

ALTERATIONS & ADDITIONS

at 4 PINE HILLS COURT, ORFORD TAS 7190

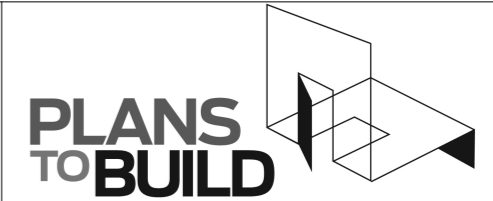
ANDREW HART & ANNABEL ONSLOW

ARCHITECTURAL

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A010	WINDOW AND DOOR SCHED...
A011	GENERAL REQUIREMENTS
A012	DRAINAGE PLAN

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERING DRAWINGS, BAL REPORT, WASTERWATER REPORT & FORMS 35

DRAWING ATTACHMENTS
INSULATION SCHEDULE
GLAZING CALCULATOR
LIGHTING CALCULATOR
BAL REQUIREMENTS



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GENERAL NOTES:

IN ACCORDANCE WITH THE N.C.C.S BUILDING CODE OF AUSTRALIA VOLUME TWO, ALL BUILDING WORK SHALL BE IN STRICT COMPLIANCE WITH COUNCIL LAWS, REFERENCED AUSTRALIAN STANDARDS, BUILDING ACTS & REGULATIONS REFER ALSO TO THE GENERAL REQUIREMENTS PAGE.

THE BUILDER SHALL SECURE AND MAKE SAFE THE WORKSITE IN ACCORDANCE WITH WORK SAFE TASMANIA & WHS GUIDELINES & REGULATIONS.

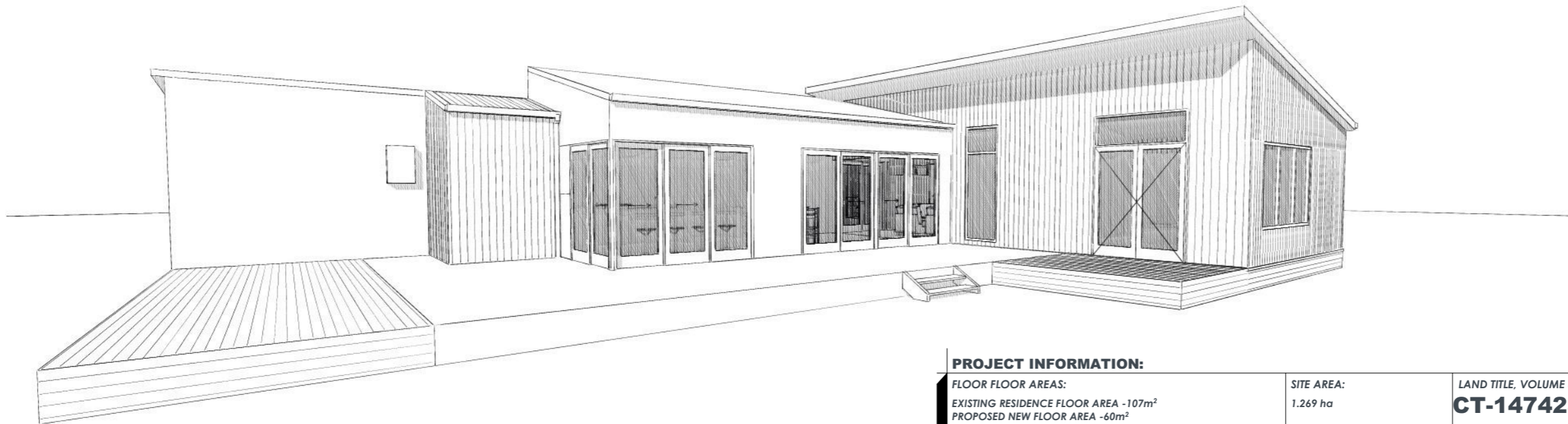
THE BUILDER SHALL CARRY OUT DIAL BEFORE YOU DIG REFERRAL FOR LOCATIONS OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCING ANY EARTHWORKS.

THE BUILDER SHALL INSTALL SILT TRAPS & SCREENS AT THE PROPERTY BOUNDARY TO PREVENT SILT RUNOFF INTO THE COUNCIL MAIN SYSTEM FOR THE DURATION OF SITE WORKS.

THE BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SETOUT OF ALL WORKS. A LAND SURVEYOR IS RECOMMENDED BY THE DESIGNER FOR ALL SETOUT. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED DIMENSIONS.

ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ENGINEERING DRAWINGS AND SPECIFICATIONS. THE DESIGNER SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH THE DRAWINGS.

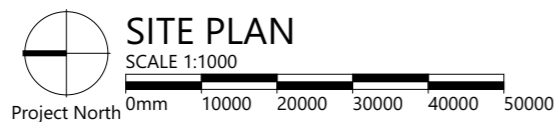
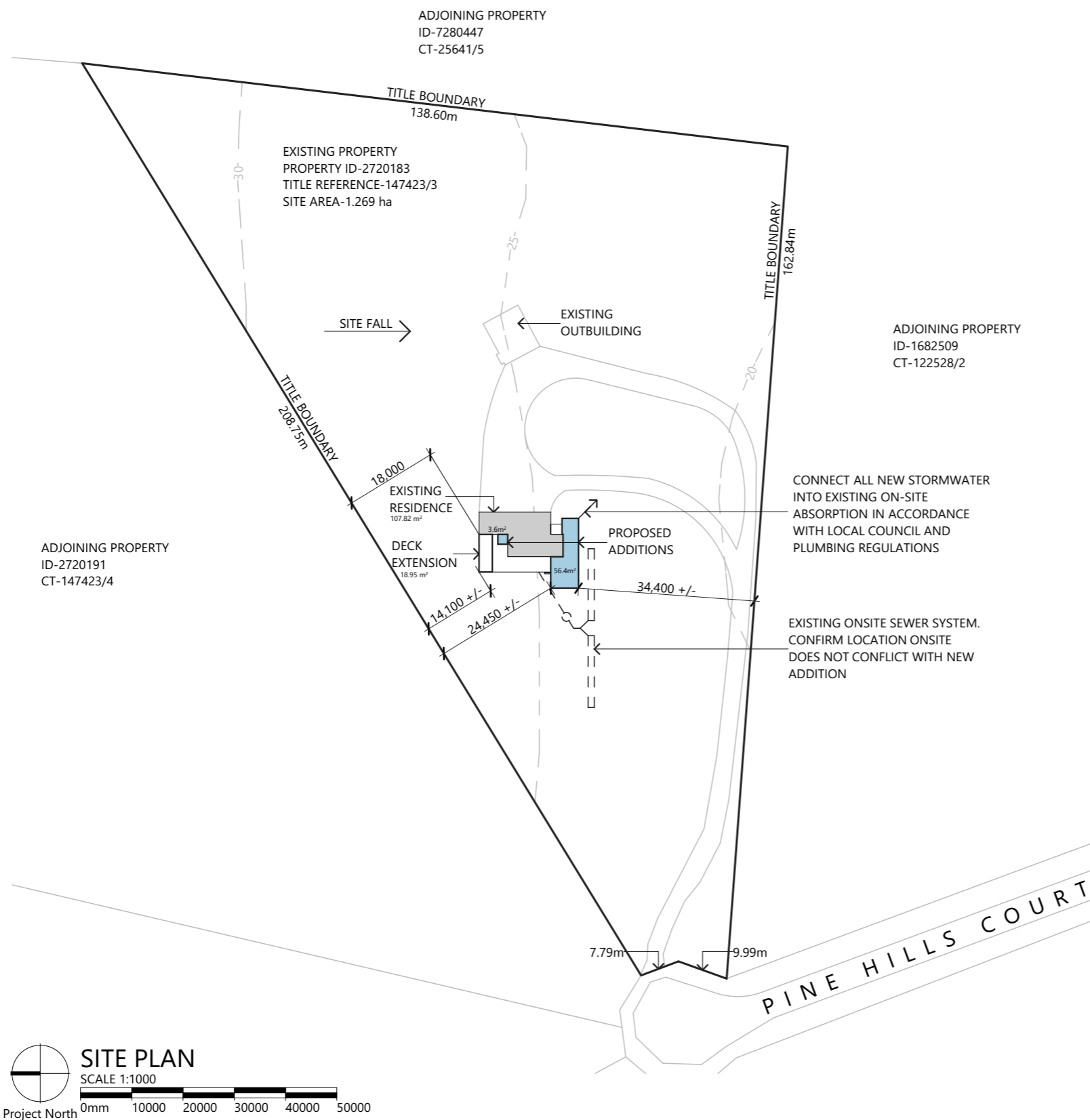
ALL FITTINGS & FIXTURES INSTALLED SHALL BE PURCHASED AS NEW CONDITION & QUALITY & CARRY THE RELEVANT AUSTRALIAN STANDARD COMPLIANCES.



PROJECT INFORMATION:

FLOOR FLOOR AREAS: EXISTING RESIDENCE FLOOR AREA -107m ² PROPOSED NEW FLOOR AREA -60m ²		SITE AREA: 1.269 ha	LAND TITLE, VOLUME & FOLIO CT-147423/3
SITE OVERLAYS: N/A	SITE CLASSIFICATION : N/A	CLIMATE ZONE: 7	ALPINE AREA: N/A
BUSHFIRE ATTACK LEVEL: REFER TO REPORT	WIND REGION: A3	DESIGN WIND SPEED N2	TERRAIN CLASSIFICATION: T2
COUNCIL: GLAMORGAN-SPRING BAY	SCALE: IF IN DOUBT ASK SCALE @ A3	PRINT DATE: 18-Aug-17	PROJECT NUMBER: 177056

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rev.	Amendment	Date
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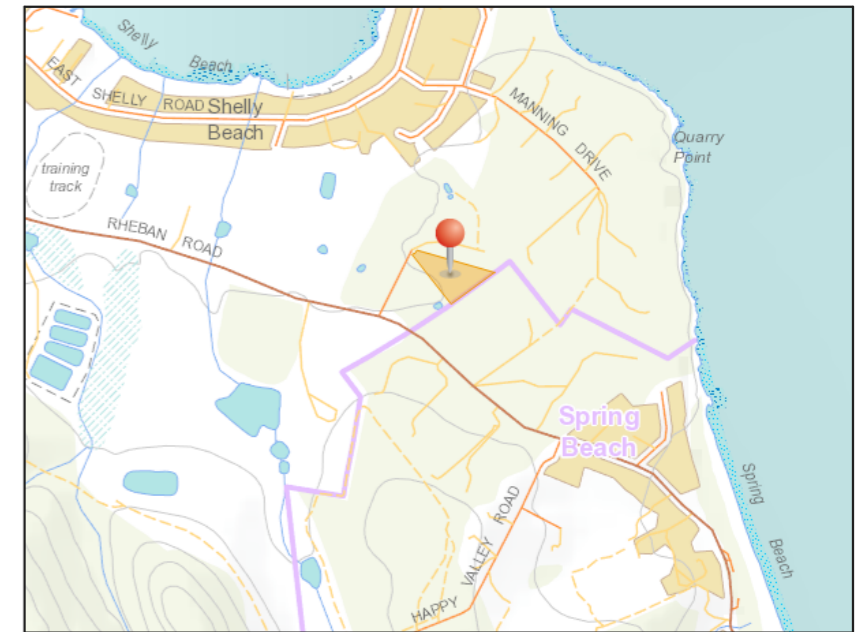
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A01

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LOCATION PLAN

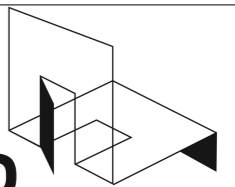
SITE PLAN NOTES

SURFACE AND SUBSURFACE DRAINAGE SYSTEMS IN ACCORDANCE WITH PART D2. NCC PLUMBING CODE OF AUSTRALIA VOLUME THREE THE DESIGN, CONSTRUCTION AND INSTALLATION OF A STORMWATER DRAINAGE SYSTEM MUST BE IN ACCORDANCE WITH AS/NZS 3500.3

ALL STORMWATER FROM NEW BUILDINGS TO BE COLLECTED VIA 90mm DIA UPVC DOWNPIPES FROM EAVES GUTTERS AND PIPED USING 100mm UPVC SUB SURFACE DRAINAGE TO EXISTING ON-SITE ABSORPTION & OVERLAND DRAINAGE SYSTEMS. STORMWATER RUNOFF SHALL BE DIRECTED AWAY FROM ADJOINING PROPERTIES & OUTBUILDINGS.

ALL SEWER FROM NEW BUILDINGS IS TO BE COLLECTED VIA 100mm UPVC SUB SURFACE DRAINAGE PIPES TO EXISTING ONSITE WASTE WATER SYSTEM IN ACCORDANCE WITH LOCAL COUNCIL AND PLUMBING REGULATIONS, REFER TO WASTE WATER REPORT

PLANS TO BUILD

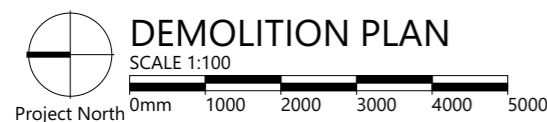
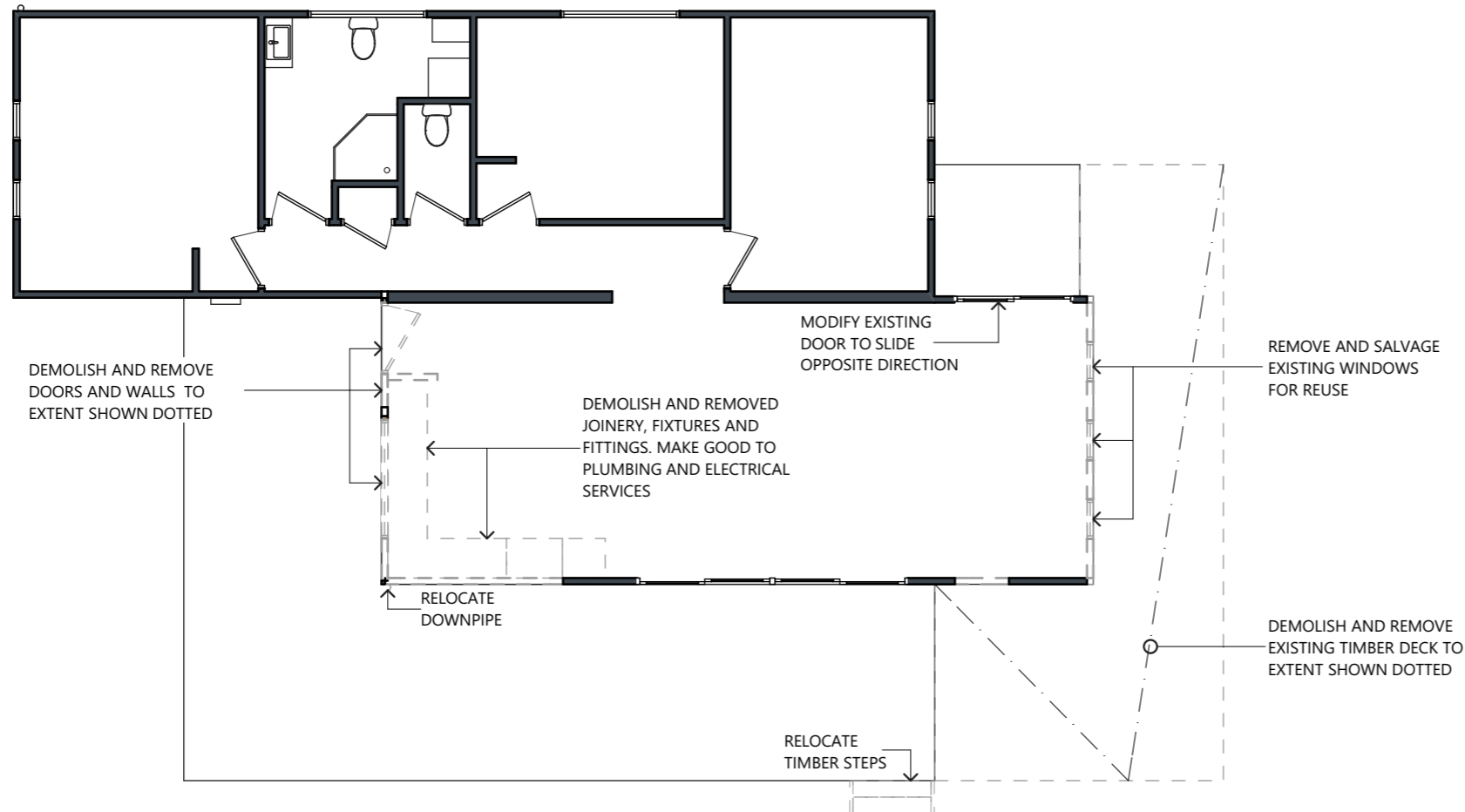


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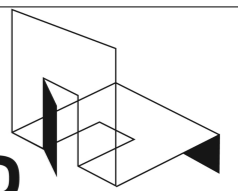
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A02

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PLANS TO BUILD










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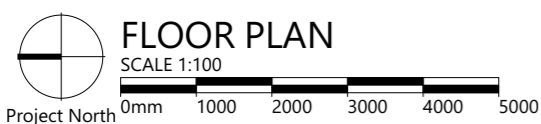
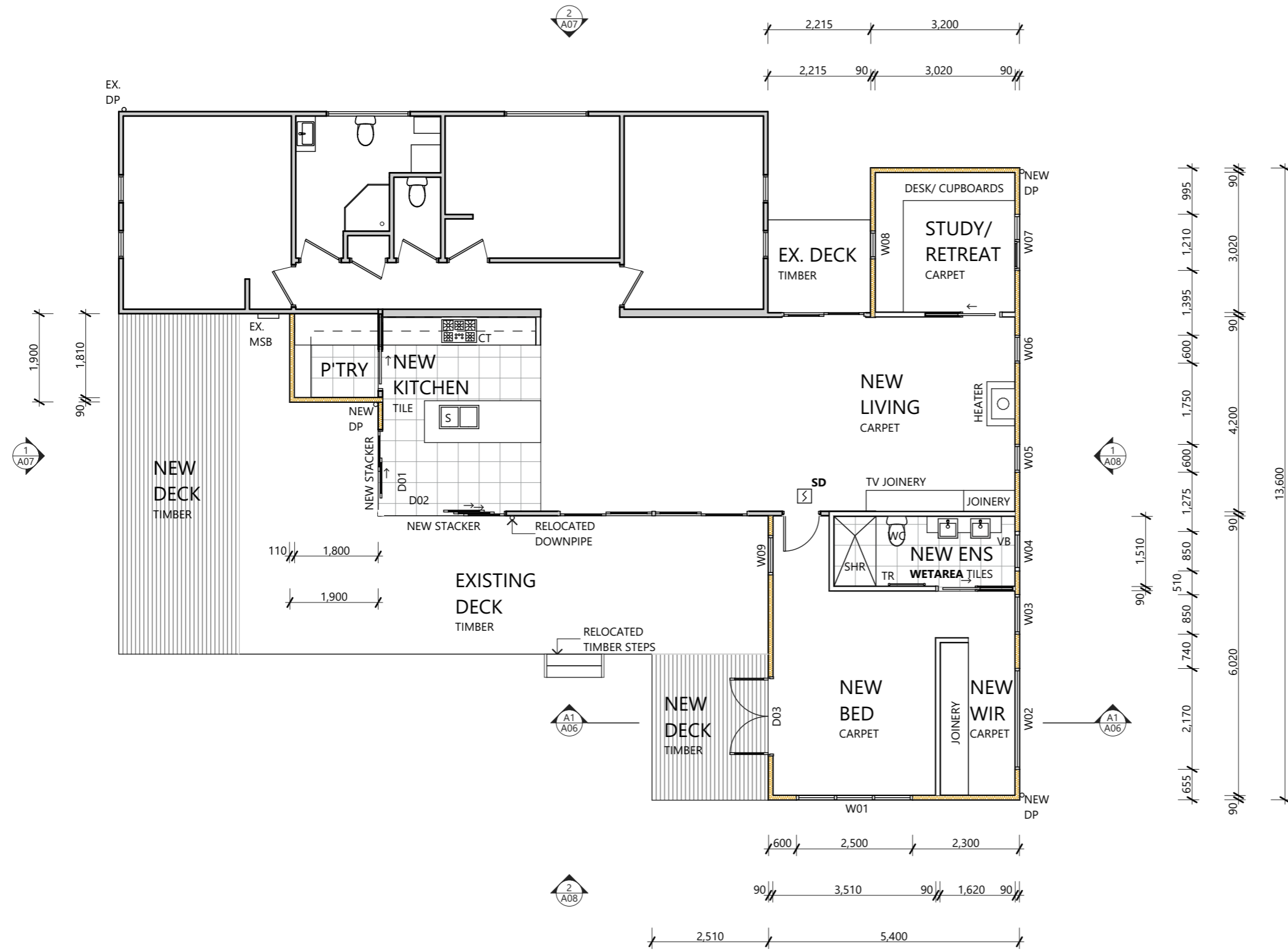
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FLOOR PLAN LEGEND

- 
INSULATED INTERNAL 90x35mm MGP.10 OR .12 TIMBER STUD WALL

Pb LINING INTERNALLY, PAINT FINISH. REFER TO ELEVATIONS FOR SELECTED CLADDINGS
- 
 INTERNAL 90x35mm MGP.10 OR .12 TIMBER STUD WALL **Pb LINING**, PAINT FINISH
- 
 PAINT GRADE HOLLOW CORE INTERIOR SWING DOOR WITH ARCHITRAVES, JAMBS AND STOPS. PAINT FINISH
- 
PAINT GRADE HOLLOW CORE (SOLID AND WETAREAS) INTERIOR CAVITY SLIDING DOOR WITH ARCHITRAVES AND JAMBS. PAINT FINISH
- 
 POWDERCOATED ALUMINIUM FRAMED GLAZED WINDOWS REFER TO GLAZING CALCULATOR AND WINDOW SCHEDULE
- REFER TO HEALTH AND AMENITY IN GENERAL REQUIREMENTS ON DRAWING A11 & WATERPROOFING TABLE ON DRAWING A10

WET AREA
- 
SD HARDWIRED SMOKE DETECTOR, REFER TO DRAWING A11 GENERAL REQUIREMENTS



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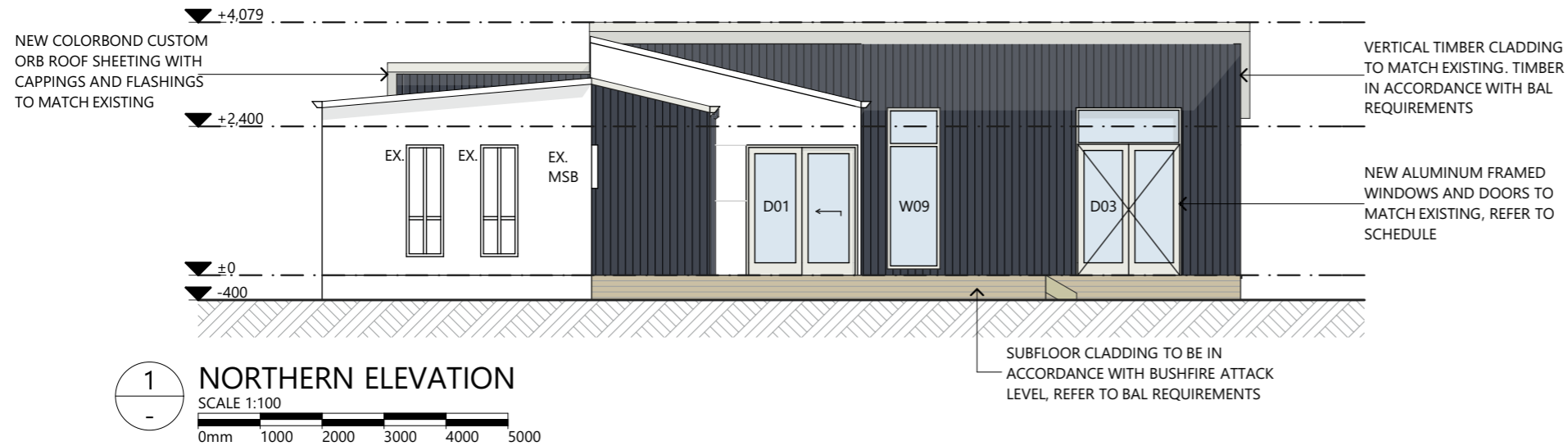
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ELEVATION NOTES

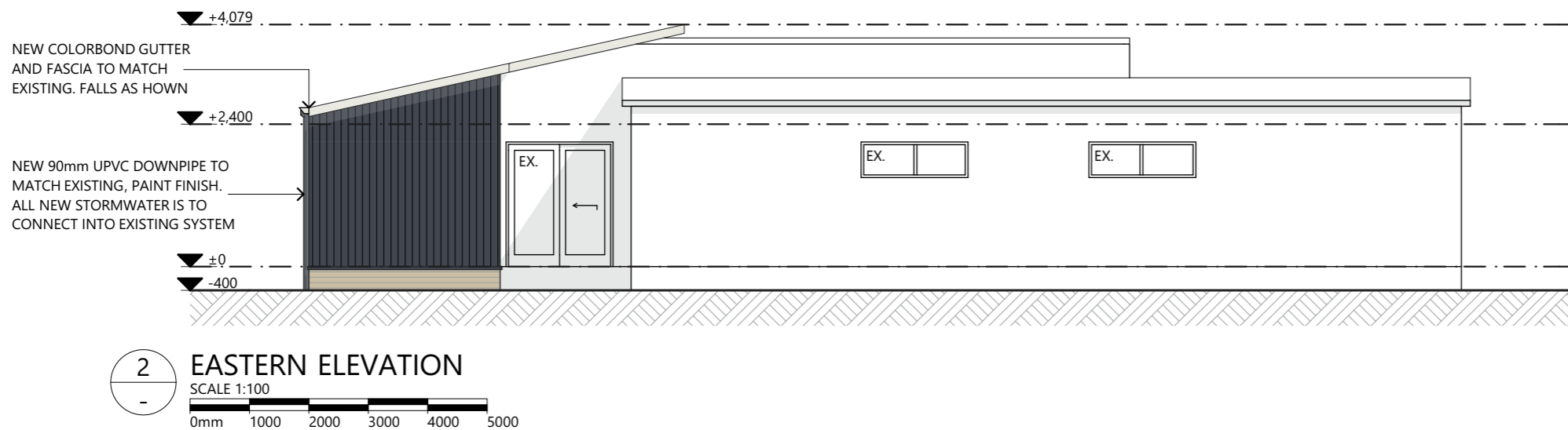
WALL CLADDING SYSTEMS MUST BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURES DETAILS, INSTRUCTIONS & SPECIFICATIONS.

INSTALL THE WALL CLADDING SYSTEM COMPLETE WITH JOINTS, TRIMS, FLASHINGS , SEALS , FIXINGS & FINISHES IN STRICT ACCORDANCE WITH MANUFACTURES DETAILS TO ENSURE A WEATHER-PROOF AND WATERTIGHT INSTALLATION.

REFER TO GLAZING CALCULATOR FOR WINDOW & GLAZING DETAILS TYP.



1
NORTHERN ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



2
EASTERN ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000

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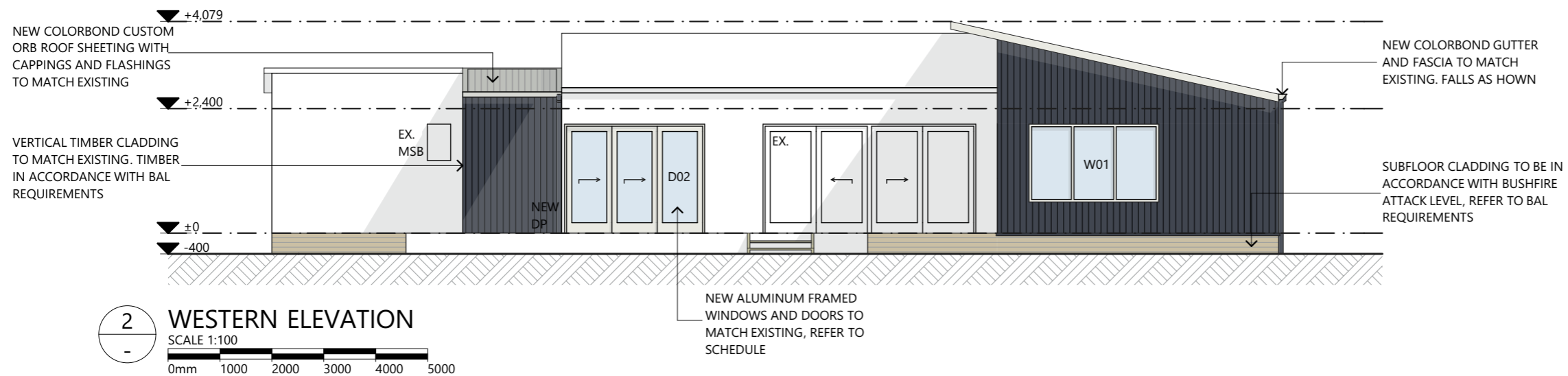
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