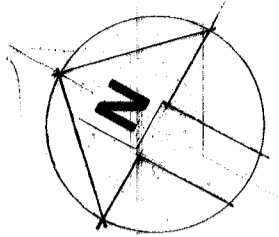


PLAN/ SITE PLAN

BASIS NOTES

1. 2 PEAK NW PHOTOVOLTAIC SYSTEM TO BE CONNECTED
2. SHOWERHEADS, TOILETS & ALL TAPS TO BASINS/ SINKS TO 4 STAR RATING
3. A 5000 LIT RAINWATER TANK TO BE INSTALLED COLLECTING RAINWATER FROM 80M<sup>2</sup> OF ROOF, & SUPPLY THE COLDWATER TAP LAUNDRY, ALL TOILETS & 1 OUTDOOR TAP
4. THE SWIMMING POOL WILL HAVE A VOLUME NOT MORE THAN 50M<sup>3</sup> & BE OUTDOORS WITH NO HEATING SYSTEM
5. THE HOT WATER SYSTEMS TO BE HEAT PUMP 21-25 STC RATING
6. THE LIVING AREAS WILL NOT INCORPORATE DUCTING FOR HEATING AND COOLING
7. TWO BATHROOMS TO HAVE MECH VENTING DUCTED, KITCHEN TO HAVE NATURAL VENTILATION
8. A WINDOW WILL BE INSTALLED IN ALL BATHROOM & KITCHEN
9. ALL WALLS AND ROOF TO HAVE FOL BACKED SHIRING
10. ALL WINDOWS AND DOORS TO BE ALUMINIUM FRAME WITH SINGLE GLAZING
11. A RIED OUTDOOR CLOTHES LINE TO BE INSTALLED
12. ALL REQUIREMENTS ARE REFERRED TO BASIS CERTIFICATE NO. 17462845



GENERAL NOTES

1. DO NOT SCALE OFF DRAWINGS REFER TO DIMENSIONS
2. DIMENSIONS ARE NOMINAL, SITE CONDITIONS AND PRECEDENCE, ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE BY OWNER, BUILDER, THE LANDSCAPER PRIOR TO COMMENCEMENT OF WORK, ALL DIMENSIONS REFER TO DESIGNER/ DOCUMENTOR & RED ORIGINATOR WITH ENGINEER'S DRAWINGS, COORDINATION WITH OTHER RELEVANT CONSULTANTS' REQUIREMENTS
3. ALL FOOTINGS, SLABS, STAIRS, RETAINING WALLS, STEEL, TIE-BOLTS, FRAMING, STAIRS, ROOF BRACING AND EXCAVATION TO BE DESIGNED AND CERTIFIED BY ENGINEER
4. ALL DETAILS & SPECIFICATIONS (EVEN IF NOT NOTED) TO COMPLY WITH CODE OF AUSTRALIA
5. ALL FOUNDATIONS & BUILDING SETOUT TO BE APPROVED BY REGISTERED SURVEYOR
6. ALL DIMENSIONS ARE NOMINAL
7. THESE DRAWINGS TO BE READ IN CO-ORDINATION WITH 8. ALL ALTERATIONS TO THE DRAWINGS TO BE REFERRED TO THE CERTIFYING AUTHORITY

PROPOSED NEW DWELLING & POOL

4A YOORANA GLENN - LOT 2 SP 106266 - OCEAN SHORES

CDC-01

MARCH 2024 1:100(A3) ISSUE: A

NORTH WEST

1000 x 500 x 500  
SANDSTONE BLOCK  
RETAINING

quarry pool  
fence

- BASIX NOTES**
1. 2 PEAK kW PHOTOVOLTAIC SYSTEM TO BE CONNECTED
  2. SHOWERHEADS, TOILETS & ALL TAPS TO BASIX/ 5 STAR RATINGS.
  3. A 5000 LT RAINWATER TANK TO BE INSTALLED COLLECTING RAINWATER FROM 80m<sup>2</sup> OF ROOF. & SUPPLY THE COLDWATER TAP LAUNDRY, ALL TOILETS & 1 OUTDOOR TAP.
  4. THE SWIMMING POOL WILL HAVE A VOLUME NOT MORE THAN 35M<sup>3</sup> & BE OUTDOORS WITH NO HEATING SYSTEM.
  5. THE HOT WATER SYSTEMS TO BE HEAT PUMP, 21.25 STG BATHING.
  6. THE LIVING AREAS WILL NOT INCORPORATE DUCTING FOR HEATING AND COOLING.
  7. TWO BATHROOMS TO HAVE MECH VENTING DUCTED, KITCHEN TO HAVE INDIVIDUAL FAN DUCTED WITH MANUAL SWITCH, LAUNDRY TO HAVE ONLY NATURAL VENTILATION.
  8. A WINDOW WILL BE INSTALLED IN ALL BATHROOMS & KITCHEN
  9. ALL WALLS AND ROOF TO HAVE GCL BACKED SARKING
  10. ALL WINDOWS AND DOORS TO BE ALUMINIUM FRAME WITH SINGLE GLAZING
  11. A TRAD OUTDOOR CLOTHES LINE TO BE INSTALLED.
  12. ALL REQUIREMENTS ARE REFERRED TO BASIX CERTIFICATE NO. 17462645

WINDOW/DOOR SCHEDULE					ISSUE: A
No	HEIGHT	WIDTH	DESCRIPTION	ORT.	ROOM
W1	2600	800	AL GL LOUVRE	SW	DINING
W2	2600	800	AL GL LOUVRE	SE	BED 1
W3	2600	800	AL GL LOUVRE	SE	ENS 1
W4	2600	800	AL GL LOUVRE	SE	BED 2
W5	2600	800	AL GL LOUVRE	SE	ENS 2
W6	2600	800	AL GL LOUVRE	SE	WIR 3
W7	2600	800	AL GL LOUVRE	SE	BED 3
W8	2600	800	AL GL LOUVRE	NE	MEDIA
D1	2600	1200	AL FR GL PIVOT	NW	ENTRY
D2	2600	2000	AL FR GL SLIDING	NW	KITCHEN
D3	2600	3000	GL LV + AL GL SLIDING	NW	DINING
D4	2600	2000	AL FR GL SLIDING	SW	DINING
D5	2600	3000	GL LV + AL GL SLIDING	SW	BED 1
D6	2600	3000	GL LV + AL GL SLIDING	SE	KITCHEN
D7	2600	3000	GL LV + AL GL SLIDING	SW	BED 2
D8	2600	3000	AL GL SLIDING + GL LV	NW	BED 3
D9	2600	2000	AL FR GL SLIDING	NW	MEDIA
D10	2600	3000	GL LV + AL GL SLIDING	NW	LIVING

NOTE: ALL EXTERNAL OPENINGS TO HAVE INSECT SCREENS. ALL EXTERNAL WINDOWS ARE POWDERCOAT ALUMINIUM FRAME. ALL DOORS TO COMPLY WITH AUSTR STD. 291 & BASIX CERTIFICATE C1P70 DOORS AS SELECTED. ALL DIMENSIONS & SPECIFICATIONS ARE NOMINAL. ON-SITE DIMENSION TO TAKE PRECEDENCE.

SOUTH EAST

sandstone  
block retaining

- GENERAL NOTES**
1. DO NOT SCALE OFF DRAWINGS REFER TO DIMENSIONS. DIMENSIONS ARE NOMINAL. SITE CONDITIONS TAKE PRECEDENCE. ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE BY OWNER OR WORK. ALL ANOMALIES REFER TO DESIGNER/ DOCUMENTOR & RELEVANT CONSULTANT. TO DESIGNER/ DOCUMENTOR & RELEVANT CONSULTANT.
  2. THESE DRAWINGS DO NOT BE USED IN CO-ORDINATION WITH ENGINEERS CONSULTANTS DOCUMENTATION.
  3. ALL ROOFING SLABS, WALLS, RETAINING WALLS, STEEL, REINFORCING, BEAMS, ROOF, BRACING AND THE FOUNDATION TO BE DESIGNED AND CERTIFIED BY ENGINEER. EXCEPT AS SPECIFICATED (EVEN IF NOT NOTED) TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARD & THE BUILDING CODE OF AUSTRALIA.
  5. ALL GROUND LINES ARE NOMINAL.
  6. ALL BOUNDARIES & BUILDING SETOUT TO BE APPROVED BY REGISTERED SURVEYOR.
  7. THESE DRAWINGS TO BE READ IN CO-ORDINATION WITH BASIX REPORT IF REQUIRED.
  8. ALL ALTERATIONS TO THE DRAWINGS TO BE REFERRED TO THE CERTIFYING AUTHORITY

## PROPOSED NEW DWELLING & POOL

4A YOORANA GLENN - LOT 2 SP 106266 - OCEAN SHORES

CDC-02

MARCH 2024 1:100(A3) ISSUE: A

