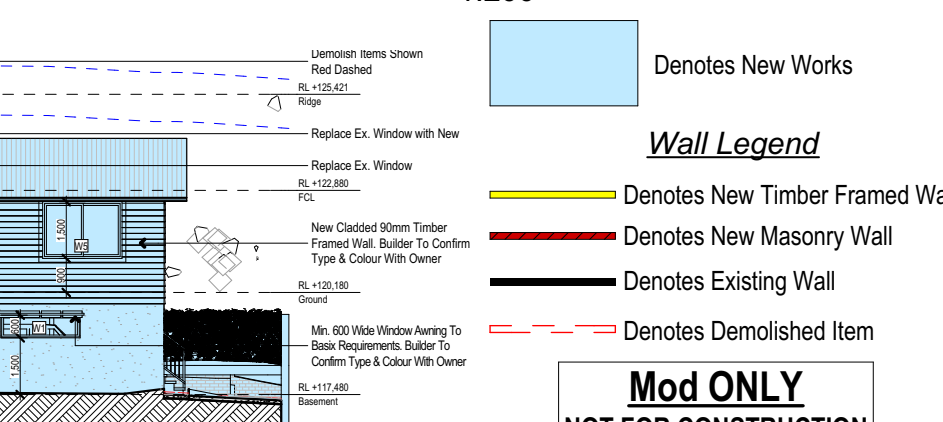
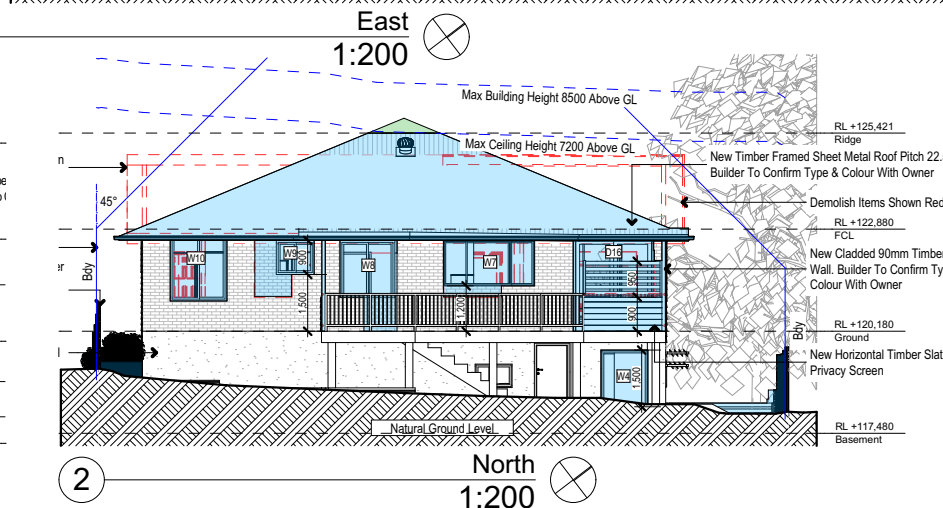
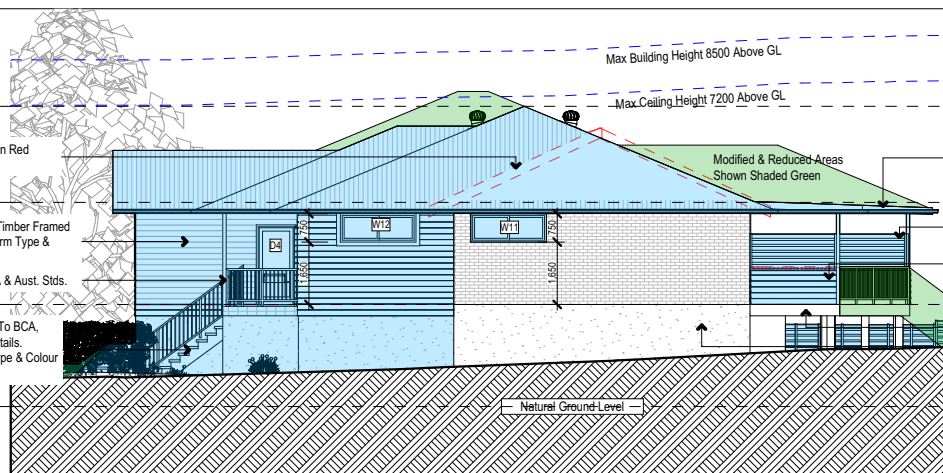
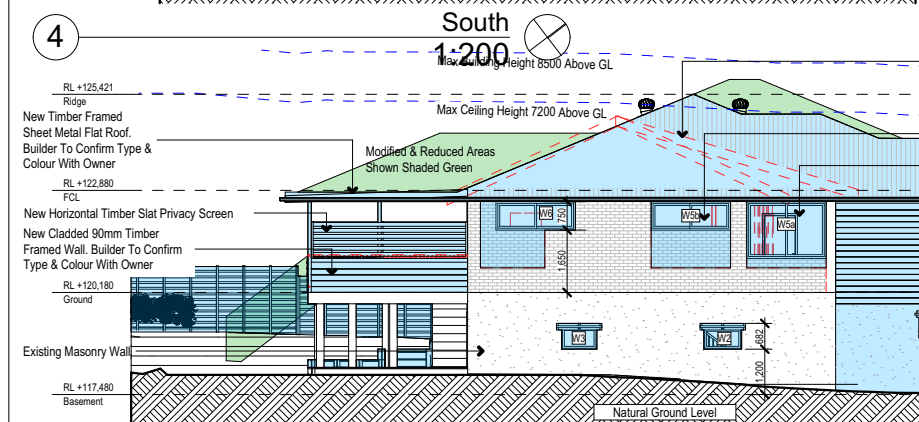
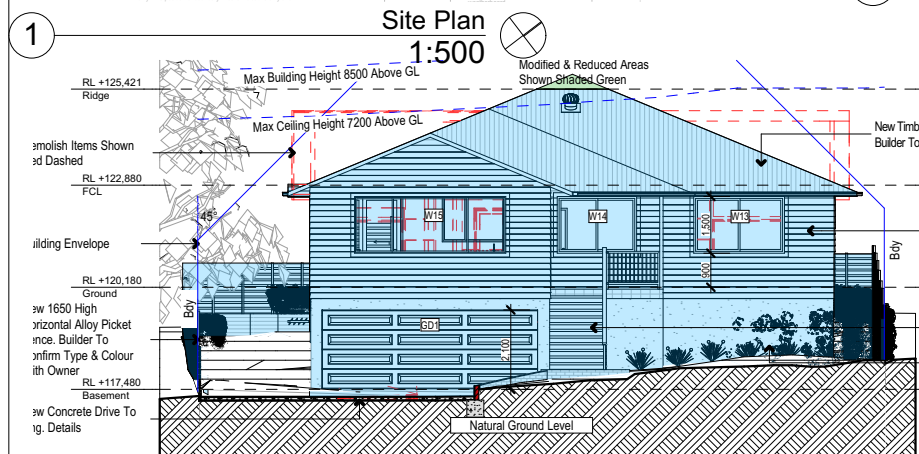
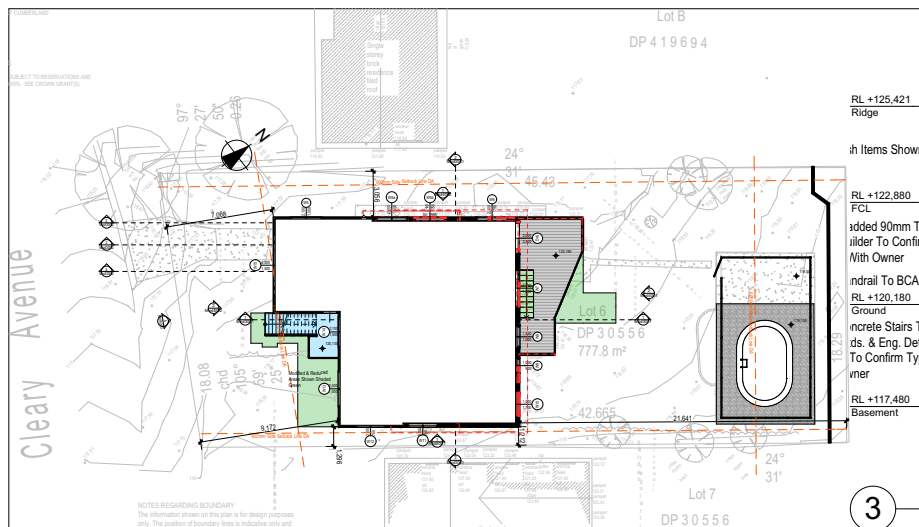






Rapid Plans
Building Design and Architectural Drafting

Rapid Plans www.rapidplans.com.au
PO Box 6193 Frenchs Forest NSW 2086
Fax: (02) 9905-8565
Mobile: 0414-945-024
Email: areads@rapidplans.com.au



BDA BUILDING DESIGNERS AUSTRALIA NSW

NOTES

1. Cleary Avenue, Forestville, is zoned R2 - Low Density Residential.

2. All Plans to be read in conjunction with Basic Certificate New Works to be constructed shown in Shaded Blue.

3. Cleary Avenue, Forestville is not considered a heritage item.

Construction

1. 3. Timber & Cladding Floor, Cladded Timber Stud & Trapped Brick Walls.

2. Roof Sheet Metal to have R1.5 Insulation.

3. Insulation to External Cladded Timber Stud & Engaged Brick Walls R1.7.

4. Refer to Engineers drawings for structural details.

5. All work to Engineers Specification and BCA.

6. Timber framing to BCA and AS 1684.

7. Termite Management to BCA and AS 3660.1.

8. Glazing to BCA and AS 2208-2017.

9. Waterproofing to BCA and AS 3740.

10. New Lighting to have minimum of 40% compact fluorescent lamps.

Basix

1. Basix Certificate Number A310077_02.

2. All Plans to be read in conjunction with Basix Certificate.

3. The applicant must construct the new or altered construction (floor(s), walls, and ceilings) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.

4. The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below.

5. Relevant overshadowing specifications must be satisfied for each window and glazed door.

6. For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.

7. Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Certifying

1. The DA Application Only plans are for DA Application purposes only. These plans are not to be used for the construction certificate application by any Certifying Authority without the written permission of Rapid Plans or the supply of authorised Construction Certificate drawings by Rapid Plans.

2. The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not alter the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.

Client

Joanne Vaughan

Project Name

Alterations & Additions

3 Cleary Avenue, Forestville

2087

Lot 6 D.P.30556

Drawing Title

Site Plans - A4 Notification Plan

Site Plan, North, South, West, East

Scale: A4 as noted Date: 29/04/19

Status: Mod Checked By: GBJ

Project No: Drawing No:

RP1017VAU Mod1001

Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans © Copyright Rapid Plans 2019

Mod ONLY
NOT FOR CONSTRUCTION

Rapid Plans reserves all rights to this drawing, this drawing remains the property of Rapid Plans and may not be copied without written consent, all content including intellectual, remain the property of Rapid Plans, all copies of this drawing will be returned upon request