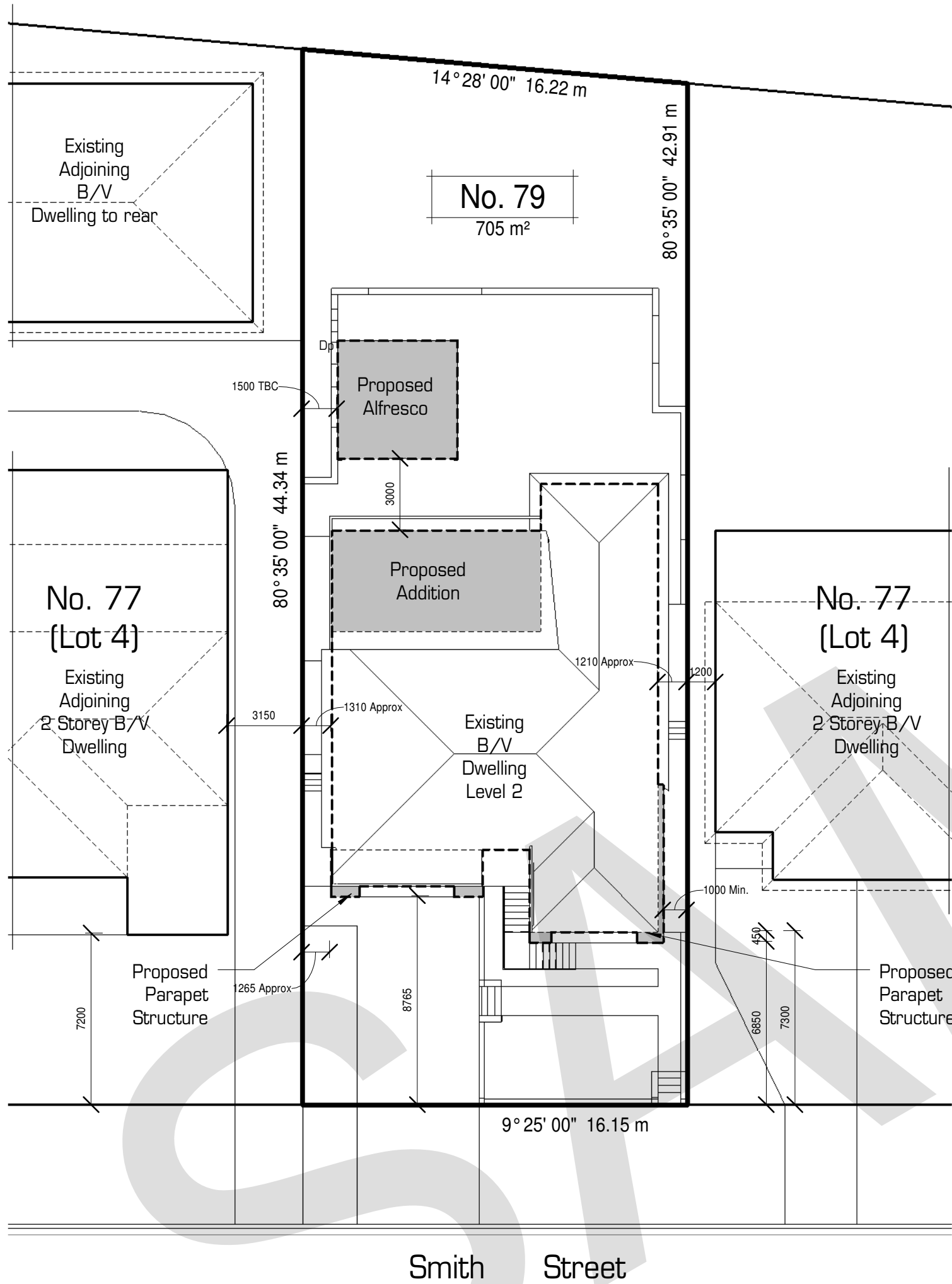


Lot Number: 5
Registered Plan Number: LP 40153
Parish: -
County: -
Area: 705 m2
Volume No: -
Folio No: -



All materials and work practices shall comply with, but not limited to the Building Regulations 2006, the Building Code of Australia and all relevant current Australian Standards (as amended) referred to therein.

These drawings shall be read in conjunction with all relevant structural and all other consultants drawings/details and with any other written instructions issued in the course of the contract.

Figured dimensions take precedence over scaled dimensions.

The Builder and Subcontractors shall check and verify all dimensions, setbacks, levels and specifications and all other relevant documentation prior to the commencement of any works. Report all discrepancies to this office for clarification.

Site Proposed

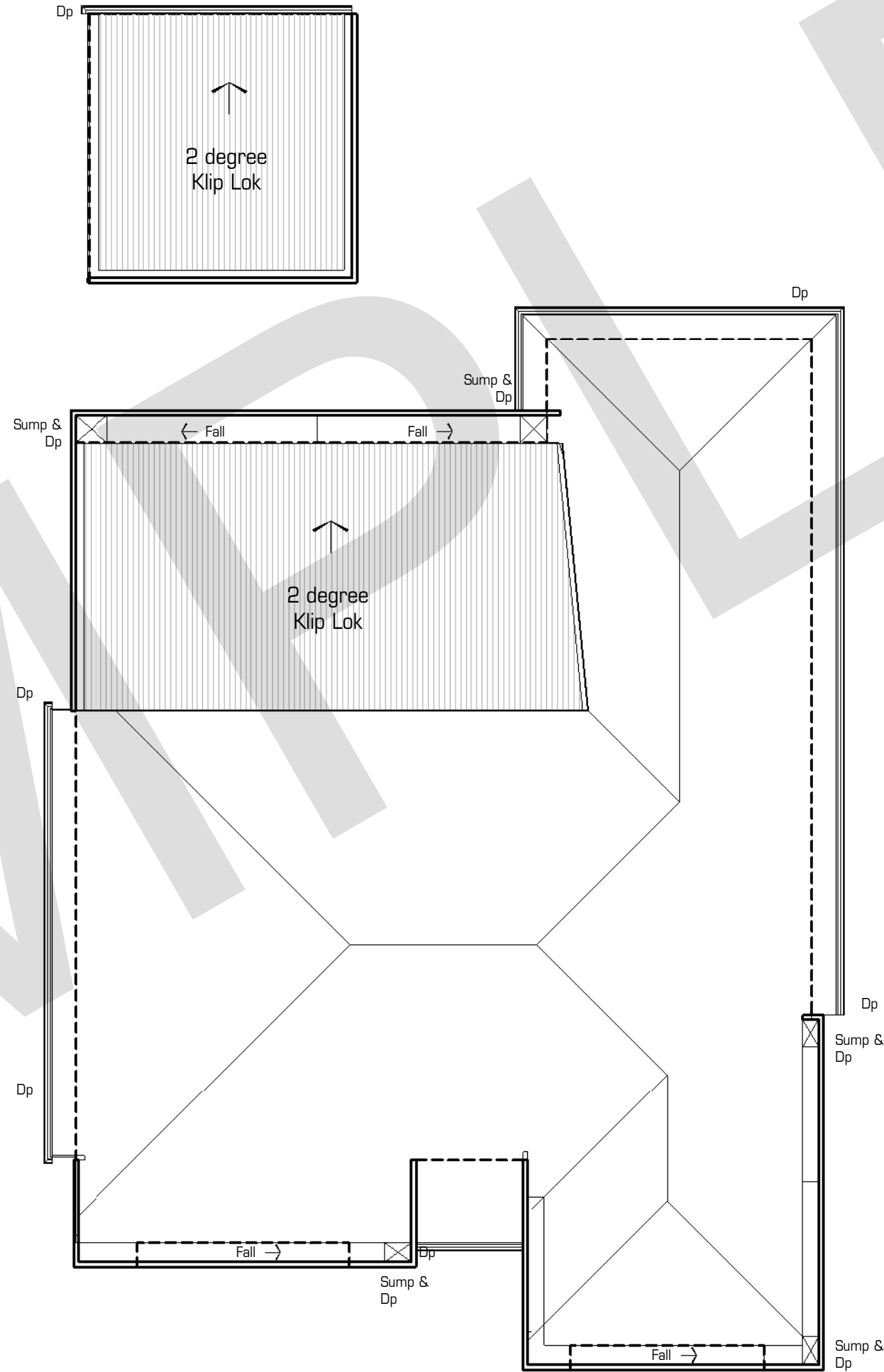
SCALE 1 : 200

Drainage Legend:

DP1 100 DIA. COLOURBOND DOWNPIPE AT 12.0m MAX CTS

Stormwater:

100mm Dia. Class 6 UPVC stormwater laid to a minimum grade of 1:100 and connected to a legal point of stormwater discharge. Provide inspection openings at 9000mm cts and at each change of direction.
The cover to underground stormwater drains shall be not less than:-
100mm - Under soil
50mm - Under paved or concrete areas
100mm - Under reinforced concrete of paved driveways
75mm - Under reinforced concrete driveways



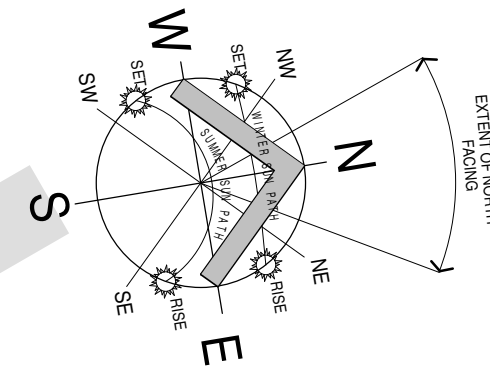
Roof cladding, gutters & downpipes and wall cladding shall comply with BCA Part 3.5. The builder shall install roof cladding, gutters & downpipes and wall cladding to the appropriate requirements and standards for the selected material. The builder shall take all steps necessary to ensure water tightness of the building.

Down pipes and gutters shall be of a size and location indicated on the drawings and if not specifically noted comply with part 3.5.2. Downpipes shall be located at a maximum spacing of 12m and within 1.2m of a valley (unless an overflow is provided.)

Roof Drainage Plan

SCALE 1 : 100

Note:
Owners responsibility to recognise existing or future vegetation (including neighbouring properties) and its potential effect on soil moisture. Where necessary existing trees on or adjacent to proposed building allotment are to be removed or vertical root barriers provided in accordance with soil report recommendations.



Site Design Information:

Authorities / Consultants:
Municipality: -
Sewerage Authority: -
Relevant Building Surveyor: -
Consulting Structural Engineer: -
Geotechnical Engineer: -
Site Bushfire Attack Assessment (simplified method)
Reference document AS 3959-2003 construction of buildings in bush fire prone areas
Relevant Fire Danger Index (FDI) FDI 100
Predominate vegetation:-
Classification:-
Type:-
Distance of site from predominate vegetation:-
Effective slope of land:-
Determination of Bushfire Attack Level (BAL):-
By:-
Refer BAL Assessment Report
BAL 12.5
Site Classification
Site classification as Class:-
Refer to soil report No:-
By:-

Design gust wind speed / wind classification
Building be-downs to be provided in accordance with AS1684-2010 for an assumed design gust wind speed / wind classification of A2 (subject to confirmation on site by Relevant Building Surveyor at first inspection) refer to AS1684 for construction requirements.

Climate Zone
Climate zone for thermal design / thermal performance assessment: Zone 2

Corrosion protection of built-in structural members
Provide corrosion protection of built-in structural steel members such as steel lintels, shelf angles, connectors, accessories (other than wall ties) in accordance with BCA Volume 2 Table 3.3.3.2 suitable for an Environment Classification of

Corrosion protection for sheet roofing
Provide corrosion protection for sheet roofing in accordance with BCA Volume 2 Table 3.5.1.1a suitable for an Environment Classification of

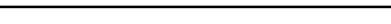
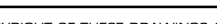
Area Analysis:

EXISTING:		
GROUND LEVEL:		
LIVING AREA	- sqm	- sq
GARAGE	- sqm	- sq
UPPER LEVEL:		
PORCH / VERANDAH	- sqm	- sq
LIVING	- sqm	- sq
PROPOSED:		
LEVEL 1:		
LIVING AREA	- sqm	- sq
OUTDOOR ENTERTAINING	- sqm	- sq
TOTAL AREAS (EXISTING & PROPOSED):		
LEVEL 1:		
GARAGE	- sqm	- sq
LIVING	- sqm	- sq
TOTAL	- sqm	- sq
LEVEL 2:		
PORCH	- sqm	- sq
LIVING	- sqm	- sq
OUTDOOR ENTERTAINING	- sqm	- sq
TOTAL	- sqm	- sq
TOTAL AREA UNDER ROOF	- sqm	- sq
BUILDING SITE COVERAGE:		
PROPOSED BUILDING FOOTPRINT	- sqm	
DIVIDED BY TOTAL LAND	- %	
TOTAL COVERAGE:		
PERMEABILITY AREAS:		
BUILDING AREA	- sqm	
DRIVEWAY	- sqm	
CONCRETE PAVING	- sqm	
DIVIDED BY TOTAL LAND	- %	
NON PERMEABLE SURFACE	- %	

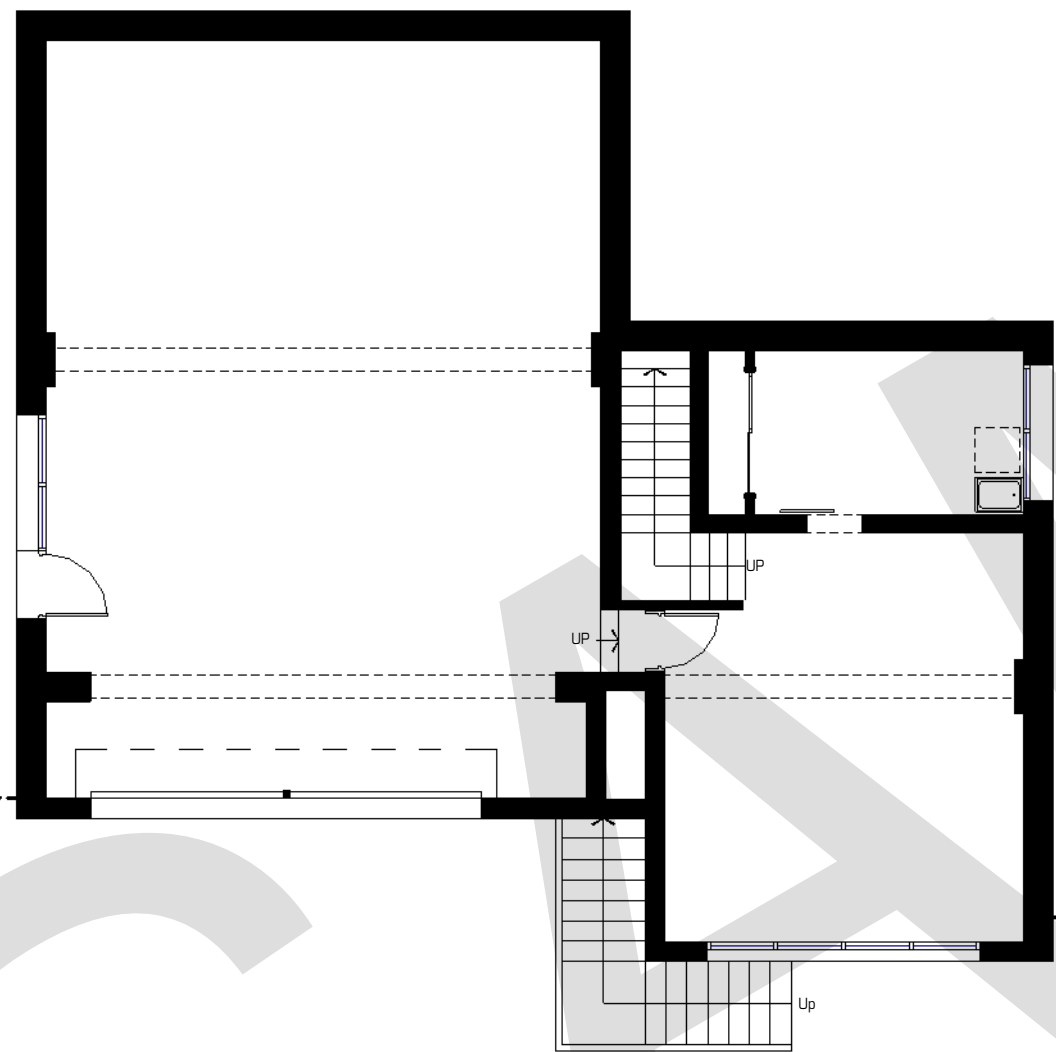
Site Legend:

--- S	STORMWATER DRAINS	□	WATER VALVE
--- A.G.	A.G. DRAINS	□	S/W PIT
□	SEWER VENT / I.S.	+	LIGHT STANDARD
⊕	SEWER MANHOLE	✱	S/W DRAIN INLET/OUTLET
⊙	ELECTRICITY PIT	▲	T.B.M.
○	ELECTRICITY POLE	⊗	GAS METER
⌵	TELSTRA PIT	⊕	WATER METER
■	HYDRANT	⊕	STREET SIGN
⌵	VEHICLE CROSSING	DP	100 X 50 DOWNPIPE AT 12.0m MAX CTS
⌵	LEGAL POINT OF STORMWATER DISCHARGE	SP	100 X 50 DOWNPIPE WITH SPREADER

FINAL REVIEW ISSUE A 24/09/2013

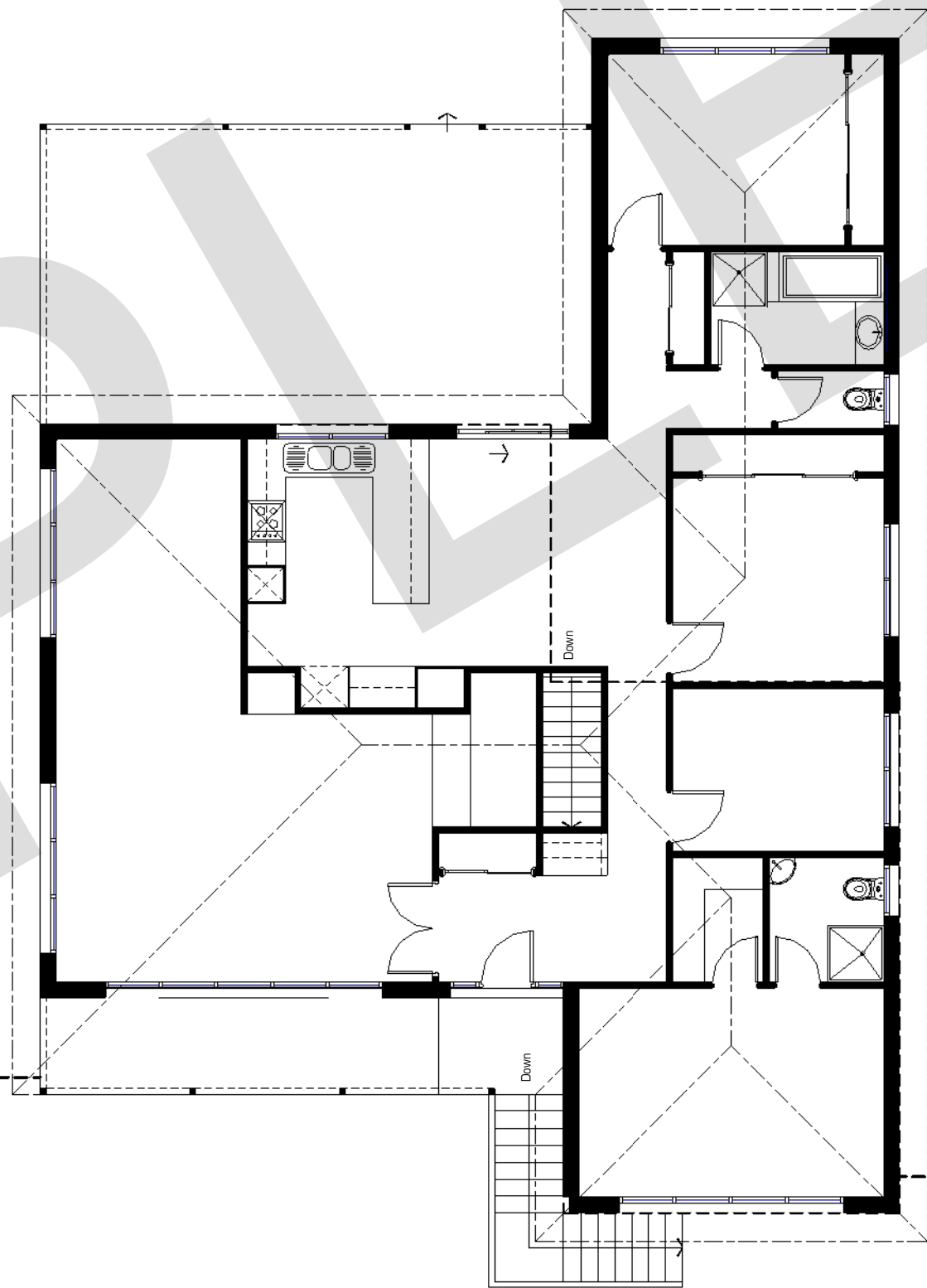
No.	Revision Description	Date	 <div>DAWES DESIGN & DRAFTING GROUP</div>	P.O Box 824 Berwick, Victoria, 3806 M. 0400 562224 @: troydaves@dawesdesign.com.au www.dawesdesign.com.au	<div>MEMBER</div>  <div>Building Designers Association Victoria</div>	THIS DRAWING IS REFERRED TO IN	INITIALS	COPYRIGHT OF THESE DRAWINGS & ASSOCIATED DOCUMENTATION IS OWNED BY TROY DAWES. REPRODUCTION IN WHOLE OR PART WITHOUT THE PRIOR PERMISSION OF TROY DAWES WILL CONSTITUTE AN INFRINGEMENT OF COPYRIGHT. INFRINGEMENT WILL BE TAKEN UNDER THE PROVISIONS OF THE COPYRIGHT ACT. CONTRACTORS MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS OR SHOP DRAWINGS. ANY DISCREPANCIES TO BE REPORTED FOR CLARIFICATION. ALL WORKS TO BE IN ACCORDANCE WITH THE BCA AND ALL AUSTRALIAN STANDARDS. © COPYRIGHT	DRAWING TITLE	Site Plan & Roof Plan	DESIGN:	Troy Daves	JOB NO:	2173
						YOUR CONTRACT	DATE/...../.....		CLIENT PROJECT	Welsh Addition Project	DWN BY:	Author		
									ADDRESS:	No. 79 Smith Street, Warragul, Victoria, 3820	DATE:	24/09/2013 4:12:25 PM	SHEET NO:	02
											SCALE:	As indicated		

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Level 1 - Existing

SCALE 1 : 100



Level 2 - Existing

SCALE 1 : 100

FINAL REVIEW ISSUE A 24/09/2013

No.	Revision Description	Date



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DESIGN & DRAFTING GROUP

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DRAWING TITLE:	Level 1 & 2 - Existing	DESIGN:	Troy Dawes	JOB NO:	2173
CLIENT PROJECT:	Welsh Addition Project	DWN BY:	Author	SHEET NO:	03
ADDRESS:	No. 79 Smith Street, Warragul, Victoria, 3820	DATE:	24/09/2013 4:12:26 PM		
		SCALE:	1 : 100		

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ORIGINAL SHEET SIZE: A3

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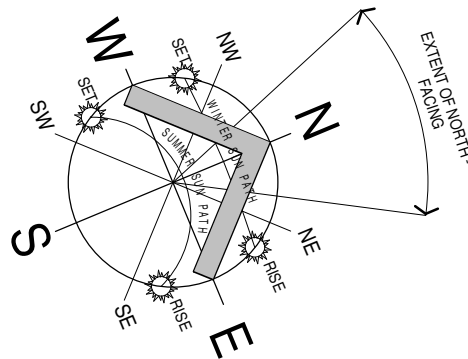
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DRAWING
TITLE:
CLIENT:
PROJECT:
ADDRESS:

Level 1 & 2 - Demolition
Welsh Addition Project
No. 79 Smith Street,
Warragul, Victoria, 3820

DESIGN: Troy Dawes
OWN BY: Author
DATE: 24/09/2013 4:12:27 PM
SCALE: 1 : 100

JOB NO:
2173
SHEET NO:
04



Wall Legend:

- EXISTING WALLS TO REMAIN.
- WALLS TO BE DEMOLISHED & MADE GOOD. REFER DEMOLITION NOTES.

Demolition Notes:

Revised July 2010

All materials and work practices shall comply with, but not limited to, the Building Regulations 2006, the Building Code of Australia and all relevant current Australian standards (as amended) referred to therein. These specifications specify only the minimum standard of work for the demolition works on residential projects, and all workmanship and precautions shall be to best trade practice.

Precautions must be taken before and during demolition in accordance with AS 2601-2001: Demolition of Structures.

During the progress of the demolition the works shall be under the continuous supervision of the Demolisher or of an experienced foreman, and demolition shall be executed storey by storey commencing at the roof and working downwards.

The demolition must not be commenced until the precautionary measures have been inspected and approved by the Relevant Building Surveyor.

The Demolisher shall construct a temporary crossing placed over the footpath, as required by the Council.

No part of any external wall on or within 3.00m of a street alignment may be pulled down, except during the hours that the Relevant Building Surveyor directs.

Protective outriggers, fences, awnings, hoarding, barricades and the like must be installed where necessary to guard against danger to life or property or when required by the Relevant Building Surveyor.

Dust creating material, unless thoroughly dampened down, shall not be thrown or dropped from the building but shall be lowered by hoisting apparatus or removed by material chutes. All chutes shall be completely enclosed and a danger sign shall be at the discharge end of every chute.

All practicable precautions shall be taken to avoid danger from collapse of a building when any part of a framed or partly framed building is removed.

Demolished material shall not be allowed to remain on any floor or structure if the weight of the material exceeds the safe carrying capacity of the floor or structure, and such material shall not be so piled or stacked that it will endanger workmen or other persons, and shall be removed as soon as practicable from the site.

No wall, chimney or other structure or part of a structure shall be left unattended or unsupported in such a condition that it may collapse due to wind or vibration or otherwise become dangerous.

Before demolition is commenced, and also during the progress of such works, all electrical cable or apparatus which are liable to be a source of danger - other than cable or apparatus used for the demolition works - shall be disconnected.

Arrangements shall be made with the Relevant Electrical Supply Authority for the disconnection of electrical mains supply except that, where partial demolition is proposed, the licensed Electrical Contractor shall satisfy the Relevant Electrical Supply Authority that the portion of the building to be demolished has been isolated.

The Demolisher shall be responsible for the disconnection of all telecommunication supplies.

The Demolisher shall be responsible to cut and seal any storm water, sewer pipes, water services, gas services and the like.

The position of capped sewer and storm water drains, sealed-off water supply lines, gas supply lines and the like are to be clearly marked on the site.

Any septic tank(s) on the demolition site shall be emptied and filled with clean sand, or removed entirely, and any soak wells, leach drains or similar apparatus shall be removed or filled with clean sand.

Any swimming pools, ponds or the like either on the demolition site or on the neighbouring allotments where affected by the demolition works shall be adequately fenced and made safe, so as to comply with AS 1926.1 -Part 1: Fencing for Swimming Pools prior to commencement of any demolition works.

Materials removed or displaced from the building shall not be placed in any street, road or right of way and, before commencing, where required, shall be kept sprayed with water so as to prevent any nuisance from dust.

Materials removed or displaced from the building being demolished or materials left standing shall not be burned on the demolition site.

Removal of buildings by road must be approved by Relevant Councils Traffic Engineer.

A site management plan is to be implemented during demolition works to control sediment runoff in accordance with EPA Victoria publication #275: Construction Techniques for Sediment Pollution Control. Provide 'proplex' or equivalent silt fences to the low side of the allotment and around all soil stockpiles and storm water inlet pits/sumps and install 'silt stop' filter bags over all storm water entry pits during demolition works. 'Supergro' or equivalent erosion control fabric to be placed over garden beds to prevent surface erosion during revegetation period.

It is the builder's responsibility to carry out an audit prior to the commencement of any works to determine if asbestos is present in the existing works. Where any asbestos product is found in the proposed works area during initial inspection or during the course of the demolition works the builder shall engage an authorised and registered contractor for safe removal and lawful disposal.

Level 1 - Demolition

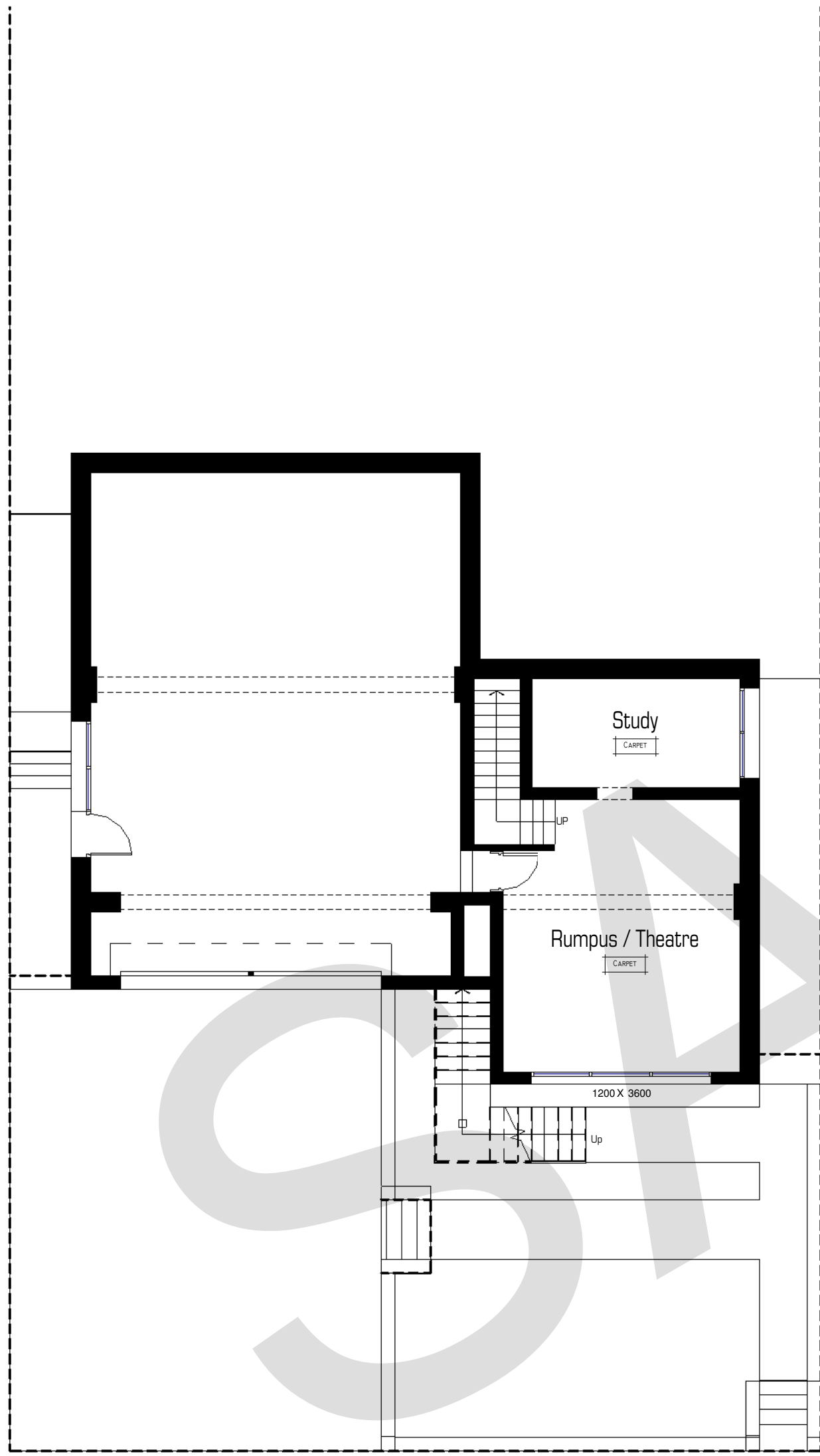
SCALE 1 : 100

Level 2 - Demolition

SCALE 1 : 100

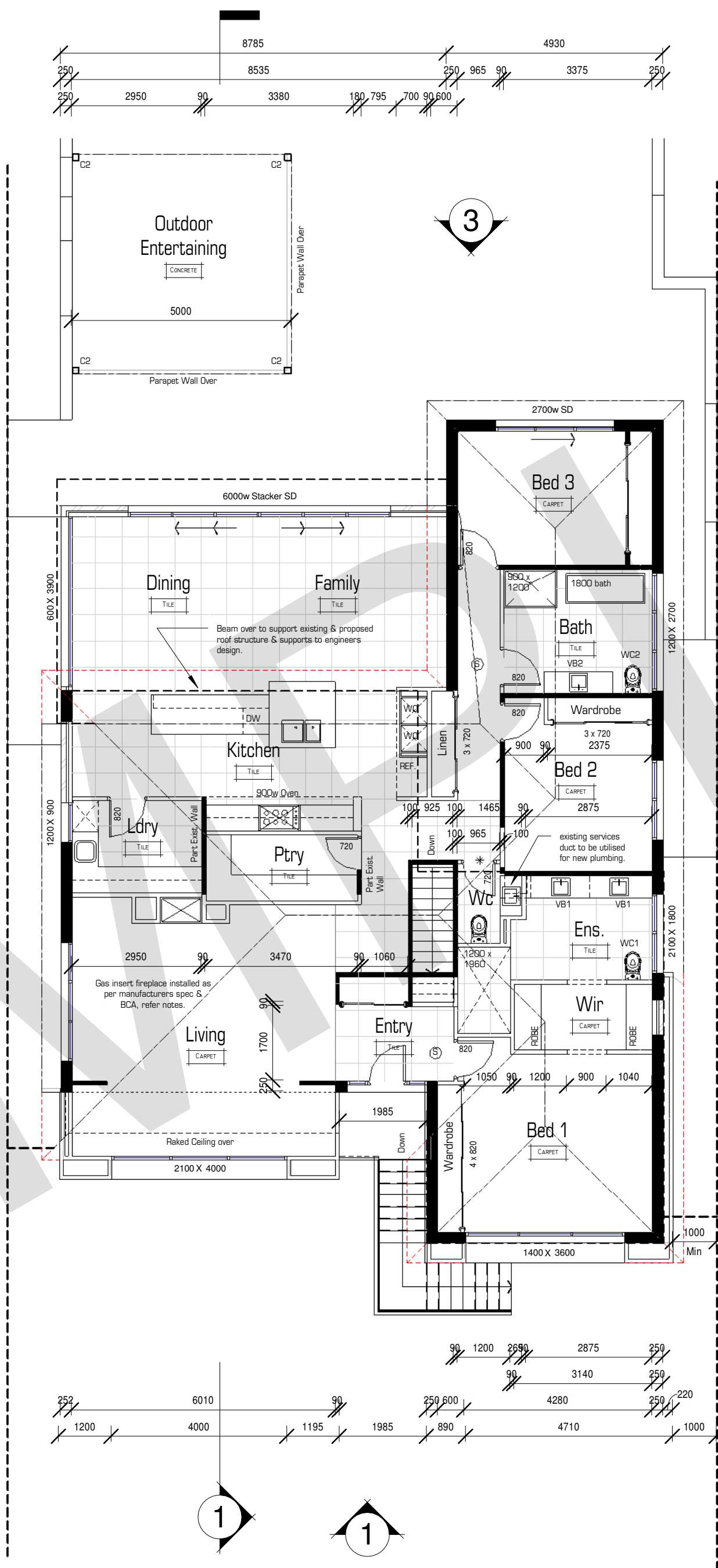
Boundary Location - Prior to setout or commencement of works the title boundaries are to be located by either: 1. Locating & marking existing title pegs, or 2. Obtaining a re-establishment survey by a licensed land surveyor. Existing fences or buildings shall not be used for building setout purposes.

The Builder and Subcontractors shall check and verify all dimensions, setbacks, levels and specifications and all other relevant documentation prior to the commencement of any works. Report all discrepancies to this office for clarification.



Level 1 - Proposed

SCALE 1 : 100



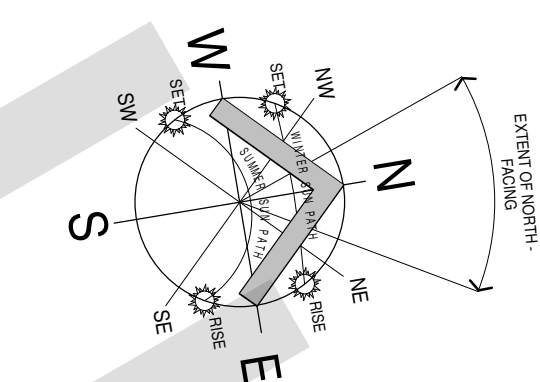
Level 2 - Proposed

SCALE 1 : 100

PROVIDE FULL HEIGHT BRICKWORK ARTICULATION JOINTS SHOWN THUS ON FLOOR PLANS ———>

DOORS TO SANITARY COMPARTMENTS TO BE PROVIDED WITH 'LIFT OFF HINGES' OR SIMILAR WHERE INDICATED BY THIS *

OFFSET DOOR JAMBS FROM ADJACENT WALLS TO SUIT SELECTED ARCHITRAVES. SCRIBE FLUSH TO ADJACENT WALLS ALL ARCHITRAVES SELECTED THAT ARE LARGER THAN 42mm WHERE THERE IS INSUFFICIENT SPACE.



Electrical Legend:

- ⊕ EXHAUST FAN - MINIMUM 25l/s EXTRACTION RATE
- ⊕ EXHAUST FAN & LIGHT - MINIMUM 25l/s EXTRACTION RATE
- ⊕ SELF-CONTAINED SMOKE ALARMS CONNECTED TO MAINS ELECTRICAL POWER WITH BATTERY BACKUP COMPLYING WITH AS 3786.

Wall Legend:

- EXISTING WALLS TO REMAIN.
- PROPOSED 90mm TIMBER STUD WALLS.
- PROPOSED 250mm BRICK VENEER WALLS TO MATCH EXISTING WIDTH, TO BE CONFIRMED ON SITE.

General Notes:

(NCC 2012 BCA Vol 2)
All materials and work practices shall comply with, but not limited to the Building Regulations 2006, the National Construction Code Series 2012 Building Code of Australia Vol 2 and all relevant current Australian Standards (as amended) referred to therein.

Unless otherwise specified, the term BCA shall refer to National Construction Code Series 2012 Building Code of Australia Volume 2.

All materials and construction practice shall meet the Performance Requirements of the BCA. Where an alternative solution is proposed then prior to implementation or installation it first must be assessed and approved by the Relevant Building Surveyor as meeting the Performance Requirements of the BCA.

Glazing including safety glazing shall be installed to a size, type and thickness so as to comply with:
- BCA Part 3.6 for Class 1 and 10 buildings within a design wind speed of not more than N3, and
- NCC 2012 BCA Vol 1 Part B1.4 for Class 2 to 9 buildings

Waterproofing of wet areas, being bathrooms, showers, shower rooms, laundries, sanitary compartments and the like shall be provided in accordance with AS 3740-2010: *Waterproofing of Wet Areas in Residential Buildings*.

These Drawings shall be read in conjunction with any House Energy Rating (HERS) report and shall be constructed in accordance with the stamped plans endorsed by the accredited Thermal Performance Assessor without alteration

Step sizes (other than for spiral stairs) to be:
- Risers (R) 190mm maximum and 115mm minimum
- Going (G) 355mm maximum and 240mm minimum
- 2R + 1G = 700mm maximum and 550mm minimum
- with less than 125mm gap between open treads

All treads, landings and the like to have non-slip finish or suitable non-skid strip near edge of nosing.

Provide balustrades where change in level exceeds 1000mm above the surface beneath landings, ramps and/or treads. Balustrades (other than tensioned wire balustrades) to be:
- 1000mm min. above finished surface level of balconies, landings or the like, and
- 865mm min. above finished surface level of stair nosing or ramp, and
- vertical with less than 125mm gap between, and
- any horizontal element within the balustrade between 150mm and 760mm above the floor must not
- climbing where changes in level exceeds 4000mm above the surface beneath landings.

facilitate
ramps and/or treads.
Wire balustrade construction to comply with BCA Part 3.9.2.3 for Class 1 and 10 Buildings and NCC 2012 BCA Volume 1
Part D2.16 for other Classes of Buildings.

Top of hand rails to be minimum 865mm above stair nosing and floor surface of ramps.

Window sizes nominated are nominal only. Actual size may vary according to manufacturer. Windows to be flashed all around.

Where the building (excludes a detached Class 10) is located in a termite prone area the area to underside of building and perimeter is to be treated against termite attack.

For buildings in marine or other exposure environments shall have masonry units, mortar and all built in components and the like complying with the durability requirements of Table 4.1 of AS4773.1-2010 'Masonry in small buildings' Part 1: Design

These drawings shall be read in conjunction with all relevant structural and all other consultants drawings/details and with any other written instructions issued in the course of the contract. Site plan measurements in metres - all other measurements in millimetres u.n.o. Figured dimensions take precedence over scaled dimensions. **The Builder and Subcontractors shall check and verify all dimensions, setbacks, levels and specifications and all other relevant documentation prior to the commencement of any works. Report all discrepancies to this office for clarification.**

The Builder shall take all steps necessary to ensure the stability and general water tightness of all new and/or existing structures during all works.

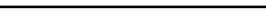

Installation of all services shall comply with the respective supply authority requirements.

All stormwater to be taken to the legal point of discharge to the Relevant Authorities approval. The Builder and Subcontractor shall ensure that all stormwater drains, sewer pipes and the like are located at a sufficient distance from any buildings footing and/or slab edge beams so as to prevent general moisture penetration, dampness, weakening and undermining of any building and its footing system.

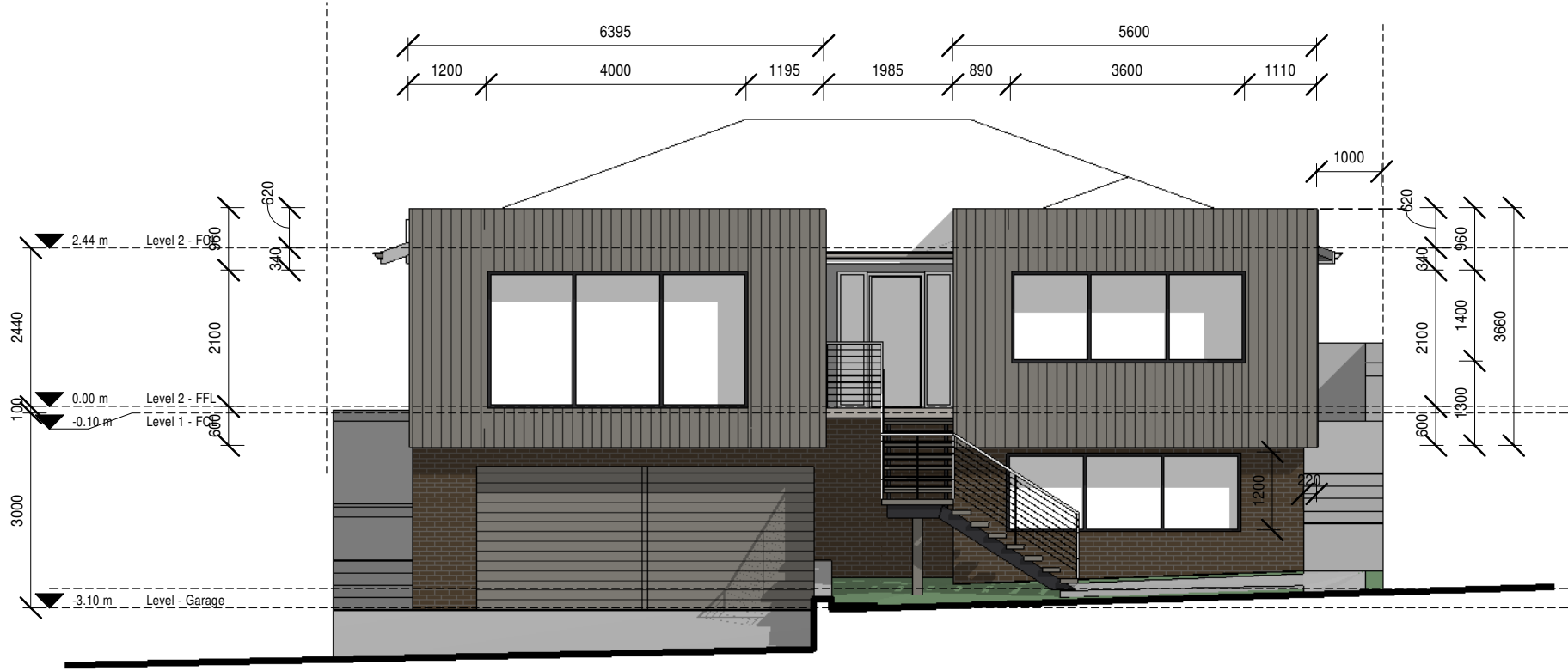
These plans have been prepared for the exclusive use by the Client of *Dawes Design & Drafting Group* ('The Designer') for the purpose expressly notified to the Designer. Any other person who uses or relies on these plans without the Designer's written consent does so at their own risk and no responsibility is accepted by the Designer for such use and/or reliance.

The approval by this office of a substitute material, work practice, variation or the like is not an authorisation for its use or a contract variation. Any said variations must be accepted by all parties to the agreement and where applicable the Relevant Building Surveyor prior to implementing the said variation.

FINAL REVIEW ISSUE A 24/09/2013

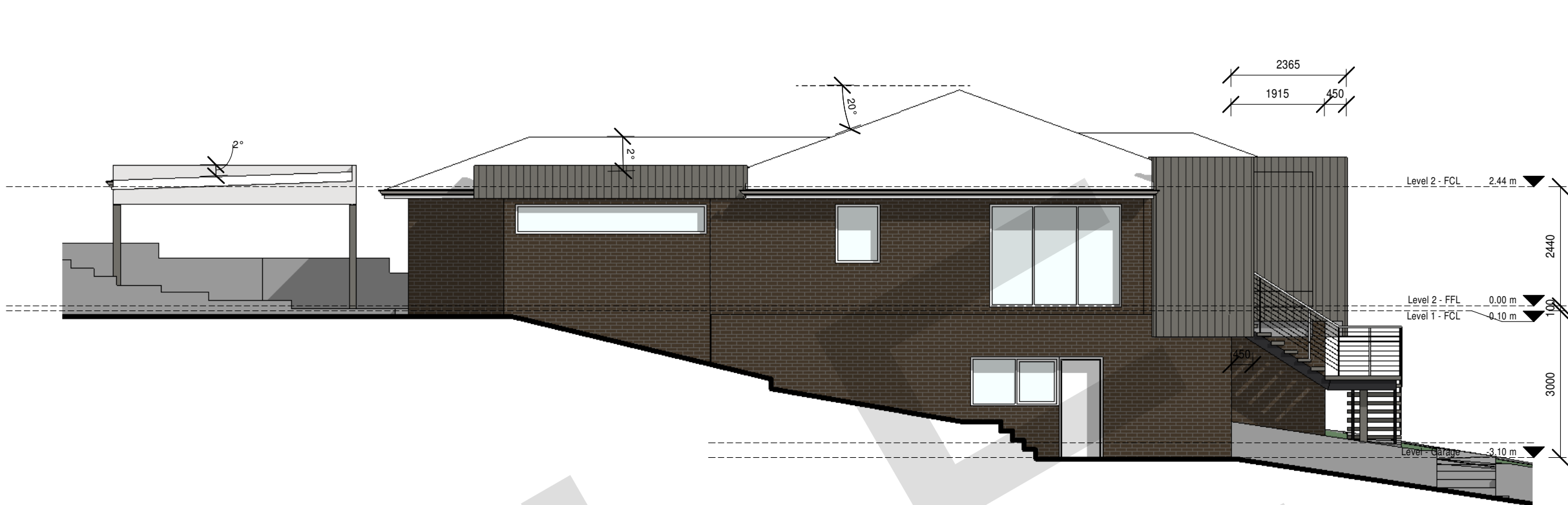
ORIGINAL SHEET SIZE: A3 C:\Users\Troy Dawes\Troy Dawes Design\Total Systems Backup\p33 - Revit (17 June 2013)\2173\2173 - Working Drawings - A - 005.rvt	No.	Revision Description	Date	 <div>DAWES DESIGN & DRAFTING GROUP</div>	P.O Box 824 Berwick, Victoria, 3806 M. 0400 562224 @: troydawes@dawesdesign.com.au www.dawesdesign.com.au	 <div>MEMBER bda[®] Building Designers Association Victoria</div>	THIS DRAWING IS REFERRED TO IN YOUR CONTRACT DATE/...../.....	COPYRIGHT OF THESE DRAWINGS & ASSOCIATED DOCUMENTATION IS OWNED BY TROY DAWES. REPRODUCTION IN WHOLE OR PART WITHOUT THE PRIOR PERMISSION OF TROY DAWES WILL CONSTITUTE AN INFRINGEMENT. IF COPYRIGHT INFRINGEMENT WILL BE TAKEN UNDER THE PROVISIONS OF THE COPYRIGHT ACT, CONTRACTORS MUST VARY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS OR SHOP DRAWINGS. ANY DISCREPANCIES TO BE REPORTED FOR CLARIFICATION. ALL WORKS TO BE IN ACCORDANCE WITH THE BCA AND ALL AUSTRALIAN STANDARDS. © COPYRIGHT	DRAWING TITLE: Level 1 & 2 - Proposed	DESIGN: Troy Dawes	JOB NO: 2173
	CLIENT PROJECT: Welsh Addition Project	OWN BY: Author	SHEET NO: 05								
	ADDRESS: No. 79 Smith Street, Warragul, Victoria, 3820	DATE: 24/09/2013 4:12:29 PM									
		SCALE: 1 : 100									

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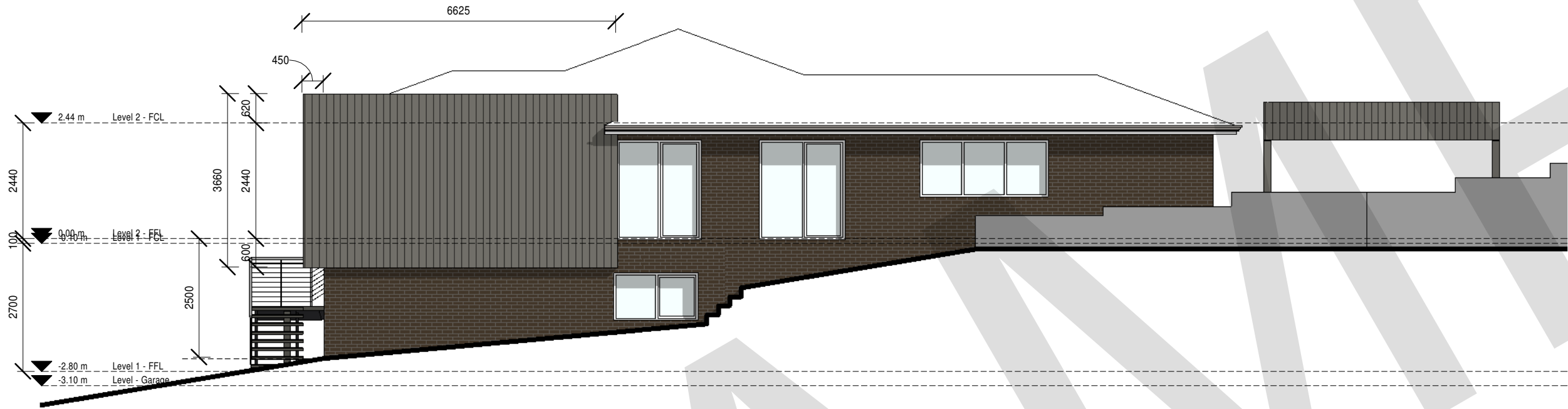
Elevation 1 - (East)

SCALE 1 : 100



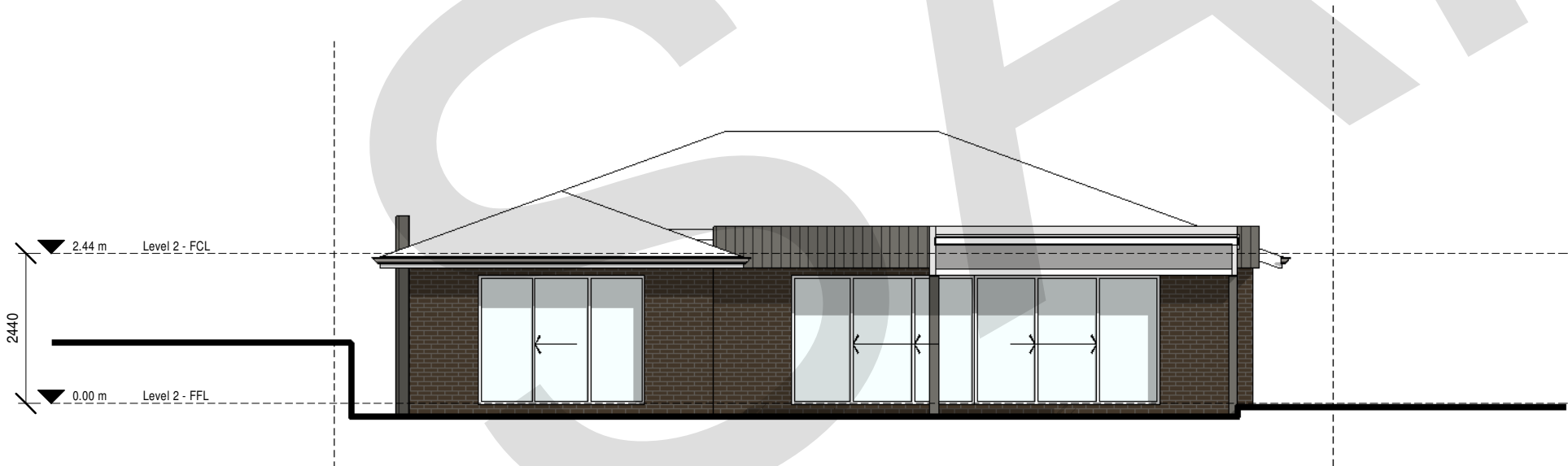
Elevation - 4 (South)

SCALE 1 : 100



Elevation 2 (North)

SCALE 1 : 100



Elevation - 3 (West)

SCALE 1 : 100

Finishes Schedule:

	R-BRICK		RENDERED BRICKWORK COLOUR: TO OWNERS SPECIFICATIONS
	R-POLY		RENDERED POLYSTYRENE COLOUR: TO OWNERS SPECIFICATIONS
	GL		CLEAR GLASS BALUSTRADES WITH BRUSHED S/STEEL UPRIGHTS
			ALL WINDOWS POWDERCOATED ALUMINIUM COLOUR: TO OWNERS SPECIFICATIONS
			ROOF, GUTTERS, RAINHEADS, DOWNPIPES COLORBOND COLOUR: TO OWNERS SPECIFICATIONS
	SC		STEEL COLUMNS COLOUR: TO OWNERS SPECIFICATIONS

Plumbing Notes:

A Acceptable Construction Manual
3.5.2.0 Performance Requirement
P2.2.1 is satisfied for gutters and downpipes if they are designed and constructed in accordance with AS3500.3 - stormwater drainage installations

B Acceptable Construction Practice
3.5.1.2 Materials
gutters, downpipes and flashings must be manufactured in accordance with-
(a) AS2178.1 for metal; and
(b) AS1273 for upvc components; and
(c) Be compatible with all upstream roofing materials in accordance with 3.5.1.3(c)

3.5.2.4 Installation of Gutters
(a) gutters must be installed with a fall of not less than-
(i) 1:500 for eaves gutters, unless fixed to metal fascias; and
(ii) 1:100 for box gutters
(b) Eaves gutters must be supported by brackets securely fixed at stop ends and at not more than 1.2m centres.
(c) valley gutters on a roof pitch-
(i) more than 12.5 degrees must have a width of not less than 400mm and be wide enough to allow the roof covering to overhang not less than 150mm each side of the gutter; or
(ii) not more than 12.5 degrees must be designed as a box gutter. 3.5.2.5 downpipes - size and installation
(a) downpipes must be securely fixed to walls.
(b) the spacing between downpipes must not be more than 12m.
(c) downpipes must be fixed as close as possible to valley gutters and, if the downpipe is more than 1.2m from the valley, provision for overflow must be made.
(d) downpipes must-
(i) be compatible with other roofing materials used in the roofing system in accordance with 3.5.1.3(c)
(ii) be selected in accordance with appropriate eaves gutter section as shown in table 3.5.2.2.

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No.	Revision Description	Date



P.O Box 824 Berwick, Victoria, 3806
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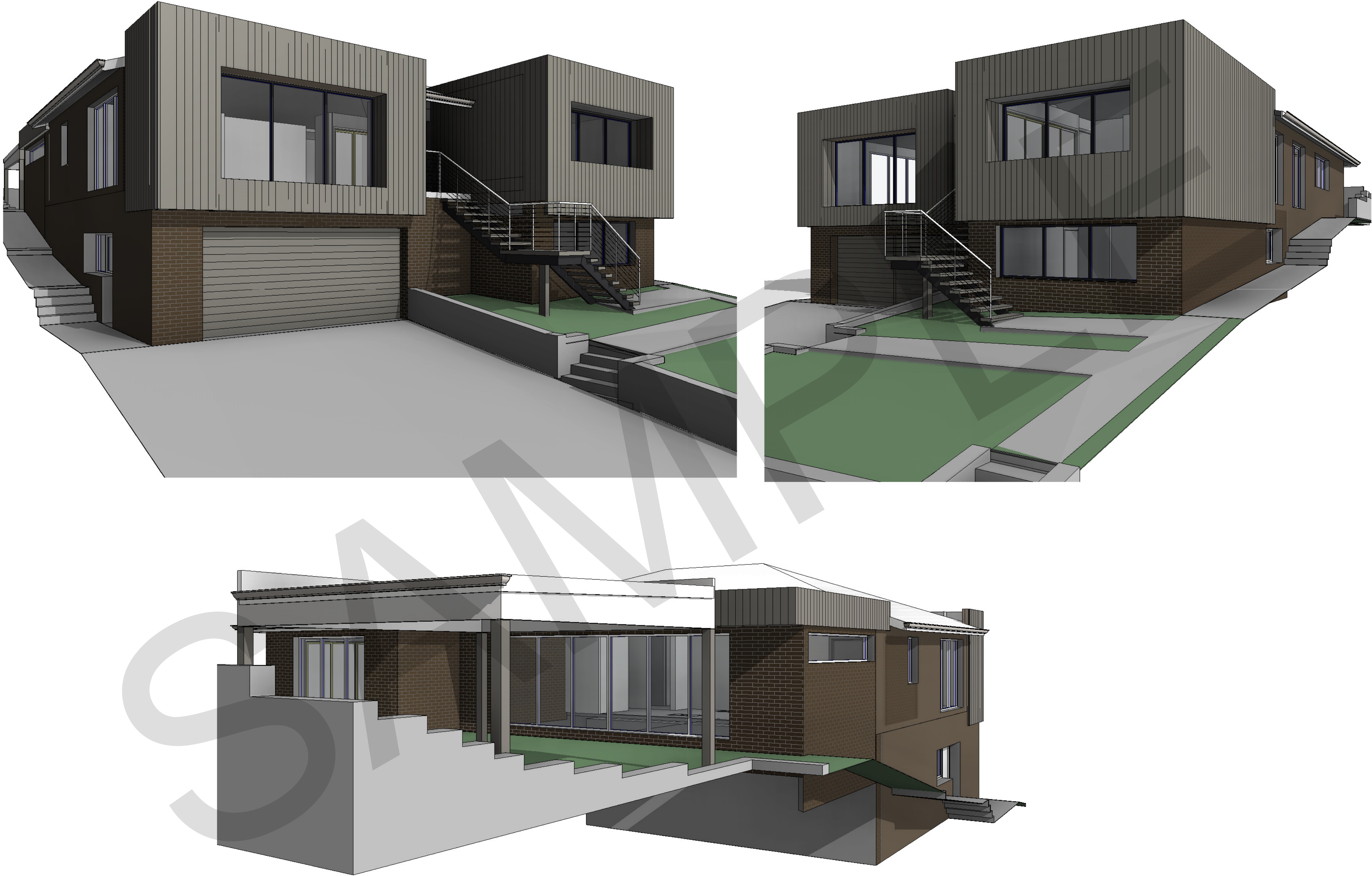


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ADDRESS:	No. 79 Smith Street, Warragul, Victoria, 3820	DATE:	24/09/2013 4:12:31 PM	SHEET NO:	06
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FINAL REVIEW ISSUE A 24/09/2013

No.	Revision Description	Date



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