

# OFFICER CRESCENT EXTENSION

CLIENT: MR AND MRS CHAPMAN

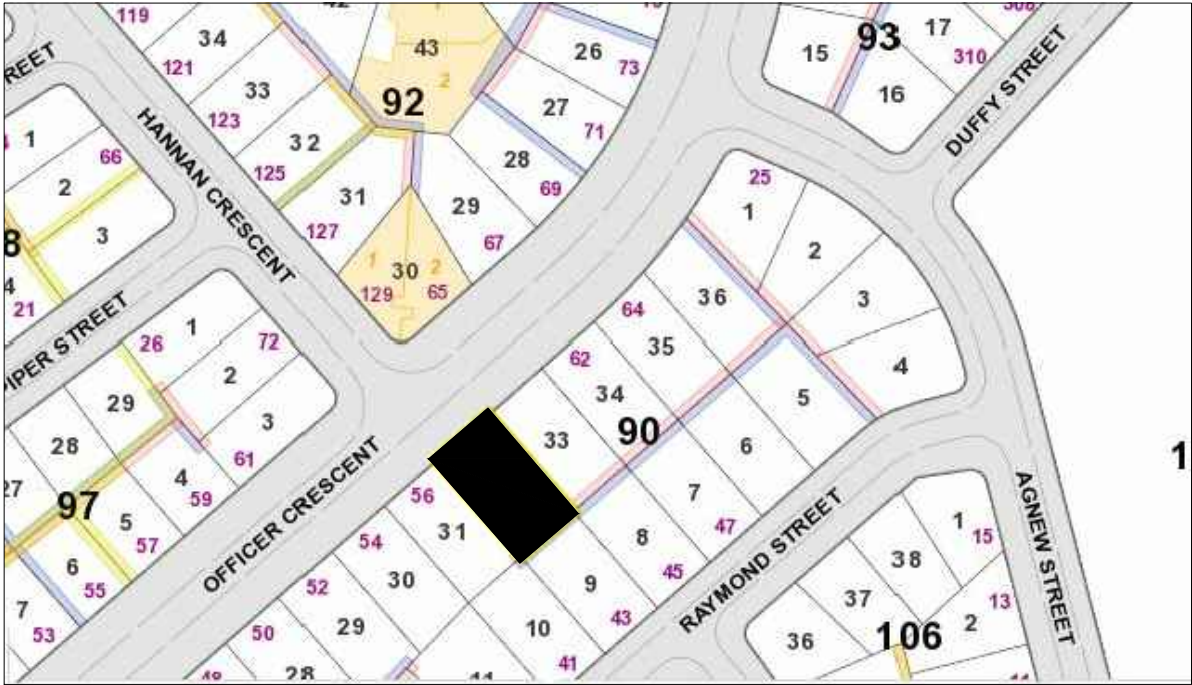
ADDRESS: 58 OFFICER CRESCENT ST AINSLIE

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## DRAWING LIST

A01-01	COVER SHEET	NA
A01-02	GENERAL NOTES	NA
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LOCATION VIEW

GENERAL NOTES:

- All work to be done in accordance with relevant Australian Standards, the National Construction Code and local authority regulations. Execute all work in the best and most tradesmanlike manner to the satisfaction of the superintendent.
- All dimensions in millimetres unless otherwise noted.
- Contractor must verify all dimensions on site before commencing any work or shop drawings.
- Do not scale drawings.

REV.	DATE	BY	REVISION DETAILS	APPROVED
A	15.6.20	PT	FOR REVIEW	ACP
BA	18.6.20	PT	BA ISSUE	ACP

Name: PIP TURVEY

CIT Number: CIT237126

PROJECT	DRAWING TITLE		SCALE
AINSLIE	COVER SHEET		NA
CLIENT	DATE	DRAWN	CHECKED
CHAPMAN	19/6/20	PT	AP
ADDRESS	CODE		DWG NO.
BLOCK 32 SECTION 90	BA		A01-01
AINSLIE			

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 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 3740-2010 WATER PROOFING 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:- **BCA PART 3 FOR CLASS 1 AND 10 BUILDINGS** WITHIN A DESIGN WIND SPEED OF NOT MORE THAN N3; AND - NCC 2019 BCA VOL 1 PART B1.4 FOR CLASS 2 AND 9 BUILDINGS. SAFETY GLASS TO BE USED IN THE FOLLOWING CASES: I) ALL ROOMS - WITHIN 500mm VERTICAL OF THE FLOOR. II) BATHROOMS - WITHIN 2000mm OF THE FLOOR. III) LAUNDRY - WITHIN 1200mm VERTICAL FROM FLOOR AND/OR WITHIN 300mm HORIZONTAL FROM ALL DOORS. IV) 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 PRIOR 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.

PROVIDE WALL TIES TO BRICKWORK AT MAXIMUM 600mm CRS IN EACH DIRECTION AND WITHIN 300mm OF ARTICULATION JOINTS.

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 61** OF CEMENT AND CONCRETE.

ARTICULATION JOINTS TO BE CONSTRUCTED AT 5.0m SPACING (MAX.) 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.

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

SMOKEALARMS 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 PHILIPPA TURVEY. 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 PHILIPPA TURVEY 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: THESE PLANS SHALL BE READ IN CONJUNCTIONS WITH THE SOIL TEST REPORT. FOOTINGS TO BEFOUNDED AT THE MINIMUM DEPTHS INDICATED INTHE SOIL TEST REPORT. THE H.G.F.L. RECOMMENDSTHAT FOOTINGS/SLABS AND DRAINAGE DESIGNEDAND INSPECTED BY AND ENGINEERS TO SATISFYTHEIR REQUIREMENTS.

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

SOIL CLASSIFICATION FOR GEOTECH REPORT: CLASS M

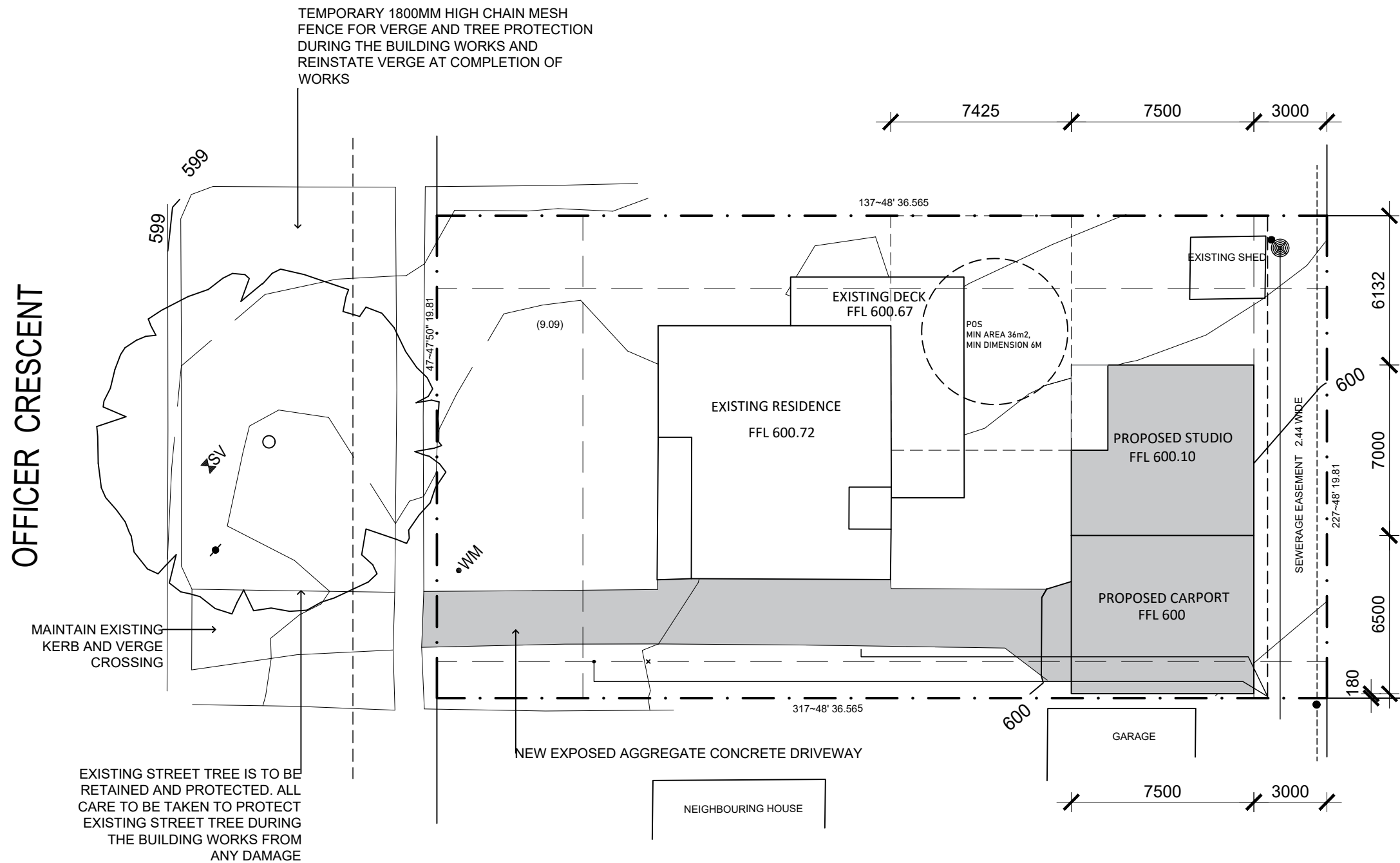
LICENSED PLUMBER TO SUBMIT WORK AS EXECUTED PLAN.  
LICENSED ELECTRICIAN TO SUBMIT CES FORM.

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Name: PIP TURVEY  
CIT Number: CIT237126

PROJECT	DRAWING TITLE		SCALE
AINSLIE	GENERAL NOTES		NA
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ADDRESS	CODE		DWG NO.
BLOCK 32 SECTION 90	BA		A01-02
AINSLIE			



LEGEND

- GAS DISTRIBUTION MAIN
- SEWER RETICULATION MAIN
- SEWER MAINTENANCE HOLE
- SEWER SERVICE CONNECTION
- POWER POLE
- OVERHEAD STREET LIGHT CABLE
- ELECTRICITY SERVICE POINT
- ELECTRICITY UNDERGROUND SERVICE LINE
- NBN CABLE

VERGE PROTECTION NOTES:

1. INSTALL 1800mm, 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 BILLBOARDS TO BE ERECTED ON VERGES.
5. INSTALL 1800mm HIGH CONTINUOUS 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 OCCURRING DURING THE CONSTRUCTION WORKS ARE RECTIFIED.

PRIVATE OPEN SPACE

60% of 724 = 434.4m2  
TOTAL MINIMUM POS = 384.4m2  
PROPOSED TOTAL POS = 528.42m2  
PLANTING AREA: 423.04m2

BLOCK AREA: 724m2  
EXISTING DWELLING AREA: 99.59m2  
PROPOSED EXTENSION AREA: 95.99m2  
TOTAL GFA: 195.58m2  
PLOT RATIO: 27.01%

1 SITE PLAN  
1:200

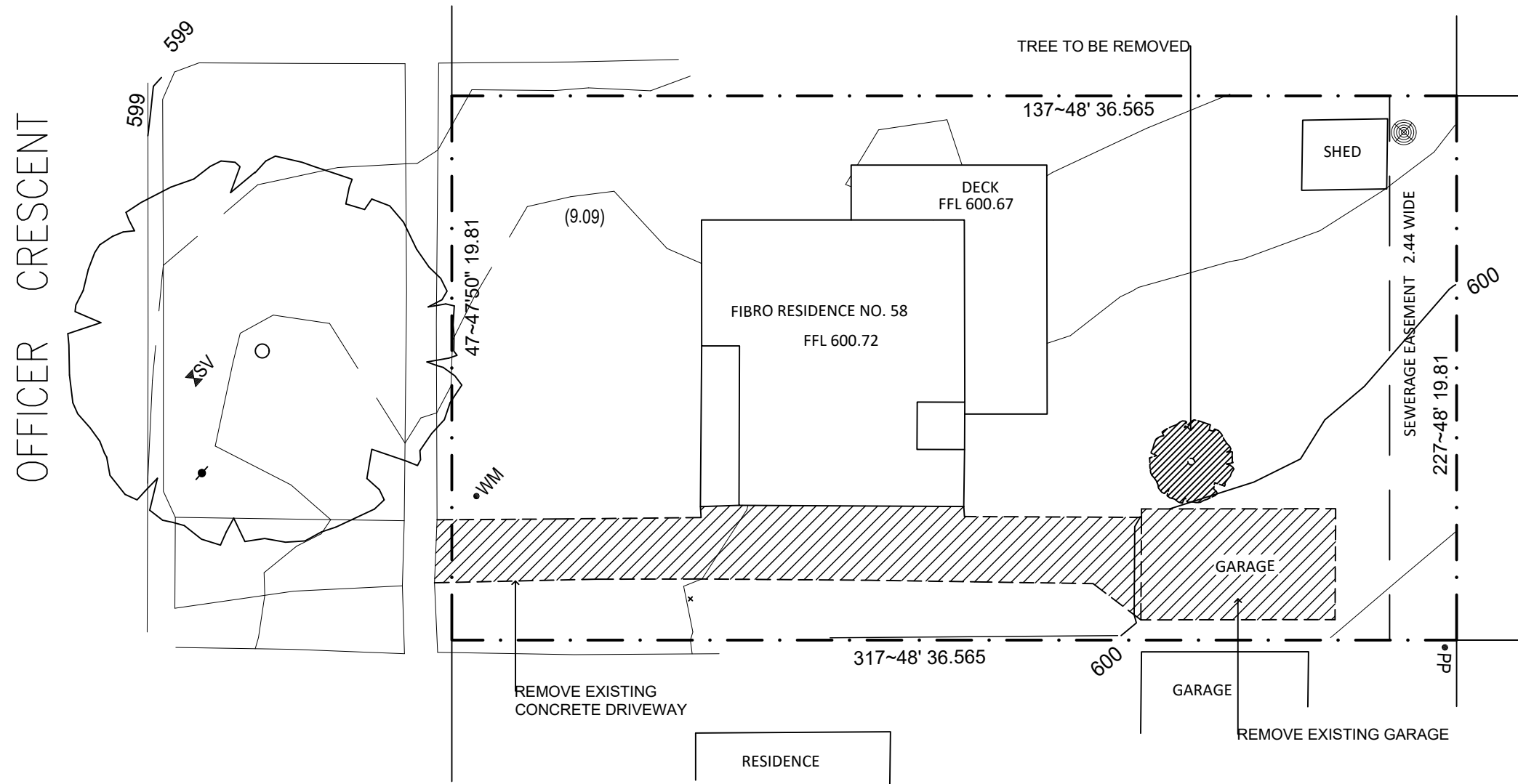
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1 DEMOLITION PLAN  
1: 200

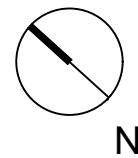
- ALL DEMOLITION TO BE IN ACCORDANCE WITH AS 2601.
- PROTECT ADJOINING BLOCKS AND PROPERTY FROM DEMOLITION ACTIVITIES AND DEBRIS.
- ALL DEMOLITION MATERIAL AND RUBBISH TO BE DISPOSED OF ACCORDING TO ACT GOVERNMENT GUIDELINES.
- ELECTRICITY TO BE DISCONNECTED ACCORDING TO ACTEW REQUIREMENTS. MAINTAIN 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.

LEGEND:

TO BE DEMOLISHED

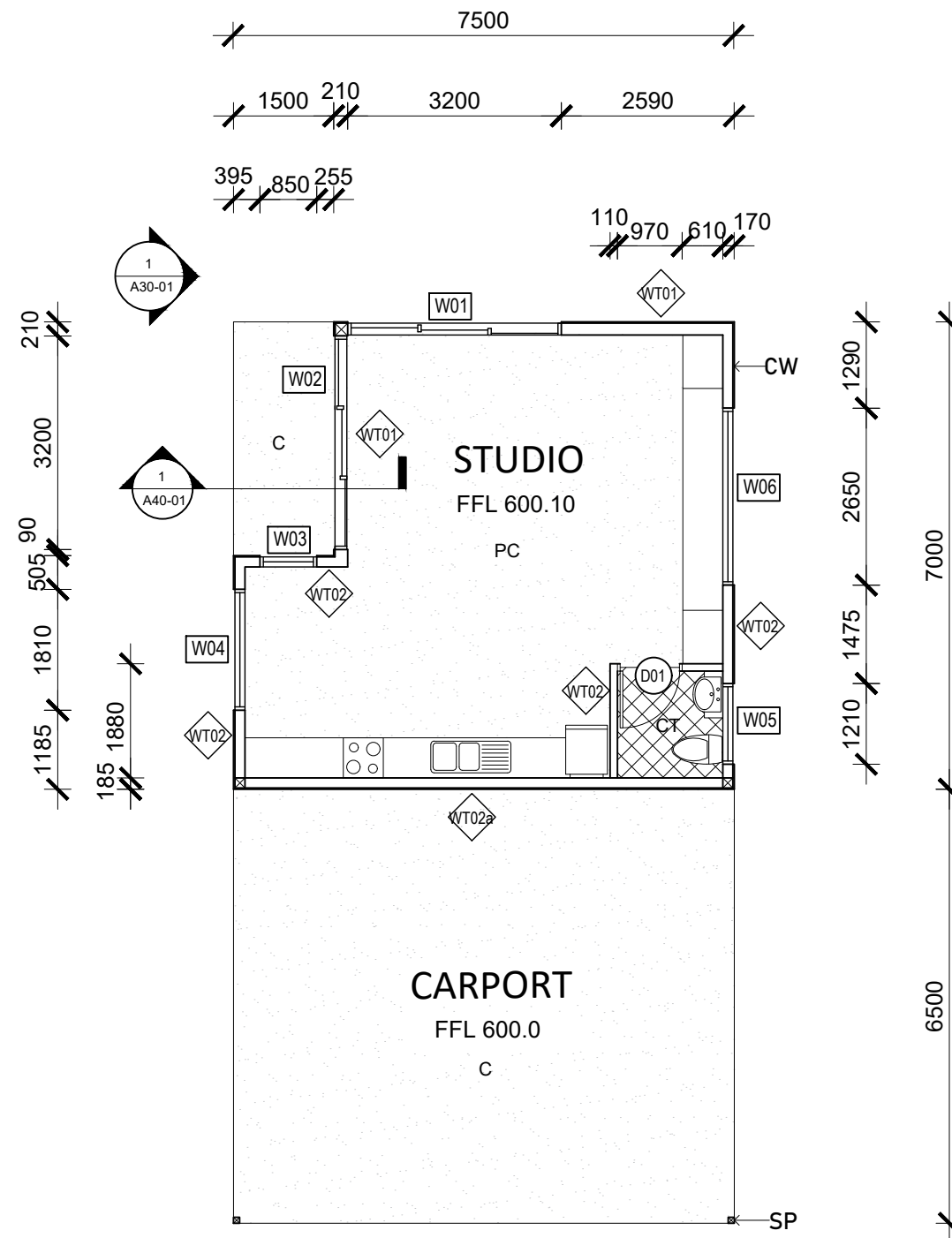
TO BE RETAINED



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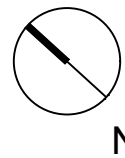
- LEGEND
- CT - CERAMIC TILE (FLOOR TILE)
  - C - CONCRETE SLAB - BROOMED FINISH
  - PC - POLISHED CONCRETE SLAB
  - SP - STEEL COLUMN 90X90 POWDERCOAT FINISH IN 'WALLABY'
  - CW - CLADDING WEATHERTEX , PRIMELOK SHADOWOOD SMOOTH 170mm IN DULUX 'TIAMO'

1 FLOOR PLAN  
1:100

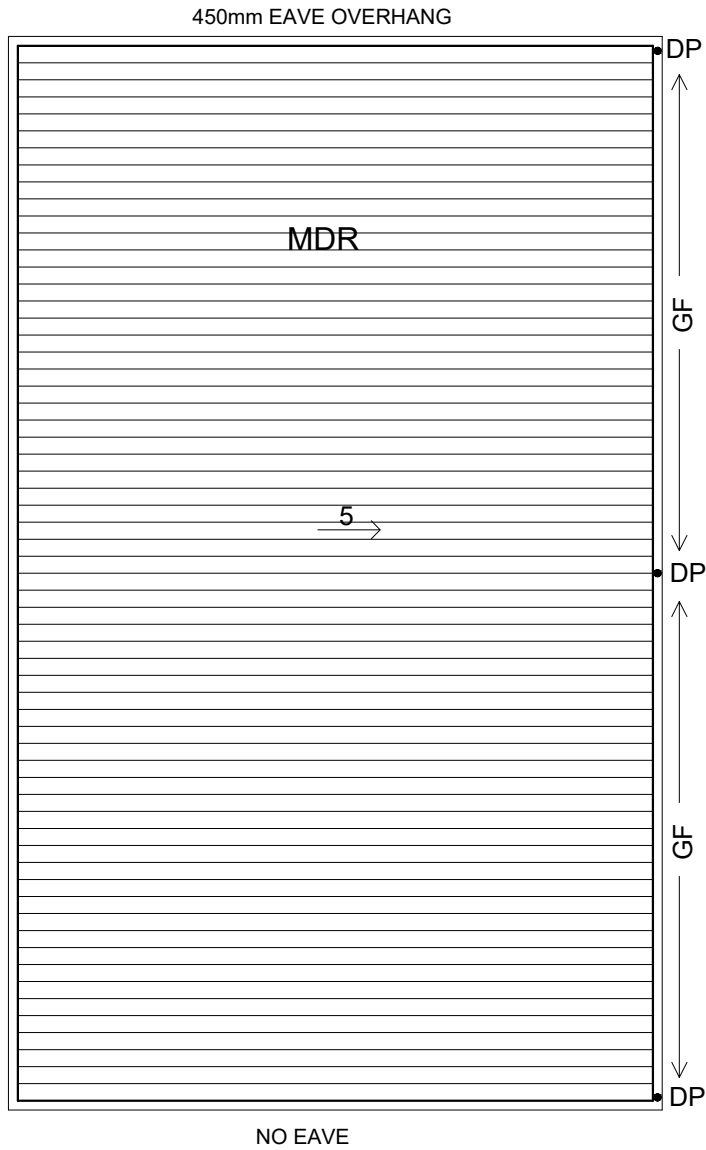
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LEGEND:

MDR - METAL DECK ROOFING  
GF - GUTTER FLOW  
DP - DOWN PIPE PAINTED TO MATCH  
ADJACENT WALL

NEW ROOF AREA: 1171m<sup>2</sup>

MAXIMUM DOWNPIPE AREA: 47m<sup>2</sup>

- DP - PROPOSED DOWN PIPE LOCATION
- 5 → - ROOF PITCH (COS)

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 WITH 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 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, TYPE OF 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 20 YEAR 5 MIN DURATION RAINFALL INTENSITY. STORM CANBERRA = 143mm/hr.

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

- 1.1. FOR LYSAGHT TRIMLINE SLOTTED GUTTER WITH Ae =6244mm<sup>2</sup> AND GUTTER SLOPE 1:500 AND STEEPER, ONE DOWNPIPE PER 47m<sup>2</sup> ROOF AREA.
- 1.2. DOWNPIPES TO BE MINIMUM 90mm DIA. OR 100 x 50mm FOR GUTTER SLOPE 1:500 AND STEEPER.
- 1.3. 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 DISCREPANCIES

ROOFING NOTE:

METAL DECK ROOFING TO COMPLY WITH AS1562.1

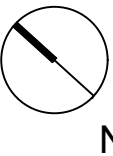
1 ROOF PLAN  
1:100

GENERAL NOTES:

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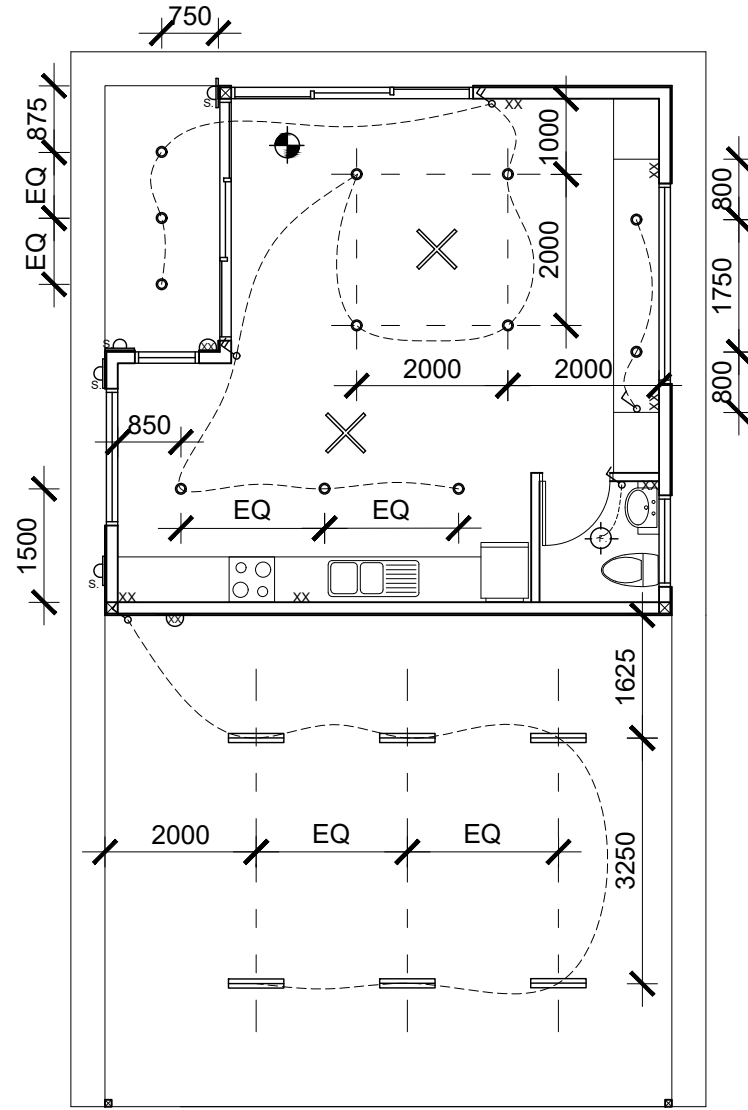
REV.	DATE	BY	REVISION DETAILS	APPROVED
A	15.6.20	PT	FOR REVIEW	ACP
BA	18.6.20	PT	BA ISSUE	ACP

Name: PIP TURVEY  
CIT Number: CIT237126



PROJECT	DRAWING TITLE		SCALE
AINSLIE	ROOF PLAN		1:100
CLIENT	DATE	DRAWN	CHECKED
CHAPMAN	19/6/20	PT	AP
ADDRESS	CODE		DWG NO.
BLOCK 32 SECTION 90	BA		A22-01
AINSLIE			





- LEGEND
- LED DOWNLIGHTS
  - SENSOR WALL LIGHT
  - PENDANT LIGHT
  - CEILING FAN
  - FLUORESCENT LIGHT
  - SINGLE GPO
  - DOUBLE GPO
  - WEATHERPROOF GPO
  - EXHAUST FAN
  - SMOKE DETECTOR (HARD WIRED)

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

- LIGHTS TO BE ALIGNED UNLESS OTHERWISE NOTED
- LIGHTS AND FITTINGS TO BE CENTRED IN CEILINGS UNLESS OTHERWISE NOTED
- LIGHTS TO BE SPACED EQUAL DISTANCES APART IN RUNS UNLESS OTHERWISE NOTED
- ELECTRICAL APPLIANCES TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS

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

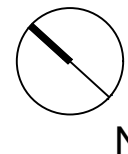
ALL SMOKE ALARMS TO COMPLY WITH **AS 3786:2014** SMOKE ALARMS

1 ELECTRICAL PLAN  
1:100

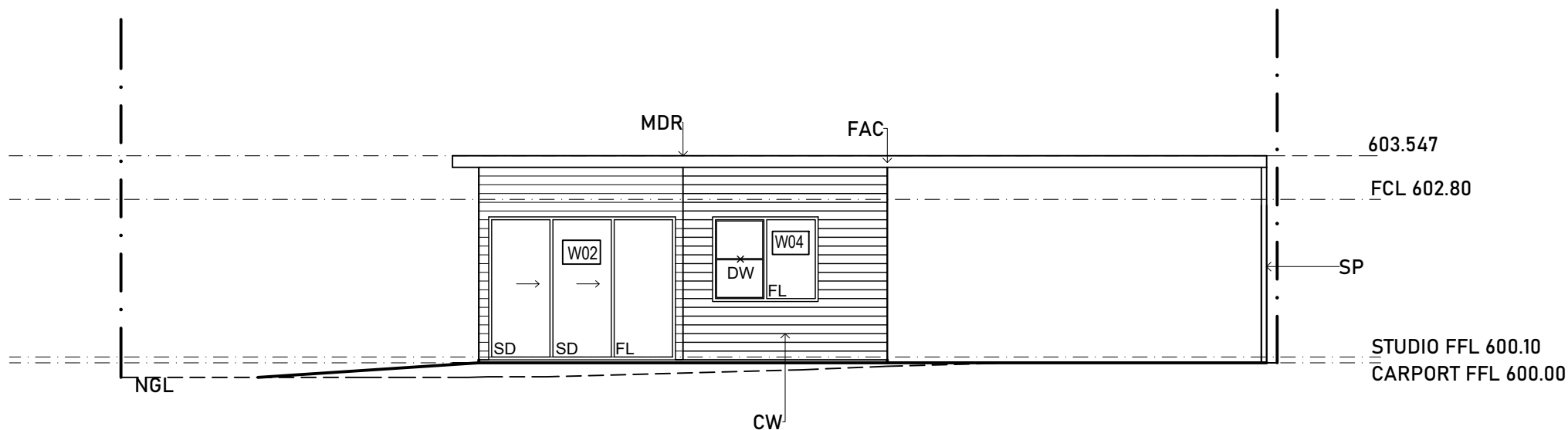
- GENERAL NOTES:
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  - Contractor must verify all dimensions on site before commencing any work or shop drawings.
  - Do not scale drawings.

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Name: PIP TURVEY  
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PROJECT	DRAWING TITLE		SCALE
AINSLIE	ELECTRICAL PLAN		1:100
CLIENT	DATE	DRAWN	CHECKED
CHAPMAN	19/6/20	PT	AP
ADDRESS	CODE		DWG NO.
BLOCK 32 SECTION 90	BA		A23-01
AINSLIE			



1 NORTH ELEVATION  
— 1:100

LEGEND

MDR - METAL DECK ROOFING - COLORBOND KLIP-LOK 700 HI-STRENGTH 'SHALE GREY MATT'  
DW - ALUMINIUM FRAMED DOUBLE HUNG WINDOW POWDERCOAT FINISH IN 'WALLABY'  
FAC - LYSAGHT NOVALINE COLORBOND FASCIAS IN 'SHALE GREY MATT'  
GT - LYSAGHT TRIMLINE SLOTTED COLORBOND GUTTERS IN 'SHALE GREY MATT'  
SP - STEEL COLUMN 90X90 POWDERCOAT FINISH IN 'WALLABY'  
SD - ALUMINIUM FRAMED SLIDING STACKER DOORS POWDERCOAT FINISH IN 'WALLABY'  
CW - CLADDING WEATHERTEX - PRIMELOK SHADOWOOD SMOOTH 170mm IN DULUX 'TIAMO'

GENERAL NOTES:

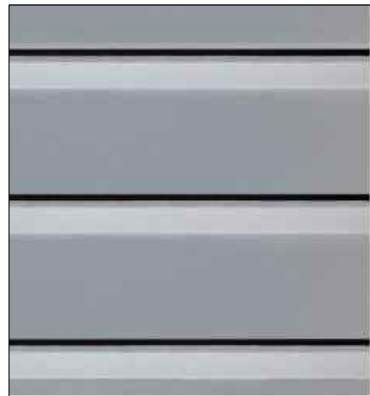
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BA	18.6.20	PT	BA ISSUE	ACP

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CIT Number: CIT237126

PROJECT		DRAWING TITLE		SCALE
AINSLIE		NORTH ELEVATION		1:100
CLIENT		DATE	DRAWN	CHECKED
CHAPMAN		19/6/20	PT	AP
ADDRESS			CODE	DWG NO.
BLOCK 32 SECTION 90			BA	A30-01
AINSLIE				





CW CLADDING  
WEATHERTEX -  
PRIMELOK SHADOWOOD  
SMOOTH 170mm



CLADDING WEATHERTEX  
COLOUR - DULUX TIAMO



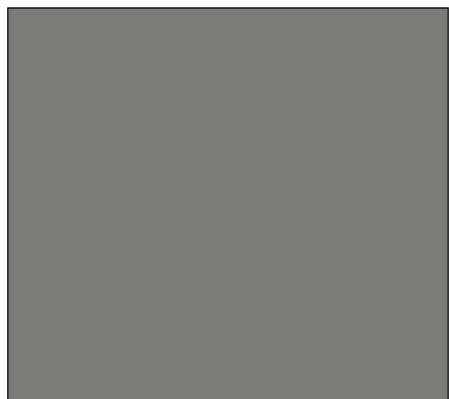
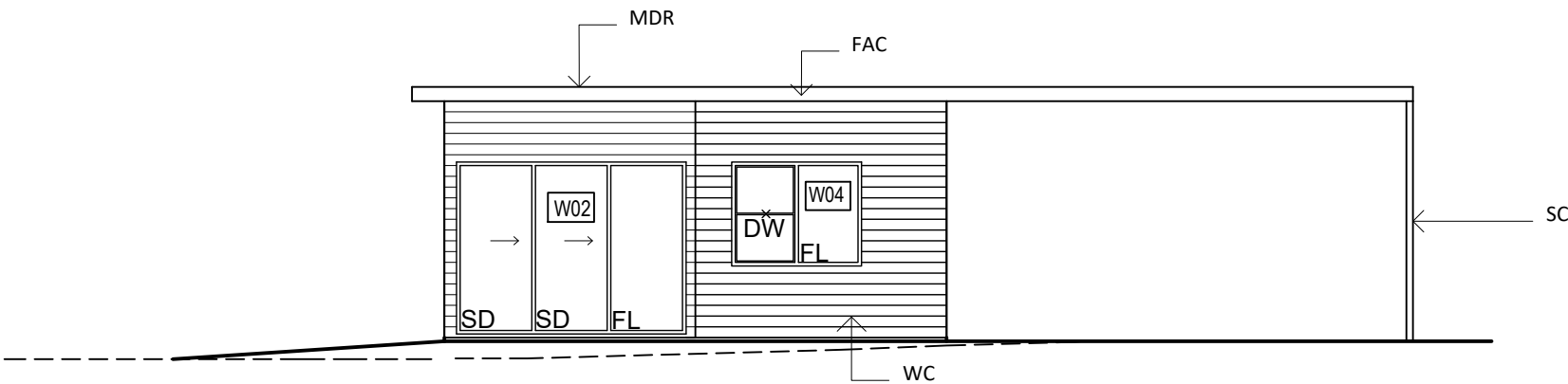
MDR - METAL DECK ROOFING -  
COLORBOND KLIP-LOK 700  
HI-STRENGTH



MDR COLOUR -  
COLORBOND SHALE  
GREY MATT



SD ALUMINIUM FRAMED  
SLIDING STACKER DOORS



POWDERCOAT FINISH IN  
COLORBOND WALLABY

LEGEND

- MDR - METAL DECK ROOFING - COLORBOND KLIP-LOK 700 HI-STRENGTH 'SHALE GREY MATT'  
DW - ALUMINIUM FRAMED DOUBLE HUNG WINDOW POWDERCOAT FINISH IN 'WALLABY'  
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CW - CLADDING WEATHERTEX - PRIMELOK SHADOWOOD SMOOTH 170mm IN DULUX 'TIAMO'

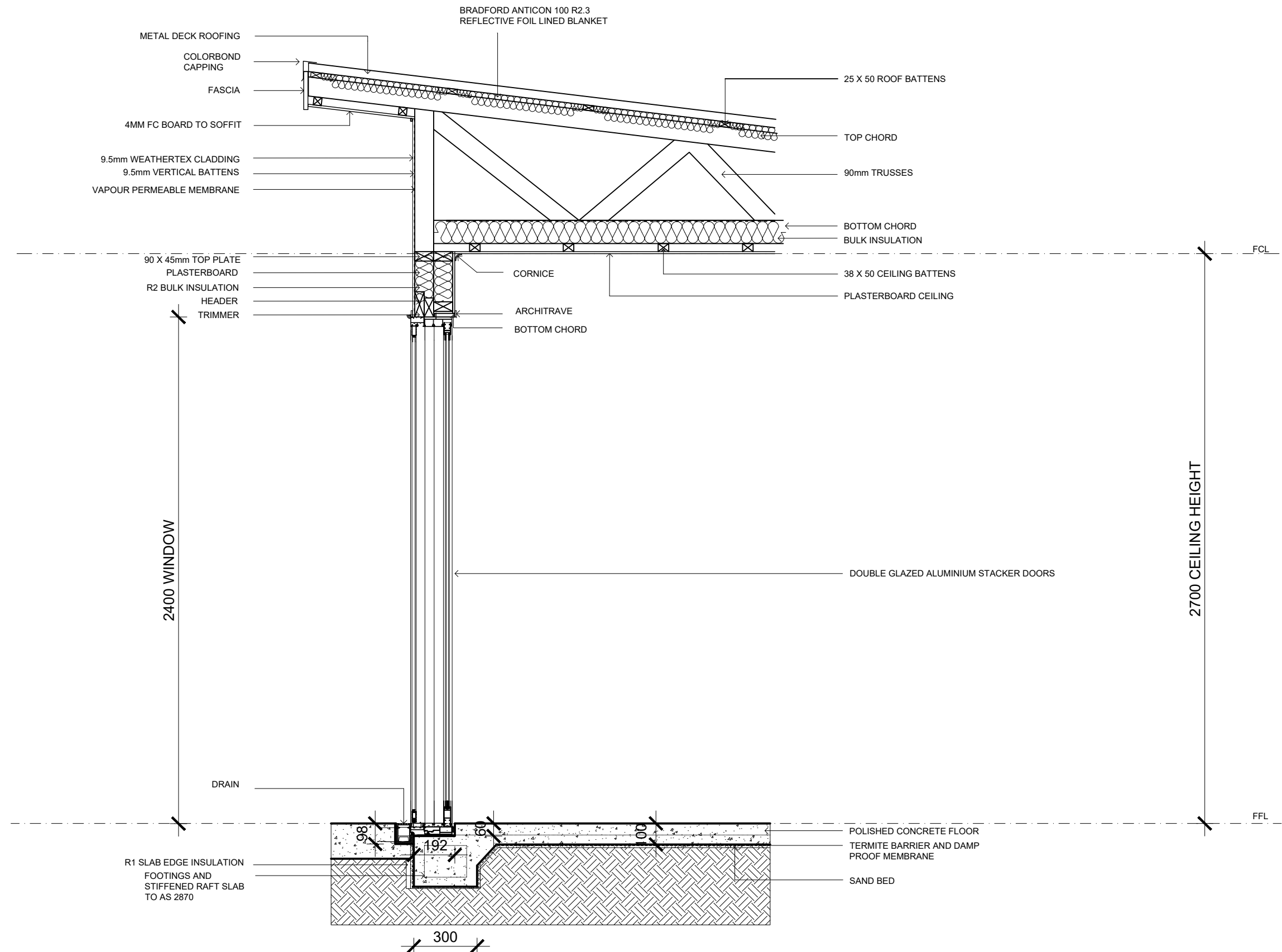
GENERAL NOTES:

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BA	18.6.20	PT	BA ISSUE	ACP

Name: PIP TURVEY  
CIT Number: CIT237126

PROJECT	DRAWING TITLE	SCALE
AINSLIE	MATERIALS SCHEDULE	1:100
CLIENT	DATE	DRAWN
CHAPMAN	19/6/20	PT
ADDRESS	CODE	DWG NO.
BLOCK 32 SECTION 90	BA	A30-02
AINSLIE		






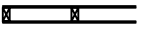
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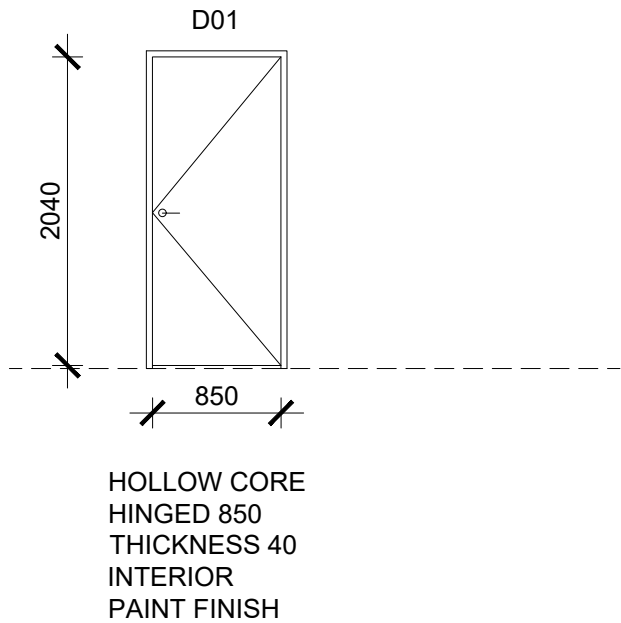
REV.	DATE	BY	REVISION DETAILS	APPROVED
A	15.6.20	PT	FOR REVIEW	ACP
BA	18.6.20	PT	BA ISSUE	ACP

Name: PIP TURVEY  
CIT Number: CIT237126

PROJECT	DRAWING TITLE	SCALE
AINSLIE	SECTION 1	1:20
CLIENT	DATE	DRAWN
CHAPMAN	19/6/20	PT
ADDRESS	CODE	DWG NO.
BLOCK 32 SECTION 90	BA	A40-01
AINSLIE		

WALL SCHEDULE					
TYPE NO.	PLAN VIEW	THICKNESS	DESCRIPTION	RATING	NOTES
WT01		209mm	WEATHERTEX CLAD DOUBLE STUD EXTERNAL WALL 9.5mm WEATHERTEX CLADDING 9.5mm BATTEN 90mm TIMBER STUD FRAME WITH R2 INSULATION 90mm TIMBER STUD FRAME WITH R2 INSULATION 10mm PLASTERBOARD	MIN R4.3	
WT02		169mm	WEATHERTEX CLAD EXTERIOR WALL 9.5mm WEATHERTEX CLADDING 9.5mm BATTEN ENVIROSEAL PROCTOR WRAP 140mm TIMBER STUD FRAME WITH R4 INSULATION 10mm PLASTERBOARD LINING	MIN R4.3	
WT02a		185mm	WEATHERTEX CLAD EXTERIOR FIRE WALL 9.5mm WEATHERTEX CLADDING 9.5mm BATTEN ENVIROSEAL PROCTOR WRAP 16mm FYRECHECK PLASTERBOARD 140mm TIMBER STUD FRAME WITH R4 INSULATION 10mm PLASTERBOARD LINING	MIN R4.3 FR 60/60/60	WALL REQUIRES FIRE RATING TO FIRE SEPARATE DWELLING FROM CARPORT AS CARPORT IS WITHIN 900mm OF BOUNDARY.
WT03		110mm	INTERNAL PARTITIONS 10mm PLASTERBOARD 90mm TIMBER STUD FRAME 10mm PLASTERBOARD		

DOOR SCHEDULE



NOTES

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

- DOORS ARE SHOWN FROM EXTERNAL SIDE.
- ALL EXTERNAL GAPS AROUND DOORS ARE TO BE PHYSICALLY SEALED.
- DOOR DIMENSIONING IS TO OPENING SIZE.
- ALL DIMENSIONS ARE APPROXIMATE ONLY. SIZE ARE NOMINAL ONLY, ACTUAL SIZE WILL VARY ACCORDING TO MANUFACTURER.
- ALL OPENINGS TO BE SITE MEASURED.
- PRIVACY LATCH TO BE FITTED TO TOILET DOOR.
- DOOR HANDLES AS PER FITTINGS AND FIXTURES SCHEDULE.
- REFER TO PAINT SPECIFICATION FOR PREPARATION, PRIMING ETC. REFER TO FINISHES SCHEDULE FOR CLEAR FINISHES, COLOURS AND GLOSS LEVELS.

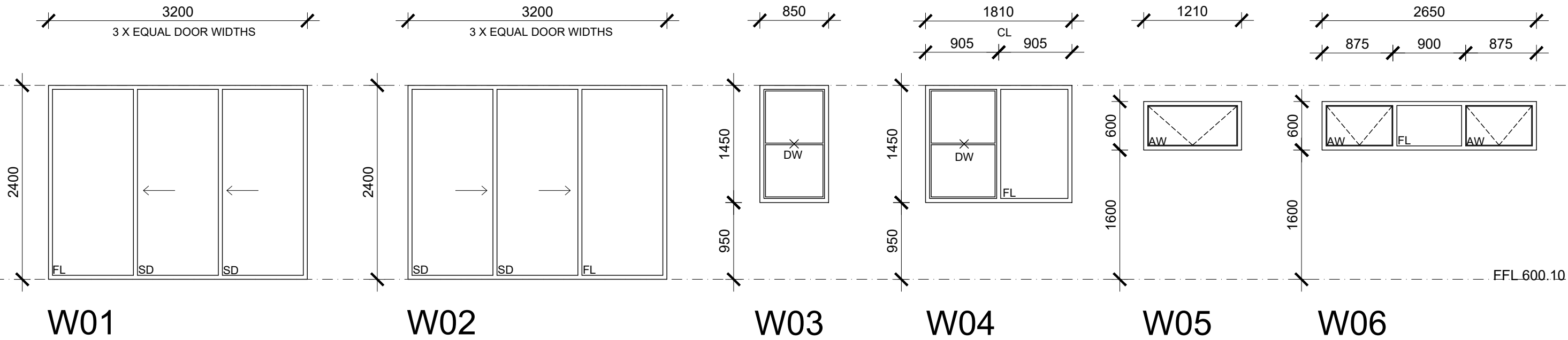
GENERAL NOTES:

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BA	18.6.20	PT	BA ISSUE	ACP

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CIT Number: CIT237126

PROJECT	DRAWING TITLE	SCALE	
AINSLIE	WALL & DOOR SCHEDULES	1:50	
CLIENT	DATE	DRAWN	CHECKED
CHAPMAN	19/6/20	PT	AP
ADDRESS	CODE		DWG NO.
BLOCK 32 SECTION 90	BA		A70-01
AINSLIE			



LEGEND:

FL - FIXED LIGHT  
AW- AWNING WINDOW  
DW - DOUBLE HUNG WINDOW  
SD - SLIDING STACKER DOOR  
W01 - WINDOW NUMBER TAG  
FFL - FINISHED FLOOR LEVEL (METRES)  
ABOVE DATUM

WINDOW SCHEDULE								
NO.	HEIGHT	WIDTH	TYPE	GLAZING	THERMAL RATING	DESCRIPTION	SILL HEIGHT	FRAME
W01	2400	3200	SLIDING STACKER	4mm CLEAR/12mm ARGON/ 4mm ENERGY ADVANTAGE	U VALUE 3.2 SHGC 0.58	DESIGNER SERIES 618 - MAGNUM SLIDING DOOR	0	Metal - Aluminium-Powder Coated - WALLABY
W02	2400	3200	SLIDING STACKER	4mm CLEAR/12mm ARGON/ 4mm ENERGY ADVANTAGE	U VALUE 3.2 SHGC 0.58	DESIGNER SERIES 618 - MAGNUM SLIDING DOOR	0	Metal - Aluminium-Powder Coated - WALLABY
W03	1450	850	DOUBLE HUNG	4mm CLEAR/10mm ARGON/ 4mm ENERGYTECH	U VALUE 3.9 SHGC 0.48	DESIGNER SERIES 613 - MAGNUM DOUBLE HUNG WINDOW	950	Metal - Aluminium-Powder Coated - WALLABY
W04	1450	1810	DOUBLE HUNG	4mm CLEAR/10mm ARGON/ 4mm ENERGYTECH	U VALUE 3.9 SHGC 0.48	DESIGNER SERIES 613 - MAGNUM DOUBLE HUNG WINDOW	950	Metal - Aluminium-Powder Coated - WALLABY
W05	600	1210	AWNING	5mm CLEAR/10mm ARGON/ 5mm CLEAR	U VALUE 3.2 SHGC 0.57	VANTAGE RESIDENTIAL SERIES 755 - COMFORTEDGE AWNING	1600	Metal - Aluminium-Powder Coated - WALLABY
W06	600	2650	AWNING	5mm CLEAR/10mm ARGON/ 5mm CLEAR	U VALUE 3.2 SHGC 0.57	VANTAGE RESIDENTIAL SERIES 755 - COMFORTEDGE AWNING	1600	Metal - Aluminium-Powder Coated - WALLABY

NOTES:

ALL WINDOWS AND GLAZED DOORS 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 IN TIME TO RECTIFY.

- WINDOWS ARE SHOWN FROM EXTERNAL SIDE
- ALL EXTERNAL GAPS AROUND WINDOWS ARE TO BE PHYSICALLY SEALED
- WINDOW AND DOOR DIMENSIONING IS TO OPENING SIZE
- ALL DIMENSIONS ARE APPROXIMATE ONLY. WINDOW SIZES ARE NOMINAL ONLY, ACTUAL SIZE WILL VARY ACCORDING TO MANUFACTURER.
- ALL OPENINGS TO BE SITE MEASURED
- FLYSCREENS ARE TO BE FITTED TO ALL OPENING WINDOWS AND SLIDING DOORS.
- 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.
- 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.

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PROJECT	DRAWING TITLE		SCALE
AINSLIE	WINDOW SCHEDULE		1:50
CLIENT	DATE	DRAWN	CHECKED
CHAPMAN	19/6/20	PT	AP
ADDRESS	CODE		DWG NO.
BLOCK 32 SECTION 90	BA		A70-02
AINSLIE			