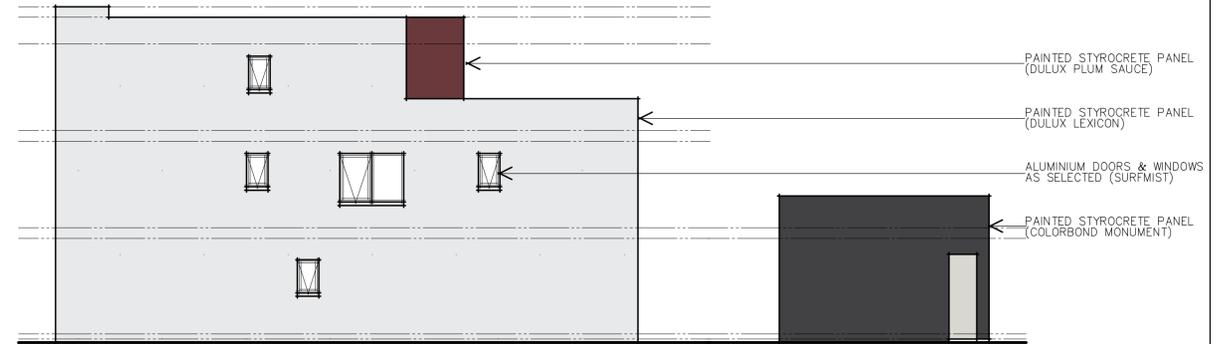
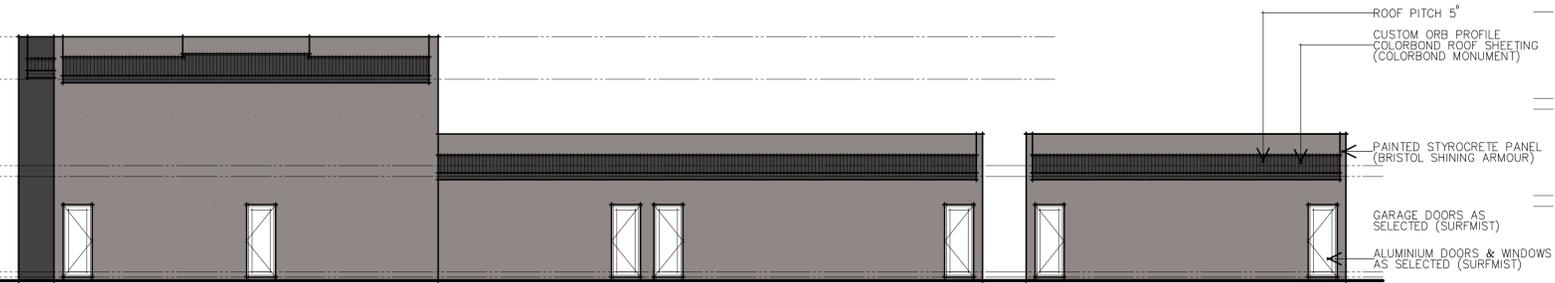


SOUTH - WEST ELEVATION (FERNANDEZ LANE)



NORTH - WEST ELEVATION



NORTH - EAST ELEVATION (STUDIO & GARAGES)



SOUTH - EAST ELEVATION



NORTH - EAST ELEVATION (HOUSES)



LOT 206 GARAGE SIDE ELEVATION

LOT 205 GARAGE SIDE ELEVATION



SOUTH - WEST ELEVATION (HOUSES)



ALL COLOURS SHOWN ARE INDICATIVE ONLY AND SHOULD BE VERIFIED BY BUILDER BEFORE WORK COMMENCES

B	CLOUR CHANGES AS PER MARKUP (T.H.)	28-4-15.
ISSUE	AMENDMENT	DATE
CLIENT:	 ADMARK CONSTRUCTIONS 1 EASTON AVENUE, SPRING FARM NSW 2570 PH: 02 4658 2388 E: admark@admarkconstructions.com.au	
JOB:	PROPOSED STYROCRETE VENEER RESIDENCES	
Lot 204-209 Stage 3B Terraces Thornton Estate Penrith LOT: 204-209 DP: 1205685 AREA: various LGA: Penrith City Council		
SCALE:	DATE:	 WINNER 2010 HANSW Spec Home of the Year
1:100 @ A1 1:200 @ A3	1-4-15.	
DRAWING No:	DRAWN/ISSUE:	
1951-33	T.H. B	
 REGGIE'S RESIDENTIAL DESIGN & DRAFTING "SPECIALISING IN EXCLUSIVE LUXURY HOMES"		
PO Box 222, Bargo NSW 2574 Shop 2/210 Great Southern Road, Bargo NSW 2574 Phone: 4684 3747 • Fax: 4684 3748 • Mobile: 0438 843 748 Email: design@reggiesdesign.com.au		
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BUILDING DESIGN SAFETY NOTES

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS
DURING CONSTRUCTION
 Wherever possible, components for this building should be prefabricated off-site or of ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE
 For houses or other low-rise buildings where scaffolding is appropriate:
 Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.
 For buildings where scaffold, ladders, trestles are not appropriate:
 Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES SPECIFIED
 If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

FLOOR FINISHES BY OWNER
 If designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian accessible areas of this building. Surfaces should be selected in accordance with AS 1561:1999 and AS/NZS 4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES
 Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a dwelling.
 Building owners and occupants should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.
 Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

4. SERVICES

GENERAL
 Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dig Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.
 Locations with underground power:
 Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing. Locations with overhead power lines:
 Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.

THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.

R1.5 INSULATION TO WALLS
 R3.5 INSULATION TO CEILING
 R1.0 INSULATION & SARKING TO U.S. OF ROOFING

WEATHERSTRIPPING TO ALL EXTERNAL DOORS & WINDOWS

ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BEFORE COMMENCEMENT OF WORK

ARTICULATION JOINT LOCATIONS ARE APPROXIMATE ONLY AND ARE TO BE POSITIONED AT DOORS OR WINDOWS WHEREVER POSSIBLE

CONSTRUCTION TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND OTHER RELEVANT AUSTRALIAN STANDARDS

HOT WATER SYSTEM TO BE AN RINNAL INSTANTANEOUS INFINITY 26 GAS UNIT OR EQUIVALENT 5STAR SYSTEM

BATHROOM TAPS - 4 STAR
 SHOWERHEADS - 3 STAR
 KITCHEN TAPS - 4 STAR
 TOILETS - 4 STAR

RETICULATED WATER SUPPLY TO BE CONNECTED TO GARDEN TAPS AND TOILETS

A MIN. 3-3.5 STAR RATED DUCTED REVERSE-CYCLE AIR CONDITIONING UNIT TO BE INSTALLED TO ALL LIVING ROOMS AND BEDROOMS

DOWNPIPE LOCATIONS ARE APPROXIMATE ONLY AND ARE TO BE VERIFIED ON SITE BEFORE WORK COMMENCES

SEWER DETAILS SHOWN ARE APPROX. ONLY, AND ARE TO BE VERIFIED BY A SURVEYOR BEFORE WORK COMMENCES

SAMSUNG AQV24NSB SPLIT-SYSTEM AIR-CONDITIONING UNIT TO BE INSTALLED IN THE STUDIO (3.0 STAR HEAT/3.0 STAR COOL)

ALL LIGHT FITTINGS TO BE INSTALLED WITH EITHER A LED OR FLUORESCENT GLOBE TO THE FIXTURE

ALL OPENABLE BEDROOM WINDOWS 2 METRES OR GREATER ABOVE THE SURFACE BELOW AND ALL WINDOWS GREATER THAN 4 METRES ABOVE THE SURFACE BELOW TO BE FITTED CHILD RESISTANT MECHANISM OR SUITABLE SCREEN SO A 125mm SPHERE CANNOT PASS THROUGH.

HEAD HEIGHTS FOR BULKHEADS, PICTURE RECESSES AND DISPLAY NOOKS TO BE 2050mm FLOOR LEVEL UNLESS OTHERWISE NOTED (TO LOWER FLOOR ONLY)

ALL EXHAUST FANS TO BE DUCTED TO EXTERNAL WALL OR ROOF

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting devices. Where this is not practical, suppliers or fabricators should be required to limit the component mass.
 All material packaging, building and maintenance components should clearly show the total mass of packages and where practical, actions to avoid excessive lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.
 Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturers specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturers specification.

BUILDING COMPONENTS
 During construction, renovation or demolition of this building, parts of the structure including fabricated framework, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

6. HAZARDOUS SUBSTANCES
 For alterations to a building constructed prior to 1990 - it therefore may contain asbestos. It is therefore likely to contain asbestos either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS
 Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

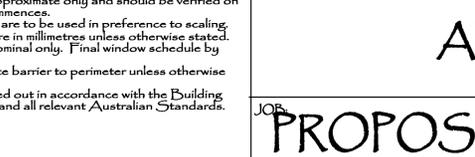
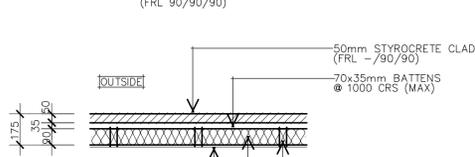
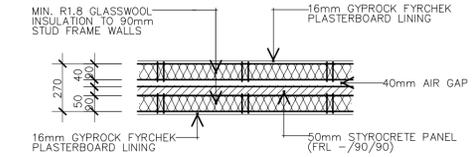
TREATED TIMBER
 The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

FLUORIDES
 Fluorides are used in the construction of this building. Fluorides are used in the construction of this building. Fluorides are used in the construction of this building.

VOLENT ORGANIC COMPOUNDS
 Many types of glue, solvents, spray paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE
 Many types of glass, solvents, spray paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

TIMBER FLOORS
 This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.



LANDSCAPE NOTES

GARDEN BEDS:
 THEY SHALL BE EXCAVATED SUFFICIENTLY ENOUGH TO ALLOW FOR NO LESS THAN 300mm DEEP OF PREMIUM ORGANIC GARDEN SOIL MIX TO BE APPLIED. PREVIOUS TO THIS THE CLAY SUB-BASE SHALL HAVE AN APPLICATION OF GYPSUM TO THE MANUFACTURERS SPECIFICATIONS.

GARDEN EDGES:
 THEY SHALL BE CONSTRUCTED WITH 100mm x 25mm TREATED PINE BOARDS. THESE SHOULD BE FIXED TO POINTED TREATED PINE PEGS (50mm x 50mm) WITH GALVANISED FIXINGS.

PLANTS:
 ENSURE ALL PLANTS ARE NOT ROOTBOUND WITHIN THE POT OR BAG, BADLY STAKED OR BROKEN IN THE GROWING TIP. IF SO, THEY SHOULD BE REJECTED AND NEW STOCK SOURCED. DO NOT DISTURB ROOTS AND PLANT ALL PLANTS AS PER DETAILS. WATER PLANTS THOROUGHLY UPON PLANTING AND ENSURE PLANTS ARE WATERED DAILY IF NOT PLANTED AFTER DELIVERY. THE PLANTS SHALL BE STAKED AND FERTILISED AS DETAILED.

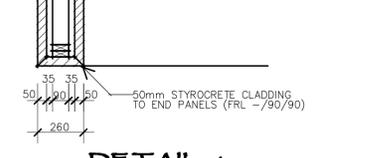
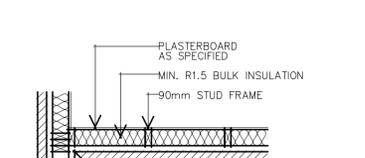
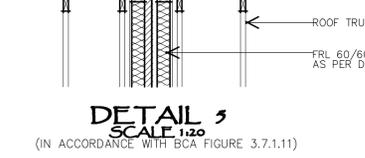
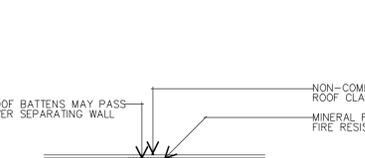
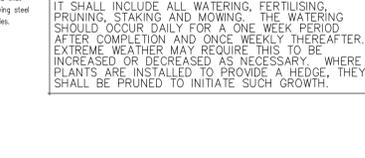
FERTILISER:
 ALL ADVANCED TREES ie: 300mm POTS TO 100LTR BAGS, SHALL BE FERTILISED BY MEANS OF ADDING 200g OF OSMOCOTE® OR EQUIVALENT IN THE BACKFILL, ALONG WITH SEVERAL HANDFULS OF DYNAMIC LIFER. ALL OTHER SHRUBS SHALL BE FERTILISED BY THE SAME METHOD WITH ONLY 100g OF OSMOCOTE.

MULCH:
 MULCH SHALL BE INSTALLED TO ALL GARDEN BED AREAS AS DETAILED AT LEAST 100mm THICK. THE MULCH SHOULD BE OF A FINE GRADE, NOT BIGGER THAN 15mm, PREFERABLY PINE BARK. ENSURE THE MULCH DOES NOT BUILD UP AROUND THE PLANTS STEM AFTER INSTALLATION.

TURF:
 THE VARIETY OF TURF USED CAN BE AT THE DISCRETION OF THE BUILDER. HOWEVER, IT IS RECOMMENDED KIKUYU OR GREEN LEES PARK COUCH IS USED. ALL AREAS TO BE TURFED ARE TO BE PREPARED WITH AT LEAST 300mm OF TURF UNDERLAY TO PROVIDE A LEVEL, SMOOTH EASILY ROOT PENETRABLE BED. THE TURF SHALL BE ROLLED AFTER LAYING, THEN WATERED THOROUGHLY DAILY UNTIL EXTENSIVE ROOT GROWTH IS ESTABLISHED. MOWING SHALL COMMENCE BETWEEN 2 AND 4 WEEKS AFTER ROOT GROWTH.

MAINTENANCE PERIOD:
 THE COMPLETE MAINTENANCE OF THE GARDENS AND TURF SHALL PROCEED FOR A PERIOD OF 3 MONTHS OR UNTIL THE CLIENTS TAKE FINAL POSSESSION. IT SHALL INCLUDE ALL WATERING, FERTILISING, PRUNING, STAKING AND MOWING. THE WATERING SHOULD OCCUR DAILY FOR A ONE WEEK PERIOD AFTER COMPLETION AND ONCE WEEKLY THEREAFTER. EXTREME WEATHER MAY REQUIRE THIS TO BE INCREASED OR DECREASED AS NECESSARY. WHERE PLANTS ARE INSTALLED TO PROVIDE A HEDGE, THEY SHALL BE PRUNED TO INITIATE SUCH GROWTH.

10. OTHER HIGH RISK ACTIVITY
 All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZS 3012 and all licensing requirements.
 All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.
 All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above apply.



ISSUE	AMENDMENT	DATE	NOTES
			1. Levels shown are approximate only and should be verified on site before work commences. 2. Figured dimensions are to be used in preference to scaling. 3. All measurements are in millimetres unless otherwise stated. 4. Window sizes are nominal only. Final window schedule by builder. 5. Granite guard termite barrier to perimeter unless otherwise noted. 6. All work to be carried out in accordance with the Building Code of Australia and all relevant Australian Standards.

CLIENT: ADMARK CONSTRUCTIONS PTY LTD

JOB: PROPOSED STYROCRETE VENEER RESIDENCES AT LOTS 204-209 THORNTON ESTATE PENRITH

LOT: 204-209	DP: 1205685
ARE: various	
LGA: Penrith City Council	
SCALE: 1:10 & 1:20 @ A1, 1:20 & 1:40 @ A3	DATE: 1-4-15
DRAWING NO: 1951-34	DRAWN: R.H.
ISSUE: A	
HIA member the best in the business	
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FO Box 222, Barco NSW 2574
 Shop 2/209 Great Southern Road, Barco NSW 2574
 Phone: 4684 3747 • Fax: 4684 3743 • Mobile: 0438 843 746
 Email: ces@reggiesdesign.com.au

KEY:

-  = 1400L RAIN WATER TANK
-  = CLOTHESLINE
-  = GARBAGE BIN STORAGE AREA
-  = 2500L RAIN WATER TANK

- NOTES:**
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 2. Figured dimensions are to be used in preference to scaling.
 3. All measurements are in millimetres unless otherwise stated.
 4. Window sizes are nominal only. Final window schedule by builder.
 5. Granite/guard termite barrier to perimeter unless otherwise noted.
 6. All work to be carried out in accordance with the Building Code of Australia and all relevant Australian Standards.



SITE & ROOFING PLAN
SCALE 1:100

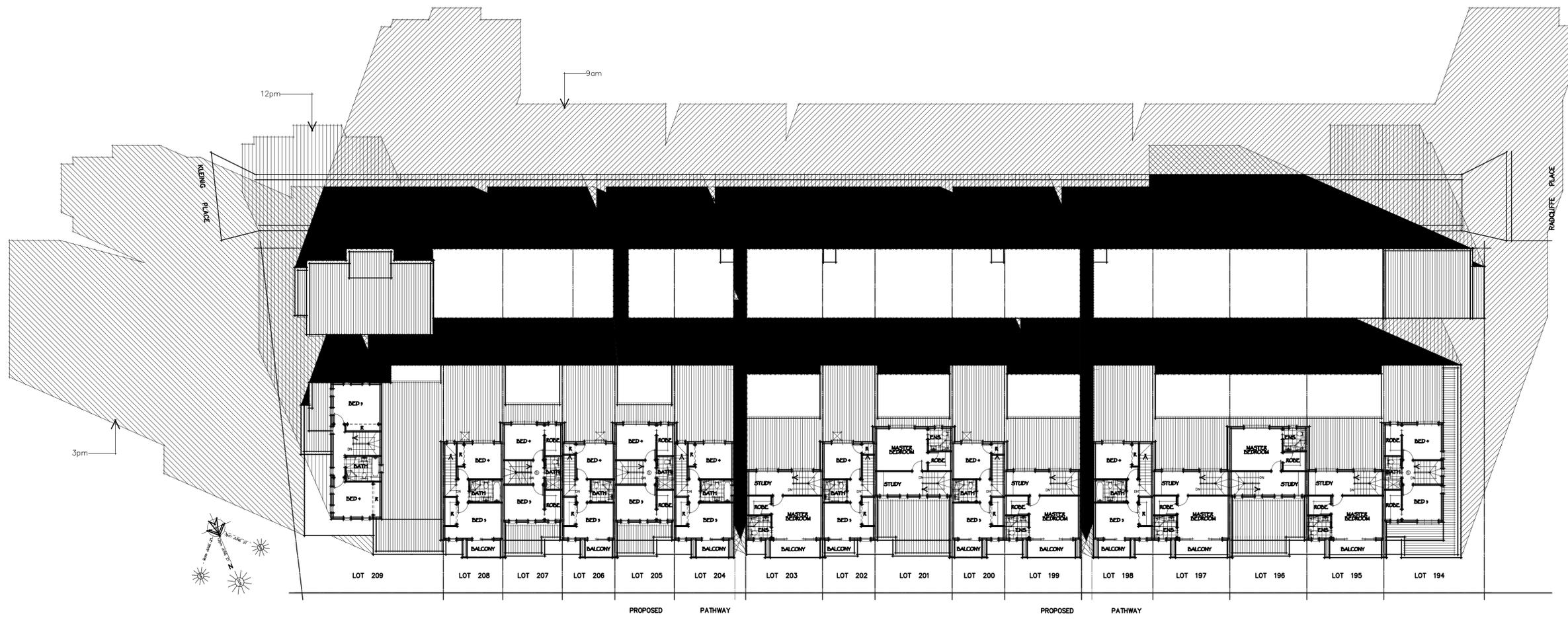
ISSUE	AMENDMENT	DATE
CLIENT:	AD MARK CONSTRUCTIONS	
1 EASTON AVENUE SPRING FARM NSW 2570 PH: 02 4658 2388 E: admark@admarkconstructions.com.au		
JOB:		
PROPOSED STYROCRETE VENEER RESIDENCES		
Lot 204-209 Stage 3 B Terraces Thornton Estate Penrith		
LOT: 204-209	DP: 1205685	AREA: various
LGA: Penrith City Council		
SCALE:	DATE:	 WINNER 2010 H.A.N.S.W. Spec Home of the Year
1:100 @ A1 1:200 @ A3	1-4-15.	
DRAWING No:	DRAWN:	ISSUE:
1951-35	T.H.	A

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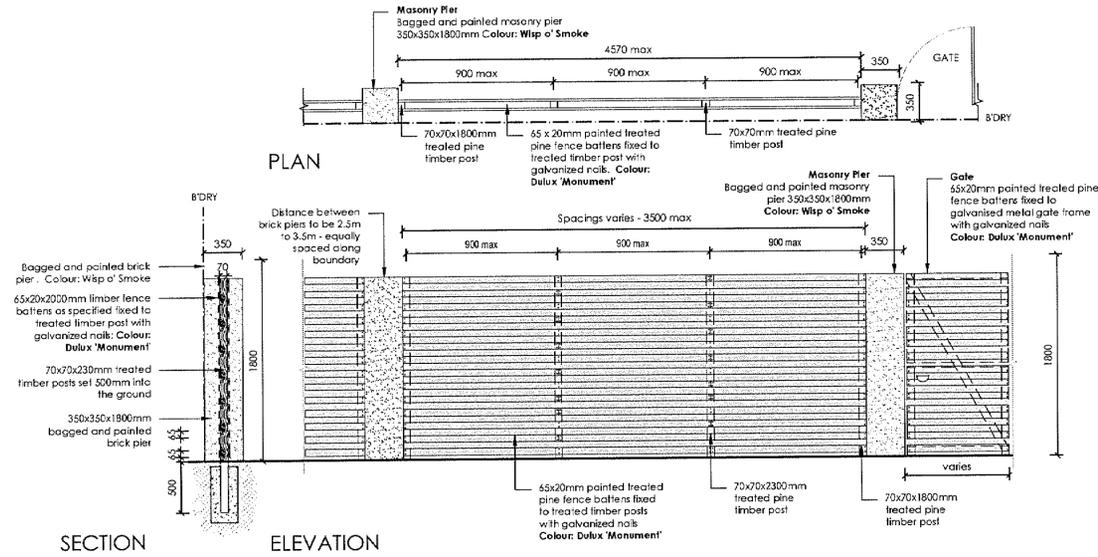
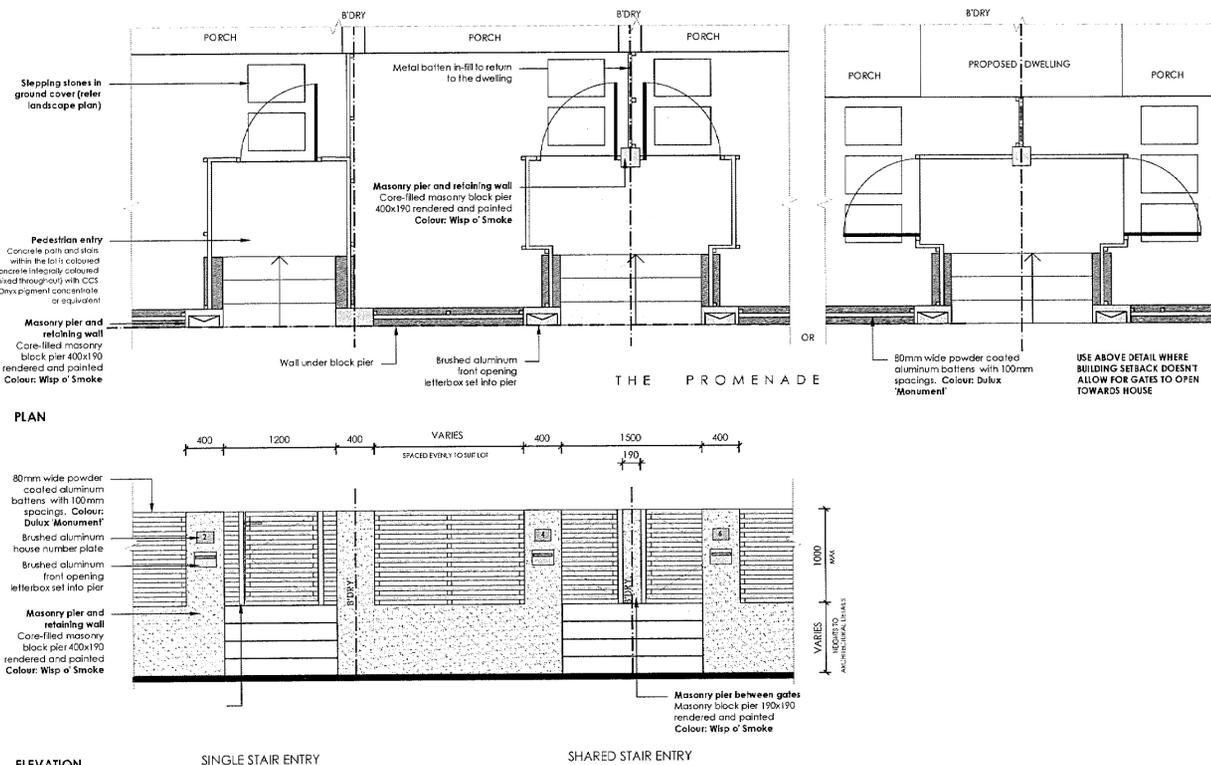
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SHADOW DIAGRAM
 SCALE: 1:200
 (9am, 12pm, 3pm 21st June)
 SOLIDFILL DENOTES AREA WHICH WILL NOT RECEIVE A MINIMUM OF 3 HOURS SUNLIGHT ON THE 21ST JUNE

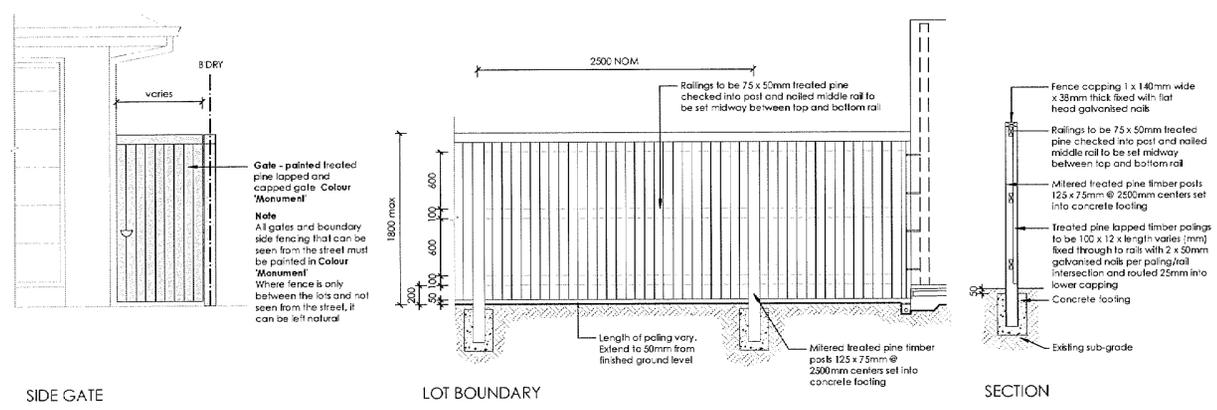
ISSUE	AMENDMENT	DATE
CLIENT:		
 ADMARK CONSTRUCTIONS 1 EASTON AVENUE SPRING FARM NSW 2570 PH: 02 4658 2388 E: admark@admarkconstructions.com.au		
JOB:		
PROPOSED STYROCRETE VENEER RESIDENCES		
Lot 204-209 Stage 3B Terraces Thornton Estate Penrith		
LOT: 204-209 DP: 1205685 AREA: various		
LGA: Penrith City Council		
SCALE:	DATE:	 Froud designer of
1:100 @ A1 1:200 @ A3	1-4-15.	
DRAWING No:	DRAWN:	ISSUE:
1951-36	T.H.	A
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WINNER 2010 H.A.N.S.W. Spec Home of the Year		
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ALL FENCING DETAILS AS PREPARED BY ECODESIGN

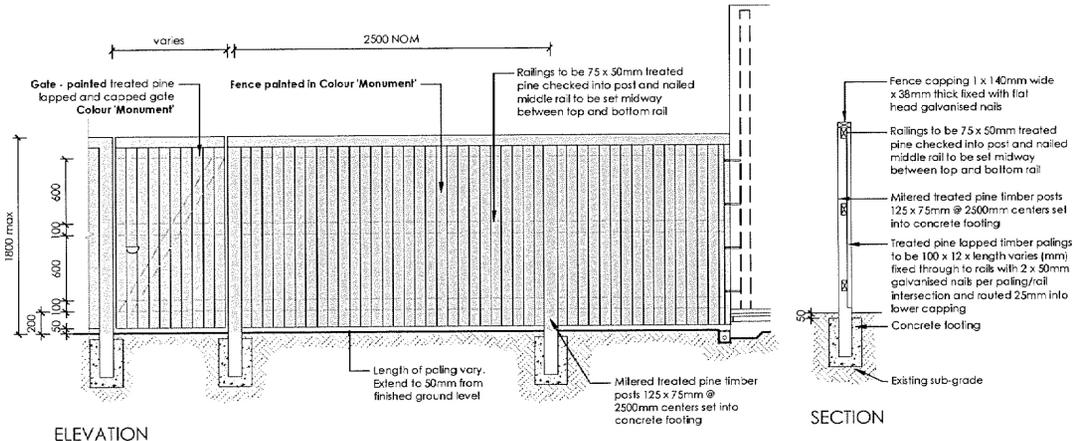


6 FENCE TYPE 2a - Secondary Street Fencing
1:50 Typical detail

5 CANAL PRECINCT FRONT FENCE - TYPE 1D
1:50 Typical detail



7 FENCE TYPE 4a - Side Boundaries
1:50 Typical detail



8 FENCE TYPE 4b - Rear Boundary
1:50 Typical detail

- NOTES
1. Levels shown are approximate only and should be verified on site before work commences.
 2. Figured dimensions are to be used in preference to scaling.
 3. All measurements are in millimetres unless otherwise stated.
 4. Window sizes are nominal only. Final window schedule by builder.
 5. Graniteguard termite barrier to perimeter unless otherwise noted.
 6. All work to be carried out in accordance with the Building Code of Australia and all relevant Australian Standards.

ISSUE	AMENDMENT	DATE
CLIENT:	 ADMARK CONSTRUCTIONS 1 EASTON AVENUE SPRING FARM NSW 2570 PH: 02 4658 2388 E: admark@admarkconstructions.com.au	
JOB:	PROPOSED STYROCRETE VENEER RESIDENCES	
Lot 204-209 Stage 3B Terraces Thornton Estate Penrith LOT: 204-209 DP: 1205685 AREA: various LGA: Penrith City Council		
SCALE:	DATE:	Fraud designer of:
Not To Scale	1-4-15.	
DRAWING No:	DRAWN:	ISSUE:
1951-38	T.H.	A
WINNER 2010 HATERS Spec Home of the Year		

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