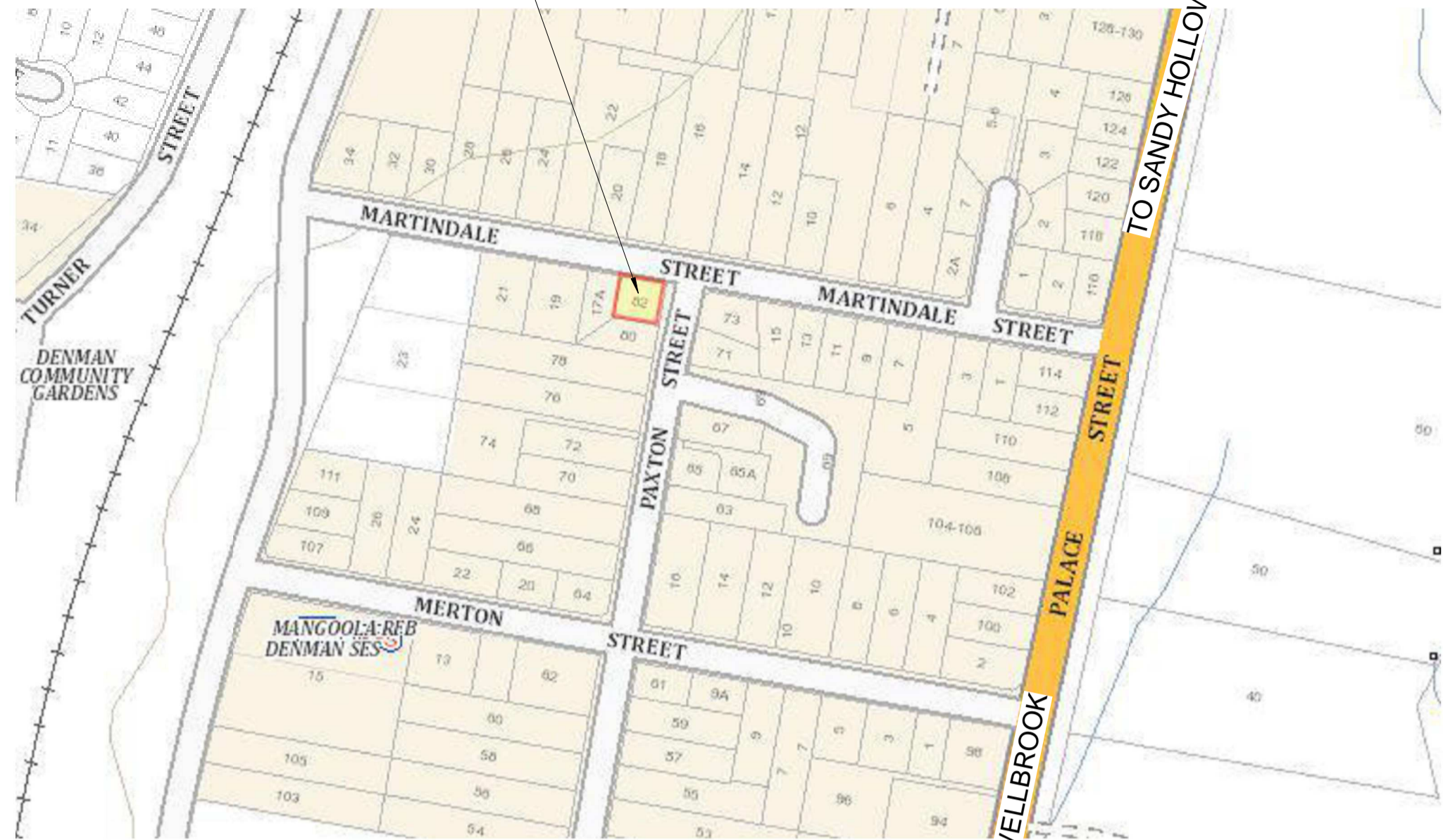
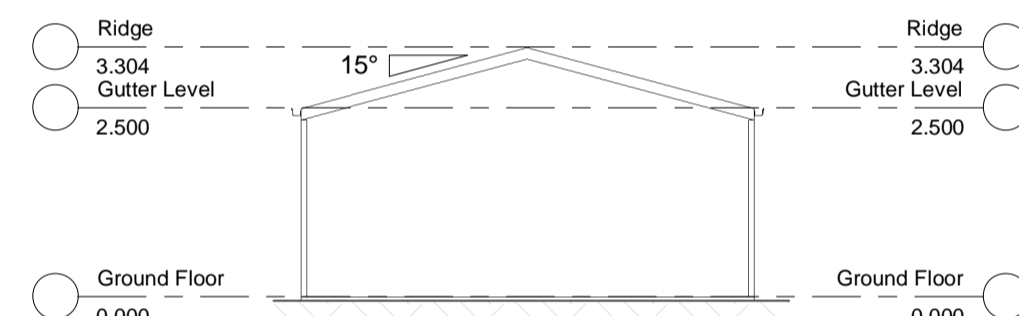
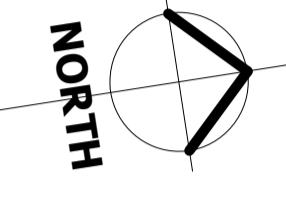
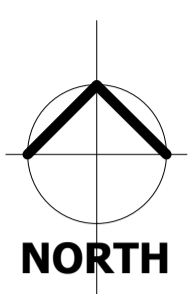


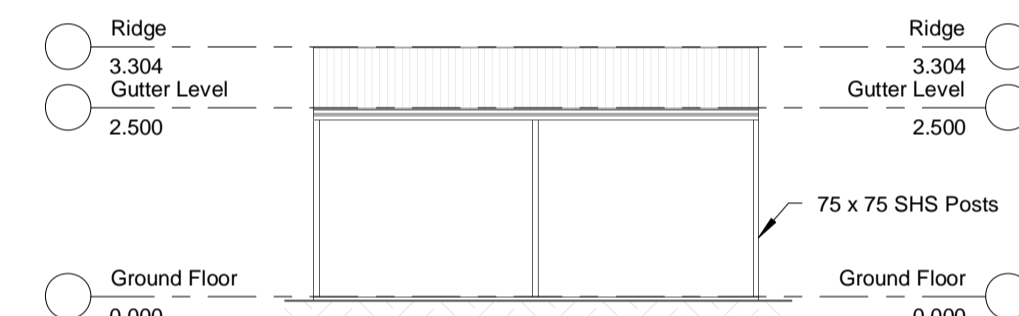
SITE LOCATION 82 PAXTON STREET DENMAN, NSW 2328 LOT 532 DP 1132750



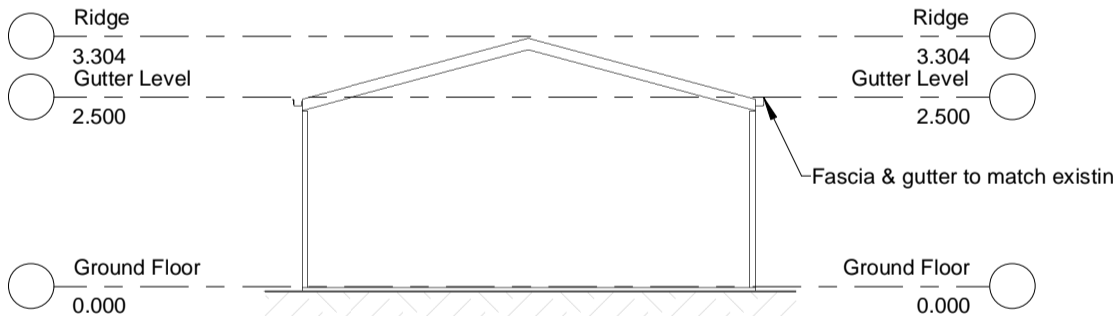
Location Plan



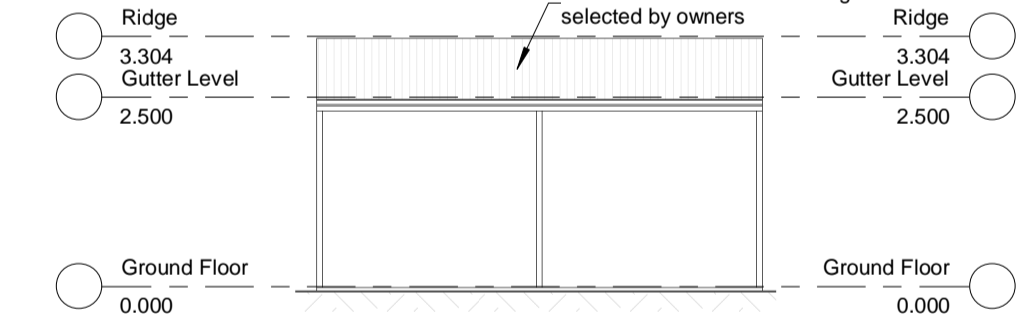
Elevation 1  
1 : 100



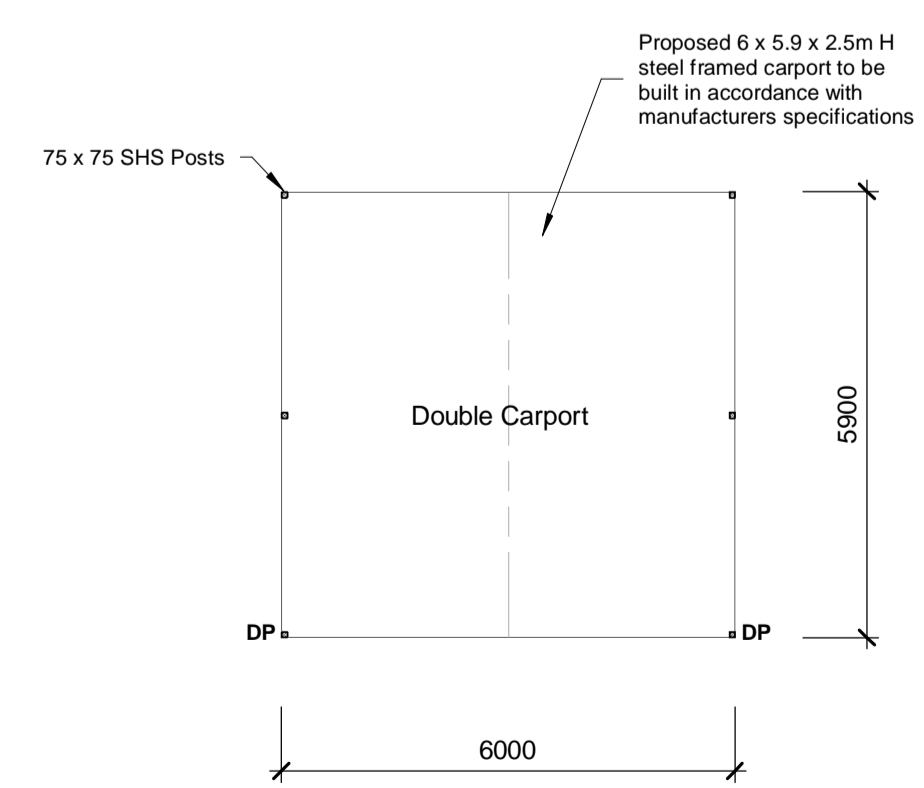
Elevation 2  
1 : 100



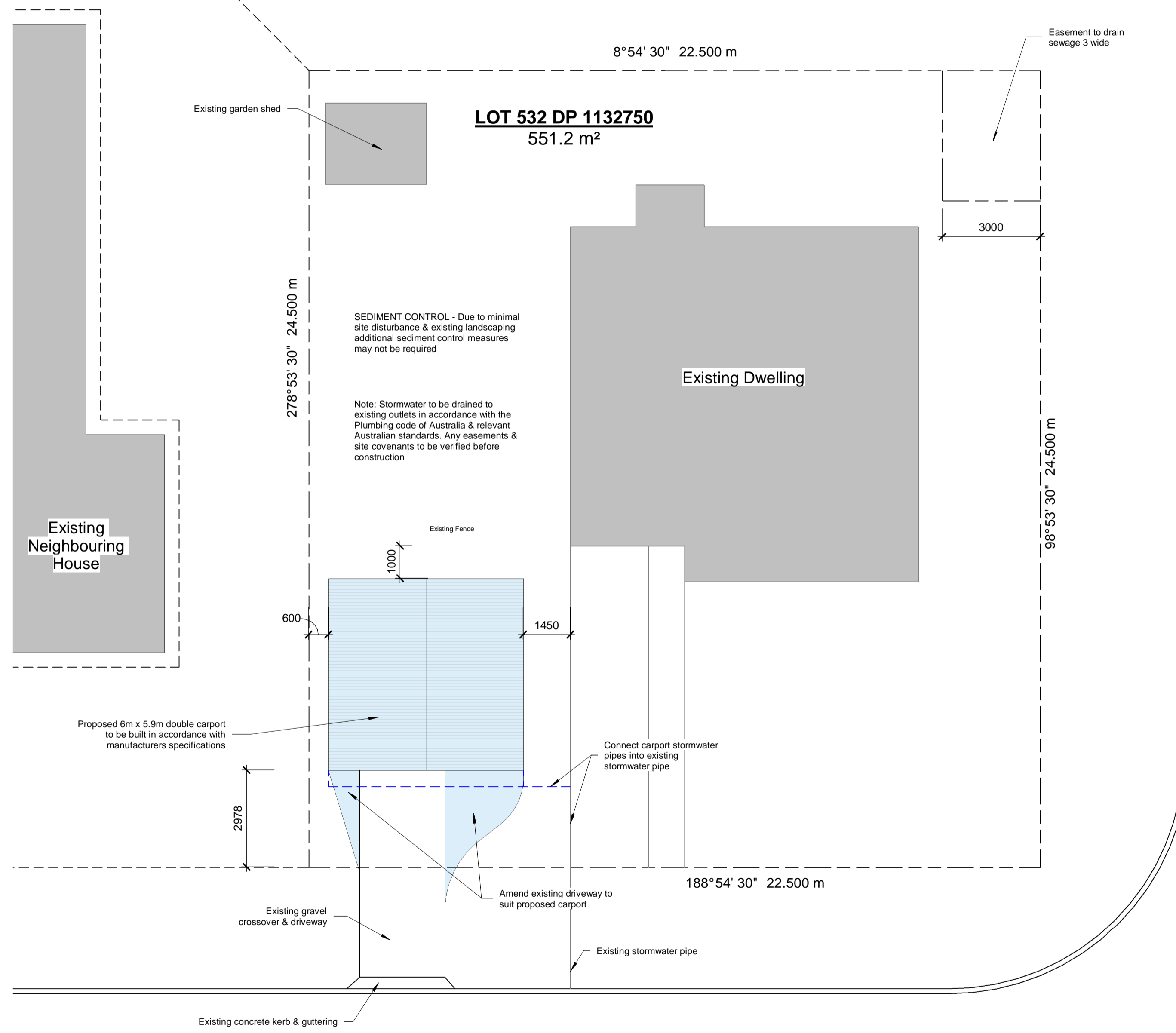
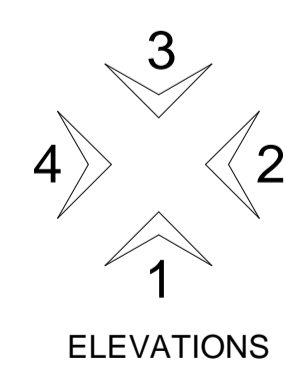
Elevation 3  
1 : 100



Elevation 4  
1 : 100



Floor Plan  
1 : 100



82 PAXTON STREET

Site Plan  
1 : 100

GENERAL NOTES:

- \*WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALE
- \*ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS 1684.2 2010 RESIDENTIAL TIMBER FRAMED CONSTRUCTION & TO BCA REQUIREMENTS.
- \*DOWNPIPE LOCATIONS TO BE CONFIRMED BY PLUMBER ONSITE.
- \*ALL PLUMBING & DRAINAGE TO BE BUILT IN ACCORDANCE WITH THE PLUMBING CODE OF AUSTRALIA (NCC VOLUME 3) & RELEVANT AUSTRALIAN STANDARDS
- \*BCA 2019 VOL 2 PART 3.1 SITE PREPARATION
- \*BCA 2019 VOL 2 PART 3.1.3 SURFACE WATER DRAINAGE
- \*BCA 2019 VOL 2 PART 3.1.4 TERMITE RISK MANAGEMENT
- \*BCA 2019 VOL 2 PART 3.3 MASONRY
- \*CJ-VERTICAL ARTICULATION JOINTS TO BE CARRIED OUT IN ACCORDANCE WITH THE BCA PART 3.3.5.13 POSITIONS TO BE VERIFIED BY ENGINEER IF APPLICABLE.
- \*BCA 2019 VOL 2 PART 3.4 FRAMING
- \*BCA 2019 VOL 2 PART 3.4.1 SUBFLOOR VENTILATION
- \*BCA 2019 VOL 2 PART 3.5.3.6 DOWNPIPES
- \*BCA 2019 VOL 2 PART 3.6 GLAZING, AS 2047-2014 & AS 1288-2006.
- \*BCA 2019 VOL 2 PART 3.7 FIRE SAFETY & AS 1562.
- \*SMOKE ALARMS (DIRECT WIRING & INTERCONNECTED) TO BE INSTALLED IN ACCORDANCE WITH THE BCA PART 3.7.5. POSITION TO BE VERIFIED BY ELECTRICIAN.
- \*BCA 2019 VOL 2 PART 3.8.1 WET AREAS & EXTERNAL WATERPROOFING.
- \*WC DOOR REMOVABLE WHERE REQUIRED AND FITTED WITH LIFT OFF HINGES IN ACCORDANCE WITH THE BCA PART 3.8.3.3
- \*BCA 2019 VOL 2 PART 3.8.5 VENTILATION
- \*BCA 2019 VOL 2 PART 3.8.7 CONDENSATION MANAGEMENT.
- \*BCA 2019 VOL 2 PART 3.8.7.3 FLOW RATE AND DISCHARGE OF EXHAUST SYSTEMS.
- \*BCA 2019 VOL 2 PART 3.8.7.4 VENTILATION OF ROOF SPACES.
- \*WHERE STAIRS AND/OR RAMP ARE REQUIRED, THEY ARE TO BE BUILT IN ACCORDANCE WITH BCA PART 3.9. ALL STAIRS TO HAVE SLIP RESISTANT FINISH OR NOSING STRIP IN ACCORDANCE WITH TABLE BELOW:

Application	Surface Condition	
	Dry	Wet
Ramp steeper than 1:14	P4 or R11	P5 or R12
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11
Floor or landing surface	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4

\*BCA VOL 2 PART 3.10.7 BOILERS, PRESSURE VESSELS, HEATING APPLIANCES, FIREPLACES, CHIMNEYS & FLUES.

Legend:

- Proposed (Blue outline)
- Existing (Grey fill)
- Demolished (Red dashed outline)

AREAS:

Existing Dwelling	115.6 m <sup>2</sup>
Proposed Carport	35.4 m <sup>2</sup>
	151.0 m <sup>2</sup>

No.	Description	Date
A	Issue for DA	01/06/22
1	Preliminary Issue	25/05/22

Note: All levels, dimensions & materials must be verified between owners & builder before commencement of construction.

**P.B. Eveleigh Plan Service**  
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 Email: pbeplans@gmail.com

PROJECT: PROPOSED CARPORT  
 AT: 82 PAXTON STREET, DENMAN 2328  
 FOR: R M BINGHAM & C JEAN

SIZE	SCALE	As indicated	JOB No:	062-22	REV:
A1	DATE	18/05/22	SHEET No:	1	A
	DRAWN	MLS			