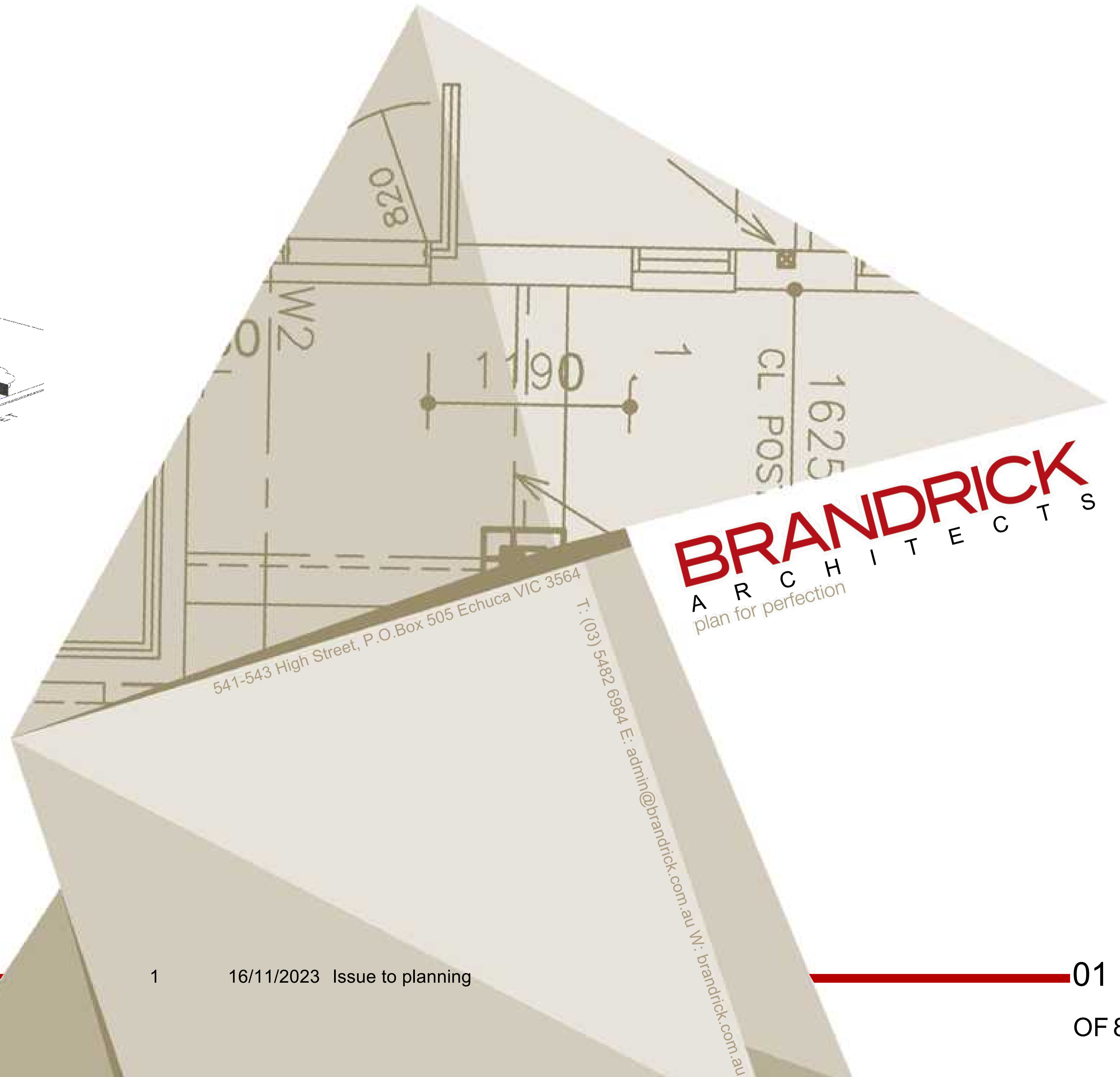
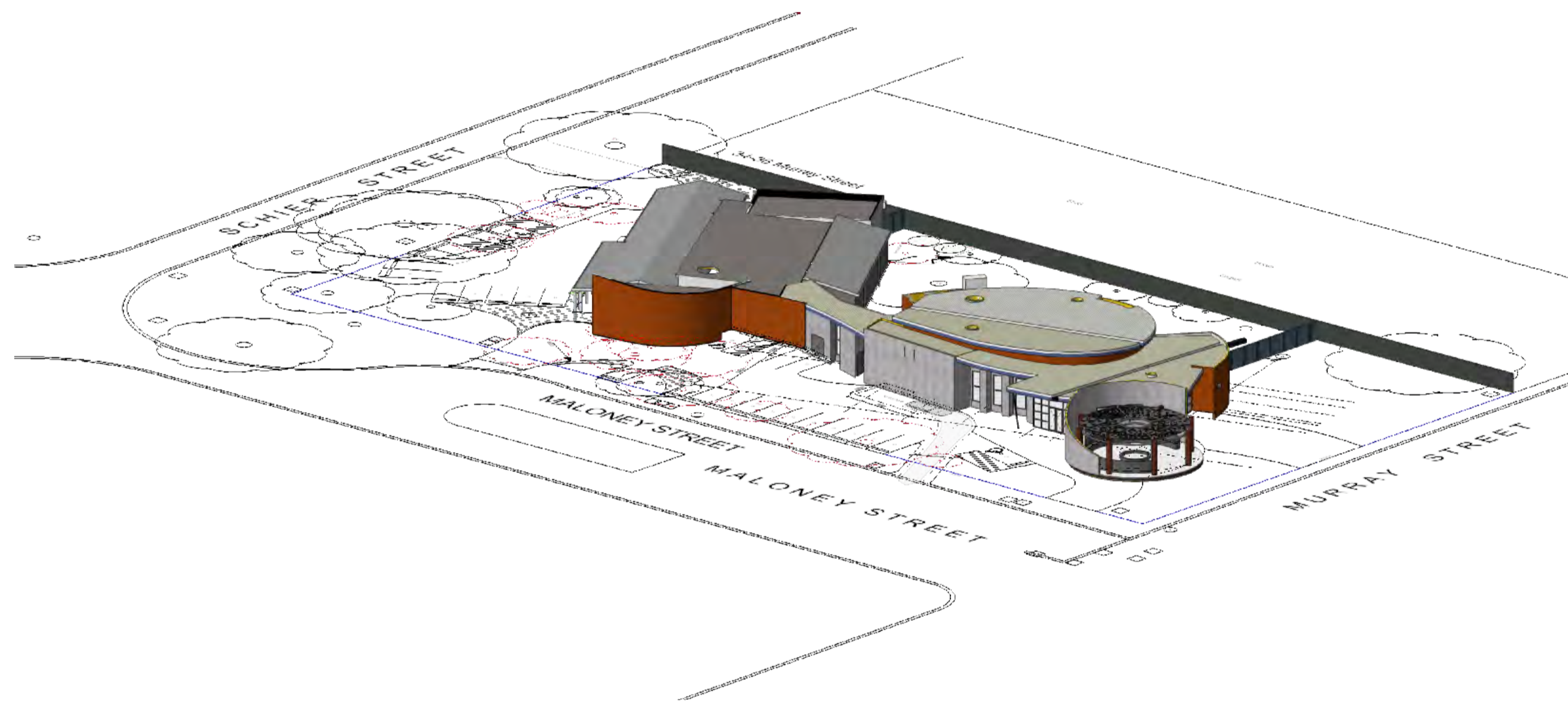


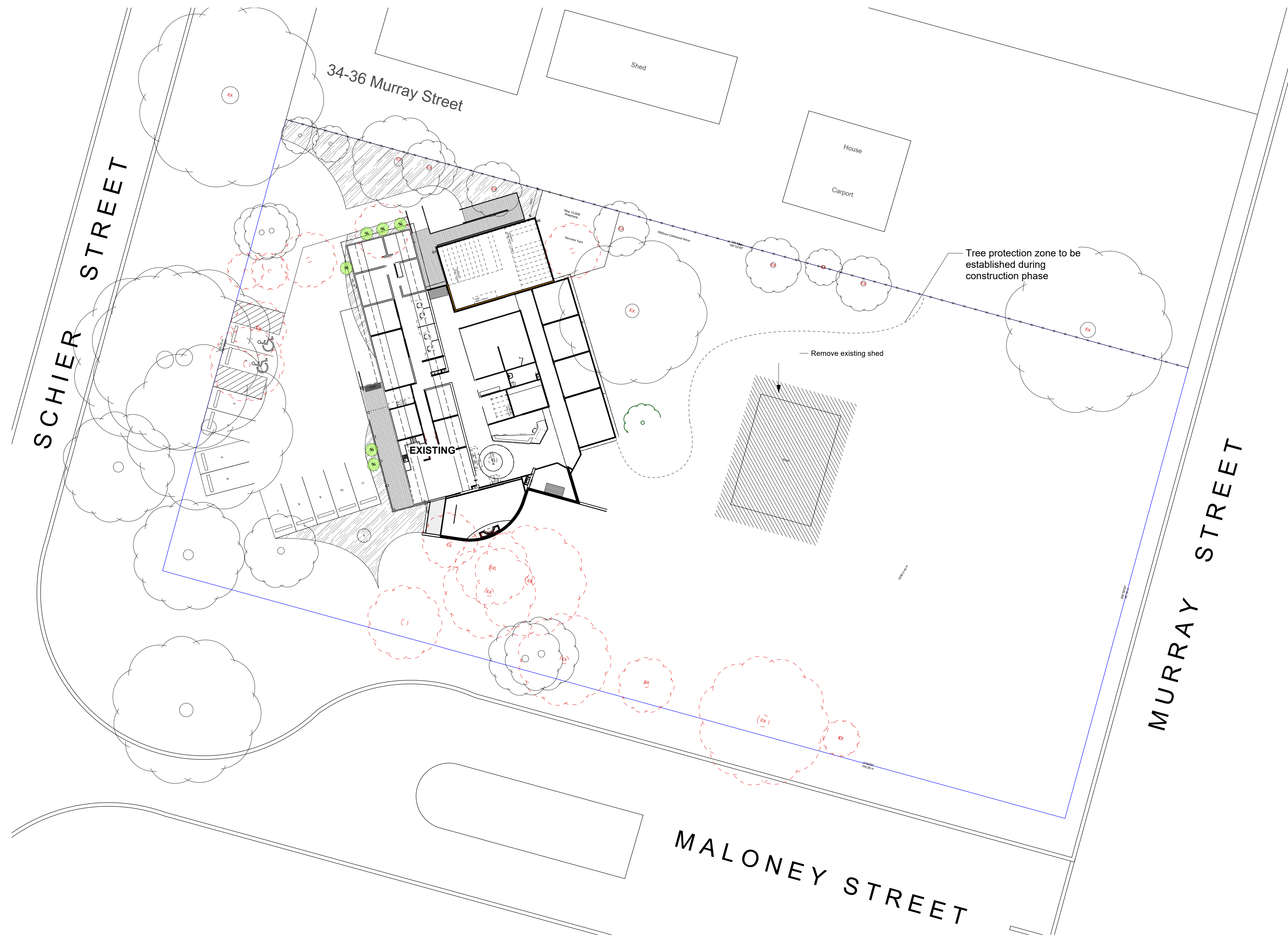
Cover & Drawing Schedule

2020-547

Sheet	Sheet Name	Sheet Size	Status	Rev. No.	Rev. Date
01	Cover & Drawing Schedule	ISO A1	P	1	16/11/2023
02	Site plan - Existing Condition & Demolition Plan	ISO A1	P	1	16/11/2023
03	Site Plan - Proposed	ISO A1	P	1	16/11/2023
04	Site Plan - Shadow diagrams	ISO A1	P	1	16/11/2023
05	General Arrangement Plan- Ground Floor	ISO A1	P	1	16/11/2023
06	General Arrangement Plan - Roof	ISO A1	P	1	16/11/2023
07	Elevations	ISO A1	P	1	16/11/2023
08	Isometric	ISO A1	P	1	16/11/2023

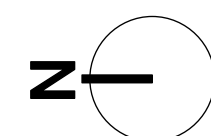


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35 Schier Street Barmah VIC 3639



Demolition Notes

1. Builder to be responsible for removing all debris from site. All items not reused remain the property of the proprietor.
2. Builder to be responsible for the safe adequate propping of existing walls, roof and verandah structure during the demolition and as the work proceeds.
3. Grub up and seal all redundant services make good to services under building, redirect all existing services.
4. Remove & cart away existing floor covering as indicated on Finishes Schedule or requested by Architect.
5. Remove all walls, doors, plumbing shown as thus *///*.
6. Set aside items for re-use as the architects request or noted.
7. All external windows will be replaced to meet energy requirements, even where window openings are existing.



2 Existing Condition & Demolition Plan
Scale: 1:250

1 16/11/2023 Issue to planning

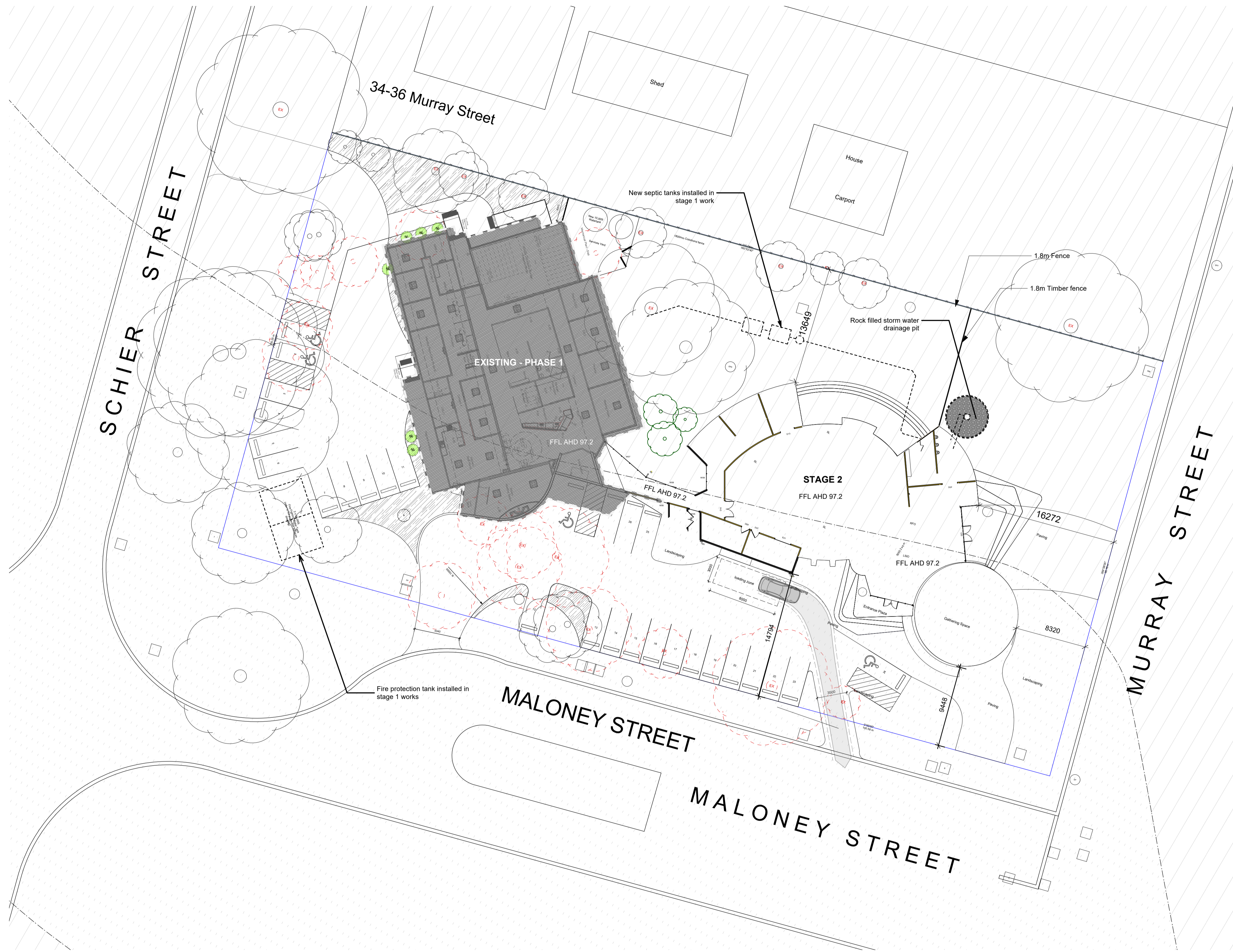
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DRAWING
Site plan - Existing Condition & Demolition Plan



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DRAWN	WS	CHKD	SJ



2 Locality Map
Scale: 1:2500

- Soil & Erosion Control Notes**
- All existing vegetation to be preserved as much as possible.
 - Divert clean run-off from undisturbed areas around any disturbed areas. eg. Construct cross-slope drainage channels to collect and divert stormwater. At the same time make sure that water does not affect neighbouring properties.
 - Erosion and sediment controls to be checked & maintained on a daily basis. Repair as required.
 - Install sediment fences along the lower side of the site to catch sediment. On small sites with a low water flow, a continuous line of hay bales, securely pegged, may be adequate.
 - Protect & wash down areas where bricks and tiles are cut with local sediment controls. Locate these areas up-slope of the site sediment fences. Trench or dam below areas used for cutting bricks etc. to allow water to collect and infiltrate. Fill and compact at completion of works.
 - Store all material stockpiles within the sediment fences and keep them covered to prevent wind erosion. Obtain council approval before placing any stockpiles or materials on a nature-strip or footpath.
 - Sweep down the road and footpath everyday and collect the sediment. Do not use a hose.
 - Vehicles should not track soil onto the road.

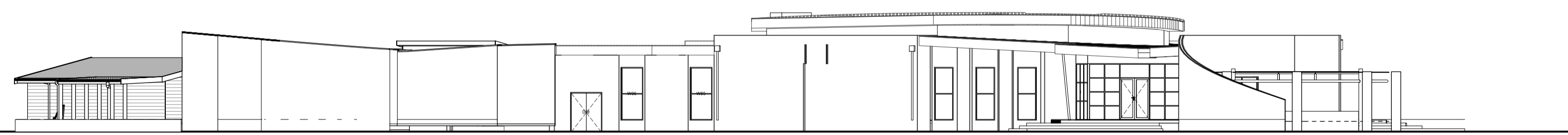
Legend

- Land subject to inundation
- Rural floodway
- River pabble garden bed with metal edging, rovide irrigation system.

- Bushfire Management covers the entire site.
- Aboriginal Cultural Heritage covers the entire site.

1 Proposed Site Plan
Scale: 1:250

3 Elevation along Maloney Street
Scale: 1:200



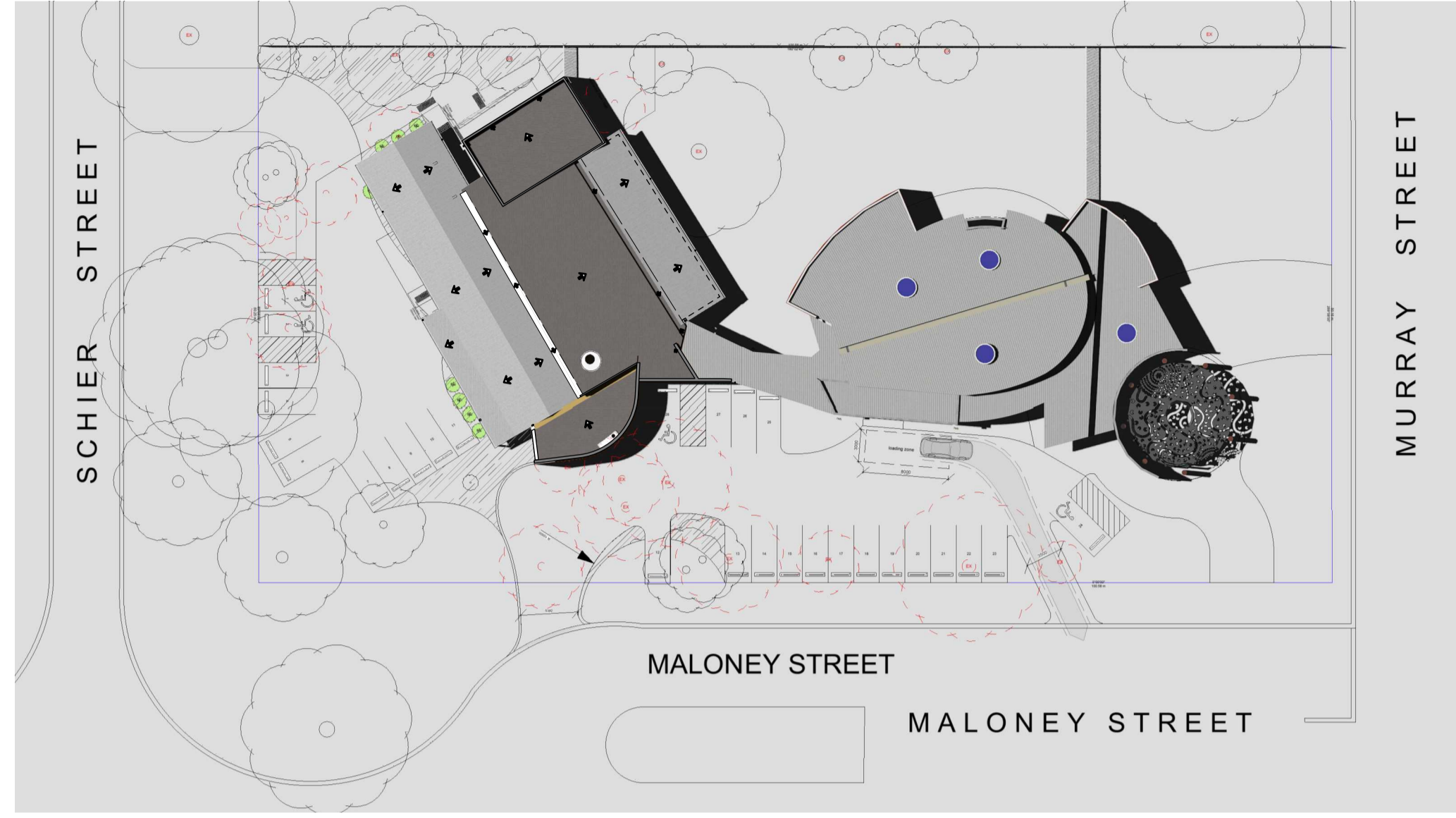
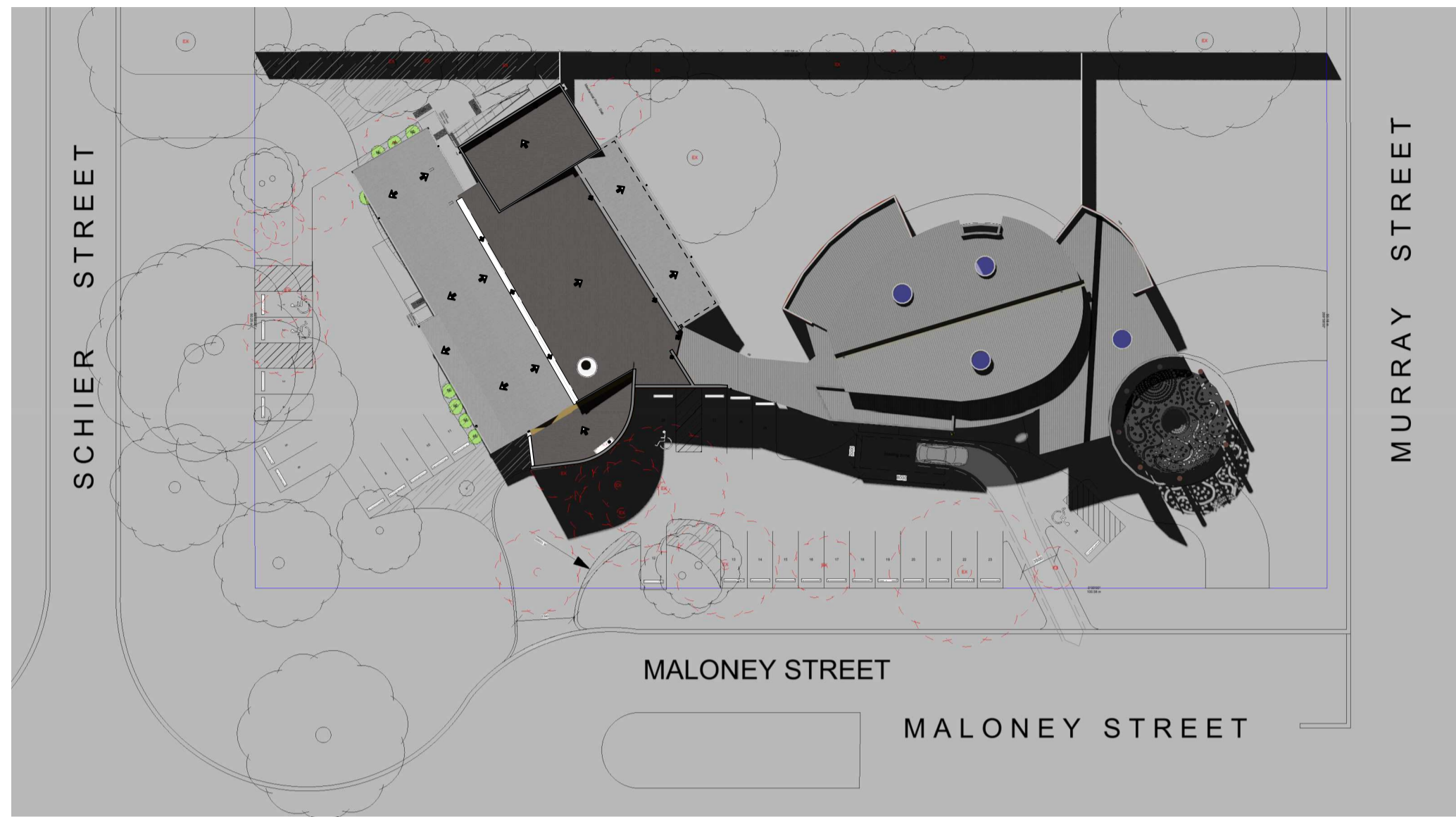
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DRAWING
Site Plan - Proposed




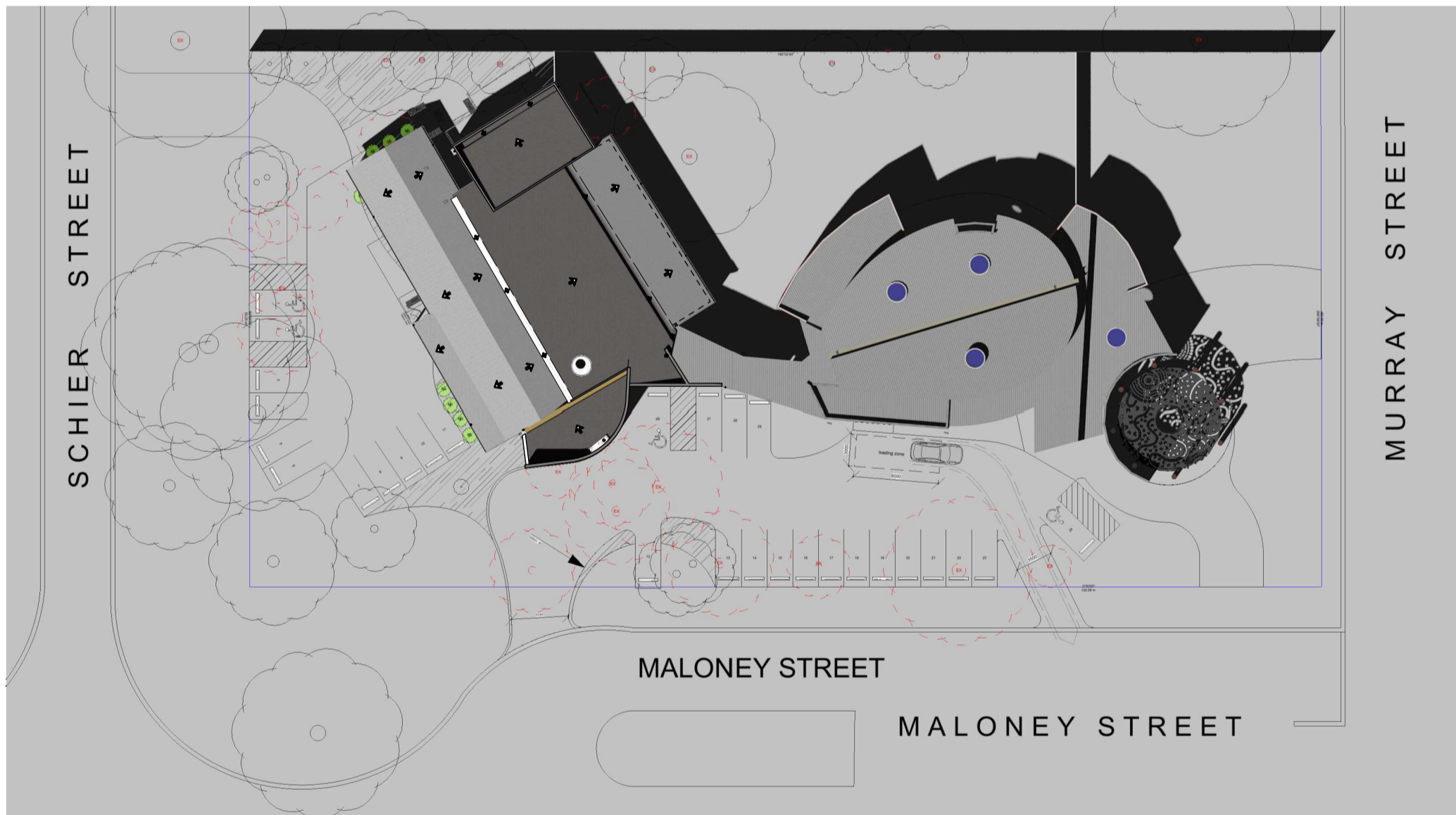
PROJECT #	2020-547	DWG STATUS	P
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1
Shadow Diagram 9am 22/09
 Scale: 1:500


1
Shadow Diagram 12pm 22/09
 Scale: 1:500




1
Shadow Diagram 3pm 22/09
 Scale: 1:500

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DRAWING
Site Plan - Shadow diagrams

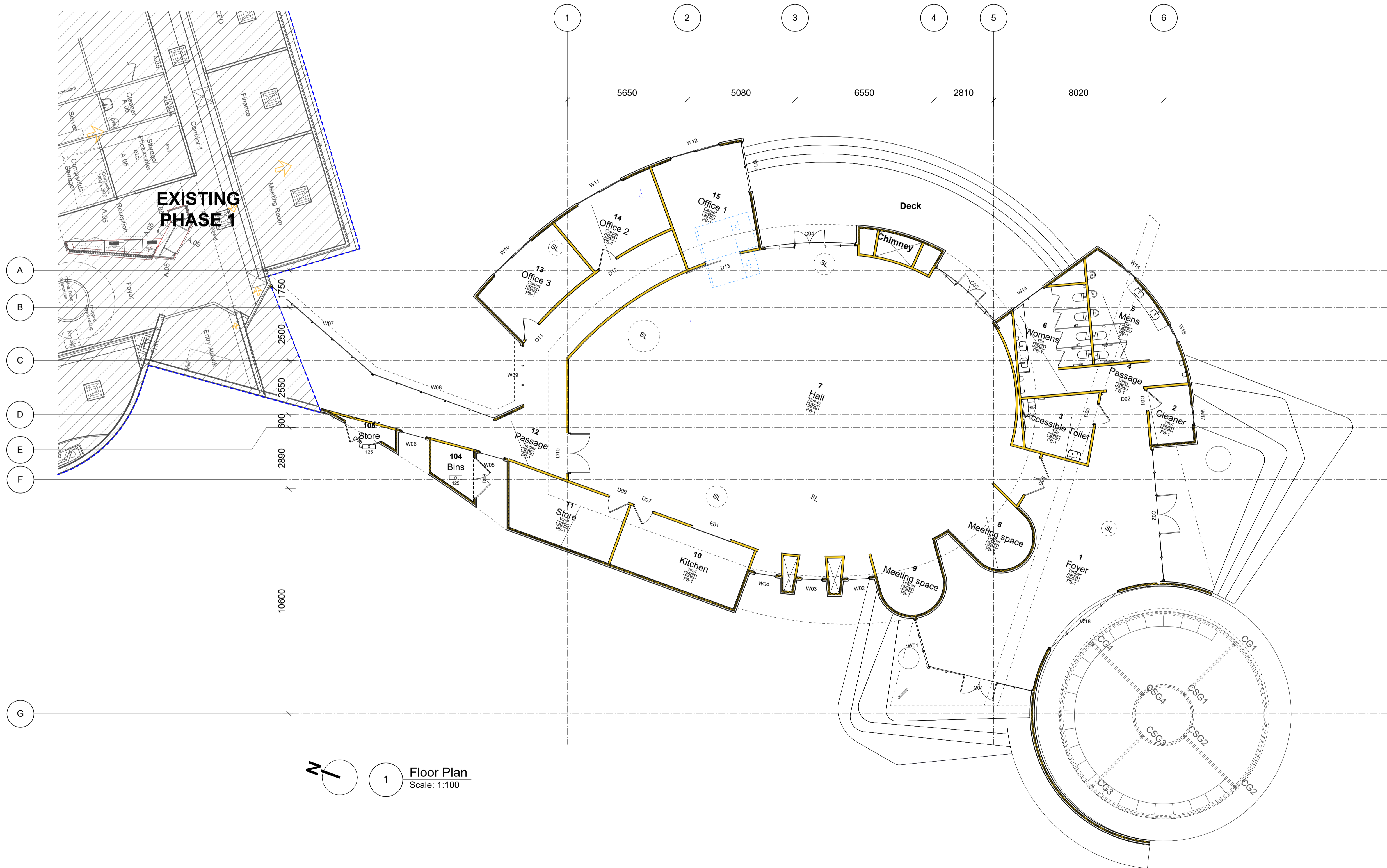


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Floor Plan Notes

1. All dimensions to be checked on site
2. All services and surfaces damaged or disturbed during the progress of these works are to be made good with materials of a similar nature to match existing conditions.
3. Any new Cross over to comply with Council Engineer Department standard drawings.
4. Backfill of all services under pavements and 500mm beyond shall be 20mm nominal size crushed rock Class 2 from above the service bedding material to the underside of pavement upgrade.
5. Backfill service trenches as soon as possible after approval of laid and bedded service. Compact to the required density.
6. Below ground services penetrating external walls of buildings to have 25mm clear space around pipes. Annular space to be filled with an approved water tight flexible material.
7. Contractor shall arrange application, permits and final certificates from the regulatory authorities for water supply, sewerage (inc. trade waste) and sanitary plumbing.
8. Contractor to be responsible for setting out of dimensions. Verify any discrepancies with Architect prior to commencing works.
9. Contractor to confirm all existing service locations on site prior to work commencing.
10. Do not scale drawings.
11. Door Thresholds – where the threshold of a doorway is more than 230mm above the adjoining surface it must incorporate steps having riser (R) and going (G) dimensions in accordance with Part 3.9.1.2 NCC.
12. Fireplace to comply with NCC Part 3.7.3 and all relevant standards.
13. FW-Denotes floor waste
14. Glazing – Safety glazing to NCC 3.6.4.5, AS1288 and all relevant standards. Refer BAL Assessment for further requirements.
15. On completion of these works all debris and surplus excavated material shall be removed from site.
16. Provide lift off hinges if required to W/C
17. Provide thermal insulation to all walls surrounding internal unconditioned spaces as per NCC. Refer energy rating for requirements.
18. Smoke Alarms – Smoke alarm(s) to comply with Part 3.7.2 of NCC, AS3786-2014, and all relevant standards. Smoke alarm(s) to be hardwired and interconnected with battery backup.
19. Subfloor spaces must-
-Be provided with openings in external walls and internal subfloor walls in accordance with Table 3.4.1.1 for the climatic zones given in Figure 3.4.1.
-Have clearance between the ground surface and the underside of the lowest horizontal member of the subfloor of 400mm.
20. Subfloor ventilation – must comply with NCC Part 3.4.1.2
21. Termitte Protection - The dwelling must be provided with a subterranean termitte management system conforming to Australian standard AS3660.1 or Part 3.1.3 of the NCC.
22. The Contractor shall verify all levels, dimensions and locations of all works and services on site.
23. These drawings have been prepared for a Building Permit only and are not to be regarded as full tender drawings.
24. Ventilation of roof spaces-3.8.7.4
(a)Where an exhaust system covered by 3.8.7.3 discharges into a roof space, the roof space must be ventilated to outdoor air through evenly distributed openings.
(b)Openings required by (a) must have a total unobstructed area of 1/300 of the respective ceiling area if the roof pitch is more than 22°, or 1/150 of the respective ceiling area if the roof pitch is not more than 22°.
(c)30% of the total unobstructed area required by (b) must be located not more than 900 mm below the ridge or highest point of the roof space, measured vertically, with the remaining required area provided by eave vents.
25. WC: 3.8.3.3 Construction of Sanitary compartments.
The door to a fully enclosed sanitary compartment must-
(a) open outwards; or
(b) slide; or
(c) be readily removable from the outside of the compartment, unless there is a clear space of at least 1.2m, measured in accordance with the Figure 3.8.3.3, between the closet pan within the sanitary compartment and the doorway.
26. Wet Areas & External Waterproofing- All building elements in wet areas must be waterproof or water resistant in accordance with NCC table 3.8.1.1 and comply with AS3740.



1 Floor Plan
Scale: 1:100

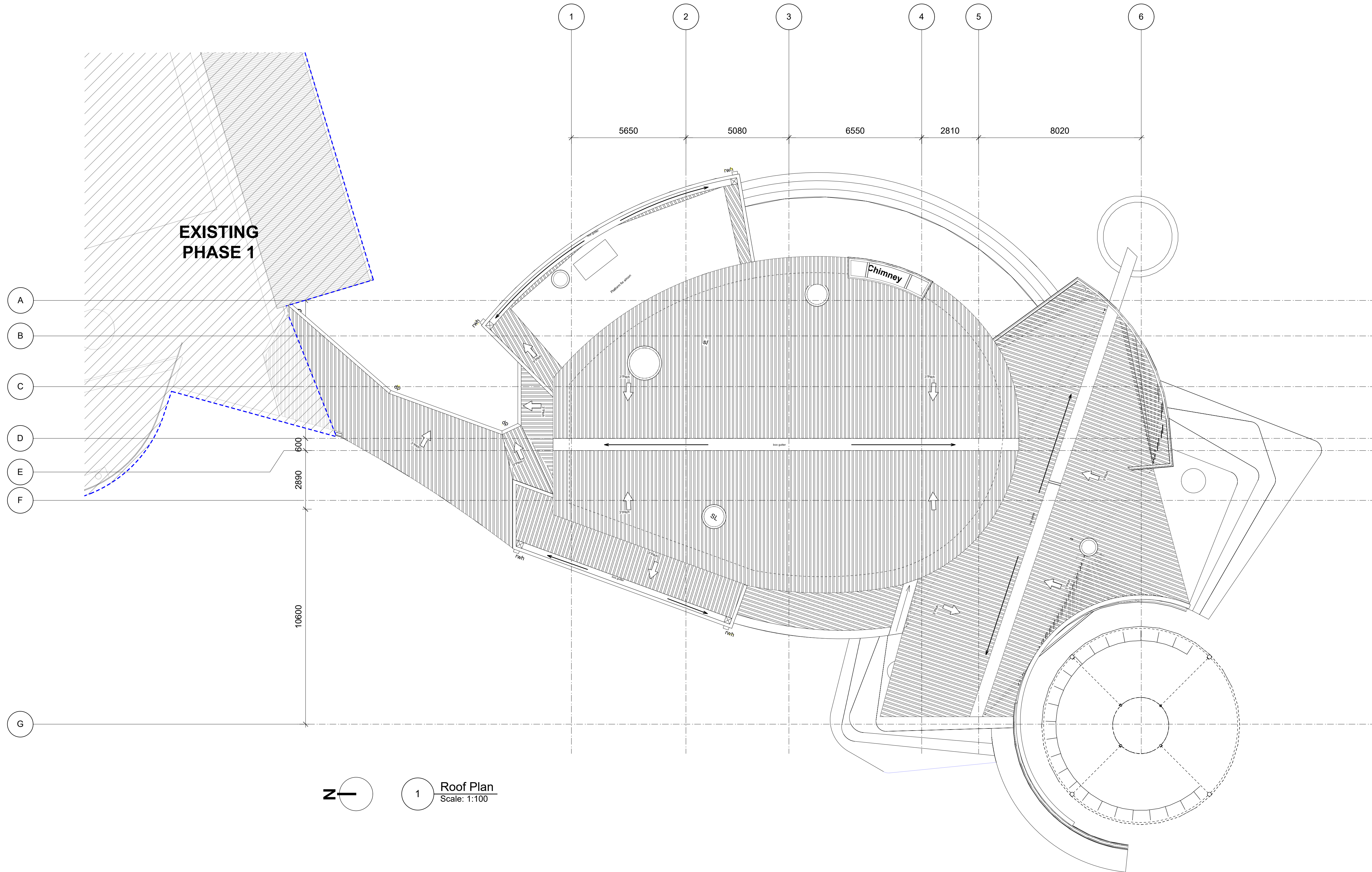
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ADDRESS
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DRAWING
General Arrangement Plan- Ground Floor



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1 Roof Plan
Scale: 1:100

Roof Notes

1. Box gutter must be installed with a fall not less than 1:100 and as designed in accordance with AS/NZS 3500.3.
2. Ceiling insulation refer to energy report.
3. Klip-Lok 700 Hi-Strength Roof Sheet at 3 degree pitch, to steel top hat battens on timber proprietary trusses.
4. Contractor to allow to provide Colorbond flashing to parapet walls/ Gable ends and the like.
5. Contractor to be responsible for locating existing stormwater discharge point. Storm water design to be in accordance with local councils requirements and civil engineer's design. Obtain approved discharge point as required.
6. Dashed lines denote walls under.
7. DP-Denotes location of 90mm Dia. sewer grade PVC down pipes. Paint colour to be selected.
8. Fall on box gutters to be a min. 1 in 200 in accordance with AS3500.3. All box gutters are to be lined with 0.60 BMT Zinalume. Table 3.2 of AS1562 may be used as a guide to compatibility of metals. Box gutters to be a min. 300mm in width and 75mm depth.
9. Horizontal and vertical hatching indicates open shade structure and direction of RHS profiles, refer detail.
10. Refer to energy requirements and BAL requirements.
11. Refer to structural drawings and truss manufacturer's design. Provide sarking overlapped 150mm at joints and lapped 50mm into gutters. Colour of colorbond to be selected in accordance with energy report

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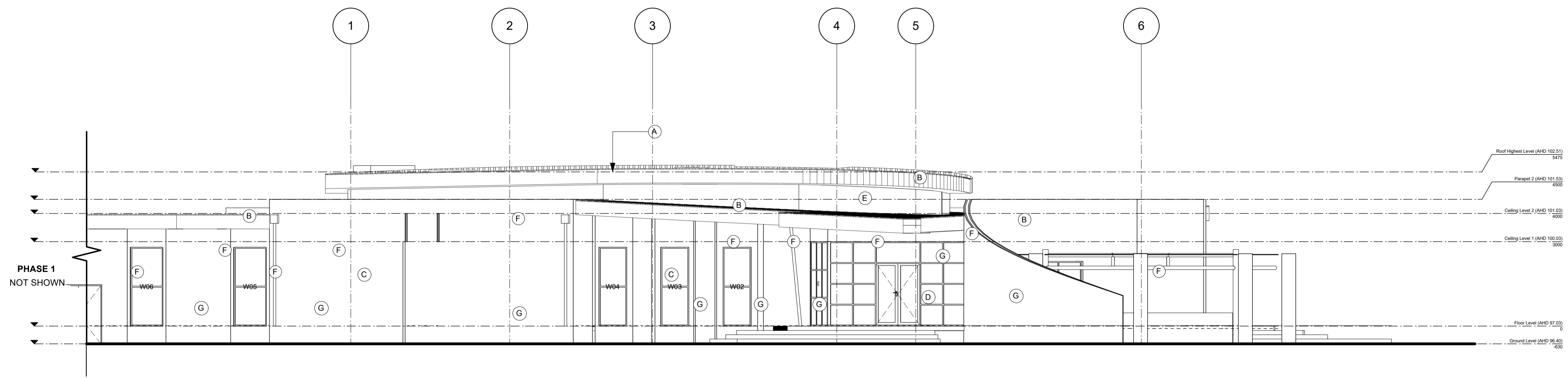
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General Arrangement Plan - Roof

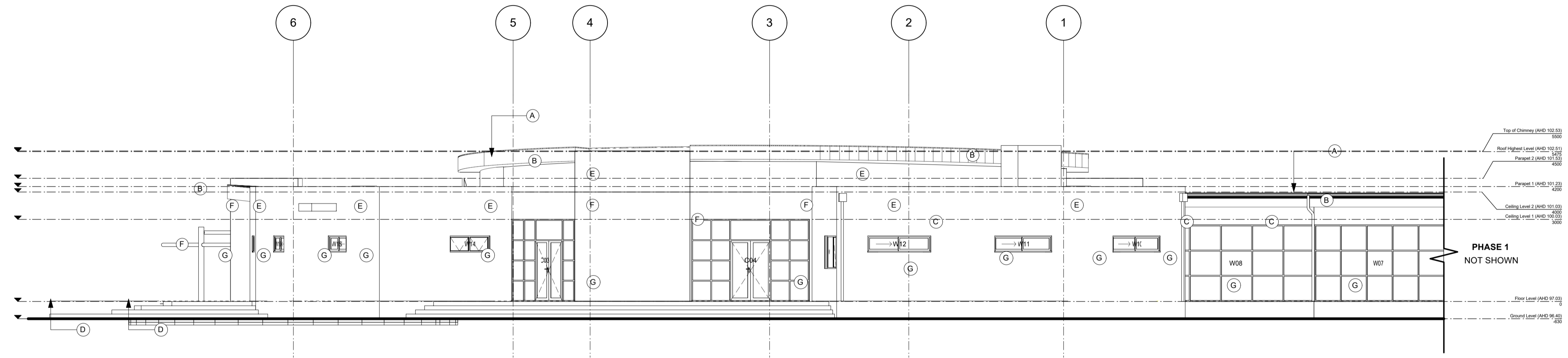


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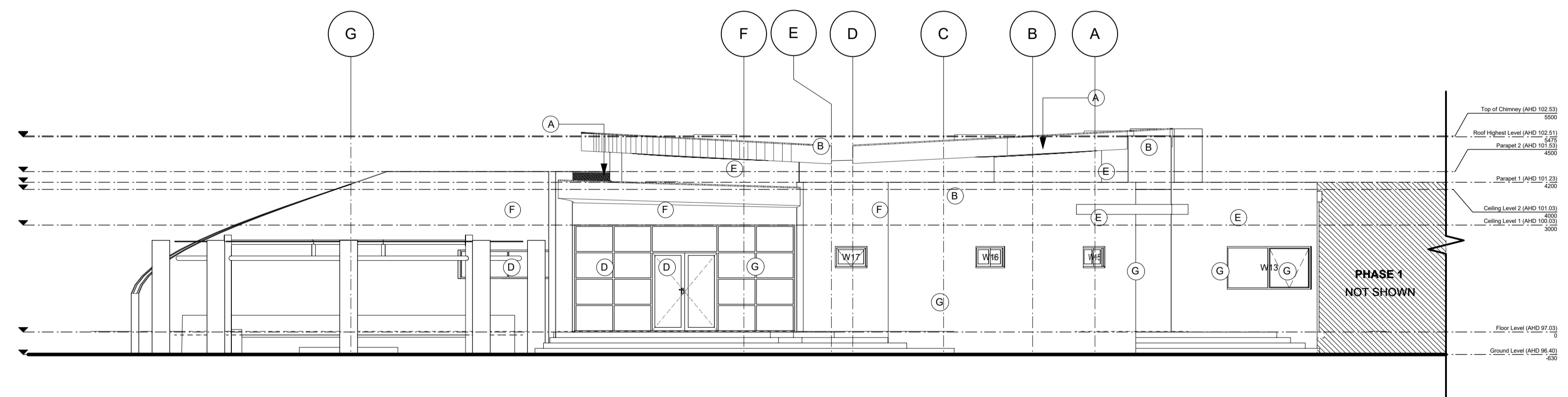
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1 West Elevation
Scale: 1:100



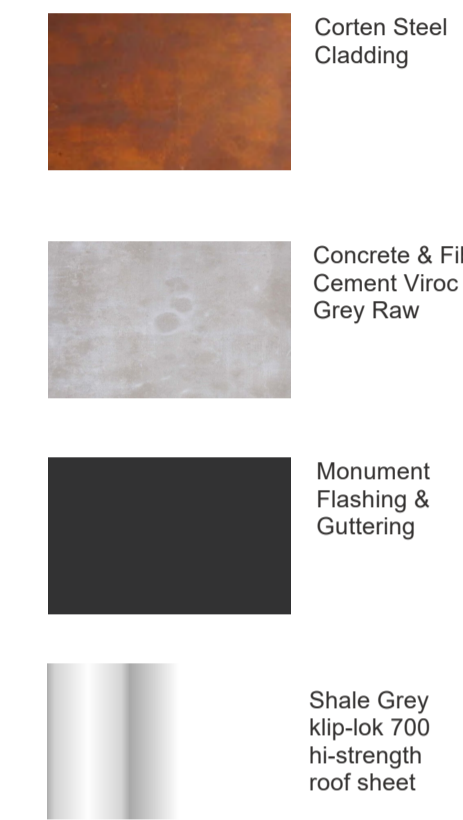
2 East elevation
Scale: 1:100



3 South Elevation
Scale: 1:100

Elevation Legend

- A. Klip-lok 700 hi-strength roof sheet at 3 degree pitch, to steel top hat battens on steel proprietary trusses.
- B. Colorbond Gutter & Colorbond fascia, type & colour to be selected.
- C. 90mm PVC sewer grade downpipe, painted finish colour to be selected.
- D. SHS Post, painted finish
- E. Corten Steel cladding on steel frame.
- F. External wall with concrete & fibre cement Viroc - Grey Raw
- G. Powdercoated sealed aluminum improved windows / doors refer to window schedule for sizes.



4 Colour Scheme

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DRAWING
Elevations



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1 Isometric 1
Scale: 1:100



2 Isometric 2
Scale: 1:300



3 Isometric 3
Scale: 1:300

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Isometric



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