

BEARER PIER  
TIE DOWN DETAIL

**BASIC COMMITMENTS**

**FIXTURES**

NEW OR ALTERED SHOWERHEADS SHALL HAVE A FLOW RATE OF NO GREATER THAN 9 LITRES A MINUTE OR A 3 STAR RATING.  
NEW OR ALTERED TOILETS SHALL HAVE A FLOW RATE OF NO GREATER THAN 4 LITRES PER AVERAGE FLUSH OR A MIN. 3 STAR WATER RATING.  
NEW OR ALTERED TAPS SHALL HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR A MIN. 3 STAR WATER RATING.

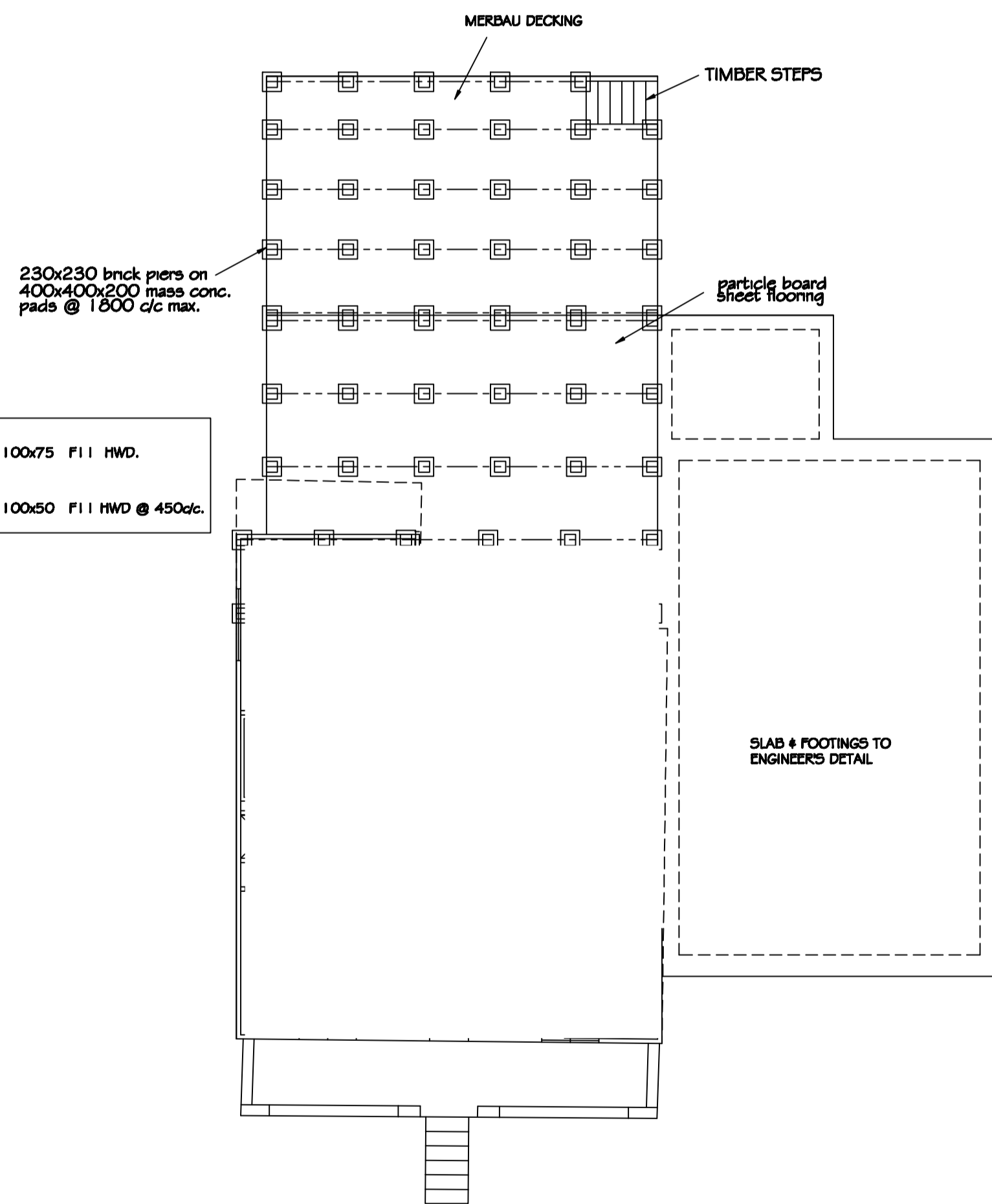
WINDOWS W2,W3,W4 & W5 SHALL HAVE AN EXTERNAL ADJUSTABLE LOUVRE BLIND FITTED.

40% OF NEW OR ALTERED LIGHT FIXTURES SHALL BE FITTED WITH FLOURESCENT, COMPACT FLOURESCENT OR LIGHT EMITTING DIODE (LED) LAMPS.

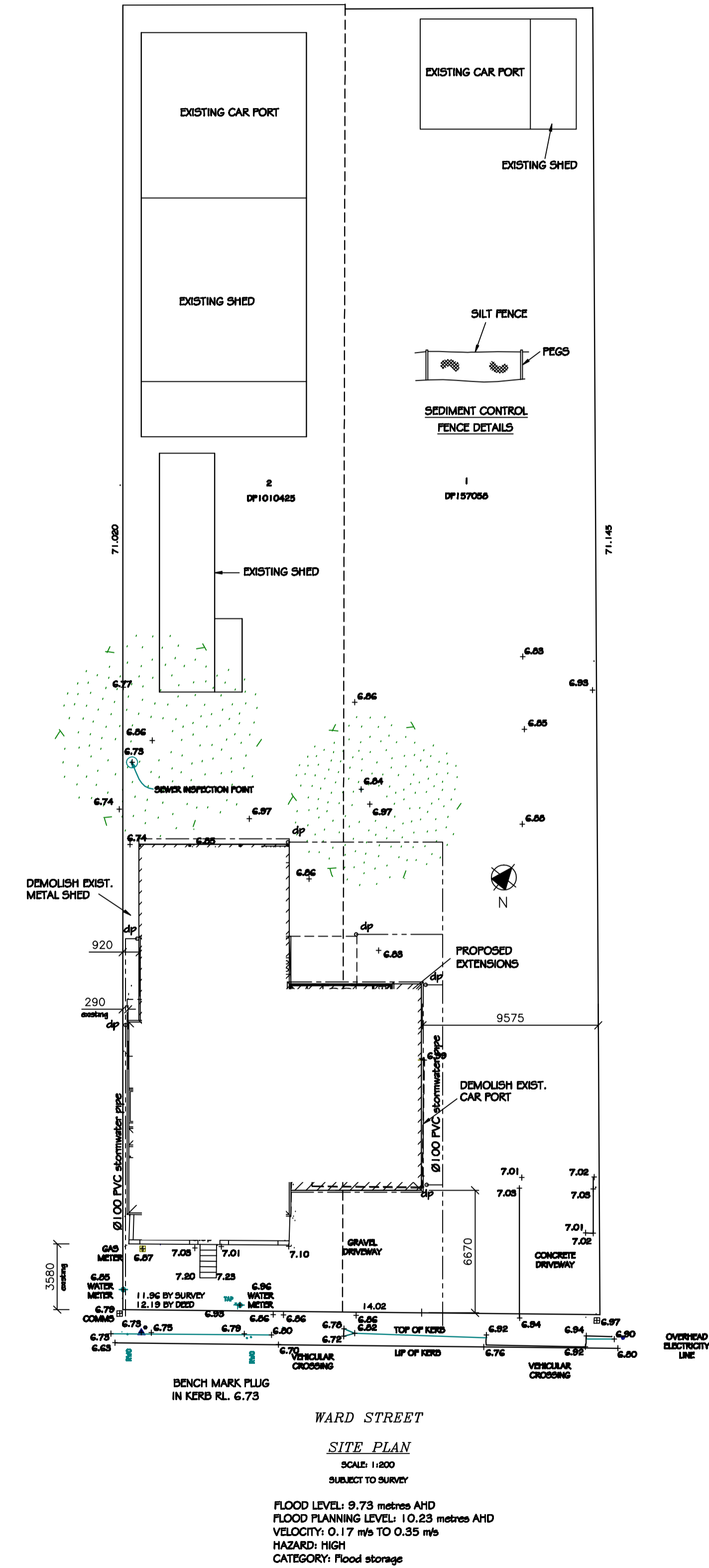
HOT WATER SYSTEM TO BE INSTALLED: GAS STORAGE

**ADDITIONAL INSULATION REQUIRED**

NIL TO CONCRETE SLAB ON GROUND FLOOR.  
R0.80 (down) OR (R1.50 including construction) TO SUSPENDED FLOOR.  
NIL TO SUSPENDED FLOOR ABOVE GARAGE.  
R1.30 OR (R1.70 including construction) TO EXTERNAL WALLS.  
NIL TO INTERNAL WALL SHARED WITH AGRAGE.  
R1.95 (up), roof: foil backed blanket 55mm. CEILING.



EXISTING FLOOR PLAN  
SCALE: 1:100



WARD STREET  
SITE PLAN  
SCALE: 1:800  
SUBJECT TO SURVEY

FLOOD LEVEL: 9.73 metres AHD  
FLOOD PLANNING LEVEL: 10.23 metres AHD  
VELOCITY: 0.17 m/s TO 0.35 m/s  
HAZARD: HIGH  
CATEGORY: Flood storage

No.	Date	Revision	Chk.	Date	Org. No.	Reference Drawing
02	17.03.22	General revision				

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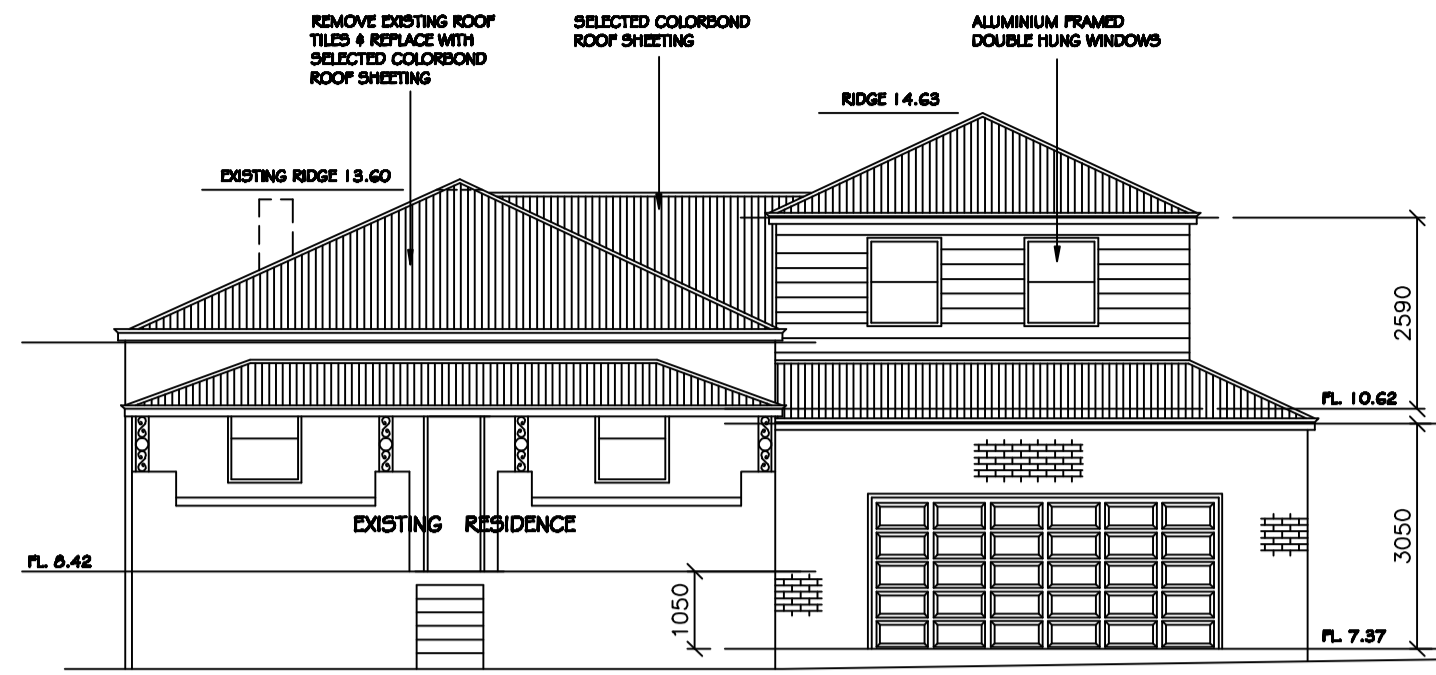
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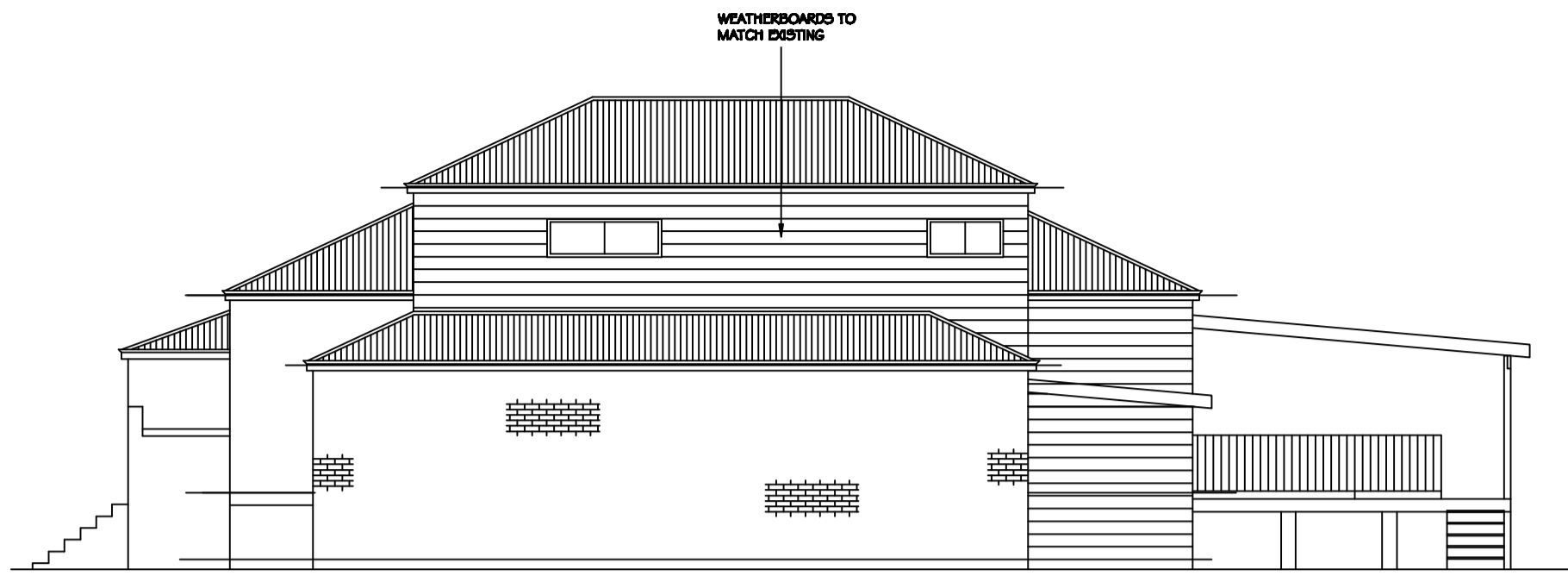
Title : **PROPOSED EXTENSIONS TO EXISTING RESIDENCE AT: 42 WARD STREET, MAITLAND FOR: MR. M. JAMES**

Scale: 1:100 Date: 02.09.21 Drawn: GB. Checked: GB. Approved: ..... Drawing No.: 2021-44 Rev: 02

SHEET 2



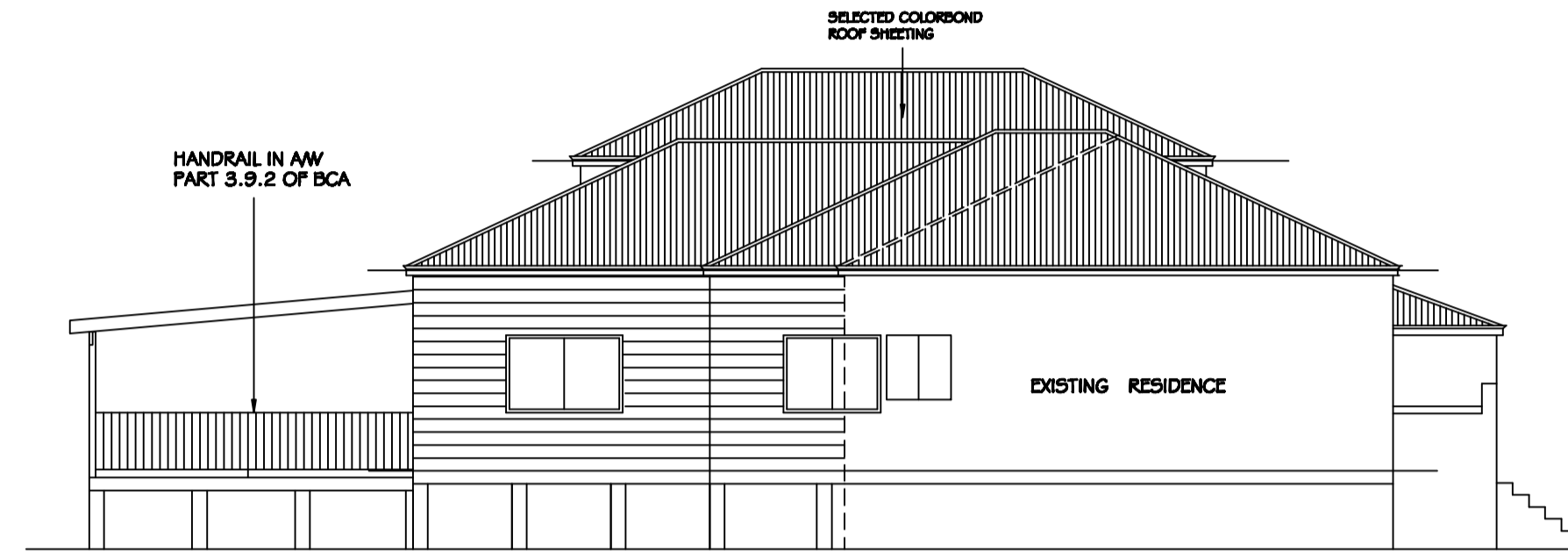
**SOUTH EAST ELEVATION**  
SCALE 1:100



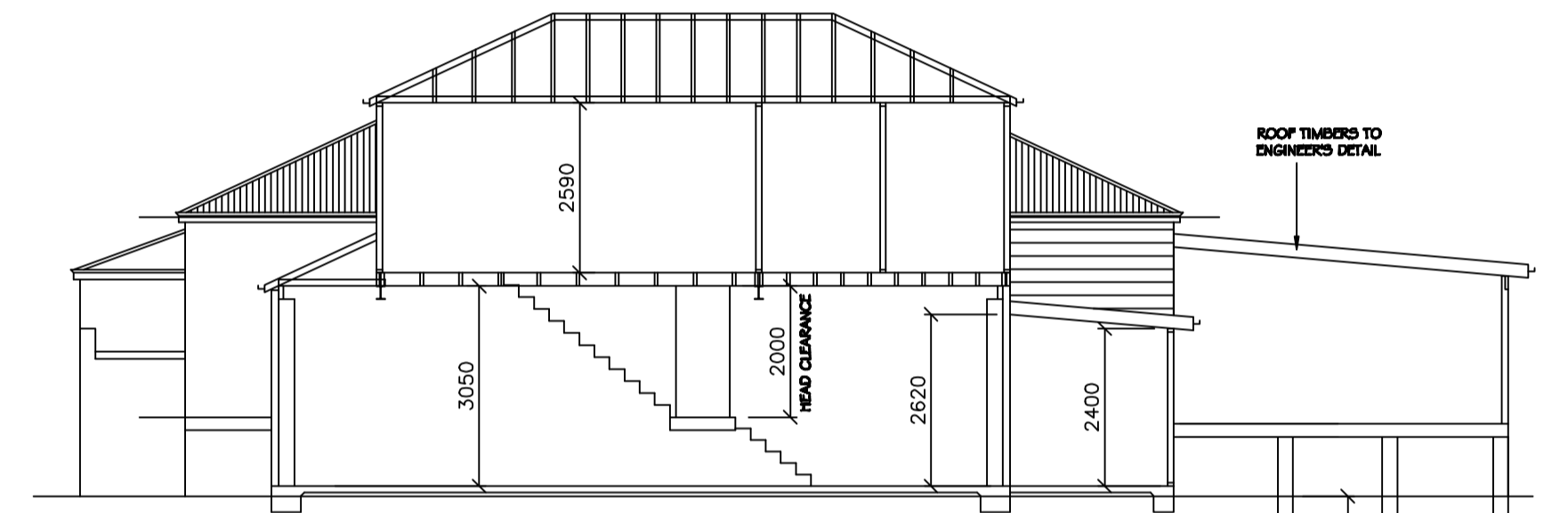
**NORTH EAST ELEVATION**  
SCALE 1:100



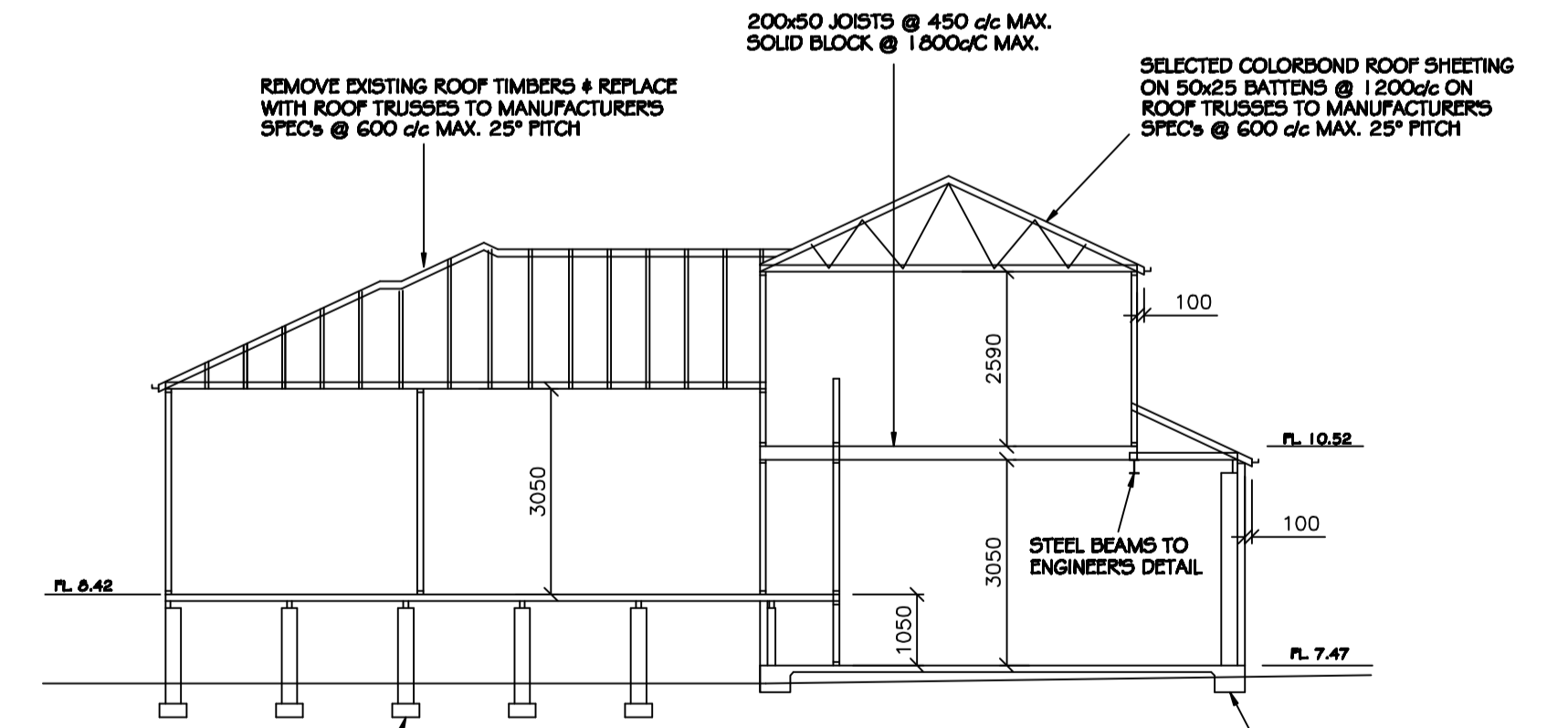
**NORTH WEST ELEVATION**  
SCALE 1:100



**SOUTH WEST ELEVATION**  
SCALE 1:100



**SECTION A-A**  
SCALE 1:100



**SECTION B-B**  
SCALE 1:100

**NOTE**  
EXISTING FLOOR AREA @ RL. 8.42 = 89.60 Sq.m.  
NEW FLOOR AREA @ RL. 8.42 = 104.00 Sq.m.  
TOTAL FLOOR AREA, EXISTING PLUS EXTENSION = 247.50 Sq.m.  
  
FLOOD LEVEL: 9.73 metres AHD  
FLOOD PLANNING LEVEL: 10.23 metres AHD  
VELOCITY: 0.17 m/s TO 0.35 m/s  
HAZARD: HIGH  
CATEGORY: Flood storage

**UPPER FLOOR PLAN**  
SCALE 1:100

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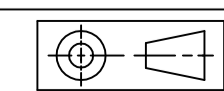
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Title : **PROPOSED EXTENSIONS TO EXISTING RESIDENCE**  
**AT: 42 WARD STREET, MAITLAND**  
**FOR: MR. M. JAMES**

No.	Date	Revision	Chk.	Date	Org. No.	Reference Drawing
02	17.03.22	General revision				

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Scale 1:100	Date 02.09.21	Checked GB	Approved	Drawing No. 2021-44	Rev. 02
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SHEET 1