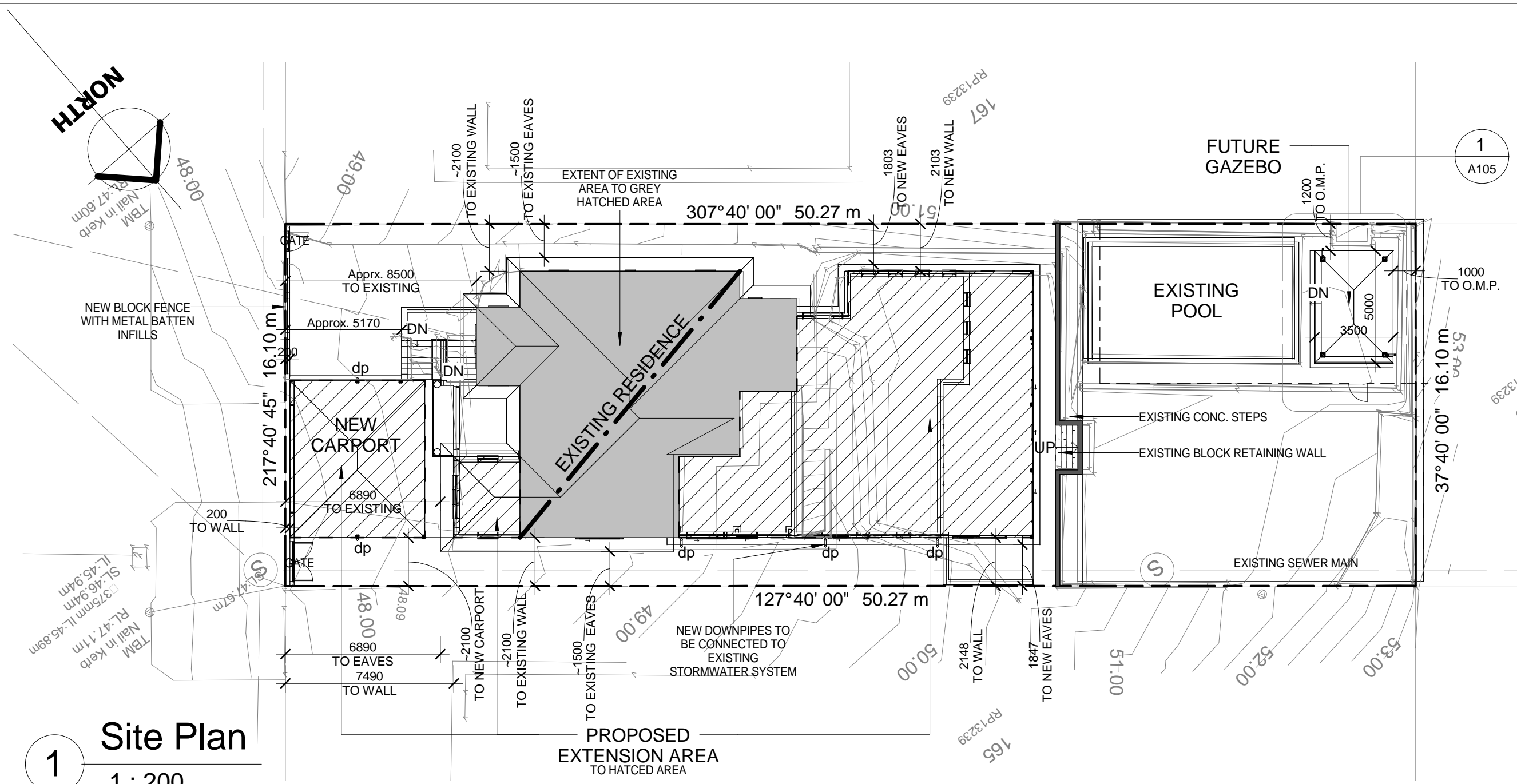


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Site Plan

1
1 : 200

GENERAL NOTES:

DO NOT SCALE FROM THE DRAWINGS, USE FIGURED DIMENSIONS. ALL RL'S ARE RELATIVE STRUCTURAL RL'S GIVEN IN AHD. ARROW INDICATES DIRECTION OF FALL GENERALLY BUT RISE ON STEPS & RAMPS. THE ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS DOCUMENTATION. CONFIRM ALL DIMENSIONS ON SITE

CONSTRUCTION

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND LOCAL GOVERNMENT REQUIREMENTS. FALL FLOOR SURFACE OF ALL WET AREAS TO FWG. USE ONLY APPROVED FLOORING OVER TIMBER STRUCTURE BELOW WET AREAS AS PER AS 3740.

WET AREAS

PROVIDE WATERPROOFING TO WET AREAS. PROVIDE 6mm FC LINING SUITABLE FOR WET AREA CONSTRUCTION TO WET AREA WALLS. IN ACCORDANCE WITH BCA VOL.2 PART 3.8.1

BALUSTRADE & HANDRAILS

ALL BALUSTRADING AND HANDRAILS TO COMPLY WITH BCA VOL.2 PART 3.9.2.

TERMITE PROTECTION

PROVIDE BARRIER TERMITE PROTECTION AS PER AS 3660.1 AND BCA VOL.2 FIGURE 3.1.3.2.

ENERGY EFFICIENCY

REFER TO BCA PART 3.12.

ENERGY EFFICIENCY

REFER TO BCA PART 3.12.

STEELWORK

ALL STEELWORK TO COMPLY WITH AS 4100-STEEL STRUCTURES

WINDOWS

ALLUMINIUM & GLAZING IN ACCORDANCE WITH AS 2047

OTHER

ALL WORK TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BCA VOL.2

CONCRETE FOOTINGS AND SLAB TO BE CONSTRUCTED IN ACCORDANCE WITH AS 2870 AND THE ENGINEERS DRAWINGS.

STAIR CONSTRUCTION IS TO COMPLY WITH BCA CLAUSES 3.9.2.2 AND 3.9.2.3 AND THE ENGINEERS DRAWINGS

LOCATION OF EXISTING SERVICES TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.

POSITION OF PROPOSED BUILDING TO BE VERIFIED BY BUILDER ON SITE.

PROVIDE BRACING AND TIEDOWN TO TIMBER FRAMING IN ACCORDANCE WITH AS 1684.2 / 1684.3. ALL OTHER BRACING & TIEDOWN TO ENGINEERS DETAIL.

EXTERNAL FITTINGS AND FIXTURES TO BE OF CORROSION RESISTANT MATERIAL.

SITE PREPARATION

STABILIZED CUT & FILL BATTERS TO BE A MINIMUM OF 1000 mm AWAY FROM FOOTINGS & TO HAVE A 1 IN 1 MAXIMUM GRADIENT. GRADE FINISHED SURFACE LEVEL AWAY FROM SLAB & FOOTINGS.

DRIVEWAYS & PATHS

TO HAVE A MIN OF 20 mm FALL OVER FIRST METER FROM BUILDING.

SERVICES

LOCATION OF EXISTING SERVICES TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION. SEWERAGE DISCHARGE TO EXISTING SEWER IN ACCORDANCE WITH AS 3500.

LANDSCAPING & PATHS

LANDSCAPING TO HAVE 50 mm FALL OVER THE FIRST METER FROM BUILDING. ALL LANDSCAPING & SCREENING TO LOCAL COUNCIL REQUIREMENTS.

STORMWATER DRAINAGE

IN ACCORDANCE WITH AS 3500.3 AND RCC. 90 DIA. DOWNPIPES TO STORMWATER PIPES WITH 200mm MINIMUM COVER (1:100 MINIMUM FALL). 1 DOWNPIPE PER 12m OF GUTTER. REDUCED BY 1 METRE FOR EACH BEND IN GUTTER.

SMOKE ALARMS

PROVIDE SMOKE ALARMS TO THE RESIDENCE IN ACCORDANCE WITH PART 3.7.2 OF THE BCA VOL.2 ALARMS SHALL BE CONNECTED TO MAINS POWER.



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WIND LOADING : **N2**

PROJECT ..

CLIENT ..

TITLE **SITE PLAN**

DATE **22/05/2015**

SCALE **1 : 200 @A3**


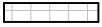
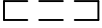
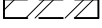

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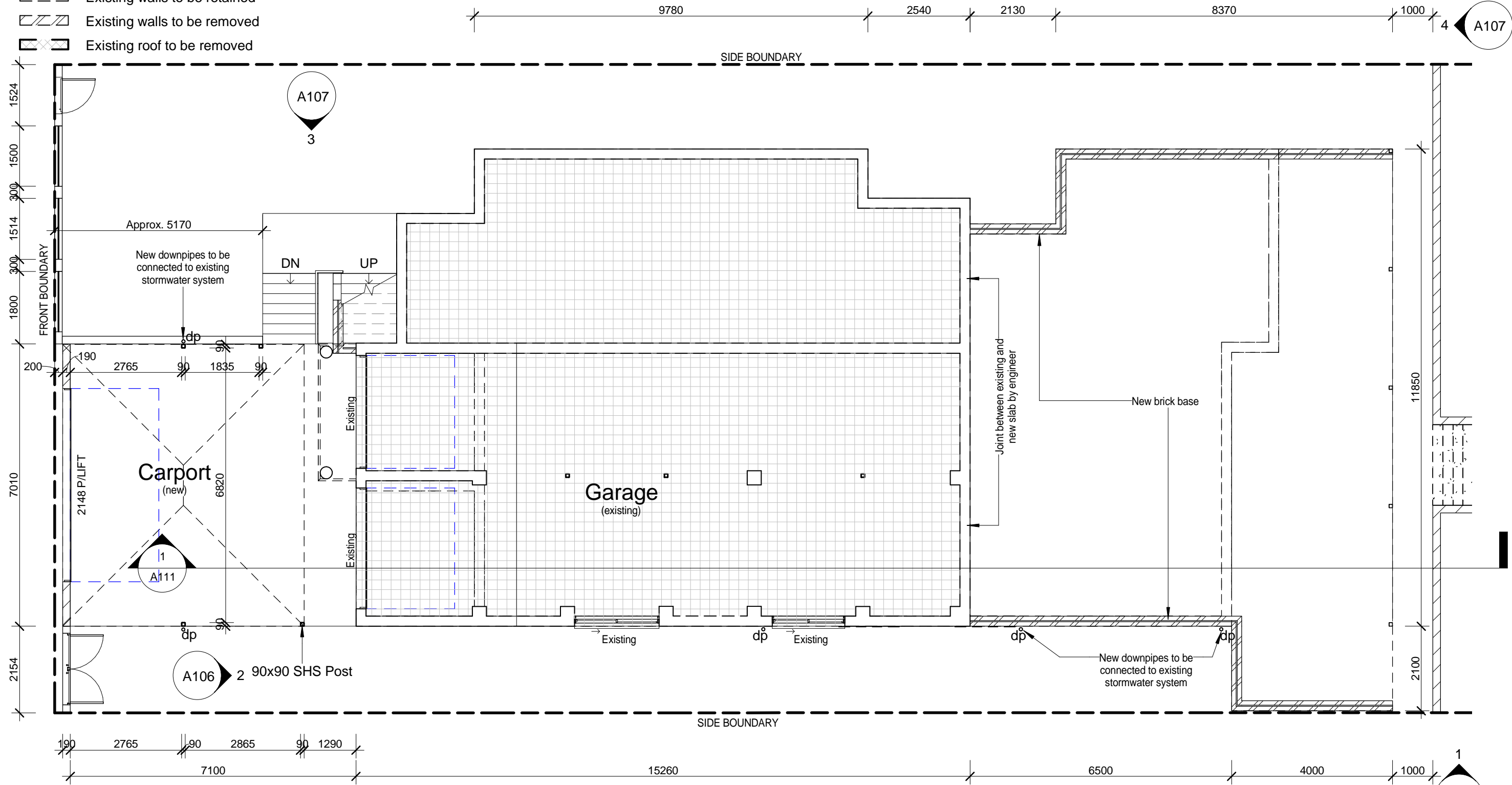
PROJ No **600EX**

DWG No **A101** ISSUE **A**

3/08/2015 9:58:42 AM

DEMOLITION WORKS

-  Existing post to be removed
-  Existing works to be retained
-  Existing walls to be retained
-  Existing walls to be removed
-  Existing roof to be removed



1 Sub-Floor
1 : 100

USE FIGURED DIMENSIONS. DO NOT SCALE FROM THE DRAWINGS. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO FABRICATION OR CONSTRUCTION. IT REMAINS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH RELEVANT CODES AND REGULATIONS IS MAINTAINED AT ALL TIMES

DATE	ISSUE / AMENDMENT

SIGNATURES
BUILDER: _____
 DATE: __/__/__
OWNER: _____
 OWNER: _____
 DATE: __/__/__

BUILDER

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WIND LOADING : **N2**

PROJECT
 ..
CLIENT
 ..
TITLE
LOWER LEVEL FLOOR PLAN

DATE 22/05/2015
SCALE 1 : 100 @A3
DRAWN OK **CHECKED** OK
PROJ No 600EX
DWG No **A102** **ISSUE** **A**

3/08/2015 9:58:43 AM

Area Schedule

Existing Garage	107.3 m ²
Existing Ground Floor	150.1 m ²
New Sunroom	16.8 m ²
New Ground Floor Living	136.0 m ²
New Alfresco	44.7 m ²
New Level 1 Living	148.7 m ²
New Carport	42.1 m ²
Grand total	645.5 m²

DEMOLITION WORKS

- Existing post to be removed
- Existing works to be retained
- Existing walls to be retained
- Existing walls to be removed
- Existing roof to be removed
- Existing works to be removed

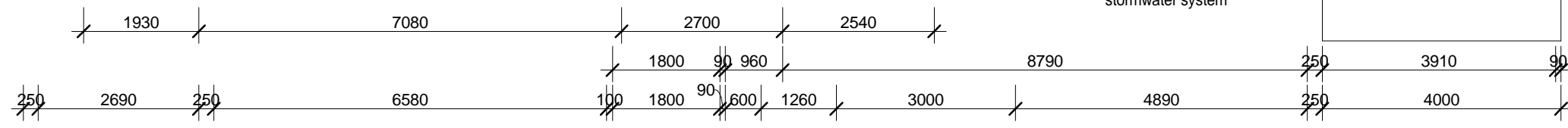
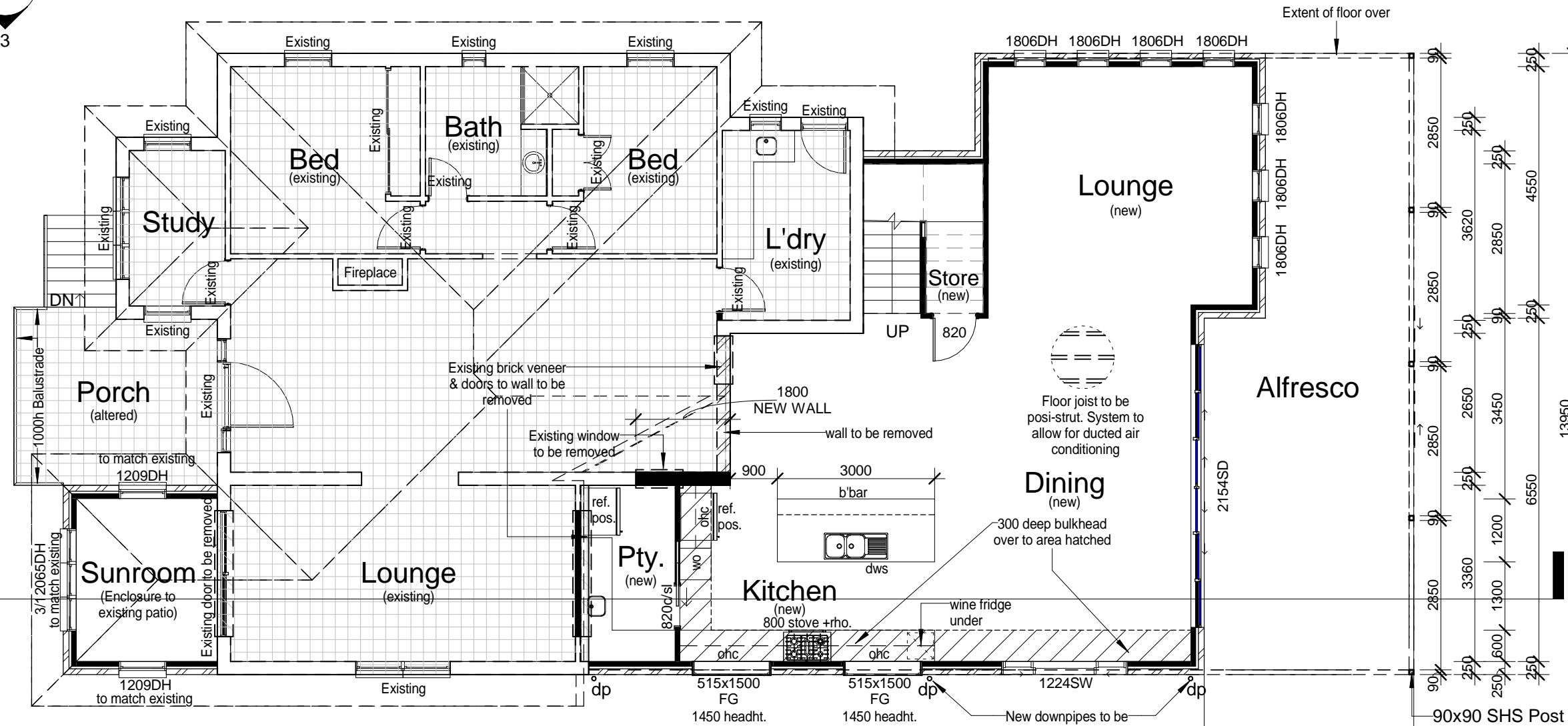
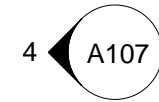
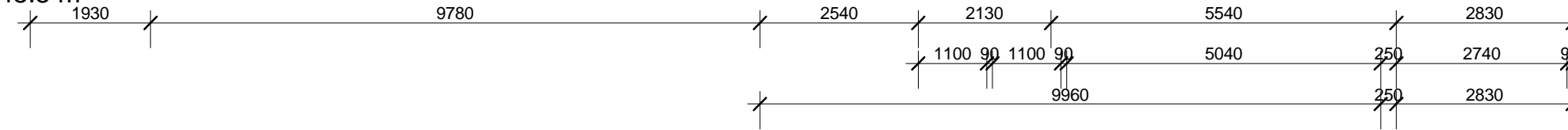
Legend:

- Taps
- Shower rose
- Shower rose + Taps

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WIND LOADING : **N2**

PROJECT ..

CLIENT ..

TITLE **GROUND FLOOR**

DATE **22/05/2015**

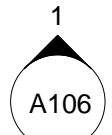
SCALE **1 : 100 @A3**

DRAWN **OK** CHECKED **OK**

PROJ No **600EX**

DWG No **A103** ISSUE **A**

1 Ground Floor
1 : 100



3/08/2015 9:58:44 AM

DEMOLITION WORKS

- Existing post to be removed
- Existing works to be retained
- Existing walls to be retained
- Existing walls to be removed
- Existing roof to be removed
- Existing works to be removed

Legend:

- Taps
- Shower rose
- Shower rose

Note:
All windows on First and Second floors that have openings below 1700mm sill height must be protected with a fall prevention device or restricted to a max. opening of 125mm as per BCA requirements.

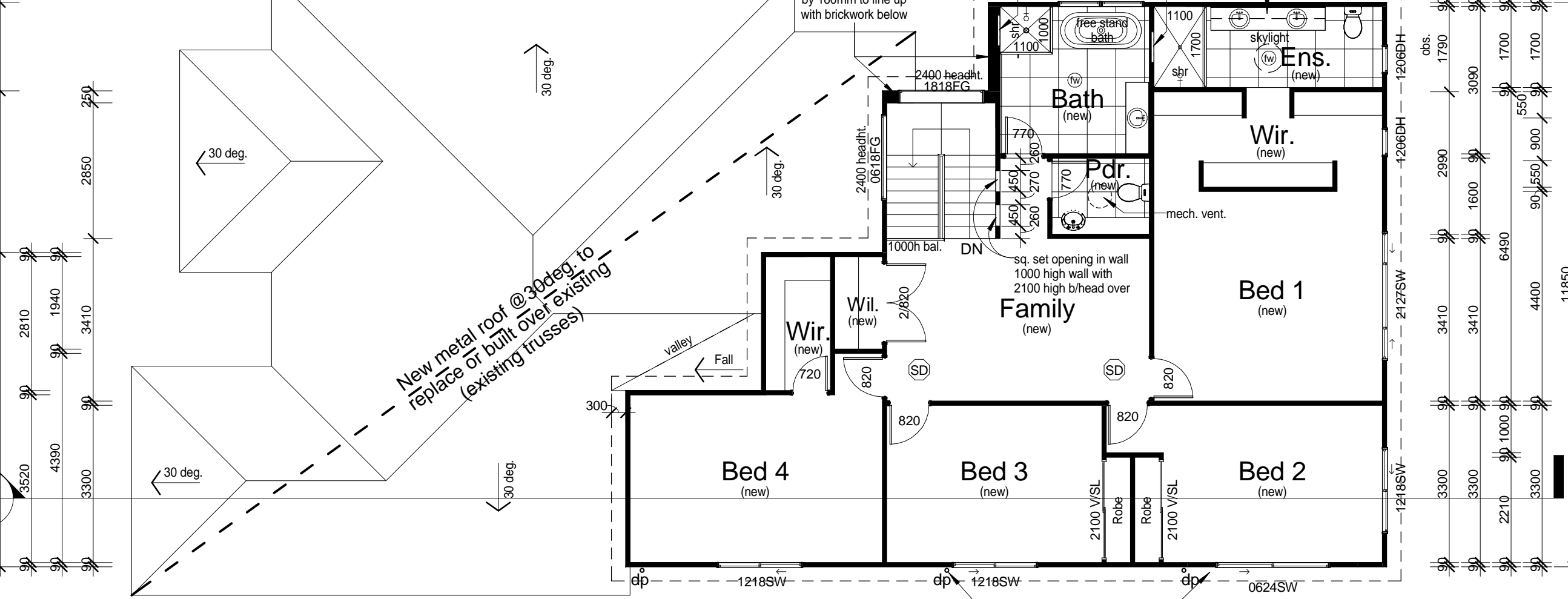
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A107
3

A107
4



A106
2

A106
1

Level 1
1 : 100

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WIND LOADING : **N2**

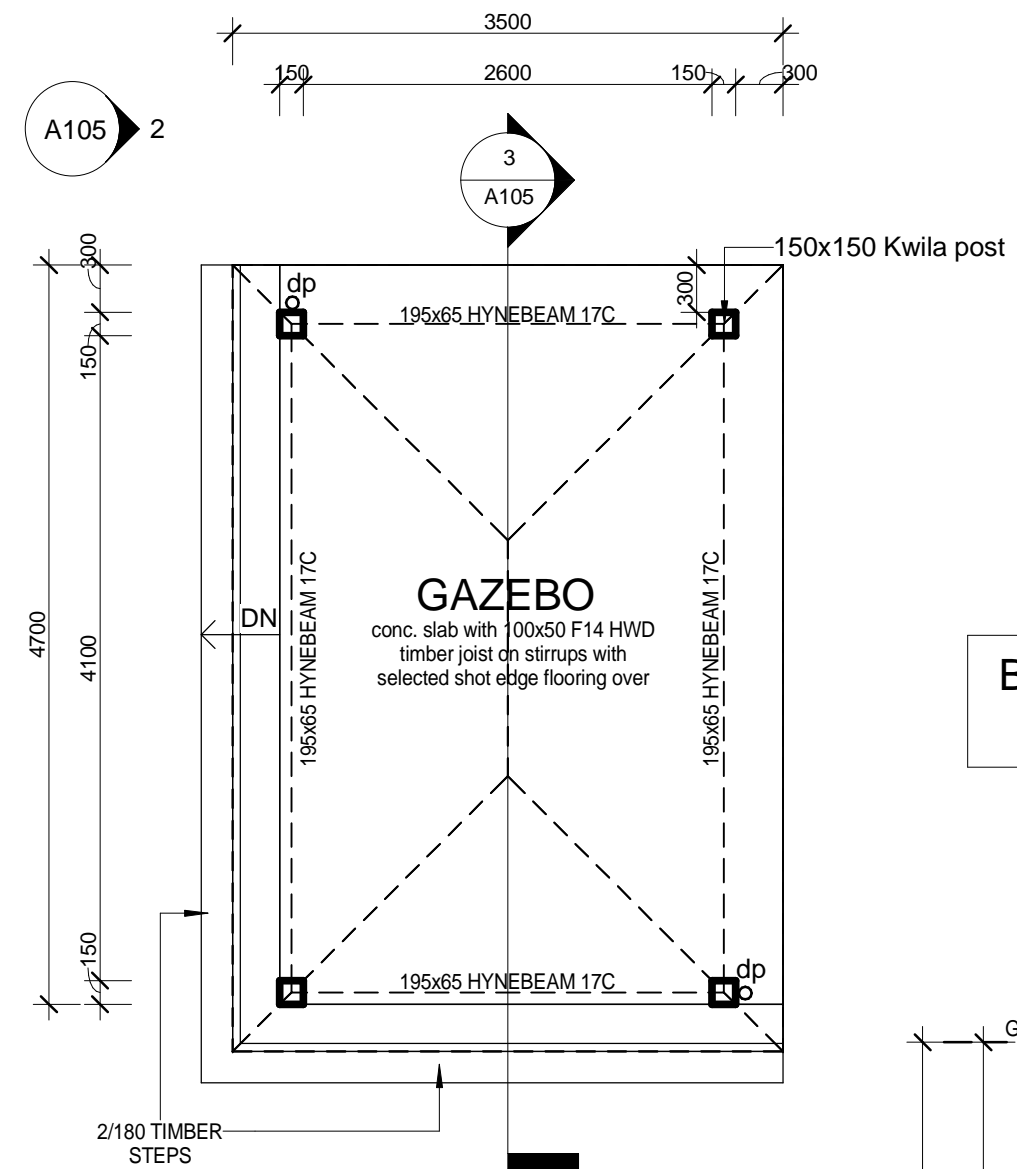
PROJECT	..
CLIENT	..
TITLE	FIRST LEVEL FLOOR PLAN
DATE	22/05/2015
SCALE	1 : 100 @A3
DRAWN	OK
CHECKED	OK
PROJ No	600EX
DWG No	ISSUE
A104 A	

3/08/2015 9:58:45 AM

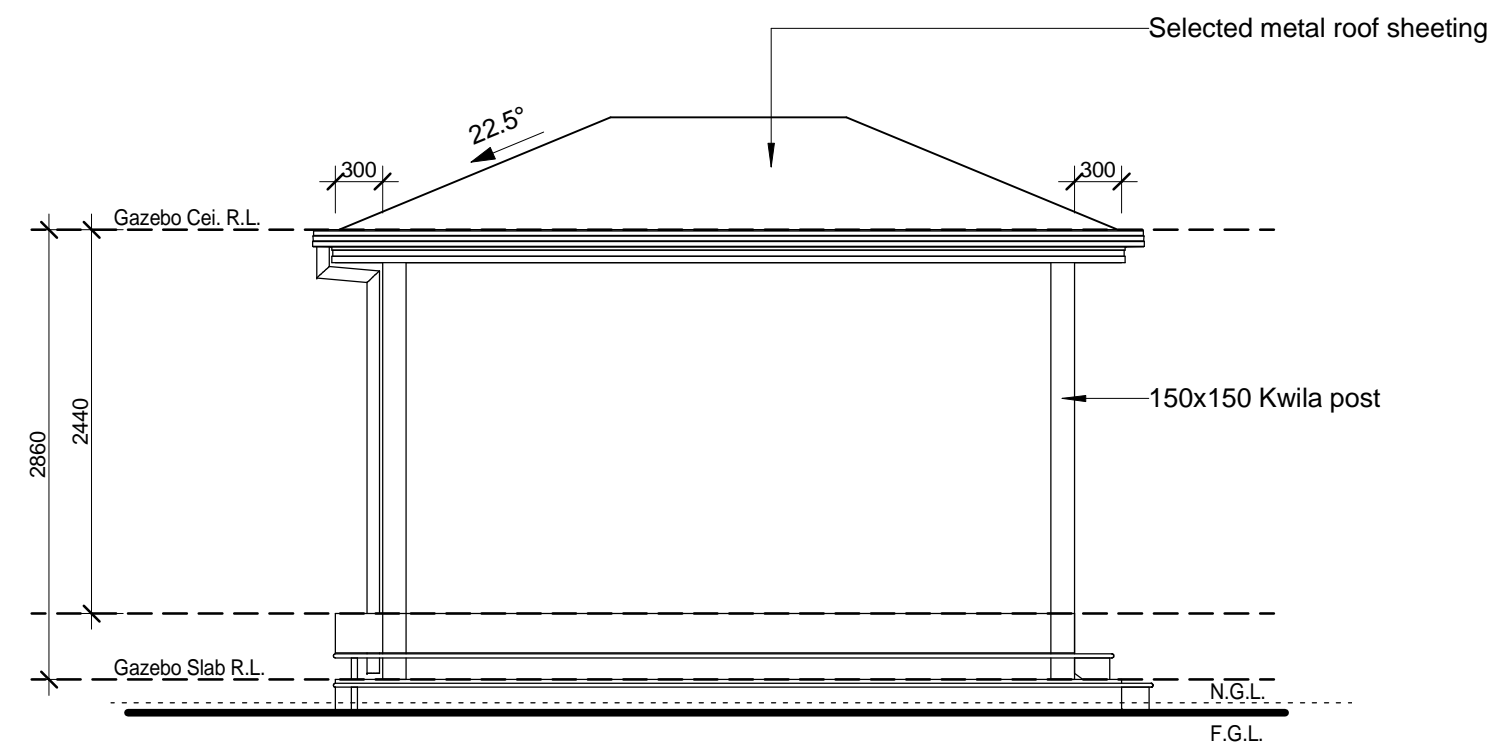
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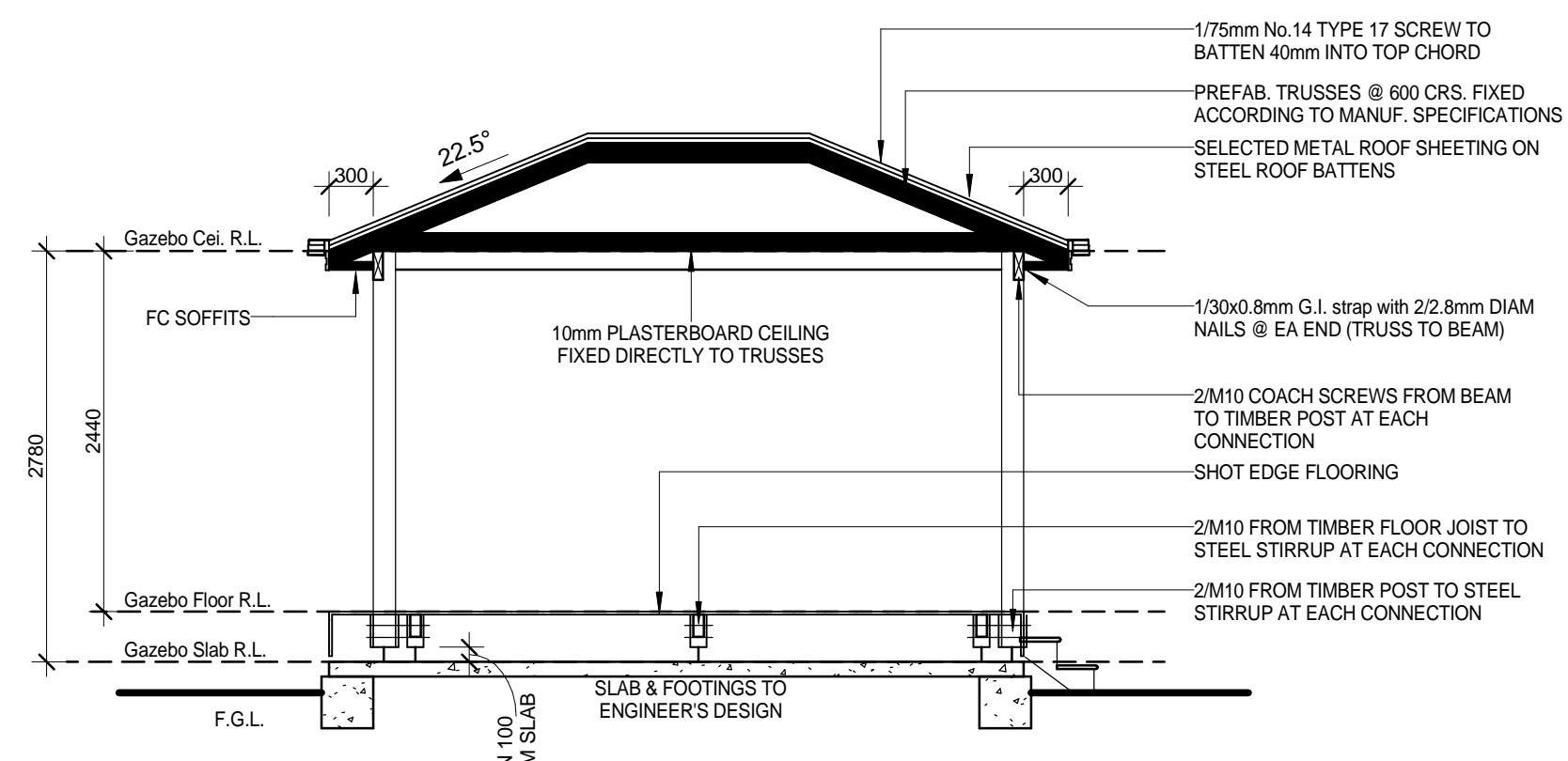


1 Gazebo Plan
1 : 50



2 Gazebo Elevation 1
1 : 50

BEAMS TO GAZEBO TO BE COACH SCREWED SUCH THAT OUTER TIMBER FASCIA IS FREE FROM BOLT HOLES



3 Section 2
1 : 50

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WIND LOADING : **N2**

PROJECT ..
CLIENT ..

TITLE **GAZEBO DETAILS**
DATE **22/05/2015**
SCALE **1 : 50 @A3**

DRAWN **OK** CHECKED **OK**

PROJ No **600EX**

DWG No ISSUE
A105 A

3/08/2015 9:58:46 AM

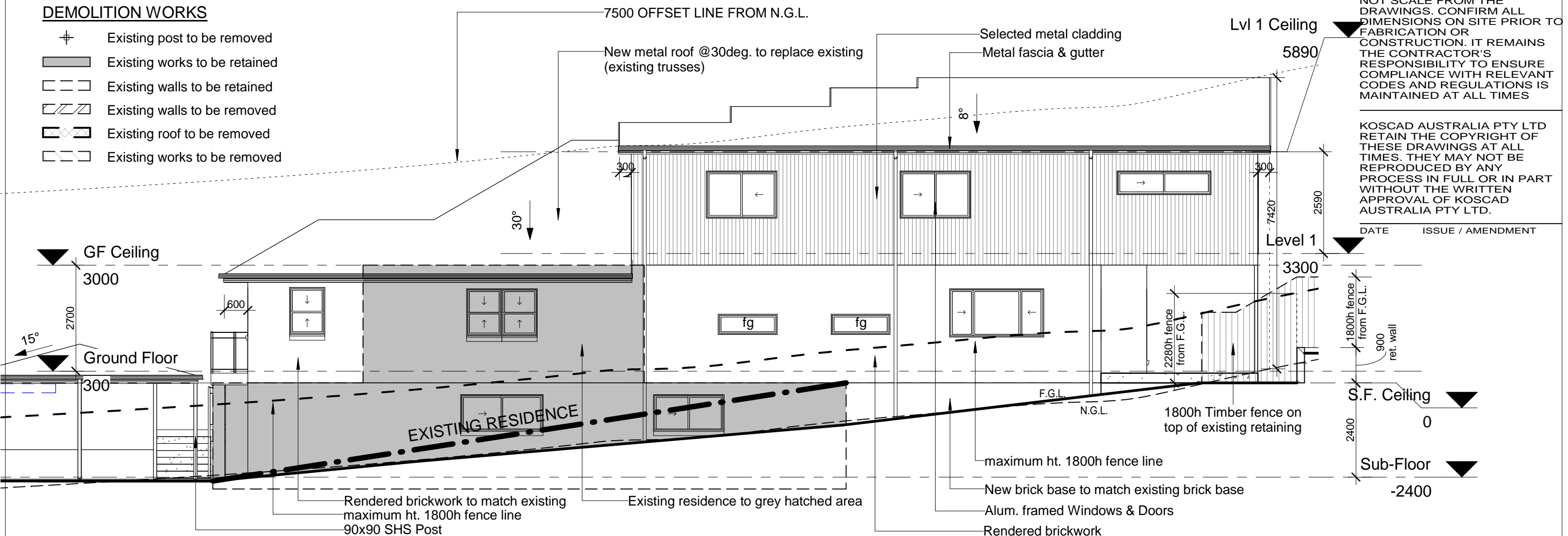
DEMOLITION WORKS

- ⊕ Existing post to be removed
- ▒ Existing works to be retained
- ▭ Existing walls to be retained
- ▨ Existing walls to be removed
- ▩ Existing roof to be removed
- ▧ Existing works to be removed

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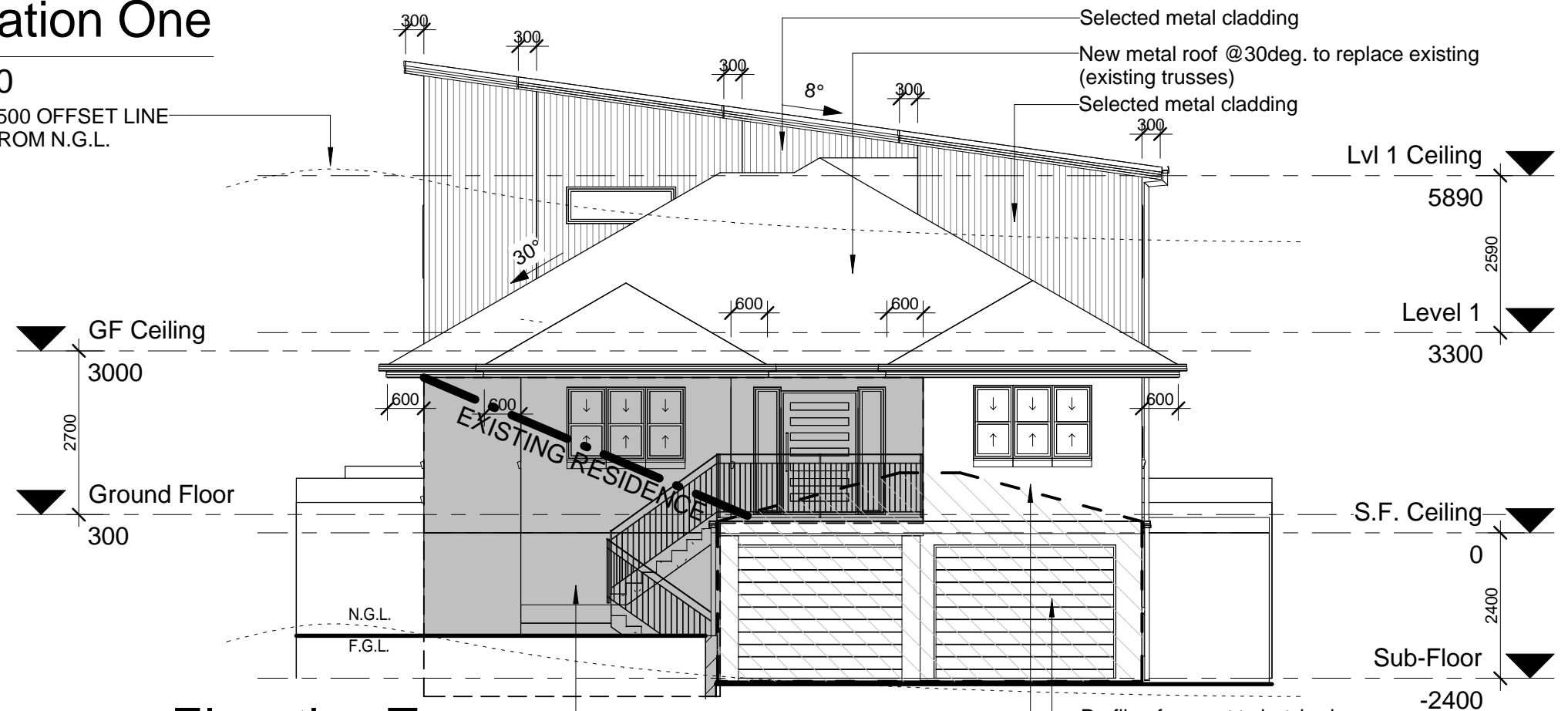
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1 Elevation One
1 : 100

7500 OFFSET LINE FROM N.G.L.



2 Elevation Two
1 : 100

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WIND LOADING : **N2**

PROJECT ..

CLIENT ..

TITLE **ELEVATION 1 & 2**

DATE **22/05/2015**

SCALE **1 : 100 @A3**

DRAWN **OK** CHECKED **OK**

PROJ No **600EX**

DWG No _____ ISSUE **A**
A106

3/08/2015 9:58:47 AM

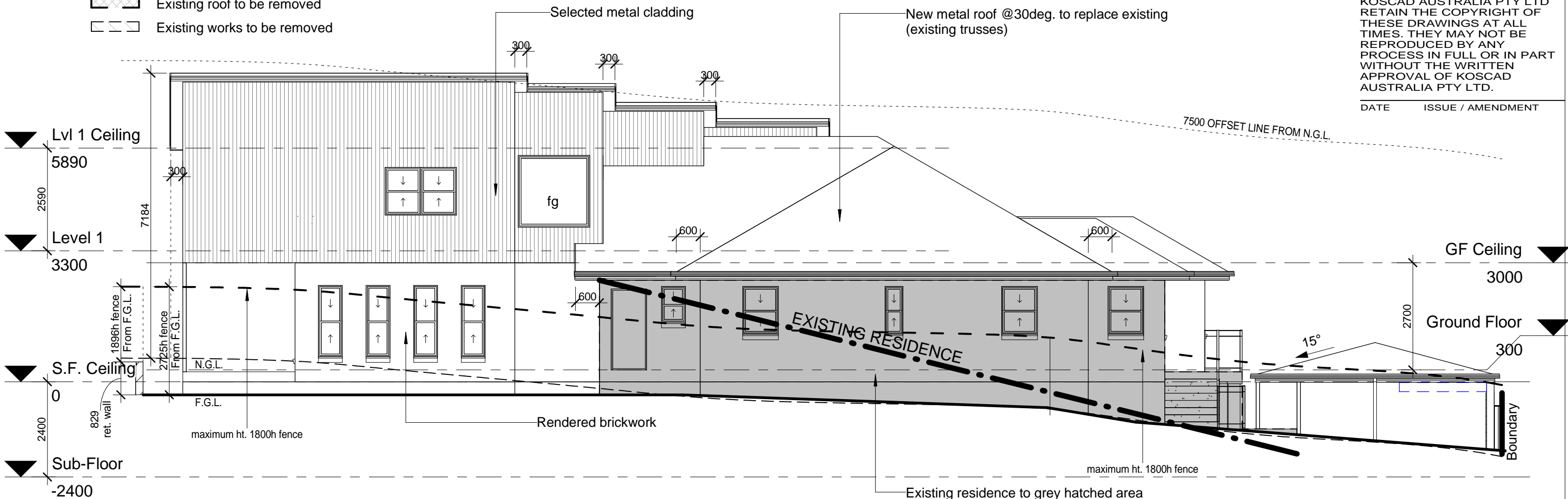
DEMOLITION WORKS

- ⊕ Existing post to be removed
- ▬ Existing works to be retained
- ▭ Existing walls to be retained
- ▨ Existing walls to be removed
- ▩ Existing roof to be removed
- ▭ Existing works to be removed

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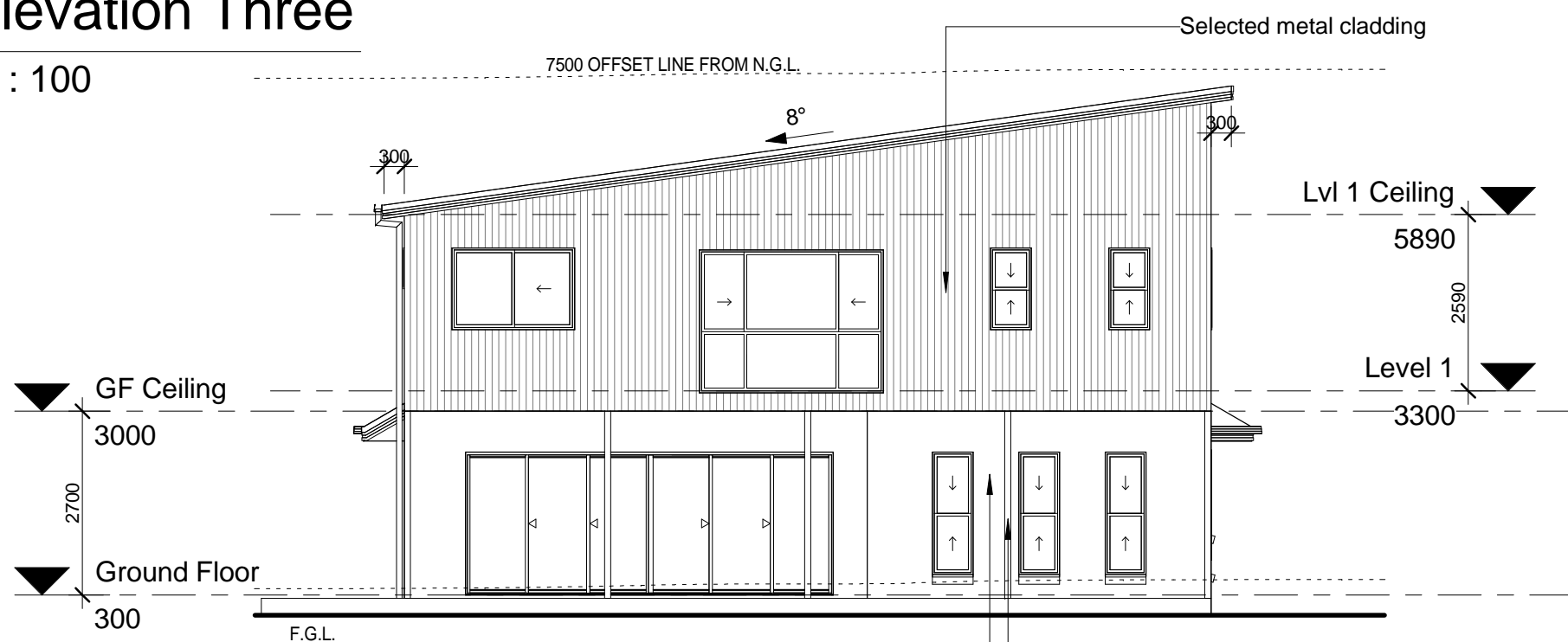
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Elevation Three

3

1 : 100



Elevation Four

4

1 : 100

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WIND LOADING :	N2
PROJECT	..
CLIENT	..
TITLE	ELEVATION 3 & 4
DATE	22/05/2015
SCALE	1 : 100 @A3
DRAWN	OK
CHECKED	OK
PROJ No	600EX
DWG No	A107
ISSUE	A

3/08/2015 9:58:47 AM

LEGEND:

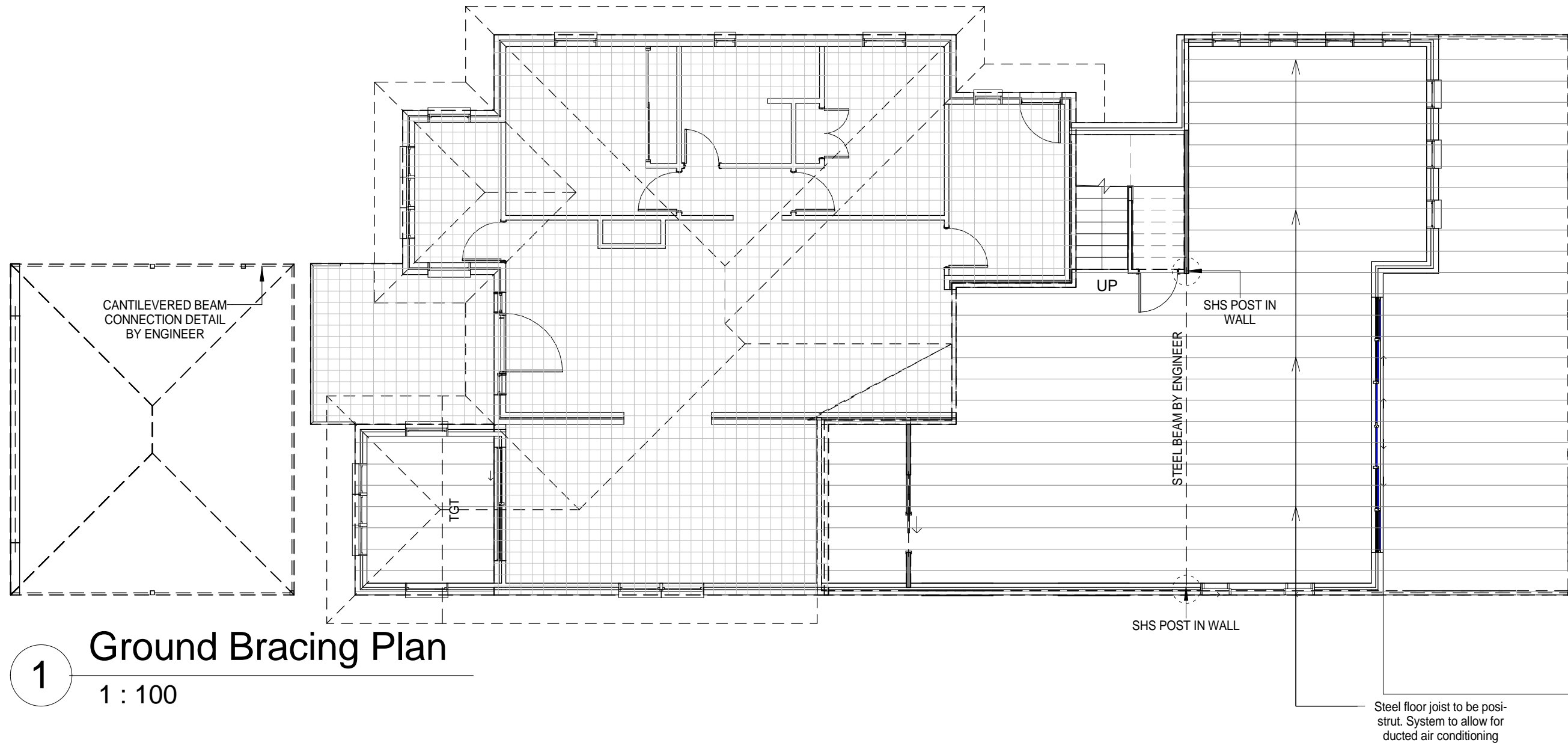
K BRACE: REFER TO STEEL FRAME MANUFACTURER'S SPECIFICATIONS

BRACING & BEAMS TO BE SPECIFIED AND DESIGNED BY ENGINEER

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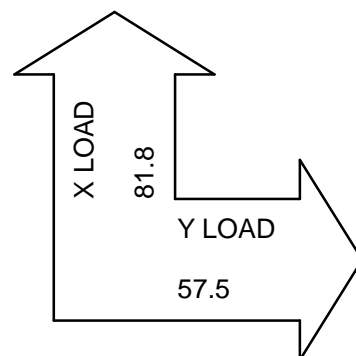
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1 Ground Bracing Plan

1 : 100



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WIND LOADING : **N2**

PROJECT ..

CLIENT ..

TITLE **BRACING GROUND LEVEL**

DATE **22/05/2015**

SCALE **1 : 100 @A3**

DRAWN **OK** CHECKED **OK**

PROJ No **600EX**

DWG No **A108** ISSUE **A**

3/08/2015 9:58:48 AM

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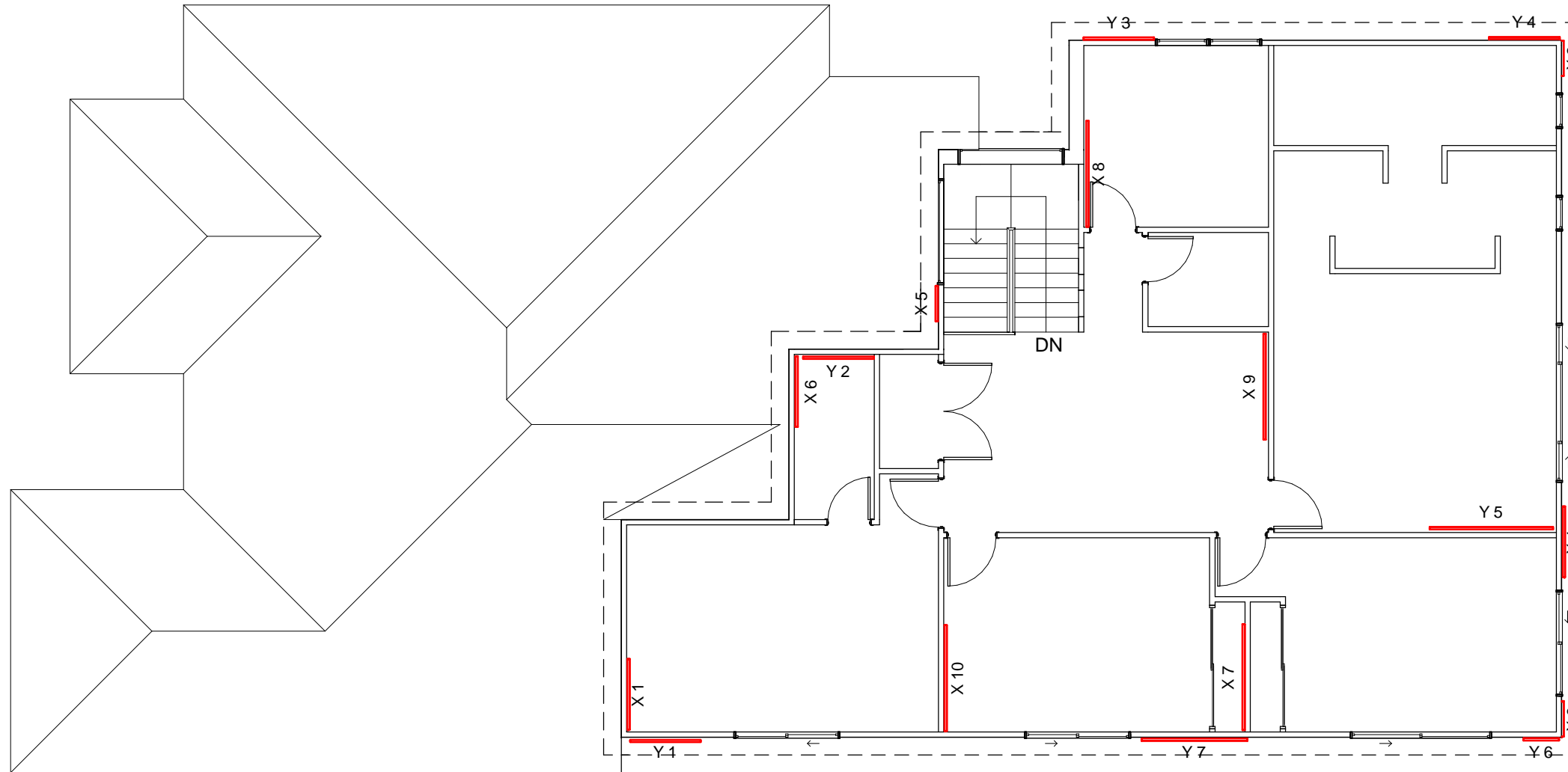
K BRACE: REFER TO STEEL FRAME MANUFACTURER'S SPECIFICATIONS

BEAMS TO BE SPECIFIED AND DESIGNED BY ENGINEER

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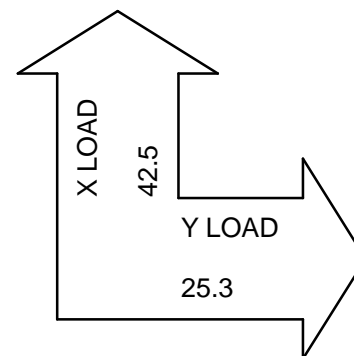


Level 1 Bracing Plan

1

1 : 100

Upper Bracing Schedule X direction					
Mark	Ref. Level	Type Mark	Length	Unit KN	Resistance X
1	FF brace	K brace 2740H X dir	1200	4.82 kN/m	5.78 kN
2	FF brace	K brace 2740H X dir	600	4.82 kN/m	2.89 kN
3	FF brace	K brace 2740H X dir	600	4.82 kN/m	2.89 kN
4	FF brace	K brace 2740H X dir	1200	4.82 kN/m	5.78 kN
5	FF brace	K brace 2740H X dir	600	4.82 kN/m	2.89 kN
6	FF brace	K brace 2740H X dir	1200	4.82 kN/m	5.78 kN
7	FF brace	K brace 2740H X dir	1800	4.82 kN/m	8.68 kN
8	FF brace	K brace 2740H X dir	1800	4.82 kN/m	8.68 kN
9	FF brace	K brace 2740H X dir	1800	4.82 kN/m	8.68 kN
10	FF brace	K brace 2740H X dir	1800	4.82 kN/m	8.68 kN
Grand total: 10					60.73 kN



Upper Bracing Schedule Y direction					
Mark	Ref. Level	Type Mark	Length	Unit KN	Resistance Y
1	FF brace	K brace 2740H Y dir	1200	4.82 kN/m	5.78 kN
2	FF brace	K brace 2740H Y dir	1200	4.82 kN/m	5.78 kN
3	FF brace	K brace 2740H Y dir	1200	4.82 kN/m	5.78 kN
4	FF brace	K brace 2740H Y dir	1200	4.82 kN/m	5.78 kN
5	FF brace	K brace 2740H Y dir	2100	4.82 kN/m	10.12 kN
6	FF brace	K brace 2740H Y dir	600	4.82 kN/m	2.89 kN
7	FF brace	K brace 2740H Y dir	1800	4.82 kN/m	8.68 kN
Grand total: 7					44.83 kN

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WIND LOADING : **N2**

PROJECT ..
CLIENT ..

TITLE **BRACING FIRST LEVEL**

DATE **22/05/2015**

SCALE **1 : 100 @A3**

DRAWN **OK** CHECKED **OK**

PROJ No **600EX**

DWG No **A109** ISSUE **A**

3/08/2015 9:58:48 AM

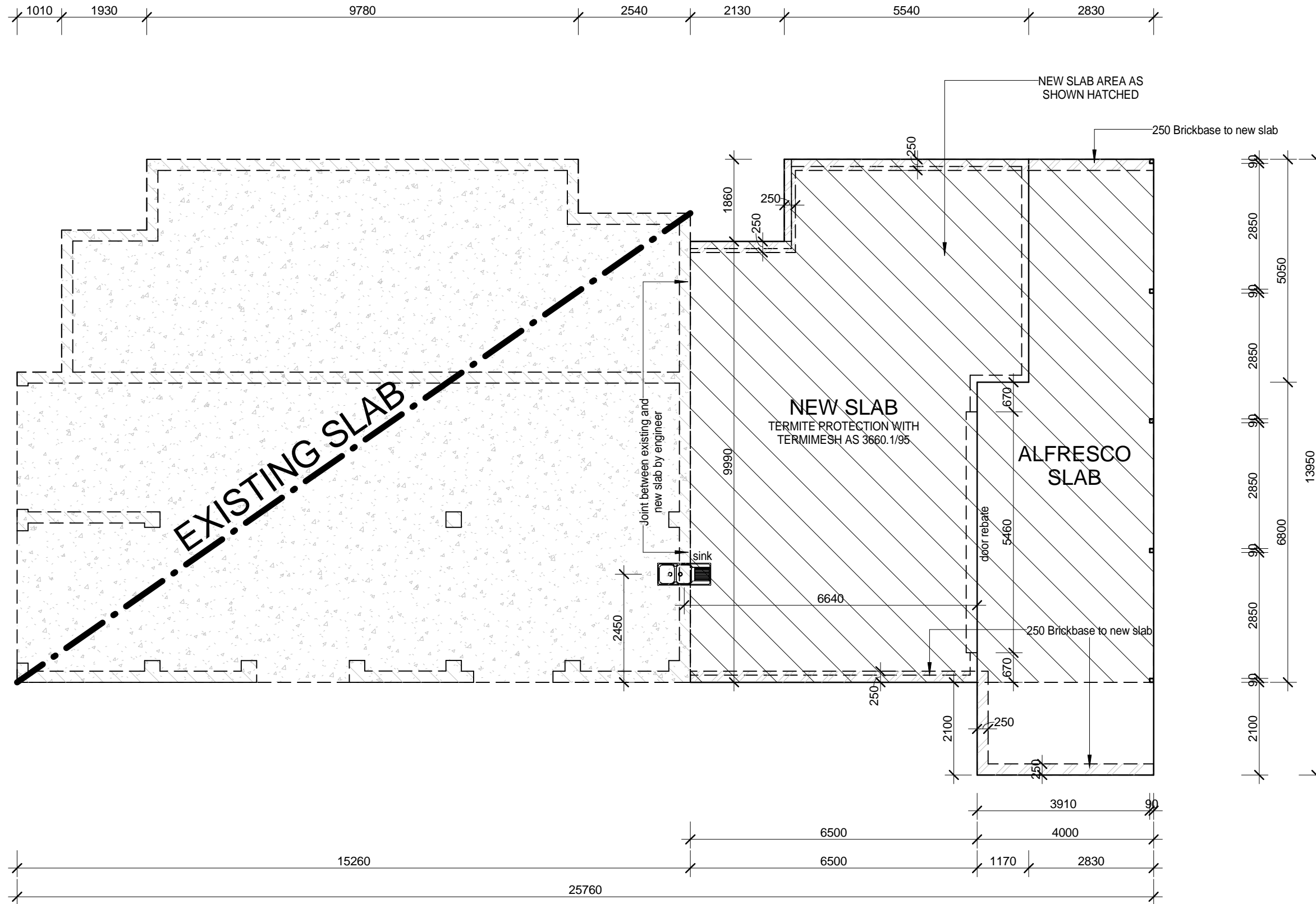
THIS PLAN TO BE READ IN CONJUNCTION WITH THE ENGINEER'S DRAWINGS

ALL SETOUT DIMENSIONS ARE TAKEN FROM THE OUTSIDE FACE OF BRICKWORK

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1 Slab Plan
1 : 100

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WIND LOADING : **N2**

PROJECT ..

CLIENT ..

TITLE **SLAB PLAN**

DATE **22/05/2015**

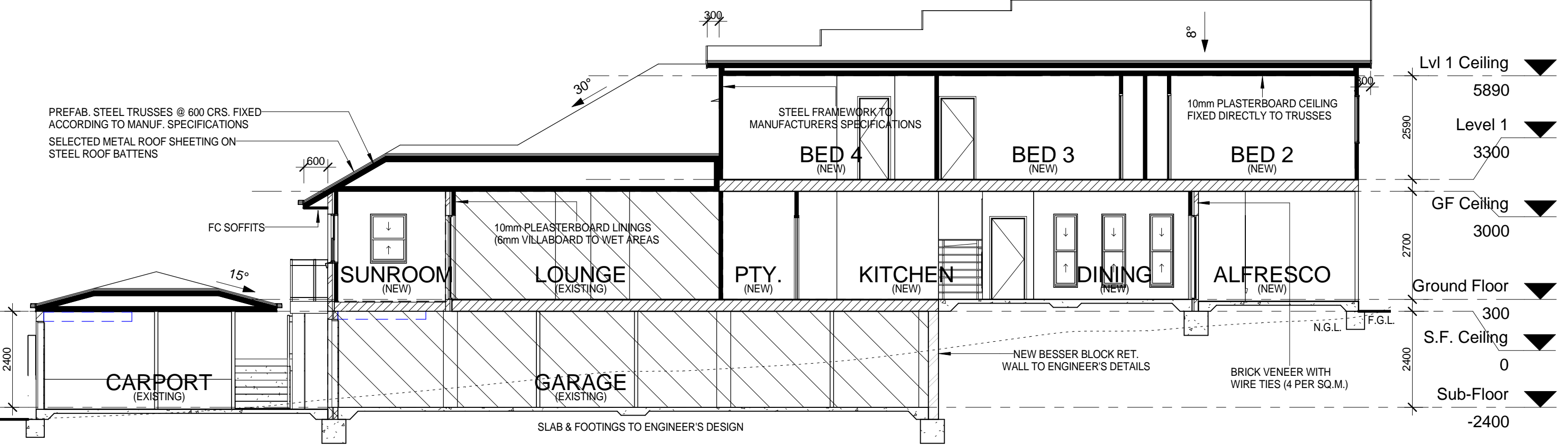
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PROJ No **600EX**

DWG No ISSUE **A110 A**

3/08/2015 9:58:49 AM



1 Section 1
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GENERAL NOTES

1. ALL MEASUREMENTS TO BE CHECKED BEFORE THE COMMENCEMENT OF CONSTRUCTION
2. DIMENSIONS READ TO FACE OF BRICKWORK AND OR STUDWORK
3. BOUNDARY CLEARANCES SHOWN ARE TO THE OUTER MOST PROJECTION
4. PROVIDE FLOOR WASTES TO ALL WET AREAS
5. WET AREAS SHALL COMPLY WITH BCA CLAUSE 3-8-1
6. WC DOORS TO BE FITTED WITH LIFT OFF HINGES
7. BRICKWORK TO EXTERNAL WALLS TO BE 110mm WITH A 40mm WIDE CAVITY BETWEEN BRICKWORK AND STEEL FRAME. PROVIDE GALVANISED WALL TIES AT 450 HORIZONTAL MAXIMUM CENTRES AND AT 600 MAXIMUM VERTICAL CENTRES, AND AT 300 HORIZONTAL CENTRES AT FLOOR LEVEL AND AT 300 MAXIMUM VERTICAL CENTRES TO SIDES OF OPENINGS.
PROVIDE DAMP PROOF COURSE ON BRICK COURSE BELOW FLOOR SLAB, TURN UP CAVITY AND FIX TO FRAME, WITH WEEP HOLES TO BRICKWORK AT 900 CRS
8. ALUMINIUM WINDOWS AND DOORS SHALL COMPLY WITH AS1288/89 AND BE FIXED TO MANUFACTURER'S SPECIFICATIONS.
9. BALUSTRADE TO COMPLY WITH BCA CLAUSE 3-9-2
10. STAIRS TO COMPLY WITH BCA CLAUSES 3-9-1
11. PROVIDE LEAD OR METAL FLASHING TO ROOF, BETWEEN THE TILES, AND CLADDING OR BRICKWORK
12. INTERNAL WALL & CEILING LININGS TO BE 10mm PLASTERBOARD WITH 6mm VILLABOARD TO WET AREA WALLS
13. ALL PRIMARY BUILDING ELEMENTS, AS REQUIRED BY THE BUILDING CODE ARE OF STEEL AND/ OR TREATED TIMBER IN ACCORDANCE WITH APPENDIX "D" OR NATURALLY TERMITE RESISTANT TIMBER AS PER APPENDIX "C" TO COMPLY WITH 3600.1.2000
14. ALL PRIMARY BUILDING ELEMENTS TO BE NATURALLY TERMITE RESISTANT IN ACCORDANCE WITH BCA 3.1.3 AND AS3660.1

USE FIGURED DIMENSIONS. DO NOT SCALE FROM THE DRAWINGS. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO FABRICATION OR CONSTRUCTION. IT REMAINS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH RELEVANT CODES AND REGULATIONS IS MAINTAINED AT ALL TIMES

DATE	ISSUE / AMENDMENT

SIGNATURES

BUILDER

BUILDER: _____
DATE: __/__/__

OWNER: _____
OWNER: _____
DATE: __/__/__

KOSCAD
architectural design

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WIND LOADING : **N2**

PROJECT ..

CLIENT ..

TITLE **SECTION PAGE 1**

DATE **22/05/2015**

SCALE **1 : 100 @A3**

DRAWN **OK** CHECKED **OK**

PROJ No **600EX**

DWG No **A111** ISSUE **A**