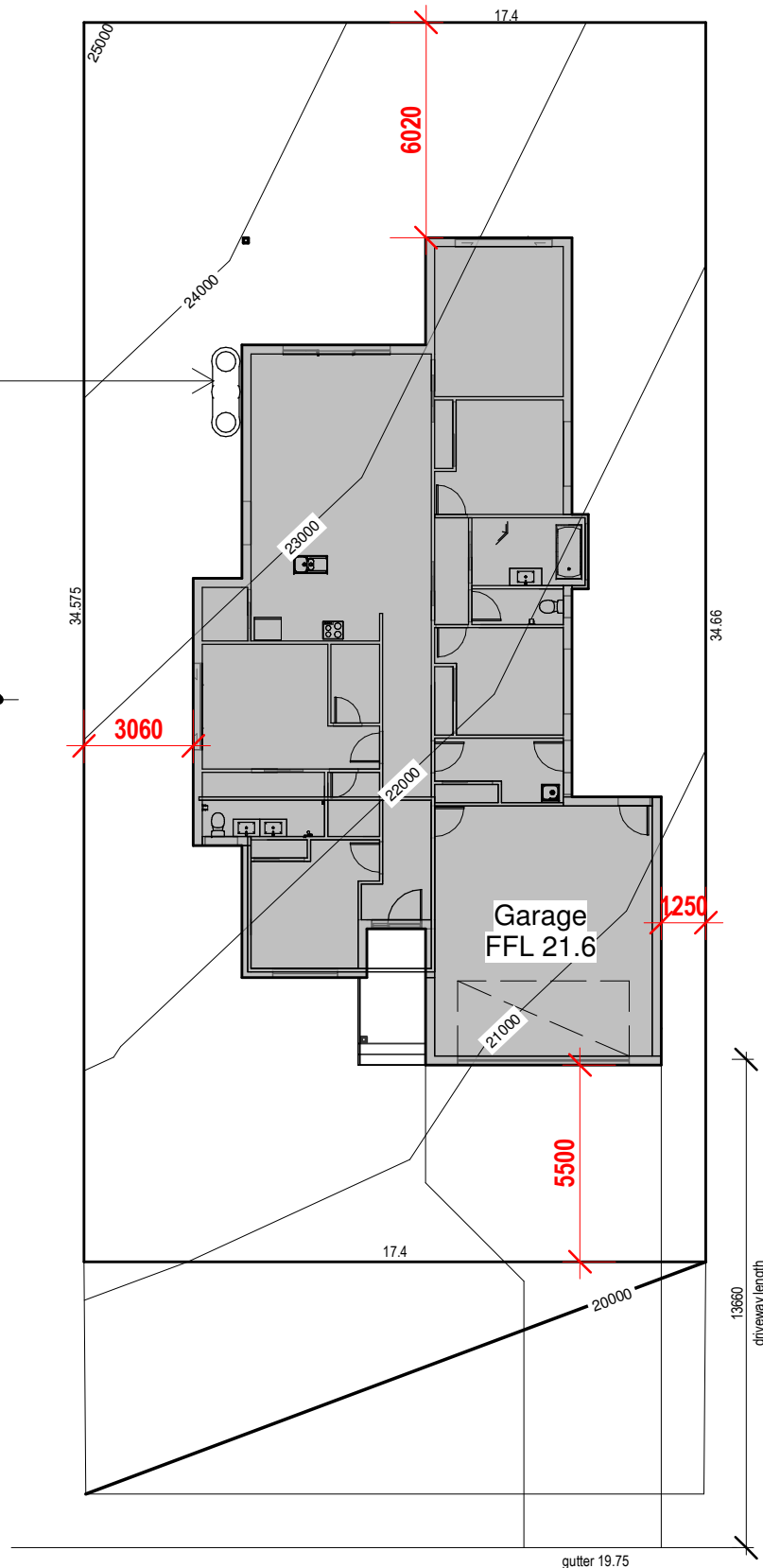
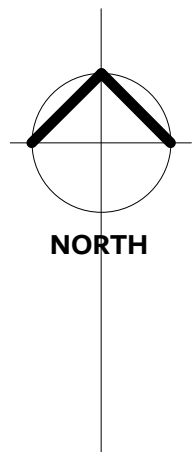


- 3,000 LITRE
RAIN WATER
TANK (MIN)
- FIRST FLUSH DEVICE
DIVERT TO COUNCIL STORMWATER
- 100 DIA OVERFLOW
PLUMBED TO COUNCIL
STORMWATER (STREET)
WITH METAL KERB CONVERTER
- 100% OF ROOF
AREA TO BE PLUMBED TO
RAIN WATER TANK
- RAIN WATER TANK
TO BE PLUMBED TO
ALL TOILETS AND
WASHING MACHINE
- MAINS WATER SUPPLY PLUMBED
TO RAINWATER TANK FOR TOP-UP
AND INTERNALLY FOR SERVICES
EXCEPT TOILETS AND WASHING MACHINE



Bellbird Drive

Area - 602.4 sqm
Zoning - R2
Bush Fire Prone - Yes

GENERAL NOTES

- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH B.C.A., ALL S.A.A.. CODES & LOCAL AUTHORITY BY-LAWS
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
- CONFIRM ALL FLOOR AREAS
- ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500 & APPROVED BY COUNCIL INSPECTOR
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
- ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
- ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
- IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
- BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
- BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- TERMITE PROTECTION TO A.S. 3660.1 1995, BCA PART 3.1.3 AND TO LOCAL COUNCIL REQUIREMENTS.

SURVEY DATUM IS ASSUMED

WARNINGS:

- THE SITE DETAIL SHOWN / RECORDED
- HAS BEEN SUPPLIED BY BUILDER
- DESIGNER TAKES NO RESPONSIBILITY FOR INACCURACIES
- SHOULD ONLY BE USED FOR THE PURPOSES INTENDED.

THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AS INDICATED BY SURFACE FEATURES.

PRIOR TO ANY CONSTRUCTION REFER TO RELEVANT AUTHORITIES FOR DETAILED LOCATION OF ALL SERVICES.

CONTOUR INTERVAL 1m

BATTER NOTE

BATTER AS PER
BCA PART 3.1.1.1.

SITE NOTES

ALL SERVICE POSITIONS TO BE DETERMINED ON SITE BY SUPERVISOR.
BULKHEADS TO BE DETERMINED ON SITE BY SUPERVISOR
PROVIDE PEST TREATMENT TO AS
CENTER OF DOWNPIPES TO BE 350mm FROM CORNER OF BRICKWORK
UNLESS OTHERWISE SPECIFIED.

Bayview Homes
Building Excellence

Project:
NEW DWELLING
40 BELLBIRD DRIVE
MALUA BAY

Drawing:
SITE PLAN

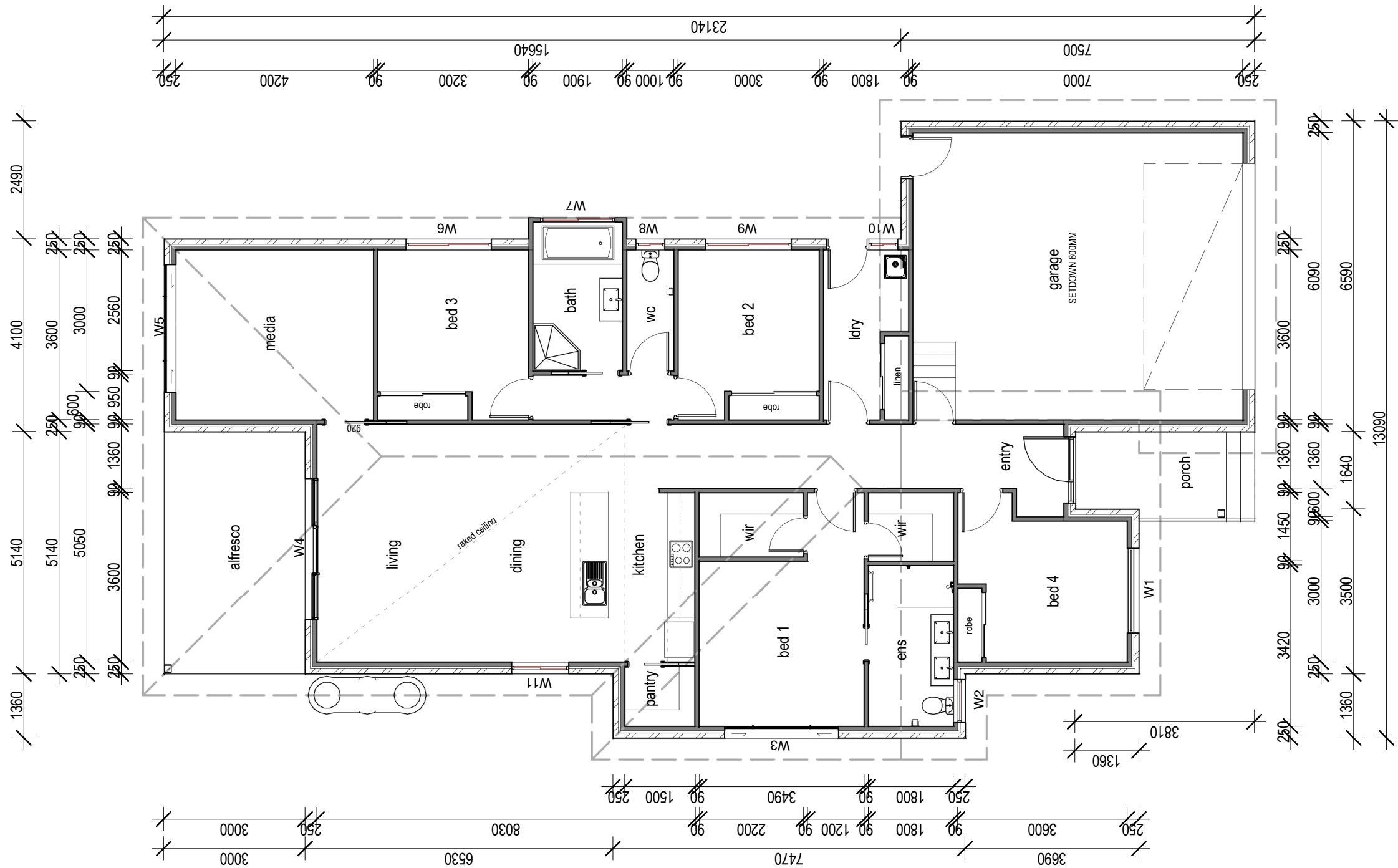
Drafted by:
Brad Campbell

Date: **25/02/2018** Scale: **1 : 200**

Project/Drawing No:
id1609- 01

Revision:
A

construction
NOTE: DO NOT SCALE OFF DRAWINGS



WINDOW SCHEDULE			
MARK	HEIGHT	WIDTH	TYPE
W1	1800	1810	AWNING WINDOW
W2	600	910	AWNING WINDOW
W3	1200	2410	SFS SLIDING WINDOW
W4	2100	3000	3 PANEL SLIDING DOOR
W5	860	2710	SFS SLIDING WINDOW
W6	1200	1810	SLIDING WINDOW

WINDOW SCHEDULE			
MARK	HEIGHT	WIDTH	TYPE
W7	860	1570	SLIDING WINDOW
W8	860	610	SLIDING WINDOW
W9	1200	1810	SLIDING WINDOW
W10	860	610	SLIDING WINDOW
W11	1800	1210	SLIDING WINDOW

Areas	
Garage	41.40 m ²
Porch	2.23 m ²
Living	165.01 m ²
Alfresco	15.42 m ²
Grand total	224.06 m ²

Bayview Homes

Building Excellence

Project:
NEW DWELLING
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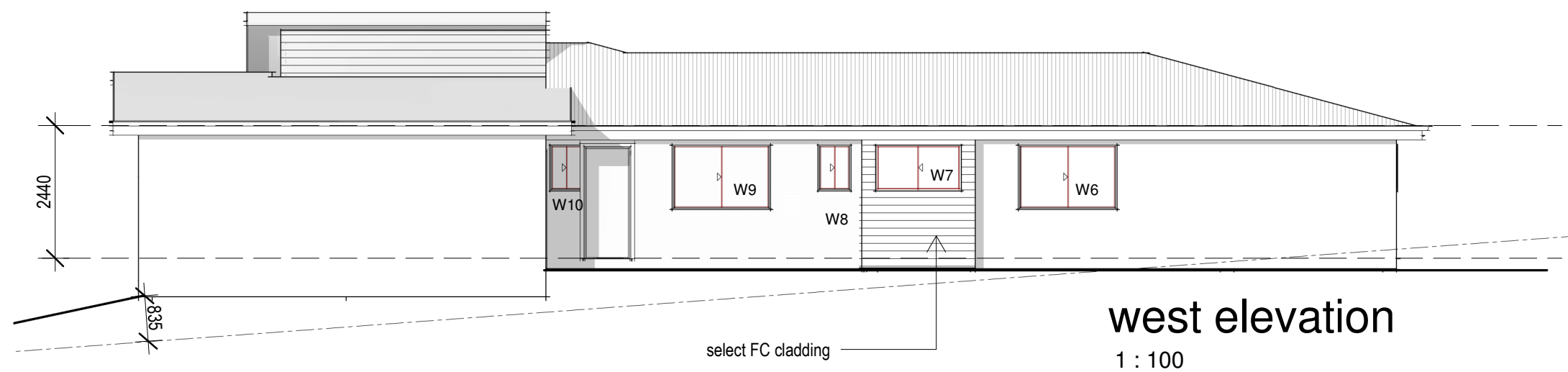
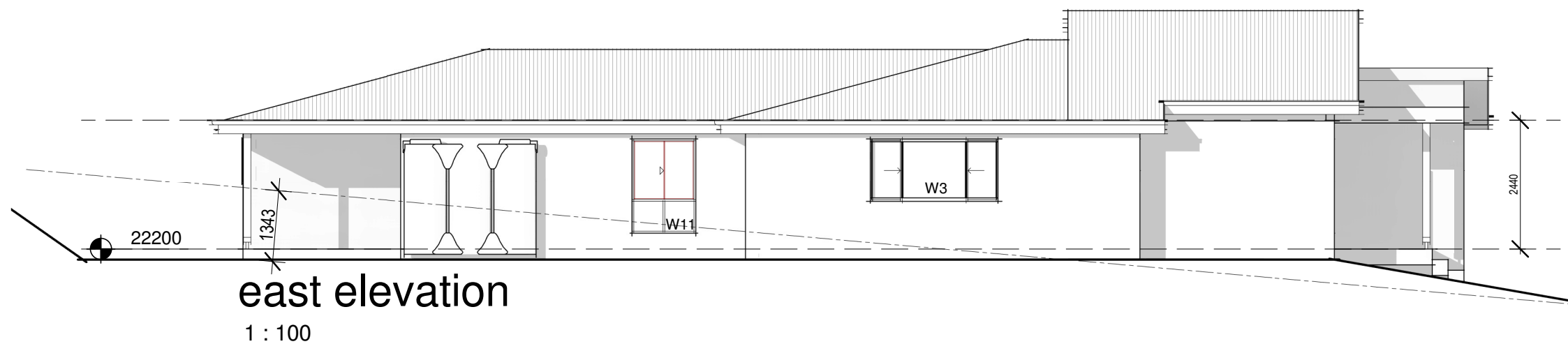
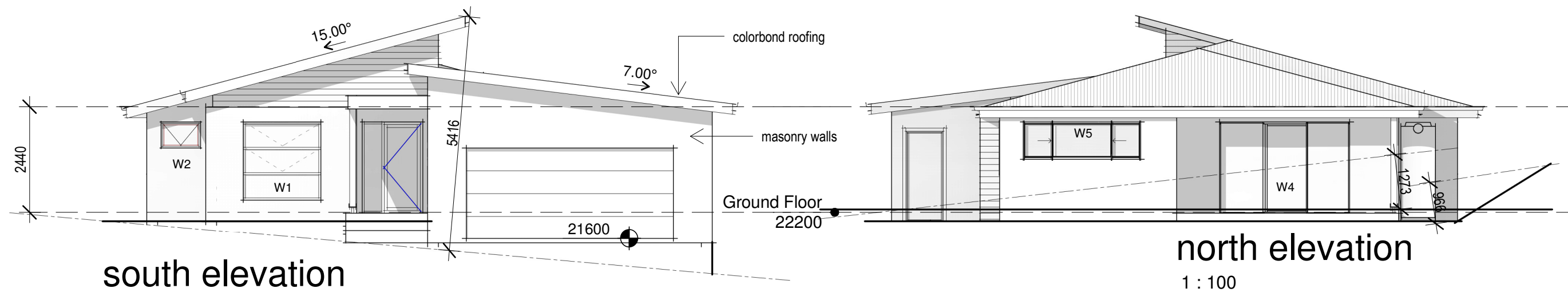
Drawing:
FLOOR PLAN

Drafted by:
Brad Campbell

Date: 25/02/2018
Scale: 1 : 100

Project/Drawing No:
id1609- 02

Revision:
A



Bayview Homes

Building Excellence

Project:
NEW DWELLING
40 BELLBIRD DRIVE
MALUA BAY

Drawing:
ELEVATIONS

Drafted by:
Author

Date: 25/02/2018
Scale: 1 : 100

Project/Drawing No:
id1609- 03

Revision:
A