






#### 4B Poppy Place Balaclava NSW

4  2  2 

This latest home is a modern twist on a traditional classic.

These homes are under construction currently, with completion due in Q3 2024.

**View** : <https://www.carltonrealestate.com.au/sale/nsw/southern-highlands/balaclava/residential/house/7318437>

\*Agent Interest



**Simon Pikkat**  
02 4871 2622

<https://www.carltonrealestate.com.au>

We are one of the longest running, award-winning real estate agencies in the Southern Highlands.

**HEBEL ARTICULATION JOINT LOCATION TO MANUFACTURERS SPECIFICATIONS**

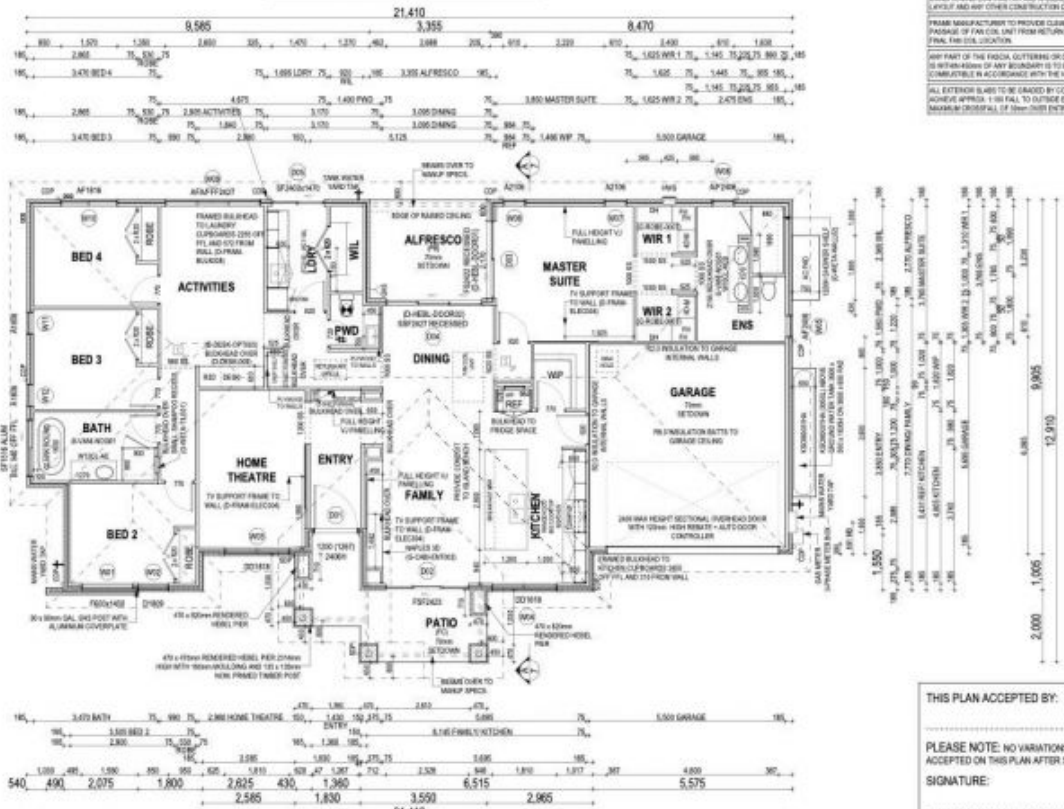
**BAL-LOW BUSHFIRE REQUIREMENTS NO SPECIAL CONSTRUCTION REQUIREMENTS**

PROVIDE AND INSTALL 1 PHASE REVERSE CYCLE AIR CONDITIONING SYSTEM NUMBER AND POSITIONING OF OUTLETS AND THE FINAL LOCATION OF THE RETURN AIR GRILLS SHALL BE DETERMINED IN USE BY THE AIR CONDITIONING CONTRACTOR WHO IS SUBJECT TO TRADE PRACTICE AND ANY OTHER CONSTRUCTION CONSTRAINTS.  
 FRAMES MANUFACTURED TO PROVIDE CLEARANCE FOR PASSAGE OF GAS COULD NOT RETURN AIR OPENINGS TO FINAL AIR OUT LOCATION.  
 ANY PART OF THE FRAME OCCURRING ON DOWNPIPE MUST BE REINFORCED IF ANY BUSHFIRE IS TO BE NON-COMPLIABLE IN ACCORDANCE WITH THE NCC.  
 ALL EXTERIOR SLABS TO BE GRADED BY CONCRETER TO ACHIEVE APPROX. 100mm FALL TO DRAINAGE EDGE WITH MAXIMUM CROSSFALL OF 1:100 (SEE ENGINE SLAB).

REFER TO SHEET 1 COVER SHEET FOR ALL BUILDING INFORMATION INCLUDING SUSTAINABILITY REQUIREMENTS, SITE CLASSIFICATION, GENERAL BUILDING INFORMATION, ALL MECHANICAL VENTILATION TO BE DESIGNATED TO OUTDOOR AIR FOR NCC REQUIREMENTS.  
 FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP.  
 ALL EXTERIOR STOPS AND LANDINGS BY DIMENSIONS AS NOTED OTHERWISE.  
 ALL GROUND FLOOR BALUNES AND SQUARE SET OPENING FRAMES TO BE DONE ACCORD TO MANUFACTURERS SPECIFICATIONS.  
 ALL GROUND FLOOR INTERNAL DOORS TO BE DONE ACCORD TO MANUFACTURERS SPECIFICATIONS (EXCLUDED CAVITY INSULATED DOORS).  
 REFER TO WINDOW & DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS.  
 PLEASE NOTE: DIMENSIONS ALL DIMENSIONS ARE REFERENCED AS FOLLOWS:



- LEGEND**
- HE HE AIR EXHAUST/ WALL SPOT
  - FB FB FACE BRICK / COMMON BRICK
  - HEB HEBEL
  - SI SOUND INSULATION
  - AI BRICK ARTICULATION JOINT
  - ST STANDARD DOWNPIPE
  - CD CHARGED DOWNPIPE
  - EF EXHAUST FAN
  - LFR LOAD BEARING WALL
  - TO TO THE DOOR OPENS FIRST
  - INT INTERCONNECTED SMOKE ALARMS
  - LF LIFT OFF HINGE
  - WF WATER POINT
  - WP FROZE WATER POINT
  - GB GAS BAYONET



**ALL DIMENSIONS ARE FRAME DIMENSIONS**

© 2022 MICHAEL JONES HOMES PTY LTD. ALL RIGHTS RESERVED. THIS DRAWING IS THE ORIGINAL ARCHITECTURAL DRAWING OF THE PROJECT. ANY REVISIONS TO THIS DRAWING SHALL BE MADE TO THE ORIGINAL ARCHITECTURAL DRAWING. THE CLIENT ACCEPTS THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.

**THIS PLAN ACCEPTED BY:**

PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_