

PROPOSED SHOWROOM

LOT 10 (DP 286568) No.1 WILLET CLOSE, CRANEBROOK

EMU RV PTY LTD



- NOTE:
- FLAMMABILITY INDICES OF MATERIALS (CARPETS, FLOOR TILES, LININGS ETC. TO COMPLY WITH THE PROVISIONS OF SPECIFICATION C1.10.
  - ALL ANCILLARY ITEMS SUCH AS SIGNAGE, PAINT & CLADDINGS WILL BE OF NON-COMBUSTIBLE MATERIAL IN ACCORDANCE WITH CLAUSE C1.14.
  - PORTABLE FIRE EXTINGUISHERS TO BE PROVIDED IN ACCORDANCE WITH AS2444
  - ROOFING TO COMPLY WITH AS1662.1
  - SARKING TO COMPLY WITH AS/NZS4200 PARTS 1 & 2
  - WATERPROOFING TO COMPLY WITH AS3740
  - FLOOR WASTES TO BE PROVIDED TO ACCESS WC & BATHROOM
  - VAPOUR BARRIER TO COMPLY WITH AS270 WILL BE PROVIDED FOR DAMP PROOFING THE UPPER SURFACE OF THE FLOOR & ADJACENT WALLS OF THE GROUND FLOOR LEVEL
  - ALL WINDOWS & GLAZED DOORS TO COMPLY WITH AS2047

REVISION	REVISION DESCRIPTION	DATE
A	S 4.55 ISSUE - BUILDING LEVEL RAISED BY 230mm TO SUIT DRAINAGE DESIGN DRAWINGS / FENCE RELOCATED FROM CONCRETE EDGE TO BOUNDARY ALONG NORTH, WEST & SOUTH BOUNDARIES / CONCRETE PAVING AMENDED TO SUIT SLIDING GATE ON EASTERN BOUNDARY / CONCRETE WING WALLS ADDED TO EASTERN BOUNDARY AS REQUIRED FOR FIRE PROTECTION OF ROLLER DOORS. PEDESTRIAN ACCEESS GATE ADDED TO NORTH BOUNDARY	13.05.2019

TYPICAL NOTES:

All works must comply with Basix Certificate A

C.C SPECIFICATION:

All BCA references refer to Building Code of Australia (Volume 2)

DEMOLITION:

Demolition extent as shown on drawings.

All to be carried out in accordance with AS2436-1962 and AS2601-1991.

Make good any defect caused.

Provide weather protection to temporary openings.

Builder to take all necessary precautions when dealing with the removal of Asbestos.

All Asbestos removal and handling and disposal to be by builder in conformance with all required statutory safety standards.

EXCAVATION / EARTHWORKS:

Comply with BCA part 3.1.1

TERMITE PROTECTION:

Comply with 3.1.3 of BCA and AS3660.1

To prepare ground under new decks to resist termites.

Inspect existing structure and ensure adequate drainage and ventilation to subfloor area to inhibit termite activity. Ensure termite protection to all house timber framing to roof and wall and floor. Termite protection to installed to manufacturers specification.

STORMWATER DRAINAGE:

Refer to Stormwater engineers drawings. (If available)

Comply with BCA 3.1.2 and AS3500.3

CONCRETE WORKS, FOOTINGS & SLABS:

Comply with BCA part 3.2 and 3.2.5.2

All concrete works to be in accord with Structural engineers specification.

MASONRY and LINTELS:

If required, Materials, construction and detailing to AS3700 and BCA part 3.3

INSULATION:

Building roof and framed walls to be insulated to BCA part 3.12

Roof: 100mm double sided foil blanket laid on chicken wire.

Walls: wrapped in wall wrap and insulated with Bradford Gold batts (or similar).

TIMBER WALL & FLOOR & ROOF FRAMING:

Comply with BCA part 3.4.3 and AS1684 (2010) & AS1720.1

Refer to structural engineer dwgs & spec.

SUBFLOOR VENTILATION:

Comply BCA part 3.4.1

STRUCTURAL STEEL:

Comply with BCA part 3.4.4 and AS4100 (1998)

Refer to structural engineers drawings & spec.

WALL CLADDING:

Comply with BCA parts 3.5.3

ROOF CLADDING:

Comply with BCA parts 3.5.1.1 and AS1562.1

GUTTER and DOWNPIPES:

Comply with BCA part 3.5.2 and AS3500

GLAZING:

Comply with BCA part 3.6 & AS1288. Materials and performance to comply with AS2047

WATERPROOFING:

Comply with BCA part 3.8.1 and AS3740

(Waterproofing of wet areas)

FIRE SAFETY:

Comply with BCA part 3.7.1,3.7.2,3.7.3

The proposed plans to have as required hard wired smoke detectors @ each level

STAIRCASES / BALUSTRADES:

Comply with BCA part 3.9.1 and 3.9.2

All conditions of Council consent are to be adhered to.

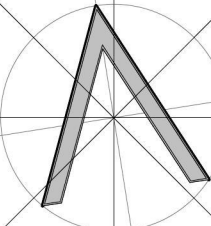


SCALE  
1 : 100

DATE

DRAWING No.  
A000

PROJECT No.  
KC1866



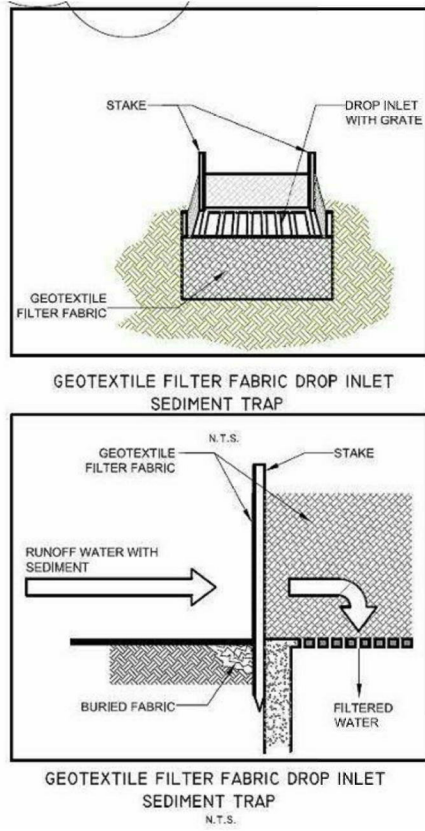
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1. The contractor shall implement all soil erosion and sediment control measures relating to a maximum upstream catchment prior to stopping of topsoil from that catchment. Where it is necessary to undertake strippling in order to construct a sediment control device only sufficient ground shall be stripped to allow construction.
2. All soil erosion and sediment control measures shall be constructed and maintained as indicated on these drawings. Location and extent of soil and water management devices is diagrammatic only.
3. Conformity with this plan shall in no way reduce the responsibility of the contractor to protect against water damage during the course of the contract. It shall be the contractors responsibility to ensure that any necessary control is in place even though such control may not be shown on the plan.
4. The contractor shall inform all subcontractors and all employees of their responsibility in minimising the potential for soil erosion and pollution to downstream areas.
5. The contractor shall regularly maintain sediment and erosion control structures and desilt such structures prior to the reduction in capacity of 30% due to accumulated silt. The sediment shall be disposed of on site in a manner approved by the Penrith Council Erosion and Sediment Control Policy.
6. Topsoil and spoil shall be stockpiled in non hazard areas and protected from surface runoff by concrete bunds. Stockpiles shall be surrounded on downstream side by silt fencing. Stockpiles shall be suitable compacted to inhibit erosion. Where the stockpiling period exceeds four(4) weeks, the siltbank shall be seeded to encourage vegetation growth.
7. Topsoil shall be respread and stabilised as soon as possible.
8. The contractor shall temporarily rehabilitate within 40 days any disturbed areas. Where final shaping has occurred the contractor shall provide final rehabilitation within 20 days.
9. The contractor shall provide a turf strip behind all kerb and gutter at completion of footpath formation.
10. The contractor shall maintain gross cover until all works have been completed, including the maintenance period, by frequent watering and mowing where required. Plant machinery and vehicles shall not be driven over grassed areas unless on an approved hatched route.
11. Seed mixes and stabilisation procedures shall be in accordance with the NSW department of housing "Soil and water management for Urban Development", January 1993 and construction specification.
12. The contractor shall provide inlet sediment traps at all pits during construction.
13. All drainage works shall be constructed and stabilised as quickly as possible to minimise risk of erosion.
14. Vehicular traffic shall be controlled during construction confining access where possible to proposed or existing road alignments plus 3 metres where necessary areas to be left undisturbed shall be marked off.
15. Site access shall be restricted to a nominated point. The construction of a shakedown area may be required depending upon soil conditions.
16. The contractor shall maintain dust control throughout the duration of the project.

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  - PORTABLE FIRE EXTINGUISHERS TO BE PROVIDED IN ACCORDANCE WITH AS2444
  - ROOFING TO COMPLY WITH AS1926.1
  - SAVING TO COMPLY WITH AS/NZS4362 PARTS 1 & 2
  - DOWNPOUTS TO COMPLY WITH AS3740
  - FLOOR WASTES TO BE PROVIDED TO ACCESS WC & BATHROOM
  - VAPOUR BARRIER TO COMPLY WITH AS2701 WILL BE PROVIDED FOR DAMP PROOFING THE UPPER SURFACE OF THE FLOOR & ADJACENT WALLS OF THE GROUND FLOOR LEVEL.
  - ALL WINDOWS & GLAZED DOORS TO COMPLY WITH AS2347

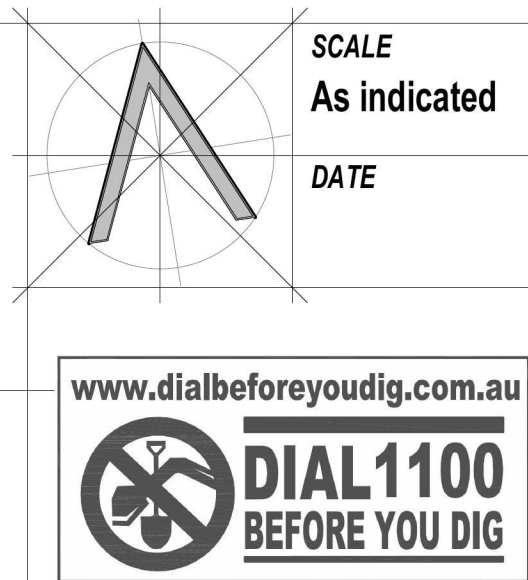
**NOTE:**  
**CONTRACTOR TO VERIFY ALL DIMENSIONS**  
**ON SITE BEFORE COMMENCEMENT OF ANY WORKS**  
**FIGURED DIMENSIONS TO TAKE PREFERENCE TO SCALING.**

## PROJECT PROPOSED SHOWROOM

**LOT 10 (DP 286568) No.1 WILLET CLOSE, CRANEBROOK**

## DRAWING SITE PLAN

**CLIENT**  
**EMU RV PTY LTD**



**DRAWING No.**  
**A001**

**PROJECT No.**  
**KC - 1866**

**REVISION**

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**PARAPET LEVEL** ▼  
RL 34.300

**ROOF PITCHING HEIGHT** ▼  
RL 33.700

**OFFICE - FIRST FLOOR LEVEL** ▼  
RL 31.330

**OFFICE - FINISHED FLOOR LEVEL** ▼  
RL 27.430

**WORKSHOP - FINISHED FLOOR LEVEL** ▼  
RL 27.330



**PARAPET LEVEL** ▼  
RL 34.300

**ROOF PITCHING HEIGHT** ▼  
RL 33.700

**OFFICE - FIRST FLOOR LEVEL** ▼  
RL 31.330

**OFFICE - FINISHED FLOOR LEVEL** ▼  
RL 27.430

**WORKSHOP - FINISHED FLOOR LEVEL** ▼  
RL 27.330

 **KLEYN  
CREATIONS**  
The Design & Documentation Specialists

ABN: 54 576 890 071 PH: 0424 233 331

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  - PORTABLE FIRE EXTINGUISHERS TO BE PROVIDED IN ACCORDANCE WITH AS2444
  - ROOFING TO COMPLY WITH AS1592.1
  - SARKING TO COMPLY WITH AS/NZS4020 PARTS 1 & 2
  - WATERPROOFING TO COMPLY WITH AS3740
  - FLOOR WASTES TO BE PROVIDED TO ACCESS WC & BATHROOM
  - VAPOUR BARRIER TO COMPLY WITH AS2701 WILL BE PROVIDED FOR DAMP PROOFING
  - THE UPPER SURFACE OF THE FLOOR & ADJACENT WALLS OF THE GROUND FLOOR LEVEL
  - ALL WINDOWS & GLAZED DOORS TO COMPLY WITH AS2047

**LOT 10 (DP 286568) No.1 WILLET CLOSE, CRANEBROOK**

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