

Proposed Alterations
78 Louee street
Rystone



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Revision Schedule		



BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

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File Ref: 22.1102	Approved for Construction:
Scale:	
Date: 07/06/20	

P. FREEMAN
78 LOUEE STREET
RYLSTONE

COVER SHEET
EXISTING

CALARE CIVIL
CONSULTING ENGINEERS

170 RANKIN STREET,
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Project. No.	22.1102
DWG. No.	A01
Issue:	D

EROSION & SEDIMENTATION CONTROL

Install controls in accordance with Local Council's 'Erosion and Sediment Control Guidelines' for Building and work sites.

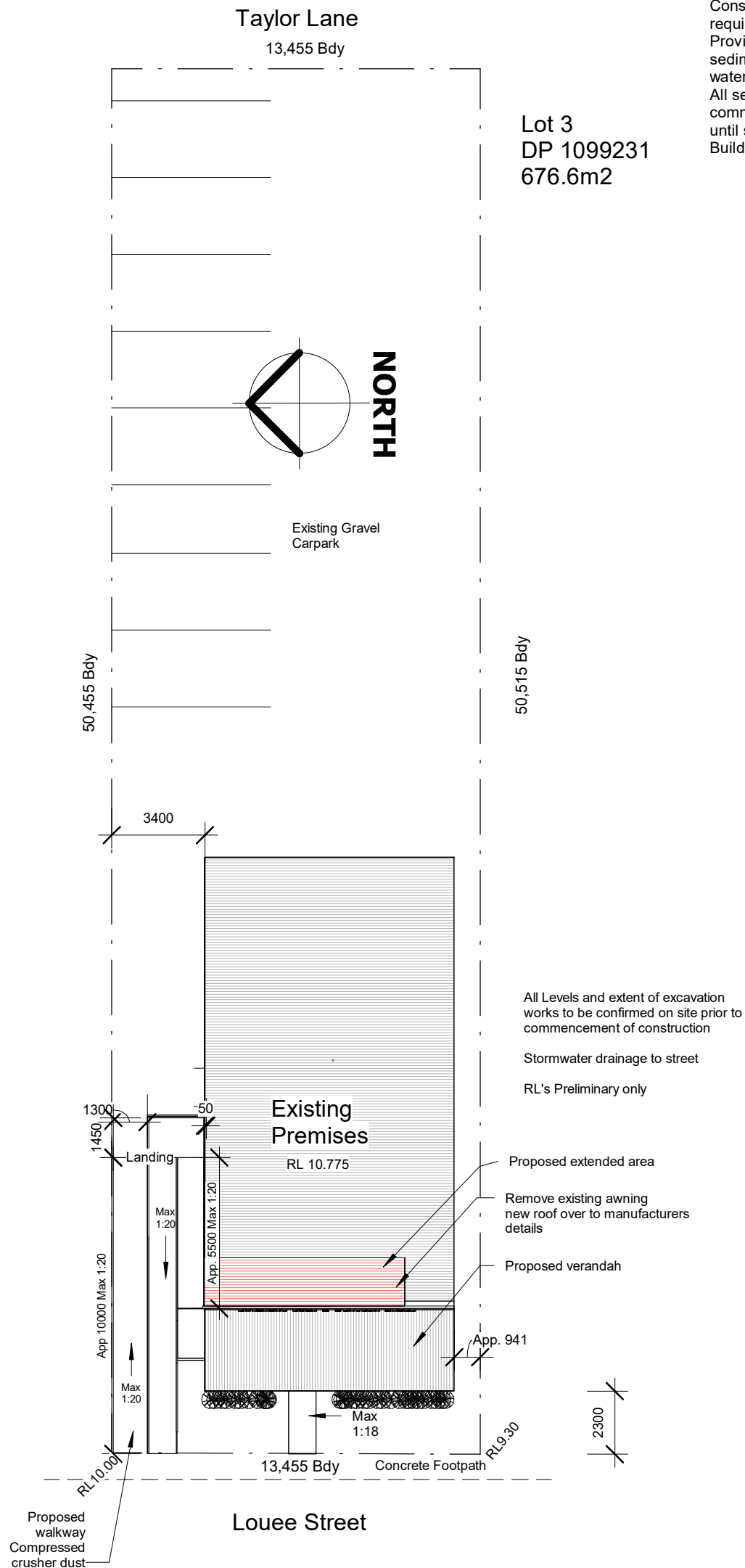
Note:

Construct washdown area in accordance with Council's requirements if required.

Provide sedimentation fence if site conditions do not prevent sediment accessing stormwater system, kerb and gutter or watercourse.

All sediment control measures are to be in place prior to commencing works and shall be maintained and stay in place until site is stabilised or revegetated.

Builder shall submit plan to council prior to commencing works.

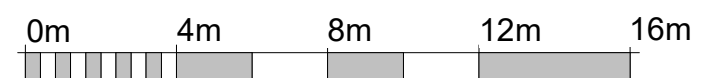


SITE PLAN

1 : 200

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VISUAL SCALE 1:200 @ A3

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Date: 08/11/22	

P. FREEMAN
78 LOUEE STREET
RYLSTONE

SITE

EXISTING

Project. No.

22.1102

DWG. No.

A02

Issue:

D



BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

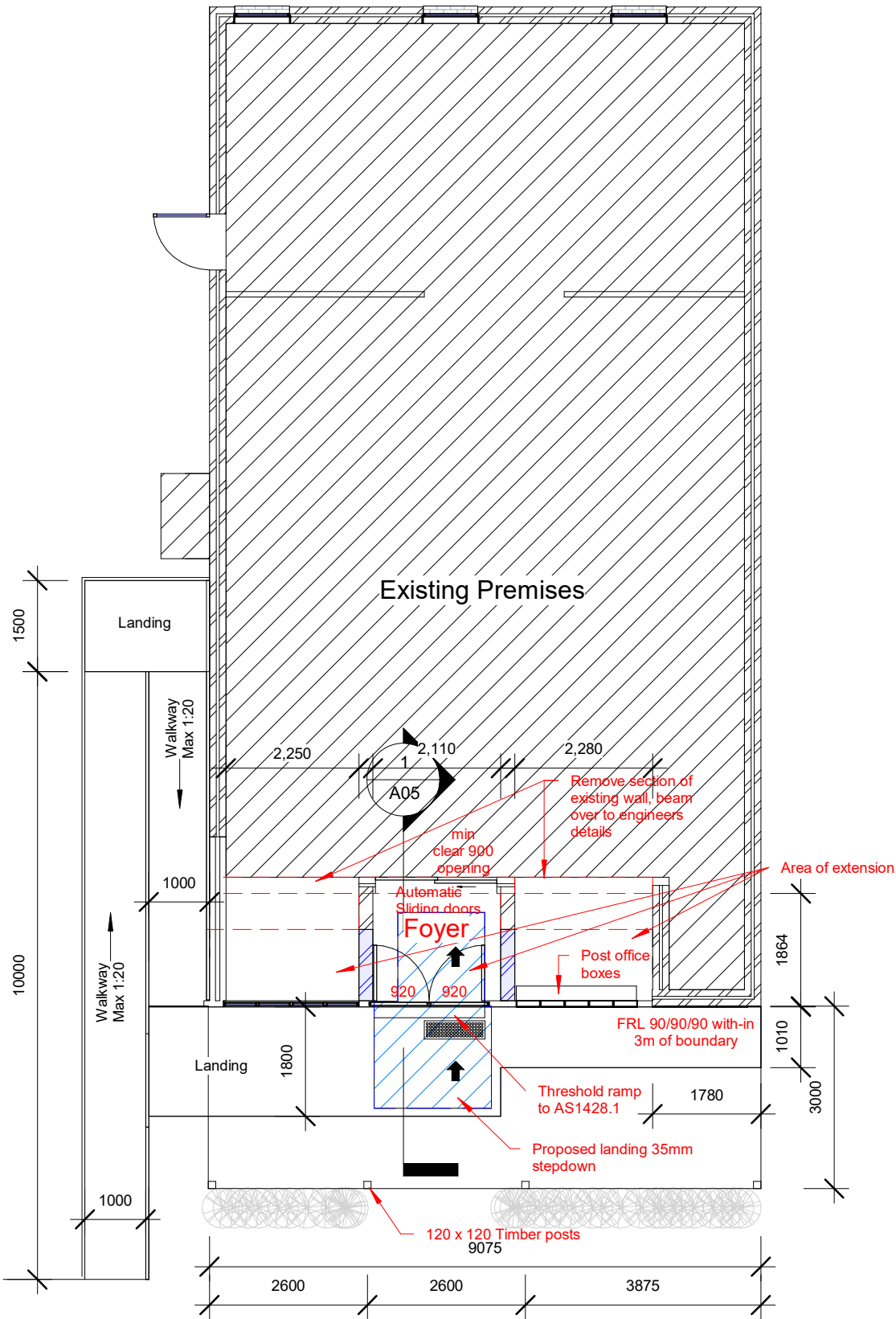
AUS. STANDARDS

CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE N.C.C.

ALL WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS :

(REFER TO SPECIFICATION FOR FULL LIST)

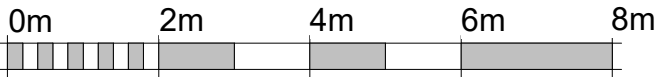
- AS/NZS 1170 Structural design actions
- AS 1288 Glass in buildings
- AS 1289 Methods of testing soil for engineering purposes
- AS/NZS 1680 Interior lighting
- AS 1684 Residential timber-framed construction
- AS 1720 Timber structures
- AS 1562 Design and installation of sheet roof and wall cladding
- AS2047 Windows and external glazed doors in buildings
- AS/NZS 2179 Specification of rainwater goods, accessories and fasteners
- AS/NZS 2269 Plywood - structural
- AS/NZS 2699 Built in components for masonry construction
- AS 2870 Residential slabs and footings - construction
- AS/NZS 2904 Damp-proof courses and flashings
- AS/NZS 3500 Plumbing and drainage
- AS 3600 Concrete structures
- AS 3660 Termite management
- AS 3700 Masonry structures
- AS 3740 Waterproofing in wet areas in residential buildings
- AS 3786 Smoke alarms
- AS 3900 Thermal insulation of buildings
- AS 3959 Construction of buildings in bush-fire prone areas
- AS 4055 Wind loadings for housing
- AS 4100 Steel structures
- AS/NZS 4200 Pliable building membranes and underlays
- AS 4586 Slip resistance classification of new pedestrian surface materials
- AS/NZS 4600 Cold-formed steel structures
- AS/NZS 4858 Wet area membranes
- AS/NZS 4859 Materials for thermal insulation of buildings
- ISO 8336 Fibre cement flat sheets
- AS2047 Windows and external glazed doors
- AS/NZS 4013 Domestic solid fuel burning appliances
- AS1860 Particleboard Flooring
- AS/NZS 1859 Flat pressed particleboard
- AS 3959 Construction of buildings in bushfire-prone areas



Note: Contrast colour between doors and walls must be a minimum of 30% (Typical of all doors) & Braille signage

Building Layout

1 : 100



VISUAL SCALE 1:100 @ A3

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Scale: 1 : 100	
Date: 08/12/21	

P. FREEMAN
78 LOUEE STREET
RYLSTONE

BUILDING LAYOUT

EXISTING

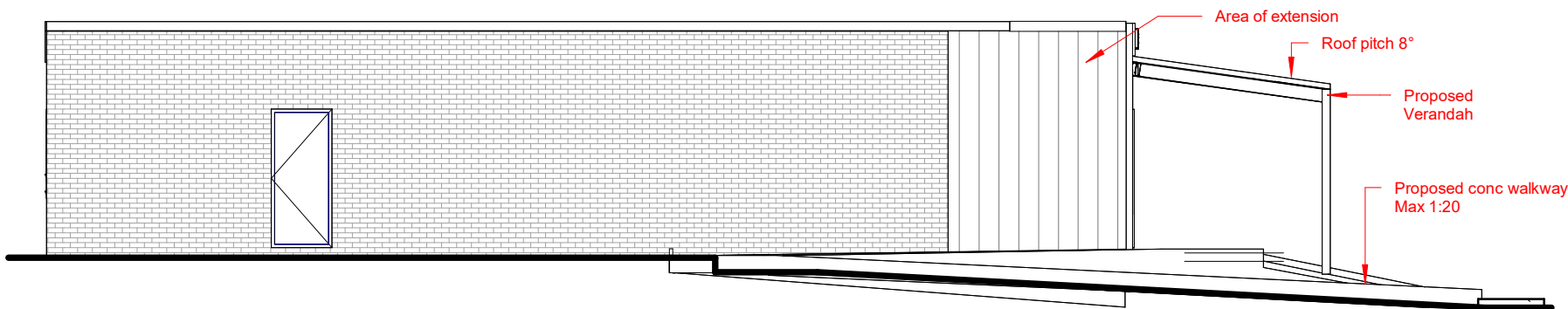


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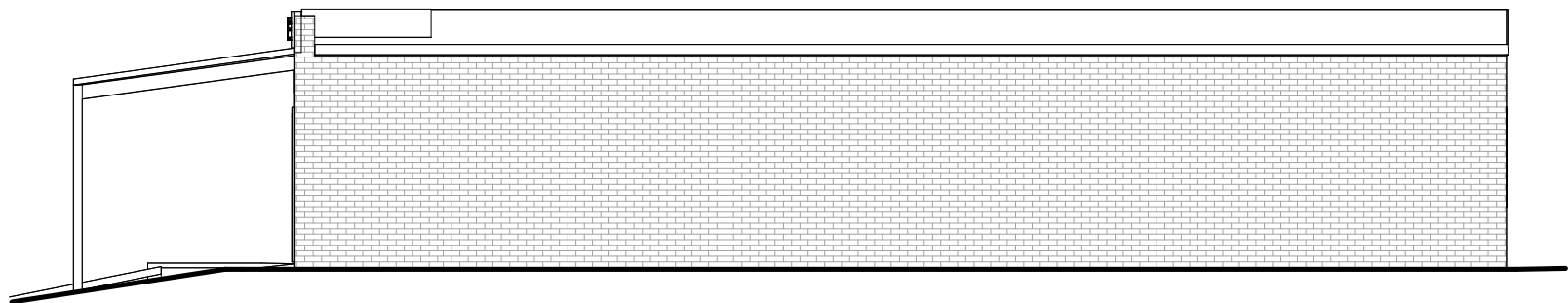
Project. No.	22.1102
DWG. No.	A03
Issue:	D
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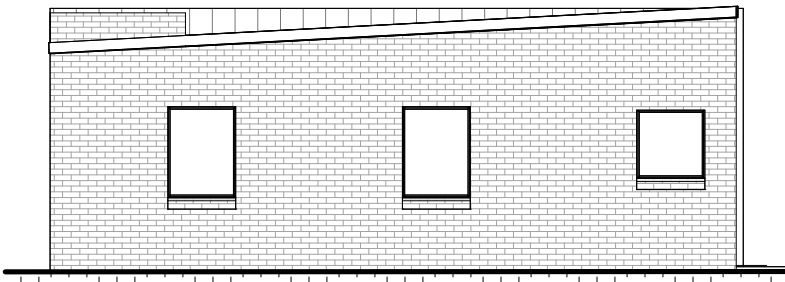
West/Street Elevation
1 : 100



North Elevation
1 : 100



South Elevation
1 : 100



East Elevation
1 : 100

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P. FREEMAN
78 LOUEE STREET
RYLSTONE

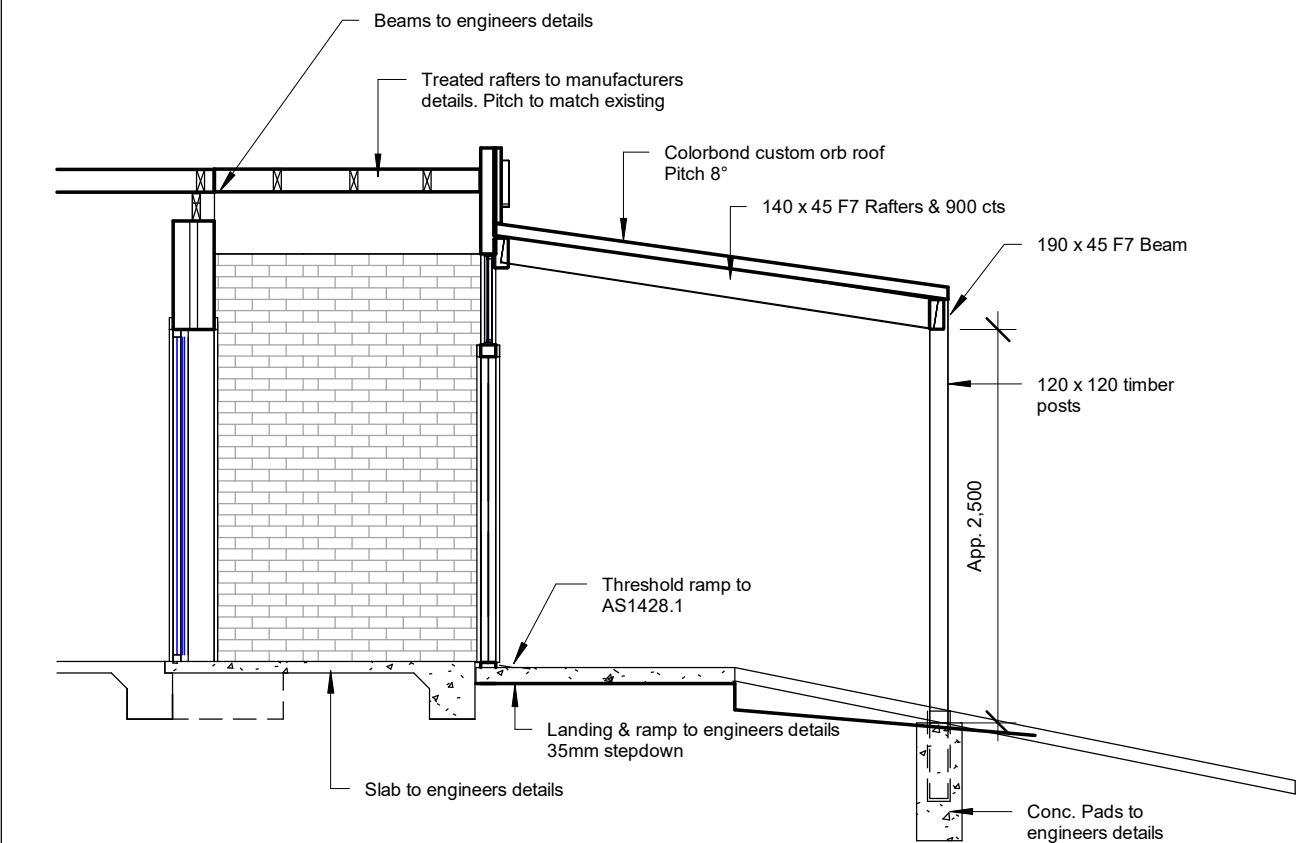
ELEVATIONS

EXISTING



170 RANKIN STREET,
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Project. No.	22.1102
DWG. No.	A04
Issue:	D
-	-



Section A
1 : 50

Access and Egress

- Provisions for escape to be in accordance with Section D1 of the N.C.C.
- Exit travel distances shall be in accordance with Part D2D5 of the N.C.C.
- Distance between alternate exits to be in accordance with D2D6 of the N.C.C.
- Required paths of exit be in accordance with part D2D7-D2D11 of the N.C.C. the unobstructed height must be no less than 2.0m except at doorways where the height may be reduced to 1.98m. The unobstructed width of each exit or path of travel to an exit, except at doorways must be 1.0m minimum.
- Discharge from exits must be in accordance with N.C.C. D2D15 exits must not be blocked at the point of discharge.
- Construction of exits to be in accordance with Part D3 of the N.C.C.
- Swinging doors to be in accordance with Part D3D25 of the N.C.C.
- Exit doors in the building shall have latching so that occupants of the building may immediately escape if there is a fire install to N.C.C. clause D3D26
- Access for people with disabilities shall comply with Part D4 of the N.C.C. & AS 1428.1
- Access to buildings to be in accordance with Part D4D3 of the N.C.C. All doors must comply with AS1428.1 so that one leaf opening gives a clear unobstructed width of 850mm.
- Car parking spaces for people with disabilities shall be in accordance Part D4D6 of the BCA and AS2890.1
- Tactile indicators to be provided in accordance with part D4D9 of the BCA and as1428.4
- Fire service provider to direct installation of all fire services and emergency egress in accordance with sections D and E of the building code of Australia.
- Handrails to be installed in accordance with Part D3D22 of the N.C.C.
- Maximum 1:20 gradient for walkways with cross falls not exceeding 1:40 & surfaces to be slip-resistant.
- Designated accessible parking space & signage for car space to be in accordance with AS2890.6:2009
- Maximum cross fall to designated car space to not exceed 1:40 (for concrete) in both directions.
- Doors on continuous accessible paths of travels & door circulation spaces to be in accordance with AS1428.1.
- Threshold ramp at entry to be in accordance with AS1428.1:2009, clause 10.5.
- Door hardware to comply with AS1428.1 Clause 13.
- Safety decals are to be provided to any glazed door & shopfront in accordance with AS1428.1:2009, Clause 6.6 including a solid & opaque band of minimum 75mm high.
- All switches and controls, except gpos, to be provided as per AS1428.1:2009, Clause 14 including height of 900-1100mm AFL.
- Statutory signage in accordance with AS1428.1:2009 and N.C.C. Clause D4D7.
- Emergency warning systems in accordance with N.C.C. requirements.
- Lighting to be uniform and in compliance with AS1680.0 to provide for safe movement within buildings.

Energy Efficiency

- Building shall be constructed in accordance with the provided Section J Report

Description

- All dimensions shown in millimeters unless noted otherwise.
- Do not scale from drawing. If in doubt ask.
- All dimension shall be verified on site by contractor prior to commencement of any works. Do not scale from drawing. If in doubt ask.
- It is the responsibility of the contractor to verify documents as to their accuracy and suitability.
- The drawings show the major work to be carried out but are not necessarily the total works required for the project.
- Site and building information is preliminary only and subject to confirmation by survey.
- Locate all buildings by survey to clear zone of influence of sewer and storm water or pier footings.
- Prior to any excavation or construction on the site, the relevant authority should be contacted for location of underground services.
- Verify adjacent finished site levels prior to commencement of works.
- Refer to engineer where site conditions differ from those allowed for.
- All plumbing and drainage work is to comply with the requirements of AS 3500-National Plumbing and Drainage Code and the New South Wales Code of Practice Plumbing and Drainage.
- Connect roof water drainage and storm water to the existing lines.
- All timber used in the building shall be strictly in accordance with the provisions of AS1684-1992, National Timber Framing Code, unless a certificate from a practicing structural engineer is submitted to council certifying that the building has been designed to withstand the most adverse combination of loads to which it will be subjected.
- Minimum design loads shall comply with AS1170.
- All structural elements to be designed by a practicing structural engineer.
- This drawing shall be read in conjunction with the engineer's details.
- Sheet roof shall be designed and installed in accordance with AS/NZS1562.1
- Install roof sarking to AS/NZS 4200 Parts 1 & 2
- Connect roof water drainage and storm water to the existing lines.
- Glazing shall be to AS1288 & AS2047.

Health and Amenity

- Stormwater drainage must comply with As/NZS 3500.3
- External above ground membranes must comply with AS4654 Parts 1 & 2
- Roof Coverings shall comply with Part F3D2 of the N.C.C
- Sarking materials used for weather proofing of roofs and walls shall comply with with AS/NZS 4200 Parts 1 & 2
- Damp-proofing shall comply with Part F1D6 of the N.C.C
- Light and Ventilation of rooms to be in accordance with N.C.C. Part F6 of the N.C.C
- Room heights to be in accordance with Part F5D2 of the N.C.C.
- Ventilation of rooms to be in accordance with the N.C.C F6D6 with a mechanical ventilation system complying with AS1668.2 and AS/NZS 3666.1

Fire Services

Type of Construction C

- Fire Resistance and Stability shall be in accordance with Part C2 of the N.C.C.
- Compartment and Seperation shall be in accordance with Part C3 of the N.C.C.
- Protection of Openings shall be in accordance with Part C4 of the N.C.C.
- Fire-Resisting Construction shall be in accordance with Specification 5 of the N.C.C
- Fire hazard properties of all linings, materials and assemblies shall comply with Specification 7 of the N.C.C.
- Material groups shall comply with tables S7C2 and S7C3 of specification 7 of the N.C.C. this applies to all materials and assemblies, finishes and surfaces including floor coverings
- Protect all penetrations in accordance with specification C13 of the N.C.C.
- Fire service provider to install all fire services and emergency agress in accordance with sections D & E of the N.C.C
- Fire extinguishers to be installed in accordance with section E1D14 of the N.C.C

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Scale: 1 : 50	
Date: 02/05/18	

P. FREEMAN 78 LOUEE STREET RYLSTONE
SECTION
EXISTING

CALARE CIVIL CONSULTING ENGINEERS
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Project. No.	22.1102
DWG. No.	A05
Issue:	D
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