All work to be done in conjunction with the working drawings, this specification and engineer's details if required.

Items not shown on drawings or in the specification but required to obtain a workman like finish are to be allowed for as part of the contract.

All work is to be in accordance with the NCC-2022 Volume 2, Released October 2023, Local government requirements and all other relevant authorities.

The builder is to arrange and pay for all inspections, approvals etc. as may be required by the authorities concerned. Excepting amplification of electrical power major sewer extensions and water amplification. Builder is to ensure employees are covered as required by the Workers Compensation Act of NSW.

Builder is to insure against public risk, with relevant public liability insurance.

Builder is to check all dimensions, levels etc. prior to any works proceeding.

Figured dimensions take preference to scale.

All dimensions and levels are subject to requirements of the project PCA. To be checked and verified as required before works commencement.

Unless otherwise noted the builder shall provide a defects liability period of three months. Builder is to provide for himself and his workers on site amenities as may be required unless other arrangements have been made with the owners or the local authorities.

WORKMANSHIP

ALL WORKMANSHIP TO COMPLY WITH THE APPLICABLE PERFORMANCE REQUIREMENTS OF NCC-2022 VOLUME 2, RELEASED OCTOBER 2023 AND RELEVANT AUSTRALIAN STANDARDS.

Execute all work in the best and most tradesman like manner to the satisfaction of the superintendent or building inspector / Certifying Authority.

Remove all waste items after completion of works.

Excavate the site as required for dwelling / addition.

Additional surplus soil to be stored on site for future use.

PEST CONTROL as per AS3660.1

- Monolithic Slab
- Min 75mm of Slab edge exposed below 1st course of brickwork.
- Crushed granite "Granitgard" on all penetrations.
- Suspended Floor.
- Install a barrier system in accordance with current version of NCC Volume 2.
- Provide sub-floor ventilation in accordance with current version of NCC Volume 2.
- Where a barrier that needs to be inspected is installed, provide access to the area of

the barrier that needs inspection in accordance with AS3660.1

Erect both wall and floor frames as shown on plans.

If roof trusses are supplied install to manufactures written instructions. In accorandance with NCC-2022 Volume 2, Released October 2023, supplied Engineering & in Accordance with the Certifying Authority

WINDOWS - As per the relevant standards & in accordance with the Certifying Authority. Refer plans for all window sizes, locations and material type. Flash heads and sills as required.

Provide all storm moulds, architrave's and trims as required.

Windows to depth of 1,500mm to be 6mm toughened glass.

Window colour and glass type to be determined by owner. Allow min of 15mm clearance between architrave and bottom of head for deflection.

ROOFER

METAL ROOF

Provide corrugated steel roof to entire roof area as required. All necessary accessories to be provided and the roof is to be adequately birdproofed. Sheets to be fixed with 45mm no corrosive hex head self drilling screws fitted with neoprene ceiling washers to every alternate corrugation at ends and every fourth corrugation immediately. All hips and ridges to be covered with screws and washers and cappings as required by product and manufacturer Where pitch of roof is less than 1:4.5 minimum a material

having effective vapour barrier and thermal insulation qualities is to be fixed to the underside of ceiling joists where a level surface is to be provided. Where the ceiling is to follow the pitch of the rafters, irrespective of the pitch of the roof, the vapour/thermal barrier is to be fixed to the underside of the rafters.

Date

LEAD FLASHING NOT TO BE USED WITH ZINCALUME STEEL.

PLUMBER, DRAINER

Provide Steel Fascia and Gutter to all eaves as shown. Fix as per manufacturer's details.

Provide Steel barge and barge capping to all gables fix as per manufacturer's details.

Provide 100 x 50 Steel down pipes or as shown on plans and connect to storm water system.

All pipe work internal and external to be copper.

Supply and install all required taps and fixtures to complete the job. Works to comply with AS/NZS-3500 plumbing/drainage

Sewer lines to be 100mm PVC all jointed using approved adhesive min 300mm below ground level with a min 1:75 fall. Storm water lines to be min 90mm PVC with 1:100 fall.

Keep all lines a min of 600mm away from foundations. Provide all required cleaning eyes and inspection openings. All work to be inspected and approved by both council as well as water board and certificates of compliance given to builder/owner.

AGG lines to be generally 100mm dia laid in 10mm blue metal.

ELECTRICIAN - in accordance the Certifying Authority & as per the relevant standards.

Supply and install all power points and light points as per plans are as directed by owner/builder. All work is to be carried out in accordance to the SAA wiring rules.

All materials shall be first quality and installed in a workmanlike manner. All fees and connection charges shall be applied for and paid. Certificate of compliance shall be provided to owner/builder.

The switch board shall be applied for shall be of circuit breaker type conforming to current standards.

Power circuits 15 amp

Light circuits 10 amp

Main switch 100 amp

Install smoke detectors as per AS3786 and in accordance with current version of NCC Volume 2.

EXTERNAL LININGS

Clad dwelling exterior or areas nominated as such using NCC required materials and processes to AS 1562 or as required.

Fix directly to study using galv clouts or approved fixings as recommended by manufacturer.

Sheets to be lapped a min of 25mm

INTERNAL LININGS - as per AS3740

All internal surfaces unless nominated on plans to be gyprock lined.

Board thickness as followswalls 10mm

....ceilings 13mm or 10mm superceil

Allow a period of 9 days after frame erection prior to gyprock installation for frame stabilisation. Prior to laying of sheeting inspect wall studs and ceiling joists for any defective work, warping or twisting of timbers.

Boards are to be both clout and glue fixed to timbers. Clouts are to be galv 30mm long driven just below paper skin.

Provide paper tape to all joints and plaster set.

Sand between plaster coats and allow a min of 2 coats plaster and 1 coat final skim coat.

Sand and leave ready for painting.

All arches and exterior edges to be steel trim fixed and finished as above.

All timbers shall comply with the appropriate standards.

All frames to be mitred and scribed, fitted and joined together with linings,

mouldings and trims.

All surfaces to be left ready for painting.

External doors 2040 x 820 x 40 as selected - as per the relevant standards & in accordance with the Certifying

Laundry doors 2040 x 820 x 40 flush panel - as per the relevant standards & in accordance with the Certifying

Internal doors 2040 high Refer plans for width

Skirting 50 x 19 custom wood or as selected by builder

Man Hole Fit 600 x 600mm access hole in roof

Prior to any work check and fill all voids.

Check and sand all plaster and wood work if not yet so.

Apply all primers to both internal and external surfaces as appropriate for material.

Date:

Internal surfaces to receive min two coats of selected acrylic paint. External paints to be acrylic with 2 finish coats.

COMPLETION

At completion of all works builder to clean site and dwelling of all rubble.

Test and check all doors, windows etc. for proper operation

Plane and allow for all door clearances as may be required.

Council final inspection to take place and all defects rectified and all conditions complied with.

Hand over all certificates and warranties as held to owner.

SHEET DESCRIPTION	
01	COVER SHEET
02	PROPOSED SITE PLAN
02A	SITE PLAN- DEMOLITION
03	PROPOSED FLOOR PLAN
04	ELEVATIONS
05	ELEVATIONS
06	SECTION & ROOF PLAN



FOR APPROVAL PURPOSE ONLY

FOR REVISIONS

DRAWING ORIGINAL SIZE A3

Status Issue

All work to be carried out in accordance with the NCC-2022 Volume 2, Released October 2023. All Local and State

Ordinances relevant to Australian Standards, local Electricity, Water Regulations and all other relevant Authorities concerned

Ordinances relevant to Australian Standards, local Electricity, Water Regulations and all other relevant Authorities concerned.

All structural and drainage detail to be subject to Engineer details or certification where required by the PCA. This shall include R.C. Slabs & footings; steel beams and columns, wind bracing to AS 1170; AS 4055 anchor rods or bolts, tie downs, fixings, etc. driveway slabs; drainage to the PCA; satisfaction.

All work to be carried out in a professional; workmanlike manner according to the plans; specification.

Do not scale off the drawings unless otherwise stated and use figured dimensions in preference.

All dimensions, setbacks; levels are subject to final survey and set out, all dimensions are to be checked; verified on site as in accordance with relevant standards and to the satisfaction of the Certifying Authority, before the commencement of work.

The Design Scheme (drawings documents information) contained within this set have been prepared by Building Drafting Solutions purely for the purpose of providing information about potential design schemes.

The information should not be considered to be error free or to include all relevant data.

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Project Name: OUTBUILDING **GRAHAM** LOT 2 D.P. 1240583 22b Bardwell Crescent Earlwood

PROPOSED SWIMMING POOL &

Drafting Solutions

Designers / Architects / Drafters:

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North Point: Drawing Title: COVER SHEET Checked: Authorised: 19.03.2025 A.J.

Job Reference:

01 / 06

Sheet No:

GRAHAM











