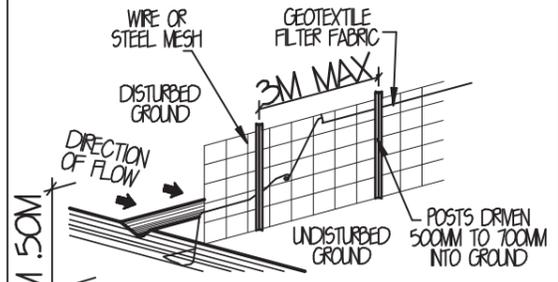


KERB INLET SEDIMENT TRAP



SILT FENCE DETAIL

SEDIMENT CONTROL NOTES

ALL EROSION AND SEDIMENTATION CONTROL MEASUREMENTS, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.

ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AROUND AND STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT.

SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300MM WIDE X 300MM DEEP TRENCH.

ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF MATERIALS, INCLUDING THE MAINTENANCE PERIOD.

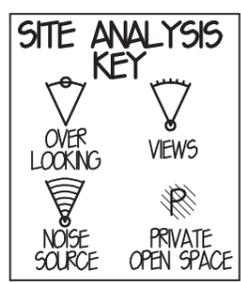
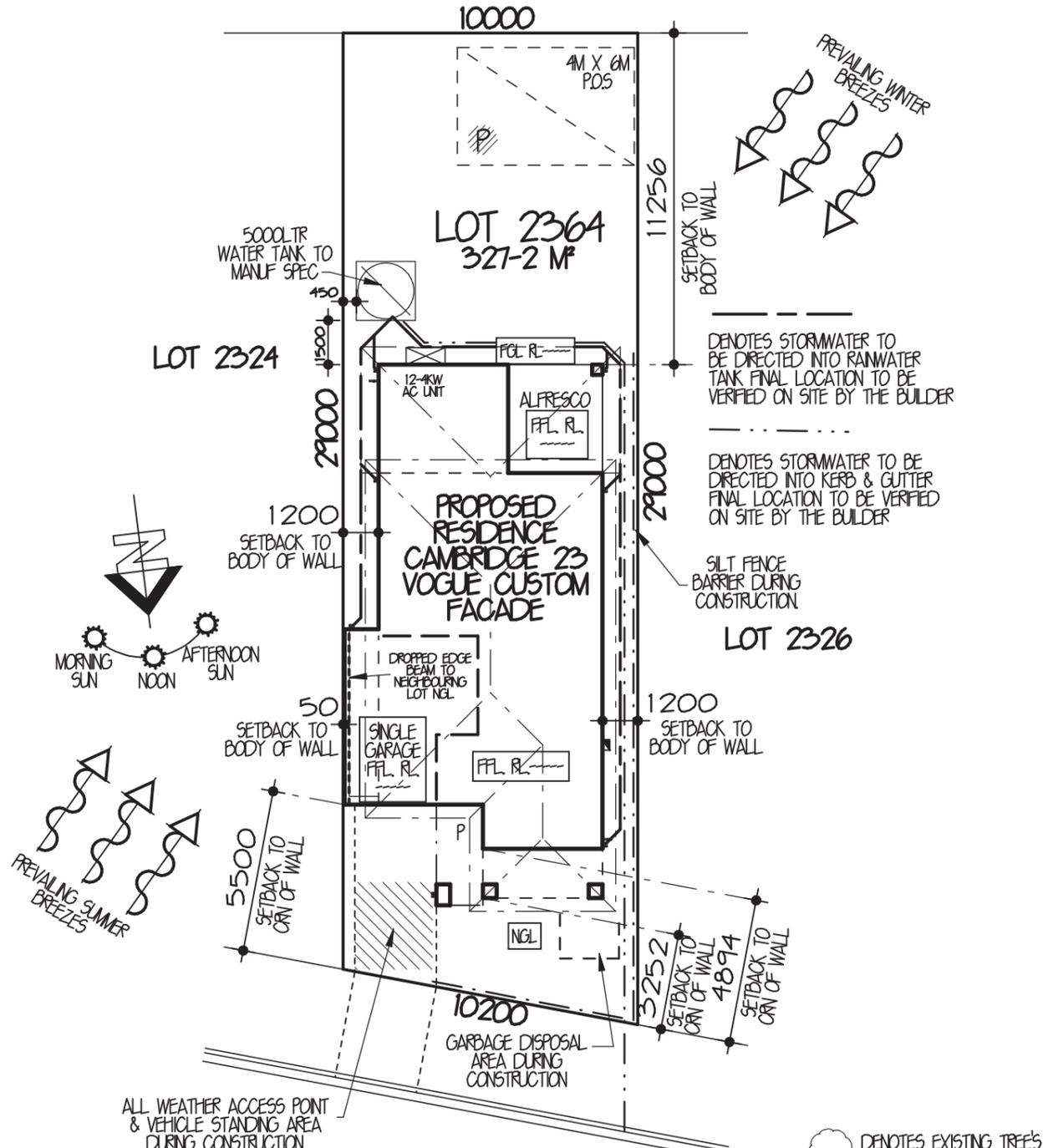
ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.

FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 2M CENTRES), FABRIC SHALL BE BURIED 150MM ALONG ITS LOWER EDGE.

GENERAL NOTES

- STORMWATER TO DISCHARGE INTO DESIGNATED DISCHARGE POINT TO PCA REQUIREMENTS
- SEWER TO LOCAL AUTHORITIES REQUIREMENTS.
- ALL GROUND LINES ARE TO BE VERIFIED ON-SITE BY THE BUILDER.
- FINAL LOCATION OF BUILDINGS TO BE VERIFIED ON-SITE BY A REGISTERED SURVEYOR.
- WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING. ANY PLAN DISCREPANCIES TO BE REFERRED BACK TO A&N DESIGN BEFORE PROCEEDING
- SITE CLASSIFICATION M
- CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO RLO000 GARAGE TO RLO000
- HOUSE FLOOR LEVEL RLO000, 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. RLO000, 291MM ABOVE PLATFORM LEVEL.
- TOTAL ROOF AREA = 155-9 M²



EMPIRE CIRCUIT

SITE ANALYSIS & SITE PLAN 1:200

(DRAINAGE PLAN)

PRELIMINARY SITING ONLY

- DENOTES EXISTING TREE'S TO REMAIN
- DENOTES EXISTING TREE'S TO BE REMOVED
- DENOTES RETAINING WALL BY OWNER
- - - DENOTES SILT FENCE BARRIER
- - - DENOTES DROPPED EDGE BEAM
- ||||| DENOTES LINE OF BATTER TO CUT OR FILL

PACKAGE PROVIDED IS BASED ON EDH PRELIMINARY/PREFERRED SITING AND PRELIMINARY DEVELOPER LAND INFORMATION CURRENTLY AVAILABLE. VARIATIONS TO LAND SIZE, LOCATION OF SERVICES - INCLUDING BUT NOT LIMITED TO SEWER/STORMWATER LOCATIONS, DRAINAGE GRATES, TELSTRA PITS, TREES, BUTTERFLY DRAINS, DRIVEWAY CROSSOVER, PRAM RAMP, ELECTRICAL/OTHER EASEMENTS OR SECTION 88B INSTRUMENT, MAY NECESSITATE FLOOR PLAN OR SITING AMENDMENTS.

SITE DATA

SITE AREA= 327-2M²

PRIVATE OPEN SPACE= REQUIRED= 20% OR 65-4 M² PROVIDED= 39% OR 128-7 M²

PRINCIPLE PRIVATE OPEN SPACE= REQUIRED= 18 M² PROVIDED= 128-7 M²

FLOOR AREAS

GROUND FLOOR AREA= 91-9M² (NOT INCLUDING GARAGE)

GARAGE FLOOR AREA= 22-8 M²

PORCH FLOOR AREA= 8-7 M²

ALFRESCO FLOOR AREA= 11-8 M²

FIRST FLOOR AREA= 91-7 M²

BALCONY FLOOR AREA= 6-3 M²

TOTAL FLOOR AREA= 239-2 M² OR 25-7 505

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P: 8860 9222 F: 8860 9233

FOR **EDEN BRAE HOMES**

AT **LOT 2364 EMPIRE STREET THORNTON**

TYPE **CAMBRIDGE 23 (LIFESTYLE SERIES)** JOB NO. **0018029**

FACADE **VOGUE CUSTOM** HAND **LH**

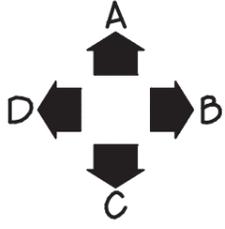
MASTER **A18217** DWG NO. **A21422** PAGE NO. **1 OF 9**

A&N SYDNEY

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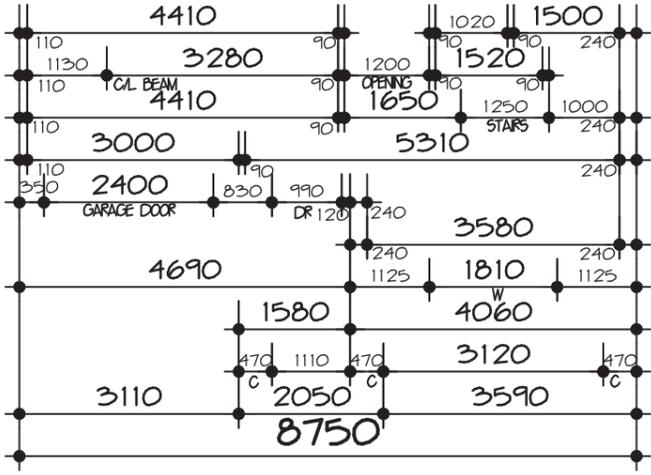
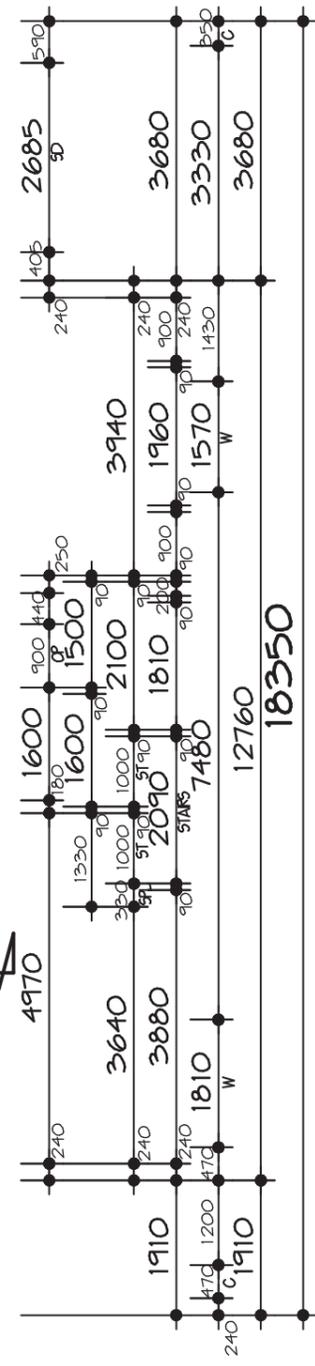
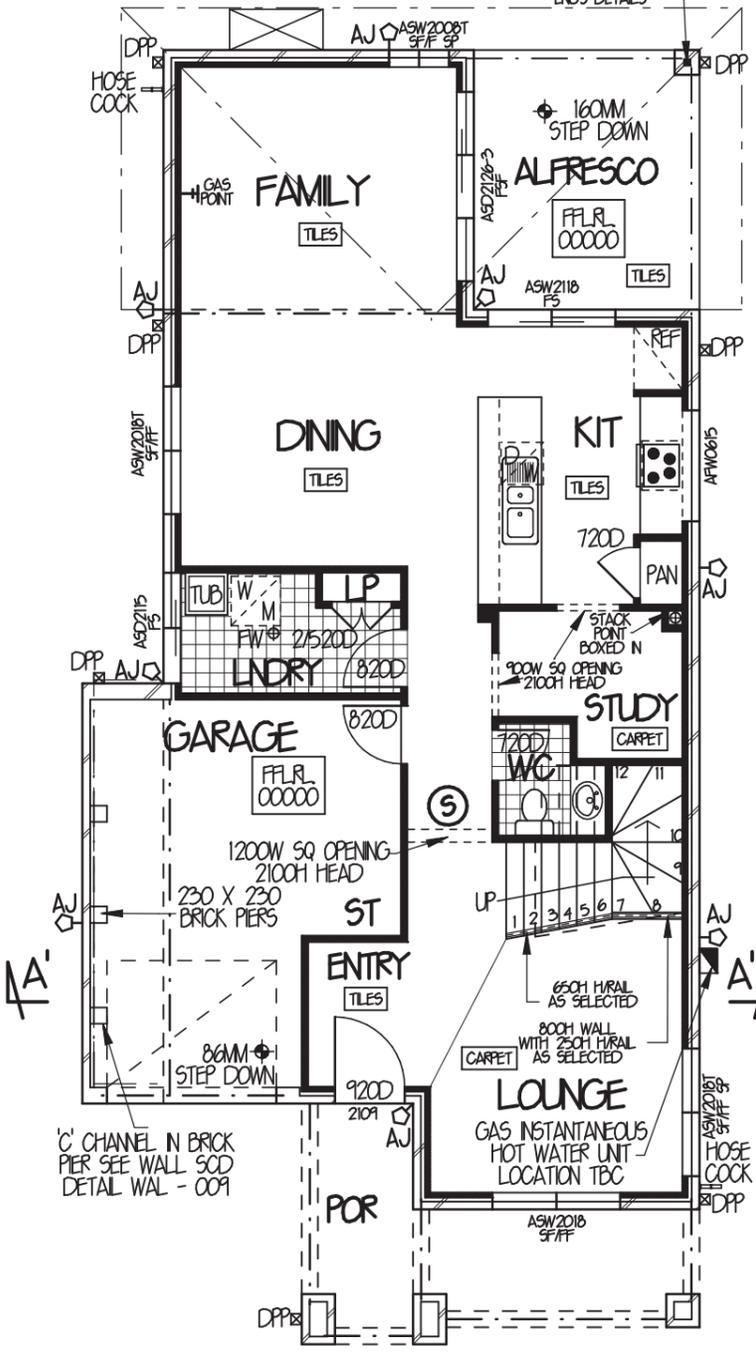
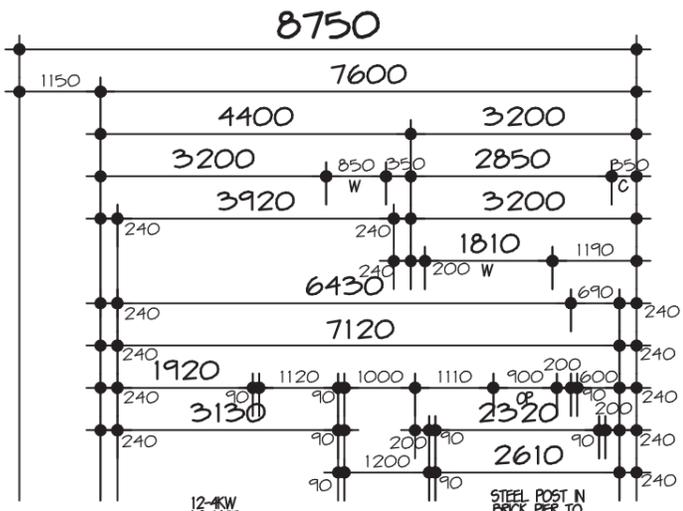
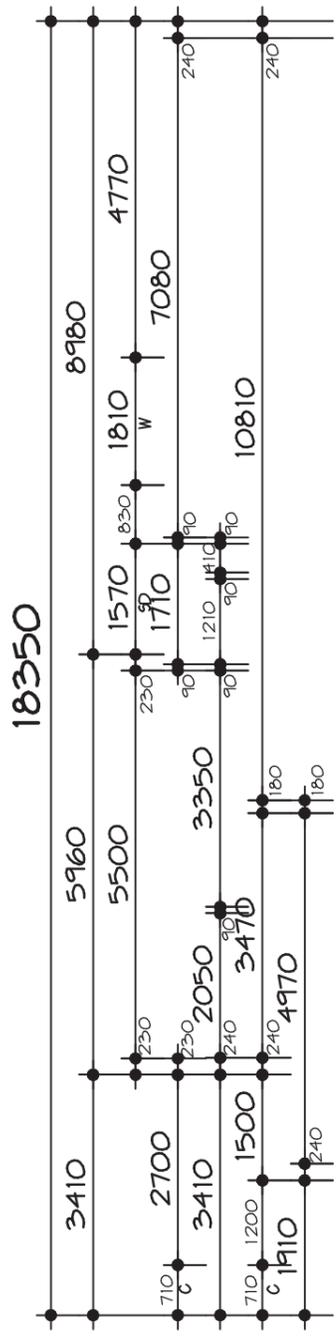
DENOTES ARTICULATION JOINT IN BRICK WORK FINAL LOCATION TO BE VERIFIED ON SITE BY THE BUILDER IN ACCORDANCE WITH CLAUSE 3-3-1-8 OF THE BCA
 AJ
 ♀

NOTE:
 STEEL & HAW TIMBER POSTS TO ENGS DETAILS TO SUPPORT STEEL BEAMS OVER TO BE LOCATED WITHIN TIMBER STUD WALL FRAMES.
 REFER TO STRUCTURAL ENGINEERS PLANS FOR POST TYPE & LOCATIONS.

(S) DENOTES LOCATION OF SMOKE DETECTOR

ALL WET AREAS TO BE PROVIDED WITH FLOOR WASTE

TEMPORARY SET KITCHEN WINDOW 920MM ABOVE FFL WITH SQ SET REVEALS SEE SCD WAL - 001/002



GROUND FLOOR PLAN 1:100

Eden brae homes
 It's where you want to live

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FOR EDEN BRAE HOMES
 AT LOT 2364 EMPIRE STREET THORNTON
 TYPE CAMBRIDGE 23 (LIFESTYLE SERIES) JOB NO. 0018029
 FACADE VOGUE CUSTOM HAND LH
 MASTER A18217 DWG NO. A21422 PAGE NO. 2 OF 9

AND DESIGN SYDNEY
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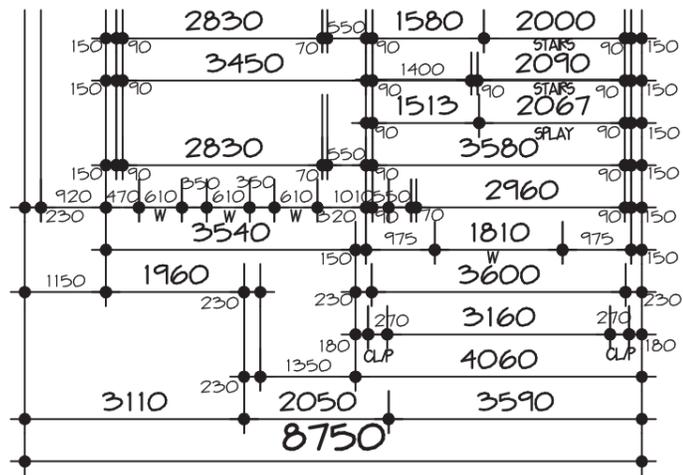
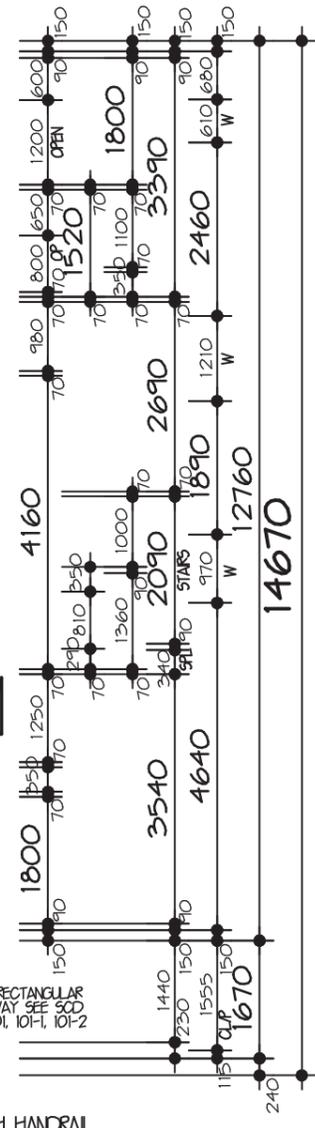
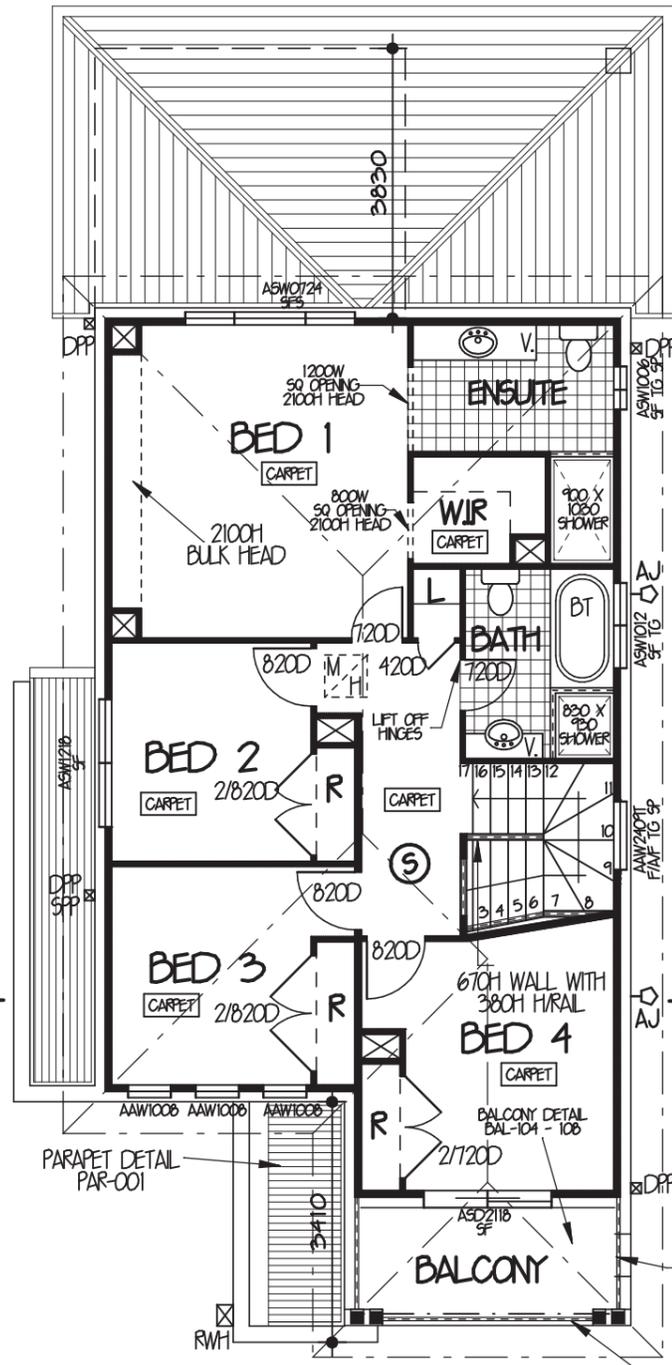
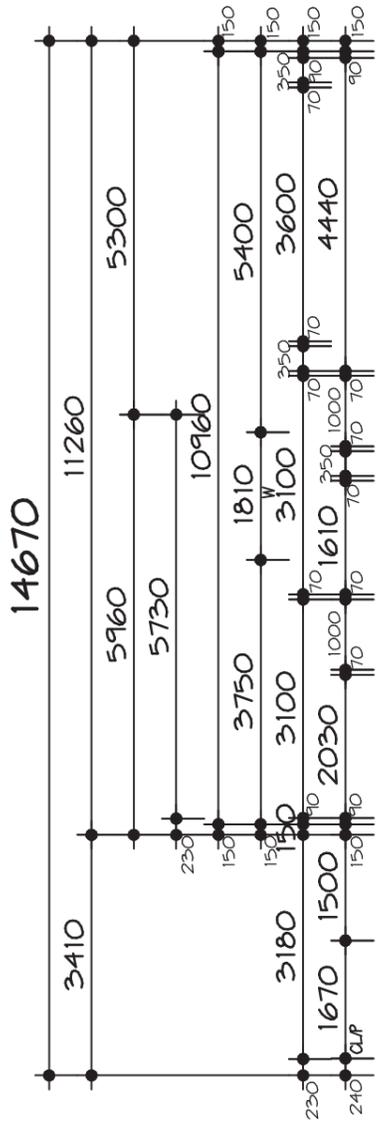
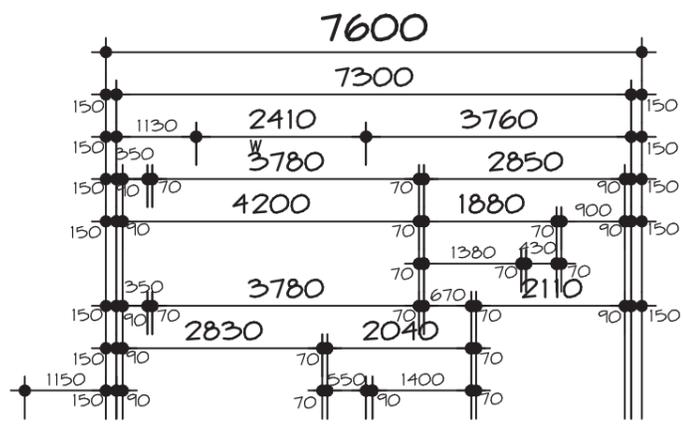
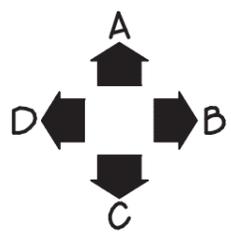
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Ⓢ DENOTES LOCATION OF SMOKE DETECTOR

ALL WET AREAS TO BE PROVIDED WITH FLOOR WASTE

⊗ DENOTES AIR CONDITIONER DUCT

AJ DENOTES ARTICULATION JOINT IN BRICK WORK. FINAL LOCATION TO BE VERIFIED ON SITE BY THE BUILDER IN ACCORDANCE WITH CLAUSE 3-3-1-8 OF THE BCA



FIRST FLOOR PLAN 1:100

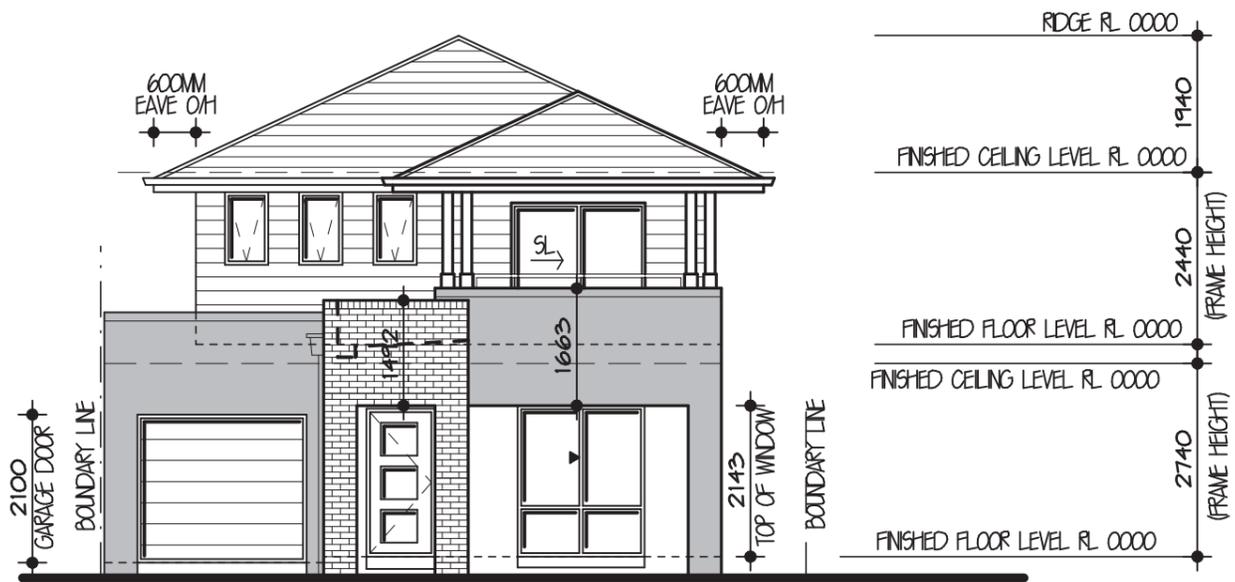
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AT	LOT 2364 EMPIRE STREET THORNTON		
TYPE	CAMBRIDGE 23 (LIFESTYLE SERIES)	JOB NO.	0018029
FACADE	VOGUE CUSTOM	HAND	LH
MASTER	A18217	DWG NO.	A21422
		PAGE NO.	3 OF 9

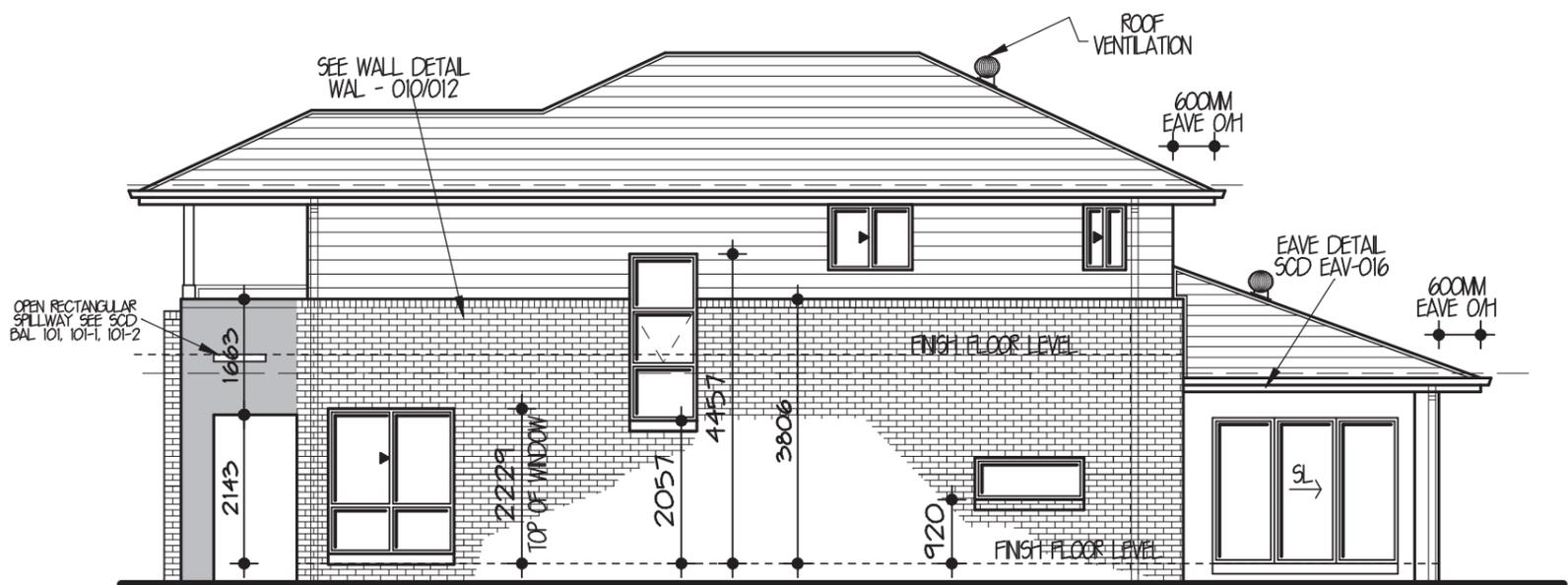
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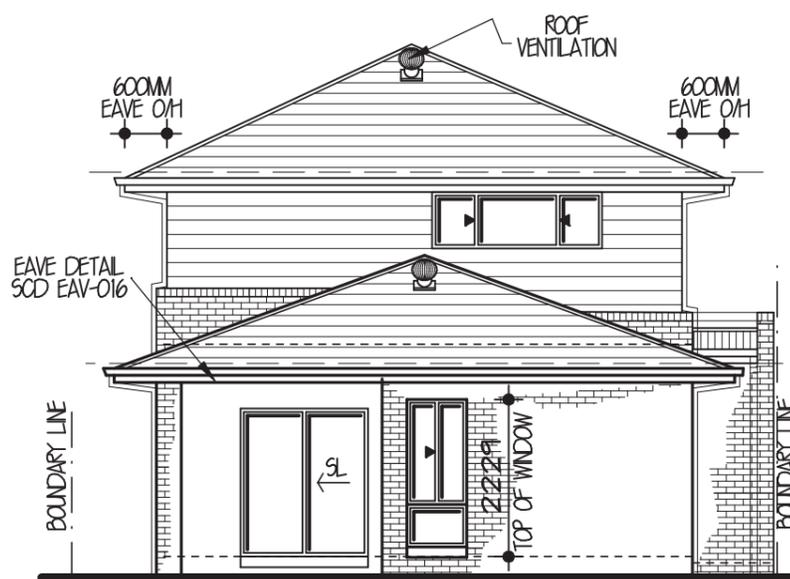
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SOUTH EAST ELEVATION 1:100



NORTH EAST ELEVATION 1:100



NORTH WEST ELEVATION 1:100



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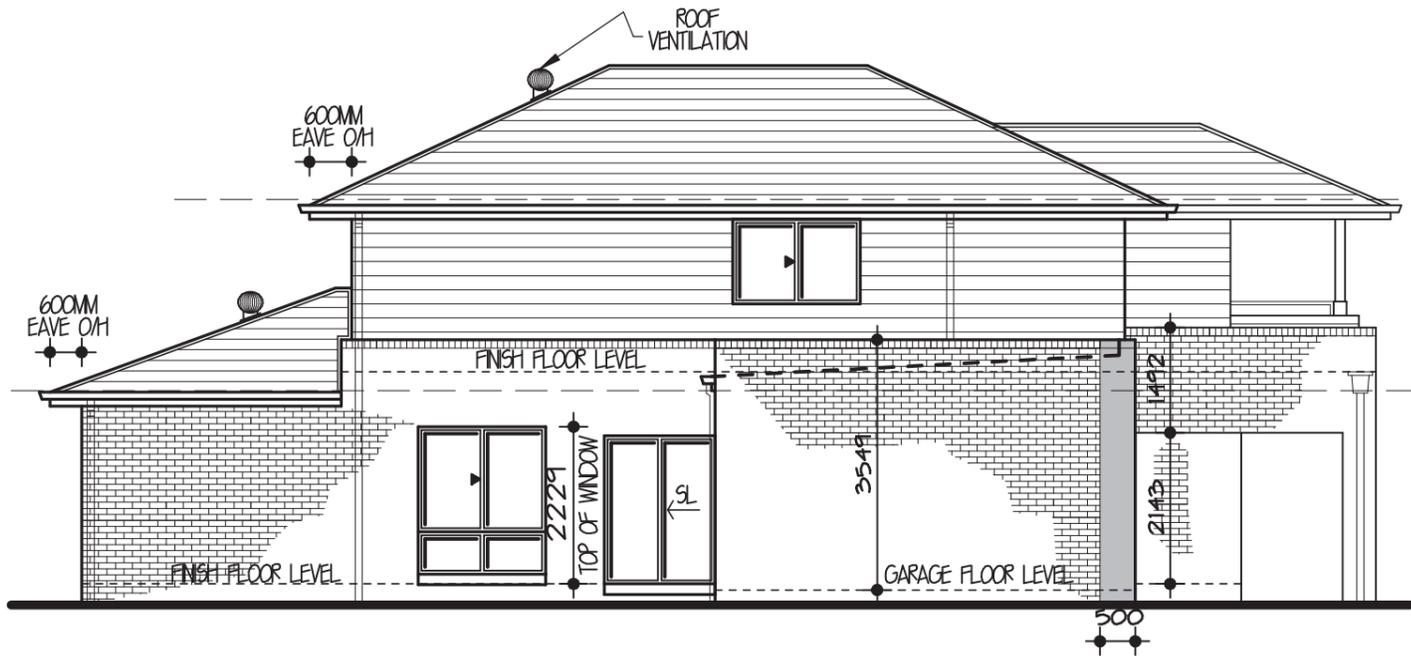
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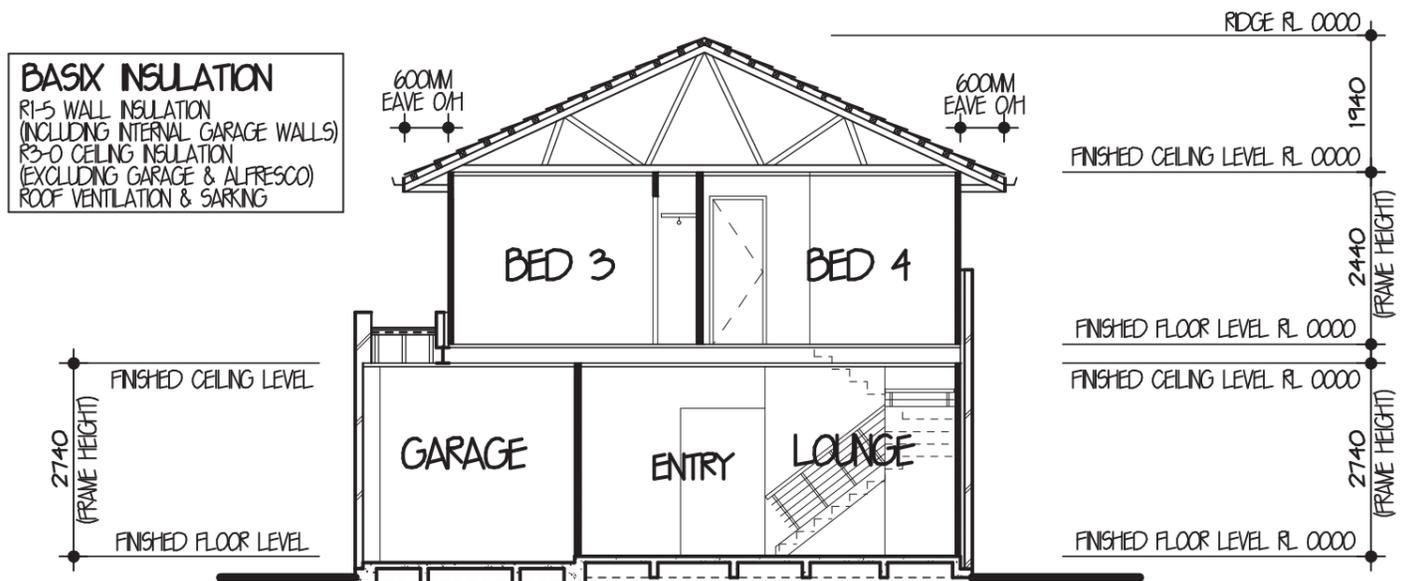
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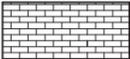
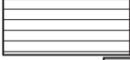
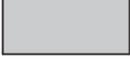
SOUTH WEST ELEVATION 1:100



BASIX INSULATION
 R1.5 WALL INSULATION
 (INCLUDING INTERNAL GARAGE WALLS)
 R3.0 CEILING INSULATION
 (EXCLUDING GARAGE & ALFRESCO)
 ROOF VENTILATION & SARKING

SECTION A-A 1:100

SUMMARY OF MATERIALS

- 25° ROOF PITCH CONCRETE ROOF TILES UPPER ROOF
- 20° ROOF PITCH CONCRETE ROOF TILES LOWER ROOF
- 3° ROOF PITCH COLORBOND ROOF SHEETING TO PORCH & GARAGE
- COLORBOND GUTTER & FASCIA
- CHARGED PVC DOWNPIPES TO BE PAINTED
- 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 
- SELECTED CLADDING 
- MOROKA TO SELECTED AREAS 
- TIMBER POSTS TO BE PAINT GRADE
- ALUMINIUM WINDOWS & DOORS
- FRONT ENTRY DOOR & FRAME TO BE PAINT GRADE
- PANEL-LIFT DOOR

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