

project information

building designer:	jennifer binns
accreditation no:	CC 1269L
title reference:	c.t. 62307/46
design wind speed:	N2
soil classification:	M
climate zone:	7
bushfire prone BAL rating:	BAL LOW
alpine area:	n/a refer BCA table 3.7.5.2
corrosion environment:	severe refer BCA table 3.4.4.2 protective coatings for steelwork claddings + fixings installed to man. spec.
other hazards:	unknown
datum level at kerb:	unknown
ground level:	min. 150 below f.f.l
finished floor level:	project datum
overflow relief gully level:	min. 150 below lowest fixture

proposed visitor accommodation unit

mark + kate stevens
8 beattie avenue bicheno tasmania 7215

note

these drawings are for permit approval purposes and additional information may be required to inform construction.

drawings are subject to owner discretion.

contractors to verify all matters of specification, finish, selection and appearance with owner prior to commencing work and ensure work carried out is acceptable to owner, including design variation and alternatives.

drawings used for construction must carry building surveyor certification.

contractors and prefabricators shall advise appropriately any omission, apparent error, anomaly or unclarity of all documents applicable to this construction.

builder and subcontractors to verify dimensions and levels on site prior to commencing work and ordering.

IF IN DOUBT ASK

associated documents

site classification by strata geoscience and environmental
energy efficiency assessment by torple energy ratings
engineering certification by mv consulting
referenced manufacturer's specifications

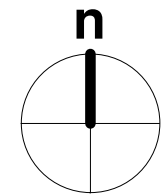
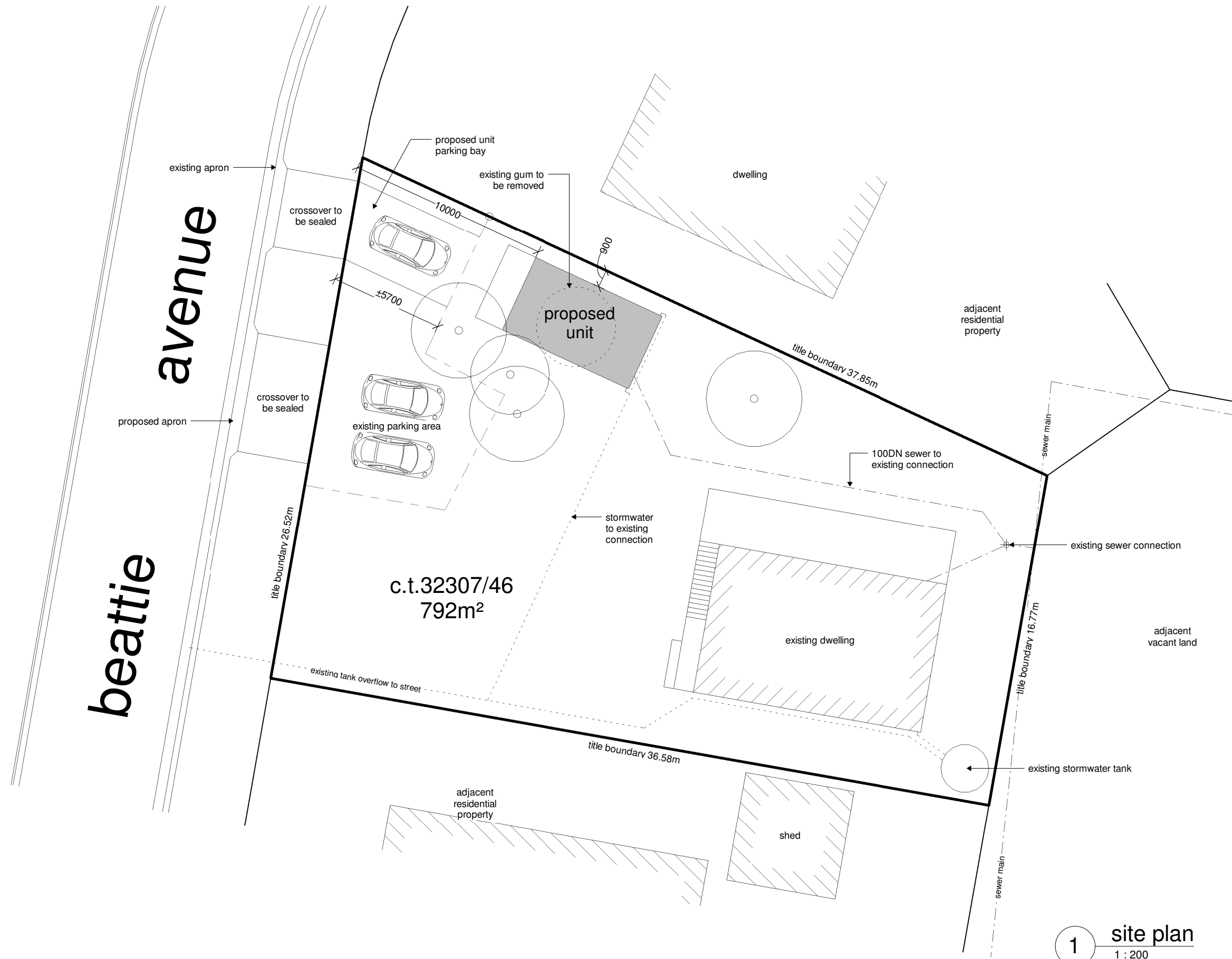
notes	a01
safety notes	a02
site plan	a03
proposed floor plan	a04
elevations + section	a05
footing plan	a06
footing notes	a07
roof + drainage plans	a08
bracing + fixings	a10

Building Areas



existing dwelling ground floor	67.20
existing dwelling first floor	50.51
existing deck	31.05
proposed unit	28.20
proposed deck	6.16
	183.11

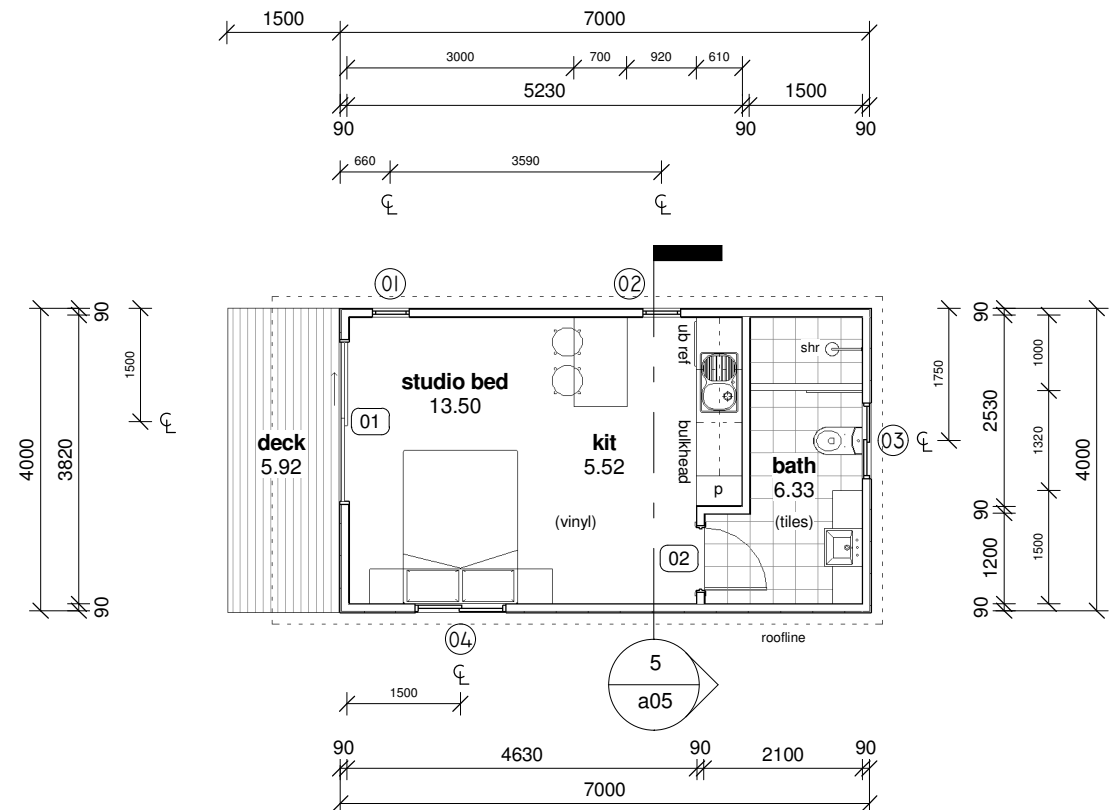
jennifer binns
BUILDING DESIGN

level 1 avery house, 48 cecilia street, st helens tasmania 7216
jenniferbinns@bigpond.com.au : 03 6376 2588 : 0439 765 452



1 site plan
1 : 200

1	preliminary	feb 10 2017
REV:	DESCRIPTION:	DATE:
PROJECT: proposed unit		
FOR: mark + kate stevens 8 beattie avenue bicheno tasmania 7215		
DRAWING TITLE: site plan		
DRAWING NO: a03	DRAWN BY: JB	DATE: match 30 2017
SCALE: 1 : 200	PROJECT: 1016ST	
		
<small>www.jenniferbinnsdesign.com.au (03) 6376 2588 : 0439 765 452 : jenniferbinns@bigpond.com suite 8 level 1 avery house, 48 cecilia street, st helens 7216</small>		
 <small>BUILDING DESIGNERS AUSTRALIA</small>		<small>ACCREDITATION NO: CC 1269L</small>



1 proposed floor plan
1 : 100

Window Schedule							
Mark	Location	Height	Width	Description	Lintel	Frame	Glazing
01	studio bed	1200	500	awning	90 x 35 F17 HW	aluminium	double obscure
02	kitchen	1200	500	awning	90 x 35 F17 HW	aluminium	double obscure
03	bathroom	500	1000	sliding	90 x 35 F17 HW	aluminium	double obscure
04	studio bed	500	1200	sliding	140 x 45 F17 HW	aluminium	double obscure

Door Schedule							
Mark	Location	Height	Width	Description	Lintel	Frame	Glazing
01	studio bed	2100	2100	2 panel glazed sliding	190 x 45 F17 HW	aluminium	double grade A safety
02	bathroom	2040	820	selected internal	-	timber	-

window and door schedule notes

all openings and dimensions to be verified on site prior to commencing manufacture of windows and doors.

glazing to be in accordance with AS 1288 glass in buildings and AS 2047 windows in buildings.

glazing to be in accordance with BCA part 3.6

where glazing is capable of being mistaken for a doorway or opening, glass to be marked to make it readily visible

- provide opaque band min 20mm high, broken line or pattern acceptable
 - upper edge of band min 700mm above f.f.l.
 - lower edge of band min 1200mm above f.f.l.
- does not apply to glazing <500mm in width, where there is no glazing within 700mm of f.f.l. or where glazing incorporates at least one horizontal glazing bar.

for windows to bedrooms where the adjacent surface outside the window is more than 2m below f.f.l., openings in window to be restricted to 125mm using a device or screen with child resistant release mechanism in accordance with BCA part 3.9.2.5

unless otherwise indicated, window and door heads at 2100 or near to suit external cladding requirements

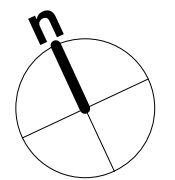
unless otherwise indicated, flyscreens to be provided to all openable portions or windows + doors, refer BPC notes

window + door assemblies to be installed + flashed in accordance with manufacturer's specification, flashing materials to comply with AS/NZS 2904.

external doors and windows to be fitted with seals to restrict air movement.

windows, doors, hardware and finishes as selected by client.

DESIGN WIND SPEED : N2
BAL LOW

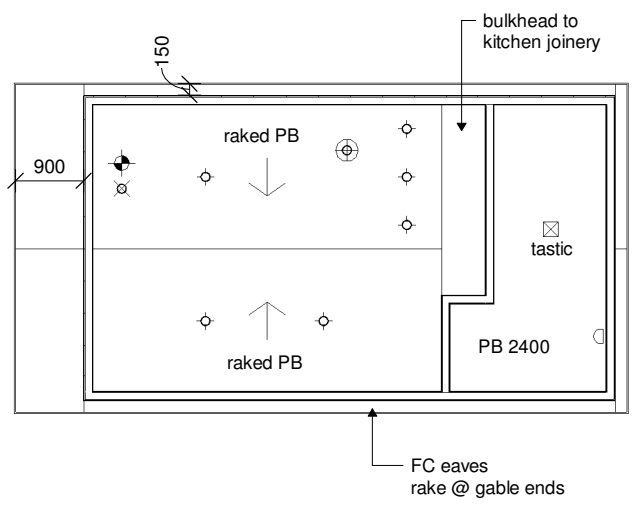


legend

- PB plasterboard
- FC fibre cement sheet
- LED downlight
- ceiling batten holder / surface light / pendant
- wall light
- fluorescent light
- ixl tastic / exhaust fan
- hard wired smoke alarm
- emergency spitfire lighting

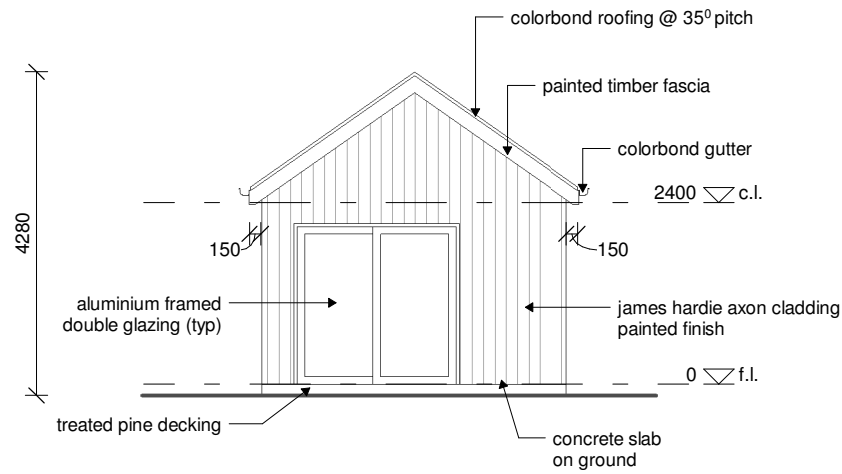
note:
exhaust vents to be exhausted to outside of building and fitted with self-closing dampers

wattage for lighting to be max 5w/m2 internally and 4w/m2 externally

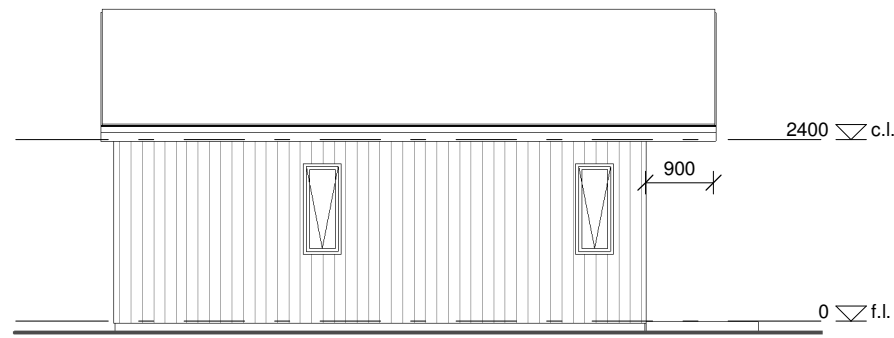


2 reflected ceiling plan
1 : 100

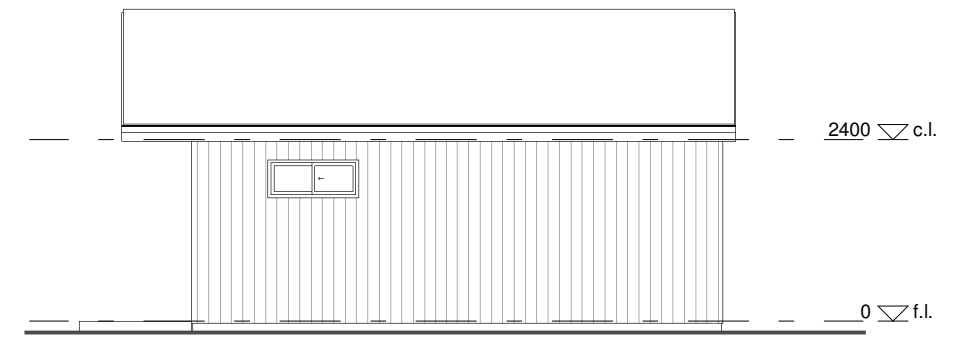
2	DA	30.03.17
REV:	DESCRIPTION:	DATE:
PROJECT: proposed unit		
FOR: mark + kate stevens 8 beattie avenue bicheno tasmania 7215		
DRAWING TITLE: proposed floor plan		
DRAWING NO: a04	DRAWN BY: JB	
	DATE: match 30 2017	
SCALE: 1 : 100	PROJECT: 1016ST	
www.jenniferbinnsdesign.com.au (03) 6376 2588 : 0439 765 452 : jenniferbinns@bigpond.com suite 8 level 1 avery house, 48 cecilia street, st helens 7216		
BUILDING DESIGNERS AUSTRALIA		ACCREDITATION NO: CC 1269L



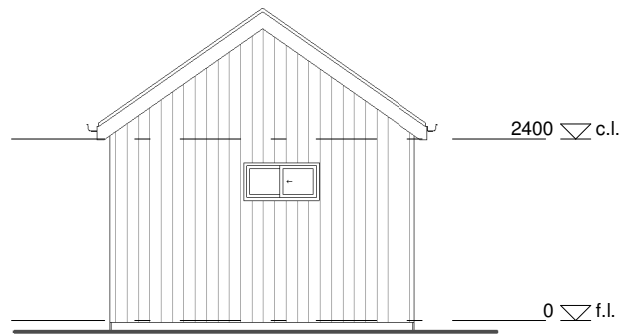
1 west elevation
1 : 100



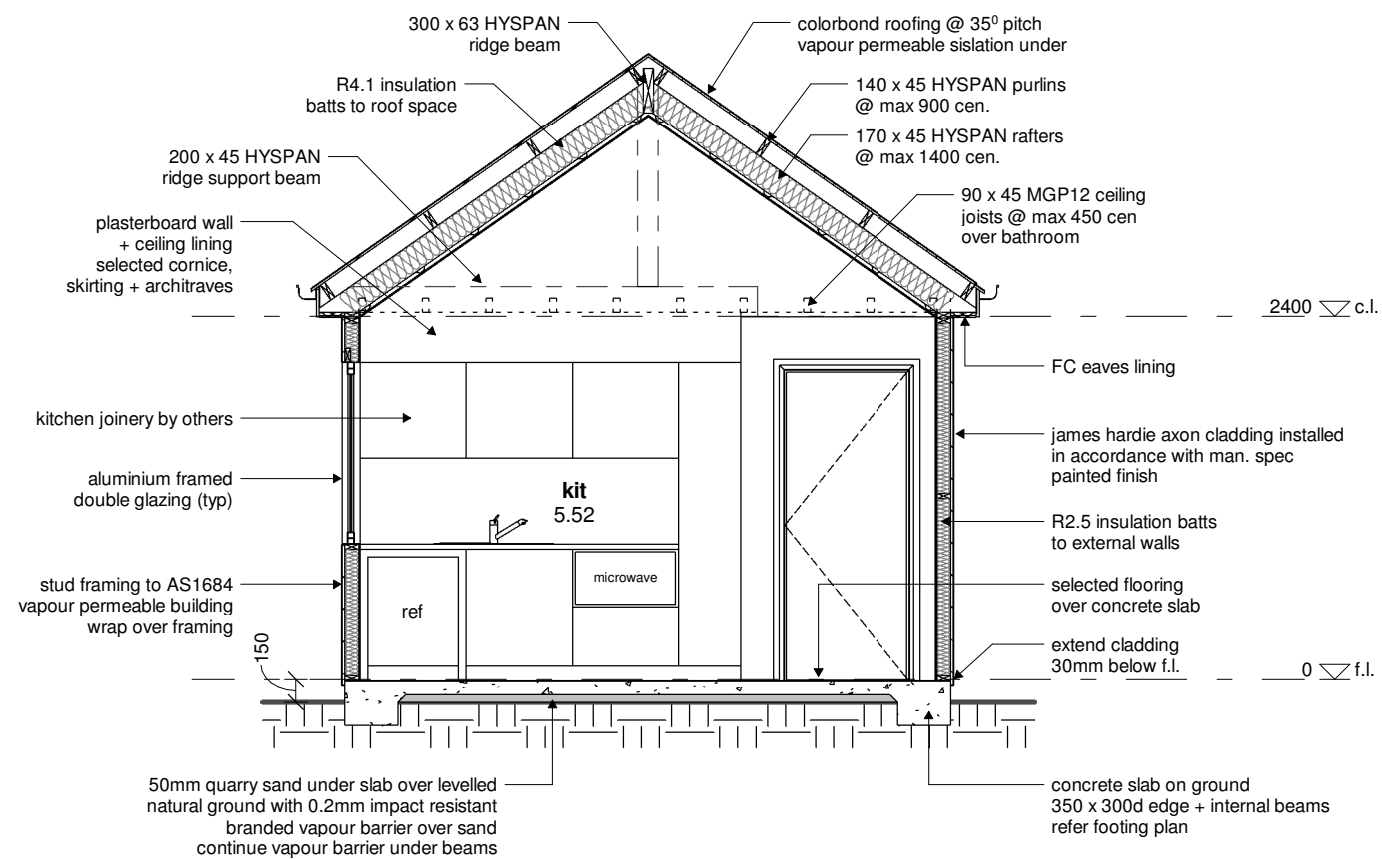
2 north elevation
1 : 100



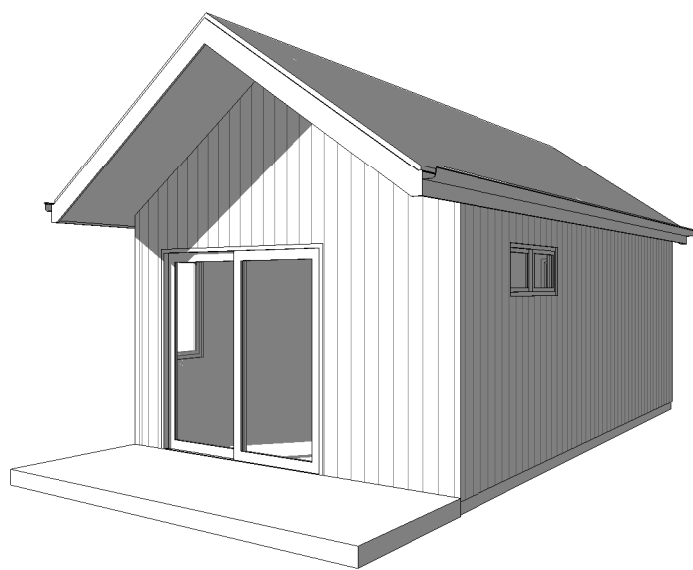
3 south elevation
1 : 100





4 east elevation
1 : 100



5 section
1 : 50



2	DA	30.03.17
REV:	DESCRIPTION:	DATE:
PROJECT: proposed unit		
FOR: mark + kate stevens 8 beattie avenue bicheno tasmania 7215		
DRAWING TITLE: elevations + section		
DRAWING NO: a05	DRAWN BY: JB	
SCALE: As indicated	DATE: match 30 2017	
	PROJECT: 1016ST	
		
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