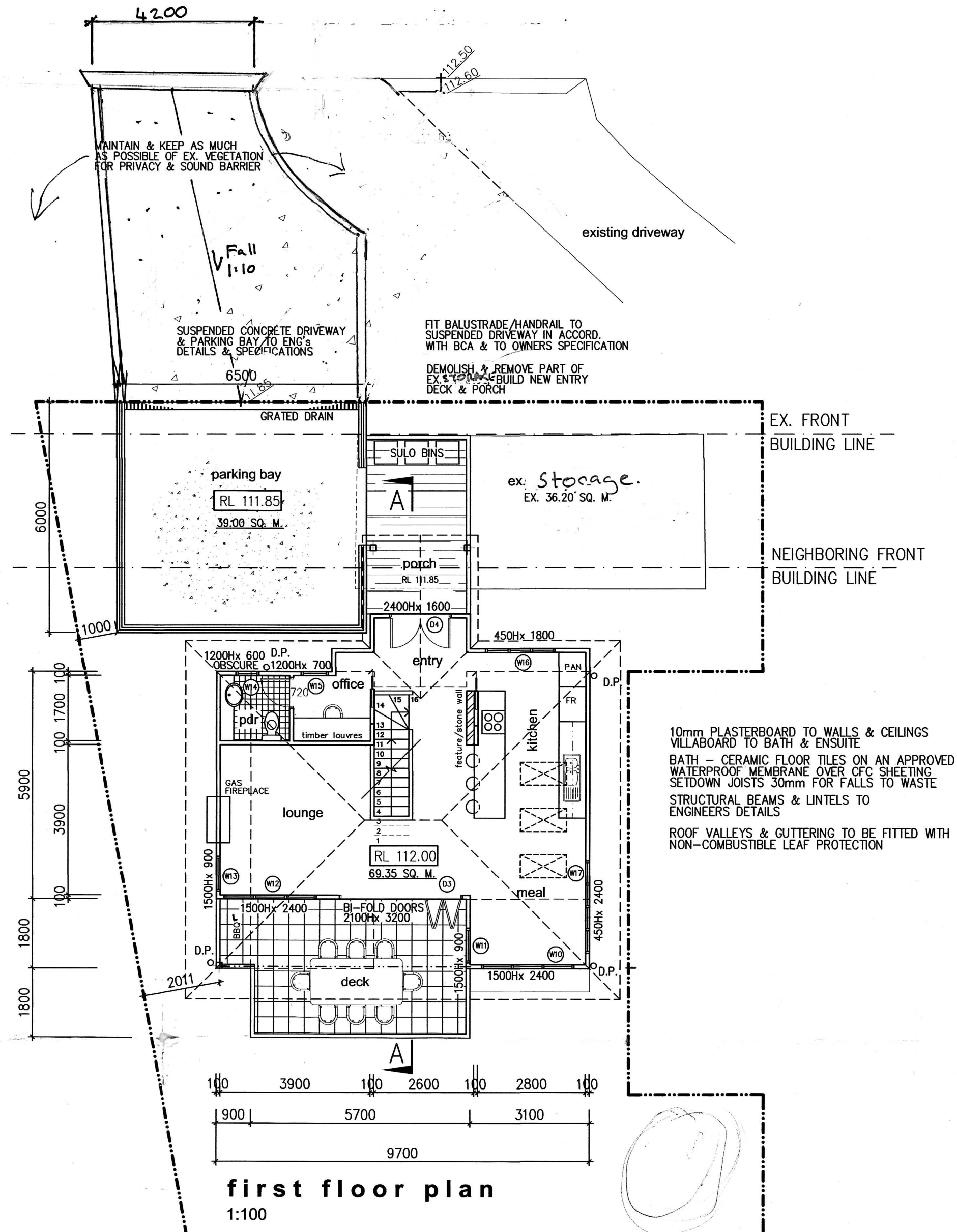
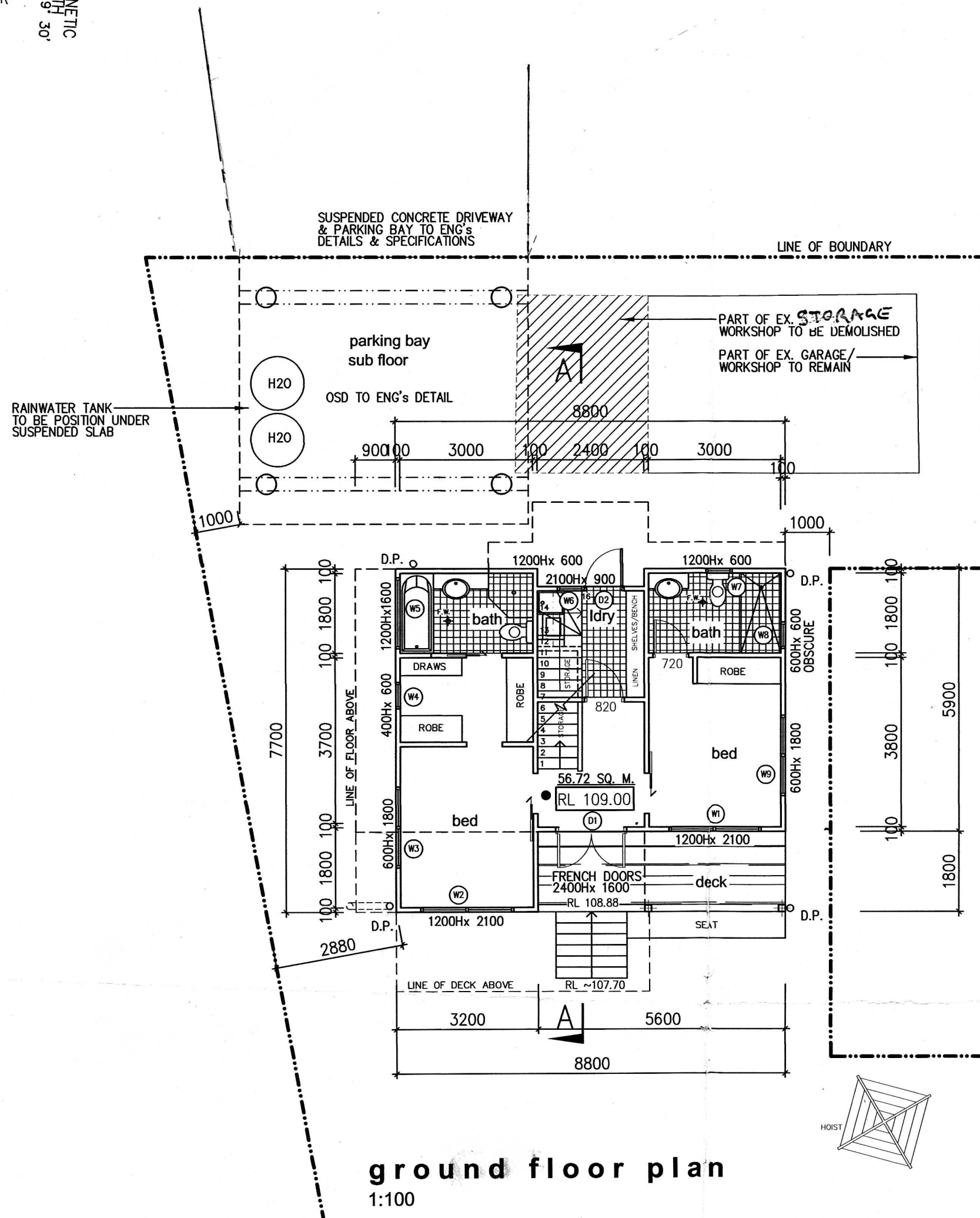


SURVEY INFORMATION PROVIDED BY:-
H & S LAND SURVEYORS PTY LTD
JASON SHEDDEN
info@hslandsurveyors.com.au



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	39.66 SQ. M
EX. STORAGE AREA	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 STONEWALL	-11.85 SQ. M
NEW HOUSE	56.72 SQ. M
NEW HOUSE - CANTILVERED	14.25 SQ. M*
NEW PARKING BAY	39.00 SQ. M
NEW DECK & STAIRS	27.16 SQ. M*
NEW HARD SURFACE AREA	
	256.39 SQ. M
	45.87% < 40%+6%
CARPARKING	
	2 CARS

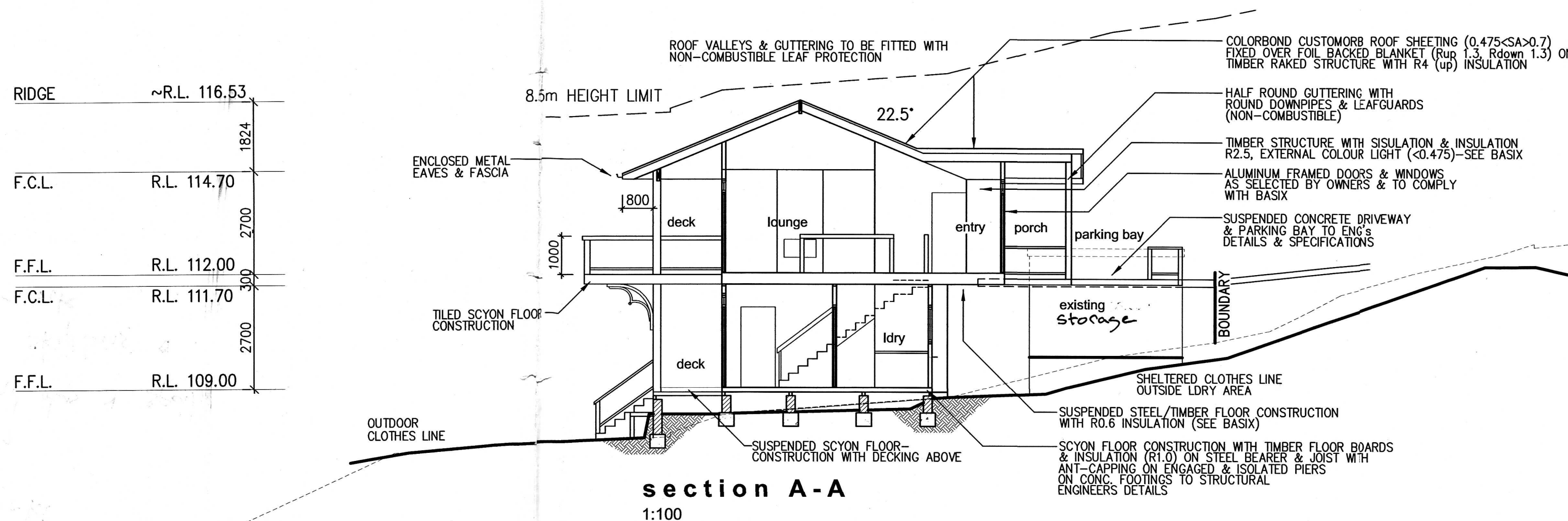
- NOTES**
- ALL DIMENSIONS ARE IN MILLIMETRES U.N.O. AND SHOULD BE VERIFIED ON SITE BY THE BUILDER WHO WILL BE RESPONSIBLE FOR THE ACCURATE SETTING OUT OF THE JOB. ANY DISCREPANCIES MUST BE RESOLVED PRIOR TO COMMENCEMENT OF WORK.
 - ALL CONSTRUCTION IS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA (BCA)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

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.



project.
New Residence
for
Mr. & Mrs. Lester
34 Plateau Road
Bilgola Plateau NSW 2107

drawing title.
**WORKING DRAWINGS-
site- & floor plan
section**

scale. date.
1:100 AUG 2021

Draftperson.
**ANNA HENRY
AH DESIGN**
59 DRESS CIRCLE ROAD, AVALON BEACH NSW 2107
T. 0415 559 737
E. ahdesign@gmail.com

© COPYRIGHT:
Information contained on this drawing is the copyright of
AH DESIGN. Copying of this drawing
or part without written permission infringes copyright.

project no. sheet no. of
A-133 1 2
amendments.





project no.	sheet no.	of
A-133	2	2
	amendments.	