

The following reference notes must be read in conjunction with the architectural plans and construction notes, contained herein. Some of these notes may not be applicable to the scope of works.

STORMWATER DRAINS.

SUPPLY, INSTALL AND CONNECT NEW STORMWATER DRAINS FROM NEW DOWNPIPES TO EXISTING SERVICE AS NECESSARY.
NOTE: BUILDER ASSUMES AN EXISTING STORMWATER DRAIN SYSTEM CURRENTLY EXISTS ON SITE AND IS DISCHARGED TO A LEGAL POINT. BUILDER HAS MADE NO ALLOWANCE TO PROVIDE NEW **SWD** SYSTEM AND / OR LEGAL POINT OF DISCHARGE SHOULD NO SYSTEM EXIST

ASBESTOS.

UNLESS OTHERWISE SPECIFIED IN THESE SPECIFICATIONS. NO ALLOWANCE HAS BEEN MADE FOR THE REMOVAL OR HANDLING OF ANY ASBESTOS PRODUCTS. SHOULD ANY ASBESTOS BE ENCOUNTERED ANY COSTS INVOLVED IN REMOVING OR HANDLING THESE PRODUCTS WILL BE THE CLIENTS RESPONSIBILITY.

GUTTERS AND DOWNPIPES.

ALL GUTTERS AND DOWNPIPES HAS BEEN ALLOWED AS ZINCALUME QUADRANT DURAKOTE.
NO ALLOWANCE HAS BEEN MADE TO MATCH EXISTING ALUMINIUM GUTTERS AND DOWNPIPES UNLESS SPECIFICALLY NOTED OTHERWISE.

GLAZING.

ALL NEW GLAZING TO COMPLY WITH **AS 1288 (2006) - GLASS IN BUILDINGS.** WINDOW SIZE & CONFIGURATION SUBJECT TO MANUFACTURERS CONSTRAINTS.

DOOR FURNITURE.

INSTALLATION OF MORTICE LOCKS WILL BE AT EXTRA CHARGE.

PLUMBING PIPES IN THE EXISTING ROOF CAVITY OR WALLS.

EXISTING PLUMBING PIPES WILL BE INSPECTED WHEN WORK COMMENCES. ANY UPGRADE OR RECTIFICATION (INCL. RELOCATION) WORK REQUIRED WILL BE QUOTED ON SITE.

ELECTRICALS

EXISTING CABLES WILL BE INSPECTED WHEN WORK COMMENCES.
ANY UPGRADE OR RECTIFICATION WORK REQUIRED WILL BE QUOTED ON SITE.
EXISTING POWER & LIGHT POINTS DISCONNECTED AS A RESULT OF RENOVATION WORK WILL NOT BE RELOCATED.

METER BOX.

NO ALLOWANCE HAS BEEN MADE TO UPGRADE METER BOX.

RELOCATION OF METER BOX.

NO ALLOWANCE HAS BEEN MADE TO RELOCATE EXISTING METER BOX.

EXISTING TREES AND VEGETATION

NO ALLOWANCE HAS BEEN MADE TO CLEAR THE AREA OF THE PROPOSED ADDITION (INCLUDING SCAFFOLDING OR WORK MATERIAL STORAGE BAYS) OF ANY TREES, SHRUBS OR OTHER VEGETATION.

FLOOR REPAIRS.

MAKE GOOD FLOOR WITH ONE PIECE OF TIMBER FLOORING LAID IN THE SAME DIRECTION OF THE WALL BEING DEMOLISHED.

SKYLIGHTS AND SOLAR TUBES.

ACTUAL POSITION MAY CHANGE ON SITE, DEPENDING ON STRUCTURAL CONDITIONS.

ALL TIMBER SIZES ARE NOMINAL

CONCRETE FOOTINGS & SLABS.

NO ALLOWANCE FOR ANY PIERING.

TERMITE TREATMENT.

KORDON OR SIMILAR TERMITE TREATMENT TO EXTERNAL SLAB EDGES AND PENETRATIONS.

AIR CONDITIONING DUCTING.

UNLESS NOTED ON THE PLANS, PLASTERBOARD LINED FRAMING REQUIRED FOR AIR CONDITIONING DUCTING HAS NOT BEEN ALLOWED FOR. AN ON-SITE VARIATION WILL NEED TO BE COSTED & AGREED TO PRIOR TO ANY FRAMING BEING DONE.

CARPORT & AWNINGS

(unless specified)
NO ALLOWANCE HAS BEEN MADE TO REMOVE & RE-ERECT. THIS WILL BE THE CLIENT'S RESPONSIBILITY IF IT RESTRICTS ACCESS TO DELIVER BUILDING MATERIAL OR ERECT SCAFFOLDING. DISCUSS OPTIONS WITH SUPERVISOR.

WHERE EXISTING WALLS ARE TO BE DEMOLISHED

IF THE REMAINING CEILINGS ARE NOT THE SAME LEVEL OR MATERIAL ADDITIONAL REMEDIAL WORKS MAY BE REQUIRED AND MUST BE DISCUSSED WITH YOUR SUPERVISOR

CEMENT RENDER

NO ALLOWANCE HAS BEEN MADE TO REPAIR CRACKED OR FALLEN RENDER AS A CONSEQUENCE OF RENOVATION WORK

SMOKE ALARM.

ALL NEW SMOKE ALARMS TO COMPLY WITH **AUSTRALIAN STANDARDS.**

LANDSCAPING

ANY LANDSCAPING REQUIRED TO COMPLY WITH THE BCA BY OWNER

STACK & VENTS

FINAL POSITION MAY CHANGE DEPENDING ON THE ONSITE CONDITIONS. (TO BE DISCUSSED WITH ADDBUILD SUPERVISOR.)

PATHS & DRIVEWAYS

UNLESS NOTED ON THE PLANS, WHERE CONCRETE AND/OR PAVING IS REQUIRED TO BE CUT OUT & REMOVED IN ORDER TO LAY NEW SEWER OR STORMWATER PIPES NO ALLOWANCE HAS BEEN MADE TO REINSTATE AND/OR REPAIR THESE AREAS. ALL REQUIRED REPAIRS WILL NEED TO BE DISCUSSED & QUOTED ON SITE.

SPECIFICATION

<div>○ 2 / 90 X 38 EXTERNAL TOP PLATES</div> <div>○ 90 X 45 EXTERNAL BOTTOM PLATES</div> <div>○ 90 X 38 EXT STUDS @ 450 CTRS MAX</div> <div>○ 70 X 45 INT TOP & BOTTOM PLATES</div> <div>○ 70 X 45 INT STUDS @450 CTRS MAX</div> <div>○ HJ 200 ENGINEERED FLOOR JOISTS @ 450 CTRS MAX UNLESS OTHERWISE SPECIFIED BY ENGINEER</div>	
FLOORING	FIRST FLOOR: STRUCTURAL SHEET.(UNSANDED). & CYPRESS PINE. SCYON SECURA FLOORING TO WET AREAS.
FASCIA	180 X 25 TREATED PINE.
EAVE SOFFIT	4.5 mm F.C. SHEET.
BARGE	N/A.
WINDOWS AND EXTERNAL DOORS	ALUMINIUM WINDOWS, WITH ALUMINIUM FRAMED NYLON MESH FLYSCREENS.
BRICKWORK	N.A
CLADDING	FIRST FLOOR: 75mm RENDERED LIGHTWEIGHT CLADDING WITH TEXTURE COAT FINISH. BRICK ON EDGE STYLE RENDERED SILLS TO NEW WINDOWS. LAID OVER FOIL SARKING.
ROOF PLUMBING	100 X 75 OR 100 X 50 POWDERCOATED DOWNPIPES POWDERCOATED OGGE GUTTERS
ROOF COVERING	GROUND FLOOR:FRONT VEREANDAH ONLY NEW CONCRETE ROOF TILES & FIRST FLOOR: NEW CONCRETE ROOF TILES FROM STANDARD RANGE. LAY OVER FOIL SARKING.
INTERNAL LININGS	INT. WALL = 10 mm PLASTERBOARD CEILINGS - 10 mm PLASTERBOARD WET AREA - 6 mm VILLABOARD CORNICE - 90mm COVE CORNICE
INTERNAL FIXINGS FINGER JOINTED PINE	JAMBS - EX 90 X 38 REBATED SKIRTING - EX 68 X 18 BULLNOSE ARCHITRAVE - EX 68 X 18 BULLNOSE
BUILT IN CUPBOARDS	WHERE APPLICABLE BUILT IN AND WALK IN WARDROBES TO HAVE ONE ONLY 16MM THICK MELAMINE SHELF WITH PIPE HANGING ROD UNDER. LINEN TO HAVE 5 / 16MM THICK MELAMINE SHELVES.
DOORS	PRIMED FLUSH HOLLOW CORE FOR PAINT. DOOR HEIGHT 2040 UNLESS NOTED OTHERWISE.
ELECTRICAL TO ADDITIONS <small>REFER TO SEPARATE ELECTRICAL LAYOUT FOR FURTHER INFORMATION.</small>	TWO WAY LIGHT SWITCH ×—○—× 1.OFF LIGHT POINTS ○—× 7.OFF DOUBLE G.P.O. ∩ 10.OFF SMOKE ALARM ⊙ 2.OFF CEILING FANS (Supplied by owner) + 3.OFF EXTERNAL DOUBLE G.P.O. ∩ 2.OFF (for security cameras. supplied & installed by owner) IXL 4 LIGHT TASTIC ⊕ 2.OFF CIRCUITS 3.OFF RCD safety switch to new power circuit 3.OFF
HOT WATER SYSTEM	CONNECT TO EXISTING HOT WATER UNIT
STAIRCASE AND HANDRAILS	TYPE: MAPLE CLOSED RISER TIMBER STRINGER NOMINAL WIDTH: 1000mm RISE: 18No. x 180 TREAD: 240mm FINISH: MAPLE TREADS & MAPLE RISERS, PINE SQUARE BALUSTRADE. <u>PLASTERBOARD LINING UNDER TREADS.</u>
METALWORK	INTERNAL: PRIMED, EXTERNAL: PRIMED
EXCAVATION	EXCAVATION HAS BEEN ASSUMED TO BE IN SOIL, CLAY OR OTHER MATERIAL REASONABLY CAPABLE OF EXCAVATION WITH HAND TOOLS
INSULATION TO ADDITIONS ONLY	CEILING TO FIRST FLOOR ADDITION: R 3.0 INSULATION. EXTERNAL WALL TO FIRST FLOOR ADDITION: R 2.0 INSULATION.
PAINTING <small>ADDBUILD DOES NOT INCLUDE INTERNAL OR EXTERNAL PAINTING OF ANY EXISTING AREAS AS THE REQUIRED PREPARATION MAY VARY.</small>	ALL INTERNAL PAINTING TO FIRST FLOOR ADDITION BY: OWNER. ALL EXTERNAL PAINTING TO FIRST FLOOR ADDITION BY: BUILDER ALL RENOVATION PAINTING BY OWNER UNLESS SPECIFICALLY NOTED OTHERWISE.

SPECIAL NOTES

- ALL BUILDING WORK TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA.
- ALL DOOR FURNITURE TO BE SUPPLIED BY OWNER AND FIXED BY BUILDER.
- ENSUITE & BATHROOM FIXTURES, FITTINGS, TAPS AND TILES TO BE SUPPLIED BY OWNER AND FIXED BY BUILDER.
- SHOWER SCREENS & MIRRORS SUPPLIED AND FIXED BY BUILDER.
- WALL TILES TO FIRST FLOOR ENSUITE & BATHROOM TO BE 1200mm HIGH AND 2000MM HIGH IN SHOWER RECESS.
- GROUND FLOOR ELECTRICAL WORK TO BE DISCUSSED ON SITE WITH THE OWNER, SUPERVISOR AND THE ELECTRICIAN. WORKS TO BE QUOTED ON SITE SUBJECT TO A PROVISIONAL ALLOWANCE.

WORKS BY OWNER

- RELOCATION OF TV ANTENNA & RAINWATER TANK IF REQUIRED.
- ALL WORK TO NEW & EXISTING AIR CONDITIONING TO BE CARRIED OUT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- RELOCATE POINT OF ATTACHMENT (P.O.A).

DO NOT SCALE OFF DRAWINGS

ALL FINISHED GROUND LEVELS AND DIMENSIONS AS SHOWN ON PLAN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE CONDITIONS

1.3	TO ESTIMATING & P.O VARIATION	O.P		07.03.24
2.3	TO CONTRACTS	O.P		04.04.24
3.0	TO VARIATION 1	O.P		18.04.24
NO.	ISSUE	DRWN	APP	DATE

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IT MUST NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN PERMISSION OF THE COMPANY

THIS IS THE PLAN REFERED TO IN THE CONTRACT DATED **DATE:**

SIGNED:	OWNER
SIGNED:	OWNER
SIGNED:	BUILDER

PROPOSED GROUND FLOOR AND FIRST FLOOR ADDITIONS & ALTERATIONS

FOR: Mr. D.F. & Mrs. R.C. PORTELLI

AT: 4 BOORAGUL STREET.
 BEVERLY HILLS. NSW.2209



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Phone: 8765 1555 / Fax: 8765 1778

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Builders Licence No. 114851C A.B.N. 47 092 812 649

SCALE:	SHEET No:	JOB No:
1:100 1:200	01	1974/3.0



Certificate number: **A1742226**

Fixtures and systems

Lighting

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.

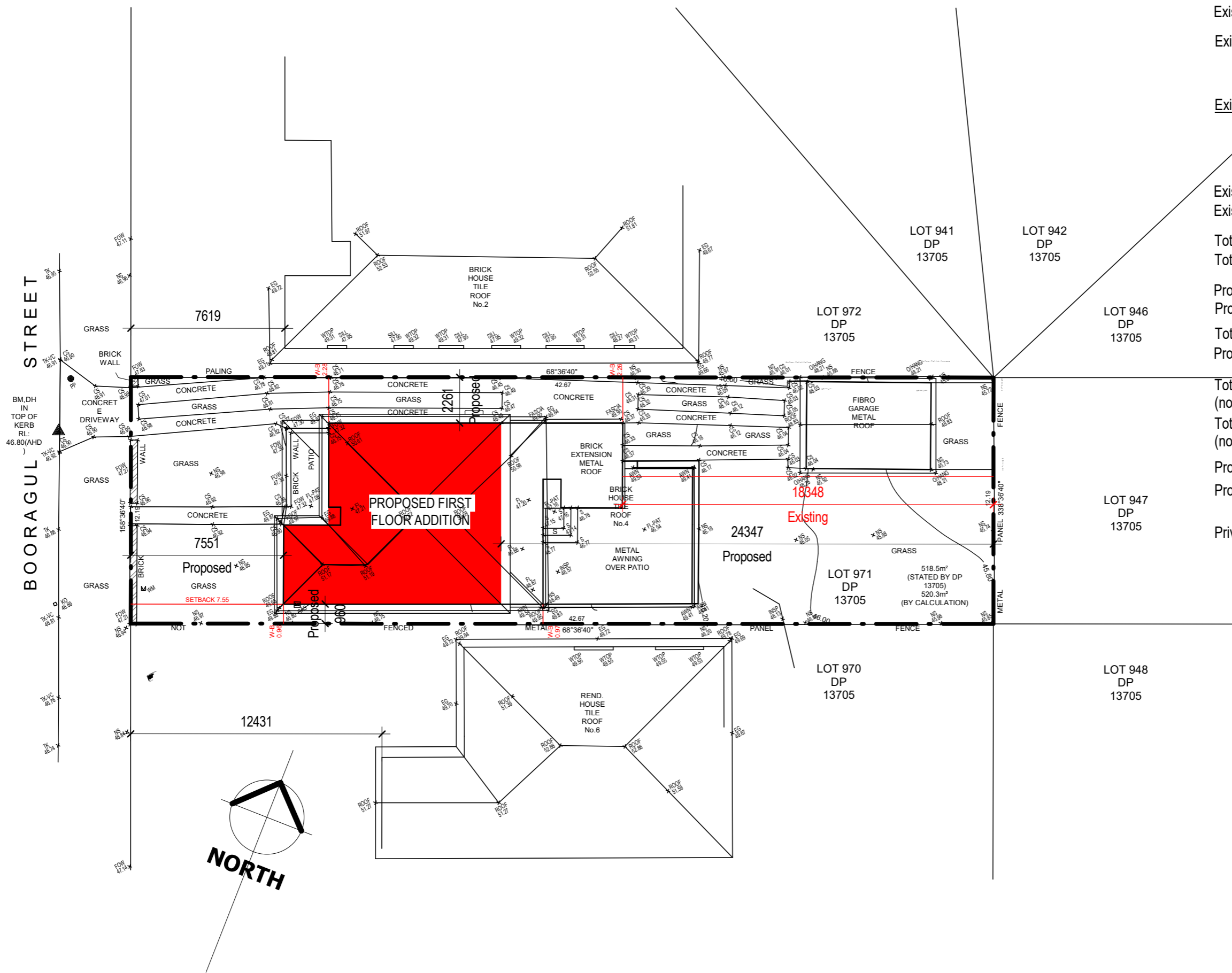
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Insulation requirements:

Construction	Additional insulation required (R-value)
Floor above Existing Dwelling or Building	NIL
External Wall: external insulated façade System (EIFS) (façade panel: 75mm)	NIL
Flat Ceiling, Pitched Roof:	Ceiling: R2.50 (up), roof: foil/sarking and other specification are medium (solar absorptance 0.475 - 0.70)

Windows and glazed doors glazing requirements

W1, W2, W3, W6 & W7	Improved Aluminium, Single Pyrolytic Low-E, (U-value: 4.48, SHGC: 0.46)
W4, W5, W8, W9 & W10	Improved Aluminium, Single Clear, (U-value: 6.44, SHGC: 0.75)



Area Calculations:	
Site Area	-- 518.50 m ²
Existing Ground Floor Area	-- 102.58 m ²
Existing Other Structure -	
Garage	-- 26.44 m ²
Rear Pergola Area	-- 45.15 m ²
Existing Hardstand Area	
Concrete Paths (Combined)--	12.40 m ²
Driveway	-- 55.78 m ²
Front Patio	-- 10.60 m ²
Existing Gross Floor Area.	-- 102.58 m ²
Existing Floor Space Ratio (FSR)	-- 0.19 : 1
Total Existing Site Coverage	-- 144.89 m ² or 27 %
Total Existing Landscape Area	-- 193.41 m ² or 37 %
Proposed Ground Floor Area.	-- 102.58 m ²
Proposed First Floor Area	-- 73.78 m ²
Total Proposed Gross Area	-- 176.36 m ²
Proposed Floor Space Ratio (FSR)	-- 0.34 : 1
Total Proposed Site Coverage	-- 144.89 m ² or 27 %
(not affected)	
Total Proposed Landscape Area	-- 193.41 m ² or 37 %
(not affected)	
Proposed Landscaping to Front	-- 63.78 m ²
Proposed Landscaping to Rear	-- 129.63 m ²
Private Open Space	-- 218.29 m ² or 42 %

SITE PLAN
SCALE - 1 : 200

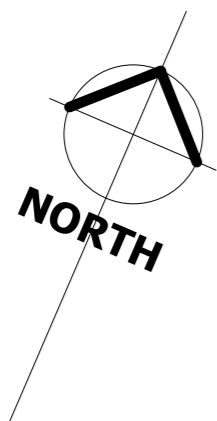
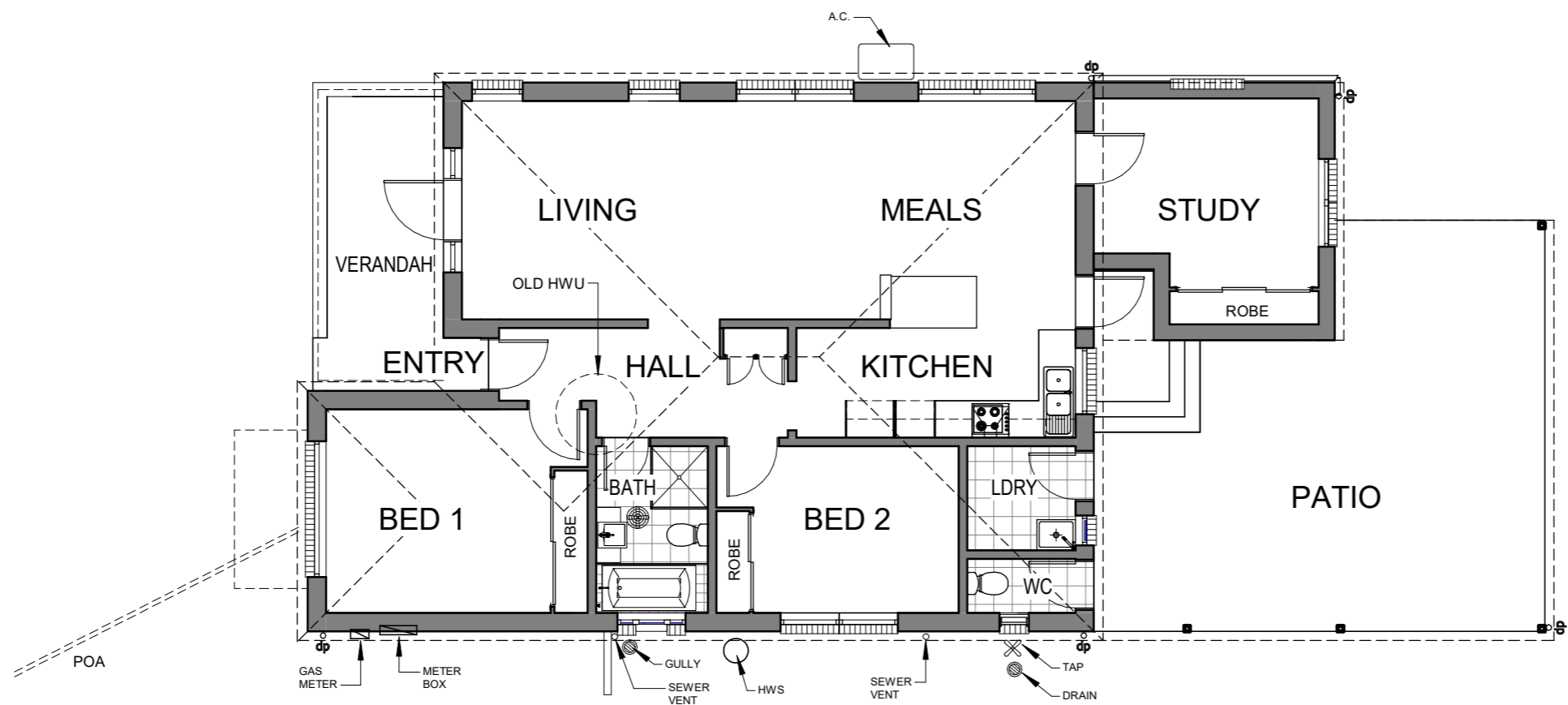
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EXISTING STRUCTURE

FLOOR - BEARERS & JOISTS
EXTERNAL WALLS - CAVITY BRICKWORK 300mm
- BRICK VENEER 260mm (Study Room)

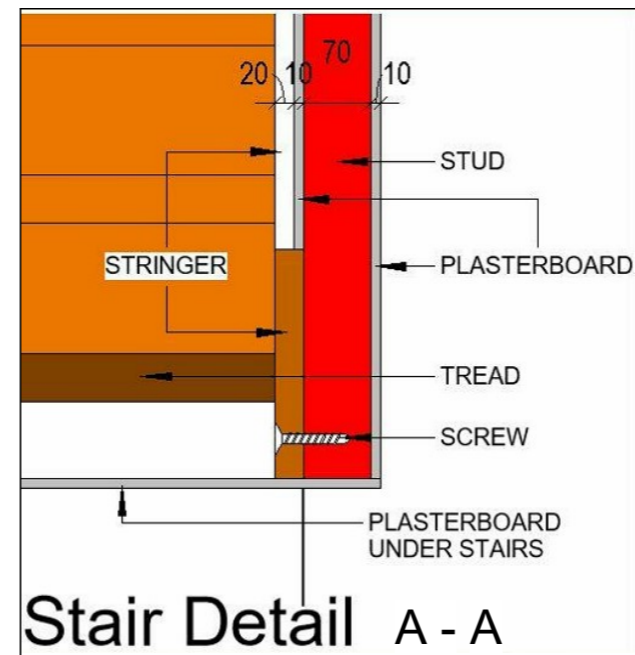
INTERNAL WALLS - SINGLE BRICK RENDERED 140mm
ROOF - CONVENTIONAL ROOF, TERRACOTTA TILE, 30° PITCH



GROUND FLOOR - EXISTING
SCALE - 1 : 100

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GROUND FLOOR CONSTRUCTION NOTES

- ① REMOVE EXISTING OLD HOT WATER TANK LOCATED WITHIN THE ROOF CAVITY.
- ② REMOVE EXISTING SWING DOOR AND DEMOLISH EXISTING INTERNAL SINGLE BRICKWALL AS SHOWN DASHED. FORM A NEW SQUARE HEAD OPENING. REPAIR AFFECTED SURFACES. PAINTING BY OWNER.
- ③ REMOVE AND DISPOSE EXISTING ROBE. REPAIR AFFECTED SURFACES. PAINTING BY OWNER
- ④ DEMOLISH EXISTING SINGLE BRICKWALL AS REQUIRED TO PLACE NEW DOOR FOR ACCESS TO NEW PANTRY ROOM. REPAIR AFFECTED SURFACES. PAINTING BY OWNER.
NOTE: NO ALLOWANCE HAS BEEN MADE TO REMOVE OR FIX EXISTING FRIDGE CABINET.
- ⑤ REMOVE EXISTING WINDOW. SUPPLY AND PLACE A NEW ALUMINIUM WINDOW & BRICK UP REMAINING OPENING. CEMENT RENDER BOTH SIDES. REPAIR AFFECTED SURFACES. PAINTING BY OWNER.
- ⑥ REMOVE EXISTING METAL AWNING IN PREPARATION FOR NEW HIP ROOF OVER FRONT VERANDAH.
- ⑦ RELOCATE POINT OF ATTACHMENT. **(BY OWNER)**
NEW LOCATION TO BE DETERMINED ON SITE BY SUPERVISOR.
- ⑧ EXISTING GROUND FLOOR BRICKWALLS TO BE RENDERED AND PAINTED. REMOVE AND REINSTATE DOWN PIPES AND SEWER VENTS.
NOTE: NO ALLOWANCE HAS BEEN MADE TO REMOVE AND REINSTATE AIR CONDITIONING UNITS.
- ⑨ DUCT EXISTING EXHAUST FAN. SEE NOTE ABOVE.
- ⑩ NEW TIMBER FRAMED WALLS TO SEPARATE STAIRS FROM PANTRY

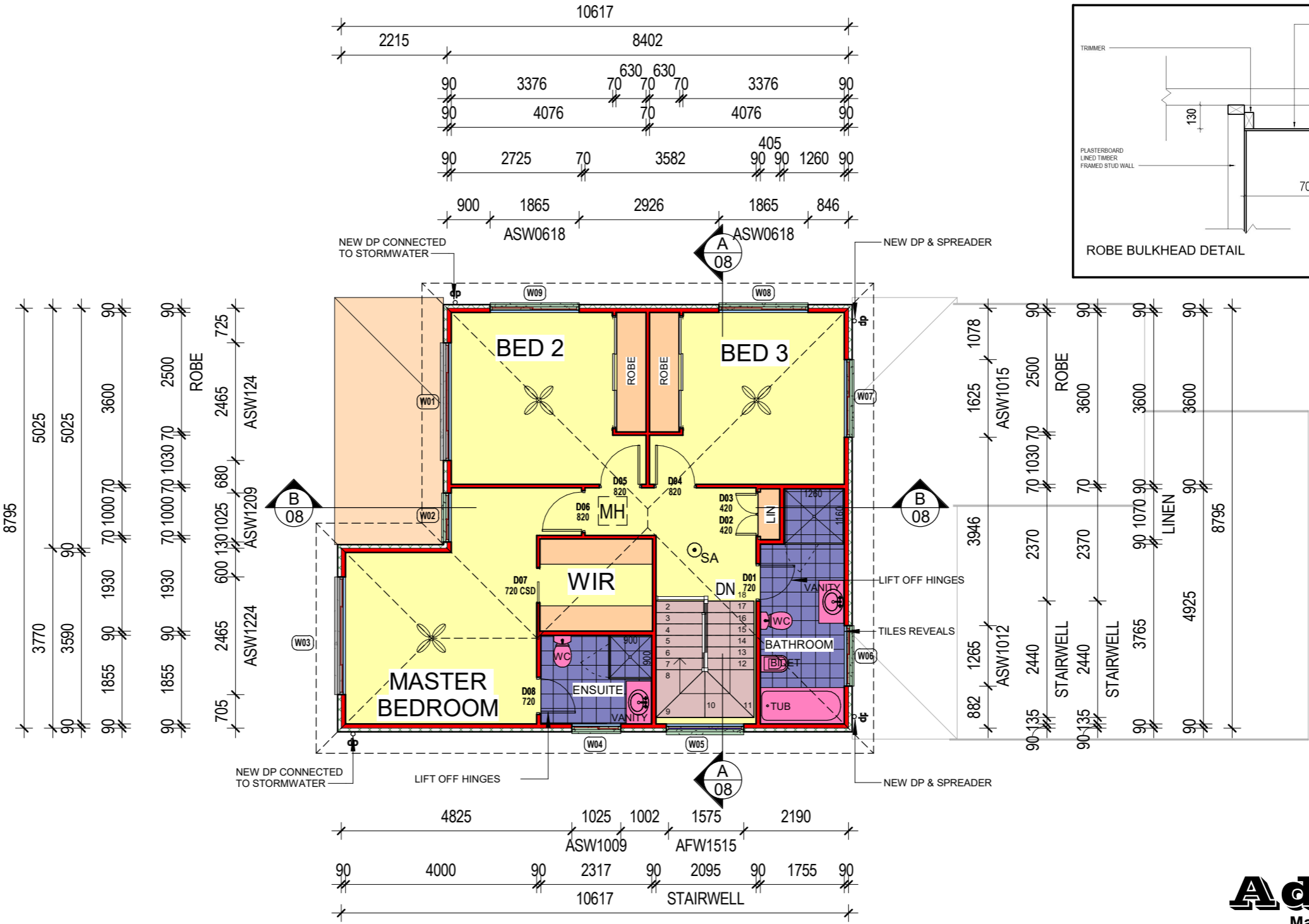
NOTE: THE AREAS SHOWN IN GREY ARE EXISTING & INDICATIVE ONLY. NO REMEDIAL OR RENOVATION WORK IS TO BE CARRIED OUT IN THESE AREAS UNLESS DISCUSSED WITH THE SUPERVISOR & THE OWNER **PRIOR** TO THE COMMENCEMENT OF ANY WORK.

A d d b u i l d
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04	AT: 4 BOORAGUL STREET. BEVERLY HILLS. NSW.2209	1974/3.0

WINDOW & SLIDING DOOR Schedule

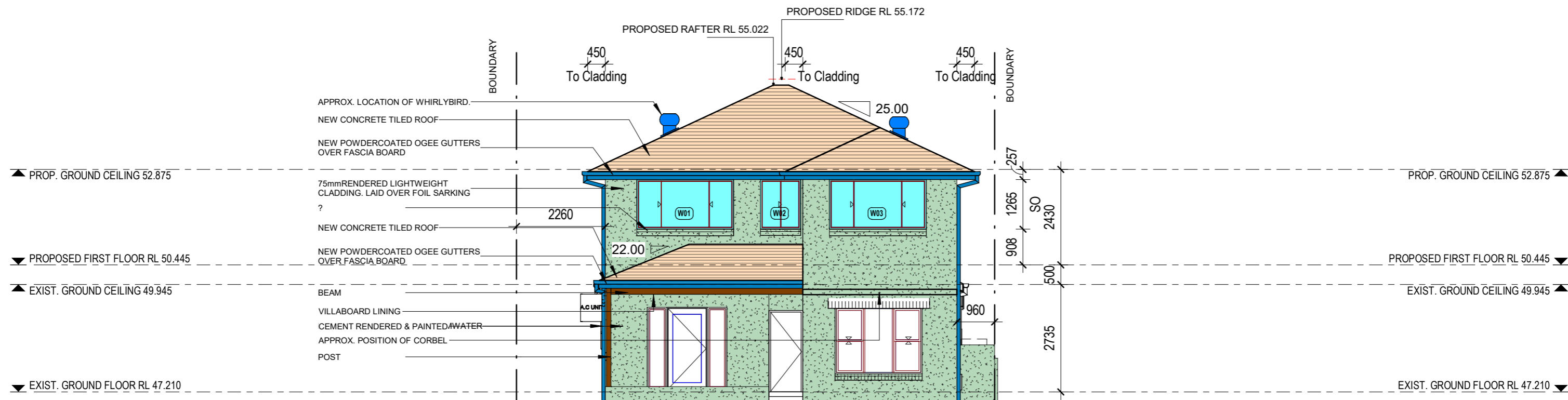
Window No.	Stud Opening Height	Stud Opening Width	Frame Height	Frame Width	Assembly Code	Window Style	Glazing	Comments	Restricted Opening	Notes	Basix	Flyscreen
W01	1265	2465	1200	2410	ASW1224	SLIDING	CLEAR		Yes		LOW-E	Yes
W02	1265	1025	1200	970	ASW1209	SLIDING	CLEAR		Yes		LOW-E	Yes
W03	1265	2465	1200	2410	ASW1224	SLIDING	CLEAR		Yes		LOW-E	Yes
W04	1095	1025	1030	970	ASW1009	SLIDING	TRANSLUCENT		No			Yes
W05	1605	1625	1540	1570	AFW1515	FIXED	TRANSLUCENT		No			No
W06	1095	1265	1030	1210	ASW1012	SLIDING	TRANSLUCENT		No		LOW-E	Yes
W07	1095	1625	1030	1570	ASW1015	SLIDING	CLEAR		Yes		LOW-E	Yes
W08	665	1865	600	1810	ASW0618	SLIDING	CLEAR		Yes			Yes
W09	665	1865	600	1810	ASW0618	SLIDING	CLEAR		Yes			Yes
W10	1425	905	1360	850	ASW1408	SLIDING	CLEAR		No			No



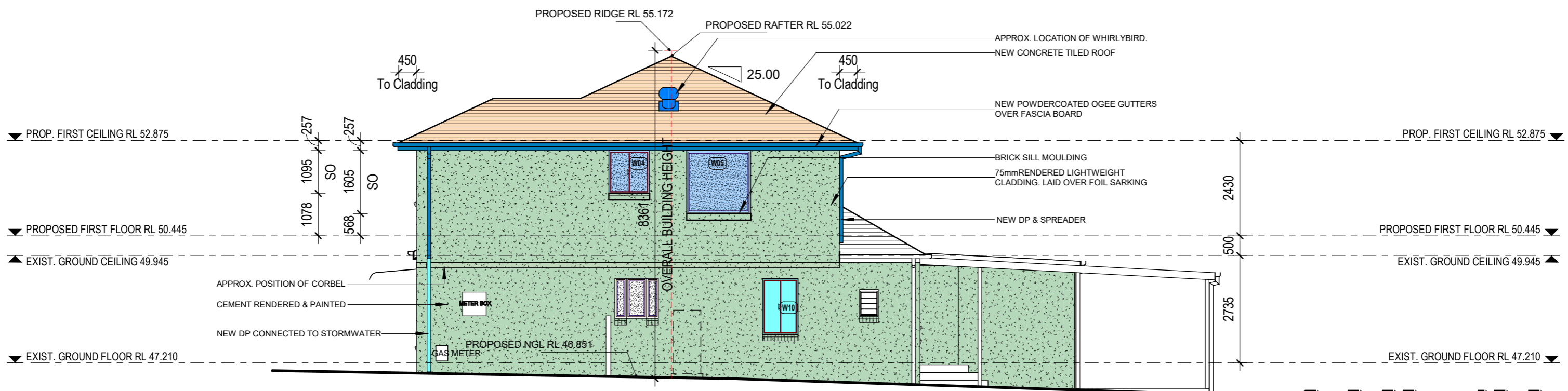
FIRST FLOOR PLAN - PROPOSED
SCALE - 1 : 100

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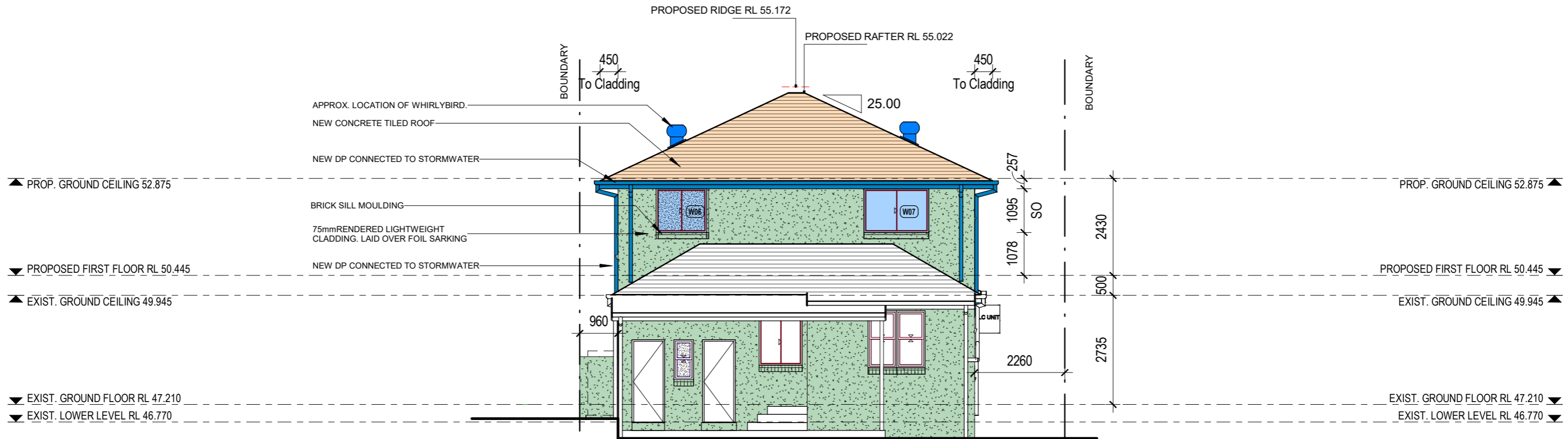
WEST (FRONT) ELEVATION
SCALE - 1 : 100



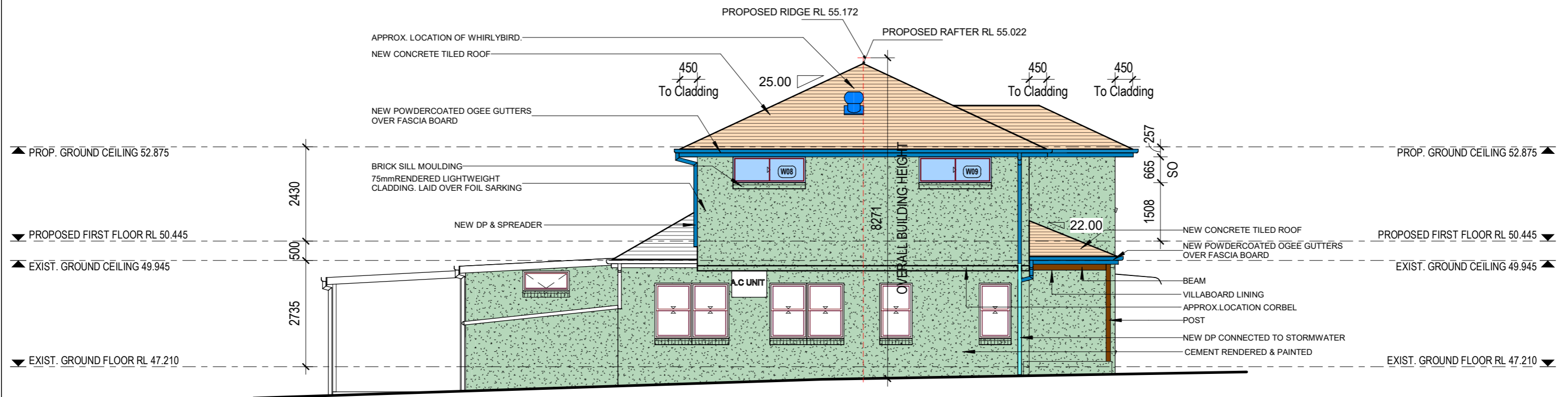
SOUTH (RIGHT) ELEVATION
SCALE - 1 : 100

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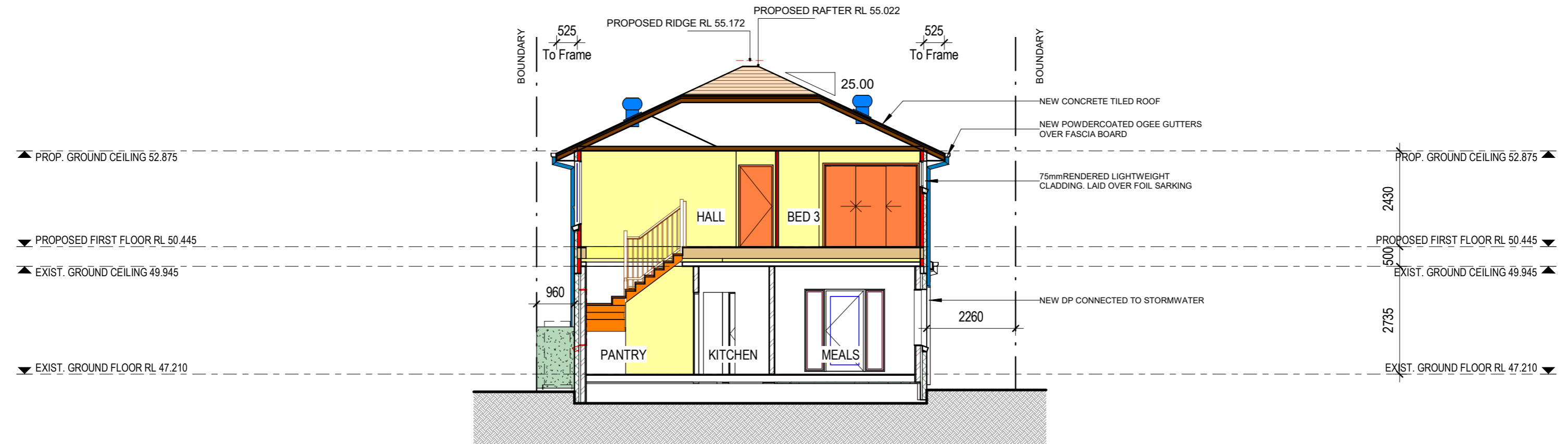
EAST (REAR) ELEVATION
SCALE - 1 : 100



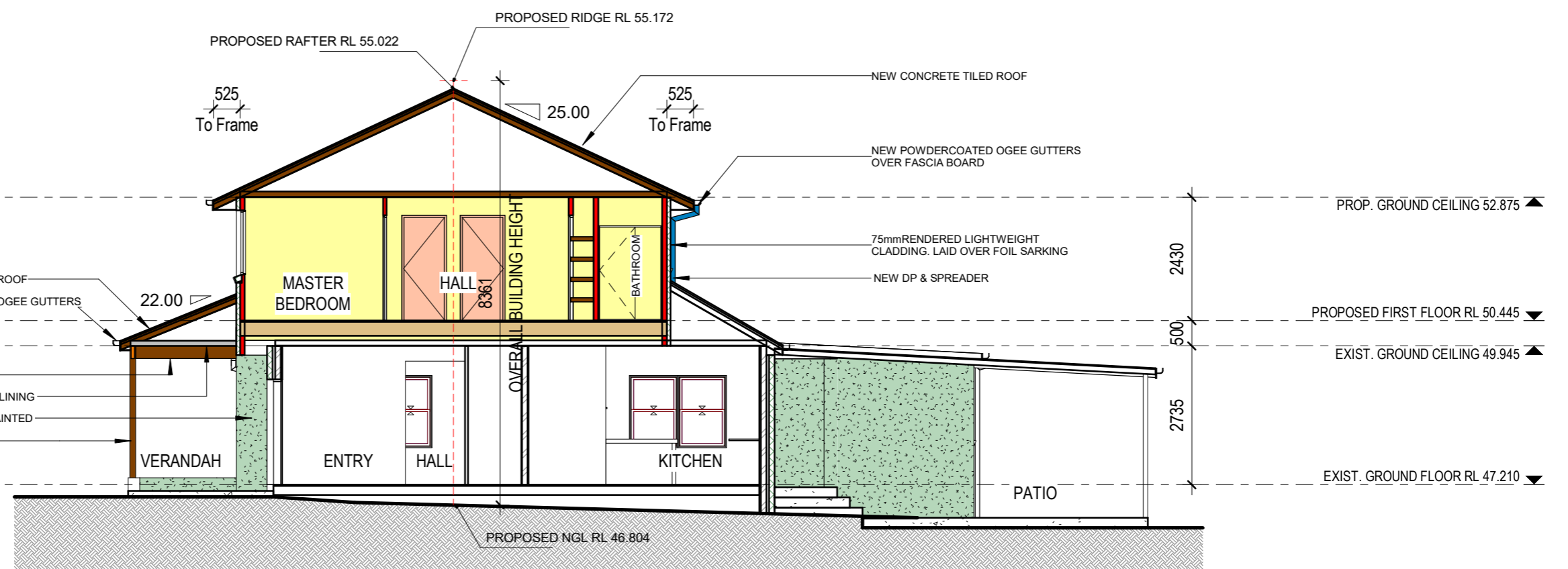
NORTH (LEFT) ELEVATION
SCALE - 1 : 100

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SECTION A-A
SCALE - 1 : 100



SECTION B-B
SCALE - 1 : 100

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