

23A VALLEY ROAD
BALGOWLAH

LIST OF DRAWINGS

BIC_001 - Cover Sheet
BIC_201 - Site Plan
BIC_202 - Lower Ground Floor Plan
BIC_203 - Ground Floor Plan
BIC_204 - Roof Plan
BIC_301 - North and West Elevations
BIC_302 - Section AA', Section BB'

REV

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A
A
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A

PROJECT NOTES

- 1_ALL DIMENSIONS AND FLOOR AREA ARE TO BE VERIFIED BY BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. ANY DISCREPANCIES ARE TO BE CONFIRMED BY THE DESIGNER.
- 2_LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR.
- 3_FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
- 4_ALL BOUNDARY CLEARANCES MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
- 5_WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWING.
- 6_STORMWATER TO BE CONNECTED AND DISCHARGED TO COUNCIL'S REQUIREMENTS AND TO AS 3500.3-2018.
- 7_ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. DIAL BEFORE YOU DIG (WWW.1100.COM.AU)
- 8_ALL DIMENSIONS TO BE VERIFIED BY BUILDER/ REGISTERED SURVEYOR ON SITE PRIOR TO CONSTRUCTION COMMENCING.
- 9_ALL PROPOSED BALUSTRADES TO BE 1050MM ABOVE THE ADJACENT FINISHED FLOOR LEVEL.
- 10_ALL WORKS TO BE COMPLIANT WITH THE BUILDING CODE OF AUSTRALIA, NCC/ABC 2022, THE HOME BUILDING ACT AND RELEVANT AUSTRALIAN STANDARDS.
- 11_A GEOTECHNICAL ENGINEER MUST BE ENGAGED PRIOR TO CONSTRUCTION TO INSPECT AND CONFIRM THE GROUND CONDITIONS AND GROUNDWATER IS AS PER STRUCTURAL SPECIFICATION



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NOTES

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THEY SHOULD BE CONFIRMED BY A FURTHER SURVEY.
SERVICES SHOWN HEREON HAVE BEEN OBTAINED FROM AERIAL VISUAL EVIDENCE ONLY. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION AND DEPTH OF THE BEARINGS ON THE PLATS AND BOUNDARIES OF THE DEPARTMENT OF LANDS. THEY ARE ON MAGNETIC MERIDIAN. IF ACCURATE TRUE NORTH IS REQUIRED, A FURTHER SURVEY WOULD BE NECESSARY.
NOTES: 1. ALL DATA AND INFORMATION HAS BEEN ADDRESSED IN THIS DRAWING. ENGINEERING AND BCA REPORTS ARE REQUIRED PRIOR TO CONSTRUCTION.
6. CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE BEFORE ANY SHOP DRAWINGS OR WORK IS COMMENCED.

PROJECT

23A VALLEY ROAD
BALGOWLAH 2093

CLIENT

VANESSA & TOMAS GIBBS

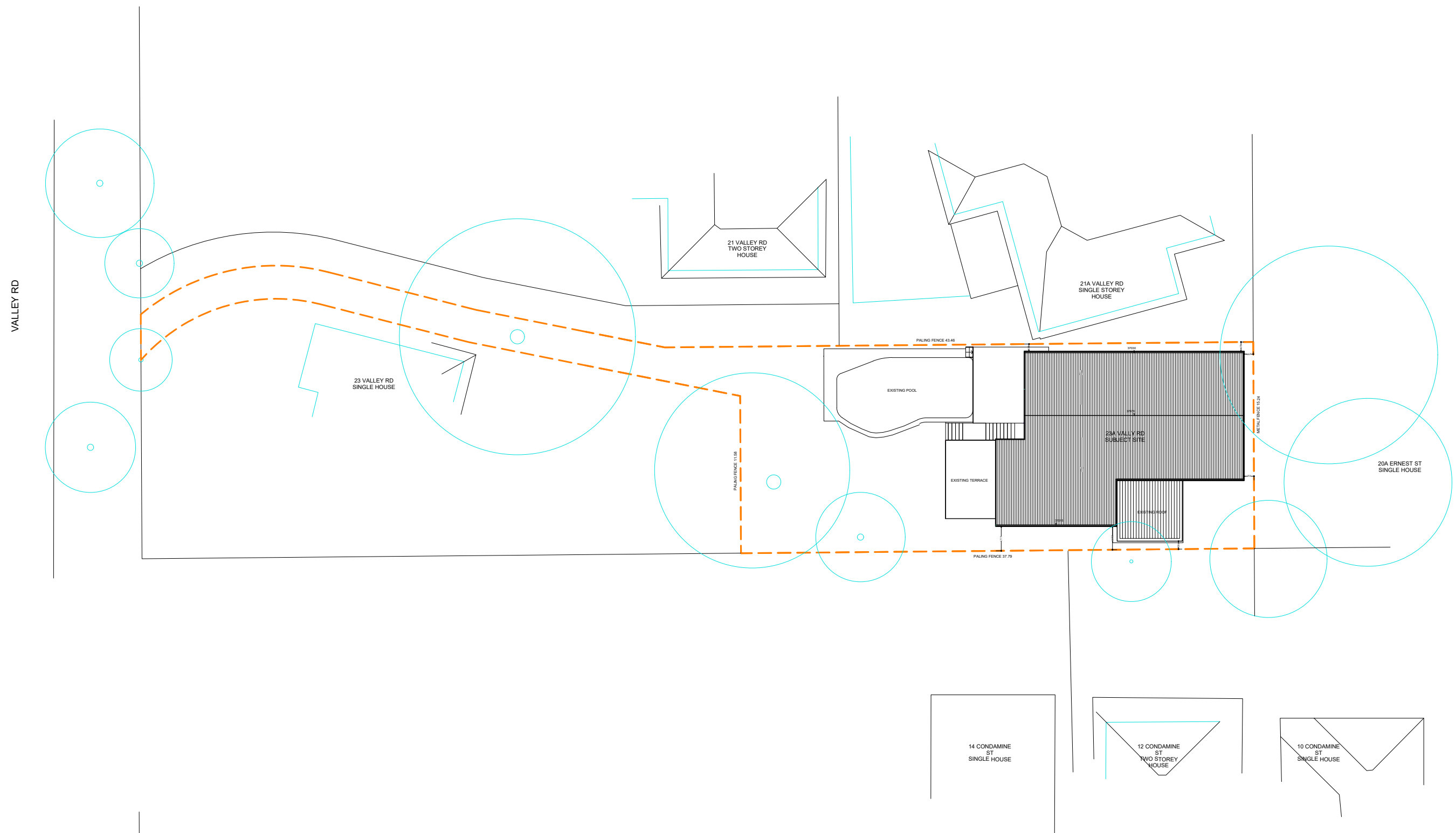
BUILDING INFORMATION CERTIFICATE

DRAWING

COVER SHEET

PROJECT NO.	DRAWING NO.	REVISION	
19-005	BIC-001	A	
SCALE @ A3	DATE	DRAWN	AUTHORISED
1 : NTS	04/07/2020	GC	GC
0	1M		5M

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1
BIC-201

SITE PLAN



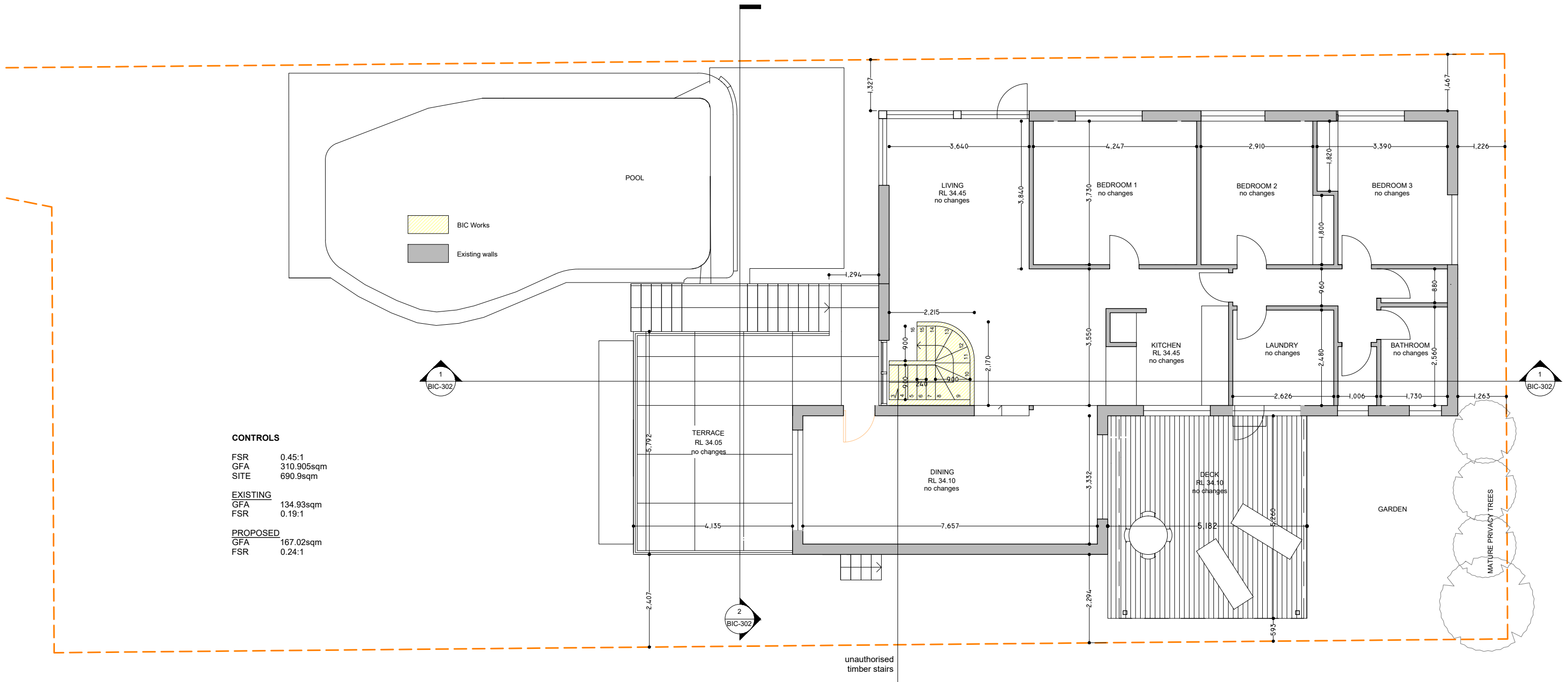
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 5. AN ENGINEERING AND BOUNDARY SURVEY IS REQUIRED TO BE COMPLETED IN THIS DRAWING. ENGINEERING AND BCRA REPORTS ARE REQUIRED PRIOR TO CONSTRUCTION
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23 A VALLEY ROAD
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DRAWING

SITE PLAN

[illegible]



CONTROLS

FSR 0.45:1
GFA 310.905sqm
SITE 690.9sqm

EXISTING
GFA 134.93sqm
FSR 0.19:1

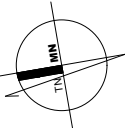
PROPOSED
GFA 167.02sqm
FSR 0.24:1

PROJECT NOTES

- SMOKE ALARMS TO COMPLY WITH NCC 2022, AS
- MECHANICAL VENTILATION TO COMPLY WITH NCC 2022, AS
- REFER TO BASIX CERTIFICATE
- POOL FENCE TO COMPLY WITH AS1926.1
- WET AREAS TO COMPLY WITH NCC 2022, AS3740-2021

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- AUSTRALIAN STANDARDS AND BCA REQUIREMENTS ARE MAYBE NOT ADDRESSED IN THIS DRAWING. ENGINEERING AND BCA REPORTS ARE REQUIRED PRIOR TO CONSTRUCTION.
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TOMAS Y VANESSA GIBBS

BUILDING INFORMATION CERTIFICATE

DRAWING

GROUND FLOOR PLAN

PROJECT NO.	DRAWING NO.	REVISION	
19-004	BIC - 203	A	
SCALE @ A3	DATE	DRAWN	AUTHORISED
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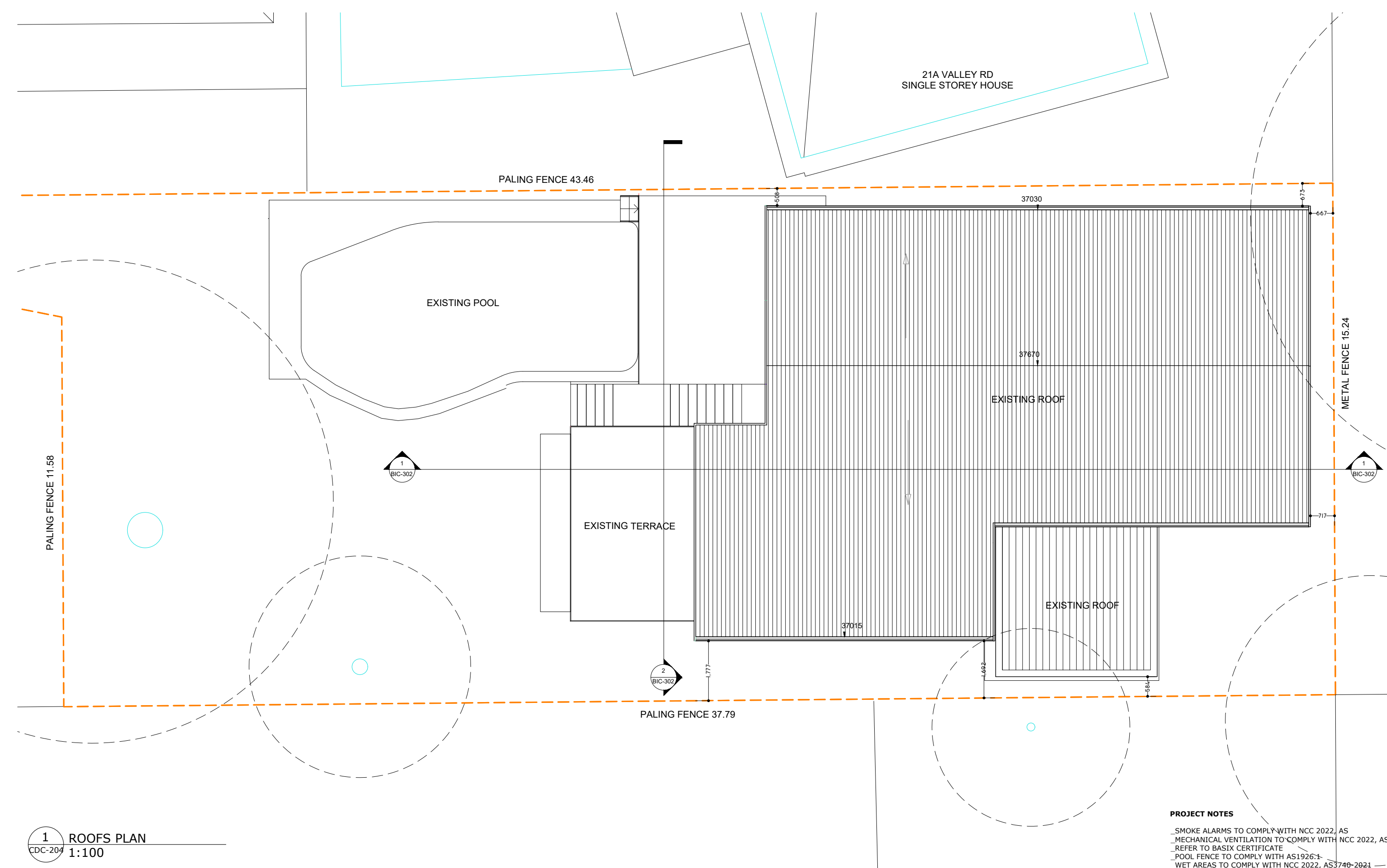
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5M

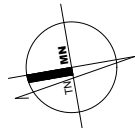


REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR BIC	13/09/2024	FC	GC



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PROJECT

23 A VALLEY ROAD
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TOMAS Y VANESSA GIBBS

BUILDING INFORMATION CERTIFICATE

DRAWING

ROOFS PLAN

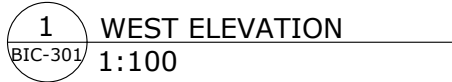
PROJECT NO.	DRAWING NO.	REVISION
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PROJECT NO. 19-004 DRAWING NO. BIC - 204

SCALE @ A3 DATE

1 : 100 05/07/202

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_SMOKE ALARMS TO COMPLY WITH NCC 2022, AS
 _MECHANICAL VENTILATION TO COMPLY WITH NCC 2022, AS
 _REFER TO BASIX CERTIFICATE
 _POOL FENCE TO COMPLY WITH AS1926.1
 _WET AREAS TO COMPLY WITH NCC 2022, AS3740-2021

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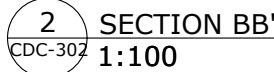
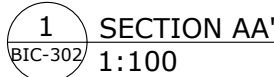
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PROJECT NO.	DRAWING NO.	REVISION	
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