

New Dwelling

Architectural Drawing Index

<u>Sheet Number</u>	<u>Rev</u>	<u>Sheet Name</u>
Ar01	O	Cover Sheet
Ar02	M	Site Analysis Plan
Ar03	N	Ground Floor
Ar04	N	First Floor Plan
Ar05	N	Schedules
Ar06	N	Elevations
Ar07	N	Elevations
Ar08	N	Sections
Ar09	N	3D Views
Ar10	O	Granny Flat Floor Plan

Architectural Drawing Index

<u>Sheet Number</u>	<u>Rev</u>	<u>Sheet Name</u>
Ar11	O	Elevations
Ar12	O	Elevations
Ar13	O	Sections
Ar14	O	3D Views
Ar15	M	Shadows Diagram (9am)
Ar16	M	Shadows Diagram (12pm)
Ar17	M	Shadows Diagram (3pm)
Ar18	C	Shadows Diagram (4pm)
Ar19	C	Shadows Diagram (5pm)
Ar20	O	Site Plan
Ar21	E	Height Encroachment 3D
Ar22	E	Height Encroachment Section
Ar23	E	Tree Retention/Removal Plan

Locality Plan

Area Plan



PLAN VISION

27 Eighth Street, Adamstown
W/ (02) 40231266 M/ 0414 011 483

Revision Schedule

Rev	Date	Description
O	02/09/20	Amended Basix
N	01/04/20	Tree Retention Plan Added
M	05/03/20	Client Changes
L	24/02/20	Council Changes

Client:

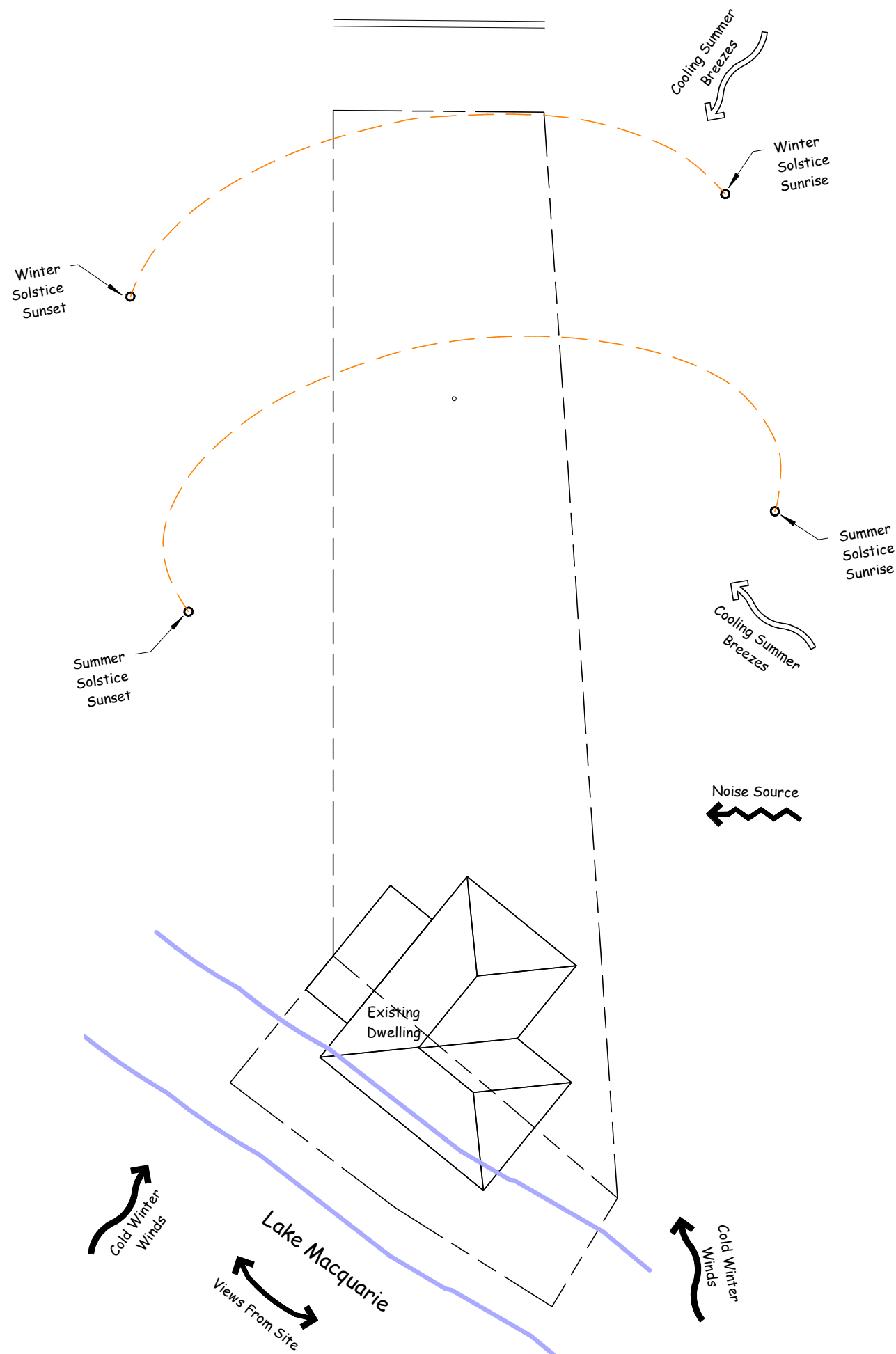
Address:

Date Started: 13-08-2019

Drawing No: 719-6970

Sheet: Ar01

Scale: @ A3



PLAN VISION

27 Eighth Street, Adamstown
W/ (02) 40231266 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. 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 discrepancies. See schedule of specifications for further details.

Wind Class: N3 (W41N) (Assumed)

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

Refer to Geotech report for more details

SURVEY NOTE :

Boundary dimensions have been taken from site information by others. Confirm boundaries before commencement of construction.

Revision Schedule

Rev	Date	Description
M	02/09/20	Amended Basix
L	01/04/20	Tree Retention Plan Added
K	05/03/20	Client Changes
J	24/02/20	Council Changes

New Dwelling

Client:

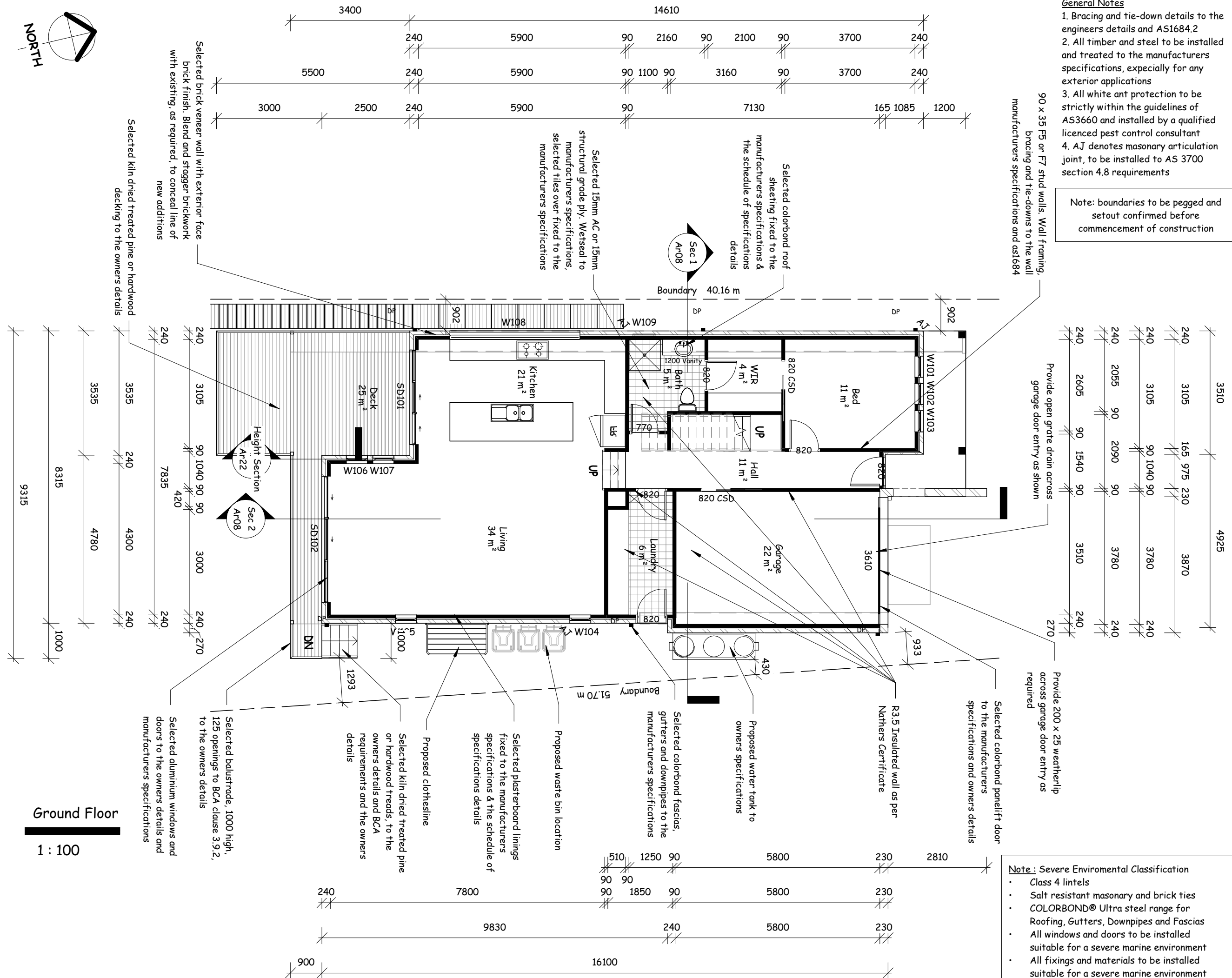
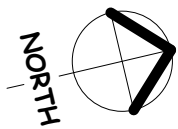
Address:

Date Started: 13-08-2019

Drawing No: 719-6970

Sheet: Ar02

Scale: 1 : 250 @ A3



- 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, especially 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 masonry articulation joint, to be installed to AS 3700 section 4.8 requirements

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

90 x 35 F5 or F7 stud walls. Wall framing, bracing and tie-downs to the wall manufacturers specifications and as1684

Provide open grate drain across garage door entry as shown

Provide 200 x 25 weatherlip across garage door entry as required

Selected colorbond panelift door to the manufacturers specifications and owners details

R3.5 Insulated wall as per Nathers Certificate

Proposed water tank to owners specifications

Selected colorbond fascias, gutters and downpipes to the manufacturers specifications

Proposed waste bin location

Selected plasterboard linings fixed to the manufacturers specifications & the schedule of specifications details

Proposed clothesline
Selected kiln dried treated pine or hardwood treads, to the owners details and BCA requirements and the owners details

Selected balustrade, 1000 high, 125 openings to BCA clause 3.9.2, to the owners details

Selected aluminium windows and doors to the owners details and manufacturers specifications

- Note :** Severe Enviromental Classification
- Class 4 lintels
 - Salt resistant masonry and brick ties
 - COLORBOND® Ultra steel range for Roofing, Gutters, Downpipes and Fascias
 - All windows and doors to be installed suitable for a severe marine environment
 - All fixings and materials to be installed suitable for a severe marine environment



27 Eighth Street, Adamstown
W/ (02) 40231266 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. 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: N3 (W41N) (Assumed)
Site Class: 'M' Soil Class: 'M'
Refer to Geotech report for more details

SURVEY NOTE :
Boundary dimensions have been taken from site information by others. Confirm boundaries before commencement of construction.

Revision Schedule		
Rev	Date	Description
N	02/09/20	Amended Basix
M	01/04/20	Tree Retention Plan Added
L	05/03/20	Client Changes
K	24/02/20	Council Changes

New Dwelling

Client:

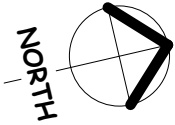
Address:

Date Started: 13-08-2019

Drawing No: 719-6970

Sheet: Ar03

Scale: 1 : 100 @ A3



- Note : Severe Enviromental Classification
- Class 4 lintels
 - Salt resistant masonry and brick ties
 - COLORBOND® Ultra steel range for Roofing, Gutters, Downpipes and Fascias
 - All windows and doors to be installed suitable for a severe marine environment
 - All fixings and materials to be installed suitable for a severe marine environment

- 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 masonry articulation joint, to be installed to AS 3700 section 4.8 requirements

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



27 Eighth Street, Adamstown
W/ (02) 40231266 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. 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: N3 (W41N) (Assumed)

Site Class: 'M' Soil Class: 'M'
Refer to Geotech report for more details

SURVEY NOTE :
Boundary dimensions have been taken from site information by others. Confirm boundaries before commencement of construction.

Revision Schedule

Rev	Date	Description
N	02/09/20	Amended Basix
M	01/04/20	Tree Retention Plan Added
L	05/03/20	Client Changes
K	24/02/20	Council Changes

New Dwelling

Client:

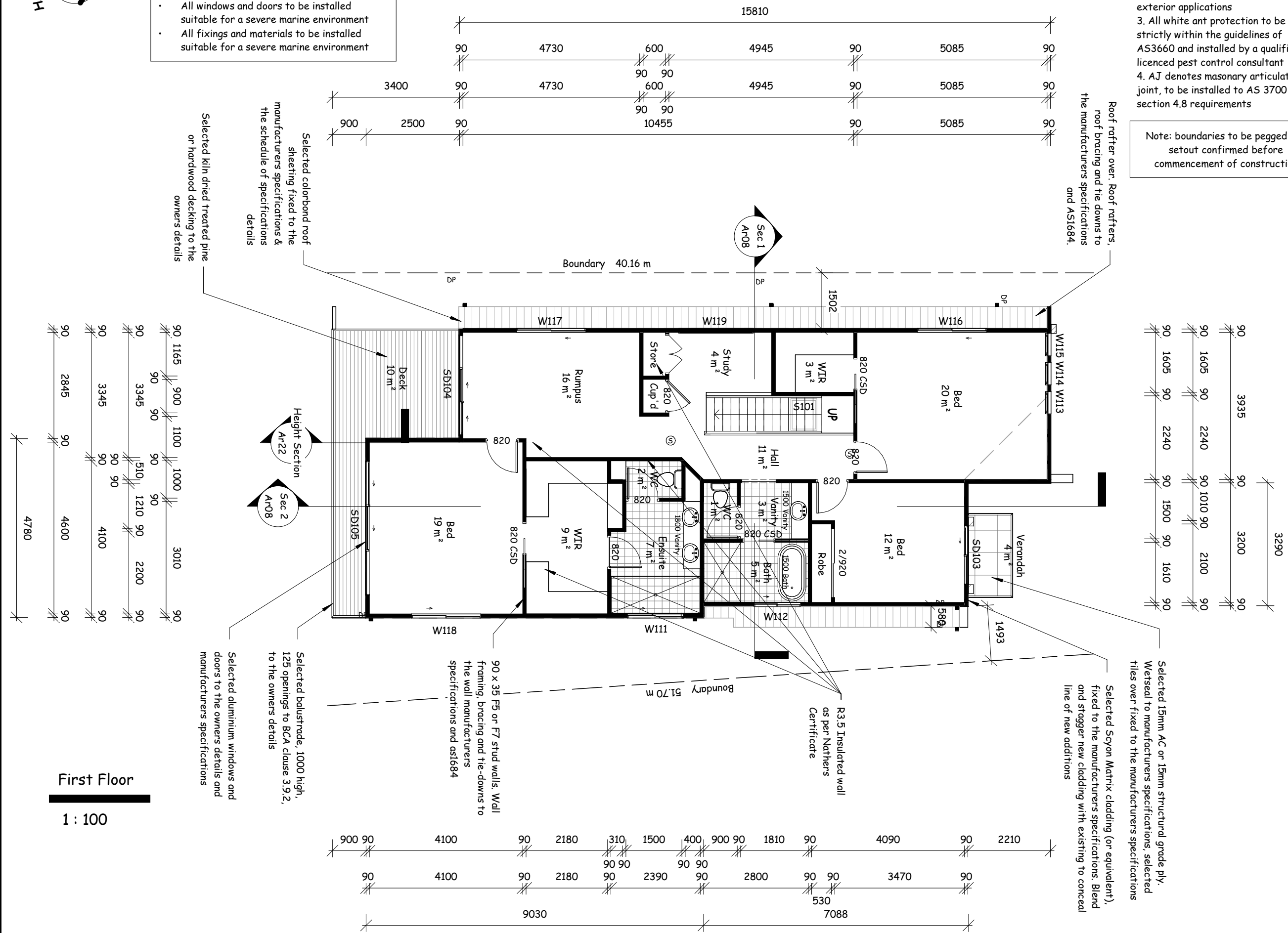
Address:

Date Started: 13-08-2019

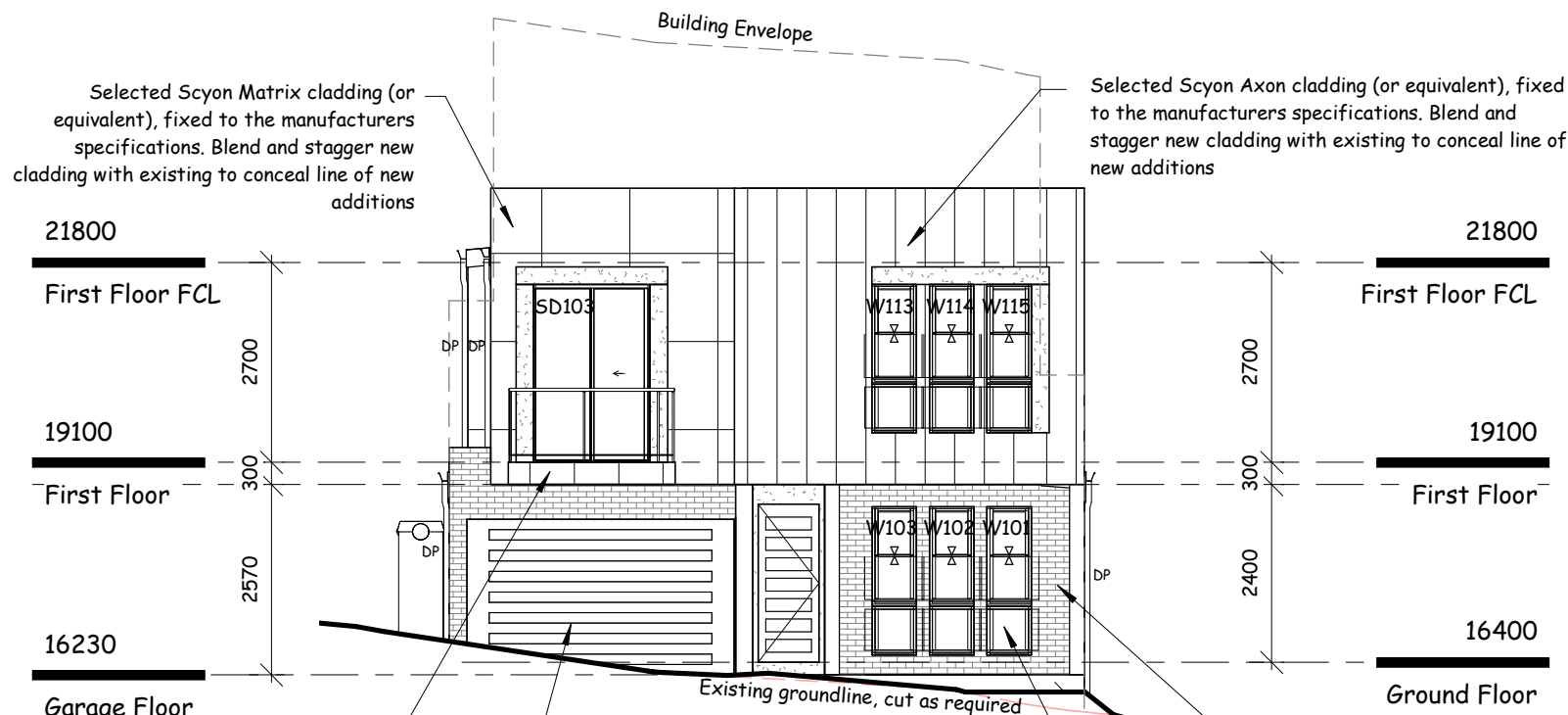
Drawing No: 719-6970

Sheet: **Ar04**

Scale: 1 : 100 @ A3



- Note:** Severe Enviromental Classification
- Class 4 lintels
 - Salt resistant masonry and brick ties
 - COLORBOND® Ultra steel range for Roofing, Gutters, Downpipes and Fascias
 - All windows and doors to be installed suitable for a severe marine environment
 - All fixings and materials to be installed suitable for a severe marine environment



- 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 masonry articulation joint, to be installed to AS 3700 section 4.8 requirements

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

Selected 15mm AC or 15mm structural grade ply. Wetseal to manufacturers specifications, selected tiles over fixed to the manufacturers specifications

Selected colorbond panelift door to the manufacturers specifications and owners details

Roof rafter over. Roof rafters, roof bracing and tie downs to the manufacturers specifications and AS1684.

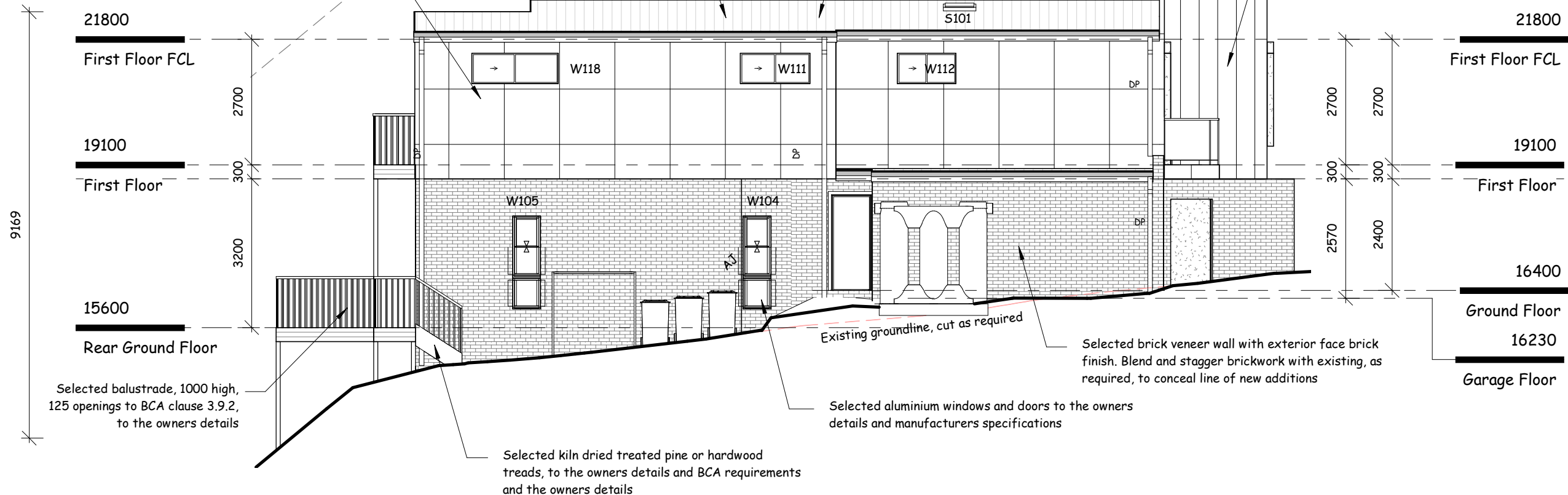
Selected brick veneer wall with exterior face brick finish. Blend and stagger brickwork with existing, as required, to conceal line of new additions

Selected aluminium windows and doors to the owners details and manufacturers specifications

Selected Scyon Matrix cladding (or equivalent), fixed to the manufacturers specifications. Blend and stagger new cladding with existing to conceal line of new additions

Selected colorbond roof sheeting fixed to the manufacturers specifications & the schedule of specifications details

Selected Scyon Axon cladding (or equivalent), fixed to the manufacturers specifications. Blend and stagger new cladding with existing to conceal line of new additions



Selected balustrade, 1000 high, 125 openings to BCA clause 3.9.2, to the owners details

Selected kiln dried treated pine or hardwood treads, to the owners details and BCA requirements and the owners details

Selected brick veneer wall with exterior face brick finish. Blend and stagger brickwork with existing, as required, to conceal line of new additions

Selected aluminium windows and doors to the owners details and manufacturers specifications



PLAN VISION

27 Eighth Street, Adamstown
W/ (02) 40231266 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. 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: N3 (W41N) (Assumed)

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

Refer to Geotech report for more details

SURVEY NOTE:

Boundary dimensions have been taken from site information by others. Confirm boundaries before commencement of construction.

Revision Schedule

Rev	Date	Description
N	02/09/20	Amended Basix
M	01/04/20	Tree Retention Plan Added
L	05/03/20	Client Changes
K	24/02/20	Council Changes

New Dwelling

Client:

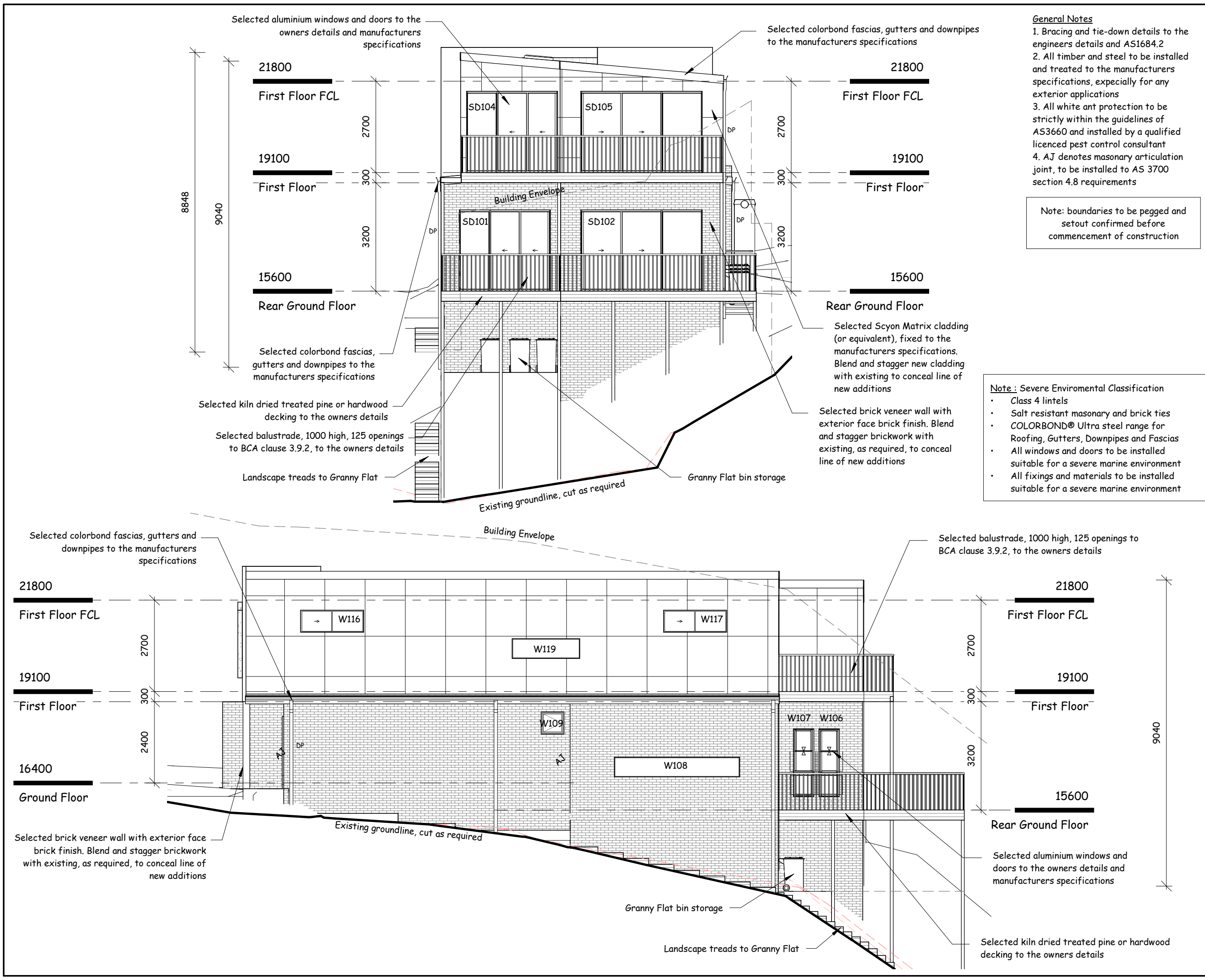
Address:

Date Started: 13-08-2019

Drawing No: 719-6970

Sheet: Ar06


Scale: 1 : 100 @ A3



- 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, especially 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 masonry 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:** Severe Enviromental Classification
- Class 4 lintels
 - Salt resistant masonry and brick ties
 - COLORBOND® Ultra steel range for Roofing, Gutters, Downpipes and Fascias
 - All windows and doors to be installed suitable for a severe marine environment
 - All fixings and materials to be installed suitable for a severe marine environment



PLAN VISION

27 Eighth Street, Adamstown
W/ (02) 40231266 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. 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: N3 (W41N) (Assumed)

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

Refer to Geotech report for more details

SURVEY NOTE:

Boundary dimensions have been taken from site information by others. Confirm boundaries before commencement of construction.

Revision Schedule		
Rev	Date	Description
N	02/09/20	Amended Basix
M	01/04/20	Tree Retention Plan Added
L	05/03/20	Client Changes
K	24/02/20	Council Changes

New Dwelling

Client:

Address:

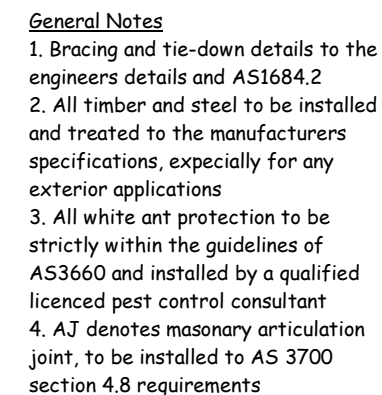
Date Started: 13-08-2019

Drawing No: 719-6970

Sheet: **Ar07**

Scale: 1 : 100 @ A3

- Class 4 lintels
- Salt resistant masonry and brick ties
- COLORBOND® Ultra steel range for Roofing, Gutters, Downpipes and Fascias
- All windows and doors to be installed suitable for a severe marine environment
- All fixings and materials to be installed suitable for a severe marine environment



SURVEY NOTE :
Boundary dimensions have been taken from site information by others. Confirm boundaries before commencement of construction.

Rev	Date	Description
N	02/09/20	Amended Basix
M	01/04/20	Tree Retention Plan Added
L	05/03/20	Client Changes
K	24/02/20	Council Changes

New Dwelling

Client:

Address:

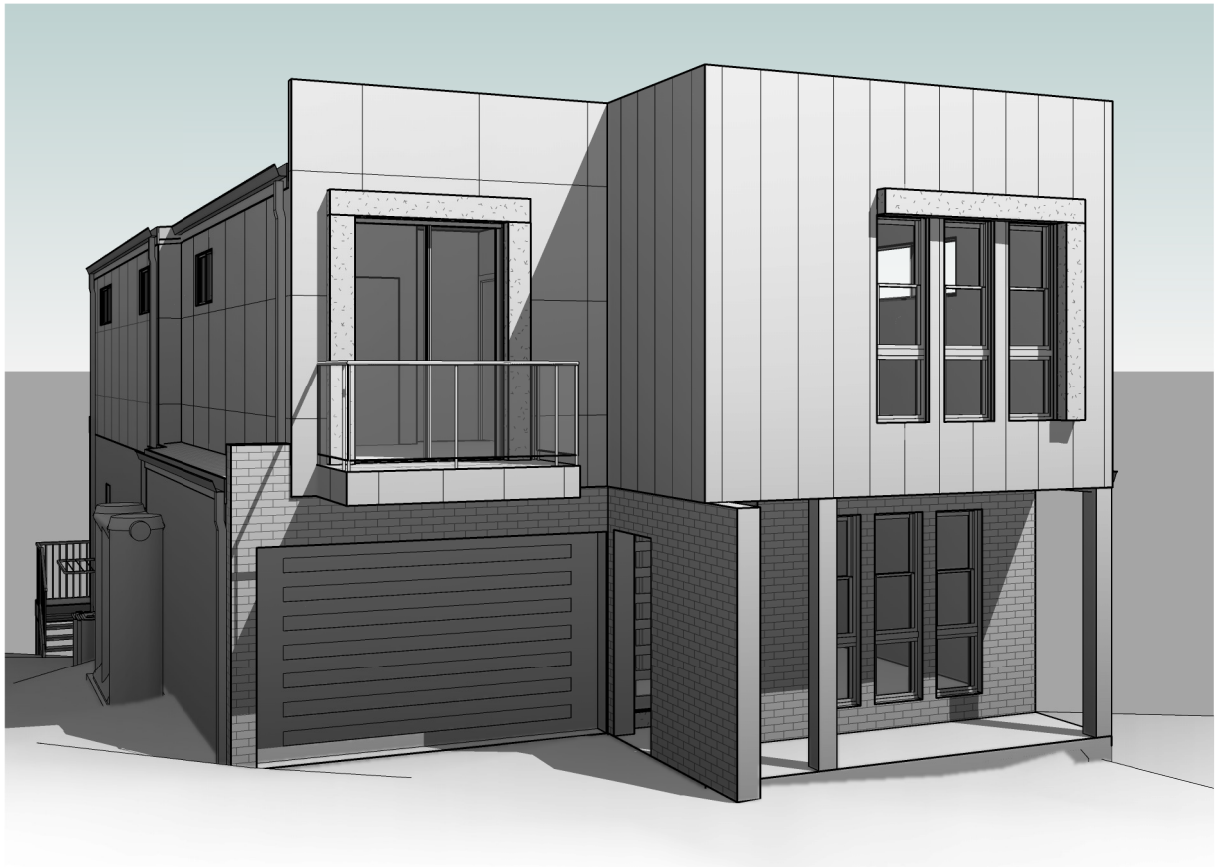
Date Started: 13-08-2019

Drawing No: 719-6970

Sheet: Ar08

Scale:	1 : 100 @ A3
--------	--------------

- Note :** Severe Enviromental Classification
- Class 4 lintels
 - Salt resistant masonary and brick ties
 - COLORBOND® Ultra steel range for Roofing, Gutters, Downpipes and Fascias
 - All windows and doors to be installed suitable for a severe marine environment
 - All fixings and materials to be installed suitable for a severe marine environment



- 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



PLAN VISION

27 Eighth Street, Adamstown
W/ (02) 40231266 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. 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: N3 (W41N) (Assumed)
Site Class: 'M' Soil Class: 'M'
Refer to Geotech report for more details

SURVEY NOTE :
Boundary dimensions have been taken from site information by others. Confirm boundaries before commencement of construction.

Revision Schedule		
Rev	Date	Description
N	02/09/20	Amended Basix
M	01/04/20	Tree Retention Plan Added
L	05/03/20	Client Changes
K	24/02/20	Council Changes

New Dwelling

Client:

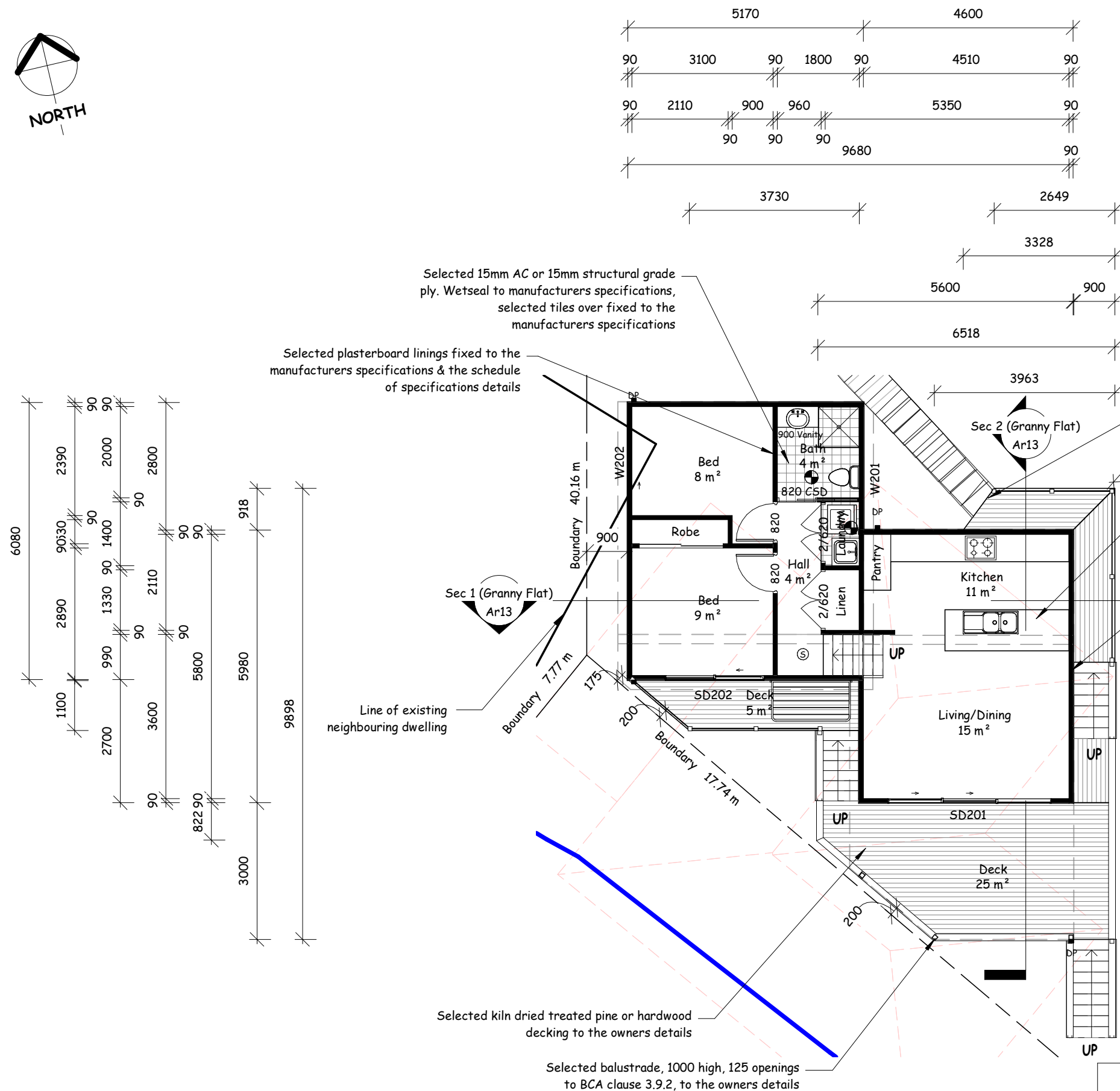
Address:

Date Started: 13-08-2019

Drawing No: 719-6970

Sheet: Ar09

Scale: @ A3



- 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, especially 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 masonry 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 : Severe Enviromental Classification**
- Class 4 lintels
 - Salt resistant masonry and brick ties
 - COLORBOND® Ultra steel range for Roofing, Gutters, Downpipes and Fascias
 - All windows and doors to be installed suitable for a severe marine environment
 - All fixings and materials to be installed suitable for a severe marine environment

Granny Flat Floor Electrical Fixtures		
Key	Description	Count
⚡	Exhaust Fan	2
Ⓢ	Smoke Detector	1

Granny Flat Floor Door Schedule					
Level	Mark	Height	Width	Type	Assembly
Granny Flat Ground Floor	SD201	2100	3588	ASD	SSF
Granny Flat First Floor	SD202	2100	2170	ASD	SF

Granny Flat Floor Window Schedule						
Level	Mark	Height	Width	Type	Assembly	Sill Height
Granny Flat First Floor	W201	600	850	ASW	SF	1500
Granny Flat First Floor	W202	1800	1570	ASW + Lowlite	SF + Lowlite	300
Granny Flat First Floor	W203	450	1800			1695
Granny Flat First Floor	W205	450	1800			1695



27 Eighth Street, Adamstown
W/ (02) 40231266 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. 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: N3 (W41N) (Assumed)
Site Class: 'M' Soil Class: 'M'
Refer to Geotech report for more details

SURVEY NOTE :
Boundary dimensions have been taken from site information by others. Confirm boundaries before commencement of construction.

Revision Schedule		
Rev	Date	Description
O	02/09/20	Amended Basix
N	01/04/20	Tree Retention Plan Added
M	05/03/20	Client Changes
L	24/02/20	Council Changes

New Dwelling

Client:

Address:

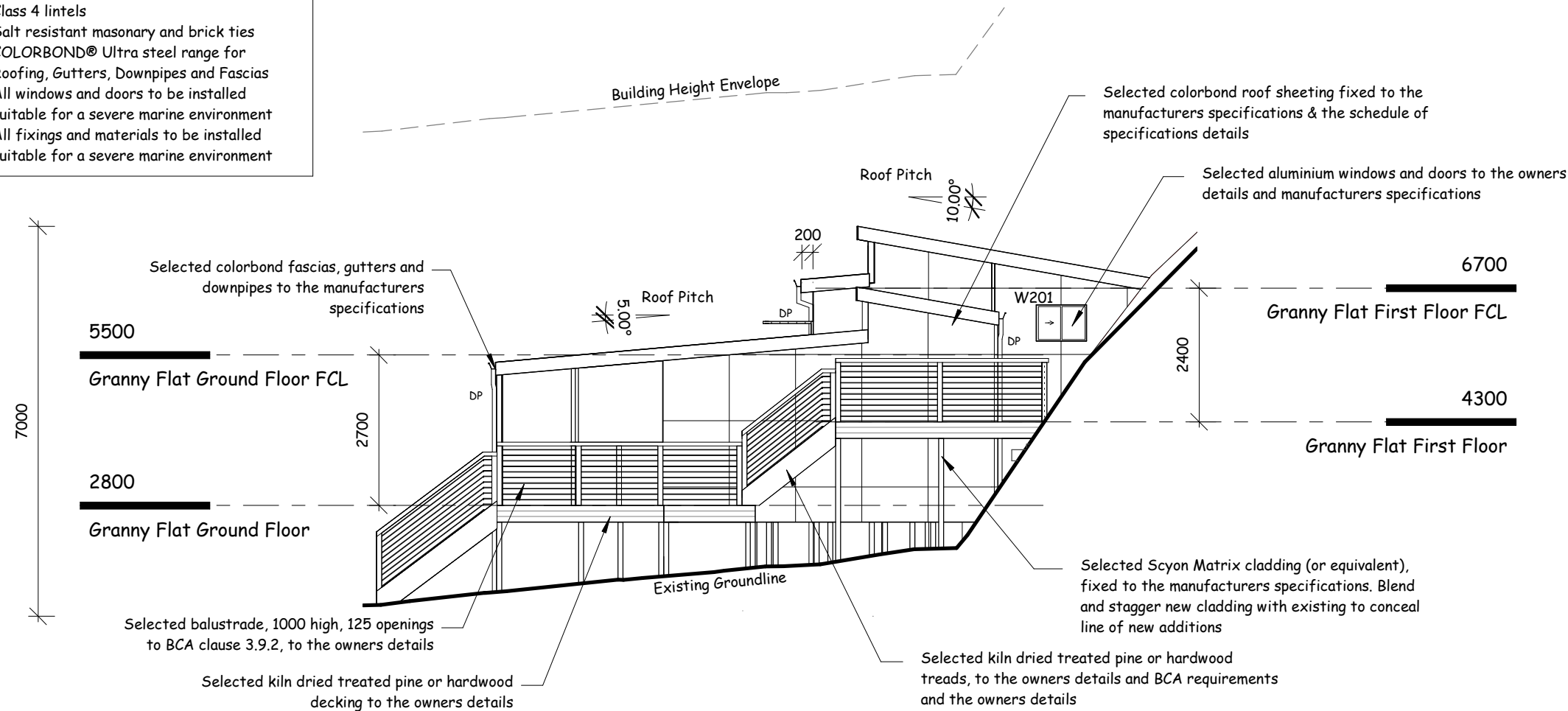
Date Started: 13-08-2019

Drawing No: 719-6970

Sheet: **Ar10**

Scale: 1 : 100 @ A3

- Note:** Severe Enviromental Classification
- Class 4 lintels
 - Salt resistant masonary and brick ties
 - COLORBOND® Ultra steel range for Roofing, Gutters, Downpipes and Fascias
 - All windows and doors to be installed suitable for a severe marine environment
 - All fixings and materials to be installed suitable for a severe marine environment



- 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



PLAN VISION

27 Eighth Street, Adamstown
W/ (02) 40231266 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. 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: N3 (W41N) (Assumed)

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

Refer to Geotech report for more details

SURVEY NOTE:

Boundary dimensions have been taken from site information by others. Confirm boundaries before commencement of construction.

Revision Schedule

Rev	Date	Description
O	02/09/20	Amended Basix
N	01/04/20	Tree Retention Plan Added
M	05/03/20	Client Changes
L	24/02/20	Council Changes

New Dwelling

Client:

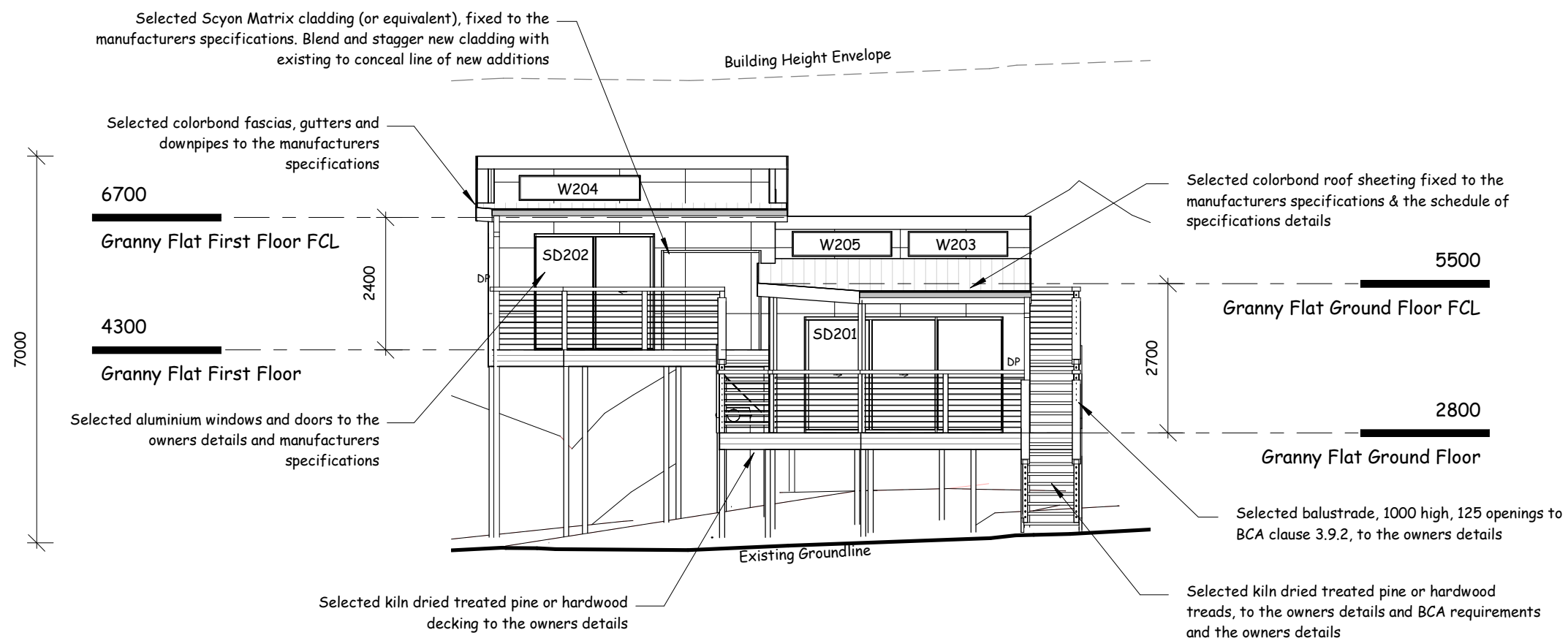
Address:

Date Started: 13-08-2019

Drawing No: 719-6970

Sheet: **Ar11**

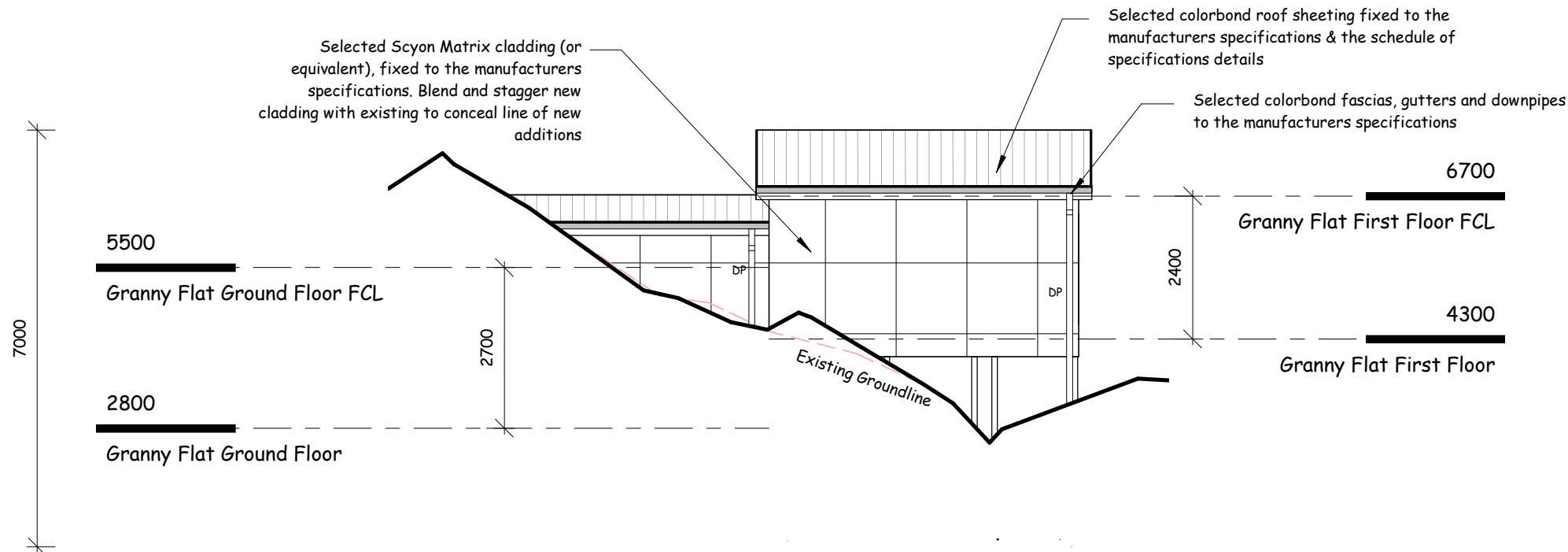
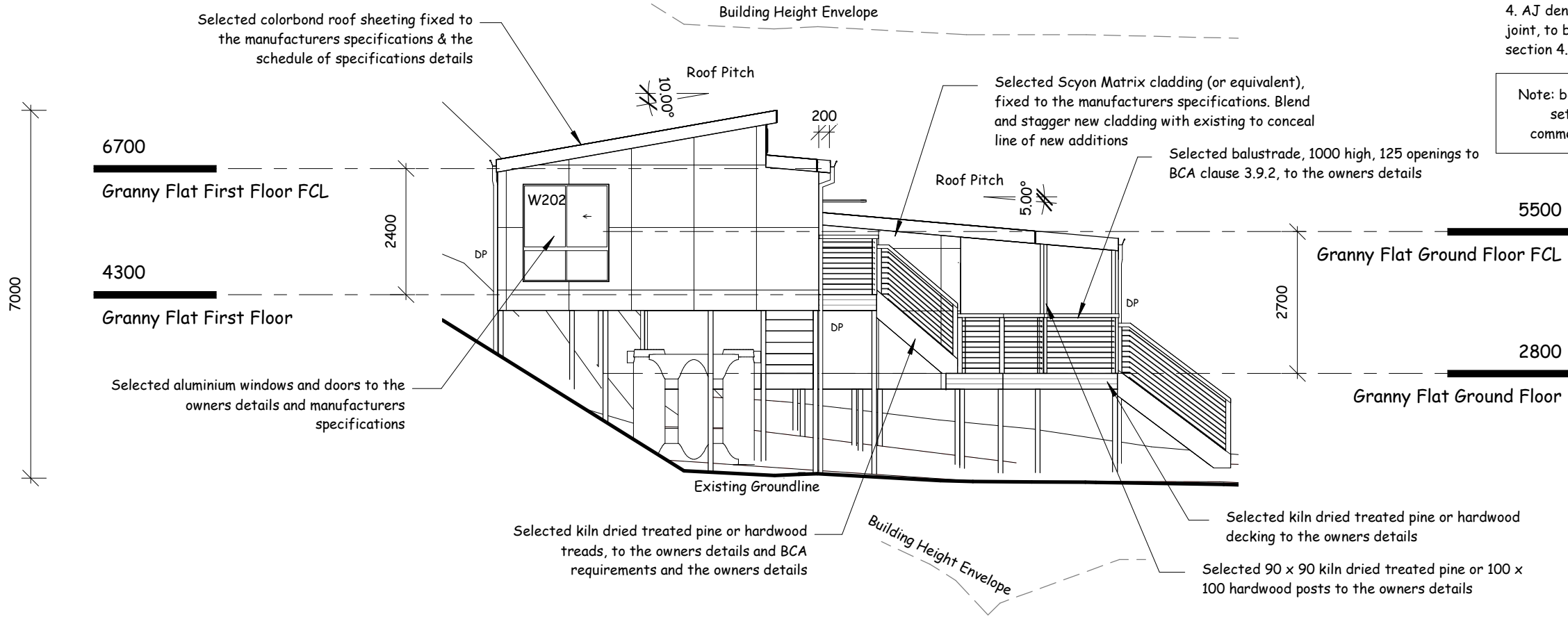
Scale: 1 : 100 @ A3



- Note :** Severe Enviromental Classification
- Class 4 lintels
 - Salt resistant masonry and brick ties
 - COLORBOND® Ultra steel range for Roofing, Gutters, Downpipes and Fascias
 - All windows and doors to be installed suitable for a severe marine environment
 - All fixings and materials to be installed suitable for a severe marine environment

- 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 masonry articulation joint, to be installed to AS 3700 section 4.8 requirements

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



PLAN VISION
27 Eighth Street, Adamstown
W/ (02) 40231266 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. 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: N3 (W41N) (Assumed)

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

Refer to Geotech report for more details

SURVEY NOTE :

Boundary dimensions have been taken from site information by others. Confirm boundaries before commencement of construction.

Revision Schedule

Rev	Date	Description
O	02/09/20	Amended Basix
N	01/04/20	Tree Retention Plan Added
M	05/03/20	Client Changes
L	24/02/20	Council Changes

New Dwelling

Client:

Address:

Date Started: 13-08-2019

Drawing No: 719-6970

Sheet: Ar12

Scale: 1 : 100 @ A3

- Note:** Severe Enviromental Classification
- Class 4 lintels
 - Salt resistant masonry and brick ties
 - COLORBOND® Ultra steel range for Roofing, Gutters, Downpipes and Fascias
 - All windows and doors to be installed suitable for a severe marine environment
 - All fixings and materials to be installed suitable for a severe marine environment



PLAN VISION

27 Eighth Street, Adamstown
W/ (02) 40231266 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. 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: N3 (W41N) (Assumed)

Site Class: 'M' Soil Class: 'M'
Refer to Geotech report for more details

SURVEY NOTE:

Boundary dimensions have been taken from site information by others. Confirm boundaries before commencement of construction.

Revision Schedule

Rev	Date	Description
O	02/09/20	Amended Basix
N	01/04/20	Tree Retention Plan Added
M	05/03/20	Client Changes
L	24/02/20	Council Changes

New Dwelling

Client:

Address:

Date Started: 13-08-2019

Drawing No: 719-6970

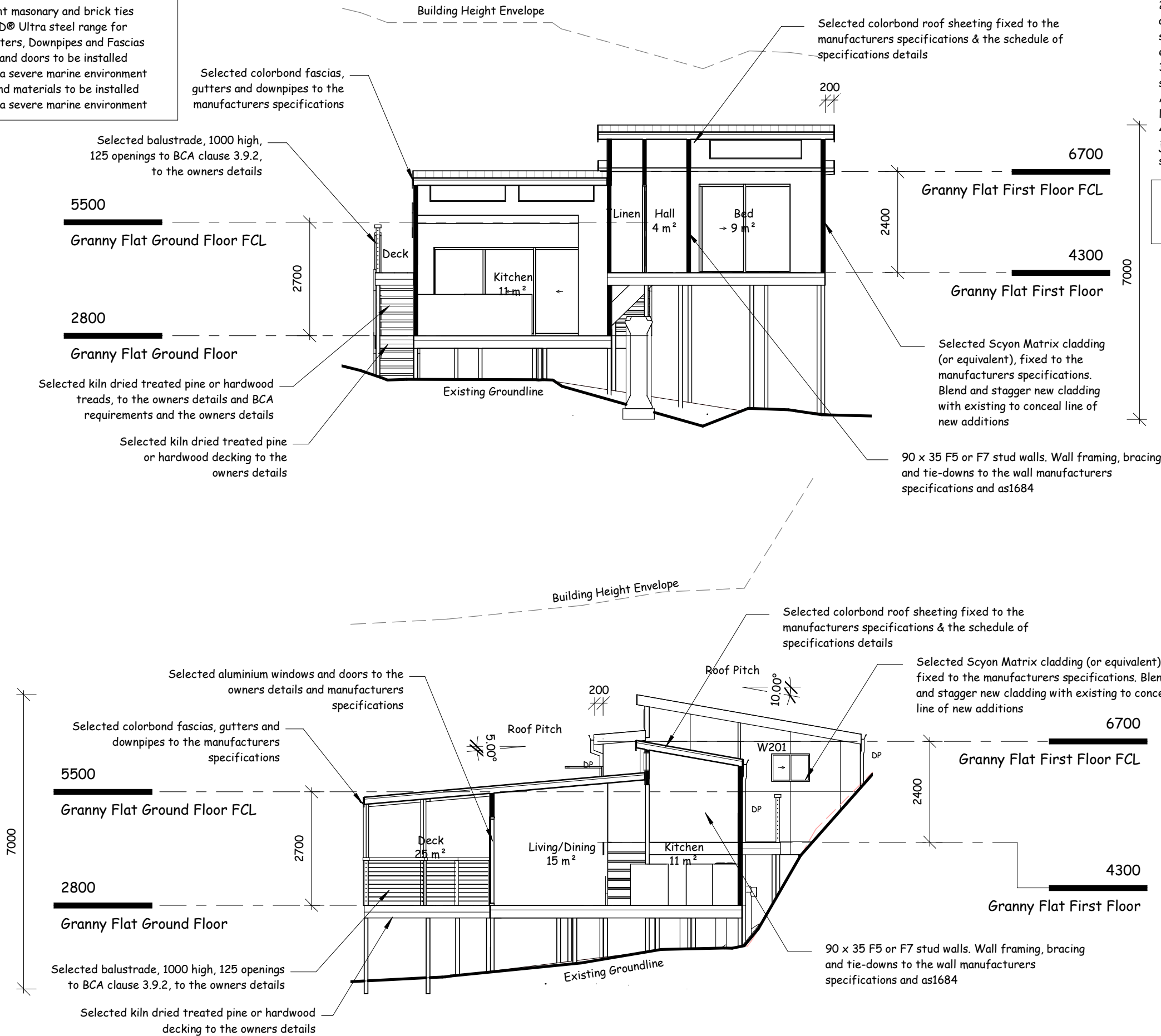
Sheet: **Ar13**

Scale: 1 : 100 @ A3

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 masonry articulation joint, to be installed to AS 3700 section 4.8 requirements

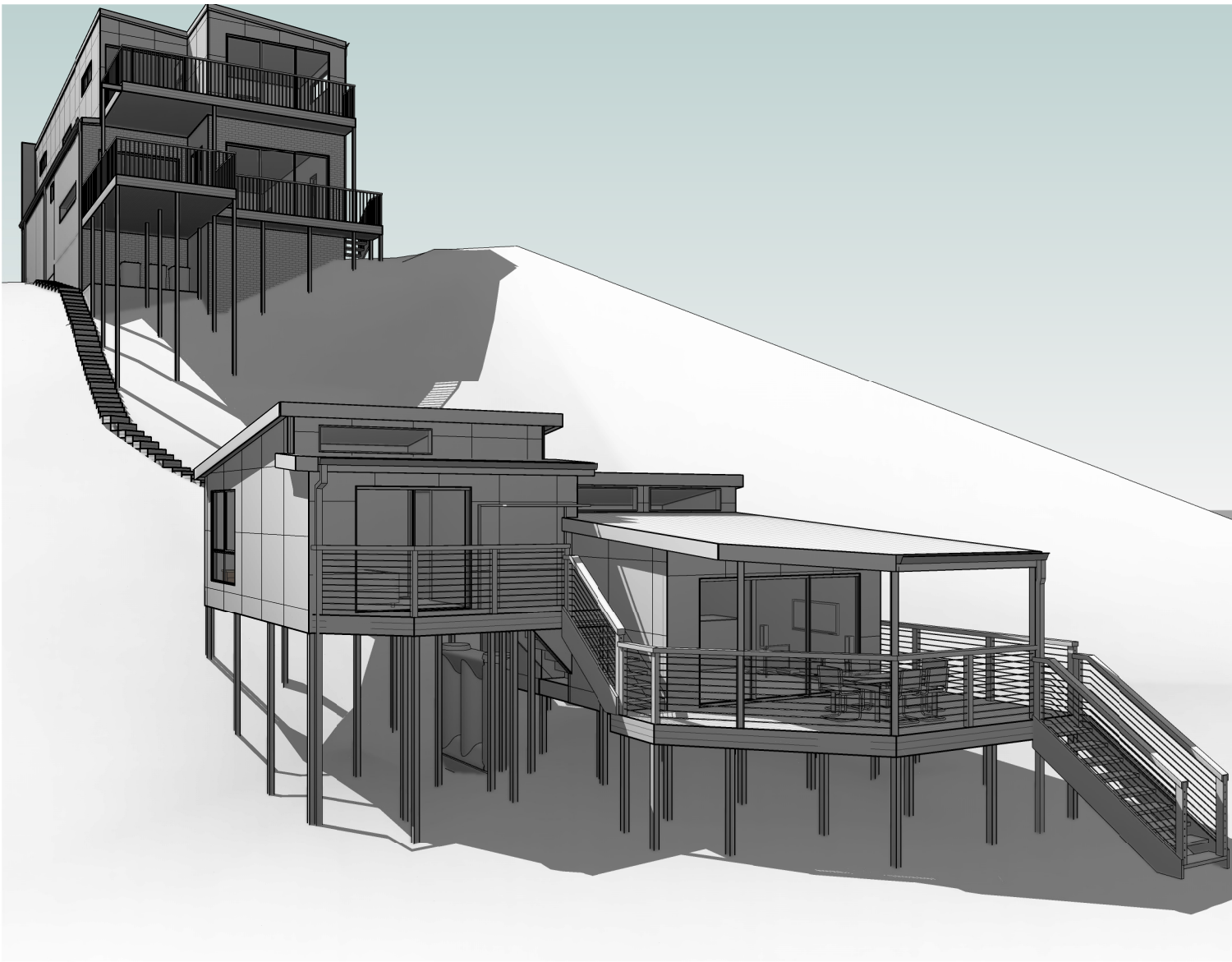
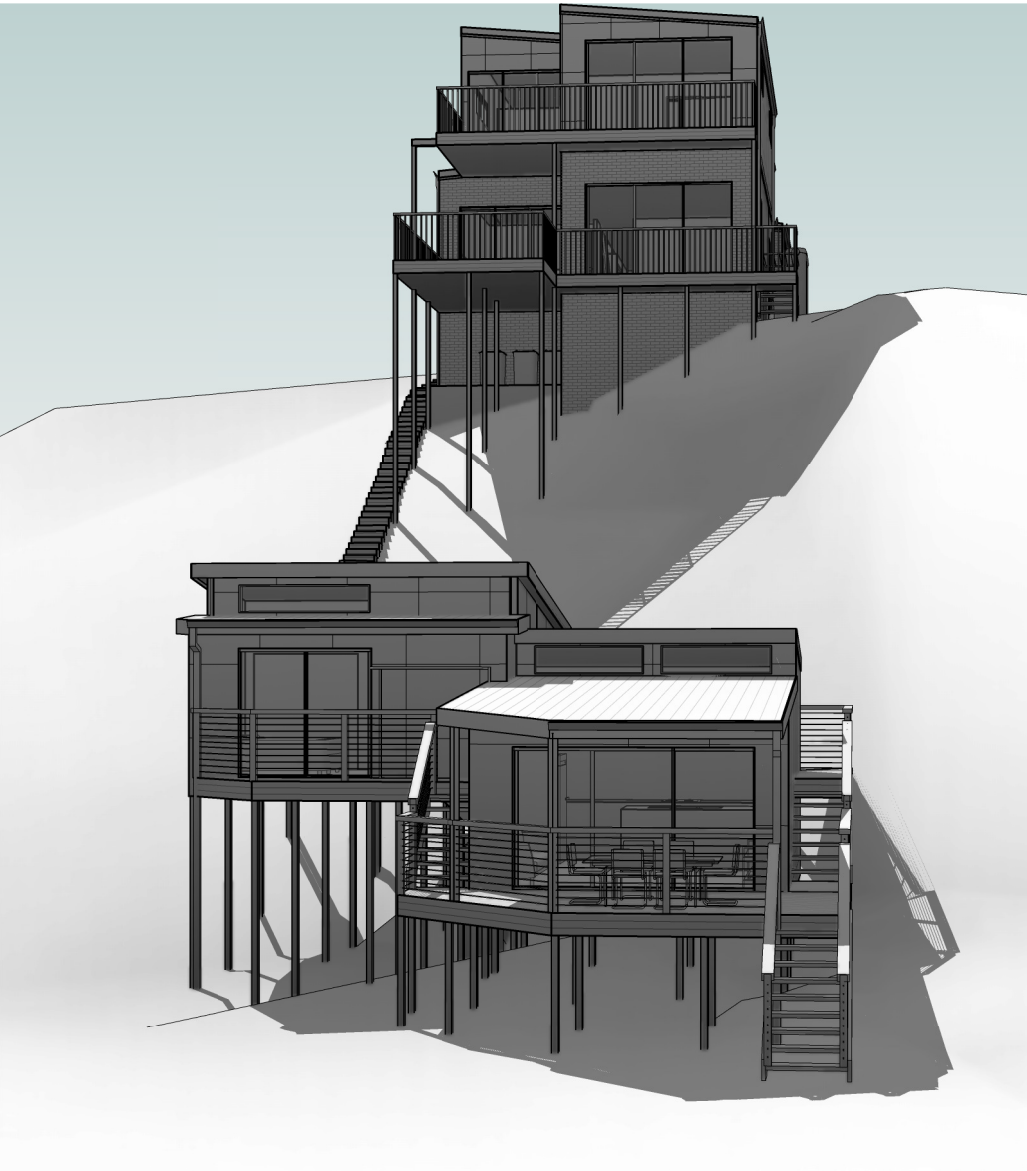
Note: boundaries to be pegged and setout confirmed before commencement of construction



- Note :** Severe Enviromental Classification
- Class 4 lintels
 - Salt resistant masonary and brick ties
 - COLORBOND® Ultra steel range for Roofing, Gutters, Downpipes and Fascias
 - All windows and doors to be installed suitable for a severe marine environment
 - All fixings and materials to be installed suitable for a severe marine environment

- 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



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: N3 (W41N) (Assumed)
Site Class: 'M' Soil Class: 'M'
Refer to Geotech report for more details

SURVEY NOTE :
Boundary dimensions have been taken from site information by others. Confirm boundaries before commencement of construction.

Revision Schedule		
Rev	Date	Description
O	02/09/20	Amended Basix
N	01/04/20	Tree Retention Plan Added
M	05/03/20	Client Changes
L	24/02/20	Council Changes

New Dwelling

Client:

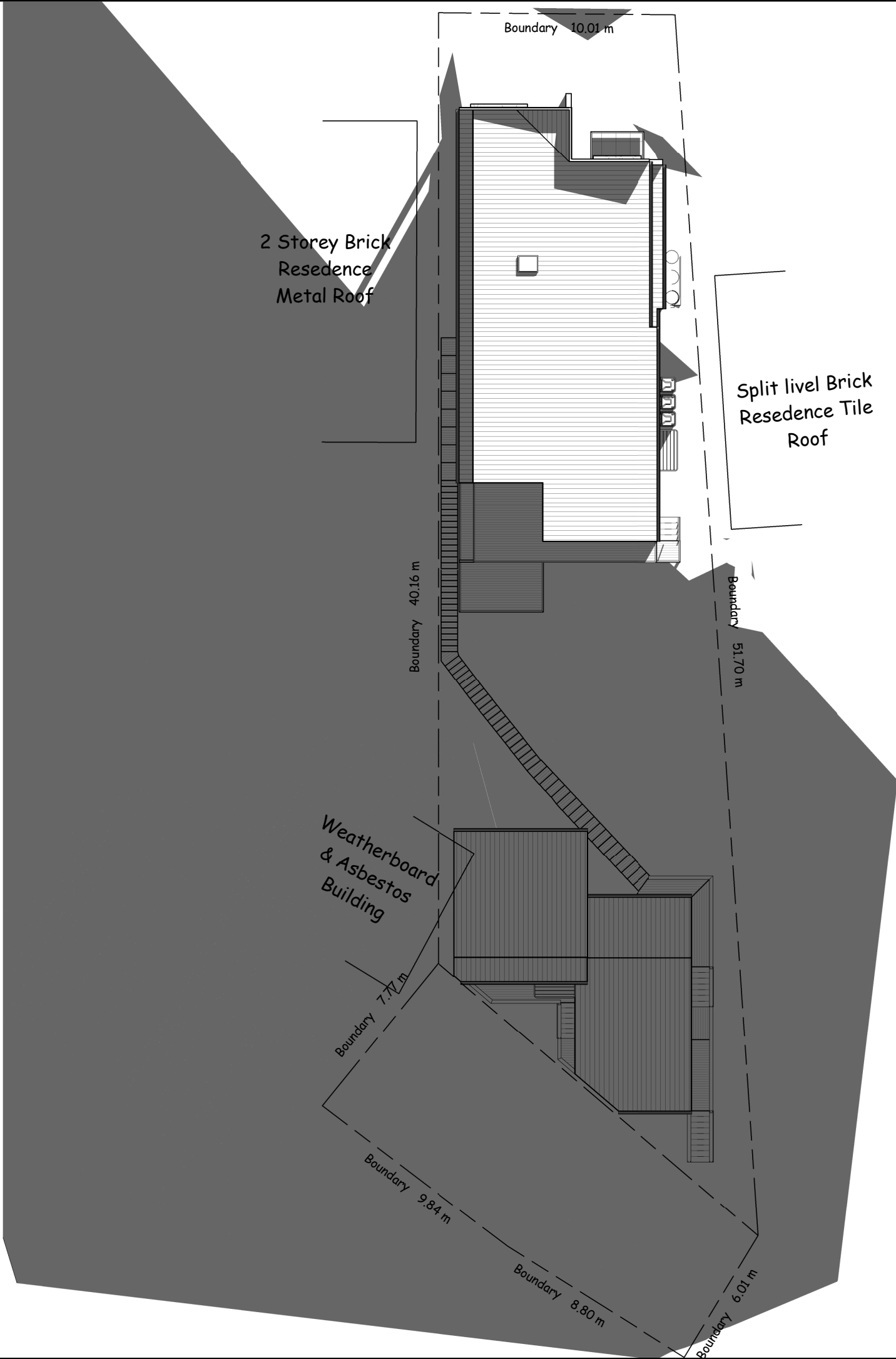
Address:

Date Started: 13-08-2019

Drawing No: 719-6970

Sheet: **Ar14**

Scale: @ A3



PLAN VISION

27 Eighth Street, Adamstown
W/ (02) 40231266 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. 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 discrepancies. See schedule of specifications for further details.

Wind Class: N3 (W41N) (Assumed)

Site Class: 'M' Soil Class: 'M'
Refer to Geotech report for more details

SURVEY NOTE :

Boundary dimensions have been taken from site information by others. Confirm boundaries before commencement of construction.

Revision Schedule

Rev	Date	Description
M	02/09/20	Amended Basix
L	01/04/20	Tree Retention Plan Added
K	05/03/20	Client Changes
J	24/02/20	Council Changes

New Dwelling

Client:

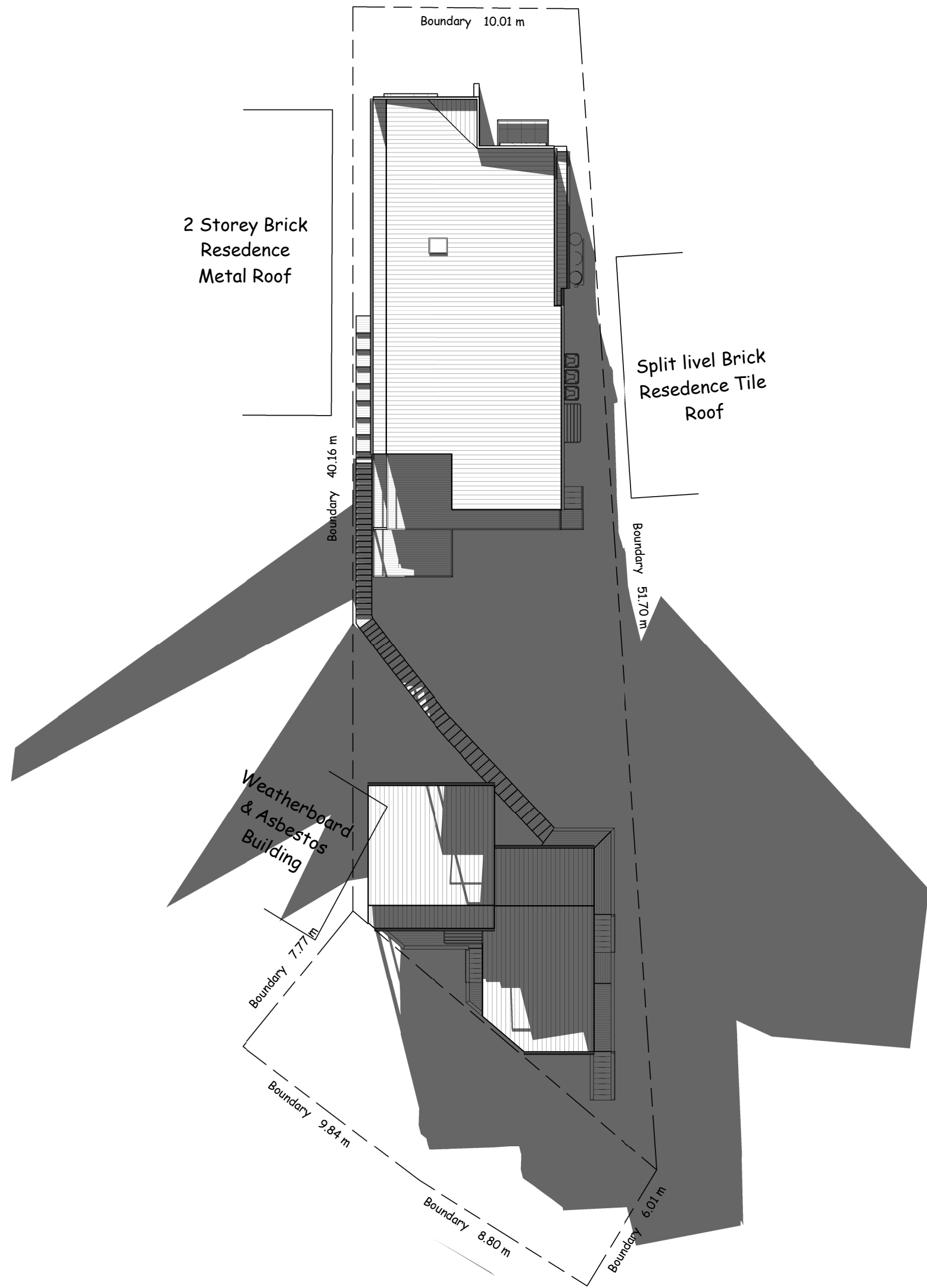
Address:

Date Started: 13-08-2019

Drawing No: 719-6970

Sheet: **Ar15**

Scale: 1 : 200 @ A3



PLAN VISION

27 Eighth Street, Adamstown
W/ (02) 40231266 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. 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 discrepancies. See schedule of specifications for further details.

Wind Class: N3 (W41N) (Assumed)

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

Refer to Geotech report for more details

SURVEY NOTE :

Boundary dimensions have been taken from site information by others. Confirm boundaries before commencement of construction.

Revision Schedule

Rev	Date	Description
M	02/09/20	Amended Basix
L	01/04/20	Tree Retention Plan Added
K	05/03/20	Client Changes
J	24/02/20	Council Changes

New Dwelling

Client:

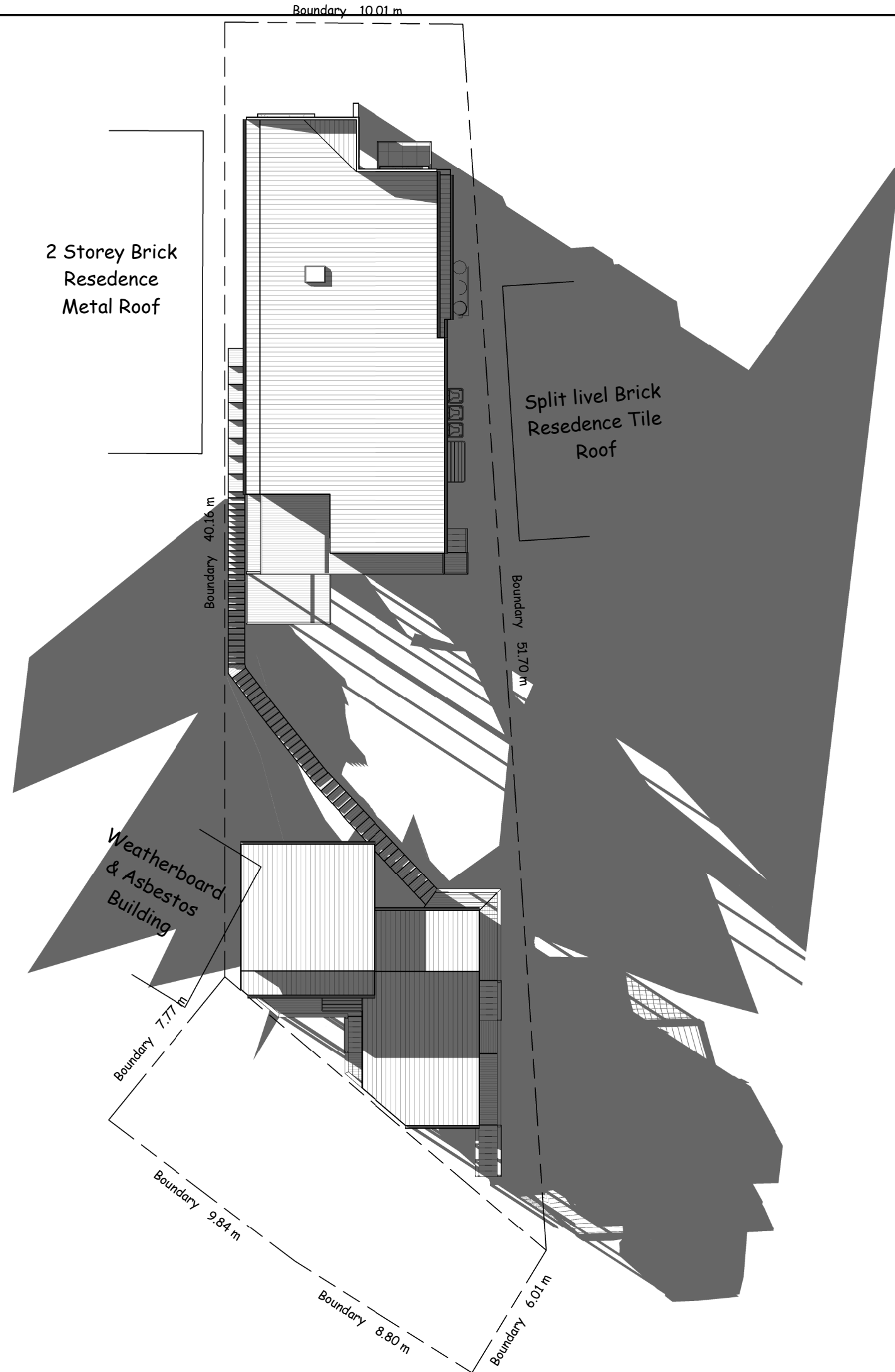
Address:

Date Started: 13-08-2019

Drawing No: 719-6970

Sheet: Ar16

Scale: 1 : 200 @ A3



PLAN VISION

27 Eighth Street, Adamstown
W/ (02) 40231266 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. 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: N3 (W41N) (Assumed)

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

Refer to Geotech report for more details

SURVEY NOTE :

Boundary dimensions have been taken from site information by others. Confirm boundaries before commencement of construction.

Revision Schedule

Rev	Date	Description
M	02/09/20	Amended Basix
L	01/04/20	Tree Retention Plan Added
K	05/03/20	Client Changes
J	24/02/20	Council Changes

New Dwelling

Client:

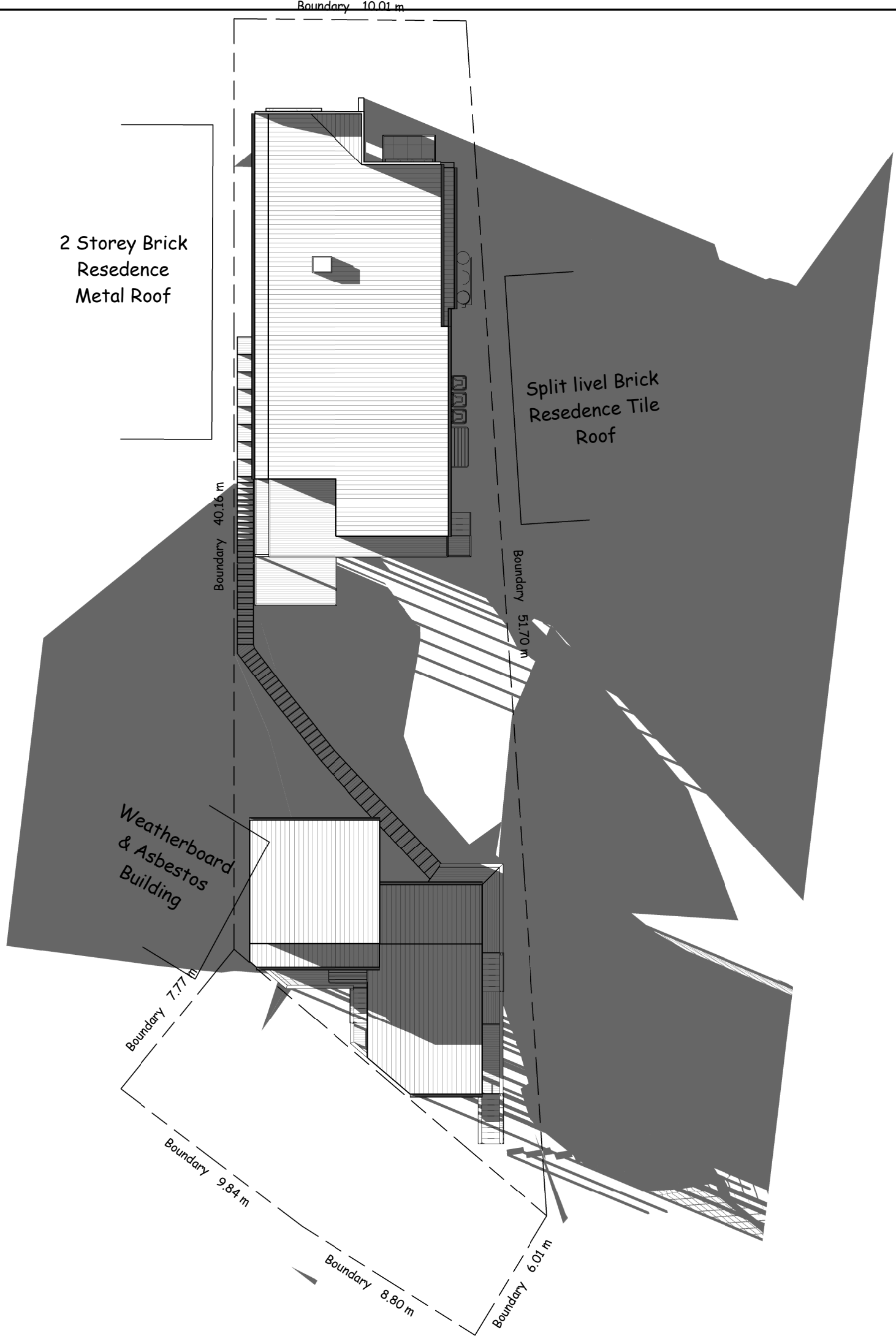
Address:

Date Started: 13-08-2019

Drawing No: 719-6970

Sheet: **Ar17**

Scale: 1 : 200 @ A3



PLAN VISION

27 Eighth Street, Adamstown
W/ (02) 40231266 M/ 0414 011 483

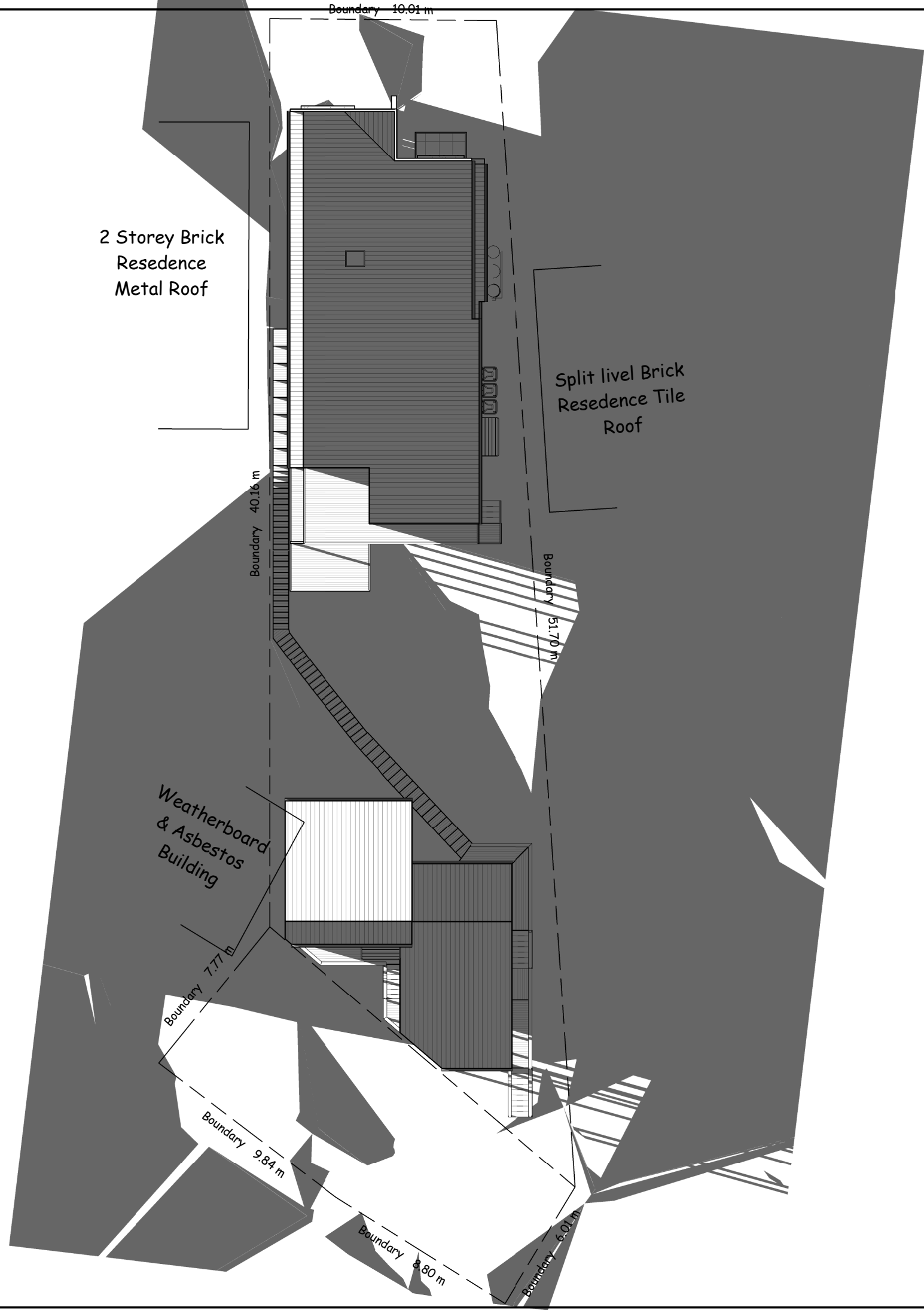
Revision Schedule		
Rev	Date	Description
C	02/09/20	Amended Basix
B	01/04/20	Tree Retention Plan Added
A	05/03/20	Client Changes

New Dwelling

Client:

Address:

Date Started:	13-08-2019
Drawing No:	719-6970
Sheet:	Ar18
Scale:	1 : 200 @ A3



PLAN VISION
27 Eighth Street, Adamstown
W/ (02) 40231266 M/ 0414 011 483

Revision Schedule

Rev	Date	Description
C	02/09/20	Amended Basix
B	01/04/20	Tree Retention Plan Added
A	05/03/20	Client Changes

New Dwelling

Client:

Address:

Date Started: 13-08-2019

Drawing No: 719-6970

Sheet: Ar19

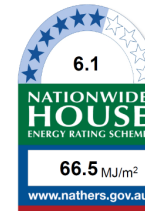
Scale: 1 : 200 @ A3



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

Note: Severe Environmental Classification

- Class 4 lintels
- Salt resistant masonry and brick ties
- COLORBOND® Ultra steel range for Roofing, Gutters, Downpipes and Fascias
- All windows and doors to be installed suitable for a severe marine environment
- All fixings and materials to be installed suitable for a severe marine environment



Certificate no.: 0004334652-01
Assessor Name: Mark Arnott
Accreditation no.: VIC/BDV/18/1880
Certificate date: 05 Nov 2019
Dwelling Address: 186 Marks Point Road Marks Point, NSW 2280
www.nathers.gov.au



Plan Vision Australia Ph: 4954 2422 Mob: 0414 011 483
enquiries@planvision.com.au

Important Note for Development Applicants:

The following specification details the requirements necessary to achieve the thermal performance values as indicated on the BASIX Certification. Once the development is approved by Council, these specifications will become a condition of consent and must be included in the built works. If you do not want to include these requirements, or need further information, please contact Plan Vision Australia

BASIX Certificate Number 1132340M September 2020

These are the Specifications upon which the Certified Assessment is based. If they vary from drawings or other written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the whole project. If alternate specifications are detailed, the location and extent of the alternate specification must be detailed below and / or clearly indicated on referenced documentation.

Water Commitments

Alternative Water:	Rainwater Tank Size 3,000L collected from 210m2 of roof connected To:		
Dwelling 1	Laundry W/M Cold Tap	All Toilets	
Alternative Water:	Rainwater Tank Size 3,000L collected from 53m2 of roof connected To:		
All Other dwellings	Laundry W/M Cold Tap	All Toilets	
Fixtures:			
3 Star Showerheads	3 Star Toilets	3 Star Kitchen Taps	3 Star BasinTaps

Thermal Comfort Commitments

Refer to TPA Spec on Plans

Energy Commitments

Hot Water	Electric Heat Pump, air sourced 36 to 40 STC		
Heating System	Living	None	
	Bedrooms	None	
Cooling System	Living	Ceiling fans	
	Bedrooms	Ceiling fans	
Ventilation	Bathrooms	no mechanical; natural	
	Kitchen	no mechanical; natural	
	Laundry	Natural ventilation	
Natural Lighting	Window/skylight in Kitchen	As drawn	
	Window/skylight in Bathrooms/Toilets	As drawn	
Artificial lighting (primarily lit by Fluoro or LED)		Dwelling 1	All other Dwellings
	Number of bedrooms	4	2
	Number of living/dining rooms	1	1
	Kitchen	Yes	Yes
	All bathrooms/toilets	2	1
	Laundry	Yes	Yes
	All Hallways	Yes	Yes

Other Commitments

Outdoor clothes line	Yes
Indoor clothes line	Yes
Stove/oven	Electric cooktop, electric oven
Other	"Well ventilated" fridge space

The proposal does not exceed 50% of the site

Site Area Schedule

Name	Area	Coverage	Overall
Deck	25.3 m ²	Covered	4%
Proposed Dwelling	157.1 m ²	Covered	24%
Proposed Granny Flat	62.8 m ²	Covered	10%
	245.1 m ²		37%
Proposed Driveway	17.7 m ²	Uncovered	3%
Remaining Site	394.6 m ²	Uncovered	60%
	412.2 m ²		63%

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

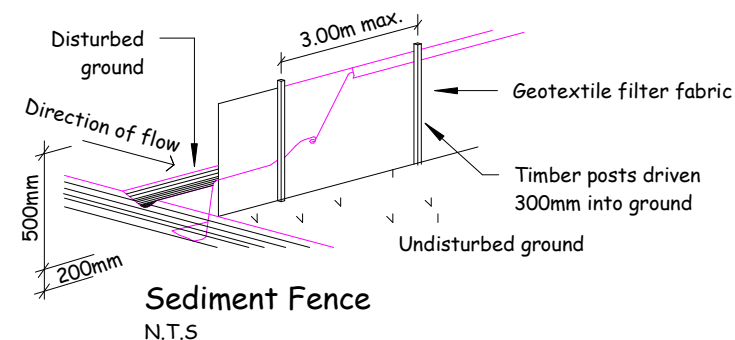
- Site works are not to start until the erosion and sediment control measures are installed and functional.
- Temporary sediment traps to be installed during construction (where applicable)
- Waste bins are to be provided for building waste or waste enclosure min. 1800 x 1800 x 1200mm high constructed 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.



27 Eighth Street, Adamstown
W/ (02) 40231266 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. 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 separate site confirmed Materials list. Plans are not intended to be the absolute medium for construction information accuracy due to site discrepancies. See schedule of specifications for further details.

Wind Class: N3 (W41N) (Assumed)

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

Refer to Geotech report for more details

SURVEY NOTE:

Boundary dimensions have been taken from site information by others. Confirm boundaries before commencement of construction.

Revision Schedule

Rev	Date	Description
O	02/09/20	Amended Basix
N	01/04/20	Tree Retention Plan Added
M	05/03/20	Client Changes
L	24/02/20	Council Changes

New Dwelling

Client:

Address:

Date Started: 13-08-2019

Drawing No: 719-6970

Sheet: Ar20

Scale: As indicated @ A3



Certificate no.: 0004334652
Assessor Name: Mark Arnott
Accreditation no.: VIC/BDV/18/1880
Certificate date: 05 Nov 2019
Dwelling Address: 186 Marks Point Road Marks Point, NSW 2280
www.nathers.gov.au





PLAN VISION

27 Eighth Street, Adamstown
W/ (02) 40231266 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. 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 discrepancies. See schedule of specifications for further details.

Wind Class: N3 (W41N) (Assumed)

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

Refer to Geotech report for more details

SURVEY NOTE :

Boundary dimensions have been taken from site information by others. Confirm boundaries before commencement of construction.

Revision Schedule

Rev	Date	Description
E	02/09/20	Amended Basix
D	01/04/20	Tree Retention Plan Added
C	05/03/20	Client Changes
B	24/02/20	Council Changes

New Dwelling

Client:

Address:

Date Started: 13-08-2019

Drawing No: 719-6970

Sheet: Ar21

Scale: @ A3

Encroachments into height envelope shown darker



PLAN VISION

27 Eighth Street, Adamstown
W/ (02) 40231266 M/ 0414 011 483

BUILDERS NOTE :

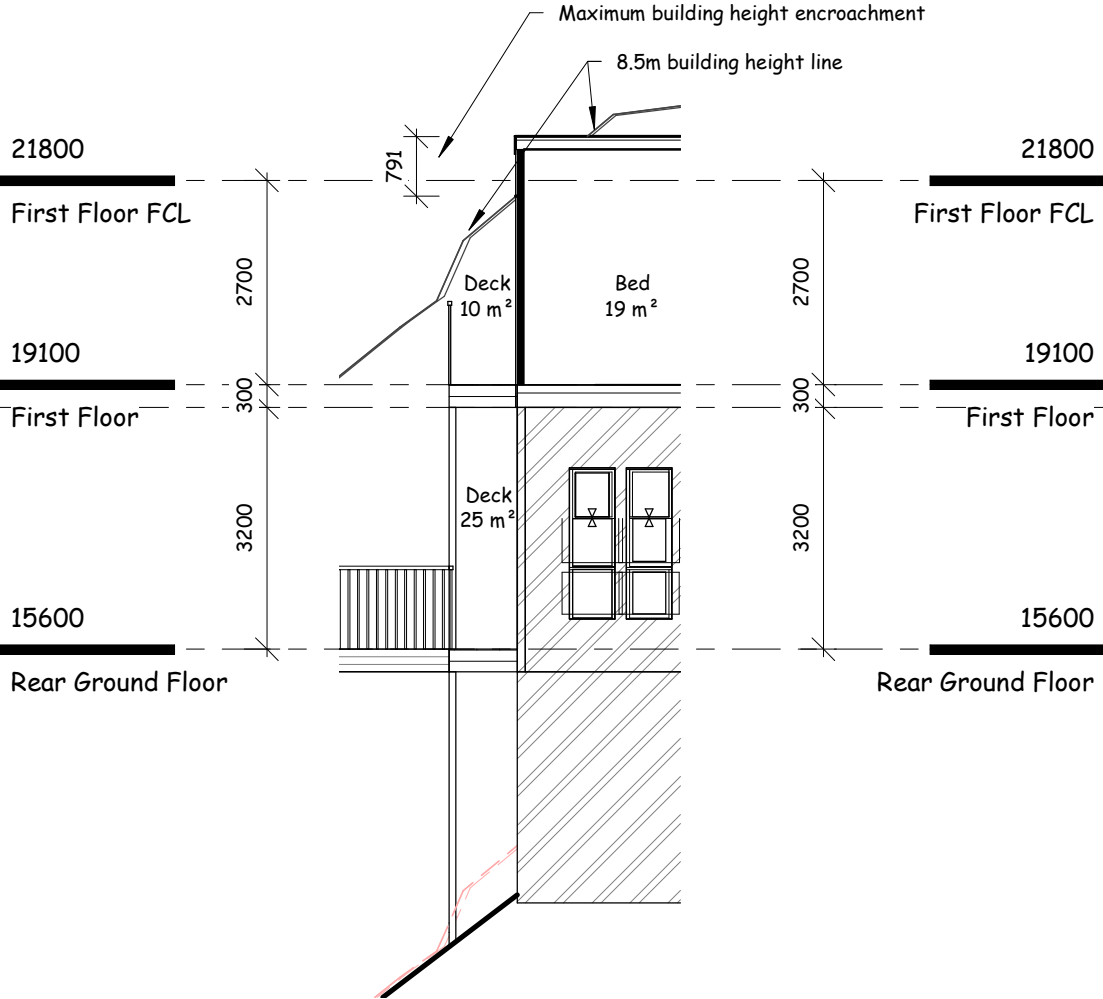
Use Dimensions in preference to scale. Site verify all dimensions before ordering Materials. Footings information shown on these plans may have to be changed if Builders site excavations reveal non-virgin ground. Consultation of Plan Vision Australia Pty Ltd would then be necessary to determine the required changes. 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 discrepancies. See schedule of specifications for further details.

Wind Class: N3 (W41N) (Assumed)

Site Class: 'M' Soil Class: 'M'
Refer to Geotech report for more details

SURVEY NOTE :

Boundary dimensions have been taken from site information by others. Confirm boundaries before commencement of construction.



Revision Schedule

Rev	Date	Description
E	02/09/20	Amended Basix
D	01/04/20	Tree Retention Plan Added
C	05/03/20	Client Changes
B	24/02/20	Council Changes

New Dwelling

Client:

Address:

Date Started: 13-08-2019

Drawing No: 719-6970

Sheet: Ar22

Scale: 1 : 100 @ A3



27 Eighth Street, Adamstown
W/ (02) 40231266 M/ 0414 011 483

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 to be ordered are only to be ordered from a Builders or applicable product manufacturers seperate site confirmed Materials list.

Wind Class: N3 (W41N) (Assumed)

Refer to Geotech report for more details

Boundary dimensions have been taken from site information by others. Confirm boundaries before commencement of construction.

New Dwelling

Address:

Scale: 1 : 250 @ A3