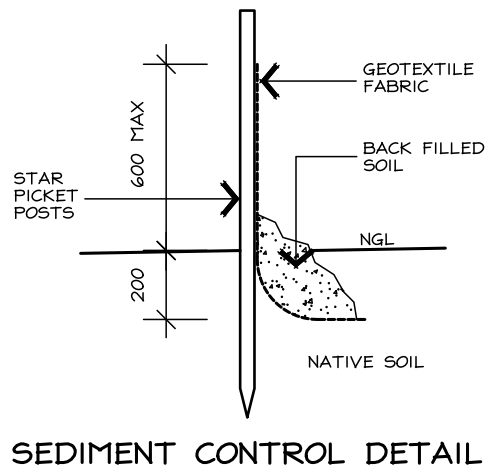
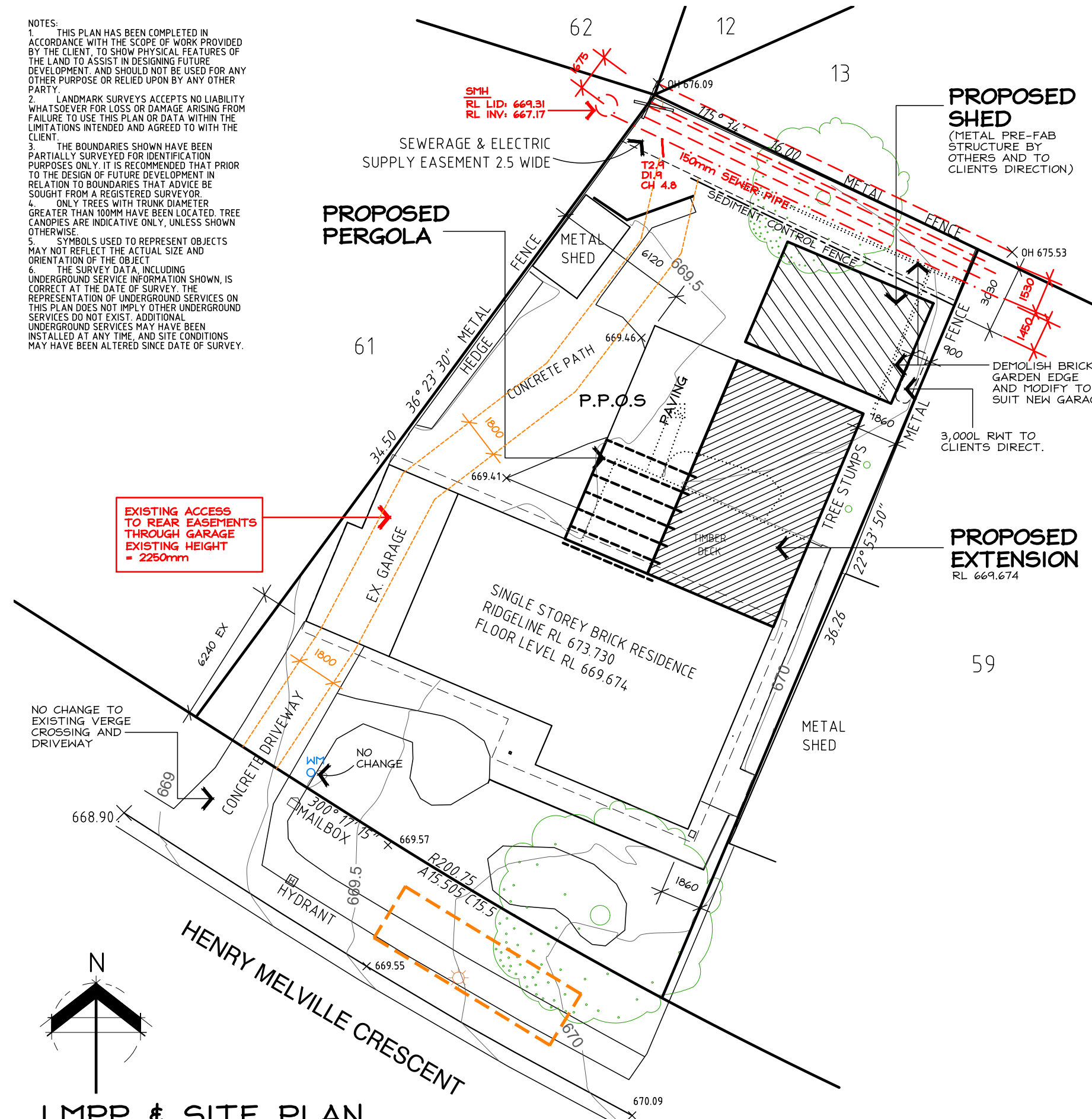


NOTES:
 1. THIS PLAN HAS BEEN COMPLETED IN ACCORDANCE WITH THE SCOPE OF WORK PROVIDED BY THE CLIENT, TO SHOW PHYSICAL FEATURES OF THE LAND TO ASSIST IN DESIGNING FUTURE DEVELOPMENT. AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE OR RELIED UPON BY ANY OTHER PARTY.
 2. LANDMARK SURVEYS ACCEPTS NO LIABILITY WHATSOEVER FOR LOSS OR DAMAGE ARISING FROM FAILURE TO USE THIS PLAN OR DATA WITHIN THE LIMITATIONS INTENDED AND AGREED TO WITH THE CLIENT.
 3. THE BOUNDARIES SHOWN HAVE BEEN PARTIALLY SURVEYED FOR IDENTIFICATION PURPOSES ONLY. IT IS RECOMMENDED THAT PRIOR TO THE DESIGN OF FUTURE DEVELOPMENT IN RELATION TO BOUNDARIES THAT ADVICE BE SOUGHT FROM A REGISTERED SURVEYOR.
 4. ONLY TREES WITH TRUNK DIAMETER GREATER THAN 100MM HAVE BEEN LOCATED. TREE CANOPIES ARE INDICATIVE ONLY, UNLESS SHOWN OTHERWISE.
 5. SYMBOLS USED TO REPRESENT OBJECTS MAY NOT REFLECT THE ACTUAL SIZE AND ORIENTATION OF THE OBJECT.
 6. THE SURVEY DATA, INCLUDING UNDERGROUND SERVICE INFORMATION SHOWN, IS CORRECT AT THE DATE OF SURVEY. THE REPRESENTATION OF UNDERGROUND SERVICES ON THIS PLAN DOES NOT IMPLY OTHER UNDERGROUND SERVICES DO NOT EXIST. ADDITIONAL UNDERGROUND SERVICES MAY HAVE BEEN INSTALLED AT ANY TIME, AND SITE CONDITIONS MAY HAVE BEEN ALTERED SINCE DATE OF SURVEY.



EROSION & SEDIMENT CONTROL PLAN

MAINTAIN AS MANY GRASSED AREAS AS POSSIBLE PARTICULARLY ON THE VERGES TO TRAP SOIL BEFORE IT REACHES THE ROADWAY AND STORMWATER SYSTEM, FENCE OFF UNDISTURBED AREAS

USE ONLY ONE EXIT/ENTRY TO THE SITE. BUILD A STABILISED ACCESS POINT BY USING ROAD BASE, 50mm AGGREGATE, RECYCLED CONCRETE OR SIMILAR

ASSIGN A DESIGNATED PARKING AREA

LIMIT ACCESS TO THE SITE DURING AND IMMEDIATELY AFTER WET WEATHER

KEEP STOCKPILES WITHIN THE SITE AREA AND AWAY FROM THE STORMWATER SYSTEM

INSTALL ON-SITE WASTE COLLECTION

REGULARLY REMOVE ANY SEDIMENT FROM ROADS ADJACENT TO YOUR SITE. DO NOT WASH INTO THE STORMWATER SYSTEM

INSTALL A SEDIMENT CONTROL BARRIER OF GEOTEXTILE FABRIC ON THE LOW SIDE/S OF THE BLOCK (AS NOTED ON THE SITE PLAN AND AS PER DETAIL)

DESIGNATE A BRICK CUTTING AND WASHING AREA AWAY FROM STORMWATER DRAINS. ENSURE THE AREA IS LARGE ENOUGH TO CONTAIN ALL EXCESS WATER, RESIDUES AND WASTE

REGULARLY CHECK AND MAINTAIN POLLUTION CONTROLS THROUGHOUT CONSTRUCTION

ENSURE THAT THE DEVELOPMENT COMPLIES WITH THE ACT ENVIRONMENT PROTECTION AUTHORITY, ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT, AUGUST 2007

| AREAS | |
|-----------------------|----------------------------|
| BLOCK SIZE: | 711m ² |
| EX. RESIDENCE: | 135m ² |
| EX. GARAGE: | 30m ² |
| NEW EXTENSION: | 63.0m ² |
| NEW SHED: | 34.3m ² |
| TOTAL GFA: | 262.3m ² |
| PLOT RATIO: | 36.9% |
| NEW PERGOLA: | 19.0m ² |
| P.O.S (426.6m REQ'D): | 430m ² |
| SITE COVERAGE: | 284.3m ² 39.99% |
| PLANTING AREA: | 220m ² |

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ICONWATER REQUIRES A MINIMUM OF 1.5m WIDE AND 2.2m HIGH - 24/7 EMERGENCY ACCESS TO EXISTING SEWER MANHOLE

ICONWATER REQUIRES A MINIMUM OF 1.8m WIDE AND 2.65m HIGH MAINTENANCE PASSAGE (REFER SITE PLAN)

VERGE PROTECTION

INSTALL 1.8m HIGH CONTINUOUS CHAIN MESH FENCE SUPPORTED BY 2.4m TALL STAR STEEL POSTS AROUND VERGE AND EXISTING VEGETATION TO BE RETAINED WITHIN THE BLOCK AS SHOWN ON THE DRAWINGS.

FENCING TO BE ERECTED ON COMMENCEMENT OF SITE WORK AND REMOVED AT COMPLETION OF CONSTRUCTION AND COMMENCEMENT OF VERGE RESTORATION. THE FENCE IS TO REMAIN CONTINUOUS THROUGHOUT THE PROJECT, EXCEPT WHERE APPROVED SERVICE INSTALLATION OCCURS.

ENSURE THAT ANY DISTURBANCES TO THE VERGE GROUND COVER, TREES, PATHS, KERBS, ROADWAYS OR SERVICES OCCURRING FROM EITHER CONSTRUCTION WORKS OR STORAGE OF MACHINERY/MATERIALS DURING THE CONSTRUCTION WORKS ARE RECTIFIED. NO CARPARKING OR EQUIPMENT PARKING PERMITTED ON VERGES

NO SITE SHEDS, STORAGE SHED, SITE AMENITIES OR BILLBOARDS TO BE ERECTED ON VERGES

NO CONSTRUCTION MATERIAL TO BE STORED ON VERGES OR UNDER DRIP LINE OF RETAINED TREES

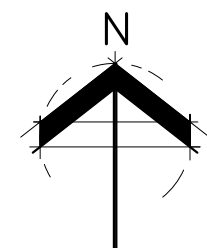
PROPOSED EXTENSION:

BLOCK: 60
SECTION: 23 GILMORE
CLIENT: T & A LAWDER
 72 Henry Melville Cres Gilmore

DWN: A.KWONG

SCALE: 1:200 **DATE:** 13/9/22

DWG No.: 2164 **SHEET:** 1 OF 4



LMPP & SITE PLAN

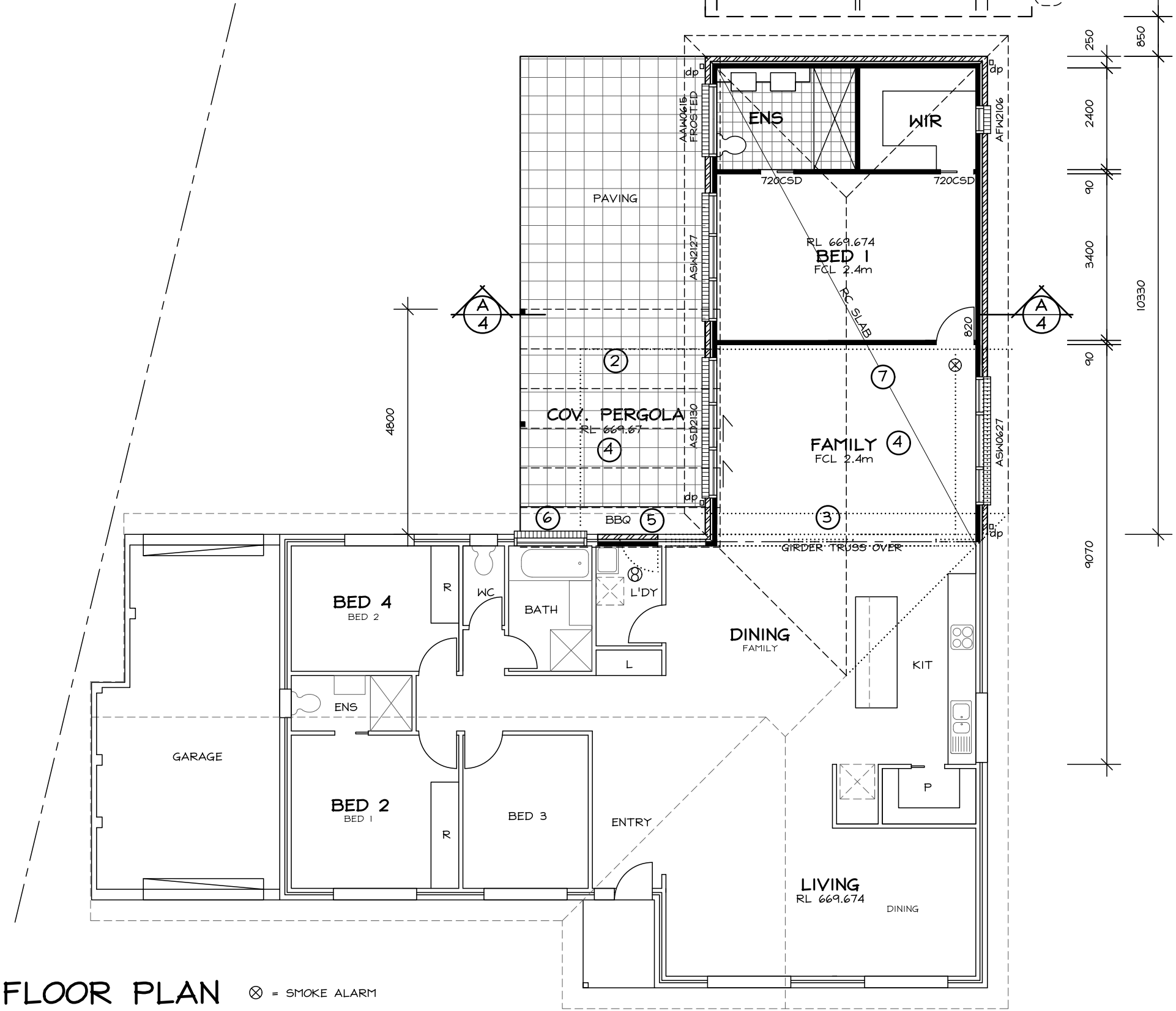
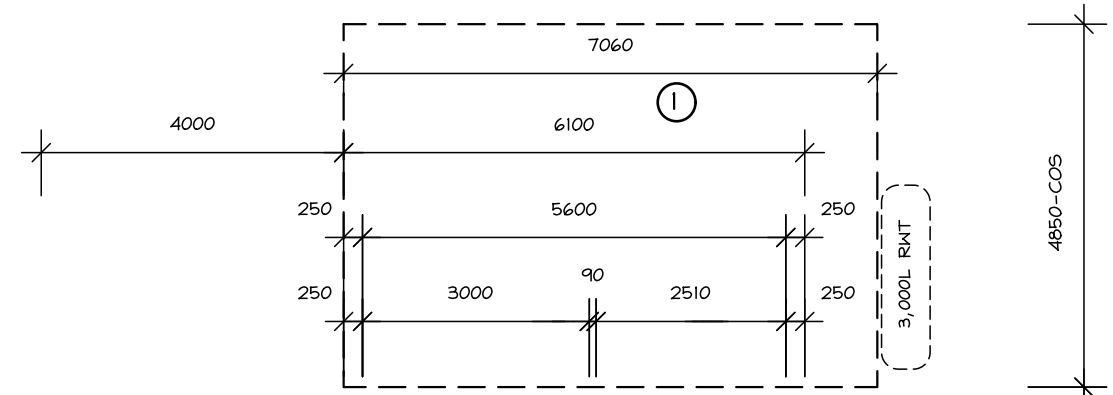
BLOCK: 60
 SECTION: 23
 GILMORE



EXISTING ACCESS TO REAR EASEMENTS THROUGH GARAGE (NO CHANGE)

ICONWATER REQUIRES A MINIMUM OF 1.5m WIDE AND 2.2m HIGH - 24/7 EMERGENCY ACCESS TO EXISTING SEWER MANHOLE

ICONWATER REQUIRES A MINIMUM OF 1.8m WIDE AND 2.65m HIGH MAINTENANCE PASSAGE (REFER SITE PLAN)



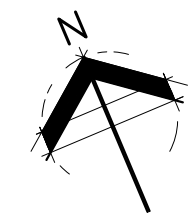
- ### ALTERATIONS
- 1 NEW PRE-FAB METAL SHED (BY OTHERS) TO CLIENTS DIRECTION AND MAN. SPEC. (REFER SPEC'S ATTACHED)
 - 2 BUILD NEW COVERED PERGOLA WITH PAVED FLOOR AS PER SECTION A-A AND TO CLIENTS DIRECTION. NOTE: PROVIDE NAT. GAS OUTLET FOR BBQ
 - 3 REMOVE EX. SLIDING DOOR AND WINDOW AND EXTERNAL WALL TO SUIT NEW EXTENSION AS SHOWN. PROVIDE GIRDER TRUSS PB LINED SQ. SET B'HEAD OVER TO MAN. SPEC. MAINTAIN EXISTING STSTRUCTURE IN STABLE CONDITION AT ALL TIMES. MAKE GOOD
 - 4 DEMOLISH EXISTING PERGOLA/BBQ AREA
 - 5 REMOVE EX. L'DRY WINDOW AND DOOR AND BLOCK UP TO MATCH EXISTING. ENSURE MECHANICAL VENTILATION TO CLIENTS DIRECTION AND TO N.C.C.
 - 6 REMOVE EX. BATHROOM WINDOW AND REPLACE WITH 600mm HIGH FROSTED AWNING WINDOW TO EX. REVEAL WIDTH (COS) BLOCK UP REMAINING OPENING TO MATCH EXISTING
 - 7 EXTEND IN B/V TO FORM NEW EXTENSION AS SHOWN. ENSURE CONSISTENT FFL WITH EXIST. - REFER SECTION A-A.

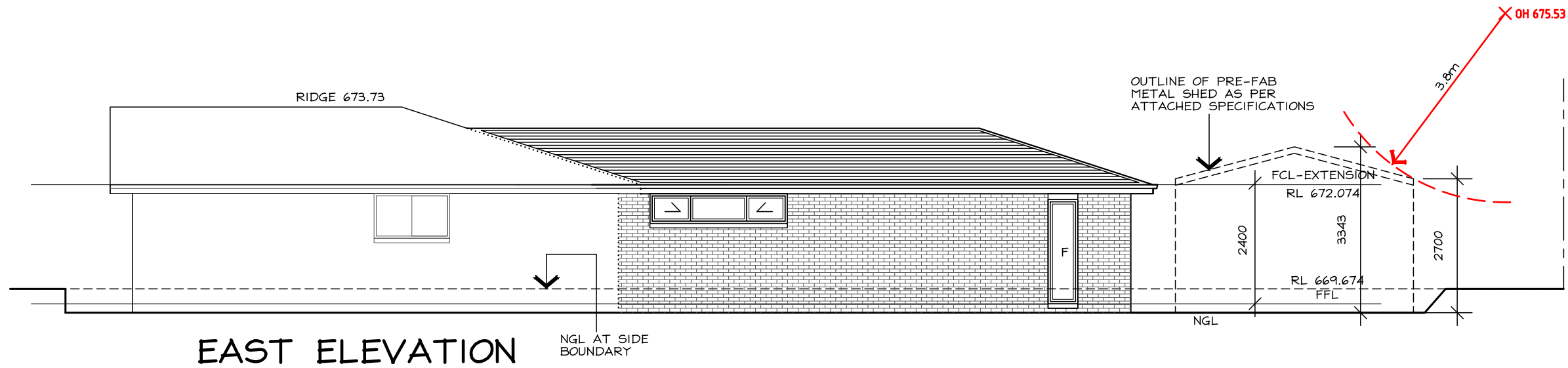
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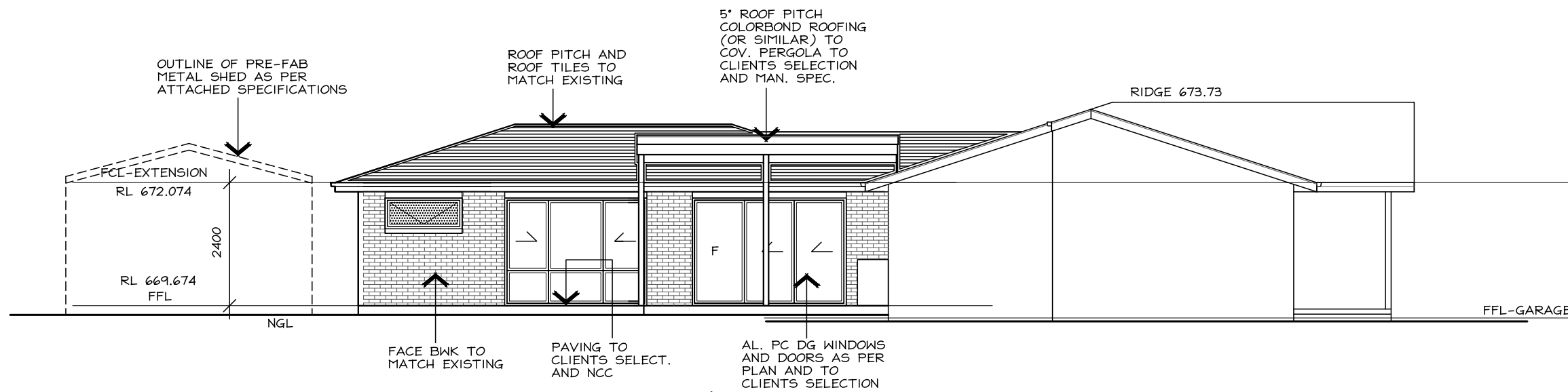
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|--------------------------------|----------------------|
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| BLOCK: 60 | |
| SECTION: 23 GILMORE | |
| CLIENT: T & A LAWDER | |
| 72 Henry Melville Cres Gilmore | |
| DWN: A.KWONG | |
| SCALE: 1:100 | DATE: 13/9/22 |
| DWG No.: 2164 | SHEET: 2 OF 4 |

FLOOR PLAN ⊗ = SMOKE ALARM

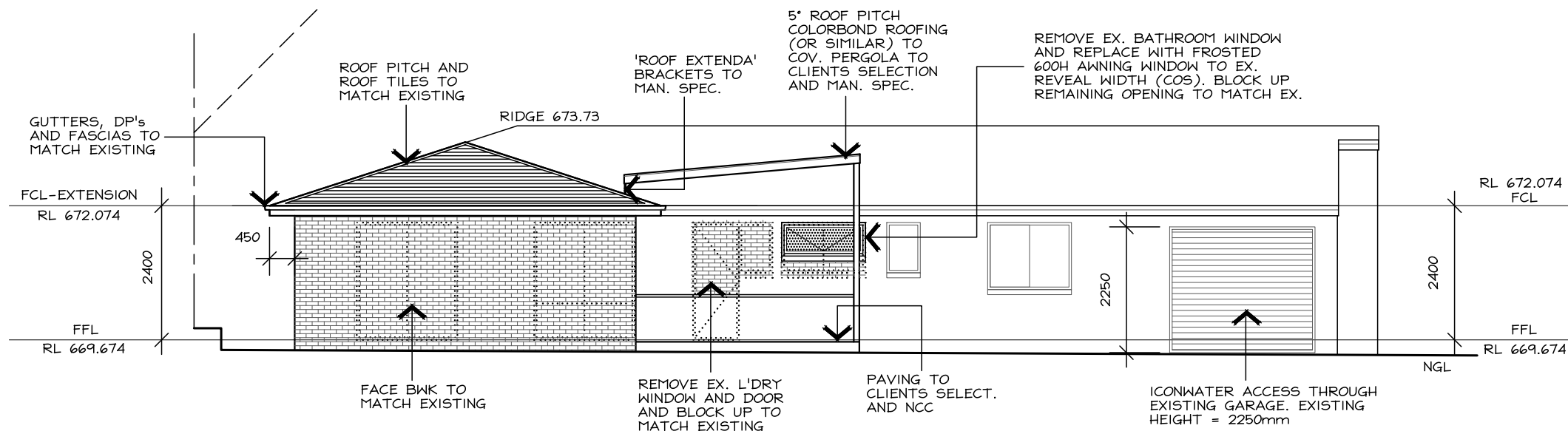




EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

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| SECTION: | 23 GILMORE |
| CLIENT: | T & A LAWDER 72 Henry Melville Cres Gilmore |
| DWN: | A.KWONG |
| SCALE: | 1:100 |
| DATE: | 13/9/22 |
| DWG No.: | 2164 |
| SHEET: | 3 OF 4 |

GENERAL NOTES: (WHERE APPLICABLE)

ALL LEVELS, SITE CUTS, GROUND LEVELS, FFL'S TO BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS (INCLUDING DRIVEWAY LEVELS)

ANY DISCREPANCIES TO BE DIRECTED TO BUILDER AND/OR DESIGNER IMMEDIATELY

INCLUSIONS LIST TO TAKE PRECEDENCE OVER DRAWINGS

CARRY OUT ALL WORK IN COMPLIANCE WITH THE RELEVANT SAA CODES OF PRACTICE IN THE BEST TRADESMAN-LIKE MANNER TO THE APPROVAL OF THE BUILDING CERTIFIER AND AUTHORITIES HAVING JURISDICTION OVER THE WORKS INCLUDING BUT NOT RESTRICTED TO:

- A) ACT GOVERNMENT
- B) NATIONAL CONSTRUCTION CODE OF AUSTRALIA
- C) ACT ELECTRICITY AND WATER
- D) AS1684 TIMBER FRAMING CODE AND AS FURTHER SPECIFIED.

ALL DIMENSIONS MUST BE VERIFIED ON SITE BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. USE FIGURED DIMENSIONS ONLY AND DO NOT SCALE OFF THE DRAWING

SURVEYOR TO CONFIRM EASEMENT LOCATIONS PRIOR TO COMMENCEMENT OF ANY WORKS

MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH THE BCA, ALL OTHER RELEVANT CODES AND AUSTRALIAN STANDARDS

PROVIDE SMOKE ALARMS IN ACCORDANCE WITH PART 3.7.2 OF THE N.C.C (REFER ELECTRICAL LAYOUT)

ALL WINDOWS/GLAZED DOORS TO BE DOUBLE GLAZED ALUMINIUM IMPROVED FRAMES (UNLESS NOTED OTHERWISE) AS PER ATTACHED EER.

LIGHTING TO COMPLY WITH 3.12.5.5 OF THE N.C.C

ALL TIMBER FRAMING AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST TIMBER FRAMING CODE AS1684 AND N.C.C

EXTERNAL WALLS TO BE BRICK VENEER UNLESS STATED ON PLANS, WHEN LIGHTWEIGHT CLADDING IS USED IT IS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS AND SARKED AND INSULATED AS PER THE N.C.C AND ATTACHED EER.

ALL INSULATION R VALUES AND WINDOW SHGC AND U-VALUES AS PER THE ATTACHED EER.

ALL OPENABLE WINDOWS AND SLIDING DOORS TO HAVE FLYSCREENS TO BE POWDERCOATED ALUMINIUM FRAMES TO MATCH WINDOWS. NOTE: METALLIC FLYSCREENS ARE REQUIRED IN BUSHFIRE PRONE AREAS

REFER TO STRUCTURAL ENGINEER'S ATTACHED DOCUMENTATION FOR ALL STRUCTURAL DETAILS

ALL EXTERNAL WINDOWS TO HAVE BRICK ON EDGE WINDOW SILLS WITH DAMP PROOF MEMBRANE UNDER TO N.C.C

PROVIDE TERMITE PROTECTION TO CODE AND AS3660-2000 PARTS 1, 2 AND 3

ALL NEW STAIRS TO COMPLY WITH N.C.C

3.1.4 TERMITE RISK DAMAGE - NEW WORK WILL BE COMPLIANT WITH THE N.C.C.

3.5.4 TIMBER & COMPOSITE WALL CLADDING - WEATHERTEX CLADDING TO MAN. SPECIFICATIONS.

3.8.7 CONDENSATION MANAGEMENT - NEW WORK WILL BE COMPLIANT WITH THE N.C.C AND MAN. SPECIFICATIONS

SERVICES/ELECTRICAL/WASTE:

NO INTERNAL DRAINAGE FOR PROPOSED STRUCTURE TO BE LOCATED IN SEWER EASEMENT/PIPE PROTECTION ENVELOPE. ALL WORKS DONE TO ACTEW GUIDELINES/ADVICE

ALL BUILDING WASTE TO BE COLLECTED IN HOPPER LOCATED ON SITE, RESIDENTIAL WASTE TO BE COLLECTED BY ROADSIDE PICKUP AND BINS TO BE LOCATED ON SITE

METER BOX TO BE INSTALLED TO ACTEW AGL SERVICE AND INSTALLATION RULES

LIGHTING TO COMPLY WITH 3.12.5.5 OF THE N.C.C - REFER ELECTRICAL LAYOUT. ARTIFICIAL LIGHTING MUST NOT EXCEED 5W/M2

WATER HEATER IN HOT WATER SUPPLY SYSTEM TO COMPLY WITH N.C.C AND TO MAN. SPECIFICATIONS

STORMWATER AND SEWER AND WATER TIES TO BE LOCATED ON HYDRAULIC/DRAINAGE PLANS

TELSTRA AND GAS TIES TO BE PROVIDED BY GAS FITTER AND ELECTRICIAN

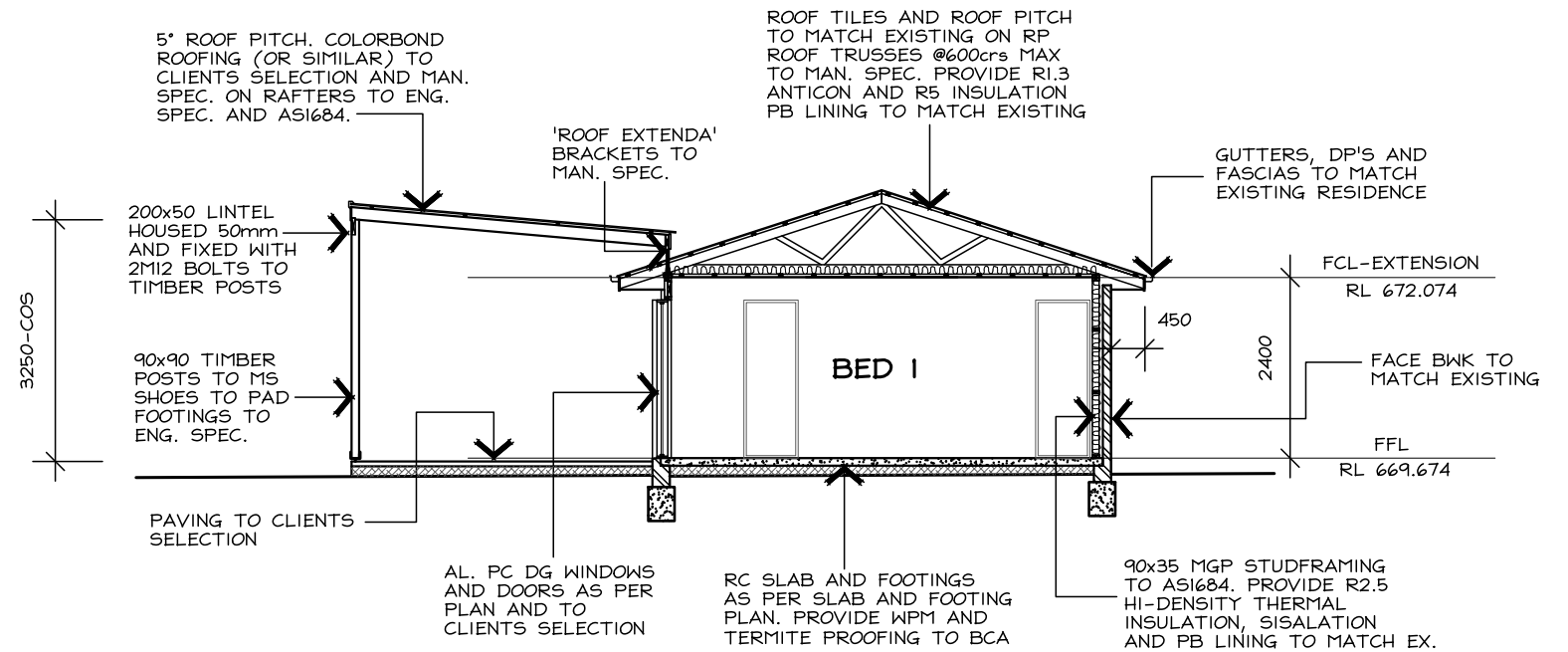
DOWNPIPES TO ROOF PLUMBERS SPECIFICATIONS

ENSURE THAT THE DEVELOPMENT COMPLIES WITH TERRITORY AND MUNICIPAL SERVICES (TAMS) STATING THAT WASTE FACILITIES AND MANAGEMENT ASSOCIATED WITH DEVELOPMENT ARE IN ACCORDANCE WITH THE DEVELOPMENT CONTROL CODE FOR BEST PRACTICE WASTE MANAGEMENT IN THE ACT 1999

WATERPROOFING:

WATER PROOFING OF WET AREAS AS PER BUT NOT LIMITED TO AS 3740 WATERPROOFING NOT LESS THAN 150mm ABOVE FFL TO PENETRATIONS IN SHOWERS. WALL AND FLOOR JUNCTIONS IN SHOWERS NOT LESS THAN 180mm ABOVE FFL IN THE SHOWER AREA. WATERPROOFING NOT LESS THAN 25mm ABOVE MAXIMUM RETAINED WATER LEVEL. SHOWER FLOOR TO FULLY AS PER AS3740.

'DAVCO' WATER PROOFING SYSTEM TO MANUFACTURER'S SPECIFICATIONS AND AS3740



SECTION A-A

SECTION NOTES:

ALL STRUCTURAL AND NON-STRUCTURAL TIMBER TO BE IN ACCORDANCE WITH THE TIMBER FRAMING CODE AS1684

ALL STRUCTURAL STEEL COLUMNS, POST, BEAMS ALL TO BE CERTIFIED AND DESIGNED BY STRUCTURAL ENGINEER.

RC SLAB AND FOOTINGS TO COMPLY WITH ENGINEER'S DETAILS AND AS2870.1

PROVIDE CONTINUOUS DAMP-PROOF MEMBRANE UNDER SLAB TO N.C.C

PROVIDE TERMITE PROTECTION UNDER SLAB TO MAN. SPEC. AND N.C.C

PROVIDE 90x35 MGP OR 90x45 MGP STUDS AS REQUIRED TO AS1684 AND/OR TO MAN. SPECIFICATIONS.

BRACING AS PER N.C.C AND ENGINEER'S SPECIFICATIONS PLASTERBOARD AND FC LININGS TO INTERNAL WALLS AND CEILINGS AS REQUIRED

PRE-FABRICATED ROOF TRUSSES AS PER MAN. SPEC. LINTELS AS PER TRUSS MANUFACTURERS CHARTS AND ENGINEER'S SPECIFICATIONS

ALL INSULATION AS PER ATTACHED EER

ALL EXTERNAL SWING DOORS AND INTERNAL ACCESS DOORS TO BE FULLY SEALED

WINDOW SPECIFICATIONS AS PER ATTACHED EER

STANDARD METRIC BRICK 230x110x76mm WITH FLUSH IRONED JOINTS & STRETCHER BOND. BRICKS TIES AND ANCHORAGE TO AS4773. MORTAR MIX: M3 MORTAR MIX OF 1-CEMENT, 1-LIME, 6-SAND

ALL LOAD BEARING WALLS AND CONTROL JOINTS SPECIFIED TO ENGINEER'S DETAILS

FLASHING, WEEP HOLES AND DAMP PROOF COURSE TO COMPLY WITH BCA AND AS4773

ROOF AND EXTERNAL WALL MATERIALS AS NOTED ON ELEVATIONS/SECTION.

ALL EAVES AND GUTTERS TO BE COLORBOND QUAD GUTTERING, INSTALLED TO MANUFACTURER'S SPECIFICATIONS.

ALL ROOFING AND BATTEN SPACINGS TO BE INSTALLED TO MAN. SPECIFICATIONS AND N.C.C

PROVIDE PAINTED FC SHEET LININGS TO ALL EAVES

EAVES OVERHANG AS DIMENSIONED ON ELEVATIONS AND SECTION DIAGRAM

50mm CAVITY DIMENSION TO EXTERNAL B/V WALL

MECHANICAL VENTILATION DUCTED TO EXTERIOR TO COMPLY WITH N.C.C

SHOWER SCREENS AND WET AREA GLAZING TOUGHENED GLASS AS PER N.C.C

FLOW RATE OF MECHANICAL SYSTEMS TO COMPLY WITH BCA V2 3.8.7.3

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