

PROPOSED GARAGE FOR S4.55 MODIFICATION

17 VICTORY STREET, BELMORE NSW 2192

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BUILDER MUST CHECK DIMENSIONS ON SITE INPRIORITY TO FIGURED DIMENSIONS. IF A MINIMUM TO A BOUNDARY IS CRITICAL AND THE BOUNDARY IS NOT CERTAIN A CHECK SURVEY IS DESIRABLE. LEVELS SHOWN ARE REASONABLY ACCURATE. THE BUILDER SHOULD VISIT THE SITE AND CHECK CONDITIONS. WHERE STORM WATER TRENCHES ARE REQUIRED, SIZE TO BE 600mm X 600mm X 1000mm LONG FOR EACH 15 SQUARE METRES OF ROOF AREA. POSITION FOR MAXIMUM SOAKAGE WHERE POSSIBLE. ALL STORM WATER WORKS TO MEET THE REQUIREMENTS OF PT.3.1.2 OF THE BCA AND AS3500.3.2. INSTALL AGRI PIPE DRAINS WHERE NECESSARY TO PREVENT SEEPAGE WATER INTRUSION.

EXCAVATIONS

EXCAVATIONS FOR ALL FOOTINGS SHALL BE IN ACCORDANCE WITH THE BCA 3.2.2 UNDERFLOOR FILL SHALL BE IN ACCORDANCE WITH THE BCA 3.2.2 OR PERFORMANCE REQUIREMENTS P2.1 , P2.2.3 AND CLAUSE 1.0.10.

NOTE A

ALL EXTERNAL WALL FINISHES I.E MATERIALS, COLOURS AND TEXTURES TO BE SELECTED BY THE PROPRIETOR PRIOR TO PURCHASE AND/OR INSTALLATION AND COMMENCEMENT.

NOTE B

THE CONTRACTOR IS TO SUPPLY AND FIX THE FALSE CEILING UNDER THE ROOF. THE INTERNAL CEILING IS TO BE A COMPRESSED PLASTERBOARD SHEETING AND FIXED TO FORM A HORIZONTAL CEILING.

NOTE C

ALL WINDOW AND DOOR DIMENSIONS ARE TO BE DETERMINED ON SITE PRIOR TO THEIR ORDERING. THE CONTRACTOR IS TO CONFIRM THE FLOOR TO CEILING HEIGHTS OF EACH ROOM INCLUDING THE ALLOWANCE FOR THE AIR CONDITION REQUIREMENTS AND ALL FALSE CEILINGS PRIOR TO THE CONSTRUCTION OF WINDOW AND GLAZED DOOR OPENINGS.

BUILDER TO CONFIRM THE LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION ALL TERMITE TREATMENT TO BE CARRIED OUT IN ACCORDANCE WITH AS 3660 SMOKE DETECTORS TO BE INSTALLED AND CONNECTED TO AS 3786

**IMPORTANT NOTE
WITH REGARDS TO THE CO-ORDINATION AND THE CONSULTANTS' DOCUMENTATION.**

THE SOLE RESPONSIBILITY OF CO-ORDINATION RESTS WITH THE SUCCESSFUL CONTRACTOR AND HE MUST CO-ORDINATE ALL SERVICES, STRUCTURE AND BUILDING ELEMENTS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND ALL IN CONGRUENCIES MUST BE BROUGHT TO THE ATTENTION OF THE OWNERS FOR FURTHER INSTRUCTIONS AND RESOLUTION. THE CONTRACTOR WILL BE HELD TOTALLY RESPONSIBLE FOR ANY RECTIFICATION COSTS THAT MAY BE INCURRED DUE TO THE CONTRACTORS' FAILURE TO ADHERE TO THIS REQUIREMENT.

CONCRETE

REINFORCEMENT SHALL CONFORM AND BE PLACED IN ACCORDANCE WITH THE BCA 3.2.3 OR PERFORMANCE REQUIREMENTS P2.1 AND CLAUSE 1.0.10. SUPPORT TO ALL REINFORCEMENT SHALL BE USED TO CORRECTLY POSITION AND AVOID ANY UNDUE DISPLACEMENT OF REINFORCEMENT DURING THE CONCRETE POUR.

PRE-MIXED CONCRETE SHALL BE MANUFACTURED IN ACCORDANCE WITH AS 1379. CONCRETE SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH GOOD BUILDING PRACTICE. ALL CONCRETE SLABS SHALL BE CURED IN ACCORDANCE WITH AS3600

STORMWATER

STORMWATER DRAINAGE SHALL BE CARRIED OUT IN ACCORDANCE WITH THE BCA 3.1.2.

DEMOLITION NOTES

THE CONTRACTOR MUST SECURE THE WHOLE SITE AND PROTECT ALL OF THE EXISTING TREES TO BE RETAINED IN ACCORDANCE WITH COUNCILS' CONDITIONS OF APPROVAL AND THE ARCHITECTURAL SPECIFICATION THE CONTRACTOR MUST PROVIDE PROTECTION TO ALL PUBLIC ACCESS INFRASTRUCTURE AND STRUCTURES. ALL DAMAGE MUST BE RECTIFIED AT THE CONTRACTORS COST. IT IS THE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE PRIOR TO SUBMITTING HIS LUMP SUM TENDER PRICE AND ASCERTAIN THE FULL EXTENT OF THE DEMOLITION THAT IS REQUIRED. HE MUST ALSO IDENTIFY ALL VISUALLY ABUSIVE ASBESTOS PRODUCTS SUCH AS EAVE LININGS AND ALLOW FOR PROPER REMOVAL AND DISPOSAL. (NO VARIATION EXTRAS WILL BE ALLOWED FOR FAILURE OF THE CONTRACTOR TO ADHERE TO THIS CLAUSE.) DEMOLISH AND REMOVE FROM THE SITE AS PER THE COUNCIL REQUIREMENTS THE EXISTING WALLS, FLOORS, WINDOWS, DOORS AND THE LIKE AS SHOWN HATCHED AND OR AS REQUIRED TO ACHIEVE THE PROPOSED WORK. DISCONNECT & CAP OFF ALL REDUNDANT SERVICES PRIOR TO COMMENCEMENT OF DEMOLITION AS PER THE COUNCIL'S REQUIREMENTS. ANY DAMAGE TO EXISTING &/OR ADJOINING PROPERTY &/OR SERVICES IS TO BE MADE GOOD WITH MINIMAL IF ANY INCONVENIENCE TO ALL PROPRIETORS. IF ANY DAMAGE IS DUE TO NEGLIGENCE, IT IS TO BE RECTIFIED AT THE COST OF THE NEGLIGENT PARTY WHICH CAUSED THAT DAMAGE.

TIMBER FRAMING

ALL TIMBER FRAMEWORK SIZES, SPANS, SPACING, NOTCHING, CHECKING AND FIXINGS SHALL COMPLY WITH BCA 3.4.3 OR AS 1684. ALTERNATIVE STRUCTURAL FRAMING SHALL BE TO STRUCTURAL ENGINEERS DETAILS AND CERTIFICATION. THE WORK SHALL BE CARRIED OUT IN A PROPER TRADESPERSON LIKE MANNER AND SHALL BE IN ACCORDANCE WITH RECOGNISED AND ACCEPTED BUILDING PRACTICES.

MASONRY

ALL CLAY BRICKS AND BRICKWORK SHALL COMPLY WITH AS3700 AND THE BCA 3.3. CLAY BRICKS ARE A NATURAL KILN FIRED PRODUCT AND AS SUCH THEIR INDIVIDUAL SIZE MAY VARY. MORTAR SHALL COMPLY WITH BCA 3.3.1. JOINT TOLERANCES SHALL BE IN ACCORDANCE WITH AS3700. MASONRY ACCESSORIES SHALL COMPLY WITH THE BCA 3.3.3 AND ACCEPTED BUILDING PRACTICES. WALL TIES TO MEET CORROSION RESISTANT RATING APPROPRIATE FOR THE EXPOSURE CONDITIONS OF THE SITE. PROVIDE APPROPRIATE TIES TO ARTICULATED JOINTS IN MASONRY. MASONRY RETAINING WALLS TO COMPLY WITH AS 4678

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BCA NOTE:

ALL NEW WORK TO BE COMPLIANT WITH THE BCA AND ALL RELEVANT STANDARDS. ALL BUILDING AND DEMOLITION WORK TO BE COMPLIANT WITH AS2436-1981 - GUIDE TO NOISE CONTROL ON CONSTRUCTION, MAINTENANCE AND DEMOLITION SITES.

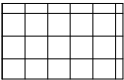
SITEWORKS LEGEND



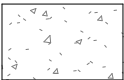
PROPOSED BUILDING WORKS



LANDSCAPE AREA

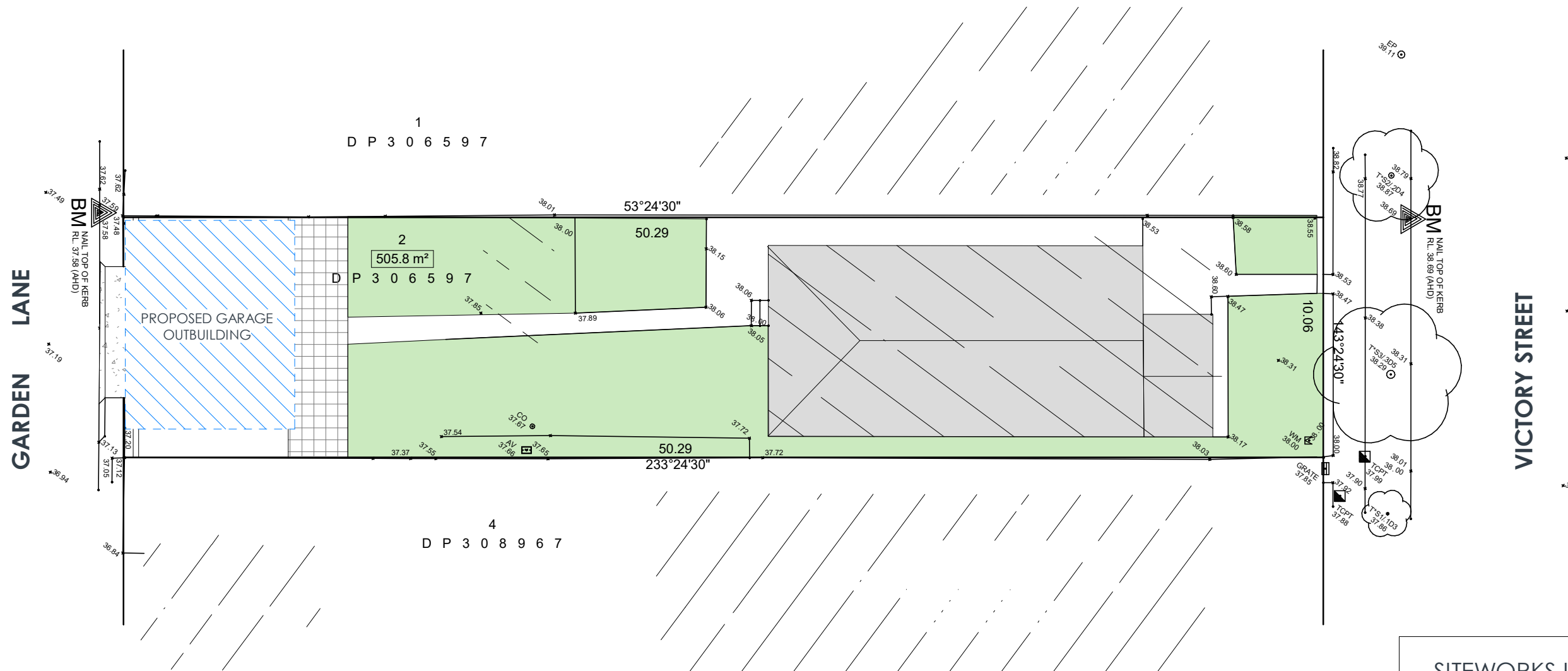


PAVING/CONCRETE

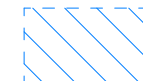

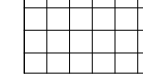



PROPOSED DRIVEWAY

CLIENT: MARCO CHRISTOFORIDIS			Rev.	AMENDMENT	DATE	PROPOSED GARAGE 17 VICTORY STREET, BELMORE NSW 2192 GENERAL NOTES		
<div>sketch.t.</div>			A	ISSUE FOR DA	29.09.21			
			B	ISSUE FOR S4.55	12.12.22			
			C	ISSUE FOR CC	25.01.23			
GENERAL NOTES:			D	FOR S4.55 MODIFICATION	18.09.24	SCALE: 1 : 50		
<ul style="list-style-type: none">ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'.DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.			DRAWN: JN			DRAWING No. A0002		REVISION
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SITEWORKS LEGEND

-  PROPOSED BUILDING WORKS
-  LANDSCAPE AREA
-  PAVING/CONCRETE
-  PROPOSED DRIVEWAY

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| A | ISSUE FOR DA | 29.09.21 |
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| F | FOR S4.55 MODIFICATION | 18.09.24 |

PROPOSED GARAGE
17 VICTORY STREET, BELMORE NSW 2192
PROPOSED SITE PLAN

SCALE: As indicated

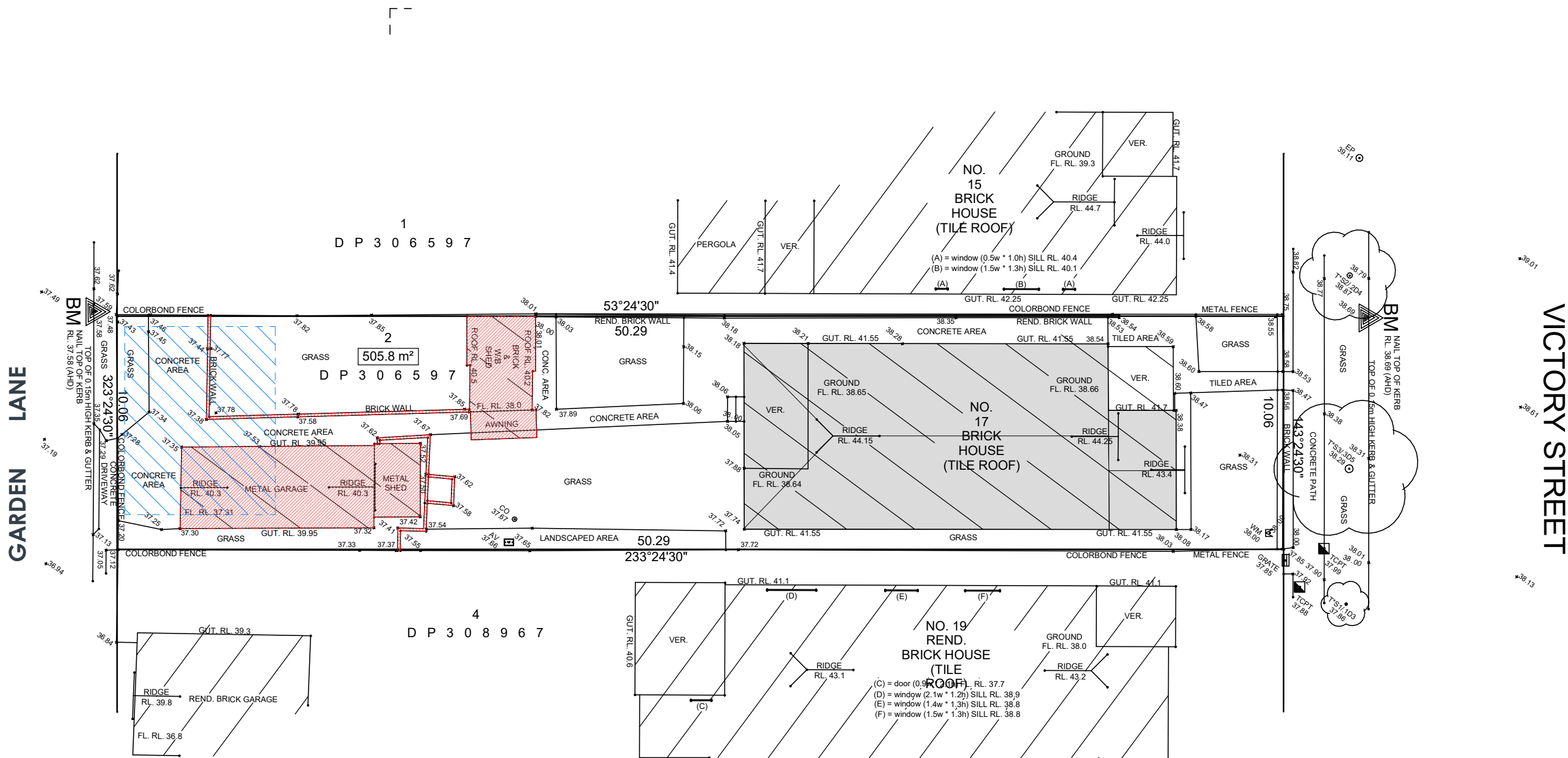
DRAWN: JN

DRAWING No.

A1002

REVISION

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 FOOTPRINT OF PROPOSED WORKS

 EXISTING WALLS/STRUCTURES TO BE DEMOLISHED

CLIENT:

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sketcht.



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PROPOSED GARAGE
17 VICTORY STREET, BELMORE NSW 2192
DEMOLITION PLAN

SCALE: As indicated

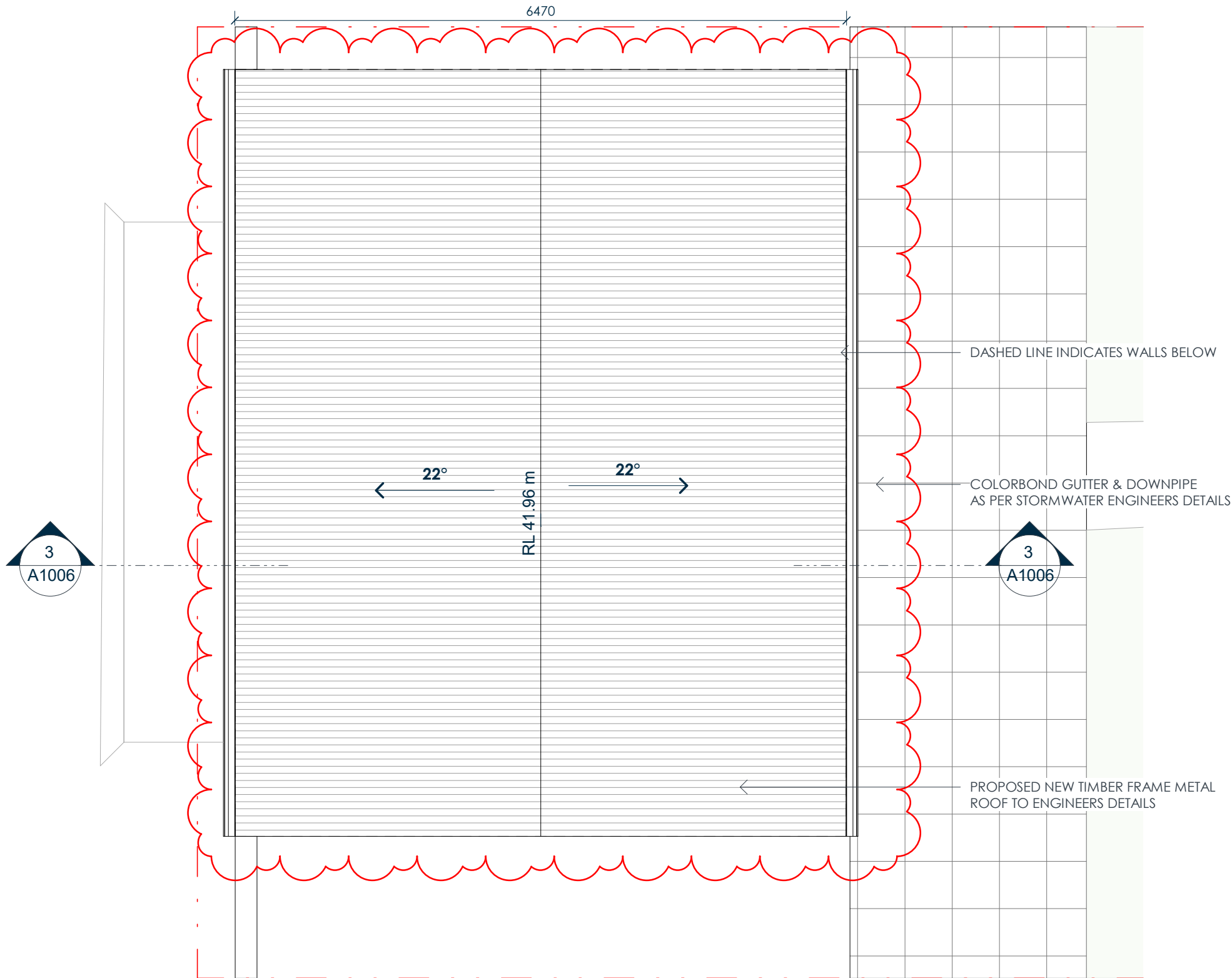
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DRAWING No.

A1003

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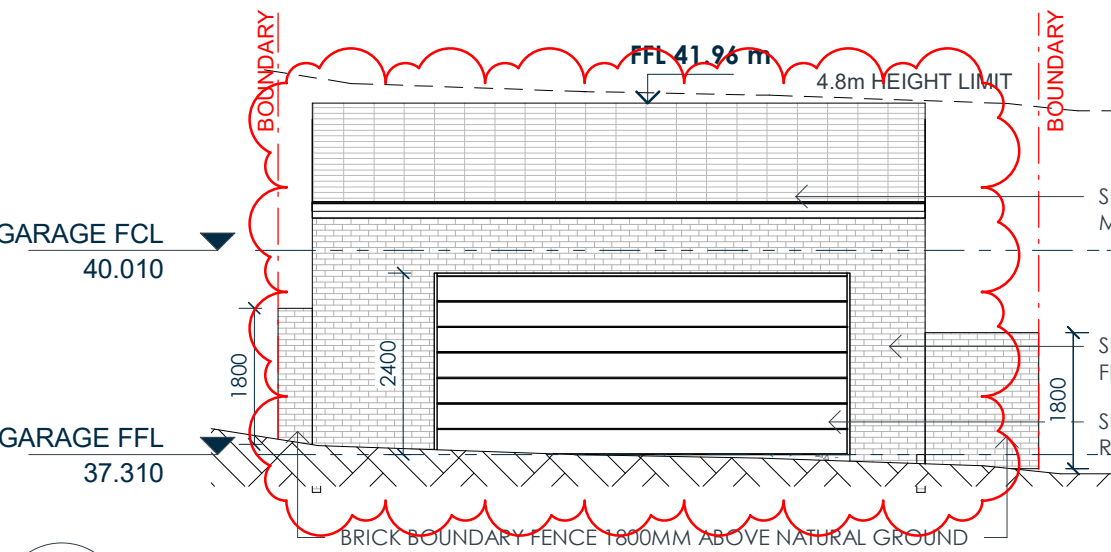
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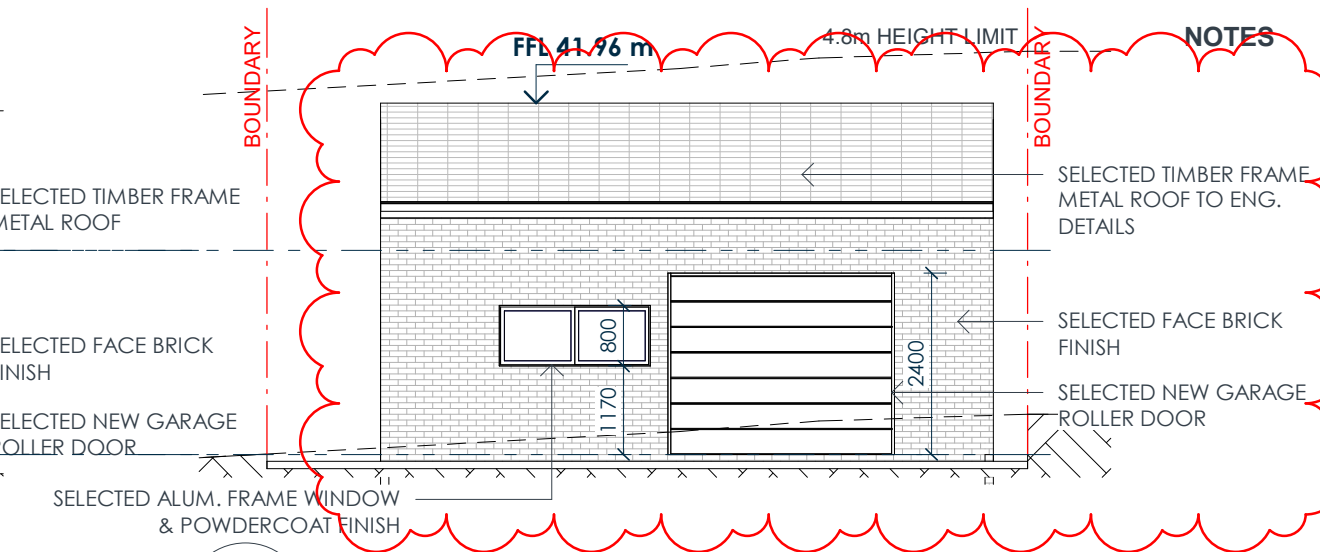
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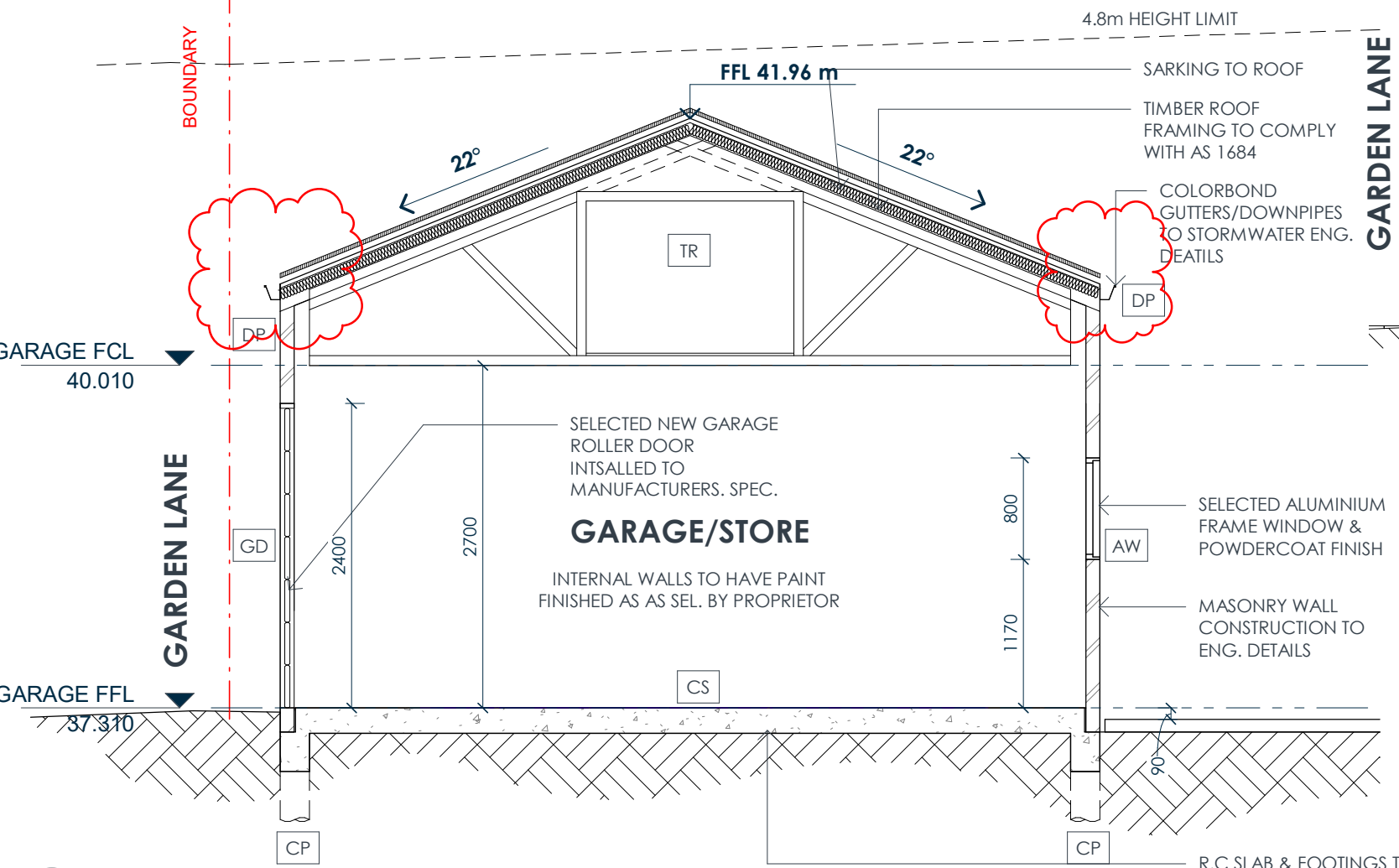
CLIENT: MARCO CHRISTOFORIDIS		Rev.		AMENDMENT		DATE		PROPOSED GARAGE 17 VICTORY STREET, BELMORE NSW 2192 PROPOSED ROOF PLAN	
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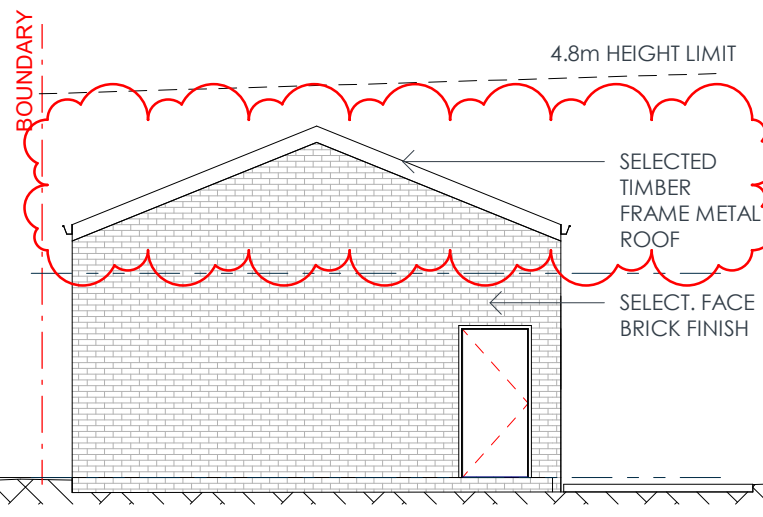
1 Garden Lane Elevation
A1004 SCALE 1 : 100



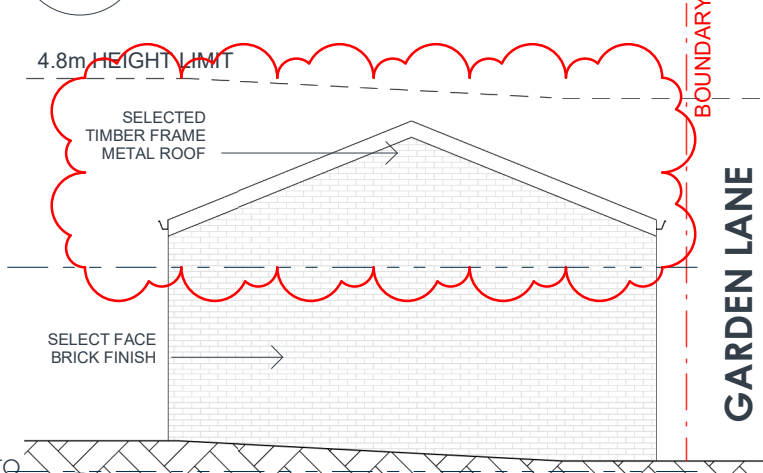
2 Internal Elevation
A1004 SCALE 1 : 100



3 Section A
A1004 SCALE 1 : 50



4 Northern Elevation
A1005 SCALE 1 : 100



5 Southern Elevation
A1005 SCALE 1 : 100

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CONSTRUCTION LEGEND	
FG	STEEL FASCIA & GUTTER
DP	STEEL DOWNPIPE
AW	SELECTED ALUMINIUM WINDOW
SL	CFC SOFFIT LINING
TR	TIMBER RAFTERS TO MNFG. DETAIL
CS	R.C SLAB TO ENG. DETAILS
CP	CONCRETE PIERS TO ENG. DETAILS

sketcht.

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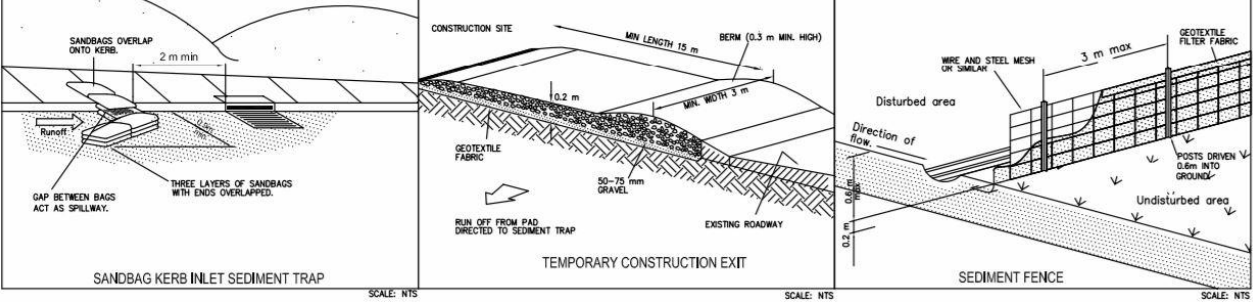
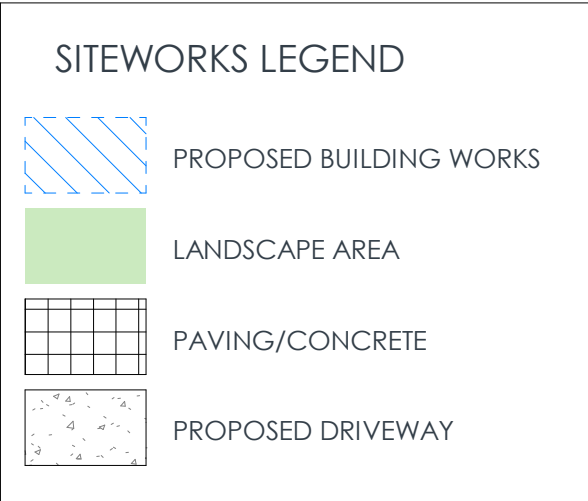
PROPOSED GARAGE
17 VICTORY STREET, BELMORE NSW 2192
PROPOSED ELEVATIONS

SCALE: As indicated
DRAWN: JN

DRAWING No.
A1006

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CLIENT: MARCO CHRISTOFORIDIS		Rev. AMENDMENT DATE		PROPOSED GARAGE 17 VICTORY STREET, BELMORE NSW 2192 SITE ANALYSIS, SEDIMENT & WASTE MANAGEMENT PLAN	
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		DRAWN: Author		REVISION F	



IMPORTANT NOTES

ANY EXCAVATION ADJACENT TO ADJOINING BUILDING OR THE ROAD RESERVE. THE PROPOSED METHOD OF SUPPORT IS TO BE CERTIFIED BY AN ACCREDITED CERTIFIED IN CIVIL ENGINEERING SUPPORT IS TO BE CERTIFIED BY AN ACCREDITED CERTIFIED IN CIVIL ENGINEERING.

PLANT AND MATERIALS DELIVERY AND STATIC LOAD FROM CRANES, CONCRETE PUMPS AND THE LIKE WILL BE ACCESSED FROM WITHIN THE SITE.

ACCESS TO THE PROPERTY MUST BE AUTHORIZED BY SITE OFFICE IF SITE IS UNINTENDED THE SITE MUST BE LOCK AND CLOSED AT ALL TIMES FROM THE PUBLIC. TECHNIQUES USED FOR EROSION SEDIMENT CONTROL ON BUILDING SITES ARE TO BE ADEQUATELY MAINTAINED AT ALL TIME AND MUST BE INSTALLED IN ACCORDANCE WITH COUNCIL SPECIFICATION FOR EROSION AND SEDIMENT CONTROL. ALL TECHNIQUES SHALL REMAIN IN PROPER OPERATION UNTIL ALL DEVELOPMENT ACTIVITIES HAVE BEEN COMPLETED AND THE SITE FULLY STABILISED.

A DURABLE SIGN, WHICH IS AVAILABLE FROM COUNCIL SHALL BE ERECTED DURING BUILDING WORKS IN A PROMINENT LOCATION ON SITE, WARNING OF PENATIES SHOULD APPROPRIATE EROSION AND SEDIMENTATION CONTROL DEVICES NOT BE MAINTAINED.

MATERIALS TO BE REMOVED FROM THE SITE MUST BE SOURCE SPERATED ON SITE TO MAXIMIZE RECYCLING AND THE MATERIAL DISPOSED OF TO AN APPROPRIATE DISPOSAL AND RECYCLING FACILITY IN ACCORDANCE WITH THE APPROVED WASTE MANAGEMENT PLAN.

1. SOIL & EROSION CONTROL MEASURES:
- i) NO PARKING OR STOCKPILING OF MATERIAL IS PERMITTED ON FOOTPATH.
 - ii) ACCESS IS TO BE GAINED VIA TEMPORARY ENTRY
 - iii) SILT STOP FENCING TO BE PLACED ALONG THE NORTH, SOUTH & WEST BOUNDARIES. PROVIDE SILT STOP FENCING ON THE EASTERN SIDE WHERE SHOWN ON PLAN.
2. MAINTENANCE PROCEDURES DURING CONSTRUCTION:
- i) ALL EROSION CONTROL MEASURES ARE TO BE MAINTAINED AT ALL TIMES SO THAT THOSE MEASURES ARE FULLY FUNCTIONAL/ OPERATIONAL DURING THE CURRENCY OR WORKS. ALL SUCH CONTROLS MUST ALSO BE FULLY FUNCTIONAL/OPERATIONAL SHOULD WORK OPERATIONS CEASE TEMPORARILY.
 - (eg WEEKENDS, ROSTERED DAY OF, etc.)
 - ii) ALL FILTER BARRIERS ARE TO BE REGULARLY INSPECTED, PARTICULARLY FOLLOWING RUNOFF EVENTS, SO THAT DISLODGED OR BROKEN BALES/BAGS CAN BE IMMEDIATELY REPLACED. SEDIMENT ACCUMULATION BEHIND STRAWABLE SANDBAGS SHALL BE REMOVED.
 - iii) RESPREAD MATERIAL GAINED DURING MAINTENANCE OPERATION OR ALTERNATIVELY PLACE ON STOCKPILES.
3. MINIMISE DISTURBED AREAS.
4. ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATH.
5. ROADS AND FOOTPATHS TO BE SWEEP DAILY.
6. ALL TRUCK LOADS ARE TO BE COVERED WHEN ENTERING AND EXITING THE SIT SO AS TO AVOID SPILLAGE.

LEGEND

A SEDIMENT CONTROLS

B CONSTRUCTION MATERIALS STORAGE AREA LOCATION OF STOCKPILE MATERIAL AND WASTE. ie. BRICKS, TILES & SIMILAR MATERIALS, TIMBER OFFCUTS AND RECYCLABLE MATERIALS & WASTE FOR LANDFILL

C LOCATION OF STOCKPILE MATERIAL AND WASTE ie. BRICKS, TILES AND SIMILAR MATERIALS, TIMBER OFFCUTS AND RECYCLABLE MATERIALS AND WAWSTE FOR LANDFILL TOP SOIL, SAND STOCKPILE TO BE CONVERED AND PROTECTED WITH GEOTEXTILE FABRIC

LOCATION OF SEDIMENTATION CONTROL FENCE.

ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO WORK COMMENCING. DO NOT SCALE FROM DRAWINGS.

ALL MATERIALS AND WORK ARE TO COMPLY WITH ALL RELEVANT. CURRENT STANDARDS AND TO THE REQUIREMENTS OF THE RELEVANT LOCAL AUTHORITIES.

PRIOR TO SUBMITTING A TENDER, CONTRACTORS ARE TO VISIT THE SITE AND FAMILIARISE THEMSELVES WITH ALL SITE CONDITIONS AND ALLOW FOR ANY CONTINGENCY WHICH MAY AFFECT THE TENDER.