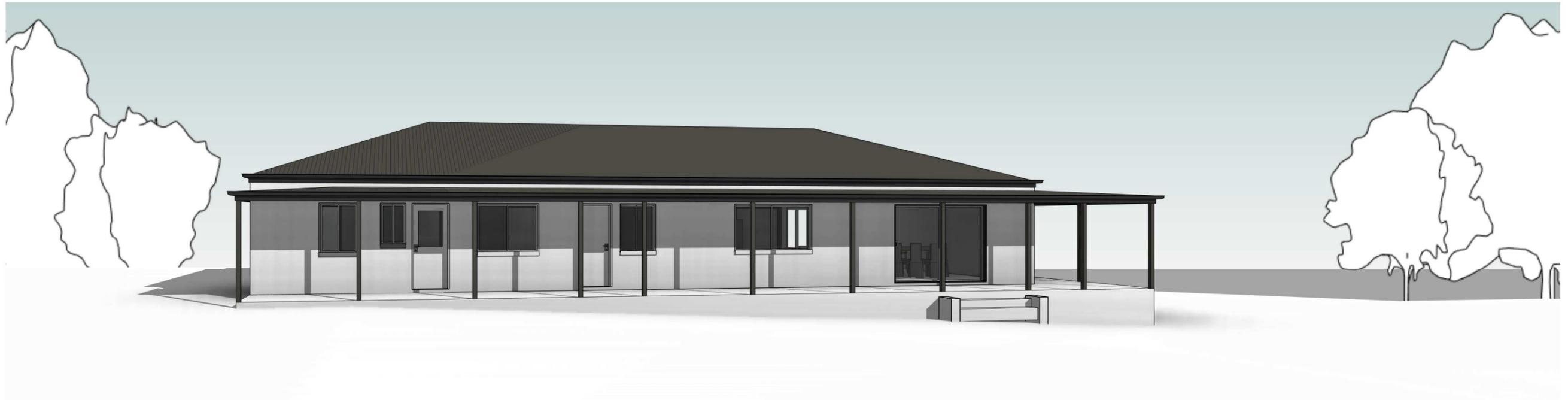


PROPOSED ADDITIONS
FOR
GRAEME & CAROLYN TOURLE
800 CASTLEREAGH HIGHWAY, MENAH NSW



GENERAL NOTES:

Builder to confirm all dimensions before commencing any works.

If discrepancies occur on plans, designer is to be contacted.

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Use figured dimensions only. Do not scale from plans.

Site information is based on information supplied by the owner and must be verified by the supplier on acceptance of this plan.

All works shall comply with the National Construction Code (NCC) current Australian Standards, building regulations and statutory approvals. Notify this office of any discrepancies.

These plans should be read in conjunction with project specification and all consultant drawings including but not limited to Structural Engineer and Surveyor.

Soil Classification - refer to Engineers report and soil tests.

SPECIFICATIONS:

WIND CLASSIFICATION - BY ENGINEER

PLUMBING

All plumbing to AS 3500 and must be carried out by a licensed plumber in accordance with the Plumbing Code of Australia (PCA) to comply with the requirements of the Local Authority.

Gutters and Downpipes to be designed and installed in accordance with NCC/BCA Part 3.5.3.

ELECTRICAL

All electrical work shall be undertaken by a licensed electrician and in accordance with AS/NZS 3000

DRAUGHT SEALING

Provide a seal/draught excluder to the bottom edge of all external doors

SPECIFICATIONS:

TERMITE PROTECTION

All buildings shall be protected against termite attack in accordance with AS3660.1 and NCC/BCA 3.1.4. Provide a durable notice in the meter box indicating type of barrier and required inspections.

SMOKE DETECTORS

Smoke detectors shall be installed as noted on the plans and in accordance with AS 3786 and NCC/BCA Vol. 2 Part 3.7.5. They must be hard wired to the electrical supply.

GLAZING

Provide glazing to AS 1288 and NCC/BCA Part 3.6

LIFT OFF HINGES (LOH)

Provide lift of hinges to the doors on sanitary compartments as labeled on the plans in accordance with NCC/BCA Vol 2 3.8.3.3

BASIX NOTES:

LIGHTING

The primary type of artificial lighting is dedicated fluorescent or LED in all 3 bedrooms, living room, dining room, kitchen, all bathrooms, all toilets, laundry and all hallways.

A minimum of 40% of new or altered light fixtures must be fitted with fluorescent, compact fluorescent, or light-emitting diode (LED) lamps.

AAA RATING

All showerheads minimum rating of 3 star or < 9L/min

Toilets to have a minimum rating of 3 Star or < 4L per flush.

Kitchen taps to have a minimum rating of 3 star or < 9L/min

and Basin taps to have a minimum rating of 3 stars or < 9L/min

GENERALLY

The information found in these notes are by no means the extent of information relating to compliance with BASIX commitments. These notes must be read in conjunction with the full set of plans and elevations outlined on sheet no's 592TOU-00 to 592TOU-06, Issue C (7 sheets) and with the BASIX Certificate pertaining to this property - Certificate No. A452294



1 **SITE PLAN**
SCALE 1 : 2500

Notes

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Issue	Description	Date
C	CLIENT APPROVAL	14.03.22
B	PRELIMINARY 1	23.08.21
A	PRELIMINARY	01.08.21

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Client
Graeme & Carolyn Tourle

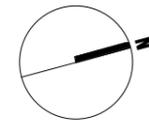
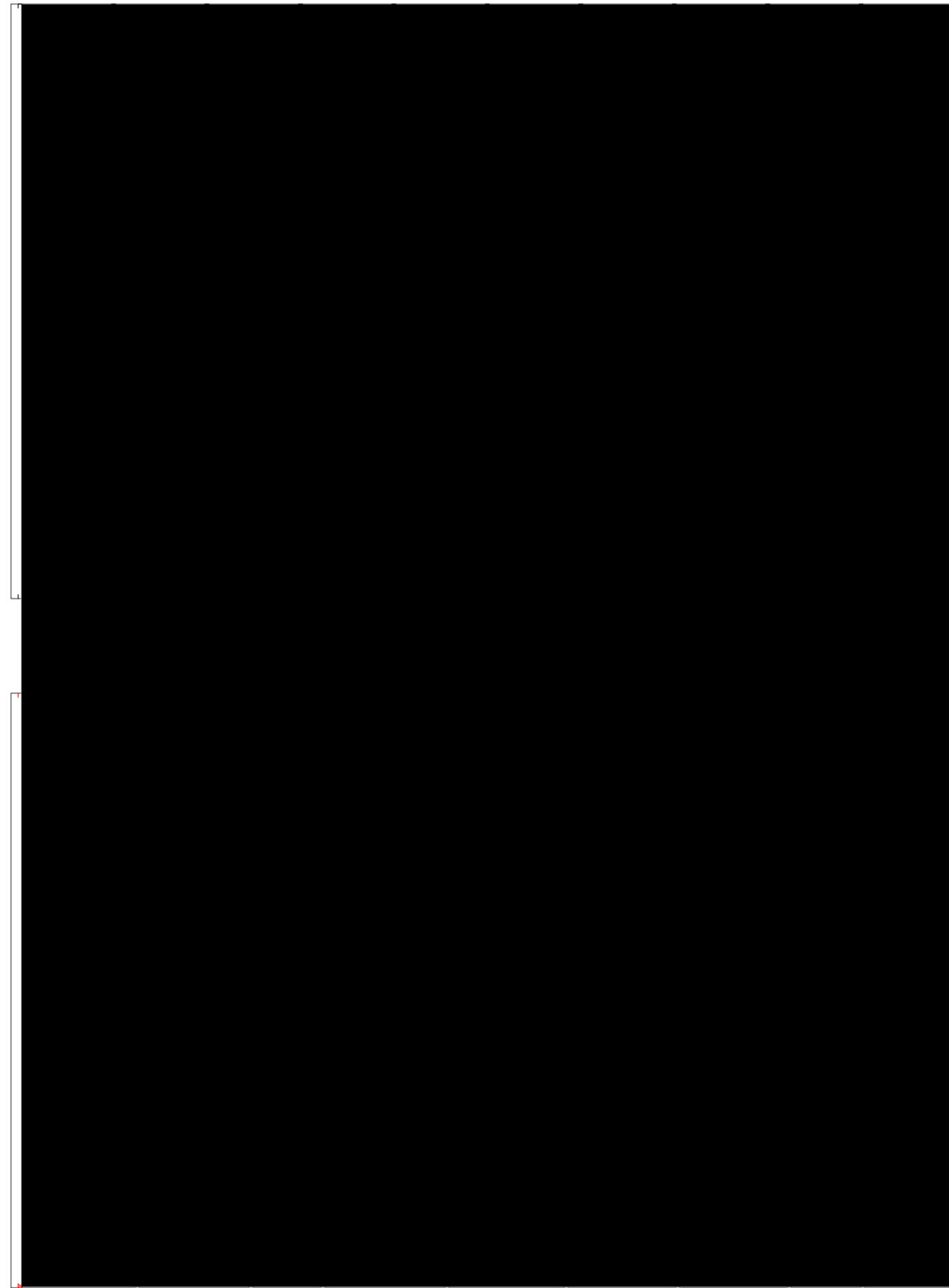
Project
800 Castlereagh Highway
Menah NSW 2850

Title
SITE PLAN

Scale at A3
1 : 2500

Date JULY 2021 **Drawn** RG/CD

Drawing No. 592TOU-01 **Issue** C



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1 EXISTING FLOOR PLAN
SCALE 1 : 100

SCOPE OF WORKS

- ① REMOVE EXISTING ROBE WALLS AND FRAME UP TO BEDROOM WALL.
- ② EXISTING KITCHEN AND KITCHEN WALLS TO BE DEMOLISHED. CAP ANY UNUSED SERVICES. NEW KITCHEN AS PER KITCHEN DESIGNER
- ③ DEMOLISH WALL AND DOOR AS SHOWN DOTTED. FRAME UP AND CREATE NEW DOOR OPENING IN LINE WITH HALLWAY WALL.
- ④ FACE BRICK VENEER TO BE REMOVED TO ALLOW FOR CONSTRUCTION OF EXTENSION
- ⑤ EXISTING DOOR TO BE DEMOLISHED
- ⑥ RE-LOCATE EXISTING INTERNAL HOT WATER UNIT
- ⑦ PROPOSED EXTENSION WITH RENDERED BRICK FINISH TO MATCH EXISTING

2 DEMOLITION FLOOR PLAN
SCALE 1 : 100

C	CLIENT APPROVAL	14.03.22
B	PRELIMINARY 1	23.08.21
A	PRELIMINARY	01.08.21
Issue	Description	Date

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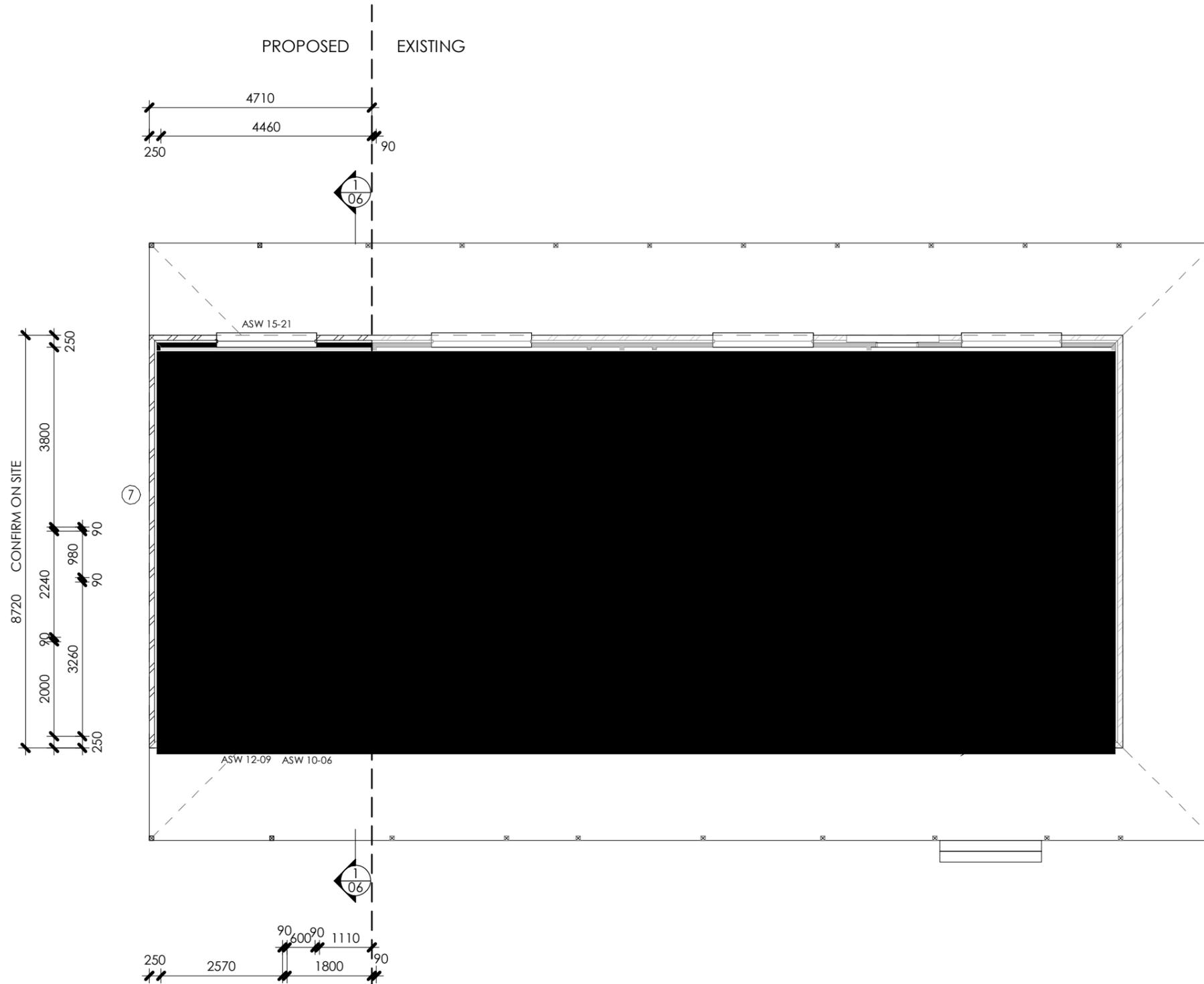
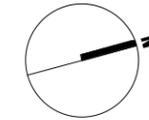
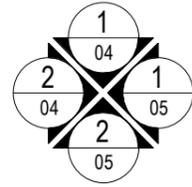
Project
800 Castlereagh Highway
Menah NSW 2850

Title EXISTING AND DEMOLITION FLOOR PLANS

Scale at A3
1 : 100

Date JULY 2021 **Drawn** RG/CD

Drawing No. 592TOU-02 **Issue** C



1 FLOOR PLAN
SCALE 1 : 100

AREA ANALYSIS	SQ M
EXISTING INTERNAL LIVING	139.9 m ²
EXISTING VERANDAHS TO REMAIN	95.4 m ²
PROPOSED INTERNAL ADDITION	39.7 m ²
PROPOSED VERANDAHS	9.6 m ²
TOTAL	284.5 m²

Notes

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LEGEND

15-21	WINDOW DIMENSIONS - HEIGHT x WIDTH.
AAW	ALUMINIUM AWNING WINDOW
ADH	ALUMINIUM DOUBLE HUNG WINDOW
ASD	ALUMINIUM SLIDING DOOR
ASW	ALUMINIUM SLIDING WINDOW
BFD	BI-FOLDING DOOR
CLN	CLOTHES LINE
CONC	CONCRETE, TROWEL FINISH
CPT	CARPET
CSD	CAVITY SLIDING DOOR
CFT	CERAMIC FLOOR TILES
DP	DOWN PIPE
DR	DRYER SPACE
DW	DISHWASHER
F	FIXED GLASS WINDOW
FD	FRENCH DOOR
FP	FIREPLACE
F.TIM	FLOATING TIMBER FLOOR
FWG	FLOOR WASTE GULLY
HP	HOT PLATES
HWS	HOT WATER SYSTEM
J	JOINERY
LOH	LIFT OFF HINGES
LT	LAUNDRY TUB
LV	LOUVRE WINDOW
MB	METER BOX
MOD	MODWOOD DECKING
MSSD	MULTI STACK SLIDING DOOR
MW	MICROWAVE
OBS	OBSCURE GLASS
OV	OVEN
PC	POLISHED CONCRETE
PL	VINYL PLANK FLOORING
PLD	PANEL-LIFT GARAGE DOOR
RD	ROLLER DOOR
REF	REFRIGERATOR
RW	RETAINING WALL
SD	SMOKE DETECTOR
SK	SINK
SL	SIDE-LITE
ID	TIMBER DECKING
TF	POLISHED TIMBER FLOOR
WM	WASHING MACHINE SPACE

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A	PRELIMINARY	01.08.21

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Menah NSW 2850

Title PROPOSED FLOOR PLAN

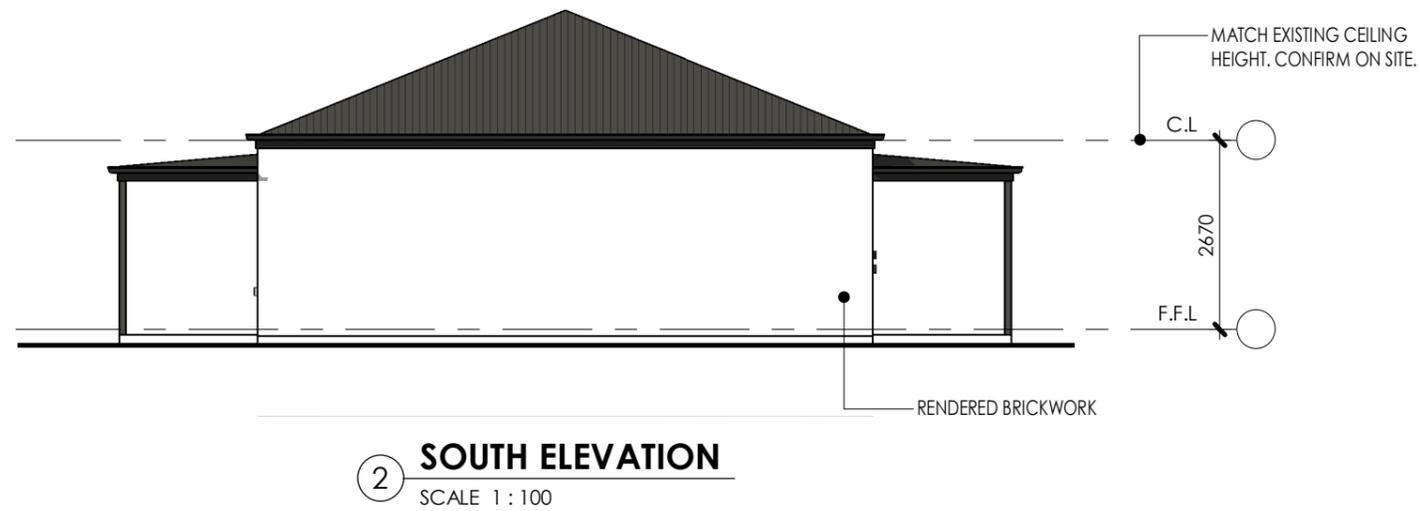
Scale at A3 1 : 100

Date JULY 2021 Drawn RG/CD

Drawing No. 592TOU-03 Issue C

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Issue	Description	Date
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B	PRELIMINARY 1	23.08.21
A	PRELIMINARY	01.08.21

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Title PROPOSED SOUTH & WEST ELEVATIONS

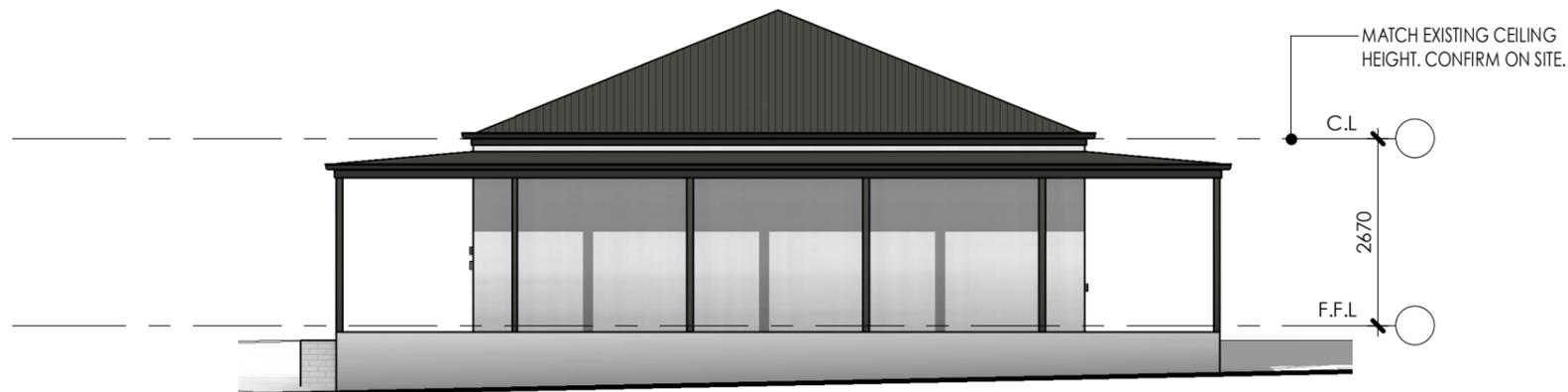
Scale at A3 1 : 100

Date JULY 2021 Drawn RG/CD

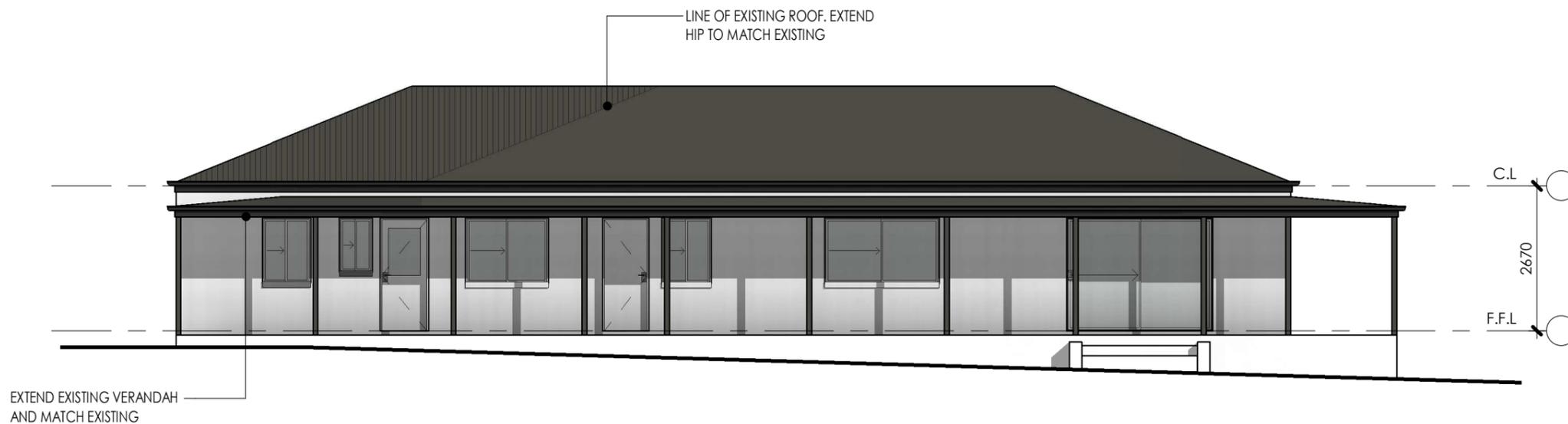
Drawing No. 592TOU-04 Issue C

Notes

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1 NORTH ELEVATION
SCALE 1 : 100



2 EAST ELEVATION
SCALE 1 : 100

Issue	Description	Date
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B	PRELIMINARY 1	23.08.21
A	PRELIMINARY	01.08.21

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Title PROPOSED NORTH & EAST ELEVATIONS

Scale at A3 1 : 100

Date JULY 2021 Drawn RG/CD

Drawing No. 592TOU-05 Issue C

TIMBER ROOF TRUSSES TO MANUFACTURERS SPECIFICATIONS AND AS1684. ROOF PITCH TO MATCH EXISTING. CONFIRM ON SITE.

ROOF INSULATION 55mm FOIL BACKED BLANKET

CEILING INSULATION MINIMUM R4.0 BATTS

C.L
C.O.S

EXTEND EXISTING VERANDAH AND MATCH EXISTING

EXTERIOR WALL INSULATION R2.4 WALL BATTS

F.F.L

VERANDAH SLAB TO ENGINEER'S DESIGN. LEVEL TO MATCH EXISTING VERANDAH

CONCRETE SLAB FFL TO MATCH EXISTING. NEW SLAB AND FOOTING TO ENGINEER'S DESIGN

1 SECTION A
SCALE 1 : 50

- Notes**
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Menah NSW 2850

Title
SECTION A

Scale at A3

Date JULY 2021 Drawn RG/CD

Drawing No. 592TOU-06 Issue C