



EXISTING SITE PLAN
SCALE 1:100

GENERAL NOTES

DO NOT SCALE DRAWINGS

These plans, drawings and computations have been prepared for the exclusive use of the customer for whom they have been prepared. Any other person who uses or relies on these plans without the author's written consent does so at their own risk and no responsibility is accepted by the author for such use and/or reliance

Materials & work practices shall comply with the BCA and all other relevant codes referred to in the NCC 2019, amendment 1.

DIMENSIONS:
Written dimensions to take preference over scaled drawings
The Builder and / or Sub-Contractors shall verify all dimensions (on this drawing) on site prior to the commencement of work as All Drafting takes no responsibility for any omissions or errors which may prevail before, during and after construction of this project.

ENGINEERING:
These plans shall be read in conjunction with Engineering computations and drawings
The Builder shall take all steps necessary to ensure the stability of new and existing structures during all works.
These plans shall be read in conjunction with a soil report
Footings are to be founded at the minimum depths indicated in the soil report
Footings are not to encroach any title boundaries and/ or easement lines

BRICKWORK
Provide brick control joints (Refer Elevations and Floor Plans for locations) in accordance with CN9 'Articulated Walling'- Cement and Concrete Association
Provide wall-ties to brickwork at a maximum of 600mm in each direction and within 300mm of any articulation joint or unless otherwise stated by Engineer or soil report
Spacing of wall ties to top and sides of openings to be halved.
Provide cavity flashing and and weep holes at 600mm max. ctrs over openings in external walls where brickwork construction is carried above opening to the satisfaction of the responsible authority and NCC requirements

Damp Proof Coursing
Install damp proof coursing in accordance with AS 3700 and AS 2904 and the BCA.

CONCRETE STUMPS
UP TO 1400mm LONG TO BE 100mm x 100mm (1 No H.D WIRE)
1400mm TO 1800mm LONG TO BE 100mm x 100mm (2 No H.D WIRE)
1800mm TO 3000mm LONG TO BE 125mm x 125mm (2 No H.D WIRE)
100mm x 100mm STUMPS EXCEEDING 1200mm ABOVE GROUND LEVEL TO BE BRACED WHERE NO PERIMETER BASE BRICKWORK.

Sub-floor ventilation to be in accordance with Clause 3.4.1. & 3.4.1.2 of the NCC 2019, amendment 1 and provided at a rate of 6000mm²/m² of wall with a minimum sub-floor clearance of 150mm (and 400mm where termite inspection is required)

WINDOWS AND GLAZING:
Window sizes are nominal only, actual sizes will vary according to the manufacturer; windows are to be flashed all around
All framed glazing in residential buildings where the lowest sight line of the glazing panel is less than 500mm from the highest abutting finished floor level shall be of Grade 'A' safety glazing material in accordance with Table 5 AS 1288-2006.
Safety glazing is to be used in the following cases:
- All rooms- within 500 mm vertical of the floor
- Bathrooms- within 1500 mm vertical of bath base WITHIN 500mm HORIZONTAL FROM BATH/SHOWER DOORS, SHOWER SCREENS AND BATH ENCLOSURES
- Laundry- within 1200 mm vertical of the floor and/or within 300 mm horizontal from any doors
- Doorway- within 300 mm horizontal from doors
- Shower screens shall be 'A' grade safety glass

All glazing to comply with NCC 2019 Vol 2, amendment 1 and any other relevant codes.

FRAMING:
All timber framing to comply with AS 1684-2010.
All bracing is to be in accordance with AS 1684-2010.
Truss computations to be submitted for approval prior to frame inspection

STORMWATER DRAINAGE:
100 x 50 Nom. downpipes connected to 100mm Ø sewer class (UPVC) piping unless otherwise specified and discharged into legal point of discharge to authorities requirements.
Stormwater drainage material to be laid in accordance with AS/NZS 3500.352, of NCC and generally be:
- 90mm UPVC with 300mm cover (soil), 100mm diameter UPVC min 200mm cover under paved & light traffic areas with 10's at change of direction and 9m max
- laid at minimum grade of 1:100 to LPD
- Downpipes at 12m maximum centres
- Any box gutters to be min 200 wide and 1:100 grade

WET AREAS:
Provide dismantable door hinges to all wc,ensuites and bathrooms with doors that are 1200 mm from toilet bowl
Waterproofing of wet areas and the like shall be provided in accordance with AS. 3740-2010 - Waterproofing of Wet Areas within Residential Buildings

SURFACE PREPARATION:
All significant vegetation, rubbish or organic matter should be scraped from the surface prior to construction of the slab
In very wet conditions, temporary trenches may be required to drain the site water, ponding should be minimised. The soil within 1500 mm of the dwelling shall be graded away at 1:50 and all excess run off diverted away from site

TERRACES AND PORCHES:
Terraces and porches shall have a minimum fall of 10mm per metre away from the wall. The perimeter where slab meets wall shall be water sealed with approved flexible sealant
The builder shall ensure the general water tightness of all new and existing works. The builder shall take all necessary steps to ensure the stability of the new and existing structures during all works

SMOKE ALARMS:
Smoke alarms are to be provided in accordance with NCC 2019 and to comply with AS 3786-2014.

TERMITE PROTECTION:
Termite protection shall be applied in accordance with NCC 2019 Vol 2 & AS 3660.01 2014

LINTELS:
Galvanised Steel Lintels

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 5.1 OF AS3700 MASONRY STRUCTURES.

INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS.

Where gutter is placed on top of boundary wall provide Rockwool between trusses or rafters and the underside of the roof covering to maintain fire separation of building.

No more than 80% of the site area to be covered by impermeable surfaces

WORKING DRAWING

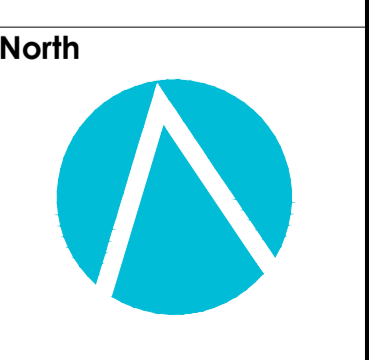
**PROPOSED CARPORT AND VERANDAH
AT 6 BANKS PLACE, KEILOR
FOR JOSEPH LAURICELLA**

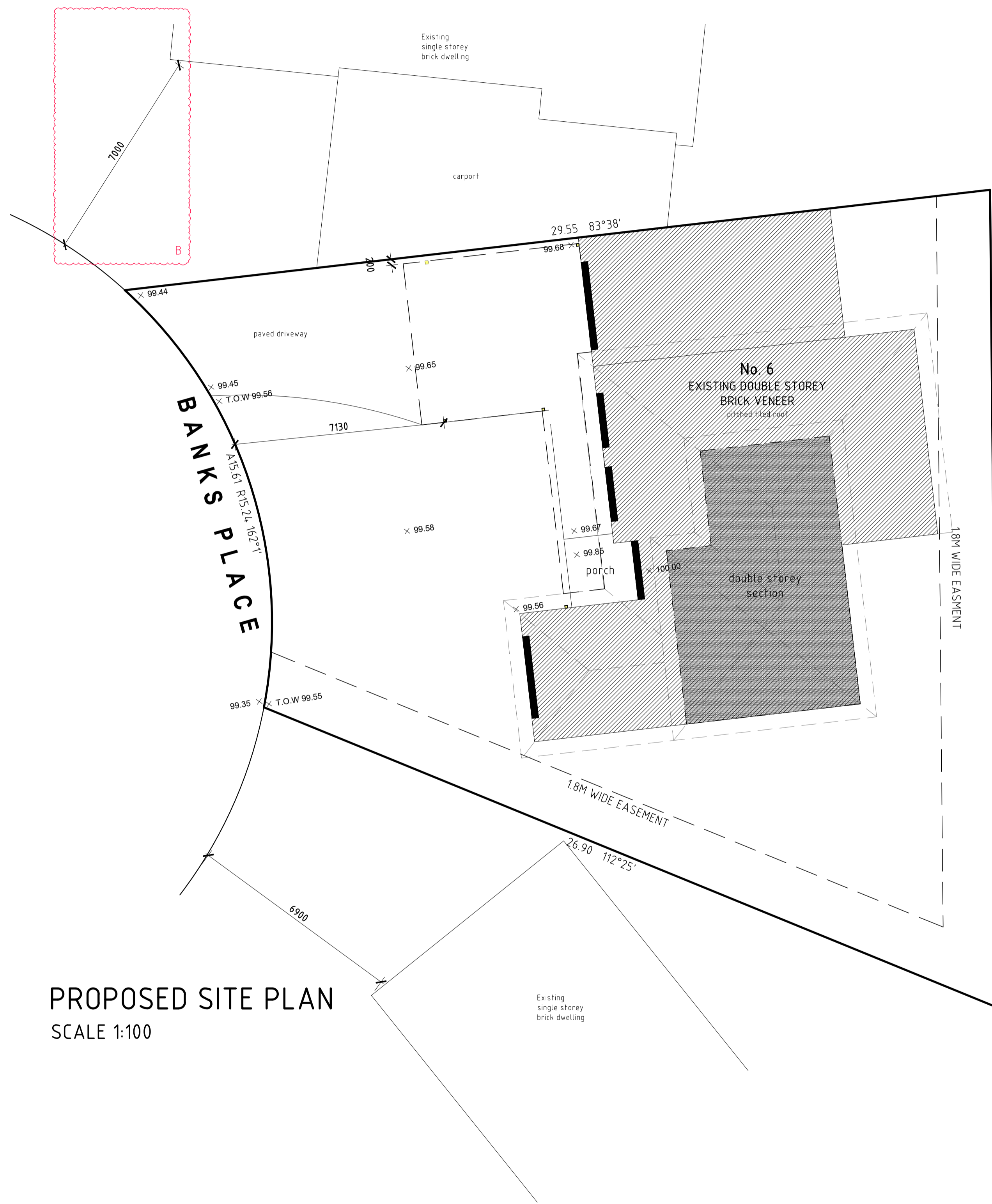
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Amendments	Checked	Date

Survey Details

Building Practitioner No:		Drg.No. 06BP	Date MARCH 2023
Designed	JL		
Drawn	JL		
Checked	JL		
Engineering Details		Scale AS SHOWN @ A1	
		Sheet 1 of 3	





PROPOSED SITE PLAN
SCALE 1:100

EXISTING CONDITIONS

ROOF LINING	Concrete tiles
ROOF STRUCTURE	Conventional roof structure
EAVES	480mm nom. boxed eaves 100x50 nom. downpipes Timber fascia Colorbond guttering
WALL STRUCTURE	External brick veneer walls Internal plastered timber walls 2650 nom. ceiling height to existing house
WINDOWS	Timber framed windows throughout
FLOOR	Polished timber floors Timber floor construction on stumps
FRONT PORCH	Concrete slab

AREA SCHEDULE

EXISTING GROUND FLOOR	132.10 m ²	(14.22 sq's)
EXISTING UPPER FLOOR	49.33 m ²	(5.31 sq's)
EXISTING TOTAL DWELLING	181.43 m ²	(19.53 sq's)
EXISTING GARAGE	37.82 m ²	(4.07 sq's)
EXISTING DECK & VERANDAH	20.48 m ²	(2.20 sq's)
PROPOSED CARPORT	32.20 m ²	(3.47 sq's)
PROPOSED VERANDAH	7.52 m ²	(0.81 sq's)
TOTAL PRIVATE OPEN SPACE	150.68 m ²	(16.22 sq's)
SITE AREA	54.0 m ²	(58.13 sq's)
SITE DENSITY		
GROUND FLOOR BUILDING AREA	230.12 m ²	
SITE COVERAGE	= Building Area / Site Area = 230.12 m ² / 54.0 m ² = 43 % building site coverage	
PERMEABILITY	= Building Area + Paving / Site Area = 230.12 m ² + 36 m ² / 54.0 m ² = 49 % impermeable site coverage	

GARDEN AREA SUMMARY

MINIMUM GARDEN AREA REQUIRED	162 m ²
= 30% of 650 m ²	
TOTAL GARDEN AREA PROVIDED	270 m ²
<small>(includes open entertaining areas, decks, lawns and garden beds. Does not include driveways, any building or roofed area and any area that has a dimension of less than 1 metre)</small>	= COMPLIES

WORKING DRAWING

PROPOSED CARPORT AND VERANDAH
AT 6 BANKS PLACE, KEILOR
FOR JOSEPH LAURICELLA

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Amendments	Checked	Date
B - Building surveyor RFI	JL	28-08-23

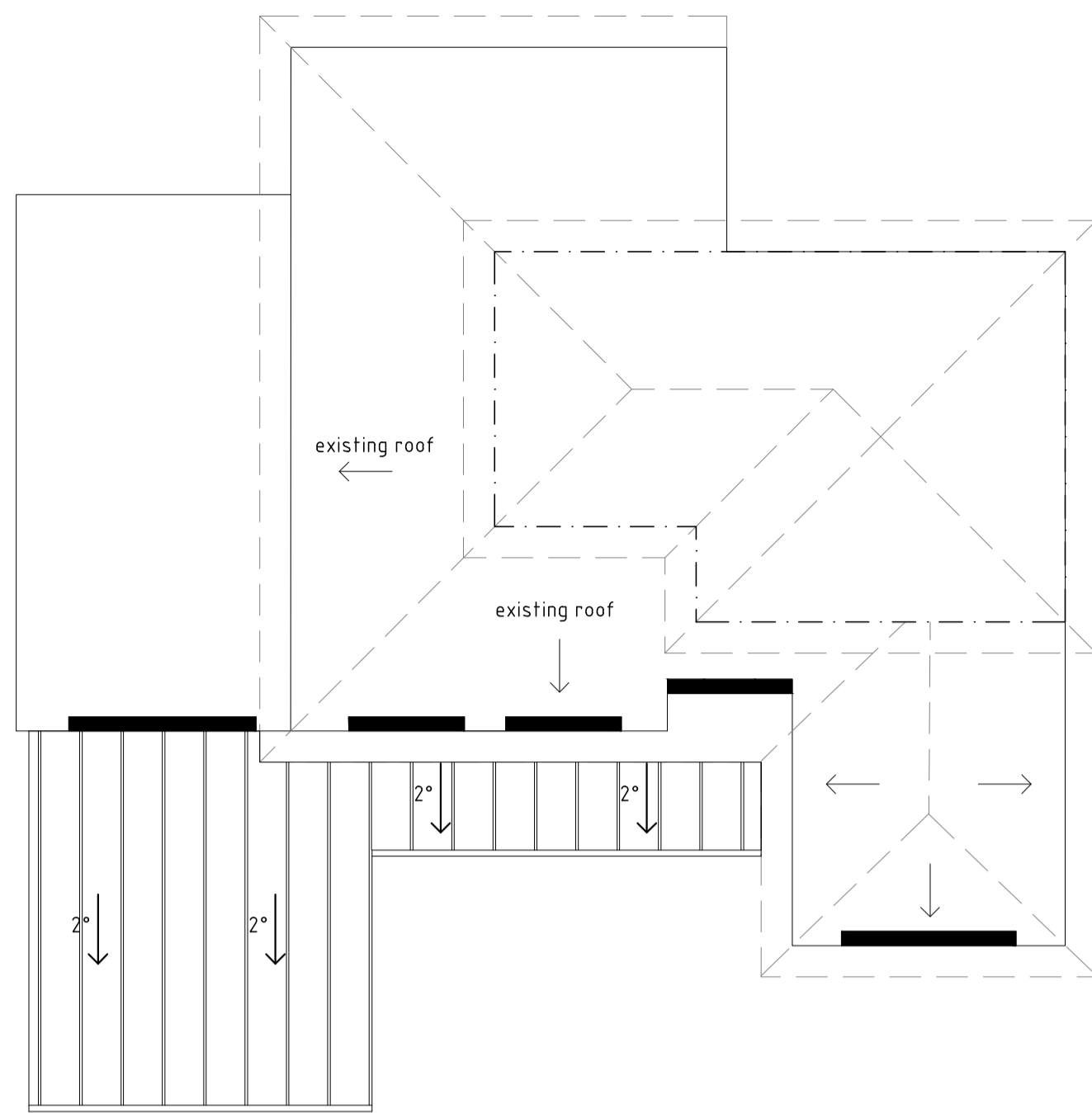
Survey Details
Engineering Details

Building Practitioner No:

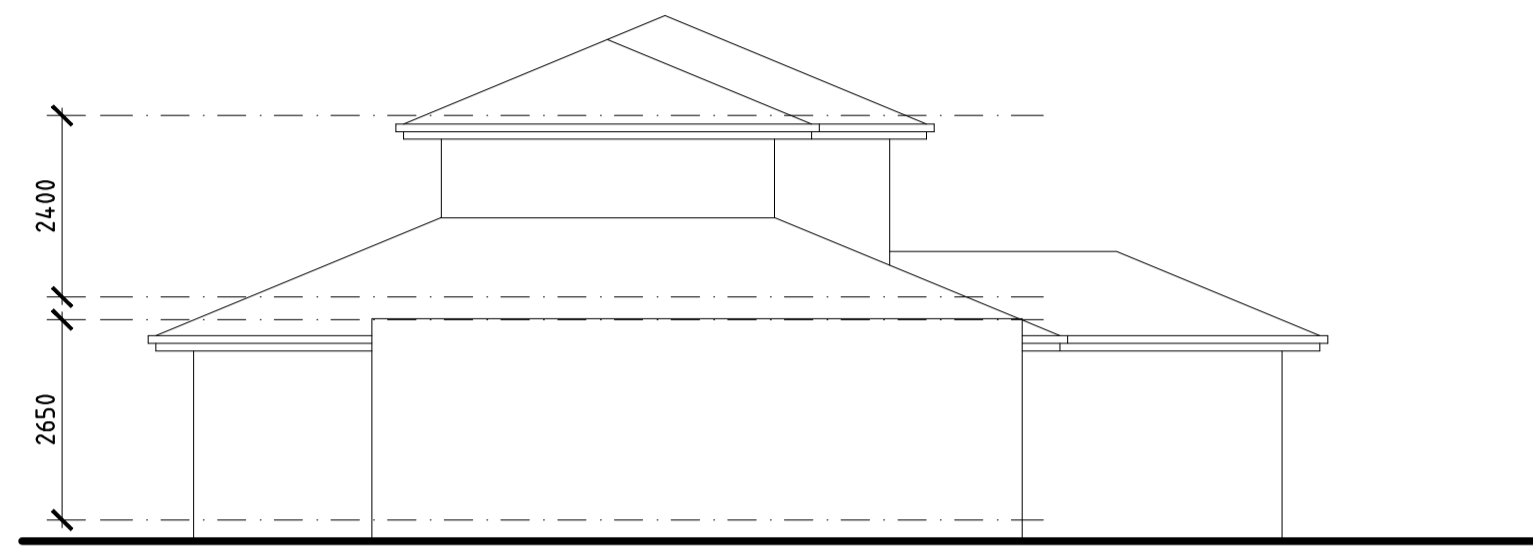
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Drawn	JL	Date	
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Sheet	2	of	3

North

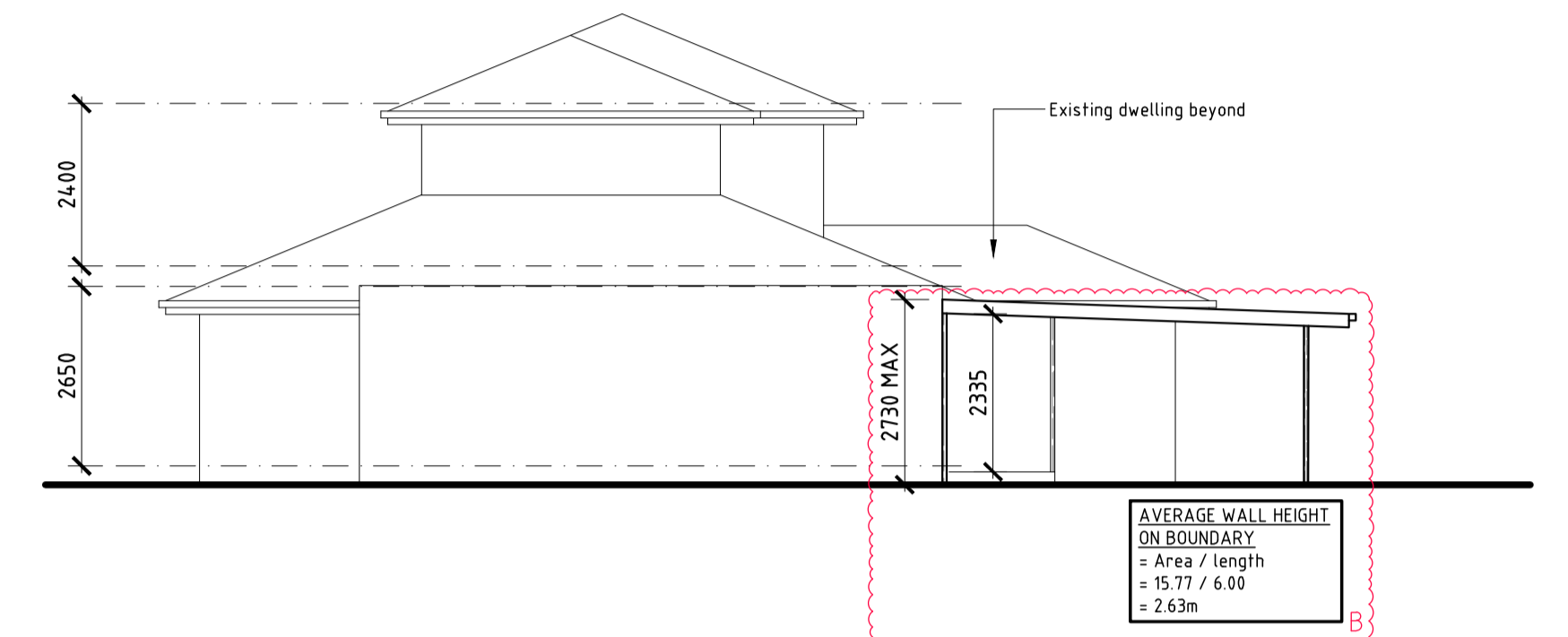




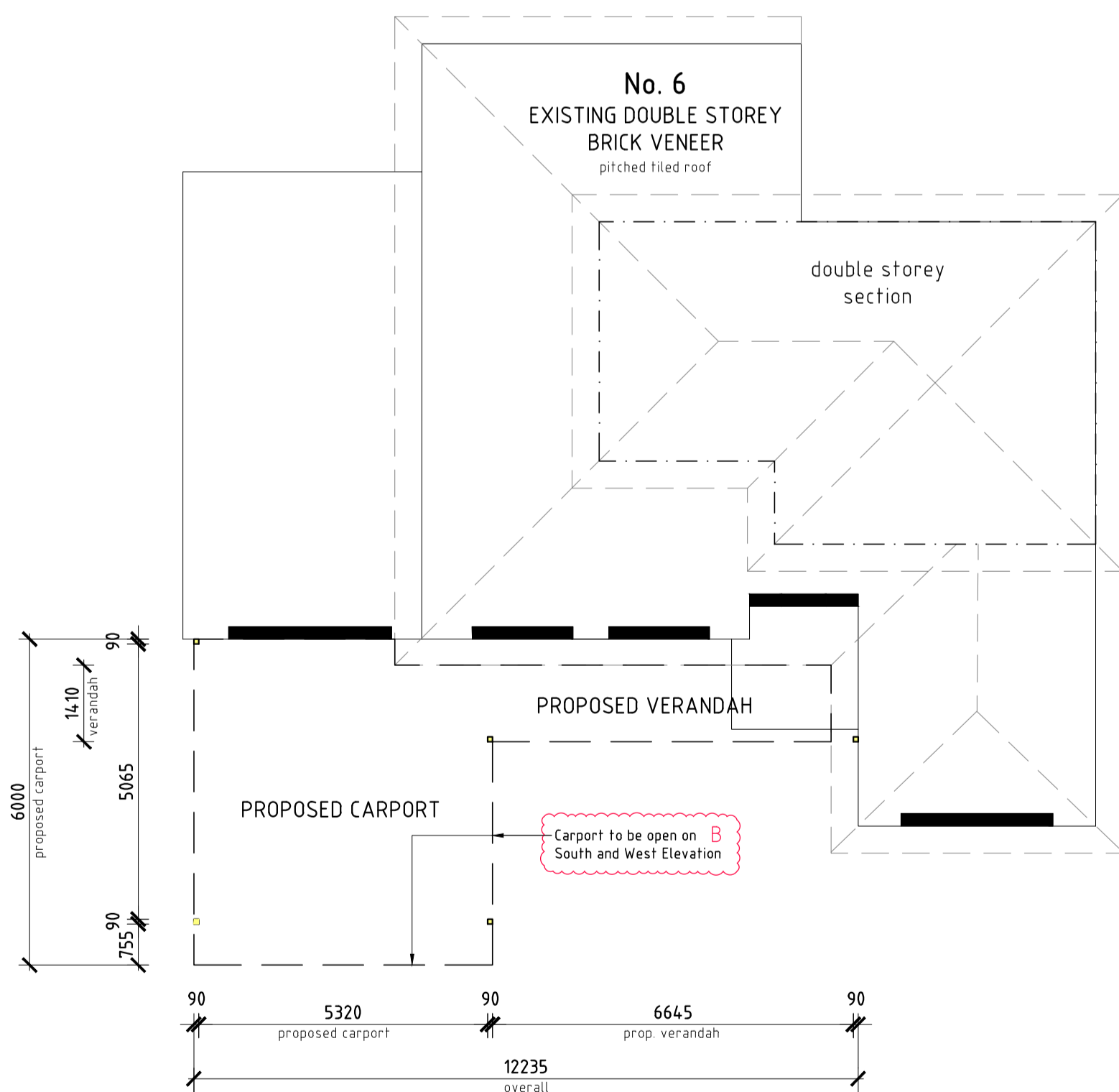
PROPOSED ROOF PLAN
SCALE 1:100



EXISTING NORTH ELEVATION
SCALE 1:100



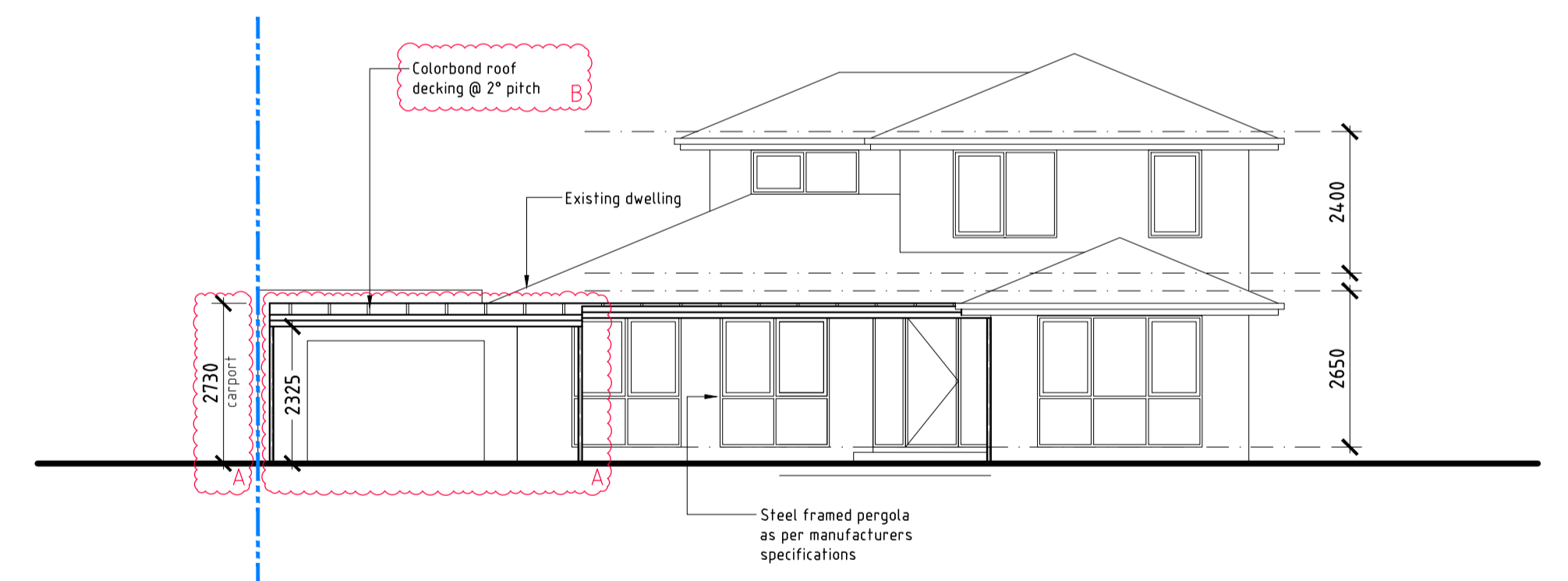
PROPOSED NORTH ELEVATION
SCALE 1:100



PROPOSED FLOOR PLAN
SCALE 1:100



EXISTING WEST ELEVATION
SCALE 1:100



PROPOSED WEST ELEVATION
SCALE 1:100

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Amendments	Checked	Date
A - Building surveyor RFI	JL	30-06-23
B - Building surveyor RFI	JL	28-08-23

Survey Details
Engineering Details

Building Practitioner No:
Designed JL
Drawn JL
Checked JL
Scale AS SHOWN @ A1

Drg.No.	Date	Sheet	of
06BP	MARCH 2023	3	3

North