

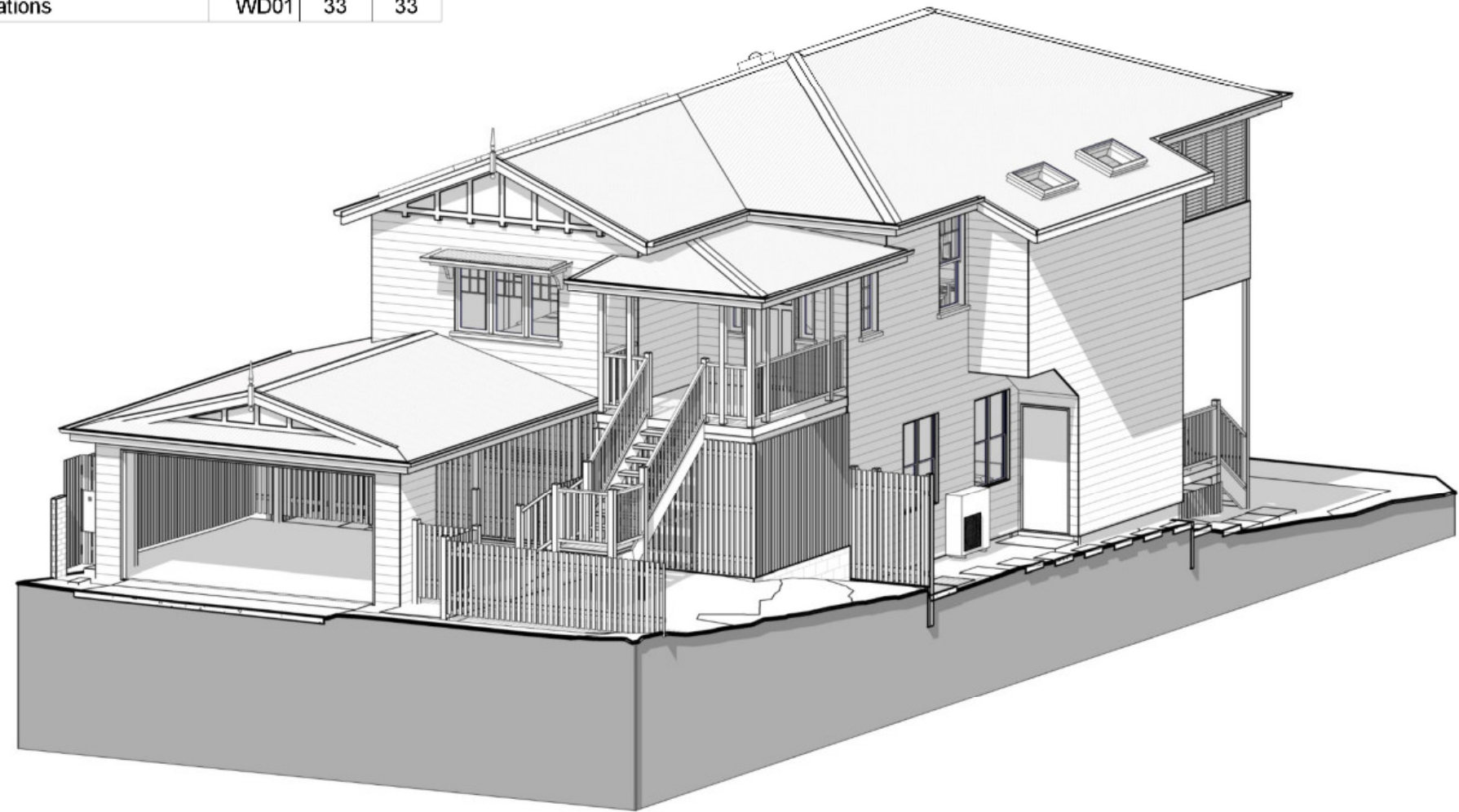
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Renovation & Extension

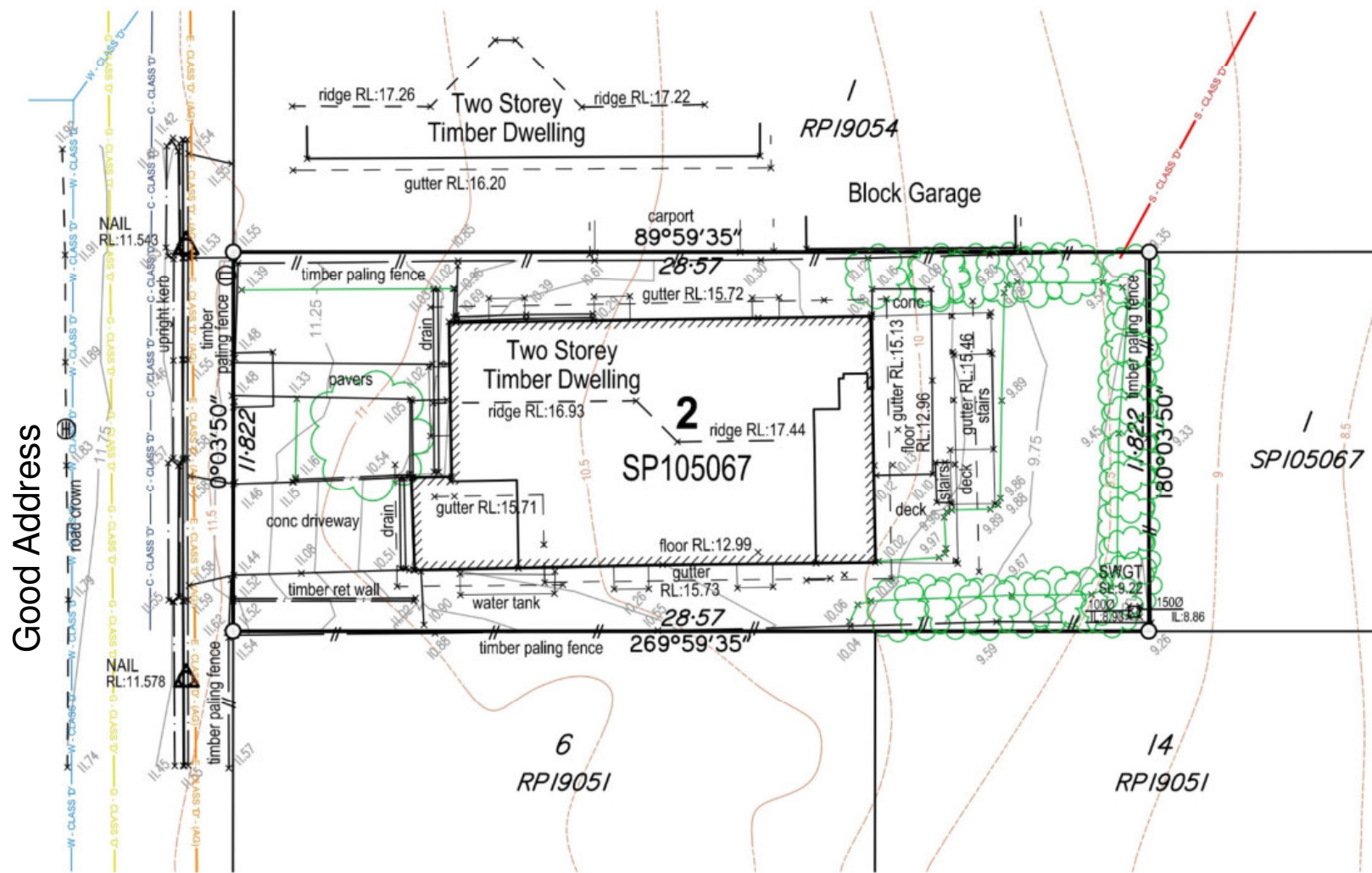
at
Good Address, Lovely Suburb
 for
Nice Clients



Consultant List		
Surveyor	Survey Mark	p: 3188 9020 e: info@surveymark.com.au 101/5 Cameron St, South Brisbane Q 4101
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Structural Engineer	AD Structure	p: 3491 7288 e: adrian.dine@adstructure.com.au PO Box 654, North Lakes Q 4509
Certifier	Building Approvals & Advice	p: 3265 4114 e: info@buildingaaa.com.au PO Box 159, chermshire South Q 4032
Energy Assessor	As per Certifier	p: 3265 4114 e: info@buildingaaa.com.au PO Box 159, chermshire South Q 4032

FOR CONSTRUCTION

WD01 13.09.22 Working Drawings PWD01 02.09.22 Prelim. Working DD01 15.07.22 Design Development SKP01 06.05.22 Prelim. Sketch Design CD01 21.04.22 Concept Design Issue Date Issue Description	Rev Date Revision Description		AS Designed Pty Ltd Principal Annelise Spurgeon Building Designer 0458 648 630 241 Thistle St Gordon Park Q 4031 QBCC Lic. 15135103 ACN 633 342 784	<h2>Working Drawings</h2> <h1>13.09.22</h1> Issue Date 13.09.22	Job No 202214
					Issue WD01



CLIENT
Nice Clients

PROJECT
DETAIL SURVEY

ADDRESS
Good Address,
Lovely Suburb

RPD
LOT 2 ON SP105067

NOTES

This plan is prepared for HARRY & GEORGIE ELLIOT from a combination of field survey and existing records for the purpose of design and should not be used for any other purpose.

The title boundaries as shown hereon have been determined from minimum connections to survey marks placed by others and then from measurements by others, the verification of which does not form part of this survey. This survey shows site contours and features only. It does not guarantee the position of boundary pegs, if found. The position of fence lines, retaining walls and other features is indicative only and should not be relied upon as depicting the boundary lines.

Only visible surface features of underground services on or adjacent to the site have been located by field survey.

If not able to be so located, known services have been plotted from the records of relevant authorities where available and have been noted accordingly on this plan. Where such records either do not exist or are considered inadequate, a notation has been made hereon.

The Position of underground services on this drawing are indicated by a single line. Care should be exercised as services may occupy a considerably wider corridor than that indicated on this drawing. Users should be aware during excavation or construction that services may exist for which there is no record.

Prior to construction commencing, it is the clients responsibility:

- to accurately locate and/or expose any non visible services.
- to determine whether title encumbrances will prevent or limit development, and
- to check on the local authority's definition of Natural Ground Level.

Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed location of all services.

The surveyed contours shown are from field survey. These contours should not be used for Natural Ground Level as defined by the local authority planning Scheme for the purposes of determining building heights.

A	Initial issue to client	08/04/22	FM	CAJ	LEH
REV	DESCRIPTION	DATE	DRAWN	CHECKED	APPROVED
LOCALITY WINDSOR		LOCAL AUTHORITY BRISBANE CITY			
HEIGHT DATUM AHD D		MAP REFERENCE 9543-33423			
HEIGHT ORIGIN PM173964 RL18.367		SCALE 1:200 (A3)			
MERIDIAN SP105067		CONTOUR INTERVAL 0.25m			

LEGEND

	Communications Pit		Pole
	Communications Pillar		Pylon
	Communications Marker		Roofwater Manhole (RW MH)
	Electrical Box		Sewer Manhole (Sew MH)
	Electrical Marker		Stormwater Manhole (SW MH)
	Electrical Light Pole		Sign
	Electrical Pole		Survey Mark
	Electrical Pit		Traffic Light
	Electrical Stay Pole		Traffic Pit
	Gas Marker		Water Hydrant
	Gas Pit		Water Hydrant Marker
	Gas Valve		Water Meter
	Kerb Outlet		Water Valve

SERVICES KEY

Stormwater	— SW - CLASS 'A' —	— SW - CLASS 'A' —	— SW - CLASS 'A' —	— SW - CLASS 'A' —
Sewer	— S - CLASS 'A' —	— S - CLASS 'A' —	— S - CLASS 'A' —	— S - CLASS 'A' —
Water Main	— W - CLASS 'A' —	— W - CLASS 'A' —	— W - CLASS 'A' —	— W - CLASS 'A' —
Telecomms	— C - CLASS 'A' —	— C - CLASS 'A' —	— C - CLASS 'A' —	— C - CLASS 'A' —
Electrical Cable (Underground)	— E - CLASS 'A' - (UG) —	— E - CLASS 'A' - (UG) —	— E - CLASS 'A' - (UG) —	— E - CLASS 'A' - (UG) —
Electrical Cable (Above Ground)	— E - CLASS 'A' - (AG) —	— E - CLASS 'A' - (AG) —	— E - CLASS 'A' - (AG) —	— E - CLASS 'A' - (AG) —
Gas Pipe	— G - CLASS 'A' —	— G - CLASS 'A' —	— G - CLASS 'A' —	— G - CLASS 'A' —

Note: Classification of subsurface utility information in accordance with Australian Standard 5488

VEGETATION KEY

	Palm Tree
	Tree <200mm Trunk Diameter / Shrub
	Tree >200mm Trunk Diameter

CONTOUR KEY

Surveyed Contours	— 24.5 —
BCC Contours	- - - 24.5 - - -

Note: BCC Contours as defined by Brisbane City Plan for the purpose of determining building heights. (BIMap 2002 Contours used)

SURVEYMARK
LAND SURVEYING URBAN PLANNING

101 / 5 Cameron Street, South Brisbane QLD 4101
E info@surveymark.com.au W surveymark.com.au P 07 3188 9020

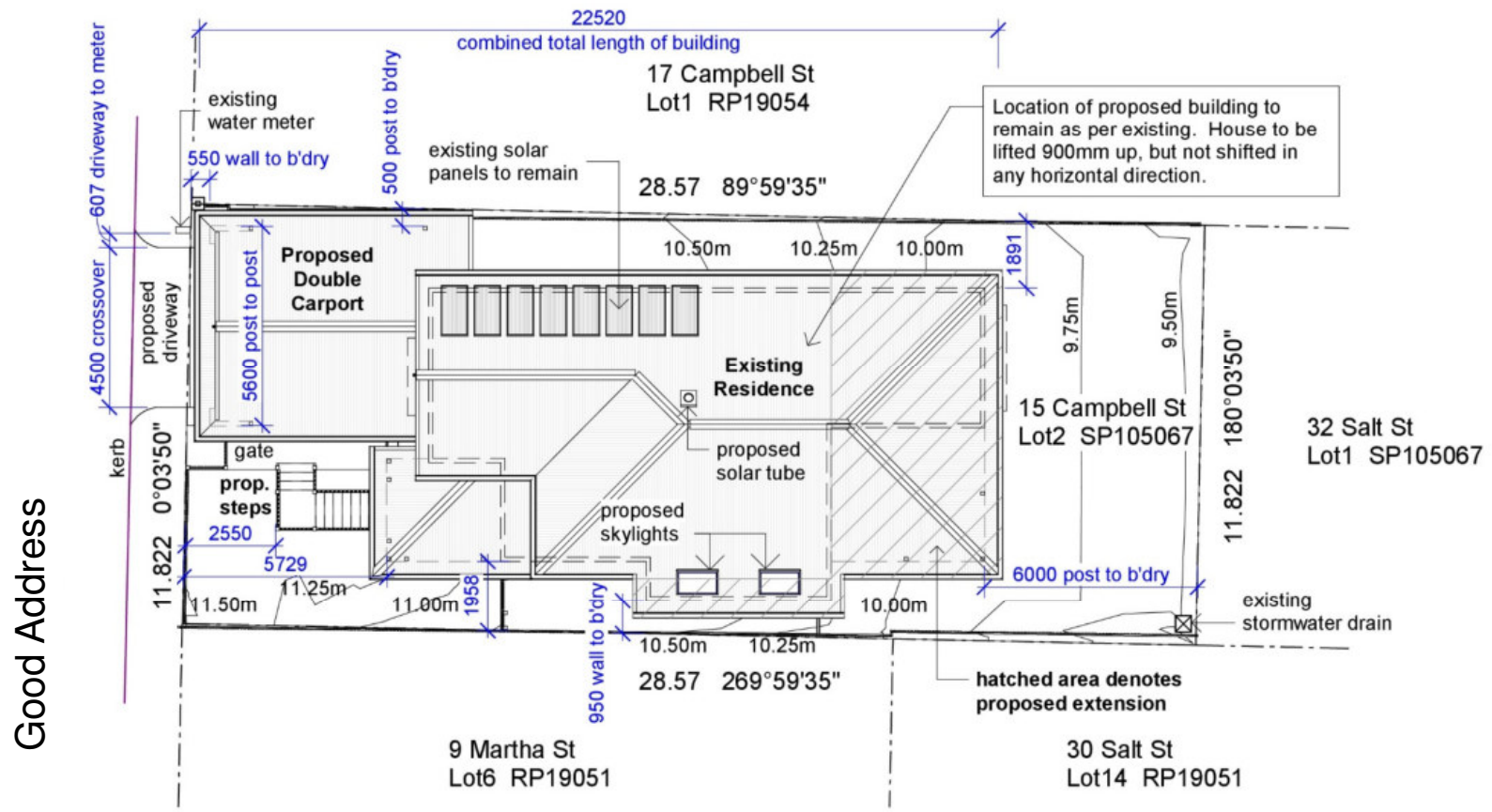
PLAN REF 5270-0001	REV A	SHEET 1	OF 1
SURVEYED JKW 04/04/22	DRAWN FM 06/04/22	CHECKED CAJ 08/04/22	

Area Schedule (Site Cover)		
name	area	% site
site covered	189.5 m ²	56.1%
site open	148.3 m ²	43.9%
	337.8 m ²	100.0%

56.1% SITE COVER complies with Brisbane City Plan 2014 Small Lot Code as per acceptable outcome A08(b). Development results in a maximum site cover of 60% where the lot is 300m² or more, and less than 400m².

General Notes - Site

- 1 Stormwater to egress to legal point of discharge. It is assumed that stormwater egresses to Salt St.
- 2 Contours and site data supplied by Survey Mark as provided in this set of drawings.


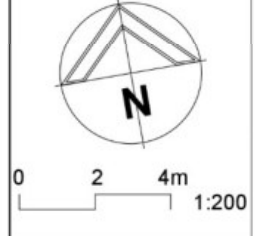


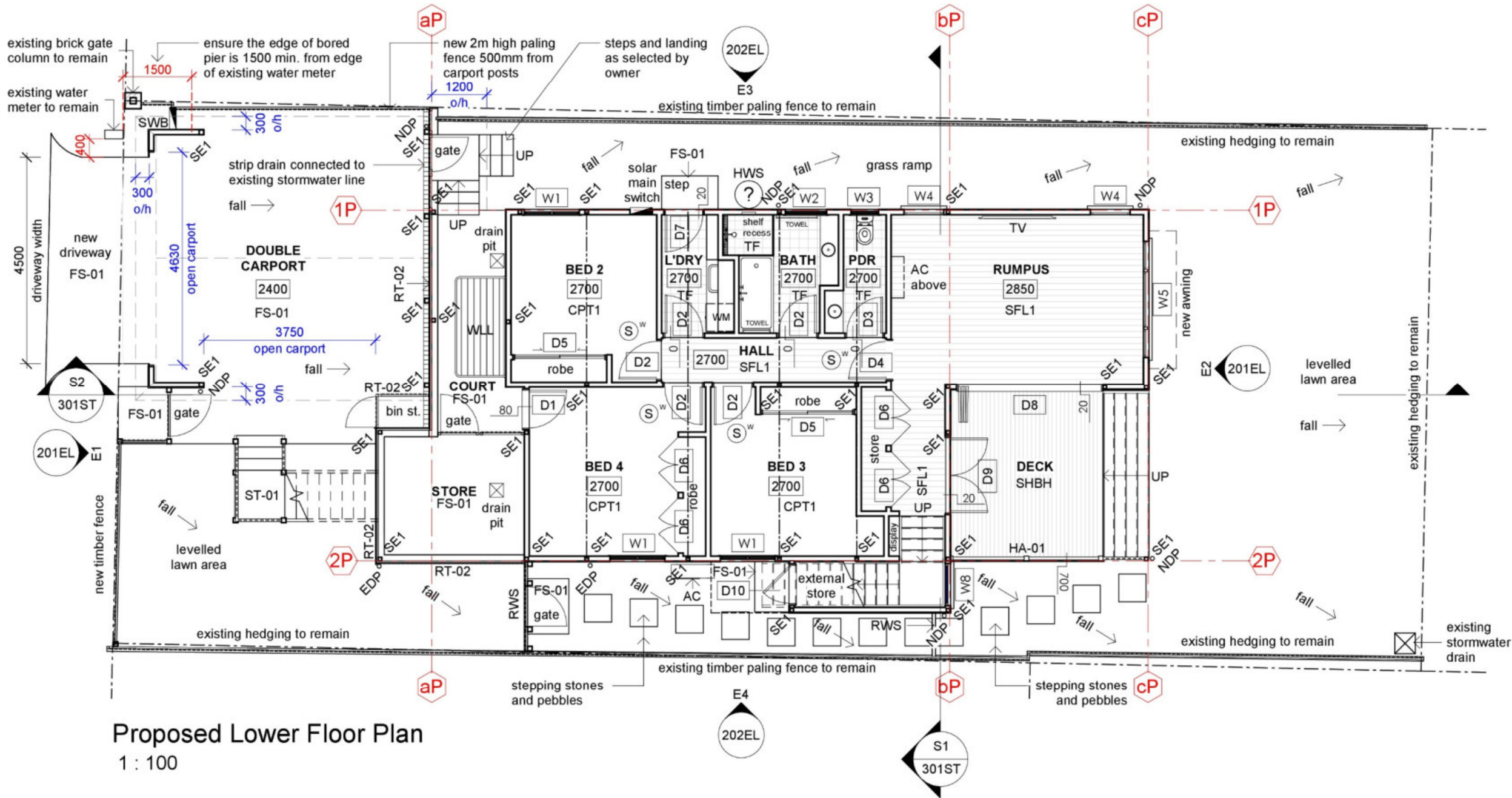
Proposed Site Plan
1 : 200

R.P.D.:	Lot 2 SP105067 Ward - Marchant Lutwyche Road Corridor Neighbourhood Plan
Local Authority:	Brisbane City Council
Area:	338m ²
Zoning/Overlays:	LMR2 Trad. Bulid Overlay: YES Small Lot: YES Waterway: NO Flood: NO
Flood Level:	N/A
Transport Corridor:	Category: 0
Climate Zone:	2

North Orientation Note:
North as indicated on these drawings is taken from surveyor's meridian. True North may be somewhat varied.

FOR CONSTRUCTION

WD01 13.09.22 Working Drawings PWD01 02.09.22 Prelim. Working Drawings DA01 21.07.22 Development Application DD01 15.07.22 Design Development Issue Date Issue Description	Rev Date Revision Description	 AS Designed Pty Ltd Principal Annelise Spurgeon Building Designer 0458 648 630 241 Thistle St Gordon Park Q 4031 QBCC Lic. 15135103 ACN 633 342 784	 0 2 4m 1:200	Renovation & Extension at Good Address, Lovely Suburb for Nice Clients	Proposed Site Plan Working Drawings 13.09.22	Scale at A3 1 : 200	Job No 202214
						Designed AS	Dwg No 102SP
						Drawn AS	Issue WD01
						Checked AS	Sheet 3 of 33



Proposed Lower Floor Plan
1 : 100

KEYNOTES LEGEND	
ITEM	DESCRIPTION
AC	AIR CONDITIONER
CPT1	CARPET - AS SELECTED
FS-01	SLAB AS PER ENGINEER
HA-01	HANDRAILS AS SELECTED 1000 HIGH ABOVE FFL
HWS	HOT WATER SYSTEM
RT-02	RAILINGS TIMBER VERTICAL BATTENS 60x19
RWS	RETAINING WALL - SLEEPER
SE1	NEW STRUCTURAL POST AS SIZED BY ENGINEER
SFL1	STRIP FLOORING - AS SELECTED
SHBH	SHOT EDGED BOARD - HARDWOOD
ST-01	TIMBER STAIRS WITH TIMBER STRINGERS OPEN RISERS
SWB	SWITCHBOARD LOCATION
TF	TILES (floor)
WLL	WASHING LINE LOCATION

Plan Legend:	
	raking ceiling with end heights
	ceiling height
	stepdown
	renovation marker
	hardwired smoke alarm
	existing downpipes
	new downpipes

CARPOT COMPLIANCE:

- Perimeter of carport is 23.5m requiring 1/3 open of at least 7.84m. Carport achieves two open sides equalling 8.35m as indicated by blue dimensions on this sheet.
- Carport is not supporting house in any way as per engineer's drawings.

Smoke Alarm Note:
Hardwired, photoelectric interconnected smoke alarms to be installed in accordance with Fire and Emergency Services (Domestic Smoke Alarms) Amendment Bill 2016.

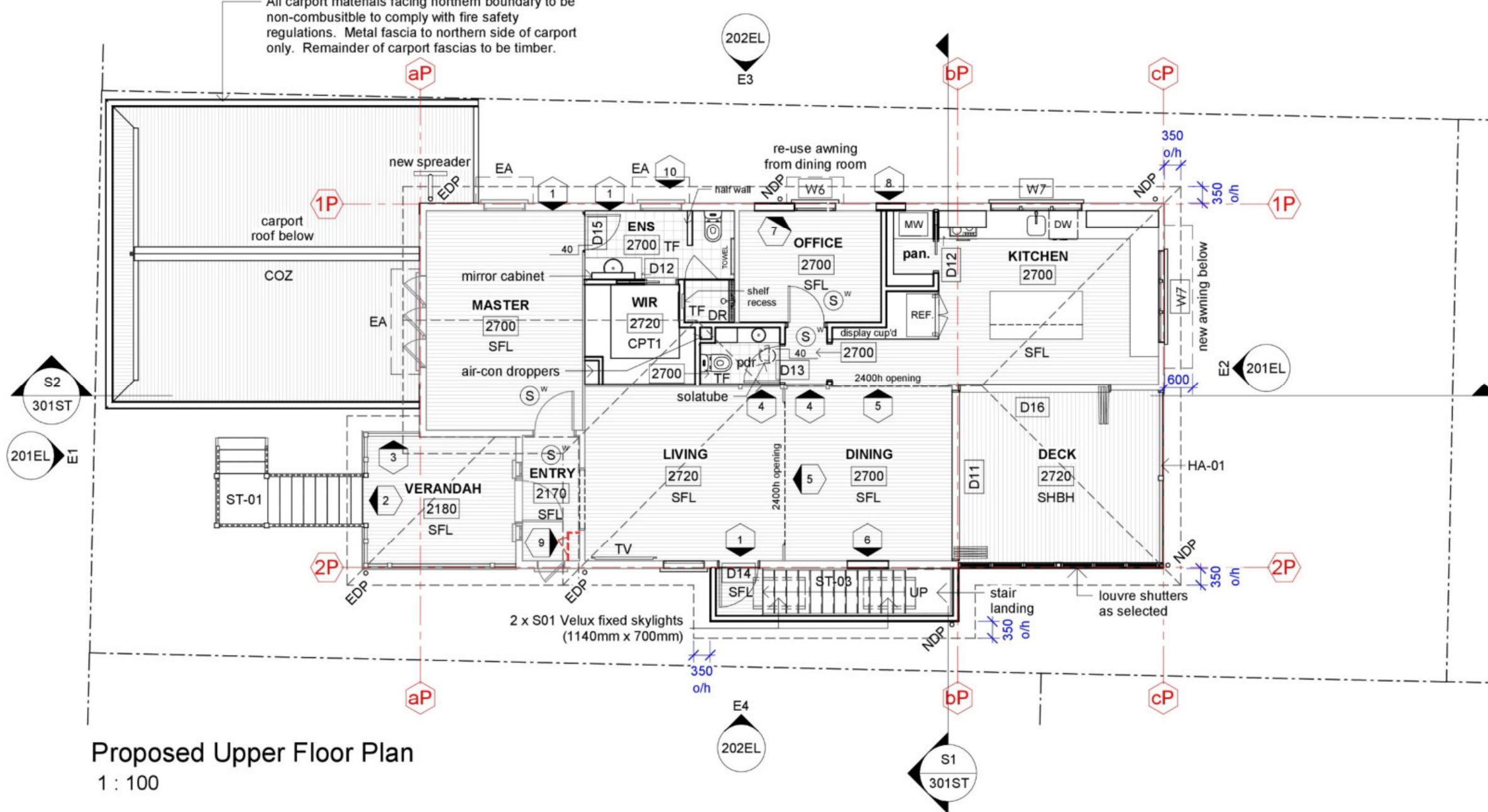
- Smoke alarms to be located
- on each storey
 - in each bedroom
 - in hallways that connect bedrooms and the rest of the dwelling
 - if there is no hallway between the bedroom and other parts of the storey; and if there are no bedrooms on a storey, at least one smoke alarm must be installed in the most likely path of travel to exit the dwelling.

Electrical Note:
Provide power to all fixed appliances including dishwasher, stoves, ovens, fridges, washing machines etc.

FOR CONSTRUCTION

WD01 13.09.22 Working Drawings PWD01 02.09.22 Prelim. Working Drawings DA01 21.07.22 Development Application DD01 15.07.22 Design Development SKP01 Prelim. Sketch Design 06.05.22 CD01 21.04.22 Concept Design Issue Date Issue Description	Rev Date Revision Description	<p>AS Designed Pty Ltd Principal Annelise Spurgeon Building Designer 0458 648 630 241 Thistle St Gordon Park Q 4031 QBCC Lic. 15135103 ACN 633 342 784</p>	<p>0 1 2m 1:100</p>	<p>Renovation & Extension</p> <p>at Good Address, Lovely Suburb</p> <p>for Nice Clients</p>	<p>Proposed Lower Floor Plan</p> <p>Working Drawings 13.09.22</p>	Scale at A3 1 : 100	Job No 202214
						Designed AS	Dwg No 110FP
						Drawn AS	Issue WD01
						Checked AS	Sheet 4 of 33

All carport materials facing northern boundary to be non-combusitble to comply with fire safety regulations. Metal fascia to northern side of carport only. Remainder of carport fascias to be timber.



Proposed Upper Floor Plan
1 : 100

Smoke Alarm Note:

Hardwired, photoelectric interconnected smoke alarms to be installed in accordance with Fire and Emergency Services (Domestic Smoke Alarms) Amendment Bill 2016.

Smoke alarms to be located

- on each storey
- in each bedroom
- in hallways that connect bedrooms and the rest of the dwelling
- if there is no hallway between the bedroom and other parts of the storey; and if there are no bedrooms on a storey, at least one smoke alarm must be installed in the most likely path of travel to exit the dwelling.

Electrical Note:

Provide power to all fixed appliances including dishwasher, stoves, ovens, fridges, washing machines etc.

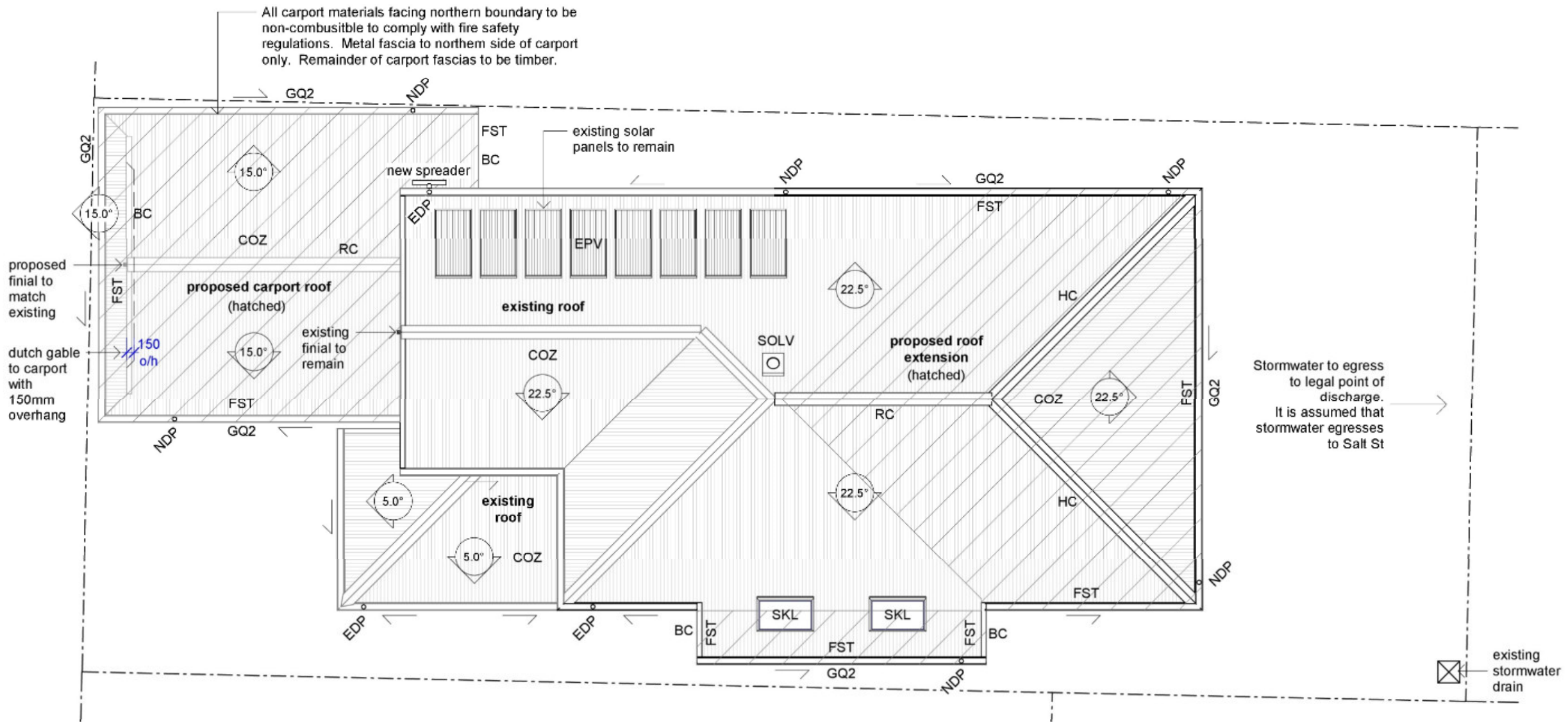
KEYNOTES LEGEND	
ITEM	DESCRIPTION
COZ	CUSTOMORB - ZINCALUME
CPT1	CARPET - AS SELECTED
DR	DRAIN
EA	EXISTING AWNING
HA-01	HANDRAILS AS SELECTED 1000 HIGH ABOVE FFL
SFL	STRIP FLOORING
SHBH	SHOT EDGED BOARD - HARDWOOD
ST-01	TIMBER STAIRS WITH TIMBER STRINGERS OPEN RISERS
ST-03	TIMBER STAIRS WITH TIMBER STRINGERS CLOSED RISERS
TF	TILES (floor)

Plan Legend:	
	raking ceiling with end heights
	ceiling height
	stepdown
	renovation marker
	hardwired smoke alarm
	existing downpipes
	new downpipes

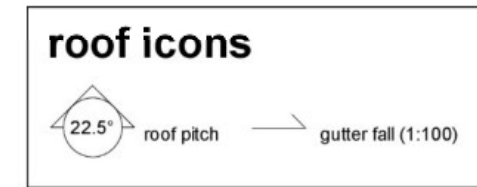
Renovations List	
No	Reno description
1	Remove existing split system air-con unit and associated outdoor units. Patch and paint remaining holes in walls.
2	Remove section of balustrade adding newel posts and timber stairs as shown
3	Remove existing lattice door and replace with balustrade to match existing
4	Remove door and infill wall with cover strips to match existing
5	Create new 2400mm high openings and install hanging beams in ceiling as per engineer's drawings
6	Remove existing window and awning with care for re-use. Infill wall with lining and cover strips to match existing
7	Remove existing window and infill with wall lining to match existing. Add new window and awning as per window schedule
8	Remove existing window and infill with wall linings to match existing
9	Demolish existing cupboard, make walls and ceiling good
10	Glazing to existing window to be upgraded to comply with NCC Clause 3.6.4.5 (bathroom, ensuite and spa room glazing)

FOR CONSTRUCTION

WD01 13.09.22 Working Drawings PWD01 02.09.22 Prelim. Working Drawings DA01 21.07.22 Development Application DD01 15.07.22 Design Development SKP01 Prelim. Sketch Design 06.05.22 CD01 21.04.22 Concept Design Issue Date Issue Description	Rev Date Revision Description	<p>AS Designed Pty Ltd Principal Annelise Spurgeon Building Designer 0458 648 630 241 Thistle St Gordon Park Q 4031 QBCC Lic. 15135103 ACN 633 342 784</p>		Renovation & Extension at Good Address, Lovely Suburb for Nice Clients	Proposed Upper Floor Plan Working Drawings 13.09.22	Scale at A3 1 : 100	Job No 202214
						Designed AS	Dwg No 111FP
						Drawn AS	Issue WD01
						Checked AS	Sheet 5 of 33



KEYNOTES LEGEND	
ITEM	DESCRIPTION
BC	BARGE CAPPING
COZ	CUSTOMORB - ZINCALUME
EPV	ELECTRO PHOTOVOLTAIC CELLS
FST	FASCIA TIMBER
GQ2	GUTTER - QUAD 125
HC	HIP CAPPING
RC	RIDGE CAPPING
SKL	SKYLIGHT
SOLV	SOLAR TUBE - VENTED AS SELECTED


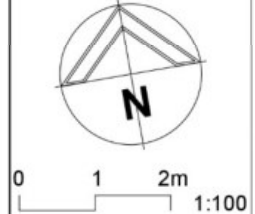


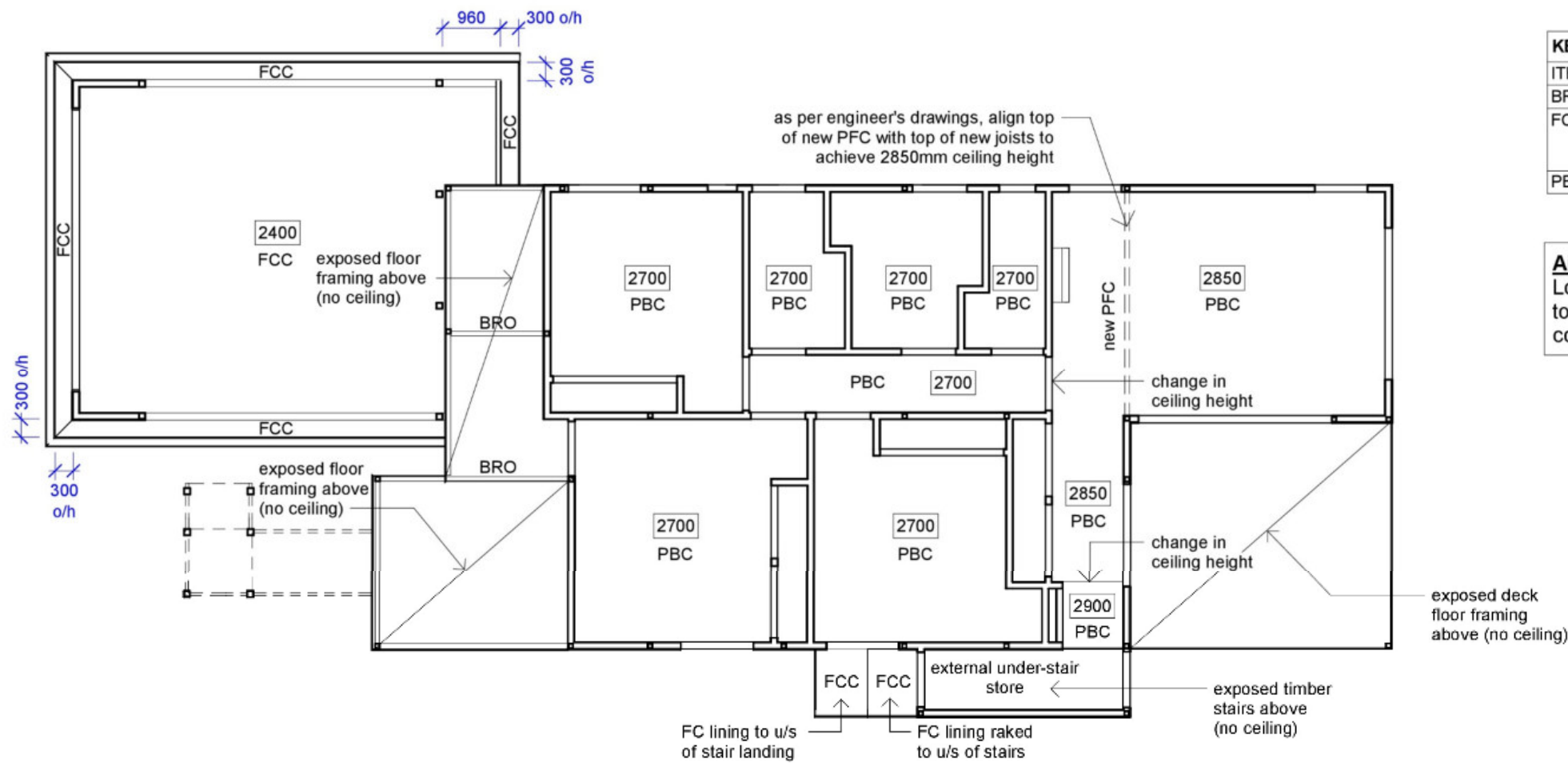
Notes:

EDP - existing downpipes
NDP - new downpipes

Refer to floor plans for roof overhang dimensions

FOR CONSTRUCTION

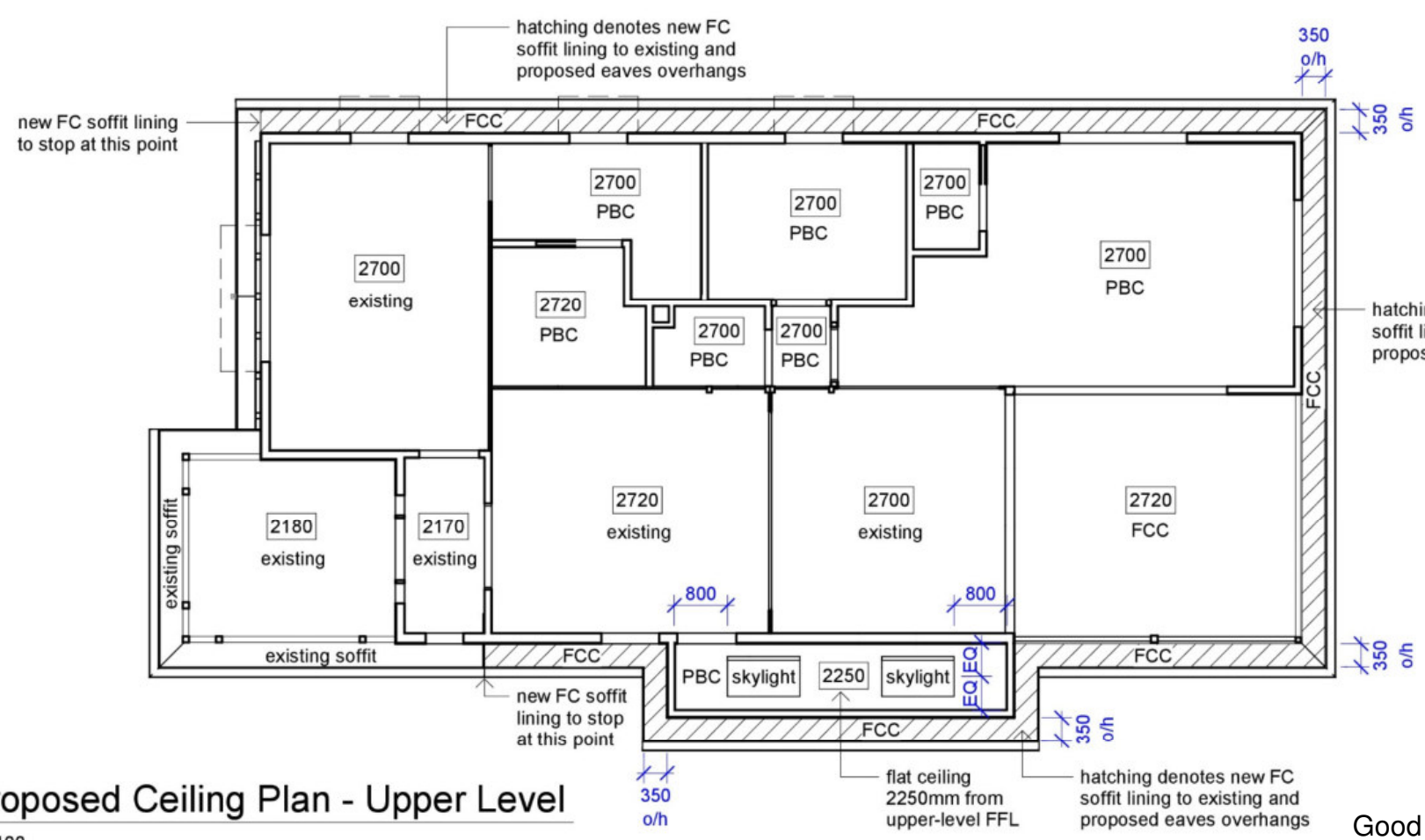
WD01 13.09.22 Working Drawings PWD01 02.09.22 Prelim. Working Drawings DA01 21.07.22 Development Application DD01 15.07.22 Design Development Issue Date Issue Description	Rev Date Revision Description	 AS Designed Pty Ltd Principal Annelise Spurgeon Building Designer 0458 648 630 241 Thistle St Gordon Park Q 4031 QBCC Lic. 15135103 ACN 633 342 784		Renovation & Extension at Good Address, Lovely Suburb for Nice Clients	Proposed Roof Plan Working Drawings 13.09.22	Scale at A3 1 : 100	Job No 202214
						Designed AS	Dwg No 131RP
						Drawn AS	Issue WD01
						Checked AS	Sheet 6 of 33



KEYNOTES LEGEND	
ITEM	DESCRIPTION
BRO	BEARER OVER
FCC	6mm VERSILUX/HARDIFLEX FIBROUS CEMENT TO INTERNAL/EXTERNAL CEILING/SOFFIT
PBC	10mm PLASTERBOARD TO CEILING

Air-con Note:
Location of supply air vents in ceilings to be determined on site with air-con contractor and owner

1 Proposed Ceiling Plan - Lower Level
1 : 100



2 Proposed Ceiling Plan - Upper Level
1 : 100

Good Address, Lovely Suburb
Nice Clients
FOR CONSTRUCTION

N2/W33N

Iss	Date	Issue Description
WD01	13.09.22	Working Drawings
PWD01	02.09.22	Prelim. Working Drawings

Rev	Date	Revision Description

Scale at A3
1 : 100
Designed AS
Drawn AS
Checked AS



AS Designed P/L
Principal | Annelise Spurgeon
Building Designer
0458 648 630
241 Thistle St
Gordon Park Q 4031
QBCC Lic. 15135103
ACN 633 342 784

Renovation & Extension

at 15 Campbell St, Windsor QLD

for Harry & Georgie Elliott

Proposed Ceiling Plans

Working Drawings 13.09.22

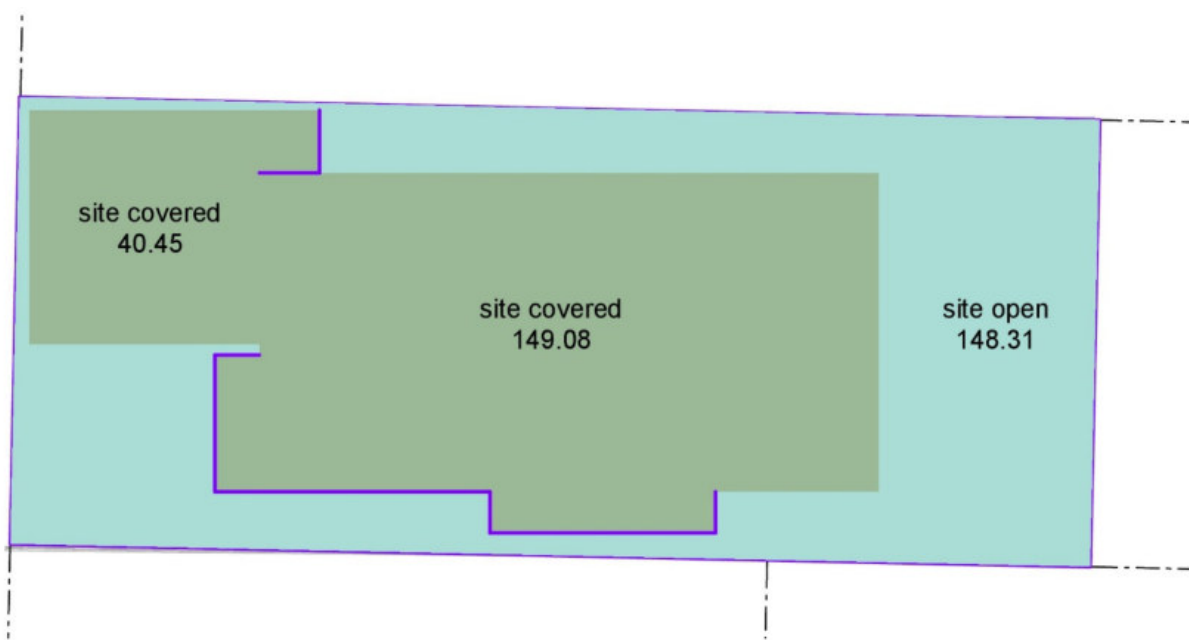
Job No
202214
Dwg No
160RC
Issue
WD01

Sheet 7 of 33

Area Schedule (Site Cover)		
name	area	% site
site covered	189.5 m ²	56.1%
site open	148.3 m ²	43.9%
	337.8 m ²	100.0%

56.1% SITE COVER complies with Brisbane City Plan 2014 Small Lot Code as per acceptable outcome A08(b). Development results in a maximum site cover of 60% where the lot is 300m² or more, and less than 400m².


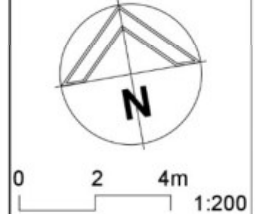
- site covered
- site open

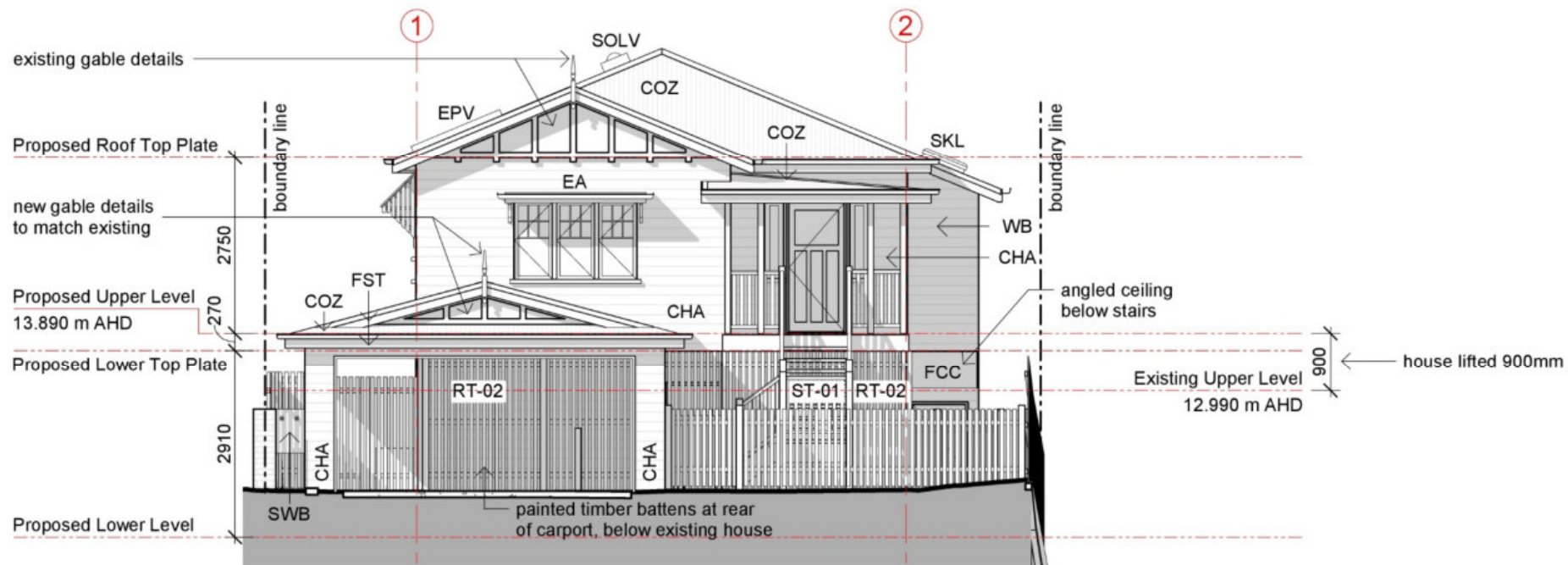


Proposed Site Cover Plan

1 : 200

FOR CONSTRUCTION

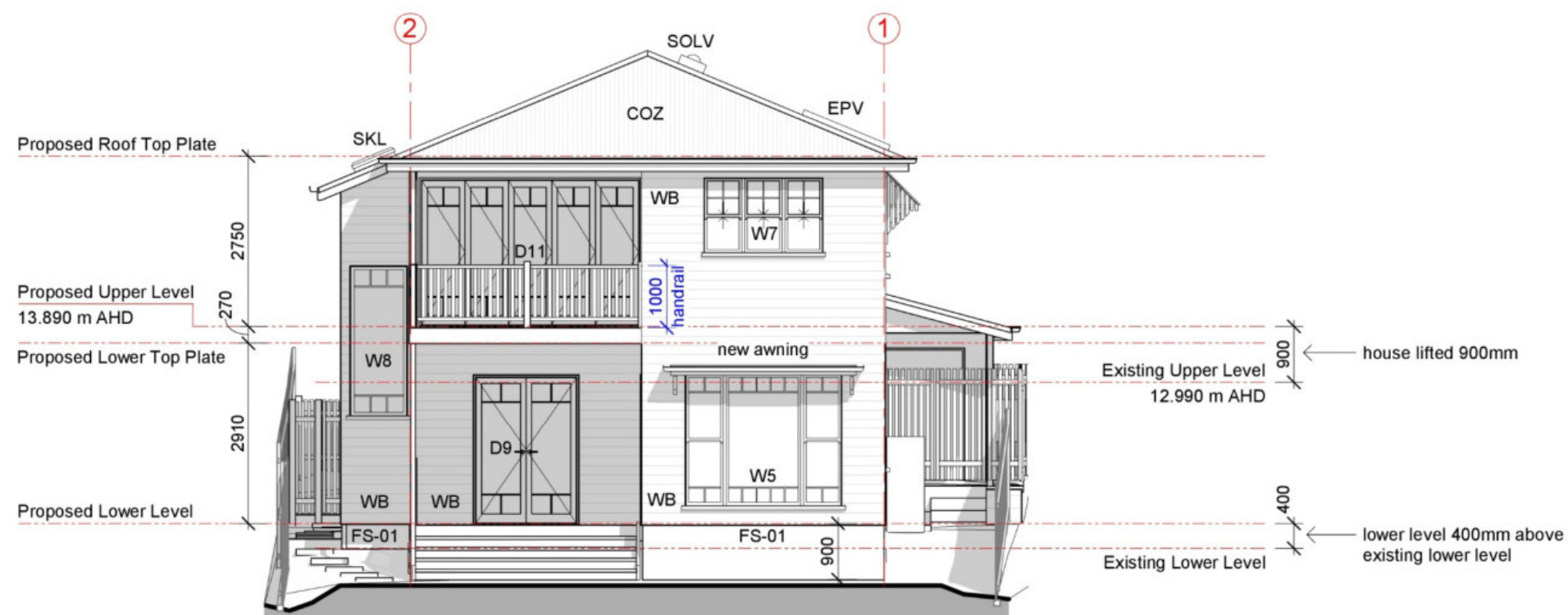
<p>WD01 13.09.22 Working Drawings PWD01 02.09.22 Prelim. Working Drawings Issue Date Issue Description</p>	<p>Rev Date Revision Description</p>	 <p>AS Designed Pty Ltd Principal Annelise Spurgeon Building Designer 0458 648 630 241 Thistle St Gordon Park Q 4031 QBCC Lic. 15135103 ACN 633 342 784</p>	 <p>0 2 4m 1:200</p>	<p>Renovation & Extension at Good Address, Lovely Suburb for Nice Clients</p>	<p>Proposed Site Cover Plan Working Drawings 13.09.22</p>	<p>Scale at A3 1 : 200 Designed AS Drawn AS Checked AS</p>	<p>Job No 202214 Dwg No 171AP Issue WD01</p>
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E1 Proposed West Elevation (Front)
110FP 1 : 100



KEYNOTES LEGEND	
ITEM	DESCRIPTION
CHA	CHAMFERBOARD
COZ	CUSTOMORB - ZINCALUME
EA	EXISTING AWNING
EPV	ELECTRO PHOTOVOLTAIC CELLS
FCC	6mm VERSILUX/HARDIFLEX FIBROUS CEMENT TO INTERNAL/EXTERNAL CEILING/SOFFIT
FS-01	SLAB AS PER ENGINEER
FST	FASCIA TIMBER
RT-02	RAILINGS TIMBER VERTICAL BATTENS 60x19
SKL	SKYLIGHT
SOLV	SOLAR TUBE - VENTED AS SELECTED
ST-01	TIMBER STAIRS WITH TIMBER STRINGERS OPEN RISERS
SWB	SWITCHBOARD LOCATION
WB	WEATHERBOARDS

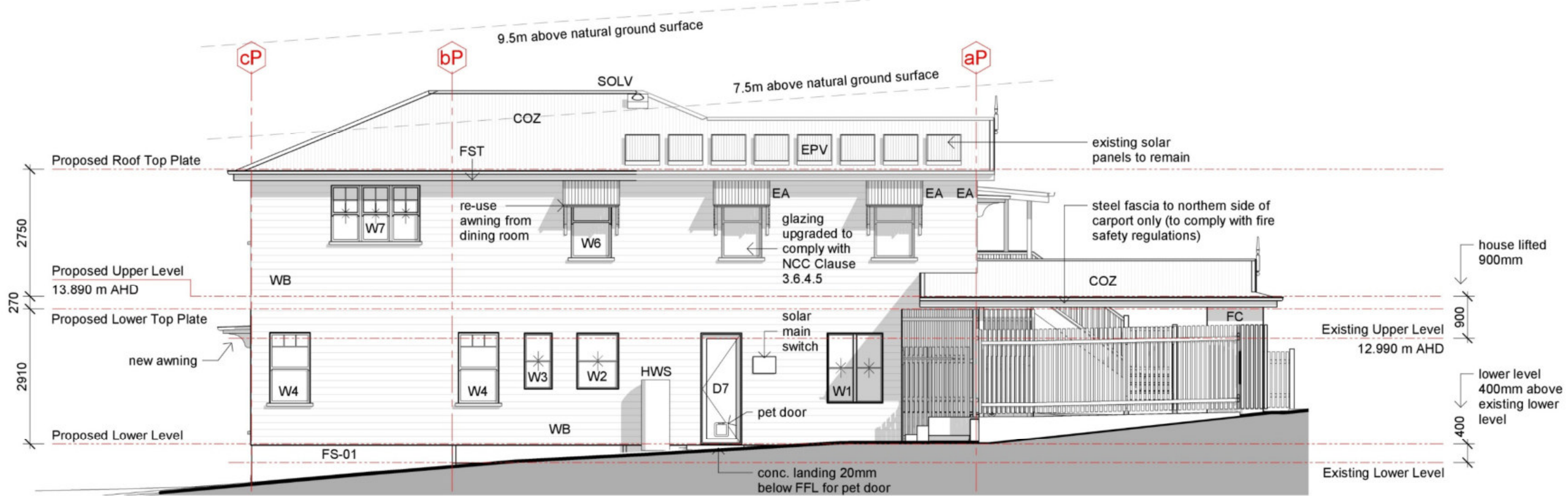
Air Conditioning Note:
Provide ducted air-con for upper and lower levels as required. Details of compressor locations and ducts etc. to be added to construction drawings.



E2 Proposed East Elevation (Rear)
110FP 1 : 100

FOR CONSTRUCTION

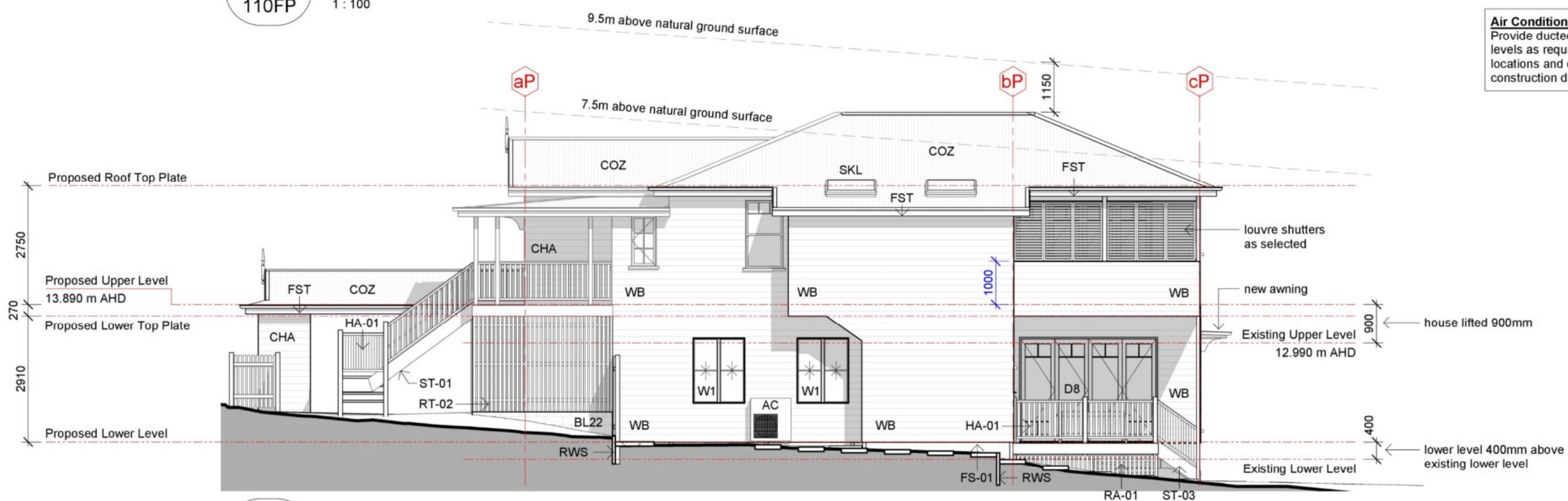
WD01 13.09.22 Working Drawings PWD01 02.09.22 Prelim. Working Drawings DA01 21.07.22 Development Application DD01 15.07.22 Design Development SKP01 06.05.22 Prelim. Sketch Design Issue Date Issue Description	Rev Date Revision Description	 AS Designed Pty Ltd Principal Annelise Spurgeon Building Designer 0458 648 630 241 Thistle St Gordon Park Q 4031 QBCC Lic. 15135103 ACN 633 342 784		Renovation & Extension at Good Address, Lovely Suburb for Nice Clients	Proposed Elevations - Front & Rear Working Drawings 13.09.22	Scale at A3 1 : 100 Designed AS Drawn AS Checked AS	Job No 202214 Dwg No 201EL Issue WD01
				Issue Date Issue Description		Sheet 9 of 33	



E3 Proposed North Elevation
110FP 1 : 100

KEYNOTES LEGEND	
ITEM	DESCRIPTION
AC	AIR CONDITIONER
BL22	190 FACE BLOCK WALL - 200 COURSING
CHA	CHAMFERBOARD
COZ	CUSTOMORB - ZINCALUME
EA	EXISTING AWNING
EPV	ELECTRO PHOTOVOLTAIC CELLS
FC	6mm VERSILUX/HARDIFLEX FIBROUS CEMENT TO INTERNAL/EXTERNAL WALL
FS-01	SLAB AS PER ENGINEER
FST	FASCIA TIMBER
HA-01	HANDRAILS AS SELECTED 1000 HIGH ABOVE FFL
HWS	HOT WATER SYSTEM
RA-01	RAILINGS AS SELECTED
RT-02	RAILINGS TIMBER VERTICAL BATTENS 60x19
RWS	RETAINING WALL - SLEEPER
SKL	SKYLIGHT
SOLV	SOLAR TUBE - VENTED AS SELECTED
ST-01	TIMBER STAIRS WITH TIMBER STRINGERS OPEN RISERS
ST-03	TIMBER STAIRS WITH TIMBER STRINGERS CLOSED RISERS
WB	WEATHERBOARDS

Air Conditioning Note:
Provide ducted air-con for upper and lower levels as required. Details of compressor locations and ducts etc. to be added to construction drawings.



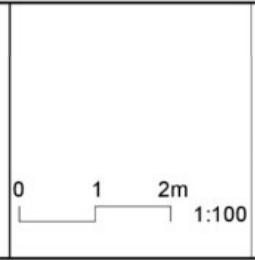
E4 Proposed South Elevation
110FP 1 : 100

FOR CONSTRUCTION

Issue Date	Issue Description
WD01 13.09.22	Working Drawings
PWD01 02.09.22	Prelim. Working Drawings
DA01 21.07.22	Development Application
DD01 15.07.22	Design Development
SKP01 06.05.22	Prelim. Sketch Design

Rev	Date	Revision Description

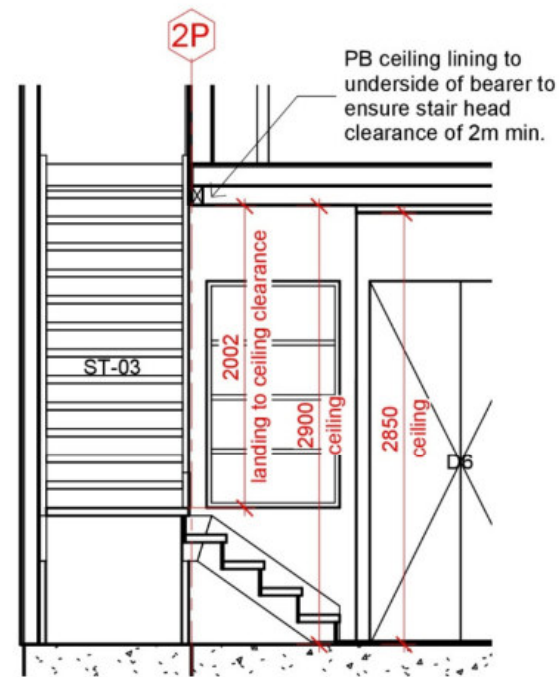
AS Designed Pty Ltd
Principal | Annelise Spurgeon
Building Designer
0458 648 630
241 Thistle St
Gordon Park Q 4031
QBCC Lic. 15135103
ACN 633 342 784



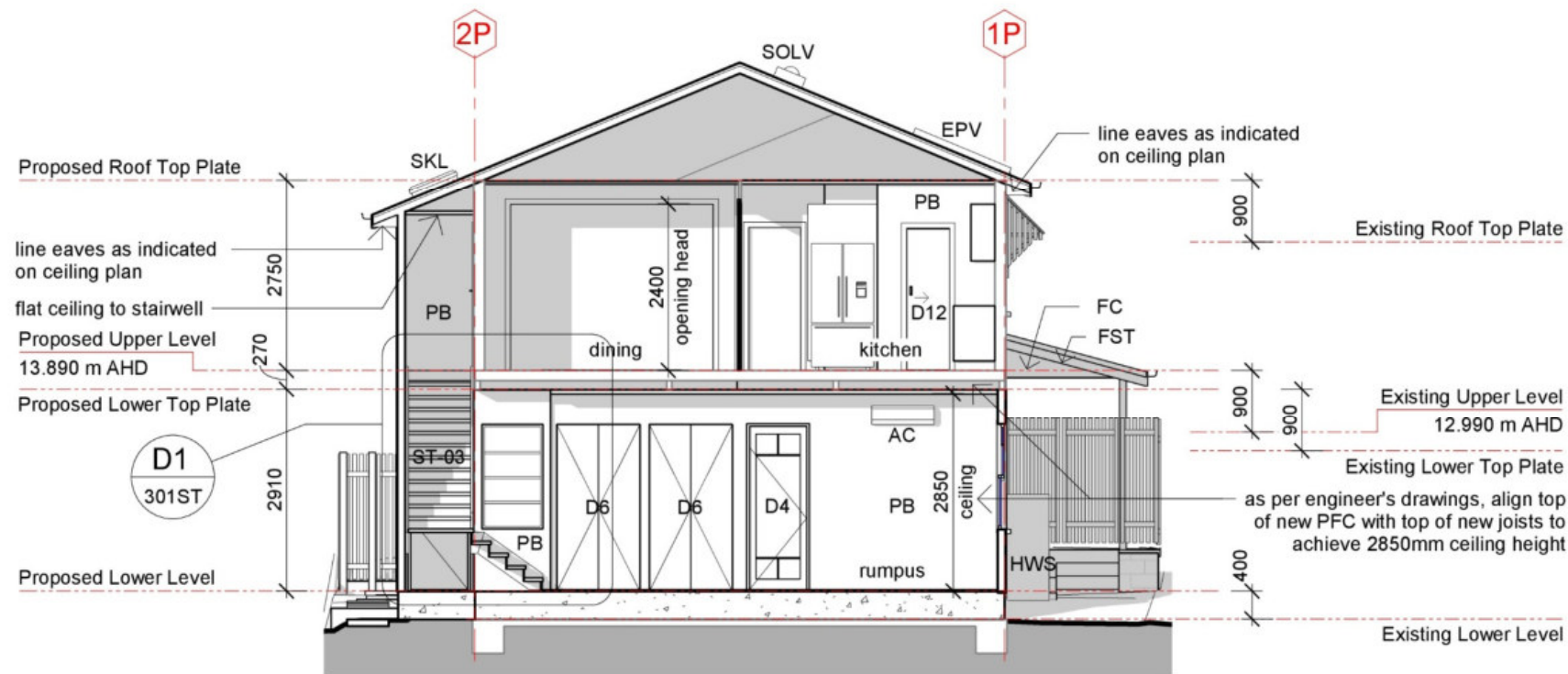
Renovation & Extension
at Good Address, Lovely Suburb
for Nice Clients

Proposed Elevations - Sides
Working Drawings 13.09.22

Scale at A3 1 : 100	Job No 202214
Designed AS	Dwg No 202EL
Drawn AS	Issue WD01
Checked AS	



D1 Ceiling Detail
1 : 50





S1 Proposed Short Section
110FP 1 : 100

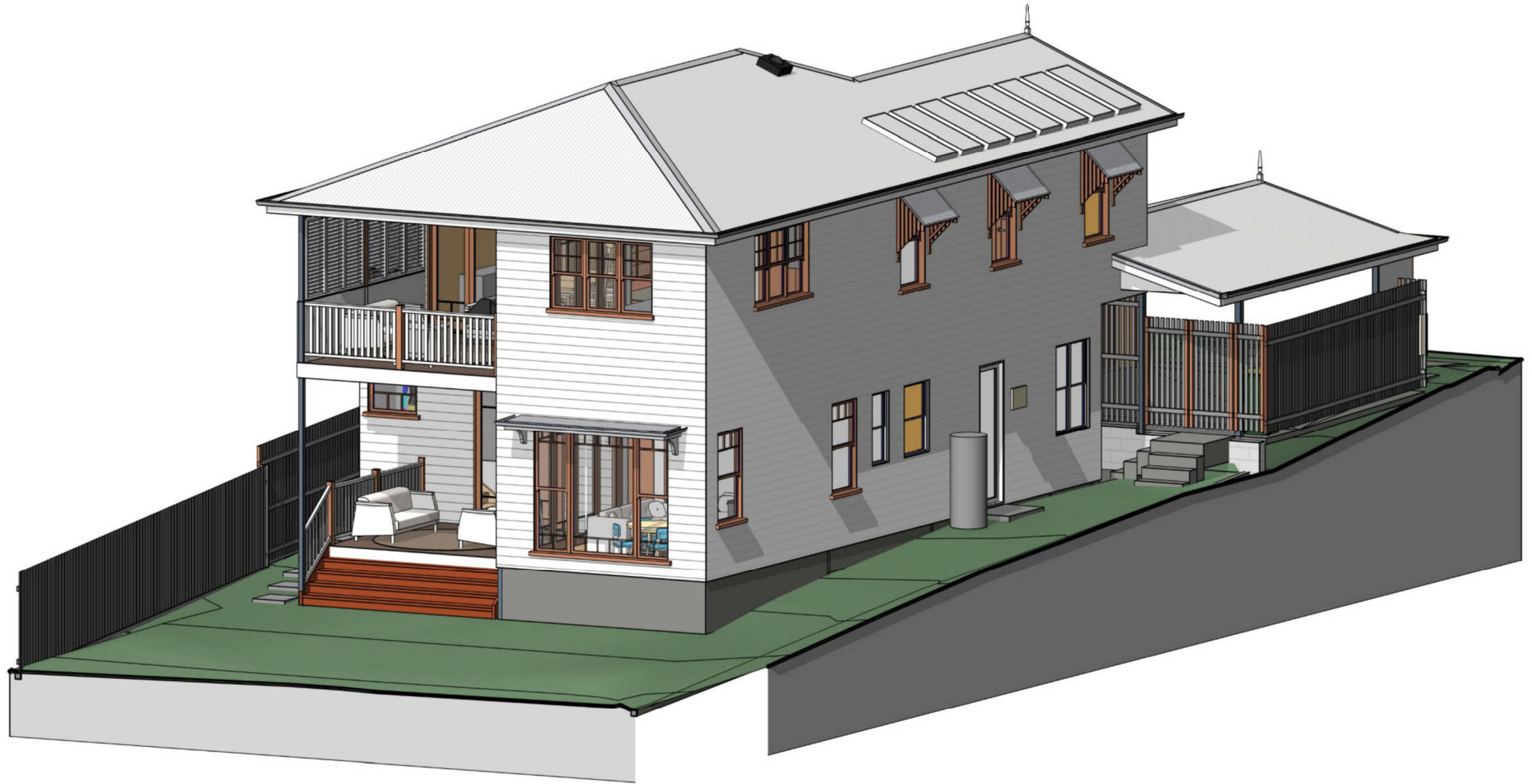
KEYNOTES LEGEND	
ITEM	DESCRIPTION
AC	AIR CONDITIONER
COZ	CUSTOMORB - ZINCALUME
EPV	ELECTRO PHOTOVOLTAIC CELLS
FC	6mm VERSILUX/HARDIFLEX FIBROUS CEMENT TO INTERNAL/EXTERNAL WALL
FST	FASCIA TIMBER
HWS	HOT WATER SYSTEM
PB	10mm PLASTERBOARD
RT-02	RAILINGS TIMBER VERTICAL BATTENS 60x19
SKL	SKYLIGHT
SOLV	SOLAR TUBE - VENTED AS SELECTED
ST-03	TIMBER STAIRS WITH TIMBER STRINGERS CLOSED RISERS
WB	WEATHERBOARDS
WLL	WASHING LINE LOCATION



S2 Proposed Long Section
110FP 1 : 100

FOR CONSTRUCTION

WD01 13.09.22 Working Drawings PWD01 02.09.22 Prelim. Working Drawings DA01 21.07.22 Development Application DD01 15.07.22 Design Development Issue Date Issue Description	Rev Date Revision Description	 AS Designed Pty Ltd Principal Annelise Spurgeon Building Designer 0458 648 630 241 Thistle St Gordon Park Q 4031 QBCC Lic. 15135103 ACN 633 342 784	 0 1 2m 1:100	Renovation & Extension at Good Address, Lovely Suburb for Nice Clients	Proposed Sections Working Drawings 13.09.22	Scale at A3 As indicated Designed AS Drawn AS Checked AS	Job No 202214 Dwg No 301ST Issue WD01
				AS Designed Pty Ltd		Working Drawings 13.09.22	Issue WD01



Proposed NE View

FOR CONSTRUCTION

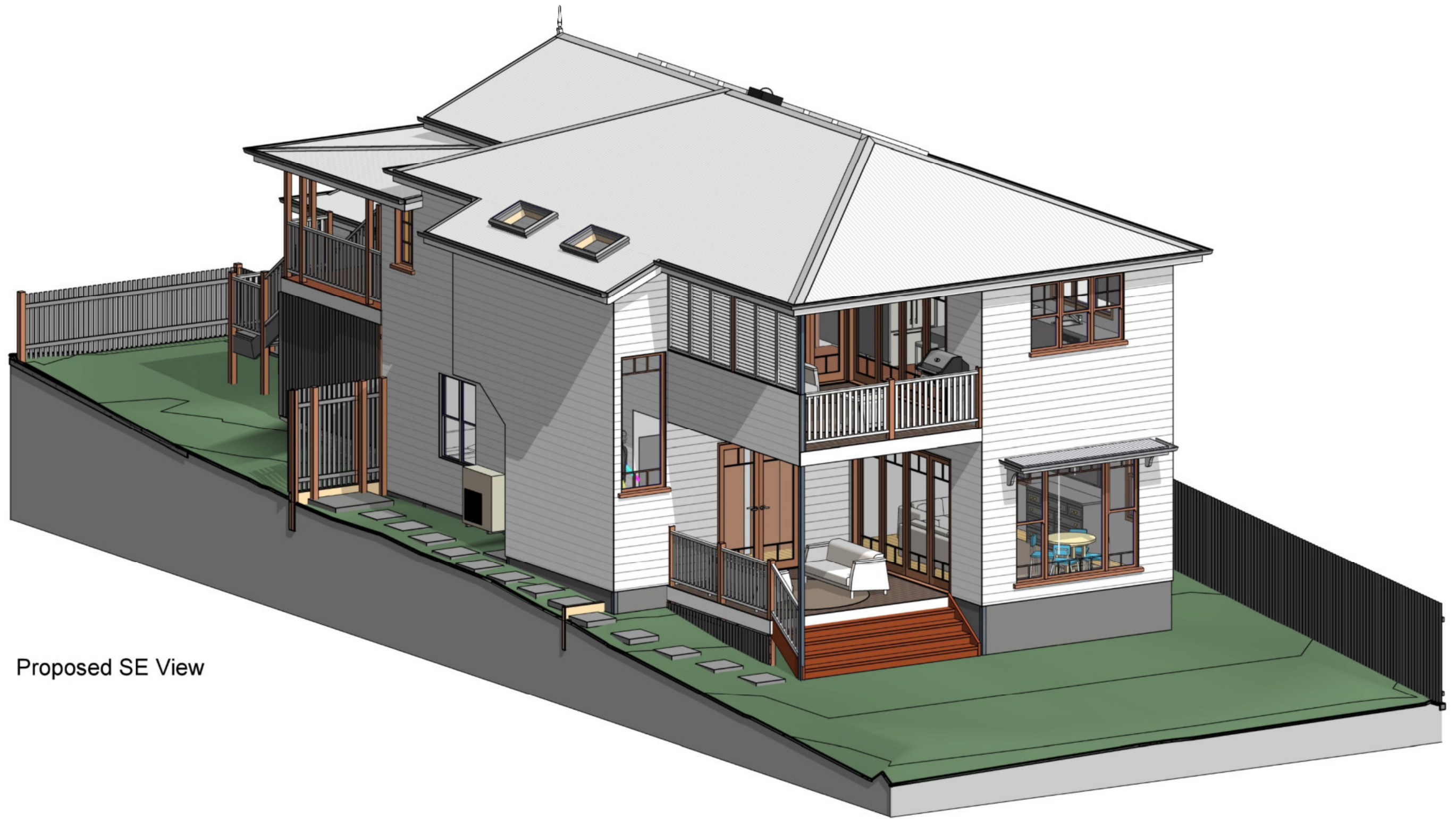
<p>WD01 13.09.22 Working Drawings PWD01 02.09.22 Prelim. Working Drawings DA01 21.07.22 Development Application DD01 15.07.22 Design Development Issue Date Issue Description</p>	<p>Rev Date Revision Description</p>	 <p>AS Designed Pty Ltd Principal Annelise Spurgeon Building Designer 0458 648 630 241 Thistle St Gordon Park Q 4031 QBCC Lic. 15135103 ACN 633 342 784</p>	<p>at for</p>	<p>Renovation & Extension Good Address, Lovely Suburb Nice Clients</p>	<p>Axonometric NE Working Drawings 13.09.22</p>	<p>Scale at A3 Designed AS Drawn AS Checked AS</p>	<p>Job No 202214 Dwg No 411PD Issue WD01</p>
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Proposed NW View



FOR CONSTRUCTION

<p>WD01 13.09.22 Working Drawings PWD01 02.09.22 Prelim. Working Drawings DA01 21.07.22 Development Application DD01 15.07.22 Design Development Issue Date Issue Description</p>	<p>Rev Date Revision Description</p>	 <p>AS Designed Pty Ltd Principal Annelise Spurgeon Building Designer 0458 648 630 241 Thistle St Gordon Park Q 4031 QBCC Lic. 15135103 ACN 633 342 784</p>	<p>at for</p>	<p>Renovation & Extension Good Address, Lovely Suburb Nice Clients</p>	<p>Axonometric NW Working Drawings 13.09.22</p>	<p>Scale at A3 Designed AS Drawn AS Checked AS</p>	<p>Job No 202214 Dwg No 412PD Issue WD01</p>
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Proposed SE View



FOR CONSTRUCTION

<p>WD01 13.09.22 Working Drawings PWD01 02.09.22 Prelim. Working Drawings DA01 21.07.22 Development Application DD01 15.07.22 Design Development Issue Date Issue Description</p>	<p>Rev Date Revision Description</p>	 <p>AS Designed Pty Ltd Principal Annelise Spurgeon Building Designer 0458 648 630 241 Thistle St Gordon Park Q 4031 QBCC Lic. 15135103 ACN 633 342 784</p>		<p>Renovation & Extension at Good Address, Lovely Suburb for Nice Clients</p>	<p>Axonometric SE Working Drawings 13.09.22</p>	<p>Scale at A3 Designed AS Drawn AS Checked AS</p>	<p>Job No 202214 Dwg No 413PD Issue WD01</p>
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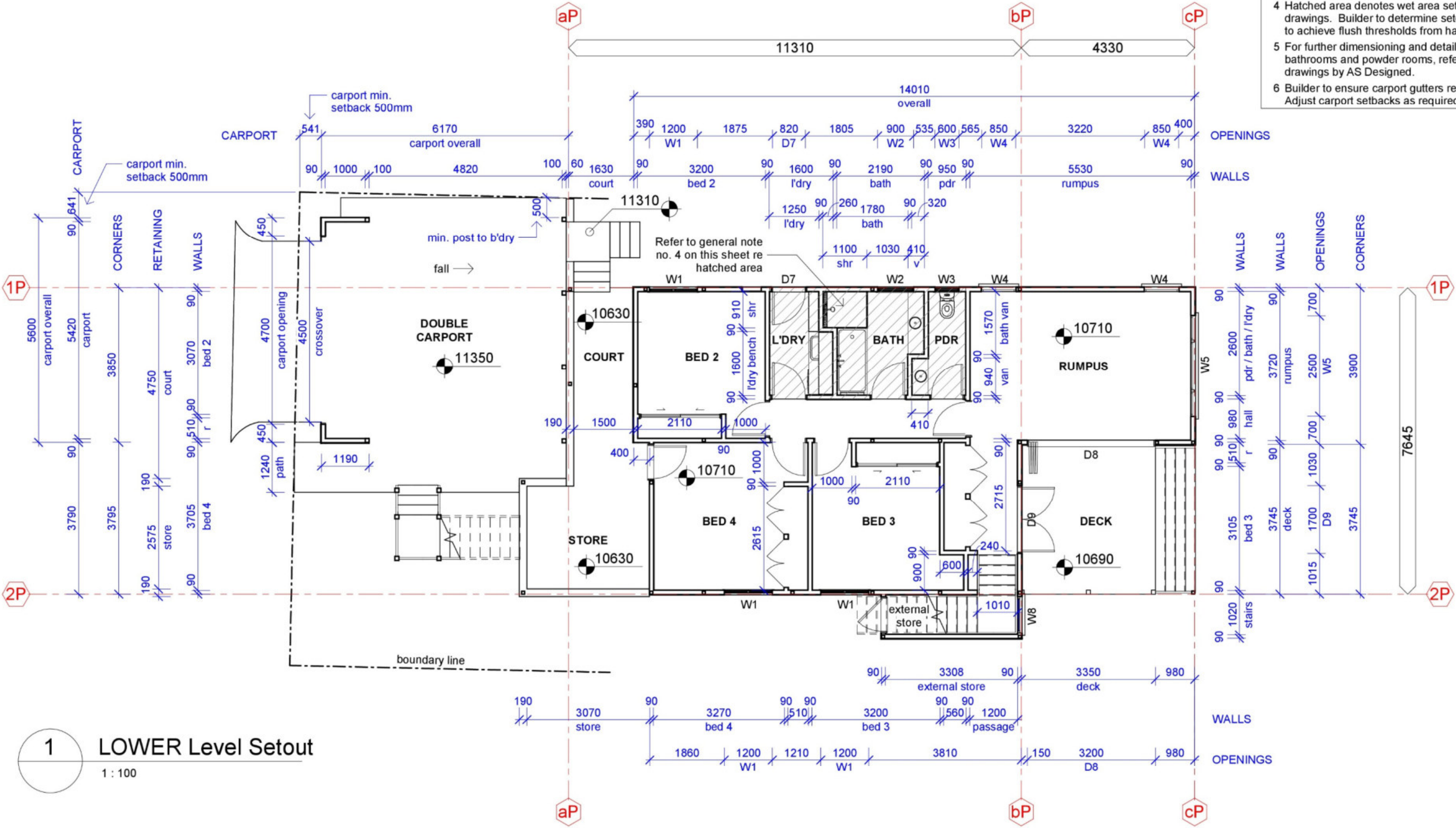


Proposed SW View

FOR CONSTRUCTION


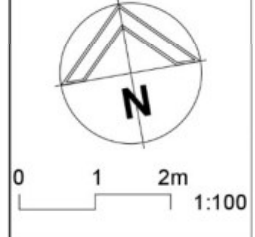
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- General Notes - Setout Lower Level**
- 1 All dimensions are in millimetres.
 - 2 Dimensions take preference over scale and are to timber framing, not finish. For single skin walls to upper level, dimensions are taken from ply wall lining faces.
 - 3 Check and verify dimensions and confirm any existing dimensions prior to commencement of construction, particularly to ensure existing posts coincide with wall locations.
 - 4 Hatched area denotes wet area setdown as per engineer's drawings. Builder to determine setdown dimension as required to achieve flush thresholds from hall into wet areas.
 - 5 For further dimensioning and detail of kitchen, laundry, WIR, bathrooms and powder rooms, refer to associated cabinetry drawings by AS Designed.
 - 6 Builder to ensure carport gutters remain within boundary lines. Adjust carport setbacks as required to achieve this.

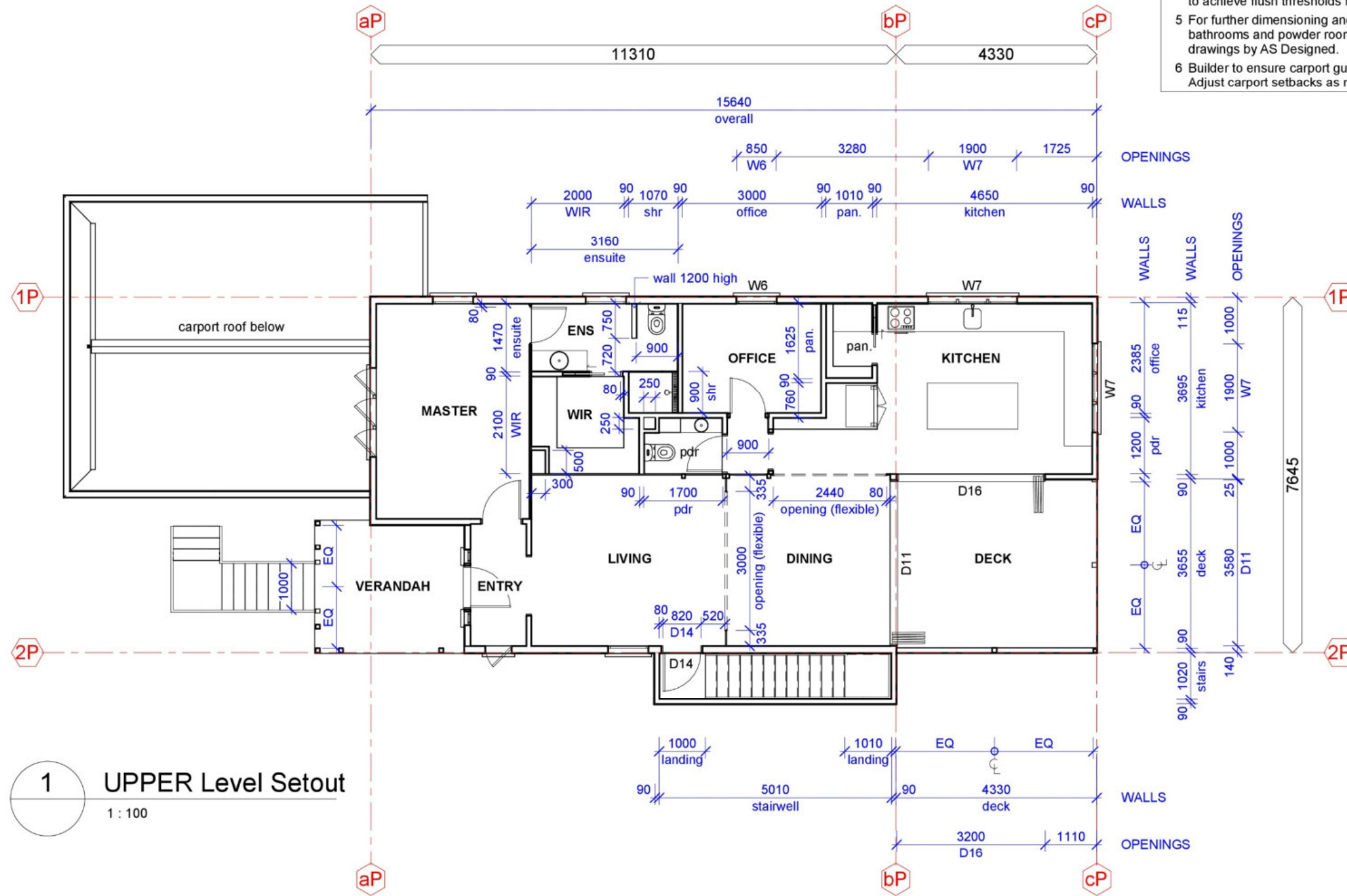


1 LOWER Level Setout
1 : 100


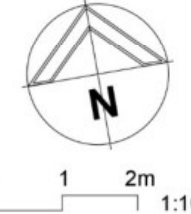
FOR CONSTRUCTION

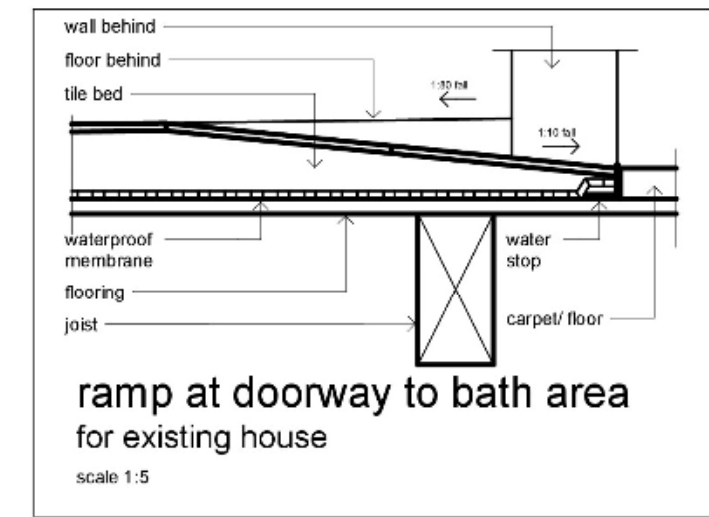
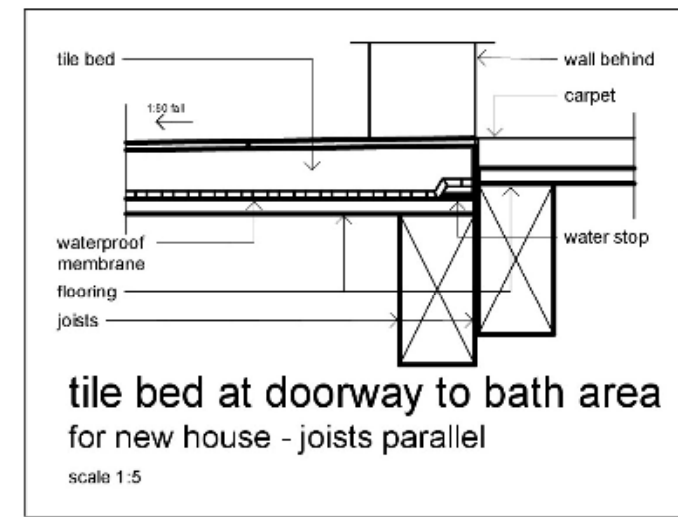
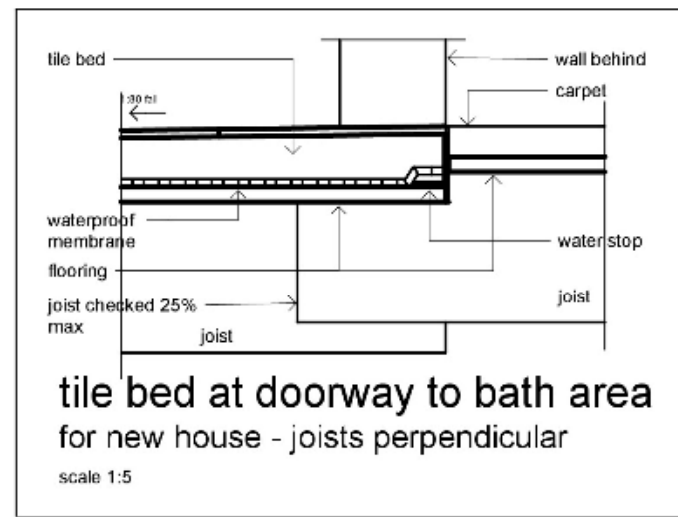
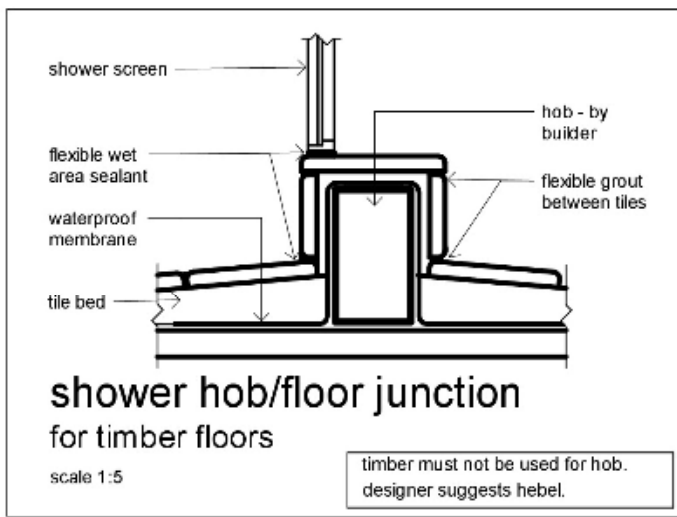
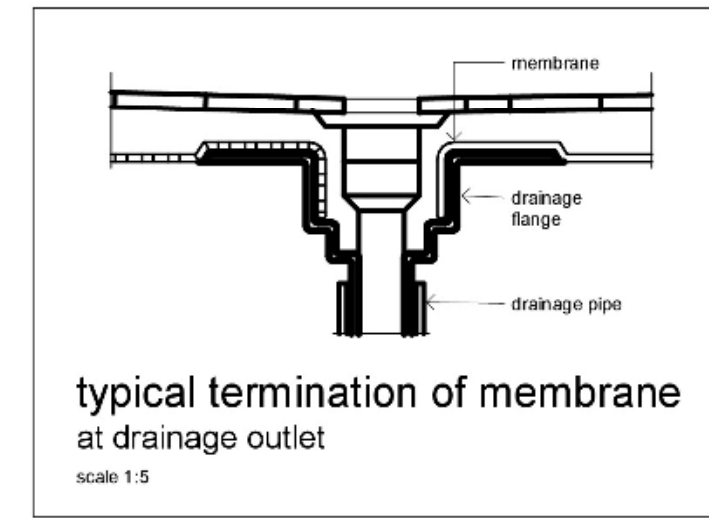
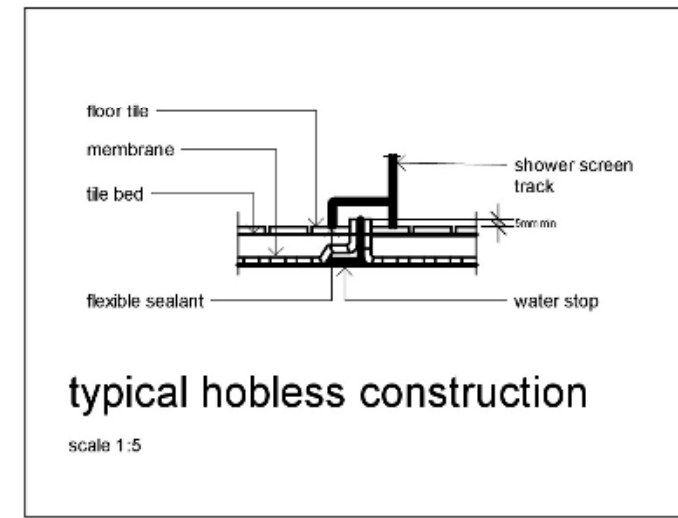
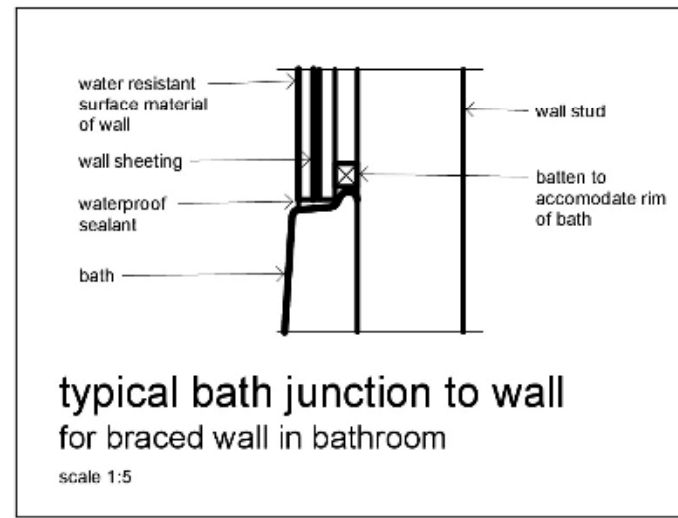
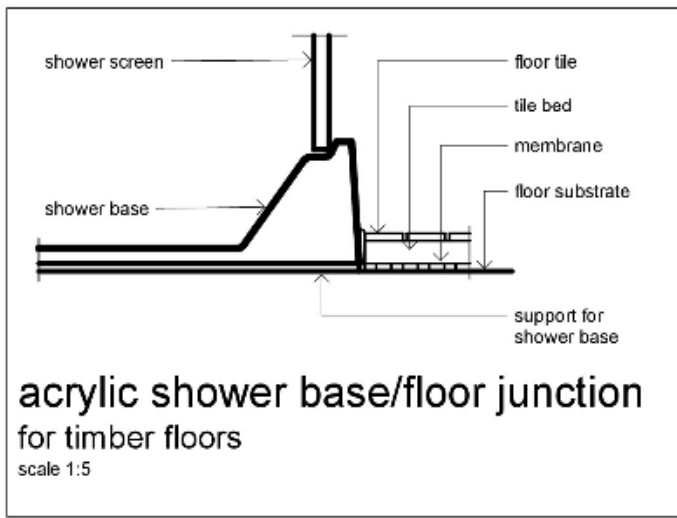
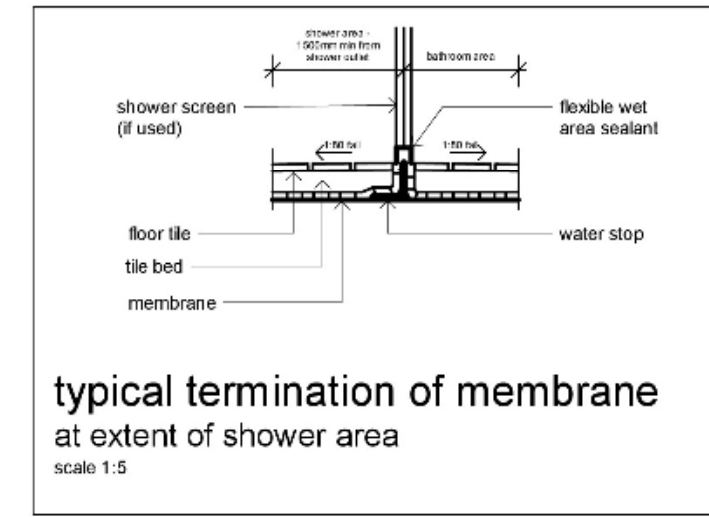
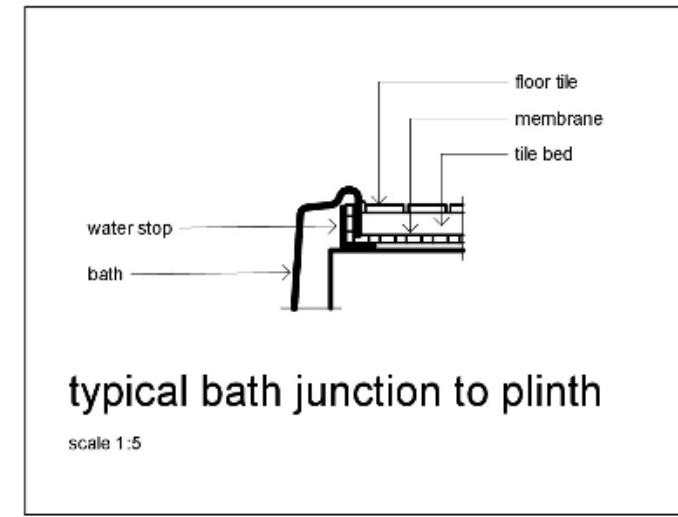
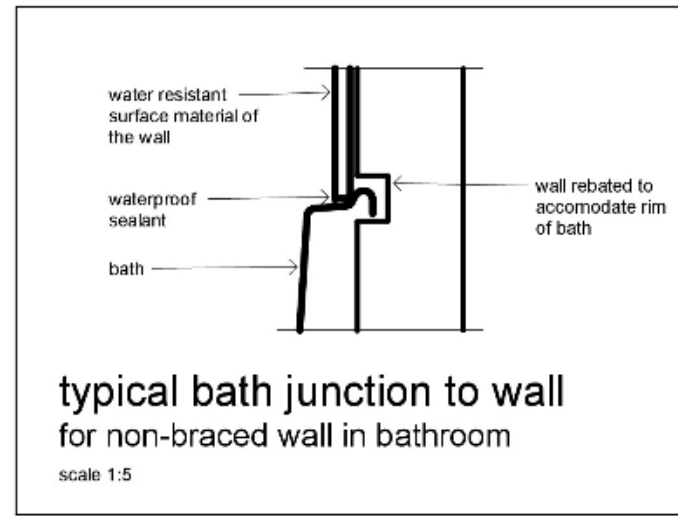
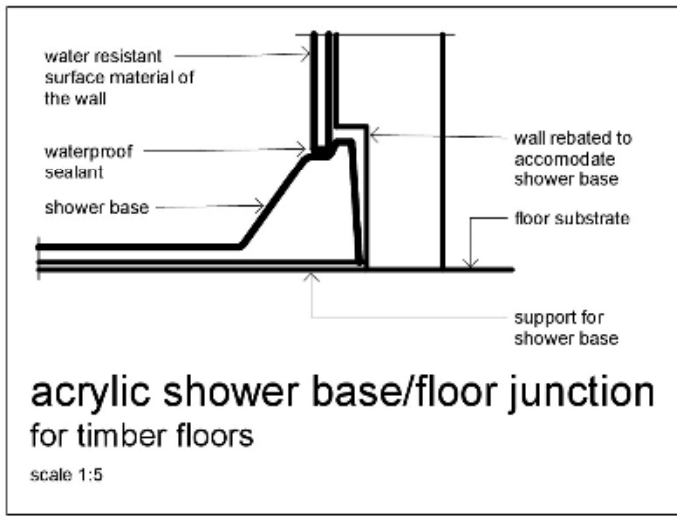
PWD01 02.09.22 Prelim. Working Drawings PWD01 02.09.22 Prelim. Working Drawings DD01 00.00.00 Design Development Issue Date Issue Description	Rev Date Revision Description	 <p>AS Designed Pty Ltd Principal Annelise Spurgeon Building Designer 0458 648 630 241 Thistle St Gordon Park Q 4031 QBCC Lic. 15135103 ACN 633 342 784</p>	 <p>0 1 2m 1:100</p>	<p>Renovation & Extension</p> <p>at Good Address, Lovely Suburb</p> <p>for Nice Clients</p>	<p>Setout Plan - Lower Level</p> <p>Working Drawings 13.09.22</p>	Scale at A3 1 : 100	Job No 202214
						Designed AS	Dwg No 510SP
						Drawn AS	Issue WD01
						Checked AS	Sheet 16 of 33

- General Notes - Setout Upper Level**
- 1 All dimensions are in millimetres.
 - 2 Dimensions take preference over scale and are to timber framing, not finish. For single skin walls to upper level, dimensions are taken from ply wall lining faces.
 - 3 Check and verify dimensions and confirm any existing dimensions prior to commencement of construction, particularly to ensure existing posts coincide with wall locations.
 - 4 Hatched area denotes wet area setdown as per engineer's drawings. Builder to determine setdown dimension as required to achieve flush thresholds from hall into wet areas.
 - 5 For further dimensioning and detail of kitchen, laundry, WIR, bathrooms and powder rooms, refer to associated cabinetry drawings by AS Designed.
 - 6 Builder to ensure carport gutters remain within boundary lines. Adjust carport setbacks as required to achieve this.




FOR CONSTRUCTION

<p>PWD01 02.09.22 Prelim. Working Drawings PWD01 02.09.22 Prelim. Working Drawings DD01 00.00.00 Design Development Issue Date Issue Description</p>	<p>Rev Date Revision Description</p>	 <p>AS Designed Pty Ltd Principal Annelise Spurgeon Building Designer 0458 648 630 241 Thistle St Gordon Park Q 4031 QBCC Lic. 15135103 ACN 633 342 784</p>	 <p>0 1 2m 1:100</p>	<p>Renovation & Extension at Good Address, Lovely Suburb for Nice Clients</p>	<p>Setout Plan - Upper Level Working Drawings 13.09.22</p>	<p>Scale at A3 1 : 100 Designed AS Drawn AS Checked AS</p>	<p>Job No 202214 Dwg No 511SP Issue WD01</p>
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please do not ignore these details - they are necessary to remind all on site how to achieve waterproofed wet areas.

Source - AS 3740

PWD01 02.09.22 Prelim. Working Drawings PWD01 02.09.22 Prelim. Working Drawings DD01 15.07.22 Design Development Issue Date Issue Description	Rev Date Revision Description	 AS Designed Pty Ltd Principal Annelise Spurgeon Building Designer 0458 648 630 241 Thistle St Gordon Park Q 4031 QBCC Lic. 15135103 ACN 633 342 784	0 50 100mm 1:5	Renovation & Extension	Details - Waterproofing	Scale at A3 1:5	Job No 202214
				at Good Address, Lovely Suburb for Nice Clients	Working Drawings 13.09.22	Designed AS Drawn AS Checked AS	Dwg No 602DG Issue WD01

Wet Area Zone	Construction Method	Design and Installation Criteria			
		Floor	Walls	Wall Junctions	Penetrations
Shower	both concrete and timber floors	enclosed and hobbled - note that hob must not be constructed of timber			
		waterproofed with membranes meeting AS/NZS 4858 installed above tile bed with floor waste	waterproof to 150mm min above floor substrate water resistant to 1800mm min above finished floor (see water resistant options)	waterproof corners with a minimum of 40mm and a minimum height of 1800mm	waterproof with sealant or proprietary flange system
		enclosed and hobless			
	waterproofed with membranes meeting AS/NZS 4858 installed above tile bed with floor waste and waterstop	waterproof to 150mm min above floor substrate water resistant to 1800mm min above finished floor (see water resistant options)	waterproof corners with a minimum of 40mm and a minimum height of 1800mm	waterproof with sealant or proprietary flange system	
	enclosed and preformed shower base				
concrete slab or FC flooring	unenclosed				
	waterproofed with membranes meeting AS/NZS 4858 installed above tile bed 1500mm radius from shower rose, with floor waste	water resistant to 1800mm min above finished floor (see water resistant options)	waterproof corners with a minimum of 40mm and a minimum height of 1800mm	waterproof with sealant or proprietary flange system	
Area outside shower	concrete slab or FC flooring	water resistant with floor waste within 1500mm radius	n/a	waterproof all floor to wall junctions. horizontal leg of flashing a minimum of 50mm	n/a
	timber floors (ie. particleboard or plywood or other timber materials)	waterproofed with membranes meeting AS/NZS 4858 water resistant with floor waste within 1500mm radius	n/a	waterproof all floor to wall junctions. horizontal leg of flashing a minimum of 50mm	n/a
Entire Bathroom Floor with a floor waste	concrete slab or FC flooring	waterproofed with membranes meeting AS/NZS 4858 with floor waste	n/a	wall to floor junctions sealed with flashing 25mm up wall above finished floor	n/a
	timber floors (ie. particleboard or plywood or other timber materials)	waterproofed with membranes meeting AS/NZS 4858 with floor waste	n/a	wall to floor junctions sealed with flashing 25mm up wall above finished floor	n/a
Insert Baths	n/a	n/a to floor under bath. entire plinth waterproofed with waterstop under bath lip and project 5mm min above tiles	n/a to wall under bath. waterproof 150mm minimum above bath lip	seal edges at wall junction of vessel	n/a
Shower over Bath	concrete slab or FC flooring	waterproof 1500mm minimum radius of shower rose with floor waste in zone	water resistant 1500mm min radius from shower rose	waterproof corners with a minimum of 40mm and a minimum height of 1800mm	waterproof with sealant or proprietary flange system
	timber floors (ie. particleboard or plywood or other timber materials)	waterproof entire floor with membranes meeting AS/NZS 4858 floor waste located as needed	water resistant 1500mm min radius from shower rose	waterproof corners with a minimum of 40mm and a minimum height of 1800mm	waterproof with sealant or proprietary flange system
Adjacent to bath/spa	concrete slab or FC flooring	water resistant (see water resistant options)	water resistant to 150mm min. above vessel	waterproof corners with a minimum of 40mm and a minimum height of 1800mm seal edges of vessel and junction of bath with floor and wall junctions	horizontal surface: waterproof vertical surface: water resistant
	timber floors (ie. particleboard or plywood or other timber materials)	waterproof if shower is included in bath, apply shower wall requirements	water resistant to 150mm min. above vessel	waterproof corners with a minimum of 40mm and a minimum height of 1800mm seal edges of vessel and junction of bath with floor and wall junctions	horizontal surface: waterproof vertical surface: water resistant
Areas adjoining sinks basins and/or tubs	n/a	water resistant (see water resistant options)	water resistant to 150mm min. above vessel	waterproof with a minimum of 150mm. seal edges at wall	horizontal surface: waterproof vertical surface: water resistant
Laundries and Wc's	n/a	water resistant (see water resistant options)	water resistant to 1200 high behind tub/machine location	waterproof all wall to floor junctions. horizontal leg of flashing to be 50mm minimum	waterproof with sealant or proprietary flange system
Laundries and Wc's with a floor waste	n/a	waterproofed with membranes meeting AS/NZS 4858 with floor waste	water resistant to 1200 high behind tub/machine location	waterproof with a minimum of 40mm. seal wall to floor junctions with flashing 52mm minimum above finished floor	waterproof with sealant or proprietary flange system

Water proof Materials:
membranes meeting the requirements of AS/NZS4858. membrane can be placed either above or below tile bed as preferred. no traffic until membrane is cured (to manufacturer's instructions). if no mortar bed layed, immediately protect membrane, overlay with fc sheeting during construction.

penetrations for taps, shower roses, etc. shall be waterproofed by sealing with proprietary flange systems or a sealant. when sealing the tap body the housing shall be able to be removed to allow washer replacement without seal damage. penetrations on horizontal surfaces shall be waterproofed by sealing with proprietary flange systems or by sealing the tap body to the substrate.

waterproofing systems and their installation shall resist loadings, shrinkage and expansion, temperature variations, movement tolerance and exposure to cleaning chemicals and alkalis from cement mortar. waterproofing systems shall also accommodate any expected movement at movement joints in the substrate.

acrylic shower bases shall be supported to prevent distortion or cracking, sufficiently recessed into the wall to allow water resistant surface materials to pass down inside the perimeter rebate of the shower base. when installing acrylic shower bases, the integrity of the structure shall be maintained.

all wet area trades are to have AS3740 in possession on site to cross check actual building against performance requirements of standard.

new elevated wet area finished floor level must be flush with finished floor level of adjacent room. where relocation of a bathroom occurs within an existing building, ramping at the doorway (at 1:10) up to the new bathroom finished floor level must occur (see detail). new slab wet area floor to be set down 50mm

all sealants shall be waterproof, flexible, mould resistant and compatible with adjacent materials.

all adhesives used in a waterproofing system shall be waterproof and compatible with adjacent materials.
the ratio of falls in both shower and bathroom floor locations should be no less than 1:80. there will be no sharp edges or significant lipping in floor tiling.

where required by manufacturer, materials shall be cured in accordance with the manufacturer's instructions.

bond breakers are required at all wall/floor, hob/wall and at movement joints where the membrane is bonded to the substrate.

Designer requires waterproofing to entire floor area. any changes made by builder should be no less than the requirements as listed or by AS 3740. Designer suggests use of Hardies Scyon wet area flooring.

Source - AS 3740

FOR CONSTRUCTION

PWD01 02.09.22 Prelim. Working Drawings
PWD01 02.09.22 Prelim. Working Drawings
DD01 15.07.22 Design Development

Iss Date Issue Description

Rev	Date	Revision Description
		Scale at A3 1 : 5
		Designed AS
		Drawn AS
		Checked AS



AS Designed P/L
Principal | Annelise Spurgeon
Building Designer
0458 648 630
241 Thistle St
Gordon Park Q 4031
QBCC Lic. 15135103
ACN 633 342 784

Renovation & Extension

at Good Address, Lovely Suburb

for Nice Clients

Details - Waterproofing Notes

Working Drawings 13.09.22

Job No
202214
Dwg No
603DG
Issue
WD01

The National Construction Code (NCC) of 2019 was published on the 1st February 2019 and, subject to state and territory transitional arrangements, adopted on the 1st May 2019.

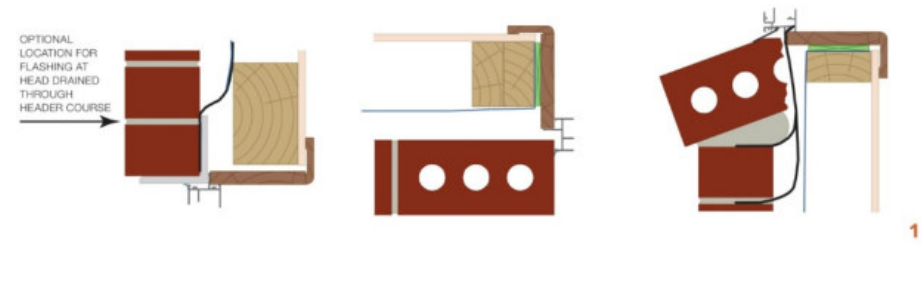
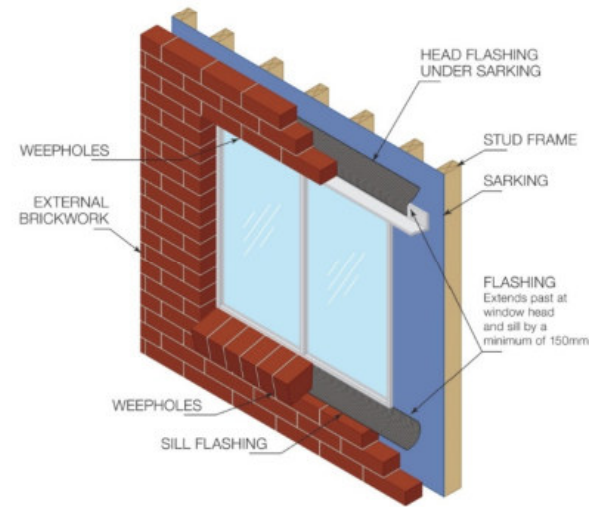
One of the most notable additions to the NCC affecting the window and door industry is the new provisions for weatherproofing of openings, specifically flashings to windows and doors. Two new Acceptable Construction Practices (ACP's) provide guidance for masonry veneer, and light-weight (clad) construction.

MASONRY VENEER

The requirements for masonry veneer construction detailed in Clause 3.3.5.8 stipulate flashings must be fitted to the top and bottom (head and sill) of an opening and;

- (i) installed so that the flashing extends a minimum of 150 mm on each side of the opening,
- (ii) located no more than one course below the sill brick course; and 300 mm above the opening,
- (iii) turned up in the cavity not less than 150 mm above the opening,
- (iv) embedded at least 30 mm into the masonry veneer, and
- (v) attached to the window or wall framing.

Image 1:
Masonry Veneer
Flashing detail



TIMBER AND COMPOSITE WALL CLADDING

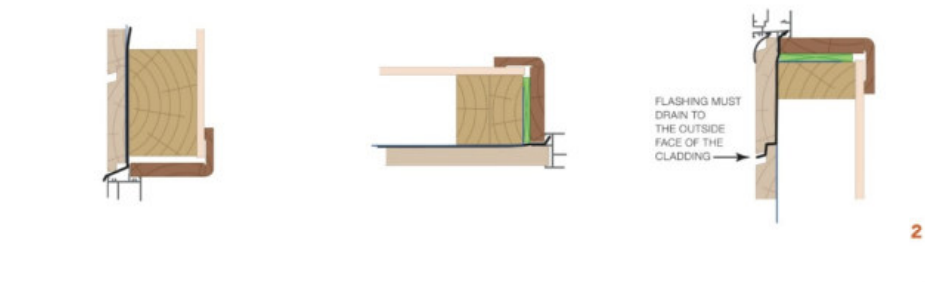
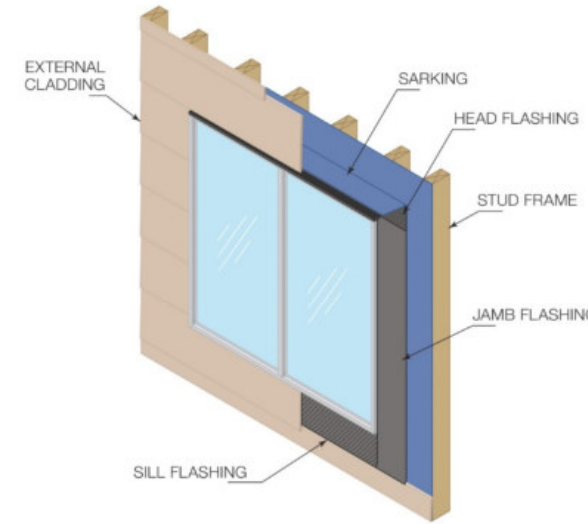
Clause 3.5.4.6 requires that flashing must be provided to the tops, sides and bottoms (head, jamb and sill) of an opening and;

- (i) extend at least 110 mm on each side of the opening,
- (ii) be attached to the window and wall framing, and
- (iii) drain to the outside face of the wall or cladding at the top and bottom of the opening, and
- (iv) be securely fixed at least 25 mm under the cladding and extend over the ends and edges of the framing of the opening.

Joins in the flashing must

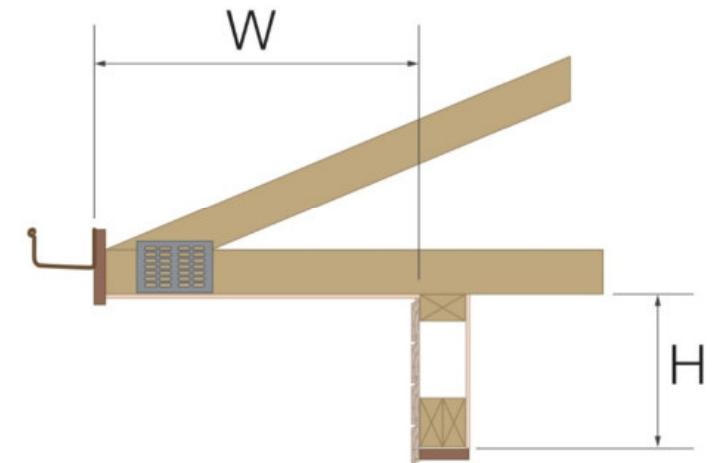
- (i) overlap by not less than 75 mm in the direction of flow,
- (ii) be securely fastened at intervals of not more than 40 mm,
- (iii) have sealant installed between laps.

Image 2:
Clad wall
Flashing detail



In both construction types, head flashing may be omitted where the top of the opening is protected by an eave or roof that extends more than 3 times the distance from the top of the opening to the underside of the eave, or where W is no less than 3 x H in the below image

Image 3: Headflashing may be omitted when "W" is more than 3 x "H"



Disclaimer: This key message has been developed to provide general guidance, awareness and education to AGWA members only. It should not be viewed as a definitive guide and should be read in conjunction with the requirements of the National Construction Code (Visit www.abcb.gov.au). While every effort has been made to ensure the information is accurate the AGWA expressly disclaims all and any liability to any person for anything done in reliance on this publication. No responsibility is accepted by the AGWA for any mistakes, errors or omissions in this publication.

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t: +61 2 9498 2768 f: +61 2 9498 3816 e: info@awa.org.au w: www.awa.org.au

source:
AGWA June 2019

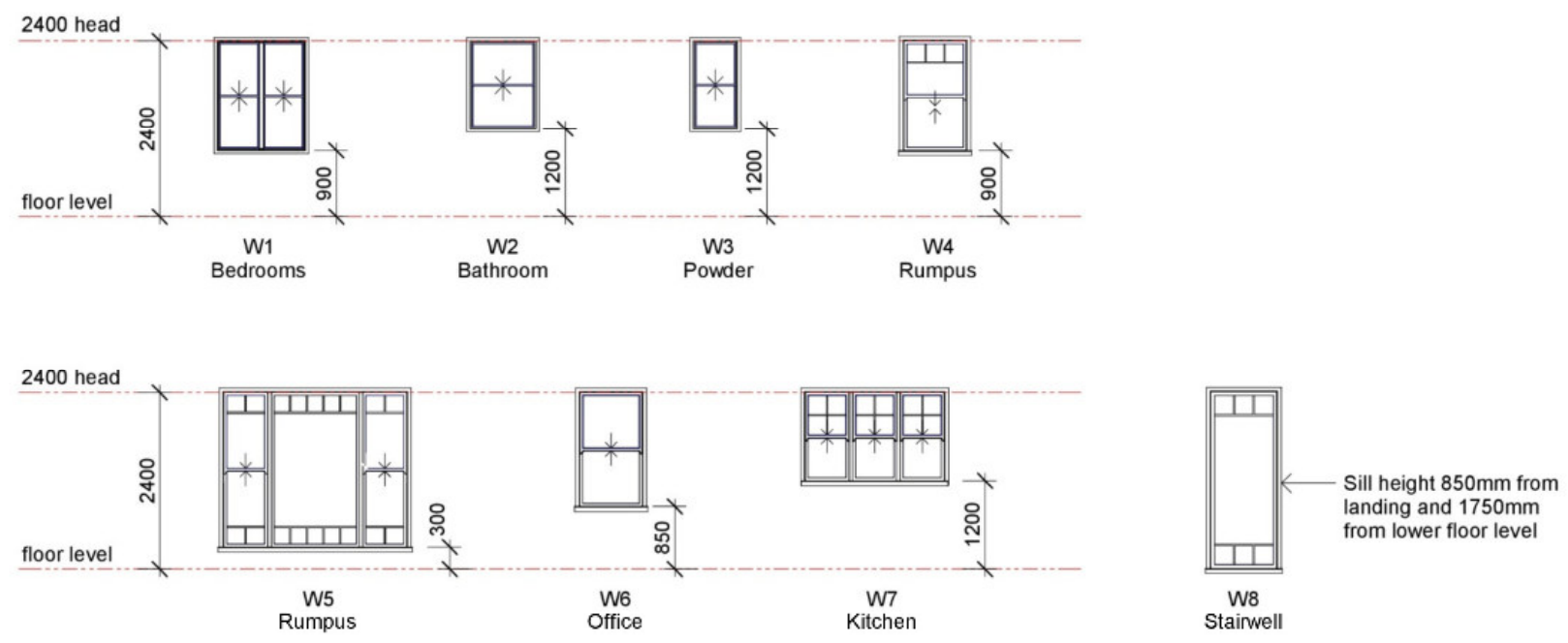
FOR CONSTRUCTION

PWD01 02.09.22 Prelim. Working Drawings PWD01 02.09.22 Prelim. Working Drawings DD01 15.07.22 Design Development Issue Date Issue Description	Rev Date Revision Description	 <p>AS Designed Pty Ltd Principal Annelise Spurgeon Building Designer 0458 648 630 241 Thistle St Gordon Park Q 4031 QBCC Lic. 15135103 ACN 633 342 784</p>	Renovation & Extension at Good Address, Lovely Suburb for Nice Clients	Details - Window Flashings Working Drawings 13.09.22	Scale at A3 1 : 1	Job No 202214
					Designed AS	Dwg No 624DW
				Checked AS	Issue WD01	Sheet 20 of 33

window schedule new										
Mark	Qty	Level	Location	Head	Size		Description			Comments
					Height	Width	Frame Material	Window Style	Glazing	
1	3	Proposed Lower Level	Bedrooms	2400	1500	1200	Aluminium - Powdercoated	Double Hung	Clear	Both sashes to be lockable at 125mm opening
2	1	Proposed Lower Level	Family Bathroom	2400	1200	900	Aluminium - Powdercoated	Double Hung	Opaque	Both sashes to be lockable at 125mm opening
3	1	Proposed Lower Level	Downstairs Powder	2400	1200	600	Aluminium - Powdercoated	Double Hung	Opaque	Both sashes to be lockable at 125mm opening
4	2	Proposed Lower Level	Rumpus	2400	1500	850	Timber - Paint Grade	Double Hung	Clear	Both sashes to be lockable at 125mm opening
5	1	Proposed Lower Level	Rumpus	2400	2100	2500	Timber - Paint Grade	DH - fixed - DH	Clear	Both sashes to be lockable at 125mm opening
6	1	Proposed Upper Level	Office	2400	1550	850	Timber - Existing	Double Hung	Clear	Re-use window removed from southern side of dining room
7	2	Proposed Upper Level	Kitchen	2400	1200	1900	Timber - Paint Grade	Double Hung	Clear	
8	1	Proposed Lower Level	Stairwell	4148	2400	900	Timber - Paint Grade	Fixed	Clear	850mm from sill to landing


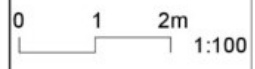
- General Notes - Joinery**
- 1 read schedules in conjunction with floor plans and elevations. all joinery viewed from outside, uno, but note that floor plans take precedence over legend views on this sheet, in regards to leaf swings or sliding direction.
 - 2 this drawing to be read in conjunction with energy assessment.
 - 3 clear glass uno.
 - 4 where glazing is specified, also means "or similar".
 - 5 refer owner for frame colours on aluminium framed items.
 - 6 assume flyscreens are not required unless requested by owner.
 - 7 all windows with sills below 900 above floor, and over 1000 above outside level, to have fixed lower panels opening 125 max.
 - 8 all windows to bedrooms, with a fall distance over 2m, to have permanent barriers or with leaf openings with 125 max spaces, for a distance of 1700mm above floor.
 - 9 all frames to be installed and flashed as per manufacturer's specification, and flashed as per 'Details - Window Flashings' sheet. for correct fixing of frames and number of fixings, if no manufacturer instructions, refer to Fixing Guide from awa.org.au.

NOTE:
Builder to check all window and door selections/details with owners prior to ordering



Window Legend
1 : 100

FOR CONSTRUCTION

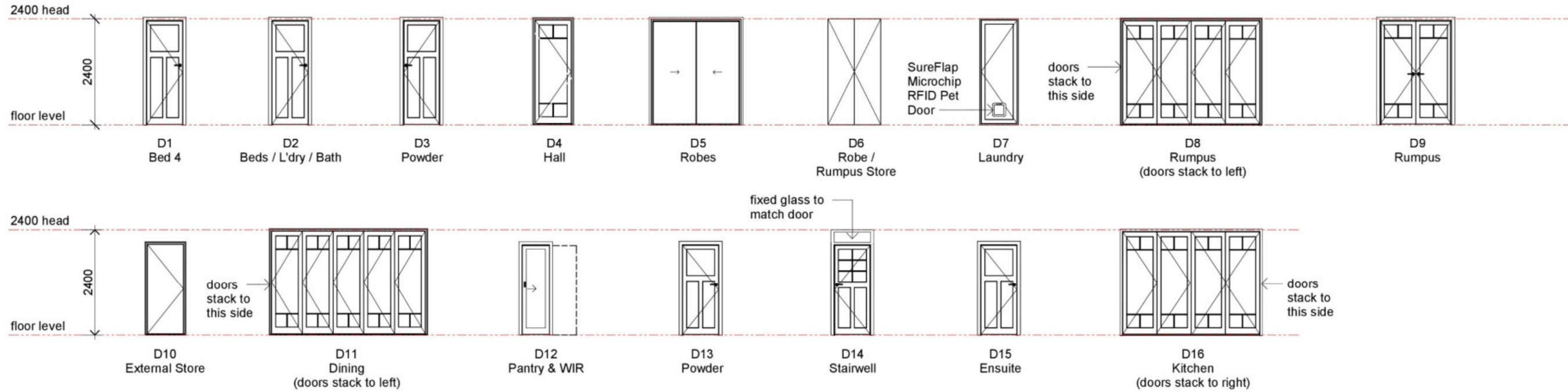
WD01 13.09.22 Working Drawings PWD01 02.09.22 Prelim. Working Drawings DA01 21.07.22 Development Application DD01 15.07.22 Design Development Issue Date Issue Description	Rev Date Revision Description	 AS Designed Pty Ltd Principal Annelise Spurgeon Building Designer 0458 648 630 241 Thistle St Gordon Park Q 4031 QBCC Lic. 15135103 ACN 633 342 784		Renovation & Extension at Good Address, Lovely Suburb for Nice Clients	Window Schedule Working Drawings 13.09.22	Scale at A3 As indicated Designed AS Drawn AS Checked AS	Job No 202214 Dwg No 701SC Issue WD01
				FOR CONSTRUCTION		Sheet 21 of 33	

door schedule new

Mark	Qty	Level	Room Name	Size			Frame Material	Door Style	Glazing	Comments
				Nom Head	Height	Width				
1	1	Proposed Lower Level	Bed 4	2400	2400	820	Timber	3 panel solid core shaker style as selected	N/A	Lockable
2	5	Proposed Lower Level	Beds / L'dry / Bath	2400	2400	820	Timber	3 panel solid core shaker style as selected	N/A	Bathroom door with privacy latch
3	1	Proposed Lower Level	Powder	2400	2400	780	Timber	3 panel solid core shaker style as selected	N/A	With privacy latch
4	1	Proposed Lower Level	Hall	2400	2400	820	Timber	Glazing bars to top and bottom as per Door Legend	Clear acoustic glass	
5	2	Proposed Lower Level	Bed 2 & 3	2400	2400	2050	Timber	Sliding robe doors as selected	N/A	Check selection with owner
6	4	Proposed Lower Level	Bed 4 / Rumpus	2400	2400	1200	Timber	French cupboard doors as selected	N/A	Check selection with owner
7	1	Proposed Lower Level	Laundry	2400	2400	820	Aluminium	Single panel glazed	Clear	Lockable / Pet flap installed in glass
8	1	Proposed Lower Level	Rumpus	2400	2400	3200	Timber	4 panel bi-folds / Glazing bars to top & bottom as per Door Legend	Clear	Lockable / doors stack to left
9	1	Proposed Lower Level	Rumpus	2400	2400	1700	Timber	French doors / Glazing bars at top & bottom as per Door Legend	Clear	Lockable
10	1	Proposed Lower Level	External Store	2100	2100	820	Timber	Flat panel solid core	N/A	Lockable
11	1	Proposed Upper Level	Dining	2400	2400	3580	Timber	5 panel bi-folds / Glazing bars to top & bottom as per Door Legend	Clear	Lockable / doors stack to left
12	2	Proposed Upper Level	Pantry & WIR	2100	2100	620	Timber	Shaker style cavity slider as selected	N/A	Sliding directions vary / check selection with owner
13	1	Proposed Upper Level	Powder	2100	2100	760	Timber - Existing	3 panel timber door - Existing	N/A	Re-use existing Bed 2 door
14	1	Proposed Upper Level	Stairwell	2100	2100	820	Timber - Existing	3 panel glazed with highlight window	Opaque - Existing	Re-use existing Living Room door and add highlight window
15	1	Proposed Upper Level	Ensuite	2100	2100	760	Timber - Existing	3 panel timber door - Existing	N/A	Re-use Bathroom door
16	1	Proposed Upper Level	Kitchen	2400	2400	3200	Timber	4 panel bi-folds / Glazing bars to top & bottom as per Door Legend	Clear	Lockable / doors stack to right


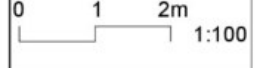
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NOTE:
Builder to check all window and door selections/details with owners prior to ordering



Door Legend
1 : 100

FOR CONSTRUCTION

WD01 13.09.22 Working Drawings PWD01 02.09.22 Prelim. Working Drawings DA01 21.07.22 Development Application DD01 15.07.22 Design Development Issue Date Issue Description	Rev Date Revision Description	 <p>AS Designed Pty Ltd Principal Annelise Spurgeon Building Designer 0458 648 630 241 Thistle St Gordon Park Q 4031 QBCC Lic. 15135103 ACN 633 342 784</p>		Renovation & Extension at Good Address, Lovely Suburb for Nice Clients	Door Schedule Working Drawings 13.09.22	Scale at A3 As indicated Designed AS Drawn AS Checked AS	Job No 202214 Dwg No 711SC Issue WD01
				AS Designed Pty Ltd	AS Designed	AS Designed	AS Designed

GENERAL NOTES

- All dimensions in millimetres.
- Dimensions take preference to scale and are to structure not finish on new work. existing walls may be nominally dimensioned.
- Check and verify dimensions and confirm any existing dimensions.
- Work shall comply with the Building Code of Australia, Building Act Qld, and all relevant current Australian Standards. Any outdated Standards listed in these notes are to be taken to refer to the current edition.
- Manufacturer's specification means a current approved specification for use under the conditions applicable these drawings are available digitally, if required.
- Disclaimer: Any data supplied by others and shown on these drawings are not the responsibility of this designer. All users of these drawings are advised to check other supplied data.
- Owner remains responsible for ongoing maintenance of building. Structural elements in particular are to remain protected by the methods shown and listed in these drawings.

SITE WORKS

- Site to be prepared in accordance with engineers report, if applicable. site to be excavated and/or filled to levels shown. Construction area to be cleared of vegetation, all topsoil and upper strata containing organic matter.
- Prepare foundations so footings shall be placed on level undisturbed material. Footings to found in non-expansive natural material having a minimum allowable bearing capacity of 100kPa.
- Ground surface to be sloped 1:20 (min) away from building for 900mm (min) and to a point where ponding will not occur.
- Dish drains and ag pipes to be provided as required or indicated to facilitate drainage of water away from building.
- Temporary downpipes to be provided at dp locations during construction draining roofwater onto ground, 2m min away from building.
- Any fences (including retaining wall) when placed on boundary not to exceed 2m above natural ground level
- Driveway slope not to exceed 1:4. Driveway and footpath crossover by owner unless specifically shown otherwise.

DESIGN LOADS

- DESIGN WIND CLASSIFICATION : N2 (W33N) U.N.O.
- REFER DRAWINGS FOR BUILDING STANDARD DEDUCTIONS
- SIZING NOTE - (refer substitution note also)
 - Timber members deduced from AS1684 framing manuals, Manufacturer's data manuals and software. If other manufacturer's product used, sizes MUST be cross-checked with designer.
 - Steel beams deduced from BHP housing span tables and are nominal only. Engineer's sizing takes precedence.
 - All remaining sizes of items deduced from Australian Domestic Construction Manual - ADCM.

SUBSTITUTION NOTE

- Substitution of any structural members, and/or any variation to any part of the design WILL VOID any responsibilities of the designer for the structural integrity and performance of the building.

DESIGN REPEAT NOTE

- The design represented within this set of drawings is for an individual building. It cannot be used again on another site, without prior checking with designer. This applies also to all consultant documents that support these drawings.

SET of DOCUMENTS NOTE

- The builder is advised to provide full set of these drawings to all supporting trades and suppliers, so that each has full knowledge of the project. If separated, builder to ensure the recipient has all necessary drawings.

MATERIALS AND CONSTRUCTION - AS APPLICABLE - REFER DRAWINGS FOR MATERIALS USED

A MATERIALS GENERALLY

- All materials shall be new UNO.
- Builder to obtain manufacturer's installation guide for all propriety products.
- Reused items to be checked for soundness etc prior to use.

B REINFORCED CONCRETE

- Concrete to be in accordance with current editions of following codes & codes referenced therein :
 - AS3600 - SAA Concrete Structures Code
 - AS1379 - Readymixed Concrete
 - Slab & footings to be constructed in accordance with AS 2870.1 1988
- Strength of concrete at 28 days:
 - slabs 25 MPa
 - footings 20 MPa
- Max nominal aggregate size 20mm.
- Sample and test in accordance with AS 3600.
- Slump: 80mm (Grade N20).
- Consolidate by vibration.
- Termite protection to slabs to AS 3660. Owner is responsible for maintaining Termite protection.
- Fix reinforcement as shown or noted on drawing.
- Concrete cover to reinforcement:
 - footings 65
 - slabs 20 interior, 40 exterior
 - beams 50
 - stairs 30 top 20 bottom
- Correct cover to be obtained using plastic chairs, conc blocks or plastic tipped steel chairs.
- Thoroughly scabble concrete on which new concrete is to be poured.
- Slabs on ground:
 - Remove all topsoil and upper strata containing organic matter.
 - Replace with approved consolidated fill compacted to 95% M.M.D.D. in accordance with AS1289E2.1.
- Bar Schedule - all to AS1302 & AS1304
 - Y - Hot Rolled High Yield Bars
 - R - Hot Rolled Plain Bars
 - F - Hard Drawn Wire Fabric

C BLOCKWORK

- R.C. Blockwork to conform to AS3700.
- All cores containing reinforcing to be filled with 20 MPa grout
- DPC 150 above ground.
- Cleanout all cores after each day's laying.
- Provide vertical control joints at 6m max centres, preferably beside openings.
- All exposed blockwork should be finished with a suitable sealant to prevent water penetration.

D BRICKWORK

- Brickwork to conform to current Australian Standards.
- Approved galvanised ties at 600x600 crs. Also at 300 crs to raised floor levels. Use medium duty type.
- Standard reinforcement every 4th course.
- DPC 150 above ground.
- Walls to have a continuous cavity kept clear of mortar droppings.
- All openings to be fully flashed with standard damp proof course material to prevent water penetration to internal areas.
- Brick foundation walls under timber floors to have vents at 7500 sq mm per metre length of external wall. (Approx 1 brick sized vent every 2 metres).
- All perpend to be fully filled with mortar.
- Provide vertical control joints at 6m max centres, preferably beside openings.

E STEELWORK

- Fabricate and erect in accordance with current editions of :
 - AS4100 - SAA Steel Structures Code
 - AS1554 - SAA Code for Welding in Building
- 10mm plate & 6 CFW (cont fillet weld) to be used UNO.
- Steelwork to be coated with red oxide zinc chromate paint before erection. All steel in exposed locations to be galvanised or propriety galvanised product.
- All bolts steel/steel to be M16 8.8/s UNO.
- All connections to be 2-M16 8.8/s UNO.

F TIMBER

- HARDWOOD - MIN STRESS GRADE F14 UNO
 - S3 Strength group, J2 Joint group.
 - SOFTWOOD - MIN STRESS GRADE mgp10/F5 UNO
 - SD6 Strength group, JD4 Joint group.
- All structural timberwork to be in accordance with current edition of:
 - AS1684 - SAA Timber Framing Code.
- Bolts: All nuts & bolts to be provided with washers.
 - All bolts to be tightened finally before handover.
 - Bolt holes to be 2mm oversize in unseasoned timber.
- Unless detailed otherwise timber members to be fixed with nominal nailing as specified in AS1684.
- Sizes and details not shown shall comply with AS1684.
- Timber roof trusses to be to manufacturer's design with installation strictly in accordance with manufacturer's specification.
- HANDRAILS
 - All stairs and handrails to be in accordance with part 3.9.1 and 3.9.2 of the NCC.
 - All new handrails to be 1000 high min, with balustrading at 125 max clear spacings, stair handrail at 865 with top rail & mid rail minimum.
 - Where floor is 4000 or more above lower level, handrails to have no horizontal members between 150 & 760 above floor, that facilitate climbing.
 - Where a balcony is over a pool: 1000 high handrails, if floor is over 2100 above pool, otherwise 1200 high.
- All openings to be fully flashed with standard galvanised sheet steel flashing.
- All bolts, nuts, washers to be hot dipped galvanised.
- All bolts to have mild steel galvanised washers:
 - Bolts up to 12mm dia - 50x50x3 washers.
 - Bolts up to 20mm dia - 65x65x5 washers.
- Where decking fully exposed to weather, only timber of durability Class 1 or 2, or treated to H3 level, to be used.
- All timbers subject to full weather exposure as per AS1684 - B1
 - Durability, to be primed and painted, or clear sealed to similar level.
 - All engineered timbers in external applications (including framing to underside decks), MUST be primed and painted.
- Truss installation to be in accordance with AS4440.

G TIMBER TERMITE PROTECTION

- Timber protection from termites in accordance with AS3660.
- Barriers to be installed as per drawings or in accordance with NCC and AS recommendations, and these notes.
- Builder to confirm with owner the chosen method of timber protection.
- Owner remains responsible for ongoing inspection of structural timber elements, and that barriers are not compromised.
- Where concrete slab forms barrier, slab to be constructed as per AS2870. Slab & footings to be "monolithic". Termimesh flange to be clamped to pipes and set in slab.
 - 75mm min of exposed slab edge to remain above finished perimeter level. Exposed edge not to be covered by soil, rendered or tiled, but may be painted.
 - Where brickwork conceals edge of slab, in addition to above, provide termimesh barrier below d.p.c. fixed to slab edge.
- Install ant cappings to all brick piers, timber or conc stumps.
 - Keep timber clear of ground when on steel anchors.
 - Non-timber elements (eg steel posts) need no protection from termites.
- All timber in direct contact with conc to be separated by G.I. flashing.

H WET AREA SURFACES

- Waterproofing of internal wet areas shall comply with part 3.6.1 of the NCC.
- Floor surface to bath & laundry shall be impervious, with junctions in showers between walls & floor, and wall & bath flashed to prevent moisture penetration into walls.
- Ceramic tiles or other approved impervious material to walls around showers to 1800mm min above floor including 100mm minimum from edge of shower. Where shower has no hob, impervious material to floor to be placed in a radius of 1500 away from shower head.
- All timber framed walls to wet areas to be lined with Hardies 6FC.

I FLOOR COVERINGS/SMOKE ALARMS

- Floor finishes -refer owner or builder spec, unless shown on drawings.
- Provide smoke alarms in accordance with part 3.7.2 of the NCC and AS 3786.

J CLADDING AND MOULDINGS

- EXTERNAL TIMBER
 - Treated pine and Western Red Cedar cladding to be fixed & finished in accordance with manufacturers' specification.
 - Chamferboards & Weatherboards (including treated boards) to be primed nearly all around before fixing. One third of back face to remain bare for moisture escape.
 - Chamferboard fixing:
 - Up to 75mm - single nailed. Over 75mm - double nailed.
 - Weatherboard fixing: - all single nailed.
 - Onto hardwood frames - 60 x 2.8 nails.
 - Onto softwood frames - 60 x 3.15 deformed shank nails.
 - Vapour permeable Sarking to be provided between cladding and frame, except for pre-primed or treated boards, at owner discretion.
 - Fully or partially recladding a building in a character area may require a demolition application to council. Before proceeding, consult with the certifier.
- INTERNAL TIMBER
 - Nailing:
 - Single nailed up to 100mm wide, double nailed over 100mm wide.
 - 12 or 15mm thick - 30 x 2.0 nails.
 - 19 or 21mm thick - 50 x 2.5 nails.
 - Lining boards nailing centres:
 - 12 or 15mm thick - 800 walls 560 ceilings
 - 19 or 21mm thick - 1800 walls 1200 ceilings
- OTHER CLADDINGS
 - All other external & internal claddings to be fixed & finished in accordance with manufacturer's specification.
- MOULDINGS GUTTERS
 - On renovations or extensions, match existing, uno or owner specified.
 - On new houses, build-ins and separated extensions the following are to be adopted uno or owner specified:
 - cornice: standard 90 plasterboard.
 - architrave: Pine finger jointed 70 x 19.
 - skirting: Pine finger jointed 140 x 19.
 - sills: dressed standard hardwood sills.
 - others (if required by owner):
 - picture rail: Colonial 42 x 19.
 - dado rail: Colonial 66 x 31.
 - fascia: 190 pre-primed, uno.
 - gutter: Stramit zinalume 150 Quad Gutter, uno. downpipes: 90 upvc, uno.

K STAIRS

- Stairs throughout building to achieve Non-Slip rating of P3 for dry areas and P4 for wet areas.

L PROJECT SPECIFIC NOTES

- Refer Drawings.


GENERAL LEGEND & ABBREVIATIONS

refer drawings for specific legends

uno	unless noted otherwise	i/s	inside
nts	not to scale	u/s	underside
cos	confirm on site	o/h	overhang
omp	outer most projection	o/s	outside
rl	reduced level	fl	finished floor level
ms	mild steel	dpc	damp proof course
ss	stainless steel		

IF IN DOUBT ASK

FOR CONSTRUCTION

PWD01 02.09.22 Prelim. Working Drawings PWD01 02.09.22 Prelim. Working Drawings DD01 15.07.22 Design Development Issue Date Issue Description	Rev Date Revision Description	 AS Designed Pty Ltd Principal Annelise Spurgeon Building Designer 0458 648 630 241 Thistle St Gordon Park Q 4031 QBCC Lic. 15135103 ACN 633 342 784	Renovation & Extension	General Notes	Scale at A3 1 : 1	Job No 202214
			at Good Address, Lovely Suburb for Nice Clients	Working Drawings 13.09.22	Designed AS Drawn AS Checked AS	Dwg No 731NT Issue WD01

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 metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres 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 metres 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.

For buildings where scaffold, ladders, trestles are not 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 metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES By Owner

If designer has 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.

source:
BDAQ Mar 2012

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.

THIS INCLUDES (but is not limited to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENANCE PERSONNEL, DEMOLITIONERS.

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).

BUILDING COMPONENTS

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.

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

GENERAL

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 with manufacturer'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

Fibreglass, 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 of 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 or maintenance 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.

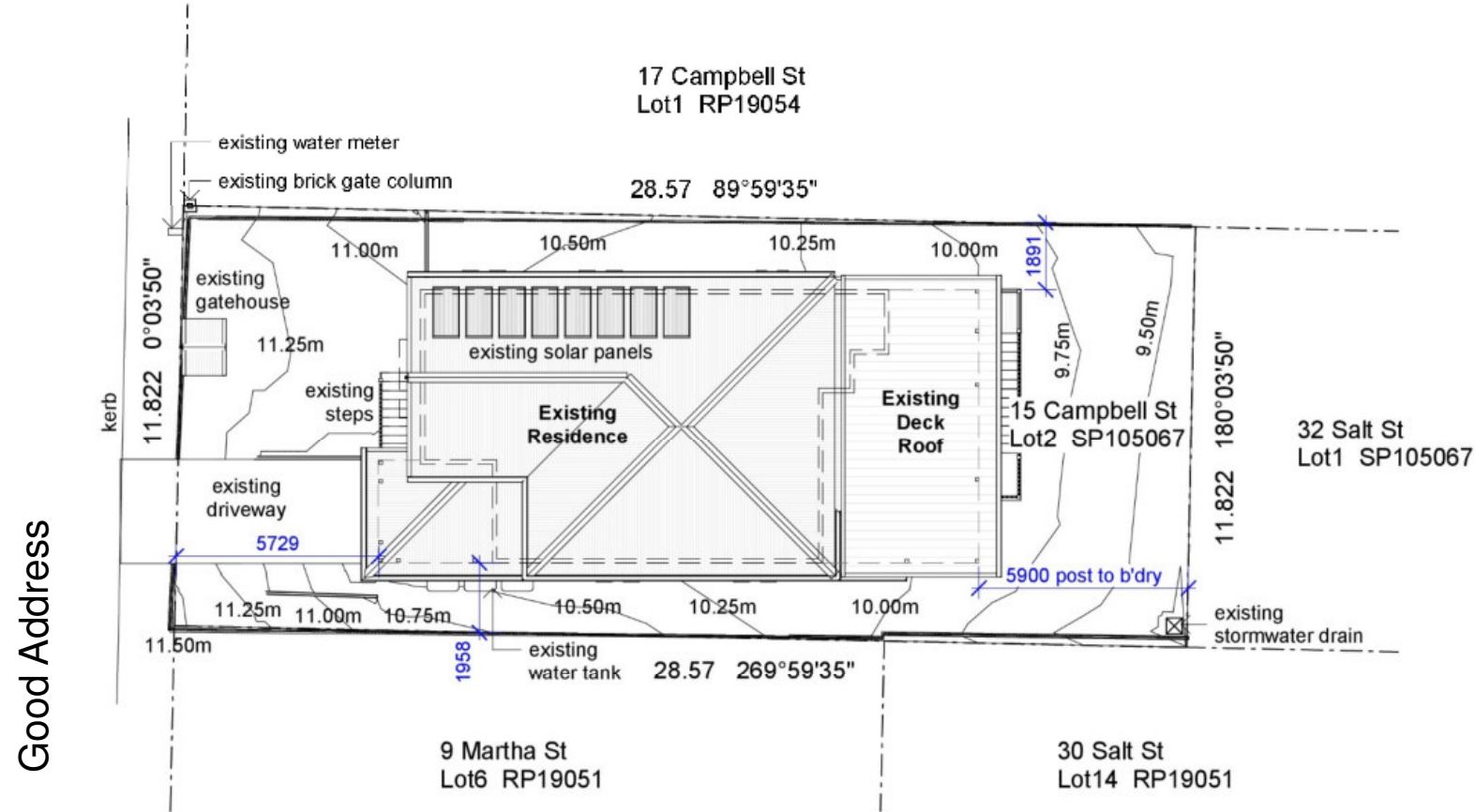
All work using Plant should be carried out in accordance with *Code of Practice: Managing Risks of Plant at the Workplace*.

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 is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

PWD01 02.09.22 Prelim. Working Drawings PWD01 02.09.22 Prelim. Working Drawings DD01 15.07.22 Design Development Issue Date Issue Description	Rev Date Revision Description	 AS Designed Pty Ltd Principal Annelise Spurgeon Building Designer 0458 648 630 241 Thistle St Gordon Park Q 4031 QBCC Lic. 15135103 ACN 633 342 784	Renovation & Extension	Safety in Design Notes	Scale at A3 1 : 1	Job No 202214
			at Good Address, Lovely Suburb for Nice Clients	Safety Report in compliance with Work Health and Safety Act 2011 Working Drawings 13.09.22	Designed AS Drawn AS Checked AS	Dwg No 781SD Issue WD01

- General Notes - Existing Site**
- Existing downpipes assumed to egress into stormwater lines taken to Salt St
 - Services shown hereon have been located where possible by field survey.
 - If not able to be located, services have been plotted from the records of relevant authorities where available.
 - Prior to any excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services.
 - Contours and site data supplied by Survey Mark as provided in this set of drawings.


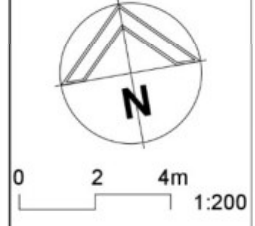


Existing Site Plan
1 : 200

R.P.D.:	Lot 2 SP105067 Ward - Marchant Lutwyche Road Corridor Neighbourhood Plan
Local Authority:	Brisbane City Council
Area:	338m ²
Zoning/Overlays:	LMR2 Trad. Bulid Overlay: YES Small Lot: YES Waterway: NO Flood: NO
Flood Level:	N/A
Transport Corridor:	Category: 0
Climate Zone:	2

North Orientation Note:
North as indicated on these drawings is taken from surveyor's meridian. True North may be somewhat varied.

FOR CONSTRUCTION

WD01 13.09.22 Working Drawings PWD01 02.09.22 Prelim. Working Drawings DA01 21.07.22 Development Application DD01 15.07.22 Design Development Issue Date Issue Description	Rev Date Revision Description	 <p>AS Designed Pty Ltd Principal Annelise Spurgeon Building Designer 0458 648 630 241 Thistle St Gordon Park Q 4031 QBCC Lic. 15135103 ACN 633 342 784</p>	 <p>0 2 4m 1:200</p>	<p>Renovation & Extension</p> <p>at Good Address, Lovely Suburb</p> <p>for Nice Clients</p>	<p>Existing Site Plan</p> <p>Working Drawings 13.09.22</p>	Scale at A3 1 : 200	Job No 202214
						Designed AS	Dwg No 802SP
						Drawn AS	Issue WD01
						Checked AS	Sheet 25 of 33

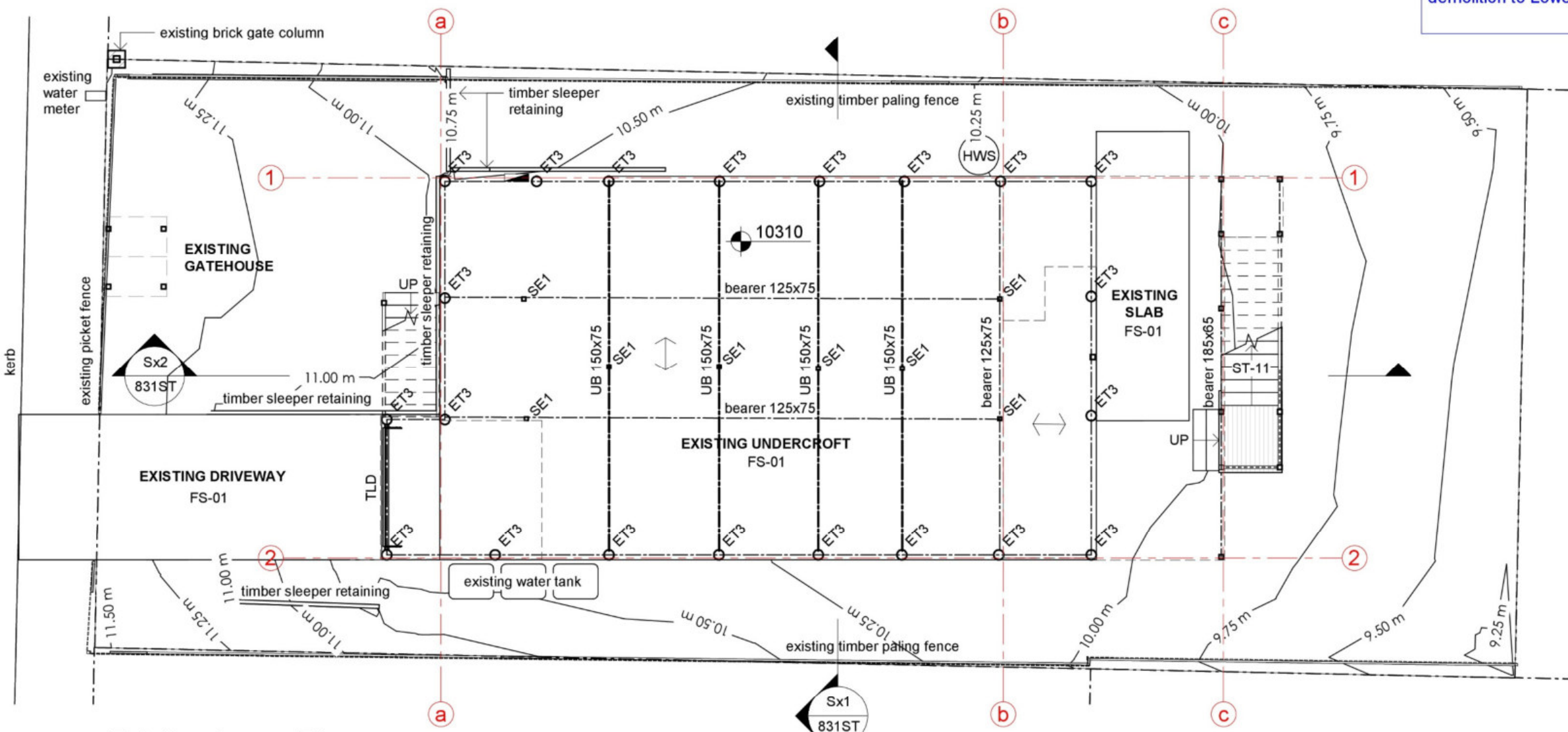
DA Note:
Refer to Sheet 861DP for demolition to Lower Level

existing plan symbols

	raking ceiling with end heights
	ceiling height
	height from ground to u/s bearer
	joist direction

KEYNOTES LEGEND

ITEM	DESCRIPTION
ET3	EXISTING 200dia TIMBER STUMP
FS-01	SLAB AS PER ENGINEER
SE1	NEW STRUCTURAL POST AS SIZED BY ENGINEER
ST-11	TIMBER STAIRS WITH STEEL 2xRHS STRINGERS OPEN RISERS
TLD	TILTADOR GARAGE DOOR



Existing Lower Plan
1 : 100

FOR CONSTRUCTION

WD01 13.09.22 Working Drawings PWD01 02.09.22 Prelim. Working Drawings DA01 21.07.22 Development Application DD01 15.07.22 Design Development SKP01 06.05.22 Prelim. Sketch Design CD01 21.04.22 Concept Design Issue Date Issue Description	Rev Date Revision Description	<p>AS Designed Pty Ltd Principal Annelise Spurgeon Building Designer 0458 648 630 241 Thistle St Gordon Park Q 4031 QBCC Lic. 15135103 ACN 633 342 784</p>	 1:100	Renovation & Extension at Good Address, Lovely Suburb for Nice Clients	Existing Lower Floor Plan Working Drawings 13.09.22	Scale at A3 1 : 100	Job No 202214
						Designed AS	Dwg No 810FP
						Drawn AS	Issue WD01
						Checked AS	Sheet 26 of 33

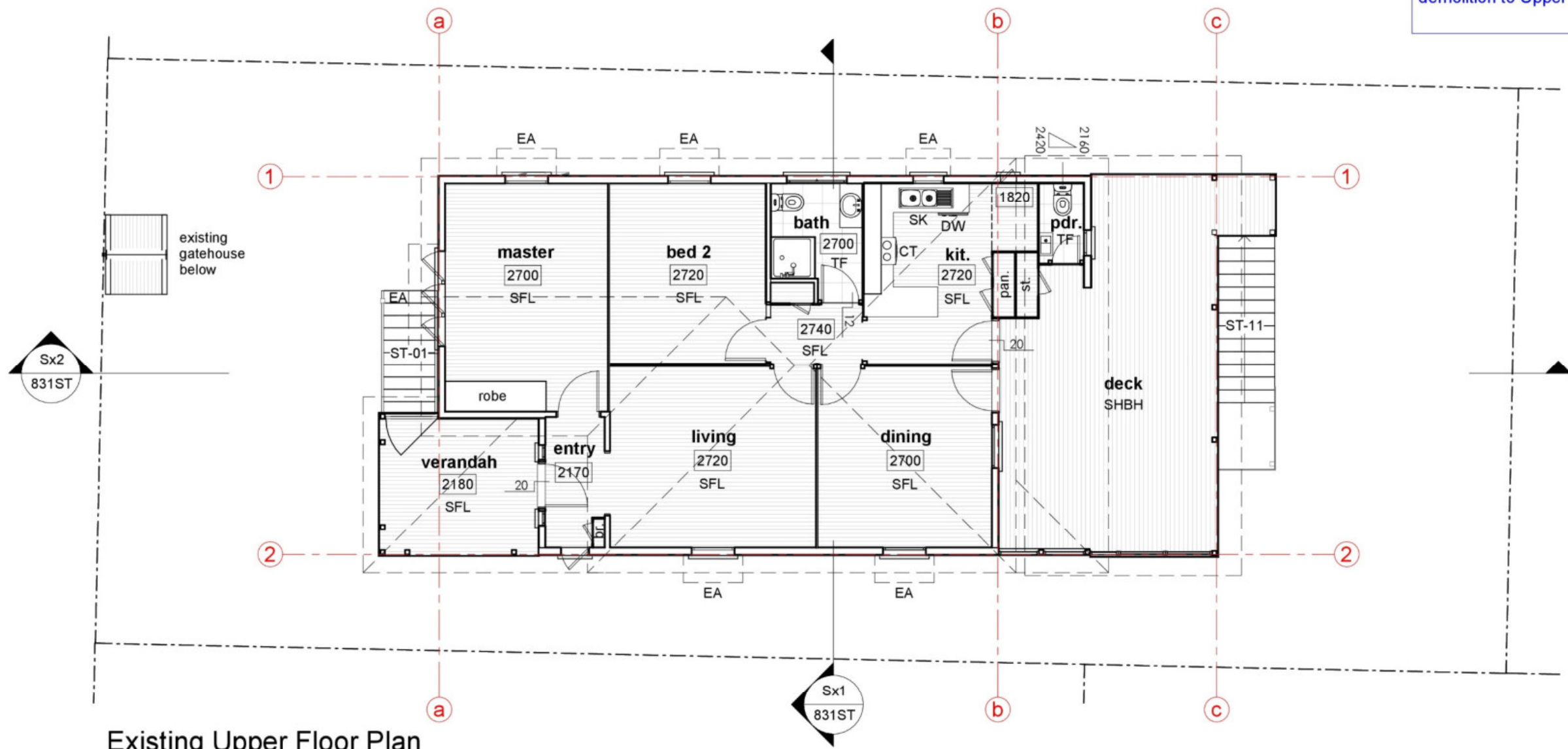
DA Note:
Refer to Sheet 862DP for demolition to Upper Level

existing plan symbols

	raking ceiling with end heights
	ceiling height
	height from ground to u/s bearer
	joist direction

KEYNOTES LEGEND

ITEM	DESCRIPTION
CT	COOKTOP
DW	DISHWASHER LOCATION
EA	EXISTING AWNING
SFL	STRIP FLOORING
SHBH	SHOT EDGED BOARD - HARDWOOD
SK	SINK LOCATION
ST-01	TIMBER STAIRS WITH TIMBER STRINGERS OPEN RISERS
ST-11	TIMBER STAIRS WITH STEEL 2xRHS STRINGERS OPEN RISERS
TF	TILES (floor)



Existing Upper Floor Plan
1 : 100

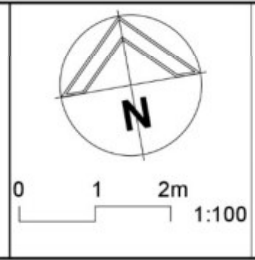
FOR CONSTRUCTION

WD01	13.09.22	Working Drawings
PWD01	02.09.22	Prelim. Working Drawings
DA01	21.07.22	Development Application
DD01	15.07.22	Design Development
SKP01	06.05.22	Prelim. Sketch Design
CD01	21.04.22	Concept Design
Issue Date	Issue Description	

Rev Date	Revision Description
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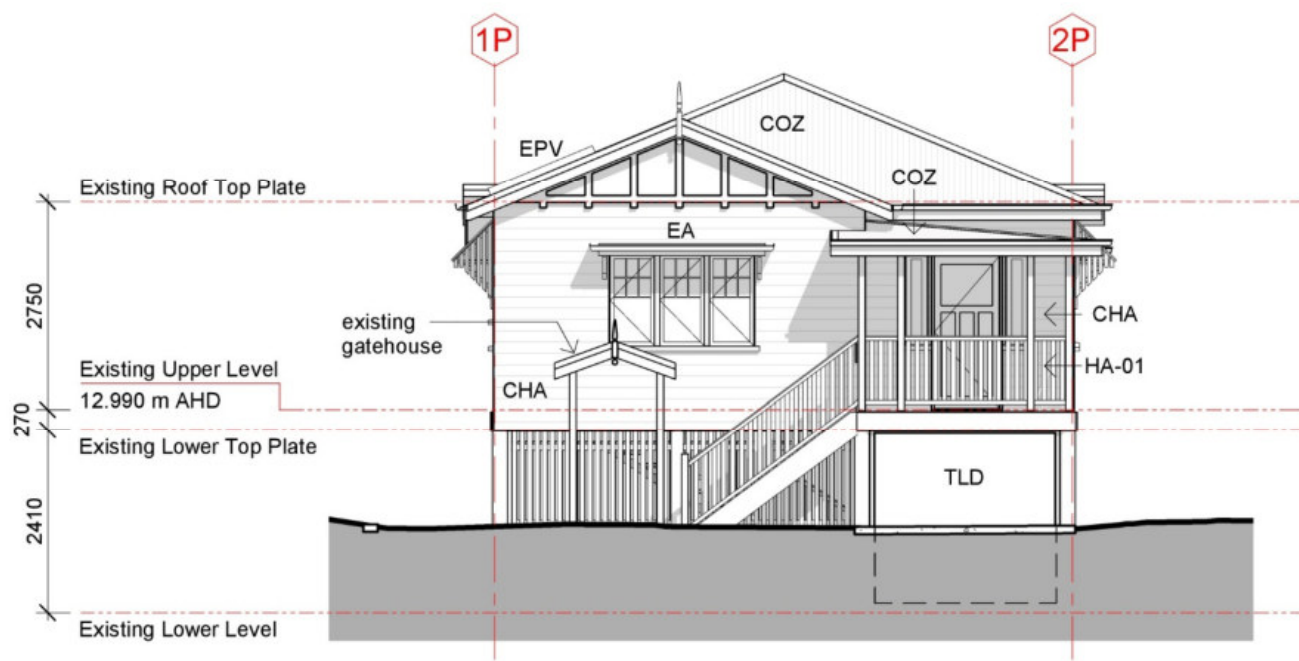
AS Designed Pty Ltd
Principal | Annelise Spurgeon
Building Designer
0458 648 630
241 Thistle St
Gordon Park Q 4031
QBCC Lic. 15135103
ACN 633 342 784



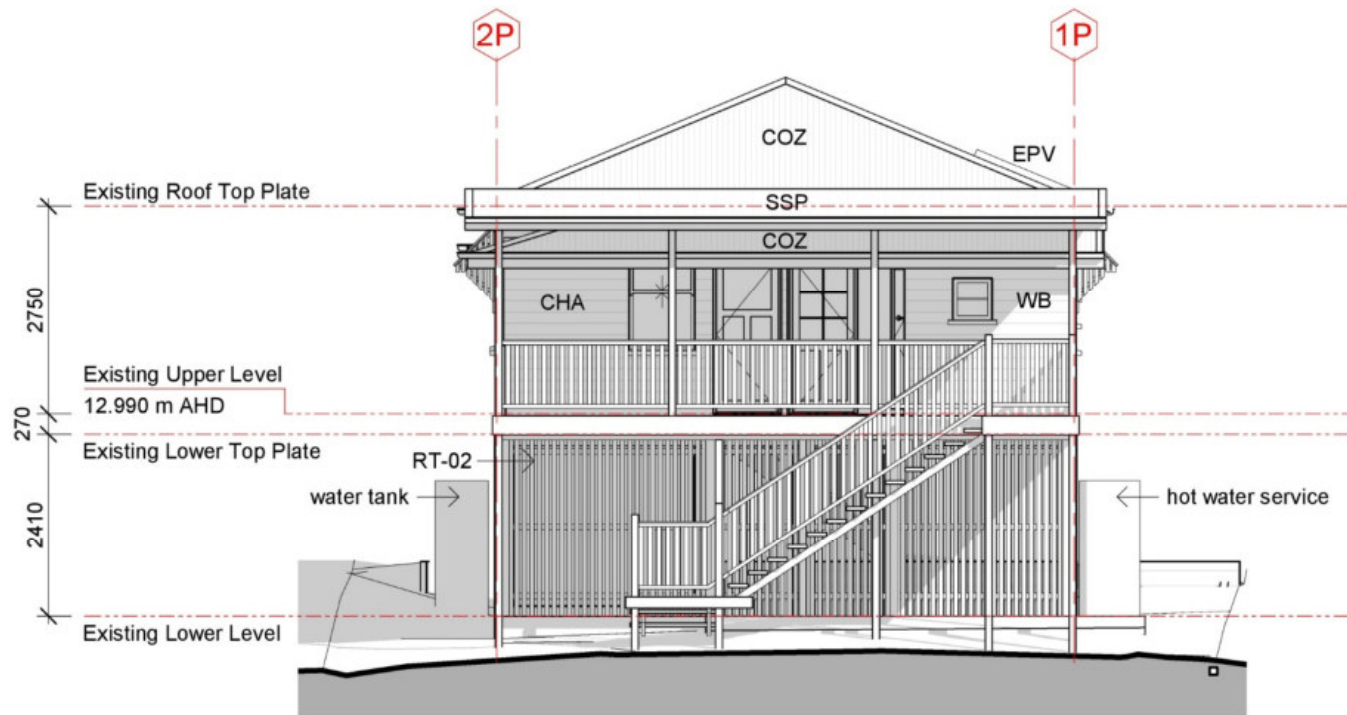
Renovation & Extension
at Good Address, Lovely Suburb
for Nice Clients

Existing Upper Floor Plan
Working Drawings 13.09.22

Scale at A3	Job No
1 : 100	202214
Designed	Dwg No
AS	811FP
Drawn	Issue
AS	WD01
Checked	
AS	




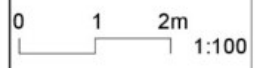
Ex1 Existing West Elevation (Front)
1 : 100

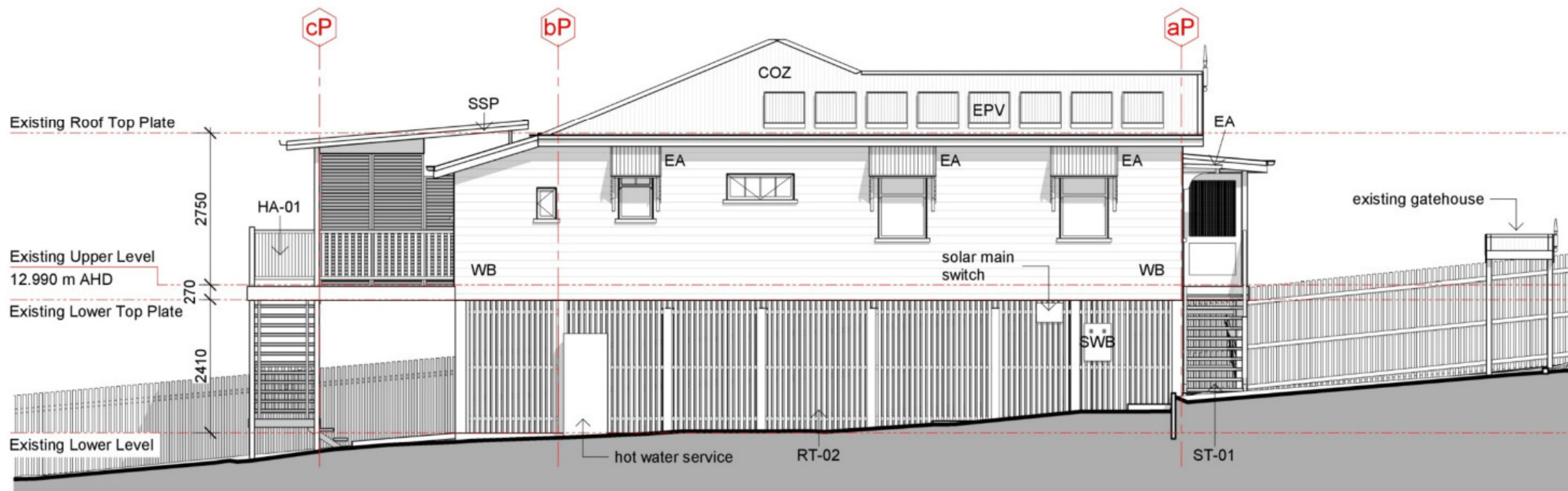


Ex2 Existing East Elevation (Rear)
1 : 100

KEYNOTES LEGEND	
ITEM	DESCRIPTION
CHA	CHAMFERBOARD
COZ	CUSTOMORB - ZINCALUME
EA	EXISTING AWNING
EPV	ELECTRO PHOTOVOLTAIC CELLS
HA-01	HANDRAILS AS SELECTED 1000 HIGH ABOVE FFL
RT-02	RAILINGS TIMBER VERTICAL BATTENS 60x19
SSP	SOLARSPAN SANDWICH PANEL ROOF - SELECTED
TLD	TILTADOR GARAGE DOOR
WB	WEATHERBOARDS

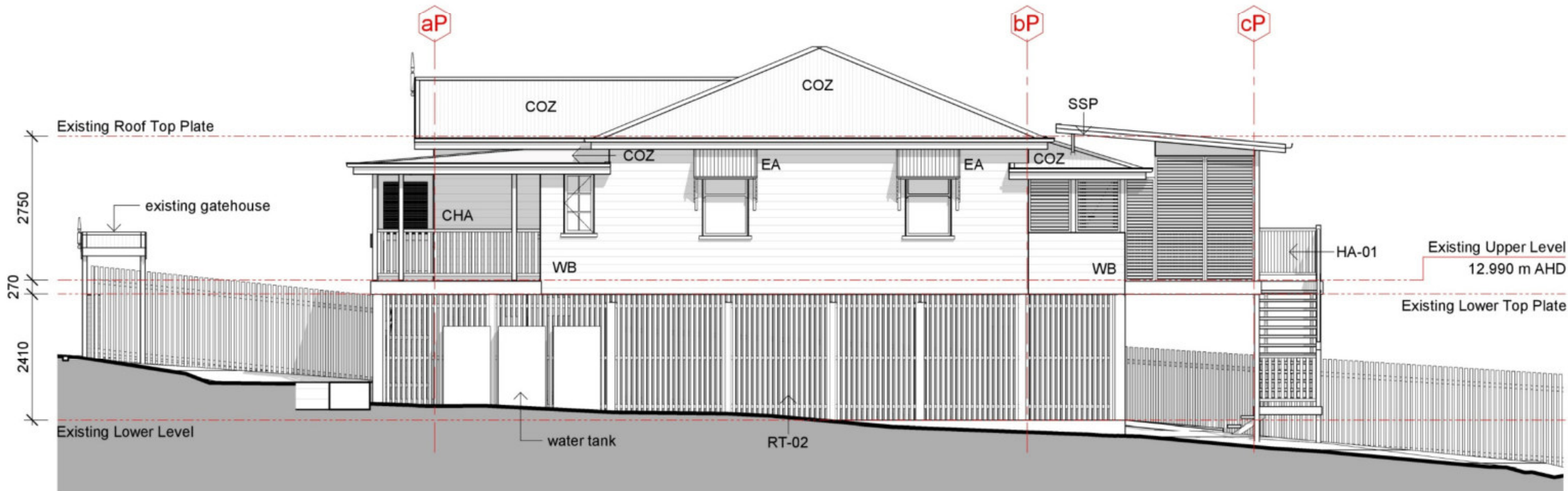
FOR CONSTRUCTION

WD01 13.09.22 Working Drawings PWD01 02.09.22 Prelim. Working Drawings DA01 21.07.22 Development Application DD01 15.07.22 Design Development SKP01 06.05.22 Prelim. Sketch Design Issue Date Issue Description	Rev Date Revision Description	 AS Designed Pty Ltd Principal Annelise Spurgeon Building Designer 0458 648 630 241 Thistle St Gordon Park Q 4031 QBCC Lic. 15135103 ACN 633 342 784		Renovation & Extension at Good Address, Lovely Suburb for Nice Clients	Existing Elevations - Front & Rear Working Drawings 13.09.22	Scale at A3 1 : 100 Designed AS Drawn AS Checked AS	Job No 202214 Dwg No 821EL Issue WD01
						Sheet 28 of 33	





KEYNOTES LEGEND	
ITEM	DESCRIPTION
CHA	CHAMFERBOARD
COZ	CUSTOMORB - ZINCALUME
EA	EXISTING AWNING
EPV	ELECTRO PHOTOVOLTAIC CELLS
HA-01	HANDRAILS AS SELECTED 1000 HIGH ABOVE FFL
RT-02	RAILINGS TIMBER VERTICAL BATTENS 60x19
SSP	SOLARSPAN SANDWICH PANEL ROOF - SELECTED
ST-01	TIMBER STAIRS WITH TIMBER STRINGERS OPEN RISERS
SWB	SWITCHBOARD LOCATION
WB	WEATHERBOARDS

Ex3 Existing North Elevation
1 : 100

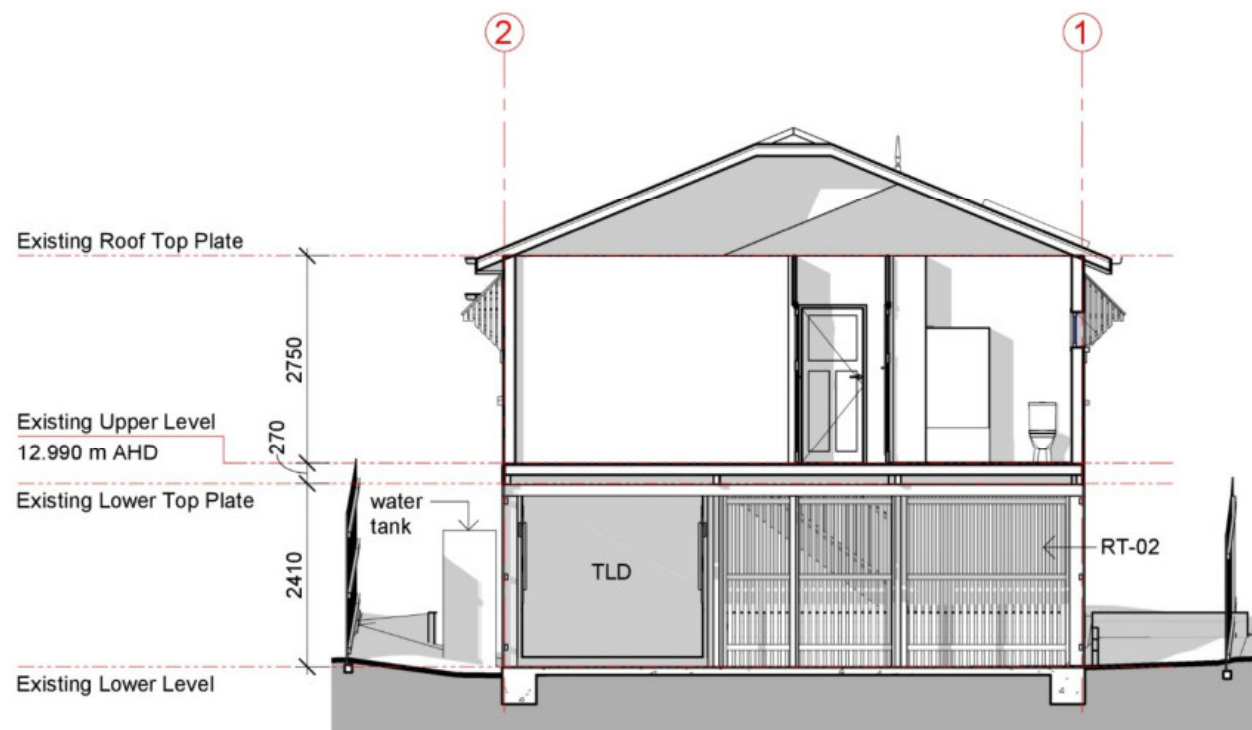


Ex4 Existing South Elevation
1 : 100

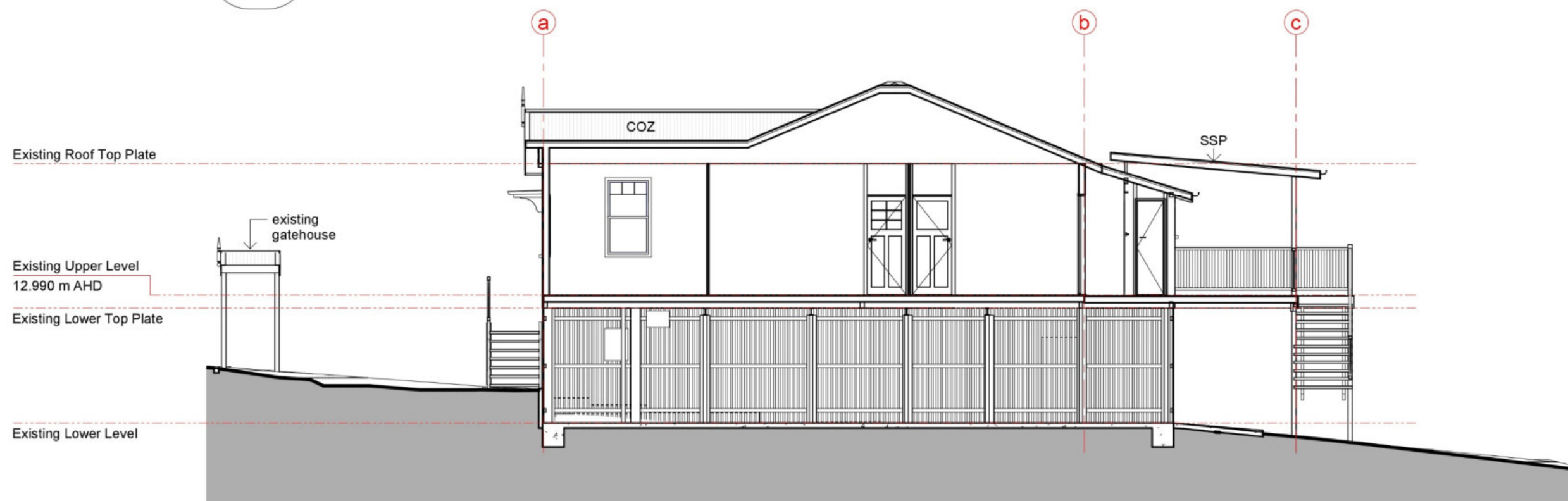
FOR CONSTRUCTION

WD01 13.09.22 Working Drawings PWD01 02.09.22 Prelim. Working Drawings DA01 21.07.22 Development Application DD01 15.07.22 Design Development SKP01 06.05.22 Prelim. Sketch Design Issue Date Issue Description	Rev Date Revision Description	 AS Designed Pty Ltd Principal Annelise Spurgeon Building Designer 0458 648 630 241 Thistle St Gordon Park Q 4031 QBCC Lic. 15135103 ACN 633 342 784		Renovation & Extension at Good Address, Lovely Suburb for Nice Clients	Existing Elevations - Sides Working Drawings 13.09.22	Scale at A3 1 : 100 Designed AS Drawn AS Checked AS	Job No 202214 Dwg No 822EL Issue WD01
				Issue Date Issue Description		Sheet 29 of 33	

KEYNOTES LEGEND	
ITEM	DESCRIPTION
COZ	CUSTOMORB - ZINCALUME
RT-02	RAILINGS TIMBER VERTICAL BATTENS 60x19
SSP	SOLARSPAN SANDWICH PANEL ROOF - SELECTED
TLD	TILTADOR GARAGE DOOR





Sx1 Existing Short Section
810FP 1:100



Sx2 Existing Long Section
810FP 1:100

FOR CONSTRUCTION

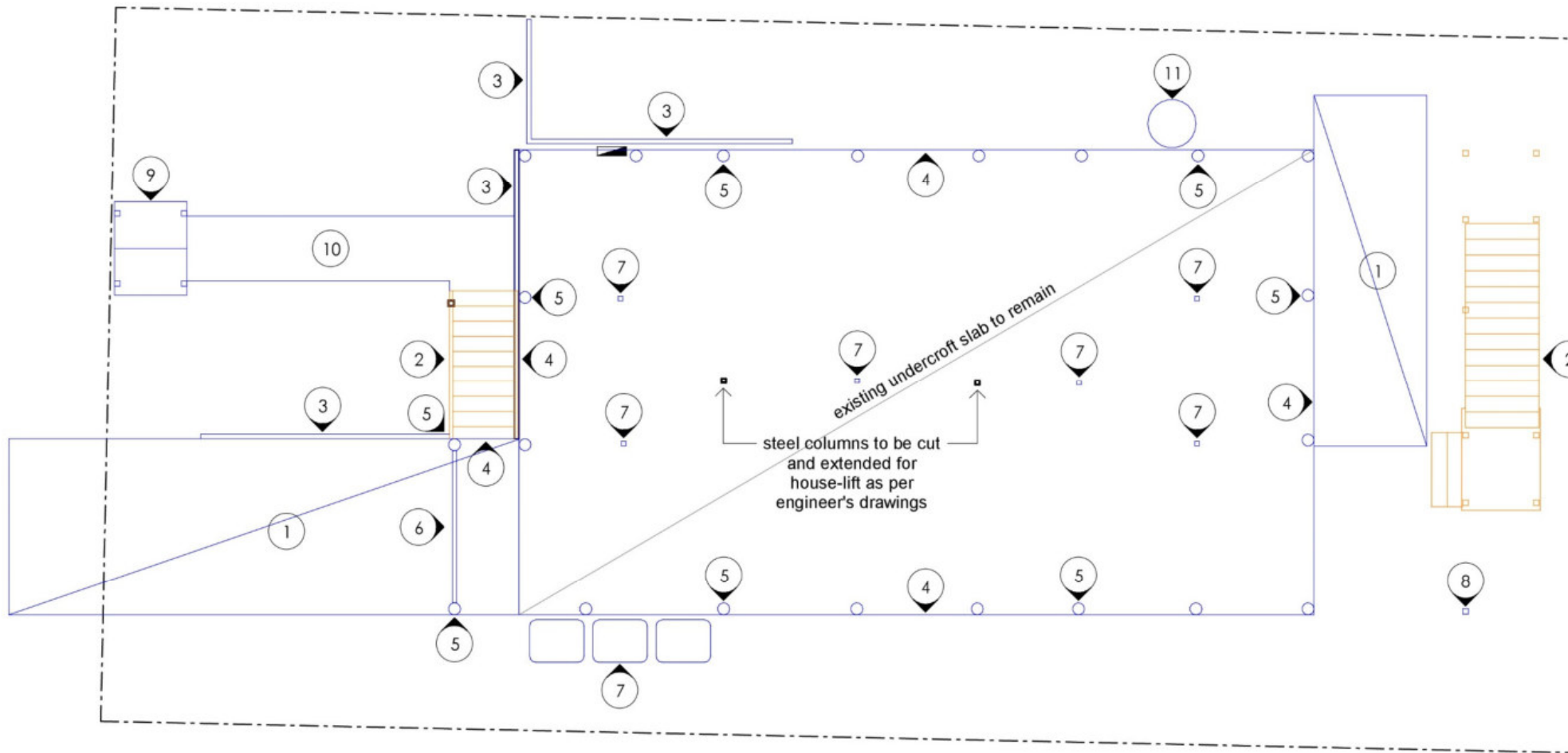
WD01 13.09.22 Working Drawings PWD01 02.09.22 Prelim. Working Drawings DD01 15.07.22 Design Development Issue Date Issue Description	Rev Date Revision Description	 AS Designed Pty Ltd Principal Annelise Spurgeon Building Designer 0458 648 630 241 Thistle St Gordon Park Q 4031 QBCC Lic. 15135103 ACN 633 342 784		Renovation & Extension at Good Address, Lovely Suburb for Nice Clients	Existing Sections Working Drawings 13.09.22	Scale at A3 1 : 100 Designed AS Drawn AS Checked AS	Job No 202214 Dwg No 831ST Issue WD01
						Sheet 30 of 33	

DA Note:

- Refer to Demolition Notes on this sheet corresponding to numbered icons

DEMOLITION LEGEND

RED	assessable demolition
ORANGE	stair demolition exempt
BLUE	post-1946 demolition
GREEN	internal demolition & demolition beyond ridge line



Demolition Notes

No	Demo Description
1	Remove concrete slab
2	Remove post-1946 stairs
3	Remove existing timber sleeper retaining wall
4	Remove timber vertical battens from undercroft perimeter
5	Demolish all timber stumps to perimeter of undercroft
6	Demolish post-1946 tilt panel garage door
7	Demolish steel columns
8	Demolish timber post
9	Demolish post-1946 gatehouse
10	Remove paved pathway
11	Remove hot water service tank
12	Demolish section of post-1946 timber balustrade
13	Remove post-1946 lattice door to deck
14	Remove post-1946 awning for re-use to new office window
15	Demolish small section of pre-1947 weatherboards and wall framing to make way for door into new stairwell
16	Internal demolition and demolition beyond ridge point
17	Remove post-1946 awning window
18	Demolish all materials & elements below original building, all of which are post-1946 materials. Refer demolition floor plans for further information.
19	Remove weatherboard cladding rear of ridge line


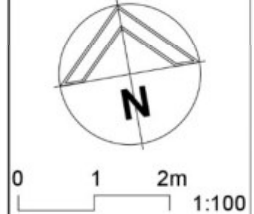
Demolition Plan - Lower Level

1 : 100

General Notes - Demolition

- Undertake other demolition work as required, in order to produce the final building as illustrated in these drawings.
- During demolition, ensure that all necessary hoardings, screens, propping & procedures are carried out, as required under the Workplace Health & Safety Act and to provide structural adequacy.
- Where junctions/elements between demolished and remaining items are to remain, these areas are to be made good.
- Where practical, retain removed materials for re-use, particularly items listed as such on this drawing. Store items for re-use away from the elements, or as appropriate.
- If asbestos based materials are encountered, specialist removers must be engaged, and all other persons removed from site. Also, all neighbouring properties to be informed.
- Safety - Refer notes in this set.

FOR CONSTRUCTION

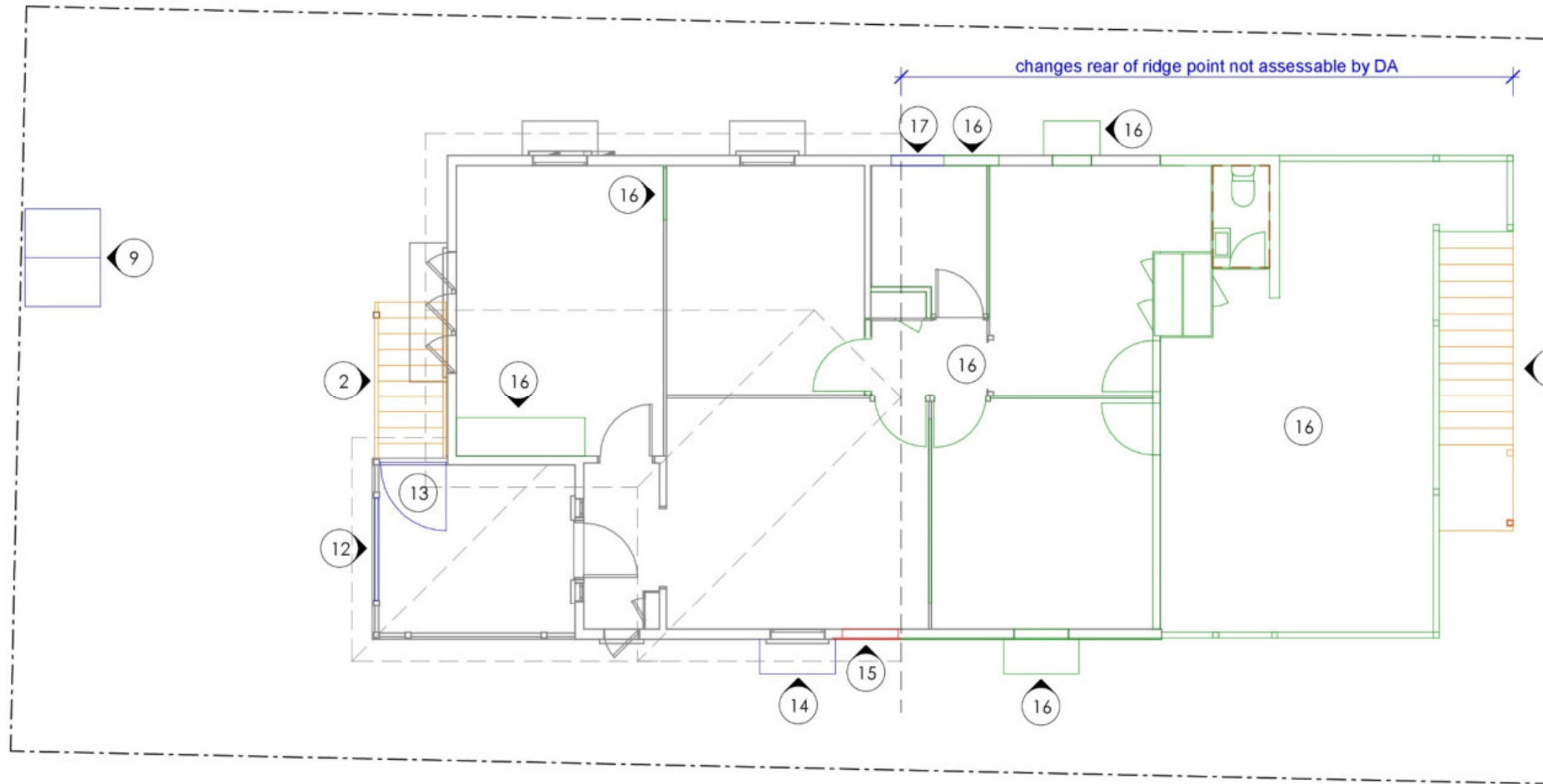
WD01 13.09.22 Working Drawings PWD01 02.09.22 Prelim. Working Drawings DA01 21.07.22 Development Application Issue Date Issue Description	Rev Date Revision Description	 <p>AS Designed Pty Ltd Principal Annelise Spurgeon Building Designer 0458 648 630 241 Thistle St Gordon Park Q 4031 QBCC Lic. 15135103 ACN 633 342 784</p>		Renovation & Extension at Good Address, Lovely Suburb for Nice Clients	Demolition - Lower Level Working Drawings 13.09.22	Scale at A3 1 : 100 Designed AS Drawn AS Checked AS	Job No 202214 Dwg No 861DP Issue WD01
				AS Designed Pty Ltd		AS	AS

DA Note:

- Refer to Demolition Notes on this sheet corresponding to numbered icons

DEMOLITION LEGEND

- RED assessable demolition
- ORANGE stair demolition exempt
- BLUE post-1946 demolition
- GREEN internal demolition & demolition beyond ridge line



Demolition Notes

No	Demo Description
1	Remove concrete slab
2	Remove post-1946 stairs
3	Remove existing timber sleeper retaining wall
4	Remove timber vertical battens from undercroft perimeter
5	Demolish all timber stumps to perimeter of undercroft
6	Demolish post-1946 tilt panel garage door
7	Demolish steel columns
8	Demolish timber post
9	Demolish post-1946 gatehouse
10	Remove paved pathway
11	Remove hot water service tank
12	Demolish section of post-1946 timber balustrade
13	Remove post-1946 lattice door to deck
14	Remove post-1946 awning for re-use to new office window
15	Demolish small section of pre-1947 weatherboards and wall framing to make way for door into new stairwell
16	Internal demolition and demolition beyond ridge point
17	Remove post-1946 awning window
18	Demolish all materials & elements below original building, all of which are post-1946 materials. Refer demolition floor plans for further information.
19	Remove weatherboard cladding rear of ridge line


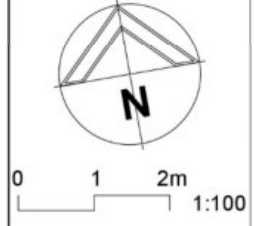
Demolition Plan - Upper Level

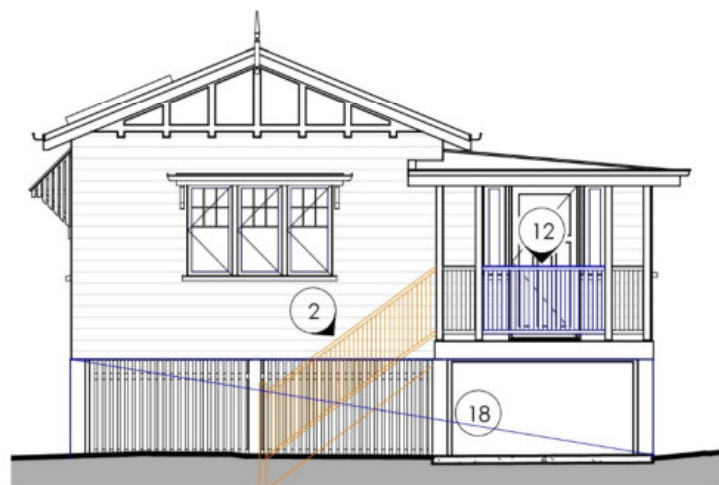
1 : 100

General Notes - Demolition

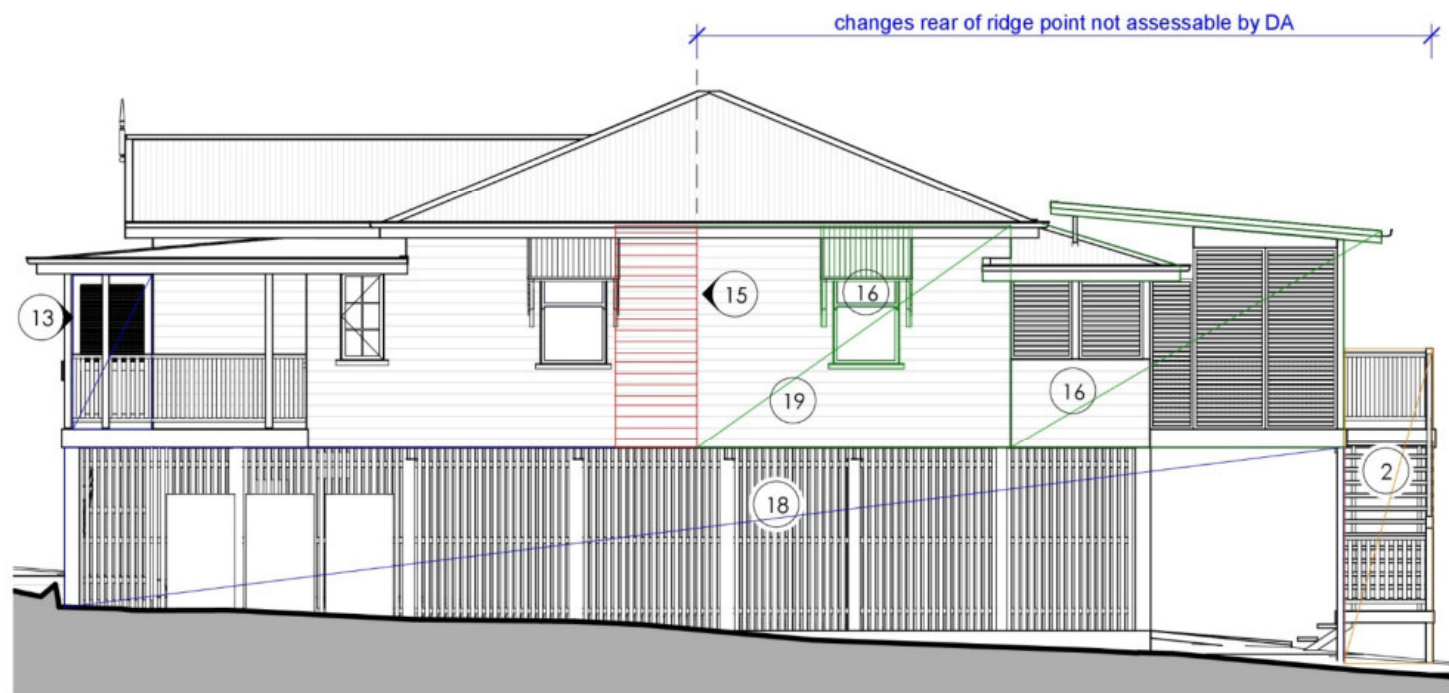
- Undertake other demolition work as required, in order to produce the final building as illustrated in these drawings.
- During demolition, ensure that all necessary hoardings, screens, propping & procedures are carried out, as required under the Workplace Health & Safety Act and to provide structural adequacy.
- Where junctions/elements between demolished and remaining items are to remain, these areas are to be made good.
- Where practical, retain removed materials for re-use, particularly items listed as such on this drawing. Store items for re-use away from the elements, or as appropriate.
- If asbestos based materials are encountered, specialist removers must be engaged, and all other persons removed from site. Also, all neighbouring properties to be informed.
- Safety - Refer notes in this set.

FOR CONSTRUCTION

WD01 13.09.22 Working Drawings PWD01 02.09.22 Prelim. Working Drawings DA01 21.07.22 Development Application Issue Date Issue Description	Rev Date Revision Description	 <p>AS Designed Pty Ltd Principal Annelise Spurgeon Building Designer 0458 648 630 241 Thistle St Gordon Park Q 4031 QBCC Lic. 15135103 ACN 633 342 784</p>		Renovation & Extension at Good Address, Lovely Suburb for Nice Clients	Demolition - Upper Level Working Drawings 13.09.22	Scale at A3 1 : 100	Job No 202214
						Designed AS	Dwg No 862DP
						Checked AS	Issue WD01



Demolition - West Elevation (Front)
1 : 100



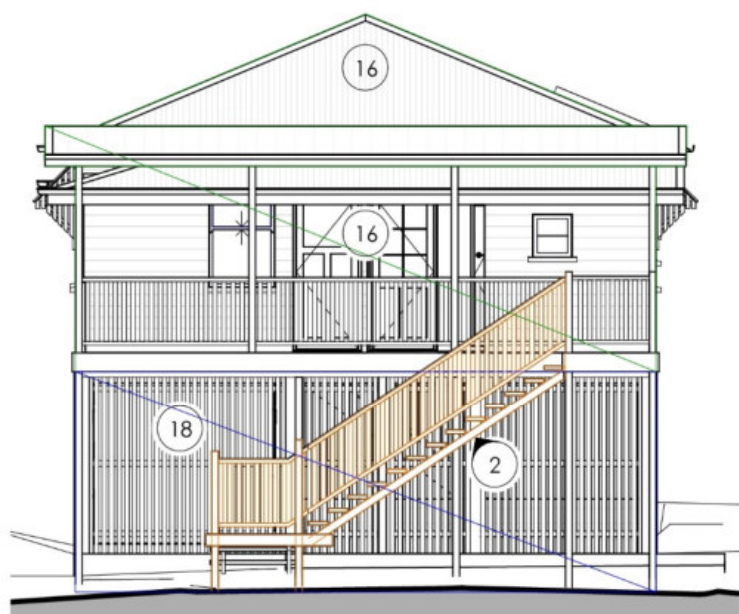
Demolition - South Elevation
1 : 100

DEMOLITION LEGEND	
— RED	assessable demolition
— ORANGE	stair demolition exempt
— BLUE	post-1946 demolition
— GREEN	internal demolition & demolition beyond ridge line

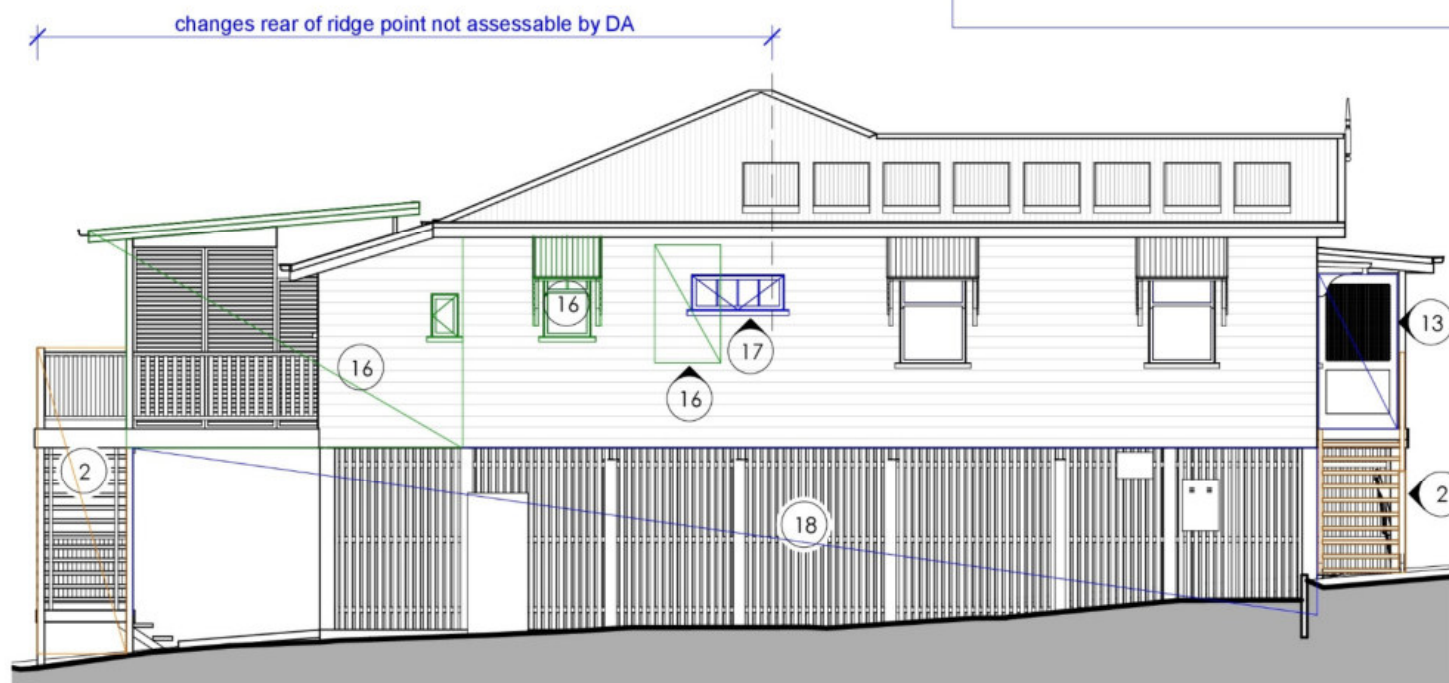
Demolition Notes	
No	Demo Description
1	Remove concrete slab
2	Remove post-1946 stairs
3	Remove existing timber sleeper retaining wall
4	Remove timber vertical battens from undercroft perimeter
5	Demolish all timber stumps to perimeter of undercroft
6	Demolish post-1946 tilt panel garage door
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16	Internal demolition and demolition beyond ridge point
17	Remove post-1946 awning window
18	Demolish all materials & elements below original building, all of which are post-1946 materials. Refer demolition floor plans for further information.
19	Remove weatherboard cladding rear of ridge line

DA Notes:

- Refer to Demolition Notes on this sheet corresponding to numbered icons
- Refer to Sheets 861DP and 862DP (Demolition Floor Plans) for further details





Demolition - East Elevation (Rear)
1 : 100



Demolition - North Elevation
1 : 100

General Notes - Demolition	
1	Undertake other demolition work as required, in order to produce the final building as illustrated in these drawings.
2	During demolition, ensure that all necessary hoardings, screens, propping & procedures are carried out, as required under the Workplace Health & Safety Act and to provide structural adequacy.
3	Where junctions/elements between demolished and remaining items are to remain, these areas are to be made good.
4	Where practical, retain removed materials for re-use, particularly items listed as such on this drawing. Store items for re-use away from the elements, or as appropriate.
5	If asbestos based materials are encountered, specialist removers must be engaged, and all other persons removed from site. Also, all neighbouring properties to be informed.
6	Safety - Refer notes in this set.

FOR CONSTRUCTION

WD01 13.09.22 Working Drawings PWD01 02.09.22 Prelim. Working Drawings DA01 21.07.22 Development Application Issue Date Issue Description	Rev Date Revision Description	 AS Designed Pty Ltd Principal Annelise Spurgeon Building Designer 0458 648 630 241 Thistle St Gordon Park Q 4031 QBCC Lic. 15135103 ACN 633 342 784		Renovation & Extension at Good Address, Lovely Suburb for Nice Clients	Demolition Elevations Working Drawings 13.09.22	Scale at A3 1 : 100 Designed AS Drawn AS Checked AS	Job No 202214 Dwg No 865DE Issue WD01
				Issue Date Issue Description		Sheet 33 of 33	