



Project North

NOTES:
All work is to comply with the National Construction Code (NCC / Building Code of Australia), the requirements of the local council, the requirements of the legally constituted Authorities for services and the relevant standards published by the Standards Association of Australia.

The Builder is to give all notices, obtain all permits and pay all fees.
Finished ground levels on the plan are subject to the site conditions.
Do not scale from drawings. Figured dimensions to be given preference over scale. All Figured dimensions to be checked on site.

The work shown on this drawing and any associated drawings is to be carried out in a good and tradesman-like manner.

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BASIC INFORMATION REQUIREMENTS:
LIGHTING:
A minimum of 40% of all new or altered light fixtures are to be fluorescent, compact fluorescent or L.E.D. lamps

WATER COMMITMENTS:
Fixtures: All new Shower heads, toilets and taps shall have a minimum 3 Star rating
HOT WATER SYSTEM:
The existing Hot water system shall remain

INSULATION REQUIREMENTS:
Concrete slab on Ground Floor: Nil
External walls: The external walls shall meet minimum R 1.70 (including construction)
Ceilings: The new ceilings shall meet minimum R 1.58 (up)
Roof: The roof shall have a foil backed blanket (55mm) and be of dark colour (solar absorption > 0.70)

WINDOWS & GLAZED DOORS:
All window and door numbers shown on the window and door schedule correspond to matching window / door numbers shown in the Basic certificate.
Window sizes: The total area of glazing for each window shall be no greater than that shown on the Basic certificate
Shading devices: Shading devices shall be installed in accordance with the Basic certificate
Frames and glazing types shall meet the requirements of the Basic certificate



Client
MR & MRS BYRON
Project Name
Alterations & Additions
1A VISTA AVENUE
LOT A, D.P. 420920
BALGOWLAH HEIGHTS N.S.W. 2093

Drawing Title:
ELEVATIONS & SECTIONS
Scale: 1:100 Date: APRIL 2019
Council: NORTHERN BEACHES Checked By: J. Adams
Project No: **1727** Drawing No.: **DA 04**
ANNEXURE "A" Plot Date: 8/04/2019