

GENERAL NOTES:

- DO NOT SCALE FROM THIS DRAWING - WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- ANY DISCREPANCIES WHICH THE CONTRACTOR MAY FIND IN THIS DRAWING MUST BE BROUGHT TO THE ATTENTION OF EVOKE ARCHITECTS PRIOR TO COMMENCEMENT OF WORK. - VERIFY ALL DIMENSIONS PRIOR TO ORDERING OR SHOP FABRICATION.
- SMOKE DETECTORS TO BE WIRED INTO ELECTRICITY MAINS AND TO COMPLY WITH NCC, PART 3.7.5.

- *SD
- ALL GLAZING TO COMPLY WITH AS 1288-2006 GLASS IN BUILDINGS & AS 4055-2012 FOR WINDLOADING.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS, THE NATIONAL CONSTRUCTION CODE & LOCAL AUTHORITY REGULATIONS
- FOOTINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH ASSOCIATED SOIL TESTS AND/ OR ENGINEERS SPECIFICATIONS.
- DRAWINGS TO BE READ IN CONJUNCTION WITH ATTACHED ENGINEERS NOTES.
- ARTICULATION JOINTS TO ENGINEERS DESIGN REPORT
- LOH - WHERE INDICATED TO BE REMOVABLE DOORS WITH LIFT OFF HINGES IN ACCORDANCE WITH NCC 3.8.3
- REFER ENGINEER'S PLAN FOR EXPANSION JOINT LOCATIONS
- WATER PROOFING TO WET AREAS TO COMPLY WITH NCC, PART 3.8.1
- SMOKE ALARMS TO BE INTER-CONNECTED

SUSTAINABILITY COMPLIANCE

1. TRIPLE 'A' RATED SHOWER ROSES.
2. DUAL FLUSH TOILETS (6 LITRE FULL FLUSH / 3 LITRE HALF FLUSH).
3. 500kpa WATER PRESSURE-LIMITING DEVICES.
4. ENERGY EFFICIENT LIGHTING TO 80% OF DWELLING INTERNAL FLOOR SPACE.

TERMITE PROTECTION:
TO AS3660-2017 "TERMSPEC" TERMITE MANAGEMENT SYSTEM TO ALL SLAB PENETRATIONS AND PERIMETER OF SLAB. CONCRETE SLAB TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS2870. REFER ENGINEERS PLAN FOR EXPANSION JOINT LOCATIONS.

SLAB:
STEPDOWNS TO EXTERNAL SURFACES TO COMPLY WITH THE NCC. CONCRETE SLABS, PATHS & DRIVEWAYS NOT DESIGNED BY ENGINEER ARE NOT PART OF THIS APPLICATION.

PLUMBING:
PLUMBER / DRAINER TO VERIFY ALL DIMENSIONS PRIOR TO POSITIONING UNDERSLAB POINTS. MEASUREMENTS MAY VARY. FLOOR WASTE FIXTURES TO BE POSITIONED AT THE TIME OF CONSTRUCTION.

ALL BUILDINGS SHALL BE PROTECTED AGAINST TERMITE ATTACK IN ACCORDANCE WITH AS 3660.1 AND A DURABLE NOTICE SHALL BE PLACED IN THE METER BOX INDICATING TYPE OF BARRIER AND REQUIRED PERIODICAL INSPECTIONS.

- SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES-
- i) ALL ROOMS WITHIN 500mm VERTICAL OF THE FLOOR
 - ii) BATHROOMS- WITHIN 1500mm VERTICAL OF THE BATH BASE
 - iii) FULLY GLAZED DOORS
 - iv) SHOWER SCREENS
 - v) WITHIN 300mm OF A DOOR AND <1200mm ABOVE FLOOR LEVEL
 - vi) WINDOW SIZES ARE NOMINAL ONLY, ACTUAL SIZES WILL VARY WITH MANUFACTURER, FLASHING ALL ROUND.

NOTE: GLAZING REQUIREMENTS MAY BE DIFFERENT FROM THAT STATED UNDER BUSHFIRE CATEGORY REQUIREMENTS REFER 'BAL RATING'

FOOTINGS NOT TO ENCROACH TITLE BOUNDARIES OR EASEMENTS. IT IS RECOMMENDED THAT WHERE BUILDINGS ARE TO BE LOCATED IN CLOSE PROXIMITY OF BOUNDARIES, A CHECK SURVEY BE CONDUCTED BY A LICENSED SURVEYOR.

ALL STEELWORK IN MASONRY TO BE HOT DIP GALVANISED.

ALL WET AREAS TO COMPLY WITH NCC 3.8.1.2 AND AS 3740. SPLASH BACKS SHALL BE IMPERVIOUS FOR 150mm ABOVE SINKS, TROUGHS AND HAND BASINS WITHIN 75mm OF THE WALL.

PROVIDE WALL TIES AT 600mm SPACINGS BOTH VERTICAL AND HORIZONTAL AND WITHIN 300mm OF ARTICULATION JOINTS. BRICK TIES TO BE STAINLESS STEEL.

THERMAL INSULATION; INSULATION TO CEILING AND REFLECTIVE FOIL TO EXTERNAL WALLS OR AS PER ENERGY RATING REFER SARKING REQUIREMENT UNDER BUSH FIRE CATEGORY. BEDROOMS REQUIRE MINIMUM 10% LIGHT & 5% VENTILATION TO TOTAL FLOOR AREA.

RELEVANT AUSTRALIAN STANDARDS

- CONCRETE CONSTRUCTION TO COMPLY WITH NATIONAL CONSTRUCTION CODE.
- TIMBER STRUCTURE STANDARD AS 1720.3- 2016
- TIMBER CONSTRUCTION AS1684 - 2010
- MASONRY STRUCTURES AS4773-2010
- CONCRETE STRUCTURES AS3600-2018
- CONCRETE ROOF TILES AS2049-2002
- RESIDENTIAL SLABS & FOOTINGS AS2870-2011
- WINDOW & GLASS INSTALLATION AS2047 AND AS1288.
- BARRIERS FOR SUBTERRANEAN TERMITES TO COMPLY WITH THE PROVISIONS OF PART 3.1.3 OF THE NCC AND WITH AS3660.1-2014
- WIND LOADS FOR HOUSING AS4055-2012
- STEEL STRUCTURES AS4100-2016
- DAMP PROOF COURSE & FLASHINGS AS/NZS2904
- PROTECTION OF MASONRY WALL TIES TO COMPLY WITH THE PROVISIONS OF PART 3.3.3.2 OF THE NCC.
- PROTECTION OF LINTELS IN MASONRY TO COMPLY WITH THE PROVISIONS OF PART 3.3.3.4 OF THE NCC.



NEW BUILD 'LADY ELLIOT' DUAL OCCUPANCY:

84-92 BROKEN HEAD RD, SUFFOLK PARK

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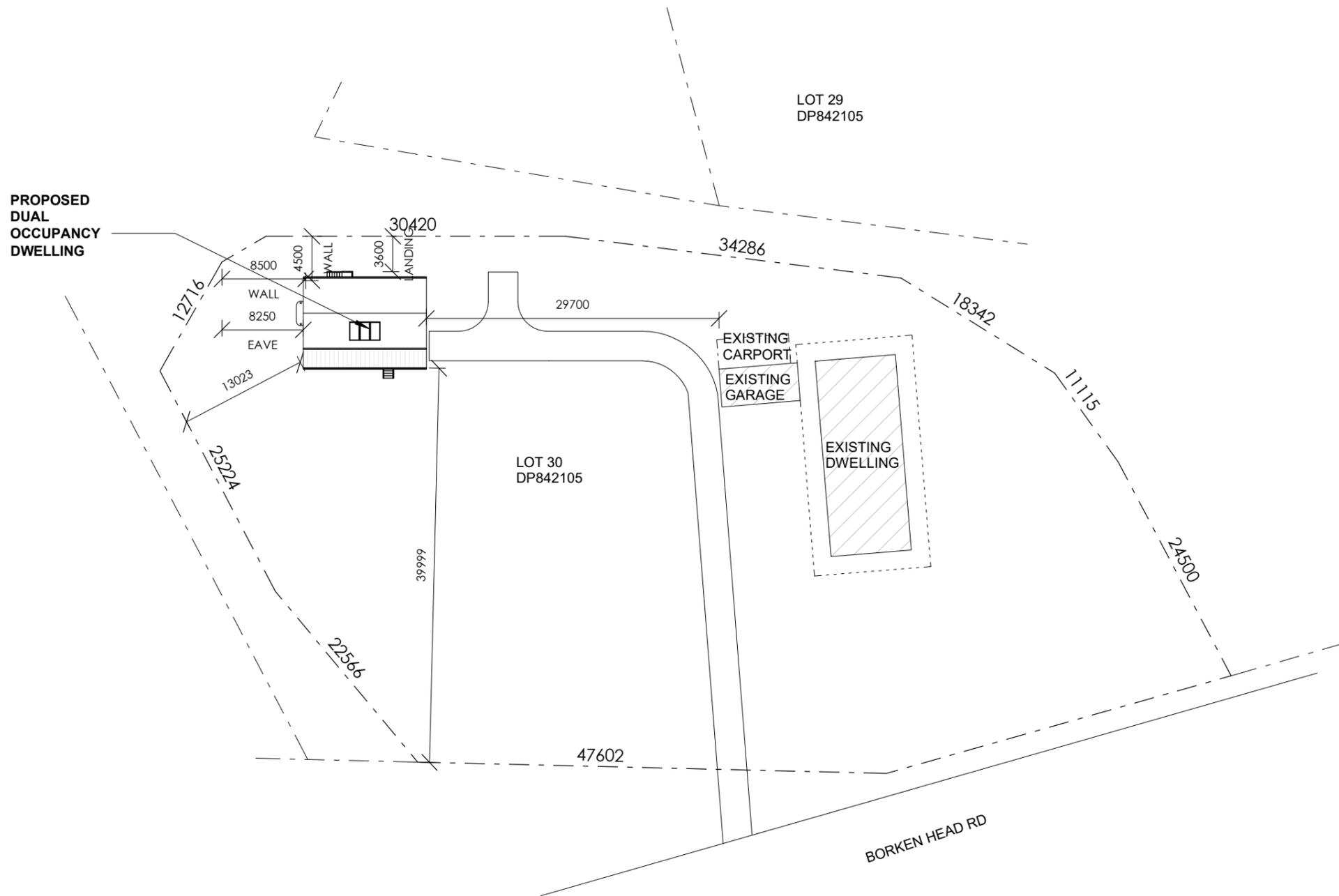
DATE	DESCRIPTION	REV
26.03.2024	PRELIMINARY	A
27.03.2024	AMENDED DRAWINGS	B
03.04.2024	AMENDED DRIVEWAY	C
26.04.2024	MINOR ALTERATIONS	D

PRO 1367 SHEET NUMBER A - 01 REV D

CLIENT NAME:
KUSHI NORUZI
PROJECT ADDRESS:
84-92 BROKEN HEAD RD, SUFFOLK PARK, NSW, 2481.
SHEET NAME:
COVER SHEET



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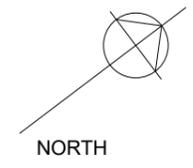
1 **LOCATION PLAN**
1 : 500 @A3

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CLIENT NAME:
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PROJECT ADDRESS:
84-92 BROKEN HEAD RD, SUFFOLK PARK, NSW, 2481.
SHEET NAME:
LOCATION PLAN



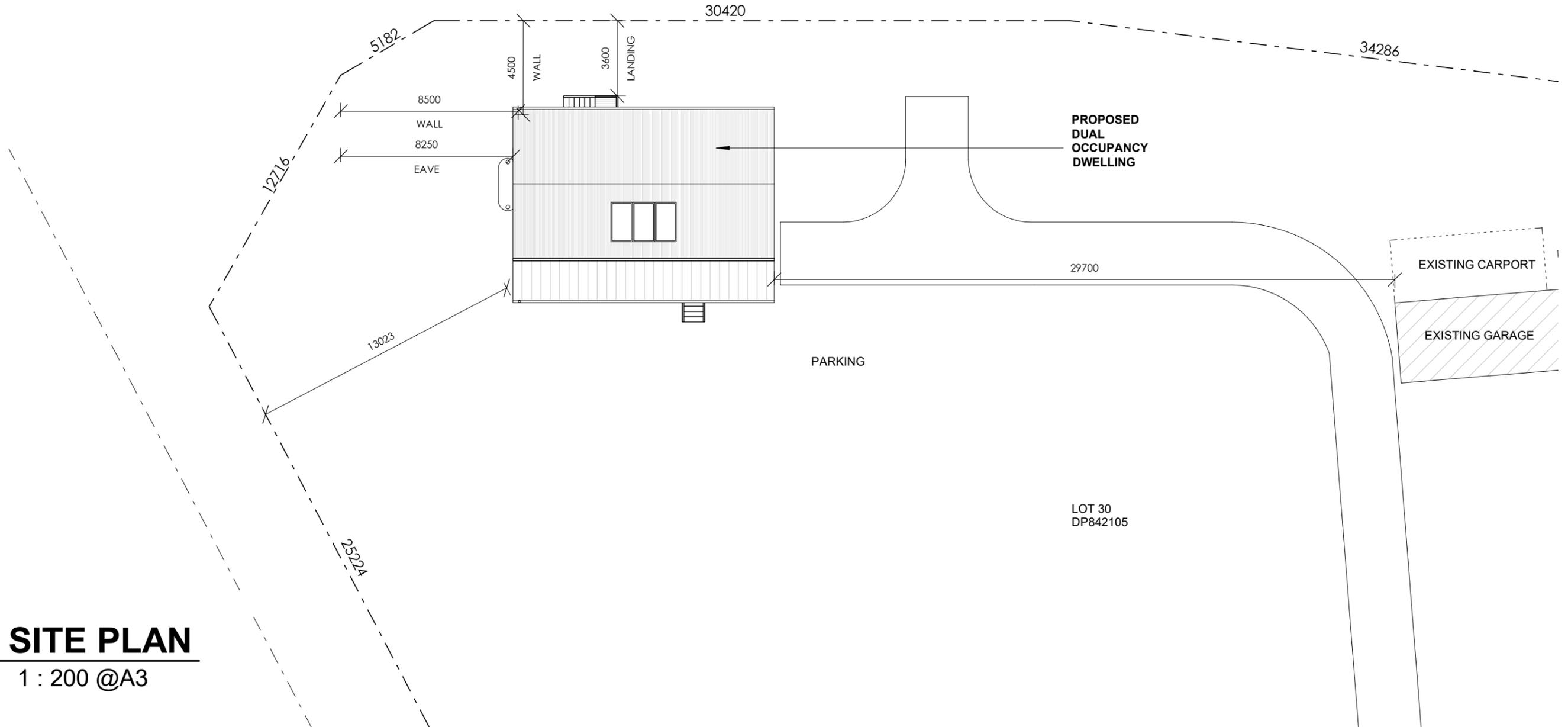
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WINDOW SCHEDULE

Type Mark	Count	Height	Width	Type	Head Height	Comments
01	6	1200	1810	ALUMINIUM SLIDING	2100	
02	1	600	610	ALUMINIUM SLIDING	2100	
03	1	600	910	ALUMINIUM SLIDING	2100	TRANSLUSCENT SAFETY GLASS
04	1	900	1210	ALUMINIUM SLIDING	2100	
05	2	600	1210	ALUMINIUM SLIDING	2100	



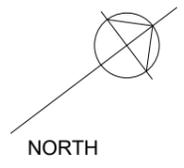
1 SITE PLAN
1 : 200 @A3

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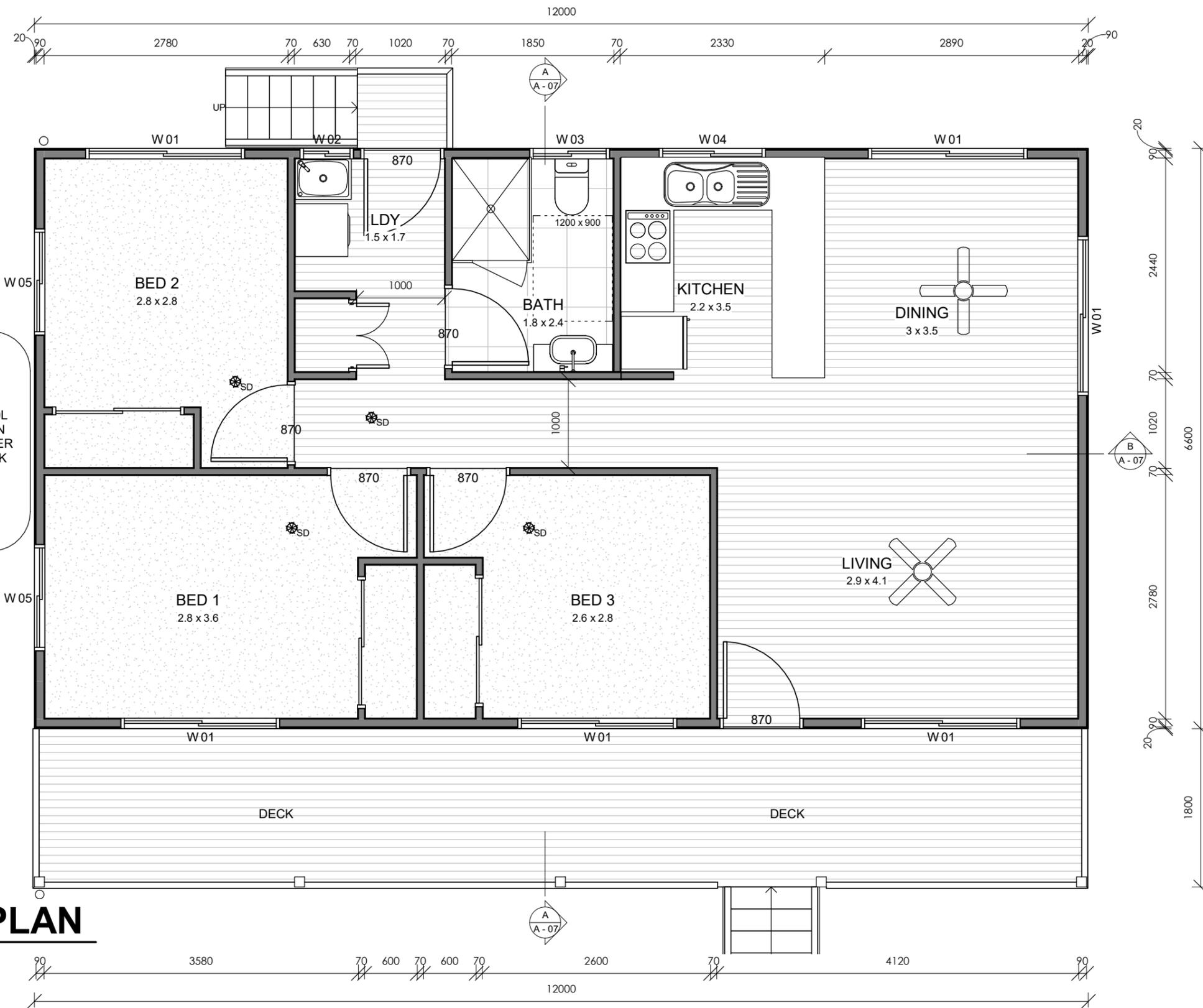
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PRO 1367 SHEET NUMBER A - 03 REV D

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SHEET NAME: SITE PLAN



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79.2m²
3 BED
1 BATH

1

PROPOSED FLOOR PLAN

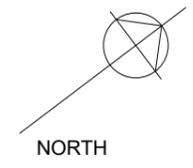
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PRO 1367 SHEET NUMBER A - 04 REV D

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 SHEET NAME: PROPOSED FLOOR PLAN



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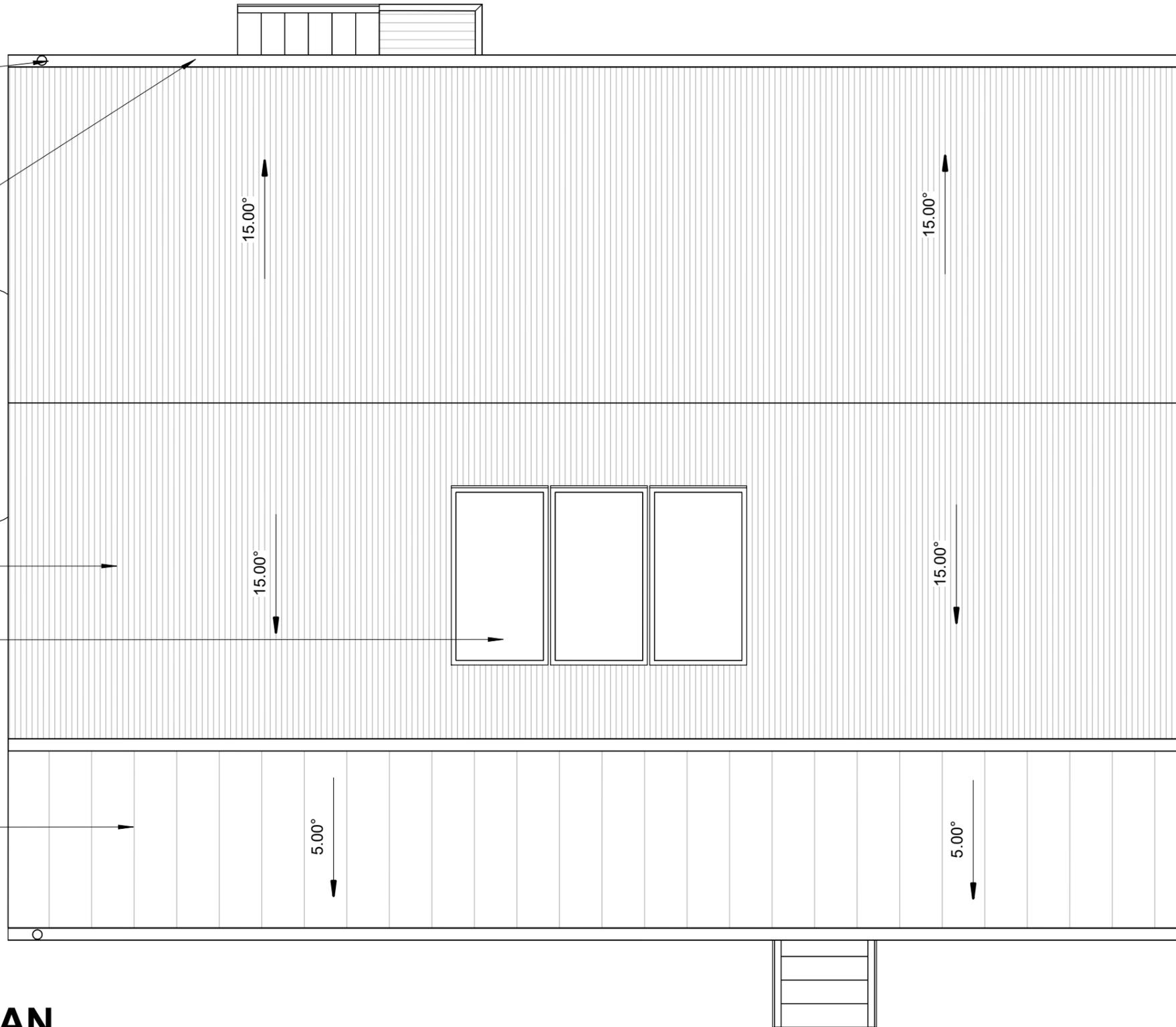
DOWNPIPES TO TANK.

DOWNPIPES AND GUTTERS AS INDICATED.

METAL SHEETED ROOF THROUGHOUT

ELECTRIC BOOSTED SOLAR HOT WATER

NEW INSULATED PANEL DECK ROOF



1

PROPOSED ROOF PLAN

1 : 50 @A3

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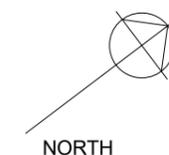
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A - 05

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D

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SHEET NAME:
PROPOSED ROOF PLAN



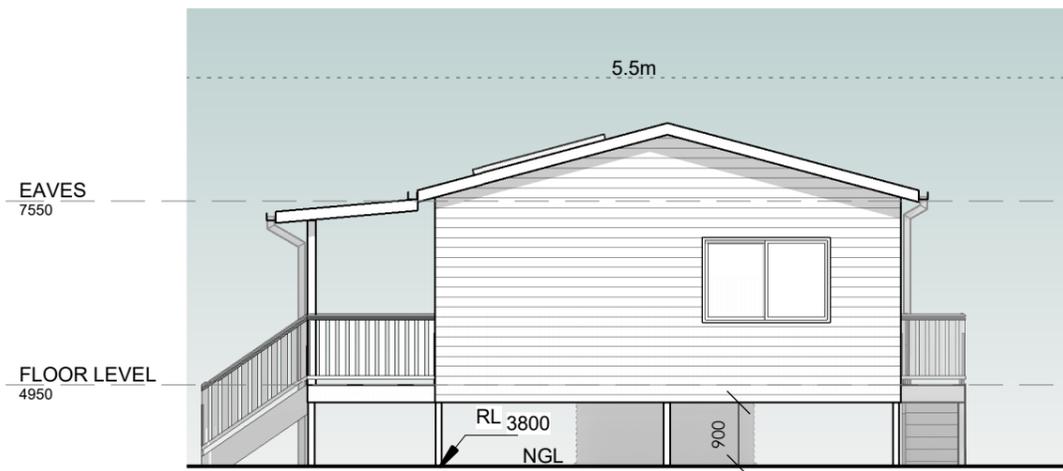
NORTH



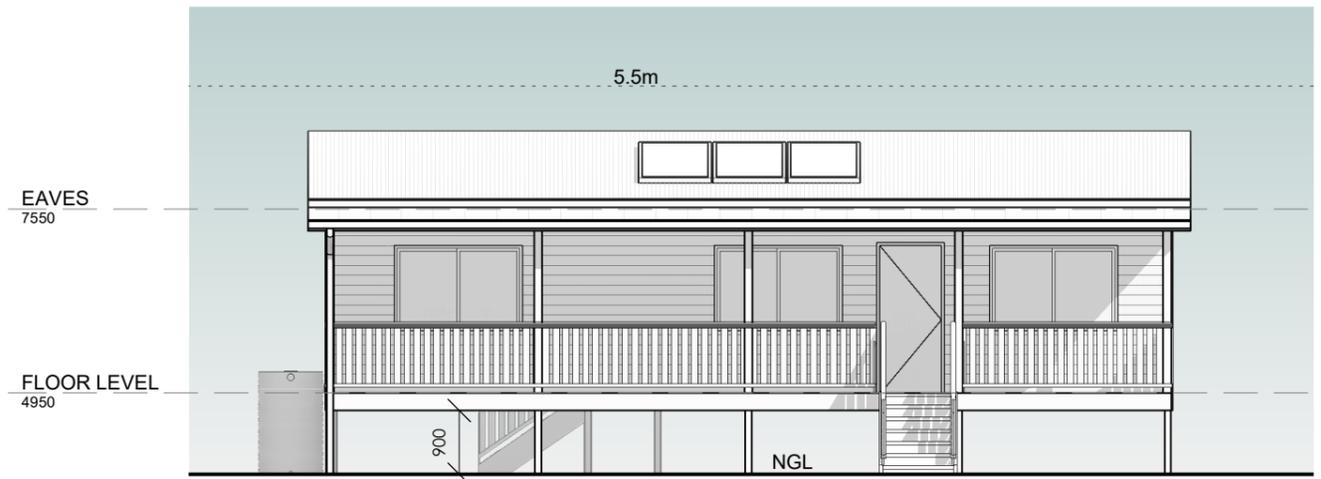
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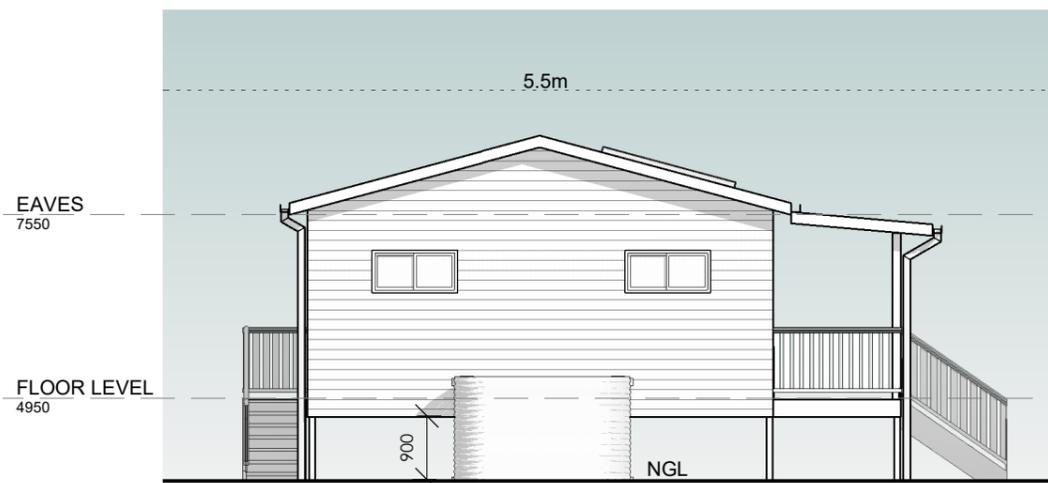
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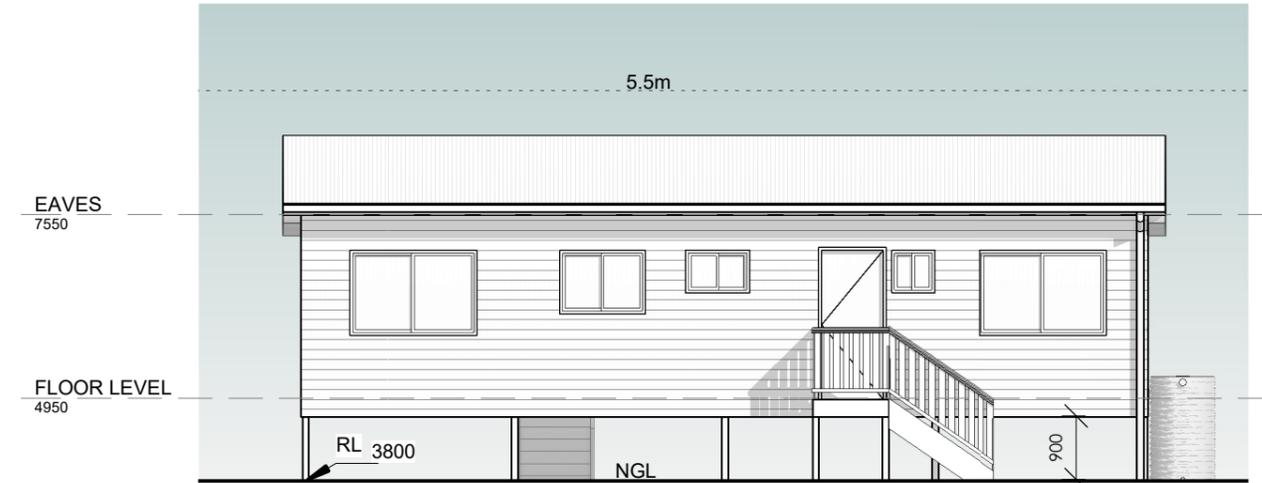
1 **01 NORTH ELEVATION**
1 : 100 @A3



2 **02 EAST ELEVATION**
1 : 100 @A3



3 **03 SOUTH ELEVATION**
1 : 100 @A3



4 **04 WEST ELEVATION**
1 : 100 @A3

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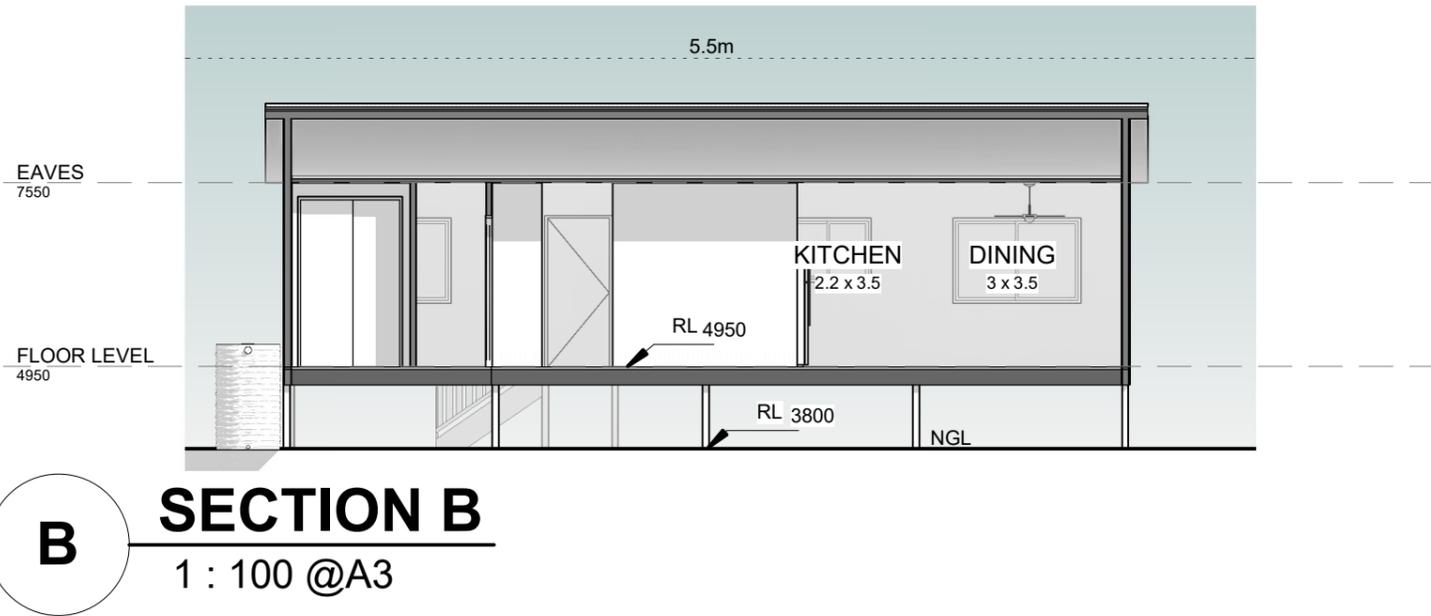
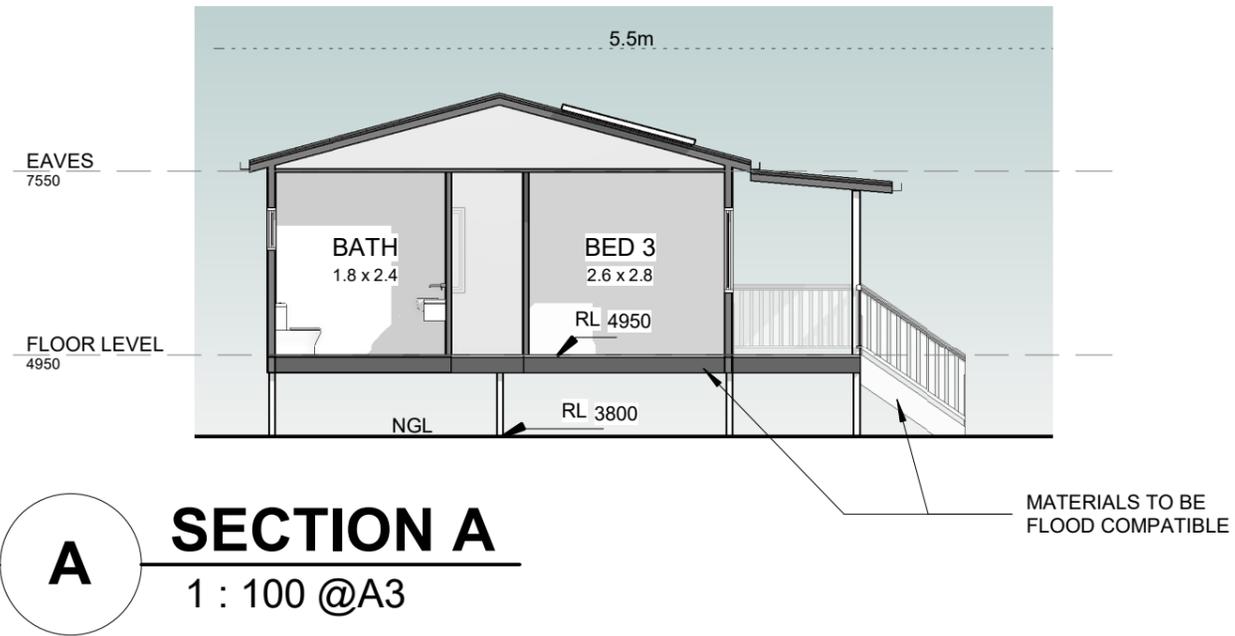
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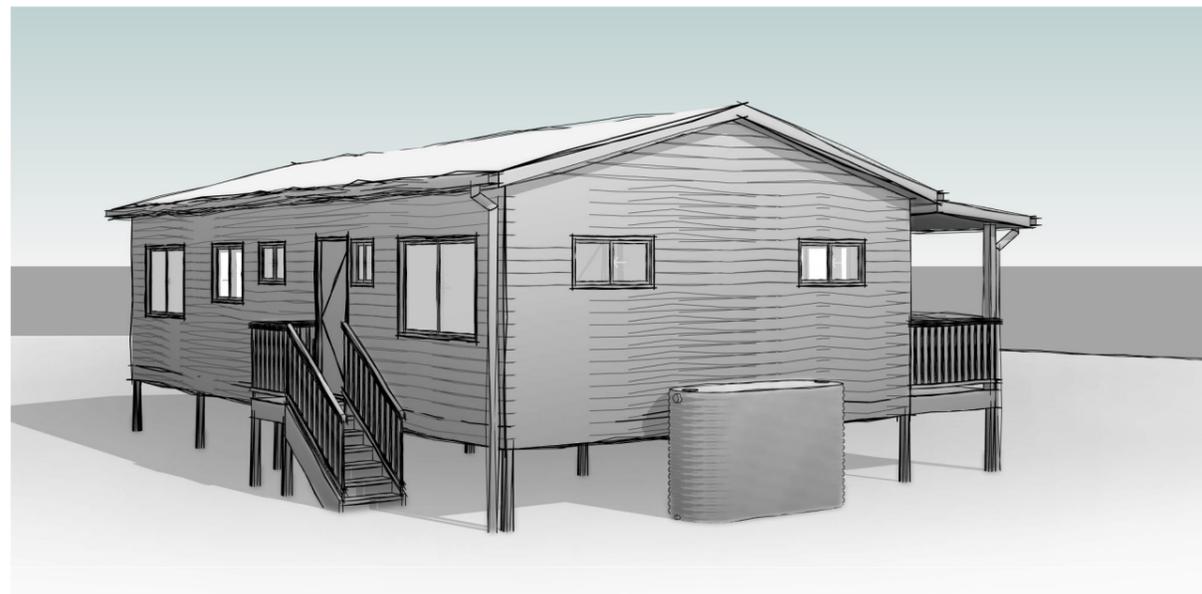
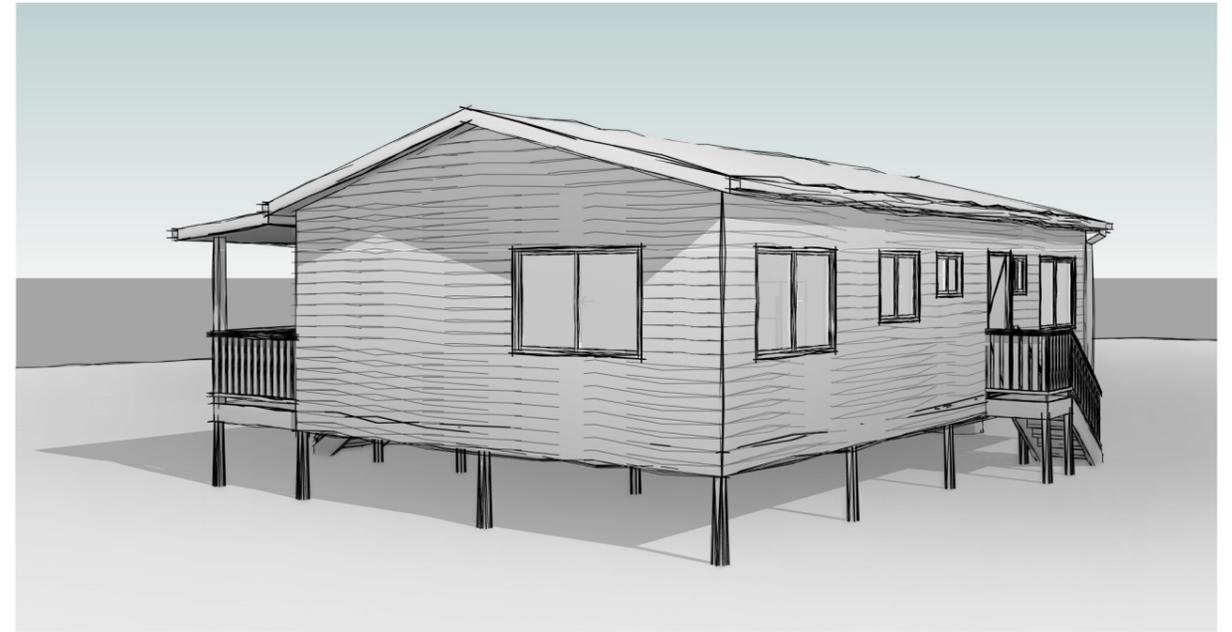
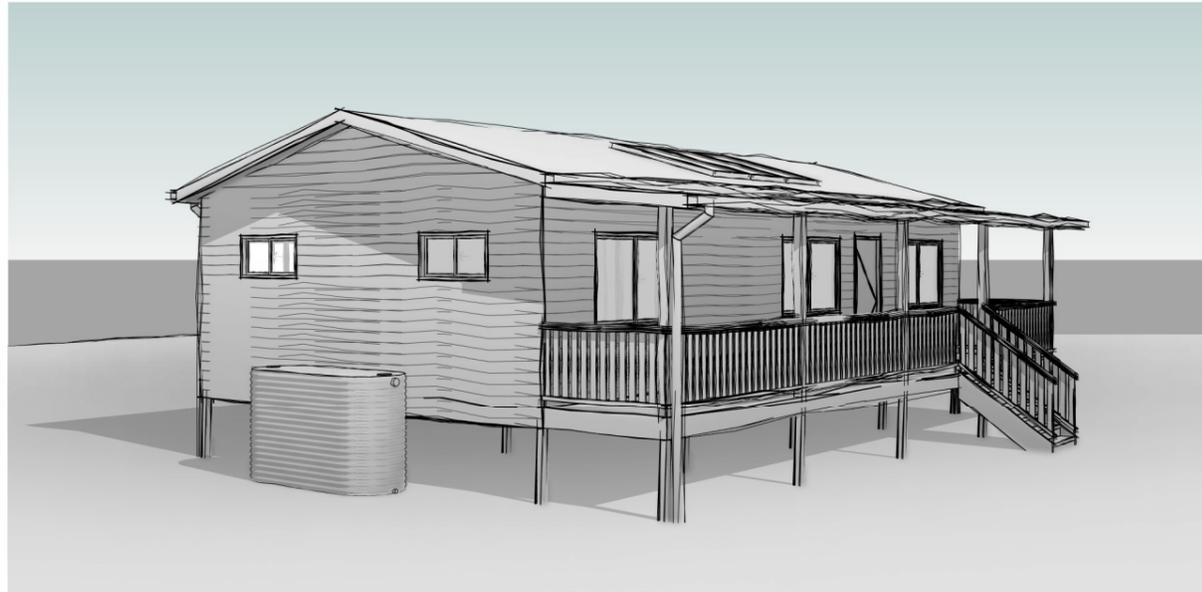
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PRO 1367 SHEET NUMBER A - 07 REV D

CLIENT NAME: KUSHI NORUZI
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 SHEET NAME: PROPOSED SECTIONS

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SHEET NUMBER
A - 08

REV
D

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3D



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Basix Requirements Summary					
New Dwelling 84-92 Broken Head Road - Secondary Suffolk Park NSW 2481		Prepared by Chapman Environmental Services www.cesenergy.com.au 1300 004 914			
Water Target	40	Water Score	41		
Energy Target	65	Energy Score	72		
Thermal Comfort Target	Pass	Thermal Comfort Score	Pass		
Basix Commitments					
Landscaping	Total area of garden & lawn (m ²)	300	Area of indigenous/low water use plants (m ²)	0	
Fixtures	Shower heads	4 star (> 4.5 but <= 6 L/min)	Toilets	4 star	All taps 4 star
Alternative Water	Minimum Rainwater tank size (L)	2000	Collect run off from roof area of at least (m ²)	100.9	
	Toilet connection Yes	Laundry connection Yes	Landscape connection Yes	Pool top up n/a	Spa top up n/a
Energy	Hot water system	Solar (electric boosted)		Rating	Not specified
	Bathroom ventilation	No mechanical ventilation (ie, natural)			
	Kitchen ventilation	Individual fan, ducted to facade or roof		with	Manual switch on/off
	Laundry ventilation	Natural ventilation only, or no laundry			
	Cooling - living areas	Ceiling fans + 1-phase airconditioning		Rating	3 star
	Cooling - bedrooms	No active cooling system			
	Heating - living areas	1-phase airconditioning		Rating	3 star
	Heating - bedrooms	No active heating system			
	Alternate Energy	Photovoltaic system able to generate at least		n/a	peak kilowatts of electricity
Gas cooktop & electric oven		Outdoor clothesline required		No indoor clothesline required	
Thermal Performance Assessment Based on the Following Requirements					
Floor Types	Suspended timber		with	No insulation required	
Floor Coverings	Tiles	Wet Areas		Timber	Living Areas
	Carpet	Bedrooms		Concrete	n/a
External Walls	Timber framed Fibro clad		with	Sarking and Min R1.7 bulk insulation	Colour Medium
Internal Walls	Plasterboard		with	No insulation required	
Ceilings (roof over)	Timber above plasterboard.		with	Min R2.31 bulk insulation	
Roof	Metal		with	R1.3 roof blanket	Colour Medium
Windows and Doors	AF single glazed clear		Sliding Windows	U-Value <= 7.00 or less SHGC <= 0.74 +/- 5%	
	to all windows and glazed doors unless noted otherwise				
AF = Aluminium Framed		TB = Thermally Broken Aluminium Framed		TF = Timber Framed	
<p><i>If the Universal Certificate indicates downlights, then these are to be non-ventilated LED / fluorescent</i></p> <p><i>Any exhaust fans noted are to be fitted with self-closing dampers or be otherwise sealed</i></p> <p><i>All insulation specified must be installed in accordance with Part 3.12.1.1 of the BCA</i></p> <p><i>If there is a discrepancy between this document and the Naters Certificate, then the Naters Certificate shall take precedence</i></p>					

Notes

Ceiling Fan required in Kitchen Living

This document to be read in conjunction with the Basix Certificate and Naters Universal Certificate