

Lot No: 13
 Government Authority: BLACKTOWN CITY COUNCIL

D.P : 581541
 Locality: RIVERSTONE

Footprint Area : 335.06 m²
 Block Area : 950.0 m²
 Site Coverage: 35 %

NOTES:
 USE FIGURED DIMENSION ONLY (DO NOT SCALE).
 * CHECK ALL DIMENSIONS PRIOR TO STARTING ANY WORK AND REPORT ANY DISCREPANCIES
 * FINISHED GROUND LEVELS SHOWN ON THE PLAN ARE SUBJECT TO SITE CONDITIONS
 * ALL CALCULATED DIMENSIONS ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION
 * NO ALLOWANCE HAS BEEN MADE FOR ANY SHRINKAGE OR MILLING
 * POSITION OF ELECTRICAL METER TO BE DETERMINED ON SITE

Site Notes:

Ground Surface Water
 Fall Ground min.50mm in first 1m from building
 The height of slab above external finished surface to be not less than:
 (a) 150mm above finished ground level
 (b) 100mm above sandy well-drained areas
 (c) 50mm above paved or concrete areas with fall away from the building

Roof Drainage
 Face gutters to have min. fall of 1:500
 Box gutters to have min.fall of 1:100

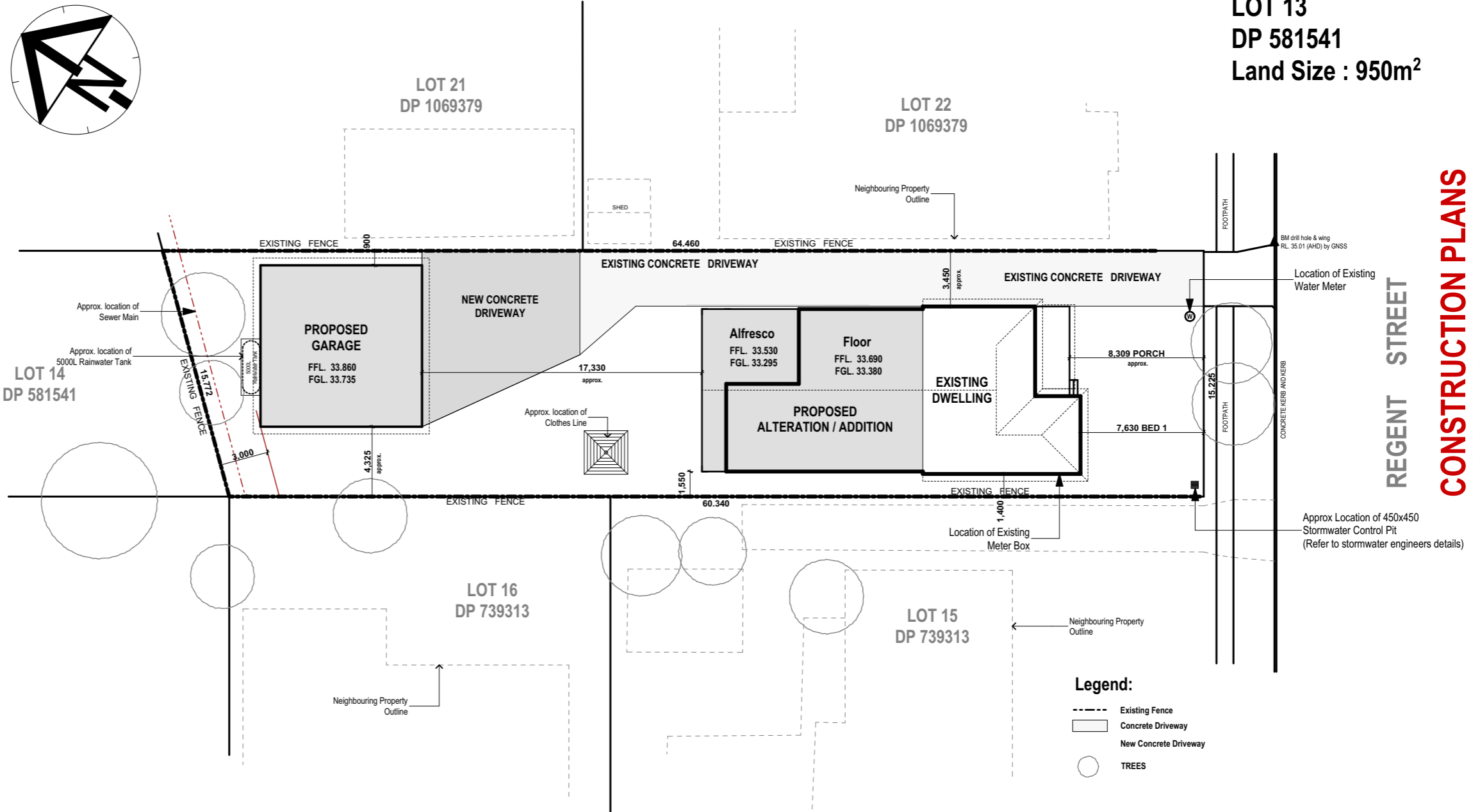
Catchment Area	Gutter Description
30 m ²	115mm D Gutter
40m ²	125mm D Gutter
50m ²	150mm D Gutter
60m ²	150mm D Gutter

Downpipes
 Min. size 90mm dia.
 Max. Spacing of downpipes is 12m
 Downpipes to be fixed as close as possible to valley gutters and if more than 1.2m from valley provision for overflow is needed.
 Stormwater lines for 2 or more downpipes to be 100mm dia. and all branches to be 90mm dia.

Stormwater lines shall be to a min. fall of 1:60 and where possible placed as shown.

100mm cover to stormwater drainage

Contours & Levels provided by: IPING SURVEY GROUP



LOT 13
DP 581541
Land Size : 950m²

CONSTRUCTION PLANS
ISSUE: C 17.04.2022

SITE LAYOUT

NOTE: DO NOT SCALE DRAWINGS IF THERE IS ANY DISCREPANCIES CONTACT THE JOB SUPERVISOR OR HEAD OFFICE DIAL 1100 BEFORE YOU DIG (www.1100.com.au)

DESIGN & DRAWN BY:

 ABN: 63 973 037 637
 Contact: Jerue Habito
 Mob: 0416 237 594
 Email: triple9drafting@hotmail.com

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JOB ADDRESS:
 89 Regent Street, Riverstone

DRAWING DESCRIPTION:
 ALTERATION / ADDITION PLANS

CLIENT PARTICULARS:
 DEAN JONES

89 Regent Street, Riverstone

DRAWN: JHA	DESIGN: CLIENT DESIGN
JOB No.: DJO-WD1	SCALE: 1:300 ON A3
DATE: 17.04.22	SHEET: 2

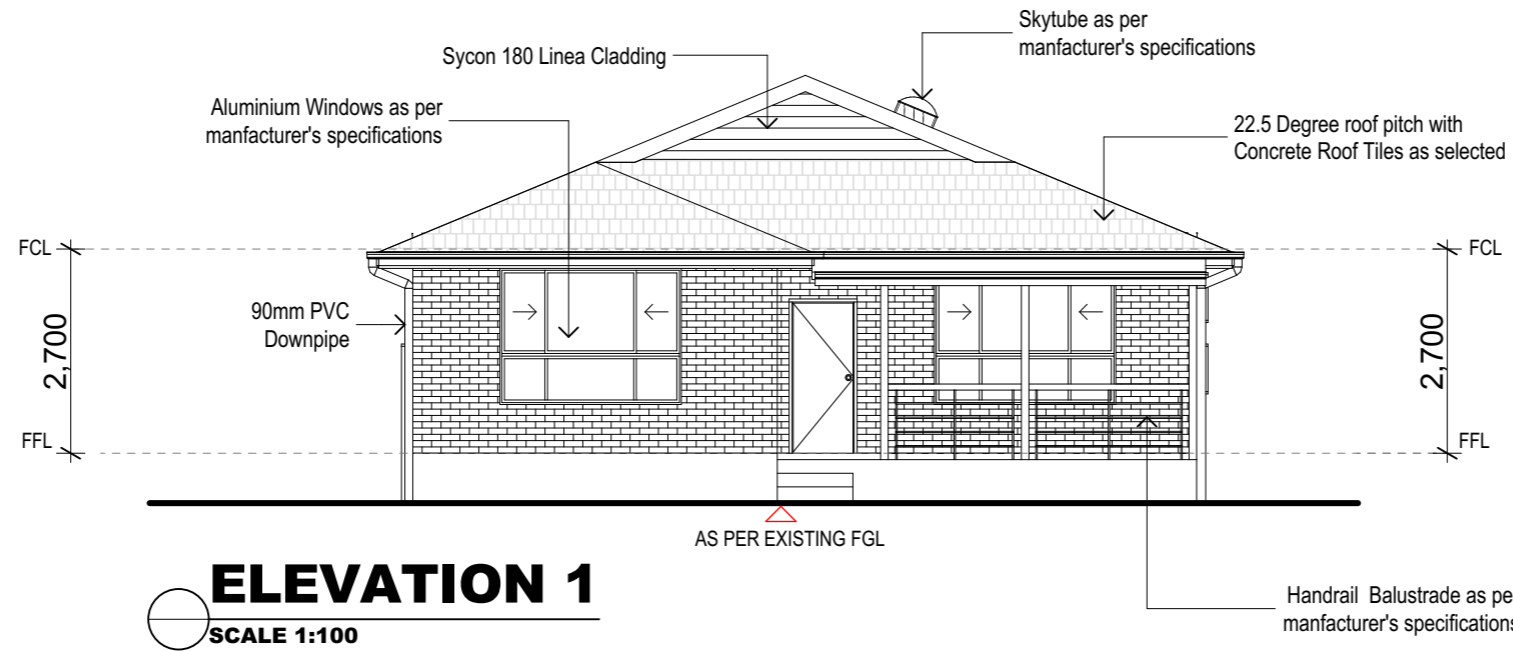
ISSUE:	AMENDMENTS:	DATE:
A	Concept Plan - Alteration/Addition	22.09.21
B	Prelim Construction Plan	16.01.22
C	Construction Plan	17.04.22

SIGNATURE
 BUILDER
 CLIENT 1:
 CLIENT 2:

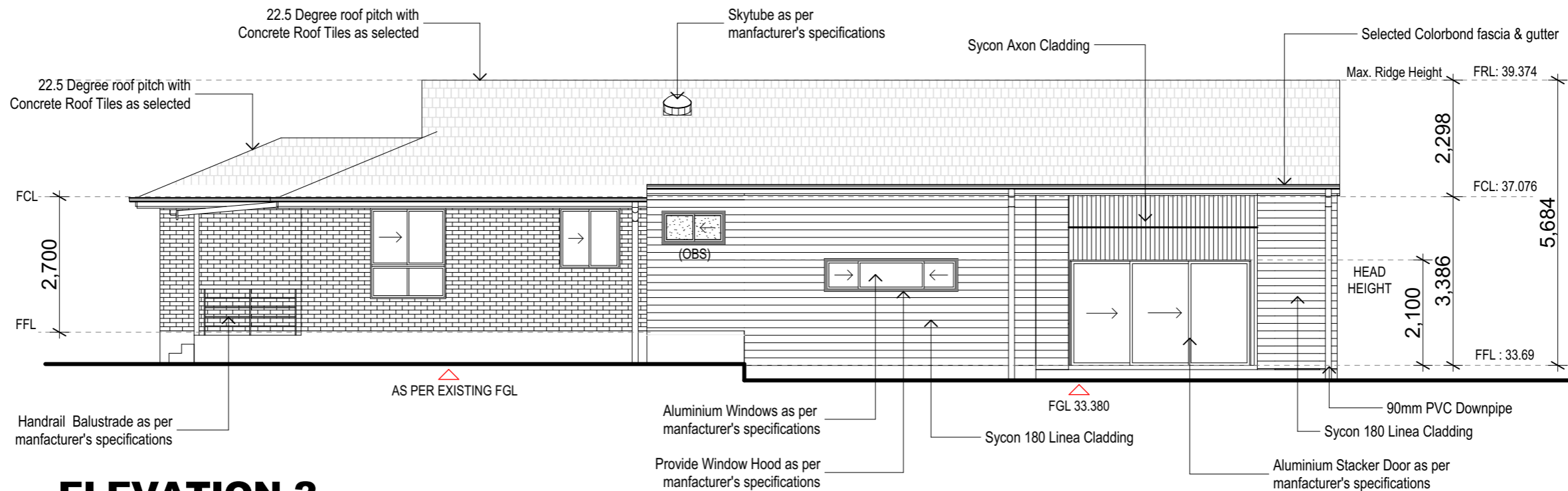
General Notes:

Indicates Obscure Glazing
(Refer floor plans/window schedule)

- * Locate expansion joints in accordance with Clause 3.3.5.13 of NCC and located behind downpipes where possible.
- * All verges 200mm unless otherwise noted
- * Provide brick threshold and cover strip to head of sliding aluminium doors.
- * Provide cover strip to entry doors
- * Refer To Floor Plans for restricted window openings (BCA)



ELEVATION 1
SCALE 1:100



ELEVATION 2
SCALE 1:100

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ELEVATIONS 1-2

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CLIENT PARTICULARS:

DEAN JONES

DRAWN: JHA

DESIGN: CLIENT DESIGN

JOB No.: DJO-WD1

SCALE: 1:100 ON A3

DATE: 17.04.22

SHEET: 4

ISSUE:

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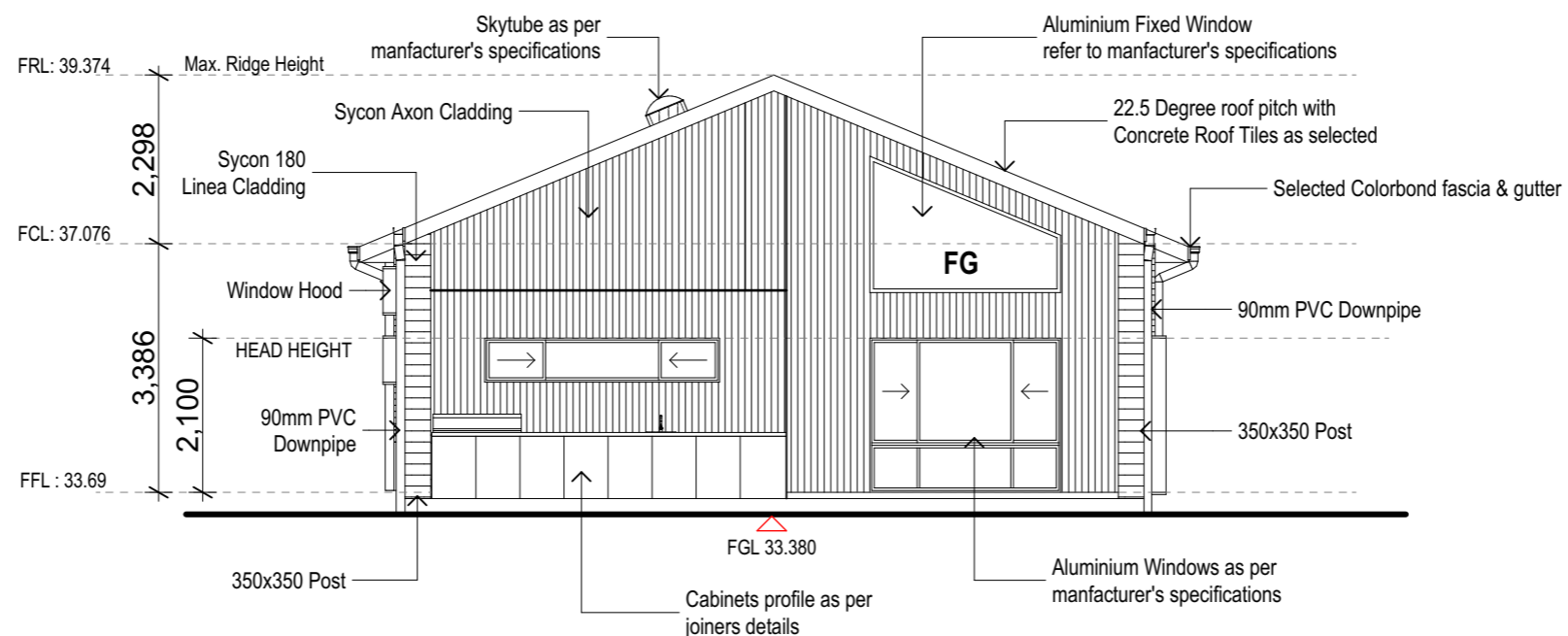
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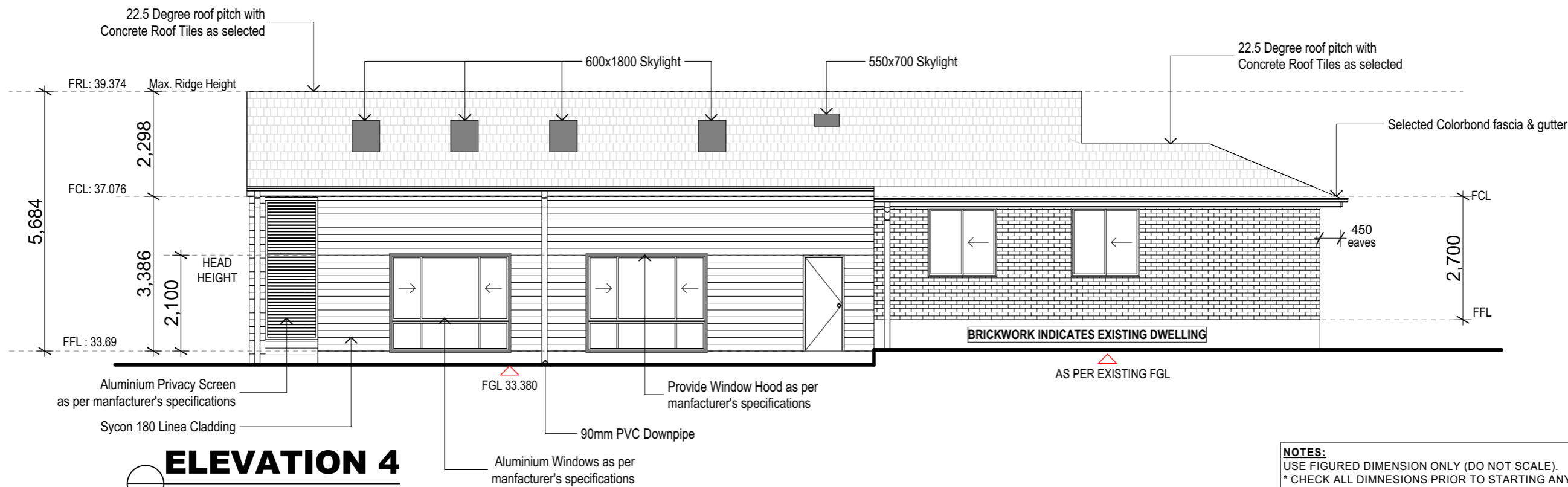
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ELEVATION 3
SCALE 1:100



ELEVATION 4
SCALE 1:100

ELEVATIONS 3-4

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ALTERATION / ADDITION PLANS

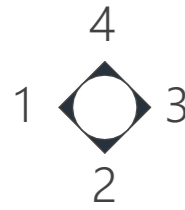
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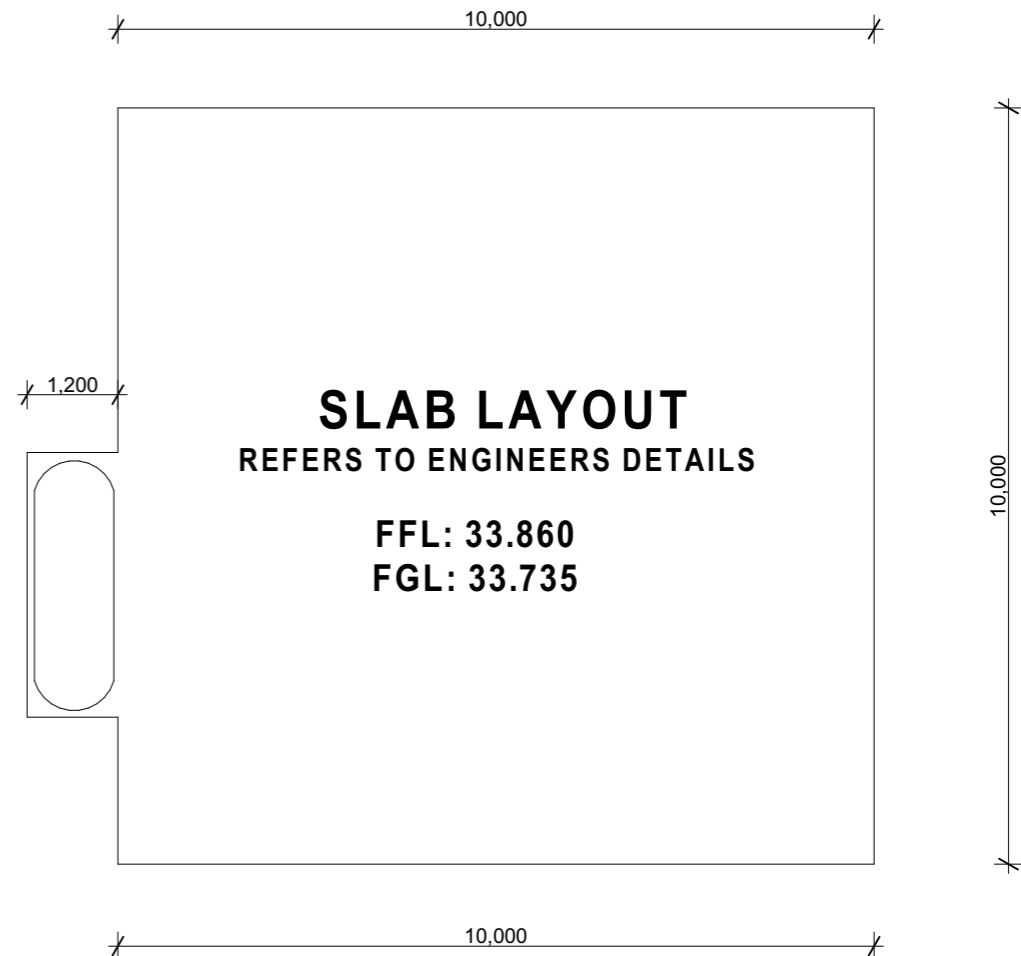
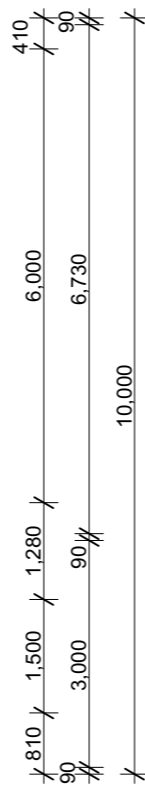
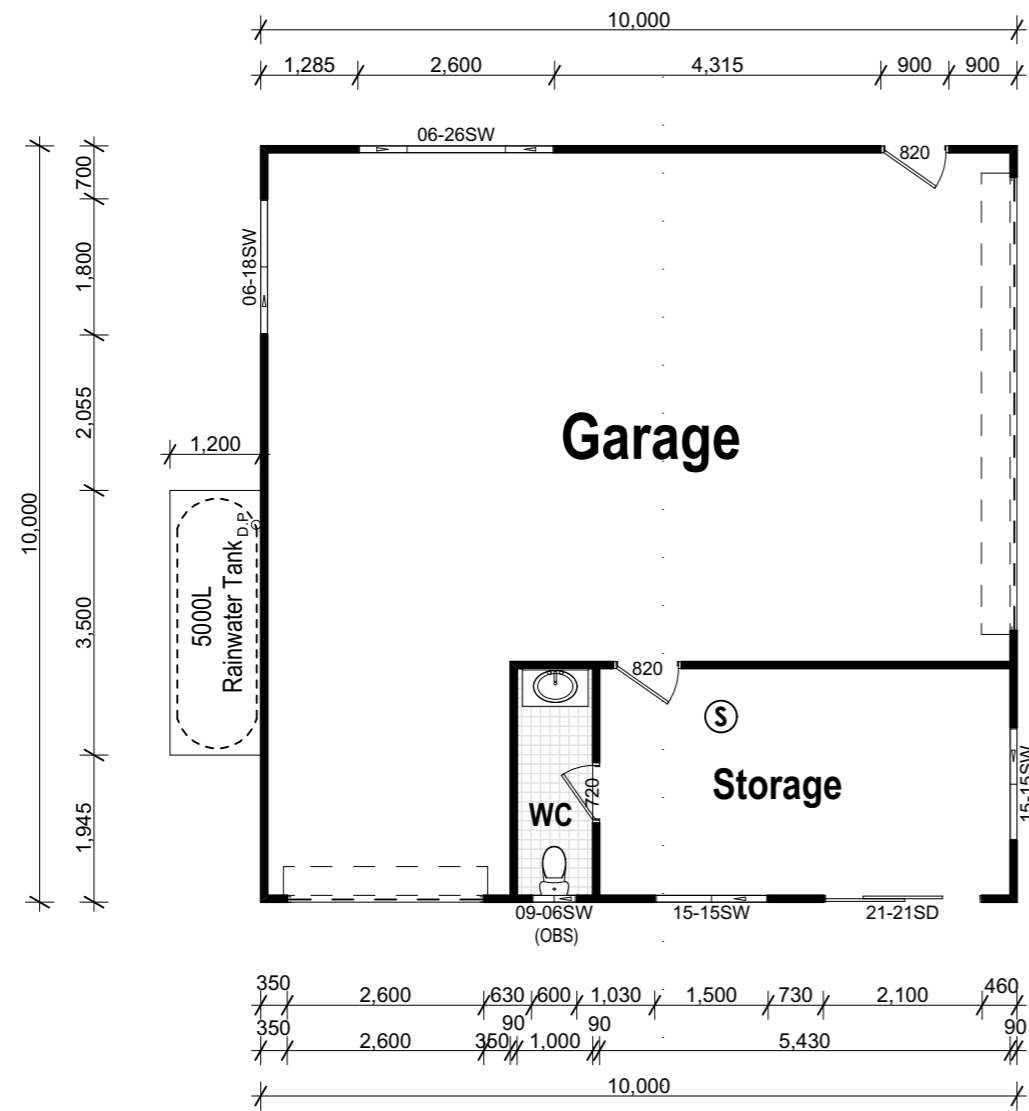
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CONSTRUCTION PLANS
ISSUE: C 17.04.2022



ELEVATION



**CONSTRUCTION PLANS
ISSUE: C 17.04.2022**

- General Notes:**
- * Window Legend
 - Obs = Obscure Glazing
 - (R) = Restricted Opening (BCA)
 - * Internal Door Legend
 - E = Entrance
 - P = Passage
 - (P) = Privacy
 - W = Wardrobe
 - LOH = Lift Off Hinge
- Weather strips/seals to all external hung doors

GARAGE LAYOUT & SLAB LAYOUT

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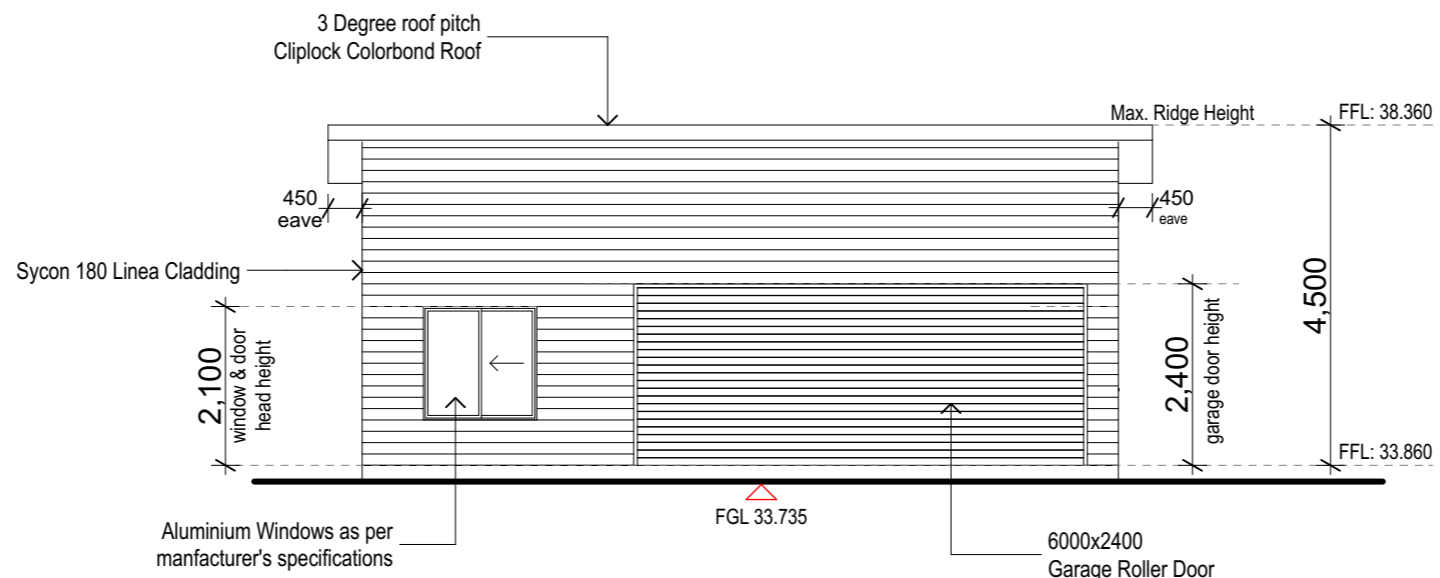
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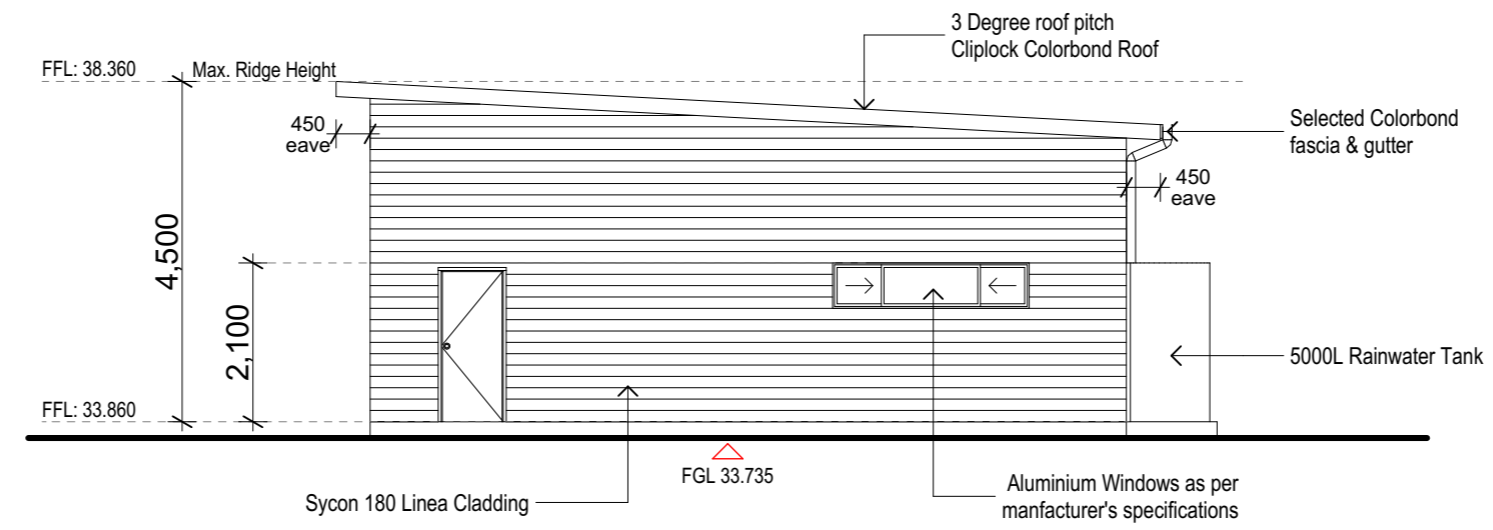
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CLIENT 2:



ELEVATION 1
SCALE 1:100



ELEVATION 2
SCALE 1:100

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GARAGE ELEVATION1-2

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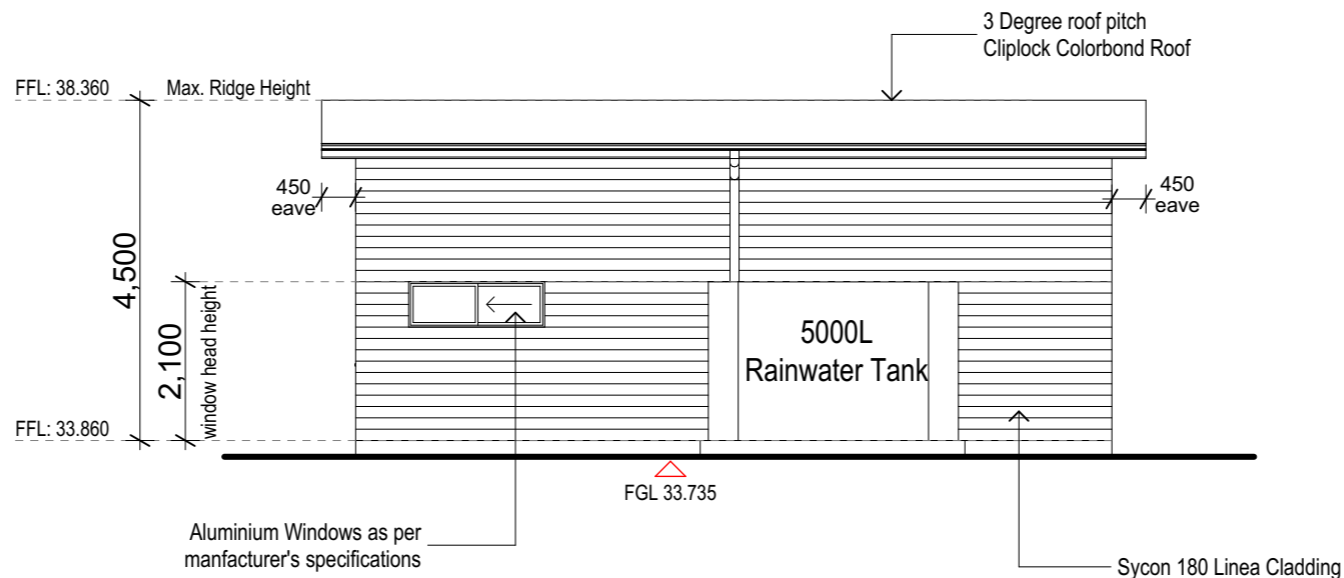
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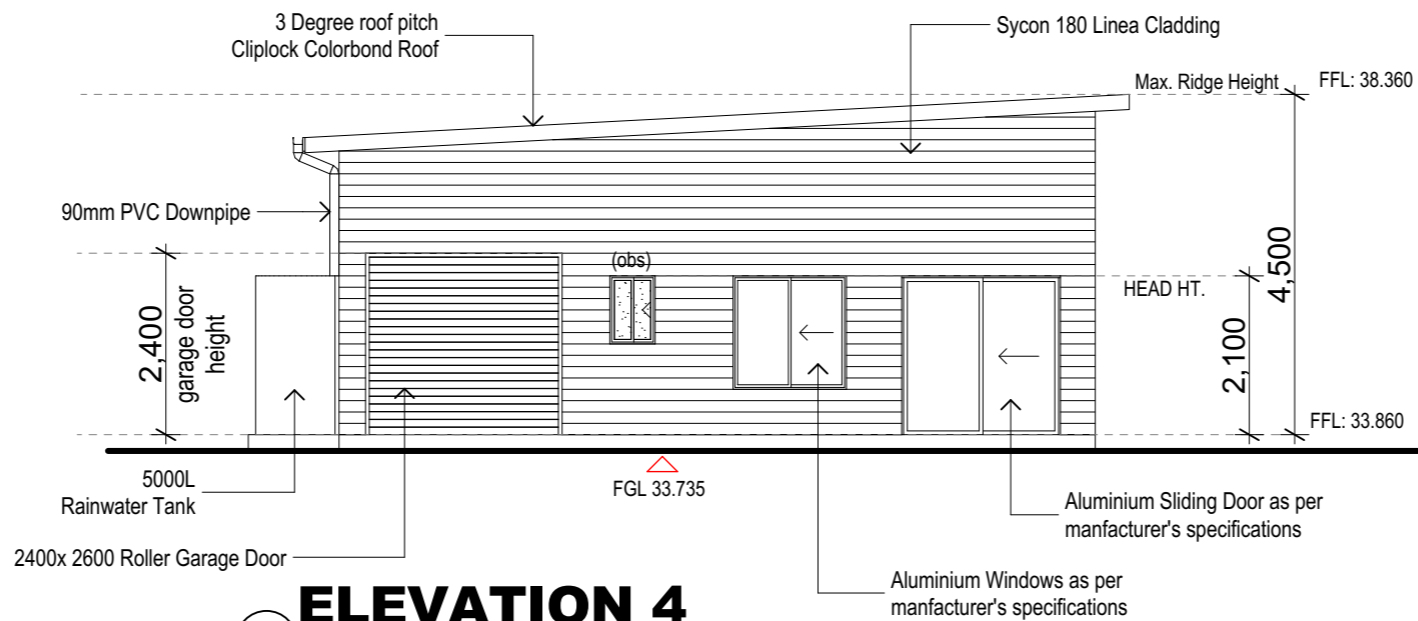
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CONSTRUCTION PLANS
ISSUE: C 17.04.2022



ELEVATION 3
SCALE 1:100



ELEVATION 4
SCALE 1:100

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GARAGE ELEVATION 3-4

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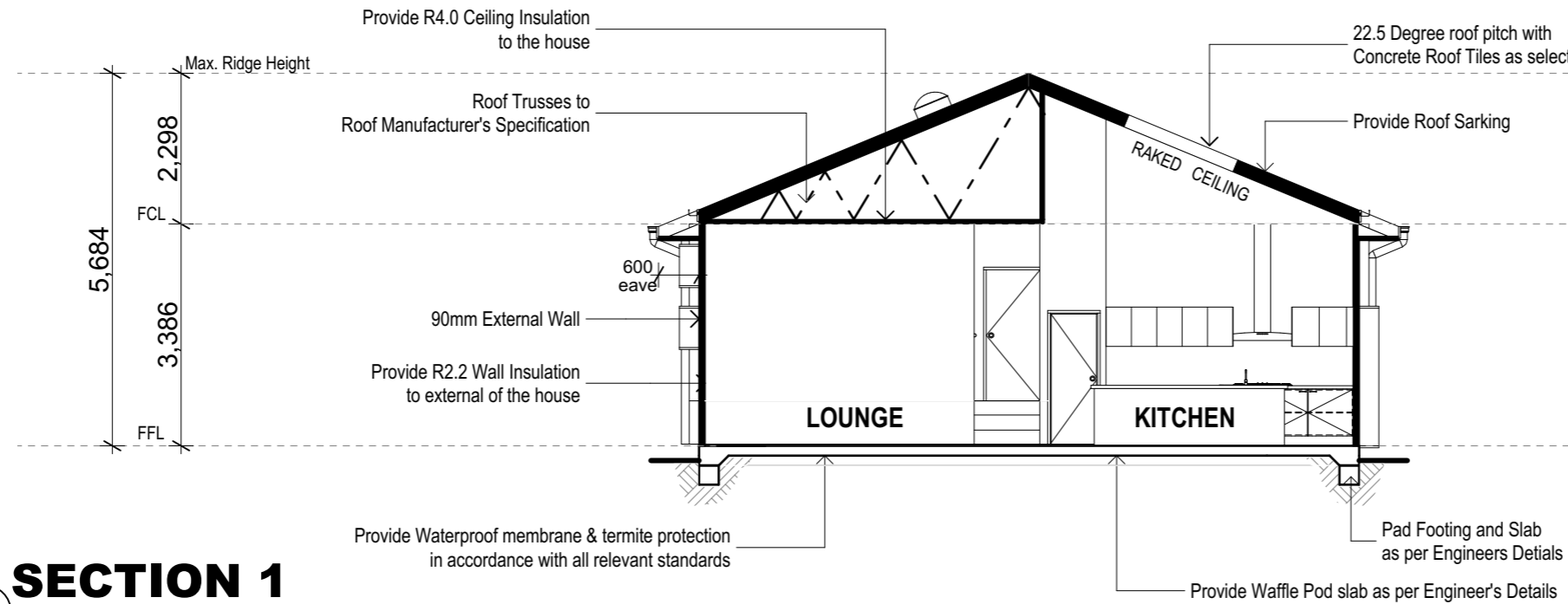
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**CONSTRUCTION PLANS
ISSUE: C 17.04.2022**

NOTE:
All windows & doors heads to be set at 2400 high AFL
Windows Generic Values: U6.70 / SHGC 0.57 to 0.70



Note:
Windows Generic Values -
U6.70/ SHGC 0.57 to 0.70

SECTION 1
SCALE 1:100

CONDENSATION MANAGEMENT :

- Exhaust Fans will be Compliant with NCC Clause 3.8.7.3.b(i), Australian Standard AS 4200 .1
- Wall wrap to be in accordance with Clause 3.8.7.2 of NCC 2019 & AS4200 .1 & Installed in Compliance with AS 4200 .2

ROOF RAINWATER :

- Provide overflow measures for gutters and downpipes : Compliant with NCC Clause 3.5.3

BALCONIES :

- Balcony construction to comply with Part 3.10.6 of Volume 2 of the NCC 2019.
- Provide stepdown to prevent ingress of water : Compliant with NCC Clause 3.1.3.3

STAIRS, RAMP & LANDINGS :

- Internal & External : Bounded by walls : Compliant with NCC Clause 3.9.1
- Internal & External : Finish of nosings / slip resistance: Compliant with NCC Clause 3.9.1.4

BALLUSTRADES :

- Internal / External : All installations : Compliant with NCC 3.9.2; Clause 3.9.2.3 & 3.9.2.4 as applicable for handrails

ELECTRICAL :

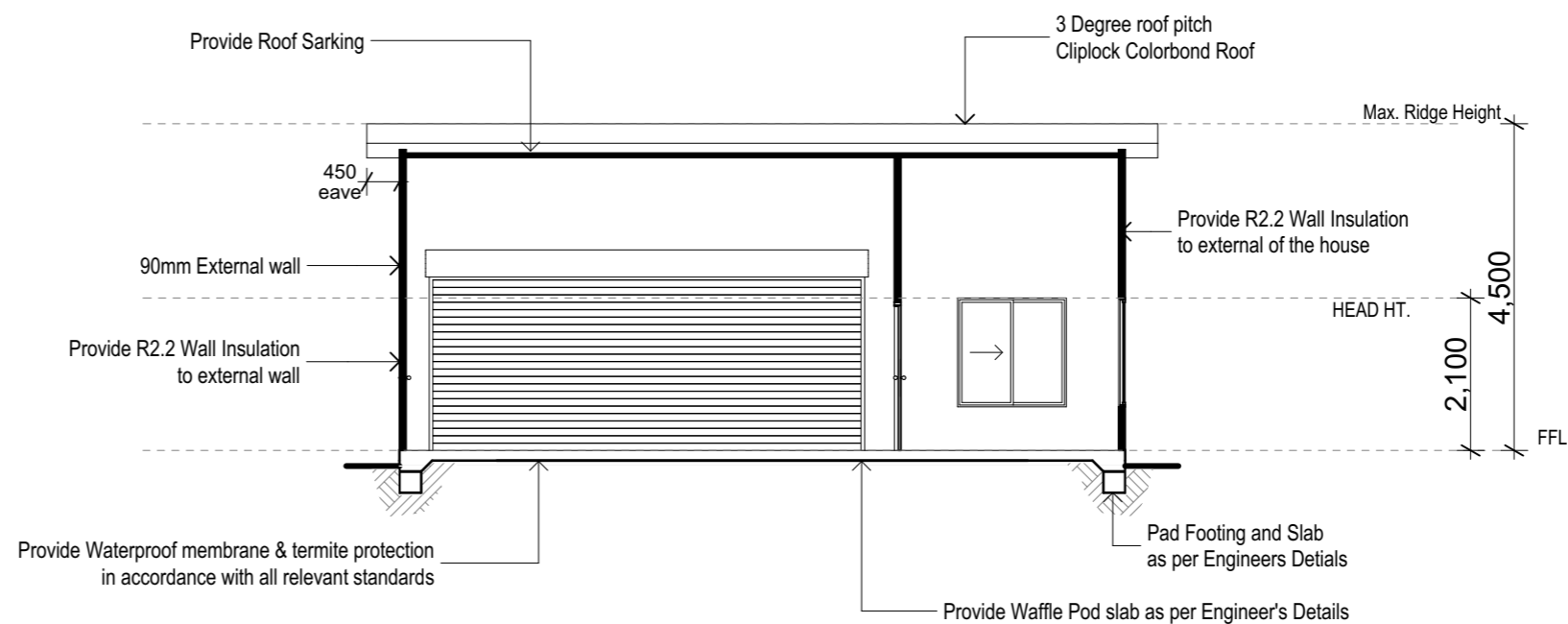
- Lighting : In accordance with BASIX commitments
- Smoke Alarms: Installation to NCC Clause 3.7.5

GLAZING :

- Fall Protection : All first floor glazing to bedroom and living areas shall be fitted with a restrictive device installed in accordance with NCC 3.9.2 and comply with Clause 3.9.2.6 as applicable . Windows with (R) suffix denotes restricted opening for bedrooms & Clause 3.9.2.7 for other Windows .

CLADDING :

- Hardieflex , Hardieplank, Hardietex Base Sheet & Primeline cladding deemed to satisfy provisions of the NCC 2019 Volume 2.



SECTION 2
SCALE 1:100

SECTION 1-2

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SHEET: 9

ISSUE:

A

B

C

AMENDMENTS:

Concept Plan - Alteration/Addition

Prelim Construction Plan

Construction Plan

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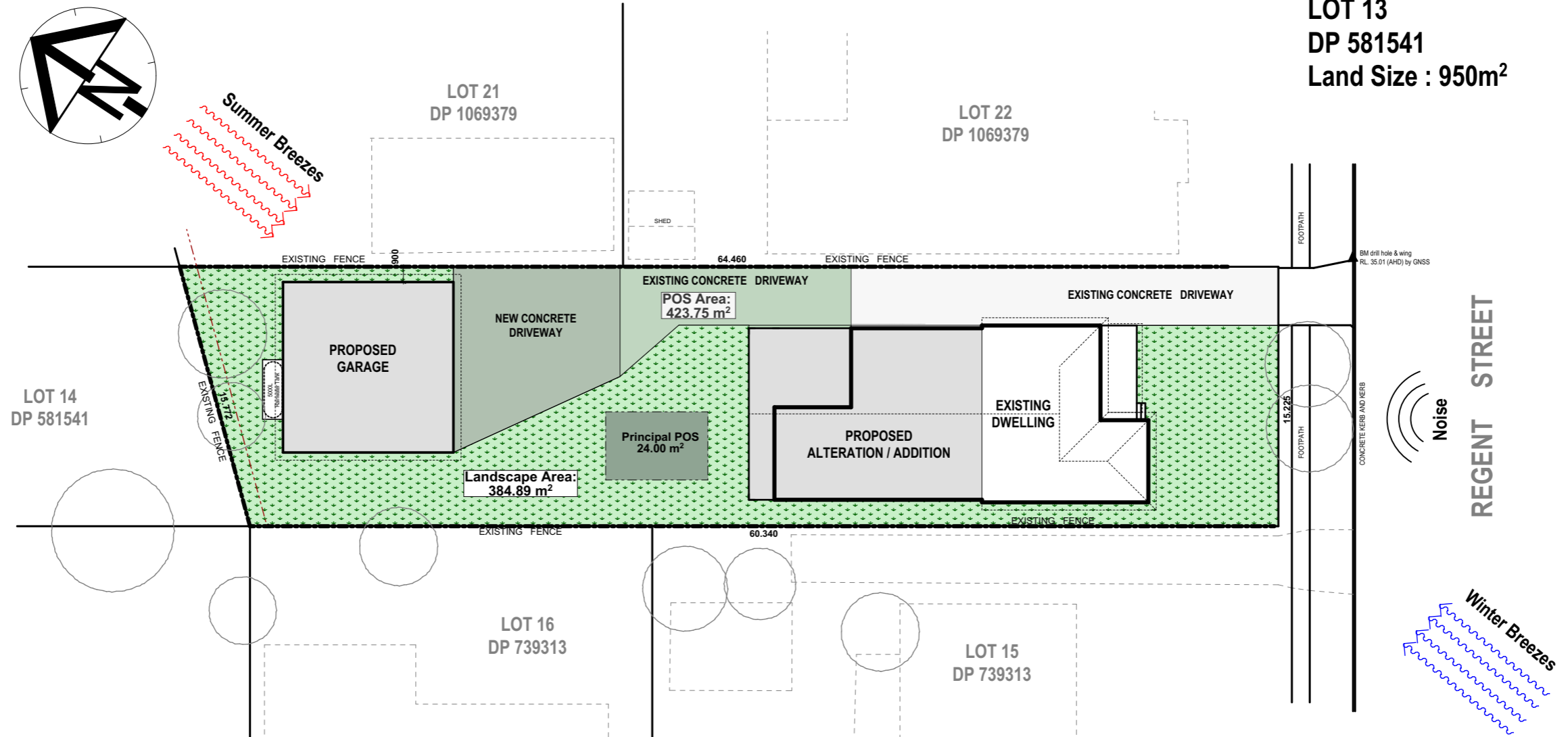
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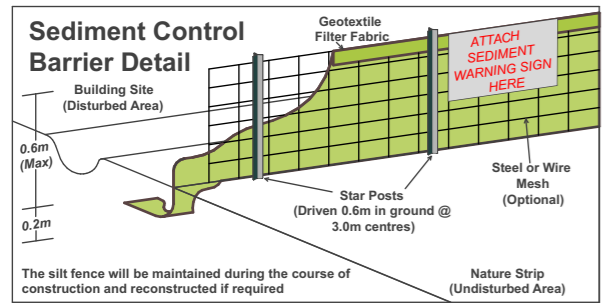
LOT 13
DP 581541
Land Size : 950m²



CONSTRUCTION PLANS
ISSUE: C 17.04.2022



SITE CALCULATIONS	
SITE AREA:	950.0 m ²
SITE COVERAGE : (25% of Lot Area + 150sqm)	335.06 m ²
PRIVATE OPEN SPACE :	423.75 m ²
LANDSCAPE AREA :	384.89 m ²



SITE ANALYSIS

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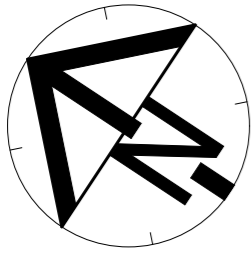
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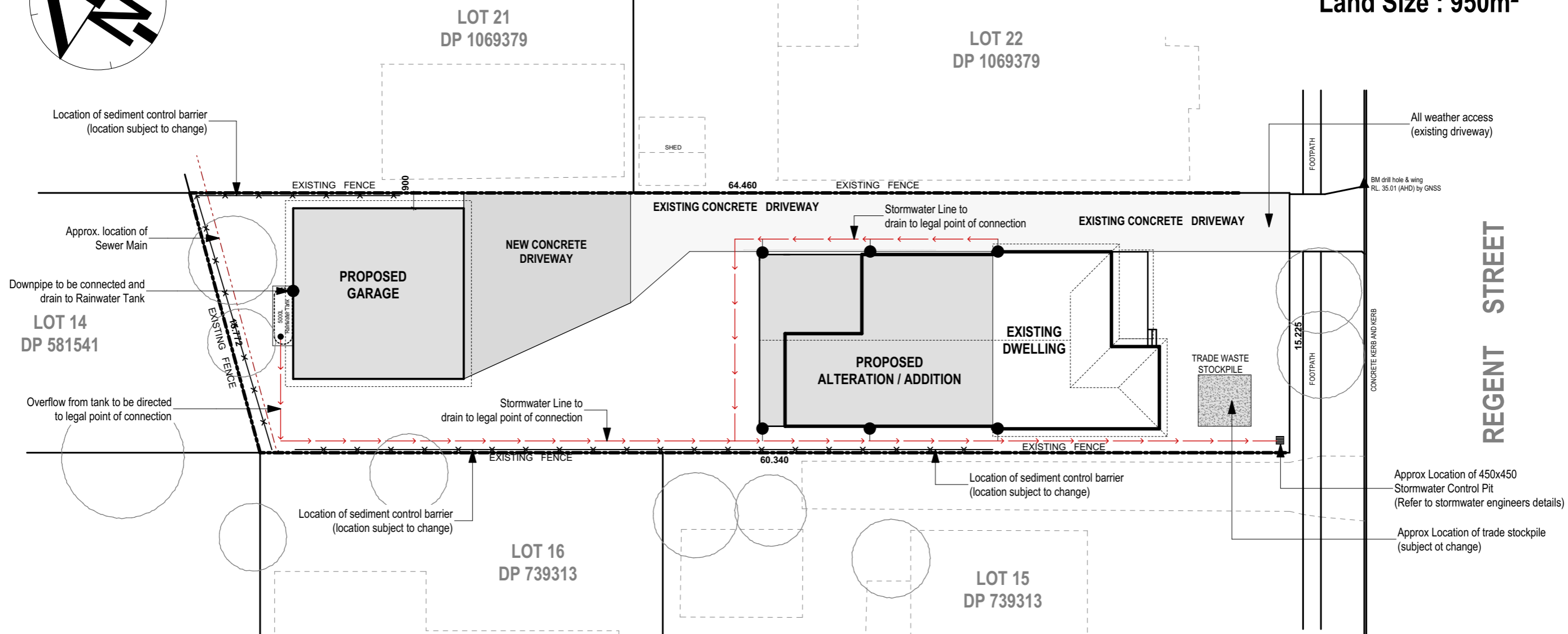
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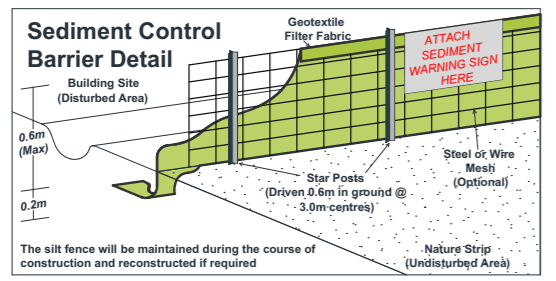


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Land Size : 950m²



CONSTRUCTION PLANS
ISSUE: C 17.04.2022

- LEGEND:**
- DRAIN TO STORMWATER CONTROL PIT
 - DRAIN TO RAIN WATER TANK
 - x — SEDIMENT CONTROL BARRIER (Geotech Barrier with Timber Stakes)



WASTE & DRAINAGE

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DRAWING DESCRIPTION: ALTERATION / ADDITION PLANS
CLIENT PARTICULARS: DEAN JONES

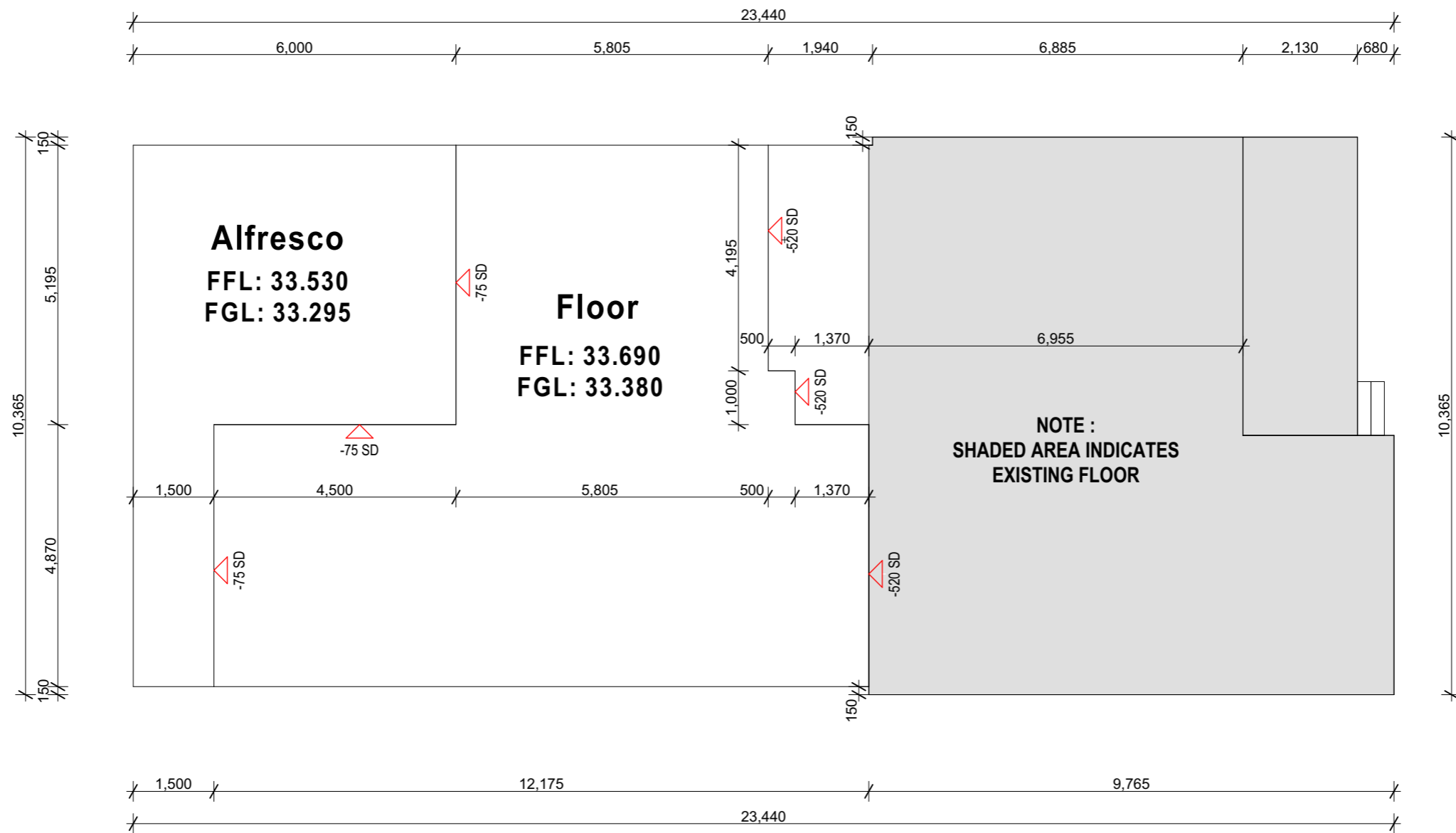
DRAWN: JHA	DESIGN: CLIENT DESIGN
JOB No.: DJO-WD1	SCALE: 1:100 ON A3
DATE: 17.04.22	SHEET: 11

ISSUE:	AMENDMENTS:	DATE:
A	Concept Plan - Alteration/Addition	22.09.21
B	Prelim Construction Plan	16.01.22
C	Construction Plan	17.04.22

SIGNATURE
 BUILDER
 CLIENT 1:
 CLIENT 2:

SLAB LAYOUT

REFERS TO ENGINEERS DETAILS



CONSTRUCTION PLANS
ISSUE: C 17.04.2022

SLAB LAYOUT NOTE: ALL MEASUREMENTS ARE TAKEN FROM THE EDGE OF SLAB

NOTES:
 USE FIGURED DIMENSION ONLY (DO NOT SCALE).
 * CHECK ALL DIMENSIONS PRIOR TO STARTING ANY WORK AND REPORT ANY DISCREPANCIES
 * FINISHED GROUND LEVELS SHOWN ON THE PLAN ARE SUBJECT TO SITE CONDITIONS
 * ALL CALCULATED DIMENSIONS ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION
 * NO ALLOWANCE HAS BEEN MADE FOR ANY SHRINKAGE OR MILLING
 * POSITION OF ELECTRICAL METER TO BE DETERMINED ON SITE

NOTE: DO NOT SCALE DRAWINGS IF THERE IS ANY DISCREPANCIES CONTACT THE JOB SUPERVISOR OR HEAD OFFICE DIAL 1100 BEFORE YOU DIG (www.1100.com.au)

DESIGN & DRAWN BY:



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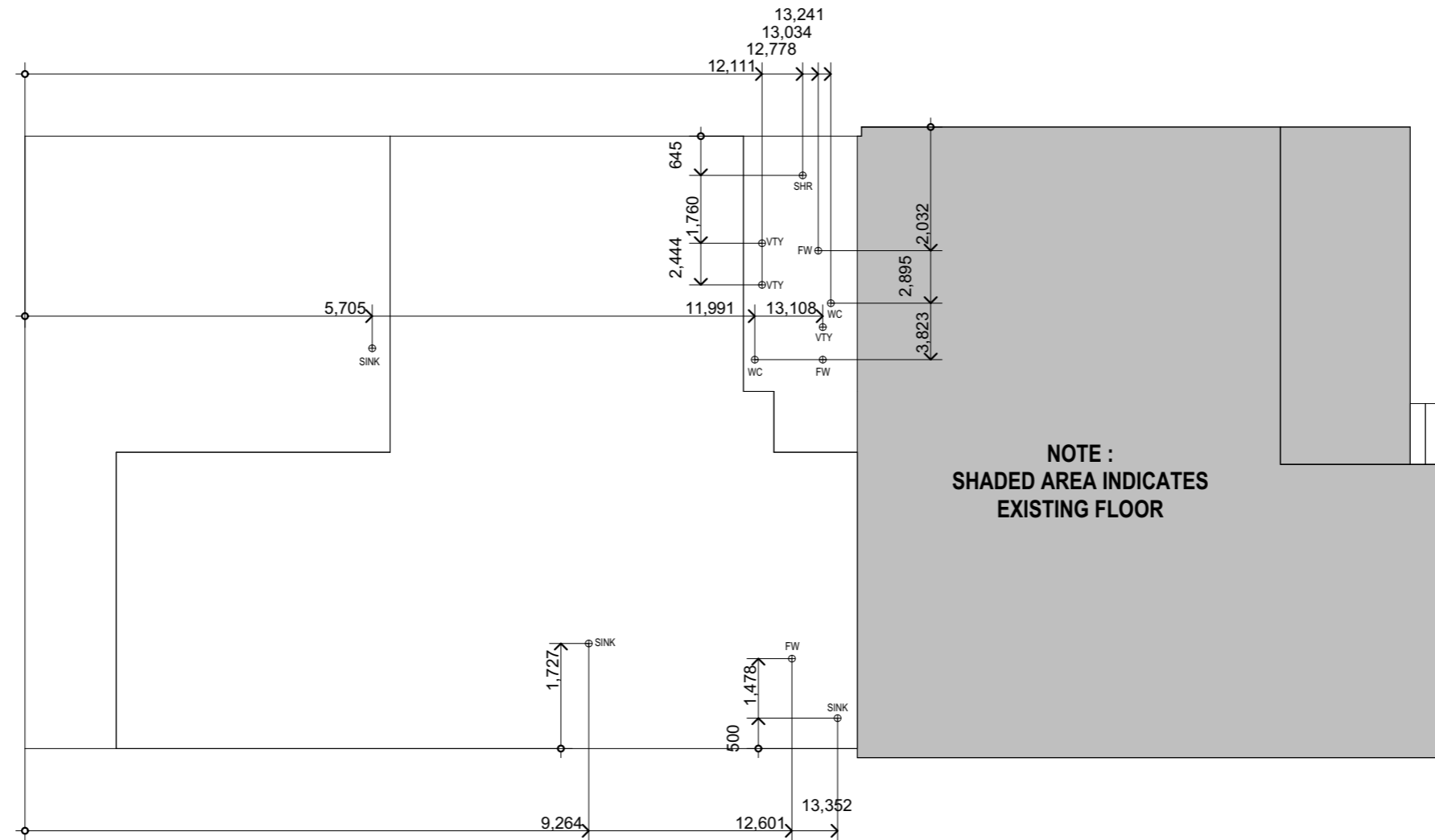
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JOB No.: DJO-WD1	SCALE: 1:100 ON A3
DATE: 17.04.22	SHEET: 12

ISSUE:	AMENDMENTS:	DATE:
A	Concept Plan - Alteration/Addition	22.09.21
B	Prelim Construction Plan	16.01.22
C	Construction Plan	17.04.22

SIGNATURE
 BUILDER
 CLIENT 1:
 CLIENT 2:

NOTE:
GROUND FLOOR RUNNING DIMENSIONS FROM
INSIDE OF EDGE BOARD TO CENTRE OF PENETRATION



NOTE :
SHADED AREA INDICATES
EXISTING FLOOR

CONSTRUCTION PLANS
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GROUND DRAINAGE SETOUT



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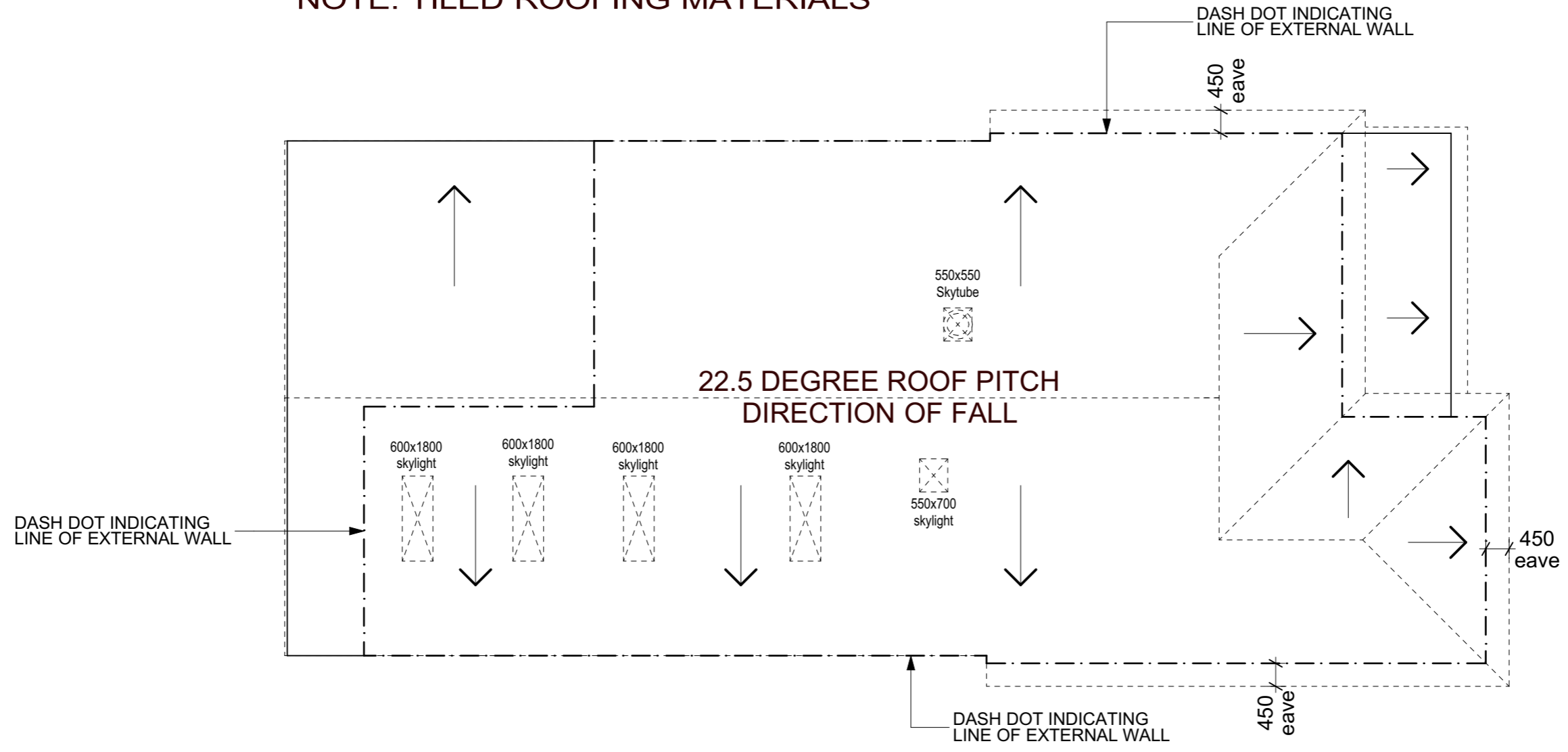
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JOB No.: DJO-WD1	SCALE: 1:100 ON A3
DATE: 17.04.22	SHEET: 13

ISSUE:	AMENDMENTS:	DATE:
A	Concept Plan - Alteration/Addition	22.09.21
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C	Construction Plan	17.04.22

SIGNATURE
BUILDER
CLIENT 1:
CLIENT 2:

NOTE: TILED ROOFING MATERIALS



**CONSTRUCTION PLANS
ISSUE: C 17.04.2022**

ROOF LAYOUT

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DATE: 17.04.22	SHEET: 14

ISSUE:	AMENDMENTS:	DATE:
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SIGNATURE
BUILDER
CLIENT 1:
CLIENT 2:

LEGEND

- LED Batten Light
- Ceiling Compact Fluro
- Downlight LED
- Pendant Light
- External Wall @ 1900
- Internal Wall @ 1900
- Light Switch
- 2W Denotes two way control
- Light/Heat/Fan (Ducted To External)
FLOWRATE: 66.6 L/S
- Exhaust Fan (Ducted To External)
FLOWRATE: 111 L/S
- Single GPO
- Double GPO
- Single Ext GPO
- Double Ext GPO
- Smoke Alarm
- Data Point @ 300
- T.V. Point @ 300FL
- Alarm Key Panel @1500mm AFL
- Alarm Control Box @2200mm AFL
- Gas Point (Bayonet)
- Future Modem Install (Supplied by other)
- Hot Water System (Refer to BASIX)
- Solar Inverter
- Air-conditioner Compressor
- Meter Box
- Internal COMS

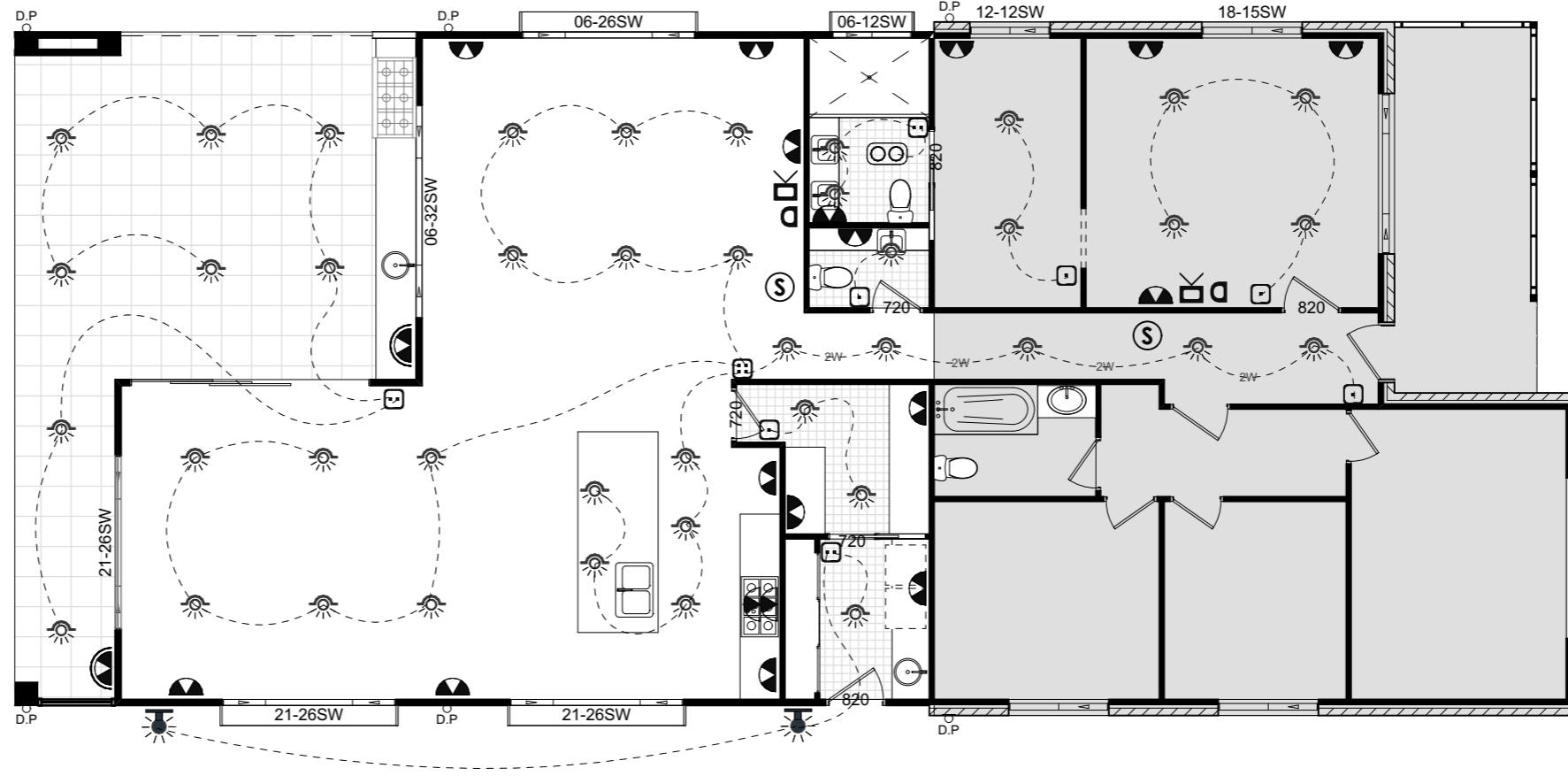
Range Hood
FLOWRATE: min 83.3 L/S

INSULATION RATING

All recessed luminaires included in these documents have an IC insulation rating. This means insulation may abut or cover the LED luminaire.

- General Notes: NCC Approval**
1. All heights measured from the main floor level unless otherwise noted.
 2. Light switches @ 1300mm above FFL wall mounted.
 3. Top of Meter box to be 1900mm maximum above ground level.
 4. Provide Smoke Alarms in accordance with NCCS Vol 2: Clause 3.7.5
 5. Double GPO to meter box.
 6. All smoke alarms to be hardwired and installed according to relevant specifications & practices

Gas Appliances:
Gas cooktop. (Electric oven)
One internal heating point.
One external heating point.
Gas Hot Water System.



**CONSTRUCTION PLANS
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GPO Height Table		
Room Location	Item	Height
Kitchen	GPO	1100
	REF	2050
	RH	1900
	DW	500
	MW	600/1200
Laundry	GPO	1300
Bath/Ens/Pow	GPO	1300
Garage	GPO	1200
	GPO	2200
Linen	Roller Door	2000
	Panel Door	Ceiling
	External GPO	1000
Other		

Note :
All general room GPO's are to measure 300mm above main floor level unless otherwise noted.

The final location of ceiling penetrations and light fittings are subject to site conditions
GROUND ELECTRICAL LAYOUT

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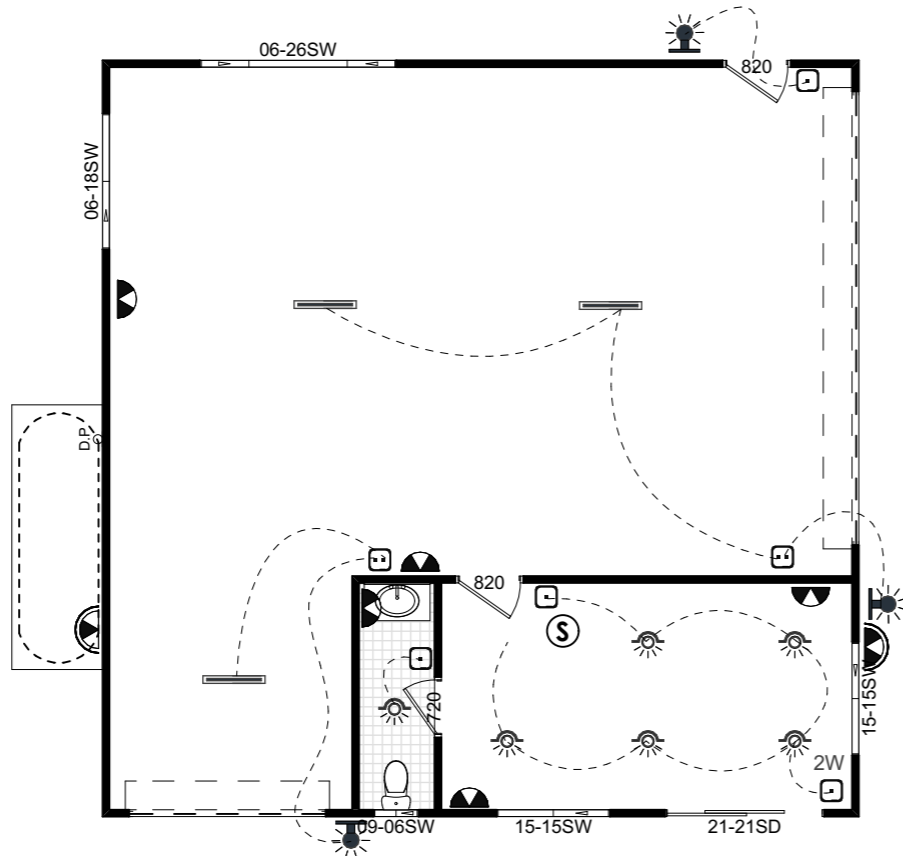
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CLIENT 1:
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LEGEND

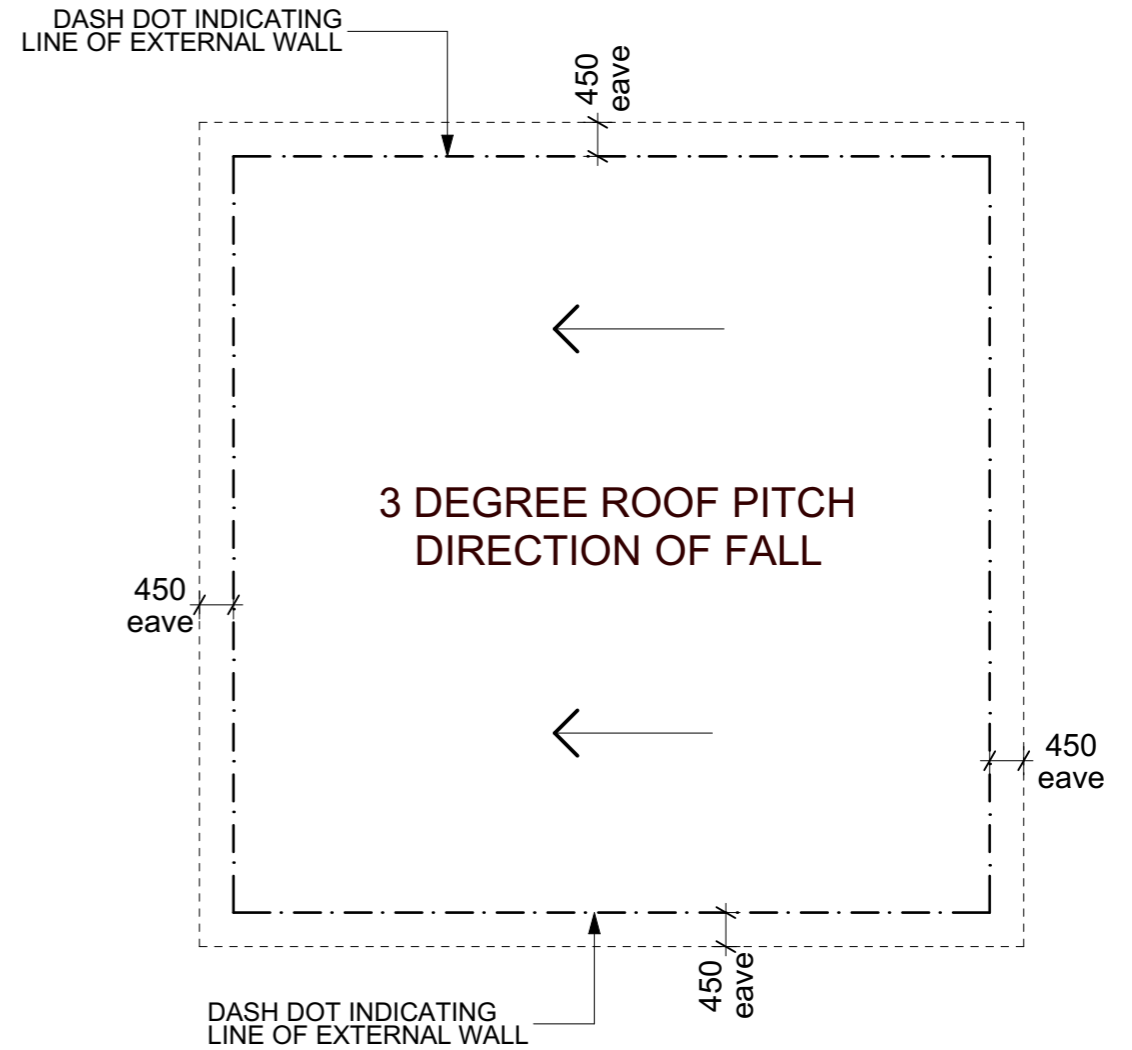
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Garage	GPO	1200
	GPO	2200
Linen	Roller Door	2000
	Panel Door	Ceiling
	External GPO	1000

Note :
All general room GPO's are to measure 300mm above main floor level unless otherwise noted.

NOTE: COLORBOND ROOFING MATERIALS



CONSTRUCTION PLANS
ISSUE: C 17.04.2022

GARAGE ROOF & ELECTRICAL LAYOUT

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DRAWING DESCRIPTION:

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DEAN JONES

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SIGNATURE

BUILDER
CLIENT 1:
CLIENT 2:

WINDOW SCHEDULE

Window No.	Width (mm)	Height (mm)	Detail
W1	2100	2600	ASW
W2	2100	2600	ASW
W3	2100	2600	ASW
W4	1800	2600	AFW
W5	610	3200	ASW
W6	610	2600	ASW
W7	610	1200	ASW (OBS)
W8	1210	1200	ASW
W9	1800	1500	ASW

SLIDING DOOR SCHEDULE		
SD1	3600	2100

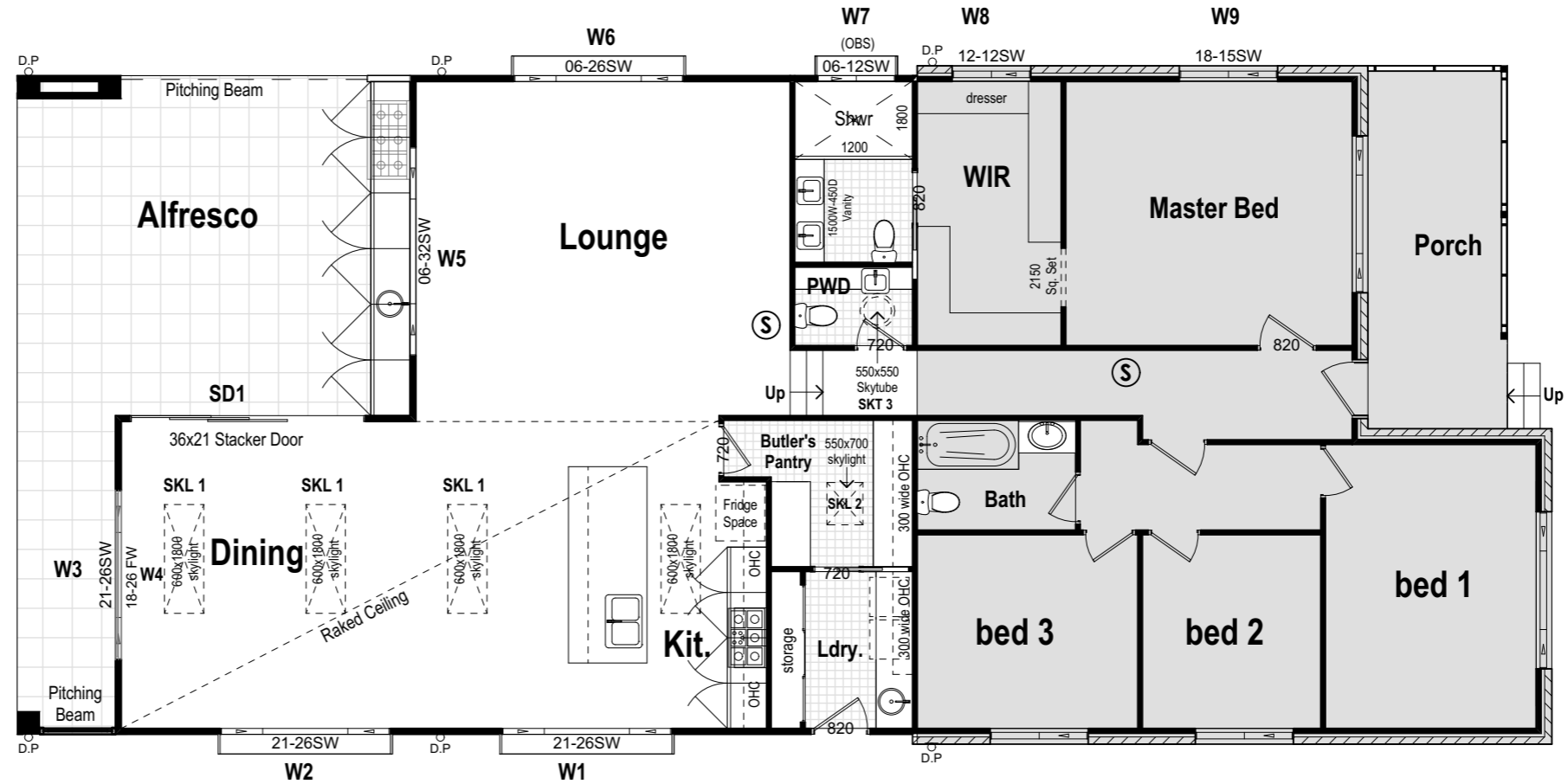
Note: All windows and doors must be checked and counted prior to ordering

Legend:
 ASW - Aluminium Sliding Window
 AFW - Aluminium Fixed Window
 OBS - Obscure

SKYLIGHT SCHEDULE:

	Width	Height
SKL 1	600	1800
SKL 2	550	700
SKT 3	550	550

Legend:
 SKL - Aluminium Skylight



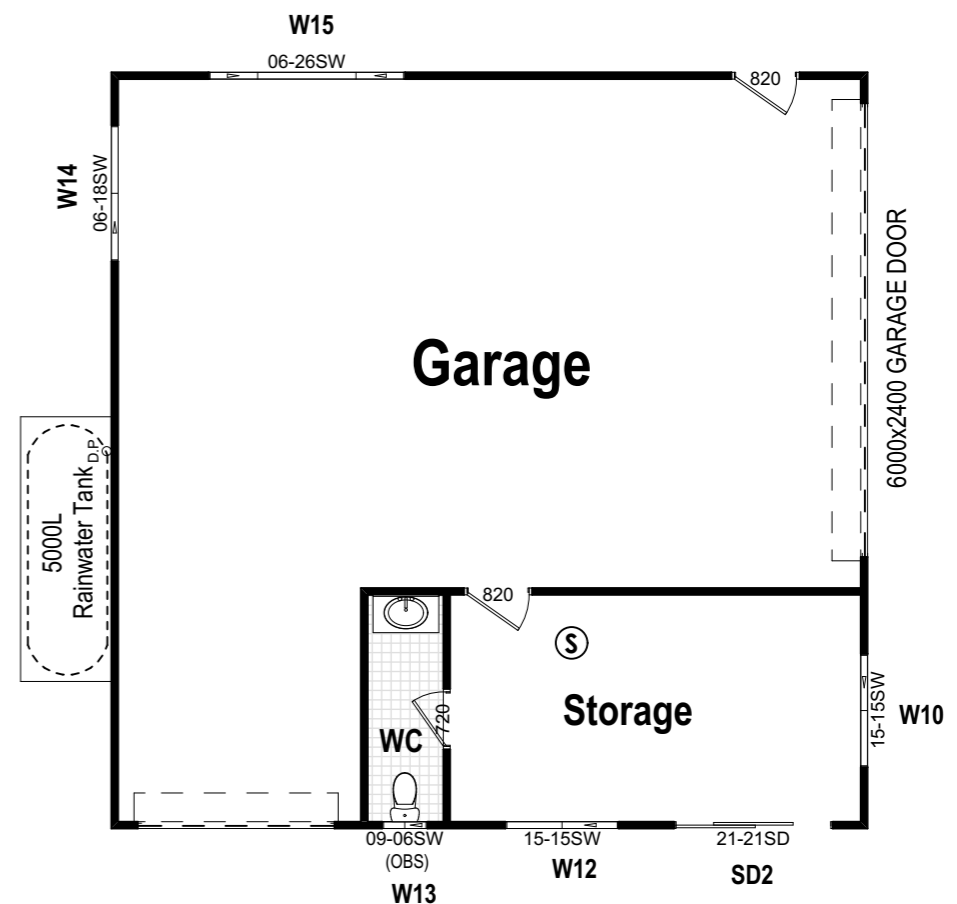
WINDOW SCHEDULE

Window No.	Width (mm)	Height (mm)	Detail
W10	1570	1460	ASW
W12	1570	1460	ASW
W13	610	900	ASW (OBS)
W14	610	1800	ASW
W15	610	2600	ASW

SLIDING DOOR SCHEDULE		
SD2	2100	2100

Note: All windows and doors must be checked and counted prior to ordering

Legend:
 ASW - Aluminium Sliding Windows
 OBS - Obscure
 ASD - Aluminium Sliding Door



WINDOW SCHEDULE

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CLIENT PARTICULARS:

DEAN JONES

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CONSTRUCTION PLANS
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