

NOTES:

These drawings shall be read in conjunction with all structural & other consultants drawings & specifications and with such other written instruction as may be issued during the course of the contract.

Any discrepancies shall be referred to the building designer for decision before proceeding with the work.

Figured dimensions to be taken in preference to scaling from drawings.

During construction the building shall be maintained in a stable condition & no part shall be overstressed.

All workmanship shall be in accordance with the requirements of the SAA codes & by-laws & ordinances of the relevant building authority.

Dimensions are in millimetres. R.L's are in metres to A.H.D.

All dimensions and levels shall be checked by the builder prior to the commencement of the works.

All timber framing sizes & spans to be in accordance with SAA timber framing code AS 1684.

All bracing of roof & wall framing to satisfy wind speed design category in accordance with BCA & AS 4055 to engineers certification.

All reinforced concrete shall be in accordance with engineers details.

Builder/developer to maintain erosion control in accordance with the clean waters act 1970.

Termite treatments in accordance with AS 3660 & AS 3660 part 1.

Builder to verify location of all services & vegetation prior to commencement of works.

All opening sizes to be confirmed on site prior to ordering of windows & doors.

All Structural Steel is to be protected against corrosion in ccordance with Structural Engineers recommendations.

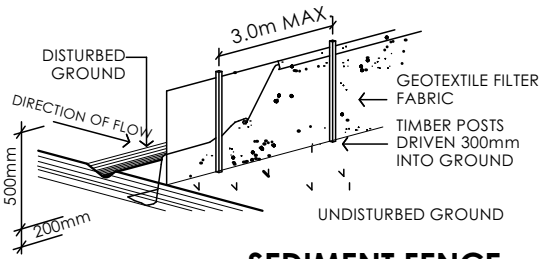
The Waterproofing of all work is the builders responsibility.

All building work must be carried out in accordance with the Building Code of Australia.

SITE NOTES:

- REMOVE EXISTING STRUCTURES ON SITE AS NOTED
- NO KNOWN WATERCOARSES OR WATERWAYS ON SITE
- NO CUT AND FILL REQUIRED
- PROVIDE SILTATION BARRIER AS REQUIRED BY COUNCIL
- HARVESTED RAINWATER TO BE DIRECTED TO EXISTING SYSTEM
- NO EXISTING TREES TO BE REMOVED
- THE BUILDING SITE IS TO BE SECURED BY A SAFETY FENCE TO PROHIBIT UNAUTHORISED PUBLIC ACCESS DURING THE COURSE OF CONSTRUCTION
- ALL LEVELS ARE TO AHD

ANY NEW CONSTRUCTION WITHIN 900mm OF THE BOUNDARY MUST HAVE A FRL OF 60/60/60 IN ACCORDANCE WITH THE BCA



SEDIMENT FENCE
N.T.S

SEDIMENT CONTROL NOTES

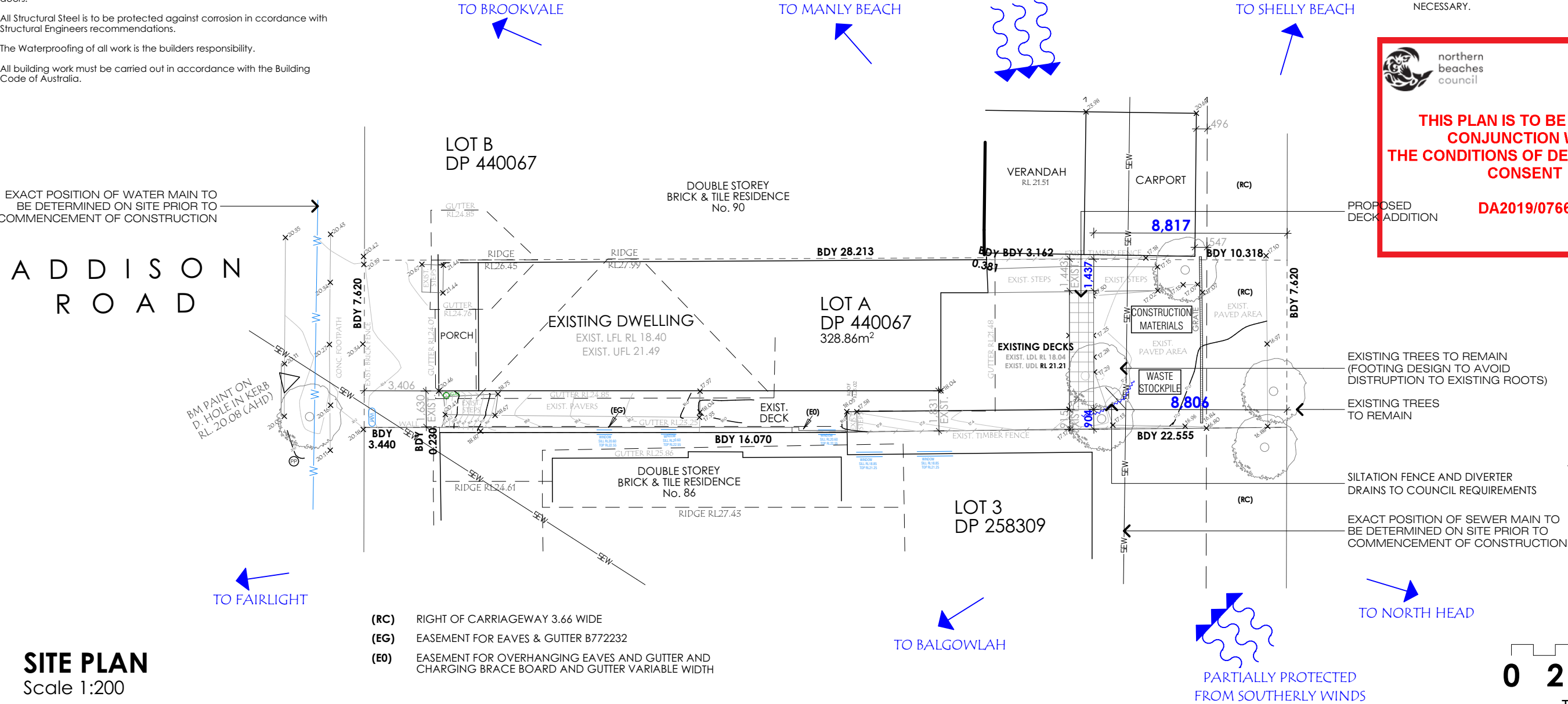
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO COUNCIL REQUIREMENTS.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.

SITE CALCULATIONS

SITE AREA	335.11 m ²
OPEN SPACE AREA	44% (EXISTING) 148.04 m ²
FSR RESIDENCE	0.81: 1 (EXISTING)
EXISTING LIVING	270.71 m ²
EXISTING DECK AREAS	77.03 m ²
PROPOSED DECK AREA	5.93 m ²
TOTAL DECK AREAS	82.96 m ²

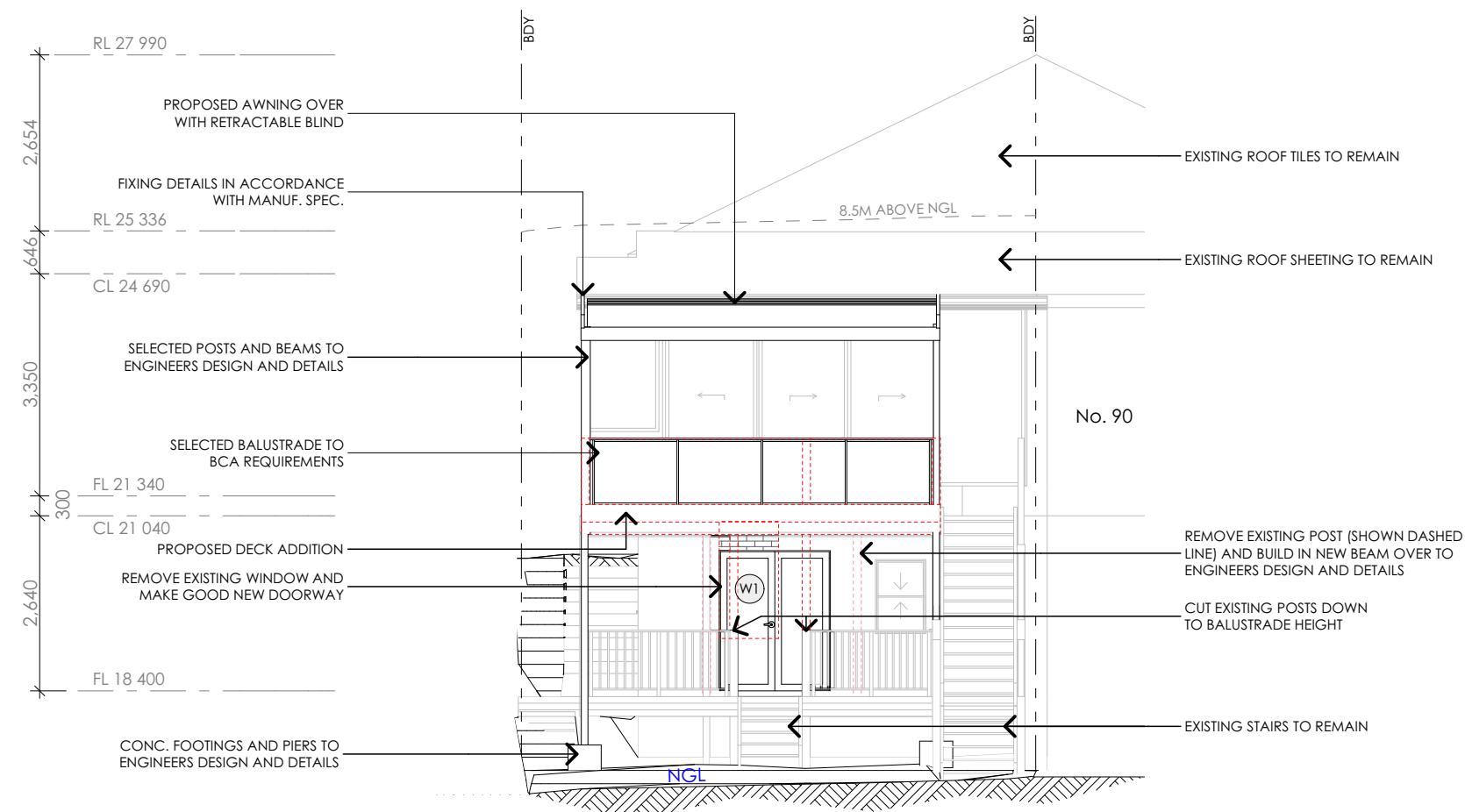


NOTE: THE LOCATION OF SERVICES ARE TO BE VERIFIED BY OBTAINING CURRENT INFORMATION FROM "DIAL BEFORE YOU DIG" (PHONE 1100) PRIOR TO DESIGN/CONSTRUCTION WORKS. ALTERNATIVELY, THE EXACT LOCATION OF SERVICES SHOULD BE DETERMINED BY FIELD SURVEY IN CONSULTATION WITH THE SERVICE AUTHORITIES WHERE DEEMED NECESSARY.



SITE PLAN
Scale 1:200

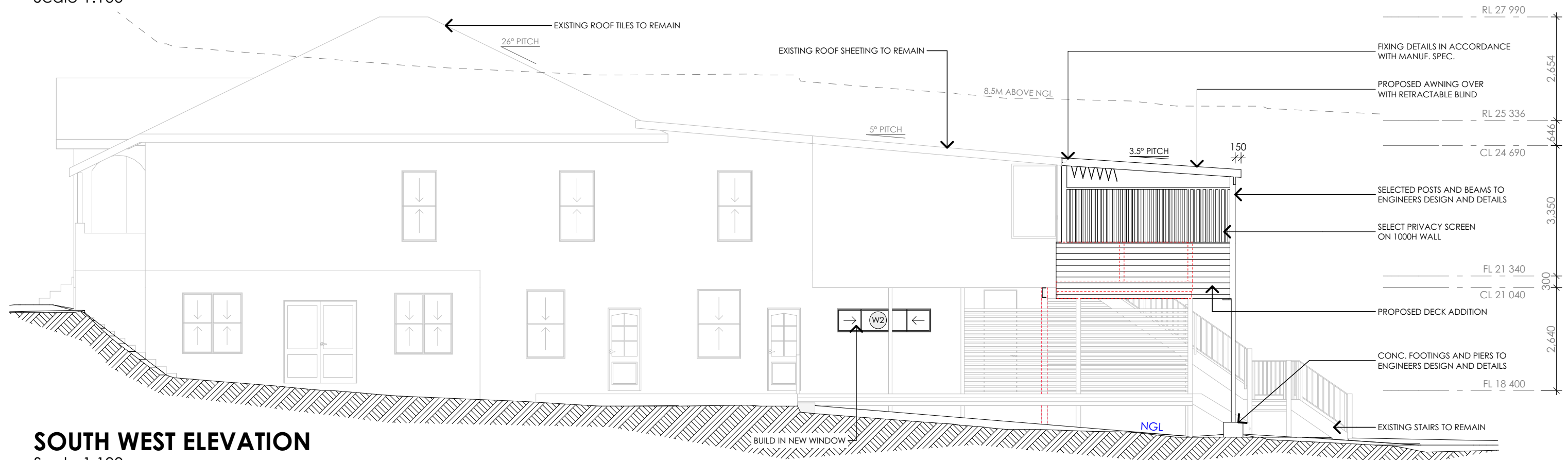
- (RC) RIGHT OF CARRIAGEWAY 3.66 WIDE
- (EG) EASEMENT FOR EAVES & GUTTER B772232
- (EO) EASEMENT FOR OVERHANGING EAVES AND GUTTER AND CHARGING BRACE BOARD AND GUTTER VARIABLE WIDTH



SOUTH EAST ELEVATION
Scale 1:100



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SOUTH WEST ELEVATION
Scale 1:100

Thursday, 30 May 2019