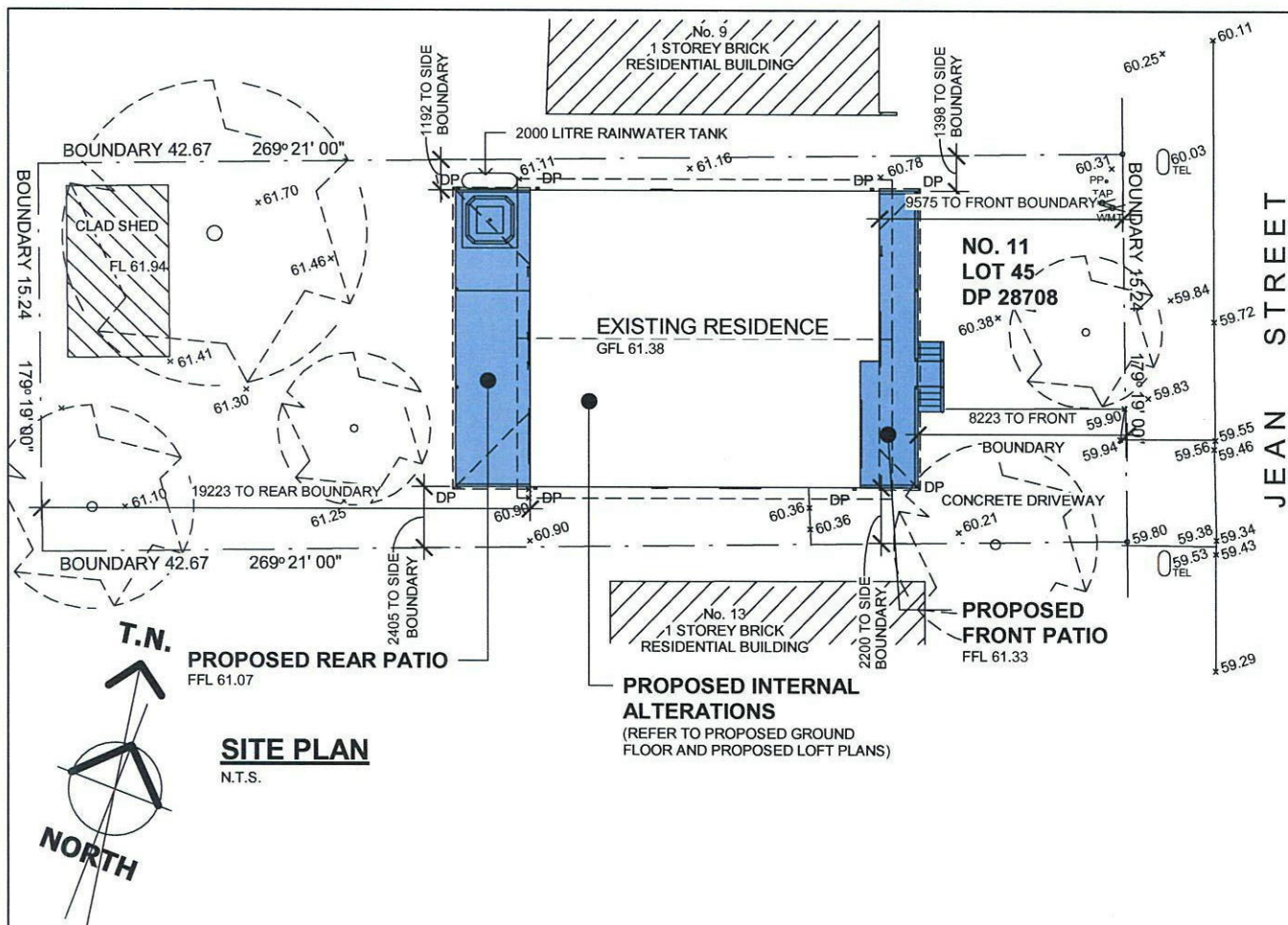
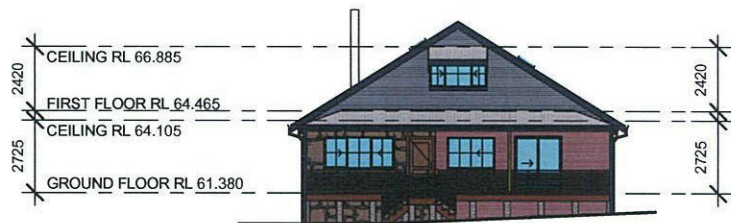




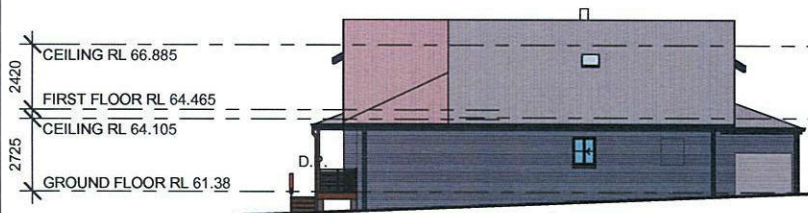
SITE PLAN
N.T.S.



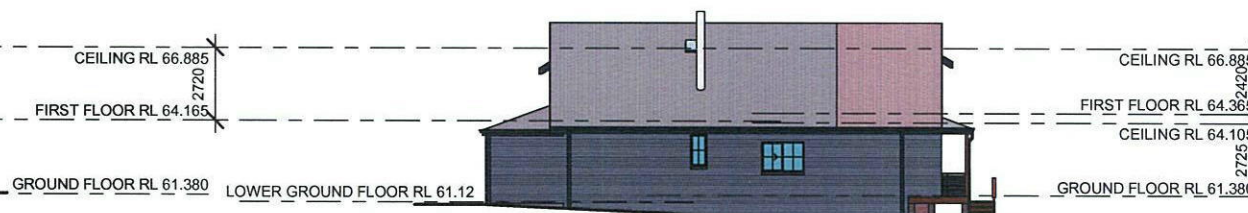
PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION

ISSUE	DATE	DISCRIPTION

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BUILDER

Compudraft Pty Ltd
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PH (02) 8850-0911 FAX (02) 8850-3511
EMAIL: info@compudraft.com.au
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SCALE	N.T.S.	PROPOSED ADDITIONS TO RESIDENCE AT 11 JEAN STREET, KINGSWOOD FOR Mr G. BAIN & Ms W. MCAVOY A4 NOTIFICATION PLAN	JOB NUMBER 1159-1	DRAWING NUMBER A4N
DATE	25/07/19			
DRAWN	A.W.			

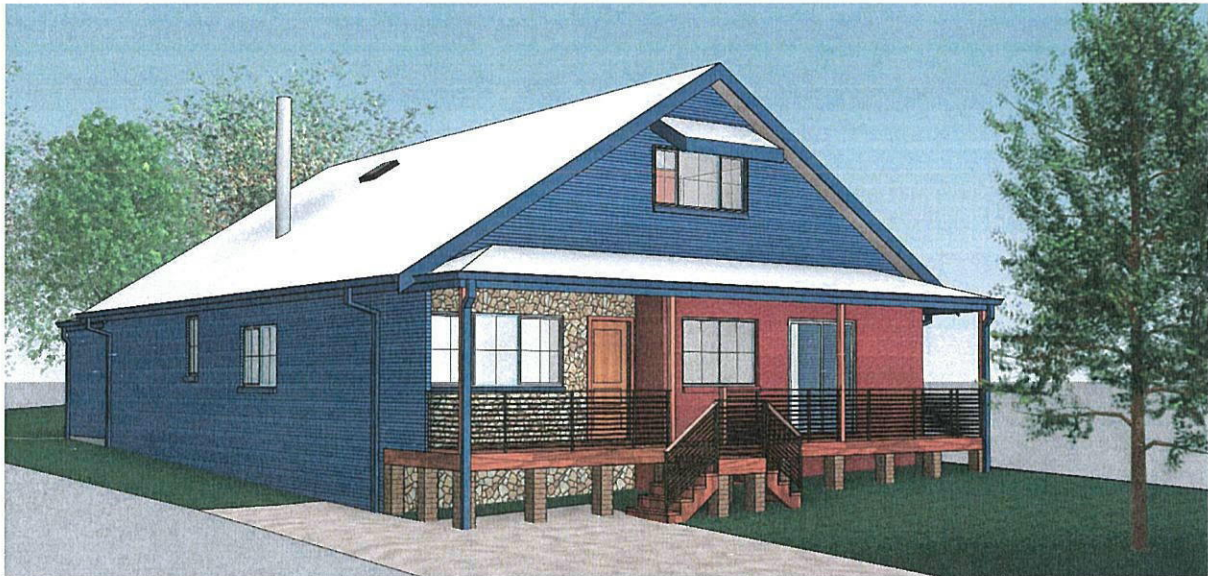
DRAFTING SERVICES

Ref: 1159-1

25 July 2019

Schedule of Finishes For
Proposed Addition to Residence at
11 Jean Street, Kingswood

External Cladding Type 01	: Colorbond (deep ocean)
External Cladding Type 02	: Weathertex cladding (wood finish)
Window Frames	: Black powder coat
Sliding Door Frames	: Black powder coat
Roof sheeting	: Colorbond (Shale Grey)
Gutters	: Colorbond (Deep ocean)
Fascias	: Colorbond (Deep ocean)
Downpipes	: Colorbond (Deep ocean)
Water Tank	: Colorbond (Deep ocean)



GENERAL SPECIFICATION

ALL GENERAL FINISHES TO BE SPECIFIED BY THE OWNER PRIOR TO START. ALL MEASUREMENTS AND GROUND LINES TO BE VERIFIED BY THE OWNER/BUILDER PRIOR TO COMMENCEMENT OF WORKS.

ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE 2016 VOLUME TWO INCORPORATING "THE BUILDING CODE OF AUSTRALIA", THE LOCAL COUNCIL HEALTH & BUILDING CODE, THE SPECIFIC SPECIFICATION REFERENCES SHOWN ON DRAWINGS (AS APPLICABLE) AND ALL STANDARD CODES COVERING EACH TRADE (AS APPLICABLE), BUT NOT LIMITED TO THE FOLLOWING :

- SITE ESTABLISHMENT/DEMOLITION
AS 2601- The Demolition of Structures
AS/NZS 4576 - Guidelines for Scaffolding
AS/NZS 1576.1 - Scaffolding - General Requirements
AS/NZS 4994.2 - Temporary Roof Edge Protection for Housing and Residential Buildings
Code of Practice for the Safe Removal of Asbestos, NOHSC:2002
Guide to the Control of Asbestos Hazards in Buildings and Structures, NOHSC:3002
- EARTHWORKS
Refer to Structural Engineers Design and Specifications
Earthworks are to be carried out in accordance with the requirements of the Environmental Planning & Assessment Act 1979
Building Code of Australia Part 3.1.1 - Earthworks
AS 3798 - Guidelines on Earthworks for Commercial and Residential Developments
AS 3798 - Guidelines on Earthworks for Commercial and Residential Developments
- STORMWATER DRAINAGE
Refer to Hydraulic Engineer's Design and Specifications
Building Code of Australia Part 3.1.2 - Drainage
AS/NZS 3500 - National Plumbing and Drainage Code - Stormwater Drainage
- RETAINING WALLS
Refer to Hydraulic Engineer's Design and Specifications
Refer to Structural Engineers Design and Specifications
AS 1720.1 - Timber Structures - Part 1 - Design Methods
AS 1720.2 - Timber Structures - Part 2 - Timber Structures - Timber Properties
AS 3600 - Concrete Structures
AS 3700 - Masonry Structures
AS 3798 - Guidelines on Earthworks for Commercial and Residential Developments
AS 4678 - Earth Retaining Structures
- DRAINAGE AND PLUMBING
Refer to Hydraulic Engineer's Design and Specifications
Building Code of Australia Part 3.1.2 - Drainage
AS/NZS 3499 - Water Supply - Flexible Hose Assemblies
AS/NZS 3500 - National Plumbing Code
AS/NZS 3500.1 - Water Supply
AS/NZS 3500.2 - Sanitary Plumbing and Sanitary Drainage
AS/NZS 3500.3 - Stormwater Drainage
AS/NZS 3500.4 - Hot Water Supply
AS/NZS 3500.5 - National Plumbing and Drainage - Domestic Installations
AS 3740 - Waterproofing of Wet Areas Within Residential Buildings
AS 1357.1 - Valves Primarily for Use in Heated Water Systems - Protection Valves
AS 1357.2 - Valves Primarily for Use in Heated Water Systems - Control Valves
AS/NZS 4858 Wet Area Membranes
AS 5601 - Gas Installations
- TERMITE PROTECTION
Refer to Structural Engineer's Design and Specifications
Building Code of Australia Part 3.1.3 - Termite Risk Management
AS 3660.1 - Protection of Buildings from Subterranean Termites
Upon completion, a durable notice must be permanently fixed to the building in a suitable location, such as a meter box or the like, indicating: the method of protection; the date of installation of the system; and where a chemical barrier is installed, its life expectancy as listed on the National Registration Authority label; and the installer's or manufacturer's recommendations for the scope and frequency of future inspections for termite activity.
- FOOTING AND SLABS
Refer to Structural Engineer's Design and Specifications
Refer to Structural Engineer's Design and Specifications
Building Code of Australia Part 3.2 - Footings and Slabs
AS 2870 - Residential Slabs and Footings
AS 3600 - Concrete Structures
AS 2159 - Piling - Design and Installation

- MASONRY
Refer to Structural Engineer's Design and Specifications
Building Code of Australia Part 3.3 - Masonry
AS/NZS 2904 - Damp-proof courses and flashings
AS/NZS 2699.1 - Built-in Components for Masonry Construction - Wall Tiles
AS/NZS 2699.2 - Built-in Components for Masonry Construction - Connections and Accessories
AS/NZS 2699.3 - Built-in Components for Masonry Construction - Lintels and Shelf Angles (Durability Requirements)
AS 3972 - Portland and Blended Cements
AS 3660.1 - Termite Management - New Building Work
AS 3660.2 - Termite Management - In and Around Existing Buildings and Structures - Guidelines
- STRUCTURAL STEELWORK
Refer to Structural Engineer's Design and Specifications
Building Code of Australia Part 3.4 - Framing
AS 4100 - Steel Structures
AS/NZS 4600 - Cold-formed Steel Structures
AS 3678 - Structural Steel - Hot Rolled Plates, Floorplates, and Slabs
AS 1111 - ISO Metric Hexagon Commercial Bolts and Screws
AS 1554 - Structural Steel Welding
AS 1163 - Structural Steel - Hollow Sections
AS 1627.4 - Metal Finishing - Abrasive Blast Cleaning
AS 1627.5 - Metal Finishing - Pickling, Descaling and Oxide Removal
AS 2327.1 - Composite Structures - Simply Supported Beams
AS/NZS 3750.1 - Paints for Steel Structures - Part 1 Epoxy Mastic (Two Pack)
AS/NZS 3750.13 - Paints for Steel Structures - Part 13 Epoxy Primer (Two Pack)
AS/NZS 3750.14 - Paints for Steel Structures - Part 14 High-build Epoxy (Two Pack)
AS/NZS 3750.15 - Paints for Steel Structures - Part 15 Inorganic Zinc Silicate Paint
- TIMBER FLOOR, WALL, ROOF FRAMING, STRUCTURAL FLOORING
Refer to Structural Engineer's Design and Specifications
Building Code of Australia Part 3.4 - Framing
AS 1684 - Residential Timber Framed Construction
AS 1720.1 - Timber Structures - Part 1 Design Methods
AS 1720.2 - Timber Structures - Part 2 Timber properties
AS 3623 - Domestic metal Framing
AS 4440 - Installation of Nailplated Timber Roof Trusses
AS 1680.2 - Particleboard Flooring - Installation
AS 2269 - Plywood - Structural
AS 2270 - Plywood and Blockboard for Internal Use
AS 2271 - Plywood and Blockboard for External Use
AS/NZS 1604.2 - Reconstituted Wood Based Products
AS/NZS 1604.3 - Plywood
AS/NZS 1604.4 - Laminated Timber Veneer
AS/NZS 1859.1 - Reconstituted Wood Based Panels - Specifications - Particleboard
AS/NZS 1859.2 - Reconstituted Wood Based Panels - Specifications - Dry Processed Fibreboard
AS/NZS 1859.3 - Reconstituted Wood Based Panels - Specifications - Decorative Overlaid Wood Panels
AS/NZS 1859.4 - Reconstituted Wood Based Panels - Specifications - Wet Processed Fibreboard
AS 1860 - Installation of Particleboard Flooring
AS 4786.2 - Timber Flooring - Sanding and Finishing
AS 1657 - Fixed Platforms, Walkways and Ladders - Design, Construction and Installation
- ROOF AND WALL EXTERNAL LININGS
Refer to Schedule of External Finishes for selection of external linings
Building Code of Australia part 3.5 - Roof and Wall Cladding
AS 2049 - Roof Tiles
AS 2050 - Installation of Roof Tiles
AS 1562.2 - Design and Installation of Sheet Roofing and Wall Cladding - Metal
AS/NZS 1562.2 - Design and Installation of Sheet Roof and Wall Cladding - Corrugated fibre-reinforced Cement
AS/NZS 4256 - Plastic Roof and Wall Cladding Materials
AS 1562.3 - Plastic Sheet Roofing
AS/NZS 4200 - Installation of Pliable Membrane and Underlay
- CEILING, WALL AND FLOOR INTERNAL LININGS
Refer to Schedule of Internal Finishes for selection of internal linings
AS 2588 - Gypsum Plasterboard
AS 2589 - Gypsum Linings in Residential and Light Commercial Construction - Application & Finishing
AS2455 - Textile Floor Coverings - Installation Practice
AS 3958.1 - Ceramic Tiles - Part 1 Guide to the Installation of Ceramic Tiles
AS 3958.2 - Ceramic Tiles - Part 2 Guide to the selection of Ceramic Tile System
AS 2358 - Adhesives for Fixing Ceramic Tiles

- STAIRS, BALUSTRADES & POOL FENCING
Building Code of Australia Part 3.9 - Safe Movement and Access
AS 1926 - Swimming Pool Safety
- INSULATION
Refer to Architectural Drawings for Insulation Locations and R-Value Requirement
Building Code of Australia Part 3.12 - Energy Efficiency
AS 3999 - Thermal Insulation of Dwellings - Bulk Insulation - Installation Requirements
AS/NZS 4200.1 - Pliable Building Membranes and Underlays - Part 1 Materials
AS/NZS 4200.2 - Pliable Building Membranes and Underlays - Part 2 Installation Requirements
AS/NZS 4859.1 - Materials for the Thermal Insulation of Buildings
- ROOF PLUMBING
Refer to Hydraulic Engineer's Design and Specification
Refer to Architectural Drawings for downpipe locations
Refer to Schedule of External Finishes for Roof Plumbing and Downpipe Selection
Building Code of Australia Part 3.1.2 - Drainage
AS 3500.2 - National Plumbing and Drainage - Sanitary Plumbing and Drainage
AS 2179.1 - Specifications for Rainwater Goods - Selection and Installation
AS 2180 - Metal Rainwater Goods - Selection and Installation
- SMOKE ALARMS AND FIRE SAFETY
Building Code of Australia Part 3.7 - Fire Safety
AS 2918 - Domestic Solid Fuel Burning Appliances - Installation
- BUSHFIRE PROVISIONS AS APPLICABLE
AS 3959 Construction of Building sin Bushfire Prone Areas
- LANDSCAPING
Refer to Architectural Drawings for general landscaping scope and locations
AS 4419 - Soils for Landscaping and Garden Use
AS 4454 - Compost, Soil Conditioners and Mulches
AS 3743 - Potting Mixes
AS 3727 - Guide to Residential Pavements
- WINDOWS, DOORS AND GLAZING
Refer to Schedules of finishes for window, door and glazing selection and finishes
Refer to Window and Door Schedule for window and door type, size and location
Refer to Architectural Drawings for internal doors location
Building Code of Australia Part 3.6 - Glazing
AS 1288 - Glass in Buildings - Selection and Installation
AS/NZS 2208 - Safety Glazing Materials in Buildings
AS 2688 - Timber Doors
AS 2689 - Timber Door Sets
AS 4285 - Skylights
AS/NZS 2803 - Doors - Security Screens
AS/NZS 4604 - Security window grilles
AS/NZS 4605 - Installation of Security Window Grilles
- ELECTRICAL INSTALLATION
Electrical installation must be undertaken in accordance with the Supply Authority's requirements. The electrical contractor shall obtain relevant approvals and provide the builder with appropriate certificates.
AS/NZS 3000 - Electrical Installations
AS/NZS 3006 - Adequate Electrical Installations in Domestic Premises
- WET AREAS
Building Code of Australia Part 3.8.1 - Health and Amenity
AS 3740 - Waterproofing of Wet Areas Within Residential Buildings
AS 4386.1 - Domestic Kitchen Assemblies - Kitchen Units
AS 4386.2 - Domestic Kitchen Assemblies – Installation
- PAINTING
AS/NZS 2311 - Guide to the Painting of Buildings
AS/NZS 2312 - Guide to the Protection of Structural Steel against Exterior Atmospheric Corrosion by the Use of Protective Coatings
- COMPLETION
The building is to be completed in a tradesmanlike manner. The building in all respects to be left clean and fit for occupation. All surplus material to be removed by the builder

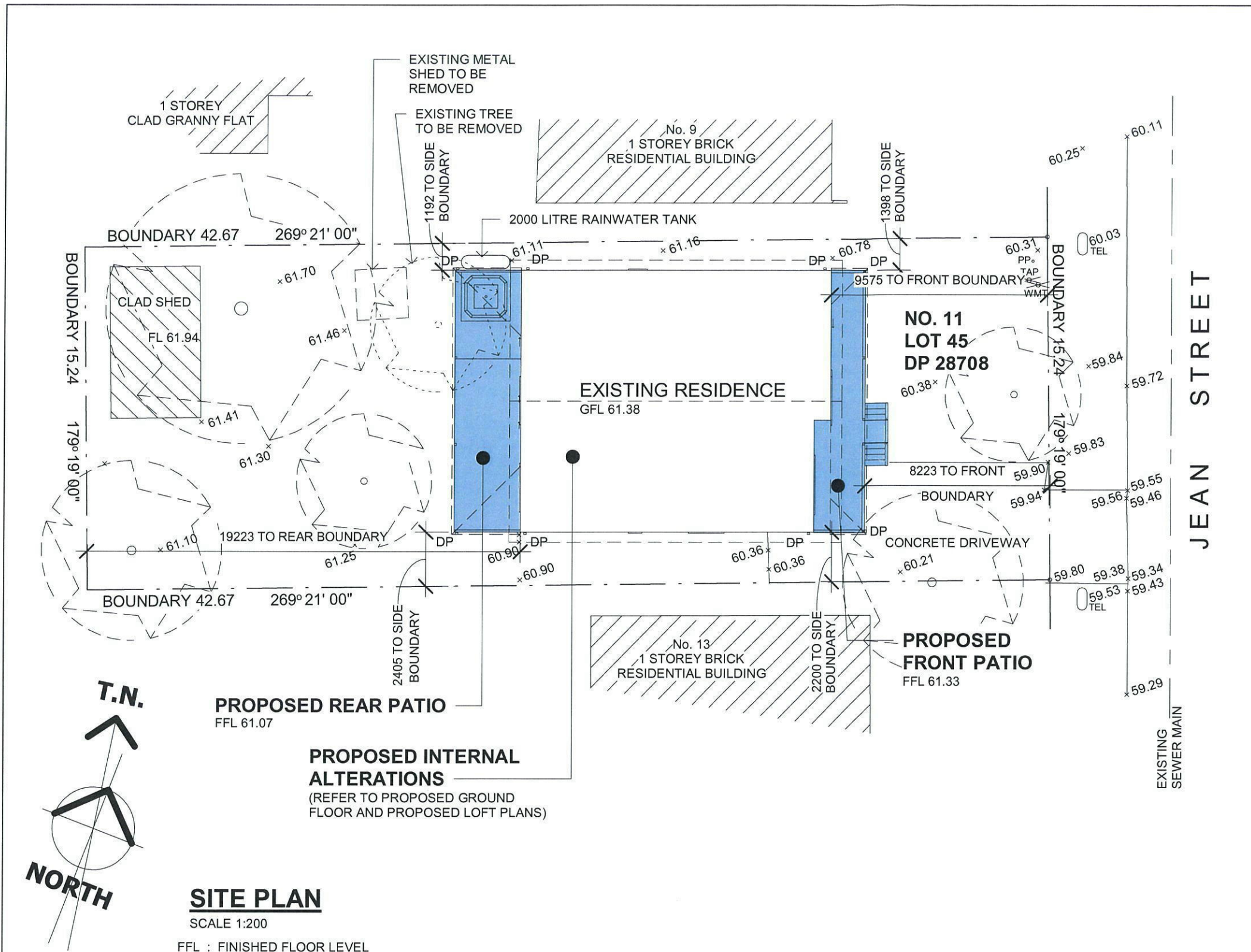
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BUILDER	 Compudraft Pty Ltd A.B.N. 59 769 783 493 UNIT 18, 7 ANELLA AVENUE CASTLE HILL NSW 2154 PH (02) 8850-0911 FAX (02) 8850-3511 EMAIL: info @compudraft.com.au WEB: www.compudraft.com.au	SCALE	PROPOSED ADDITIONS TO RESIDENCE AT 11 JEAN STREET, KINGSWOOD FOR Mr G. BAIN & Ms W. MCAVOY	JOB NUMBER 1159-1	DRAWING NUMBER 1 of 13
		DATE 17-07-19			
		DRAWN A.W.	COVER SHEET		



WINDOW SCHEDULE				
NO.	SIZE h x w	FRAME	SASH	GLAZING
01	1200 x 2650	ALUMINIUM	AWNING	STANDARD CLEAR
02	1200 x 1570	ALUMINIUM	SLIDING	STANDARD CLEAR
03	1200 x 600	ALUMINIUM	FIXED	STANDARD CLEAR
04	1460 x 2170	ALUMINIUM	SLIDING	STANDARD CLEAR
05	1030 x 850	ALUMINIUM	SLIDING	FROSTED
06	1200 x 1800	ALUMINIUM	SLIDING	PYROLYTIC LOW-E
07	1030 x 2170	ALUMINIUM	SLIDING	STANDARD CLEAR
08	1030 x 2170	ALUMINIUM	SLIDING	STANDARD CLEAR

DOOR SCHEDULE				
D01	2400 x 3576	ALUMINIUM	SLIDING	STANDARD CLEAR
D02	2100 x 1800	ALUMINIUM	SLIDING	STANDARD CLEAR
D03	2100 x 1800	ALUMINIUM	SLIDING	STANDARD CLEAR

AREAS:	SQ.M.
SITE AREA	= 645.00
AREAS (BEFORE ADDITIONS)	
GROUND FLOOR	= 150.0
LOFT	= 40.0
FRONT PATIO	= 6.0
TOTAL FLOOR AREA	= 190.0
AREAS (AFTER ADDITIONS)	
GROUND FLOOR	= 150.0
LOFT	= 53.0
FRONT PATIO	= 21.0
REAR PATIO	= 34.0
TOTAL FLOOR AREA	= 203.0
SITE COVERAGE	= SQM OR %

www.dialbeforeyoudig.com.au

 **DIAL 1100**
BEFORE YOU DIG

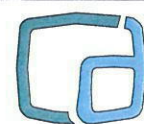
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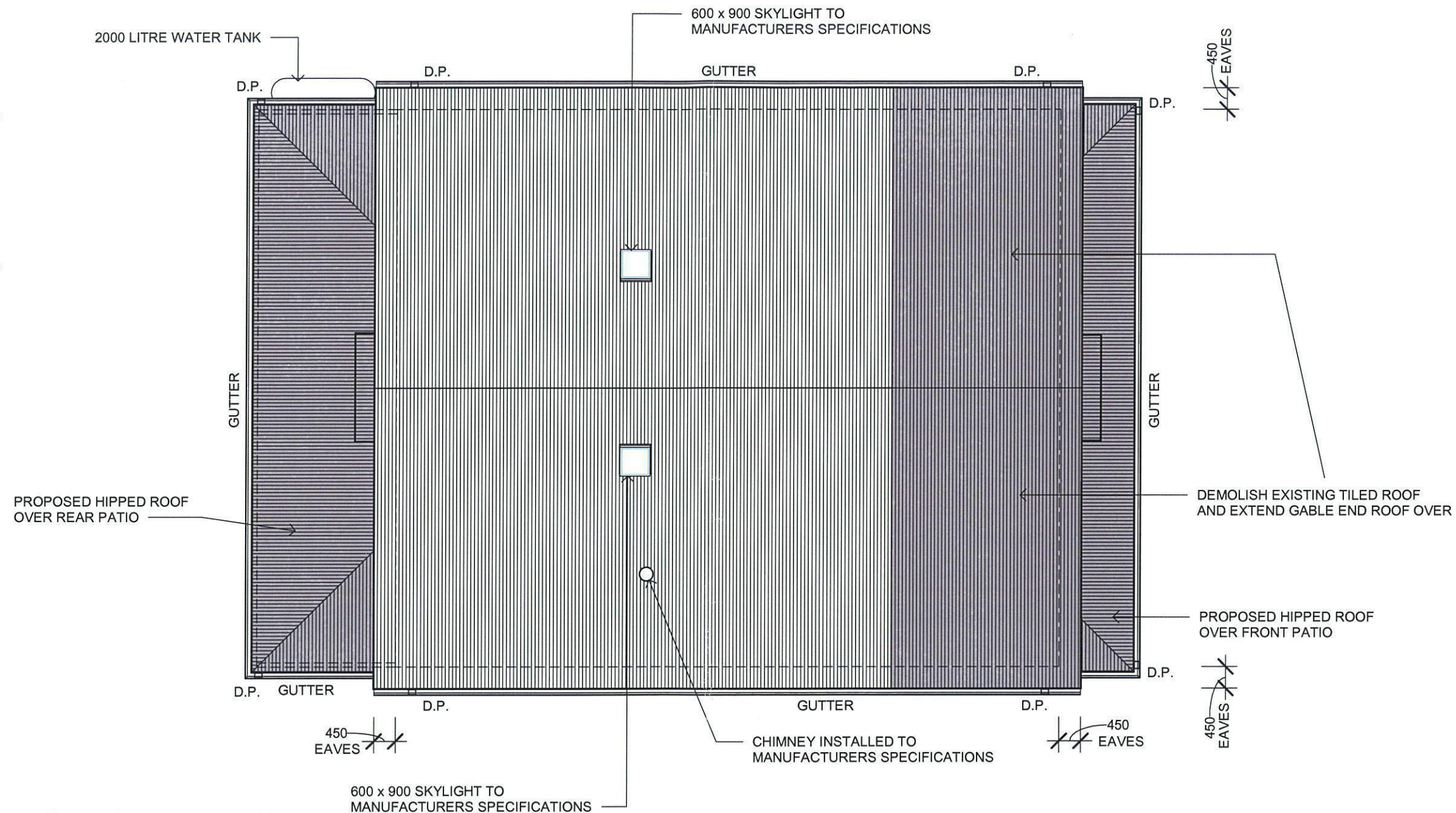
DIAL BEFORE YOU DIG
SHOULD BE CONTACTED
PRIOR TO ANY EXCAVATION ON SITE

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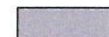
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		DATE	17-07-19			
		DRAWN	A.W.	SITE PLAN		



PROPOSED ROOF PLAN

SCALE 1:100

 : DENOTES PROPOSED ROOF AREA

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BUILDER



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SCALE 1 : 100 (A3)
DATE 17-07-19
DRAWN A.W.

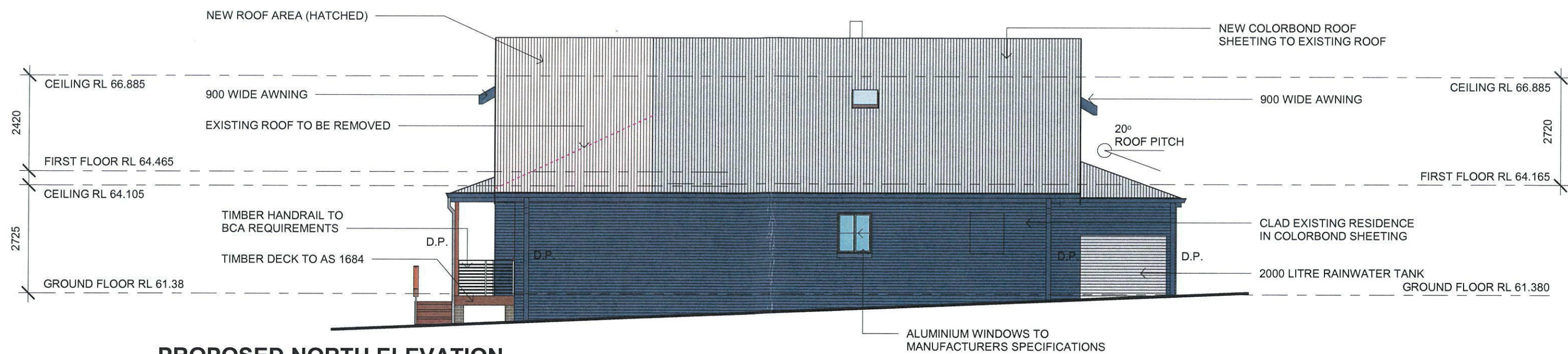
PROPOSED ADDITIONS TO RESIDENCE AT
11 JEAN STREET, KINGSWOOD
FOR Mr G. BAIN & Ms W. MCAVOY
PROPOSED ROOF PLAN

JOB NUMBER

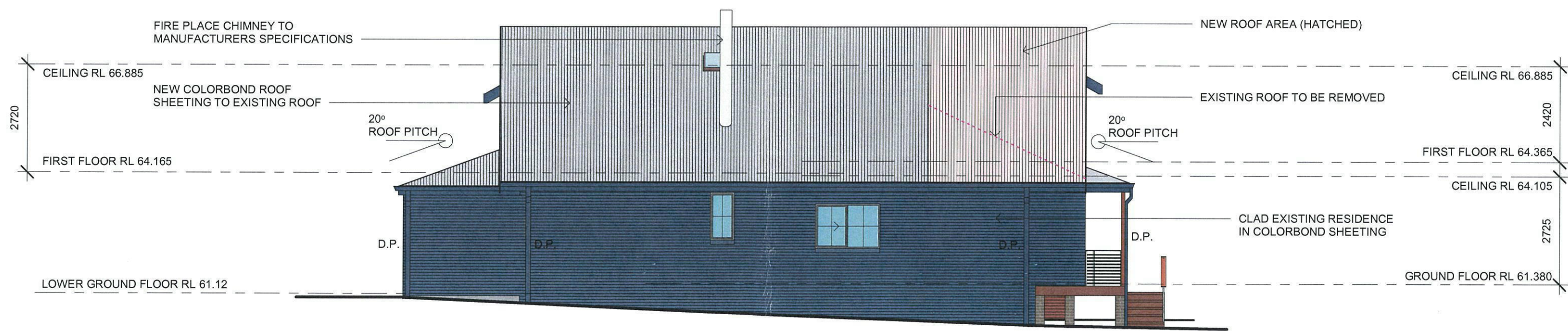
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DRAWING NUMBER

6 of 13



PROPOSED NORTH ELEVATION
SCALE 1:100



PROPOSED SOUTH ELEVATION
SCALE 1:100

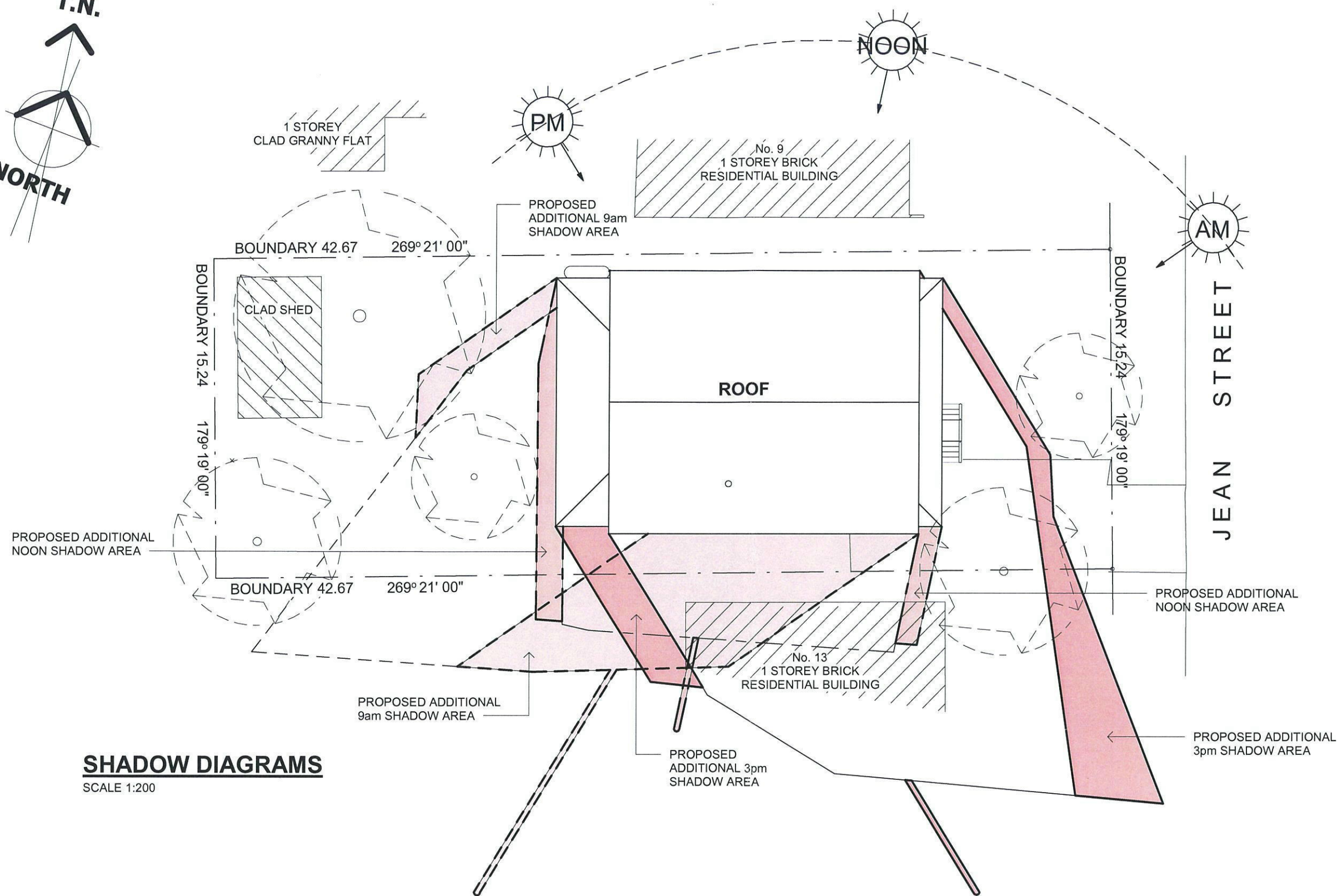
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		DATE	17-07-19			
		DRAWN	A.W.			

7100/0040 40-00-00 AM



SHADOW DIAGRAMS

SCALE 1:200

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BUILDER	 Compudraft Pty Ltd A.B.N. 59 769 783 493 UNIT 18, 7 ANELLA AVENUE CASTLE HILL NSW 2154 PH (02) 8850-0911 FAX (02) 8850-3511 EMAIL: info@compudraft.com.au WEB: www.compudraft.com.au	SCALE	1:200 (A3)	PROPOSED ADDITIONS TO RESIDENCE AT 11 JEAN STREET, KINGSWOOD FOR Mr G. BAIN & Ms W. MCAVOY SHADOW DIAGRAMS	JOB NUMBER 1159-1	DRAWING NUMBER 10 of 13
		DATE	02-07-19			
		DRAWN	A.W.			



JEAN STREET PERSPECTIVE



REAR YARD PERSPECTIVE

BASIX NOTES

- Lighting**
-Ensure a minimum of 40% or new or altered light fixtures are fitted with fluorescent, compact fluorescent or (LED) lamps.
- Fixtures**
-New or altered shower heads to have a flow rating no greater than 9 litres per minute or a 3 star water rating.
-New or altered toilets to have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
-New or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star rating.

- Alternative water**
-Install a rainwater tank of 2000L, to collect at least 100m2 of roof area.
-Rainwater tank to be connected to a tap located within 10m of edge of outdoor spa.

- Spa**
-Spa must not have a capacity greater than 2.5 kilolitres
-Must have a cover
-Must have spa pump timer
-To have electric heat pump heating system

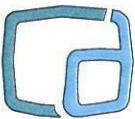
- Insulation Requirements**
New or altered construction (floors, walls and ceilings/roofs) are to be in accordance the below controls:
-Concrete slab on ground.
Additional insulation required : nil.
-Floor above existing dwelling.
Additional insulation required : nil.
-External timber walls (clad).
Additional insulation required : R1.30 (or R1.70 including construction).
-New flat ceiling, pitched roof.
Additional insulation required : ceiling R3.00 (up). Roof foil/sarking.
Solar absorptance medium 0.475-0.70.

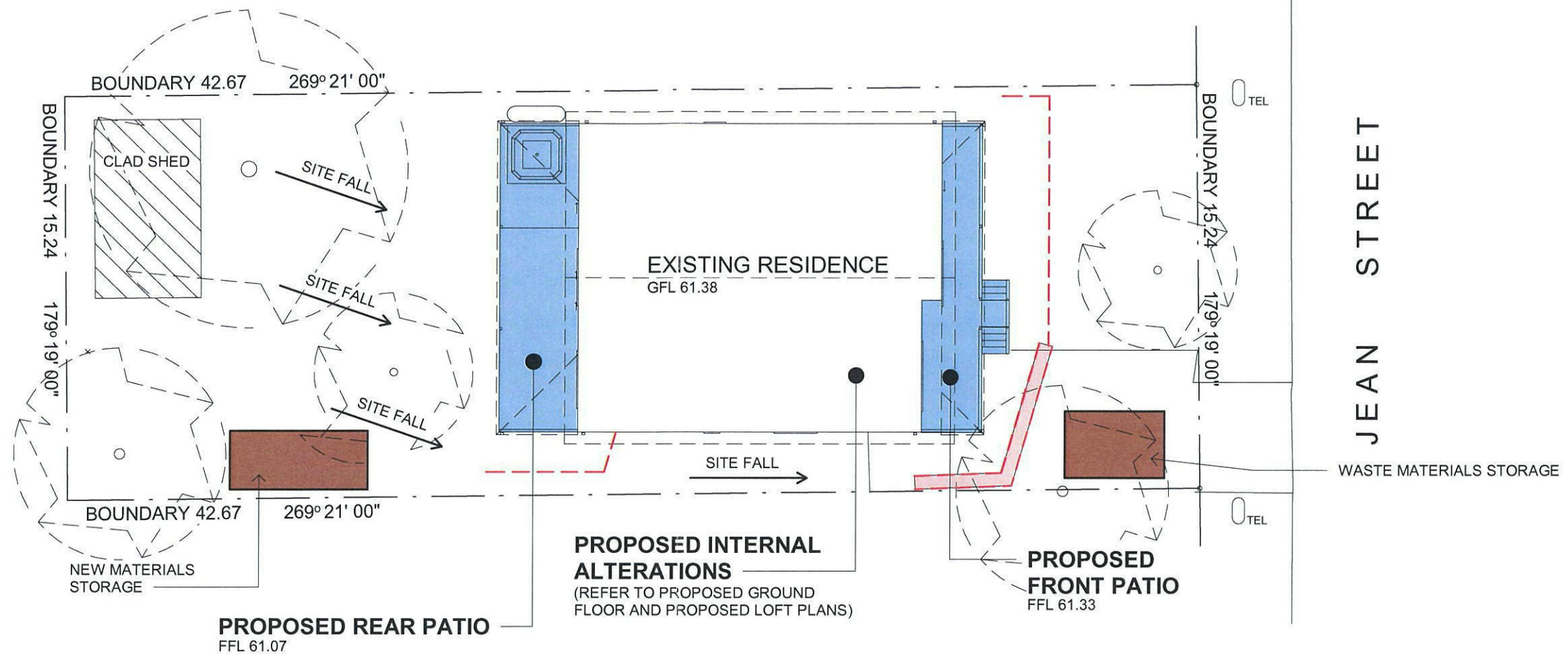
- Windows, glazed doors and skylights**
-The applicant must install the windows, glazed doors and shading devices in accordance with the specifications listed in the basix certificate.
-All windows and glazed doors with standard aluminium frames and single clear or low-e glass are to have a u-value and solar heat gain coefficient (SHGC) no greater than shown in the basix certificate.
-Total system u-values and SHGC's must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.
-All windows and glazed doors with improved frames pyrolytic low-e glass are to have a u-value and solar heat gain coefficient (SHGC) no greater than shown in the basix certificate. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.
-Projections described in millimetres, the leading edge of each eave must be no more than 500mm above the head of the window and no more than 2400mm above the sill.
-Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.
-Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50mm.

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		DATE 02-07-19				
		DRAWN A.W.				



SITE MANAGEMENT / SEDIMENT CONTROL PLAN

SCALE 1:200

- SEDIMENT FENCE TO COUNCILS REQUIREMENTS
- SANDBAGS FOR SEDIMENT CONTROL TO COUNCILS REQUIREMENTS

ISSUE	DATE	DISCRIPTION

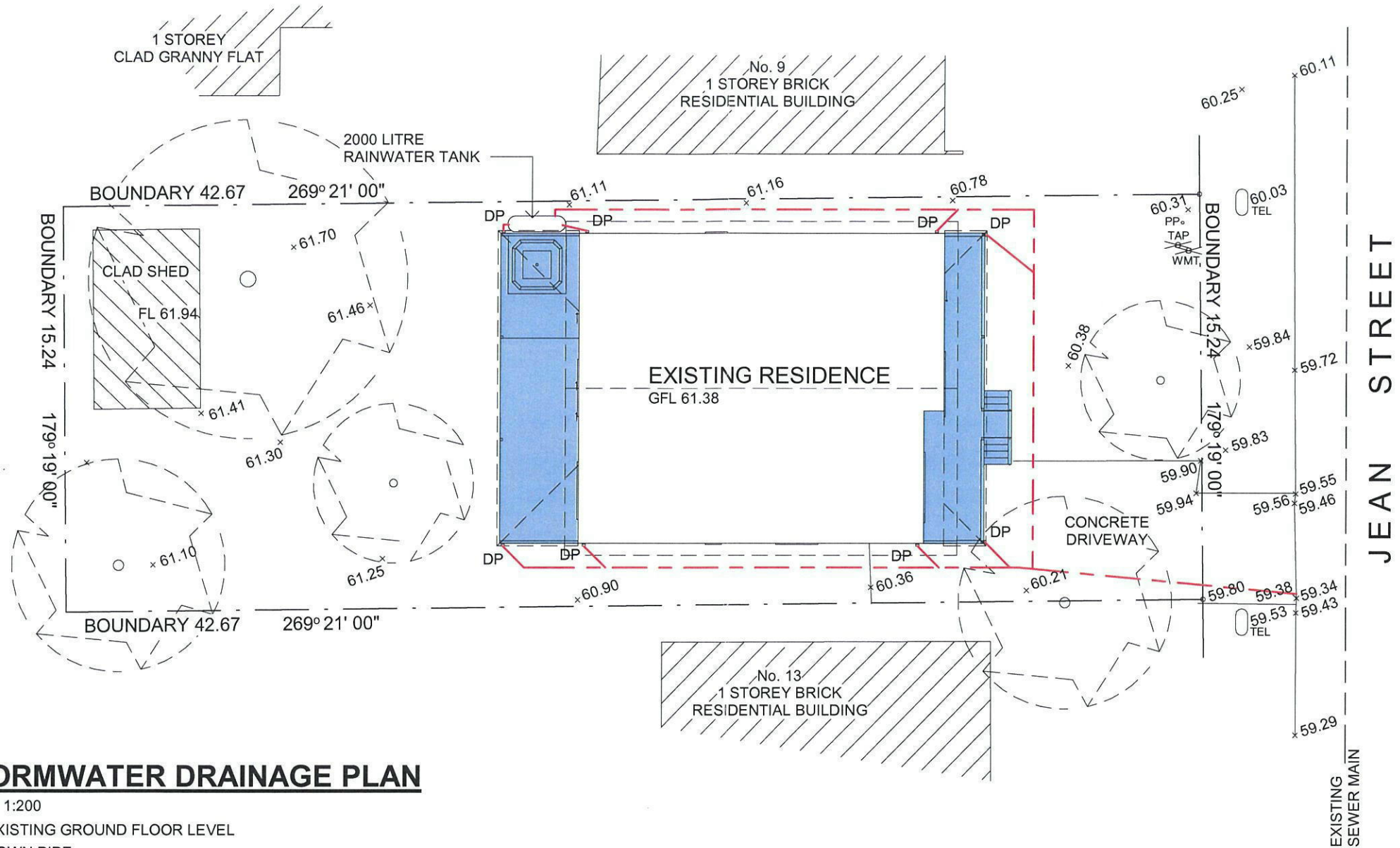
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BUILDER

**Compudraft Pty Ltd**
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SCALE	1 : 200 (A3)	PROPOSED ADDITIONS TO RESIDENCE AT 11 JEAN STREET, KINGSWOOD FOR Mr G. BAIN & Ms W. MCAVOY	JOB NUMBER 1159-1	DRAWING NUMBER
DATE	02-07-19			12 of 13
DRAWN	A.W.			



STORMWATER DRAINAGE PLAN

SCALE 1:200

GFL : EXISTING GROUND FLOOR LEVEL

DP : DOWN PIPE

60.90 x : EXISTING GROUND LEVEL

--- : STORMWATER DRAINAGE LINE

ISSUE	DATE	DISCRIPTION

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BUILDER



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SCALE 1 : 200 (A3)

DATE 17-07-19

DRAWN A.W.

PROPOSED ADDITIONS TO RESIDENCE AT
11 JEAN STREET, KINGSWOOD
FOR Mr G. BAIN & Ms W. MCAVOY
STORMWATER DRAINAGE PLAN

JOB NUMBER

1159-1

DRAWING NUMBER

13 of 13