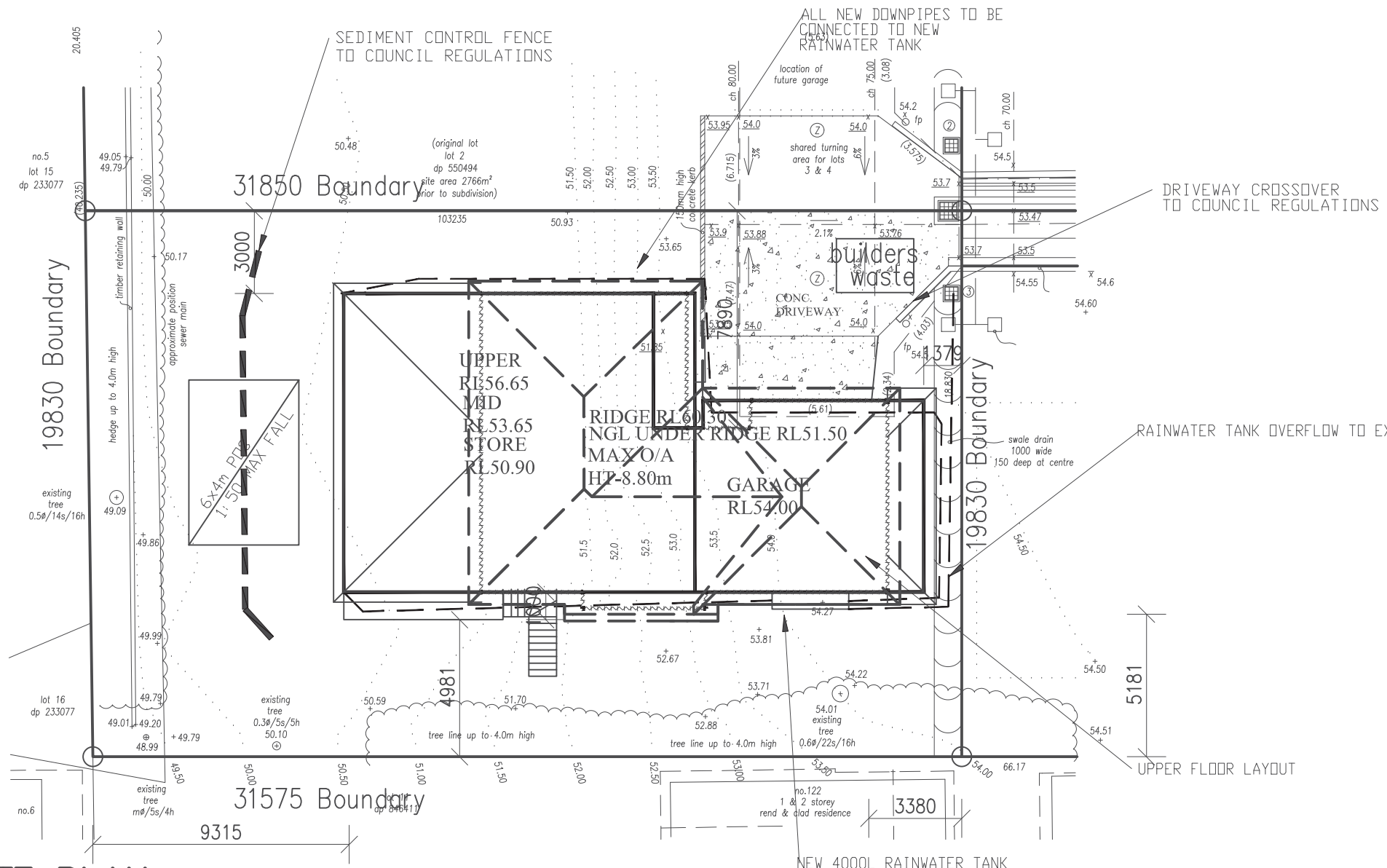
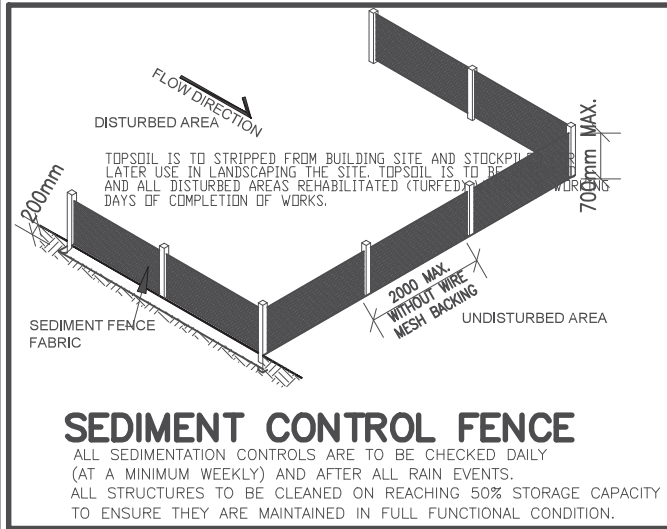


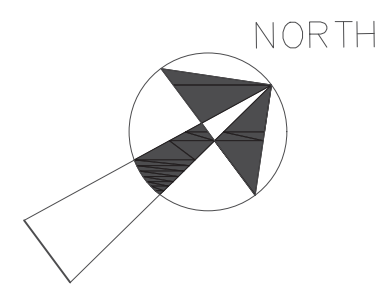
SITE PLAN
STORMWATER PLAN
SEDIMENT CONTROL



- 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

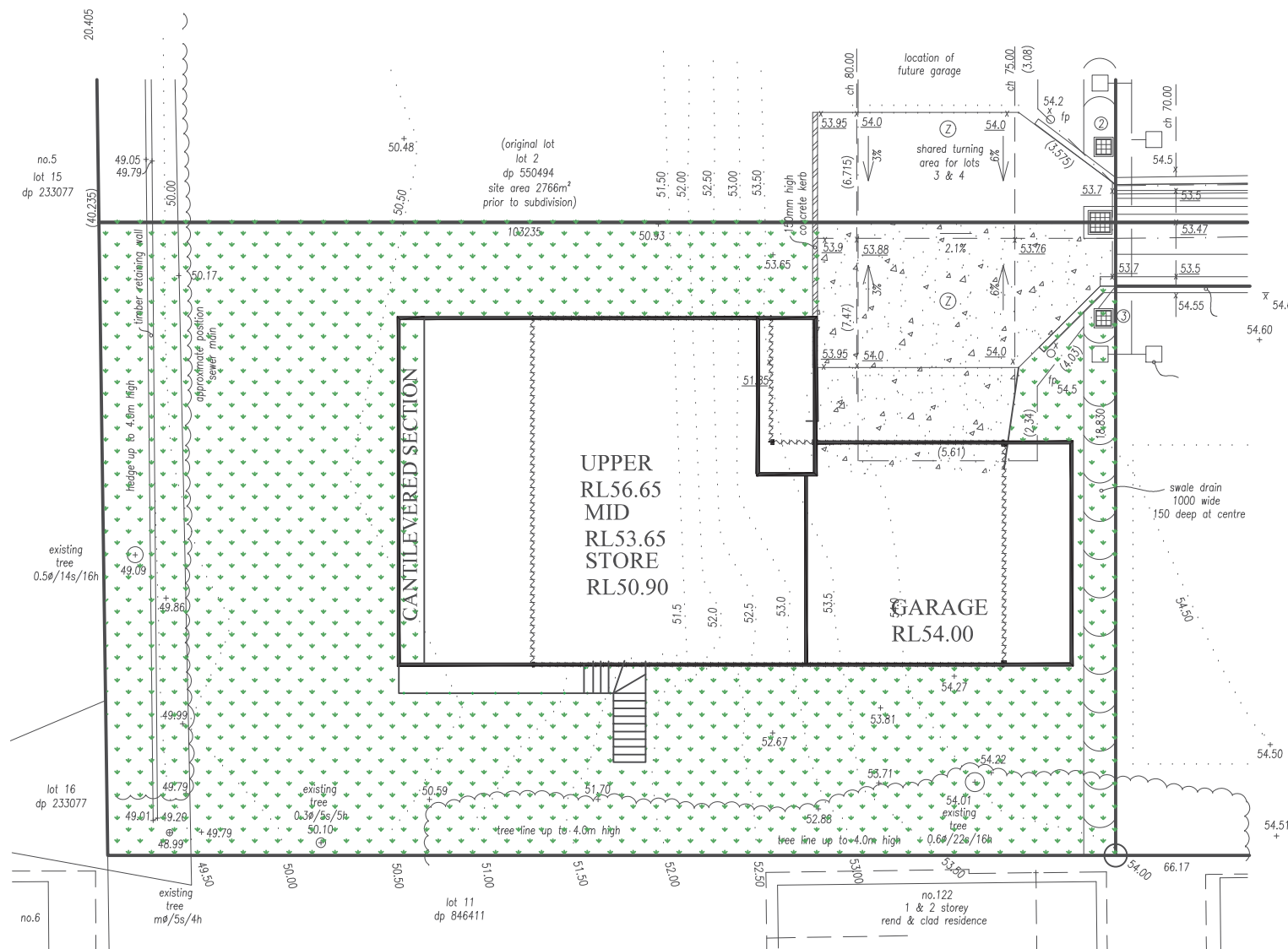


NO STORMWATER RUNOFF WILL AFFECT PROPOSED DEVELOPMENT

proprietor	JOHN LOT 4, DP550494 126 ELIMATTA ROAD MONA VALE 2103	project	proposed DWELLING	drawing	SITE PLAN	AMENDMENT	scale	date	drawn by
						DATE 08.04.21 28.11.22	1:200, 1:100	MAR'21	jdc
						ADJUSTMENT amend		drawing no. 1OF8	project no. 2021395

ECODIMENSIONS

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all dimensions to be clarified on site

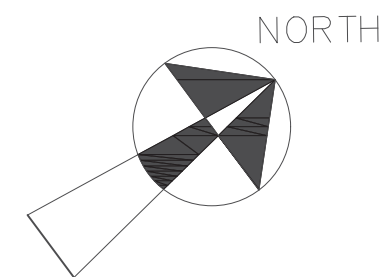


HARDSTAND
LANDSCAPED AREA

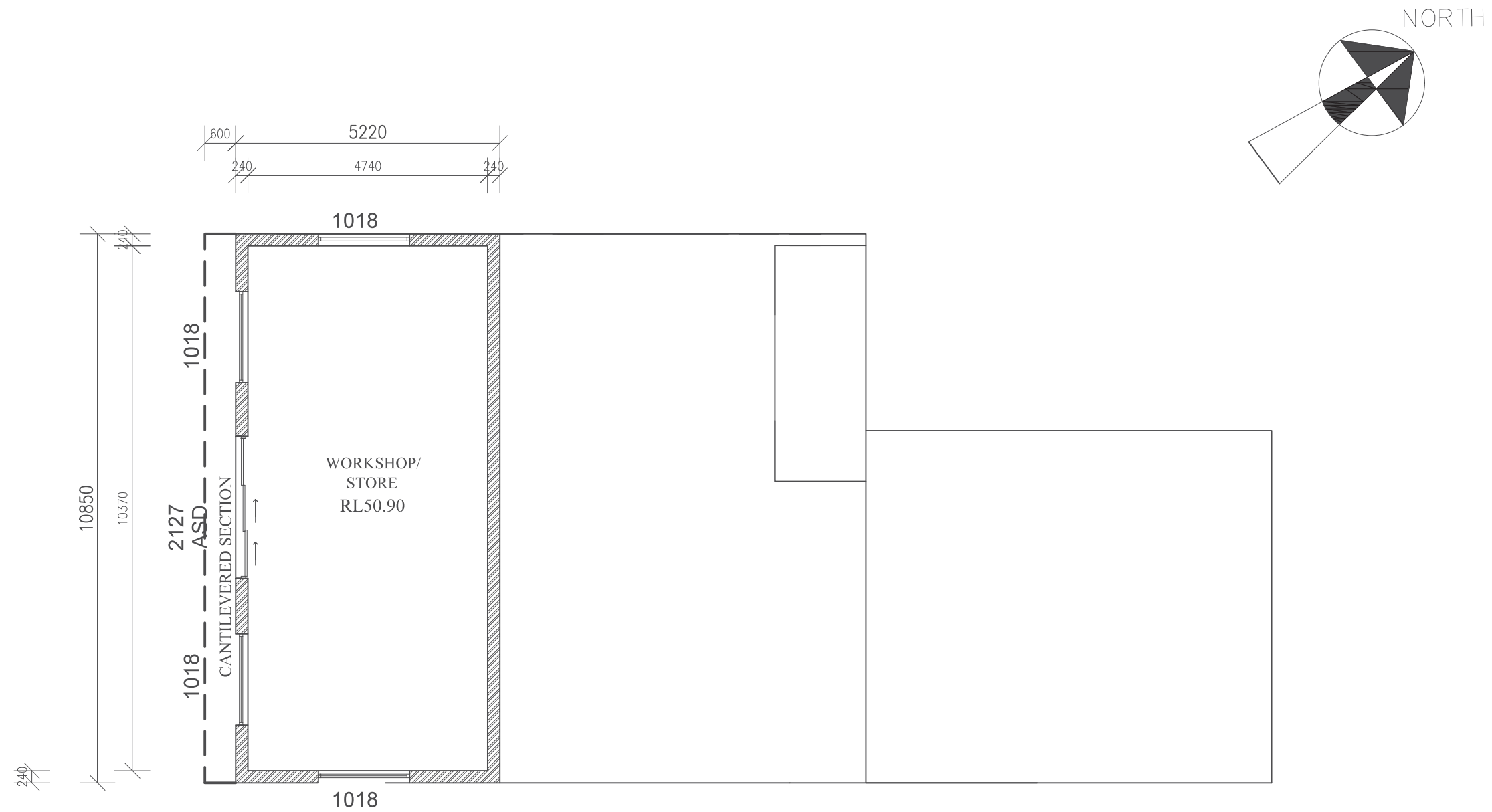
CURRENT 377.0sqm =
60.05%

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	ECODIMENSIONS JUSTIN CROFT 0417436249 © copyright all dimensions to be clarified on site	AMENDMENT DATE 08.04.21 28.11.22	ADJUSTMENT amend amend	scale 1:200, 1:100	date MAR'21	drawn by jdc
							drawing no. 2OF8	project no. 2021395



LOWER FLOOR PLAN

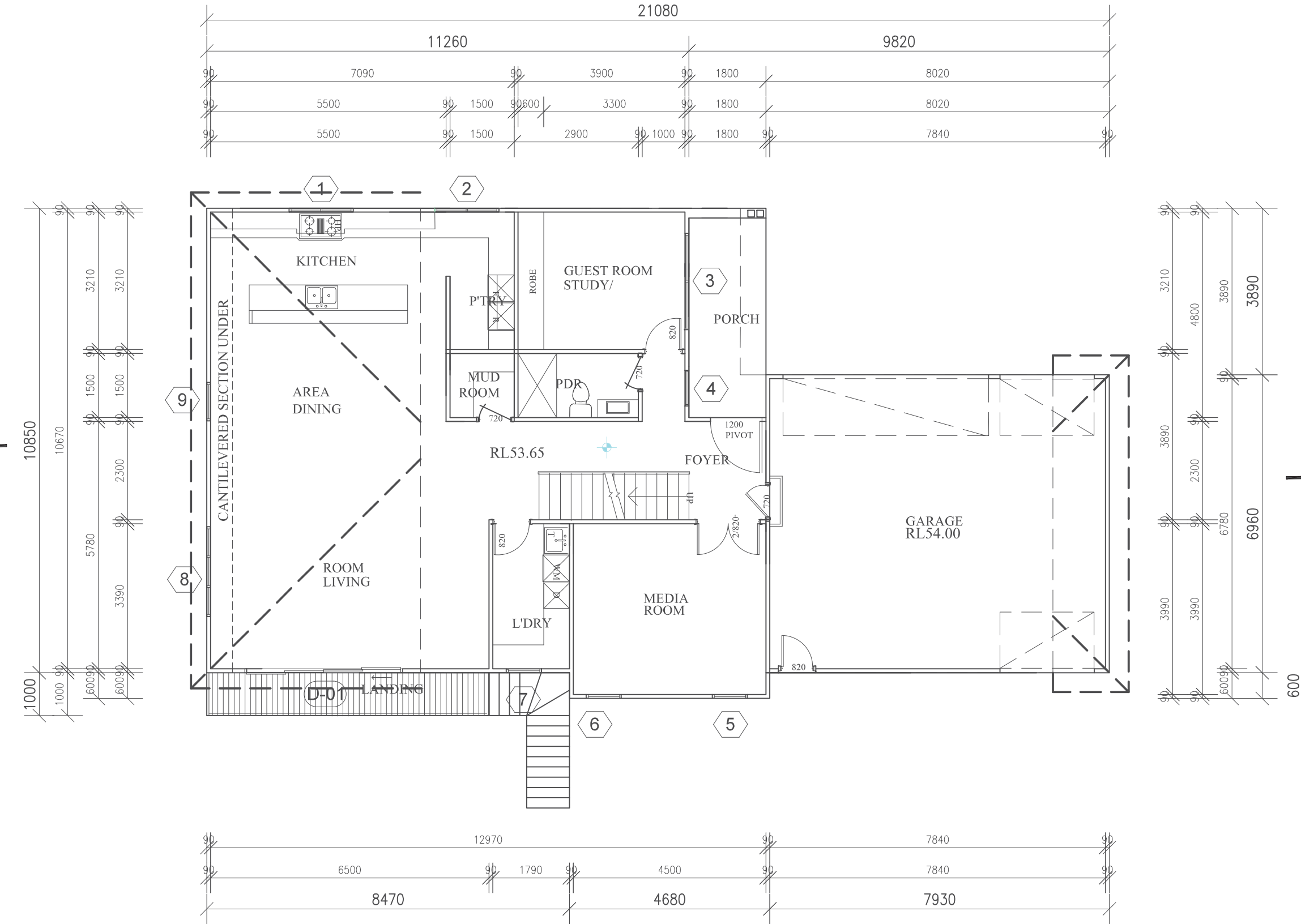
proprietor JOHN LOT 4, DP550494 126 ELIMATTA ROAD MONA VALE 2103	project proposed DWELLING	drawing LOWER FLOOR PLAN	ECODIMENSIONS JUSTIN CROFT 0417436249 © copyright all dimensions to be clarified on site	AMENDMENT DATE 08.04.21 28.11.22	ADJUSTMENT amend amend	scale 1:200, 1:100	date MAR'21	drawn by 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.



MID FLOOR PLAN

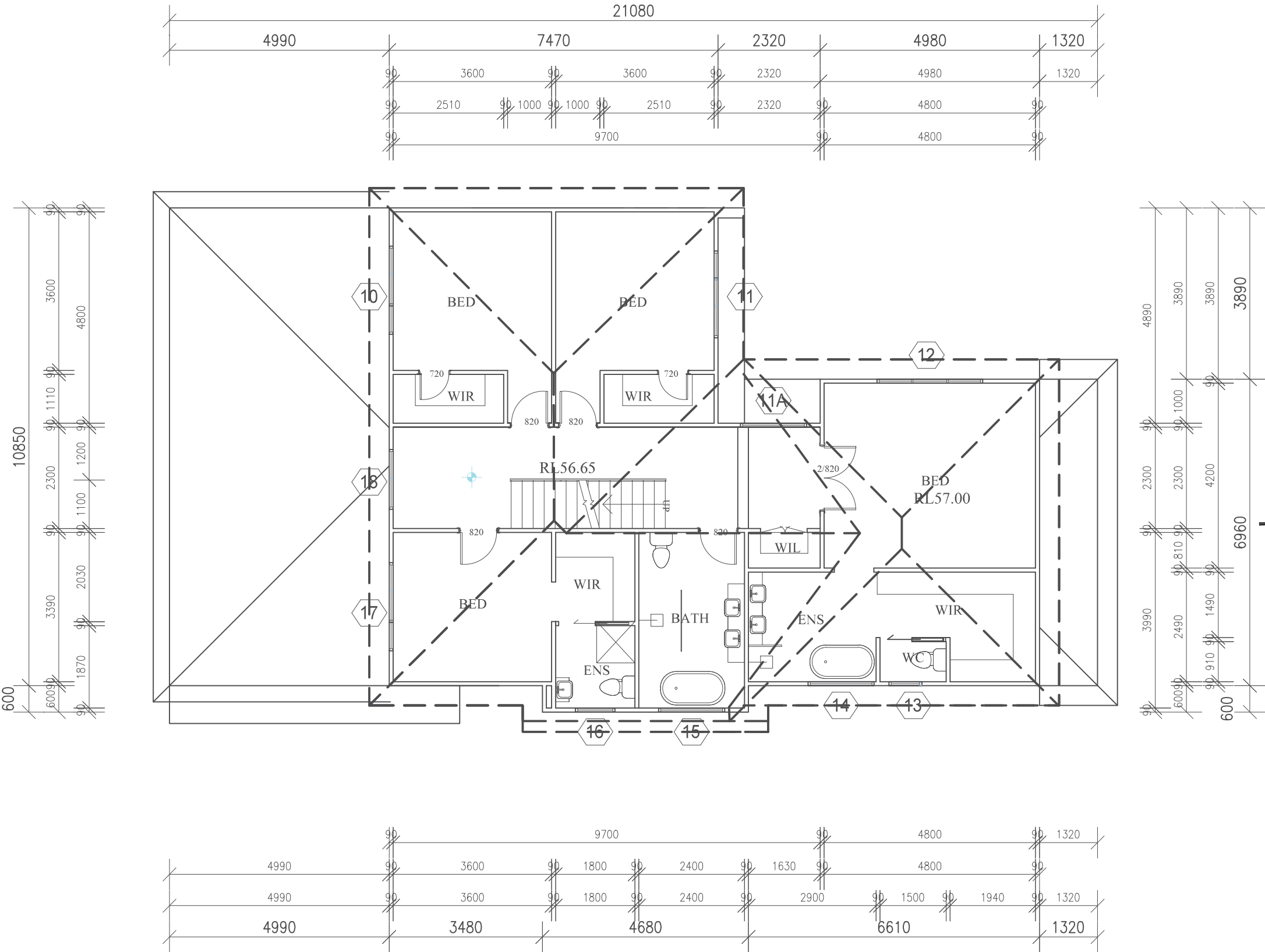
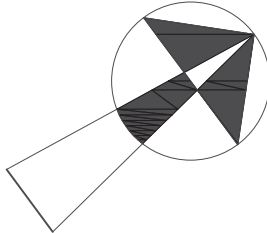
WINDOW SCHEDULE

NO.	ORI.	SIZE	AREA	TYPE
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

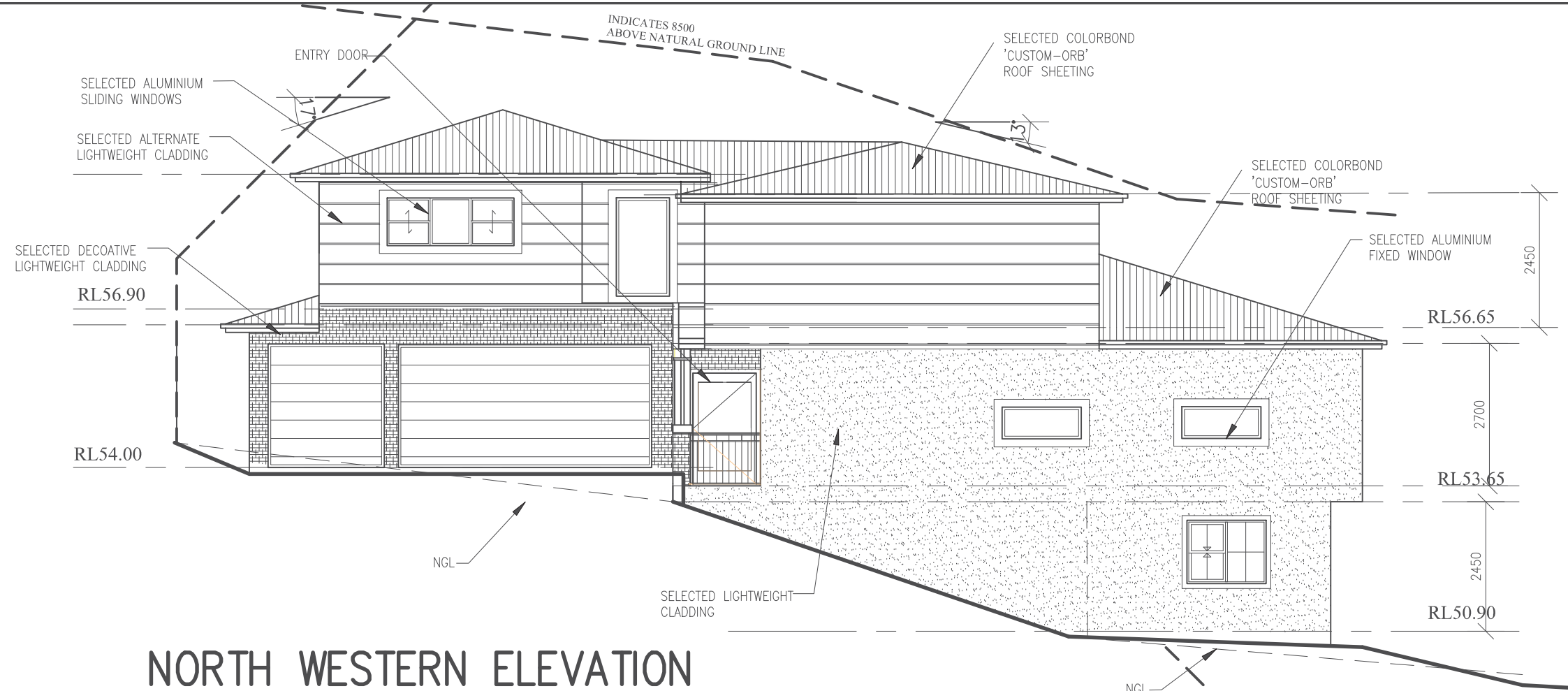
- SMOKE ALARM
 - LIFT OFF HINGE
 - BWCJ BRICK CONTROL JOINT
 - MECHANICAL EXHAUST
- KITCHEN LAYOUT TO SEPARATE MANUFACTURE'S DETAILED DRAWINGS.

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 ADJUSTMENT amend	scale 1:200, 1:100	date MAR'21	drawn by jdc
						drawing no. 5OF8	project no. 2021381

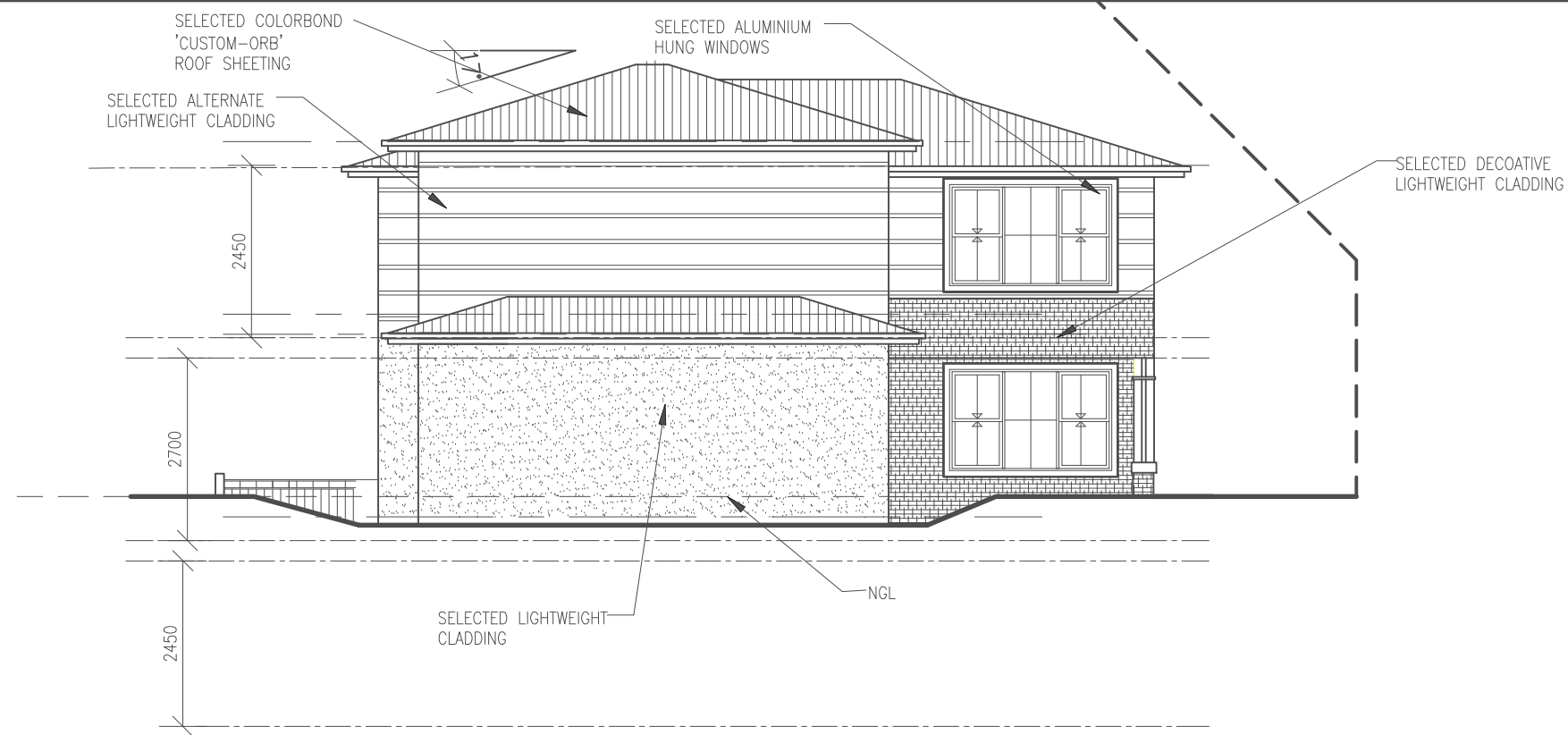


NORTH WESTERN ELEVATION

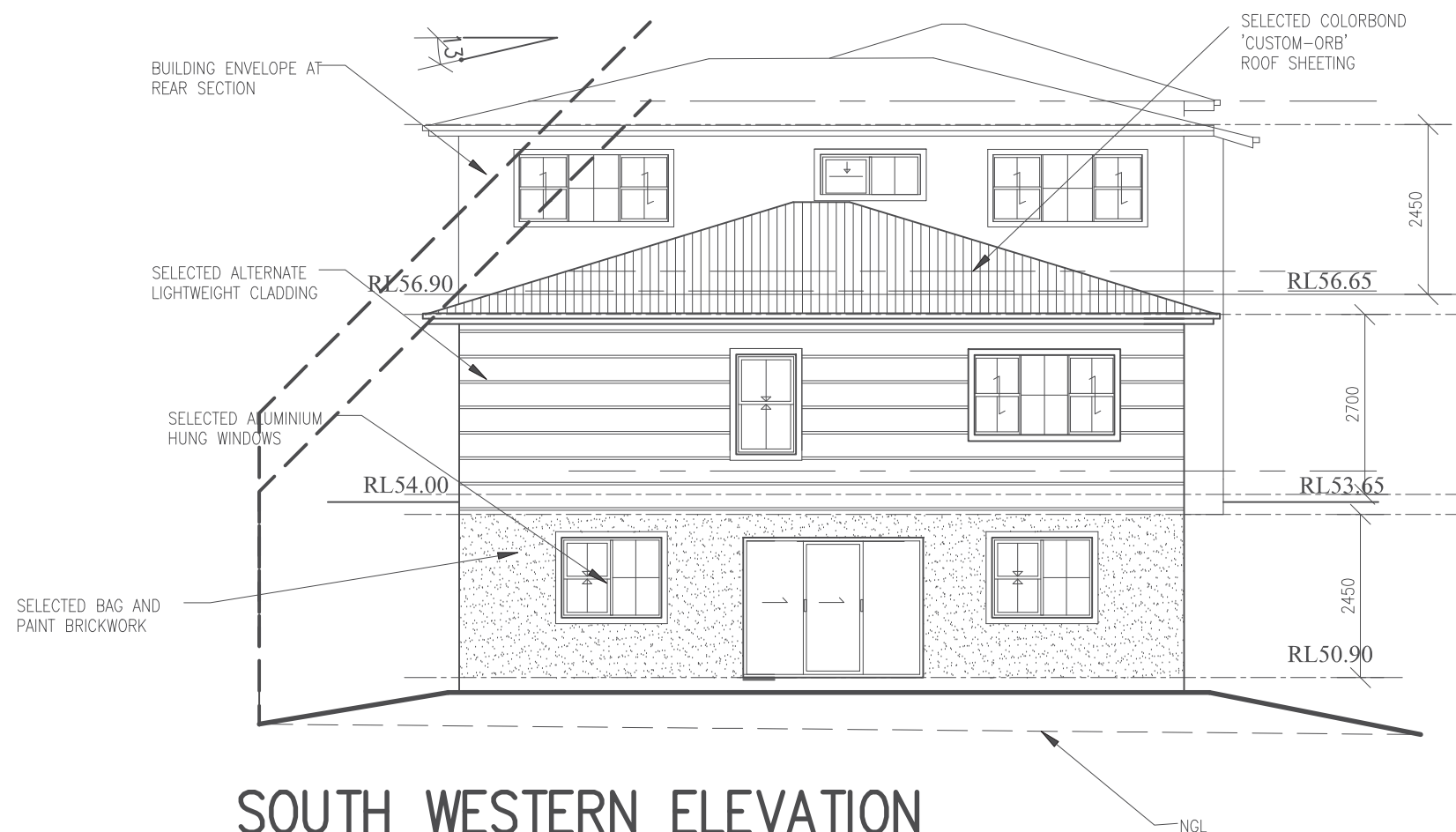


SOUTH EASTERN ELEVATION

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	ADJUSTMENT amend amend	scale 1:200, 1:100	date MAR'21	drawn by jdc
							drawing no. 6OF8	project no. 2021381



NORTH EASTERN ELEVATION



SOUTH WESTERN ELEVATION

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

project
proposed
DWELLING

drawing
ELEVATIONS

ECODIMENSIONS
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AMENDMENT
DATE 08.04.21
28.11.22
ADJUSTMENT
amend
amend

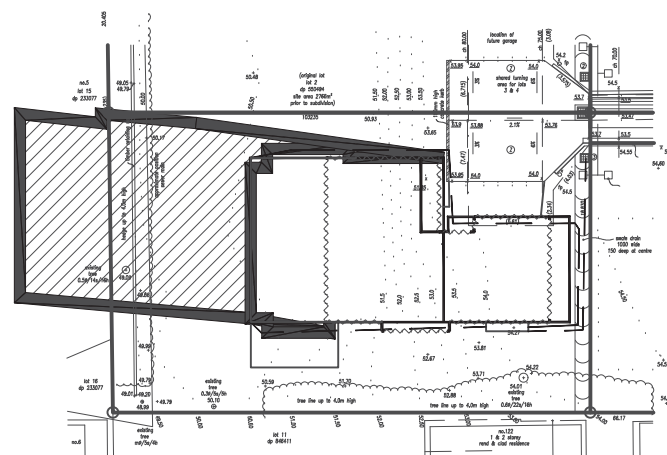
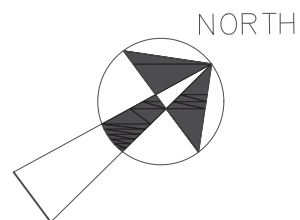
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date
MAR'21

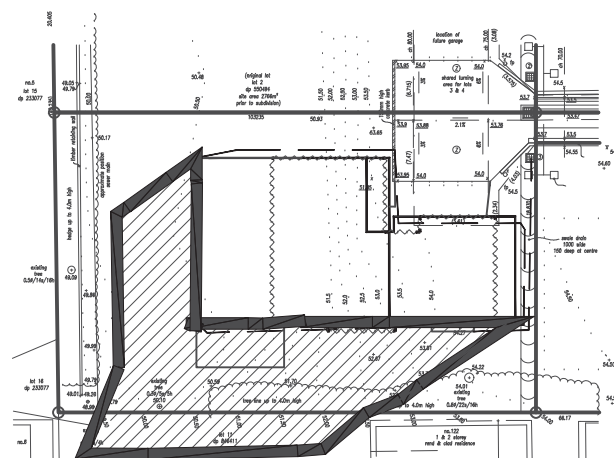
drawn by
jdc

drawing no.
7OF8

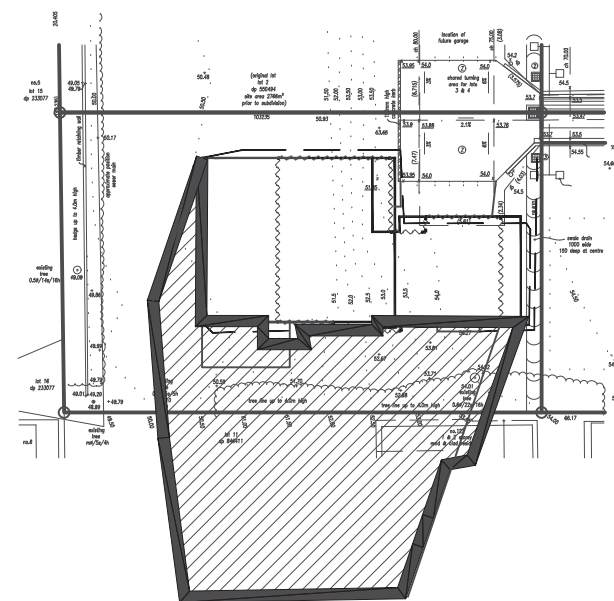
project no.
2021381



9am JUNE 22nd



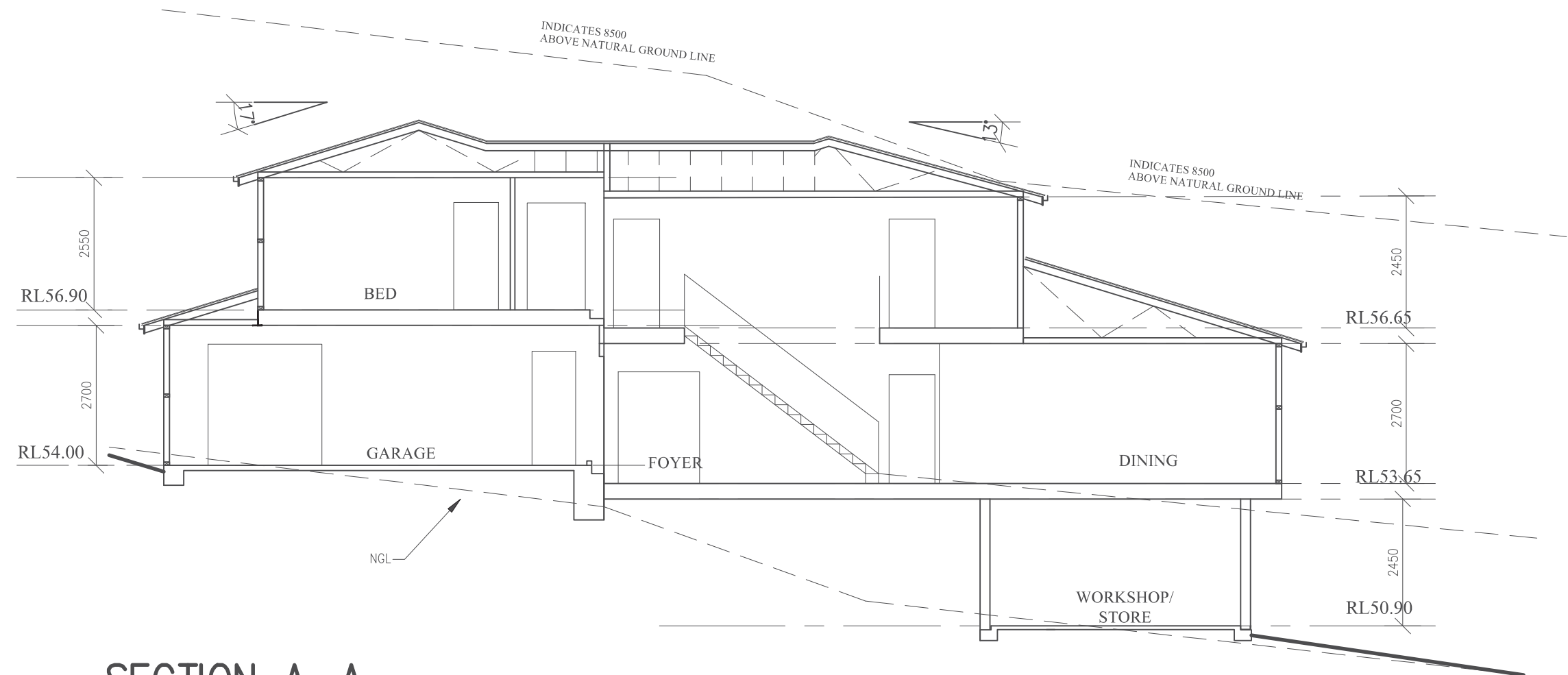
12pm JUNE 22nd



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	ADJUSTMENT amend amend	scale 1:500	date MAR'21	drawn by jdc
							drawing no. 8OF8	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 DATE 08.04.21 28.11.22	ADJUSTMENT amend amend	scale 1:500	date MAR'21	drawn by jdc
							drawing no. EXTRA	project no. 2021381