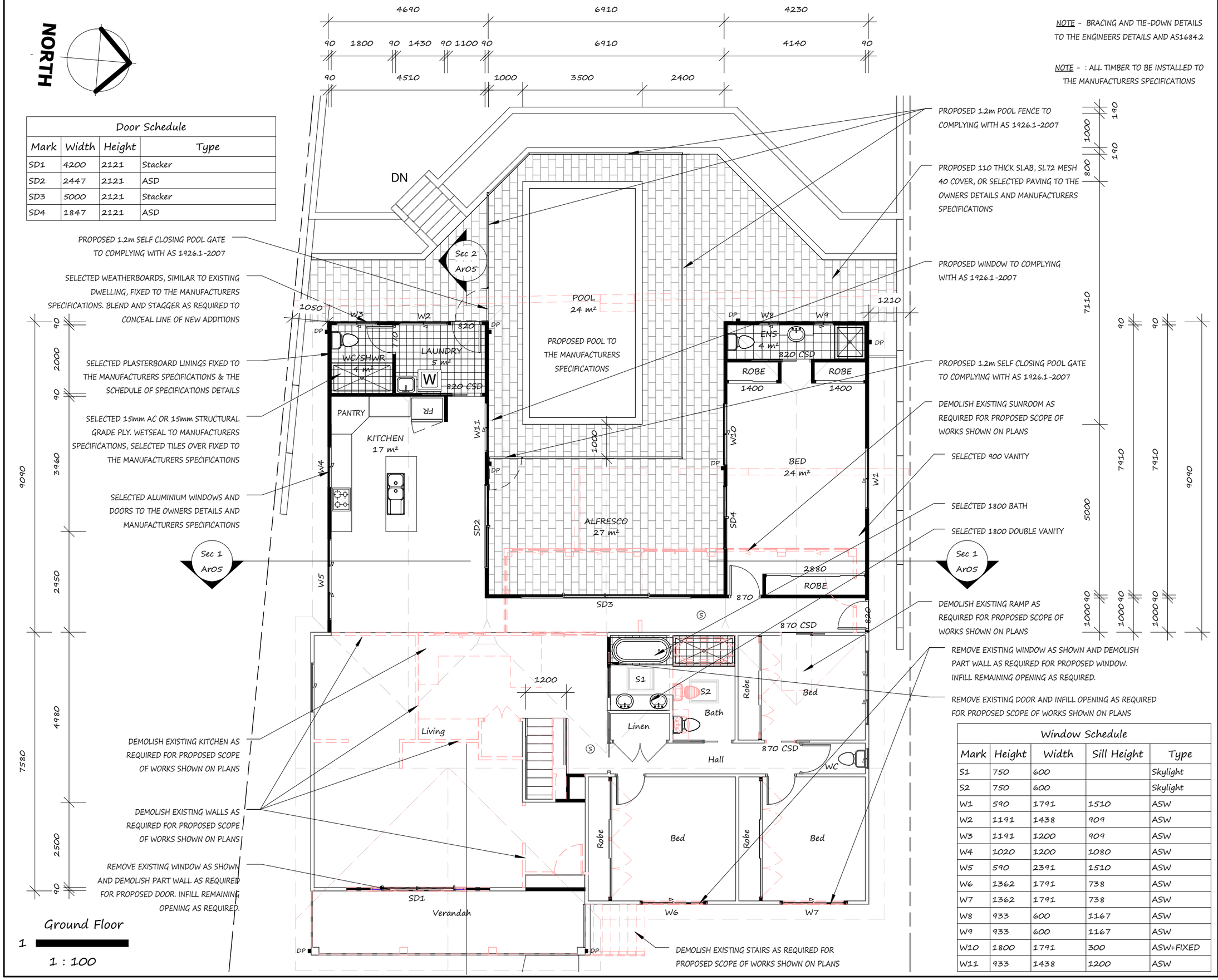
NORTH

Door Schedule			
Mark	Width	Height	Type
SD1	4200	2121	Stacker
SD2	2447	2121	ASD
SD3	5000	2121	Stacker
SD4	1847	2121	ASD



PROPOSED 1.2m SELF CLOSING POOL GATE TO COMPLYING WITH AS 1926.1-2007

SELECTED WEATHERBOARDS, SIMILAR TO EXISTING DWELLING, FIXED TO THE MANUFACTURERS SPECIFICATIONS. BLEND AND STAGGER AS REQUIRED TO CONCEAL LINE OF NEW ADDITIONS

SELECTED PLASTERBOARD LININGS FIXED TO THE MANUFACTURERS SPECIFICATIONS & THE SCHEDULE OF SPECIFICATIONS DETAILS

SELECTED 15mm AC OR 15mm STRUCTURAL GRADE PLY. WETSEAL TO MANUFACTURERS SPECIFICATIONS, SELECTED TILES OVER FIXED TO THE MANUFACTURERS SPECIFICATIONS

SELECTED ALUMINIUM WINDOWS AND DOORS TO THE OWNERS DETAILS AND MANUFACTURERS SPECIFICATIONS

DEMOLISH EXISTING KITCHEN AS REQUIRED FOR PROPOSED SCOPE OF WORKS SHOWN ON PLANS

DEMOLISH EXISTING WALLS AS REQUIRED FOR PROPOSED SCOPE OF WORKS SHOWN ON PLANS

REMOVE EXISTING WINDOW AS SHOWN AND DEMOLISH PART WALL AS REQUIRED FOR PROPOSED DOOR. INFILL REMAINING OPENING AS REQUIRED.

PROPOSED 1.2m POOL FENCE TO COMPLYING WITH AS 1926.1-2007

PROPOSED 110 THICK SLAB, SL72 MESH 40 COVER, OR SELECTED PAVING TO THE OWNERS DETAILS AND MANUFACTURERS SPECIFICATIONS

PROPOSED WINDOW TO COMPLYING WITH AS 1926.1-2007

PROPOSED 1.2m SELF CLOSING POOL GATE TO COMPLYING WITH AS 1926.1-2007

DEMOLISH EXISTING SUNROOM AS REQUIRED FOR PROPOSED SCOPE OF WORKS SHOWN ON PLANS

SELECTED 900 VANITY

SELECTED 1800 BATH

SELECTED 1800 DOUBLE VANITY

DEMOLISH EXISTING RAMP AS REQUIRED FOR PROPOSED SCOPE OF WORKS SHOWN ON PLANS

REMOVE EXISTING WINDOW AS SHOWN AND DEMOLISH PART WALL AS REQUIRED FOR PROPOSED WINDOW. INFILL REMAINING OPENING AS REQUIRED.

REMOVE EXISTING DOOR AND INFILL OPENING AS REQUIRED FOR PROPOSED SCOPE OF WORKS SHOWN ON PLANS

DEMOLISH EXISTING STAIRS AS REQUIRED FOR PROPOSED SCOPE OF WORKS SHOWN ON PLANS

Ground Floor

1 : 100

NOTE - BRACING AND TIE-DOWN DETAILS TO THE ENGINEERS DETAILS AND AS1684.2

NOTE - : ALL TIMBER TO BE INSTALLED TO THE MANUFACTURERS SPECIFICATIONS

Window Schedule				
Mark	Height	Width	Sill Height	Type
S1	750	600		Skylight
S2	750	600		Skylight
W1	590	1791	1510	ASW
W2	1191	1438	909	ASW
W3	1191	1200	909	ASW
W4	1020	1200	1080	ASW
W5	590	2391	1510	ASW
W6	1362	1791	738	ASW
W7	1362	1791	738	ASW
W8	933	600	1167	ASW
W9	933	600	1167	ASW
W10	1800	1791	300	ASW+FIXED
W11	933	1438	1200	ASW

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

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Assumed N2 (W33N) Wind Speed

Assumed Class 'M'

SURVEY NOTE :

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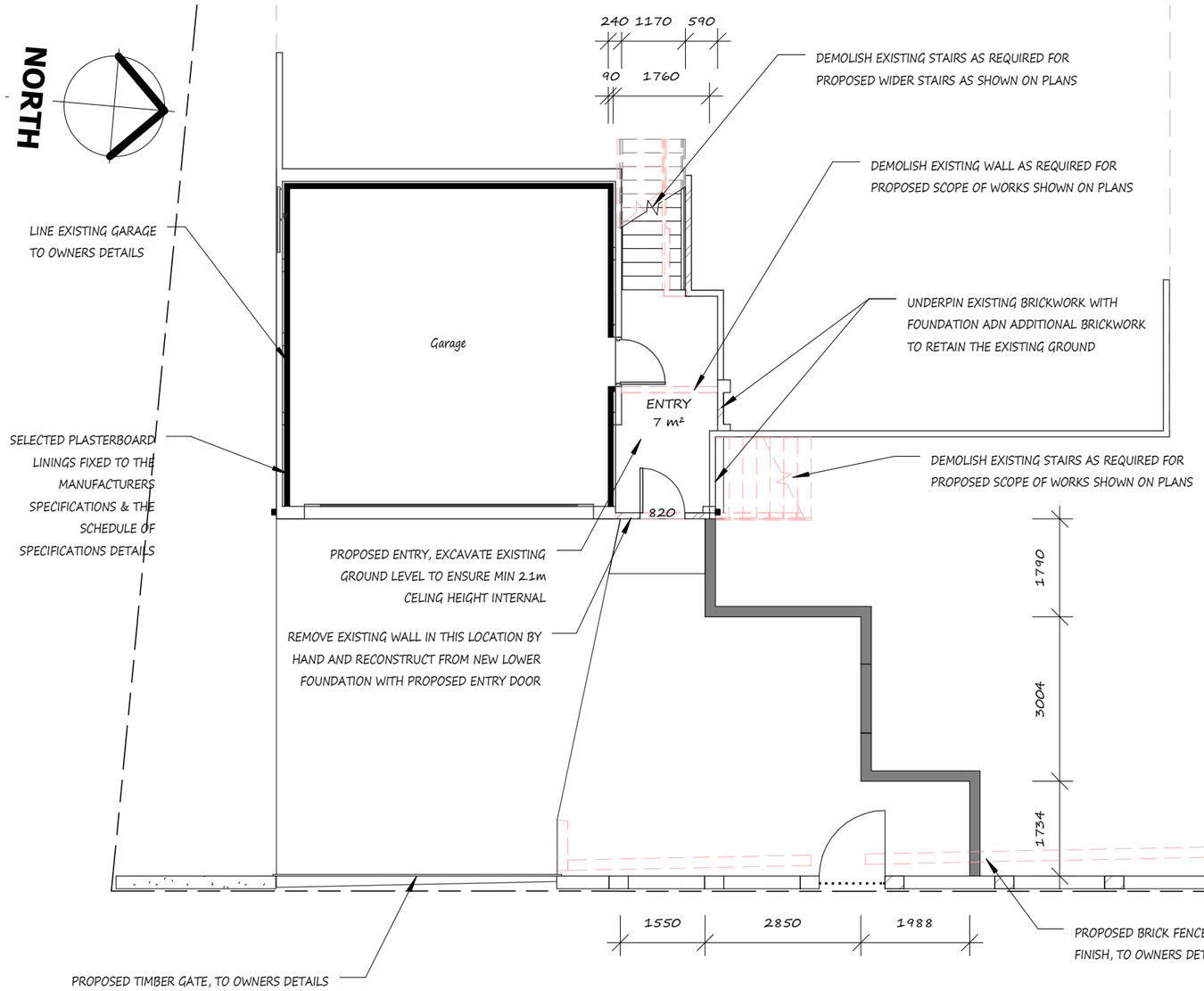
Revision Schedule		
Date	Description	Issued by
03.06.14	Fence changes	MWA
27.06.14	Survey added + Changes	MG
25.07.14	Client Changes	MWG
21.01.15	Fence Changes	MJG

Client:

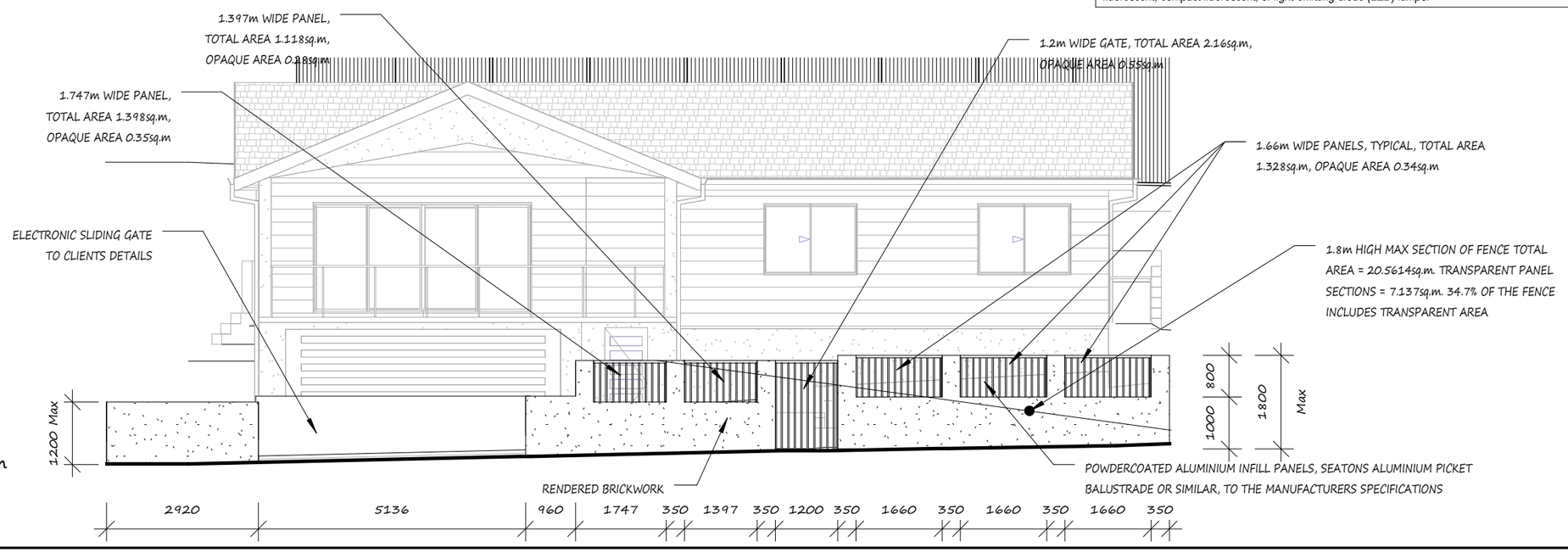
Address:

Date:	16-01-14
Drawn By:	MG
Drawing No:	114-4568
Sheet:	Ar01
Scale:	1 : 100 @ A3



Garage Floor

1 : 100



Front Fence Elevation

2 : 1 : 100

NOTE - BRACING AND TIE-DOWN DETAILS TO THE ENGINEERS DETAILS AND AS1684.2

NOTE - : ALL TIMBER TO BE INSTALLED TO THE MANUFACTURERS SPECIFICATIONS

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 A186226 **April 2014**

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.

External Wall Construction	*Insulation*	*Colour (Solar Absorptance)*	*Detail*
Stud Framed	R1.3 (or 1.7 icluding construction)	Any	

Internal Wall Construction	*Insulation*	*Detail*
Plasterboard on studs	none	

Ceiling Construction	*Insulation*	*Detail*
Plasterboard	R2.5	

Roof Construction	*Insulation*	*Colour (Solar Absorptance)*	*Detail*
Metal	Foil/Sarking	Medium (solar absorptance 0.475 - 0.70)	

Floor Construction	*Insulation*	*Covering*	*Detail*
Concrete Slab on Ground	Nil	As drawn (if not noted default values used)	

Windows	*Glass and frame type*	*U*	*SHGC*	*Detail*
W1	Single clear Aluminium	6.44	0.75	Projection/height > 0.43
W2-3	Low-e clear Aluminium	4.48	0.46	600 Eave
W4-5	Single clear Aluminium	6.44	0.75	600 Eave
W6-9	Low-e clear Aluminium	4.48	0.46	600 Eave
W10	Single clear Aluminium	6.44	0.75	600 Eave
W11	Low-e clear Aluminium	4.48	0.46	600 Eave
SD1-4	Single clear Aluminium	6.44	0.75	Pergola >=900 mm

Plumbing

The owner/builder must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The owner/builder 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 owner/builder must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Lighting

The owner/builder must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

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Assumed N2 (W33N) Wind Speed

Assumed Class 'M'

SURVEY NOTE :

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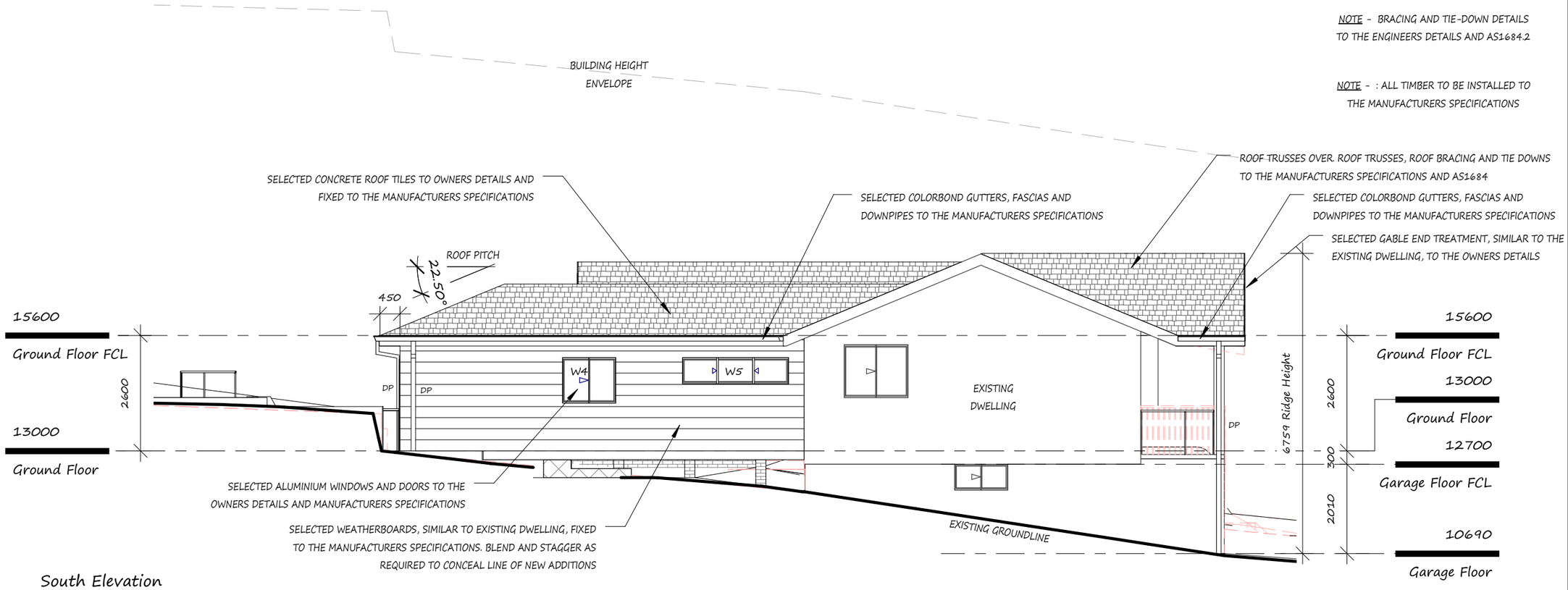
Revision Schedule

Date	Description	Issued by
03.06.14	Fence changes	MWA
27.06.14	Survey added + Changes	MG
25.07.14	Client Changes	MWG
21.01.15	Fence Changes	MJG

Client:

Address:

Date:	16-01-14
Drawn By:	MG
Drawing No:	114-4568
Sheet:	Ar02
Scale:	1 : 100 @ A3



Plan Vision Australia

27 Eighth Street, Adamstown

W/ (02) 40231266 M/ 0414 011 483

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25.07.14	Client Changes	MWG
21.01.15	Fence Changes	MJG

Client:

Address:

Date:	16-01-14
Drawn By:	MG
Drawing No:	114-4568
Sheet:	Ar03
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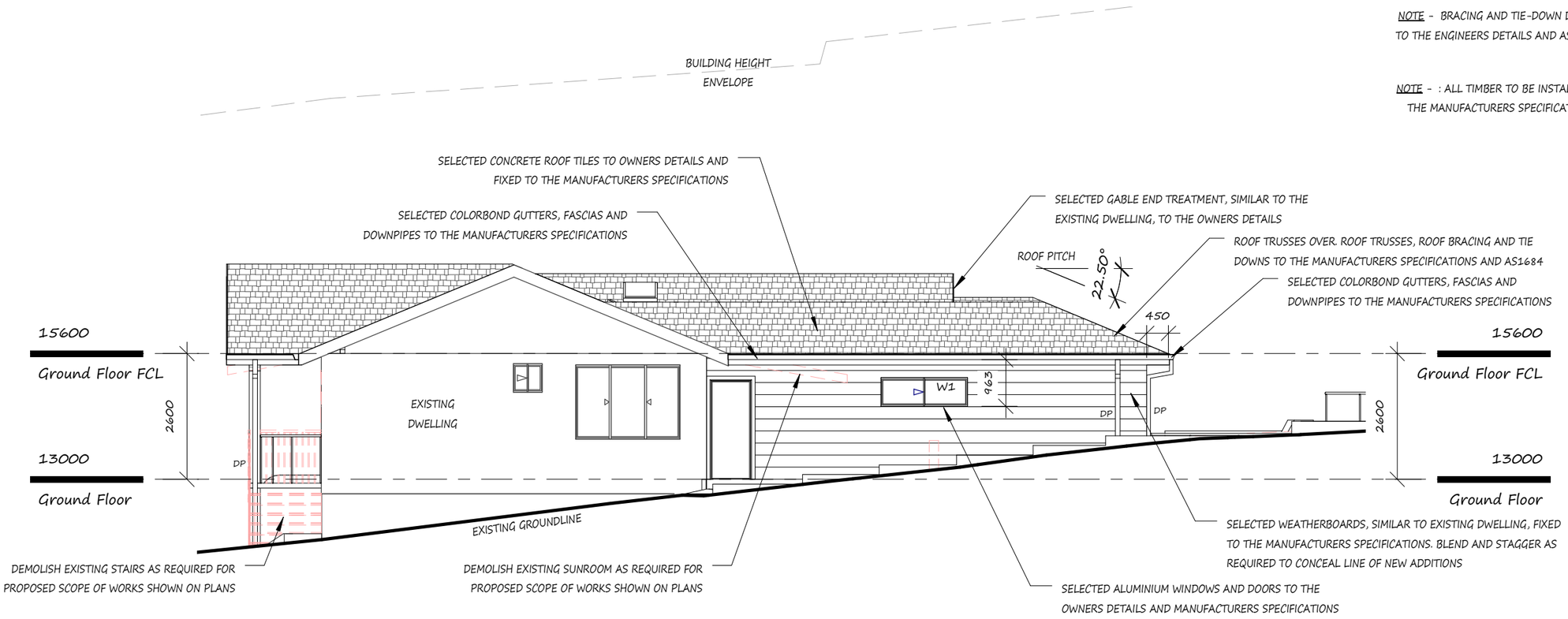
NOTE - BRACING AND TIE-DOWN DETAILS TO THE ENGINEERS DETAILS AND AS1684.2

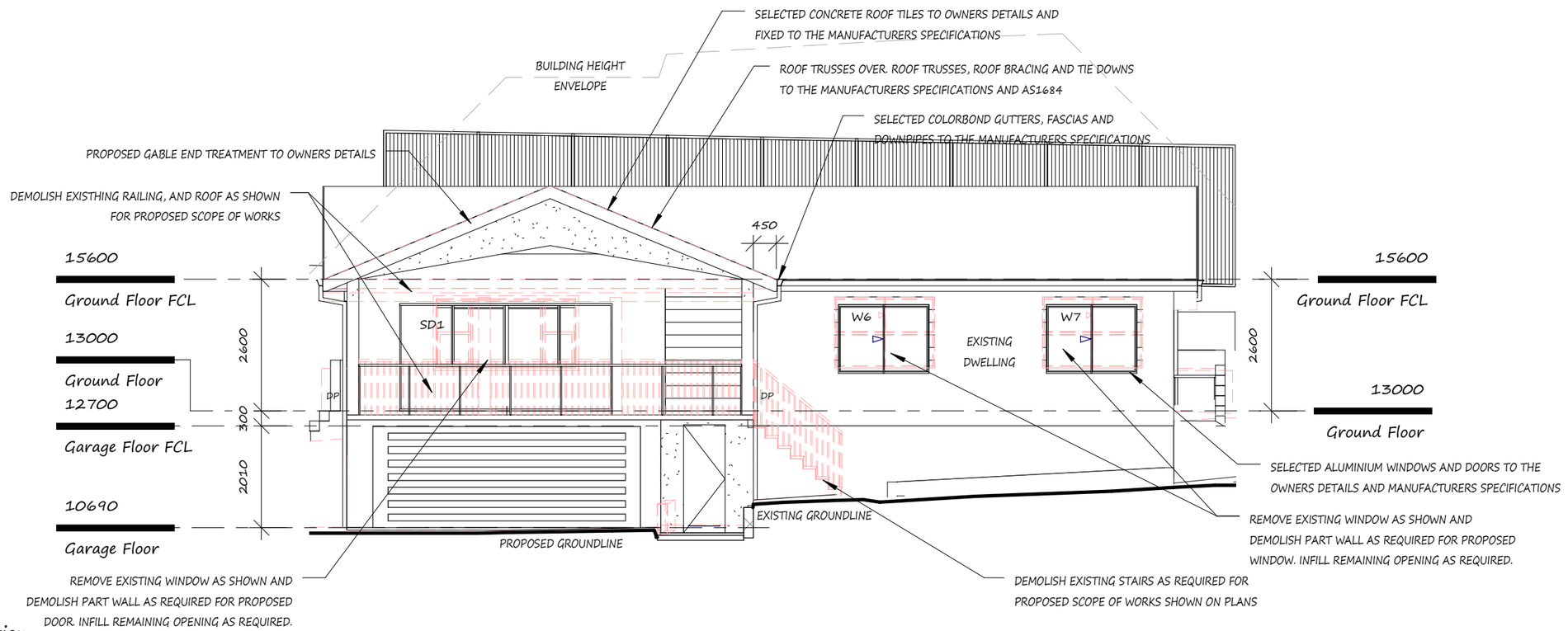
NOTE - : ALL TIMBER TO BE INSTALLED TO THE MANUFACTURERS SPECIFICATIONS



North Elevation

1

1 : 100



East Elevation

2

1 : 100

Plan Vision Australia

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Assumed N2 (W33N) Wind Speed

Assumed Class 'M'

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25.07.14	Client Changes	MWG
21.01.15	Fence Changes	MJG

Client:

Address:

Date:	16-01-14
Drawn By:	MG
Drawing No:	114-4568
Sheet:	Ar04
Scale:	1 : 100 @ A3

NOTE - BRACING AND TIE-DOWN DETAILS TO THE ENGINEERS DETAILS AND AS1684.2

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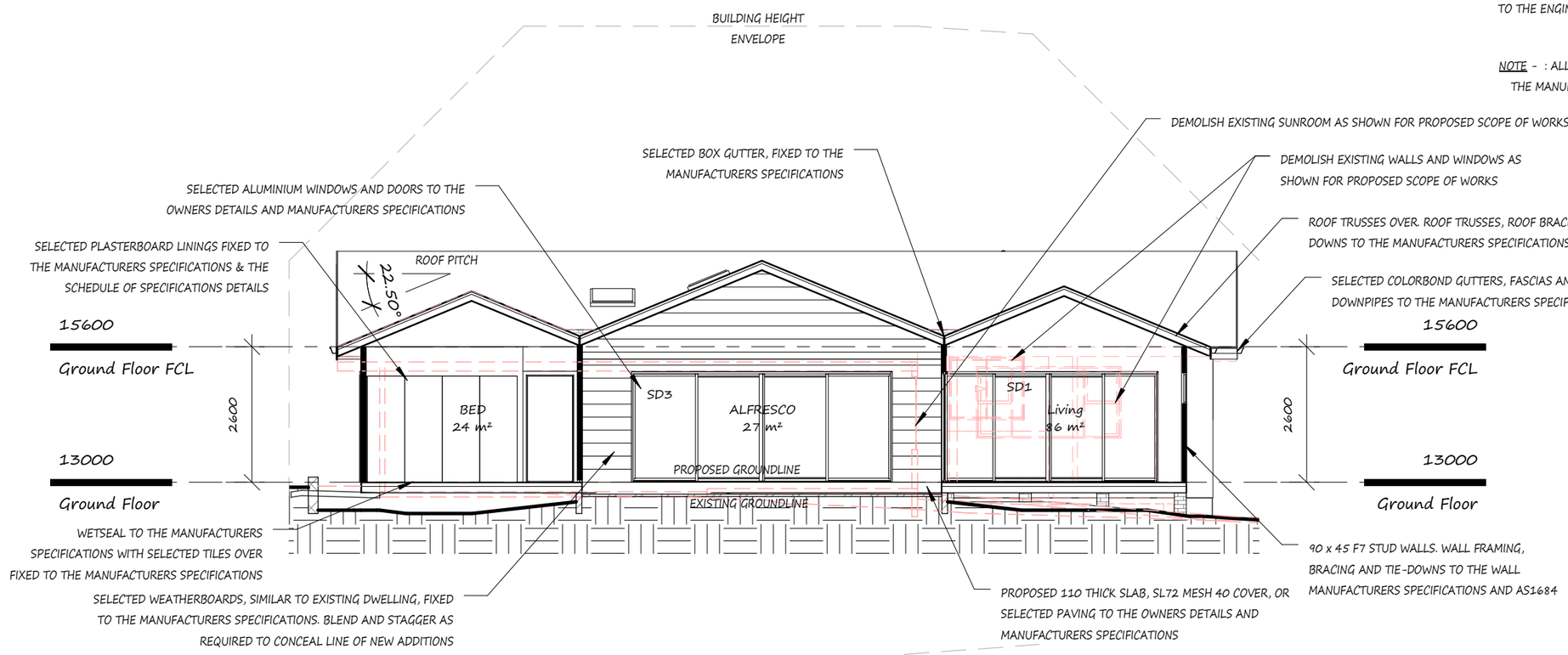
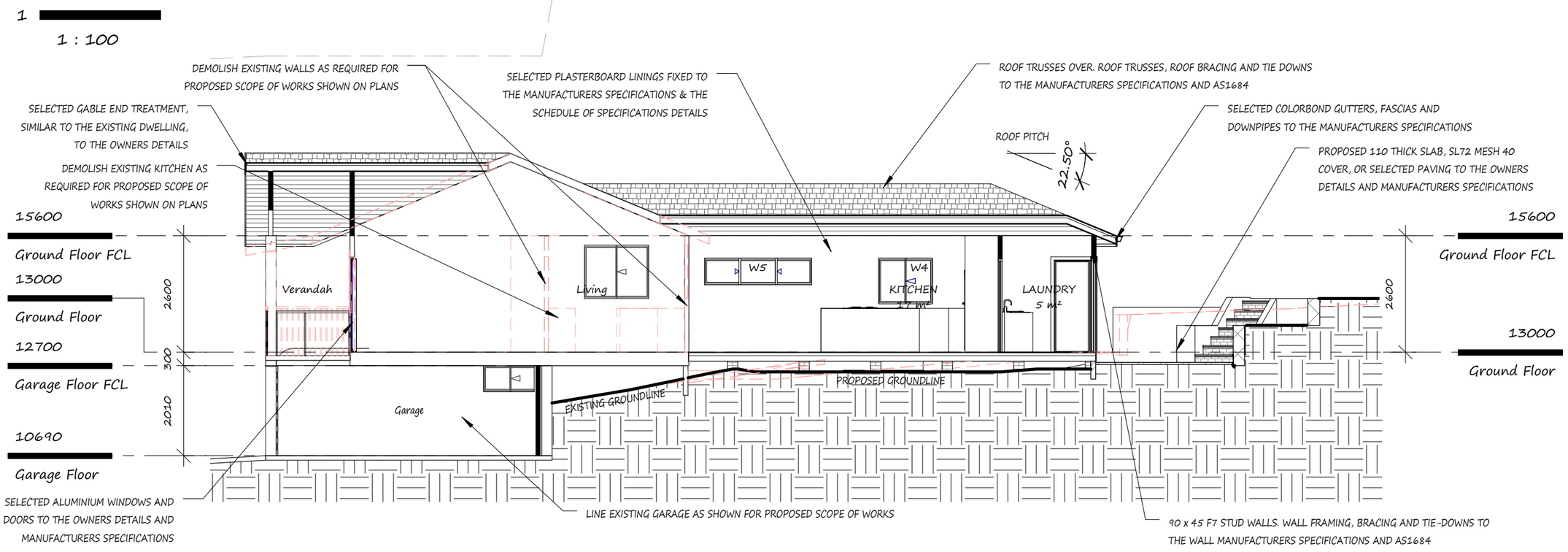


Sec 1

1

1 : 100



Sec 2

2

1 : 100

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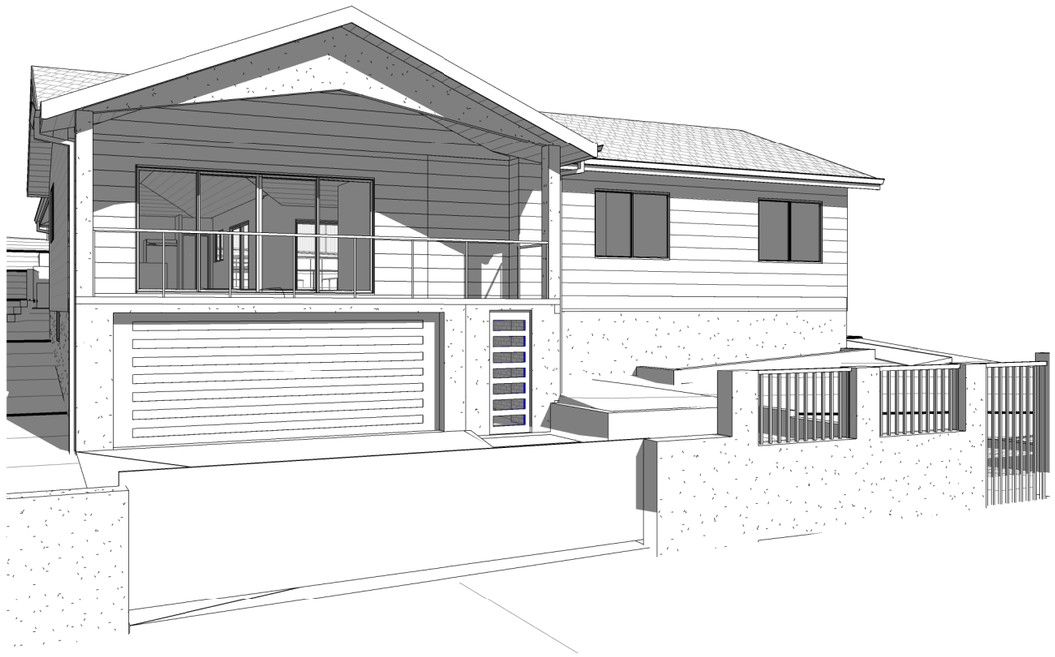
Client:

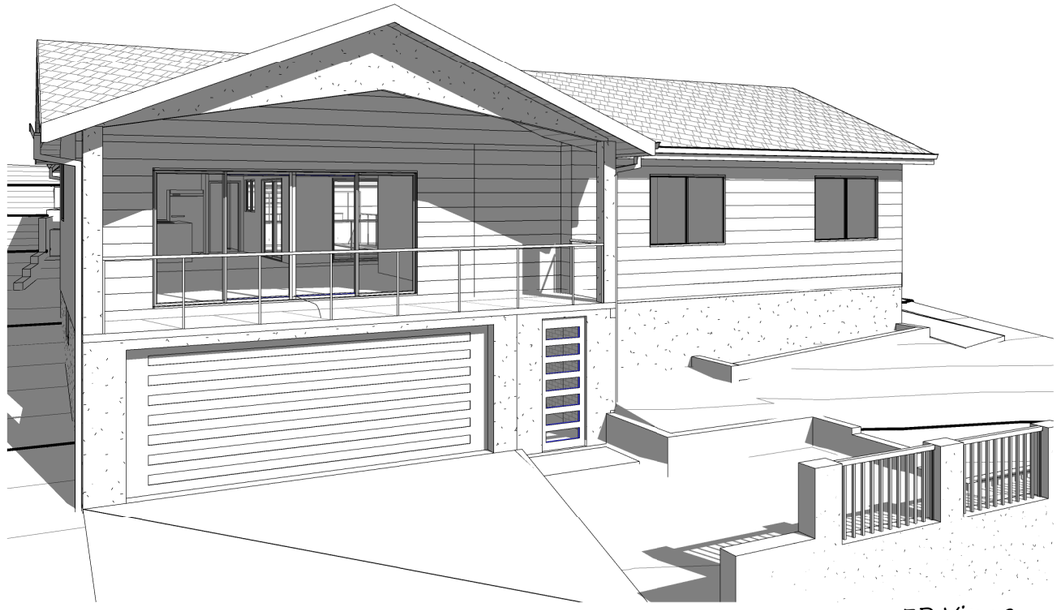
Address:

Date:	16-01-14
Drawn By:	MG
Drawing No:	114-4568
Sheet:	AR05
Scale:	1 : 100 @ A3



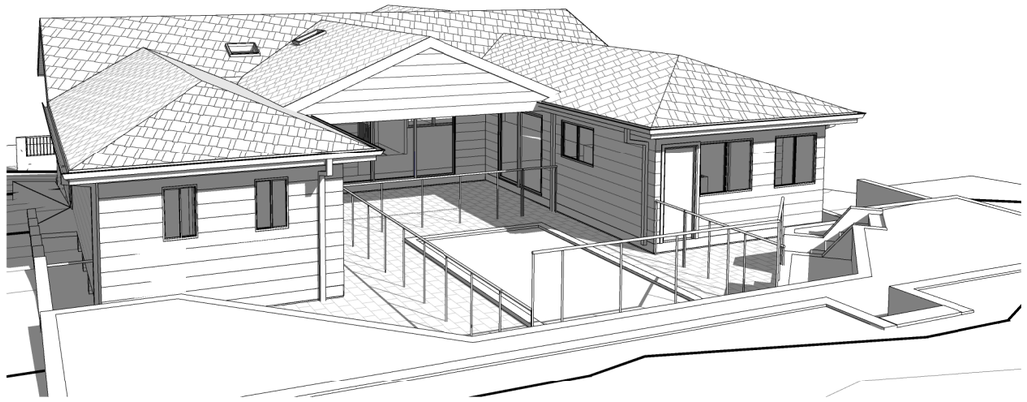
3D View 1

1



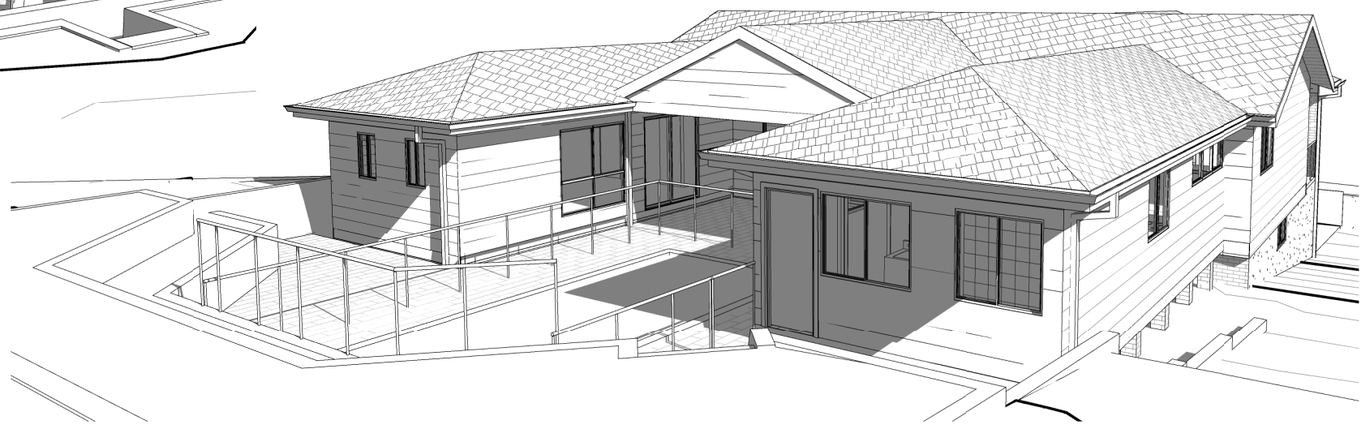
3D View 2

2



3D View 3

3



3D View 4

4

Plan Vision Australia

27 Eighth Street, Adamstown

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Assumed N2 (W33N) Wind Speed

Assumed Class 'M'

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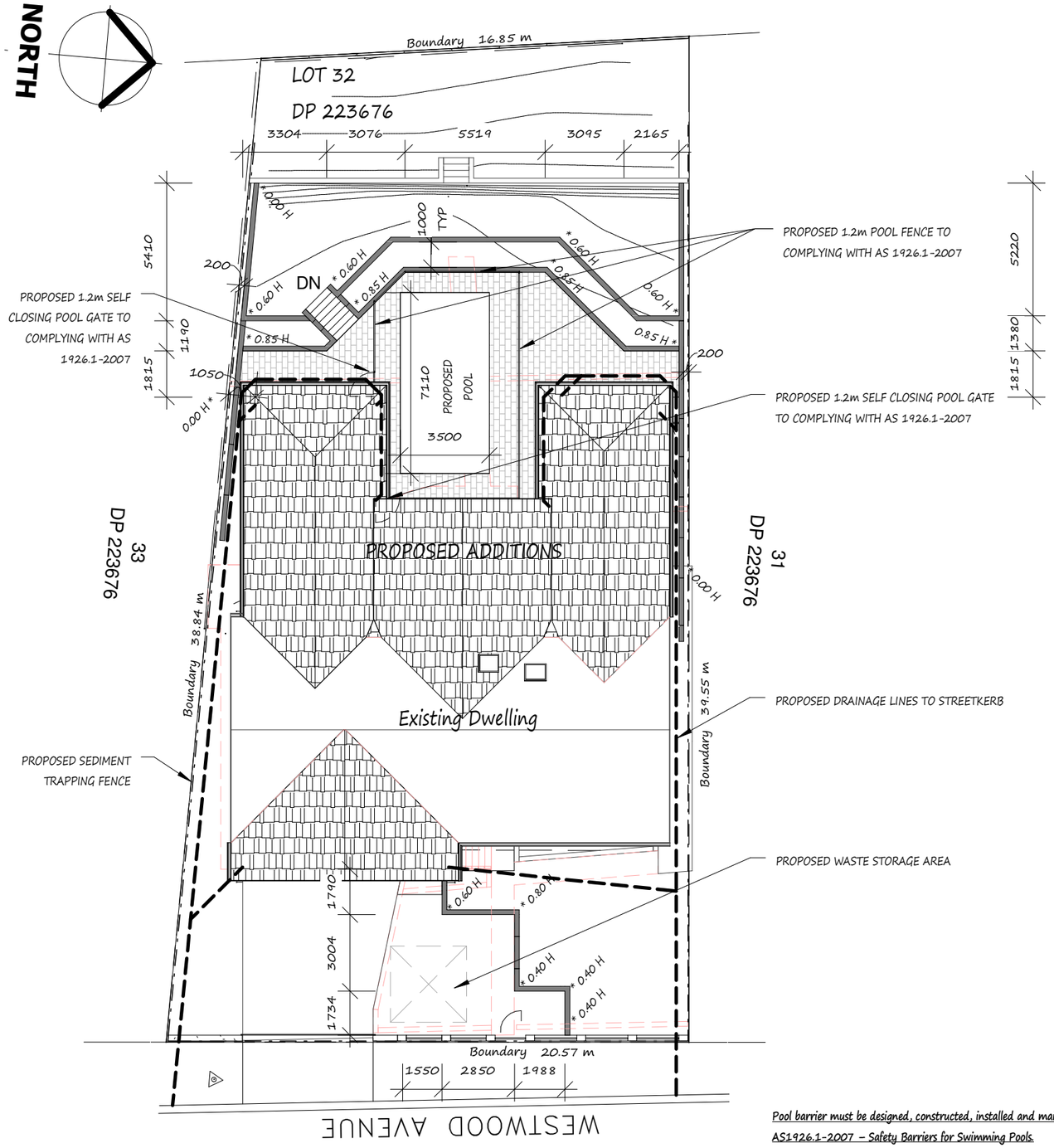
25.07.14	Client Changes	MWG
21.01.15	Fence Changes	MJG

Client:

Address:

Date:	16-01-14
Drawn By:	MG
Drawing No:	114-4568
Sheet:	Ar06
Scale:	@ A3



Site Plan

1 : 200

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

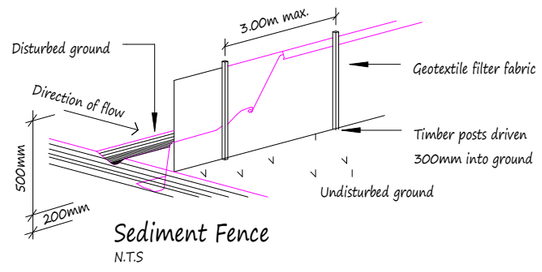
- Site works are not to start until the erosion and sediment control measures are installed and functional.
- Temporary sediment traps to be installed during construction (where applicable)
- Waste bins are to be provided for building waste or waste enclosure min. 1800 x 1800 x 1200mm high constructed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



Sediment Fence

N.T.S

Pool barrier must be designed, constructed, installed and maintained in accordance with the Australian Standard AS1926.1-2007 – Safety Barriers for Swimming Pools.

Swimming Pool Fence Requirements:

- Internal swimming pool fencing height must be at least 1.2m high around the perimeter, measured on the outside of the fencing
- Boundary fence used as pool fencing to be 1800mm in height measured from inside of pool enclosure
- Minimum 900mm separation between the upper and lower horizontal components of the fence to maintain a non-climbable zone
- Maximum 100mm gap under the fence
- Maximum 100mm gap in barrier components, allowing for any flex in the material
- Non-climbable zone extends from the barrier 300mm into pool area and 900mm outside pool area
- All swimming pool fencing must be in good condition, i.e. with no holes, broken, or loose palings
- There must be no objects such as BBQs, furniture, planter boxes, trees, or shrubs within 900mm of the fence, which could allow a child to climb over the fence
- Gates to the swimming pool area must open outwards and must be fully self-closing and self-latching from any open position.
- An appropriate resuscitation sign must be displayed in the immediate vicinity of the pool area

Floor To Space Schedule Ratio	
Name	Area
Existing Dwelling	125 m²
Proposed Additions	92 m²
Proposed Entry	8 m²
	224 m²
Site	741 m²
	741 m²

FSR = 1:0.30

Plan Vision Australia

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Assumed N2 (W33N) Wind Speed

Assumed Class 'M'

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27.06.14	Survey added + Changes	MG
25.07.14	Client Changes	MWG
21.01.15	Fence Changes	MJG

Client:

Address:

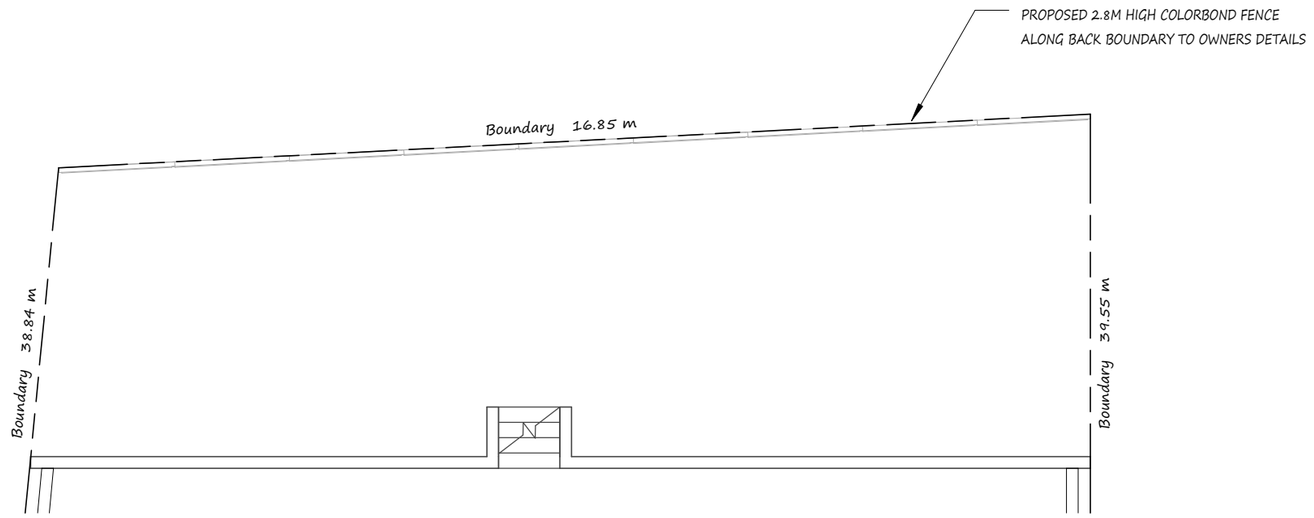
Date:	16-01-14
Drawn By:	MG
Drawing No:	114-4568
Sheet:	AR07
Scale:	As indicated @ A3

NORTH

NOTE - BRACING AND TIE-DOWN DETAILS TO THE ENGINEERS DETAILS AND AS1684.2

NOTE - : ALL TIMBER TO BE INSTALLED TO THE MANUFACTURERS SPECIFICATIONS

NOTE: BOUNDARIES TO BE PEGGED AND SETOUT CONFIRMED BEFORE COMMENCEMENT OF CONSTRUCTION



Fence Plan

1

1 : 100

Plan Vision Australia

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.
Builder to inspect adequacy of existing footings & piers for proposed scope of works. Replace existing footings & sub floor members as necessary
Materials are under no circumstances to be ordered direct off Additions Plans.
Materials to be ordered are only to be ordered from a Builders or applicable product manufacturers seperate site confirmed Materials list.
Additions plans are not intended to be the absolute medium for construction information accuracy due to existing buildings discrepencies and existing buildings hidden characteristics.
See schedule of specifications for further details.

Assumed N2 (W33N) Wind Speed

Assumed Class 'M'

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

Date	Description	Issued by
03.06.14	Fence changes	MWA
27.06.14	Survey added + Changes	MG
25.07.14	Client Changes	MWG
21.01.15	Fence Changes	MJG

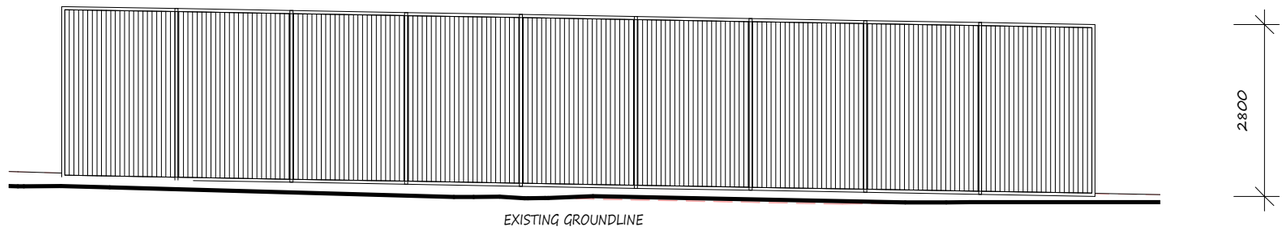
Client:

Address:

Date:	16-01-14
Drawn By:	MG
Drawing No:	114-4568
Sheet:	Ar08
Scale:	1 : 100 @ A3

NOTE - BRACING AND TIE-DOWN DETAILS TO THE ENGINEERS DETAILS AND AS1684.2

NOTE - : ALL TIMBER TO BE INSTALLED TO THE MANUFACTURERS SPECIFICATIONS



Fence Elevation

1

1 : 100

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

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Assumed N2 (W33N) Wind Speed

Assumed Class 'M'

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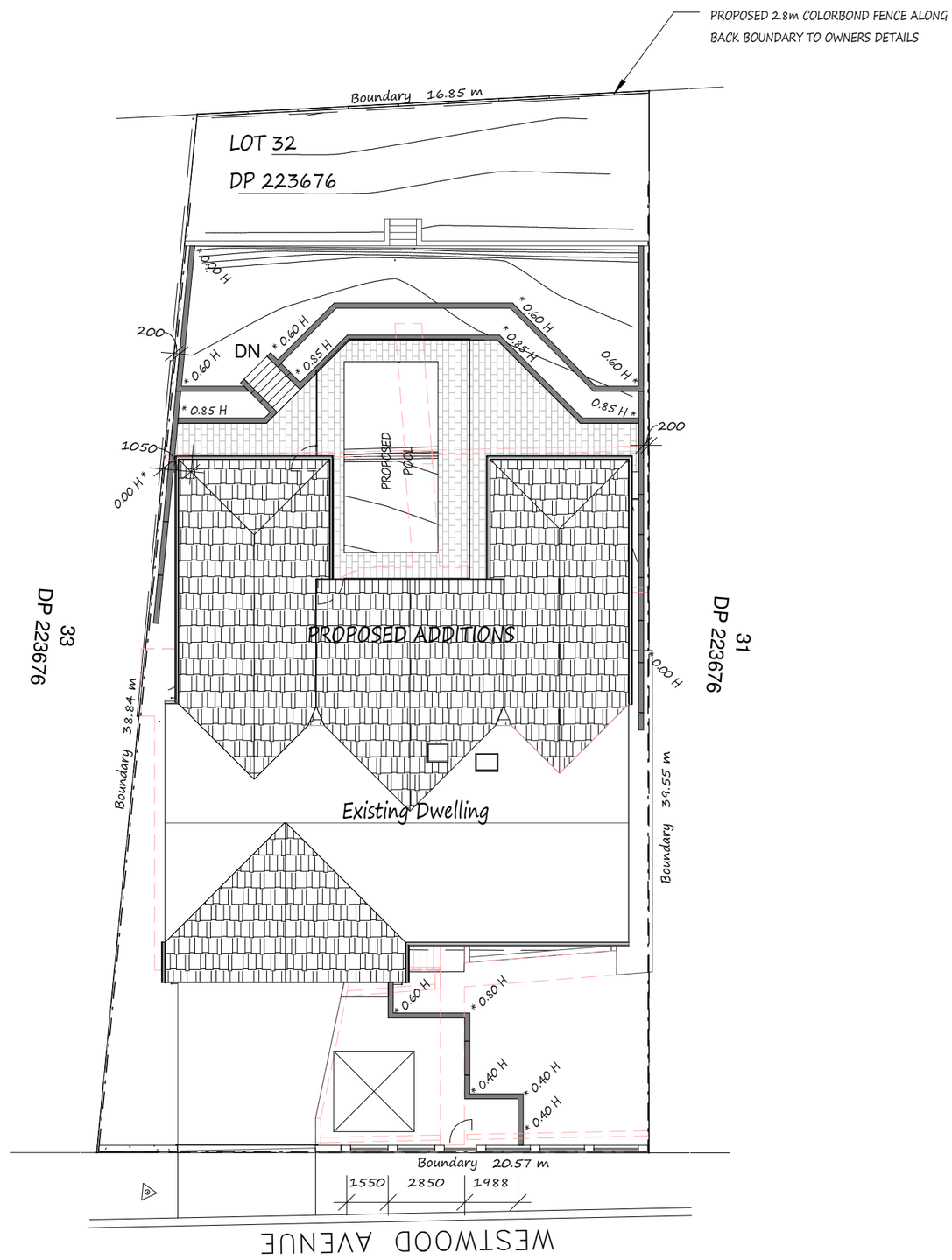
21.01.15	Fence Changes	MJG

Client:

Address:

Date:	16-01-14
Drawn By:	MG
Drawing No:	114-4568
Sheet:	Ar09
Scale:	1 : 100 @ A3

NORTH



Site Plan (Fence)

1 : 200

Plan Vision Australia

27 Eighth Street, Adamstown

W/ (02) 40231266 M/ 0414 011 483

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Assumed N2 (W33N) Wind Speed

Assumed Class 'M'

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Client:

Address:

Date:	16-01-14
Drawn By:	MG
Drawing No:	114-4568
Sheet:	Ar10
Scale:	1 : 200 @ A3