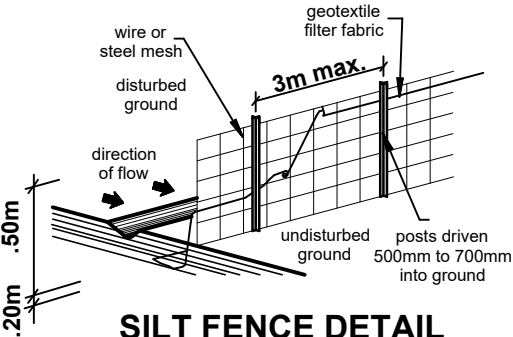


KERB INLET SEDIMENT TRAP



SILT FENCE DETAIL

sediment control notes:

- all erosion and sedimentation control measurements, including revegetation and storage of soil and topsoil, shall be implemented to the standards of the soil conservation of n.s.w.
- all drainage works shall be constructed around and stabilised as early as possible during development
- sediment traps shall be constructed around all inlet pits, consisting of 300mm wide x 300mm deep trench.
- all sediment basins and traps shall be cleaned when the structures are a maximum of 60% full of materials, including the maintenance period.
- all disturbed areas shall be revegetated as soon as the relevant works are completed.
- soil and topsoil stockpiles shall be located away from drainage lines and area where water may concentrate.
- filter shall be constructed by stretching a filter fabric (propex or approved equivalent between post at 2.m centres). fabric shall be buried 150mm along its lower edge.

general notes:

- all aspects of construction to comply with the applicable performance requirements of the BCA
- Stormwater is to be collected within the site and conveyed in a pipeline to the appropriate point of discharge as directed by Council and as detailed on the approved plans.
- sewer to local authorities requirements.
- all ground lines are to be verified on-site by the builder.
- written dimensions to take precedence over scaling. any plan discrepancies to be referred back to designs by pf.
- finished floor levels may vary (+/- 200mm) from those indicated on plan, dueto site clearing, demolition, contour inconsistencies etc.
- garage / driveway profiles must always comply to australian standards AS 2890.
- see elevations regarding all dropped edge beam details.
- tender/contract relevant to this proposal are to take preference to this plan.
- window spacings shown on plan are approximate and may vary on site.
- plan to be read in-conjunction with engineering plans
- All retaining walls, driveways, garden steps & fencing by owner unless noted otherwise
- All bedroom window openings higher than 2m from finished ground level to be protected in accordance with Clause 3.9.2.5 of Volume 2 of the BCA
- window and door heights on elevations are approximate only and may vary on site
- No works are to be carried out over an easement. No works are to be carried out over council property without prior council approval

Floor areas

ground floor = 79.2sqm
garage floor = 22.2sqm
porch floor = 2.1sqm
first floor = 79.5sqm

total floor area = 183.0sqm or 19.7sqsq

TERMITE CONTROL NOTE:
protection of the building from
subterranean termites must be
carried out in accordance with
the relevant guidelines setout
in the Australian Standards
AS3660.1-2014
termite management

builder

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client:

Gene Peng Luong

adress:

Lot 383 Proposed Road
Bardia

drawing no. | job no.

DN260

|

190029

| page no.

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rev

A

date

8.8.19

description

preliminary DA plans

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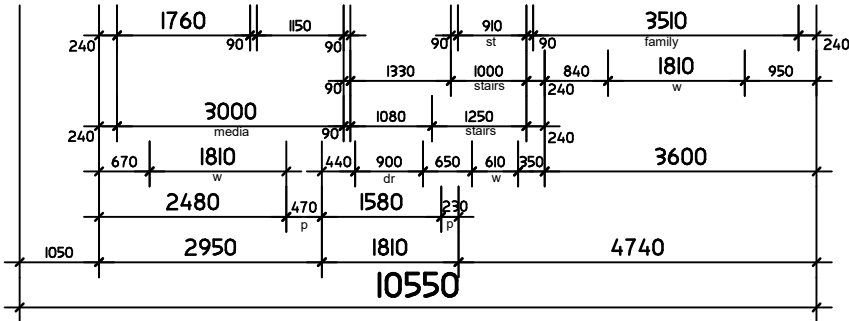
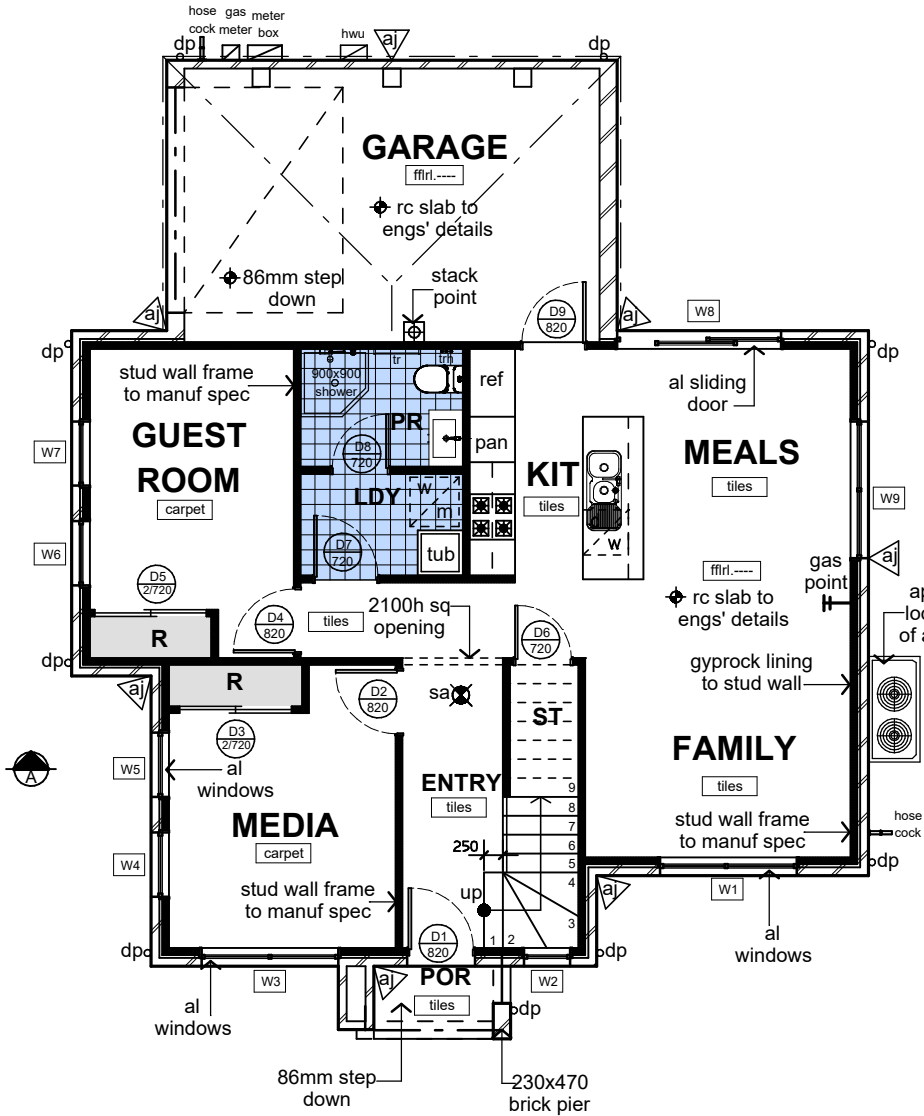
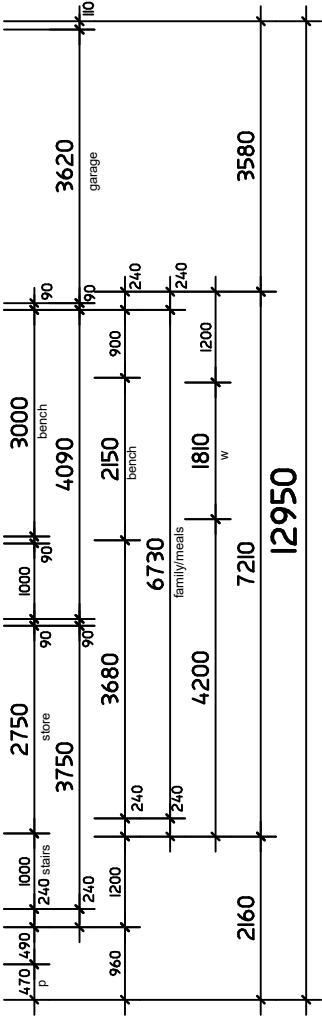
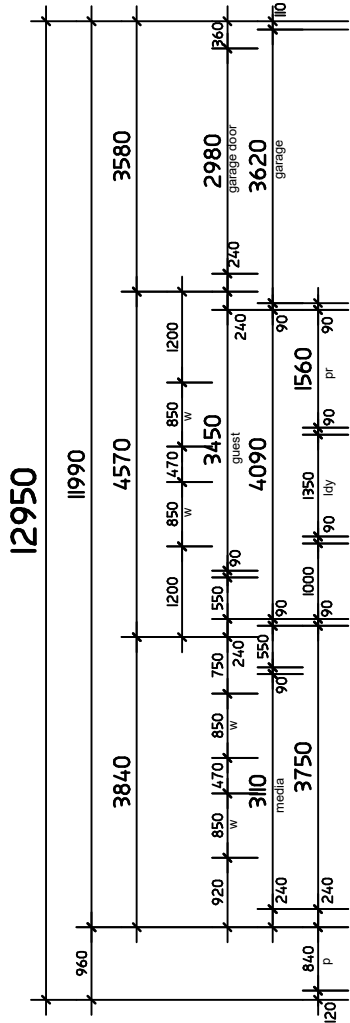
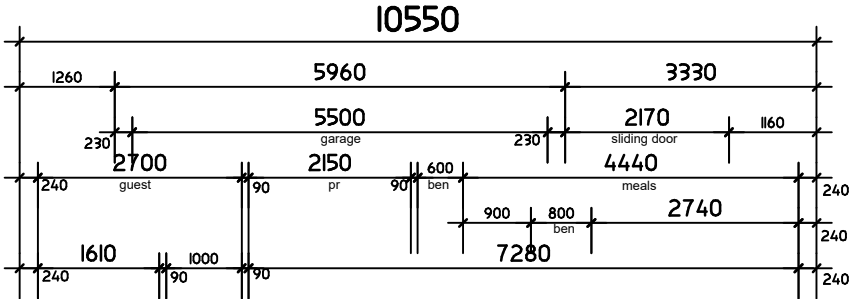
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door schedule ground floor			
qty.	code.	ht	wth
D1	1020 solid	2100	1080
D2	820 hollow	2100	880
D3	2x720 smart robe	2100	1500
D4	820 hollow	2100	880
D5	2x720 smart robe	2100	1500
D6	720 hollow	2100	780
D7	720 hollow	2100	780
D8	720 hollow	2100	780
D9	820 hollow	2100	880

sizes shown in table are stud opening sizes.

window schedule ground floor				
qty.	code.	notes.	ht	wth
W1	1	SF1818T al sliding window	1800	1810
W2	1	A1006 al awning window	1030	610
W3	1	SF1818T al sliding window	1800	1810
W4	1	A1808T al awning window	1800	850
W5	1	A1808T al awning window	1800	850
W6	1	A1808T al awning window	1800	850
W7	1	A1808T al awning window	1800	850
W8	1	ASD2121 al sliding door	2150	2170
W9	1	SF1218 al sliding window	1200	1810
9	total.			

sizes shown in table are stud opening sizes. window manufacturer to confirmed prior to manufacture, refer to elevations for window configurations



GROUND FLOOR PLAN

scale 1:100 @ A3

STRUCTURAL NOTE:
plans to be read in conjunction with structural engineering plans refer to engs' plans for structural details steel & h/w timber posts to eng's details to support steel beams over, to be located within timber stud wall frames. refer to structural engineers plans for post type & locations. refer to structural engineers plans for beam types & locations

BULKHEAD NOTE:
bulkheads to be installed in accordance with BCA. locations of bulkheads to be determined by the builder onsite. bulkheads to be installed as an alternative measure for expansion joints and to eliminate any unforeseen circumstances

Hard wired Photo-electric smoke alarms to be installed in accordance with NCC Part 3.7.2 & AS 3786.

TERMITE CONTROL NOTE:
protection of the building from subterranean termites must be carried out in accordance with the relevant guidelines setout in the Australian Standards AS3660.1-2014 termite management

ARTICULATION JOINTS
locations in brickwork to be verified on site by builder in accordance with the relevant BCA requirements bca clause 3.3.1.8

BRICKLAYER NOTE:
all brick dimensions to be confirmed on site before commencing any work. Any discrepancy or changes to size noted on the accompanying plans should be verified by the Builder prior to commencing

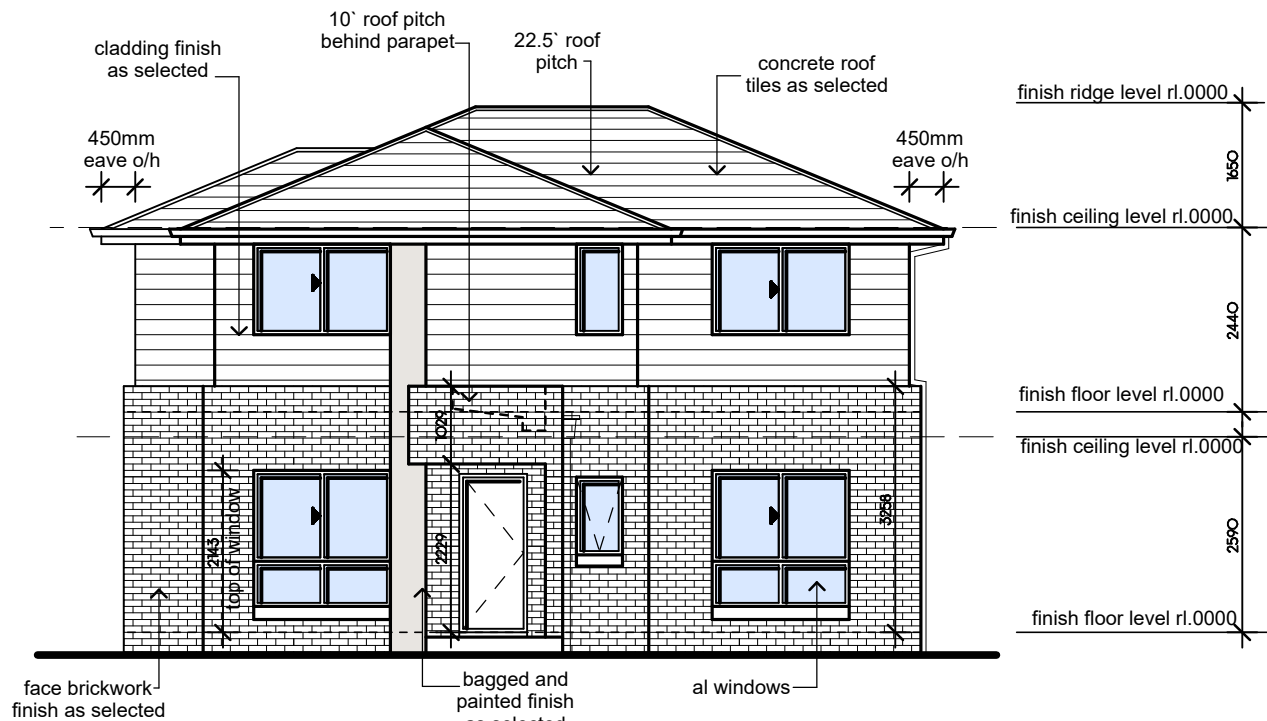
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address: Lot 383 Proposed Road Bardia
drawing no. DN260 | job no. 190029 | page no. 2 of 10

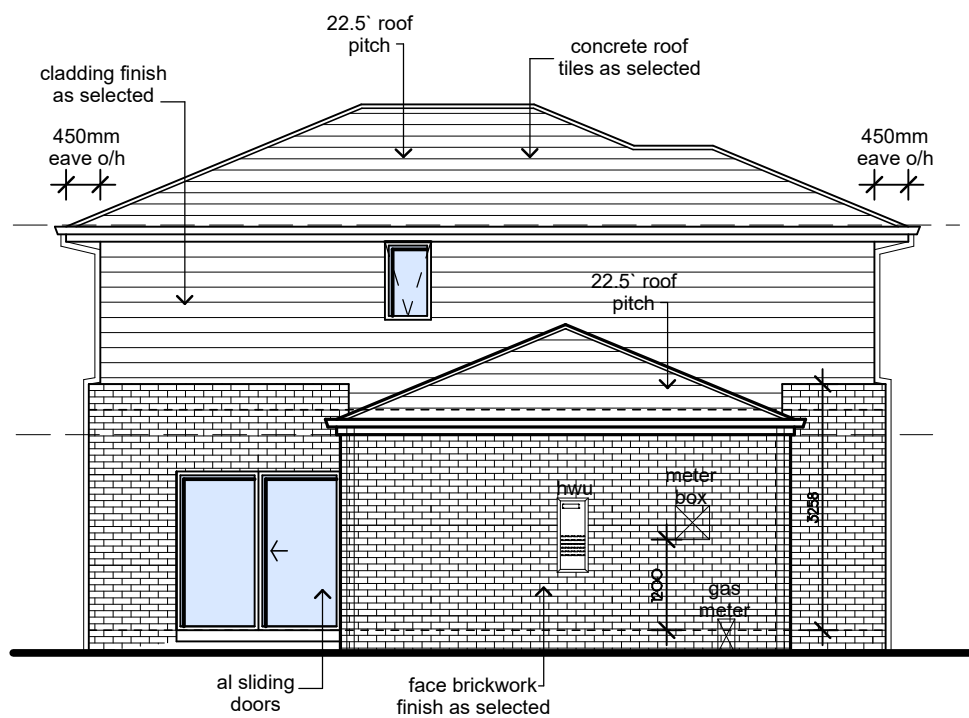
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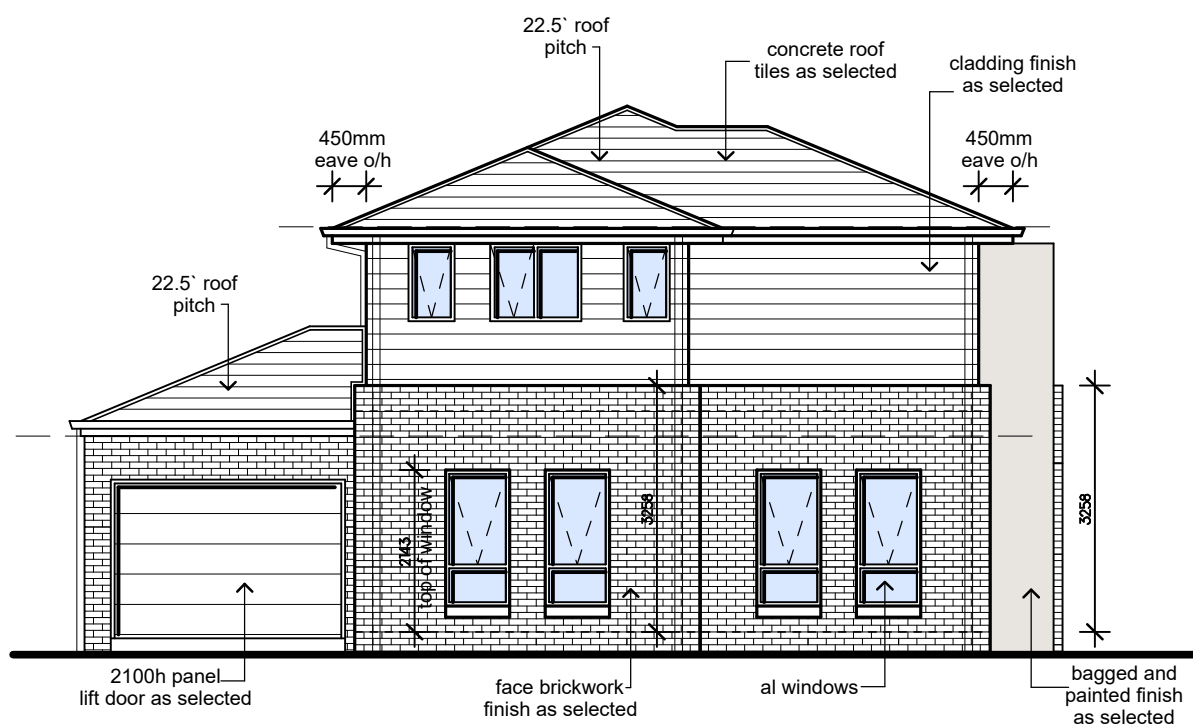
FRONT ELEVATION

scale 1:100 @ A3



REAR ELEVATION

scale 1:100 @ A3



SIDE ELEVATION

scale 1:100 @ A3

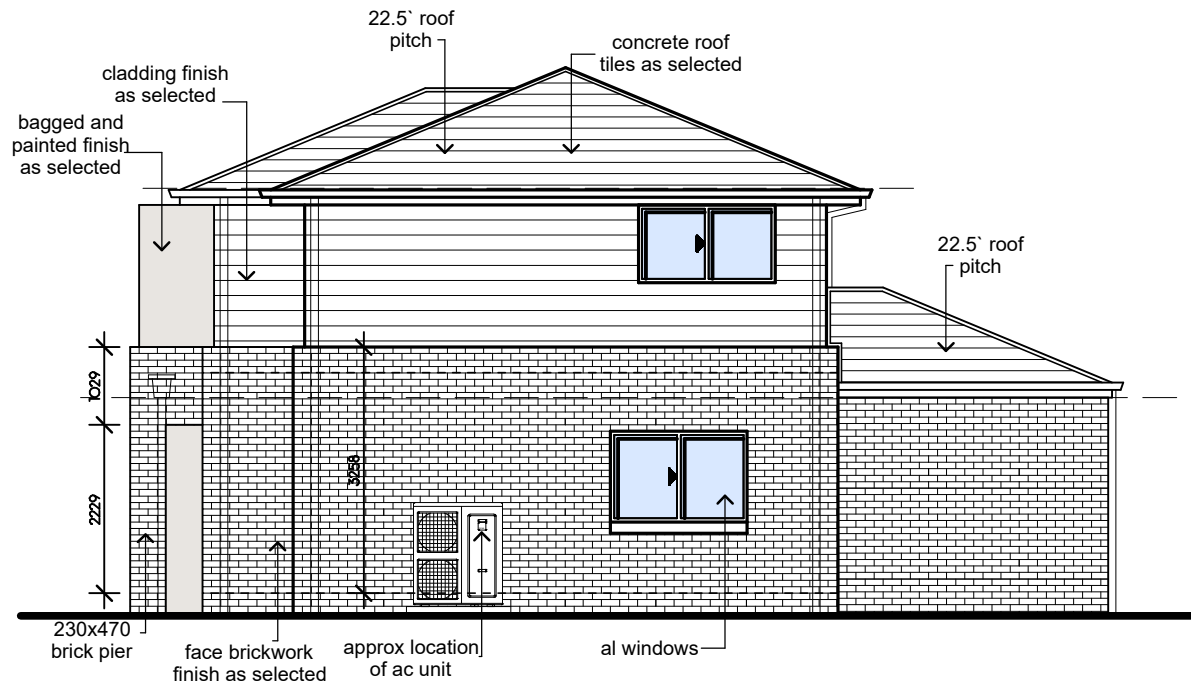
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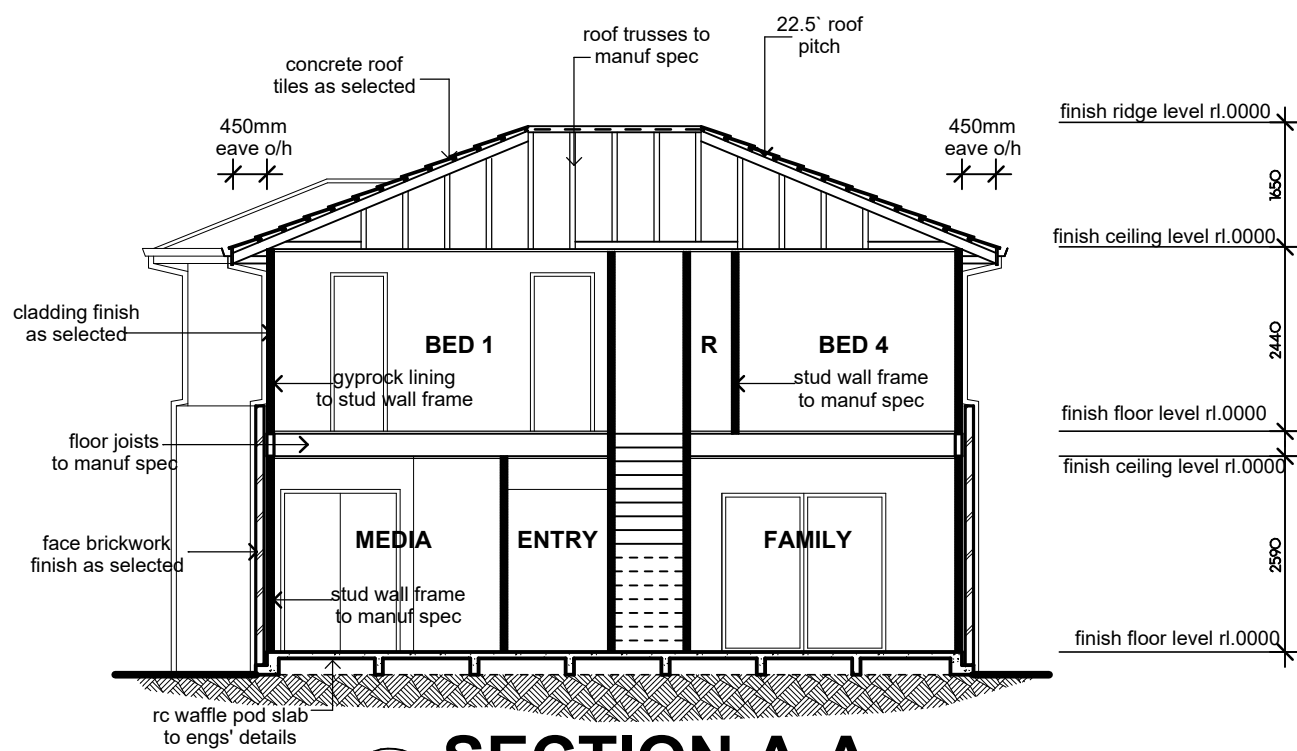
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DN260 | 190029 | 4 of 10

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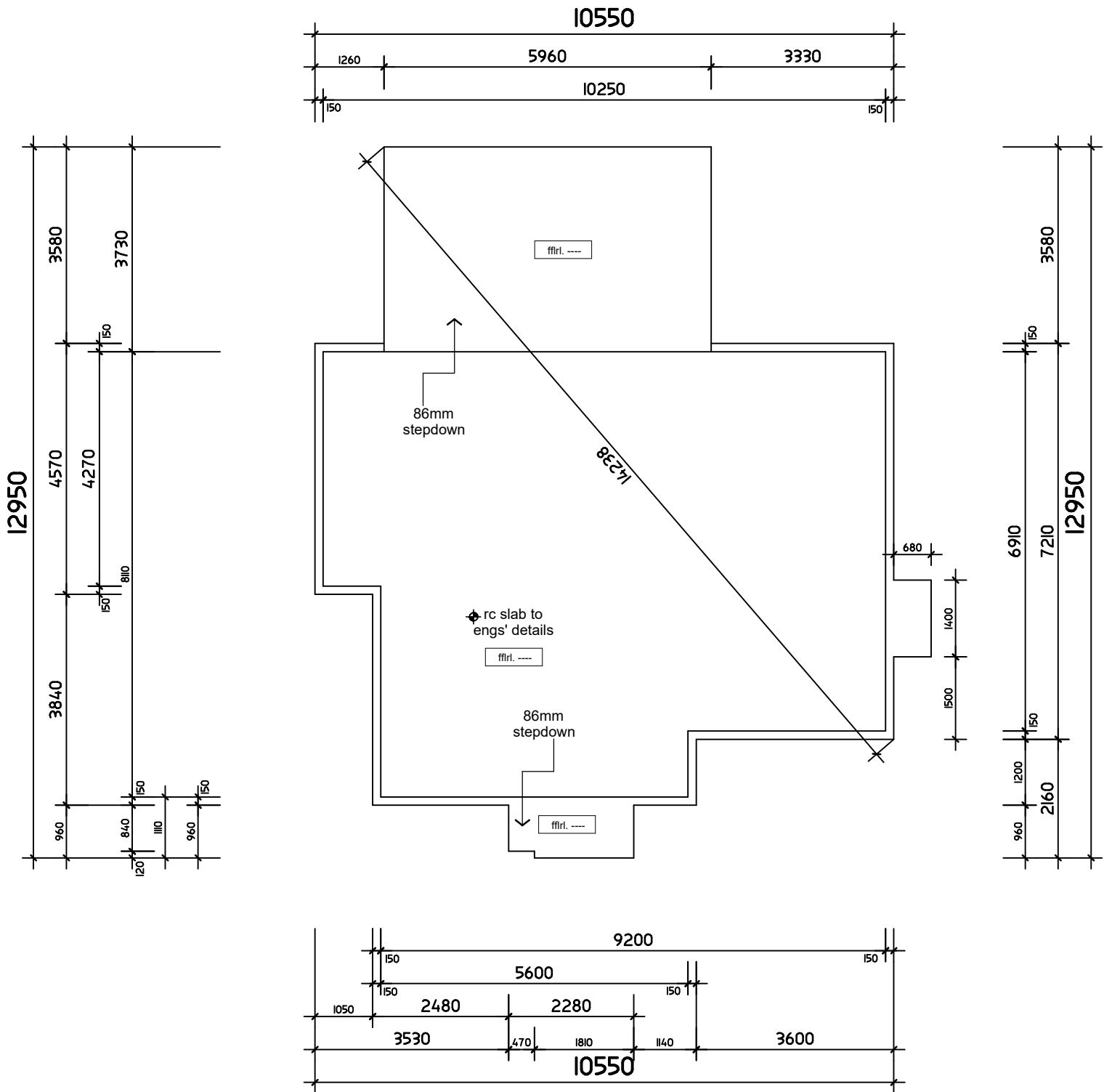
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SIDE ELEVATION
scale 1:100 @ A3



SECTION A-A
scale 1:100 @ A3

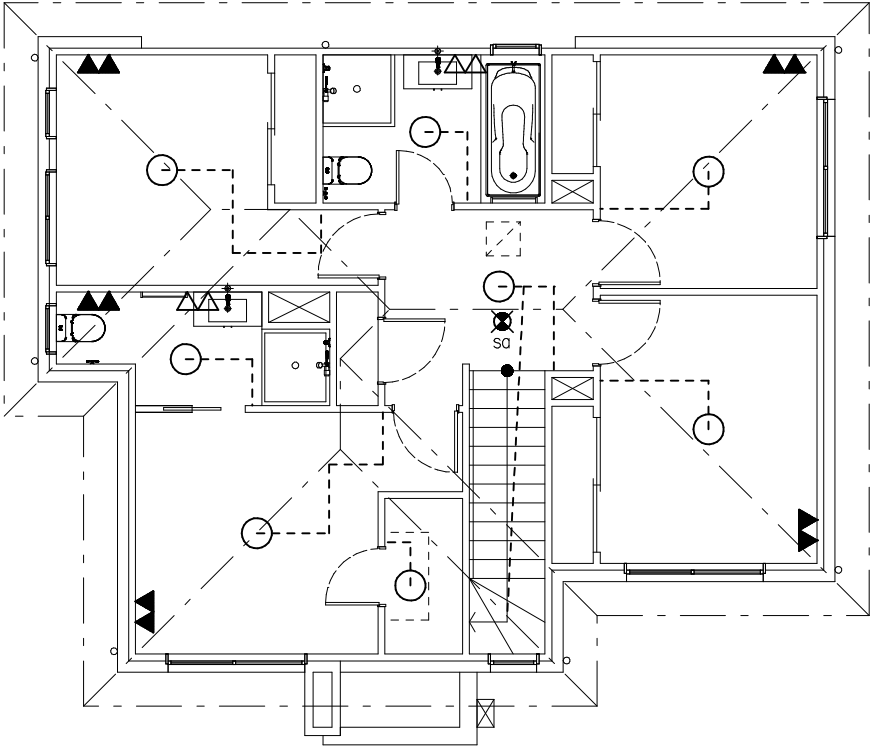


SLAB FLOOR PLAN
scale 1:100 @ A3

slab note:
plans to be read in conjunction with structural engineering plans
refer to engs' plans for structural details
slab plan to be read cross referenced with floor plans for all
step downs and dimension

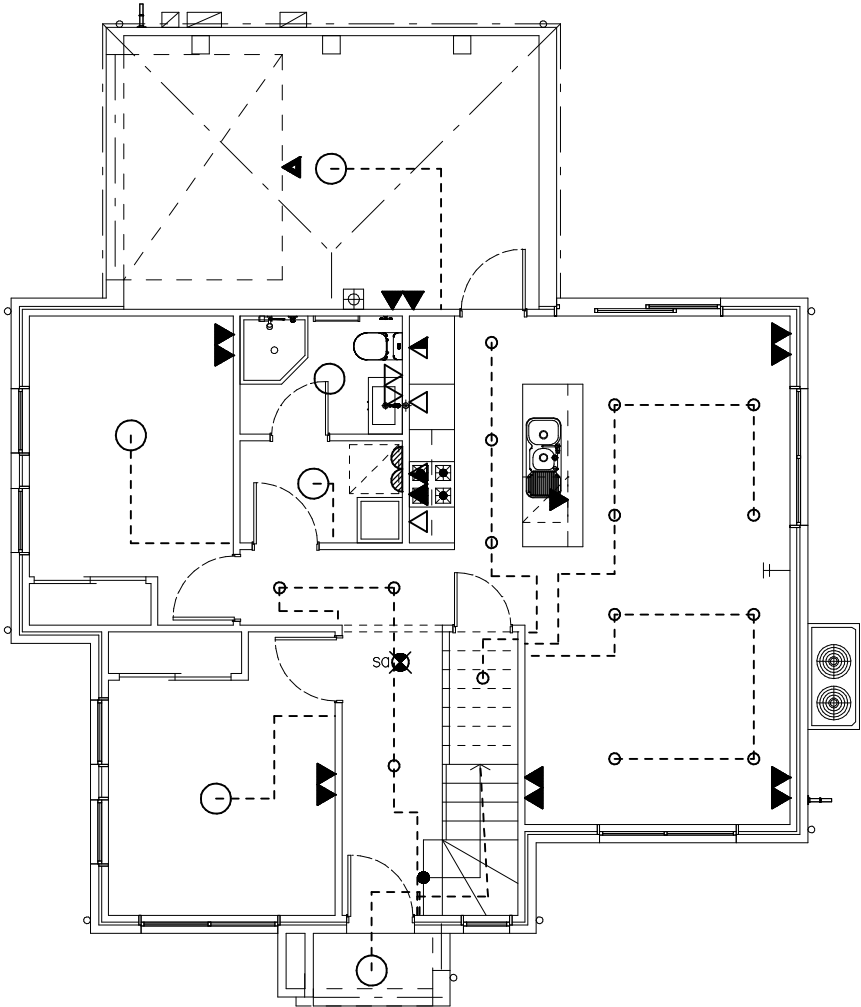
TERMITE CONTROL NOTE:
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termite management

electrical legend	
	single gpo - 300mm ffl
	double gpo - 300mm ffl
	single gpo - 1050mm ffl
	double gpo - 1050mm ffl
	single gpo - 1300mm ffl
	double gpo - 1300mm ffl
	single gpo - 1800mm ffl
	double gpo - 1800mm ffl
	single gpo - 2000mm ffl
	single gpo - on ceiling
	water proof double gpo
	ceiling light outlet
	ceiling down light outlet
	stair lights
	wall mounted light 1800H FFL
	double para-flood light
	exhaust fan/light/light/heater
	exhaust fan/light
	exhaust fan/heater/light
	exhaust fan
	tv antenna point
	pay tv point
	broadcast outlet
	speaker point
	telephone point
	hot water unit
	junction box
	psu power supply unit
	hd home distributor
	data point
	1200 fluoro double tub light
	sweep fan
	sweep fan/light
	door bell (m - monitor)
	eye ball sensor
	dimmer switch
	light point
	gas point
Note: Final locations of power points and light switches to comply with BCA requirements. Location shown on plan may vary to achieve compliance with the Building Code.	



FIRST FLOOR ELECTRICAL

scale 1:100 @ A3



GROUND FLOOR ELECTRICAL

scale 1:100 @ A3