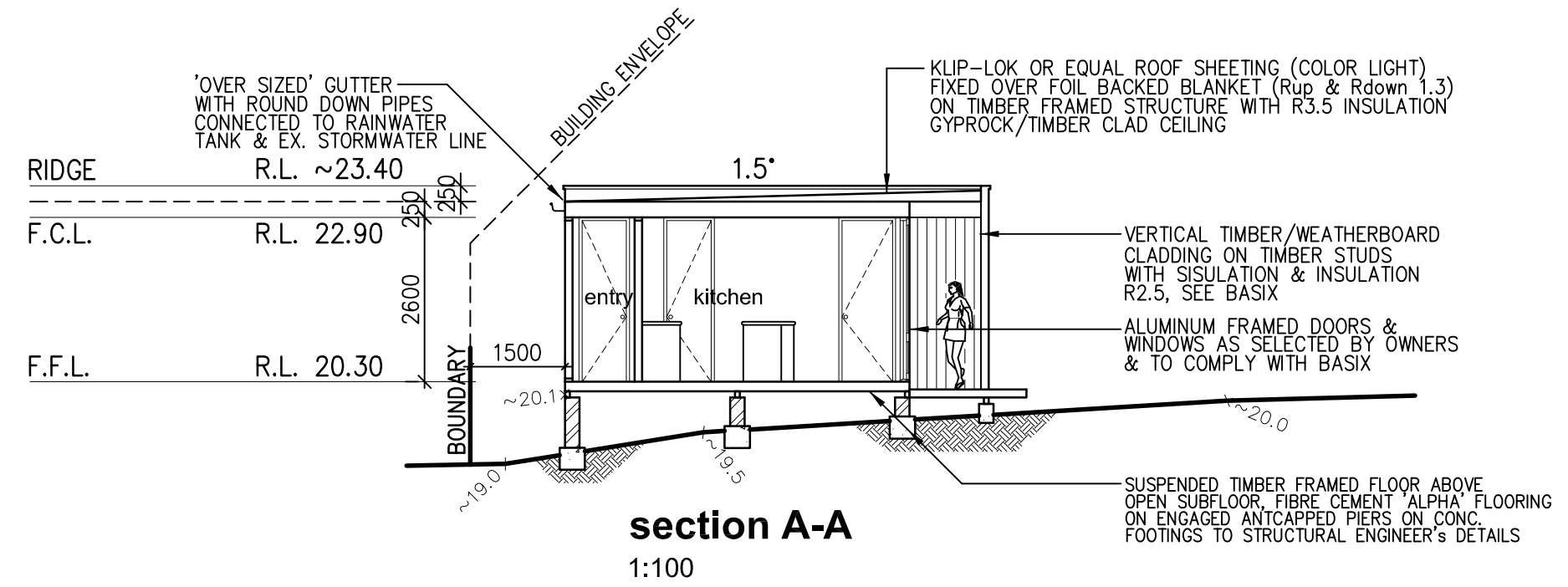
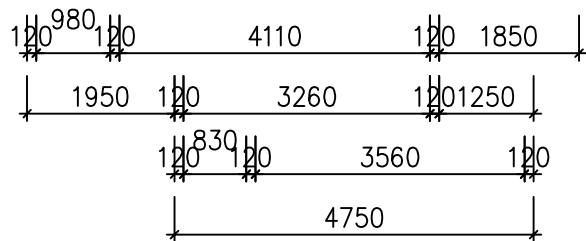
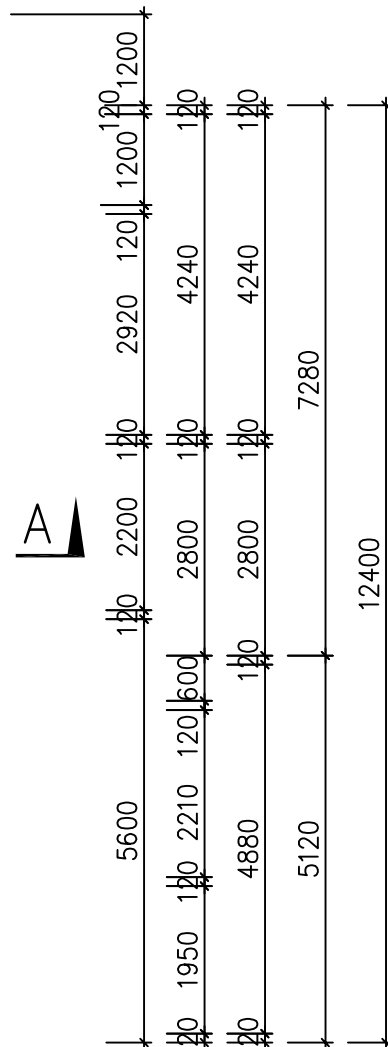


**floor plan**  
1:100



**section A-A**  
1:100

- NOTES**
1. ALL DIMENSIONS ARE IN MILLIMETRES U.N.O. AND SHOULD BE VERIFIED ON SITE BY THE BUILDER WHO WILL BE RESPONSIBLE FOR THE ACCURATE SETTING OUT OF THE JOB. ANY DISCREPANCIES MUST BE RESOLVED PRIOR TO COMMENCEMENT OF WORK.
  2. ALL CONSTRUCTION IS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA (BCA) AND TO THE LOCAL COUNCIL REQUIREMENTS AND OTHER AUTHORITIES CONCERNED.
  3. ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES AND EASEMENTS ARE SUBJECT TO VERIFICATION BY A SITE SURVEY.
  4. IT IS THE OWNERS RESPONSIBILITY TO DETERMINE THE LOCATION OF ANY SEWER MAINS OR EASEMENTS OR ANY OTHER CONDITIONS WHICH WILL AFFECT THE BUILDING DESIGN.
  5. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED READINGS.
  6. ALL TIMBER CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE NATIONAL TIMBER FRAMING CODE A.S.1684.
  7. ROOF WATER AND SUB SOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER OR AS DIRECTED BY LOCAL INSPECTORS.
  8. FINAL POSITION OF ALL DOWNPIPES TO BE DECIDED BY ROOF PLUMBER.
  9. ANY STRUCTURAL DETAILS OR DESIGN IS TO BE SUPPLIED BY A STRUCTURAL ENGINEER.
  10. ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM.
  11. ALL ELECTRICAL, POWER & LIGHT OUTLETS AS DETERMINED BY OWNER.
  12. MAKE GOOD & REPAIR ALL EXISTING FINISHES AFFECTED BY NEW WORK. RE-USE EXISTING MATERIALS WHERE POSSIBLE.
  13. ANY DETAILING IN ADDITION TO WHAT IS SUPPLIED ON THIS DRAWING SHALL BE RESOLVED BETWEEN THE OWNER & THE BUILDER.

-	3/2/2025	issue to client for council approval
mark	date	amendments.

project.  
Proposed new secondary dwelling  
for  
**Mr. & Mrs. Rehde**  
19 Waterview Street  
Mona Vale NSW 2103

drawing title.

## WORKING DRAWINGS- site- & roof plan w. storm water, floor plan, elevations & section

scale. date.  
1:100 / 1:200 FEB. 2025

Draftperson.

**ANNA HENRY**  
**AH DESIGN**  
13 CAPRI CLOSE, AVALON BEACH NSW 2107  
T. 0415 559 737  
E. ahdesign@email.com

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project no. sheet no. of

**A-167** **1** **1**  
amendments. -

**BASIX:**  
THE DRAWINGS SHOULD BE READ IN CONJUNCTION WITH THE CORRECT BASIX CERTIFICATE (A COPY IS ATTACHED). ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE REPORT.

**SHADOWING:**  
DUE TO TOPOGRAPHY & THE PROPOSED SECONDARY DWELLINGS POSITION, ANY NEW SHADOWING WILL HAVE VERY MINOR IMPACT ON SURROUNDING LAND. THEREFORE NO SHADOW DIAGRAM HAS BEEN SUPPLIED AT PRESENT.

\*SMOKE ALARM TO BE FITTED IN ACCORDANCE TO BCA AS 3786-2014. ●

<b>SITE CALCULATIONS</b>	
<b>SITE AREA</b>	1353 SQ. M
<b>EX. SITE COVERAGE:</b>	
EX. HOUSE	193.08 SQ. M
EX. DECKS, PATHS & DRIVEWAY (incl. POOL)	323.39 SQ. M*
<b>TOTAL EX. SITE COVERAGE</b>	<b>516.47 SQ. M.</b>
	<b>38.17%</b>

<b>PROPOSED NEW SITE COVERAGE:</b>	
SECONDARY DWELLING	63.57 SQ. M
DECK AREAS	21.01 SQ. M*

<b>TOTAL NEW SITE COVERAGE:</b>	<b>601.05 SQ. M.</b>
	<b>44.42% &lt;40%+6%</b>
<b>LANDSCAPING AREA</b>	<b>751.95 SQ. M.</b>
	<b>55.52% &gt;40%</b>
<b>CARPARKING</b>	<b>3+ CARS</b>
<b>*CAN BE INCLUDED IN LANDSCAPING</b>	

BASIX NOTES

