

ACOUSTIC TREATMENT REQUIRED - N/A
BUSH FIRE TREATMENT REQUIRED - N/A

GENERAL NOTES:

- BUILDER/CONTRACTOR NOTE, CHECK AND VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCEMENT OF WORK, REPORT ANY DISCREPANCIES TO THE PROPRIETOR'S REPRESENTATIVE. NOTED DIMENSIONS SHALL TAKE PRECEDENCE TO SCALED DIMENSIONS. ALL DIMENSIONS ARE IN MM. ALL LEVELS ARE TO BE VERIFIED ON SITE.
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE NCC VOL. 2-2022, CURRENT AUSTRALIAN STANDARDS, BUILDING REGULATIONS AND TOWN PLANNING REQUIREMENTS. REPORT ANY DISCREPANCIES TO THE PROPRIETOR'S REPRESENTATIVE.
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ASSOCIATED CONSULTANT DRAWINGS.
- ALL BUILDING WORK TO BE TERMITE PROTECTED IN ACCORDANCE WITH AS 3660.1-2014. DURABILITY NOTICE TO BE PLACED IN METER BOX INDICATING TYPE OF BARRIER AND REQ'D PERIODICAL INSPECTIONS AND MAINTENANCE.
- BUILDER/CONTRACTOR TO TAKE ALL STEPS NECESSARY TO ENSURE STABILITY OF EXIST. AND NEW STRUCTURES THROUGHOUT CONSTRUCTION.
- ALL SITE INFORMATION INCLUDING SERVICES AND LEVELS HAVE BEEN TAKEN FROM DISCLOSURE PLAN INFORMATION ONLY AND MUST BE CONFIRMED WITH AN UP-TO-DATE SURVEY AND CHECKED ON SITE PRIOR TO CONSTRUCTION.
- CHECK THE CONSTRUCTION PLAN IS THE MOST RECENT AMENDMENT. IF IN DOUBT, CONFIRM WITH THE RELEVANT CONSULTANT.
- KEEP NON WALL MOUNTED HWS 100 CLEAR OF WALL.

SPECIFICATION:

ALL MATERIALS SHALL BE NEW UNLESS SPECIFIED OTHERWISE.

PLUMBING AND DRAINAGE:

- ALL PLUMBING WORKS TO BE CONCEALED.
- ALL PLUMBING WORKS TO COMPLY WITH RELEVANT WATER SAVING TARGETS
- KEEP NON-WALL MOUNTED HWS 100 CLEAR OF WALLS

FOOTINGS AND SLAB:

- FOOTINGS AND SLAB SHALL BE CONSTRUCTED IN ACCORDANCE WITH ENGINEER'S DETAILS, REFER ENGINEER'S DETAILS FOR SOIL CLASSIFICATION.

BRICK VENEER:

- BRICKWORK SHALL BE STRAIGHT, PLUMB AND LEVEL (AS PER AUSTRALIAN STANDARDS)
- MASONRY WEEPHOLES MAX 1200 CTRS. COMPLY TO PROV' PART H1D5 OF NCC VOL.2-2022 & PART 5.7.5 OF ABCB
- BRICK VENEER WALLS TO BE CONSTRUCTED WITH MEDIUM DUTY WALL TIES.
- PROTECTION OF MASONRY WALL TIES TO COMPLY WITH THE PROVISIONS OF PART 5.6.5 ABCB OF THE NCC VOL.2-2022.

FRAMING:

- TIMBER CONSTRUCTION TO COMPLY WITH THE PROVISIONS OF PART H1D6 OF THE NCC VOL.2-2022 AND AS1170.2-2021/AS1684-2021.
- PROVIDE TERMITE PROTECTED 'BLUE PINE' TO WALL FRAME.
- FOR ALL CAVITY SLIDING DOORS PROVIDE 90mm TIMBER WALL FRAMES U.N.O.
- NOGGINGS AT 1350mm cts MAXIMUM VERTICALLY

WALL LININGS:

- EXTERIOR LININGS AS NOTED ON DRAWINGS
- INTERIOR LININGS, 10mm FLUSH PLASTERBOARD LININGS TO WALLS AND CEILINGS, WALLS TO WET AREAS TO BE 6mm VILLABOARD (U.N.O.)

WINDOWS AND GLAZING:

- GLASS INSTALLATION TO COMPLY WITH NCC VOL.2-2022 AND AS1288-2021/AS2047-2014.
- ALL WINDOWS AND SLIDING DOORS TO BE POWDERCOATED ALUMINIUM UNLESS OTHERWISE NOTED AND FIXED TO MANUFACTURER'S DETAILS AND SPECIFICATIONS
- SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES
 - (1) ALL ROOMS - WITHIN 500mm VERTICAL OF THE FLOOR
 - (2) ALL BATHROOMS & ENSUITES
 - (3) FULLY GLAZED DOORS
 - (4) WITHIN 300mm OF A DOOR AND MORE THAN 1200mm ABOVE FLOOR

ROOF FRAMING:

- ROOF PITCH AS INDICATED ON DRAWINGS
- PROVIDE TERMITE PROTECTED 'BLUE PINE' TO ROOF TRUSSES.
- PREFABRICATED TIMBER ROOF TRUSSES TO AS4440-2004 SUPPLIED AND FIXED TO MANUFACTURER'S DETAILS AT 600 CRS.
- CEILING BINDERS EVENLY SPACED THROUGHOUT CEILING SPACE
- NO FOIL BACKED INSULATION BLANKET U/S OF METAL ROOF SHEETING U.N.O.
- MANHOLE POSITION APPROX. ONLY, DETERMINE ON SITE

WATERPROOFING IN WET AREAS:

- WET AREA FLOOR & SHOWER WASTES TO COMPLY WITH PART H4D3 OF THE NCC VOL.2-2022.
- WET AREA FLOOR FALLS TO COMPLY TO HP 10.2.12 PART H4D2 OF THE NCC VOL.2-2022. WATER STOP MIN. 1500 FROM SHOWER ROSE (UNENCLOSED SHR)

ROOF CLADDING:

- SELECTED COLORBOND SHEET ROOF FIXED TO MANUF'S SPECIFICATIONS
- CONCRETE TILE ROOF: ROOF BATTENS FIXED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- COLORBOND FASCIA AND GUTTER SYSTEM, 90 DIA. PVC DOWNPIPES U.N.O.

PROPOSED NEW RESIDENCE

at

Lot 489 (No. 11) The Gap Road Uralla, NSW. 2358

Breeze 14 Prestige

N2 - METAL ROOF/ 90mm EXT. FRAME @600 CRS.



Artist's impression

Drawing Index

Dwg #	Drawing Name
1	Cover Sheet
2	Locality Plan
3	Site Plan
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6	Electrical Plan
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8	Internal Elevations 2
9	Slab Layout Plan
10	Section & Details
11	Details
12	Tie-Down/Const. Details

ABBREVIATIONS

A/C	AIR CONDITIONING UNIT
ACT	AL. COVER TRIM BY WINDOW MANUF.
AFL	ABOVE FLOOR LEVEL
AHD	AUSTRALIAN HEIGHT DATUM
B	BATH (AS SPECIFIED)
B'BAR	BREAKFAST BAR OVERHANG
BE	BEAM TO ENG'S DETAIL
BR	BROOM CUPBOARD
CBD	CUPBOARD
CD	CLOTHES DRYER
CH	CEILING HEIGHT
COL	STEEL COLUMN TO ENG'S DETAIL
CONC	CONCRETE
CSD	CAVITY SLIDING DOOR
CT	COOK TOP
DN	DOWN
DP	DOWN PIPE
DR	DRAWERS
DW	DISHWASHER SPACE
ENS	ENSUITE
FC	FIBRE CEMENT
FHT	FULL HEIGHT TILING
FOW	FACE OF WALL SLIDING DOOR
FRD	FIRE RATED DOOR
FW	FLOOR WASTE (NOM. TO SUIT REQ'S)
GAS CYL	REPLACEABLE GAS CYLINDERS
H	TILED HOB 150mm ABOVE BATH
HSR	HUME SMARTROBE DOOR SYSTEM
HWS	HOT WATER SYSTEM
LOB	LINE OF BULKHEAD
LOH	LIFT OFF HINGES
MB	METER BOX
MH	MANHOLE ROOF ACCESS
MHF	METAL HEAD FLASHING
MSD	MIRROR SLIDING DOOR
MVSD	1/2 MIRROR & 1/2 VINYL S/DOOR
MW	SPACE FOR MICROWAVE OVEN
NBN	NATIONAL BROADBAND NETWORK
OBS	OBSCURE GLASS
OHC	OVERHEAD CUPBOARDS
PTY	PANTRY
RK	ROBE HOOK
ROBE	WARDROBE
RH	RANGE HOOD
REF	REFRIGERATOR SPACE
RHS	RECT. HOLLOW SECT. STEEL POST
S	SINK
SD	SLIDING GLASS DOOR
S/S	STAINLESS STEEL
SH	SHELVES
SHR	SHOWER
SHS	SQ. HOLLOW SECTION STEEL POST
SHT	SHUTTER
SL	DOOR GLASS SIDE LIGHT
SPR	SPREADER
SR	SOAP RECESS 415Hx415W U.N.O.
T	LAUNDRY TUB
TR	TOWEL RAIL
TRG	TOWEL RING
UBO	UNDER BENCH OVEN
V	BATHROOM VANITY UNIT
VSD	VINYL SLIDING DOOR
WO	WALL OVEN
WM	WASHING MACHINE SPACE
WIL	WALK-IN LINEN CLOSET
WIR	WALK-IN ROBE
XO	GLASS SLIDING (X), GLASS FIXED (O)
☉	DENOTES WIRED SMOKE ALARM

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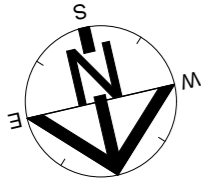
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B. & K. Dowley
 Lot 489 (No. 11) The Gap Road
 Uralla, NSW. 2358
 client details:

Breeze 14 Prestige -
 Cover Sheet
 drawing title

issue	date	amendment description	by	designed: JD	drawn: QL	checked: MF
A	25.11.25	CONTRACT PLAN ISSUE	JM			
-	28.10.25	PRELIMINARY ISSUE	JM			

CONTRACT PLAN 10971
 issue no. A as shown
 25/11/2025
 1 of 12
 dwg scale @ A3
 sheets in set



THE GAP ROAD

GREAT NORTHERN RAILWAY
 80.465
 60.35
 80.465
 100.58
 90.525

SURVEY LEGEND

- K.L.P. Kerb Inlet Pit
- / - / - Fence
- 50.29m Boundary & Dimension
- 384.0 --- Contour & Height (0.2m Interval)
- +172.886 Spot Level
- T — Underground Telstra Cables
- W100 — Watermains & Size
- WS — Waterservices
- E — Underground Electrical Cables
- S — Sewer Pipes and Manholes
- S W — Stormwater Pipe & Size
- G — Gasmain

**Lot 7312
 DP 1162714**

**Lot 489
 DP 755845
 13.89 ha
 No 11 The Gap Road**

BATH STEWART ASSOCIATES Pty Ltd
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PROPERTY DESCRIPTION:

LOT 489 ON D.P. 755846
 LOCALITY - URALLA
 COUNCIL - URALLA SHIRE
 SITE AREA - 13.89 ha

Location Plan
 Scale 1:2000

**Lot 2
 DP 1129674**

M:\10971465\Drawing\10971465\BREEZE14 LH PRESTIGE DOWLEY URALLA\10971465\PRELIMINARY PLANS - JM.jpl

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 Signature: _____ Date: _____

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 Lot 489 (No. 11) The Gap Road
 Uralla, NSW. 2358
 client details:

Breeze 14 Prestige -
 Locality Plan
 drawing title

issue	date	amendment description	by
A	25.11.25	CONTRACT PLAN ISSUE	JM
-	28.10.25	PRELIMINARY ISSUE	JM

CONTRACT PLAN 10971
 issue no. A
 printed date: 25/11/2025
 sheets in set: 2 of 12
 as shown
 dwg scale @ A3

N2 - METAL ROOF/ 90mm EXT. FRAME @600 CRS.

SITE NOTES:

NOTE: PAD LEVEL TO BE CONFIRMED ON SITE. NOMINATED CUT/FILL HEIGHTS ARE INDICATIVE ONLY. SITE CUT/FILL BATTERS ARE APPROXIMATE ONLY AND MAY VARY TO SOILS AND SITE CONDITIONS. IT IS THE OWNER'S RESPONSIBILITY TO STABILISE THE SITE INCLUDING BATTERS AND PROVIDE SEDIMENTATION CONTROL AFTER HANDOVER IF REQUIRED.

CLIENT SIGN:.....DATE:.....

ALL STORMWATER AND DRAINAGE TO BE IN ACCORDANCE WITH CURRENT NCC PLUMBING CODE OF AUSTRALIA VOL. 3 (SECTION D) IN ADDITION TO AS/NZS. 3500. ENSURE MIN. 1500mm FROM GAS BOTTLES TO FIELD GULLIES.

EXTERNAL FINISHED SURFACES SURROUNDING THE BUILDING MUST BE DRAINED TO DISPERSE WATER AWAY FROM THE BUILDING GRADED TO A SLOPE NOT LESS THAN 50mm OVER THE FIRST 1000mm FROM THE BUILDING.

SPOON DRAIN & EARTH BERM TO DIVERT OVERLAND SURFACE WATER AROUND BUILDING PAD.

THE HEIGHT OF OVERFLOW RELIEF GULLIES (ORG) RELATIVE TO DRAINAGE FITTINGS AND GROUND LEVEL MUST BE A MINIMUM OF 150mm BELOW THE LOWEST SANITARY FIXTURE.

CONNECT DOWNPIPES TO LEGAL POINT OF DISCHARGE VIA 100mm DIAMETER UPVC STORMWATER PIPE LAID WITH A MINIMUM FALL OF 1:100. DISCHARGE IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.

DISCHARGE STORMWATER TO LOCAL AUTHORITY REQUIREMENTS.

PROVIDE ABELFLEX EXPANSION JOINT FILLER BETWEEN HOUSE AND DRIVEWAY/TERRACE/PORCH SLAB.

FILL BATTER GRADIENT @ 1 : 2 WHERE ACHIEVABLE (MAX. 1 : 1.5), CUT BATTER GRADIENT @ 1:1.5

SEDIMENT CONTROL BARRIER AS REQUIRED FOR CONSTRUCTION PURPOSES ONLY

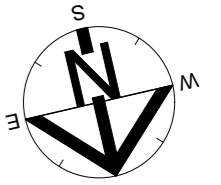
PROVIDE MIN. 75mm VERTICAL EXPOSED SLAB EDGE (NOTE - EXPOSED EDGES MUST NOT BE RENDERED, TILED, CLAD, CONCEALED BY FLASHINGS, ADJOINING STRUCTURES, PAVING OR SOIL).

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PROPERTY DESCRIPTION:

LOT 489 ON D.P. 755846
 LOCALITY - URALLA
 COUNCIL - URALLA SHIRE
 SITE AREA - 13.89 ha

IF IN DOUBT - ASK



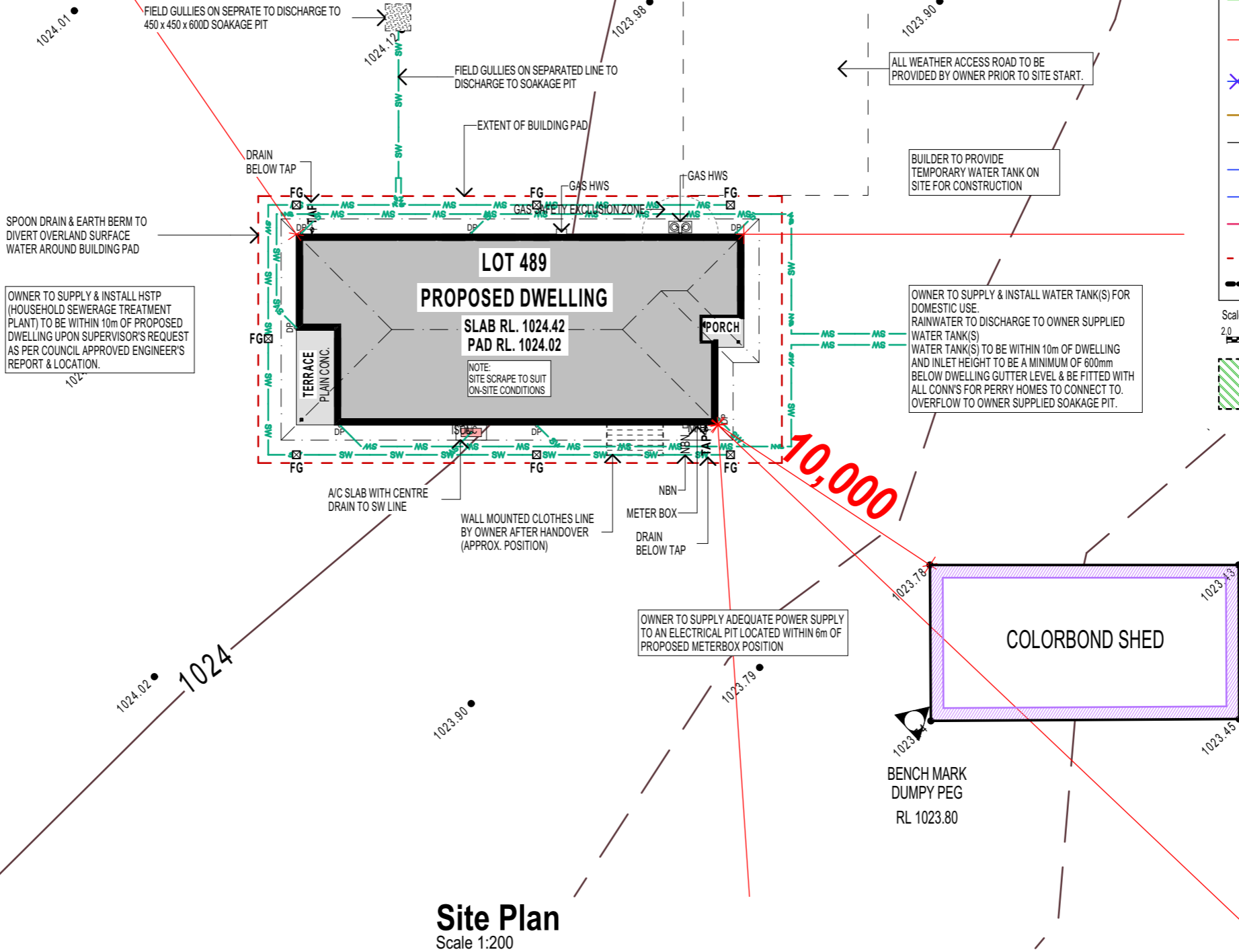
SERVICES LEGEND

- FIELD GULLY PIT CONNECTED TO STORMWATER LINE APPROX. 6m APART MAX. (5 OFF)
- SEWER LINE
- RAINWATER LINE
- UNDERGROUND ELECTRICAL CONDUIT & SERVICE PILLAR
- EXISTING OVERHEAD ELECTRICAL CABLE & POLE
- WATER RETICULATION LINE & WATER METER
- GAS RETICULATION LINE
- TELSTRA LINE
- SPOON DRAIN
- EARTH BERM
- SEDIMENT FENCE (ON FALL SIDE ONLY)
- LEVEL BUILDING PLATFORM
- RETAINING WALL

Scale 1:200 @A3

DENOTES CUT BATTER 1 IN 1.5 TYP.

DENOTES FILL BATTER 1 IN 2 TYP.



Site Plan
Scale 1:200

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CONTRACT PLAN 10971
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 sheets in set

N2 - METAL ROOF/ 90mm EXT. FRAME @600 CRS.

BASIX NOTES:

- 3 STAR RATED TAPS TO KIT., BATHROOMS, SHOWER HEADS AND WC FLUSHING SYSTEM.
- R6.0 260mm GLASS WOOL CEILING INSULATION BATTS (INCLUDING EXTERNAL ROOF AREAS)
- R2.5 INSULATION BATTS TO EXTERNAL WALLS
- R2.0 INSULATION BATTS TO ALL INTERNAL WALLS
- SARKING TO ALL EXT. WALLS AND ROOF
- LOW E GLAZING TO ALL WINDOWS & SLIDING DOORS
- PROVIDE TERMITE PROTECTED 'BLUE' PINE WALL FRAME AND TRUSSES
- 2300MM ROOF VENTILATORS LOCATION BY INSTALLER TO SUIT ON SITE, INCL'S EAVE VENTS
- PROVIDE SINGLE PHASE DUCTED REVERSE CYCLE INVERTER AIR-CONDITIONING SYSTEM
- GAS HWS 6 STARS

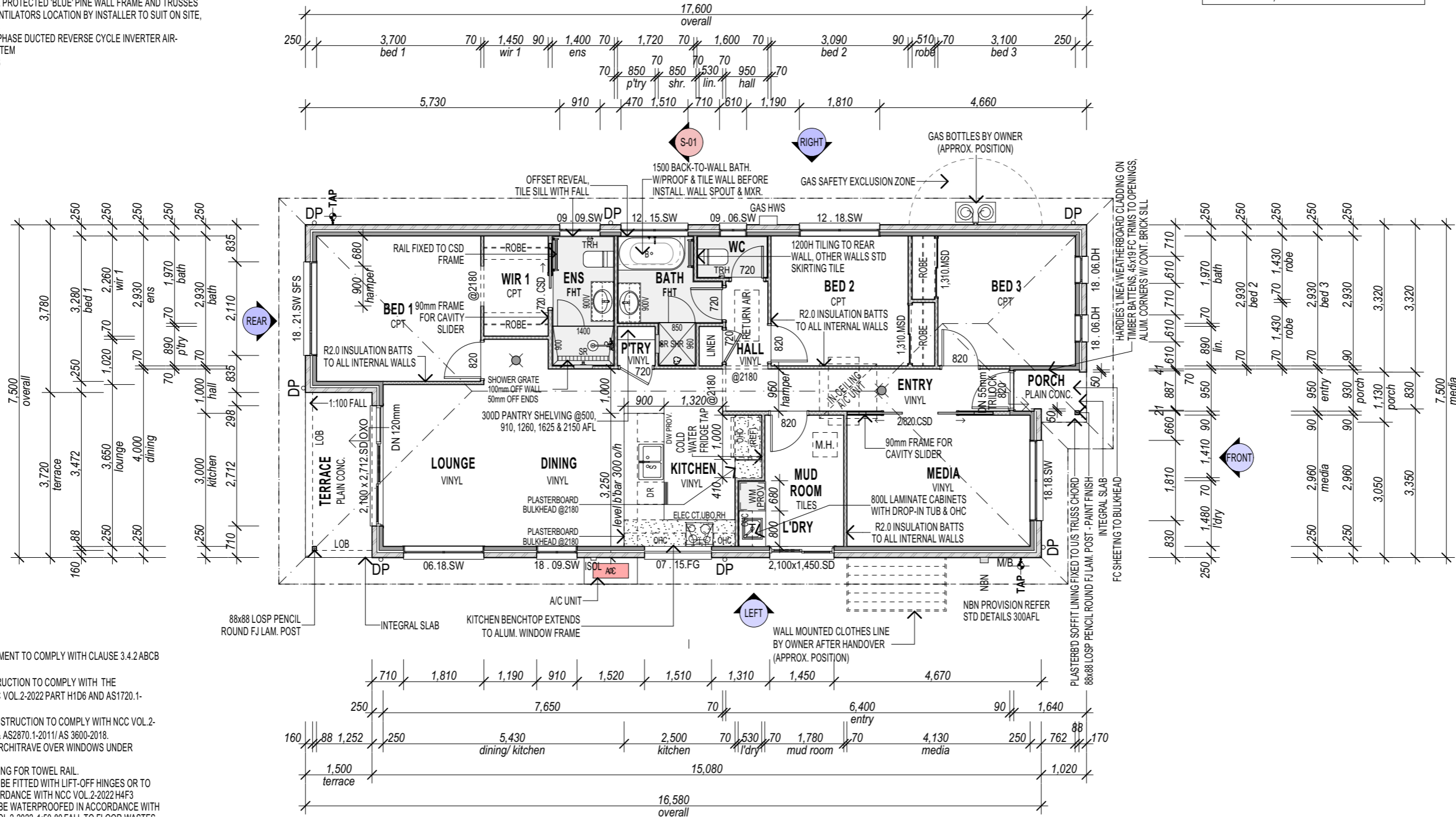
NOTE: SYNERGY - "NOM" SIZES FOR ALL. 2100H WINDOWS ARE 2055 ACTUAL HEIGHT INSIDE REVEALS WITH 2150 TO UNDERSIDE OF TRIMMER. 2400H WINDOWS ARE 2355 ACTUAL HEIGHT INSIDE REVEALS WITH 2450 TO UNDERSIDE OF TRIMMER

■ DENOTES EXTENT OF WET AREA FLOOR TILES

WHITE MELAMINE SHELVING TO ALL WARDROBES, LINEN & BROOM CUPBOARD

ABBREVIATIONS

- A/C AIR CONDITIONING UNIT
- AL COVER TRIM BY WINDOW MANUF.
- AFL ABOVE FLOOR LEVEL
- AHD AUSTRALIAN HEIGHT DATUM
- B BATH (AS SPECIFIED)
- B/BAR BREAKFAST BAR OVERHANG
- BE BEAM TO ENG'S DETAIL
- BR BROOM CUPBOARD
- CBD CUPBOARD
- CD CLOTHES DRYER
- CH CEILING HEIGHT
- COL STEEL COLUMN TO ENG'S DETAIL
- CONC CONCRETE
- CSD CAVITY SLIDING DOOR
- CT COOK TOP
- DN DOWN
- DP DOWN PIPE
- DR DRAWERS
- DW DISHWASHER SPACE
- ENS ENSUITE
- FC FIBRE CEMENT
- FHT FULL HEIGHT TILING
- FOW FACE OF WALL SLIDING DOOR
- FRD FIRE RATED DOOR
- FW FLOOR WASTE (NOM. TO SUIT REQ'S)
- GAS CYL REPLACEABLE GAS CYLINDERS
- H TILED HOB 150mm ABOVE BATH
- HSR HUME SMARTROBE DOOR SYSTEM
- HWS HOT WATER SYSTEM
- LOB LINE OF BULKHEAD
- LOH LIFT OFF HINGES
- MB METER BOX
- MH MANHOLE ROOF ACCESS
- MHF METAL HEAD FLASHING
- MSD MIRROR SLIDING DOOR
- MVSD 1/2 MIRROR & 1/2 VINYL S/DOOR
- MW SPACE FOR MICROWAVE OVEN
- NBN NATIONAL BROADBAND NETWORK
- OBS OBSCURE GLASS
- OHC OVERHEAD CUPBOARDS
- PTY PANTRY
- RK ROBE HOOK
- ROBE WARDROBE
- RH RANGE HOOD
- REF REFRIGERATOR SPACE
- RHS RECT. HOLLOW SECT. STEEL POST
- S SINK
- SD SLIDING GLASS DOOR
- S/S STAINLESS STEEL
- SH SHELVES
- SHR SHOWER
- SHS SQ. HOLLOW SECTION STEEL POST
- SHT SHUTTER
- SL DOOR GLASS SIDE LIGHT
- SPR SPREADER
- SR SOAP RECESS 415x415W.U.N.O.
- T LAUNDRY TUB
- TR TOWEL RAIL
- TRG TOWEL RING
- UBO UNDER BENCH OVEN
- V BATHROOM VANITY UNIT
- VSD VINYL SLIDING DOOR
- WO WALL OVEN
- WM WASHING MACHINE SPACE
- WIL WALK-IN LINEN CLOSET
- WIR WALK-IN ROBE
- XO GLASS SLIDING (X), GLASS FIXED (O)
- ⊗ DENOTES WIRED SMOKE ALARM



NOTE:

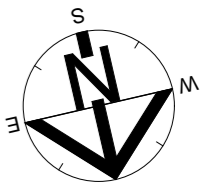
- TERMITE TREATMENT TO COMPLY WITH CLAUSE 3.4.2 ABCB & AS 3660.1-2014.
- TIMBER CONSTRUCTION TO COMPLY WITH THE PROVISIONS OF NCC VOL.2-2022 PART H1D6 AND AS1720.1-2010/AS1684-2021
- CONCRETE CONSTRUCTION TO COMPLY WITH NCC VOL.2-2022 CLAUSE H1D4 & AS2870.1-2011/AS 3600-2018.
- ENSURE FULL ARCHITRAVE OVER WINDOWS UNDER BULKHEAD.
- PROVIDE NOGGING FOR TOWEL RAIL.
- W.C. DOORS TO BE FITTED WITH LIFT-OFF HINGES OR TO SWING OUT IN ACCORDANCE WITH NCC VOL.2-2022 H4F3
- WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH H4D2 OF THE NCC VOL.2-2022. 1:50-80 FALL TO FLOOR WASTES.
- SMOKE ALARMS TO COMPLY WITH THE PROVISIONS OF PART H3D6 OF THE NCC VOL.2-2022 & PART 9.5 OF ABCB.
- ALL EXTERNAL WALLS WITHIN 900mm FROM AN ALLOTMENT BOUNDARY TO HAVE AN FRL OF NOT LESS THAN 60/60/60 WHEN TESTED FROM THE OUTSIDE (NO PROTECTION REQUIRED FOR THE WALL AT RIGHT ANGLES OR MORE TO THE BOUNDARY) AS PER NCC VOL.2-2022 CLAUSE 9.2 ABCB.
- REFER TO ENGINEER'S DRAWINGS FOR BRICKWORK EXPANSION JOINTS.
- BARRIERS, STEPS & HANDRAILS TO COMPLY WITH NCC VOL.2-2022 PART 11, AS1657-2018 & AS1684-2021.

Floor Plan

Scale 1:100

Main Slab Information	
Perimeter	Area m2
51.64	121.54
	121.54 m²

Area Summary	
Description	Area m2
Garage	21.04
Living	100.44
Porch	1.84
Terrace	5.73
	129.05 m²



M:\10971065\Drawings\10971065\BREEZE14 LH PRESTIGE DOWLEY URALLA\10971 PRELIMINARY PLANS - JM.jph

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Signature: _____ Date: _____
Signature: _____ Date: _____

B. & K. Dowley
Lot 489 (No. 11) The Gap Road
Uralla, NSW. 2358
client details:

Breeze 14 Prestige - Floor Plan

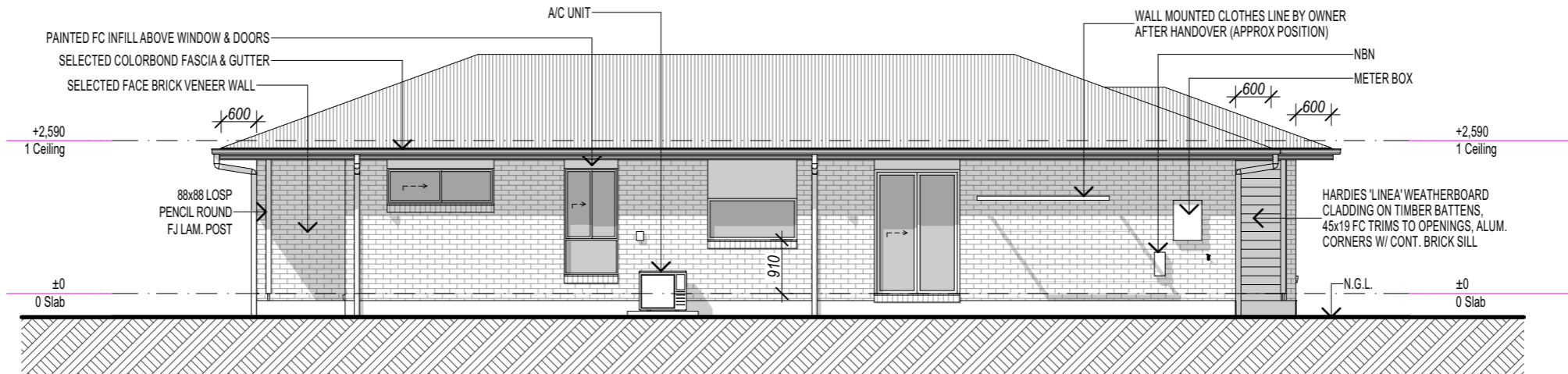
drawing title

issue	date	amendment description	by	designed:	drawn:	checked:	MF
A	25.11.25	CONTRACT PLAN ISSUE	JM				
-	28.10.25	PRELIMINARY ISSUE	JM				

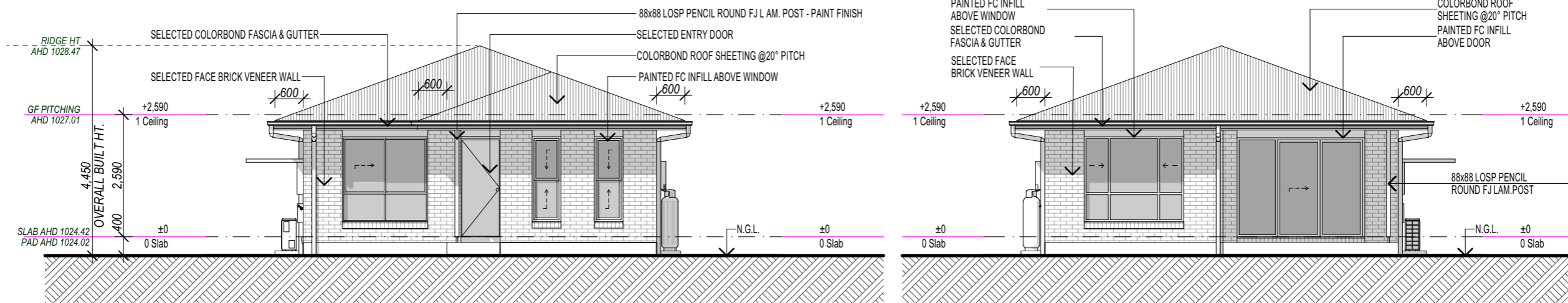
CONTRACT PLAN 10971		A	as shown
		issue no.	dwg scale @ A3
		25/11/2025	4 of 12
		printed date:	sheets in set
		contract number	

N2 - METAL ROOF/ 90mm EXT. FRAME @600 CRS.

NOTE:
 JOINERY HEAD HEIGHT AT 2120mm AFL U.N.O.
 ENSURE FULL ARCHITRAVE OVER WINDOWS TO (2180) BULKHEAD



LEFT Elevation - NORTH
 Scale 1:100



FRONT Elevation - WEST
 Scale 1:100

REAR Elevation - EAST
 Scale 1:100

NOTE:
 GUTTER, FASCIA AND DOWNPIPES TO BE INSTALLED TO MANUFACTURER'S DETAILS AND TO COMPLY WITH CURRENT NCC.
 ROOFING TO BE FIXED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS FOR N2 - METAL ROOF/ 90mm EXT. FRAME @600 CRS. CONDITIONS
 STEEL ROOFING TO COMPLY WITH H1D7 NCC VOL.2-2022 ABCB PART 7.2 AND AS1562.1-2018
 CONCRETE ROOFING TO COMPLY WITH H1D7 NCC VOL.2-2022 ABCB PART 7.3 AS2049-2002/AS2050-2018.
 PROVIDE ALCOR BARRIER BETWEEN LEAD FLASHING AND ZINCALUME VALLEY GUTTER AS REQUIRED.
 MASONRY CONSTRUCTION TO COMPLY WITH NCC VOL.2-2022 SECTION 5 ABCB AND AS 3700-2018/AS 4773.1 AND AS 4773.2-2015. WEEPHOLES MAX 1200 CTRS. TO COMPLY TO PROV' CLAUSE H1D5 OF NCC VOL.2-2022 & CLAUSE 5.7.5 OF ABCB.
 BRICK PATTERN IS SHOWN FOR ILLUSTRATION PURPOSES ONLY - BRICK SETOUT SHALL BE DETERMINED BY THE BRICKLAYER. VERTICAL ARTICULATION JOINTS TO COMPLY WITH THE PROVISIONS OF PART 5.6.8 ABCB OF THE NCC VOL.2-2022.
 PROTECTION OF WALL TIES & LINTELS IN MASONRY TO COMPLY WITH PROVISIONS OF PART 5.6.5 ABCB OF NCC.



RIGHT Elevation - SOUTH
 Scale 1:100

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NOTE:

ALL LIGHT SWITCHES AT 1350mm AFL (TO CENTRE) UNLESS NOTED OTHERWISE (U.N.O.).

WALL LIGHTS AT 1900mm AFL U.N.O.

GPO'S AT 300mm AFL U.N.O.

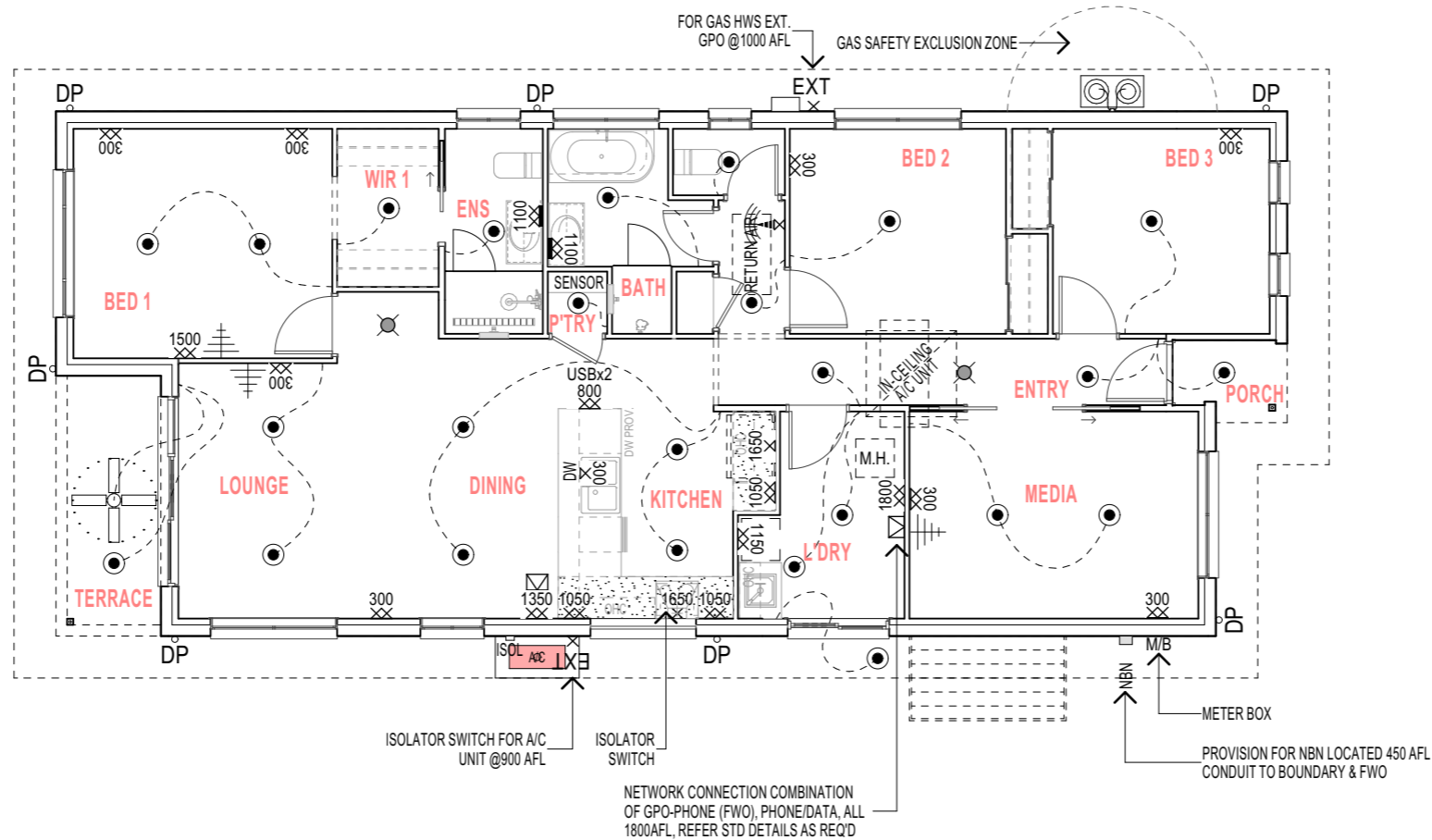
ELECTRICAL POINTS MAY BE RELOCATED ON SITE TO SUIT CURRENT STATUTORY REQUIREMENTS.

SMOKE ALARMS TO COMPLY WITH THE PROVISIONS OF PART H3D6 OF THE NCC VOL. 2-2022 & PART 9.5 OF THE ABCB HOUSING PROVISIONS. DESIGN OF SMOKE ALARMS MUST COMPLY WITH AS 3786. ALL SMOKE ALARMS SHALL BE PHOTOELECTRIC, HARDWIRED AND INTERCONNECTED. A CERTIFICATE OF INSTALLATION FROM A LICENSED ELECTRICAL CONTRACTOR IS REQUIRED AT FINAL INSPECTION.

LOCATION OF A/C UNITS & CONDENSERS ARE INDICATIVE ONLY AND MAY VARY AT TIME OF CONSTRUCTION.

240V ENERGY EFFICIENT INTERNAL LIGHT FITTINGS THROUGHOUT.

EXHAUST FANS ALL DUCTED TO EXTERNAL AIR BY EAVE VENT TO NCC REQUIREMENTS H4D7. FAN/LIGHT SWITCHES INTEGRATED WITH 10 MIN RUN TIMER.



Electrical Plan

Scale 1:100

Electrical Fittings		
Symbol	Item Description	Qty
	Air Source Heat Pump 27	1
	Ceiling Fan	1
	DGPO 1050	3
	DGPO 1100 (VANITY)	2
	DGPO 1150	1
	DGPO 1350	1
	DGPO 1500	1
	DGPO 1800	1
	DGPO 300	8
	DGPO-DUSB 800	1
	External SGPO (w'proof)	2
	In-Ceiling AC Unit 2D	1
	Isolator Switch (EXT)	1
	Meter Box	1
	NBN Box	1
	Phone&Data Point Combo	2
	Return AC Air (large)	1
	Selected Downlight	25
	Sensor Light incl. SGPO	1
	SGPO 1650	2
	SGPO 300	1
	Smoke Alarm	2
	Television Point	3

M:\10971065\Drawings\10971065\BREEZE14 LH PRESTIGE DOWLEY URALLA\10971 PRELIMINARY PLANS - JM.pln

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Breeze 14 Prestige -
Electrical Plan
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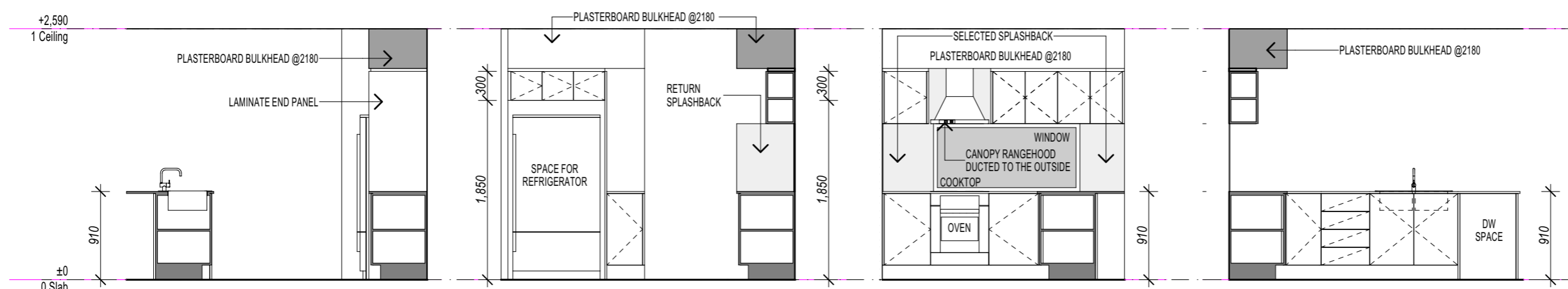
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 issue no. A
 as shown
 dwg scale @ A3
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 6 of 12
 sheets in set
 contract number
 printed date:

STANDARD HEIGHTS (mm AFL)

SHOWER TAPS	1000
SHOWER INLET HEIGHT TO SUIT	
SHOWER HEAD @1800	
CORNER & ACRYLIC BATH TAPS	750
STEEL BATH TAPS	650
TOP STEEL BATH (EXCL. HOB 150mm)	500
VANITY & KITCHEN PIPES	560
LAUNDRY TUB TAPS	1050
WASHING MACHINE TAPS	1250
TOWEL RAIL/RING NOGGING (U.N.O.)	1050
TOILET ROLL NOGGING	800
ROBE HOOK NOGGING	1700
FRIDGE TAP	1900
OUTSIDE YARD TAPS (OFF STD REBATE)	772

NOTE:
 - INTERNAL ELEVATIONS REPRESENTED INDICATIVELY ONLY INCLUDING TILE AREAS (SUBJECT TO TILES CHOSEN). CABINET HANDLES NOT SHOWN (TO BE NOMINATED AT COLOUR SELECTION).
 - DESIGN FUNCTIONALITY IS THE CABINET MAKER'S RESPONSIBILITY. THE EXACT CONFIGURATION OF WALL OVEN TOWER MAY VARY SUBJECT TO OVEN SELECTED.

 DENOTES EXTENT OF WALL TILES/SPLASHBACK



kit01

Scale 1:50

kit02

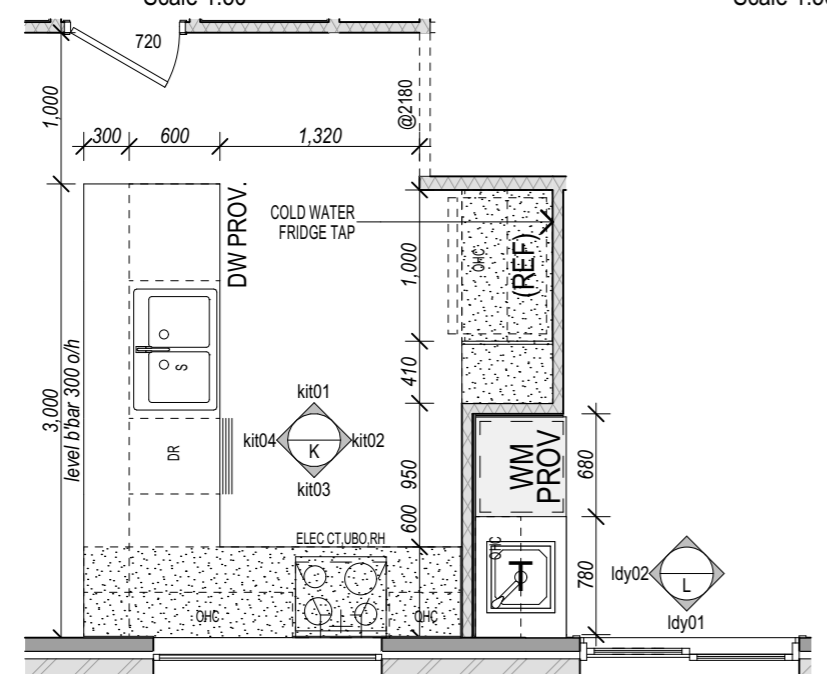
Scale 1:50

kit03

Scale 1:50

kit04

Scale 1:50

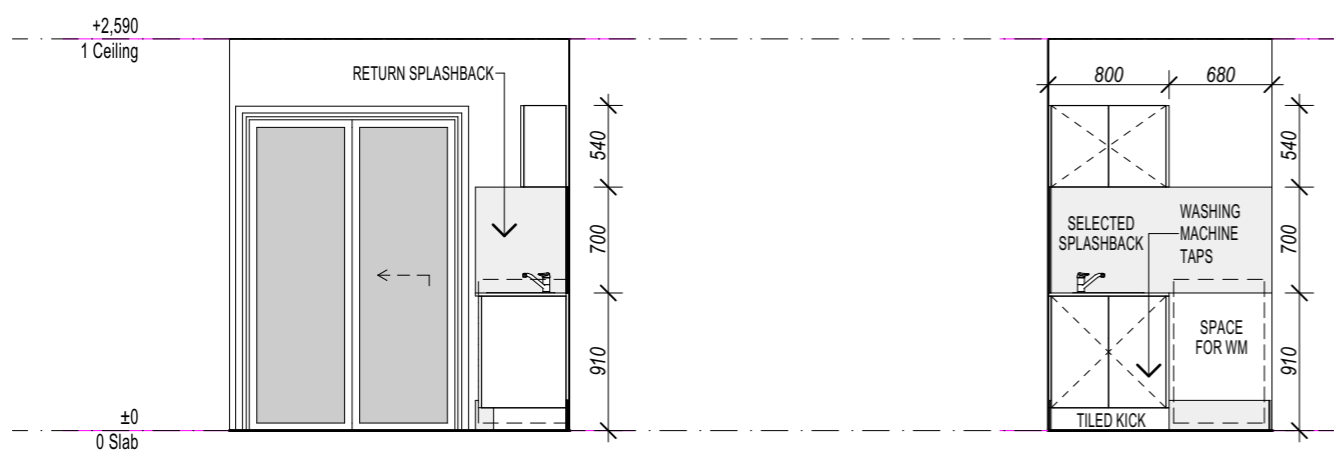


kitchen/laundry detail

Scale 1:50



Kitchen View



Idy01

Scale 1:50

Idy02

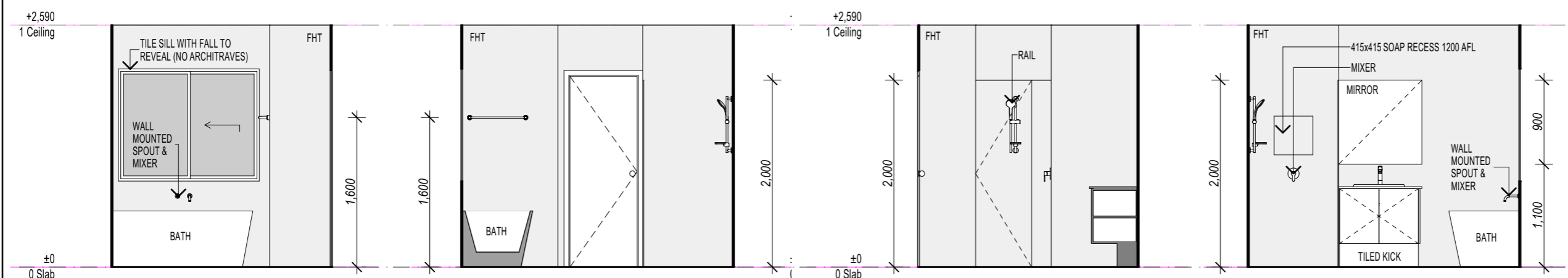
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STANDARD HEIGHTS (mm AFL)

SHOWER TAPS	1000
SHOWER INLET HEIGHT TO SUIT	
SHOWER HEAD @1800	
CORNER & ACRYLIC BATH TAPS	750
STEEL BATH TAPS	650
TOP STEEL BATH (EXCL. HOB 150mm)	500
VANITY & KITCHEN PIPES	560
LAUNDRY TUB TAPS	1050
WASHING MACHINE TAPS	1250
TOWEL RAIL/RING NOGGING (U.N.O.)	1050
TOILET ROLL NOGGING	800
ROBE HOOK NOGGING	1700
FRIDGE TAP	1900
OUTSIDE YARD TAPS (OFF STD REBATE)	772

NOTE:
 - INTERNAL ELEVATIONS REPRESENTED INDICATIVELY ONLY INCLUDING TILE AREAS (SUBJECT TO TILES CHOSEN). CABINET HANDLES NOT SHOWN (TO BE NOMINATED AT COLOUR SELECTION).
 - DESIGN FUNCTIONALITY IS THE CABINET MAKER'S RESPONSIBILITY. THE EXACT CONFIGURATION OF WALL OVEN TOWER MAY VARY SUBJECT TO OVEN SELECTED.

 DENOTES EXTENT OF WALL TILES/SPLASHBACK

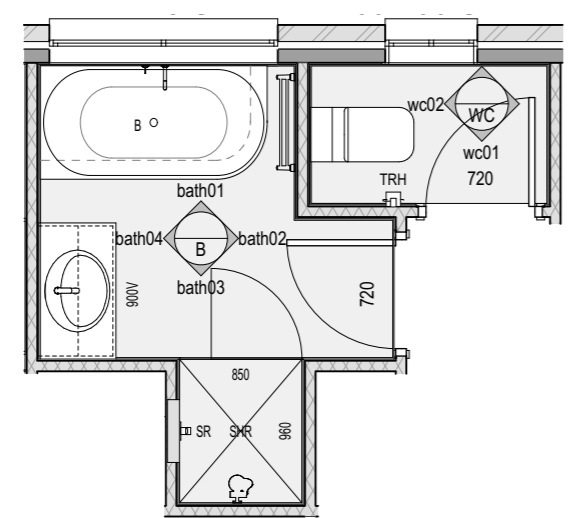


bath01
Scale 1:50

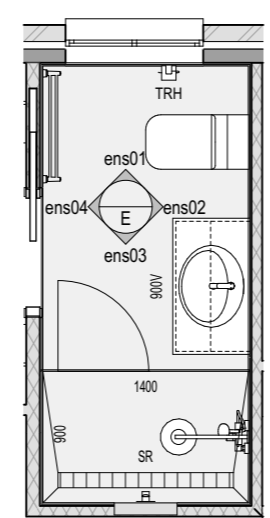
bath02
Scale 1:50

bath03
Scale 1:50

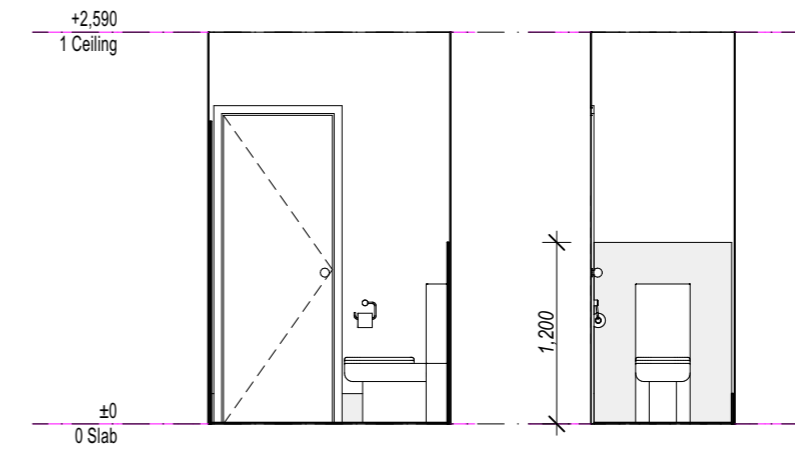
bath04
Scale 1:50



bath/wc detail
Scale 1:50

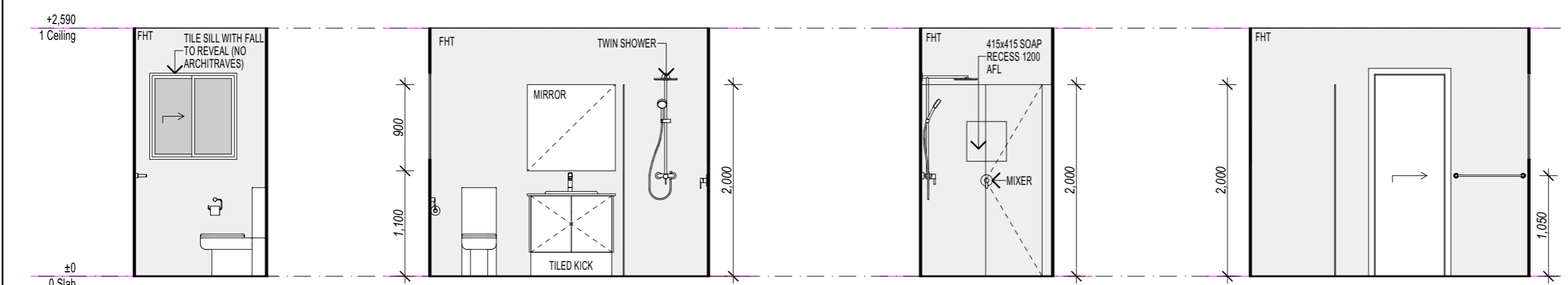


ensuite detail
Scale 1:50



wc01
Scale 1:50

wc02
Scale 1:50



ens01
Scale 1:50

ens02
Scale 1:50

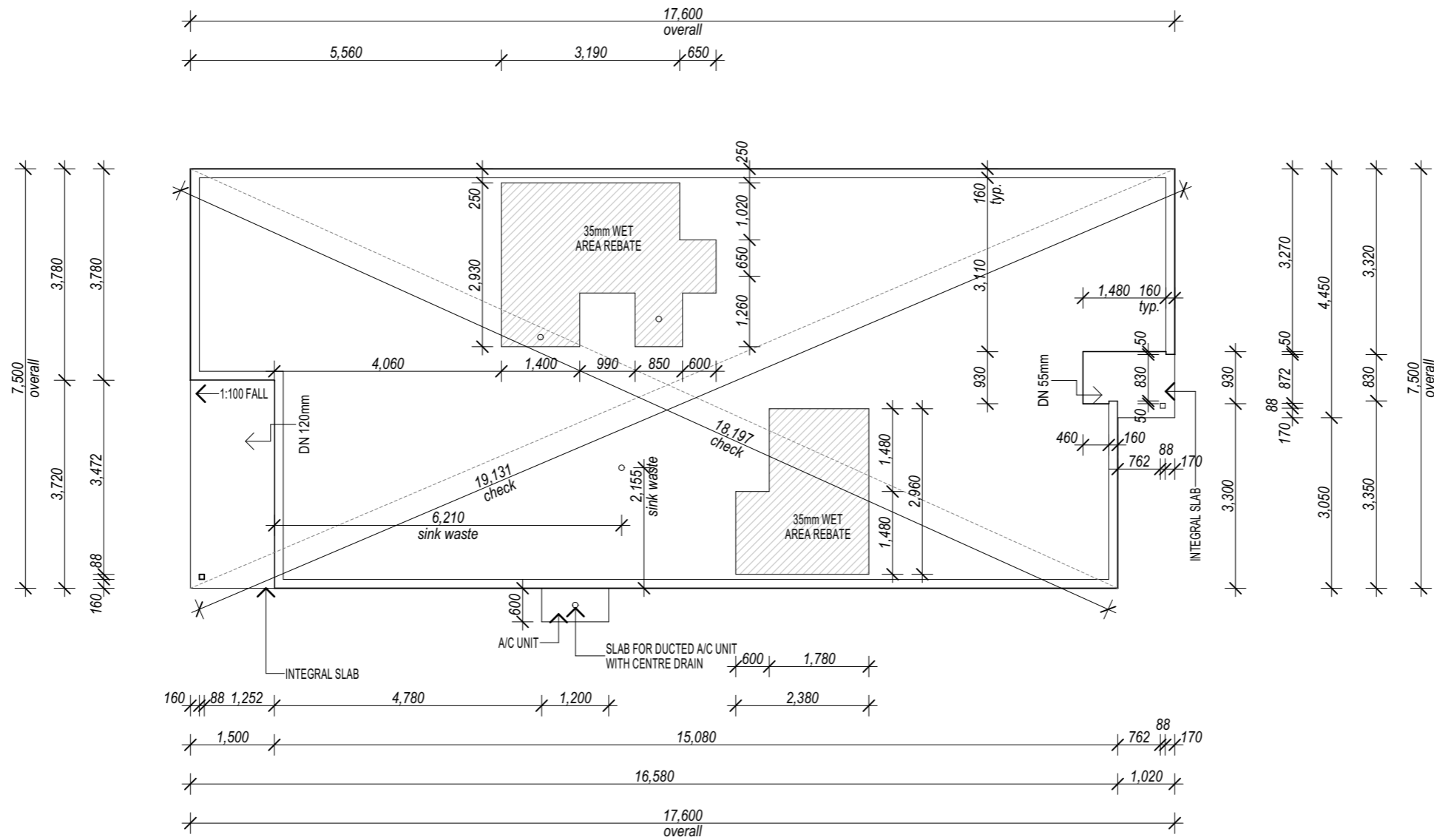
ens03
Scale 1:50

ens04
Scale 1:50

CONCRETOR NOTE:

ALL CONCRETE CONSTRUCTION SHALL COMPLY WITH NCC VOL. 2-2022 CL. H1D4 - PART 4.2 ABCB AND AS3600-2018.
 FOOTINGS AND SLAB SHALL COMPLY WITH AS2870.1-2011/AS3600-2018.
 WHERE LOCAL AUTHORITIES REQUIRE SOIL TESTS AND ENGINEERED FOOTING AND SLAB DETAILS, THESE ENGINEERED DETAILS TAKE PRECEDENCE OVER DRAWN DETAILS.
 PROVIDE ABELFLEX EXPANSION JOINT FILLER BETWEEN SEPARATE ABUTTING CONCRETE SLABS.
 TERMITE TREATMENT TO COMPLY WITH CLAUSE 3.4.2 ABCB & AS 3660.1-2014.

PROVIDE MIN. 75mm VERTICAL EXPOSED SLAB EDGE (NOTE - EXPOSED EDGES MUST NOT BE RENDERED, TILED, CLAD, CONCEALED BY FLASHINGS, ADJOINING STRUCTURES, PAVING OR SOIL).



FOOTINGS AND SLAB TO ENGINEER'S DESIGN & DETAILS & SHOULD BE READ IN CONJUNCTION WITH THIS DRAWING

Slab Layout Plan
 Scale 1:100

Main Slab Information	
Perimeter	Area m2
51.64	121.54
121.54 m²	

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Breeze 14 Prestige -
Slab Layout Plan
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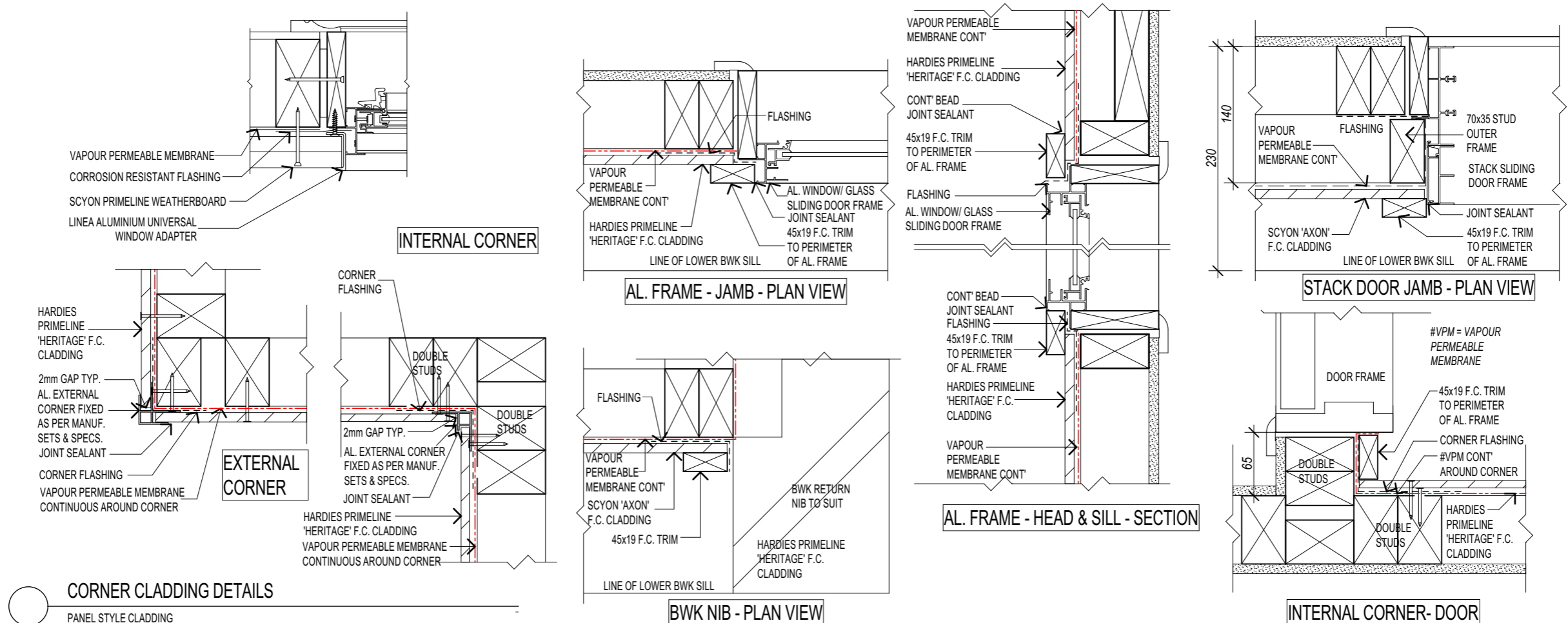
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CONTRACT PLAN 10971
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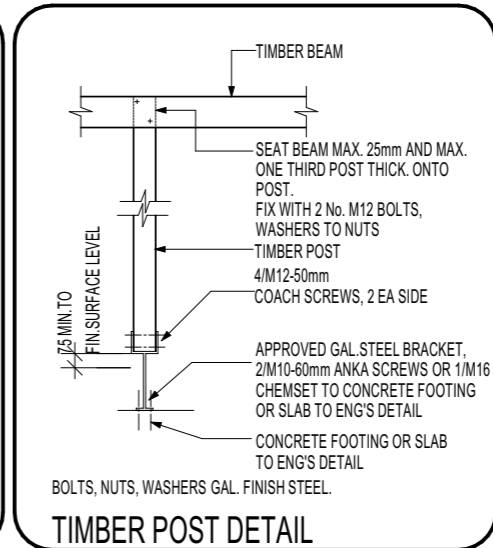
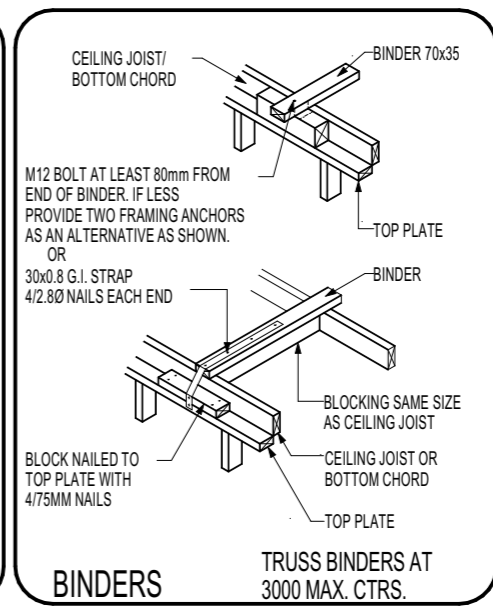
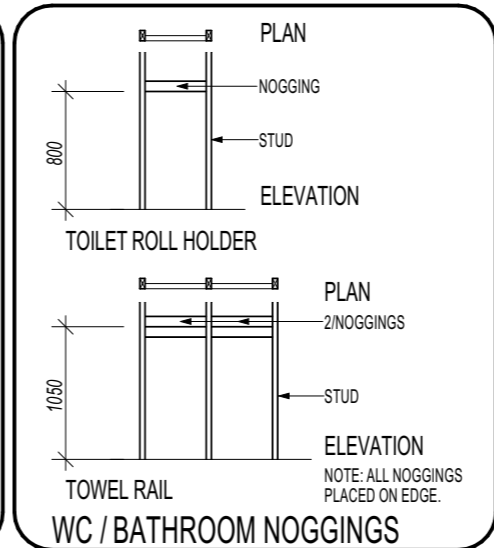
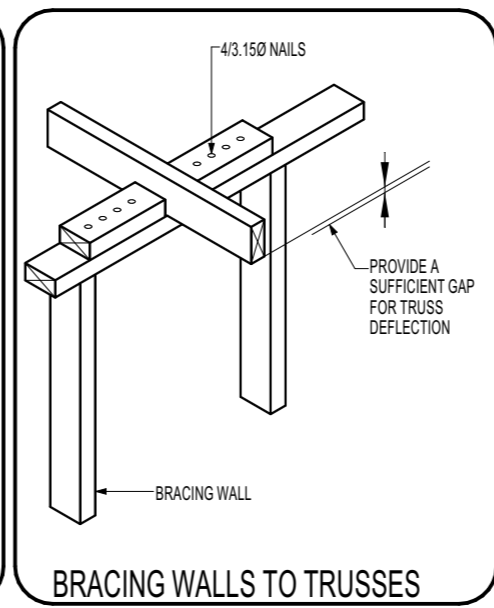
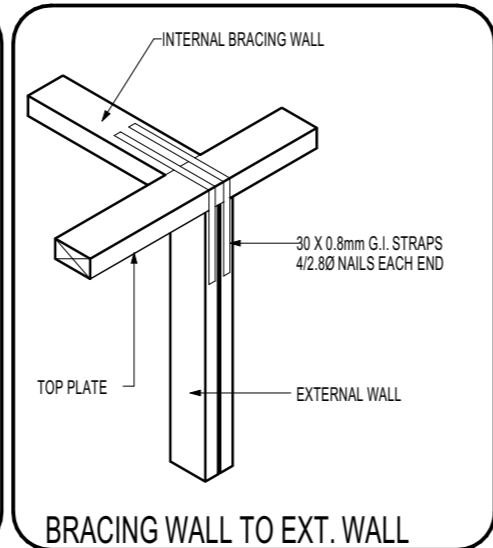
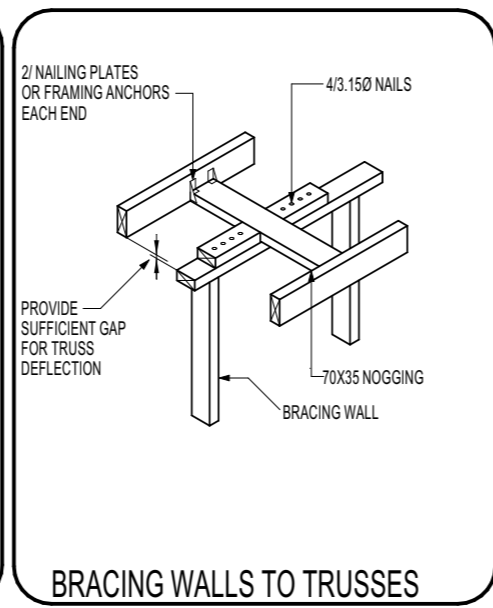
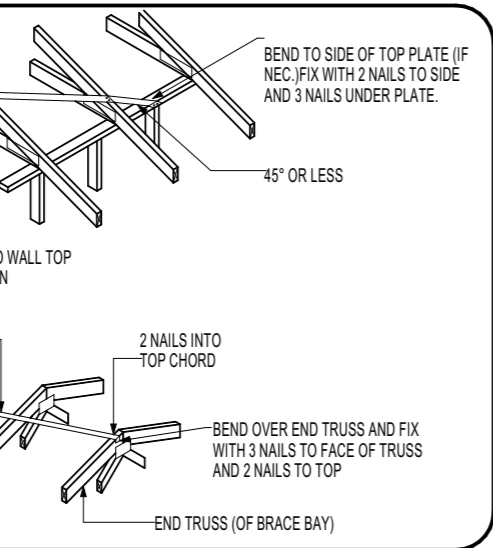
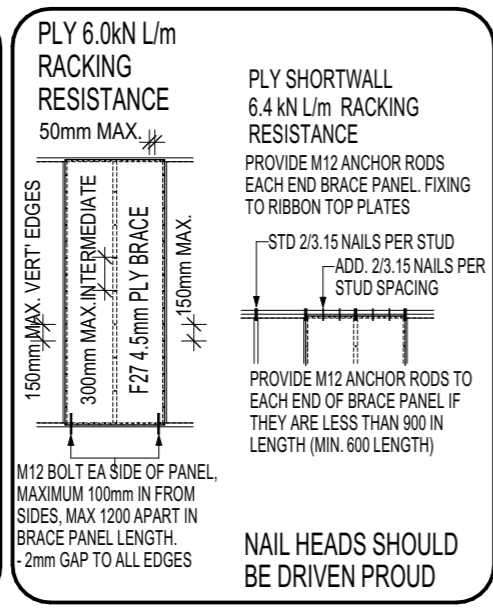
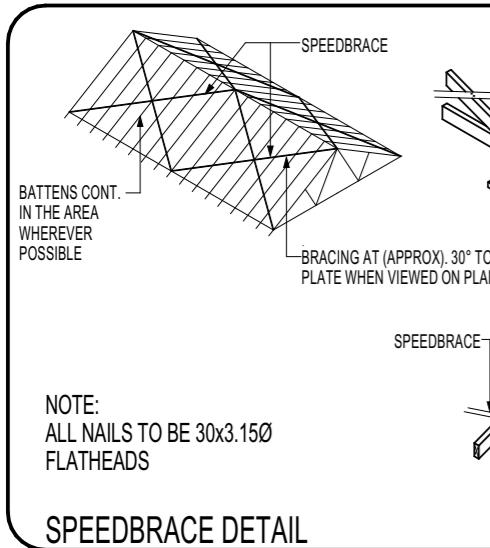
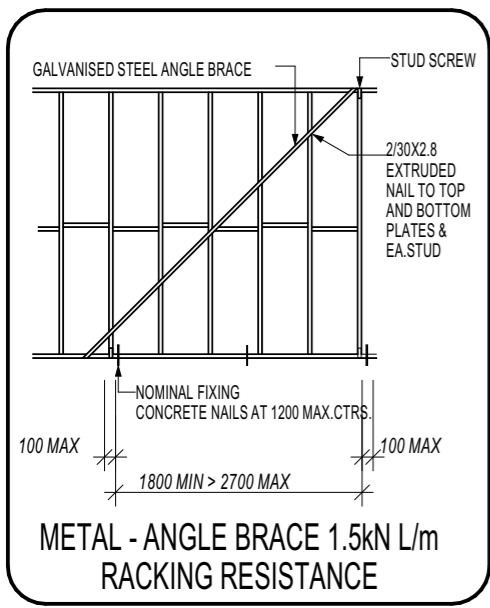
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 dwg scale @ A3
 9 of 12
 sheets in set

printed date: 25/11/2025
 sheets in set: 9 of 12

N2 - METAL ROOF/ 90mm EXT. FRAME @600 CRS.



Cladding Details Scale 1:5



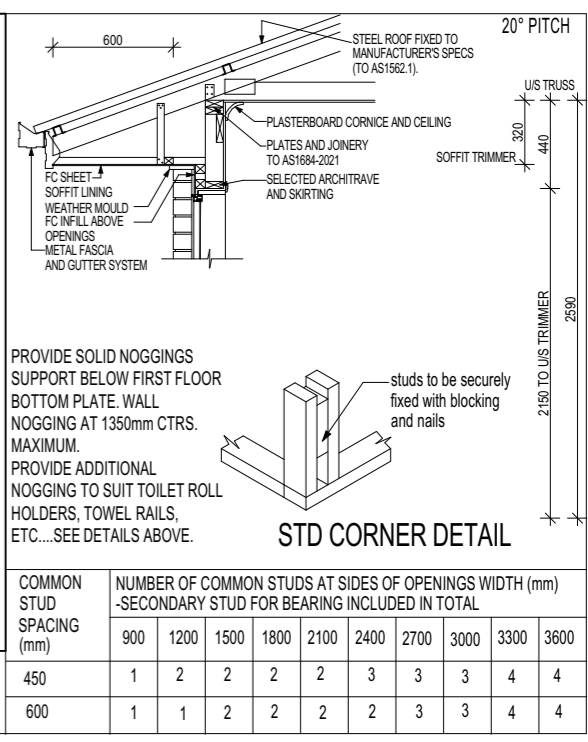
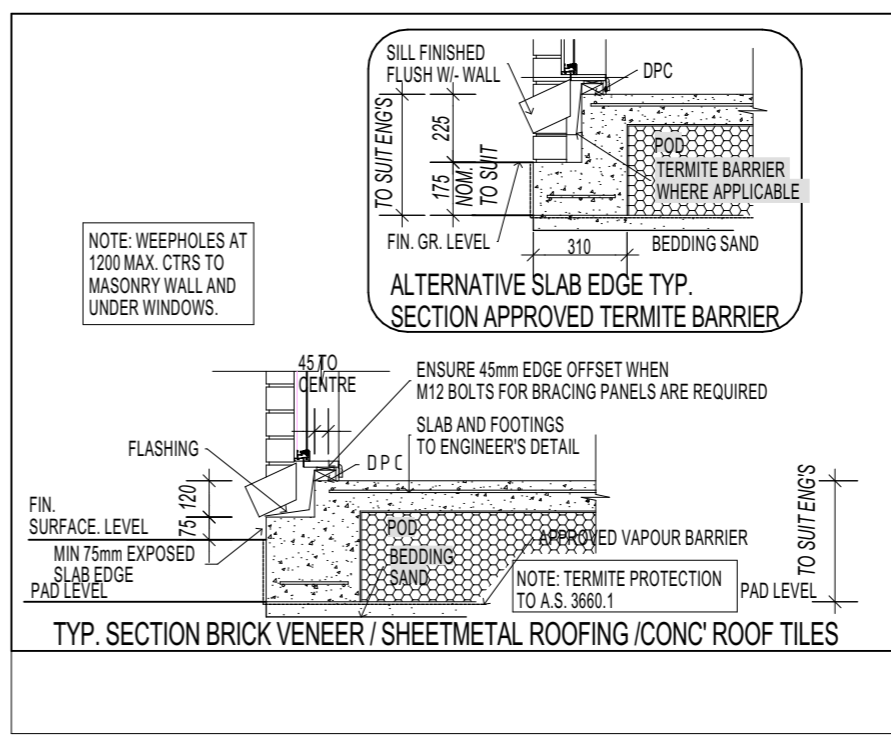
ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH:
 - THE NCC VOL.2-2022
 - TERMITE TREATMENT TO COMPLY WITH CLAUSE 3.4.2 ABCB & AS 3660.1-2014
 - ALL CONCRETE CONSTRUCTION SHALL COMPLY WITH NCC VOL.2-2022 CL. H104 - PART 4.2 ABCB AND AS3600-2018.
 - TIMBER CONSTRUCTION TO COMPLY WITH THE PROVISIONS OF PART H106 OF THE NCC VOL.2-2022 AND AS1720.1-2010/AS1684-2021
 - WALL BRACING TO COMPLY WITH THE ENGINEER'S DESIGN & SPECIFICATIONS TO AS 1684-2021.
 - CONCRETE ROOFING TO COMPLY WITH H107 NCC VOL.2-2022 ABCB PART 7.3 AND AS2049-2002/AS2050-2018.
 - STEEL ROOFING TO COMPLY WITH H107 NCC VOL.2-2022 ABCB PART 7.2 AND AS1562.1-2018.
 - FIX ROOFING TO MANUF'S SPEC'S FOR RELEVANT CONDITIONS.
 - WEEPHOLES MAX 1200 CTRS. TO COMPLY TO PROV' CLAUSE H105 OF NCC VOL.2-2022 & CLAUSE 5.7.5 OF ABCB.
 - VERTICAL ARTICULATION IN MASONRY WALLS TO COMPLY WITH THE PROVISIONS OF PART 5.6.8 ABCB OF THE NCC VOL.2-2022.
 - WET AREAS TO COMPLY WITH THE PROVISIONS OF PART H402 NCC VOL.2-2022 & PART 10.2 OF ABCB.
 - SMOKE ALARMS TO COMPLY WITH THE PROVISIONS OF PART H306 OF THE NCC VOL.2-2022 & PART 9.5 OF ABCB.
 - ENSURE SHEAR BLOCKS ARE OF A SUFFICIENT LENGTH TO AVOID POSSIBLE SPLITTING.
 - GLASS INSTALLATION TO COMPLY WITH NCC VOL.2-2022 AND AS1288-2006/AS2047-2014.
 - MASONRY CONSTRUCTION TO COMPLY WITH NCC VOL.2-2022 SECTION 5 ABCB AND AS 3700-2018/AS 4773.1 AND AS 4773.2-2015.

NOTE: ALL SHELVES SUPPORTED ALL SIDES BY 42X19 TYP
 42x19 FIXING/SUPPORT NAILED & GLUED TO U/SIDE OF TOP SCREW FIX CHROME HANGING RAIL TO EACH AT 1200MAX CTRS.
 68x19 SUPPORT (UPTO 1800 SPAN)
 93x19 SUPPORT (OVER 1800 SPAN)
 16mm PARTICLEB'D SHELVES AT 500, 900 AND 1300 AFL
 31x12 COVER TRIM
 68x19 SUPPORT
 68x12 COVER MOULD TYP.

TIE DOWN CALCULATION - N2 NON-CYCLONIC (ULW=6000)	AS 1684-2021	GENERAL NOTES
MEMBER CONNECTION - JD4 TYP. u.n.o	UPLIFT REQ.	UPLIFT RESIST
METAL ROOF TO BATTENS: TO MANUFACTURER'S SPECIFICATIONS		
ROOF BATTENS TO TRUSSES: TO MANUFACTURER'S SPECIFICATIONS		
ROOF TRUSSES TO TOP PLATE: @ 600 CRS 1 No. FRAMING ANCHOR WITH 3/2.8Ø NAILS MIN. TO EACH LEG AT INTERFACE OR: 1 x MULTI GRIP OR: 1 x CYCLONE STRAP FIXED TO PL. WITH 3/2.8Ø NAILS	Nominal as per table 9.3	Nominal as per table 9.3
WALL FRAMING - GROUND FLOOR: TOP AND BOTTOM PLATES TO STUDS: @ 600 CRS PLATES UP TO 38mm THICK - 2/75mm NAILS PLATES 38-50mm THICK - 2/90mm NAILS NAILS THRU PLATE IN BOTH CASES. NOGGINGS TO STUDS: 2/75mm NAILS SKEW NAILED OR THRU NAILED. BOTTOM PLATES TO CONCRETE SLAB: + M12 BOLTS - AS 1685.2(SPECIFICATIONS)	AS 1684 TABLE 15	AS 1684 TABLE 9.6
OR CHEMICAL, EXPANSION OR FIRED PROP. FASTENERS. BOTTOM PLATE TO JOISTS: PLATES UP TO 38mm THICK - 2/75mm NAILS PLATES 38 - 50mm THICK - 2/90mm NAILS RIBBON PLATE TO TOP PLATE - REFER TO AS 1684.	Nominal as per table 9.3 table 9.11	REFER MANUF. SPECS.

ROOF FRAMING
 METAL ROOF SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS TO SUIT
 ROOF BATTENS SHALL BE SUPPLIED METAL BATTENS FIXED AS PER MANUFACTURER'S SPECIFICATION
 ENTIRE ROOF SHALL BE TRUSS CONSTRUCTION AT 600 CTRS. MAX. DESIGNED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS TO SUIT N2 CONDITIONS UNLESS NOTED OTHERWISE ON PLANS
 CEILING BINDERS SHALL BE 70x35 M10 AT 3000 CTRS.MAX.
 CONCRETE
 REFER TO ENGINEER'S DETAILS.
 PROVIDE CONTINUOUS 200µm POLYTHENE VAPOUR BARRIER LAPPED 200 MIN. AND SEALED AT ALL JOINTS AND PENETRATIONS.
 PROVIDE TERMITE CONTROL IN ACCORDANCE WITH A.S. 3660.1
 BRICKWORK
 APPROVED BRICK TIES AT 600 x 600 CTS. MAX. STAGGERED. BRICKWORK SHALL HAVE APPROVED DAMP COURSE NOT LESS THAN 2 COURSES ABOVE GROUND LEVEL.
 PROVIDE APPROVED CAVITY FLASHING WITH WEEPHOLES AT 900mm CTRS. MAXIMUM.
 SOFFIT LININGS
 SOFFIT BEARERS @ EACH TRUSS TAIL WITH 4.5mm F.C SHEETS NAILED AT 225 CTRS WITHIN 1200 OF EXTERNAL BUILDING CORNERS AND AT 300 CTRS ELSEWHERE
 NOTE:- USE 2.0 X 30mm GALV. FIBRE CEMENT NAILS

LININGS
CEILING SHALL BE LINED WITH 10mm THICK SUPACEIL LINING. FOR FRAME SPACING OF 600mm AND 10mm THICK PLASTERBOARD FOR FRAME SPACINGS OF 450mm (eg UNDERSIDE OF FIRST FLOOR JOISTS). WALLS SHALL BE LINED WITH 10mm THICK PLASTERBOARD OR 6mm THICK VILLABOARD TO WET AREAS. FIXED @ 300 CTRS OR 200 CTRS WHEN TILED. REFER TO BRACING PLANS FOR POSSIBLE VARIATIONS TO WALL LININGS OR FIXING METHODS. ALL ABOVE LININGS SHALL APPLY UNLESS NOTED OTHERWISE ON FLOOR PLANS.
WALL FRAMING
MGP10/MGP12 PINE FRAME TO LOAD BEARING WALLS 90 x 35 FRAME - STUDS AT 600 CTRS - ONE ROW OF NOGGINGS TOP PLATES 90x35 MGP10/MGP12 ADD - RIBBON PLATE 90 x 35 MGP10/MGP12
MGP10/MGP12 PINE FRAME TO NON LOAD BEARING WALLS AND PARTITIONS 70 x 35 FRAME - STUDS AT 600 CTRS - ONE ROW NOGGINGS - TOP AND BOTTOM PLATES



COMMON STUD SPACING (mm)	NUMBER OF COMMON STUDS AT SIDES OF OPENINGS WIDTH (mm) - SECONDARY STUD FOR BEARING INCLUDED IN TOTAL									
	900	1200	1500	1800	2100	2400	2700	3000	3300	3600
450	1	2	2	2	2	3	3	3	4	4
600	1	1	2	2	2	2	3	3	4	4