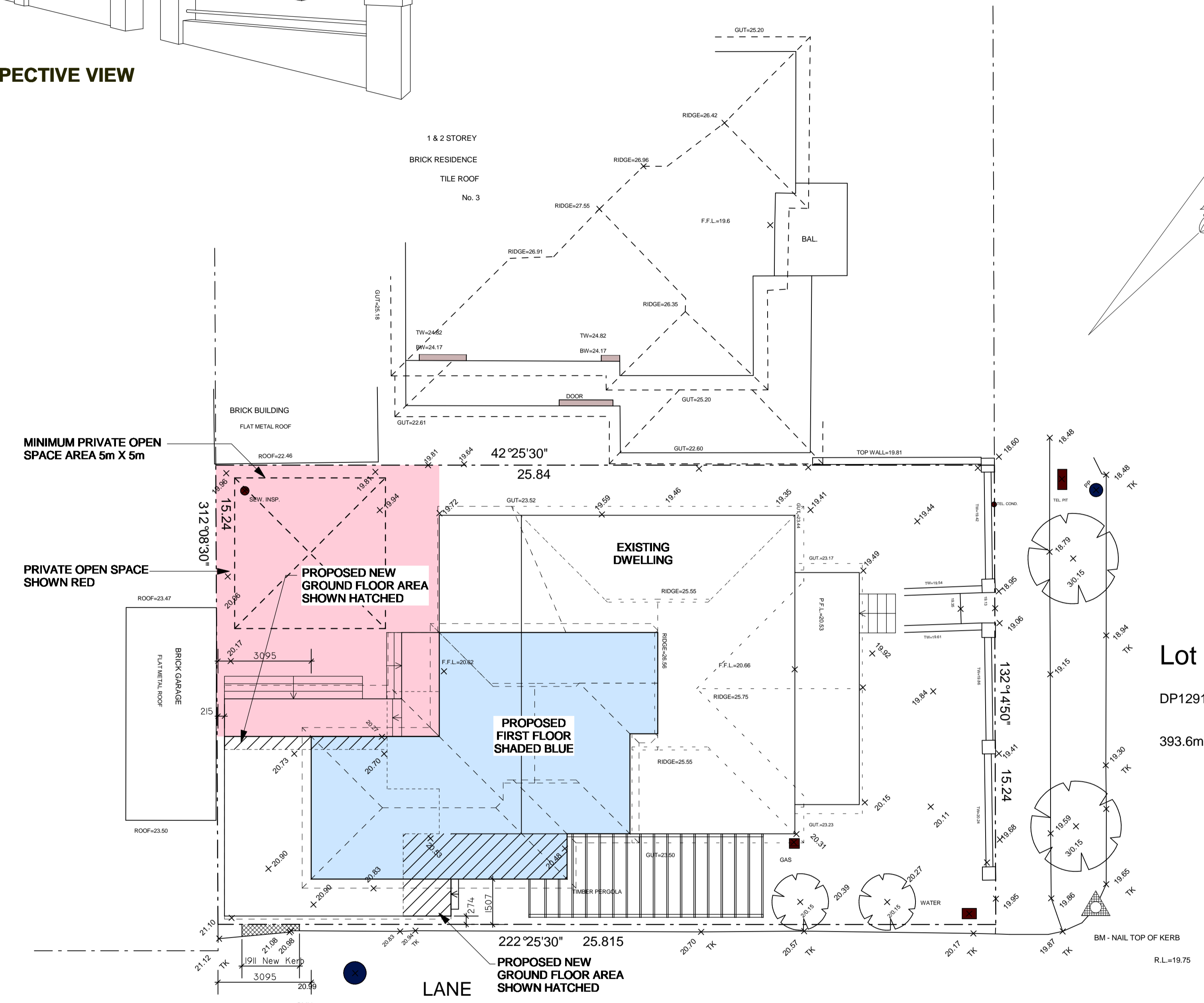


PERSPECTIVE VIEW

- NOTES:
1. LIGHTING OF BATHROOM AND WC TO BE IN ACCORDANCE WITH PART 3.8.4 OF THE BUILDING CODE OF AUSTRALIA AND AS / NZC 1680.0.
 2. VENTILATION OF BATHROOM AND WC TO BE IN ACCORDANCE WITH PART 3.8.3.3 OF THE BUILDING CODE OF AUSTRALIA AND AS / NZC 1680.2.
 3. THE DOOR TO THE BATHROOM IS REQUIRED TO COMPLY WITH AND IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AMENDMENT 3 PART 3.8.3.3 (TO EITHER OPEN OUTWARDS, SLIDE OR BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT).

- NOTES:
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 3. SOUND INSULATION TO BE IN ACCORDANCE WITH PART 3.8.6 OF THE BUILDING CODE OF AUSTRALIA
 4. ALL EXTERNAL GLAZING TO HAVE A MAXIMUM REFLECTIVITY INDEX OF 25%.
 5. ALL GLAZED ASSEMBLIES TO COMPLY WITH AS. 2047 AND AS. 1288.
 6. WATERPROOFING OF ALL WET AREAS TO COMPLY WITH AS 3740-2004

- NOTES:
- ALL FIBRE CEMENT DECKING, EXTERNAL CLADDING, WET FLOORING AND WALLING AREA ARE TO LAID AND FIXED IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA AND THE APPROPRIATE JAMES HARDIE FIXING MANUAL.



SITE PLAN SCALE 1:100

REFER TO E2 CIVIL AND STRUCTURAL DESIGN PLANS PROJECT 11.219 DRAWINGS S1 TO S6 FOR ENGINEERING DETAILS

DEVELOPMENT CALCULATIONS	
1 GEARS AVENUE, DRUMMOYNE NSW, LOT 8 DP 12916 AREA: 393.80sqm	
EXISTING GROUND FLOOR AREA:	12.93sqm
PROPOSED GROUND FLOOR AREA:	12.38sqm
PROPOSED FIRST-FLOOR AREA:	62.71sqm
EXISTING FRONT PORCH:	16.43sqm
PROPOSED REAR VERANDAH:	11.89sqm
EXISTING GARAGE:	32.46sqm
PRIVATE OPEN SPACE: SHADED RED	66.60sqm
LANDSCAPED AREA:	185.31sqm
LANDSCAPED PERCENTAGE:	47.05%
TOTAL FLOOR AREA:	188.02sqm
FLOOR SPACE RATIO:	47.74%
CARPARKING SPACES:	2
CARSPACE GARAGE:	5.5m X 5.5m

SCHEDULE OF BASIX CERT No: A120622

FIXTURES AND SYSTEMS

LIGHTING

THE APPLICANT MUST ENSURE A MINIMUM OF 40% OF NEW OR ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.

FIXTURES

THE APPLICANT MUST ENSURE NEW OR ALTERED SHOWERHEADS HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR A 3 STAR WATER RATING.
 THE APPLICANT MUST ENSURE NEW OR ALTERED TOILETS HAVE A FLOW RATE NO GREATER THAN 4 LITRES PER AVERAGE FLUSH OR A MINIMUM 3 STAR WATER RATING.
 THE APPLICANT MUST ENSURE NEW OR ALTERED TAPS HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR MINIMUM 3 STAR WATER RATING.

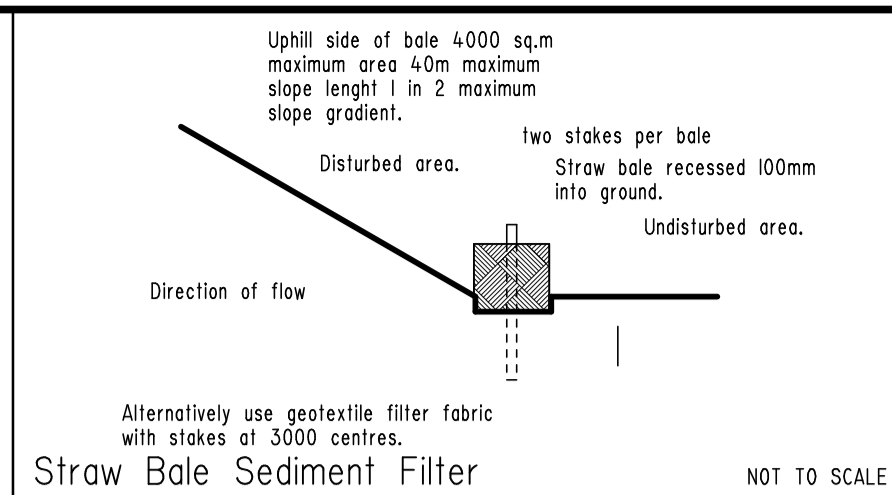
CONSTRUCTION

INSULATION REQUIREMENTS

THE APPLICANT MUST CONSTRUCT THE NEW OR ALTERED CONSTRUCTION (FLOOR(S), WALLS, AND CEILING(S)/ROOF(S) IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE BASIX REPORT, 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.

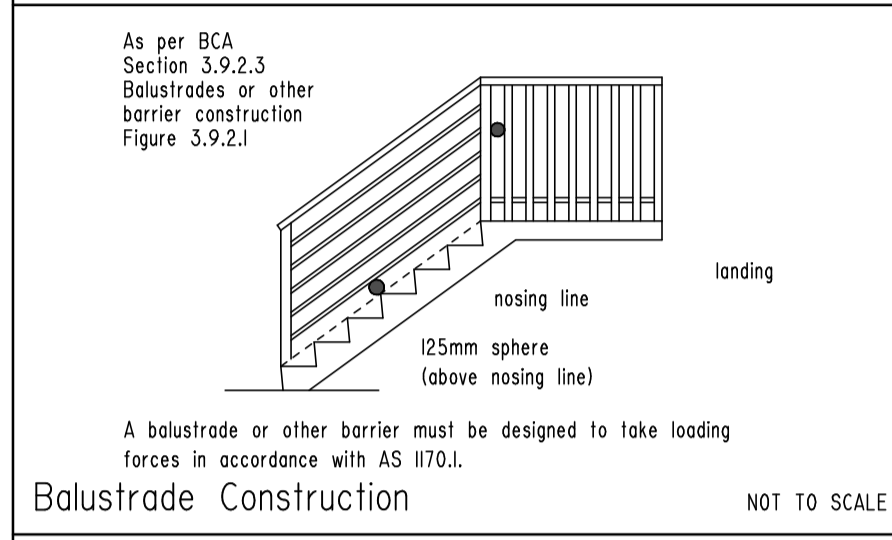
WINDOWS AND GLAZED DOORS

THE APPLICANT MUST INSTALL THE WINDOWS, GLAZED DOORS AND SHADING DEVICES, IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE BASIX REPORT. RELEVANT OVERSHADOWING SPECIFICATIONS MUST BE SATISFIED FOR EACH WINDOW AND GLAZED DOOR. SEE BASIX REPORT AND WINDOW SCHEDULE.



Stair Riser and Tread Dimensions

Stair Type	Riser (R)		Going (G)		Slope Relationship (2R + G)	
	Max	Min	Max	Min	Max	Min
Other than Spiral	190	115	335	250	700	550
Spiral	190	115	370	240	680	550



GENERAL NOTES:

To ensure a minimum standard of structural stability is met; all timber sizes, spacing and spans used in construction of the building shall comply with requirements of Australian Standard 1654 - 1992.
 * National Timber Framing Code
 To ensure the building is protected from attack by termites, termite shields or other suitable physical barriers complying with AS 3660 are to be provided.
 To provide for adequate disposal of stormwater, roof water shall be conveyed by approved drains and connected to the existing stormwater system.
 An automatic fire detection and alarm system is to be installed in the dwelling in accordance with the requirements of E1.7 of the Building Code of Australia.
 All 'Wet Area' floors, including concrete, shall be flashed to walls with approved material so as to effectively prevent moisture entering the structure. Particular attention is to be paid to the flashing of the shower recess.
 All dimensions to be confirmed on site by the builder.

ABBREVIATIONS:

NTS	Not to scale	BTH	Bathub
UNO	Unless noted otherwise	SHR	Shower
FCL	Finished ceiling level	T	Toilet
FFL	Finished floor level	V	Vanity
RL	Reduced level	B	Basin
NGL	Natural ground level	FW	Floor Waste
RC	Reinforced concrete	TUB	Laundry tub
FC	Fibrous cement	WM	Washing machine
G	Galvanised iron	HWS	Hot water system
DP	Downpipe	LP	Line press
Sink	Stainless steel sink	CBD	Cupboard
HP	Hot plate	Robe	Wardrobe
WO	Wall oven	SD	Sliding door
RH	Range hood	CSD	Cavity sliding door
DW	Dishwasher	ASD	Aluminium sliding door
ST	Stove	ASW	Aluminium sliding window
R	Refrigerator	TAW	Timber awning window
P	Pantry	TDH	Timber double hung window

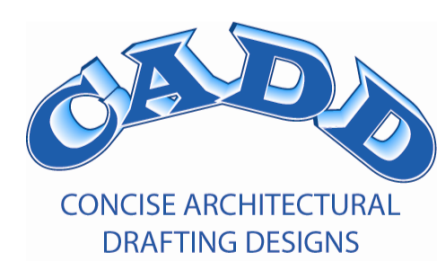
NOTES:

All dimensions are in millimetres unless noted otherwise.
 This drawing is to be read in conjunction with the Specification and Engineer's details, if applicable.
 All dimensions are subject to confirmation on site by the Builder.
 Figured dimensions to be taken in preference to scaling.

ISSUE	ALTERATION	DATE
D	SECTION 98 - REAR PRIVACY PANEL	17-08-11
C	WINDOW 3 DELETED, TIMBER WINDOWS	27-07-11
B	CC SUBMISSION	16-05-11
A	DA SUBMITTED	03-03-11
ISSUE	ALTERATION	DATE

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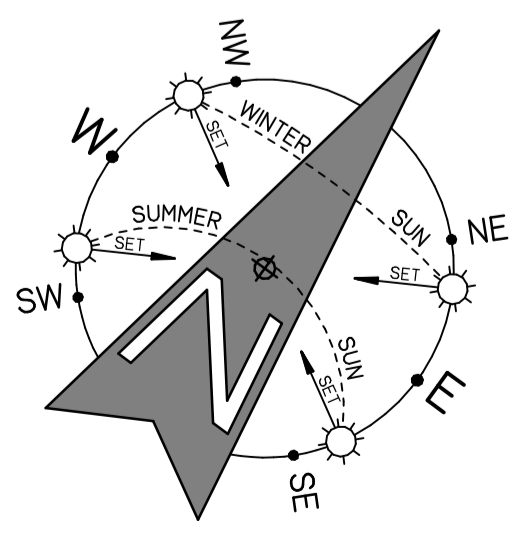
ARCHITECTURAL CONSULTANTS
 63 THE LAKES DRIVE,
 GLENMORE PARK
 PO BOX 8229
 GLENMORE PARK NSW 2745
 PH/FAX: 02 47 337214
 BUILDING DESIGNERS ASSOCIATION OF NEW SOUTH WALES INC.



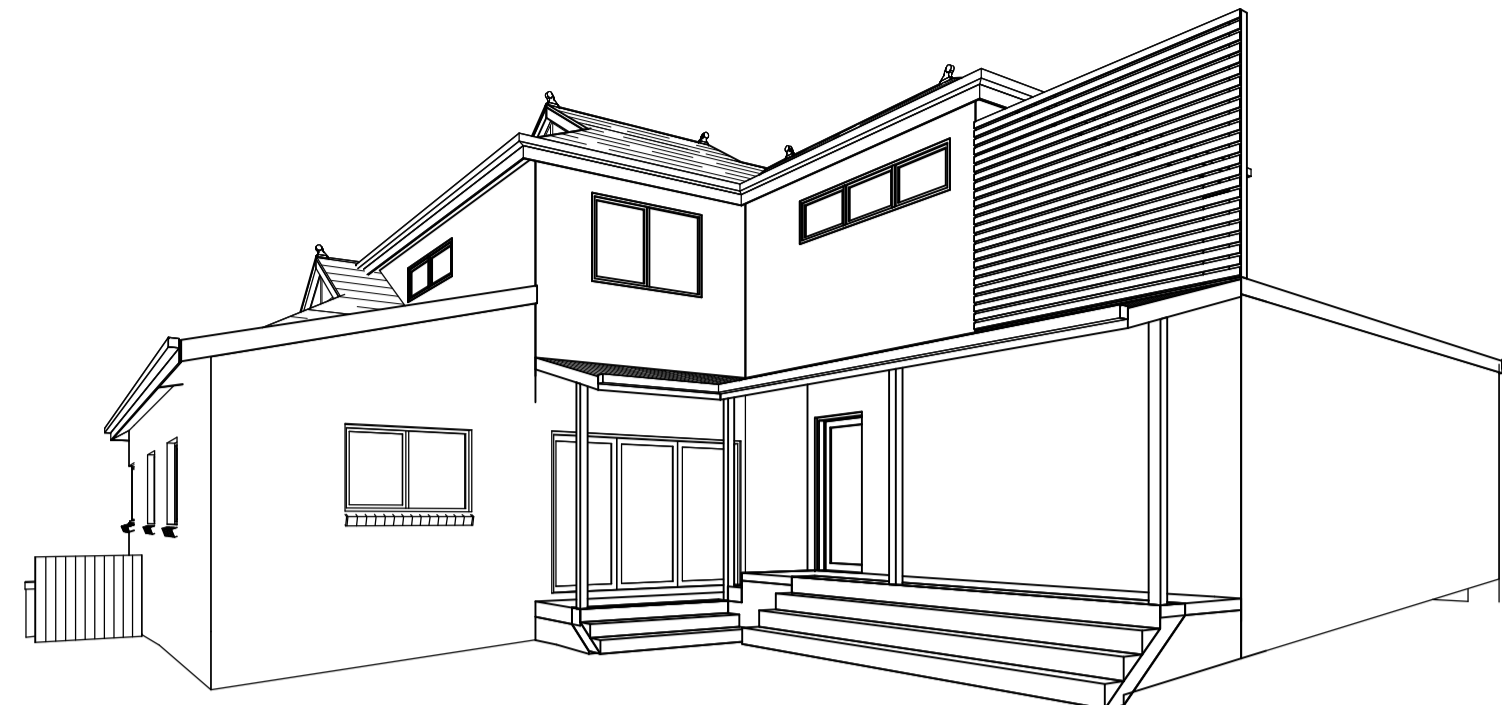
PROJECT:
 PROPOSED NEW ADDITIONS
 AT LOT 8 DP 12916,
 No 1 GEARS AVE, DRUMMOYNE NSW 2047
 FOR MR. C & MRS. D PRICE

DRAWING:
PROPOSED ADDITIONS

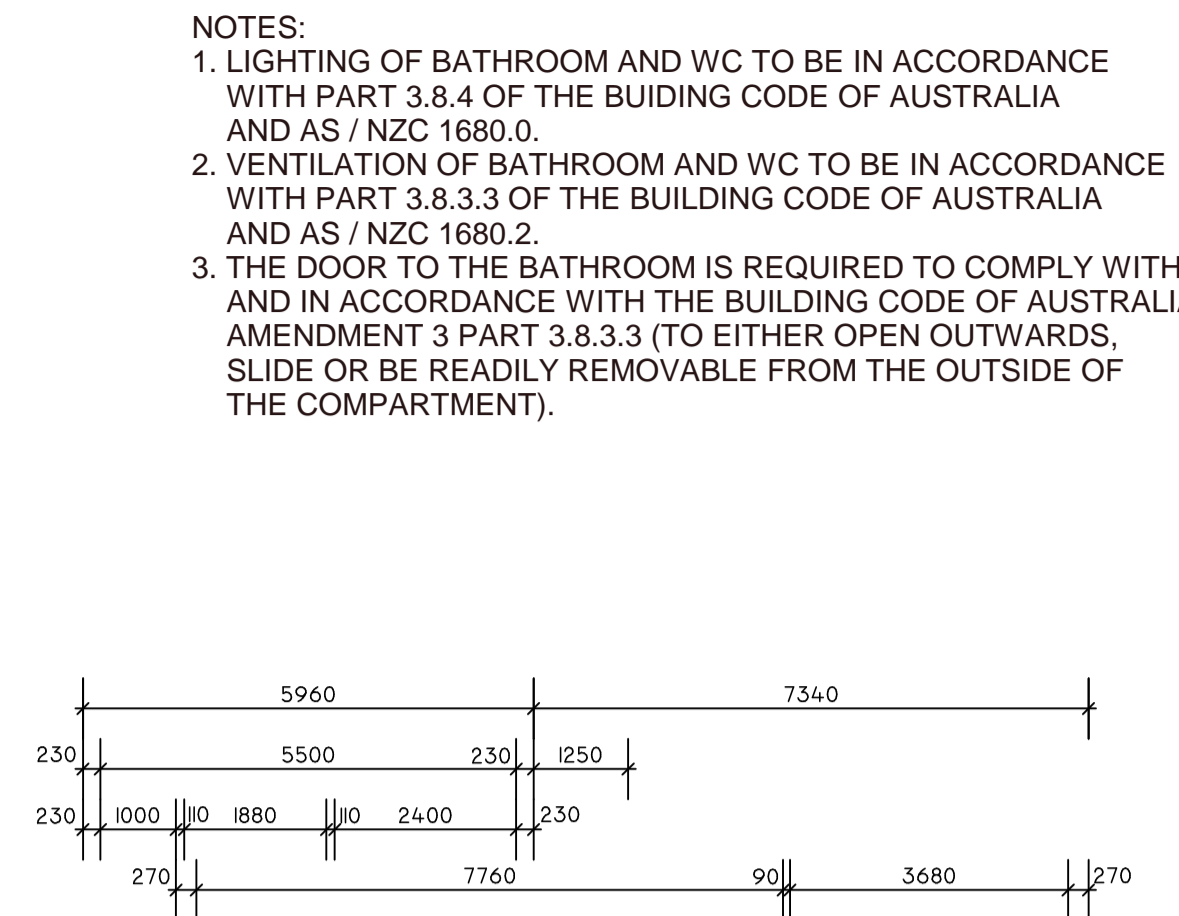
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S.D.GEE		09-0053
SCALE	DATE	ISSUE
1:100 OR AS NOTED	03-03-11	D
		DWG 01 OF 04



SITE PLAN

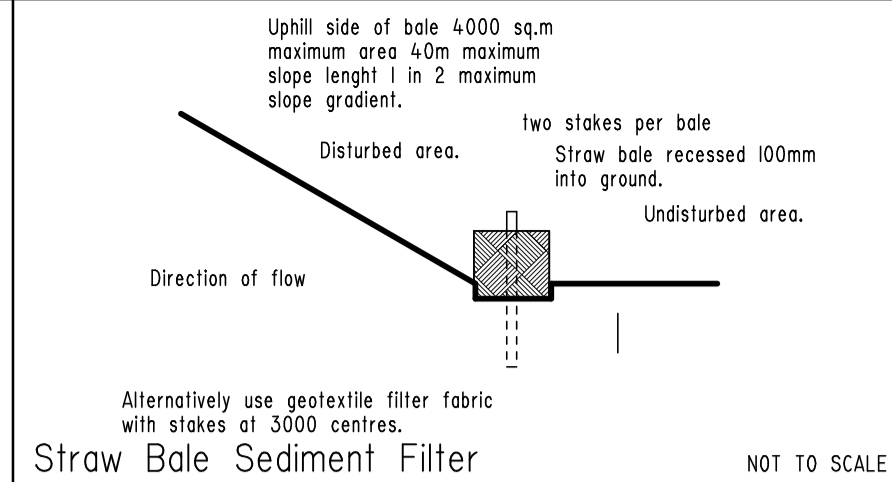


PERSPECTIVE VIEW



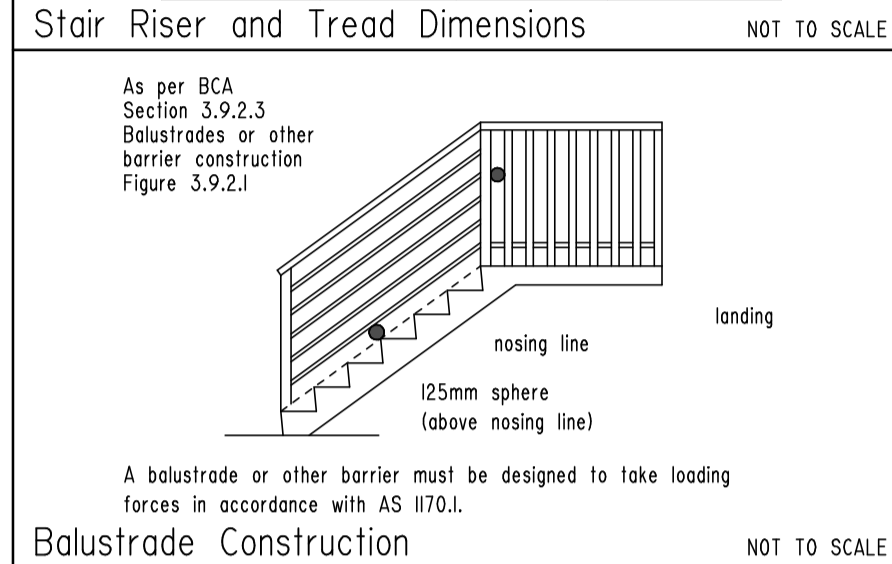
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 5. ALL GLAZED ASSEMBLIES TO COMPLY WITH AS. 2047 AND AS. 1288.
 6. WATERPROOFING OF ALL WET AREAS TO COMPLY WITH AS 3740-2004



125mm sphere must not pass through treads

Stair Type	Riser (R)	Going (G)	Slope Relationship (2R + G)
Other than Stairs spiral	Max 190	Min 115	Max 335
	Min 115	Max 250	Min 700
Spiral	190	115	370
			240
			680
			550



GENERAL NOTES:

To ensure a minimum standard of structural stability is met; all timber sizes, spacing and spans used in construction of the building shall comply with requirements of Australian Standard 1684 - 1992.

* National Timber Framing Code

To ensure the building is protected from attack by termites, termite shields or other suitable physical barriers complying with AS 3660 are to be provided.

To provide for adequate disposal of stormwater, roof water shall be conveyed by approved drains and connected to the existing stormwater system.

An automatic fire detection and alarm system is to be installed in the dwelling in accordance with the requirements of E1.7 of the Building Code of Australia.

All 'Wet Area' floors, including concrete, shall be finished to walls with approved material so as to effectively prevent moisture entering the structure. Particular attention is to be paid to the finishing of the shower recess.

All dimensions to be confirmed on site by the builder.

ABBREVIATIONS:

NTS	Not to scale	BTH	Bathub
UNO	Unless noted otherwise	SHR	Shower
FCL	Finished ceiling level	T	Toilet
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Sink	Stainless steel sink	CBD	Cupboard
HP	Hot plate	Robe	Wardrobe
WO	Wall oven	SD	Sliding door
RH	Range hood	CSD	Cavity sliding door
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ST	Stove	ASW	Aluminium sliding window
R	Refrigerator	TAW	Timber awning window
P	Pantry	TDH	Timber double hung window

NOTES:

All dimensions are in millimetres unless noted otherwise.

This drawing is to be read in conjunction with the Specification and Engineer's details, if applicable.

All dimensions are subject to confirmation on site by the Builder.

Figured dimensions to be taken in preference to scaling.

D	SECTION 96 - REAR PRIVACY PANEL	17-08-11
C	WINDOW 3 DELETED, TIMBER WINDOWS	27-07-11
B	CC SUBMISSION	16-05-11
A	3M REAR SETBACK MINIMUM	03-03-11
ISSUE	DA SUBMITTED	DATE
	ALTERATION	

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CONCISE ARCHITECTURAL DRAFTING DESIGNS

BUILDING DESIGNERS ASSOCIATION OF NEW SOUTH WALES INC.

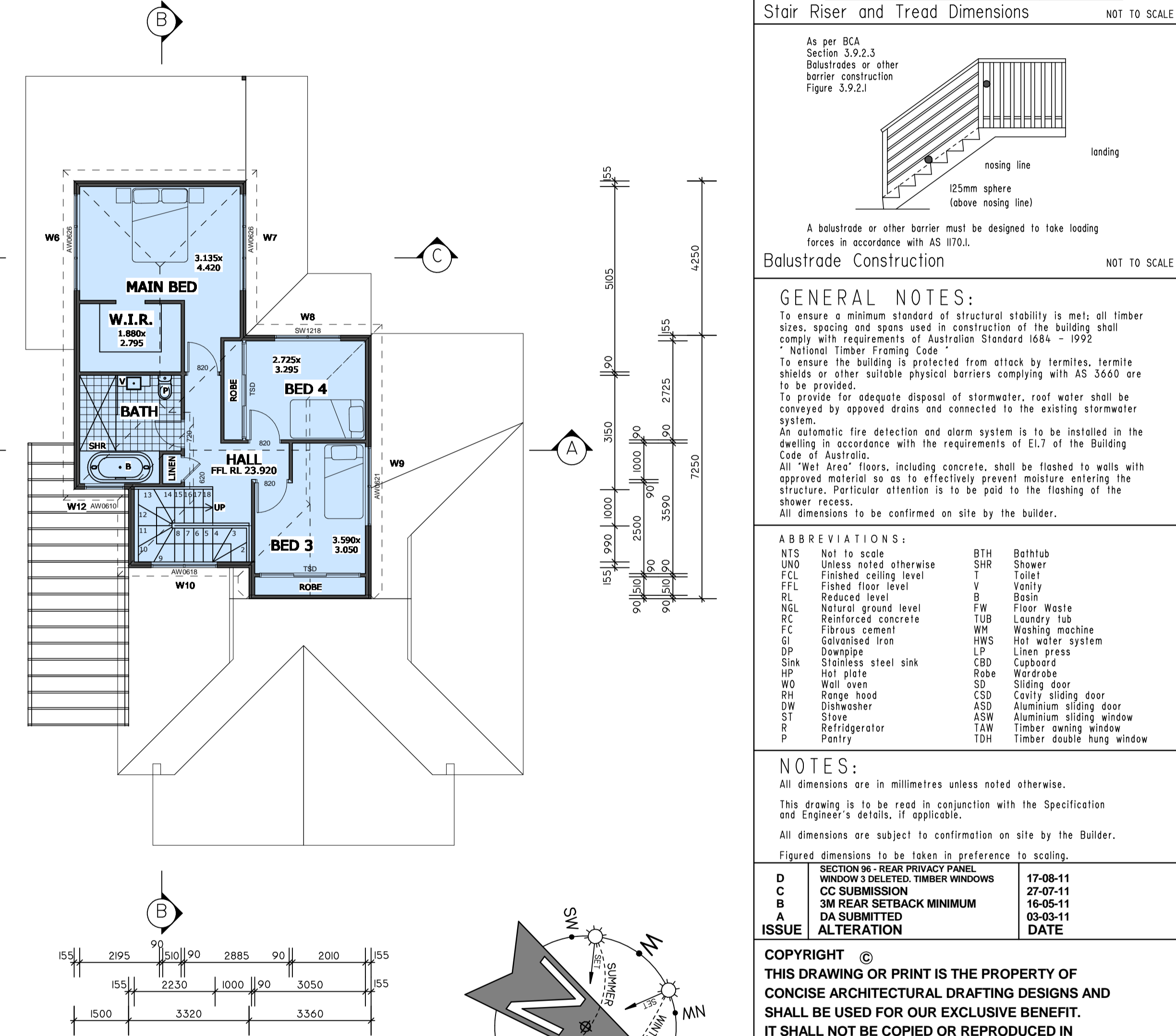
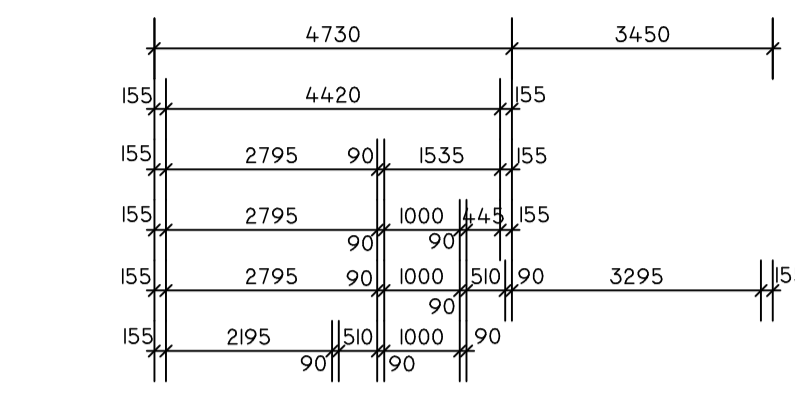
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 FOR MR. C & MRS. D PRICE

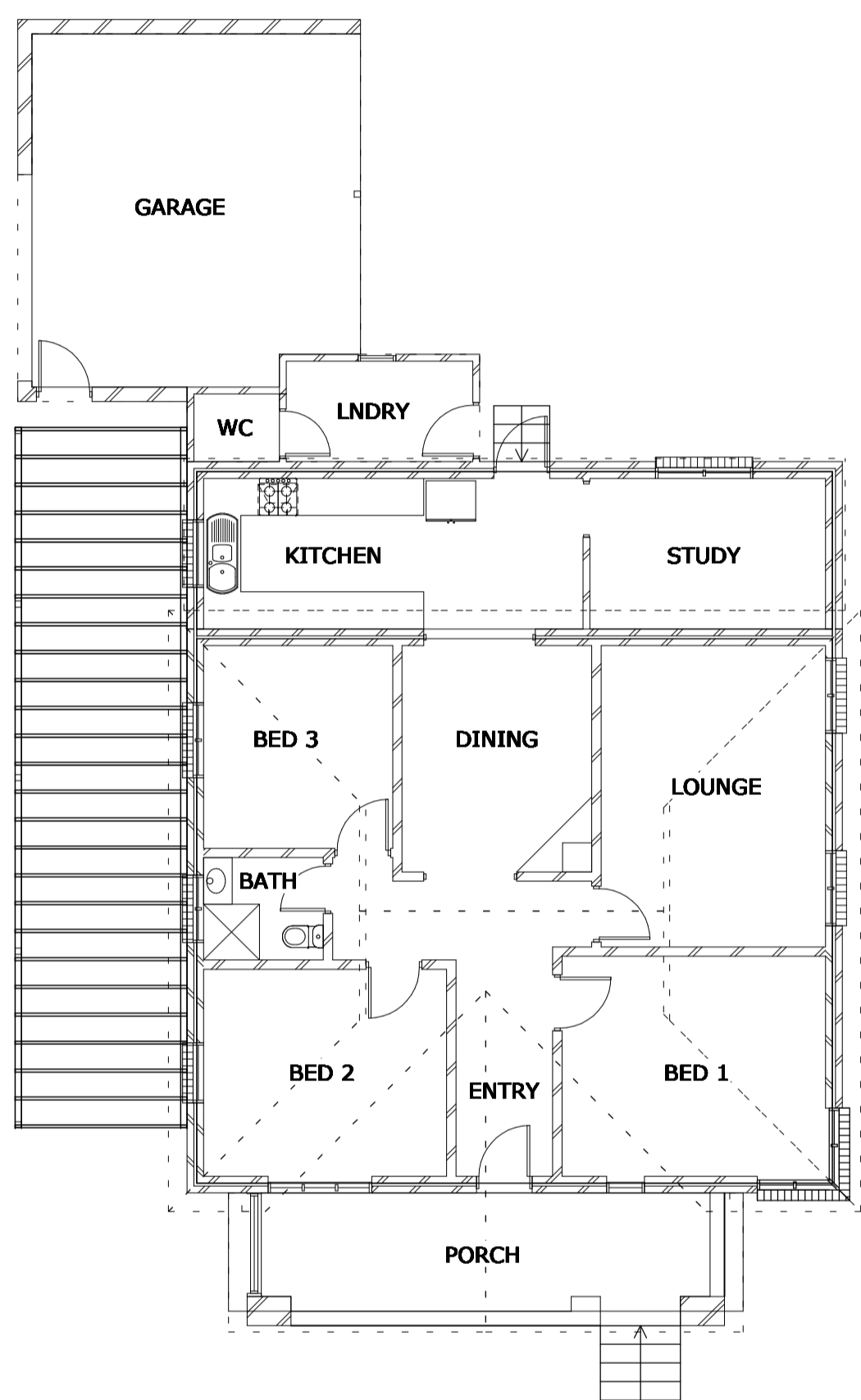
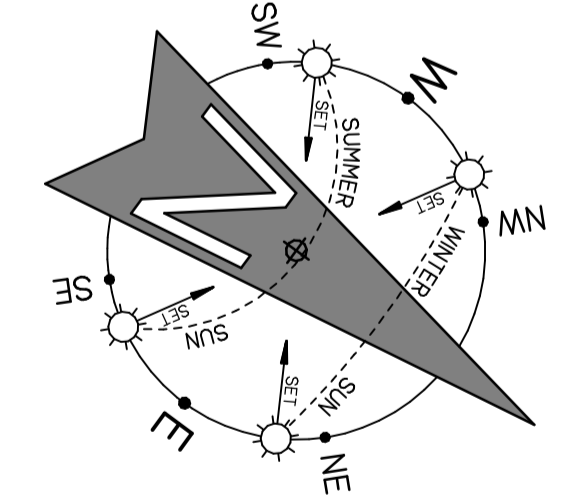
DRAWING:

PROPOSED ADDITIONS

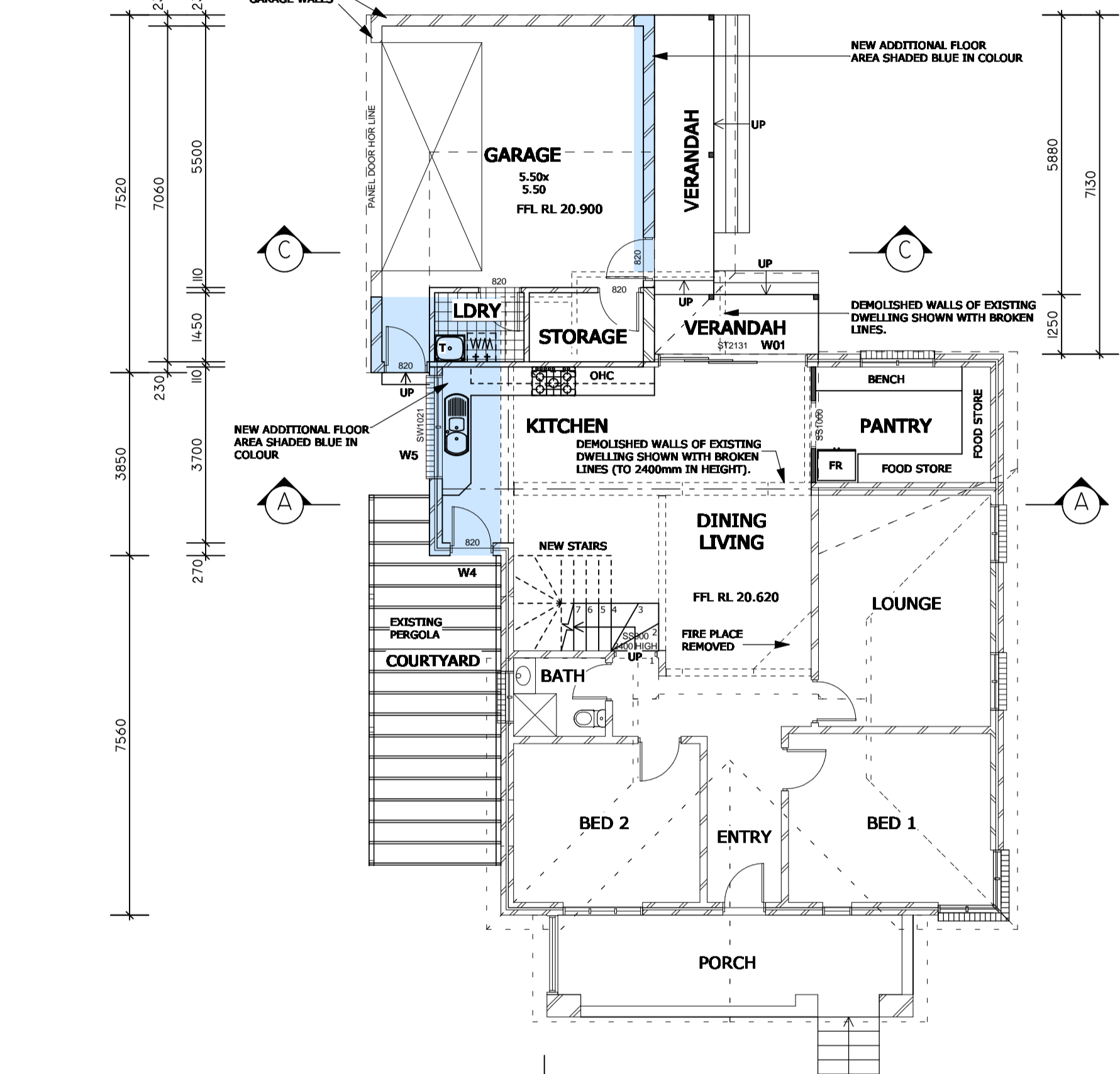
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SCALE 1:100 OR AS NOTED	DATE 03-03-11	ISSUE D
		DWG 02 OF 04



PROPOSED FIRST FLOOR PLAN



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

WINDOW SCHEDULE

WINDOW No.	ROOM	WIN CODE	HEIGHT	WIDTH	AREA	ORIENTATION	EAVE/SHADE	GLASS	GLASS TYPE	WINDOW-TYPE-GLASS
W01	DINING	ST2131	2143	3130	6.51m ²	SOUTH-WEST	YES - 1700mm	STACKER DOOR	CLEAR	TIMBER OR UPVC, SINGLE CLEAR, (OR U-VALUE: 0.71, SHGC: 0.66)
DELETED	DELETED	DELETED	DELETED	DELETED	DELETED	DELETED	DELETED	DELETED	DELETED	DELETED
W04	KITCHEN	820	2100	820	1.70m ²	NORTH-EAST	PERGOLA	OPENING DOOR	CLEAR	TIMBER OR UPVC, SINGLE CLEAR, (OR U-VALUE: 0.71, SHGC: 0.66)
W05	KITCHEN	SW1021	1030	2170	3.90m ²	SOUTH-EAST	NONE	SLIDING WINDOW	CLEAR	TIMBER OR UPVC, SINGLE CLEAR, (OR U-VALUE: 0.71, SHGC: 0.66)
W06	MAIN BED	AW0626	600	2650	1.56m ²	SOUTH-EAST	YES - 300mm	AWNING WINDOW	CLEAR	TIMBER OR UPVC, SINGLE CLEAR, (OR U-VALUE: 0.71, SHGC: 0.66)
W07	MAIN BED	AW0626	600	2650	1.56m ²	NORTH-WEST	YES - 300mm	AWNING WINDOW	CLEAR	TIMBER OR UPVC, SINGLE CLEAR, (OR U-VALUE: 0.71, SHGC: 0.66)
W08	BED 4	SW1218	1200	1810	2.16m ²	SOUTH-WEST	YES - 300mm	SLIDING WINDOW	CLEAR	TIMBER OR UPVC, SINGLE CLEAR, (OR U-VALUE: 0.71, SHGC: 0.66)
W09	BED 3	AW0621	600	2170	1.32m ²	NORTH-WEST	YES - 300mm	AWNING WINDOW	CLEAR	TIMBER OR UPVC, SINGLE CLEAR, (OR U-VALUE: 0.71, SHGC: 0.66)
W10	STAIRWELL	AW0618	600	1810	1.08m ²	NORTH-EAST	YES - 300mm	AWNING WINDOW	CLEAR	TIMBER OR UPVC, SINGLE CLEAR, (OR U-VALUE: 0.71, SHGC: 0.66)
DELETED	DELETED	DELETED	DELETED	DELETED	DELETED	DELETED	DELETED	DELETED	DELETED	DELETED
W12	BATH	AW0610	600	1090	0.66m ²	NORTH-EAST	YES - 300mm	AWNING WINDOW	CLEAR	TIMBER OR UPVC, SINGLE CLEAR, (OR U-VALUE: 0.71, SHGC: 0.66)

REFER TO E2 CIVIL AND STRUCTURAL DESIGN PLANS
 PROJECT 11.219 DRAWINGS S1 TO S6 FOR ENGINEERING DETAILS



PERSPECTIVE VIEW

FLOOR PLANS

