

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

REFER TO WATER MANAGEMENT PLAN FOR ALL ROOF COLLECTION, SURFACE DRAINAGE CONNECTIONS AND DISCHARGE SYSTEMS.

CHARGED STORMWATER SYSTEM CANNOT BE USED FOR DISPOSAL OF DRIVEWAY OR OTHER SURFACE STORMWATER. OWNER IS TO PROVIDE ALTERNATIVE DISCHARGE LINES IF DOWNPIPES ARE NOTED AS 'CDP' ON PLAN. THE BUILDER PROVIDES CAPACITY FOR DISPOSAL OF ROOF COLLECTED STORMWATER ONLY AND TAKES NO RESPONSIBILITY FOR OVERFLOW OR DAMAGE TO PROPERTY IF OWNER ADDS ADDITIONAL DISCHARGE LOADS TO EXISTING STANDARD PROVISIONS.

DRIVEWAY AND RETAINING WALLS BY OWNER UNLESS NOTED OTHERWISE IN THE TENDER AND/OR COLOUR SELECTIONS DOCUMENTATION.

PROPOSED TREES BY OWNER AFTER HANDOVER UNLESS NOTED OTHERWISE IN THE TENDER DOCUMENTATION.

WIND CLASSIFICATION	N1
WITHIN 1 KM. OF BREAKING SALT WATER	NO
WITHIN 100 M. OF SALT WATER	NO
MINIMUM AHD FLOOR LEVEL APPLICABLE	NO
SURVEY AREA	NEW
LATITUDE	33° 00' 00" S
LONGITUDE	151° 00' 00" E

APPROX. IMPORT/EXPORT FILL	
CUT VOLUME	40.03m³
FILL VOLUME	37.67m³
DIFFERENCE	2.36m³

EVEN CUT & FILL

ALL MASONRY CONSTRUCTION SUCH AS MORTAR STRENGTH, WALL TIES AND LINTEL PROTECTION FOR THE BRICKWORK SHALL BE CONSTRUCTED FOR SEVERE MARINE REQUIREMENTS.

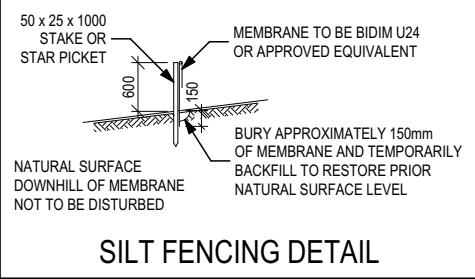
ALL EXPOSED STRUCTURAL STEEL TO BE CONSTRUCTED FOR SEVERE MARINE REQUIREMENTS.

AGGRESSIVE SOIL REQUIREMENTS
PROVIDE ADDITIONAL STRUCTURAL REQUIREMENTS, DUE TO BUILDING IN AN 'AGGRESSIVE SOIL ENVIRONMENT'. THIS SHALL INCLUDE THE FOLLOWING:

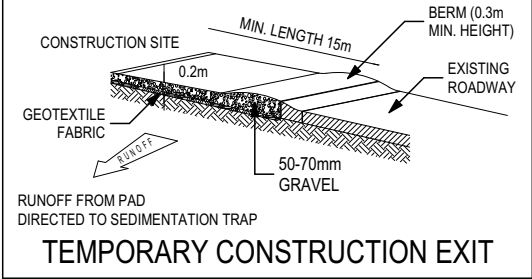
- PROVIDE 32MPa CONCRETE TO THE PIERS AND FLOOR SLABS IN LIEU OF STANDARD.
- PROVIDE HIGH IMPACT MEMBRANE BELOW THE FLOOR SLAB.
- PROVIDE A MIN. 50mm BLINDING LAYER OF SAND UNDERNEATH THE FLOOR STRUCTURE.
- PROVIDE POLYETHYLENE DAMP PROOF COURSE TO THE EXTERNAL WALLS IN LIEU OF STANDARD.
- USE EXPOSURE GRADE MORTAR BELOW DAMP PROOF COURSE IN LIEU OF STANDARD.
- USE EXPOSURE GRADE BRICKWORK FROM OUR STANDARD RANGE BELOW THE DAMP PROOF COURSE.

CLIENT TO CONNECT ELECTRICITY SUPPLY TO THE SEPTIC TANK.

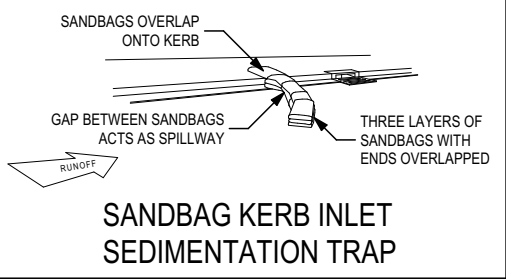
THE CLIENT IS TO ARRANGE FOR THE INSTALLATION OF AN APPROVED SEPTIC SYSTEM AND IF REQUIRED THE PUMP LINE FROM THE TANK TO THE SEWER MAIN. THE SEPTIC SYSTEM IS TO BE DESIGNED BY AN APPROVED INSTALLER AND DESIGN PLANS/SEPTIC APPLICATION FORMS ARE TO BE PROVIDED TO THE BUILDER PRIOR TO THE BUILDING APPLICATION BEING LODGED AT COUNCIL. **THE SEPTIC TANK MUST BE SUPPLIED AND INSTALLED NO LATER THAN INTERNAL LININGS BEING COMPLETED. THIS WORK IS TO BE CO-ORDINATED WITH SITE SUPERVISOR.** ADDITIONAL DRAINER COSTS COULD OCCUR IF THE INSTALLATION OF THE TANK IS DELAYED.



SILT FENCING DETAIL



TEMPORARY CONSTRUCTION EXIT

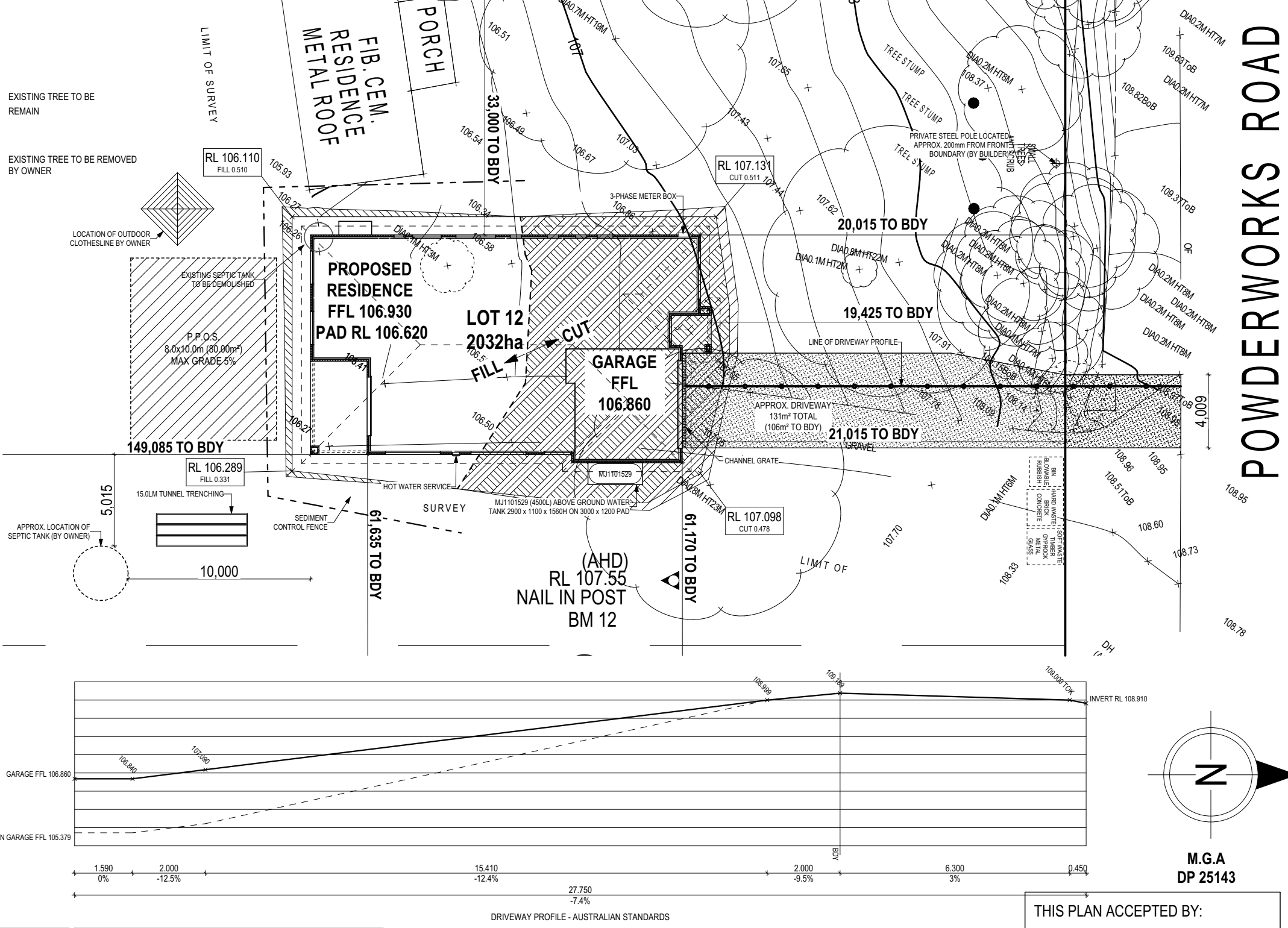


SANDBAG KERB INLET SEDIMENTATION TRAP

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SPECIFICATION: MOJO MORE COPYRIGHT: © 2021	REVISION		DRAWN		CLIENT: MR. NIGEL BUBALO ADDRESS: 220 POWDERWORKS ROAD , INGLESIDE NSW 2101 LOT / SECTION / DP: 12 / - / 25143 COUNCIL: NORTHERN BEACHES COUNCIL	HOUSE DESIGN: RHAPSODY 28 FACADE DESIGN: MODERN SHEET TITLE: SITE PLAN	HOUSE CODE: FACADE CODE: F-JMMRPY00MODNA SHEET No.: 4 / 17 SHEET No.: 4 / 17	DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 651945
	2	CT SKETCH	RPA	2021.06.18				
	3	WORKING DRAWINGS	QLE	2021.08.30				
	4	WORKING DRAWING CHECK	GBO	2021.10.26				
	5	PCV04	KDE	2021.11.22				
	6	AMEND KITCHEN PLAN AS PER SELECTIONS	JVA	2021.11.23				

OVERHEAD POWER LINES ARE PRESENT



THIS PLAN ACCEPTED BY:

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

SIGNATURE:

DATE:

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homes