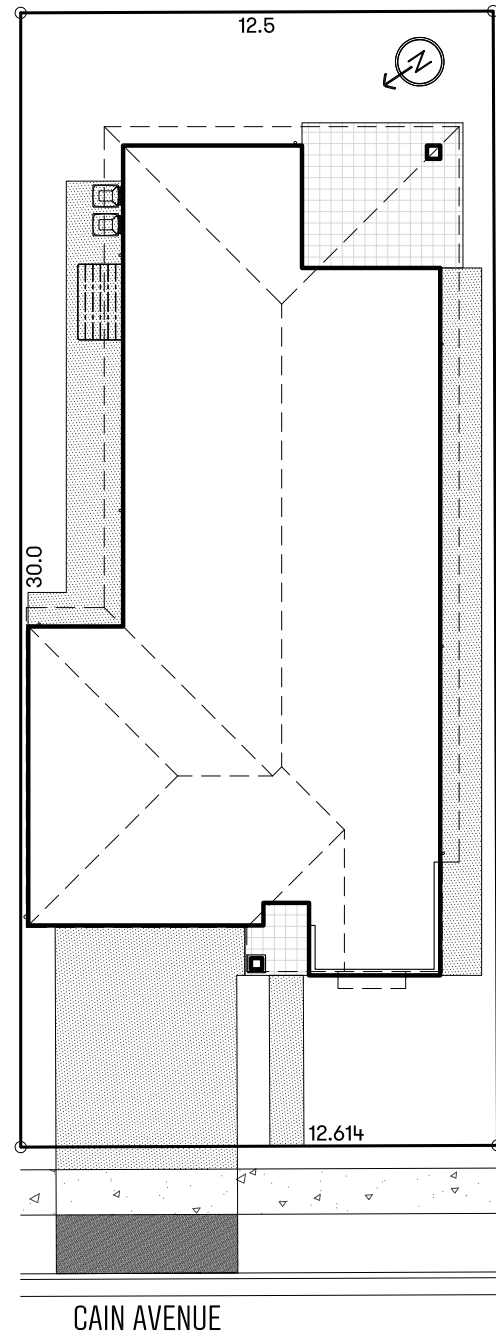


NOTE: WHILE ALL CARE IS TAKEN IN THE SITING OF THIS HOME, IT MAY VARY DUE TO ESTATE COVENANT, LOCAL COUNCIL, STATE GOVERNMENT, NSW HOUSING CODE, ENERGY EFFICIENCY REQUIREMENTS, SITE AND SOIL CONDITIONS AND THE APPROVAL OF ANY BOUNDARY RELAXATIONS REQUIRED.

NOTE: EXTENT AND LOCATION OF RETAINING WALLS TO BE DETERMINED UPON RECEIPT OF SITE INVESTIGATION REPORT.



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DESIGN  
**MULBERRY 200 - F3.1**

CLIENT  
 -  
 LOT 2025 CAIN AVENUE  
 DREAMSCAPE ESTATE  
 GREGORY HILLS

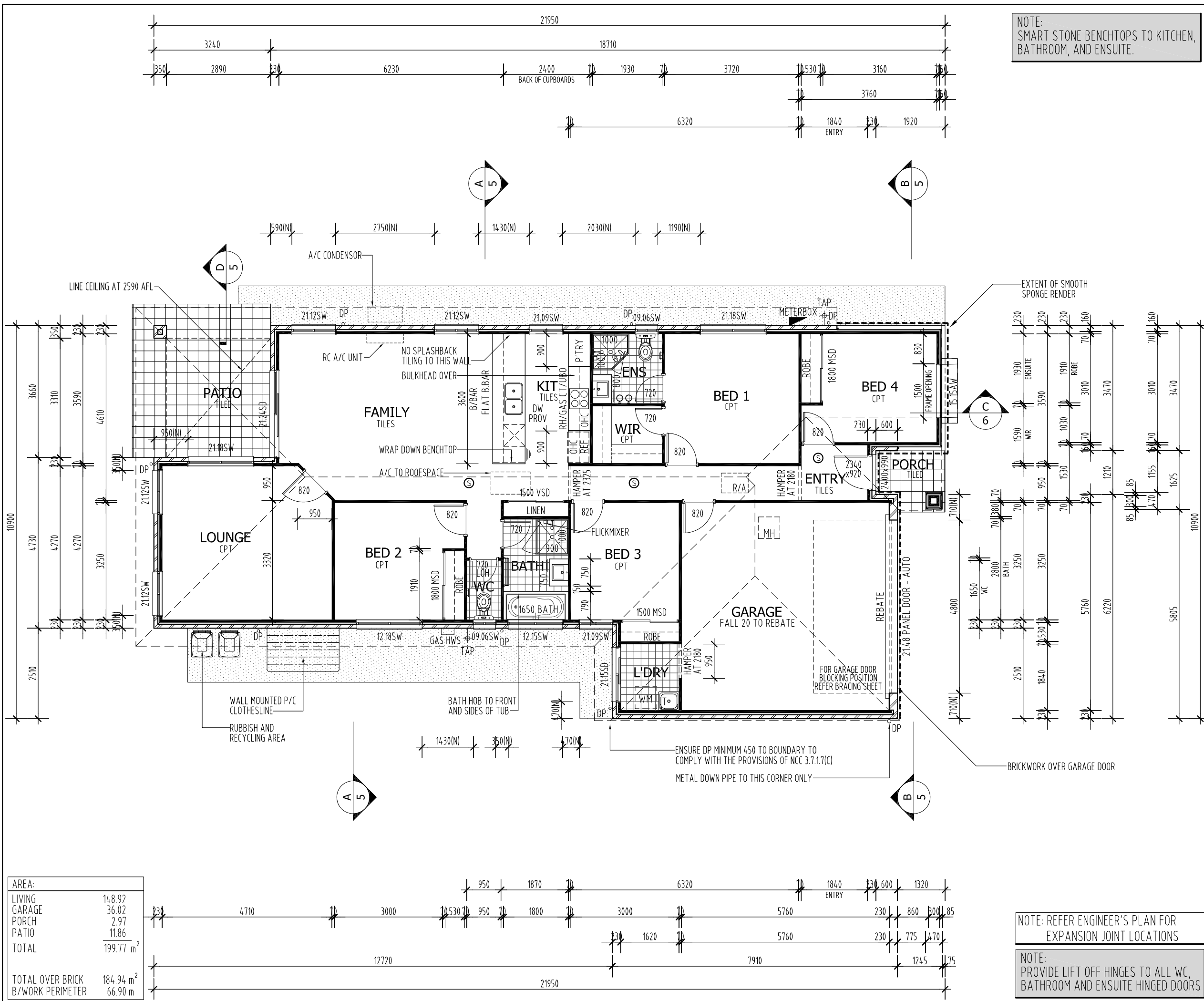
DRAWN	MZ	DATE	29.05.2017
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SCALE	1:200	WIND RATING	N2
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JOB No.	4375 A	SHEET	1 of 3
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DATE	DESCRIPTION	AM'T
29.05.2017	CONTRACT ISSUE	A
		B
		C
		D

**REVISIONS**



NOTE:  
SMART STONE BENCHTOPS TO KITCHEN,  
BATHROOM, AND ENSUITE.

- GENERAL NOTES:
- CONCRETE CONSTRUCTION TO COMPLY WITH AS2870.1 AND AS3600.
  - TERMITE TREATMENT TO COMPLY WITH THE PROVISIONS OF PART 3.1.3 OF THE NCC AND WITH AS3660.1
  - TIMBER CONSTRUCTION TO COMPLY WITH AS1684.
  - STEEL ROOFING TO COMPLY WITH AS1562.1.
  - WET AREAS TO COMPLY WITH THE PROVISIONS OF PART 3.8.10 OF THE NCC.
  - WEEPHOLES IN MASONRY WALLS AT 1200 MAX. CTRS.
  - GLASS INSTALLATION TO COMPLY WITH AS1288 AND AS2047.
  - (S) DENOTES SMOKE DETECTOR; SMOKE ALARMS TO COMPLY WITH THE PROVISIONS OF PART 3.7.2 OF THE NCC.
  - MANHOLE POSITION APPROX. ONLY. DETERMINE ON SITE.
  - PROVIDE ALCOR BARRIER BETWEEN LEAD FLASHING AND ZINCALUME VALLEY GUTTER AS REQUIRED.
  - PROTECTION OF MASONRY WALL TIES TO COMPLY WITH THE PROVISIONS OF PART 3.3.3.2 OF THE NCC.
  - PROTECTION OF LINTELS IN MASONRY TO COMPLY WITH THE PROVISIONS OF PART 3.3.3.4 OF THE NCC.

- LEGEND
- AFL ABOVE FLOOR LEVEL
  - B/BAR BREAKFAST BAR
  - CSD CAVITY SLIDING DOOR
  - CT COOK TOP
  - DH DOUBLE HUNG
  - DP DOWNPIPE
  - DW DISHWASHER
  - FC FIBRE CEMENT
  - FG FIXED GLASS
  - HOB TILED HOB AT BATH HEIGHT
  - HWS HOT WATER SYSTEM
  - LOH LIFT OFF HINGE
  - MH 600X600 NOM. MANHOLE
  - MSD MIRROR SLIDING ROBE DOORS
  - REF REFRIGERATOR SPACE
  - RH RANGEHOOD
  - SW SLIDING WINDOW
  - SD SLIDING DOOR
  - T TUB
  - UBO UNDER BENCH OVEN
  - VSD VINYL FACED SLIDING DOORS
  - WM WASHING MACHINE SPACE



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DESIGN  
**MULBERRY 200 - F3.1**

CLIENT  
-

LOT 2025 CAIN AVENUE  
DREAMSCAPE ESTATE  
GREGORY HILLS

DRAWN	MZ	DATE	29.05.2017
SCALE	1:100	WIND RATING	N2
JOB No.	4375 A	SHEET	2 of 3

AREA:

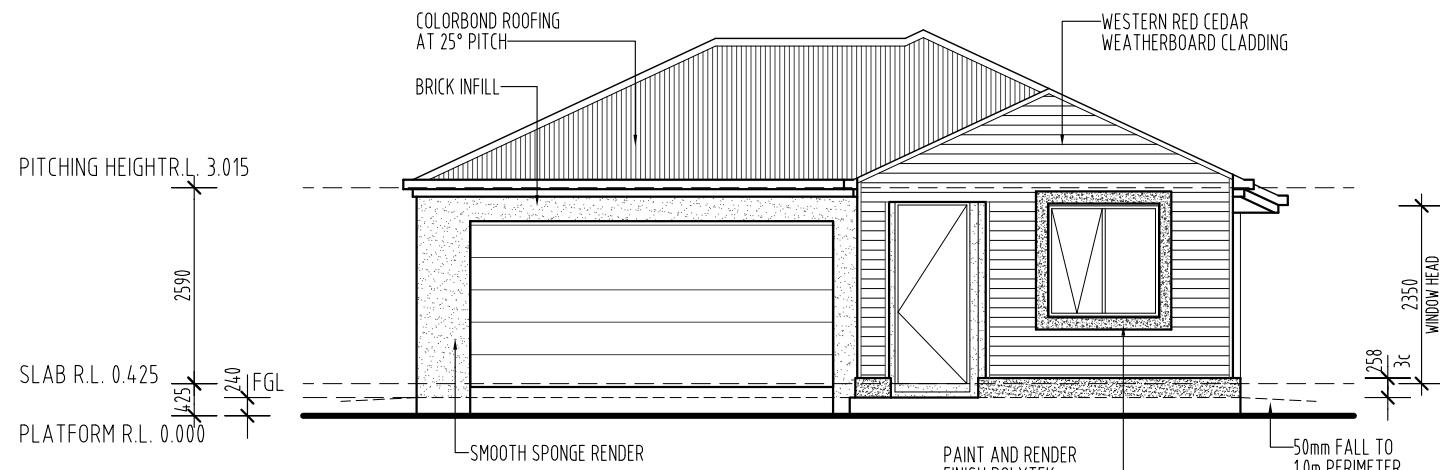
LIVING	14.892
GARAGE	36.02
PORCH	2.97
PATIO	11.86
TOTAL	199.77 m <sup>2</sup>
TOTAL OVER BRICK B/WORK PERIMETER	184.94 m <sup>2</sup> 66.90 m

NOTE: REFER ENGINEER'S PLAN FOR EXPANSION JOINT LOCATIONS

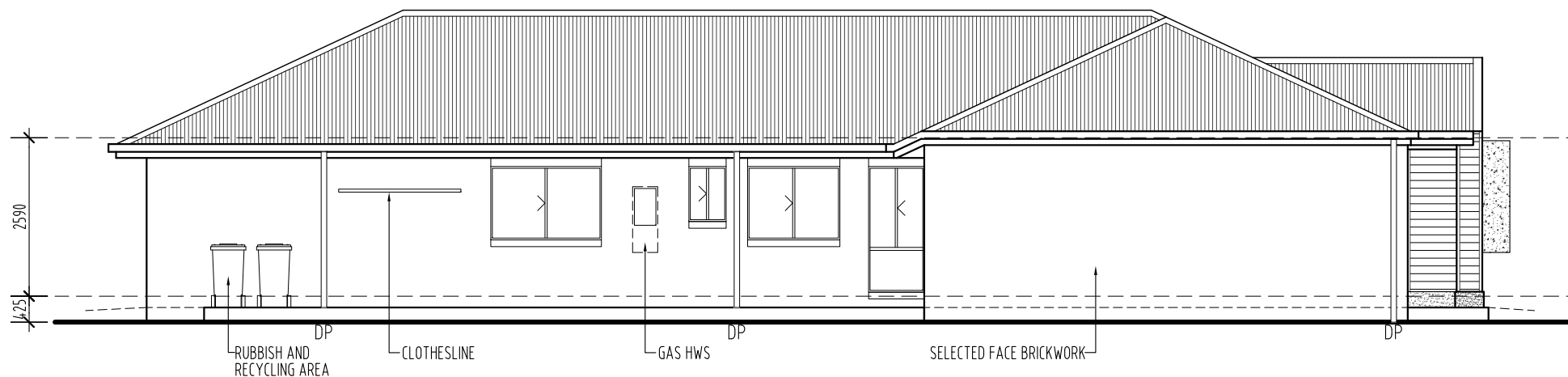
NOTE: PROVIDE LIFT OFF HINGES TO ALL WC, BATHROOM AND ENSUITE HINGED DOORS

ENSURE DP MINIMUM 450 TO BOUNDARY TO COMPLY WITH THE PROVISIONS OF NCC 3.7.1.7(C)  
 METAL DOWN PIPE TO THIS CORNER ONLY

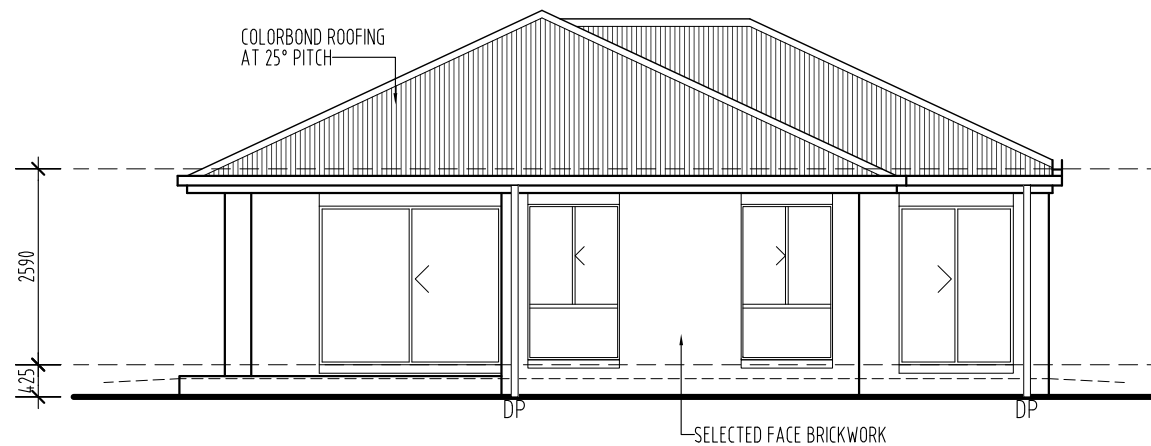
BRICKWORK OVER GARAGE DOOR



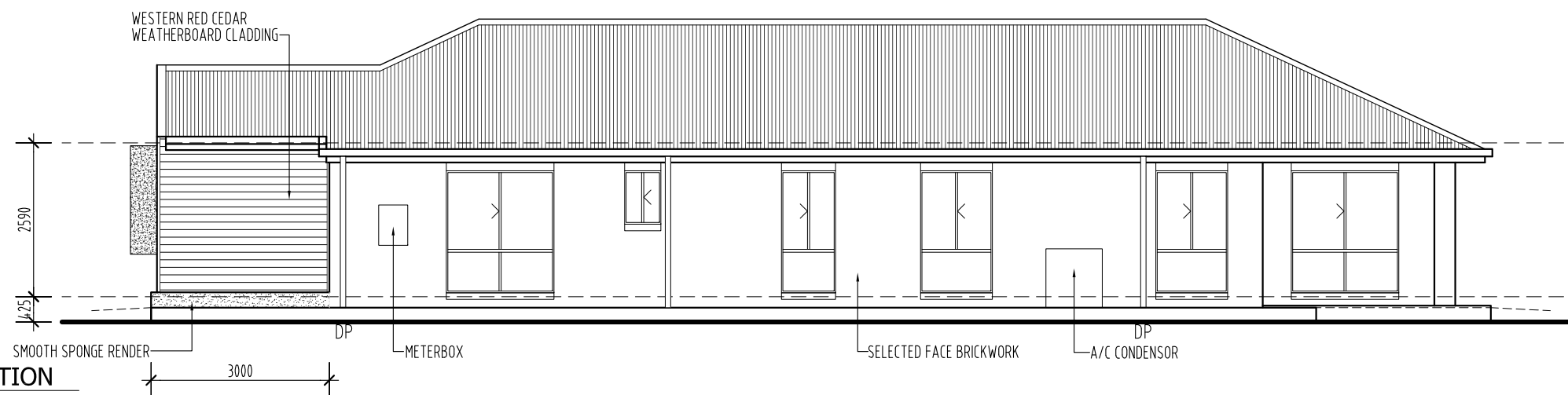
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

- GENERAL NOTES:
- CONCRETE CONSTRUCTION TO COMPLY WITH AS2870.1 AND AS3600.
  - TERMITE TREATMENT TO COMPLY WITH THE PROVISIONS OF PART 3.1.3 OF THE NCC AND WITH AS3660.1
  - TIMBER CONSTRUCTION TO COMPLY WITH AS1684.
  - STEEL ROOFING TO COMPLY WITH AS1562.1
  - WET AREAS TO COMPLY WITH CLAUSE F1.7 OF THE NCC.
  - WEEPHOLES IN MASONRY WALLS AT 900 CTRS.
  - GLASS INSTALLATION TO COMPLY WITH AS1288 AND AS2047
  - STEEL ROOF FIXED IN ACCORDANCE WITH THE MANUF'S SPECIFICATIONS FOR RELEVANT CONDITIONS.
  - PROVIDE ALCOR BARRIER BETWEEN LEAD FLASHING AND ZINCALUME VALLEY GUTTER AS REQUIRED.
  - VERTICAL ARTICULATION JOINTS TO COMPLY WITH THE PROVISIONS OF PART 3.3.18 OF THE NCC.

TRIBECA

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**MULBERRY 200 - F3.1**

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 DREAMSCAPE ESTATE  
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DRAWN	MZ	DATE	29.05.2017
SCALE	1:100	WIND RATING	N2
JOB No.	4375 A	SHEET	3 of 3

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