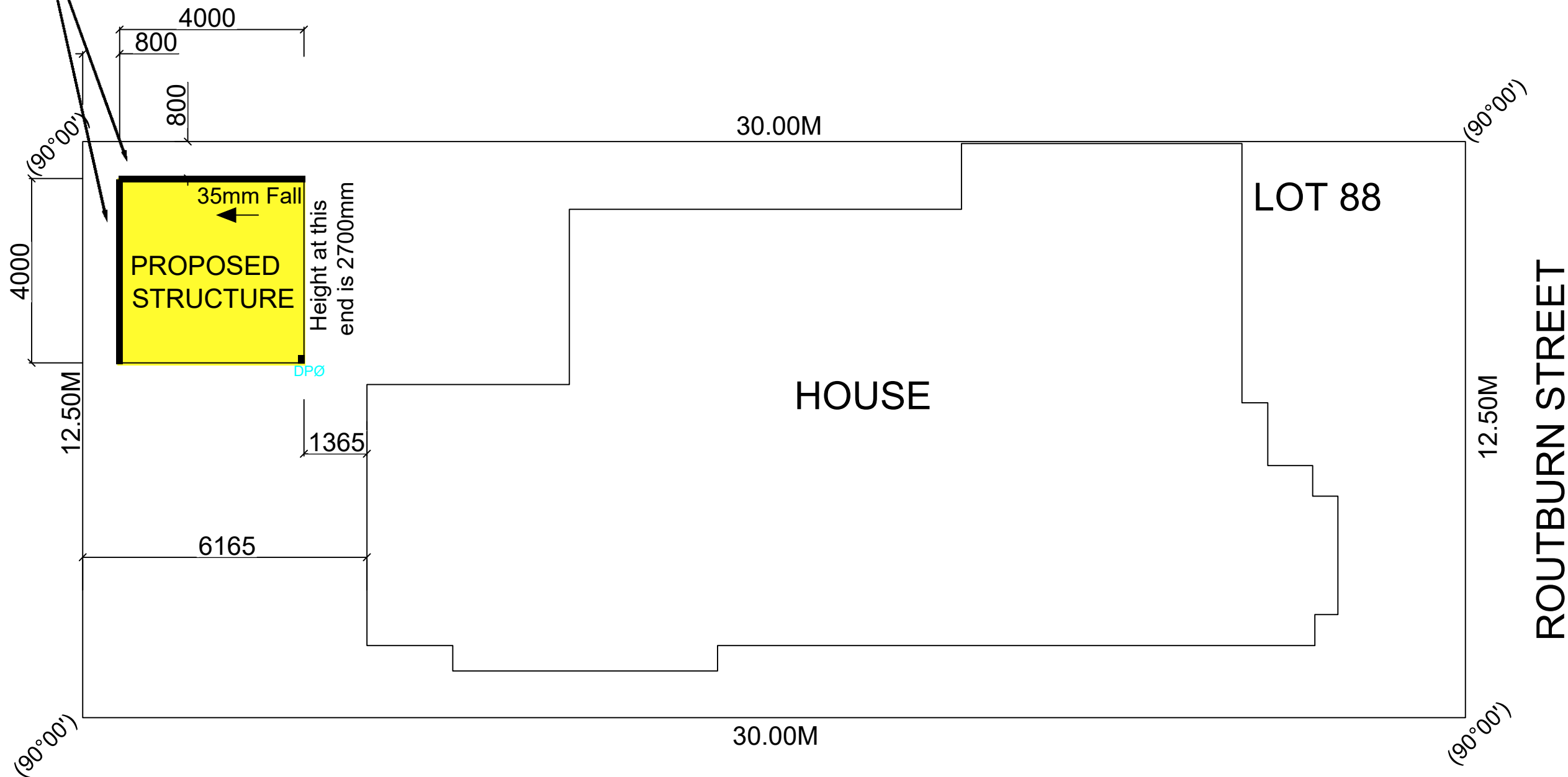


Solid walls



NOTE:
All drawings & connection details to be read in conjunction with engineers specifications.

IF IN DOUBT ASK
 (UNLESS OTHERWISE STATED):
 DIMENSIONS ARE IN MILLIMETRES
 DO NOT SCALE DRAWINGS

GENERAL NOTES:
 MAINTAIN TEMPORARY FENCING/ BARRICADE & AUTHORISED ACCESS TO SITE DURING CONSTRUCTION.
 ALL DIMENSIONS, BOTH NEW & EXISTING, TO BE CHECKED & VERIFIED ON SITE PRIOR TO CONSTRUCTION.
 ALL WORKS TO BE CONDUCTED IN A PROPER & ACCEPTABLE TRADEMAN-LIKE MANNER
 ALL WORKS TO BE IN ACCORDANCE WITH BCA, RELEVANT AUST. STDS, THE BUILDING SURVEYORS REQUIREMENTS & ANY OTHER STATUTORY AUTHORITY.
 BUILDING RUBBLE MATERIAL TO BE REMOVED FROM SITE AS REQUIRED & MUST NOT BE A HAZARD TO THE PUBLIC OR THOSE WORKING ON SITE.
 TECHNIQUES ARE TO BE ADOPTED TO MINIMISE THE RELEASE OF DUST INTO THE ATMOSPHERE.
 PRECAUTIONS ARE TO BE IN PLACE TO MINIMISE THE SPREADING OF MUD & DEBRIS, BY VEHICLES EXITING THE SITE. NOISE IS TO BE MINIMISED.
 SUITABLE PORTABLE FIRE EXTINGUISHERS TO BE AVAILABLE AT ALL TIMES.
 THE BUILDER IS TO PREVENT ANY ACTIVITY FROM CAUSING DAMAGE TO ADJOINING SITES.
 DRAINAGE TO COMPLY WITH AS 3500.4. ALL FOOTINGS TO COMPLY WITH AS 2870-1996. SMOKE DETECTORS TO COMPLY WITH AS 3786.

Note:
 Owner is responsible for any ground levels or excavation work that maybe required


Note:
 Connect new storm water to existing in accordance with local councils regulations and requirements in accordance with As/NZS3500

BUILDING REGULATION PART 5- SITING CHECK LIST:

73	Maximum Street Setbacks	-: Not Applicable
74	Minimum Street Setbacks	-: Not Applicable
75	Building Height	-: Complies
76	Site Coverage	-: Complies
76A	Minimum Garden Area	-: Complies
77	Permeability	-: Complies
78	Car Parking	-: Not Applicable
79	Side and Rear Setbacks	-: Not Complies
80	Walls and Carport on Boundaries	-: Not Applicable
81	Daylight to Existing Habitable Rooms	-: Not Applicable
82	Solar Access to Existing North Facing Habitable Room Window	-: Not Applicable
83	Overshadowing of Recreational Private Open Space	-: Not Applicable
84	Overlooking	-: Not Applicable
85	Daylight to Habitable Room Windows	-: Complies
86	Private Open Space	-: Complies

Site Analysis:
 Site: 375sqm
 Prop. Garden Area=>Nil
 Ex. Residence: 183sqm
 Prop. Carport : 16sqm
 Total Site Coverage: 199sqm
 Site Coverage: 53%
 Impervious Cover = <80% of Site

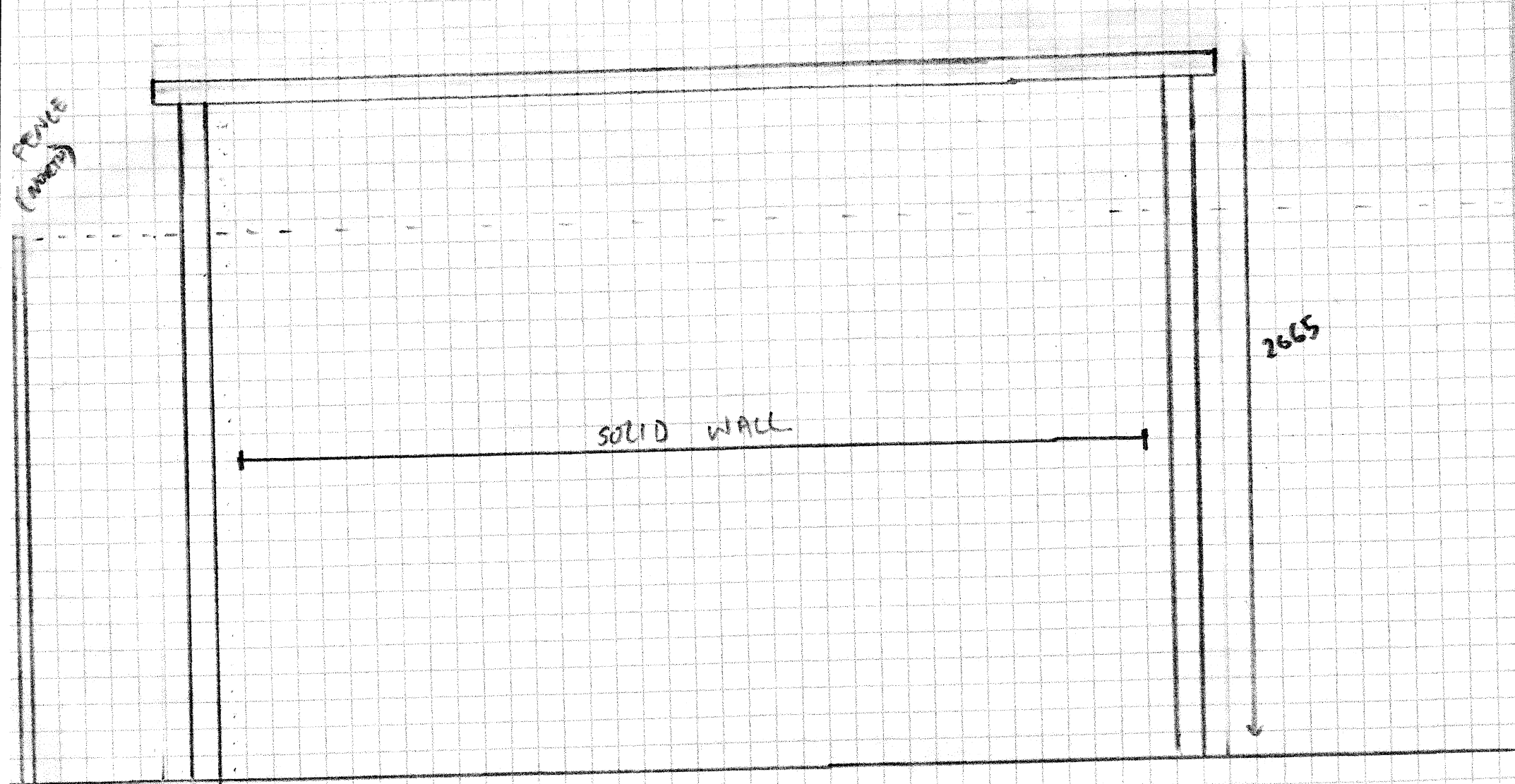
FOR:



Client: Scott Baldwin
 Address: 50 Routburn Street
 Wanneroo WA 6065

SCALE 1:100mm.

VIEW FROM BACK HOUSE.



VIEW FROM SIDE HOUSE (R).

SCALE 1:100mm

ROOF IS COLOR BOND SURF MIST.

