



STANDARD BCA NOTES:

DWELLING TO BE CONSTRUCTED IN ACCORDANCE WITH BCA & A.S.

SMOKE ALARMS INTERCONNECTED AS PER PART 3.7.2.2 BCA VOL 2.

STORMWATER AND SURFACE WATER DRAINAGE TO COMPLY WITH CLAUSE 3.1.2.1 BCA VOL 2, 3.1.2.5 BCA VOL 2 AND LOCAL AUTHORITY REQUIREMENTS.

STORMWATER NOTE:

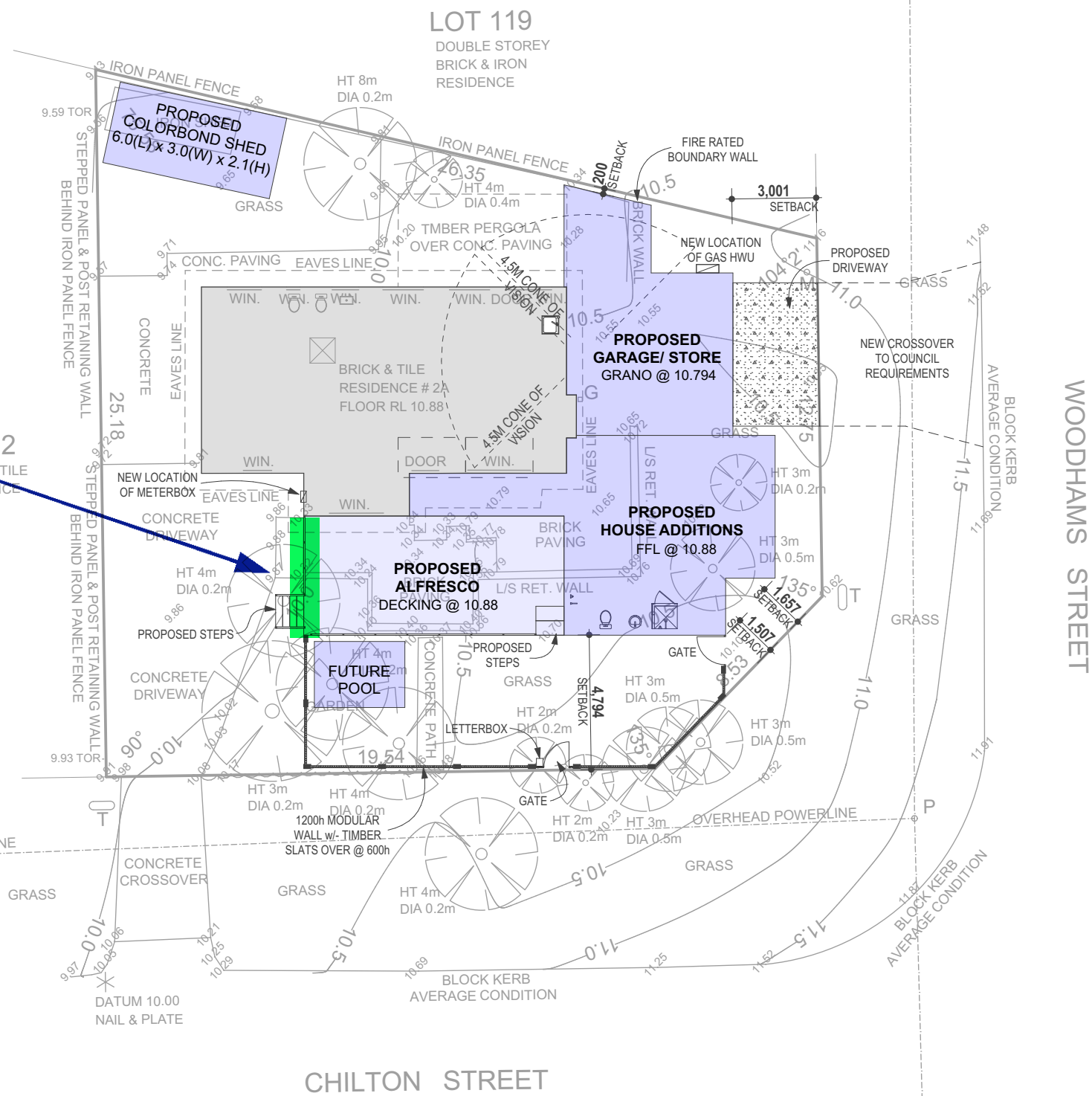
ALL STORMWATER TO BE CONNECTED TO EXISTING DRAINS.

OVERLAY:

ANY EXISTING STRUCTURES/SITE FEATURE BEING OVERLAID BY PROPOSED ELEMENTS WILL BE CLEARED AND DEMOLISHED.

TERMITE TREATMENT:

TERMITE TREATMENT IS TO BE THE SPRAYING OF BIFENTHRIN & KORDON REPLENISHABLE VIA A RETICULATION SYSTEM PROVIDING AN EVEN CONTINUOUS DISTRIBUTION OF CHEMICAL INTO THE SOIL.



Advertised Variation

PROPOSED SITE PLAN 1:200

AREAS		
Description	Area	Perimeter
Existing House	92.374	42,980
Future Pool	46.829	38,140
New Shed	17.756	17,980
Proposed Additions (Garage/Gym)	42.350	29,206
Proposed Additions (House)	58.030	40,240
	<b>257.340 m<sup>2</sup></b>	
<b>39.85% Site Coverage</b>		

Alterations and Additions

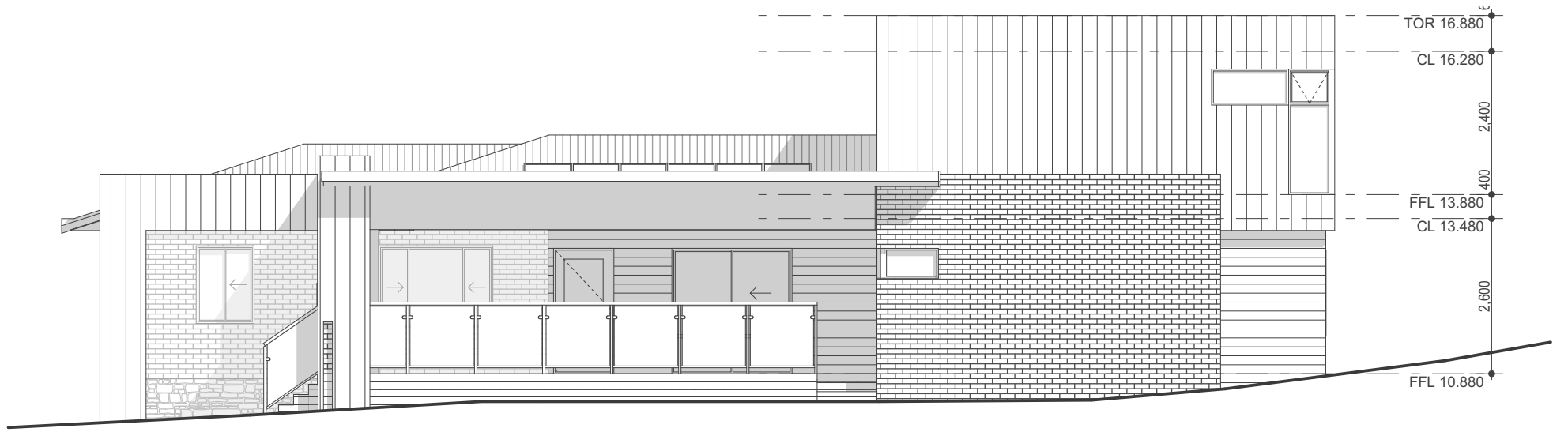
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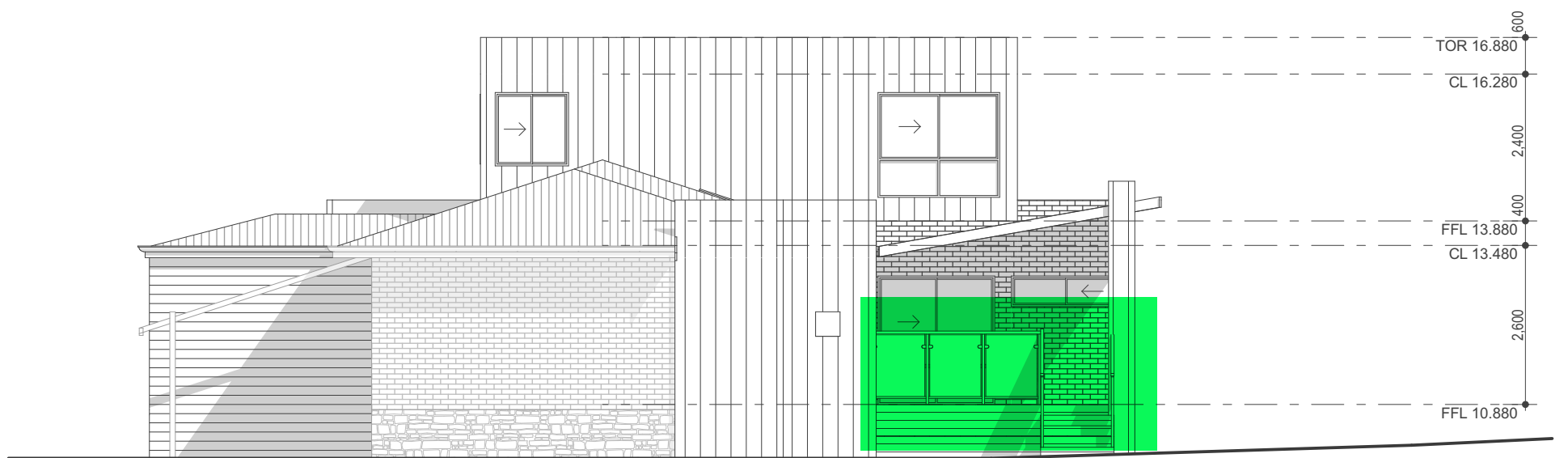
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E1 ELEVATION  
1:100



E2 ELEVATION  
1:100

Advertised Variation



E3 ELEVATION  
1:100

# Alterations and Additions

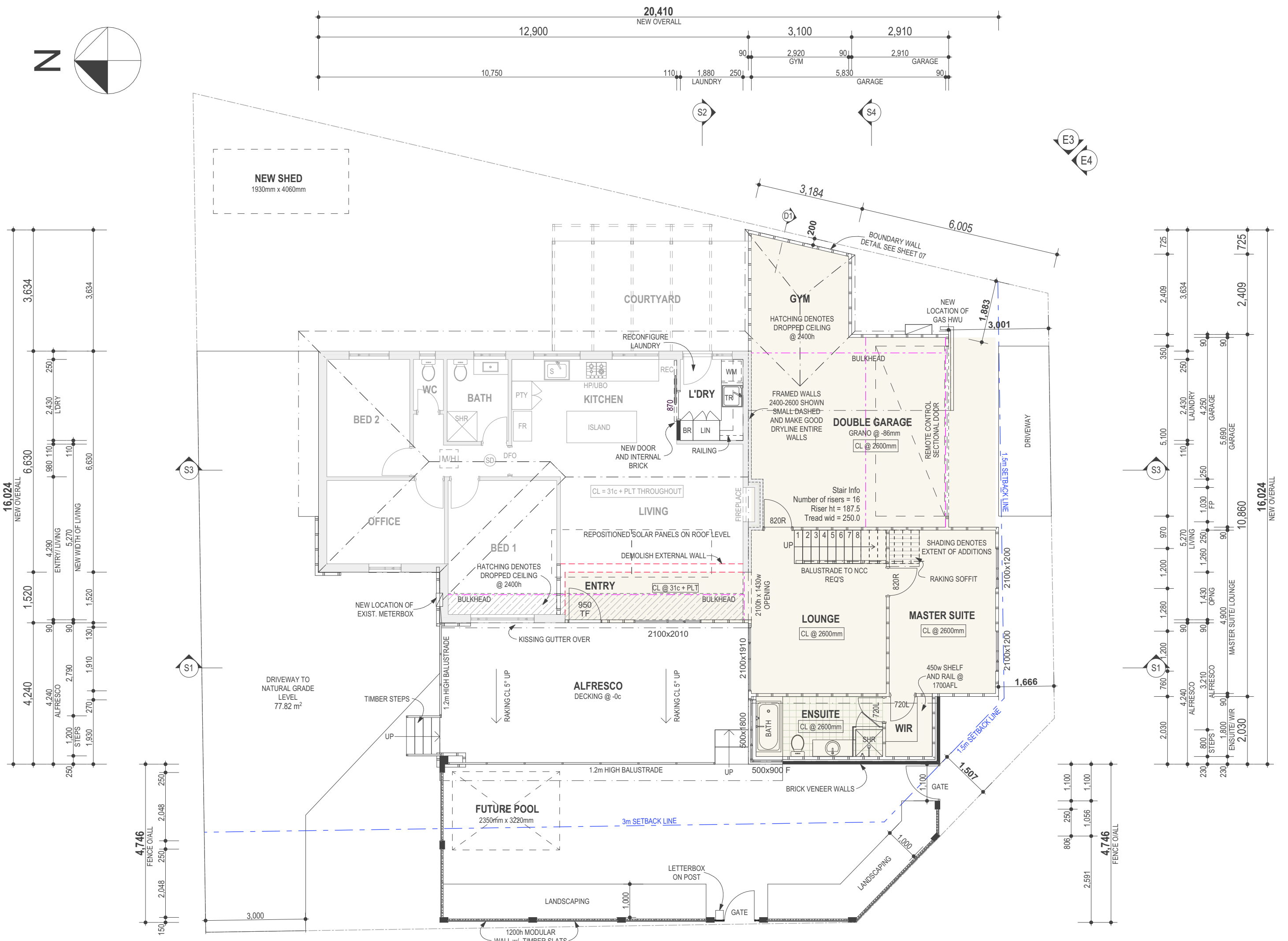
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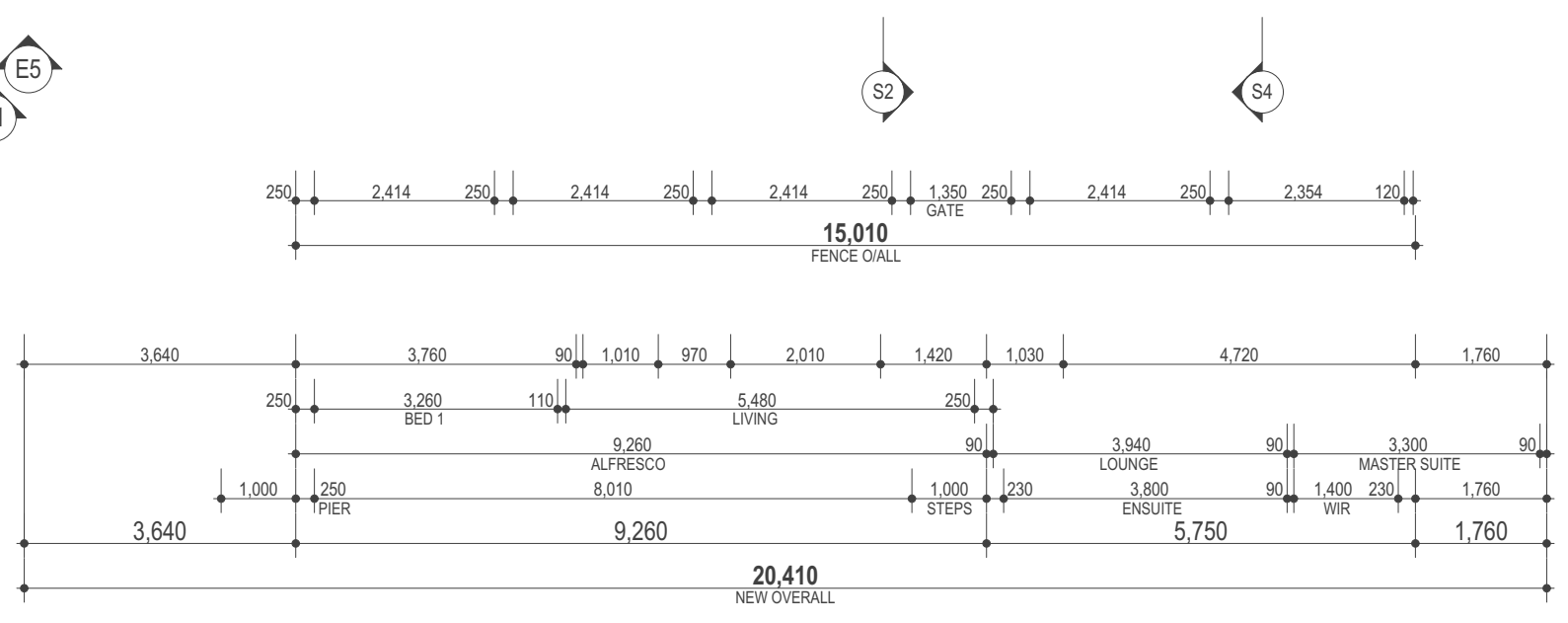


**CONSTRUCTION NOTES:**

- DOWNPIPES & FLOOR WASTES POSITIONED AT PLUMBERS DISCRETION. FINAL POSITION MAY VARY TO PLAN.
- TIMBER-FRAMED WALLS TO ADDITIONS.
- EXTERNAL FINISHES AS PER SELECTION SHEET
- SHEETING: COLORBOND COLOUR AS PER SELECTION SHEET
- FLASHINGS: 0.4 FLASHINGS FITTED TO COMPLY WITH AS 1562 & AS 1684.
- FIXINGS: AS PER AUSTRALIAN STANDARDS & NCC.
- CONCRETE SLAB ON GROUND TO NEW AREAS: REFER TO ENGINEER'S DETAILS.
- ROOF PITCH: 19° COLORBOND (MATCH WITH EXISTING).

**BCA ENERGY COMPLIANCE:**

- CEILING INSULATION TO NEW AREAS AS PER ENERGY REPORT.
- WALL INSULATION TO NEW AREAS AS PER ENERGY REPORT.
- SELF SEALING EXHAUST FANS TO NEW AREAS.
- THERMAL BREAK TO BE LOCATED WHERE APPLICABLE.



**PROPOSED FLOOR PLAN**  
1:100

**TILING NOTE:**

TILES SHOWN HATCHED ARE DIAGRAMMATIC ONLY. REFER TO ADDENDA AND TILE SELECTION FOR PATTERNS AND SIZE.

**ENGINEERS DETAILS:**

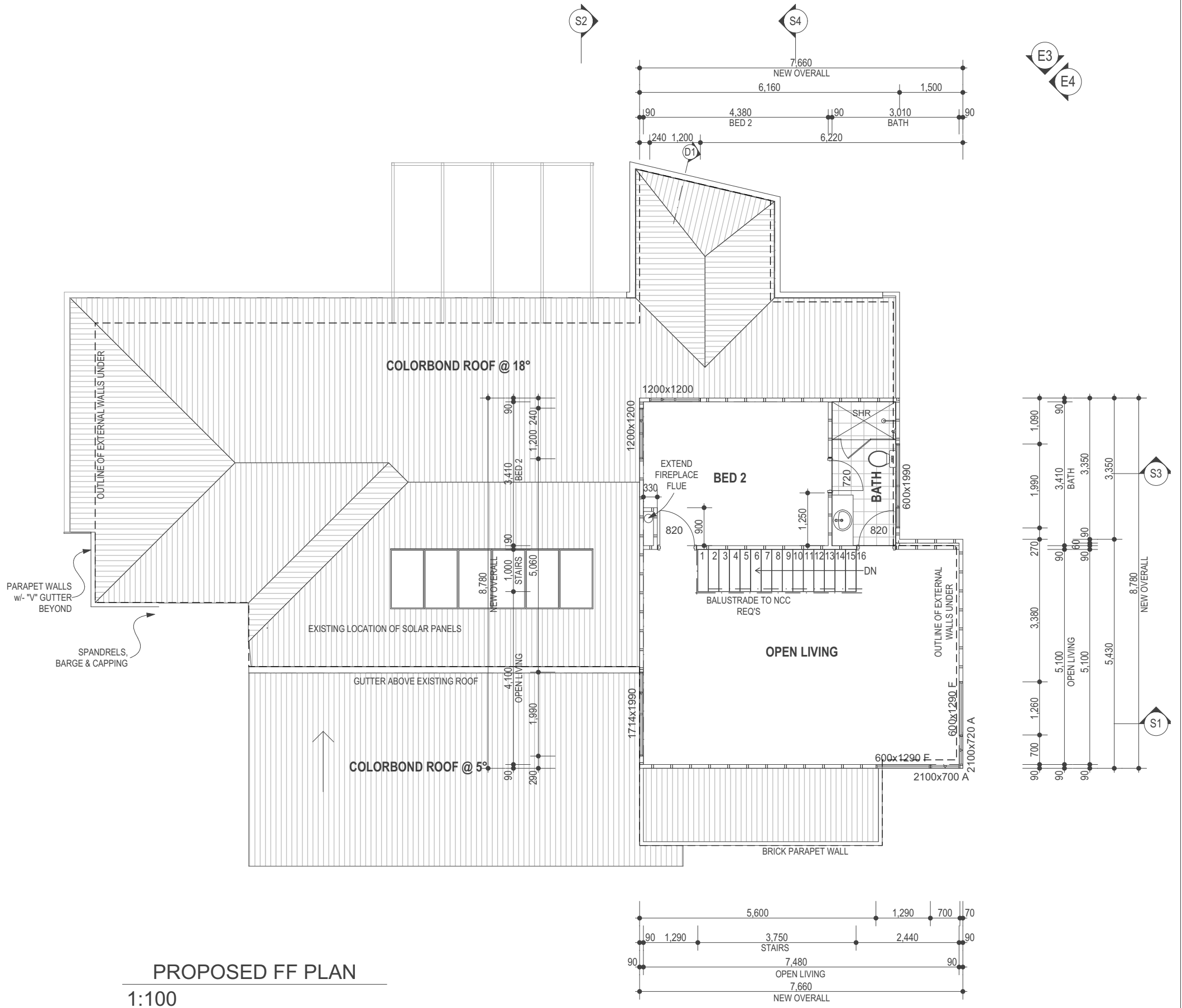
PLANS ARE TO BE READ IN CONJUNCTION WITH ENGINEERS DETAILS RE: BEAM LAYOUTS AND STRUCTURAL COLUMNS.

**RENOVATION NOTE:**

DRAWINGS SHOWN IN GREY DENOTES EXISTING ELEMENTS TO REMAIN.

Alterations and Additions





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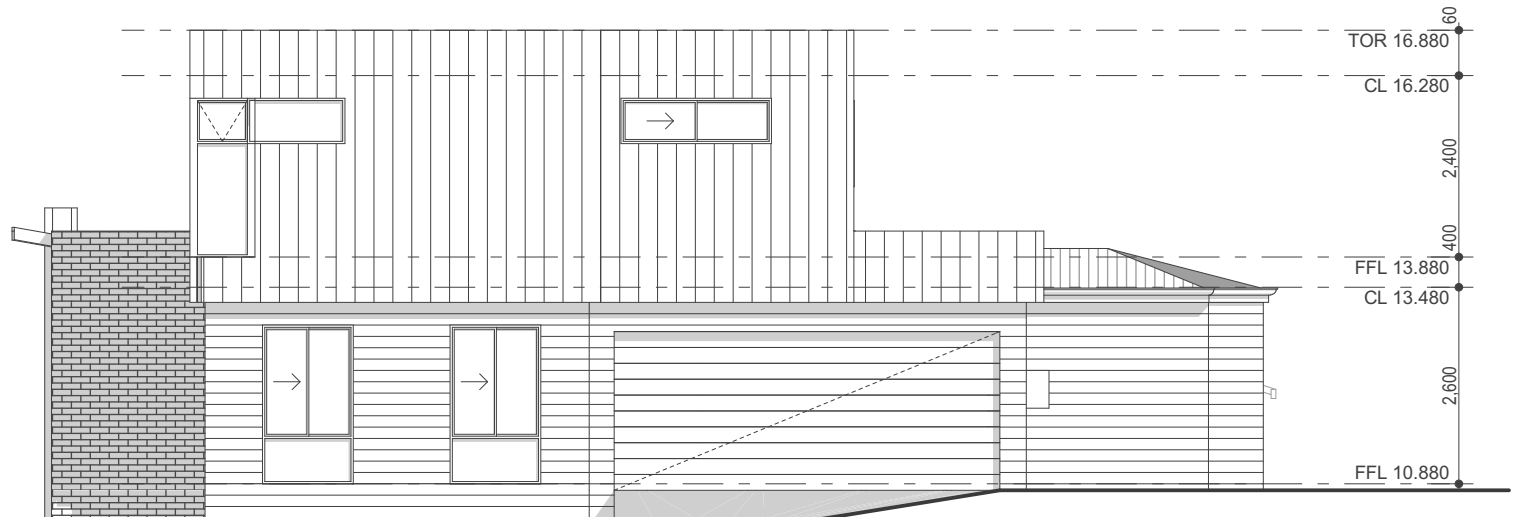
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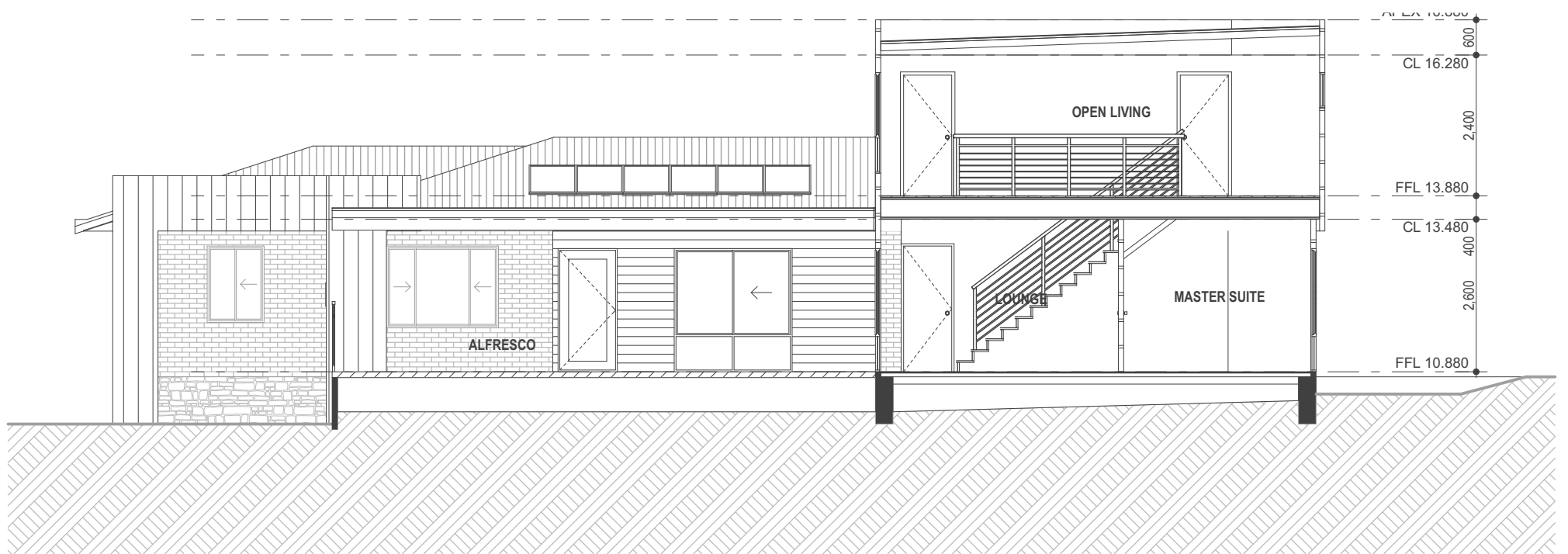
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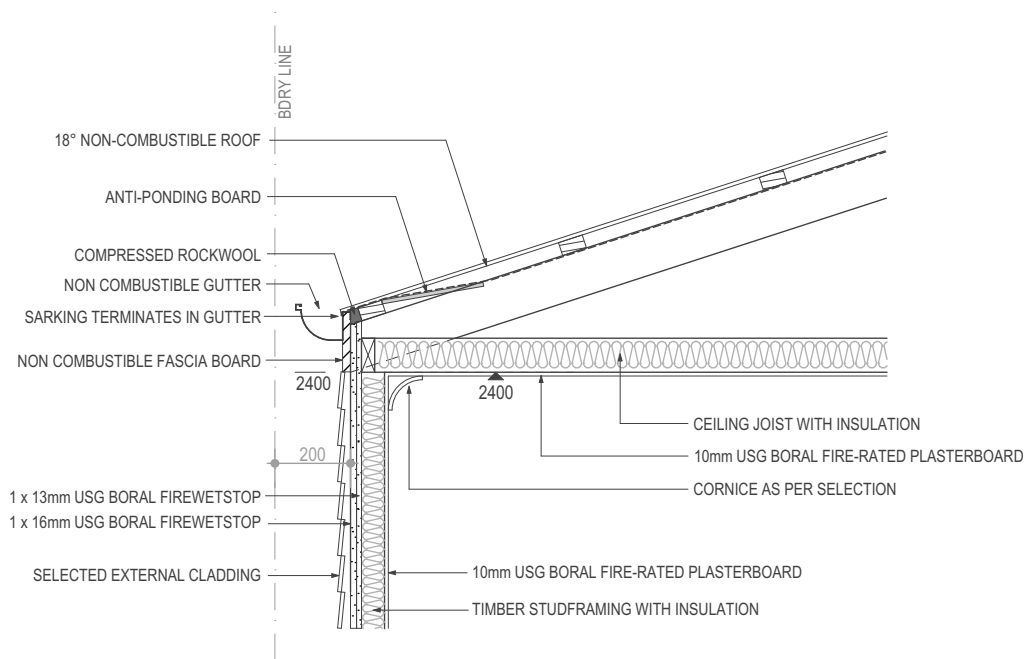
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E4 ELEVATION  
1:100



S1 HOUSE SECTION  
1:100



Alterations and Additions

D1 BOUNDARY WALL DETAIL  
1:20

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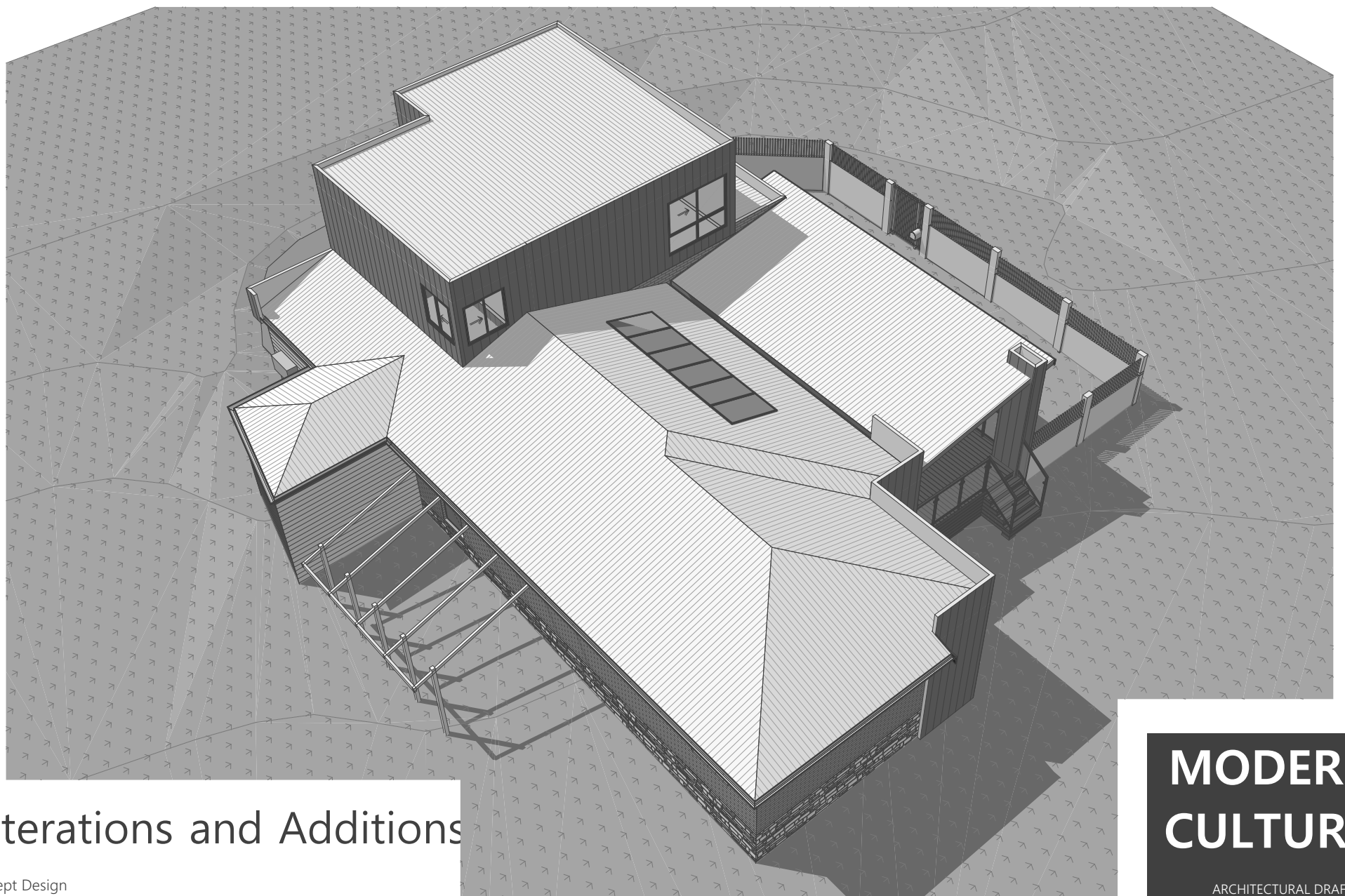
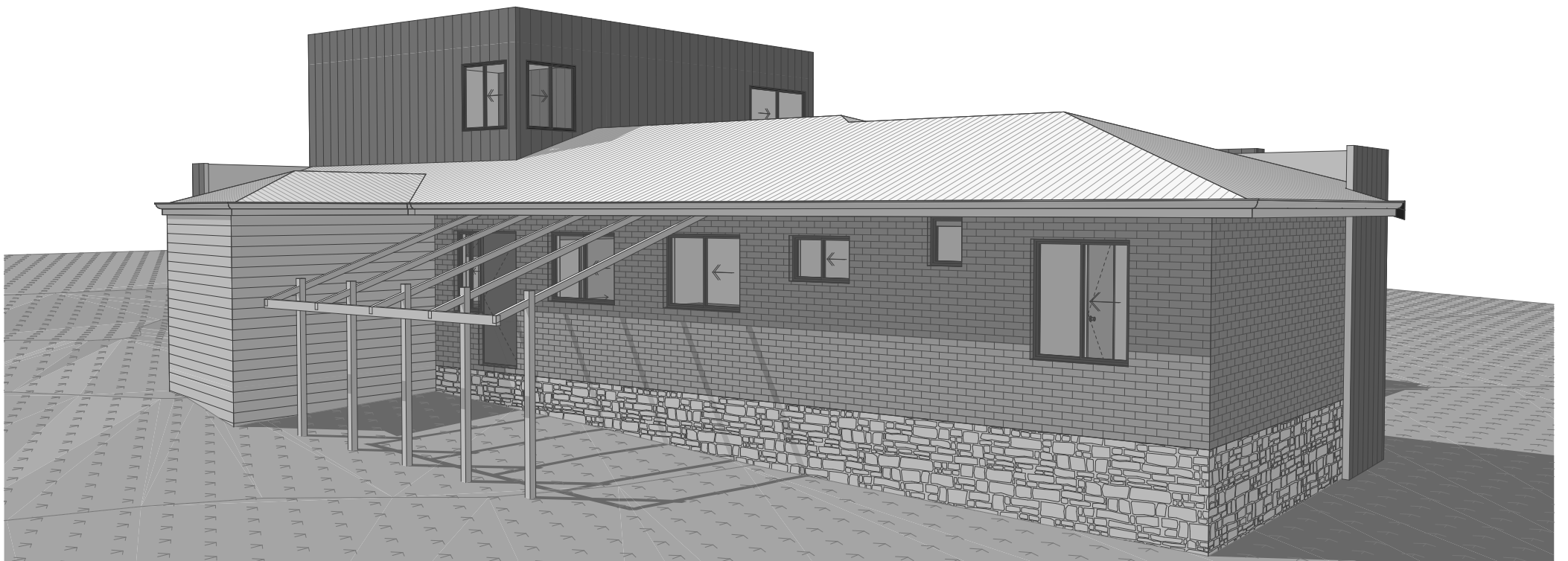
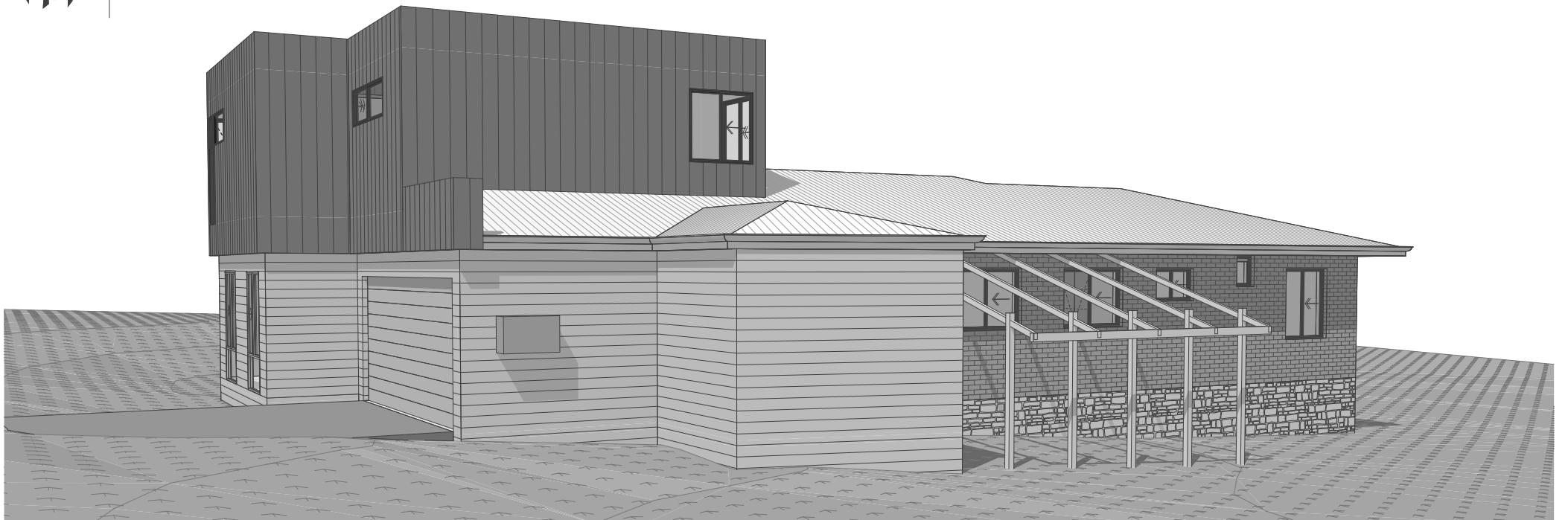
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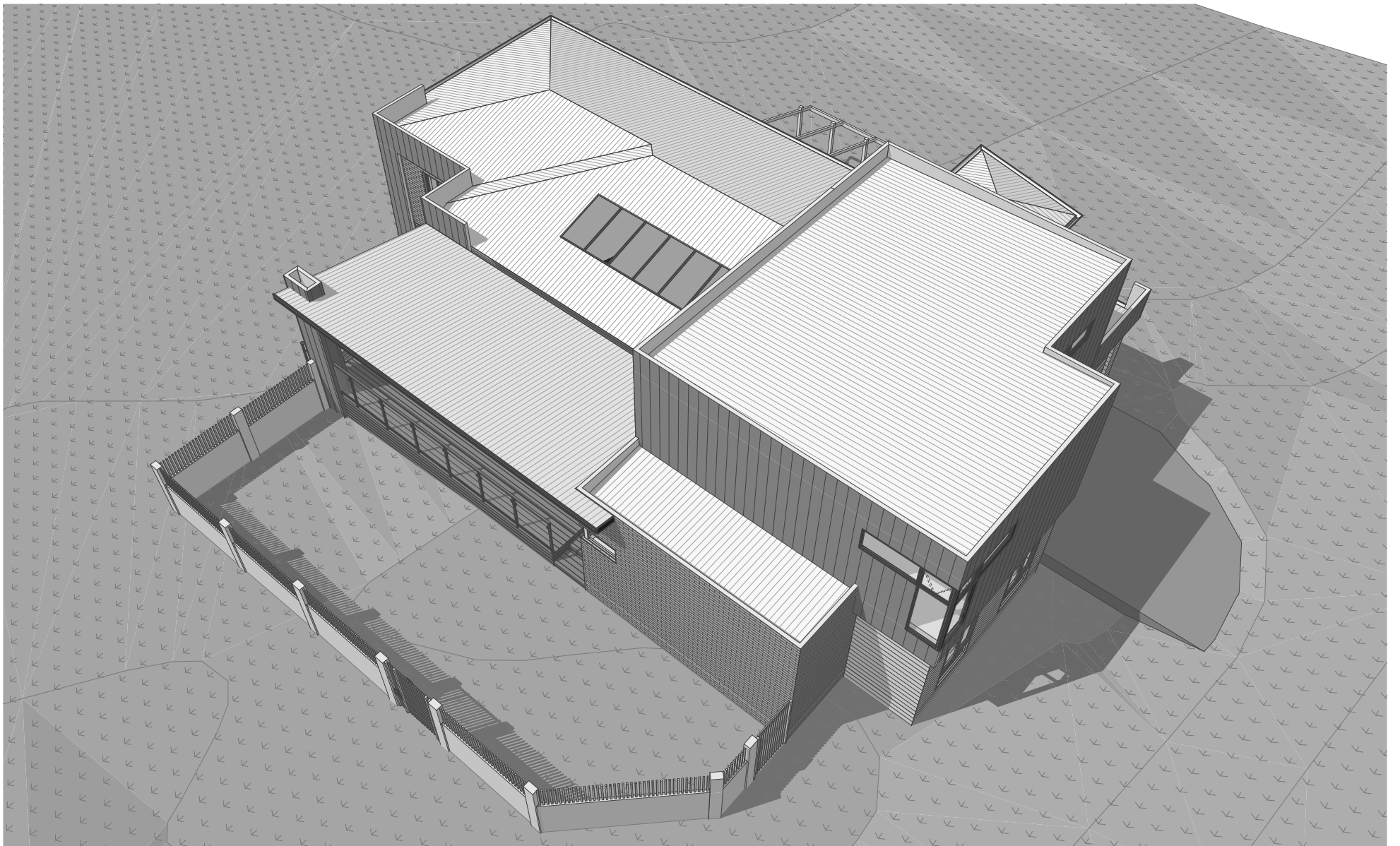
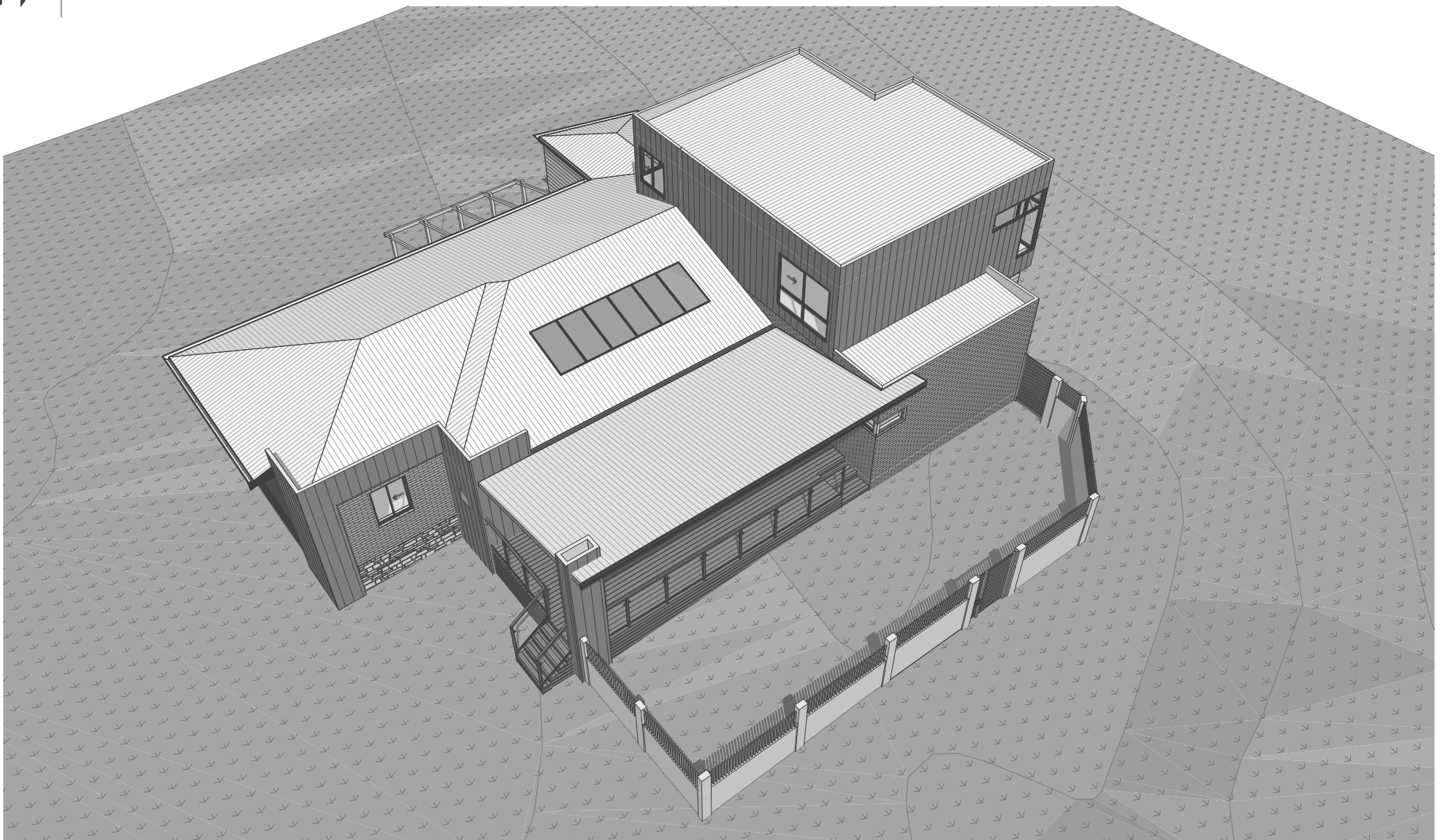
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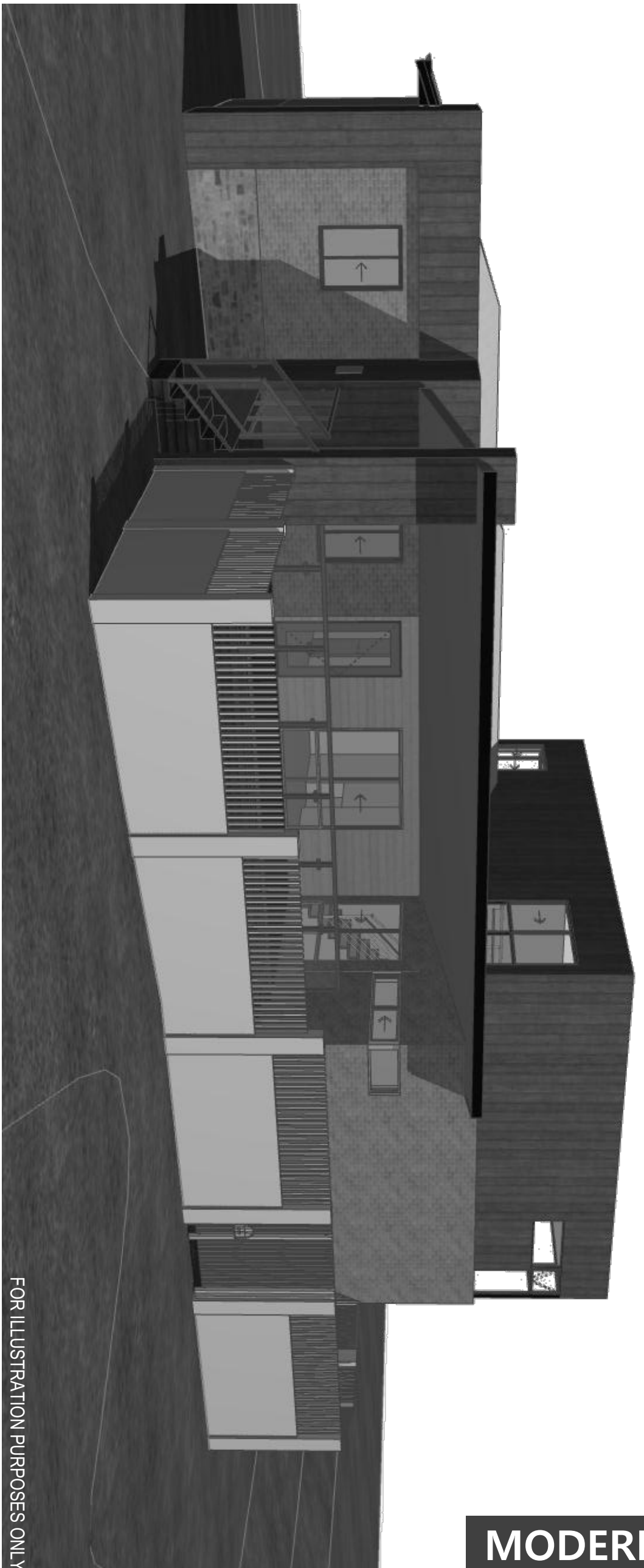
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#	Sheet Name
01	COVER SHEET
02	EXISTING SITE PLAN
03	EXISTING FLOOR PLAN
04	EXISTING ELEVATIONS
05	DEMOLITION PLAN
06	PROPOSED SITE PLAN
07	PROPOSED FLOOR PLAN
08	PROPOSED FIRST FLOOR PLAN
09	PROPOSED ELEVATIONS
10	ELEVATION/ SECTION
11	PROPOSED SECTIONS
12	ROOM LAYOUTS
13	ELECTRICAL PLAN
14	EXTERIOR VIEWS
15	EXTERIOR VIEWS
16	EXTERIOR VIEWS

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