

REDHART RD

SITE BOUNDARY 18.7m

8.202m



15185

EXISTING DWELLING

FFL 0c

PROPOSED ADDITIONS

FFL 4c

SOAKWELL

SITE BOUNDARY 41m

5770

20050

SITE BOUNDARY 24.5m

WALLANGARRA RD

SITE BOUNDARY 35.2m

SITE PLAN

SCALE 1:200



CONSTRUCTION NOTES AND INFORMATION

- BUILDER TO COMPLETE ALL CONCRETE WORKS TO COMPLY WITH AS 3600
- BUILDER TO COMPLETE ALL TIMBER WORKS ACCORDING TO AS1684 INCLUDING MEMBER CONNECTIONS
- BUILDER TO COMPLETE ALL HOT ROLLED STEELWORK FABRICATION AND ERECTION IN ACCORDANCE WITH AS 4100
- TERMITE TREATMENT IN ACCORDANCE WITH THE LATEST REVISIONS OF THE NCC AND AUSTRALIAN STANDARDS AND TO BE USED AND APPLIED TO MANUFACTURERS SPECIFICATIONS UNLESS OTHERWISE CERTIFIED METHOD IS APPROVED:
 - CHEMICAL TERMITE MANAGEMENT SYSTEMS APPLIED UNDER CONCEALED AND INACCESSIBLE AREAS SHALL BE REPLENISHABLE VIA A RETICULATION SYSTEM PROVIDING AND EVEN AND CONTINUOUS DISTRIBUTION OF CHEMICAL IN THE SOIL
 - TERMITE TREATMENT WILL BE IN ACCORDANCE WITH THE NCC 2016
- FULLY ENCLOSED SANITARY COMPARTMENTS TO COMPLY WITH NCC 2016 PART 3.8.3.3
- ROOF CLADDING TO COMPLY WITH NCC 2016 PART 3.5.1 AND AS 1562.1-1992
- GUTTERS AND DOWNPIPES TO COMPLY WITH NCC 2016 PART 3.5.2
- WINDOWS TO COMPLY WITH NCC 2016 PART 3.6 AND AS 2047-1999
- GLAZING TO COMPLY WITH NCC 2016 PART 3.6 AND AS 1288-2006
- WATERPROOFING OF WET AREAS TO COMPLY WITH NCC 2016 PART 3.8.1 AND AS 3740-2010
- ROOF VENTILATORS COMPLETE WITH DAMPERS TO BE INSTALLED TO MANUFACTURERS RECOMMENDATIONS TO ROOF VOID

BASIC DESIGN NOTES AND INFORMATION

GENERAL

- CHECK DIMENSIONS. DO NOT SCALE
- READ IN CONJUNCTION WITH ENGINEERING DRAWINGS.
- A COPY OF THIS DRAWING IS TO BE ON SITE DURING CONSTRUCTION.
- THE LATEST EDITION OF ALL AUSTRALIAN STANDARDS SHALL APPLY.
- BUILDER TO COMPLETE ALL TIMBER WORKS ACCORDING TO AS1684 INCLUDING MEMBER CONNECTIONS AND TIE DOWN REQUIREMENTS.
- ALL CONSTRUCTION TO BE ACCORDING TO THE BCA DEEMED - TO - SATISFY REQUIREMENTS UNO.

TERMITE CONTROL NOTE

TERMITE PROTECTION OF ALL PRIMARY BUILDING ELEMENTS USED FOR CONSTRUCTION OF THIS BUILDING WILL CONSIST ENTIRELY OF, OR A COMBINATION OF, MATERIALS CONSIDERED NOT SUBJECT TO TERMITE ATTACK. SPECIFICALLY, ALL TIMBERS USED IN THIS DWELLING WILL BE PRESERVATIVE TREATED IN ACCORDANCE WITH AS 3660.1 AND WILL COMPLY WITH LATEST REVISION OF THE BCA

ELECTRICAL SERVICES NOTE

ALL ELECTRICAL SERVICE WORK TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH LATEST REVISION OF THE RELEVANT AUSTRALIAN STANDARDS

EXISTING SERVICES NOTE

BUILDER TO LOCATE, ISOLATE AND RE-ROUTE EXISTING SERVICE AS REQUIRED. ENSURE ALL WORK IS CARRIED OUT UNDER THE RELEVANT AUSTRALIAN STANDARDS AND INDUSTRY CODES

PLUMBING NOTE

PLUMBER TO ENSURE ADEQUATE RWP ARE INSTALLED. RWP SHOWN ARE SUGGESTED ONLY. UTILISE EXISTING SOAK WELLS WHERE POSSIBLE
SIZES AND LOCATION OF SOAK WELLS ARE SUGGESTED ONLY AND SHOULD BE VERIFIED BY HYDRAULIC ENGINEER/PLUMBER ON SITE PRIOR TO PURCHASE AND INSTALLATION

DRAINAGE NOTE

ENSURE THAT NO STORM WATER RUN OFF DISCHARGES ONTO ANY ADJACENT PRIVATE PROPERTY BY DIRECTING ALL RUN OFF INTO ADJACENT ROAD AND/OR DRAINAGE RESERVES OR TO ANY OTHER POINT APPROVED BY THE LOCAL AUTHORITY

BUILDER NOTE

- OVERALL DIMENSIONS MAY CHANGE SLIGHTLY TO SUIT SELECTED MATERIALS AND FINISHES
- INTERNAL MEASUREMENTS TO STRUCTURAL SURFACE ONLY UNO. DOES NOT INCLUDE ALLOWANCE FOR CLADDING/LINING THICKNESS ETC

WIND CLASSIFICATION NOTE

REFER TO ENGINEERING SPECIFICATION AND/OR DRAWINGS FOR WIND CLASSIFICATION AND CONSTRUCTION REQUIREMENTS

EARTHWORKS NOTE

ENSURE ALL LEVELS AND HEIGHTS ARE CORRECT BEFORE ANY WORK IS COMMENCED AND WORK AREA CLEAR OF EXISTING SERVICES

WINDOWS AND DOORS

BUILDER TO CHECK WITH CLIENT ALL WINDOW AND DOOR TYPES INCLUDING SECURITY AND MESH OPTIONS BEFORE COSTING AND ORDERING

BOUNDARIES NOTE

SITE BOUNDARIES DIMENSIONS AND ANGLES ARE TO BE VERIFIED AGAINST THE LOT TITLE AND SUBJECT TO A FULL SITE FEATURE SURVEY AND/OR RE-PEG BY CERTIFIED SURVEYOR

DISCLAIMER

PLEASE NOTE THAT WHILE ALL CARE WAS TAKEN IN PREPARING THIS SET OF PLANS AND ELEVATIONS, ANY CONSTRUCTION WORK, ALTERATIONS OR RENOVATIONS SHOULD BE RE-CHECKED BEFORE COMMENCING ANY WORK TO ENSURE ACCURACY. DISCREPANCIES SHOULD BE RESOLVED IMMEDIATELY.

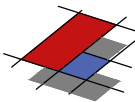
BUILDING REQUIREMENTS NOTE

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST BCA, LOCAL GOVERNMENT REQUIREMENTS AND THE AUSTRALIAN STANDARDS

ENGINEER NOTE

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS

1	-	CONSTRUCTION DRAWING	MV
REV	DATE	REVISION	BY



MJ Drafting & Designs
turning lines into visions

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PROPOSED ALTERATIONS
AND ADDITIONS

SITE PLAN & NOTES

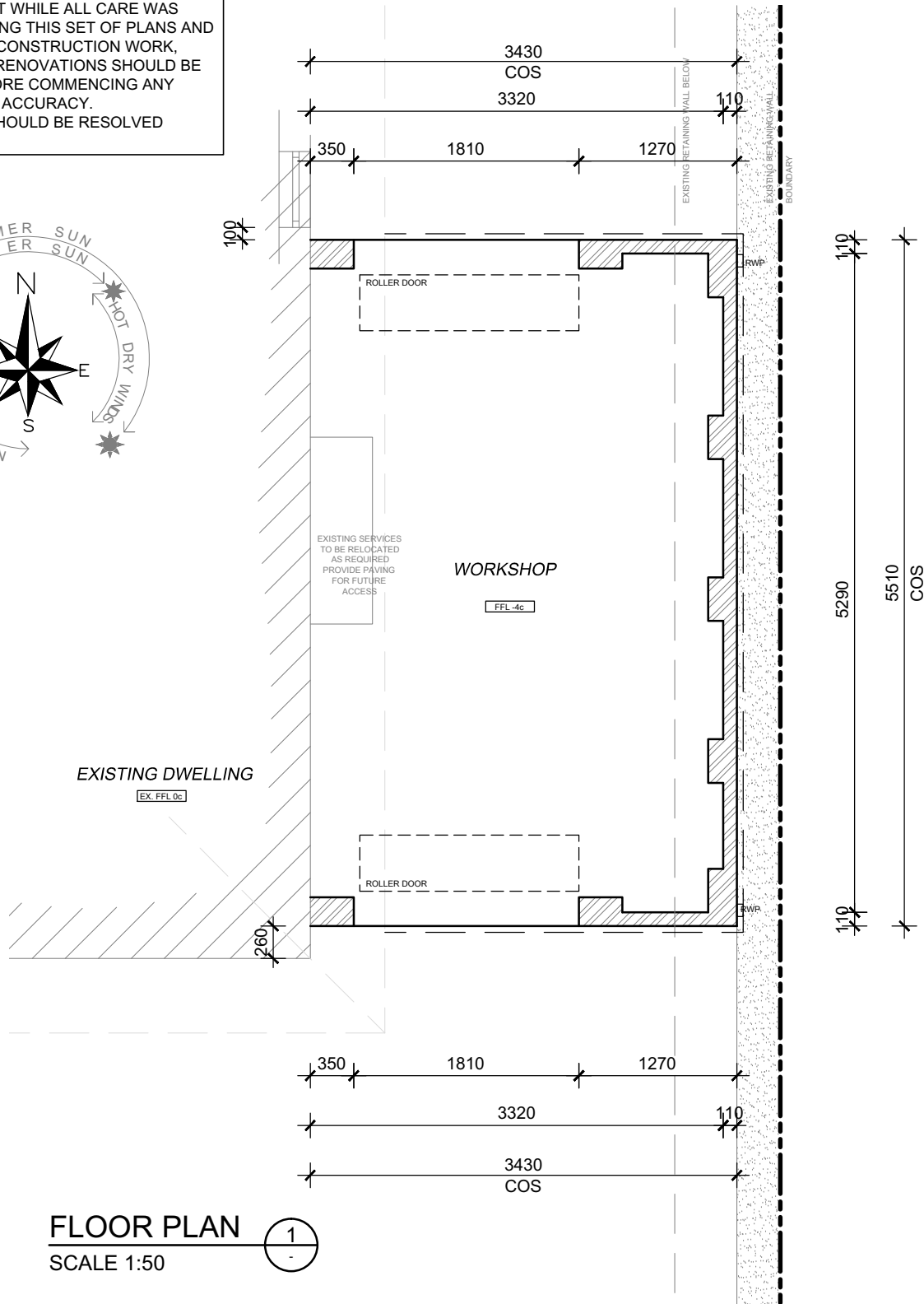
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CARRAMAR
CLIENT: MARTIN FRENCH

JOB No: 20999 DWG No: A01 OF A03
REV No: 1

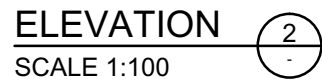
SCALE: AS SHOWN AT A3 CLIENT CHK BY:
DRN BY: MJV CHK BY:
DATE: Apr-20 DATE:

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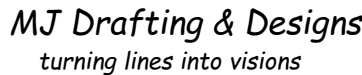
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FLOOR PLAN
SCALE 1:50



1	-	CONSTRUCTION DRAWING	MV
REV	DATE	REVISION	BY



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PROPOSED ALTERATIONS AND ADDITIONS

FLOOR PLAN & ELEVATIONS

SITE: LOT 2003 (#45) REDHART RD
CARRAMAR
CLIENT: MARTIN FRENCH

JOB No: 20999 DWG No: A02 OF A03
REV No: 1

SCALE: AS SHOWN AT A3 CLIENT CHK BY:
 DRN BY: MJV CHK BY:
 DATE: Apr-20 DATE: