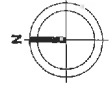
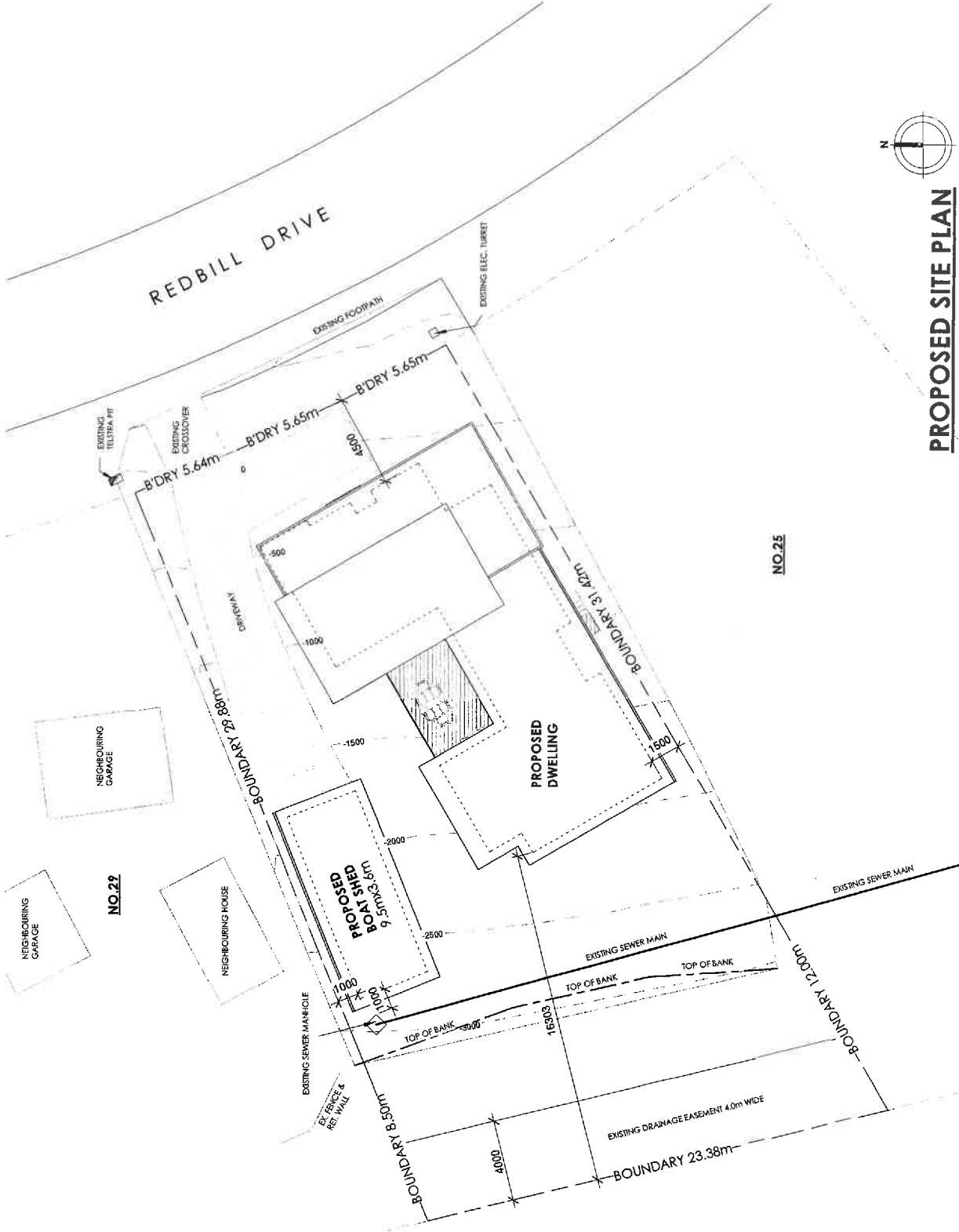


my build

PLEASE NOTE:
 BOUNDARY LINE AND FINAL POSITION OF NEW BUILDING TO BE CONFIRMED ON SITE AT SET-OUT STAGE BY REGISTERED SURVEYOR, BEFORE COMMENCEMENT OF WORKS.
 ANY EXTERNAL WALL WITHIN 900mm OF THE SITE BOUNDARY MUST BE FIRE RATED.



PROPOSED SITE PLAN

PLEASE REFER TO INDICATED DIMENSIONS ONLY. DRAWINGS ARE NOT SUITABLE TO BE SCALED FROM.
 DISCLAIMER: THESE PLANS SHOULD BE READ IN CONJUNCTION WITH ACCREDITED ENGINEERING DRAWINGS. STRUCTURAL ENGINEERS' SERVICES MAY BE REQUIRED TO VERIFY STRUCTURAL DESIGN, WIND CLASSIFICATIONS AND/OR SOIL CONDITIONS. THIS WORK IS OUTSIDE THE SCOPE OF THIS DRAWING SERVICE. THE CLIENT ACCEPTS FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS DUE TO WRONGLY SUPPLIED INFORMATION. NOT FOR MISCONSTRUCTION OR INTERPRETATION.

not for building approval

PLANNING ONLY

LOCAL COUNCIL: GLANMORGAN SPRING BAY COUNCIL
 ACCREDITATION COMPLIANCE NAME: SARA CHUGG
 ACCREDITATION COMPLIANCE NUMBER: CC-17265

PROJECT: PROPOSED NEW RESIDENCE 27 REDBILL DRIVE, BICHENO FOR MR & MRS BRACEY

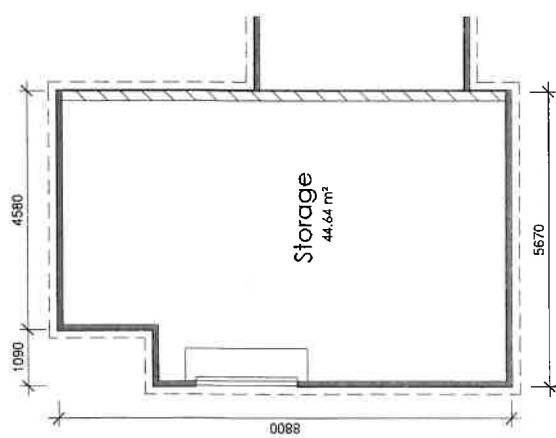
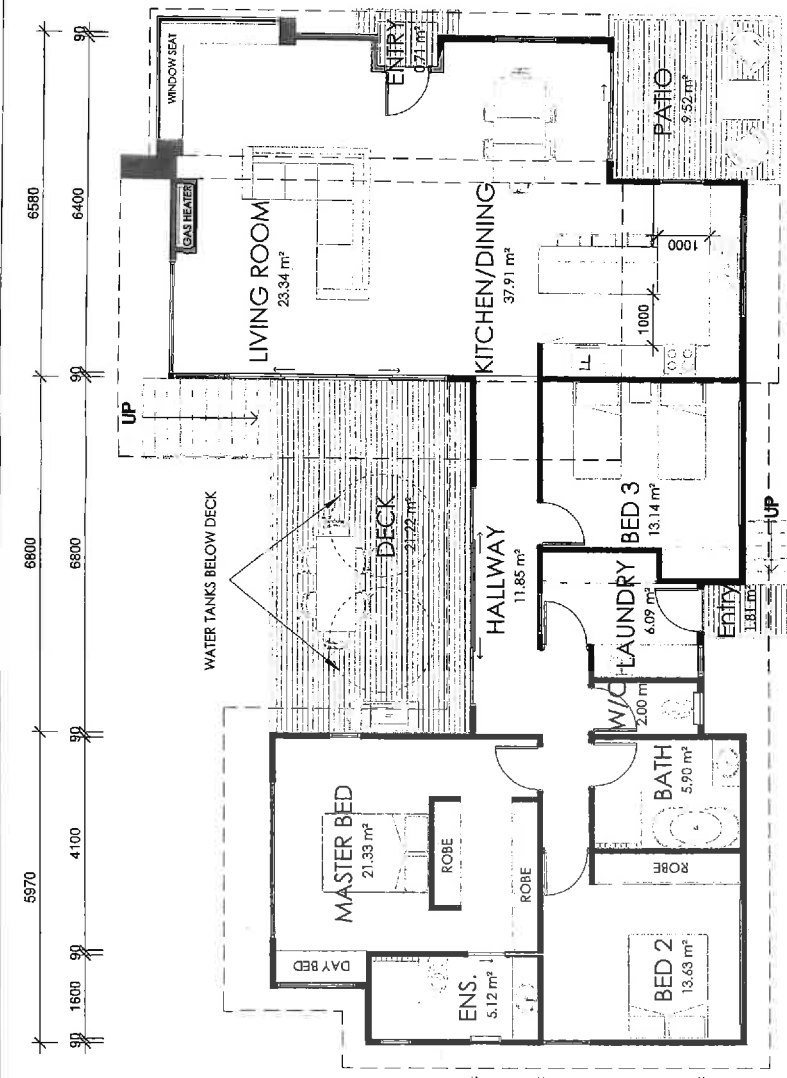
TITLE: FOLIO REFERENCE: FOLIO NUMBER
 DESIGNED BY: M. Griffiths
 DRAWN BY: J. Gee
 APPROVED BY: M. Griffiths

DATE: 22.02.18
 REVISED DATE: 28.03.18
 SCALE: 1:200
 JOB No: 0068
 DRAWING NO: A03

design > build

LEGEND:

— = DENOTES NEW STUD WALLS TO BE CONSTRUCTED.



FIRST FLOOR
1:100

PROPOSED FLOOR PLANS

Total Floor Area	m ²	sq
Boat Shed	34.20	3.68
First Floor	152.37	16.40
Ground Floor	48.48	5.22

(EXCLUDING DECKS)



GROUND FLOOR
1:100

my build

design > build > live

not for building approval
PLANNING ONLY

LOCAL COUNCIL: GLAMORGAN SPRING BAY COUNCIL
ACCREDITATION COMPLIANCE NAME: SARA CHUGG
ACCREDITATION COMPLIANCE NUMBER: CC-7205
PROJECT: PROPOSED NEW RESIDENCE 27 REDBILL DRIVE, BICHENO FOR MR & MRS BRACEY

TITLE: FOLIO REFERENCE: FOLIO NUMBER
DESIGNED BY: M. Griffiths
DRAWN BY: J. Cee
APPROVED BY: M. Griffiths

DATE: 22.02.18
REVISED DATE: 26.03.18
SCALE: 1:100
JOB No: 0028
DRAWING No: A04

PLEASE REFER TO INDICATED DIMENSIONS ONLY. DRAWINGS ARE NOT SUITABLE TO BE SCALED FROM. DISCLAIMERS: THESE PLANS SHOULD BE READ IN CONJUNCTION WITH ALL APPLICABLE REGULATIONS, STANDARDS, STRUCTURAL ENGINEERS CERTIFICATES, CIVIL ENGINEERS CERTIFICATES, ELECTRICAL ENGINEERS CERTIFICATES, MECHANICAL ENGINEERS CERTIFICATES, PLUMBING ENGINEERS CERTIFICATES, AND ALL OTHER RELEVANT CERTIFICATES. THE CLIENT ACCEPTS FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS DUE TO WRONGLY SUPPLIED INFORMATION, FOR MISCONSTRUCTION OR INTERPRETATION.

my build

not for building approval

PLANNING ONLY

LOCAL COUNCIL: GLAMORGAN SPRING BAY COUNCIL
 ACCREDITATION COMPLIANCE NAME: SARA CHUGG
 ACCREDITATION COMPLIANCE NUMBER: CC-7205

PROJECT: PROPOSED NEW RESIDENCE
 27 REDBELL DRIVE, BICHENO
 FOR MR & MRS BRACEY

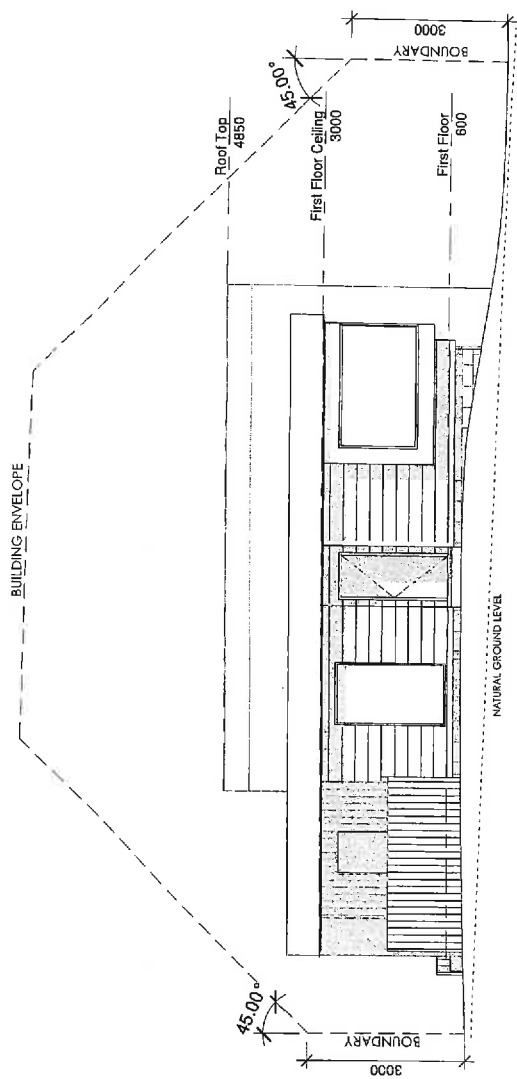
TITLE: FOLIO REFERENCE: FOLIO NUMBER
 DESIGNED BY: M. Griffiths
 DRAWN BY: J. Gee
 APPROVED BY: M. Griffiths

DATE: 22.02.18
 ISSUED DATE: 28.03.18

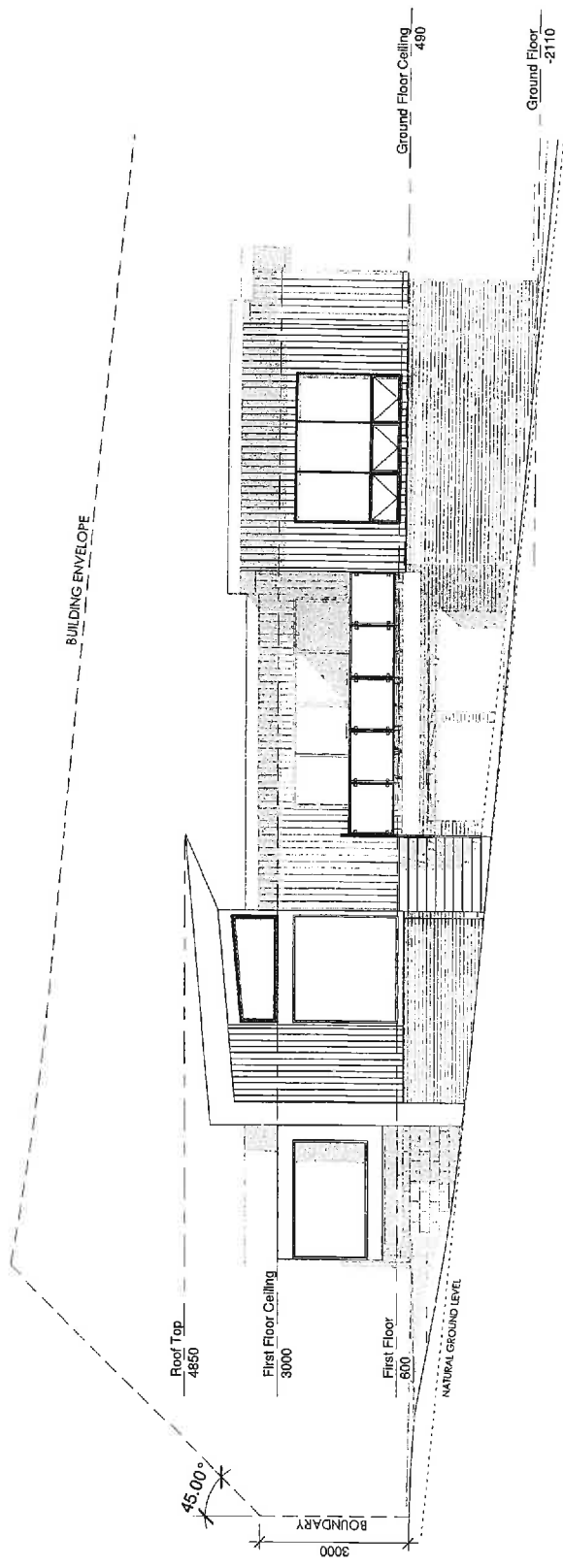
SCALE: 1:100
 JOB No: 0068
 DRAWING No: A05

PLEASE REFER TO INDICATED DIMENSIONS ONLY, DRAWINGS ARE NOT SUITABLE TO BE SCALED FROM.
 DISCLAIMER: THESE PLANS SHOULD BE READ IN CONJUNCTION WITH ACCREDITED ENGINEERING DRAWINGS. STRUCTURAL ENGINEERS' CERTIFICATES MAY BE REQUIRED. CERTIFY STRUCTURAL DESIGN, WIND CLASSIFICATION, AND CLIMATE DATA. THE DRAWER DOES NOT ACCEPT ANY RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS DUE TO WRONGLY SUPPLIED INFORMATION, WORK FOR THIS CONSTRUCTION OR MISINTERPRETATION.

design > build > live



NORTH-EAST ELEVATION



NORTH-WEST ELEVATION

my build

29/03/2018 4:03:52 PM

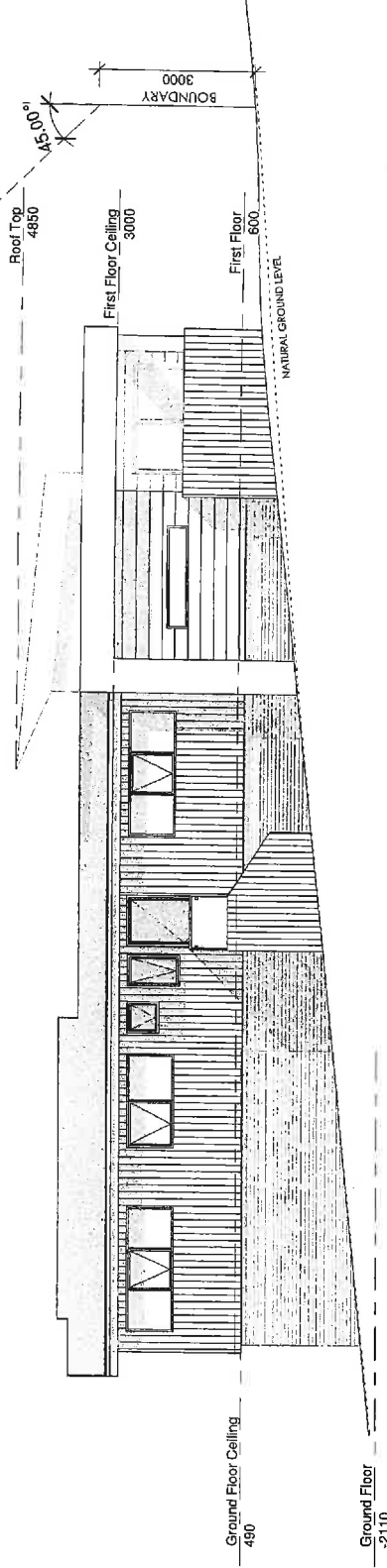
not for building approval

PLANNING ONLY

LOCAL COUNCIL	GLAMORGAN SPRING BAY COUNCIL
ACCREDITATION COMPLIANCE NAME	SARA CHUGG
ACCREDITATION COMPLIANCE NUMBER	CC - 7205
PROJECT	PROPOSED NEW RESIDENCE 27 REDBILL DRIVE, BICHENO FOR MR & MRS BRACEY
TITLE	FOLIO REFERENCE: FOLIO NUMBER
DESIGNED BY	M. Griffiths
DRAWN BY	J. Gee
APPROVED BY	M. Griffiths
DATE	22.02.18
ISSUED DATE	28.03.18
SCALE	1:100
JOB No.	0068
DRAWING No.	A06

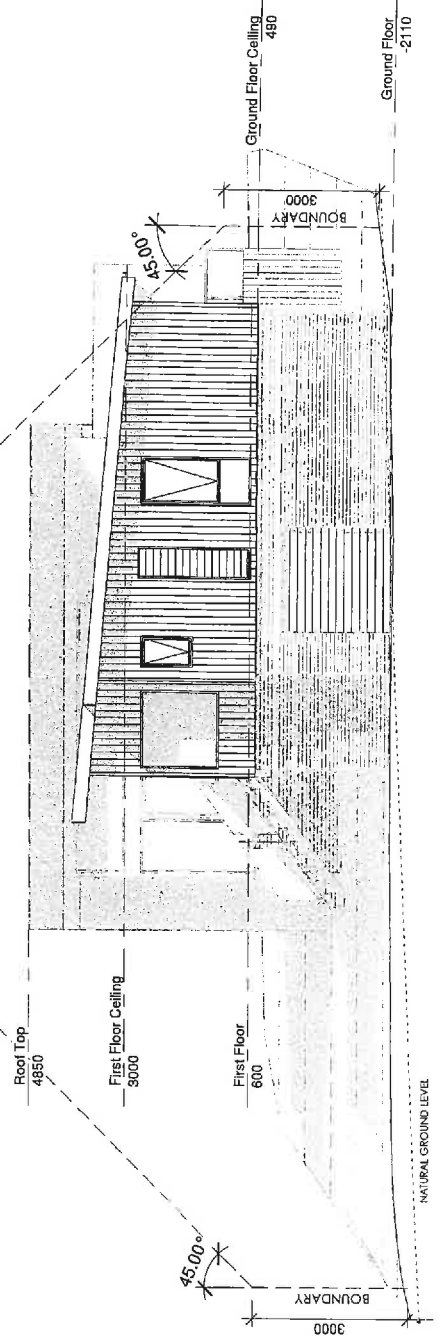
design > build > live

BUILDING ENVELOPE



SOUTH-EAST ELEVATION

BUILDING ENVELOPE



SOUTH-WEST ELEVATION

PLEASE REFER TO INDICATED DIMENSIONS ONLY. DRAWINGS ARE NOT SUITABLE TO BE SCALED FROM.
 DISCLAIMER: THESE PLANS SHOULD BE USED IN CONJUNCTION WITH ACCREDITED ENGINEERING DRAWINGS. STRUCTURAL ENGINEER CERTIFICATES MAY BE REQUIRED. CERTIFY STRUCTURAL DESIGN AND CLASSIFICATIONS AS APPLICABLE TO SERVICE. THE GRADER DOES NOT ACCEPT ANY RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS DUE TO INCOMPLETE OR INACCURATE INFORMATION. MORE INFORMATION IS REQUIRED FOR CONSTRUCTION OR REVISION.

my build

not for building approval

PLANNING
ONLY

LOCAL COUNCIL: GLANMORGAN SPRING BAY COUNCIL

ACCREDITATION COMPLIANCE NAME
SARA CHUGG

ACCREDITATION COMPLIANCE NUMBER:
CC - 7205

PROJECT:
**PROPOSED NEW
RESIDENCE
27 REDBILL DRIVE,
BICHENO
FOR MR & MRS BRACEY**

TITLE: FOLIO REFERENCE: FOLIO NUMBER

DESIGNED BY:
M. Griffiths

DRAWN BY:
J. Gee

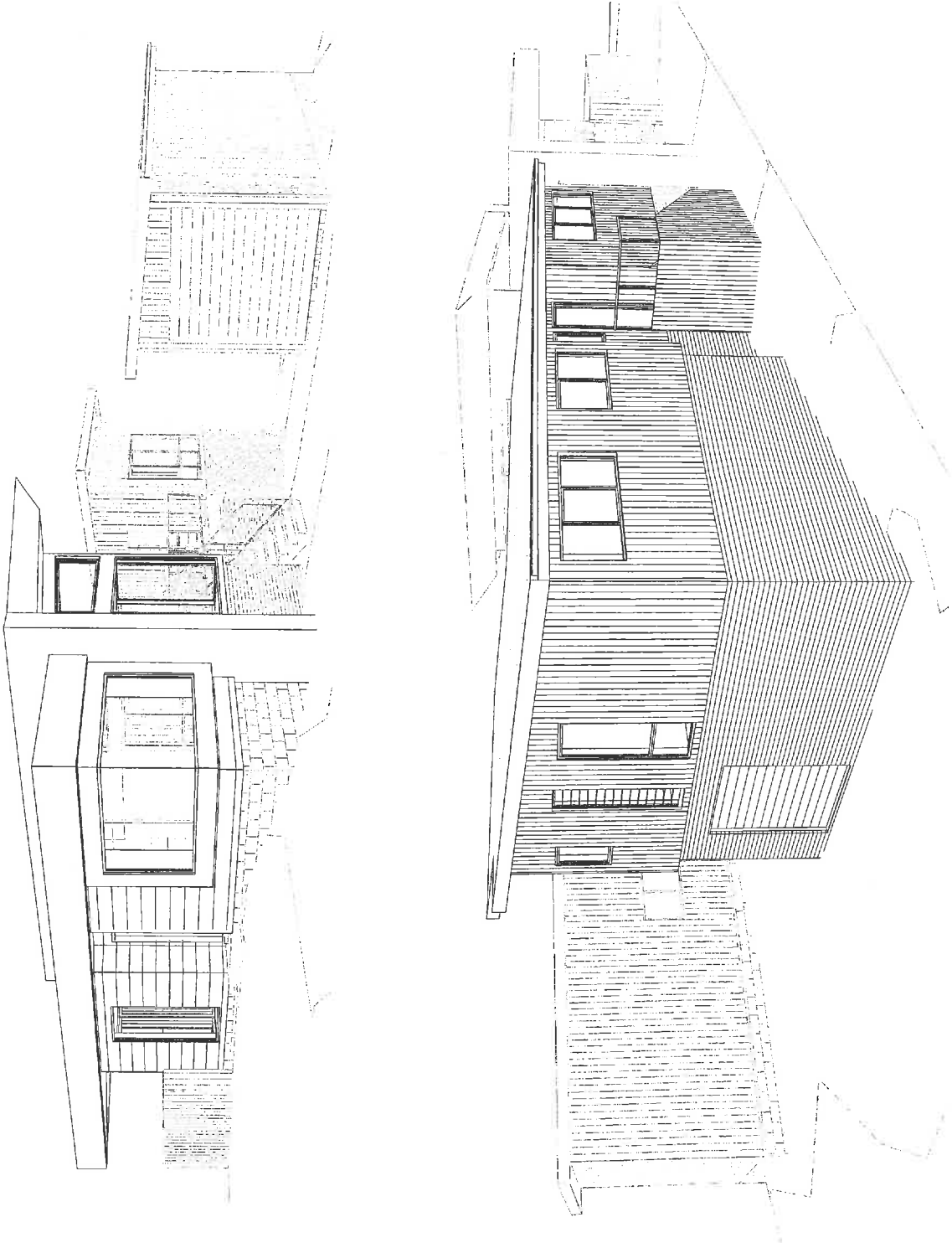
APPROVED BY:
M. Griffiths

DATE: 22.02.18

REVISED DATE: 28.03.18

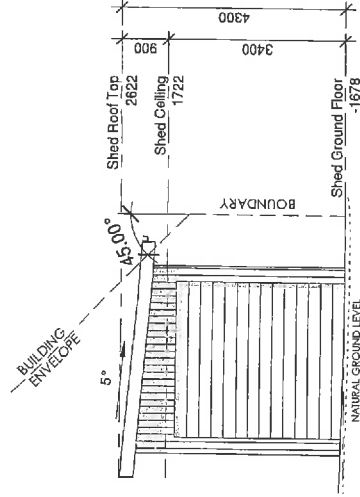
SCALE: DRAWING NO:
JOB No: 0068
A07

design > build >

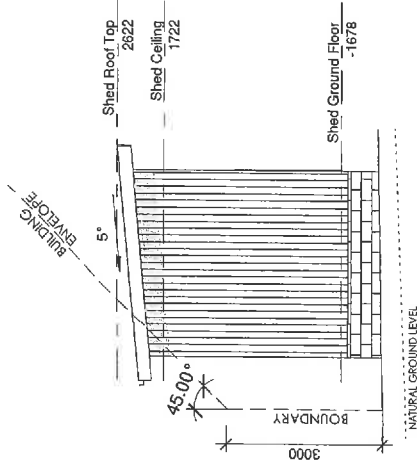


PLEASE REFER TO INDICATED DIMENSIONS ONLY. DRAWINGS ARE NOT SUITABLE TO BE SCALED FROM.
DISCLAIMER: THESE PLANS SHOULD BE READ IN CONJUNCTION WITH ACCREDITED ENGINEERING DRAWINGS. STRUCTURAL ENGINEERS CERTIFY THAT THEY MAY BE REQUIRED TO CERTIFY STRUCTURAL DESIGN, WIND CLASSIFICATIONS AND/OR SOIL CONDITIONS THAT WORKS OUTSIDE THE SCOPE OF THIS DRAWING SERVICE. THE WORKS OUTSIDE THE SCOPE OF THIS DRAWING SERVICE WILL BE AT THE CLIENT'S RISK AND THEY WILL ACCEPT ANY RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS DUE TO WORKING WITH APPLIED INFORMATION, NOT FOR MISCONSTRUCTION OR MISINTERPRETATION.

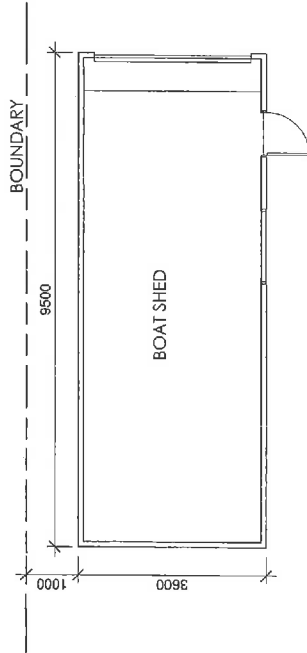
my build



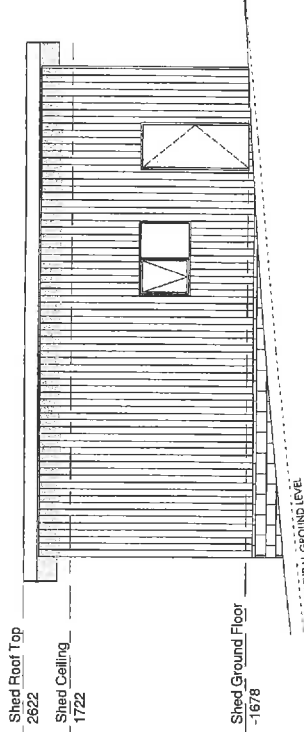
NORTH-EAST ELEVATION



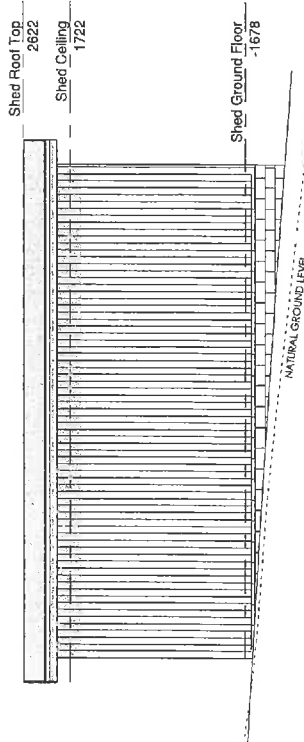
SOUTH-WEST ELEVATION



FLOOR PLAN



SOUTH-EAST ELEVATION



NORTH-WEST ELEVATION

not for building approval

**PLANNING
ONLY**

GLAMORGAN SPRING BAY COUNCIL

**PROPOSED NEW
RESIDENCE
27 REDBILL DRIVE,
BICHENO
FOR MR & MRS BRACEY**

design > build >

FOLIO REFERENCE : FOLIO NUMBER

DRAWN BY:
J. Gee
APPROVED BY:
M. GIFFRIS

DATE: 22.02.18
REVISED DATE: 26.03.18

SCALE: 1 : 100
JOB No: 0068
DRAWING NO:
A08

PROPOSED BOAT SHED

PLEASE REFER TO INDICATED DIMENSIONS ONLY, DRAWINGS ARE NOT SUITABLE TO BE SCALED FROM.
DISCLAIMER: THESE PLANS SHOULD BE READ IN CONJUNCTION WITH ACCREDITED ENGINEERING DRAWINGS. STRUCTURAL ENGINEERS CERTIFICATES MAY BE REQUIRED. CERTIFY STRUCTURAL DESIGN, WHICH CLASSIFICATES AS AN ENGINEERING DESIGN. THE DESIGNER ACCEPTS NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS DUE TO WORKING FROM SUPPLIED INFORMATION, NOR FOR MISCONSTRUCTION, OR INTERPRETATION.