

## Drawing List

Drawing List			
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102	LANDSCAPE PLAN	STUDIO56	STUDIO56
103	EFFLUENT MANAGEMENT PLAN	STUDIO56	STUDIO56
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## Project Details

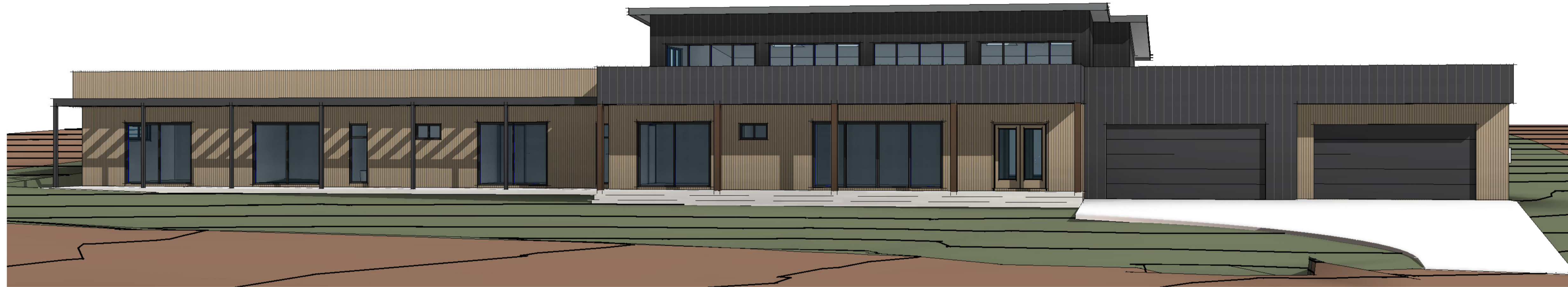
**Project Name:** PROPOSED RESIDENCE

**Client Name:** EDUARDO FLORES

**Project Address:** LOT 68 SUTTON DP 271494  
14 GUISE STREET, SUTTON NSW  
2620

**Project No:** 5377-A

**Print Date:** 22.10.2024



**S56**  
STUDIO 56

Building Design, Drafting, Architectural  
illustrations, BASIX & Energy Ratings  
ABN: 42 613 049 264

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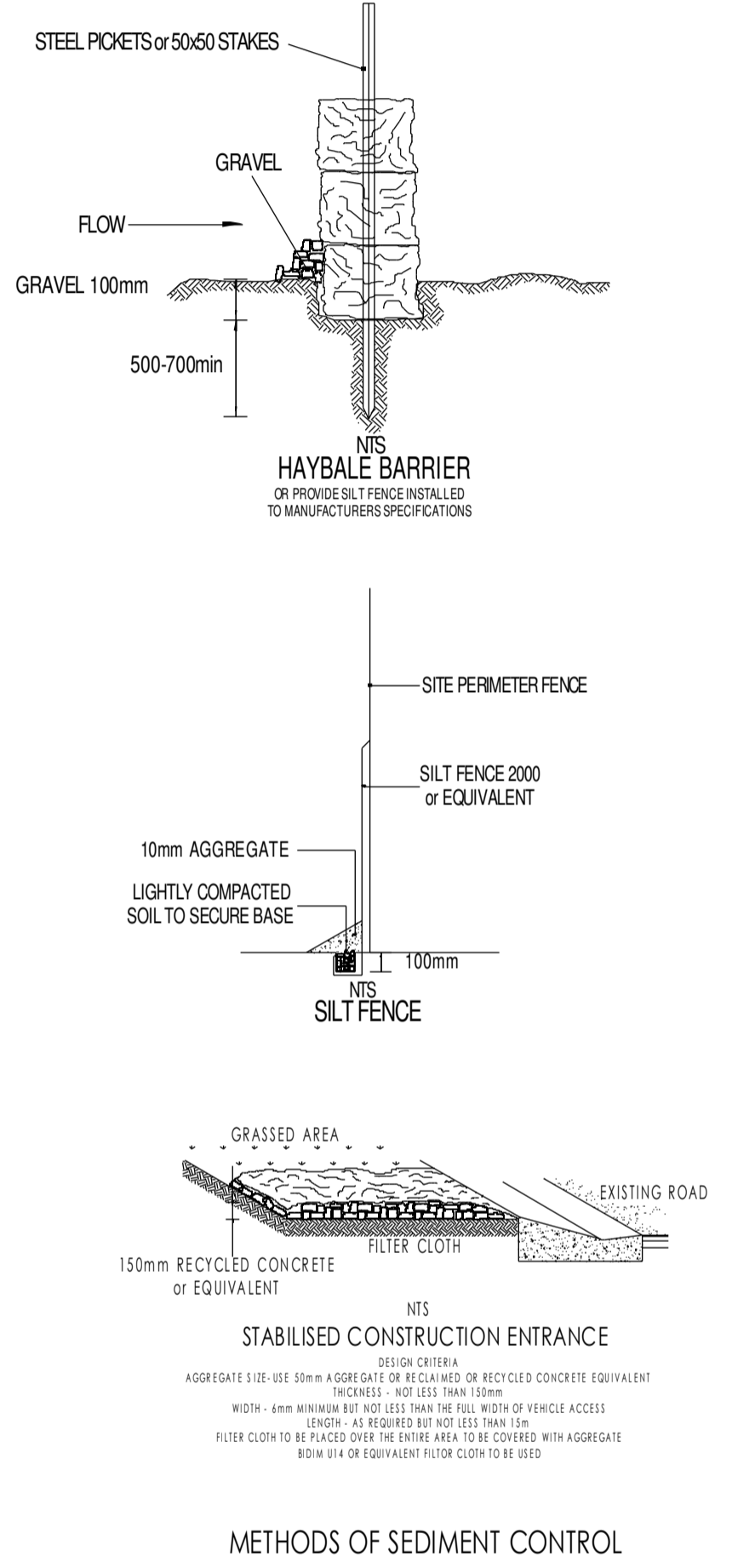
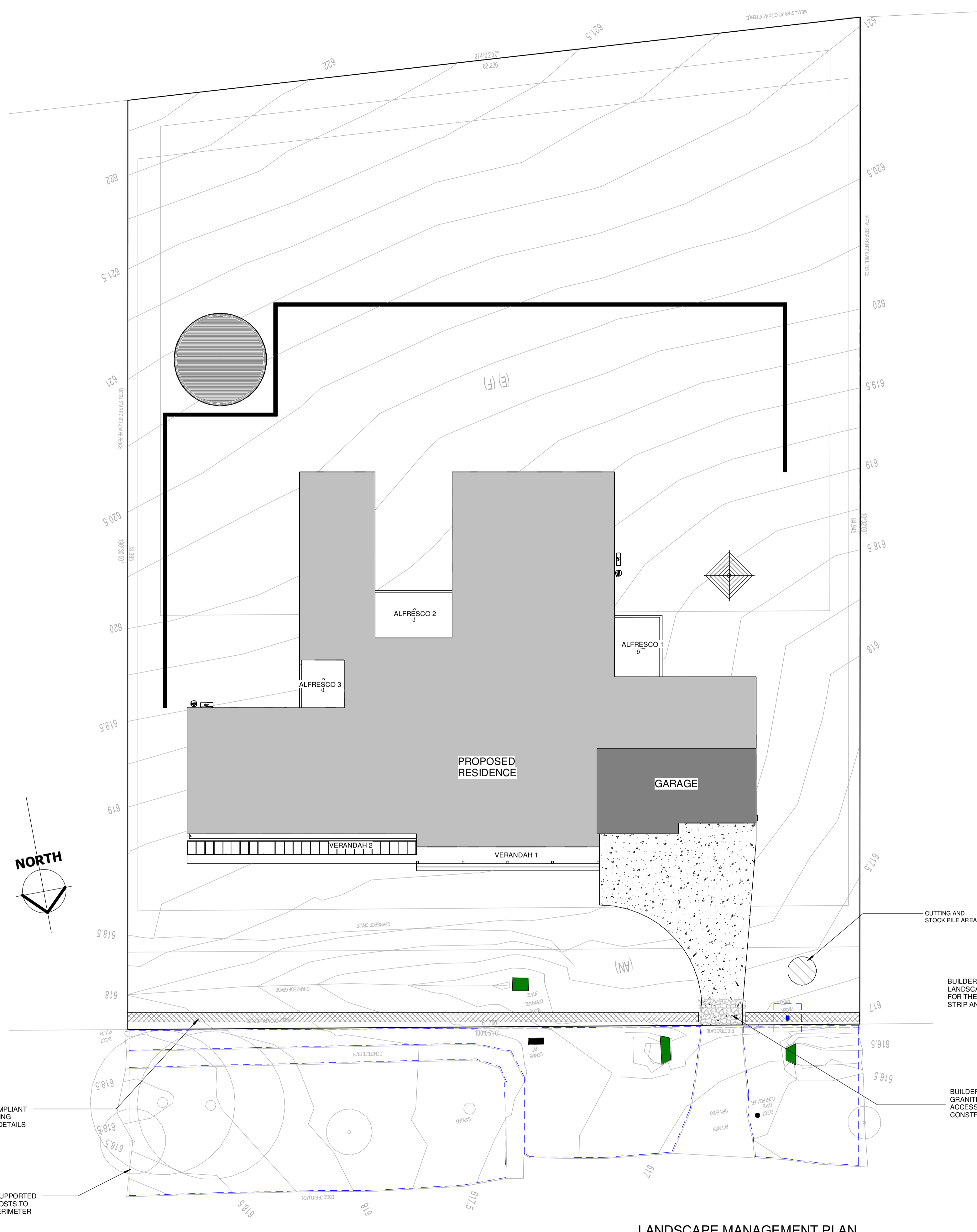
- NOTES**
- PLANS DESIGNED IN ACCORDANCE NSIC 2022 A8CB
- HOUSE PRECISION**
- PART 2 - SITE PREPARATION**
- 2.1 EARTHWORKS - 2.1.1 retained bank  
 2.1.2 earthwork - 2.1.2.1 earthwork  
 2.1.3 earthwork - 2.1.3.1 earthwork  
 2.1.4 earthwork - 2.1.4.1 earthwork  
 2.1.5 earthwork - 2.1.5.1 earthwork
- PART 3 - TERRACE FLOOR MANAGEMENT** 3.1  
 3.1.1 Requirements to terrace management systems 3.1.2  
 3.1.3 Requirements to terrace management systems 3.1.4  
 3.1.5 Requirements to terrace management systems 3.1.6  
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- PART 4 - FOOTINGS AND DRAINAGE**
- 4.1 FOOTINGS - 4.1.1 Foundations  
 4.1.2 Foundations  
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- PART 5 - CONCRETE**
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- ABBREVIATIONS**
- NGL: NATURAL GROUND LINE  
 RL: RELATIVE LEVEL  
 FFL: FINISHED FLOOR LEVEL  
 FCL: FINISHED CEILING LEVEL  
 UCL: UPPER CEILING LEVEL
- AW: AWNING WINDOW  
 FW: FIXED WINDOW  
 SW: SLIDING WINDOW  
 BW: BIFOLD WINDOW
- SD: SLIDING DOOR  
 STD: STATIONARY DOOR  
 BF: BIFOLD DOOR
- DP: DOWNPIPE  
 SP: SPRINGER
- POS: PRINCIPAL PRIVATE OPEN SPACE  
 POS: PRIVATE OPEN SPACE  
 CSO: CSO FLUSH LAMB

**Certificate No. # QSC6GOXG70**

Scan QR code or follow website link for rating details.

Assessor name: Maros Kardanis  
 Accreditation No.: HERA10132  
 Property Address: 14 Guise Street, Sutton, NSW, 2620

https://www.ifs.com.au/QRCode/landing/Pub/1614-QSC6GOXG70



BUILDER TO PROVIDE COMPLIANT SEDIMENT CONTROL DURING CONSTRUCTION, AS PER DETAILS

1.8M HIGH MESH FENCE SUPPORTED BY 2400mm HIGH STEEL POSTS TO BE PROVIDED AROUND PERIMETER OF VERGE

BUILDER MUST COMPLY WITH THE APPROVED LANDSCAPE MANAGEMENT PROTECTION PLAN FOR THEIR SITE (LMPP). FENCING OF NATURE STRIP AND OR FOOTPATHS AS REQUIRED.

BUILDER TO PROVIDE CRUSHED GRANITE OR AGGREGATES AT ACCESS POINT TO SITE DURING CONSTRUCTION

**LANDSCAPE MANAGEMENT PLAN**  
 1 : 200

**FOR CONSTRUCTION**

Building Design, Architectural Illustrations, BASIX & Energy Ratings  
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**BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA**

**MASTER BUILDERS ASSOCIATION**

Client Name:	EDUARDO FLORES
Project :	PROPOSED RESIDENCE
Address:	LOT 68 SUTTON DP 271494 14 GUISE STREET, SUTTON NSW 2620

Sheet Name LANDSCAPE MANAGEMENT PLAN		Sheet Number	Rev No
Project number	5377-A	101	
Date	22.10.2024		
Drawn by	STUDIO56	Design by STUDIO56	

NOTES

PLANS DESIGNED IN ACCORDANCE NCC 2022 NBCB

1.01.1 Member to be installed for a period of 10.22

1.01.2 Substrate surface preparation for application of membrane, 10.22.2 Membrane, 10.2.2.3

1.01.3 Shower area for membrane application, 10.2.2.3

1.01.4 Shower area for membrane application to wall joints, 10.2.2.3

1.01.5 Shower area for membrane application to wall joints, 10.2.2.3

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1.01.99 Shower area for membrane application to wall joints, 10.2.2.3

1.02.00 Shower area for membrane application to wall joints, 10.2.2.3

**LANDSCAPE LEGEND**

- GATE
- CLOTHESLINE
- STEPPING STONES
- GRAVEL
- PEBBLES
- GRASS
- PAVING COLOUR OR CONCRETE TO BE CONSISTENT WITH COLOUR PLATE OF HOUSE
- CONCRETE
- GARDEN BED
- RAINWATER TANK MINIMUM TO COMPLY WITH RELEVANT CODES, CONNECTED TO TOILET FLUSHING SYSTEMS AND ANY GARDEN BRIGATION SYSTEM AND/OR LAUNDRY COLD WATER. 50% OF ROOF AREA TO BE FED TO TANK
- LETTERBOX TO BE SIMPLE AND INTEGRATED WITH THE HOUSE DESIGN
- TREE
- PLANT/ SHRUB
- HEDGE
- SMALL SHRUBS (HEDGE TO FRONTAGE)

**PLANT SCHEDULE**

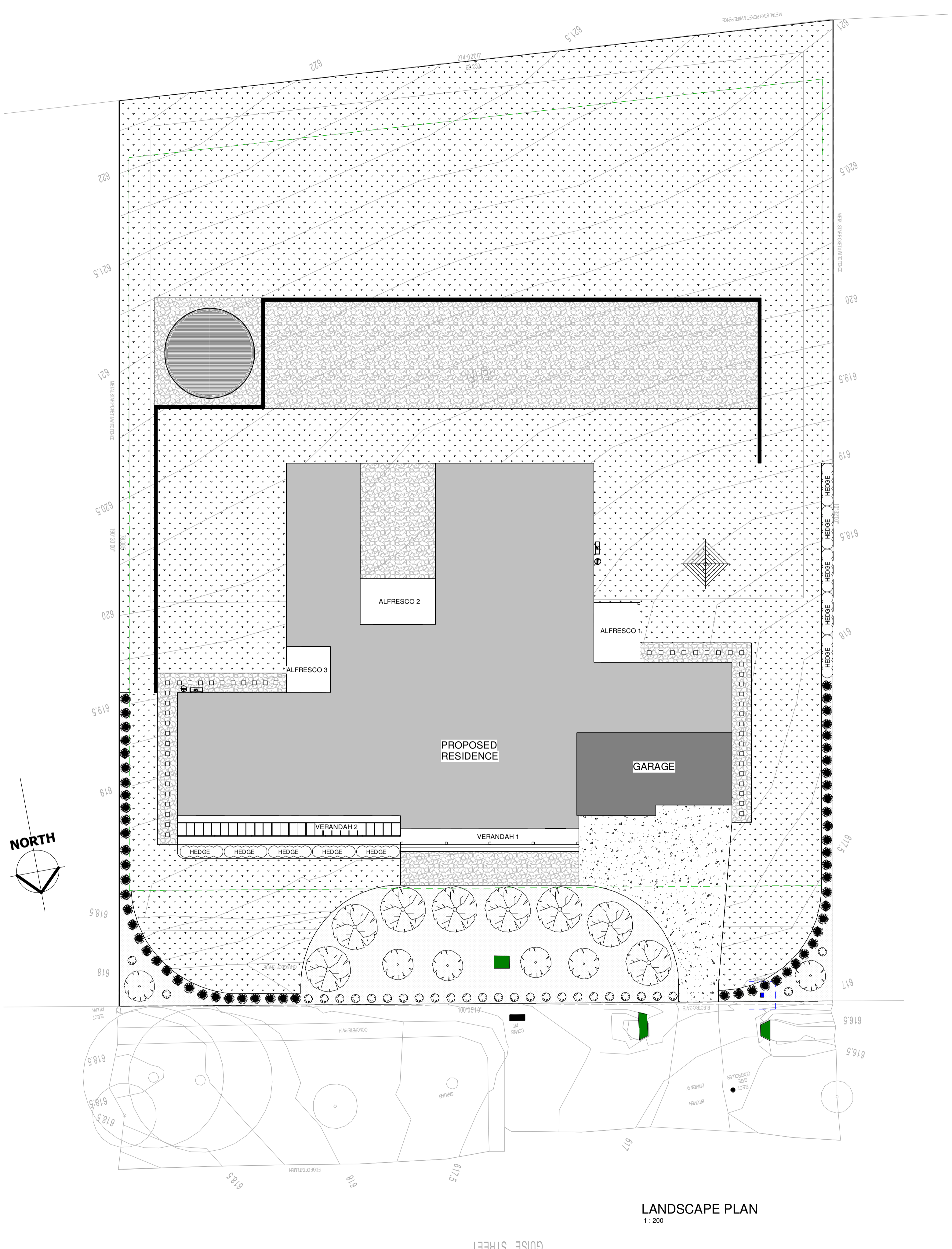
TYPE	BOTANICAL NAME / COMMON NAME	QTY
CANOPY TREES	Eucalyptus melliodora / Yellow Box	8
MIDSTOREY TREES	Allocasuarina verticillata / Drooping Sheok	6
SHRUBSTOREY	Banksia marginata / Silver Banksia	50
GROUNDSTOREY	Leucopogon virgatus / Common Beard Heath	28
EDGE PLANT	Lomandra bracteata / Mat-rush	60
GRASS	Elymus scaber / Wheat Grass	APPROX. 2600m <sup>2</sup>
ORCHID	N/A	N/A

**Certificate No. # QSC6GOXG70**

Scan QR code or follow website link for rating details.

Assessor name: Marius Kardaris  
 Accreditation No.: HERA10152  
 Property Address: 14 Guise Street, Sutton, NSW, 2620

<https://www.irs.com.au/QRCodeLanding/PubList-QSC6GOXG70>



**LANDSCAPE PLAN**  
1:200

**FOR CONSTRUCTION**



Building Design, Architectural Illustrations, BASIX & Energy Ratings  
 PH: 02-6280-4167  
 E: info@studio56.com.au  
 W: studio56.com.au



Client Name: EDUARDO FLORES  
 Project: PROPOSED RESIDENCE  
 Address: LOT 68 SUTTON DP 271494  
 14 GUISE STREET, SUTTON NSW 2620

Sheet Name LANDSCAPE PLAN		Project number 5377-A	Scale @A1	Sheet Number	Rev No
Date 22.10.2024	1:200	102			
Drawn by STUDIO56	Design by STUDIO56				

NOTES:  
PLANS DESIGNED IN ACCORDANCE NCC 2002 AS1628  
HOUSE PROVISION  
PART 2 - SITE PREPARATION  
3.2 EARTHWORKS - 3.2.1 Unretained bulk earthwork - 3.2.2 Retained earthwork  
3.2.3 Excavation and backfilling  
3.2.4 Retention walls  
3.2.5 Slope reinforcement  
3.2.6 Earth anchors  
3.2.7 Earth retaining walls  
3.2.8 Earth retaining structures  
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3.30 Earth retaining structures

NOTE:  
For sub-surface drip irrigation, the effluent must be secondary treated effluent, which can be treated in an NSW Health accredited AWTS system and should be installed as per the Plumber's installation manual. The list of NSW Health accredited secondary treatment system can be found on <https://www.health.nsw.gov.au/environment/domesticwastewater/Pages/awts.aspx>.

The system shall have adequate capacity to treat the design flow rate (1300L/day) for the proposed dwelling. The septic tank should be fitted with an outlet filter. The tanks should be installed so that the lid of the tank is exposed at least 100mm off the ground surface level to ensure that it is properly sealed, and no stormwater enters the tank. The tank should be installed to comply with the local council requirements and the standard AS3500.2:2003 – "Plumbing and Drainage Part 2 Sanitary Plumbing and Drainage", and the manufacturer's recommendations. The location of the AWTS should be decided in conjunction with the licensed plumber in consultation with the property owner. The AWTS must be positioned on a stable, level base and be downslope of the building so there is sufficient fall from drainage outlets in the dwelling. The location of AWTS must be:

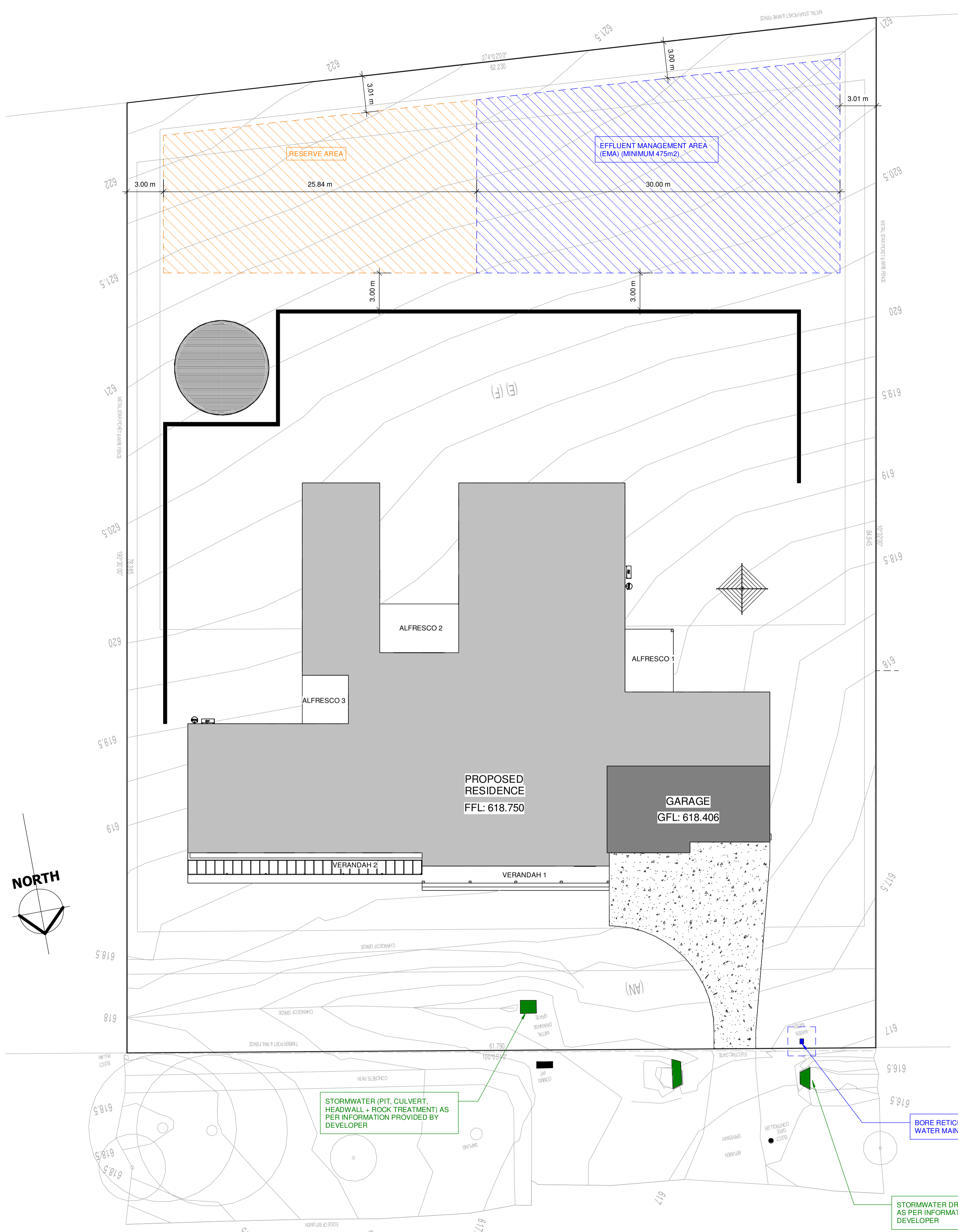
- The exact location of the AWTS is to be decided by the installer in consultation with the property owner;
- A power supply (and telephone line if telemetry or an automated monitoring/ alarm is fitted), will be required to deliver power to the treatment unit;
- Shall be located above the 1% AEP (1:100) flood contour;
- 3 metres from any building;
- 3 metres from land application system and any property boundary;
- 6 metres downstream from any in-ground rainwater storage tank or swimming pool;
- 3 metres downstream from any above-ground rainwater storage tank.

The sub-surface drip irrigation system with a minimum application area of 371m<sup>2</sup> and additional a dedicated nutrient uptake area (NUA) of 104 m<sup>2</sup> downslope or around the irrigation area is required for the proposed residence. Both the irrigation area and NUA herein are referred to as the effluent management area (EMA). No structures should be built within the EMA and is best to remain landscaped as a lawn or planted with trees and shrubs suited to receive treated wastewater. Irrigation system should be installed in accordance with the requirements of AS1547: 2012. The area will need to be covered with at least 200mm of fertile topsoil to act as an immediate storage media for effluent applied to it, and to support the rapid growth of suitable vegetation to maximize evapo-transpiration. A list of suitable plants is provided in "The Easy Septic Guide" produced by the NSW Department of Local Government. In the case of system failure, a reserve area is required of the same size as 475m<sup>2</sup>. This is highlighted in Figure 2 attached

Signage, complying with AS1319 shall be placed in at least two places at the boundary of the application area, clearly visible to property uses, with wording such as "Recycled Water – Avoid Contact – DO NOT DRINK". The treated effluent is not suitable for vegetable gardens or areas where people can come in contact with the effluent. The area should not be used for any purposes that compromise the effectiveness of the system or access for future maintenance purposes.

### EFFLUENT MANAGEMENT PLAN

1 : 200



NOTE:  
AN EFFLUENT SYSTEM COMPRISING OF A SUB SURFACE DRIP IRRIGATION SYSTEM AND A SECONDARY TREATMENT SYSTEM (AWTS) TO BE INSTALLED AS PER REPORT PREPARED BY FORTIFY GEOTECH

**Certificate No. # QSC6GOXG70**  
Scan QR code or follow website link for rating details.  
Assessor name: Mariel Kardar  
Accreditation No.: HERA10132  
Property Address: 14 Guise Street, Sutton NSW 2620  
<https://www.nsw.gov.au/QRCode/landing/Public/qsc6goxg70>



Building Design, Architectural Illustrations, BASIX & Energy Ratings  
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Client Name: EDUARDO FLORES  
Project: PROPOSED RESIDENCE  
Address: LOT 68 SUTTON DP 271494 14 GUISE STREET, SUTTON NSW 2620

Sheet Name EFFLUENT MANAGMENT PLAN

Project number: 5377-A  
Date: 22.10.2024  
Drawn by: STUDIO56

Scale: @A1  
1 : 200  
Design by: STUDIO56

Sheet Number: 103  
Rev No:

FOR CONSTRUCTION

**NOTES**

PLANS DESIGNED IN ACCORDANCE WITH 2022 NCC BCB

**15.2.1 MEMBERSHIP**

15.2.1.1 Member must be at least 18 years of age at the time of application for membership.

15.2.1.2 Member must be an Australian citizen or permanent resident of Australia.

15.2.1.3 Member must be a resident of Australia.

15.2.1.4 Member must be a resident of the State of New South Wales.

15.2.1.5 Member must be a resident of the City of Sutherland Shire.

15.2.1.6 Member must be a resident of the City of Sutherland Shire for at least 12 months immediately before the date of application for membership.

15.2.1.7 Member must be a resident of the City of Sutherland Shire for at least 12 months immediately before the date of application for membership.

15.2.1.8 Member must be a resident of the City of Sutherland Shire for at least 12 months immediately before the date of application for membership.

15.2.1.9 Member must be a resident of the City of Sutherland Shire for at least 12 months immediately before the date of application for membership.

15.2.1.10 Member must be a resident of the City of Sutherland Shire for at least 12 months immediately before the date of application for membership.

15.2.1.11 Member must be a resident of the City of Sutherland Shire for at least 12 months immediately before the date of application for membership.

15.2.1.12 Member must be a resident of the City of Sutherland Shire for at least 12 months immediately before the date of application for membership.

15.2.1.13 Member must be a resident of the City of Sutherland Shire for at least 12 months immediately before the date of application for membership.

15.2.1.14 Member must be a resident of the City of Sutherland Shire for at least 12 months immediately before the date of application for membership.

15.2.1.15 Member must be a resident of the City of Sutherland Shire for at least 12 months immediately before the date of application for membership.

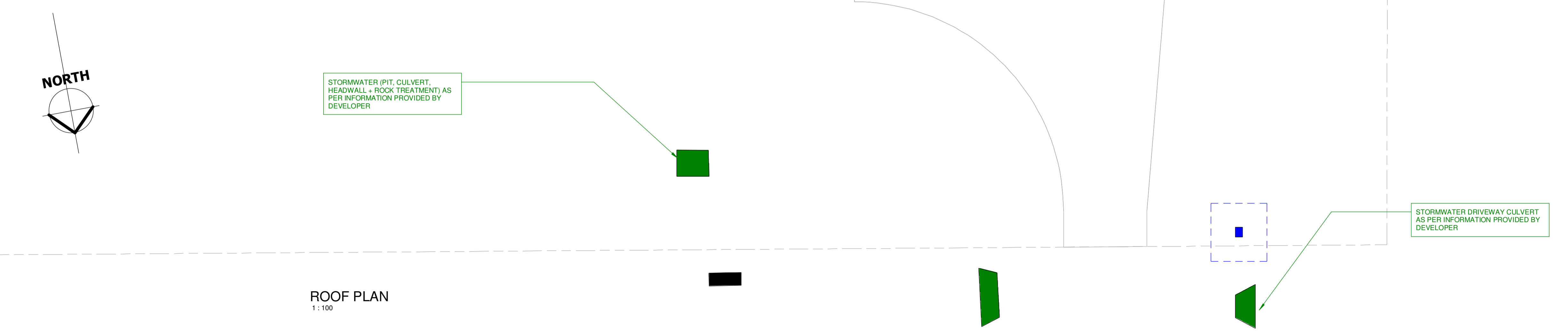
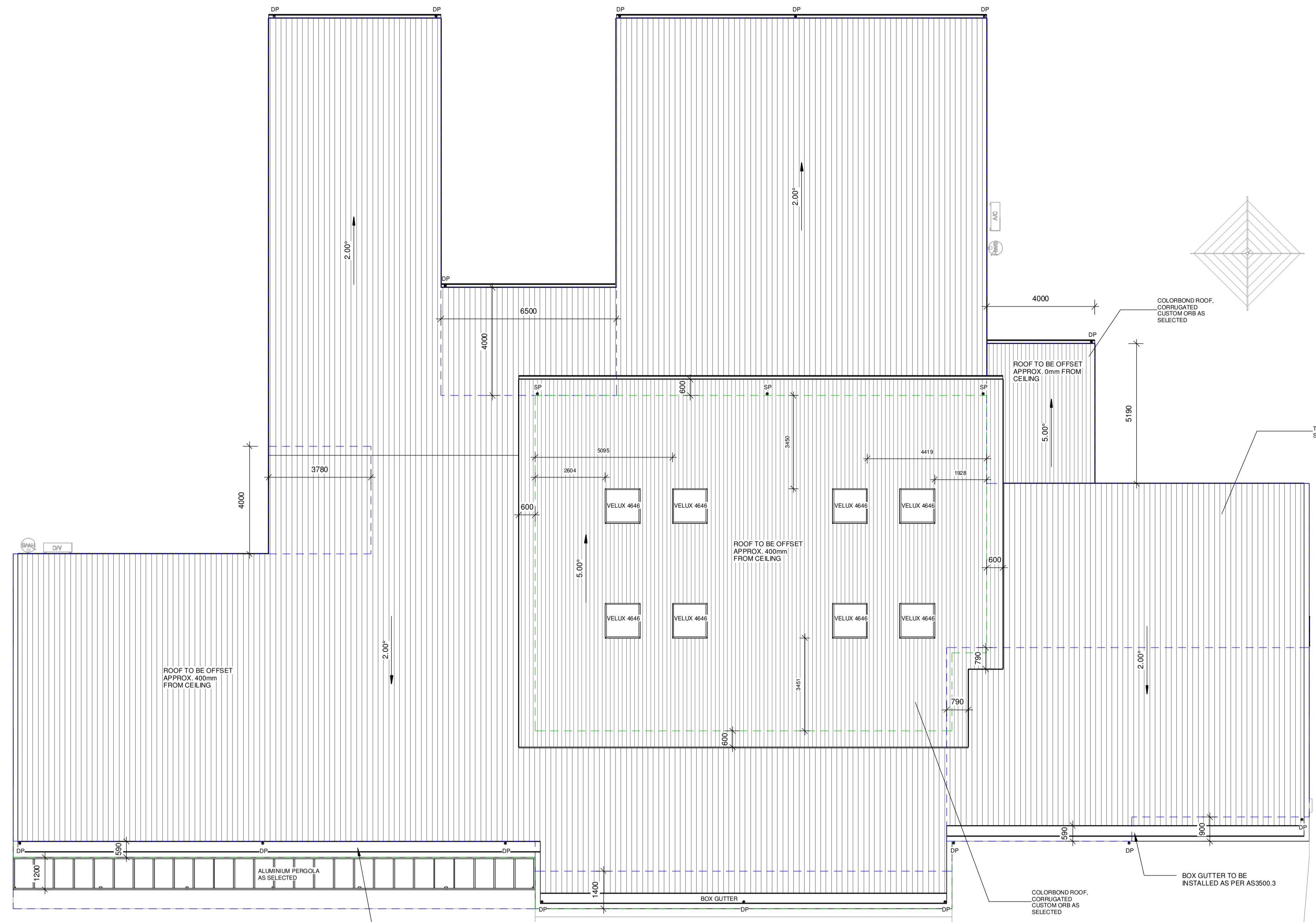
15.2.1.16 Member must be a resident of the City of Sutherland Shire for at least 12 months immediately before the date of application for membership.

15.2.1.17 Member must be a resident of the City of Sutherland Shire for at least 12 months immediately before the date of application for membership.

15.2.1.18 Member must be a resident of the City of Sutherland Shire for at least 12 months immediately before the date of application for membership.

15.2.1.19 Member must be a resident of the City of Sutherland Shire for at least 12 months immediately before the date of application for membership.

15.2.1.20 Member must be a resident of the City of Sutherland Shire for at least 12 months immediately before the date of application for membership.



**Certificate No. # QSC6G0XG70**

Scan QR code or follow website link for rating details.

Assessor name: Marcos Kardalis  
Accreditation No: HERR10132  
Property Address: 14 Guise Street, Sutton, NSW, 2620

https://www.rfs.com.au/QRCodeLanding?PublicId=QSC6G0XG70

**ROOF PLAN**  
1 : 100

**FOR CONSTRUCTION**

**STUDIO 56**

Building Design, Architectural Illustrations, BASIX & Energy Ratings

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**bdca**

**BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA**

**MASTER BUILDERS ASSOCIATION**

Client Name: EDUARDO FLORES

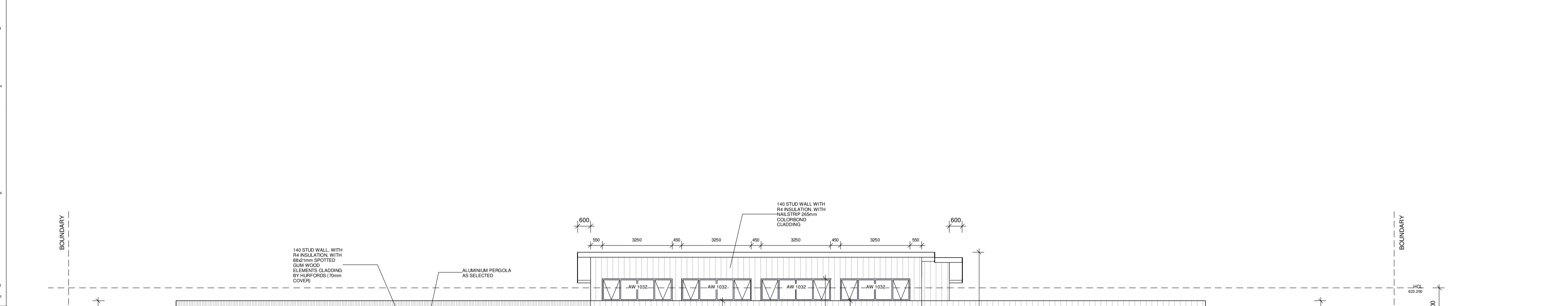
Project: PROPOSED RESIDENCE

Address: LOT 68 SUTTON DP 271494  
14 GUISE STREET, SUTTON NSW 2620

Sheet Name <b>ROOF PLAN</b>		Sheet Number	Rev No
Project number	5377-A	Scale	@A1
Date	22.10.2024	Scale	1 : 100
Drawn by	STUDIO56	Design by	STUDIO56
Sheet Number		<b>104</b>	

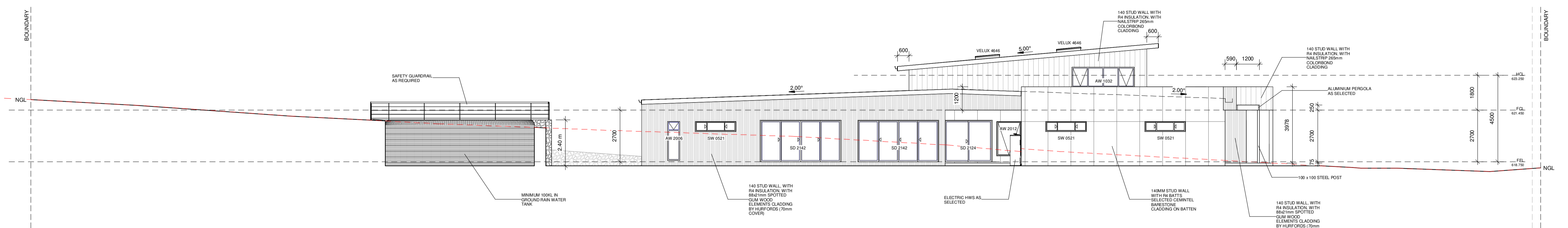


- NOTES
- PLANS DESIGNED IN ACCORDANCE NCC 2022 NBCB
  - HOUSING PROVISION
  - 2.1 PART 3 - SITE PREPARATION
    - 2.1.1 Retained bulk earthwork - see 2.1.1.1
    - 2.1.2 Retained bulk earthwork - see 2.1.1.2
    - 2.1.3 Retained bulk earthwork - see 2.1.1.3
    - 2.1.4 Retained bulk earthwork - see 2.1.1.4
    - 2.1.5 Retained bulk earthwork - see 2.1.1.5
    - 2.1.6 Retained bulk earthwork - see 2.1.1.6
    - 2.1.7 Retained bulk earthwork - see 2.1.1.7
    - 2.1.8 Retained bulk earthwork - see 2.1.1.8
    - 2.1.9 Retained bulk earthwork - see 2.1.1.9
    - 2.1.10 Retained bulk earthwork - see 2.1.1.10
    - 2.1.11 Retained bulk earthwork - see 2.1.1.11
    - 2.1.12 Retained bulk earthwork - see 2.1.1.12
    - 2.1.13 Retained bulk earthwork - see 2.1.1.13
    - 2.1.14 Retained bulk earthwork - see 2.1.1.14
    - 2.1.15 Retained bulk earthwork - see 2.1.1.15
    - 2.1.16 Retained bulk earthwork - see 2.1.1.16
    - 2.1.17 Retained bulk earthwork - see 2.1.1.17
    - 2.1.18 Retained bulk earthwork - see 2.1.1.18
    - 2.1.19 Retained bulk earthwork - see 2.1.1.19
    - 2.1.20 Retained bulk earthwork - see 2.1.1.20
  - 2.2 PART 4 - FOOTINGS AND ASBS
    - 2.2.1 Footings
    - 2.2.2 ASBS
  - 2.3 PART 5 - CONSTRUCTION MANAGEMENT
    - 2.3.1 Construction Management
  - 2.4 PART 6 - FINISHES AND ASSOCIATED
    - 2.4.1 Finishes
    - 2.4.2 Associated
  - 2.5 PART 7 - MECHANICAL AND ELECTRICAL
    - 2.5.1 Mechanical
    - 2.5.2 Electrical
  - 2.6 PART 8 - PLUMBING AND SANITARY
    - 2.6.1 Plumbing
    - 2.6.2 Sanitary
  - 2.7 PART 9 - HEATING AND COOLING
    - 2.7.1 Heating
    - 2.7.2 Cooling
  - 2.8 PART 10 - EXTERIOR WORK
    - 2.8.1 Exterior Work
  - 2.9 PART 11 - INTERIOR WORK
    - 2.9.1 Interior Work
  - 2.10 PART 12 - SPECIAL REQUIREMENTS
    - 2.10.1 Special Requirements



Elevation 1  
1 : 100

- ABBREVIATIONS:
- |        |                              |
|--------|------------------------------|
| NGL    | NATURAL GROUND LINE          |
| RL     | RELATIVE LEVEL               |
| FCL    | FINISHED FLOOR LEVEL         |
| UCL    | UPPER CEILING LEVEL          |
| AW     | AWNING WINDOW                |
| FW     | FIXED WINDOW                 |
| SW     | SLIDING WINDOW               |
| BW     | BIFOLD WINDOW                |
| SD     | SLIDING DOOR                 |
| SD     | STACKING DOOR                |
| BP     | BIFOLD DOOR                  |
| DP     | DOWNPIPE                     |
| SP     | SPRINGER                     |
| PPCS   | PRINCIPAL PRIVATE OPEN SPACE |
| POS    | PRIVATE OPEN SPACE           |
| CSD FA | CSD FLUSH LAMB               |



Elevation 2  
1 : 100

Certificate No. # QSC6GXG70

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Assessor name	Marek Kardas
Accreditation No.	HEA10132
Property Address	14 Guise Street, Sutton, NSW, 2620

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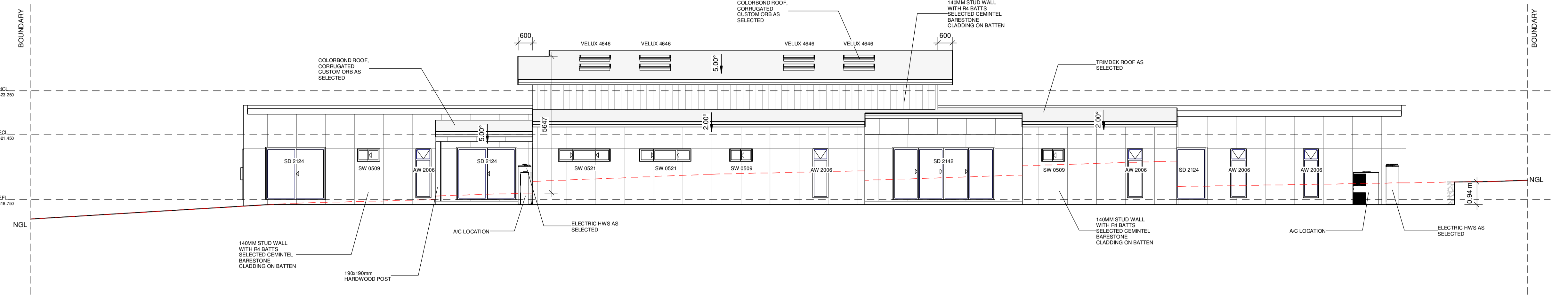


Client Name: EDUARDO FLORES  
Project : PROPOSED RESIDENCE  
Address: LOT 68 SUTTON DP 271494  
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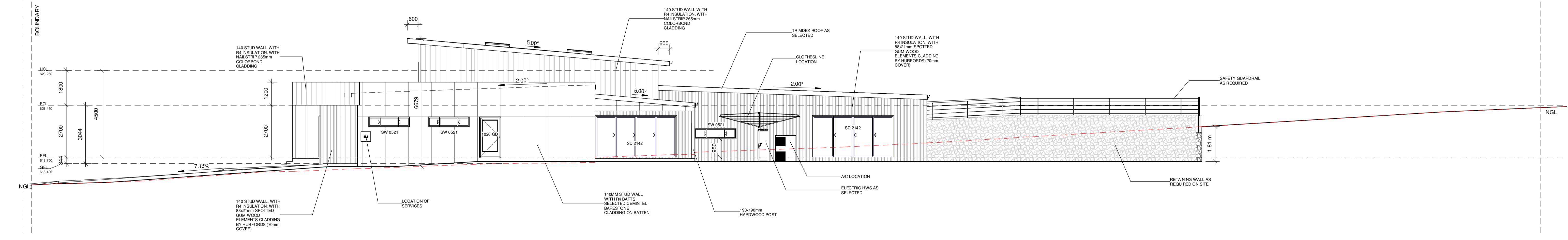
Sheet Name ELEVATION 1 & 2		Project number	5377-A	Scale @A1	Sheet Number	Rev No
Date	22.10.2024	1 : 100	300			
Drawn by	STUDIO56	Design by	STUDIO56			



- PLANS DESIGNED IN ACCORDANCE WITH 2022 NCC BCBA
- 10.2.1 MEMBER REQUIREMENTS**
- PART 3 - SITE PREPARATION**
- 3.1 SITEWORK: 3.1.1 Retained bulk earthwork, 3.1.2 Bulk earthwork, 3.1.3 Retained bulk earthwork, 3.1.4 Retained bulk earthwork, 3.1.5 Retained bulk earthwork, 3.1.6 Retained bulk earthwork, 3.1.7 Retained bulk earthwork, 3.1.8 Retained bulk earthwork, 3.1.9 Retained bulk earthwork, 3.1.10 Retained bulk earthwork, 3.1.11 Retained bulk earthwork, 3.1.12 Retained bulk earthwork, 3.1.13 Retained bulk earthwork, 3.1.14 Retained bulk earthwork, 3.1.15 Retained bulk earthwork, 3.1.16 Retained bulk earthwork, 3.1.17 Retained bulk earthwork, 3.1.18 Retained bulk earthwork, 3.1.19 Retained bulk earthwork, 3.1.20 Retained bulk earthwork.
  - 3.2 TERMINATE SIGN MANAGEMENT: 3.2.1 Requirements for signage management, 3.2.2 Requirements for signage management, 3.2.3 Requirements for signage management, 3.2.4 Requirements for signage management, 3.2.5 Requirements for signage management, 3.2.6 Requirements for signage management, 3.2.7 Requirements for signage management, 3.2.8 Requirements for signage management, 3.2.9 Requirements for signage management, 3.2.10 Requirements for signage management, 3.2.11 Requirements for signage management, 3.2.12 Requirements for signage management, 3.2.13 Requirements for signage management, 3.2.14 Requirements for signage management, 3.2.15 Requirements for signage management, 3.2.16 Requirements for signage management, 3.2.17 Requirements for signage management, 3.2.18 Requirements for signage management, 3.2.19 Requirements for signage management, 3.2.20 Requirements for signage management.
- PART 4 - FOOTINGS AND DRAINAGE**
- 4.1 FOOTINGS AND DRAINAGE: 4.1.1 Footings and drainage, 4.1.2 Footings and drainage, 4.1.3 Footings and drainage, 4.1.4 Footings and drainage, 4.1.5 Footings and drainage, 4.1.6 Footings and drainage, 4.1.7 Footings and drainage, 4.1.8 Footings and drainage, 4.1.9 Footings and drainage, 4.1.10 Footings and drainage, 4.1.11 Footings and drainage, 4.1.12 Footings and drainage, 4.1.13 Footings and drainage, 4.1.14 Footings and drainage, 4.1.15 Footings and drainage, 4.1.16 Footings and drainage, 4.1.17 Footings and drainage, 4.1.18 Footings and drainage, 4.1.19 Footings and drainage, 4.1.20 Footings and drainage.
- PART 5 - EXTERIOR WALLS AND ASSOCIATED ELEMENTS**
- 5.1 EXTERIOR WALLS AND ASSOCIATED ELEMENTS: 5.1.1 Exterior walls and associated elements, 5.1.2 Exterior walls and associated elements, 5.1.3 Exterior walls and associated elements, 5.1.4 Exterior walls and associated elements, 5.1.5 Exterior walls and associated elements, 5.1.6 Exterior walls and associated elements, 5.1.7 Exterior walls and associated elements, 5.1.8 Exterior walls and associated elements, 5.1.9 Exterior walls and associated elements, 5.1.10 Exterior walls and associated elements, 5.1.11 Exterior walls and associated elements, 5.1.12 Exterior walls and associated elements, 5.1.13 Exterior walls and associated elements, 5.1.14 Exterior walls and associated elements, 5.1.15 Exterior walls and associated elements, 5.1.16 Exterior walls and associated elements, 5.1.17 Exterior walls and associated elements, 5.1.18 Exterior walls and associated elements, 5.1.19 Exterior walls and associated elements, 5.1.20 Exterior walls and associated elements.
- PART 6 - WINDOWS AND DOORS**
- 6.1 WINDOWS AND DOORS: 6.1.1 Windows and doors, 6.1.2 Windows and doors, 6.1.3 Windows and doors, 6.1.4 Windows and doors, 6.1.5 Windows and doors, 6.1.6 Windows and doors, 6.1.7 Windows and doors, 6.1.8 Windows and doors, 6.1.9 Windows and doors, 6.1.10 Windows and doors, 6.1.11 Windows and doors, 6.1.12 Windows and doors, 6.1.13 Windows and doors, 6.1.14 Windows and doors, 6.1.15 Windows and doors, 6.1.16 Windows and doors, 6.1.17 Windows and doors, 6.1.18 Windows and doors, 6.1.19 Windows and doors, 6.1.20 Windows and doors.
- PART 7 - ROOF AND WALL CLADDING**
- 7.1 ROOF AND WALL CLADDING: 7.1.1 Roof and wall cladding, 7.1.2 Roof and wall cladding, 7.1.3 Roof and wall cladding, 7.1.4 Roof and wall cladding, 7.1.5 Roof and wall cladding, 7.1.6 Roof and wall cladding, 7.1.7 Roof and wall cladding, 7.1.8 Roof and wall cladding, 7.1.9 Roof and wall cladding, 7.1.10 Roof and wall cladding, 7.1.11 Roof and wall cladding, 7.1.12 Roof and wall cladding, 7.1.13 Roof and wall cladding, 7.1.14 Roof and wall cladding, 7.1.15 Roof and wall cladding, 7.1.16 Roof and wall cladding, 7.1.17 Roof and wall cladding, 7.1.18 Roof and wall cladding, 7.1.19 Roof and wall cladding, 7.1.20 Roof and wall cladding.
- PART 8 - INTERIOR WALLS AND PARTITIONS**
- 8.1 INTERIOR WALLS AND PARTITIONS: 8.1.1 Interior walls and partitions, 8.1.2 Interior walls and partitions, 8.1.3 Interior walls and partitions, 8.1.4 Interior walls and partitions, 8.1.5 Interior walls and partitions, 8.1.6 Interior walls and partitions, 8.1.7 Interior walls and partitions, 8.1.8 Interior walls and partitions, 8.1.9 Interior walls and partitions, 8.1.10 Interior walls and partitions, 8.1.11 Interior walls and partitions, 8.1.12 Interior walls and partitions, 8.1.13 Interior walls and partitions, 8.1.14 Interior walls and partitions, 8.1.15 Interior walls and partitions, 8.1.16 Interior walls and partitions, 8.1.17 Interior walls and partitions, 8.1.18 Interior walls and partitions, 8.1.19 Interior walls and partitions, 8.1.20 Interior walls and partitions.
- PART 9 - FLOORING**
- 9.1 FLOORING: 9.1.1 Flooring, 9.1.2 Flooring, 9.1.3 Flooring, 9.1.4 Flooring, 9.1.5 Flooring, 9.1.6 Flooring, 9.1.7 Flooring, 9.1.8 Flooring, 9.1.9 Flooring, 9.1.10 Flooring, 9.1.11 Flooring, 9.1.12 Flooring, 9.1.13 Flooring, 9.1.14 Flooring, 9.1.15 Flooring, 9.1.16 Flooring, 9.1.17 Flooring, 9.1.18 Flooring, 9.1.19 Flooring, 9.1.20 Flooring.
- PART 10 - STAIRS AND LIFTWAYS**
- 10.1 STAIRS AND LIFTWAYS: 10.1.1 Stairs and liftways, 10.1.2 Stairs and liftways, 10.1.3 Stairs and liftways, 10.1.4 Stairs and liftways, 10.1.5 Stairs and liftways, 10.1.6 Stairs and liftways, 10.1.7 Stairs and liftways, 10.1.8 Stairs and liftways, 10.1.9 Stairs and liftways, 10.1.10 Stairs and liftways, 10.1.11 Stairs and liftways, 10.1.12 Stairs and liftways, 10.1.13 Stairs and liftways, 10.1.14 Stairs and liftways, 10.1.15 Stairs and liftways, 10.1.16 Stairs and liftways, 10.1.17 Stairs and liftways, 10.1.18 Stairs and liftways, 10.1.19 Stairs and liftways, 10.1.20 Stairs and liftways.
- PART 11 - STAIRS AND LIFTWAYS (CONTINUED)**
- 11.1 STAIRS AND LIFTWAYS (CONTINUED): 11.1.1 Stairs and liftways (continued), 11.1.2 Stairs and liftways (continued), 11.1.3 Stairs and liftways (continued), 11.1.4 Stairs and liftways (continued), 11.1.5 Stairs and liftways (continued), 11.1.6 Stairs and liftways (continued), 11.1.7 Stairs and liftways (continued), 11.1.8 Stairs and liftways (continued), 11.1.9 Stairs and liftways (continued), 11.1.10 Stairs and liftways (continued), 11.1.11 Stairs and liftways (continued), 11.1.12 Stairs and liftways (continued), 11.1.13 Stairs and liftways (continued), 11.1.14 Stairs and liftways (continued), 11.1.15 Stairs and liftways (continued), 11.1.16 Stairs and liftways (continued), 11.1.17 Stairs and liftways (continued), 11.1.18 Stairs and liftways (continued), 11.1.19 Stairs and liftways (continued), 11.1.20 Stairs and liftways (continued).
- PART 12 - ELEVATOR AND ACCESS**
- 12.1 ELEVATOR AND ACCESS: 12.1.1 Elevator and access, 12.1.2 Elevator and access, 12.1.3 Elevator and access, 12.1.4 Elevator and access, 12.1.5 Elevator and access, 12.1.6 Elevator and access, 12.1.7 Elevator and access, 12.1.8 Elevator and access, 12.1.9 Elevator and access, 12.1.10 Elevator and access, 12.1.11 Elevator and access, 12.1.12 Elevator and access, 12.1.13 Elevator and access, 12.1.14 Elevator and access, 12.1.15 Elevator and access, 12.1.16 Elevator and access, 12.1.17 Elevator and access, 12.1.18 Elevator and access, 12.1.19 Elevator and access, 12.1.20 Elevator and access.
- PART 13 - BALCONIES AND HANDRAILS**
- 13.1 BALCONIES AND HANDRAILS: 13.1.1 Balconies and handrails, 13.1.2 Balconies and handrails, 13.1.3 Balconies and handrails, 13.1.4 Balconies and handrails, 13.1.5 Balconies and handrails, 13.1.6 Balconies and handrails, 13.1.7 Balconies and handrails, 13.1.8 Balconies and handrails, 13.1.9 Balconies and handrails, 13.1.10 Balconies and handrails, 13.1.11 Balconies and handrails, 13.1.12 Balconies and handrails, 13.1.13 Balconies and handrails, 13.1.14 Balconies and handrails, 13.1.15 Balconies and handrails, 13.1.16 Balconies and handrails, 13.1.17 Balconies and handrails, 13.1.18 Balconies and handrails, 13.1.19 Balconies and handrails, 13.1.20 Balconies and handrails.
- PART 14 - CONSTRUCTION IN ALPINE AREAS**
- 14.1 CONSTRUCTION IN ALPINE AREAS: 14.1.1 Construction in alpine areas, 14.1.2 Construction in alpine areas, 14.1.3 Construction in alpine areas, 14.1.4 Construction in alpine areas, 14.1.5 Construction in alpine areas, 14.1.6 Construction in alpine areas, 14.1.7 Construction in alpine areas, 14.1.8 Construction in alpine areas, 14.1.9 Construction in alpine areas, 14.1.10 Construction in alpine areas, 14.1.11 Construction in alpine areas, 14.1.12 Construction in alpine areas, 14.1.13 Construction in alpine areas, 14.1.14 Construction in alpine areas, 14.1.15 Construction in alpine areas, 14.1.16 Construction in alpine areas, 14.1.17 Construction in alpine areas, 14.1.18 Construction in alpine areas, 14.1.19 Construction in alpine areas, 14.1.20 Construction in alpine areas.
- PART 15 - WATER EFFICIENCY**
- 15.1 WATER EFFICIENCY: 15.1.1 Water efficiency, 15.1.2 Water efficiency, 15.1.3 Water efficiency, 15.1.4 Water efficiency, 15.1.5 Water efficiency, 15.1.6 Water efficiency, 15.1.7 Water efficiency, 15.1.8 Water efficiency, 15.1.9 Water efficiency, 15.1.10 Water efficiency, 15.1.11 Water efficiency, 15.1.12 Water efficiency, 15.1.13 Water efficiency, 15.1.14 Water efficiency, 15.1.15 Water efficiency, 15.1.16 Water efficiency, 15.1.17 Water efficiency, 15.1.18 Water efficiency, 15.1.19 Water efficiency, 15.1.20 Water efficiency.
- PART 16 - SOLAR ENERGY USE**
- 16.1 SOLAR ENERGY USE: 16.1.1 Solar energy use, 16.1.2 Solar energy use, 16.1.3 Solar energy use, 16.1.4 Solar energy use, 16.1.5 Solar energy use, 16.1.6 Solar energy use, 16.1.7 Solar energy use, 16.1.8 Solar energy use, 16.1.9 Solar energy use, 16.1.10 Solar energy use, 16.1.11 Solar energy use, 16.1.12 Solar energy use, 16.1.13 Solar energy use, 16.1.14 Solar energy use, 16.1.15 Solar energy use, 16.1.16 Solar energy use, 16.1.17 Solar energy use, 16.1.18 Solar energy use, 16.1.19 Solar energy use, 16.1.20 Solar energy use.
- PART 17 - ENERGY EFFICIENCY**
- 17.1 ENERGY EFFICIENCY: 17.1.1 Energy efficiency, 17.1.2 Energy efficiency, 17.1.3 Energy efficiency, 17.1.4 Energy efficiency, 17.1.5 Energy efficiency, 17.1.6 Energy efficiency, 17.1.7 Energy efficiency, 17.1.8 Energy efficiency, 17.1.9 Energy efficiency, 17.1.10 Energy efficiency, 17.1.11 Energy efficiency, 17.1.12 Energy efficiency, 17.1.13 Energy efficiency, 17.1.14 Energy efficiency, 17.1.15 Energy efficiency, 17.1.16 Energy efficiency, 17.1.17 Energy efficiency, 17.1.18 Energy efficiency, 17.1.19 Energy efficiency, 17.1.20 Energy efficiency.
- PART 18 - BUILDING INFORMATION MODEL (BIM)**
- 18.1 BUILDING INFORMATION MODEL (BIM): 18.1.1 Building information model (BIM), 18.1.2 Building information model (BIM), 18.1.3 Building information model (BIM), 18.1.4 Building information model (BIM), 18.1.5 Building information model (BIM), 18.1.6 Building information model (BIM), 18.1.7 Building information model (BIM), 18.1.8 Building information model (BIM), 18.1.9 Building information model (BIM), 18.1.10 Building information model (BIM), 18.1.11 Building information model (BIM), 18.1.12 Building information model (BIM), 18.1.13 Building information model (BIM), 18.1.14 Building information model (BIM), 18.1.15 Building information model (BIM), 18.1.16 Building information model (BIM), 18.1.17 Building information model (BIM), 18.1.18 Building information model (BIM), 18.1.19 Building information model (BIM), 18.1.20 Building information model (BIM).
- ABBREVIATIONS**
- NGL: NATURAL GROUND LEVEL
  - REL: RELATIVE LEVEL
  - FFL: FINISHED FLOOR LEVEL
  - FCL: FINISHED CEILING LEVEL
  - UFL: UPPER FLOOR LEVEL
  - UCL: UPPER CEILING LEVEL
  - AW: AWNING WINDOW
  - FW: FIXED WINDOW
  - SW: SLIDING WINDOW
  - BW: BIFOLD WINDOW
  - SD: SLIDING DOOR
  - ST: STACKED DOOR
  - BD: BIFOLD DOOR
  - DP: DOWNPIPE
  - SP: SPRINGER
  - PO: PRINCIPAL PRIVATE OPEN SPACE
  - POS: PRIVATE OPEN SPACE
  - CSD: CSD FLUSH JAMB



Elevation 3  
1:100



Elevation 4  
1:100

**Certificate No. # QSC6GOXG70**

Scan QR code or follow website link for rating details.

Assessor name: Marius Kardaris  
 Accreditation No.: HERA10132  
 Property Address: 14 Guise Street, Sutton, NSW, 2620

<https://www.hrs.com.au/QRCode/landing?Public-QSC6GOXG70>

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**STUDIO 56**

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**bdaa**  
 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

**MASTER BUILDERS**  
 ASSOCIATION OF AUSTRALIA

Client Name: EDUARDO FLORES  
 Project: PROPOSED RESIDENCE  
 Address: LOT 68 SUTTON DP 271494  
 14 GUISE STREET, SUTTON NSW 2620

Sheet Name ELEVATION 3 & 4			
Project number	5377-A	Scale	@A1
Date	22.10.2024	Scale	1 : 100
Drawn by	STUDIO56	Design by	STUDIO56
Sheet Number	301	Rev No	

NOTES

PLANS DESIGNED IN ACCORDANCE NCC 2022 ABCB

HOUSE PROVISION

PART 2 - SITE PREPARATION

2.1 EXISTING CONDITIONS - 2.1.1 Retained bulk earthwork - see site plan

2.2 SITE PREPARATION - 2.2.1 Site preparation requirements 2.2.2 Site preparation requirements 2.2.3 Site preparation requirements 2.2.4 Site preparation requirements

PART 3 - FOUNDATION AND SUBSTRUCTURE

3.1 FOUNDATION AND SUBSTRUCTURE - 3.1.1 Foundation and substructure requirements 3.1.2 Foundation and substructure requirements 3.1.3 Foundation and substructure requirements 3.1.4 Foundation and substructure requirements

PART 4 - ROOFING AND CLADDING

4.1 ROOFING AND CLADDING - 4.1.1 Roofing and cladding requirements 4.1.2 Roofing and cladding requirements 4.1.3 Roofing and cladding requirements 4.1.4 Roofing and cladding requirements

PART 5 - INTERIORS

5.1 INTERIORS - 5.1.1 Interiors requirements 5.1.2 Interiors requirements 5.1.3 Interiors requirements 5.1.4 Interiors requirements

PART 6 - SERVICES

6.1 SERVICES - 6.1.1 Services requirements 6.1.2 Services requirements 6.1.3 Services requirements 6.1.4 Services requirements

PART 7 - FINISHES

7.1 FINISHES - 7.1.1 Finishes requirements 7.1.2 Finishes requirements 7.1.3 Finishes requirements 7.1.4 Finishes requirements

PART 8 - SCHEDULES

8.1 SCHEDULES - 8.1.1 Schedules requirements 8.1.2 Schedules requirements 8.1.3 Schedules requirements 8.1.4 Schedules requirements

ABBREVIATIONS

NGL: NATURAL GROUND LINE  
 RL: RELATIVE LEVEL  
 FFL: FINISHED FLOOR LEVEL  
 FCL: FINISHED CEILING LEVEL  
 UFL: UPPER FLOOR LEVEL  
 UCL: UPPER CEILING LEVEL

AW: AWNING WINDOW  
 FW: FIXED WINDOW  
 SW: SLIDING WINDOW  
 BW: BIFOLD WINDOW

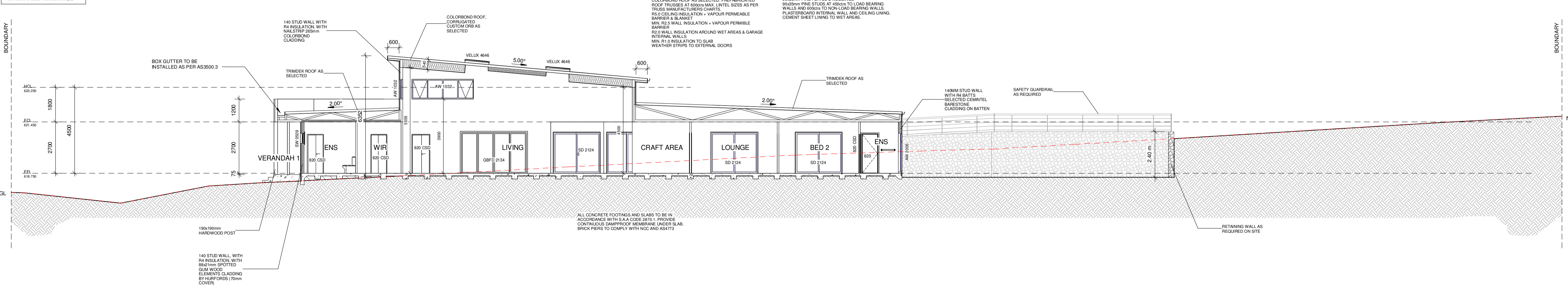
SD: SLIDING DOOR  
 STD: STACKED DOOR  
 BFD: BIFOLD DOOR

DP: DOWNPIPE  
 SP: SPRINGER

PPOS: PRINCIPAL PRIVATE OPEN SPACE  
 POS: PRIVATE OPEN SPACE  
 CSD FL: CSD FLUSH LAMB

Table 10.8.3: Roof space ventilation requirements

Roof pitch	Ventilation openings
< 10°	25,000 mm <sup>2</sup> provided at each of two opposing ends
≥ 10° and < 15°	25,000 mm <sup>2</sup> provided at the eaves and 5,000 mm <sup>2</sup> at high level
≥ 15° and < 75°	7,000 mm <sup>2</sup> provided at the eaves and 5,000 mm <sup>2</sup> at high level, plus an additional 18,000 mm <sup>2</sup> at the eaves if the roof has a cathedral ceiling



Section A-A  
1:100



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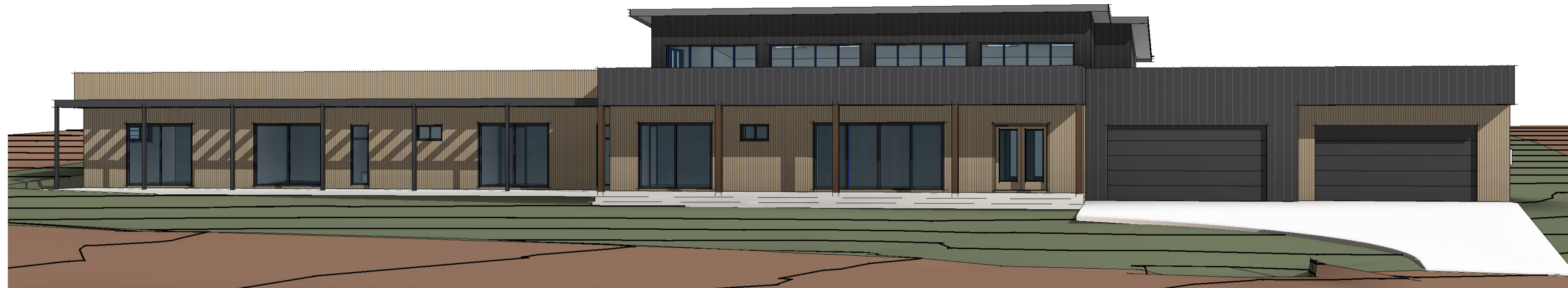
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				Project: PROPOSED RESIDENCE	Project number: 5377-A	Scale @A1	
				Address: LOT 68 SUTTON DP 271494 14 GUISE STREET, SUTTON NSW 2620	Date: 22.10.2024	1:100	Sheet Number: 400
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EXAMPLE OF CEMINTEL CLADDING



<p><b>ALUMINIUM WINDOWS &amp; DOORS</b> COLOUR: BLACK</p>	<p><b>ROOF, FASCIA &amp; GUTTER</b> COLORBOND BASALT</p>	<p><b>EXTERNAL CLADDING</b> CEMINTEL BARESTONE ORIGINAL</p>	<p><b>EXTERNAL CLADDING</b> 88x21mm SPOTTED GUM WOOD ELEMENTS CLADDING BY HURFORDS (70mm COVER)</p>	<p><b>EXTERNAL CLADDING</b> NAILSTRIP 265mm COLORBOND CLADDING IN MONUMENT</p>

NOTE: PERSPECTIVE VIEWS ARE INDICATIVE ONLY.  
ELEVATIONS OVERRIDE THE 3D VIEWS

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Client Name: EDUARDO FLORES  
Project : PROPOSED RESIDENCE  
Address: LOT 68 SUTTON DP 271494  
14 GUISE STREET, SUTTON NSW 2620

Sheet Name FINISH SELECTIONS

Project number 5377-A

Scale @A1

Date 22.10.2024

Drawn by STUDIO56

Design by STUDIO56

Sheet Number Rev No

700



**NOTES**

PLANS DESIGNED IN ACCORDANCE NCC 2022 ABCB

**HOUSING PROVISION**

PART 2 SITE PREPARATION

3.2 EXCAVATIONS - 3.2.1 Un-reinforced bulk excavation - see 4.4.2.3.1  
 3.3.2 FLOORING - 3.3.2.1 Floor slab reinforcement  
 3.3.3.1 Subsoil reinforcement  
 3.3.3.2 Subsoil reinforcement  
 3.4 TERMINATE RISER MANAGEMENT - 3.4.1  
 Requirements to terminate riser management systems  
 3.4.2 FOOTING AND RISE ASSOCIATED ELEMENTS - 3.4.2.1  
 3.4.2.1 Slab reinforcement  
 3.4.2.2 Wall reinforcement  
 3.4.2.3 Column reinforcement  
 3.4.2.4 Slab reinforcement  
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 3.4.300 Slab reinforcement

ELECTRICAL LEGEND		
	DOUBLE GPO - UNDER BENCH HEIGHT	
	DOUBLE GPO - APPROX BENCH HEIGHT	
	4 PORT GPO - UNDER BENCH HEIGHT	
	DOUBLE GPO - RECESSED IN FLOOR	
	GPO - BENCHTOP LIFT UP TOWER	
	SINGLE GPO - UNDER BENCH HEIGHT	
	SINGLE GPO - APPROX BENCH HEIGHT	
	DOUBLE EXTERNAL GPO	
	DOUBLE CEILING GPO	
	DBL GPO & USB - UNDER BENCH HEIGHT	
	15AMP DBL GPO - UNDER BENCH HEIGHT	
	15AMP DBL GPO - APPROX BENCH HEIGHT	
	15AMP SINGLE GPO - UNDER BENCH HEIGHT	
	15AMP SINGLE GPO - APPROX BENCH HEIGHT	
	TV AERIAL - UNDER BENCH HEIGHT	
	TV AERIAL - APPROX BENCH HEIGHT	
	DATA (CAT 5 SELECTED) - UNDER BENCH	
	PHONE - APPROX BENCH HEIGHT	
	CEILING MOUNT HDMI - PROJECTOR	
	HDMI - UNDER BENCH HEIGHT	
	NBN CONNECTION	

SECURITY DEVICES		
	SECURITY CAMERA LOCATION	
	INTERCOM (INTERIOR AND EXTERIOR)	

LIGHTING LEGEND		
	SWITCH - CONNECTIONS AS PER LOCATION	
	SWITCH - WITH TIMER	
	SWITCH - WITH DIMMER	
	RECESSED LED DOWNLIGHT	
	ADJUSTABLE LED DOWNLIGHT	
	PENDANT - STYLE TBC	
	CHANDELIER - STYLE TBC	
	EXTRACTION FAN & LIGHT COMBINATION	
	EXTRACTION FAN	
	4 LIGHT TASTIC	
	STRIP LED - APPROX LENGTH TBC IN SCHEDULE	
	SINGLE FLURO TUBE	
	DOUBLE FLURO TUBE	
	SENSOR LIGHT	
	WALL LIGHT	
	WALL SOUNCE	
	INDEPENDANT SENSOR	
	CEILING FAN LOCATION	
	TRACK LIGHT	

ABBREVIATIONS		
NEL	NATURAL GROUND LINE	
REL	RELATIVE LEVEL	
FCL	FINISHED FLOOR LEVEL	
UCL	UPPER CEILING LEVEL	
AW	AWNING WINDOW	
FW	FIXED WINDOW	
SW	SLIDING WINDOW	
BW	BUROLD WINDOW	
SD	SLIDING DOOR	
STD	STANDARD DOOR	
BD	BUROLD DOOR	
DP	DOWNPIPE	
SP	SPRINKLER	
PPOS	PRINCIPAL PRIVATE OPEN SPACE	
POS	PRIVATE OPEN SPACE	
CSD FA	CSD FLUSH JAMB	

ELECTRICAL NOTES		
1.	ALLOW GPO FOR APPLIANCES SUCH AS DISHWASHER AND RANGEHOOD (NOT SHOWN ON PLAN, FANS, LIGHTS ETC. CENTRED TO ROOM WHERE PRACTICAL	
2.	ALL GPO'S MIN 300mm ABOVE F.L.	

FIXTURES - ELECTRICAL		
Count	Type	Comments
3	ANTENNA - BENCH HEIGHT	
2	CEILING MOUNT DBL GPO	RD
3	DATA - BENCH HEIGHT	
24	DBL GPO - BENCH	
42	DBL GPO - FLOOR	
4	EXTERNAL DBL GPO - FLOOR	
2	EXTERNAL SINGLE GPO - ABOVE	AC
1	EXTERNAL SINGLE GPO - ABOVE	HWS
2	SINGLE GPO - BENCH	FR
1	SINGLE GPO - BENCH	RH
1	SINGLE GPO - FLOOR	
1	SINGLE GPO - FLOOR	CT
1	SINGLE GPO - FLOOR	DM
1	SINGLE GPO - FLOOR	DW
1	SINGLE GPO - FLOOR	OV
1	SINGLE GPO - FLOOR	WM

EQUIPMENT - ELECTRICAL		
Count	Type	Comments

SMOKE ALARMS		
Count	Type	Comments
1	SMOKE ALARM	
1	SMOKE ALARM	
1	SMOKE ALARM	
1	SMOKE ALARM	
1	SMOKE ALARM	
1	SMOKE ALARM	
1	SMOKE ALARM	
1	SMOKE ALARM	
1	SMOKE ALARM	

FIXTURES - LIGHTING		
Count	Type	Comments
29	1 CONNECTION SWITCH	
21	2 CONNECTION SWITCH	
7	2 LIGHT TASTIC	
8	3 CONNECTION SWITCH	
5	4 CONNECTION SWITCH	
1	5 CONNECTION SWITCH	
12	DOUBLE FLURO TUBE	
6	FANLIGHT COMBO	
23	LED ADJUSTABLE DOWNLIGHT	
147	LED DOWNLIGHT (RECESSED)	
4	SENSOR LIGHT	
2	TRACK LIGHT	

ALTERNATE DEVICES		
Count	Type	Comments
16	CEILING FAN	

SECURITY INCLUSIONS		
Count	Type	Comments
2	CEILING MOUNT SECURITY CAMERA	

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