

Floor Plan

1 : 100

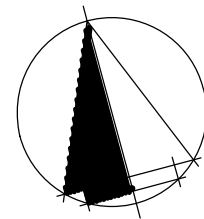
| ELECTRICAL LEGEND | |
|---------------------------|---------------------------------------------|
| ▼ Phone Point | ☒ Exhaust Fan |
| ▽ TV Point | ☒ Exhaust Fan w/Light |
| ⊗ LE Light Fitting | ☒ Heat, Light & Exhaust |
| ○ Light Fitting | ☐ Ceiling Fan |
| △ Single GPO | |
| ▲ Double GPO | |
| ☑ Meter Box MB 450x450 | ☒ HWS Gas Instantaneous Hot Water System |

| GENERAL LEGEND: | |
|-----------------------|------------------------|
| dp downpipe | hws hot water system |
| sp spreader | sh shelves (4) |
| tv television | br broom (1 shelf) |
| a/con air conditioner | fw floor waste |
| dw dishwasher space | trh toilet roll holder |
| wo wall oven | tr towel rail |
| mw microwave | mx wall mixer |
| ref fridge space | 1218 window size (hwx) |
| ptry pantry | 820 door width |
| cb circuit board | sl skylight |
| mb meterbox | st sky tube |
| sd soap dish | |

○SD Smoke Alarms to be installed in accordance with AS 3786 under the provisions of Div 7A of Part 9 Environmental Planning and Assessment Regulation 2000

LOCAL GOVERNMENT (MHE'S) REGULATION 2021(NSW)
 -149 Termite Shields in accordance with AS 3660.1-2014 Termite management Part 1
 -150 Glazing in accordance with AS 1288-2021 and Safety Glass in accordance with AS/NZS2208:1996
 -151 External Waterproofing to prevent rain or damp penetrating the inner parts of the home.
 -152 Internal Waterproofing to comply and be in accordance with AS3740-2021
 -153 Plumbing and drainage in accordance with the Plumbing and Drainage Act 2011 and the requirements of the relevant statutory body. All pipes and fittings relating to stormwater to be installed in accordance with the Plumbing Code of Australia and any relevant statutory body
 -154 Electrical Wiring to Comply with AS/NZS 3000:2000
 -155 Fire and Smoke Alarms in Accordance with NCC Volume 2 Part 3.7.2 for Class 1(a) buildings

GENERAL NOTES:
 -All construction works to be in accordance with AS1984.2 Residential Timber Framed Construction Non Cyclonic Areas and to NCC Regulations
 -All Wet Areas in accordance with NCC Part 3.8.1
 -Provide Lift off hinges to WC doors in accordance with NCC Part 3.8.3.3
 -All Primary building elements to be of termite resistant materials in accordance with NCC part 3.1.3. Termite barrier system achieved by sub-floor column design and adequate visual inspection



Scale 1:100

project title
Proposed Secondary Dwelling
 project address
 13 Ilford Road, RYLSTONE NSW 2849

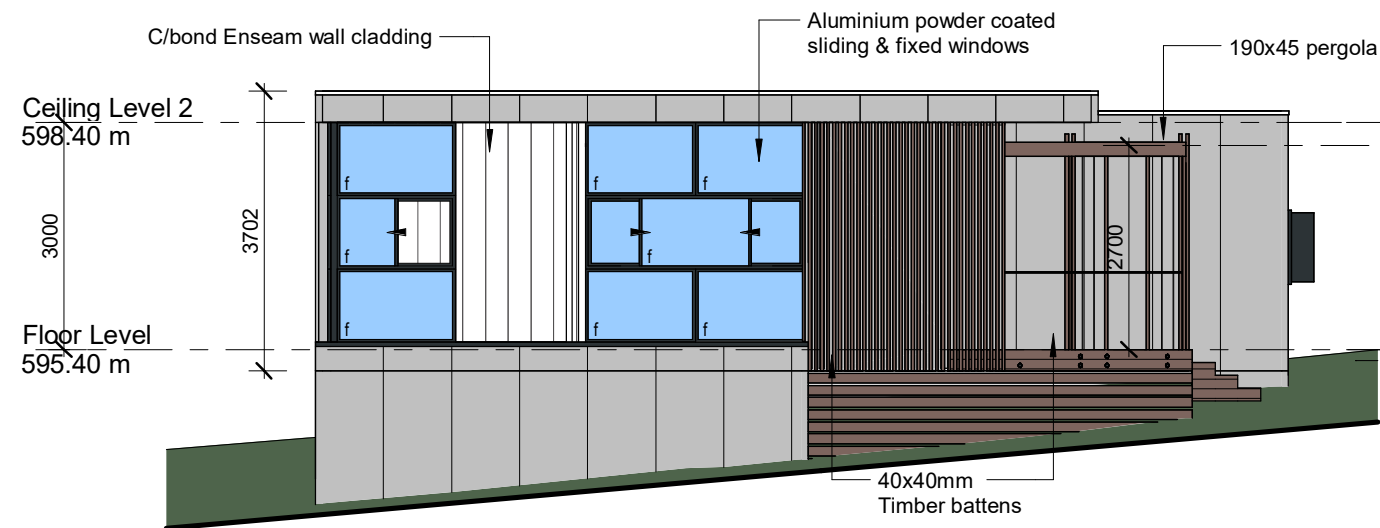
client
King
 drawing title
Floor Plan

drawing number
 A01
 scale
 1 : 100 @ A3
 date
 10 Mar 23
 drawn
 Author

amendment

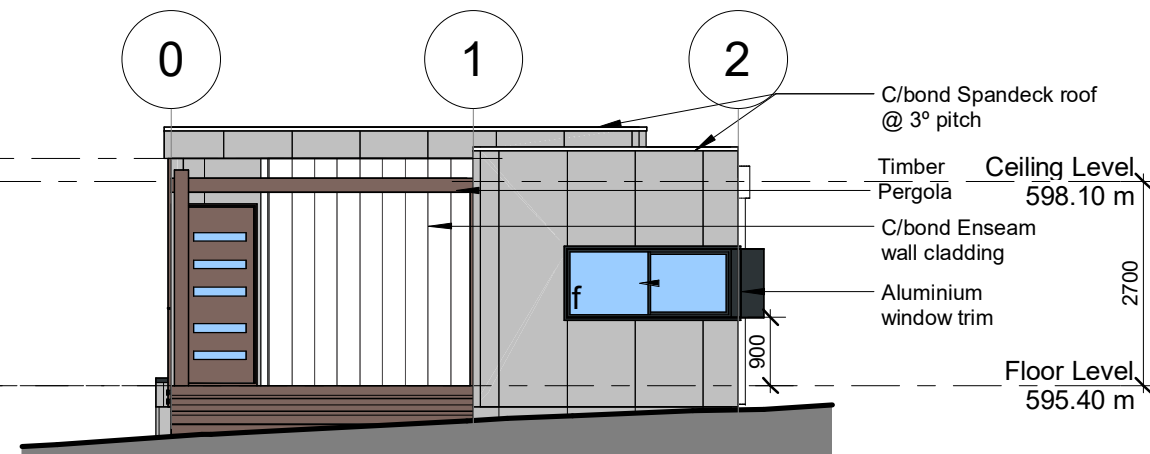
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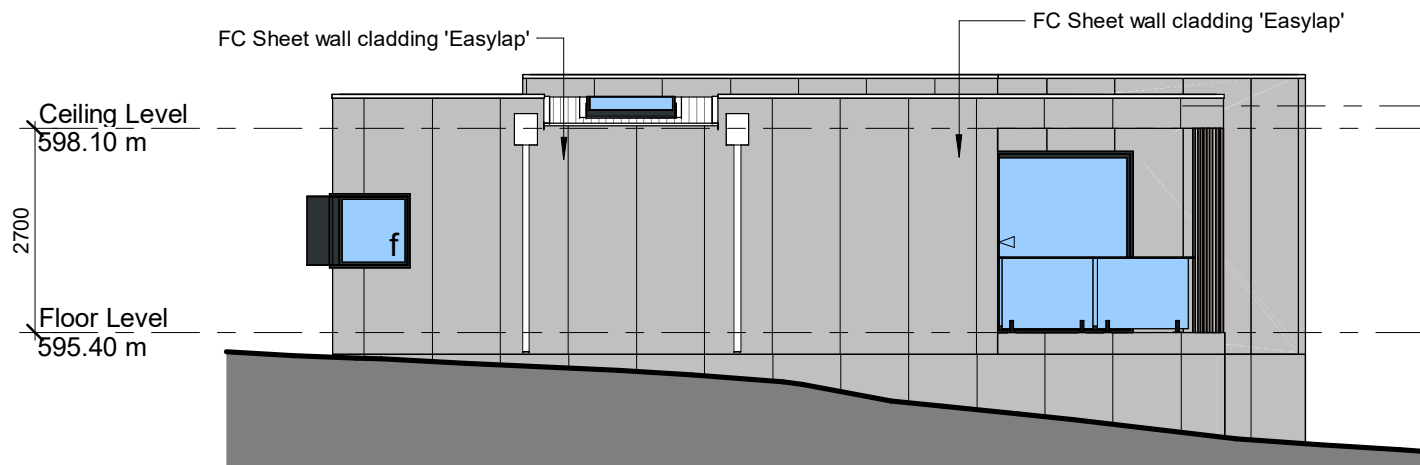
South Elevation

1 : 100



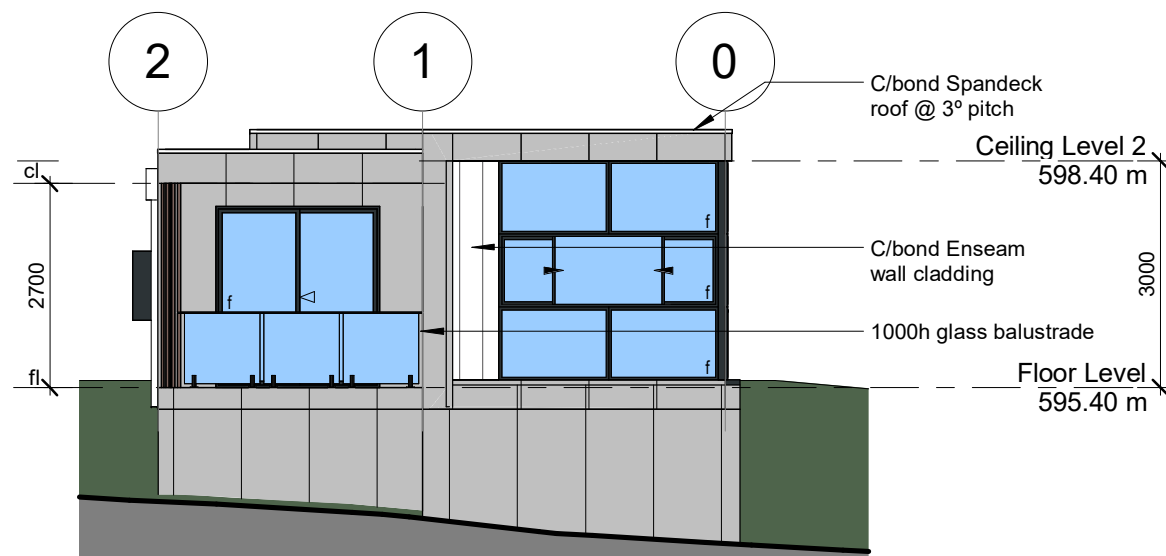
East Elevation

1 : 100



North Elevation

1 : 100



West Elevation

1 : 100

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 drawing title
Elevations & Section

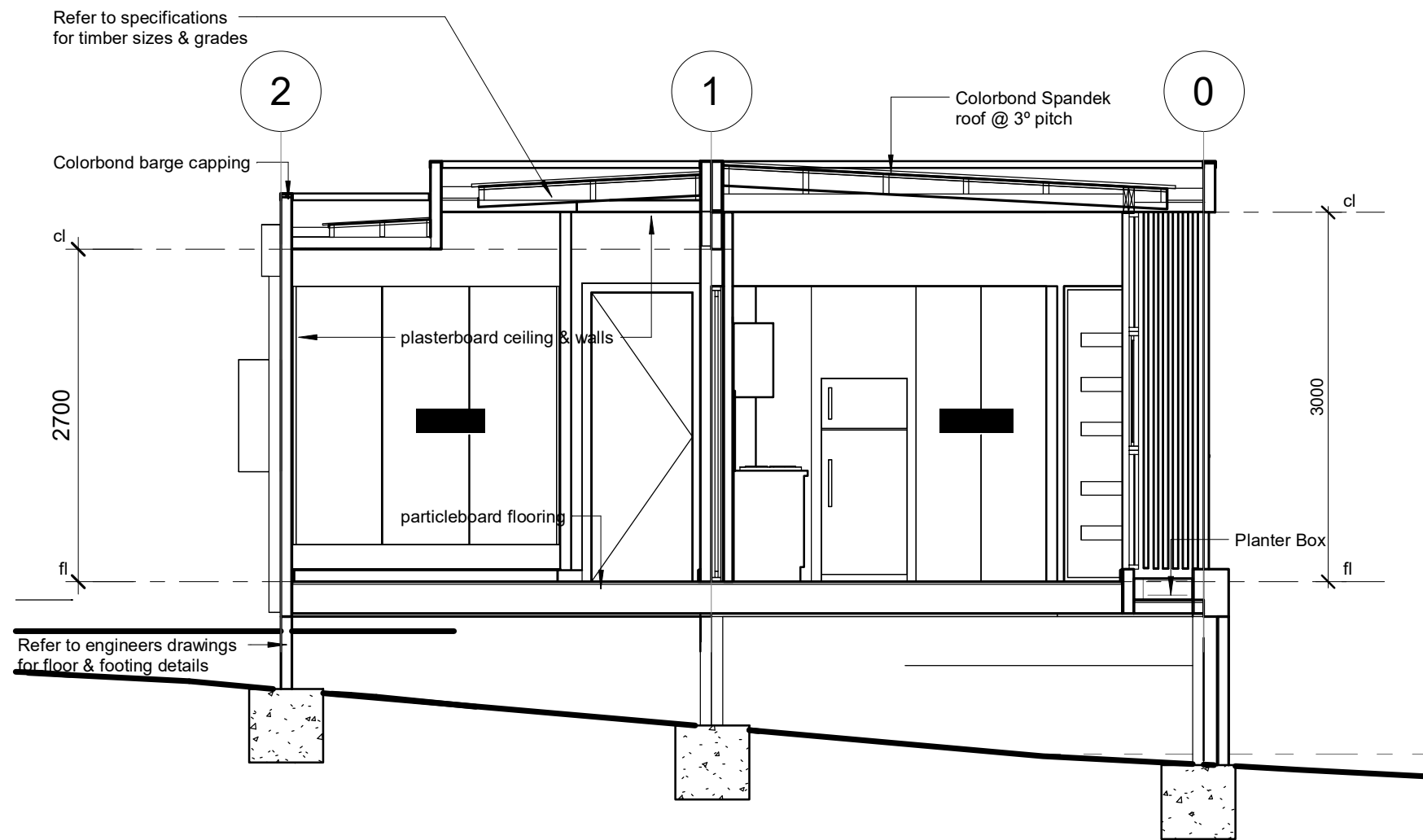
drawing number
 A02
 scale
 1 : 100 @ A3
 date
 10 Mar 23
 drawn
 Author

amendment

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Section 1

1 : 50



Scale 1:50

project title
Proposed Secondary Dwelling
 project address
 13 Ilford Road, RYLSTONE NSW 2849

client
King
 drawing title
Section

| | | |
|-----------------------|-------------------|-----------|
| drawing number A03 | date 10 Mar 23 | amendment |
| scale 1 : 50 @ A3 | drawn Author | |

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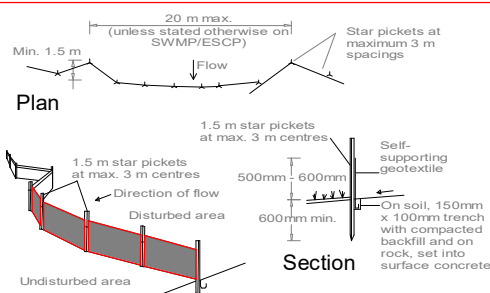
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SITE NOTES:

Figured dimensions to be taken in preference to scaling from drawings
 Dimensions are in millimetres. R.L.'s are in metres to A.H.D.
 All dimensions shall be checked by the building designer prior to the commencement of works
 All discrepancies shall be referred to the building designer for decision before proceeding with the work
 All workmanship shall be in accordance with the requirements of the SAA codes & by-laws & ordinances of the relevant building authority
 All timber framing sizes & spans to be in accordance with the SAA timber framing code AS 1684
 All bracing of roof & wall framing to satisfy wind speed design category in accordance with BCA & AS4055 to engineers details
 All reinforced concrete shall be in accordance with engineers details
 Builder /developer to maintain erosion control in accordance with the clean waters act
 During construction the building shall be maintained in a stable condition & no part shall be overstressed
 Termite treatments in accordance with AS3660 & AS 3660 part 1
 Builder to verify location of all services & vegetation prior to commencement of works
 All opening sizes to be confirmed on site prior to ordering of windows & doors
 These drawings shall be read in conjunction with all structural & other consultants drawings & specifications and with such other written instruction as may be issued during the course of the contract

SEDIMENT FENCE DETAIL

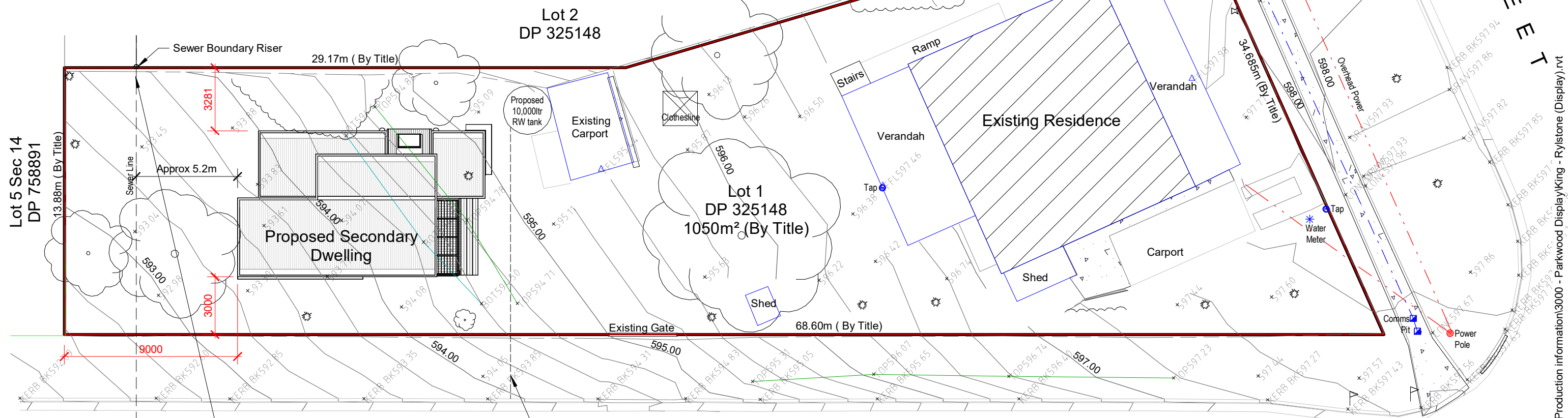


Construction Notes

1. Construct sediment fence as close as possible to parallel to the contours of the site.
2. Drive 1.5 metre long star pickets into ground, 3 metres apart.
3. Dig a 150 mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
4. Backfill trench over base of fabric.
5. Fix self-supporting geotextile to upslope side of posts with wire ties or as recommended by geotextile manufacturer.
6. Join sections of fabric at a support post with a 150 mm overlap.

AREAS

| | |
|-----------------------------|--------------------------|
| Site Area | 1050.00m ² |
| Existing Dwelling | 130.66m ² |
| Existing Verandah | 62.74m ² |
| Existing Carport | 20.00m ² |
| Existing Sheds | 26.05m ² |
| Proposed Secondary Dwelling | 59.89m ² |
| Proposed Covered Deck | 11.05m ² |
| Proposed Uncovered Deck | 11.54m ² |
| Site Coverage | 310.35m ² 29% |
| Open Space | 728.07m ² 69% |

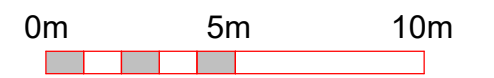


Site Plan

1 : 200

Sewer to be connected to legal point of discharge and to be disposed of in accordance with council specifications

Stormwater to be directed towards kereb and channel in accordance with council regulations



Scale 1:200

P I P E R S T R E E T

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A04
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