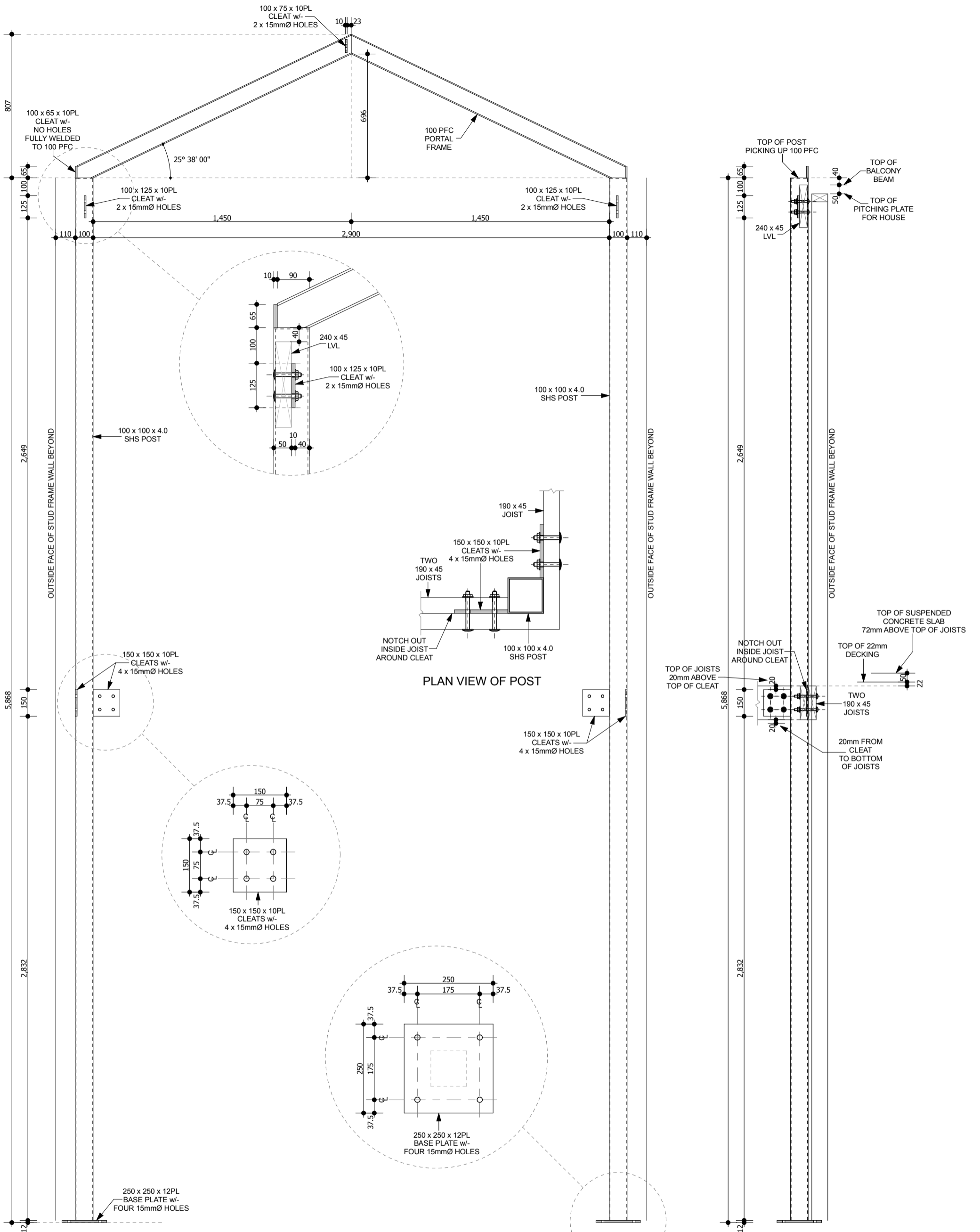


DETAIL 10 - BALCONY FLASHING BELOW WINDOW
SCALE 1: 10

DRAWING REVISION RECORD		
No	DESCRIPTION	BY DATE
J	AMENDMENTS TO CONTRACT DRAWINGS.	JS 12-02-2021
K	CONTRACT VARIATION ORDER #004.	JS 10-03-2021
L	TEA MAKING FACILITIES REMOVED.	JS 01-04-2021
M	TEA MAKING FACILITIES REINSTALLED.	JS 14-04-2021
N	CONTRACT VARIATION ORDER #007.	JS 29-04-2021
P	DOUBLE GLAZING REMOVED.	JS 15-09-2021
R	CONTRACT VARIATION ORDER #015.	JS 19-01-2022

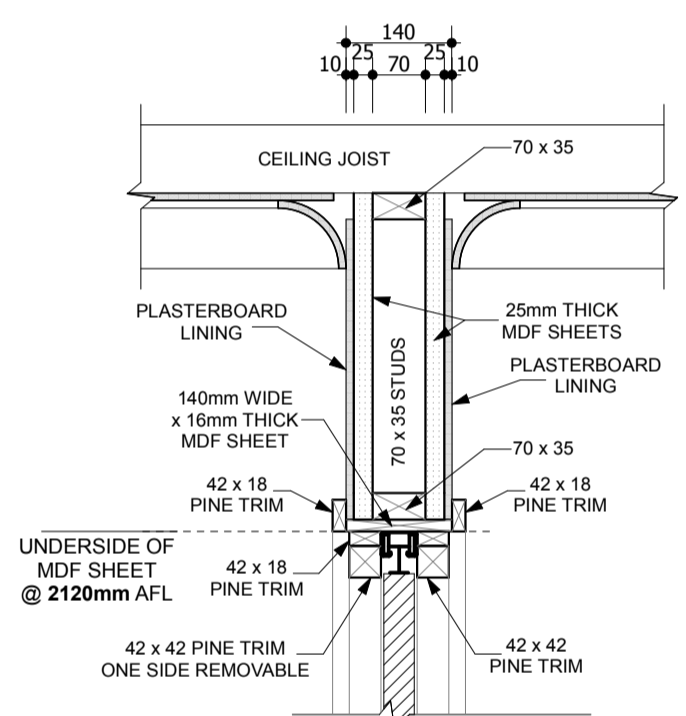
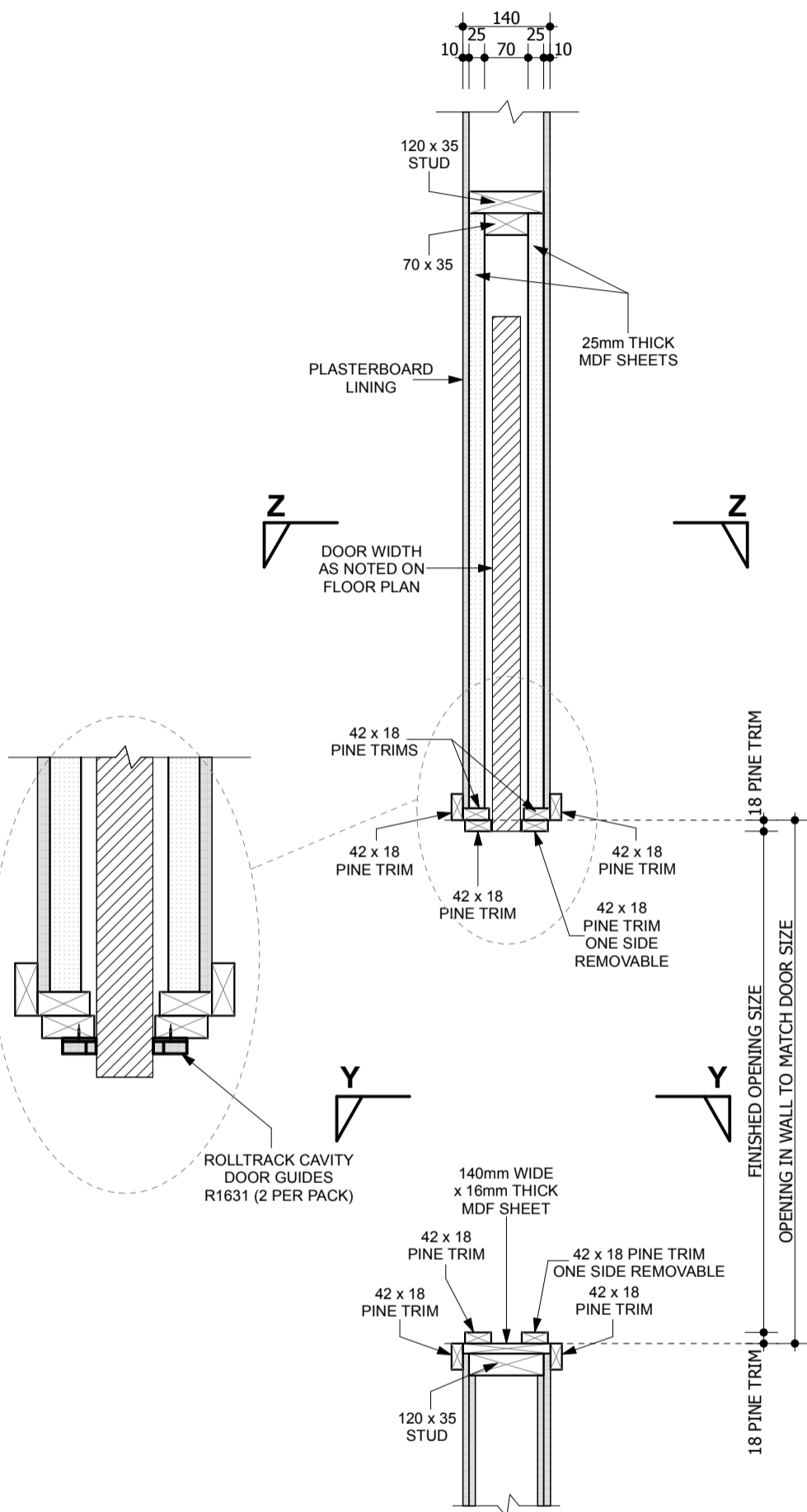


DRAWING REVISION RECORD		
No	DESCRIPTION	BY DATE
J	AMENDMENTS TO CONTRACT DRAWINGS.	JS 12-02-2021
K	CONTRACT VARIATION ORDER #004.	JS 10-03-2021
L	TEA MAKING FACILITIES REMOVED.	JS 01-04-2021
M	TEA MAKING FACILITIES REINSTALLED.	JS 14-04-2021
N	CONTRACT VARIATION ORDER #007.	JS 29-04-2021
P	DOUBLE GLAZING REMOVED.	JS 15-09-2021
R	CONTRACT VARIATION ORDER #015.	JS 19-01-2022

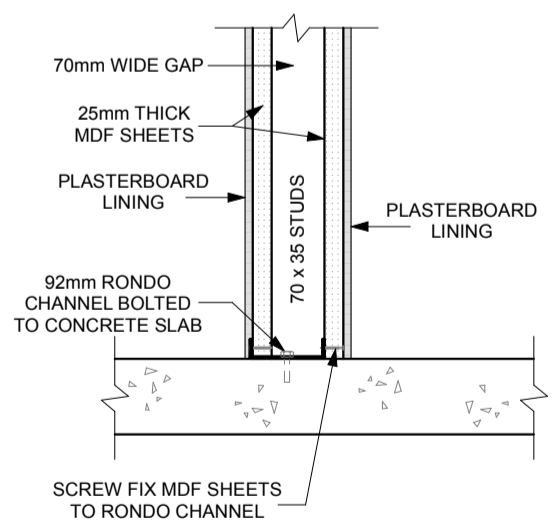


BALCONY PORTAL FRAME DETAIL
SCALE 1: 20

DRAWING REVISION RECORD		
No	DESCRIPTION	BY DATE
J	AMENDMENTS TO CONTRACT DRAWINGS.	JS 12-02-2021
K	CONTRACT VARIATION ORDER #004.	JS 10-03-2021
L	TEA MAKING FACILITIES REMOVED.	JS 01-04-2021
M	TEA MAKING FACILITIES REINSTALLED.	JS 14-04-2021
N	CONTRACT VARIATION ORDER #007.	JS 29-04-2021
P	DOUBLE GLAZING REMOVED.	JS 15-09-2021
R	CONTRACT VARIATION ORDER #015.	JS 19-01-2022



HEAD SECTION VIEW Y-Y OVER OPENING



SILL SECTION VIEW Z-Z

PLAN VIEW

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

DRAWING REVISION RECORD		
No	DESCRIPTION	BY DATE
J	AMENDMENTS TO CONTRACT DRAWINGS.	JS 12-02-2021
K	CONTRACT VARIATION ORDER #004.	JS 10-03-2021
L	TEA MAKING FACILITIES REMOVED.	JS 01-04-2021
M	TEA MAKING FACILITIES REINSTALLED.	JS 14-04-2021
N	CONTRACT VARIATION ORDER #007.	JS 29-04-2021
P	DOUBLE GLAZING REMOVED.	JS 15-09-2021
R	CONTRACT VARIATION ORDER #015.	JS 19-01-2022