

LOT 1
DP 1291928
27 Tyagarah Rd NSW 2481
ALTERATIONS AND ADDITIONS TO SINGLE DWELLING AND
PROPOSED POOL
PROPOSED PREFABRICATED SECOND DWELLING
PROPOSED NEW DRIVEWAY TO ACCESS THE DWELLINGS

SITE AREA - 8.122m²

INTERNAL (FSR) AREA: 141m²
INTERNAL BUILT AREA: 141m²
deck included

INTERNAL (FSR) AREA: 67.28m²
INTERNAL BUILT AREA: 67.28m²
deck included

EXISTING METAL SHED - 17.3m²
SHED ALREADY CC - 67.5m²

TOTAL FSR AREA: 293.08m²

FSR - 0.036:1
FSR is calculated to inside face of wall and excludes stairs

The following specifications take precedence over other plan notations for the construction of this building.

NOTE: In addition to BASIX commitments; building compliance is required to comply with the “New South Wales Additions’ in the current edition of the NCC - Vol. 2, at the time of building.

This includes New South Wales Parts 2.6 and 3.12

Specific mention is made of the following provisions:

- Building Fabric Thermal Insulation
- (NOTE: If steel framing is used a thermal break may be required)
 - Building Sealing
 - Building Services
- (NOTE: Ventilation requirements of Section 3.8.5.2.c (ii) (B) must also be complied with and this means bathrooms should be normally be exhausted into roof spaces)

WINDOWS (total product specification - glass + frame)

U-Value: 5.6, SHGC: 0.369 - 0.451 (Default: Plain Glass in AL. frame)

EXTERNAL WALL (light colour)

Cavity Panel - R2.0 Bulk Insulation

INTERNAL WALL

Cavity Panel - No insulation

EXTERNAL FLOOR

Suspended Timber (Open Sub-Floor) - No Insulations

CEILING SPACE with ROOF ABOVE

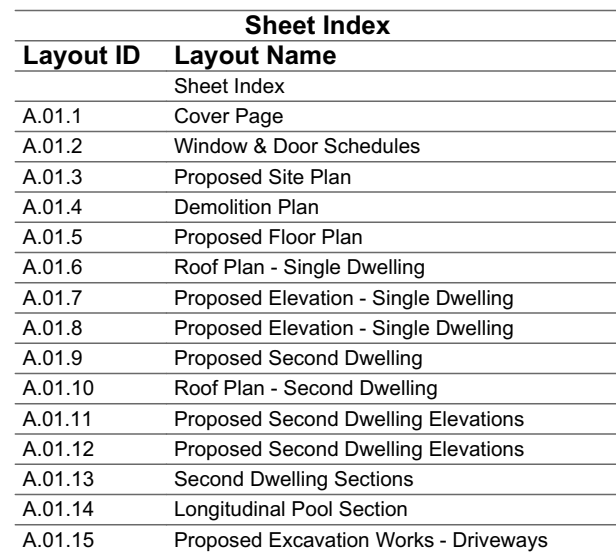
Plasterboard - No insulation

ROOF (light colour) (Non-ventilated)

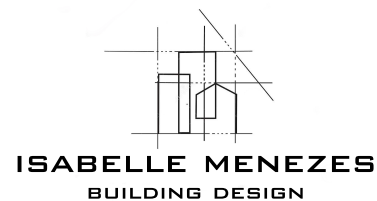
Sheet Metal Roofing - 75mm Foil Blanket with reflective airgap

RATED either with NO DOWNLIGHTS or with LED downlights.

Which do not penetrate ceiling insulation (ie: IC rated)



All Pool Fences to comply to BCA and Aust. Standards 1.2m min.
All external Doors and windows to be in HWD Timber natural oiled finish.
Solar Hot water unit - Gas Boosted as per BASIX.
Solar Pool Heater to AS 3634-1989
All glazing to be to Australian Standards and to comply with the BASIX report.
All Lighting Requirements as per the BASIX report
Roof Insulation R3.0 min to comply to BASIX report
Wall Insulation R2.0 min to comply to BASIX report
All tap fittings and plumbing fixtures to comply with BASIX report
Smoke detectors to be installed to BCA
All external Doors and windows to be in HWD Timber natural oiled finish. Fire rated timber
Solar Hot water unit - Gas Boosted as per BASIX.
All glazing to be to Australian Standards and to comply with the BASIX report.
All Lighting Requirements as per the BASIX report
Roof Insulation R3.0 min and to comply to BASIX report
Wall Insulation R2.0 min and to comply to BASIX report
All tap fittings and plumbing fixtures to comply with BASIX report
Smoke detectors to be installed to BCA



LEGEND/NOTES

CT	CERAMIC FLOOR TILES
CPT	CARPET
CS	CORRUGATED STEEL COLORBOND
CFT	CONCRETE FLOOR TILE
DP	DOWNPIPE 90 Ø ROUND
EX	EXISTING
EF	EXHAUST FAN
F	FRIDGE
FFL	FINISHED FLOOR LEVEL
FCL	FINISHED CEILING LEVEL
FC	FIBRE CEMENT SHEETING
FP	FIREPLACE
FS	TIMBER FASCIA PAINT FINISH

FG	FIXED GLASS
FW	FLOOR WASTE
G1	90mm HALF ROUND GUTTER
G2	125mm HALF ROUND BOX GUTTER 300mm
GS	GUTTER WATER SPITTER
GD	GARAGE DOOR VERTICAL TIMBER CLAD
GHRL	GLASS HAND RAIL
GT	EXTERNAL GARDEN TAP
HWU	HOT WATER UNIT TO BASIS
HTSL	HORIZONTAL TIMBER SLATS
LB	LINING BOARDS
LC	LAUNDRY CHUTE
LN	LINEN CUPBOARD
LV	LOUVRES

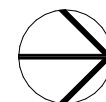
MB	MAIN POWER BOARD
MDR	METAL DECK ROOF
NGL	NATURAL GROUND LINE
PBK	PAINTED AND RENDERED BRICK
PBW	PAINTED BLOCKWORK
PB	PAINTED PLASTER BOARD
PCS	POLISHED CONCRETE SLAB
PS	PRIVACY SCREEN
R	ROBE
RC	REINFORCED CONCRETE
RB	RENDERED BLOCK WALL PAINT FINISH
RH	RANGEHOOD
RWT	RAINWATER TANK TO BASIS
SC	STEEL COLUMN TO ENG DETAILS
SM	SMOKE DETECTOR TO BCA

SHR	SHOWER
STN	STEEL TROWELLED CONCRETE
STN	STONE CLADDING
SP	OVERFLOW SPITTER
SL	SKYLIGHT TO BASIX SPECIFICATIONS
SW	STONE FEATURE WALL
ST	STORAGE
TP	TIMBER DECKING HARDWOOD
TS	TIMBER POST
TS	TIMBER FLOORING HARDWOOD
TF	TIMBER SCREEN
WB	TIMBER WEATHERBOARD CLADDING PAINT
WL	WASHING LINE
WM	WASHING MACHINE
WP	WASTE PIPE
ZC	ZINC CLADDING

SHR	SHOWER
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WL	WASHING LINE
WM	WASHING MACHINE
WP	WASTE PIPE
ZC	ZINC CLADDING

Client Name
Sarah Vial
Project Name
Tyagarah Rd Residence
27 Tyagarah Rd NSW 2481

Drawing Title:	Cover Page
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Status: PROPOSAL RESIDENCE

Date: 20/10/2023

Scale: 1:1, 1:1.10 @ A3

Project No:

12

Drawing No.:	REVISION:
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A.01.1 **B**

Plot Date:

BUSH FIRE PROTECTION SCHEDULE TO BAL 19

Construction to comply with AS3959- 2018 "Construction of buildings in bushfire-prone areas + appendix & appendix PBP 2007” and BAL19

Floors

Ground Floor - Concrete slab on ground with bushfire resistant timber flooring
First floor - Flooring shall be bushfire-resisting timber or the underside to be lined with sarking type material or mineral wool insulation.

External walls - all joints in external surface shall be covered, sealed, overlapped, back or butt jointed to prevent gaps greater than 3mm.

Minimum 6mm FC sheet thickness

Steel cladding complies.

Weatherboard to BAL19

Vents and weepholes in external walls shall be screened with a mesh with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium, except where the vents and weepholes are less than 3 mm (see Clause 3.6), or are located in an external wall of a subfloor space.

This Standard does not provide construction requirements for external wall surfaces 400 mm or more from the ground or for external wall surfaces 400 mm or more above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the wall.

Windows - to be metal or bushfire resistant timber and glass to be minimum 4mm toughened glass.

Where glazing is less than 400mm from the ground or less than 400mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18° to the horizontal and extending more than 110 mm in width from the window frame, the glazing shall be Grade A safety glass minimum 4 mm thickness, or glass blocks with no restriction on glazing methods, that portion of the window shall be screened*

All operable portions to be screened*, except sliding doors. the screening may be fitted externally or internally.

Entry door (side hung pivot) - Solid timber door minimum thickness 35mm with weatherstrip along base.

Doors and door frames will be protected by bushfire shutters. externally or internally.

Side hung external doors - As above, if glazed, must be toughened glass with minimum 5mm thickness. If glazing below first 400mm above threshold entire door to be screened*

A solid timber, laminated timber or reconstituted timber door, having a minimum thickness of 35 mm for the first 400 mm above the threshold.

A fully framed glazed door, where the framing is made from materials specified for bushfire shutters.

Where any part of the door frame is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the door, that part of the door frame shall be made by Bushfire-resisting timber.

Sliding doors (frame and leaf) to be constructed from bushfire resistant hardwood or metal and glazing to be toughened glass minimum 6mm thick.

If screened* (optional) must be compliant.

Roof must be fully sarked with bushfire compliant sarking

Eaves FC minimum 4.5mm or bushfire resistant timber with sealed joints

Eaves ventilation openings greater than 3 mm shall be fitted with ember guards made of non-combustible material or a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.

Joints in eaves linings, fascias and gables may be sealed with plastic joining strips or timber storm moulds.

Fascia bushfire resistant timber or metal fixed at 450mm centers

The roof/wall junction will be sealed to prevent openings greater than 3 mm, either by the use of fascia and eaves linings or by sealing between the top of the wall and the underside of the roof and between the rafters at the line of the wall.

Vent pipes fitted with corrosion resistant ember guards.

Roof penetrations will be adequately sealed at the roof to prevent gaps greater than 3 mm. The material used to seal the penetration shall be non-combustible.

Decks to be concrete with bushfire resistant timber decking

All above ground water and gas and supply pipes to be metal

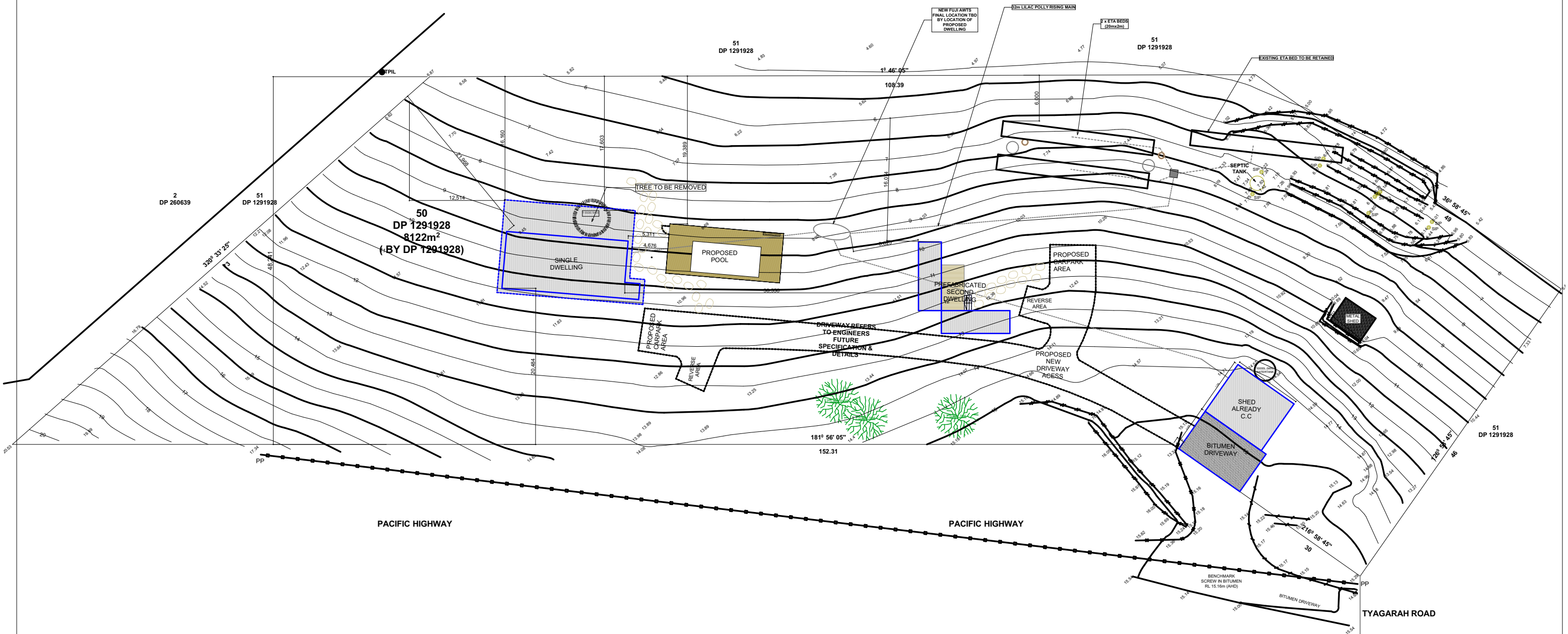
All other construction to comply with BAL 19 as per bushfire report

*Where fitted, screens for windows and doors shall have a mesh with a maximum aperture of 2mm made of corrosion-resistant steel, bronze or aluminium. Gaps must be less than 3mm around edges. The frame must be made from metal or bushfire resistant timber

Window Schedule			
ID	Quantity	W x H Size	Model
Velux-SkyLight	1	---	550x1180 Fixed
WD-01	1	2.200×1.500	CG Al. Single Pane Sliding Lo-TSol low-e
WD-02	1	1.500×1.500	CG Al. Single Pane Sliding Lo-TSol low-e
WD-03	1	1.000×0.800	CG Al. Single Pane Louvres Lo-TSol low-e
WD-04	1	2.000×1.400	CG Al. Single Pane Sliding
WD-05	1	0.800×0.800	CG Al. Single Pane Sliding Lo-TSol low-e
WD-06	1	0.900×0.900	CG Al. Single Pane Sliding
WD-07	1	1.800×1.500	CG Al. Single Pane Sliding
WD-08	1	1.800×1.500	CG Al. Single Pane Sliding
WD-09	1	1.800×1.500	CG Al. Single Pane Sliding
WD-10	1	1.800×1.500	CG Al. Single Pane Sliding
WD-11	1	0.750×2.100	CG Al. Single Pane Louvres
WD-12	1	0.750×2.005	CG Al. Single Pane Fixed
WD-13	1	0.550×2.100	CG Al. Single Pane Louvres
WD-14	1	0.550×2.100	CG Al. Single Pane Louvres
WD-15	1	0.550×2.100	CG Al. Single Pane Louvres
WD-16	1	2.250×0.712	CG Al. Single Pane Fixed
WD-17	1	2.250×0.643	CG Al. Single Pane Fixed
WD-18	1	2.250×0.677	CG Al. Single Pane Sliding
WD-19	1	0.430×2.100	CG Al. Single Pane Louvres
WD-20	1	0.430×2.100	CG Al. Single Pane Louvres
WD-21	1	1.800×0.500	CG Al. Single Pane Sliding
WD-22	1	1.970×0.490	CG Al. Single Pane Sliding
WD-23	1	2.250×0.677	CG Al. Single Pane Louvres
WD-24	1	0.510×2.100	CG Al. Single Pane Louvres
WD-25	1	2.900×0.430	CG Al. Single Pane Fixed
WD-26	1	2.900×0.430	CG Al. Single Pane Fixed
WD-27	1	2.900×0.430	CG Al. Single Pane Louvres
WD-28	1	2.900×0.430	CG Al. Single Pane Fixed
WD-29	1	2.900×0.430	CG Al. Single Pane Fixed
WD-30	1	2.900×0.430	CG Al. Single Pane Fixed
WD-31	1	0.750×2.005	CG Al. Single Pane Louvres
WD-32	1	0.750×2.005	CG Al. Single Pane Louvres

Door Schedule			
ID	Quantity	W x H Size	Model
D-01	2	0.820×2.100	Aluminium
D-02	1	3.000×2.100	CG Aluminium Single Pane Sliding Door
D-03	1	0.900×2.100	Aluminium
D-04	1	0.900×2.100	Aluminium
D-05	1	0.900×2.100	Aluminium
D-06	1	0.900×2.100	Pocket Aluminium Door
D-07	1	0.900×2.100	Pocket Aluminium Door
D-08	1	0.900×2.100	Aluminium
D-09	1	0.900×2.100	Aluminium
D-10	1	0.900×2.100	Aluminium
D-11	1	0.900×2.100	Aluminium
D-12	1	1.930×2.100	CG Sliding Door
D-13	1	2.220×2.100	CG Sliding Door
D-14	1	0.900×2.100	Aluminium
D-15	1	0.920×2.100	Pocket Aluminium Door
D-16	1	0.920×2.100	Pocket Aluminium Door

<div></div> <div>ISABELLE MENEZES</div> <div>BUILDING DESIGN</div>	<div>LEGEND/NOTES</div> <div><div><div>CT</div><div>CPT</div><div>CS</div><div>CFT</div><div>DP</div><div>EX</div><div>EF</div><div>F</div><div>FFL</div><div>FCL</div><div>FC</div><div>FP</div><div>FS</div></div><div><div>CERAMIC FLOOR TILES</div><div>CARPET</div><div>CORRUGATED STEEL COLORBOND</div><div>CONCRETE FLOOR TILE</div><div>DOWNPIPE 90 Ø ROUND</div><div>EXISTING</div><div>EXHAUST FAN</div><div>FRIDGE</div><div>FINISHED FLOOR LEVEL</div><div>FINISHED CEILING LEVEL</div><div>FIBRE CEMENT SHEETING</div><div>FIREPLACE</div><div>TIMBER FASCIA PAINT FINISH</div></div><div><div>FG</div><div>FW</div><div>G1</div><div>G2</div><div>GS</div><div>GD</div><div>GHRL</div><div>GT</div><div>HWU</div><div>HTSL</div><div>LB</div><div>LC</div><div>LN</div><div>LV</div></div><div><div>FIXED GLASS</div><div>FLOOR WASTE</div><div>90mm HALF ROUND GUTTER</div><div>COLOURBOND BOX GUTTER 300mm</div><div>GUTTER WATER SPITTER</div><div>GARAGE DOOR VERTICAL TIMBER CLAD</div><div>GLASS HAND RAIL</div><div>EXTERNAL GARDEN TAP</div><div>HOT WATER UNIT TO BASIX</div><div>HORIZONTAL TIMBER SLATS</div><div>LINING BOARDS</div><div>LAUNDRY CHUTE</div><div>LINEN CUPBOARD</div><div>LOUVRES</div></div><div><div>MB</div><div>MDR</div><div>NGL</div><div>PBK</div><div>PBW</div><div>PB</div><div>PCS</div><div>PS</div><div>R</div><div>RC</div><div>RB</div><div>RH</div><div>RWT</div><div>SC</div><div>SM</div></div><div><div>MAIN POWER BOARD</div><div>METAL DECK ROOF</div><div>NATURAL GROUND LINE</div><div>PAINTED AND RENDERED BRICK</div><div>PAINTED BLOCKWORK</div><div>PAINTED PLASTER BOARD</div><div>POLISHED CONCRETE SLAB</div><div>PRIVACY SCREEN</div><div>ROBE</div><div>REINFORCED CONCRETE</div><div>RENDERED BLOCK WALL PAINT FINISH</div><div>RANGEHOOD</div><div>RAINFALL TANK TO BASIX</div><div>STEEL COLUMN TO ENG DETAILS</div><div>SMOKE DETECTOR TO BCA</div></div><div><div>SHR</div><div>STC</div><div>STN</div><div>SP</div><div>SL</div><div>SW</div><div>ST</div><div>TD</div><div>TP</div><div>TF</div><div>TS</div><div>WB</div><div>WL</div><div>WM</div><div>WP</div><div>ZC</div></div><div><div>SHOWER</div><div>STEEL TROWELLED CONCRETE</div><div>STONE CLADDING</div><div>OVERFLOW SPITTER</div><div>SKYLIGHT TO BASIX SPECIFICATIONS</div><div>STONE FEATURE WALL</div><div>STORAGE</div><div>TIMBER DECKING HARDWOOD</div><div>TIMBER POST</div><div>TIMBER FLOORING HARDWOOD</div><div>TIMBER SCREEN</div><div>TIMBER WEATHERBOARD CLADDING PAINT</div><div>WASHING LINE</div><div>WASHING MACHINE</div><div>WASTE PIPE</div><div>ZINC CLADDING</div></div></div> <td><div>Client Name</div><div>Sarah Vial</div><div>Project Name</div><div>Tyagarah Rd Residence</div><div>27 Tyagarah Rd NSW 2481</div></td> <td><div>Drawing Title:</div><div>Window & Door Schedules</div><div></div></td> <td><div>Status: PROPOSAL</div><div>RESIDENCE</div></td> <td><div>Date: 20/10/2023</div><div>Scale: 1:1 @ A3</div></td> <td><div>Project No:</div><div>12</div><div>Plot Date:</div></td> <td><div>Drawing No.:</div><div>A.01.2</div><div>REVISION:</div><div>B</div></td>	<div>Client Name</div> <div>Sarah Vial</div> <div>Project Name</div> <div>Tyagarah Rd Residence</div> <div>27 Tyagarah Rd NSW 2481</div>	<div>Drawing Title:</div> <div>Window & Door Schedules</div> <div></div>	<div>Status: PROPOSAL</div> <div>RESIDENCE</div>	<div>Date: 20/10/2023</div> <div>Scale: 1:1 @ A3</div>	<div>Project No:</div> <div>12</div> <div>Plot Date:</div>	<div>Drawing No.:</div> <div>A.01.2</div> <div>REVISION:</div> <div>B</div>
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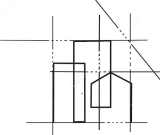


0. Proposed Site Plan

Scale 1:500

LEGEND	
PP	POWER POLE
SIP	SEWER INSPECTION POINT
TPIL	TELECOMMUNICATION PILLAR
ET	OVERHEAD COMMS/ELECTRICITY WIRES
	TOP/BOTTOM OF BANK

Revision History			
RevID	ChID	Change Name	Date
A	DH	Section 68 lodged for upgrade of the greywater treatment system to black water	27/04/2023
B	IM	Proposed prefabricated dwelling, new location for single dwelling with pool new driveway and demolition of one tree	20/10/2023




ISABELLE MENEZES
BUILDING DESIGN

LEGEND/NOTES

CT	CERAMIC FLOOR TILES	FG	FIXED GLASS	MB	MAIN POWER BOARD	SHR	SHOWER
CPT	CARPET	FW	FLOOR WASTE	MDR	METAL DECK ROOF	STC	STEEL TROWELLED CONCRETE
CS	CORRUGATED STEEL COLORBOND	G1	90mm HALF ROUND GUTTER	NCL	NATURAL GROUND LINE	STN	STONE CLADDING
CFT	CONCRETE FLOOR TILE	G2	COLORBOND BOX GUTTER 300mm	PBK	PAINTED AND RENDERED BRICK	SP	OVERFLOW SPITTER
DP	DOWNPIPE 90 Ø ROUND	GS	GUTTER WATER SPITTER	PBW	PAINTED BLOCKWORK	SL	SKYLIGHT TO BASIX SPECIFICATIONS
EX	EXISTING	GD	GARAGE DOOR VERTICAL TIMBER CLAD	PB	PAINTED PLASTER BOARD	ST	STONE FEATURE WALL
EF	EXHAUST FAN	GHRL	GLASS HAND RAIL	PCS	POLISHED CONCRETE SLAB	STG	STORAGE
F	FRIDGE	GT	EXTERNAL GARDEN TAP	PS	PRIVACY SCREEN	TD	TIMBER DECKING HARDWOOD
FFL	FINISHED FLOOR LEVEL	HTSL	HOT WATER UNIT TO BASIX	R	ROBE	TP	TIMBER POST
FCL	FINISHED CEILING LEVEL	HWU	HORIZONTAL TIMBER SLATS	RC	REINFORCED CONCRETE	TF	TIMBER FLOORING HARDWOOD
FC	FIBRE CEMENT SHEETING	LB	LINING BOARDS	RB	RENDERED BLOCK WALL PAINT FINISH	TS	TIMBER SCREEN
FP	FIREPLACE	LN	LAUNDRY CHUTE	RH	RANGEHOOD	WB	TIMBER WEATHERBOARD CLADDING PAINT
FS	TIMBER FASCIA PAINT FINISH	LV	LINEN CUPBOARD	RWT	RAINWATER TANK TO BASIX	WL	WASHING LINE
			LOUVRES	SC	STEEL COLUMN TO ENG DETAILS	WM	WASHING MACHINE
				SM	SMOKE DETECTOR TO BCA	WP	WASTE PIPE
						ZC	ZINC CLADDING

Client Name
Sarah Vial
Project Name
Tyagarah Rd Residence
27 Tyagarah Rd NSW 2481

Drawing Title:
Proposed Site Plan



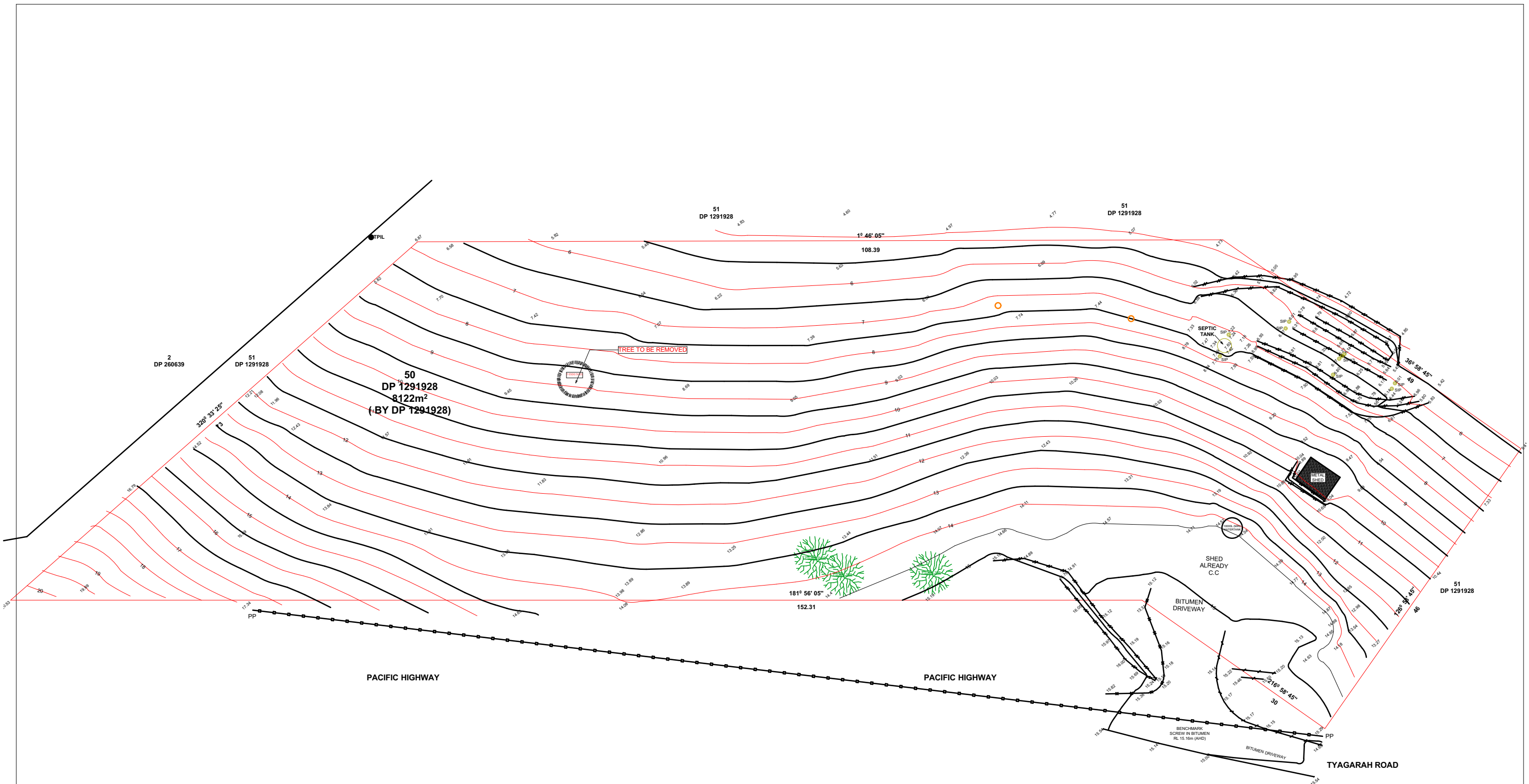
Status: PROPOSAL
RESIDENCE

Project No:
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Plot Date:

Date: 20/10/2023
Scale: 1:500 @ A3

Drawing No.: A.01.3	REVISION: B
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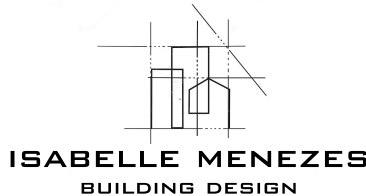


0. Demolition Plan

Scale 1:500

Revision History

RevID	ChID	Change Name	Date
A	DH	Section 68 lodged for upgrade of the greywater treatment system to black water	27/04/2023
B	IM	Proposed prefabricated dwelling, new location for single dwelling with pool new driveway and demolition of one tree	20/10/2023



LEGEND/NOTES

CT CERAMIC FLOOR TILES
CPT CARPET
CS CORRUGATED STEEL COLORBOND
CFT CONCRETE FLOOR TILE
DP DOWNPIPE 90 Ø ROUND
EX EXISTING
EF EXHAUST FAN
F FRIDGE
FFL FINISHED FLOOR LEVEL
FCL FINISHED CEILING LEVEL
FC FIBRE CEMENT SHEETING
FP FIREPLACE
FS TIMBER FASCIA PAINT FINISH

FG FIXED GLASS
FW FLOOR WASTE
G1 90mm HALF ROUND GUTTER
G2 COLOURBOND BOX GUTTER 300mm
GS GUTTER WATER SPITTER
GD GARAGE DOOR VERTICAL TIMBER CLAD
GHRL GLASS HAND RAIL
GT EXTERNAL GARDEN TAP
HTSL HOT WATER UNIT TO BASIX
HWU HORIZONTAL TIMBER SLATS
LB LINING BOARDS
LC LAUNDRY CHUTE
LN LINEN CUPBOARD
LV LOUVRES

MB MAIN POWER BOARD
MDR METAL DECK ROOF
NCL NATURAL GROUND LINE
PBK PAINTED AND RENDERED BRICK
PBW PAINTED BLOCKWORK
PB PAINTED PLASTER BOARD
PCS POLISHED CONCRETE SLAB
PS PRIVACY SCREEN
R ROBE
RC REINFORCED CONCRETE
RB RENDERED BLOCK WALL PAINT FINISH
RH RANGEHOOD
RWT RAINWATER TANK TO BASIX
SC STEEL COLUMN TO ENG DETAILS
SM SMOKE DETECTOR TO BCA

SHR SHOWER
STC STEEL TROWELLED CONCRETE
STN STONE CLADDING
SP OVERFLOW SPITTER
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SW STONE FEATURE WALL
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TD TIMBER DECKING HARDWOOD
TP TIMBER POST
TF TIMBER FLOORING HARDWOOD
TS TIMBER SCREEN
WB TIMBER WEATHERBOARD CLADDING PAINT
WL WASHING LINE
WM WASHING MACHINE
WP WASTE PIPE
ZC ZINC CLADDING

Client Name
Sarah Vial
Project Name
Tyagarah Rd Residence
27 Tyagarah Rd NSW 2481

Drawing Title:
Demolition Plan



Status: PROPOSAL
RESIDENCE

Date: 20/10/2023

Scale: 1:500 @ A3

Project No:

12

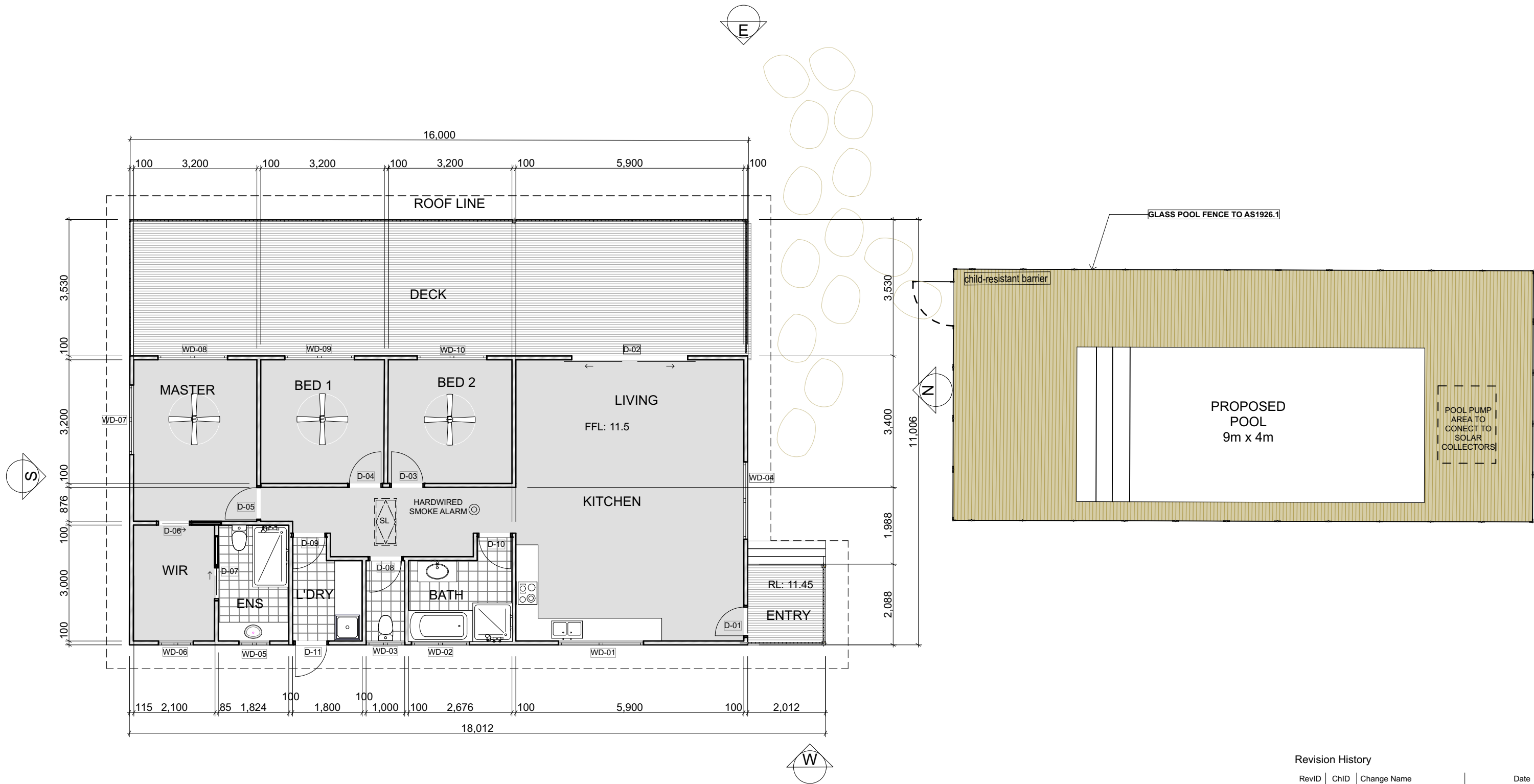
Drawing No.:

A.01.4

REVISION:

B

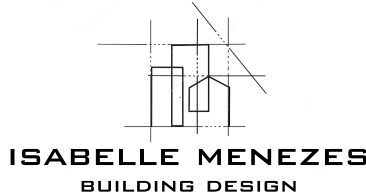
Plot Date:



1. Proposal Ground Floor

Scale 1:100

Revision History			
RevID	ChID	Change Name	Date
A	DH	Proposed single dwelling	
B	DH	Proposed single dwelling	04/06/2017
C	IM	Proposed new location of single dwelling, extension of the deck and proposed pool	20/10/2023



LEGEND/NOTES

CT CERAMIC FLOOR TILES
CPT CARPET
CS CORRUGATED STEEL COLORBOND
CFT CONCRETE FLOOR TILE
DP DOWNPIPE 90 Ø ROUND
EX EXISTING
EF EXHAUST FAN
F FRIDGE
FFL FINISHED FLOOR LEVEL
FCL FINISHED CEILING LEVEL
FC FIBRE CEMENT SHEETING
FP FIREPLACE
FS TIMBER FASCIA PAINT FINISH

FG FIXED GLASS
FW FLOOR WASTE
G1 90mm HALF ROUND GUTTER
G2 COLOURBOND BOX GUTTER 300mm
GS GUTTER WATER SPITTER
GD GARAGE DOOR VERTICAL TIMBER CLAD
GHRL GLASS HAND RAIL
GT EXTERNAL GARDEN TAP
HTSL HOT WATER UNIT TO BASIX
HWU HORIZONTAL TIMBER SLATS
LB LINING BOARDS
LC LAUNDRY CHUTE
LN LINEN CUPBOARD
LV LOUVRES

MB MAIN POWER BOARD
MDR METAL DECK ROOF
NCL NATURAL GROUND LINE
PBK PAINTED AND RENDERED BRICK
PBW PAINTED BLOCKWORK
PB PAINTED PLASTER BOARD
PCS POLISHED CONCRETE SLAB
PS PRIVACY SCREEN
R ROBE
RC REINFORCED CONCRETE
RB RENDERED BLOCK WALL PAINT FINISH
RH RANGEHOOD
RWT RAINWATER TANK TO BASIX
SC STEEL COLUMN TO ENG DETAILS
SM SMOKE DETECTOR TO BCA

SHR SHOWER
STC STEEL TROWELLED CONCRETE
STN STONE CLADDING
SP OVERFLOW SPITTER
SL SKYLIGHT TO BASIX SPECIFICATIONS
SW STONE FEATURE WALL
ST STORAGE
TD TIMBER DECKING HARDWOOD
TP TIMBER POST
TF TIMBER FLOORING HARDWOOD
TS TIMBER SCREEN
WB TIMBER WEATHERBOARD CLADDING PAINT
WL WASHING LINE
WM WASHING MACHINE
WP WASTE PIPE
ZC ZINC CLADDING

Client Name
Sarah Vial
Project Name
Tyagarah Rd Residence
27 Tyagarah Rd NSW 2481

Drawing Title:
Proposed Floor Plan



Status: PROPOSAL
RESIDENCE

Project No:
12

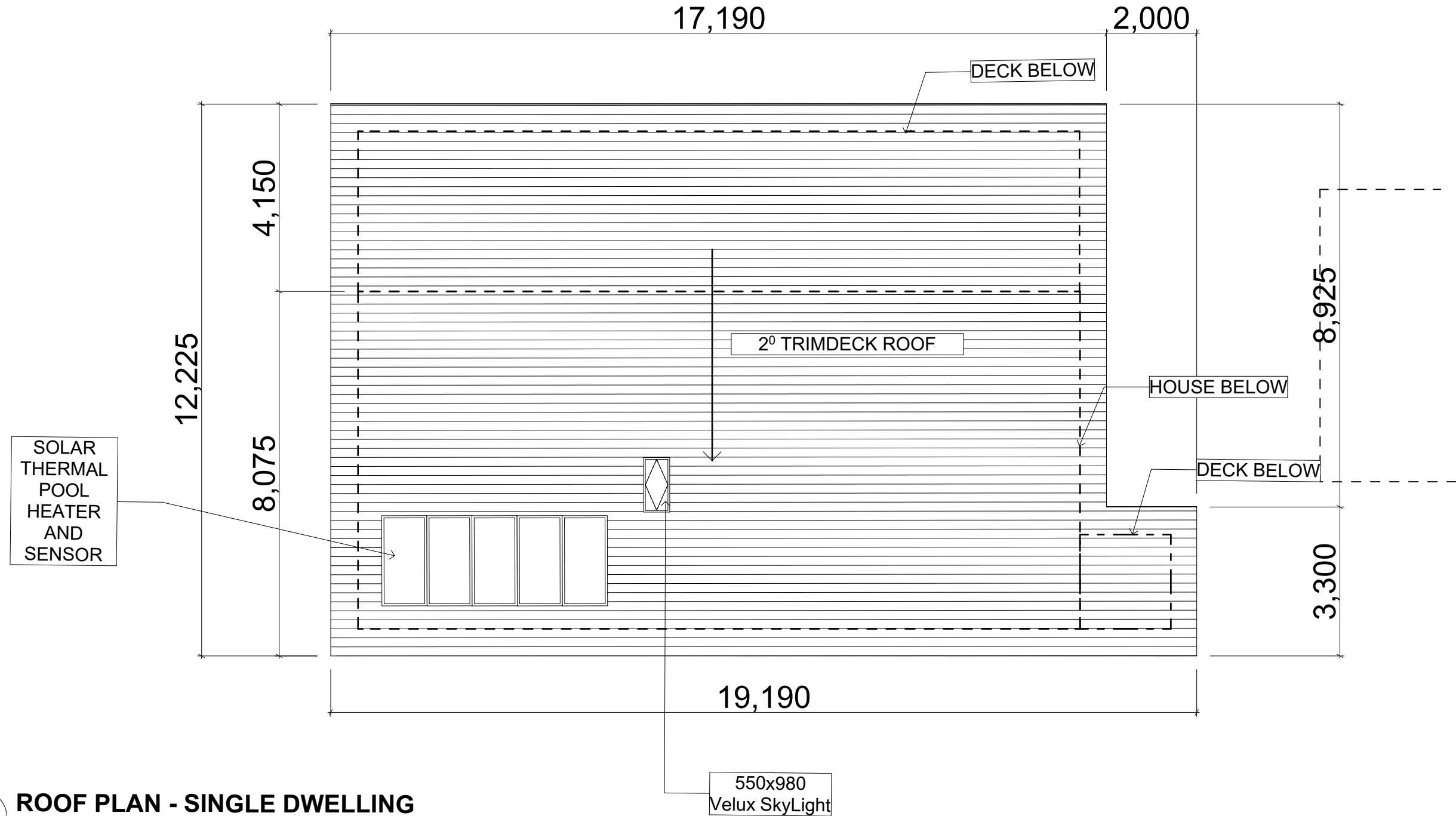
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Date: 20/10/2023

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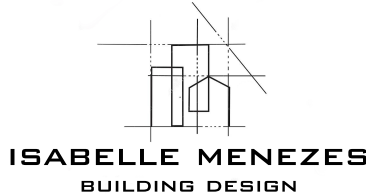
Drawing No.:
A.01.5

REVISION:
B



2. ROOF PLAN - SINGLE DWELLING
Scale 1:100

Revision History			
RevID	ChID	Change Name	Date
A	DH	Proposed single dwelling	
B	DH	Proposed single dwelling	04/06/2017
C	IM	Proposed new location of single dwelling, extension of the deck and proposed pool	20/10/2023



LEGEND/NOTES

CT CERAMIC FLOOR TILES
CPT CARPET
CS CORRUGATED STEEL COLORBOND
CFT CONCRETE FLOOR TILE
DP DOWNPIPE 90 Ø ROUND
EX EXISTING
EF EXHAUST FAN
F FRIDGE
FFL FINISHED FLOOR LEVEL
FCL FINISHED CEILING LEVEL
FC FIBRE CEMENT SHEETING
FP FIREPLACE
FS TIMBER FASCIA PAINT FINISH

FG FIXED GLASS
FW FLOOR WASTE
G1 90mm HALF ROUND GUTTER
G2 COLOURBOND BOX GUTTER 300mm
GS GUTTER WATER SPITTER
GD GARAGE DOOR VERTICAL TIMBER CLAD
GHRL GLASS HAND RAIL
GT EXTERNAL GARDEN TAP
HWU HOT WATER UNIT TO BASIX
HTSL HORIZONTAL TIMBER SLATS
LB LINING BOARDS
LC LAUNDRY CHUTE
LN LINEN CUPBOARD
LV LOUVRES

MB MAIN POWER BOARD
MDR METAL DECK ROOF
NCL NATURAL GROUND LINE
PBK PAINTED AND RENDERED BRICK
PBW PAINTED BLOCKWORK
PB PAINTED PLASTER BOARD
PCS POLISHED CONCRETE SLAB
PS PRIVACY SCREEN
R ROBE
RC REINFORCED CONCRETE
RB RENDERED BLOCK WALL PAINT FINISH
RH RANGEHOOD
RWT RAINWATER TANK TO BASIX
SC STEEL COLUMN TO ENG DETAILS
SM SMOKE DETECTOR TO BCA

SHR SHOWER
STC STEEL TROWELLED CONCRETE
STN STONE CLADDING
SP OVERFLOW SPITTER
SL SKYLIGHT TO BASIX SPECIFICATIONS
SW STONE FEATURE WALL
ST STORAGE
TD TIMBER DECKING HARDWOOD
TP TIMBER POST
TF TIMBER FLOORING HARDWOOD
TS TIMBER SCREEN
WB TIMBER WEATHERBOARD CLADDING PAINT
WL WASHING LINE
WM WASHING MACHINE
WP WASTE PIPE
ZC ZINC CLADDING

Client Name
Sarah Vial
Project Name
Tyagarah Rd Residence
27 Tyagarah Rd NSW 2481

Drawing Title:
Roof Plan - Single Dwelling



Status: PROPOSAL
RESIDENCE

Project No:
12

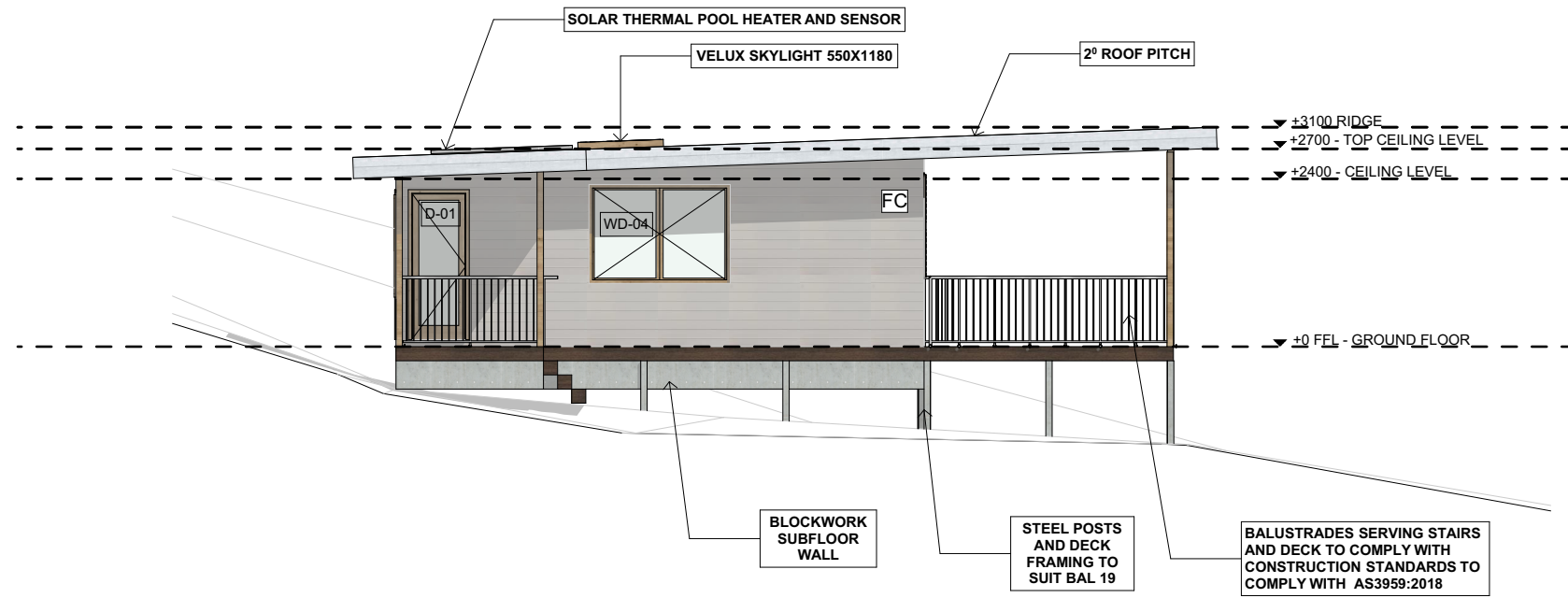
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Date: 20/10/2023

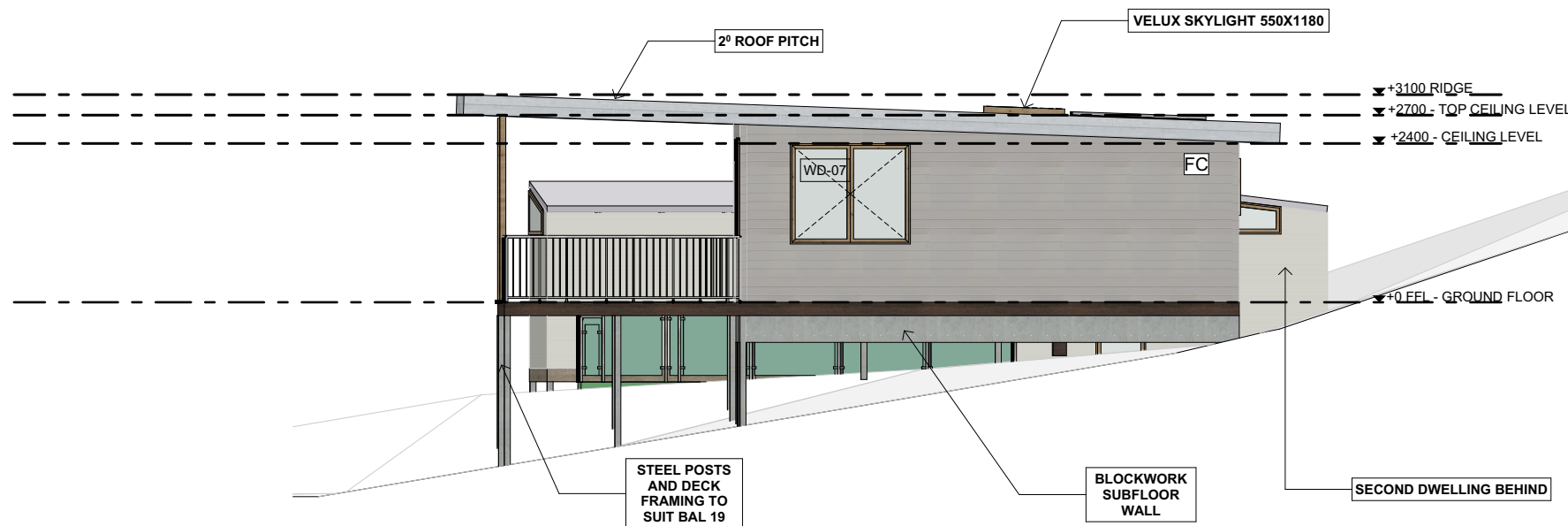
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Drawing No.:
A.01.6

REVISION:
B



N Elevation
- Scale 1:100



S Elevation
- Scale 1:100

FINISHES

ROOF:
EXTERNAL WALL CLADDING:
MAIN FLOOR:

TRIMDEK 'SURFMIST' AT 2° PITCH
FC SHEET 'BASALT' COLORBOND
TIMBER WITH BLOCK SUBFLOOR
PERIMETER WALL
HARDIDECK FIBRE CEMENT
ALUMINIUM 'CLEAR ANODIZED'

DECK:
DOORS AND WINDOWS:

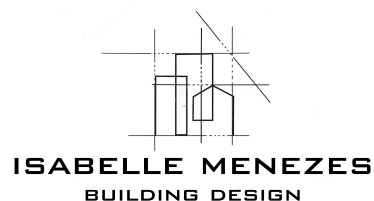
** ALL CONSTRUCTION TO COMPLY WITH BAL 19
*** EG: STEEL SCREENED WINDOWS AND DOORS, 2MM MAX APERTURE
*** NO EXTERNAL TIMBER
*** MASONRY SUBFLOOR PERIMETER WALL WITH SCREENED VENTS
*** REFER DESIGN MANUAL FOR DETAILS FOR WALLS AND ROOFS

ALL TAPS, TOILETS, INSULATION AND WINDOW GLASS AS PER COMMITMENTS IN BASIX
CERTIFICATE

ALL LIGHTING LED

Revision History

RevID	ChID	Change Name	Date
A	DH	Proposed single dwelling	
B	DH	Proposed single dwelling	04/06/2017
C	IM	Proposed new location of single dwelling, extension of the deck and proposed pool	20/10/2023



LEGEND/NOTES

CT CERAMIC FLOOR TILES
CPT CARPET
CS CORRUGATED STEEL COLORBOND
CFT CONCRETE FLOOR TILE
DP DOWNPIPE 90 Ø ROUND
EX EXISTING
EF EXHAUST FAN
F FRIDGE
FFL FINISHED FLOOR LEVEL
FCL FINISHED CEILING LEVEL
FC FIBRE CEMENT SHEETING
FP FIREPLACE
FS TIMBER FASCIA PAINT FINISH

FG FIXED GLASS
FW FLOOR WASTE
G1 90mm HALF ROUND GUTTER
G2 COLOURBOND BOX GUTTER 300mm
GS GUTTER WATER SPITTER
GD GARAGE DOOR VERTICAL TIMBER CLAD
GHRL GLASS HAND RAIL
GT EXTERNAL GARDEN TAP
HTSL HOT WATER UNIT TO BASIX
HWU HORIZONTAL TIMBER SLATS
LB LINING BOARDS
LC LAUNDRY CHUTE
LN LINEN CUPBOARD
LV LOUVRES

MB MAIN POWER BOARD
MDR METAL DECK ROOF
NCL NATURAL GROUND LINE
PBK PAINTED AND RENDERED BRICK
PBW PAINTED BLOCKWORK
PB PAINTED PLASTER BOARD
PCS POLISHED CONCRETE SLAB
PS PRIVACY SCREEN
R ROBE
RC REINFORCED CONCRETE
RB RENDERED BLOCK WALL PAINT FINISH
RH RANGEHOOD
RWT RAINWATER TANK TO BASIX
SC STEEL COLUMN TO ENG DETAILS
SM SMOKE DETECTOR TO BCA

SHR SHOWER
STC STEEL TROWELLED CONCRETE
STN STONE CLADDING
SP OVERFLOW SPITTER
SL SKYLIGHT TO BASIX SPECIFICATIONS
SW STONE FEATURE WALL
ST STORAGE
TD TIMBER DECKING HARDWOOD
TP TIMBER POST
TF TIMBER FLOORING HARDWOOD
TS TIMBER SCREEN
WB TIMBER WEATHERBOARD CLADDING PAINT
WL WASHING LINE
WM WASHING MACHINE
WP WASTE PIPE
ZC ZINC CLADDING

Client Name
Sarah Vial
Project Name
Tyagarah Rd Residence
27 Tyagarah Rd NSW 2481

Drawing Title:
Proposed Elevation - Single
Dwelling



Status: PROPOSAL
RESIDENCE

Date: 20/10/2023

Scale: 1:100 @ A3

Project No.:

12

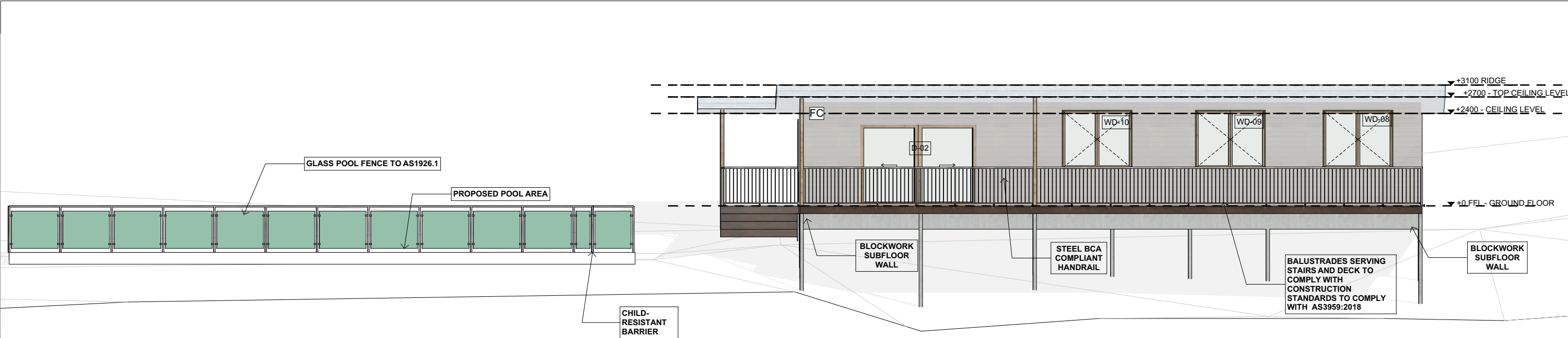
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Drawing No.:

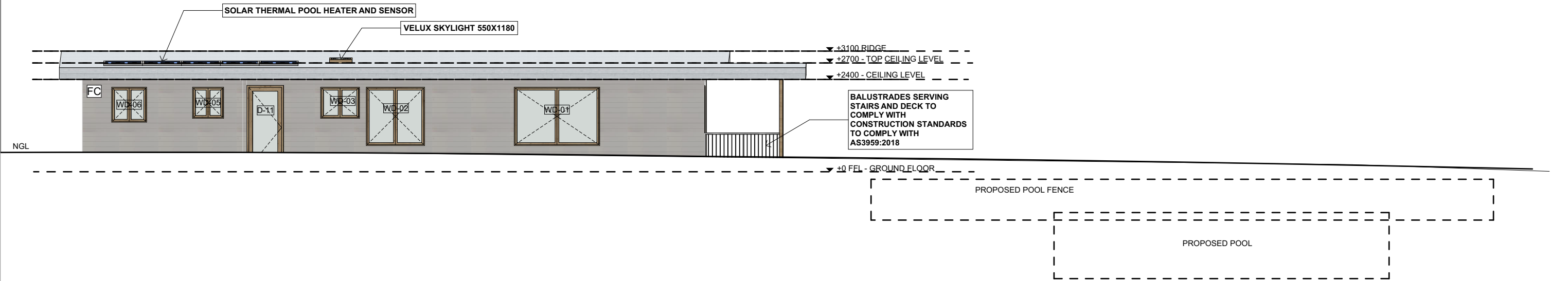
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REVISION:

B

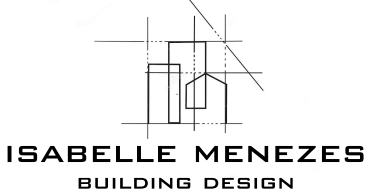


E Elevation
- Scale 1:100



W Elevation
- Scale 1:100

RevID	ChID	Change Name	Date
A	DH	Proposed single dwelling	
B	DH	Proposed single dwelling	04/06/2017
C	IM	Proposed new location of single dwelling, extension of the deck and proposed pool	20/10/2023



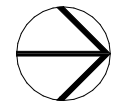
ISABELLE MENEZES
BUILDING DESIGN

LEGEND/NOTES

CT CPT CS CFT DP EX EF F FFL FCL FC FP FS	CERAMIC FLOOR TILES CARPET CORRUGATED STEEL COLORBOND CONCRETE FLOOR TILE DOWNPIPE 90 Ø ROUND EXISTING EXHAUST FAN FRIDGE FINISHED FLOOR LEVEL FINISHED CEILING LEVEL FIBRE CEMENT SHEETING FIREPLACE TIMBER FASCIA PAINT FINISH
FG FW G1 G2 GS GD GHRL GT HWU HTSL LB LC LN LV	FIXED GLASS FLOOR WASTE 90mm HALF ROUND GUTTER COLOURBOND BOX GUTTER 300mm GUTTER WATER SPITTER GARAGE DOOR VERTICAL TIMBER CLAD GLASS HAND RAIL EXTERNAL GARDEN TAP HOT WATER UNIT TO BASIX HORIZONTAL TIMBER SLATS LINING BOARDS LAUNDRY CHUTE LINEN CUPBOARD LOUVRES
MB MDR NCL PBK PBW PCS PS R RC RB RH RWT SC SM	MAIN POWER BOARD METAL DECK ROOF NATURAL GROUND LINE PAINTED AND RENDERED BRICK PAINTED BLOCKWORK PAINTED PLASTER BOARD POLISHED CONCRETE SLAB PRIVACY SCREEN ROBE REINFORCED CONCRETE RENDERED BLOCK WALL PAINT FINISH RANGEHOOD RAINFALL TANK TO BASIX STEEL COLUMN TO ENG DETAILS SMOKE DETECTOR TO BCA
SHR STC STN SP SL SW ST TD TP TF TS WB WL WM WP ZC	SHOWER STEEL TROWELLED CONCRETE STONE CLADDING OVERFLOW SPITTER SKYLIGHT TO BASIX SPECIFICATIONS STONE FEATURE WALL STORAGE TIMBER DECKING HARDWOOD TIMBER POST TIMBER FLOORING HARDWOOD TIMBER SCREEN TIMBER WEATHERBOARD CLADDING PAINT WASHING LINE WASHING MACHINE WASTE PIPE ZINC CLADDING

Client Name
Sarah Vial
Project Name
Tyagarah Rd Residence
27 Tyagarah Rd NSW 2481

Drawing Title:
Proposed Elevation - Single Dwelling



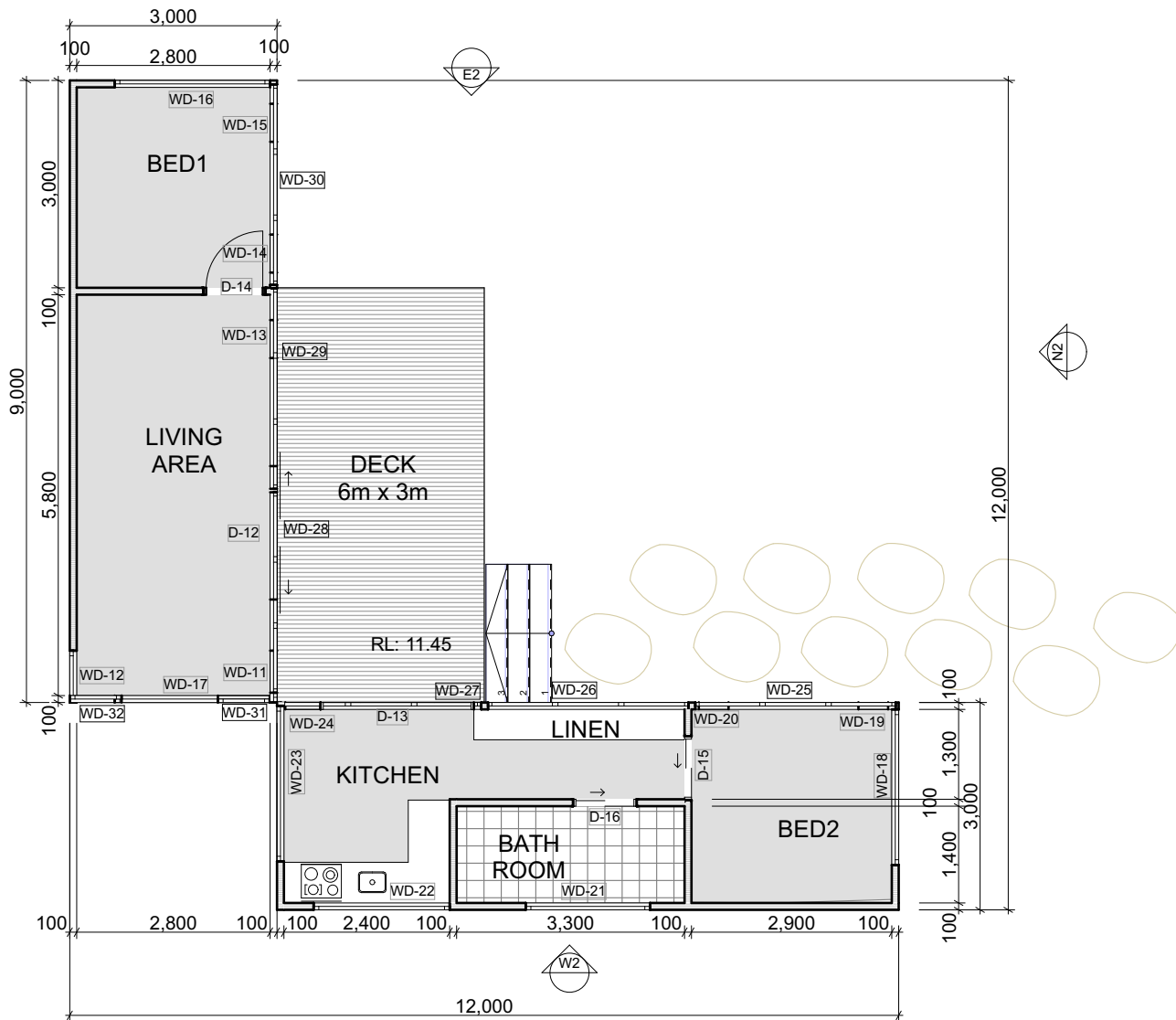
Status: PROPOSAL
RESIDENCE

Project No:
12

Plot Date:

Date: 20/10/2023
Scale: 1:100 @ A3

Drawing No.: A.01.8	REVISION: B
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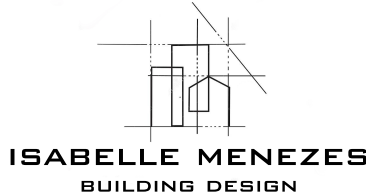
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Proposal Ground Floor

Scale 1:100

Revision History

RevID	ChID	Change Name	Date
A	IM	Proposed pre fabricated second dwelling	20/10/2023



LEGEND/NOTES

CT CERAMIC FLOOR TILES
CPT CARPET
CS CORRUGATED STEEL COLORBOND
CFT CONCRETE FLOOR TILE
DP DOWNPIPE 90 Ø ROUND
EX EXISTING
EF EXHAUST FAN
F FRIDGE
FFL FINISHED FLOOR LEVEL
FCL FINISHED CEILING LEVEL
FC FIBRE CEMENT SHEETING
FP FIREPLACE
FS TIMBER FASCIA PAINT FINISH

FG FIXED GLASS
FW FLOOR WASTE
G1 90mm HALF ROUND GUTTER
G2 COLOURBOND BOX GUTTER 300mm
GS GUTTER WATER SPITTER
GD GARAGE DOOR VERTICAL TIMBER CLAD
GHRL GLASS HAND RAIL
GT EXTERNAL GARDEN TAP
HWU HOT WATER UNIT TO BASIX
HTSL HORIZONTAL TIMBER SLATS
LB LINING BOARDS
LC LAUNDRY CHUTE
LN LINEN CUPBOARD
LV LOUVRES

MB MAIN POWER BOARD
MDR METAL DECK ROOF
NCL NATURAL GROUND LINE
PBK PAINTED AND RENDERED BRICK
PBW PAINTED BLOCKWORK
PB PAINTED PLASTER BOARD
PCS POLISHED CONCRETE SLAB
PS PRIVACY SCREEN
R ROBE
RC REINFORCED CONCRETE
RB RENDERED BLOCK WALL PAINT FINISH
RH RANGEHOOD
RWI RAINWATER TANK TO BASIX
SC STEEL COLUMN TO ENG DETAILS
SM SMOKE DETECTOR TO BCA

SHR SHOWER
STC STEEL TROWELLED CONCRETE
STN STONE CLADDING
SP OVERFLOW SPITTER
SL SKYLIGHT TO BASIX SPECIFICATIONS
SW STONE FEATURE WALL
ST STORAGE
TD TIMBER DECKING HARDWOOD
TP TIMBER POST
TF TIMBER FLOORING HARDWOOD
TS TIMBER SCREEN
WB TIMBER WEATHERBOARD CLADDING PAINT
WL WASHING LINE
WM WASHING MACHINE
WP WASTE PIPE
ZC ZINC CLADDING

Client Name
Sarah Vial
Project Name
Tyagarah Rd Residence
27 Tyagarah Rd NSW 2481

Drawing Title:
Proposed Second Dwelling

Status: PROPOSAL
RESIDENCE

Date: 20/10/2023

Scale: 1:100 @ A3

Project No:

12

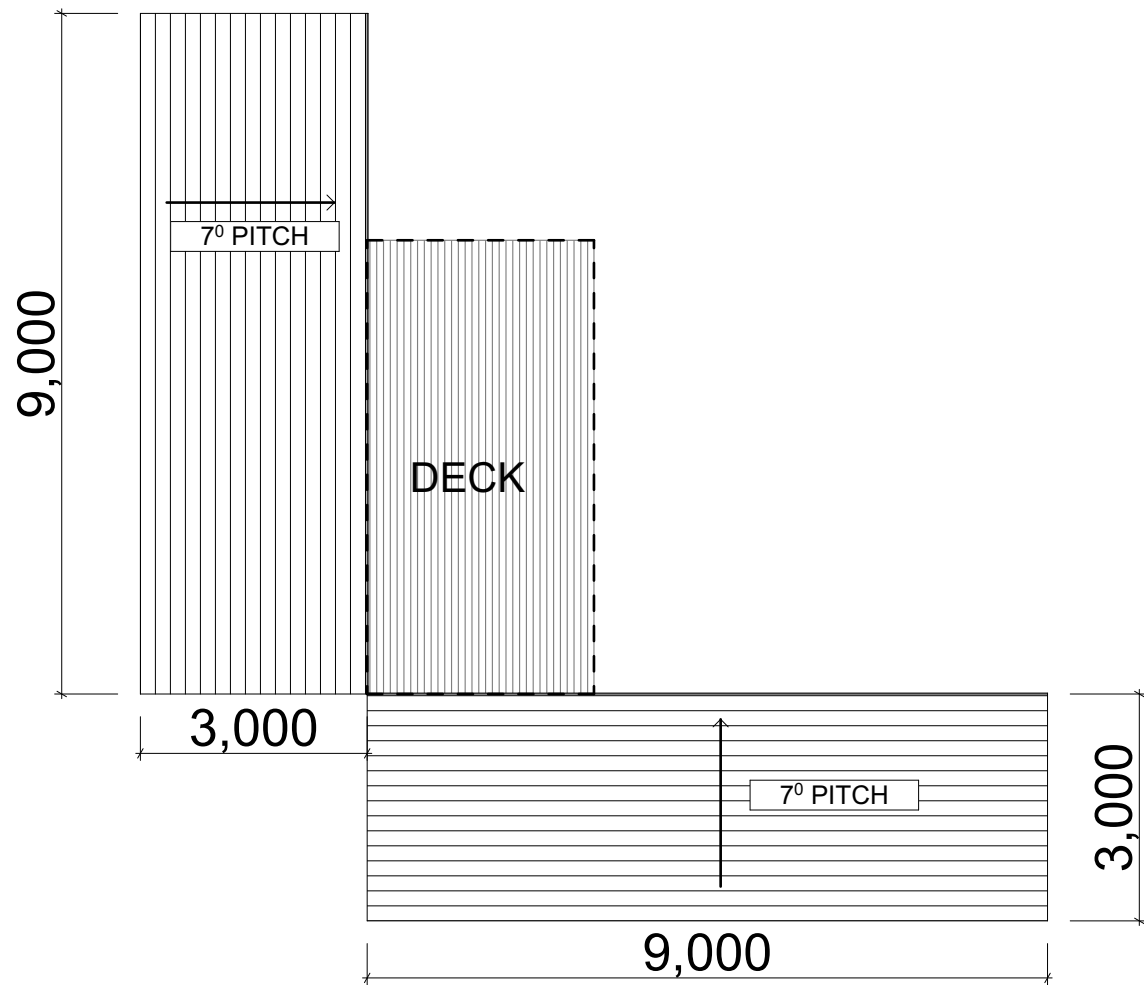
Plot Date:

Drawing No.:

A.01.9

REVISION:

B



2. ROOF PLAN - SECOND DWELLING
- Scale 1:100

Revision History			
ReviD	ChID	Change Name	Date
A	IM	Proposed pre fabricated second dwelling	20/10/2023



ISABELLE MENEZES
BUILDING DESIGN

LEGEND/NOTES

CT	CERAMIC FLOOR TILES	FG	FIXED GLASS	MB	MAIN POWER BOARD	SHR	SHOWER
CPT	CARPET	FW	FLOOR WASTE	MDR	METAL DECK ROOF	STC	STEEL TROWELLED CONCRETE
CS	CORRUGATED STEEL COLORBOND	G1	90mm HALF ROUND GUTTER	NCL	NATURAL GROUND LINE	STN	STONE CLADDING
CFT	CONCRETE FLOOR TILE	G2	COLOURBOND BOX GUTTER 300mm	PBK	PAINTED AND RENDERED BRICK	SP	OVERFLOW SPITTER
DP	DOWNGUT 90 Ø ROUND	GS	GUTTER WATER SPITTER	PBW	PAINTED BLOCKWORK	SL	SKYLIGHT TO BASIX SPECIFICATIONS
EX	EXISTING	GD	GARAGE DOOR VERTICAL TIMBER CLAD	PB	PAINTED PLASTER BOARD	ST	STONE FEATURE WALL
EF	EXHAUST FAN	GHRL	GLASS HAND RAIL	PCS	POLISHED CONCRETE SLAB	TD	TIMBER DECKING HARDWOOD
F	FRIDGE	GT	EXTERNAL GARDEN TAP	PS	PRIVACY SCREEN	TP	TIMBER POST
FFL	FINISHED FLOOR LEVEL	HTSL	HOT WATER UNIT TO BASIX	R	ROBE	TF	TIMBER FLOORING HARDWOOD
FCL	FINISHED CEILING LEVEL	LB	HORIZONTAL TIMBER SLATS	RC	REINFORCED CONCRETE	TS	TIMBER SCREEN
FC	FIBRE CEMENT SHEETING	LN	LINING BOARDS	RB	RENDERED BLOCK WALL PAINT FINISH	WB	TIMBER WEATHERBOARD CLADDING PAINT
FP	FIREPLACE	LV	LAUNDRY CHUTE	RH	RANGEHOOD	WL	WASHING LINE
FS	TIMBER FASCIA PAINT FINISH		LAUNDRY CUPBOARD	RWT	RAINWATER TANK TO BASIX	WM	WASHING MACHINE
			LOUVRES	SC	STEEL COLUMN TO ENG DETAILS	WP	WASTE PIPE
				SM	SMOKE DETECTOR TO BCA	ZC	ZINC CLADDING

Client Name
Sarah Vial
Project Name
Tyagarah Rd Residence
27 Tyagarah Rd NSW 2481

Drawing Title:
Roof Plan - Second Dwelling



Status: PROPOSAL
RESIDENCE

Project No:
12

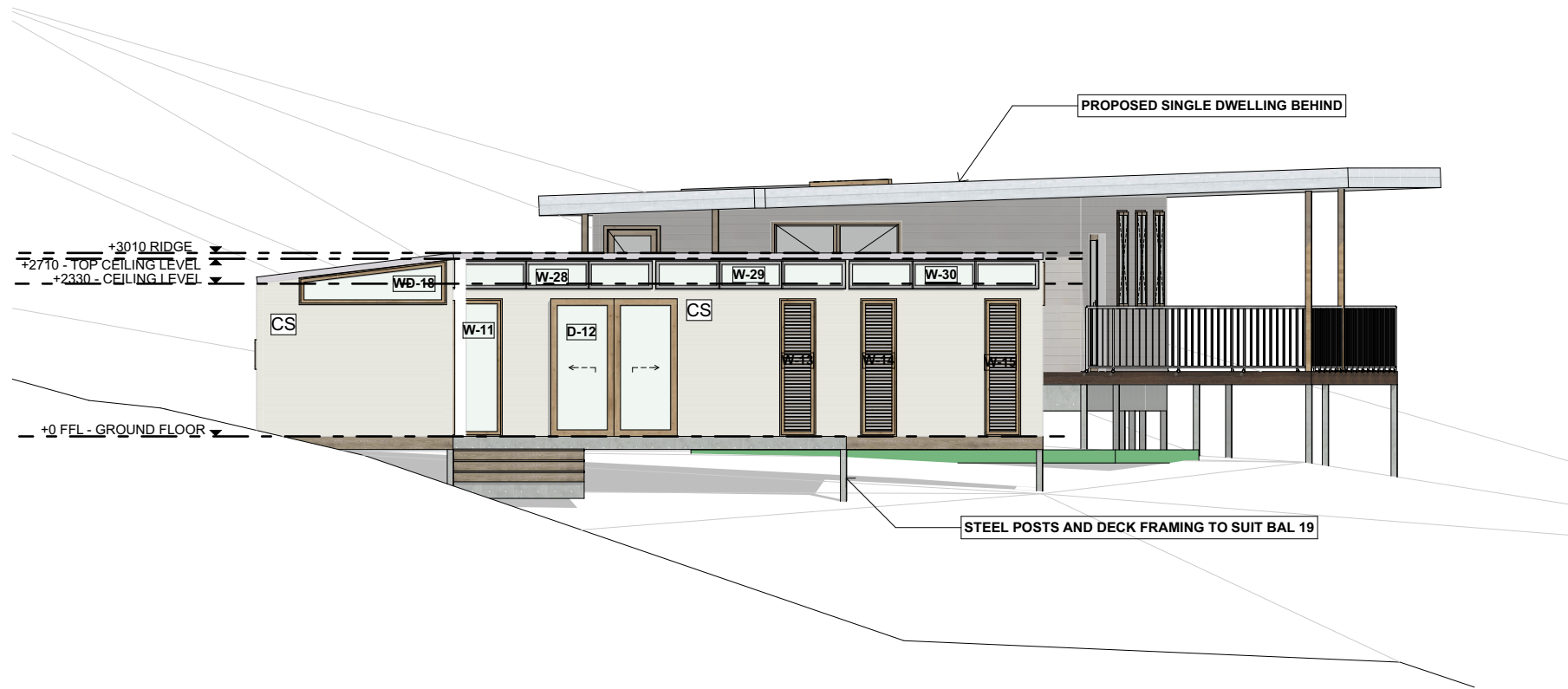
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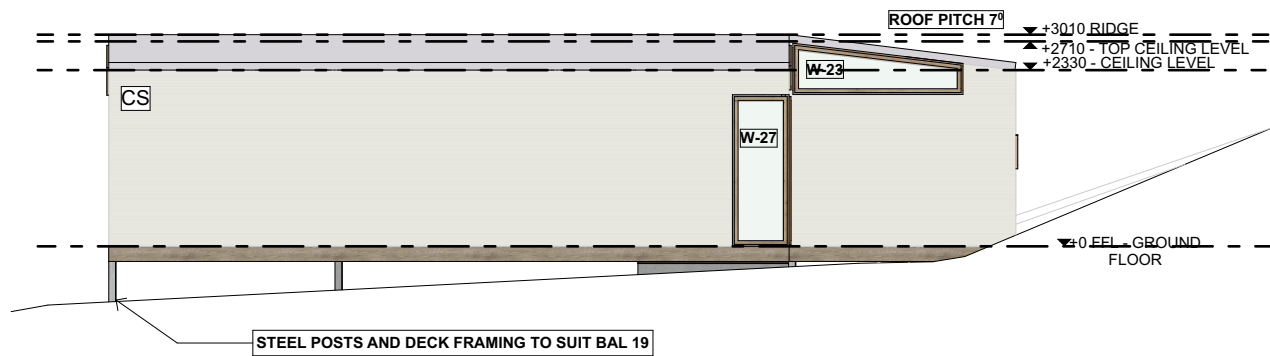
Scale: 1:100 @ A3

Drawing No.:
A.01.10

REVISION:
B



N2 Elevation
- Scale 1:100



S2 Elevation
- Scale 1:100

FINISHES

ROOF: TRIMDEK 'SURFMIST' AT 7° PITCH
EXTERNAL WALL CLADDING: WHITE CORRUGATED WALL CLADDING
MAIN FLOOR: TIMBER
DECK: HARDIDECK FIBRE CEMENT
DOORS AND WINDOWS: ALUMINIUM 'CLEAR ANODIZED'

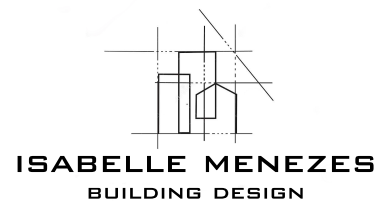
** ALL CONSTRUCTION TO COMPLY WITH BAL 19
*** EG: STEEL SCREENED WINDOWS AND DOORS, 2MM MAX APERTURE

ALL TAPS, TOILETS, INSULATION AND WINDOW GLASS AS PER COMMITMENTS IN BASIX CERTIFICATE

ALL LIGHTING LED

Revision History

ReviD	ChID	Change Name	Date
A	IM	Proposed pre fabricated second dwelling	20/10/2023



LEGEND/NOTES

CT CERAMIC FLOOR TILES
CPT CARPET
CS CORRUGATED STEEL COLORBOND
CFT CONCRETE FLOOR TILE
DP DOWNPIPE 90 Ø ROUND
EX EXISTING
EF EXHAUST FAN
F FRIDGE
FFL FINISHED FLOOR LEVEL
FCL FINISHED CEILING LEVEL
FC FIBRE CEMENT SHEETING
FP FIREPLACE
FS TIMBER FASCIA PAINT FINISH

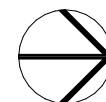
FG FIXED GLASS
FW FLOOR WASTE
G1 90mm HALF ROUND GUTTER
G2 COLOURBOND BOX GUTTER 300mm
GS GUTTER WATER SPITTER
GD GARAGE DOOR VERTICAL TIMBER CLAD
GHRL GLASS HAND RAIL
GT EXTERNAL GARDEN TAP
HTSL HOT WATER UNIT TO BASIX
HWU HORIZONTAL TIMBER SLATS
LB LINING BOARDS
LC LAUNDRY CHUTE
LN LINEN CUPBOARD
LV LOUVRES

MB MAIN POWER BOARD
MDR METAL DECK ROOF
NCL NATURAL GROUND LINE
PBK PAINTED AND RENDERED BRICK
PBW PAINTED BLOCKWORK
PB PAINTED PLASTER BOARD
PCS POLISHED CONCRETE SLAB
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SC STEEL COLUMN TO ENG DETAILS
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SHR SHOWER
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TS TIMBER SCREEN
WB TIMBER WEATHERBOARD CLADDING PAINT
WL WASHING LINE
WM WASHING MACHINE
WP WASTE PIPE
ZC ZINC CLADDING

Client Name
Sarah Vial
Project Name
Tyagarah Rd Residence
27 Tyagarah Rd NSW 2481

Drawing Title:
Proposed Second Dwelling
Elevations



Status: PROPOSAL
RESIDENCE

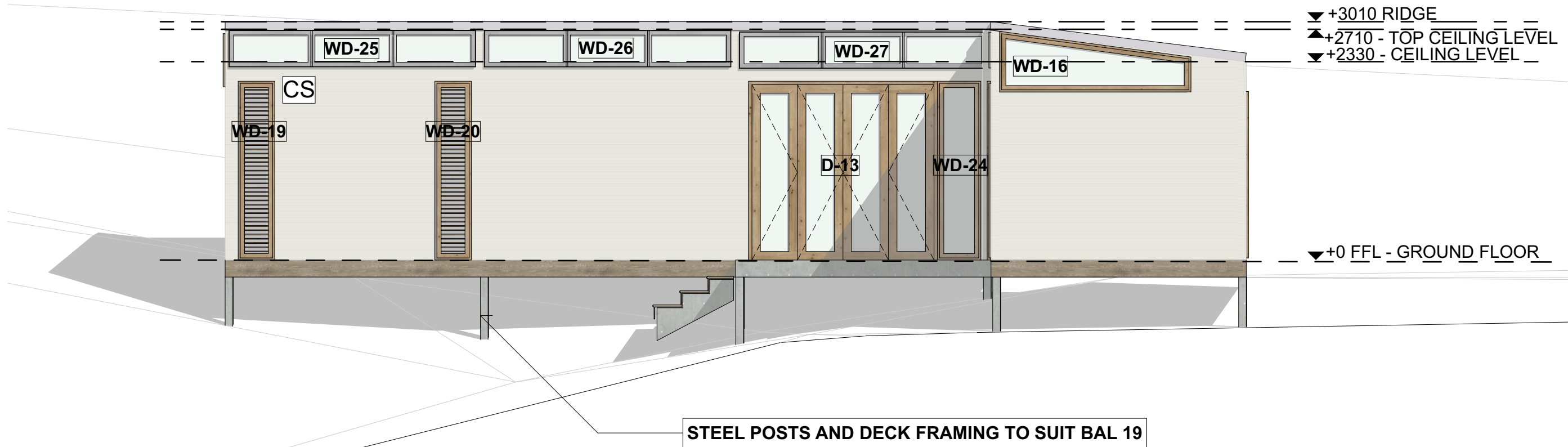
Project No:
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Plot Date:

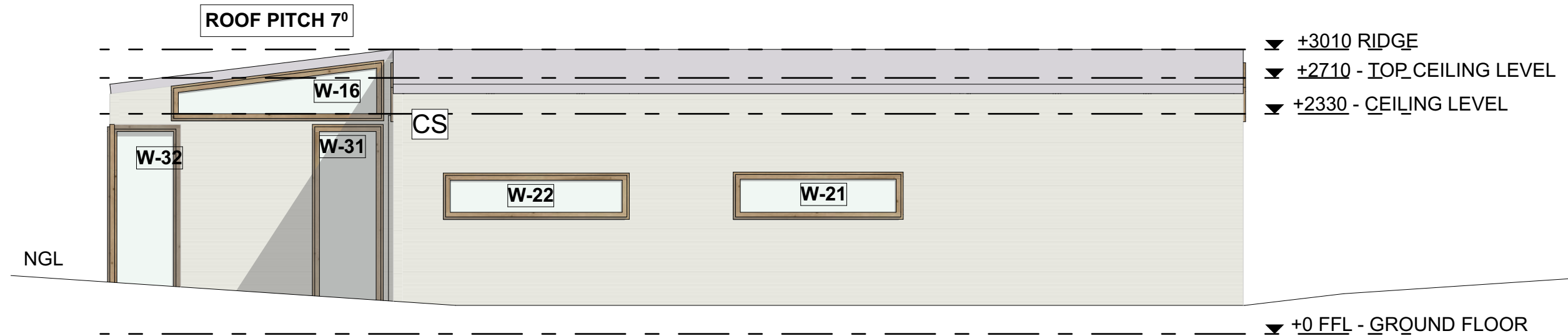
Date: 20/10/2023

Scale: 1:100 @ A3

Drawing No.:
A.01.11 REVISION:
B

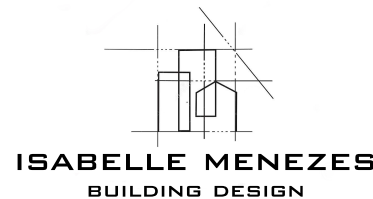


E2 Elevation
- Scale 1:50



W2 Elevation
- Scale 1:50

REVISION HISTORY			
ReVID	ChID	Change Name	Date
A	IM	Proposed pre fabricated second dwelling	20/10/2023



LEGEND/NOTES

CT CERAMIC FLOOR TILES
CPT CARPET
CS CORRUGATED STEEL COLORBOND
CFT CONCRETE FLOOR TILE
DP DOWNPIPE 90 Ø ROUND
EX EXISTING
EF EXHAUST FAN
F FRIDGE
FFL FINISHED FLOOR LEVEL
FCL FINISHED CEILING LEVEL
FC FIBRE CEMENT SHEETING
FP FIREPLACE
FS TIMBER FASCIA PAINT FINISH

FG FIXED GLASS
FW FLOOR WASTE
G1 90mm HALF ROUND GUTTER
G2 COLOURBOND BOX GUTTER 300mm
GS GUTTER WATER SPITTER
GD GARAGE DOOR VERTICAL TIMBER CLAD
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GT EXTERNAL GARDEN TAP
HTSL HOT WATER UNIT TO BASIX
HWU HORIZONTAL TIMBER SLATS
LB LINING BOARDS
LC LAUNDRY CHUTE
LN LINEN CUPBOARD
LV LOUVRES

MB MAIN POWER BOARD
MDR METAL DECK ROOF
NCL NATURAL GROUND LINE
PBK PAINTED AND RENDERED BRICK
PBW PAINTED BLOCKWORK
PB PAINTED PLASTER BOARD
PCS POLISHED CONCRETE SLAB
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RB RENDERED BLOCK WALL PAINT FINISH
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RWT RAINWATER TANK TO BASIX
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SM SMOKE DETECTOR TO BCA

SHR SHOWER
STC STEEL TROWELLED CONCRETE
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ST STONE FEATURE WALL
ST STORAGE
TD TIMBER DECKING HARDWOOD
TP TIMBER POST
TF TIMBER FLOORING HARDWOOD
TS TIMBER SCREEN
WB TIMBER WEATHERBOARD CLADDING PAINT
WL WASHING LINE
WM WASHING MACHINE
WP WASTE PIPE
ZC ZINC CLADDING

Client Name
Sarah Vial
Project Name
Tyagarah Rd Residence
27 Tyagarah Rd NSW 2481

Drawing Title:
Proposed Second Dwelling
Elevations



Status: PROPOSAL
RESIDENCE

Project No.:
12

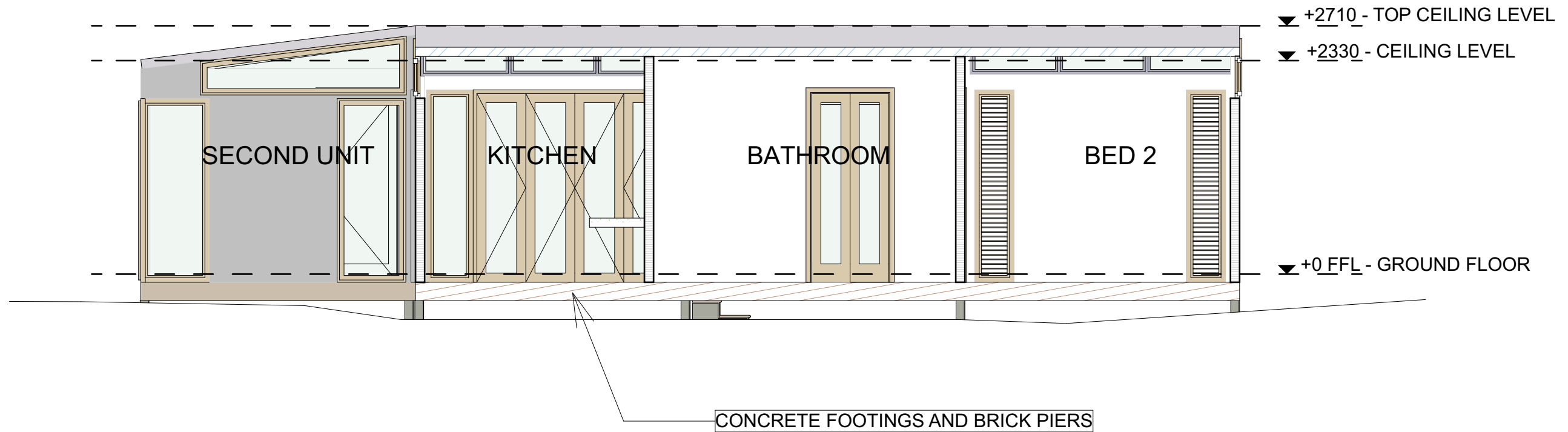
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Date: 20/10/2023

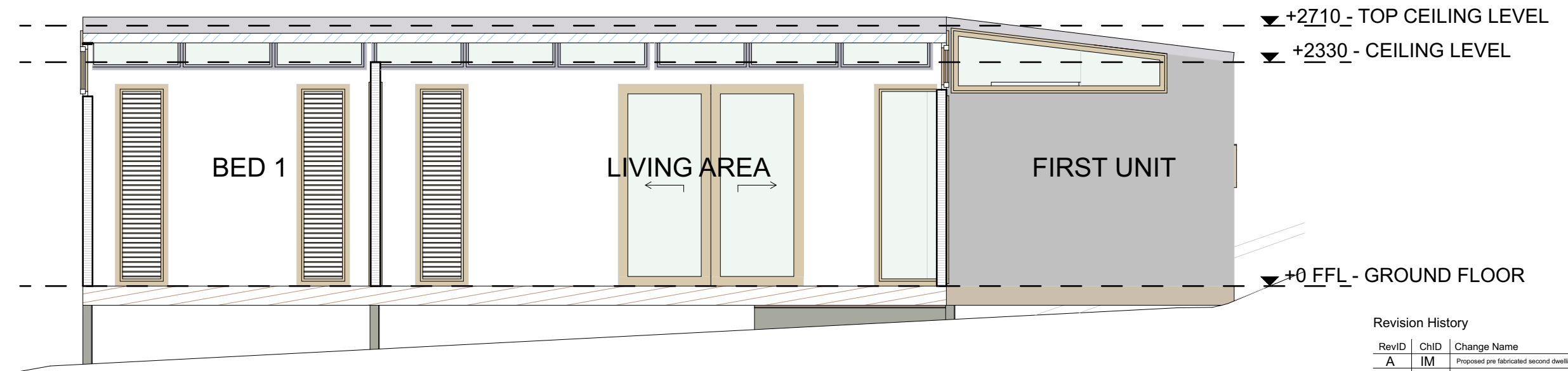
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Drawing No.:
A.01.12

REVISION:
B



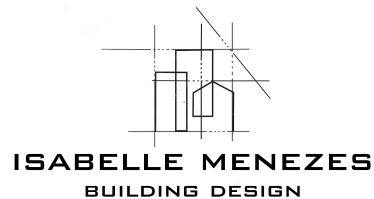
S-01 SECOND DWELLING SECTION 1
Scale 1:50



S-02 SECOND DWELLING SECTION 2
Scale 1:50

Revision History

RevID	ChID	Change Name	Date
A	IM	Proposed pre fabricated second dwelling	20/10/2023



LEGEND/NOTES

CT CERAMIC FLOOR TILES
CPT CARPET
CS CORRUGATED STEEL COLORBOND
CFT CONCRETE FLOOR TILE
DP DOWNPIPE 90 Ø ROUND
EX EXISTING
EF EXHAUST FAN
F FRIDGE
FFL FINISHED FLOOR LEVEL
FCL FINISHED CEILING LEVEL
FC FIBRE CEMENT SHEETING
FP FIREPLACE
FS TIMBER FASCIA PAINT FINISH

FG FIXED GLASS
FW FLOOR WASTE
G1 90mm HALF ROUND GUTTER
G2 COLOURBOND BOX GUTTER 300mm
GS GUTTER WATER SPITTER
GD GARAGE DOOR VERTICAL TIMBER CLAD
GHRL GLASS HAND RAIL
GT EXTERNAL GARDEN TAP
HTSL HOT WATER UNIT TO BASIX
HWU HORIZONTAL TIMBER SLATS
LB LINING BOARDS
LC LAUNDRY CHUTE
LN LINEN CUPBOARD
LV LOUVRES

MB MAIN POWER BOARD
MDR METAL DECK ROOF
NCL NATURAL GROUND LINE
PBK PAINTED AND RENDERED BRICK
PBW PAINTED BLOCKWORK
PB PAINTED PLASTER BOARD
PCS POLISHED CONCRETE SLAB
PS PRIVACY SCREEN
R ROBE
RC REINFORCED CONCRETE
RB RENDERED BLOCK WALL PAINT FINISH
RH RANGEHOOD
RWT RAINWATER TANK TO BASIX
SC STEEL COLUMN TO ENG DETAILS
SM SMOKE DETECTOR TO BCA

SHR SHOWER
STC STEEL TROWELLED CONCRETE
STN STONE CLADDING
SP OVERFLOW SPITTER
SL SKYLIGHT TO BASIX SPECIFICATIONS
SW STONE FEATURE WALL
ST STORAGE
TD TIMBER DECKING HARDWOOD
TP TIMBER POST
TF TIMBER FLOORING HARDWOOD
TS TIMBER SCREEN
WB TIMBER WEATHERBOARD CLADDING PAINT
WL WASHING LINE
WM WASHING MACHINE
WP WASTE PIPE
ZC ZINC CLADDING

Client Name
Sarah Vial
Project Name
Tyagarah Rd Residence
27 Tyagarah Rd NSW 2481

Drawing Title:
Second Dwelling Sections

Status: PROPOSAL
RESIDENCE

Date: 20/10/2023

Scale: 1:50 @ A3

Project No:

12

Drawing No.: REVISION:

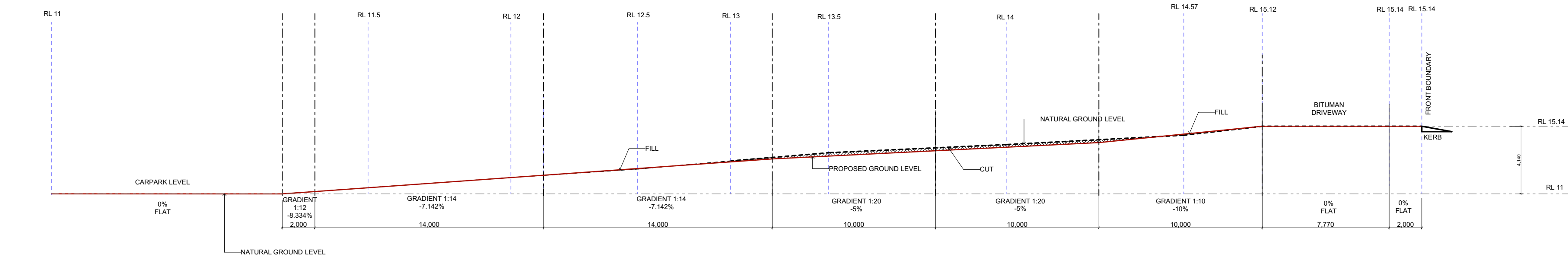
A.01.13 B

Plot Date:

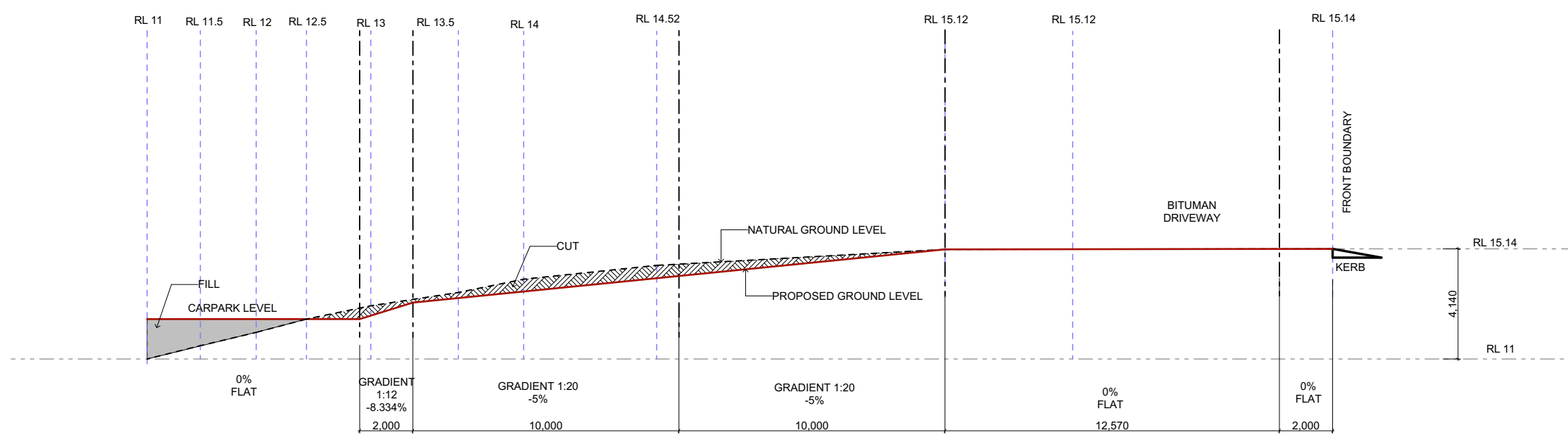




Proposed Excavation Work Plan
Scale 1:500



Proposed Excavation Work for Driveway to Single Dwelling
Scale 1:200



Proposed Excavation Work for Driveway to Pre Fabricated Second Dwelling
Scale 1:200

GENERAL NOTES
THE OWNER/BUILDER SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMERCING WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSABLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA 2006, CURRENT AUSTRALIAN STANDARDS, BUILDING RELATIONS AND TOWN PLANNING REQUIREMENTS, REPORT ANY DISCREPANCIES TO THIS OFFICE.
ALL WORKS SHALL COMPLY WITH BUT NOT LIMITED TO THE BUILDING CODE OF AUSTRALIA AND THE AUSTRALIANS STANDARDS

THE GRADE SHALL COMPLY WITH AS.2890 & THE DESIGN VEHICLE CLEARANCES.

THESE PLANS SHALL READ IN CONJUNCTION WITH ANY STRUCTURAL AND CIVIL ENGINEERING COMPUTATIONS AND DRAWINGS

Revision History				
RevID	ChID	Change Name	Date	
A	IM	Proposed Excavation Work Plan	20/10/2023	