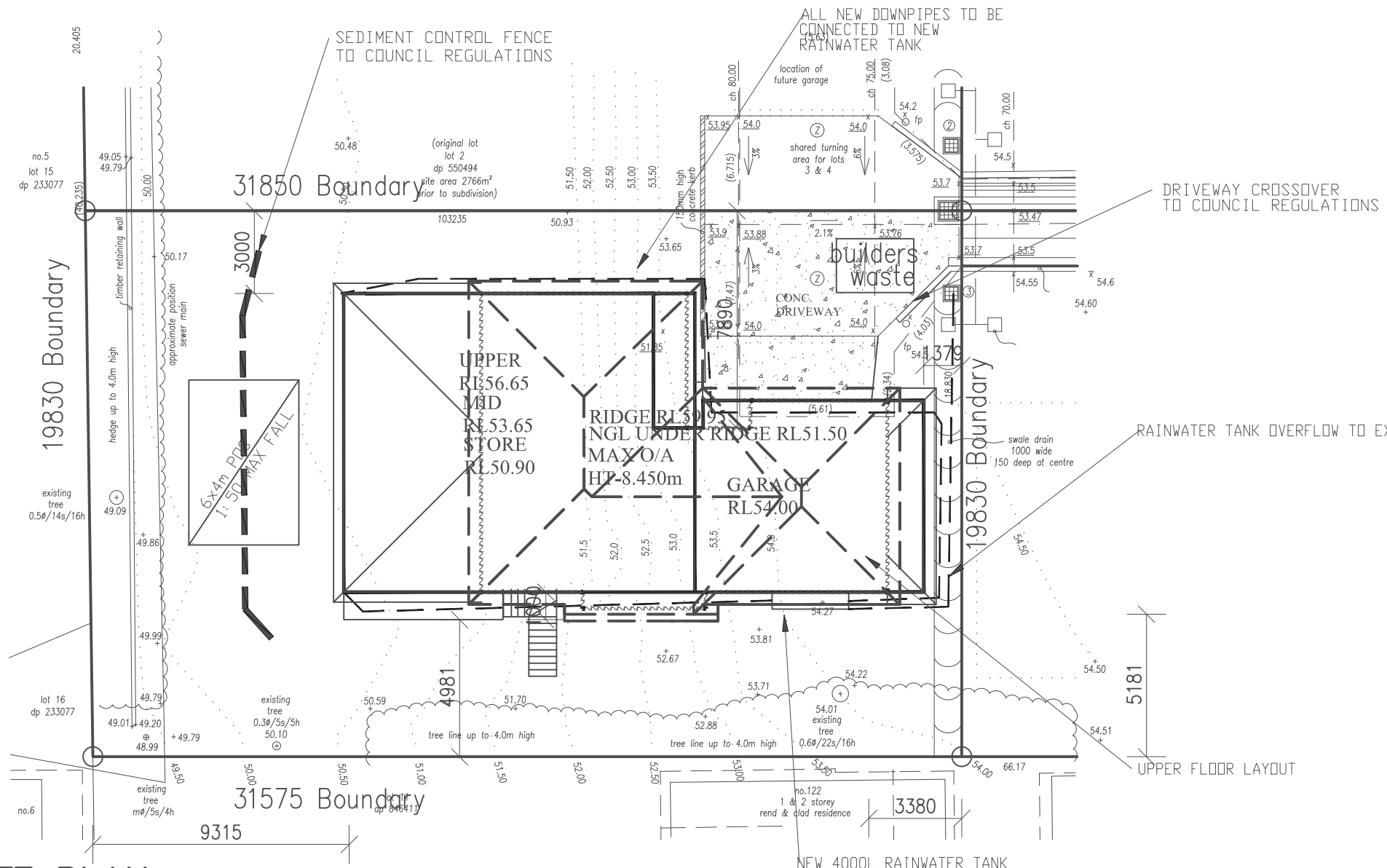
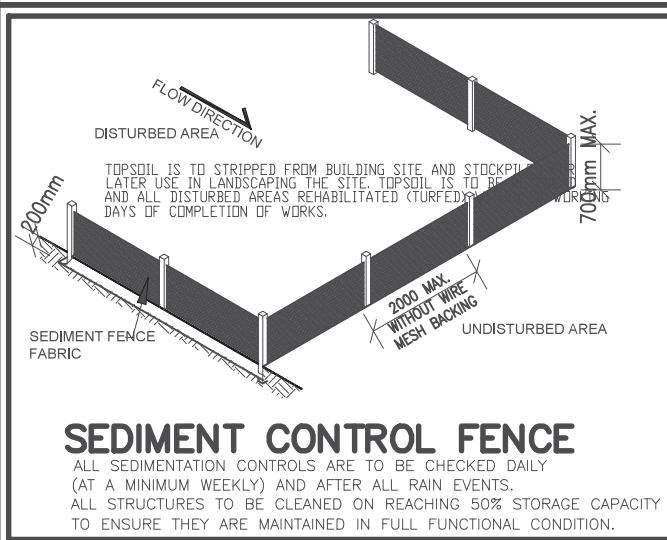


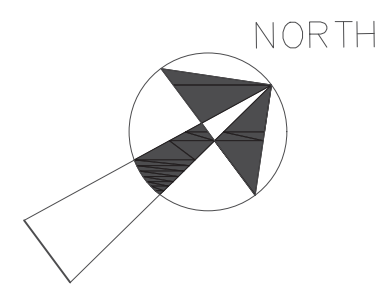
SITE PLAN
STORMWATER PLAN
SEDIMENT CONTROL



- BASIX COMMITMENTS DWELLING**
- BASIX CERTIFICATE NUMBER 1204481S
 - 40% COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE LAMPS AS INDICATED ON BASIX REPORT
 - SHOWERHEADS TO HAVE FLOW RATE OF NO GREATER THAN 7.5L OR 4 STAR RATING (<=6l)
 - NEW TOILETS MIN. 4 STAR WATER RATING.
 - NEW TAPS MIN. 4 STAR WATER RATING.
 - MIN. ADDITIONAL INSULATION REQUIREMENTS
 - WALLS — R3.00 (3.40 INCL. CONST)
 - CEILING — R2.2 UP
 - ROOF — FOIL/SARKING
 - CEILING — UNVENTILATED
 - ROOF — MEDIUM COLOUR
 - FLOOR — R0.8 (OR 1.8INCL. CONST.)
 - 4000L RAINWATER TANK — 150SQM OF ROOF PLUMBED TO WC'S, CLOTHES WASH. 1 TAP
 - AL. WINDOWS — SINGLE GLAZED CLEAR
 - HWS — GAS INSTANTANEOUS — 5 STAR
 - COOLING — 3 PHASE 3.0-3.5
 - HEATING — 3 PHASE 3.0-3.5
 - VENTILATION — BATH — FAN NOT DUCTED MANUAL ON/OFF
 - L'DRY — FAN NOT DUCTED MANUAL ON/OFF
 - KITCHEN — FAN NOT DUCTED MANUAL ON/OFF
 - 1.5kw PHOTOVOLTAIC SYSTEM



NO STORMWATER RUNOFF WILL AFFECT PROPOSED DEVELOPMENT



NOTES

ALL TIMBER ROOF & WALL FRAMING TO BE DESIGNED TO AS1684
TIMBER STRUCTURE CODE FOR THE FOLLOWING DESIGN CRITERIA:-
WIND SPEED N2
TERRAIN CATEGORY 2.5
REGION A
PARTIAL SHIELDING
SITE CLASSIFICATION TO BE DETERMINED

Note:
DRAWINGS FOR CONSTRUCTION PURPOSES WHEN:
• STRUCTURAL DETAILS SIGNED BY QUALIFIED STRUCTURAL ENGINEER
• AND ALL ELEMENTS CHECKED TO COMPLY WITH THE BCA AND RELEVANT AS BY BUILDER OR ACCREDITED CERTIFIER
ALL NEW WORKS TO ADHERE TO THE BCA AND CURRENT AUSTRALIAN STANDARDS

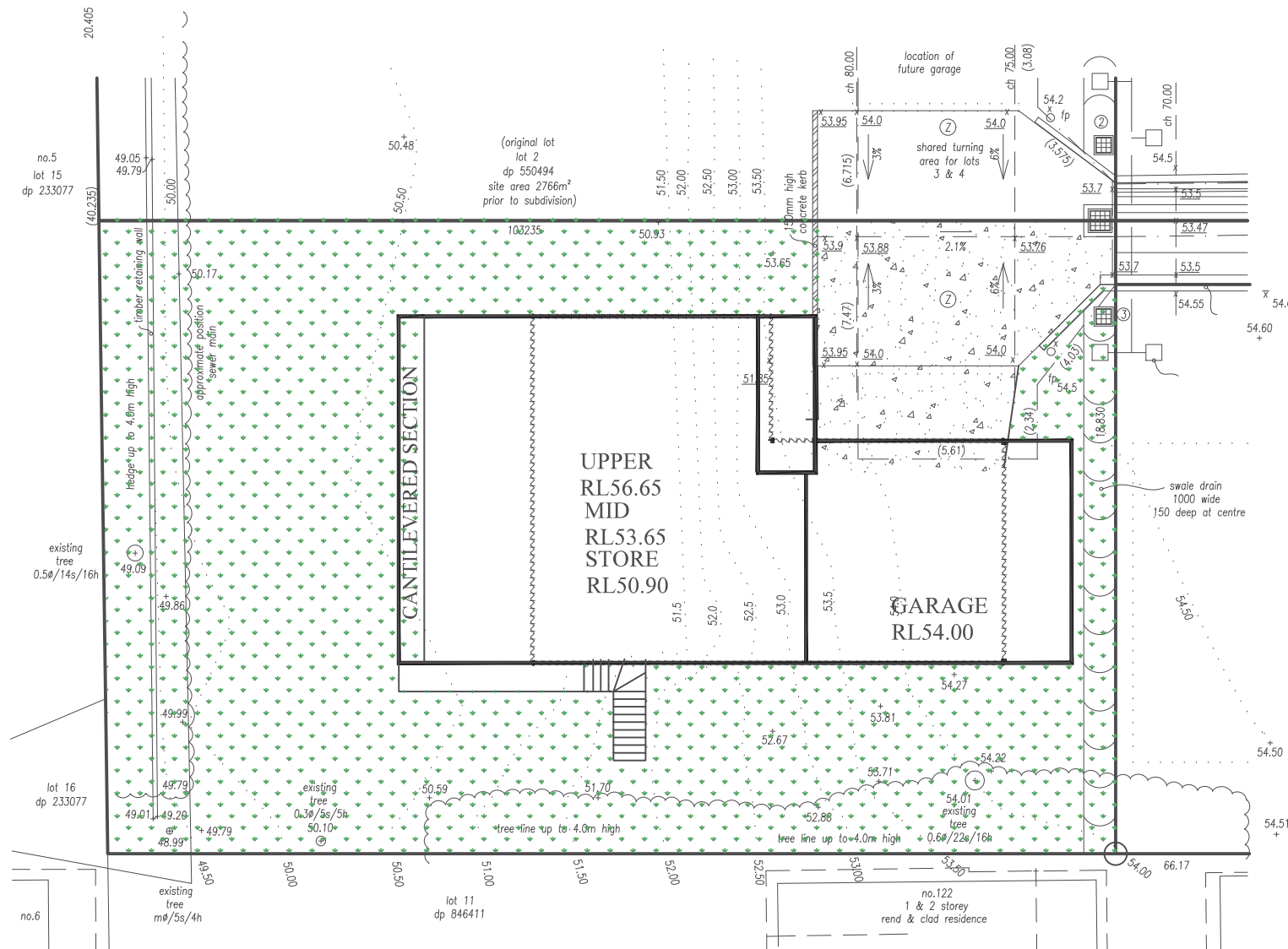
• NOTE- DIMENSIONS ARE TAKEN FROM EXISTING DWELLING, VERIFY DIMENSIONS ON SITE BEFORE COMMENCEMENT OF CONSTRUCTION
• ENSURE STAIR DETAILS CONFIRMED PRIOR TO MANUFACTURE
• DO NOT SCALE DRAWINGS

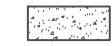
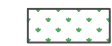
SITE AREA- 628.8SQM
SITE COVERAGE- 39.15%

NEW SUB-FLOOR - 56.6sqm
NEW MID FLOOR - 136.4sqm
NEW UPPER FLOOR - 132.4sqm
NEW GARAGE - 55.5sqm



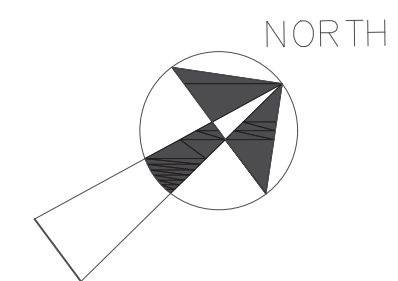
NO STORMWATER RUNOFF WILL AFFECT PROPOSED DEVELOPMENT



 HARDSTAND
 LANDSCAPED AREA

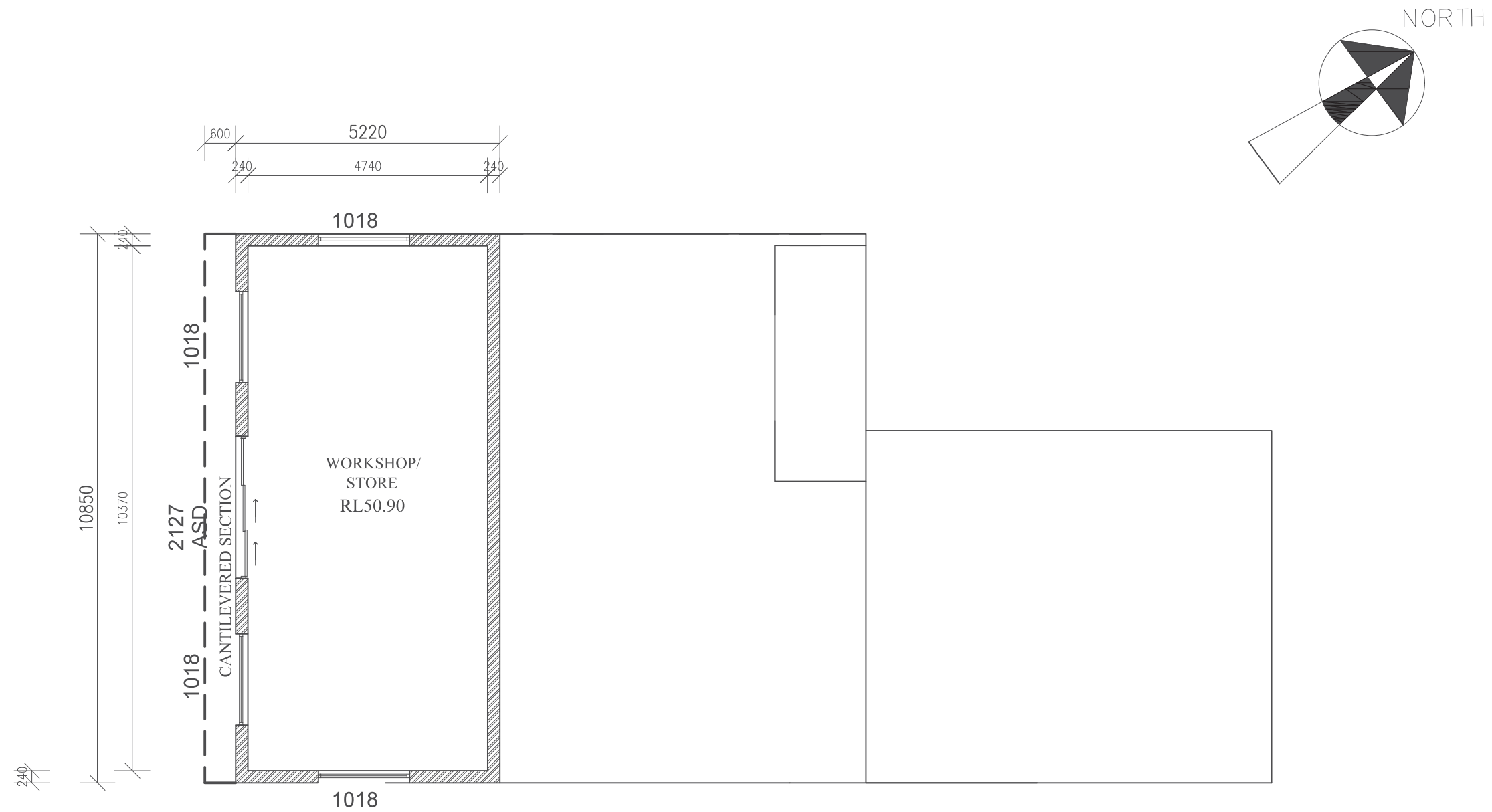
CURRENT 377.0sqm =
60.05%

REQUIRED
628.8sqm/60% = 376.98sqm



LANDSCAPED AREAS PLAN

proprietor JOHN LOT 4, DP550494 126 ELIMATTA ROAD MONA VALE 2103	project proposed DWELLING	drawing LANDSCAPE AREAS	 JUSTIN CROFT 0417436249 © copyright all dimensions to be clarified on site	AMENDMENT DATE 08.04.21 28.11.22 13.01.23 ADJUSTMENT amend amend	scale 1:200, 1:100	date MAR'21	drawn by jdc
						drawing no. 2OF8	project no. 2021395



LOWER FLOOR PLAN

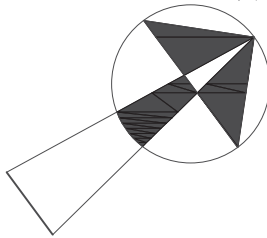
proprietor JOHN LOT 4, DP550494 126 ELIMATTA ROAD MONA VALE 2103	project proposed DWELLING	drawing LOWER FLOOR PLAN	ECODIMENSIONS JUSTIN CROFT 0417436249 © copyright all dimensions to be clarified on site	AMENDMENT DATE 08.04.21 28.11.22 13.01.23 ADJUSTMENT amend amend amend	scale 1:200, 1:100	date MAR'21	drawn by jdc
						drawing no. 3OF8	project no. 2021381

WINDOW SCHEDULE

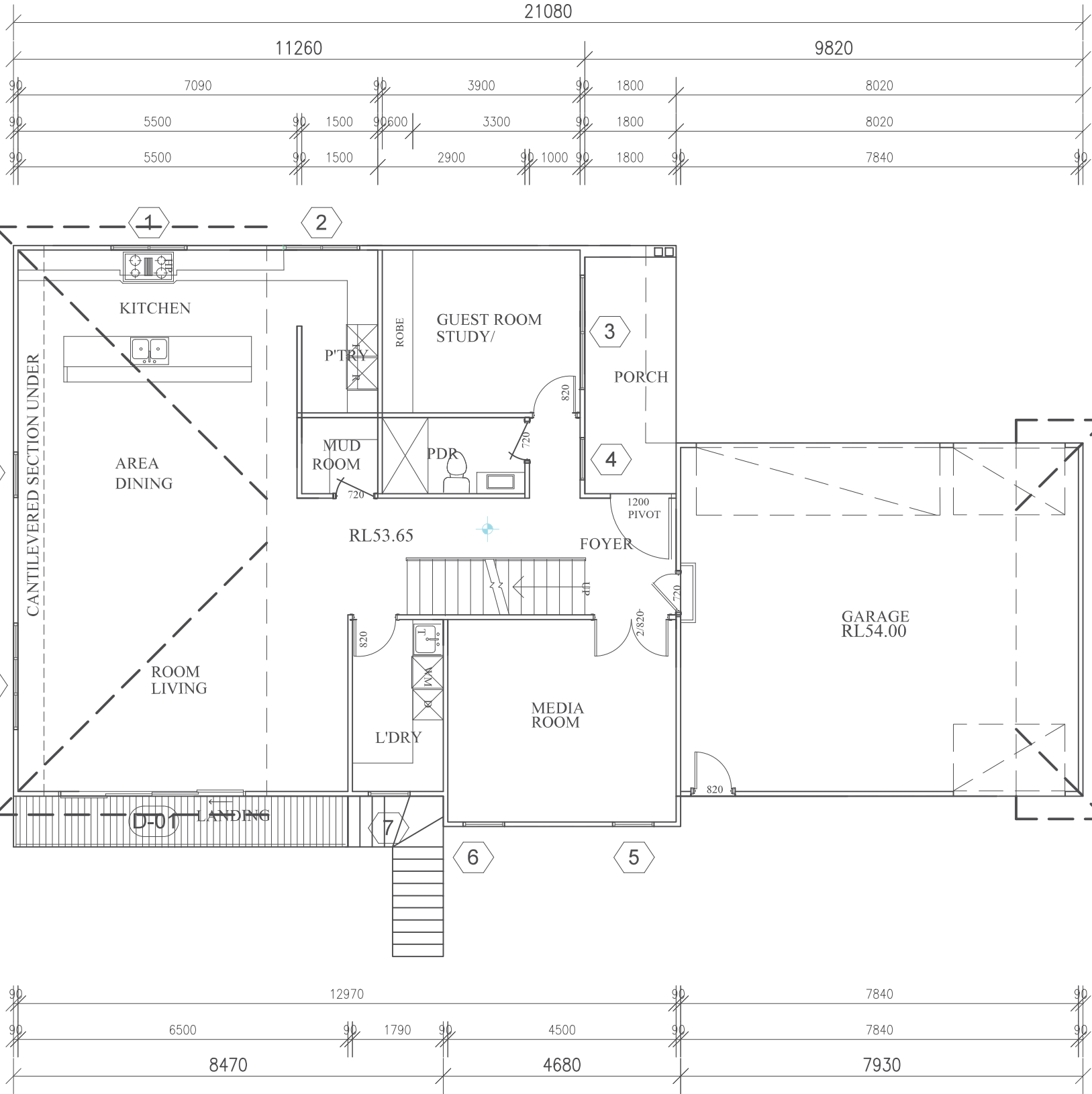
NO.	ORI.	SIZE	AREA	UNIT
W-1	NW	0615 F	0.90sqm	C
W-2	NW	0615 F	0.90sqm	C
W-3	NE	1521 DHFDH	3.15sqm	C
W-4	NE	1509 L	1.35sqm	C
W-5	SE	1509 DH	1.35sqm	C
W-6	SE	1509 DH	1.35sqm	C
W-7	SE	1509 DH	1.35sqm	C
W-8	SW	1221 DHFDH	2.52sqm	C
W-9	SW	1509 DH	1.35sqm	C
D-01	SE	2136 ASD	7.56sqm	C

NOTES

- SMOKE ALARM
- LIFT OFF HINGE
- BWCJ BRICK CONTROL JOINT
- MECHANICAL EXHAUST
- KITCHEN LAYOUT TO SEPARATE MANUFACTURES DETAILED DRAWINGS.



NORTH



MID FLOOR PLAN

proprietor JOHN
LOT 4, DP550494
126 ELIMATTA ROAD
MONA VALE 2103

project
proposed
DWELLING

drawing
MID FLOOR PLAN

ECODIMENSIONS
JUSTIN CROFT
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all dimensions to be clarified on site

AMENDMENT
DATE 08.04.21
28.11.22
13.01.23
ADJUSTMENT
amend
amend

scale
1:200, 1:100

date
MAR'21

drawn by
jdc

drawing no.
4OF8

project no.
2021381

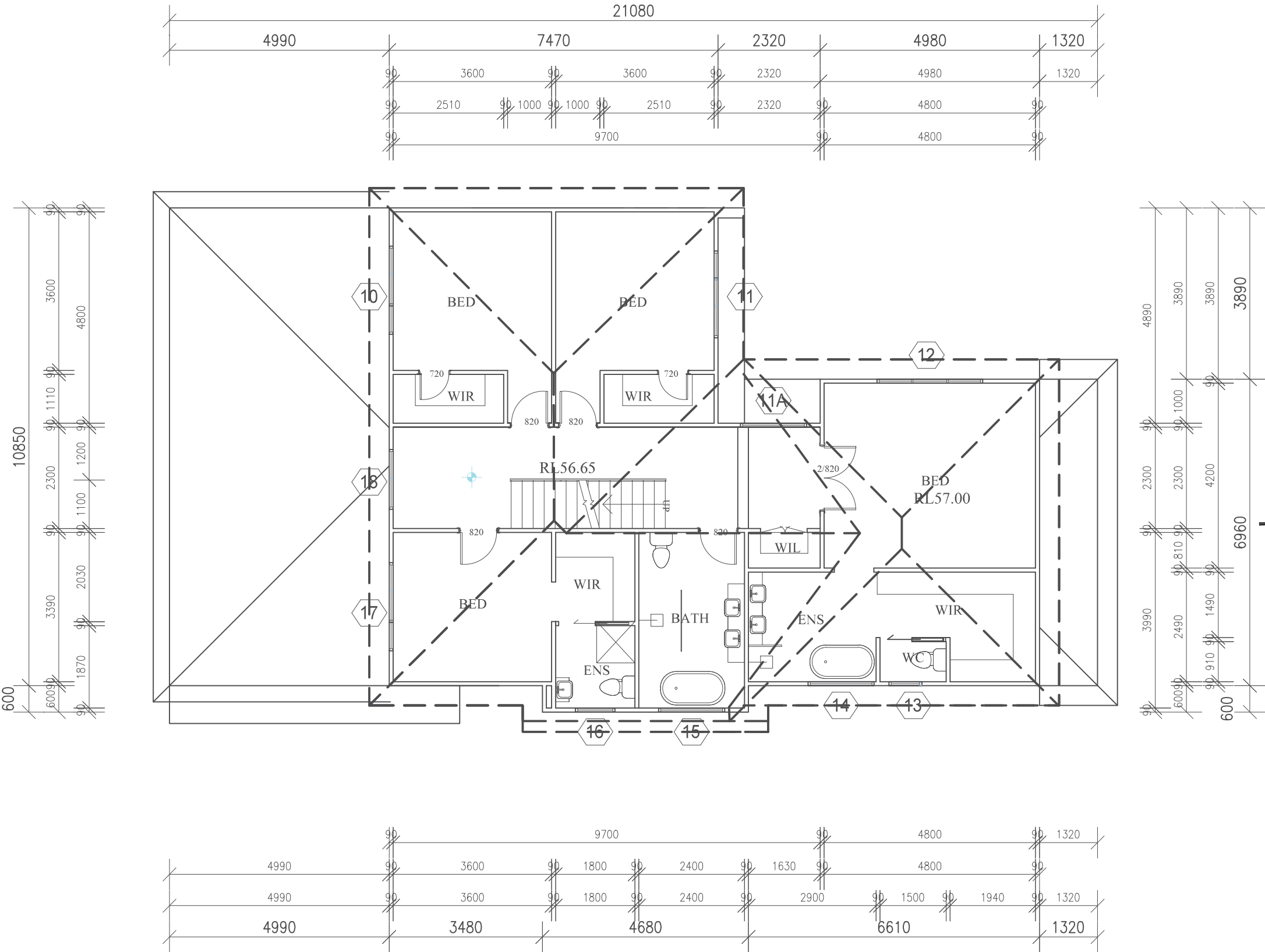
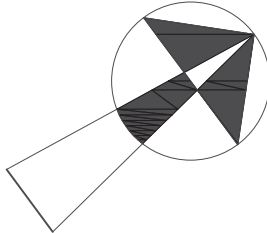
WINDOW SCHEDULE

NO.	ORI.	SIZE	AREA	ADJUST
W-10	SW	1521 DHFDH	3.15sqm	C
W-11	NE	1521 DHFDH	3.15sqm	C
W-11A	NW	0615 SF	0.90sqm	O
W-12	NW	1521 DHFDH	3.15sqm	C
W-13	SE	1009 DH	0.90sqm	O
W-14	SE	1015 DHDH	1.5sqm	O
W-15	SE	1015 DHDH	1.5sqm	C
W-16	SE	1009 DH	0.9sqm	C
W-17	SW	1521 DHFDH	3.15sqm	C
W-18	SW	0615 DHF	0.90sqm	C

NOTES

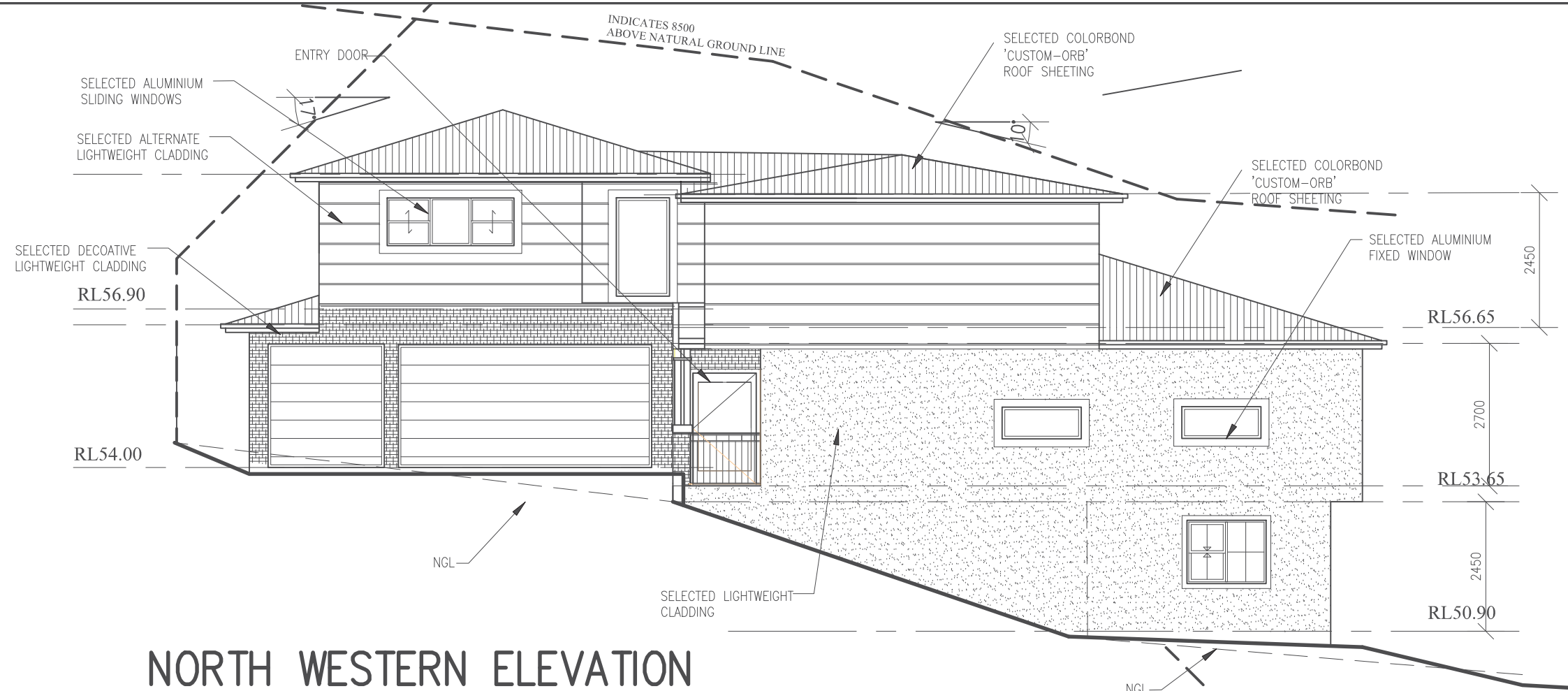
- SMOKE ALARM
 - LIFT OFF HINGE
 - BWCJ BRICK CONTROL JOINT
 - MECHANICAL EXHAUST
- KITCHEN LAYOUT TO SEPARATE MANUFACTURES DETAILED DRAWINGS.

NORTH



UPPER FLOOR PLAN

proprietor JOHN LOT 4, DP550494 126 ELIMATTA ROAD MONA VALE 2103	project proposed DWELLING	drawing UPPER FLOOR PLAN	ECODIMENSIONS JUSTIN CROFT 0417436249 © copyright all dimensions to be clarified on site	AMENDMENT DATE 08.04.21 28.11.22 13.01.23 ADJUSTMENT amend amend	scale 1:200, 1:100	date MAR'21	drawn by jdc
						drawing no. 5OF8	project no. 2021381

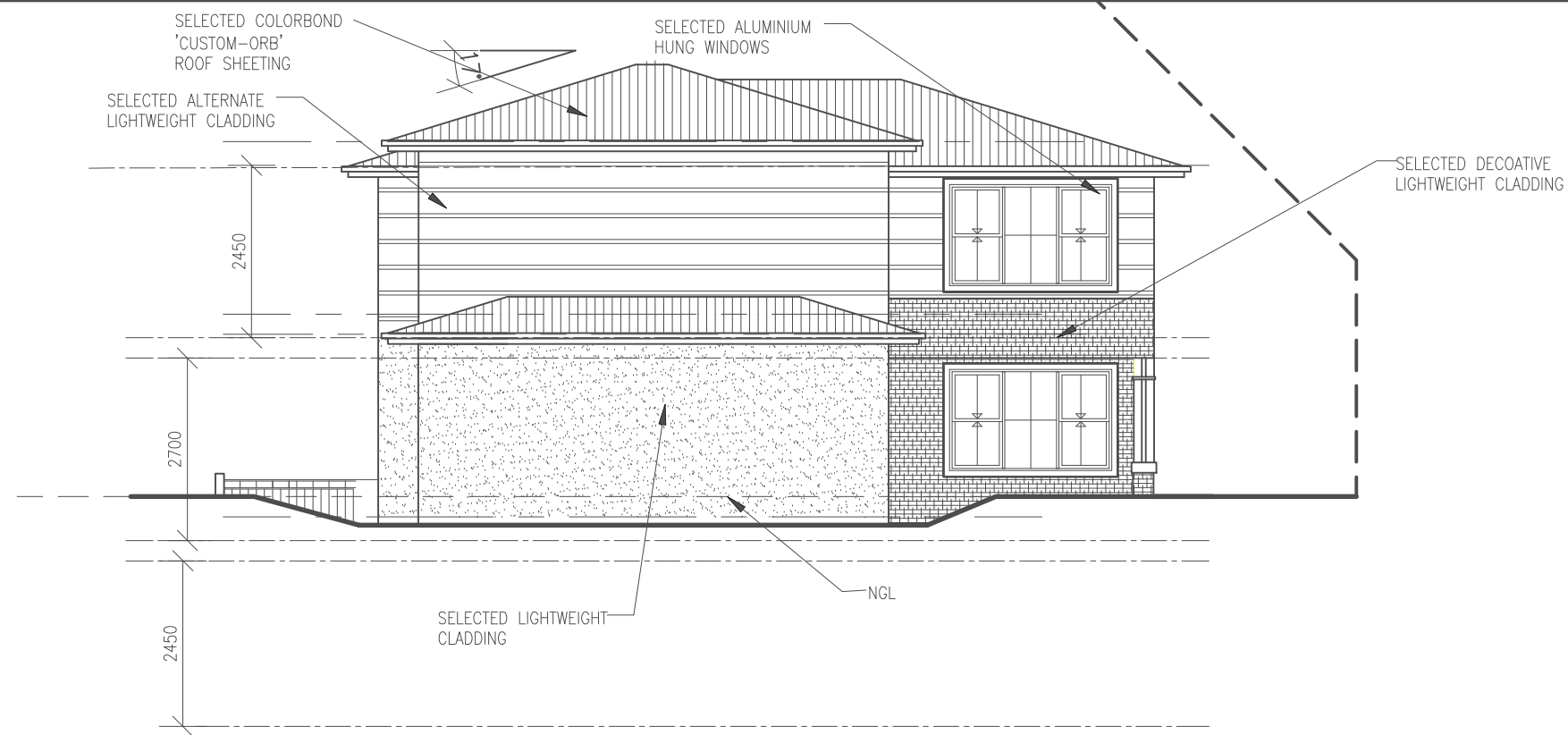


NORTH WESTERN ELEVATION

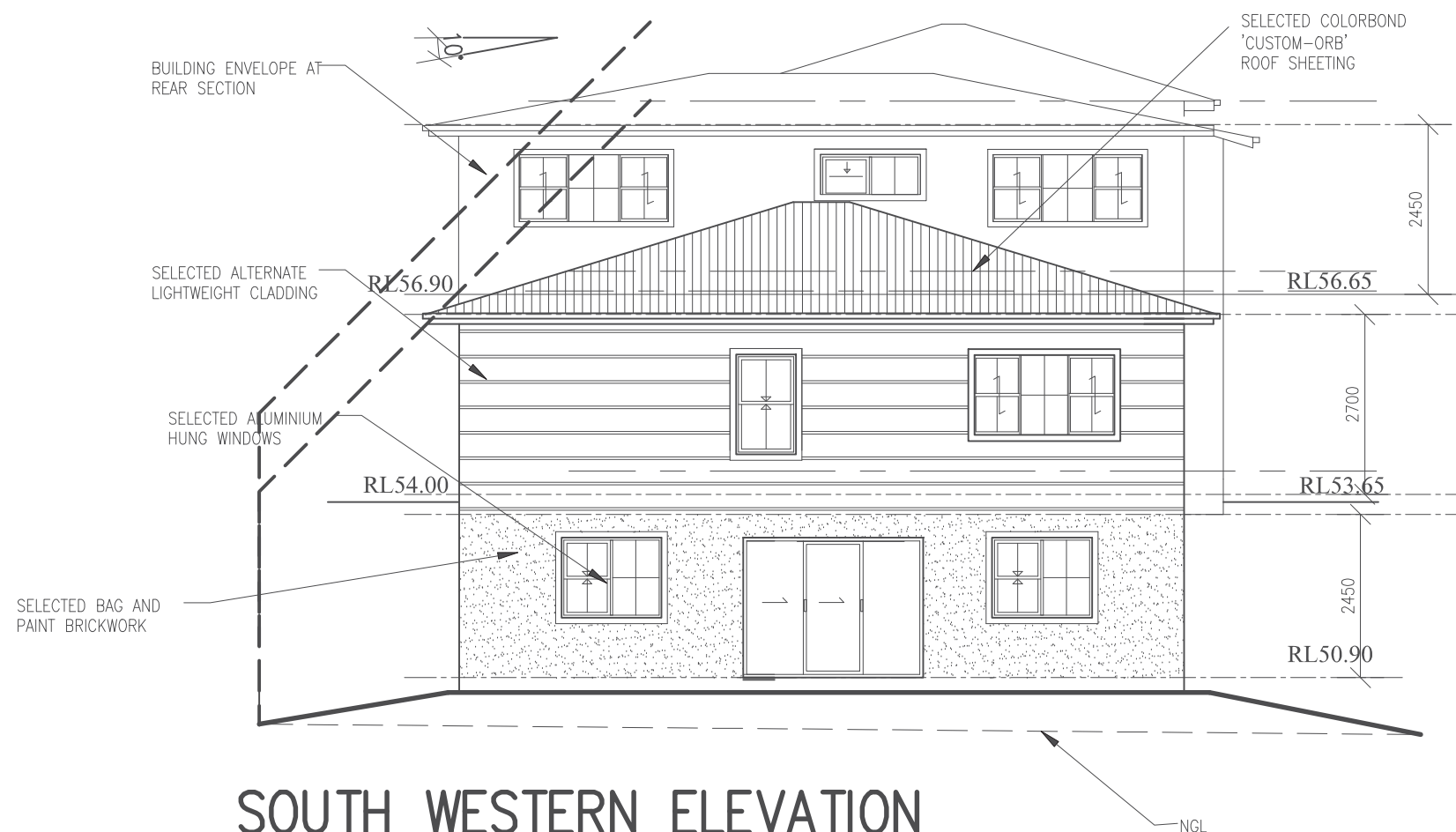


SOUTH EASTERN ELEVATION

proprietor JOHN LOT 4, DP550494 126 ELIMATTA ROAD MONA VALE 2103	project proposed DWELLING	drawing ELEVATIONS	ECODIMENSIONS JUSTIN CROFT 0417436249 © copyright all dimensions to be clarified on site	AMENDMENT DATE 08.04.21 28.11.22 13.01.23 ADJUSTMENT amend amend	scale 1:200, 1:100	date MAR'21 drawing no. 6OF8	drawn by jdc project no. 2021381
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NORTH EASTERN ELEVATION



SOUTH WESTERN ELEVATION

proprietor JOHN
LOT 4, DP550494
126 ELIMATTA ROAD
MONA VALE 2103

project
proposed
DWELLING

drawing
ELEVATIONS

ECODIMENSIONS
JUSTIN CROFT
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AMENDMENT
DATE
08.04.21
28.11.22
13.01.23
ADJUSTMENT
amend
amend

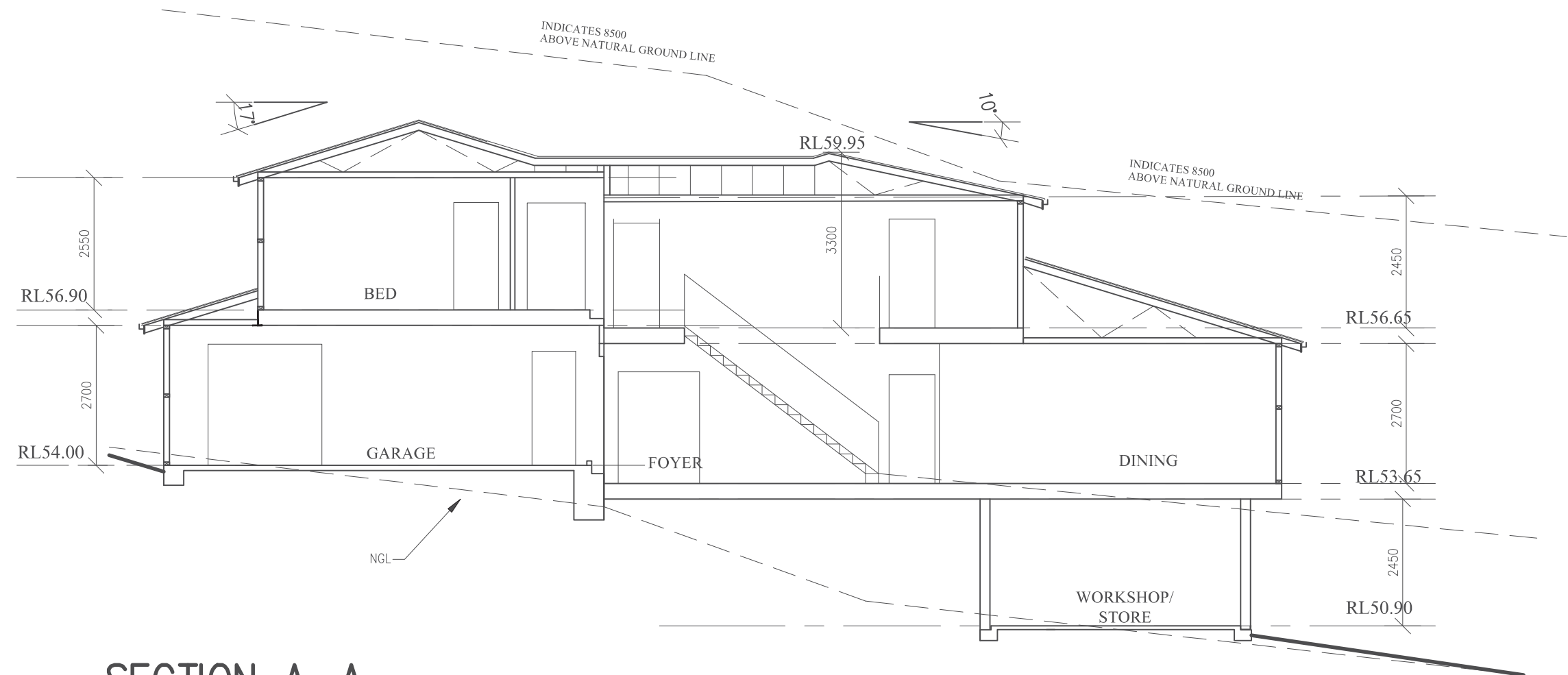
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MAR'21

drawn by
jdc

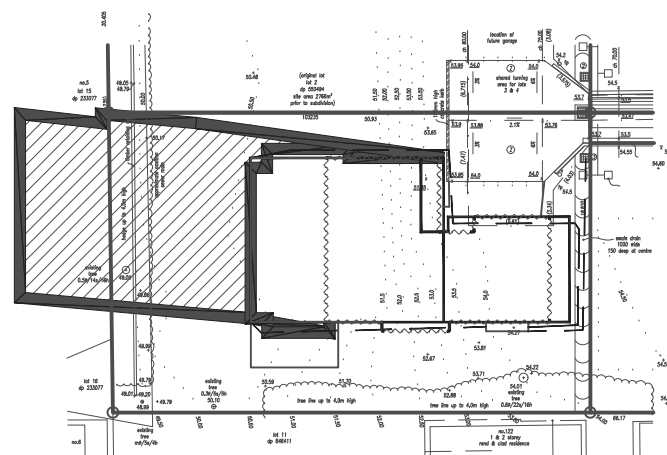
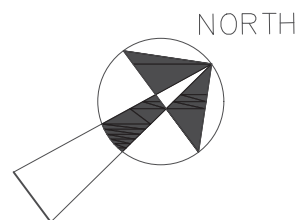
drawing no.
7OF8

project no.
2021381

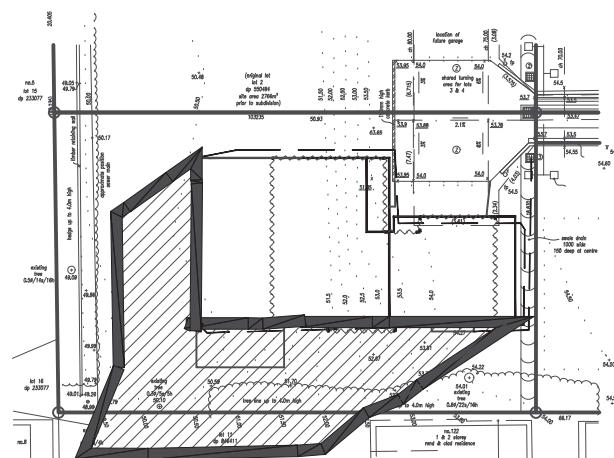


SECTION A-A

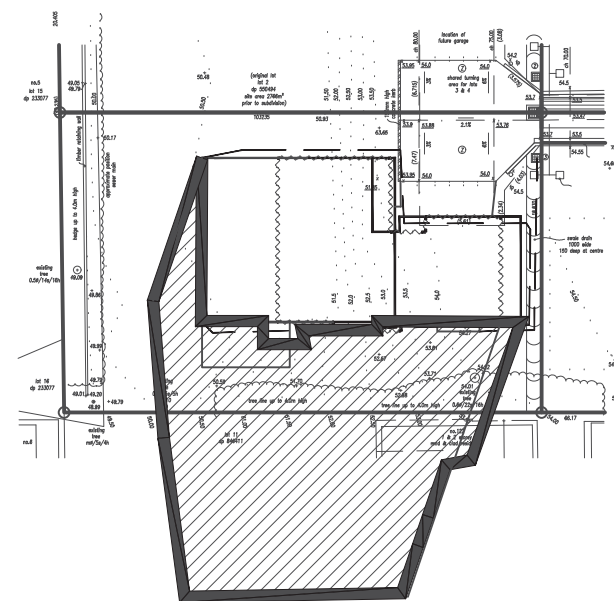
proprietor JOHN LOT 4, DP550494 126 ELIMATTA ROAD MONA VALE 2103	project proposed DWELLING	drawing SECTION	ECODIMENSIONS JUSTIN CROFT 0417436249 © copyright all dimensions to be clarified on site	AMENDMENT		scale 1:500	date MAR'21	drawn by jdc
				DATE 08.04.21 28.11.22 13.01.23	ADJUSTMENT amend amend amend		drawing no. EXTRA	project no. 2021381



9am JUNE 22nd



12pm JUNE 22nd



3pm JUNE 22nd

SHADOW DIAGRAMS FOR TRUE
NORTH SHOWN AT 22ND JUNE
USING SHADOWDRAW PROGRAM

proprietor JOHN LOT 4, DP550494 126 ELIMATTA ROAD MONA VALE 2103	project proposed DWELLING	drawing SHADOWS	ECODIMENSIONS JUSTIN CROFT 0417436249 © copyright all dimensions to be clarified on site	AMENDMENT DATE 08.04.21 28.11.22 13.01.23	ADJUSTMENT amend amend amend	scale 1:500	date MAR'21	drawn by jdc
							drawing no. 8OF8	project no. 2021381