

Notes:

1. Levels shown are approx. and should be verified on site
2. Figured dimensions are to be taken in preference to scaling
3. All measurements are in mm unless otherwise stated
4. Window sizes are nominal only. Final window sizes by builder
5. Dimensions are to be verified on site by builder before commencement of work
6. Centre line of downpipes to be 350mm from corner of face brickwork (unless specified on elevation)
7. Refer to the builders project specification for inclusions
8. Construction to be in accordance with the Relevant BCA and other relevant Australian standards
9. All service positions, air conditioning droppers, outlets, return air grills, manholes and bulkheads to be determined on site by supervisor
10. Termite protection to Australian standards
11. Brick sill to be greater than 18'
12. Refer to Basix page for energy requirements
13. 20mm tolerance to be allowed for frames that are built to the low side of the slab
14. All upstairs windows with a sill height less than 1700mm to have a max opening width of 125mm or fitted with a screen with secure fittings to comply with BCA
15. Final AJ's to engineers specifications
16. Plus or minus 200mm to floor level

Copyright to plans remains at all times with Abeaut design t/a Accurate Design and Drafting.

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.

THIS INCLUDES (but is not limited): OWNER, BUILDER, SUBCONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTAINERS, DEMOLISHERS.

1 FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimize the risk of workers falling more than two meters. However, construction of this building will require workers to be working at heights where a fall in excess of two meters is possible and injury is likely to result from such a fall. The builder should provide such a barrier wherever a person is required to work in a situation where falling more than two meters is a possibility.

DURING OPERATION OR MAINTENANCE

For houses or other low-rise buildings when scaffolding is appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two meters is possible. Where this type of activity is required scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation. Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be in situations where a fall from a height in excess of two meters is possible. Where this type of activity is required, scaffolding fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislations.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES Specified
If finishes have been specified by the designer these have been selected to minimize the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to The specified finished should be made in consultation with the designer, or if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

FLOOR FINISHES By Owner
If a designer has not been involved in the selection of surface finishes in the pedestrian trafficable areas of this building then surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace. Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be sorted in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the works is being carried out onto persons below.

1. Prevent or restrict access to areas below where the works is being carried out.
2. Provide tie boards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE)

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after the support parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times to avoid a collapse, which may injure persons in the area.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

Amendments

Issue	Changes	Date	Signed/Requested Date of Requested	Drawing Number
A	Sketch Design	21-05-19	A.C.	19093
B	Sketch Design	23-05-19	A.C.	19093-1
C	Ceiling heights, upper floor	27-05-19	A.C.	19093-2
D	Additional Bedroom and sitting	3-6-19	A.C.	19093-3
E	Working Drawings	06-08-19	A.C.	19093-4
F	Estimating Mark Ups	08-08-19	A.C.	19093-5
G	RWT slab amendments	16-08-19	A.C.	19093-6
H	Garage & Facade amendments	05-09-19	A.C.	19093-7

3. TRAFFIC MANAGEMENT

For building on a major, narrow or steeply sloping road:

Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.

For building where on-site loading/unloading is restricted:

Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.

For all building:

Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL

Rapture of services during excavation or other activity creates a variety of risks including release of hazardous materials. Existing services are located on or around the site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.

Locations with underground power lines:

Underground power lines MAY be located near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by a mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass. All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be sorted on site in a way which minimizes bending before lifting. Advice should be provided about unsafe lifting methods in areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturers specifications and not used when faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in an accordance with the manufacturer's specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building constructed prior to: 1990 - It therefore may contain asbestos 1986 - It therefore is likely to contain asbestos Either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in a powder form. Persons working on or in the building during construction, operational maintenance or demolition should ensure food ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful materials when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray back, paints, vanishes, and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE

Fiberglass, Rockwell, ceramics and other material used for thermal or sound insulation may contain synthetic mineral fiber which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts of the body. Personal Protective Equipment including protection against inhalation of harmful materials should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendation for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATIONS

Construction of this building and some maintenance of the building will require excavation and installation of items within excavation. Where practical, installation should be carried out using methods which do not require workers to enter the excavations. Where this is not practical, adequate support for the excavated area should be provided to prevent a collapse. Warning signs and barriers to prevent accidental or unauthorized access to all excavations should be provided.

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required: Enclosed spaces within this building may be present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorized access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES

For buildings with small spaces where maintenance or other access may be required: some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorized access. These should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorized access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secure when not gully supervised.

9. OPERATIONAL USE OF BUILDING RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If it, at a later date, is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

10. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with the Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements.

All work using Plant should be carried out in accordance with the Code of Practice: Managing Risks of Plant at the Workplace.

All work should be carried out in accordance with the Code of Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement



ICONHOMES.COM.AU

114 Blackbutts Road, Frenches Forest
Lot Number: 72
DP Number: 224441



Accurate

design and drafting

Office: 1a/10 Exchange Parade
Narellan NSW 2567
Phone : 0246472552
Email: info@accuratedesign.com.au

Icon Job Number: J/XXXXX

Sheet Number	Sheet Name
01	Cover Page
02	Perspective View
03	Ground Floor Plan
04	Upper Floor Plan
05	Elevations
06	Elevation, Section & Details
07	Existing Site & Demolition Plan
08	Proposed Site Plan
09	Landscape Plan & Drainage Diagram
10	Shadow Diagrams 21st June
11	Slab Detail
12	Blank Electrical Plan

Client Approval: _____ Date: _____



ICONHOMES.COM.AU

114 Blackbutts Road, Frenches Forest
 Lot Number: 72
 DP Number: 224441



Accurate

design and drafting

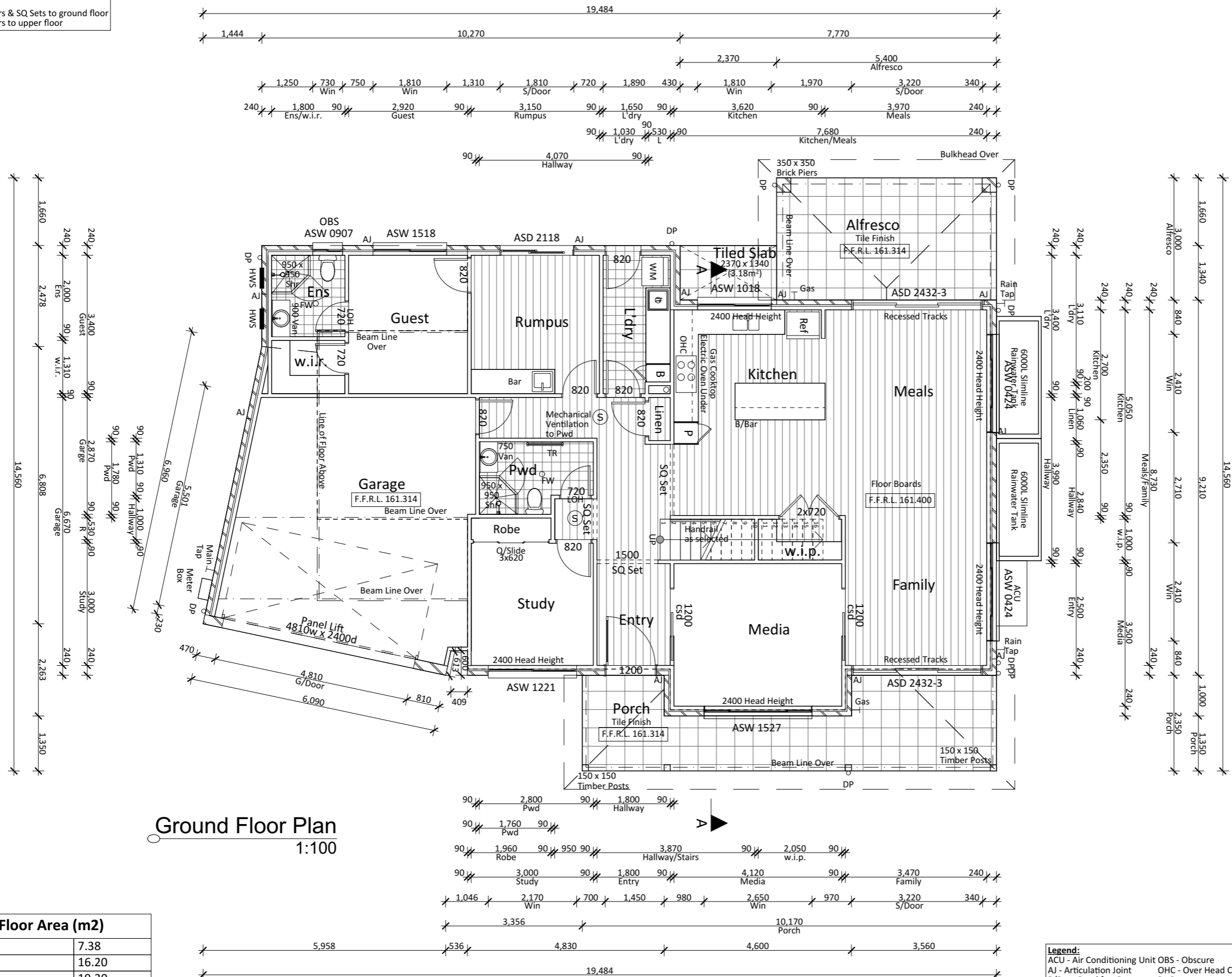
Office: 1a/10 Exchange Parade
 Narellan NSW 2567
Phone : 0246472552
 Email: info@accuratedesign.com.au

Icon Job Number: J/XXXXX



Client Approval:		Date:	
Job: Proposed Residence			
Drawing: Perspective View			
Scale: -		Date: 28-02-20	
Drawing No: 19093-14		Sheet: 2/12	Issue: 0
© abeaut designs t/a Accurate Design and Drafting 2019			

Note:
2340 high doors & SQ Sets to ground floor
2040 high doors to upper floor



Ground Floor Plan
1:100

Floor Area (m2)	
Balcony	7.38
Alfresco	16.20
Porch	19.30
Garage	38.62
Upper Living	141.25
Ground Living	148.58
Total	371.33 m²

- Legend:**
- ACU - Air Conditioning Unit
 - AJ - Articulation Joint
 - B/Bar - Breakfast Bar
 - DP - Downpipe
 - DW - Dishwasher
 - Ens - Ensuite
 - F/P - Fire Place
 - FW - Floor Waste
 - HWS - Hot Water System
 - L - Linen
 - LC - Laundry Chute
 - LOH - Lift off Hinge
 - LT - Laundry Tub
 - MH - Manhole
 - MW - Microwave Oven
 - OBS - Obscure
 - OHC - Over Head Cupboard
 - P - Pantry
 - R - Robe
 - RHS - Rolled Hollow Steel
 - S - Smoke Alarm
 - Shr - Shower
 - TR - Towel Rail
 - Van - Vanity
 - w.i.l. - Walk in Linen
 - w.i.r. - Walk in Robe
 - w.i.p. - Walk in Pantry
 - w.c. - Wash Closet
 - WM - Washing Machine

- Notes:**
- Levels shown are approx and should be verified on site
 - Figured dimensions are to be taken in preference to scaling
 - All measurements are in mm unless otherwise stated
 - Window sizes are nominal only. Final window sizes by builder
 - Dimensions are to be verified on site by builder before commencement of work
 - All upstairs windows with a sill height less than 1700mm to have a max opening width of 125mm or fitted with a screen with secure fittings to comply with BCA
 - Final AJ's to engineers specifications
 - Plus or minus 200mm to floor levels
 - Steel beam required if any openings have more than 6 courses of brickwork above
 - Material finishes are indicative, for final selections see builders tender

Icon Job Number: J/XXXXX

Client Approval: _____ Date: _____



Job:
Proposed Residence

LOT: 72 DP: 224441
114 Blackbutts Road, Frenches Forest

Drawing:
Ground Floor Plan

Scale: **1:100** Date: **28-02-20**

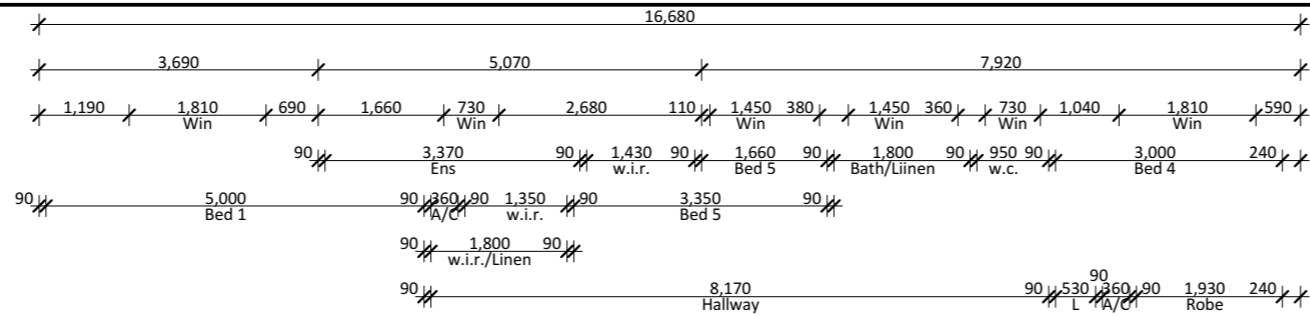
Drawing No: **19093-14** Sheet: **3/12** Issue: **0**

House Design: Custom

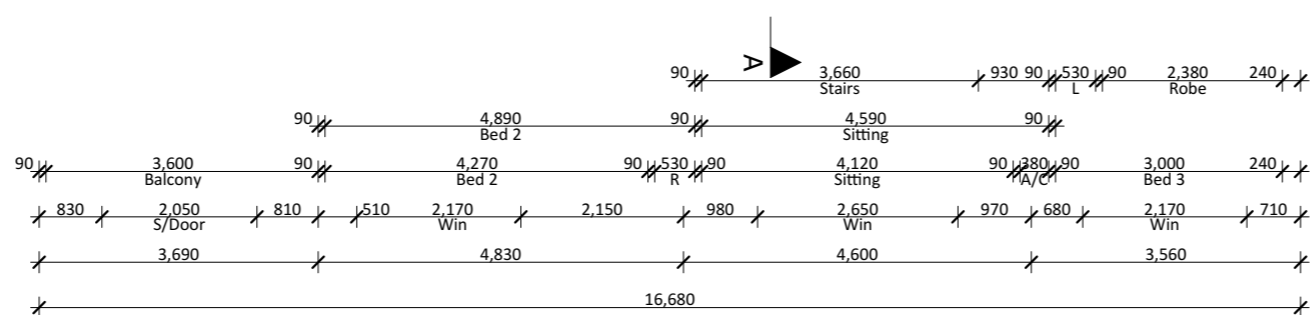
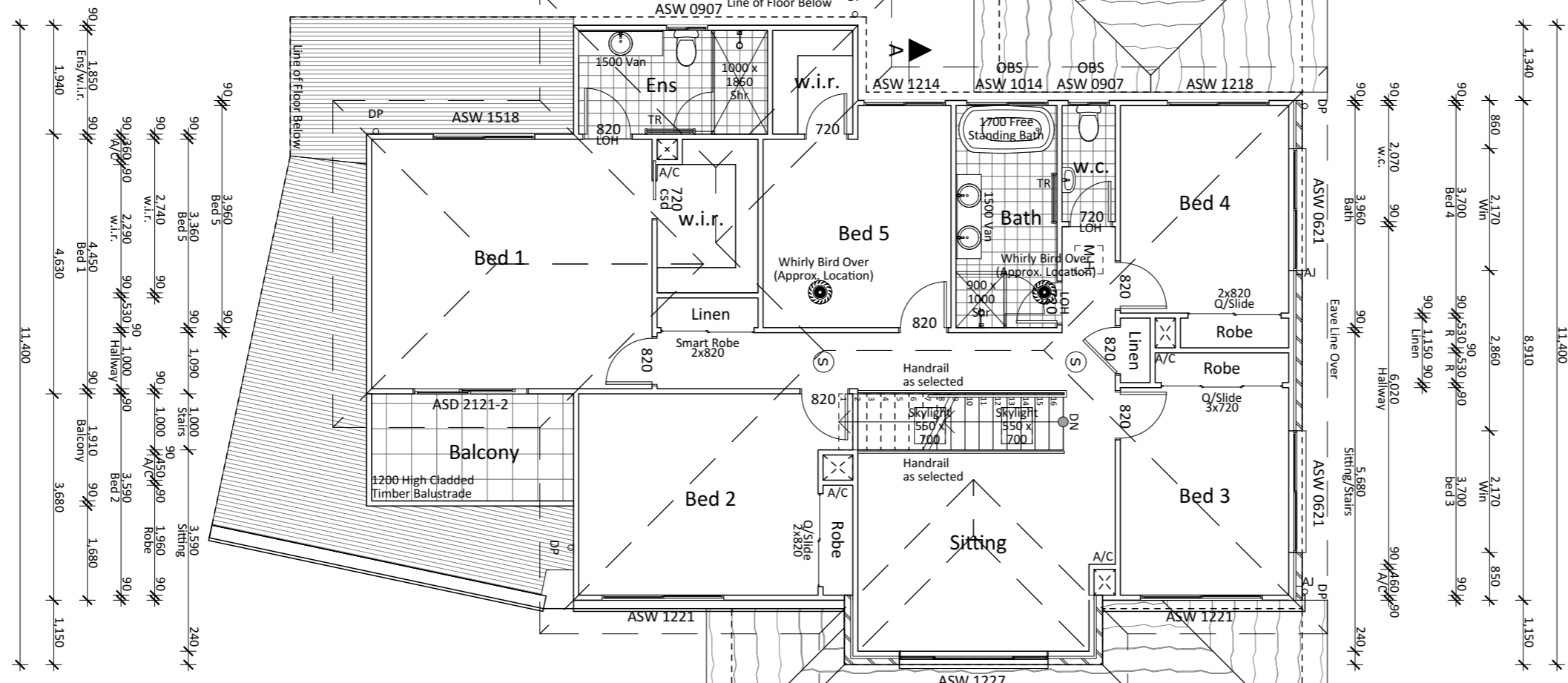
Accurate
design and drafting

Office: 1a/10 Exchange Parade
Narellan NSW 2567
Phone : 0246472552
Email: info@accuratedesign.com.au

Note:
2340 high doors & SQ Sets to ground floor
2040 high doors to upper floor



Upper Floor Plan
1:100



Floor Area (m ²)	
Balcony	7.38
Alfresco	16.20
Porch	19.30
Garage	38.62
Upper Living	141.25
Ground Living	148.58
Total	371.33 m²

- Legend:**
- ACU - Air Conditioning Unit
 - AJ - Articulation Joint
 - B/Bar - Breakfast Bar
 - DP - Downpipe
 - DW - Dishwasher
 - Ens - Ensuite
 - F/P - Fire Place
 - FW - Floor Waste
 - HWS - Hot Water System
 - L - Linen
 - LC - Laundry Chute
 - LOH - Lift off Hinge
 - LT - Laundry Tub
 - MH - Manhole
 - MW - Microwave Oven
 - OBS - Obscure
 - OHC - Over Head Cupboard
 - P - Pantry
 - R - Robe
 - RHS - Rolled Hollow Steel
 - S - Smoke Alarm
 - Shr - Shower
 - TR - Towel Rail
 - Van - Vanity
 - w.i.l. - Walk in Linen
 - w.i.r. - Walk in Robe
 - w.i.p. - Walk in Pantry
 - w.c. - Wash Closet
 - WM - Washing Machine

- Notes:**
1. Levels shown are approx and should be verified on site
 2. Figured dimensions are to be taken in preference to scaling
 3. All measurements are in mm unless otherwise stated
 4. Window sizes are nominal only. Final window sizes by builder
 5. Dimensions are to be verified on site by builder before commencement of work.
 6. All upstairs windows with a sill height less than 1700mm to have a max opening width of 125mm or fitted with a screen with secure fittings to comply with BCA
 7. Final AJ's to engineers specifications
 8. Plus or minus 200mm to floor levels
 9. Steel beam required if any openings have more than 6 courses of brickwork above
 10. Material finishes are indicative, for final selections see builders tender

Icon Job Number: J/XXXXX

Client Approval: _____ Date: _____



Job:
Proposed Residence

LOT: 72 DP: 224441
114 Blackbutts Road, Frenches Forest

Drawing:
Upper Floor Plan

Scale: **1:100** Date: **28-02-20**

Drawing No: **19093-14** Sheet: **4/12** Issue: **0**

House Design: Custom

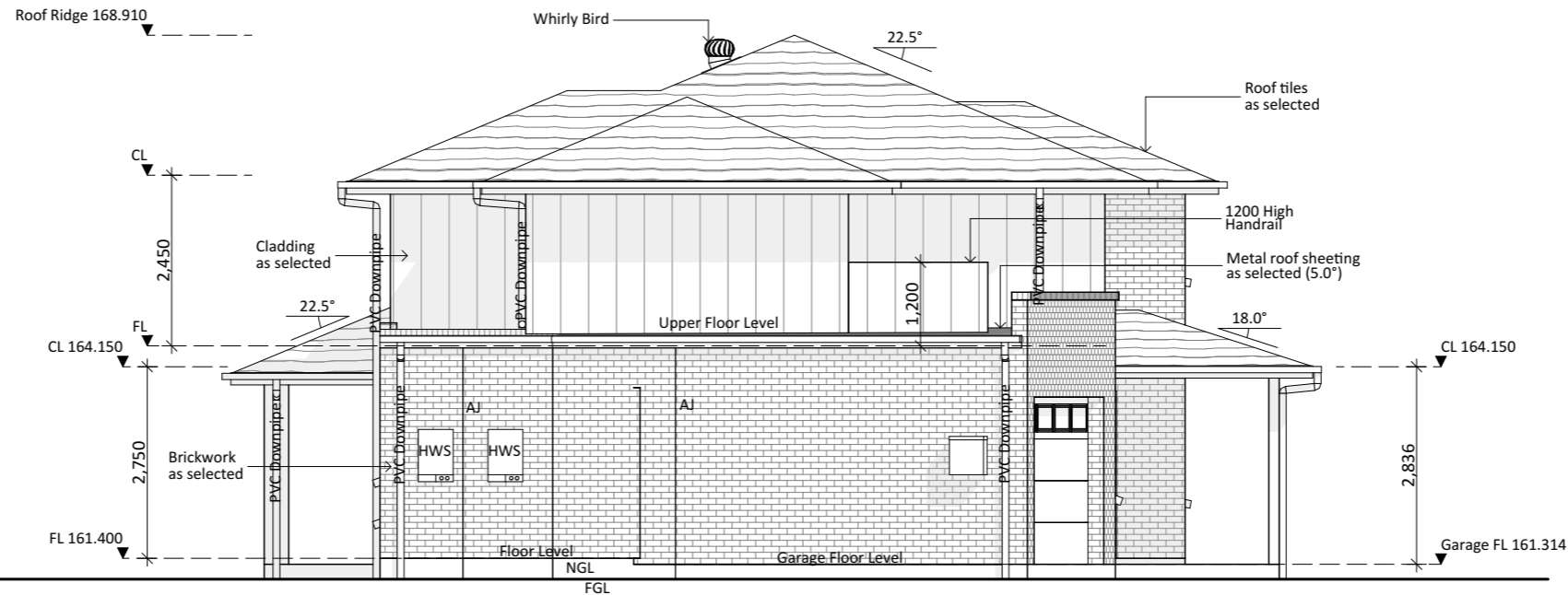
Accurate
design and drafting

Office: 1a/10 Exchange Parade
Narellan NSW 2567
Phone : 0246472552
Email: info@accuratedesign.com.au

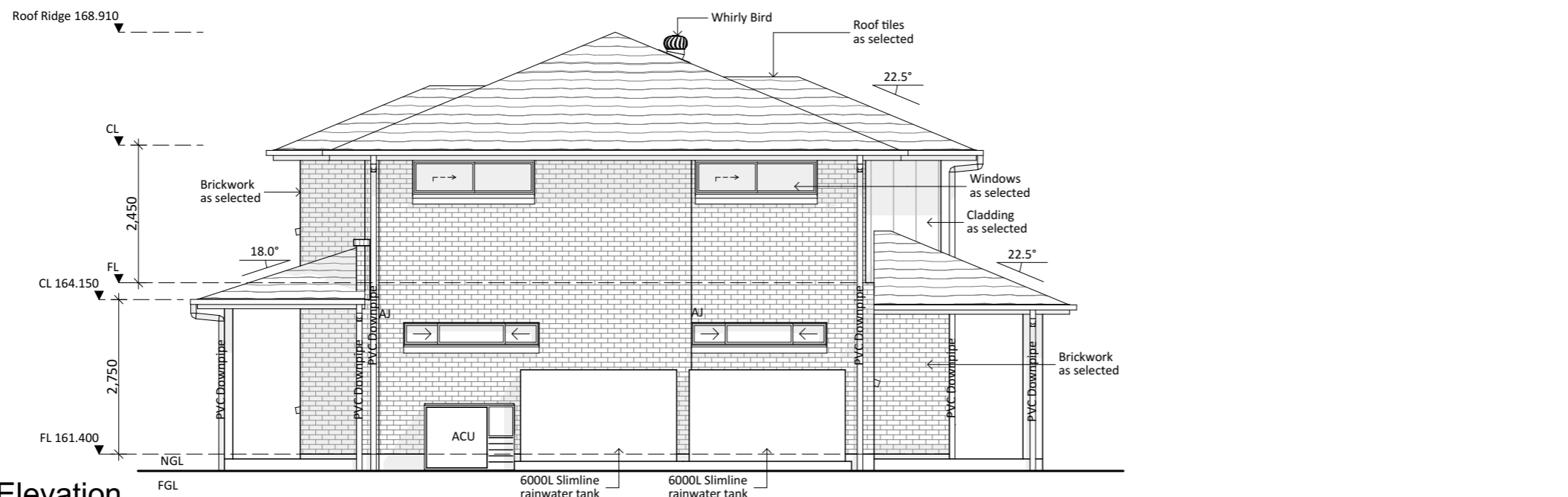
- Legend:**
 ACU - Air Conditioning Unit
 AJ - Articulation Joint
 CL - Ceiling Level
 FGL - Finish Ground Line
 FL - Floor Level
 HWS - Hot Water System
 NGL - Natural Ground Line
 OBS - Obscure
 DP - Downpipe
 RW - Retaining Wall



Front Elevation
1:100



Side Elevation
1:100



Side Elevation
1:100

- Notes:**
 1. Levels shown are approx and should be verified on site
 2. Figured dimensions are to be taken in preference to scaling
 3. All measurements are in mm unless otherwise stated
 4. Window sizes are nominal only. Final window sizes by builder
 5. Dimensions are to be verified on site by builder before commencement of work
 6. All upstairs windows with a sill height less than 1700mm to have a max opening width of 125mm or fitted with a screen with secure fittings to comply with BCA
 7. Final AJ's to engineers specifications
 8. Plus or minus 200mm to floor levels
 9. Steel beam required if any openings have more than 6 courses of brickwork above
 10. Material finishes are indicative, for final selections see builders tender

Icon Job Number: J/XXXXX

Client Approval: _____ Date: _____



Job:
Proposed Residence

LOT: 72 DP: 224441
 114 Blackbutts Road, Frenches Forest

Drawing:
Elevations

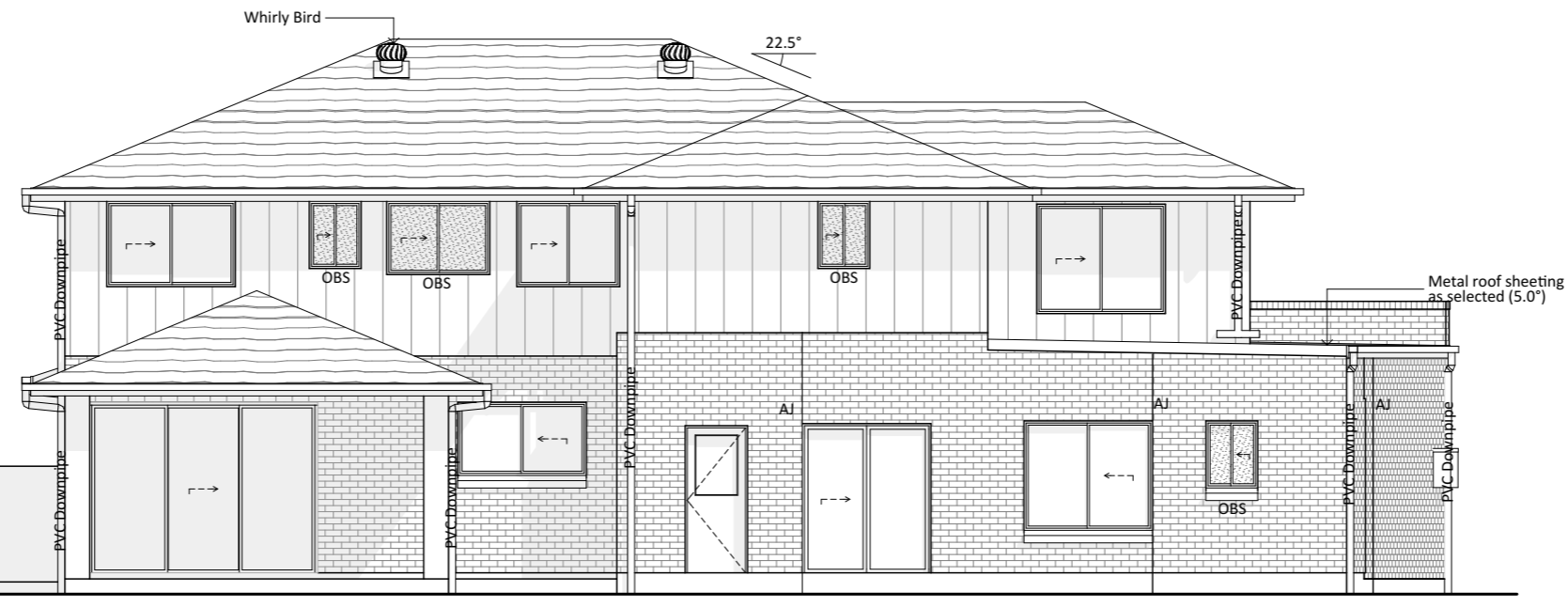
Scale: **1:100** Date: **28-02-20**

Drawing No: **19093-14** Sheet: **5/12** Issue: **0**

House Design: Custom

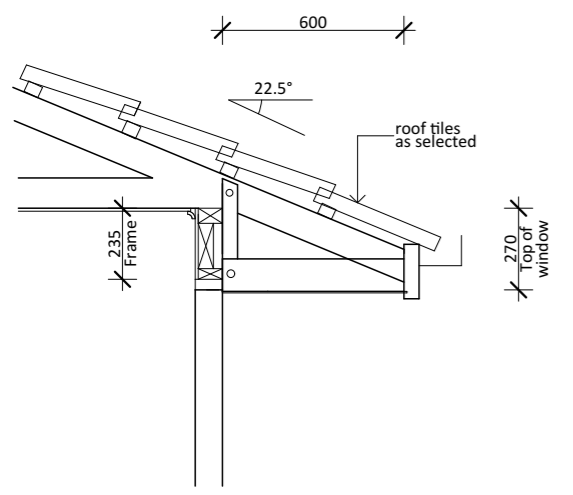
Accurate
 design and drafting
 Office: 1a/10 Exchange Parade
 Narellan NSW 2567
Phone : 0246472552
 Email: info@accuratedesign.com.au

Roof Ridge 168.910
 Max. Building Height 7.910
 CL 164.150
 FL 161.400
 NGL 161.000

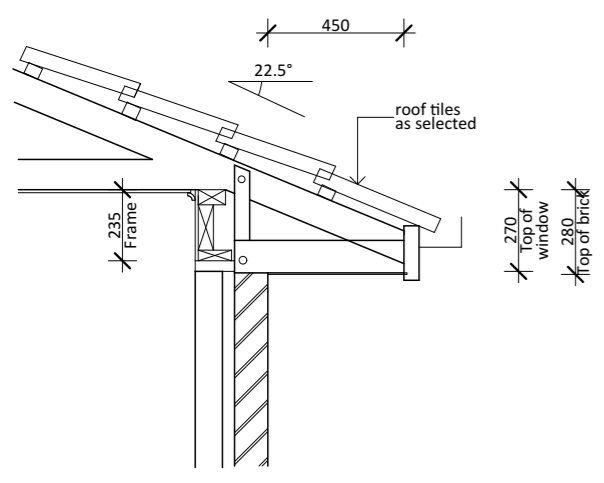


Rear Elevation
 1:100

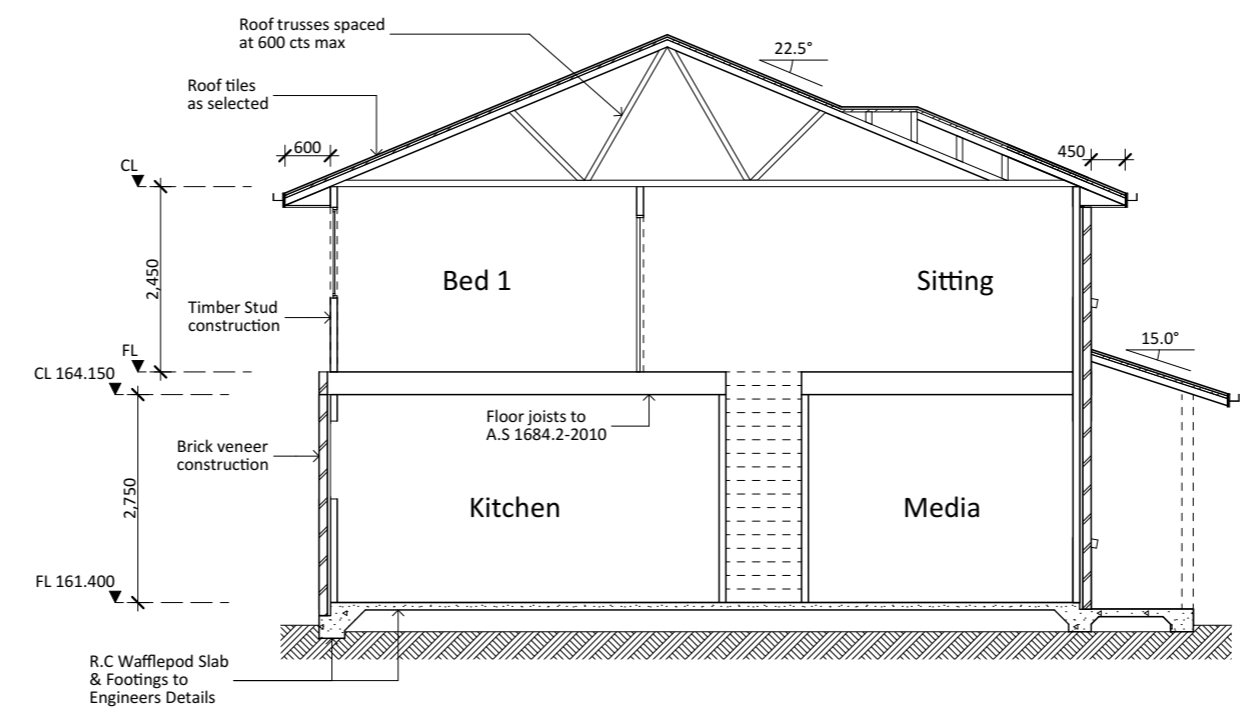
Legend:
 ACU - Air Conditioning Unit
 AJ - Articulation Joint
 CL - Ceiling Level
 FGL - Finish Ground Line
 FL - Floor Level
 HWS - Hot Water System
 NGL - Natural Ground Line
 OBS - Obscure
 DP - Downpipe
 RW - Retaining Wall



Eave Details
 1:25



Eave Details
 1:25



Section A-A
 1:100

Notes:
 1. Levels shown are approx and should be verified on site
 2. Figured dimensions are to be taken in preference to scaling
 3. All measurements are in mm unless otherwise stated
 4. Window sizes are nominal only. Final window sizes by builder
 5. Dimensions are to be verified on site by builder before commencement of work
 6. All upstairs windows with a sill height less than 1700mm to have a max opening width of 125mm or fitted with a screen with secure fittings to comply with BCA
 7. Final AJ's to engineers specifications
 8. Plus or minus 200mm to floor levels
 9. Steel beam required if any openings have more than 6 courses of brickwork above
 10. Material finishes are indicative, for final selections see builders tender

Icon Job Number: J/XXXXX

Client Approval: _____ Date: _____



Job:
Proposed Residence

LOT: 72 DP: 224441
 114 Blackbutts Road, Frenches Forest

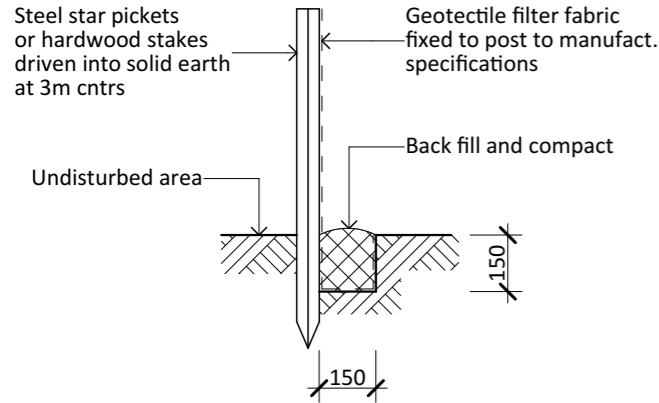
Drawing:
Elevation, Section & Details

Scale: **1:100, 1:25** Date: **28-02-20**

Drawing No: **19093-14** Sheet: **6/12** Issue: **0**

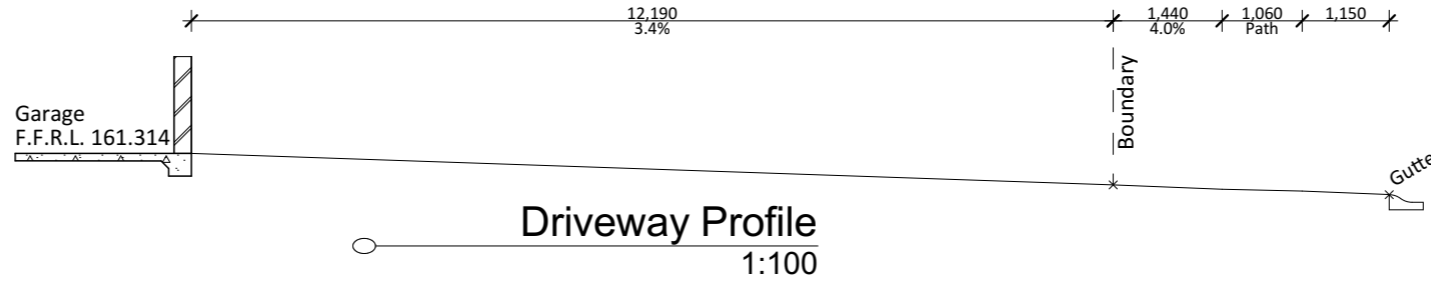
House Design: Custom

 **Accurate**
 design and drafting
 Office: 1a/10 Exchange Parade
 Narellan NSW 2567
Phone : 0246472552
 Email: info@accuratedesign.com.au



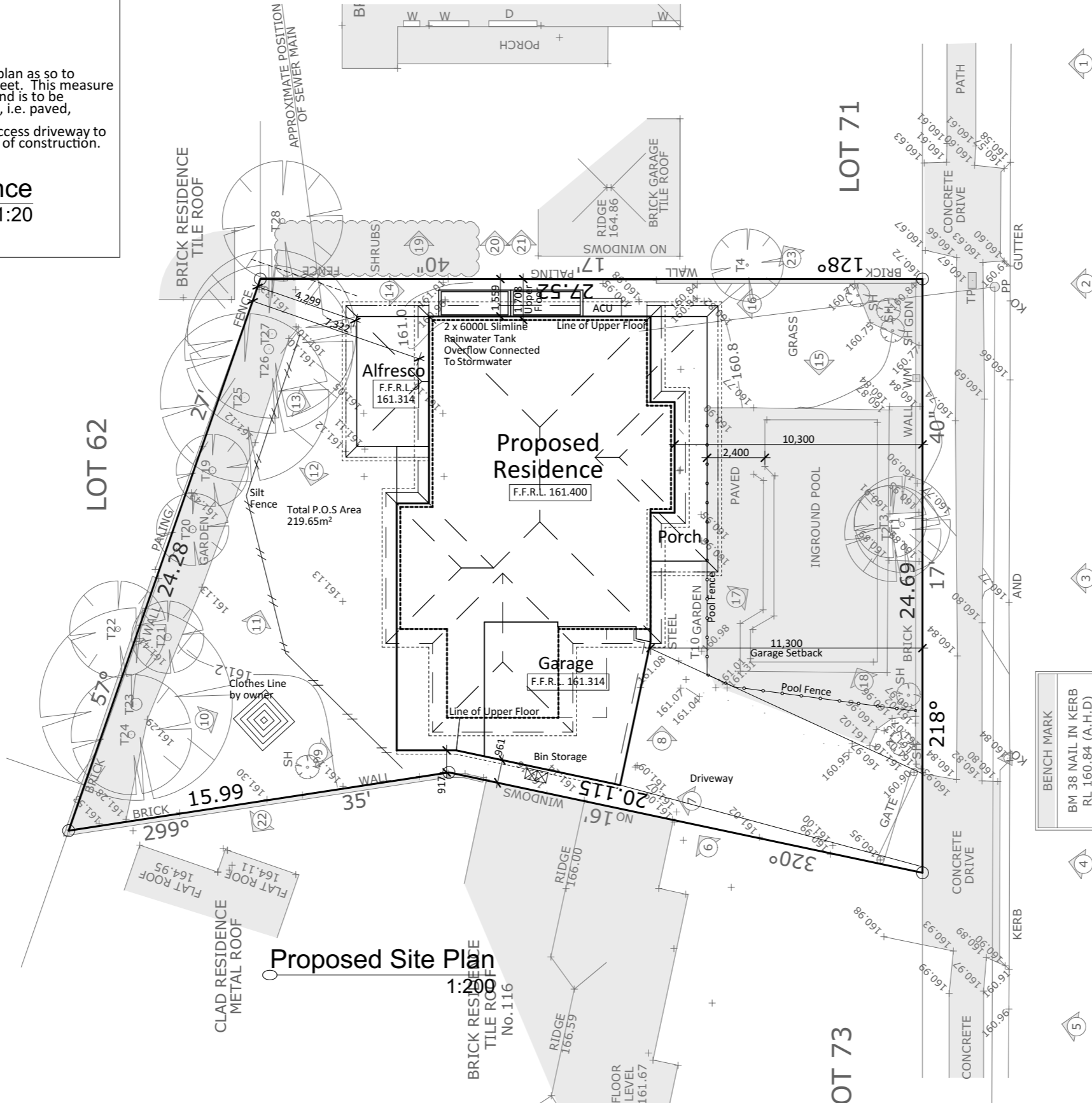
Soil Erosion and Sediment Control Fence
 1. Siltation fencing is to be placed as shown on the site plan as so to prevent silt run off to any adjoining property or to the street. This measure is to be placed prior to any excavation work beginning and is to be removed only when the sites surface as been stabilized, i.e. paved, landscaped or turfed
 2. 40mm crushed rock aggregate is to be placed as an access driveway to the site and must be maintained throughout the course of construction.

Typical Silt Fence
1:20



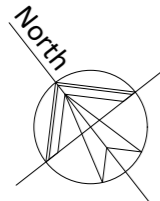
Driveway Profile
1:100

Note:
 Private Open Space: 219.65m² (31.52%)
 Landscape Area: 252.76m²



Proposed Site Plan
1:200

Lot 72
 696.90m²
 DP: 224441



- Notes:
 1. Levels shown are approx and should be verified on site
 2. Figured dimensions are to be taken in preference to scaling
 3. All measurements are in mm unless otherwise stated
 4. Window sizes are nominal only. Final window sizes by builder
 5. Dimensions are to be verified on site by builder before commencement of work.
 6. All upstairs windows with a sill height less than 1700mm to have a max opening width of 125mm or fitted with a screen with secure fittings to comply with BCA
 7. Final AJ's to engineers specifications
 8. Plus or minus 200mm to floor levels
 9. Steel beam required if any openings have more than 6 courses of brickwork above
 10. Material finishes are indicative, for final selections see builders tender

Icon Job Number: J/XXXXX

Client Approval: _____ Date: _____



Job:
Proposed Residence

LOT: 72 DP: 224441
 114 Blackbutts Road, Frenches Forest

Drawing:
Proposed Site Plan

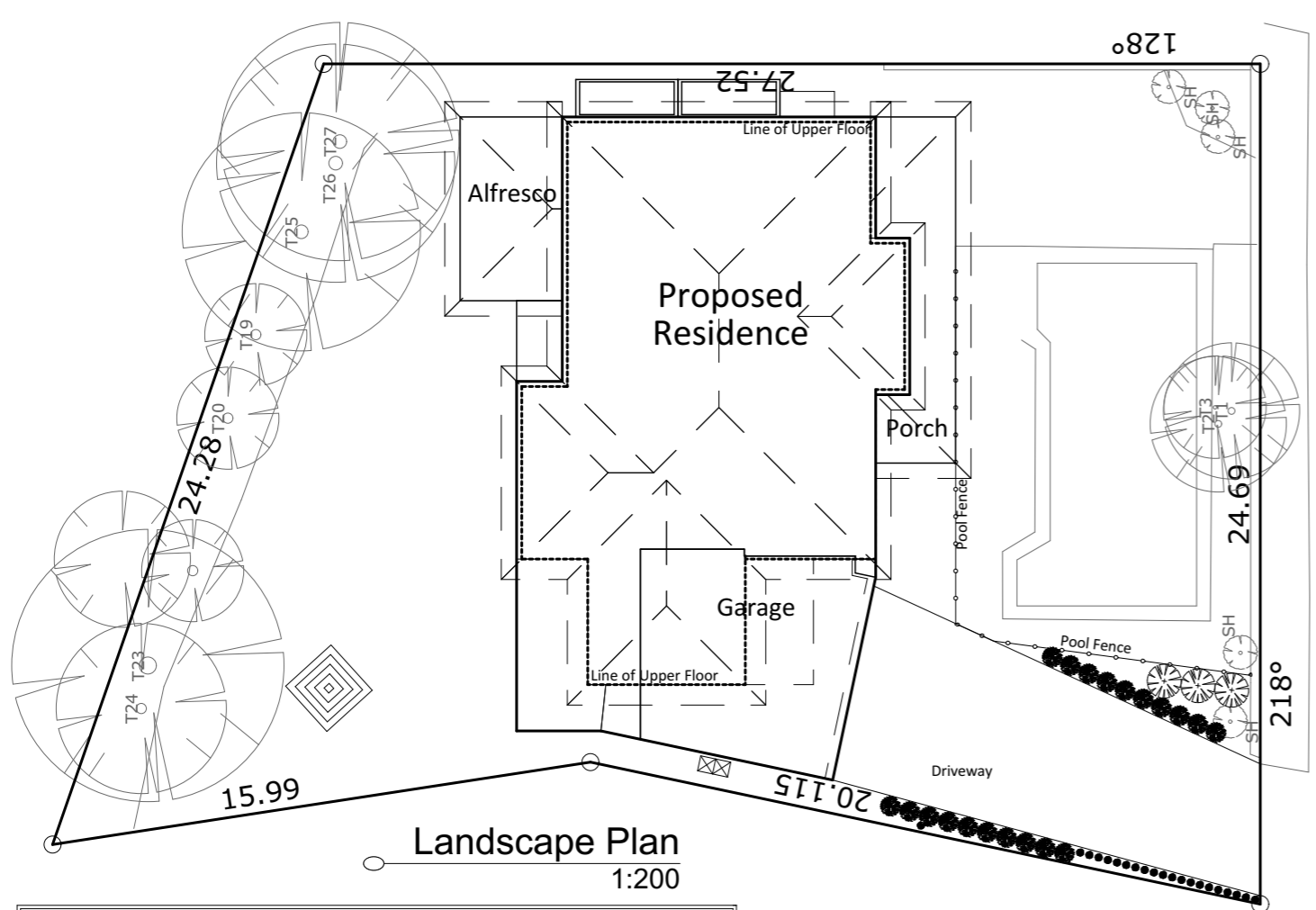
Scale: 1:200, 1:20 Date: 28-02-20

Drawing No: 19093-14 Sheet: 8/12 Issue: 0

House Design: Custom

Accurate
 design and drafting
 Office: 1a/10 Exchange Parade
 Narellan NSW 2567
Phone : 0246472552
 Email: info@accuratedesign.com.au

BLACKBUTTS ROAD

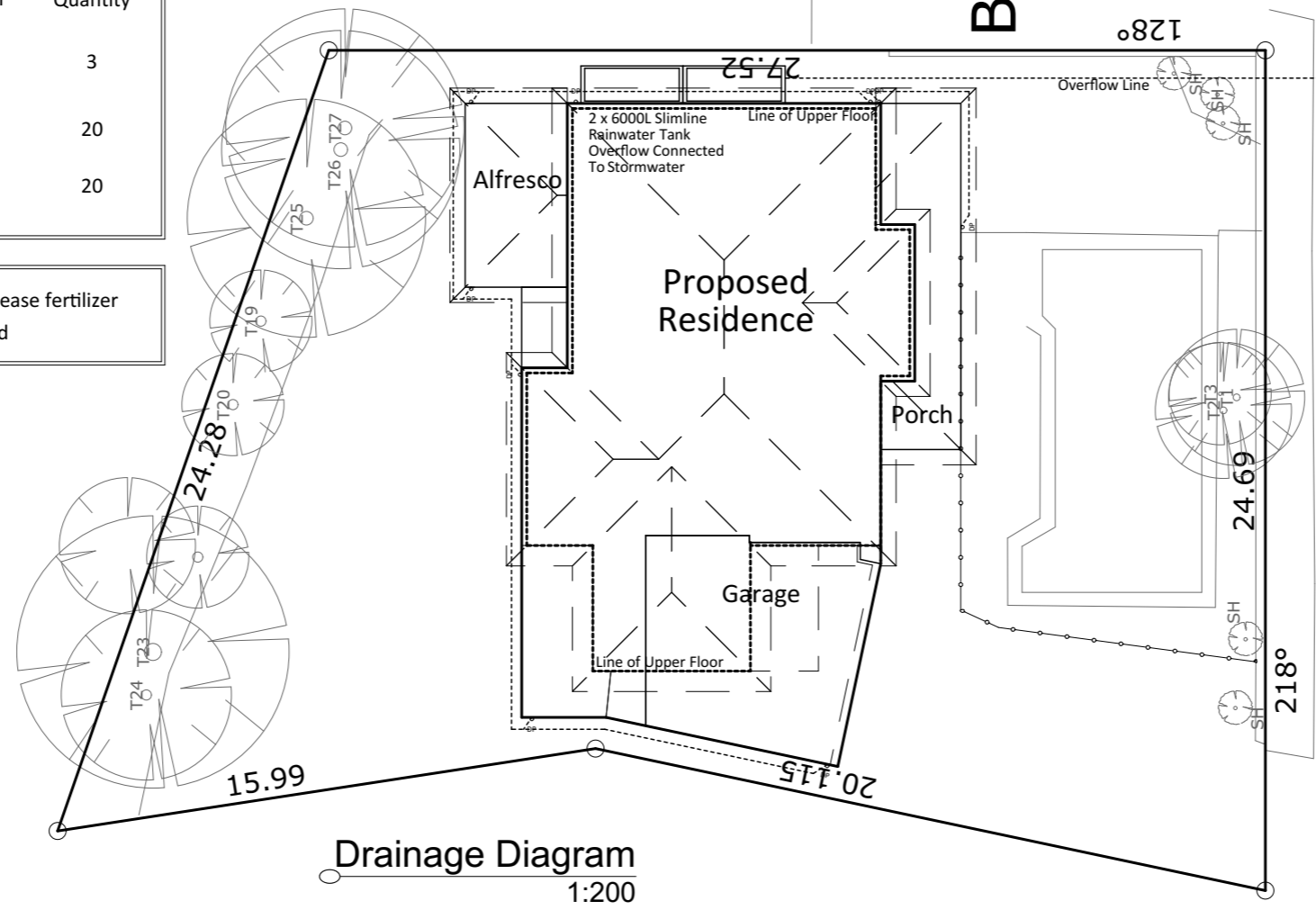


Landscape Plan
1:200

Key	Species	Dimensions	Container	Quantity
	Corodyline	1.2m x 1.2m	200mm	3
	Buxus Microphylla	0.3m x 0.4m	200mm	20
	Convolvulus	0.5m x 1m	200mm	20

NOTES:
 * All plants to be planted in premium garden mix and slow release fertilizer
 * Gardens to be mulched with Eucalyptus Mulch
 * Plants are to be maintained for 6 months or until established
 * Any losses are to be replaced

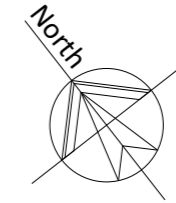
Note:
 Private Open Space: 219.65m² (31.52%)
 Landscape Area: 252.76m²



Drainage Diagram
1:200

BLACKBUTTS ROAD

Lot 72
696.90m²
DP: 224441



- Notes:
1. Levels shown are approx and should be verified on site
 2. Figured dimensions are to be taken in preference to scaling
 3. All measurements are in mm unless otherwise stated
 4. Window sizes are nominal only. Final window sizes by builder
 5. Dimensions are to be verified on site by builder before commencement of work.
 6. All upstairs windows with a sill height less than 1700mm to have a max opening width of 125mm or fitted with a screen with secure fittings to comply with BCA
 7. Final AJ's to engineers specifications
 8. Plus or minus 200mm to floor levels
 9. Steel beam required if any openings have more than 6 courses of brickwork above
 10. Material finishes are indicative, for final selections see builders tender

Icon Job Number: J/XXXXX

Client Approval: _____ Date: _____



Job:
Proposed Residence

LOT: 72 DP: 224441
114 Blackbutts Road, Frenches Forest

Drawing:
Landscape Plan & Drainage Diagram

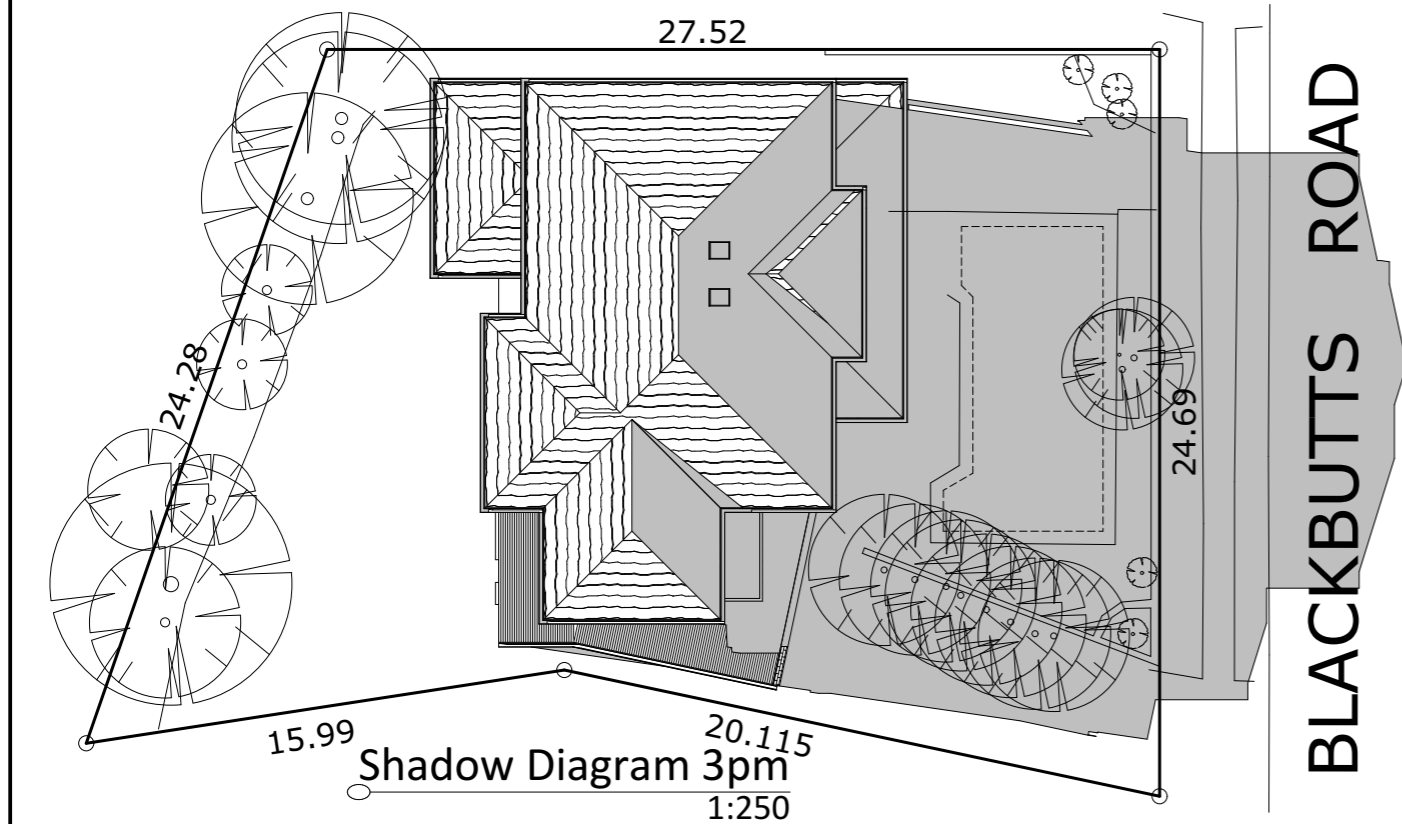
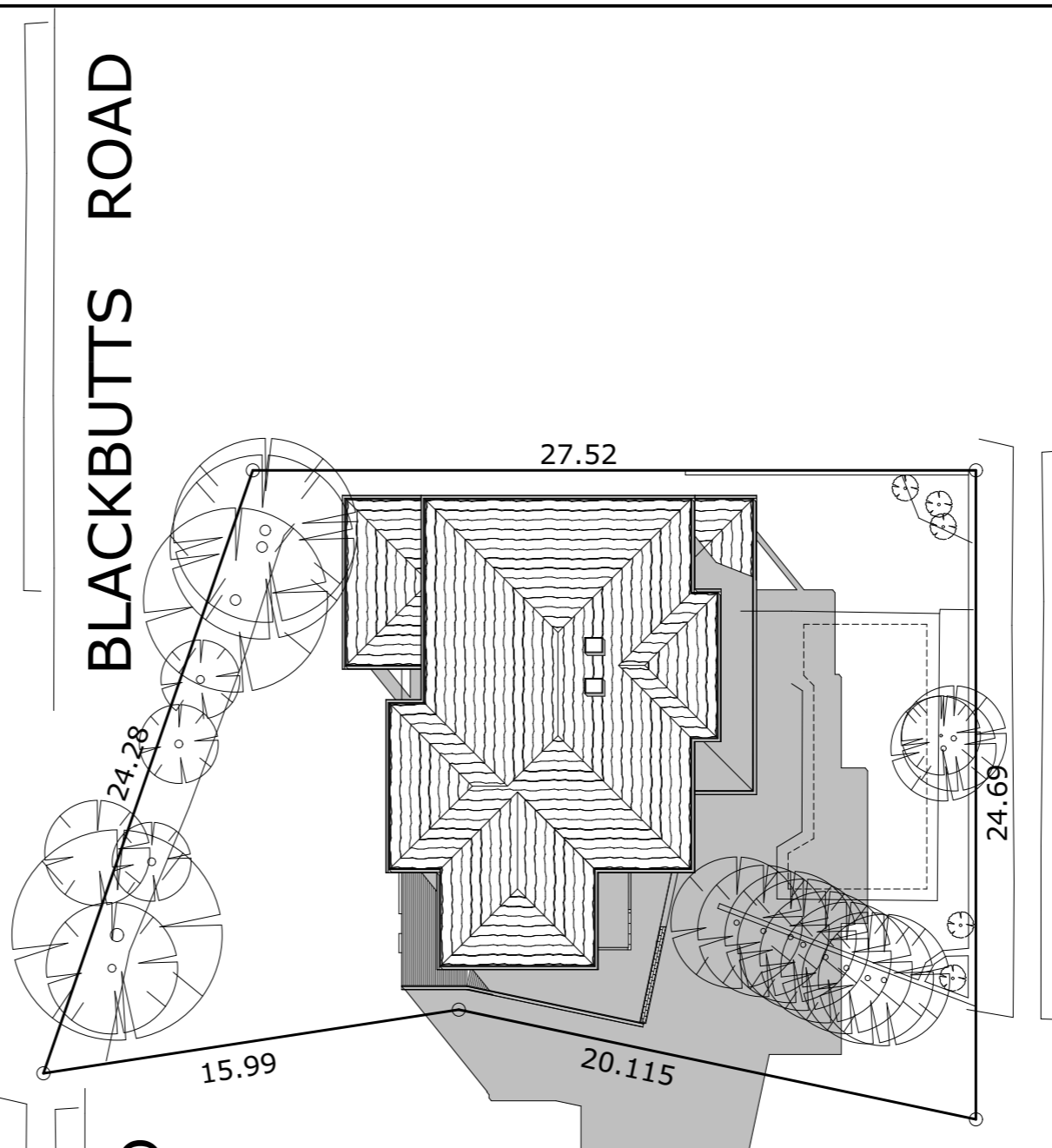
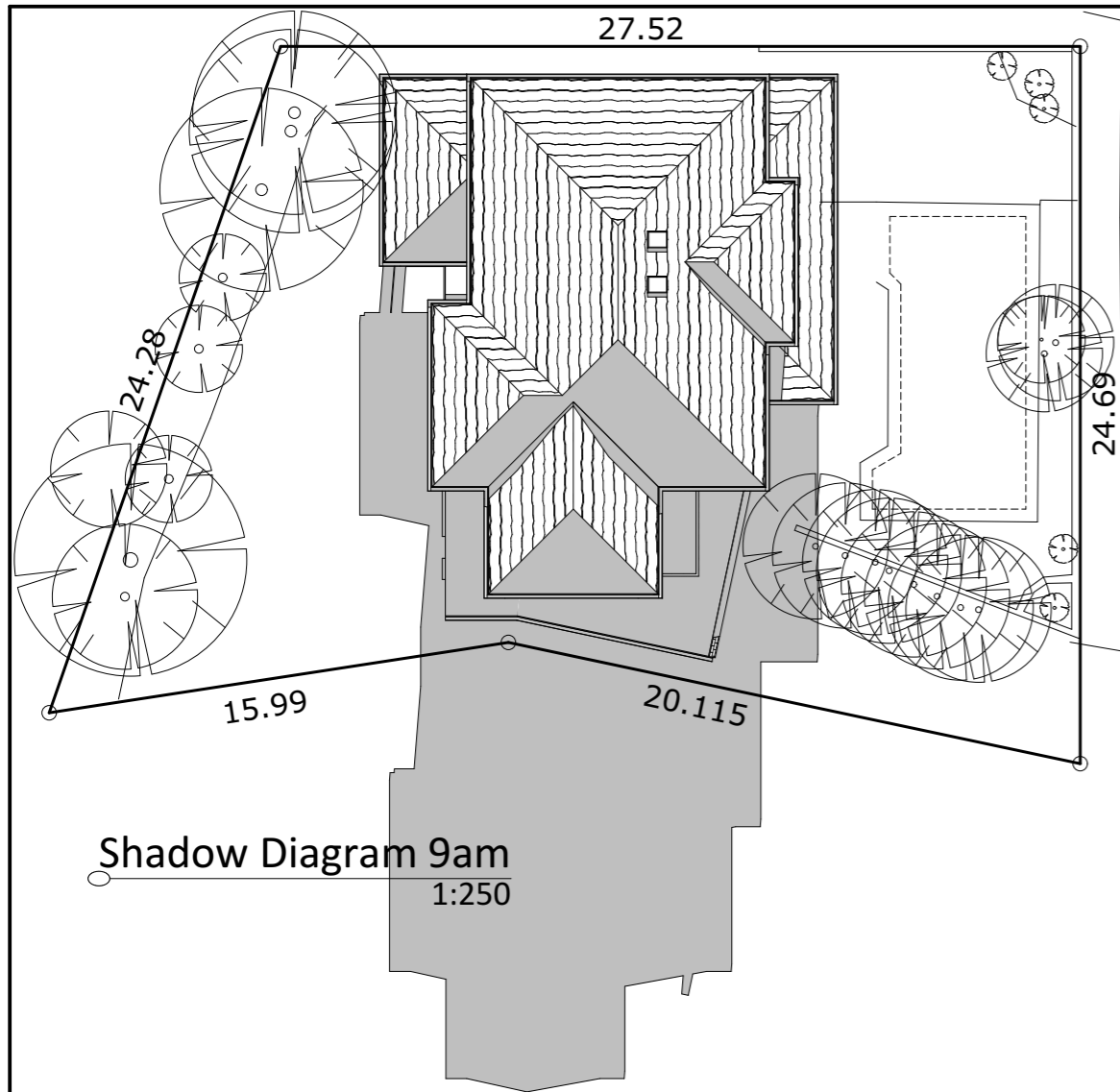
Scale: 1:200 Date: 28-02-20

Drawing No: 19093-14 Sheet: 9/12 Issue: 0

House Design: Custom

Accurate
design and drafting
Office: 1a/10 Exchange Parade
Narellan NSW 2567
Phone : 0246472552
Email: info@accuratedesign.com.au

BLACKBUTTS ROAD



BLACKBUTTS ROAD

BLACKBUTTS ROAD

- Notes:
1. Levels shown are approx and should be verified on site
 2. Figured dimensions are to be taken in preference to scaling
 3. All measurements are in mm unless otherwise stated
 4. Window sizes are nominal only. Final window sizes by builder
 5. Dimensions are to be verified on site by builder before commencement of work.
 6. All upstairs windows with a sill height less than 1700mm to have a max opening width of 125mm or fitted with a screen with secure fittings to comply with BCA
 7. Final AJ's to engineers specifications
 8. Plus or minus 200mm to floor levels
 9. Steel beam required if any openings have more than 6 courses of brickwork above
 10. Material finishes are indicative, for final selections see builders tender

Icon Job Number: J/XXXXX

Client Approval: _____ Date: _____



Job:
Proposed Residence

LOT: 72 DP: 224441
114 Blackbutts Road, Frenches Forest

Drawing:
Shadow Diagrams 21st June

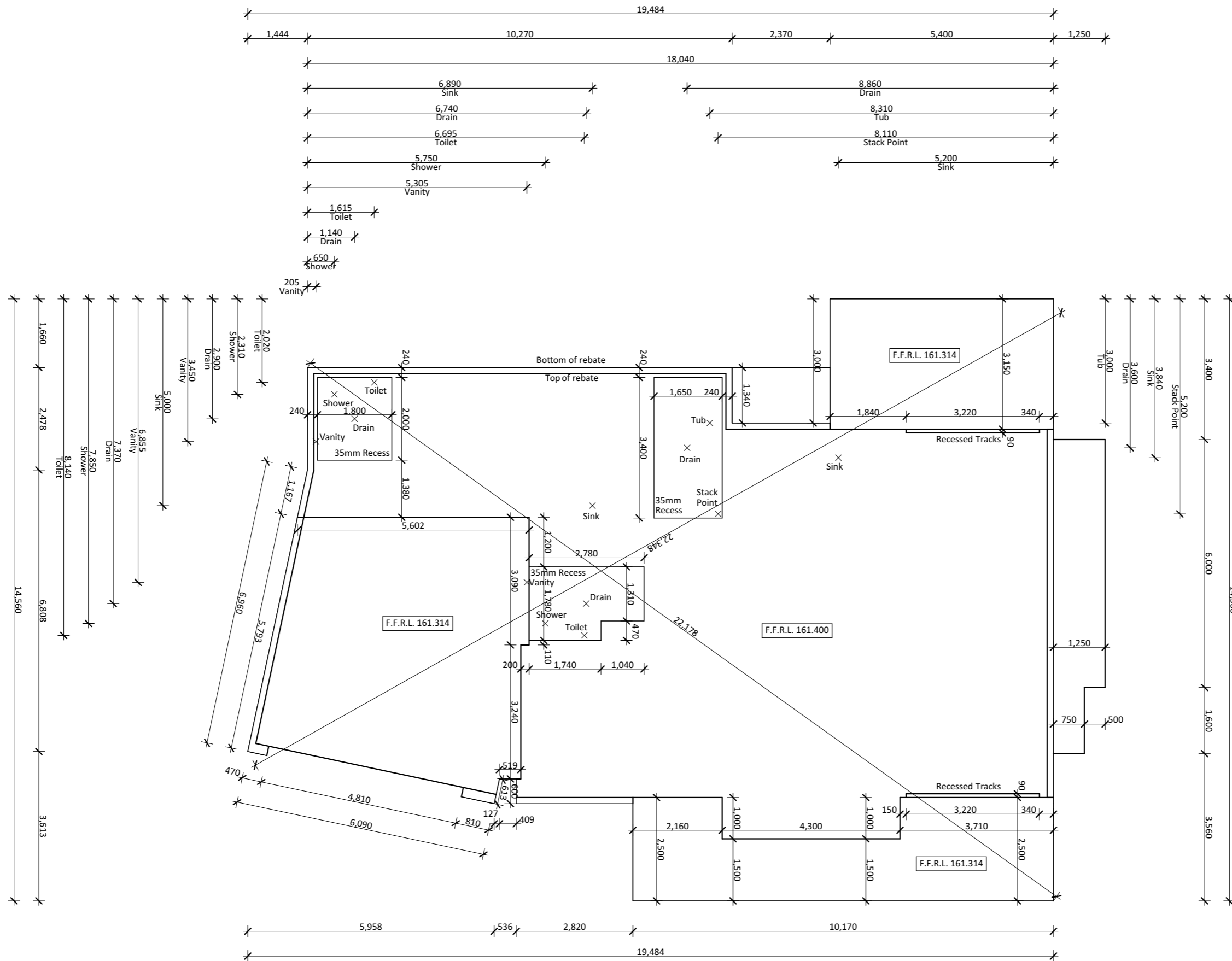
Scale: _____ Date: 28-02-20

Drawing No: 19093-14 Sheet: 10/12 Issue: 0

House Design: Custom

Accurate
design and drafting
Office: 1a/10 Exchange Parade
Narellan NSW 2567
Phone : 0246472552
Email: info@accuratedesign.com.au

Note:
Frames built to the low side of the slab, allow 20mm tolerance



Slab Detail
1:100

- Notes:**
1. Levels shown are approx and should be verified on site
 2. Figured dimensions are to be taken in preference to scaling
 3. All measurements are in mm unless otherwise stated
 4. Window sizes are nominal only. Final window sizes by builder
 5. Dimensions are to be verified on site by builder before commencement of work.
 6. All upstairs windows with a sill height less than 1700mm to have a max opening width of 125mm or fitted with a screen with secure fittings to comply with BCA
 7. Final AJ's to engineers specifications
 8. Plus or minus 200mm to floor levels
 9. Steel beam required if any openings have more than 6 courses of brickwork above
 10. Material finishes are indicative, for final selections see builders tender

Icon Job Number: J/XXXXX

Client Approval: _____ Date: _____



Job:
Proposed Residence

LOT: 72 DP: 224441
114 Blackbutts Road, Frenches Forest

Drawing:
Slab Detail

Scale: **1:100** Date: **28-02-20**

Drawing No: **19093-14** Sheet: **11/12** Issue: **0**

House Design: Custom



Office: 1a/10 Exchange Parade
Narellan NSW 2567
Phone : 0246472552
Email: info@accuratedesign.com.au

Description	Symbol	Qty	Notes	Description	Symbol	Qty	Notes	Description	Symbol	Qty	Notes
Light Point	○	-		T.V Point	TV	-				-	
Pendant Light	⊗	-		Exhaust Fan	⊗	-				-	
Wall Light Point	○	-		2 in 1	⊕	-				-	
Downlight	●	-		3 in 1	⊖	-				-	
Spotlight	▽	-		Door Chime	⌒	-				-	
Small Up/Down Light	○	-		Smoke Alarm	Ⓢ	-				-	
20W Flouro	▬	-		Ceiling Fan	⊗	-				-	
Dimmer Switch	Ⓢ	-		Ceiling Fan/Light	⊗	-				-	
Light Switch	●	-		Sensor Light	⊙	-				-	
Single G.P.O	▲	-		Phone Point	PH	-				-	
Double G.P.O	▲▲	-		Gas Point	GAS	-				-	
Ext. Single G.P.O	▲	-		Data Point	DATA	-				-	
Ext. Double G.P.O	▲▲	-		Alarm Pad	AP	-				-	

Notes:
1. Levels shown are approx and should be verified on site
2. Figured dimensions are to be taken in preference to scaling
3. All measurements are in mm unless otherwise stated
4. Window sizes are nominal only. Final window sizes by builder
5. Dimensions are to be verified on site by builder before commencement of work.
6. All upstairs windows with a sill height less than 1700mm to have a max opening width of 125mm or fitted with a screen with secure fittings to comply with BCA
7. Final AJ's to engineers specifications
8. Plus or minus 200mm to floor levels
9. Steel beam required if any openings have more than 6 courses of brickwork above
10. Material finishes are indicative, for final selections see builders tender

Icon Job Number: J/XXXXX

Client Approval: _____ Date: _____



Job:
Proposed Residence

LOT: 72 DP: 224441
114 Blackbutts Road, Frenches Forest

Drawing:
Blank Electrical Plan

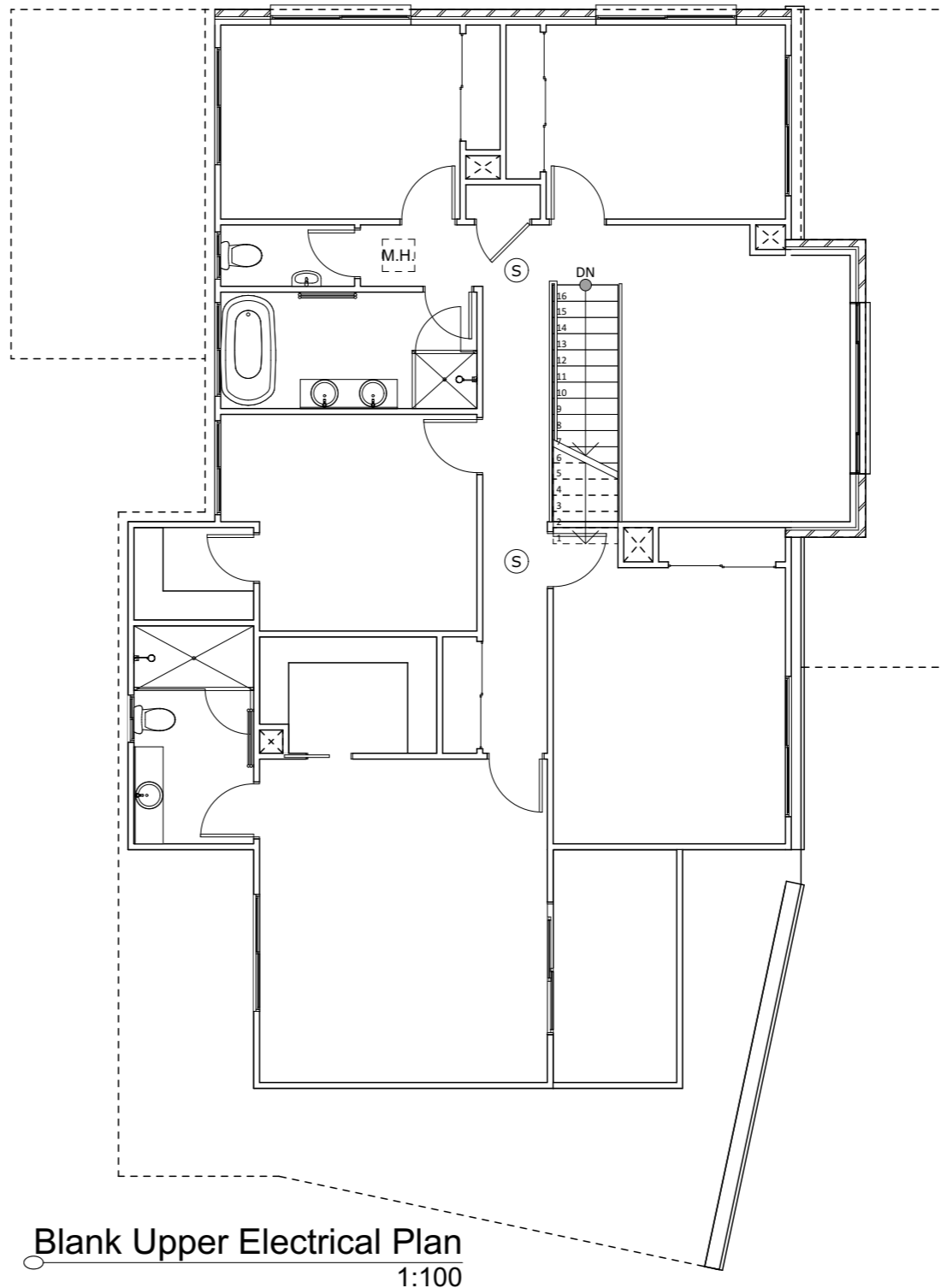
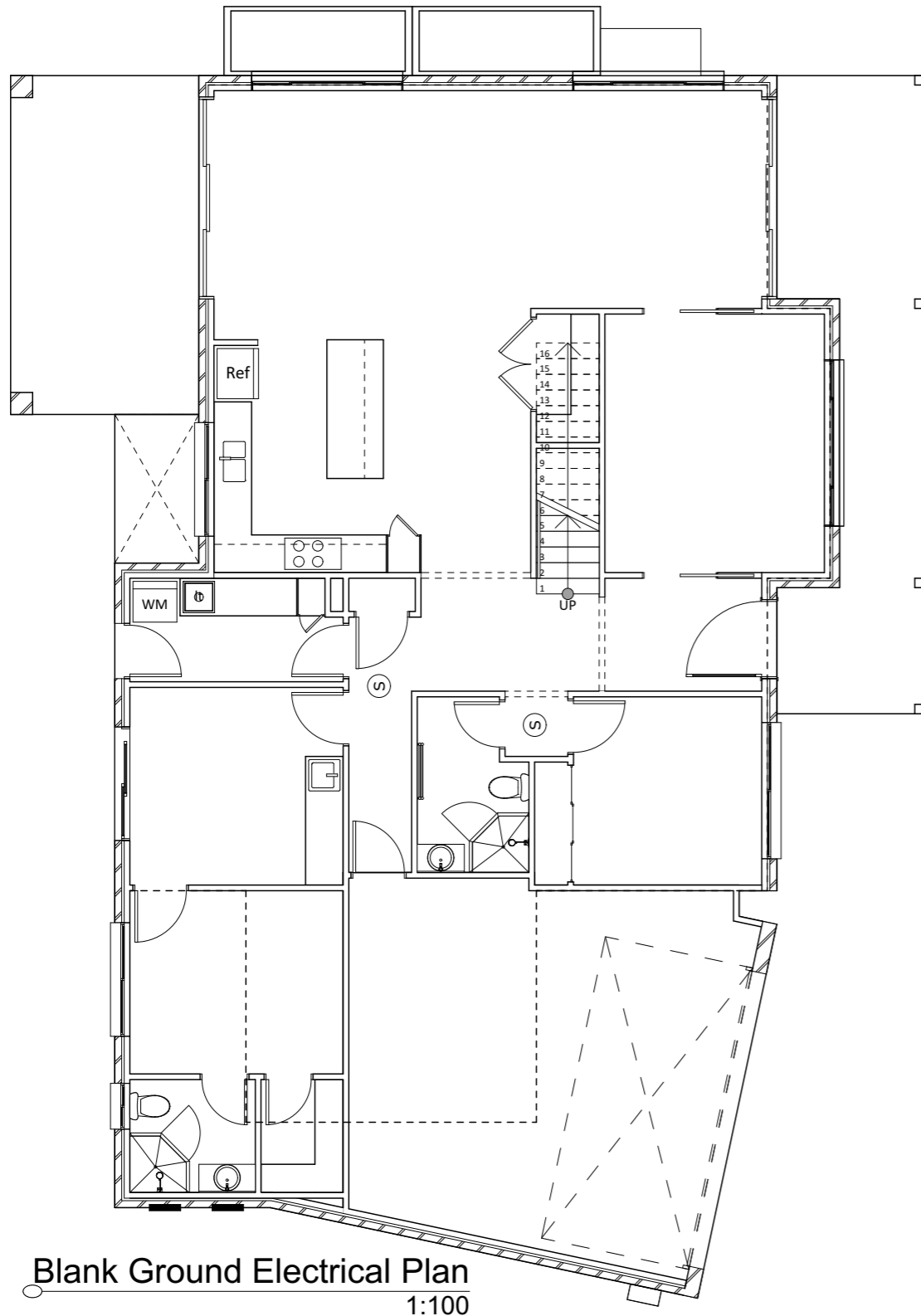
Scale: **1:100** Date: **28-02-20**

Drawing No: **19093-14** Sheet: **12/12** Issue: **0**

House Design: Custom



Office: 1a/10 Exchange Parade
Narellan NSW 2567
Phone : 0246472552
Email: info@accuratedesign.com.au



BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 1074674S_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Monday, 17 February 2020
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	19093 - 114 Blackbutts Road Frenchs_02	
Street address	114 Black Butts Road Frenches Forest 2086	
Local Government Area	Northern Beaches Council	
Plan type and plan number	deposited 224441	
Lot no.	72	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	7	
Project score		
Water	42	Target 40
Thermal Comfort	Pass	Target Pass
Energy	51	Target 50

Certificate Prepared by	
Name / Company Name:	Abeaut Design Pty Ltd t/a Accurate Design and Draft
ABN (if applicable):	6611635551

Description of project

Project address		Assessor details and thermal loads	
Project name	19093 - 114 Blackbutts Road Frenchs_02	Assessor number	n/a
Street address	114 Black Butts Road Frenches Forest 2086	Certificate number	n/a
Local Government Area	Northern Beaches Council	Climate zone	n/a
Plan type and plan number	Deposited Plan 224441	Area adjusted cooling load (MJ/m ² -year)	n/a
Lot no.	72	Area adjusted heating load (MJ/m ² -year)	n/a
Section no.	-	Project score	
Project type	separate dwelling house	Water	42 Target 40
No. of bedrooms	7	Thermal Comfort	Pass Target Pass
Energy	51	Energy	51 Target 50
Site details			
Site area (m ²)	696		
Roof area (m ²)	245		
Conditioned floor area (m ²)	235.0		
Unconditioned floor area (m ²)	24.0		
Total area of garden and lawn (m ²)	240		

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 6 but <= 7.5 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	✓
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	✓
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 3000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 100 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to:			
• all toilets in the development		✓	✓
• the cold water tap that supplies each clothes washer in the development		✓	✓
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓

Thermal Comfort Commitments			Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features					
The dwelling must not have more than 2 storeys.			✓	✓	✓
The conditioned floor area of the dwelling must not exceed 300 square metres.			✓	✓	✓
The dwelling must not contain open mezzanine area exceeding 25 square metres.			✓	✓	✓
The dwelling must not contain third level habitable attic room.			✓	✓	✓
Floor, walls and ceiling/roof					
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.			✓	✓	✓
Construction	Additional insulation required (R-Value)	Other specifications			
floor - concrete slab on ground, 132 square metres	nil				
floor - above habitable rooms or mezzanine, 127 square metres, framed	nil				
floor - suspended floor above garage, framed	nil				
external wall - brick veneer	2.86 (or 3.40 including construction)				
external wall - framed (weatherboard, fibre cement, metal clad)	3.00 (or 3.40 including construction)				
internal wall shared with garage - plasterboard	nil				
ceiling and roof - flat ceiling / pitched roof	ceiling: 4.5 (up), roof: foilsarking	gable end vents; medium (solar absorbance 0.475-0.70)			
ceiling and roof - flat ceiling / flat roof, framed	ceiling: 4.5 (up), roof: foilsarking	framed; medium (solar absorbance 0.475-0.70)			
Note • Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.					
Note • In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.					

Thermal Comfort Commitments						Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Windows, glazed doors and skylights								
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.								
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.								
The following requirements must also be satisfied in relation to each window and glazed door:								
• For the following glass and frame types, the certifier check can be performed by visual inspection.								
<ul style="list-style-type: none"> - Aluminium single clear - Aluminium double (air) clear - Timber/UPVC/breglass single clear - Timber/UPVC/breglass double (air) clear 								
• For other glass or frame types, each window and glazed door must be accompanied with certification showing a U value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range of those listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. Frame and glass types shown in the table below are for reference only.								
Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing			
North-East facing								
Family	400	2400	aluminium, single, clear	none	not overshadowed			
Bed 3	600	2100	aluminium, single, clear	eave 600 mm, 0 mm above head of window or glazed door	not overshadowed			
Bed 4	600	2100	aluminium, single, clear	eave 600 mm, 0 mm above head of window or glazed door	not overshadowed			
Meal	400	2400	aluminium, single, clear	none	not overshadowed			
South-East facing								
Bed 1	2100	2100	U-value: 3.6, SHGC: 0.486 - 0.594 (aluminium: thermally broken, double (air), clear)	eave 600 mm, 0 mm above head of window or glazed door	not overshadowed			✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
Media	1500	2700	aluminium, single, clear	eave 1950 mm, 0 mm above head of window or glazed door	not overshadowed
Bed 3	1200	2100	aluminium, single, clear	eave 600 mm, 0 mm above head of window or glazed door	not overshadowed
Bed 2	1200	2100	aluminium, single, clear	eave 600 mm, 0 mm above head of window or glazed door	not overshadowed
Sitting	1200	2700	aluminium, single, clear	eave 600 mm, 0 mm above head of window or glazed door	not overshadowed
Study	1200	2100	U-value: 3.6, SHGC: 0.486 - 0.594 (aluminium: thermally broken, double (air), clear)	none	not overshadowed
Family	2400	3200	U-value: 3.6, SHGC: 0.486 - 0.594 (aluminium: thermally broken, double (air), clear)	eave 2950 mm, 0 mm above head of window or glazed door	not overshadowed
North-West facing					
Bed 1	1500	1800	aluminium, single, clear	eave 600 mm, 0 mm above head of window or glazed door	not overshadowed
Bath	1000	1400	aluminium, single, clear	eave 600 mm, 0 mm above head of window or glazed door	not overshadowed
Ens	900	700	aluminium, single, clear	none	not overshadowed
Bed 4	1200	1800	aluminium, single, clear	eave 600 mm, 0 mm above head of window or glazed door	not overshadowed
Rumpus	2100	1800	U-value: 3.6, SHGC: 0.486 - 0.594 (aluminium: thermally broken, double (air), clear)	none	not overshadowed
w.c.	900	700	aluminium, single, clear	eave 600 mm, 0 mm above head of window or glazed door	not overshadowed
Bed 5	1000	1400	aluminium, single, clear	eave 600 mm, 0 mm above head of window or glazed door	not overshadowed
Kitchen	1000	1800	aluminium, single, clear	none	not overshadowed
Meals	2400	3200	aluminium, single, clear	eave 3800 mm, 0 mm above head of window or glazed door	not overshadowed

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
Guest	1500	1800	U-value: 3.6, SHGC: 0.486 - 0.594 (aluminium: thermally broken, double (air), clear)	none	not overshadowed
Ens	900	700	aluminium, single, clear	eave 600 mm, 0 mm above head of window or glazed door	not overshadowed

Energy Commitments				Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water						
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.						
Cooling system						
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0						
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0						
The cooling system must provide for daylight zoning between living areas and bedrooms.						
Heating system						
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5						
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5						
The heating system must provide for daylight zoning between living areas and bedrooms.						
Ventilation						
The applicant must install the following exhaust systems in the development:						
At least 1 Bathroom: individual fan, ducted to facade or roof; Operation control: manual switch on/off						
Kitchen: individual fan, ducted to facade or roof; Operation control: manual switch on/off						
Laundry: natural ventilation only, or no laundry; Operation control: n/a						
Artificial lighting						
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:						
• at least 7 of the bedrooms / study; dedicated						

Energy Commitments				Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• at least 5 of the living / dining rooms; dedicated						
• the kitchen; dedicated						
• all bathrooms/toilets; dedicated						
Natural lighting						
The applicant must install a window and/or skylight in the kitchen for natural lighting.						
The applicant must install a window and/or skylight in 4 bathroom(s)/toilet(s) in the development for natural lighting.						
Other						
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.						
The applicant must install a fixed outdoor clothes drying line as part of the development.						

Legend			
In these commitments, "applicant" means the person carrying out the development.			
Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).			
Commitments identified with a ✓ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.			
Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate@either interim or final) for the development may be issued.			

- Notes:
- Levels shown are approx and should be verified on site
 - Figured dimensions are to be taken in preference to scaling
 - All measurements are in mm unless otherwise stated
 - Window sizes are nominal only. Final window sizes by builder
 - Dimensions are to be verified on site by builder before commencement of work.
 - All upstairs windows with a sill height less than 1700mm to have a max opening width of 125mm or fitted with a screen with secure fittings to comply with BCA
 - Final AJ's to engineers specifications
 - Plus or minus 200mm to floor levels
 - Steel beam required if any openings have more than 6 courses of brickwork above
 - Material finishes are indicative, for final selections see builders tender

Icon Job Number: J/XXXXX

Client Approval: _____ Date: _____



Job:
Proposed Residence

LOT: 72 DP: 224441
114 Blackbutts Road, Frenches Forest

Drawing:
Basix

Scale: _____ Date: **28-02-20**

Drawing No: **19093-14** Sheet: **13/12** Issue: **0**

House Design: Custom

Accurate
design and drafting

Office: 1a/10 Exchange Parade
Narellan NSW 2567
Phone : 0246472552
Email: info@accuratedesign.com.au