

sediment control notes:

all erosion and sedimentation control measurements, including revegetation and storage of soil and topsoil, shall be implemented to the standards of the soil conservation of n.s.w.

all drainage works shall be constructed around and stabilised as early as possible during development

sediment traps shall be constructed around all inlet pits, consisting of 300mm wide x 300mm deep trench.

all sediment basins and traps shall be cleaned when the structures are a maximum of 60% full of materials, including the maintenance period.

all disturbed areas shall be revegetated as soon as the relevant works are completed.

soil and topsoil stockpiles shall be located away from drainage lines and area where water may concentrate.

filter shall be constructed by stretching a filter fabric (propex or approved equivalent between post at 2m centres), fabric shall be buried 150mm along its lower edge.

general site notes:

- “as selected” refers to as selected by the owner
- final location of buildings to be verified on site by a registered surveyor
- Sewer & Stormwater layout is diagrammatic only and subject to contractors assessment and/or any construction constraints. Drainage location and connection points are to be established on-site.
- sewer to local authorities requirements.
- all ground lines to be verified on-site by the builder.
- written dimensions to take precedence over scaling, any plan discrepancies to be referred back to a&n design.
- finished floor levels may vary (+/- 200mm) from those indicated on plan, due to site clearing, demolition, contour inconsistencies etc.
- see elevations regarding all dropped edge beam details.
- tender/contract relevant to this proposal to be read in conjunction with this plan
- window spacings shown on plan are approximate and may vary on site.
- plan to be read in-conjunction with engineering plans
- all retaining walls, driveways, garden steps & fencing by owner unless noted otherwise
- window and door heights on elevations are approximate only and may vary on site
- no works are to be carried out over an easement, no works are to be carried out over council property without prior council approval

NCC and Australian Standards:

- all aspects of construction to be complaint with relevant performance requirements of the NCC and Australian Standards including, but not limited to, the following:
- termite control measures:
 - redstop pipe penetrations
 - granite guard application to perimeter walls in accordance with AS3660.1 Clause 6.59 & 6.60
- structural post note:
 - steel & h/w timber posts to eng's details to support steel beams over, to be located within timber stud wall frames.
 - balcony attachments & supports to be in accordance with Clause 3.10.6 of Volume 2 of the NCC
 - isolated masonry piers to be constructed in accordance with Clause Part 3.3.6 of Volume 2 of the NCC
 - refer to structural engineers plans for post type & locations.
- bricklayer note:
 - bricklayers to verify all brick dimensions on site before commencing any work. if there is any discrepancy or doubt do not hesitate to contact the builder
- stairs and balustrade note:
 - the stairs will be constructed in accordance with the requirements of Clause 3.9.12 of Volume 2 of the NCC
 - the finish of all stairs will meet the requirements of Clause 3.9.14 of Volume 2 of the NCC
 - any landings will meet the requirements of Clause 3.9.15 of Volume 2 of the NCC
 - the stairs will be serviced by a handrail in accordance with the requirements of Clause 3.9.24 of Volume 2 of the NCC
 - the balustrades servicing the dwelling (both internal & external) to meet the requirements of Clause 3.9.23 Volume 2 of the NCC
- note:
 - all first floor bedroom windows to be provided with protection in accordance with Clause 3.9.2.6. of Volume 2 of the NCC
 - first floor rooms other than bedrooms in accordance with Clause 3.9.2.7 of Volume 2 of the NCC
- note:
 - exhaust system to be installed as per flow rates specified in Clause 3.8.7.3 of Volume 2 of the NCC & must be discharged directly via shaft or duct to outdoor air or ventilated roof space in accordance with Clause 3.8.7.4 of Volume 2 of the NCC
- note:
 - hard wired photo-electric smoke alarms to be installed in accordance with Clause 3.7.5 of Volume 2 of the NCC and associate standard AS 3786
- note:
 - articulation joints will be provided in brickwork in accordance with the requirements of Clause 3.3.5.13 of Volume 2 of the NCC and associated standard AS4773.1-2015
- note:
 - lift off hinges to be provided where a door is within 1200mm of a toilet pan in accordance with req. of Clause 3.8.3.3 of Volume 2 of the NCC
- note:
 - external cladding as selected to be in accordance with Clause 3.5.4 of Volume 2 of the NCC
- note:
 - waterproofing of the wet areas will be carried out in accordance with AS3740 and Clause 3.8.1.2 and 3.8.1.3 of Volume 2 of the NCC
- note:
 - building sealing to roof lights, external doors and windows and construction of ceilings, walls and floors to be provided in accordance with Clauses 3.12.3.1-6 of Volume 2 of the NCC
- note:
 - garage and driveway profiles/grades to comply in accordance with associated standard AS2890



Level 2, 2 Burbank Place Baulkham Hills 2153
P: (02) 8858 6100 F: (02) 8850 6205

FOR ALIMAX PTY LTD ATF	
AT LOT 25 N°26 CLAUDARE STREET, COLLARROY PLATEAU DP 26140	
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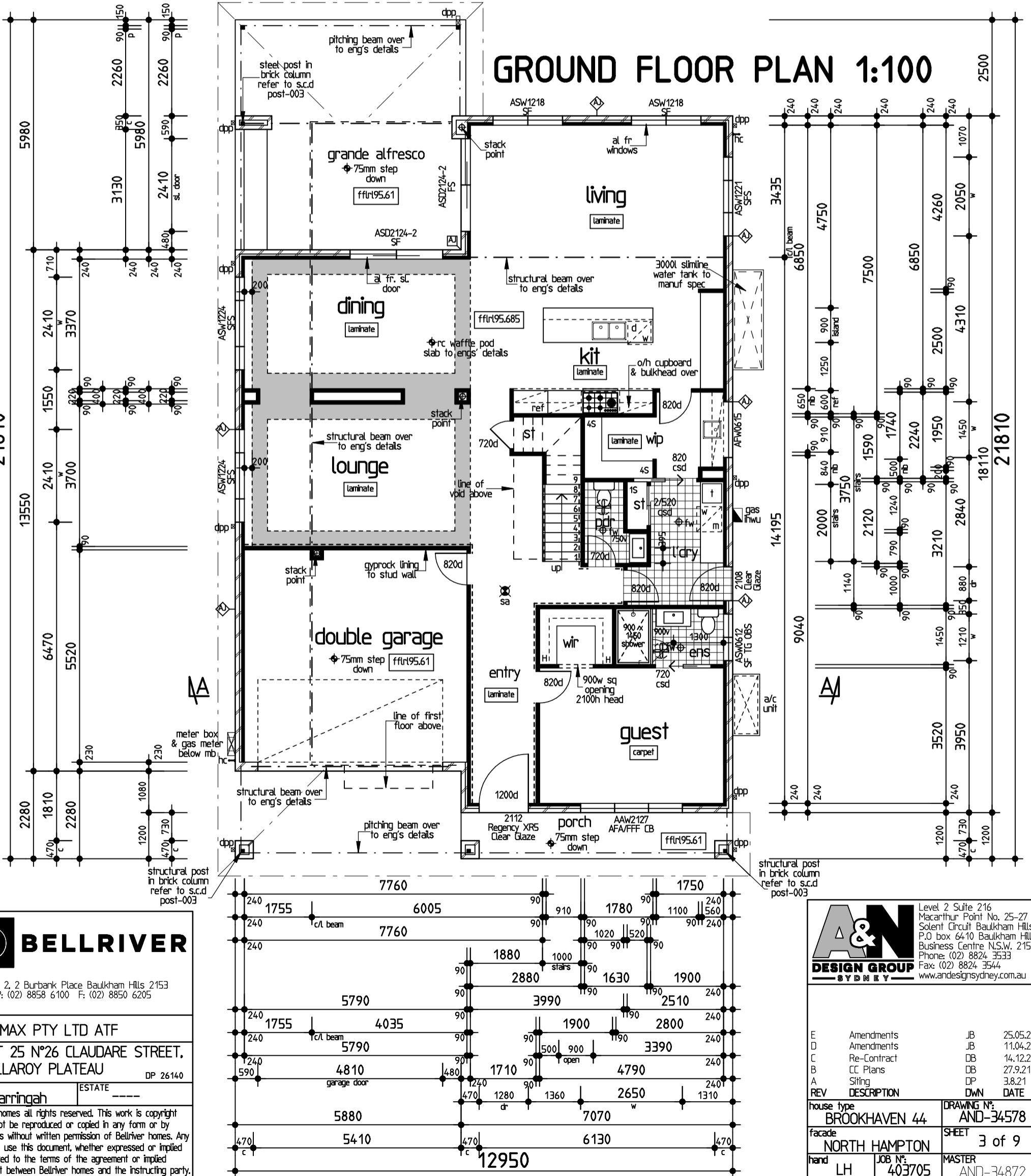
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Solent Circuit Baulkham Hills
P.O box 6410 Baulkham Hills
Business Centre N.S.W. 2153
Phone: (02) 8824 3533
Fax: (02) 8824 3544
www.andesignsydney.com.au

E	Amendments	JB	25.05.22
D	Amendments	JB	11.04.22
C	Re-Contract	DB	14.12.21
B	CC Plans	DB	27.9.21
A	Siting	DP	3.8.21
REV	DESCRIPTION	DWN	DATE
house type	BROOKHAVEN 44	DRAWING N°:	AND-34578
facade	NORTH HAMPTON	SHEET	1 of 9
hand	LH	JOB N°:	403705
		MASTER	AND-34872

- mixer
- o- shower head
- = bath spout
- provide hume hampton HAM4 internal doors with translucent glazing throughout ground floor
- temporary set WIP window 920mm above ffl with sq set reveals see s.c.d wall - 003
- denotes chair rails & bolection mould feature panels as per display
- denotes 400mm dropped ceiling
- drainage points through wall & allow additional bracing for floating vanities

- denotes exhaust system to be installed as per flow rates specified in NCC Part 3.8.7.3 & must be discharged directly via shaft or duct to outdoor air or ventilated roof space as per NCC part 3.8.7.4
- hard wired photo-electric smoke alarms to be installed as per NCC part 3.7.5 & AS 3786
- articulation joints will be provided in brickwork in accordance with the requirements of Clause 3.3.5.13 of Volume 2 of the NCC and associated standard AS4773.1-2015
- all wet areas to be provided with a floor waste

GROUND FLOOR PLAN 1:100



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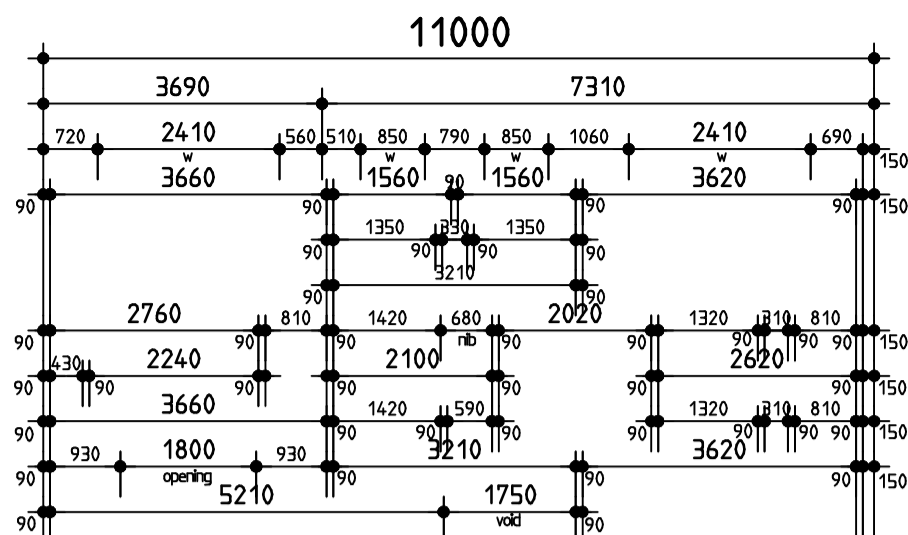
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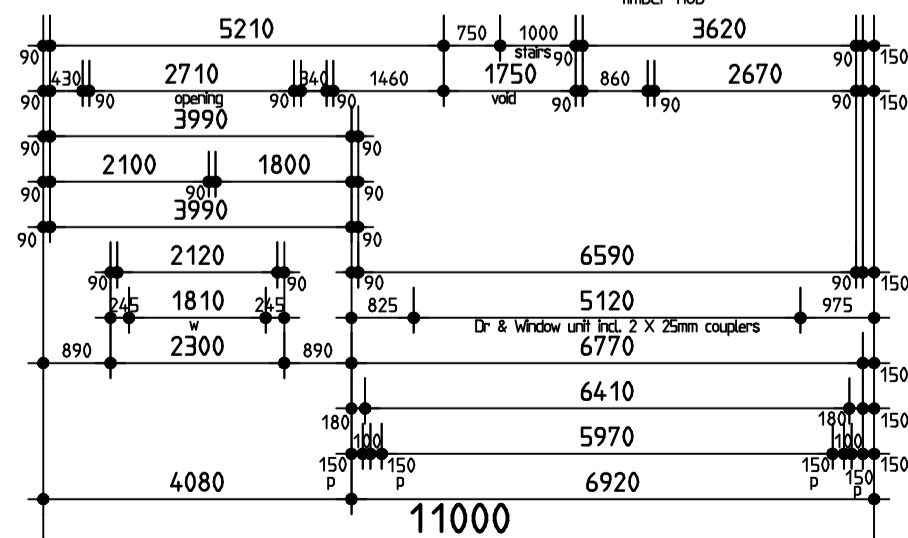
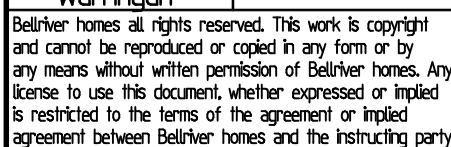
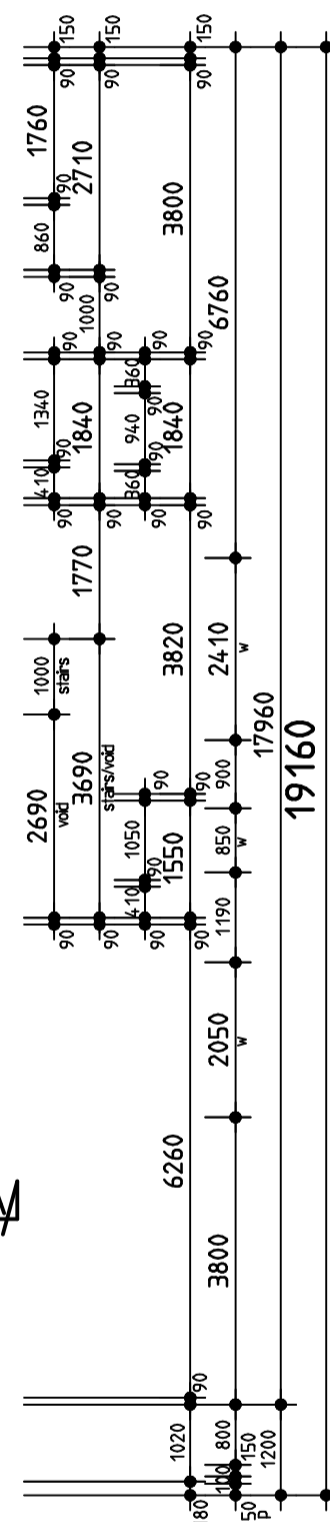
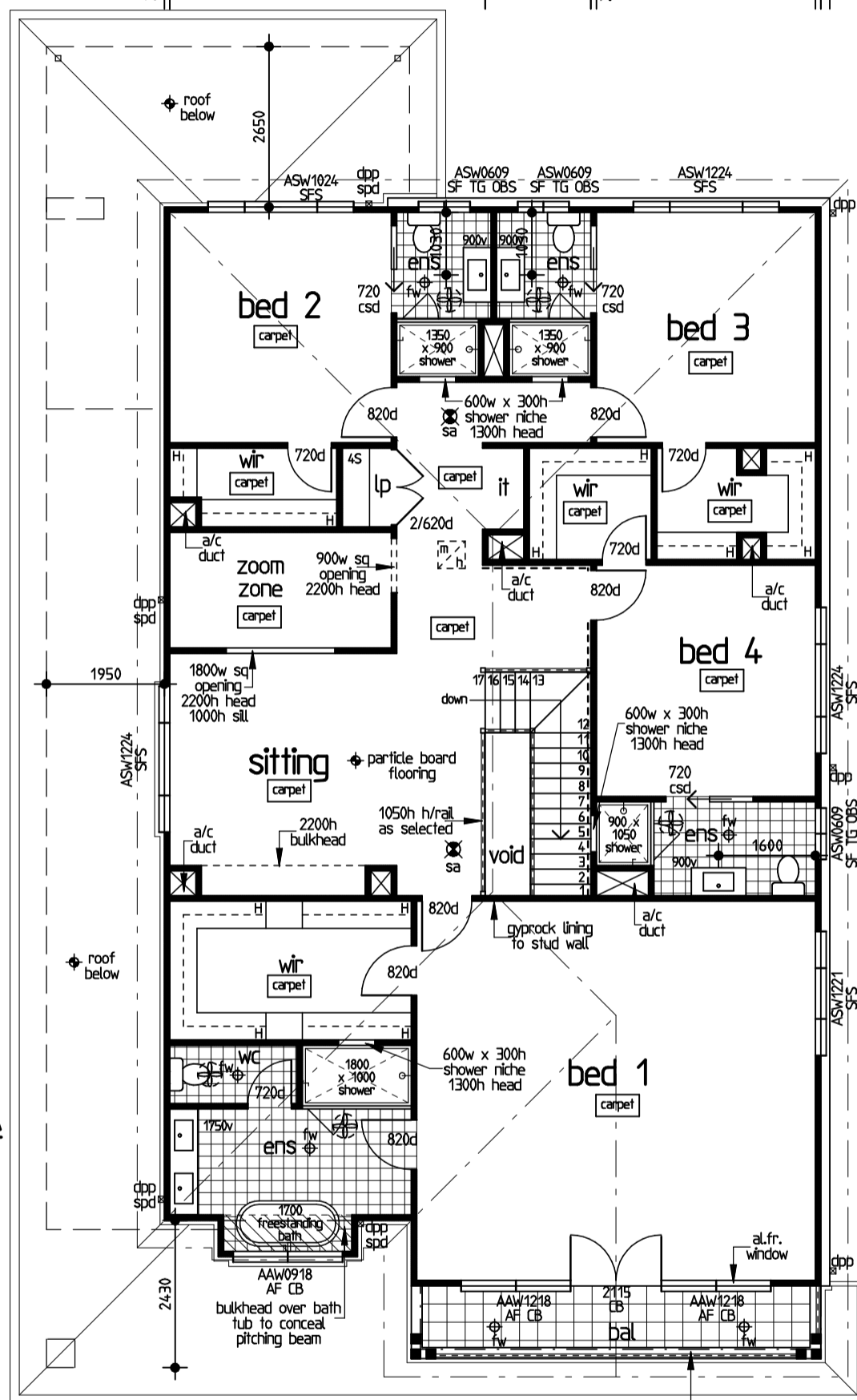
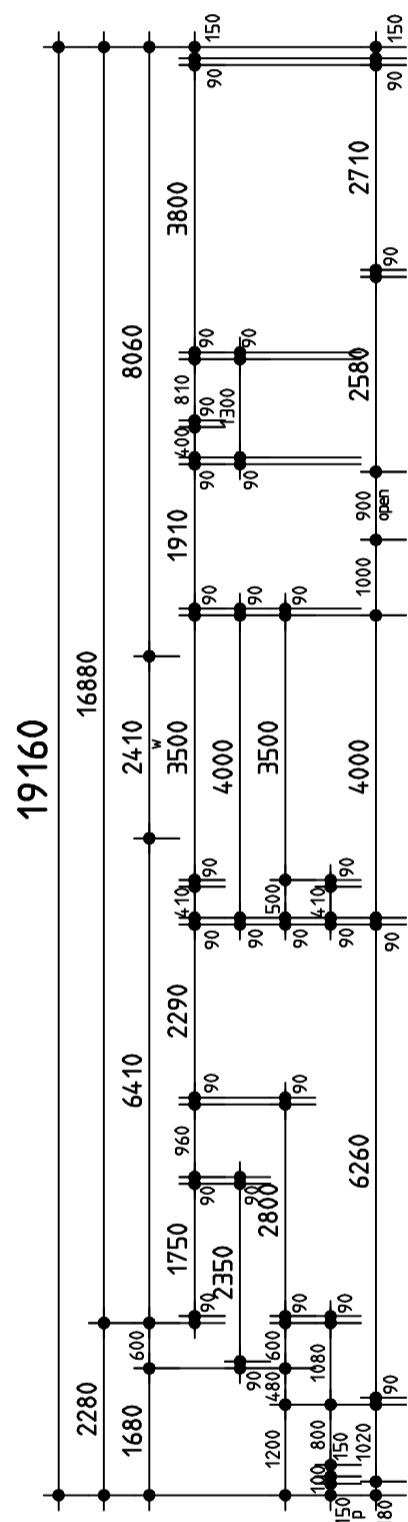


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hand	LH	JOB N°:	403705
		MASTER	AND-34872



fw all wet areas to be provided with a floor waste

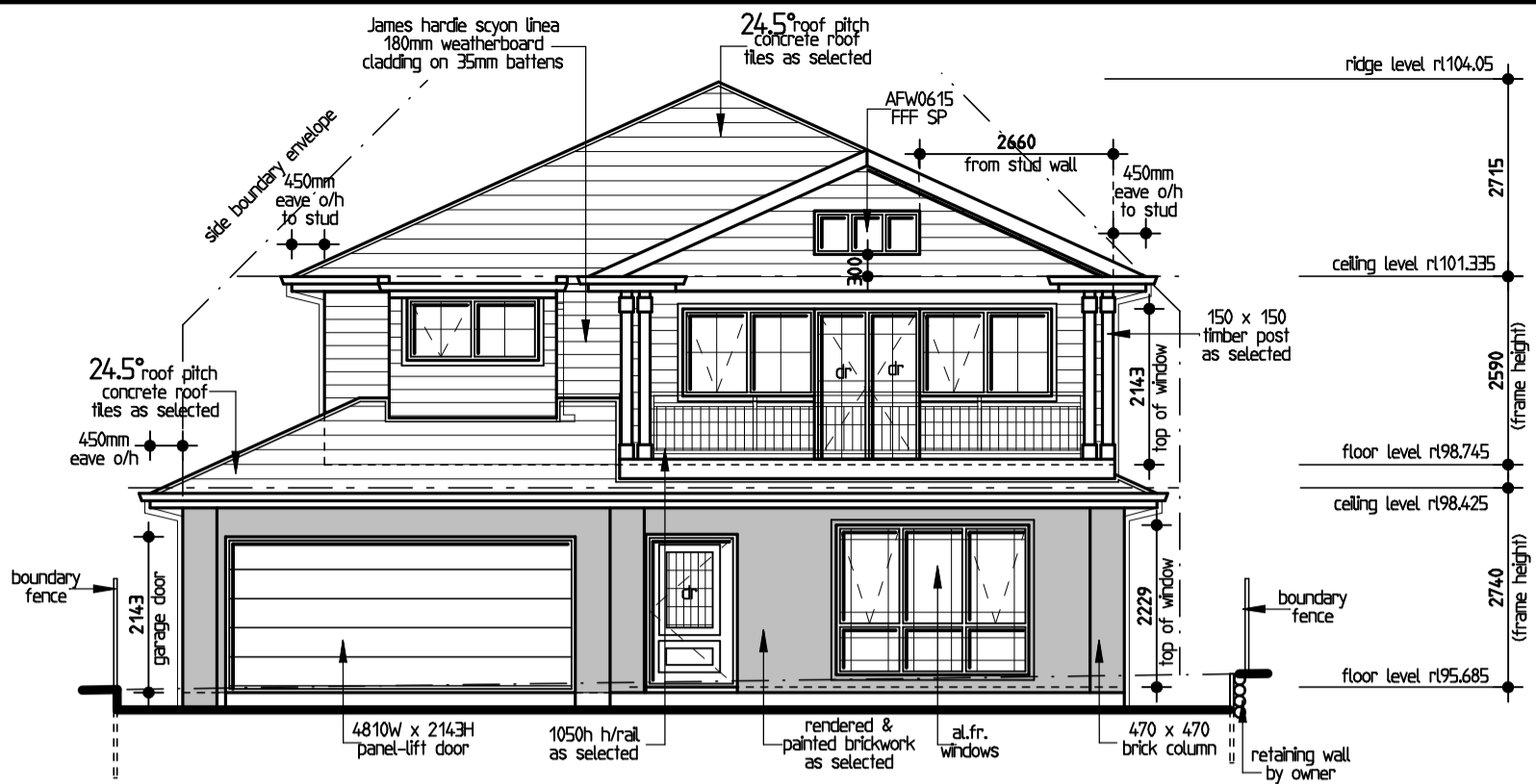


FIRST FLOOR PLAN 1:100

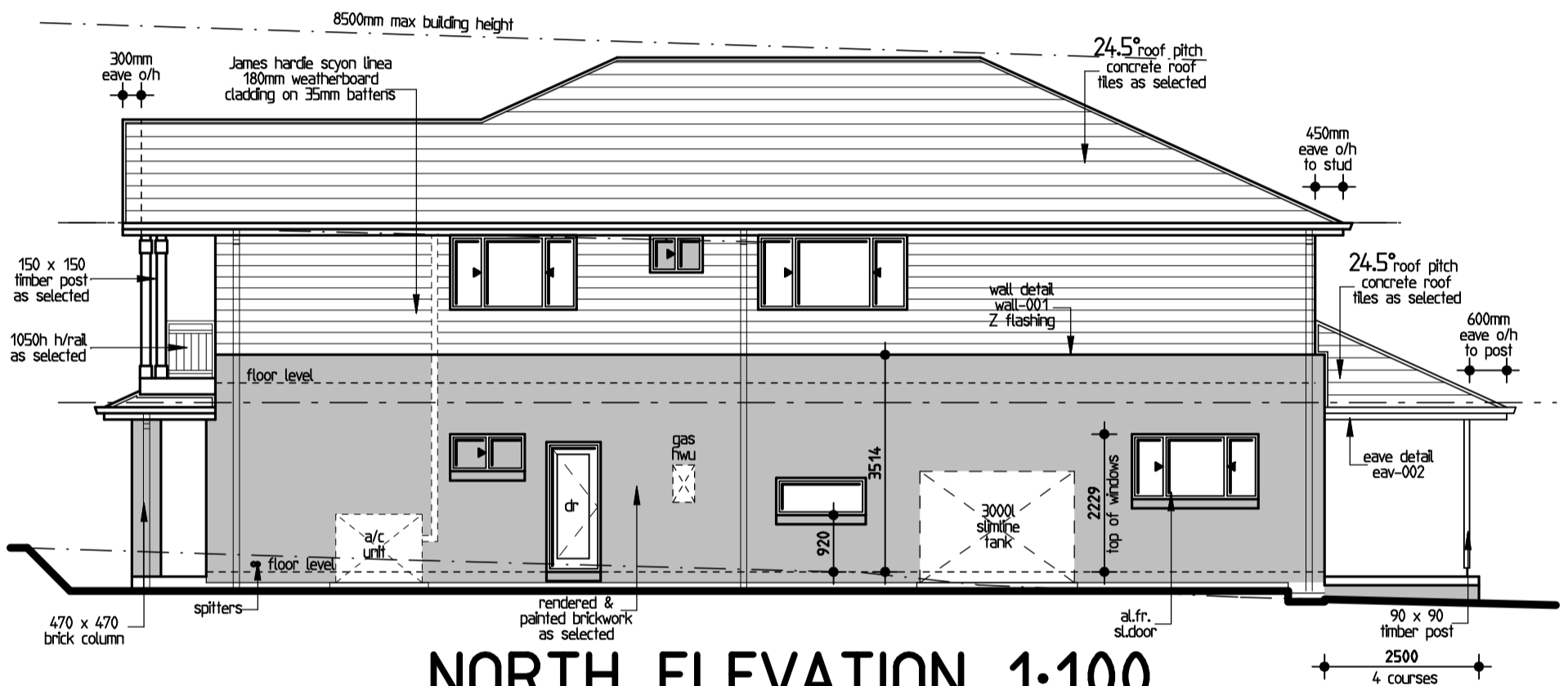


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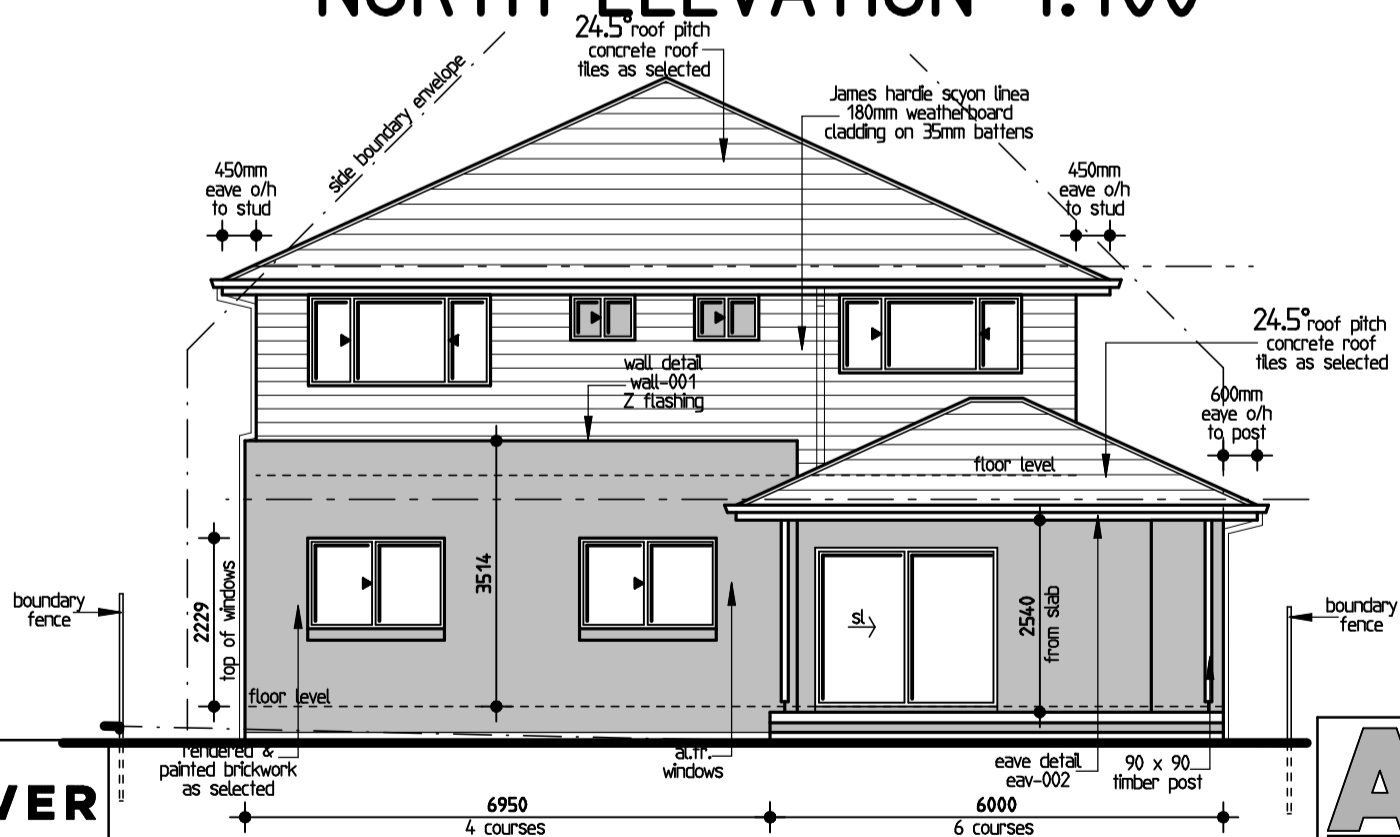
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EAST ELEVATION 1:100



NORTH ELEVATION 1:100



WEST ELEVATION 1:100



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FOR
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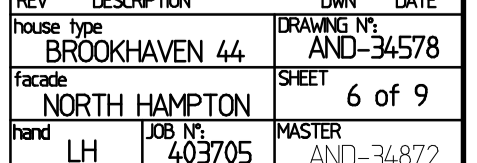
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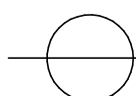
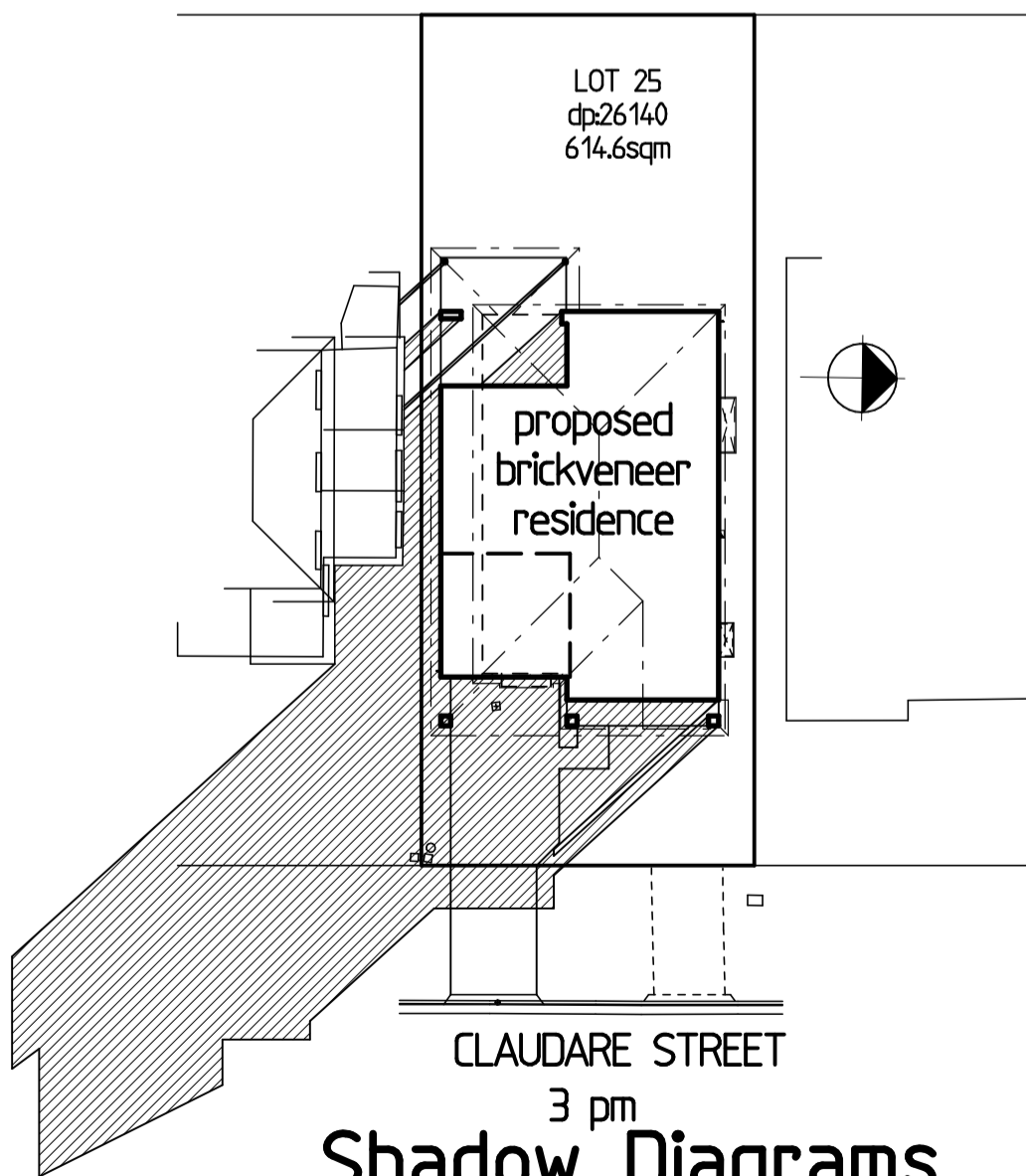
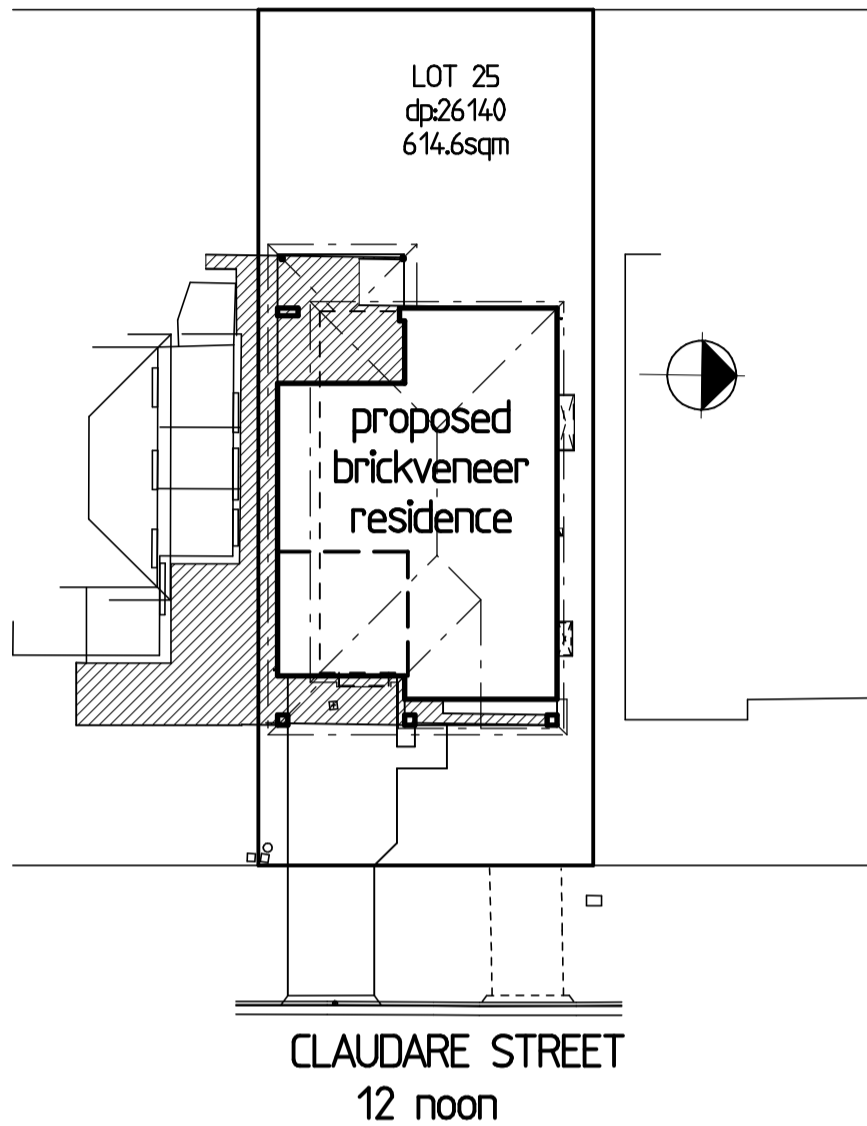
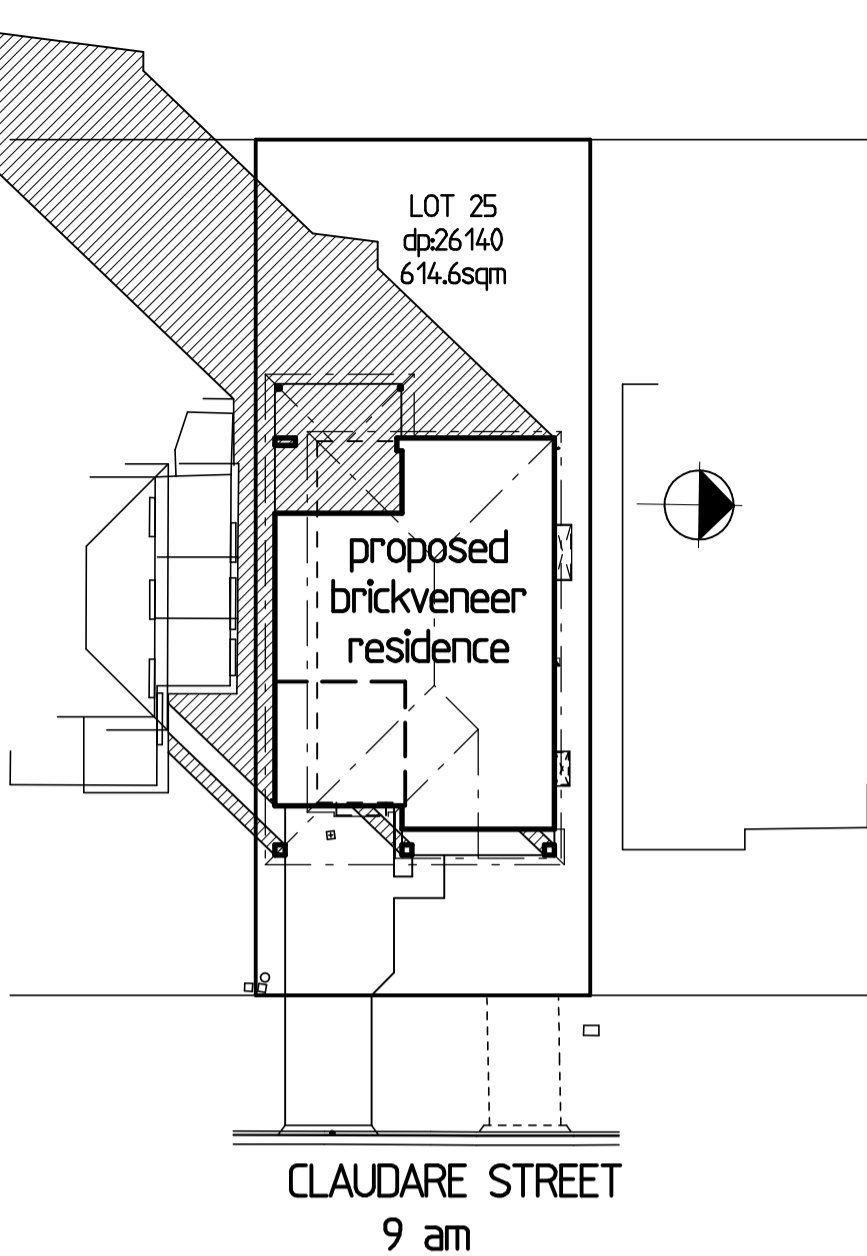
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- vapour control wall wrap to external framed walls
- R2.0 batts to external walls of living areas (excludes garage)
- R2.0 batts to internal walls between garage & living
- R3.5 batts to ceiling of living areas (excludes garage)
- sarking underside of roof





Shadow Diagrams

June 21st Mid-Winter 1:350

shadow diagrams to be used as a guide only site conditions may cause variations



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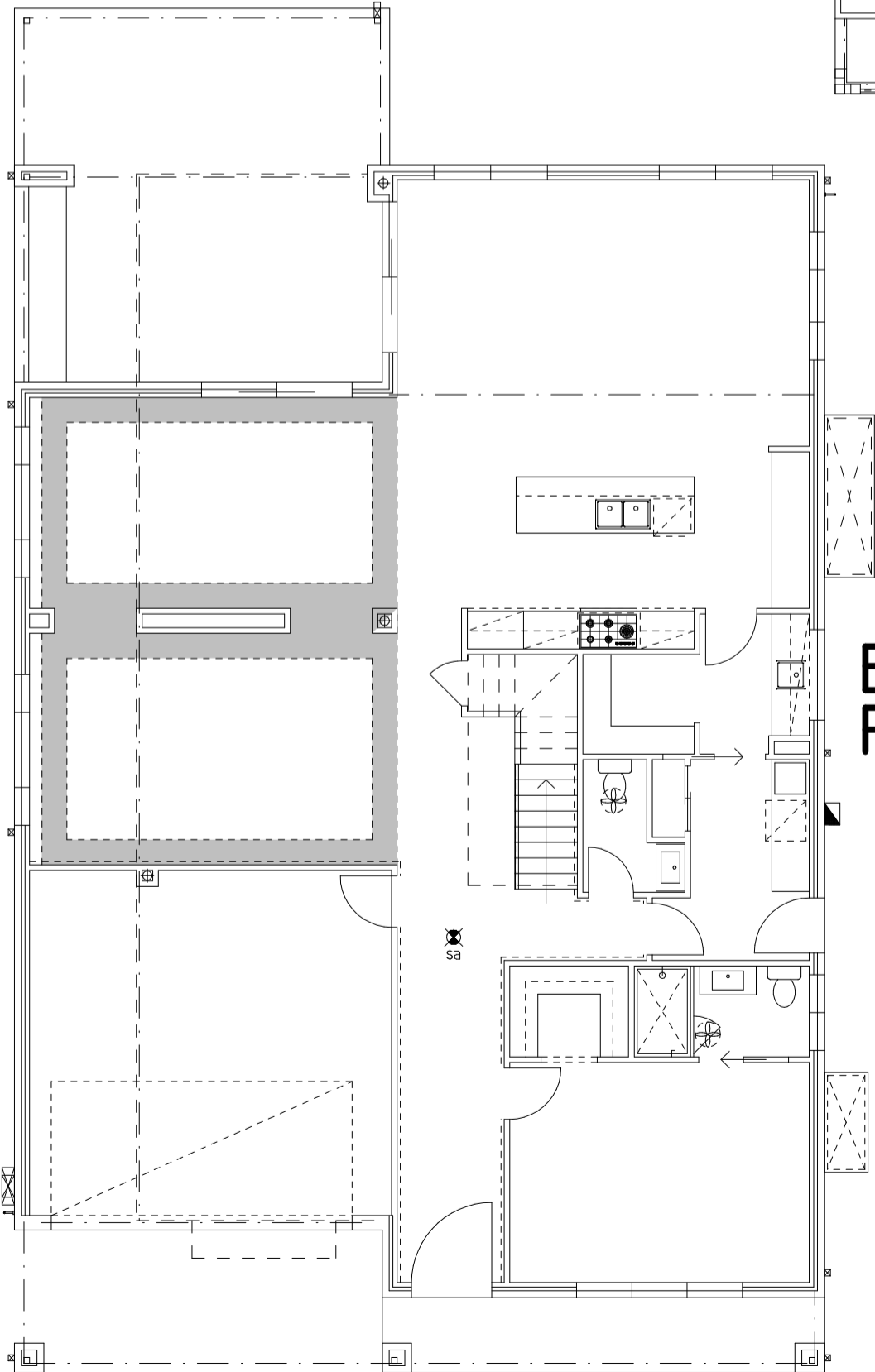
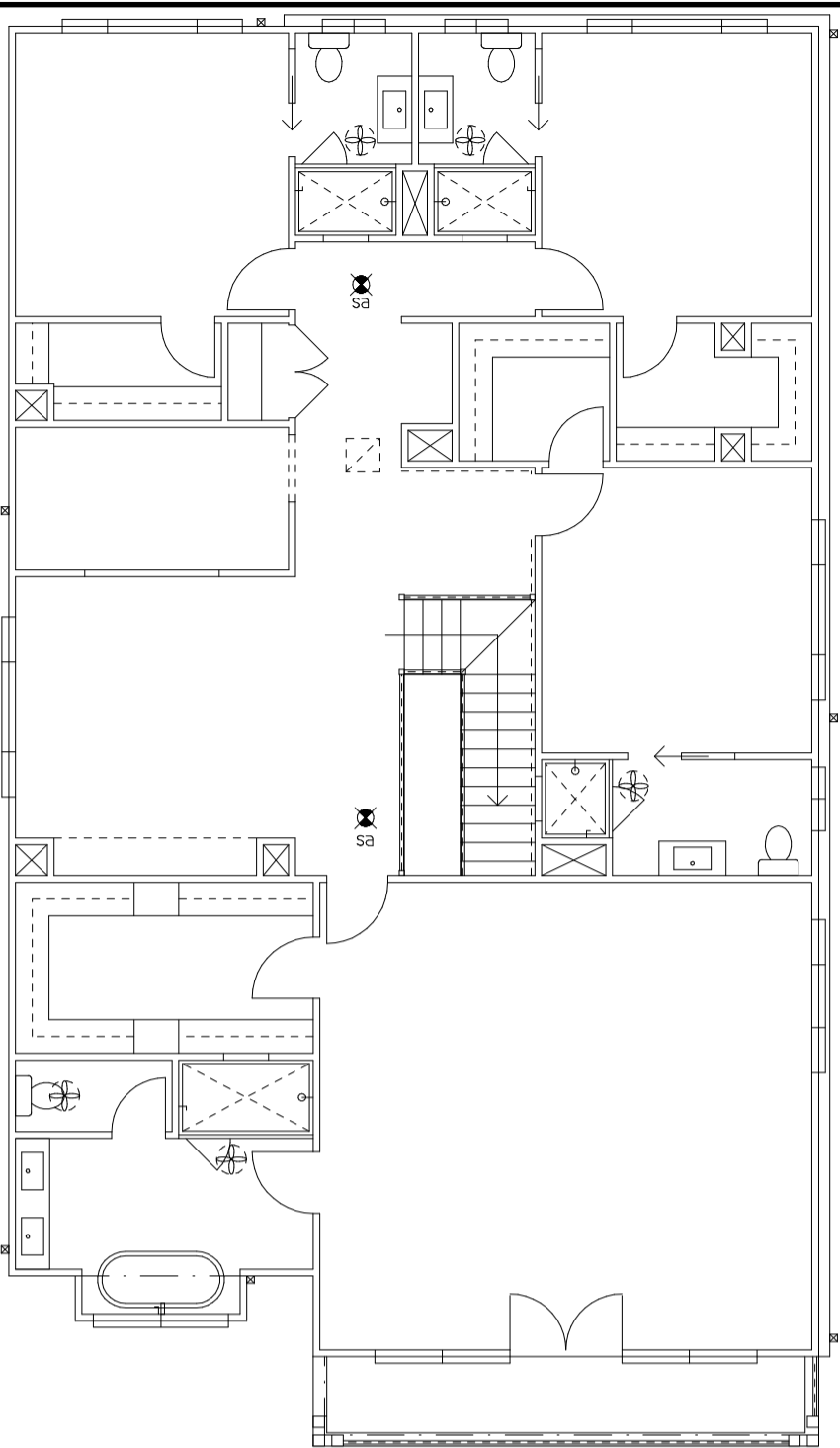
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electrical legend	
	single gpo - 300mm ffl
	double gpo - 300mm ffl
	single gpo - 1050mm ffl
	double gpo - 1050mm ffl
	single gpo - 1300mm ffl
	double gpo - 1300mm ffl
	single gpo - 1500mm ffl
	double gpo - 1500mm ffl
	single gpo - 1800mm ffl
	double gpo - 1800mm ffl
	single gpo - 2000mm ffl
	single gpo - on ceiling
	water proof double gpo
	ceiling light outlet
	ceiling down light outlet
	internal wall light
	up/down light (round)
	wall mounted light
	double spotlight
	exhaust fan/light/light/heater
	exhaust fan/light
	exhaust fan/heater/light
	exhaust fan
	free to air tv point
	pay tv point
	speaker point
	telephone point
	hot water unit
	junction box
	NBN hub
	data point
	1200mm diffused florescent light
	sweep fan
	sweep fan/light
	door bell
	eye ball sensor
	dimmer switch
	light point
	gas point
Note: Final locations of power points and light switches to comply with NCC requirements. Location shown on plan may vary to achieve compliance with the Building Code. Electrical meter box to be positioned on side of house closest to electrical supply UNO.	

FIRST
ELECTRICAL
PLAN 1:100



GROUND
ELECTRICAL
PLAN 1:100



BELLRIVER
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FOR

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