

12 HILLSLOPE RD, NEWPORT - WC / LAUNDRY.

WASHING MACHINE
OPENS INTO
WC / LAUNDRY.

Approx
970

Ex C

Approx
1180

400

CUPBOARD/
STORAGE

DRYER.

WASHING
MACHINE

F.W.

SD

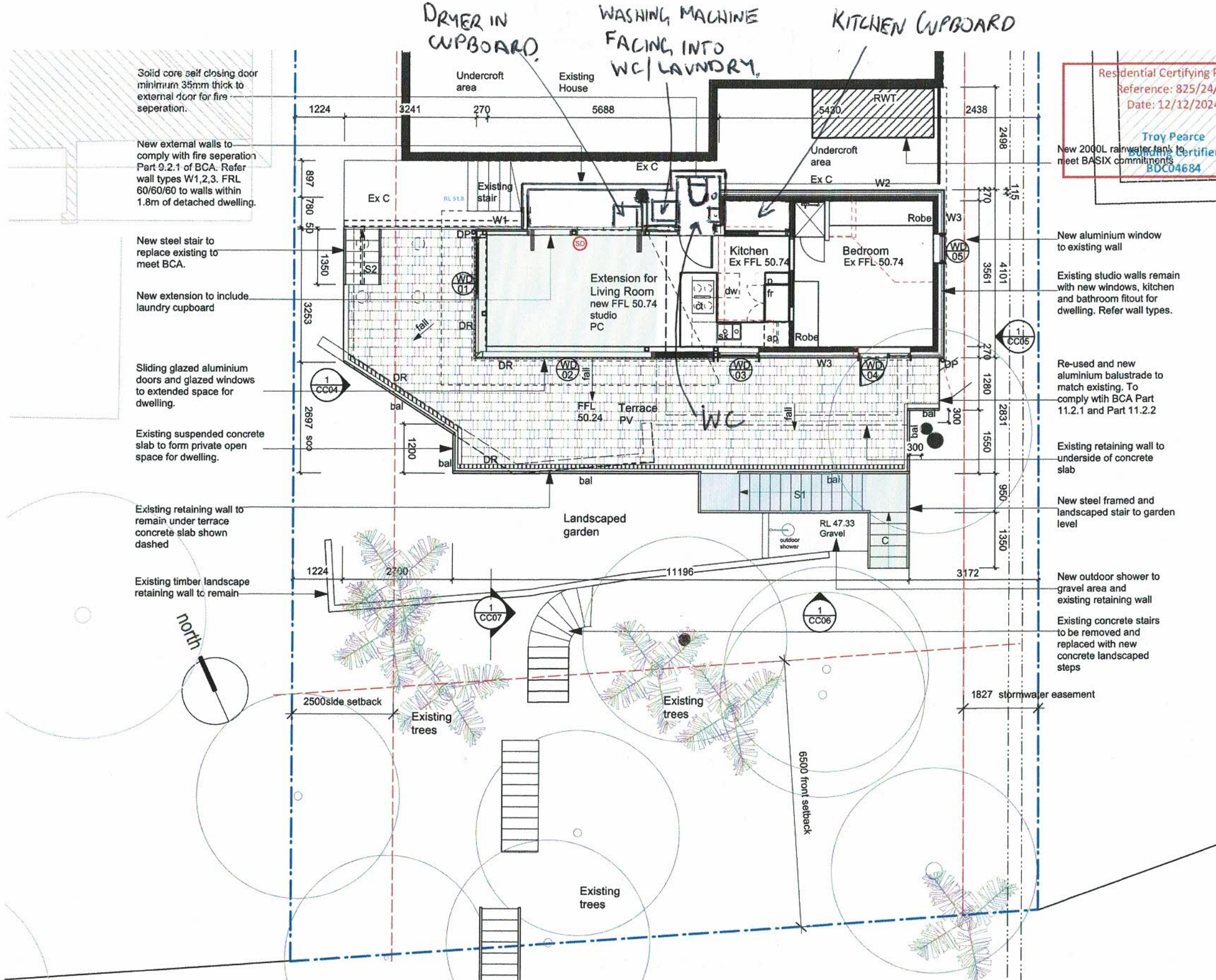
Kitchen
Ex FFL 50.74

Extension for
Living Room
new FFL 50.74
studio

dw

p
fr

ct



Legend

- Bal Balustrade. New aluminium balustrade to match existing. To comply with BCA 11.2.1 & 11.2.2.
- C-PL Off-form concrete to roof with 'extensive' planted roof on membrane. Refer engineers details.
- COS Confirm dimension on site.
- CP1 Cladding- Colorbond steel standing seam wall cladding. No 1 roofing- Snap-line 45 architectural panles 445 wide. Refer to wall types.
- DP Downpipe 90mm dia. To comply with BCA Part 7.4.
- EX Existing.
- Ex C Existing concrete slab.
- exGLB Existing Glazed Balustrade.
- FFL Finished floor level.
- GUT Gutter- colorbond. To comply with BCA Part 7.4.
- PB Plasterboard- Internal wall linings generally 13mm.
- PC Polished concrete slab. With underfloor heating. Insulation to U/S of slab.
- PV Paving- stone tiling to fall on screed.
- RO Roof Outlet.
- RWT Rainwater tank - 2000L to meet BASIX requirements. Similar to Aquip poly underdeck tank FW20UDL.
- SB Steel beam. Refer engineers details.
- S1,S2 Steel stair- Dual steel stringer (1) or mono stringer (2) with precast concrete treads. To comply with BCA 11.2.1 & 11.2.2
- WD Window and doors. Aluminium to meet BASIX requirements for size, U value & SHGC range.

- FFL 53.59 New Finished Floor Level
- RL 53.59 Existing Level
- Demolished wall
- Bulkhead or eave over
- == New internal timber stud wall
- == Existing internal brick wall.
- Wall type 1
W1 James hardie boundary wall system (JH-218)- External 6mm FC, weather barrier, 16mm fire & water resistant PB, 90mm studs, 10mm PB internal lining. FRL 60/60/60.
- Wall type 2
W2 James hardie boundary wall system (JH-218)- External 6mm FC, weather barrier, 16mm fire & water resistant PB. To 35mm battens, 85mm insulation, to existing brickwork, with 10mm PB internal lining. FRL 60/60/60.
- Wall type 3
W3 Same as Wall type 3, but with colorbond CP1 external cladding.
- SD Smoke Detector
- WD 1 Window/door 1 Refer BASIX

Notes

All work to conform to current Building Code of Australia and NSW supplement and all current relevant AS codes.

All dimensions are in millimetres and figured dimensions take precedence over scaling. Builder to verify all dimensions on site and seek instructions prior to proceeding if any discrepancies are found.

Footings and slabs to comply with current AS 2870 and accordance with accompanying structural engineering drawings.

Light and ventilation to comply with part F4 of the Building Code of Australia.

Refer to the BASIX certificate for energy, glazing and insulation requirements.

Smoke alarms to be installed in accordance with Australian building code and local fire regulations.

All positions of GPO's and switches to be confirmed on site prior to installation.

All positions of light fittings to be confirmed on site prior to installation.

Provide all windows, doors, glazing, shading devices, fixtures and fittings to comply with BASIX requirements.

New stairs to comply with BCA Part 11.2.1 and Part 11.2.2.

Openable windows to comply with BCA Part 11.3.7 and Part 11.3.8.

No slip resistant walking surfaces on stairway treads and landings near the edge of nosings.

Fire separation of secondary dwelling to existing house to comply with Part 9.2.1 of NCC. 'External walls of a class 1 building'.

Refer to the structural engineering drawings, and to the architectural building specification.

Materials

- New Timber framed post/floor/wall structure
- New concrete
- New Glazing
- New Brickwork
- New steelwork

Secondary dwelling plan

Drawing:

CC03

Construction Certificate
Development Application

03-10-24
07-09-23

No. Issue

Date

Alterations and Additions for
Jana and Michael Kapr

12 Hillslope Road Newport NSW

Construction Certificate

Date : 03-10-24 Drawn: BH Scale: 1:100 UNO. A3



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