

NOTES FOR COMPLIANCE:

- ALL WINDOWS TO BE AS PER ENERGY RATING REPORT
- WATER HEATER IN HOT WATER SUPPLY SYSTEM TO COMPLY WITH CLAUSE 3.12.5.6 OF THE BCA
- LIGHTING TO COMPLY WITH CLAUSE 3.12.5.5 OF THE BCA
- WET AREAS TO COMPLY WITH ALL RELEVANT CLAUSES OF THE BCA
- BRICK PIERS TO COMPLY WITH BCA AND AS4773
- STAIR NOSING STRIP SLIP RESISTANCE CLASSIFICATION - INDOORS P3 AND OUTDOORS P4
- LICENSED PLUMBER TO SUBMIT WORKS EXECUTED PLAN
- LICENSED ELECTRICIAN TO SUBMIT CES FORM
- SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT NCC AND AS 3786
- TILES & FLASHINGS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
- ALL WALLS WITHIN 800mm OF BOUNDARY TO HAVE A R/L OF 80/80/80
- ALL STAIRS TO HAVE CONTINUOUS HANDRAILS ON OUTSIDE OF STAIRS

ABBREVIATIONS:

LEVELS:

NGL: NATURAL GROUND LINE
 RL: RELATIVE LEVEL
 BFL: BASEMENT FLOOR LEVEL
 BCL: BASEMENT CEILING LEVEL
 LFL: LOWER FLOOR LEVEL
 LCL: LOWER CEILING LEVEL
 FFL: FINISHED FLOOR LEVEL
 FCL: FINISHED CEILING LEVEL
 UFL: UPPER FLOOR LEVEL
 UCL: UPPER CEILING LEVEL

WINDOWS:

AW: AWNING WINDOW
 FW: FIXED WINDOW
 SW: SLIDING WINDOW
 CW: CASEMENT WINDOW
 TT: TILT & TURN WINDOW

DOORS:

SD: SLIDING DOOR
 STD: STACKER DOOR
 BF: BIFOLD DOOR

ROOF & SITE NOTES:

DP: DOWNPIPE
 SP: SPREADER
 PPOS: PRINCIPAL PRIVATE OPEN SPACE
 POS: PRIVATE OPEN SPACE

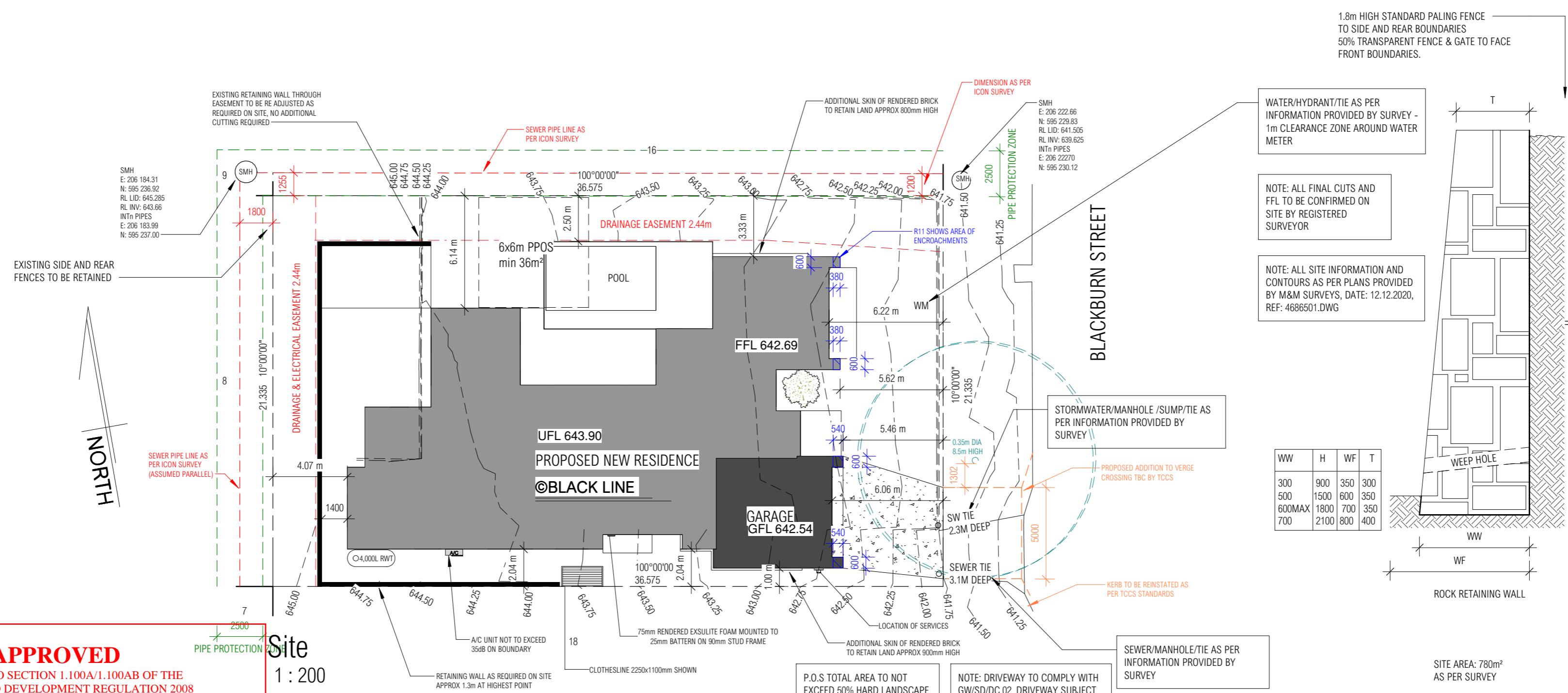
Area Schedule (GFA)

Name	Area
LIVING	257.34 m ²
GARAGE	37.86 m ²
TOTAL: 2	295.20 m ²

Area Schedule (NON GFA)

Name	Area
PATIO.	20.63 m ²
PARENTS RETREAT.	7.46 m ²
POOL AREA.	67.97 m ²
PORCH.	5.51 m ²
TOTAL: 4	101.56 m ²

MINIMUM 4,000L RAIN WATER TANK AS PER SDHDC. WHICH EVER IS LESSER 50% OR 100m² OF ROOF AREA IS TO BE CONNECTED TO RAIN WATER TANK. RAIN WATER TANK IS TO BE CONNECTED TO AT LEAST THE TOILET, L'DRY COLD WATER & ALL EXTERNAL TAPS, AS PER A.C.T. TERRITORY PLAN



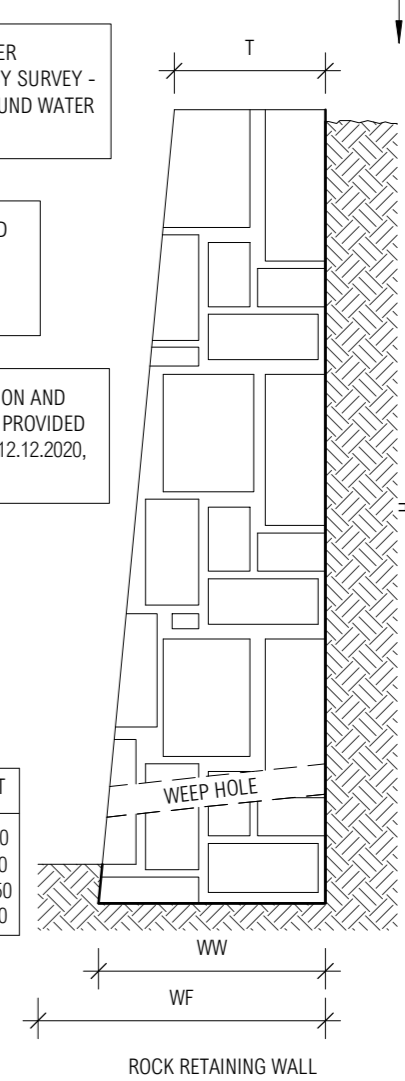
1.8m HIGH STANDARD PALING FENCE TO SIDE AND REAR BOUNDARIES
 50% TRANSPARENT FENCE & GATE TO FACE FRONT BOUNDARIES.

WATER/HYDRANT/TIE AS PER INFORMATION PROVIDED BY SURVEY - 1m CLEARANCE ZONE AROUND WATER METER

NOTE: ALL FINAL CUTS AND FFL TO BE CONFIRMED ON SITE BY REGISTERED SURVEYOR

NOTE: ALL SITE INFORMATION AND CONTOURS AS PER PLANS PROVIDED BY M&M SURVEYS, DATE: 12.12.2020, REF: 4686501.DWG

WW	H	WF	T
300	900	350	300
500	1500	600	350
600MAX	1800	700	350
700	2100	800	400



ROCK RETAINING WALL

SITE AREA: 780m² AS PER SURVEY

P.O.S: 60% - 50m²
 418m²

MAX BUILD ON GROUND
 362m²

50% MAX BUILD
 390m²

APPROVED

PURSUANT TO SECTION 1.100A/1.100AB OF THE PLANNING AND DEVELOPMENT REGULATION 2008

Delegate: Trent Varlow

Date: 29/7/2021

DECLARATION OF EXTENDED DISTANCE

Rule 11 - Front boundary setback departure of a maximum 380mm for a length of 600mm AND 380mm for a length of 600mm AND 540mm for a length of 600mm AND 540mm for a length of 600mm.

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- ALL WALLS WITHIN 900mm OF BOUNDARY TO HAVE A FRL OF 60/60/60
- ALL STAIRS TO HAVE CONTINUOUS HANDRAILS ON OUTSIDE OF STAIRS

ABBREVIATIONS:

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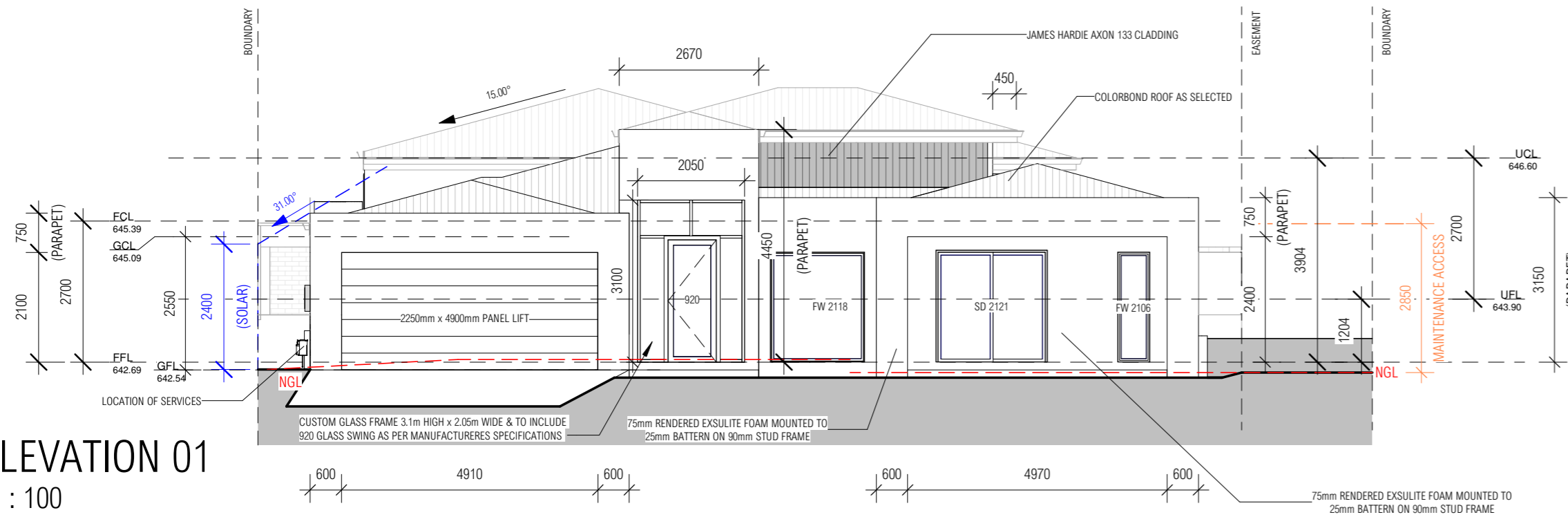
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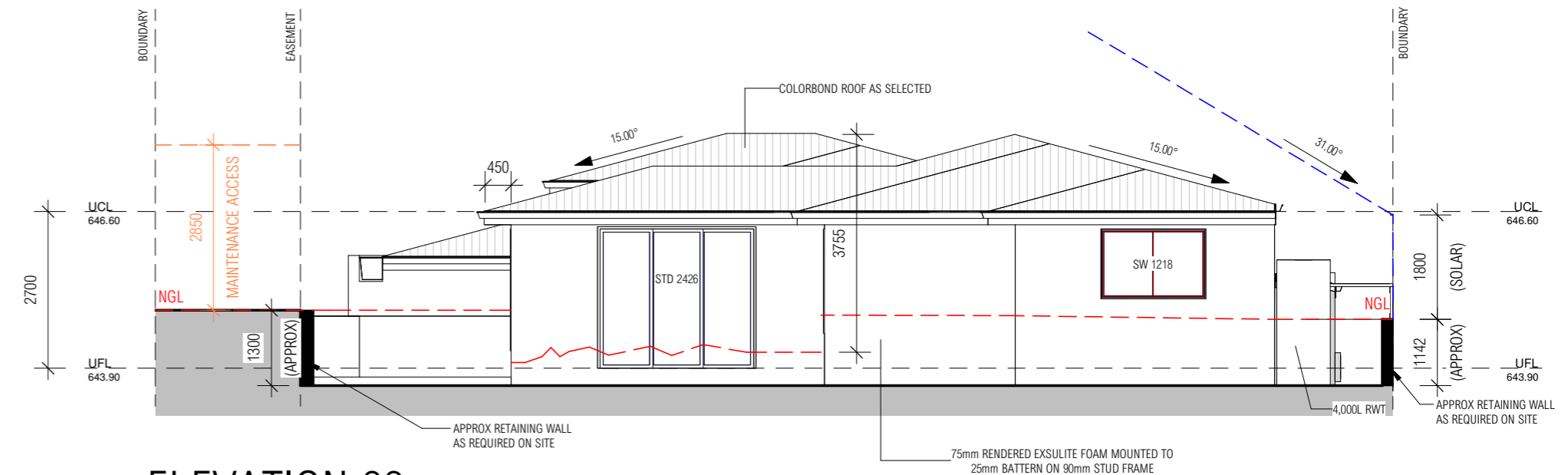
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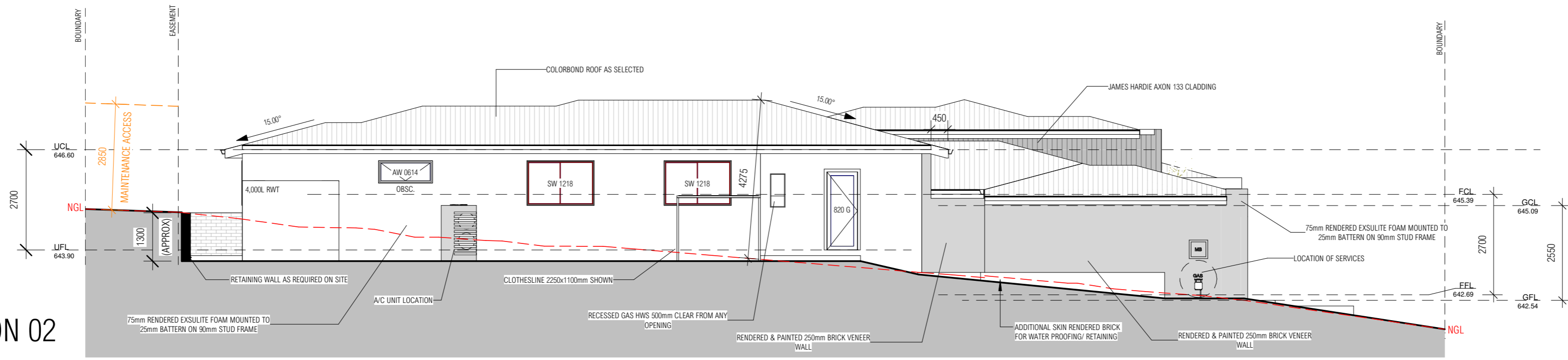
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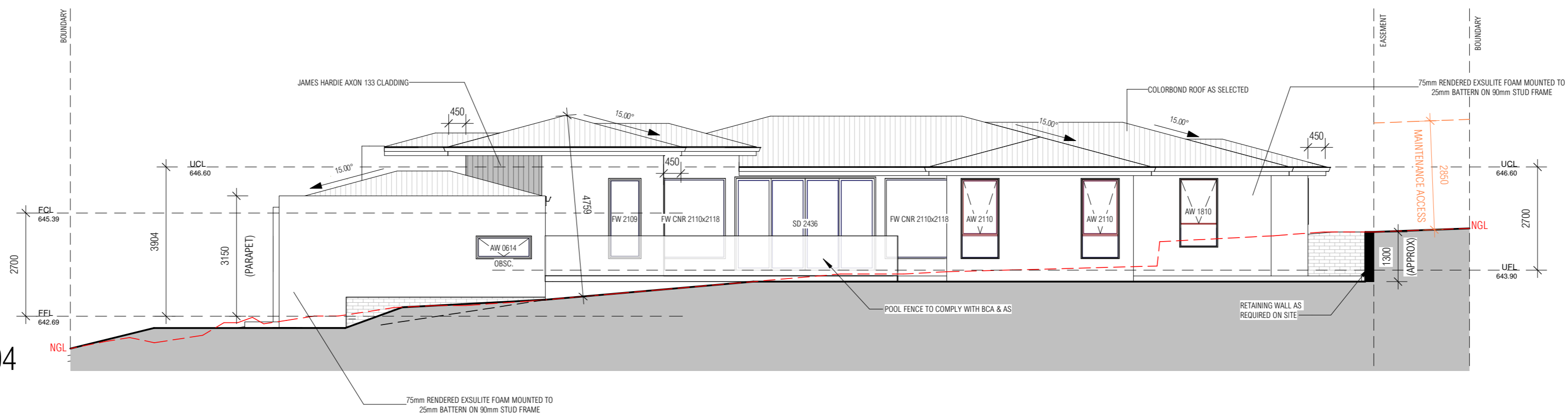
ELEVATION 01
1 : 100



ELEVATION 03
1 : 100



ELEVATION 02
1 : 100



ELEVATION 04
1 : 100

FOR CONSTRUCTION

Client Name: HOMES BY HOWE
Project: PROPOSED RESIDENCE
Address: BLOCK 17 SECTION 2 PEARCE



BLACK LINE BUILDING DESIGN
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Sheet Name: ELEVATIONS
Project number: C012 - REV B
Date: 26.07.2021

Scale @ A2 Design by: B.LAW
1 : 100 Drawn by: B.LAW

Sheet Number: 006