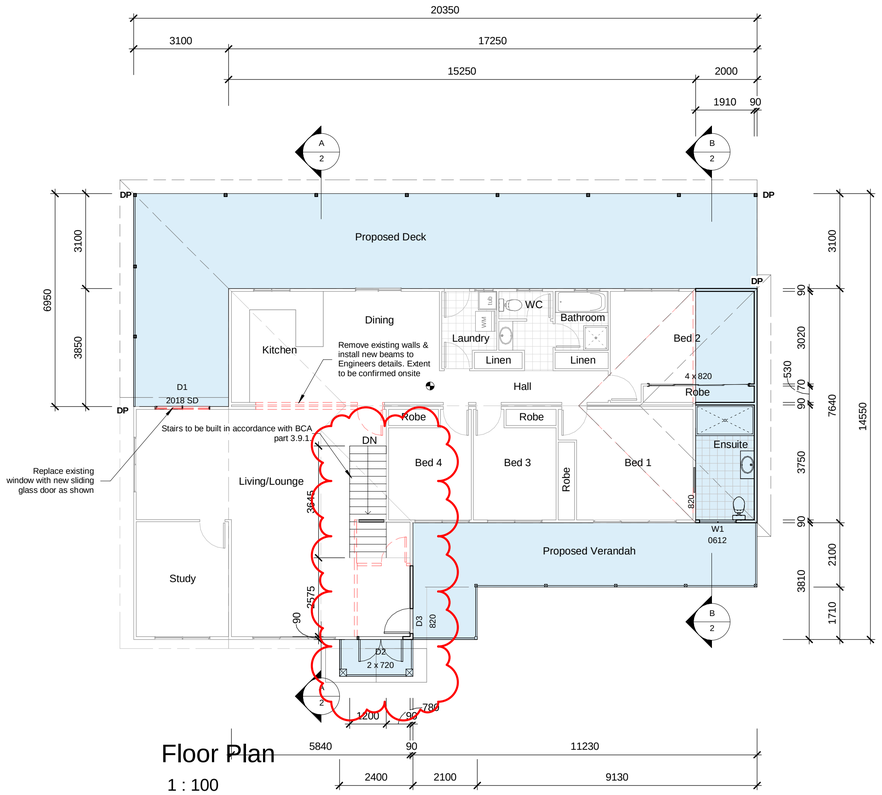
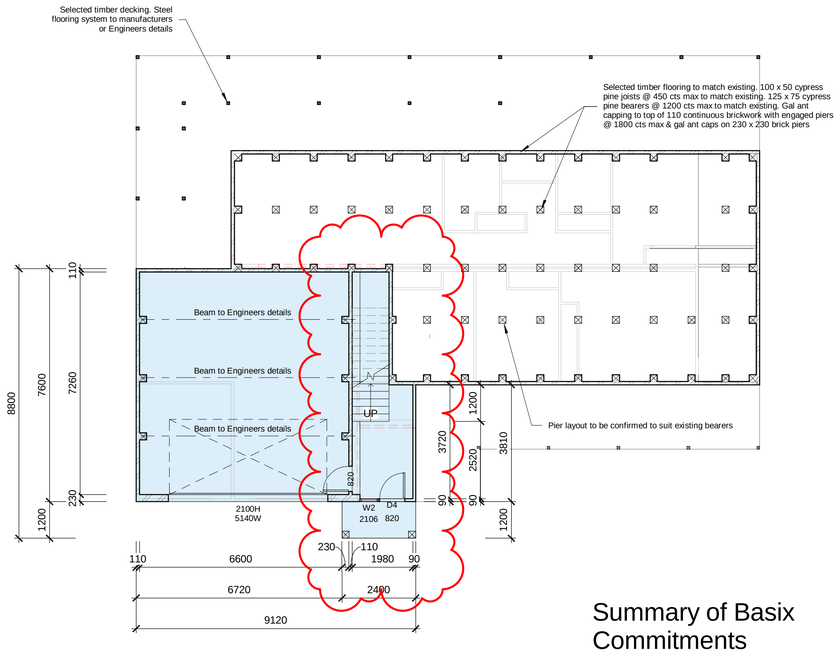


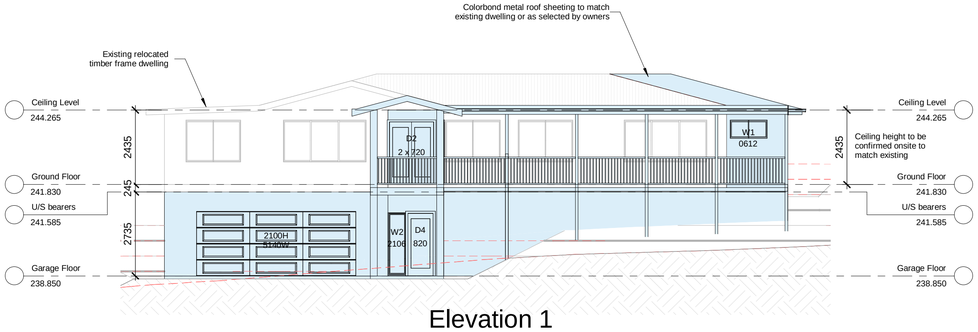
Floor Plan

1 : 100



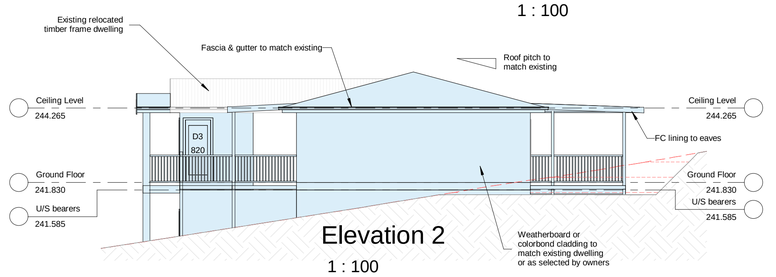
Garage Plan

1 : 100



Elevation 1

1 : 100

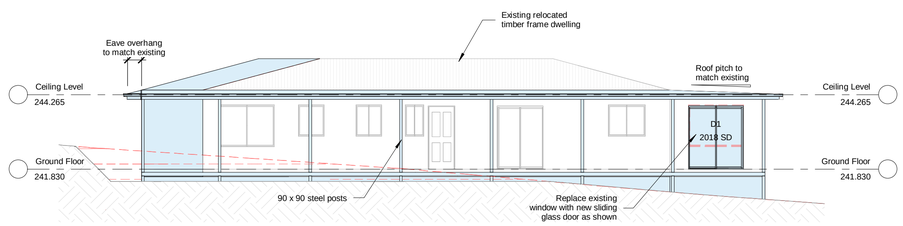


Elevation 2

1 : 100

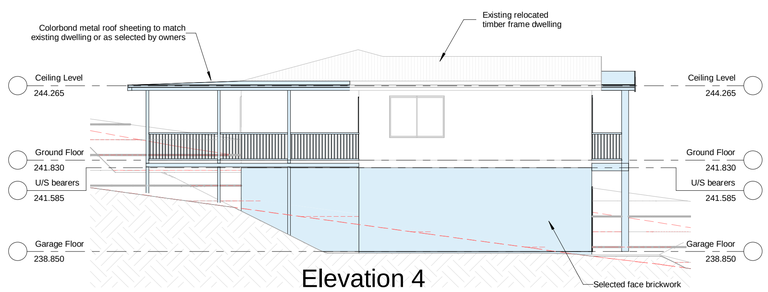
3
4
2
1

ELEVATIONS



Elevation 3

1 : 100



Elevation 4

1 : 100

Summary of Basix Commitments

Hot water	
The applicant must install the following hot water system in the development: gas instantaneous.	
Lighting	
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.	
Fixtures	
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.	
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.	
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.	
Insulation requirements	
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.	
Construction	**Additional insulation required (R-value)** / **Other specifications**
suspended floor with enclosed subfloor: framed (R0.7).	R1.00 (down) (or R1.70 including construction)
suspended floor above garage: framed (R0.7).	nil
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)
flat ceiling, pitched roof	ceiling: R3.50 (up), roof: foil/sarking / medium (solar absorptance 0.475 - 0.70)
Windows and glazed doors	
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	
The following requirements must also be satisfied in relation to each window and glazed door:	
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.	
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.	
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.	

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Overshadowing Distance (m)	Shading device	Frame and glass type
W1	S	0.54	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	S	1.26	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D1	N	3.78	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D2	S	3.024	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D3	E	1.72	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D4	S	1.72	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

GENERAL NOTES:

*WET AREAS IN ACCORDANCE WITH THE BCA PART 3.8.1
*SITE PREPARATION INCLUDING DRAINAGE & TERMITE RISK MANAGEMENT TO BE IN ACCORDANCE WITH THE BCA PART 3.1
*WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALE
*UNLESS OTHERWISE INDICATED ALL WALL DIMENSIONS ARE AS FOLLOWS:
-EXTERNAL ONE STOREY 90mm =90mm STUD UNLESS OTHERWISE INDICATED ON PLAN.
-INTERNAL ONE STOREY 90mm = 90mm STUD UNLESS OTHERWISE INDICATED ON PLAN.
*WC DOOR REMOVABLE WHERE REQUIRED AND FITTED WITH LIFT OFF HINGES IN ACCORDANCE WITH THE BCA PART 3.8.3.3
*SMOKE DETECTORS (DIRECT WIRING & INTERCONNECTED) TO BE INSTALLED IN ACCORDANCE WITH THE BCA PART 3.7.2. POSITION TO BE VERIFIED BY ELECTRICIAN.
*VERTICAL ARTICULATION JOINTS TO BE CARRIED OUT IN ACCORDANCE WITH THE BCA PART 3.3.1.8 POSITIONS TO BE VERIFIED BY ENGINEER

*ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH A.S. 1684 RESIDENTIAL TIMBER FRAMED CONSTRUCTION & TO BCA REQUIREMENTS.*DOWNPIPE LOCATIONS TO BE CONFIRMED BY PLUMBER ONSITE.
*CJ POSITIONS TO BE CONFIRMED BY ENGINEER IF APPLICABLE
*WHERE STAIRS ARE REQUIRED, THEY ARE TO BE BUILT IN ACCORDANCE WITH BCA PART 3.9.1. ALL STAIRS TO HAVE SLIP RESISTANT FINISH OR NOSING STRIP IN ACCORDANCE WITH THE TABLE BELOW:

APPLICATION	SURFACE CONDITIONS	
	Dry	Wet
Tread Surface	P3 or R10	P4 or R11
Nosing Strip	P3	P4

AREAS:

Existing Dwelling Area	163.0 m²
Proposed Deck Area	48.9 m²
Proposed Dwelling Extension Area	15.3 m²
Proposed Entry Area	6.9 m²
Proposed Entry Porch Area	2.9 m²
Proposed Garage Area	55.5 m²
Proposed Porch Area	2.9 m²
Proposed Verandah Area	27.2 m²
	322.5 m²

Relocated Shed Area	31.2 m²

Legend

Proposed
Existing
Demolished

No.	Description	Date
B	Stair layout revised	17/05/16
A	Entry & front verandah revised	04/08/14

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

P.B. Eveleigh Plan Service
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Ph:(02) 65452108
A.B.N. 88 709 487 298
Email: pbeplans@gmail.com

PROJECT
PROPOSED RELOCATED DWELLING, SHED & RENOVATIONS
AT
LOT 10 DP 1091470
No 90 GRAEME STREET, ABERDEEN
FOR
NICK BOLLIGER & IANTHE ROUGHAN

SCALE	As indicated	JOB No:	100-13
DATE	23/09/13	SHEET No:	1
DRAWN	PDG		