

NOTE:

- Soakwell locations & PVC pipe connection shown as a guide only & to be confirmed by contractor on site prior to construction.
- Confirm numbers and locations of downpipes and rain water heads on site
- Downpipe locations and numbers are indicative only. All downpipes shall be installed in accordance with 2019 NCC Vol. II.

termite treatment

All primary building elements used for the construction of this building will be consist entirely of, or a combination of, materials considered not subject to termite attack. Specifically, all timbers used in this dwelling will be preservative treated in accordance with AS 3660.1 & will comply with part 3.1.4 of 2019 NCC Vol. II amendment 1.

NOTE:

It is the builders responsibility to confirm all drawings and all dimensions on site prior to the commencement of any works or ordering materials.

DRAWING LEGEND:

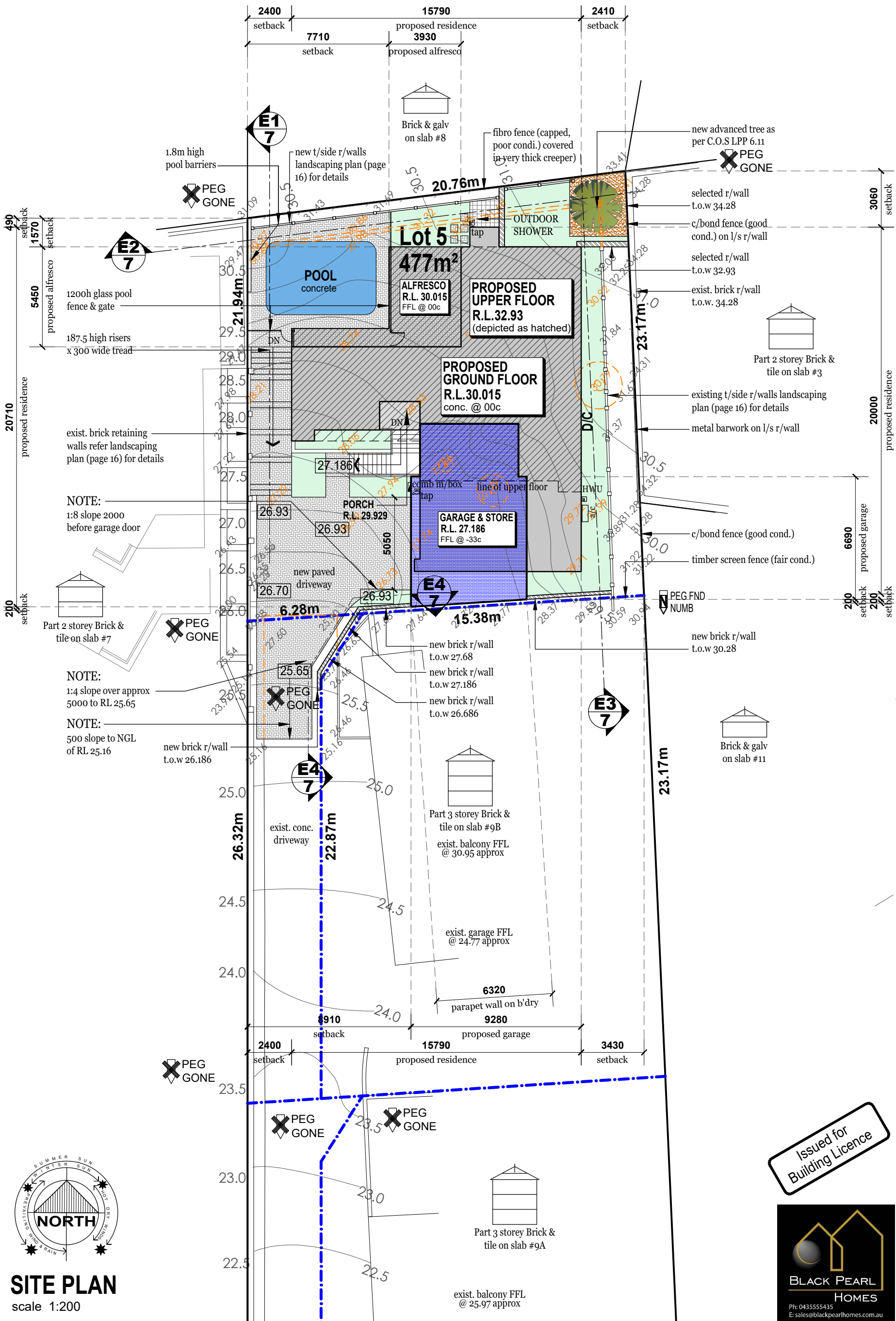
- c = brick course height
- t.o.w = top of wall
- b/w = brickwork
- r/w = retaining wall

GENERAL NOTES:

- CONFIRM ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION
- REFER TO ENGINEERS DRAWINGS FOR ALL STRUCTURAL REQUIREMENTS
- NOTIFY DESIGNER IF ANY DISCREPANCIES OCCUR
- HEAD CONTRACTOR TO ENSURE THAT ALL WORK COMPLIES WITH CURRENT AUSTRALIAN BUILDING CODES AND RELEVANT AUSTRALIAN STANDARDS
- NUMBER AND POSITION OF DOWNPIPES APPROX ONLY AND TO BUILDERS DISCRETION

CONSTRUCTION NOTES:

- TERMITE TREATMENT TO BCA REQUIREMENTS
- ALL BRICKWORK (INCLUDING BRICK VENEER) SHALL BE IN ACCORDANCE WITH AS3700- MASONRY CODE
- ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH AS 3660.1
- UNLESS OTHERWISE APPROVED ROOF FRAMING SHALL BE OF TRADITIONAL TIMBER FRAMED CONSTRUCTION
- ELECTRICIAN TO SUPPLY AND INSTALL APPROVED HARD WIRED SMOKE ALARMS IN ACCORDANCE WITH AS3786.
- ELECTRICIAN TO SUPPLY AND INSTALL MECHANICAL VENTILATION TO REQUIRED WET AREAS IN ACCORDANCE WITH AS1688.2. ALL VENTS TO BE DUCTED TO OUTSIDE.
- ALL CABINETWORK TO FUTURE DETAIL (BY OWNER)
- ALL GAS FITTINGS AND OUTLETS TO BE IN ACCORDANCE WITH GAS STANDARD (GAS FITTINGS & CONSUMER GAS INSTALLATIONS) REGULATIONS 1999
- ALL STORM WATER WILL BE CONTAINED ON SITE.
- TERMITE TREATMENT INCLUDING PHYSICAL BARRIER TO WALLS ON BOUNDRIES TO COMPLY WITH AS3660 (2014).
- METAL ROOF CLADDING SHALL BE INSTALLED IN ACCORDANCE WITH AS 1562.1(1992).
- STAIRS SHALL BE CONSTRUCTED IN WITH NCC VOL. 2 2019 AMEND. 1 PART 3.9.1.
- THE SLIP-RESISTANCE TREATMENT TO STAIRS TREADS, RAMPS & LANDINGS MUST BE IN ACCORDANCE WITH NCC VOL. 2 2019 AMEND. 1 PART 3.9.14.
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INDICATES:

- extent of new
- extent of paving
- extent of undercroft
- extent of balcony
- extent of upper floor
- new r/w
- 35.00 contour lines
- demolished/ removed
- trees to be removed
- Existing Ground levels to be modified
- line of subdivision

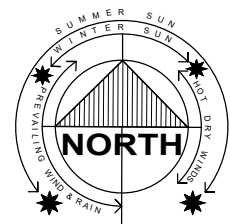
ANTHONY & ASSOCIATES DESIGNERS

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WD - SITE PLAN

PROPOSED RESIDENCE AT, 9C HAWKINS AVENUE, SORRENTO. FOR HAMI AND MARY AZAD.

REV: A	JP	1 OF 17
JOB: 1549	26.10.2023	



SITE PLAN
scale 1:200

Issued for Building Licence

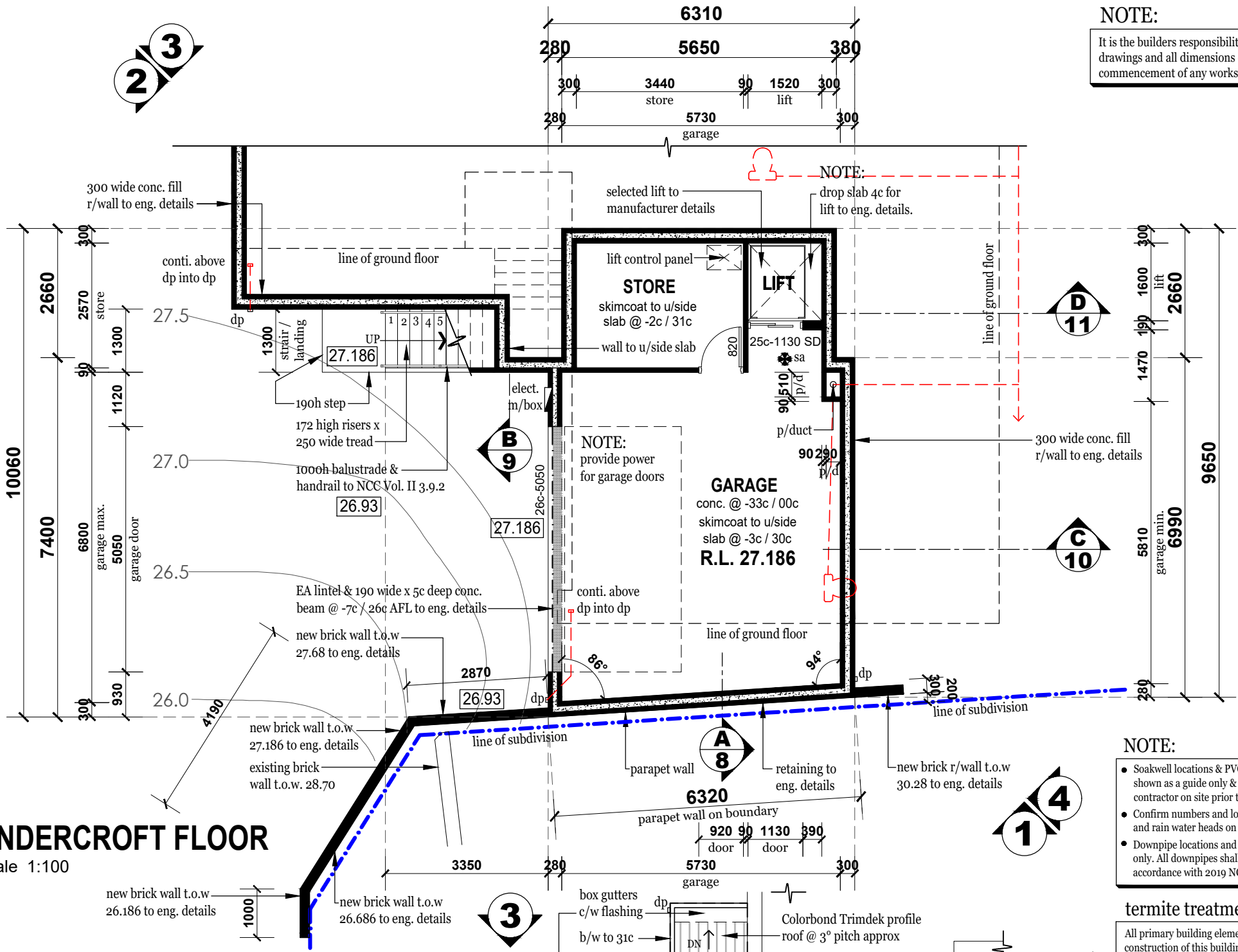


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2/3

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UNDERCROFT FLOOR

scale 1:100

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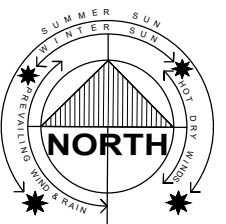
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- mv = mechanical ventilation
- b/w = brickwork
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- RWH = rain water head

2

INDICATES:

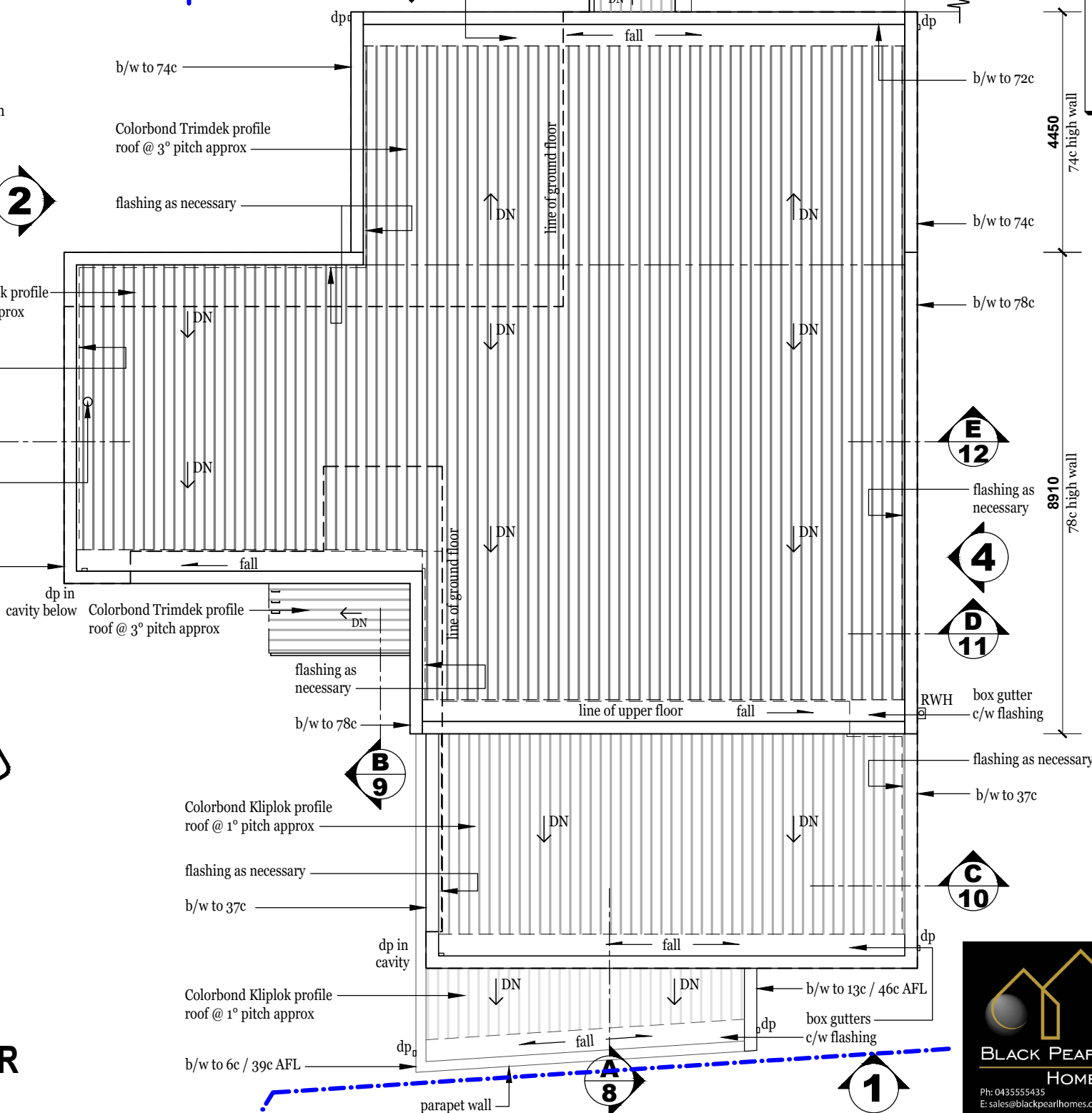
- GF c/bond roof sheeting
- UF c/bond roof sheeting
- U/croft c/b roof sheeting
- brickwall
- interconnected hardwired smoke alarm
- GF roof line
- UF roof line
- downpipe
- RWH rain water head
- roof fall
- wc & plumbing above

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ROOF FLOOR

scale 1:100



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WD - U/CROFT & ROOF PLAN
PROPOSED RESIDENCE AT, 9C HAWKINS AVENUE, SORRENTO. FOR HAMI AND MARY AZAD.

REV: A JP 3 OF 17
JOB: 1549 26.10.2023



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NOTE:

Flu all mechanical ventilation to external air.

GENERAL NOTES:

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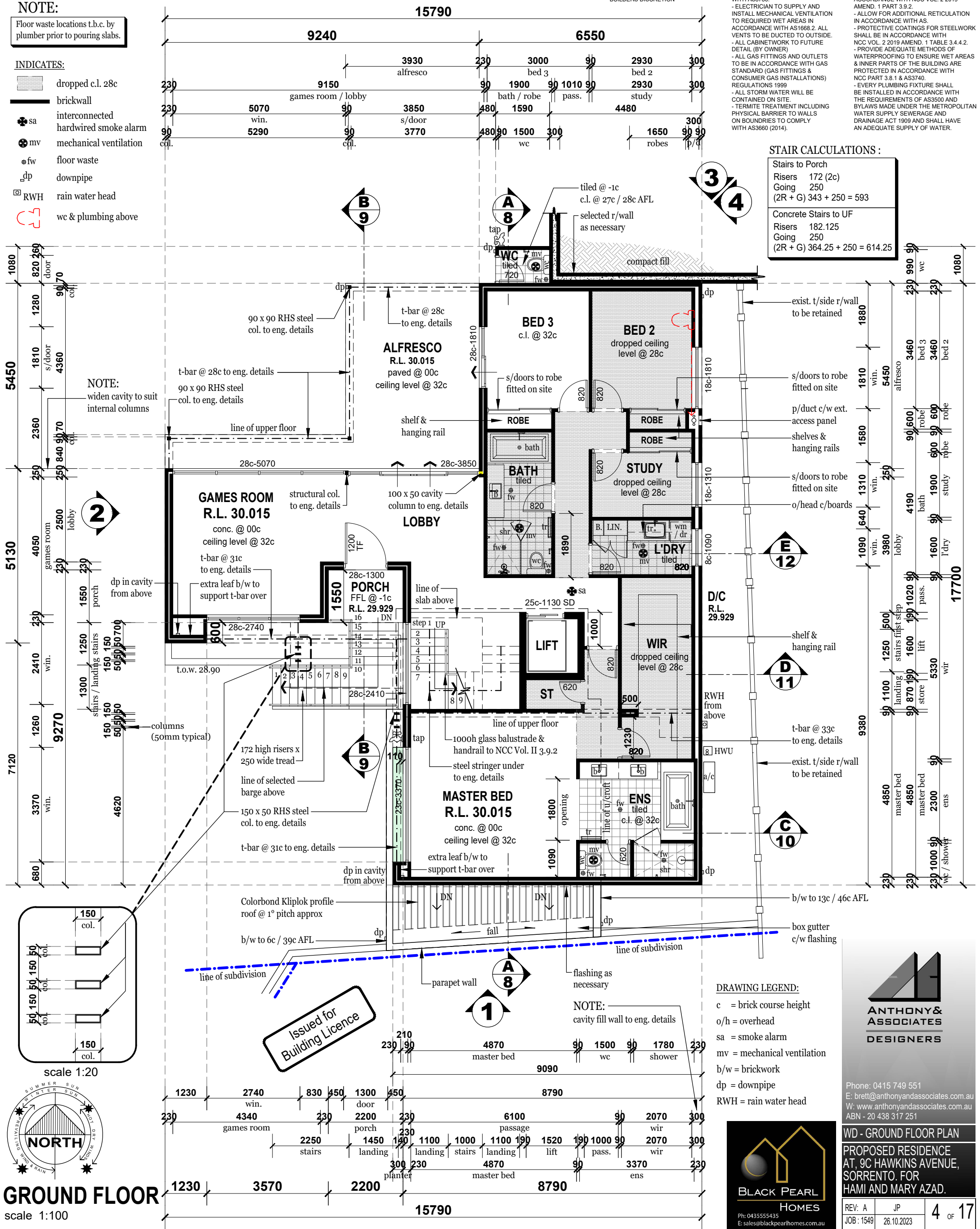
Floor waste locations t.b.c. by plumber prior to pouring slabs.

INDICATES:

- dropped c.l. 28c
- brickwall
- interconnected hardwired smoke alarm
- mechanical ventilation
- floor waste
- downpipe
- RWH rain water head
- wc & plumbing above

STAIR CALCULATIONS :

Stairs to Porch	
Risers	172 (2c)
Going	250
(2R + G)	343 + 250 = 593
Concrete Stairs to UF	
Risers	182.125
Going	250
(2R + G)	364.25 + 250 = 614.25



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DRAWING LEGEND:

- c = brick course height
- o/h = overhead
- sa = smoke alarm
- mv = mechanical ventilation
- b/w = brickwork
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- RWH = rain water head



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WD - GROUND FLOOR PLAN
PROPOSED RESIDENCE
 AT, 9C HAWKINS AVENUE,
 SORRENTO. FOR
 HAMI AND MARY AZAD.



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REV: A	JP	4 OF 17
JOB: 1549	26.10.2023	

GROUND FLOOR
 scale 1:100

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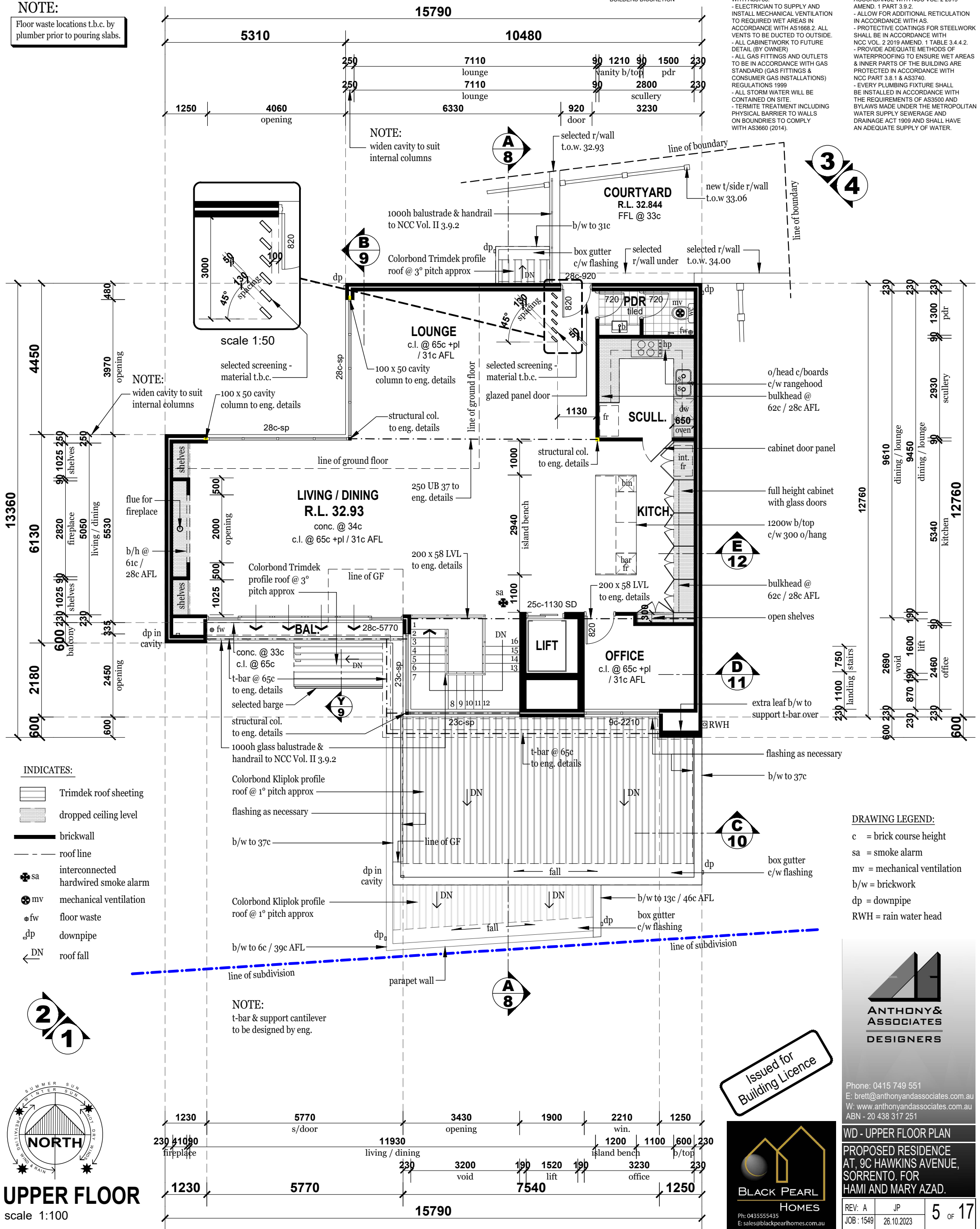
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NOTE:

Floor waste locations t.b.c. by plumber prior to pouring slabs.



INDICATES:

- Trimdek roof sheeting
- dropped ceiling level
- brickwall
- roof line
- interconnected hardwired smoke alarm
- mechanical ventilation
- floor waste
- downpipe
- roof fall

DRAWING LEGEND:

- c = brick course height
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- mv = mechanical ventilation
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- RWH = rain water head

UPPER FLOOR
scale 1:100

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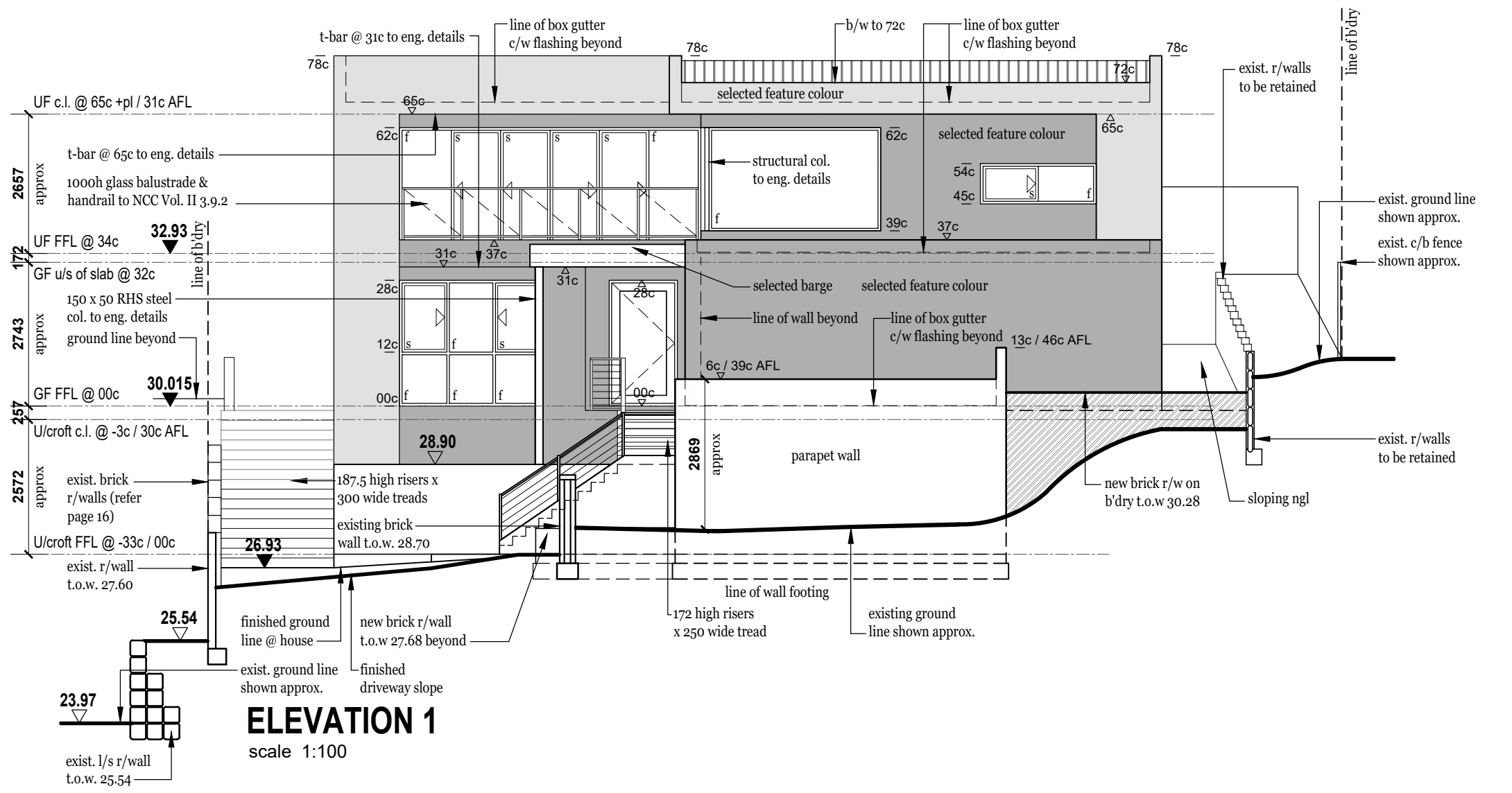
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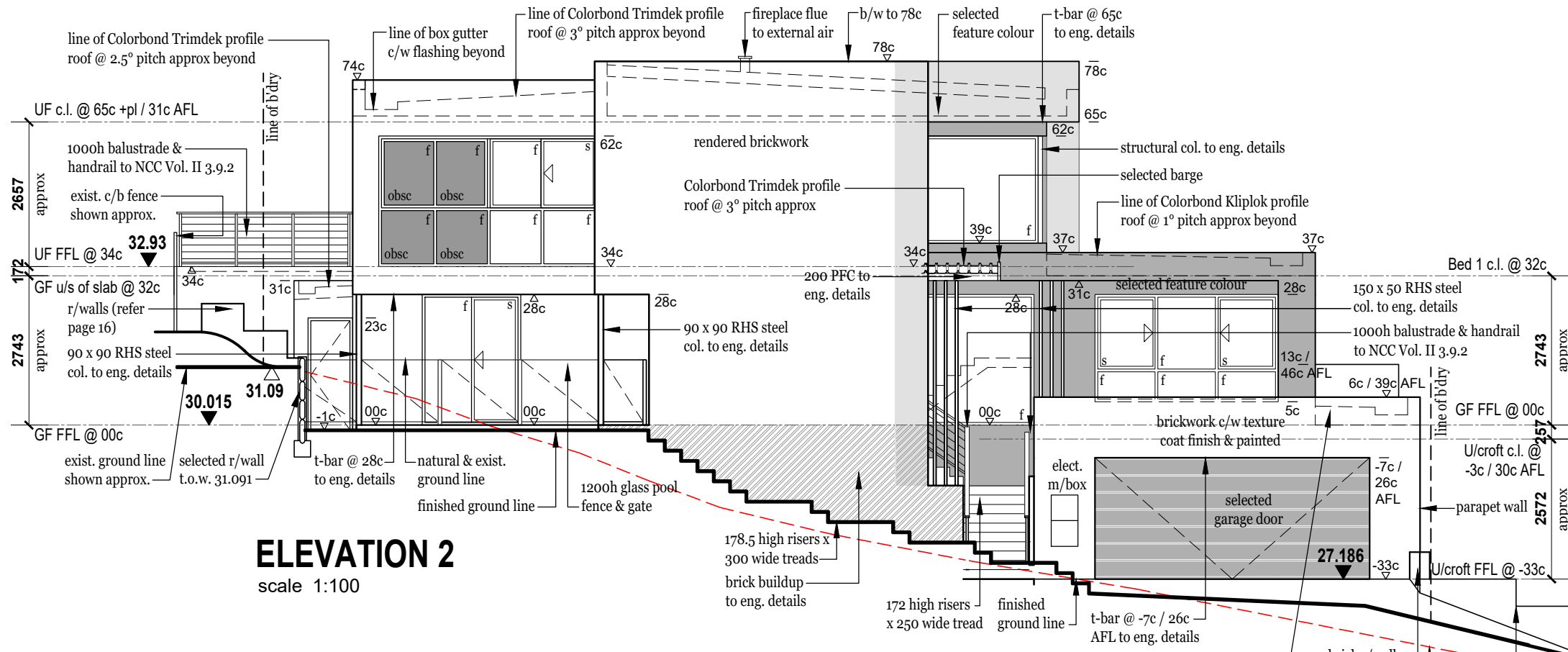
WD - UPPER FLOOR PLAN

PROPOSED RESIDENCE AT, 9C HAWKINS AVENUE, SORRENTO. FOR HAMI AND MARY AZAD.

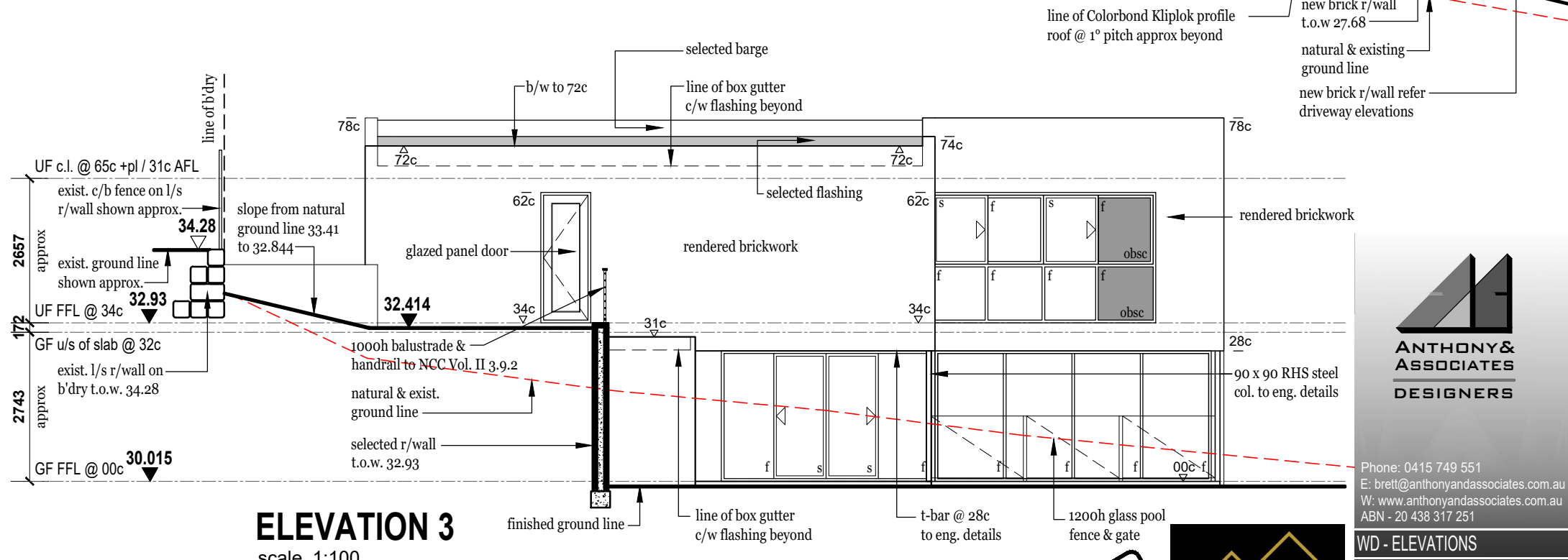
REV: A	JP	5 OF 17
JOB: 1549	26.10.2023	



ELEVATION 1
scale 1:100



ELEVATION 2
scale 1:100



ELEVATION 3
scale 1:100

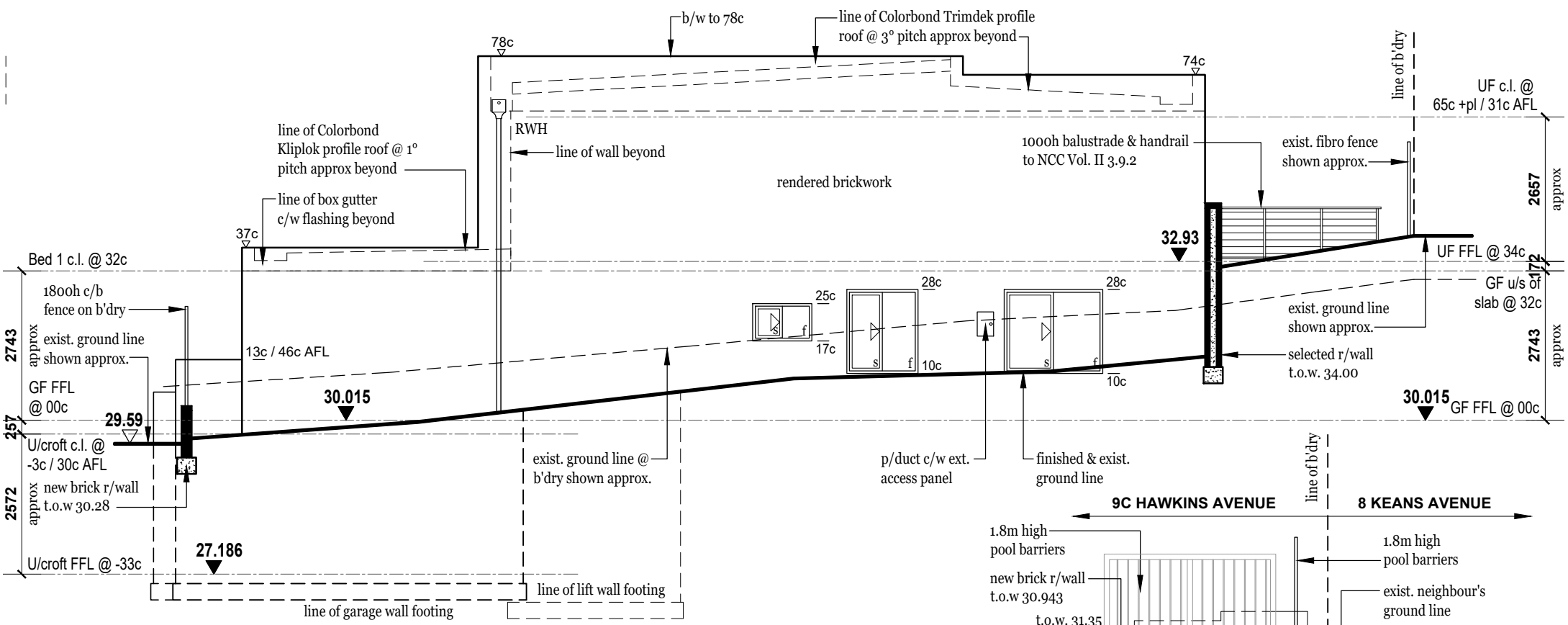


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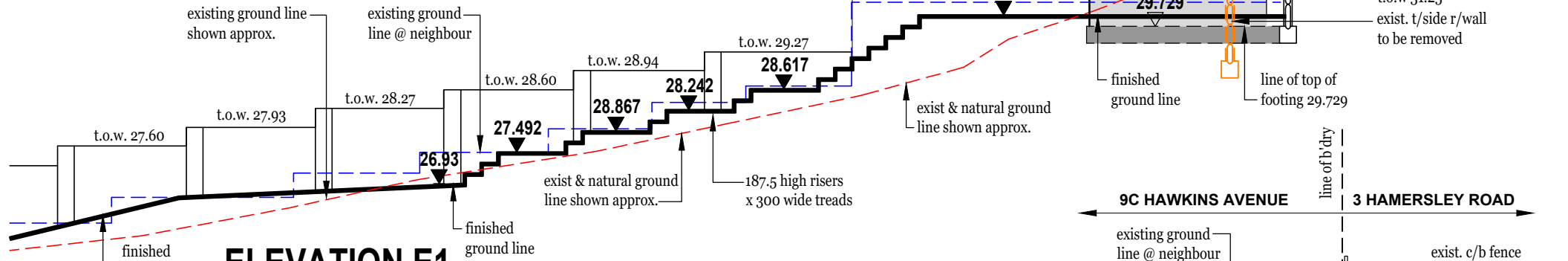
WD - ELEVATIONS
PROPOSED RESIDENCE
AT, 9C HAWKINS AVENUE,
SORRENTO. FOR
HAMI AND MARY AZAD.

REV: A JP 6 OF 17
JOB: 1549 26.10.2023

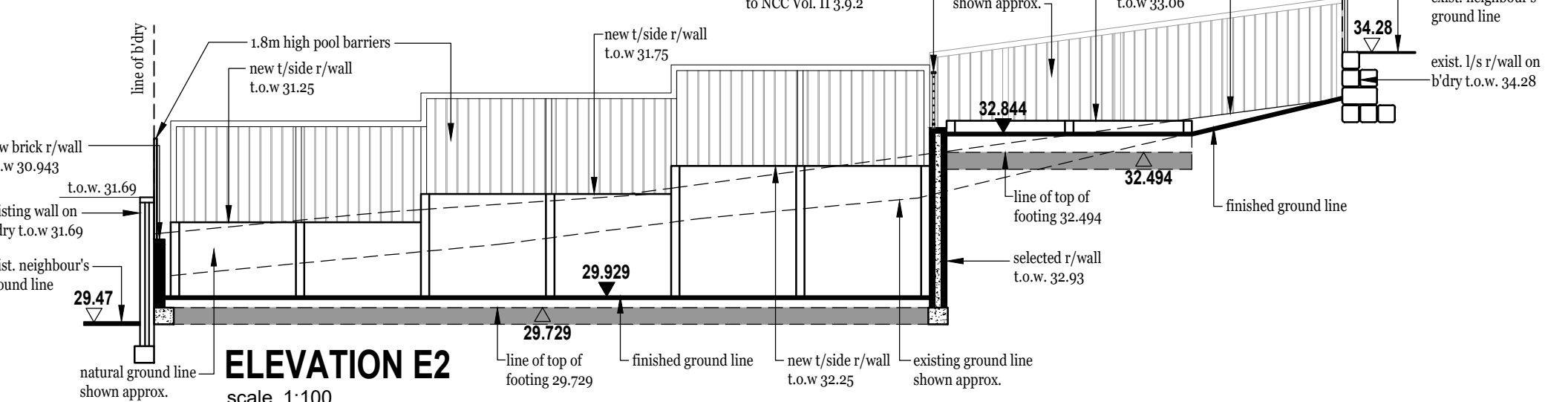




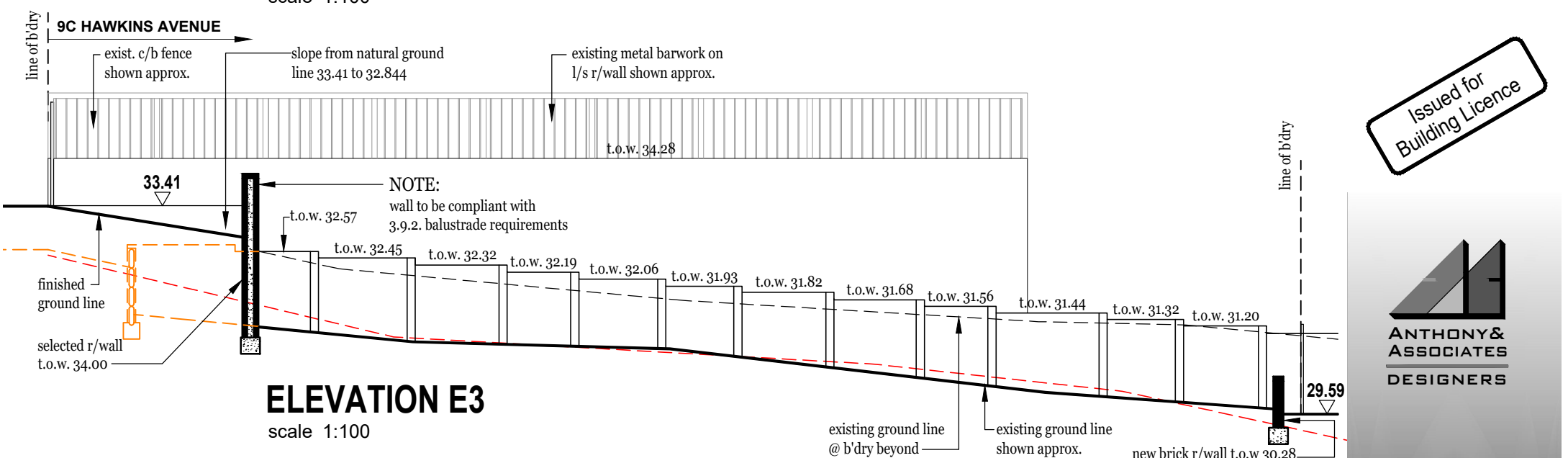
ELEVATION 4
scale 1:100



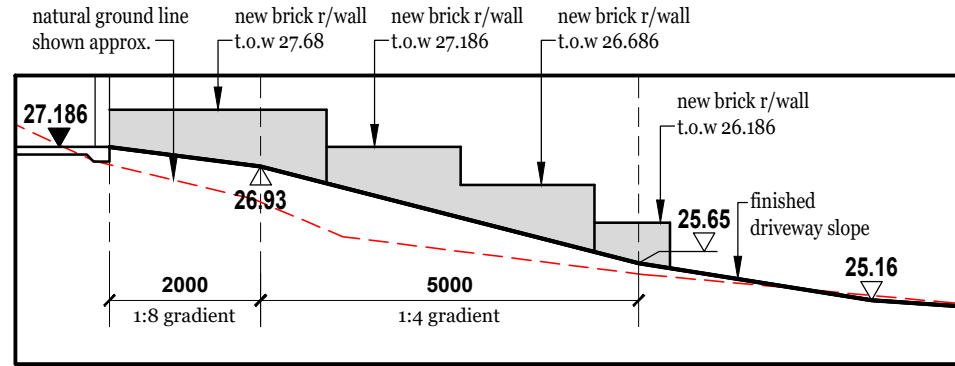
ELEVATION E1
scale 1:100



ELEVATION E2
scale 1:100



ELEVATION E3
scale 1:100



ELEVATION E4
scale 1:100

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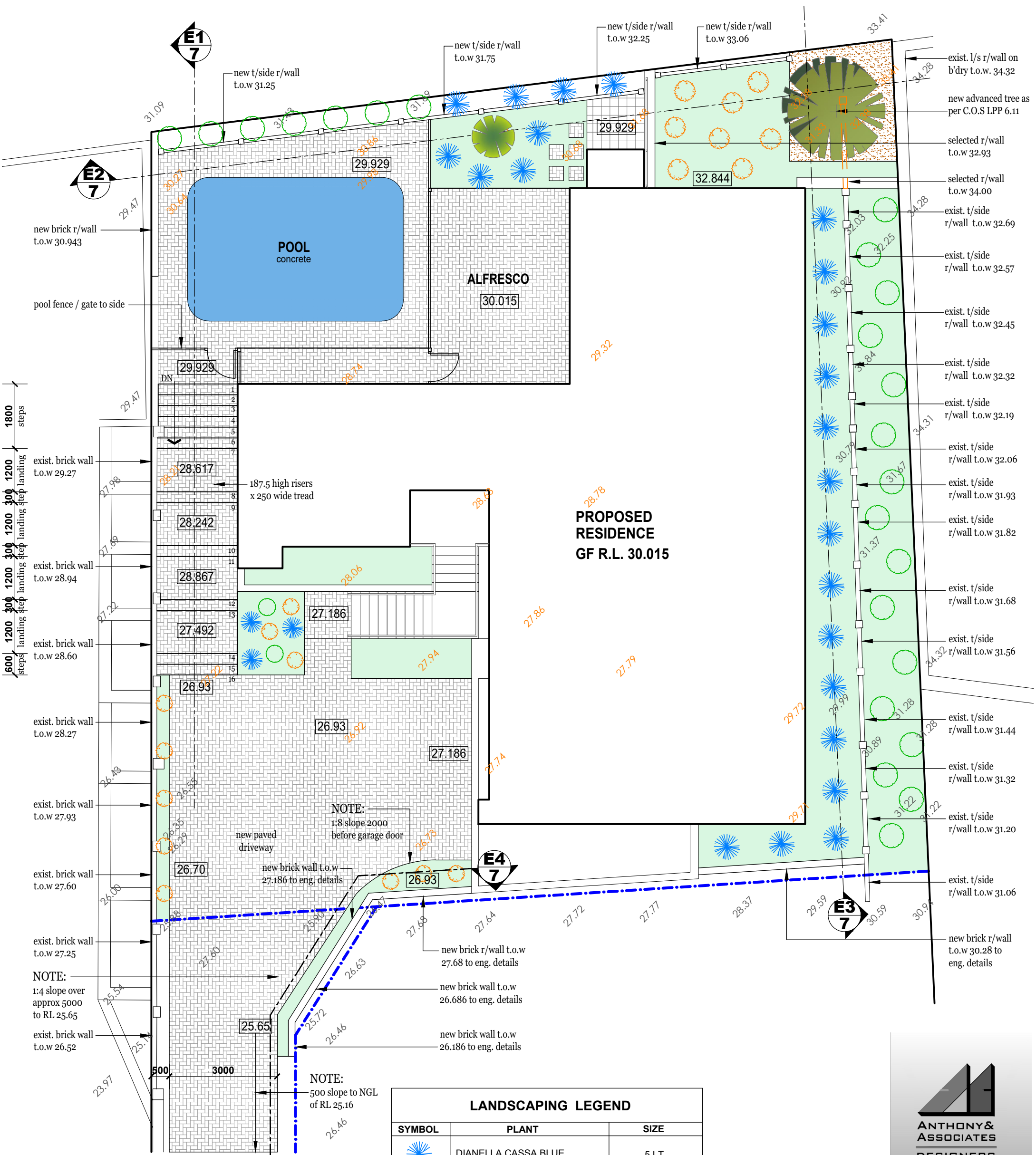
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WD - ELEVATIONS
PROPOSED RESIDENCE AT 9C HAWKINS AVENUE, SORRENTO. FOR HAMI AND MARY AZAD.

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REV: A	JP	7 OF 17
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1800 steps
1200
1200
1200
1200
1200
1200
600 steps

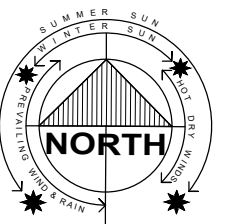
NOTE:
1:4 slope over approx 5000 to RL 25.65

NOTE:
1:8 slope 2000 before garage door

NOTE:
500 slope to NGL of RL 25.16

INDICATES:
Existing Ground Levels (maintained)

27.186 new Ground Levels



LANDSCAPE PLAN

scale 1:100

LANDSCAPING LEGEND		
SYMBOL	PLANT	SIZE
	DIANELLA CASSA BLUE	5 LT
	LOMANDRA LIME TUFF	5 LT
	VIBURNUM ODORATISSIMUM	5 LT
	ULMUS PARVIFOLIA	90 LT
	LAWN	

NOTE:
 • ALL SPECIFIED PLANTS SUBJECT TO AVAILABILITY
 • ALL NOMINATED SPACING, SIZES AND HEIGHTS ARE APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENT ON SITE.

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