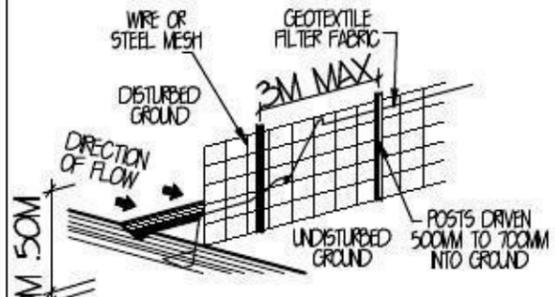
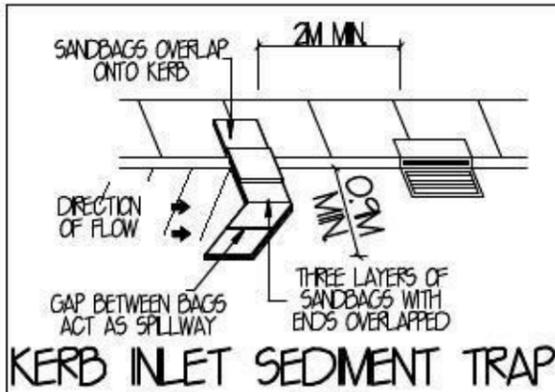


BARTLETT PLACE



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 NSW.

ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AROUND AND STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT.

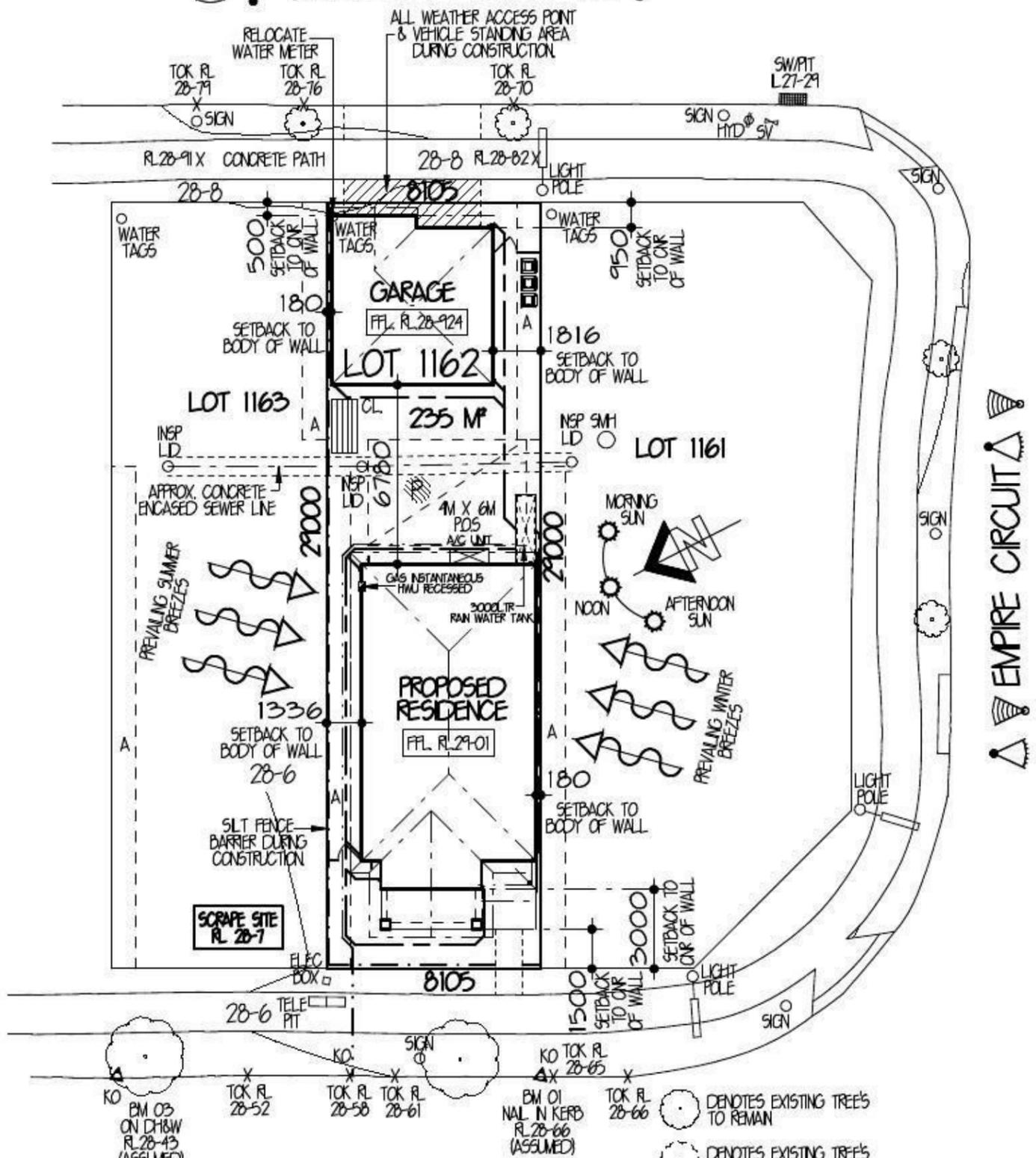
SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300MM WIDE X 300MM DEEP TRENCH.

ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF MATERIALS, INCLUDING THE MAINTENANCE PERIOD.

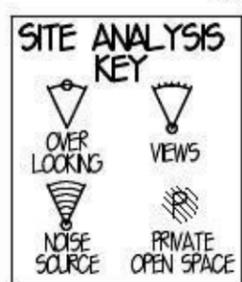
ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

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 2M CENTRES. FABRIC SHALL BE BURIED 150MM ALONG ITS LOWER EDGE.



- GENERAL NOTES**
- STORMWATER TO DISCHARGE INTO DESIGNATED DISCHARGE POINT TO PCA REQUIREMENTS
 - SEWER TO LOCAL AUTHORITIES REQUIREMENTS.
 - ALL GROUND LINES ARE TO BE VERIFIED ON-SITE BY THE BUILDER.
 - FINAL LOCATION OF BUILDINGS TO BE VERIFIED ON-SITE BY A REGISTERED SURVEYOR.
 - WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING. ANY PLAN DISCREPANCIES TO BE REFERRED BACK TO A&N DESIGN BEFORE PROCEEDING.
 - SITE CLASSIFICATION M
 - CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO RL 28-7 GARAGE TO RL 28-7
 - HOUSE FLOOR LEVEL RL 29-01, 310MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. RL 28-924, 224MM ABOVE PLATFORM LEVEL.



SYDNEY SMITH DRIVE

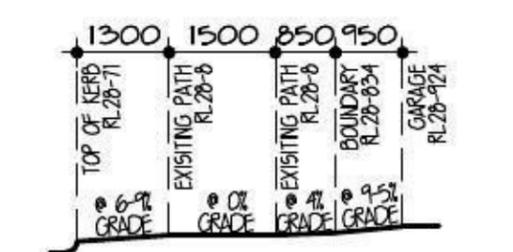
SITE ANALYSIS & SITE PLAN 1:200

(DRAINAGE PLAN)

A: EASEMENT FOR ACCESS & MAINTENANCE 0-9 WIDE (DPI1184391)
 B: EASEMENT FOR SUPPORT 0-25 WIDE (DPI1184391)
 C: RESTRICTION ON THE USE OF LAND
 E: EASEMENT FOR SUPPORT 0-4 WIDE (DPI1184391)

- DENOTES EXISTING TREES TO REMAIN
- DENOTES EXISTING TREES TO BE REMOVED
- DENOTES RETAINING WALL BY OWNER
- DENOTES SILT FENCE BARRIER
- DENOTES DROPPED EDGE BEAM
- DENOTES LINE OF BATTER TO CUT OR FILL
- DENOTES STORMWATER TO BE DIRECTED INTO RAINWATER TANK FINAL LOCATION TO BE VERIFIED ON SITE BY THE BUILDER
- DENOTES STORMWATER TO BE DIRECTED AS PER HYDRAULIC ENGS PLANS.

REFER TO LANDSCAPE PLANS FOR FENCING TYPES LOCATIONS & HEIGHTS TOGETHER WITH LETTERBOX LOCATION & RETAINING WALL DETAILS



DRIVEWAY PROFILE 1:100

SITE DATA

TOTAL SITE AREA	235 M²
PRIVATE OPEN SPACE REQUIRED	= 20% OF TOTAL SITE AREA OR 4750M
PROVIDED	= 21-7% OF TOTAL SITE AREA OR 50-950M

FLOOR AREAS

GROUND FLOOR	78-2 M²
DETACHED GARAGE	37-9 M²
PORCH	11-0 M²
FIRST FLOOR	78-2 M²
BALCONY	5-7 M²
TOTAL	211 M² OR 22-7 SQ

ISSUE	DATE	REVISION	DRAWN
A	14-09-12	DA PLANS	SK
B	9-10-12	DA PLANS	CL/AP
C	1-11-12	AMENDMENTS	BA

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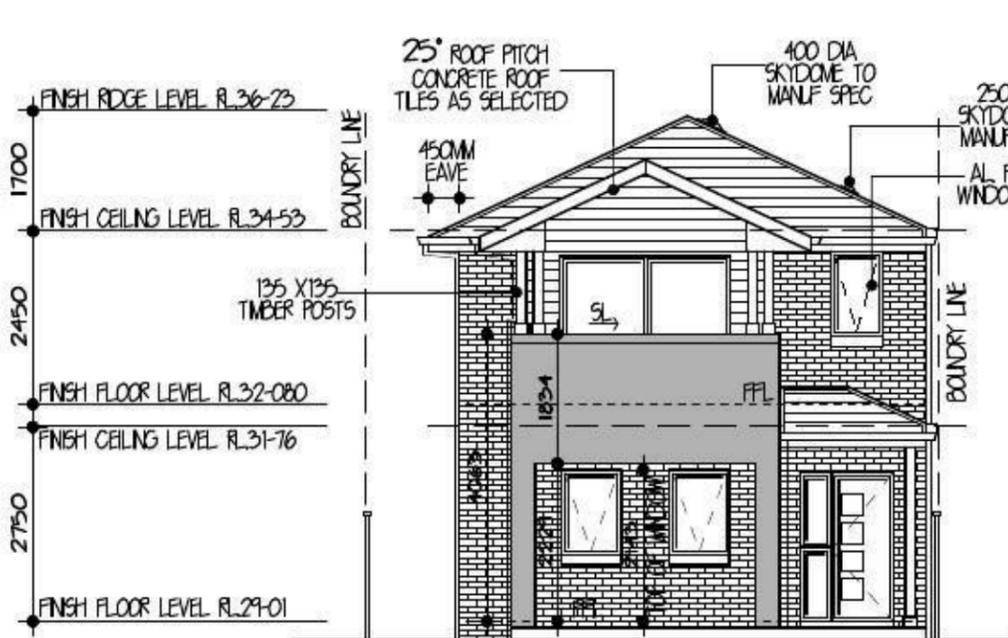
A&N SYDNEY

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 NO. 25-27 SOLENT CIRCUIT
 BALLRHAM HILLS
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 PHONE (02) 8824 3533
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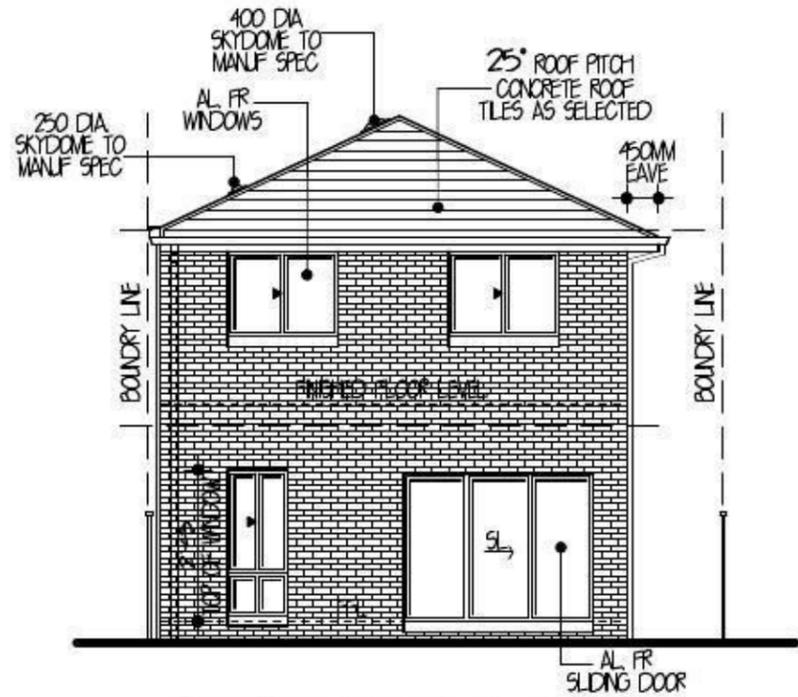
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FOR	MR L WALPOLE & MISS J FITZGERALD	STAGE	CC PLANS
AT	LOT 1162 SYDNEY SMITH DRIVE, THORNTON	MODEL	STAFFORD 4
THORNTON BLOCK PLAN LABEL	C	DATE	SEPT 12
JOB NO.	002803	DWG NO.	A18840
DATE	SEPT 12	PAGE NO.	1 OF 10
MODEL	STAFFORD 4	FACADE	CUSTOM
DATE	SEPT 12	HAND	REAR LOADED

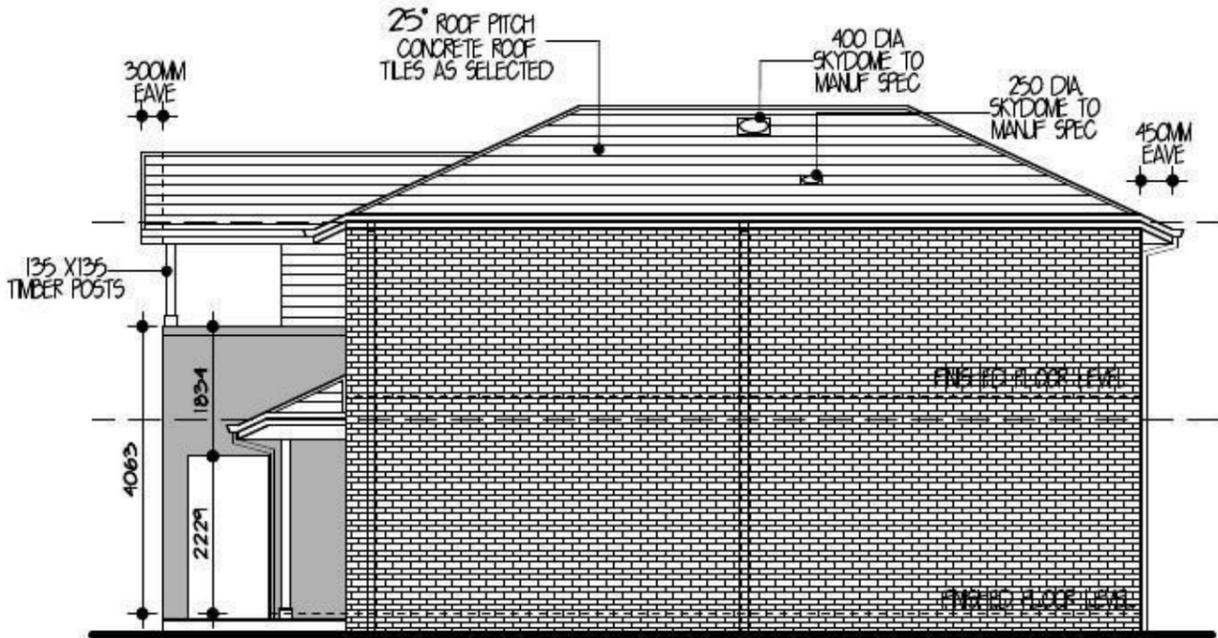
ISSUE	DATE	REVISION	DRAWN
D	29-11-12	AMENDMENTS	CL
E	16-1-13	AMENDMENTS	CL
F	21-01-13	SHADOWS	SK
G	8-7-13	CC PLANS	AL



SYDNEY SMITH DRIVE
NORTH WEST ELEVATION 1:100



BARTLETT LANE
SOUTH EAST ELEVATION 1:100



SOUTH WEST ELEVATION 1:100



NORTH EAST ELEVATION 1:100

WALL FINISHES SCHEDULE

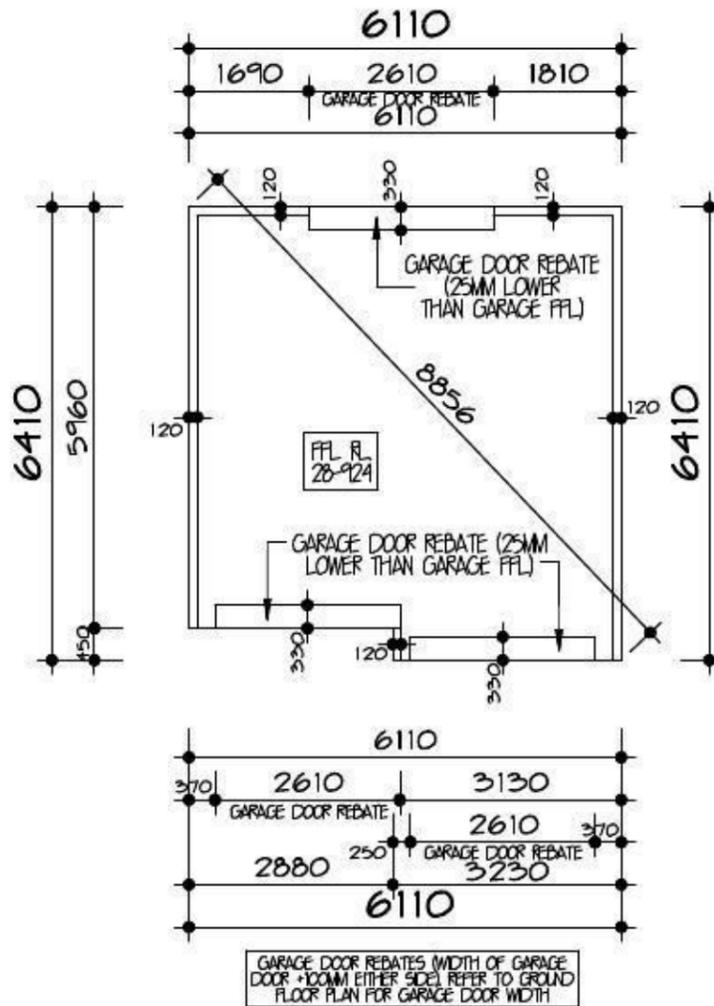
	FACE BRICKWORK AS SELECTED
	FEATURE MOROKA TO BRICKWORK
	CLADDING AS SELECTED

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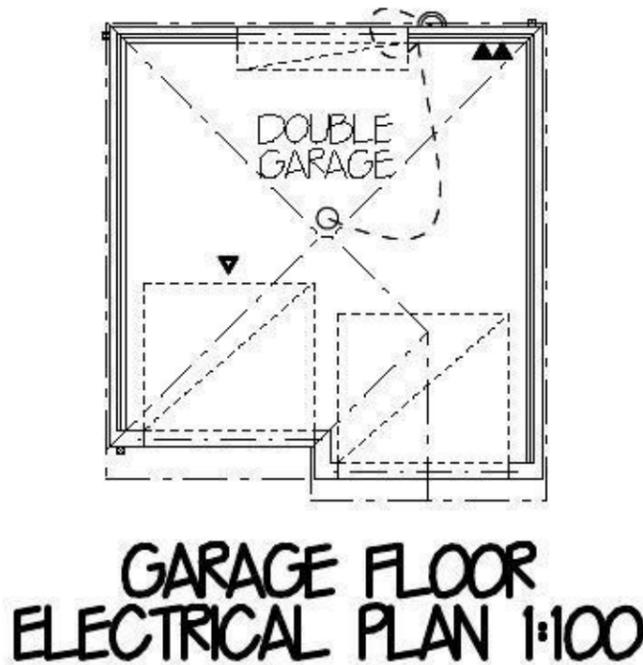
A&N DESIGN SYDNEY
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THORNTON BLOCK PLAN LABEL	C	DATE	SEPT 12	E	16-1-13	AMENDMENTS	CL
JOB NO.	002803	DWG NO.	A18840	F	21-01-13	SHADOWS	SK
		PAGE NO.	4 OF 10	G	8-7-13	CC PLANS	AL

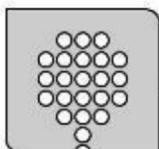


GARAGE SLAB FLOOR PLAN 1:100



GARAGE FLOOR ELECTRICAL PLAN 1:100

ELECTRICAL LEGEND	
▲	SINGLE GPO - 300MM FFL
▲▲	DOUBLE GPO - 300MM FFL
△	SINGLE GPO - 1050MM FFL
△△	DOUBLE GPO - 1050MM FFL
▒	SINGLE GPO - 1400MM FFL
▒▒	DOUBLE GPO - 1400MM FFL
▲	SINGLE GPO - 1800MM FFL
▲	SINGLE GPO - 2000MM FFL
▲	SINGLE GPO - ON CEILING
⊠	WATER PROOF GPO
○	CEILING LIGHT OUTLET
◊	CEILING DOWN LIGHT OUTLET
□	RECESS STAR LIGHT
▒	WALL MOUNTED LIGHT
▽	DOUBLE PARA-FLOOD LIGHT
▒▒	EXHAUST FAN/LIGHT/HEATER
▒	EXHAUST FAN/LIGHT
⊙	SMOKE DETECTOR
⊕	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 CABLE
—	1200 FLURO TUB LIGHT
⊗	SWEEP FAN
⊗	SWEEP FAN/LIGHT
ⓧ	DOOR BELL
ⓧ	EYE BALL SENSOR



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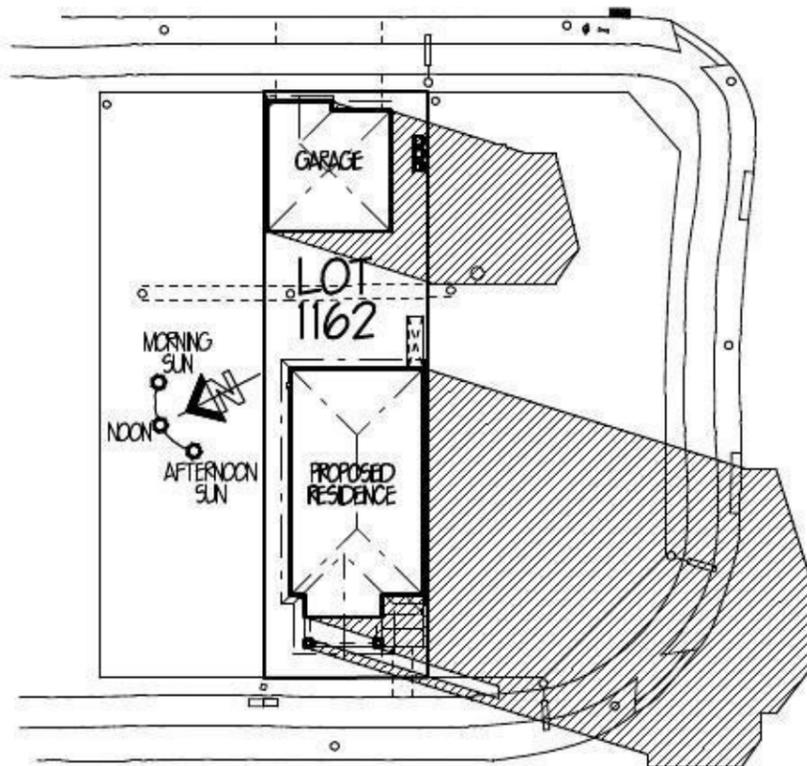


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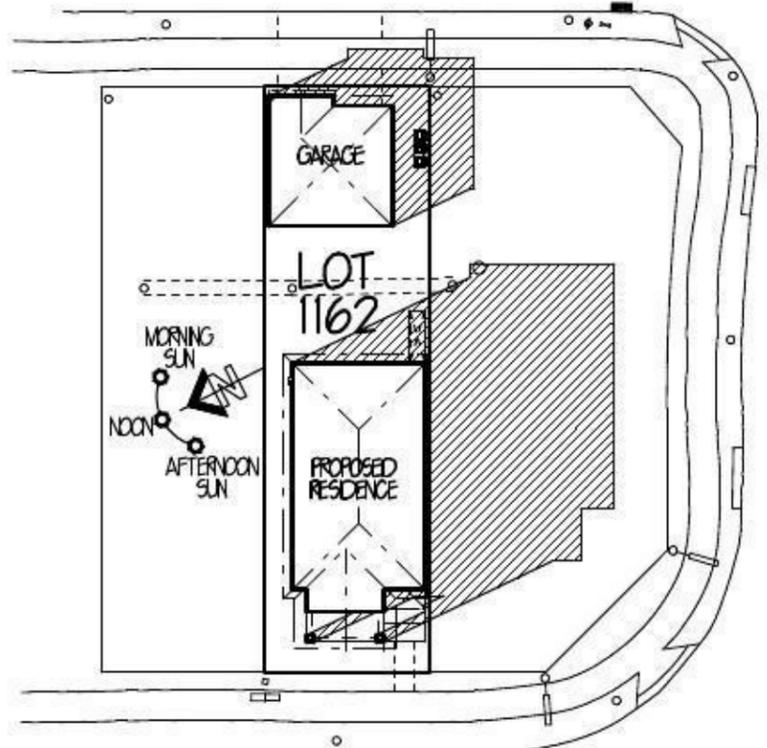
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MR L. WALPOLE & MISS J. FITZGERALD	CC PLANS	D	29-11-12	AMENDMENTS	CL
AT LOT 1162 SYDNEY SMITH DRIVE, THORNTON	MODEL STAFFORD 4	E	16-1-13	AMENDMENTS	CL
THORNTON BLOCK PLAN LABEL C	DATE SEPT 12	F	21-01-13	SHADOWS	SK
JOB NO. 002803	DWG NO. A18840	G	8-7-13	CC PLANS	AL
	PAGE NO. 9 OF 10				

BARTLETT LANE



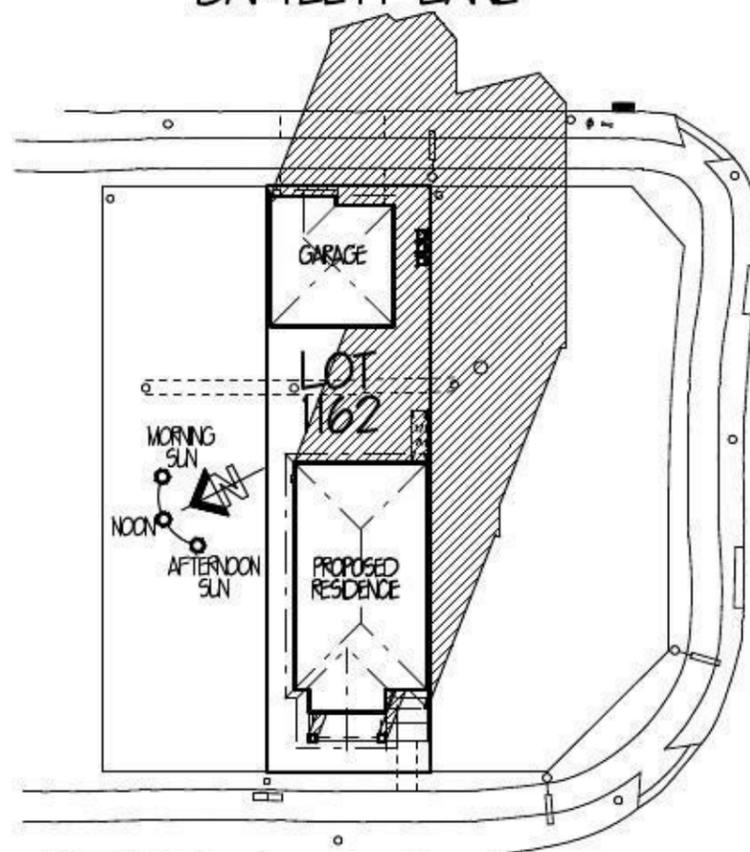
SYDNEY SMITH DRIVE
9 AM

BARTLETT LANE



SYDNEY SMITH DRIVE
12 NOON

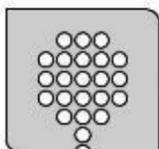
BARTLETT LANE



SYDNEY SMITH DRIVE
3 PM

SHADOW DIAGRAMS JUNE 21ST MID-WINTER 1:350

SHADOW DIAGRAMS TO BE USED AS A GUIDE ONLY SITE CONDITIONS MAY CAUSE VARIATIONS



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		DWG NO.	A18840	G	8-7-13	CC PLANS	AL
		PAGE NO.	10 OF 10				