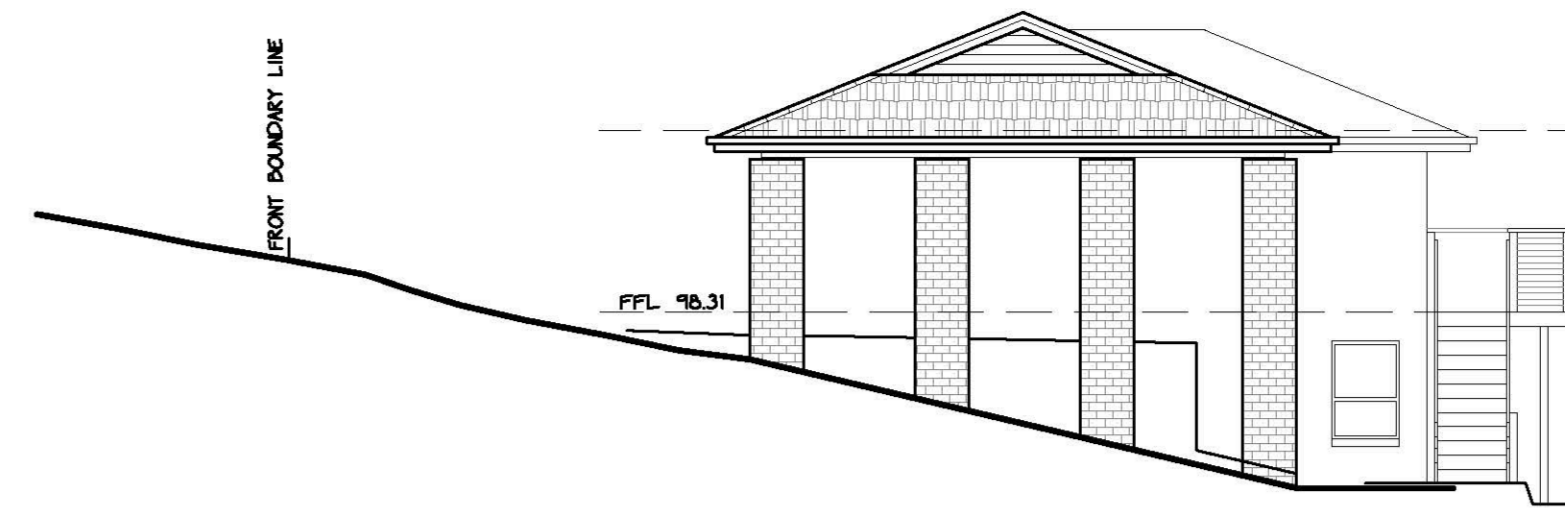
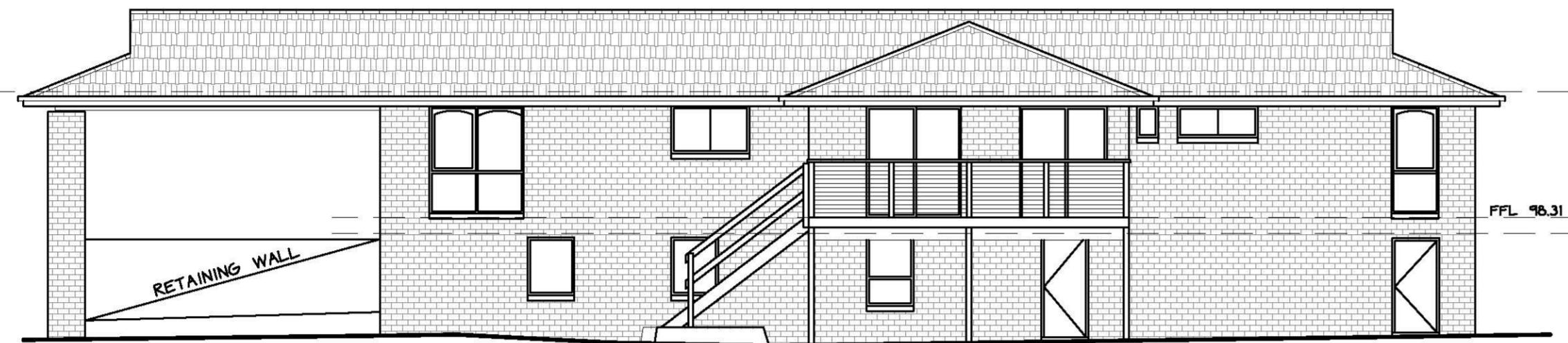


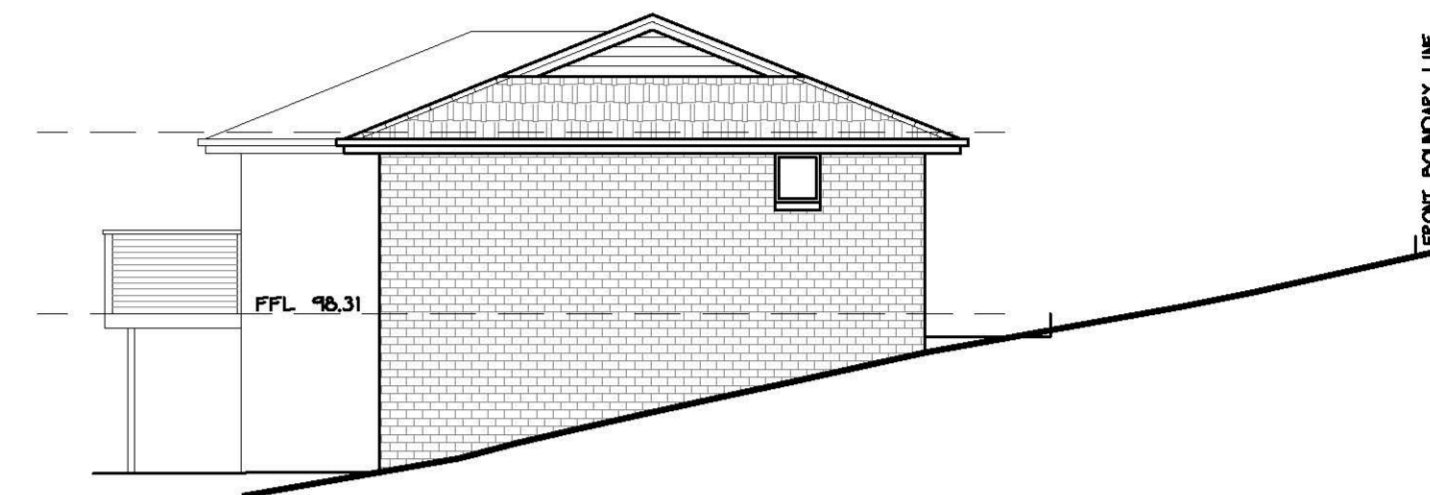
SOUTH WEST ELEVATION
SCALE 1 : 100



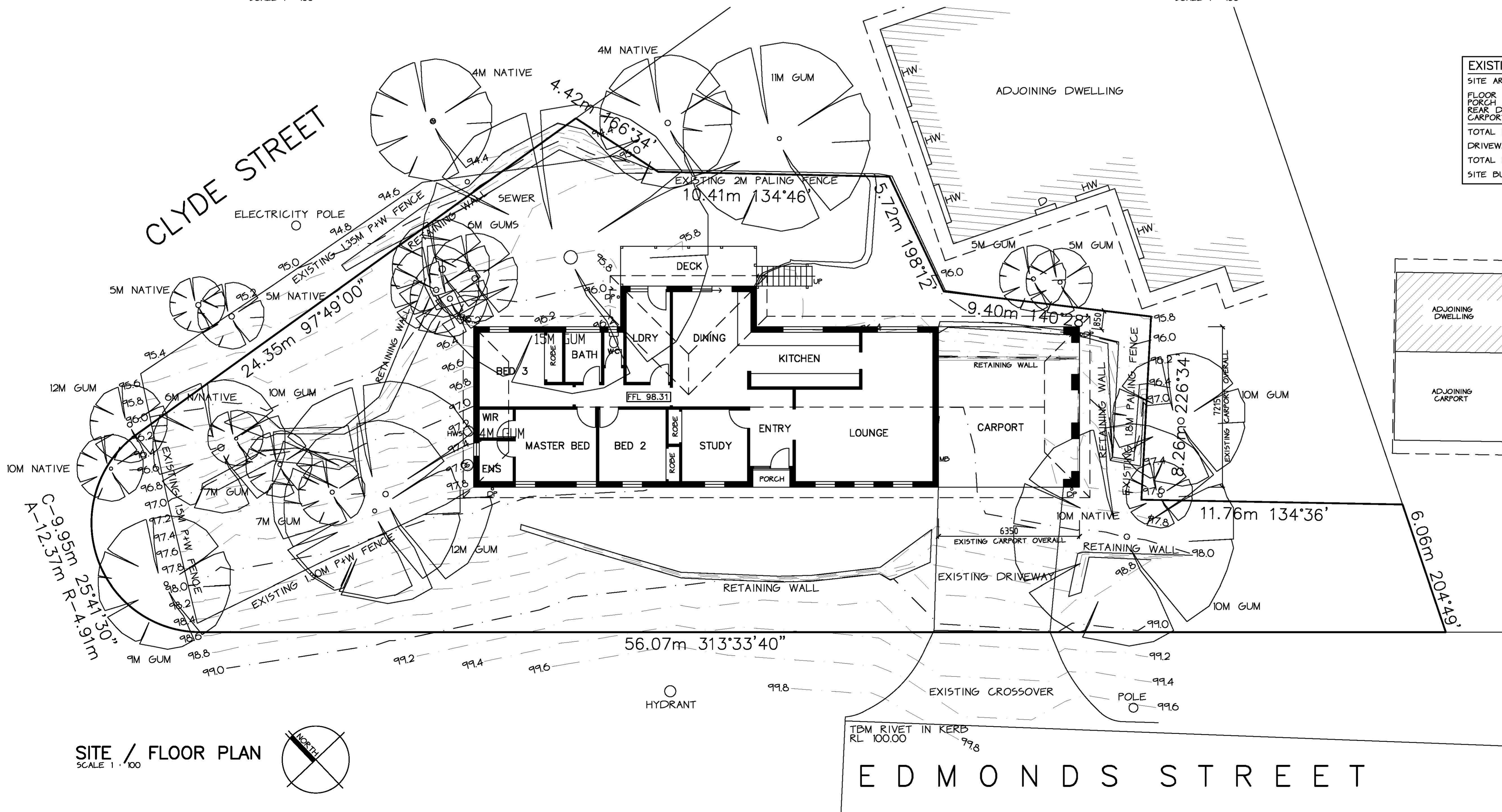
SOUTH EAST ELEVATION
SCALE 1 : 100



NORTH EAST ELEVATION
SCALE 1 : 100



NORTH WEST ELEVATION
SCALE 1 : 100



EXISTING AREAS	
SITE AREA	874.17 SQM
FLOOR AREA	160.86 SQM
PORCH AREA	127 SQM
REAR DECK AREA	1101 SQM
CARPORT AREA	45.82 SQM
TOTAL BUILDING COVER	207.95 SQM
DRIVEWAY AREA	35.20 SQM
TOTAL PERMEABLE AREA	63102 SQM (72.1%)
SITE BUILDING COVER	23.7%

SCENIC DESIGN
and
DRAFTING
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EMAIL: robin.longworth@bigpond.com

client:
MR S & MRS A HALES
project:
**PROPOSED ALTERATIONS
32 EDMONDS STREET
DIAMOND CREEK**
title:
EXISTING CONDITIONS

drawn: A.J.	design: R.L.	drawing no: EC1
date: MARCH 2021	rego no. DP AD 1288 ROBIN LONGWORTH	project: 202101
scale: A5 NOTED		

SITE / FLOOR PLAN
SCALE 1 : 100

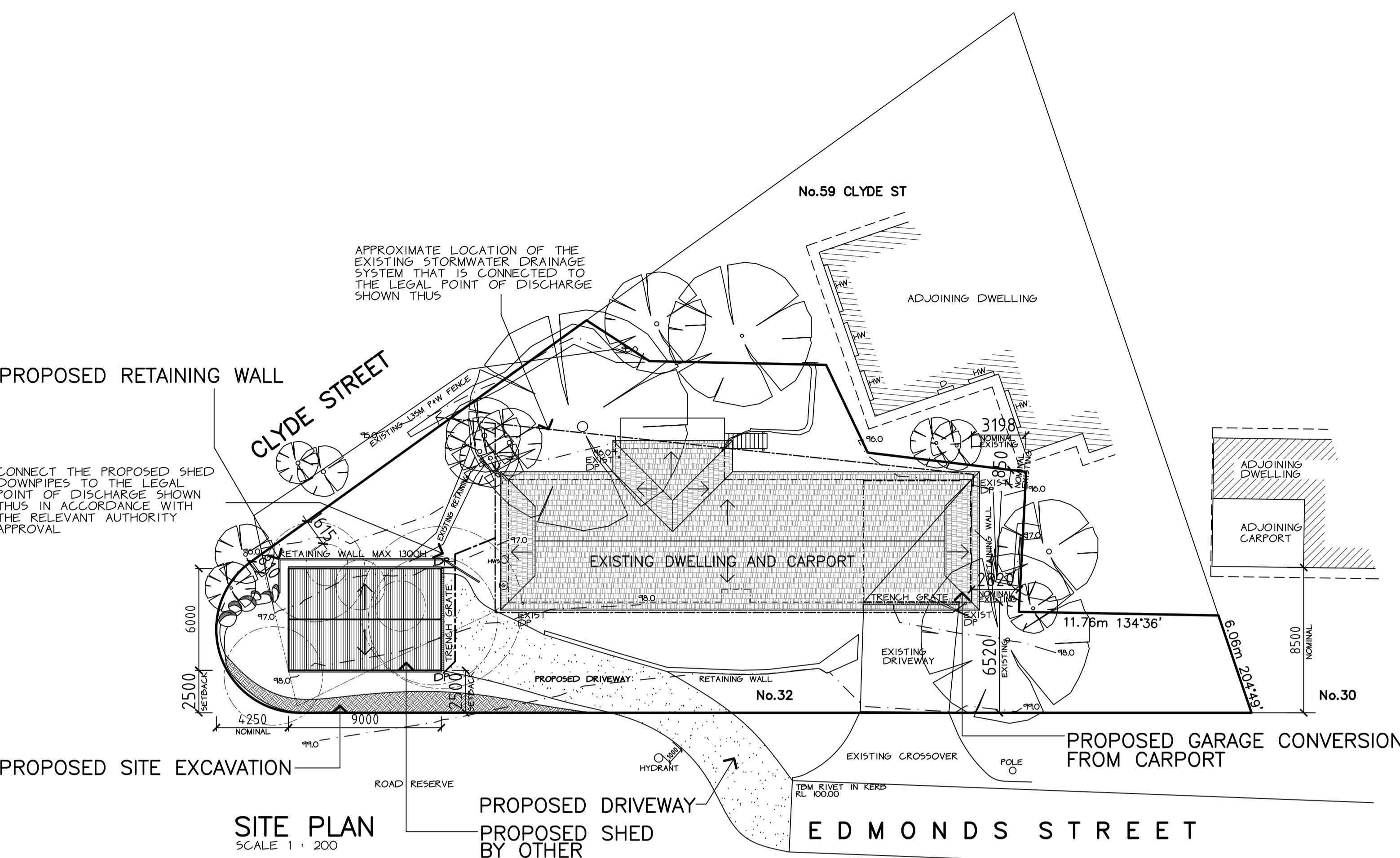


GENERAL NOTES

DO NOT SCALE DRAWINGS USE FIGURED DIMENSIONS ONLY
 ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE BUILDING REGULATIONS 2018, THE NATIONAL CONSTRUCTION CODE 2019 VOL.2 AND ALL RELEVANT AUSTRALIAN STANDARDS
 WINDOW SIZES ARE NOMINAL. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER. WINDOWS ARE TO BE FLASHED ALL AROUND
 THE BUILDER AND SUBCONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, LEVELS, SPECIFICATIONS AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ALL WORKS. ANY DISCREPANCIES SHALL BE REPORTED PRIOR TO ANY ORDERS BEING PLACED
 THE BUILDER IS TO ENSURE THE GENERAL WATER TIGHTNESS AND STABILITY OF ALL NEW AND EXISTING STRUCTURES DURING WORKS
 THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DRAWINGS, REPORTS, COMPUTATIONS AND DETAILS.
 ALL STORMWATER IS TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE IN ACCORDANCE WITH THE RELEVANT AUTHORITY AND BCA 3.5.2.5
 PROVIDE TERMITE PROTECTION TO AS 3660.1 AND RELEVANT AUTHORITY APPROVAL
 STEP SIZES (OTHER THAN SPIRAL STAIRS) TO BE:-
 -RISERS (R) 190MM MAX AND 155MM MIN
 -GOING (G) 350MM MAX AND 240MM MIN
 -25 + 15 = 700MM MAX AND 550 MM MIN
 -125MM MAX GAP TO OPEN TREADS
 -MIN 200MM HEAD ROOM ABOVE NOSING
 PROVIDE A HANDRAIL TO AT LEAST ONE SIDE OF ALL PROPOSED STAIRS
 ALL TREADS, LANDINGS AND THE LIKE TO HAVE NON SLIP FINISH OR SUITABLE NON SKID STRIP NEAR EDGE OF NOSING
 PROVIDE ALL BRACING AND TIE DOWNS TO AS 1684 '2010' LIGHT TIMBER FRAMING CODE
 PROVIDE ARTICULATION JOINTS TO ALL MASONRY WALLS IN ACCORDANCE WITH SOIL REPORT FINDINGS AND BCA REQUIREMENTS
 SOIL CLASSIFICATION - 'S' IN ACCORDANCE WITH SOIL REPORT 06992-18 BY HOME AND INDUSTRIAL SOILTEST P/L
 DENOTES CEILING MOUNTED INTERLINKED SMOKE DETECTORS WIRED TO 240V WITH BATTERY BACK-UP FACILITY INSTALLED IN ACCORDANCE WITH BCA PART 3.7.2 AND AS 3786
 DENOTES CEILING MOUNTED EXHAUST FAN ACTIVATED VIA LIGHT SWITCH MIN 25L/S - FAN TO BE DUCTED TO OUTSIDE AIR IN ACCORDANCE WITH BCA 3.8.5.2
WALL FRAMING NOTES:-
 - ALL WALL FRAMING SHALL BE MGPI0 PINE
 COMMON STUDS 90 X 35 AT 600 C/C
 LOAD BEARING STUDS 90 X 45 AT 450 C/C
 TOP PLATE 28 X 45
 BOTTOM PLATE 90 X 45
 JAMB STUDS 28 X 45
 NOSINGS 90 X 35 AT 1350 C/C
 PROVIDE GAL IRON SPEED BRACING OR PLYWOOD SHEET BRACING IN ACCORDANCE WITH AS 1684 RESIDENTIAL TIMBER FRAMED CONSTRUCTION 2010 AND IN ACCORDANCE WITH NCC PART 14 DOCUMENTS ADOPTED BY REFERENCE

BUSHFIRE PROTECTION NOTES FOR BAL 19

IN ACCORDANCE WITH SECTION 6 OF A53959-2018
 ALL NEW EXTERNAL WALLS AND DECKS ETC LESS THAN 400MM ABOVE THE GROUND TO BE OF NON-COMBUSTIBLE MATERIAL, 6MM FIBRE CEMENT SHEET CLAD OR BUSHFIRE RESISTANT/NATURALLY FIRE RESISTANT TIMBER
 ALL NEW EXTERNAL WINDOWS WITHIN 400MM OF THE GROUND OR DECK TO BE PROTECTED BY BUSHFIRE SHUTTERS, OR SCREENED WITH METAL, BRONZE OR ALUMINIUM MESH OR GLAZED WITH 4MM GRADE A SAFETY GLASS OR GLASS BLOCKS. OPENABLE PORTIONS METAL SCREENED WITH A FRAME OF METAL OR METAL REINFORCED PVC-U OR BUSHFIRE RESISTANT TIMBER
 ALL NEW EXTERNAL DOORS WITHIN 400MM OF THE THRESHOLD TO BE PROTECTED BY BUSHFIRE SHUTTERS, OR SCREENED WITH METAL, BRONZE OR ALUMINIUM MESH OR GLAZED WITH 5MM TOUGHENED GLASS, NON-COMBUSTIBLE OR 35MM SOLID TIMBER. DOOR FRAMES TO BE NATURALLY FIRE RESISTANT HIGH DENSITY TIMBER. ALL DOORS TO BE TIGHT FITTING AND HAVE WEATHER STRIPS AT BASE.
 ALL NEW GARAGE DOORS WITHIN 400MM OF THE GROUND ARE TO BE EITHER NON-COMBUSTIBLE OR OF BUSHFIRE RESISTANT TIMBER 6MM THICK FIBRE CEMENT SHEET OR A COMBINATION OF DOOR TO BE FITTED WITH DRAUGHT EXCLUDERS, WEATHER STRIPS/SEAL OR GUIDE TRACKS WITH A MAXIMUM GAP NO GREATER THAN 3MM. ROLLER DOORS SHALL ALSO BE FITTED WITH A NYLON BRUSH THAT IS IN CONTACT WITH THE DOOR.
 ALL NEW WATER AND GAS PIPES ABOVE GROUND ARE TO BE METAL
 ALL NEW VENTS AND WEEP HOLES IN EXTERNAL WALLS TO BE SCREENED WITH A MESH WITH A MAXIMUM APERTURE OF 2MM MADE FROM CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM



WINDOW/LINTEL SCHEDULE

MARK	WINDOW SIZE & TYPE	LINTEL SIZE
W1	600Hx2400W TIMBER AWNING WINDOW	EXISTING BEAM OVER

ARTIFICIAL LIGHTING NOTES

PROVIDE ARTIFICIAL LIGHTING IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE 2019 REGULATION 3.12.5.4

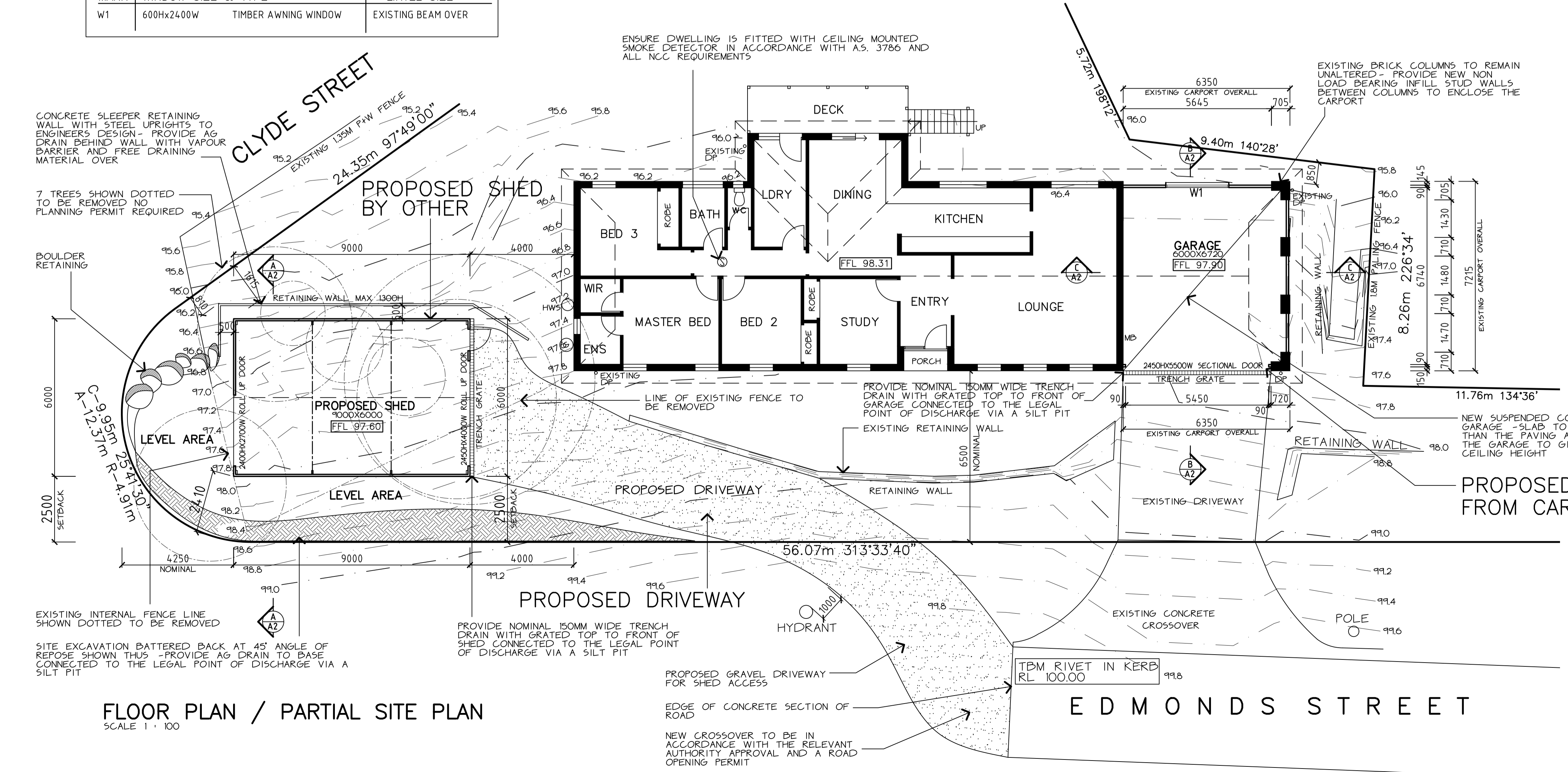
IN A CLASS ONE BUILDING THE WATTAGE MUST NOT EXCEED 5W/M² AND

ON A VERANDAH AND BALCONY ATTACHED TO THE CLASS ONE BUILDING 4W/M² AND

IN A CLASS TEN GARAGE 3W/M²

AREAS

SITE AREA	874.17 SQM
FLOOR AREA	160.86 SQM
PORCH AREA	127 SQM
REAR DECK AREA	1101 SQM
NEW GARAGE	45.82 SQM
NEW SHED	54.00 SQM
TOTAL BUILDING COVER	261.95 SQM
DRIVEWAY AREA	35.20 SQM
TOTAL PERMEABLE AREA	612.22 SQM (70.00%)
SITE BUILDING COVER	30.00%



SCENIC DESIGN and DRAFTING

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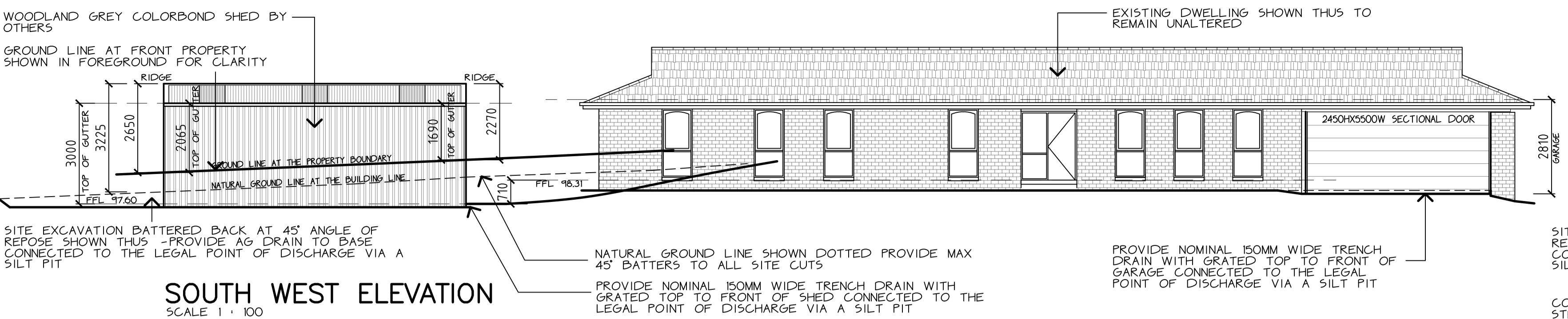
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 32 EDMONDS STREET
 DIAMOND CREEK**

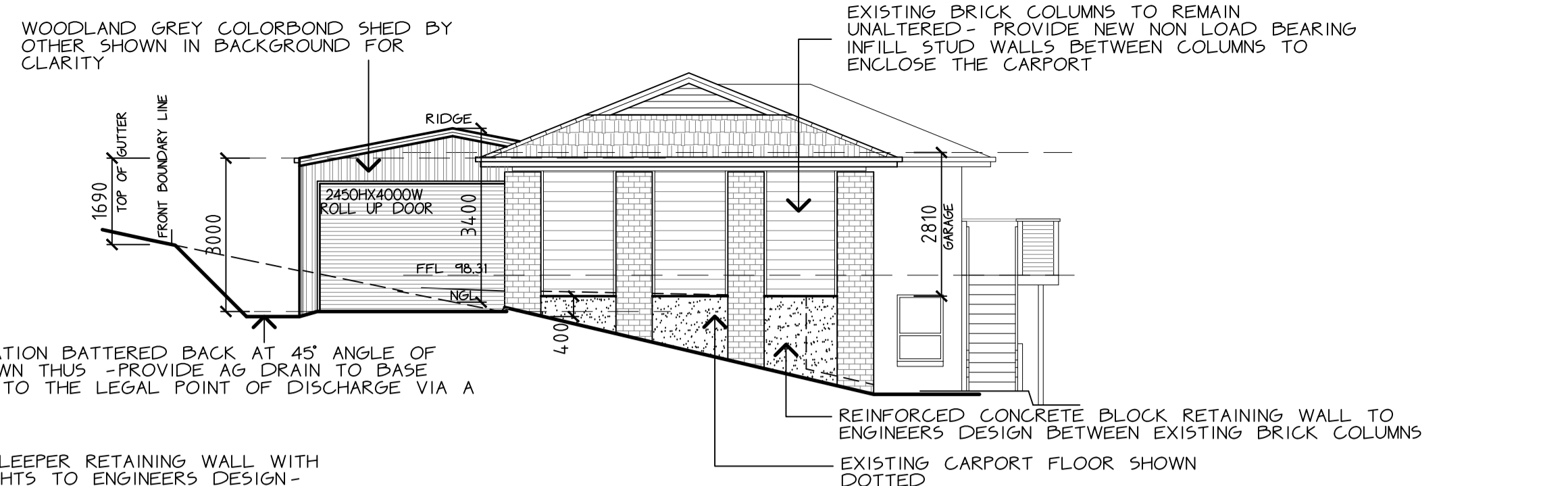
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ARCHITECTURAL

drawn: RL design: RL drawing no: A1
 date: APRIL 2021 rego no: DP AD 1288 project: 202101
 scale: ROBIN LONGWORTH

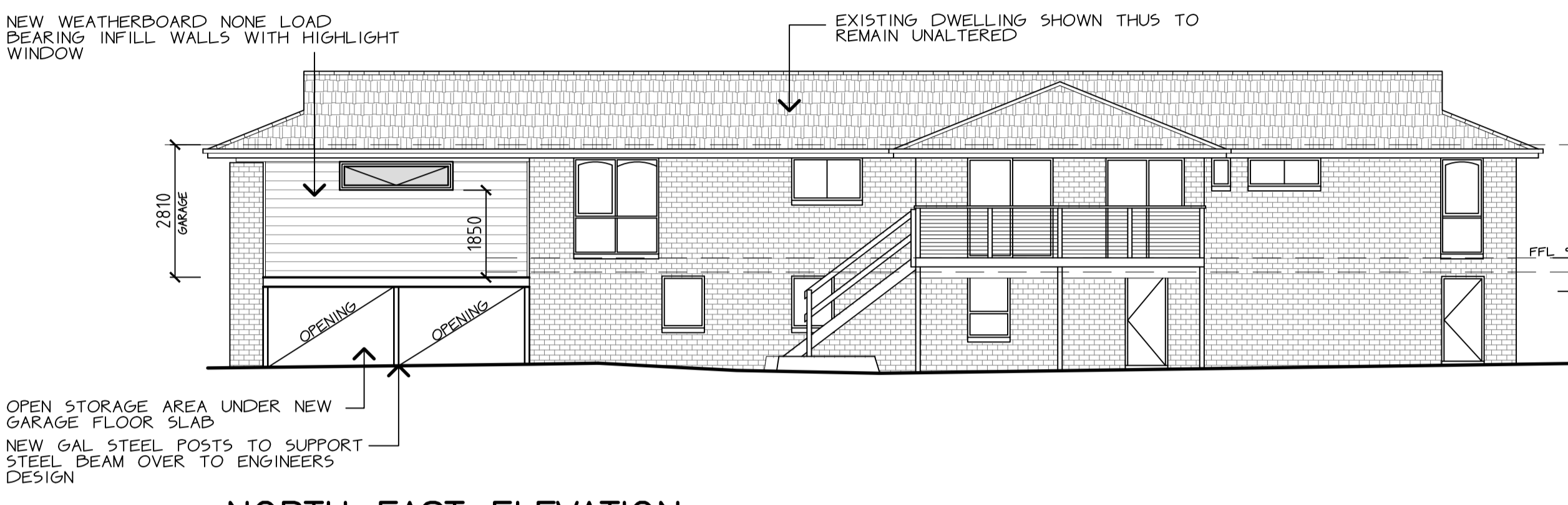
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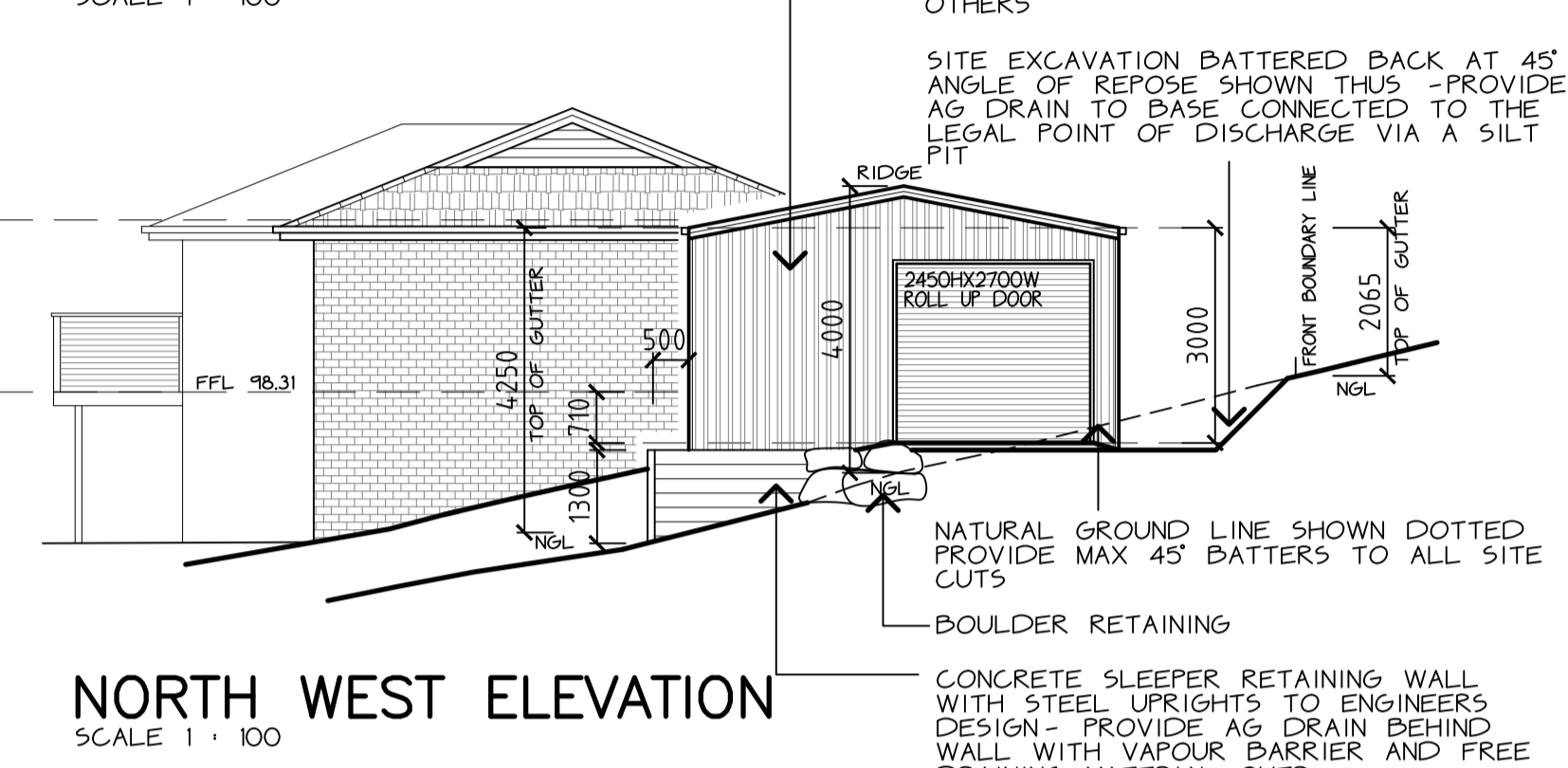
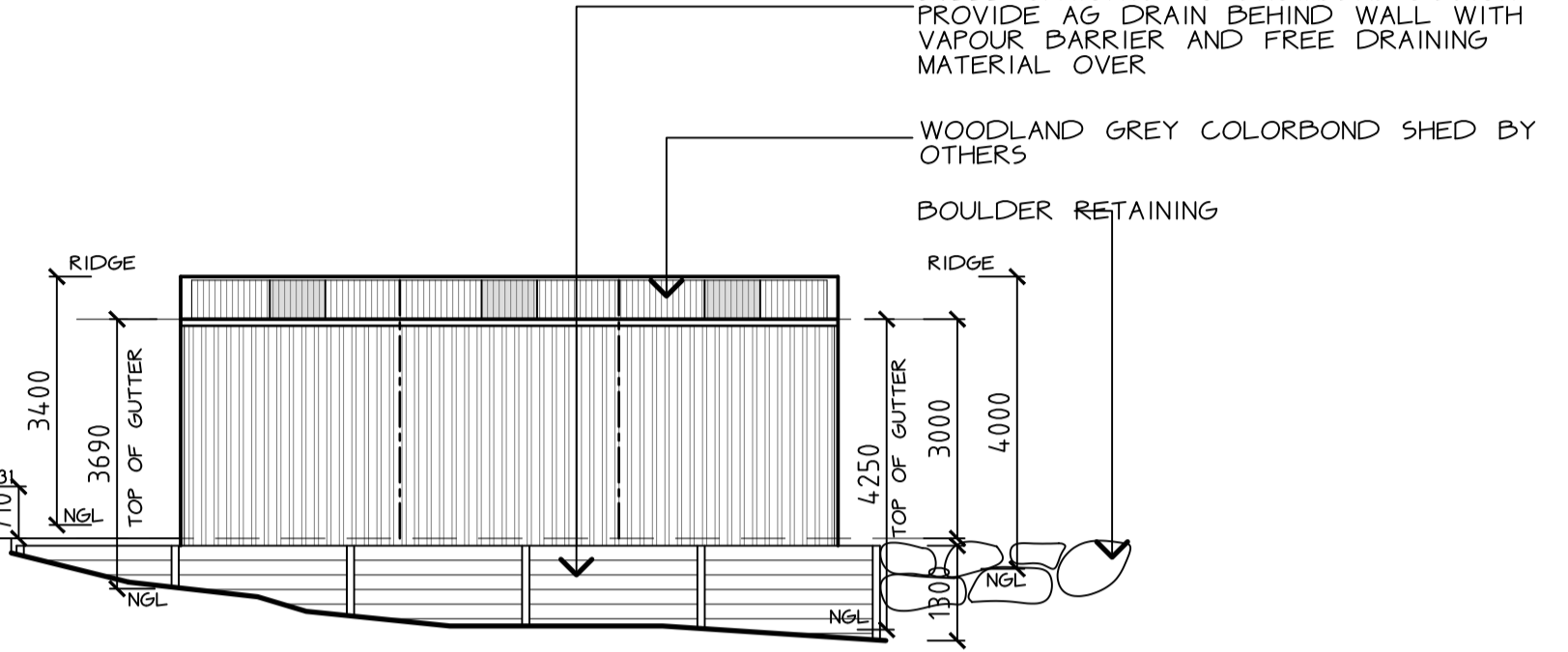
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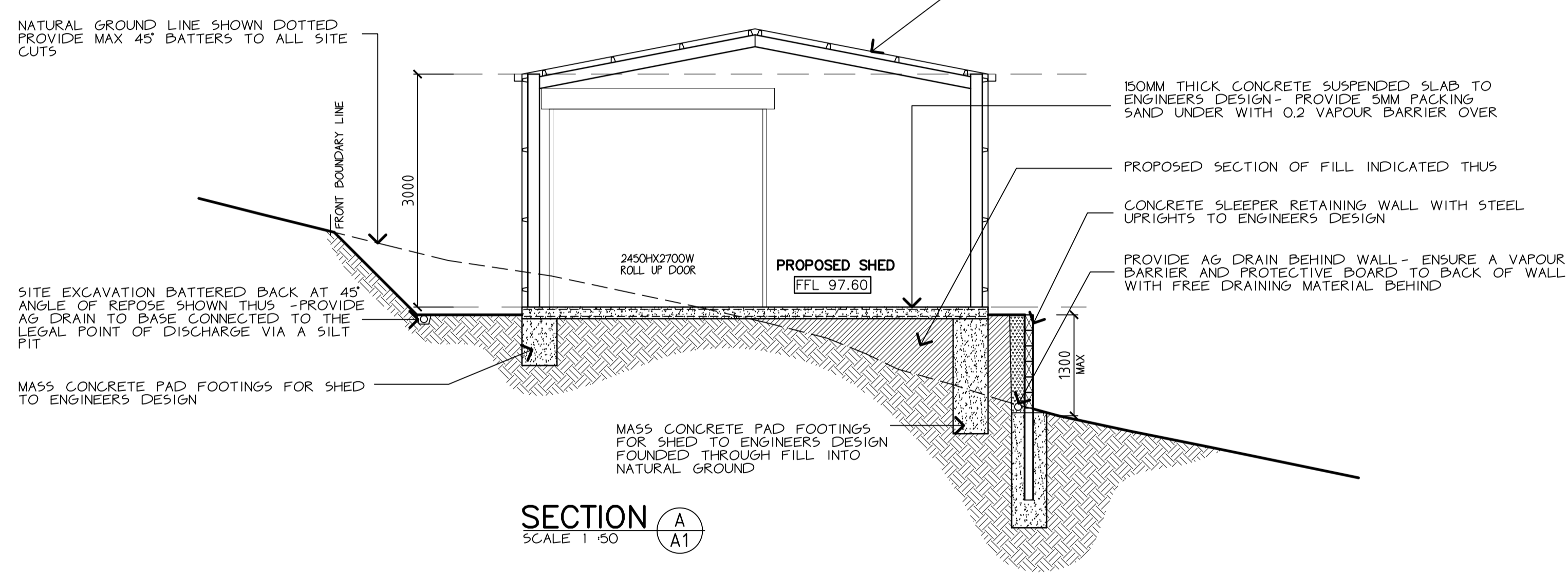
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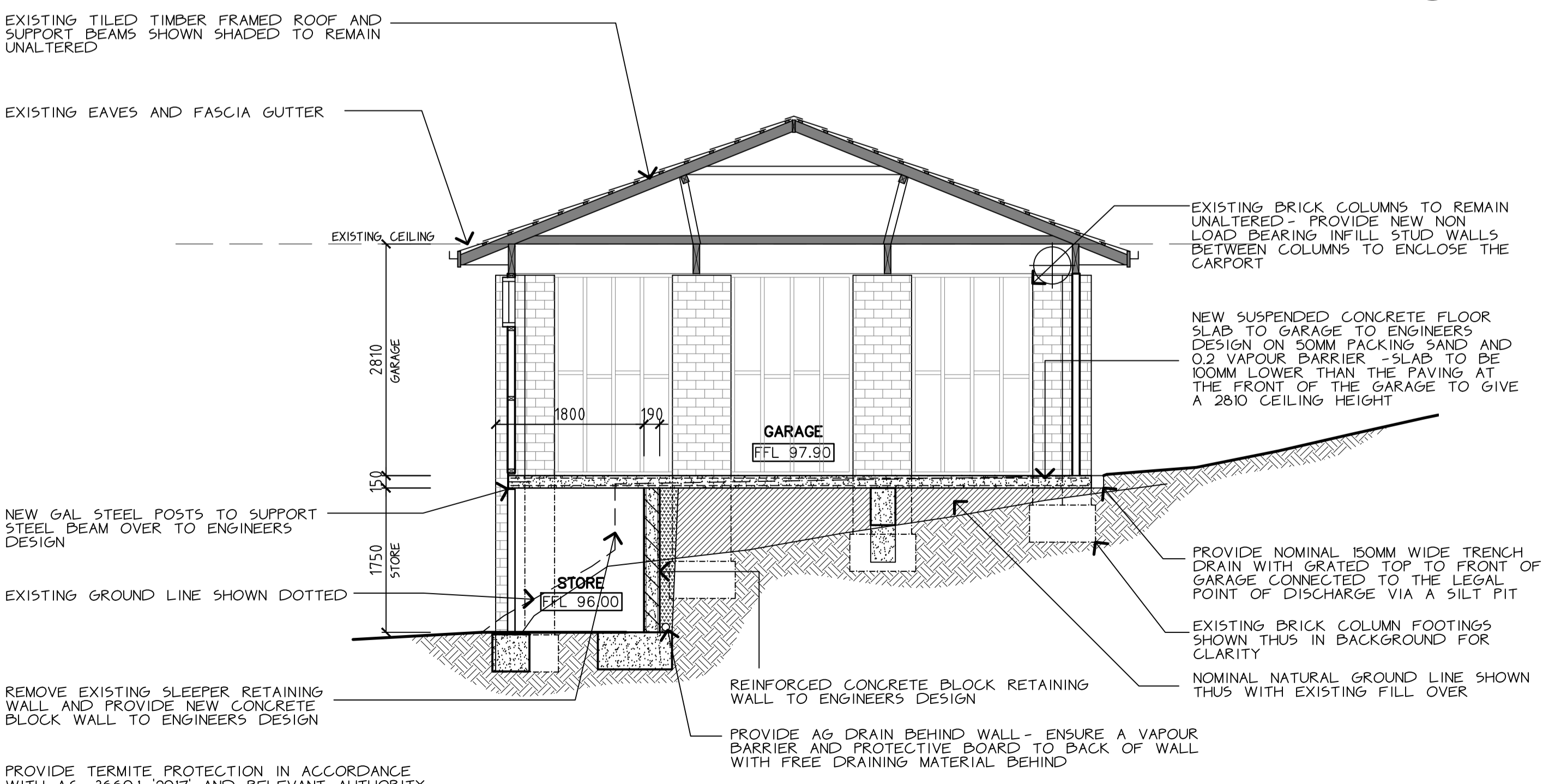
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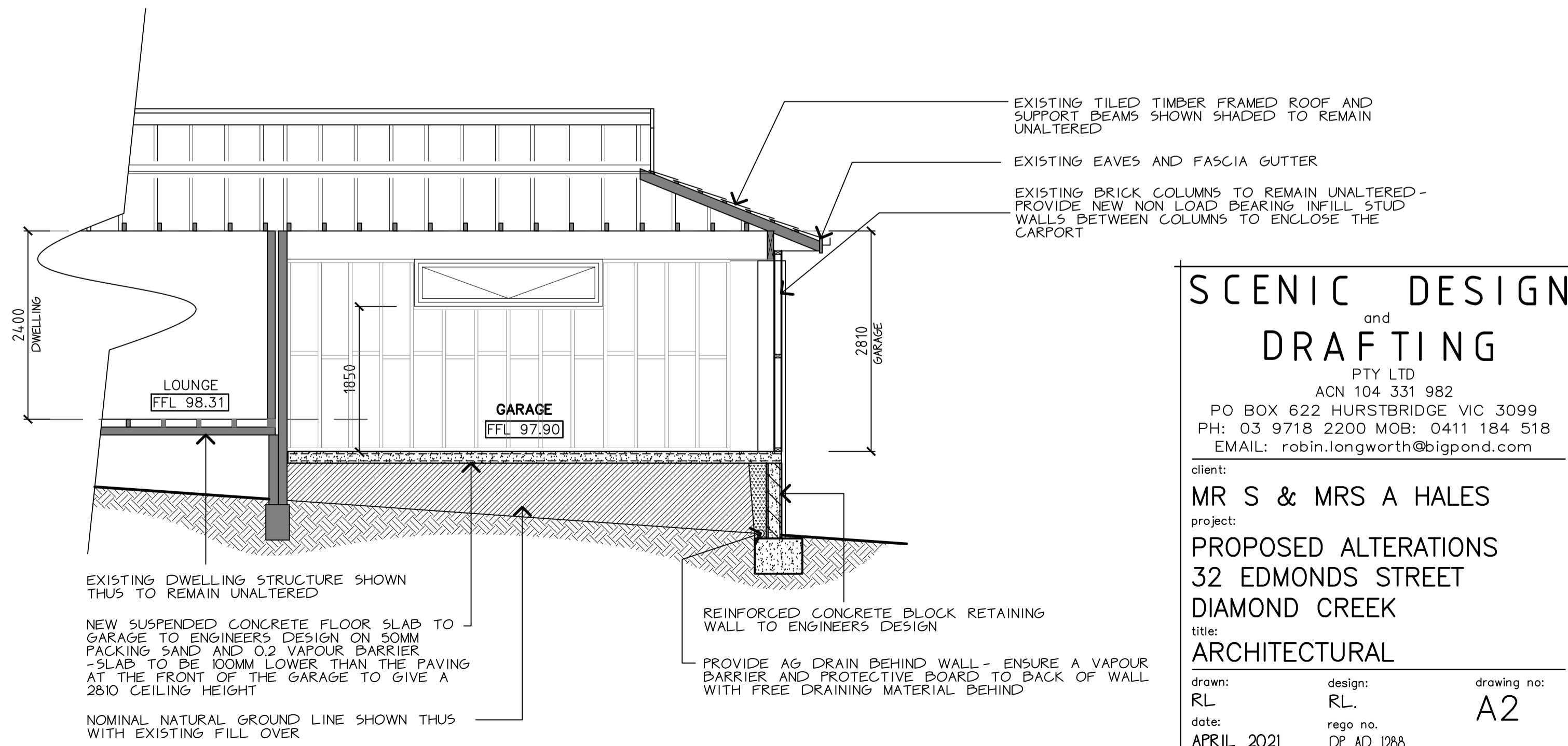
NORTH WEST ELEVATION
SCALE 1 : 100



SECTION A-A
SCALE 1 : 50



SECTION B-B
SCALE 1 : 50



SECTION C-C
SCALE 1 : 50

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**PROPOSED ALTERATIONS
32 EDMONDS STREET
DIAMOND CREEK**
title:
ARCHITECTURAL

drawn: RL design: RL drawing no: A2
date: APRIL 2021 rego no: DP AD 1288 ROBIN LONGWORTH project: 202101
scale: A5 NOTED