

LOCAL AUTHORITY
 CITY OF WANNEROO
 NEAREST INTERSECTION
 BOWEN LANE
 SITE AREA
 917 M²
 ADJOINING PROPERTY ON SOUTH - SITE AREA
 1870 M²
 LOT NUMBER
 2

SHEET LIST

No	NAME	REV
000	COVER SHEET	C
BD00	GENERAL NOTES	C
BD01	SITE PLAN	C
BD02	DEMOLITION PLAN	C
BD03	GROUND FLOOR	C
BD04	ELEVATIONS	C
BD05	ELEVATIONS - RETAINING	C
BD06	SECTION	C
BD07	ELECTRICAL PLAN	C

PROJECT
 PROPOSED RETAINING, GARAGE & EXTENSION
 CLIENT
 TERRENCE O'NEILL
 SITE
 9 KARMOY PLACE, MINDARIE WA 6030

DRAWING
 COVER SHEET
 PROJECT NO
 0636

SIZE A3

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 ALL CONSTRUCTION TO CONFORM TO BCA AND AUSTRALIAN STANDARDS.

REV	DESCRIPTION	DATE	ISSUE	SHEET NO	REV
A	CONCEPT	04/04/22			
B	DA	06/04/22			
C	DA RFI	08/06/22	APR	000	C

GENERAL SPECIFICATION

GENERAL

1. ALL WORK TO BE IN ACCORDANCE WITH THE PROVISIONS OF THE NCC
2. ALL MATERIALS TO COMPLY WITH RELEVANT CURRENT AUSTRALIAN STANDARDS
3. ALL WORKMANSHIP TO COMPLY WITH RELEVANT CURRENT AUSTRALIAN STANDARD
4. ALL DETAILS TO BE CHECKED AND MEASURED AS REQUIRED PRIOR TO ORDERING
5. DO NOT SCALE FROM DRAWINGS
6. ALL REFERENCED STANDARDS TO BE CURRENT REVISION AT TIME OF CONSTRUCTION
7. REFER TO ENGINEERS DETAILS AND SPECIFICATIONS FOR ALL STRUCTURAL NOTES AND REQUIREMENTS
8. GUTTERS AND DOWNPIPES TO COMPLY WITH NCC PART 3.5.2.4 AND AS3500.5
9. TIMBER ROOF, WALL AND WINDOW FRAMING TO COMPLY WITH AS1684 AND AS1720
10. TIMBER FLOOR FRAMING AND JOISTS TO ENGINEER'S DETAILS AND AS1684 REQUIREMENTS
11. ALL WINDOWS TO BE SCREENED IN ACCORDANCE WITH AS3959
12. ALL GLAZING TO COMPLY WITH AS, NCC PART 3.6, AS2047/AS1288 AND APPLICABLE WIND CLASSIFICATION
13. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH OTHER DOCUMENTATION IN THE DRAWING SET
14. SUB-FLOOR VENTILATION TO NCC 3.4.1
15. WET AREAS TO NCC 3.8.1 & AS3740
16. GUTTERS AND DOWNPIPES - AS2179.1 FOR METAL, AS1273 FOR UPVC
17. STORMWATER TO COMPLY WITH AS3500, NCC 3.1.2 & LG REQUIREMENTS

EARTHWORKS

1. EARTHWORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS 3798
2. REMOVE ALL TOPSOIL, VEGETATION AND DELETERIOUS FILL MATERIAL FROM THE BUILDING AREA TO A MINIMUM OF 200MM UNLESS OTHERWISE STATED
3. WHERE PLUMBING PIPES PASS THROUGH FOUNDATIONS OR GROUND SLAB, SPECIFIED DEPTH OF CONCRETE IS TO BE MAINTAINED
4. DO NOT EXCAVATE SERVICES TRENCHES WITHIN AN ANGLE OF 45 DEGREES DOWN FROM BOTTOM EDGE OF FOOTING
5. FOUNDATION MATERIAL SHALL BE COMPACTED TO TO PROVIDE MINIMUM STANDARD PERTH PENETROMETER READINGS OF 8 BLOWS PER 300MM
6. IF CLAY IS ENCOUNTERED, ENGINEER SHALL BE CONSULTED
7. SAND FILL TO BE CLEAN AND WELL DRAINED WITH MAXIMUM FINES (PARTICLES UP TO 0.7MM) CONTENT OF 5%

CONCRETE

1. CONCRETE TO CONFORM TO REQUIREMENTS OF AS3600
2. REINFORCEMENT IS TO CONFORM TO CODES AS1302 AS1303, AS1304

BRICKWORK

1. ALL BRICKWORK SHALL COMPLY WITH AS3700 MASONRY CODE
2. BRICK GAUGE 7 STANDARD COURSES = 600MM UNLESS STATED OTHERWISE
3. WHEN WALLS ARE BRICK, DIMENSIONS ARE TYPICALLY TO BRICK COURSING UNLESS RENDERED. IF WALL DIMENSIONS DON'T MATCH EXTERNALLY, CONTACT THIS OFFICE TO CONFIRM - DO NOT CHANGE OUTSIDE DIMENSIONS OF BUILDING. IF OPENING DIMENSIONS DON'T MATCH BRICK COURSING, CONTACT CLIENT OR THIS OFFICE TO CONFIRM MOVING THESE TO SUIT

TIMBER NOTES

1. ALL TIMBERWORK TO BE IN ACCORDANCE WITH AS1720, AS1684 & NCC
2. ALL FASTENERS AND WASHERS TO BE GALVANIZED. WASHERS TO BE USED FOR ALL TIMBER BOLTED CONNECTIONS
3. ALL TIMBER TO HAVE H3 TREATMENT SUITABLE FOR OUTSIDE AND EXPOSED SITUATIONS
4. MINIMUM TIMBER GRADE OF MGP10

ROOFING

1. SELECTED ROOFING MATERIAL SHALL BE INSTALLED AND FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS, RELEVANT CODE AND AUSTRALIAN STANDARD

TERMITE

1. PHYSICAL AND CHEMICAL TERMITE TREATMENTS TO BE CARRIED OUT IN ACCORDANCE WITH AS3660.1-2014 (OR AS AMENDED) AND THE NCC

STEEL

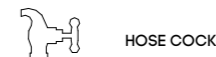
1. REFER TO ENGINEERS DETAILS AND NOTES FOR SPECIFICATIONS
2. NOTE THAT STEEL REQUIREMENTS CHANGE IN COASTAL AREAS AS PER AUSTRALIAN STANDARDS. REFER TO ENGINEERING NOTES AND AUSTRALIAN STANDARDS

LEGEND:

- | | |
|--|----------------------------|
| AHD. - AUSTRALIAN HEIGHT DATUM | INT. - INTERIOR |
| AS. - AUSTRALIAN STANDARD | LVL. - LEVEL |
| A/C - AIR CONDITIONING | MH. - MAN HOLE |
| AVG. - AVERAGE | NA. - NOT APPLICABLE |
| BCA/ NCC. - NATIONAL CONSTRUCTION CODE | NO. - NUMBER |
| BL. - BUILDING LINE | NTS. - NOT TO SCALE |
| BLDG. - BUILDING | OA. - OVER ALL |
| CABT. - CABINET | OD. - OUTSIDE DIAMETRE |
| CH. - CEILING HEIGHT | P. - PUMP |
| CLG. - CEILING | PART. - PARTITION |
| COL. - COLUMN | PWR. - POWER |
| C. - CENTRE | QTY. - QUANTITY |
| D. - DOOR | REF. - REFERENCE |
| DET. - DETAIL | REV. - REVISION |
| DIA. - DIAMETRE | RL. - REDUCED LEVEL |
| DIM. - DIMENSION | ROBE - WARDROBE |
| DR. - DRAIN | SB. - STEEL BEAM |
| DWG - DRAWING | SC. - STEEL COLUMN |
| EL. - ELEVATION | SCHED. - SCHEDULE |
| ELECT. - ELECTRIC/ ELECTRICAL | SECT. - SECTION |
| EMERG. - EMERGENCY | STD. - STANDARD |
| EMB. - ELECTRIC METER BOX | SPEC. - SPECIFICATION |
| EXH. - EXHAUST | SQ.M. - SQUARE METRE |
| EXIST. - EXISTING | SQ.CM. - SQUARE CENTIMETRE |
| EXT. - EXTERIOR | STR. - STORAGE |
| FLR - FLOOR | STRUCT. - STRUCTURAL |
| GAR. - GARAGE | TYP. - TYPICAL |
| HC. - HOSE COCK | UNT - UNIT |
| H.RAIL - HAND RAILING | UTIL - UTILITY |
| HTR - HEATER | VA. - VOLTAGE |
| HWS. - HOT WATER SYSTEM | WH. - WALL HEIGHT |
| HYD. - FIRE HYDRANT | WIR. - WALK IN WARDROBE |
| HVAC - HEATING, VENTILATION & AIR CONDITIONING | WT. - WATER TANK |
| ID. - INTERNAL DIAMETRE | |



DP DOWN PIPE



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DRAWING
GENERAL NOTES
PROJECT NO
0636

SCALE 1:25
DATE 08/06/22
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SIZE A3

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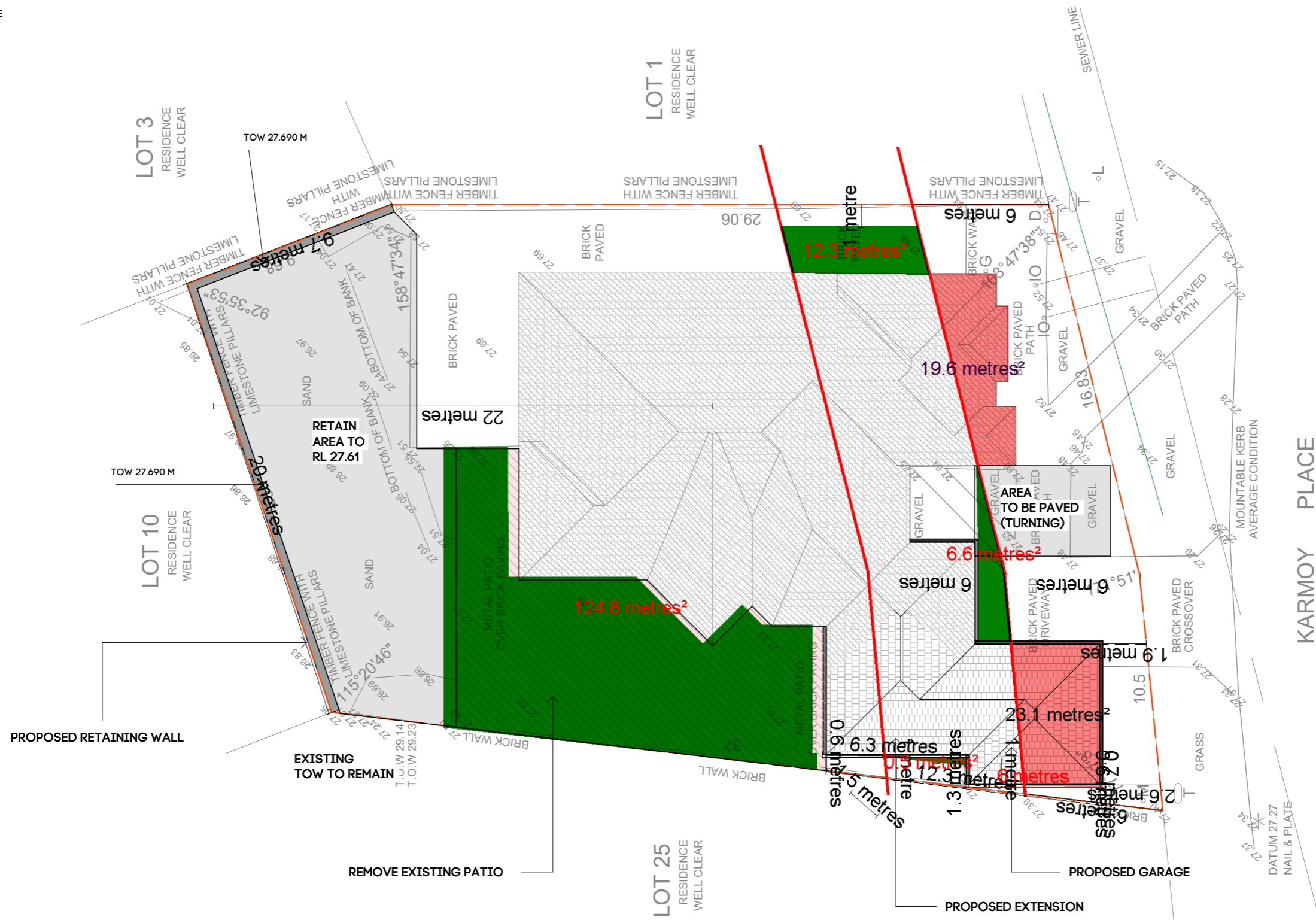
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NOTES:

- LEVELS ARE APPROXIMATE ONLY
- BULDER TO CONNECT DOWNPIPES TO SOAKWELL
- PROVIDE CERTIFIED TERMITE BARRIER SYSTEM TO AS 3660.1
- THIS DRAWING TO BE READ IN CONJUNCTION WITH OTHER DOCUMENTATION IN THE DRAWING SET
- OBTAIN INFORMATION FROM PRACTISING ENGINEER TO DETERMINE STRUCTURAL REQUIREMENTS



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DRAWING
 SITE PLAN
 PROJECT NO
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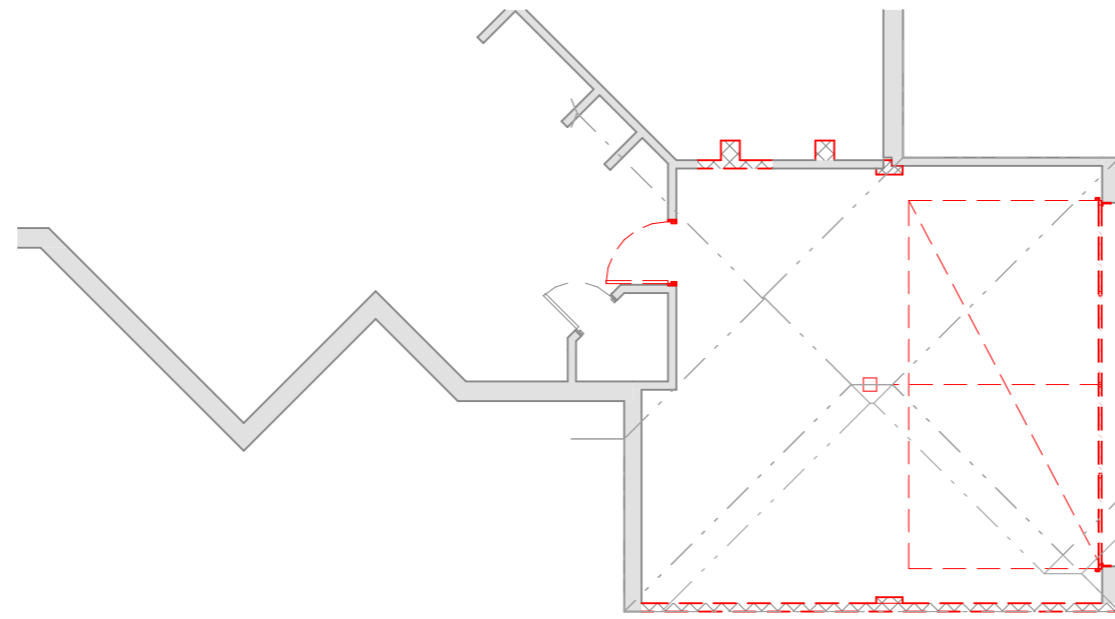


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DRAWING
DEMOLITION PLAN
PROJECT NO
0636

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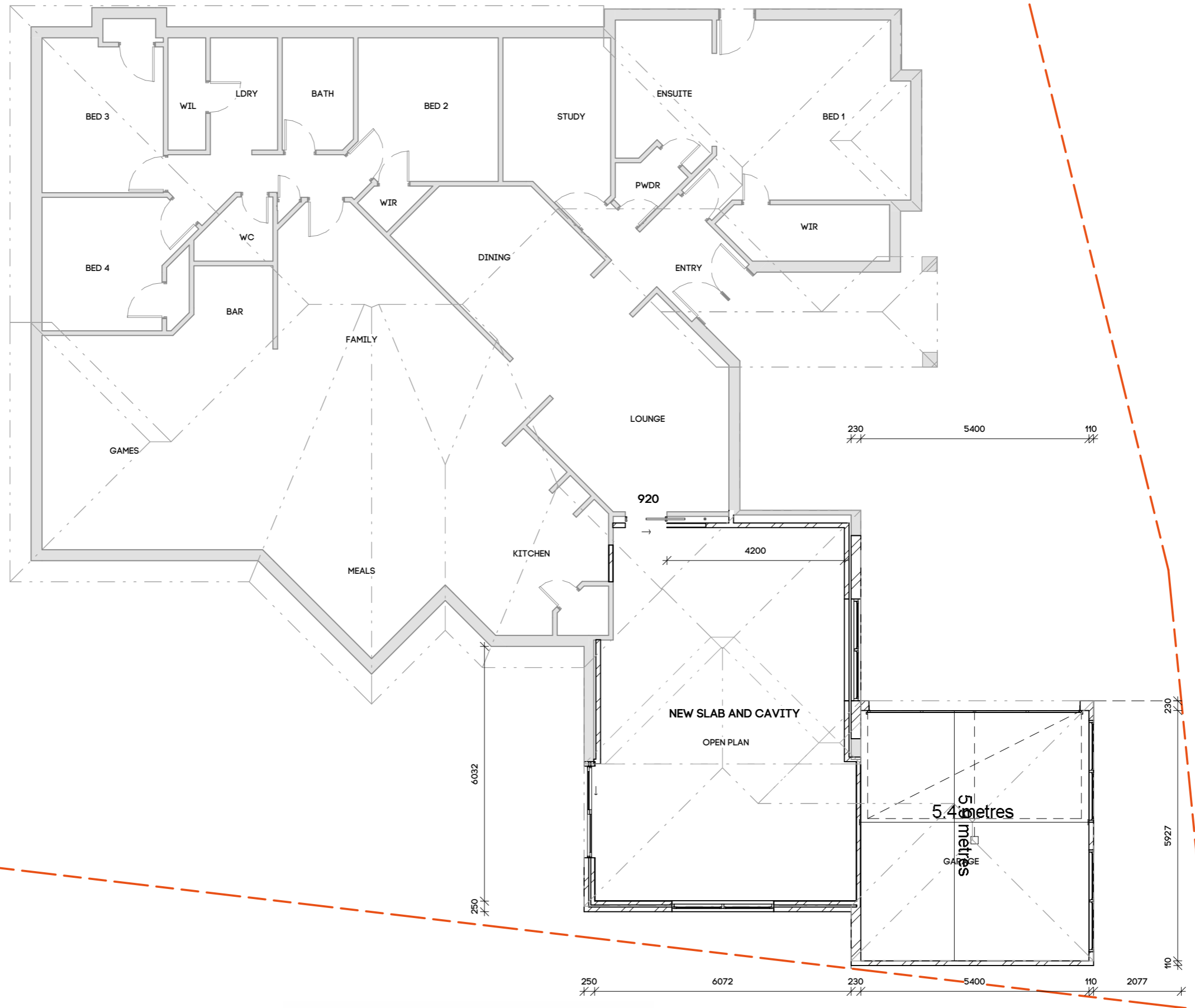
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EXISTING PLANS HAVE BEEN SIMPLIFIED FOR THE PURPOSE OF THESE DRAWINGS



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 GROUND FLOOR
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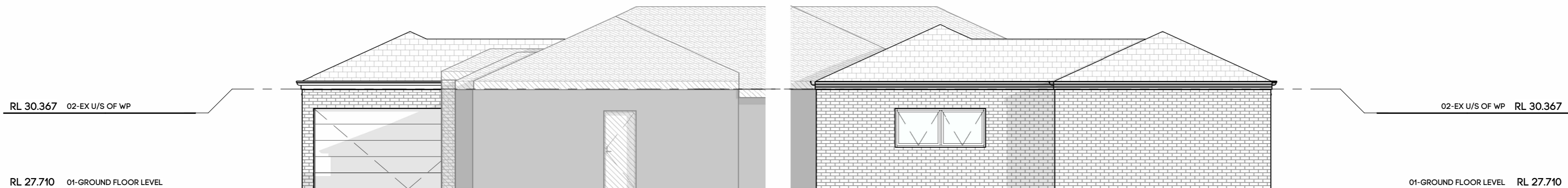
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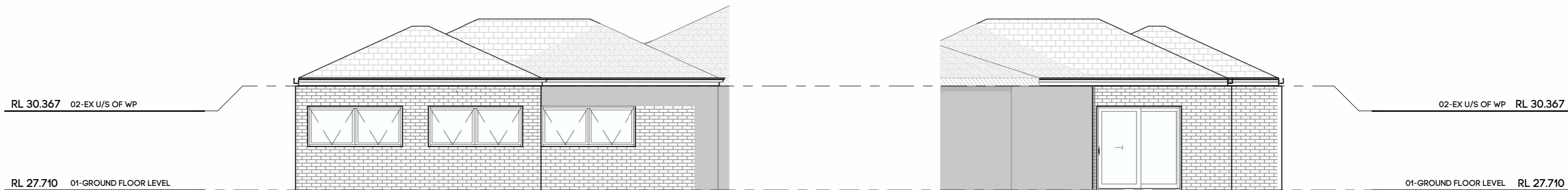
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EXISTING PLANS HAVE BEEN SIMPLIFIED FOR THE PURPOSE OF THESE DRAWINGS



1 ELEVATION - NORTH
1 : 100

2 ELEVATION - SOUTH
1 : 100



3 ELEVATION - EAST
1 : 100

4 ELEVATION - WEST
1 : 100

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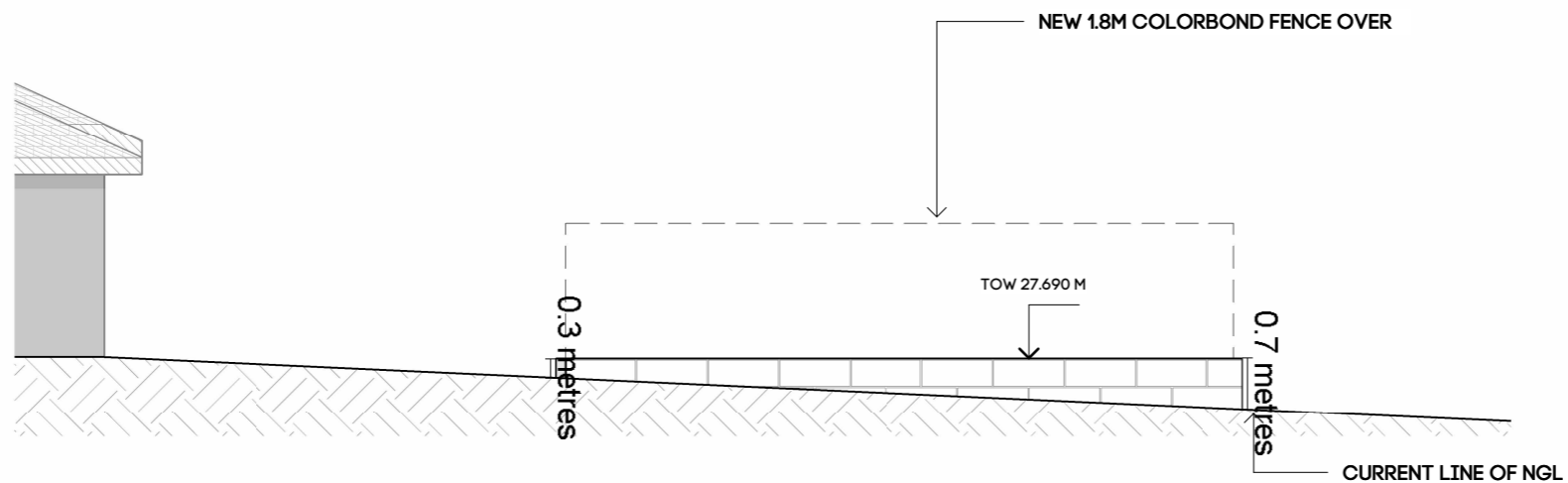
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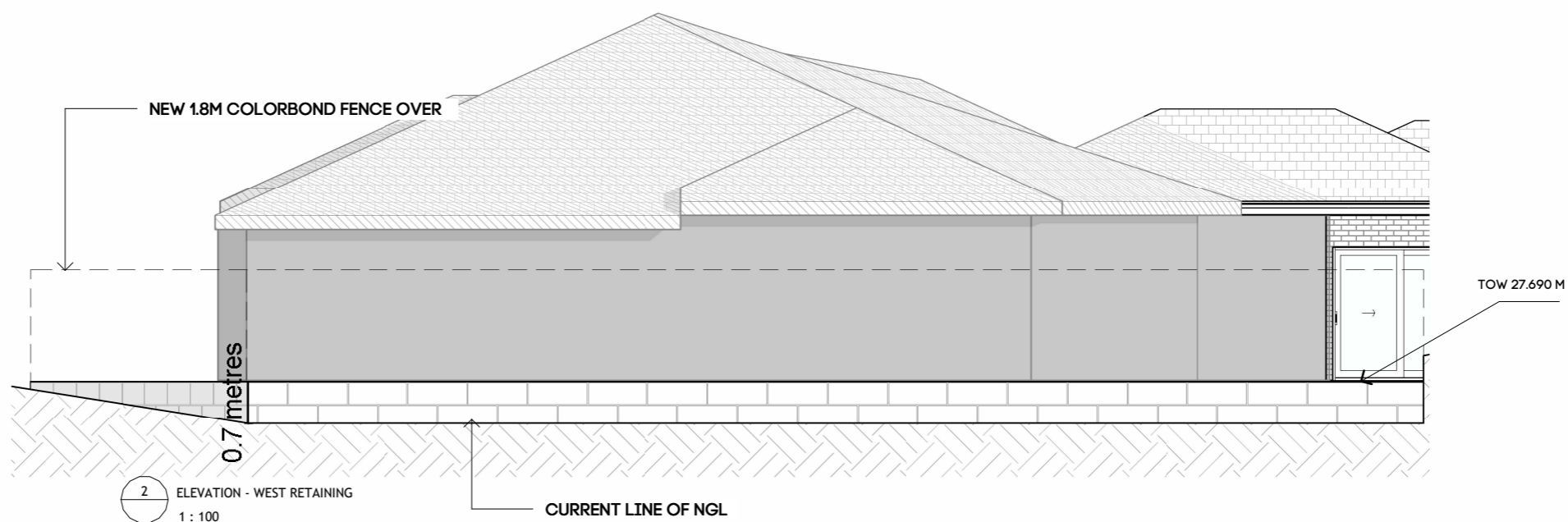
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08/06/22

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1 ELEVATION - NORTH RETAINING
1 : 100

0 metres



2 ELEVATION - WEST RETAINING
1 : 100

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ELEVATIONS - RETAINING
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ISSUE	SHEET NO	REV
APR	BD05	C

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APR	BD05	C