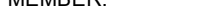




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2170, NSW, Australia.
P. 1300 326 322
info@ecofactor.com.au
www.ecofactor.com.au

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AREAS CALCULATION	
Name	Area
GRANNY GFA	59.53 m ²
STUDIO GFA	35.62 m ²
TOTAL	95.15 m²

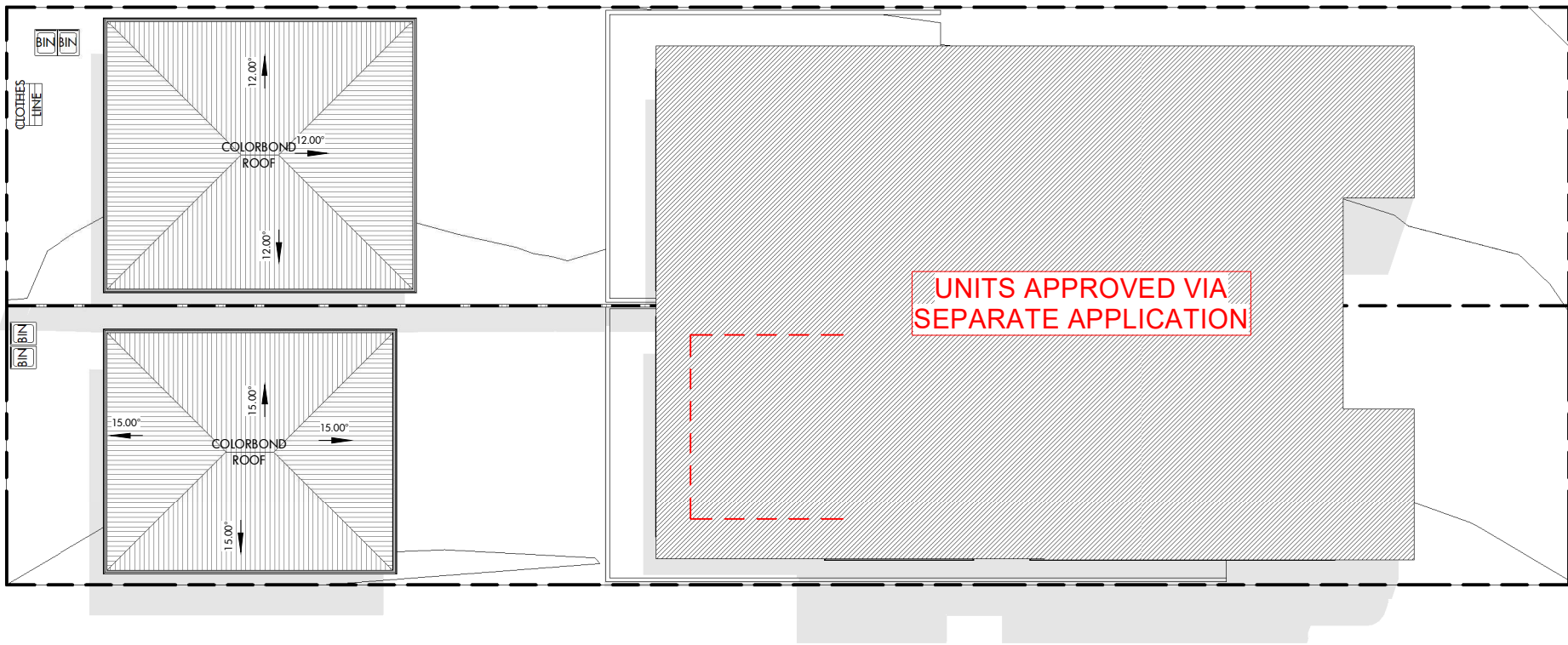
LANDSCAPE AREAS	
FRONT LANDSCAPE	68.61 m ²
REAR LANDSCAPE	310.63 m ²
TOTAL LANDSCAPE	379.24 m²

NOTES:

- ARCHITECTURAL PLANS TO BE IN ACCORDANCE WITH NCC 2022 VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH STORMWATER AND STRUCTURAL DESIGN
- SYDNEY WATER BUILDING PLAN APPROVAL TO BE INSPECTED AS PER DRAWINGS
- METHOD OF WATERPROOFING PATHWAY TO BE IN ACCORDANCE WITH PART 10.2 OF THE ABCB HOUSING PROVISIONS STANDARD 2022 (BCA) OR AS 3740.2021 & 10.2.1 TO 10.2.6 AND 10.2.12 OF THE ABCB HOUSING PROVISIONS STANDARD 2022.
- MECHANICAL VENTILATION TO BE PROVIDED FROM A BATHROOM, SANITARY COMPARTMENT TO DISCHARGE DIRECTLY TO OUTDOOR AIR. THIS EXHAUST SYSTEM MUST BE INTERLOCKED WITH LIGHT SWITCH AND INCLUDE RUN-ON TIMER SO THAT THE EXHAUST SYSTEM CONTINUES TO OPERATE FOR 10 MINUTES AFTER THE LIGHT SWITCH IS OFF.
- WHERE A FLOOR WASTE IS INSTALLED, THE MINIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:80; AND THE MAXIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:50.

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DA - 01



1 ROOF PLAN
1 : 200

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AS 4100 STEEL STRUCTURES
AS 4254 DUCTWORK FOR AIR-HANDLING SYSTEMS IN BUILDINGS
AS 3810 FORMWORK FOR CONCRETE
OTHER ALTERNATIVE SOLUTION

NORTH

TAG SYMBOLS

W#	WINDOW TAG	D#	DOOR TAG
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PROJECT DETAIL
CONSTRUCTION OF A DETACHED GRANNY AND STUDIO

PROJECT ADDRESS
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DA PACKAGE			
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1 GROUND F. BUILDERS

1 : 250

- GRANNY FLOOR
- GRANNY PORCH
- STUDIO FLOOR
- STUDIO PORCH



TOTAL SITE AREA : 873.4m²

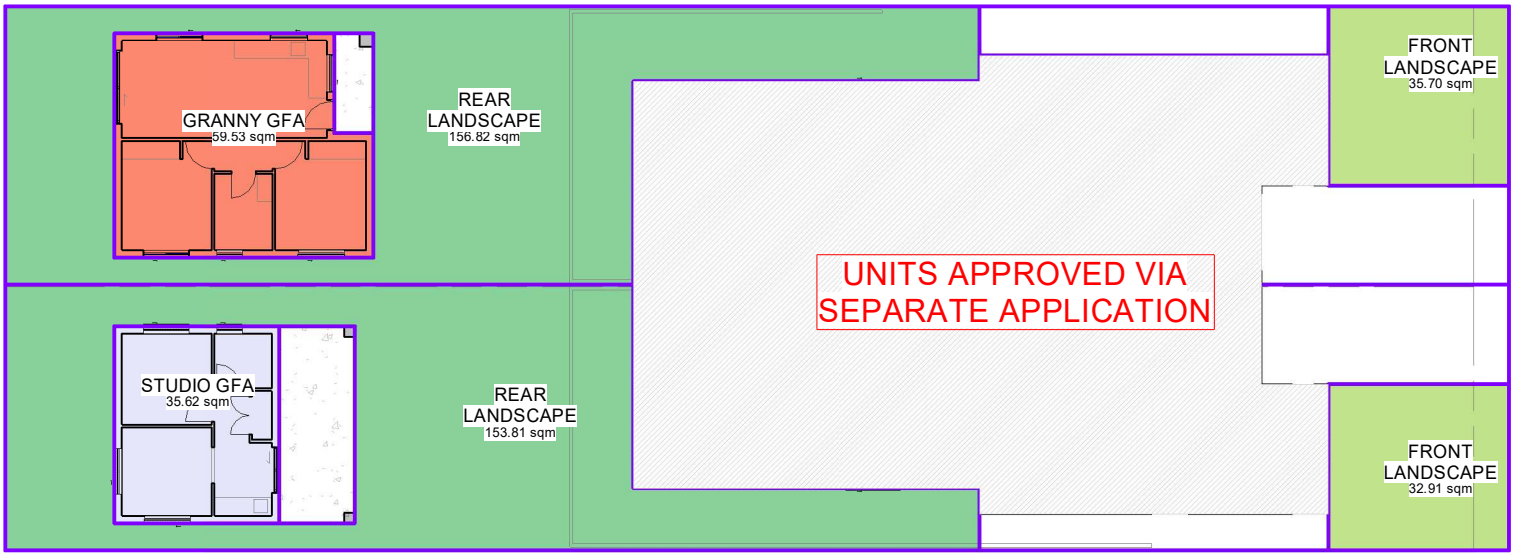
AREAS CALCULATION	
Name	Area
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STUDIO GFA	35.62 m ²
TOTAL	95.15 m ²

LANDSCAPE AREAS	
FRONT LANDSCAPE	68.61 m ²
REAR LANDSCAPE	310.63 m ²
TOTAL LANDSCAPE	379.24 m ²

3 GROUND F. COUNCIL

1 : 250

- FRONT LANDSCAPE
- GRANNY GFA
- REAR LANDSCAPE
- STUDIO GFA
- U2 - GFA



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OTHER ALTERNATIVE SOLUTION

NORTH

TAG SYMBOLS

W# WINDOW TAG

D# DOOR TAG

WALL TAG

DOOR TAG

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PROJECT ADDRESS

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AREAS CALCULATION

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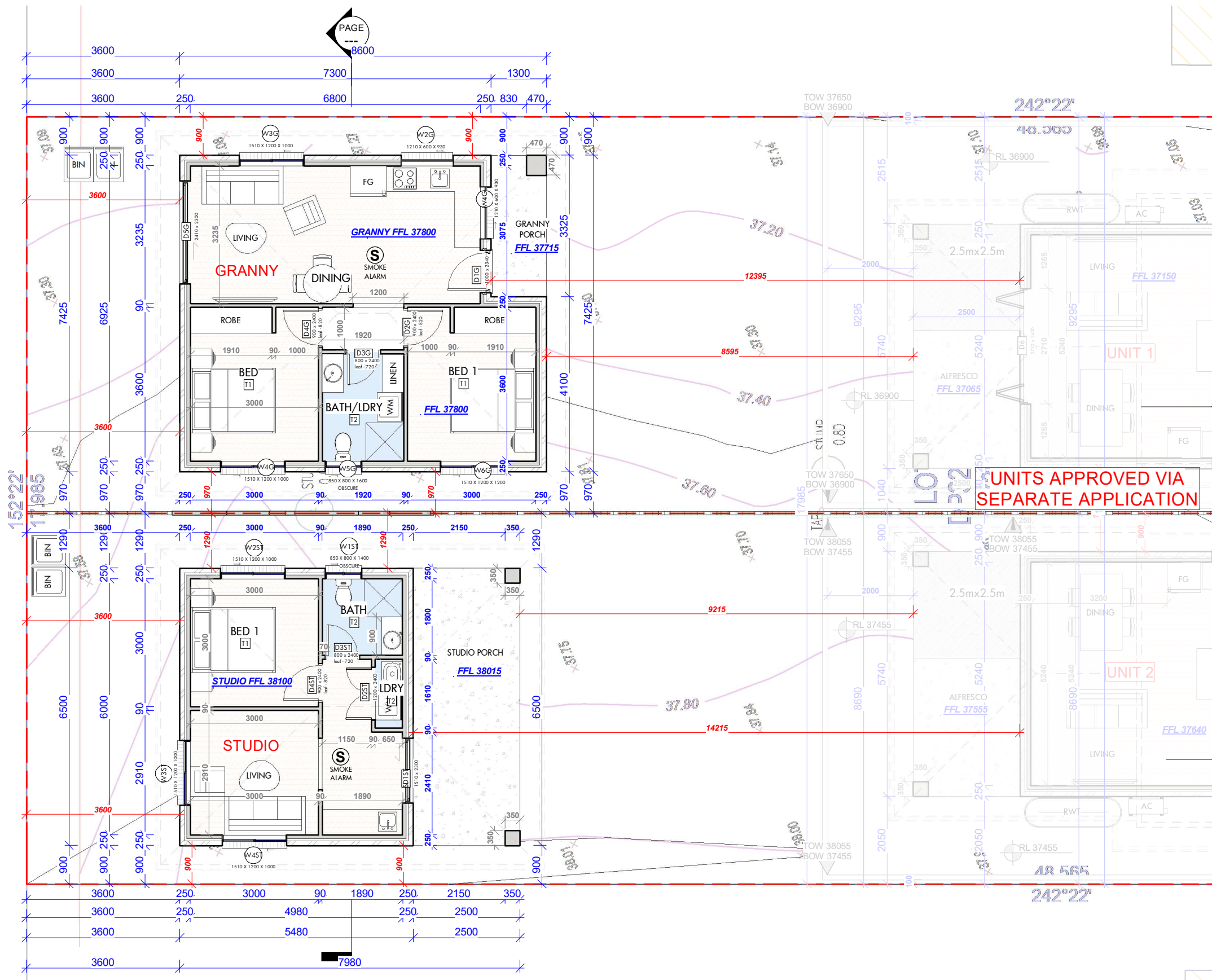
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DA

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DA - 05



1 GROUND FLOOR

1 : 100

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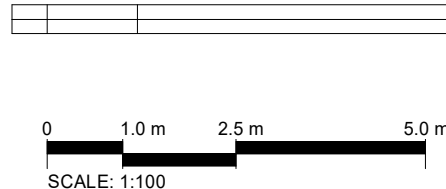


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GROUND FLOOR PLAN

SCALE

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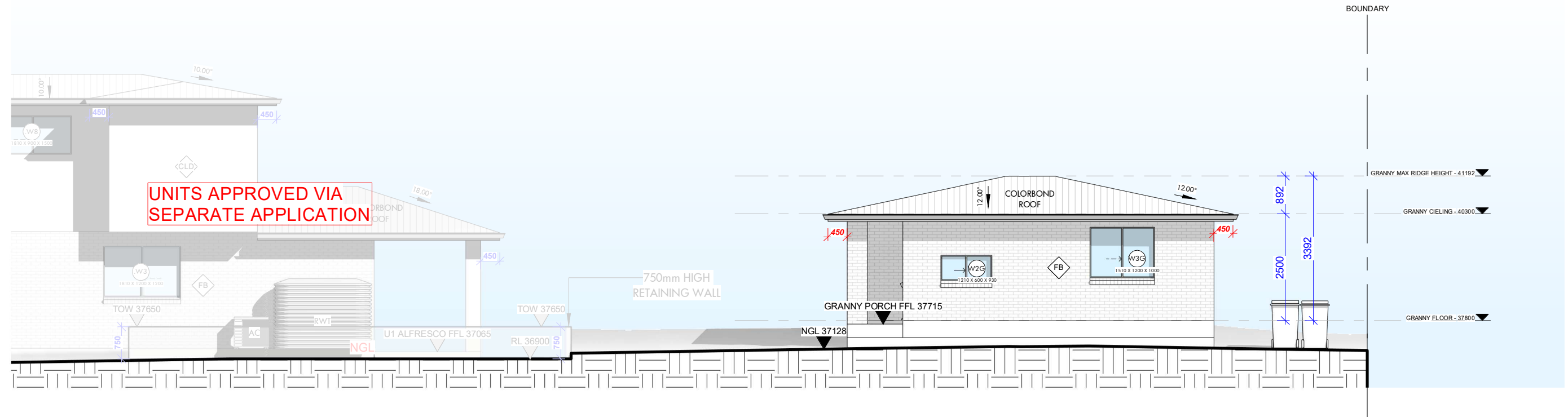
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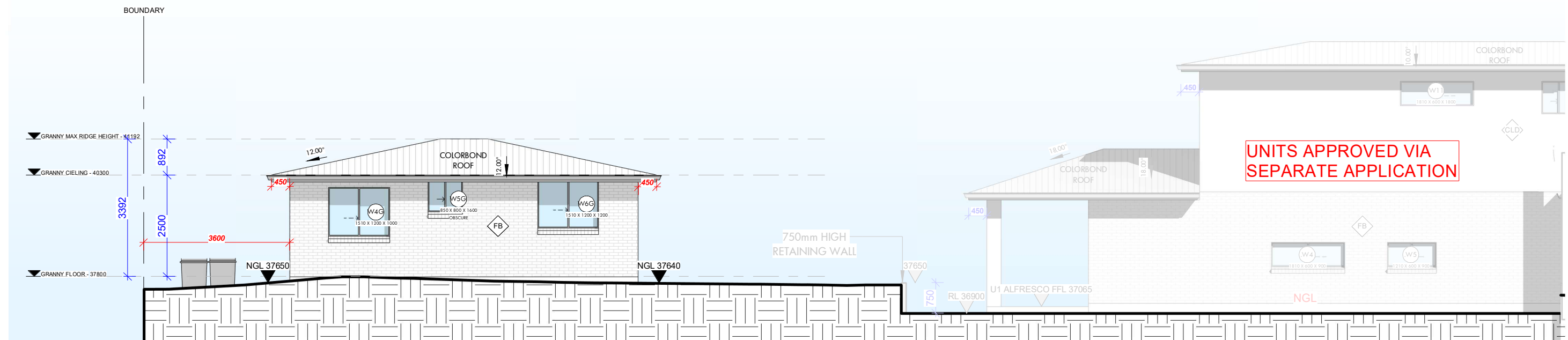
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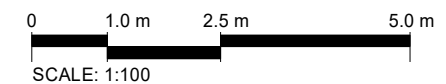
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1 NORTH WEST ELEVATION - GRANNY
1 : 100



2 SOUTH EAST ELEVATION - GRANNY
1 : 100



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GRANNY SIDE ELEVATIONS		
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NORTH

TAG SYMBOLS

W# WINDOW TAG D# DOOR TAG

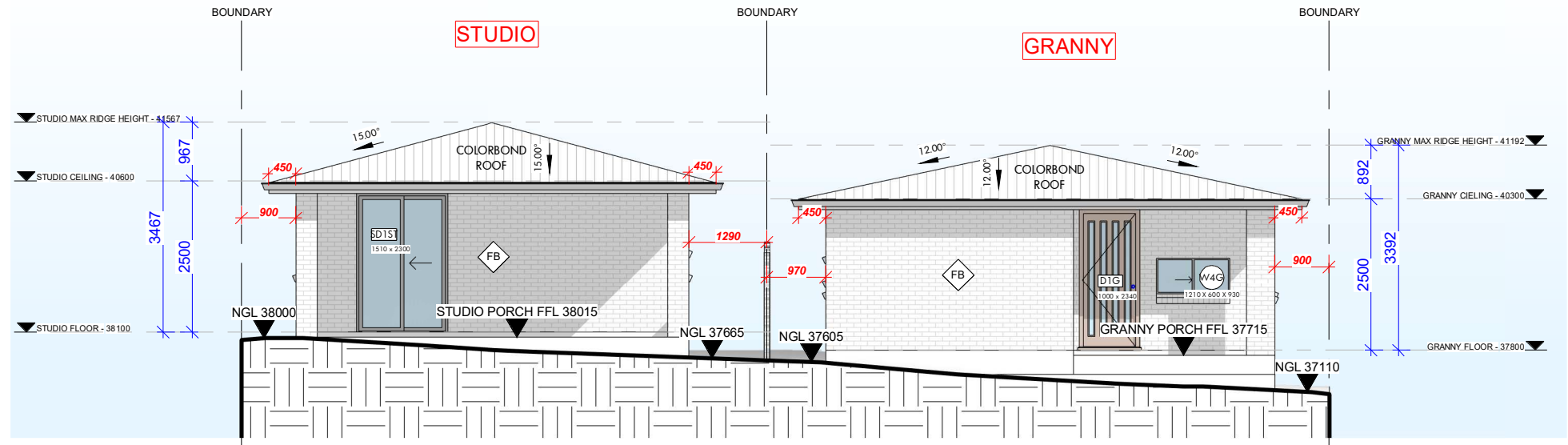
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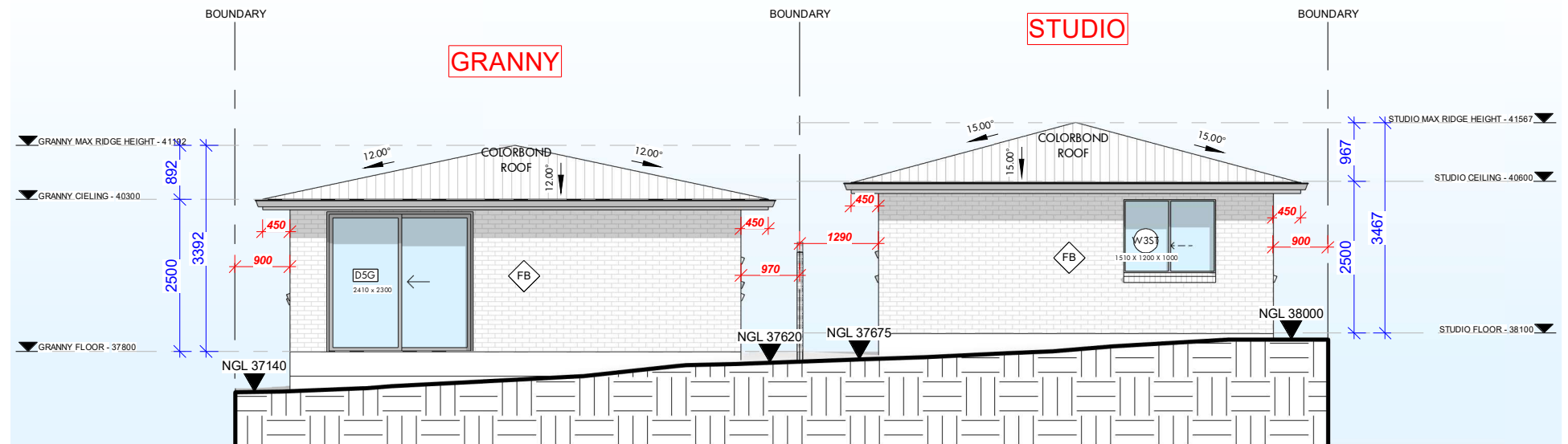
PROJECT DETAIL
CONSTRUCTION OF A DETACHED GRANNY AND STUDIO

PROJECT ADDRESS
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1 NORTH EAST - GRANNY & STUDIO
1 : 100



2 SOUTH WEST - GRANNY & STUDIO
1 : 100

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0 1.0 m 2.5 m 5.0 m
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CONSTRUCTION OF A DETACHED GRANNY AND STUDIO

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FRONT AND REAR ELEVATIONS

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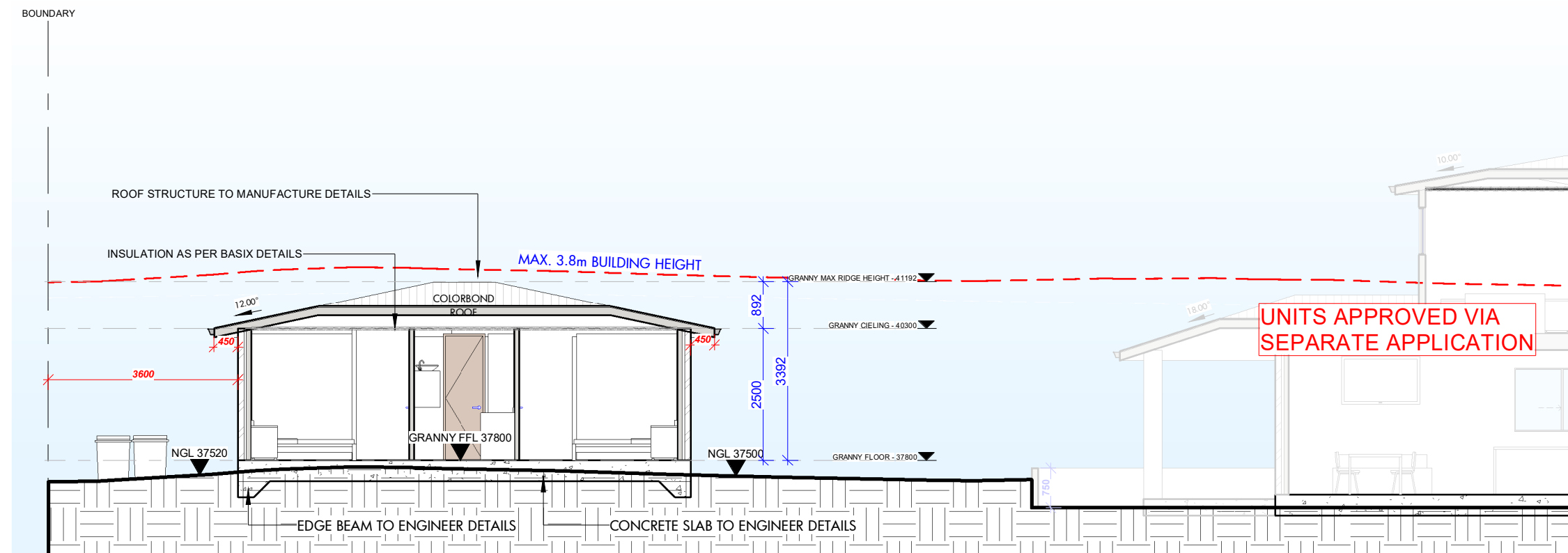
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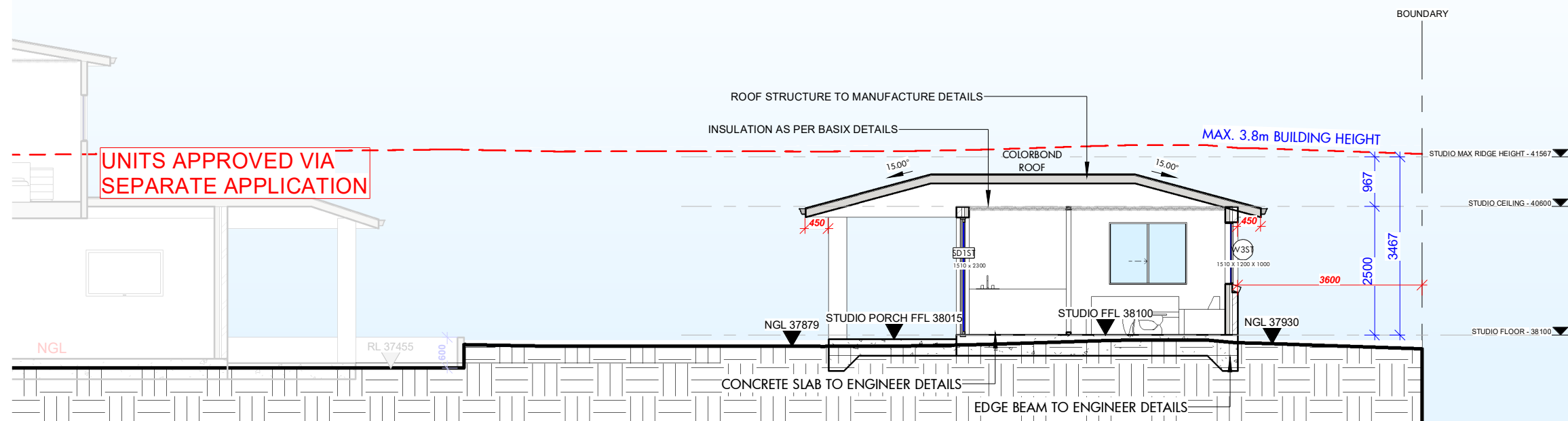
PAGE NUMBER

DA - 10

1 GRANNY SECTION
1 : 100



2 STUDIO SECTION
1 : 100



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0 1.0 m 2.5 m 5.0 m
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PROJECT DETAIL

CONSTRUCTION OF A DETACHED GRANNY AND STUDIO

PROJECT ADDRESS

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LONG SECTIONS

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1 : 100

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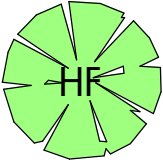
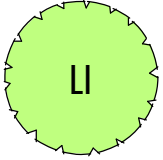
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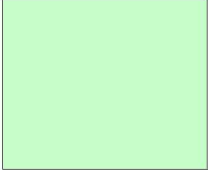
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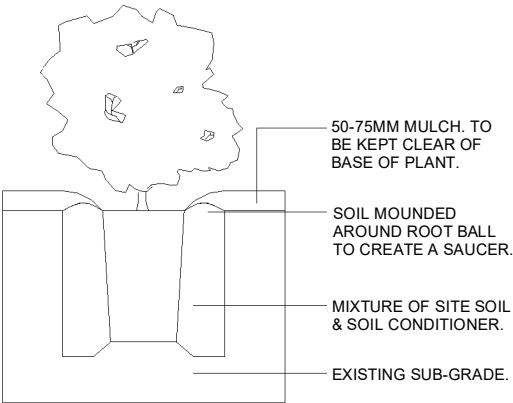
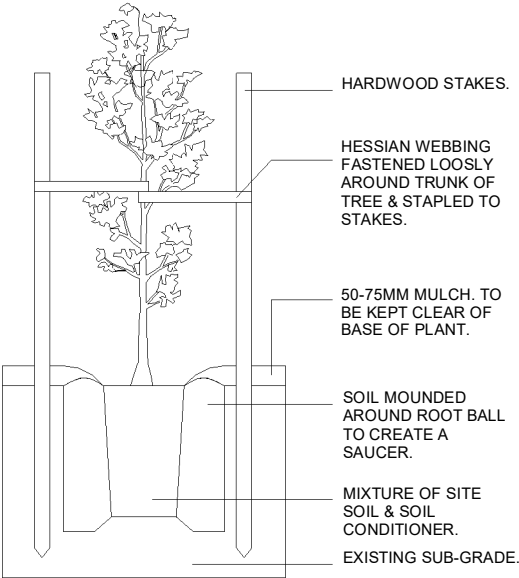


PLANTING SCHEDULE						
Note: Symbols indicate position of proposed planting types - exact numbers of plants to be determined						
Symbol		Botanical Name	Common Name	Cont Size	Mature Height	Quantity
Trees						
		Hymenosporum Flavum	Native Frangipani		10m	
		Lagerstroemia Indica	Crepe Myrtle		5-8m	

Ornamental Grasses, shrubs and small planting						
		Hemerocallis Liliaceae	Daylily		0.5m	6
		Buxus Microphylla Japonica	Japanese Box	300mm	1m	
		Grass Cover	Buffalo	150mm	~	~

NOTE: REFER TO EXTERNAL FINISHES SCHEDULE FOR LETTERBOX, 1800MM HIGH SIDE AND REAR FENCE DETAILS

HARD LANDSCAPE			
Note: Symbols indicate position of proposed ITEMS - exact numbers to be determined			
Symbol	Item		Quantity
Ground covers and stones			
	Stone steps		~
	Natural Pebble cover		~



1 LANDSCAPE DETAILS

NTS

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STANDARDS

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D# DOOR TAG

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PROJECT DETAIL

CONSTRUCTION OF A DETACHED GRANNY AND STUDIO

PROJECT ADDRESS

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LANDSCAPE DETAILS

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PAGE NUMBER

DA - 14

STANDARD SPECIFICATION

BE ADVISED : SOME CLAUSES IN THIS SPECIFICATION MAY NOT BE RELEVANT TO THIS PROJECT

BUILDING SPECIFICATIONS
National Construction Code – Volume 2 –
Building Code of Australia 2022 &
Housing Provisions Standard 2022

SITE PREPARATION

- PART 3.1 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.

EARTHWORKS

- TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979 AND DEVELOPMENT CONSENT CONDITIONS
- PART 3.2 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
-AS 4678:2002 - EARTH-RETAININGSTRUCTURES

DRAINAGE

- PART 3.3 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS/NZS 3500.1:2021 - PLUMBING & DRAINAGE - WATER SERVICES
- AS/NZS 3500.2:2021 - PLUMBING & DRAINAGE - SANITARY PLUMBING & DRAINAGE
- AS/NZS 3500.3:2021 - PLUMBING & DRAINAGE STORMWATER DRAINAGE
- AS/NZS 3500.4:2021 - PLUMBING & DRAINAGE - HEATED WATER SERVICES

STRUCTURAL WORK

- Part 2.2 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 4100-2020– STEEL STRUCTURES CODES
- AS/NZS 1170.0-2002 – GENERAL PRINCIPLES
- ASNZS 1170.1-2002 – PARTS 1 PERMANENT, IMPOSED AND OTHER ACTIONS
- AS/NZS 1170.2-2021 – PART 2 WIND ACTIONS
- AS 3700-2018– SAA MASONRY CODE
- AS 1684.3-2021- RESIDENTIAL TIMBER FRAMED CONSTRUCTION

FOOTINGS & SLABS

- PART 4 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 2159:2009 - PILING - DESIGN & INSTALLATION
- AS 2870:2011 - RESIDENTIAL SLABS & FOOTINGS
- AS 3600:2018 - CONCRETE STRUCTURES

MASONRY

- PART 5 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 3700:2018 - MASONRY STRUCTURES

FRAMING

- PART 6 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 1684.2:2021 - RESIDENTIAL TIMBER-FRAMED CONSTRUCTION - NON- CYCLONIC AREAS
- AS 1720.1:2010 - TIMBER STRUCTURES - DESIGN METHODS
- AS 4100:2020 - STEEL STRUCTURES
- AS 3660.1-2014 – TERMITE MANAGEMENT SYSTEM

ROOF & WALL CLADDING

- PART 7 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 1273:1991 - UNPLASTICIZED PVC (UPVC) DOWNPIPES & FITTINGS FORRAINWATER
- AS 1562.1:2018 - DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING - METAL
- AS/NZS 1562.3:2006 - DESIGN & INSTALLATION OF SHEET ROOF & WALLCLADDING - PLASTIC
- AS 2049:2002 - ROOF TILES
- AS 2050:2018 - INSTALLATION OF ROOF TILES
- AS 4285:2019 – ROOFLIGHTS

GLAZING

- PART 8 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 1288:2021 - GLASS IN BUILDINGS - SELECTION & INSTALLATION
- AS 2047:2014 - WINDOWS & EXTERNALGLAZED DOORS IN BUILDINGS
- AS/NZS 2208:1996 - SAFETY GLAZING MATERIALS IN BUILDINGS

FIRE SAFETY

- PART 9 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 3786:2014 - SMOKE ALARMS USING SCATTERED LIGHT, TRANSMITTED LIGHTOR IONIZATION

HEALTH & AMENITY

- PART 10 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS/NZS ISO 717.1:2004 - ACOUSTICS - RATING OF SOUND INSULATION IN BUILDINGS & OF BUILDING ELEMENTS - AIRBORNE SOUND INSULATION
- AS ISO 717.2:2004 - ACOUSTICS - RATING OF SOUND INSULATION IN BUILDINGS & OF BUILDING ELEMENTS - IMPACT SOUND INSULATION
- AS 1668.2:2012 - THE USE OF VENTILATION & AIR CONDITIONING IN BUILDINGS - MECHANICAL VENTILATIONIN BUILDINGS
- AS 1668.4:2012 - THE USE OF VENTILATION & AIR CONDITIONING IN BUILDINGS - NATURAL VENTILATION OF BUILDINGS
- AS/NZS 1680.0:2009 - INTERIOR LIGHTING - SAFE MOVEMENT
- AS 3740:2021 - WATERPROOFING OF DOMESTIC WET AREAS
- AS 3000-2018 – ELECTRICAL INSTALLATION

WATERPROOFING

- NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022
- AS 3740-2021– WATERPROOFING TO WET AREA
- AS 4654-2012 – EXTERNAL WET AREAS

SAFE MOVEMENT & ACCESS

- PART 11 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 1428.1:2009 - DESIGN FOR ACCESS & MOBILITY
- GENERAL REQUIREMENTS FOR ACCESS
- NEW BUILDING WORK
- AS 1657:2018 - FIXED PLATFORMS, WALKWAYS, STAIRWAYS & LADDERS - DESIGN, CONSTRUCTION & INSTALLATION

HANDRAILS & BALUSTRADE

- PART 11.3.3 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- PART 11.3.4 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- PART 11.3.5 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
- AS 1170.1-2002 – BALUSTRADE INSTALLATION

PROTECTION OF OPENABLE WINDOW

PART 11.3.7 AND 11.3.8 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.

DEMOLITION

- AS 2601-2001 – DEMOLITION WORK

SWIMMING POOL

- PART 12.1.1 (H7D2) OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022
- AS 1926 PART 1-2012 – SWIMMING POOL SAFETY - SAFETY BARRIERS FOR SWIMMING POOLS
- AS 1926 PART 2-2007 - SWIMMING POOL SAFETY - LOCATION OF SAFETY BARRIERS FOR SWIMMING POOLS (INCORPORATING AMENDMENTS 1 AND 2)
- AS 1926 PART 3-2010 – SWIMMING POOL SAFETY - WATER RECIRCULATION SYSTEMS (INCORPORATING AMENDMENT 1)

ENERGY EFFICIENCY

- PART 13 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022 & BASIX Certificate.

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Design Solutions

THE FOLLOWING STANDARDS MAY BE REFERRED TO IN THIS DRAWING:
AS 1288 GLASS IN BUILDINGS - SELECTION AND INSTALLATION
AS 1428 DESIGN FOR ACCESS AND MOBILITY
AS 1657 FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS
AS 1688 MECHANICAL VENTILATION AND AIR-CONDITIONING
AS 1670 AUTOMATIC FIRE DETECTION AND ALARM SYSTEM
AS 1909 INSTALLATION OF TIMBER DOORSETS
AS 2047 WINDOWS IN BUILDINGS- SELECTION AND INSTALLATION
AS 2293 EMERGENCY ESCAPE LIGHTING AND EXIT SIGNS FOR BUILDINGS
AS 2444 PORTABLE FIRE EXTINGUISHERS
AS 3500 NATIONAL PLUMBING AND DRAINAGE
AS 3600 CONCRETE STRUCTURES
AS 3700 MASONRY STRUCTURES
AS 3740 WATERPROOFING OF DOMESTIC WET AREAS
AS 4100 STEEL STRUCTURES
AS 4254 DUCTWORK FOR AIR-HANDLING SYSTEMS IN BUILDINGS
AS 3810 FORMWORK FOR CONCRETE
OTHER ALTERNATIVE SOLUTION

NORTH

TAG SYMBOLS

W# WINDOW TAG



WALL TAG



DOOR TAG

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CLIENT
BUILD AID CONSULTING SERVICES

PROJECT DETAIL
CONSTRUCTION OF A DETACHED GRANNY AND STUDIO

PROJECT ADDRESS
35 DENNIS STREET LAKEMBA 2195 NSW

GENERAL NOTES

- ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THERE IN AND CURRENT DESIGN GUIDELINES.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ALL OTHER CONSULTANTS DRAWINGS/DETAILS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED.
- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES DURING ALL WORKS.
- THE CONTRACTOR/BUILDER IS RESPONSIBLE FOR SETTING OUT AND CHECKING ALL LEVELS AND MEASUREMENTS ON SITE.
- ALL DIMENSIONS AND LEVELS ARE TO BE CONFIRMED BY THE OWNER/BUILDER AND ANY DISCREPANCIES IN THE DOCUMENTS MUST BE RESOLVED BEFORE ORDERING COMMENCEMENT OF ANY WORKS.
- WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER. WINDOWS ARE TO BE FLASHED ALL AROUND.
- INSTALLATION OF ALL SERVICES MUST COMPLY WITH SUPPLY AUTHORITY REQUIREMENTS.
- THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORM WATER DRAINS, PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDER MINING OF ANY BUILDING AND ITS FOOTING SYSTEM.
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS, STRUCTURAL DRAWINGS, AND THE SPECIFICATION.
- PRIOR TO COMMENCEMENT OF WORKS THE CONTRACTOR SHALL SATISFY HIMSELF OF THE CORRECT LOCATION OF EXISTING SERVICES WHETHER INDICATED OR NOT ON THE PLANS. ANY DAMAGE TO EXISTING SERVICES SHALL BE RECTIFIED AT THE CONTRACTOR'S EXPENSE.
- TRAFFIC MANAGEMENT MEASURES HAVE TO BE IMPLEMENTED AND MAINTAINED DURING CONSTRUCTION, ALL IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS. THE CONTRACTOR SHALL MAINTAIN SAFE PEDESTRIAN ACCESS ALONG THE FOOTPATH.
- THE CONTRACTOR SHALL EFFECT TEMPORARY DRAINAGE MEASURES TO AVOID LOCALISED PONDING OF SURFACE RUN-OFF.
- REFER TO ARCHITECTURAL DRAWINGS FOR ALL DETAILS (LEVELS, GRADING, ETC.) OF DRIVEWAYS, CONCRETE AND PAVED AREAS, AND RETAINING WALL TYPES AND LOCATIONS.
- REFER TO LANDSCAPE DRAWINGS FOR DETAILS AND EXTENT OF ALL LANDSCAPED AREAS.
- ALL SWD PIPES ARE UPVC AT 1.0% MINIMUM GRADE.
- SWD PITS CAN BE PRE-CAST SIZED AS FOLLOWS: 450MM SQ. UP TO 600MM DEEP 600MM SQ. UP TO 1000MM DEEP.
- ALL PITS LOCATED IN TRAFFICABLE AREAS, (IE, DRIVEWAYS) TO HAVE MEDIUM-DUTY GRATED COVERS SUITABLE FOR WITHSTANDING LOADS ASSOCIATED WITH SMALL TRUCKS.
- PROVIDE STEP IRONS TO ALL PITS GREATER THAN 1.2M DEEP.
- THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT OF WORKS.
- TOPSOIL SHALL BE STRIPPED DN STOCKPILE OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RESPREAD LATER ON ARE AS TO BE REVEGETATED.
- THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES. ALL SILT REMOVED SHALL BE DISPOSED OF AS DIRECTED BY THE SUPERINTENDENT. THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL.
- THE CONTRACTOR SHALL MAINTAIN DUST CONTROL UNTIL FINAL COMPLETION OF WORKS.

BCA COMPLIANCE NOTES

BUILDING CODE OF AUSTRALIA VOLUME 2 2022 EDITION OF THE NCC & RELEVANT AUSTRALIAN STANDARDS NOTES:

- ALL WINDOWS TO HABITABLE ROOMS REQUIRING RESTRICTED OPENINGS MUST COMPLY WITH THE REQUIREMENTS OF BCA VOL 2
- NON-SLIP NOSINGS TREADS TO STAIRS TO COMPLY WITH THE REQUIREMENTS OF BCA VOL 2
- ALL MASONRY WALLS TO COMPLY WITH THE REQUIREMENTS OF BCA VOL 2 AND AS3700
- TERMITE MANAGEMENT SYSTEMS TO BE INSTALLED AS PER AS3660.1 OR AS3660.2
- HIGH IMPACT VAPOR BARRIER TO COMPLY WITH THE REQUIREMENTS OF BCA VOL 2
- GUTTERS AND DOWNPIPES TO COMPLY WITH THE REQUIREMENTS AS3500.3 AND/OR AS3500.5
- WET AREA MEMBRANE TO BE INSTALLED AS PER AS3740 AND THE REQUIREMENTS OF BCA VOL 2
- ALL ENCLOSED WATER CLOSET DOORS MUST SWING OUT **OR** BE PROVIDED WITH REMOVABLE HINGES **OR** CAVITY SLIDING DOOR AS PER THE REQUIREMENTS OF BCA VOL 2
- SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF BCA VOL 2
- STAIRS TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF BCA VOL 2
- FINISH OF STAIRS MUST MEET THE REQUIREMENTS OF THE BCA VOL 2
- LANDINGS TO BE PROVIDED MUST COMPLY WITH THE REQUIREMENTS OF BCA VOL 2
- BARRIERS AND BALUSTRADING TO COMPLY WITH THE REQUIREMENTS OF BCA VOL 2
- HANDRAILS SERVICING STAIRS TO COMPLY WITH THE REQUIREMENTS OF BCA VOL 2
- ROOM HEIGHTS IN HABITALE ROOMS MUST BE A MINIMUM OF 2.4M MEASURED FROM THE FINISHED FLOOR TO THE CEILING LINING AS PER THE REQUIREMENTS OF BCA VOL 2

eco. factor Pty. Ltd

MEMBER:

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STANDARDS

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PROJECT DETAIL

CONSTRUCTION OF A DETACHED GRANNY AND STUDIO

PROJECT ADDRESS

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BUILDING DESIGN SAFETY REPORT

1. FALLS, SLIPS, TRIPS
A) WORKING AT HEIGHTS DURING CONSTRUCTION
WHEREVER POSSIBLE, COMPONENTS FOR THIS BUILDING SHOULD BE PREFABRICATED OFF-SITE OR AT GROUND LEVEL TO MINIMISE THE RISK OF WORKERS FALLING MORE THAN TWO METERS. HOWEVER, CONSTRUCTION OF THIS BUILDING WILL REQUIRE WORKERS TO BE WORKING AT HEIGHTS WHERE A FALL IN EXCESS OF TWO METERS IS POSSIBLE AND INJURY IS LIKELY TO RESULT FROM SUCH A FALL.

THE BUILDER SHOULD PROVIDE A SUITABLE BARRIER WHEREVER A PERSON IS EQUIRED TO WORK IN A SITUATION WHERE FALLING MORE THAN TWO METERS IS A POSSIBILITY.

DURING OPERATION OR MAINTENANCE FOR HOUSES OR OTHER LOW-RISE BUILDINGS WHERE SCAFFOLDING IS APPROPRIATE:
CLEANING AND MAINTENANCE OF WINDOWS, WALLS, ROOF OR OTHER COMPONENTS OF THIS BUILDING WILL REQUIRE PERSONS TO BE SITUATED WHERE A FALL FROM A HEIGHT IN EXCESS OF TWO METERS IS POSSIBLE. WHERE THIS TYPE OF ACTIVITY IS REQUIRED, SCAFFOLDING, LADDERS OR TRESTLES SHOULD BE USED IN ACCORDANCE WITH RELEVANT CODES OF PRACTICE,REGULATIONS OR LEGISLATION.

B) SLIPPERY OR UNEVEN SURFACES
FLOOR FINISHES BY OWNER
DESIGNER HAS NOT NOT BEEN INVOLVED IN THE SELECTION OF SURFACE FINISHES, THE OWNER IS RESPONSIBLE FOR THE SELECTION OF SURFACE FINISHES IN THE PEDESTRIAN TRAFFICABLE AREAS OF THIS BUILDING.

SURFACES SHOULD BE SELECTED IN ACCORDANCE WITH AS HB 197:1999 AND AS/NZ 4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES DUE TO DESIGN RESTRICTIONS FOR THIS BUILDING, STEPS AND/OR RAMPS ARE INCLUDED IN THE BUILDING WHICH MAY BE A HAZARD TO WORKERS CARRYING OBJECTS OR OTHERWISE OCCUPIED.

STEPS SHOULD BE CLEARLY MARKED WITH BOTH VISUAL AND TACTILE WARNING DURING CONSTRUCTION, MAINTENANCE,DEMOLITION AND AT ALL TIMES WHEN THE BUILDING OPERATES AS A WORKPLACE.

BUILDING OWNERS AND OCCUPIERS SHOULD MONITOR THE PEDESTRIAN ACCESS WAYS AND IN PARTICULAR ACCESS TO AREAS WHERE MAINTENANCE IS ROUTINELY CARRIED OUT TO ENSURE THAT SURFACES HAVE NOT MOVED OR CRACKED SO THAT THEY BECOME UNEVEN AND PRESENT A TRIP HAZARD.

SPILLS, LOOSE MATERIAL, STRAY OBJECTS OR ANY OTHER MATTER THAT MAY CAUSE A SLIP OR TRIP HAZARD SHOULD BE CLEANED OR REMOVED FROM ACCESS WAYS.

CONTRACTORS SHOULD BE REQUIRED TO MAINTAIN A TIDY WORK SITE DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION TO REDUCE THE RISK OF TRIPS AND FALLS IN THE WORKPLACE.

MATERIALS FOR CONSTRUCTION OR MAINTENANCE SHOULD BE STORED IN DESIGNATED AREAS AWAY FROM ACCESS WAYS AND WORK AREAS.

2. FALLING OBJECTS
LOOSE MATERIALS OR SMALL OBJECTS
CONSTRUCTION, MAINTENANCE OR DEMOLITION WORK ON OR AROUND THIS BUILDING IS LIKELY TO INVOLVE PERSONS WORKING ABOVE GROUND LEVEL OR ABOVE FLOOR LEVELS.

WHERE THIS OCCURS ONE OR MORE OF THE FOLLOWING MEASURES SHOULD BE TAKEN TO AVOID OBJECTS FALLING FROM THE AREA WHERE THE WORK IS BEING CARRIED OUT ONTO PERSONS BELOW:

1. PREVENT OR RESTRICT ACCESS TO AREAS BELOW WHERE THE WORK IS BEING CARRIED OUT.
2. PROVIDE TOEBOARDS TO SCAFFOLDING OR WORK PLATFORMS.
3. PROVIDE PROTECTIVE STRUCTURE BELOW THE WORK AREA.
4. ENSURE THAT ALL PERSONS BELOW THE WORK AREA HAVE PERSONAL PROTECTIVE EQUIPMENT (PPE).

DURING CONSTRUCTION, RENOVATION OR DEMOLITION OF THIS BUILDING, PARTS OF THE STRUCTURE INCLUDING FABRICATED STEELWORK, HEAVY PANELS AND MANY OTHER COMPONENTS WILL REMAIN STANDING PRIOR TO OR AFTER SUPPORTING PARTS ARE IN PLACE. CONTRACTORS SHOULD ENSURE THAT TEMPORARY BRACING OR OTHER REQUIRED SUPPORT IS IN PLACE AT ALL TIMES WHEN COLLAPSE WHICH MAY INJURE PERSONS IN THE AREA IS A POSSIBILITY.

BUILDING COMPONENTS
MECHANICAL LIFTING OF MATERIALS AND COMPONENTS DURING CONSTRUCTION,MAINTENANCE OR DEMOLITION PRESENTS A RISK OF FALLING OBJECTS.CONTRACTORS SHOULD ENSURE THAT APPROPRIATE LIFTING DEVICES ARE USED,THAT LOADS ARE PROPERLY SECURED AND THAT ACCESS TO AREAS BELOW THE LOAD IS PREVENTED OR RESTRICTED

3. TRAFFIC MANAGEMENT
FOR BUILDING ON A MAJOR ROAD, NARROW ROAD OR STEEPLY SLOPING ROAD:
PARKING OF VEHICLES OR LOADING/UNLOADING OF VEHICLES ON THIS ROADWAY MAY CAUSE A TRAFFIC HAZARD.

DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION OF THIS BUILDING DESIGNATED PARKING FOR WORKERS AND LOADING AREAS SHOULD BE PROVIDED. TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE RESPONSIBLE FOR THE SUPERVISION OF THESE AREAS.

FOR BUILDING WHERE ON-SITE LOADING/UNLOADING IS RESTRICTED:
CONSTRUCTION OF THIS BUILDING WILL REQUIRE LOADING AND UNLOADING OF MATERIALS ON THE ROADWAY.

DELIVERIES SHOULD BE WELL PLANNED TO AVOID CONGESTION OF LOADING AREAS AND TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE USED TO SUPERVISE LOADING/UNLOADING AREAS. FOR ALL BUILDINGS:
BUSY CONSTRUCTION AND DEMOLITION SITES PRESENT A RISK OF COLLISION WHERE DELIVERIES AND OTHER TRAFFIC ARE MOVING WITHIN THE SITE. A TRAFFIC MANAGEMENT PLAN SUPERVISED BY TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE ADOPTED FOR THE WORK SITE.

4. SERVICES
RUPTURE OF SERVICES DURING EXCAVATION OR OTHER ACTIVITY CREATES A VARIETY OF RISKS INCLUDING RELEASE OF HAZARDOUS MATERIAL. EXISTING SERVICES ARE LOCATED ON OR AROUND THIS SITE. WHERE KNOWN, THESE ARE IDENTIFIED ON THE PLANS BUT THE EXACT LOCATION AND EXTENT OF SERVICES MAY VARY FROM THAT INDICATED.

SERVICES SHOULD BE LOCATED USING AN APPROPRIATE SERVICE (SUCH AS DIAL BEFORE YOU DIG),APPROPRIATE EXCAVATION PRACTICE SHOULD BE USED AND, WHERE NECESSARY, SPECIALIST CONTRACTORS SHOULD BE USED.

LOCATIONS WITH UNDERGROUND POWER:UNDERGROUND POWER LINES MAY BE LOCATED IN OR AROUND THIS SITE.

ALL UNDERGROUND POWER LINES MUST BE DISCONNECTED OR CAREFULLY LOCATED AND ADEQUATE WARNING SIGNS USED PRIOR TO ANY CONSTRUCTION, MAINTENANCE OR DEMOLITION COMMENCING. LOCATIONS WITH OVERHEAD POWER LINES:
OVERHEAD POWER LINES MAY BE NEAR OR ON THIS SITE. THESE POSE A RISK OF ELECTROCUTION IF STRUCK OR APPROACHED BY LIFTING DEVICES OR OTHER PLANT AND PERSONS WORKING ABOVE GROUND LEVEL. WHERE THERE IS A DANGER OF THIS OCCURRING, POWER LINES SHOULD BE, WHERE PRACTICAL,DISCONNECTED OR RELOCATED.

WHERE THIS IS NOT PRACTICAL ADEQUATE WARNING IN THE FORM OF BRIGHT COLOURED TAPE OR SIGNAGE SHOULD BE USED OR A PROTECTIVE BARRIER PROVIDED.

5. MANUAL TASKS
COMPONENTS WITHIN THIS DESIGN WITH A MASS IN EXCESS OF 25KG SHOULD BE LIFTED BY TWO OR MORE WORKERS OR BY MECHANICAL LIFTING DEVICE. WHERE THIS IS NOT PRACTICAL, SUPPLIERS OR FABRICATORS SHOULD BE REQUIRED TO LIMIT THE COMPONENT MASS.

ALL MATERIAL PACKAGING, BUILDING AND MAINTENANCE COMPONENTS SHOULD CLEARLY SHOW THE TOTAL MASS OF PACKAGES AND WHERE PRACTICAL ALL ITEMS SHOULD BE STORED ON SITE IN A WAY WHICH MINIMISES BENDING BEFORE LIFTING. ADVICE SHOULD BE PROVIDED ON SAFE LIFTING METHODS IN ALL AREAS WHERE LIFTING MAY OCCUR.

CONSTRUCTION, MAINTENANCE AND DEMOLITION OF THIS BUILDING WILL REQUIRE THE USE OF PORTABLE TOOLS AND EQUIPMENT. THESE SHOULD BE FULLY MAINTAINED IN ACCORDANCE WITHMANUFACTURER'S SPECIFICATIONS AND NOT USED WHERE FAULTY OR (IN THE CASE OF ELECTRICAL EQUIPMENT) NOT CARRYING A CURRENT ELECTRICAL SAFETY TAG.

ALL SAFETY GUARDS OR DEVICES SHOULD BE REGULARLY CHECKED AND PERSONAL PROTECTIVE EQUIPMENT SHOULD BE USED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.

6. HAZARDOUS SUBSTANCES
ASBESTOS
FOR ALTERATIONS TO A BUILDING CONSTRUCTED PRIOR TO 1990:
IF THIS EXISTING BUILDING WAS CONSTRUCTED PRIOR TO:
1990 - IT THEREFORE MAY CONTAIN ASBESTOS
1986 - IT THEREFORE IS LIKELY TO CONTAIN ASBESTOS
EITHER IN CLADDING MATERIAL OR IN FIRE RETARDANT INSULATION MATERIAL. IN EITHER CASE, THE BUILDER SHOULD CHECK AND, IF NECESSARY, TAKE APPROPRIATE ACTION BEFORE DEMOLISHING, CUTTING, SANDING, DRILLING OR OTHERWISE DISTURBING THE EXISTING STRUCTURE.

POWDERED MATERIALS
MANY MATERIALS USED IN THE CONSTRUCTION OF THIS BUILDING CAN CAUSE HARM IF INHALED IN POWDERED FORM. PERSONS WORKING ON OR IN THE BUILDING DURING CONSTRUCTION, OPERATIONAL MAINTENANCE OR DEMOLITION SHOULD ENSURE GOOD VENTILATION AND WEAR PERSONAL PROTECTIVE EQUIPMENT INCLUDING PROTECTION AGAINST INHALATION WHILE USING POWDERED MATERIAL OR WHEN SANDING, DRILLING, CUTTING OR OTHERWISE DISTURBING OR CREATING POWDERED MATERIAL.

TREATED TIMBER
THE DESIGN OF THIS BUILDING MAY INCLUDE PROVISION FOR THE INCLUSION OF TREATED TIMBER

WITHIN THE STRUCTURE. DUST OR FUMES FROM THIS MATERIAL CAN BE HARMFUL. PERSONS WORKING ON OR IN THE BUILDING DURING CONSTRUCTION, OPERATIONAL MAINTENANCE OR DEMOLITION SHOULD ENSURE GOOD VENTILATION AND WEAR PERSONAL PROTECTIVE EQUIPMENT INCLUDING PROTECTION AGAINST INHALATION OF HARMFUL MATERIAL WHEN SANDING,DRILLING, CUTTING OR USING TREATED TIMBER IN ANY WAY THAT MAY CAUSE HARMFUL MATERIAL TO BE RELEASED. DO NOT BURN TREATED TIMBER.

VOLATILE ORGANIC COMPOUNDS
MANY TYPES OF GLUE, SOLVENTS, SPRAY PACKS, PAINTS, VARNISHES AND SOME CLEANING MATERIALS AND DISINFECTANTS HAVE DANGEROUS EMISSIONS. AREAS WHERE THESE ARE USED SHOULD BE KEPT WELL VENTILATED WHILE THE MATERIAL IS BEING USED AND FOR A PERIOD AFTER INSTALLATION.

PERSONAL PROTECTIVE EQUIPMENT MAY ALSO BE REQUIRED.THE MANUFACTURER'S RECOMMENDATIONS FOR USE MUST BE CAREFULLY CONSIDERED AT ALL TIMES. SYNTHETIC MINERAL FIBRE FIBREGLOSS, ROCKWOOL, CERAMIC AND OTHER MATERIAL USED FOR THERMAL OR SOUND INSULATION MAY CONTAIN SYNTHETIC MINERAL FIBRE WHICH MAY BE HARMFUL IF INHALED OR IF IT COMES IN CONTACT WITH THE SKIN, EYES OR OTHER SENSITIVE PARTS OR THE BODY. PERSONAL PROTECTIVE EQUIPMENT INCLUDING PROTECTION AGAINST INHALATION OF HARMFUL MATERIAL SHOULD BE USED WHEN INSTALLING, REMOVING OR WORKING NEAR BULK INSULATION MATERIAL.

TIMBER FLOORS
THIS BUILDING MAY CONTAIN TIMBER FLOORS WHICH HAVE AN APPLIED FINISH.AREAS WHERE FINISHES ARE APPLIED SHOULD BE KEPT WELL VENTILATED DURING SANDING AND APPLICATION AND FOR A PERIOD AFTER INSTALLATION. PERSONAL PROTECTIVE EQUIPMENT MAY ALSO BE REQUIRED. THE MANUFACTURER'S RECOMMENDATIONS FOR USE MUST BE CAREFULLY CONSIDERED AT ALL TIMES

7. CONFINED SPACES
EXCAVATION
CONSTRUCTION OF THIS BUILDING AND SOME MAINTENANCE ON THE BUILDING WILL REQUIRE EXCAVATION AND INSTALLATION OF ITEMS WITHIN EXCAVATIONS. WHERE PRACTICAL, INSTALLATION SHOULD BE CARRIED OUT USING METHODS WHICH DO NOT REQUIRE WORKERS TO ENTER THE EXCAVATION. WHERE THIS IS NOT PRACTICAL, ADEQUATE SUPPORT FOR THE EXCAVATED AREA SHOULD BE PROVIDED TO PREVENT COLLAPSE. WARNING SIGNS AND BARRIERS TO PREVENT ACCIDENTAL OR UNAUTHORISED ACCESS TO ALL EXCAVATIONS SHOULD BE PROVIDED.

ENCLOSED SPACES
FOR BUILDINGS WITH ENCLOSED SPACES WHERE MAINTENANCE OR OTHER ACCESS MAY BE REQUIRED:
ENCLOSED SPACES WITHIN THIS BUILDING MAY PRESENT A RISK TO PERSONS ENTERING FOR CONSTRUCTION, MAINTENANCE OR ANY OTHER PURPOSE. THE DESIGN DOCUMENTATION CALLS FOR WARNING SIGNS AND BARRIERS TO UNAUTHORISED ACCESS. THESE SHOULD BE MAINTAINED THROUGHOUT THE LIFE OF THE BUILDING. WHERE WORKERS ARE REQUIRED TO ENTER ENCLOSED SPACES, AIR TESTING EQUIPMENT AND PERSONAL PROTECTIVE EQUIPMENT SHOULD BE PROVIDED.

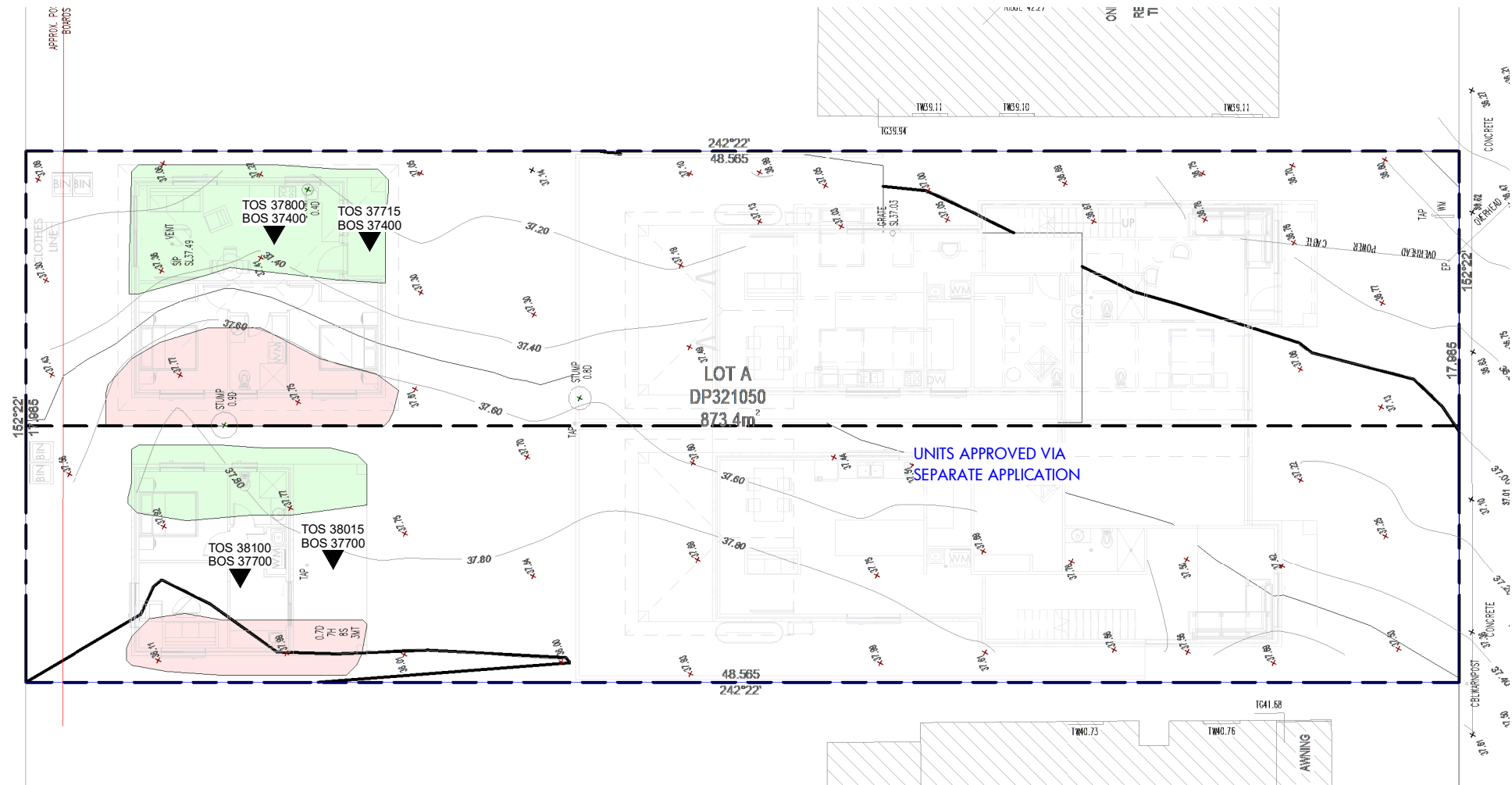
SMALL SPACES
FOR BUILDINGS WITH SMALL SPACES WHERE MAINTENANCE OR OTHER ACCESS MAY BE REQUIRED:SOME SMALL SPACES WITHIN THIS BUILDING WILL REQUIRE ACCESS BY CONSTRUCTION ORMAINTENANCE WORKERS. THE DESIGN DOCUMENTATION CALLS FOR WARNING SIGNS AND BARRIERS TO UNAUTHORISED ACCESS. THESE SHOULD BE MAINTAINED THROUGHOUT THE LIFE OF THE BUILDING. WHERE WORKERS ARE REQUIRED TO ENTER SMALL SPACES THEY SHOULD BE SCHEDULED SO THAT ACCESS IS FOR SHORT PERIODS. MANUAL LIFTING AND OTHER MANUAL ACTIVITY SHOULD BE RESTRICTED IN SMALL SPACES.

8. PUBLIC ACCESS
PUBLIC ACCESS TO CONSTRUCTION AND DEMOLITION SITES AND TO AREAS UNDER MAINTENANCE CAUSES RISK TO WORKERS AND PUBLIC. WARNING SIGNS AND SECURE BARRIERS TO UNAUTHORISED ACCESS SHOULD BE PROVIDED. WHERE ELECTRICAL INSTALLATIONS, EXCAVATIONS, PLANT OR LOOSE MATERIALS ARE PRESENT THEY SHOULD BE SECURED WHEN NOT FULLY SUPERVISED.

9. OPERATIONAL USE OF BUILDING
RESIDENTIAL BUILDINGS
THIS BUILDING HAS BEEN DESIGNED AS A RESIDENTIAL BUILDING. IF IT, AT A LATER DATE, IT IS USED OR INTENDED TO BE USED AS A WORKPLACE, THE PROVISIONS OF THE WORK HEALTH AND SAFETY ACT 2011 OR SUBSEQUENT REPLACEMENT ACT SHOULD BE APPLIED TO THE NEW USE.

10.OTHER HIGH RISK ACTIVITY
ALL ELECTRICAL WORK SHOULD BE CARRIED OUT IN ACCORDANCE WITH CODE OF PRACTICE: MANAGING ELECTRICAL RISKS AT THE WORKPLACE, AS/NZ 3012 AND ALL LICENSING REQUIREMENTS. ALL WORK USING PLANT SHOULD BE CARRIED OUT IN ACCORDANCE WITH CODE OF PRACTICE: MANAGING RISKS OF PLANT AT THE WORKPLACE. ALL WORK SHOULD BE CARRIED OUT IN ACCORDANCE WITH CODE OF PRACTICE:MANAGING NOISE AND PREVENTING HEARING LOSS AT WORK.DUE TO THE HISTORY OF SERIOUS INCIDENTS IT ISRECOMMENDED THAT PARTICULAR CARE BE EXERCISED WHEN UNDERTAKING WORK INVOLVING STEEL CONSTRUCTION AND CONCRETE PLACEMENT.
ALL THE ABOVE APPLIES

eco. factor Pty. Ltd SUITE 1, LEVEL 2, 215-219 GEORGE ST., LIVERPOOL 2170, NSW, Australia. P: 1300 326 322 info@ecofactor.com.au www.ecofactor.com.au		MEMBER: bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA		BEFORE YOU DIG www.byda.com.au Zero Damage - Zero Harm This drawing is the property of ECO-FACTOR PTY LTD and shall not be used in full or in part without consent of ECO-FACTOR PTY LTD - Figured dimensions are to take preference over scaled dimensions. - Builder shall be held responsible to verify all dimensions/levels on site & notify any discrepancy to ecofactor pty ltd - All materials are to be used in accordance with manufacturer's specifications and instructions and to comply with relevant Australian Standards.		eco.factor Design Solutions		THE FOLLOWING STANDARDS MAY BE REFERRED TO IN THIS DRAWING: AS 1288 GLASS IN BUILDINGS - SELECTION AND INSTALLATION AS 1428 DESIGN FOR ACCESS AND MOBILITY AS 1657 FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS AS 1688 MECHANICAL VENTILATION AND AIR-CONDITIONING AS 1670 AUTOMATIC FIRE DETECTION AND ALARM SYSTEM AS 1909 INSTALLATION OF TIMBER DOORSETS AS 2047 WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION AS 2293 EMERGENCY ESCAPE LIGHTING AND EXIT SIGNS FOR BUILDINGS AS 2444 PROTABLE FIRE EXTINGUISHERS AS 3500 NATIONAL PLUMBING AND DRAINAGE AS 3600 CONCRETE STRUCTURES AS 3700 MASONRY STRUCTURES AS 3740 WATERPROOFING OF DOMESTIC WET AREAS AS 4100 STEEL STRUCTURES AS 4254 DUCTWORK FOR AIR-HANDLING SYSTEMS IN BUILDINGS AS 3810 FORMWORK FOR CONCRETE OTHER ALTERNATIVE SOLUTION		NORTH								CLIENT BUILDAID CONSULTING SERVICES		DRAWING TITLE DESIGN SAFETY NOTES	
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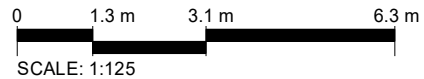
1 CUT AND FILL PLAN

1 : 200

LEGEND:

	SOIL TO BE CUT
	SOIL TO BE FILLED

NOTE: ALL SOIL TO BE MANAGED ON SITE WITHIN THE BUILDING ENVELOP; NO EXTERNAL SOIL TO BE REQUIRED.



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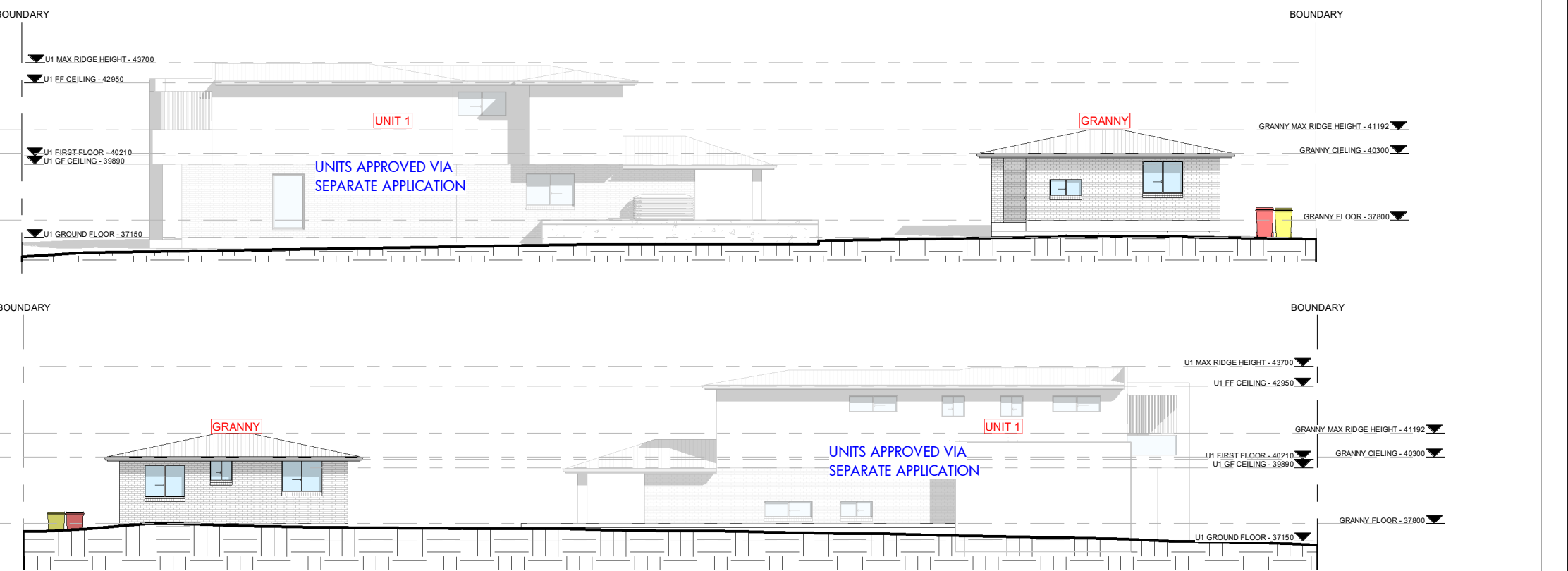
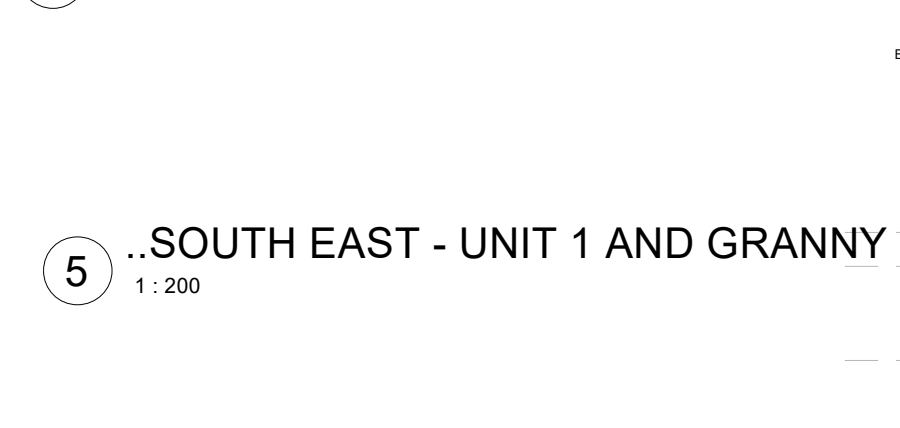
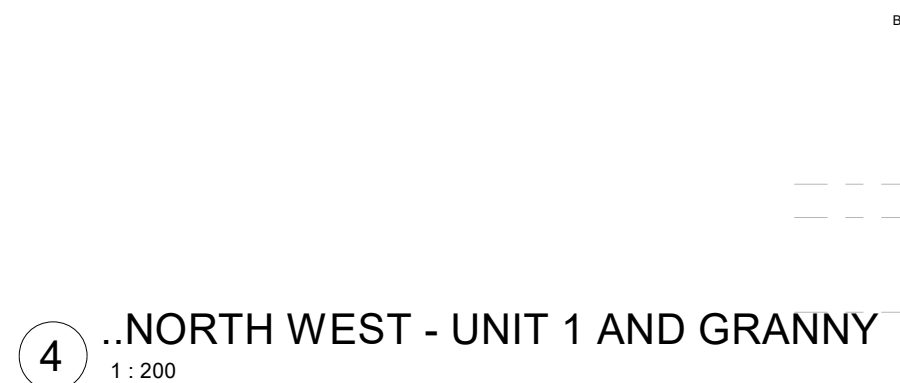
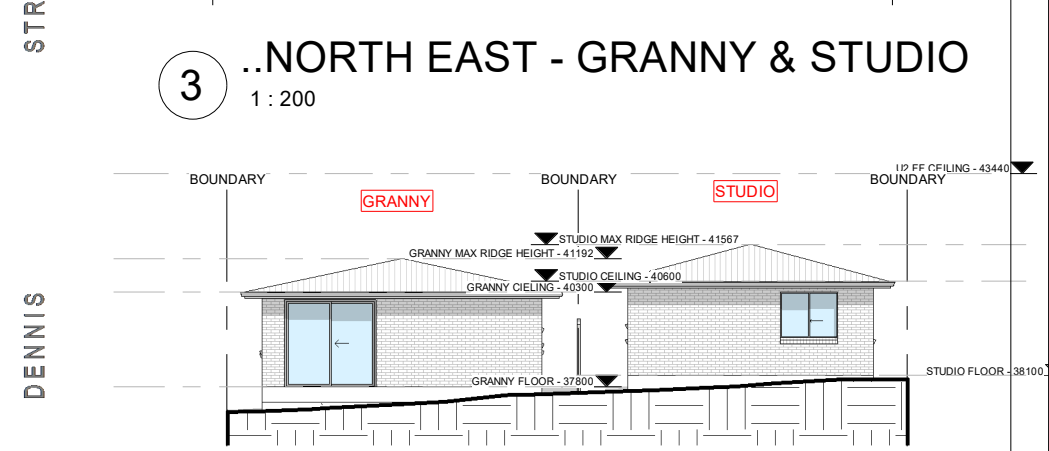
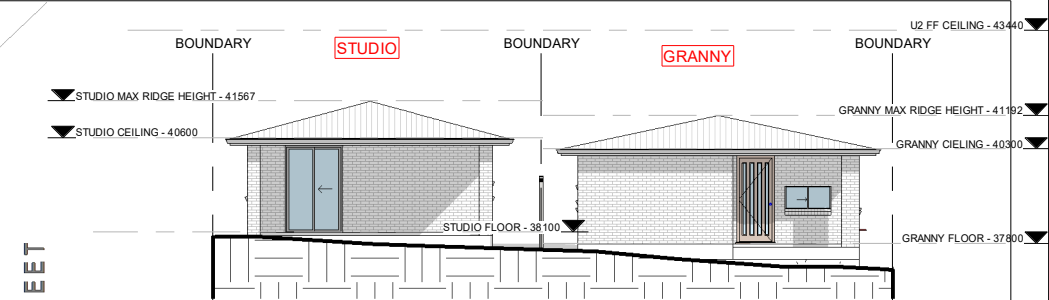
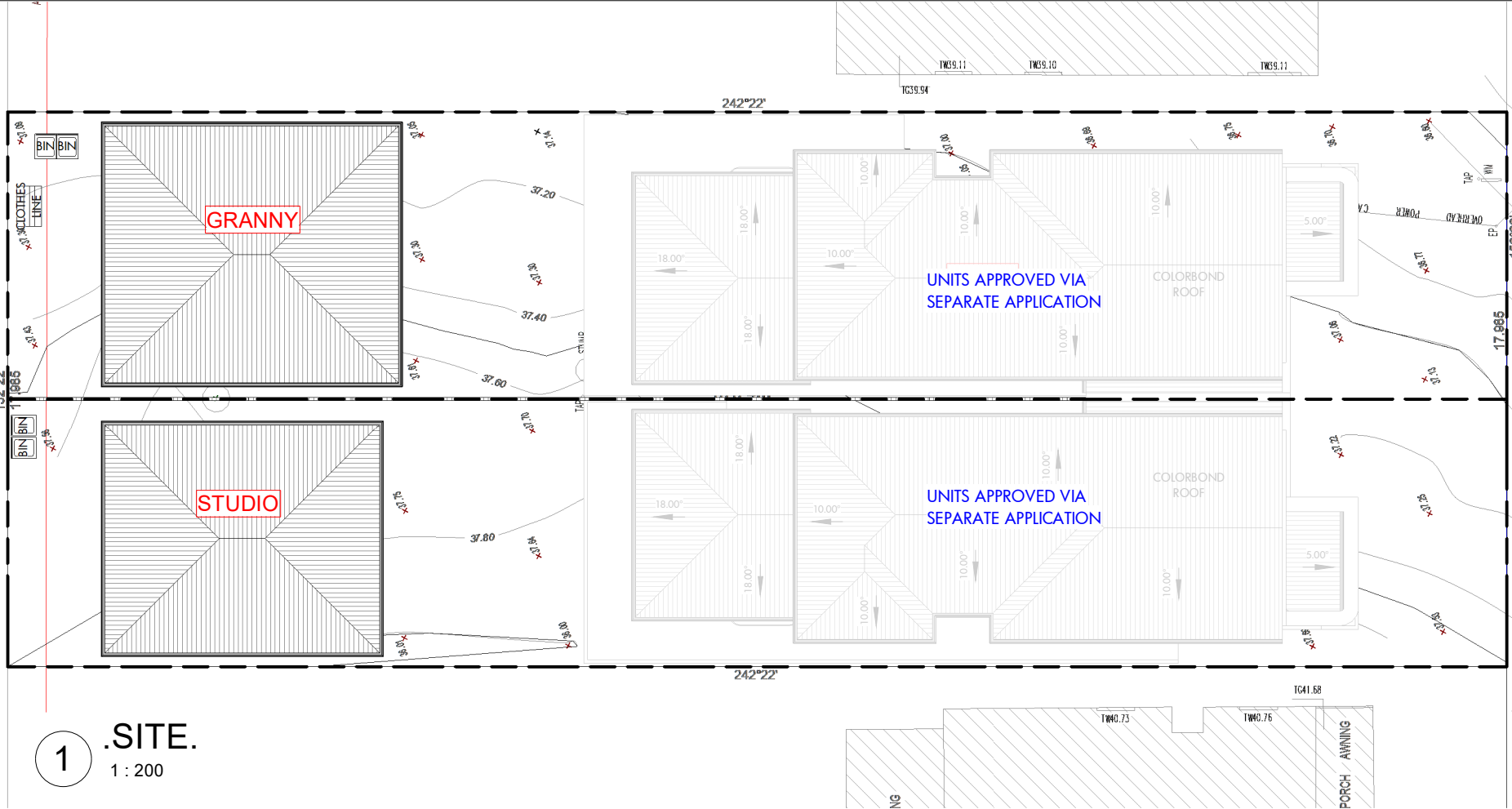
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AS 1428 DESIGN FOR ACCESS AND MOBILITY
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AS 3600 CONCRETE STRUCTURES
AS 3700 MASONRY STRUCTURES
AS 3740 WATERPROOFING OF DOMESTIC WET AREAS
AS 4100 STEEL STRUCTURES
AS 4254 DUCTWORK FOR AIR-HANDLING SYSTEMS IN BUILDINGS
AS 3810 FORMWORK FOR CONCRETE
OTHER ALTERNATIVE SOLUTION

NORTH
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W# WINDOW TAG
D# DOOR TAG
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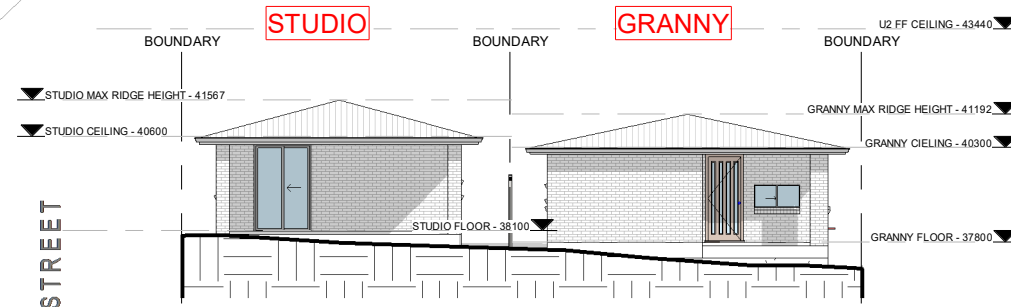
CLIENT
BUILDIAID CONSULTING SERVICES
PROJECT DETAIL
CONSTRUCTION OF A DETACHED GRANNY AND STUDIO
PROJECT ADDRESS
35 DENNIS STREET LAKEMBA 2195 NSW

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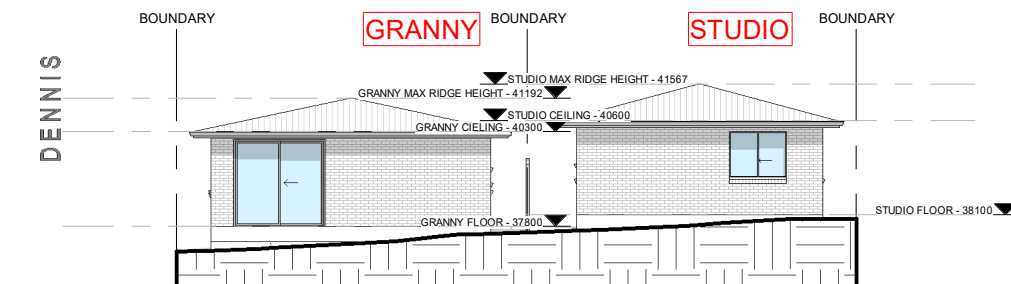




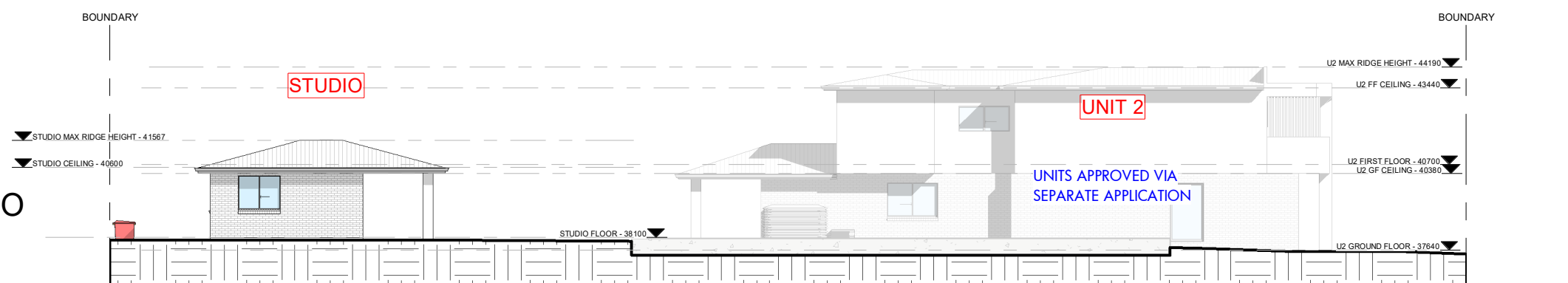
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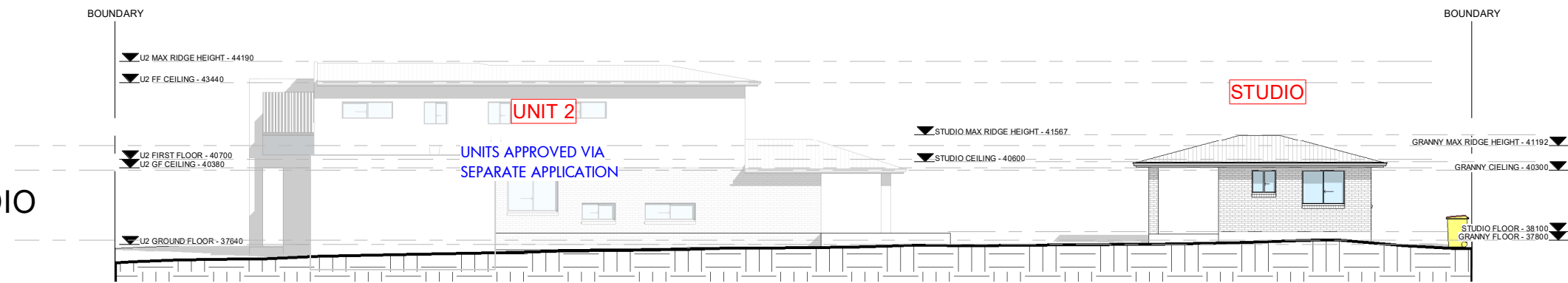
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3 SOUTH WEST - GRANNY & STUDIO.
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4 SOUTH EAST - UNIT 2 AND STUDIO
1 : 200



5 NORTH WEST - UNIT 2 AND STUDIO
1 : 200

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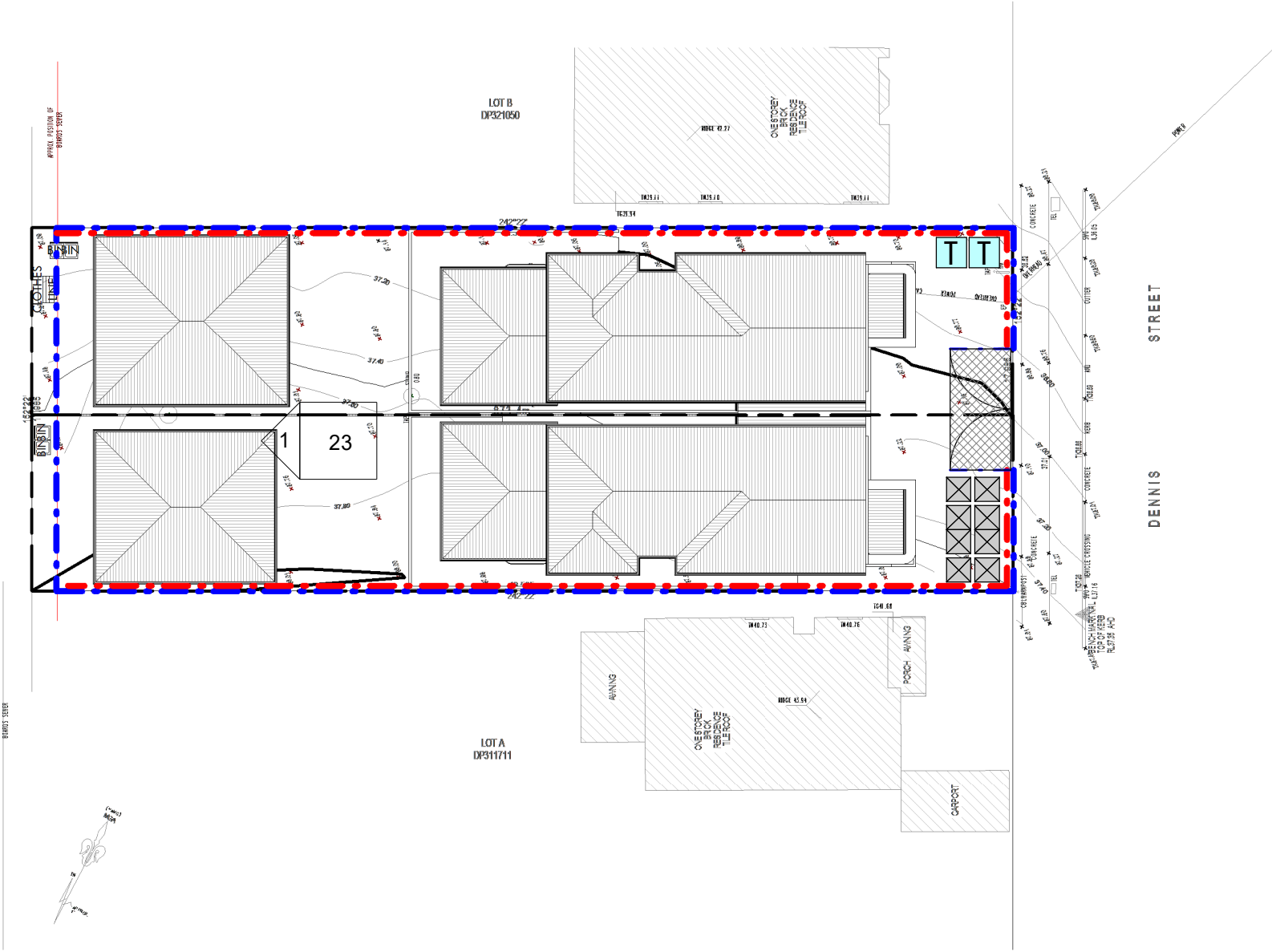
PROJECT DETAIL
CONSTRUCTION OF A DETACHED GRANNY AND STUDIO

PROJECT ADDRESS
35 DENNIS STREET LAKEMBA 2195 NSW

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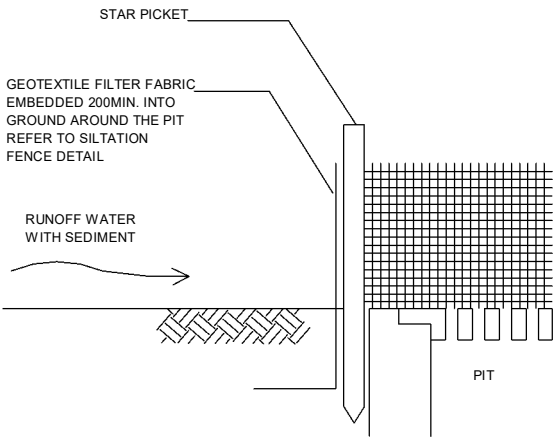
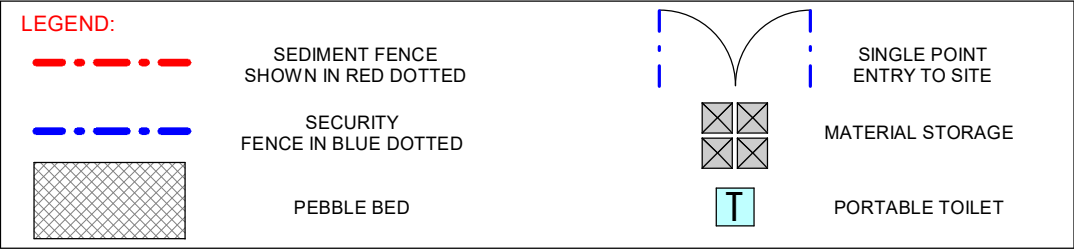
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SEDIMENT AND EROSION PLAN

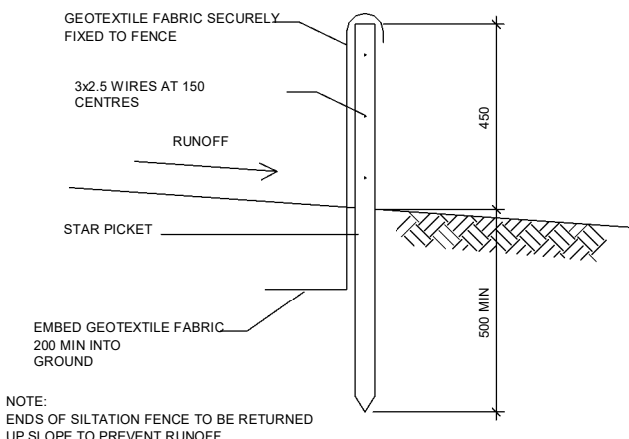


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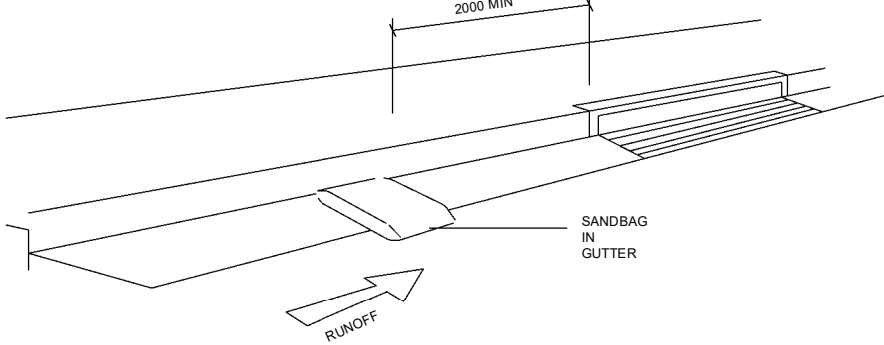
1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS, STRUCTURAL DRAWINGS AND THE SPECIFICATION.
2. PRIOR TO COMMENCEMENT OF WORKS THE CONTRACTOR SHALL SATISFY HIMSELF OF THE CORRECT LOCATION OF EXISTING SERVICES WHETHER INDICATED OR NOT ON THE PLANS. ANY DAMAGE TO EXISTING SERVICES SHALL BE RECTIFIED AT THE CONTRACTORS EXPENSE.
3. TRAFFIC MANAGEMENT MEASURES HAVE TO BE IMPLEMENTED AND MAINTAINED DURING CONSTRUCTION, ALL IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS. THE CONTRACTOR SHALL MAINTAIN SAFE PEDESTRIAN ACCESS ALONG THE FOOTPATH.
4. THE CONTRACTOR SHALL EFFECT TEMPORARY DRAINAGE MEASURES TO AVOID LOCALISED PONDING OF SURFACE RUN-OFF.
5. REFER TO ARCHITECT'S DRAWINGS FOR ALL DETAILS (LEVELS, GRADING ETC.) OF DRIVEWAYS, CONCRETE AND PAVED AREAS, AND RETAINING WALL TYPES AND LOCATIONS.
6. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAILS AND EXTENT OF ALL LANDSCAPED AREAS.
7. ALL SWDPIPES ARE UPVC AT 1.0% MINIMUM GRADE (UNO).
8. SWDPITS CAN BE PRE-CAST SIZED AS FOLLOWS:
450mm SQ. UP TO 600mm DEEP
600mm SQ. UP TO 1000mm DEEP
9. ALL PITS LOCATED IN TRAFFICABLE AREAS, (IE, DRIVEWAYS) TO HAVE MEDIUM DUTY GRATED COVERS SUITABLE FOR WITHSTANDING LOADS ASSOCIATED WITH SMALL TRUCKS.
10. PROVIDE STEP IRONS TO ALL PITS GREATER THAN 1.2m DEEP.
11. THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT OF WORKS.
12. TOPSOIL SHALL BE STRIPPED DN STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RESPREAD LATER ON AREAS TO BE REVEGETATED.
13. THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES. ALL SILT REMOVED SHALL BE DISPOSED OF AS DIRECTED BY THE SUPERINTENDENT. THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL.
14. THE CONTRACTOR SHALL MAINTAIN DUST CONTROL UNTIL FINAL COMPLETION OF WORKS.



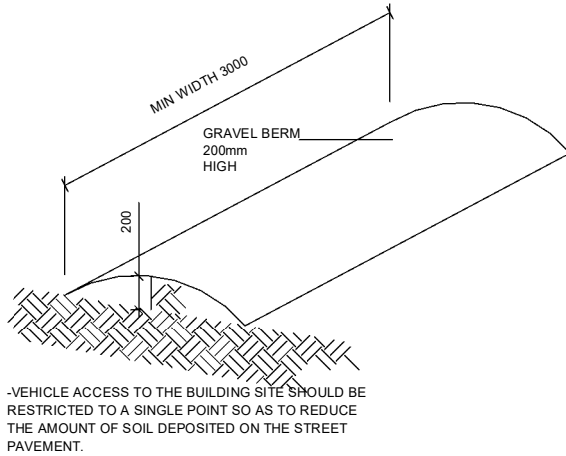
GEOTEXTILE FILTER PIT SURROUND



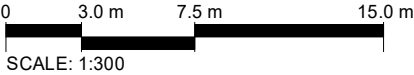
SILTATION FENCE DETAIL



SANDBAG KERB INLET SEDIMENT TRAP



VEHICLE ACCESS TO SITE



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PROJECT DETAIL	CONSTRUCTION OF A DETACHED GRANNY AND STUDIO
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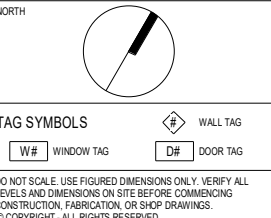
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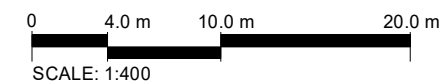
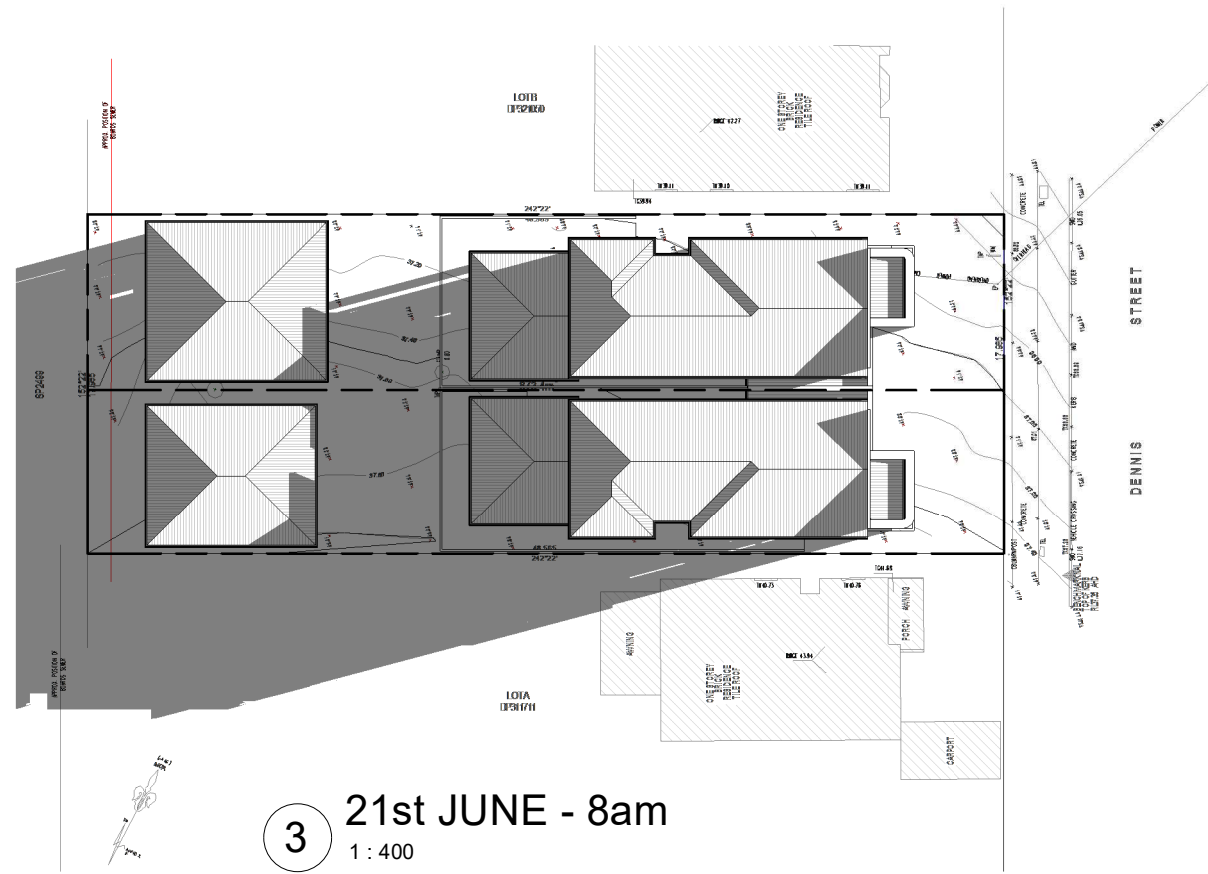
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D# DOOR TAG
WALL TAG
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NORTH



TAG SYMBOLS

W# WINDOW TAG

D# DOOR TAG

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DRAWING TITLE

SHADOW DIAGRAMS 11AM - 1PM

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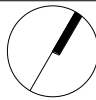
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AS 1657 FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS
AS 1688 MECHANICAL VENTILATION AND AIR-CONDITIONING
AS 1670 AUTOMATIC FIRE DETECTION AND ALARM SYSTEM
AS 1909 INSTALLATION OF TIMBER DOORSETS
AS 2047 WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION
AS 2293 EMERGENCY ESCAPE LIGHTING AND EXIT SIGNS FOR BUILDINGS
AS 2444 PORTABLE FIRE EXTINGUISHERS
AS 3500 NATIONAL PLUMBING AND DRAINAGE
AS 3600 CONCRETE STRUCTURES
AS 3700 MASONRY STRUCTURES
AS 3740 WATERPROOFING OF DOMESTIC WET AREAS
AS 4100 STEEL STRUCTURES
AS 4254 DUCTWORK FOR AIR-HANDLING SYSTEMS IN BUILDINGS
AS 3610 FORMWORK FOR CONCRETE
OTHER ALTERNATIVE SOLUTION

NORTH



TAG SYMBOLS

W# WINDOW TAG

D# DOOR TAG

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PROJECT DETAIL

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PROJECT ADDRESS

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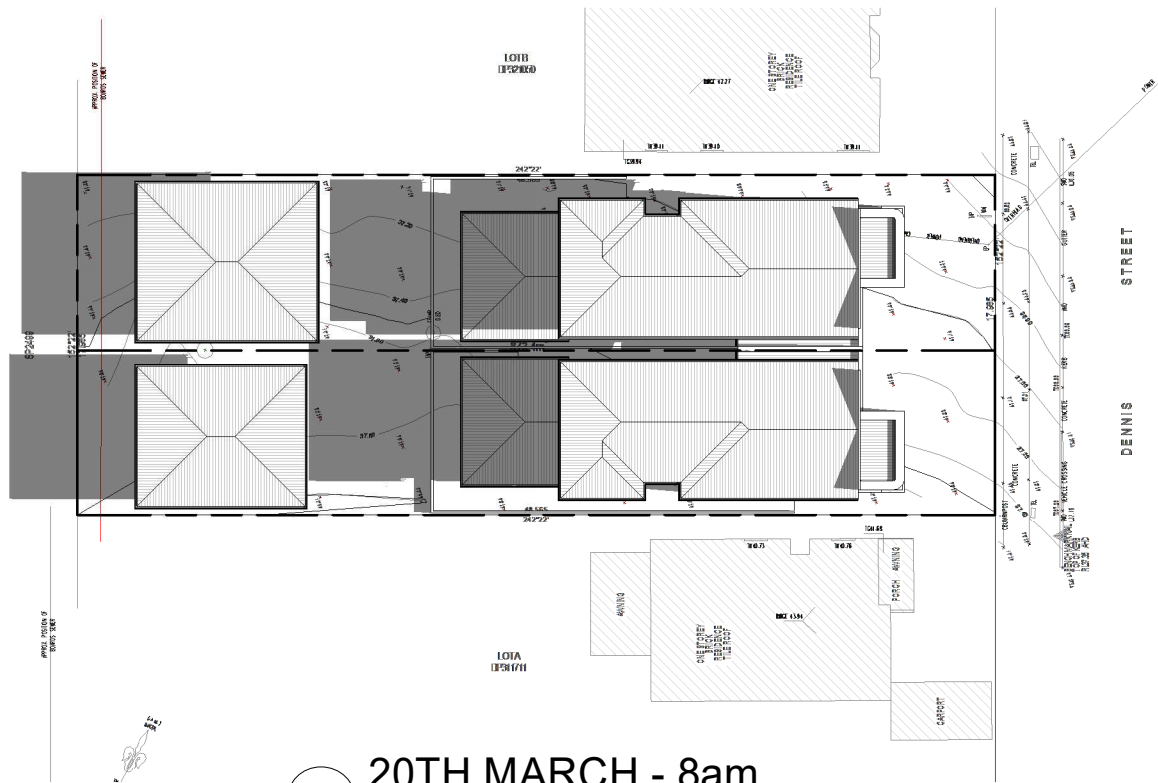
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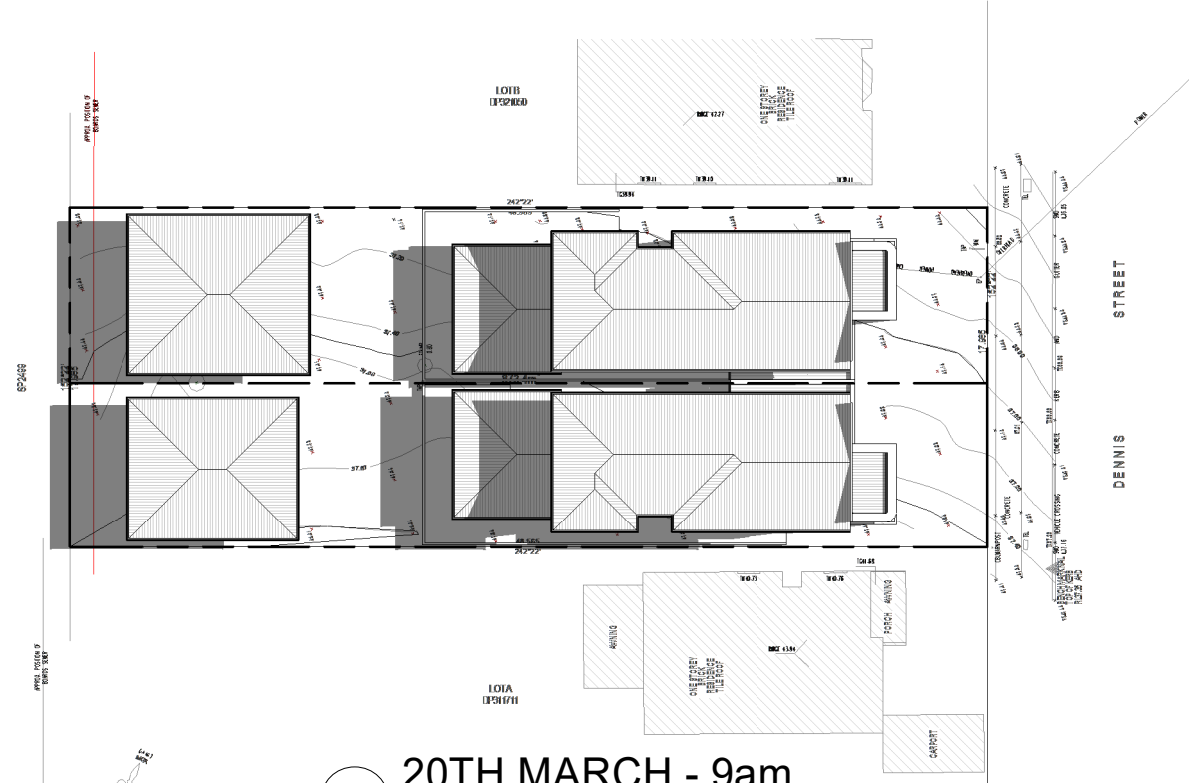
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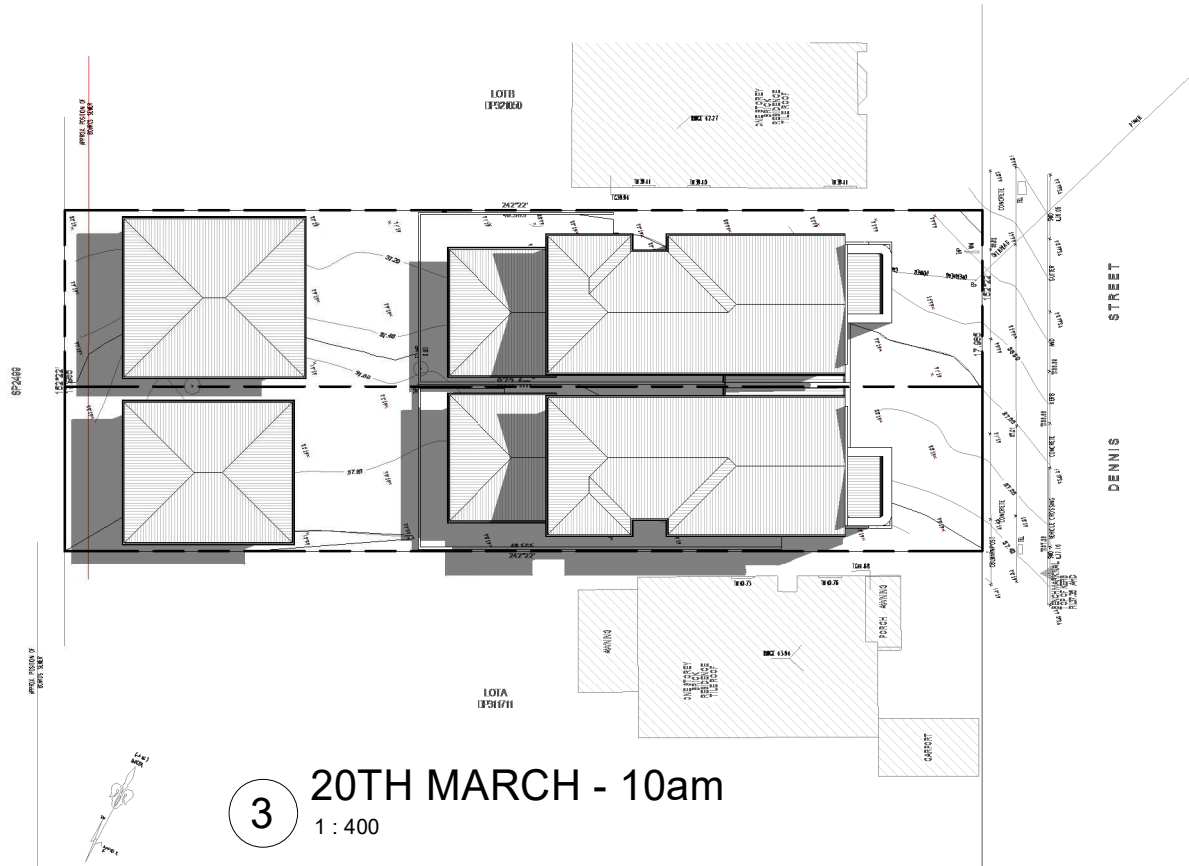
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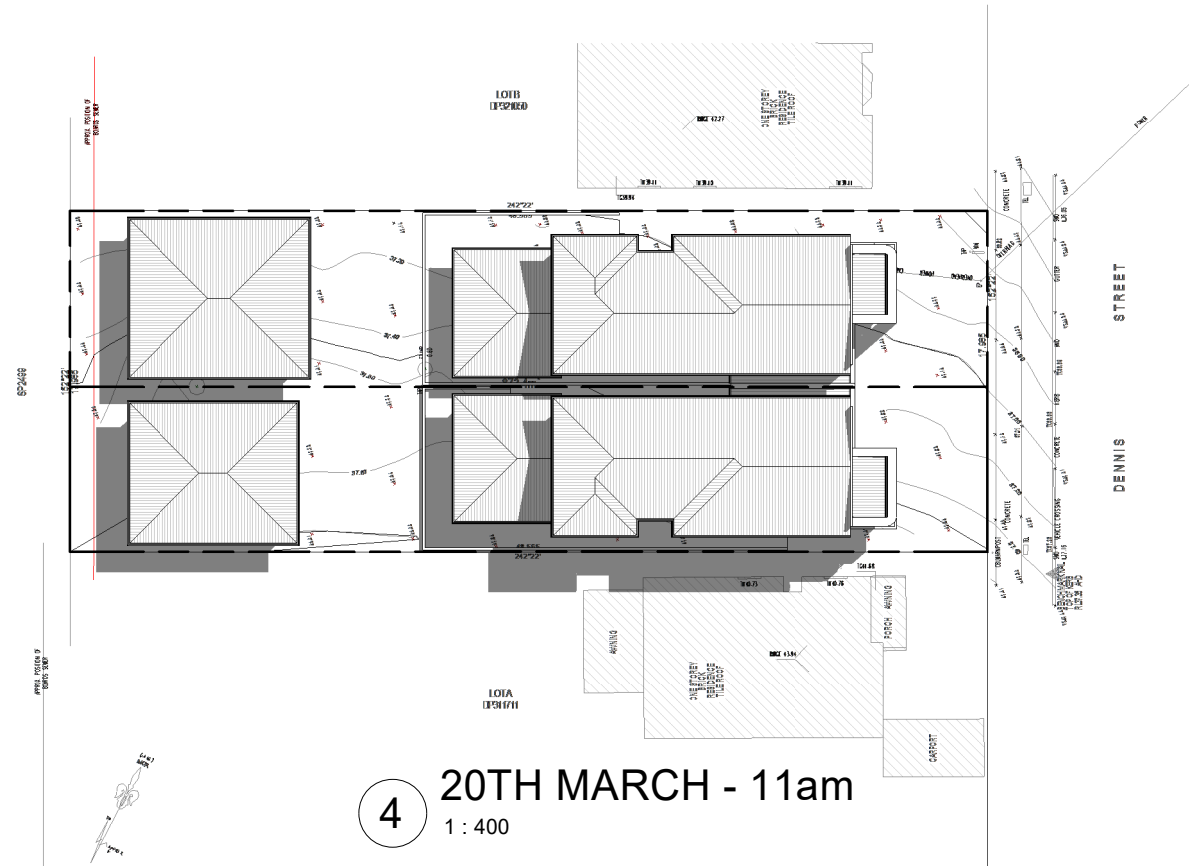
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1 : 400



2 20TH MARCH - 9am
1 : 400



3 20TH MARCH - 10am
1 : 400



4 20TH MARCH - 11am
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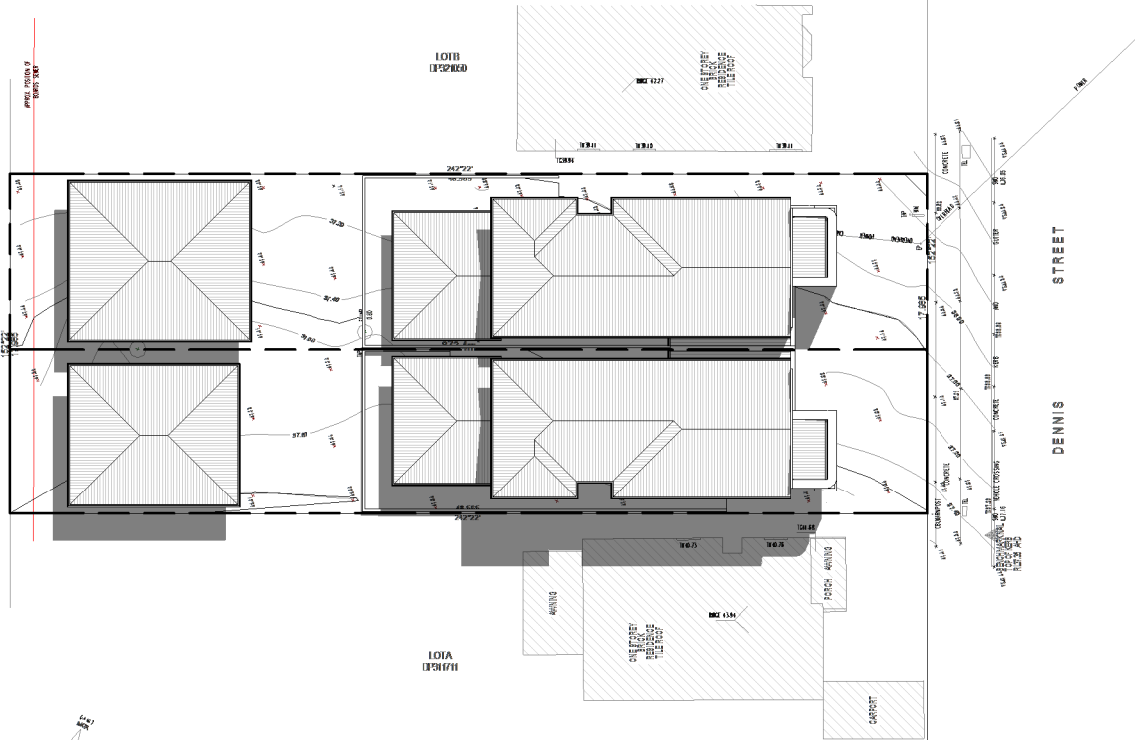
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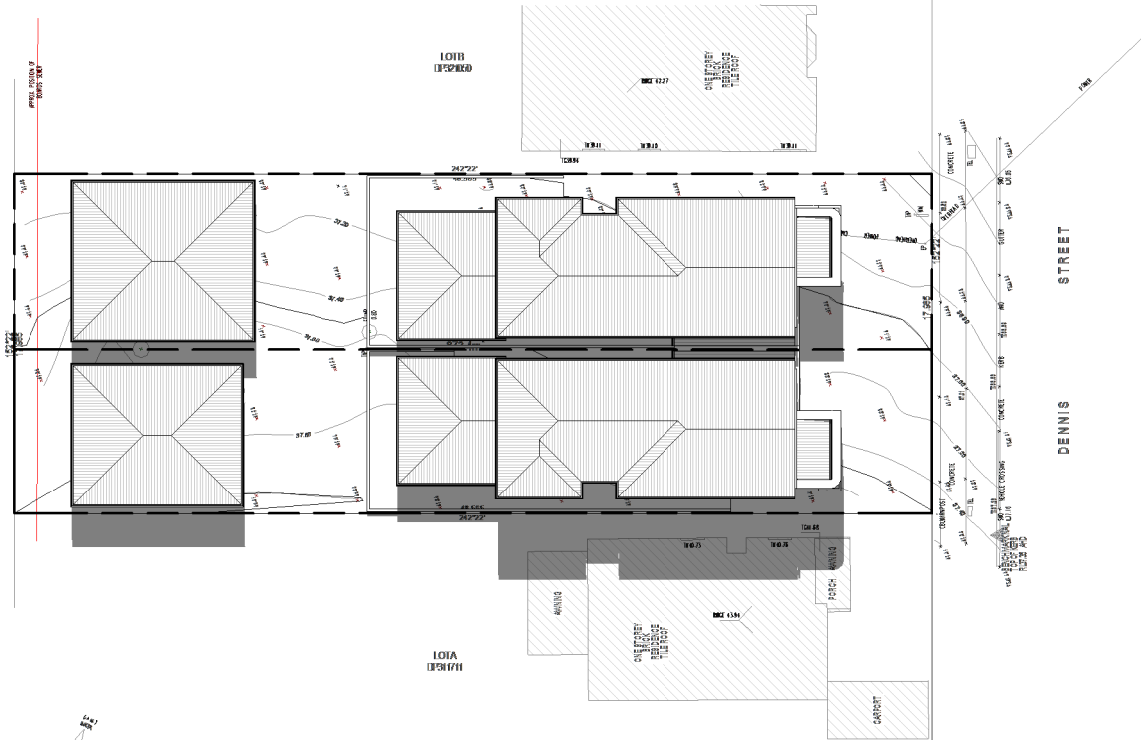
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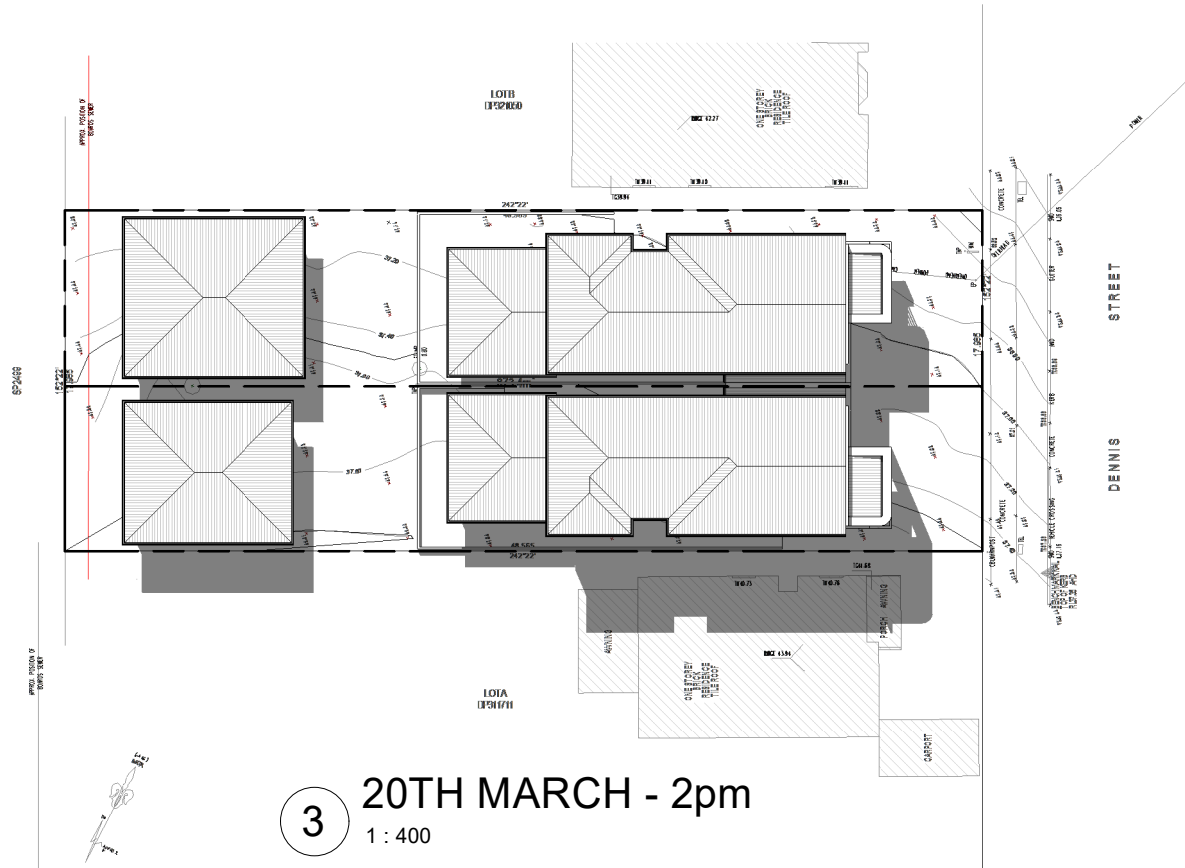
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1 20TH MARCH - 12pm
1 : 400



2 20TH MARCH - 1pm
1 : 400



3 20TH MARCH - 2pm
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OTHER ALTERNATIVE SOLUTION

NORTH



TAG SYMBOLS

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D# DOOR TAG

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PROJECT DETAIL

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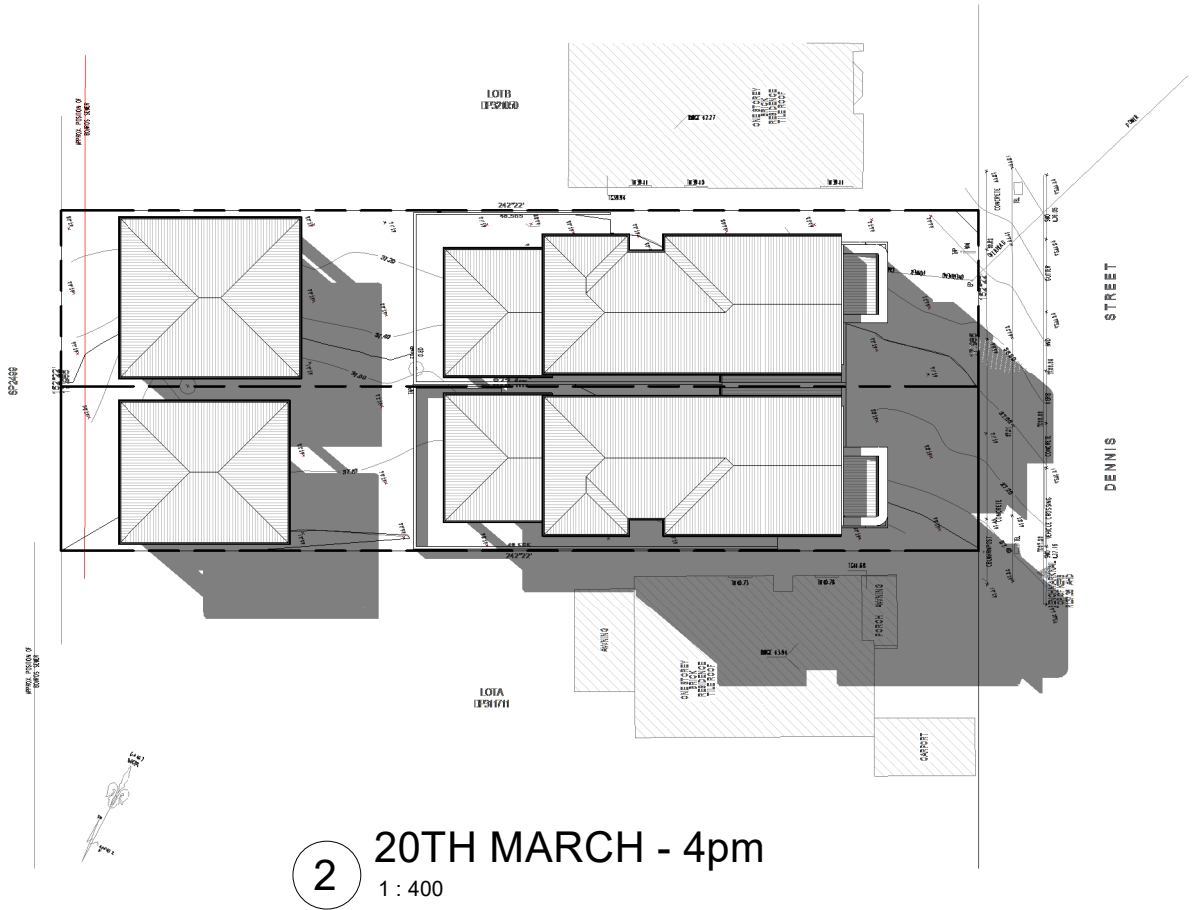
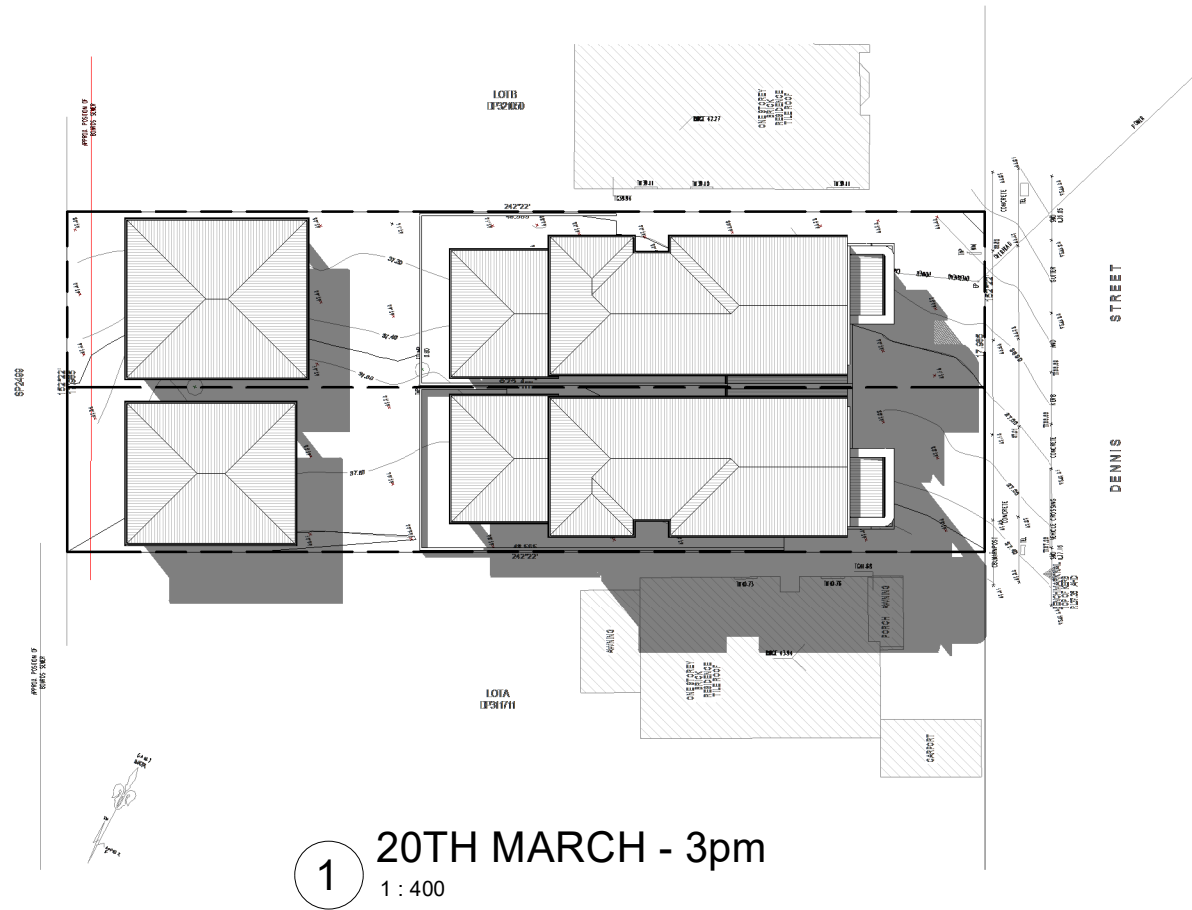
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TAG SYMBOLS

W# WINDOW TAG

D# DOOR TAG

WALL TAG

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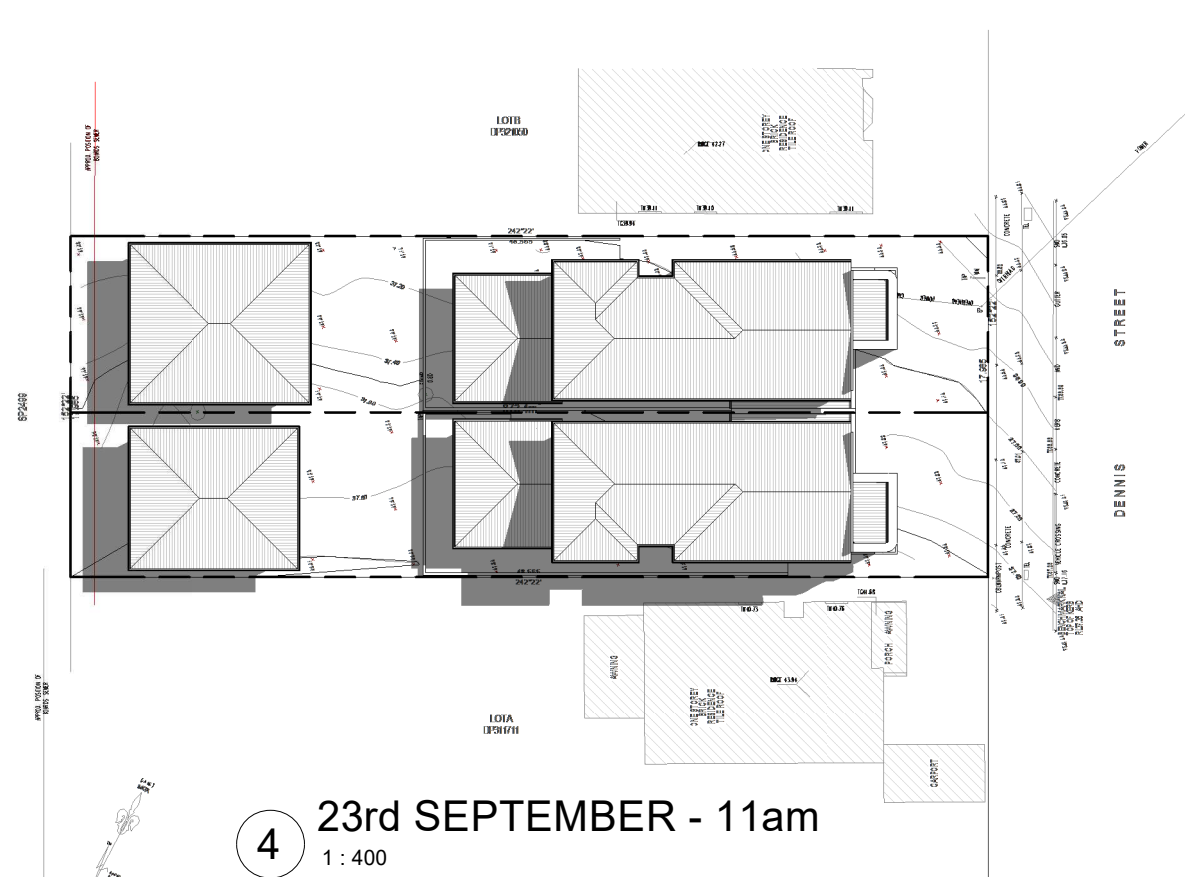
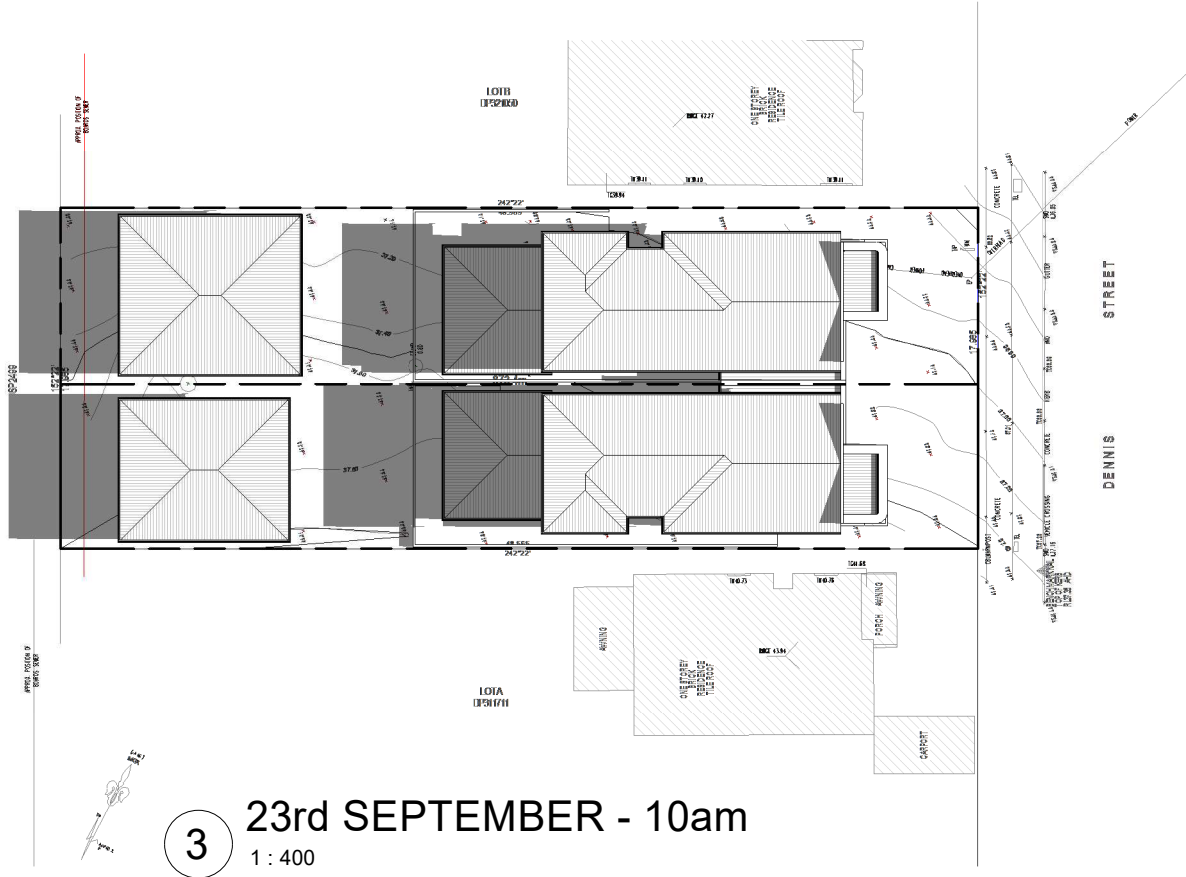
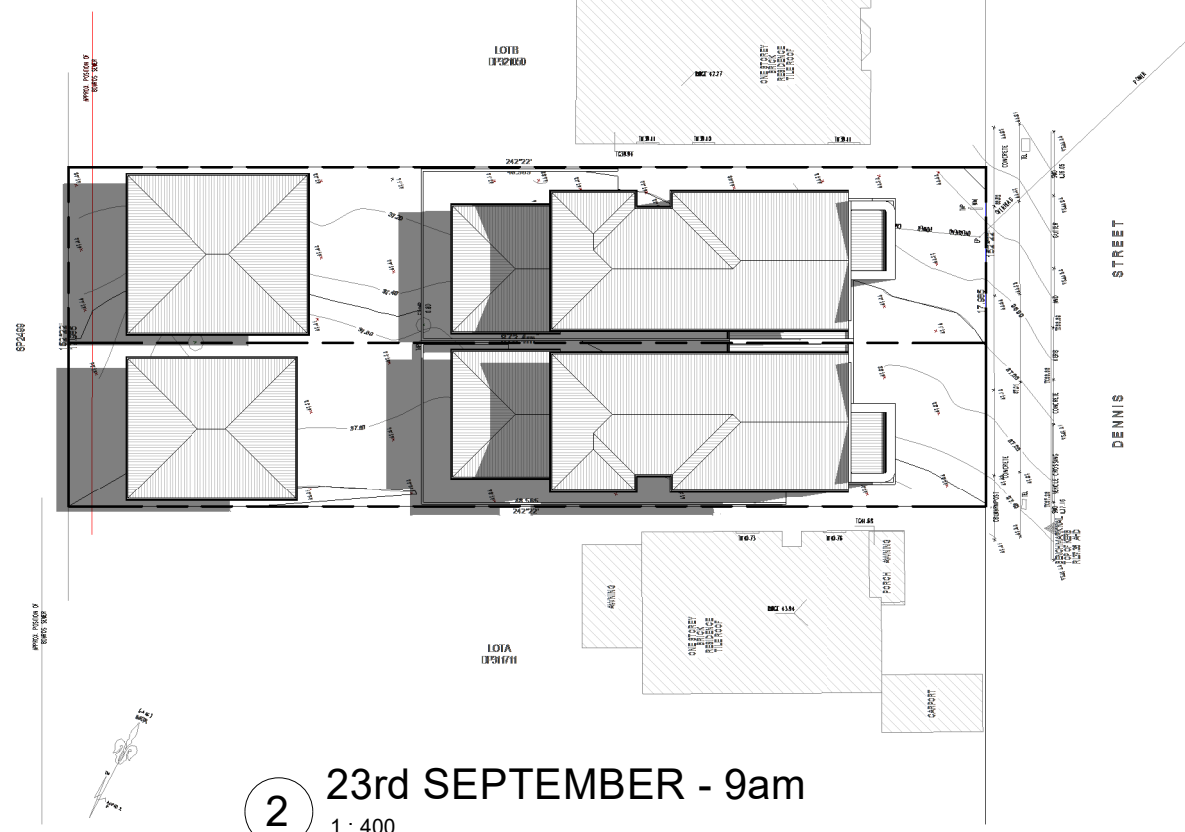
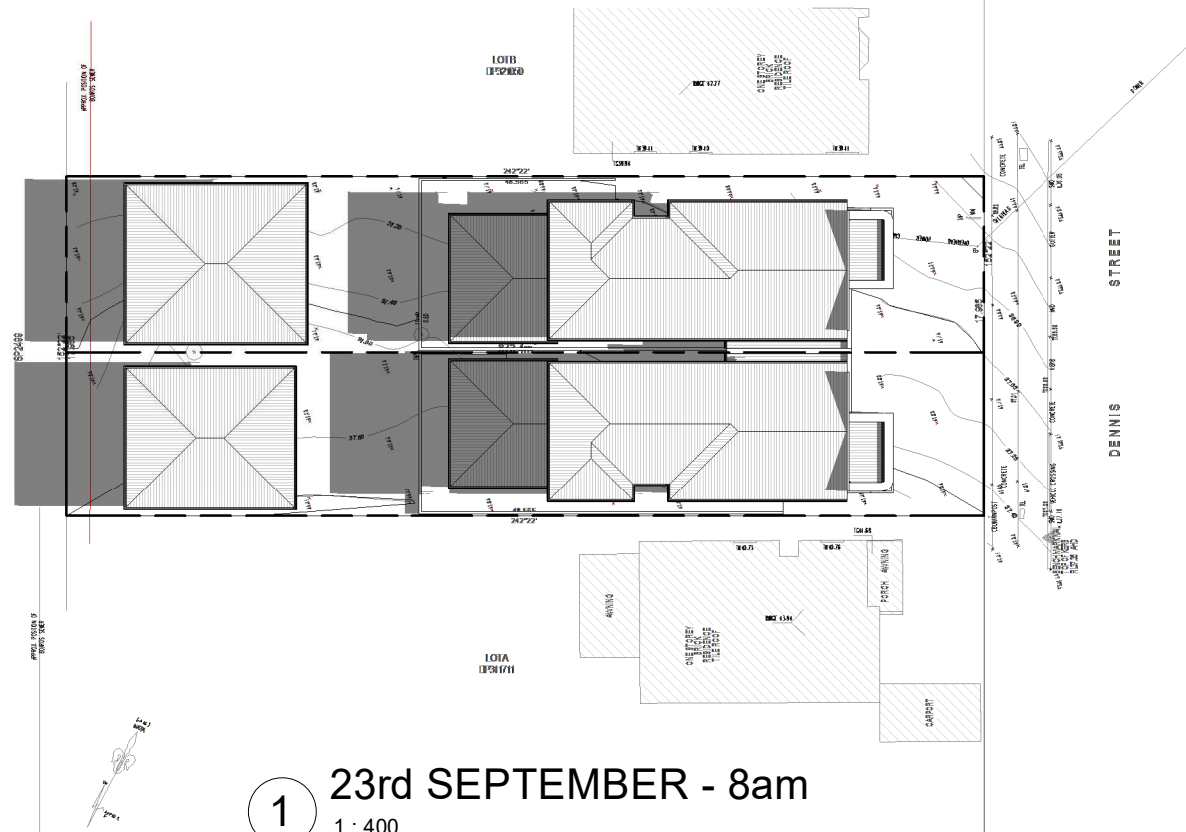
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PROJECT ADDRESS	35 DENNIS STREET LAKEMBA 2195 NSW

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AS 4254 DUCTWORK FOR AIR-HANDLING SYSTEMS IN BUILDINGS
AS 3810 FORMWORK FOR CONCRETE
OTHER ALTERNATIVE SOLUTION

NORTH

TAG SYMBOLS

W#	WINDOW TAG	D#	DOOR TAG
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PROJECT DETAIL
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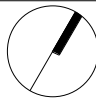
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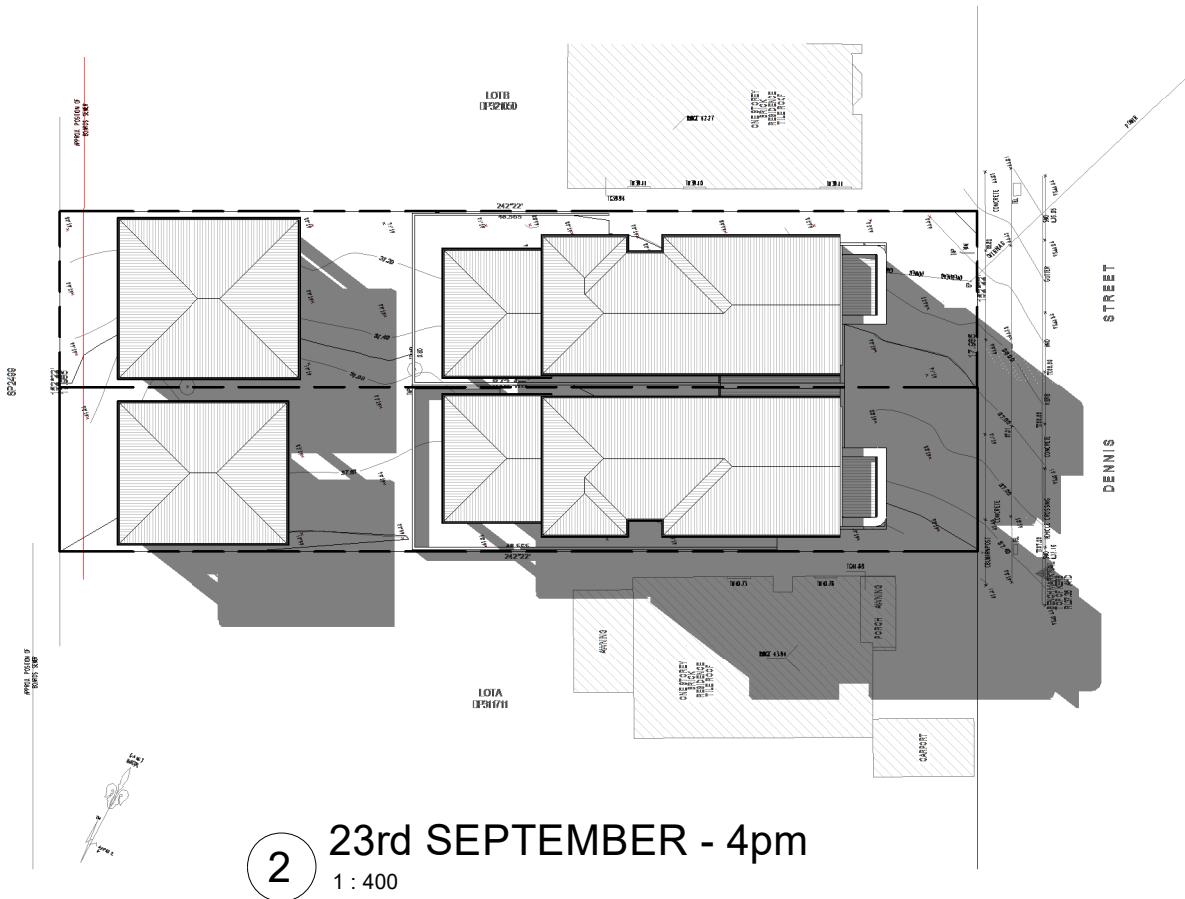
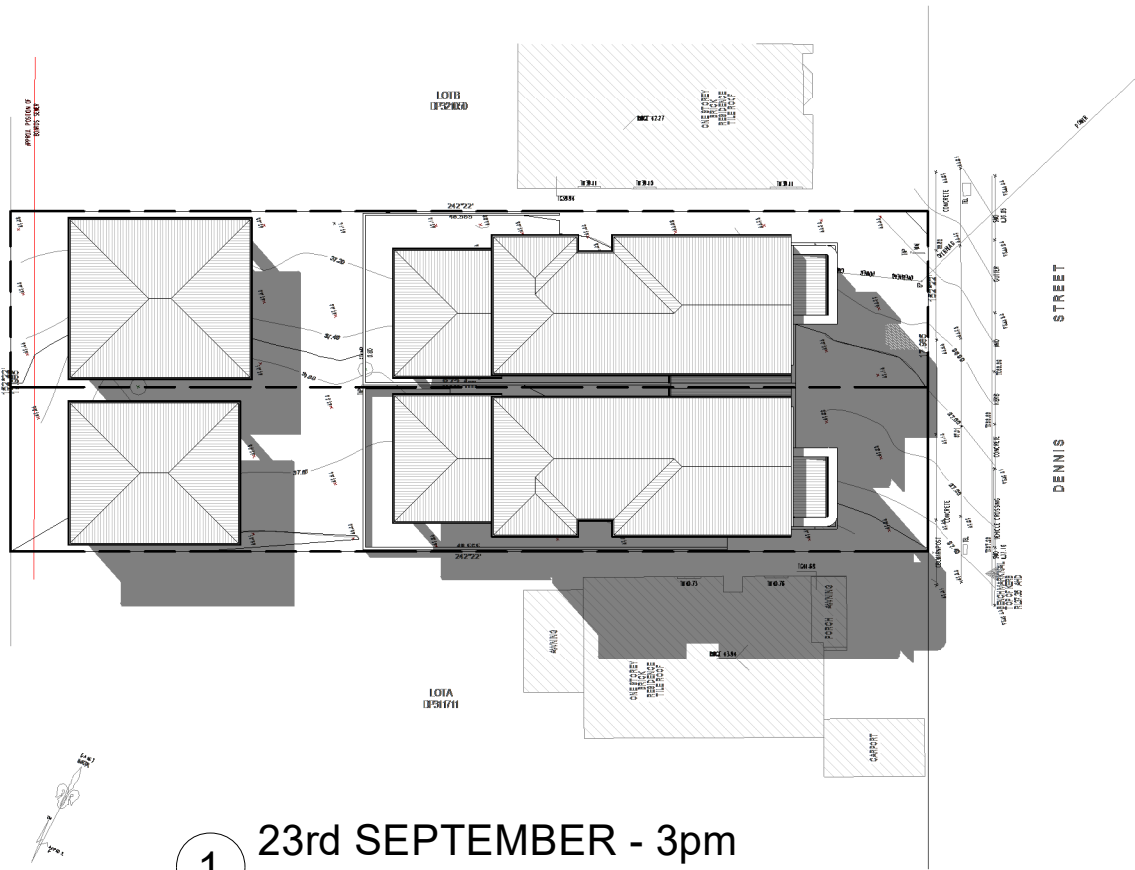
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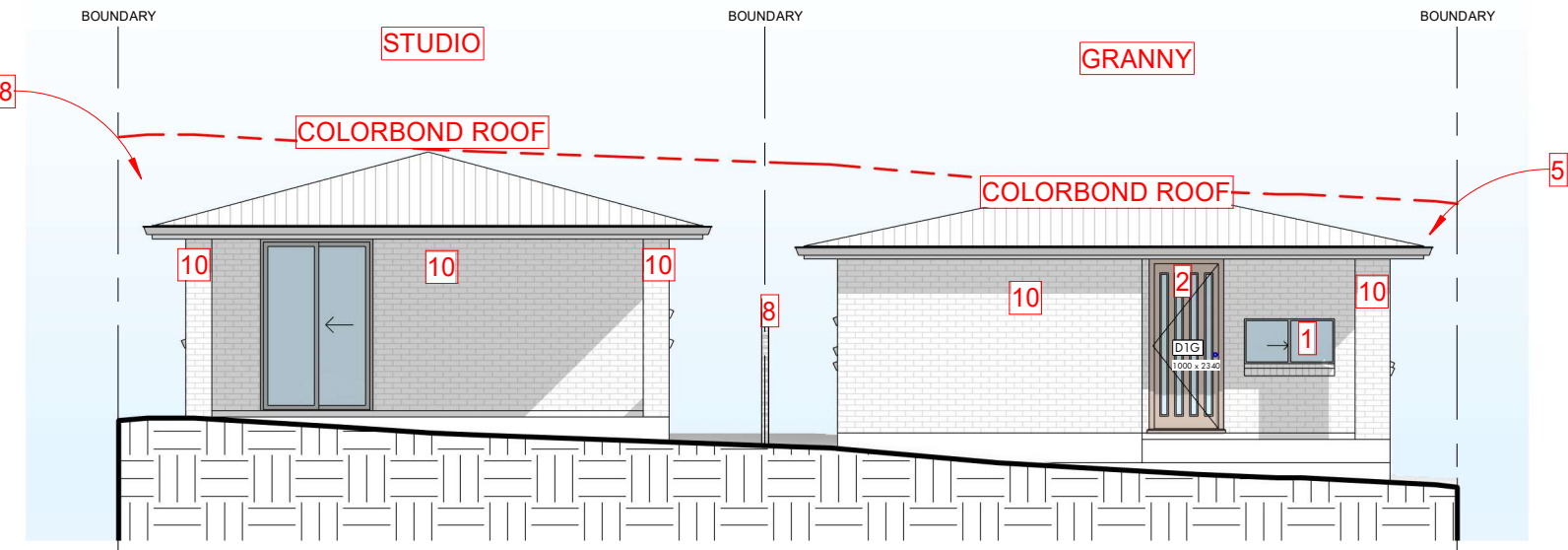
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D# DOOR TAG
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DA - 22.8



1 GRANNY - STUDIO FACADE
1 : 100

SCHEDULE OF FINISHES				
No.	ITEM	MATERIAL FINISH	SUPPLIER	IMAGE
1	WINDOWS	ALUMINIUM POWDER COATED WINDOWS FRAME IN MONUMENT COLOUR FINISH	TREND WINDOW	
2	ENTRY DOOR	SOLID CORE TIMBER DOOR IN CEDAR FINISH OR SIMILAR	HUME DOOR	
4	ROOF	COLOURBOND SQUARE CORRUGATED ROOFING IN SHALE GREY COLOUR FINISH OR SIMILAR	HMR SUPPLIER	
5	GUTTER	COLOURBOND METAL IN SHALE GREY COLOUR FINISH OR SIMILAR	BUNNINGS	
8	SIDE AND BACK FENCE	1800mm HIGH COLORBOND FENCE IN WOODLAND GREY FINISH OR SIMILAR	BUNNINGS	
9	SECURITY GATE	1800mm HIGH COLORBOND GATE IN WOODLAND GREY FINISH OR SIMILAR	BUNNINGS	
10	FACE BRICK	FACE BRICK IN BROWN FINISH OR SIMILAR	PGH OR AUSTRAL BRICK	

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SCHEDULE OF FINISHES

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