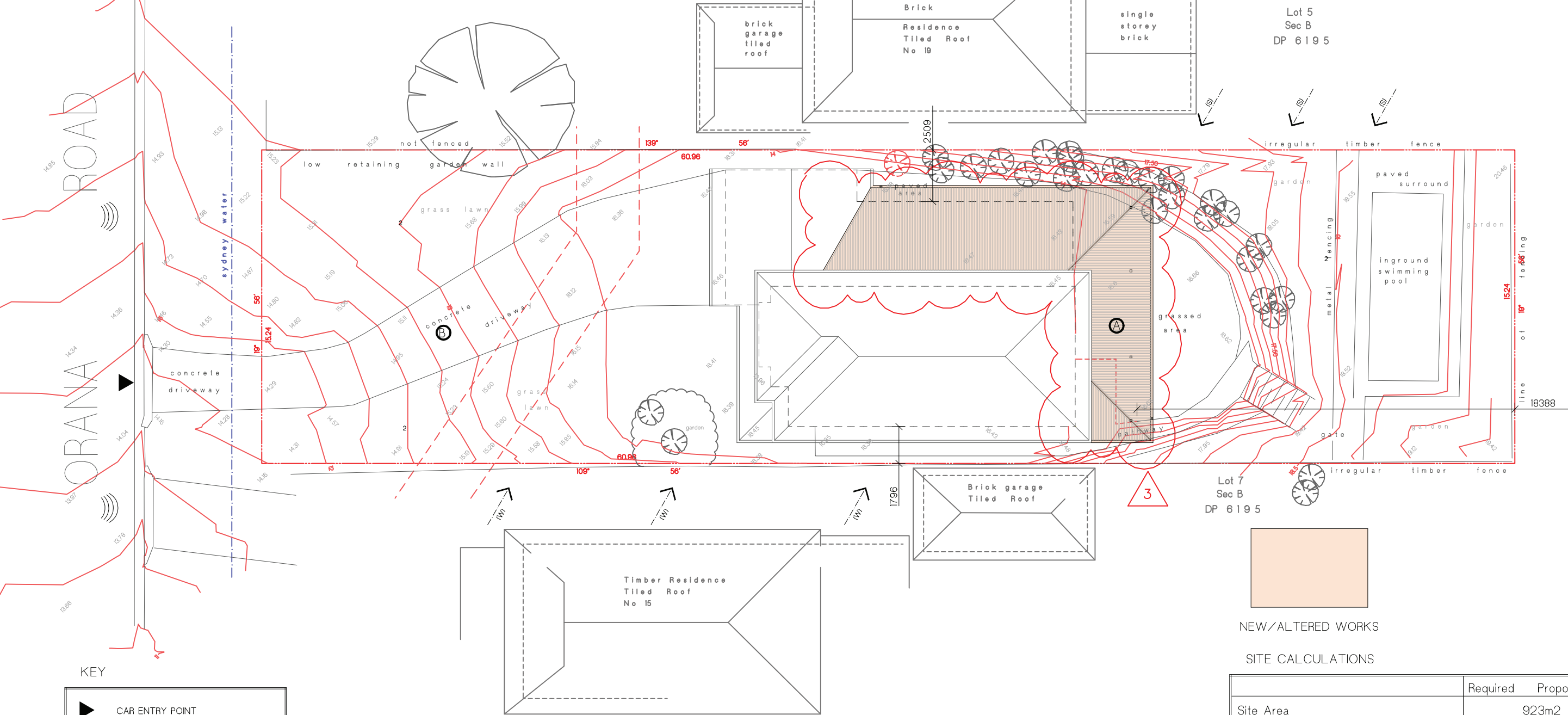




KEY

- CAR ENTRY POINT
- BOUNDARY
- PREVAILING WINDS (summer)
- PREVAILING WINDS (winter)
- WINDOW TO LIVING SPACE IN ADJACENT DWELLING
- EXISTING CONTOURS
- SLOPE OF LAND
- ROAD NOISE
- PROPOSED ROOF ADDITIONS
- EXISTING DRIVEWAY

NEW/ALTERED WORKS

SITE CALCULATIONS

	Required	Proposed
Site Area	923m2	
Floor Space Ratio	N/A	N/A
Setbacks (Ground)		
-South (side)	2500mm	1796mm (existing)
-North (side)	1000mm	974mm (existing)
-East (rear)	6500mm	18388mm
-West (front)	6500mm	22566mm (existing)
EXISTING RESIDENTIAL AREA	140.8m2	
PROPOSED RESIDENTIAL AREA	184.0m2	
EXISTING HARD SURFACE AREA	428.9m2	
PROPOSED HARD SURFACE AREA	452.0m2	
EXISTING LANDSCAPED AREA	448.3m2	
PROPOSED LANDSCAPED AREA	369.2m2	448.25m2

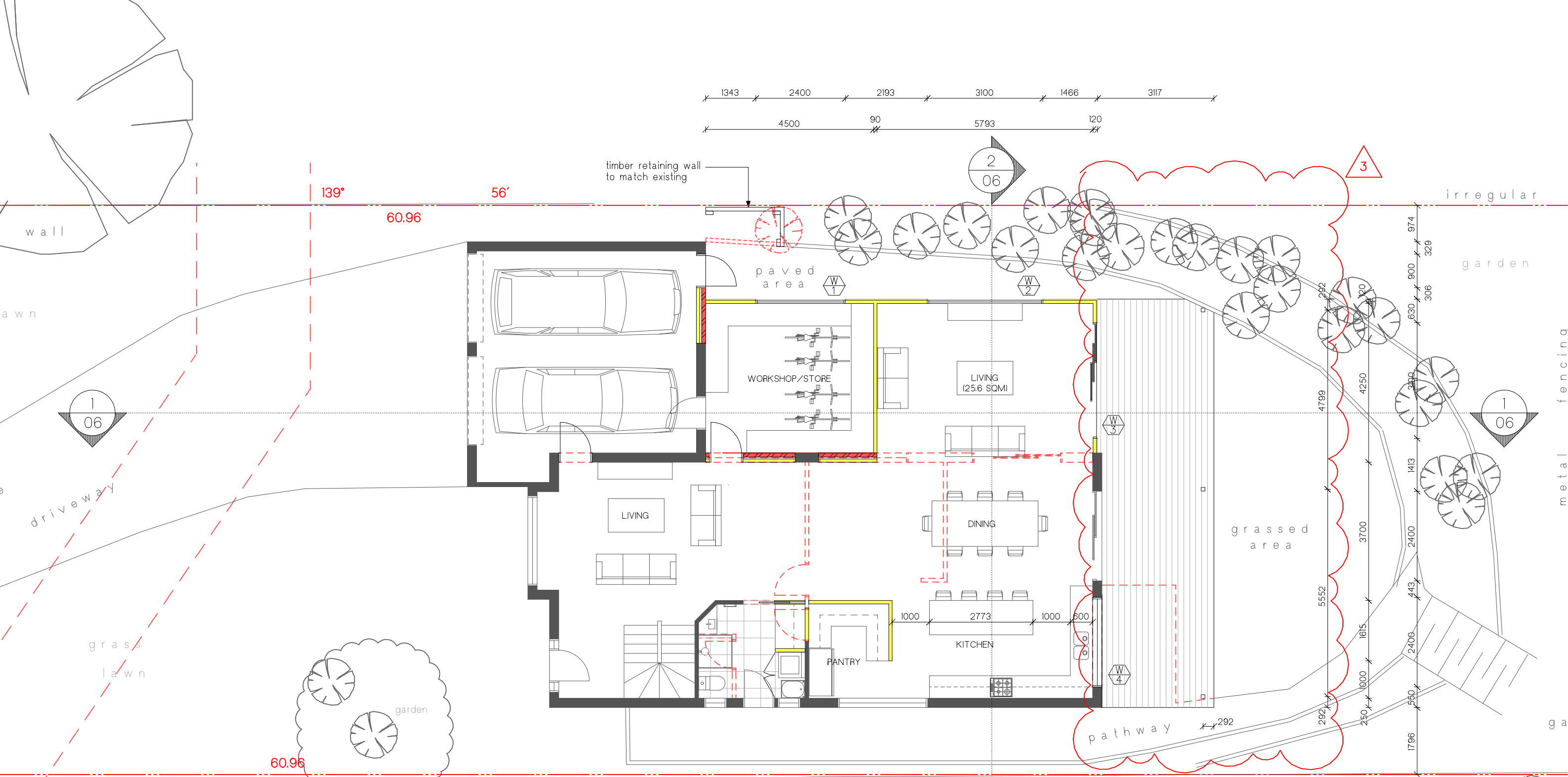


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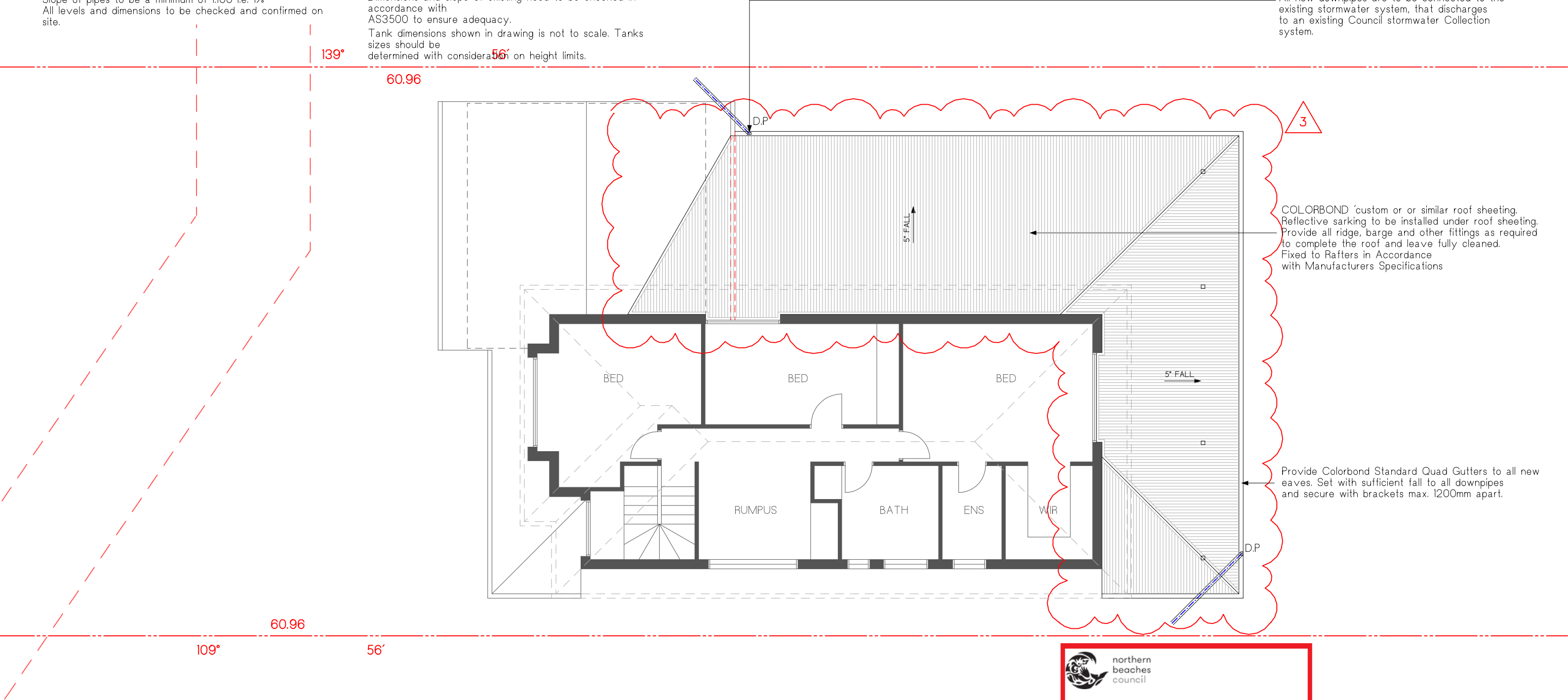
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All pipes unless otherwise specified on the plan to be 100 dia. UPVC pipe.
Inspection openings will be required at even spacings not more than 30 metres apart and at any change of direction greater than 45 degrees.
HP - High Points in the guttering
DP - Downpipes
Drainage Pipe Notes.
Slope of pipes to be a minimum of 1:100 i.e. 1%
All levels and dimensions to be checked and confirmed on site.

All design work and works to be in accordance with AS/NZS 3500.5 (2000) and AS/NZS 3500.3.2 (1998)
The Eaves Gutter minimum of 125mm D Gutter with a cross sectional area of 6300 sq. mm (as taken from Lysaght Pty Ltd), or similar. Downpipes attached to the eaves gutter to have a minimum diameter of 90mm of similar.
Downpipes can be connected to existing stormwater pipes. However, existing pipelines need to be checked and repaired in accordance to AS3500.
Dimensions and slope of existing need to be checked in accordance with AS3500 to ensure adequacy.
Tank dimensions shown in drawing is not to scale. Tanks sizes should be determined with consideration on height limits.

Provide Colorbond downpipes where required. Connect head to gutter & foot to drainage system with bracketsat 2700mm max. spacing with a minimum of 2 brackets.
All new downpipes are to be connected to the existing stormwater system, that discharges to an existing Council stormwater Collection system.



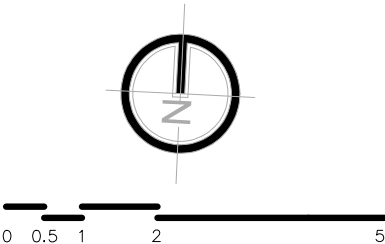
COLORBOND 'custom or or similar roof sheeting. Reflective sarking to be installed under roof sheeting. Provide all ridge, barge and other fittings as required to complete the roof and leave fully cleaned. Fixed to Rafter in Accordance with Manufacturers Specifications

Provide Colorbond Standard Quad Gutters to all new eaves. Set with sufficient fall to all downpipes and secure with brackets max. 1200mm apart.

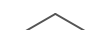


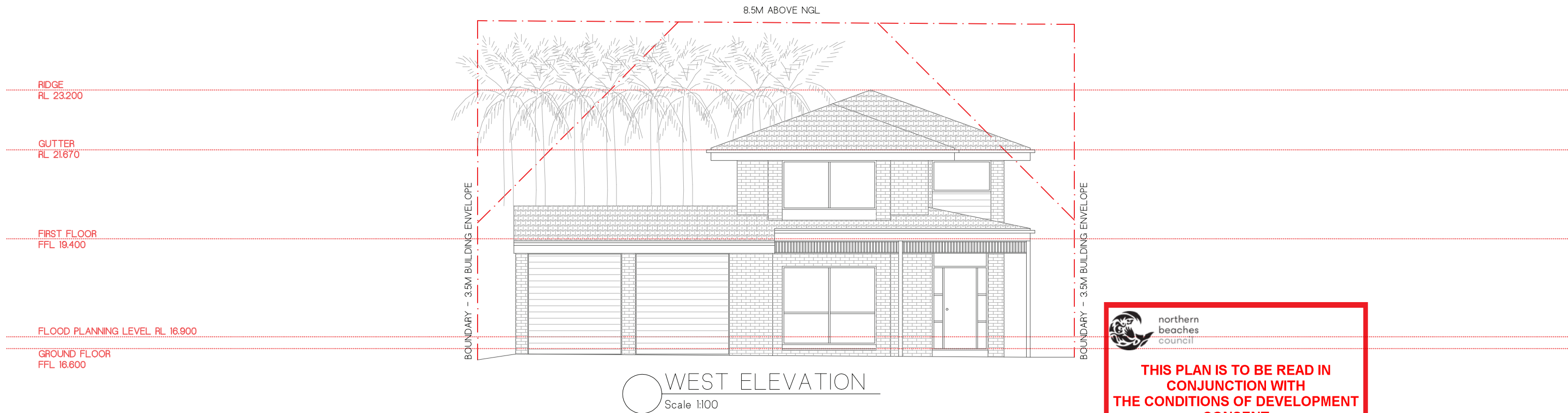
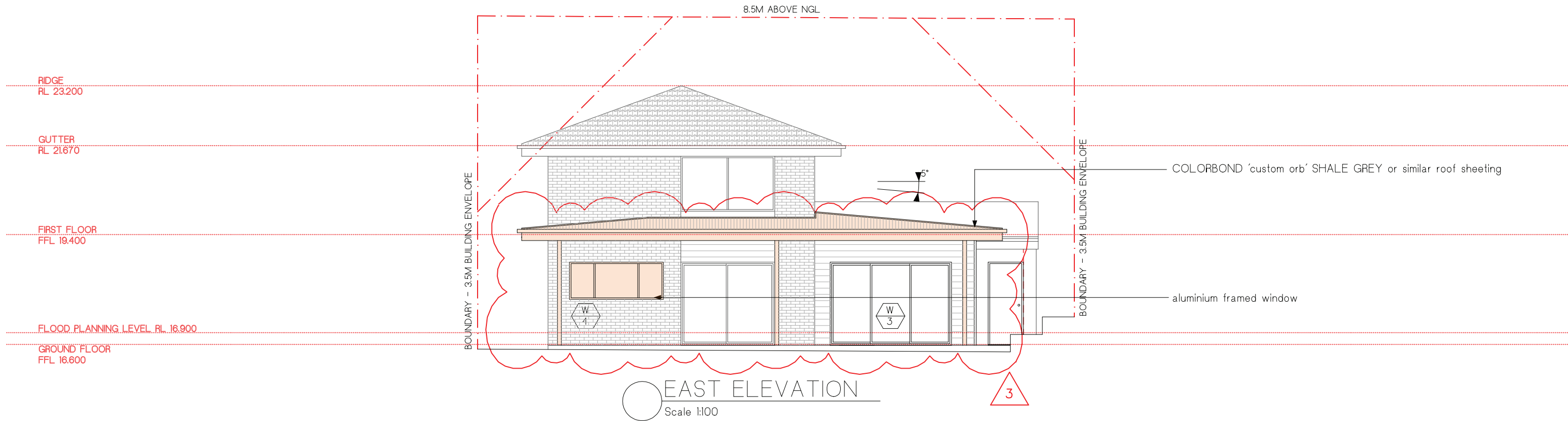
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					CLIENT: S + G WALLEY	SCALE: 1:100 @ A3	PROJECT No: 1731	DWG No: DA-03



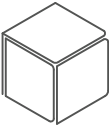
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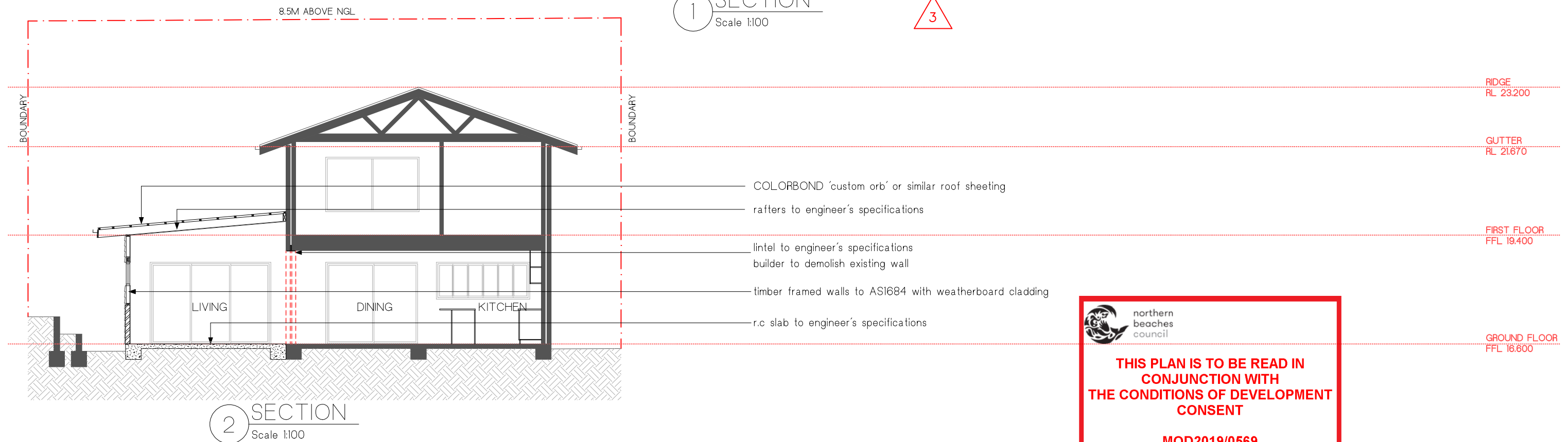
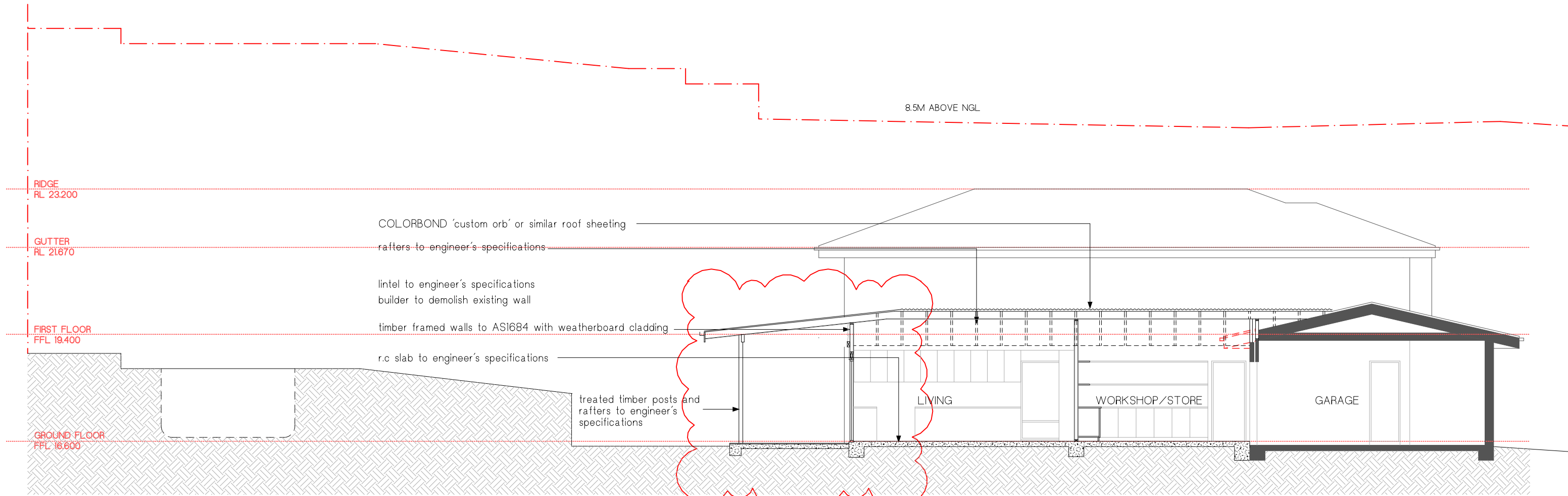
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	CLIENT: S + G WALLEY						SCALE: 1:100 @ A3	PROJECT No: 1731	DWG No: DA-05	ISSUE 3



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