

W41N FRAME HOLD DOWN

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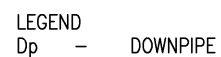
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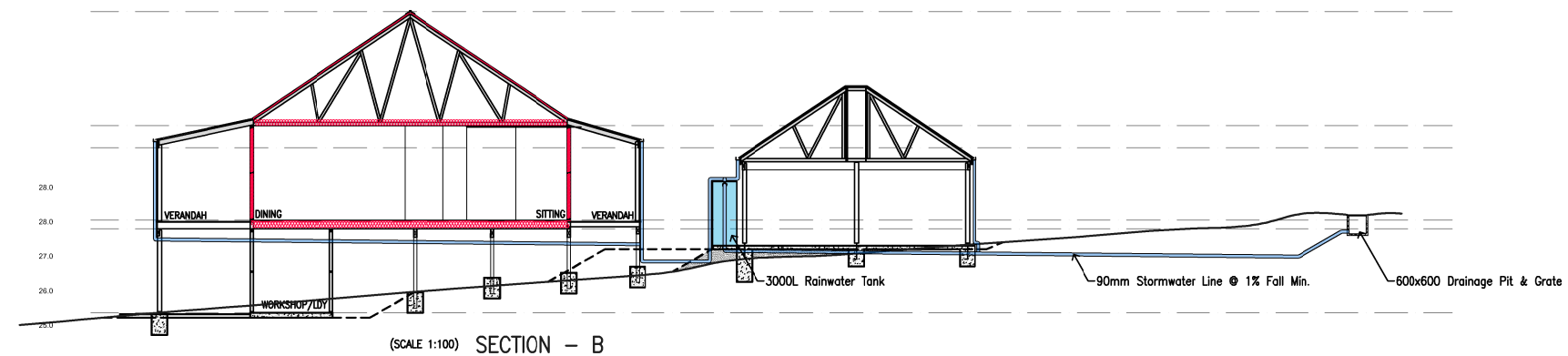
LANDSCAPING & BASIX COMMITMENTS

FOR ISSUE

SCALE: 1:200 © A3 DRAWING No.
DRAWN: JTB
DATE: 04.04.2024 DA10_C

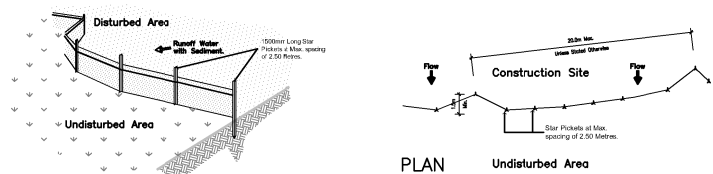


(INDICATIVE ONLY TO BE CONFIRMED ON SITE)



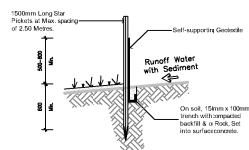
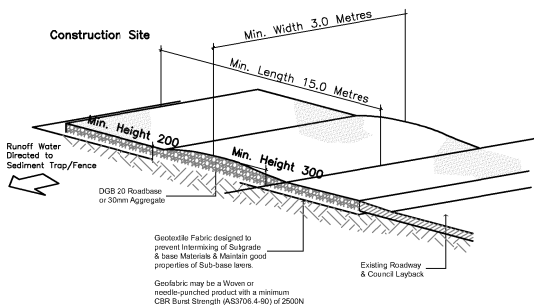
(SCALE 1:100) SECTION - B

SITE PLAN — 1:200 @ A3



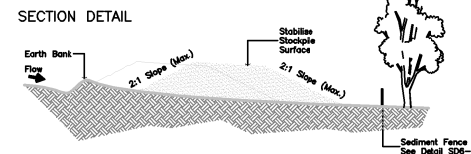
SEDIMENT FENCE
DETAIL SD6-8
CONSTRUCTION NOTES

- Construct Sediment Fences close as possible to being parallel to the Crown of the Slope, but with small intervals as shown in the drawing to allow the catchment area of any structure. The Catchment Area should be small enough to limit over flow if concentrated at one point to 50 litres per second per metre of fence length.
- Cut a 150mm deep trench using the Upstroke line of the fence for the Run Off The Fabric To Be Established.
- Drive 1.5 metre long Bar Pickets into the ground at 2.50 metre intervals (see the Upstroke line of the fence). Ensure any bar pickets are 100mm apart.
- The Soil supporting the fence is the Upstroke side of the pickets (see the Upstroke line of the fence). The Geotextile fabric with or without or as recommended by the Manufacturer. Only use Geotextile Fabric specified in the drawing. The use of other fabric is at the risk of the client.
- Join sections of fabric at a support picket with a 100mm overlap.
- Backfill the trench over the top of the fabric and compact it thoroughly over the Geotextile.



STABILISED SITE ACCESS
DETAIL SD6-14
CONSTRUCTION NOTES

- Strip Topsoil Layer (see the Drawing) and Compact Subgrade.
- Cover This area with 100mm compacted Geotextile.
- Construct a 200mm thick pad over the Geotextile using Road Base or 30mm Aggregate.
- Ensure the vehicle is at least 10 metres long or to the Building Alignment & at least 2 metres wide.
- Where a Sediment Fence is used to stabilise access, construct a hump in the stabilised access to direct water to the Sediment Fence. The hump should be a minimum of 300mm high.



STOCKPILES
DETAIL SD4-1
CONSTRUCTION NOTES

- Place Stockpiles over Road 2 (preferably 5 metres from existing vegetation). Concentration Water flow, Roads & Road Area.
- Construct on concrete base, 100mm (300mm) concrete.
- Where there is sufficient area, Topsoil Stockpiles shall be less than 2 metres in height.
- Where they are to be used for more than 10 days, stabilise the access (see the Drawing) to the Stockpile to the Crown of the Slope to the Stockpile.
- Construct Earth bank (see the Drawing) to the Stockpile to the Crown of the Slope to the Stockpile. The hump should be a minimum of 300mm high.

SCHEDULE OF MATERIALS

BRICK FENDER WALL & TIMBER BEARER & JOISTS
TIMBER BEARER & JOISTS - VERANDAH
TIMBER WALL FRAMING
TIMBER ROOF FRAME
ALUMINUM FRAMED WINDOWS
COLORBOND ROOF SHEETING
COLORBOND GUTTERS & DOWNPIPES
PLASTERBOARD INTERNAL LININGS
9'-0" CEILINGS - 10'-0" ROOF LINE

W41N FRAME HOLD DOWN

BOTTOM PLATE TO BEARER -
BY FRAME MANUFACTURER
BOTTOM PLATE TO TOP PLATE -
BY FRAME MANUFACTURER
OPENINGS 1200mm OR GREATER -
M10 X 100 DYNABOLT BOTTOM PLATE TO SLAB
EACH SIDE OF OPENING + CYCLONE STRAPS TOP &
BOTTOM PLATES TO STUDS EACH SIDE OF OPENING.
(BOLTS & STRAPS TO BE SUPPLIED BY BUILDER)
TRUSSES TO TOP PLATE -
CYCLONE STRAPS OR TRIPLE GRIPS
(SUPPLIED BY FRAME & TRUSS MANUFACTURER)
ROOF BATTENS TO TRUSSES -
BUGLE BATTEN SCREW TO EACH TRUSS

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ISSUE	DATE	REVISIONS	DRAWN

PROPOSED TIMBER FRAMED DWELLING AT:
5 Keith Crescent,
LOT 71, Dp 32207
SMITHS LAKE, N.S.W

FOR: D & J LEWIS

EROSION & SEDIMENT CONTROL

New England Country Homes Pty.Ltd.
ABN. 12 003 834 348
660 Bells Line of Road,
KURRJONG, 2578 Ph: 02 4573 2277

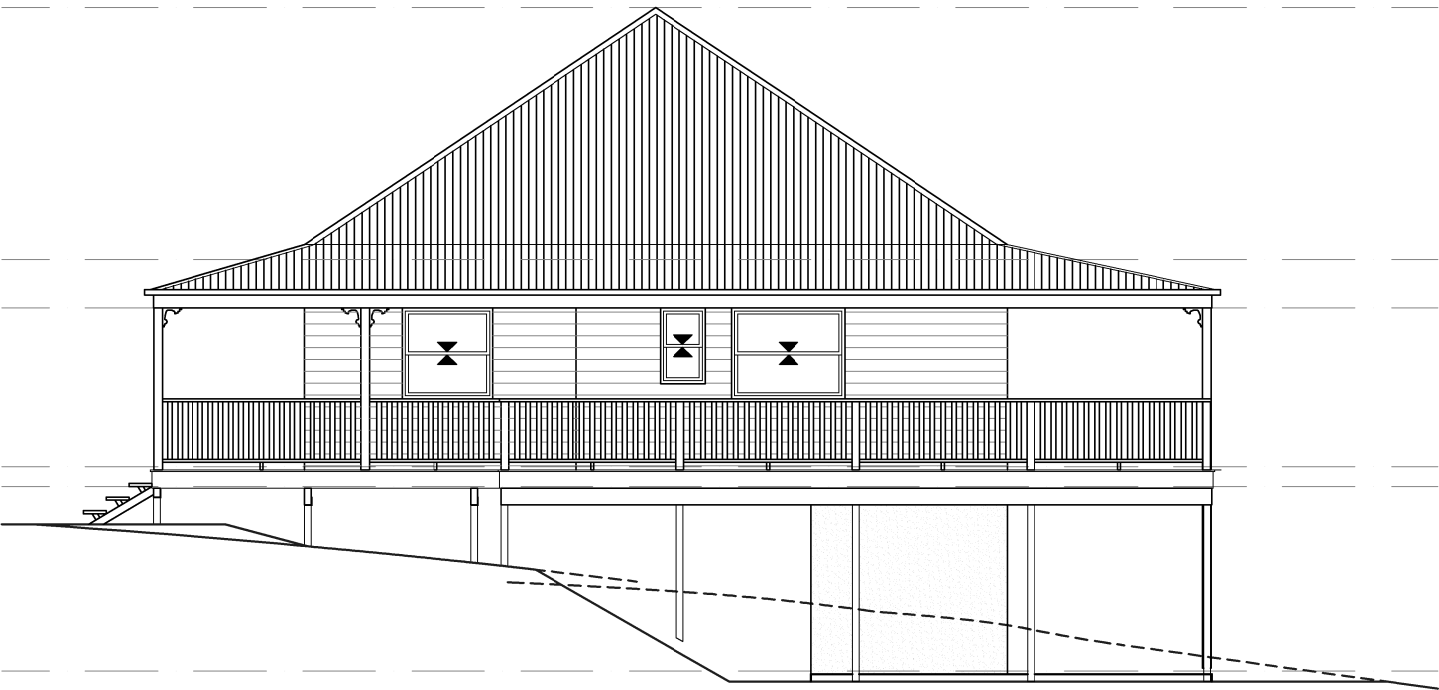
FOR ISSUE

SCALE: 1:200 @ A3 DRAWING No.
DRAWN: JTB
DATE: 04.04.2024 DA09_C

SITE PLAN - 1:200 @ A3



FRONT ELEVATION (EAST)(KEITH CRES)



RIGHT ELEVATION (NORTH)

LIVING	-	123.80 m ²
FRONT VERANDAH	-	37.98 m ²
REAR VERANDAH	-	19.98 m ²
DECK	-	14.50 m ²
STORE	-	18.77 m ²
TOTAL	-	231.74 m ²

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FOR: D & J LEWIS

ELEVATIONS 1 & 2

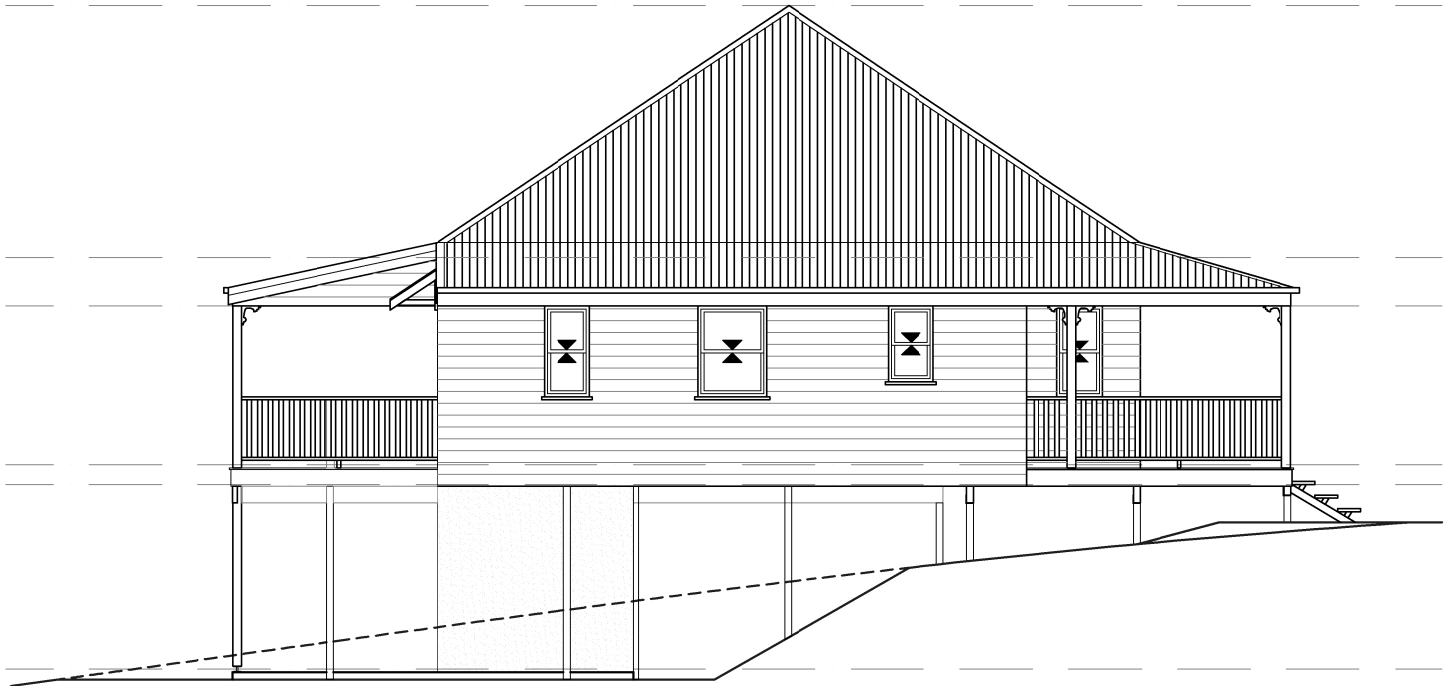
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660 Bells Line of Road,
KURRJONG, 2578 Ph: 02 4573 2277

FOR ISSUE

SCALE: 1:100 @ A3 DRAWING No.
DRAWN: JTB
DATE: 04.04.2024 DA03_C



REAR ELEVATION (WEST)



LEFT ELEVATION (SOUTH)

LIVING	-	123.80 m ²
FRONT VERANDAH	-	37.98 m ²
REAR VERANDAH	-	19.98 m ²
DECK	-	14.50 m ²
STORE	-	18.77 m ²
TOTAL	-	231.74 m ²

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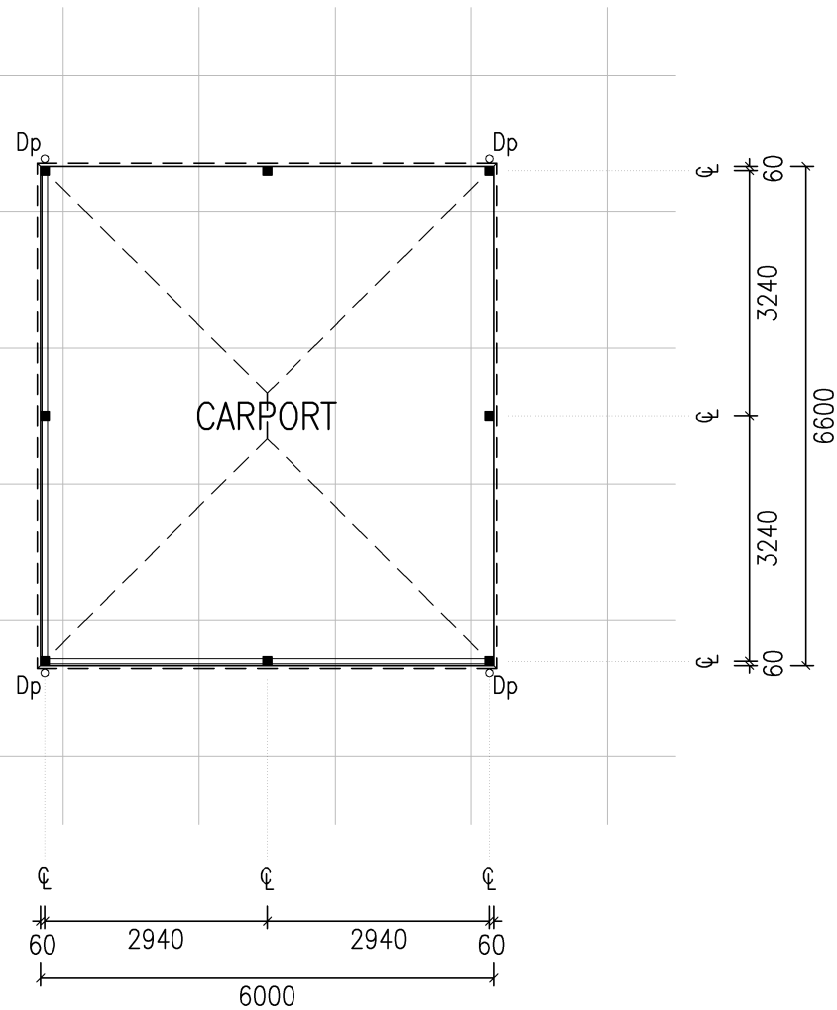
FOR: D & J LEWIS

ELEVATIONS 3 & 4

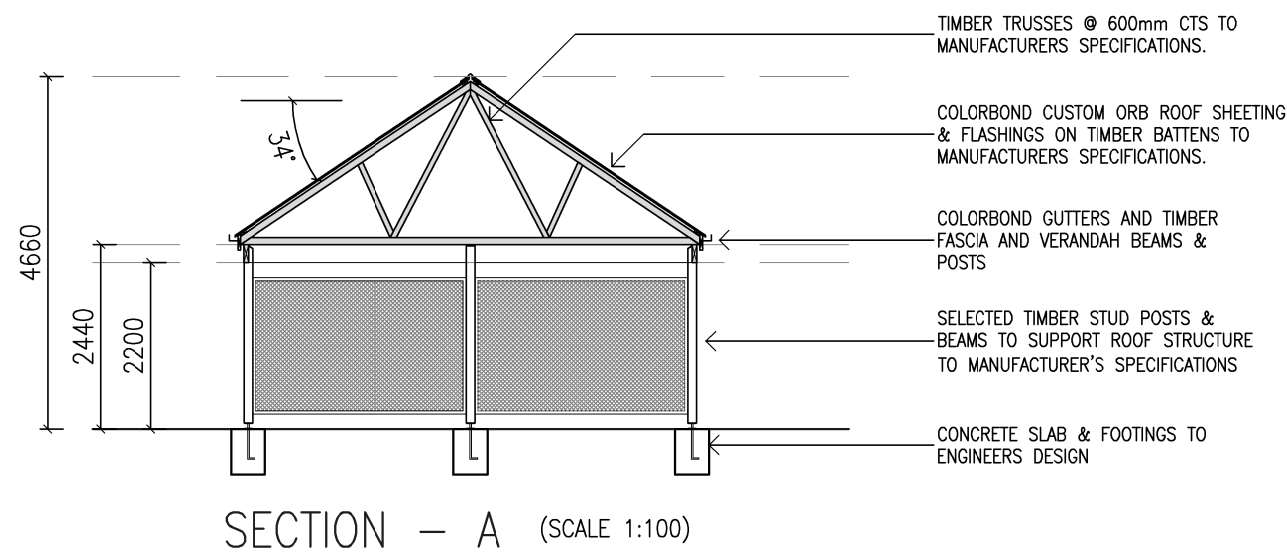
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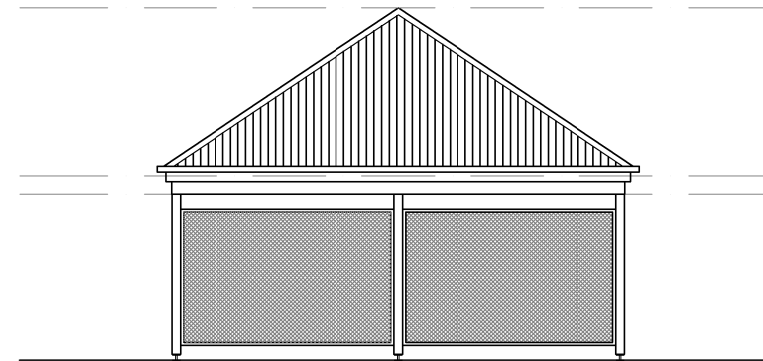
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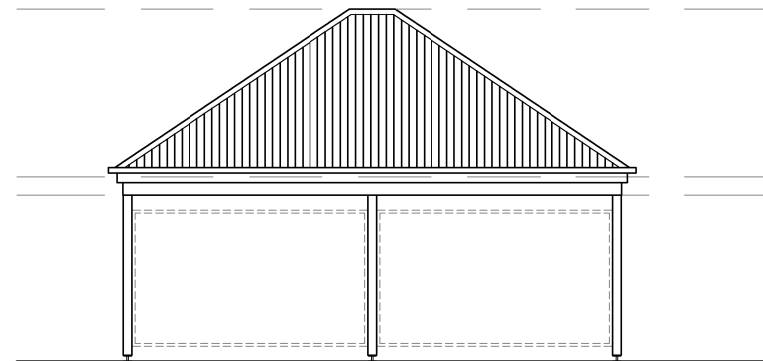
FLOOR PLAN



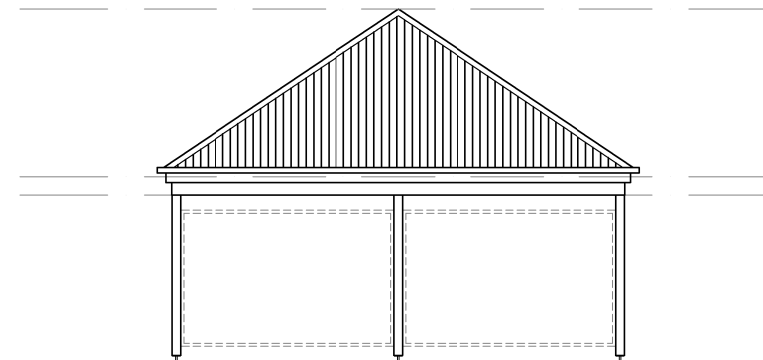
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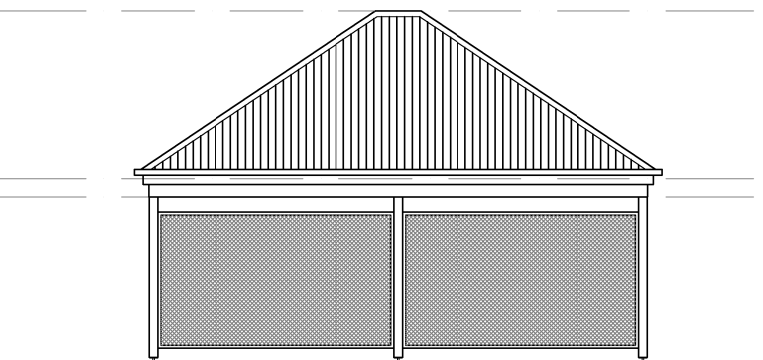
FRONT ELEVATION (EAST)(KEITH CRES)



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FOR: D & J LEWIS

CARPORT

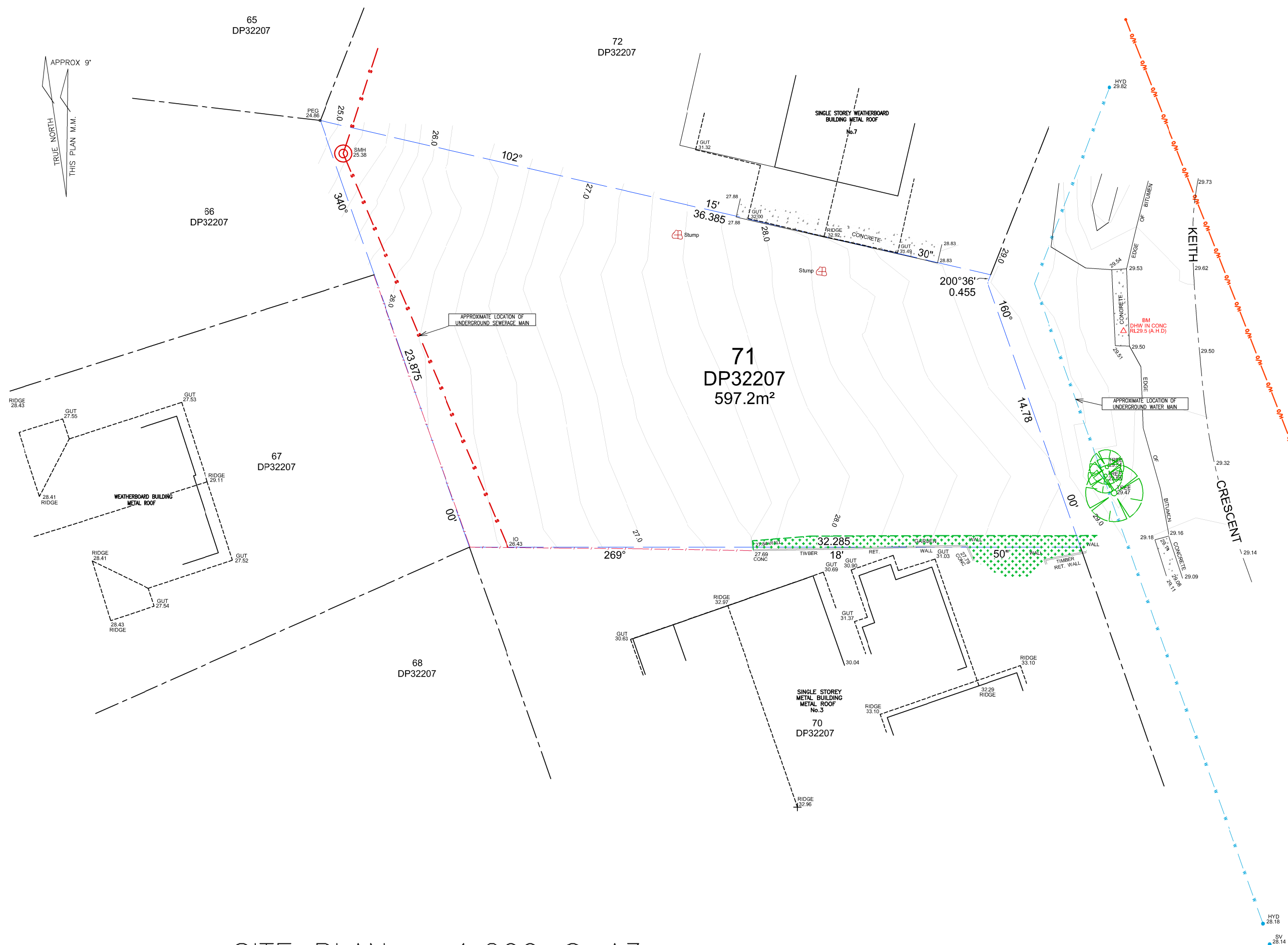
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ABN. 12 003 834 348
660 Bells Line of Road,
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FOR ISSUE

SCALE: 1:100 @ A3 DRAWING No.
DRAWN: JTB
DATE: 04.04.2024 DA06_C

CARPORT

- 39.6 m²



SITE PLAN – 1:200 @ A3

SCHEDULE OF MATERIALS

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TIMBER BEARER & JOISTS – VERANDAH
TIMBER WALL FRAMING
TIMBER ROOF FRAMING
ALUMINUM FRAMED WINDOWS
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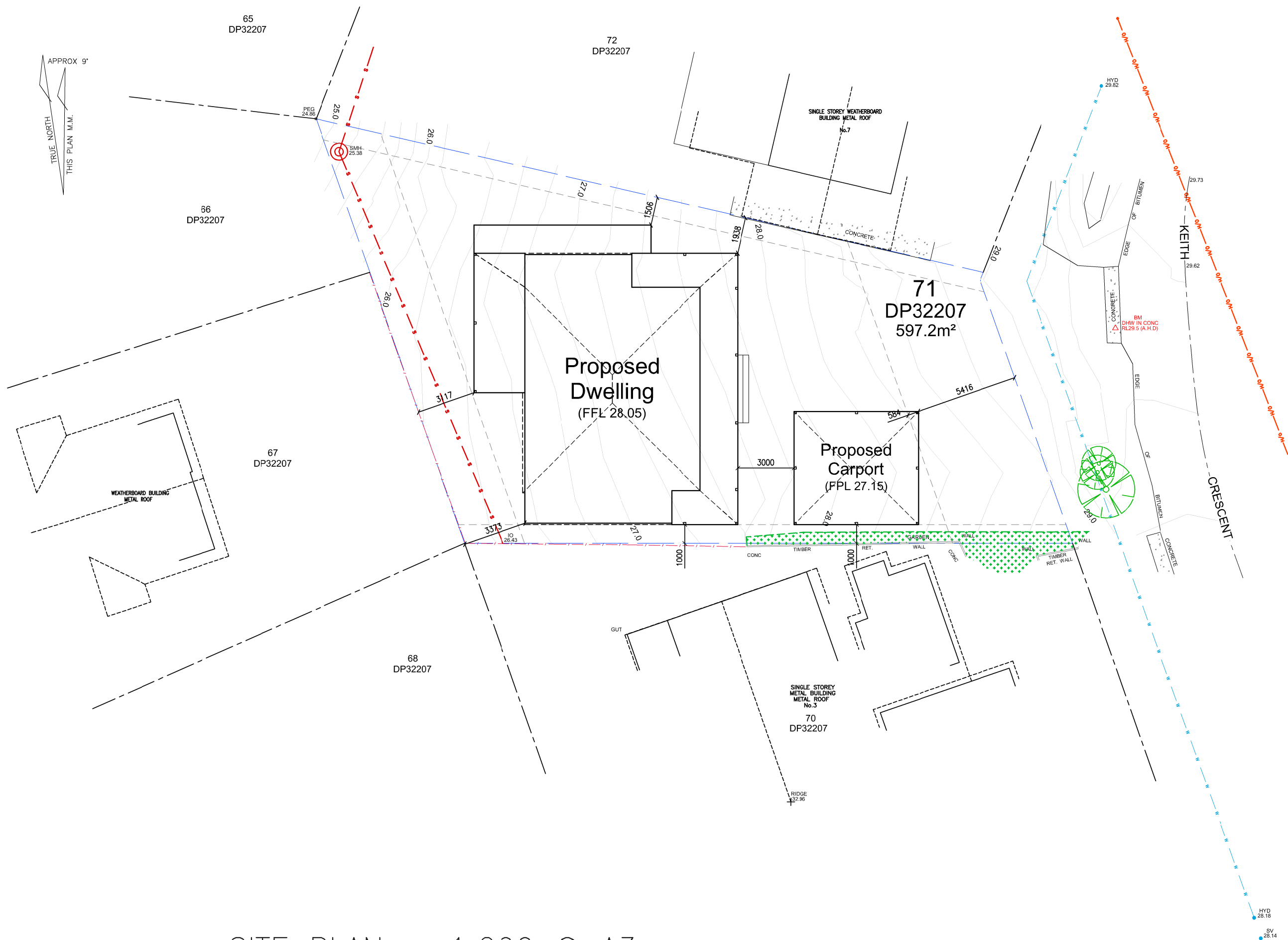
FOR: D & J LEWIS

SITE PLAN

New England Country Homes Pty.Ltd.
ABN. 12 003 834 348
660 Bells Line of Road,
KURRJONG, 2578 Ph: 02 4573 2277

FOR ISSUE

SCALE: 1:200 @ A3 DRAWING No.
DRAWN: JTB
DATE: 04.04.2024 DA07_C



SCHEDULE OF MATERIALS

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TIMBER BEARER & JOISTS - VERANDAH
TIMBER WALL FRAMING
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FOR ISSUE

SCALE: 1:200 @ A3 DRAWING No.
DRAWN: JTB
DATE: 04.04.2024 DA08_C