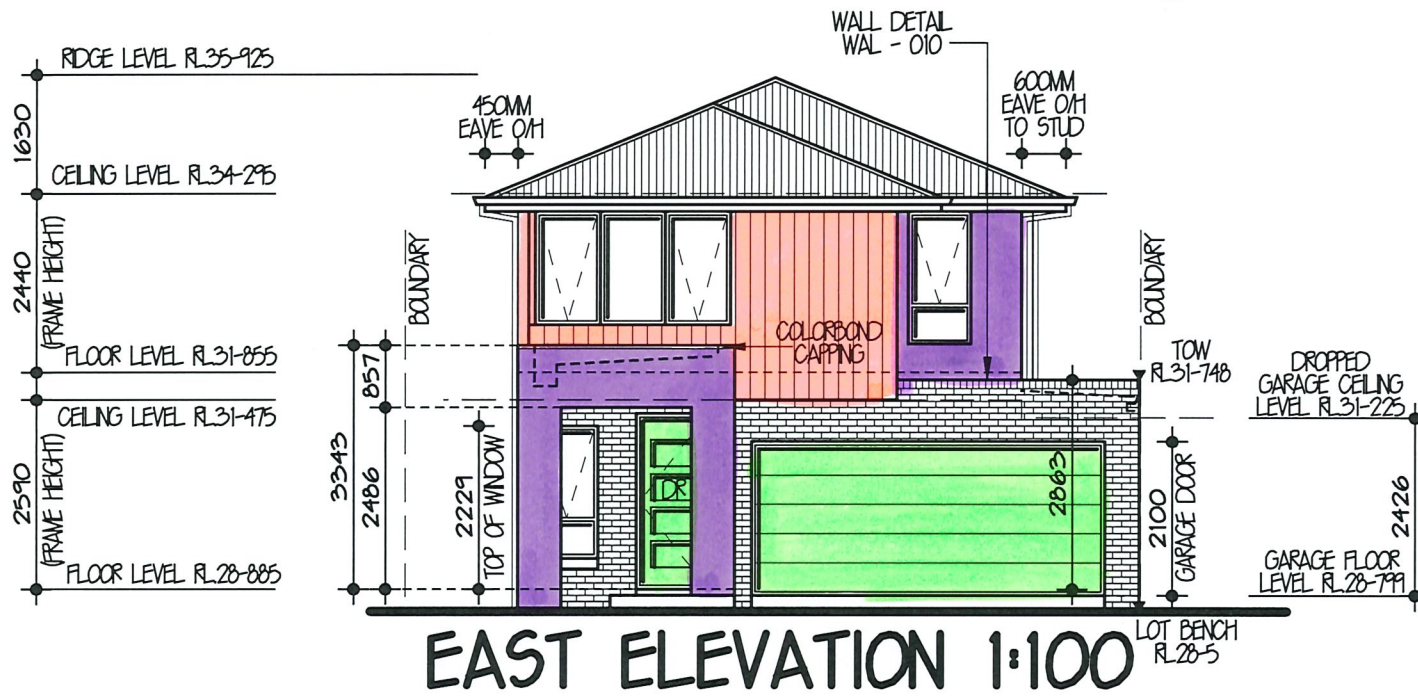
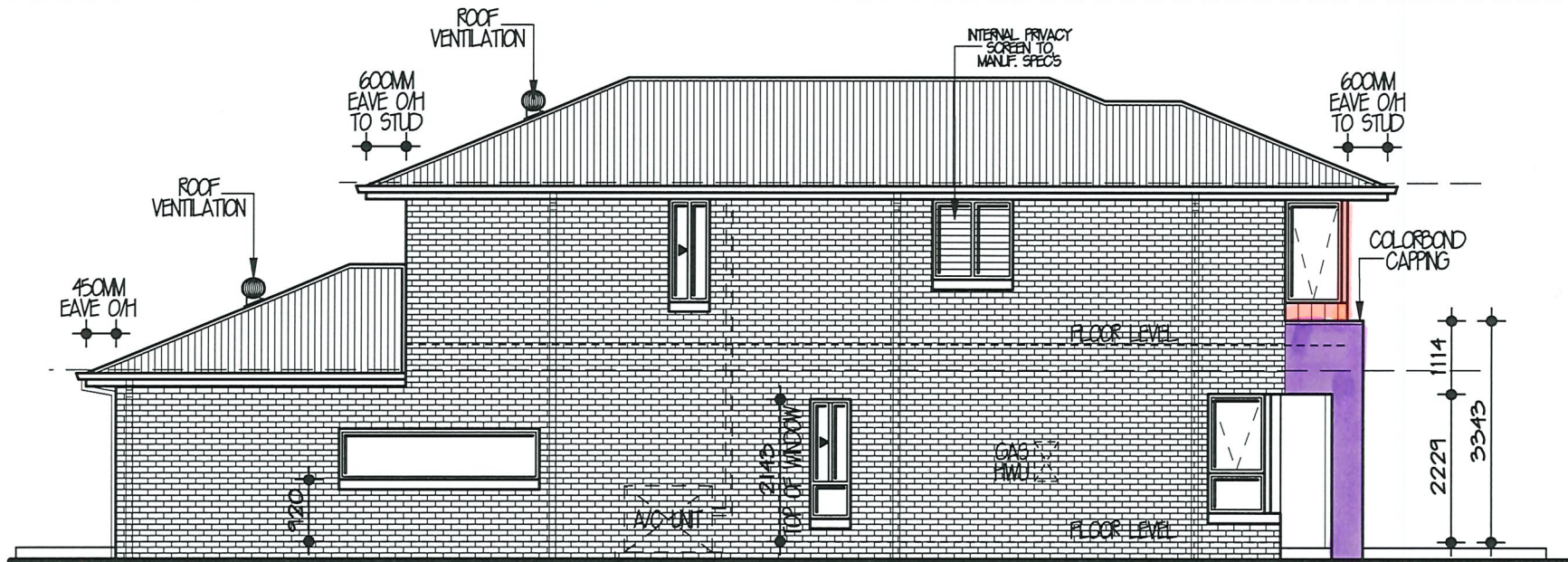


UPDATED 21.01.2021
A.T



EAST ELEVATION 1:100

MAX. BUILDING HEIGHT @ 8.5M



WEST ELEVATION 1:100

MAX. BUILDING HEIGHT @ 8.5M



NORTH ELEVATION 1:100



Cemintel woodlands cladding 'ebony'.



match c/bond 'surfmist'.



match c/bond 'monument'.

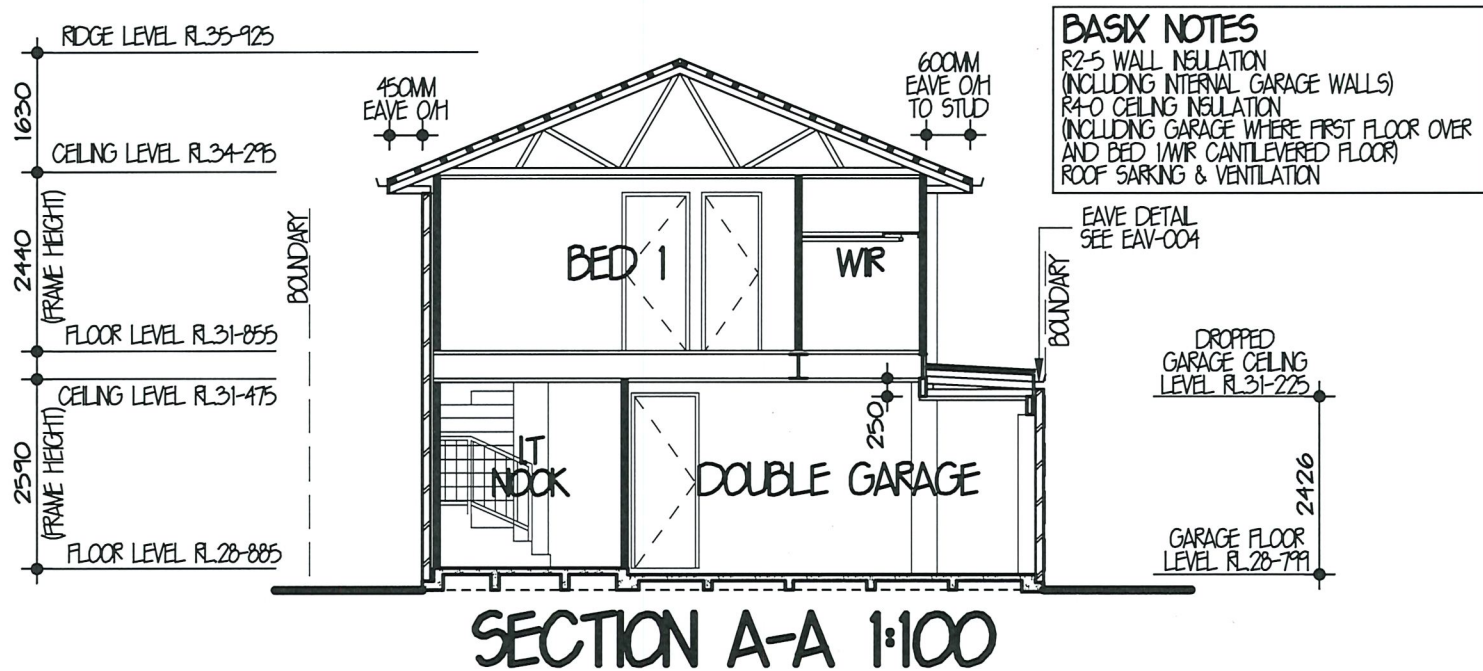
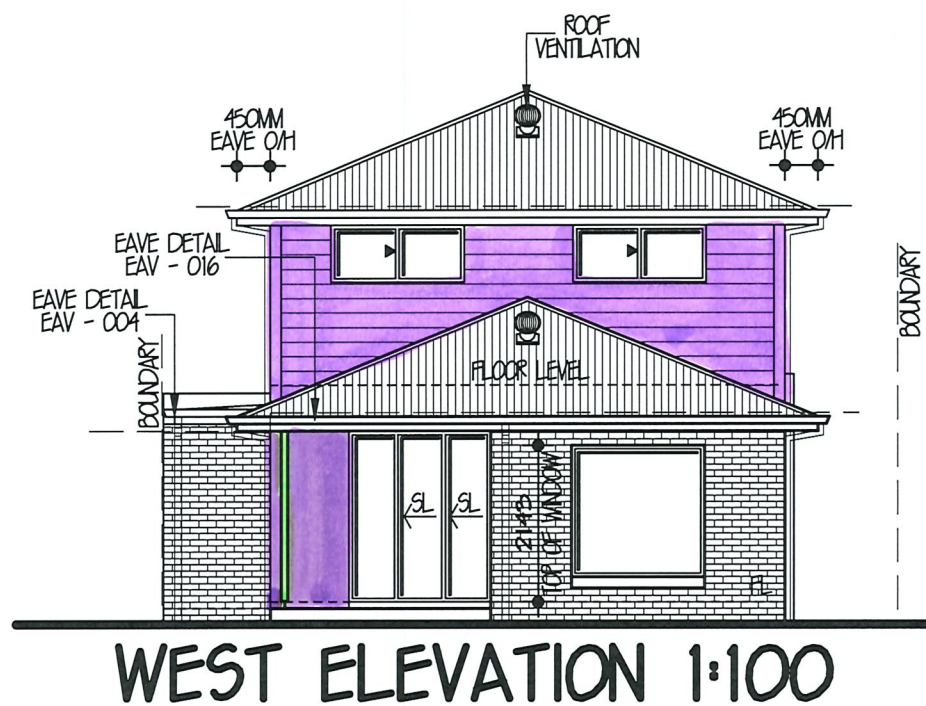
Eden brae homes
LEVEL 3, 22 BROOKHOLLOW AVENUE
NORWEST BUSINESS PARK
BALLKHAM HILLS NSW, 2153
PHONE: 8860 9222
FAX: 8860 9233

FOR EDEN BRAE HOMES
AT LOT 1006 PROPOSED ROAD
WERRINGTON DOWNS
ELLENBROOK 24 MK2
TYPE (ACCENT SERIES)
FACADE
DATE DEC 19
JOB NO. 0040143
HAND RH
PAGE NO. 4 OF 12

A&N DESIGN GROUP
LEVEL 2 SUITE 216
MACARTHUR POINT NO. 25-27
SCLENT CROFT BALLKHAM HILLS
PO BOX 6410 BALLKHAM HILLS
BUSINESS CENTRE NSW, 2153
PHONE: 02 8824 3535
FAX: 02 8824 3544
WWW.AANDNDESIGN.COM.AU

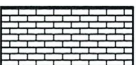
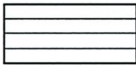
ISSUE	DATE	REVISION	DRAWN
A	17-12-19	PRELIM PLANS	PF
B	19-12-19	PRELIM PLANS	PF
C	5-2-20	UPDATED SITE DATA	DC
D	12-2-20	BASIC/AMENDMENTS	DC
E	19-10-20	RE-CONTRACT	AL/DR
E1	22-10-20	ADD PRELIM LEVELS	AL
F	1-12-20	NEW FACADE	JG

THIS DRAWING IS THE PROPERTY OF EDEN BRAE HOMES
REPRODUCTION COPYING OR USE IN PART OR WHOLE
WITHOUT WRITTEN PERMISSION IS STRICTLY PROHIBITED.
LEGAL ACTION WILL BE TAKEN AGAINST OFFENDERS.



BASIX NOTES
 R2.5 WALL INSULATION
 (INCLUDING INTERNAL GARAGE WALLS)
 R4.0 CEILING INSULATION
 (INCLUDING GARAGE WHERE FIRST FLOOR OVER
 AND BED 1WR CANTILEVERED FLOOR)
 ROOF SARKING & VENTILATION

SUMMARY OF MATERIALS

- 22-5° ROOF PITCH COLORBOND ROOFING SHEETING TO UPPER ROOF
- 22-5° ROOF PITCH COLORBOND ROOFING SHEETING TO LOWER ROOF
- 3° ROOF PITCH COLORBOND ROOF SHEETING TO GARAGE & PORCH ROOF
- COLORBOND GUTTER & FASCIA
- ROUND COLORBOND DOWNPIPES
- PRE-FABRICATED FRAMES & ROOF TRUSSES TO MANUFACTURE SPECIFICATIONS
- DIMENSIONS ARE TO FRAME SIZES ONLY EXCLUDES GYPROCK & SKIRTINGS THEREFORE THEY ARE NOT FINISHED ROOM SIZES
- FACE BRICKWORK 
- RENDER FINISH AS SELECTED 
- CLADDING FINISH 
- FEATURE CLADDING FINISH 
- TIMBER POST TO BE PAINT GRADE
- ALUMINIUM WINDOWS & DOORS
- FRONT ENTRY DOOR & FRAME TO BE PAINT GRADE
- SECTIONAL OVERHEAD GARAGE DOOR

eden brae homes
 "It's where you want to live"

LEVEL 3, 22
 BROOKHOLLOW AVENUE
 NORTHWEST BUSINESS PARK
 BULLHORN HILLS NSW. 2153
 PHONE: 8860 9222
 FAX: 8860 9233

FOR **EDEN BRAE HOMES**

AT LOT 1006 PROPOSED ROAD
 WERRINGTON DOWNS

ELLENBROOK 24 MK2 JOB NO. **0040143**

TYPE (ACCENT SERIES)

FACADE **CUSTOM** HAND **RH**

DATE **DEC 19** DWG NO. **AND-31724** PAGE NO. **5 OF 12**

A&N
DESIGN GROUP
 SYDNEY

LEVEL 2 SUITE 216
 MACARTHUR ROAD NO. 25-27
 SOLENT CROFT BULLHORN HILLS
 PD BOX 640 BULLHORN HILLS
 BUSINESS CENTRE NSW. 2153
 PHONE: (02) 8824 3533
 FAX: (02) 8824 3544
 WWW.ADESIGNGROUP.COM.AU

ISSUE	DATE	REVISION	DRAWN
A	17-12-19	PRELIM PLANS	PF
B	19-12-19	PRELIM PLANS	PF
C	5-2-20	UPDATED SITE DATA	DC
D	12-2-20	BASIX/AMENDMENTS	DC
E	19-10-20	RE-CONTRACT	AL/JR
E1	22-10-20	ADD PRELIM LEVELS	AL
F	1-12-20	NEW FACADE	JG

THIS DRAWING IS THE PROPERTY OF EDEN BRAE HOMES
 REPRODUCTION COPYING OR USE IN PART OR WHOLE
 WITHOUT WRITTEN PERMISSION IS STRICTLY PROHIBITED.
 LEGAL ACTION WILL BE TAKEN AGAINST OFFENDERS.