

GENERAL NOTES

- * DO NOT SCALE OFF THESE DRAWINGS. USE DIMENSIONS AS SHOWN.
- * CHECK ALL DIMENSIONS PRIOR TO ORDERING AND CONSTRUCTION.
- * ALL CONSTRUCTION TO COMPLY WITH THE NATIONAL CONSTRUCTION CODES OF AUSTRALIA Vol 2 and LOCAL COUNCIL DEVELOPMENT CONTROL PLANS

ADDITIONAL INFORMATION

- 1 Slab and footings to AS2870 Residential Slab and Footing Constructions
- 2 Timber framework to AS1684.2 Residential Timber Frame Constructions
- 3 Smoke detectors to be installed and to comply with AS3786
- 4 Waterproofing of wet areas must comply with AS3740
- 5 All rooms to be ventilated as per the BCA
- 6 Termite protection to comply with AS3660.1

AREAS

SITE AREA = 541.35 m²

EXISTING DWELLING = 108.41 m²

ENCLOSE GARAGE TO MAKE HABITABLE FLOOR AREA = 21.30 m²

NEW ENSUITE & ROBE = 8.71 m²

TOTAL = 138.42 m²

NEW DOUBLE GARAGE = 45.27 m²

NEW CARPORT = 25.20 m²

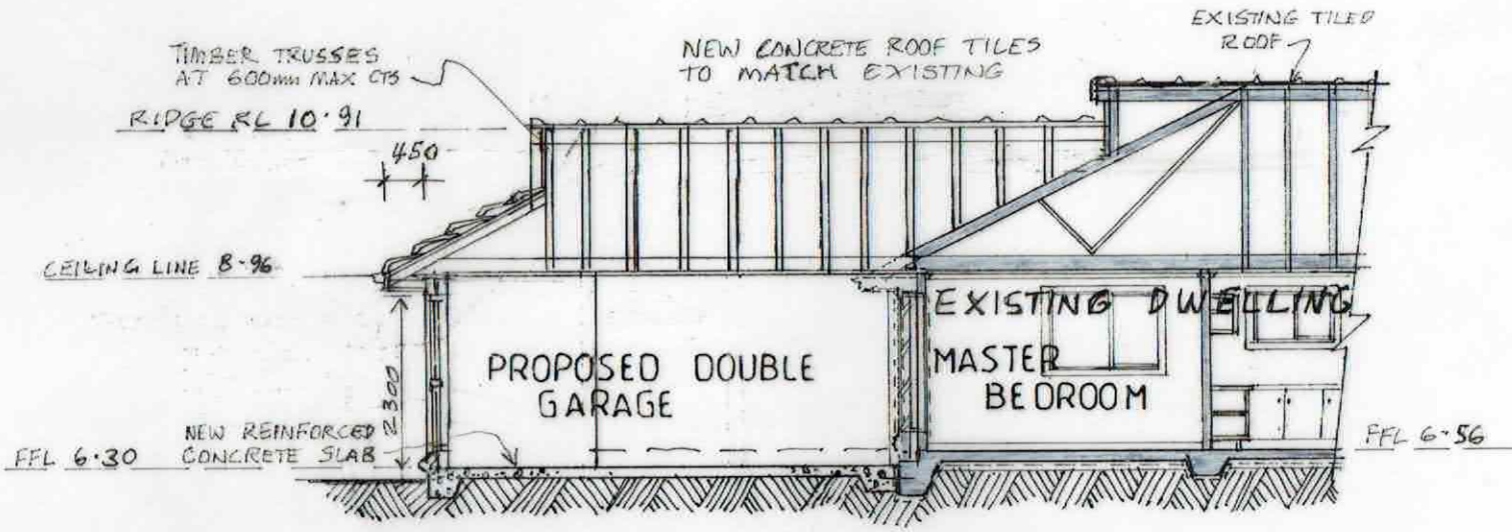
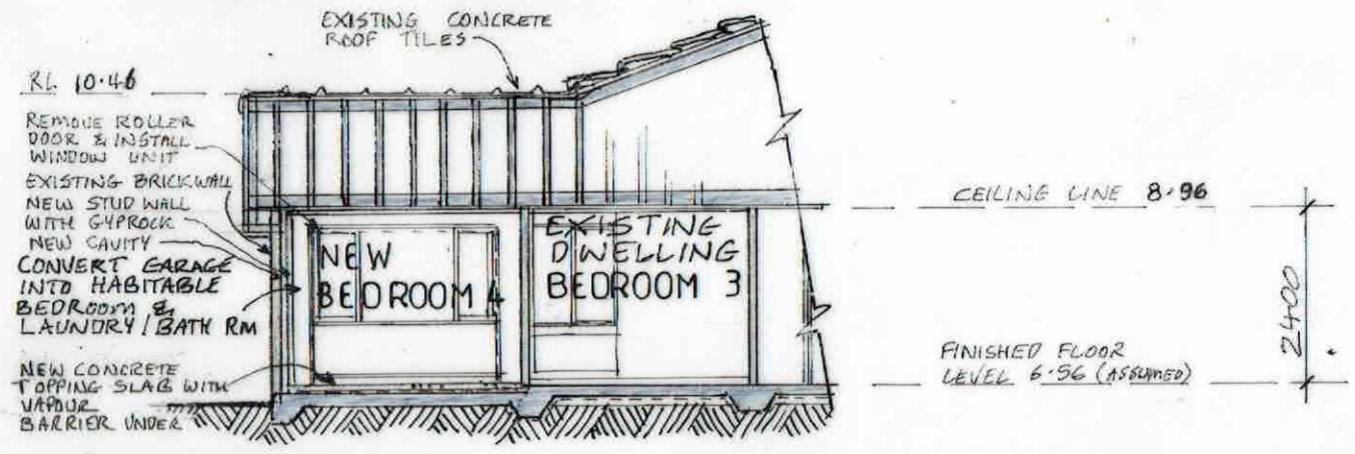
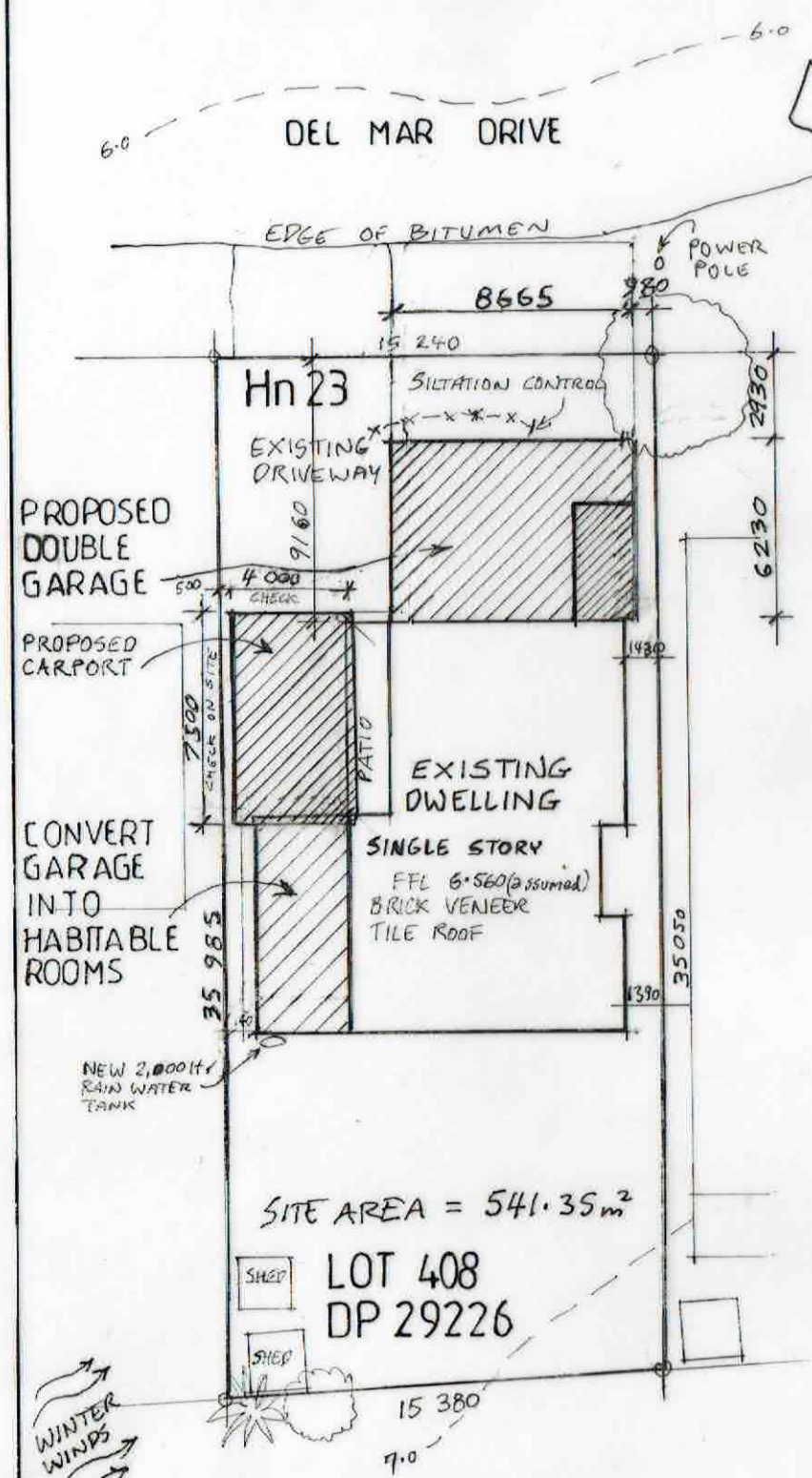
Floor Space Ratio = 1:0.25

TOTAL SITE COVERAGE = 229.00 m² = 41%

PRIVATE OPEN SPACE AREA = 189.60 m²

STORMWATER MANAGEMENT

The downpipe is to discharge into a leaf skimmer / filter then into a Rainwater tank. The tank's capacity is to be 2000 litres. It is to be durable and impact resistant. Must have an inlet strainer, BSP outlets and overflow. Tank must be connected to toilet and garden / outdoor taps. The overflow (point of discharge) from the rainwater tank is to be discharged into the main stormwater line.



Central Coast Council

CONSTRUCTION CERTIFICATE

CC No. CC/56867/2019/A

02/06/2022

ALL LEVELS ON THESE DRAWINGS RELATE TO AHD (Australian height Datum)

0 1 2 3 4 5 6 metres

METRIC SCALE MEASURE

REVISION	DATE	DESCRIPTION
A	27-9-2021	GARAGE CHANGES

DAVID TANARE
BUILDING DESIGNER

Original Building Designs

P.O. BOX 513 WOY WOY NSW 2256
Ph: 4326 1107 mobile: 0419 995 404
email: dtanare@optusnet.com.au

FOR: **MR & MRS DRENNAN**

Site Address: LOT 408 DP29226
Hn 23 DEL MAR DRIVE
COPACABANA NSW 2251

DRAWING TITLE
PROPOSED ADDITIONS AND ALTERATIONS

SCALE 1:100
1:250

DATE JUNE 2019

DRAWING NUMBER DT 2619

sheet 1 of 3

REV A

BASIX Commitments

Certificate Number: A351386_03

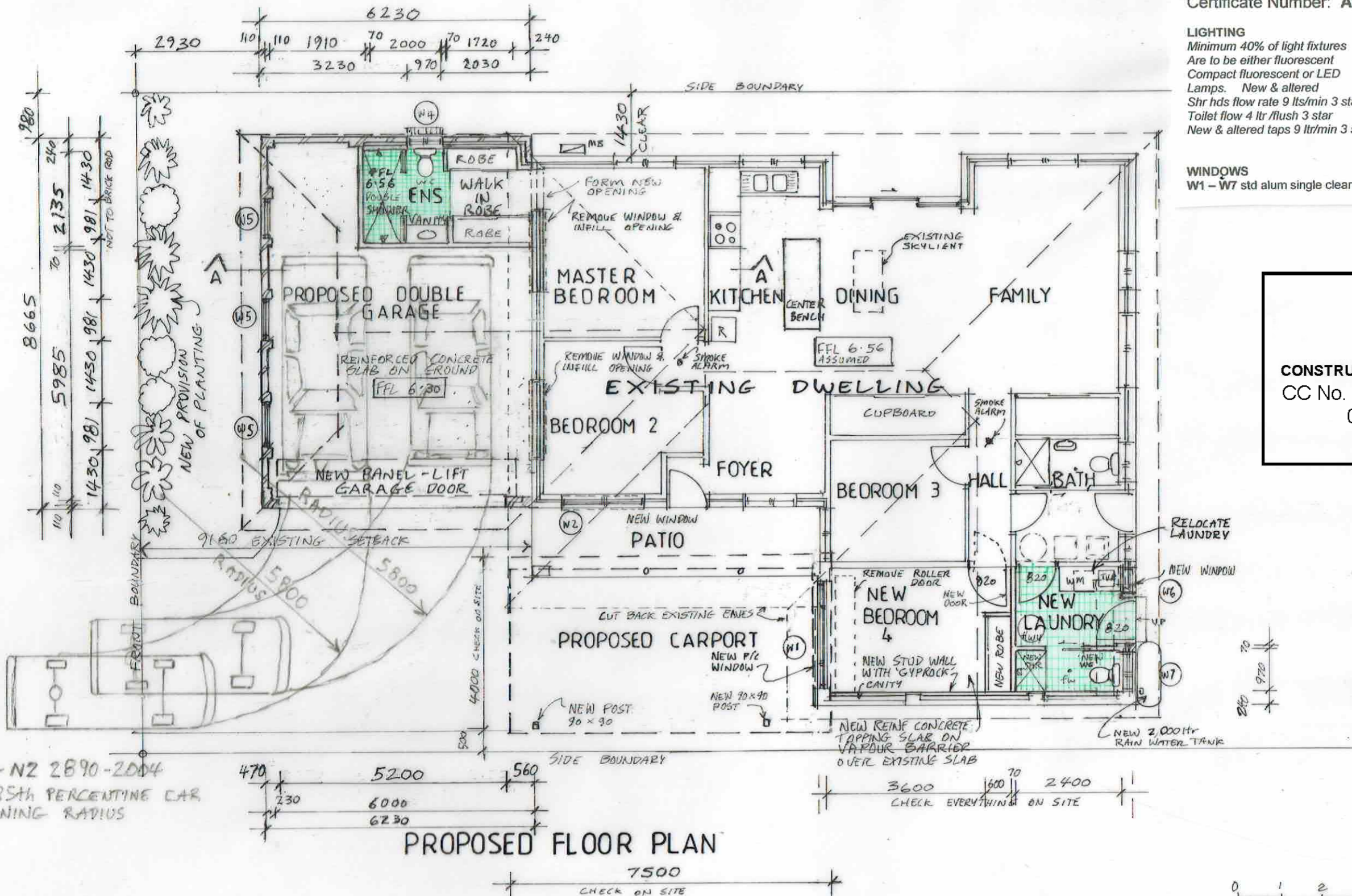
LIGHTING
 Minimum 40% of light fixtures
 Are to be either fluorescent
 Compact fluorescent or LED
 Lamps. New & altered
 Shr hds flow rate 9 ltr/min 3 star
 Toilet flow 4 ltr /flush 3 star
 New & altered taps 9 ltr/min 3 star

CONSTRUCTION
 Concrete slab on ground = nil
 or external wall framed = R1.30
 (or R1.70 incl const)
 external wal: brick veneer
 R1.16 (or R1.70 incl const)
 flat ceiling, pitched roof ceiling:
 R1.95(up)foil backed 55mm med
 (solar absorp 0.475 - 0.70)

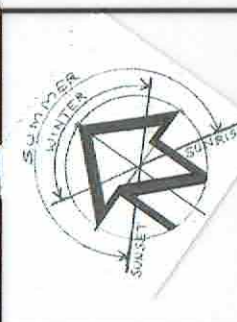
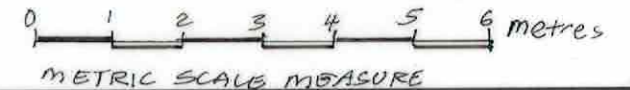
WINDOWS
 W1 - W7 std alum single clear (or U-value: 7.63, (SHGC: 0.75))



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PROPOSED FLOOR PLAN



REVISION	DATE	DESCRIPTION
A	27-9-2021	GARAGE CHANGES AND ADD ENSUITE
B	17-3-2022	GARAGE DOOR TO SW WINDOW TO NW

DAVID TANARE
 BUILDING DESIGNER

Original Building Designs

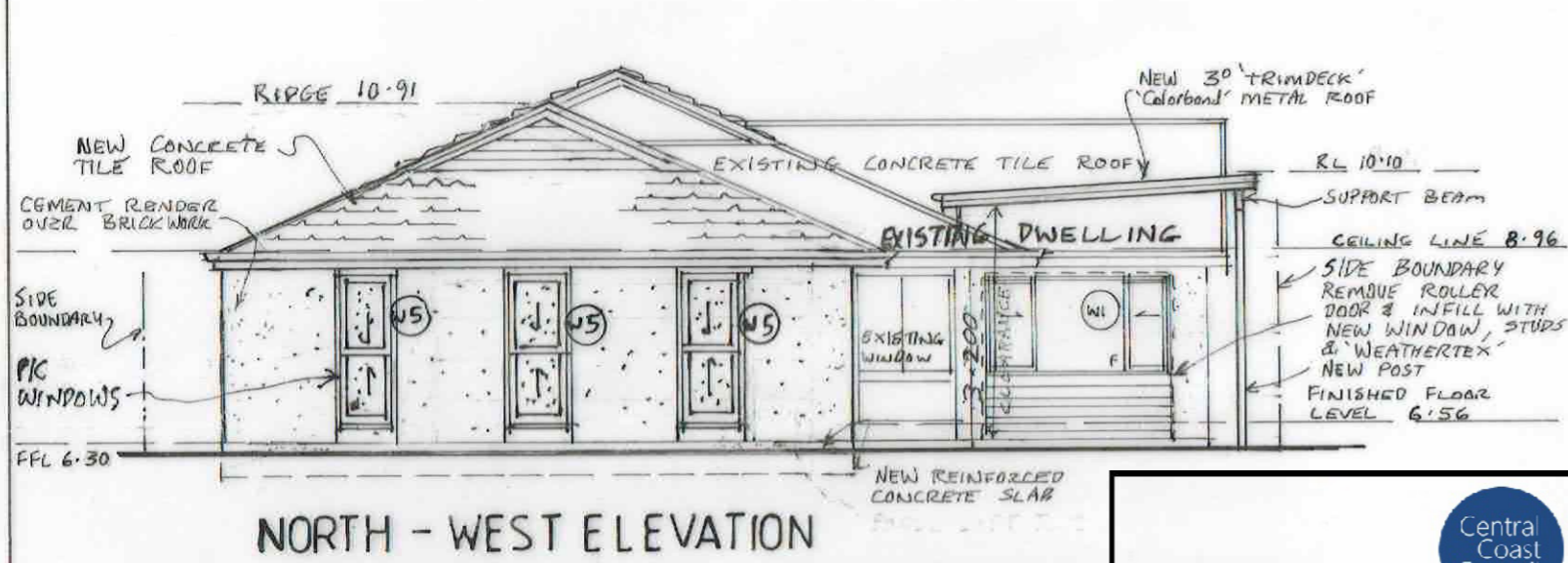
P.O. BOX 513 WOY WOY NSW 2256
 Ph: 4326 1107 mobile: 0419 995 404
 email: dtanare@optusnet.com.au

FOR: **MR & MRS DRENNAN**

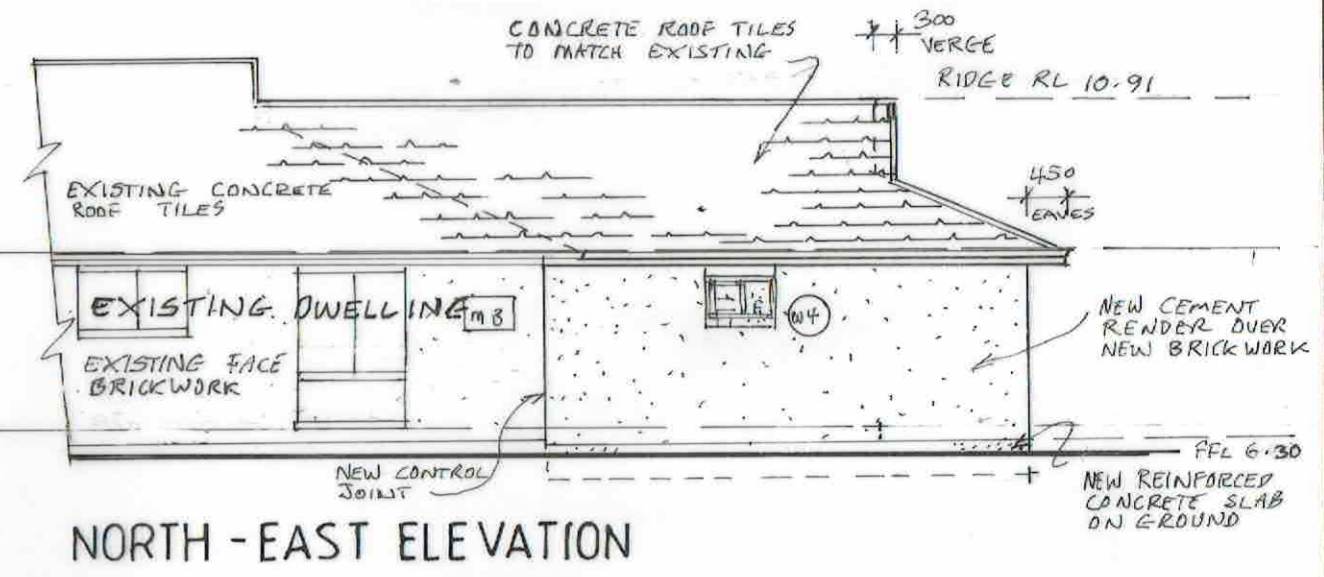
Site Address:
 23 DEL MAR DRIVE
 COPACABANA NSW 2251

DRAWING TITLE
PROPOSED ADDITIONS AND ALTERATIONS

SCALE: 1:100
 DATE: JUNE 2019
 DRAWING NUMBER: DT2619
 sheet 2 of 3

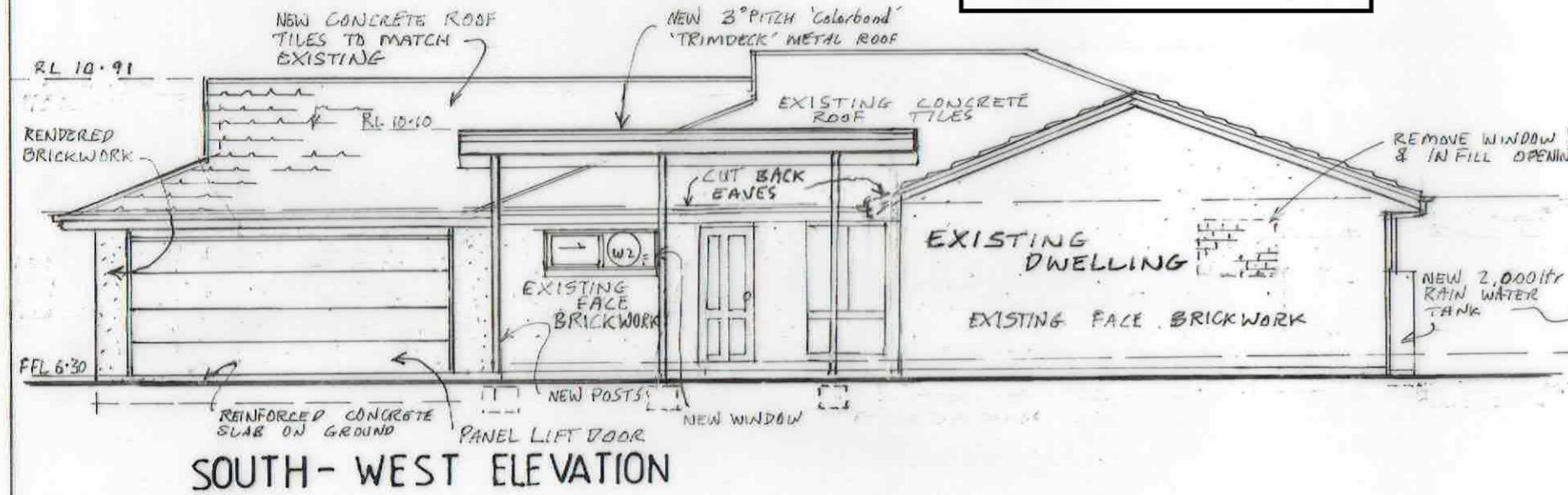


NORTH - WEST ELEVATION

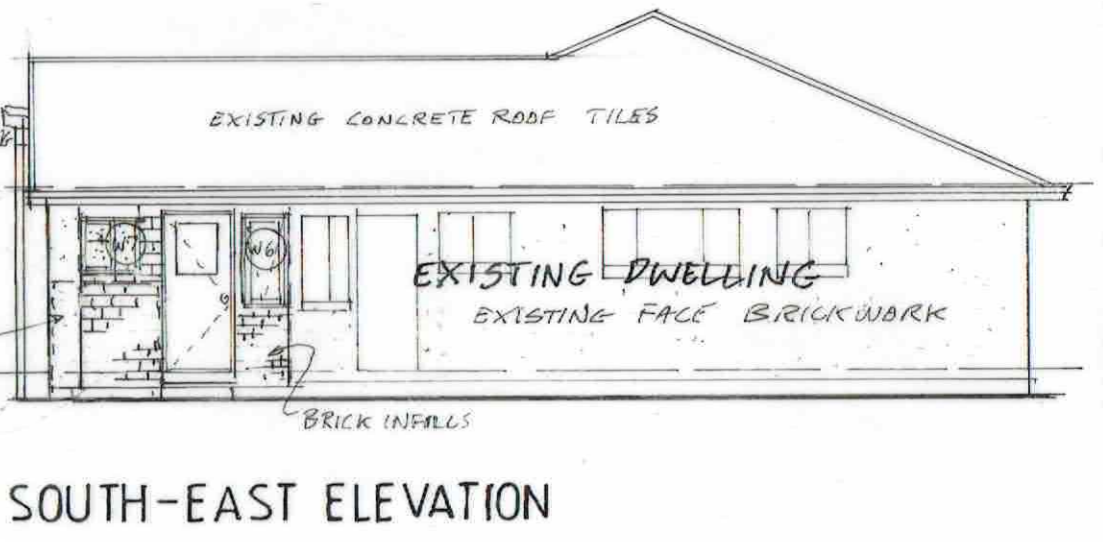


NORTH - EAST ELEVATION

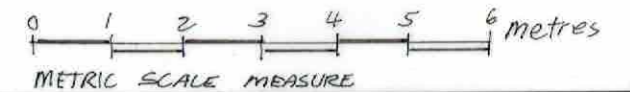

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SOUTH - WEST ELEVATION



SOUTH - EAST ELEVATION



REVISION	DATE	DESCRIPTION
A	27-9-2021	GARAGE & ENSUITE
B	17-3-2022	GARAGE DOOR TO S/W WINDOWS TO N/W

DAVID TANARE
 BUILDING DESIGNER

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 REV B