

PROJECT: TSOUNIS RESIDENCE
PROJECT NUMBER: 2302
SITE ADDRESS: 6 WATKIN AVENUE, EARLWOOD

INTENT OF DOCUMENTS:

The intent of these documents is for a Development Application with review only. No construction is to occur by using these documents.

While every care has been taken in the preparation of the Contract Documents it remains the Builder's responsibility to include any obvious work which is in keeping with good building practice and is not necessarily shown on, or included in the Contract Documents.

BCA and Australian Standards:

The builder is to ensure that the work is carried out in accordance with the BCA and all relevant Australian Standards as well as the Development Consent and Construction Certificate.

Manufacturers Specification:

All proprietry items to be constructed in accordance with manufacturer's details and specification.

Dimensions and Discrepancies:

All dimensions to be checked on site. Notify architect of any discrepancies.

Requests of the Architect:

All requests for additional information or clarification are to be made in writing.

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DEVELOPMENT SUMMARY

ADDRESS:
LOT & DP6 WATKIN AVENUE, EARLWOOD
LOT 22 DP 10802

CONTROLS

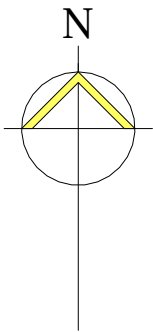
SITE AREA:960.0m²
LAND ZONING:R2 - LOW DENSITY RESIDENTIAL
ACID SULFACTE SOILS:CLASS 5
PERMISSIBLE FSR:0.5 : 1
PERMISSIBLE GFA:480m²
PERMISSIBLE BUILDING HEIGHT:8.5m
REQUIRED LANDSCAPED AREA:25% (240m²)
CARPARKING REQUIREMENT:1

PROPOSED

FSR:0.498 : 1
GFA:479m²
LANDSCAPED AREA:240m² (25%)
SITE COVERAGE338m² (35.2%)
MAXIMUM BUILDING HEIGHT:8.33m
NUMBER OF DWELLINGS:1
DWELLING BREAKDOWN:THREE STOREY RESIDENTIAL DWELLING
CAR PARKING:2

PROJECT LOCATION

NOT TO SCALE



DA DRAWINGS ONLY - NOT FOR CONSTRUCTION

Project	Drawing Name	Date	Scale	Sheet Size	Job No.	Drawing No.	North Point	DO NOT SCALE FROM THESE DRAWINGS use given dimensions. Contractor/ Builder is to check all dimensions on site prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the architect/ designer prior to commencement of work. This drawing is to be used in accordance with its "purpose of issue" only. No responsibility will be accepted for the improper use of this drawing. Architectural drawings indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant Australian Standards, legislation, policies, Building Code of Australia, Development Consent and any other council or certifier's requirements. This set of drawings does not include all possible construction details and the builder is required to complete the design where the information is not available. Please contact the architect in case of doubt.
TSOUNIS RESIDENCE	Cover Page	22/11/2023	NTS	@ A1	2302	00		868 ARCHITECTS PTY LTD Nom. Arc. Robert Chapman-Malec Reg. No: 9315 38A President Ave, Caringbah, NSW, 2228 M: 0401 601 106 E: robert@868architects.com
		Drawn JW	Chk. RPCM			Revision / DA-5		868 ARCHITECTS



Project	Drawing Name	Date	Scale	Sheet Size	Job No.	Drawing No.	North Point	DO NOT SCALE FROM THESE DRAWINGS use given dimensions. Contractor/ Builder is to check all dimensions on site prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the architect/ designer prior to commencement of work. This drawing is to be used in accordance with its "purpose of issue" only. No responsibility will be accepted for the improper use of this drawing. Architectural drawings indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant Australian Standards, legislation, policies, Building Code of Australia, Development Consent and any other council or certifier's requirements. This set of drawings does not include all possible construction details and the builder is required to complete the design where the information is not available. Please contact the architect in case of doubt.	<div> <div> 868 ARCHITECTS PTY LTD Nom. Arc. Robert Chapman-Malec Reg. No: 9315 38A President Ave, Caringbah, NSW, 2228 M: 0401 601 106 E: robert@868architects.com </div> <div> <div>868</div> <div>ARCHITECTS</div> </div> </div>
TSOUNIS RESIDENCE	6 WATKIN AVENUE, EARLWOOD	Site Analysis	22/11/2023	As indicated @ A1	2302	01 Revision / DA-3			
			Drawn JW	Chk. RPCM					

GENERAL NOTES AND SPECIFICATION

To be read in conjunction with the NCC and relevant Australian Standards, and all consultant and engineering drawings and specifications, and Council development consent conditions.

PRELIMINARY NOTES & SPECIFICATION

CAVITY WALLS: Walls indicated as cavity walls to be constructed with two leaves 110mm thick spaced nominally at 50mm apart. Where thermal insulation is required to comply with Energy Efficiency requirements clear cavity spaces must be maintained. Connect the two leaves with wall ties as per AS2899 set nominally 600mm apart in every fifth course. Keep ties clean of mortar droppings and cavity clear as work proceeds.

STRAPS: To full brick cavity walls, secure door and window frames with 1.6mm galvanised iron straps set in brickwork. Straps to be 25mm wide and at least 300mm long, where practicable and spaced at a maximum of five courses apart. Set 25mm x 1.6mm galvanised iron straps 1800 apart and 1200mm down cavity with ends turned 75mm into brickwork to provide wall top plates.

COMPLETION: Clean all cavities. Wait upon and make good after other trades. Replace all damaged and defective bricks. Clean all exposed brickwork with diluted spirits of salts, or as otherwise recommended by brick manufacturers, wash down with clean water and leave free from cement and mortar stains. BUSHFIRE PRONE AREAS NCC Vol. 1 parts G 5.0, 5.1, 5. 5, or NCC Vol. 2 part 3.7.4. Site assessment and preparation, construction of and maintenance of Class 1 buildings and decks and Class 10a buildings in a Bushfire Prone Area are required to comply with the provisions of AS3959 as applicable and BCA 3.7.4.

CARPENTRY:

All timber shall comply with the appropriate standard as listed below. Timber sizes shall be selected so that the building as constructed complies with AS1170.2 or AS4055 for serviceability and Design Wind Gust Velocities (a permissible stress) of 33 M/s minimum. Substitution of some members may be required for higher Gust Wind Velocities and advice of local authorities Building Department or Structural Engineer should be sought as whether design to N3 or higher is required.

FRAMING: NCC Vol. 2 part 3.4.3 applies to all framing.

Timber sizes in this specification are based on AS1684.4 Simplified Non-cyclonic areas with restrictions as follows: Maximum wind classification N2 (33m/s) - maximum roof pitch 30° - maximum building width 12.0m - maximum rafter overhang 750mm - maximum wall height at ext. walls, floor to ceiling 2400mm. The sizes are for information only and should not be used for construction. All design for a structure within these limits should be carried out to AS1684.4.

ROOFING - NCC Vol. 2 part 3.5.1, or Vol. 1 part F1.5

TILE ROOFING: Provide all roofs with first quality roofing tiles. Where the pitch of rafters is less than 20°, the roof shall be sarked with either 2 ply bituminous felt or double faced aluminium foil covered reinforced fabric as per AS/NZS 4200. Between 12 and 15 degrees slope, perimeter of roof shall be provided with an anti ponding board or cover reinforced fabric to be discharged into gutter, a clear space must be provided between edge of the device and the lowest side of the first battens so as to allow a free flow of water into the gutter. Where one section of the roof discharges into a lower section, the discharge is to be widely distributed, and the roof is to be fully sarked. Elsewhere, where a spreader is used the roof shall be sarked from the point of discharge to Eaves with a minimum width of 1800mm approved sarking. Cover all ridges and hips with capping, starters and apex caps necessary and bed all capping and verge tiles on lime mortar and point with coloured cement mortar.

CORRUGATED FIBRE CEMENT ROOFING: To conform to and fixed in accordance with AS1562 Pt.2. Minimum pitch of roof is to be 1:8 for large corrugations and 1:11 where the rafter length can be covered with a single sheet. Where pitch of roof is less than 1:6 in the case of large corrugations and 1:4.5 in the case of small corrugation end laps shall be at least 225mm and sealed. Sheets to be fixed with galvanised round head screws and felt washers set in mastic to each run of battens with side and laps or other approved method in accordance with manufacturers instructions. All necessary accessories are to be provided and the roof is to be adequately birdproofed.

PROFILED STEEL ROOF: NCC Vol. 2 part 3.5.1 All metal sheet to be material as nominated on drawings. All necessary accessories to be provided and fixed according to manufacturers recommendations. Roof is to be bird proofed. Sheet fixings and spacings are to be strictly as per manufacturers recommendations for the design wind speed for the area. Design and installation shall be in accordance with AS/NZS 1562. Cover roof of building in full length sheets complete with all necessary flashings and cappings etc. Secure as recommended by manufacturer and provide panels of selected translucent sheeting as indicated or directed.

SARKING: Where sarking is specified or required by any authority the selection of and fixing shall be in accordance with the code of practice as specified in AS/NZS 4200 for pliable roof sarking or reflective foil laminates. All installations must comply with the requirements of NCC Vol. 2 part 3.7.4. and AS3959 in Bushfire prone areas.

ELECTRICAL INSTALLATIONS: Provide all labour and materials necessary for the proper installation of electrical services in accordance with the appropriate AS Rules and requirements of the Local Supply Authority. Arrange with the supply Authority for connection from supply main to meter board. Provide for the proper installation and connect electricity stove/s and hot water units. Provide light and power points as indicated on drawings or as directed and in accordance with AS/NZS1680. Provide box to enclose meters in accordance with the requirements of the Authority concerned.

AS/NZS 3000 specifies the minimum requirements including safety provisions.

LIGHTING: NCC Vol. 2 part 3.8.4. Natural lighting must be provided to all habitable rooms of buildings by windows or roof lights or a proportional combination of both, or by light 'borrowed' from an adjoining room. Windows must have a clear aggregate light transmitting area of not less than 10% of the room floor area, and face a court or open verandah/courtyard. Roof lights must have a clear aggregate area of not less than 3% of the floor area of the room and face the sky 'unobstructed' light can be supplied by a clear glass panel or a clear polycarbonate panel. The area of the floor area of a room supplying the light if that room complies with the natural light requirements. Artificial lighting of one light fitting per 16 sq. metres of floor area must be provided to sanitary compartments, bathrooms, airlocks, showers etc. in accordance with AS/NZS 1680.0 if natural lighting cannot be supplied.

FOR BUILDINGS CLASS 2 to 9 natural and artificial lighting must comply with NCC Vol. 1 part F1.4 or Deemed to Satisfy provisions as per Part F4.0. Emergency lighting is to be installed as per provisions of C1, E4.2 of the BCA Vol. 1 and AS 2293.1. Exit and exit directional signs are to be installed as per E4.5, E4.6, E4.8 of BCA Vol. 1 and AS 2293.1. SMOKE ALARMS: NCC Vol. 2 part 3.7.2. Fire/smoke alarms complying with the requirements of the Local Government Act and/or state or territory regulations must be fitted in the locations required and approved by the regulatory authority and shall be installed in accordance with AS3786. Installations in buildings other than Class 1 and 10 must be installed and managed to comply with NCC Spec. E2.2a. Multiple alarms within houses and sole occupancy units must be hard wired and interconnected. AS1603 references Automatic Fire Detection and Alarm Systems - Heat Alarms.

WINDOWS: All framed windows shall be installed in accordance with AS2047-48 for Aluminium windows and AS2047 for timber windows. PROTECTION OF OPENABLE WINDOWS: (Against Falling From) NCC Vol. 2 part 3.9.2.5, or NCC Vol. 1 part 2.2c: If a floor or exterior surface is 2m or more below a window in a bedroom, the window must comply with the following:- 'the open-able portion of the window must have a device to restrict the opening, or a screen with secure attachment fittings'. The window and/or screen is to comply with the requirements of NCC Vol. 2 part 3.9.2.5 (a) and (b)'. If the lowest level of any window opening is greater than 1.7m above the room floor, no protection is required. Open-able windows in a bedroom with a floor level greater than 2m above an exterior surface level below must have a barrier or wall with a height not less than 865mm above the room floor with no horizontal climbing elements. In a room where the room floor under an open able window is 4m or more above an exterior floor or surface beneath, special conditions apply NCC Vol. 2 part 3.9.2.5 (c) and (d). Open-able restrictions to windows in BUILDINGS CLASSES 2, 3, 4, and 9b are to comply with D2.24 of the BCA Vol.1.

STAIRS, HANDRAILS AND BALUSTRADES: NCC Vol. 2 parts 3.9.1 and 3.9.2. Stairways shall be constructed to the layout as shown on plans with treads of equal dimensions except where shown or where winders are required. All risers in any flight shall be of equal height. All flights shall have a minimum of 2 and not more than 18 risers. Relationship of riser to going shall be between 1:2 and 1:1.35 unless otherwise directed or as permitted in AS1657. Balustrades shall be provided to all landings, ramps, decks, roofs and other elevated platforms where the vertical distance from that level is more than 1 metre above the adjoining floor or finished ground level. Height of the balustrade must be a minimum of 1 metre above landings etc. and not less than 865mm above the nosings of any stair treads or floor of a ramp. Openings in balustrades (decorative or otherwise) and space between treads, e.g. riser opening must not allow a 125 mm dia. sphere to pass through. Resistance to loading forces of a balustrade must be in accordance with AS 1170. Where balustrades are constructed of tensioned wires provision shall be made to maintain the wire tensions.

EAVES GUTTERS VALLEY GUTTERS AND DOWNPIPES: Eaves gutters and downpipes of material and finish as nominated on drawings shall be installed as per manufacturers specification to all eaves as required with falls to downpipes in positions shown. All items shall be of material compatible with roof covering and to comply with AS/NZS 2179 for metal and AS1273 for UPVC components. FLASHINGS: Flash around chimney stacks, exhaust flues and wherever else required with approved flashings. Eaves gutters, valleys and roof flashings shall be selected from materials compatible with each other and the roof covering to prevent bi-metallic corrosion. (See BHP publications T81, T81R). Use of lead for flashings, gutters, downpipes and roofing is prohibited if the roof will collect potable water. NOTE: Where ridge and hip tiles are fixed with proprietary mechanical clips NCC Vol.2 fig 3.5.1.1 and fig 3.5.1.2 shows details for mechanical fastening ridge and valley clips

WATER SERVICES: Where a reticulated water supply is available all work shall be carried out by a licensed water plumber. All water supply installations shall be carried out in accordance with National Construction Code Vol. 3 (APC). WELLS: Taps, shower heads, sanitary fittings should be selected according to the requirements of Water Efficiency Labelling Standards Act 2005. Plumbing fittings, pipes, cisterns etc. should comply with the Watermark Technical Specifications. RETICULATED RECYCLED WATER: Where a utility supplied reticulated recycled water supply is connected as a dual reticulation it is important that no cross connection between the potable and recycled water can occur. There must be at least one external tap for each system and the recycled water system must have lilac coloured components. Identification markings and signage shall be installed as per AS1319 and AS1345. WET AREAS: NCC Vol.1 Part F1 and Vol. 2 part 3.8.1. Building elements in wet areas must be water resistant and/or waterproof as listed in table 3.8.1.1 of the NCC Vol. 2 and constructed in accordance with AS3740. Water resistance or Waterproofing varies in respect of different building elements such as:- Floors and horizontal surfaces, walls, wall junctions and joints, wall and floor junctions and penetrations. See - NCC. South Australia appendix additions 3.1 and 3.2: Wet area floors as listed on page 13 of this specification. VISIT THE SITE: Builders tendering are to visit the site and satisfy themselves as to the nature and extent of the work, the facilities available and any difficulties entailed in the execution of the said works. No amount above the accepted price will be allowed because of work arising due to neglect of this precaution, or assumptions made.

FLOOD HAZARD AREAS: NCC Vol. 1 part B 1.4 and Vol. 2 part 3.10.3: Where a building is to be erected in a Flood Hazard Area defined by an Appropriate Authority, the floor level of a non-habitable room shall not be greater than 1m below the height of the Flood Hazard Level for that area. Freeboard height of the Flood Hazard Level must be established and the Habitable Floor level of the building must be constructed above the Flood Hazard Level. See fig. 1, 1.5 of NCC Vol. 2, 2013. An acceptable construction manual for buildings in a Flood Hazard Area is the 'ACBC Standard for Construction of Buildings in Flood Hazard Areas'.

LABOUR AND MATERIALS: The Builder is to provide all materials, labour, fittings and plant required to construct and complete the work. Materials shall be of the standard specified and workmanship in each trade shall be performed by tradesmen of that particular trade and in conformity with current good building practice. Material used in the construction must comply with AS3700 if Masonry, AS3600 for concrete construction and glazing to AS1288-1006 and AS2047-2001 for external glazing and AS3660.1 for termite resistant construction

SET OUT: The Builder shall be responsible for the accuracy and clear delineation of the site boundaries and location of the buildings there on. The Builder is to set out and maintain the works in accordance with the drawings. Figured dimensions are to be taken in preference to scale.

PLANS AND SPECIFICATIONS: Any work indicated on the plans and not in the specification or vice versa, and any item not shown on either plans or specifications but which is obviously necessary as part of proper construction and/or finish, is to be considered as so shown or specified and is to be duly done as part of the contract. Any variations to plans or specifications are to be agreed and recorded by the proprietor and the builder/contractor.

ADDITIONAL BUILDING REQUIREMENTS: All instructions for extra work or additional requirements must be in writing. Dated and signed copies of instructions shall be retained by both the owner and the builder. PLANS ON JOB: The builder must at all times maintain on the job a legible copy of the plans and specifications, bearing the approval of the Municipal Authority concerned, Building Surveyor or Principal Certifying Authority.

NATIONAL CONSTRUCTION CODE: Where NCC is referenced in this specification then that nomination refers to the National Construction Code of Australia BCA Vol.1 and Vol/2 or Vol/3 (PCA) STANDARDS: Where an Australian Standard (AS) or Australian New Zealand Standard (AS/NZS) is nominated in this specification then that nomination refers to the latest revision of that Standard unless the National Construction Code references a different revision.

EARTHWORKS AND EXCAVATIONS: All earthworks shall be designed and constructed in accordance with the drawings and guidelines of AS3798. Stormwater and other surface water drainage by underground piping or surface diversions shall be in accordance with AS/NZS3500. All siteworks shall be in accordance with the Environmental Planning and Assessment Act and Regulations for siteworks for the erection of a building, safeguarding excavations, backfilling, preventing soil movement and supporting neighbouring buildings. Drainage requirements must be determined according to the soil classifications of NCC Vol. 2 part 3.1.1 and part 3.1.2.

FOOTINGS AND PIERS: Excavate for all footings, piers, etc. to dimensions shown on plans or otherwise specified, to depths necessary to secure solid bottoms and even bearing. Bottoms of excavations to be stepped where necessary to follow ground slopes and achieve solid bottoms on foundation acceptable. Grade, fill and ram where necessary to receive concrete floors where shown on ground level. At completion all excavations to be filled to ground level. All seepage and soakage water to be effectively dealt with by the builder. Excavate for and lay agricultural drains to back of walls retaining earth and to any other sections of foundations as may be necessary and/or directed

INSPECTION NOTICE:

This is to apply only if inspections are required by the Lending Authority. The building is to be inspected by the Society or Bank Representative at the following stages of construction and the Builder is to give the Lending Authority and Owner at least (2) clear working days notice that inspections are required.

- When trenches for footings have been prepared or rock surfaces scabbled and in the case of reinforced concrete footings, when reinforcement and depth pegs have been placed in position just prior to placing of concrete. Footings must not be commenced until the trenches have been inspected and approved by the Society Representative.
- On completion of floor, wall and roof framing with noggin in position and veneer walling, but before flooring is cut down, roof covering is laid or wall linings and sheetings are installed.
- When the internal wall coverings have been secured and fixing out commenced, apron mouldings must not be fixed until flashings have been inspected and approved. ON COMPLETION OF BUILDING. The owner is cautioned that if works have advanced beyond these stages without the requisite notices being given, inspections made and unsatisfactory conditions are discovered later, the offer of a loan or the terms and conditions of a loan may be varied by the lending authority.

REGULATIONS AND NOTICES: The builder is to comply with the National Construction Code as amended and as applicable to the particular State or Territory in which the building is being constructed and the requirements of legally constituted Authorities for local Government and/or Services. The Builder is to give all notices, obtain all permits and pay all fees required by such Authorities. Where materials, components, design factors and construction methods comply with the Performance Requirements of the National Construction Code these may be accepted by approval authorities as an alternative as per the Deemed to Satisfy Provisions. INSURANCE: Insurance of the works against fire will be effected as nominated in the Building Contract. The Builder shall at his own expense adequately insure against Public Risk and arrange indemnification in respect of his liability under the Workers' Compensation Act, Work Cover and other regulations as applicable.

WORK, HEALTH & SAFETY: Workplaces: Regulations of the Work Health & Safety Act as applicable in the State in which the building work is to proceed are to be complied with. Under the Act if a structure is to be used as, or at a workplace it must be designed to be without risk to health and safety by including testing and analysis, addressing the suitability of the design for the ultimate use of the structure as well as materials, method of construction, maintenance and future demolition. The builder is to comply with the regulations of the Work Health and Safety Act 2011 for all construction on site. If the structure will be used as or at a workplace, a Safety Report is to accompany plans and specifications and be distributed to the Builder, Certifier or Council and the Client.

ROCK EXCAVATIONS: Should rock of any type be encountered in excavation of the works, unless its existence is known and allowed for, the cost of its removal is to be considered as an extra to the contract and charged for at a rate per cubic metre as indicated in the schedule of rates. The Proprietor is to be notified when any rock is encountered in excavations.

CONCRETE: NCC Vol. 1 part B1.4 or Vol. 2 part 3.2.3 All structural concrete shall be mixed and in compliance with AS3600, and unless otherwise specified on Engineers drawings, shall be of N20 grade. Concrete shall be supplied by an approved firm and delivery dockets shall be kept on the job for inspection by the proprietor if he so desires. The concrete for minor works, where strength of concrete is not critical, such as paving on solid ground, may have a minimum compressive strength of 15MPa if unreinforced and 20 MPA if reinforced. Alternatively, such concrete may be mixed on site where the aggregate proportions and water/cement ratio can be controlled so that the required compressive strengths can be obtained. All concrete work shall comply with the AS3600. Maximum slump shall be 80mm unless otherwise specified by Engineer.

Concrete shall be handled and placed to avoid segregation and shall be adequately compacted. Reinforcing mesh fabric to AS/NZS4467 and all reinforcing bars mild steel grade unless otherwise specified.

FOOTINGS: NCC Vol. 2 parts 3.2.3, 3.2.4 and 3.2.5 Where sites have soils or foundations of reactive nature or problem sites footings shall be approved by a practising structural engineer and in the case of known highly swelling soils or other unstable soils special precautions may have to be taken in the design and construction of concrete footings. In the case of concrete suspended floors to first floor it will be necessary for size of footings to be specified by a practising structural engineer. Footing sizes to be as per AS2870 or designed by an engineer.

TERMITE MANAGEMENT SYSTEM: NCC Vol. 2 part 3.1.3 or Vol. 1 part B 1.4 (i) Where the building is being erected in a prescribed termite area and protection is required by regulation of local government or state authority then protection against subterranean termites shall be installed in accordance with AS 3660. Details of method of protection to be used shall be submitted where required, prior to commencement of building works. Written certification, signed by the installer, that the method used and the manufacturers specification complies with the Australian Standard shall be provided to the relevant authority and owner where required. A durable notice must be permanently fixed in a prominent location in the building prior to its occupation indicating: 1. The method and date of installation of the system and the need to inspect and maintain the system on a regular basis. 2. Where a chemical barrier is used, the life expectancy as listed on the National Registration Authority label and recommended date of renewal. Note that AS3660 and NCC lists the minimum acceptable level of protection only. Owners and builders may specify and install additional protection if desired.

LINTELS: Galvanised lintels (of steel not less than grade 300MPa as per AS/NZS 4100) to comply with spans as required are to have: (i) long legs vertical (ii) each angle or flat to carry a maximum 110mm wall thickness (iii) minimum bearing lengths shall be - (a) clear spans up to 1 metre - 100mm min. (b) clear spans over 1 metre - 150mm min. (iv) there must be not less than 3 courses of brickwork over openings and (v) all loads must be uniformly distributed. Corrosion protection for lintels and built in structural members must comply with requirements of AS3700 or AS4773. FOR BUILDINGS CLASS 2 to 9 lintels for buildings requiring a Fire Resistance Level shall comply with Specification C1.1 & C2.3 of the BCA Vol. 1

FIRE CONTROL REQUIREMENTS: FOR BUILDINGS CLASS 2 to 9

Fire rated construction to be built to either Table 3 or 4 or 5 of the BCA Vol. 1 (whichever is applicable) Openings in an external wall requiring a Fire Resistance Level (FRL (within the relevant distances) to be protected as per provisions of C3.2 & C3.4 Fire Hydrants are to be provided as per E1.3 of the BCA for buildings greater than 500 m² in area Fire Hose Reels to be provided within 4m of an exit door for buildings greater than 500 m² in area and installed as per E1.4 of the BCA and AS 2441 Portable Fire Extinguishers to be installed as per E1.6 of the BCA and AS 2444 Smoke Control Provisions (if applicable) to be installed as per requirements of Tables 2.2a and 2.2b of the BCA Vol. 1

VERMIN PROOFING: 13mm mesh galvanised bird wire to be built into brickwork and taken across cavity and secured to cavity face of inner wall at bottom plate level.. FLASHING: L.C. approved dampcourse material to be built in under all window sills 25mm at back of wood sill and 50mm at each end of same. Flashing to be bent down across cavity and built 25mm into veneer wall. L.C. approved dampcourse material to be built in over all exposed window and external door openings. WEEP HOLES: Perpend joints are to be left open in exterior brick walls spaced approx. 600mm in course immediately over flashings of all exposed openings and to brick retaining walls, fender walls etc. as required. See requirements of AS3959-2009 for protection of weep holes in bush fire areas.

RETAINING WALLS: Retaining walls not specifically detailed, and foundation walling required to retain earth, are to be a minimum of 230mm thick, up to a height of 750mm of retained earth. Cavities must be retained earth. Retaining walls are to have the leaf adjacent to the retained earth a minimum of 230mm thick, to a maximum of 900mm of retained earth height. All to be properly bonded (see 'Bonded Walls') and provide with a properly constructed agricultural drain to the earth side of retaining wall. For walls in excess of the above heights of retained earth, an Engineers detail will be required.

BONDED WALLS: Solid brick walls more than one brick width, which are used to retain earth or are otherwise noted as 'Bonded Walls', shall be bonded throughout the thickness of the wall by either header bricks or equivalent tying. Where header bricks are used, every sixth course shall be a header course or there shall be at least one header or equivalent tie to every 0.13sq metres (every third course at 480mm centres). Walls 350mm or more in thickness shall have overlapping headers or ties to provide a continuous tie through the wall.

HOT WATER SERVICE: All installations must comply with AS3500.4 Provide from H/water unit with selected tubing to points necessary. Terminate with taps selected. Provide inlet stopcock to hot water unit. Storage water heater selection and installation is to be as per AS1056.

GAS SERVICE: The whole of the work is to be carried out as per requirements of the Local Supply Authority. The plumber is to be responsible for the gas service from boundary alignment, including fixing of the meter and cover for same. Installations for bottled gas supply shall comply with the relevant standard. Gas installations shall comply with 'Gas Safety Regulations and Act and AS5601.

HEATING APPLIANCES NCC Vol 2 part 3.7.3: Domestic Solid Fuel appliances shall comply with AS/NZS 4013 and installed in accordance with AS/NZS2918: Installation of gas fired appliances shall be carried out by a licensed gas plumber.

SEWERED AREAS: Provide a drainage system from pedestal pan and from wastes of all fittings unless a grey water system is to be installed and connect to the sewer main, where shown on site plan all to be in accordance with the rules and regulations of the Authority for Water Supply and Sewerage. Provide at least one gully outside the building. The Authority Certificate to be produced at Completion of the Work. UNSEWERED AREAS: Provide a drainage system from all fittings and from grease trap in accordance with the requirements of the Local Authority concerned. Excavate for drains to provide even falls throughout and a minimum cover of 300mm. Lay 100mm socketed vitrified clay, P V C or HDPE pipes to take discharge from wastes of washubs, bath, shower, washbasin and grease trap. All pipes to be completely jointed with rubber rings or solvent cement as approved. All drain lines to be laid so that water is discharged into an absorption trench provided in position shown on plan. Provide an approved grease trap with lid in position shown to take the water from kitchen sink. Top of trap to be 75mm above finished ground or nearby concrete paving level. All drainage work from fittings to the drainage line outside the building is to be in accordance with the rules and requirements of the Water Supply and Sewerage Authority for sewerred areas. The Authority 'Special Inspection' Certificate of the work is to be produced by the builder. All plumbing and drainage shall be in accordance with the Code of Practice for state or territory and regulating local government area.

GREYWATER REUSE SYSTEMS:

Where a greywater reuse system is proposed the installation shall comply with the following Australian Standards and Codes: AS1546 parts 1 and 3, AS1547, NSW Health 1998 AWTIS guideline, NSW Health 2000 Domestic greywater treatment guidelines and sewerred single domestic premises. An on site greywater reuse system is not permitted in Reticulated Recycled water areas. Domestic Greywater Treatment Systems (DGT S) and Aerated Wastewater Treatment Systems (AWTS) require a certificate of accreditation from NSW Health. SEPTIC SYSTEM: Provide and install septic system in position nominated by the proprietor together with a holding tank and length of absorption trench installed in accordance with the manufacturers instructions and the requirements of the Local Authority to comply with AS1546 part 1.

STORM WATER TREATMENT METHODS: Provide roof water drains from downpipes and from gutters in paving where shown on site plan. Drains to be 100mm socketed vitrified clay pipes or PVC laid to an even and regular fall so as to have a minimum cover of 150mm. Drains to discharge into street gutter where possible. Where outlets are shown within the site they are to discharge at least 300mm clear of the building into rubble packing 600mm diameter and 600mm deep. Acceptable solutions for stormwater drainage to be as per AS/NZS3500 part 3. Stormwater treatment systems should satisfy the following performance requirements:1. Conserve Water 2. Prevent Increases In Flooding/Erosion 3. Maintain water balance 4. Control Stormwater Pollution. Systems suitable for detached dwellings are: Roof/rainwater tanks; Detention devices; Infiltration devices and Filter strips. These are also suitable for multi-dwelling developments in addition to Stormwater tanks and Bio retention devices.

RAIN WATER TANKS: Install rainwater tanks of selected material on slab or support as nominated by tank manufacturer. A dual supply system should have no direct or indirect connection between the mains potable supply and the rainwater tank supply. In ground concrete tanks may be installed as an option with a suitable pressure pump and a testable backflow prevention device as per AS/NZS2845.1 Where an above ground tank is connected to internal reticulation, a meter with a dual check valve is to be installed and a visible air gap between the mains supply and the rainwater tank as per AS3500 and AS2845.2.1. (See NSW Health circular: Use of rainwater tanks where a reticulated mains water supply is available). FOR BUILDINGS CLASS 2 to 9 - stairs are to comply with D2.13, and D2.14 and have slip resistance as required by AS 4586.

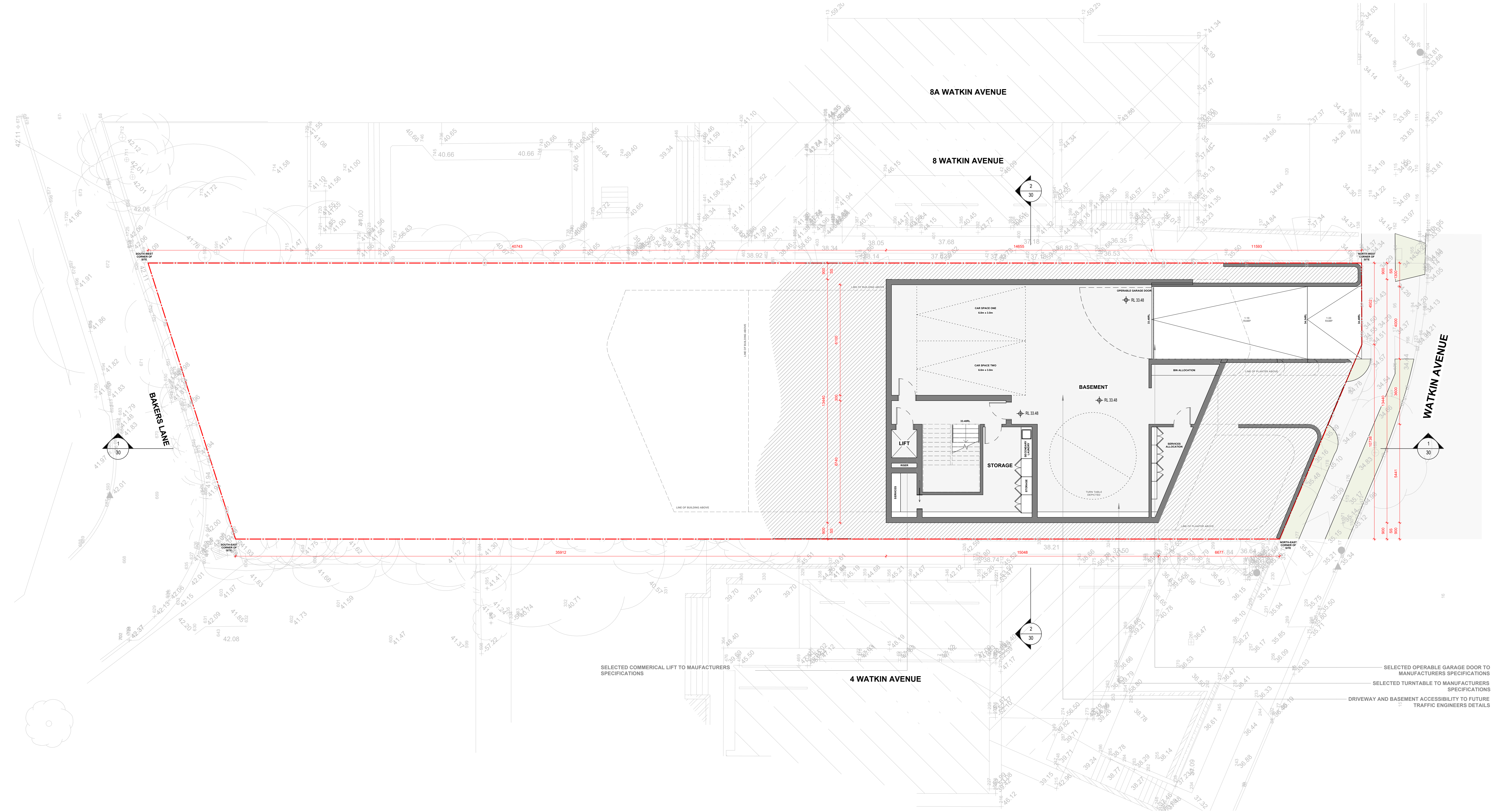
ACCESS AND MOBILITY: Where access and mobility requirements are to be addressed in the construction of a new building, AS/NZS1428 General Requirements for Access -New Building Work contains the minimum design requirements to enable access for people with disabilities. The design must comply with 'Access to Premises Standards 2010' as referenced in the NCC. A link for advice on the 'Disability (Access to Premises)- Building Standards 2010' can be found at www.wst.tas.gov.au/industries/publications See NCC Vol. 2: South Australian appendix additions 5.1 and 5.2: Access for Disabled People as listed on page 13 of this specification. FOR BUILDINGS CLASS 2 to 9 Access for the Disabled is to be provided to the building, car parking spaces and the front boundary as per Part D3. DISABLED SANITARY PROVISIONS are to be installed as per F2.4 and constructed according to F2.5 of BCA Vol.1 and comply with AS/NZS1428. SLIP RESISTANCE: Materials to be used for surfaces of floors, stair landings, steps and nosings shall be in accordance with the classifications for Slip Resistance as apply in AS4586 and HB198.

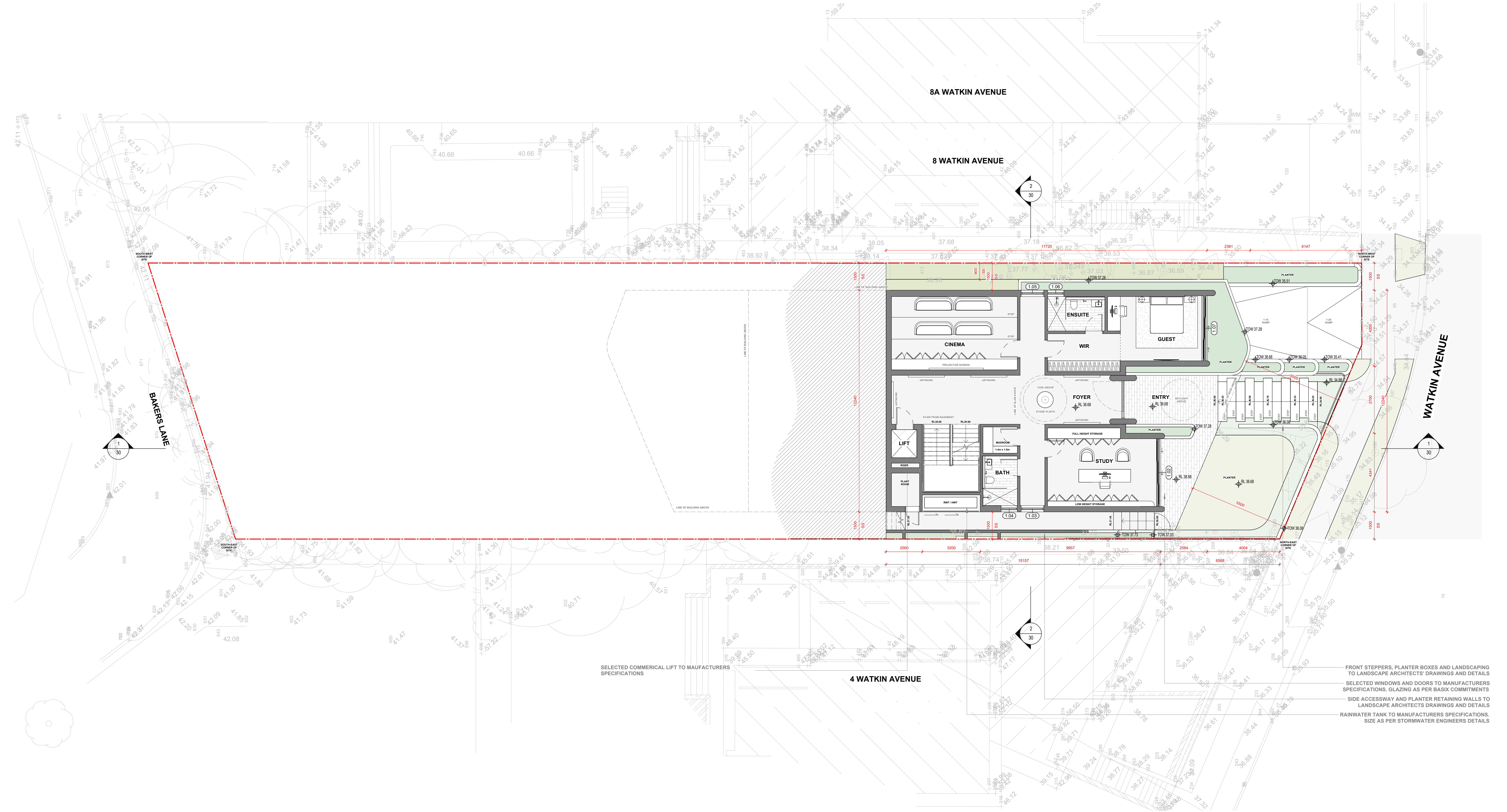
STRUCTURE: All structural elements in the building must be designed by the Structural Engineer to meet the requirements of AS1170.1 & 2.

WATERPROOFING: All waterproofing of wet areas must comply with AS3740-2010.

DA DRAWINGS ONLY - NOT FOR CONSTRUCTION

Project	Drawing Name	Date	Scale	Sheet Size	Job No.	Drawing No.	North Point	DO NOT SCALE FROM THESE DRAWINGS use given dimensions. Contractor/ Builder is to check all dimensions on site prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the architect/ designer prior to commencement of work. This drawing is to be used in accordance with its "purpose of issue" only. No responsibility will be accepted for the improper use of this drawing. Architectural drawings indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant Australian Standards, legislation, policies, Building Code of Australia, Development Consent and any other council or certifier's requirements. This set of drawings does not include all possible construction details and the builder is required to complete the design where the information is not available. Please contact the architect in case of doubt.
TSOUNIS RESIDENCE	6 WATKIN AVENUE, EARLWOOD	General Notes & Specifications	22/11/2023	@ A1	2302	02		868 ARCHITECTS PTY LTD Nom. Arc. Robert Chapman-Malec Reg. No. 9315 38A President Ave, Caringbah, NSW, 2228 M: 0401 601 106 E: robert@868architects.com
				Chk. RPCM		Revision 3 / DA		868 ARCHITECTS





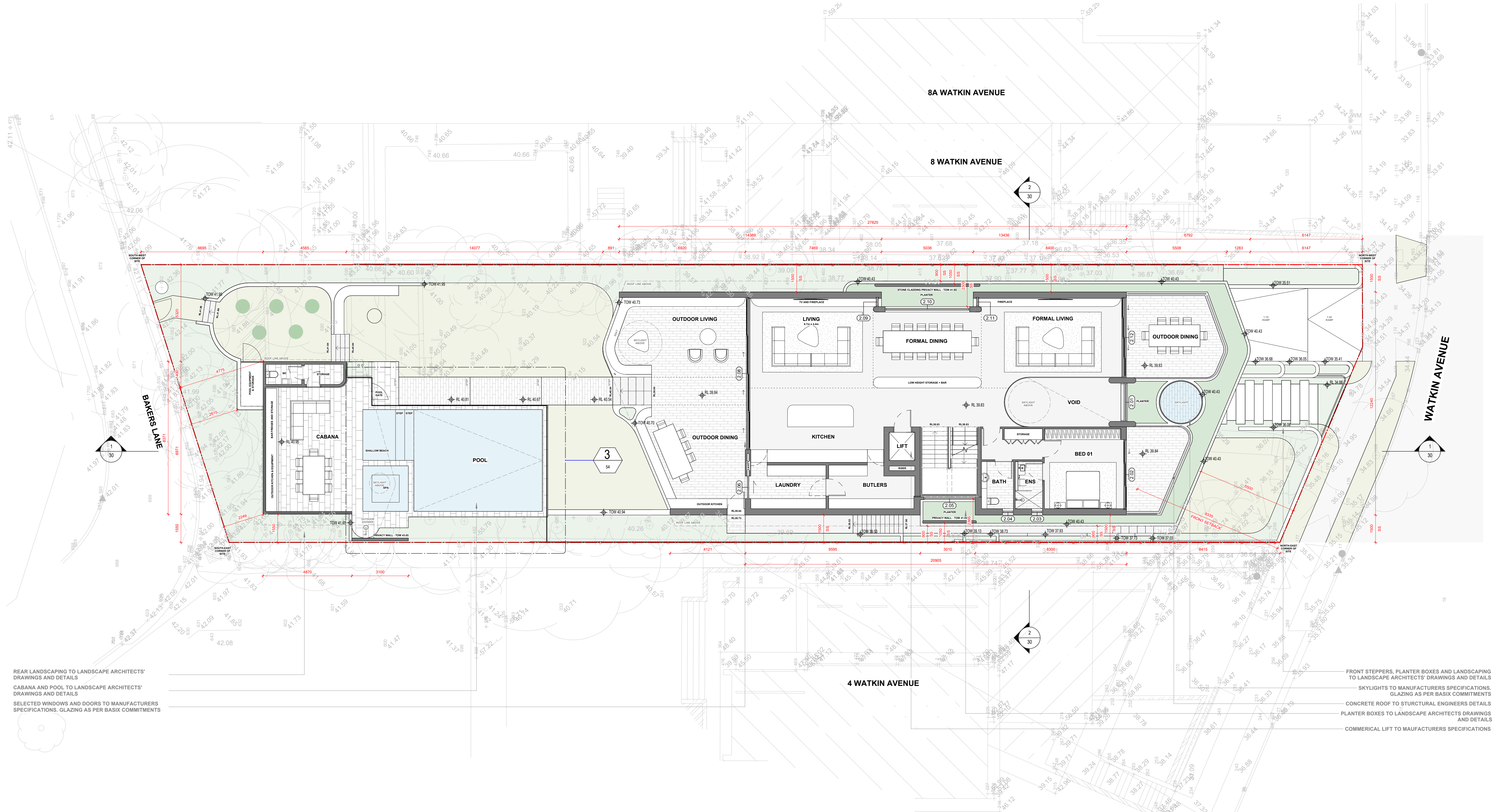
- FRONT STEPPERS, PLANTER BOXES AND LANDSCAPING TO LANDSCAPE ARCHITECTS' DRAWINGS AND DETAILS
- SELECTED WINDOWS AND DOORS TO MANUFACTURERS SPECIFICATIONS. GLAZING AS PER BASIX COMMITMENTS
- SIDE ACCESSWAY AND PLANTER RETAINING WALLS TO LANDSCAPE ARCHITECTS DRAWINGS AND DETAILS
- RAINWATER TANK TO MANUFACTURERS SPECIFICATIONS. SIZE AS PER STORMWATER ENGINEERS DETAILS

Project		Drawing Name	Date	Scale	Sheet Size	Job No.	Drawing No.	North Point	DO NOT SCALE FROM THESE DRAWINGS use given dimensions. Contractor/ Builder is to check all dimensions on site prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the architect/ designer prior to commencement of work. This drawing is to be used in accordance with its "purpose of issue" only. No responsibility will be accepted for the improper use of this drawing. Architectural drawings indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant Australian Standards, legislation, policies, Building Code of Australia, Development Consent and any other council or certifier's requirements. This set of drawings does not include all possible construction details and the builder is required to complete the design where the information is not available. Please contact the architect in case of doubt.	
TSOUNIS RESIDENCE		6 WATKIN AVENUE, EARLOWOOD	22/11/2023	1 : 100	@ A1	2302	12		868 ARCHITECTS PTY LTD Nom. Arc. Robert Chapman-Malec Reg. No: 9315 38A President Ave, Carlingbah, NSW, 2228 M: 0401 601 106 E: robert@868architects.com	
		Ground Floor Plan		Chk.			Revision			
				Checker			/ DA-4			



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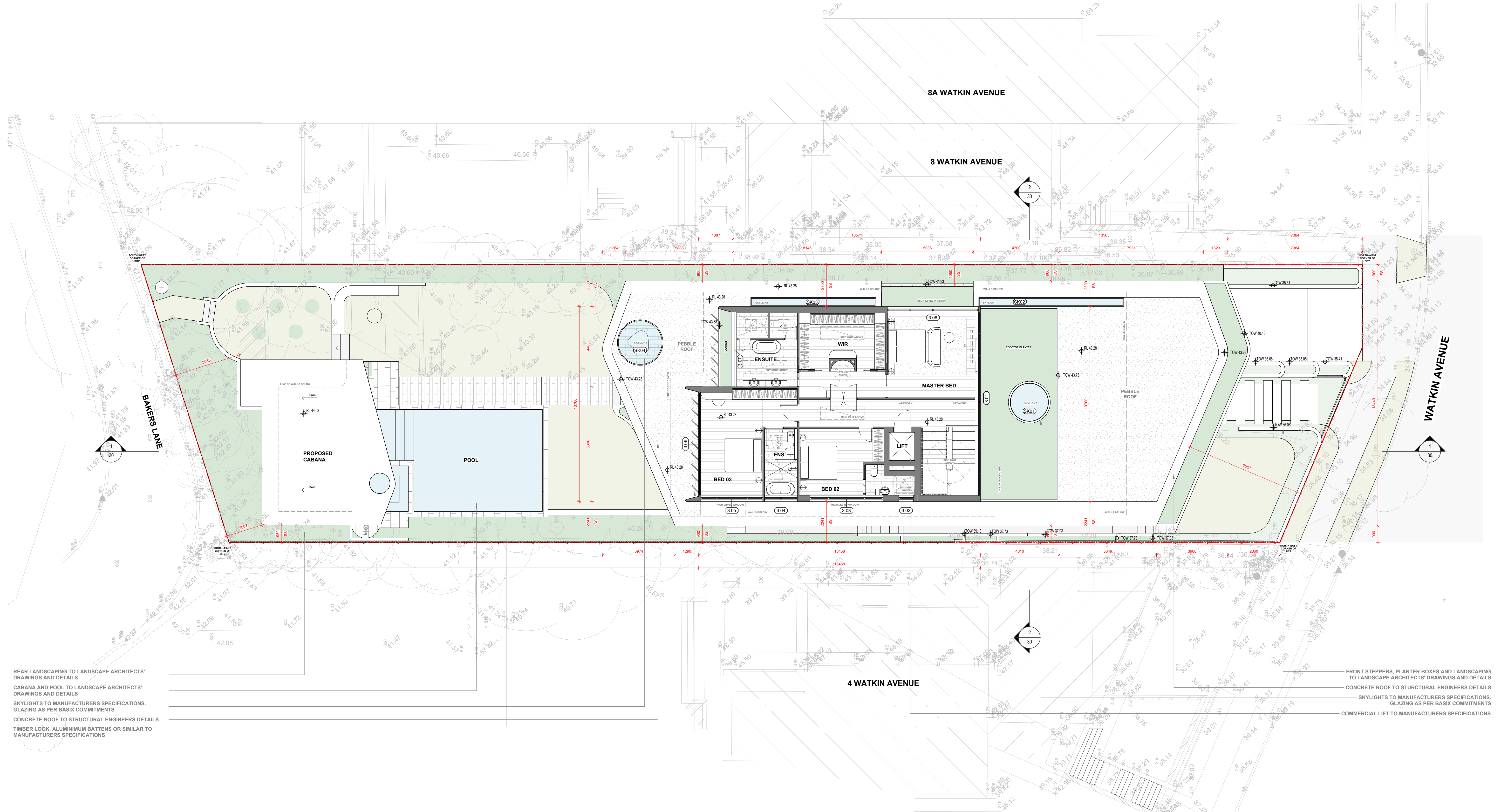
REAR LANDSCAPING TO LANDSCAPE ARCHITECTS' DRAWINGS AND DETAILS
CABANA AND POOL TO LANDSCAPE ARCHITECTS' DRAWINGS AND DETAILS
SELECTED WINDOWS AND DOORS TO MANUFACTURERS SPECIFICATIONS. GLAZING AS PER BASIX COMMITMENTS

FRONT STEPPERS, PLANTER BOXES AND LANDSCAPING TO LANDSCAPE ARCHITECTS' DRAWINGS AND DETAILS
SKYLIGHTS TO MANUFACTURERS SPECIFICATIONS. GLAZING AS PER BASIX COMMITMENTS
CONCRETE ROOF TO STURCTURAL ENGINEERS DETAILS
PLANTER BOXES TO LANDSCAPE ARCHITECTS DRAWINGS AND DETAILS
COMMERCIAL LIFT TO MAUFACTURERS SPECIFICATIONS



DA DRAWINGS ONLY - NOT FOR CONSTRUCTION

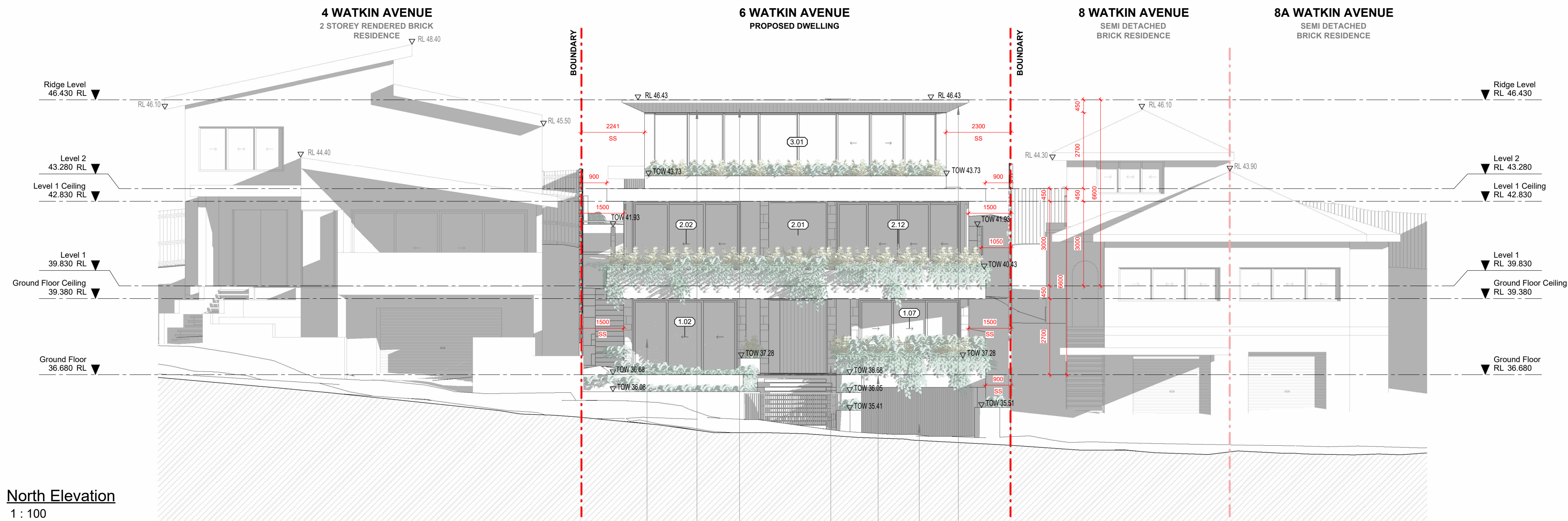
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TSOUNIS RESIDENCE	6 WATKIN AVENUE, EARLWOOD	22/11/2023	1 : 100	@ A1	2302	13				
	First Floor Plan	Drawn JW	Chk. Checker			Revision / DA-4				



REAR LANDSCAPING TO LANDSCAPE ARCHITECTS' DRAWINGS AND DETAILS
CABANA AND POOL TO LANDSCAPE ARCHITECTS' DRAWINGS AND DETAILS
SKYLIGHTS TO MANUFACTURERS SPECIFICATIONS. GLAZING AS PER BASIX COMMITMENTS
CONCRETE ROOF TO STRUCTURAL ENGINEERS DETAILS
TIMBER LOOK, ALUMINIUM BATTENS OR SIMILAR TO MANUFACTURERS SPECIFICATIONS

FRONT STEPPERS, PLANTER BOXES AND LANDSCAPING TO LANDSCAPE ARCHITECTS' DRAWINGS AND DETAILS
CONCRETE ROOF TO STRUCTURAL ENGINEERS DETAILS
SKYLIGHTS TO MANUFACTURERS SPECIFICATIONS. GLAZING AS PER BASIX COMMITMENTS
COMMERCIAL LIFT TO MANUFACTURERS SPECIFICATIONS

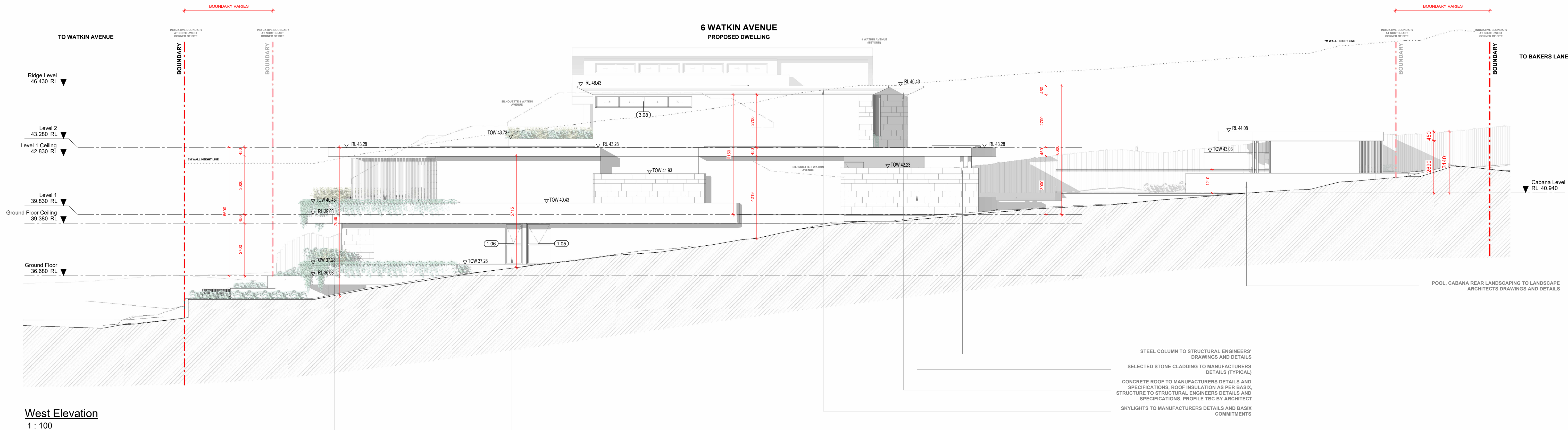




North Elevation
1 : 100

SELECTED WINDOWS TO MANUFACTURERS' DETAILS,
GLAZING AS PER BASIX COMMITMENTS (TYPICAL)
CONCRETE ROOF TO MANUFACTURERS DETAILS AND
SPECIFICATIONS, ROOF INSULATION AS PER BASIX,
STRUCTURE TO STRUCTURAL ENGINEERS DETAILS AND
SPECIFICATIONS. PROFILE TBC BY ARCHITECT
SKYLIGHTS TO MANUFACTURERS DETAILS AND BASIX
COMMITMENTS

GUTTERS, BOX GUTTERS AND DOWNPIPES TO
STORMWATER ENG. DRAWINGS AND DETAILS (TYPICAL)
ALUMINUM BATTEN (OR SIMILAR) GARAGE DOOR TO
MANUFACTURERS' SPECIFICATIONS AND DETAILS
GARAGE DOOR TO MANUFACTURERS' SPECIFICATIONS
AND DETAILS
PLANTER BOXES AND ASSOCIATED LANDSCAPING TO
LANDSCAPE ARCHITECTS' DRAWINGS AND DETAILS
(TYPICAL)
SELECTED STONE CLADDING TO MANUFACTURERS
DETAILS (TYPICAL)



West Elevation
1 : 100

PLANTER BOXES AND ASSOCIATED LANDSCAPING TO
LANDSCAPE ARCHITECTS' DRAWINGS AND DETAILS
(TYPICAL)
ALUMINUM BATTEN (OR SIMILAR) GARAGE DOOR TO
MANUFACTURERS' SPECIFICATIONS AND DETAILS
SELECTED WINDOWS TO MANUFACTURERS' DETAILS,
GLAZING AS PER BASIX COMMITMENTS (TYPICAL)

STEEL COLUMN TO STRUCTURAL ENGINEERS'
DRAWINGS AND DETAILS
SELECTED STONE CLADDING TO MANUFACTURERS
DETAILS (TYPICAL)
CONCRETE ROOF TO MANUFACTURERS DETAILS AND
SPECIFICATIONS, ROOF INSULATION AS PER BASIX,
STRUCTURE TO STRUCTURAL ENGINEERS DETAILS AND
SPECIFICATIONS. PROFILE TBC BY ARCHITECT
SKYLIGHTS TO MANUFACTURERS DETAILS AND BASIX
COMMITMENTS

POOL, CABANA REAR LANDSCAPING TO LANDSCAPE
ARCHITECTS DRAWINGS AND DETAILS

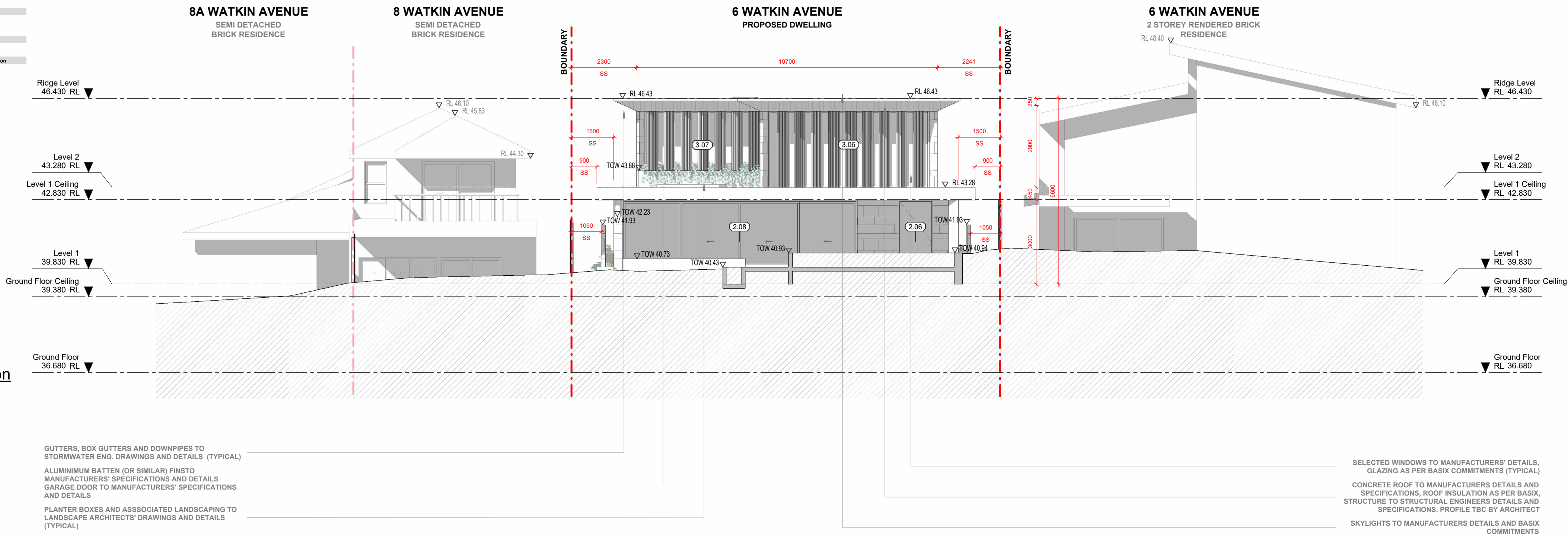


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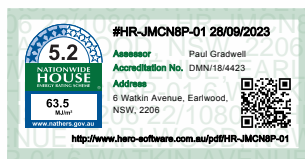
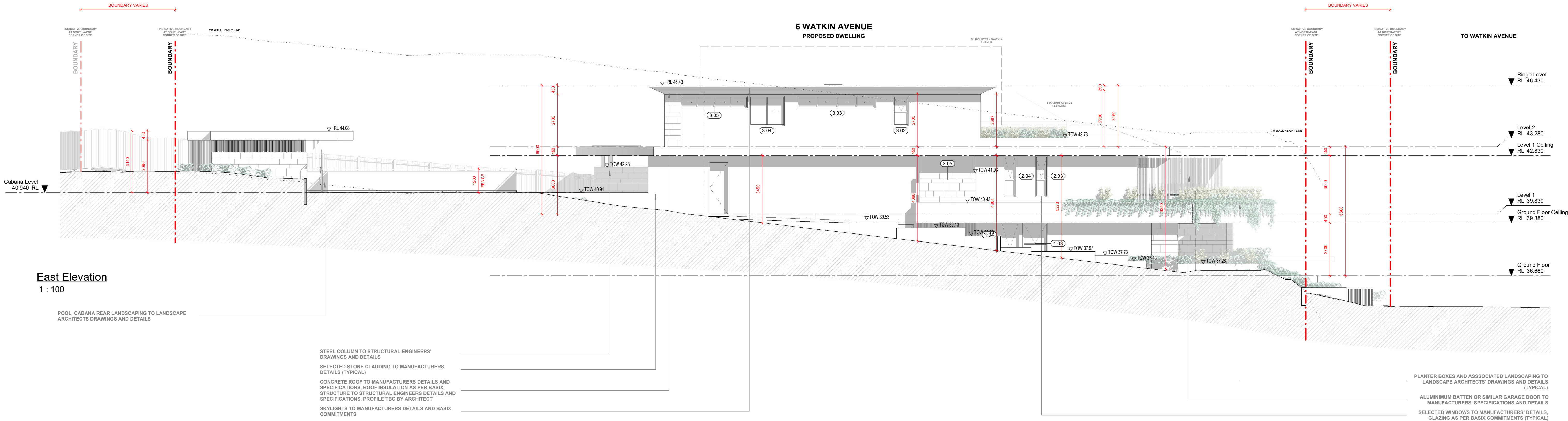
Project	Drawing Name	Date	Scale	Sheet Size	Job No.	Drawing No.	North Point	DO NOT SCALE FROM THESE DRAWINGS use given dimensions. Contractor/ Builder is to check all dimensions on site prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the architect/ designer prior to commencement of work. This drawing is to be used in accordance with its "purpose of issue" only. No responsibility will be accepted for the improper use of this drawing. Architectural drawings indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant Australian Standards, legislation, policies, Building Code of Australia, Development Consent and any other council or certifier's requirements. This set of drawings does not include all possible construction details and the builder is required to complete the design where the information is not available. Please contact the architect in case of doubt.	868 ARCHITECTS PTY LTD Nom. Arc. Robert Chapman-Malec Reg. No. 9315 38A President Ave, Caringbah, NSW, 2228 M: 0401 601 106 E: robert@868architects.com	868 ARCHITECTS
TSOUNIS RESIDENCE	6 WATKIN AVENUE, EARLWOOD	22/11/2023	1 : 100	@ A1	2302	20				
	Elevations (North + West)	Drawn JW	Chk. RPCM			Revision / DA-5				

Project:	Address: 6 Watkin Avenue Earlowood NSW 2206			File Ref:	HEC1518	
Applicant:	Name: TBA			Designer:	868 Architects	
Assessor:	Name:	Paul Gradwell		Company:	House Energy Certified	
	Address:	PO BOX 3136 Tamarama NSW 2026		Number:	DMV18/0423	
	Contact:	02 9130 2068		Email:	paul@houseenergycertified.com	
Ext. Walls:	Construction	Insulation	Colour	Details		
	Concrete Lined	R2.5 added	Light	As per plans		
Int. Walls:	Construction	Insulation	Details			
	Concrete with Plasterboard	None	To stair/lift			
	Plasterboard on Stud	R2.5 added	To garage			
Floors:	Construction	Insulation	Details			
	Concrete	R1.5 added	Where open below			
	Concrete	R4.0 added	Above garage			
Ceilings:	Construction	Insulation	Details			
	Plasterboard	None	As per plans			
Roof:	Construction	Insulation	Colour	Details		
	Concrete	90mm PIR or equiv (R4.1)	Medium	As per plans		
Windows:	Product ID	Glass	Frame	Uw/SHGCw	Details	
	Group A	BBD-026-19 A	Single Low E	Aluminium	4.9/0.52	Awning, Casement, Entry Door
	Group B	AUS-029-21 A	Single Low E	Aluminium	4.9/0.53	Fixed, Sliding
Skylights:	Product ID	Glass	Type	Uw/SHGCw	Details	
	VEL-011-01 W	Double Fixed	Roof Light	2.6/0.24	As per plans	
Other:	Orientation	Terrain	Rangphood	Recessed Downlights	Software Version	
	81	Suburban	Ducted	Sealed LED - 1 per 2.5m²	HERO	
Notes						
Add 1 x 1200 mm ceiling fan to living room						

South Elevation
1 : 100

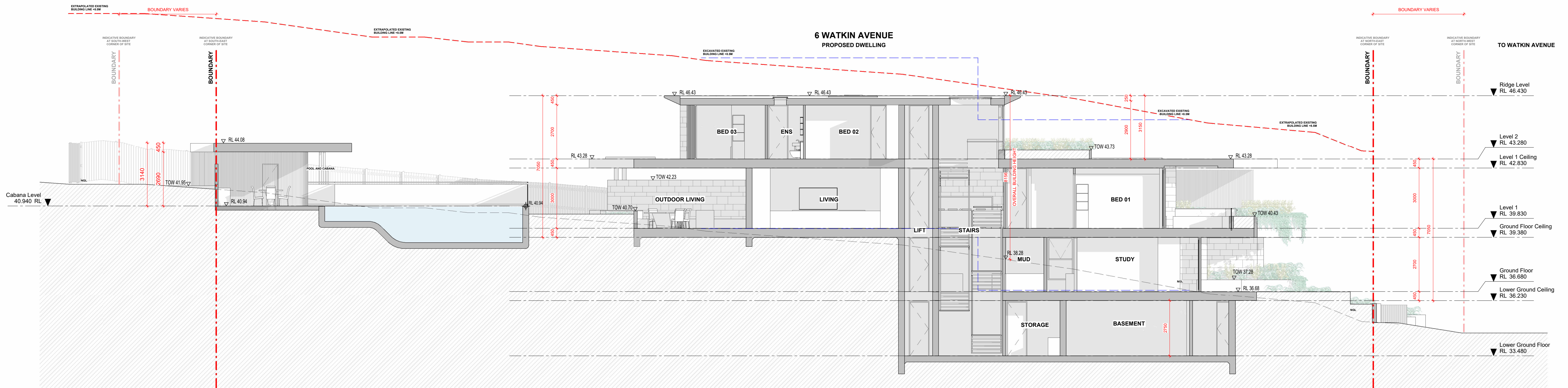
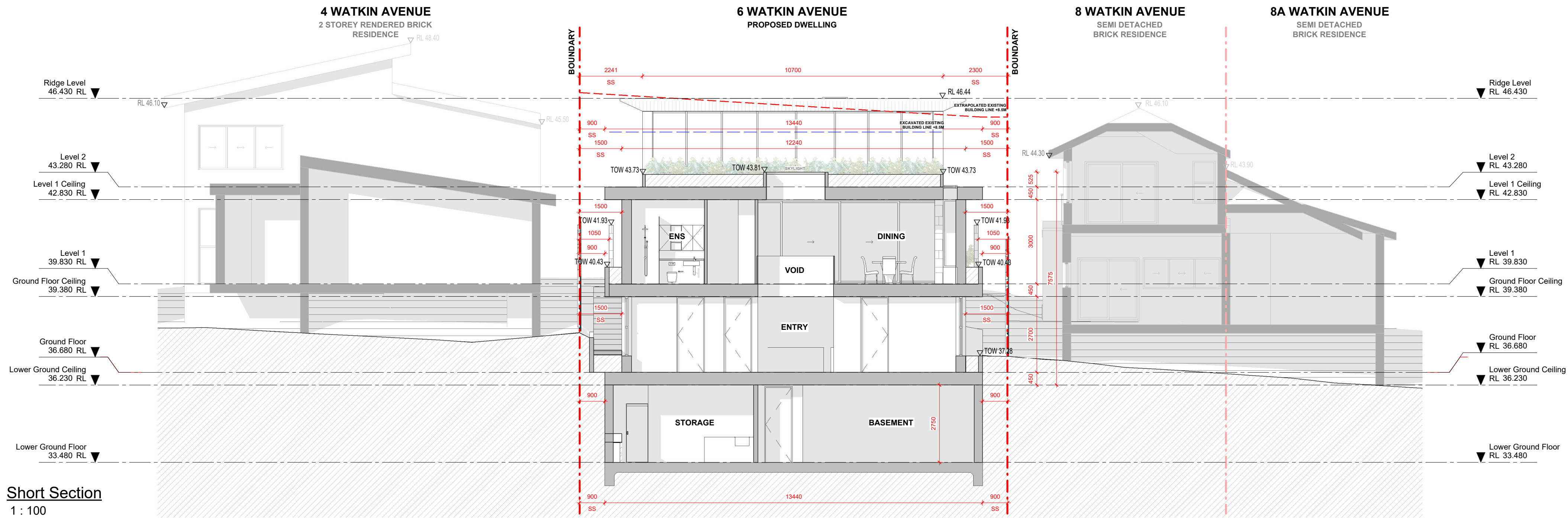


East Elevation
1 : 100



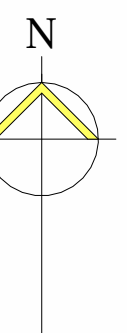
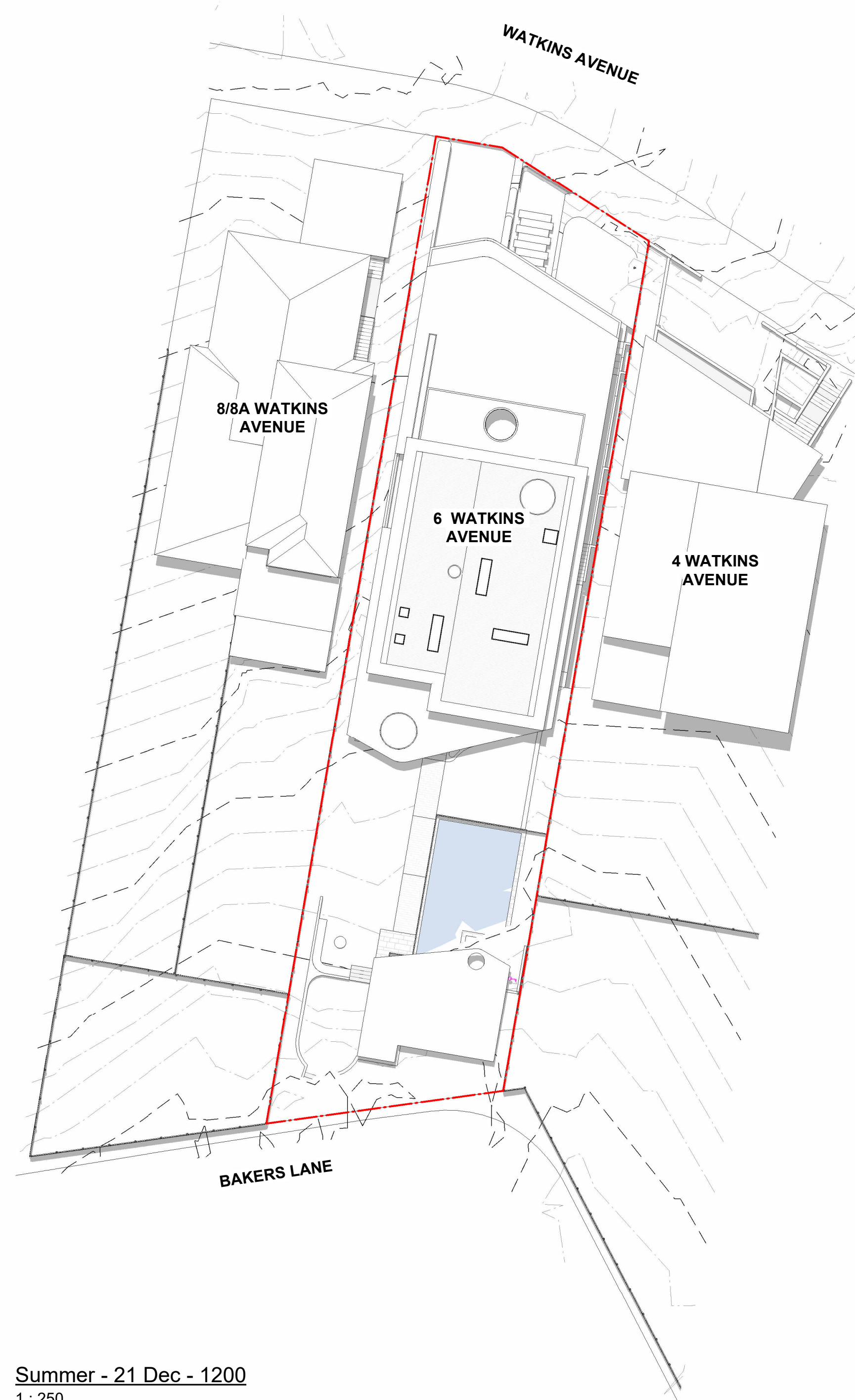
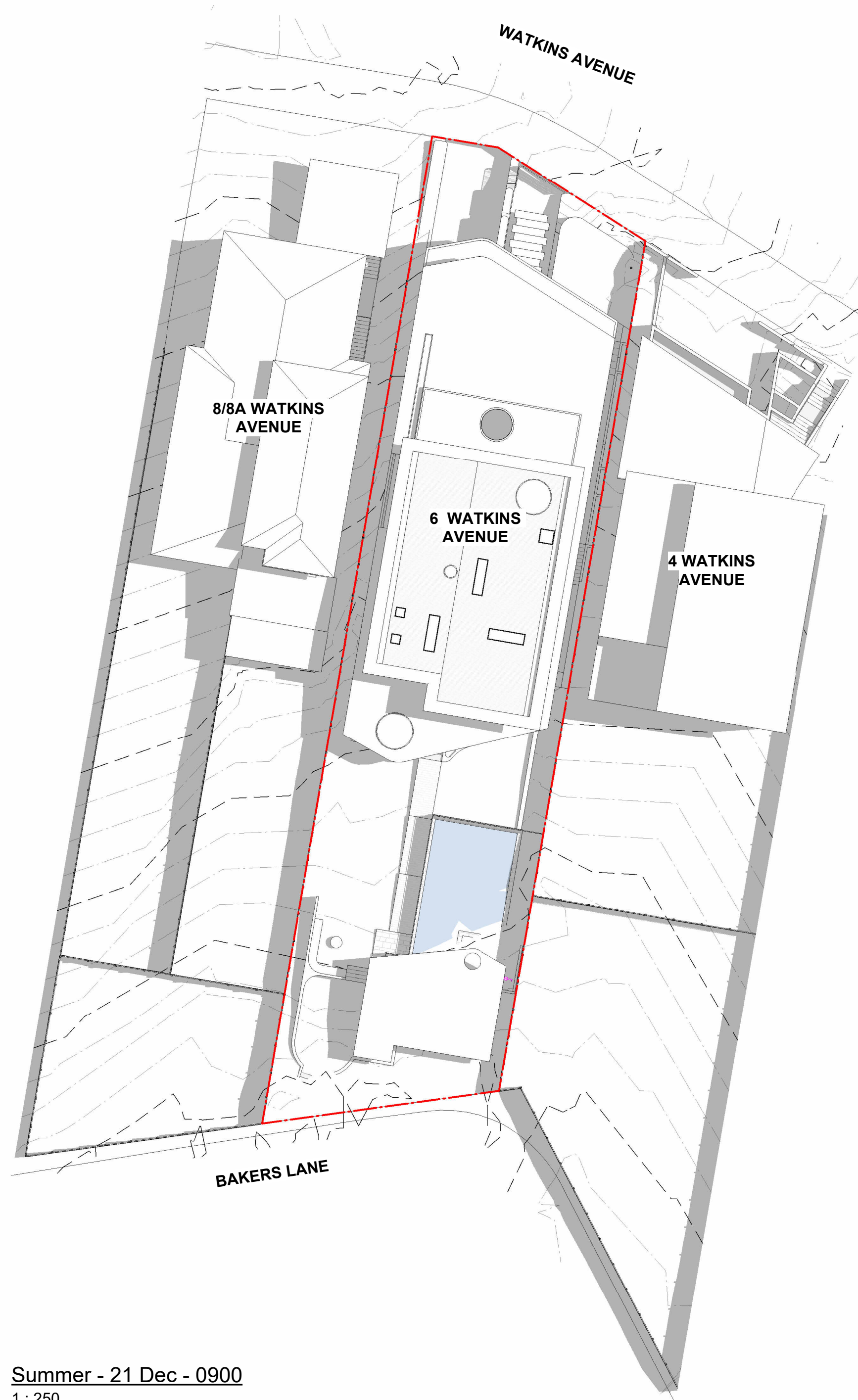
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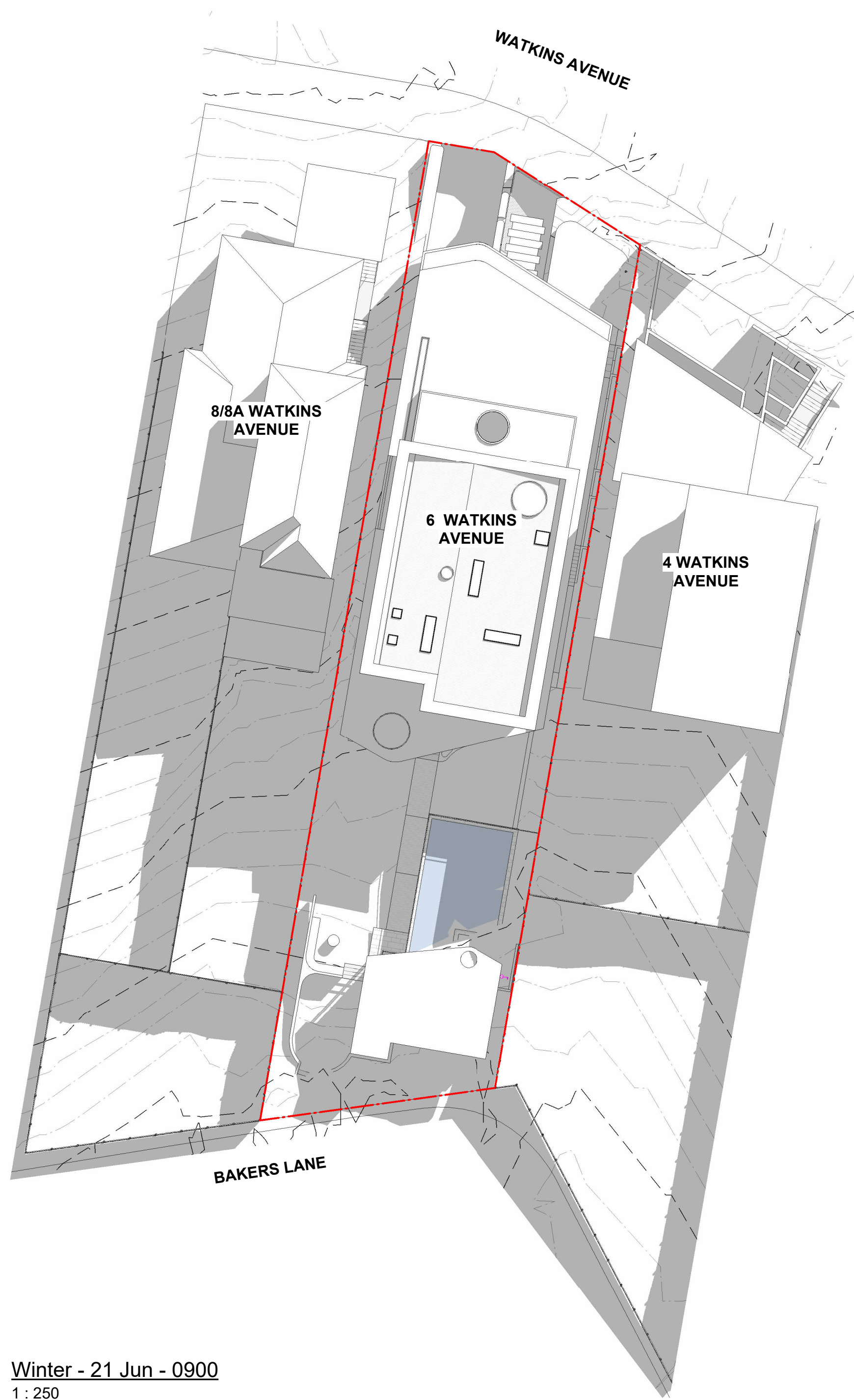
Project	Drawing Name	Date	Scale	Sheet Size	Job No.	Drawing No.	North Point	DO NOT SCALE FROM THESE DRAWINGS use given dimensions. Contractor/ Builder is to check all dimensions on site prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the architect/ designer prior to commencement of work. This drawing is to be used in accordance with its "purpose of issue" only. No responsibility will be accepted for the improper use of this drawing. Architectural drawings indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant Australian Standards, legislation, policies, Building Code of Australia, Development Consent and any other council or certifier's requirements. This set of drawings does not include all possible construction details and the builder is required to complete the design where the information is not available. Please contact the architect in case of doubt.	868 ARCHITECTS PTY LTD Nom. Arc. Robert Chapman-Malec Reg. No: 9315 38A President Ave, Caringbah, NSW, 2228 M: 0401 601 106 E: robert@868architects.com	868 ARCHITECTS
TSOUNIS RESIDENCE	6 WATKIN AVENUE, EARLOWOOD	22/11/2023	1 : 100	@ A1	2302	21				
	Elevations (South + East)	Drawn JW	Chk. RPCM			Revision / DA-5				



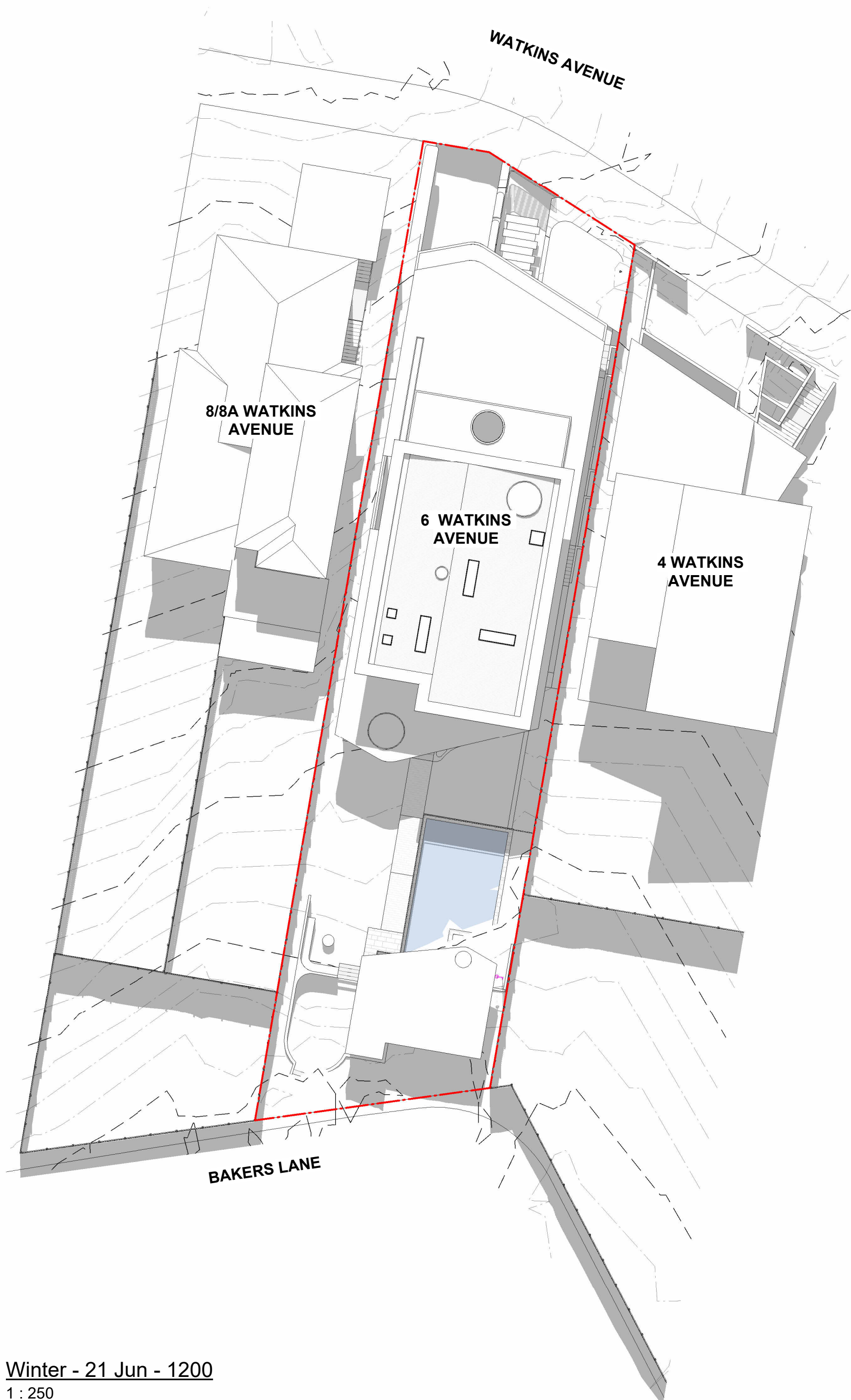
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Project	Drawing Name	Date	Scale	Sheet Size	Job No.	Drawing No.	North Point	DO NOT SCALE FROM THESE DRAWINGS use given dimensions. Contractor/ Builder is to check all dimensions on site prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the architect/ designer prior to commencement of work. This drawing is to be used in accordance with its "purpose of issue" only. No responsibility will be accepted for the improper use of this drawing. Architectural drawings indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant Australian Standards, legislation, policies, Building Code of Australia, Development Consent and any other council or certifier's requirements. This set of drawings does not include all possible construction details and the builder is required to complete the design where the information is not available. Please contact the architect in case of doubt.	868 ARCHITECTS PTY LTD Nom. Arc. Robert Chapman-Malec Reg. No: 9315 38A President Ave, Caringbah, NSW, 2228 M: 0401 601 106 E: robert@868architects.com	868 ARCHITECTS
TSOUNIS RESIDENCE	6 WATKIN AVENUE, EARLWOOD	22/11/2023	1 : 100	@ A1	2302	30				
	Sections	Drawn JW	Chk. RPCM			Revision / DA-5				

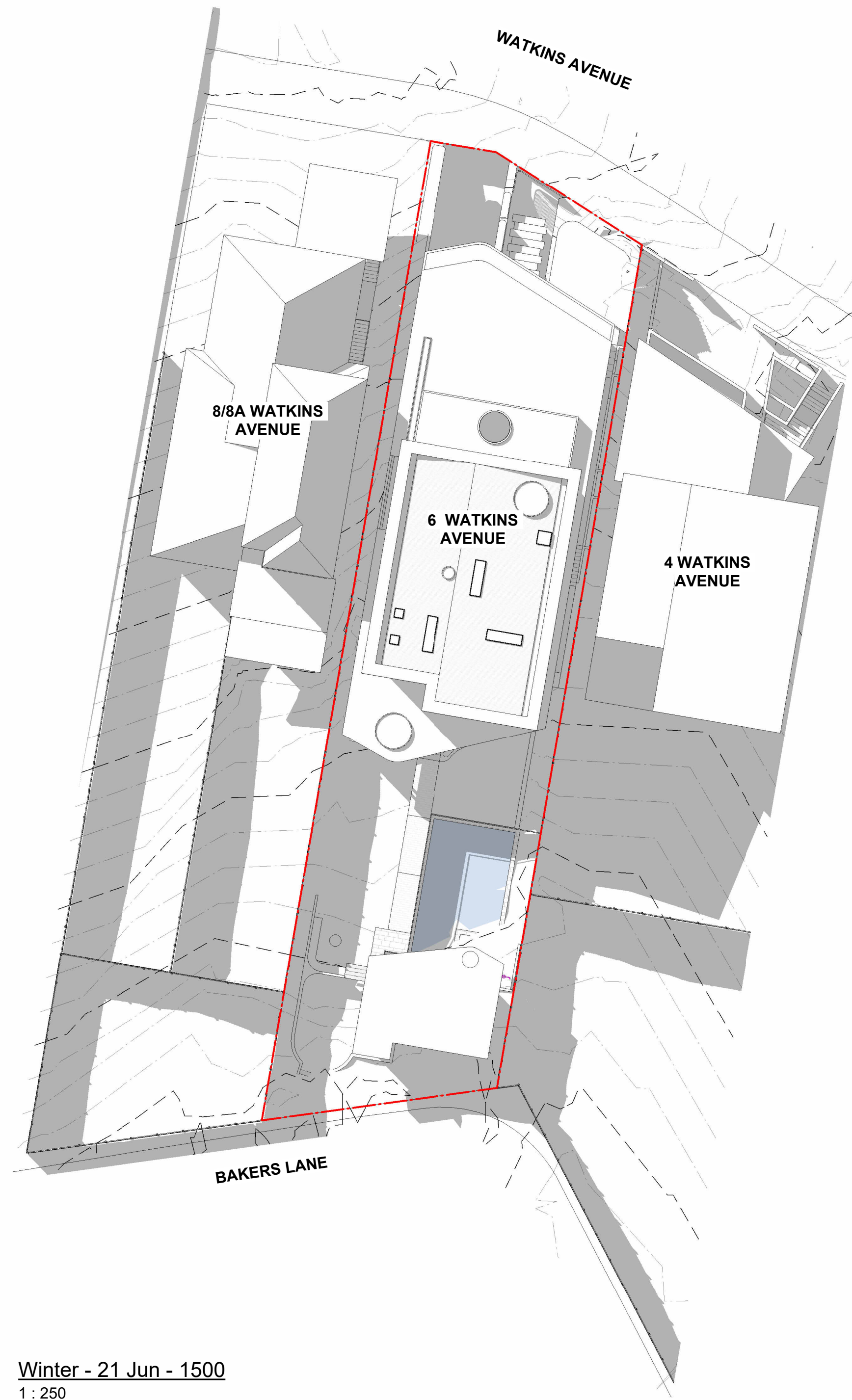




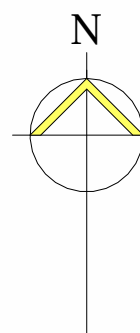
Winter - 21 Jun - 0900
1 : 250



Winter - 21 Jun - 1200
1 : 250



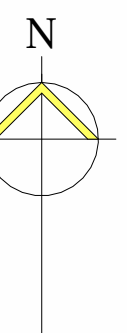
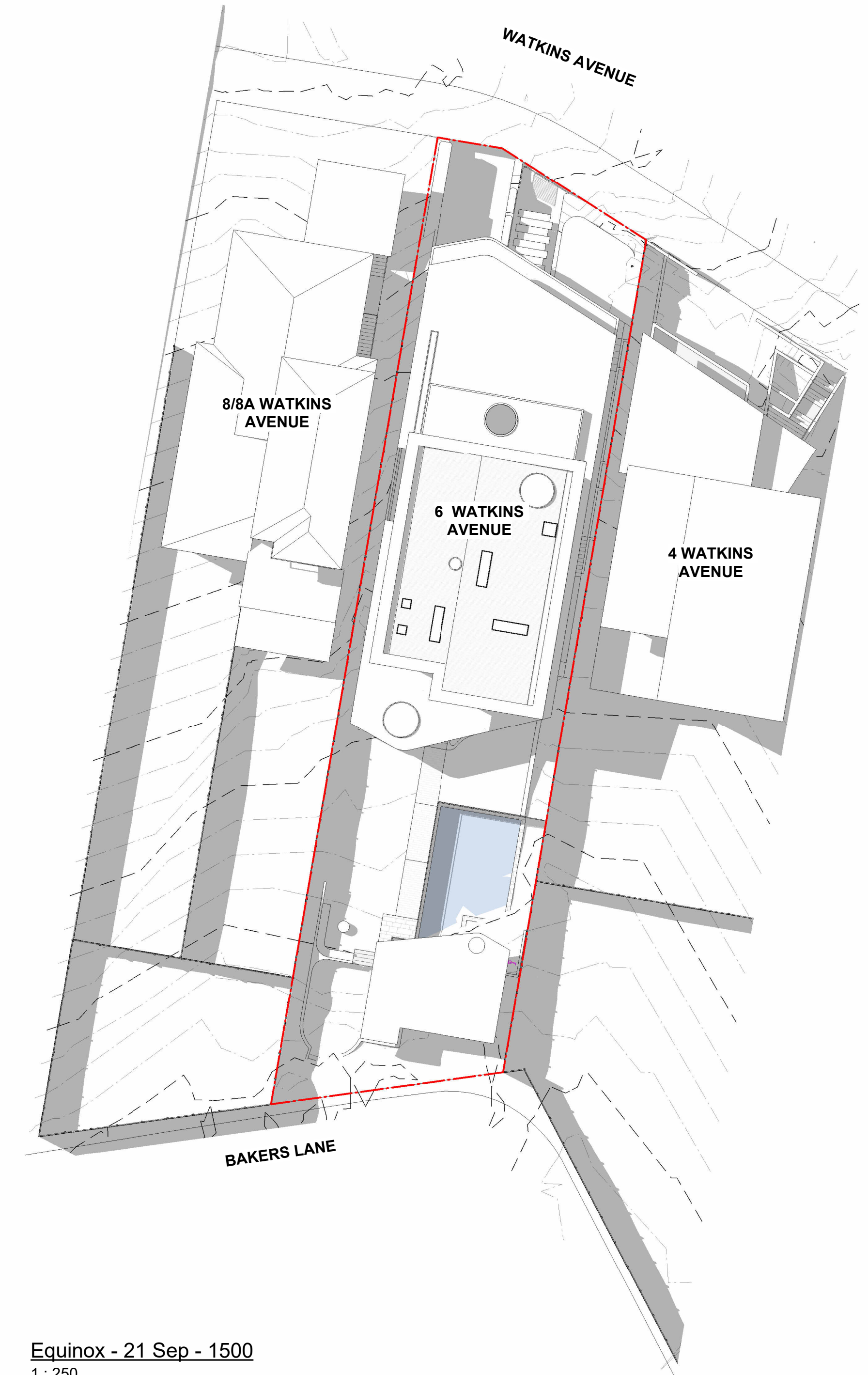
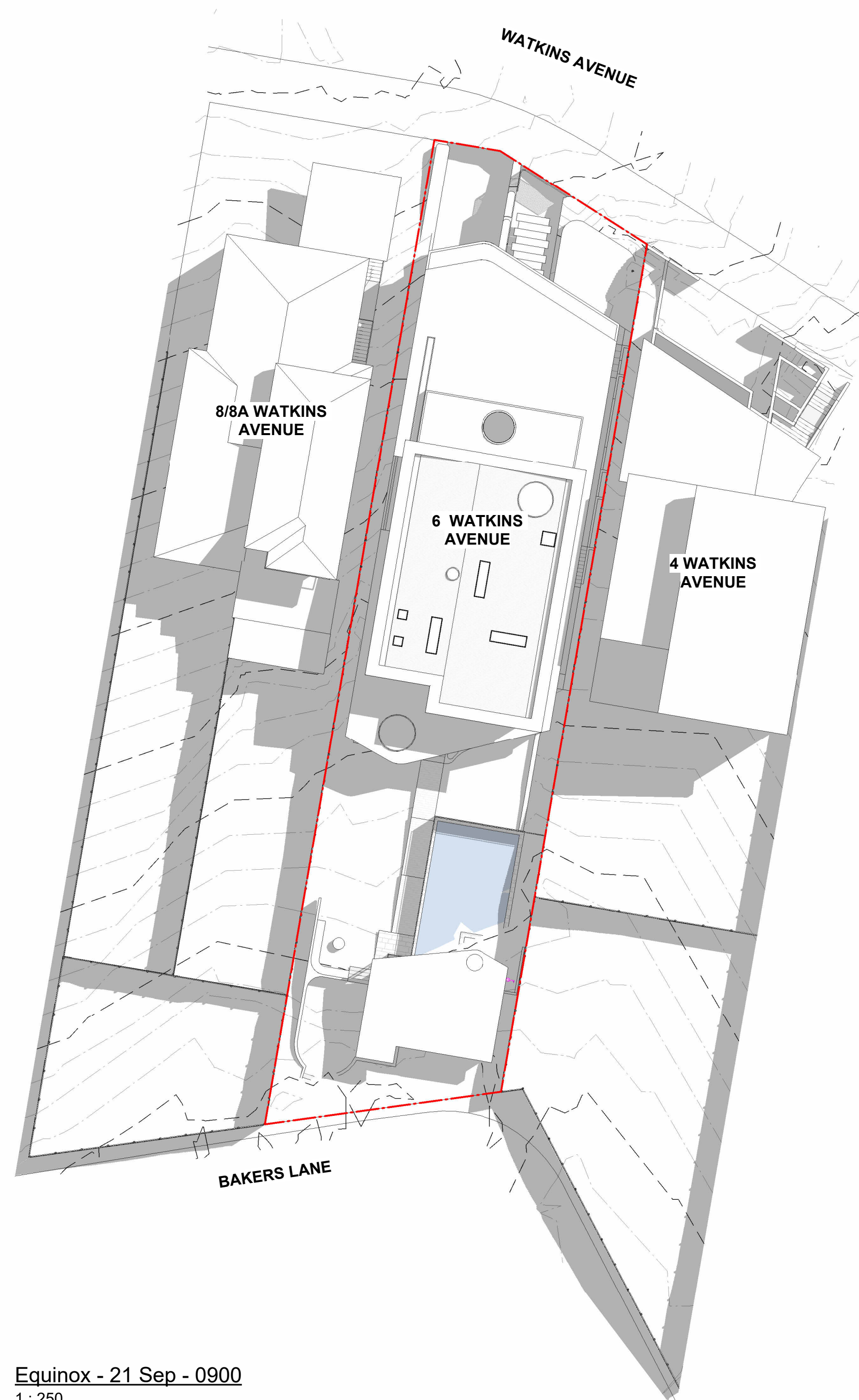
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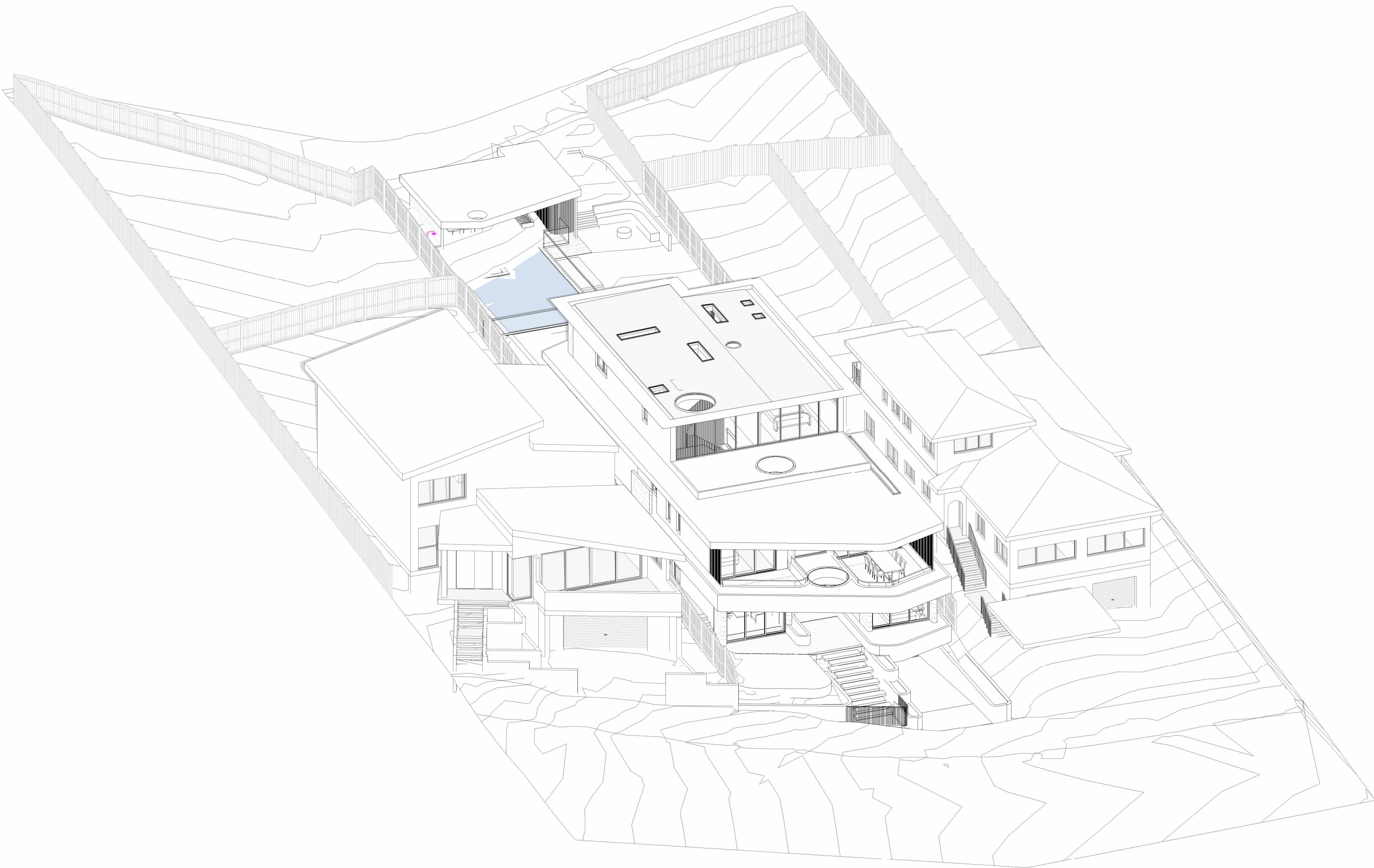
Project	Drawing Name	Date	Scale	Sheet Size	Job No.	Drawing No.	North Point	DO NOT SCALE FROM THESE DRAWINGS use given dimensions. Contractor/ Builder is to check all dimensions on site prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the architect/ designer prior to commencement of work. This drawing is to be used in accordance with its "purpose of issue" only. No responsibility will be accepted for the improper use of this drawing. Architectural drawings indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant Australian Standards, legislation, policies, Building Code of Australia, Development Consent and any other council or certifier's requirements. This set of drawings does not include all possible construction details and the builder is required to complete the design where the information is not available. Please contact the architect in case of doubt.
TSOUNIS RESIDENCE	6 WATKIN AVENUE, EARLWOOD	22/11/2023	1 : 250	@ A1	2302	41		
	Shadow Diagrams - Winter	Drawn JW	Chk. RPCM			Revision / DA-3		
								868 ARCHITECTS PTY LTD Nom. Arc. Robert Chapman-Malec Reg. No: 9315 38A President Ave, Caringbah, NSW, 2228 M: 0401 601 106 E: robert@868architects.com

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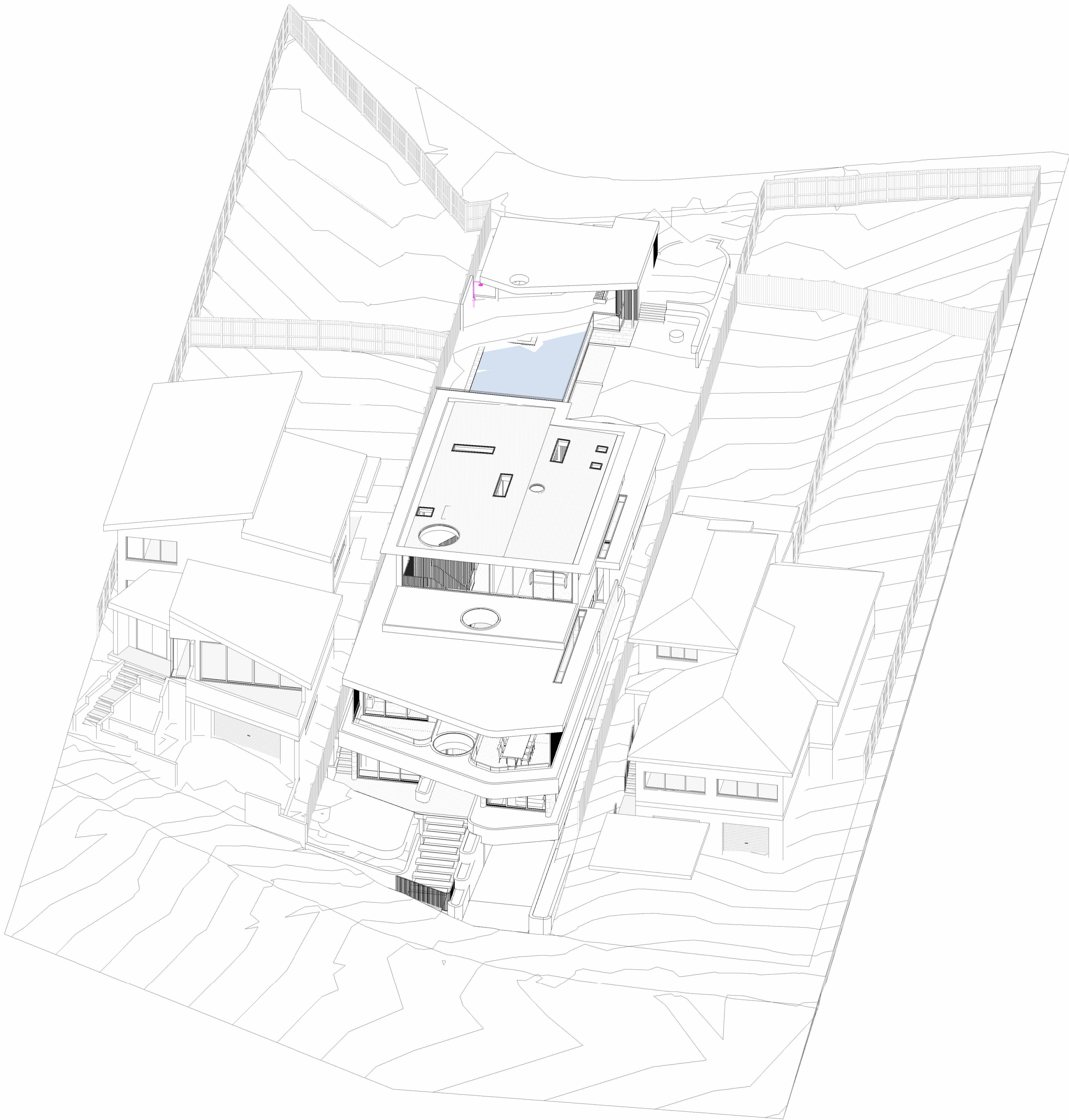
868 ARCHITECTS PTY LTD
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Reg. No: 9315
38A President Ave, Caringbah, NSW, 2228
M: 0401 601 106 E: robert@868architects.com



Sun Eye Diagram - Winter - 1000

Sun Eye Diagram - Winter - 1100



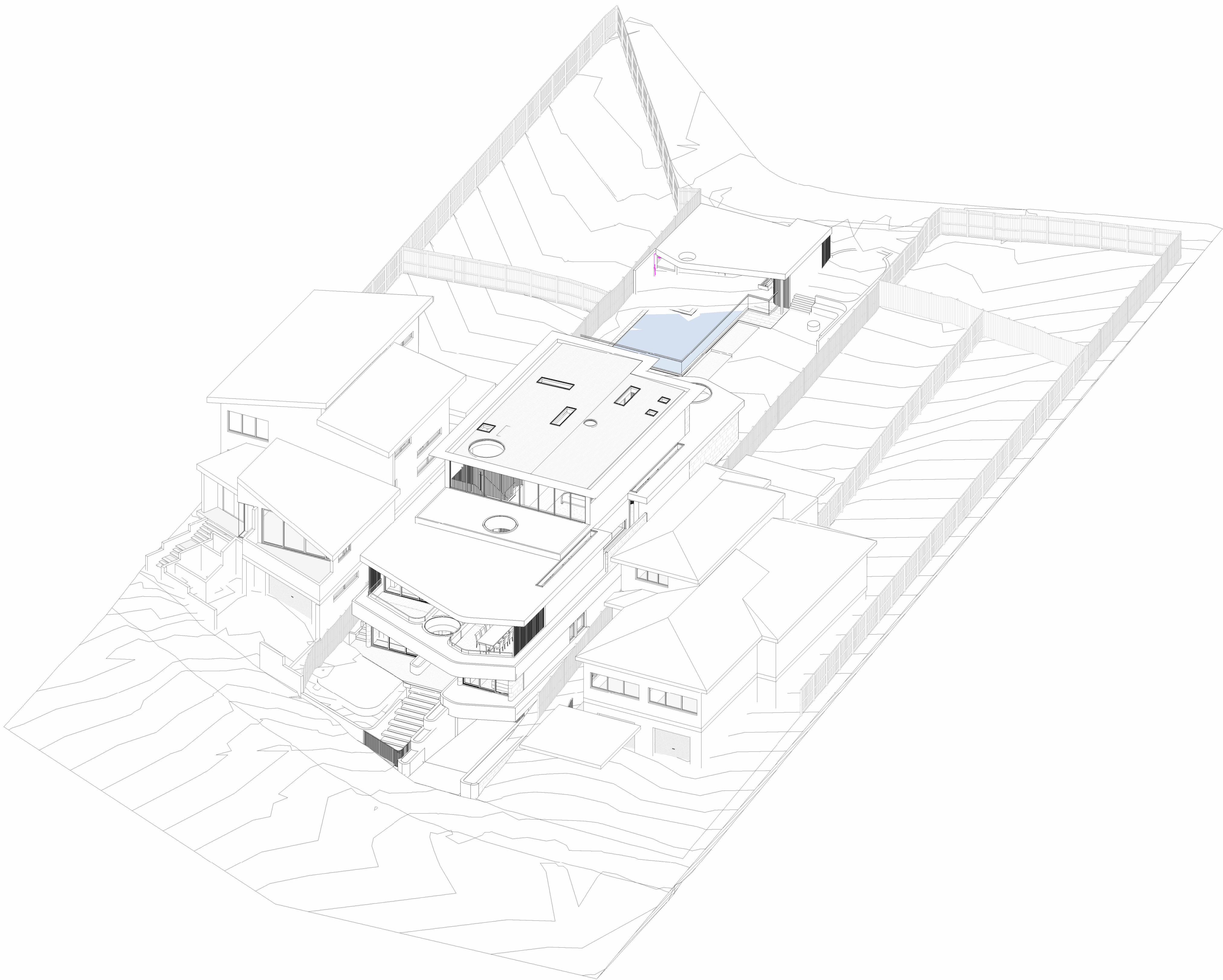


Sun Eye Diagram - Winter - 1200

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Project	Drawing Name	Date	Scale	Sheet Size	Job No.	Drawing No.	North Point	DO NOT SCALE FROM THESE DRAWINGS use given dimensions. Contractor/ Builder is to check all dimensions on site prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the architect/ designer prior to commencement of work. This drawing is to be used in accordance with its "purpose of issue" only. No responsibility will be accepted for the improper use of this drawing. Architectural drawings indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant Australian Standards, legislation, policies, Building Code of Australia, Development Consent and any other council or certifier's requirements. This set of drawings does not include all possible construction details and the builder is required to complete the design where the information is not available. Please contact the architect in case of doubt.
TSOUNIS RESIDENCE	Sun Eye Diagrams - Winter - 1200	22/11/2023		@ A1	2302	43.4		
6 WATKIN AVENUE, EARLWOOD		Drawn JW	Chk. RPCM			Revision / DA-3		

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Reg. No: 9315
38A President Ave, Caringbah, NSW, 2228
M: 0401 601 106 E: robert@868architects.com

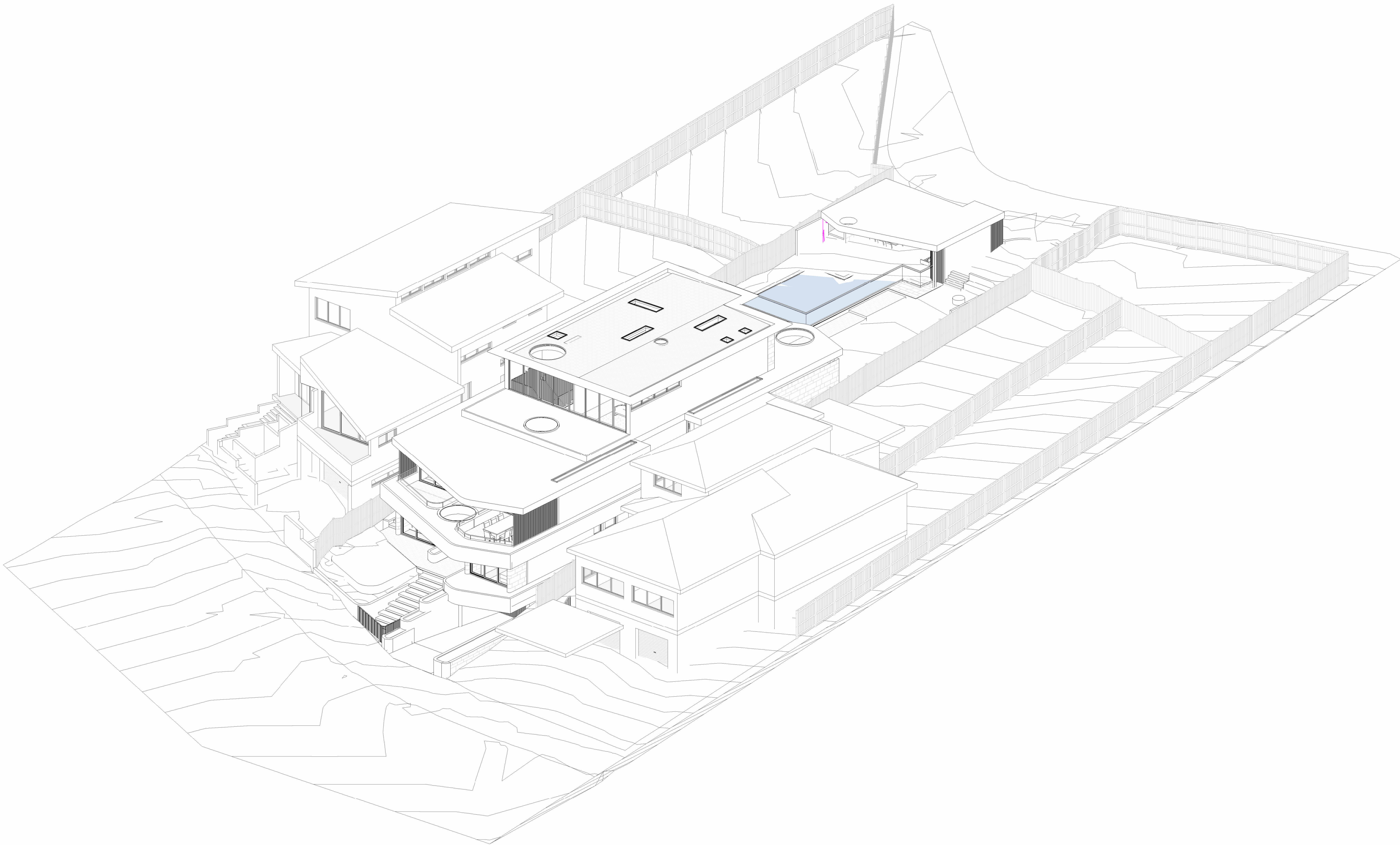


Sun Eye Diagram - Winter - 1300

DA DRAWINGS ONLY - NOT FOR CONSTRUCTION

Project	Drawing Name	Date	Scale	Sheet Size	Job No.	Drawing No.	North Point	DO NOT SCALE FROM THESE DRAWINGS use given dimensions. Contractor/ Builder is to check all dimensions on site prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the architect/ designer prior to commencement of work. This drawing is to be used in accordance with its "purpose of issue" only. No responsibility will be accepted for the improper use of this drawing. Architectural drawings indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant Australian Standards, legislation, policies, Building Code of Australia, Development Consent and any other council or certifier's requirements. This set of drawings does not include all possible construction details and the builder is required to complete the design where the information is not available. Please contact the architect in case of doubt.
TSOUNIS RESIDENCE	Sun Eye Diagrams - Winter - 1300	22/11/2023		@ A1	2302	43.5		
6 WATKIN AVENUE, EARLWOOD		Drawn JW	Chk. RPCM			Revision / DA-3		

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Sun Eye Diagram - Winter - 1400

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TSOUNIS RESIDENCE	Sun Eye Diagrams - Winter - 1400	22/11/2023		@ A1	2302	43.6		
6 WATKIN AVENUE, EARLWOOD		Drawn JW	Chk. RPCM			Revision / DA-3		

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868

ARCHITECTS



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FRONT VIEW
ARTIST IMPRESSION



REAR VIEW
ARTIST IMPRESSION

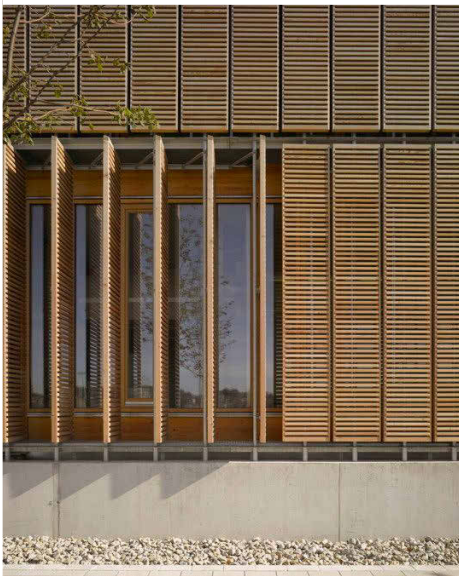
MATERIALS



ALUMINIUM BATTENS



FEATURE STONE TILE



ALUMINIUM SCREENS



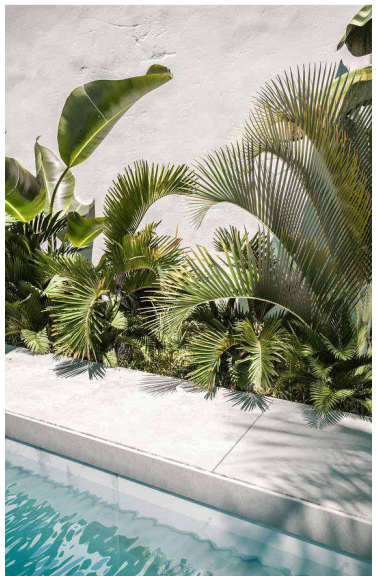
WHITE RENDER



DARK WINDOW TREATMENTS



OVERFLOW PLANTING



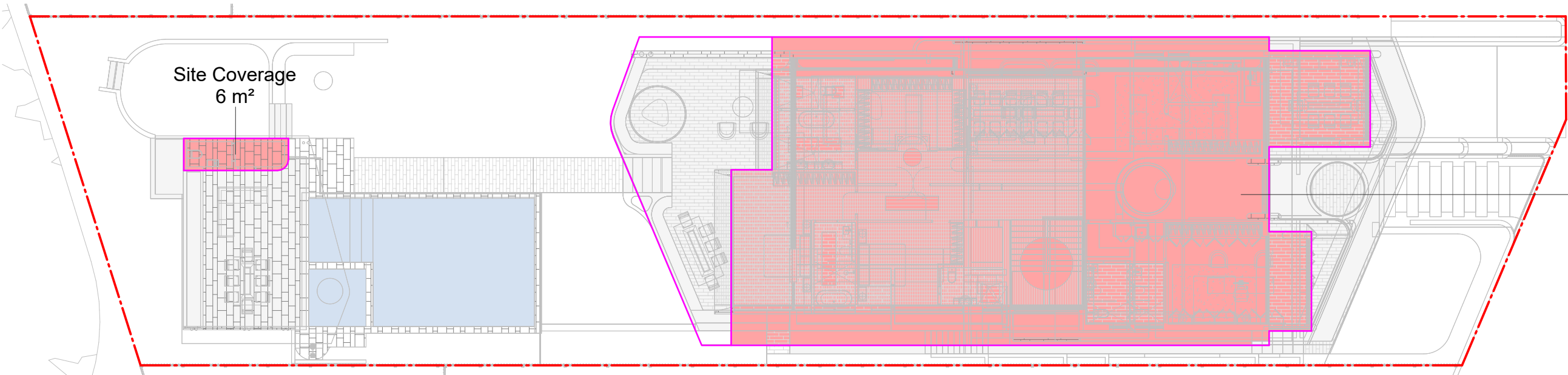
ASSOCIATED LANDSCAPING

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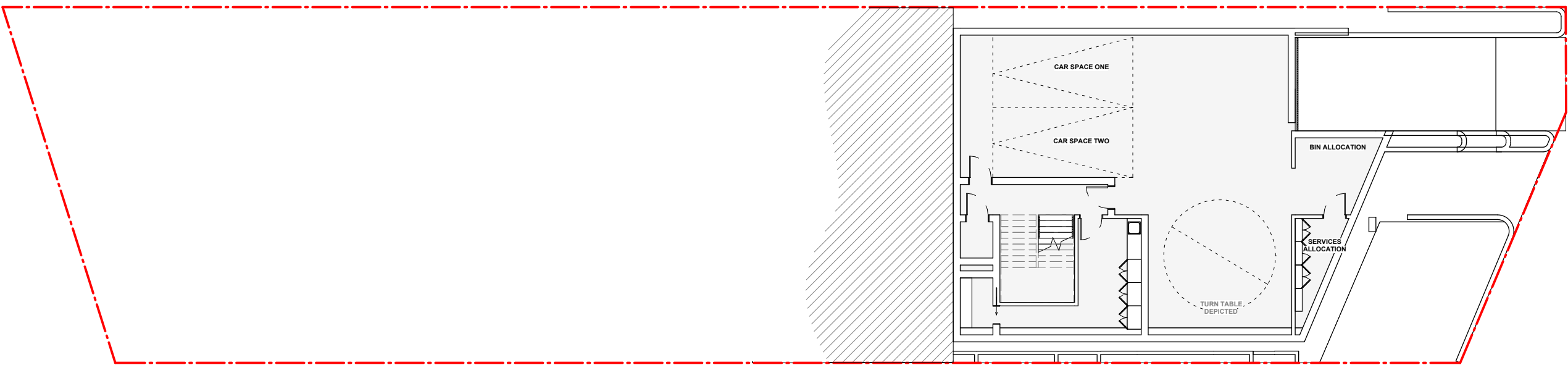
Project	Drawing Name	Date	Scale	Sheet Size	Job No.	Drawing No.	North Point	DO NOT SCALE FROM THESE DRAWINGS use given dimensions. Contractor/ Builder is to check all dimensions on site prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the architect/ designer prior to commencement of work. This drawing is to be used in accordance with its "purpose of issue" only. No responsibility will be accepted for the improper use of this drawing. Architectural drawings indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant Australian Standards, legislation, policies, Building Code of Australia, Development Consent and any other council or certifier's requirements. This set of drawings does not include all possible construction details and the builder is required to complete the design where the information is not available. Please contact the architect in case of doubt.
TSOUNIS RESIDENCE	6 WATKIN AVENUE, EARLWOOD	22/11/2023		@ A1	2302	50		
	External Finishes Schedule	Drawn JW	Chk. RPCM			Revision / DA-3		

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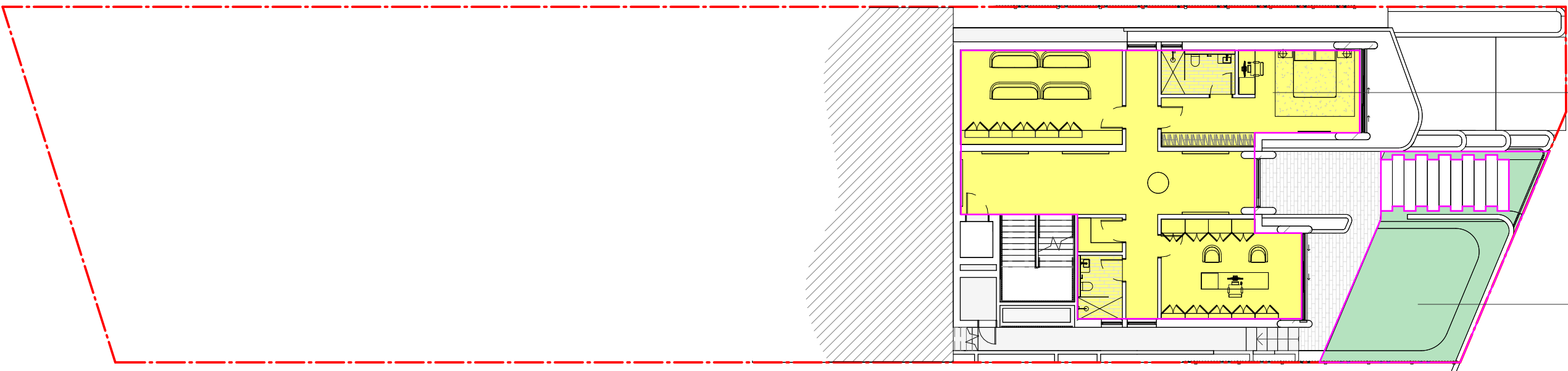
868 ARCHITECTS



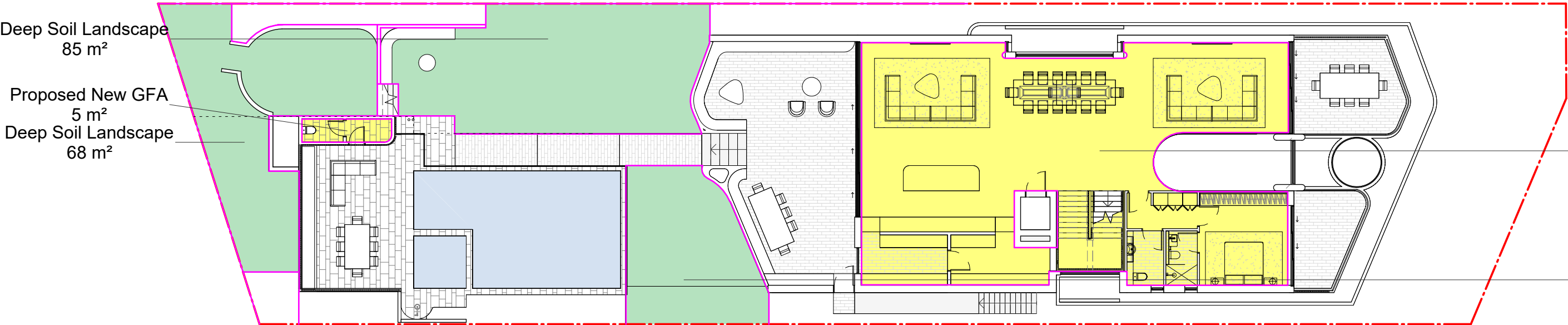
Site Coverage Calculations
1 : 200



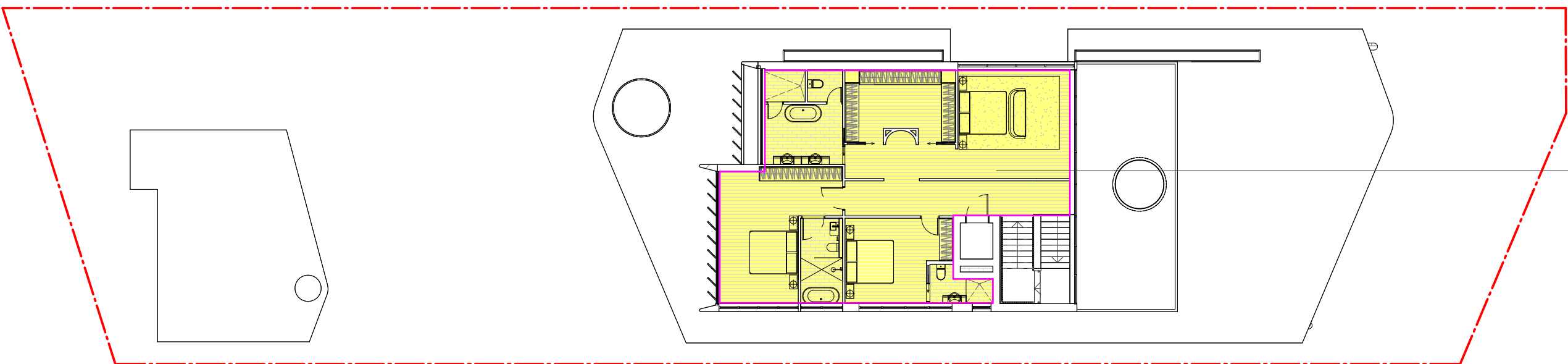
Lower Ground Floor
1 : 200



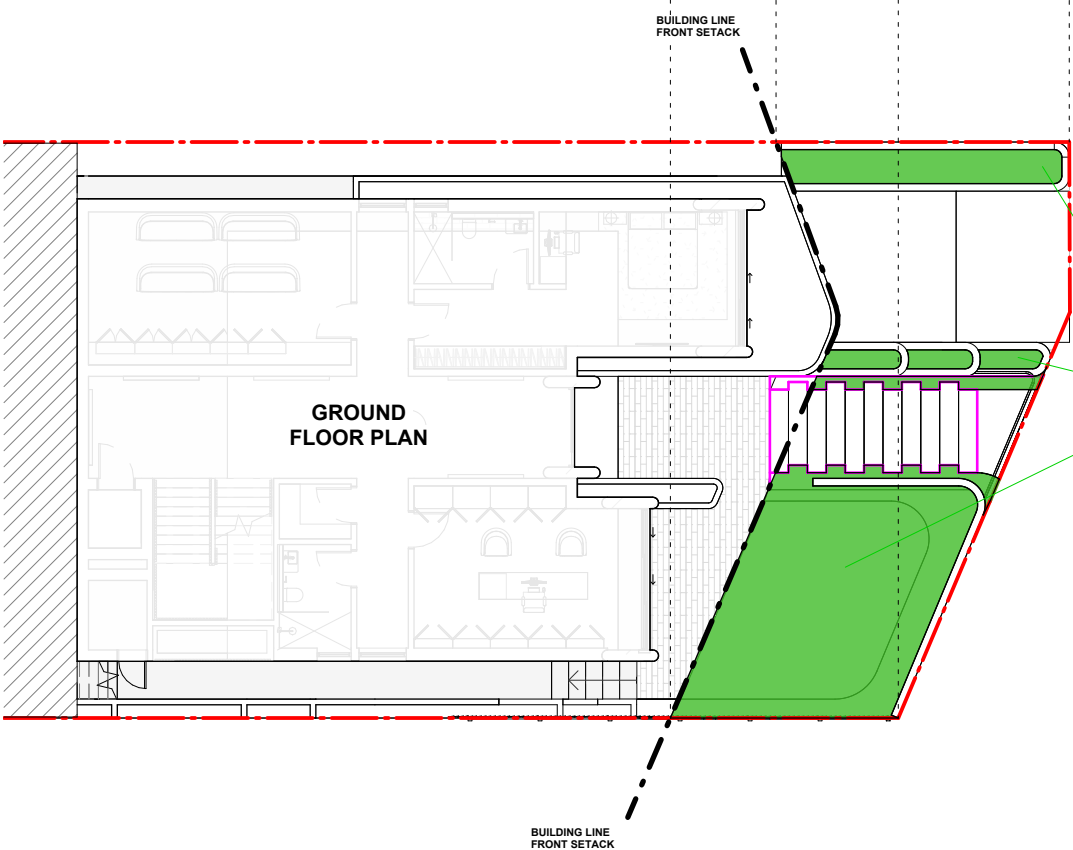
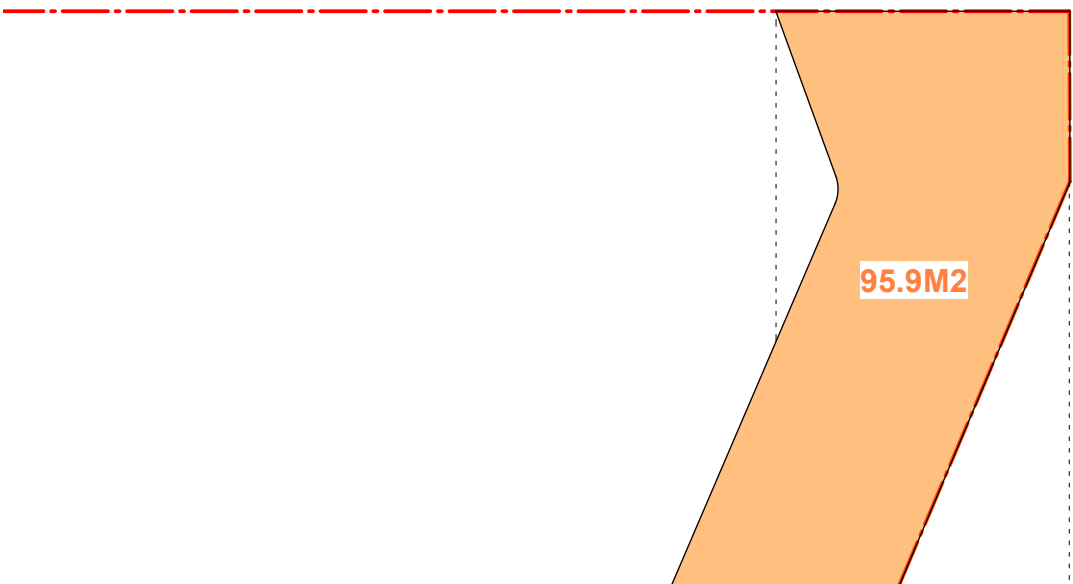
Ground Floor Calculations
1 : 200



First Floor Calculations
1 : 200



Second Floor Calculations
1 : 200



Impervious Frontage Calculation
1 : 200

TOTAL AREA INFRONT OF BUILDING LINE	=	95.9M2
TOTAL FRONTAGE PERVIOUS	=	48.15M2
	=	50.2%

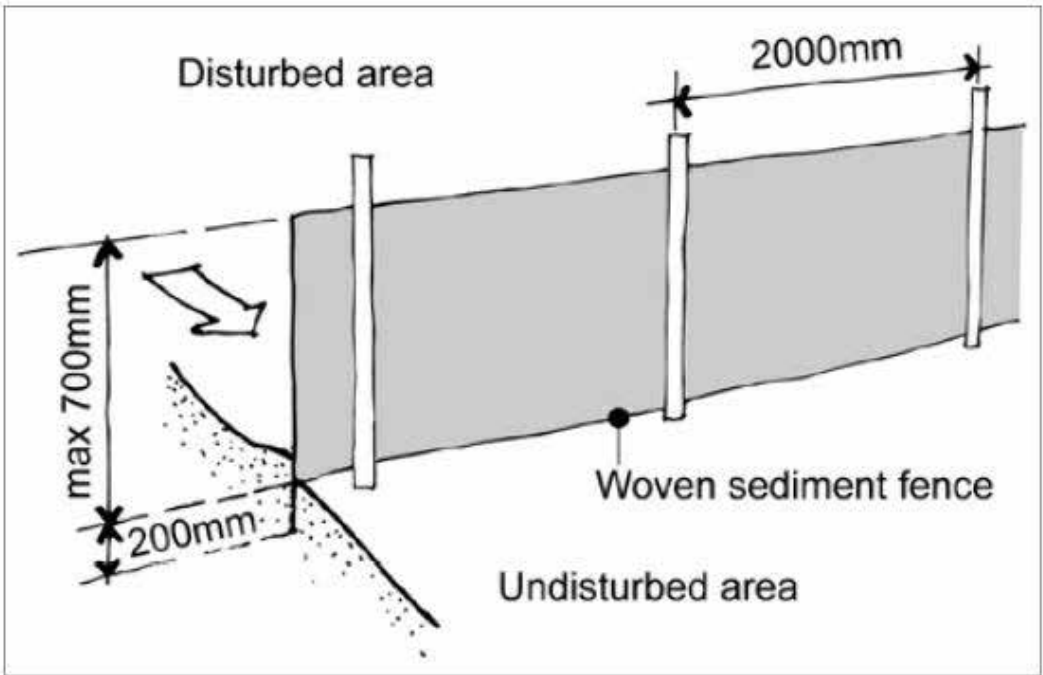
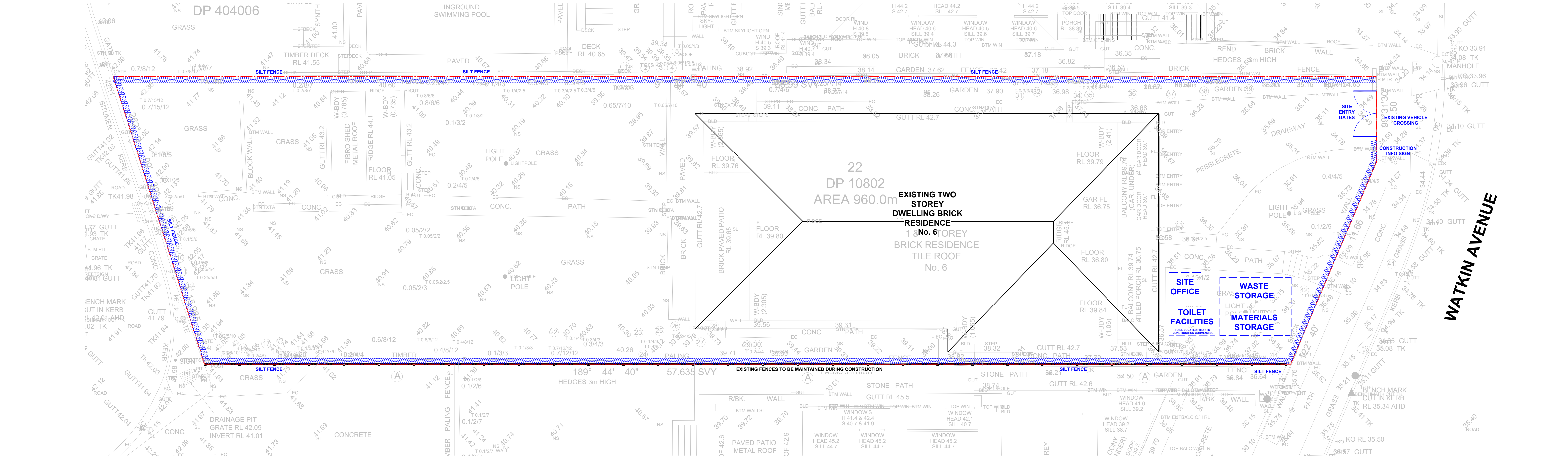
Area Schedule (Site Coverage)	
Area	Name
332 m²	Site Coverage
6 m²	Site Coverage

Area Schedule (GFA)			
Area	Name	Area Type	Level
44 m²	Deep Soil Landscape	Exterior Area	Ground Floor
85 m²	Deep Soil Landscape	Exterior Area	Level 1
43 m²	Deep Soil Landscape	Exterior Area	Level 1
68 m²	Deep Soil Landscape	Exterior Area	Level 1

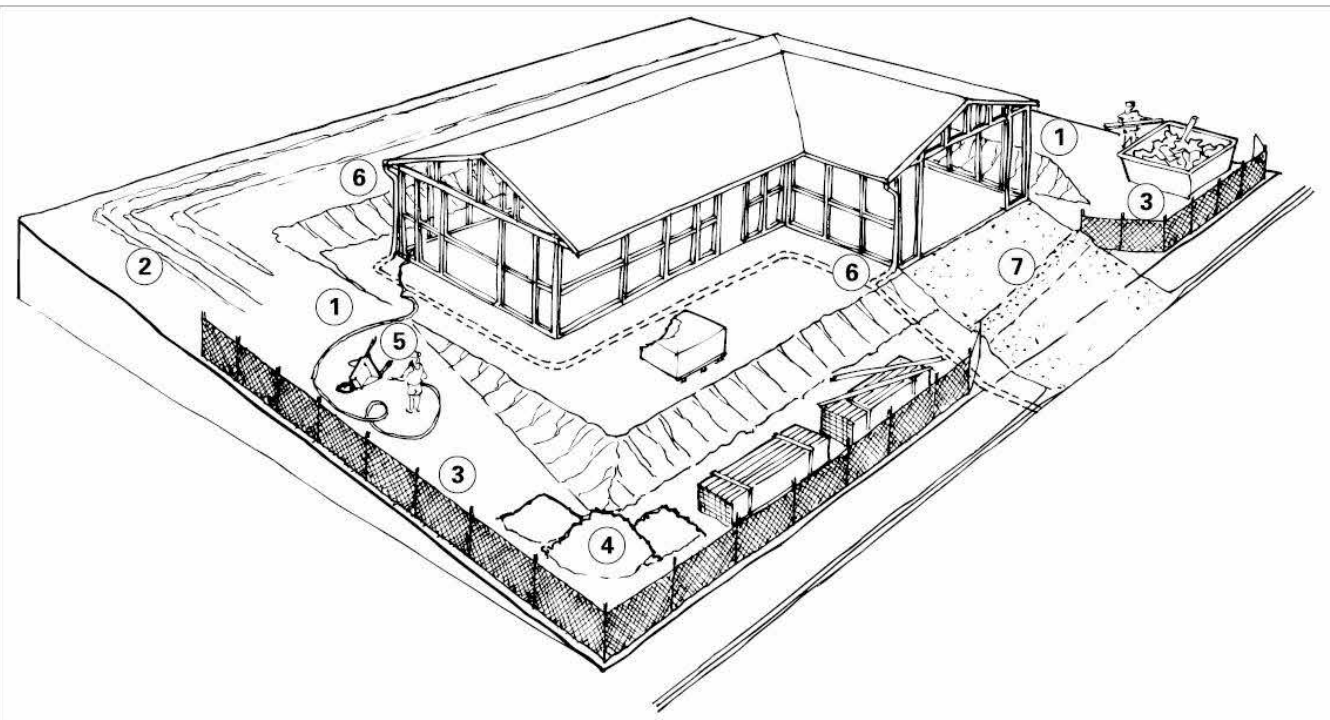
240 m²			
146 m²	Proposed New GFA	Floor Area	Ground Floor
204 m²	Proposed New GFA	Floor Area	Level 1
5 m²	Proposed New GFA	Floor Area	Level 1
124 m²	Proposed New GFA	Floor Area	Level 2
479 m²			

- Site Coverage
- Deep Soil Landscape
- Existing Gross Floor Area
- Proposed New GFA

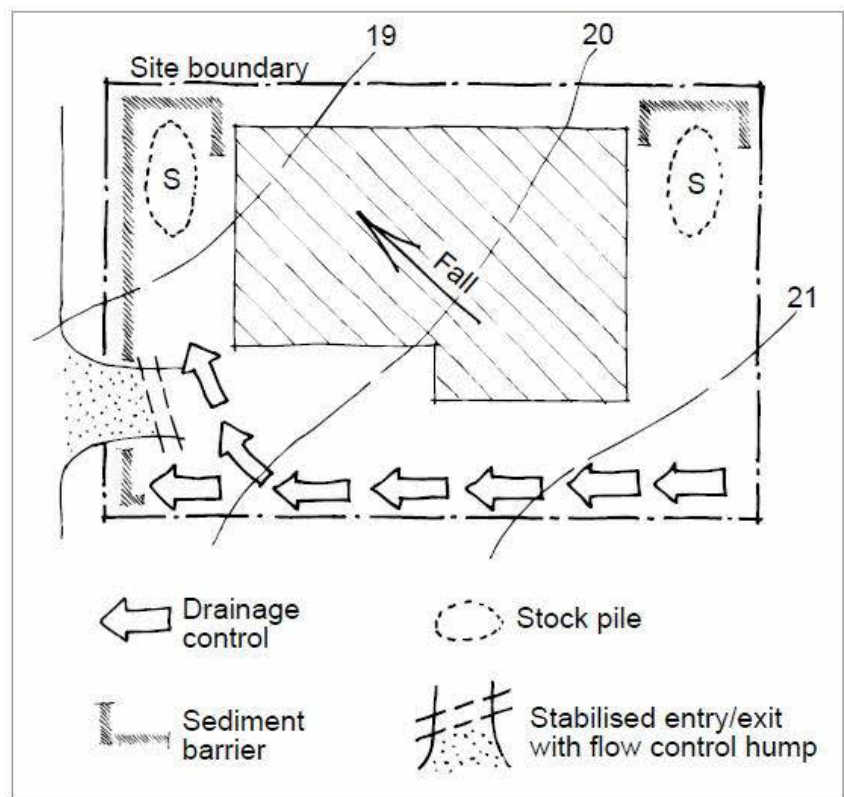
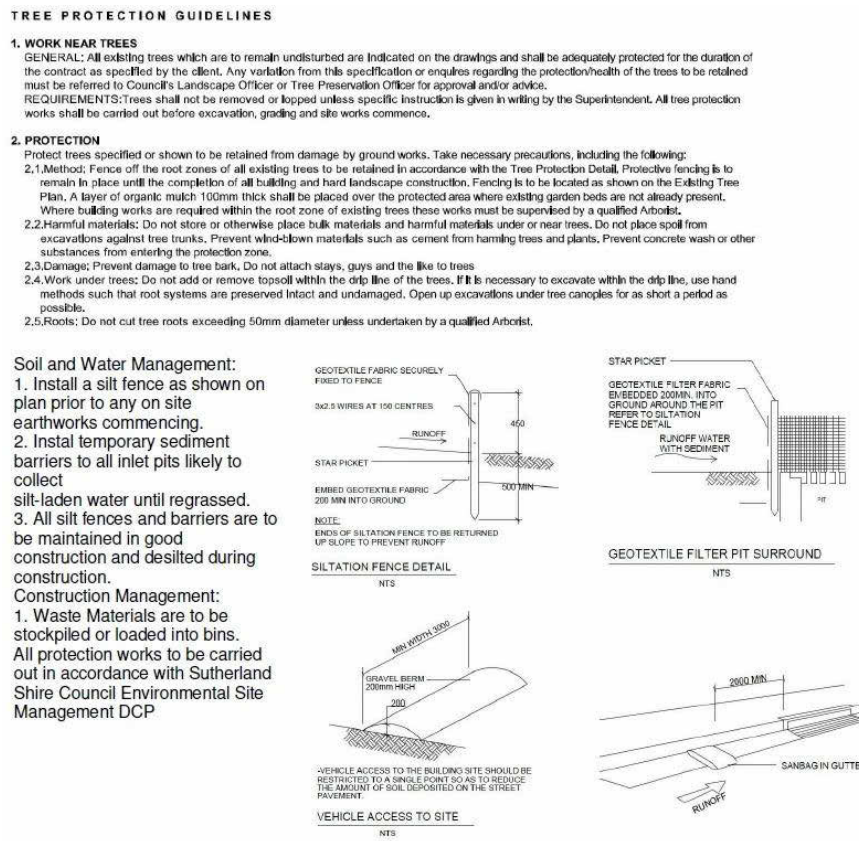
DA DRAWINGS ONLY - NOT FOR CONSTRUCTION



Woven sediment fences trap sediment but allow water through.



Erosion and sediment control measures: 1 minimise disturbance, 2 diversion devices, 3 sediment barriers, 4 secure stockpiles, 5 other containments, 6 early stormwater connection, 7 controlled access point.



Sediment control layout on a compact urban site.

Soil and Water Management:

1. Install a silt fence as shown on plan prior to any on site earthworks commencing.
2. Install temporary sediment barriers to all inlet pits likely to collect silt-laden water until regraded.
3. All silt fences and barriers are to be maintained in good construction and desilted during construction.

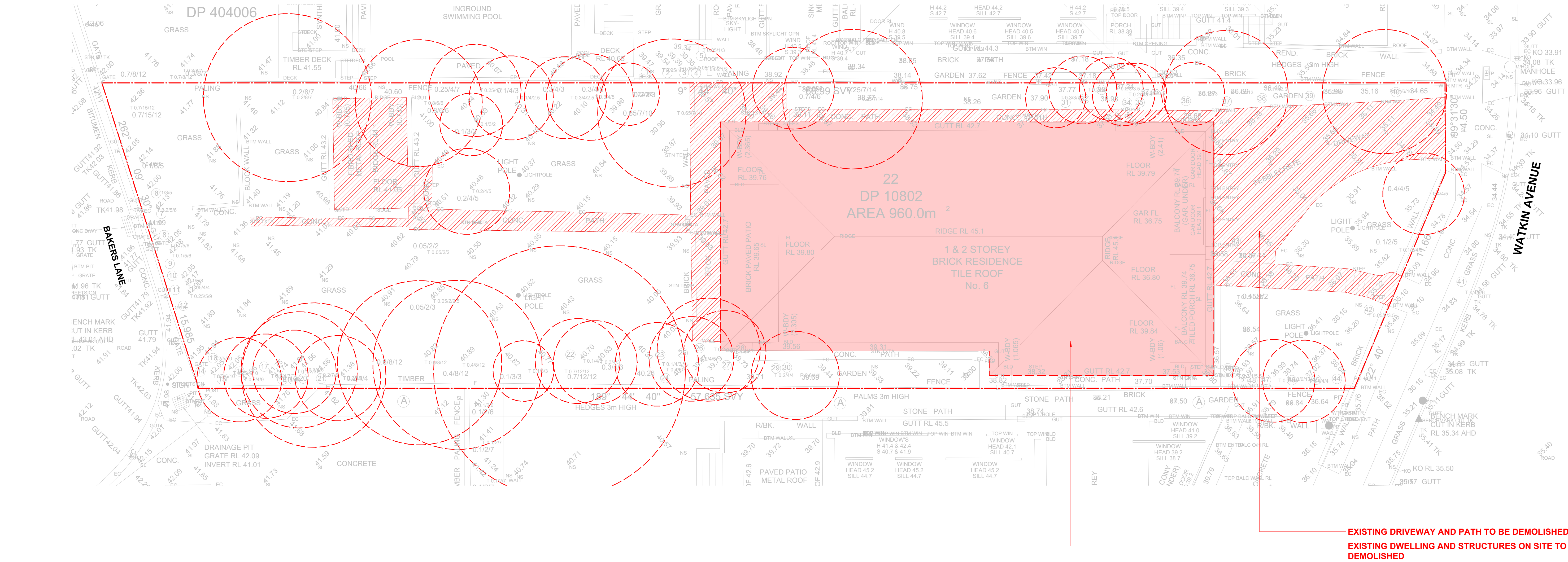
Construction Management:

1. Waste Materials are to be stockpiled or loaded into bins.

All protection works to be carried out in accordance with Canterbury-Bankstown Environmental Site Management DCP

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TSOUNIS RESIDENCE	6 WATKIN AVENUE, EARLWOOD	Construction & Waste Management	22/11/2023	1 : 100 @ A1	2302	52				
Drawn	Chk.					Revision				
JW				RPCM		/ DA-3				



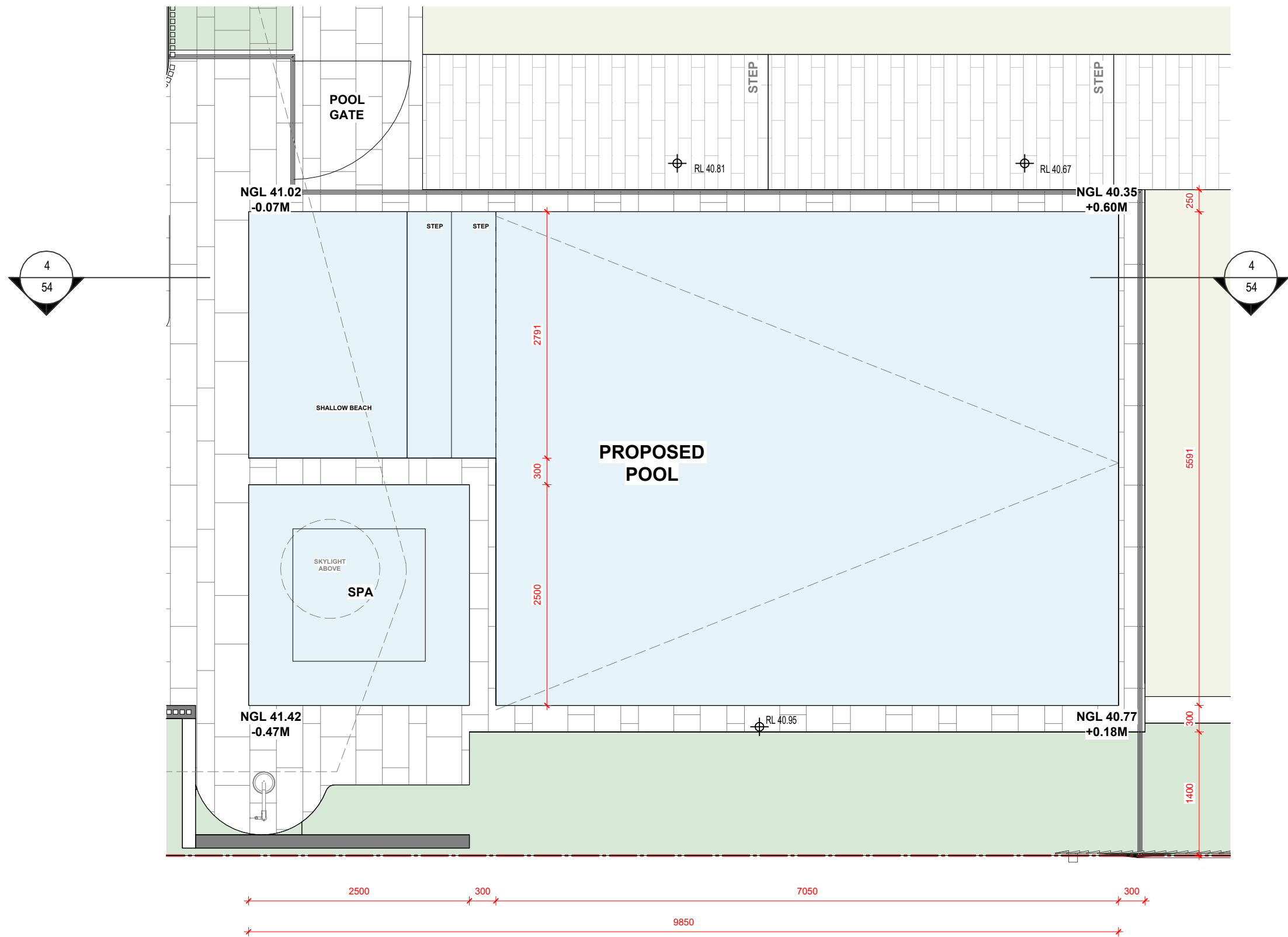
ALL STRUCTURES AND GROUND COVERINGS HIGHLIGHTED IN RED ARE TO BE DEMOLISHED

TREES TO BE REMOVED AS PER LANDSCAPE ARCHITECTS DRAWINGS AND DETAILS

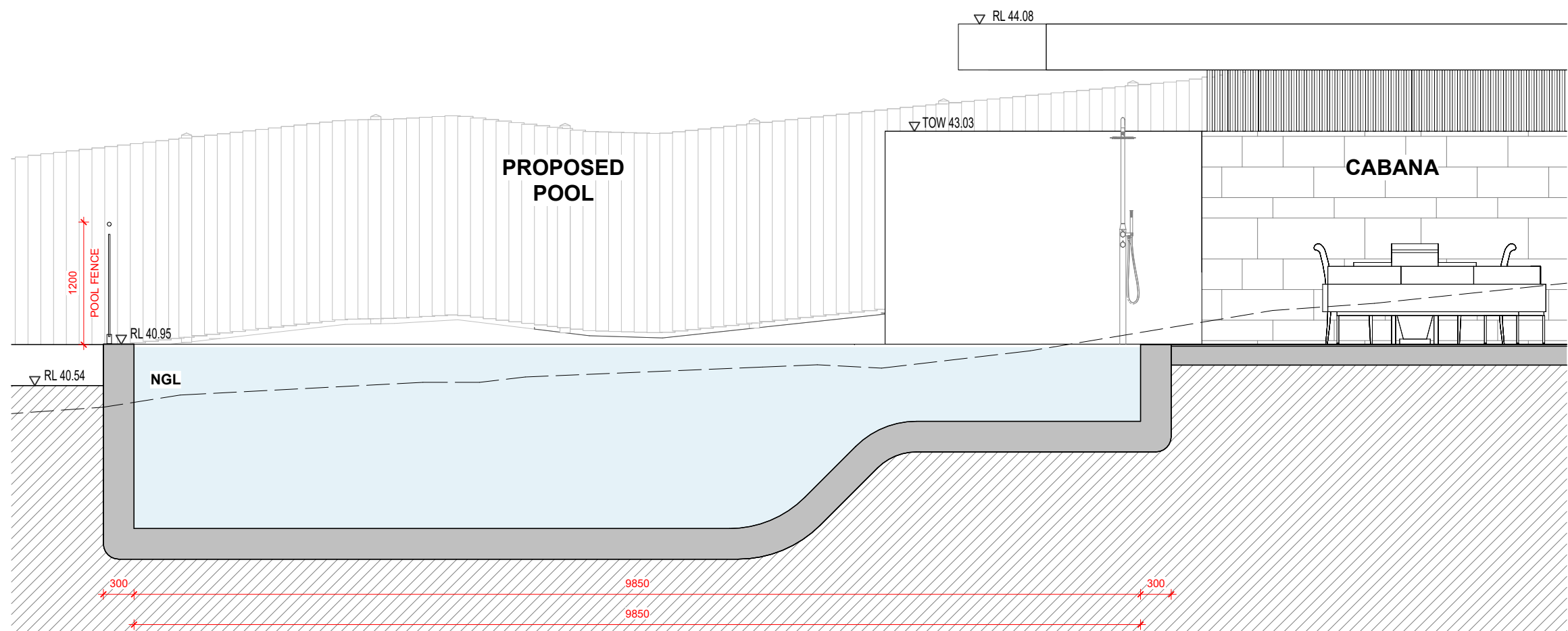
DEMOLITION - NOTES				
<ul style="list-style-type: none">- DEMOLITION CONTRACTOR TO ENSURE DBYD IS CARRIED OUT PRIOR TO COMMENCEMENT ON SITE.- CUT EXISTING FLOOR SLABS FOR NEW EXCAVATIONS, FOR FOOTINGS AND SERVICES. REFER ALSO TO STRUCTURAL AND SERVICES DRAWINGS AND DOCUMENTATION FOR EXTENT OF DEMOLITION WORKS.- DISCONNECT ALL SERVICES PRIOR TO DEMOLITION. REFER TO CONSULTANT DRAWINGS AND DOCUMENTATION.- REFER TO ENG.'S DRAWINGS FOR EXTENT OF UNDERPINNING OF EXISTING FOOTINGS AND WALLS. REMOVAL OF EXISTING BEAMS, COLUMNS, CONCRETE SLABS AND SEQUENCE OF REMOVAL. TEMPORARY PROPPING OF WALLS, BEAMS, COLUMNS, CONCRETE SLABS AND BRICKWORK.- DEMOLITION WORK TO BE COORDINATED WITH THE NEW BUILDING WORK SHOWN ON ARCHITECTURAL DOCUMENTATION AND DOCUMENTATION OF OTHER CONSULTANTS.	<ul style="list-style-type: none">- DEMOLISH ALL EXISTING ROOFS.- REMOVE ALL FIXTURES, FITTINGS, AND FINISHES INCLUDING TILED WALLS AND FLOORS AND CLEAN ALL SURFACES IN PREPARATION OF RECEIVING NEW FINISHES AS PER SCHEDULES OR SPECIFICATION.- REMOVE ALL PIPEWORK, EQUIPMENT AND SERVICES NOT SPECIFICALLY DOCUMENTED TO BE RETAINED, INCLUDING; METAL DUCTWORK, SPRINKLER PIPEWORK, GUTTERS, DOWNPIPES, ELECTRICAL FIXTURES & FITTINGS, REDUNDANT PLANT EQUIPMENT, AND REDUNDANT SIGNAGE.- REMOVE ALL SUSPENDED CEILINGS AND PLASTERBOARD CEILINGS INCLUDING DISCONNECTING AND REMOVING ALL ELECTRICAL SERVICES, EQUIPMENT AND LIGHT FITTINGS ETC.- REMOVE ALL PARTITIONING, AND OTHER LIGHTWEIGHT WALLS, TO ALL FLOORS INCLUDING ANY BUILT IN FIXTURES AND FITTINGS.	<ul style="list-style-type: none">- DISCONNECT EXISTING SANITARY FIXTURES, AND DEMOLISH ON ALL LEVELS. REMOVE ALL FITTINGS AND FIXTURES AND ALL WALL & FLOOR TILES- NOTE: THE BUILDER SHALL SET OUT ALL WORK ON SITE, INCLUDING THE ESTABLISHMENT OF ALL LEVELS, THE MARKING OF ALL WALLS AND THE LOCATIONS OF ALL RISER DUCTS, PRIOR TO THE COMMENCEMENT OF SHOP DRAWINGS OR CONSTRUCTION. THIS SHALL INCLUDE A STUDY OF, AND ALLOWANCE FOR, ALL EXISTING CONDITIONS INCLUDING EXISTING SERVICES WITHIN AND AROUND THE SITE. ALL SHOP DRAWINGS SHALL BE PREPARED ON THE BASIS OF SITE CONFIRMATION OF EXISTING CONDITIONS. SHOULD ANY VARIATIONS OCCUR IN THE DOCUMENTATION WHICH WILL EFFECT THE WORK, THE BUILDER SHALL NOTIFY THE ARCHITECT IMMEDIATELY.	<ul style="list-style-type: none">- THIS DRAWING BROADLY SETS OUT DEMOLITION WORK. THE BUILDER SHALL CARRY OUT ALL DEMOLITION NECESSARY TO COMPLETE THE WORKS.- THE BUILDER SHALL ALLOW TO MAKE GOOD EDGES/SIDES OF ALL DEMOLISHED MASONRY WALLS AND WINDOWS TO CLEAR AND STRAIGHT EDGE SO AS TO ALLOW FOR FUTURE FINISHES.- REMOVE ALL FLOOR COVERINGS AND ADHESIVES ASSOCIATED WITH FLOOR COVERINGS. ALLOW FOR NEW FINISHES TO BE APPLIED.- REMOVE ALL WINDOWS, SECURITY MESH AND SCREENS- REMOVE ALL INTERNAL AND EXTERNAL DOORS.- REMOVE ALL MECHANICAL DUCTWORK & EQUIPMENT WHICH EXTENDS TO PERIMETER OF BUILDING.	<ul style="list-style-type: none">- REFER TO LANDSCAPE ARCHITECTS DRAWING FOR EXTENT OF REMOVAL OF EXISTING RETAINING WALLS AND EXISTING VEGETATION.- REMOVE ALL EXISTING PLANTER BOXES AND MAKE GOOD TO FINISHED FLOOR SURFACE SO AS TO ALLOW FOR FUTURE FINISHES.- WHERE STAIRS ARE TO BE DEMOLISHED ENSURE ENTIRE STAIR IS DEMOLISHED INCLUDING BALUSTRADES AND UNDERSIDE OF SOFFIT WHERE IT MEETS THE SLAB ABOVE.- ALL LEVELS NOTED ON DRAWINGS ARE INDICATIVE ONLY. MINOR VARIATIONS IN LEVELS ARE TO BE ALLOWED FOR.

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TSOUNIS RESIDENCE		6 WATKIN AVENUE, EARLWOOD	Demolition Plan	22/11/2023	As indicated @ A1	2302	53						
							Revision / DA-3						
			Drawn JW	Chk. RPCM									



Pool Plan
1 : 50



Long Section
1 : 50

NOTE: ALL FENCES TO COMPLY WITH
AS1926 - SWIMMING POOL SAFETY
STANDARDS AND THE SWIMMING POOLS
ACT

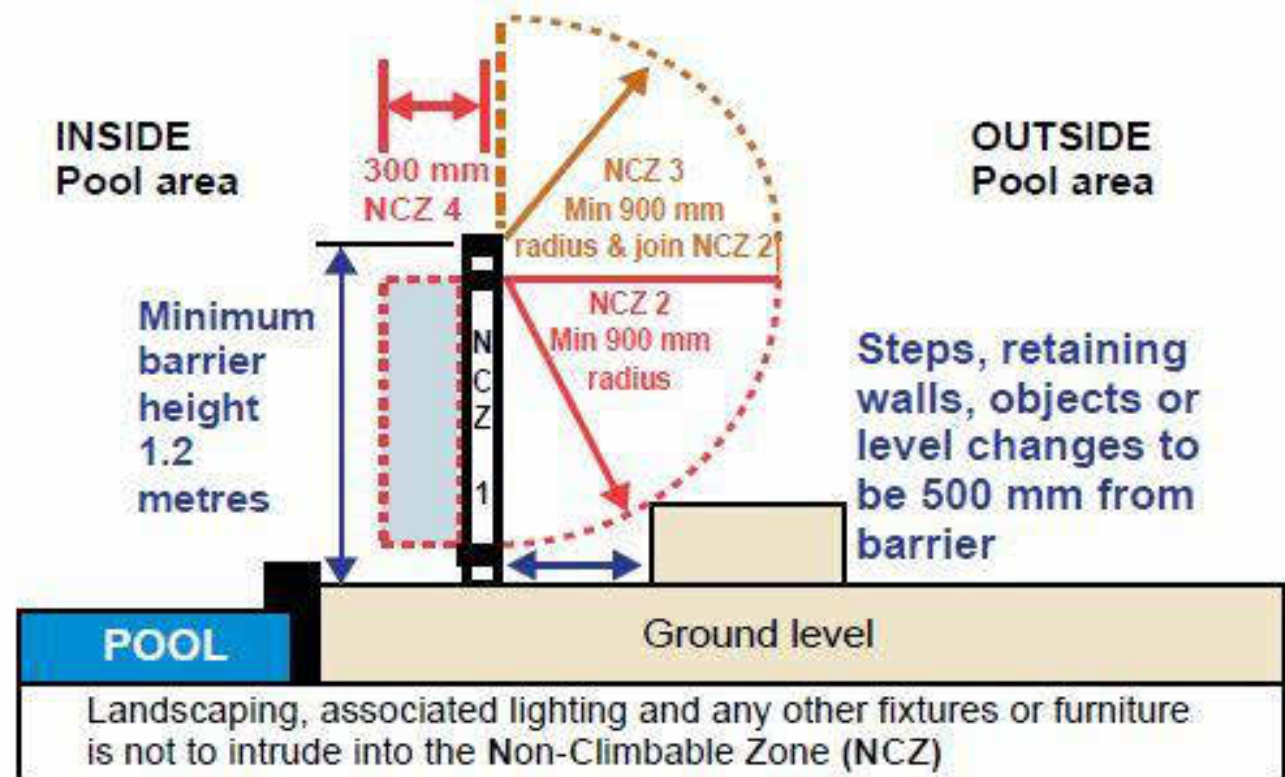
POOL FENCE
ENSURE POOL FENCE IS MINIMAL OF
1200MM HIGH (MEASURED OUTSIDE POOL
AREA)

ENSURE MAXIMUM 100MM GAP UNDER
POOL FENCE

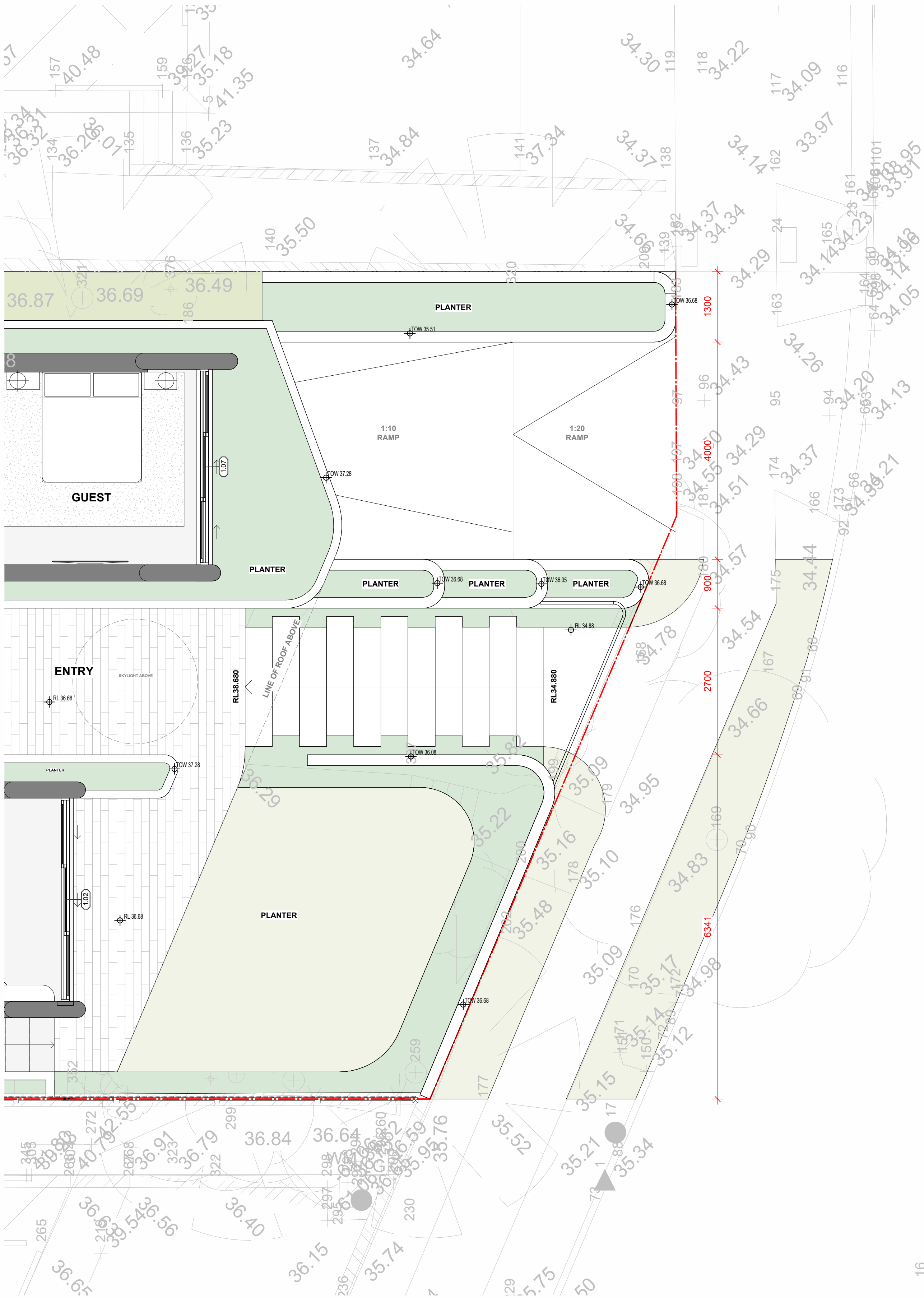
ENSURE A WARNING/RESUSITATION SIGN IS
DISPLAYED IN ACCORDANCE WITH THE
SWIMMING POOLS ACT

ENSURE MAXIMUM 100MM GAP IN BARRIER
COMPONENTS (ALLOWING FOR ANY FLEX IN
THE COMPONENTS)

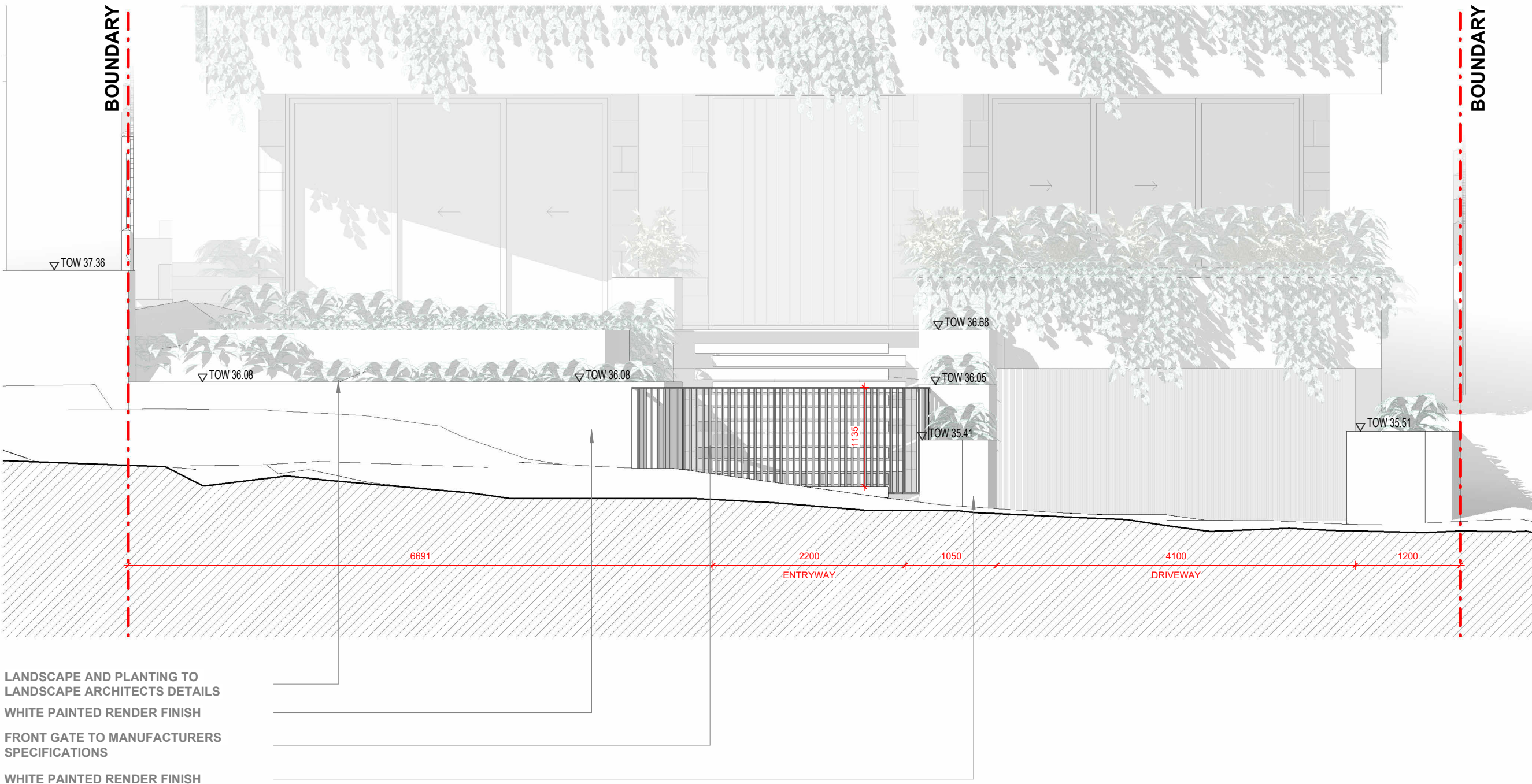
Internal Fence Barrier Section



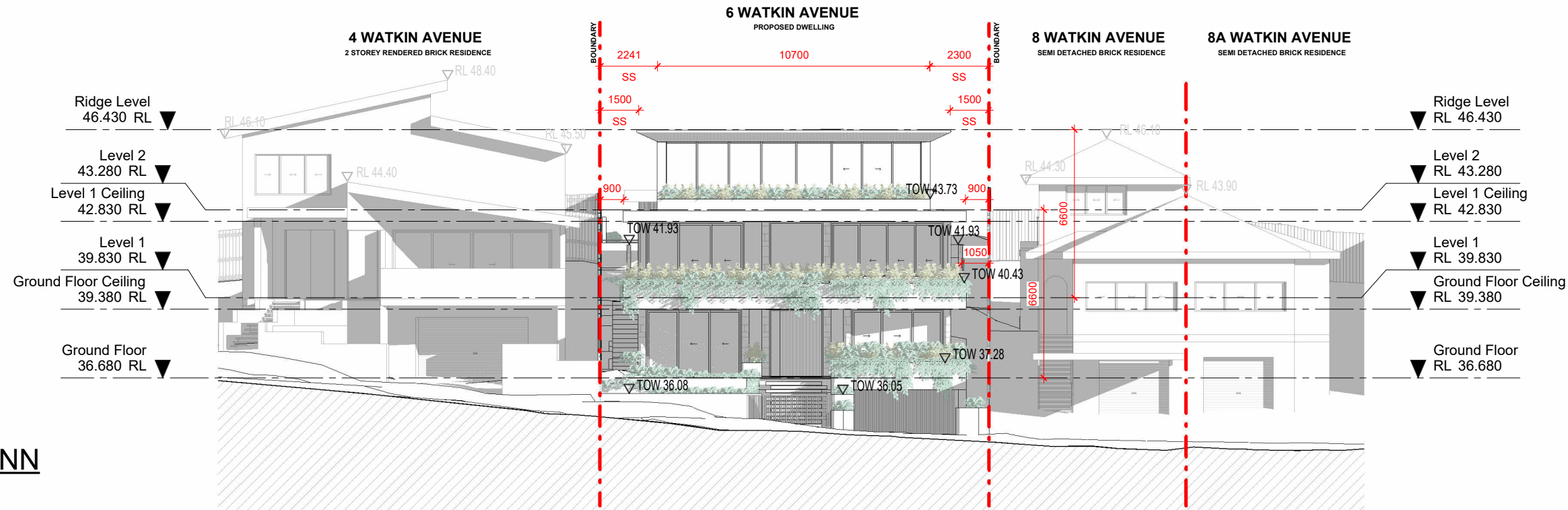
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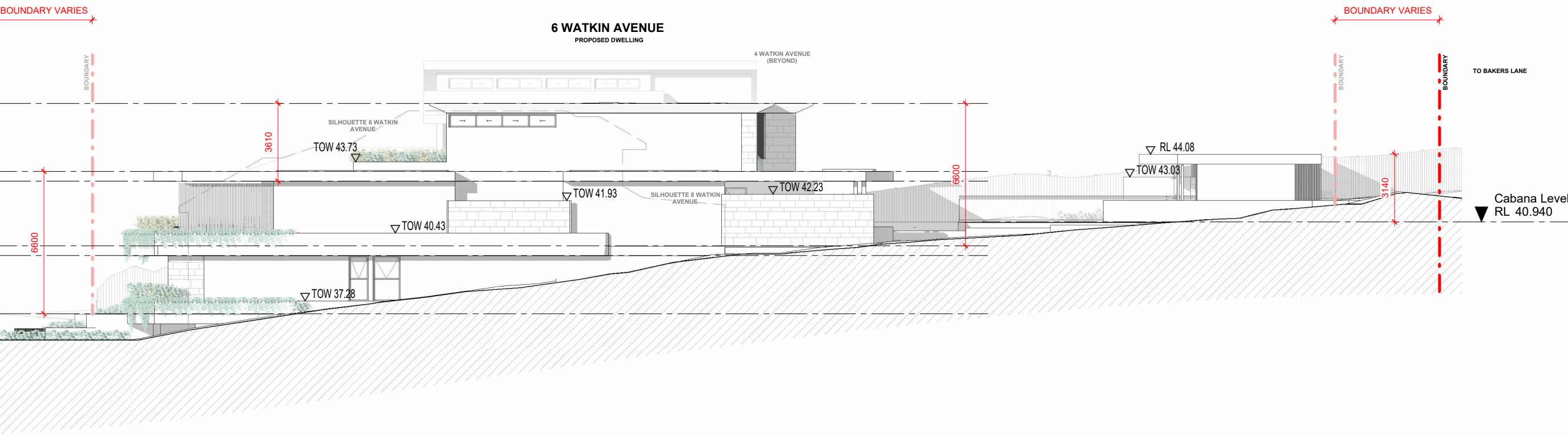
WATKIN AVENUE



Front Fence Detail - Plan
1 : 50



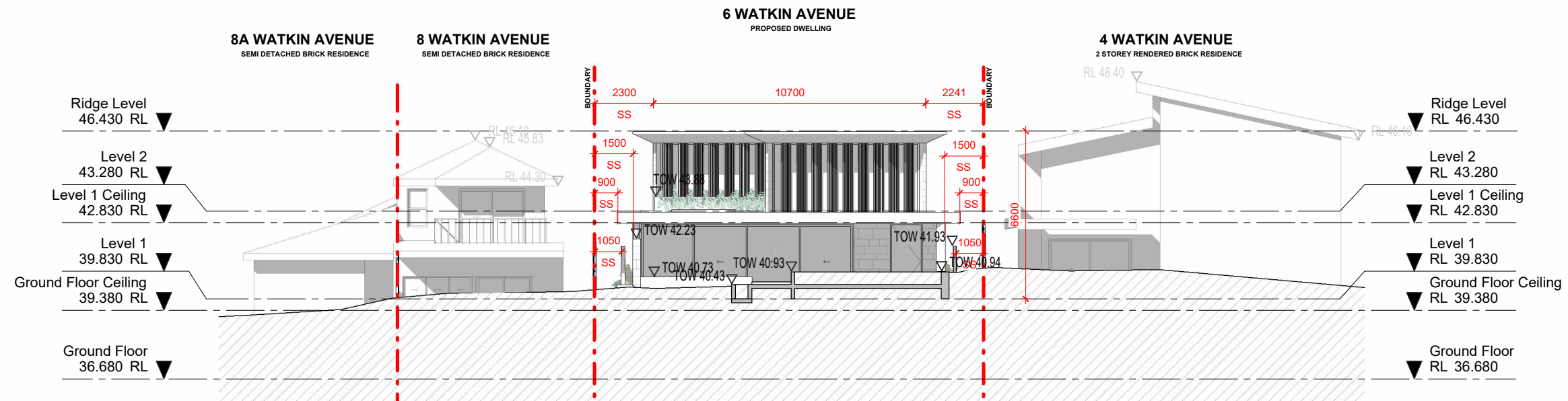
North Elevation - NN
1 : 200



West Elevation - NN
1 : 200

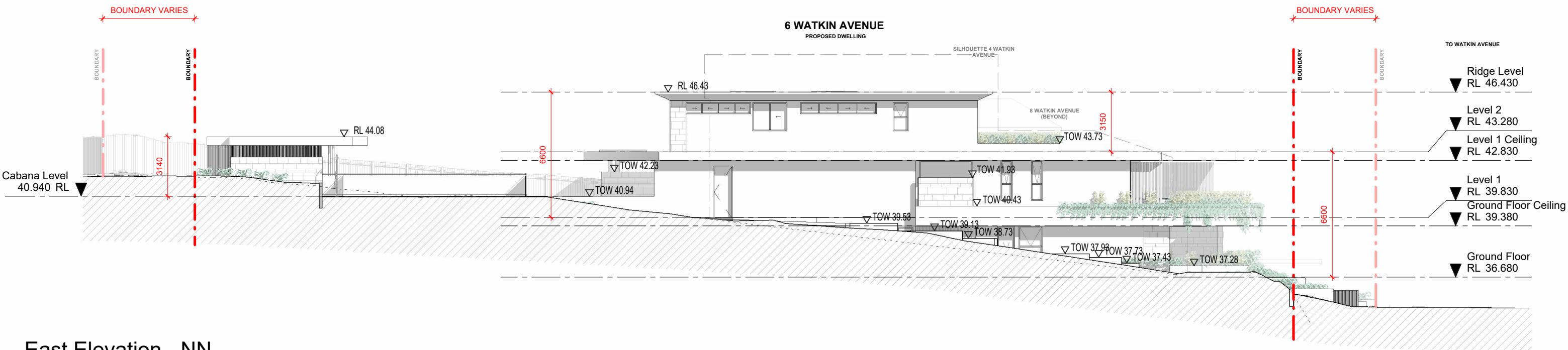
CONCEPT DRAWINGS ONLY

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TSOUNIS RESIDENCE	6 WATKIN AVENUE, EARLWOOD	Neighbour Notification - Elevations	22/11/2023	1 : 200	@ A3	2302	61							
			Drawn JW				Chk. RPCM			Revision / 4				



South Elevation - NN

1 : 200



East Elevation - NN

1 : 200

CONCEPT DRAWINGS ONLY

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TSOUNIS RESIDENCE	6 WATKIN AVENUE, EARLWOOD	Neighbour Notification - Elevations	22/11/2023	1 : 200	@ A3	2302	62								
			Drawn JW	Chk. RPCM	Revision / 4										