

PROPOSED ALTERATIONS & ADDITIONS

AT

109 ROSE AVENUE

WHEELER HEIGHTS

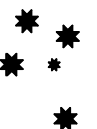
FOR

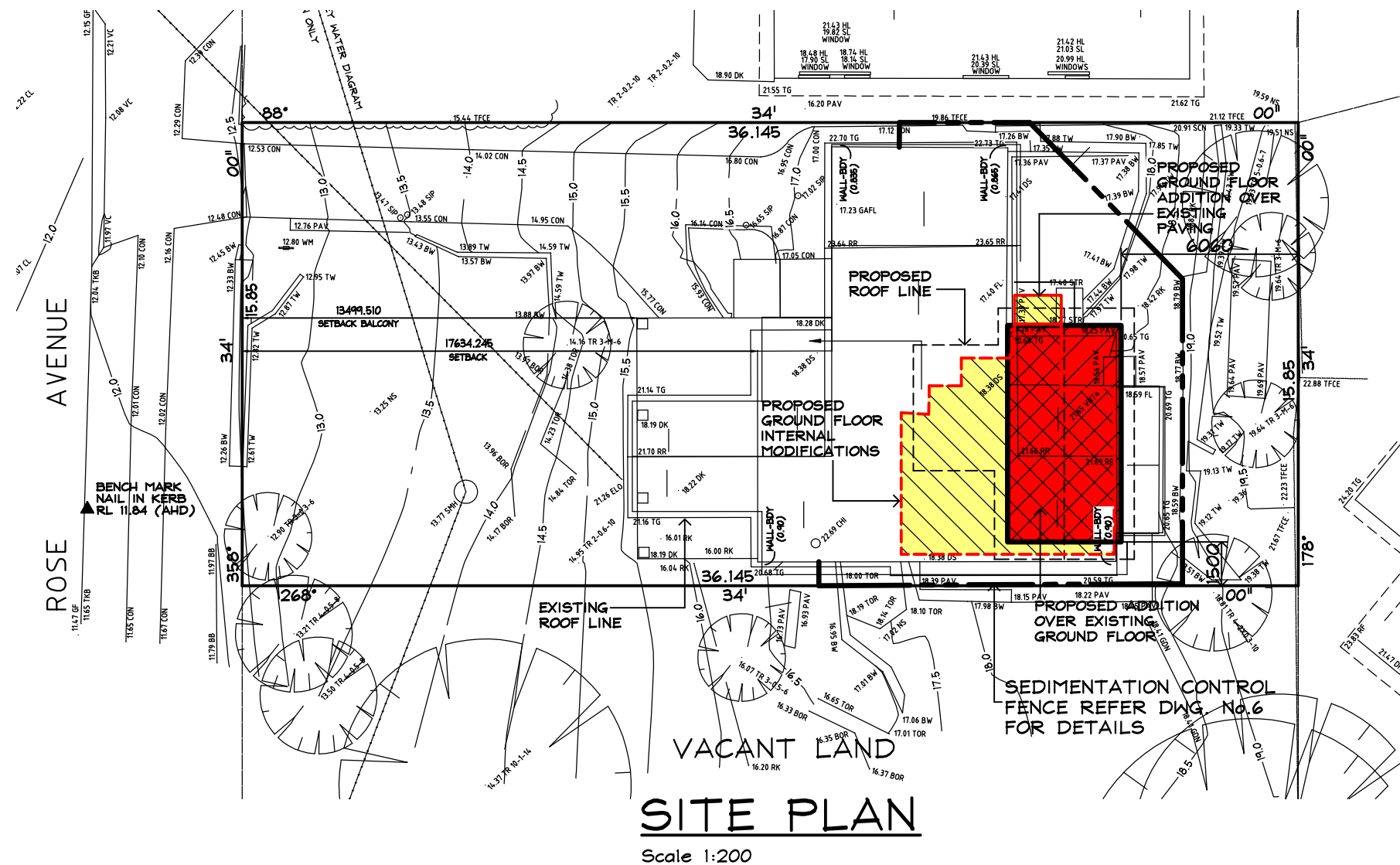
Mr. L. & Mrs. C. LITTLEJOHN

DA ISSUE

JUNE 2022

H&C DESIGN PTY. LTD.





SITE CRITERIA

109 ROSE AVENUE WHEELER HEIGHTS N.S.W. 2097
LOT 61 D.P. 209826

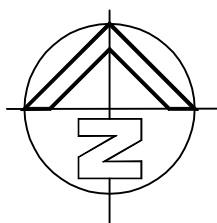
SITE AREA	=	572.8	sq. m. (BY CALC.)
EXISTING SOFT OPEN SPACE	=	281.4	sq. m.
EXISTING HARD OPEN SPACE	=	125.2	sq. m.
EXISTING HARDSTAND	=	166.2	sq. m.
TOTAL EXISTING HARDSTAND	=	291.4	sq. m.
PROPOSED HARDSTAND	=	NIL	sq. m.

EXISTING GROUND FLOOR AREA	=	179.8	sq. m.
PROPOSED GROUND FLOOR AREA	=	1.7	sq. m.
EXISTING FIRST FLOOR AREA	=	43.0	sq. m.
PROPOSED FIRST FLOOR AREA	=	29.0	sq. m.
TOTAL FLOOR AREA	=	253.5	sq. m.

EXISTING DWELLING ROOF AREA	=	166.9	sq. m.
PROPOSED ROOF AREA	=	3.0	sq. m.
TOTAL ROOF AREA	=	169.9	sq. m.

POST SOFT OPEN SPACE	=	281.4	sq. m.
POST HARDSTAND	=	291.4	sq. m.

POST FRONT SOFT OPEN SPACE	=	188.9	sq. m.
POST REAR SOFT OPEN SPACE	=	84.2	sq. m.



BASIX REQUIREMENTS

TO BE READ INCONJUNCTION WITH THE
BASIX CERTIFICATE NUMBER A453948

NEW SHOWER HEAD MINIMUM RATING ----- 3 STAR RATING

NEW TOILET MINIMUM RATING ----- 3 STAR RATING

ALL NEW TAP FITTINGS MINIMUM RATING ----- 3 STAR RATING

GLAZING TO ALUMINIUM FRAMED WINDOWS AND DOORS OR OTHERWISE
NOTED ARE TO BE IN ACCORDANCE WITH THE BASIX REPORT

ROOF COLOUR ----- LIGHT (SOLAR ABSORPTANCE > 0.475)

ROOF SHEETING ON FOIL BACKED BLANKET (55mm)

CEILING AND ROOF FLAT/PITCHED ----- R3.0 RATING

EXTERNAL WALLS INSULATION ----- R1.3 RATING

ELECTRIC OVEN & COOK TOP.

APPLICANT MUST ENSURE THAT THE "PRIMARY TYPE OF ARTIFICIAL LIGHTING"
IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) LIGHTING IN EACH OF THE
FOLLOWING ROOMS, AND WHERE THE "DEDICATED" APPEARS, THE FITTINGS
FOR THOSE LIGHTS MUST ONLY BE CAPABLE OF ACCEPTING FLUORESCENT OR
LIGHT EMITTING DIODE (LED) LAMPS:

- . THE LAUNDRY, AT LEAST 2 OF THE BEDROOMS (DEDICATED)
- . BATHROOM, KITCHEN (DEDICATED)

NOTES:-

1. ALL GLAZING TO WINDOWS & DOORS SHALL BE IN ACCORDANCE WITH THE NATHERS REPORT.
2. EXTERNAL WALL CLADDING SHALL BE SELECTED PLANK CLADDING WITH A SPECIFIED PAINTED COLOUR FINISH.
3. AN APPROVED RATED INSULATION TO ALL EXTERNAL TIMBER FRAMED WALLS IN ACCORDANCE WITH THE BASIX REPORT.
4. AN APPROVED RATED INSULATION MATERIAL TO BE PLACED IN THE CEILING SPACE WITHIN THE PERIMETER OF ALL EXTERNAL WALLS IN ACCORDANCE WITH THE BASIX REPORT.
5. AN APPROVED RATED CONDENSATION BLANKET PLACED UNDER ROOF SHEETING THRU-OUT IN ACCORDANCE WITH THE BASIX REPORT.
6. ROOF FINISHES TO BE IN ACCORDANCE WITH THE BASIX REPORT.
7. EXTERNAL WALL FINISHES TO BE IN ACCORDANCE WITH THE BASIX REPORT.
8. ALL WINDOWS AND DOORS TO HAVE WEATHER STRIPPING.
9. ALL WINDOWS & DOORS AS NOTED ON PLAN WITH SPECIFIED COLOUR FINISH.
10. ALL PAINTING TO OWNERS REQUIREMENTS.
11. ALL POWER OUTLETS & SWITCHES TO OWNERS REQUIREMENTS.
12. ALL GLAZING TO CODE AS1288
13. ALL PEST TREATMENT TO CODE AS3660.1-2000
14. SMOKE ALARM DENOTED SA ON PLAN TO BCA 3.7.2 & AS3786
15. ALL WATERPROOFING TO WET AREAS TO CODE AS3740
16. ALL TIMBER FRAMING TO CODE AS1684
17. ALL WORK CARRIED OUT TO BE IN ACCORDANCE WITH THE BCA.

GENERAL NOTES AND BCA / NCC COMPLIANCE

- EARTHWORKS METHOD OF EXCAVATION AND FILL TO COMPLY WITH PART 3.1.1. B.C.A.
- TERMITE RISK MANAGEMENT TO COMPLY WITH PART 3.1.3 OF THE B.C.A. AND AS3660-1
- FOOTINGS AND SLABS TO COMPLY WITH PART 3.2 OF THE B.C.A. , AS2870 AND ENGINEERS DETAILS
- MASONRY CONSTRUCTION TO COMPLY WITH PART 3.3 OF THE B.C.A. AND AS3700
- TIMBER FRAMING TO COMPLY WITH PART 3.4 OF THE B.C.A AND AS1684
- GLAZING TO COMPLY WITH PART 3.6 OF THE B.C.A. AND AS1288
- STAIR CONSTRUCTION TO COMPLY WITH PART 3.9.1 OF THE B.C.A.
- BALISTRADES AND OTHER BARRIERS TO COMPLY WITH PART 3.9.2 OF THE B.C.A.
- ROOFING TO COMPLY WITH PART 3.5.1 OF THE B.C.A. AND AS/NZ1562
- FLOOR SURFACES OF WATER CLOSETS, SHOWER COMPARTMENTS AND THE A LIKE TO BE OF MATERIALS IMPERVIOUS TO MOISTURE AND WALLS FINISHED WITH AN APPROVED IMPERVIOUS FINISH TO COMPLY WITH THE REQUIREMENTS OF PART 3.8 OF THE B.C.A. AND AS3740

ABOVE NOTES TO BE READ IN-CONJUNCTION
WITH THE ARCHITECTURAL PLANS AND THE
STRUCTURAL ENGINEERS DETAILS

DA ISSUE

IF IN
DOUBT
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Date JUNE 2022
Drawn HENK.
Scale 1:200
Job No. 21101-01

NOTES:-

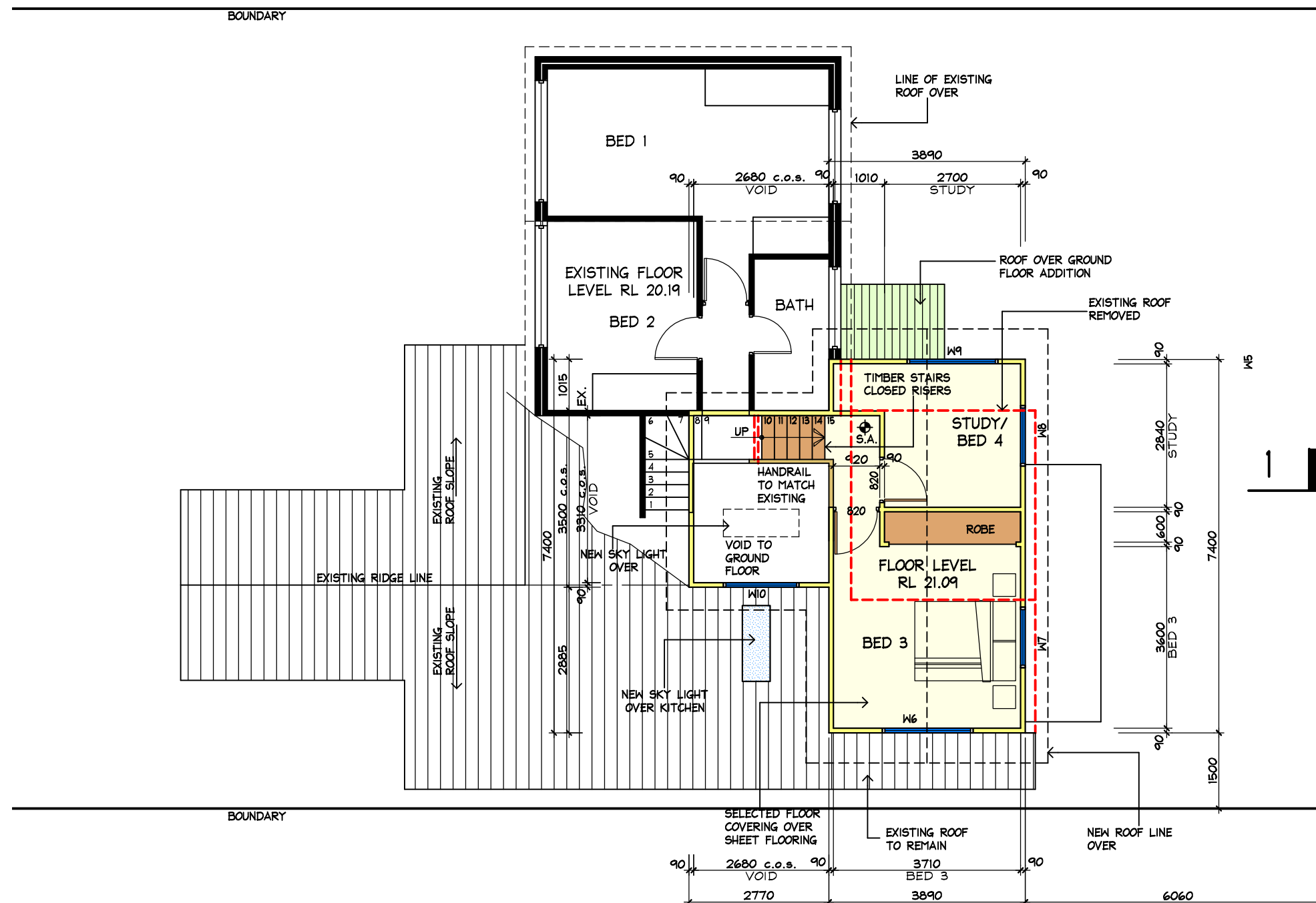
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Project **PROPOSED ALTERATIONS & ADDITIONS**
109 ROSE AVENUE WHEELER HEIGHTS
FOR **Mr. L. & Mrs. C. LITTLEJOHN**

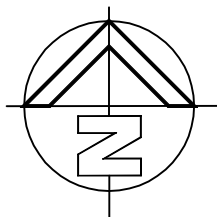


REMOVE EXISTING BRICK CLADDING TO FLOOR LEVEL AND REPLACE WITH PLANK CLADDING TO MATCH FIRST FLOOR ADDITION AND TO ENSURE A 900mm MIN. BOUNDARY OFF SET IS ACHIEVED.

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FOR	Mr. L. & Mrs. C. LITTLEJOHN



FIRST FLOOR PLAN



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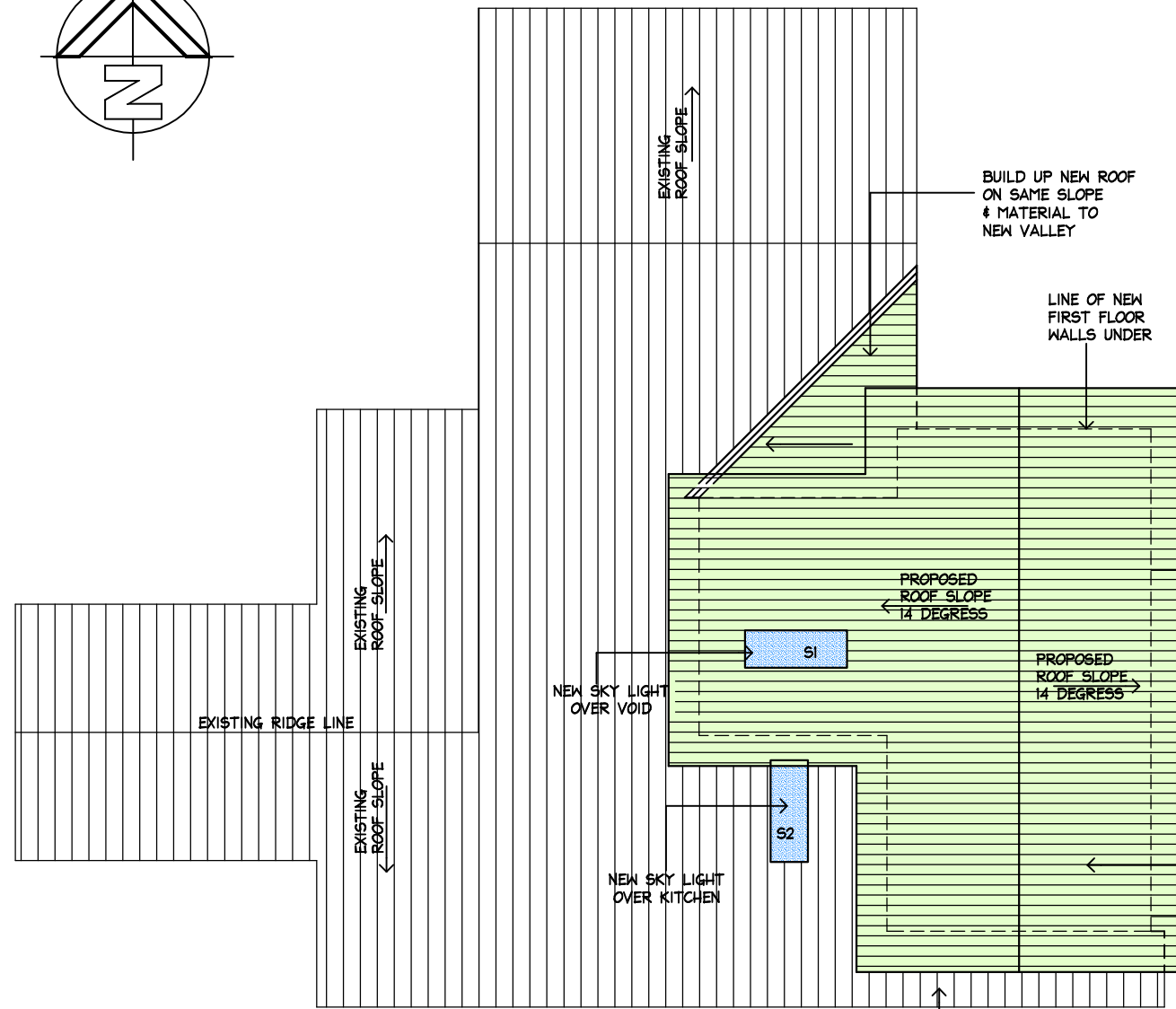
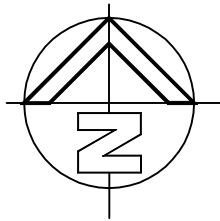
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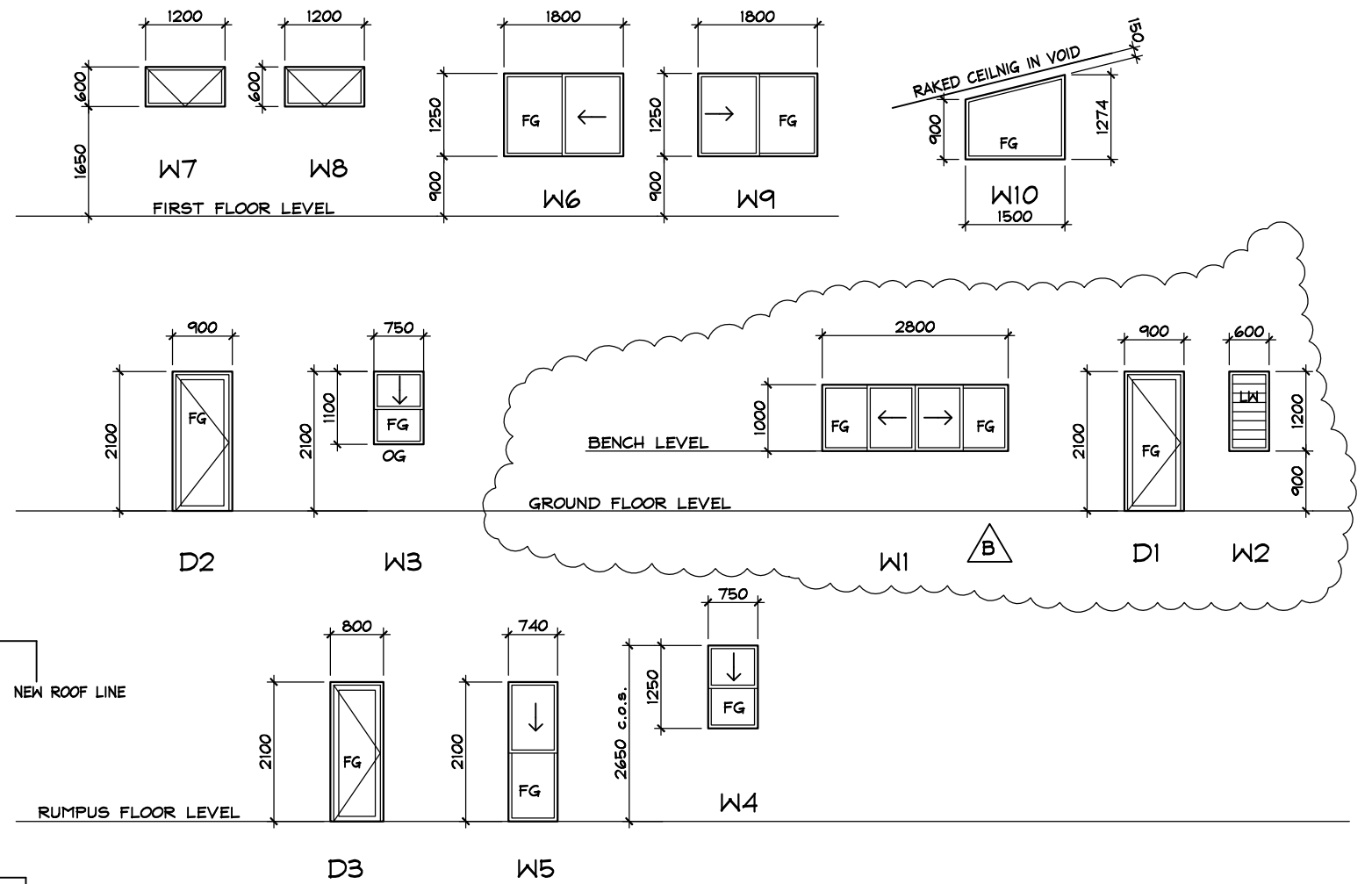
Project **PROPOSED ALTERATIONS & ADDITIONS
109 ROSE AVENUE WHEELER HEIGHTS**
FOR **Mr. L. & Mrs. C. LITTLEJOHN**



NOTE:-
S1 & S2 TO BE VELUX FIXED
DOUBLE GLAZED 550 x 1400

ROOF PLAN

NOTE:-
NEW ROOF SHHETING TO MATCH
EXISTING IN PROFILE AND COLOUR
BONDED FINISH



WINDOW & DOOR SCHEDULE

NOTE:- DIMENSIONS SHOWN ARE OPENING SIZE & VIEWED FROM THE OUTSIDE & INDICATIVE ONLY.
SIZES TO BE VERIFIED PRIOR TO ORDER AND SUPPLIED WITH FLYSCREENS IF REQUIRED BY OWNER.
ALL GLAZING TO WINDOWS AND DOORS TO BE IN ACCORDANCE WITH THE BASIX REPORT.
ALL WINDOWS AND DOORS TO BE ALUMINIUM FRAMED UNLESS OTHERWISE NOTED.

LEGEND
FG..... FIXED GLASS
LW..... LOUVRED WINDOW
OG..... FROSTED GLASS
→ SLIDE DIRECTION

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REV B- 2022/06/30

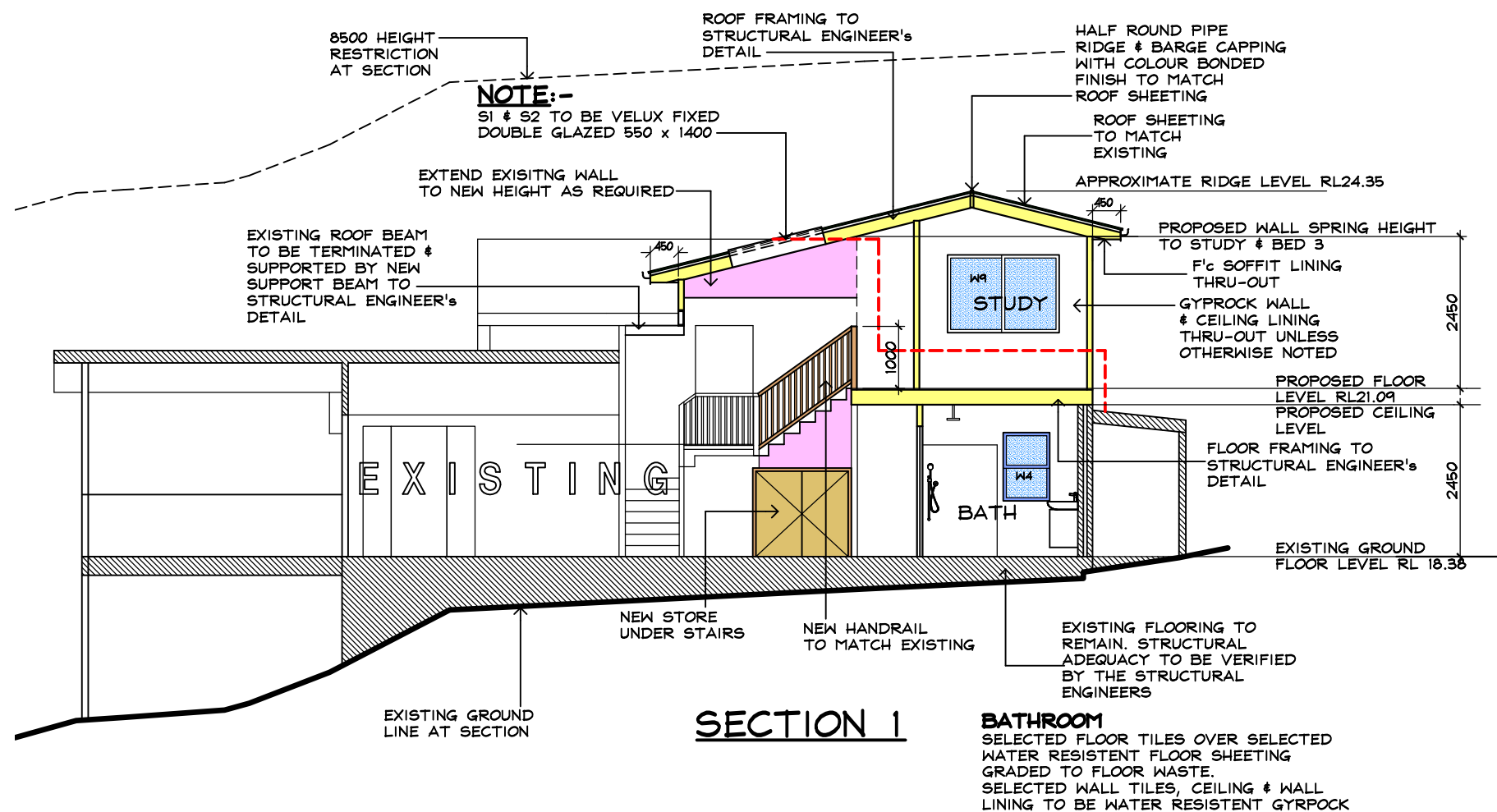
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Date JUNE 2022
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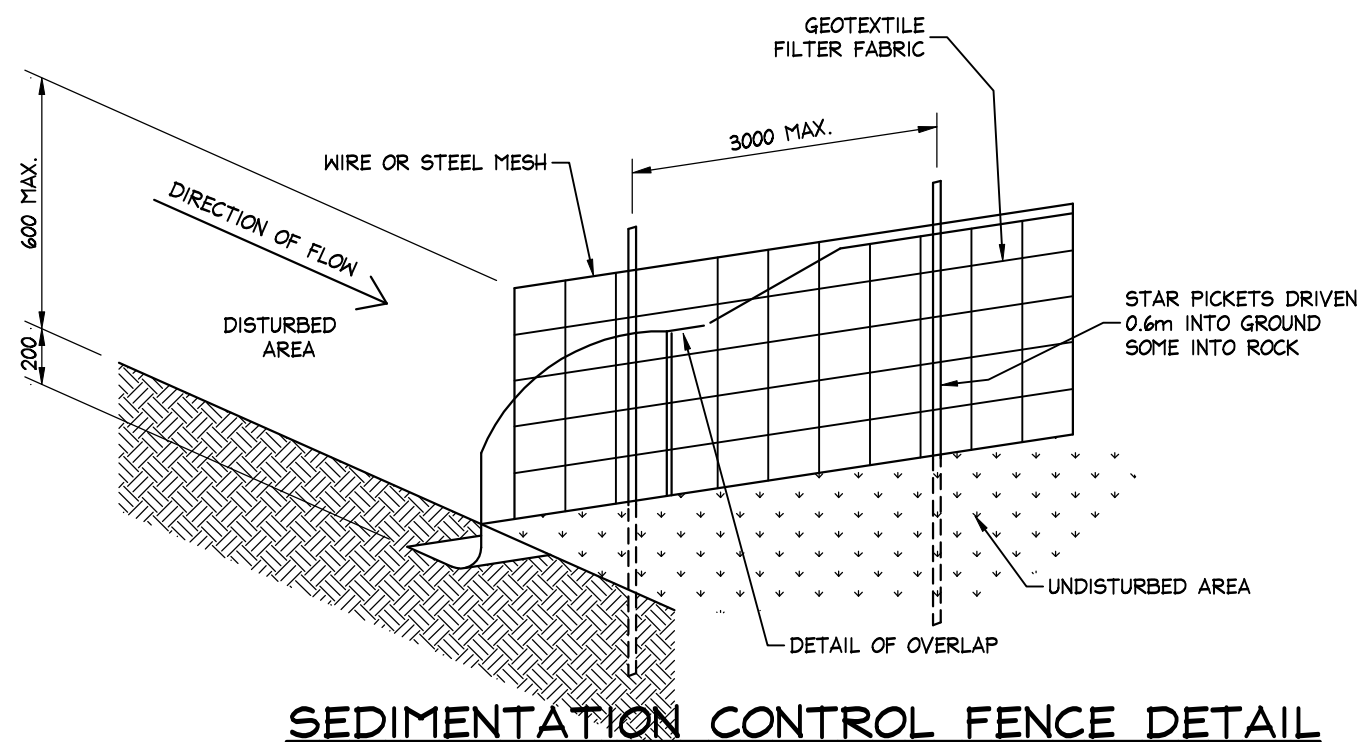
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Project **PROPOSED ALTERATIONS & ADDITIONS**
109 ROSE AVENUE WHEELER HEIGHTS
FOR **Mr. L. & Mrs. C. LITTLEJOHN**



SECTION 1

BATHROOM
SELECTED FLOOR TILES OVER SELECTED WATER RESISTENT FLOOR SHEETING GRADED TO FLOOR WASTE. SELECTED WALL TILES, CEILING & WALL LINING TO BE WATER RESISTENT GYPROCK



SEDIMENTATION CONTROL FENCE DETAIL

SCALE = N.T.S.

SEDIMENT CONTROL:

1. INSTALL SEDIMENT CONTROL STRUCTURES IN LOCATIONS INDICATED ON DRAWINGS AND AS OTHERWISE REQUIRED TO CONTROL SEDIMENT DURING ALL EXCAVATIONS AND WHILST AREAS OF THE SITE ARE EXPOSED TO EROSION.
2. CONTROL STRUCTURES TO BE AS DETAILED OR AS OTHERWISE REQUIRED.
3. REVIEW CONTROL MEASURES AND MAINTAIN STRUCTURES DURING CONSTRUCTION.
4. IF ADDITIONAL MEASURES ARE REQUIRED FOR EROSION CONTROL OR BY COUNCIL REQUIREMENTS REFER TO "URBAN EROSION AND SEDIMENT CONTROL" GUIDELINES PREPARED BY THE DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT.

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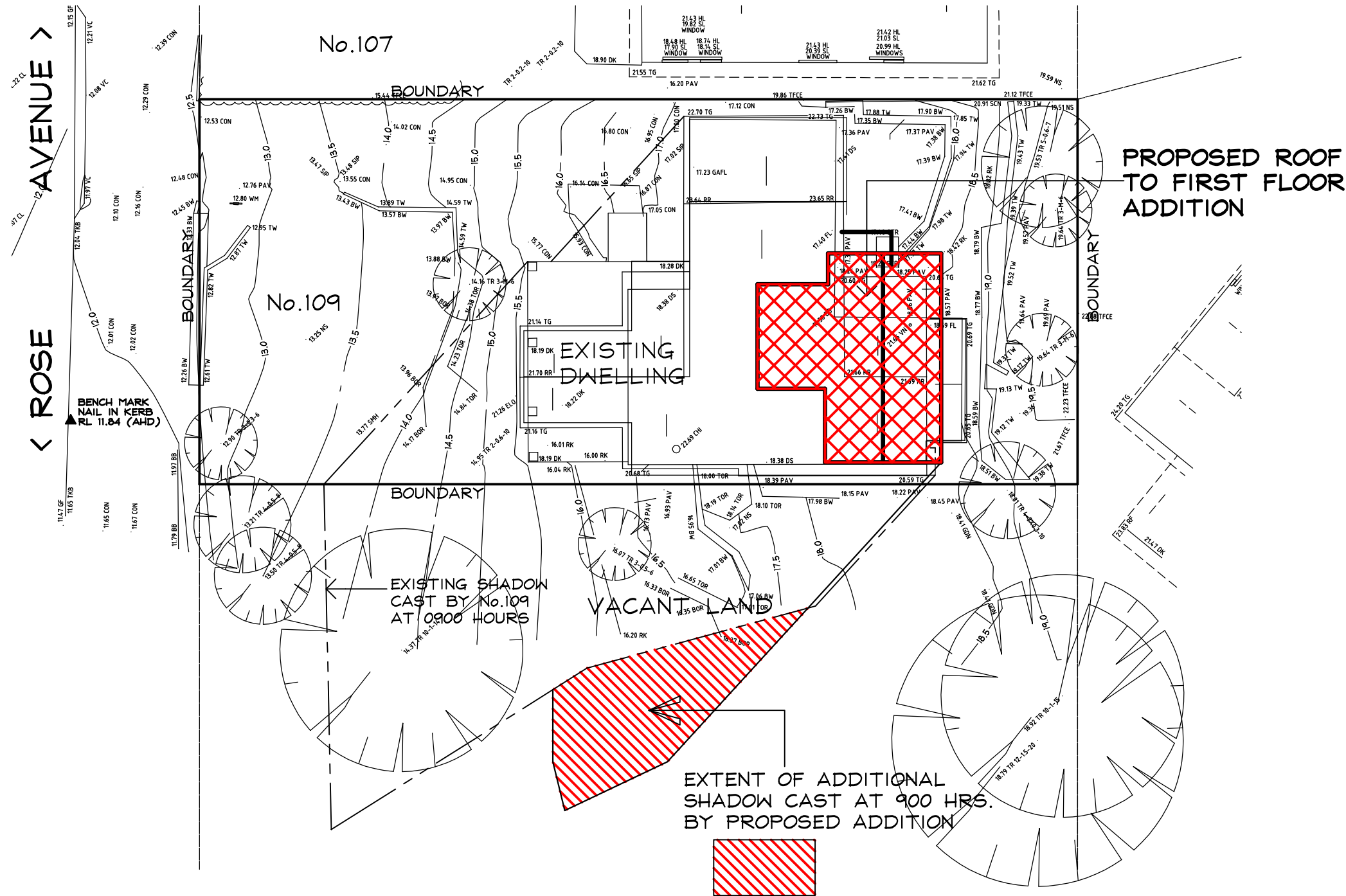
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Date JUNE 2022
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Scale 1:100
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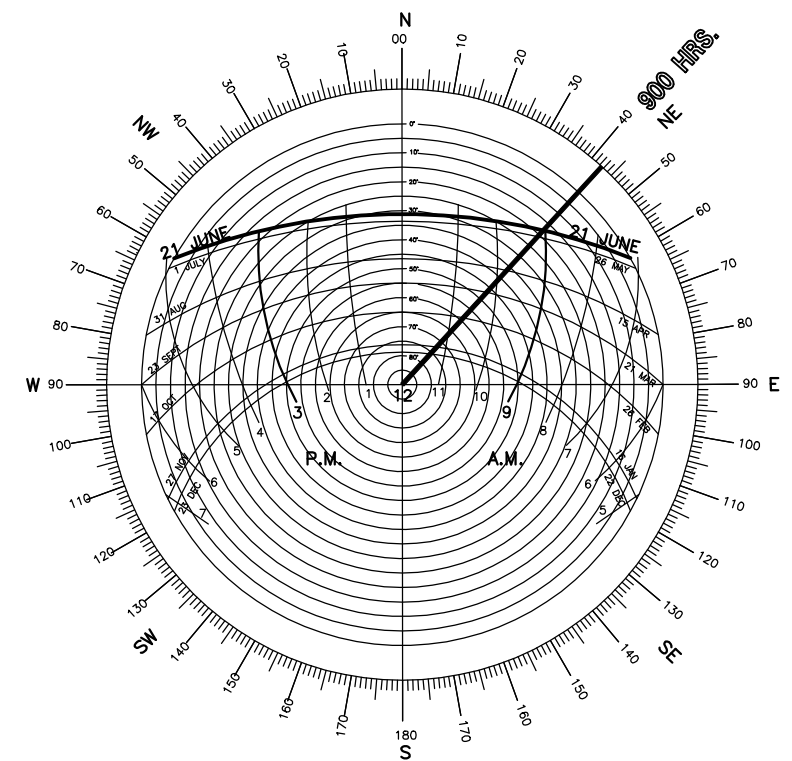
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Project **PROPOSED ALTERATIONS & ADDITIONS**
109 ROSE AVENUE WHEELER HEIGHTS
FOR **Mr. L. & Mrs. C. LITTLEJOHN**



0900 HRS. SOLAR ANALYSIS PLAN

Scale 1:200



SOLAR ROSE 21 st. JUNE

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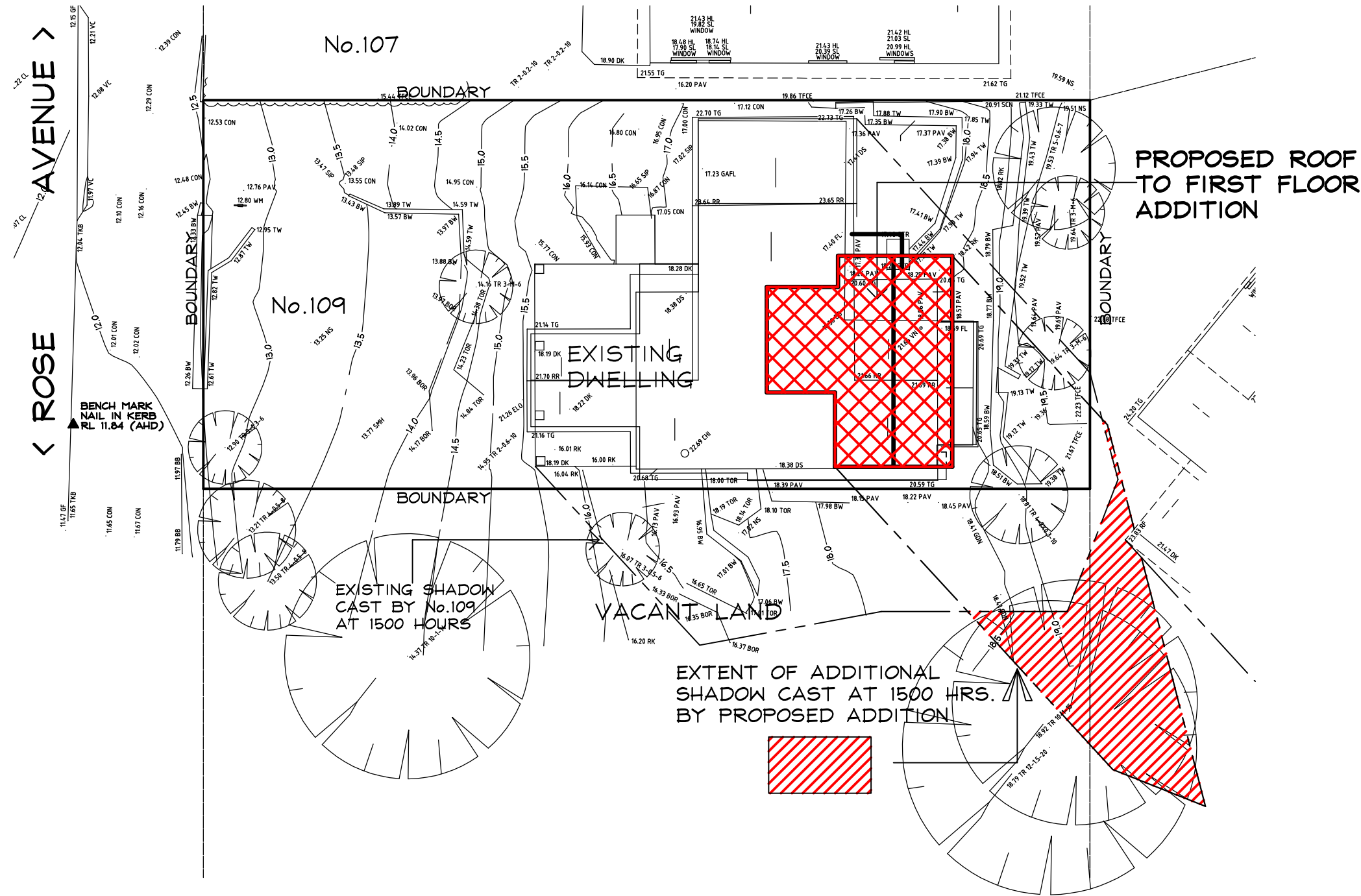
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Date JUNE 2022
Drawn **HENK.**
Scale 1:200
Job No. 21101-07

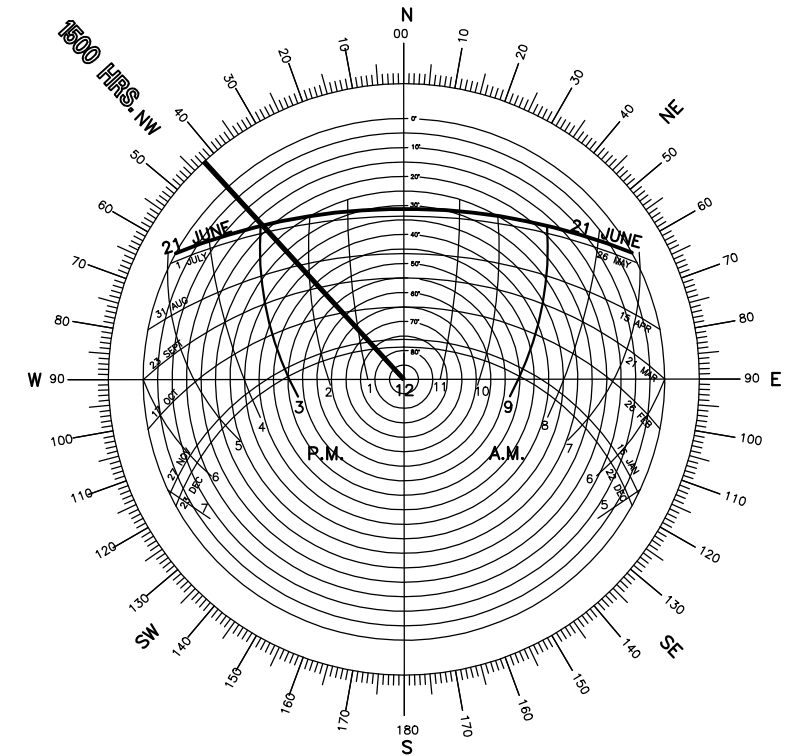
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Project **PROPOSED ALTERATIONS & ADDITIONS
109 ROSE AVENUE WHEELER HEIGHTS**
FOR **Mr. L. & Mrs. C. LITTLEJOHN**



1500 HRS. SOLAR ANALYSIS PLAN

Scale 1:200



SOLAR ROSE 21 st. JUNE

DA ISSUE

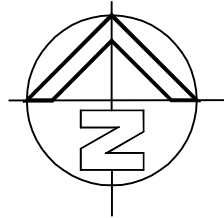
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Drawn **HENK.**
Scale 1:200
Job No. 21101-09

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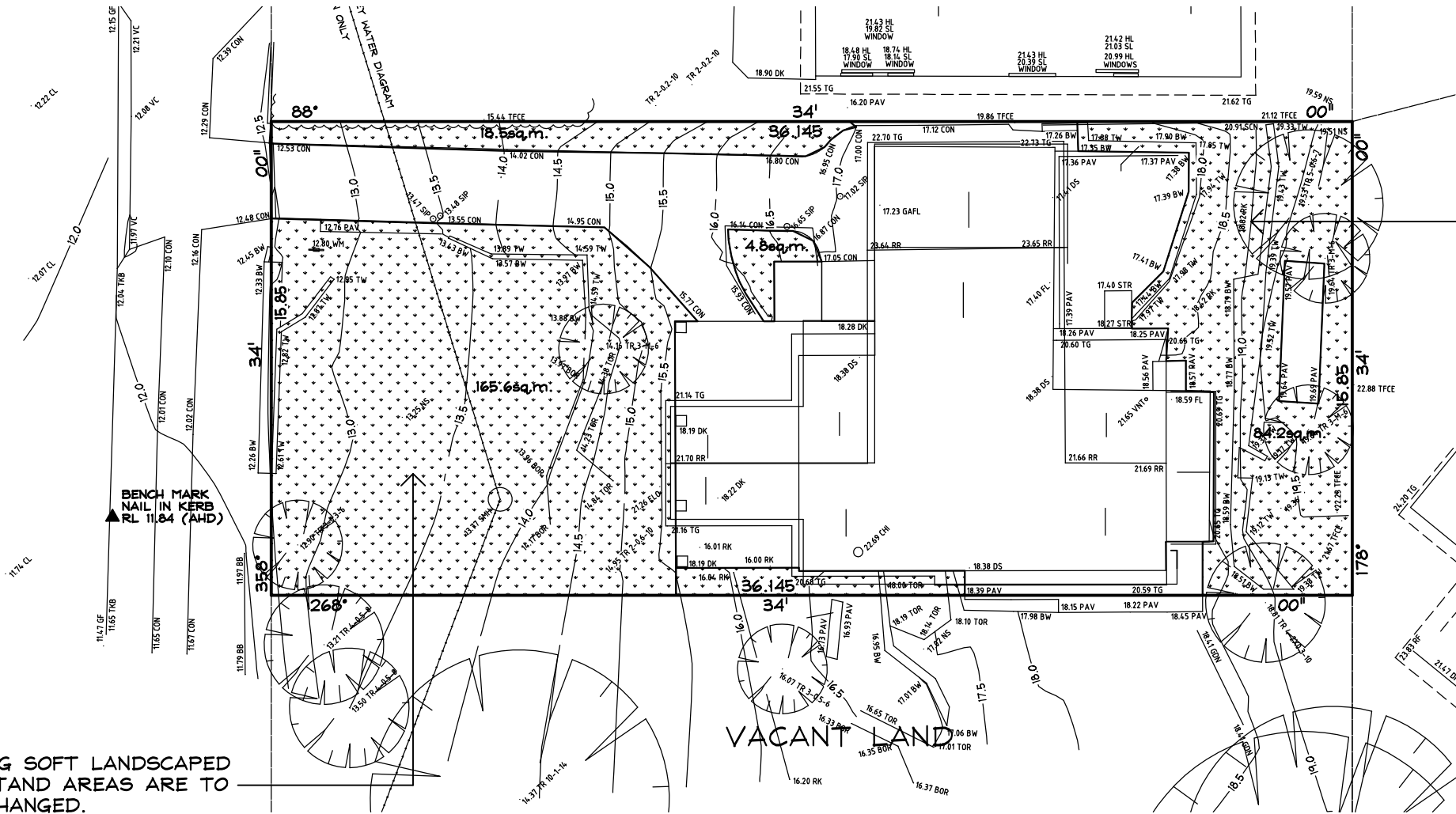
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109 ROSE AVENUE WHEELER HEIGHTS**
FOR **Mr. L. & Mrs. C. LITTLEJOHN**



NOTE:-
ALL EXISTING SOFT LANDSCAPED
AND HARDSTAND AREAS ARE TO
REMAIN UNCHANGED.
ANY PROPOSED ADDITIONS ARE TO
LOCATED OVER EXISTING HARDSTAND.

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ROSE AVENUE



LANDSCAPE PLAN

Scale 1:200

SITE CRITERIA

109 ROSE AVENUE WHEELER HEIGHTS N.S.W. 2097
LOT 61 D.P. 209826

SITE AREA.....	=	572.8	sq. m. (BY CALC.)
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