

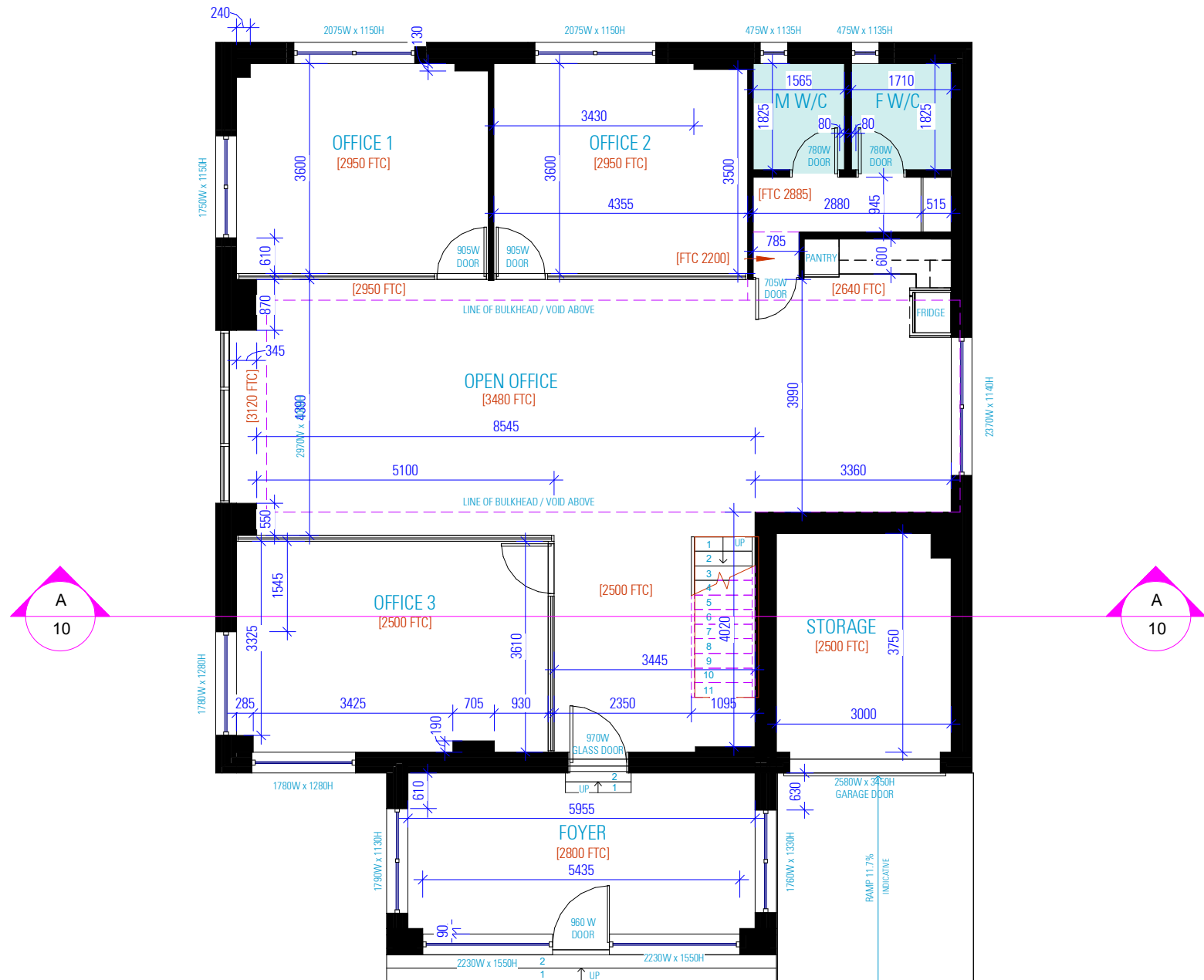
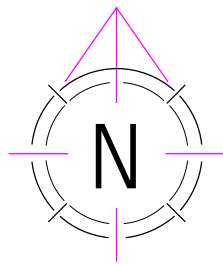
INDICATIVE LOCATION OF PROPOSED
CHANGE OF USE OF EXISTING AUTO
ELECTRICAL WORKSHOP



EXISTING SITE PLAN

NOT FOR CONSTRUCTION

<p>NOTES</p> <p>1. ALL DIMENSIONS ARE IN MILLIMETERS 2. VERIFY ALL DIMENSIONS ON SITE 3. DO NOT SCALE, USE FIGURED DIMENSIONS ONLY 4. VERIFY ALL DISCREPANCIES WITH THE DESIGNER 5. ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE (B.C.A) & AUSTRALIAN STANDARDS</p>	<p>COPYRIGHT</p> <p>THESE DRAWINGS HAVE BEEN PREPARED BY ES DESIGN, AND SHALL REMAIN THE PROPERTY OF THE SAME. NO PORTION OF THESE DRAWINGS, WHETHER IN PART OR WHOLE, SHALL BE USED IN ANY FORM, DUPLICATED OR OTHERWISE, WITHOUT PRIOR WRITTEN PERMISSION OF THE ARCHITECT/ DESIGNER. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT LAWS.</p>	 <p>es.au</p>	 <p>ACCREDITED BUILDING DESIGNER</p>	<p>CHANGE OF USE</p> <p>155-157 BEXLEY ROAD EARLWOOD NSW 2206</p>	<p>DRAWING</p> <p>EXISTING SITE PLAN</p>	<p>DESIGN DRAFTED</p> <p>MICHEL TOUBIA ANDREA SAOUMA</p>	<p>SCALE ISSUE</p> <p>1 : 200 / A3 A DD.MM.YY</p>	<p>DWG No. 23453 - 03</p>
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EXISTING GROUND FLOOR PLAN

NOT FOR CONSTRUCTION

NOTES:

- SMOKE ALARMS AND EVACUATION LIGHTING ARE TO COMPLY WITH BCA 2022 H3D6
- PROVISION OF VENTILATION IS TO COMPLY WITH BCA 2022 H4D7

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DESIGN
DRAFTED

MICHEL TOUBIA
KATERINA NIKOVSKA

MARK DIAB

CHANGE OF USE

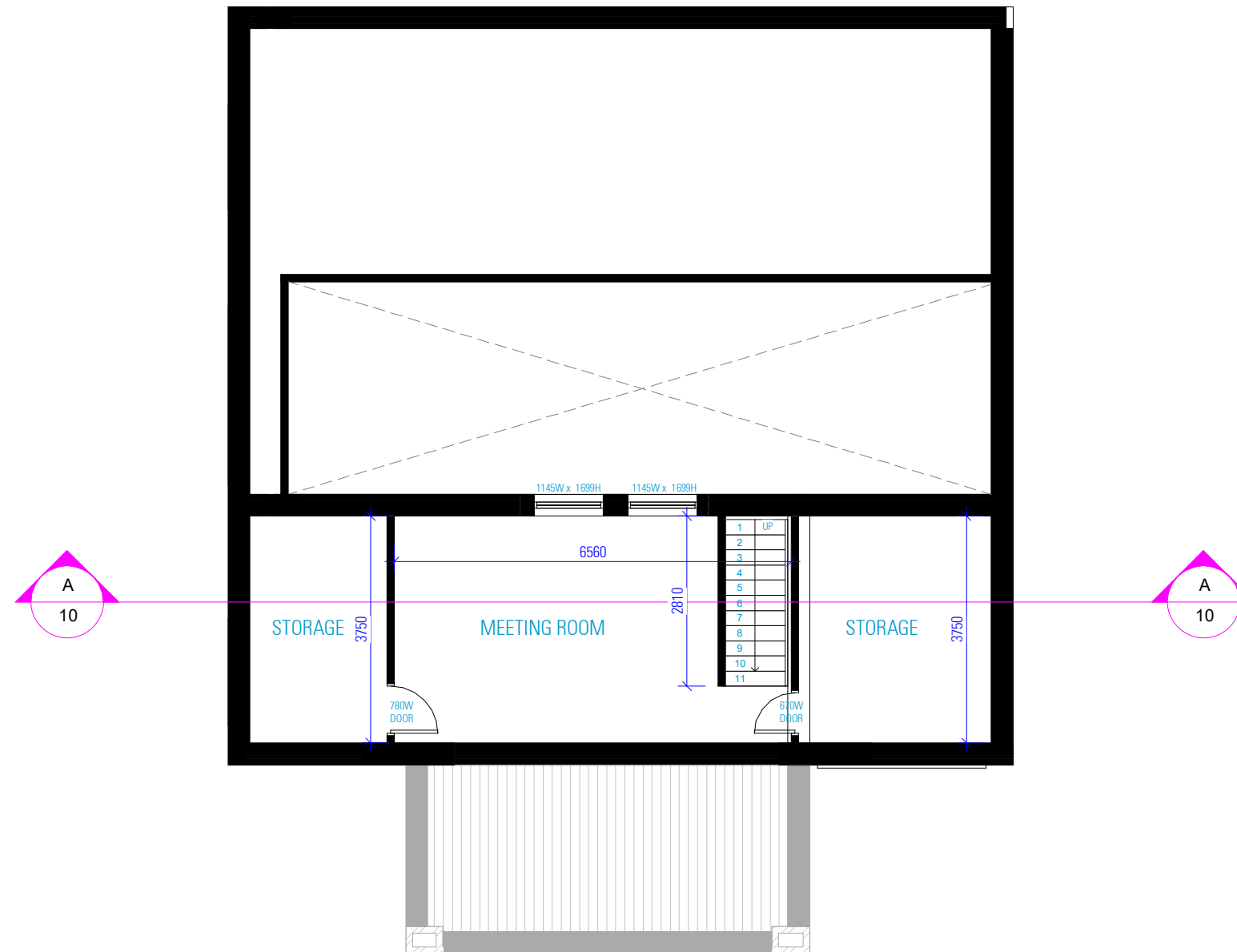
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EARLWOOD NSW 2206

DRAWING

EXISTING GROUND FLOOR PLAN

SCALE
ISSUE 1 : 100 / A3
A DD.MM.YY

DWG No. 23453 - 05



EXISTING FIRST FLOOR PLAN

NOT FOR CONSTRUCTION

NOTES:

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interiore by

baa
ACCREDITED
BUILDING DESIGNER

CHANGE OF USE

155-157 BEXLEY ROAD
EARLWOOD NSW 2206

DESIGN
DRAFTED

MICHEL TOUBIA
KATERINA NIKOVSKA

MARK DIAB

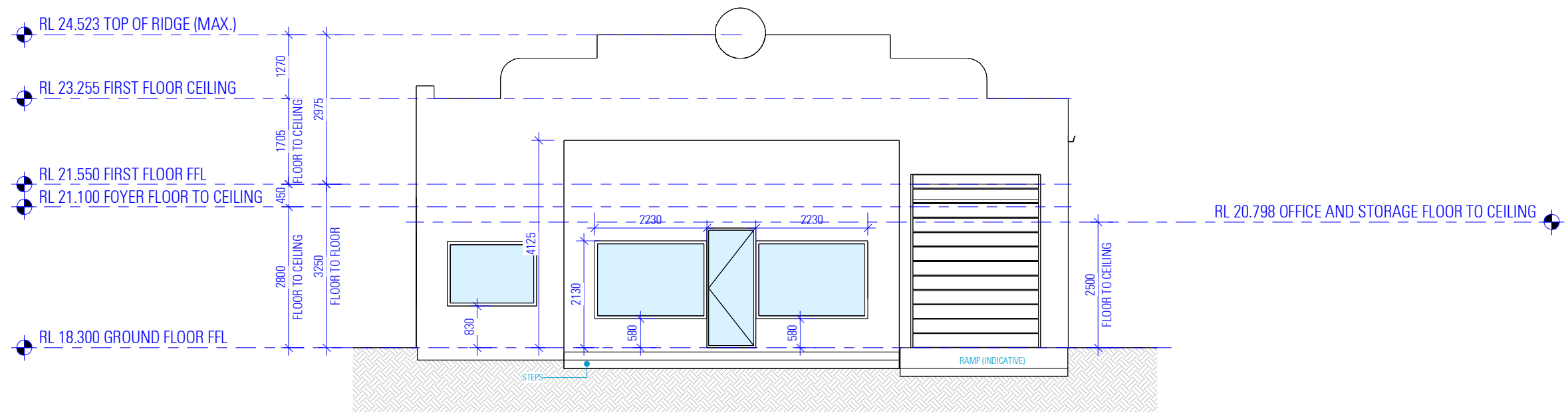
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EXISTING FIRST FLOOR PLAN

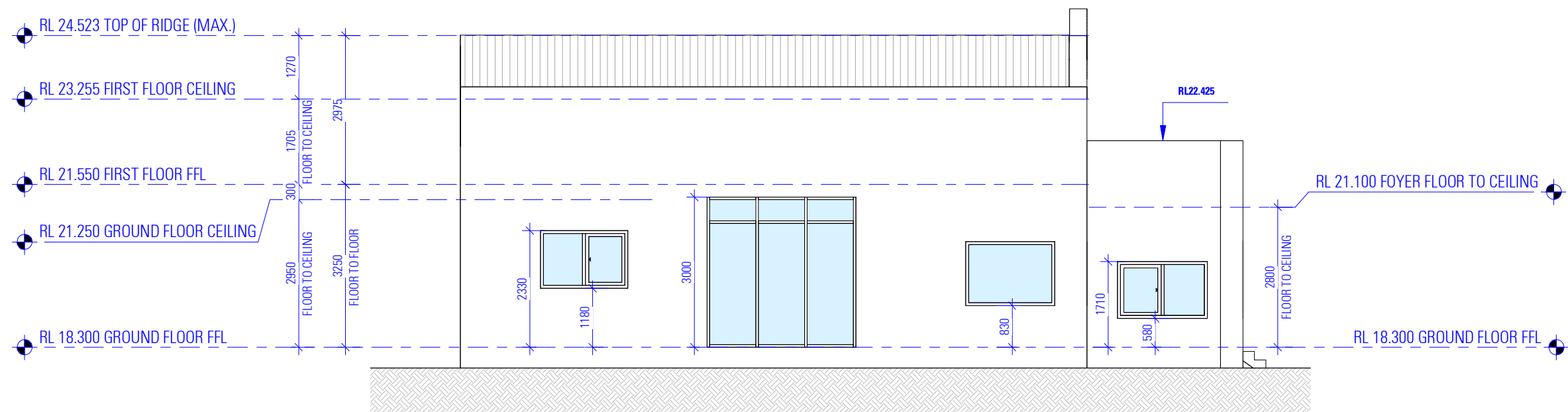
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DWG No. 23453 - 06



SOUTH ELEVATION
AS SEEN FROM BEXLEY ROAD



WEST ELEVATION

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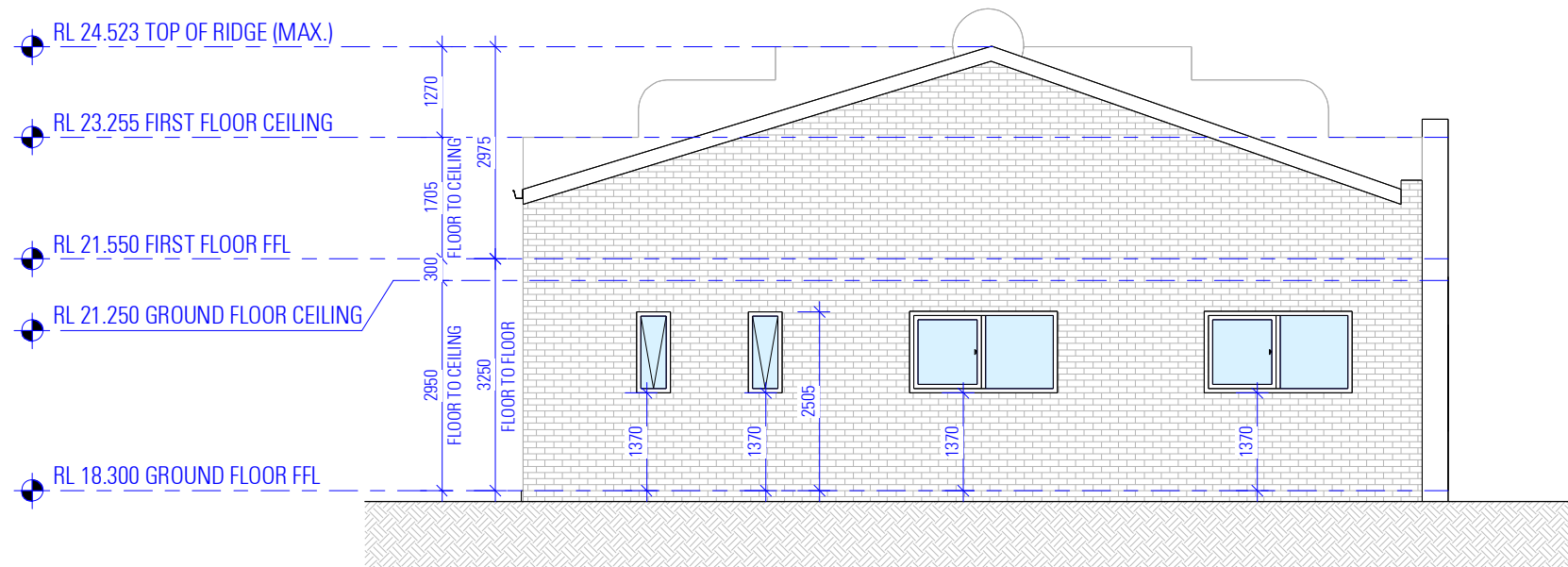
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SOUTH AND WEST ELEVATIONS

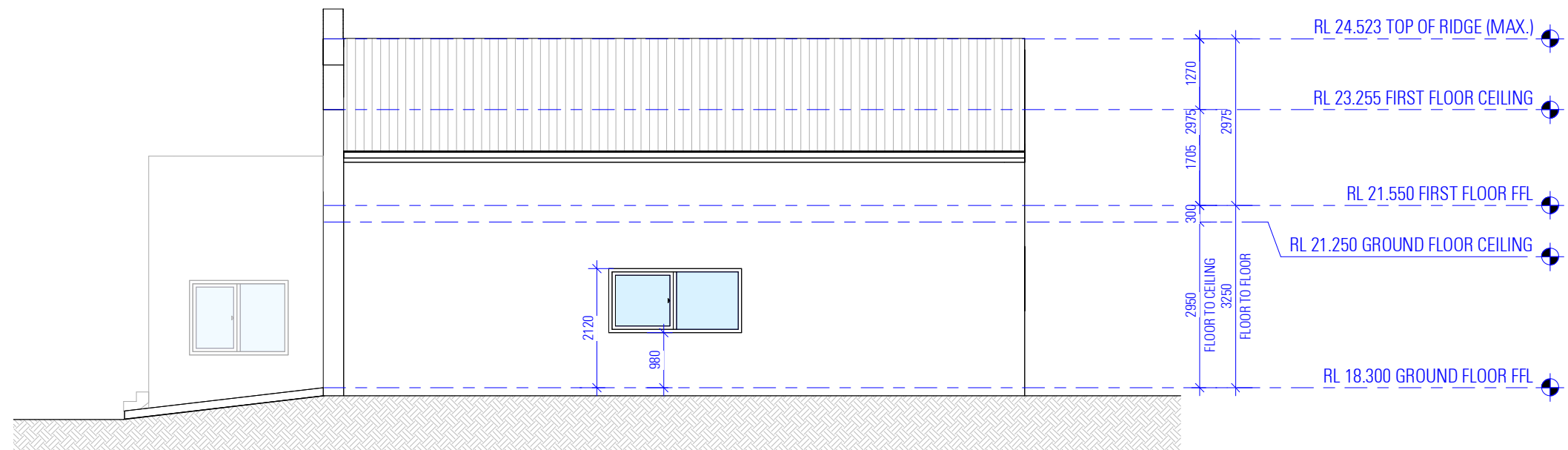
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NORTH ELEVATION



EAST ELEVATION

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NORTH AND EAST ELEVATIONS

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GENERAL REQUIREMENTS/SPECIFICATIONS
BUILDING TO BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING WHERE RELEVANT

EARTHWORKS

NATIONAL CONSTRUCTION CODE (NCC)

- EARTHWORKS AND EXCAVATIONS ARE TO BE CARRIED OUT IN ACCORDANCE WITH BCA 2022 H1D3 AND HOUSING PROVISIONS PART 3.2

STORM WATER

- POWDER COATED ALUMINIUM GUTTERS & DOWNPIPES.
- REFER TO STORMWATER PLAN FOR ALL SITE DRAINAGE DETAILS AND CALCULATIONS.

NATIONAL CONSTRUCTION CODE (NCC)

- DRAINAGE IS TO BE IN ACCORDANCE WITH BCA 2022 H2D2
- ROOF, WALL CLADDING, GUTTERS & DOWNPIPES ARE TO COMPLY WITH BCA 2022 H1D7 AND H2D6

TERMITE PROTECTION

NATIONAL CONSTRUCTION CODE (NCC)

- PROTECTION MUST BE IN ACCORDANCE WITH BCA 2022 H1D3 AND ABCB HOUSING PROVISIONS PART 3.4

FOOTINGS AND SLABS

- PROPOSED FOOTINGS TO THE SPECIFICATIONS OF A QUALIFIED PRACTISING ENGINEER

NATIONAL CONSTRUCTION CODE (NCC)

- FOOTINGS AND SLABS ARE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH BCA 2022 H1D4 AND H2D3

AUSTRALIAN STANDARD (AS)

- PILED FOOTINGS ARE TO COMPLY WITH AS 2159-2009

FLOORING

- PROPOSED FLOOR CONSTRUCTION TO THE SPECIFICATIONS OF A QUALIFIED PRACTISING ENGINEER.

ALL PORCHES, VERANDAHS & THE LIKE TO HAVE A 85mm STEPDOWN FROM INTERNAL AREAS UNLESS NOTED OTHERWISE

- FOR ALL REDUCED LEVELS REFER TO FLOOR PLANS (ENGINEERS DETAILS TO SUPERSEED-CONFIRM WITH DESIGNER)
- SUB FLOOR VENTILATION IS TO COMPLY WITH BCA 2022 H2D5

WALLS

NATIONAL CONSTRUCTION CODE (NCC)

- STEEL AND TIMBER FRAMING AND STRUCTURAL STEEL SECTIONS ARE TO COMPLY WITH BCA 2022 H1D6
- MASONRY, MASONRY COMPONENTS AND ACCESSORIES, AND WEATHERPROOFING OF MASONRY ARE TO COMPLY WITH BCA 2022 H1D5 AND H2D4
- SOUND INSULATION IS TO BE IN ACCORDANCE WITH BCA 2022 H4D8
- REINFORCED AUTOCLAVED AERATED CONCRETE IS TO COMPLY WITH AS 5146.1-2015
- CONCRETE - POST-INSTALLED AND CAST-IN FASTENINGS IS TO COMPLY WITH SA TA 101
- ROOF AND WALL CLADDING ARE TO COMPLY WITH BCA 2022 H2D6

STRUCTURE

NATIONAL CONSTRUCTION CODE (NCC)

- STAIR CONSTRUCTION IS TO COMPLY WITH PART 3.9.1
- STRUCTURAL DESIGN TO BE IN ACCORDANCE WITH ACCEPTABLE CONSTRUCTION MANUALS AS LISTED IN PART 3.11
- ATTACHMENT OF FRAMED DECKS AND BALCONIES TO EXTERNAL WALLS OF BUILDINGS USING A WALING PLATE IS TO COMPLY WITH BCA 2022 H1D11

EXTERNAL WATERPROOFING

NATIONAL CONSTRUCTION CODE (NCC)

- EXTERNAL WATERPROOFING IS TO COMPLY WITH BCA 2022 H2D8

GLAZING

- POWDER COATED ALUMINIUM FRAMED GLASS WINDOWS & DOORS UNLESS NOTED OTHERWISE.

NATIONAL CONSTRUCTION CODE (NCC)

- ALL GLAZING IS TO BE IN ACCORDANCE WITH BCA 2022 H1D8 AND H2D7

ROOFING

NATIONAL CONSTRUCTION CODE (NCC)

- ROOF CLADDING SHALL BE CARRIED OUT IN ACCORDANCE WITH PART 3.5.1

AUSTRALIAN STANDARD (AS)

- INSTALLATION OF ROOF TILES - AS 2050
- DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING - AS 1562.1

FIRE

NATIONAL CONSTRUCTION CODE (NCC)

- THE FIRE HAZARD PROPERTIES OF MATERIALS ARE TO COMPLY WITH BCA 2022 H3D2
- FIRE SEPARATION OF EXTERNAL WALLS IS TO COMPLY WITH BCA 2022 H3D3

- FIRE PROTECTION OF SEPARATING WALLS AND FLOORS IS TO COMPLY WITH BCA 2022 H3D4
- FIRE SEPARATION OF GARAGE-TOP-DWELLINGS IS TO COMPLY WITH BCA 2022 H3D5
- SMOKE ALARMS AND EVACUATION LIGHTING ARE TO COMPLY WITH BCA 2022 H3D6

HEALTH & AMENITY

- ALL BATHROOM, ENSUITES AND LAUNDRIES TO HAVE FLOOR WASTES AND BE SETDOWN AND WATERPROOFED.

NATIONAL CONSTRUCTION CODE (NCC)

- WET AREAS ARE TO COMPLY WITH BCA 2022 H4D2
- MATERIALS AND INSTALLATION OF WET AREA COMPONENTS AND SYSTEMS ARE TO COMPLY WITH BCA 2022 H4D3
- ROOM HEIGHTS ARE TO COMPLY WITH BCA 2022 H4D4
- PROVISION OF LIGHT IS TO COMPLY WITH BCA 2022 H4D6
- PROVISION OF VENTILATION IS TO COMPLY WITH BCA 2022 H4D7
- SOUND INSULATION IS TO COMPLY WITH BCA 2022 H4D8
- CONDENSATION MANAGEMENT IS TO COMPLY WITH BCA 2022 H4D9

SAFE MOVEMENT & ACCESS

NATIONAL CONSTRUCTION CODE (NCC)

- STAIRWAY AND RAMP CONSTRUCTION ARE TO COMPLY WITH BCA 2022 H5D2
- BARRIERS AND HANDRAILS ARE TO COMPLY WITH BCA 2022 H5D3
- THE WINDOW IS TO BE FITTED WITH EITHER A DEVICE TO RESTRICT THE WINDOW OPENING, OR A SUITABLE SCREEN, SO A 125mm SPHERE CANNOT PASS THROUGH.
- THE DEVICE OR SCREEN CAN HAVE A CHILD RESISTANT RELEASE MECHANISM (E.G. A KEY LOCK) WHICH CAN ENABLE THE DEVICE OR SCREEN TO BE REMOVED, UNLOCKED OR OVERRIDDEN. (SO FOR EXAMPLE, THE WINDOW CAN BE CLEARED)
- A BARRIER IS NOT REQUIRED FOR WINDOWS 1.7m OR MORE ABOVE THE FLOOR LEVEL.

EXTERNAL FINISHES

- REFER TO SCHEDULE OF EXTERNAL MATERIALS, COLOURS AND FINISHES FOR MORE DETAILS.

RL 24.523 TOP OF RIDGE (MAX.)

RL 21.550 FIRST FLOOR FFL

RL 21.250 GROUND FLOOR CEILING

RL 18.300 GROUND FLOOR FFL

SECTION

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05

STRUCTURAL SOFTWARE USED IN COMPUTER AIDED DESIGN OF A BUILDING OR STRUCTURE THAT USES DESIGN CRITERIA BASED ON THE DEEMED-TO-SATISFY PROVISIONS OF NCC VOLUME TWO AND THE ABCB HOUSING PROVISIONS, INCLUDING ITS REFERENCED DOCUMENTS, FOR THE DESIGN OF STEEL OR TIMBER TRUSSED ROOF AND FLOOR SYSTEMS AND FRAMED BUILDING SYSTEMS, MUST COMPLY WITH THE ABCB PROTOCOL FOR STRUCTURAL SOFTWARE WHERE RELEVANT, AS REFERRED TO IN ABCB HOUSING PROVISIONS PART 2.2.5

THE DEVELOPMENT HAS BEEN DESIGNED TO BEST MEET THE GUIDELINES OF COUNCIL & THE NATIONAL CONSTRUCTION CODE
(ALL WORK ON SITE SHALL BE CARRIED OUT IN A SIMILAR MANNER TO ADHERE TO THE REQUIREMENTS OF COUNCIL AND THE NCC)

MINOR CHANGES TO BUILDING FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT

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