

ENCLOSED METAL-EAVES & FASCIA

TILED SCYON FLOOR - CONSTRUCTION

OUTDOOR CLOTHES LINE

ROOF VALLEYS & GUTTERING TO BE FITTED WITH NON-COMBUSTIBLE LEAF PROTECTION

22.5°

-SUSPENDED SCYON FLOOR— CONSTRUCTION WITH DECKING ABOVE

section A-A

1:100

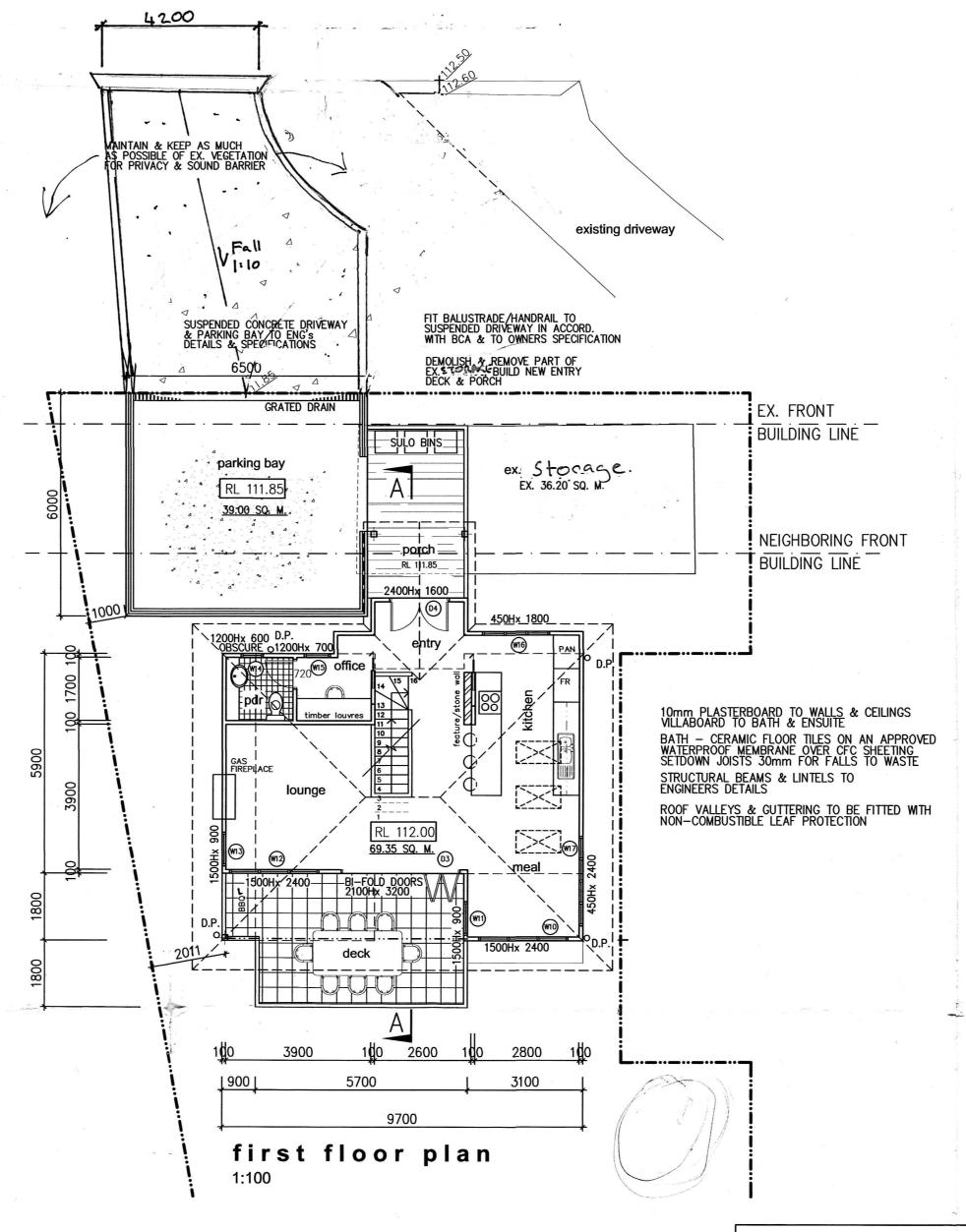
porch

storage

SHELTERED CLOTHES LINE OUTSIDE LDRY AREA

-SCYON FLOOR CONSTRUCTION WITH TIMBER FLOOR BOARDS & INSULATION (R1.0) ON STEEL BEARER & JOIST WITH ANT-CAPPING ON ENGAGED & ISOLATED PIERS ON CONC. FOOTINGS TO STRUCTURAL ENGINEERS DETAILS

-SUSPENDED STEEL/TIMBER FLOOR CONSTRUCTION WITH RO.6 INSULATION (SEE BASIX)



COLORBOND CUSTOMORB ROOF SHEETING (0.475<SA>0.7) FIXED OVER FOIL BACKED BLANKET (Rup 1.3, Rdown 1.3) ON TIMBER RAKED STRUCTURE WITH R4 (up) INSULATION

- TIMBER STRUCTURE WITH SISULATION & INSULATION R2.5, EXTERNAL COLOUR LIGHT (<0.475)—SEE BASIX

HALF ROUND GUTTERING WITH ROUND DOWNPIPES & LEAFGUARDS (NON-COMBUSTIBLE)

ALUMINUM FRAMED DOORS & WINDOWS AS SELECTED BY OWNERS & TO COMPLY WITH BASIX

-SUSPENDED CONCRETE DRIVEWAY & PARKING BAY TO ENG'S DETAILS & SPECIFICATIONS

BAL FZ CONSTRUCTION

AS3959, 2018 LEVEL FOR MORE DETAILS, SEE SEP. REPORT

NOTES:

*LIGHTING: ALL LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT COMPACT OR LED LAMPS. *ALL DOORS & WINDOWS TO BE INSTALLED AS SPECIFIED ON THE LIST IN BASIX —
SLIDING & LOUVRES: ALUMINUM, U—VALUE: 4.80
SHGC: 0.59, CASEMENT & BI—FOLD DOORS
ALUMINUM U—VALUE: 4.80, SHGC: 0.51 *ALL TAPS, FIXTURES FITTINGS & TOILETS TO BE MINIMUM WATER RATING OF 4 STARS *NEW HOT WATER SYSTEM TO BE SOLAR GAS BOOSTED WITH 41 to 45 STC's OR BETTER *COOLING SYSTEM: CEILING FANS ONLY *HEATING SYSTEM: GAS FIXED FLUED HEATER, 4 STAR MIN. ***VENTILATION:** KITCHEN & BATHROOM —FAN DUCTED TO EXTERNAL WALL/ROOF, MANUAL ON/OFF SWITCH LAUNDRY — NATURAL VENTILATION *GAS COOKTOP & OVEN

*WELL VENTILATED REFRIGERATOR SPACE *A FIXED OUTDOOR CLOTHES LINE AS WELL AS A SHELTERED CLOTHES DRYING LINE TO BE INSTALLED *RAINWATER TANKS OF AT LEAST 2800L TO BE INSTALLED COLLECTING RAIN RUNOFF FROM MINIMUM 113sq.m. OF ROOF *AT LEAST ONE OUTDOOR TAP AND ALL

TOILETS IN THE DEVELOPMENT TO BE CONNECTED TO THE RAINWATER TANK. *A MINIMUM OF 100sq.m OF INDIGENOUS OR LOW WATER USE SPECIES OF VEGETATION THROUGHOUT THE SITE.

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

SHADOWING:

DUE TO THE BLOCK'S ORIENTATION & THE LACK OF NEIGHBORING PROPERTIES TO THE EAST, WEST & SOUTH, NO NEW SHADOW DIAGRAM HAVE BEEN DRAWN AT THIS STAGE.

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.

SITE CALCULATIONS SITE AREA 558.9 SQ. M EX. HARD SURFACE AREA: EX. SECONDARY DWELLING:_ EX. STORAGE AREA_ 39.66 SQ. M 36.20 SQ. M EX. DECK & PATH AREA 49.47 SQ. M* EX. DRIVEWAY AREA_ 5.78 SQ. M

EX. HARD SURFACE AREA 131.11 SQ. M. 23.45% PROPOSED WORKS:
REMOVAL OF PART OF STOCKES -11.85 SQ. M NEW HOUSE ______ 56.72 SQ. M NEW HOUSE _CANTELIVERED____ 14.25 SQ. M* NEW PARKING BAY_ 39.00 SQ. M NEW DECK & STAIRS 14.64+12.52 27.16 SQ. M*

256.39 SQ. M. 45.87%< 40%+6% NEW HARD SURFACE AREA

CARPARKING.

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

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

02/6/22 Driveway - 24/8/2021 issue to client for council approval mark date ammendments.

New Residence for

Mr. & Mrs. Lester 34 Plateau Road Bilgola Plateau NSW 2107

drawing title.

scale.

WORKING DRAWINGSsite- & floor plan section

date. 1:100 **AUG 2021**

Draftperson.

ANNA HENRY AH DESIGN

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project no.

A-133

sheet no.

ammendments.

MILLIMETRES 4000 2000 1000 0 1500 500 SCALE 1:100

RIDGE

F.C.L.

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~R.L. 116.53

R.L. 114.70

R.L. 112.00

R.L. 111.70

R.L. 109.00

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