

[illegible]

NO. 1	RAINWATER GUTTER	COLORADO GARD
NO. 2	ROOF DRAIN	ROOF DRAIN
NO. 3	REDUCED LEVEL	COLORADO SHAPPE LINE
NO. 4	ROOF OVER	ROOF CAPPING
NO. 5	ROOF FLASHING	ROOF FLASHING
NO. 6	ROOF SHEETING	COLORADO CUSTOMJOB
NO. 7	ROOF TRIM	ROOF TRIM
NO. 8	ROOF TERRAZZO TILE	ROOF TERRAZZO TILE
NO. 9	ROOF VENTILATED SKYLIGHT	ROOF VENTILATED SKYLIGHT
NO. 10	ROOF VENTILATED SKYLIGHT	ROOF VENTILATED SKYLIGHT
NO. 11	SPRINKLER TILE	SPRINKLER TILE
NO. 12	STEEL CORNER	STEEL CORNER
NO. 13	STEEL CORNER	STEEL CORNER
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TH	TOILET FLOOR/HOUSER
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Issue:	No.	Date	Description
A	0	29/03/17 14/06/17	CUSTOM REVIEW Construction Certificate & Construction

STANDARDS & REQUIREMENTS

GENERAL REQUIREMENTS:
Building Code of Australia & Applicable Standards Australia Codes & Publications

FLASHINGS & WATERPROOFING:
Provide all necessary flashings and waterproofing to prevent water from entering on these drawings or not, to prevent the ingress of water into the building structure and to prevent water seeping into Wet Areas to BCA requirements.

REGION: B3 TERRAIN CATEGORY: 2.5
TOPOGRAPHY: T1 WIND DESIGN SPEED: N3

CLIMATIC REQUIREMENTS:
Permissible Stress Pressure: 1000 Pascals
Permissible Water Penetration: 1500 Pascals

TIMER FRAMING:
To AS1684 & Building Code of Australia

TERMITE PROTECTION:
To AS3660 & Building Code of Australia.
All internal framing timbers shall be treated with a termite treatment to be treated (or equivalent) to k13

LOCAL GOVERNMENT:
Compliance with all conditions of Belling Shire Council's D.A. Consent

NOTE:
Written dimensions shall be used in preference to stated dimensions.
The building contractor shall verify all dimensions and ground lines on site and physically locate all underground services and their location in relation to the proposed works prior to the commencement of construction.
Building Designer before construction proceeds.
Concept, design, drawings and specification copyright of
PETER TURNER & ASSOCIATES
Building Designers.

PETER TURNER & ASSOCIATES
BUILDING DESIGNERS

ADDRESS:
FIRST FLOOR
100/102 STREET
BALMAIN NSW 2476
PH. 02 6686 2665
email address: office@edesign.com.au

PROJECT:

PROPOSED

ALTERATIONS AND

ADDITIONS UNIT 2

LOT 1 SP 33853

BELONGIL CRESCENT

BYRON BAY

CLIENT:
J HACKETT

SHEET TITLE:
WORKING DRAWINGS

EXISTING SITE PLAN FLOOR PLANS AND ELEVATIONS

Scale : 1 : 100 @ A1

Drawn : SGP
Project No: 4006
Datum : 4/06/17

Date : Mar '17
Dwg File: W0

Checked : Issue: B
Year: 2017

No.	Date	Description
A	29/03/17	CLIENT REVIEW
B	14/06/17	Construction Certificate & Construction
C	29/06/17	Additional info for CC
D	11/08/17	Additional info for CC

STANDARDS & REQUIREMENTS
General Requirements:
Building Code of Australia & Applicable Standards Australian Codes & Publications
Provide of necessary fastenings and waterproofing, whether specifically shown or not, to ensure the integrity of the building and its structure. Provide waterproofing to Wet Areas to BCK requirements.

REGION 8
TERRAIN CATEGORY: 2.5
TOPOGRAPHY: T1
WIND DESIGN SPEED: N3
GLAZING REQUIREMENTS:
Permissible Stress Pressure: 1000 Pascals
Permissible U-Value: 1.50 Pascals
THERMAL PERFORMANCE:
To AS1546 & Building Code of Australia
THERMAL PROTECTION:
To AS3660 & Building Code of Australia
All internal framing timbers shall be LOSP treated (or equivalent) to H2.
All external timber framing shall be LOSP treated (or equivalent) to H3
LOCAL GOVERNMENT:
Compliance with conditions of Ballina Shire Council's D.A. Consent

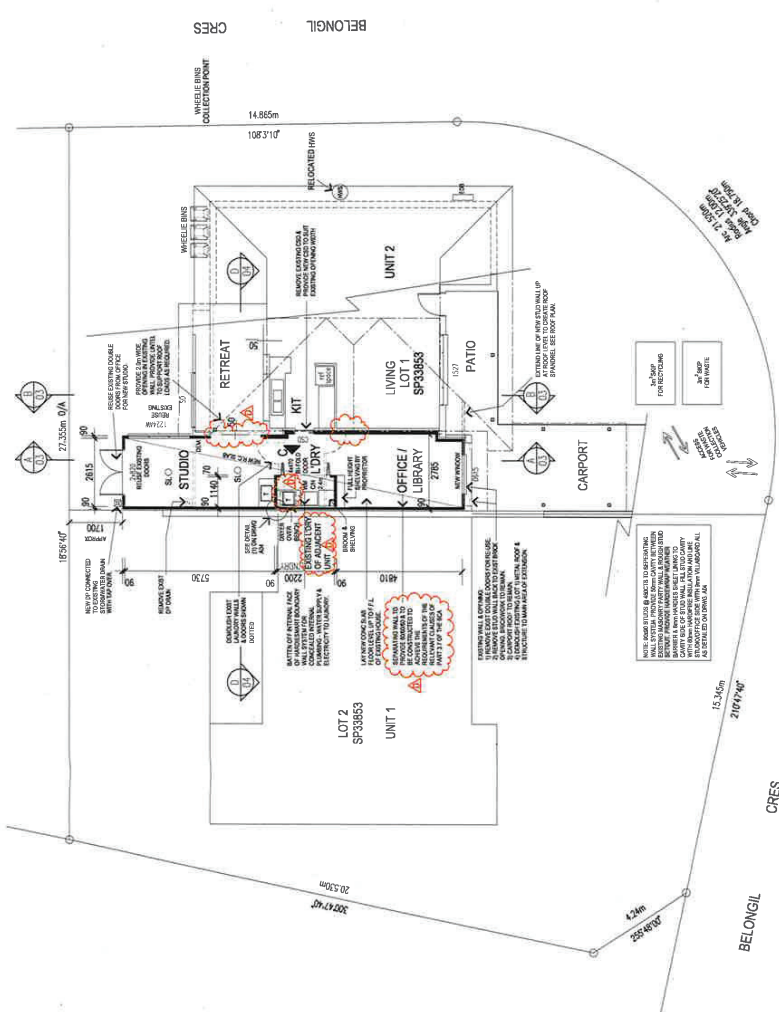
NOTE:
Written dimensions shall be used in preference to scaled dimensions.
The building contractor shall verify all dimensions and ground lines on site prior to construction and ensure that all services and their location in relation to the proposed works prior to the commencement of construction.
Discrepancies shall be referred to the Building Designer before construction proceeds.
Concept, design, drawings and construction shall be referred to PETER TURNER & ASSOCIATES Building Designers.

PETER TURNER & ASSOCIATES
BUILDING DESIGNERS
First Floor
2/2 CHERRY STREET
P.O. BOX 872
BALLINA NSW 2478
PH: 02 6666 2666
email address: office@petaadesign.com.au

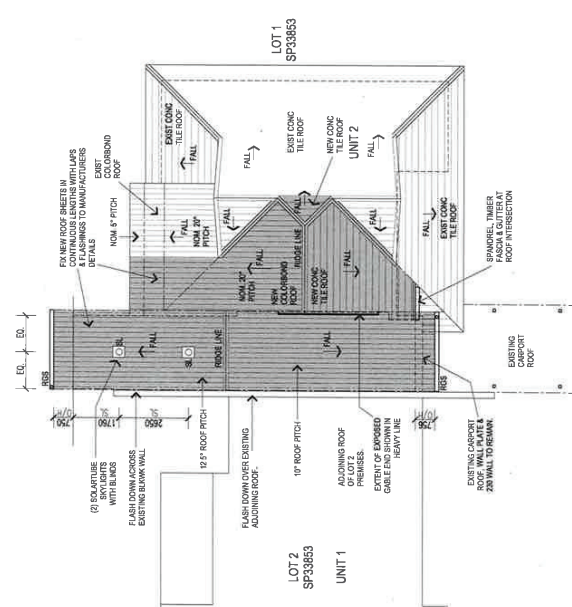
PROJECT:
PROPOSED ALTERATIONS AND ADDITIONS UNIT 2 LOT 1 SP 33853 BELONGIL CRESCENT BYRON BAY

CLIENT:
J. HACKETT
SHEET TITLE:
WORKING DRAWINGS
PROPOSED SITE PLAN
PROPOSED FLOOR & ROOF PLAN
Scale: 1:100 @ A1 Datum: ASSUMED

Drawn: S.C.P. Project: 4006
Date: 14/07/17 Day: Thu: NO
Checked: 0 Issue: 0



PROPOSED SITE & FLOOR PLAN
SCALE 1:100 @ A1



PROPOSED ROOF PLAN
SCALE 1:100 @ A1

AREA CALCULATIONS		SCHEDULE OF BASIX COMMITMENTS			TREATMENT OF EXTERNAL TIMBERS		LEGEND		RISK			RISK			RISK		
SITE	LIGHTING	INSULATION REQUIREMENTS	WINDOW & SLIDING DOOR REQUIREMENTS	CEILING	EXTERNAL WALLS	ITEM	REQUIREMENT	ITEM	REQUIREMENT	ITEM	REQUIREMENT	ITEM	REQUIREMENT	ITEM	REQUIREMENT	ITEM	REQUIREMENT
EXISTING RESIDENCE & PATIOS	IF THE NEW OR ALTERED LIGHT FITTINGS ARE TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LED LIGHTING, THE NEW OR ALTERED LIGHT FITTINGS ARE TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LED LIGHTING.	ROOFING	EXISTING ROOFING TO REMAIN	EXISTING ROOFING TO REMAIN	EXISTING ROOFING TO REMAIN	EXISTING ROOFING TO REMAIN	EXISTING ROOFING TO REMAIN	EXISTING ROOFING TO REMAIN	EXISTING ROOFING TO REMAIN	EXISTING ROOFING TO REMAIN	EXISTING ROOFING TO REMAIN	EXISTING ROOFING TO REMAIN	EXISTING ROOFING TO REMAIN	EXISTING ROOFING TO REMAIN	EXISTING ROOFING TO REMAIN	EXISTING ROOFING TO REMAIN	EXISTING ROOFING TO REMAIN
PROPOSED LIVING	MAXIMUM OF 40% OF THE NEW OR ALTERED LIGHT FITTINGS ARE TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LED LIGHTING.	CEILING	CEILING TO REMAIN	CEILING TO REMAIN	CEILING TO REMAIN	CEILING TO REMAIN	CEILING TO REMAIN	CEILING TO REMAIN	CEILING TO REMAIN	CEILING TO REMAIN	CEILING TO REMAIN	CEILING TO REMAIN	CEILING TO REMAIN	CEILING TO REMAIN	CEILING TO REMAIN	CEILING TO REMAIN	CEILING TO REMAIN
PROPOSED GARAGE	MAXIMUM OF 40% OF THE NEW OR ALTERED LIGHT FITTINGS ARE TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LED LIGHTING.	EXTERNAL WALLS	EXTERNAL WALLS TO REMAIN	EXTERNAL WALLS TO REMAIN	EXTERNAL WALLS TO REMAIN	EXTERNAL WALLS TO REMAIN	EXTERNAL WALLS TO REMAIN	EXTERNAL WALLS TO REMAIN	EXTERNAL WALLS TO REMAIN	EXTERNAL WALLS TO REMAIN	EXTERNAL WALLS TO REMAIN	EXTERNAL WALLS TO REMAIN	EXTERNAL WALLS TO REMAIN	EXTERNAL WALLS TO REMAIN	EXTERNAL WALLS TO REMAIN	EXTERNAL WALLS TO REMAIN	EXTERNAL WALLS TO REMAIN
SUB-TOTAL PROPOSED																	
TOTAL FLOOR AREA OF BUILDING																	

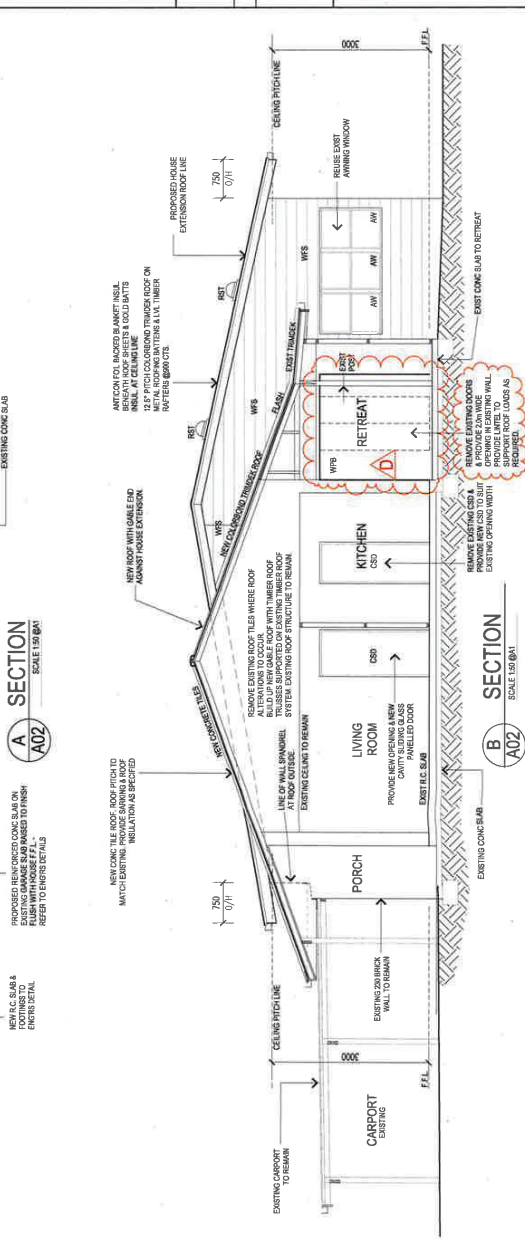
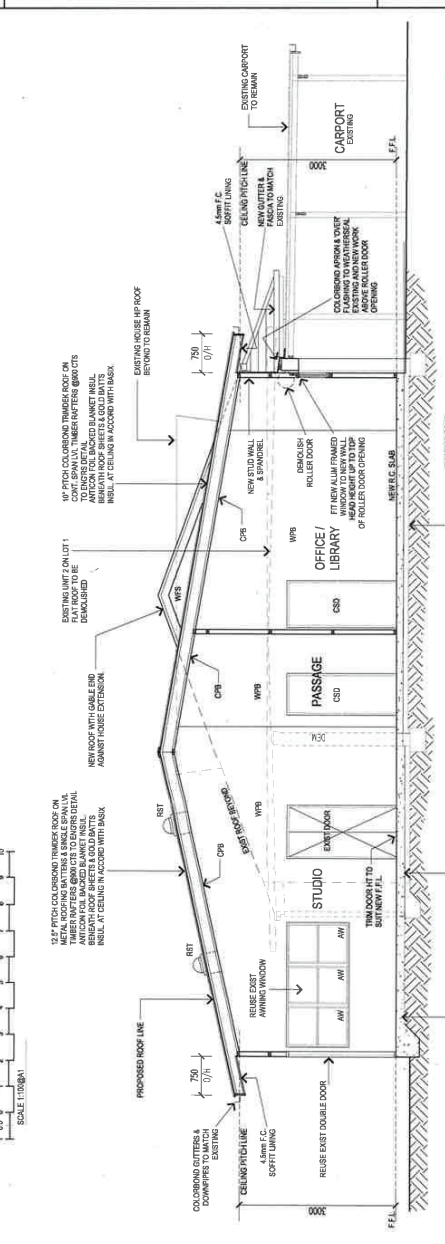
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