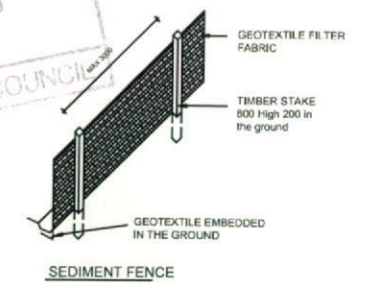
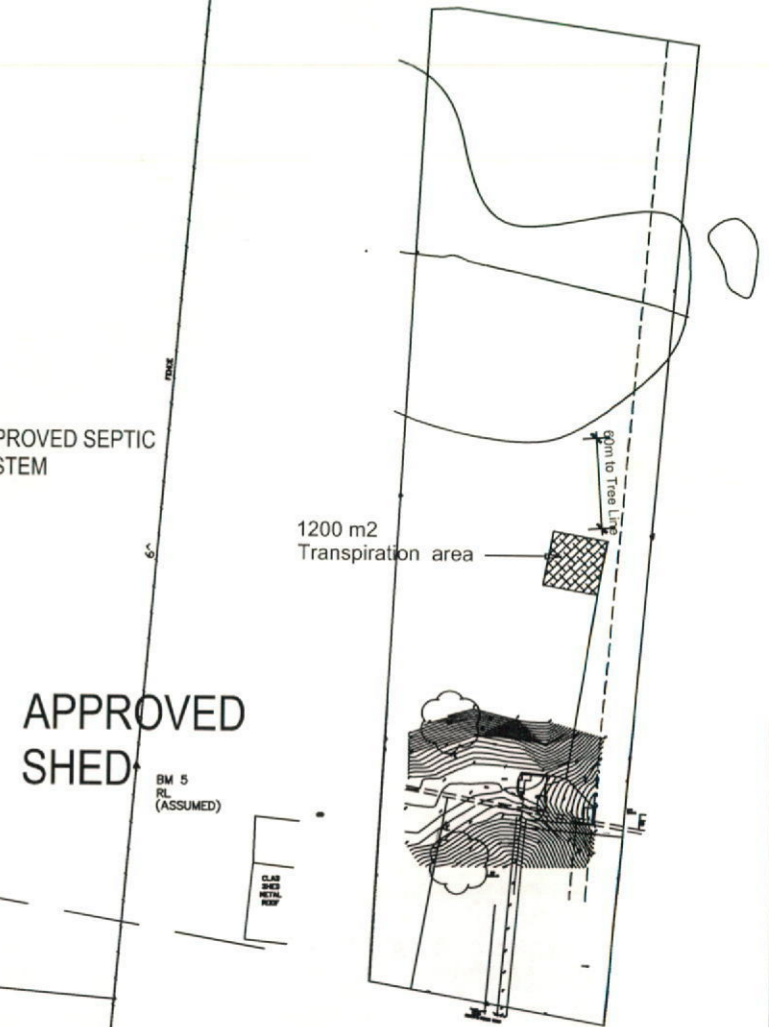
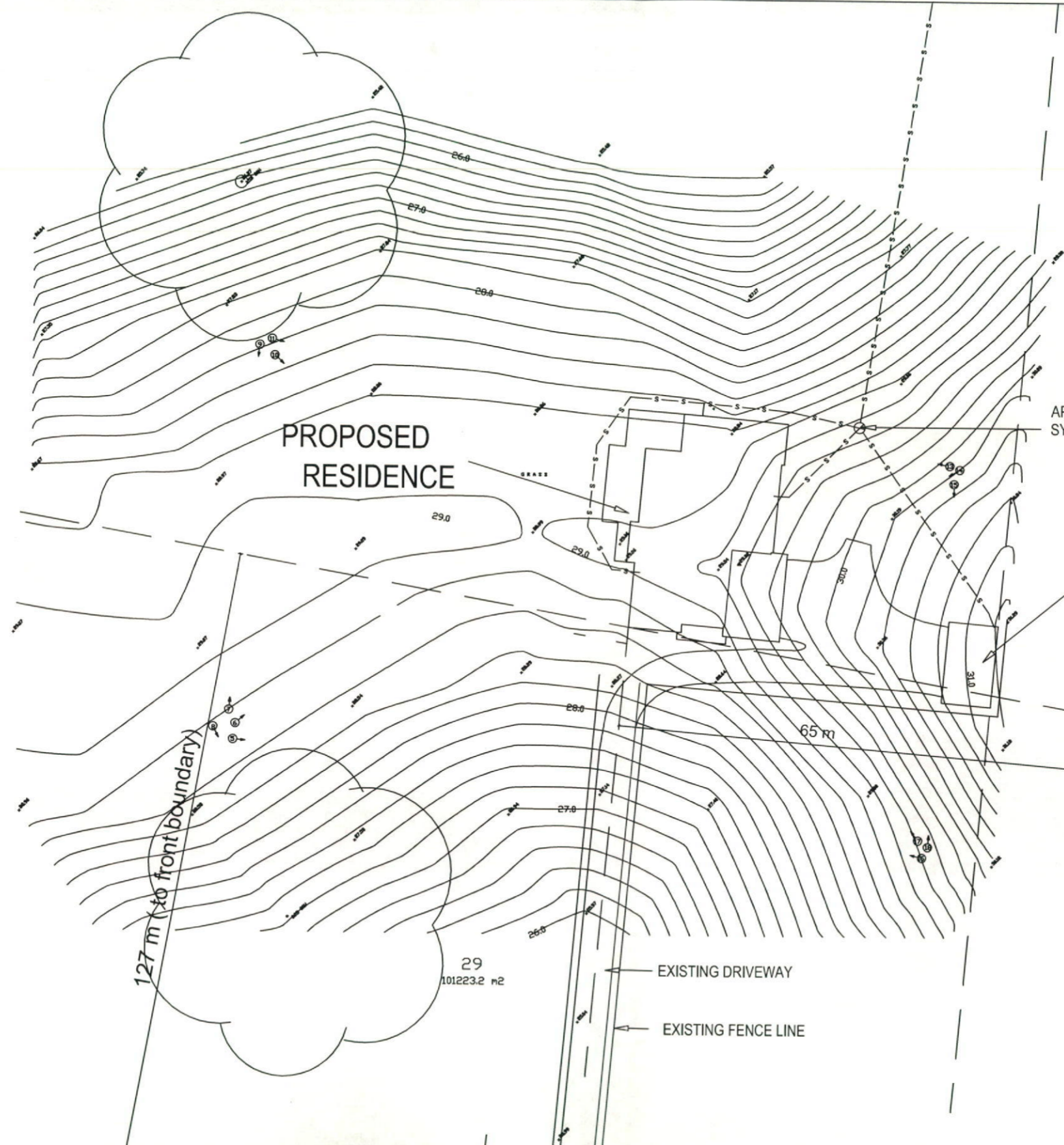


ISSUE	AMENDMENTS	DATE
A	PRELIMINARY FIRST DRAFT	03.03.15
B	REVISED SITE PLAN	02.04.15



SITE NOTES & CONDITIONS:

- HOUSE LEVELS ARE APPROXIMATE ONLY & WILL BE DETERMINED ON SITE BY SUPERVISOR PRIOR TO CONSTRUCTION.
- EXISTING STRUCTURES IN THE PROPOSED BUILDING AREA, TO BE REMOVED BY OWNER
- EXISTING FENCING TO BE SECURED BY OWNER, PRIOR TO CONSTRUCTION & TO REMAIN OUTSIDE OF BUILDING PLATFORM.
- EXISTING TREES & VEGETATION TO BE CUT & REMOVED FROM BUILDING AREA PRIOR TO CONSTRUCTION, BY OWNER.
- WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING.
- FINISHED OUTLINE OF EXCAVATED AREA IS INDICATIVE ONLY & WILL VARY ON SITE

SITE AREA:	101223.2 m2
LIVING:	343.15 m2
GARAGE:	87.08 m2
PORCH:	19.26 m2
ALFRESCO:	60.15 m2
TOTAL:	509.64 m2
ROOF AREA:	570 m2

SITE DETAILS	
LOT NUMBER:	29
DP NUMBER:	244610
UBD REFERENCE:	

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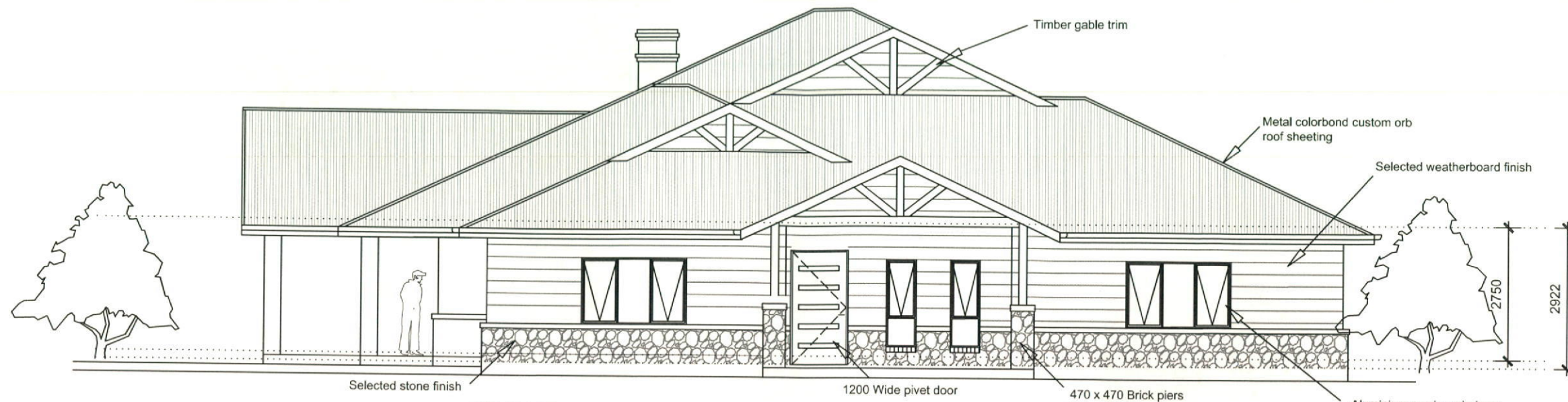
Jadco Homes
 45 York Road
 PENRITH 2750
 Contact 1300882770

DJL ARCHITECTURAL DESIGN PTY LTD
 155 Pitt Town Road
 Kenthurst 2156
 0417224342 96548660
 djldmh@bigpond.com.au

PROPOSED RESIDENCE FOR:	
CLIENT:	Mr & Mrs Ralph
ADDRESS:	Lot 29 No 55 Chain o ponds Road MULGOA

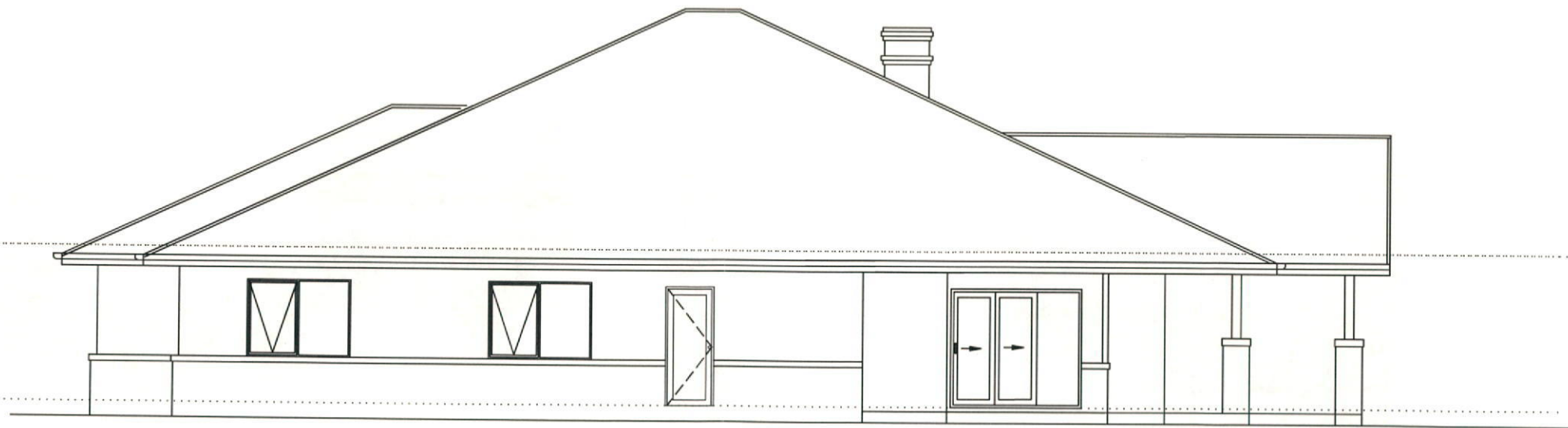
JOB NO:	DATE: 20.10.14
DRAWN: DJL	CHECKED:
SCALE: 1:400	SHEET NO: 1 / 6

DO NOT SCALE THE DRAWING



FRONT ELEVATION

SCALE 1 : 100

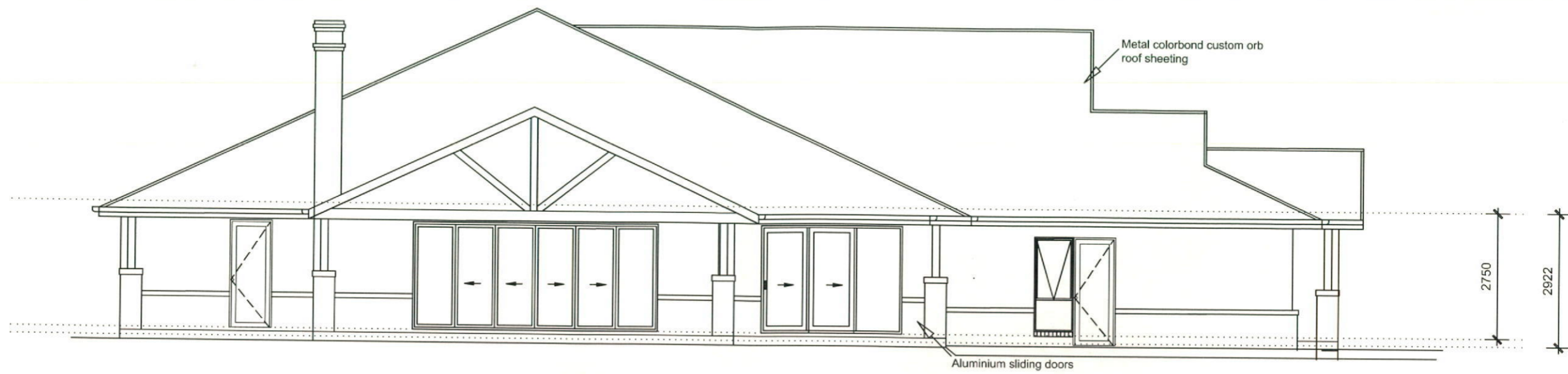


REAR ELEVATION

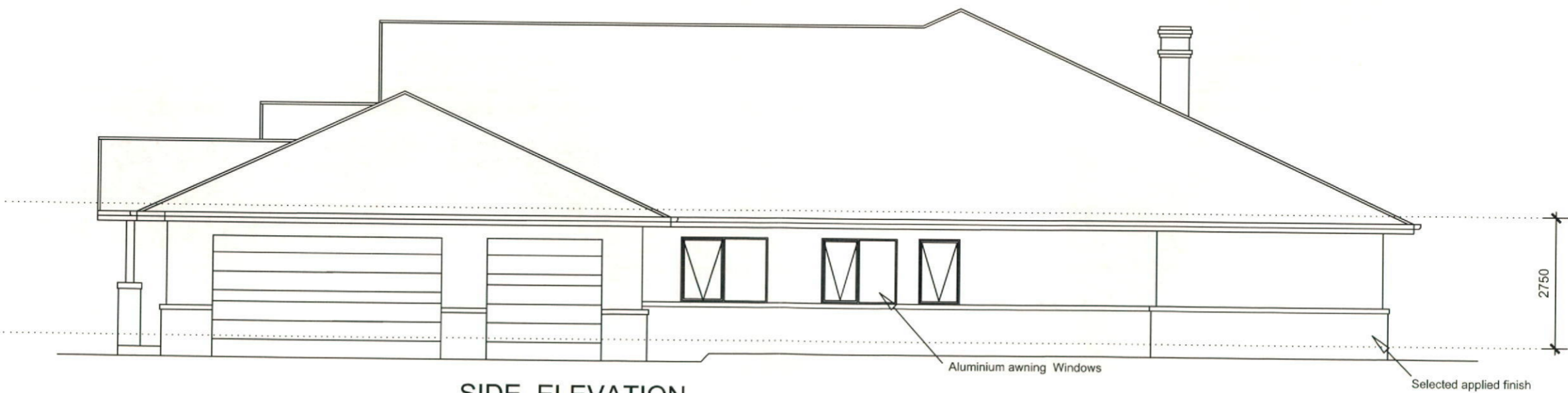
SCALE 1 : 100

ELEVATION No 1

ISSUE	AMENDMENTS	DATE	PROPOSED SECONDARY DWELLING FOR:		BUILDER	
A	PRELIMINARY FIRST DRAFT	03.03.15	 Jadco Homes 45 York Road PENRITH 2750 Contact 1300882770	DJL ARCHITECTURAL DESIGN PTY LTD 155 Pitt Town Road Kenthurst 2156 0417224342 96548660 djldmh@bigpond.com.au	CLIENT: Mr J & Mrs Raiph	DESIGN NO:
B	STEP IN FRONT OF HOUSE	24.03.15			ADDRESS: Lot 29 No 55 Chain o ponds Road MULGOA	CLIENT: Mr J & Mrs Raiph
					JOB NO:	CHECKED:
					DRAWN: DJL	SHEET NO: --/--
					SCALE: 1 : 100	
DO NOT SCALE THE DRAWING						



SIDE ELEVATION
SCALE 1 : 100



SIDE ELEVATION
SCALE 1 : 100

ELEVATION No 2

ISSUE	AMENDMENTS	DATE	PROPOSED SECONDARY DWELLING FOR:		BUILDER
A	PRELIMINARY FIRST DRAFT	16.09.14	DJL ARCHITECTURAL DESIGN PTY LTD 155 Pitt Town Road Kenthurst 2156 0417224342 96548660 djldmh@bigpond.com.au	CLIENT: Mr J & Mrs Raiph ADDRESS: Lot 29 No 55 Chain o ponds Road MULGOA	DESIGN NO:
B	STEP IN FRONT OF HOUSE	24.03.15			 Jadco Homes 45 York Road PENRITH 2750 Contact 1300882770
					JOB NO:
					DATE: 16.09.14
					DRAWN: DJL
					CHECKED:
					SCALE: 1 : 100
					SHEET NO: --/---
DO NOT SCALE THE DRAWING					

BUILDING CODES & AUSTRALIAN STANDARD

PLANS TO BE READ IN CONJUNCTION WITH COUNCIL CONDITIONS THE BUILDING CODE OF AUSTRALIA AND AUSTRALIAN STANDARDS AND ENGINEERING PLANS. ALL BUILDING WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH GOOD BUILDING PRACTICES AND TO THE FOLLOWING DOMESTIC HOUSING STANDARDS BUT NOT LIMITED TO

DEMOLITION:

- * AS 2601 - The demolition of structures

SITE PREPERATION:

- * Earth works in accordance with the requirements of Environmental Planning & Assessment (Act 1979 and regulation 1994 and relevant requirements of Part 3.1.1 of the BCA Volume2)
- * Stormwater drainage - Part 3.1.2 of the BCA (Volume2) and AS/NZS 3500 Part 3.2 - Stormwater drainage.
- * Termite protection - Part 3.1.3 of the BCA (Volume2) and AS 3660.1 - Protection of building from subterranean termites

FOOTINGS AND SLAB:

- * Footings and slab - Part 3.2 of the BCA (Volume2) and AS 2870 - Residential slabs and footings
- * AS 3600 - Concrete structures.
- * AS 2159 - Piling - design and installation.
- * Soil classification - Part 3.2.4 of the BCA (Volume2)

MASONRY:

- * Masonry construction - Part 3.2 of the BCA (Volume2) and AS 2700 - Masonry code
- * Lintels in masonry - Part 3.3.3.4 of the BCA (Volume2) and

FRAMING:

- * Sub floor ventilation - Part 3.4.1 of the BCA (Volume2) and Steel framing - Part 3.4.2 of the BCA (Volume2) and AS 1250 - The use of steel in structures
- * AS 3623 - Domestic metal framing
- * AS 4100 - Steel structures.
- * Timber wall floor and roof framing - Part 3.4 of the BCA (Volume2) and AS 1684 - Residential timber - frame construction.
- * AS 1720.10 - Timber structures code.

WALL AND ROOF CLADDING:

- * Roof tiling - Part 3.5.1.1 & 3.5.1.2 of the BCA (Volume2) and AS 2049 - Roof tiles.
- * Metal roof sheeting - Part 3.5.1.1 & 3.5.1.3 of the BCA (Volume2)
- * Gutter and downpipes - Part 3.5.2 of the BCA (Volume2) and AS/NZS 3500 Part 3.2 - Stormwater drainage.
- * AS/NZS 3500 Part 3.2 - Domestic installation - section 5 - stormwater drainage.
- * Wall cladding - Part 3.5.3 of the BCA (Volume2)

GLAZING:

- * Part 3.6 of the BCA (Volume2)
- * AS 1288 - Glass in buildings.
- * AS 2047 - Windows in buildings.
- * All window openings higher than 2m from finished level to be protected in accordance with Clause 3.9.2.5 of Volume 2 of the building code of Australia

FIRE SAFETY:

- * Fire separation Part 3.7.1 of the BCA (Volume2)
- * Fire separation wall construction Part 3.7.1.8 of the BCA (Volume2)
- * Fire separation - roof lights Part 3.7.1.10 of the BCA (Volume2)
- * Smoke alarms - Part 3.7.2 of the BCA (Volume2) and AS 3786 - Smoke alarms.
- * Heating appliances - Part 3.7.3 of the BCA (Volume2) and AS 2918 - Domestic solid - fuel burning appliances - installation.

HEALTH AND AMENITY:

- * Wet areas Part 3.7.1 of the BCA (Volume2) and AS 3740 - Waterproof of wet areas in residential building.
- * Room heights Part 3.8.2 of the BCA (Volume2)
- * Kitchen, sanitary and washing facilities Part 3.8.3.2 and 3.8.3.3 of the BCA (Volume2)
- * Natural and artificial light Part 3.8.4.2 and 3.8.4.3 of the BCA (Volume2)
- * Ventilation Part 3.8.5 of the BCA (Volume2)
- * Natural light Part 3.8.5.2 and 3.8.5.3 of the BCA (Volume2)
- * Mechanical - Part 3.8.5.0 and 3.8.5.3 of the BCA (Volume2)
- * Sound insulation - Part 3.8.6.1 of the BCA (Volume2)

SAFETY MOVEMENT AND ACCESS:

- * Stair construction Part 3.7.1.1 of the BCA (Volume2)- Acceptable construction practice

STRUCTURAL DESIGN MANUALS:

- * AS 1170.1 - Dead and live loads and load combinations.
- * AS 1170.2 or AS 4055 - wind loads.
- * AS 1120.1 - timber structures codes.
- * AS 2327.1 - Composite construction in steel and concrete.
- * AS 2870 - Residential slabs and footings.
- * AS 3600 - Concrete structures.

SPECIFICATION

ISSUE	AMENDMENTS	DATE	Copyright reserved. No part of these plans may be reproduced or transmitted in any form without the written permission from D.J.L Architectural design Pty Ltd.	DJL ARCHITECTURAL DESIGN PTY LTD 155 Pitt Town Road Kenthurst 2156 0417224342 djldmh@bigpond.com.au	PROPOSED ALTERATION TO EXISTING:		Jadco homes P.O Box 384 Emu Plains 2750 47355480 0418285059
A	PRELIMINARY FIRST DRAFT	20.06.13			DO NOT SCALE THE DRAWING	CLIENT: Mr & Mrs Ralph ADDRESS: Lot 29 No 55 Chain o ponds Road MULGOA	