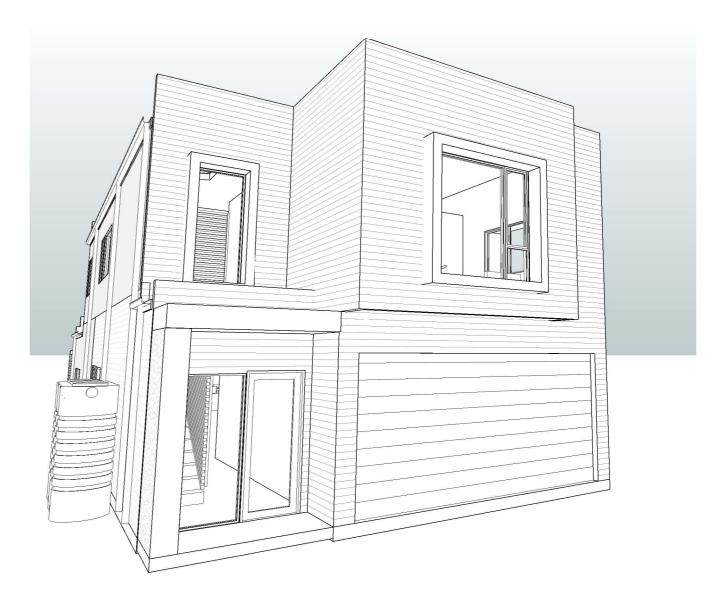
PROPOSED NEW HOUSE FOR TAN

3 DUNKELD AVENUE, HURLSTONE PARK NSW

REAL PROPERTY DESCRIPTION

LOT 2, DP 23316 AREA: 398.4m²

	CONSTRUCTION DRAWING SCHEDULE				
No	No DRAWING NAME				
CD01	COVER SHEET	Н			
CD02	SITE PLAN - EXISTING/DEMOLISHED PLAN	Н			
CD03	SITE PLAN - PROPOSED	Н			
CD04	GROUND FLOOR PLAN - PROPOSED	Н			
CD05	FIRST FLOOR PLAN - PROPOSED	Н			
CD06	ELEVATIONS - PROPOSED	Н			
CD07	ELEVATIONS - PROPOSED	Н			
CD08	SECTIONS	Н			
CD09	CONSTRUCTION DETAILS 1	Н			
CD10	CONSTRUCTION DETAILS 2	Н			
CD11	LIGHTWEIGHT CLADDING CONSTRUCTION DETAILS	Н			
CD12	SLAB SETOUT PLAN	Н			
CD13	ROOF PLAN	Н			
CD14	SERVICES PLAN	Н			
CD15	ELECTRICAL PLAN	Н			
CD16	WINDOW AND DOOR SCHEDULE	Н			
CD17	WINDOW SCHEDULE ELEVATION	Н			
CD18	DOOR SCHEDULE ELEVATION	Н			
CD19	BASIX COMPLIANCE REQUIREMENTS	Н			
CD20	SHADOW DIAGRAMS	Н			
CD22	STANDARD NOTES	Н			





CONSTRUCTION DRAWINGS

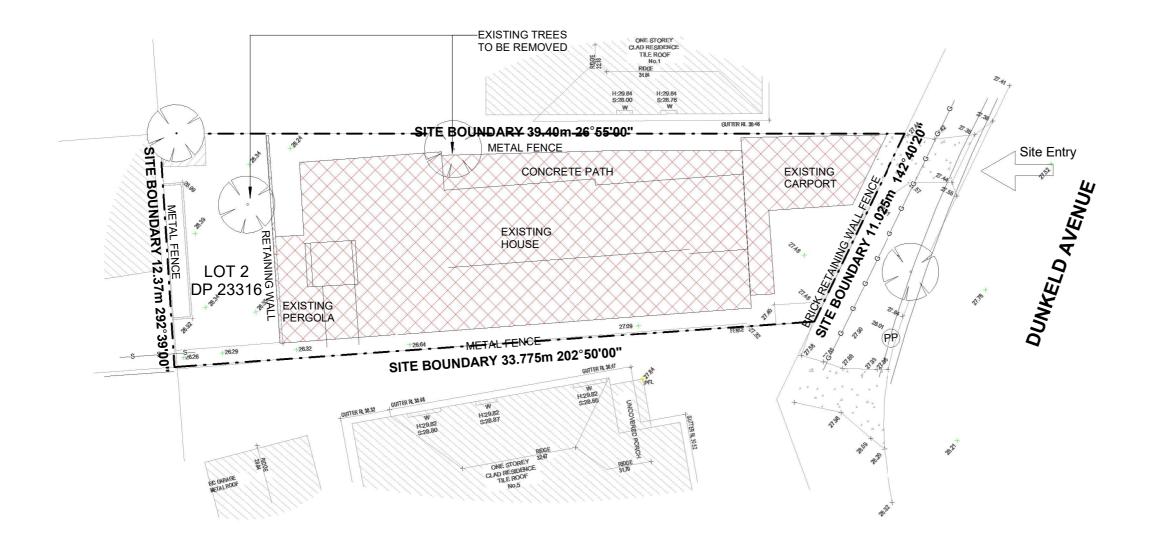




ALL DIMENSIONS TO BE CONFIRMED ON SITE BEFORE ORDERING OR PREFABRICATING WORKS. CLARIFY ANY DISCREPANCIES BEFORE PROCEEDING. DO NOT SCALE FROM DRAWINGS. THESE DESIGNS AND PLANS ARE SUBJECT TO THE COPYRIGHT ACT OF 1968 AND THE COPYRIGHT AMENDMENT (MORAL RIGHTS) BILL 1999 AND ARE NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE PROPRIETOR.

REV	DESCRIPTION	DATE
Α	CONSTRUCTION DRAWINGS ISSUE	06/02/202
В	CHANGES 1	30/03/202
С	CHANGES 2	08/04/202
D	CHANGES 3	09/05/202
E	CHANGES 4	24/08/202
F	CHANGES 5	06/09/202
G	CHANGES 6	23/09/202
Н	CHANGES 7	18/10/202

2	1	2 1071					
2	JOB NO:	21047			NO SCALE	CD01	l H
<u>2</u>	-	DESIGNER		DF			
2	DESIGNED BY:	DESIGNER	DRAWN BY:	BP	DRAWING SCALE:	DRAWING NUMBER:	REV:
2	3 DUNKELD	AVENUE, HURLS	STONE PARK N	NSW			
2				10147	00121101121		
2	PROPOSED NEW HOUSE FOR TAN			COVER SHEET			
	PROJECT:				DRAWING TITLE:		





ALL DIMENSIONS ARE NOMINAL. UNDER GROUND CONDITIONS ARE ASSUMED UNTIL PROPERLY SURVEYED.

ASBESTOS REMOVAL TO COMPLY WITH NATIONAL OCCUPATIONAL HEALTH & SAFETY COMMISSION (NOHSC 2002)

ANY DAMAGE CAUSED BY DEMOLITION TO BE MADE GOOD

CONSTRUCTION DRAWINGS

REV:

Н

1

SITE PLAN - EXISTING/DEMOLISHED PLAN

SCALE 1: 200 @ A3

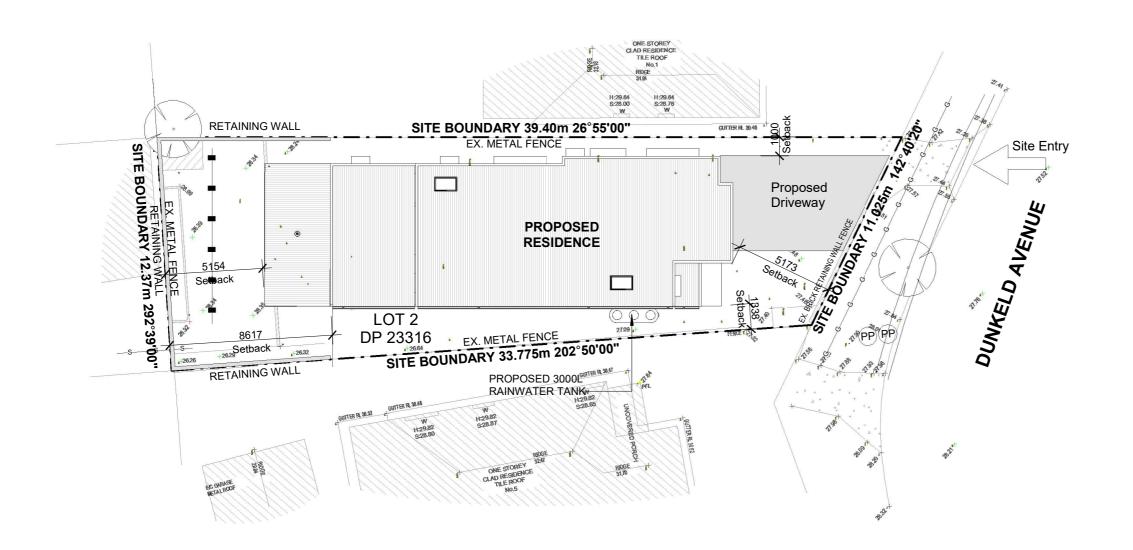




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G	CHANGES 6	23/09/2022
Н	CHANGES 7	18/10/2022
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PROJECT:				DRAWING TITLE:		
PROPOSED NEW HOUSE FOR TAN				SITE PLAN - EXISTING/DEMOLISHED PLAN		
3 DUNKELD AVENUE, HURLSTONE PARK NSW						
DESIGNED BY:	DESIGNER	DRAWN BY:	BP	DRAWING SCALE:	DRAWING NUMBER:	
JOB NO: 21047				As indicated @ A3	CD02	



REAL PROPERTY DESCRIPTION

LOT 2, DP 23316 AREA: 398.4m²

LEGEND

EXISTING TREE

—G— GAS PIPE

(PP) POWER POLE

SEWER LINE

SEDIMENT CONTROL BARRIER

NOTE: ALL SERVICES SHOWN ARE FROM INFORMATION SUPPLIED BY DIAL BEFORE YOU DIG AND SURVEY

SITE COVERAGE		
EXISTING:	254m2 / 64%	
PROPOSED:	185m2 / 46%	

Gross Floor Area: 222.5m²

Floor Space Ratio: 0.55:1







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F	CHANGES 5	06/09/2022	L
G	CHANGES 6	23/09/2022	
Н	CHANGES 7	18/10/2022	

,	PROJECT:	NEW HOUSE EO	DTAN	
2) NEW HOUSE FO) AVENUE, HURLS		NSW
2		AVENUE, HOREC		NOVV
2	DESIGNED BY:	DESIGNER	DRAWN BY:	BP
2	JOB NO:	21047		

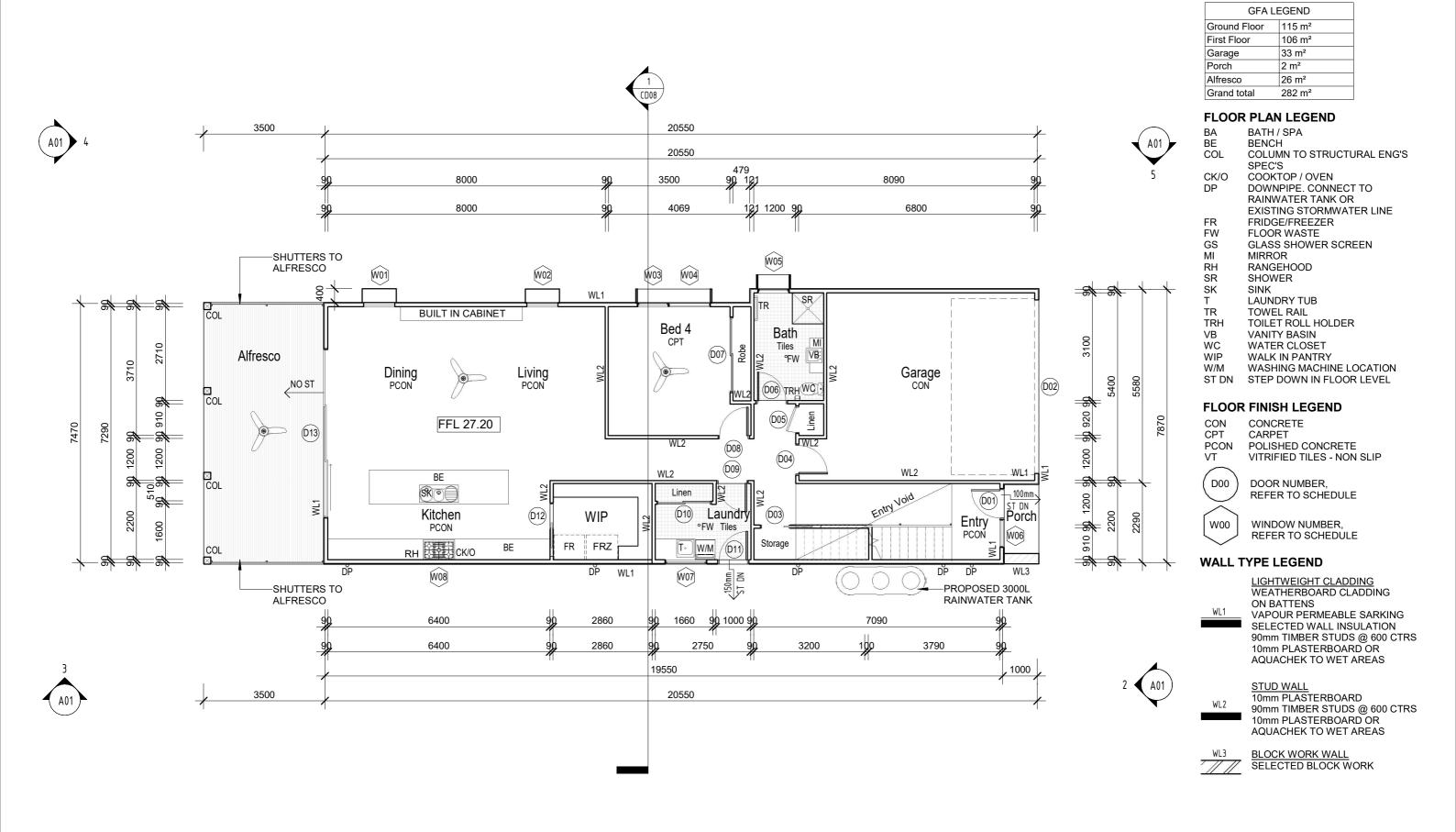
21047

CONSTRUCTION DRAWINGS SITE PLAN - PROPOSED

DRAWING SCALE: DRAWING NUMBER: REV: **CD03** Н 1:200 @ A3

DRAWING TITLE:

BP









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G	CHANGES 6	23/09/2022
Н	CHANGES 7	18/10/2022

2	PROJECT: PROPOSED 3 DUNKELD	R TAN STONE PARK	NSW	
2	DESIGNED BY:	DESIGNER	DRAWN BY:	BP
2	JOB NO:	21047		

21047

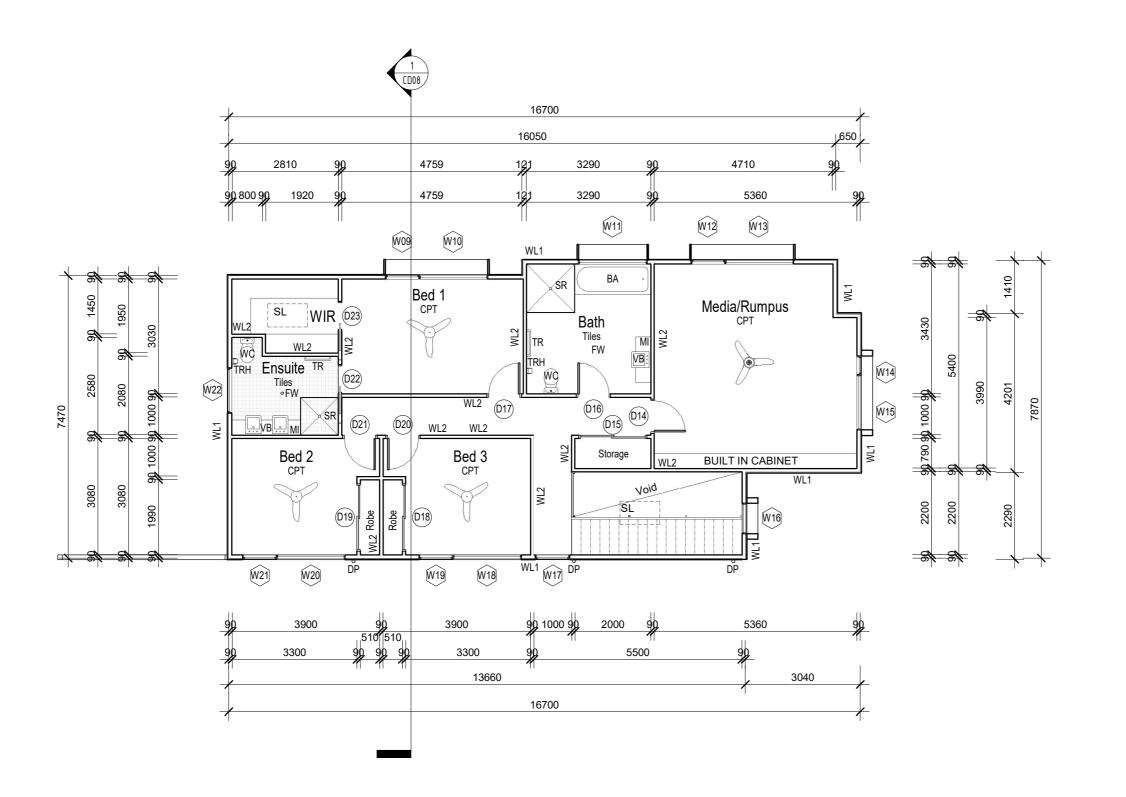
BP

CONSTRUCTION DRAWINGS DRAWING TITLE:

DRAWING SCALE: DRAWING NUMBER: REV: **CD04** As indicated @ A3

GROUND FLOOR PLAN - PROPOSED

Н



GFA LI	EGEND
Ground Floor	115 m²
First Floor	106 m²
Garage	33 m²
Porch	2 m²
Alfresco	26 m²
Grand total	282 m²

FLOOR PLAN LEGEND

BE BENCH

COLUMN TO STRUCTURAL ENG'S COL

SPEC'S

CK/O COOKTOP / OVEN

DOWNPIPE. CONNECT TO RAINWATER TANK OR EXISTING STORMWATER LINE

FRIDGE/FREEZER FR FW FLOOR WASTE

GLASS SHOWER SCREEN

GS MI MIRROR RANGEHOOD RH SR SHOWER

SK

LAUNDRY TUB TR

TOWEL RAIL TOILET ROLL HOLDER TRH VΒ VANITY BASIN WC WATER CLOSET

WIP WALK IN PANTRY W/M

WASHING MACHINE LOCATION STEP DOWN IN FLOOR LEVEL

FLOOR FINISH LEGEND

CON CONCRETE CPT

CARPET

PCON POLISHED CONCRETE VT VITRIFIED TILES - NON SLIP

D00

DOOR NUMBER, REFER TO SCHEDULE

W00 WINDOW NUMBER,

REFER TO SCHEDULE

WALL TYPE LEGEND

LIGHTWEIGHT CLADDING WEATHERBOARD CLADDING

ON BATTENS

VAPOUR PERMEABLE SARKING SELECTED WALL INSULATION

90mm TIMBER STUDS @ 600 CTRS 10mm PLASTERBOARD OR AQUACHEK TO WET AREAS

STUD WALL 10mm PLASTERBOARD 90mm TIMBER STUDS @ 600 CTRS 10mm PLASTERBOARD OR AQUACHEK TO WET AREAS



BLOCK WORK WALL SELECTED BLOCK WORK

FIRST FLOOR PLAN - PROPOSED

SCALE 1:100 @ A3



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A CONSTRUCTION DRAWINGS ISSUE 06/6 B CHANGES 1 30/6 C CHANGES 2 08/6 D CHANGES 3 09/6 E CHANGES 4 24/6 F CHANGES 5 06/6	
B CHANGES 1 30/05 C CHANGES 2 08/05 D CHANGES 3 09/05 E CHANGES 4 24/05 F CHANGES 5 06/05	DATE
C CHANGES 2 08/05 D CHANGES 3 09/05 E CHANGES 4 24/05 F CHANGES 5 06/05	02/2022
D CHANGES 3 09/05 E CHANGES 4 24/05 F CHANGES 5 06/05	03/2022
E CHANGES 4 24/C F CHANGES 5 06/C	04/2022
F CHANGES 5 06/0	05/2022
	08/2022
G CHANGES 6 23/0	09/2022
	09/2022
H CHANGES 7 18/1	10/2022

PROJECT:					
PROPOSED	PROPOSED NEW HOUSE FOR TAN				
3 DUNKFI D	3 DUNKELD AVENUE, HURLSTONE PARK NSW				
O DOMNEED AVENUE, HONEO FORE I ANN HOW					
DESIGNED BY:	Designer	DRAWN BY:	Author		

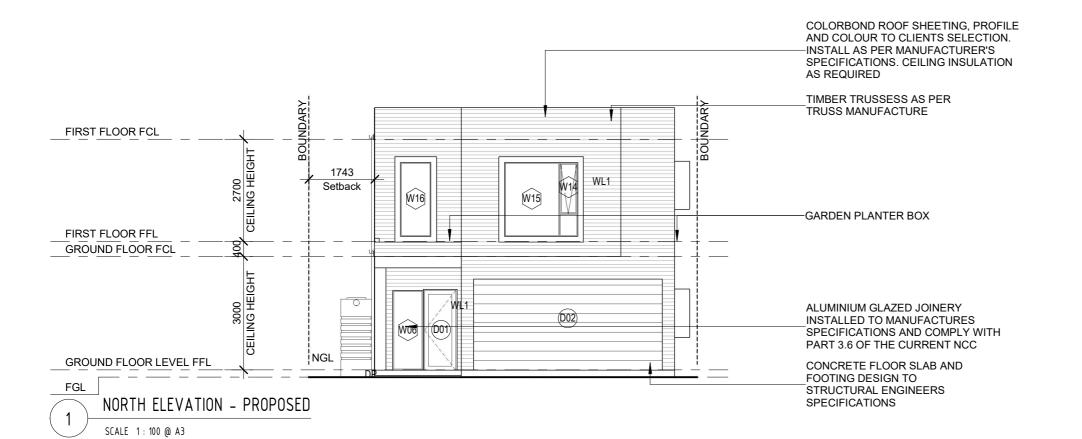
21047

JOB NO:

CONSTRUCTION DRAWINGS DRAWING TITLE: FIRST FLOOR PLAN - PROPOSED

DRAWING SCALE: DRAWING NUMBER: **CD05** As indicated @ A3

REV: Η



ELEVATION LEGEND

COLORBOND ROOF SHEETING CB

CL DP **CLOTHES LINE**

COLORBOND DOWNPIPE.

CONNECT TO RAINWATER TANK OR EXISTING STORMWATER LINE

FINISHED CEILING LINE FFL FINISHED FLOOR LINE FGL FINISHED GROUND LINE NGL NATURAL GROUND LINE

D00

DOOR NUMBER, REFER TO SCHEDULE



WINDOW NUMBER, REFER TO SCHEDULE

COLORBOND ROOF SHEETING, PROFILE AND

WALL TYPE LEGEND

LIGHT WEIGHT CLADDING

COLOUR TO CLIENTS SELECTION. INSTALL AS PER MANUFACTURER'S SPECIFICATIONS. CEILING INSULATION AS REQUIRED TIMBER TRUSSESS AS PER RL 34.15 TRUSS MANUFACTURE COLORBOND FASCIA & FIRST FLOOR FCL EAVES GUTTER 2700 CEILING HEIGHT 8529 WL1 5059 W20 W17 W21 WL1 W19 Setback Setback 7140 O/A HEIGHT -Garden Planter Box FIRST FLOOR FFL GROUND FLOOR FCL ALUMINIUM GLAZED JOINERY **INSTALLED TO MANUFACTURES** SPECIFICATIONS AND COMPLY W08 WITH PART 3.6 OF THE CURRENT WL3 (D11) -RETAINING WALL DP DP RETAINING WALL GROUND FLOOR LEVEL FFL DP RL 27.01 RL 27.01 FGL CONCRETE FLOOR SLAB AND RL 26.57 RL 26.589 FOOTING DESIGN TO RL 26.41 STRUCTURAL ENGINEERS **SPECIFICATIONS**

DATE



EAST ELEVATION - PROPOSED

SCALE 1:100 @ A3

CONSTRUCTION DRAWINGS





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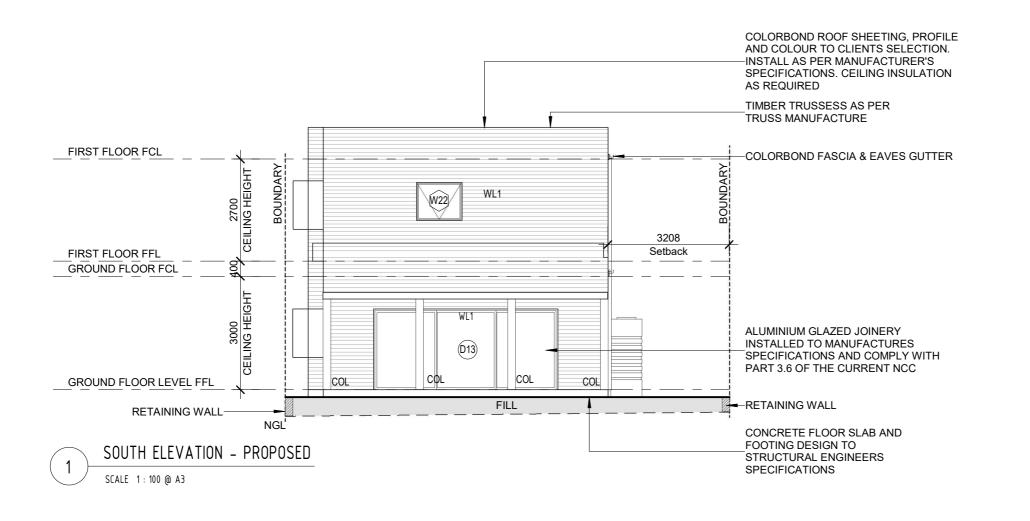
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Н	CHANGES 7	18/10/2022

DESCRIPTION

REV

	PROJECT:				DRAWING TITLE:		
022 022	PROPOSED	NEW HOUSE FO	R TAN		ELEVATIONS - PROPOS	SED	
)22)22	3 DUNKELD	AVENUE, HURLS	TONE PARK N	ISW			
)22)22	DESIGNED BY:	DESIGNER	DRAWN BY:	BP	DRAWING SCALE:	DRAWING NUMBER:	REV:
022 022 022	JOB NO:	21047			As indicated @ A3	CD06	Н



ELEVATION LEGEND

CB COLORBOND ROOF SHEETING

CL CLOTHES LINE

COLORBOND DOWNPIPE.

CONNECT TO RAINWATER TANK OR EXISTING STORMWATER LINE

FCL FINISHED CEILING LINE
FFL FINISHED FLOOR LINE

FFL FINISHED FLOOR LINE FGL FINISHED GROUND LINE NGL NATURAL GROUND LINE



DOOR NUMBER, REFER TO SCHEDULE



DRAWING TITLE:

DRAWING SCALE:

As indicated @ A3

ELEVATIONS - PROPOSED

DRAWING NUMBER:

CD07

RĘV:

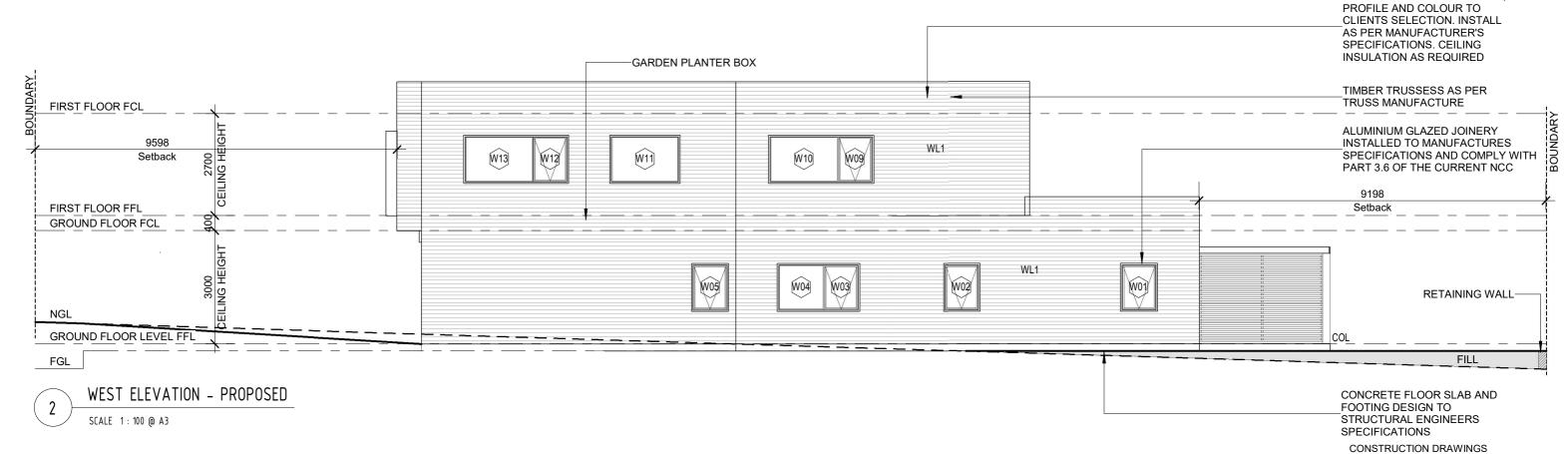
βH

WINDOW NUMBER, REFER TO SCHEDULE

COLORBOND ROOF SHEETING,

WALL TYPE LEGEND

WL1 LIGHT WEIGHT CLADDING



DATE PROJECT:

DESIGNED BY:

JOB NO:

30/03/202

08/04/202

09/05/2022

24/08/2022

06/09/2022

PROPOSED NEW HOUSE FOR TAN

DESIGNER

21047

3 DUNKELD AVENUE, HURLSTONE PARK NSW

DRAWN BY:

DESCRIPTION

A CONSTRUCTION DRAWINGS ISSUE

B CHANGES 1

C CHANGES 2

D CHANGES 3

E CHANGES 4

F CHANGES 5

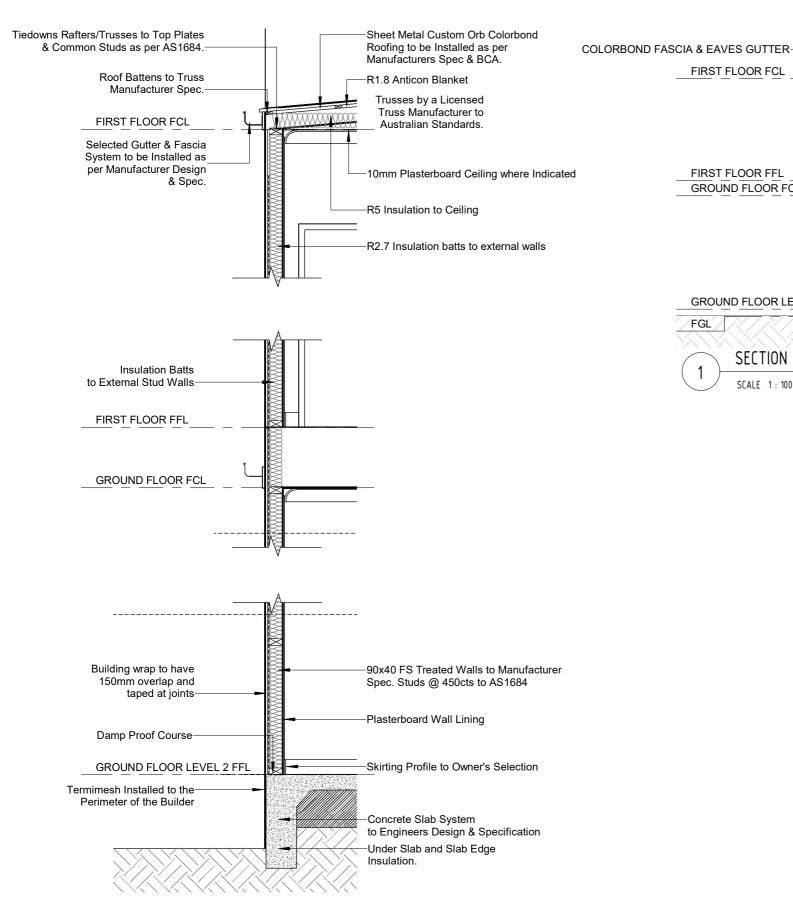
G CHANGES 6

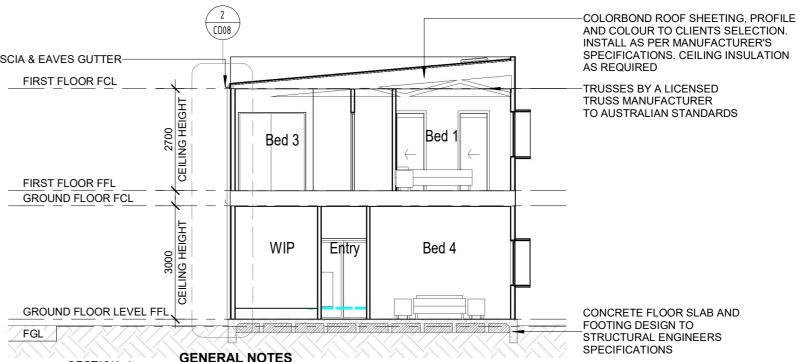
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SECTION 1 SCALE 1:100 @ A3

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH RELEVANT CODES. IT IS THE BUILDERS RESPONSIBILITY TO ENGAGE PROFESSIONAL SITE SUPERVISION FOR ALL STRUCTURAL WORKS. ANY DISCREPANCIES ON SITE/AND OR DRAWINGS SHOULD BE REPORTED TO GREEN HOME AUSTRALIA BEFORE PROCEEDING SUBJECT TO WRITTEN INSTRUCTIONS.

STEELWORK:

ALL STEELWORK TO BE GRADE 250 UNLESS NOTED OTHERWISE. SQUARE AND RECTANGULAR HOLLOW SECTIONS TO BE GRADE 350. FABRICATION AND ERECTION GENERALLY TO COMPLY WITH AS1250 - STEEL STRUCTURES CODE. ALL WELDS TO BE 5MM FILLET OR FULL STRENGTH BUTT WELDS UNLESS OTHERWISE NOTED. PROVIDE ALL CLEATS, BRACKETS, HOLES ETC. NECESSARY TO COMPLETE THE WORK. ALL STEEL GUSSET PLATES TO BE 6MM THICK WITH HOLE CENTRES 2 DIAMETERS FROM EDGES, UNLESS OTHERWISE NOTED. ALL HOLES TO BE DRILLED OR PUNCHED 2MM OVERSIZE UNLESS NOTED OTHERWISE. ALL STEELWORK TO BE PRIME PAINTED PRIOR TO ERECTION, EXCEPT STEELWORK WHICH IS TO BE EMBEDDED IN CONCRETE (WHICH MUST BE FREE FROM ALL GREASE, PAINT AND LOOSE PARTICLES)ALL BOLTS CONNECTING STEEL TO STEEL TO BE M12 MINIMUM UNLESS NOTED OTHERWISE. PROVIDE ALL BRACING AS NECESSARY DURING ERECTION.

FOOTINGS:

CONCRETE STRENGTH TO BE 20 MPA MINIMUM UNLESS NOTED OTHERWISE (EXCEPT BLINDING CONCRETE - MINIMUM 15 MPA). ALL FOOTING PADS ARE TO BE FOUNDED ON SOIL OF 100KPA MINIMUM AND MUST BE OF THE MINIMUM SIZE SHOWN ON THE WORKING DRAWINGS. IF 100 KPA BEARING CAPACITY CANNOT BE ACHIEVED, CONSULT WITH THE ENGINEER BEFORE PROCEEDING. ALL EXCAVATIONS TO BE CLEAN AND DRY BEFORE POURING CONCRETE AND APPROVAL OF BUILDING AUTHORITY OBTAINED.

ALL CONCRETE TO BE ACCURATELY FORMED TO THE DIMENSIONS SHOWN ON THE DRAWINGS WITH NO ALLOWANCE FOR FINISHES. REINFORCEMENT SHOULD BE INSPECTED BY COUNCIL OR A PRIVATE CERTIFIER AS ARRANGED BY THE BUILDER. FORMWORK IS TO REMAIN IN PLACE FOR A MINIMUM OF SEVEN (7) DAYS.

THE PROPERTIES OF THE CONCRETE AT 28 DAYS TO BE AS FOLLOWS:-FOOTING: 75MM SLUMP 20 MPA 20MM AGGREGATE

75MM SLUMP SLAB: 14MM AGGREGATE

CONCRETE IS TO BE MECHANICALLY VIBRATED FREE OF AIR VOIDS DURING PLACEMENT TAKING CARE NOT TO DISPLACE THE REINFORCEMENT

CONTINUOUSLY CURE CONCRETE BY PONDING OR OTHER APPROVED METHOD FOR 7 DAYS AFTER THE POURING.

REINFORCEMENT:

ALL REINFORCEMENT TO BE ACCURATELY PLACED AND WIRED INTO POSITION, TAKING CARE NOT TO PUNCTURE THE WATERPROOF MEMBRANE WHERE SPECIFIED. SUPPORT ALL REINFORCEMENT ON BAR CHAIRS AT 1200 MM CTRS. WIRE FABRIC TO COMPLY WITH

AS1304 WITH MINIMUM LAPS OF 225MM. LAPS AT SPLICES TO BE 500MM MINIMUM UNLESS SPECIFIED OTHERWISE.

U.N.O STRUCTURAL AND REINFORCED BRICKWORK MUST BE CONSTRUCTED FROM BRICKS OF MINIMUM COMPRESSIVE STRENGTH 40 MPA, AND CONFORM TO THE REQUIREMENTS OF AS3700 SAA MASONRY CODE. ALL BED AND PROPEND JOINTS SHALL BE SOLIDLY FILLED WITH MORTAR, WITHOUT FURROWING, TO A MAXIMUM THICKNESS OF 10MM. JOINTS SHALL BE NOT LESS THAN 6MM, U.N.O. ALL MASONRY WALLS ARE TO BE TIED TO STRUCTURAL MEMBERS OR BUTTING WALLS, EVERY 2ND COURSE FOR BLOCKWORK, AND EVERY 4TH COURSE FOR BRICKWORK. HORIZONTAL SPACING SHALL BE 600MM MAXIMUM STAGGERED. ALL DEFINED CAVITIES SHALL BE KEPT FREE OF MORTAR AND OR DROPPINGS. EXPANSION JOINTS SHALL BE LOCATED 6000MM MAXIMUM CTRS AND 470MM FROM THE CORNERS, AT THE APPROXIMATE LOCATIONS SHOWN ON THE DRAWINGS. CONSTRUCTION DRAWINGS



WALL SECTION

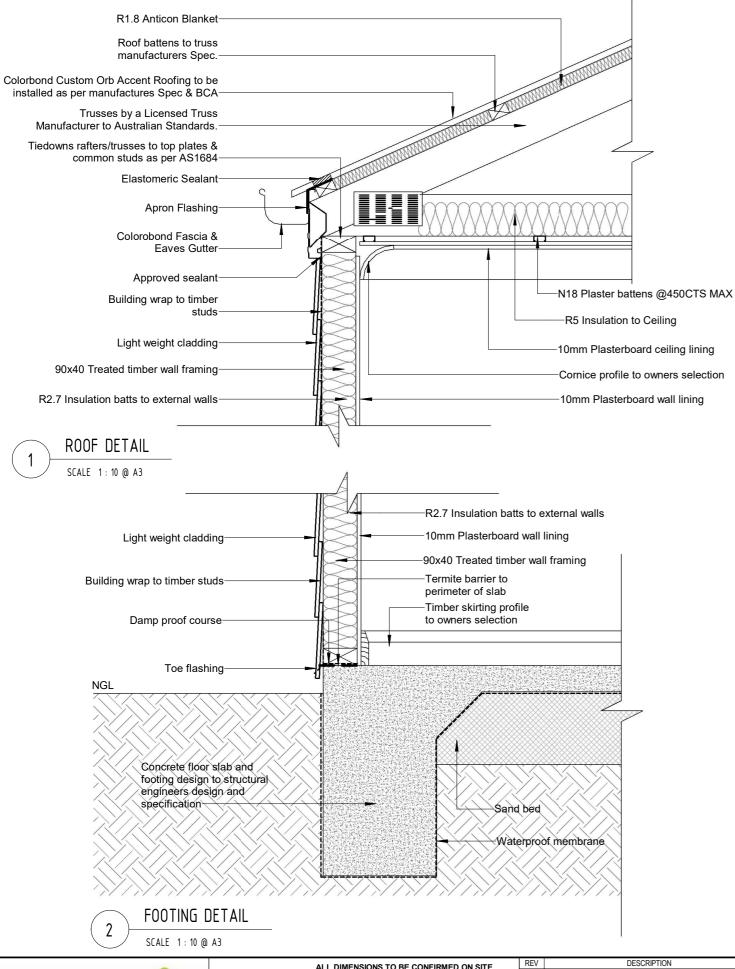
SCALE 1: 25 @ A3

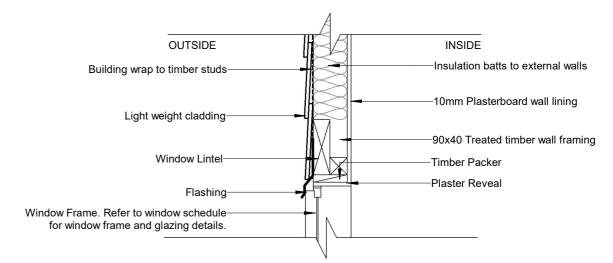


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	G	CHANGES 6	23/09/2022	JC
	Н	CHANGES 7	18/10/2022	

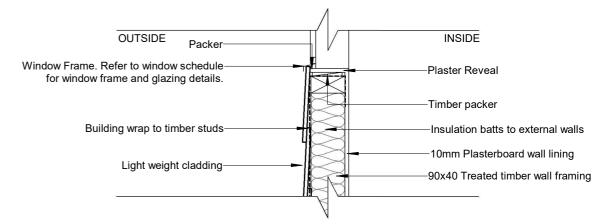
JOB NO: 21047			As indicated @ A3	CD08	Н
DESIGNED BY: DESIGNER	DRAWN BY:	BP	DRAWING SCALE:	DRAWING NUMBER:	REV:
3 DUNKELD AVENUE, HURLSTONE PARK NSW					
PROPOSED NEW HOUSE FOR TAN			SECTIONS		
PROJECT:			DRAWING TITLE:		





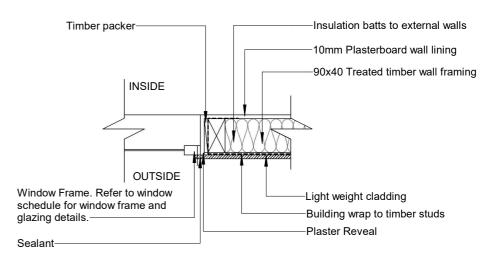
3 WINDOW HEAD DETAIL

SCALE 1: 10 @ A3



WINDOW SILL DETAIL

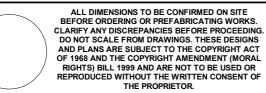
SCALE 1: 10 @ A3



SCALE 1: 10 @ A3

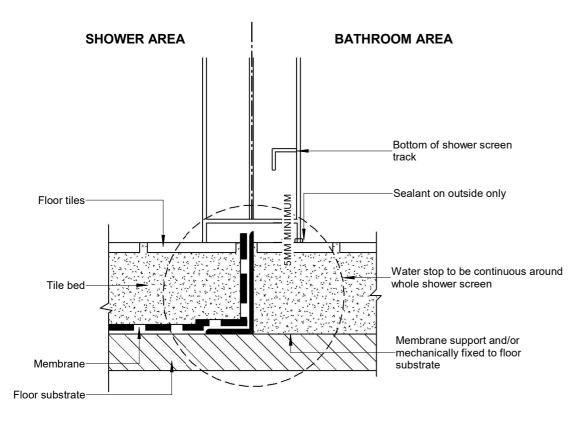
CONSTRUCTION DRAWINGS





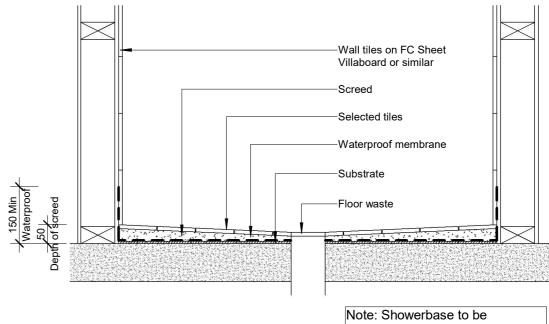
REV	DESCRIPTION	DATE	PROJ
Α	CONSTRUCTION DRAWINGS ISSUE	06/02/2022	PF
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F	CHANGES 5	06/09/2022	
G	CHANGES 6	23/09/2022	JOB N
Н	CHANGES 7	18/10/2022	

PROJECT:	DRAWING TITLE:			
PROPOSED NEW HOUSE FOR TAN	CONSTRUCTION DETA	CONSTRUCTION DETAILS 1		
3 DUNKELD AVENUE, HURLSTONE PARK NSW				
DESIGNED BY: DESIGNER DRAWN BY: BP	DRAWING SCALE:	DRAWING NUMBER:	REV:	
JOB NO: 21047	1 : 10 @ A3	CD09	Н	



TYPICAL HOBLESS SHOWER DETAIL

SCALE 1: 25 @ A3



Note: Showerbase to be constructed as per AS 3740-2010

SHOWER BASE DETAIL

SCALE 1: 10 @ A3

CONSTRUCTION DRAWINGS





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	Н	CHANGES 7	18/10/20

PROJECT:
PROPOSED NEW HOUSE FOR TAN
3 DUNKELD AVENUE, HURLSTONE PARK NSW

DESIGNED BY: DESIGNER DRAWN BY: BF

21047

JOB NO:

CONSTRUCTION DETAILS 2

DRAWING SCALE: DRAWING N

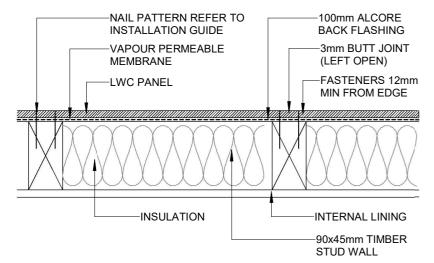
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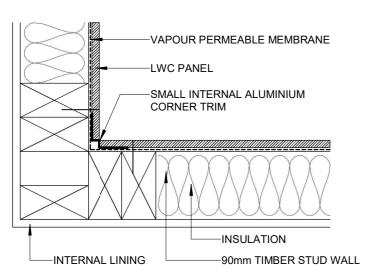
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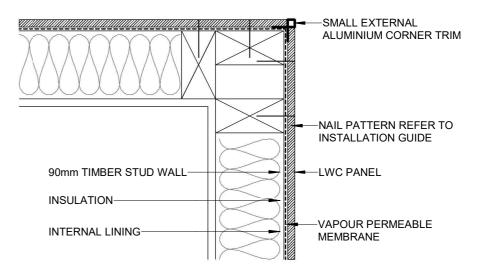
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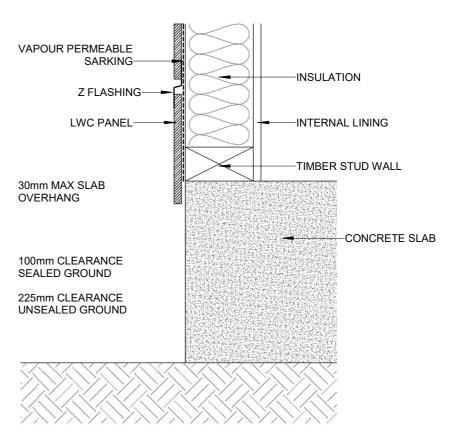
ON STUDD BUTT JOINT DETAIL



SMALL INTERNAL "W" CORNER DETAIL



SMALL EXTERNAL "BOX" CORNER DETAIL



CONCRETE SLAB GROUND CLEARANCE DETAIL

DRAWN BY:

CONSTRUCTION DRAWINGS





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	REV	DESCRIPTION	DATE
	Α	CONSTRUCTION DRAWINGS ISSUE	06/02/202
G.	В	CHANGES 1	30/03/202
3	С	CHANGES 2	08/04/202
Ţ	D	CHANGES 3	09/05/202
L	Е	CHANGES 4	24/08/2022
F	F	CHANGES 5	06/09/202
-	G	CHANGES 6	23/09/202
	Н	CHANGES 7	18/10/202

DESIGNED BY: DESIGNER JOB NO:

PROJECT: PROPOSED NEW HOUSE FOR TAN 3 DUNKELD AVENUE, HURLSTONE PARK NSW

21047

LIGHTWEIGHT CLADDING CONSTRUCTION DETAILS

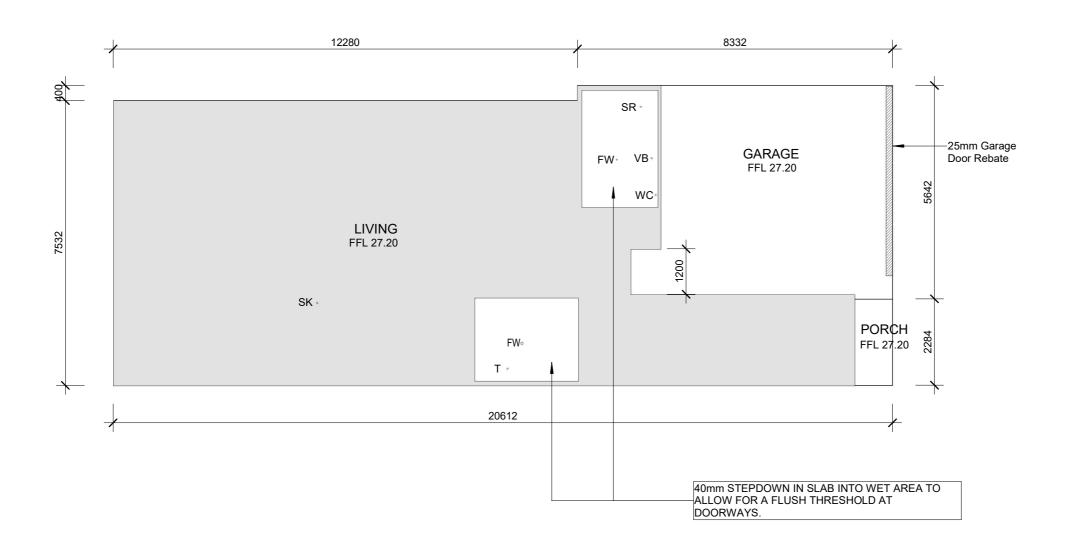
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DRAWING SCALE:

1:5@A3

DRAWING NUMBER: REV: **CD11**

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SLAB SETOUT NOTES

ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS 2015, THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN.

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

FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

THE BUILDER AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, LEVELS AND SPECIFICATIONS AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORK. REPORT ALL DISCREPANCIES TO DESIGNER FOR CLARIFICATION.

SLAB SETOUT LEGEND

BA	BATH
FW	FLOOR WASTE
SR	SHOWER
SRG	SHOWER GRATE
SK	SINK
T	LAUNDRY TUB
VB	VANITY BASIN
WC	WATER CLOSET

SLAB SETOUT PLAN - PROPOSED

SCALE 1: 100 @ A3





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	PROJECT:				
2	PROPOSED	NEW HOUSE FO	R TAN		
3 DUNKELD AVENUE, HURLSTONE PARK NSW					
2	DESIGNED BY:	DESIGNER	DRAWN BY:	BP	
2	JOB NO:	21047			

CONSTRUCTION DRAWINGS

SLAB SETOUT PLAN

DRAWING SCALE:

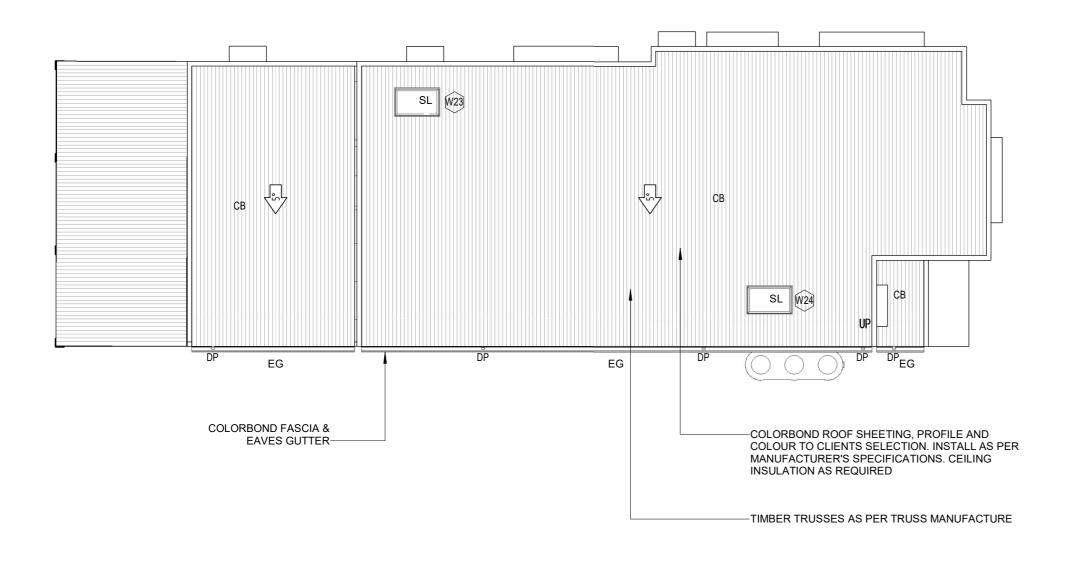
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REV:

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DRAWING TITLE:



ROOF PLAN - PROPOSED SCALE 1: 100 @ A3





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PROPOSED NEW HOUSE FOR TAN DESIGNED BY: DESIGNER JOB NO: 21047

3 DUNKELD AVENUE, HURLSTONE PARK NSW DRAWN BY:

CONSTRUCTION DRAWINGS

CD13

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ROOF PLAN NOTES

STORMWATER:

110MM DIA. CLASS 6 UPVC STORMWATER LAID TO A MINIMUM GRADE OF 1:100 AND CONNECTED TO A LEGAL POINT OF STORMWATER DISCHARGE. PROVIDE INSPECTION OPENINGS AT 900MM CTRS 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 REINFORCED CONCRETE OR PAVED DRIVEWAYS

75MM - UNDER REINFORCED CONCRETE DRIVEWAYS

PLUMBING NOTES:

A ACCEPTABLE CONSTRUCTION MANUAL

3.5.2.0 PERFORMANCE REQUIREMENT

P2.2.1 IS SATISFIED FOR GUTTER AND DOWNPIPES IF THEY ARE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS3500.3 - STORMWATER DRAINAGE INSTALLATIONS

B ACCEPTABLE CONSTRUCTION PRACTICE

3.5.1.2 MATERIALS

GUTTERS, DOWNPIPES AND FLASHINGS MUST BE MANUFACTURED IN ACCORDANCE WITH-

(A) AS2179.1 FOR METAL; AND

(B) AS1273 FOR UPVC COMPONENTS; AND

(C) BE COMPATIBLE WITH ALL UPSTREAM ROOFING MATERIALS IN ACCORDANCE WITH 3.5.1.3(C)

3.5.2.4 INSTALLATION OF GUTTERS

(A) GUTTERS MUST BE INSTALLED WITH A FALL NOT LESS THAN-(I) 1:500 FOR EAVES GUTTERS, UNLESS FIXED TO METAL FASCIAS; AND (II) 1:100 FOR BOX GUTTERS

(B) EAVES GUTTERS MUST BE SUPPORTED BY BRACKETS SECURELY FIXED AT STOP ENDS AND AT NOT MORE THAN 1.2M CTRS.

(C) VALLEY GUTTERS ON A ROOF PITCH-

(I) MORE THAN 12.5 DEGREES MUST HAVE A WIDTH OF NOT LESS THAN 400MM AND TO BE WIDE ENOUGH TO ALLOW THE ROOF COVERING TO OVERHANG NOT LESS THAN 150MM EACH SIDE OF THE GUTTER: OR

(II) NOT MORE THAN 12.5 DEGREES MUST BE DESIGNED AS A BOX

GUTTER. 3.5.2.5 DOWNPIPES - SIZE AND INSTALLATION (A) DOWNPIPES MUST BE SECURELY FIXED TO WALLS

(B) THE SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12M.

(C) DOWNPIPES MUST BE FIXED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS AND, IF THE DOWNPIPE IS MORE THAN 12M FROM THE VALLEY, PROVISION FOR OVERFLOW MUST BE MADE.

(D) DOWNPIPES MUST-

(I) BE COMPATIBLE WITH OTHER ROOFING MATERIALS USED IN THE ROOFING SYSTEM IN ACCORDANCE WITH 3.5.1.3. (C)

(II) BE SELECTED IN ACCORDANCE WITH APPROPRIATE EAVES GUTTER SECTION AS SHOWN IN TABLE 3.5.2.2.

NOTES: ROOF CLADDING, GUTTERS & DOWNPIPES AND WALL CLADDING SHALL COMPLY WITH BCA PART 3.5. THE BUILDER SHALL INSTALL ROOF CLADDING, GUTTERS & DOWNPIPES AND WALL CLADDING TO THE APPROPRIATE REQUIREMENTS AND STANDARDS FOR THE SELECTED MATERIAL. THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE WATER TIGHTNESS OF THE BUILDING.

DOWN PIPES AND GUTTERS SHALL BE OF A SIZE AND LOCATION INDICATED ON THE DRAWINGS AND IF NOT SPECIFICALLY NOTED COMPLY WITH PART 3.5.2. DOWNPIPES SHALL BE LOCATED AT A MAXIMUM SPACING OF 12M AND WITHIN 1.2M OF A VALLEY (UNLESS AN OVERFLOW IS PROVIDED.)

ROOF LEGEND

COLORBOND BARGE CAPPING COLORBOND ROOF SHEETING

DP 100 DIA. COLORBOND DOWNPIPE AT 12.0m

MAX CTS. CONNECT TO EXISTING

As indicated @ A3

STORMWATER LINE

EG **COLORBOND EAVES GUTTER**

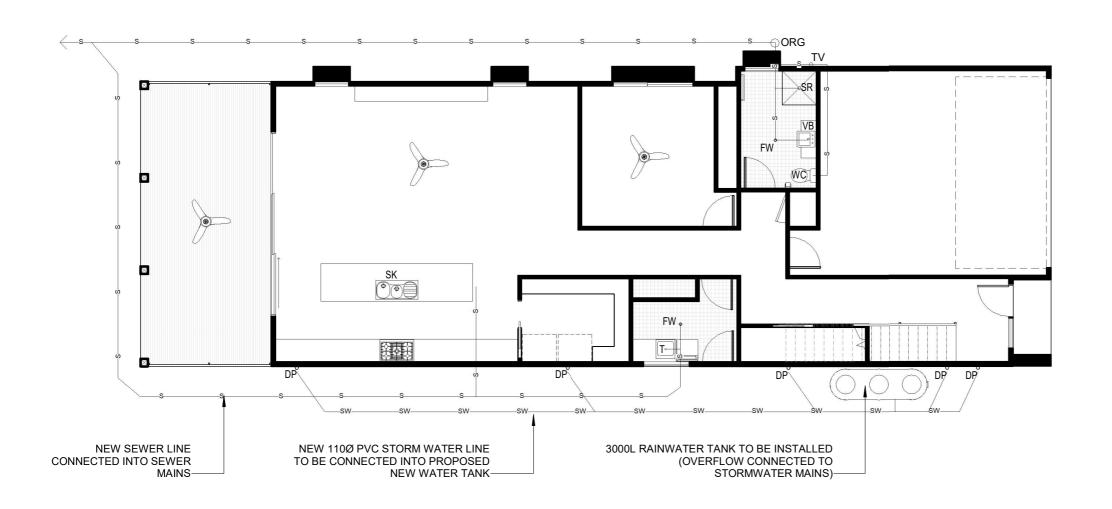
FP FIRE PLACE

ОН **OVERHANG**

SL **SKYLIGHT** SP SPREADER DOWNPIPE

PROPOSED ROOF

PITCH DRAWING TITLE: **ROOF PLAN** DRAWING SCALE: DRAWING NUMBER: REV:



DRAINAGE NOTES

DRAINAGE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS3500 AND LOCAL AUTHORITY.

STORMWATER PIPES TO BE UPVC CLASS HD

SEWER PIPES TO BE UPVC CLASS SH

PROVIDE 20Ø K2 POLYETHYLENE WATER RETICULATION

TYPE B STOP VALVE TO BE LOCATED ADJACENT TO

BACKFILL ALL TRENCHES BENEATH VEHICLE PAVEMENT AND SLABS ON GRADE TO FULL DEPTH WITH 20 FCR.

PROVIDE OVERFLOW RELIEF GULLY WITH TAP OVER.LNVERT LEVEL TO BE A MINIMUM OF 150MM BELOW

CUT AND BATTER ARE INDICATIVE. BATTER TO COMPLY WITH CURRENT BUILDING CODE OF AUSTRALIA TABLE

AG DRAIN REQUIRED AROUND PERIMETER OF DWELLING FOR ALL CLASS M,H,E SITES. LOCATE AG DRAIN NOT CLOSER THAN 1.5M FROM FOOTING, IN ACCORDANCE WITH AS2870 2011 SECTION 5.6.

PROVIDE SURFACE DRAINAGE IN ACCORDANCE WITH AS2870 SECTION 5.6.3.

PROVIDE FLEXIBLE JOINTS IN ALL DRAINAGE EMERGING FROM UNDERNEATH OR ATTACHED TO BUILDING IN ACCORDANCE WITH AS2870 2011 SECTION 5.6.4 FOR ALL CLASS H&E SITES. REFER GEOTECH FOR CLASS.

DOWNPIPES AND GUTTERS DESIGNED IN ACCORDANCE WITH AS/NZS 3500.3 2003.

LEGEND

BA BATH DP DOWNPIPE FW FLOOR WASTE

ORG OVERFLOW RELIEF GULLY

SR SD SHOWER STRIP DRAIN SK SINK LAUNDRY TUB TV TERMINAL VENT VΒ VANITY BASIN WB WASH BASIN WC WATER CLOSET

PROPOSED NEW SEWER LINE

PROPOSED NEW STORMWATER LINE

SERVICES PLAN - PROPOSED

SCALE 1:100 @ A3

CONSTRUCTION DRAWINGS

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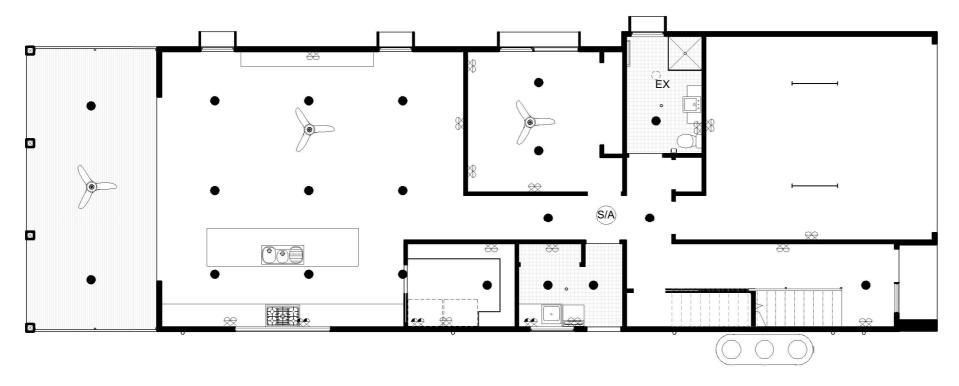
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PROJECT:				DRAWING TITLE:
PROPOSED	SERVICES P			
3 DUNKELD				
DESIGNED BY:	DESIGNER	DRAWN BY:	BP	DRAWING SCALE:
JOB NO:	21047			As indicated (

PROJECT⁻

SERVICES PLAN RAWING SCALE: DRAWING NUMBER: REV: **CD14**

As indicated @ A3



ELECTRICAL GROUND FLOOR PLAN - PROPOSED

SCALE 1:100 @ A3



2 ELECTRICAL FIRST FLOOR PLAN - PROPOSED

SCALE 1: 100 @ A3

EL	ECTRICAL LEGEND		
•	DOWN LIGHT	€EX	EXHAUST FAN AND LIGHT
	EXTERNAL LIGHT POINT	22	DOUBLE GPO - 300mm
8	LIGHT SWITCH	**	DOUBLE GPO - 1100mm
0	LIGHT	(6/A)	SMOKE ALARM
<u> </u>	FLUORESCENT LIGHTS	Y	CEILING FAN

ELECTRICAL NOTE

ALL SYMBOLS AND SYMBOL LOCATIONS ARE INDICATIVE ONLY AND TO BE USED AS A GUIDE ONLY. SYMBOLS AND LOCATIONS ARE NOT DRAWN TO SCALE.

BOTH POWER POINTS FOR THE UBI & COOKTOP SHOULD SIT TO THE RIGHT HAND SIDE OF THE OVEN.

10AMP GPO FOR UBO ON SEPARATE CIRCUIT @ 750H

SPP FOR COOKTOP @ 750H SPP @ 1700H FOR RANGEHOOD

NOTE : LOCATIONS OF ALL ELECTRICAL AND LIGHTING TO BE CONFIRMED WITH CLIENT BEFORE CONSTRUCTION

SMOKE ALARM TO BE INSTALLED AS PER AS3786-1993 AND THE NCC PART 3.7.2 $\,$

CONSTRUCTION DRAWINGS





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TEN CONSENT OF	F	CHANGES 5	06/09/
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DATE	PROJECT:			
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/03/2022				
/04/2022	3 DUNKELD	AVENUE, HURLS	STONE PARK NS	SW
/05/2022			T = =	
/08/2022	DESIGNED BY:	DESIGNER	DRAWN BY:	BP
/09/2022				
3/09/2022	JOB NO:	21047		
/10/2022		•		

DRAWING TITLE:

DRAWING SCALE:

As indicated @ A3

DRAWING NUMBER:

REV:

H

	WINDOW SCHEDULE							
NUMBER	WINDOW STYLE	HEIGHT	WIDTH	FRAMING MATERIAL	GLAZING	COMMENTS		
W01	Awning	1200	900	UPVC	Double Glazed	Fly Screen		
W02	Awning	1200	900	UPVC	Double Glazed	Fly Screen		
W03	Awning	1200	900	UPVC	Double Glazed	Fly Screen		
W04	Fixed	1200	1200	UPVC	Double Glazed			
W05	Awning	1200	900	UPVC	Double Glazed	Fly Screen		
W06	Fixed	2100	800	UPVC	Double Glazed			
W07	Awning	1000	1200	UPVC	Double Glazed	Fly Screen		
W08	Fixed	600	2500	UPVC	Double Glazed			
W09	Awning	1200	900	UPVC	Double Glazed	Fly Screen		
W10	Fixed	1200	1800	UPVC	Double Glazed			
W11	Awning	1200	1800	UPVC	Double Glazed	Fly Screen		
W12	Awning	1200	900	UPVC	Double Glazed	Fly Screen		
W13	Fixed	1200	1800	UPVC	Double Glazed			
W14	Awning	1950	500	UPVC	Double Glazed	Fly Screen		
W15	Fixed	1950	1450	UPVC	Double Glazed			
W16	Fixed	1950	800	UPVC	Double Glazed			
W17	Awning	1200	900	UPVC	Double Glazed	Fly Screen		
W18	Fixed	1200	1800	UPVC	Double Glazed			
W19	Awning	1200	900	UPVC	Double Glazed	Fly Screen		
W20	Fixed	1200	1800	UPVC	Double Glazed			
W21	Awning	1200	900	UPVC	Double Glazed	Fly Screen		
W22	Awning	1000	1200	UPVC	Double Glazed	Fly Screen		
W23	Skylight	720	1158	Aluminium	Double Glazed			
W24	Skylight	720	1158	Aluminium	Double Glazed			

	DOOR SCHEDULE						
NUMBER	HEIGHT	WIDTH	FINISH	FRAME MATERIAL	COMMENTS		
D01	2100	820	Paint	Timber	Solidcore, Flush Panel, Hinged Door		
D02	2400	5000	Powdercoat	Aluminium	Insulated Garage Door		
D03	2040	820	Paint	Timber	Hollowcore, Flush Panel, Cavity Slider		
D04	2040	820	Paint	Timber	Solidcore, Flush Panel, Hinged Door		
D05	2040	720	Paint	Timber	Hollowcore, Flush Panel, Hinged Door		
D06	2040	820	Paint	Timber	Hollowcore, Flush Panel, Hinged Door		
D07	2040	2180	Powdercoat	Aluminium	Robe Sliding Door		
D08	2040	820	Paint	Timber	Hollowcore, Flush Panel, Hinged Door		
D09	2040	820	Paint	Timber	Hollowcore, Flush Panel, Hinged Door		
D10	2040	1580	Powdercoat	Aluminium	Robe Sliding Door		
D11	2040	820	Paint	Timber	Solidcore, Flush Panel, Hinged Door		
D12	2040	720	Paint	Timber	Hollowcore, Flush Panel, Cavity Slider		
D13	2100	4800	Powdercoat	Aluminium	Glazed Sliding Door		
D14	2040	820	Paint	Timber	Hollowcore, Flush Panel, Hinged Door		
D15	2040	1780	Powdercoat	Aluminium	Robe Sliding Door		
D16	2040	820	Paint	Timber	Hollowcore, Flush Panel, Hinged Door		
D17	2040	820	Paint	Timber	Hollowcore, Flush Panel, Hinged Door		
D18	2040	1780	Powdercoat	Aluminium	Robe Sliding Door		
D19	2040	1780	Powdercoat	Aluminium	Robe Sliding Door		
D20	2040	820	Paint	Timber	Hollowcore, Flush Panel, Hinged Door		
D21	2040	820	Paint	Timber	Hollowcore, Flush Panel, Hinged Door		
D22	2040	720	Paint	Timber	Hollowcore, Flush Panel, Cavity Slider		
D23	2040	720	Paint	Timber	Hollowcore, Flush Panel, Cavity Slider		

WINDOWS, GLAZED DOORS AND SKYLIGHTS:

THE APPLICANT MUST INSTALL ALL WINDOWS, GLAZED DOORS AND SHADING DESCRIBED IN THE TABLE, IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE TABLE. RELEVANT OVERSHADOWING SPECIFICATIONS MUST BE FOR EACH WINDOW AND GLAZED DOOR.

THE DWELLING MAY HAVE 1 SKYLIGHT (LESS THAN 0.7 SQUARE METERS) AND UP TO 2 WINDOWS/GLAZED DOORS (LESS THAN 0.7 SQUARE METERS) WHICH ARE NOT LISTED IN THE TABLÉ.

THE FOLLOWING REQUIREMENTS MUST ALSO BE SATISFIED IN RELATION TO EACH WINDOW AND GLAZED DOOR:

EXCEPT WHERE THE GLASS IS "SINGLE CLEAR" OR "SINGLE TONED" THE U-VALUE AND SHGC FOR ALL WINDOWS AND GLAZED DOORS MUST BE CALCULATED IN ACCORDANCE WITH AUSTRALIAN NATIONAL AVERAGE CONDITIONS (ANAC).

THE LEADING EDGE OF EACH EAVES, PERGOLA, VERANDAH BALCONY OR AWNING MUST BE NO MORE THAN 500 MILLIMETERS ABOVE THE HEAD OF THE WINDOW OR GLAZED DOOR, EXCEPT THAT A PROJECTION GREATER THAN 500MM AND UP TO 1500MM ABOVE THE HEAD MUST BE TWICE THE VALUE.

PERGOLAS WITH POLYCARBONATE ROOF OR SIMILAR TRANSLUCENT MATERIAL MUST HAVE A SHADING COEFFICIENT OF LESS THAN 0.35. PERGOLAS WITH FIXED BATTENS MUST HAVE BATTENS PARALLEL TO THE WINDOW OR GLAZED DOOR ABOVE WHICH THEY ARE SITUATED. UNLESS THE PERGOLA ALSO SHADES A PERPENDICULAR WINDOW. THE SPACING BETWEEN BATTENS MUST NOT BE MORE THAN 50MM.

DESIGNED IN ACCORDANCE WITH BCA - FLASHING TO WALL OPENINGS 3.5.3.6 - GLAZING & WINDOW ASSEMBLIES - 3.6.0 BUILDER TO CONFIRM SIZES ON SITE BEFORE ORDERING DOORS & WINDOWS NOTE: F = FIXED X = OPENING Location of window manifestation as per the NCC Section 3.6.4.6

CONSTRUCTION DRAWINGS



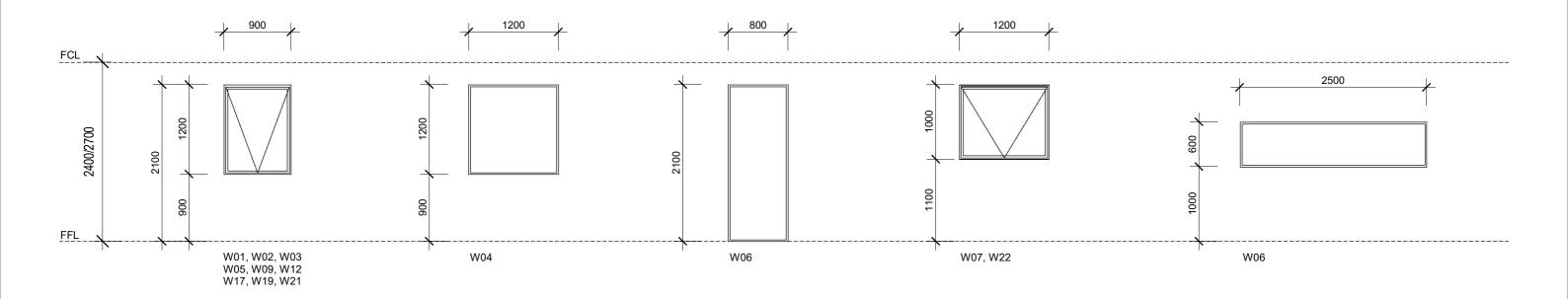


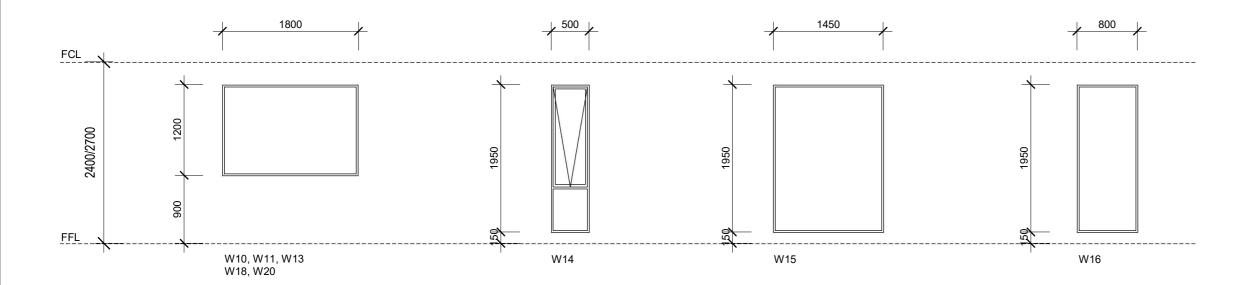
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	PROJECT:				DRAWING TITLE:			
PROPOSED NEW HOUSE FOR TAN					WINDOW AND DOOR SCHEDULE			
3 DUNKELD AVENUE, HURLSTONE PARK NSW				ISW				
2	DESIGNED BY:	DESIGNER	DRAWN BY:	BP	DRAWING SCALE:	DRAWING NUMBER:	REV:	
2	JOB NO:	21047			1 : 50 @ A3	CD16	Н	

LEGEND





NOTE: This window schedule refers to the approximate size of the windows. The size of the windows needs to be confirmened on site by the window supplier. For the direction of the windows please refer to the elevations.

green for

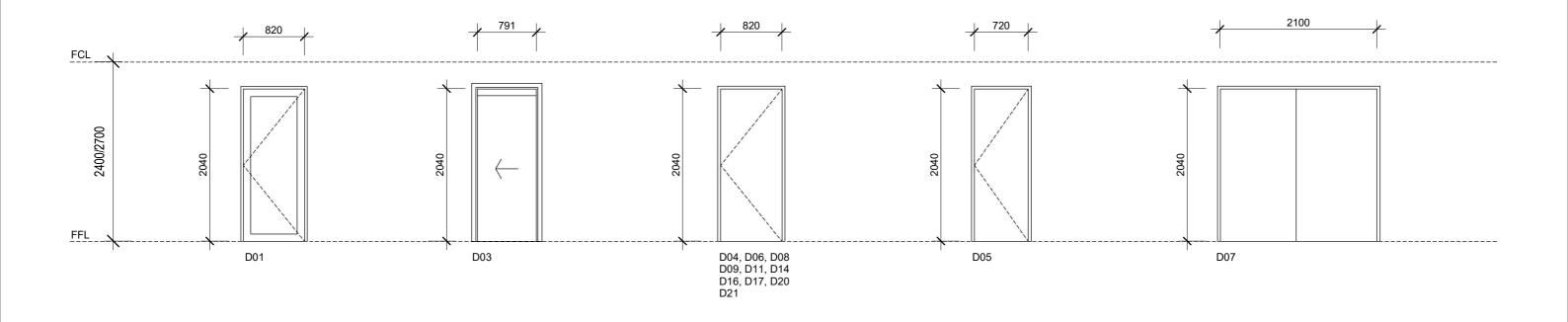


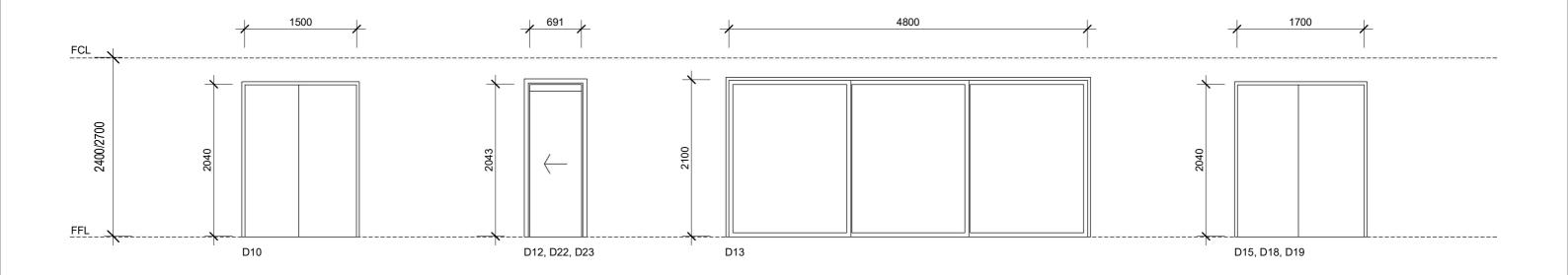
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					CONCINCOTION BIGHTING	
PROJECT:				DRAWING TITLE:		
PROPOSED	NEW HOUSE FO	R TAN		WINDOW SCHEDULE ELEVATION		
3 DUNKELD AVENUE, HURLSTONE PARK NSW						
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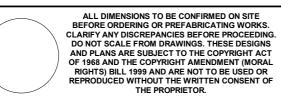
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G	CHANGES 6	23/09/202
Н	CHANGES 7	18/10/202

PROJECT:				DRAWING TITLE:		
PROPOSED NEW HOUSE FOR TAN			DOOR SCHEDULE ELEVATION			
3 DUNKELD AVENUE, HURLSTONE PARK NSW						
DESIGNED BY:	DESIGNER	DRAWN BY:	BP	DRAWING SCALE:	DRAWING NUMBER:	REV:
JOB NO:	21047			1 : 50 @ A3	CD18	Н

BASIX COMPLIANCE REQUIREMENTS

Project Details	
Project Name	Tan Hurlstone
Street Address	3 Dunkeld Avenue
Town or Suburb	Hurlstone Park
Local Government Area	Canterbury Bankstown Council
Project Type	
Project Type	Separate Dwelling House
Number of Bedrooms	4
Site Details	
Site Area (m2)	406
Roof Area (m2)	153.6
Conditioned Floor Area (m2)	196.8
Unconditioned Floor Area (m2)	32.2
Garage Area (m2)	36
Total area of garden & lawn (m2)	100
Swimming Pool being Installed	No
SPA being Installed	No
Water Commitments	_
Low Water Use Landscape Area (m2)	0
Shower Head Rating	4 Star (>6 but <= 7.5 L/min)
Toilet Flushing System Rating	6 Star
Kitchen Taps Rating	6 Star
Bathroom Taps Rating	6 Star
On Demand Hot Water Reticulation System	No
Rainwater Tank Capacity	3000 lt
Rainwater Tank to be connected to	Outdoor taps
Greywater Treatment System Installed	No
Swimming Pool to have volume no greater >	N/A
Thermal Commitments	
Floor - Concrete Slab	Nil
External Walls (Min) - Light weight cladding	R2
Internal Walls with shared garage (Min) - plasterboard	Nil
Ceiling & Roof (Min) - Flat ceiling/pitched roof Medium Solar Absorptance (0.475 - 0.70)	R3.5, Foil/Sarking Roof

Energy Commitments	
Hot Water System	Electric
Cooling Systems	
Living Area	Reverse cycle air conditionor
Bedroom Area	Reverse cycle air conditionor
Install Day/Night Zoning	Yes
Heating Systems	
Living Area	Reverse cycle air conditionor
Bedroom Area	Reverse cycle air conditionor
Install Day/Night Zoning	Yes
Ventilation System	
Kitchen	Rangehood ducted to facade/roof manual on/off switch
Bathroom	Individual Fan ducted to facade/roof manual on/off switch
Laundry	Natural Ventilation
Artificial Lighting	
Bedroom/study (5)	Primary type of artificial lighting is fluorescent or LED
Living/Dining (3)	Primary type of artificial lighting is fluorescent or LED
Laundry	Primary type of artificial lighting is fluorescent or LED
Hallway	Primary type of artificial lighting is fluorescent or LED
Kitchen	Primary type of artificial lighting is fluorescent or LED
Natural Lighting	
Bathrooms/Toilets (3)	Provided by Windows
Cooking equipment	Electric Induction cooktop & Electric oven
Other Requirements	A fixed outdoor clothes drying line must be installed. A well ventilated refrigerator space must be constructed.

CONSTRUCTION DRAWINGS

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ALL DIMENSIONS TO BE CONFIRMED ON SITE BEFORE ORDERING OR PREFABRICATING WORKS. CLARIFY ANY DISCREPANCIES BEFORE PROCEEDING. DO NOT SCALE FROM DRAWINGS. THESE DESIGNS AND PLANS ARE SUBJECT TO THE COPYRIGHT ACT OF 1968 AND THE COPYRIGHT AMENDMENT (MORAL RIGHTS) BILL 1999 AND ARE NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE PROPRIETOR.

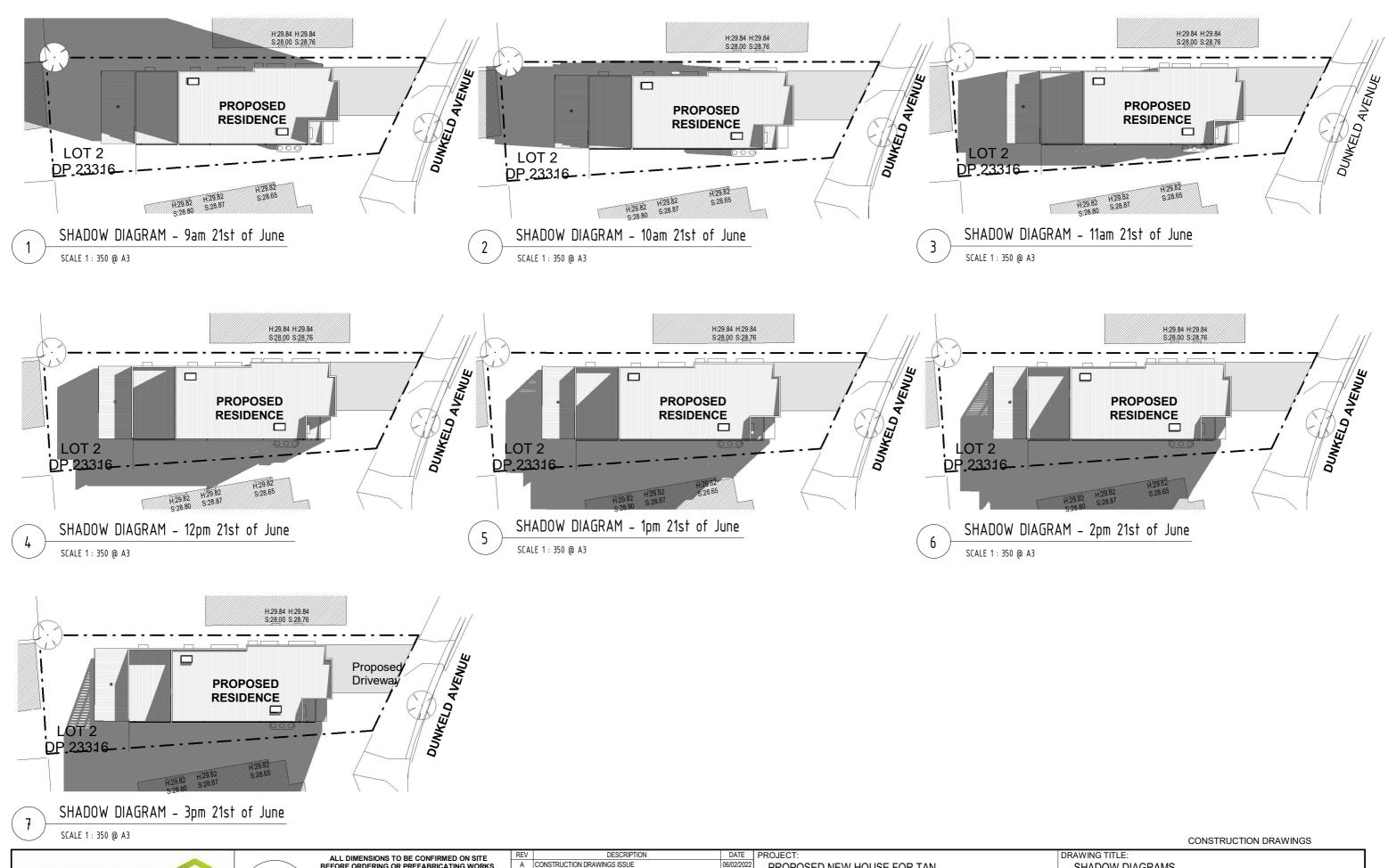
	REV	DESCRIPTION	DATE	PROJECT
	Α	CONSTRUCTION DRAWINGS ISSUE	06/02/2022	PROP
.	В	CHANGES 1	30/03/2022	
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	F	CHANGES 5	06/09/2022	
	G	CHANGES 6	23/09/2022	JOB NO:
	Н	CHANGES 7	18/10/2022	

ROJECT:			
PROPOSED	NEW HOUSE FO	R TAN	
3 DUNKELD	AVENUE, HURLS	STONE PARK	NSW
ESIGNED BY:	DESIGNER	DRAWN BY:	В

21047

DRAWING TITLE: BASIX COMPLIANCE REQUIREMENTS

DRAWING SCALE: DRAWING NUMBER: REV: **CD19** 1:50 @ A3



ALL DIMENSIONS TO BE CONFIRMED ON SITE BEFORE ORDERING OR PREFABRICATING WORKS. CLARIFY ANY DISCREPANCIES BEFORE PROCEEDING. PROPOSED NEW HOUSE FOR TAN SHADOW DIAGRAMS B CHANGES 1 30/03/2022 3 DUNKELD AVENUE, HURLSTONE PARK NSW DO NOT SCALE FROM DRAWINGS. THESE DESIGNS AND PLANS ARE SUBJECT TO THE COPYRIGHT ACT C CHANGES 2 08/04/2022 D CHANGES 3 09/05/2022 OF 1968 AND THE COPYRIGHT AMENDMENT (MORAL RIGHTS) BILL 1999 AND ARE NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE PROPRIETOR. DESIGNED BY: DRAWN BY: DRAWING SCALE: DRAWING NUMBER: REV: DESIGNER E CHANGES 4 24/08/2022 F CHANGES 5 06/09/2022 JOB NO: **CD20** Н G CHANGES 6 23/09/2022 1:350 @ A3 21047

GENERAL NOTES

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK.

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT BUILDING CODE OF AUSTRALIA.

INTERNAL DIMENSIONS ARE TO WALL FRAMING ONLY AND DOES NOT INCLUDE WALL LINING.

ALL WORK IN A MINE SUBSIDENCE DISTRICT MUST BE CONSTRUCTED IN ACCORDANCE WITH SUBSIDENCE ADVISORY NSW (SA NSW) APPROVAL.

CUT AND BATTER ARE INDICATIVE. BATTER TO COMPLY WITH CURRENT BUILDING CODE OF AUSTRALIA TABLE 3.1.1.

ALL CUTS AND FFL'S SHOWN ARE SUBJECT TO ENGINEERING ADVICE ONCE A SATISFACTION SOIL TEST HAS BEEN RECEIVED AND REVIEWED.

ALL EARTHWORKS TO COMPLY TO THE CURRENT BCA PART 3.1.1

ALL EMBANKMENTS THAT ARE LEFT EXPOSED MUST BE STABILISED. WITH VEGETATION OR SIMILAR TO PREVENT EROSION.

EMBANKMENTS CANNOT EXCEED 2.0M IN HEIGHT WITHOUT THE AID OF RETAINING WALLS OR OTHER APPROVED TYPE OF SOIL RETAINING **MFTHOD**

ALL UNPROTECTED EMBANKMENTS MUST COMPLY WITH THE SLOPE RATIOS FOR SOIL TYPE IN TABLE 3.1.1.1 OF THE CURRENT BCA.

CONCRETE FOOTINGS AND SLABS TO BE IN ACCORDANCE WITH AS2870.

CONCRETE TO BE MANUFACTURED TO COMPLY WITH AS3600 AND HAVE A STRENGTH AT 28 DAYS OF NOT LESS THAN 25MPA (N25 GRADE) HAVE A 20MM NOMINAL AGGREGATE SIZE HAVE A NOMINAL 80MM SLUMP

CONCRETE SLAB TO BE LAID OVER 0.2MM POLYTHENE MEMBRANE, 50MM WELL BEDDED SAND AND MINIMUM 100MM COMPACTED

SLAB THICKNESS AND REINFORCEMENT TO BE AS PER ENGINEERS DESIGN

ROOF TO BE COLORBOND 'CUSTOM ORB' METALDECK, PROVIDED AND INSTALLED IN ACCORDANCE WITH AS1562.1. (IF ROOF IS TO BE TILED REFER TO AS2050.2002)

PREFABRICATED ROOF TRUSSES TO BE SUPPLIED AND INSTALLED TO MANUFACTURER'S SPECIFICATION. TRUSS MANUFACTURER TO CONFIRM LINTEL SIZES.

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA

ALL TIMBER FRAMING TO BE CARRIED OUT IN ACCORDANCE WITH AS1684- RESIDENTIAL TIMBER FRAMING CODE.

GALVANISED WALL TIES TO MASONRY AT 450 CTRS HORIZONTALLY AND 600 CTRS VERTICALLY, WITH SPACING REDUCED BY 50% AROUND **OPFNINGS**

WALL TO WET AREAS TO BE FINISHED WITH WET AREA PLASTERBOARD. COMPLY WITH BCA TABLE 3.8.1.1, AND AS3740.

ALL UNENCLOSED SHOWERS ABOVE BATHS TO HAVE MIN 900 SHOWER SCREEN OR FLOOR WASTE WITHIN 1500 OF SHOWER CONNECTION, AS PER AS3740.

FIRE SAFETY

SMOKE ALARMS TO BE MAINS POWERED AND INSTALLED AS PER AS3786. LOCATIONS AS PER CURRENT BCA 3.7.2.

SMOKE ALARMS TO BE INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM.

INSTALLATION OF WOOD HEATERS TO COMPLY WITH AS2918. PROVIDE LOCAL AUTHORITIES WITH INSTALLATION AND COMPLIANCE CERTIFICATES.

WINDOWS

WINDOW TO BE ALUMINUM FRAMED SLIDING UNLESS NOTED OTHERWISE.

ALL WINDOWS TO BE FABRICATED AND INSTALLED IN ACCORDANCE WITH AS1288 AND AS2047 TO SPECIFIC WIND SPEED AS PER ENGINEER'S REPORT.

ALL OPENING WINDOWS TO COMPLY TO CURRENT BCA 3.6 REQUIREMENTS

ALL BEDROOM WINDOWS WHERE THE LOWEST OPERABLE PORTION OF THE WINDOW IS WITHIN 1.7M OF FFL AND THE FFL IS 2M OR MORE ABOVE NGL, REQUIRE A PERMANENTLY FIXED DEVICE RESISTING ANY OPENINGS OF THE WINDOW OR SCREEN SO THAT A 125MM SPHERE CANNOT PASS THROUGH AND RESISTING AN OUTWARD HORIZONTAL ACTION OF 250N AGAINST THE WINDOW WHERE THE DEVICE OR SCREEN CAN BE REMOVED, UNLOCKED OR OVERRIDDEN, THE DEVICE OR SCREEN MUST HAVE A CHILD RESISTANT RELEASE MECHANISM AND A BARRIER BELOW THE WINDOW THAT IS 865MM HIGH ABOVE FFL AND RESTRICTS ANY OPENING WITHIN THE BARRIER SO THAT A 125MM SPHERE CANNOT PASS THROUGH, AND HAS NO HORIZONTAL OR NEAR HORIZONTAL ELEMENTS BETWEEN 150MM AND 760MM FROM FFL.

ALL WINDOWS IN OTHER ROOMS WHERE OPERABLE, AND THE FFL IS 4M OR MORE ABOVE NGL, REQUIRE A BARRIER BELOW THE WINDOW THAT IS 865MM HIGH ABOVE FFL AND RESTRICTS ANY OPENING WITHIN THE BARRIER SO THAT A 125MM SPHERE CANNOT PASS THROUGH, AND HAS NO HORIZONTAL OR NEAR HORIZONTAL ELEMENTS BETWEEN 150MM AND 760MM FROM FFL. WHERE THE OPERABLE PORTION OF WINDOW ENCROACHES INTO THE 865MM BARRIER ZONE, THE BARRIER BENEATH THE WINDOW MAY BE ELIMINATED IF THE OPENING IS PROTECTED BE A PERMANENTLY FIXED DEVICE OR SCREEN WHICH RESTRICTS THE OPENING OF THE WINDOW SO A 125MM SPHERE CANNOT PASS THROUGH.

GLAZING INSTALLED IN AREAS WITH HIGH POTENTIAL FOR HUMAN IMPACT TO COMPLY BCA PART 3.6.4.

DRAINAGE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS3500 AND LOCAL AUTHORITY.

STORMWATER PIPES TO BE UPVC CLASS HD

SEWER PIPES TO BE UPVC CLASS SH

PROVIDE 20Ø K2 POLYETHYLENE WATER RETICULATION

TYPE B STOP VALVE TO BE LOCATED ADJACENT TO ENTRY.

BACKFILL ALL TRENCHES BENEATH VEHICLE PAVEMENT AND SLABS ON GRADE TO FULL DEPTH WITH 20 FCR.

PROVIDE OVERFLOW RELIEF GULLY WITH TAP OVER. INVERT LEVEL TO BE A MINIMUM OF 150MM BELOW FINISHED.

CUT AND BATTER ARE INDICATIVE. BATTER TO COMPLY WITH CURRENT BUILDING CODE OF AUSTRALIA TABLE 3.1.1.1

AG DRAIN REQUIRED AROUND PERIMETER OF DWELLING FOR ALL CLASS M,H,E SITES. LOCATE AG DRAIN NOT CLOSER THAN 1.5M FROM FOOTING, IN ACCORDANCE WITH AS2870 2011 SECTION 5.6.

PROVIDE SURFACE DRAINAGE IN ACCORDANCE WITH AS2870 SECTION 5.6.3. OTHER WISE BY ENGINEER.

PROVIDE FLEXIBLE JOINTS IN ALL DRAINAGE EMERGING FROM UNDER OR ATTACHED TO BUILDING IN ACCORDANCE WITH AS2870 2011 SECTION 5.6.4 FOR ALL CLASS H&E SITES. REFER GEOTECH FOR CLASS.

DOWNPIPES AND GUTTERS DESIGNED IN ACCORDANCE WITH AS/NZS 3500.3 2003.

FI FCTRICAL

EXHAUST FANS TO COMPLY WITH CURRENT BCA PART 3.8.5.2 SECTON C

EXHAUST FAN TO BE SEALED AND DUCTED TO OUTSIDE OF DWELLING.

NOTE: IF VENTING OCCURS DIRECTLY THROUGH WALL/ROOF ADJACENT TO FAN, THEN UNIT REQUIRES SELF CLOSING BAFFLES TO BE CLASSIFIED AS A 'SEALED' UNIT.

BRACING/LINTELS

WALL BRACING TO BE PER AS1684-2 2010 RESIDENTIAL TIMBER FRAMING CODE AND AS1170 WIND LOADS.

BUILDER TO PROVIDE BRACING TO SUIT THE CONSTRUCTION OF ALL FRAMES IN ACCORDANCE WITH GOOD BUILDING PRACTICE.

PLYWOOD BRACING IN ACCORDANCE WITH AS1684-2 2010 TABLE8-18 (H) METHOD B 900MM WIDE SHEET PLY BRACING PANELS (6.0MM THICK F11 OR 4MM THICK F14)TO BE FIXED TO STUD FRAME WITH 2.8MM DIA. X 3MM LONG MIN. FLAT HEAD NAILS.

65 X 19 HW DIAGONAL TIMBER BRACING CHECKED INTO STUDS AND FIXED IN ACCORDANCE WITH AS1684-2 2010 TIMBER LINTELS FOR SINGLE (OR UPPER STOREY) TO BE F17 HARDWOOD AS FOLLOWS

0-1500 120X35 1500-2400 140X35 2400-2700 190X35

TIE DOWN AND FIXING CONNECTIONS TO COMPLY WITH AS1684

STEEL LINTELS FOR SINGLE (OR UPPER STOREY) TO BE AS FOLLOWS

0-2700 90X90X6 EA 2700-3200 100X100X8 EA 3200-4000 150X90X8 UA

LINTELS REQUIRE 150MM BEARING EITHER SIDE OF OPENING.

BUILDING FABRIC & INSULATION

TO BE IN ACCORDANCE WITH THE CURRENT BCA PART 3.12.

WHERE AN ALTERNATIVE ENERGY EFFICIENCY DESIGN IS PROPOSED AS AN ALTERNATIVE SOLUTION, THAT PROPOSAL MUST COMPLY WITH PERFORMANCE REQUIREMENT P2.6.

REFLECTIVE BUILDING MEMBRANE INSTALLED TO FORM 20MM AIRSPACE BETWEEN REFLECTIVE FACES AND EXTERNAL LINING CLADDING, FITTED CLOSELY UP TO PENETRATIONS / OPENINGS, ADEQUATELY SUPPORTED AND JOINTS TO BE LAPPED MINIMUM 150.

STATED R VALUES ARE FOR ADDITIONAL INSULATION REQUIRED AND ARE NOT RT VALUES (TOTAL SYSTEM VALUES)

INSULATION TO BE INSTALLED TO MANUFACTURES SPECIFICATIONS AND ANY RELEVANT STANDARDS

BULK INSULATION IS NOT TO BE COMPRESSED AS THIS REDUCES THE EFFECTIVE R RATING.

RECESSED DOWNLIGHT'S ARE TO BE SHROUDED TO ALLOW FOR INSULATION OVER (NO INSULATION IS POSSIBLE OVER SHROUDING IN RAKED CEILINGS).

MASONRY

ALL MASONRY IS TO BE CONSTRUCTED IN ACCORDANCE WITH AS3700.

EXTERNAL WALLS TO BE 110MM BRICKWORK UNLESS NOTED.

MORTAR TO BE MIXED 1:1:6 CEMENT: LIME: SAND UNLESS STATED

DAMP-PROOF COURSE IN ALL PERIMETER WALLS CUT INTO EXTERNAL WALLS BELOW FLOOR LEVEL WITH WEEP HOLES AT 1200 CTRS. IN ACCORDANCE WITH AS2904.

VERTICAL ARTICULATION JOINTS TO BE PROVIDED 6M MAX CENTERS FOR UNREINFORCED MASONRY WALLS EXCEPT WHERE BUILT ON SITE CLASSIFICATION A OR S AND SPACED AS PER AS3700 SECTION 12.6.4. ARTICULATION JOINT LOCATION ARE TO GREEN HOMES REQUEST.5M MAX

WHERE NECESSARY, STEEL LINTELS ARE TO BE PROVIDED IN ACCC

CONSTRUCTION DRAWINGS

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ACCORDANCE WITH AS4100 A	ID AS3700		001101110011011 2101
PROJECT:		DRAWING TITLE:	
PROPOSED NEW HOUSE FO	: TAN	STANDARD NOTES	
3 DUNKELD AVENUE, HURLS	ONE PARK NSW		
DESIGNED BY: DESIGNER	DRAWN BY: BP	DRAWING SCALE:	DRAWING NUMBER:
JOB NO: 21047		1 : 50 @ A3	CD22
21047		1 . 30 @ A3	

XXXXX Geotextile Filter Fabric Drop

Inlet Sediment Trap.

Disturbed area

SEDIMENT AND EROSION CONTROL

