

NOTES

ALL DIMENSIONS AND LEVELS SHOULD BE VERIFIED ON SITE BY THE BUILDER WHO WILL BE RESPONSIBLE FOR THE ACCURATE SETTING OUT OF THE JOB
ALL CONSTRUCTION IS TO COMPLY WITH THE RELEVANT BUILDING CODES AND LOCAL COUNCIL REQUIREMENTS
ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES AND EASEMENTS ARE SUBJECT TO VERIFICATION BY A SITE SURVEY
ROOF WATER AND SUBSOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER OR AS DIRECTED
DOWN PIPE LOCATION TO BE DETERMINED BY THE ROOF PLUMBER
ELECTRICAL, POWER AND LIGHT OUTLETS TO BE DETERMINED BY THE OWNER
STRUCTURAL DETAIL AND DESIGN TO BE APPROVED BY A STRUCTURAL ENGINEER
ANY ADDITIONAL DETAILING SHALL BE RESOLVED BETWEEN THE OWNER AND THE BUILDER
ALL LEVELS TO AUSTRALIAN HEIGHT DATUM

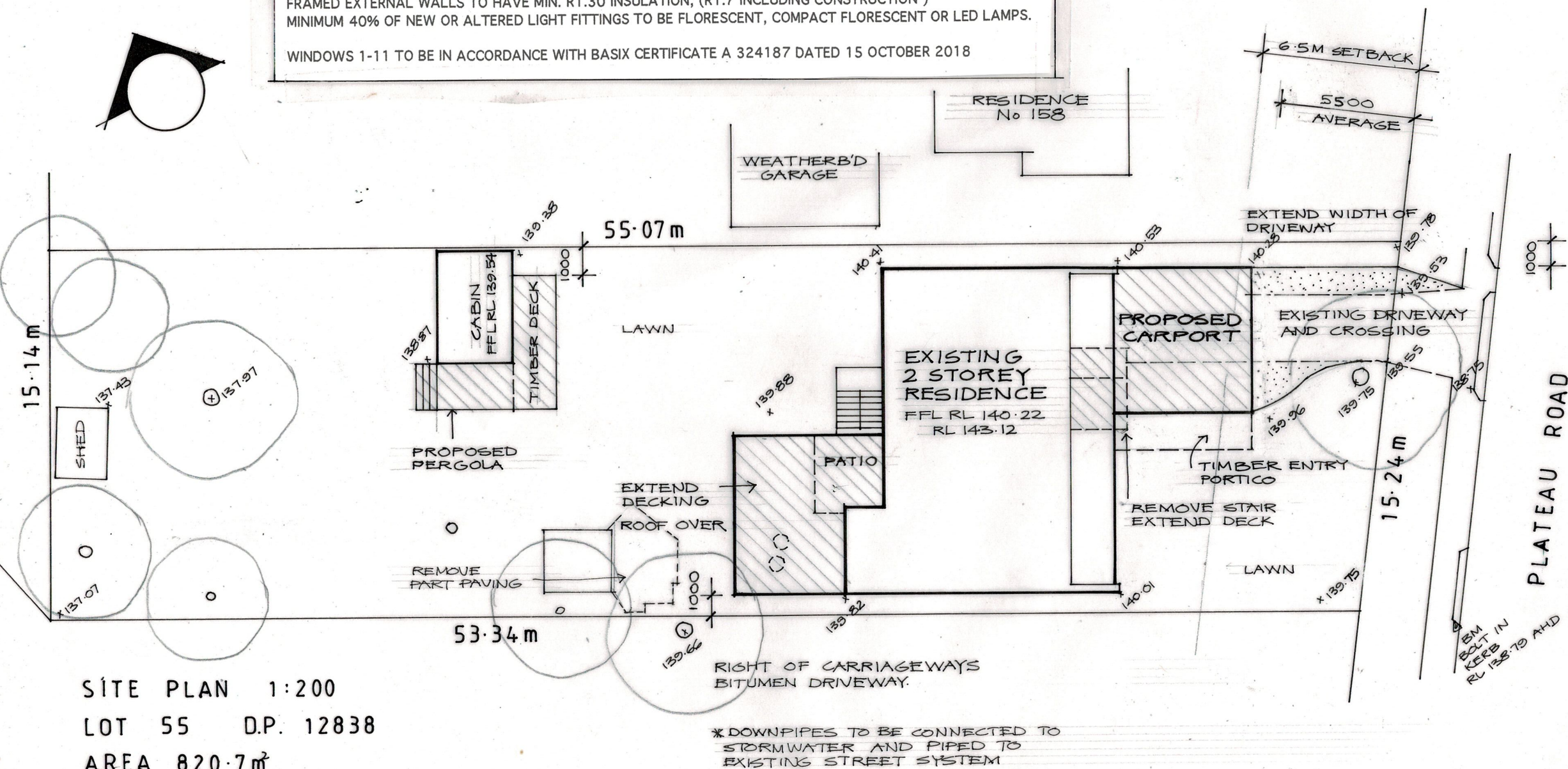
BASIX NOTES

BATHROOM AND SHOWER TAPS TO HAVE MINIMUM 3 STAR RATING, MAXIMUM FLOW 9 LTRS/MINUTE.
TOILETS TO HAVE MINIMUM 3 STAR RATING, MAXIMUM 4 LTR/FLUSH

GAS INSTANANEIOUS HOT WATER SYSTEM

FRAMED EXTERNAL WALLS TO HAVE MIN. R1.30 INSULATION, (R1.7 INCLUDING CONSTRUCTION)
MINIMUM 40% OF NEW OR ALTERED LIGHT FITTINGS TO BE FLORESCENT, COMPACT FLORESCENT OR LED LAMPS.

WINDOWS 1-11 TO BE IN ACCORDANCE WITH BASIX CERTIFICATE A 324187 DATED 15 OCTOBER 2018



SITE PLAN 1:200

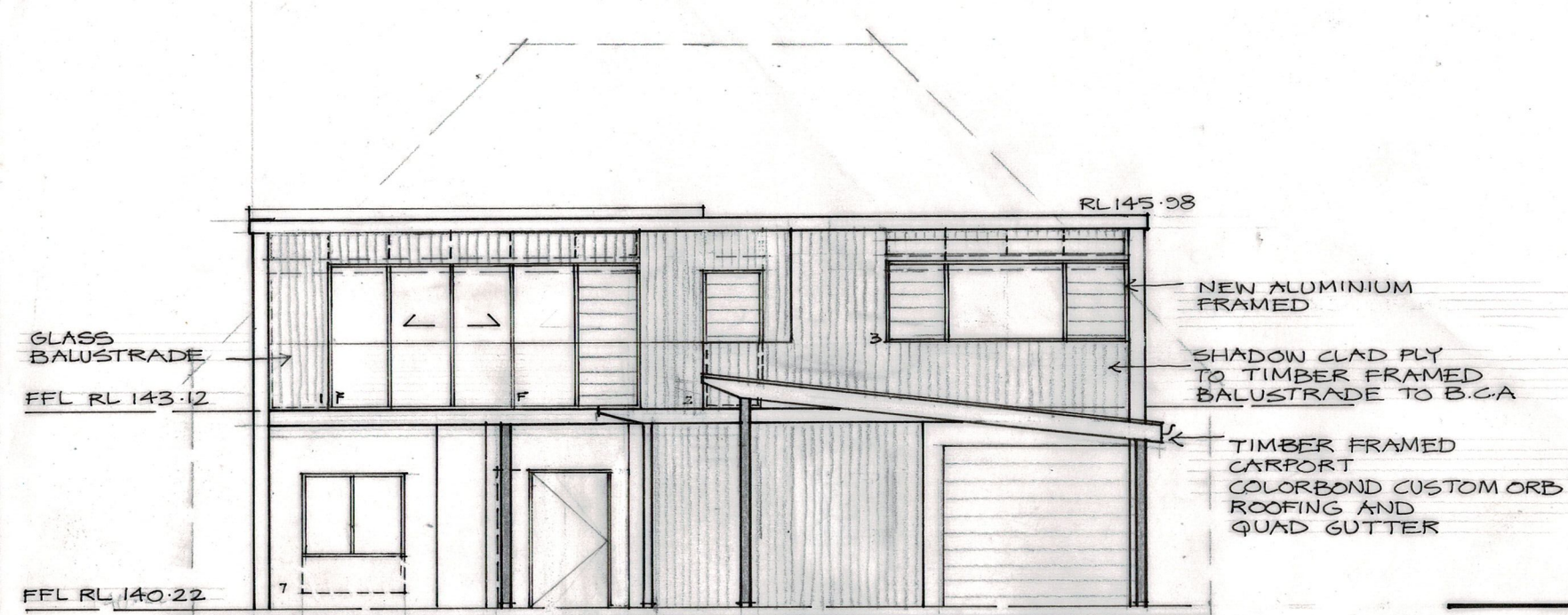
LOT 55 D.P. 12838

AREA 820.7m²

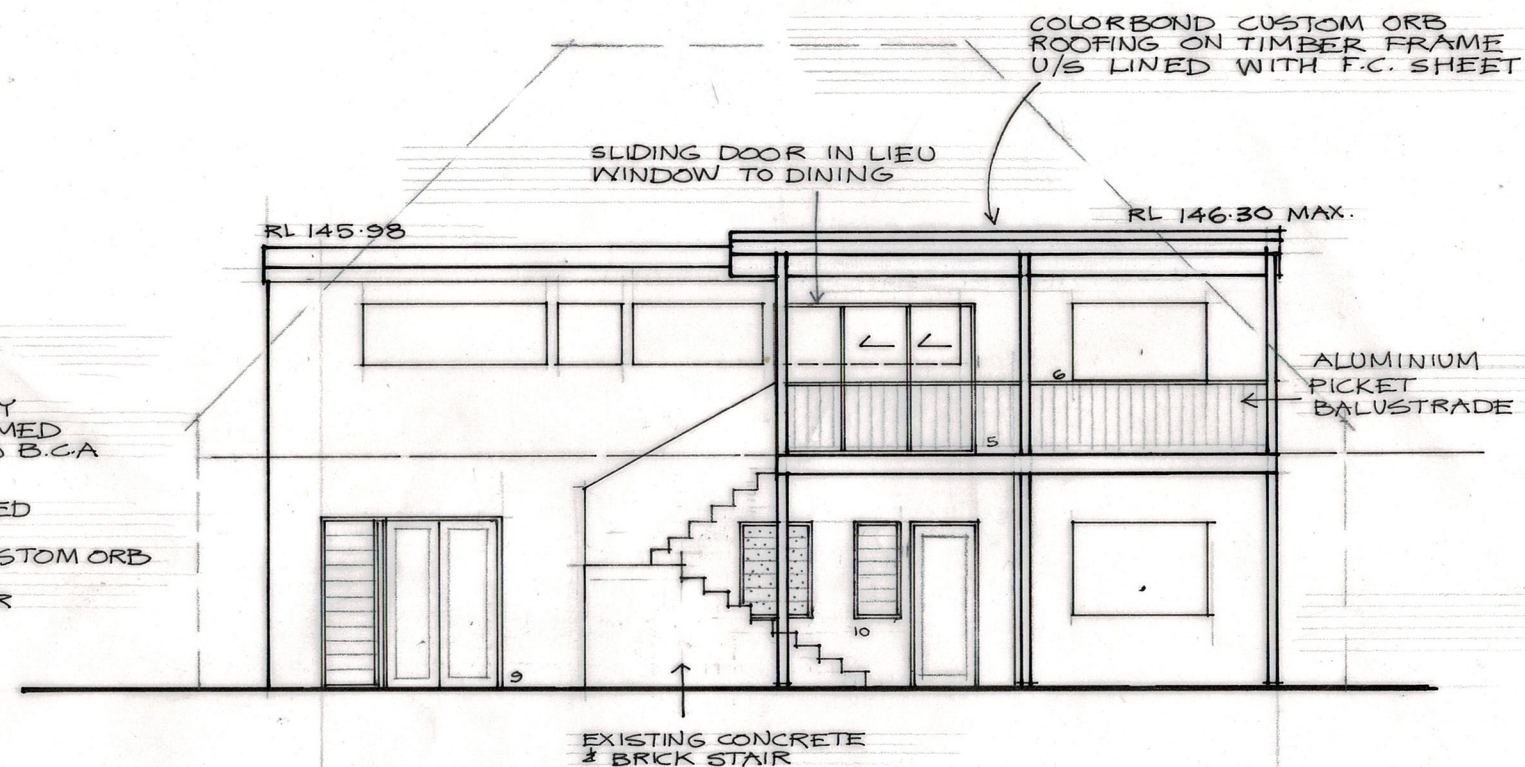
*DOWNPIPES TO BE CONNECTED TO STORMWATER AND PIPED TO EXISTING STREET SYSTEM

22.11.18 FOR COUNCIL D.A.

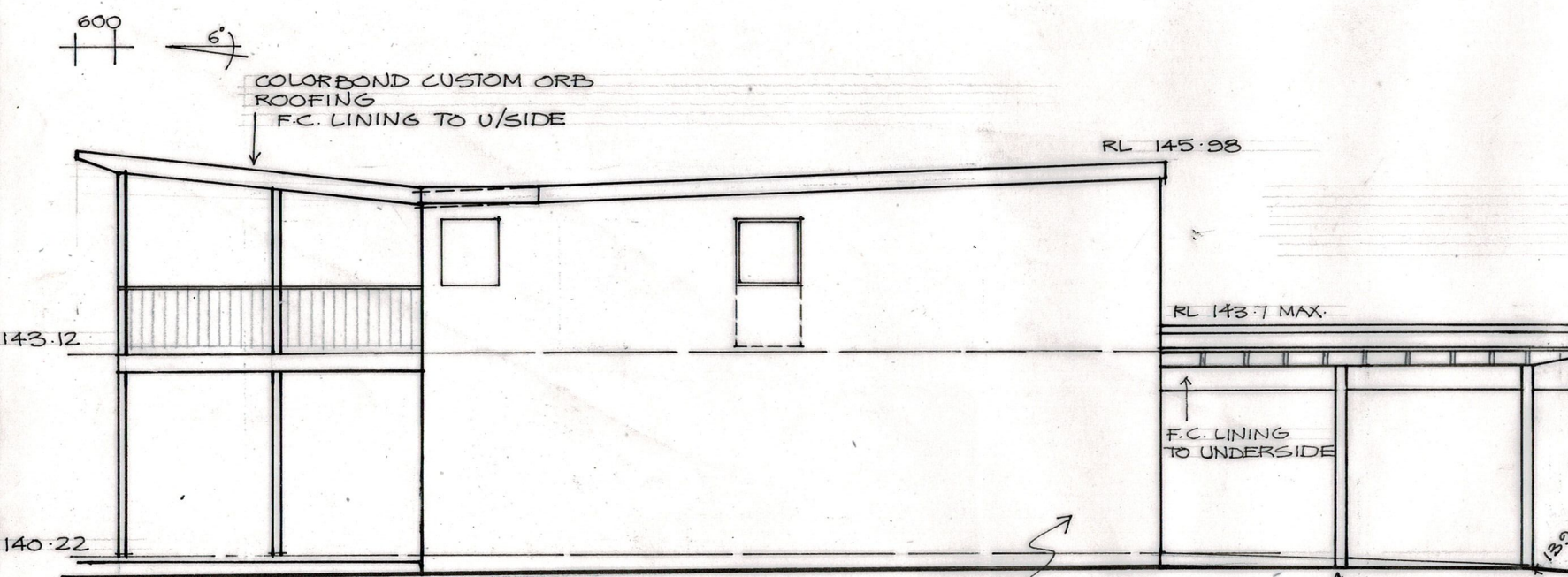
ALTERATIONS & ADDITIONS - DEAN JONES RESIDENCE
160 PLATEAU ROAD BILGOLA PLATEAU
JULY 2018 DWG 0718 - 1/4 SHIMDESIGN design and drafting 0400 898 744



EAST ELEVATION



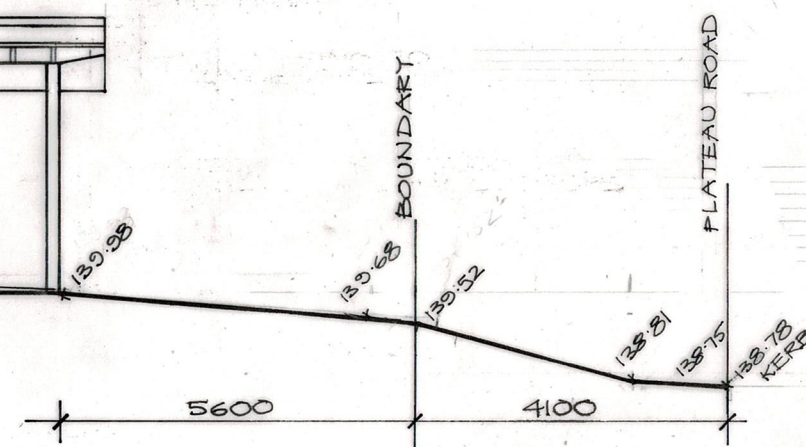
WEST ELEVATION



TILING ON F.C. SHEETING
TREATED PINE DECK WITH
HARDWOOD POSTS FIXED TO GALV. STIRRUPS
REINFORCED CONCRETE FOOTING TO ENG'S DETAIL
SOUTH ELEVATION

EXISTING BRICKWORK
RENDER & PAINT FINISH

HARDWOOD
POSTS

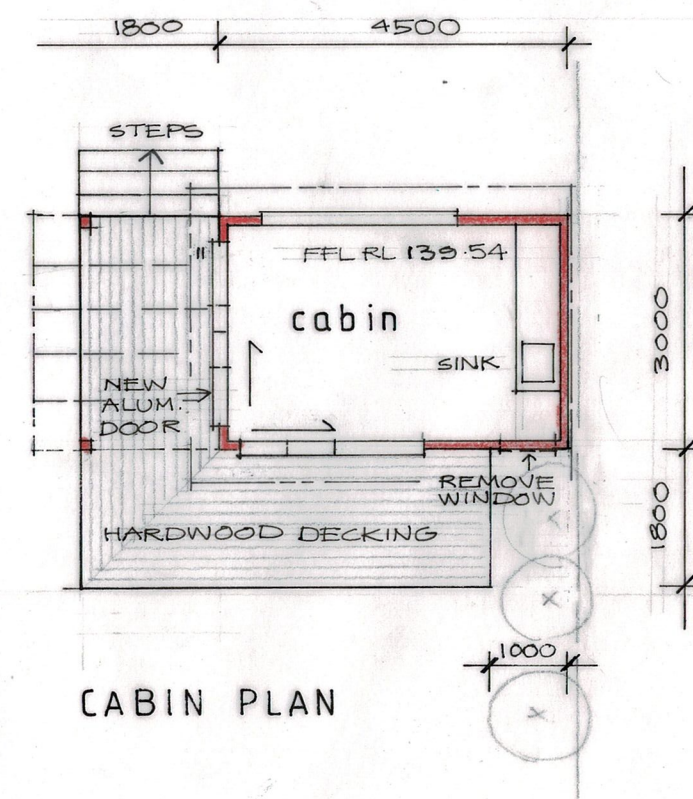
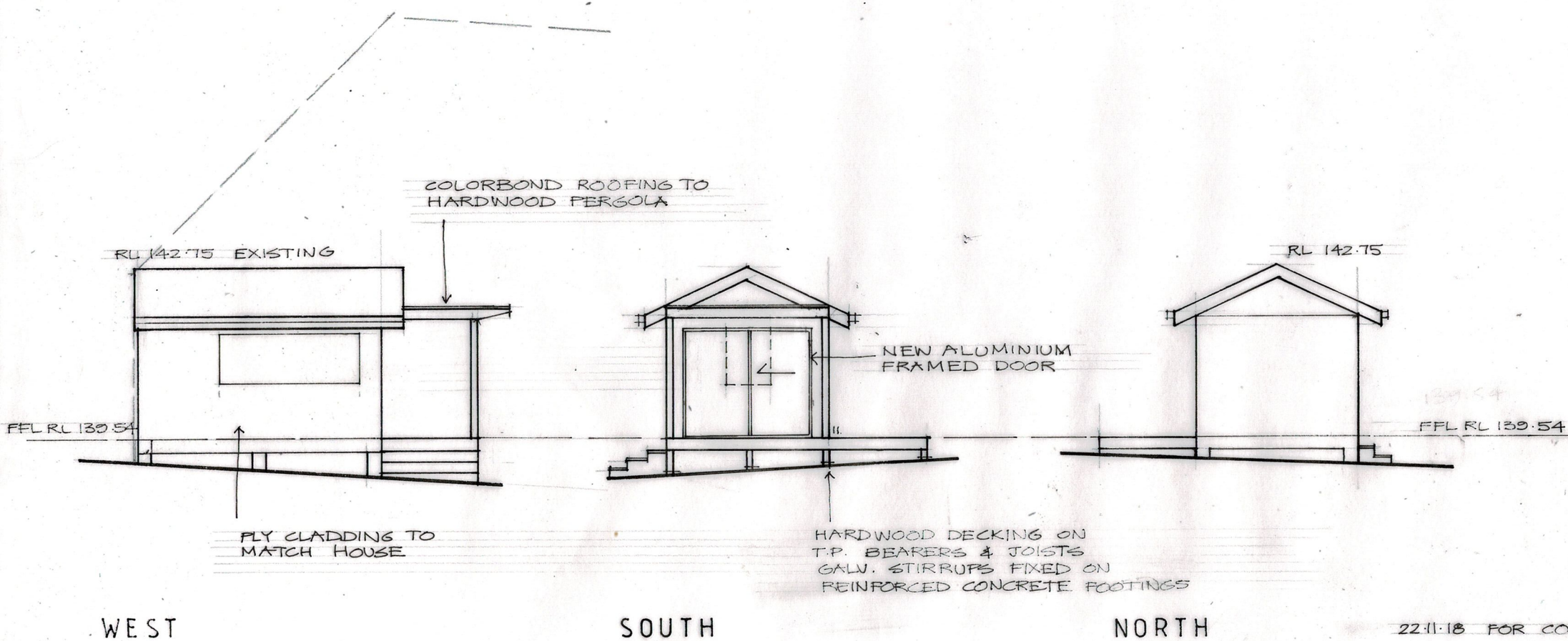
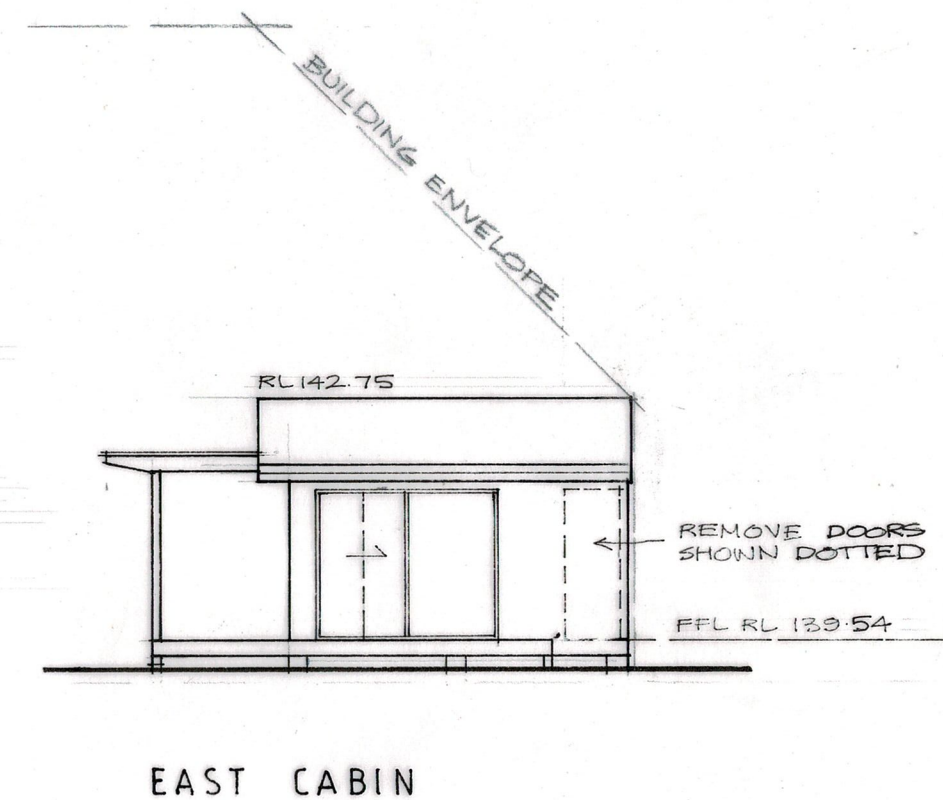
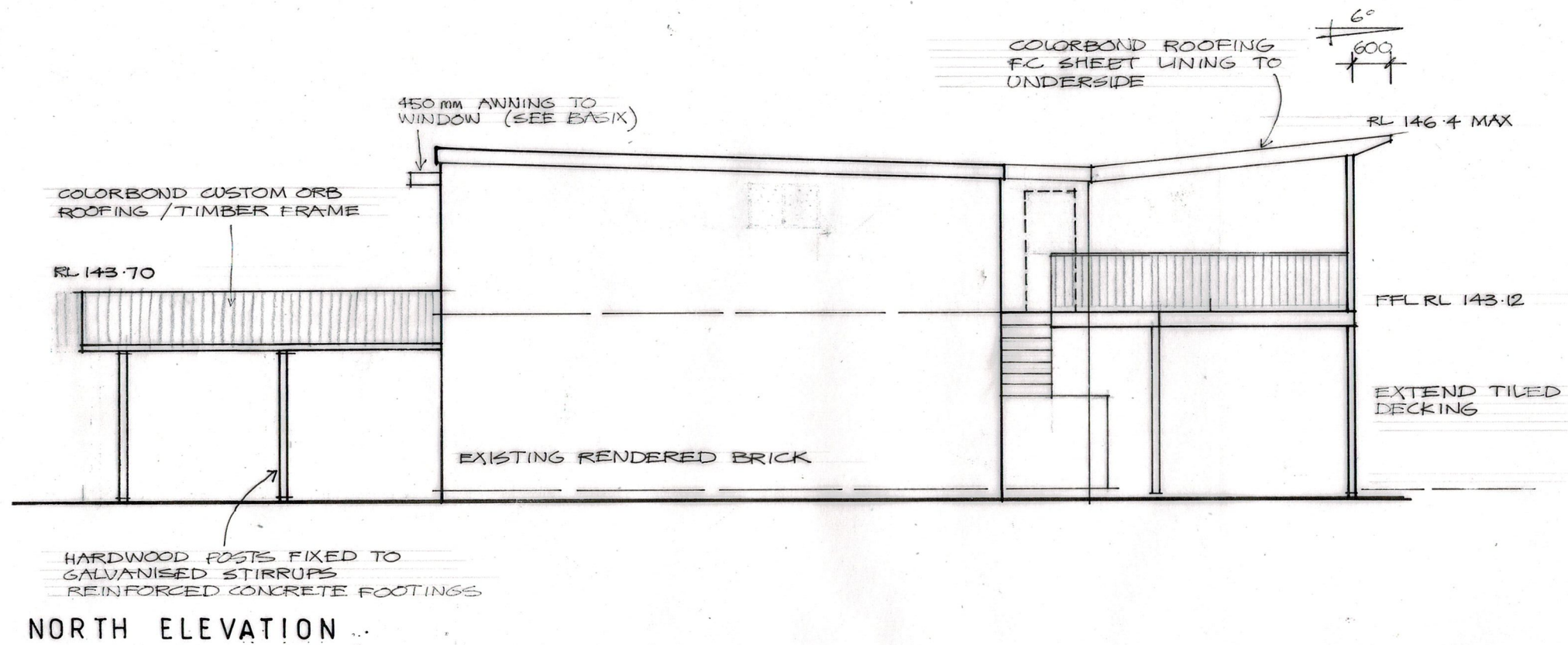


* EXISTING PAVED DRIVEWAY,
CONCRETE CROSSING AND
FOOTPATH TO BE
RETAINED.
(PAVING TO BE WIDENED UNDER
CARPORT TO ACCOMMODATE 2 CARS.)

DRIVEWAY LONGSECTION

22.11.18 FOR COUNCIL D.A.

ALTERATIONS & ADDITIONS - DEAN JONES RESIDENCE
160 PLATEAU ROAD BILGOLA PLATEAU
JULY 2018 DWG 0718 - 3/4 SHIMDESIGN design and drafting 0400 898 744

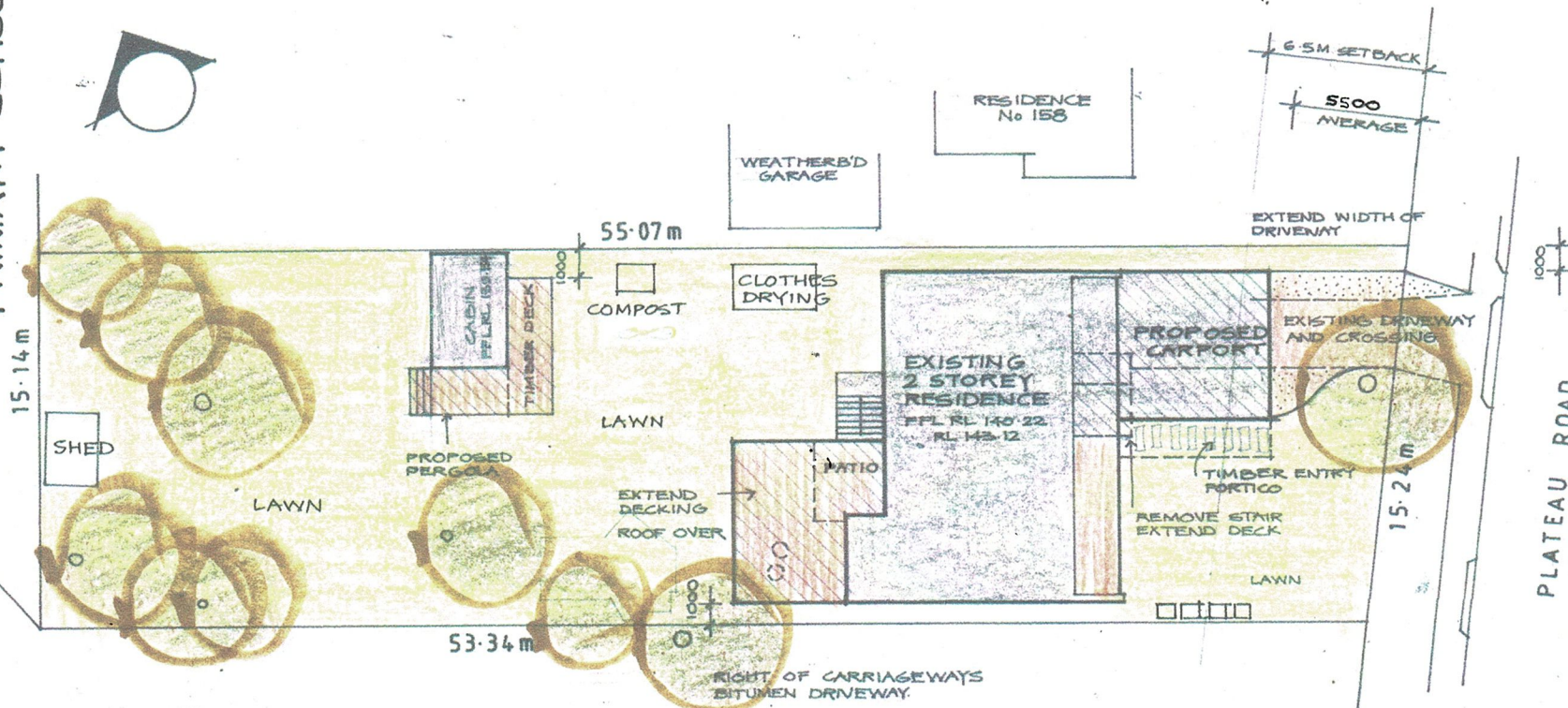


22.11.18 FOR COUNCIL D.A.

ALTERATIONS & ADDITIONS - DEAN JONES RESIDENCE
160 PLATEAU ROAD BILGOLA PLATEAU
JULY 2018 DWG 0718 - 4/4 SHIMDESIGN design and drafting 0400 898 744

SITE ANALYSIS PLAN

↑ BILGOLA PLATEAU PRIMARY SCHOOL
↓



COOLING SUMMER BREEZE

→ →
OCEAN VIEWS

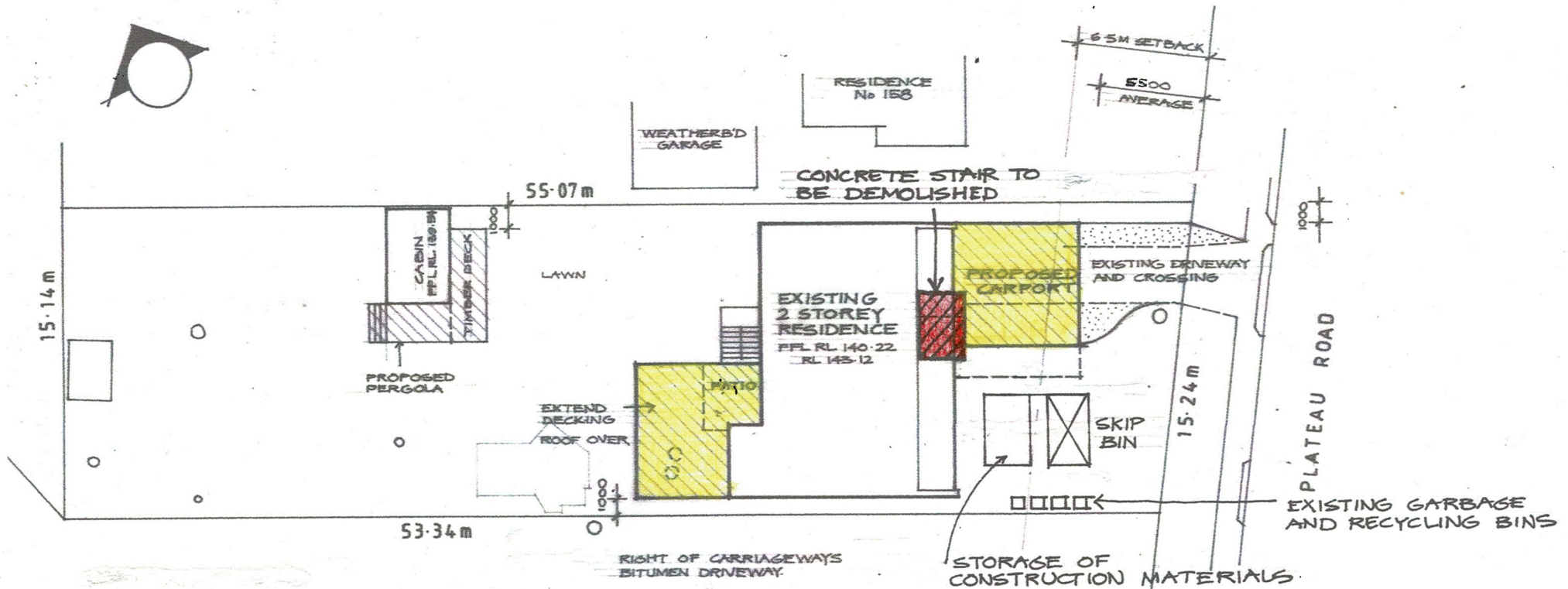
LOT 55 D.P. 12838
AREA 820.7m²

↙ PITTWATER GLIMPSES THROUGH TREE CANOPY

200 M TO LOCAL SHOPS
↓

ALTERATIONS & ADDITIONS - DEAN JONES RESIDENCE
160 PLATEAU ROAD BILGOLA PLATEAU
JULY 2018 DWG 0718 - 1/4 SHIMDESIGN design and drafting 0400 898 744

WASTE MANAGEMENT PLAN



ALTERATIONS & ADDITIONS - DEAN JONES RESIDENCE
160 PLATEAU ROAD BILGOLA PLATEAU
JULY 2018 DWG 0718 SHIMDESIGN design and drafting 0400 898 744

SOIL & WATER MANAGEMENT

1. All existing trees to be retained unless shown otherwise on approved architectural or landscape drawings.
2. Retain all existing grass cover where possible.
3. Install silt fence as shown on this plan prior to any site earthworks commencing.
4. Install temporary sediment barriers to all inlet pits likely to collect silt laden water, until surrounding area is grassed or paved.
5. All silt fences & silt barriers are to be maintained in good order & regularly desilted during the construction period.
6. All silt laden stormwater or seepage which accumulates in the basement excavation is to be pumped out using 'Memtec' filtration vessel or equivalent with suitable disposable filters to achieve a level of non-filterable residues less than 50p.p.m.

PROTECTIVE FENCE AROUND TREE DETAIL

Protective fence around tree is to remain in place until completion of all building. Landscape construction fencing is to be located not less than 4.0m from the trunks or at the edge of the dripline, whichever is the greatest.



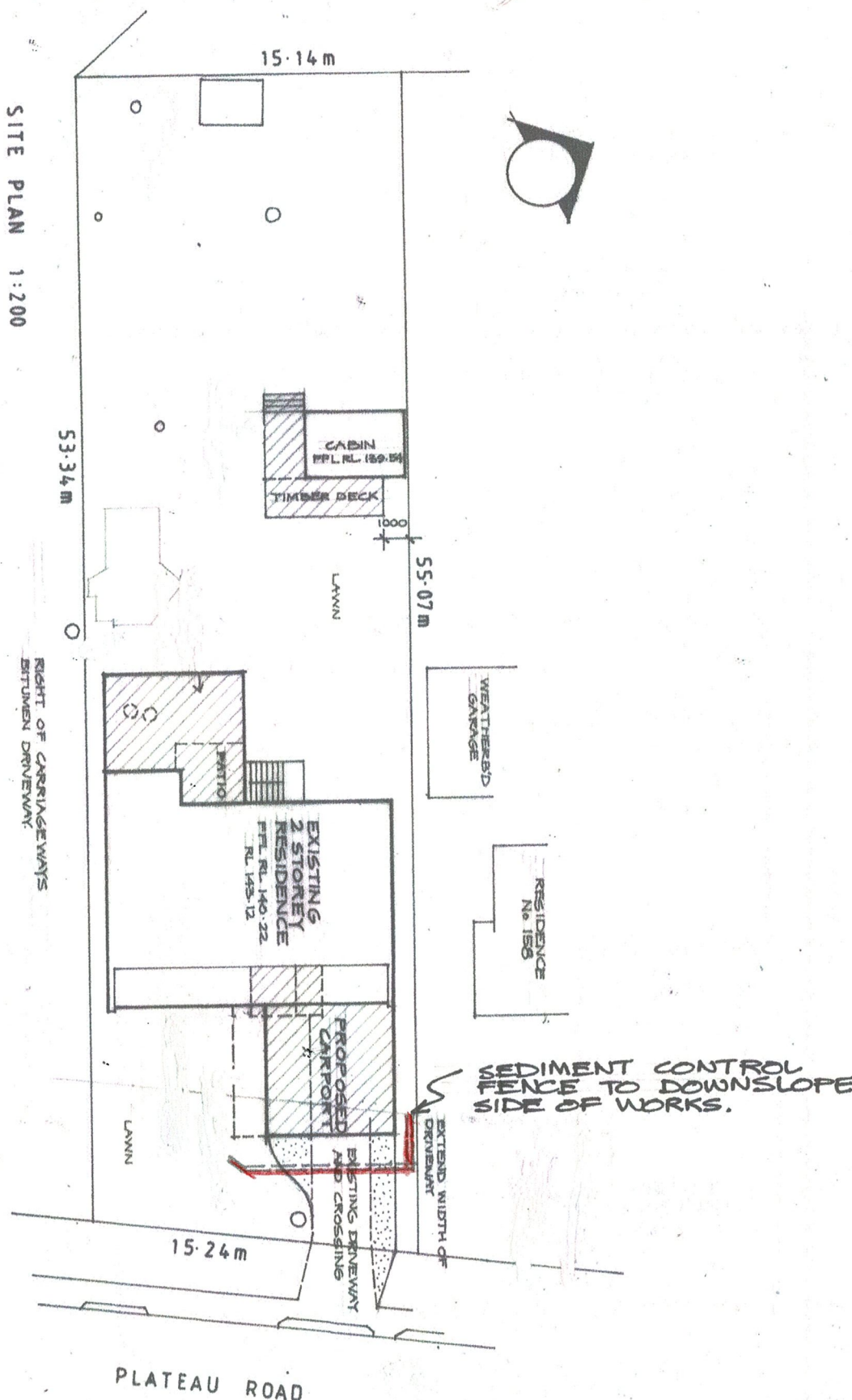
CONSTRUCTION MANAGEMENT NOTES

1. Waste materials are to be stockpiled or loaded into skip bins located as shown on plan.
2. All vehicles leaving the site must pass over the ballast area to shake off site clay & soil. Ballast is to be maintained & recycled as necessary during the construction period.
3. Concrete pumps & cranes are to operate from within the property area & are not to operate from the public roadway unless specific council permission is obtained.
4. Delivery vehicles must not stand within the public roadway for more than 20mins at a time.
5. Any excavation work adjacent to adjoining properties or the engineer is consulted & specific instructions received from the engineer.

TRAFFIC MANAGEMENT

1. During periods where construction vehicles enter or exit the site, a stop/go person will control traffic.

SITE PLAN 1:200
LOT 55 DP 12838
AREA 820.7m²



Note

- 1 All erosion and sediment control measures to be inspected and maintained daily by site manager
- 2 Minimise disturbed areas
- 3 All stockpiles to be clear from drains, gutters and footpaths
- 4 Drainage is to be connected to stormwater system as soon as possible
- 5 Road and footpath to be swept daily
- 6 If you do not comply you may be liable to a FINE

SOIL CONSERVATION NOTE:

- PRIOR TO COMMENCEMENT OF CONSTRUCTION PROVIDE 'SEDIMENT FENCE' 'SEDIMENT TRAP' AND WASH-OUT AREA TO ENSURE THE CAPTURE OF WATER BORNE MATERIAL GENERATED FROM THE SITE

SEDIMENT TRAP

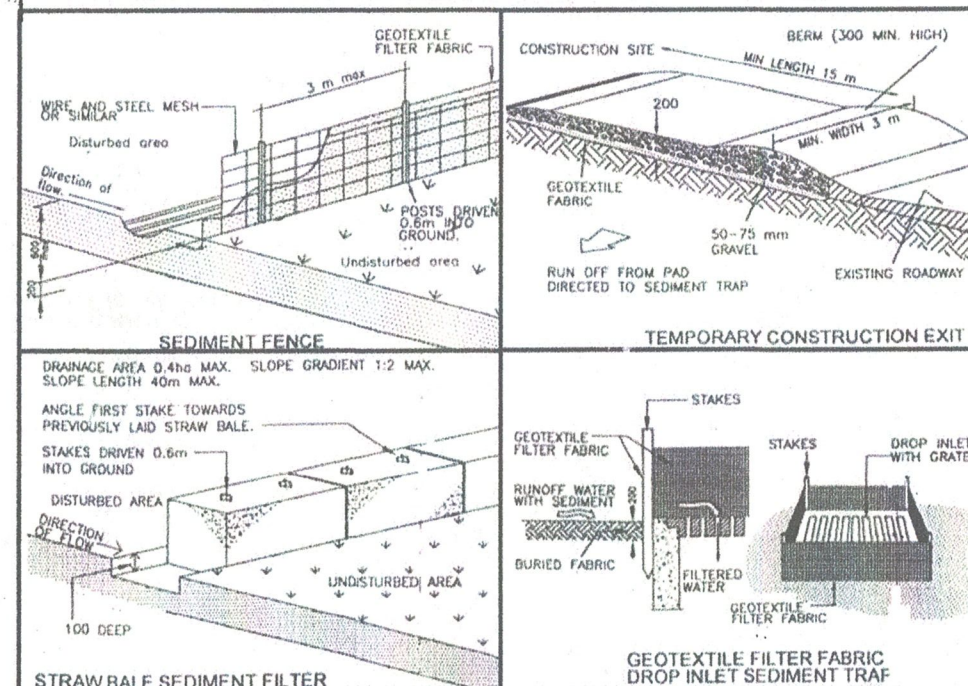
- 500mm X 500mm WIDE 300mm DEEP PIT LOCATED AT THE LOWEST POINT TO THE TRAP SEDIMENT

WASH-OUT AREA

- TO BE 1800mm X 1800mm ALLOCATED FOR THE WASHING OF TOOL & EQUIPMENT

SEDIMENT FENCE

- PROVIDE 'SEDIMENT FENCE' ON DOWN SLOPE BOUNDARY AS SHOWN ON PLAN. FABRIC TO BE BURIED BELOW GROUND AT LOWER EDGE



ALTERATIONS & ADDITIONS - DEAN JONES RESIDENCE

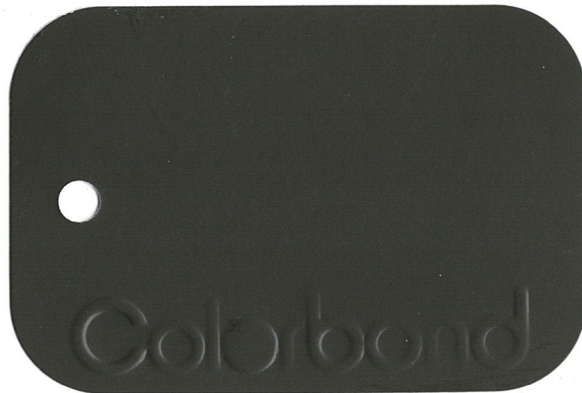
160 PLATEAU ROAD BILGOLA PLATEAU

JULY 2018 DWG 0718

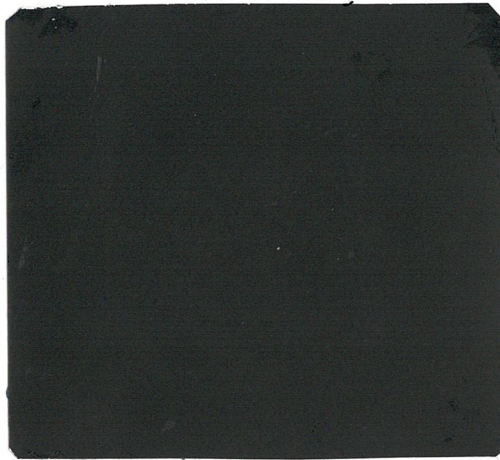
SHIMDESIGN design and drafting 0400 898 744

SCHEDULE OF COLOURS AND FINISHES

160 PLATEAU ROAD BILGOLA PLATEAU



← COLOR BOND CARPORT
ROOFING & GUTTERING
"WOODLAND GREY"



↑
PAINTED / RENDERED BRICK
AND TIMBER CLADDING
DULUX 'DOMINO' OR SIMILAR

EAVES LINING - PAINTED 'WHITE'



↑
ALUMINIUM WINDOWS & DOORS
'BLACK'



↑
TIMBER CLADDING
TO FACADE
POSTS TO CARPORT