PERSPECTIVE VIEW

STUDIO AND CARPORT

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LOCATION VIEW

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SECTION:	90	DRN:	SHUBU	SHEET TITLE:	COVER SHEET
SUBURB:	AINSLIE	CKD:	ALEXIS		
DP/ LOT NO.:	DP918	DWG REF:	DWG_REF		A10-01
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COMPLY WITH REGULATIONS AND BY-LAWS OF AUTHORITIES WITH JURISDICTION OVER THE WORKS AND INCLUDING THOSE RELATING TO WATER SUPPLY, GAS, SEWERAGE, HEALTH AND ELECTRICITY. CONTRACTOR MUST ENSURE ALL NECESSARY PERMITS ARE OBTAINED & ALL FEES ARE ARE PAID FOR PRIOR TO THE COMMENCEMENT OF WORK.SUBMIT PROPOSALS FOR ACTION TO BE TAKEN WITH RESPECT TO EXISTING SERVICES BEFORE STARTING THIS WORK.

WORK SHOWN OR DESCRIBED ON THE DRAWINGS OR IN THE SCHEDULE IS TO BE CARRIED OUT WHETHER DRAWN AND NOT SPECIFIED OR VISA VERSA. THE REQUIREMENTS OF REGULATIONS TAKE PRECEDENCE OVER THE DRAWINGS. DO NOT SCALE PLANS, USE WRITTEN DIMENSIONS ONLY. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.DETAIL DRAWINGS TAKE PRECEDENCE OVER GENERAL DRAWINGS.

CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING CONSTRUCTION OR PRODUCING SHOP DRAWINGS OR FABRICATING COMPONENTS.

NOTE: DRAWINGS OF THE EXISTING, INCLUDING GROUND LINES ARE APPROXIMATE AND ARE FOR GENERAL INFORMATION ONLY AND SHOULD BE VERIFIED ON SITE.

BEFORE PRACTICAL COMPLETION, CLEAN THROUGHOUT, INCLUDING INTERIOR AND EXTERIOR SURFACES EXPOSED TO VIEW. VACUUM CARPETED AND SOFT SURFACES. CLEAN DEBRIS FROM SITE, ROOFS, GUTTERS, DOWN PIPES AND DRAINAGE SYSTEMS. REMOVE WASTE, SURPLUS MATERIALS AND RUBBISH FROM SITE. BUILDER TO ALLOW FOR DRAINAGE PLAN.

NCC 2019 BCA VOL 2

ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS 2019, NATIONAL CONSTRUCTION CODE SERIES 2019 BUILDING CODE OF AUSTRALIA VOL 2 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN. UNLESS OTHERWISE SPECIFIED, THE TERM NCC SHALL REFER TO NATIONAL CONSTRUCTION CODE SERIES 2014 BUILDING CODE OF AUSTRALIA VOLUME 2. ALL MATERIALS AND CONSTRUCTION PRACTICE SHALL MEET THE PERFORMANCE REQUIREMENTS OF THE BCA. WHERE AN ALTERNATIVE SOLUTION IS PROPOSED THEN, PRIOR TO IMPLEMENTATION OR INSTALLATION, IT FIRST MUST BE ASSESSED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR AS MEETING THE PERFORMANCE REQUIREMENTS OF THE NCC

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ANY HOUSE ENERGY RATING (EERS) REPORT AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STAMPED PLANS ENDORSED BY THE ACCREDITED THERMAL PERFORMANCE ASSESSOR WITHOUT ALTERATION

ALL FITTINGS, FIXTURES, PAINTING, ETC. TO PROPRIETORS REQUIREMENTS.

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL & ALL OTHER CONSULTANTS DRAWINGS / DETAILS & WITH ANY OTHER WRITTEN & INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT

THE OWNER, BUILDER, SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING ANY WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, AS CODES (CURRENT EDITIONS), BUILDING REGULATIONS, LOCAL BY-LAWS AND TOWN PLANNING REQUIREMENTS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.

ALL DEMOLITION TO BE IN ACCORDANCE WITH AS 2601

ALL WORKS SHALL COMPLY WITH BUT NOT LIMITED TO THE FOLLOWING AUSTRALIAN STANDARDS:
AS 1288-GLASS IN BUILDINGS –SELECTION AND INSTALLATION.
AS 1562-DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING
AS 1684-RESIDENTIAL TIMBER FRAMED CONSTRUCTION
AS 1860-INSTALLATION OF PARTICLE BOARD FLOORING
AS 2047-INSTALLATION AND SELECTION OF WINDOWS
AS 2049-ROOF TILES AS 2050-FIXING OF ROOF TILES
AS 2870-RESIDENTIAL SLABS AND FOOTINGS.
AS 2904-DAMP PROOF COURSES AND FLASHINGS
AS 3500-PLUMBING & DRAINAGE
AS 3600-CONCRETE STRUCTURES
AS 3660-PROTECTION OF BUILDINGS FROM SUBTERRANEAN TERMITES.
AS 3700-MASONRY IN BUILDINGS.
AS 3740-WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS
AS 3959-CONSTRUCTION IN A BUSHFIRE PRONE AREA
AS 3786-SMOKE ALARMS
AS 4055 -WIND LOADINGS FOR HOUSING
AS 4100-STEEL STRUCTURES
AS 3740-2010WATER PROFFING OF DOMESTIC WET AREAS

THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL OR CIVIL ENGINEERING COMPUTATIONS AND DRAWINGS; AND ALL OTHER CONSULTANTS DRAWINGS / DETAILS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT

WHERE REQUIRED TREAT AREA BENEATH FLOOR AGAINST TERMITE INFESTATION IN ACCORDANCE WITH RELEVANT STANDARD. CONTACT THE RELEVANT MUNICIPAL COUNCIL TO DETERMINE IF THIS IS MANDATORY

GLAZING, INCLUDING SAFETY GLAZING, SHALL BE INSTALLED TO A SIZE, TYPE AND THICKNESS SO AS TO COMPLY WITH:-NCC VOLUME 2 FOR CLASS 1 AND 10 BUILDINGS AND ALL GLAZING TO BE IN ACCORDANCE WITH A.S. 1288-2006.
WITHIN A DESIGN WIND SPEED OF NOT MORE THAN N1; AND -NCC 2019 BCA VOL 1 PART B1.4 FOR CLASS 2 AND 9 BUILDINGS.
GRADE A SAFETY GLASS TO BE USED IN THE FOLLOWING CASES: I) ALL GLAZED DOORS II) ALL ROOMS –WITHIN 500mm VERTICAL OF THE FLOOR. III) BATHROOMS –WITHIN 2000mm OF THE FLOOR. IV) LAUNDRY –WITHIN 1200mm VERTICAL FROM FLOOR AND/OR WITHIN 300mm HORIZONTAL FROM ALL DOORS. V) DOORWAY –WITHIN 300mm HORIZONTAL FROM DOORS. SHOWER SCREENS SHALL BE GRADE A SAFETY GLASS.

WINDOW SIZES ARE NOMINAL ONLY, ACTUAL SIZE WILL VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL AROUND.

PLASTER: PROVIDE 10mm THICK PLASTERBOARD TO WALLS AND10mm THICK PLASTERBOARD TO CEILING. ALL WETAREAS SHALL HAVE APPROVED 10mm THICKWATERPROOF PLASTERBOARD OR 'HARDIES' VILLABOARD INSTALLED IN STRICT ACCORDANCE WITHMANUFACTURERS INSTRUCTIONS ANDSPECIFICATION

STORM WATER SHALL BE TAKEN TO LEGAL POINT OF DISCHARGE AS ADVISED BY THE MUNICIPAL DRAINAGE ENGINEER. CONTACT THE COUNCIL IF UNSURE OF POINT OF DISCHARGE. 90 DIA. CLASS 6 UPVC STORMWATER LINE LAID TO A MINIMUM GRADE OF 1:100. PROVIDE INSPECTION OPENINGS AT 9000MM C/C AND AT EACH CHANGE OF DIRECTION. THE COVER TO UNDERGROUND STORMWATER DRAINS SHALL BE NOT LESS THAN: -100MM UNDER SOIL -50MM UNDER PAVED OR CONCRETE AREAS -100MM UNDER UN-REINFORCED CONCRETE OR PAVED DRIVEWAYS -75MM UNDER REINFORCED CONCRETE DRIVEWAYS

THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES, AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERMINING OF ANY BUILDING AND IT'S FOOTING SYSTEM.

SEWER OR SEPTIC SYSTEM SHALL BE IN ACCORDANCE WITH THE RELEVANT AUTHORITIES REQUIREMENTS.NO SEWER CONNECTIONS SHALL BE MADE WITHIN RESTRICTED ZONES PER AS 3500 ALLOW TO CONNECT TO THE BOUNDARY TRAP IN ACCORDANCE RELEVANT AUTHORITIES REQUIREMENTS ALL PLUMBING WORK TO COMPLY WITH AUSTRALIAN STANDARDS PIPEWORK SHALL BE PRESSURE TSTED PROGRESSIVELY TO ENSURE NO LEAKS WHERE FLOOR WASTES ARE INDICATED THE FLOOE SHALL BE GRADED TOWARDS THE OUTLET

GAS CONNECTIONS ALLOW TO CONNECT GAS MAINS IN STRIC ACCORDANCE TO RELEVANT AUTHORITIES REQUIREMENTS

SLABS AND FOOTINGS TO BE CONSTRUCTED TO AS 2870 AND 3600.8. THEY ARE TO BE INSPECTED BY BUILDING SURVEYOR AND STRUCTURAL ENGINEER PRIOIR TO POURING CONCRETE. REFER TO ENGINEER'SA DETAILS OF ALL REINFORCED CONCRETE. ALL FOOTINGS TO BE TAKEN DOWN TO SOLID GROUNDFOOTINGS NOT TO ENCROACH TITLE BOUNDARIES AND EASEMENT LINES. OWNER AND BUILDER TO ENSURE THIS DOES NOT OCCUR

ALL WET AREAS TO COMPLY WITH AS 3740. WALL FINISHES SHALL BE IMPERVIOUS TO A HEIGHT OF 1800mm ABOVE FLOOR LEVEL TO SHOWER ENCLOSURES AND 300mm ABOVE BATHS, BASINS, SINKS AND TROUGHS IF WITHIN 75mm OF THE WALL. REFER TO CODE FOR ALL REQUIREMENTS.

BRICK VENEER WALLS COMPLY WITH A.S.3700 MASONRY IN BUILDING AND A.S.2904 DAMP PROOF COURSES AND FLASHINGS.USE BRICKS AS SELECTED AND M3(1:1:6) MORTAR.USE FACE FIXING CAVITIES TO AVOID HOLES IN FOIL INSULATION MATERIALS. PROVIDED ARTICULATION JOINTS AS RECOMMENDED BY SOIL TEST REPORT AND IN STRICT ACCORDANCE WITH TECHNICAL NOTE 61OF CEMENT AND CONCRETE. PROVIDE WALL TIES TO BRICKWORK AT MAXIMUM 600mm CRS IN EACH DIRECTION AND WITHIN 300mm OF ARTICULATION JOINTS. ARTICULATION JOINTS TO BE CONSTRUCTED SPACINGs PER AS3700 AND PREFERABLY LOCATED BESIDE FULL HEIGHT OPENINGS IN ACCORDANCE WITH TN61 OF THE CEMENT AND CONCRETE ASSOCIATION.

SUB FLOOR VENTS ARE TO PROVIDE A RATE OF 7500mm SQ CLEAR VENTILATION PER 1000mm RUN OF EXTERNAL WALL AND 2200mm SQ CLEAR VENTILATION PER 1000mm RUN OF INTERNAL DWARF WALLS.(LOCATED BELOW BEARER)

PROVIDE CLEARANCE FROM UNDERSIDE OF BEARERS TO FINISHED GROUND LEVEL OF 150mm FOR FLOOR WITH STRIP FLOORING OR 200mm FOR FLOORS WITH PARTICLEBOARD FLOORING AND 400mm IN A TERMITE DECLARED AREA. Dsa

STAIR REQUIREMENTS: RISERS –190mm MAXIMUM -115mm MINIMUM. GOING –355mm MAXIMUM –240mm MINIMUM. (DOMESTIC ONLY) RISERS AND TREADS TO BE CONSTANT IN SIZE THROUGHOUT FLIGHT. PROVIDE NON-SLIP FINISH OR SUITABLE NON-SKID STRIP NEAR EDGE OF NOSING'S. PROVIDE CONTINUOUS HANDRAIL 1000mm MINIMUM HEIGHT TO BALCONIES AND DECKS WHICH ARE 1000mm OR MORE ABOVE GROUND LEVEL. 865mm MINIMUM HEIGHT HANDRAIL ABOVE STAIR NOSING'S AND LANDINGS. MAXIMUM OPENINGS BETWEEN BALUSTERS NOT TO EXCEED 125mm AND MAXIMUM GAP TO OPEN TREAD NOT TO EXCEED 125mm FOR WIRE BALUSTRADE SEE BCA VOLUME 2 REQUIREMENTS

TERMITE PROTECTION TO COMPLY WITH AS 1694 PHYSICAL BARRIERS AND AS 3660 APENDIX D.TERMITE TREATMENT TO SUB-FLOOR TO BE IN ACCORDANCE WITH A.S.3660-1.PROVIDE 400mm CLEARANCE TO BEARERS WHERE PHYSICAL BARRIERS AREUSED. A DURABLE NOTICE MUST BE INSTALLED IN THE METER BOX INACCORDANCE WITH B.C.A PART

SMOKE ALARMS TO AS3786

THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY OF NEW AND EXISTING STRUCTURES DURING ALL WORKS.

THE BUILDER SHALL ENSURE FOR THE GENERAL WATERTIGHTNESS OF ALL NEW AND EXISTING WORKS.

SMOKE ALARMS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH AS3786. NEW DWELLINGS AND ADDITIONS WITH SLEEPING ACCOMMODATION TO BE HARD WIRED WITH BATTERY BACK UP.

WHERE BUILDING IS WITHIN A DESIGNATED BUSHFIRE PRONE AREA COMPLIANCE WITH AS 3959-IS REQUIRED TO A LEVEL OF ATTACK AS CONFIRMED BY THE RELEVANT BUILDING SURVEYOR.

THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS, STATUTORY REQUIREMENTS, BUILDING PRACTICE OR CONTRACTUAL OBLIGATIONS AND UNLESS EXPRESSLY STATED OTHERWISE, ARE PROVIDED ONLY AS GUIDELINES. NO RESPONSIBILITY IS ACCEPTED FOR THEIR USE.

THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE BY THE CLIENT OF THIS COMPANY FOR THE PURPOSE EXPRESSED NOTIFIED TO SHUBU. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT ARCHITECT'S WRITTEN CONSENT DOES SO AT THEIR OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY DERBYSHIRE FOR SUCH USE AND/OR RELIANCE.

THE APPROVAL BY THIS OFFICE OF A SUBSTITUTE MATERIAL, WORK PRACTICE, VARIATION OR THE LIKE IS NOT AN AUTHORISATION FOR ITS USE OR A CONTRACT VARIATION. ANY SAID VARIATIONS MUST BE ACCEPTED BY ALL PARTIES TO THE AGREEMENT AND WHERE APPLICABLE THE RELEVANT BUILDING SURVEYOR PRIOR TO IMPLEMENTING THE SAID VARIATION

SITE ENVIRONMENT INFORMATION

SITE BUSHFIRE ATTACK ASSESSMENT REFERENCE DOCUMENT 'AS 3959-2009 CONSTRUCTION OF BUILDINGS IN BUSH FIRE PRONE AREAS THIS PROPERTY IS ON A DESIGNATED BUSHFIRE PRONE AREA BAL RATING LOW

SOIL CLASSIFICATION: CLASSIFICATION AS PER CERTIFICATE OF SOIL CLASSIFICATION CLASS: M REFER TO REPORT PROVIDED BY ENGINEER PIERRE DRAGH 23 APRIL 2020

CLIMATE ZONECLIMATE ZONE FOR THERMAL DESIGN / THERMAL PERFORMANCE ASSESSMENT: ZONE 7

LICENSED PLUMBER TO SUBMIT WORK AS EXECUTED PLAN LICENSED ELECTRICIAN TO SUBMIT CES FORM

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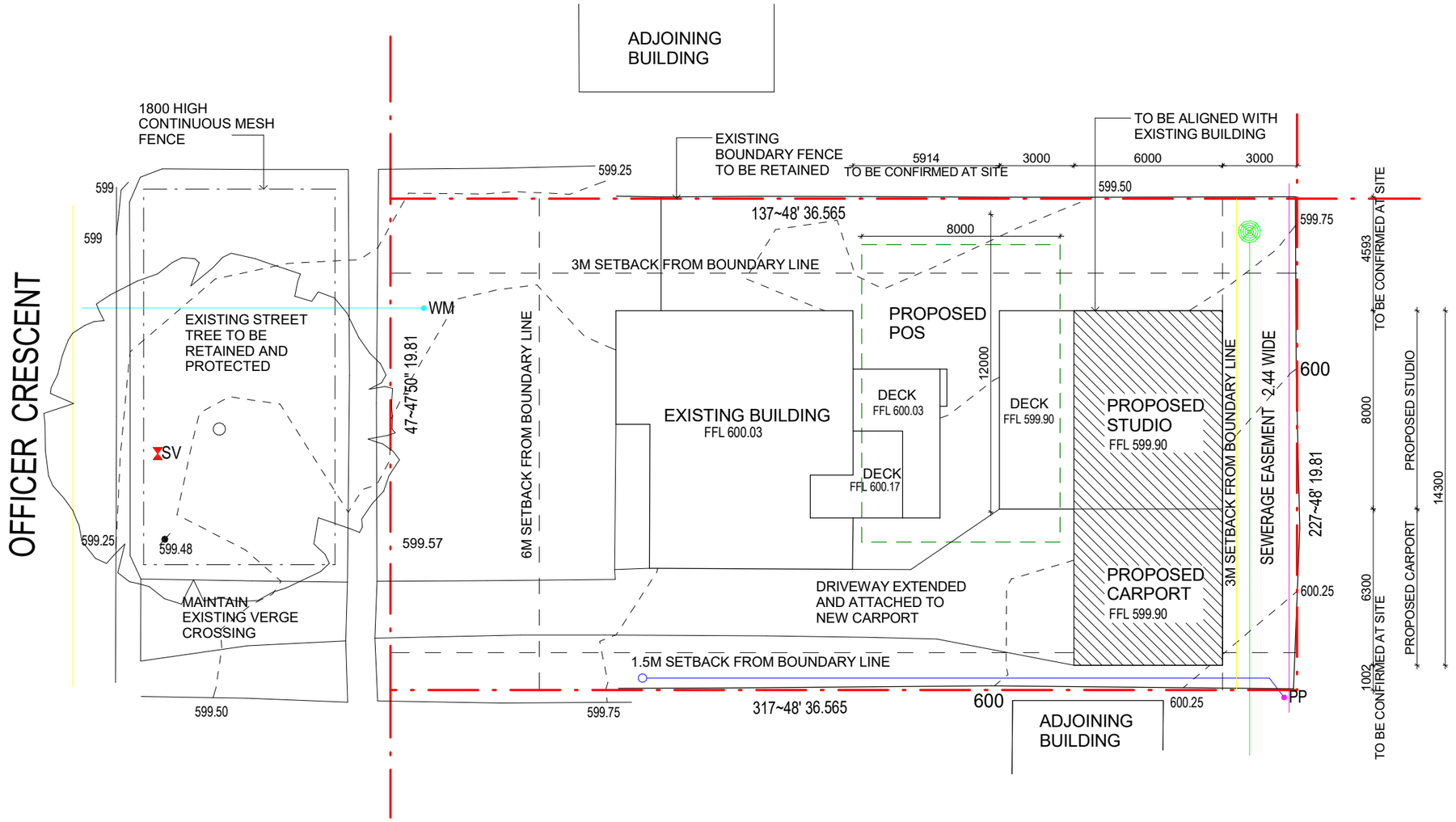
LEGEND

- BOUNDARY LINE
- FENCE
- ELECTRICITY SUPPLY TO BE RELOCATED UNDERGROUND AND CONNECTED TO NEW (UPGRADED) DISTRIBUTION BOARD
- ELECTRICITY-UNDERGROUND SERVICE LINE, IN SERVICE
- DOMESTIC WATER SERVICE
- SEWER LINE
- GAS DISTRIBUTION MAIN, IN SERVICE
- MESH FENCE
- PP ELECTRICITY POLE
- ELECTRICITY- SERVICE POINT
- WM WATER METER
- VERTICAL DROP MANHOLE
- SV WATER STOP VALVE
- STREET SIGN

VERGE PROTECTION NOTES

1. INSTALL 1800m, HIGH CONTINUOUS MESH FENCE SUPPORTED BY 2400mm HIGH STAR METAL POSTS AROUND VERGES AND EXISTING VEGETATION TO BE RETAINED WITHIN THE BLOCK AS SHOWN.
2. NO CONSTRUCTION MATERIAL TO BE STORED ON VERGES.
3. NO CAR PARKING OR EQUIPMENT PARKING ON VERGES.
4. NO SITE SHEDS, STORAGE SHEDS, SITE AMENITIES OR BILL BOARDS TO BE ERECTED ON VERGES.
5. INSTALL 1.8M HIGH CONTINUPOUS CHAIN MESH FENCE SUPPORTED BY FENCE OFF EXISTING TREES TO ENCLOSE THE AREA: -BENEATH THE EXTENT OF CROWN SPREAD, OR -ALONG KERB, ALONG PROPERTY LINE AND ALONG DRIVEWAY
6. FENCING IS TO BE ERECTED ON COMMENCEMENT OF SITE WORK AND REMOVED AT COMPLETION OF CONSTRUCTION AND COMMENCEMENT OF VERGE RESTORATION.
7. THE FENCE IS TO REMAIN CONTINUOUS THROUGHOUT THE PROJECT, EXCEPT WHERE APPROVED SERVICE INSTALLATION OCCURS.
8. ENSURE THAT ANY DISTURBANCES TO THE VERGE, GROUND COVER, TREES, PATHS, KERBS, ROADWAYS OR SERVICES OCCURING DURING THE CONSTRUCTION WORKS ARE RECTIFIED.



1 SITE PLAN

1 : 200

BLOCK AREA: 724 M²
EXISTING DWELLING AREA: 88.65 M²
PROPOSED STUDIO AREA: 48 M²
PROPOSED CARPORT AREA: 36 M²
TOTAL: 172.65 M²
PLOT RATIO: 23.85%

PRIVATE OPEN SPACE
60% OF 724 M² = 434.4 M²
434.4 M² - 50 M² = 384.4 M²
PROPOSED TOTAL POS: 549.55 M²
PLANTING AREA: 501.15 M²

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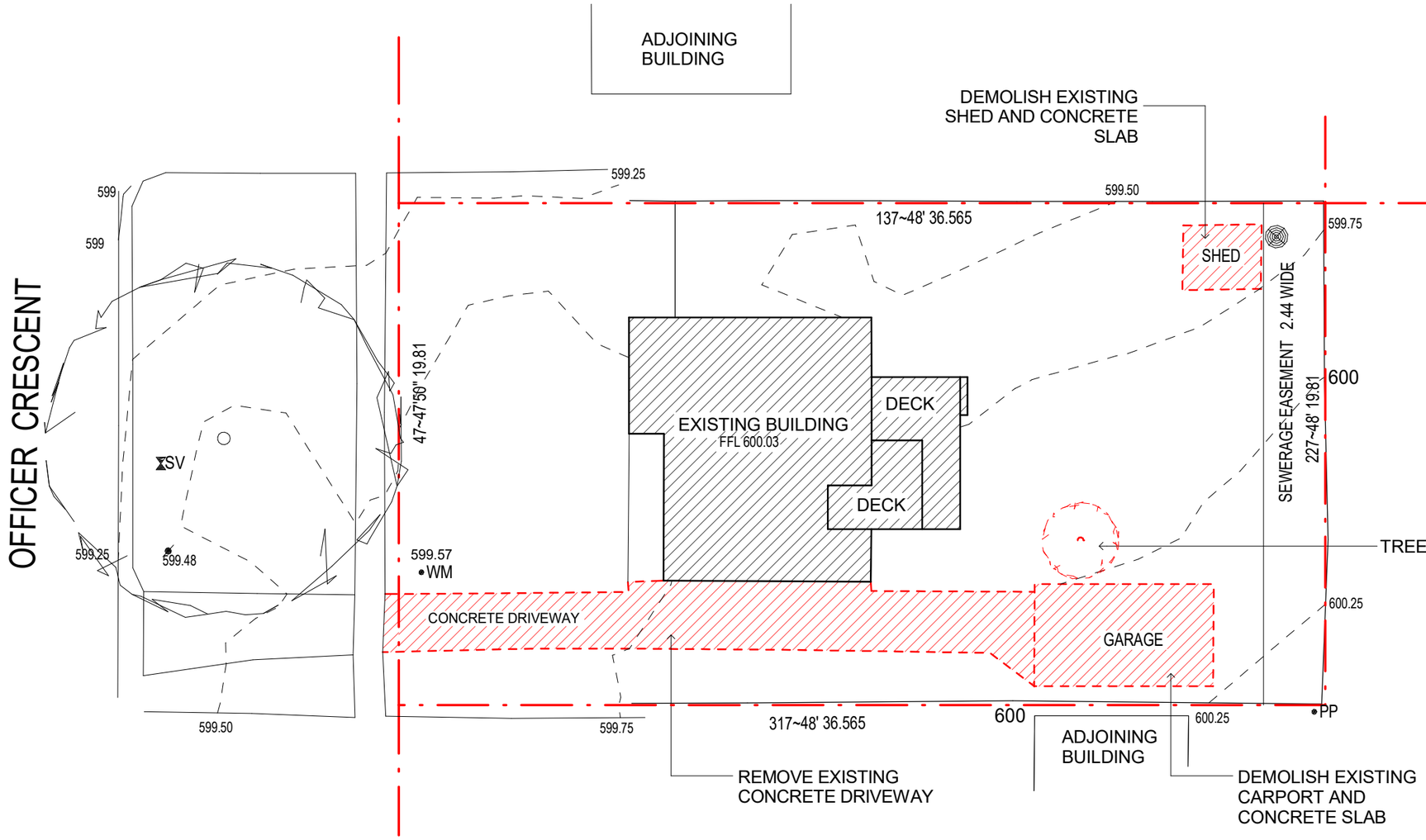

1 DEMOLITION PLAN

1 : 200

LEGEND

TO BE RETAINED

TO BE DEMOLISHED

ALL DEMOLITION TO BE IN ACCORDANCE WITH AS 2601

PROTECT ADJOINING BLOCKS AND PROPERTY FROM DEMOLITION ACTIVITIES AND DEBRIS
ALL DEMOLITION MATERIAL AND RUBBISH TO BE DISPOSED OF ACCORDING TO ACT GOVERNMENT GUIDELINES

ELECTRICITY TO BE DISCONNECTED ACCORDING TO ACTEW REQUIREMENTS. MAINTAIN TEMPORARY SUPPLY FOR CONSTRUCTION

SEWERAGE AND STORMWATER TO BE CAPPED OFF WHERE REQUIRED. WATER SUPPLY TO BE CAPPED OFF WHERE NECESSARY TO ALLOW FOR CONSTRUCTION. TELEPHONE LINE TO BE RELOCATED IF REQUIRED TO TELSTRA REQUIREMENTS

MATERIALS REMOVED OR DISPLACED FROM THE BUILDING SHALL NOT BE PLACED IN ANY STREET, ROAD OR RIGHT OF WAY & BEFORE COMMENCING SHALL BE KEPT SPRAYED WITH WATER SO AS TO PREVENT ANY NUISANCE FROM DUST

A SITE MANAGEMENT PLAN IS TO BE IMPLEMENTED DURING DEMOLITION WORKS SEDIMENT RUNOFF IN ACCORDANCE WITH THE LANDSCAPE MANAGEMENT AND PROTECTION PLAN.
ALL FIXTURES & SANITARY ITEMS REMOVED WILL REMAIN PROPERTY OF THE PROPRIETOR.

ASBESTOS:
PRIOR TO COMMENCEMENT OF WORKS, CONTRACTOR SHALL PERFORM AN ASBESTOS AUDIT OF PROPOSED WORKS. IF ANY ASBESTOS IS LOCATED WITHIN THE BUILDING WORKS THE CONTRACTOR SHALL NOTIFY THE PROPRIETOR AND DESIGNER IMMEDIATELY.

ALL ASBESTOS IDENTIFICATION IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR MUST ENGAGE AN APPROVED ASBESTOS ASSESSOR TO PREPARE AN ASBESTOS REPORT OUTLINING ALL LOCATIONS OF ASBESTOS DETECTED IN PREMISES.

THE REMOVAL OF ASBESTOS MATERIAL MUST BE CARRIED OUT BY AN LICENSED ASBESTOS REMOVALIST PRIOR TO THE COMMENCEMENT OF DEMOLITION WORKS. ANY REPAIR OF ASBESTOS CONTAINING MATERIALS MUST BE CARRIED OUT BY A LICENSED ASBESTOS REMOVALIST.

PROPOSED METHOD:
- DISMANTLE ROOF, TIMBER TRUSSES AND TIMBER BEAMS FOR SALVAGE AND RE-USE.
- REMOVAL OF ALL GLASS AND WINDOWS FOR RE-USE.
- BRICK WALLS TO BE DISMANTLED BY HAND AND SOLD.
- ANY BROKEN REMAINS TO BE CRUSHED FOR RECYCLING.
- INTERNAL GYPROCK WALLS AND FRAMES TO BE DISMANTLED BY HAND AND TAKEN TO TIP.
- CONCRETE SLABS AND DRIVEWAYS TO BE BROKEN UP AND DELIVERED TO CONCRETE RECYCLING PLANT.

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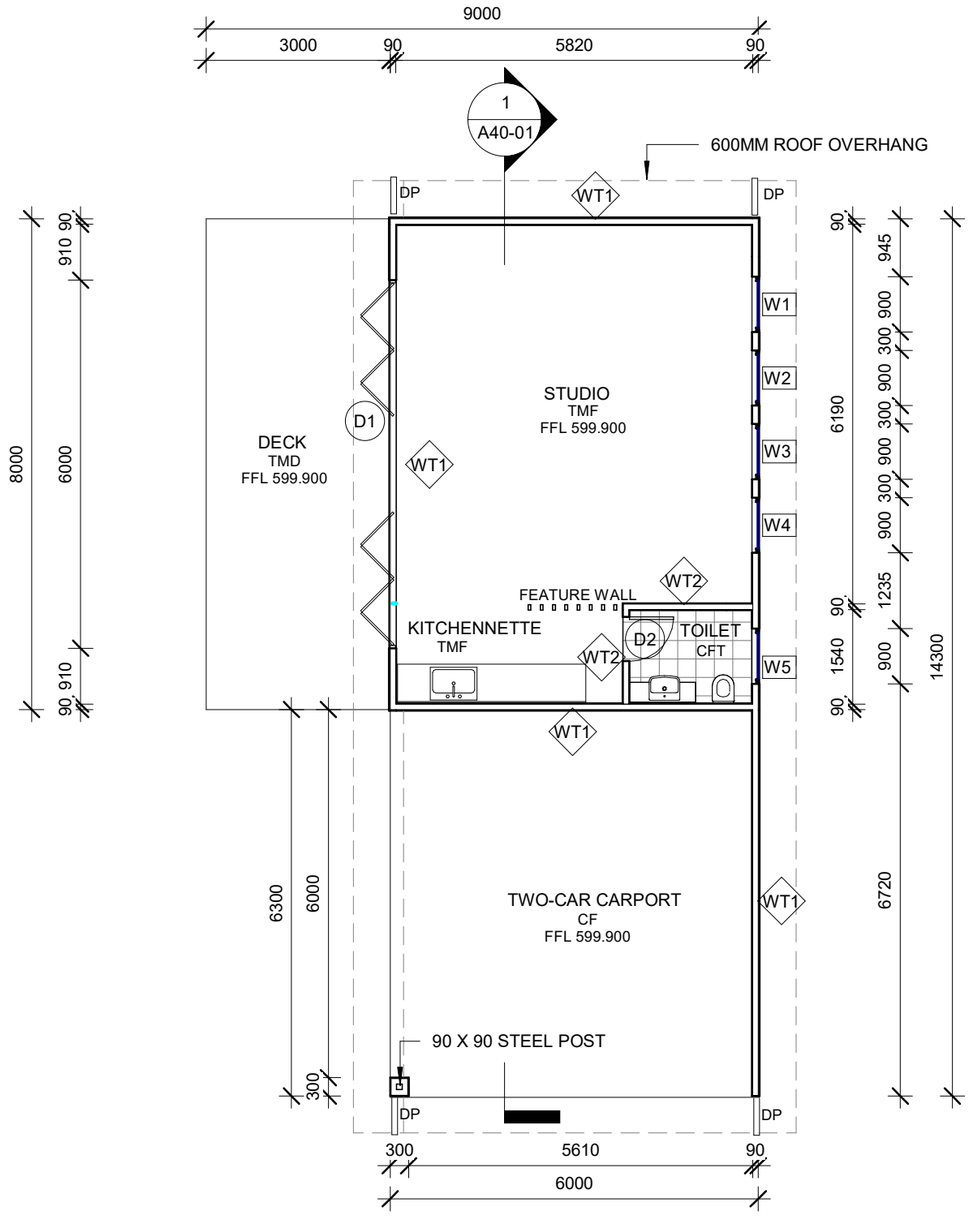

LEGEND

CFT: CERAMIC FLOOR TILE

TMD: TIMBER DECKING, HARDHOOD DECKING, OIL FINISH

TMF: TIMBER FLOORING

CF: CONCRETE FLOORING

1 GROUND FLOOR PLAN

1 : 100

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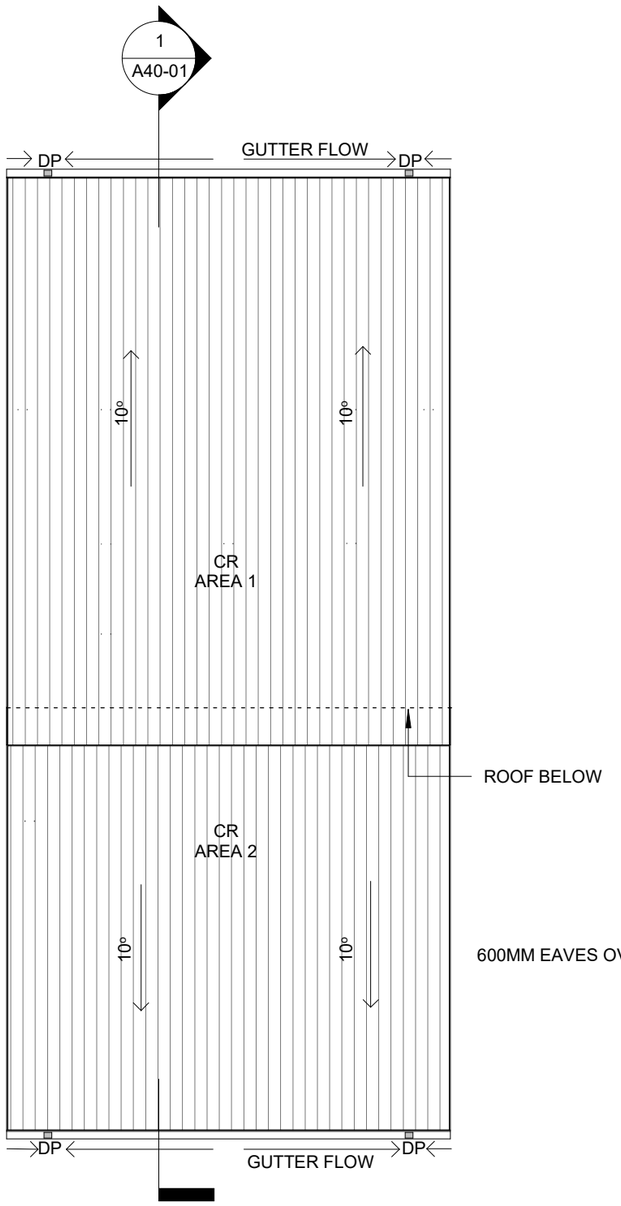

LEGEND

CR	COLORBOND ROOFING
DP	DOWNPIPE
10°	ROOF PITCH
	GUTTER FLOW
	PROPOSED DOWNPIPE LOCATION

ROOF AREA

AREA 1 = 9.2 X7.2 = 66.24M²

AREA 2 = 6.3 X7.2 = 45.36M²

MAXIMUM DOWNPIPE AREA = 38 M²

NOTE:

1. FINAL LOCATION OF DOWNPIPES TO BE CONFIRMED BY BUILDER/ARCHITECT ON SITE AT TIME OF CONSTRUCTION.
2. THESE DRAWINGS TO BE READ IN CONJUNCTION WITHS OTHER CONSULTANTS DRAWINGS. ANY DISCREPANCIES TO BE REFERRED TO THE ARCHITECT BEFORE PROCEEDING WITH WORK.
3. ALL MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH AS/NZS 3500.3:2003 STORMWATER DRAINAGE, NCC AND LOCAL COUNCIL POLICY/ CONSENT/ REQUIREMENTS.
4. ALL DIMENSIONS AND LEVELS TO BE VERIFIED BY BUILDER ON SITE PRIOR TO COMMENCEMENT OF WORKS
5. THIS DRAWING IS ARE NOT TO BE SCALED FOR DIMENSIONS NOR TO BE USED FOR SETOUT PURPOSES
6. DIMENSIONS, DETAILS, EQUIPMENT SIZE AND LOCATION SHOWN ON THESE ROOF PLAN AND ROOF DETAILS ARE FOR INFORMATION AND REFERENCE ONLY. EXACT SIZE, LOCATION, TYPEOF MATERIAL AND TYPE OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE SUBCONTRACTOR TO CONFIRM AND GENERAL CONTRACTOR TO COORDINATE.

ROOF DRAINAGE NOTE:
AS 3500 ROOF DRAINAGE REQUIRES EAVES GUTTERS TO BE SIZED FOR 100 YEAR 5 MIN DURATION RAINFALL INTENSITY. STORM CANBERRA = 193mm/hr.

FOR EAVES GUTTERS, AS 3500.3:2003 THEN HAS THE FOLLOWING REQUIREMENTS:

1. FOR SHEERLINE® LYSAGHT SLOTTED GUTTER WITH CSA = 7600mm² AND GUTTER SLOPE 1:500 AND STEEPER, THIS REQUIRES ONE DOWNPIPE PER 38m² ROOF AREA.
2. DOWNPIPES TO BE MINIMUM 100mm DIA. OR 100 x 75mm FOR GUTTERS SLOPE 1:500 AND STEEPER.
3. OVERFLOW METHOD (SLOTTED GUTTER) TO FIGURE G1 OF AS 3500.3:2003.

CONNECT ALL DOWNPIPES WITH 90MMØ UPVC STORM WATER DRAIN & CONNECT TO LEGAL POINT OF DISCHARGE IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS

IT IS THE RESPONSIBILITY OF THE PLUMBER AND / OR BUILDER TO COMPLY WITH THIS. THIS DRAWING SHOWS PRELIMINARY LOCATIONS / NUMBERS OF DOWNPIPES ONLY WHICH ARE TO BE VERIFIED BY BUILDER / PLUMBER ON SITE. NOTIFY ARCHITECT OF ANY DISCREPENCIES

ROOFING NOTE:
CONCRETE ROOF TILES TO BE IN ACCORDANCE WITH A.S. 1757 AND A.S. 1758AND TO BE PRODUCED BY MANUFACTURERS WHO PROVIDE COMPREHENSIVE GUARANTEE AND FIX IN ACCORDANCE WITH A.S.1757. TILES ARE TO HAVE AN END LAP OF NOT LESS THAN 75mm. WHERE WIRING HOLES ARE PROVIDED,EVERY ALTERNATE TILE IN EACH COURSE IS TO BE TIED TO BATTENS WITH APPROVED WIRE. WHERE HOLES ARE PROVIDED FOR NAILING EVERY TILE IN EACH THIRD COURSE IS TO BE FIXED WITH GALVANIZED FLAT HEAD NAILS AT LEAST 19mm INTO TILE BATTEN. FIXING TO BE AS PER AS 2050

1 ROOF PLAN

1 : 100

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DP/ LOT NO.:	DP918	DWG REF:	DWG_REF		A20-02
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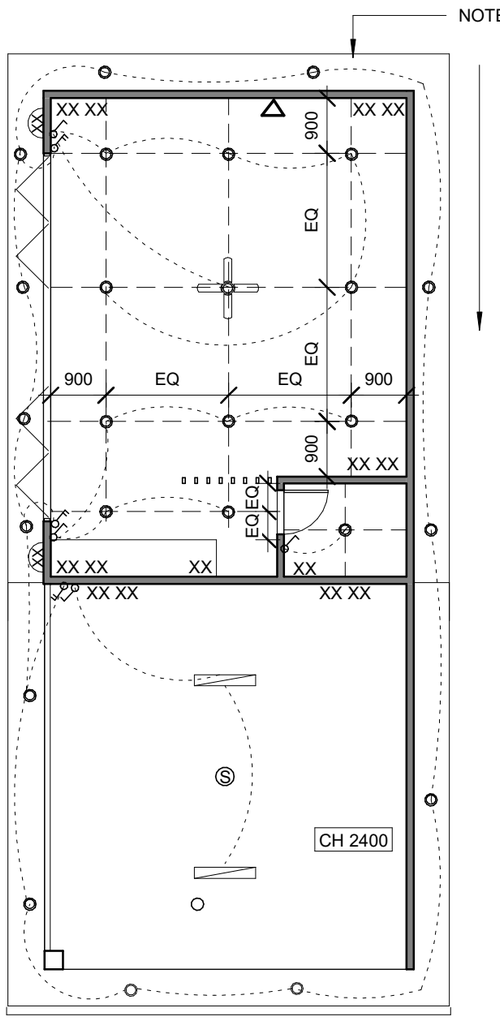

LEGEND

- LIGHT SWITCH
- 2 WAY LIGHT SWITCH
- SMOKE ALARM
- FLUORESCENT LIGHT
- FAN WITH LED LIGHT
- LIGHT POINT
- PENDANT LIGHT
- LED DOWN LIGHT
- TASTIC
- X SINGLE GPO
- XX DOUBLE GPO
- WEATHER PROOF OUTDOOR DOUBLE GPO
- WALL LIGHT
- TV TELEVISION POINT
- DATA POINT
- HW INSTANTANEOUS HWS
- MB METER BOX

NOTES:

REFER ALSO TO GENERAL NOTES PAGE

ALL ELECTRICAL DRAWINGS ARE PRELIMINARY DESIGNS ONLY. ALL ELECTRICAL LOCATIONS AND REQUIREMENTS TO BE CHECKED ON SITE WITH OWNER PRIOR TO INSTALLATION

REFER TO LIGHTING SCHEDULE FOR LIGHT DETAILS

1. LIGHTS TO BE ALIGNED UNLESS OTHERWISE NOTED
2. LIGHTS AND FITTINGS TO BE CENTRED IN CEILIGS UNLESS OTHERWISE NOTED
3. LIGHTS TO BE SPACED EQUAL DISTANCES APART IN RUNS UNLESS OTHERWISE NOTED
4. ELECTRICAL APPLIANCES TO BE INSTALLED AS PER MANUFACTURER'S REQUIREMENTS

ALL ELECTRICAL WORK TO COMPLY WITH **AS/NZS 3000:2018** ELECTRICAL INSTALLATIONS (THE WIRING RULES)

ALL SMOKE ALARMS TO BE TO AS **AS 3786:2014 SMOKE ALARMS**

1 ELECTRICAL PLAN

1 : 100

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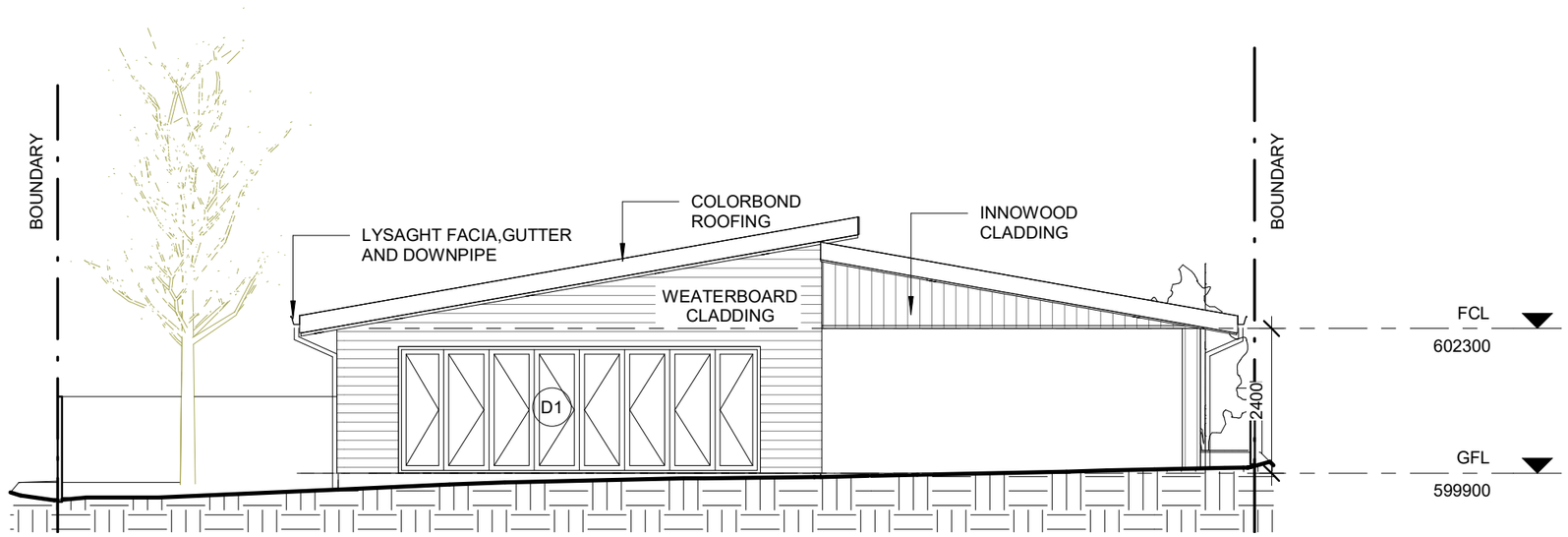

1 FRONT ELEVATION

1 : 100

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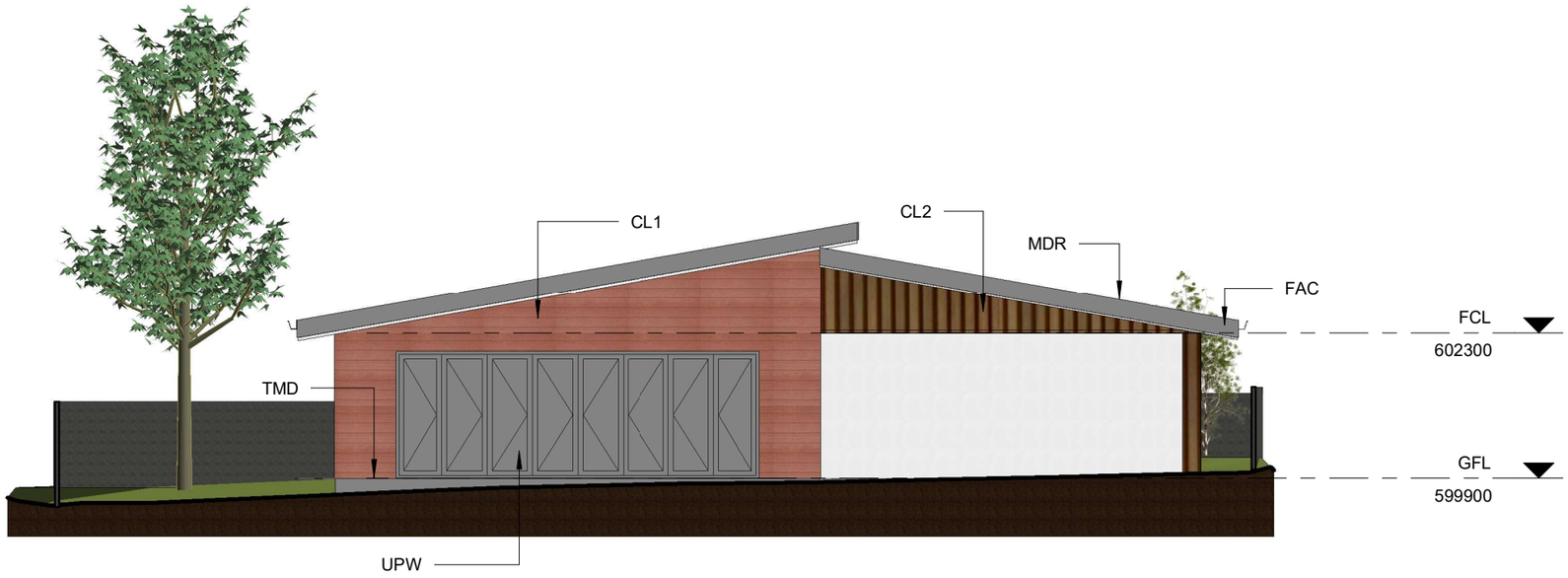


LEGEND

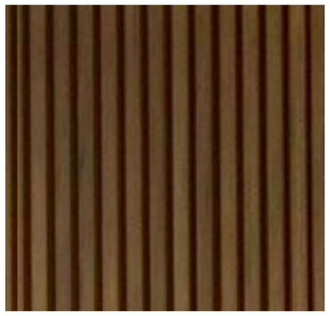
MDR	METAL DECK ROOFING
FAC	FASCIA
CL1	CLADDING TYPE 1
CL2	CLADDING TYPE 2
TMD	TIMBER DECKING
UPW	UPVC FRAMED GLAZING/ DOOR

1 MATERIAL SCHEDULE

1 : 100

MDR
COLORBOND® STEEL
WALLABY®

CL1
WEATHERGROOVE NATURAL
150MM



CL2
WEATHERGROOVE NATURAL 150MM

TMD
GREY SPOTTED GUM DECKING

UPW
IVORY COLORED UPVC DOUBLE
GLAZED MULTI-FOLDING DOORS

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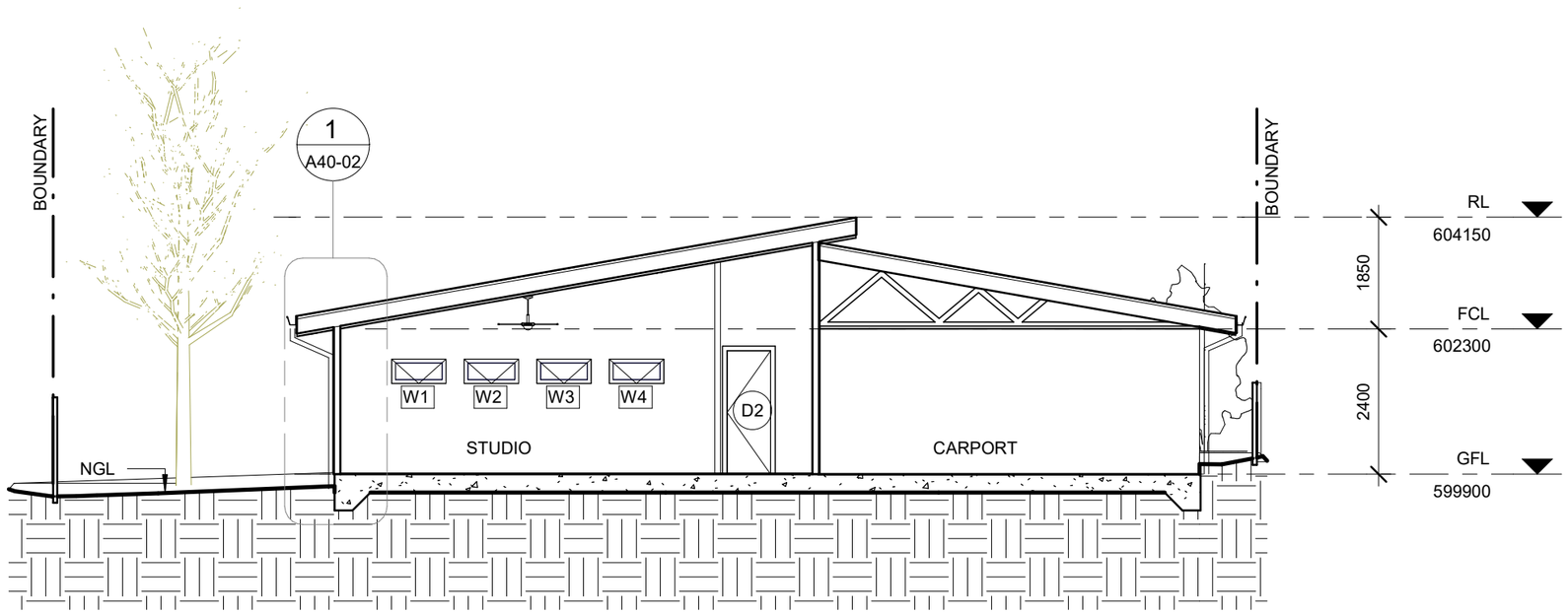

1 Section 1

1 : 100

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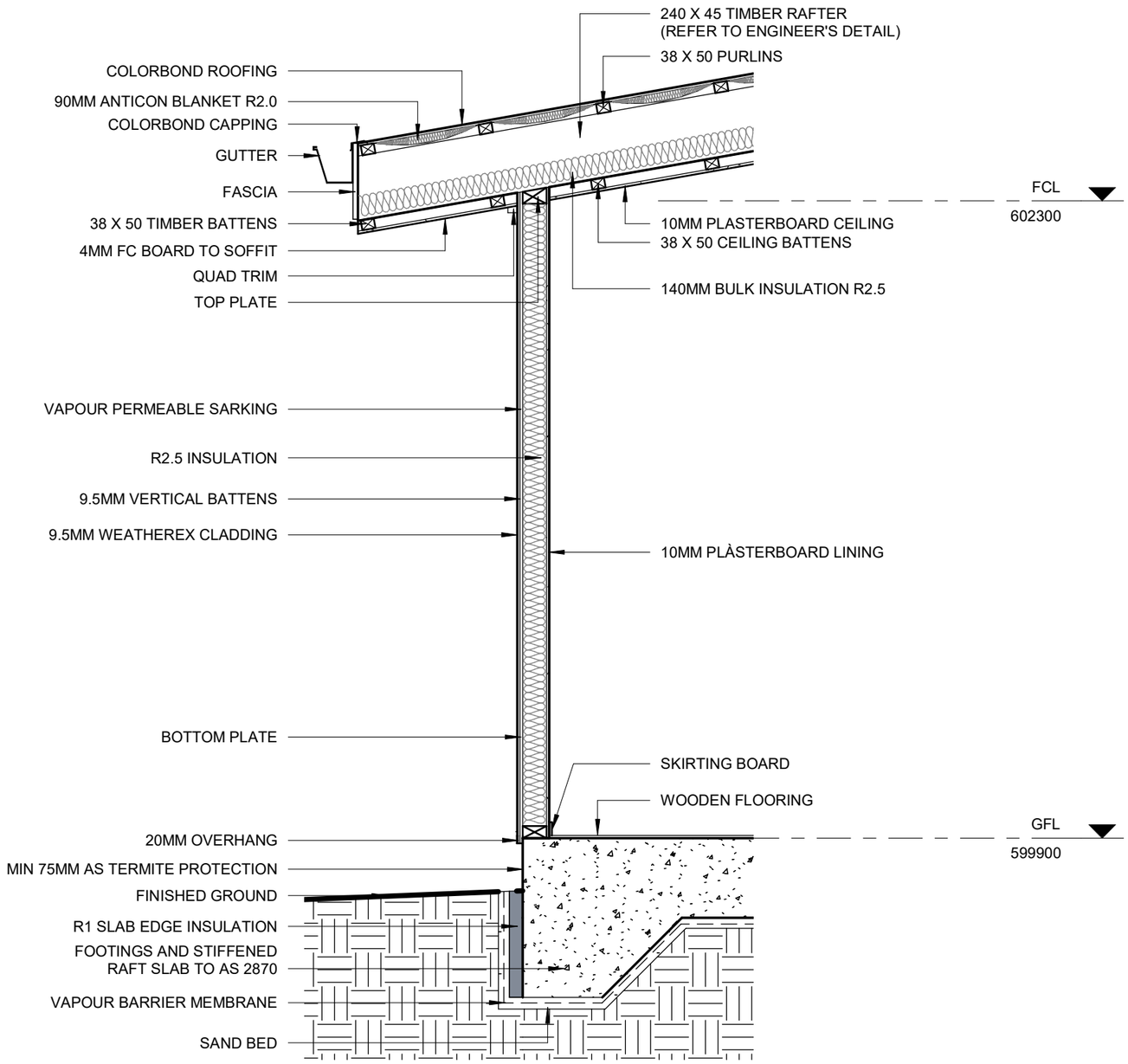

1 DETAIL SECTION

1 : 20

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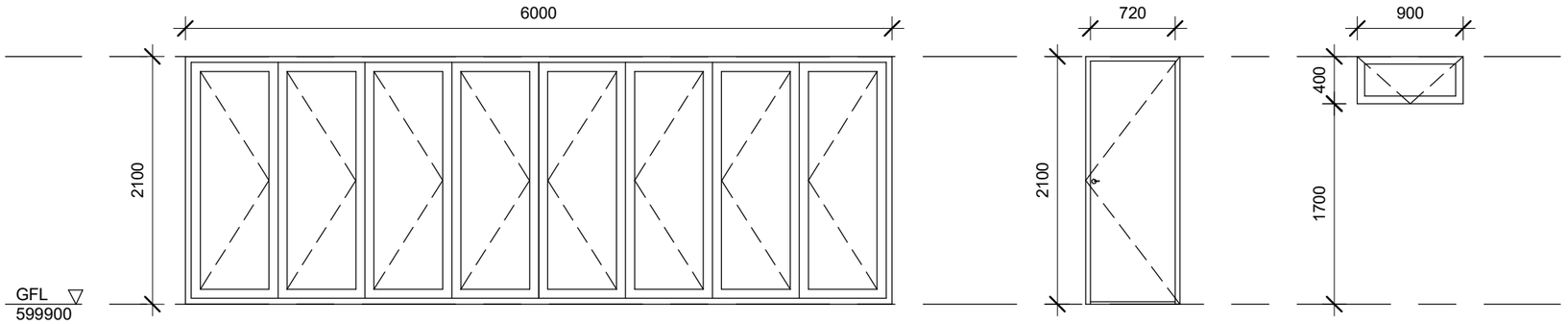

MULTI FOLD DOOR
D1

SOLID CORE
HINGED 720
D2

AWNING WINDOW
W1- W5

NOTES:

ALL WINDOWS AND GLAZED ROORS TO BE DOUBLE GLAZED WITH ALUMINIUM IMPROVED
FRAMES THROUGHOUT UNLESS OTHERWISE NOTED.

BUILDER TO CHECK AND VERIFY ALL WINDOW AND DOOR SIZES PRIOR TO ORDERING. ANY
DISCREPANCIES TO BE REPORTED TO ARCHITECT. OUR COMPANY TAKES NO RESPONSIBILITY
FOR ERRORS OR OMISSIONS ON THESE PLANS IF NOT CONTACTED ON TIME TO RECTIFY

1. DOORS AND WINDOWS ARE SHOWN FROM EXTERNAL SIDE
2. ALL EXTERNAL GAPS AROUND DOORS AND WINDOWS ARE TO BE PHYSICALLY SEALED
3. WINDOW AND DOOR DIMENSIONING IS TO OPENING SIZE.
4. ALL DIMENSIONS ARE APPROXIMATE ONLY. SIZES ARE NOMINAL ONLY, ACTUAL SIZE WILL VARY ACCORDING TO MANUFACTURER.
5. ALL OPENINGS TO BE SITE MEASURED
6. EXTERNAL DOORS TO BE KEYED ALIKE
7. PRIVACY LATCHES TO BE FITTED TO BATHROOM DOOR
8. DOOR HANDLES AS PER FITTINGS AND FIXTURES SCHEDULE
9. ALL FRAMED WINDOW SUITES AND GLAZING SYSTEMS TO BE PROPRIETARY DESIGNED TO FACILITATE EASY GLASS REPLACEMENT IN CASE OF BREAKAGE, SUBMIT PROPOSED FRAMING SUITE / GLAZING DETAILS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
10. ALL SUB HEADS AND SUB SILLS FOR FRAMING SUITES ARE TO BE SITE MEASURED AND INSTALLED AFTER FINISHING OF DOOR / WINDOW OPENING AND INSTALLED WITH BACKING RODS, FLEXIBLE SEALANT AND FLASHING TO ENSURE A WATERTIGHT SEAL AND LONG-TERM IMPACT RESISTANCE

ALL GLAZING TO BE IN ACCORDANCE WITH A.S. 1288-2006.

Door Schedule

Mark	Door Type	Height	Width	Thickness	Construction Type	Glazing/ FInish	Thermal rating	Frame Material	Function
D1	Multifold Door	2100	6000	75		4mm clear/ 12mm air/ 4mm energy advantage	U value 2.5 HSGC 0.57	UPVC	Exterior
D2	Hindged Door	2040	720	40	SOLIDCORE	Paint finish			Interior

Grand total: 2

Window Schedule

Mark	Height	Width	Type	Glazing	Thermal Rating	Description	Sill Height	Frame
W5	400	900	Awning	4mm clear/ 12mm air/ 4mm energy advantage	U value 2.5 HSCG 0.57	Trend thermAL® Awning Window	1700	UPVC
W1	400	900	Awning	4mm clear/ 12mm air/ 4mm energy advantage	U value 2.5 HSCG 0.57	Trend thermAL® Awning Window	1700	UPVC
W2	400	900	Awning	4mm clear/ 12mm air/ 4mm energy advantage	U value 2.5 HSCG 0.57	Trend thermAL® Awning Window	1700	UPVC
W3	400	900	Awning	4mm clear/ 12mm air/ 4mm energy advantage	U value 2.5 HSCG 0.57	Trend thermAL® Awning Window	1700	UPVC
W4	400	900	Awning	4mm clear/ 12mm air/ 4mm energy advantage	U value 2.5 HSCG 0.57	Trend thermAL® Awning Window	1700	UPVC

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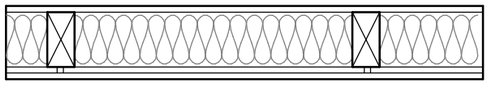
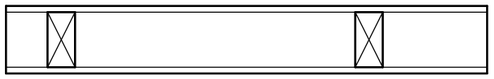
WALL SCHEDULE

TYPE NO.	PLAN VIEW	THICKNESS	DESCRIPTION	RATING	NOTES
WT1		119MM	**EXTERNAL WEATHERBOAR CLADDED WALL** 10 MM PLASTERBOARD LINING 90 MM STUD FRAME WITH R2.5 INSULATION VAPOUR PERMEABLE MEMBRANE 9.5 MM CAVITY FOR BATTEN 9.5 MM WATERBOARD	R3.06	
WT2		110MM	**INTERNAL PARTITIONS** 10 MM PLASTERBOARD LINING 90 MM TIMBER FRAME 10 MM PLASTERBOARD LINING		

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1 EXTERIOR VIEW 1

2 EXTERIOR VIEW 2

3 INTERIOR VIEW 1

4 INTERIOR VIEW 2

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