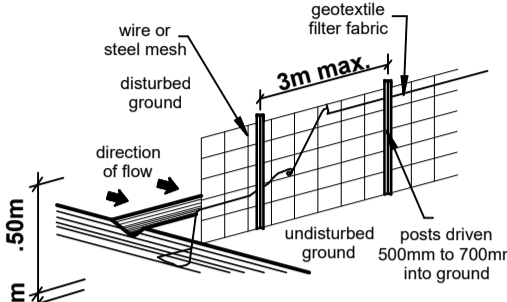


KERB INLET SEDIMENT TRAP



SILT FENCE DETAIL

- sediment control notes:
- all erosion and sedimentation control measurements, including revegetation and storage of soil and topsoil, shall be implemented to the standards of the soil conservation of n.s.w.
 - all drainage works shall be constructed around and stabilised as early as possible during development
 - sediment traps shall be constructed around all inlet pits, consisting of 300mm wide x 300mm deep trench.
 - all sediment basins and traps shall be cleaned when the structures are a maximum of 60% full of materials, including the maintenance period.
 - all disturbed areas shall be revegetated as soon as the relevant works are completed.
 - soil and topsoil stockpiles shall be located away from drainage lines and area where water may concentrate.
 - filter shall be constructed by stretching a filter fabric (propex or approved equivalent between post at 2m centres). fabric shall be buried 150mm along its lower edge.

Floor areas

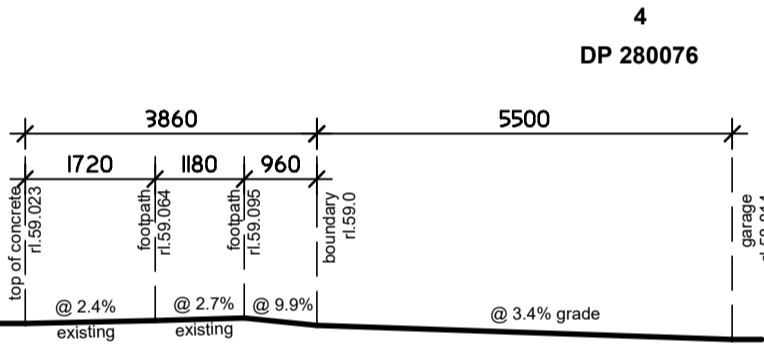
ground floor = 93.7sqm
garage floor = 17.9sqm
porch floor = 1.3sqm
concrete slab house = 4.5sqm
granny flat = 37.8sqm
concrete slab granny flat = 4.5sqm
total floor area = 159.7sqm or 17.2sqm

Site Data Lot 2 NSW Greenfield

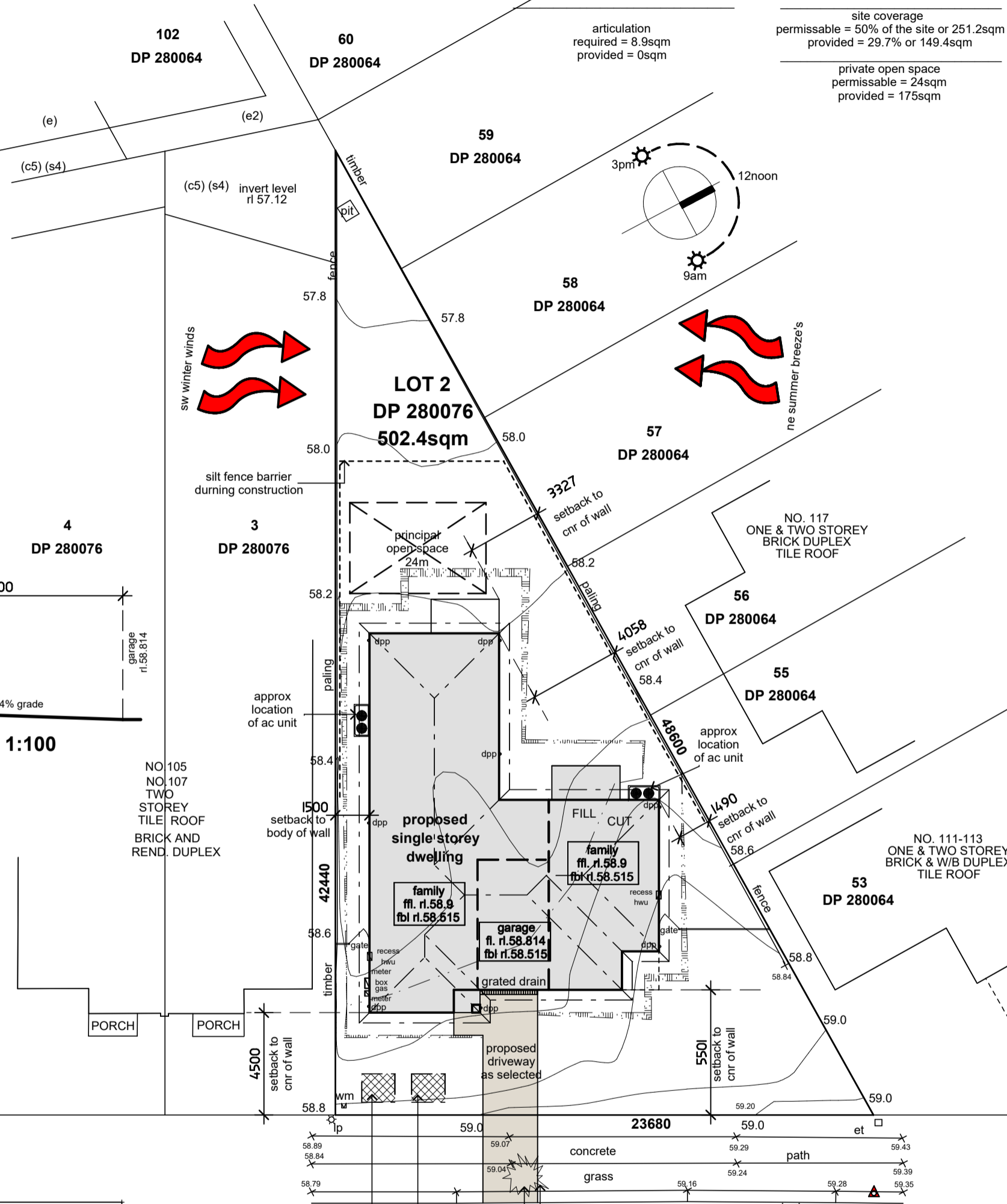
site area = 502.4sqm
floor space ratio permissible = 290.0sqm provided = 153.4sqm
landscaped area required = 100.5sqm or 20% of the site provided = 330.0sqm or 60% of the site
landscaped area to front area = 100.9sqm required = 25sqm or 25% of the site provided = 82.9sqm or 82% of the site
articulation required = 8.9sqm provided = 0sqm

Site Data Lot 2

site area = 502.4sqm
floor space ratio permissible = 330sqm provided = 149.4sqm
floor area permissible = 60sqm provided = 42.3sqm
landscape area permissible = 20% or 100.5sqm provided = 60% or 330.0sqm
landscape area behind permissible = 50sqm provided = 219.3sqm
site coverage permissible = 50% of the site or 251.2sqm provided = 29.7% or 149.4sqm
private open space permissible = 24sqm provided = 175sqm

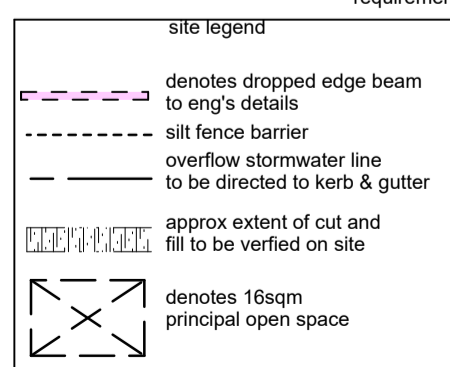


Lot 2 Driveway Profile 1:100



TERMITE CONTROL NOTE: protection of the building from subterranean termites must be carried out in accordance with the relevant guidelines set out in the Australian Standards AS3660.1-2014 termite management

- general notes:
- all aspects of construction to comply with the applicable performance requirements of the BCA
 - Stormwater is to be collected within the site and conveyed in a pipeline to the appropriate point of discharge as directed by Council and as detailed on the approved plans.
 - sewer to local authorities requirements.
 - all ground lines are to be verified on-site by the builder.
 - written dimensions to take precedence over scaling. any plan discrepancies to be referred back to designs by pf.
 - finished floor levels may vary (+/- 200mm) from those indicated on plan, due to site clearing, demolition, contour inconsistencies etc.
 - garage / driveway profiles must always comply to Australian standards AS 2890.
 - see elevations regarding all dropped edge beam details.
 - tender/contract relevant to this proposal are to take preference to this plan.
 - window spacings shown on plan are approximate and may vary on site.
 - plan to be read in-conjunction with engineering plans
 - All retaining walls, driveways, garden steps & fencing by owner unless noted otherwise
 - All bedroom window openings higher than 2m from finished ground level to be protected in accordance with Clause 3.9.2.5 of Volume 2 of the BCA
 - window and door heights on elevations are approximate only and may vary on site
 - No works are to be carried out over an easement. No works are to be carried out over council property without prior council approval



SITE PLAN
scale 1:200 @ a3

(E) - EASEMENT FOR RETAINING WALL 1.5 WIDE (DP270983)
(E2) - EASEMENT FOR RETAINING WALL 1.5 WIDE (DP280064)
(C5) - EASEMENT FOR DRAINAGE OF WATER 2.4 WIDE & VAR
(S4) - EASEMENT FOR DRAINAGE OF SEWAGE 2.4 WIDE & VAR

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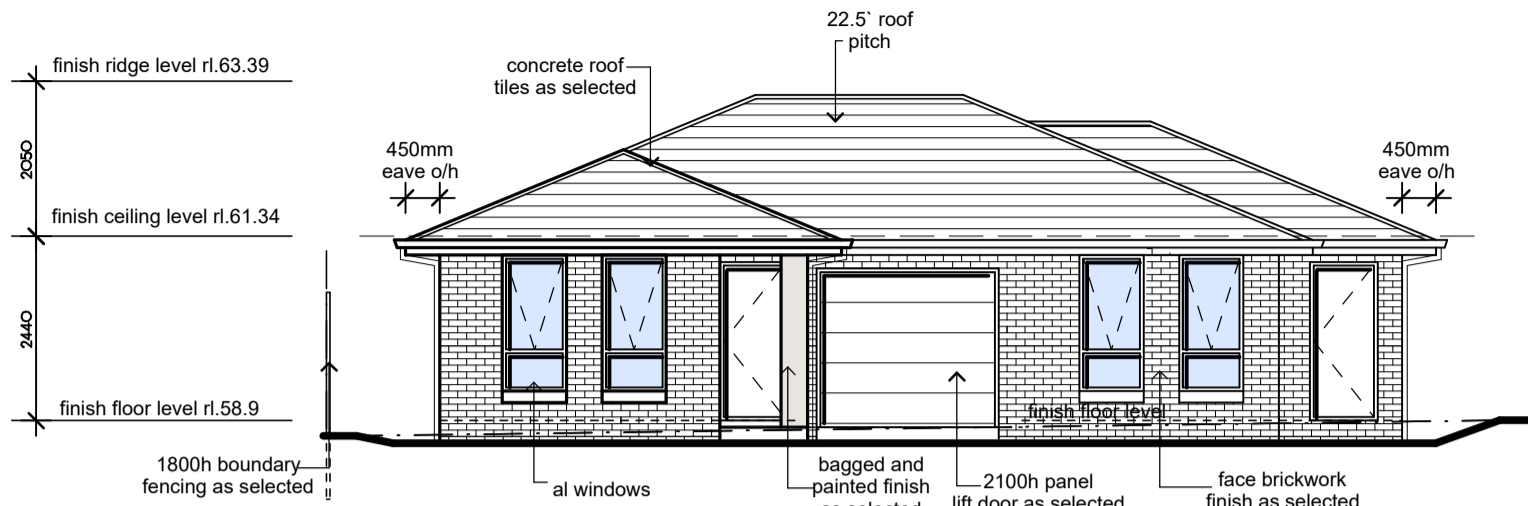
builder
Brolen Homes
Suite 7, 351 Oran Park Drive,
Oran Park NSW 2570
ph 8776 8000
www.brolenhomes.com.au

client:
Deepthi NARAYAN
Pramod KOONAN PADINHARE VEETIL
address:
Lot 2 109 Webber Circuit,
Bardia DP280076
drawing no. job no. page no.
DN308 190131 1 of 7

rev date description
A 31.10.19 preliminary plans
B 24.11.19 preliminary plans

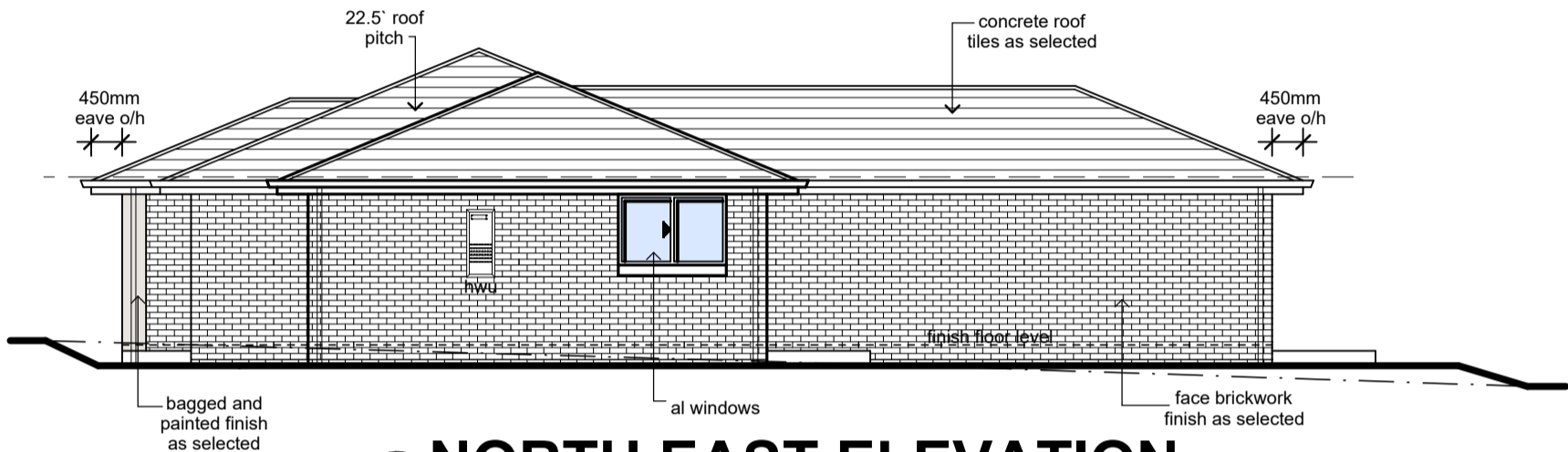
description
preliminary plans
preliminary plans

PF designs
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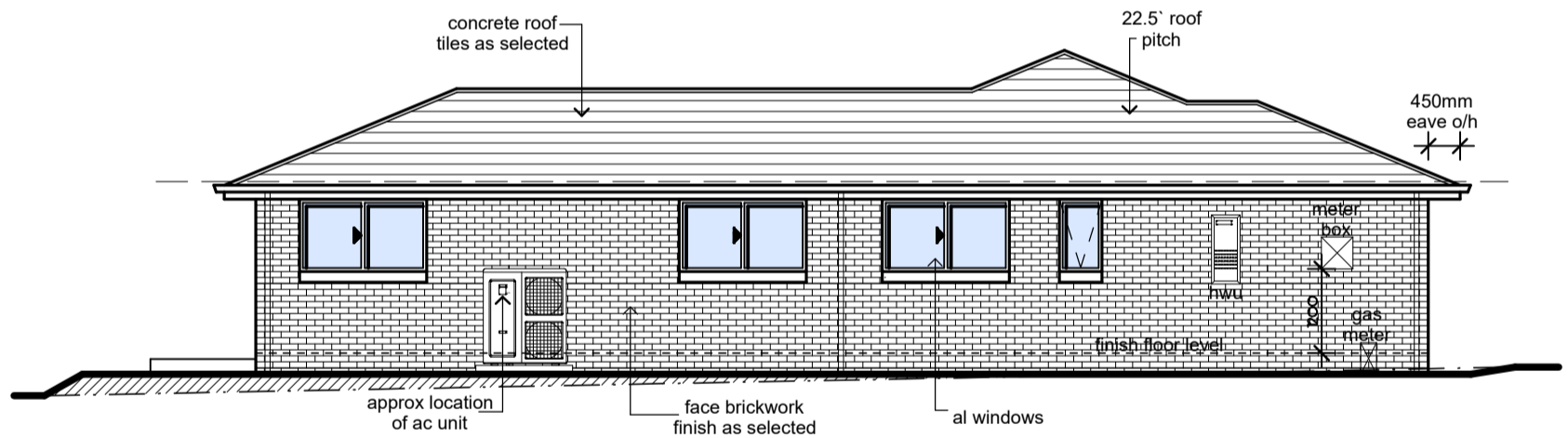
SOUTH EAST ELEVATION

scale 1:100 @ A3



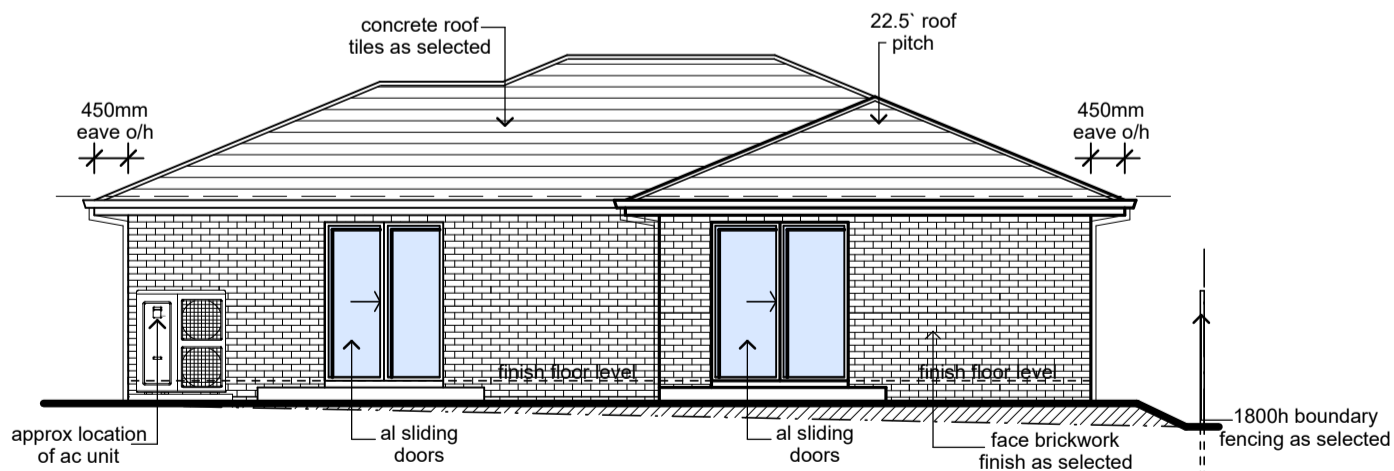
NORTH EAST ELEVATION

scale 1:100 @ A3



SOUTH WEST ELEVATION

scale 1:100 @ A3



NORTH WEST ELEVATION

scale 1:100 @ A3

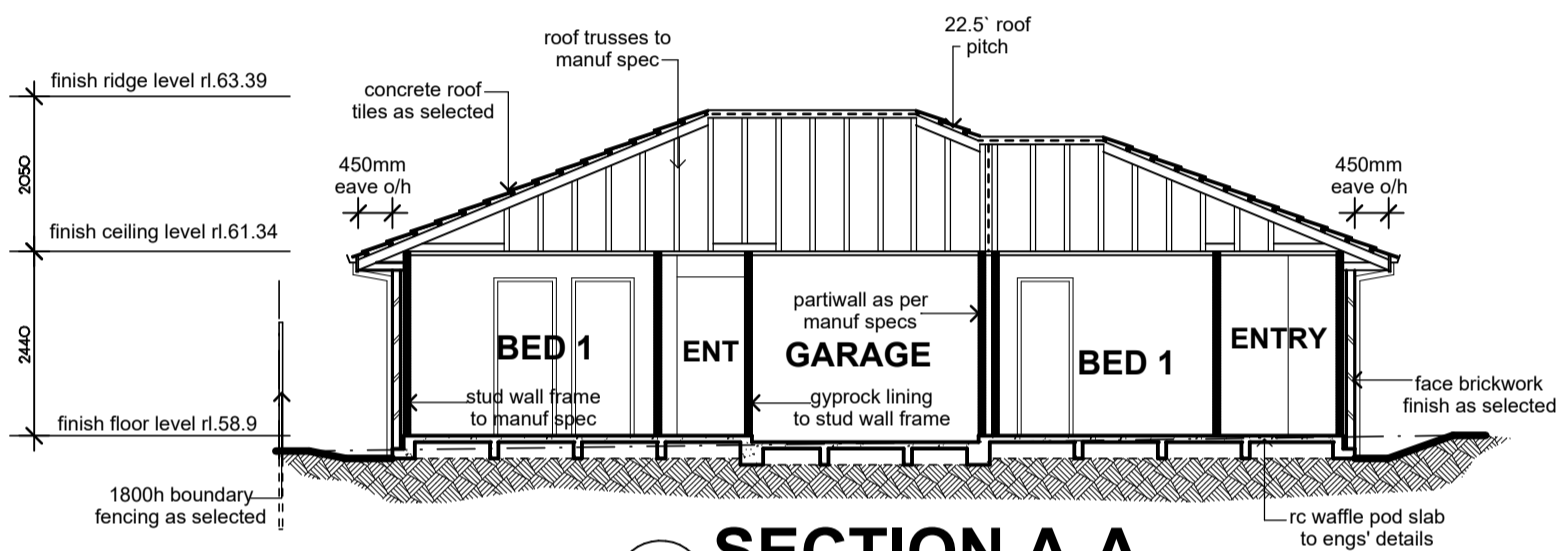
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SECTION A-A
 scale 1:100 @ A3

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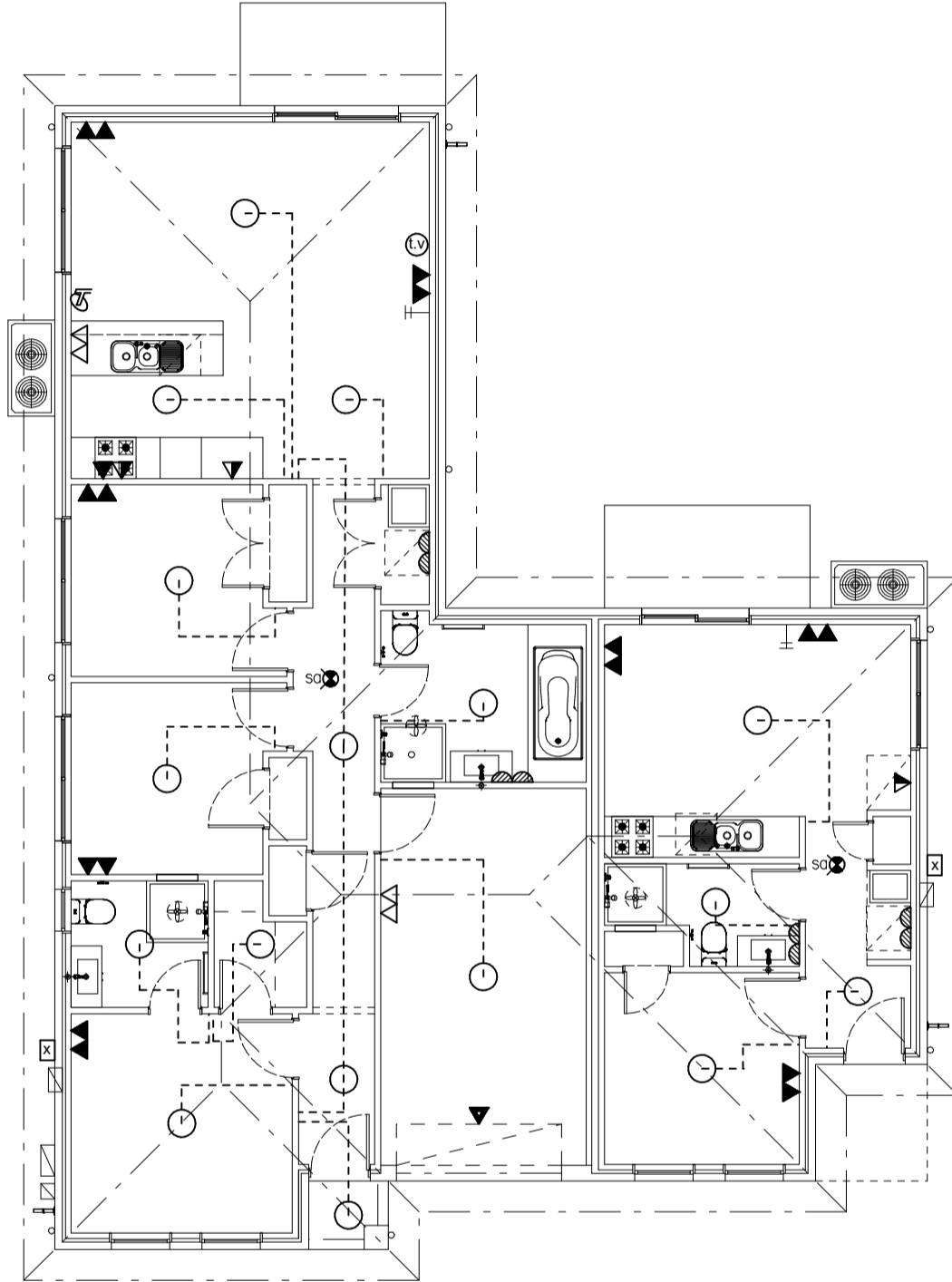
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electrical legend	
▲	single gpo - 300mm ffl
▲▲	double gpo - 300mm ffl
△	single gpo - 1050mm ffl
△△	double gpo - 1050mm ffl
▱	single gpo - 1300mm ffl
▱▱	double gpo - 1300mm ffl
▲	single gpo - 1800mm ffl
▲▲	double gpo - 1800mm ffl
▲	single gpo - 2000mm ffl
▲	single gpo - on ceiling
XX	water proof double gpo
○	ceiling light outlet
○	ceiling down light outlet
□	stair lights
○	wall mounted light 1800H FFL
○	double para-flood light
⊗	exhaust fan/light/light/heater
⊗	exhaust fan/light
⊗	exhaust fan/heater/light
⊗	exhaust fan
tv	tv antenna point
ptv	pay tv point
bo	broadcast outlet
sp	speaker point
tel	telephone point
hwu	hot water unit
jb	junction box
psu	power supply unit
hd	home distributor
d	data point
1200	1200 fluro double tub light
✕	sweep fan
✕	sweep fan/light
db	door bell (m - monitor)
eb	eye ball sensor
DS	dimmer switch
lp	light point
g	gas point

Note: Final locations of power points and light switches to comply with BCA requirements. Location shown on plan may vary to achieve compliance with the Building Code.



GROUND FLOOR ELECTRICAL

scale 1:100 @ A3

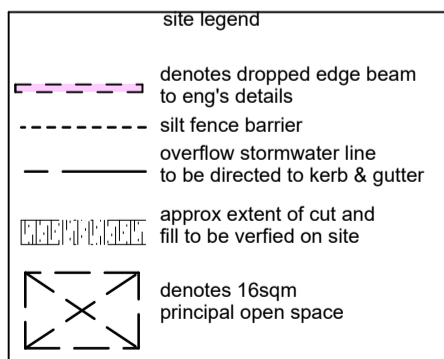
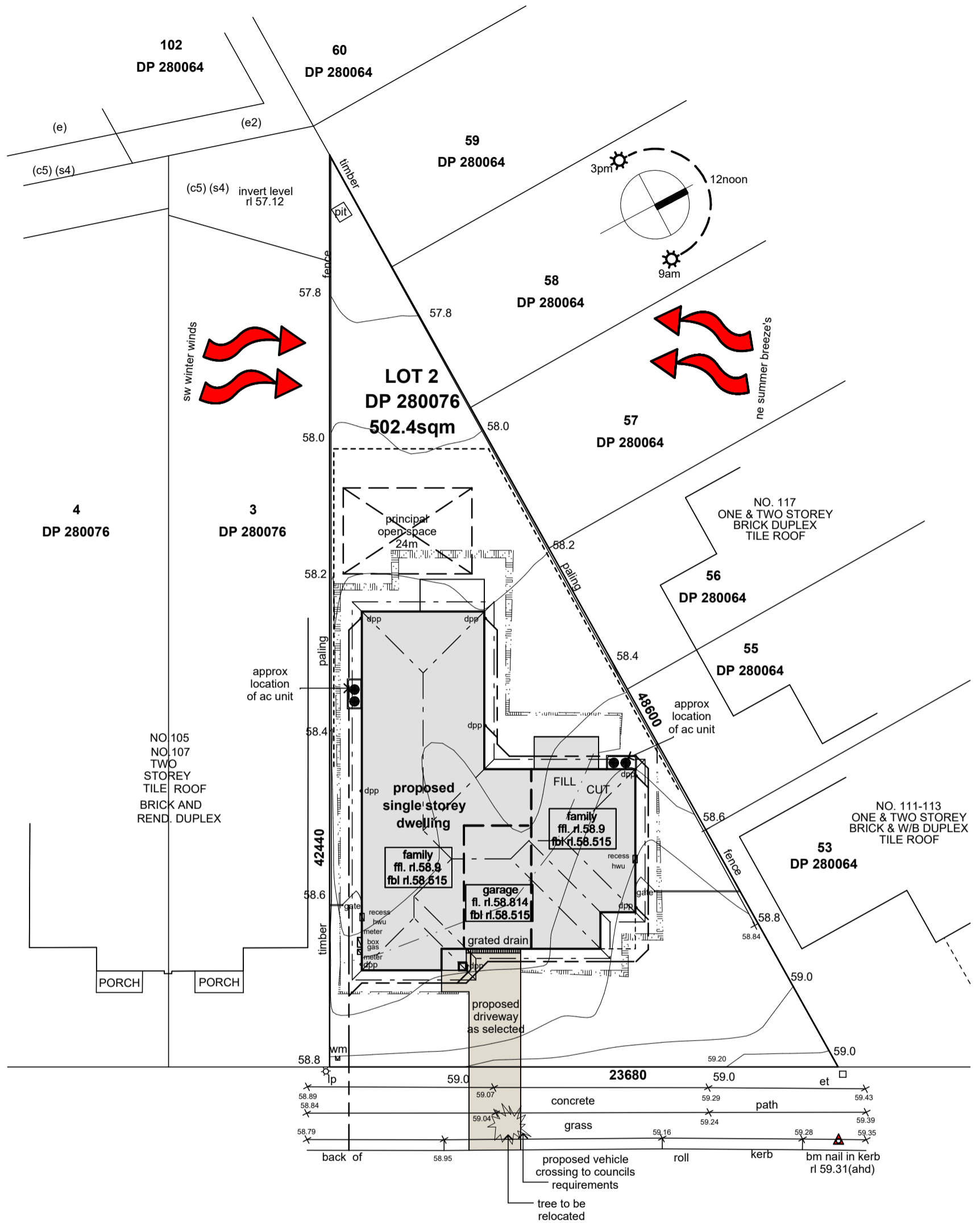
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