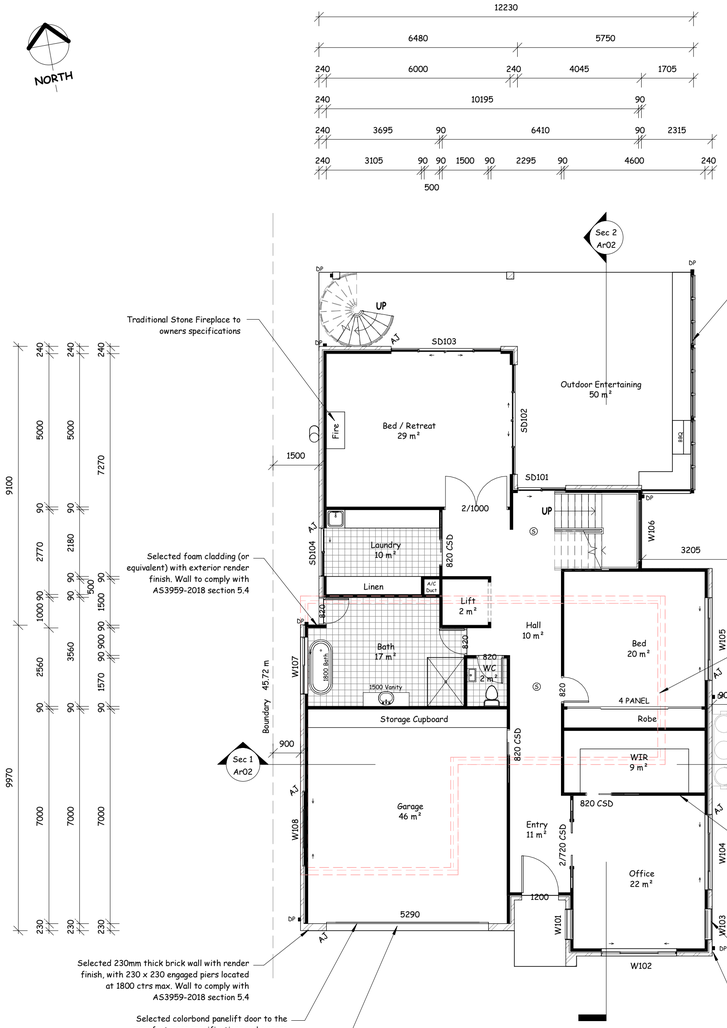
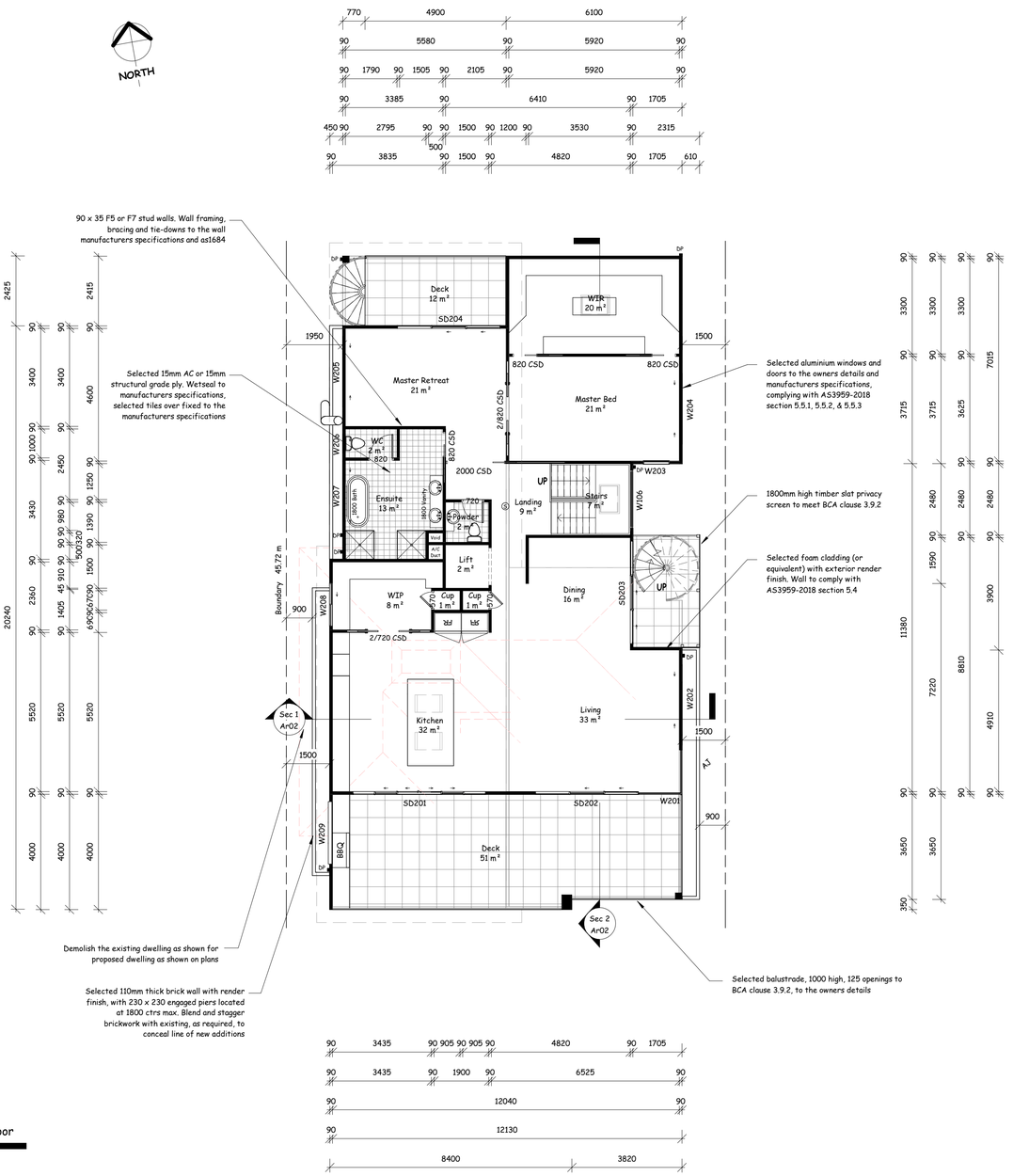


Ground Floor

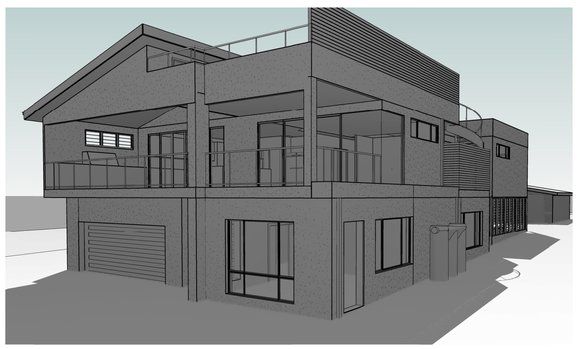
1 : 100



First Floor

1 : 100

3D View 1



3D View 2

3D View 3

Window Schedule

Level	Mark	Height	Width	Type	Assembly	Sill Height
Ground Floor	W101	2000	1000	Fixed		400
Ground Floor	W102	2060	2410	ASW + Lowlite	SFS + Lowlite	340
Ground Floor	W103	2300	1000	Fixed		100
Ground Floor	W104	1460	2410	ASW	SFS	940
Ground Floor	W105	1460	2650	ASW	SFS	940
Ground Floor	W106	5330	2000	Fixed		400
Ground Floor	W107	860	1810	ASW	SF	1540
Ground Floor	W108	600	2410	ASW	SFS	1800
First Floor	W201	2400	1500			0
First Floor	W202	600	2410	ASW	SFS	1800
First Floor	W203	2060	910	Louver		340
First Floor	W204	600	2410	ASW	SFS	1800
First Floor	W205	600	2410	ASW	SFS	1800
First Floor	W206	860	610	ASW	SF	1540
First Floor	W207	600	2410	ASW	SFS	1800
First Floor	W208	600	1450	ASW	SF	1000
First Floor	W209	641	2170	ALW	LLL	1759

Ground Floor Electrical Fixtures

Key	Description	Count
S	Smoke Detector	2

First Floor Electrical Fixtures

Key	Description	Count
S	Smoke Detector	1

Door Schedule

Level	Mark	Height	Width	Type	Assembly
Ground Floor	SD101	2400	1570	ASD	SF
Ground Floor	SD102	2400	3584	ASD	FSSF
Ground Floor	SD103	2400	3584	ASD	FSSF
Ground Floor	SD104	2400	1570	ASD	SF
First Floor	SD201	2400	4626	ASD	FSSSSF
First Floor	SD202	2400	3588	ASD	SSF
First Floor	SD203	2400	3588	ASD	SSF
First Floor	SD204	2400	3588	ASD	SSF

General Notes
1. Bracing and tie-down details to the engineers details and AS1684.2
2. All timber and steel to be installed and treated to the manufacturers specifications, expecially for any exterior applications
3. All white ant protection to be strictly within the guidelines of AS3660 and installed by a qualified licenced pest control consultant
4. AJ denotes masonary articulation joint, to be installed to AS 3700 section 4.8 requirements

Note: boundaries to be pegged and setout confirmed before commencement of construction

Note: All construction, especially timber components to comply, with AS3959-2018, and Planning for Bushfire Protection 2019, for BAL-12.5 construction. In particular note types of timbers that can be used in the BAL-12.5 zone. Excerpt from AS3959-2018 attached to last sheet

PLAN VISION
12A Whitehaven Drive, Lakelands
W/ (02) 4954 2422 M/ 0414 011 483

BUILDERS NOTE :
Use Dimensions in preference to scale. Site verify all dimensions before ordering Materials. Footings information shown on these plans may have to be changed if Builders site excavations reveal non-virgin ground. Consultation of Plan Vision Australia Pty Ltd would then be necessary to determine the required changes.
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Plans are not intended to be the absolute medium for construction information accuracy due to site discrepencies. See schedule of specifications for further details.
Wind Class: N2 (W33N) (Assumed)
Site Class: 'M' Soil Class: 'M'
Site / Soil Class Assumed

SURVEY NOTE :
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Confirm boundaries before commencement of construction.
Full project specific detailed survey plans have not been supplied to Plan Vision for planning purposes.
See schedule of specifications for details.

Revision Schedule

Rev	Date	Description
A	12-10-20	Client Changes & WD

New Dwelling

Client:

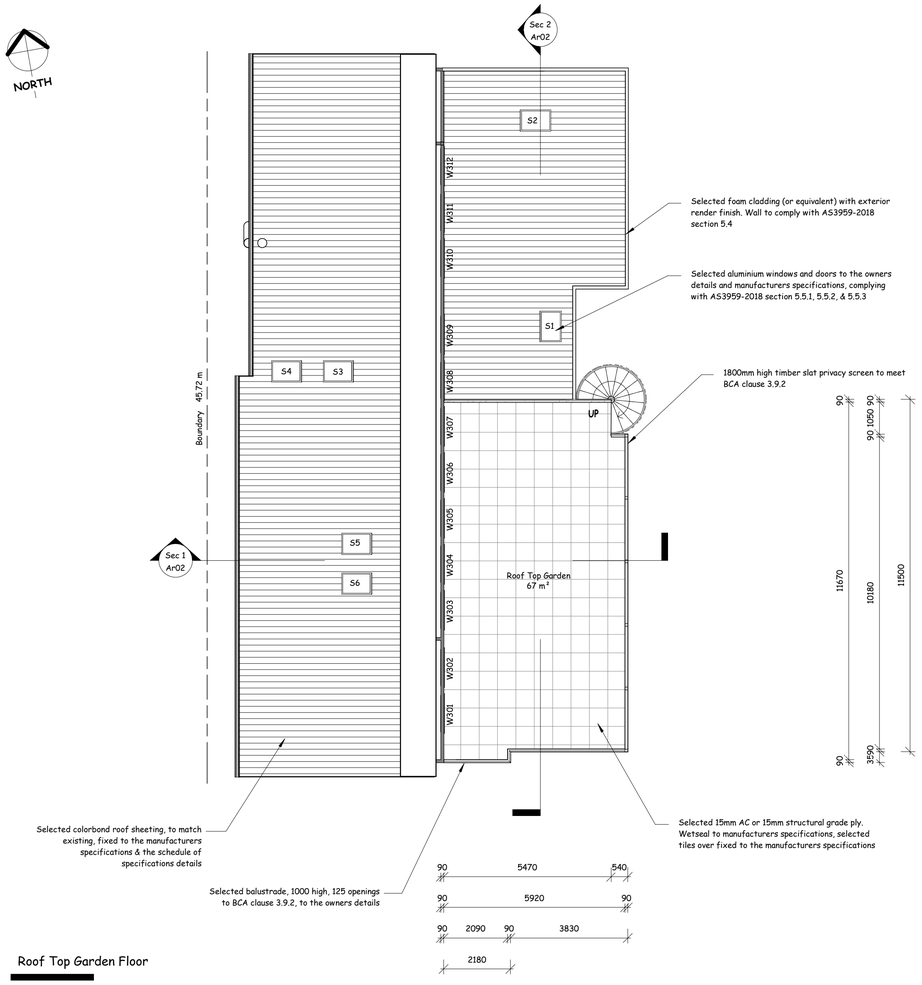
Address:

Date: 23-08-2020

Drawing No: 620-7160

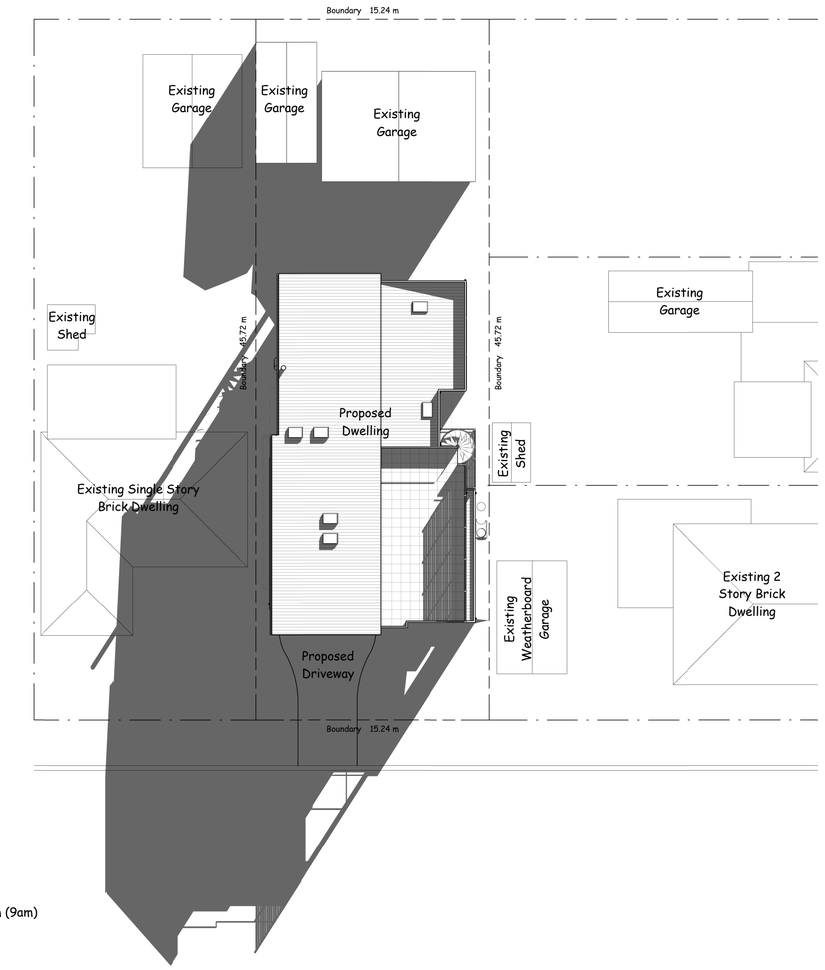
Sheet: Ar01

Scale: 1 : 100 @ A1



Roof Top Garden Floor

1 : 100



Shadows Diagram (9am)

1 : 200

General Notes

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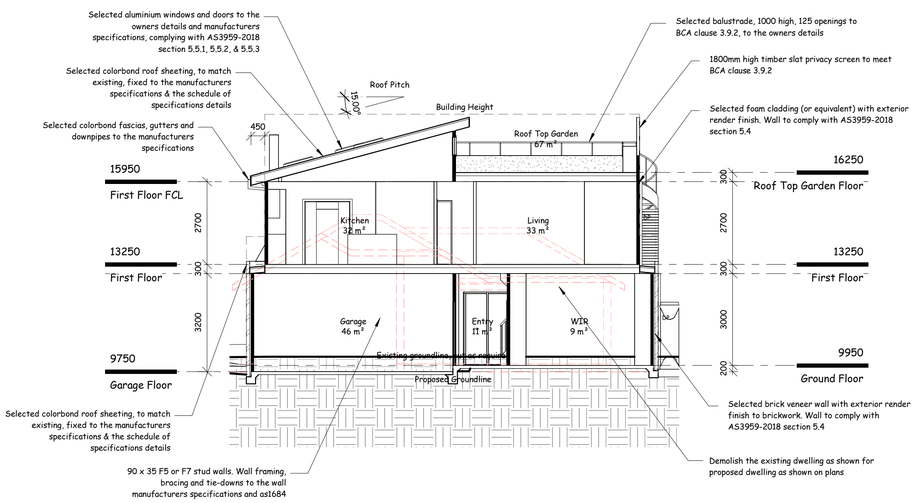
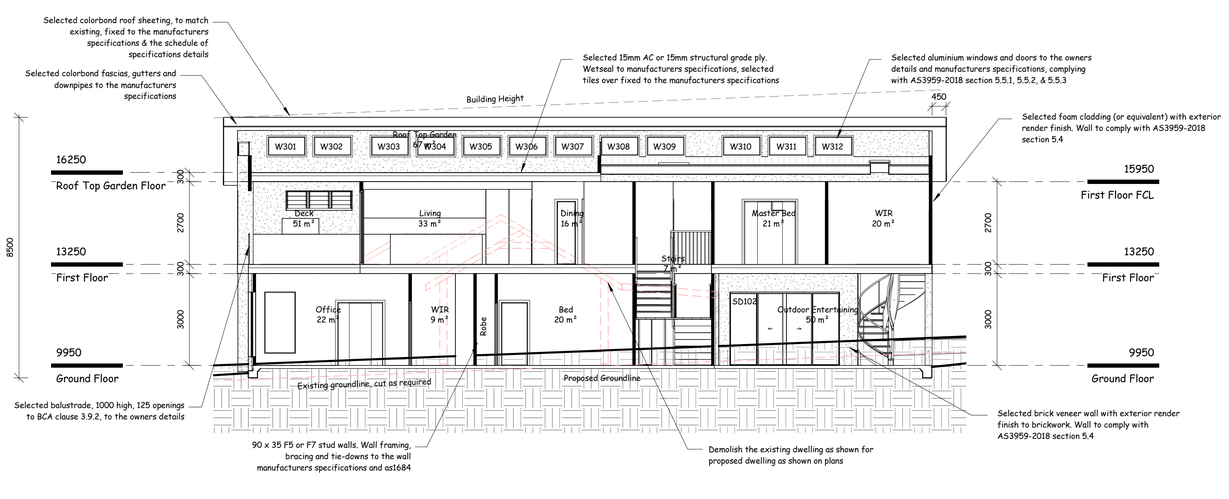
Roof Top Garden Floor Window Schedule

Level	Mark	Height	Width	Type	Assembly	Sill Height
First Floor FCL	S1	900	600	Skylight		
First Floor FCL	S2	900	600	Skylight		
First Floor FCL	S3	900	600	Skylight		
First Floor FCL	S4	900	600	Skylight		
First Floor FCL	S5	900	600	Skylight		
First Floor FCL	S6	900	600	Skylight		
Roof Top Garden Floor	W301	600	1200	Fixed	F	560
Roof Top Garden Floor	W302	600	1200	Fixed	F	560
Roof Top Garden Floor	W303	600	1200	Fixed	F	560
Roof Top Garden Floor	W304	600	1200	Fixed	F	560
Roof Top Garden Floor	W305	600	1200	Fixed	F	560
Roof Top Garden Floor	W306	600	1200	Fixed	F	560
Roof Top Garden Floor	W307	600	1200	Fixed	F	560
Roof Top Garden Floor	W308	600	1200	Fixed	F	560
Roof Top Garden Floor	W309	600	1200	Fixed	F	560
Roof Top Garden Floor	W310	600	1200	Fixed	F	560
Roof Top Garden Floor	W311	600	1200	Fixed	F	560
Roof Top Garden Floor	W312	600	1200	Fixed	F	560



Sec 1

1 : 100



Sec 2

1 : 100

PLAN VISION
12A Whitehaven Drive, Lakelands
W/ (02) 4954 2422 M/ 0414 011 483

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Wind Class: N2 (W33N) (Assumed)

Site Class: 'M' Soil Class: 'M'

Site / Soil Class Assumed

SURVEY NOTE :
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Revision Schedule

Rev	Date	Description
A	12-10-20	Client Changes & WD

New Dwelling

Client:

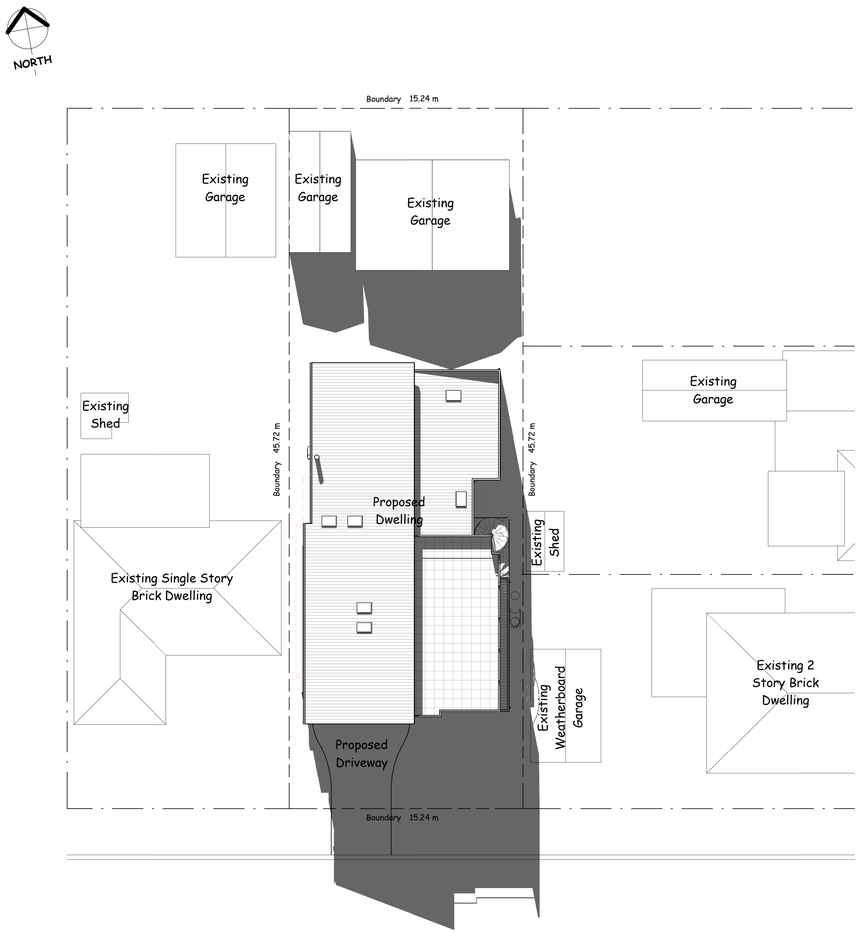
Address:

Date: 23-08-2020

Drawing No: 620-7160

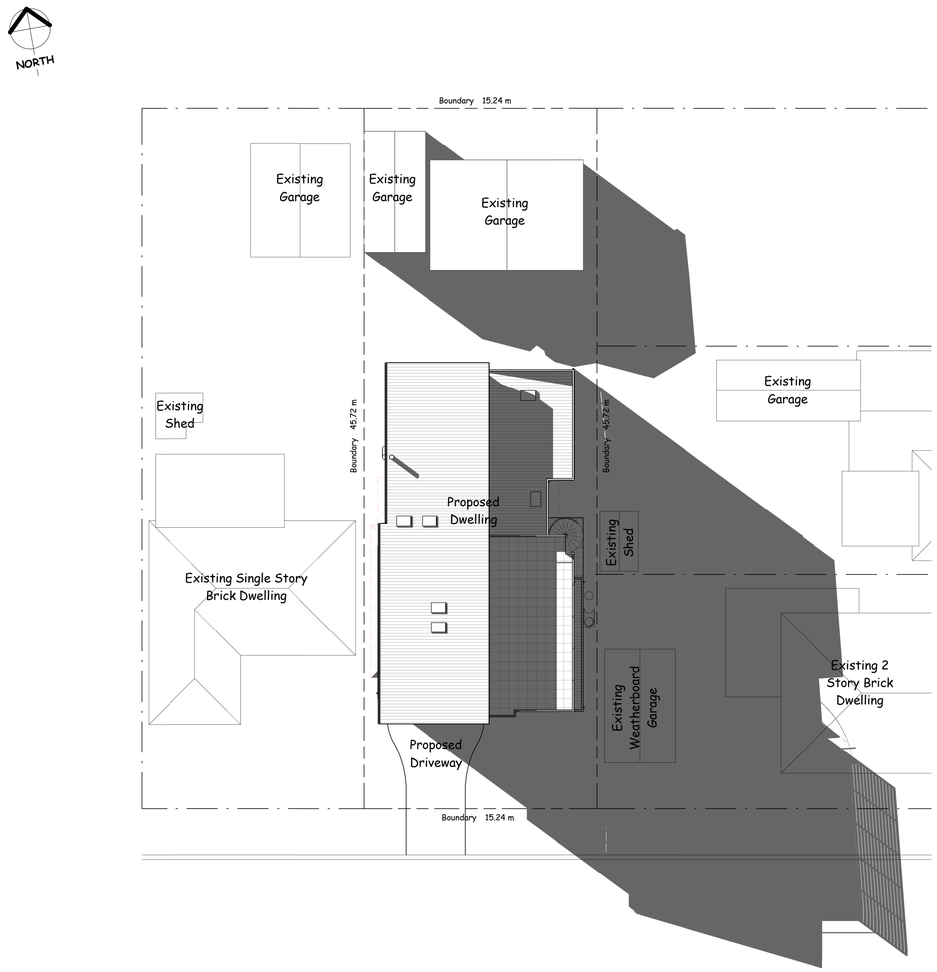
Sheet: Ar02

Scale: As indicated @ A1



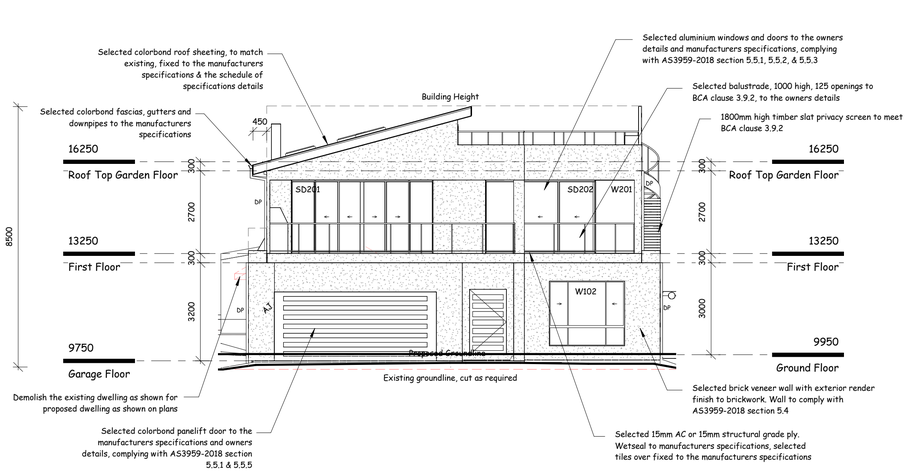
Shadows Diagram (12pm)

1 : 200



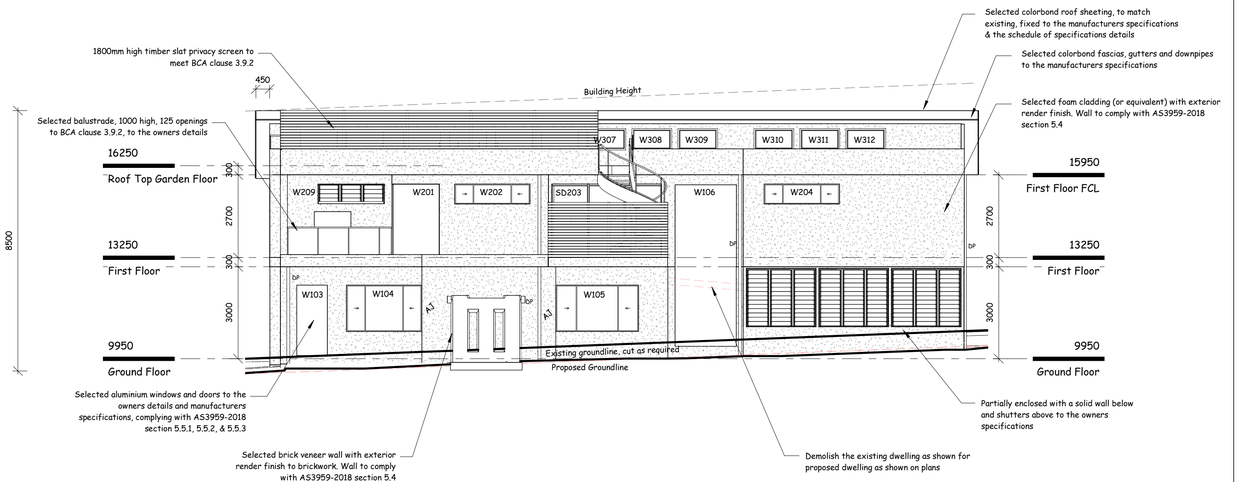
Shadows Diagram (3pm)

1 : 200



South Elevation

1 : 100



East Elevation

1 : 100

General Notes

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4. AJ denotes masonary articulation joint, to be installed to AS 3700 section 4.8 requirements

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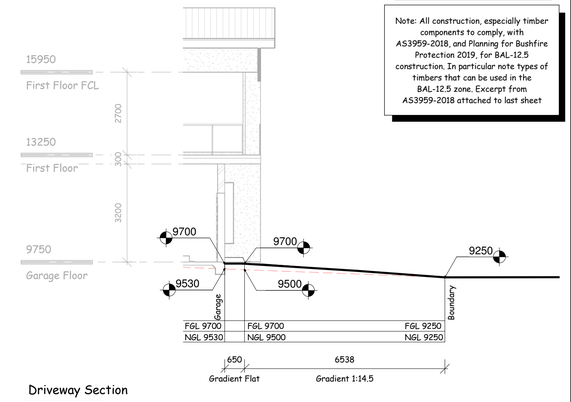

Driveway Section

1 : 100

PLAN VISION
12A Whitehaven Drive, Lakelands
W/ (02) 4954 2422 M/ 0414 011 483

BUILDERS NOTE :

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Wind Class: N2 (W33N) (Assumed)

Site Class: 'M' Soil Class: 'M'

Site / Soil Class Assumed

SURVEY NOTE :

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Confirm boundaries before commencement of construction.
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Revision Schedule

Rev	Date	Description
A	12-10-20	Client Changes & WD

New Dwelling

Client:

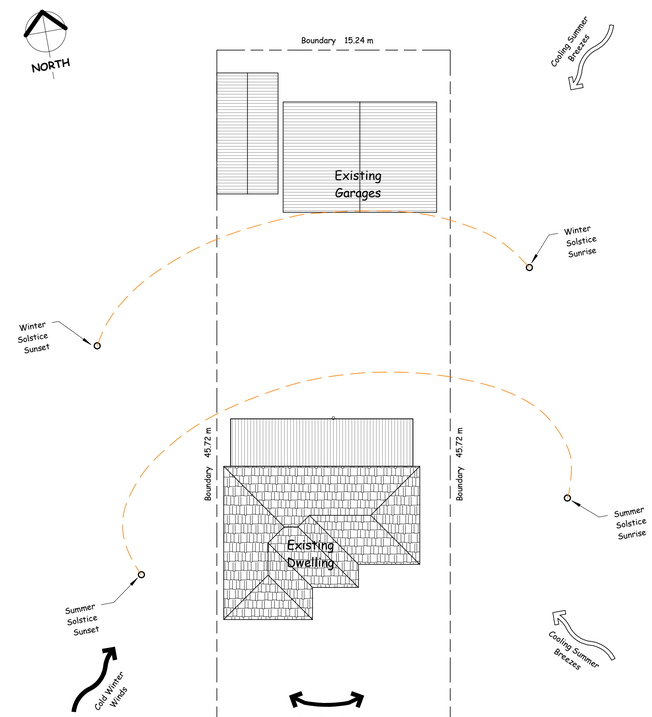
Address:

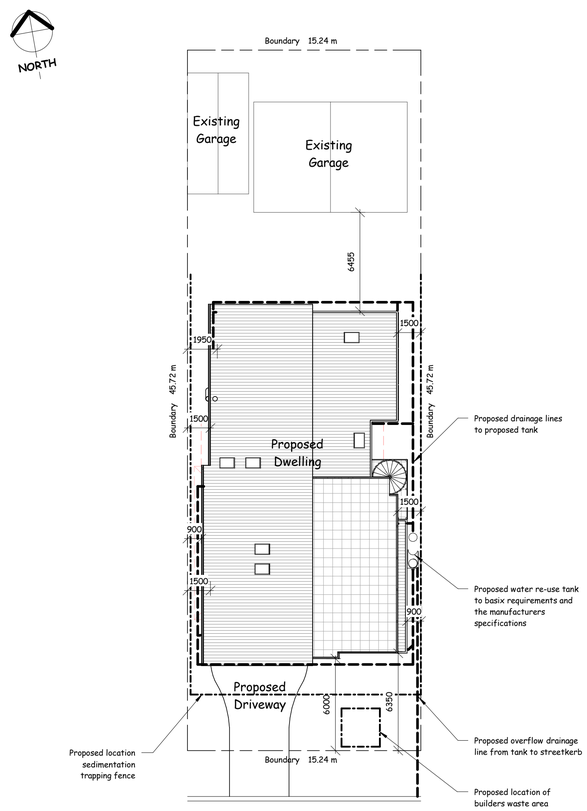
Date: 23-08-2020

Drawing No: 620-7160

Sheet: Ar03

Scale: As indicated



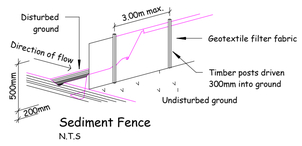


Site Analysis Plan

1 : 200

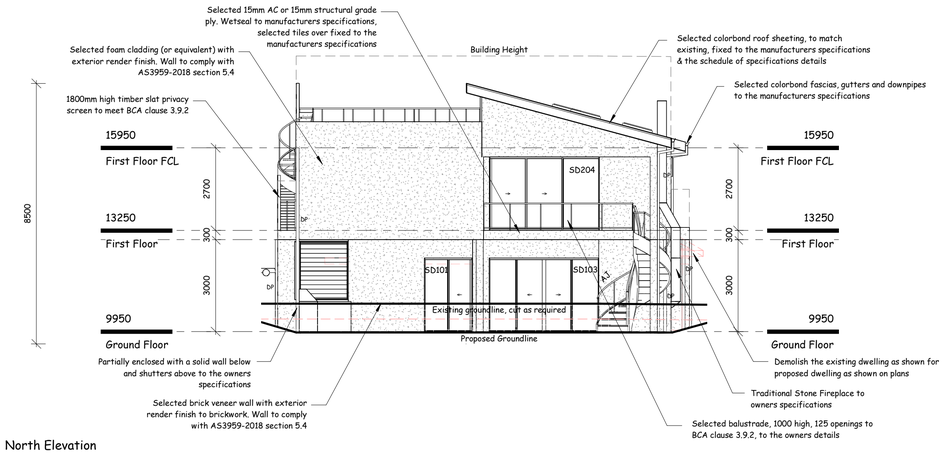
Site Plan

1 : 200



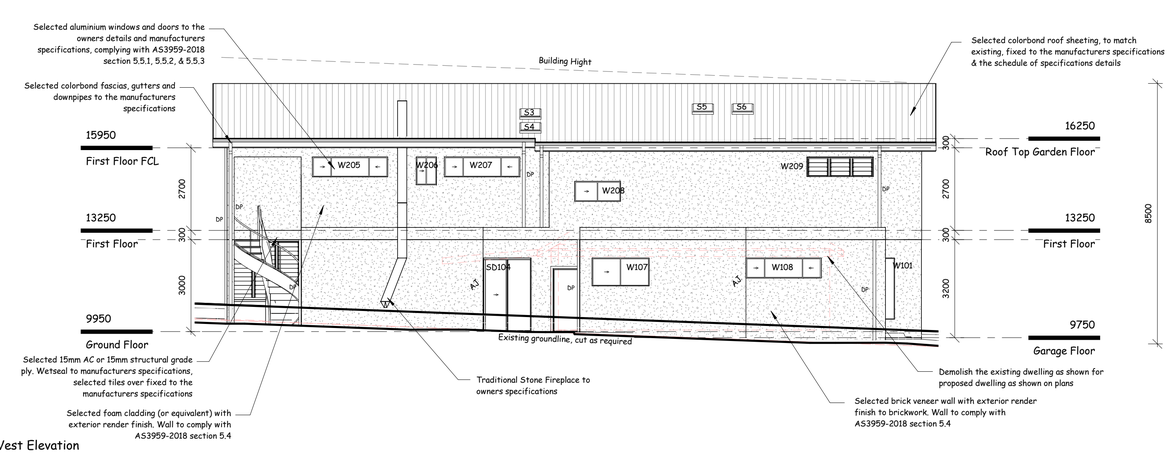
Sediment Fence

N.T.S



North Elevation

1 : 100



West Elevation

1 : 100

Bushfire Construction Notes BAL-12.5 (AS3959-2009 Section 5)
Below is an Excerpt from AS3959. Please refer the the AS for further details.

NOTE: BAL-12.5 is primarily concerned with protection from ember attack and radiant heat up to and including 12.5 kW/m2 where the site is less than 100 in from the source of bushfire attack.

5.2 SUBFLOOR SUPPORTS
- This Standard does not provide construction requirements for' subfloor support posts, columns, stumps, piers and poles.
- NOTE: The exclusion of requirements for subfloor supports applies to the principal building only and not to verandas, decks, steps, ramps and landings (see Clause 5.7).
- C5.2 Ideally, storage of combustible materials beneath a floor at this BAL would not occur and on this assumption, there is no requirement to enclose the subfloor space or to protect flooring materials from bushfire attack. However, should combustible materials be stored, it is recommended the area be protected as materials stored in the subfloor space may be ignited by embers and cause an impact to the building.

5.3 FLOORS
5.3.1 Concrete slabs on ground
- This Standard does not provide construction requirements for concrete slabs on the ground.
5.3.2 Elevated floors
- This Standard does not provide construction requirements for elevated floors, including bearers, joists and flooring.

5.4 EXTERNAL WALLS
5.4.1Walls
- That part of an external wall surface that is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the wall (see Figure D3, Appendix D) shall be of—
(a) non-combustible material: omon-combustible material; or
(b) fibre-cement external cladding, a minimum of 6' mm in thickness;fibre-cement external cladding, a minimum of 6' mm in thickness; or
(c) bushfire-resisting timber (see Appendix F);bushfire-resisting timber (see Appendix F); or
(d) a timber species as specified in Paragraph El and listed in Table E, Appendix E;a timber species as specified in Paragraph El and listed in Table E1, Appendix E; or
(e) a combination of any of Items (a), (b), (c) or (d) above.
- There are no requirements for external wall surfaces 400 mm or more from the ground or for external wall surfaces 400 mm or more above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the wall (see Figure D3, Appendix D).
5.4.2 Joints
- All joints in the external surface material of walls shall be covered, sealed, overlapped, backed or butt-jointed to prevent gaps greater than 3 mm.
- Alternatively, sarking-type material may be applied over the outer face of the frame prior to fixing any external cladding.
5.4.3 Vents and weepholes
- Vents and weepholes in external walls shall be screened with a mesh with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium, except where the vents and weepholes are less than 3 mm (see Clause 3.6), or are located in an external wall of a subfloor space.

5.5 EXTERNAL GLAZED ELEMENTS AND ASSEMBLIES AND EXTERNAL DOORS
5.5.1 Bushfire shutters
- Where fitted, bushfire shutters shall comply with Clause 3.7 and be made from-
(a) non-combustible material;non-combustible material; or
(b) a timber species as specified in Paragraph El and listed in Table El, Appendix E; or
(c) bushfire-resisting timber (see Appendix F); or
(d) a combination of any of Items (a), (b) or (c) above.
5.5.2 Windows
- Window assemblies shall comply with one of the following:
(a) They shall be completely protected by a bushfire shutter that complies with Clause 5.5.1; or
(b) They shall be completely protected externally by screens with a mesh with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium; or
(c)They shall comply with the following:
(i) For window assemblies less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the window frame (see Figure D3, Appendix D), window frames and window joinery shall be made from one of the following:
(A) Bushfire-resisting timber (see Appendix F); or
(B) A timber species specified in Paragraph E2 and listed in Table E2 Appendix E; or
(C) Metal; or
(D) Metal-reinforced PVC-U. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel and the frame and sash shall satisfy the design load, performance and structural strength of the member.
(ii) Externally fitted hardware that supports the sash in its functions of opening and closing shall be metal.
(iii) Where glazing is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the window frame (see Figure D3, Appendix D), the glazing shall be Grade A safety glass minimum 4 mm, or glass blocks with no restriction on glazing methods.
NOTE: Where double glazed units are used the above requirements apply to the external face of the window assembly only.
(iv) Where glazing is other than that specified in Item (iii) above, annealed glass may be used.
(v) The openable portions of windows shall be screened with mesh with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.

5.5.3 Doors—Side-hung external doors (including French doors, panel fold and bi-fold doors)
- Side-hung external doors, including French doors, panel fold and bi-fold doors, shall comply with one of the following:
(a) They shall be protected by a bushfire shutter that complies with Clause 5.5.1; or
(b) They shall be completely protected externally by screens with a mesh with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium; or
(c) They shall comply with the following:
(i) Doors shall be—
(A) Non-combustible; or
(B) a solid timber door, having a minimum thickness of 35 mm for the first 400 mm above the threshold; or
(C) a door, including a hollow core door, with a non-combustible kickplate on the outside for the first 400 mm above the threshold; or
(D) a fully framed glazed door, where the framing is made from materials required for bushfire shutters (see Clause 5.5.1), or from a timber species specified in Paragraph E2 and listed in TableE2, Appendix E.
(ii) Where doors incorporate glazing, the glazing shall comply with the glazing requirements for windows.
(iii) Doors shall be tight-fitting to the doorframe and to an abutting door, if applicable.
(iv) Where any part of the door assembly is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the door (see Figure D3, Appendix D), that part of the door assembly shall be made from one of the following:
(A)Bushfire-resisting timber (see Appendix F); or
(B) A timber species specified in Paragraph E2 and listed in Table E2, Appendix E; or
(C) Metal; or
(D) Metal-reinforced PVC-U. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel and the door assembly shall satisfy the design load, performance and structural strength of the member.
(v)Weather strips, draught excluders or draught seals shall be installed at the base of side-hung external doors.
5.5.4 Doors-Sliding doors
- Sliding doors shall comply with one of the following:
(a) They shall be protected by a bushfire shutter that complies with Clause 5.5.1; or
(b) They shall be completely protected externally by screens with a mesh with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium; or
(c)They shall comply with the following:
(i) Any glazing incorporated in sliding doors shall be Grade A safety glass complying with AS 1288.
(ii)There is no requirement to screen the openable part of the sliding door. However, if screened, the screens shall be a mesh or perforated sheet made of corrosion-resistant steel, bronze or aluminium.
NOTE: The construction of manufactured sliding doors should prevent the entry of embers when the door is closed. There is no requirement to provide screens to the openable part of these doors as it is assumed that a sliding door will be closed if occupants are not present or during a bushfire event. Screens of materials other than those specified may not resist ember attack.
(iii)Sliding doors shall be tight-fitting in the frames.
5.5.5 Doors-Vehicle access doors (garage doors)
The following apply to vehicle access doors:
(a)The lower portion of a vehicle access door that is within 400 mm of the ground when the door is closed (see Figure D4, Appendix D) shall be made from-
(i) non-combustible material; or
(ii) bushfire-resisting timber (see Appendix F); or
(iii) fibre-cement sheet, a minimum of 6 mm in thickness; or
(iv) a timber species specified in Paragraph E1 and listed in Table E1, Appendix E; or
(via combination of any of Items (i), (ii), (iii) or (iv) above.
(b) Panel lift, tilt doors or side-hung doors shall be fitted with suitable weather strips, draught excluders, draught seals or guide tracks, as appropriate to the door type, with a maximum gap no greater than 3 mm.
(c) Roller doors shall have guide tracks with a maximum gap no greater than 3 mm and shall be fitted with a nylon brush that is in contact with the door (see Figure D4, Appendix D).
(d) Vehicle access doors shall not include ventilation slots.

5.6 ROOFS (INCLUDING VERANDA AND ATTACHED CARPORT ROOFS, PENETRATIONS, EAVES, FASCIAS, GABLES, GUTTERS' AND DOWNPIPES)
5.6.1 General
- The following apply to all types of roofs and roofing systems:
(a) Roof tiles, roof sheets and roof-covering accessories shall be non-combustible.
(b) The roof-wall junction shall be sealed, to prevent openings greater than 3 mm, either by the use of fascia and eaves linings or by sealing between the top of the wall and the underside of the roof and between the rafters at the line of the wall.
(c)Roof ventilation openings, such as gable and roof vents, shall be fitted with ember guards made of non-combustible material or a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.
5.6.2 Tiled roofs
- Tiled roofs shall be fully sarked. The sarking shall-
(a) have a flammability index of not more than 5;
(b) be located directly below the roof battens;
(c) cover the entire roof area including the ridge:- and
(d) be installed so that there are no gaps that would allow the entry of embers where the sarking meets fascias, gutters, valleys and the like.
5.6.3 Sheet roofs
- Sheet roofs shall-
(a) be fully sarked in accordance with Clause 5.6.2, except that foil-backed insulation blankets may be installed over the battens; or
(b) have any gaps greater than 3 mm, under corrugations or ribs of sheet roofing and between roof components, sealed at the fascia or wall line and at valleys, hips and ridges by-
(i) a mesh or perforated sheet with a maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium; or
(ii) mineral wool; or
(iii) other non-combustible material; or
(iv) a combination of any of Items (i), (ii) or (iii) above.

5.6.4 Veranda, carport and awning roofs
- The following apply to veranda, carport and awning roofs:
(a) A veranda, carport or awning roof forming part of the main roof space [see carport awning Figure D 1(a), Appendix D] shall meet all the requirements for the main roof, as as specified in Clauses 5.6.1, 5.6.2, 5.6.3, 5.6.5 and 5.6.6.
(b) A veranda, carport or awning roof separated from the main roof space by an external wall [see Figures Di(b) and D1(c), Appendix D] complying with Clause 5.4 shall have a non-combustible roof covering.
NOTE: There is no requirement to line the underside of a veranda, carport or awning roof that is separated from the main roof space.
5.6.5 Roof penetrations
The following apply to roof penetrations:
(a) Roof penetrations, including roof lights, roof ventilators, roof-mounted evaporative cooling units, aerials, vent pipes and supports for solar collectors, shall be adequately sealed at the roof to prevent gaps greater than 3 mm. The material used to seal the penetration shall be non-combustible.
(b) Openings in vented roof lights, roof ventilators or vent pipes shall be fitted with ember guards made from a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.
(c) An overhead glazing shall be Grade A laminated safety glass complying with AS 1288.
(d) Glazed elements in roof lights and skylights may be of polymer provided a Grade A safety glass diffuser, complying with AS 1288, is installed under the glazing. Where glazing is an insulating glazing unit (IGU), Grade A toughened safety glass, minimum 4 mm, shall be used in the outer pane of the IGU.
(e) Flashing elements of tubular skylights may be of a fire-retardant material, provided the roof integrity is maintained by an under-flashing of a material having a flammability index no greater than 5.
(f) Evaporative cooling units shall be fitted with butterfly closers at or near the ceiling level or, the unit shall be fitted with non-combustible covers with a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.
(g) Vent pipes made from PVC are permitted.
5.6.6 Eaves linings, fascias and gables
- The following apply to eaves linings, fascias and gables:
(a) Gables shall comply with Clause 5.4.
(b) Eaves penetrations shall be protected the same as for roof penetrations, as specified in Clause 5.6.5.
(c) Eaves ventilation openings greater than 3 mm shall be fitted with ember guards made of non-combustible material or a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium. Joints in eaves linings, fascias and gables may be sealed with plastic joining strips or timber storm moulds.
- This Standard does not provide construction requirements for fascias, bargeboards and eaves linings.
5.6.7 Gutters and downpipes
- This Standard does not provide material requirements for-
(a) gutters, with the-exception of box gutters; and
(b) downpipes.
- If installed, gutter and valley leaf guards shall be non-combustible.
- Box gutters shall be non-combustible and flashed at the junction with the roof with non-combustible material.

5.7 VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS
5.7.1 General
- Decking shall be either spaced or continuous (i.e., without spacing).
- There is no requirement to enclose the subfloor spaces of verandas, decks, steps, ramps or landings.
- C5.7.1 Spaced decking is nominally spaced at 3 mm (in accordance with standard industry practice); however, due to the nature of timber decking with seasonal changes in moisture content, that spacing may range from 0-5 mm during service. The preferred dimension for gaps is 3 mm (which is in line with other permissible gaps) in other parts of this Standard. It should be noted that recent research studies have shown that gaps at 5 mm spacing afford opportunity for embers to become lodged in between timbers, which may contribute to a fire. Larger gap spacings of 10 mm may preclude this from happening but the spacing regime may not be practical for' a timber deck.
5.7.2 Enclosed subfloor spaces of verandas, decks, steps, ramps and landings
5.7.2.1 Materials to enclose a subfloor space
- This Standard does not provide construction requirements for the materials used to enclose a subfloor space except where those materials are less than 400 mm from the ground. Where the materials used to enclose a subfloor space are less than 400 mm from the ground, they shall comply with Clause 5.4.
5.7.2.2 Supports
- This Standard does not provide construction requirements for support posts, columns, stumps, stringers, piers and poles.
5.7.2.4 Decking
- This Standard does not provide construction requirements for decking that is more than 300 mm from a glazed element.
- Decking less than 300 mm (measured horizontally at deck level) from glazed elements that are less than 400 mm (measured vertically) from the surface of the deck (see Figure D2, Appendix D) shall be made from-
(a) non-combustible material; or
(b) bushfire-resisting timber (see Appendix F); or
(c) a timber species, as specified in Paragraph E1 and listed in Table E1 of Appendix E;
(d) PVC-U; or
(e) a combination of any of Items (a), (b), (c) or (d) above.
5.7.3 Unenclosed subfloor spaces of verandas, decks, steps, ramps and landings
5.7.3.1 Supports
- This Standard. doesdoes not provide construction requirements for support posts, columns, stumps, stringers, piers and poles.
5.7.3.2 Framing
- This Standard does not provide construction requirements for the framing of verandas, decks, ramps or landings (i.e., bearers and joists).
5.7.3.3 Decking
- This Standard does not provide construction requirements for decking unless it is less than 300 mm from a glazed element.
- Decking less than 300 mm (measured horizontally at deck level) from glazed elements that are less than 400 mm (measured vertically) from the surface of the deck (see Figure D2, Appendix D) shall be made from-
(a) non-combustible material; or
(b) bushfire-resisting timber (see Appendix F); or
(c) a timber species, as specified in Paragraph El and listed in Table E1, Appendix E; or
(d) a combination of any of Items (a), (b) or (c) above.
5.7.4 Balustrades, handrails or other barriers
- This Standard does not provide construction requirements for balustrades, handrails and other barriers.

5.8 WATER AND GAS SUPPLY PIPES
- Above-ground, exposed water and gas supply pipes shall be metal.

Erosion and Sediment Controls

General Notes
- This plan shows the control objectives, philosophy and key control works for the site. The contractor shall provide supplementary works that reflect the adopted construction program and practices to ensure that erosion and sediment movement are managed in accordance with the objectives of this plan.
- Erosion and sediment hazard areas include stockpiles, exposed ground, embankments, cuttings concentrated flow paths and waterways.
- This plan is to be used as a guide only. The suitability of erosion and sediment control measures to be evaluated on site and where required, are to be modified under the supervision of a suitably qualified engineer and Council.

Pre-Construction Phase Notes
- Site works are not to start until the erosion and sediment control measures are installed and functional.
- Temporary sediment traps to be installed during construction (where applicable)
- Waste bins are to be provided for building waste or waste enclosure min. 1800 x 1800 x 1200mm high constructed using star pickets and 1200mm high weed control mat. Arrangement to be made for regular collection and disposal or recycling of construction waste.
- Entry and departure of vehicles is to be confined to the nominated existing vehicle access or stabilised site access. Sediment or barrier fencing will be used to restrict all vehicular movements to that access point. Stabilisation will be achieved by either:
a) constructing a sealed (eg concrete or asphalt) driveway to the street
b) constructing a stabilised site access according to Council's engineering standards.

Construction Phase Notes
- Topsoil is to be stripped from building site and stockpiled for later use in landscaping the site.
- The footpath and driveway, other than stabilised site access, is not to be disturbed, including stockpiling of materials. Where essential works (eg drainage) are required, the footpath is to be rehabilitated (turfed) as soon as possible.
- Where appropriate, an aggregate bag shall be placed in the gutter below the site access. The bag shall be made from green sediment fence material, or similar. The bag must be at least 450mm long, 200mm diameter, filled with less than 20mm blue metal or crushed rock. If the bag breaks or deteriorates, the bag shall be replaced immediately and the material cleaned out from any gutter, kerb, road surface or stormwater system it has entered. The use of hessian bags, and sand filled bags is not acceptable.
- All sedimentation controls are to be checked daily (at a min. weekly) and after all rain events. All structures to be cleaned on reaching 50% storage capacity to ensure they are maintained and in full functional condition.
Excess materials and water from cleaning tools and equipment should not be washed down stormwater drains.

Post-Construction Phase Notes:
- Topsoil is to be re-spread and all disturbed areas rehabilitated (turfed)within 20 working days of completion of works. Where necessary, spray and seed disturbed areas.
- Roof downpipes to be connected to street kerb or other stormwater disposal system as nominated in the plans on completion of roof and guttering as soon as possible.

General Notes
1. Bracing and tie-down details to the engineers details and AS1684.2
2. All timber and steel to be installed and treated to the manufacturers specifications, expecially for any exterior applications
3. All white ant protection to be strictly within the guidelines of AS3660 and installed by a qualified licenced pest control consultant
4. AJ denotes masonary articulation joint, to be installed to AS 3700 section 4.8 requirements

Note: boundaries to be pegged and setout confirmed before commencement of construction

Note: All construction, especially timber components to comply, with AS3959-2018, and Planning for Bushfire Protection 2019, for BAL-12.5 construction. In particular note types of timbers that can be used in the BAL-12.5 zone. Excerpt from AS3959-2018 attached to last sheet

The proposal dose not exceed 50% of the site coverage

Site Area Schedule

Name	Area	Coverage	Overall
Existing Garage	67.8 m²	Covered	10%
Existing Garage	31.6 m²	Covered	5%
Proposed Dwelling	285.8 m²	Covered	41%
	385.2 m²		55%
Remaining Site	311.6 m²	Uncovered	45%
	311.6 m²		45%

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BUILDERS NOTE :
Use Dimensions in preference to scale. Site verify all dimensions before ordering Materials. Footings information shown on these plans may have to be changed if Builders site excavations reveal non-virgin ground. Consultation of Plan Vision Australia Pty Ltd would then be necessary to determine the required changes. Materials are under no circumstances to be ordered direct off plans. Materials to be ordered are only to be ordered from a Builders or applicable product manufacturers seperate site confirmed Materials list. Plans are not intended to be the absolute medium for construction information accuracy due to site discrepencies. See schedule of specifications for further details.

Wind Class: N2 (W33N) (Assumed)

Site Class: 'M' Soil Class: 'M'

Site / Soil Class Assumed

SURVEY NOTE :
Boundary dimensions are assumed only and taken from site information, others or owners information.
Confirm boundaries before commencement of construction.
Full project specific detailed survey plans have not been supplied to Plan Vision for planning purposes.
See schedule of specifications for details.

Revision Schedule

Rev	Date	Description
A	12-10-20	Client Changes & WD

New Dwelling

Client:

Address:

Date: 23-08-2020

Drawing No: 620-7160

Sheet: Ar04

Scale: As indicated @ A1