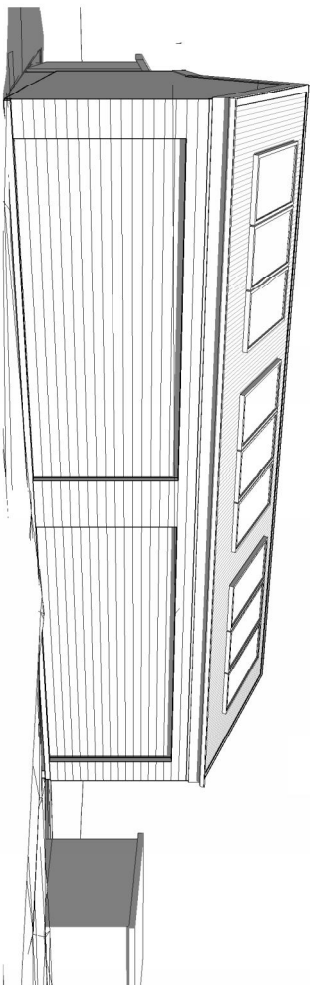


# PROPOSED NEW SHED AND GARAGE 12 BINALONG AVENUE, ST. LEONARDS

P. PIEPLAGE

**BUILDING DRAWINGS**

- No DRAWING
- 01 SITE PLAN
- 02 SITE LOCALITY PLAN
- 03 EXISTING SITE & DEMOLITION PLAN
- 04 FLOOR PLAN
- 05 ELEVATIONS
- 06 ELEVATIONS
- 07 ROOF PLAN
- 08 PERSPECTIVES
- 09a SHADOW DIAGRAM - 21st JUNE @ 10am
- 09b SHADOW DIAGRAM - 21st JUNE @ 12pm
- 09c SHADOW DIAGRAM - 21st JUNE @ 3pm
- 10 NE\_ELEVATION STREET MONTAGE



GARAGE AREA	81.12	m2	( 8.72	SQUARES )
STORAGE AREA	21.64	m2	( 2.33	SQUARES )
PORCH AREA	6.56	m2	( 0.71	SQUARES )
	109.37		11.76	

PLANNING



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 Accredited Building Practitioner: Frank Geskus -No CC246A

NOVEMBER 2017



# SITE PLAN

1 : 250

LOT NO.	LOT AREA	50%	25%
2047	1023	512	

BOUNDARY 19.95 m

BOUNDARY 40.16 m

BOUNDARY 50.21 m

BOUNDARY 31.01 m

BINALONG AVE



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 Accredited building practitioner: Frank Gekus Ng CC246A

Project:  
**PROPOSED NEW SHED AND GARAGE**  
 12 BINALONG AVENUE,  
 ST. LEONARDS

Client name:  
**P. PIELAGE**

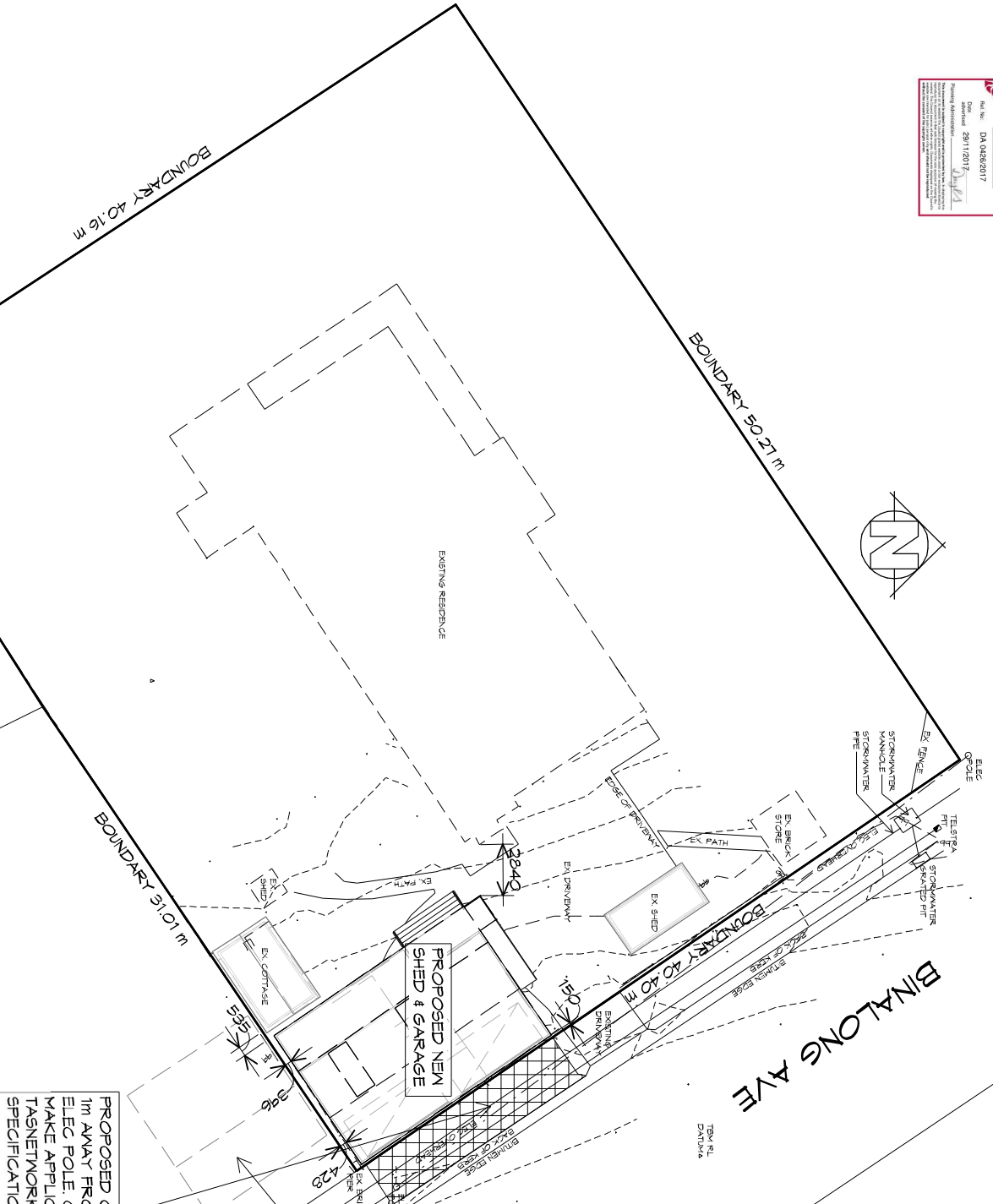
Drafted by: **S.S.W.** Approved By: **F.G.G.**



Drawing:  
**SITE PLAN**

Date: **13-11-2017** Scale: **1 : 250**

Project/Drawing No: **PD17164-01** Revision: **03**



**PROPOSED CROSSOVER**  
 1m AWAY FROM THE  
 ELEC POLE. CLIENT TO  
 MAKE APPLICATION AS PER  
 TASNETWORK DETAILS AND  
 SPECIFICATION

**EXISTING POWER POLE (254007) TO BE RELOCATED**  
 1m MINIMUM AWAY FROM NEW CROSSOVER.  
 NEW LOCATION AS PER TASNETWORK  
 DETAILS AND SPECIFICATION.

- GENERAL NOTES**
- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
  - WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
  - ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC, 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 PIPING WORKS TO BE STRICTLY IN ACCORDANCE
  - WITH A.S. 3500 & APPROVED BY COUNCIL INSPECTOR
  - BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE
  - CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR
  - STORMWATER AND SEWER BEFORE CONSTRUCTION
  - COMMENCES
  - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE
  - ENGINEER'S STRUCTURAL DRAWINGS
  - ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1289 &
  - 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
  - CONSTRUCTION TO COMPLY WITH AS 3959, READ IN
  - CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL)
  - ASSESSMENT REPORT.

**PLANNING**

NOTE: DO NOT SCALE OFF DRAWINGS



# SITE LOCALITY PLAN

1 : 1000

EXISTING SHED IN AREA



PROPOSED  
NEW SHED

EXISTING POWER POLE  
- PROPOSED TO RE-LOCATE  
- NEW LOCATION TO BE CONFIRM  
BY TASNENETWORK



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Accredited building practitioner: Frank Gekus Nc CC246A

Project:  
PROPOSED NEW SHED AND  
GARAGE  
12 BINALONG AVENUE,  
ST. LEONARDS

Client name:  
P. PIELAGE

Drafted by: S.S.W.  
Approved By: F.G.G.



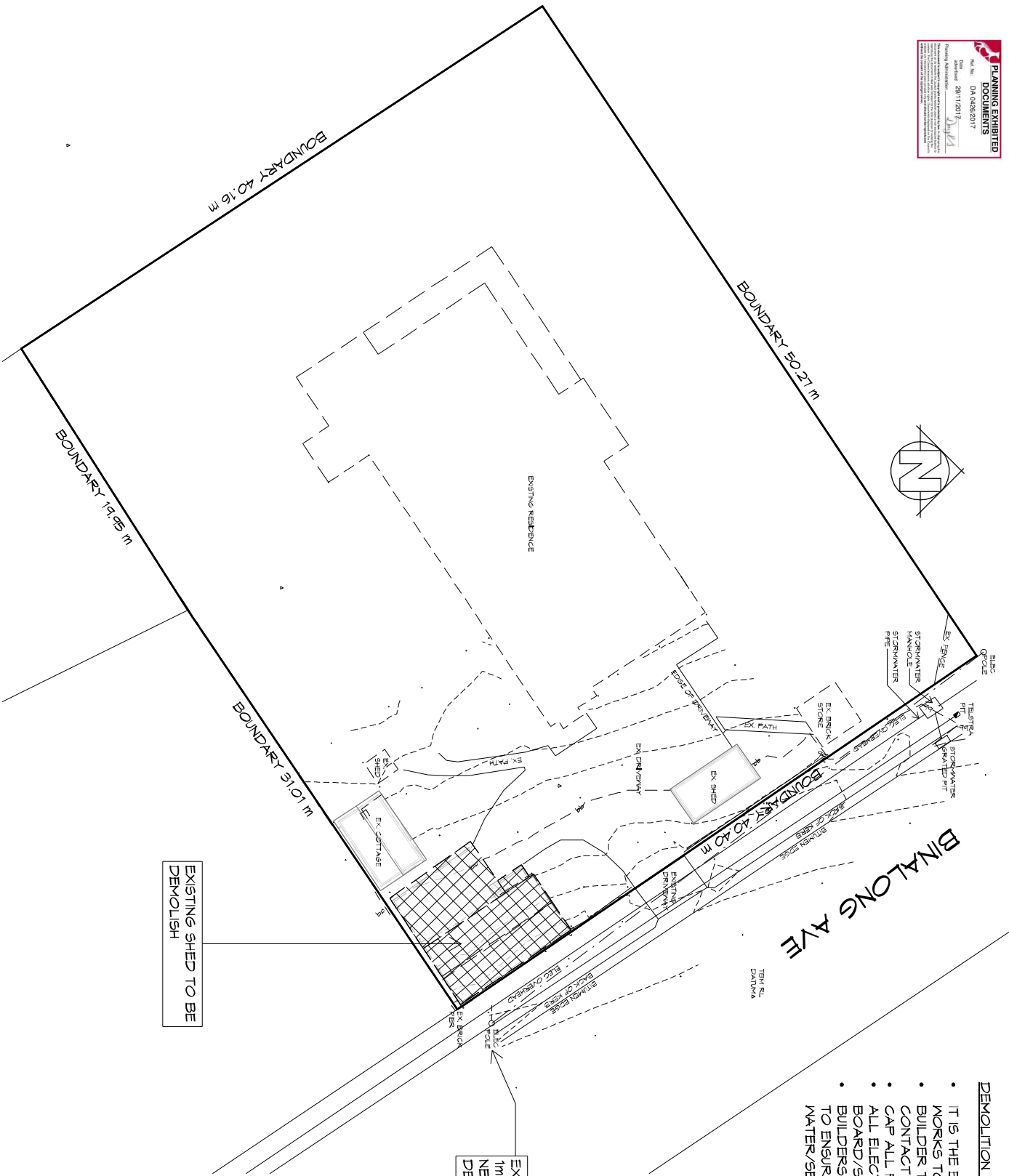
Drawing:  
SITE LOCALITY PLAN

Date: 13-11-2017  
Scale: As Indicated

Project/Drawing No: PD17164-02  
Revision: 03

# PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



**DEMOLITION NOTE:**

- IT IS THE BUILDERS RESPONSIBILITY THAT ALL WORKS TO BE DONE IN A SAFE MANNER.
- BUILDER TO PROP WHERE REQUIRED. IF UNSURE CONTACT ENGINEER OR DESIGNER.
- CAP ALL PLUMBING.
- ALL ELECTRICAL TO BE DISCONNECTED AT MAINS BOARD/STREET 1 OF FEED INTO SITE.
- BUILDERS RESPONSIBILITY TO KEEP SITE CLEAN TO ENSURE NO CONTAMINATES GO INTO STORM WATER/SEWER WATER LINES.

EXISTING POWER POLE (254007) TO BE RELOCATED 1m MINIMUM AWAY FROM NEW CROSSOVER. NEW LOCATION AS PER TASNENETWORK DETAILS AND SPECIFICATION.



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**Project:**  
 PROPOSED NEW SHED AND GARAGE  
 12 BINALONG AVENUE,  
 ST. LEONARDS  
 Client name:  
 P. PIELLAGE

**Drawing:**  
 EXISTING SITE & DEMOLITION PLAN

**Drafted by:** S.S.W. **Approved by:** F.G.G.

**Date:** 13-11-2017 **Scale:** As indicated

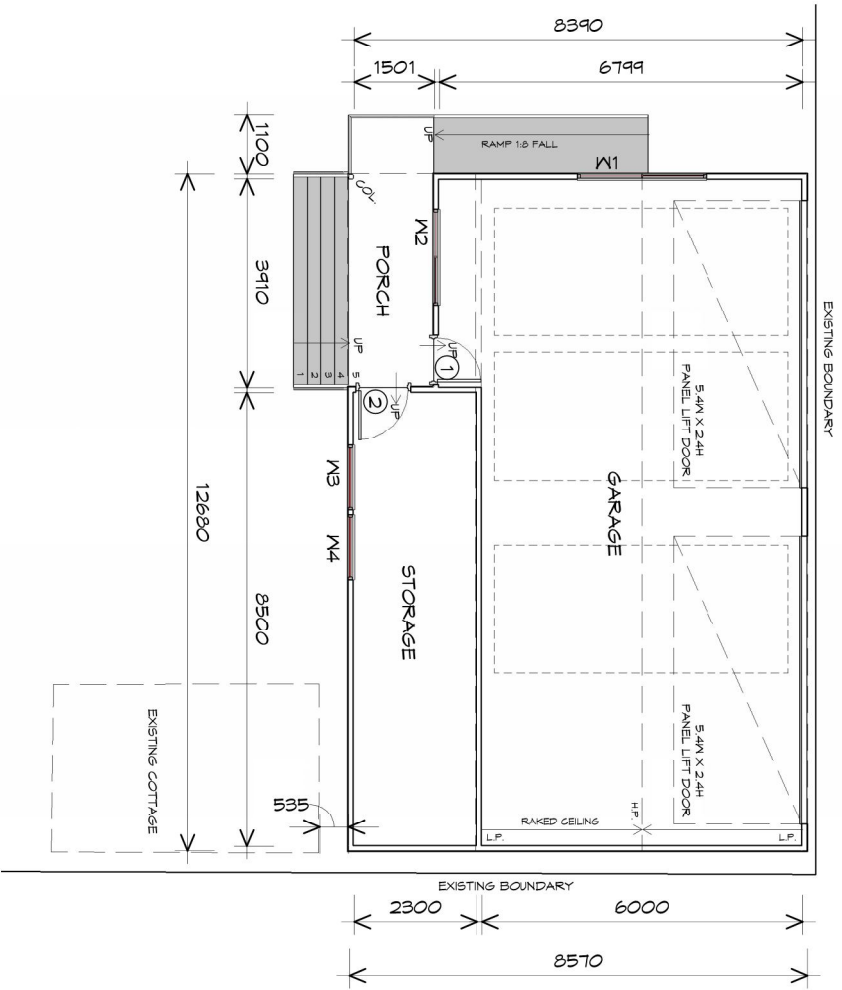
**Project/Drawing no:** PD17164-03 **Revision:** 03

Accredited building practitioner: Frank Geeskus - No CC246A

**EXISTING SITE & DEMOLITION PLAN**

1 : 250





# FLOOR PLAN

1 : 100

GARAGE AREA	21.12	m <sup>2</sup>	( 2.72	SQUARES )
STORAGE AREA	21.64	m <sup>2</sup>	( 2.33	SQUARES )
PORCH AREA	6.56	m <sup>2</sup>	( 0.71	SQUARES )
	104.37		11.76	

**NOTE:**  
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

**NOTE:**  
WHERE LIGHT WEIGHT CLADDING IS USED DIMENSIONS ARE TO FRAME ONLY AND DO NOT INCLUDE LIGHT WEIGHT CLADDING

## LEGEND

- ⊕ EXHAUST FAN-VENT TO OUTSIDE AIR.
- ⊕ 240V SMOKE ALARM
- ⊕ CAVITY SLIDING DOOR
- ⊕ SLIDING DOOR
- ⊕ FLOOR WASTE
- ⊕ SIDE LIGHT
- ⊕ COL. COLUMN
- ⊕ GLASS SCREEN

**NOTE:**  
DIMENSIONS DO NOT INCLUDE CLADDING

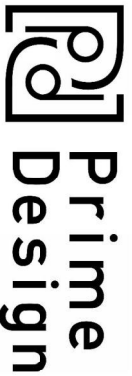
DOOR SCHEDULE			REMARKS
MARK	WIDTH	TYPE	
1	820	EXTERNAL HALF GLASS	
2	920	EXTERNAL HALF GLASS	

WINDOW SCHEDULE				REMARKS
MARK	HEIGHT	WIDTH	TYPE	
M1	1000	2410	ANNING WINDOW	
M2	1000	1810	ANNING WINDOW	
M3	1000	1210	ANNING WINDOW	
M4	1000	1210	ANNING WINDOW	

ALUMINIUM ANNING WINDOWS **DOUBLE GLAZING COMPLETE** WITH FLY SCREENS TO SUIT **???** BAL RATING. ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

STAIRS			
NO RISERS	RISER HT	TREAD DEPTH	
5	180	260	

GOING NON SLIP TO COMPLY NCC 2016



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Accredited building practitioner: Frank Gekus Nc CC246A

Project: **PROPOSED NEW SHED AND GARAGE**  
12 BINALONG AVENUE,  
ST. LEONARDS  
Client name: **P. PIELAGE**  
Drafted by: **S.S.W.** Approved By: **F.G.G.**



Drawing: **FLOOR PLAN**  
Date: **13-11-2017** Scale: **1 : 100**  
Project/Drawing No: **PD17164-04**



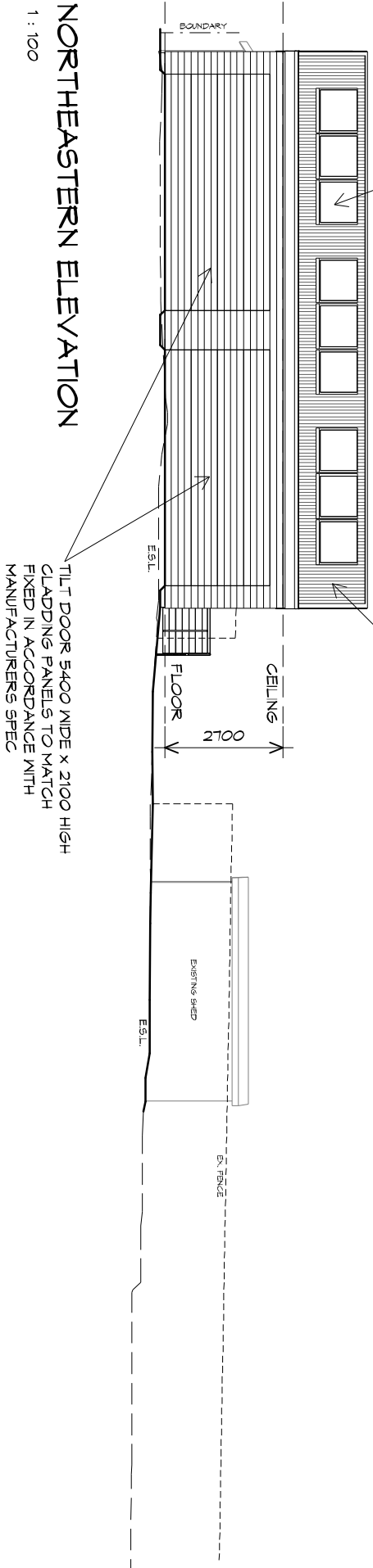
Revision: **03**

# PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

SOLAR PANEL TO CLIENT SPEC.

ROOF CLADDING COLOREBOND CUSTOM ORB TO CLIENTS SPECS.

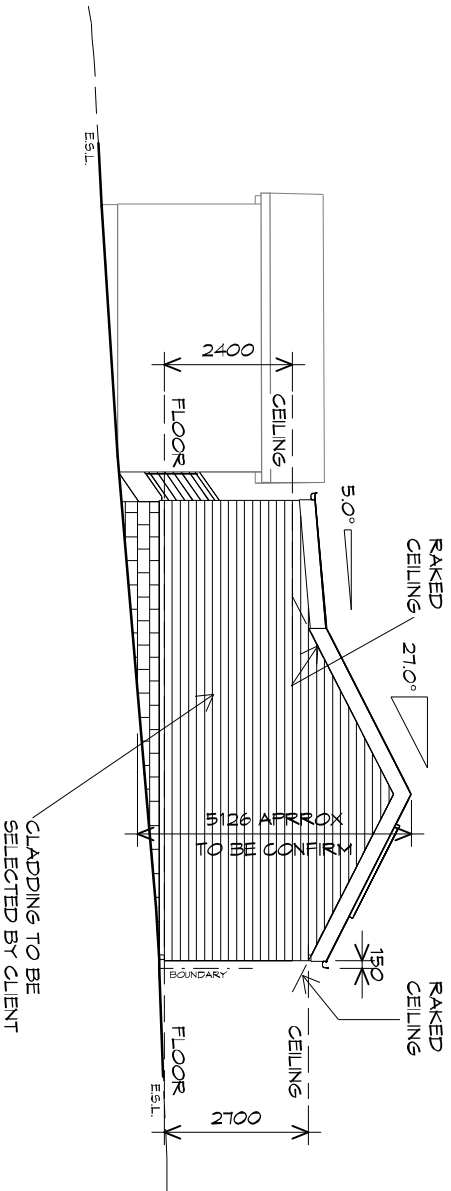


**NORTHEASTERN ELEVATION**

1 : 100

**SOUTHEASTERN ELEVATION**

1 : 100



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**Project:** PROPOSED NEW SHED AND GARAGE  
 12 BINALONG AVENUE,  
 ST. LEONARDS  
**Client name:** P. PIELLAGE

**Drawing:** ELEVATIONS

**Drafted by:** S.S.W. **Approved by:** F.G.G.  
**Date:** 13-11-2017 **Scale:** 1 : 100

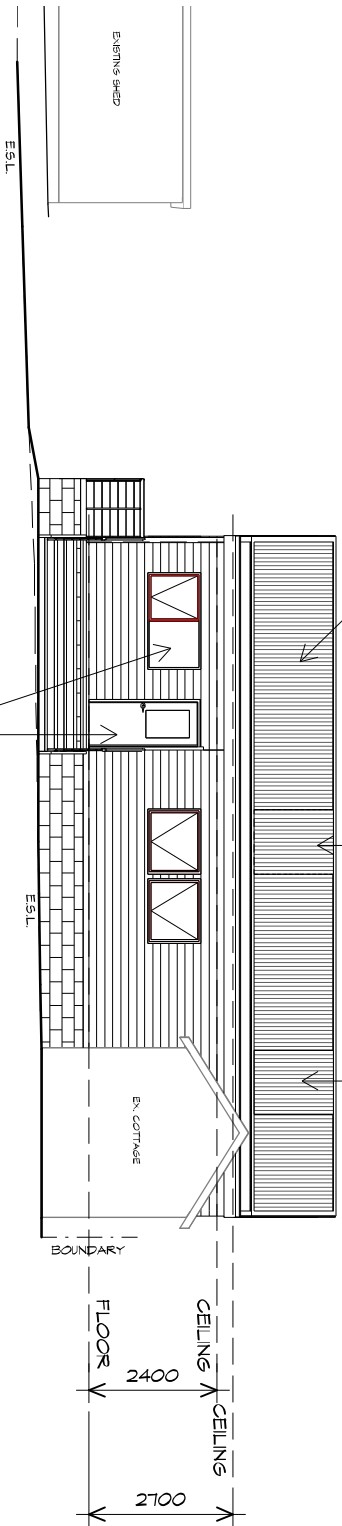
**Project/Drawing no:** PD17164-05 **Revision:** 03



Accredited building practitioner, Frank Geeskus - No CC246A

ROOF CLADDING  
 COLOREBOND CUSTOM ORB  
 TO CLIENTS SPECS.

ROOF CLADDING  
 LASERLIGHT TO CLIENT SPEC.

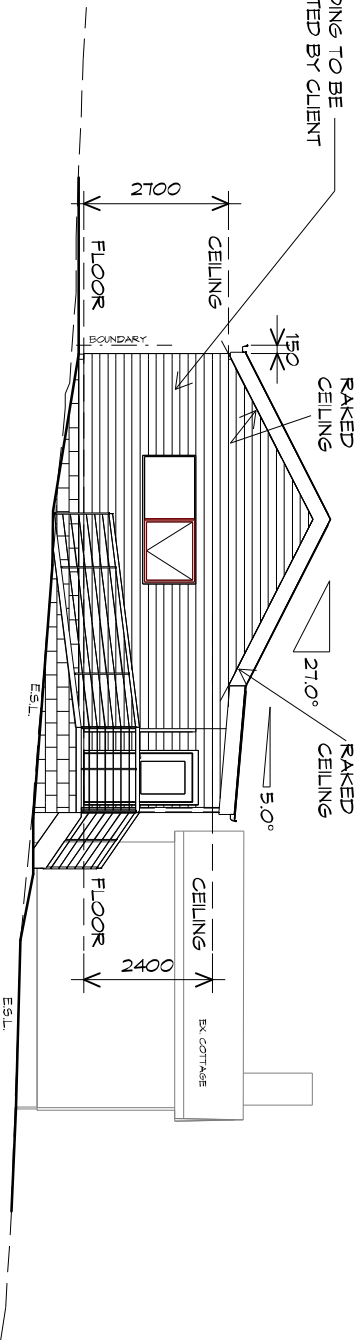


**SOUTHWESTERN ELEVATION**

DOORS AND WINDOWS TO BE  
 SEALED IN ACCORDANCE WITH  
 NCC 2016/2.3.12.3

1 : 100

CLADDING TO BE  
 SELECTED BY CLIENT



**NORTHWESTERN ELEVATION**

1 : 100



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 GARAGE  
 12 BINALONG AVENUE,  
 ST. LEONARDS  
 Client name:  
 P. PIELLAGE

**Drawing:**  
 ELEVATIONS

**Drafted by:** S.S.W. **Approved by:** F.G.G.

**Date:** 13-11-2017 **Scale:** 1 : 100

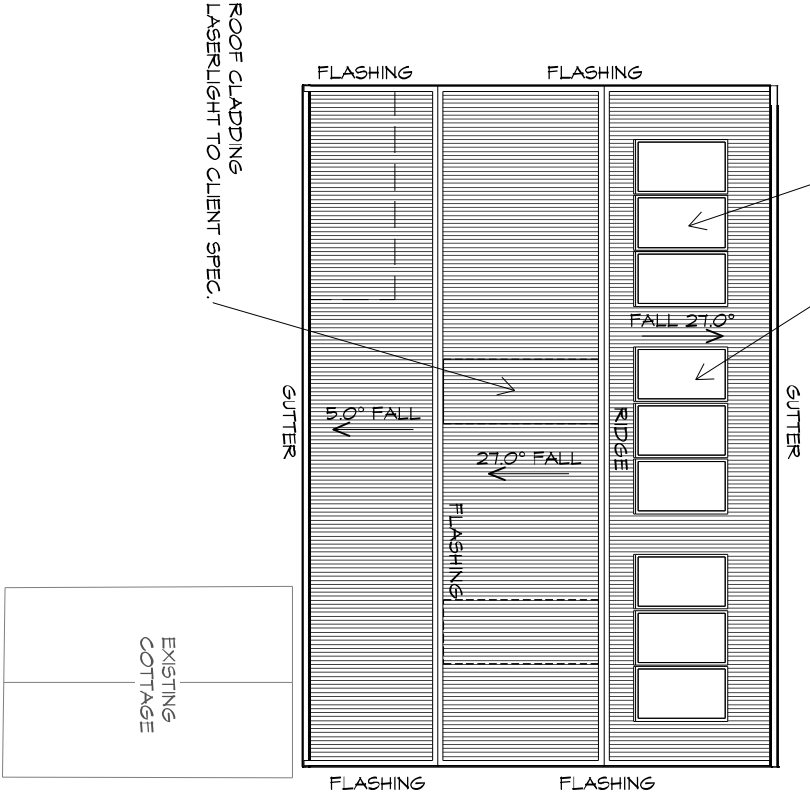
**Project/Drawing no:** PD17164-06 **Revision:** 03

Accredited building practitioner: Frank Geeskus - No CC246A

**PLANNING**

NOTE: DO NOT SCALE OFF DRAWINGS

SOLAR PANEL TO CLIENT SPEC.



# ROOF PLAN

1 : 100

### ROOF PLUMBING NOTES:

**GUTTER INSTALLATION TO BE IN ACCORDANCE WITH NCC 2016 PART 3.5.2.4 WITH FALL NO LESS THAN 1:100 FOR BOX GUTTERS 1:500 FOR EAVES GUTTER**  
 UNLESS FIXED TO METAL FASCIA EAVES GUTTER TO BE FIXED @ 1200 CRS MAX.

**VALLEY GUTTERS ON A ROOF WITH A PITCH:**  
 A) MORE THAN 12.5° DEGREES - MUST HAVE A WIDTH OF NOT LESS THAN 400mm AND ROOF OVERHANG OF NOT LESS THAN 150mm EACH SIDE OF VALLEY GUTTER.  
 B) LESS THAN 12.5° DEGREES, MUST BE DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS PLAN ARE NOMINAL ONLY. EXACT LOCATION & NUMBER OF D.P.S. REQUIRED ARE TO BE IN ACCORDANCE WITH NCC CLAUSE 3.5.2.5 REQUIREMENTS. SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12m & WITHIN 1.2m FROM A VALLEY GUTTER.

METAL SHEETING ROOF TO BE INSTALLED IN ACCORDANCE WITH NCC 2016 3.5.1.3. REFER TO TABLE 3.5.3.1a FOR ACCEPTABLE CORROSION PROTECTION FOR SHEET ROOFING, REFER TO TABLE 3.5.1.2 FOR ACCEPTABILITY OF CONTACT BETWEEN DIFFERENT ROOFING MATERIALS.  
 REFER TO NCC 2016 3.5.1.3. FOR FIXING, SHEET LAYING SEQUENCE, FASTENER FREQUENCY FOR TRANSVERSE FLASHINGS AND CAPPIINGS, ANTI CAPILLARY BREAKS, FLASHING DETAILS.  
 ROOF PENETRATION FLASHING DETAILS.



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Project: PROPOSED NEW SHED AND GARAGE  
 12 BINALONG AVENUE,  
 ST. LEONARDS  
 Client name: P. PIELLAGE

Drawing: ROOF PLAN

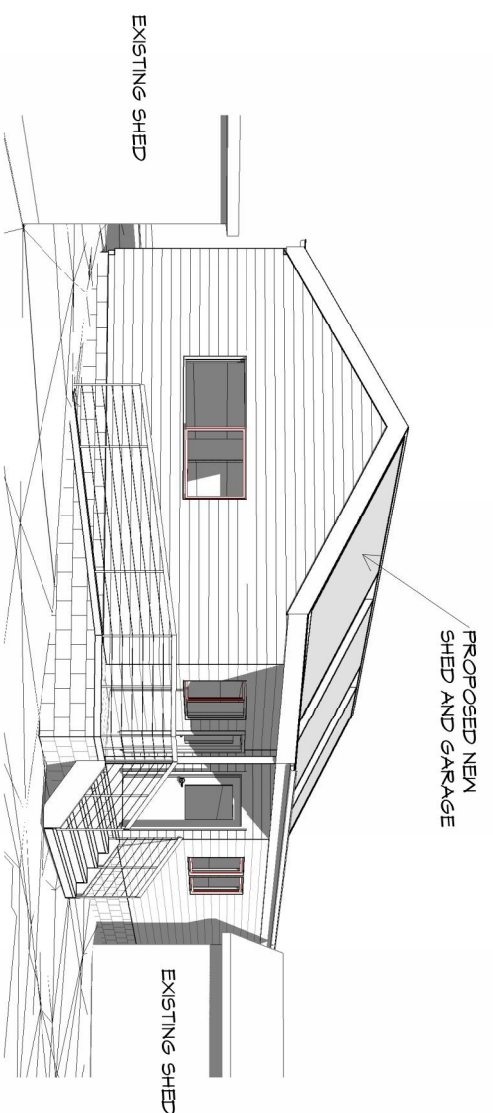
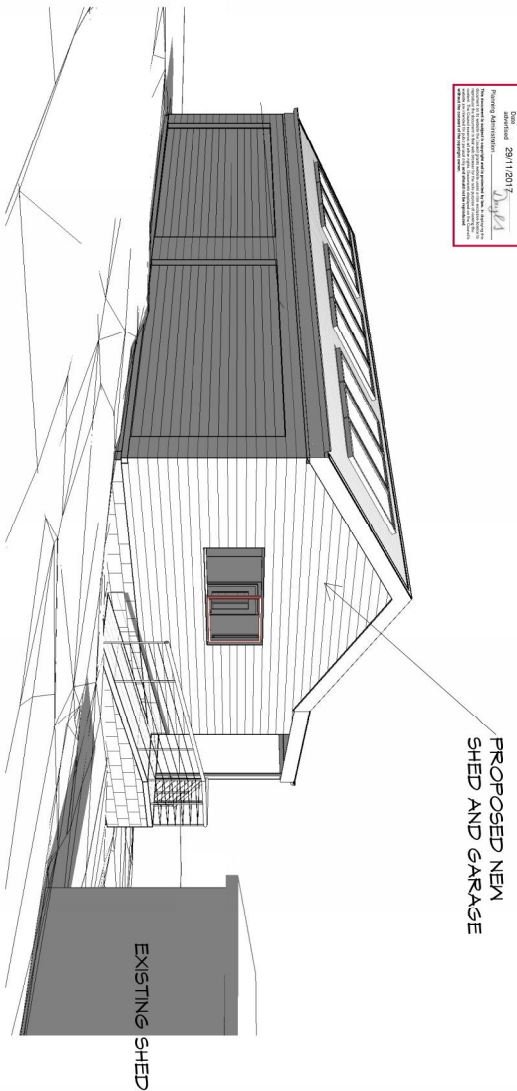
Drafted by: S.S.W. Approved by: F.G.G.

Date: 13-11-2017 Scale: 1 : 100

Project/Drawing no: PD17164-07 Revision: 03

Accredited building practitioner: Frank Geeskus - No CC246A





# PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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 12 BINALONG AVENUE,  
 ST. LEONARDS  
 Client name:  
 P. PIELAGE

**Drawing:**  
 PERSPECTIVES

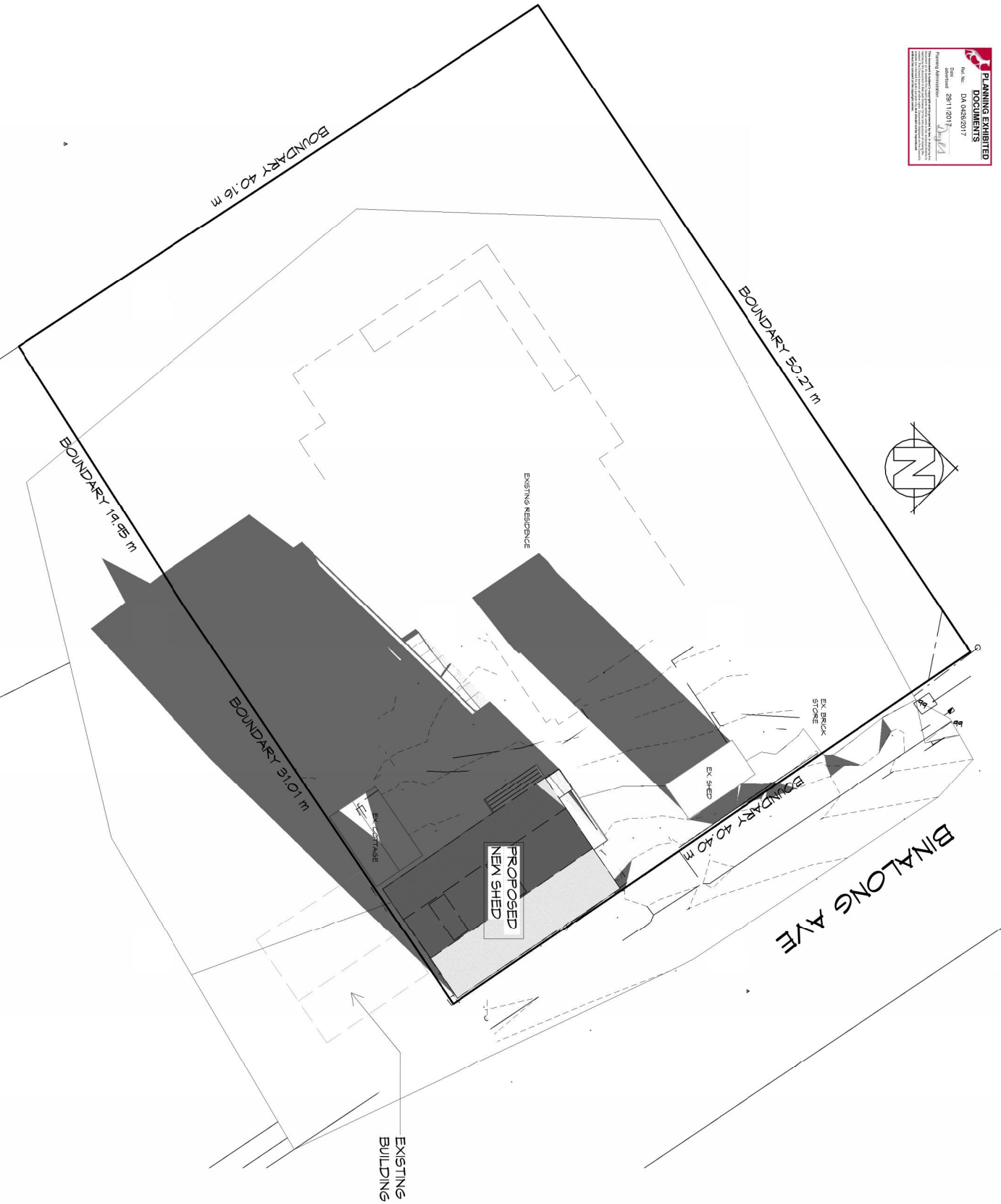
**Drafted by:** S.S.W. **Approved by:** F.G.G.

**Date:** 13-11-2017 **Scale:**

**Project/Drawing no:** PD17164-08 **Revision:** 03



Accredited building practitioner: Frank Geeskus - No CC246A



**SHADOW DIAGRAM - 21st JUNE @ 10am**

1 : 250



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**Project:**  
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 12 BINALONG AVENUE,  
 ST. LEONARDS  
 Client name:  
 P. PIELLAGE

**Drawing:**  
 SHADOW DIAGRAM - 21st JUNE @ 10am

**Drafted by:**  
 Author

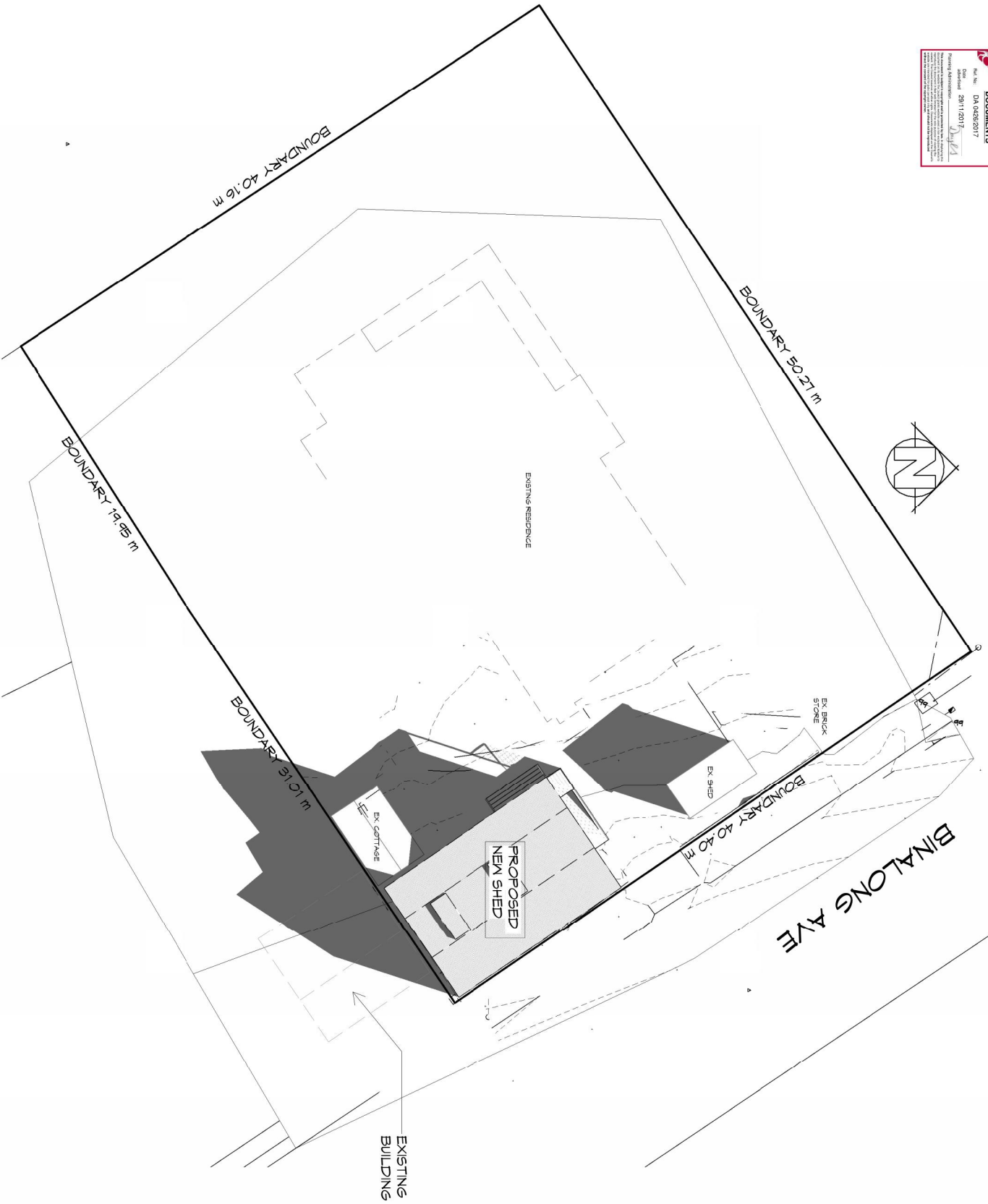
**Approved by:**  
 Approver

**Date:** 13-11-2017 **Scale:** 1 : 250

**Project/Drawing no:** PD17164-09a **Revision:** 03

Accredited building practitioner: Frank Geeskus -No CC246A

**PLANNING**  
 NOTE: DO NOT SCALE OFF DRAWINGS



**SHADOW DIAGRAM - 21st JUNE @ 12pm**

1 : 250  
 Document Set ID : 3680223  
 Version : 2, Version Date : 28/11/2017



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**Project:**  
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 GARAGE  
 12 BINALONG AVENUE,  
 ST. LEONARDS  
 Client name:  
 P. PIELLAGE

**Drawing:**  
 SHADOW DIAGRAM - 21st JUNE  
 @ 12pm

**Drafted by:** Approved by:  
**Author:** Approver

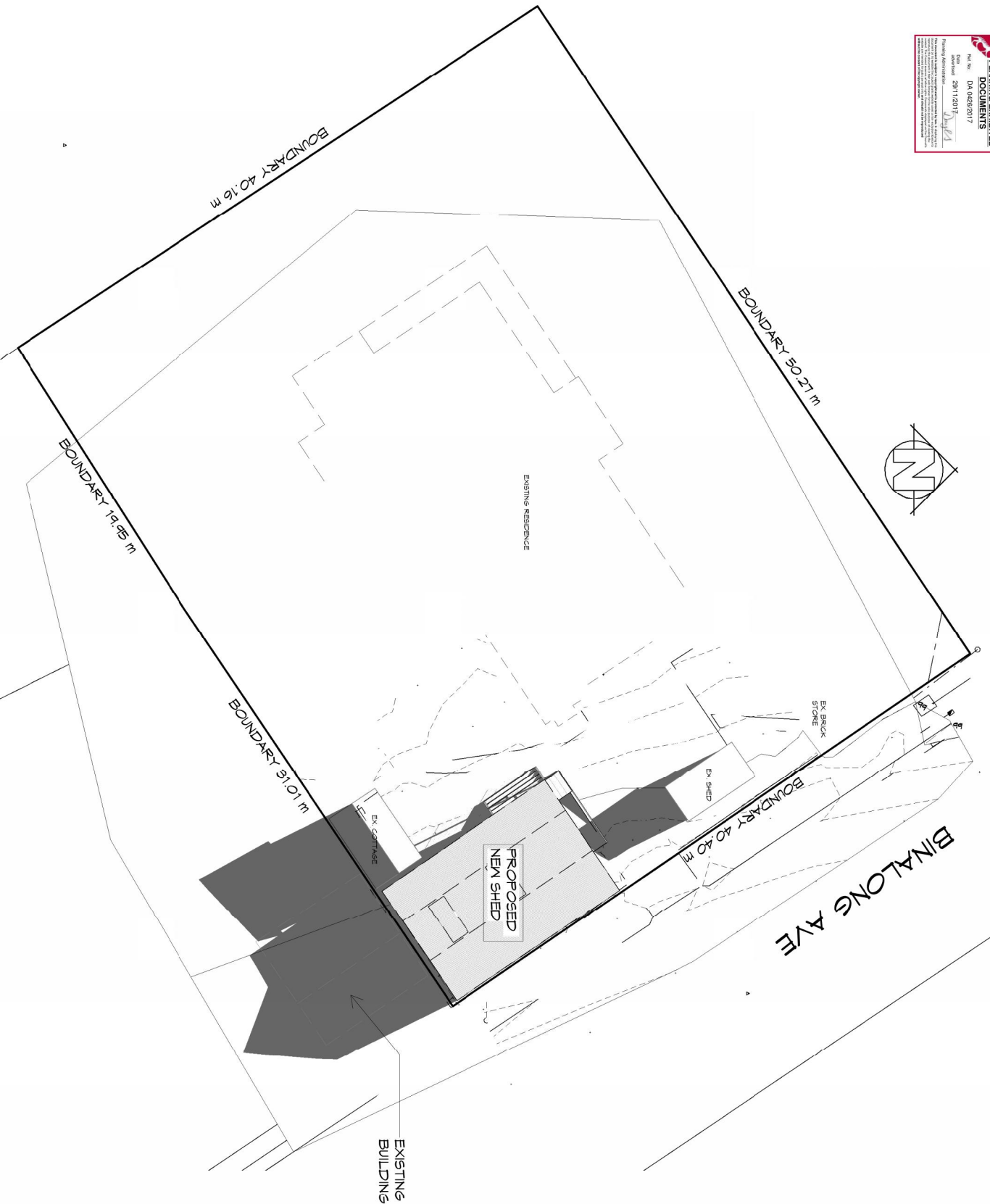
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**Project/Drawing no:** PD17164-09b **Revision:** 03

Accredited building practitioner: Frank Geeskus -No CC246A

**PLANNING**

NOTE: DO NOT SCALE OFF DRAWINGS



**SHADOW DIAGRAM - 21st JUNE @ 3pm**

1 : 250

Document Set ID: 3680223  
 Version: 2, Version Date: 28/11/2017



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**Project:**  
 PROPOSED NEW SHED AND GARAGE  
 12 BINALONG AVENUE,  
 ST. LEONARDS  
 Client name:  
 P. PIELLAGE

**Drawing:**  
 SHADOW DIAGRAM - 21st JUNE @ 3pm

**Drafted by:** [Name]  
**Author:** [Name]  
**Approved by:** [Name]  
**Approver:** [Name]

**Date:** 13-11-2017  
**Scale:** 1 : 250

**Project/Drawing no:** PD17164-09c  
**Revision:** 03

Accredited building practitioner: Frank Geeskus - No CC246A

**PLANNING**

NOTE: DO NOT SCALE OFF DRAWINGS



EXISTING POWER POLE TO BE RELOCATED 1M MINIMUM AWAY FROM NEW CROSSOVER. NEW LOCATION AS PER TASNETWORK DETAILS AND SPECIFICATION.

**NE ELEVATION STREET MONTAGE**  
 N.T.S.C.



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 Accredited building practitioner: Frank Geskus N° CC246A

**Project:** PROPOSED NEW SHED AND GARAGE  
 12 BINALONG AVENUE,  
 ST. LEONARDS  
**Client name:** P. PIELAGE  
**Drafted by:** Author  
**Approved By:** Approver



**Drawing:** NE ELEVATION STREET MONTAGE  
**Date:** 13-11-2017  
**Scale:** 1 : 100  
**Project/Drawing No:** PD17164- 10  
**Revision:** 03