General Notes

READ ARCHITECTURAL DRAWINGS IN CONJUNCTION WITH OTHER CONSULTANTS DRAWINGS, DOCUMENTATION AND COORDINATE WITH OTHER INSTRUCTIONS THAT ARE ISSUED DURING THE COURSE OF THE WORKS.

VERIFY SET-OUT DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORKS

DETAIL DRAWINGS TO LARGER SCALES TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS

EXECUTE THE WORKS IN COMPLIANCE WITH THE CURRENT EDITION OF THE BUILDING CODE OF AUSTRALIA (AS AMMENDED), CURRENT EDITIONS OF RELEVANT AUSTRALIAN STANDARDS (AS AMENDED) AND THE CURRENT REQUIREMENTS OF OTHER AUTHORITIES RELEVANT TO THE EXECUTION OF THE WORKS.

Levels

(XXX)????   (RL) RELATIVE LEVEL ????
        (SSL) STRUCTURAL SLAB LEVEL ????
        (FFL) FINISHED FLOOR LEVEL ????
        (GND) FINISHED GROUND LEVEL ????

00.000   EXISTING SITE LEVELS TRANSPOSED FROM SITE SURVEY FOR REFERENCE.

00.000EXT   EXISTING SITE LEVELS EXTRAPOLATED BY BH DESIGN FROM SITE SURVEY INFORMATION. EXTRAPOLATED LEVEL MAY BE LIMITED IN THEIR ACCURACY.
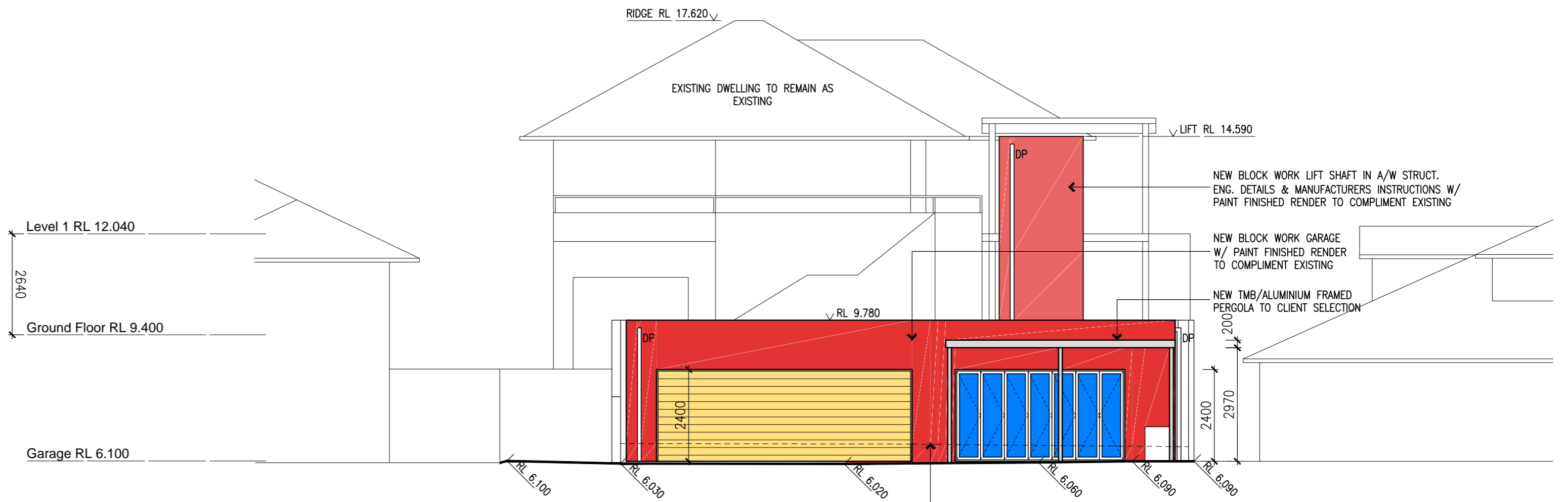
BASIX Compliance

LIGHTING
ENSURE A MIN.40% OF NEW OR ALTERED LIGHT FIXTURES ARE FITTED W/ FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE LAMPS.

FIXTURES
INSTALL GAS INSTANTANEOUS HOT WATER SYSTEM.
ENSURE NEW OR ALTERED SHOWERHEADS HAVE A FLOW RATE NO GREATER THAN 9L/MIN OR A 3 STAR WATER RATING.
ENSURE NEW OR ALTERED TOILETS HAVE A FLOW RATE NO GREATER THAN 4L/AVERAGE FLUSH OR A MIN. 3 STAR WATER RATING.
ENSURE NEW OR ALTERED TAPS HAVE A FLOW RATE NO GREATER THAN 9L/MIN OR A MIN. 3 STAR WATER RATING.

INSULATION REQUIREMENTS
FLOOR ABOVE EXISTING DWELLING OR BUILDING - NIL
EXTERNAL WALL: BRICK VENEER - R1.16 (OR R1.70 INCLUDING CONSTRUCTION).
EXTERNAL WALL: FRAMED - R1.30 (OR R1.70 INCLUDING CONSTRUCTION).
FLAT CEILING, PITCHED ROOF - CEILING R2.50 (UP), ROOF: FOIL/SARKING. MEDIUM SOLAR ABSORPTANCE 0.475-0.70.
RAKED CEILING, PITCHED/SKILLION ROOF: FRAMED - CEILING R2.50 (UP), ROOF: FOIL/SARKING. MEDIUM SOLAR ABSORPTANCE 0.475-0.70.
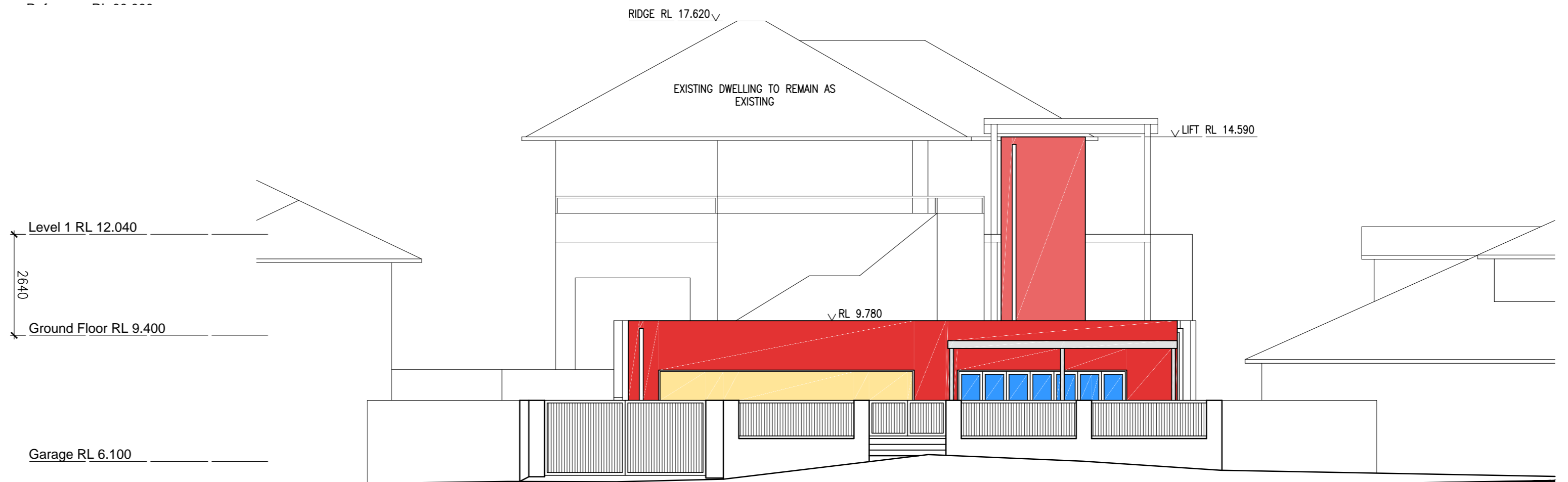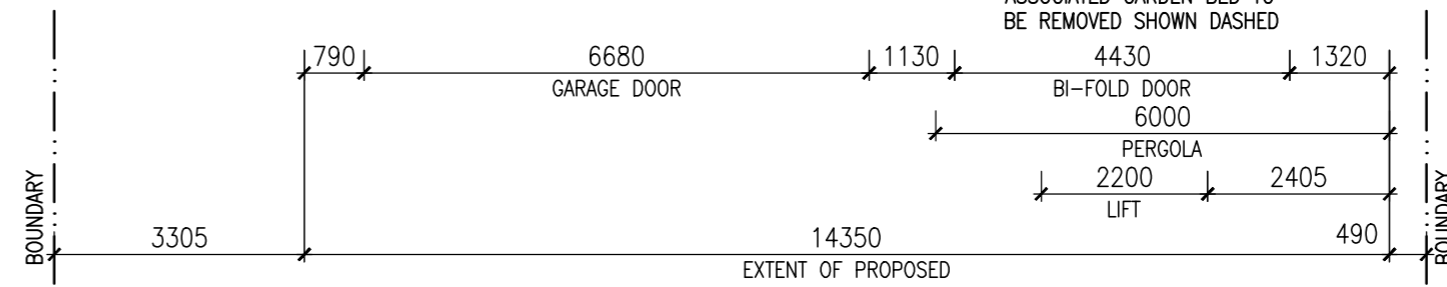
WINDOWS AND GLAZED DOORS
INSTALL ALL WINDOWS, GLAZED DOORS & SHADING DEVICES IN A/W BASIX CERTIFICATE.
FOR PROJECTIONS DESCRIBED IN MM, THE LEADING EDGE OF EACH EAVE, PERGOLA, VERANDAH, BALCONY OR AWNING MUST BE NO MORE THAN 500MM ABOVE THE HEAD OF THE WINDOW OR GLAZED DOOR AND NO MORE THAN 2400MM ABOVE THE SILL.
OVERSHADOWING BUILDINGS OR VEGETATION MUST BE OF THE HEIGHT & DISTANCE FROM THE CENTRE & THE BASE OF THE WINDOW & GLAZED DOOR, AS SPECIFIED IN THE BASIX CERTIFICATE.

GLAZING REQUIREMENTS
EACH SKYLIGHT MAY EITHER MATCH THE DESCRIPTION, OR, HAVE A U-VALUE AND A SHGC NO GREATER THAN THAT LISTED IN THE BASIX CERTIFICATE.
EXTERNAL AWNINGS & LOUVRES MUST FULLY SHADE THE SKYLIGHT ABOVE WHICH THEY ARE SITUATED WHEN FULLY DRAWN OR CLOSED.

Proposed East Elevation
1:100@A2

Proposed Street Elevation
1:100@A2

Development Application

0 1 2 3 4 5   10m

Amendments

Issue	Description	By	Date
A	DEVELOPMENT APPLICATION ISSUED TO COUNCIL	BH	DEC 2015

BH Designs
Building Design & Drafting Services

ABN: 80 356 936 642
Mob: 0418 218 341
Email: brendan@bhdesigns.com.au

PROJECT TITLE:
Alterations & Additions to Existing Dwelling

CLIENT:
Wehbe Residence

ADDRESS:
No.4 Allen Avenue
Bilgola Beach

DRAWING TITLE:
Proposed East & Street Elevation

SCALE: 1:100 @ A2
DATE: December 2015
DRAWN: bh
CHECKED:
DRAWING NO: 1509/DA-10
ISSUE: A