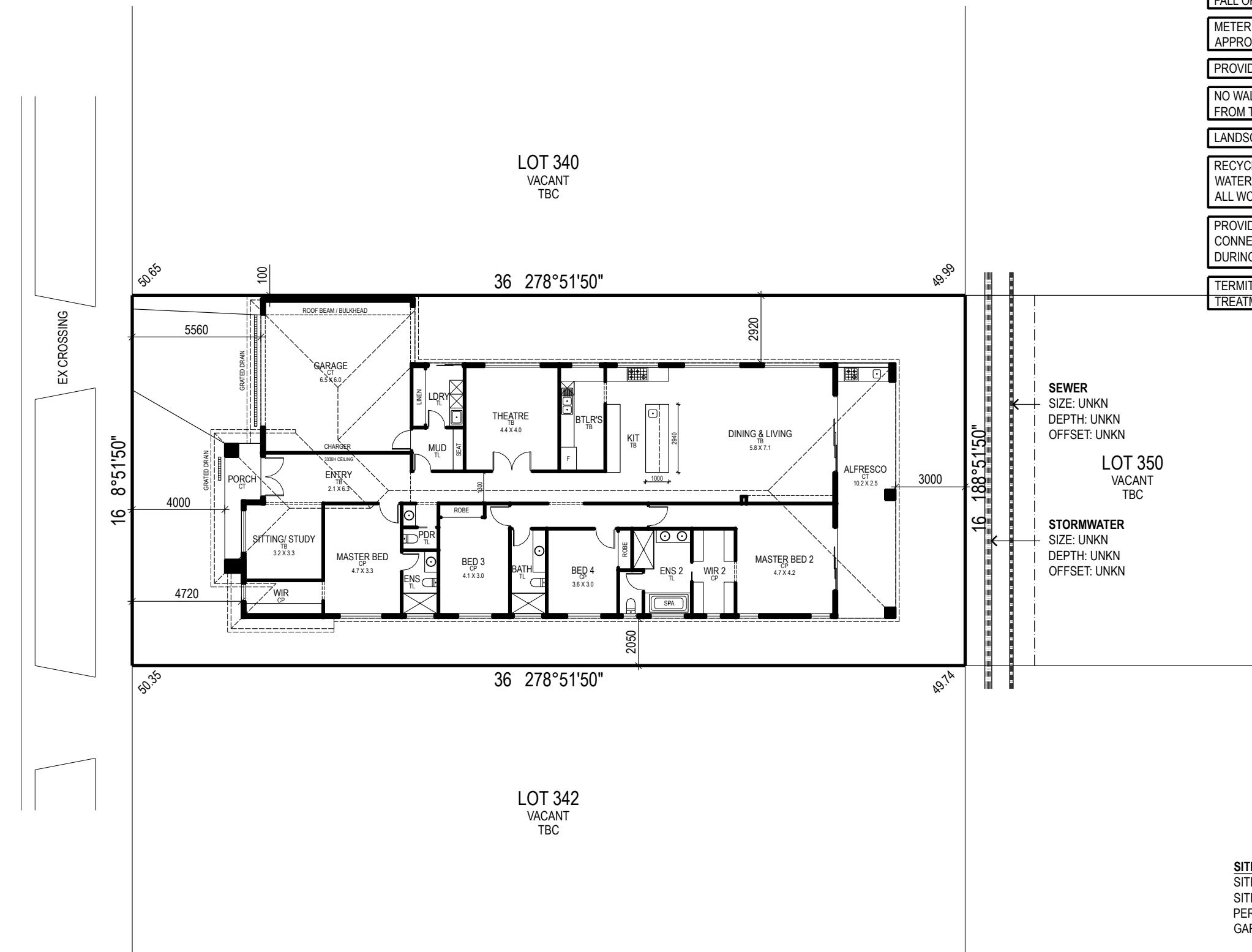


CLUBRUSH GROVE

APPROX 50M
← HERITAGE WAY

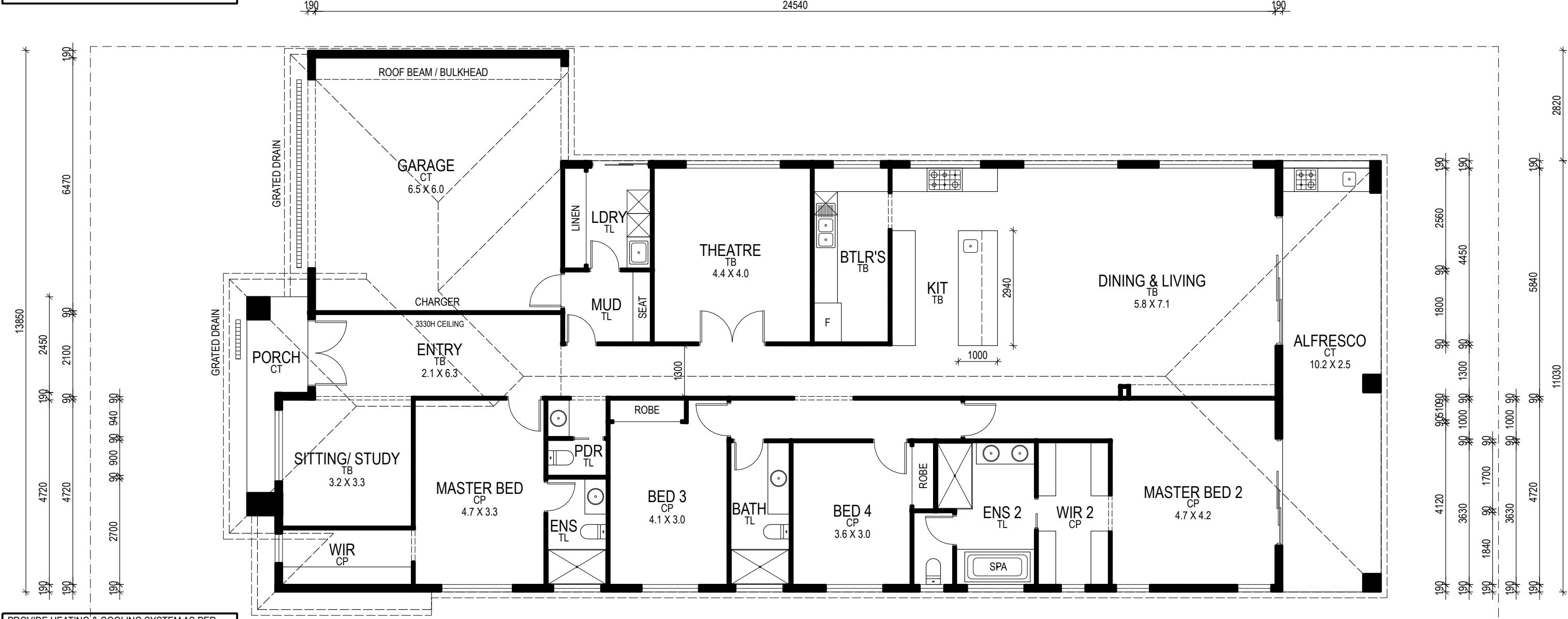


SITE	
SITE AREA	576m ²
SITE COVERAGE	57.60%
PERMEABILITY	38.23%
GARDEN AREA	220.2m ²

DWELLING	
GROUND FLOOR	254.3m ²
GARAGE	43.6m ²
PORCH	6.1m ²
ALFRESCO	27.8m ²
TOTAL	35.7SQ
	331.8m²

ALL GLASS WITHIN 2M OF THE FLOOR INCLUDING
WINDOWS, MIRRORS & SHOWER SCREENS IN A
BATHROOM & ENSUITE TO BE SAFETY GLASS

NCC 2022
ALL EXHAUST FANS & RANGEHOODS ARE TO BE
VENTED TO OUTSIDE AIR DIRECTLY.
MINIMUM FLOW RATE:
- KITCHEN RANGEHOOD & LAUNDRY 40L/S
- BATHROOM, ENSUITE, WC & PDR 25L/S



PROVIDE HEATING & COOLING SYSTEM AS PER
CLIENT'S SELECTION & NOMINATED LOCATIONS

PROVIDE 60MM SLAB / STRUCTURAL FLOOR
RECESS TO SHOWER BASE

75MM HEBEL CLADDING ON 25MM METAL BATTENS (HEBEL CM40049)

CJ CONTROL JOINT

**MANUFACTURER'S SPECIFICATIONS AND DETAIL.
LOCATION SHOWN INDICATIVE**

REFER ELEVATIONS FOR EXTERNAL LIGHTWEIGHT CLADDING

IMPORTANT: ALL CLADDING TO BE INSTALLED TO MANUFACTURER SPECIFICATION

 COLORBOND ROOF
 RENDER OVER HEBEL
(HEBEL CM40049)

