

ALTERATIONS + ADDITIONS

90 BOMEN ROAD, CARTWRIGHTS HILL NSW 2650

LOT 111 DP 788677

LOT SIZE - 2.37Ha

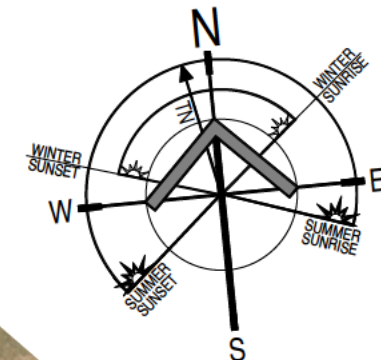
LGA: WAGGA WAGGA CITY COUNCIL

DESIGNED FOR:

DUNCAN

DRAWING SCHEDULE:

NO.	TITLE
A01	SITE PLAN
A02	EXISTING // DEMOLITION FLOOR PLAN
A03	FLOOR PLAN
A04	DIMENSIONS
A05	SECTION AA
A06	SECTION BB
A07	ELEVATIONS
A08	ELEVATIONS
A09	GLAZING SCHEDULE
A10	DRAINAGE PLAN



GENERAL BUILDING NOTES

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALING. THESE PLANS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER ASSOCIATED DOCUMENTS. LEVELS SHOWN ARE RELATIVE ONLY.

BUILDER TO ENSURE ALL UNDERGROUND SERVICES, PIPES AND CABLES TO BE LOCATED PRIOR TO EXCAVATION. CALL 'DIAL BEFORE YOU DIG' ON 1100 OR GO TO www.1100.com.au

SITE: THE BUILDER SHALL SUPPLY/INSTALL AND MAINTAIN THE FOLLOWING IN ACCORDANCE WITH LOCAL COUNCIL AUTHORITY:

- SEDIMENT CONTROL MEASURES
- STABILISED ENTRY POINT
- CONTROLLED RUBBISH AREA
- TOILET FACILITIES

COMPLIANCE: ALL BUILDING WORK TO COMPLY WITH THE 'NATIONAL CONSTRUCTION CODE' OF AUSTRALIA, AND ANY REFERENCED AUSTRALIAN STANDARDS AND LOCAL COUNCIL AUTHORITY REQUIREMENTS. ALL AREAS TO BE MADE GOOD BY THE BUILDER WHERE DISTURBED BY THE NEW WORK.

BASIX: BASIX - ALL SELECTIONS TO COMPLY WITH ENERGY EFFICIENCY PERFORMANCE REQUIREMENTS OF THE ASSOCIATED BASIX CERTIFICATE.

CONCRETE: ALL CONCRETE SLAB & FOOTINGS FOR CLASS 1 & 10a BUILDINGS TO COMPLY WITH AS 2870 'RESIDENTIAL SLAB & FOOTINGS'.

STORMWATER: DESIGN AND INSTALLATION TO COMPLY WITH AS/NZS 3500.3 - 2003 (PLUMBING AND DRAINAGE - STORMWATER DRAINAGE) OR AS/NZS 3500.5 - 2000 (NATIONAL PLUMBING AND DRAINAGE DOMESTIC INSTALLATIONS)

SEWER: DESIGN AND INSTALLATION TO COMPLY WITH AS/NZS 3500.2 - 2003 (PLUMBING AND DRAINAGE - SANITARY PLUMBING AND DRAINAGE) OR AS/NZS 3500.5

TERMITE PROTECTION: PROVIDE PHYSICAL AND CHEMICAL TERMITE BARRIERS IN ACCORDANCE WITH THE NCC 2022 VOL 2, PART 3.4 'TERMITE RISK MANAGEMENT' AND AS 3660.1.

MASONRY: TO BE IN ACCORDANCE WITH AS 3700 (MASONRY STRUCTURES).

ELECTRICAL: DESIGN AND INSTALLATION TO COMPLY WITH AS/NZS 3018 -2001 (ELECTRICAL INSTALLATIONS - DOMESTIC INSTALLATIONS)

WET AREA WATERPROOFING: TO BE IN ACCORDANCE WITH THE NCC 2022 VOL 2 PART 10.2 'WET AREA WATERPROOFING' AND EXTERNAL WATERPROOFING AND MATERIALS SELECTION, SYSTEM DESIGN AS PER AS 4654.

GLAZING: SELECTION AND INSTALLATION TO AS 2047 AND GLASS TYPE AND THICKNESS TO AS 1288. ALL OTHER COMPONENTS TO COMPLY WITH RELATIVE STANDARDS.

OVERFLOW FROM RAINWATER TANK
DIRECTED TO TABLE DRAIN ON BOMEN RD

INDICATIVE LOCATION OF SELECT ON
SITE SEWER MANAGEMENT SYSTEM

PROPOSED ALTERATIONS AND
ADDITIONS TO DWELLING
FFL 101.98

EXISTING SHED
AND CARPORT

MIN 20,000L
RAINWATER TANK

EXISTING POOL

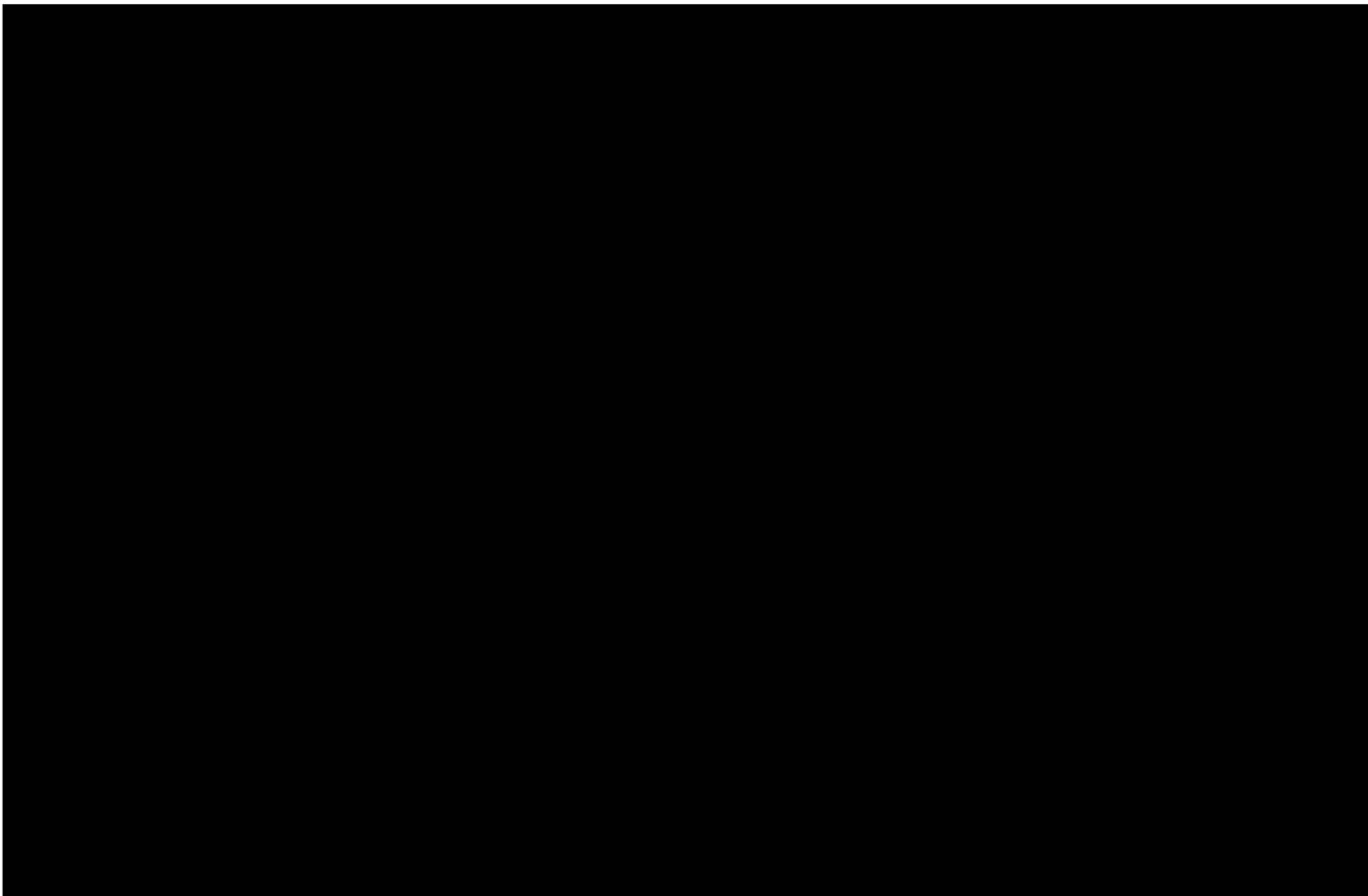
EXISTING GRAVEL
ENTRY TRACK

SITE PLAN

SCALE AT A3 1:1000

STORMWATER AND SEWER NOTE:

EXTERNAL PIPEWORK DETAILS AND LAYOUT AS SHOWN ARE INDICATIVE ONLY FOR CERTIFYING AUTHORITY PURPOSES. PLUMBER TO ENSURE THAT ALL STORMWATER DESIGN AND INSTALLATION COMPLIES WITH AS/NZS 3500.3 - 2003 (PLUMBING AND DRAINAGE - STORMWATER DRAINAGE) OR AS/NZS 3500.5 - 2000 (NATIONAL PLUMBING AND DRAINAGE DOMESTIC INSTALLATIONS). AND ALL SEWER DESIGN AND INSTALLATION COMPLIES WITH AS/NZS 3500.2 - 2003 (PLUMBING AND DRAINAGE - SANITARY PLUMBING AND DRAINAGE) OR AS/NZS 3500.5. THE PLUMBER IS TO THEN DRAW UP AN ACCURATE 'WORKS AS EXECUTED' DIAGRAM ONCE COMPLETED TO SUBMIT TO CERTIFYING AUTHORITY.



WASTE MANAGEMENT

Demolition			
Materials	Destination		Disposal
	Re-Use and Recycling		
Material	Estimated Volume (m2 or M3)	On Site *proposed reuse or recycling	Contractor & Landfill Site
Excavation	10m3	Reused on site for back filling	
Green Waste	4m3		Wagga Wagga council green waste facility – By Smallmons
Bricks	40m2	Reuse on site	
Concrete	40m2		Wagga Wagga council concrete crushing – By Smallmans
Timber	0m2		Wagga Wagga Council facility – By Smallmons
Plasterboard	12m2		Wagga Wagga Council facility – By Smallmons
Other – Roof Tiles	300m2	Selling good condition to Buyer	

EXISTING // DEMOLITION PLAN

SCALE AT A3 1:100

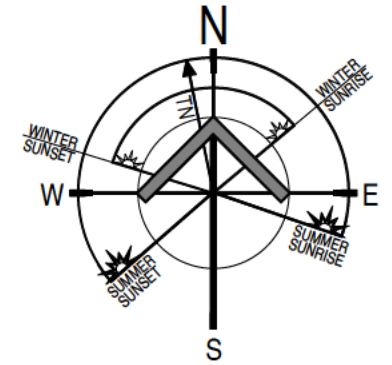
EXISTING AREAS






LIVING -	181.6m ²
COVERED OUTDOOR AREAS -	66.1m ²
PORCH -	25.1m ²
TOTAL EXISTING -	272.8m²



PLANTATI

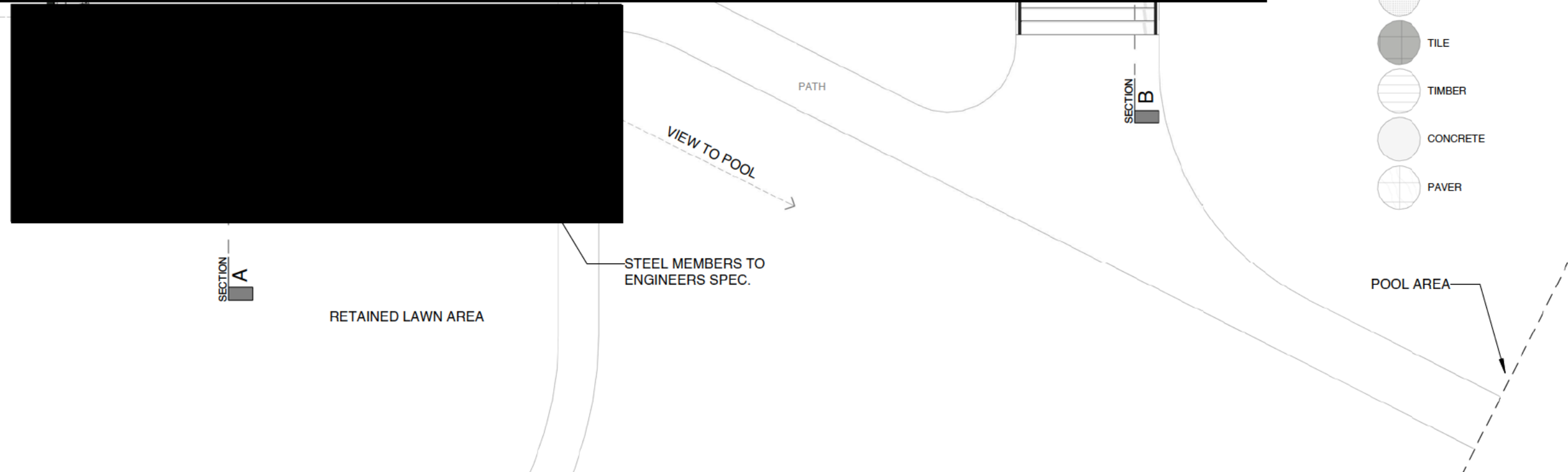
POWDERCOATED
ALUM WINDOW HOODS



-  CARPET
-  TILE
-  TIMBER
-  CONCRETE
-  PAVER

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FLOOR PLAN
SCALE AT A3 1:100



SECTION
A

RETAINED LAWN AREA

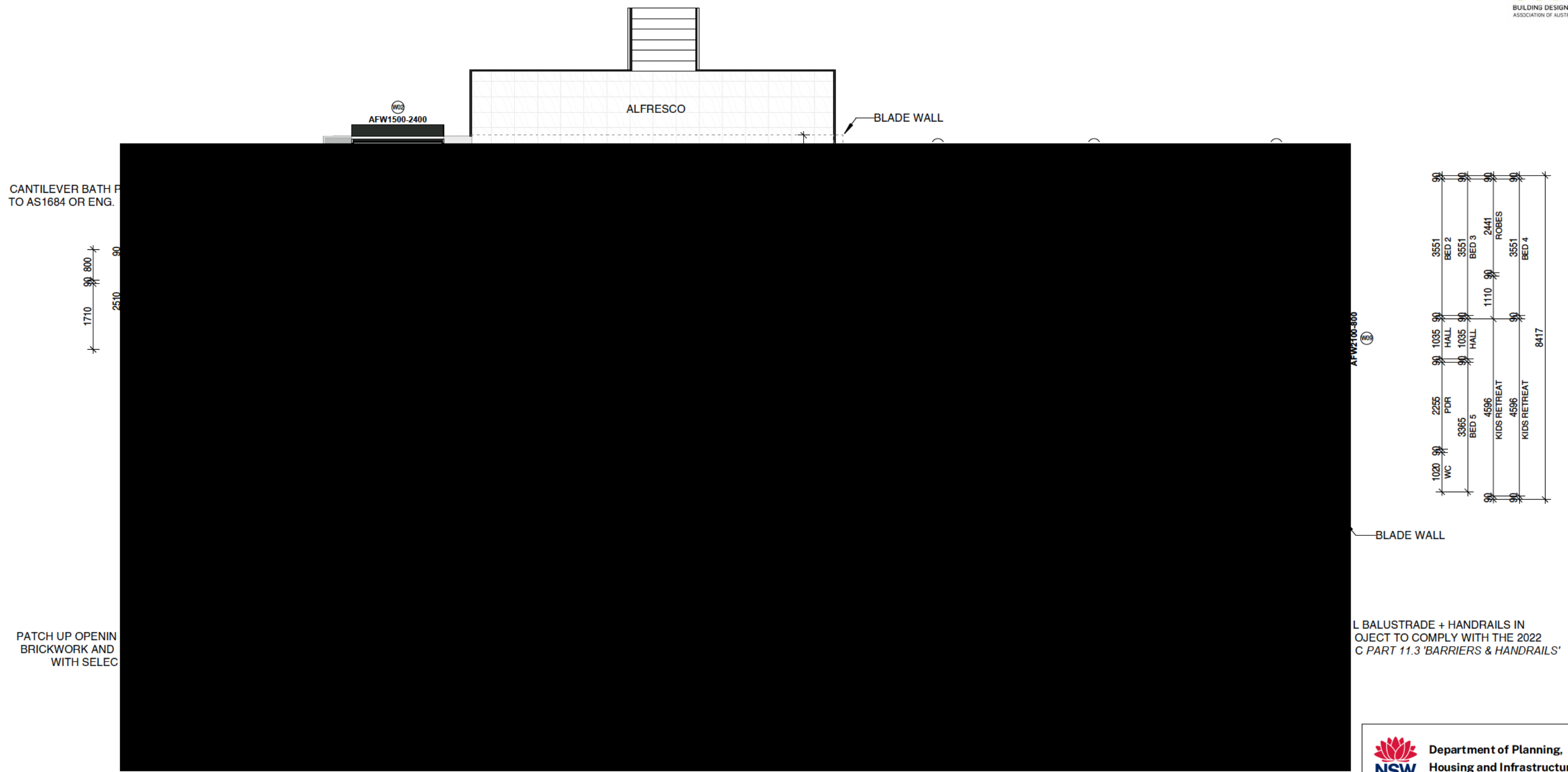
STEEL MEMBERS TO
ENGINEERS SPEC.

PATH

SECTION
B

POOL AREA

VIEW TO POOL



CANTILEVER BATH P
TO AS1684 OR ENG.

PATCH UP OPENIN
BRICKWORK AND
WITH SELEC

L BALUSTRADE + HANDRAILS IN
OJECT TO COMPLY WITH THE 2022
C PART 11.3 'BARRIERS & HANDRAILS'

DIMENSIONS

SCALE AT A3 1:100

PROJECT AREAS	
EXISTING/ALTERED LIVING -	181.6m ²
EXISTING ALFRESCO -	25.0m ²
ADDITIONAL LIVING -	101.4m ²
ADDITIONAL OUTDOOR LIVING -	57.8m ²
ADDITIONAL LANDING -	3.5m ²
TOTAL -	369.3m²

INDICATES SMOKE ALARMS
INSTALLED IN ACCORDANCE
WITH THE NCC 2022 HP PART
9.5 'SMOKE ALARMS AND
EVACUATION LIGHTING' AND AS
3786 -1993, SMOKE ALARMS

VENTILATION NOTE: INSTALL
MECHANICAL VENTILATION TO ALL
BATHROOMS, LAUNDRY AND
KITCHEN RANGEHOOD IN
ACCORDANCE WITH THE 2022 NCC
VOL 2 PART 10.6 'VENTILATION'



- INDICATES CEILING FANS



- INDICATES ILLUME SKYLIGHT (OPTIONAL)

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Housing and Infrastructure**

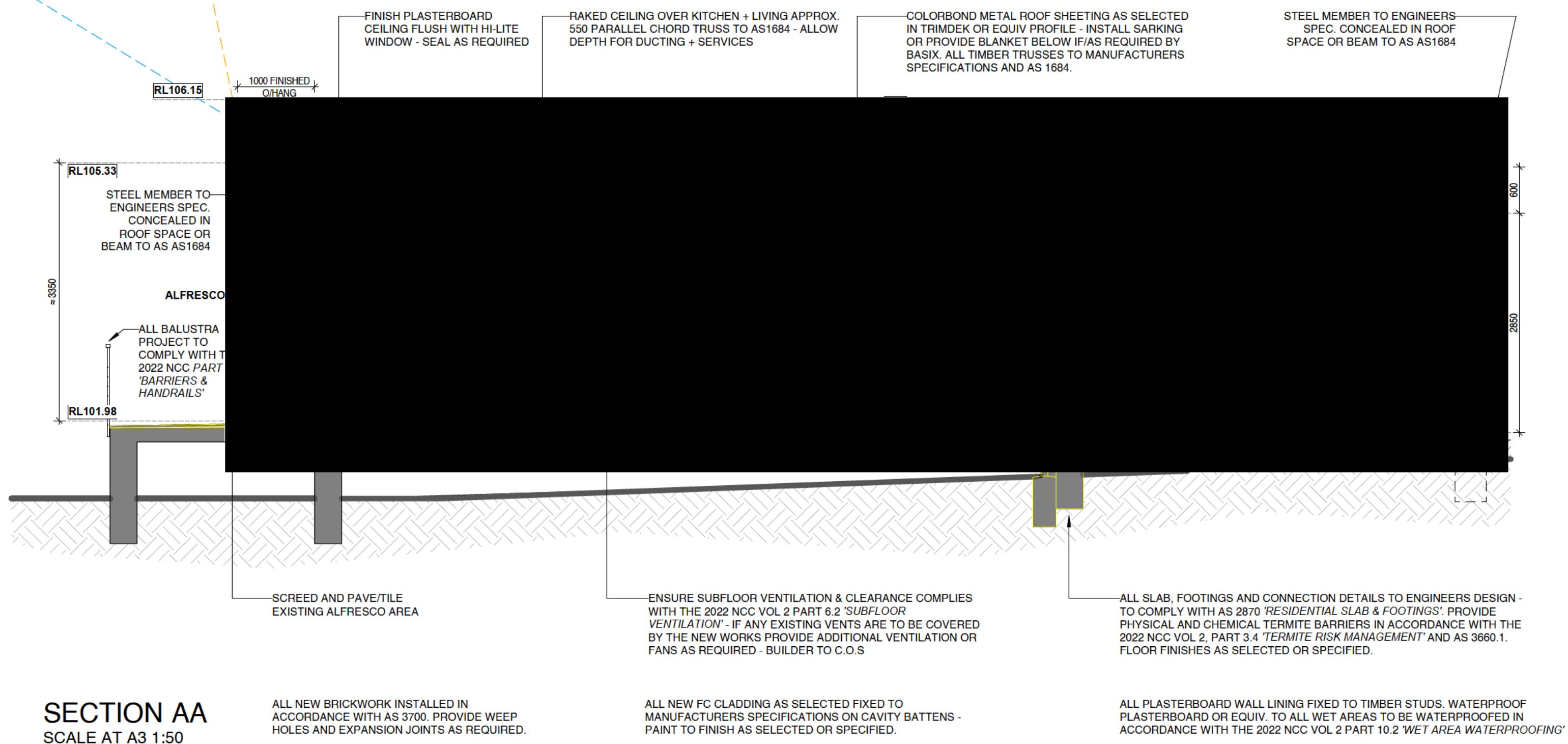
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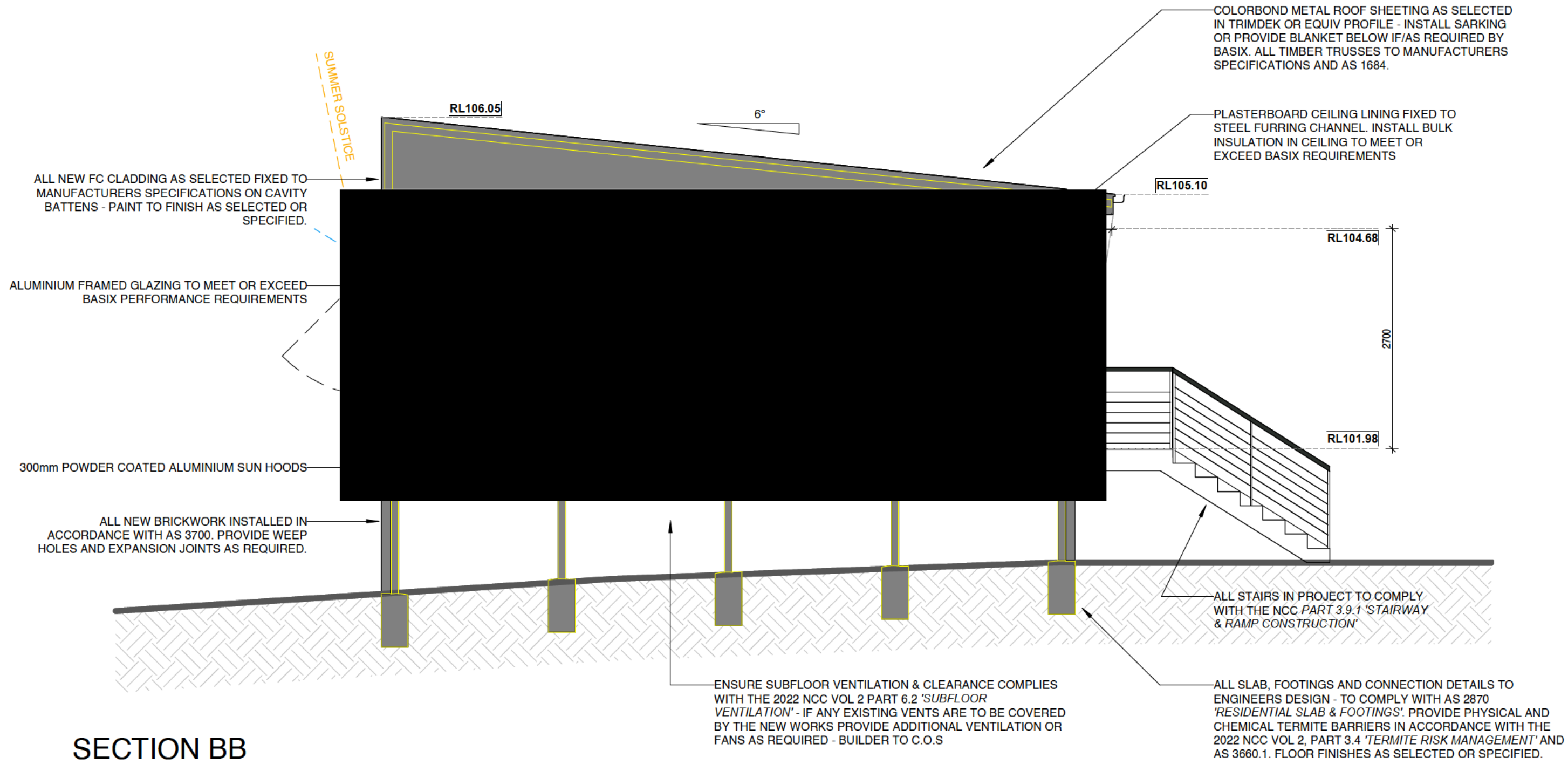
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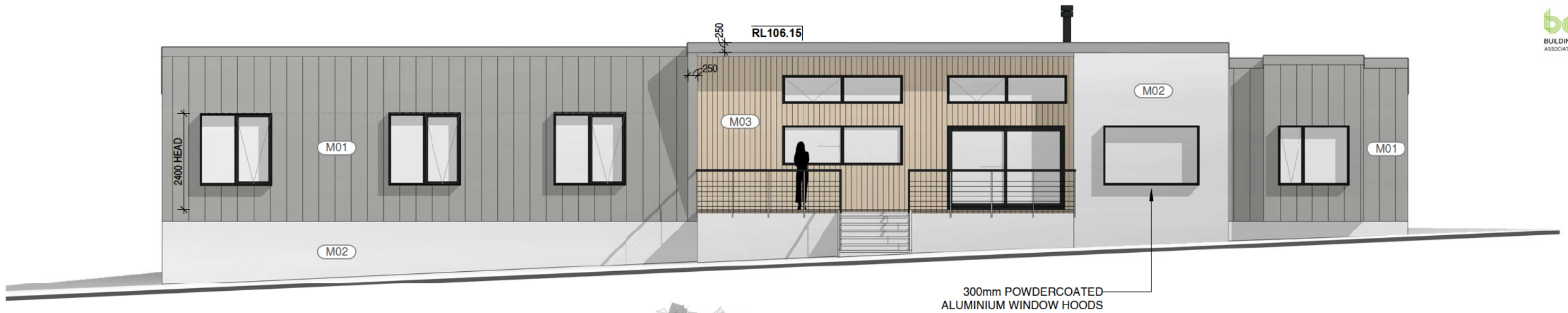
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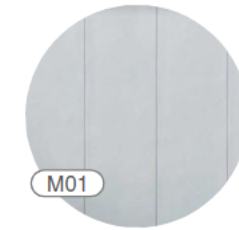




NORTH ELEVATION
SCALE AT A3 1:100



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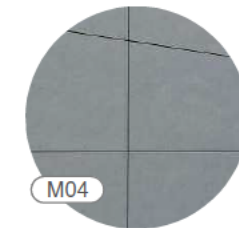
JAMES HARDIE
VERTICAL 405 STRIA
OR EQUIV. FIBRE
CEMENT SHEETING -
PAINT AS SELECTED



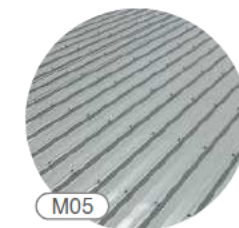
RENDERED
BRICKWORK - SELECT
FINISH AND COLOUR



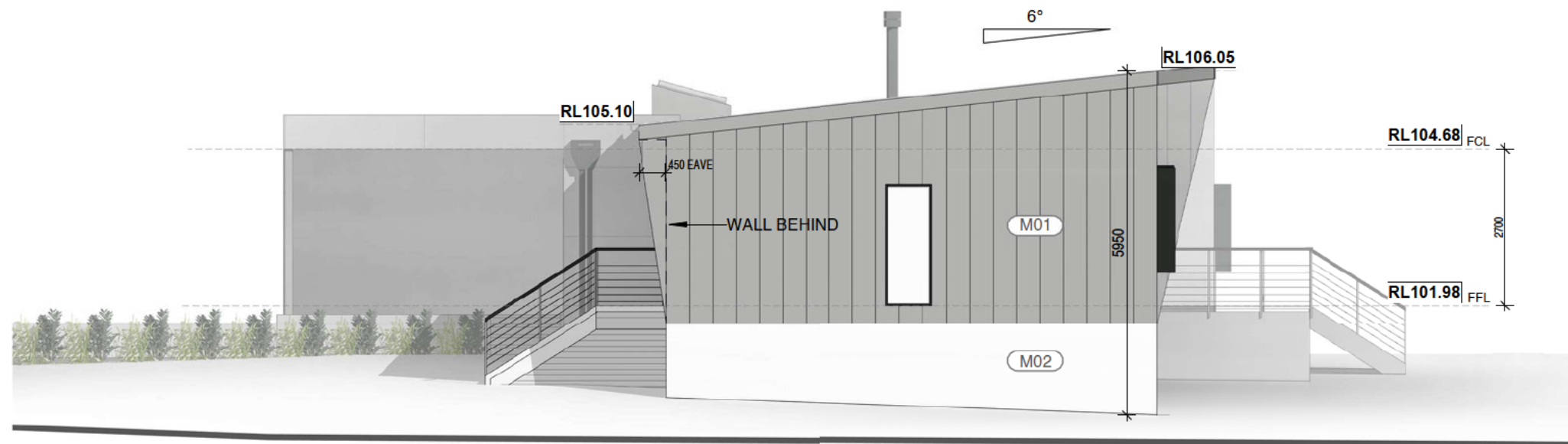
VERTICAL HARDWOOD
CLADDING OR EQUIV.
FINISH/SEAL AS SELECTED



CEMINTEL BARESTONE
FIBRE CEMENT
CLADDING WITH
EXPRESS JOINT



SELECT METAL
ROOF SHEETING



EAST ELEVATION
SCALE AT A3 1:100



SOUTH ELEVATION
SCALE AT A3 1:100



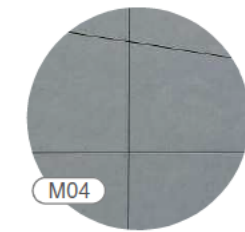
JAMES HARDIE
VERTICAL 405 STRIA
OR EQUIV. FIBRE
CEMENT SHEETING -
PAINT AS SELECTED



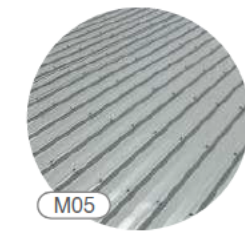
RENDERED
BRICKWORK - SELECT
FINISH AND COLOUR



VERTICAL HARDWOOD
CLADDING OR EQUIV.
FINISH/SEAL AS SELECTED

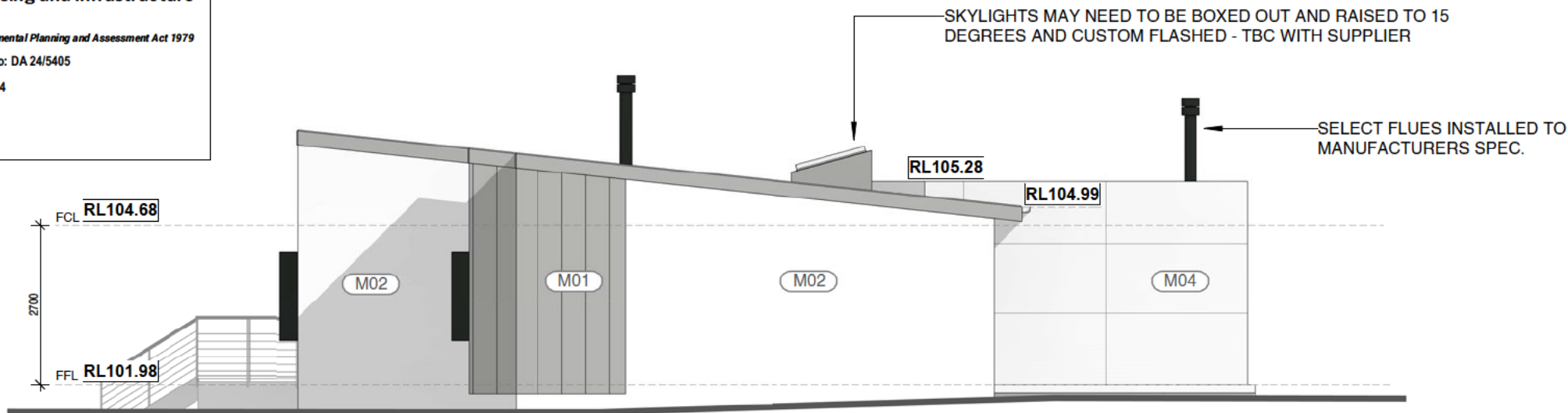


CEMINTEL BARESTONE
FIBRE CEMENT
CLADDING WITH
EXPRESS JOINT



SELECT METAL
ROOF SHEETING

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WEST ELEVATION
SCALE AT A3 1:100

GLAZING SCHEDULE

NOTE: SELECT GLAZING AND FRAMES ARE TO MEET OR EXCEED MIN. BASIX PERFORMANCE REQUIREMENTS

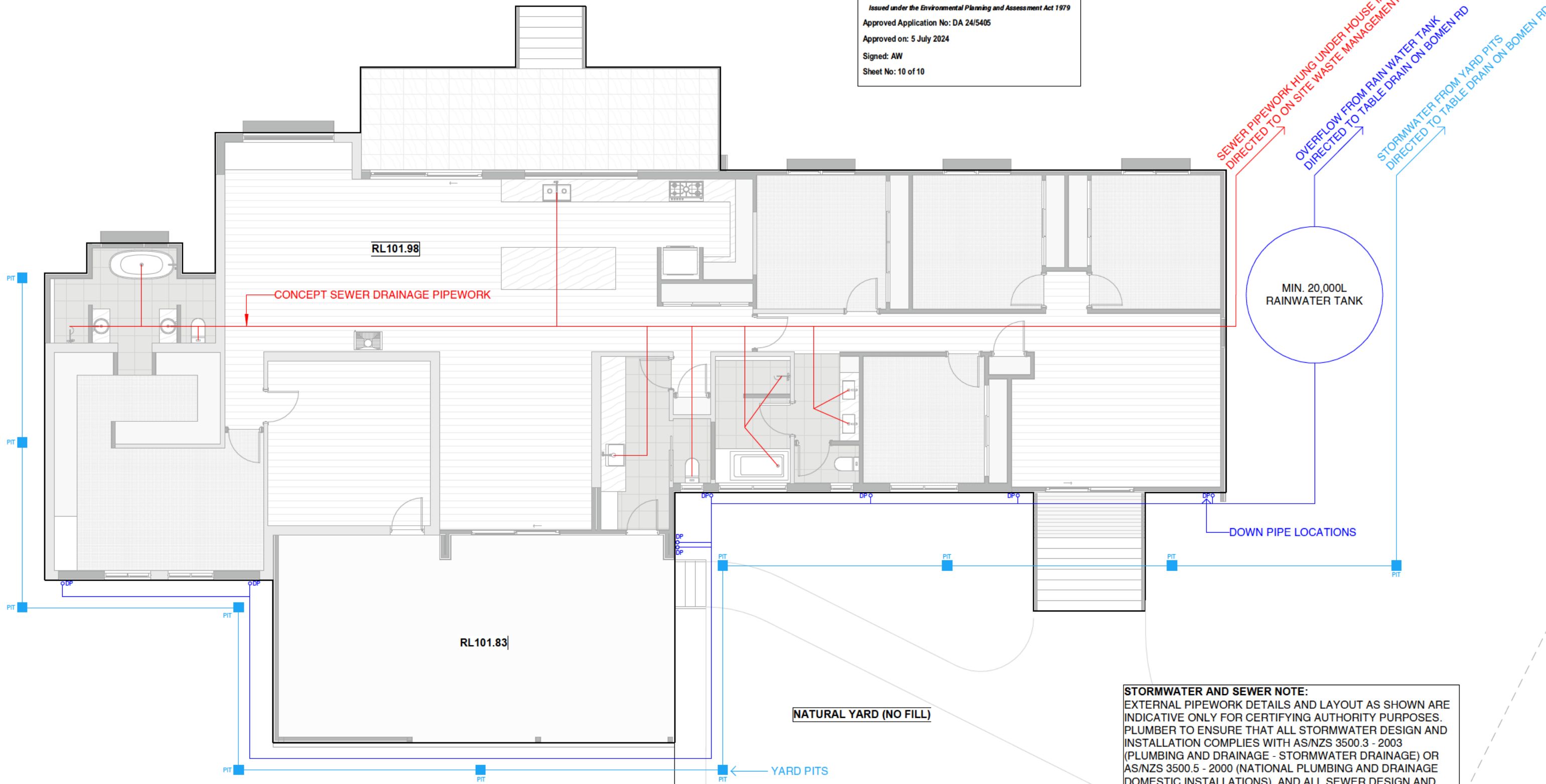
NO.	HEIGHT(mm)	WIDTH(mm)	HEAD(mm)	LOCATION + DESCRIPTION
W01	1500	1800	2100	ENS., CLEAR, AWNING WINDOW
W02	1500	2400	2100	DAYBED, CLEAR, FIXED WINDOW
W03	700	3000	2100	LIVING HI-LITE, CLEAR, AWNING WINDOW (SWITCH)
W04	700	3000	2100	KITCHEN HI-LITE, CLEAR, AWNING WINDOW (SWITCH)
W05	1000	300	2100	KITCHEN, CLEAR, SLIDING WINDOW
W06	1800	1800	2400	BED 2, CLEAR, AWNING WINDOW
W07	1800	1800	2400	BED 3, CLEAR, AWNING WINDOW
W08	1800	1800	2400	BED 4, CLEAR, AWNING WINDOW
W09	2100	800	2100	KIDS RETREAT, CLEAR, FIXED WINDOW
W10	1800	1800	2100	BED 5, CLEAR, AWNING WINDOW
W11	1200	600	2100	WC, OBSCURE, AWNING WINDOW
W12	1200	1800	2100	BATH, OBSCURE, AWNING WINDOW
W13	1200	600	2100	WC, OBSCURE, AWNING WINDOW
W14	1675	1200	2100	BED 1, CLEAR, AWNING WINDOW
W15	1675	1200	2100	BED 1, CLEAR, AWNING WINDOW
D01	2100	3000	2400	LIVING, CLEAR, SLIDING DOOR UNIT
D02	2100	2400	2100	KIDS RETREAT, CLEAR, SLIDING DOOR UNIT
D03	2100	900	2100	LAUNDRY, CLEAR, HINGED DOOR
D04	2100	2400	2100	DINING, CLEAR, SLIDING DOOR UNIT
D05	2100	900	2100	OFFICE, CLEAR, HINGED DOOR

GLAZING NOTES

- ALL WINDOWS & GLAZED DOOR INSTALLATION TO COMPLY WITH AS 2047 AND AS 1288. BUSHFIRE PRONE AREAS TO COMPLY WITH AS 3959 - REFER TO BUSHFIRE NOTES FOR BUSHFIRE ATTACK LEVEL (BAL) (IF APPLICABLE TO PROJECT).
- WINDOW FRAME AND GLAZING PERFORMANCE LEVELS TO MEET OR EXCEED BASIX CERTIFICATE REQUIREMENTS.
- BUILDER TO ADVISE FRAMING MANUFACTURER OF SELECTED WINDOW MANUFACTURERS AS STANDARD WINDOW SIZES VARY SLIGHTLY BETWEEN MANUFACTURERS.
- ALL WINDOW AND DOOR DIMENSIONS TO BE CHECKED ON SITE PRIOR TO FABRICATION.
- ALL OPERABLE WINDOWS TO BE FITTED WITH SEALS AND TIGHT FITTING FLY SCREENS.
- EXTERNAL DOORS TO BE FITTED WITH WEATHER SEALS ALL ROUND.



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SEWER PIPEWORK HUNG UNDER HOUSE IN SUBFLOOR DIRECTED TO ON SITE WASTE MANAGEMENT SYSTEM
OVERFLOW FROM RAIN WATER TANK DIRECTED TO TABLE DRAIN ON BOMEN RD
STORMWATER FROM YARD PITS DIRECTED TO TABLE DRAIN ON BOMEN RD

MIN. 20,000L
RAINWATER TANK

DRAINAGE PLAN
SCALE AT A3 1:100

STORMWATER AND SEWER NOTE:
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