



JELFS BUILDING DESIGN

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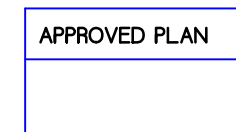
PLANNING DRAWINGS

PROPOSED SHED

S BALDOCK
17 SOUTH TCE
SCEALE BAY

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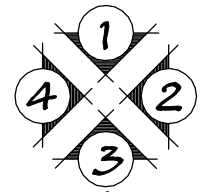
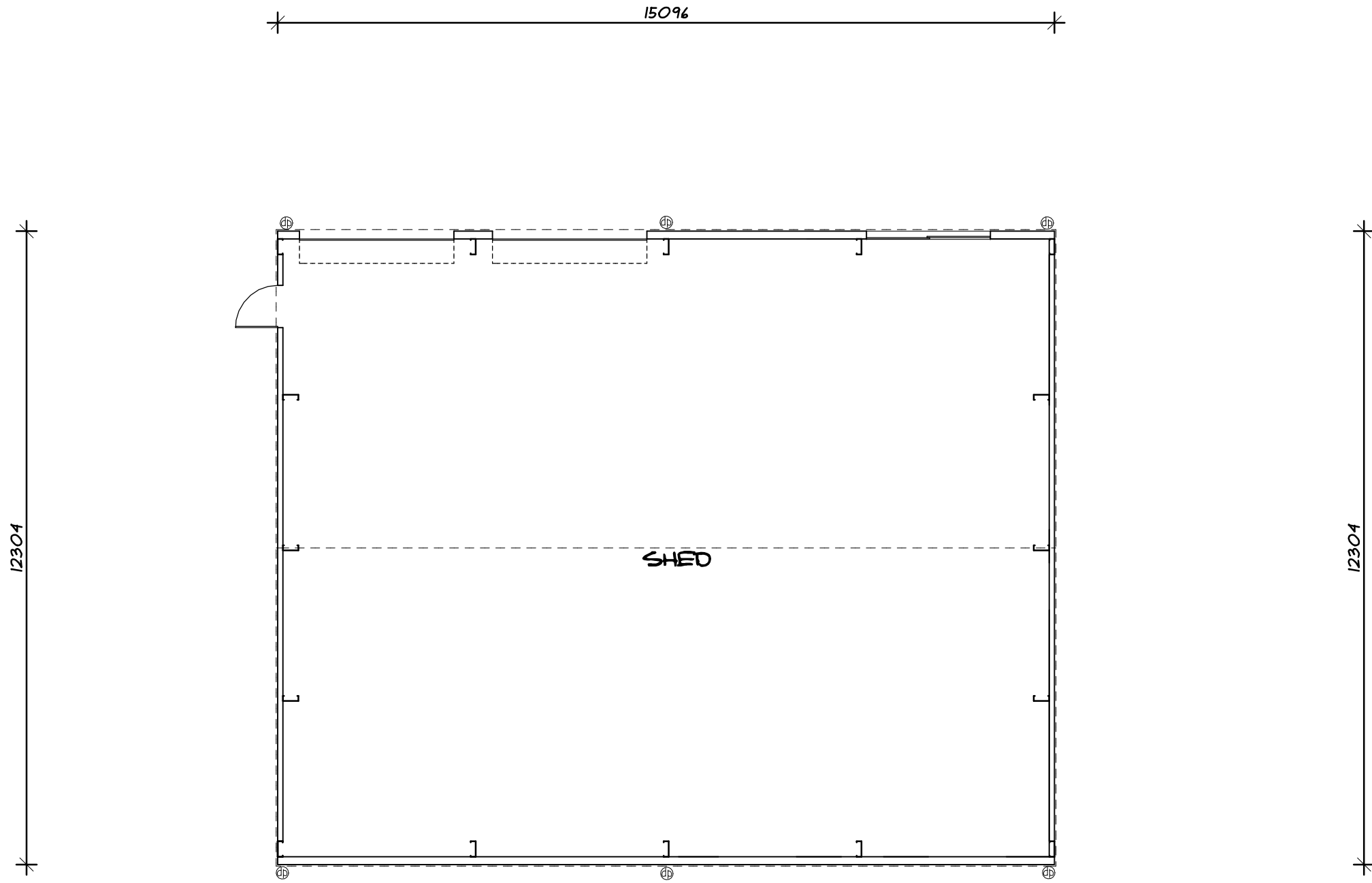
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E:\JB\2021\Baldock\Baldock.shed

SHEET:
1 OF 4
DATE :
1st DEC '21

NOTE :
 TO BE BUILT IN STRICT ACCORDANCE WITH BCA
 SMOKE ALARMS TO AS 3786
 INTERCONNECTED TO BCA PART 3.15.2 ITEM C
 CONTROL JOINTS TO ENGINEERS DETAIL
 TIE DOWN TO TRUSS MANUFACTURERS SPECS.
 GLAZING TO BE SELECTED AND INSTALLED IN ACCORDANCE WITH AS 1288
 LIFT OFF HINGES TO WC TO COMPLY WITH BCA
 BUSHFIRE REGS TO AS3959 GENERAL RISK
 ALL EXTERNAL FIXTURES IN ACCORDANCE WITH BCA CORROSION PROTECTION
 ARTICULATED LAYOUT IN STRICT ACCORDANCE WITH ENGINEERS BRICKWORK ARTICULATION LAYOUT
 ALL BI-FOLD'S LINTEL SIZE TO BE CONFIRMED AFTER BI-FOLD SELECTION
 ALL BUILDING FABRIC THERMAL INSULATION TO SATISFY BCA 3.12.1
 BUILDING SEALING TO SATISFY BCA 3.12.3
 BUILDING SERVICES INCLUDING HWS, INSULATION OF SERVICES AND LIGHTING TO SATISFY BCA 3.12.5
 A RESTRICTIVE DEVICE FOR OPENABLE WINDOWS WHERE THE FLOOR BELOW THE WINDOW IS MORE THAN 2m ABOVE THE SURFACE BENEATH AND THE LOWEST LEVEL OF THE WINDOW OPENING IS LESS THAN 1.1m ABOVE FLOOR TO BCA-P2.5.2



ELEVATION DIRECTIONS

15096

FLOOR PLAN
 1 : 100

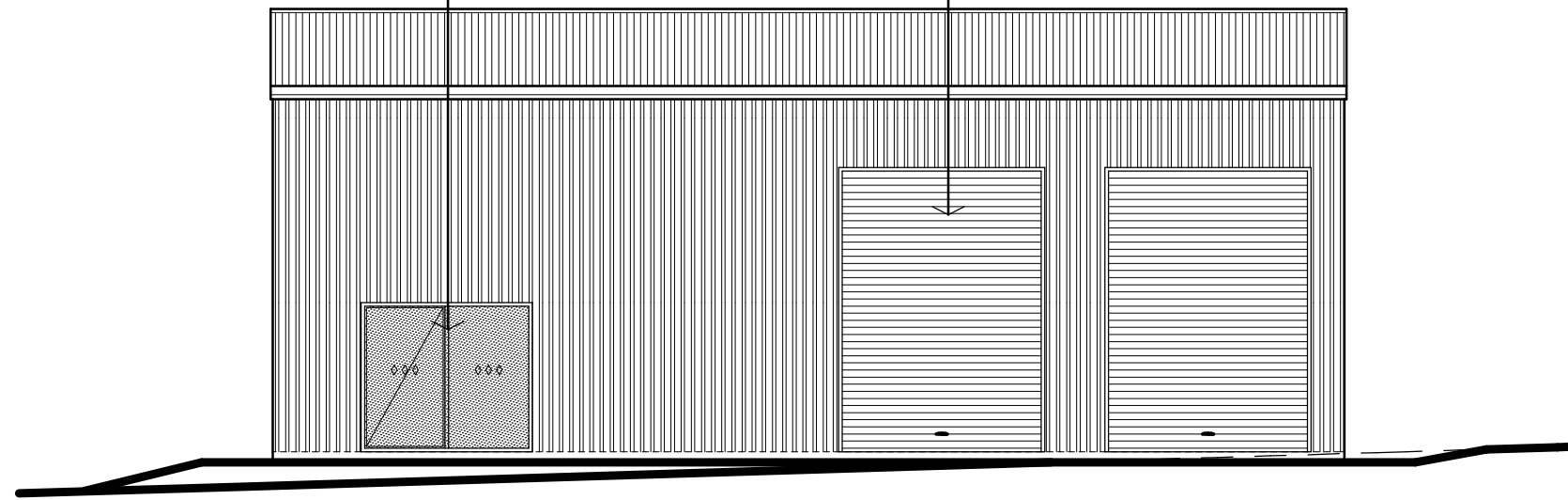
AREAS:

SHED	185.74 m ²
TOTAL	185.74 m ²

APPROVED PLAN	PROPOSED SHED FOR S BALDOCK AT: 17 SOUTH TCE SCALE BAY	SHEET: 2 OF 4 DATE: 1st DEC '21
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ALUMINIUM SLIDING DOOR

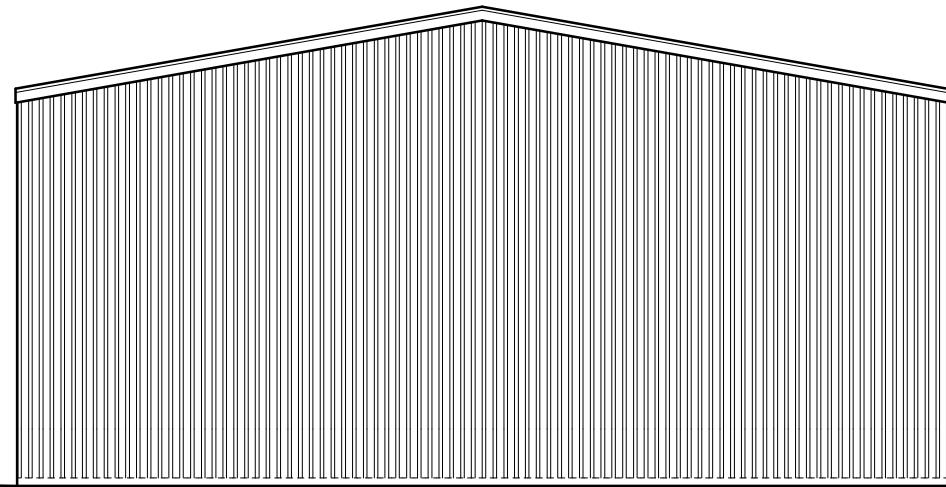
ROLLER DOOR



ELEVATION 1
1 : 100

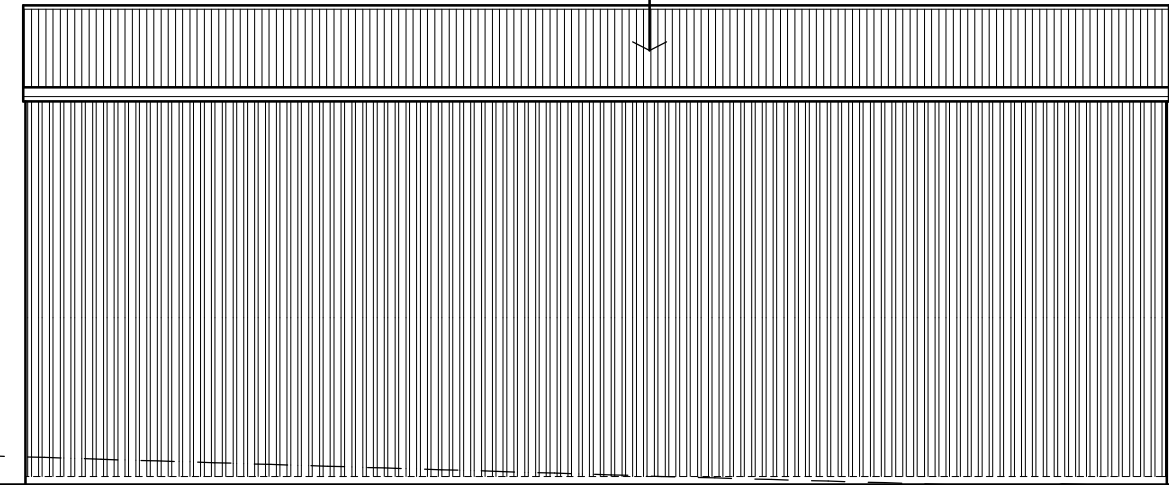
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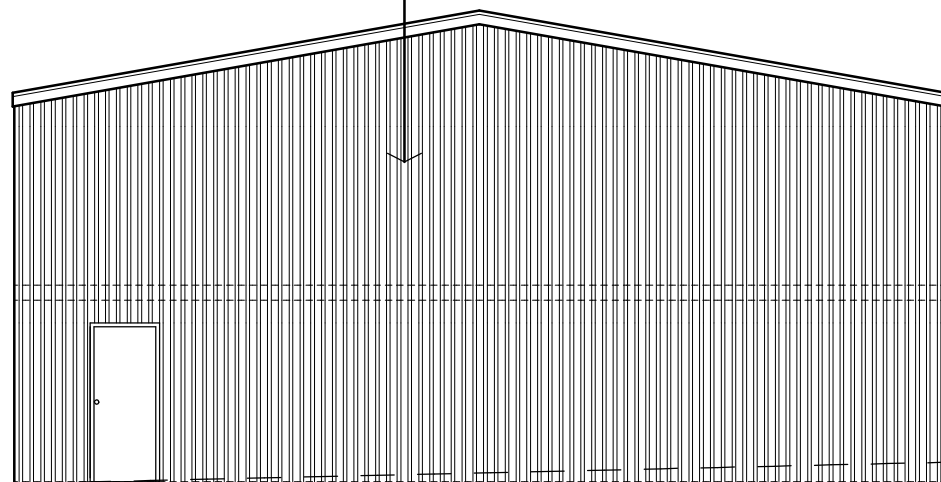
ELEVATION 2
1 : 100

COLORBOND CORRUGATED IRON ROOF AT 10 DEGREE PITCH



ELEVATION 3
1 : 100

COLORBOND IRON WALL SHED CLADDING



ELEVATION 4
1 : 100

APPROVED PLAN

PROPOSED SHED
FOR S BALDOCK
AT: 17 SOUTH TCE
SCEALE BAY
EA/JS/V_2021/Ballock/Ballock.kahed

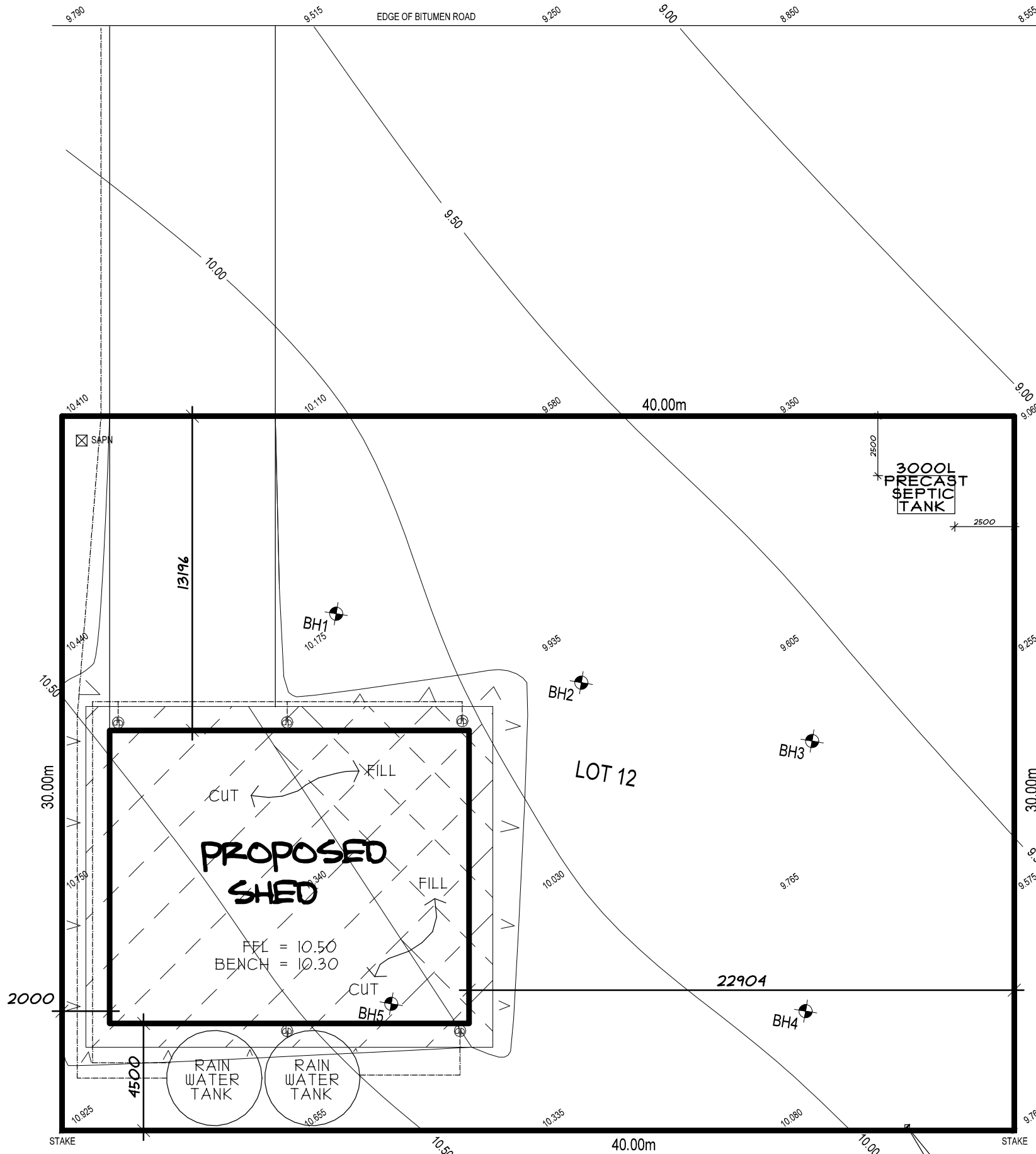
SHEET:
3 OF 4

DATE:
1st DEC '21

SOUTH TERRACE (BITUMEN)

50m² OF ROOF AREA TO BE COLLECTED IN A 1000L MIN. RAINWATER TANK PLUMBED TO AT LEAST A WATER CLOSET, OR WATER HEATER, OR ALL THE LAUNDRY COLD WATER OUTLETS. OVERFLOW CONNECTED TO STORMWATER DRAIN. TO COMPLY WITH BCA REQUIREMENTS

⊕ = 80mm DIAM. PVC DOWNPIPE
 --- STORMWATER TO RAINWATER TANK VIA 100mm DIAM PVC SEALED SYSTEM, OVERFLOW DIVERTED TO STREET WATER TABLE



LEGEND

- 16.27 ——— EXISTING SPOT LEVELS
- 16.00 ——— EXISTING CONTOUR LEVELS
- TK ——— TOP OF KERB
- WT ——— WATERTABLE INVERT
- ⊕ W/M ——— WATER METER
- SAPN ⊠ ——— SA POWER NETWORK BOX
- ⊠ ——— TELSTRA PIT
- S.I.P. ⊕ ——— SEWER IP
- ⊙ ——— LIGHT POLE
- ⊕ ——— BOREHOLE LOCATION
- STK □ ——— STAKE / MARKER

NOTE:
THIS IS AN ENGINEERING SURVEY ONLY

- TO LOCATE THE EXACT BOUNDARY, A BOUNDARY IDENTIFICATION SURVEY WILL BE REQUIRED.
- ANY DIMENSIONS INDICATED TO BE VERIFIED BY THE BUILDING CONTRACTOR.
- THE EXACT LOCATION OF ALL SERVICES AND SITE FEATURES INDICATED ON THIS PLAN ARE TO BE CONFIRMED BY THE BUILDING CONTRACTOR.
- IT REMAINS THE RESPONSIBILITY OF THE BUILDING CONTRACTOR TO LOCATE ALL UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF ANY BUILDING WORK.



SITE PLAN 1 : 200

APPROVED PLAN
 PROPOSED SHED
 FOR S BALDOCK
 AT: 17 SOUTH TCE
 SCEALE BAY
 SHEET: 4 OF 4
 DATE: 1st DEC '21

TBM RL 10.000
 TOP OF PEG
 (PAINTED PINK)