

COSMOPOLITAN

LIVING

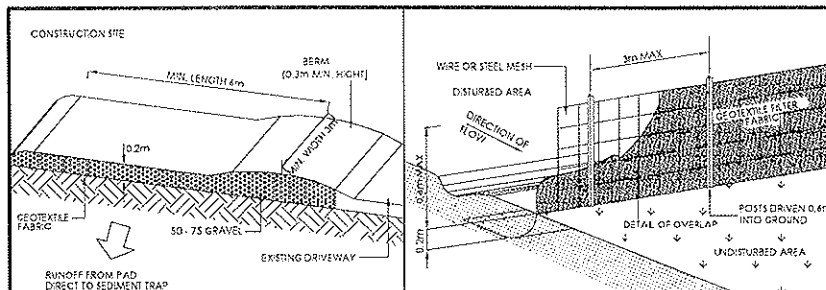
5, Nelson Avenue
Padstow, NSW 2211
Tel: 02 8713 5000
Fax: 02 8713 5099

No.	Scale	Sheet Title	Revision
010:	N/A	COVER SHEET	F
020:	1:200	SITE PLAN	C
030:	1:100	GROUND FLOOR PLAN	F
040:	1:100	FIRST FLOOR PLAN	E
050:	1:100	FRONT & REAR ELEVATIONS	D
060:	1:100	SIDE ELEVATIONS	E
070:	1:100	SECTIONS A & B	D
080:	1:100	GROUND FLOOR ELECTRICAL PLAN	C
090:	1:100	FIRST FLOOR ELECTRICAL PLAN	C
100:	1:50	SLAB PLAN	C
101:	1:5	SLAB DETAILS	C
110:	1:50	KITCHEN DETAILS	C
120:	1:50	LAUNDRY / PWDR DETAILS	C
130:	1:50	BATHROOM DETAILS	D
140:	1:50	ENSUITE DETAILS	D
150:	1:50	STAIRS DETAILS	C
160:	1:100	FLOOR JOIST LAYOUT	C
170:	1:10,20	STANDARD DETAILS	C
180:	1:100	STEEL LAYOUT	C

CONSTRUCTION ISSUE

MR & MRS LIU
LOT 63 NORDICA STREET,
ERMINGTON

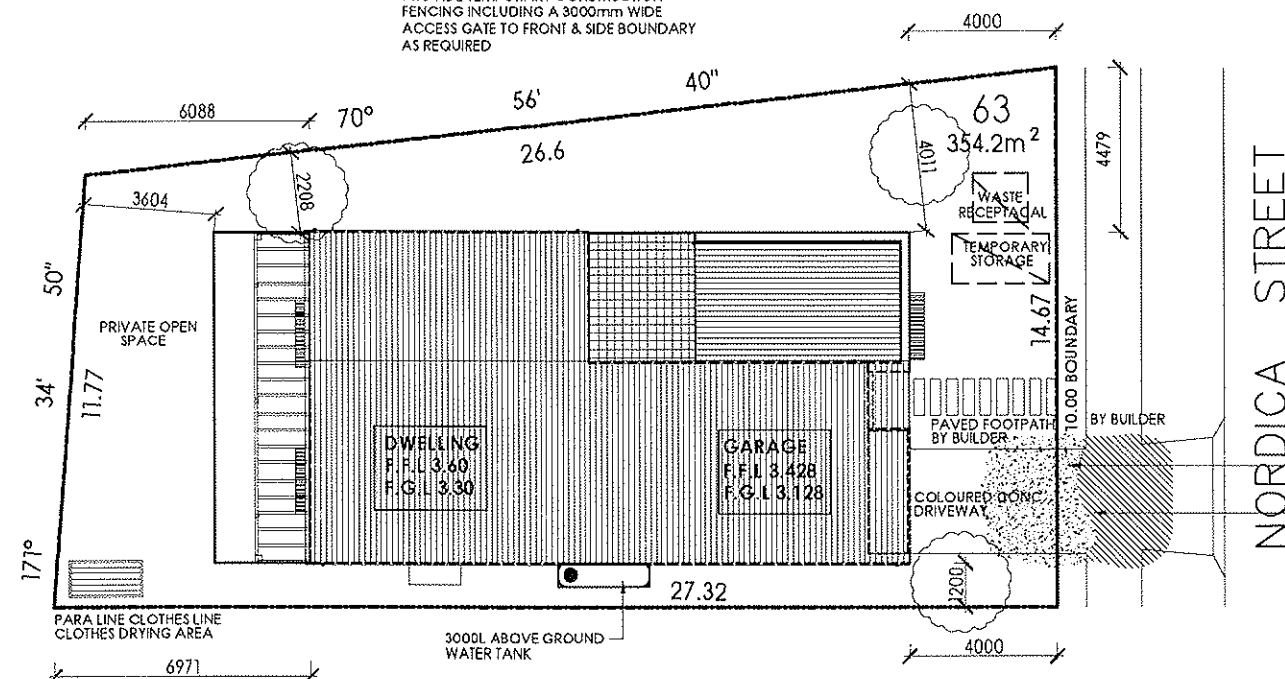
F	26.02.10	CONTRACT VARI 1, 2 & 3	MH
E	15.02.10	AMENDED BRICKWORK TO REAR LIVING	GK
D	12.12.09	CONSTRUCTION ISSUE REVISION B	MH
C	07.12.09	CONSTRUCTION ISSUE REVISION A	MH
B	03.12.09	CONSTRUCTION ISSUE	MH
A	02.12.09	CONSTRUCTION CERTIFICATE	MH



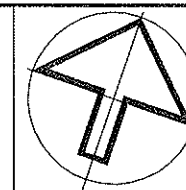
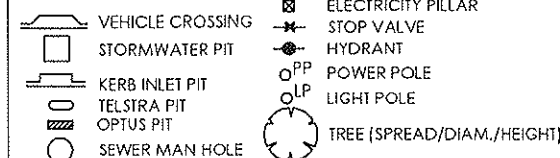
TEMPORARY CONSTRUCTION DRIVEWAY
(NOT TO SCALE)

SEDIMENT FENCE (NOT TO SCALE)
DRAINAGE AREA 0.6 ha MAX. SLOPE GRADIENT
12 MAX. SLOPE LENGTH 60M MAX

NOTE:
PROVIDE TEMPORARY CONSTRUCTION
FENCING INCLUDING A 3000mm WIDE
ACCESS GATE TO FRONT & SIDE BOUNDARY
AS REQUIRED

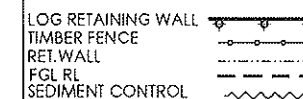


KEY TO SYMBOLS



'M' CLASS SLAB

DRAWING LEGEND



NOTES:

1. THIS PLAN HAS BEEN PREPARED BY A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS WHERE INDICATED. THE TITLE BOUNDARIES SHOWN HEREON HAVE NOT BEEN MARKED BY CAD CONSULTING AT THE TIME OF SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY AND NOT BY FIELD MEASUREMENTS.
2. IF THE DIMENSIONS OR DESCRIPTION OF THE TITLE ARE CRITICAL FOR DESIGN AND/OR CONSTRUCTION OF NEW STRUCTURES OR FINANCIAL DECISIONS WE RECOMMEND THAT AN IDENTIFICATION SURVEY OR RE-SURVEY OF BOUNDARIES BE CARRIED OUT.
2. NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE EXCEPT WHERE OTHERWISE INDICATED.
4. ONLY VISIBLE SERVICES SHOWN HEREON HAVE BEEN LOCATED WHERE POSSIBLE. NON VISIBLE AND/OR UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM THE RECORDS OF RELEVANT AUTHORITIES WHERE AVAILABLE AND HAVE BEEN NOTED ACCORDINGLY ON THIS PLAN.
5. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR LOCATION OF ALL SERVICES.
6. THIS PLAN HAS BEEN PREPARED EXCLUSIVELY FOR USE BY CAD CONSULTING AND COSMOPOLITAN CONSTRUCTIONS.
7. THIS PLAN CANNOT BE COPIED OR ALTERED IN ANY WAY WITHOUT THE PRIOR WRITTEN PERMISSION FROM CAD CONSULTING.
8. THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN AND CANNOT BE REMOVED.

ALL RET. WALL DETAILS TO ENG'S
DETAIL. REFER TO EXCAVATION PLAN
SITE LEVELS SUBJECT
TO 2nd SITE INSPECTION

EXTENT OF EXCAVATION AND BATTER TO DETERMINED
ON SITE.

SEWER CONNECTION TO AUTHORITIES' REQUIREMENTS
STORMWATER CONNECTION TO STREET

AREA CALCULATIONS (LOT 57)

Floor Area	Site Coverage
Ground Floor: 106.10m ²	Ground Floor: 106.10m ²
First Floor: 108.00m ²	Garage: 21.84m ²
Garage: 21.84m ²	Porch: 2.10m ²
Porch: 2.10m ²	Driveway / Path: 20.00m ²
Balcony: 3.93m ²	Patios: 34.08m ²
Patio: 10.80m ²	
Patio (Rear): 23.28m ²	Total Area: 184.12m ²
Total Area: 276.05m ²	Site Area: 354.20m ²
Gross Floor Area: 214.10m ²	Floor Space Ratio: 60%
Unconditioned area: 23.25m ²	Site Coverage: 52%
Conditioned area: 172.00m ²	POS: 53.00m ²
Landscaping: 170.08m ² (48%)	Roof Area: 137.00m ²

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issue:	date:	revision :	dr:
C	26.02.10	CONTRACT VARI 1, 2 & 3	MH
B	03.12.09	CONSTRUCTION ISSUE	MH
A	02.12.09	CONSTRUCTION CERTIFICATE	MH



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Council Area: **PARRAMATTA**

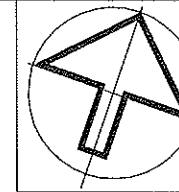
House Type: **SPECIAL**
Facade Type: **SPECIAL**
Alternative Plan: **STANDARD**
Specification: **SPECIAL**

Drawing Title:
SITE PLAN

Drawn: **MH** Checked: **MH** Date Drawn: **02.12.09** Scale: **1:200**

File No: **909365** Drawing No: **20** Rev: **C**

THE POSITION OF ALL BULKHEADS AND AIR CONDITIONING DUCTING IS TO BE DETERMINED ON SITE. LOCATIONS SHOWN ARE INDICATIVE ONLY



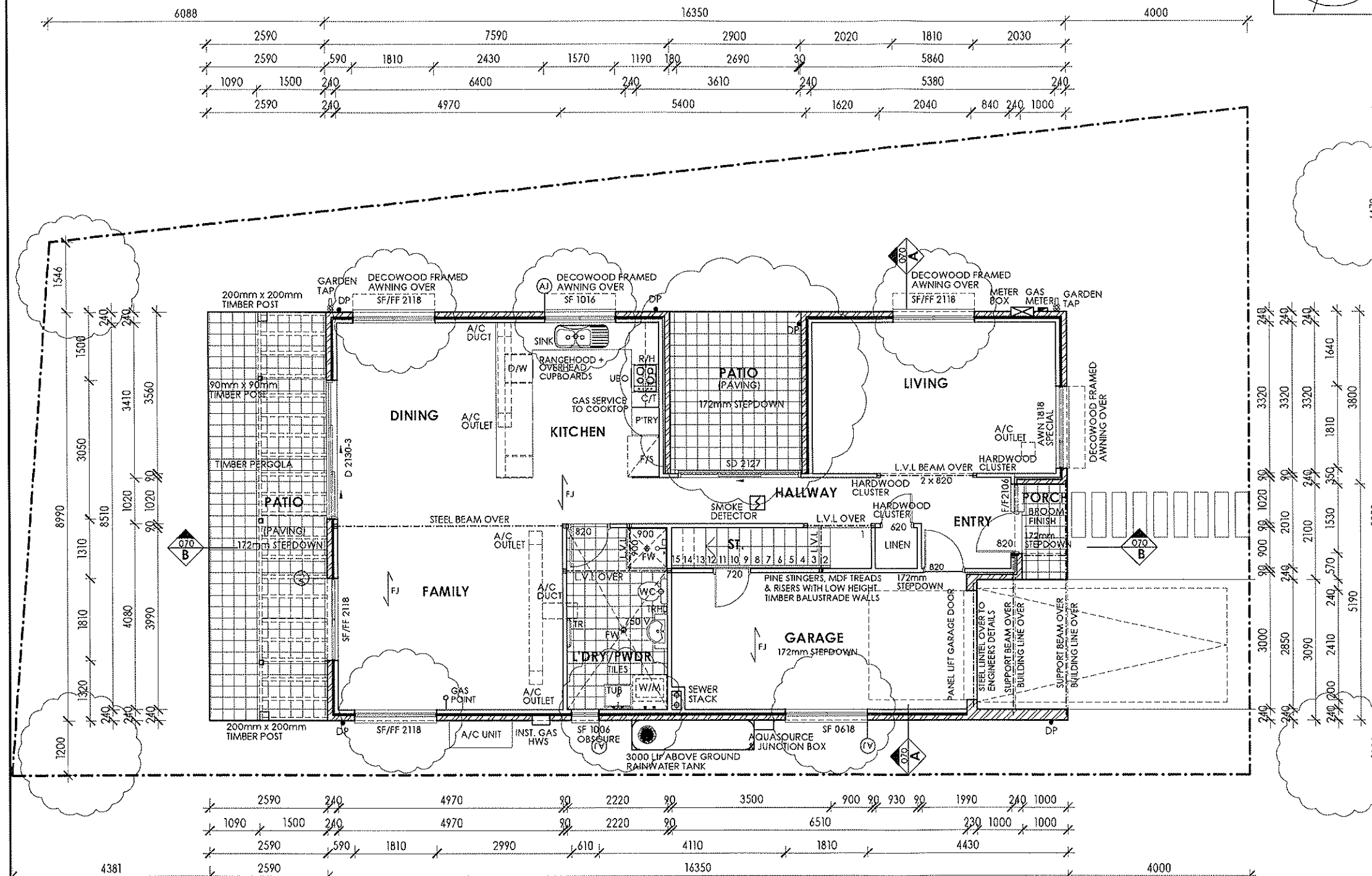
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LEGEND

AC/PAD AIR CONDITIONING CONC. PAD	V	VANITY
B	AJ	ARTICULATION JOINT
C.TOP	WC	WATER CLOSET
DW	WIR	WALK IN ROBE
DP	WO	WALL OVEN
DP4S	WM	WASHING MACHINE
ENS	1000BAL	1000mm HIGH BALUSTRADE
FJ	FL	FLASHING
FW	ST	SHOWER TAP AT 1150
HWS	SH	SHOWER ROSE AT 1850
HM	OB	OBSCURE GLASS
MW	F	FIXED GLASS
SP	SD	SLIDING DOORS
PDR	CSD	CAVITY SLIDING DOOR
P	CONC	CONCRETE SLAB
REF	PAV	PAVING
RH	ILS	TEES
SD	CPT	CARPET
SK	TF	TIMBER FLOORING
SHR	ST	SEWER STACK
RHS	T	LAUNDRY TUB
BT	UBO	UNDER BENCH OVER

HEAD HEIGHT OF SD, SET HANDERS - 2100mm FROM FFL UNLESS NOTED

HEAD HEIGHT OF WINDOWS 2100mm FROM FFL



1:100 GROUND FLOOR PLAN

NOTE:
TIMBER FLOORING BY CLIENT AFTER HANDOVER
* STAIRCASE MANUFACTURER TO AMEND HEIGHT OF FIRST RISER TO STAIRCASE.
* CARPENTER TO RAISE SKIRTING BOARDS AND SLIDING DOOR HEIGHTS.
* KITCHEN MANUFACTURER TO RAISE KICKBOARDS.

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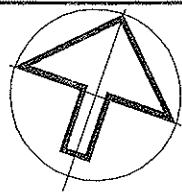
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Drawing Title:
GROUND FLOOR PLAN

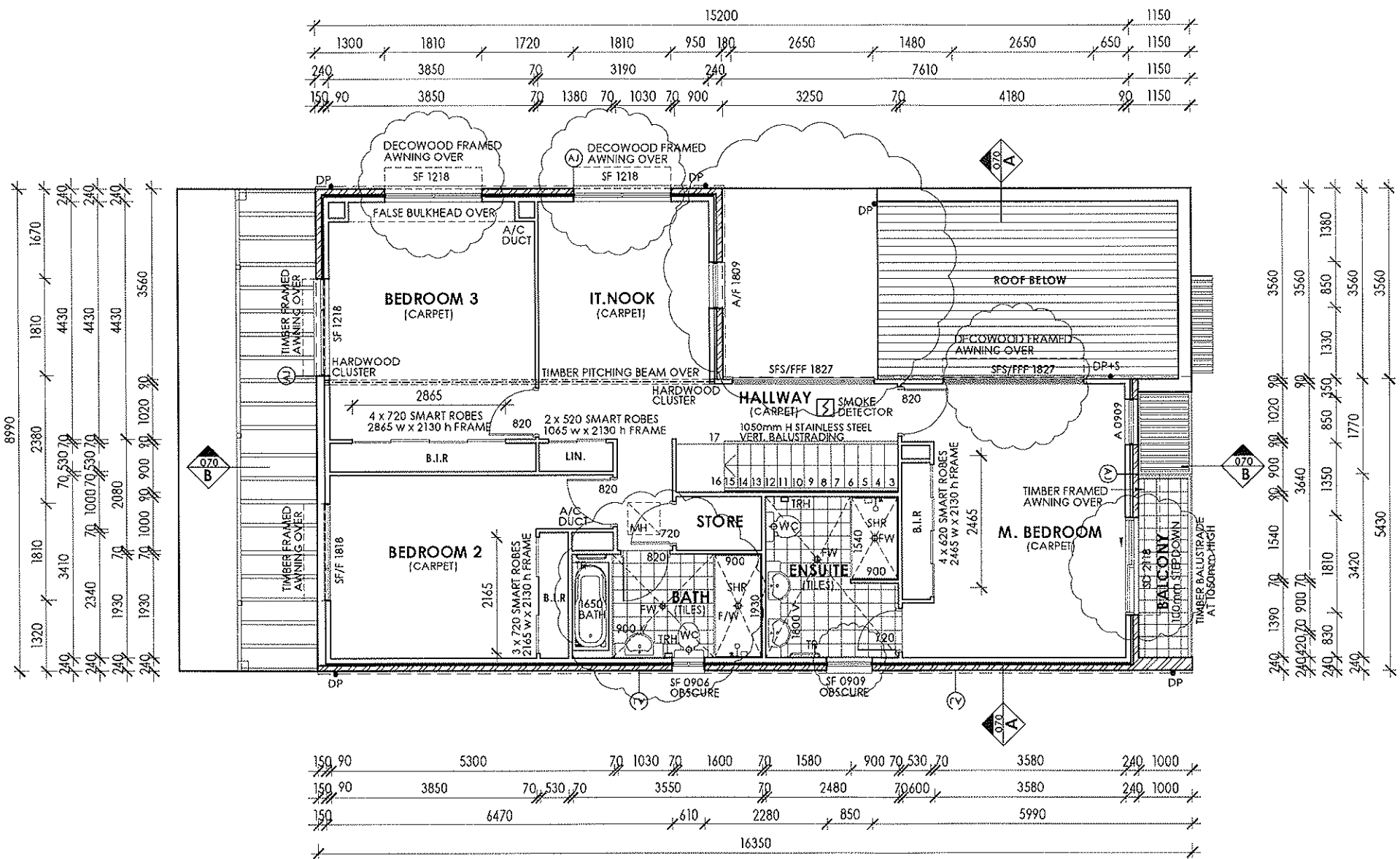
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MH		02.12.09	1:100
File No:	Drawing No:	Rev:	
909365	30	F	

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LEGEND			
AC/FAD	AIR CONDITIONING CONC. PAD	V	VANITY
B	BATH	AJ	ARTICULATION JOINT
C.TOP	COOKTOP	WC	WATER CLOSET
DW	DISHWASHER PROVISION	WIR	WALK IN ROBE
DP	RAIN WATER DOWNPIPE	WO	WALL OVEN
DP+S	DOWNPIPE PLUS SPREADER	WM	WASHING MACHINE
ENS	ENSUITE	1000BAL	1000mm HIGH BALUSTRADE
FJ	FLOOR JOIST DIRECTION	FL	FLASHING
FW	FLOOR WASTE	ST	SHOWER TAP AT 1150
HWS	HOT WATER SYSTEM	SR	SHOWER ROSE AT 1850
MH	Ceiling Manhole	OGS	OBSCURE GLASS
MW	MICROWAVE	F	FIXED GLASS
SP	SPA PUMP	SD	SLIDING DOORS
PDR	POWDER ROOM	CSD	CAVITY SLIDING DOOR
P	PANTRY	CONE	CONCRETE SLAB
REF	REFRIGERATOR SPACE	PAY	PAVING
RH	RANGEHOOD	TLF	TILES
SD	SMOKE DETECTOR	CPT	CARPET
SK	SINK	TF	TIMBER FLOORING
SHR	SHOWER	ST	SEWER STACK
RHS	RHS TO ENGINEER'S DETAILS	T	LAUNDRY TUB
BT	BATH TAPS	UBO	UNDER BENCH OVEN
HEAD HEIGHT OF SQ. SET H/W/F/W: 2100mm FROM FFL UNLESS NOTED		HEAD HEIGHT OF WINDOWS 2100mm FROM FFL	



1:100 FIRST FLOOR PLAN

E	26.02.10	CONTRACT VARI 1, 2 & 3	MH
D	12.12.09	CONSTRUCTION ISSUE REVISION B	MH
C	07.12.09	CONSTRUCTION ISSUE REVISION A	MH
B	03.12.09	CONSTRUCTION ISSUE	MH
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issue:	date:	revision :	dr:



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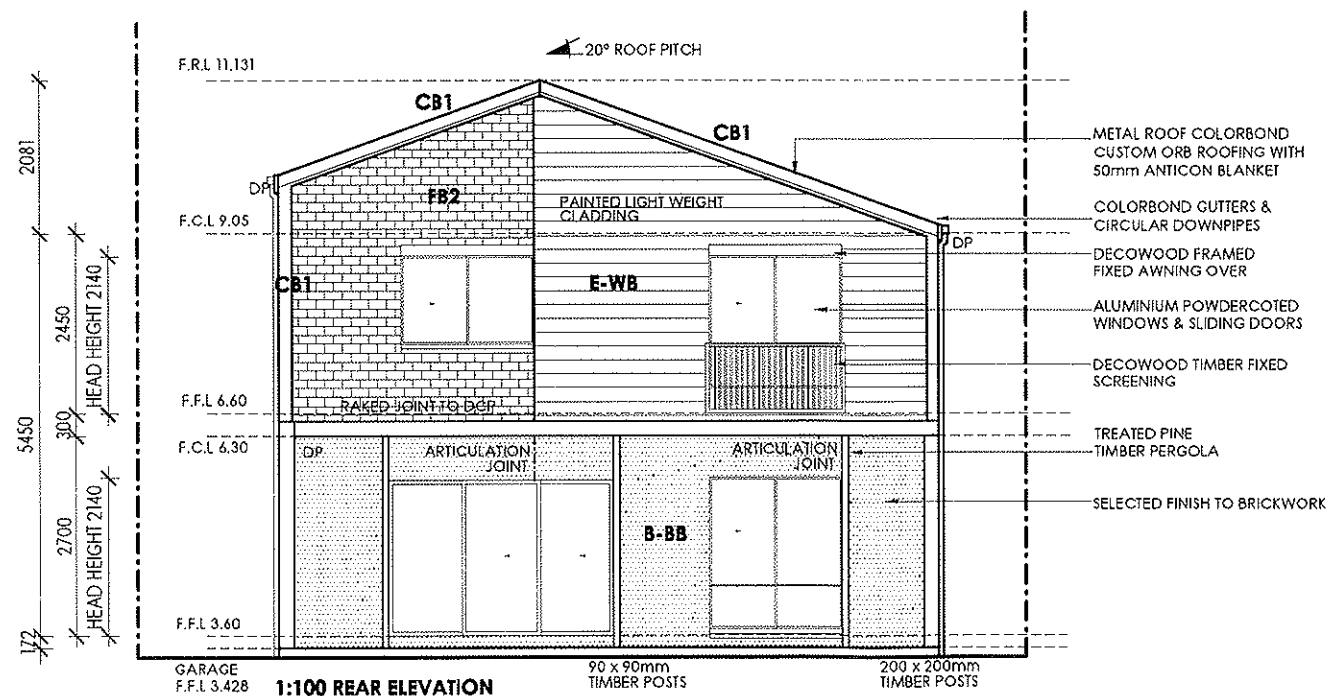
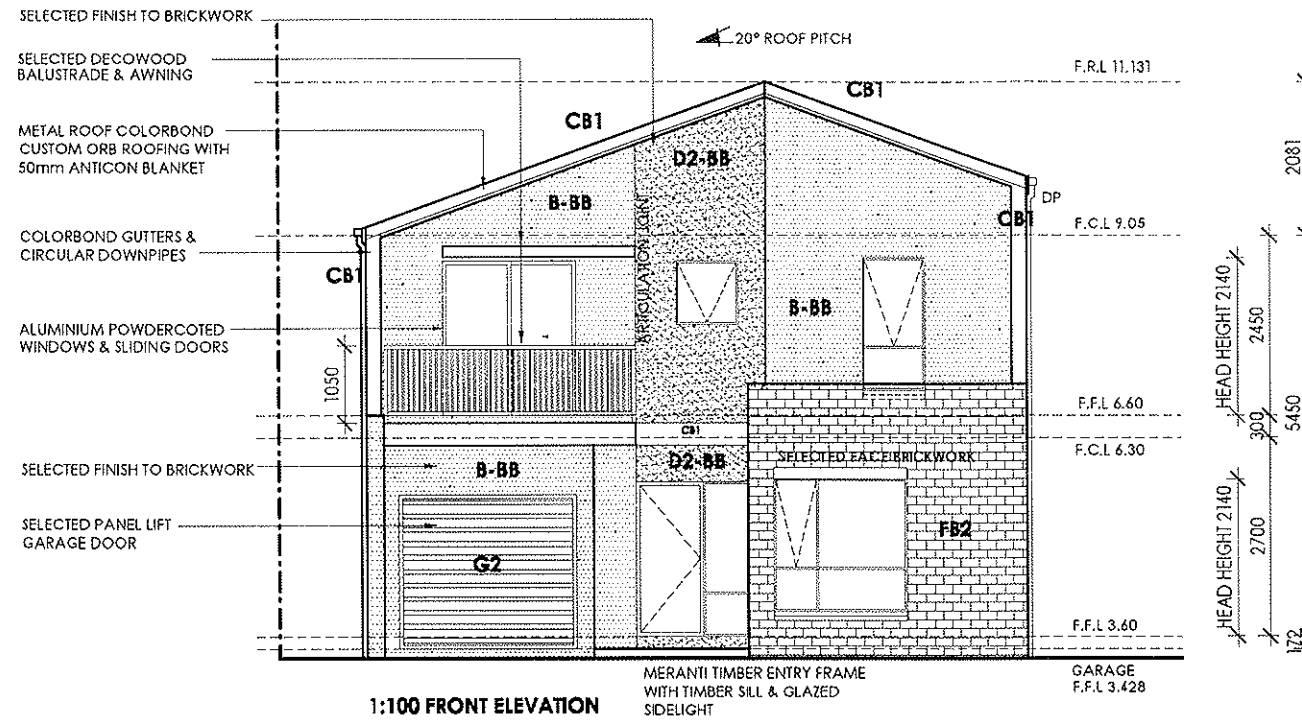
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Address:	LOT 63 NORDICA STREET
Suburb:	ERMINGTON
Council Area:	PARRAMATTA
House Type:	SPECIAL
Facade Type:	SPECIAL
Alternative Plan:	STANDARD
Specification:	SPECIAL

Drawing Title:
FIRST FLOOR PLAN

Drawn:	Checked:	Date Drawn:	Scale:
MH		02.12.09	1:100
File No:	Drawing No:	Rev:	
909365	40	E	

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1:100 FRONT & REAR ELEVATION

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C	12.12.09	CONSTRUCTION ISSUE REVISION B	MH
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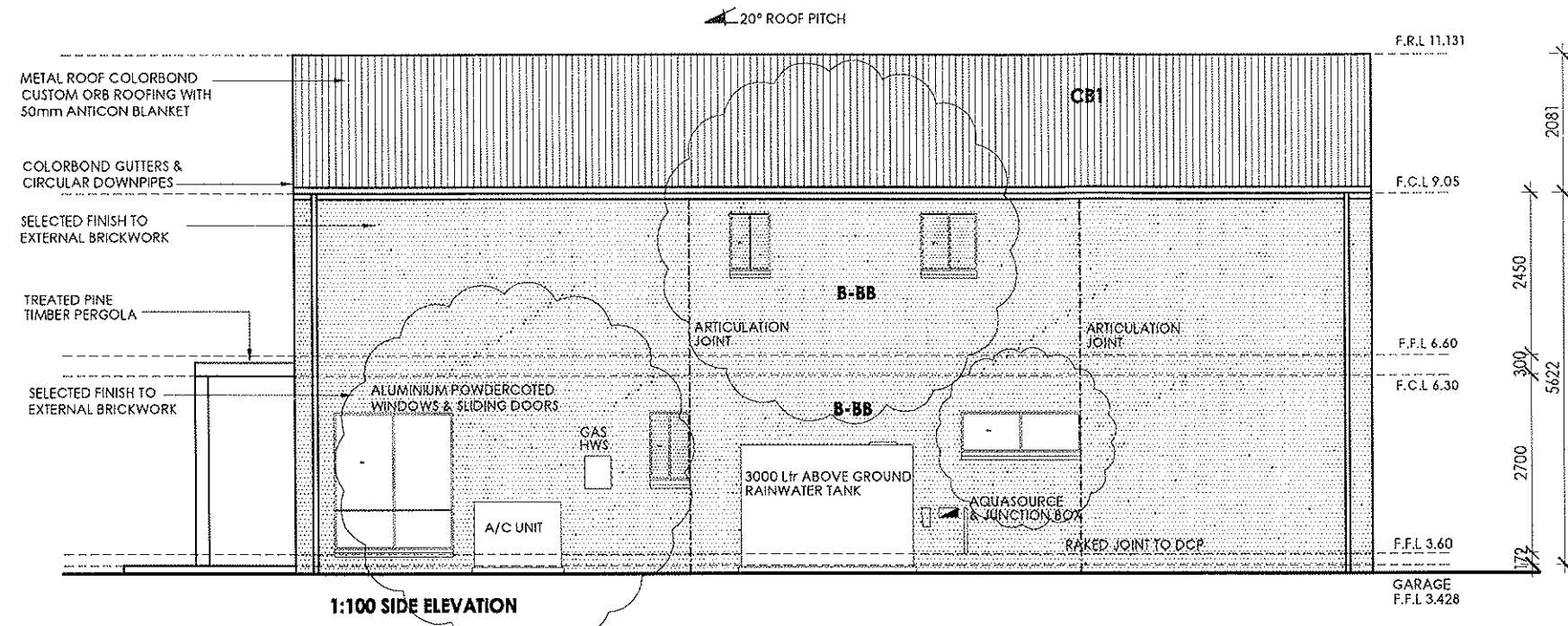
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House Type: **SPECIAL**
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Specification: **SPECIAL**

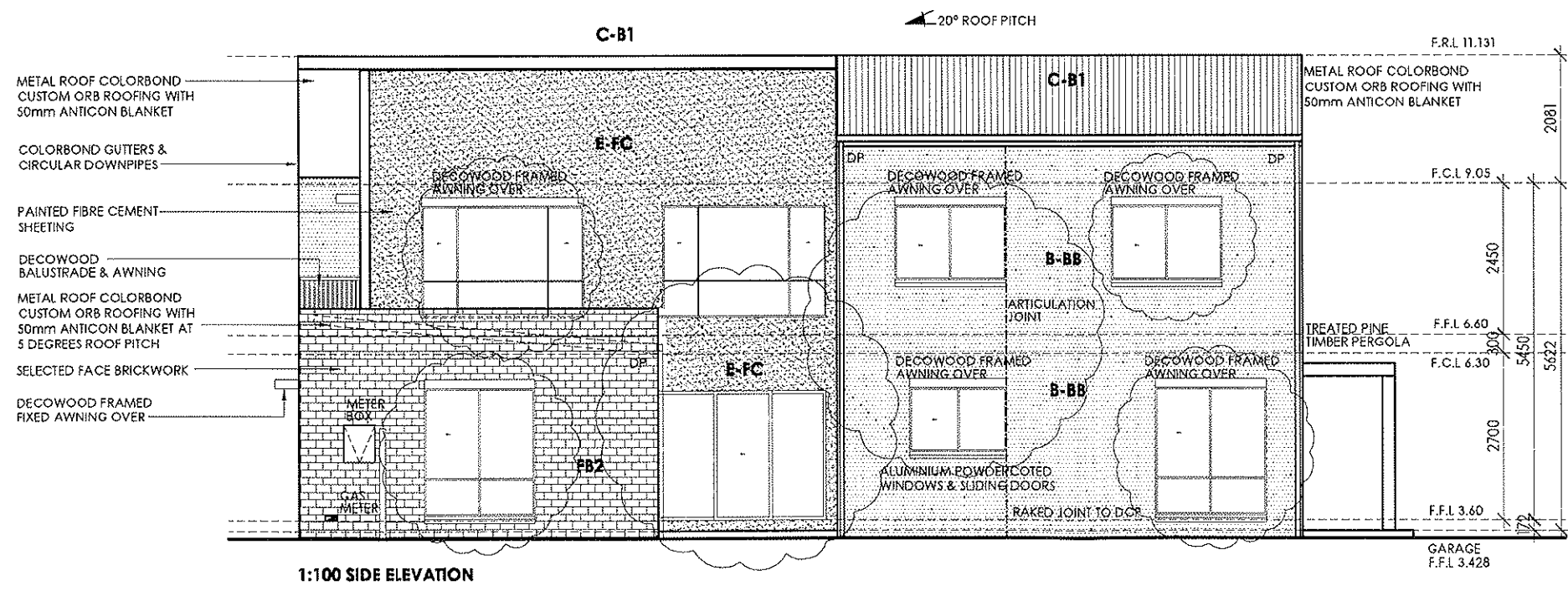
Drawing Title:
FRONT & REAR ELEVATIONS

Drawn: MH	Checked:	Date Drawn: 02.12.09	Scale: 1:100
File No: 909365	Drawing No: 50	Rev: D	

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1:100 SIDE ELEVATION



1:100 SIDE ELEVATION

1:100 SIDE ELEVATION

E	26.02.10	CONTRACT VARI 1, 2 & 3	MH
D	12.12.09	CONSTRUCTION ISSUE REVISION B	MH
C	07.12.09	CONSTRUCTION ISSUE REVISION A	MH
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House Type: **SPECIAL**

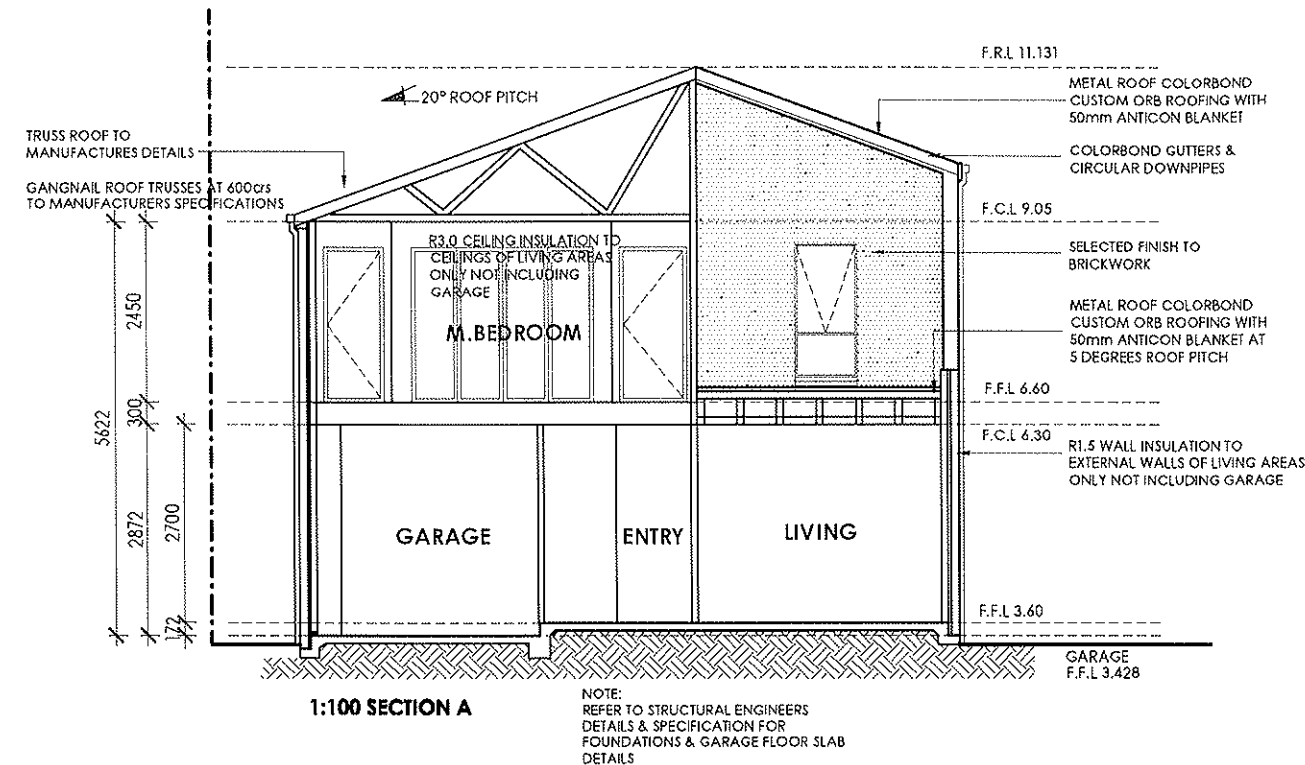
Facade Type: **SPECIAL**

Alternative Plan: **STANDARD**

Specification: **SPECIAL**

Drawing Title:
SIDE ELEVATIONS

Drawn: MH	Checked:	Date Drawn: 02.12.09	Scale: 1:100
File No: 909365	Drawing No: 60	Rev: E	

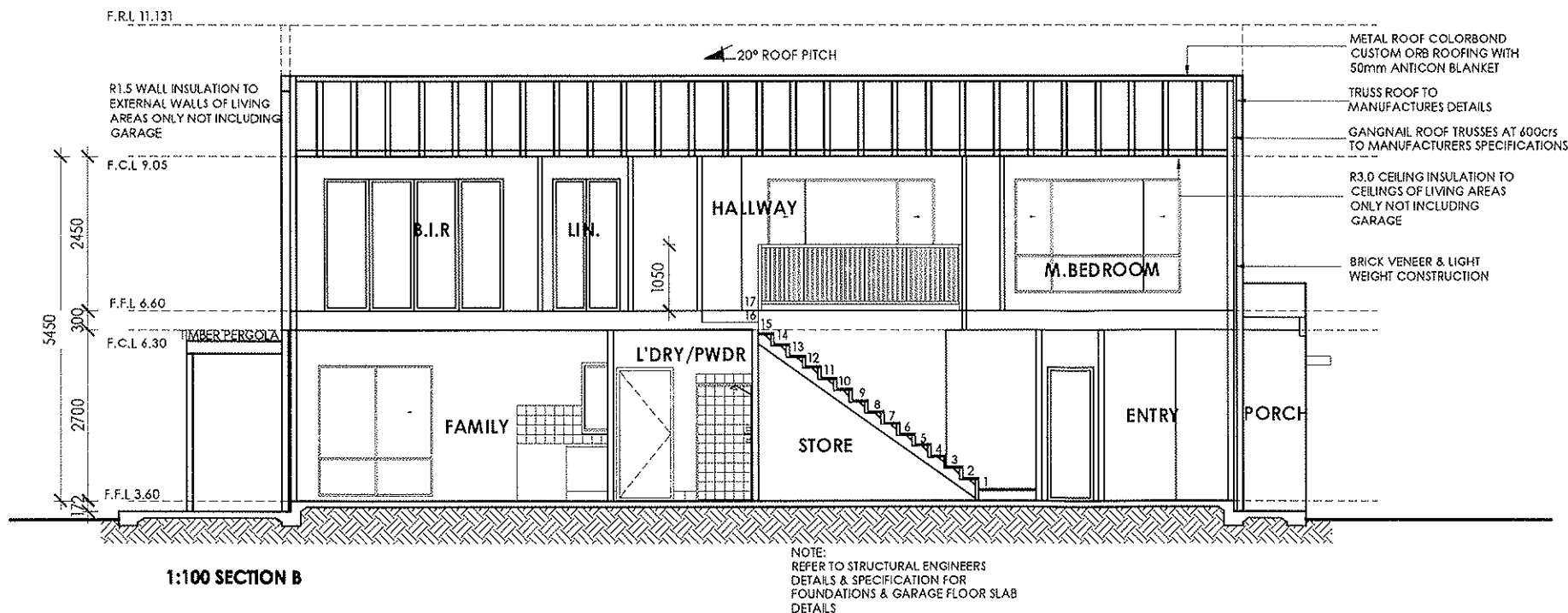


EXTERNAL COLOUR SELECTIONS

FB2	PGH HABERFIELD
A	RAKU PG2C7
B	TAUBMANS WOODBINE ECAW06/03
C	DULUX THURMAN P17B6
D1	DULUX TRISTAN PG2C5
D2	DULUX JARRAH P14D7
E	DULUX GREY PEBBLE P14.B1
CB1	COLORBOND WINDSPRAY
G1	COLORBOND WOODLAND GREY
G2	COLORBOND JASPER
	DOORS- DULUX STONECROP P14.D5

NOTE: WINDOW FRAMES - DULUX POWDER COATED - ANOTEC SILVER GREY

FC - FIBRE CEMENT
BB - BAGGED BRICKWORK
WB - WEATHERBOARD



1:100 SECTIONS A & B

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Drawing Title:
SECTION A & B

Drawn:	Checked:	Date Drawn:	Scale:
MH		02.12.09	1:100
File No:	Drawing No:		Rev:
909365	70		E

ELECTRICAL LEGEND			
	Single Power Point		Light Point
	Double Power Point		Down Light
	Ceiling Mounted Power Point		Wall Light
	Meter Box		Sencer Light
	Internal Sub Box		External wall light
	Gas Bayonet Point		Round Flourecent
	T.V. Outlet		Flourecent
	Smoke Detector		Ceiling Mounted Flouro.
	Telephone Point		Recessed Flouro.
	Combination Fan, Light & Heater		Ceiling Fan
	Exhaust Fan		Electrical Wiring Line
	Junction Box		Dimmer Switch
	Combination Fan / Light		Light Switch
	Exhaust Fan / Light		Air Vents
	Gas Meter		Phone External Connection Point

D.A CONDITION B1
OUTDOOR LIGHTING SHALL COMPLY WITH AS 4282
AND AS PER D.A CONDITION B1

NOTES:
- THREE PHASE METER BOX
- RCD SAFETY SWITCH IN METER BOX
- SINGLE POWER POINT IN METER BOX

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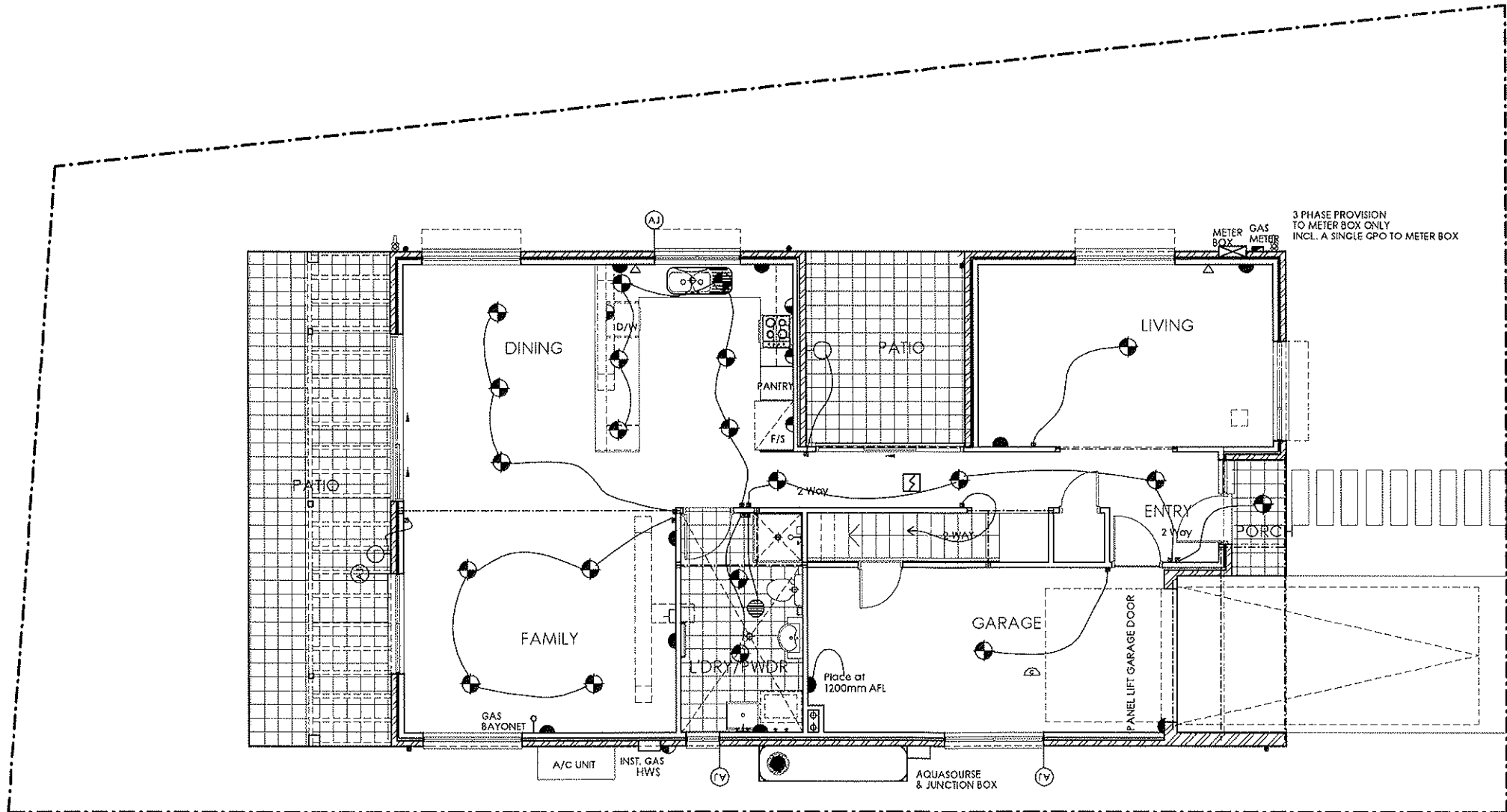
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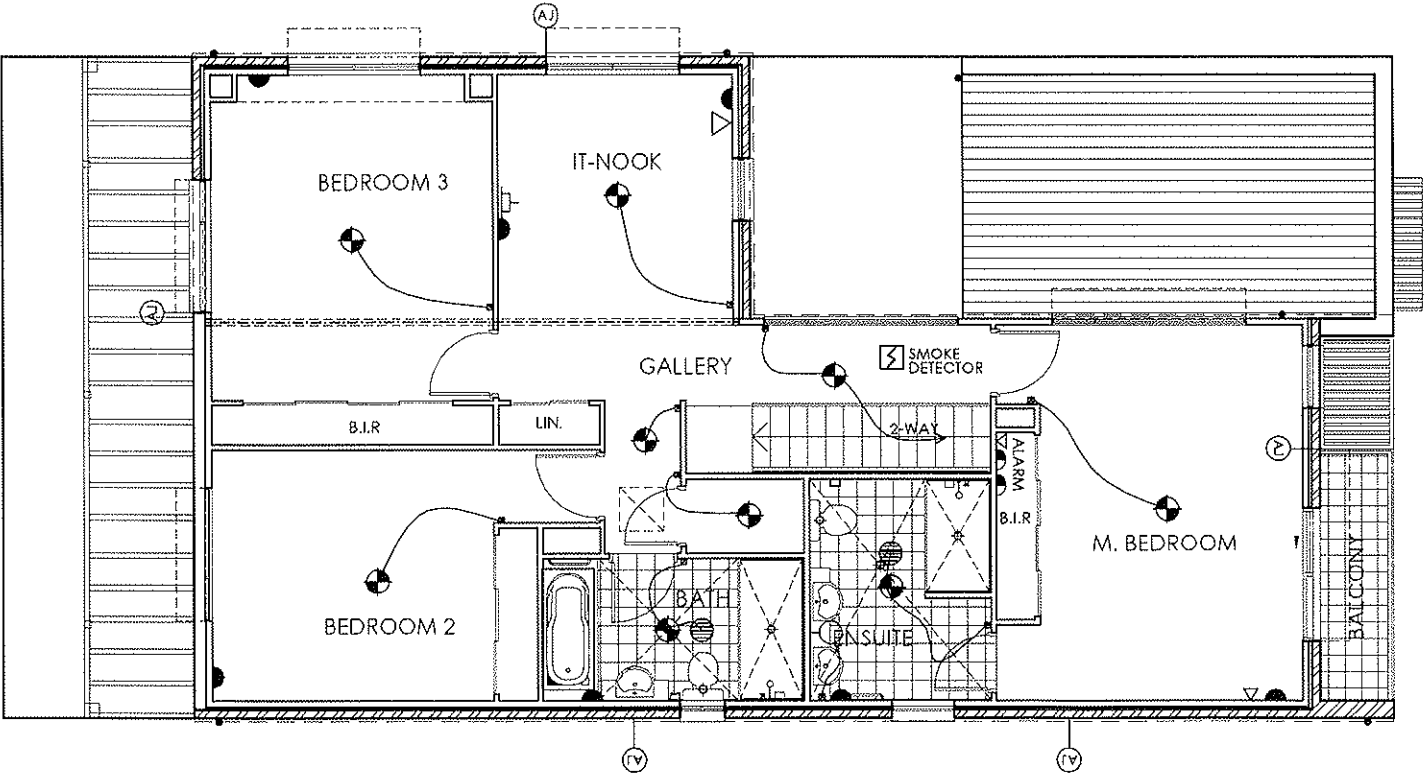
Drawing Title:
GROUND FLOOR ELECTRICAL PLAN

Drawn: MH	Checked:	Date Drawn: 02.12.09	Scale: 1:100
File No: 909365	Drawing No: 80	Rev: C	



1:100 GROUND FLOOR ELECTRICAL PLAN

ELECTRICAL LEGEND			
	Single Power Point		Light Point
	Double Power Point		Fluorescent Down Light
	Ceiling Mounted Power Point		Wall Light
	Meter Box		Sencer Light
	Internal Sub Box		External wall light
	Gas Bayonet Point		Round Fiourecent
	T.V. Outlet		Fiourecent
	Smoke Detector		Ceiling Mounted Fiouro.
	Telephone Point		Recessed Fiouro.
	Combination Fan, Light & Heater		Ceiling Fan
	Exhaust Fan		Electrical Wiring Line
	Junction Box		Dimmer Switch
	Combination Fan / Light		Light Switch
	Exhaust Fan / Light		Air Vents
	Gas Meter		Phone External Connection Point



1:100 FIRST FLOOR ELECTRICAL PLAN

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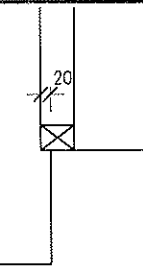
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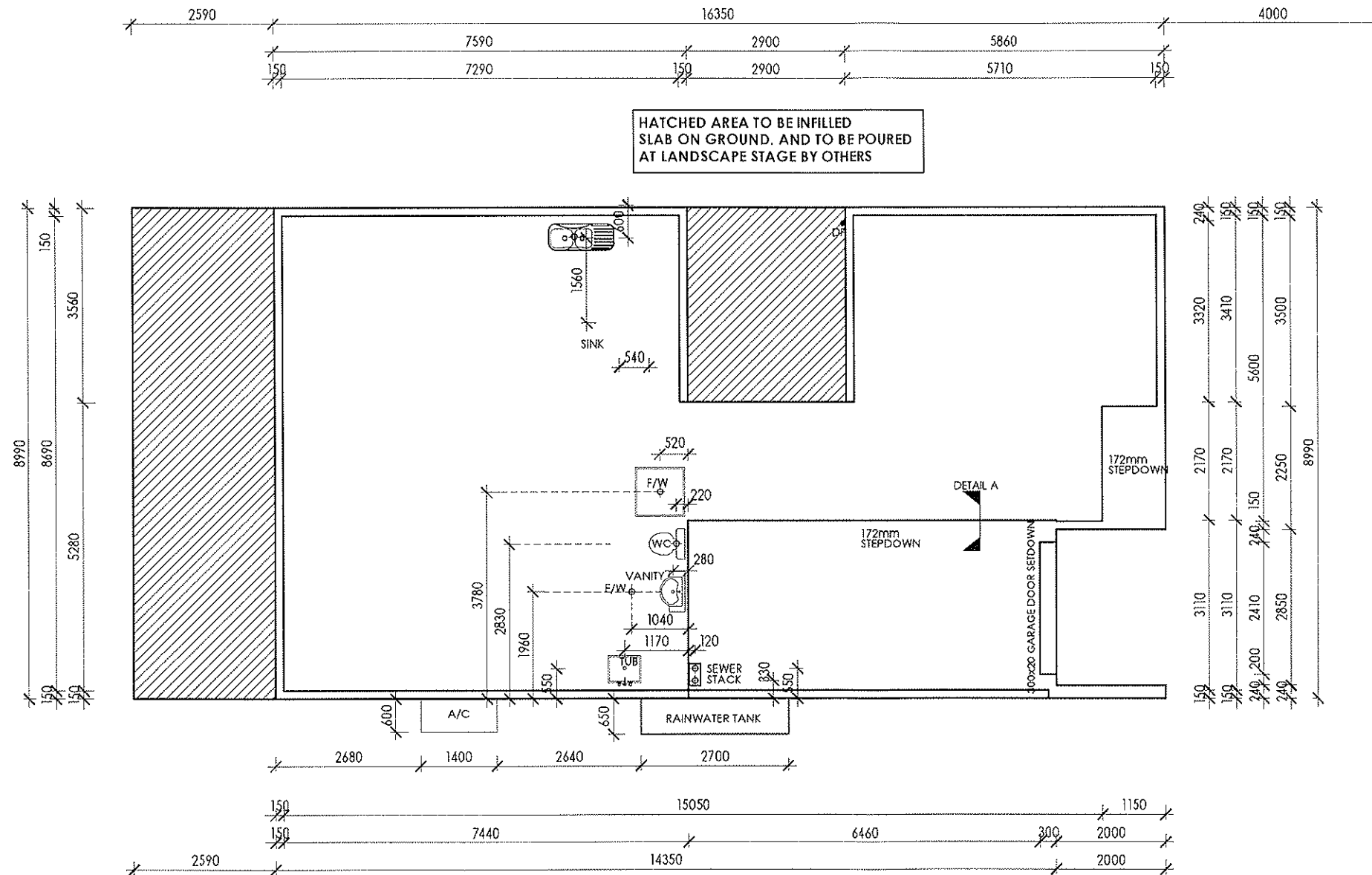
Drawn:	Checked:	Date Drawn:	Scale:
MH		02.12.09	1:100
File No:	Drawing No:	Rev:	
909365	90	C	



DETAIL A

CONCRETORS NOTE
ALL DIMENSIONS TO BE VERIFIED ON SITE
ANY DISCREPANCIES MUST BE NOTIFIED
TO SUPERVISOR OR HEAD OFFICE
FOR SLAB DETAILS REFURE TO
ENGINEERING PLANS

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HATCHED AREA TO BE INFILLED
SLAB ON GROUND, AND TO BE POURED
AT LANDSCAPE STAGE BY OTHERS

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Drawing Title:
SLAB PLAN

Drawn:	Checked:	Date Drawn:	Scale:
MH		02.12.09	1:100
File No:	Drawing No:	Rev:	
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1:100 SLAB PLAN

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A	02.12.09	CONSTRUCTION CERTIFICATE	MH
issue:	date:	revision :	dr:



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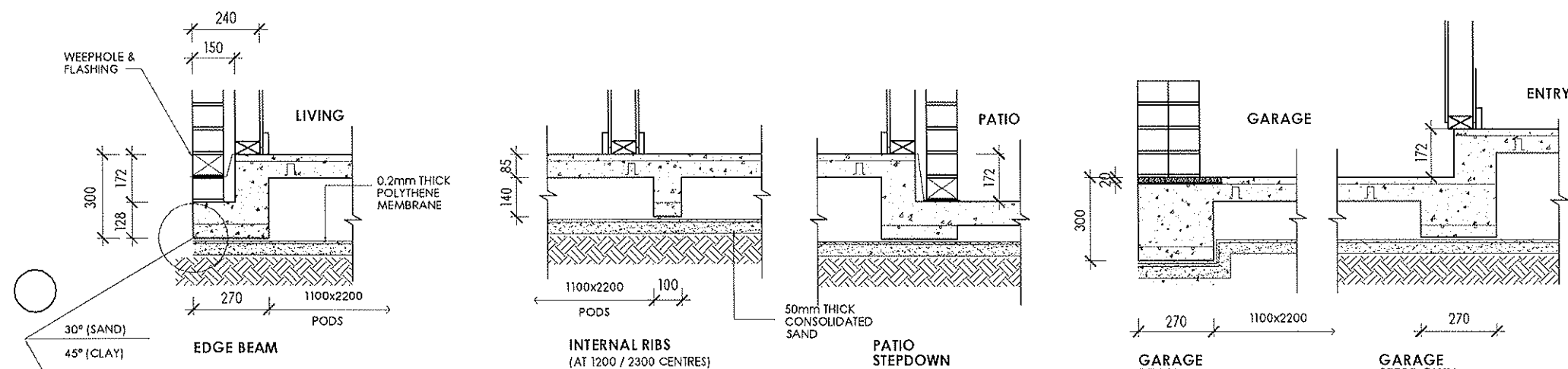
Client: **MR & MRS LIU**
Address: **LOT 63 NORDICA STREET**

Suburb: **ERMINGTON**
Council Area: **PARRAMATTA**

House Type: **SPECIAL**
Facade Type: **SPECIAL**
Alternative Plan: **STANDARD**
Specification: **SPECIAL**

Drawing Title:
SLAB DETAILS

Drawn:	Checked:	Date Drawn:	Scale:
MH		02.12.09	1:20
File No:	Drawing No:	Rev:	
909365	101	C	

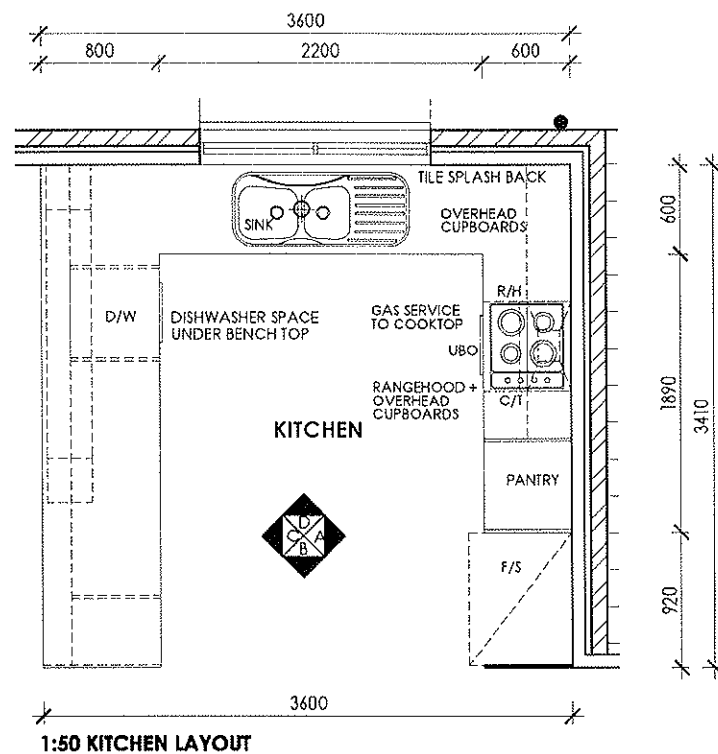


1100x1100x220 WAFFLE POD SLAB

- * NO CONSTRUCTION TO TAKE PLACE ON SLAB FOR 48 HOURS MINIMUM AFTER POUR.
- * EDGE BEAM FORMWORK AND PLUMBING BOXES TO BE REMOVED AFTER 24 HOURS.
- * FOUNDATION DEPTH TO UNDERSIDE OF BEAMS TO BE AS PER SOIL REPORT.
- * SLAB SUBGRADE SHALL BE SCRAPPED CLEAR OF VEGETATION AND ORGANIC MATTER.
- * SLAB TO ACHIEVE STRENGTH OF 32MPa.
- * SLUMP TO BE 50-80mm TAKEN PRIOR TO POURING ON SITE.
- * PLATE TO BE FIXED AT 1200 CENTRES WITH H/T HAND DRIVEN NAIL.
- * ALL BLOCKS ARE TO BE SOIL CLASSIFIED BY ENGINEER AND DETAILS AMENDED TO COMPLY WITH AUSTRALIAN STANDARDS.

1:20 SLAB DETAILS

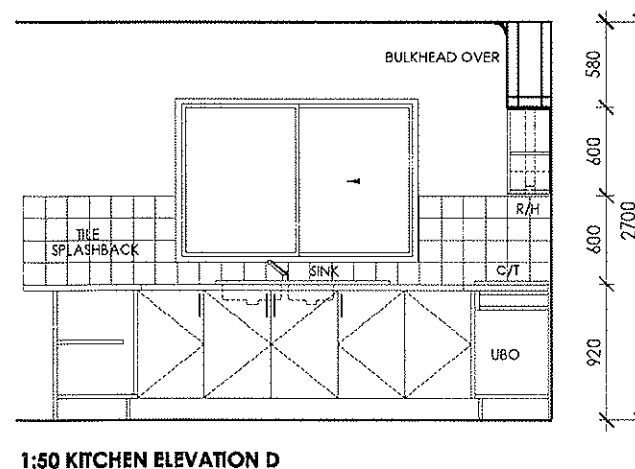
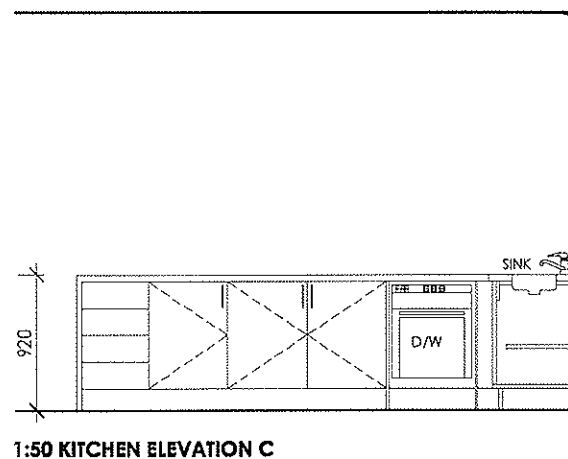
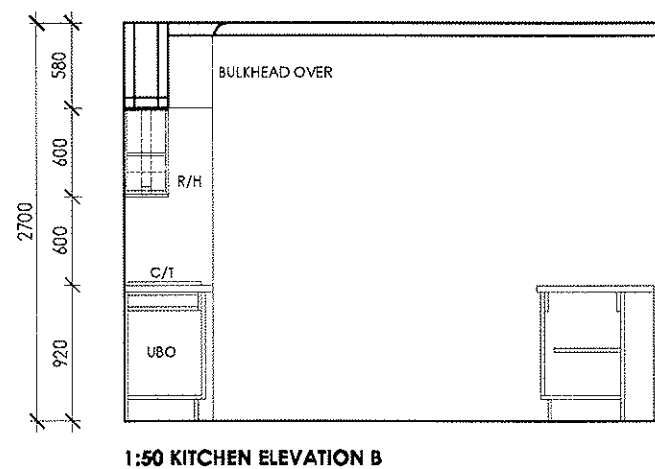
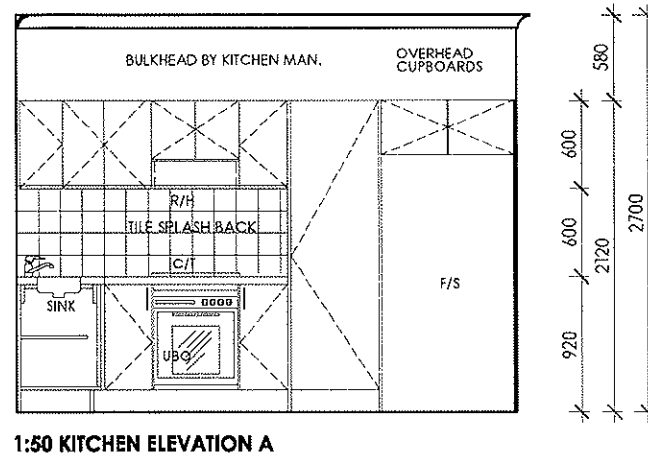
'M' CLASS SLAB



LEGEND			
V	VANITY	SH	SOAP HOLDER @ 1150 HIGH
B	BATH	TRH	TOILET ROLL HOLDER @ 700 HIGH
C.TOP	COOKTOP	CT	CERAMIC TILES
DWS	DISHWASHER SPACE	CPT	CARPET
WO	WALL OVEN	TF	TIMBER FLOORING
WM	WASHING MACHINE	ST	SEWER STACK
UBO	UNDER BENCH OVEN	T	LAUNDRY TUB
WC	WATER CLOSET	P	PANTRY
FW	FLOOR WASTE	ST	SHOWER TAP AT 1150
MW	MICROWAVE	SR	SHOWER ROSE AT 1850
SP	SPA PUMP	HP	HOT PLATE
REF	REFRIGERATOR SPACE	BT	BATH TAPS
RH	RANGEHOOD	SSR	SLIDING SHOWER SCREEN
SK	SINK	TR	TOWEL RAIL @ 1200 HIGH
SHR	SHOWER	P	PANTRY
ST	WM TAPS @ 1200 HIGH	ST	TUB TAPS @ 1000 HIGH

- NOTES:**
1. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED.
 2. WET AREAS TO BE CONSTRUCTED IN ACCORDANCE WITH BCA 3.8.1
 3. CENTRE OF PAN TO BE 460mm FROM NEAREST WALL UNLESS NOTED OTHERWISE
 4. REFER TO SPECIFICATION FOR MINIMUM CONSTRUCTION & FINISHING REQUIREMENTS.
 5. REFER TO SCHEDULES FOR SELECTED FITTINGS
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 7. PROVIDE NOGGING FOR ALL FIXTURES AND FITTINGS.
 8. TILE CORNERS/INTERSECTION JOINTS TO BE SEALED WITH SUITABLE FLEXIBLE SEALANT.
 9. STANDARD VANITY HEIGHTS ARE TO BE 900mm FROM F.F.L. TO VANITY TOP.

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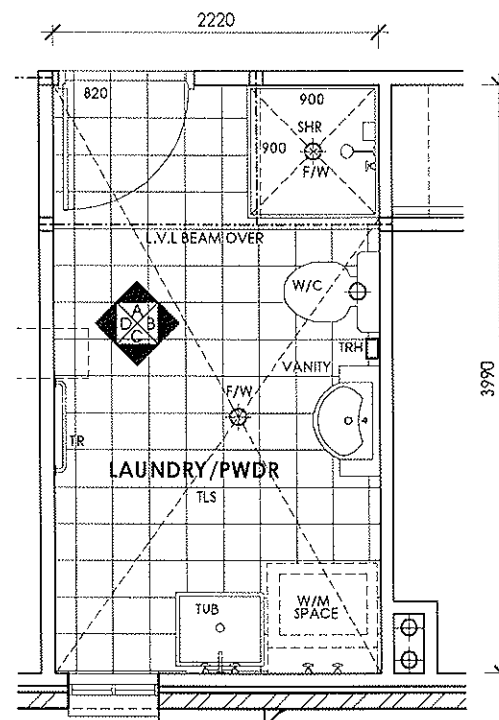
Client: **MR & MRS LIU**
 Address: **LOT 63 NORDICA STREET**
 Suburb: **ERMINGTON**
 Council Area: **PARRAMATTA**

House Type: **SPECIAL**
 Facade Type: **SPECIAL**
 Alternative Plan: **STANDARD**
 Specification: **SPECIAL**

Drawing Title:
KITCHEN DETAILS

Drawn:	Checked:	Date Drawn:	Scale:
MH		02.12.09	1:50
File No:	Drawing No:	Rev:	
909365	110	C	

1:50 KITCHEN DETAILS

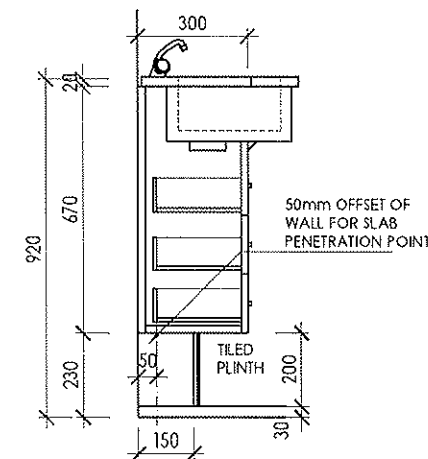


1:50 LAUNDRY/PWDR LAYOUT

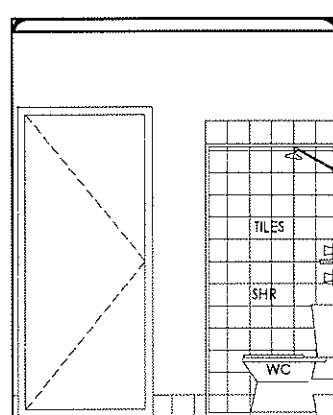
LEGEND			
V	VANITY	SH	SOAP HOLDER @ 1150 HIGH
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C.TOP	COOKTOP	CT	CERAMIC TILES
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MW	MICROWAVE	○	SHOWER ROSE AT 1850
SP	SPA PUMP	HP	HOT PLATE
REF	REFRIGERATOR SPACE	ST & T	BATH TAPS
RH	RANGEHOOD	S-SHR	SLIDING SHOWER SCREEN
SK	SINK	TR	TOWEL RAIL @ 1200 HIGH
SHR	SHOWER	P	PANTRY
ST & T	WM TAPS @ 1200 HIGH	ST & T	TUB TAPS @ 1000 HIGH

NOTES:

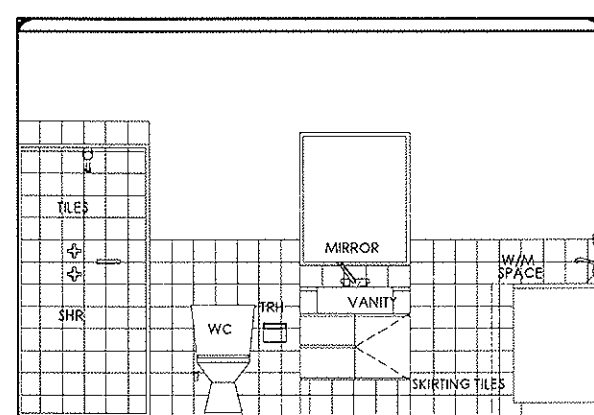
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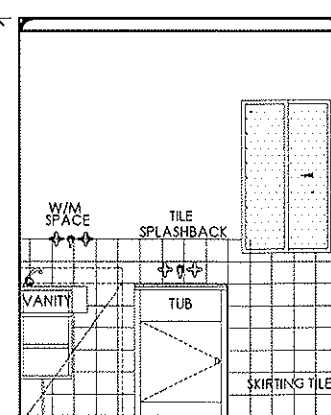
1:20 TYPICAL SEMI-RECESSED
VANITY PLINTH DETAIL



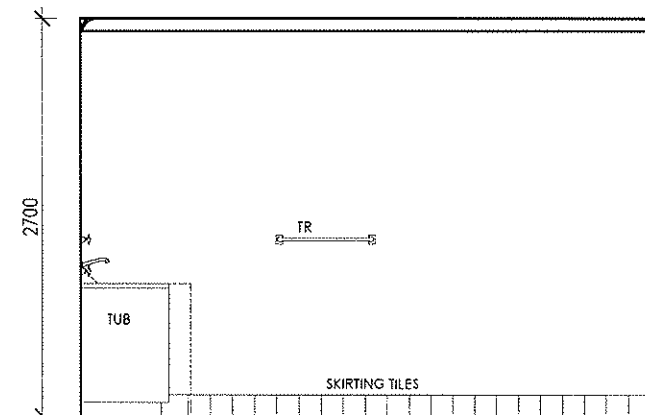
1:50 LAUNDRY/PWDR ELEVATION A



1:50 LAUNDRY/PWDR ELEVATION B



1:50 LAUNDRY/PWDR ELEVATION C



1:50 LAUNDRY/PWDR ELEVATION D

1:50 LAUNDRY & PWDR DETAILS

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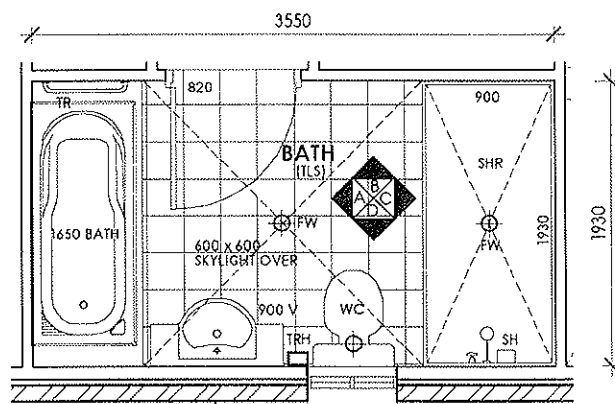
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Client: **MR & MRS LIU**
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Council Area: **PARRAMATTA**

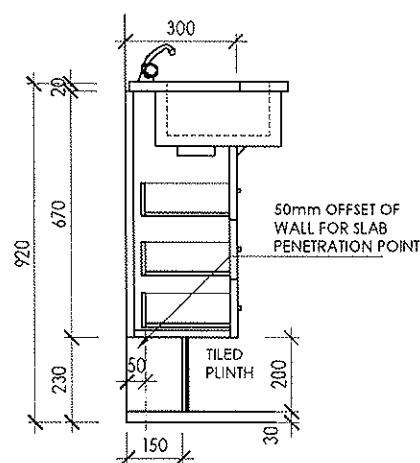
House Type: **SPECIAL**
Facade Type: **SPECIAL**
Alternative Plan: **STANDARD**
Specification: **SPECIAL**

Drawing Title:
LAUNDRY & PWDR DETAILS

Drawn:	Checked:	Date Drawn:	Scale:
MH		02.12.09	1:50
File No:	Drawing No:	Rev:	
909365	120	D	



1:50 BATHROOM LAYOUT



1:20 TYPICAL SEMI-RECESSED
VANITY PLINTH DETAIL

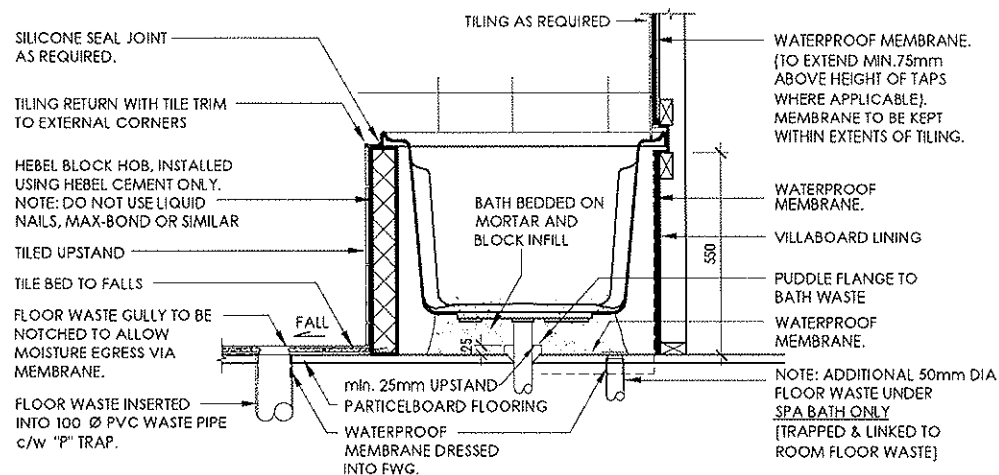
CONSTRUCTION METHODOLOGY

1. FRAME UP JOB - FRAME MANUFACTURER TO INSTALL GALV. 4 BEND FLASHING INTO FRAME NOTCH & INCLUDE TRIMMERS
2. INSTALLATION OF TIMBER FRAMES
3. ROUGH IN PLUMBING
4. INSTALL VILABOARD
5. INSTALL WATERPROOFING
6. CERAMIC TILER TO BUILD HEBEL BLOCK HOB WALL
7. INSTALL BATH/SHOWER ETC
8. WHEN APPLICABLE RETURN TRIP BY WATERPROOFER REQUIRED TO SEAL HEBEL BLOCK WALL BETWEEN SHOWER & BATH
9. COMPLETE WALL & FLOOR TILING
10. INSTALL SILICONE SEALANT

LEGEND			
V	VANITY	SH	SOAP HOLDER @ 1150 HIGH
B	BATH	TRH	TOILET ROLL HOLDER @ 700 HIGH
C.TOP	COOKTOP	CT	CERAMIC TILES
DWS	DISHWASHER SPACE	CPT	CARPET
WO	WALL OVEN	TF	TIMBER FLOORING
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NOTES:

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1:20 TYPICAL BATH CHECKOUT DETAIL

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issue:	date:	revision:	dr:
D	26.02.10	CONTRACT VARI 1, 2 & 3	MH
C	07.12.09	CONSTRUCTION ISSUE REVISION A	MH
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A	02.12.09	CONSTRUCTION CERTIFICATE	MH



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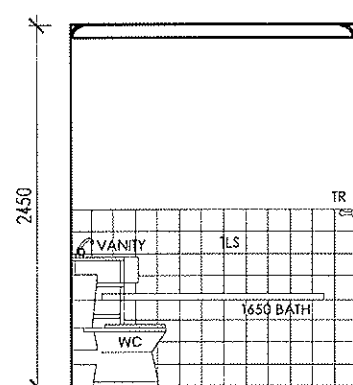
Client: **MR & MRS LIU**
Address: **LOT 63 NORDICA STREET**
Suburb: **ERMINGTON**
Council Area: **PARRAMATTA**

House Type: **SPECIAL**
Facade Type: **SPECIAL**
Alternative Plan: **STANDARD**
Specification: **SPECIAL**

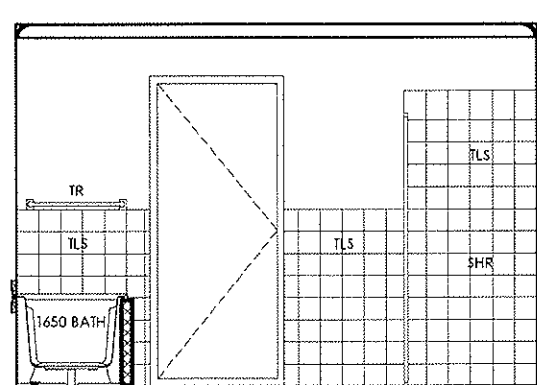
Drawing Title:
BATHROOM DETAILS

Drawn:	Checked:	Date Drawn:	Scale:
MH		02.12.09	1:50
File No:	Drawing No:	Rev:	
909365	130	D	

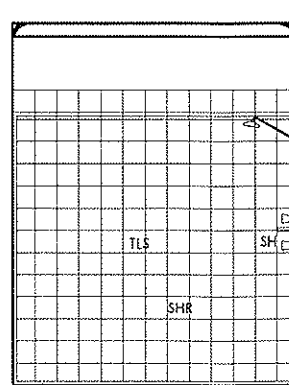
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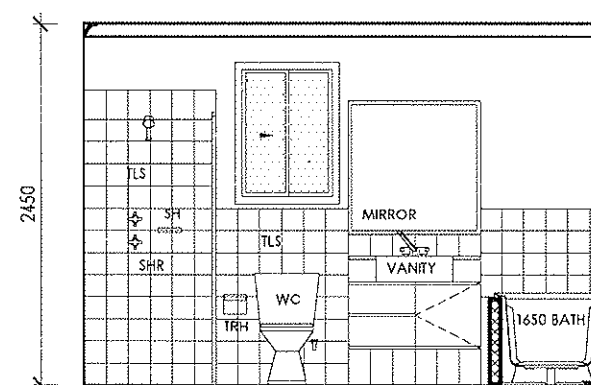
1:50 BATHROOM ELEVATION A



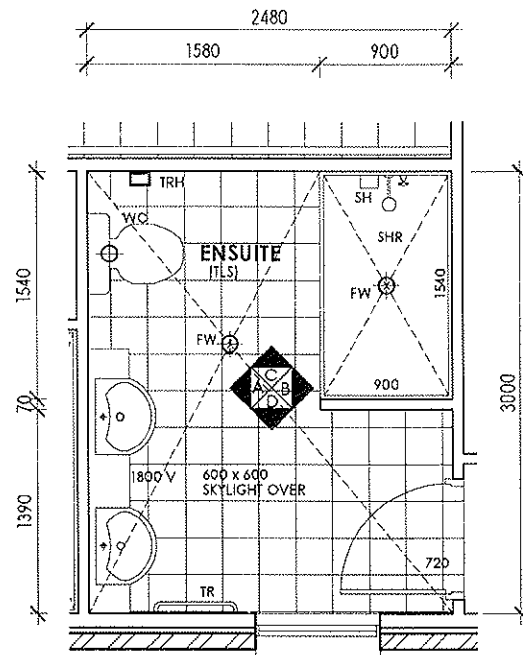
1:50 BATHROOM ELEVATION B



1:50 BATHROOM ELEVATION C



1:50 BATHROOM ELEVATION D

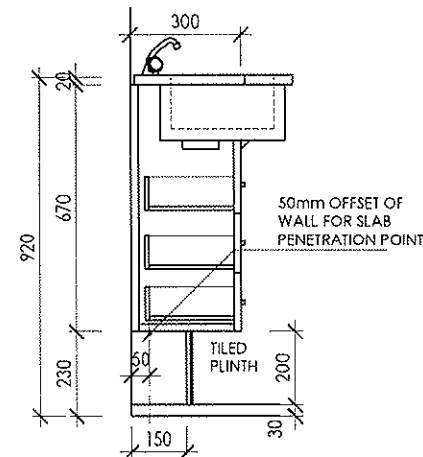


1:50 ENSUITE LAYOUT

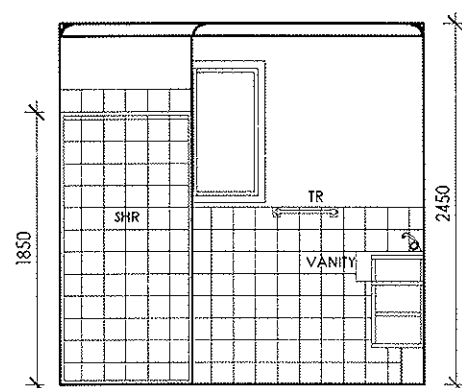
LEGEND			
V	VANITY	SH	SOAP HOLDER @ 1150 HIGH
B	BATH	TRH	TOILET ROLL HOLDER @ 700 HIGH
C.TOP	COOKTOP	CT	CERAMIC TILES
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NOTES:

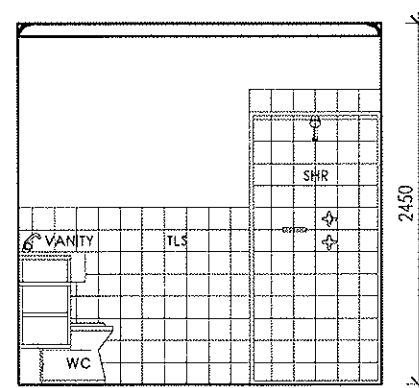
1. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED.
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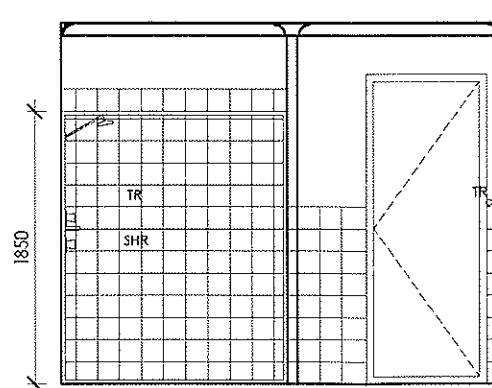
1:20 TYPICAL SEMI-RECESSED VANITY PLINTH DETAIL



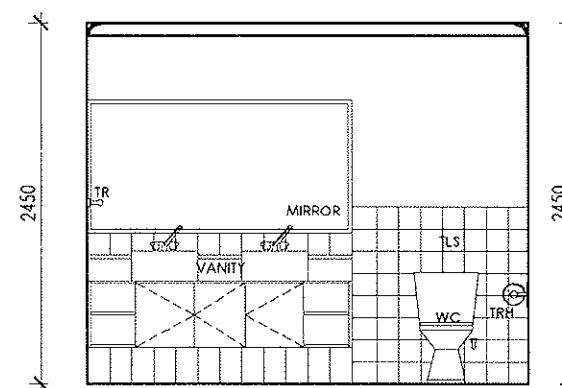
1:50 ENSUITE ELEVATION A



1:50 ENSUITE ELEVATION B



1:50 ENSUITE ELEVATION C



1:50 ENSUITE ELEVATION D

1:50 ENSUITE DETAILS

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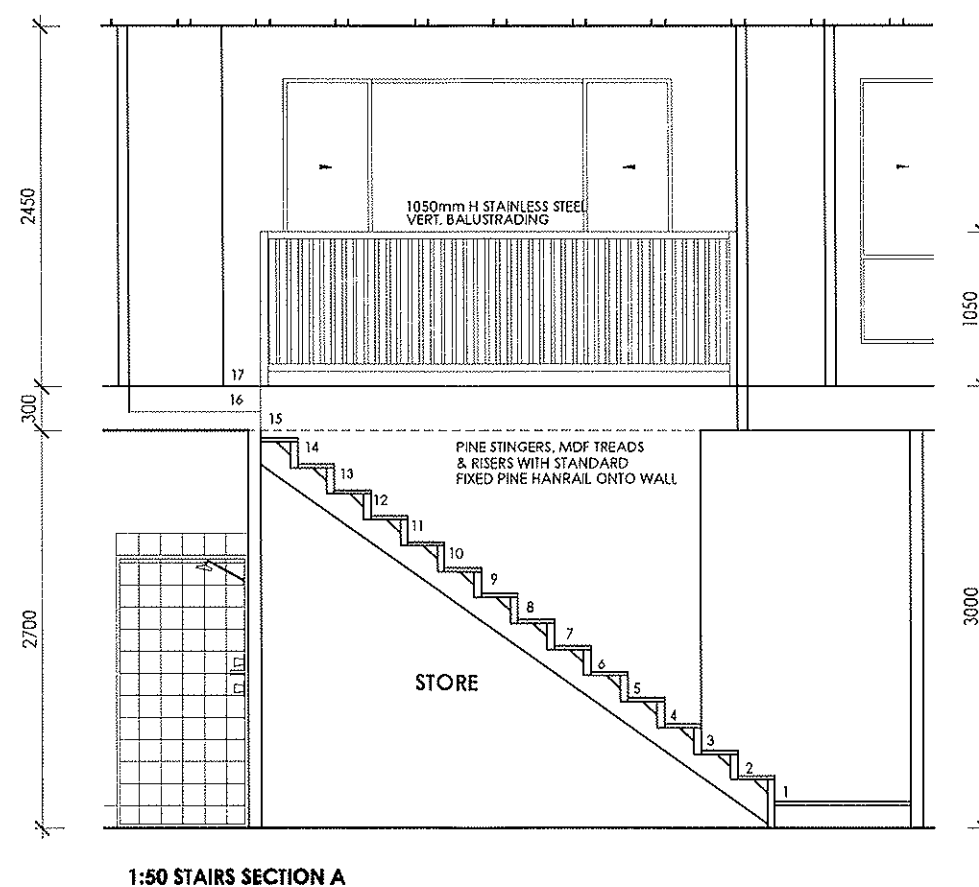
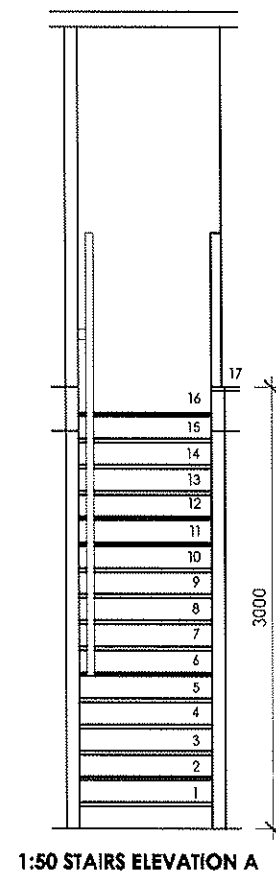
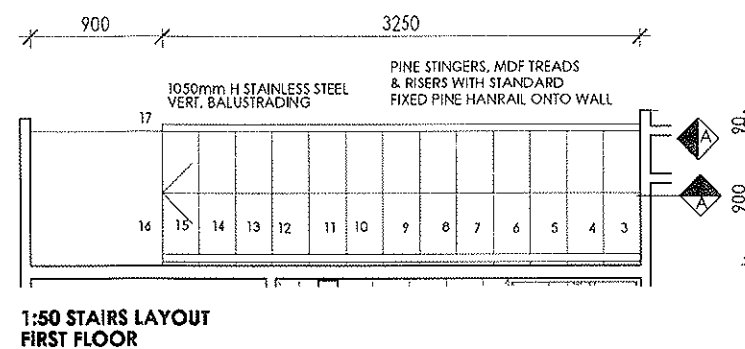
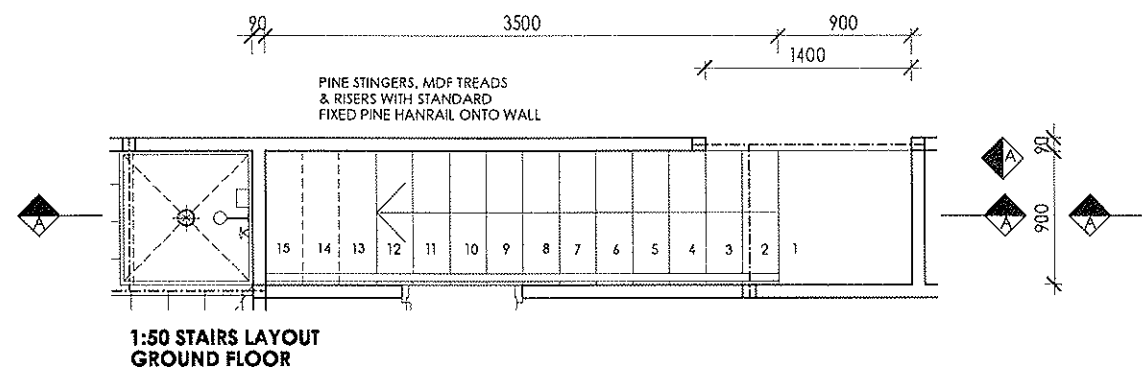
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Council Area: **PARRAMATTA**

House Type: **SPECIAL**
Facade Type: **SPECIAL**
Alternative Plan: **STANDARD**
Specification: **SPECIAL**

Drawing Title:
ENSUITE DETAILS

Drawn:	Checked:	Date Drawn:	Scale:
MH		02.12.09	1:50
File No:	Drawing No:	Rev:	
909365	140	D	



CALCULATIONS:

FLOOR TO FLOOR HIGHT:
 = 3000 mm (CHECK ON SITE DIMENSIONS)
 = 17 EQUAL RISERS 176 mm
 = 250 mm GOINGS
 = 2R + G = 602
 = 2 x 176 + 250 = 602

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Drawing Title:
STAIRS DETAILS

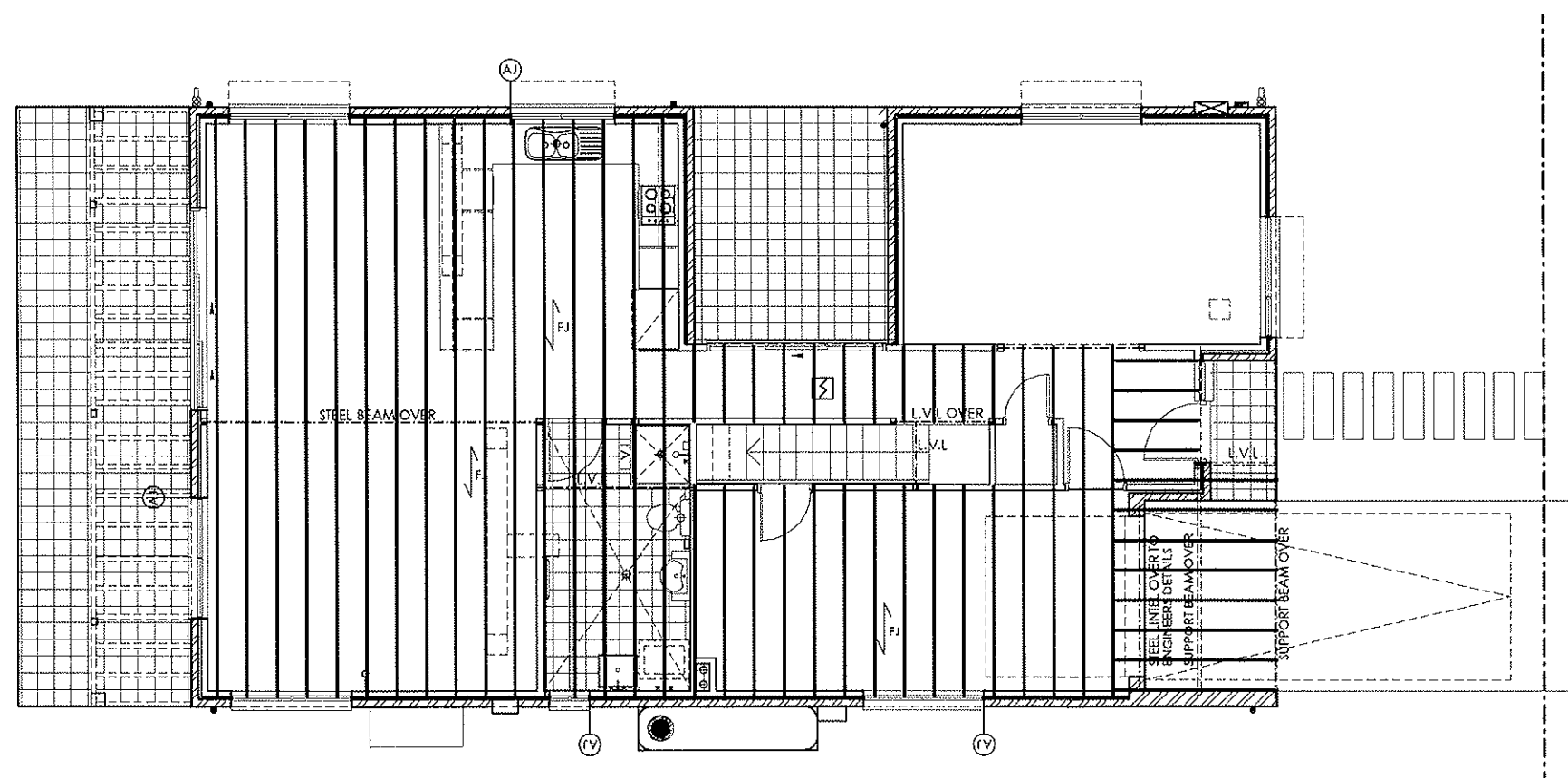
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MH		02.12.09	1:50
File No:	Drawing No:	Rev:	
909365	150	C	

1:50 STAIRS LAYOUT

NOTE:
FLOOR JOISTS AT 450 CENTRES
WITH 19mm FLOORING

DIAGRAMATIC LAYOUT
REFER TO FRAME MANUFACTURER'S DRAWINGS
FOR DETAILS AND SPECIFICATION

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Padstow, NSW 2211
Tel: 02 8713 5000
Fax: 02 8713 5099

Client: **MR & MRS LIU**
Address: **LOT 63 NORDICA STREET**

Suburb: **ERMINGTON**
Council Area: **PARRAMATTA**

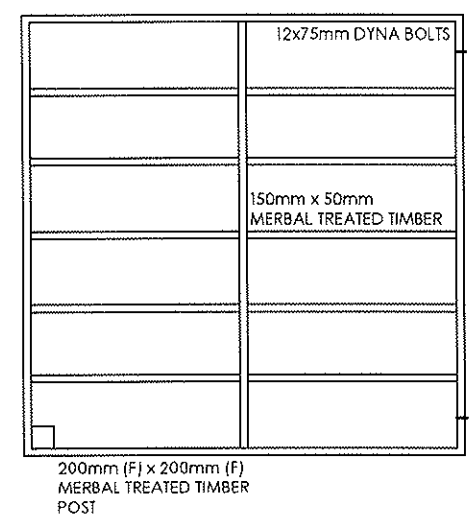
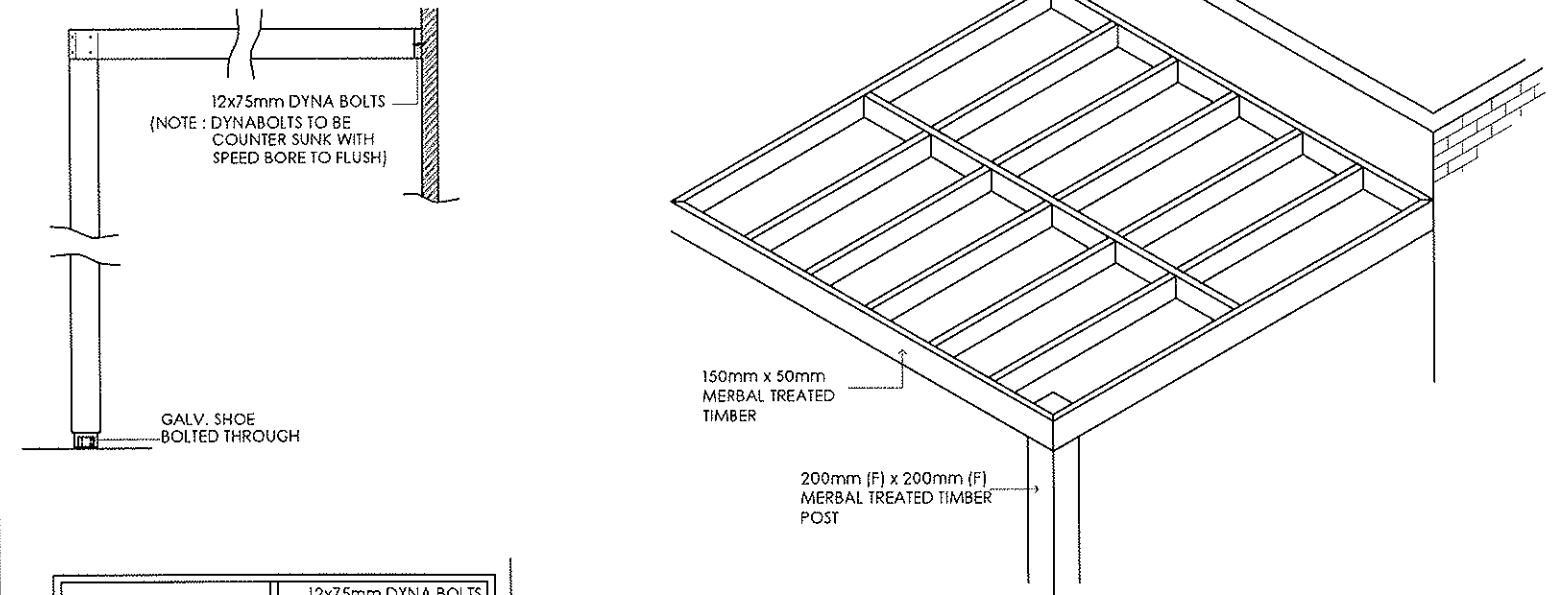
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Facade Type: **SPECIAL**
Alternative Plan: **STANDARD**
Specification: **SPECIAL**

Drawing Title:
FLOOR JOIST LAYOUT

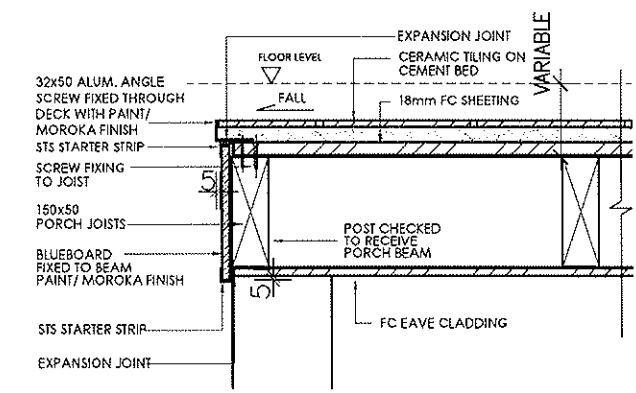
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MH		02.12.09	1:50
File No:	Drawing No:	Rev:	
909365	160	C	

1:100 FLOOR JOIST LAYOUT

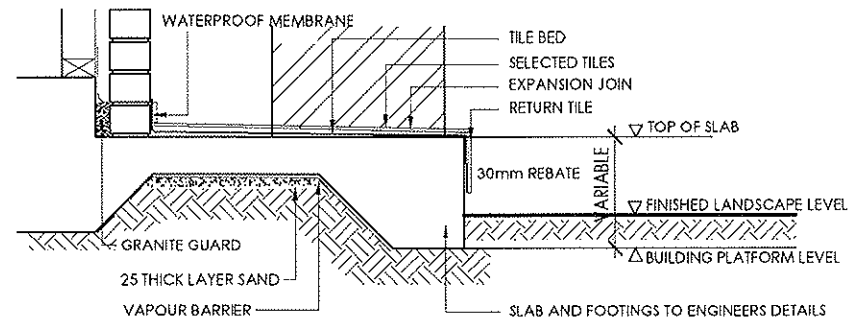
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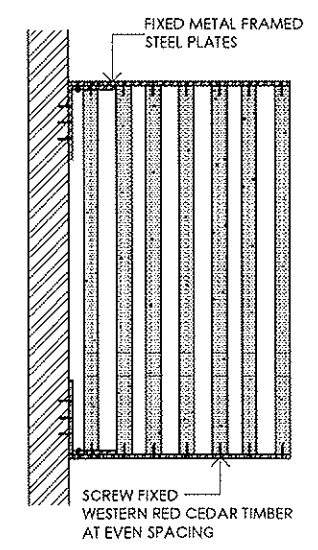
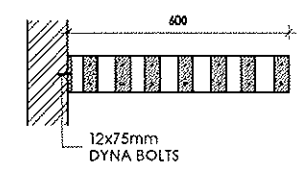
1:50 PERGOLA DETAIL



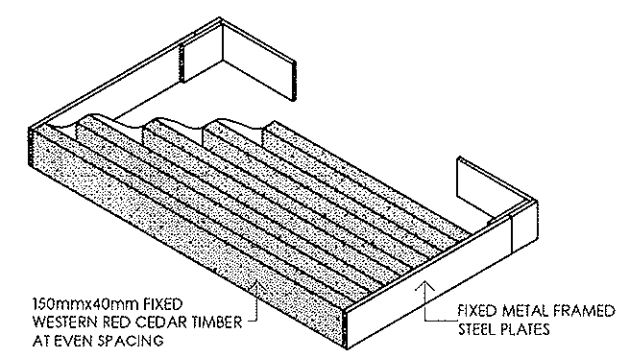
1:20 TYPICAL BALCONY DETAIL



1:20 TYPICAL PORCH DETAIL



1:20 SUNHOOD DETAIL



1:20 / 1:50 TYPICAL DETAILS

C	26.02.10	CONTRACT VARI 1, 2 & 3	MH
B	03.12.09	CONSTRUCTION ISSUE	MH
A	02.12.09	CONSTRUCTION CERTIFICATE	MH
issue:	date:	revision :	dr:



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LIVING

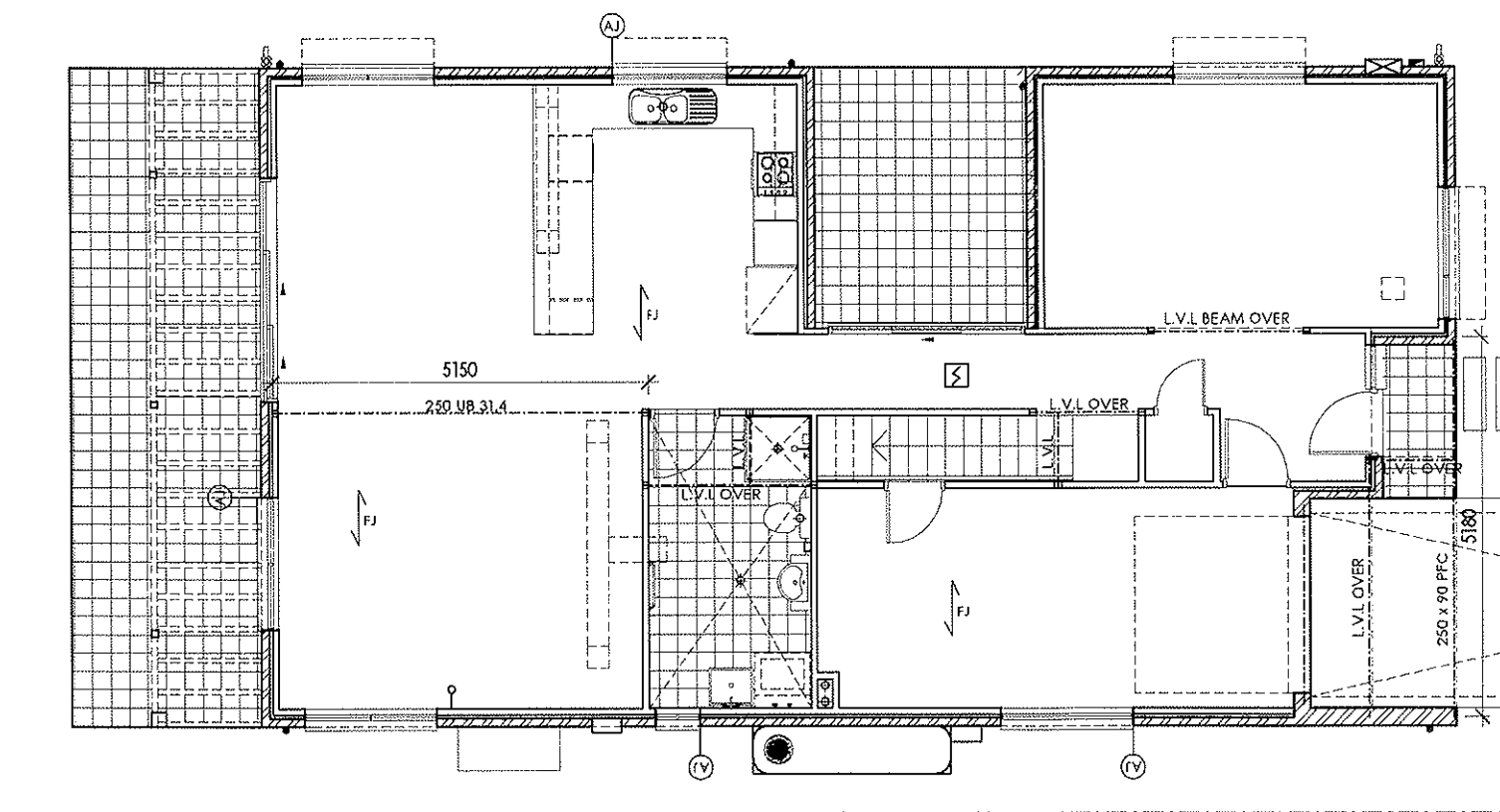
5 Nelson Avenue
Padstow, NSW 2211
Tel: 02 8713 5000
Fax: 02 8713 5099

Client:	MR & MRS LIU
Address:	LOT 63 NORDICA STREET
Suburb:	ERMINGTON
Council Area:	PARRAMATTA

House Type:	SPECIAL
Facade Type:	SPECIAL
Alternative Plan:	STANDARD
Specification:	SPECIAL

Drawing Title:
STANDARD DETAILS

Drawn:	Checked:	Date Drawn:	Scale:
MH		02.12.09	1:20,50
File No:	Drawing No:		Rev:
909365	170		C



1:100 STEEL LAYOUT

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C	26.02.10	CONTRACT VARI 1, 2 & 3	MH
B	03.12.09	CONSTRUCTION ISSUE	MH
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issue:	date:	revision :	dr:



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Client: **MR & MRS LIU**
Address: **LOT 63 NORDICA STREET**
Suburb: **ERMINGTON**
Council Area: **PARRAMATTA**

House Type: **SPECIAL**
Facade Type: **SPECIAL**
Alternative Plan: **STANDARD**
Specification: **SPECIAL**

Drawing Title:
STEEL LAYOUT

Drawn:	Checked:	Date Drawn:	Scale:
MH		02.12.09	1:100
File No:	Drawing No:	Rev:	
909365	180	C	