

NOTES:

- WORKS TO BE CARRIED OUT IN ACCORDANCE WITH NCC 2022 & RELEVANT AUSTRALIAN STANDARDS
- DRAINAGE & ROOF PLUMBING IN ACCORDANCE WITH AS/NZS 3500.3
- CONCRETE & REINFORCEMENT IN ACCORDANCE WITH AS 3600
- RESIDENTIAL SLAB CONSTRUCTION IN ACCORDANCE WITH AS 2870
- VAPOUR BARRIERS AND DAMP-PROOFING MEMBRANES IN ACCORDANCE WITH AS 2870
- STEEL FRAMING IN ACCORDANCE WITH AS/NZS 4600, AS 4100
- TIMBER FRAMING IN ACCORDANCE WITH AS 1684.2 OR AS 1720.1, AS 1720.5
- EAVES & SOFFIT LININGS IN ACCORDANCE WITH NCC PART 7.5.5
- FLASHINGS TO WALL OPENINGS IN ACCORDANCE WITH NCC PART 7.5.6
- SELECTION & INSTALLATION OF WINDOWS TO AS 2047
- WINDOW GLASS TYPE IN ACCORDANCE WITH AS 1288-2021/ AS2047-2014/ Grade A Safety Glass
- TILE ROOFING IN ACCORDANCE WITH NCC PART 7.3
- SHEET METAL ROOFING IN ACCORDANCE WITH NCC PART 7.2, AS 1562.1
- GUTTERS & DOWNPIPES IN ACCORDANCE WITH NCC PART 7.4 AND AS/NZS 3500.3
- PLASTERBOARD LININGS IN ACCORDANCE WITH AS/NZS 2589
- FIBRE CEMENT LINING IN ACCORDANCE WITH AS/NZS 2908.2
- WALL CLADDING IN ACCORDANCE WITH NCC PART 7.5 AND MANUFACTURERS SPECIFICATIONS
- VAPOUR BARRIERS AND DAMP-PROOFING MEMBRANES IN ACCORDANCE WITH AS 2870
- MASONRY CONSTRUCTION IN ACCORDANCE WITH NCC PART 5, AS 3700, AS4773.1 & AS 4773.2
- ELECTRICAL WORK INSTALLED IN ACCORDANCE WITH AS/NZS 3000 BY LICENCED ELECTRICAL CONTRACTOR
- ARTIFICIAL LIGHTING TO BATHROOMS, AIRLOCKS & LAUNDRIES INSTALLED AS PER AS/NZS 1680.0
- PLUMBING & DRAINAGE IN ACCORDANCE WITH AS/NZS 3500 & PLUMBING CODE OF AUSTRALIA 2019
- SARKING & WALL WRAP IN ACCORDANCE WITH AS/NZS 4200.1, BE INSTALLED TO MANUFACTURERS SPECIFICATIONS & AS 4200.2
- MECHANICAL VENTILATION DISCHARGED DIRECTLY TO OUTDOOR AIR, OR MECHANICAL VENTILATION DISCHARGED INTO A VENTILATED ROOF SPACE AS PER REQUIREMENTS OF NCC PART 10.8
- ROOF SPACE VENTILATED TO OUTDOOR AIR AS PER REQUIREMENTS OF NCC PART 10.8 (WHERE APPLICABLE)
- THERMAL INSULATION TO COMPLY WITH AS/NZS 4859.1 & INSTALLED AS PER NCC PART 13.2
- EXTERNAL WINDOWS & DOORS TO BE SEALED IN ACCORDANCE WITH NCC PART 13.4
- SMOKE ALARMS LOCATED IN ACCORDANCE WITH NCC PART 9.5, COMPLY WITH AS 3786 & BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED.
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- FLOW RATE OF MECHINCAL SYSTEM TO COMPLY WITH NCC 2022 V2 3.8.7.3
- UPPER FLOOR WINDOWS TO BE RESTRICTED IN ACCORDANCE WITH NCC 2022 V2 3.9.2.6

ABBREVIATIONS:

- NGL: NATURAL GROUND LINE
- RL: RELATIVE LEVEL
- FFL: FINISHED FLOOR LEVEL
- FCL: FINISHED CEILING LEVEL
- UFL: UPPER FLOOR LEVEL
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- DP: DOWNPIPE
- SP: SPREADER
- PPOS: PRINCIPAL PRIVATE SPACE
- OPEN: OPEN SPACE
- POS: PRIVATE OPEN SPACE

A LICENSED PLUMBER IS TO BE ENGAGED IN THE DISCONNECTION OF THE INTERNAL PLUMBING SERVICES AT THE WATER METER BEFORE ANY DEMOLITION WORKS COMMENCES, IF REQUIRED.

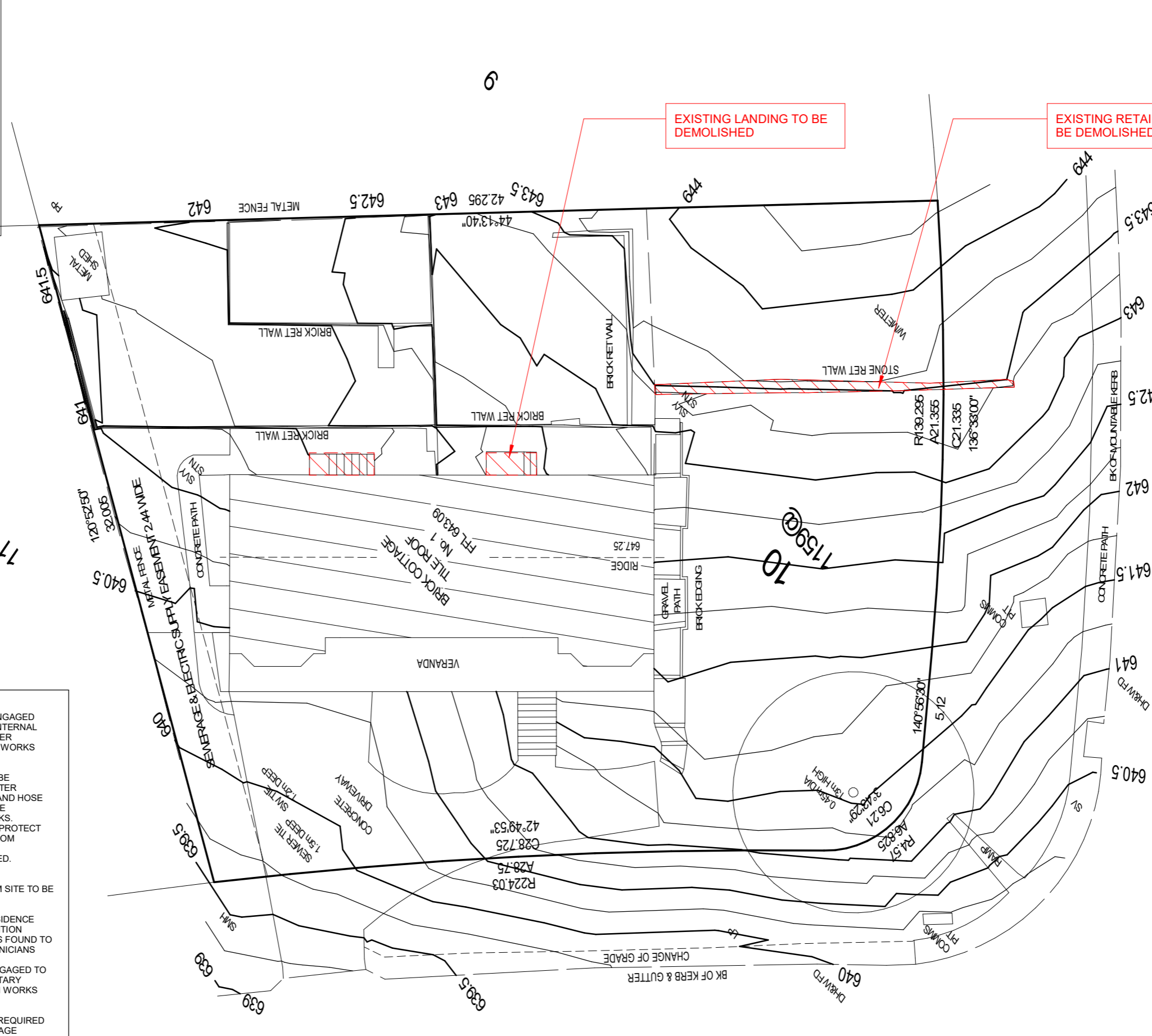
A TEMPORARY HOSE COCK IS TO BE INSTALLED ADJACENT TO THE WATER METER. THE METER, METER BOX AND HOSE COCK MUST BE RETAINED FOR THE DURATION OF ALL BUILDING WORKS. IDENTIFY, FLAG, BARRICADE AND PROTECT THE WATER METER ASSEMBLY FROM DEMOLITION OPERATIONS AND ACCIDENTAL DAMAGE, IF REQUIRED.

ALL RECYCLABLE MATERIAL FROM SITE TO BE RECYCLED IN PROPER MANNER.

BUILDER TO CHECK EXISTING RESIDENCE FOR ASBESTOS PRIOR TO DEMOLITION WORKS BEGINNING. ANY ASBESTOS FOUND TO BE REMOVED BY QUALIFIED TECHNICIANS

A LICENSED DRAINER IS TO BE ENGAGED TO DISCONNECT THE INTERNAL SANITARY DRAINS BEFORE ANY DEMOLITION WORKS COMMENCE, IF REQUIRED.

BUILDING CONTRACTOR WILL BE REQUIRED TO MAKE A NEW SANITARY DRAINAGE CONNECTION AT THE DESIGNATED TIE, IF REQUIRED.



AREA:	1159m ²
P.O.S 60%:	695.4m ²
50% PLOT RATIO:	513.6m ²
SITE COVERAGE 40%:	463.6m ²
PLANTING AREA 30% (MIN. 2.5m):	347.7m ²

EXISTING GFA AREA	
3. EXIST. UPPER LEVEL	156.46 m ²
3. EXIST. LOWER LEVEL	114.32 m ²
Total	270.78 m²

EXISTING NON GFA	
4. EXIST. VERANDAH	42.02 m ²
Total	42.02 m²

DEMOLITION SITE PLAN
1 : 200
DALEY CRESCENT

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Building Design, Architectural illustrations, BASIX & Energy Ratings
ABN: 42 613 049 264
PH: 02-6280 4157
E: info@studio56.com.au
W: studio56.com.au

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Client Name: STEPHEN BOWMAN
Project: PROPOSED EXTENSION
Address: BLOCK 10 SECTION 22 FRASER 1 BINGLEY CRESCENT, FRASER

Sheet Name DEMOLITION SITE PLAN
Project number TENDER - REV G
Date 18.04.2024
Design by: STUDIO56
Scale @ A3 1 : 200
Sheet Number 101
Drawn by: STUDIO56

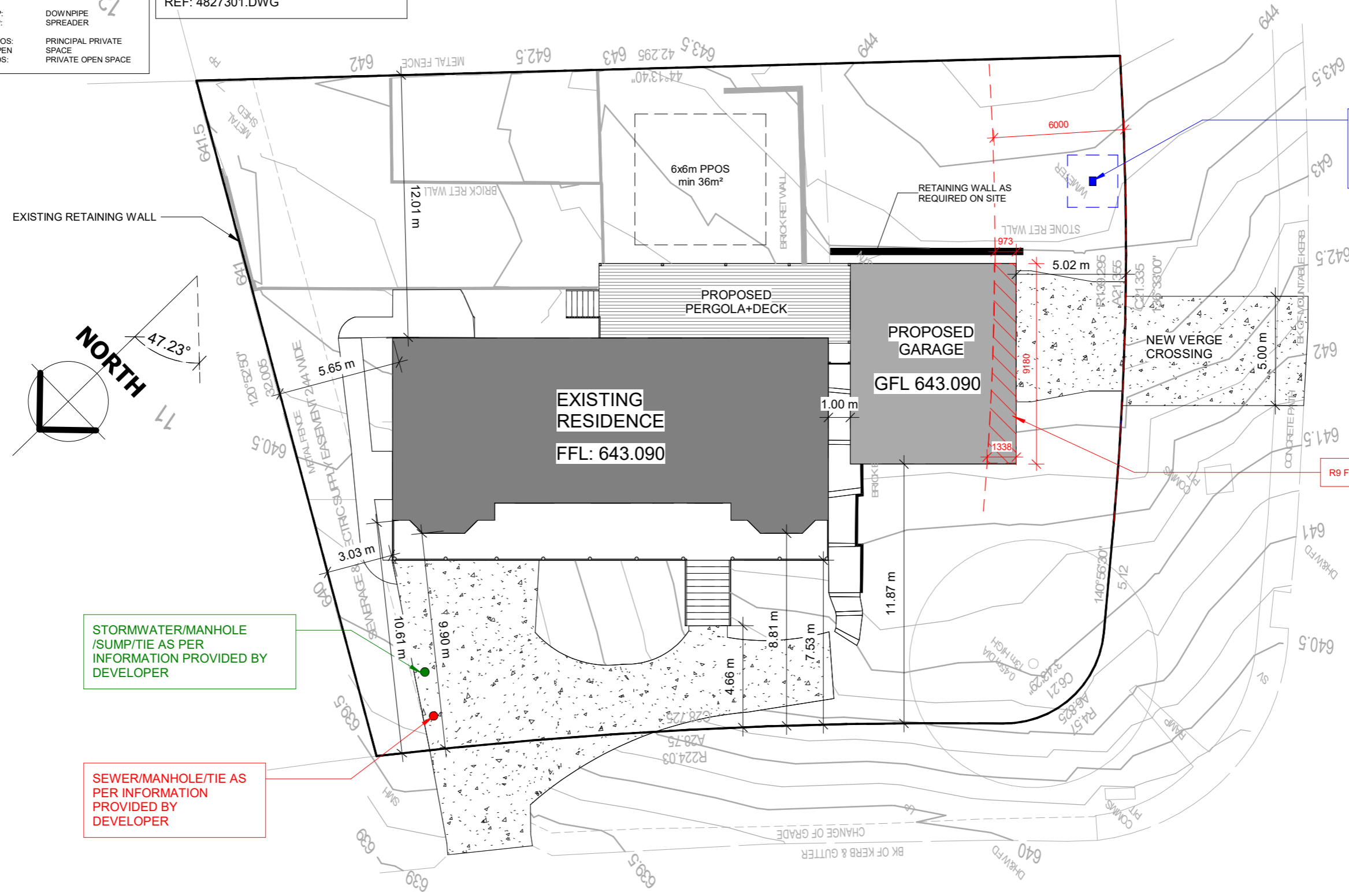
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TOTAL AREA OF HARD LANDSCAPE NOT TO EXCEED 50% AREA OF P.O.S.

ALL CUTS & FFL TO BE VERIFIED ON SITE BY A REGISTERED SURVEYOR

NOTE: ALL SITE INFORMATION AND CONTOURS AS PER PLANS PROVIDED BY: M&M SURVEYS
DATE: 21.12.21
REF: 4827301.DWG



WATER/HYDRANT/TIE AS PER INFORMATION PROVIDED BY DEVELOPER - 1m CLEARANCE ZONE AROUND WATER METER



STORMWATER/MANHOLE /SUMP/TIE AS PER INFORMATION PROVIDED BY DEVELOPER

SEWER/MANHOLE/TIE AS PER INFORMATION PROVIDED BY DEVELOPER

R9 FRONT ENCROACHMENT

AREA:	1159m ²
P.O.S 60%	695.4m ²
50% PLOT RATIO:	513.6m ²
SITE COVERAGE 40%:	463.6m ²
PLANTING AREA 30% (MIN. 2.5m):	347.7m ²

PROPOSED GFA AREA	
1. PROP. GARAGE	69.77 m ²
1. PROP. ADDITION	Not Placed
Total	69.77 m²

PROPOSED NON GFA	
2. PROP. PERGOLA & DECK	39.35 m ²
Total	39.35 m²

PROPOSED SITE PLAN
1 : 200

DALEY CRESCENT

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Building Design, Architectural Illustrations, BASIX & Energy Ratings
ABN: 42 613 049 264
PH: 02- 6280 4157
E: info@studio56.com.au
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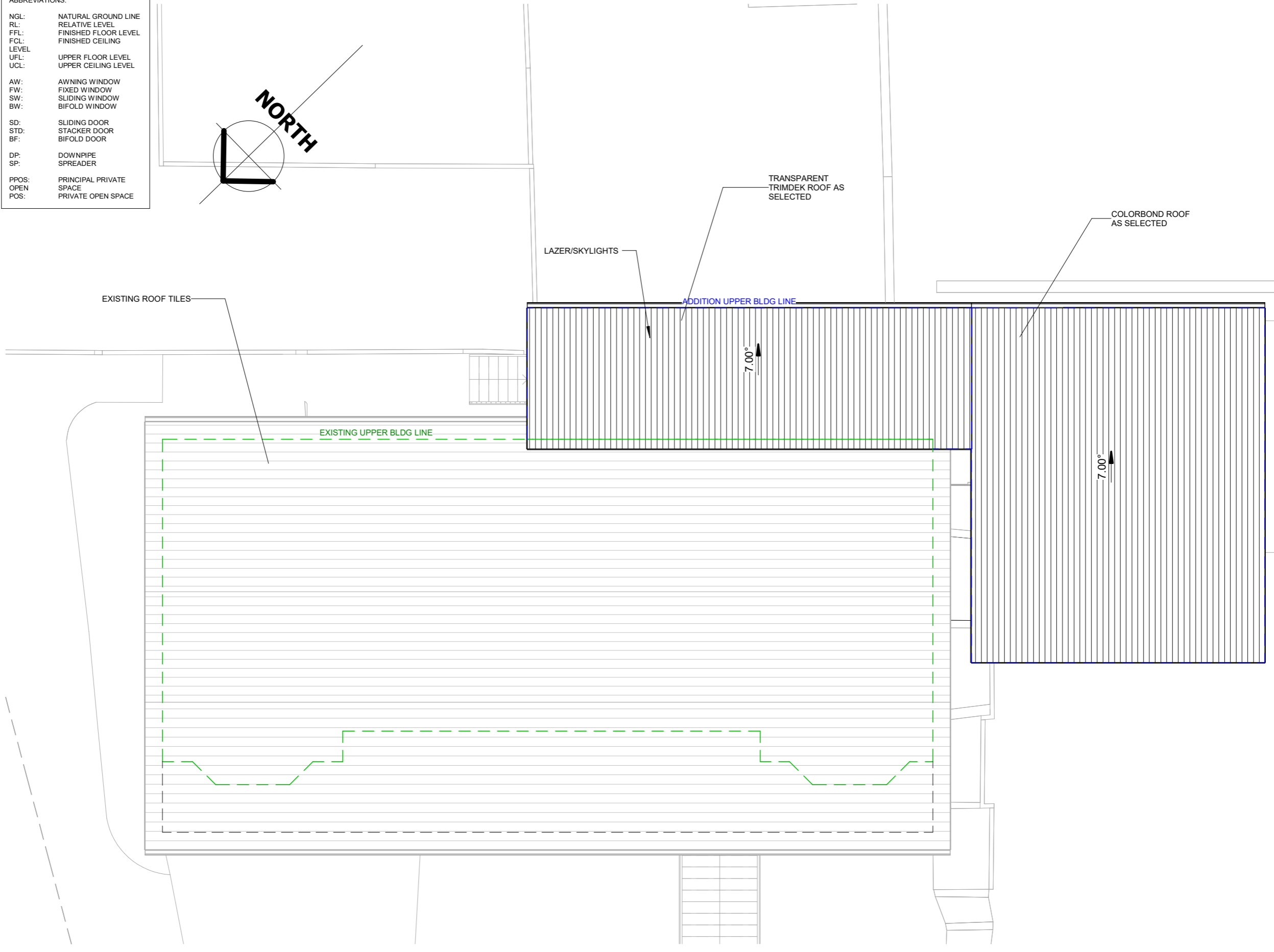
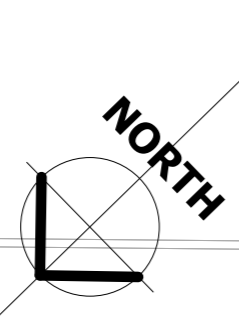
Client Name: STEPHEN BOWMAN
Project : PROPOSED EXTENSION
Address: BLOCK 10 SECTION 22 FRASER 1 BINGLEY CRESCENT, FRASER

Sheet Name **PROPOSED SITE PLAN**
Project number TENDER - REV G
Date 18.04.2024
Design by: STUDIO56
Scale @ A3
1 : 200
Drawn by: STUDIO56
Sheet Number
103

NOTES:

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ROOF PLAN
1 : 100

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Building Design, Architectural illustrations, BASIX & Energy Ratings
ABN: 42 613 049 264
PH: 02- 6280 4157
E: info@studio56.com.au
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Client Name: STEPHEN BOWMAN
Project : PROPOSED EXTENSION
Address: BLOCK 10 SECTION 22 FRASER 1 BINGLEY CRESCENT, FRASER

Sheet Name ROOF PLAN		Scale @ A3 1 : 100	Sheet Number 104
Project number	TENDER - REV G		
Date	18.04.2024		
Design by:	STUDIO56	Drawn by:	STUDIO56

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EXISTING HOUSE DRAWING FOR THE PURPOSE OF RENOVATION ONLY AND STUDIO56 HOLD NO COPYRIGHT OVER ANY OF THE EXISTING HOUSE PLANS

A LICENSED PLUMBER IS TO BE ENGAGED IN THE DISCONNECTION OF THE INTERNAL PLUMBING SERVICES AT THE WATER METER BEFORE ANY DEMOLITION WORKS COMMENCES, IF REQUIRED.

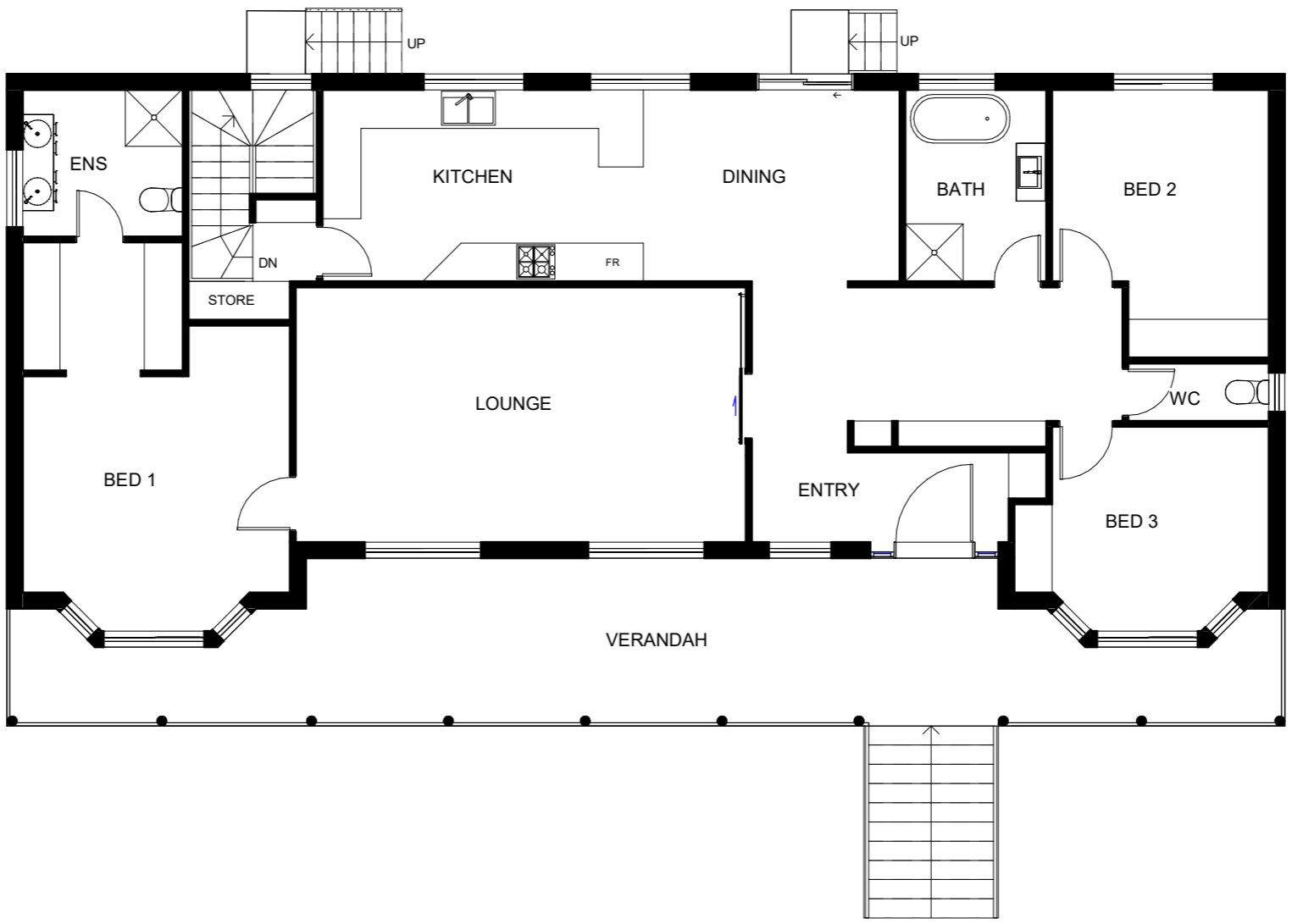
A TEMPORARY HOSE COCK IS TO BE INSTALLED ADJACENT TO THE WATER METER. THE METER, METER BOX AND HOSE COCK MUST BE RETAINED FOR THE DURATION OF ALL BUILDING WORKS. IDENTIFY, FLAG, BARRICADE AND PROTECT THE WATER METER ASSEMBLY FROM DEMOLITION OPERATIONS AND ACCIDENTAL DAMAGE, IF REQUIRED.

ALL RECYCLABLE MATERIAL FROM SITE TO BE RECYCLED IN PROPER MANNER.

BUILDER TO CHECK EXISTING RESIDENCE FOR ASBESTOS PRIOR TO DEMOLITION WORKS BEGINING, ANY ASBESTOS FOUND TO BE REMOVED BY QUALIFIED TECHNICIANS

A LICENSED DRAINER IS TO BE ENGAGED TO DISCONNECT THE INTERNAL SANITARY DRAINS BEFORE ANY DEMOLITION WORKS COMMENCE, IF REQUIRED.

BUILDING CONTRACTOR WILL BE REQUIRED TO MAKE A NEW SANITARY DRAINAGE CONNECTION AT THE DESIGNATED TIE, IF REQUIRED.



EXISTING UPPER PLAN
1 : 100

EXISTING GFA AREA	
3. EXIST. UPPER LEVEL	156.46 m ²
3. EXIST. LOWER LEVEL	114.32 m ²
Total	270.78 m²

EXISTING NON GFA	
4. EXIST. VERANDAH	42.02 m ²
Total	42.02 m²

NOT FOR CONSTRUCTION FOR TENDER PURPOSES ONLY



Building Design, Architectural illustrations, BASIX & Energy Ratings
 ABN: 42 613 049 264
 PH: 02- 6280 4157
 E: info@studio56.com.au
 W: studio56.com.au

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Client Name: STEPHEN BOWMAN
 Project : PROPOSED EXTENSION
 Address: BLOCK 10 SECTION 22 FRASER 1 BINGLEY CRESCENT, FRASER

Sheet Name EXISTING UPPER PLAN
 Project number TENDER - REV G
 Date 18.04.2024
 Design by: STUDIO56
 Scale @ A3 1 : 100
 Drawn by: STUDIO56
 Sheet Number 108

NOTES:

- WORKS TO BE CARRIED OUT IN ACCORDANCE WITH NCC 2022 & RELEVANT AUSTRALIAN STANDARDS
- DRAINAGE & ROOF PLUMBING IN ACCORDANCE WITH AS/NZS 3500.3
- CONCRETE & REINFORCEMENT IN ACCORDANCE WITH AS 3600
- RESIDENTIAL SLAB CONSTRUCTION IN ACCORDANCE WITH AS2870
- VAPOUR BARRIERS AND DAMP-PROOFING MEMBRANES IN ACCORDANCE WITH AS 2870
- STEEL FRAMING IN ACCORDANCE WITH AS/NZS 4600, AS 4100
- TIMBER FRAMING IN ACCORDANCE WITH AS1684.2 OR AS1720.1, AS1720.5
- EAVES & SOFFIT LININGS IN ACCORDANCE WITH NCC PART 7.5.5
- FLASHINGS TO WALL OPENINGS IN ACCORDANCE WITH NCC PART 7.5.6
- SELECTION & INSTALLATION OF WINDOWS TO AS 2047
- WINDOW GLASS TYPE IN ACCORDANCE WITH AS1288-2021/ AS2047-2014/ Grade A Safety Glass
- TILE ROOFING IN ACCORDANCE WITH NCC PART 7.3
- SHEET METAL ROOFING IN ACCORDANCE WITH NCC PART 7.2, AS 1562.1
- GUTTERS & DOWNPIPES IN ACCORDANCE WITH NCC PART 7.4 AND AS/NZS 3500.3
- PLASTERBOARD LININGS IN ACCORDANCE WITH AS/NZS 2589
- FIBRE CEMENT LINING IN ACCORDANCE WITH AS AS/NZS 2908.2
- WALL CLADDING IN ACCORDANCE WITH NCC PART 7.5 AND MANUFACTURERS SPECIFICATIONS
- VAPOUR BARRIERS AND DAMP-PROOFING MEMBRANES IN ACCORDANCE WITH AS 2870
- MASONRY CONSTRUCTION IN ACCORDANCE WITH NCC PART 5, AS 3700, AS4773.1 & AS 4773.2
- ELECTRICAL WORK INSTALLED IN ACCORDANCE WITH AS/NZS 3000 BY LICENCED ELECTRICAL CONTRACTOR
- ARTIFICIAL LIGHTING TO BATHROOMS, AIRLOCKS & LAUNDRIES INSTALLED AS PER AS/NZS 1680.0
- PLUMBING & DRAINAGE IN ACCORDANCE WITH AS/NZS 3500 & PLUMBING CODE OF AUSTRALIA 2019
- SARKING & WALL WRAP IN ACCORDANCE WITH AS/NZS 4200.1, BE INSTALLED TO MANUFACTURERS SPECIFICATIONS & AS 4200.2
- MECHANICAL VENTILATION DISCHARGED DIRECTLY TO OUTDOOR AIR, OR MECHANICAL VENTILATION DISCHARGED INTO A VENTILATED ROOF SPACE AS PER REQUIREMENTS OF NCC PART 10.8
- ROOF SPACE VENTILATED TO OUTDOOR AIR AS PER REQUIREMENTS OF NCC PART 10.8 (WHERE APPLICABLE)
- THERMAL INSULATION TO COMPLY WITH AS/NZS 4859.1 & INSTALLED AS PER NCC PART 13.2
- EXTERNAL WINDOWS & DOORS TO BE SEALED IN ACCORDANCE WITH NCC PART 13.4
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- STAIR CONSTRUCTION IN ACCORDANCE WITH NCC PART 11.2
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- LANDINGS CONSTRUCTED IN ACCORDANCE WITH NCC PART 11.2.5.
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- TERMITE RISK MANAGEMENT IN ACCORDANCE WITH NCC PART 3.4, AS 3660.1; OR HAVE BEEN TESTED & PASSED SECTION 5 OF AS3660.3. WHERE CHEMICAL MANAGEMENT SYSTEM USED, BE INCLUDED ON THE APPROPRIATE AUTHORITY'S PESTICIDES REGISTER.
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- WATER HEATER IN HOT WATER SUPPLY SYSTEM TO COMPLY WITH CLAUSE 3.12.5.6 OF THE NCC 2022
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- FLOW RATE OF MECHINCAL SYSTEM TO COMPLY WITH NCC 2022 V2 3.8.7.3
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- ABBREVIATIONS:
- NGL: NATURAL GROUND LINE
 - RL: RELATIVE LEVEL
 - FFL: FINISHED FLOOR LEVEL
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 - UFL: UPPER FLOOR LEVEL
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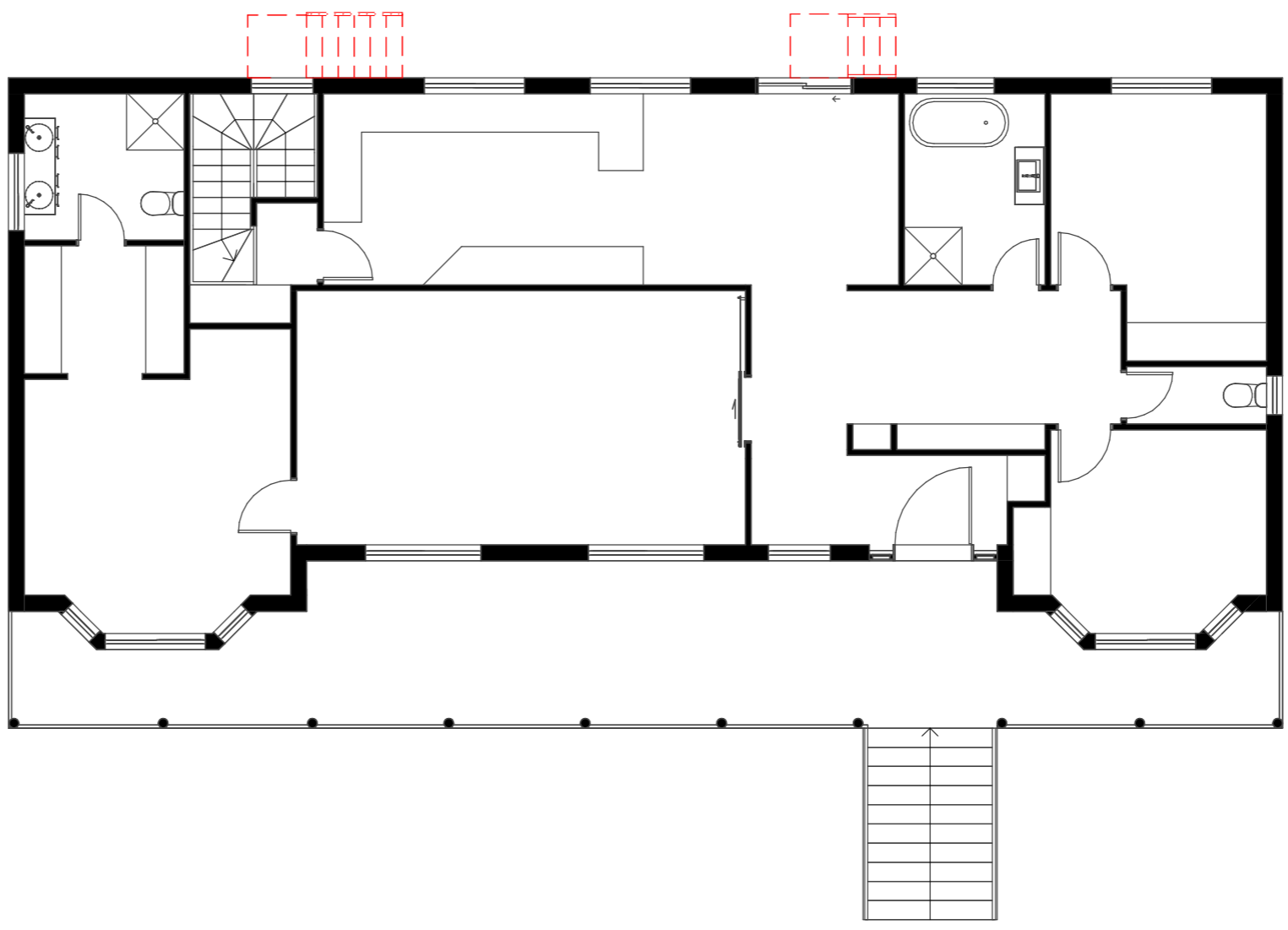
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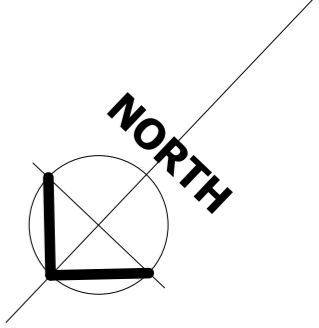
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DEMOLITION UPPER PLAN
1 : 100



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Project : PROPOSED EXTENSION
Address: BLOCK 10 SECTION 22 FRASER 1 BINGLEY CRESCENT, FRASER

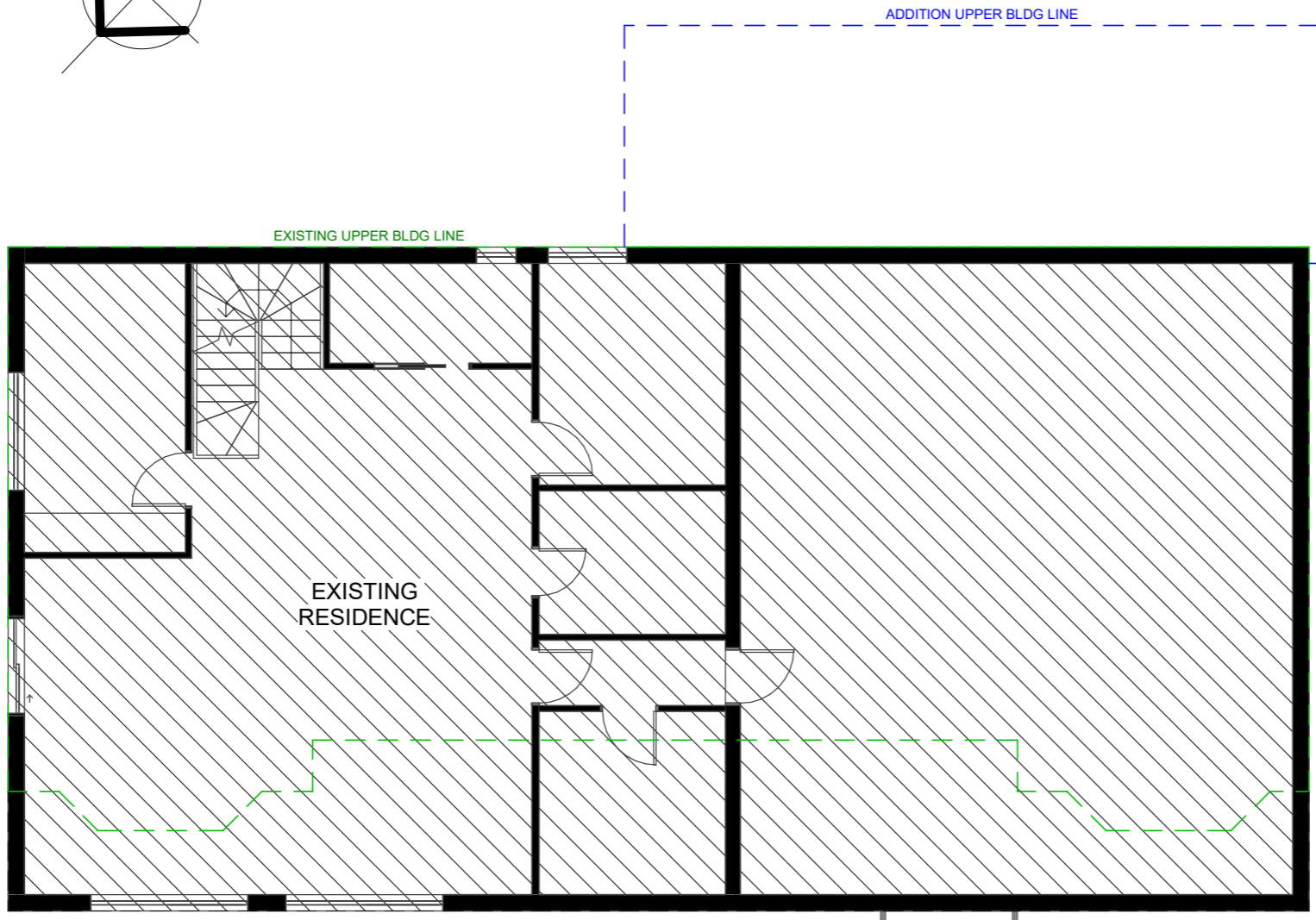
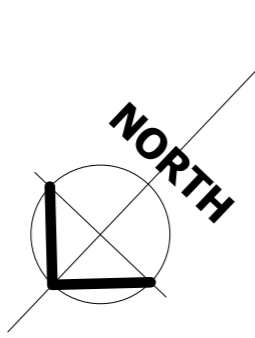
Sheet Name DEMOLITION UPPER PLAN
Project number TENDER - REV G
Date 18.04.2024
Design by: STUDIO56
Scale @ A3 1 : 100
Sheet Number 109
Drawn by: STUDIO56

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- BF: BIFOLD DOOR
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- SP: SPREADER
- PPOS: PRINCIPAL PRIVATE SPACE
- OPEN: PRIVATE OPEN SPACE



PROPOSED LOWER PLAN
1 : 100

Door Schedule - NEW			
Count	Type	Height	Width
1	6mx2.4m PANEL-LIFT DOOR	2400	6000
1	SLIDING DOOR 2121	2100	2170
TOTAL: 2			

PROPOSED GFA AREA	
1. PROP. GARAGE	69.77 m ²
1. PROP. ADDITION	Not Placed
Total	69.77 m²

PROPOSED NON GFA	
2. PROP. PERGOLA & DECK	39.35 m ²
Total	39.35 m²

NOT FOR CONSTRUCTION FOR TENDER PURPOSES ONLY



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Client Name: STEPHEN BOWMAN
 Project : PROPOSED EXTENSION
 Address: BLOCK 10 SECTION 22 FRASER 1 BINGLEY CRESCENT, FRASER

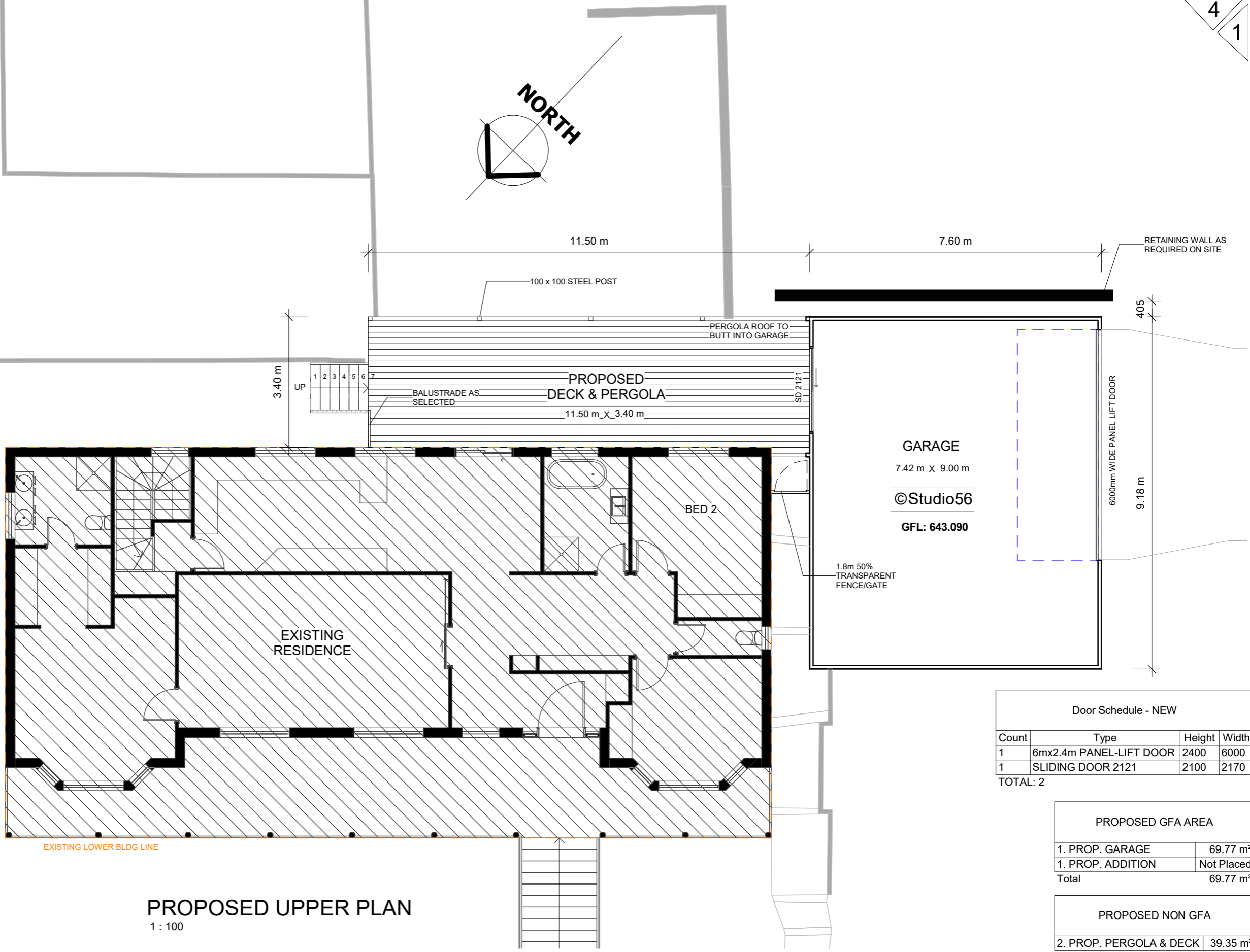
Sheet Name **LOWER FLOOR PLAN**
 Project number TENDER - REV G Scale @ A3
 Date 18.04.2024 1 : 100
 Design by: STUDIO56 Drawn by: STUDIO56
 Sheet Number **200**

NOTES:

- WORKS TO BE CARRIED OUT IN ACCORDANCE WITH NCC 2022 & RELEVANT AUSTRALIAN STANDARDS
- DRAINAGE & ROOF PLUMBING IN ACCORDANCE WITH AS/NZS 3500.3
- CONCRETE & REINFORCEMENT IN ACCORDANCE WITH AS 3600
- RESIDENTIAL SLAB CONSTRUCTION IN ACCORDANCE WITH AS2870
- VAPOUR BARRIERS AND DAMP-PROOFING MEMBRANES IN ACCORDANCE WITH AS 2870
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- WALL CLADDING IN ACCORDANCE WITH NCC PART 7.5 AND MANUFACTURERS SPECIFICATIONS
- VAPOUR BARRIERS AND DAMP-PROOFING MEMBRANES IN ACCORDANCE WITH AS 2870
- MASONRY CONSTRUCTION IN ACCORDANCE WITH NCC PART 5, AS 3700, AS4773.1 & AS 4773.2
- ELECTRICAL WORK INSTALLED IN ACCORDANCE WITH AS/NZS 3000 BY LICENCED ELECTRICAL CONTRACTOR
- ARTIFICIAL LIGHTING TO BATHROOMS, AIRLOCKS & LAUNDRIES INSTALLED AS PER AS/NZS 1680.0
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- ROOF SPACE VENTILATED TO OUTDOOR AIR AS PER REQUIREMENTS OF NCC PART 10.8 (WHERE APPLICABLE)
- THERMAL INSULATION TO COMPLY WITH AS/NZS 4859.1 & INSTALLED AS PER NCC PART 13.2
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1	SLIDING DOOR 2121	2100	2170
TOTAL: 2			

PROPOSED GFA AREA

1. PROP. GARAGE	69.77 m ²
1. PROP. ADDITION	Not Placed
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PROPOSED NON GFA

2. PROP. PERGOLA & DECK	39.35 m ²
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Client Name: STEPHEN BOWMAN
 Project: PROPOSED EXTENSION
 Address: BLOCK 10 SECTION 22 FRASER 1 BINGLEY CRESCENT, FRASER

Sheet Name UPPER FLOOR PLAN
 Project number TENDER - REV G Scale @ A3
 Date 18.04.2024 1 : 100
 Design by: STUDIO56 Drawn by: STUDIO56
 Sheet Number 201

- NOTES:
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 - ROOF SPACE VENTILATED TO OUTDOOR AIR AS PER REQUIREMENTS OF NCC PART 10.8 (WHERE APPLICABLE)
 - THERMAL INSULATION TO COMPLY WITH AS/NZS 4859.1 & INSTALLED AS PER NCC PART 13.2
 - EXTERNAL WINDOWS & DOORS TO BE SEALED IN ACCORDANCE WITH NCC PART 13.4
 - SMOKE ALARMS LOCATED IN ACCORDANCE WITH NCC PART 9.5, COMPLY WITH AS 3786 & BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED.
 - STAIR CONSTRUCTION IN ACCORDANCE WITH NCC PART 11.2
 - SLIP RESISTANCE TO STAIRS & LANDINGS IN ACCORDANCE WITH NCC PART 11.2.4
 - LANDINGS CONSTRUCTED IN ACCORDANCE WITH NCC PART 11.2.5
 - BARRIERS & HANDRAILS IN ACCORDANCE WITH NCC PART 11.3
 - TERMITE RISK MANAGEMENT IN ACCORDANCE WITH NCC PART 3.4, AS 3660.1; OR HAVE BEEN TESTED & PASSED SECTION 5 OF AS3660.3. WHERE CHEMICAL MANAGEMENT SYSTEM USED, BE INCLUDED ON THE APPROPRIATE AUTHORITY'S PESTICIDES REGISTER.
 - ALL WINDOWS TO BE AS PER ENERGY RATING REPORT
 - WATER HEATER IN HOT WATER SUPPLY SYSTEM TO COMPLY WITH CLAUSE 3.12.5.6 OF THE NCC 2022
 - LIGHTING TO COMPLY WITH CLAUSE 3.12.5.5 OF THE NCC 2022
 - WET AREAS TO COMPLY WITH ALL RELEVANT CLAUSES OF THE NCC 2022
 - BRICK PIERS TO COMPLY WITH NCC 2022 AND AS4773
 - TILES & FLASHINGS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
 - ALL WALLS WITHIN 900mm OF BOUNDARY TO HAVE A FRL OF 60/60/60
 - ALL STAIRS TO HAVE CONTINUOUS HANDRAILS AS PER AS AND NCC 2022
 - FLOW RATE OF MECHINCAL SYSTEM TO COMPLY WITH NCC 2022 V2 3.8.7.3
 - UPPER FLOOR WINDOWS TO BE RESTRICTED IN ACCORDANCE WITH NCC 2022 V2 3.9.2.6

TENDER REQUIREMENTS:

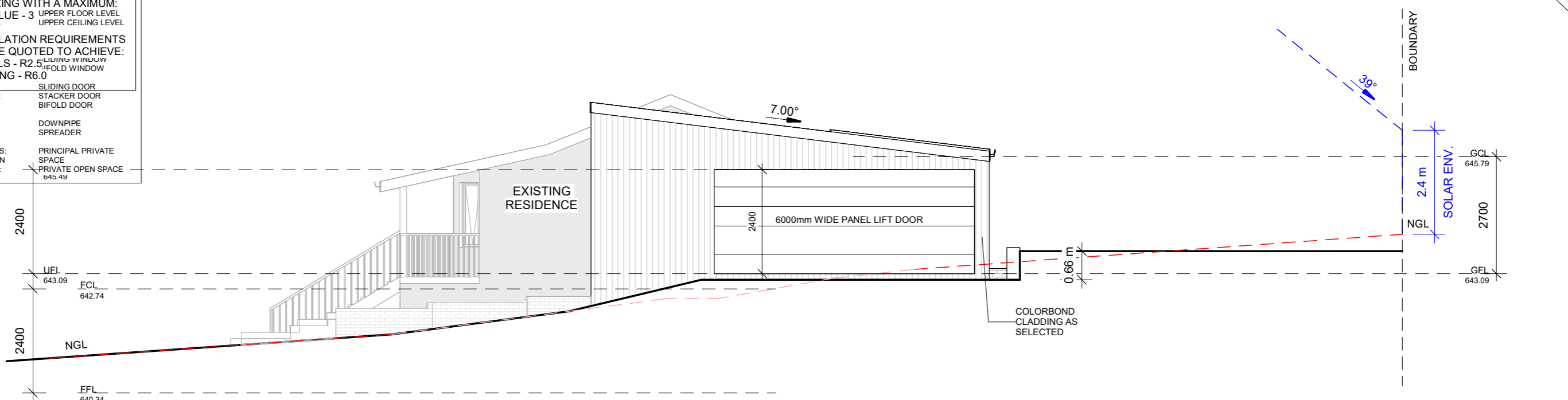
NGL: NATURAL GROUND LINE
 ALL DOORS AND WINDOWS TO BE QUOTED AS DOUBLE GLAZING WITH A MAXIMUM U VALUE - 3
 ULL: UPPER FLOOR LEVEL
 UCL: UPPER CEILING LEVEL

INSULATION REQUIREMENTS TO BE QUOTED TO ACHIEVE:
 WALLS - R2.5
 SLIDING WINDOW
 BIFOLD WINDOW
 CEILING - R6.0

SD: SLIDING DOOR
 STD: STACKER DOOR
 BF: BIFOLD DOOR

DP: DOWNPIPE
 SP: SPREADER

PPOS: PRINCIPAL PRIVATE SPACE
 OPEN
 POS: PRIVATE OPEN SPACE



Elevation 1
1 : 100



Elevation 2
1 : 100

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 PH: 02- 6280 4157
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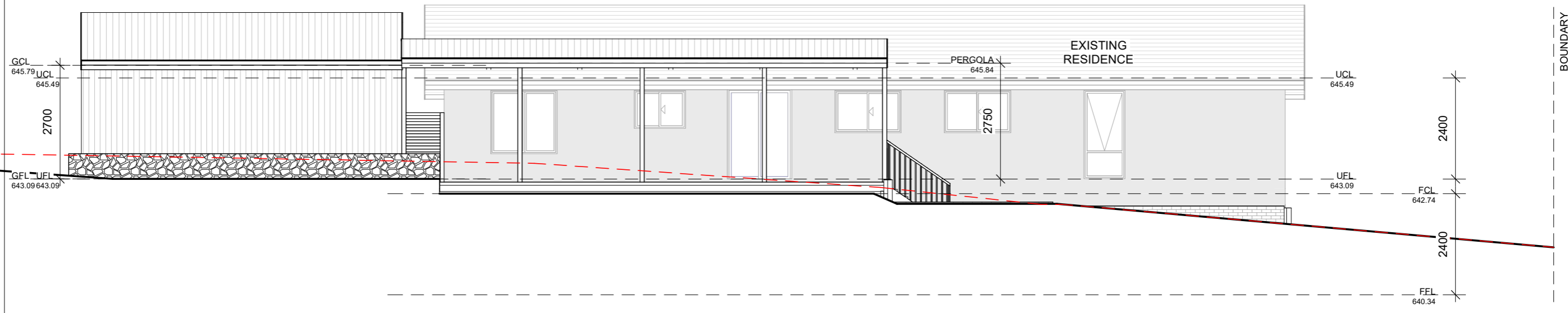
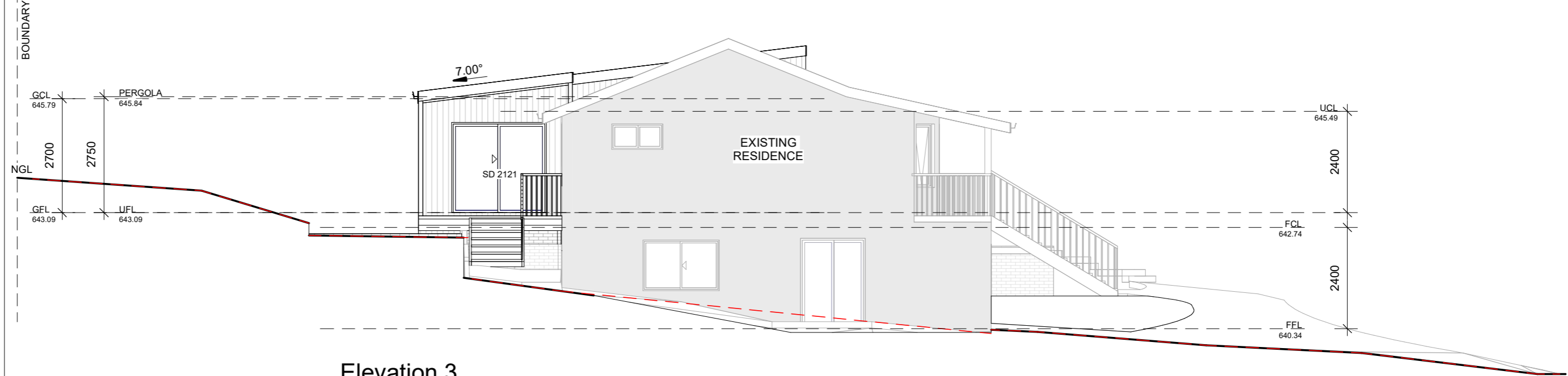
Client Name: STEPHEN BOWMAN
 Project : PROPOSED EXTENSION
 Address: BLOCK 10 SECTION 22 FRASER 1 BINGLEY CRESCENT, FRASER

Sheet Name ELEVATION 1 & 2		Scale @ A3 1 : 100	Sheet Number 300
Project number	TENDER - REV G		
Date	18.04.2024		
Design by:	STUDIO56	Drawn by:	STUDIO56

NOTES:

- WORKS TO BE CARRIED OUT IN ACCORDANCE WITH NCC 2022 & RELEVANT AUSTRALIAN STANDARDS
- DRAINAGE & ROOF PLUMBING IN ACCORDANCE WITH AS/NZS 3500.3
- CONCRETE & REINFORCEMENT IN ACCORDANCE WITH AS 3600
- RESIDENTIAL SLAB CONSTRUCTION IN ACCORDANCE WITH AS2870
- VAPOUR BARRIERS AND DAMP-PROOFING MEMBRANES IN ACCORDANCE WITH AS 2870
- STEEL FRAMING IN ACCORDANCE WITH AS/NZS 4600, AS 4100
- TIMBER FRAMING IN ACCORDANCE WITH AS1684.2 OR AS1720.1, AS1720.5
- EAVES & SOFFIT LININGS IN ACCORDANCE WITH NCC PART 7.5.5
- FLASHINGS TO WALL OPENINGS IN ACCORDANCE WITH NCC PART 7.5.6
- SELECTION & INSTALLATION OF WINDOWS TO AS 2047
- WINDOW GLASS TYPE IN ACCORDANCE WITH AS1288-2021/ AS2047-2014/ Grade A Safety Glass
- TILE ROOFING IN ACCORDANCE WITH NCC PART 7.3
- SHEET METAL ROOFING IN ACCORDANCE WITH NCC PART 7.2, AS 1562.1
- GUTTERS & DOWNPIPES IN ACCORDANCE WITH NCC PART 7.4 AND AS/NZS 3500.3
- PLASTERBOARD LININGS IN ACCORDANCE WITH AS/NZS 2589
- FIBRE CEMENT LINING IN ACCORDANCE WITH AS AS/NZS 2908.2
- WALL CLADDING IN ACCORDANCE WITH NCC PART 7.5 AND MANUFACTURERS SPECIFICATIONS
- VAPOUR BARRIERS AND DAMP-PROOFING MEMBRANES IN ACCORDANCE WITH AS 2870
- MASONRY CONSTRUCTION IN ACCORDANCE WITH NCC PART 5, AS 3700, AS4773.1 & AS 4773.2
- ELECTRICAL WORK INSTALLED IN ACCORDANCE WITH AS/NZS 3000 BY LICENCED ELECTRICAL CONTRACTOR
- ARTIFICIAL LIGHTING TO BATHROOMS, AIRLOCKS & LAUNDRIES INSTALLED AS PER AS/NZS 1680.0
- PLUMBING & DRAINAGE IN ACCORDANCE WITH AS/NZS 3500 & PLUMBING CODE OF AUSTRALIA 2019
- SARKING & WALL WRAP IN ACCORDANCE WITH AS/NZS 4200.1, BE INSTALLED TO MANUFACTURERS SPECIFICATIONS & AS 4200.2
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- ABBREVIATIONS:
- NGL: NATURAL GROUND LINE
 - RL: RELATIVE LEVEL
 - FFL: FINISHED FLOOR LEVEL
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 - UFL: UPPER FLOOR LEVEL
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 - STD: STACKER DOOR
 - BF: BIFOLD DOOR
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 - SP: SPREADER
 - PPOS: PRINCIPAL PRIVATE SPACE
 - OPEN POS: PRIVATE OPEN SPACE



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 ABN: 42 613 049 264
 PH: 02- 6280 4157
 E: info@studio56.com.au
 W: studio56.com.au

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Client Name: STEPHEN BOWMAN
 Project : PROPOSED EXTENSION
 Address: BLOCK 10 SECTION 22 FRASER 1 BINGLEY CRESCENT, FRASER

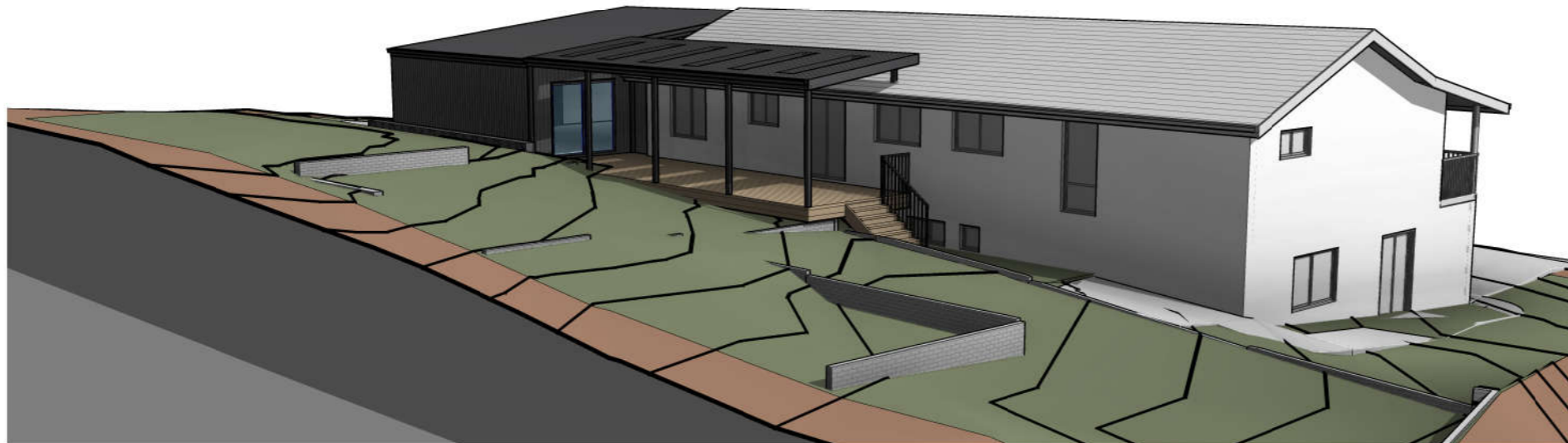
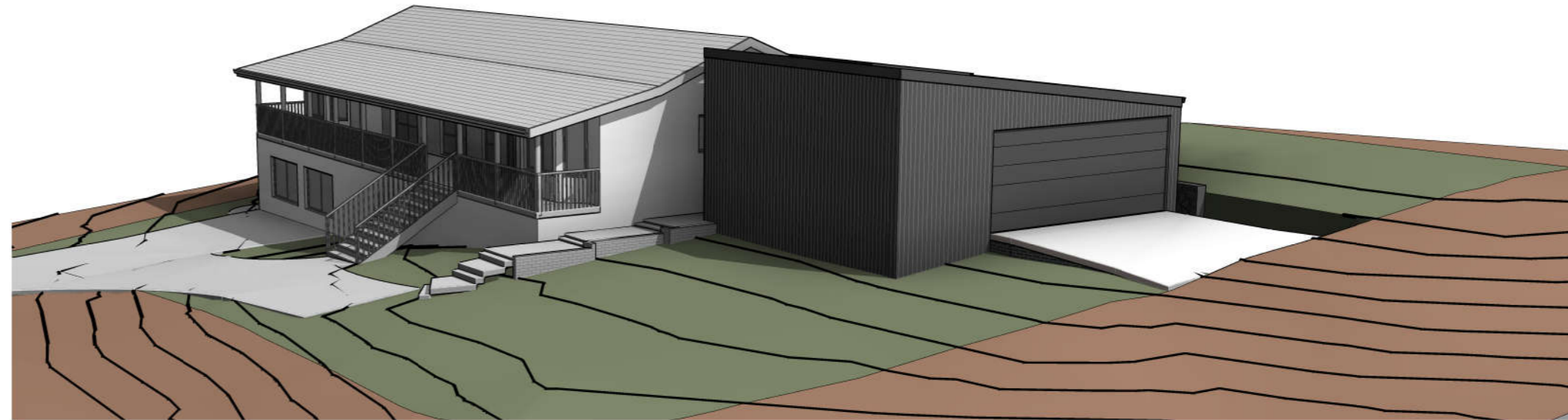
Sheet Name ELEVATION 3 & 4		Scale @ A3 1 : 100	Sheet Number 301
Project number	TENDER - REV G		
Date	18.04.2024		
Design by:	STUDIO56	Drawn by:	STUDIO56

NOTES:

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NOTE: PERSPECTIVE VIEWS ARE INDICATIVE ONLY. ELEVATIONS OVERRIDE THE 3D VIEWS

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Client Name: STEPHEN BOWMAN
 Project : PROPOSED EXTENSION
 Address: BLOCK 10 SECTION 22 FRASER 1 BINGLEY CRESCENT, FRASER

Sheet Name PERSPECTIVES

Project number	TENDER - REV G	Scale @ A3	Sheet Number 900
Date	18.04.2024		
Design by:	STUDIO56	Drawn by: STUDIO56	