



NOTES

1. 1132 Pittwater Road, is zoned R2 Low Density Residential. 1132 Pittwater Road, is not considered a heritage item.

2. Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in Shaded Blue.

Construction

Roof: To have ##### Insulation to External Walls #####
Refer to Engineers drawings for structural details.
All work to Engineers Specification and BCA. Timber framing to BCA and AS 1684.
Termite Management to BCA and AS 3680.1.
Glazing to BCA and AS 1905.
Waterproofing to BCA and AS 3740.
New Lighting to have minimum of 40% compact fluorescent lamps.
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Basic

Basic Certificate Number #####
All Plans to be read in conjunction with Basic Certificate (The applicant must construct the new or altered construction (floor/s, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that additional insulation is not required, where the area of new construction is less than 2m².
Insulation specified is not required for parts of altered construction where insulation already exists.
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below.
Relevant overshadowing specifications must be satisfied for each window and glazed door.
For projections described in millimetres, the leading edge of each eave, parapet, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes unless issued by the Designer for construction.

Client: Garry Silk
Project Name: Alterations & Additions
1132 Pittwater Road
2097

Drawing Title: #Subset Name - #Layout Name
masterTitle

Scale: A4 as noted Date: 16-1-2025
Status: PRELIMINARY Checked By:

Project No: RP0813SIL Drawing No.: #LayID

Plot Date: 4/08/2012

DA ONLY
NOT FOR CONSTRUCTION