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# PROPOSED STORAGE SHED

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No. 39 WALPOLE STREET, ORFORD  
ANDREW CLARK

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## SCHEDULE OF DRAWINGS

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### ARCHITECTURAL

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A01	LOCATION PLAN
A02	SITE PLAN
A03	GENERAL NOTES
A04	FLOOR PLAN
A05	SECTION A-A
A06	ROOF PLAN

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### GENERAL INFORMATION

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LAND CERTIFICATE OF TITLE REFERENCE No. - **20630/2**

SOIL REPORT CONSULTANT & CLASSIFICATION - **NONE PROVIDED**

DESIGN WIND SPEED - **41m/s (TC2) refer to details provided by 'ShedTech'**.

CLIMATE ZONE FOR THERMAL DESIGN (building code of australia) - **ZONE 7**

BUSHFIRE-PRONE AREA BAL RATING (bushfire attack level) - **EXEMPT** (in accordance with part E1.4(b) of Planning Directive No. 5) **PROPOSED STRUCTURE IS NOT A HABITAT BUILDING** .

ALPINE AREA (fire safety) - **NO**

CORROSION ENVIRONMENT - **SEVERE** (within 1km from breaking surf or within 100m of salt water not subject to breaking surf or heavy industrial areas).

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### EXTERNAL BUILDING AREAS (proposed)

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PROPOSED COLORBOND SHED ADDITION - **36.00m<sup>2</sup>**

project no.

**1419**

accreditation no.

**CC 5666 C**

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# IMPORTANT

1. USE WRITTEN DIMENSIONS ONLY.
2. DO NOT SCALE DRAWINGS.
3. THE CONTRACTOR IS TO CHECK ALL LEVELS, DATUMS, AND DIMENSIONS IN RELATION TO THE DRAWINGS AND THE SITE BEFORE PROCEEDING WITH THE WORK OR SHOP DRAWINGS.
4. ENSURE THAT THIS DRAWING AND ANY ACCOMPANYING DETAILS AND/OR SPECIFICATIONS HAVE BEEN STAMPED AS 'APPROVED' BY THE RELEVANT LOCAL AUTHORITY.
5. THE PROPRIETOR IS TO ENSURE THAT ANY "CONDITIONS OF APPROVAL" ISSUED BY THE BUILDING SURVEYOR, RELEVANT COUNCIL AND OTHER STATUTORY AUTHORITIES ARE PASSED ONTO THE CONTRACTOR BEFORE CONSTRUCTION BEGINS.
6. MATERIALS AND WORKMANSHIP SHALL CONFORM WITH RELEVANT STANDARDS, BUILDING CODE OF AUSTRALIA AND PRODUCT MANUFACTURERS WRITTEN INSTRUCTIONS.
7. ANY ALTERATION TO THE CONSTRUCTION AND/OR MATERIALS INDICATED IN THESE DRAWINGS IS TO BE APPROVED BY THE DESIGNER, THE ENGINEER, THE BUILDING SURVEYOR, AND THE PROPRIETOR BEFORE PROCEEDING WITH THE WORK.
8. **IF IN DOUBT:- ASK!! CONTACT THE BUILDING DESIGNER AND/OR RELEVANT CONSULTANT.**

SITE IS LOCATED WITHIN THE GENERAL RESIDENTIAL ZONE & THE COASTAL INUNDATION HAZARD AREA OF THE GLAMORGAN-SPRING BAY INTERIM PLANNING SCHEME 2015.

## SITE COVERAGE

(as per Glamorgan/Spring Bay Interim Planning Scheme 2015)

EXISTING SHED - 9.00m<sup>2</sup>

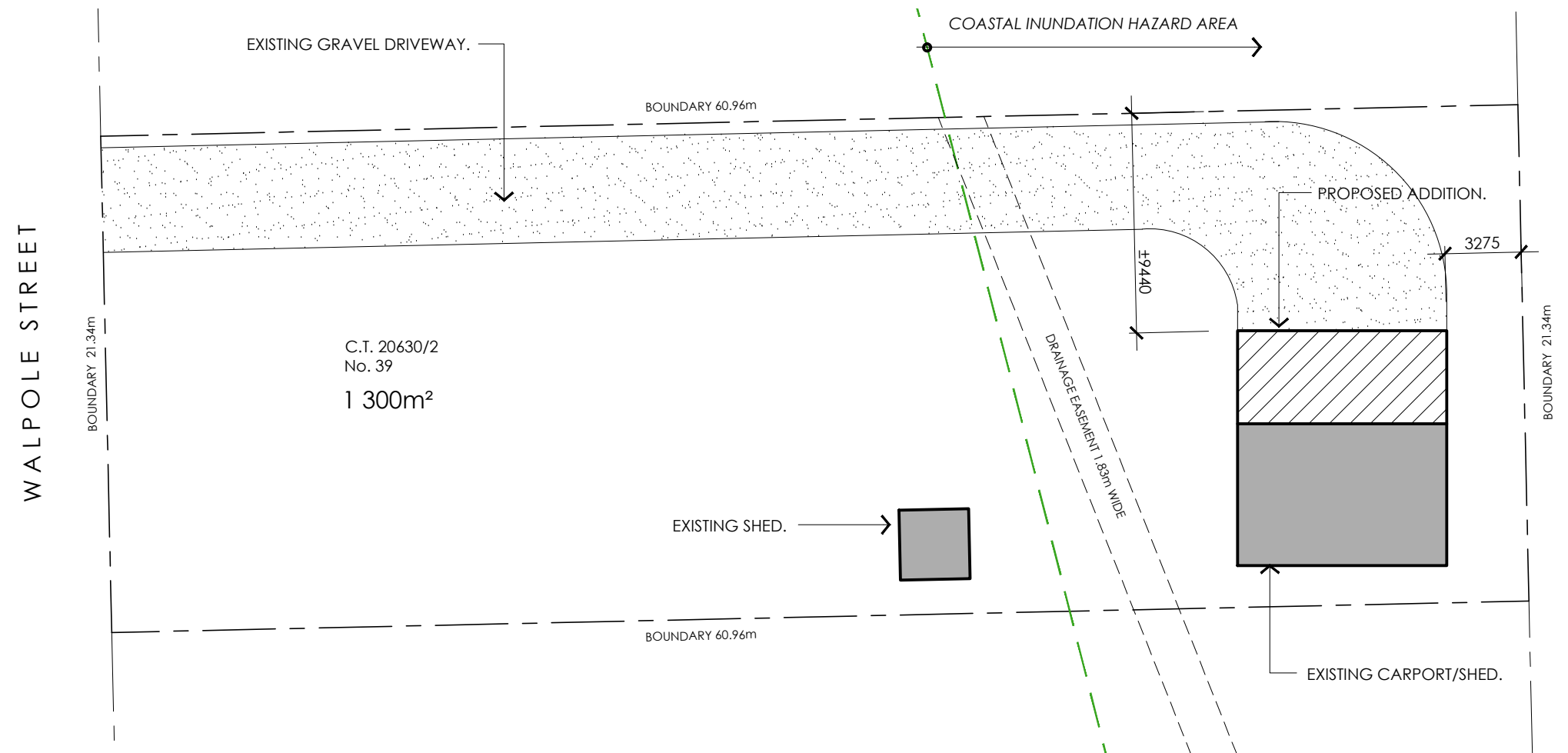
EXISTING CARPORT/SHED - 54.90m<sup>2</sup>

PROPOSED ADDITION - 36.00m<sup>2</sup>

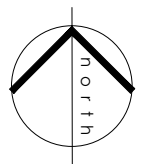
TOTAL AREA - 99.90 m<sup>2</sup>

SITE AREA - 1 300m<sup>2</sup>

TOTAL SITE COVERAGE - 7.68%



SITE PLAN 1:250



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proprietor  
**ANDREW CLARK**

drawing			SITE PLAN
scale	project no.	drawing no.	
1:250	1419	<b>A01</b>	
date	drawn		
MAR 2018	MG		

**GENERAL NOTES**

WHEN CARRYING OUT THE BUILDING WORK, A BUILDER (or owner builder) SHOULD BE FAMILIAR WITH GENERAL CONSTRUCTION PRACTICES, THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA (BCA), AS WELL AS LOCAL COUNCIL RULES/REGULATIONS.

A COPY OF ALL PLANNING, BUILDING & PLUMBING PERMITS, AND DRAWINGS STAMPED "APPROVED" BY THE LOCAL AUTHORITY **MUST BE KEPT ON SITE**.

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SHED MANUFACTURER'S PLANS, DETAILS & SPECIFICATIONS FOR ALL CONCRETE FOOTINGS & SLABS, & STEEL FRAMING.

EARTHWORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH PART 3.1.1 OF BCA. EXCAVATION & FILL UTILISING UNPROTECTED EMBANKMENTS SHALL BE IN ACCORDANCE WITH TABLE 3.1.1.1 OF THE BCA.

IF RECOMMENDED IN SOIL REPORT OR BY STRUCTURAL ENGINEER, SUB-SOIL DRAINAGE AROUND THE BUILDING MUST BE CARRIED OUT IN ACCORDANCE WITH PART 3.1.2 OF THE BCA AND AS/NZS 3500.3.2 OR AS/NZS 3500.5 (domestic installations, section 5).

FOOTING & SLAB CONSTRUCTION (including vapour barriers & damp-proofing membranes) SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS 2870, AND MUST COMPLY WITH PART 3.2 OF THE BCA. NO EDGE REBATE SHALL BE LESS THAN 20mm. DESIGN & CERTIFICATION TO BE BY AN ACCREDITED PRACTICING STRUCTURAL ENGINEER.

CONCRETE MUST BE MANUFACTURED TO COMPLY WITH AS 3600 - AND HAVE A MINIMUM STRENGTH OF OF 25MPa (N25) AT 28 DAYS. STEEL REINFORCING MUST COMPLY WITH AS 2870. GENERALLY CONCRETE AND REINFORCING MUST COMPLY WITH PART 3.2.3 OF BCA, ALSO REFER TO STRUCTURAL ENGINEER'S GENERAL NOTES AND DETAILS.

FOOTING AND SLAB CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH PART 3.2.5 OF BCA AND AS 2870. ALSO REFER TO STRUCTURAL ENGINEER'S GENERAL NOTES AND DETAILS.

ALL STEEL WALL & ROOF FRAMING SHALL BE CARRIED OUT IN ACCORDANCE WITH PART 3.4.2 OF THE BCA, AS 4100 AND AS/NZS 4600. DESIGN & CERTIFICATION TO BE BY AN ACCREDITED PRACTICING STRUCTURAL ENGINEER. ALSO REFER TO STRUCTURAL ENGINEER'S GENERAL NOTES AND DETAILS.

ALL TIMBER FLOOR, WALL & ROOF FRAMING SHALL BE CARRIED OUT IN ACCORDANCE WITH PART 3.4.3 OF THE BCA, AS 1684.2 AND/OR AS 1684.4. DESIGN & CERTIFICATION TO BE BY AN ACCREDITED PRACTICING STRUCTURAL ENGINEER. ALSO REFER TO STRUCTURAL NOTES AND DETAILS.

ROOF CLADDING SHALL BE INSTALLED IN ACCORDANCE WITH PART 3.5.1 OF BCA. COLORBOND FINISH TO SHEET ROOFS (uno) AS SELECTED BY OWNER. ALL RIDGES, FASCIAS, BARGE ENDS, HIP ENDS AND ROOF PENETRATIONS MUST BE PROPERLY FLASHED AND SEALED (i.e. watertight). REFER TO ARCHITECTURAL DWGS FOR TYPICAL SARKING DETAILS AND EXTENT OF ROOF CLADDINGS.

ALL GUTTERS AND DOWNPIPES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS/NZS 3500.3.2 OR AS/NZS 3500.5 (domestic installations, section 5). REFER TO ARCHITECTURAL DWGS FOR TYPICAL GUTTER & FASCIA DETAILS.

ALL FLOOR, WALL & ROOF CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 3959 - CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS . REFER TO ARCHITECTURAL DWGS FOR TYPICAL DETAILS AND BUSH FIRE HAZARD ASSESSMENT, MANAGEMENT PLAN & SPECIFICATION PROVIDED BY OTHER CONSULTANTS.

MINIMUM CEILING HEIGHTS SHALL BE GENERALLY 2.4m, UNLESS IN A KITCHEN, HALL, BATHROOM, LAUNDRY OR GARAGE, WERE A MINIMUM OF 2.1m IS ACCEPTABLE. MINIMUM CEILING HEIGHTS ABOVE THE NOSINGS OF STAIR TREADS MUST BE 2.0m CLEAR.

PROVIDE ARTIFICIAL LIGHTING TO ALL ROOMS IN ACCORDANCE WITH AS/NZS 1680.0. LIGHTING LAYOUT TO BE CO-ORDINATED BETWEEN THE OWNER AND BUILDER.

ALL WINDOWS AND INTERNAL GLAZING SHALL BE TAGGED OR CERTIFIED COMPLIANT WITH AS1288 (safety) AND AS2047(weatherproofing). GLAZING SHALL ALSO COMPLY WITH PART 3.6 OF THE B.C.A.

**PROTECTIVE COATINGS FOR STEELWORK** (FROM BCA TABLE 3.4.4.2)

ENVIRONMENT - **SEVERE** (within 1km from breaking surf or within 100m of salt water not subject to breaking surf or heavy industrial areas).

INTERNAL STEELWORK PROTECTION OPTIONS:-

- 1. 2No. COATS ALKYD PRIMER.
- 2. 2No. COATS ALKYD GLOSS.

EXTERNAL STEELWORK PROTECTION OPTIONS:-

- 1. INORGANIC ZINC PRIMER PLUS 2No. COATS VINYL GLOSS FINISHING COATS.
- 2. HOT DIP GALVNAISE 300g/m<sup>2</sup>
- 3. HOT DIP GALVANISE 100g/m<sup>2</sup> PLUS (a) 2No. COATS SOLVENT BASED VINYL PRIMER; OR (b) 2No. COATS VINYL GLOSS OR ALKYD.

**WHS REGULATIONS 2012**

WORKPLACE HEALTH & SAFETY REGULATIONS 2012 (WHS REGULATIONS) REQUIRE THERE TO BE A PRINCIPAL CONTRACTOR (THE BUILDER) FOR ANY PROJECT WITH A CONSTRUCTION VALUE OVER \$250,000.

THE BUILDER SHALL SAFELY CARRY OUT ALL WORK IN ACCORDANCE WITH WHS REGULATIONS. THE WHS REGULATIONS REQUIRE THAT BEFORE STARTING WORK THE BUILDER MUST IDENTIFY ALL OF THE HIGH RISK CONSTRUCTION WORK THAT WILL BE UNDERTAKEN, DEVELOP SAFE WORK METHOD STATEMENTS FOR THESE, AND ENSURE THAT ALL WORK IS CARRIED OUT IN ACCORDANCE WITH THEM.

**POWER SUPPLY**

WHERE WORK IS IN PROXIMITY TO OVERHEAD POWER LINES, THE BUILDER SHALL FORM AN APPROPRIATE SAFE WORK STRATEGY. WHERE THE EXISTING POWER SUPPLY NEEDS TO BE RELOCATED, THE BUILDER SHALL CONSULT WITH 'AURORA' & ALL OTHER RELEVANT AUTHORITIES. POWER LINE RELOCATION SHALL BE CONDUCTED IN A SAFE MANNER, AND IN ACCORDANCE WITH ALL RELEVANT STANDARDS & REGULATIONS.

**CONSTRUCTION WORK - CODE OF PRACTICE**

THE CODE OF PRACTICE FOR CONSTRUCTION WORK IS AN APPROVED CODE OF PRACTICE UNDER SECTION 274 OF THE WORK HEALTH & SAFETY ACT (the WHS Act).

AN APPROVED CODE OF PRACTICE IS A PRACTICAL GUIDE TO ACHIEVING THE STANDARDS OF HEALTH, SAFETY AND WELFARE REQUIRED UNDER THE WHS ACT AND THE WORK HEALTH & SAFETY REGULATIONS (WHS regulations).

THE CODE PROVIDES GUIDANCE TO PRINCIPAL CONTRACTORS AND OTHER PERSONS CONDUCTING A BUSINESS OR UNDERTAKING, WHO CARRYOUT CONSTRUCTION WORK, ON HOW TO MEET THE HEALTH & SAFETY REQUIREMENTS UNDER THE WHS ACT & REGULATIONS RELATING TO CONSTRUCTION WORK.

THE CODE SHOULD BE READ IN CONJUNCTION WITH OTHER CODES OF PRACTICE ON SPECIFIC HAZARDS AND CONTROL MEASURES RELEVANT TO THE CONSTRUCTION INDUSTRY INCLUDING (but not limited to):-

- DEMOLITION WORK
- EXCAVATION WORK
- MANAGING ELECTRICAL RISK AT THE WORKPLACE
- MANAGING THE RISK OF FALLS AT WORKPLACES
- MANAGING NOISE AND PREVENTING HEARING LOSS AT WORK
- PREVENTING FALLS IN HOUSING CONSTRUCTION
- CONFINED SPACES
- HAZARDOUS MANUAL TASKS
- FIRST AID IN THE WORKPLACE
- SAFE DESIGN OF STRUCTURES

A COPY OF THE CODE OF PRACTICE FOR CONSTRUCTION WORK CAN BE DOWNLOADED FROM THE FOLLOWING LINK:-  
<http://www.safeworkaustralia.gov.au/sites/swa/about/publications/pages/construction-work>

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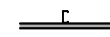
issue	description	date

project  
**PROPOSED STORAGE SHED  
 39 WALPOLE STREET  
 ORFORD**

proprietor  
**ANDREW CLARK**

drawing			GENERAL NOTES
scale	project no.	drawing no.	<b>A02</b>
N/A	1390		
date	drawn		
MAR 2018	MG		

**WALL KEY**

 EXISTING STEEL WALL FRAME WITH EXISTING COLORBOND SHEET WALL CLADDING OVER.

**PLUMBING NOTES**

ALL PLUMBING & DRAINAGE SHALL COMPLY WITH AS 3500, THE TASMANIAN PLUMBING CODE, THE PLUMBING CODE OF AUSTRALIA & THE MUNICIPAL STANDARD DRAWINGS.

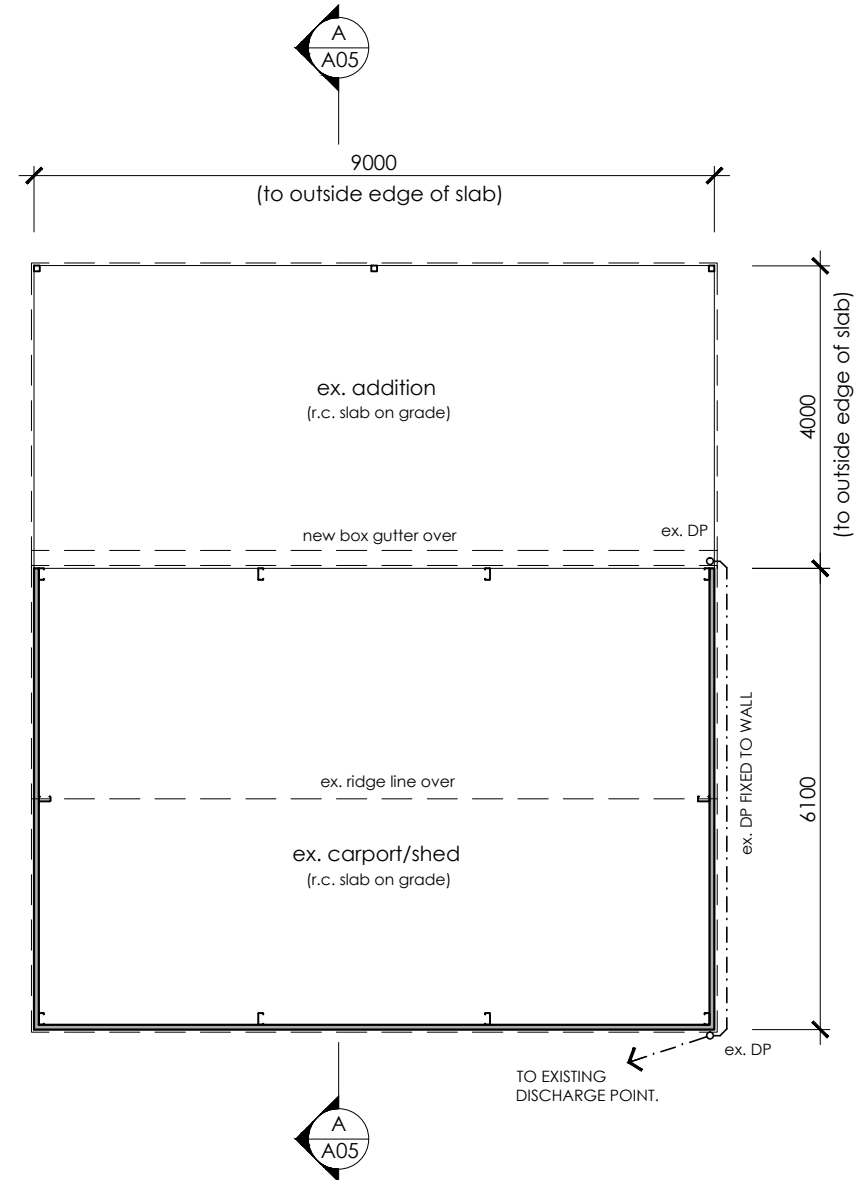
UNLESS NOTED OTHERWISE, ALL SEWER AND STORMWATER DRAINS SHALL BE PVC SEWER CLASS "SN6" TO AS 1260.

ALL CONNECTIONS TO COUNCIL OR Tas Water SERVICES SHALL BE UNDERTAKEN BY BY THE COUNCIL OR Tas Water AUTHORITY AT THE DEVELOPER'S COST.

THE BUILDER SHALL CONFIRM THE PRESENCE & LOCATION OF ALL EXISTING SERVICES ON THE SITE & WITHIN THE AREA OF WORKS. ALL DANGEROUS SERVICES (underground & overhead) MUST BE CLEARLY IDENTIFIED.

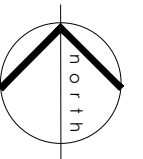
MINIMUM PIPE GRADES:- STORMWATER - 1.00% (1:100)

DP - NEW Ø90 uPVC DOWNPIPE. PAINTED.



**FLOOR PLAN 1:100**

PROPOSED ADDITION - 36.00m<sup>2</sup>



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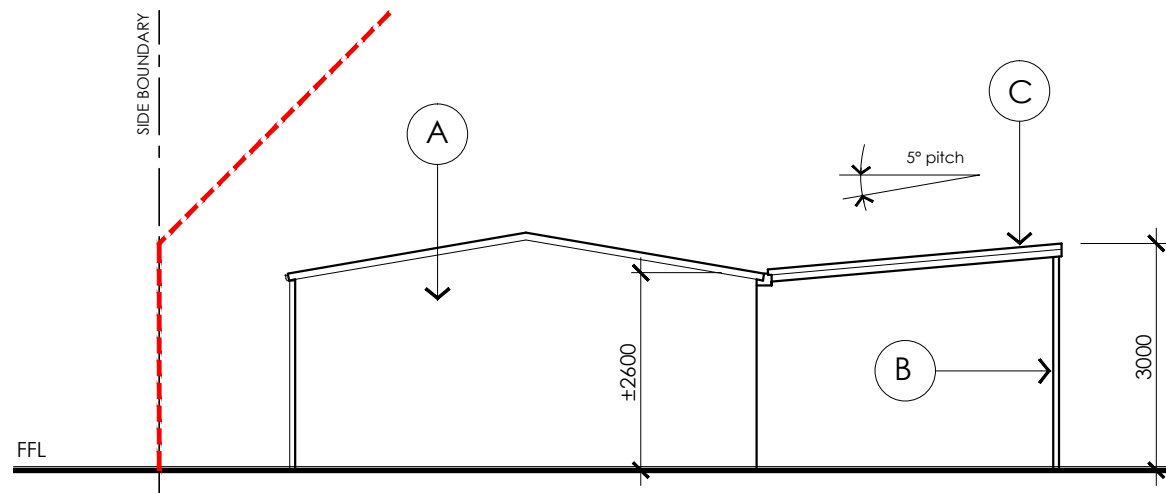
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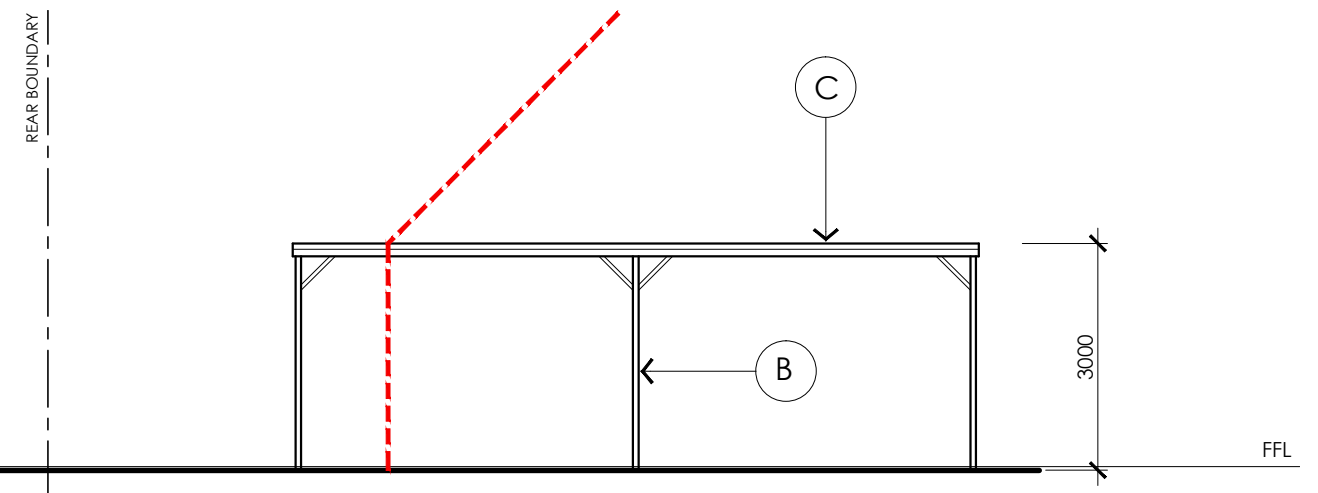
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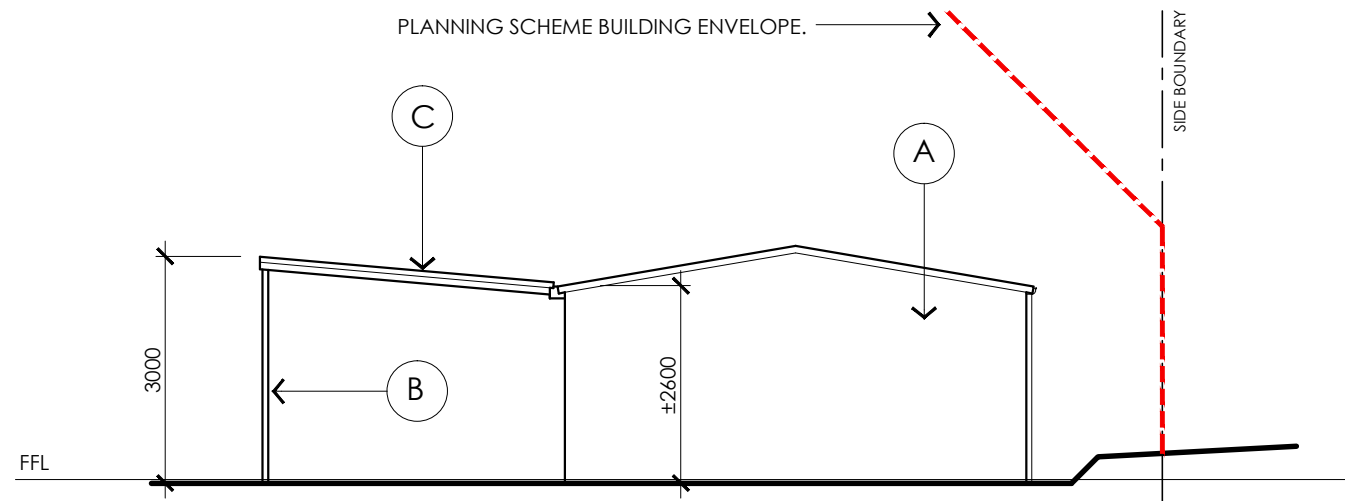
drawing			FLOOR PLAN
scale	project no.	drawing no.	
1:100	1390	<b>A03</b>	
date	drawn		
MAR 2018	MG		



EAST ELEVATION 1:100



NORTH ELEVATION 1:100



WEST ELEVATION 1:100

EXTERNAL MATERIALS & FINISHES

- (A) EXISTING COLORBOND METAL SHED.
- (B) 75 x 2.5mm RHS GALVANISED COLUMN.
- (C) CORRUGATED COLORBOND ROOF SHEETING, BARGES & FLASHING.

COLORBOND WALL CLADDING

INSTALL COLORBOND WALL SHEETING IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. PROVIDE COLORBOND FLASHINGS TO ALL WINDOW HEAD, SILL & JAMBS; AND ALL INTERNAL/EXTERNAL CORNERS. COLORBOND TRIM/FLASHING TO BASE OF SHEETS.

REFER TO MANUFACTURER'S SPECIFICATION FOR SCREW FIXING GAUGE & SPACINGS.

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drawing			ELEVATIONS
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1:100	1390		
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MAR 2018	MG	<b>A04</b>	

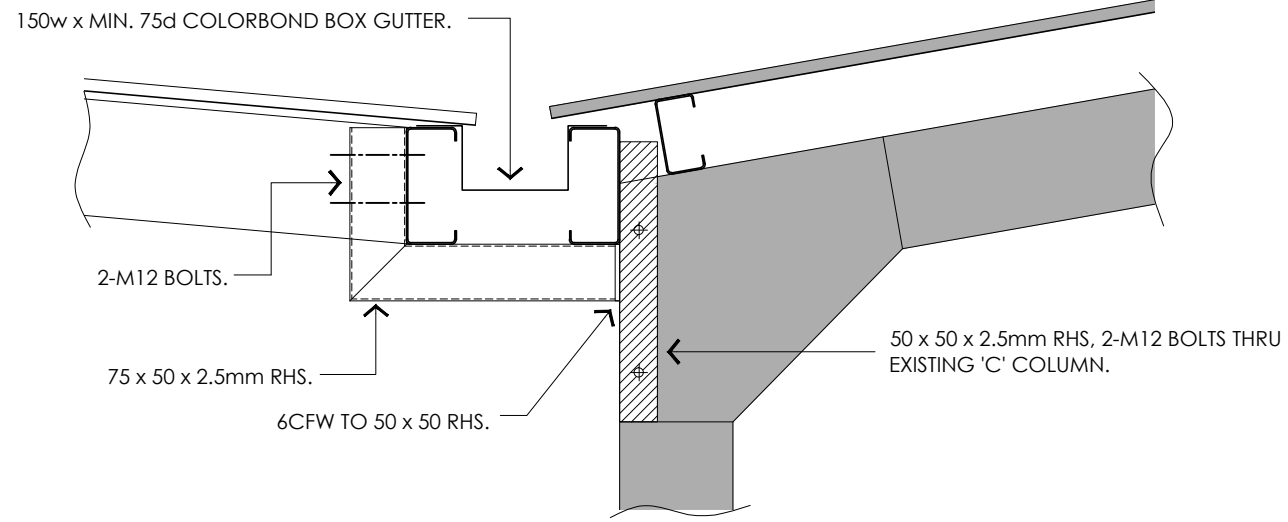
**EXTERNAL MATERIALS & FINISHES**

- (A)** EXISTING COLORBOND METAL SHED.
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- (C)** CORRUGATED COLORBOND ROOF SHEETING, BARGES & FLASHING.

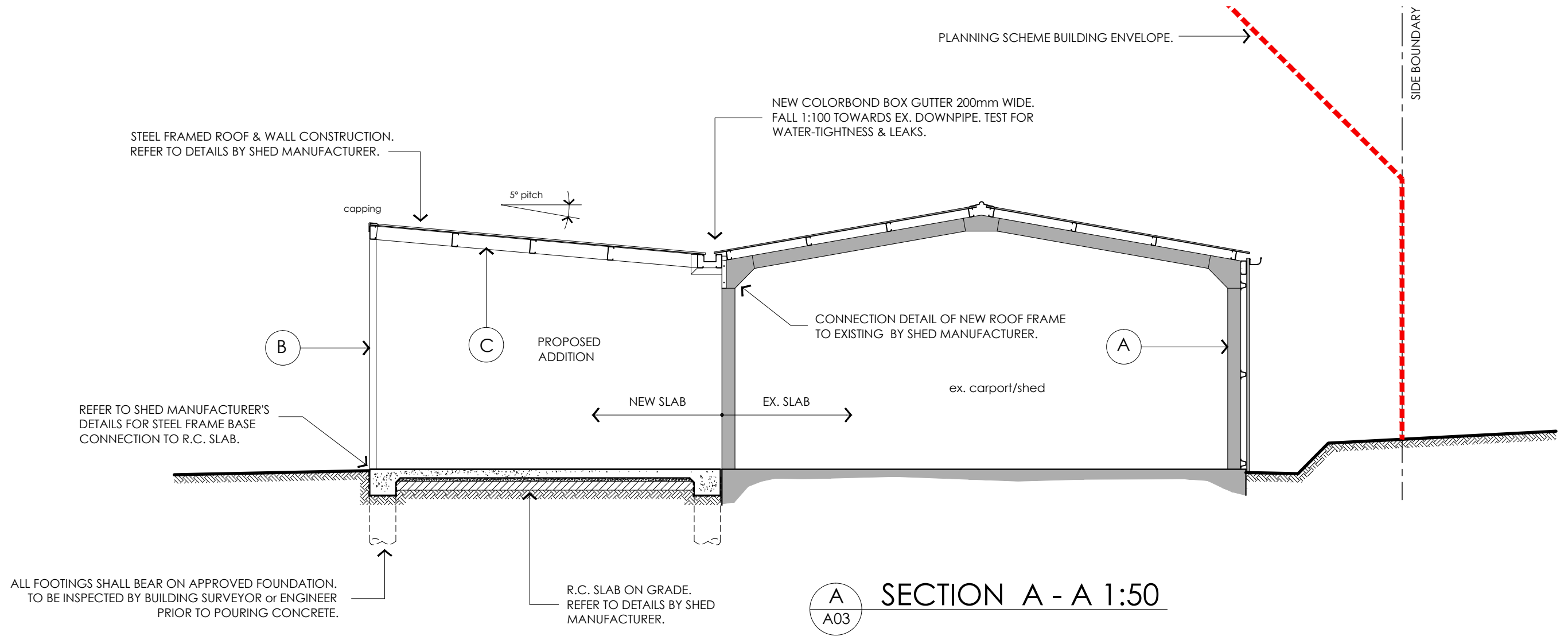
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**ROOF CONNECTION 1:10**



**A SECTION A - A 1:50**  
A03

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drawing			SECTION A-A
scale	1:10 1:50	project no.	1390
date	MAR 2018	drawn	MG
			<b>A05</b>

**ROOFING NOTES**

METAL ROOF SHEETING SHALL COMPLY WITH AS 1562.1 DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING: METAL.

ALL ROOF SHEETING, FLASHINGS, CAPPINGS, FIXINGS AND PENETRATION FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH AS 1562.1 & MANUFACTURER'S DETAILS & SPECIFICATIONS.

ALL FIXINGS/FASTENERS SHALL BE GALVANISED, AND COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS. CUSTOM ORB SHEETS CREST FIXED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.

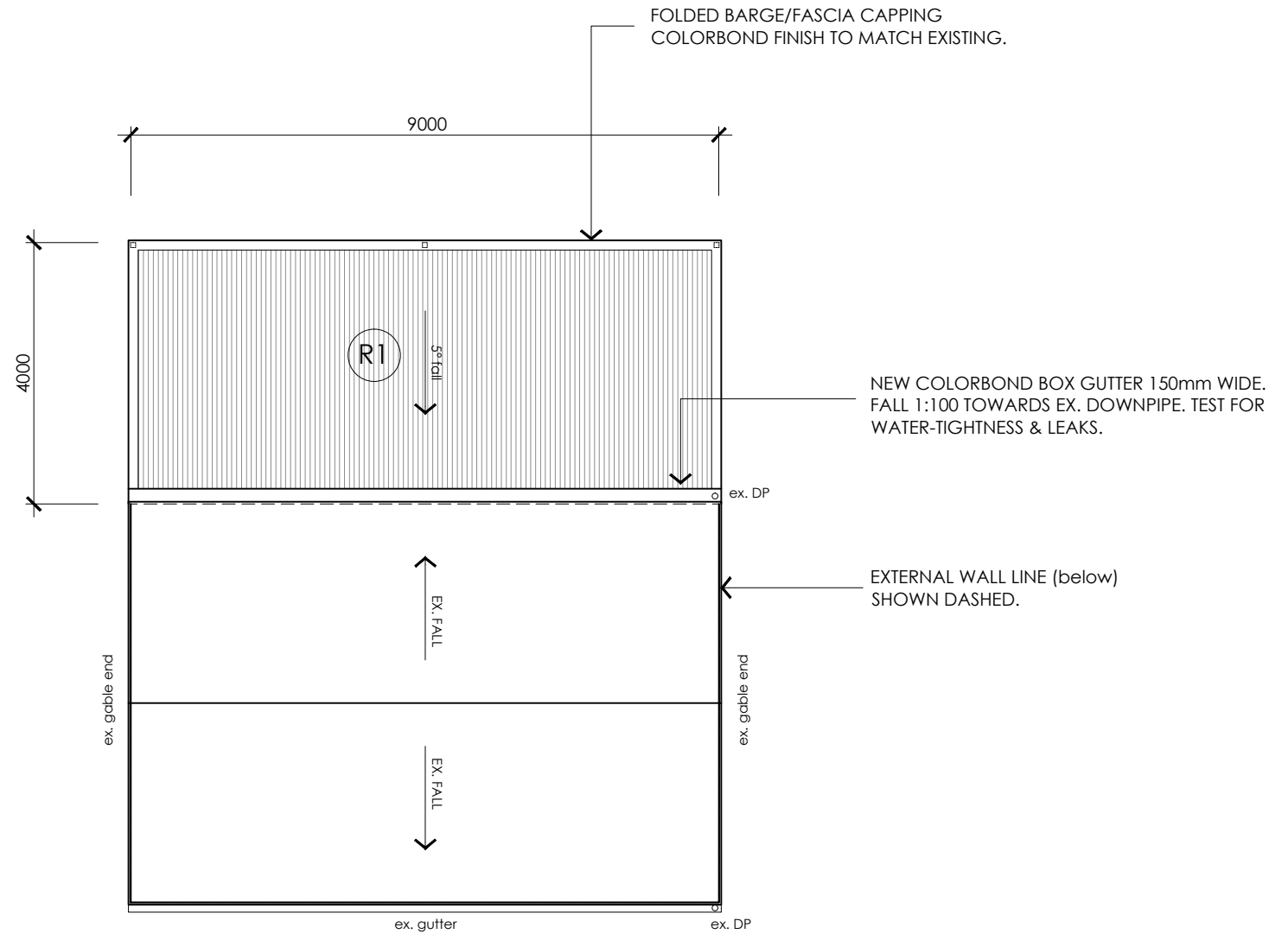
WHEREVER POSSIBLE, ROOF SHEETS ARE TO BE LAID WITH ONE AND A HALF SIDE LAPS, ENSURING THAT THE SIDE LAP IS FACING AWAY FROM PREVAILING WEATHER.

ROOF SHEETS MUST BE LAID, WHEREVER POSSIBLE, USING COMPLETE LENGTHS FROM FASCIA TO RIDGE.

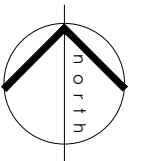
ALL ROOF FLASHINGS AND CAPPINGS MUST BE PURPOSE MADE, MACHINE FOLDED COLORBOND SHEET. FLASHINGS THAT RUN PARALLEL WITH THE ROOF SHEET SHOULD HAVE THEIR EDGE TURNED DOWN TO DIP INTO THE ROOF SHEET PAN/VALLEY. FLASHINGS THAT RUN ACROSS THE TOP OF THE ROOF SHEETING SHALL ALSO HAVE THEIR EDGE TURNED DOWN AND NOTCHED TO FIT OVER THE 'TRIMDEK' SHEET RIBS. ALL FLASHINGS SHALL BE FIXED AT 600 cts. max.

**ROOF KEY & NOTES**

**(R1)** CUSTOM ORB STEEL ROOF CLADDING. PITCH AS NOTED. COLORBOND FINISH TO MATCH EXISTING.



ROOF PLAN 1:100



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1:100	1390		
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MAR 2018	MG	<b>A06</b>	