

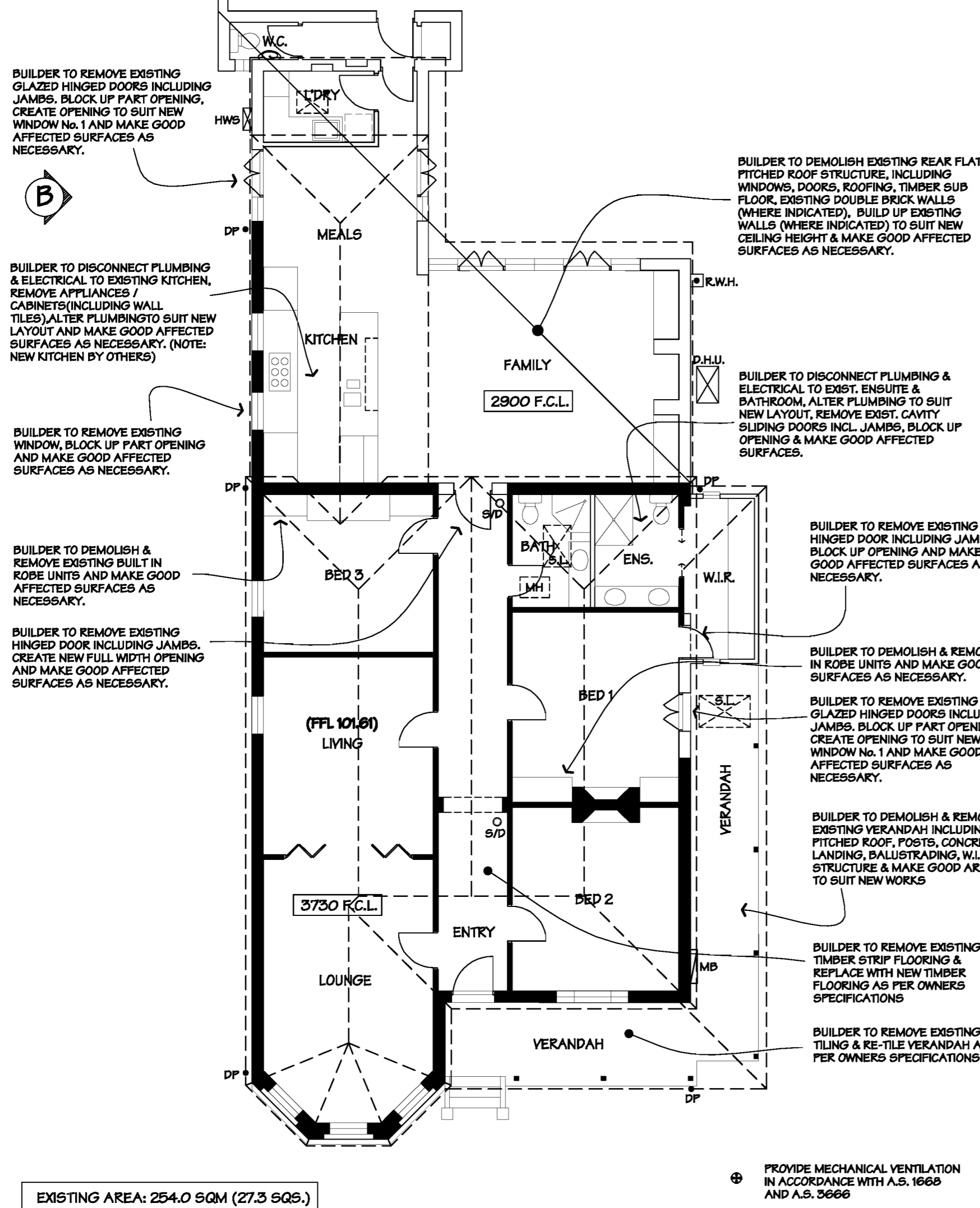
**General Notes:**

THE OWNER, BUILDER, & TRADESPEOPLE MUST VERIFY ALL DIMENSIONS, LEVELS, INFORMATION, DETAILS, SIZES, SETBACKS, HEIGHTS, AND SPECIFICATIONS PRIOR TO COMMENCING ANY WORKS OR ORDERING ANY MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING ALL BUILDING WORKS CONFORM WITH THE BUILDING CODE OF AUSTRALIA, A.S. CODES (CURRENT EDITIONS), LOCAL BY - LAWS BUILDING REGULATIONS AND ANY TOWN PLANNING REQUIREMENTS.

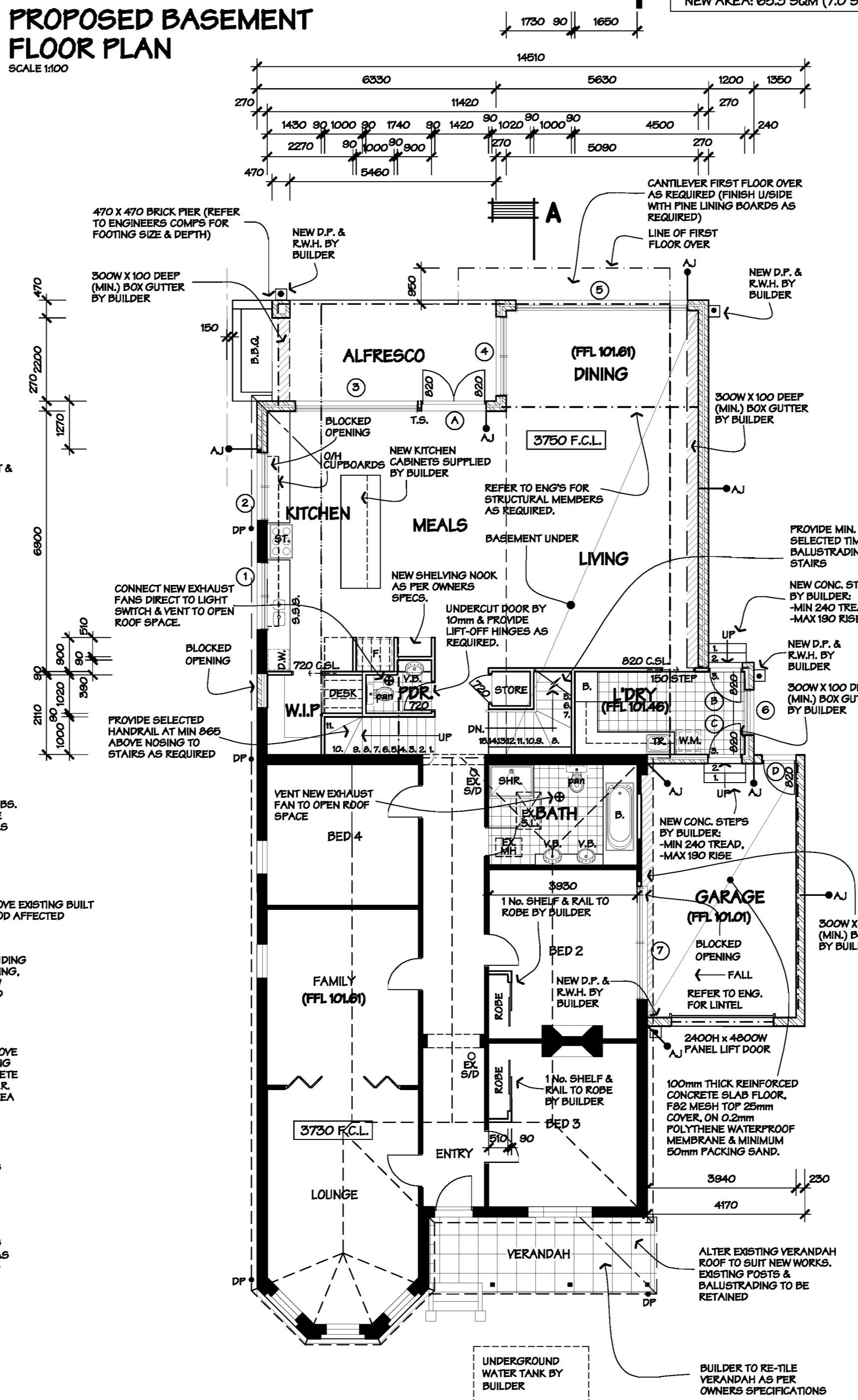
1. WET AREAS IN ACCORDANCE WITH BCA REQ'S
2. STEPS: TREAD - 250 MIN/ 355 MAX. RISER - 155MIN / 180 MAX.  
ALL BALUSTRADING TO BE PROVIDED TO STAIR OR TO BALCONIES, TO BE MINIMUM 865mm ABOVE STAIR NOSING AND 1000mm MIN. AT LANDING LEVELS. BALUSTRADES SPACED AT 125mm MAXIMUM
3. LANDINGS SHOULD BE PROVIDED TO COMPLY WITH BCA PART 3.9.1.3. LANDINGS ARE TO BE PROVIDED WHERE THE SILL OF A THRESHOLD OF A DOORWAY OPENS ONTO A STAIR THAT PROVIDES A CHANGE IN FLOOR LEVEL OR FLOOR TO GROUND LEVEL GREATER THAN 3 RISERS OR 570mm. LANDINGS TO BE A MINIMUM 750mm WIDE. ALL STAIR CONSTRUCTION TO BE IN ACCORDANCE WITH BCA PART 3.9.
4. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE CODE. OVER SCALED DIMENSIONS
5. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL ENGINEERING COMPS OR STRUCTURAL DRAWINGS.
6. ALL TIMBER FRAMING SHALL COMPLY WITH A.S. 1684 - 2006 NATIONAL TIMBER FRAMING STANDARD SIZE AND PROFILE.
7. ALL GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF A.S. 1288 - GLASS INSTALLATION CODE - LATEST 2006. PROVIDE GRADE 'A' SAFETY GLASS TO THE BTH. ROOM WINDOW UNLESS THE BATH IS 15m BELOW THE WINDOW SILL, AS PER A.S. 1228 - 1989 ALL WINDOWS TO COMPLY WITH AS 2047-1989
8. WINDOW SIZES INDICATED ARE NOMINAL ONLY.
9. SMOKE DETECTORS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH A.S. 3786 - 1983, AND UNLESS INSTALLED IN AN EXISTING PART OF A CLASS 1, 2, OR 3 BUILDING OR A CLASS 4 PART OF A BUILDING, THEY SHALL BE HARD WIRED WITH BATTERY BACKUP.
10. BUILDING SHALL BE PROTECTED FROM TERMITE INFESTATION, IF DEEMED NECESSARY, IN ACCORDANCE WITH THE RELEVANT AUST. STANDARD.
11. PROVIDE INSULATION TO CEILING R 2.5 PROVIDE SISALATION TO WALLS R 1.5
12. ALL VENTILATION SHALL CONFORM WITH B.C.A. P.2.4.5
13. THE BUILDER SHALL ENSURE FOR THE GENERAL WATER TIGHTNESS OF ALL NEW & EXISTING WORKS.
14. WHERE REQUIRED PROVIDE SUB FLOOR VENTILATION IN ACCORDANCE WITH B.C.A. CLAUSE 3.4.12 AND PROVIDED AT A RATE OF 6000mm<sup>2</sup> / M OF WALL WITH A MINIMUM SUB FLOOR CLEARANCE OF 150mm ( AND 400mm WHERE TERMITE INSPECTION IS REQUIRED.
15. A.J. DENOTES BRICK ARTICULATION JOINTS. LOCATIONS TO BE IN ACCORDANCE WITH B.C.A. CLAUSE 3.3.1.8 OR AS PER THE RECOMMENDATIONS OF THE SOIL REPORT
16. DOORS TO SANITARY COMPARTMENTS MUST BE OPENABLE, SLIDE OR BE READILY REMOVABLE FROM OUTSIDE TO COMPARTMENT UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1.2m BETWEEN THE CLOSEST PAN WITHIN THE SANITARY COMPARTMENTS AND THE NEAREST PART OF THE DOORWAY. SANITARY COMPARTMENTS TO COMPLY WITH BCA CLAUSE 3.6.3.4.
17. STORMWATER DRAINAGE MATERIAL TO BE LAID IN ACCORDANCE WITH AS/NZS 3500.3.2 & BCA PART 3.12 OF THE BCA AND GENERALLY CONSISTS OF:  
- 90mm DIAMETER UPVC PIPE WITH A MIN 300mm COVER UNDER SOIL  
- 100mm DIAMETER UPVC PIPE WITH A MIN 200mm COVER UNDER LIGHT TRAFFICABLE AND PAVED AREAS  
- LAID AT A MIN. GRADE OF 1:100 TO THE LEGAL POINT OF DISCHARGE AS SHOWN.  
- PROVIDE LOGS AT CHANGE OF DIRECTION AND AT 9.0m CENTRES AND AT EACH CONNECTION TO AN EXISTING SITE STORMWATER DRAIN  
- DOWNPIPES TO BE PROVIDED AT 12m MAX. CENTRES MEASURED LINEARLY  
- ANY BOX GUTTERS TO BE MINIMUM 200mm WIDE AND AT 1:100 GRADE
18. REFER TO SOIL REPORT FOR SOIL CLASSIFICATION.

WINDOW / DOOR SCHEDULE			
No.	Size (h x w)	Description	Lintel
1	450 X 1800	ALUMINIUM FIXED	140 x 45 FT7 KDHW
2	450 X 1800	ALUMINIUM FIXED	140 x 45 FT7 KDHW
3	3200 X 3200	ALUMINIUM FIXED	REFER TO ENGINEERS
4	3200 X 2100	ALUMINIUM AWNING	REFER TO ENGINEERS
5	3200 X 4500	ALUMINIUM FIXED	REFER TO ENGINEERS
6	1500 X 1200	ALUMINIUM AWNING	80 x 45 FT7 KDHW
7	600 X 3000	ALUMINIUM AWNING	240 x 45 FT7 KDHW
8	2700 X 4400	ALUMINIUM FIXED	2240 x 45 FT7 KDHW
9	450 X 1800	ALUMINIUM AWNING FROSTED	140 x 45 FT7 KDHW
10	450 X 1800	ALUMINIUM AWNING FROSTED	140 x 45 FT7 KDHW
11	450 X 2100	ALUMINIUM AWNING FROSTED	180 x 45 FT7 KDHW
12	450 X 2100	ALUMINIUM AWNING FROSTED	180 x 45 FT7 KDHW
13	600 X 2100	ALUMINIUM AWNING	140 x 45 FT7 KDHW
14	600 X 2100	ALUMINIUM AWNING	140 x 45 FT7 KDHW
15	1000 X 2100	ALUMINIUM FIXED	140 x 45 FT7 KDHW
16	1000 X 2100	ALUMINIUM AWNING	140 x 45 FT7 KDHW
17	1800 X 600	ALUMINIUM AWNING FROSTED	80 x 45 FT7 KDHW
18	2700 X 600	ALUMINIUM AWNING FROSTED	80 x 45 FT7 KDHW
19	2700 X 2400	ALUMINIUM FIXED	120 x 45 FT7 KDHW
A	3200 X 1720	ALUMINIUM FULLY GLAZED DOORS WITH BOOM HIGHLIGHT OVER	REFER TO ENGINEERS
B	2040 X 820	TIMBER HINGED DOOR WITH 1000H HIGHLIGHT OVER	80 x 45 FT7 KDHW
C	2040 X 820	SOLID HINGED DOOR	80 x 45 FT7 KDHW
D	2040 X 820	HALF GLAZED HINGED DOOR	STEEL BRICK LINTEL

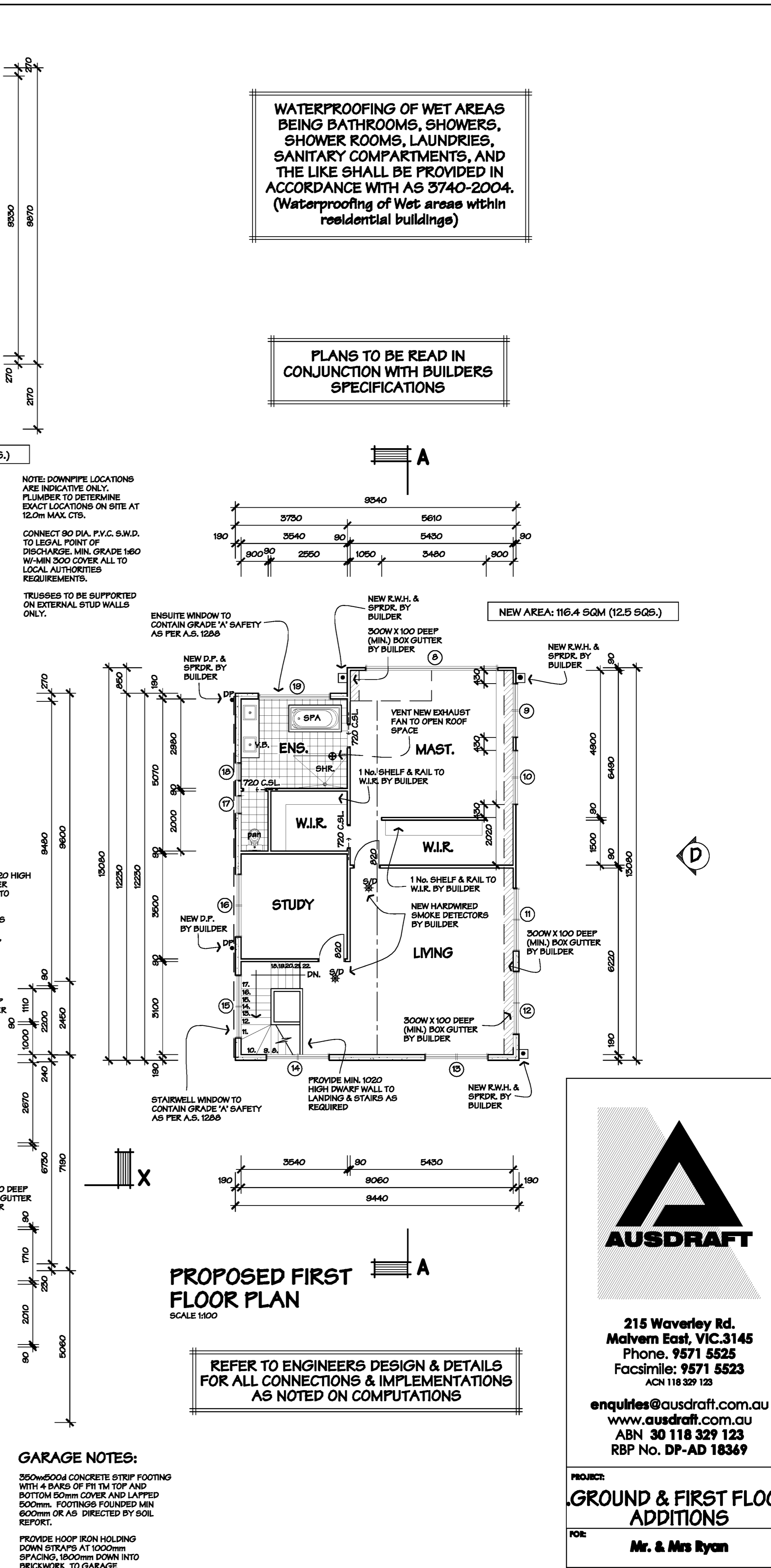
\* SIZES SHOWN ARE NOMINAL SIZES ONLY AND ARE SUBJECT TO MANUFACTURERS STANDARD SIZE AND PROFILE.  
\* ALL GLAZING IS TO COMPLY WITH A.S. 1288, (2006)  
\* NEW ENBUISE No. 15, 16 & 17 TO BE OBTAINABLE WITHOUT FIXED VENT.  
\* PROVIDE 150 x 100 x 10 GA BRICK LINTELS - ALL EXPOSED METAL ANGLE LINTELS TO BE HOT DIPPED GALVANISED.  
\* NEW STAIRWELL WINDOW No. 13 IS TO CONTAIN GRADE 'A' SAFETY GLASS.



**EXISTING FLOOR PLAN**  
SCALE 1:100



**PROPOSED BASEMENT FLOOR PLAN**  
SCALE 1:100



**PROPOSED FIRST FLOOR PLAN**  
SCALE 1:100

**WATERPROOFING OF WET AREAS**  
BEING BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS, AND THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH AS 3740-2004. (Waterproofing of Wet areas within residential buildings)

**PLANS TO BE READ IN CONJUNCTION WITH BUILDERS SPECIFICATIONS**

**PROPOSED FIRST FLOOR PLAN**  
SCALE 1:100

REFER TO ENGINEERS DESIGN & DETAILS FOR ALL CONNECTIONS & IMPLEMENTATIONS AS NOTED ON COMPUTATIONS

**GARAGE NOTES:**  
350x50x50 CONCRETE STRIP FOOTING WITH 4 BARS OF F11 TM TOP AND BOTTOM 50mm COVER AND LAPPED 500mm. FOOTINGS FOUNDED MIN 600mm OR AS DIRECTED BY SOIL REPORT.  
PROVIDE HOOP IRON HOLDING DOWN STRAPS AT 1000mm SPACING, 1500mm DOWN INTO BRICKWORK. TO GARAGE  
FOOTINGS TO BE CONTINUOUS ACROSS ALL OPENINGS  
BRICK PIERS TO BE ENGAGED EVERY FOURTH COURSE OF BRICKWORK



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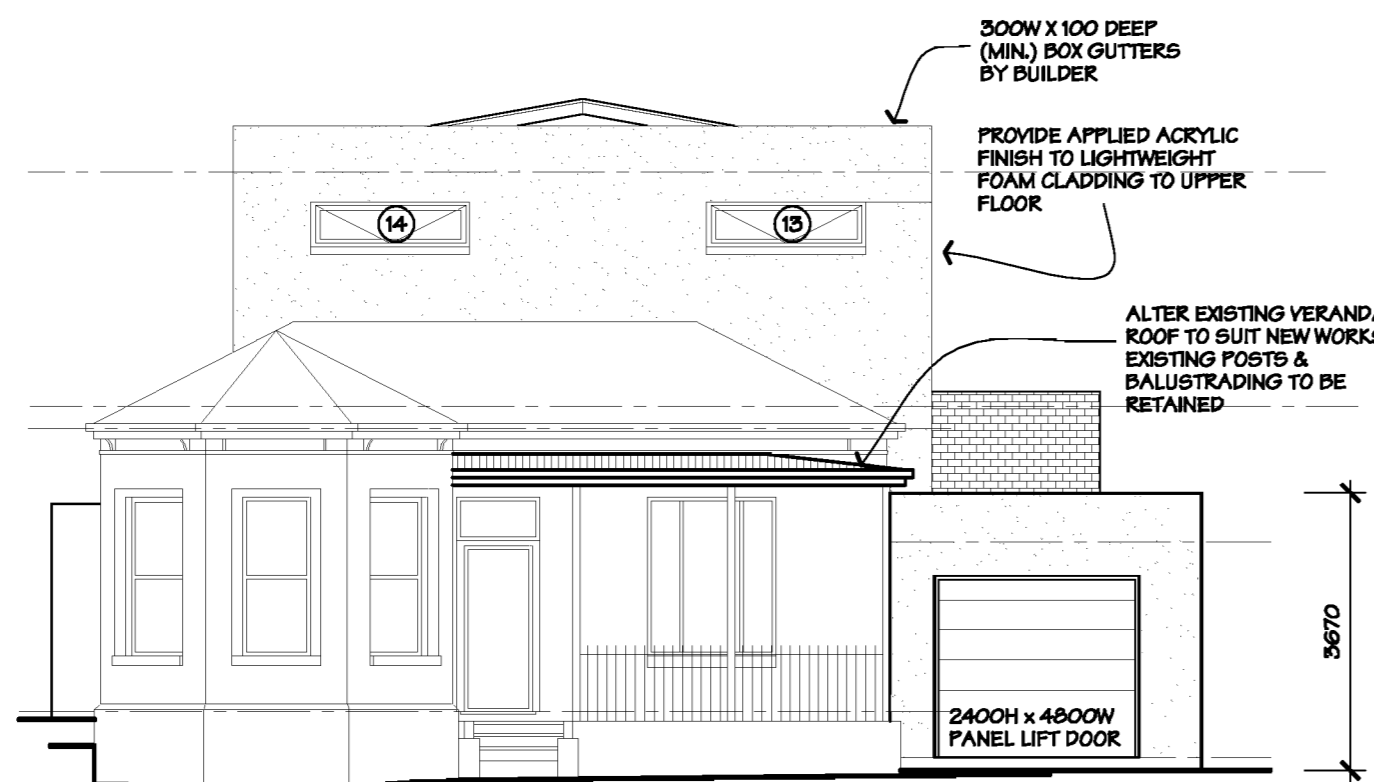
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RBP No. DP-AD 18369

PROJECT:	GROUND & FIRST FLOOR ADDITIONS		
FOR:	Mr. & Mrs Ryan		
AT:	6 KENSINGTON RD. SOUTH YARRA		
CONTRACT NO.:	06140	FILE NAME:	06140WD
DRAWN BY:	S.ELLIS	SCALE:	as noted
DATE:	19/12/06	PAGE NO.:	1 OF 8
REVISION:	NIL		

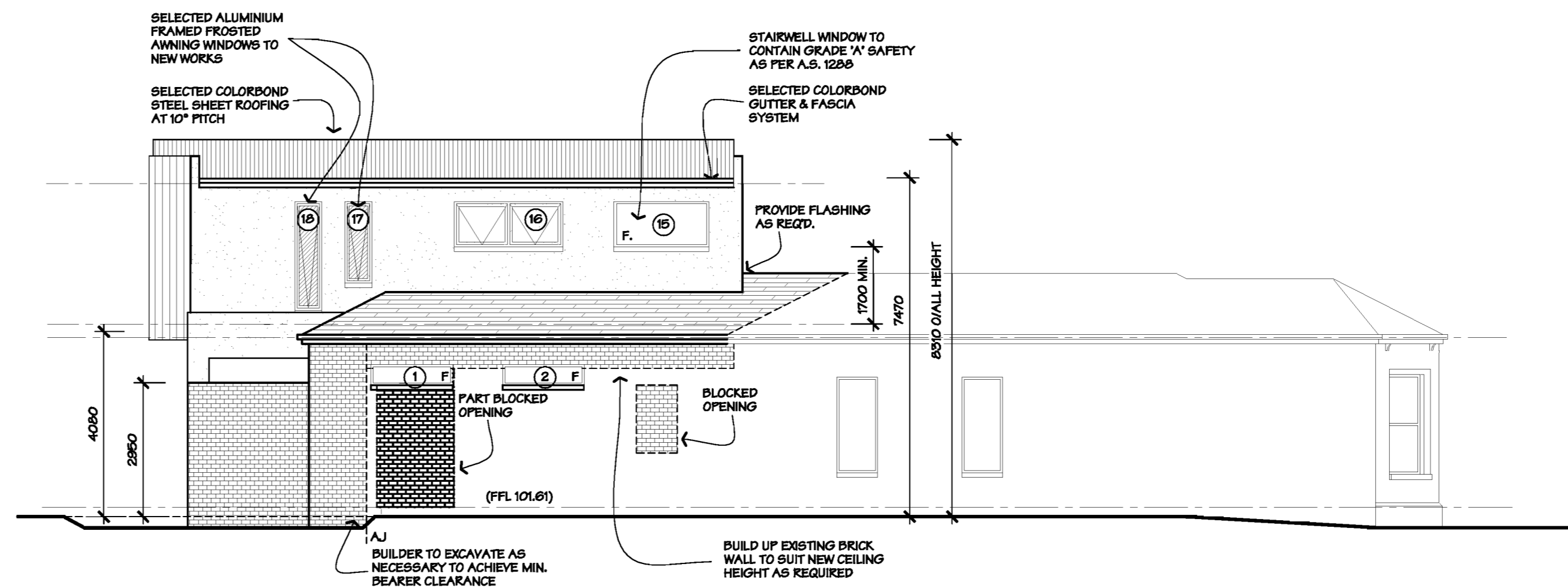
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**NOTES:**

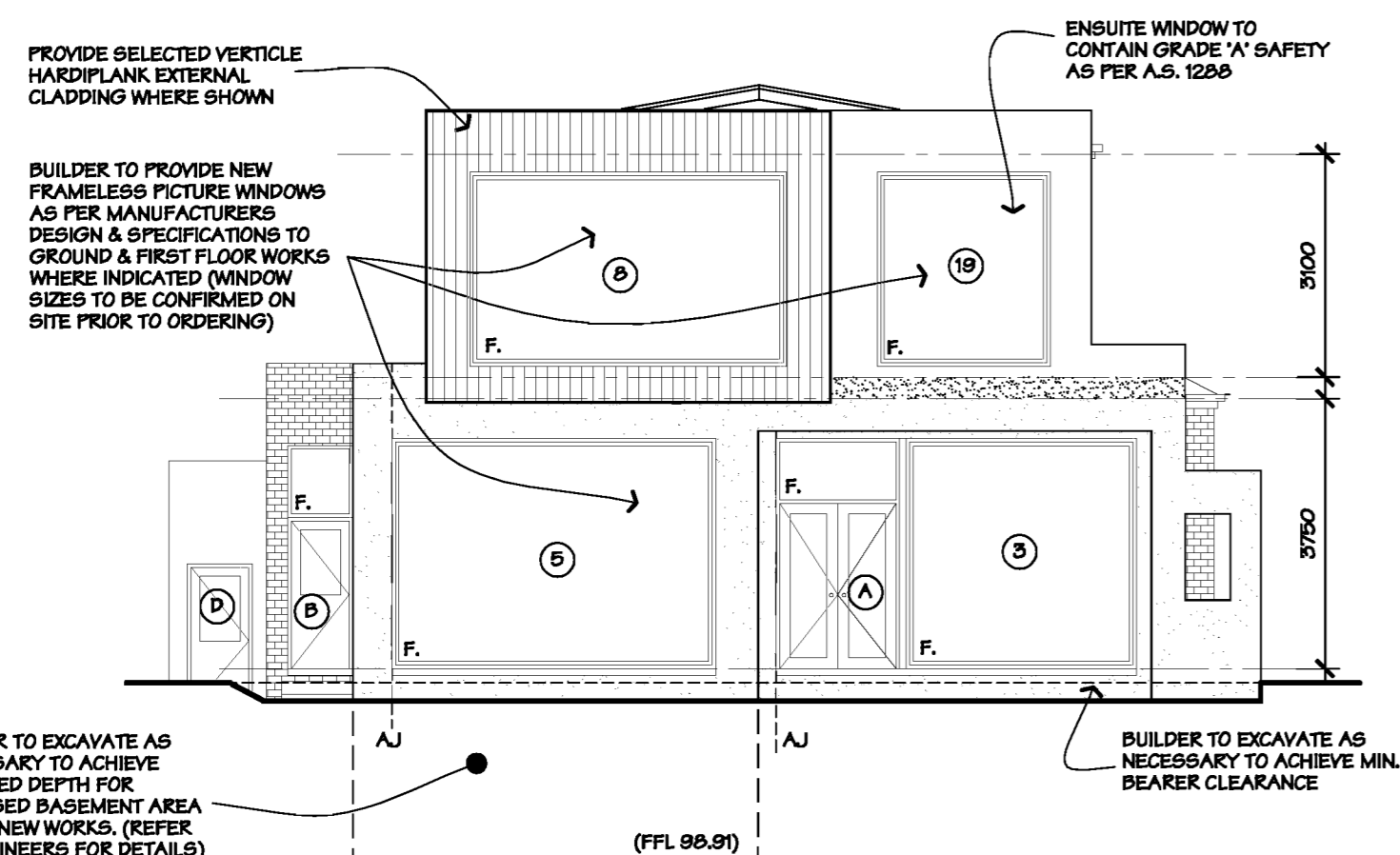
TIMBER FRAMING FOR FLOOR AND ROOF TO MANUFACTURERS SPECIFICATIONS.  
 ALL GLAZING TO AUSTRALIAN STANDARD 1226 - 2006  
 WINDOW SASH LOCATION AND GLAZING BAR CONFIGURATION TO MANUFACTURERS SPECS.  
 STORMWATER SHALL BE TAKEN TO LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF THE RELEVANT AUTHORITY.  
 SEWER OR SEPTIC SYSTEM SHALL BE IN ACCORDANCE WITH THE RELEVANT AUTHORITY'S REQUIREMENTS.



**ELEVATION A**  
SCALE 1:100

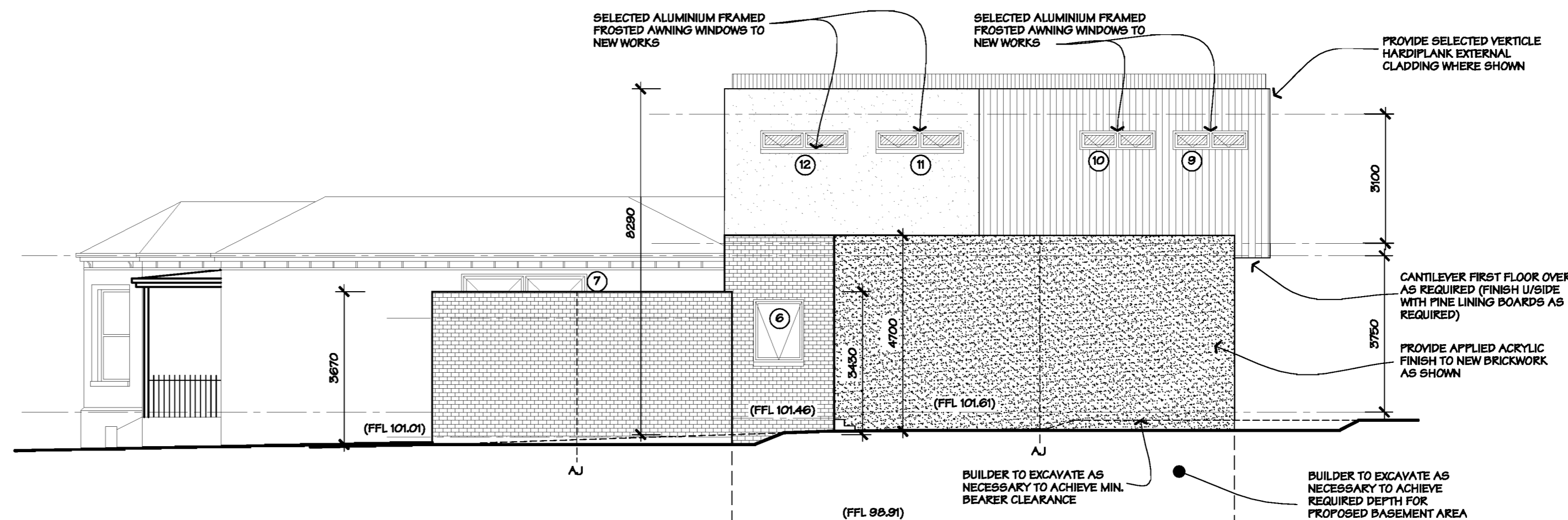


**ELEVATION B**  
SCALE 1:100



**ELEVATION C**  
SCALE 1:100

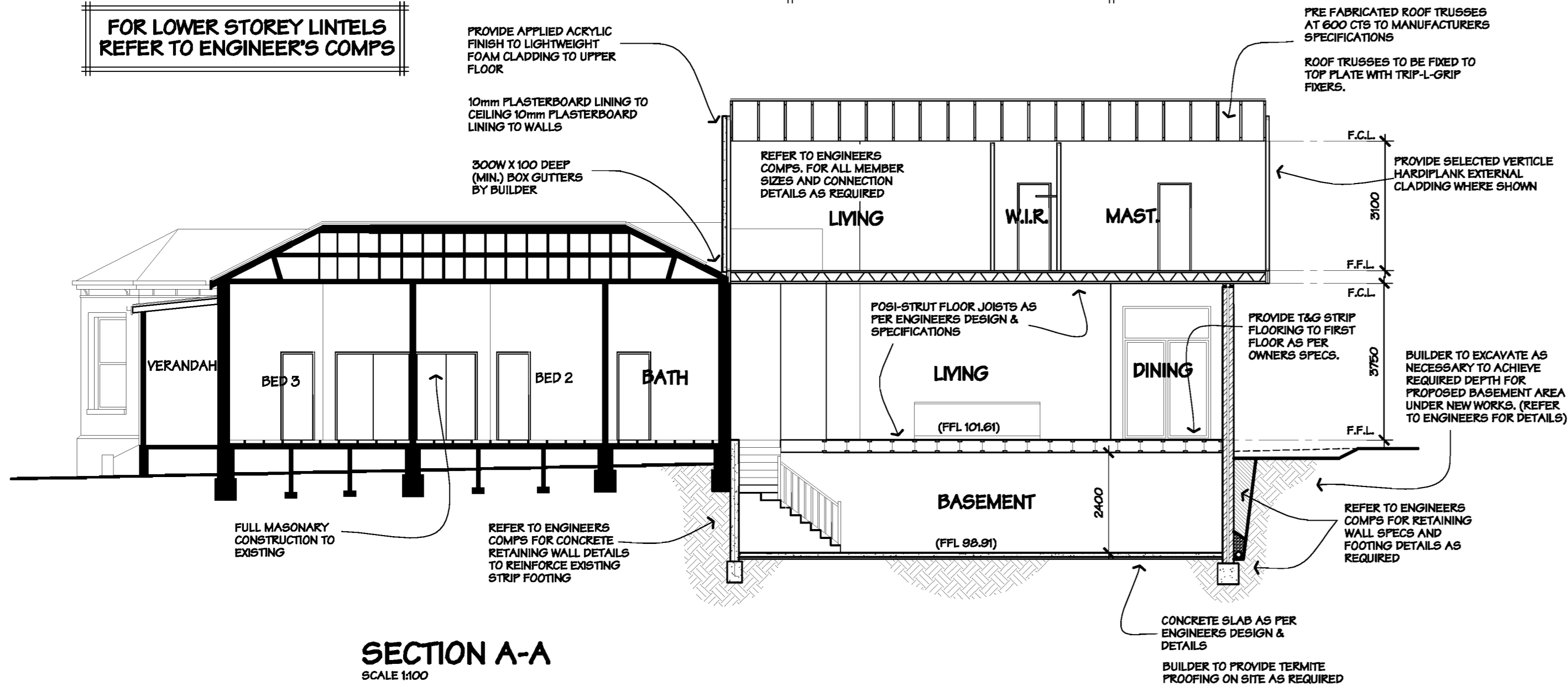
ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE BY OWNER AND BUILDER PRIOR TO COMMENCEMENT OF CONSTRUCTION



**ELEVATION D**  
SCALE 1:100

ROOF TRUSSES NOT TO BE ORDERED UNTIL AFTER A SITE MEASURE OF EXTERNAL WALLS & CONFIRMATION OF ROOF PITCH

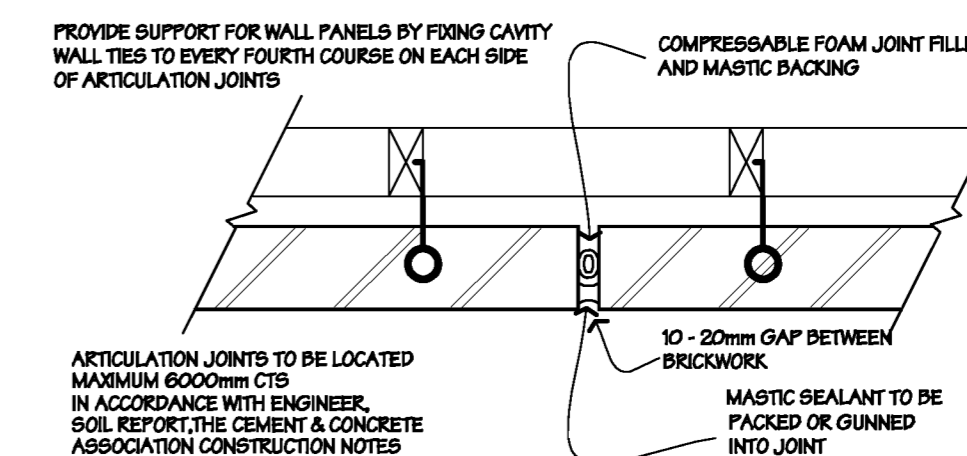
FOR LOWER STOREY LINTELS REFER TO ENGINEER'S COMPS



**SECTION A-A**  
SCALE 1:100

REFER TO ENGINEERS DESIGN & DETAILS FOR ALL CONNECTIONS & IMPLEMENTATIONS AS NOTED ON COMPUTATIONS

FRAMING SPECIFICATION					
MEMBER	SIZE (mm)	MAX. SINGLE SPAN	MAX. CONT. SPAN	MAX. SPACING	STRESS GRADE
ROOF TRUSSES	PREFABRICATED TIMBER ROOF TRUSSES AT 600 CENTRES TO MANUFACTURERS DESIGN & SPECIFICATIONS				
RIDGE & HIP	180 X 45	-	-	-	F7 PINE
ROOF BATTENS	25 X 50 30 X 75	-	-	320 CRS. 800 CRS.	F8 OBHW
RAFTERS - PITCHED	125 X 50	2400	3000	600 CRS.	F8 OBHW
RAFTERS - FLAT	140 X 45	3800	-	450 CRS.	F7 KDHW
ROOF PROPS	100 X 75	-	-	-	F8 OBHW
COLLAR TIES	100 X 50	-	-	EVERY 2nd RAFTER	F8 OBHW
UNDERPURLING	100 X 75	-	-	-	F8 OBHW
CEILING JOISTS	100 X 50	2000	2400	450 CRS.	F8 OBHW
ENGINEER DESIGNED BEAMS	REFER TO COMPUTATIONS AND PLANS AS REQUIRED.				
TOP PLATES	2/80 X 95 (F/F) 90 X 45 (G/F)	-	-	-	F17 KDHW
BOTTOM PLATES	90 X 95 (G/F) 90 X 45 (F/F)	-	-	-	F17 KDHW
COMMON STUDS	90 X 45	-	-	450 CRS.	F17 KDHW
CORNER STUDS	90 X 45	-	-	-	F17 KDHW
JAMB STUDS	2/80 X 45	-	-	-	F17 KDHW
NOGGINGS	70 X 35 (3 ROWS)	-	-	-	F5 PINE
ANGLE BRACING	20 GAUGE GALVANISED 'L' STRAP				
FLOORING	100mm X 19mm K.D.H.W. T. & G. (ONLY IF NOMINATED IN PROJECT SPECIFICATION) 19mm YELLOW TONGUE PARTICLE BOARD (AS PER SPECIFICATION)				
FLOOR JOISTS (LOWER)	90 X 45	1800	2100	450 CRS.	F17 KDHW
(UPPER)	REFER TO ENGINEERS / NOT APPLICABLE				
BEARERS	2/80 X 35	1600 (N.L.B.) 1200 (L.B.)	2000 (N.L.B.) 1600 (L.B.)	1800 CRS.	F17 KDHW
STUMPS	100 X 100 CONCRETE				
PADS	300 X 300 X 150 CONCRETE FOUNDED 100mm INTO NATURAL CLAY, OR TO A MIN. FOUNDING DEPTH OF 600mm (WHICHEVER IS THE DEEPER)				
SITE CLASSIFICATION: CLASS ( ) - REFER TO ENGINEERS REPORT					
o ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF AS 1684 - 2006 NATIONAL TIMBER FRAMING CODE. o REFER TO WINDOW SCHEDULE FOR ALL LINTEL SIZES AS REQUIRED.					



**MASONRY ARTICULATION JOINT DETAIL**  
SCALE: 1:10

**BRICKWORK LINTELS (OUTER LEAF):**

MAX. OPENING WIDTH FOR STEEL LINTEL (MM)	MINIMUM END BEARING MM	LINTEL TYPE
UP TO 840	100	75 x 8 FMS
OVER 840 TO 3060	150	90 x 80 x 6 EA
OVER 3060 TO 3310	150	90 x 80 x 8 EA
OVER 3310 TO 3400	150	100 x 100 x 6 EA



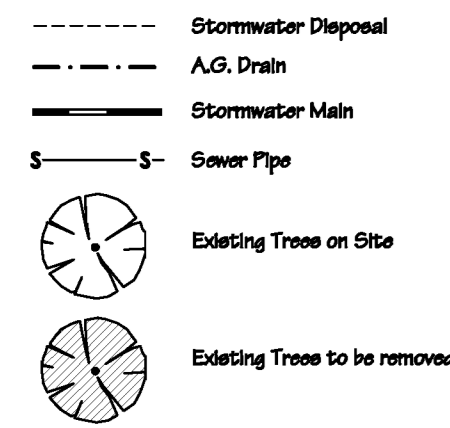
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 RBP No. DP-AD 18369

<b>PROJECT:</b> GROUND & FIRST FLOOR ADDITIONS	
<b>FOR:</b> Mr. & Mrs Ryan	
<b>AT:</b> 6 KENSINGTON RD. SOUTH YARRA	
<b>CONTRACT NO.:</b> 06140	<b>FILE NAME:</b> 06140WD
<b>DRAWN:</b> S.ELLIS	<b>SCALE:</b> as noted
<b>DATE:</b> 19/12/06	<b>PAGE NO.:</b>
<b>REVISED:</b> NIL	<b>2 OF 8</b>

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**Notes:**

STORMWATER SHALL BE TAKEN TO LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF THE RELEVANT AUTHORITY.  
NOTE: NO ALLOWANCE TO UPGRADE EXISTING.  
SEWER OR SEPTIC SYSTEM SHALL BE IN ACCORDANCE WITH THE RELEVANT AUTHORITY'S REQUIREMENTS.  
FOOTINGS NOT TO ENCRoACH TITLE BOUNDARIES AND EASEMENT LINES.



**DATUM ASSUMED:** RL 100.00  
**CONTOUR INTERVAL:** 0.2m

**WATER CONNECTION: (BY THE BUILDER)**  
Connect to existing Line from water meter to entry point. (DRY TAPPING)

**WASTE DISPOSAL: (BY THE BUILDER)**  
Connection to existing mains sewer in accordance with local authority requirements.

**ROOFWATER DISPOSAL: (BY THE BUILDER)**  
Connection of all downpipes to existing underground drain. Position of roofwater lines are indicative only and may vary depending on etc.

**POWER CONNECTION:**  
Installation to existing overhead line by builder. Connection of power to main line by Electricity Authority.

**EARTHWORKS: (BY THE BUILDER)**  
Cut Site to create level building platform. Remove Spoil from Site. Earthworks indicated on the plan are for construction purposes only. Note: Site Cut & Fill levels may vary due to Site Conditions

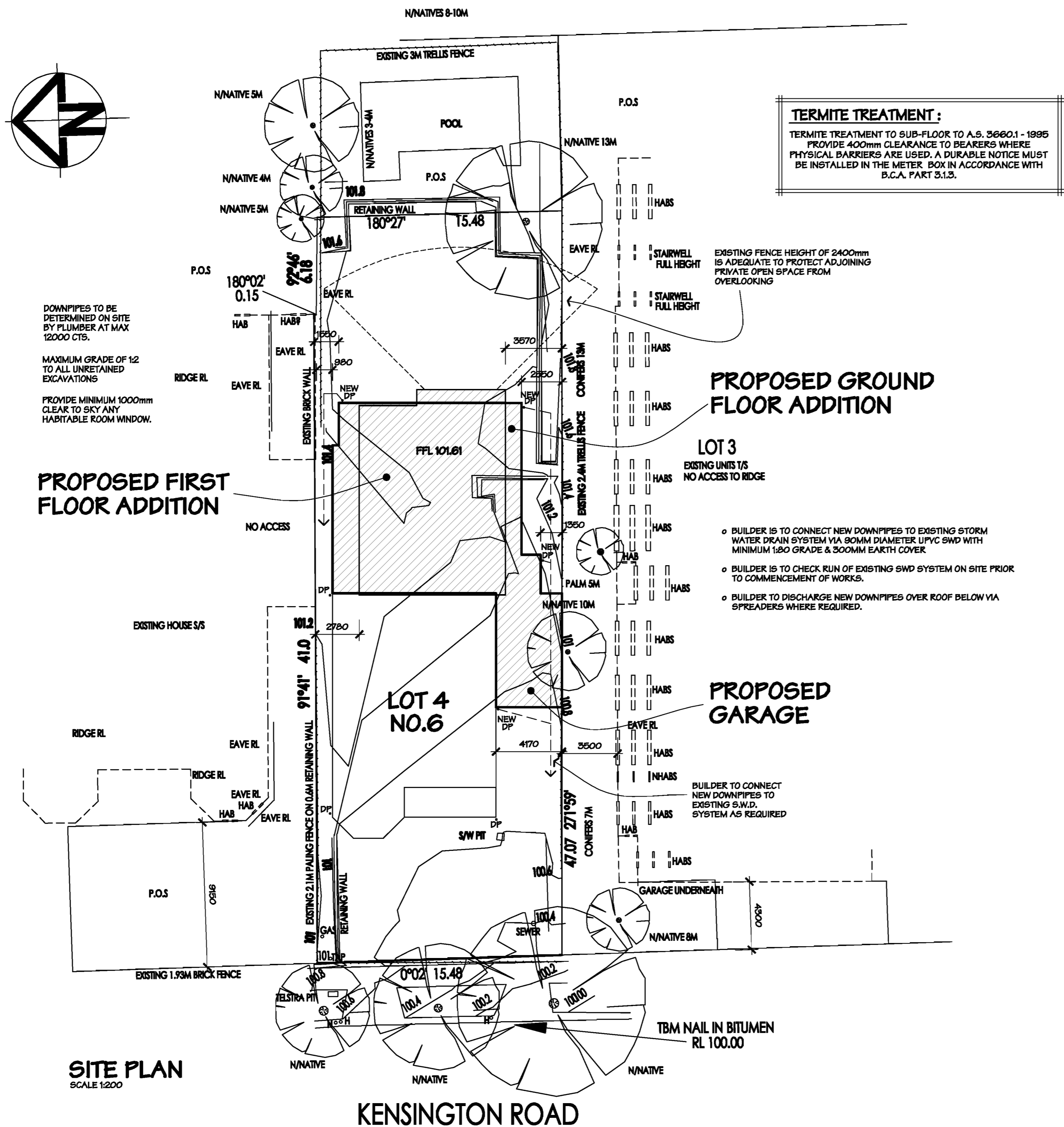
**GAS CONNECTION:**  
Installation of underground line to existing mains by the builder. Connection to mains by gas authority upon application by the builder.

- o BUILDER IS TO CONNECT NEW DOWNPIPES TO EXISTING STORM WATER DRAIN SYSTEM VIA 80MM DIAMETER UPVC SWD WITH MINIMUM 150 GRADE & 500MM EARTH COVER - NOTE - BUILDER IS TO SUSPEND NEW SWD SYSTEM FROM NEW FLOOR JOISTS WHERE POSSIBLE.
- o BUILDER IS TO CHECK RUN OF EXISTING SWD SYSTEM ON SITE PRIOR TO COMMENCEMENT OF WORKS.

STORMWATER SHALL BE TAKEN TO LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF THE RELEVANT AUTHORITY.  
SEWER OR SEPTIC SYSTEM SHALL BE IN ACCORDANCE WITH THE RELEVANT AUTHORITY'S REQUIREMENTS.  
FOOTINGS NOT TO ENCRoACH TITLE BOUNDARIES AND EASEMENT LINES.  
DOWNPIPES TO BE DETERMINED ON SITE BY PLUMBER AT MAX 12000 CTS.  
MAXIMUM GRADE OF 1:2 TO ALL UNRETAINED EXCAVATIONS  
PROVIDE MINIMUM 1000mm CLEAR TO SKY ANY HABITABLE ROOM WINDOW.

**NOTES:**

TIMBER FRAMING FOR FLOOR AND ROOF TO MANUFACTURERS SPECIFICATIONS.  
EXPANSION JOINTS ARE TO BE PROVIDED IN ACCORDANCE WITH ENGINEERS SPECS.  
ALL GLAZING TO AUSTRALIAN STANDARD 1288 - 2006  
WINDOW SASH LOCATION AND GLAZING BAR CONFIGURATION TO MANUFACTURERS SPECS.  
ALL BRICKWORK HEIGHTS DIMENSIONED FROM HOUSE OR GARAGE FLOOR LEVEL ARE NOMINAL.  
PROVIDE WALL TIES TO BRICKWORK AT MAX. 600mm CTS. IN EACH DIRECTION AND WITHIN 300mm OF ARTICULATION JOINTS.  
PROVIDE CLEARANCE FROM UNDERSIDE OF BEAKER TO FINISHED GROUND LEVEL OF 150mm FOR FLOOR WITH STRIP FLOORING OR 200mm FOR FLOOR WITH PARTICLE BOARD FLOORING.  
STORMWATER SHALL BE TAKEN TO LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF THE RELEVANT AUTHORITY.  
SEWER OR SEPTIC SYSTEM SHALL BE IN ACCORDANCE WITH THE RELEVANT AUTHORITY'S REQUIREMENTS.  
FOOTINGS NOT TO ENCRoACH TITLE BOUNDARIES AND EASEMENT LINES.  
EARTHWORKS INDICATED ON THE PLAN ARE FOR CONSTRUCTION PURPOSES ONLY.



**PROPOSED FIRST FLOOR ADDITION**

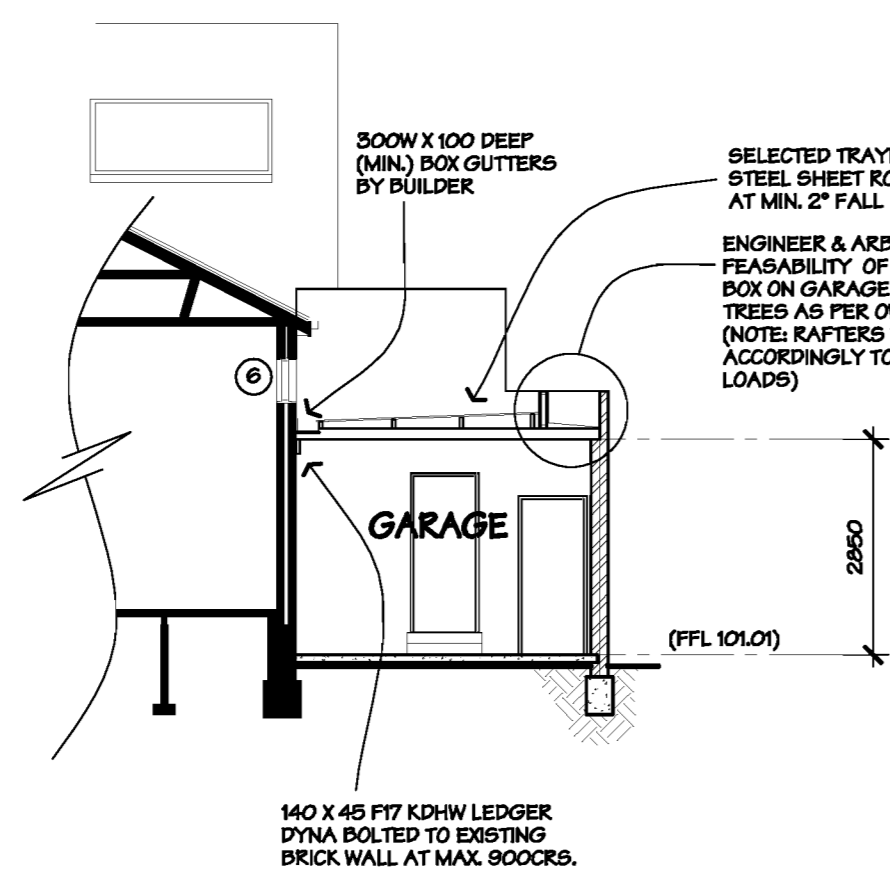
**PROPOSED GROUND FLOOR ADDITION**

**PROPOSED GARAGE**

**SITE PLAN**  
SCALE 1:200

**KENSINGTON ROAD**

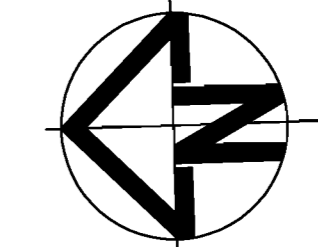
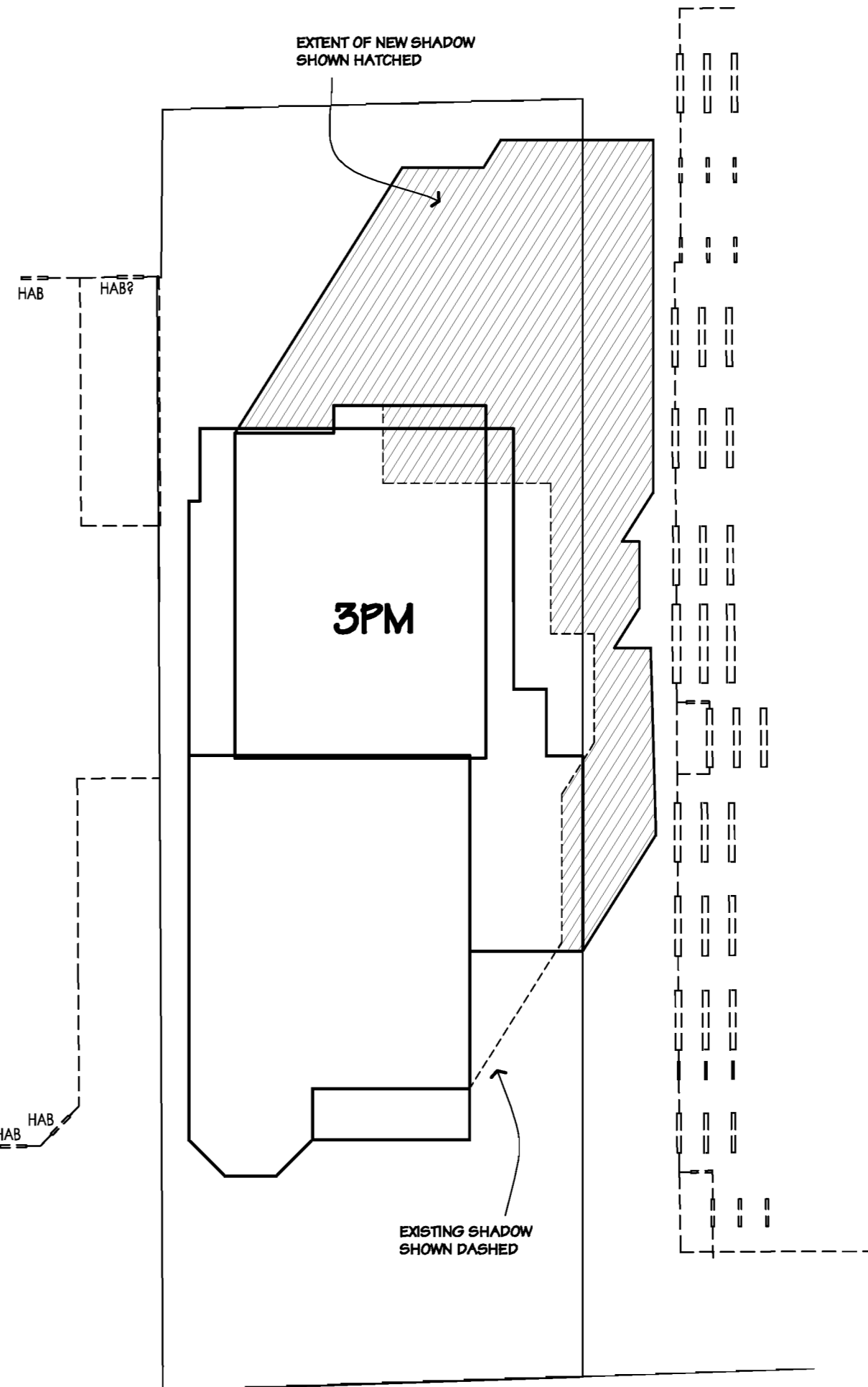
**TERMITE TREATMENT:**  
TERMITE TREATMENT TO SUB-FLOOR TO A.S. 3660.1 - 1995  
PROVIDE 400mm CLEARANCE TO BEAKERS WHERE PHYSICAL BARRIERS ARE USED. A DURABLE NOTICE MUST BE INSTALLED IN THE METER BOX IN ACCORDANCE WITH B.C.A. PART 3.1.5.



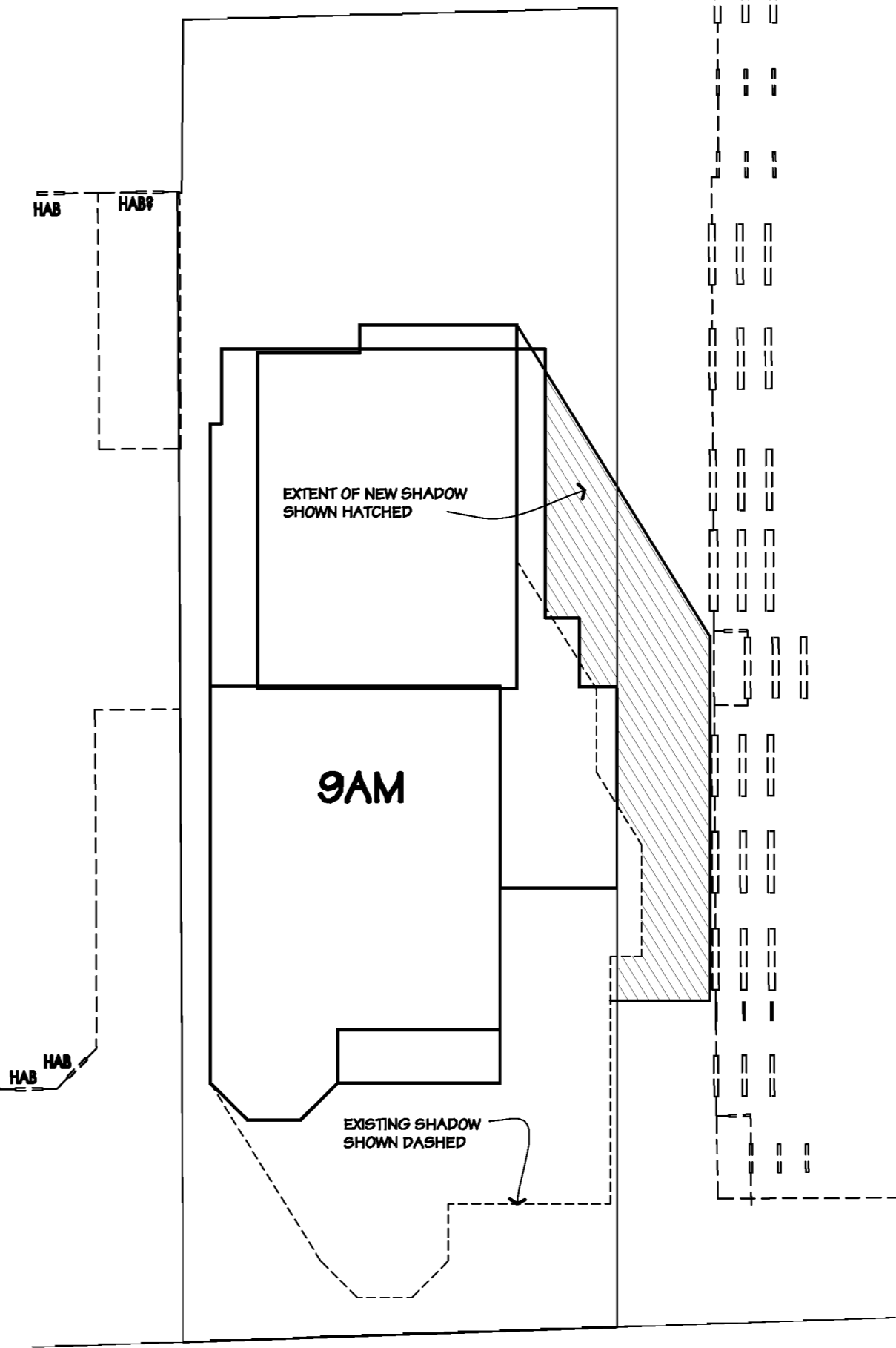
**SECTION X-X**  
SCALE 1:100

**GARAGE NOTES:**

250x500 CONCRETE STRIP FOOTING WITH 4 BARS OF P11 TOP AND BOTTOM 80mm COVER AND LAPPED 500mm. FOOTINGS FOUNDED MIN 600mm OR AS DIRECTED BY SOIL REPORT.  
PROVIDE HOOP IRON HOLDING DOWN STRAPS AT 1000mm SPACING, 1500mm DOWN INTO BRICKWORK TO GARAGE  
FOOTINGS TO BE CONTINUOUS ACROSS ALL OPENINGS  
BRICK PIERS TO BE ENGAGED EVERY FOURTH COURSE OF BRICKWORK



**SHADOW DIAGRAMS**  
SCALE 1:200



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