





29 Earle Street
Lyneham
ACT 2602

Allan Spira,
Architect

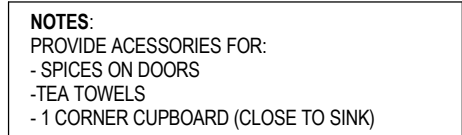
PHONE: 02 6247 0930
FAX: 02 6257 7060
MOBILE: 0417 434 781
email: spira@webone.com.au

REVISION	DATE	DESCRIPTION
AMENDMENTS		

Single Residence
Knock-down and Rebuild

{ADDRESS}

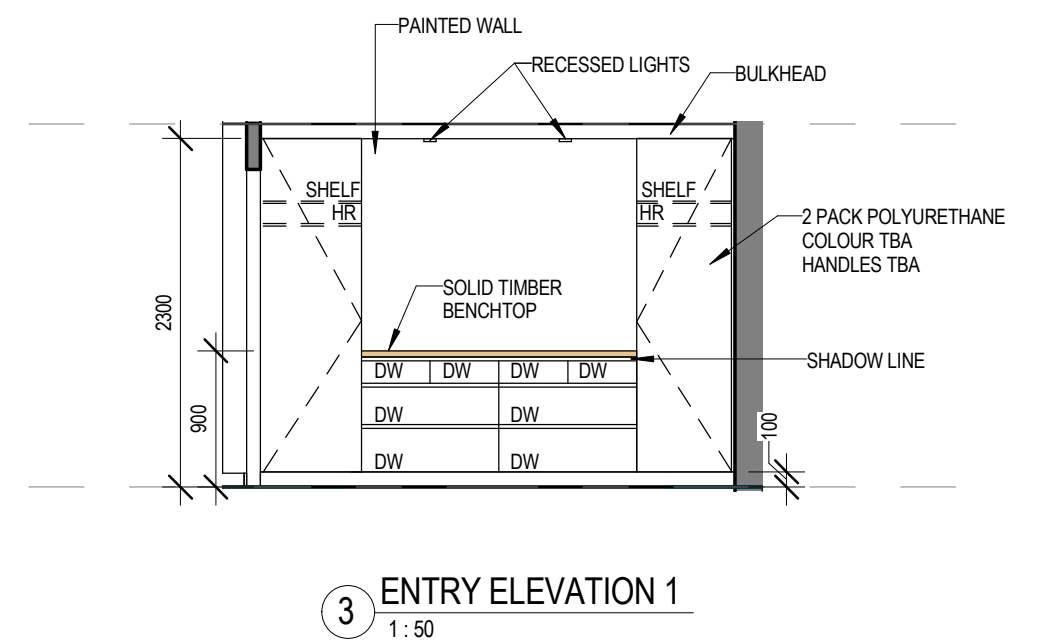
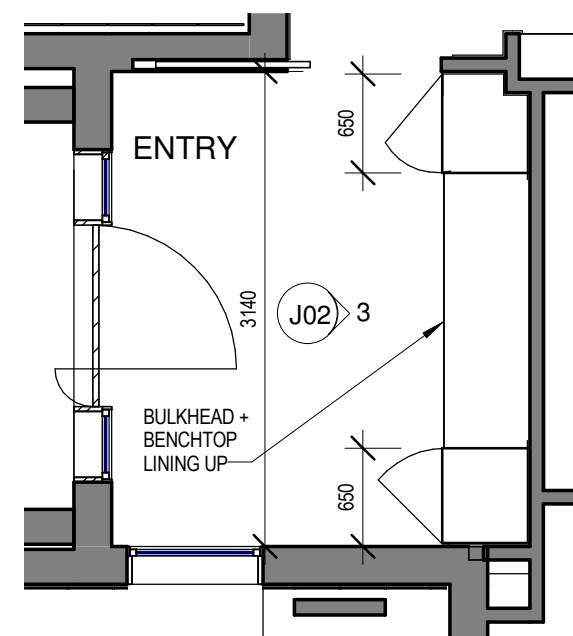
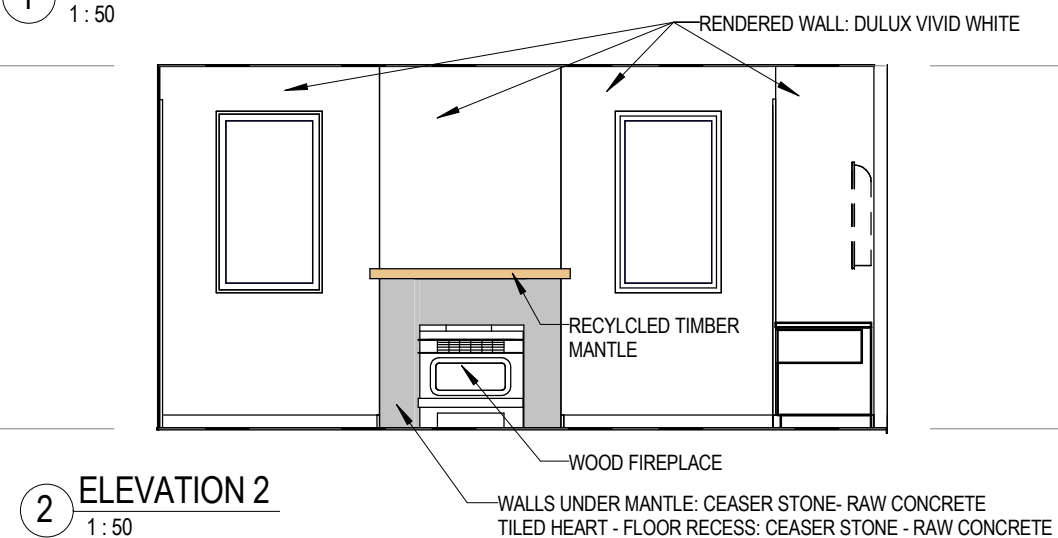
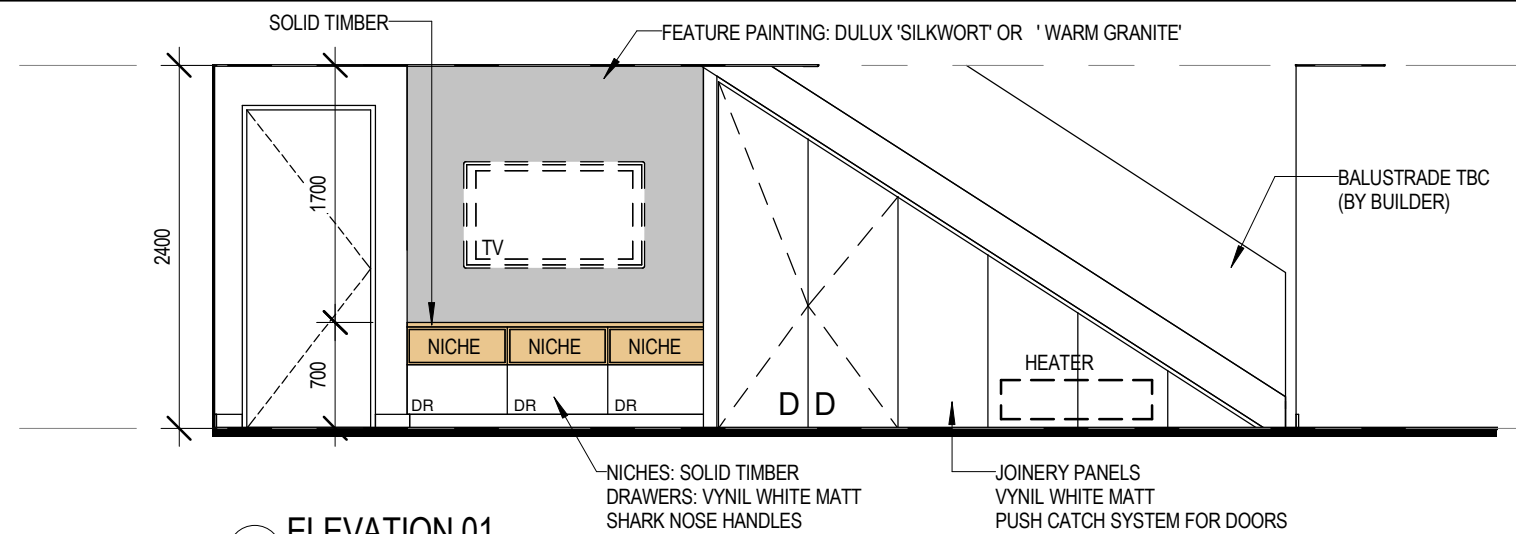
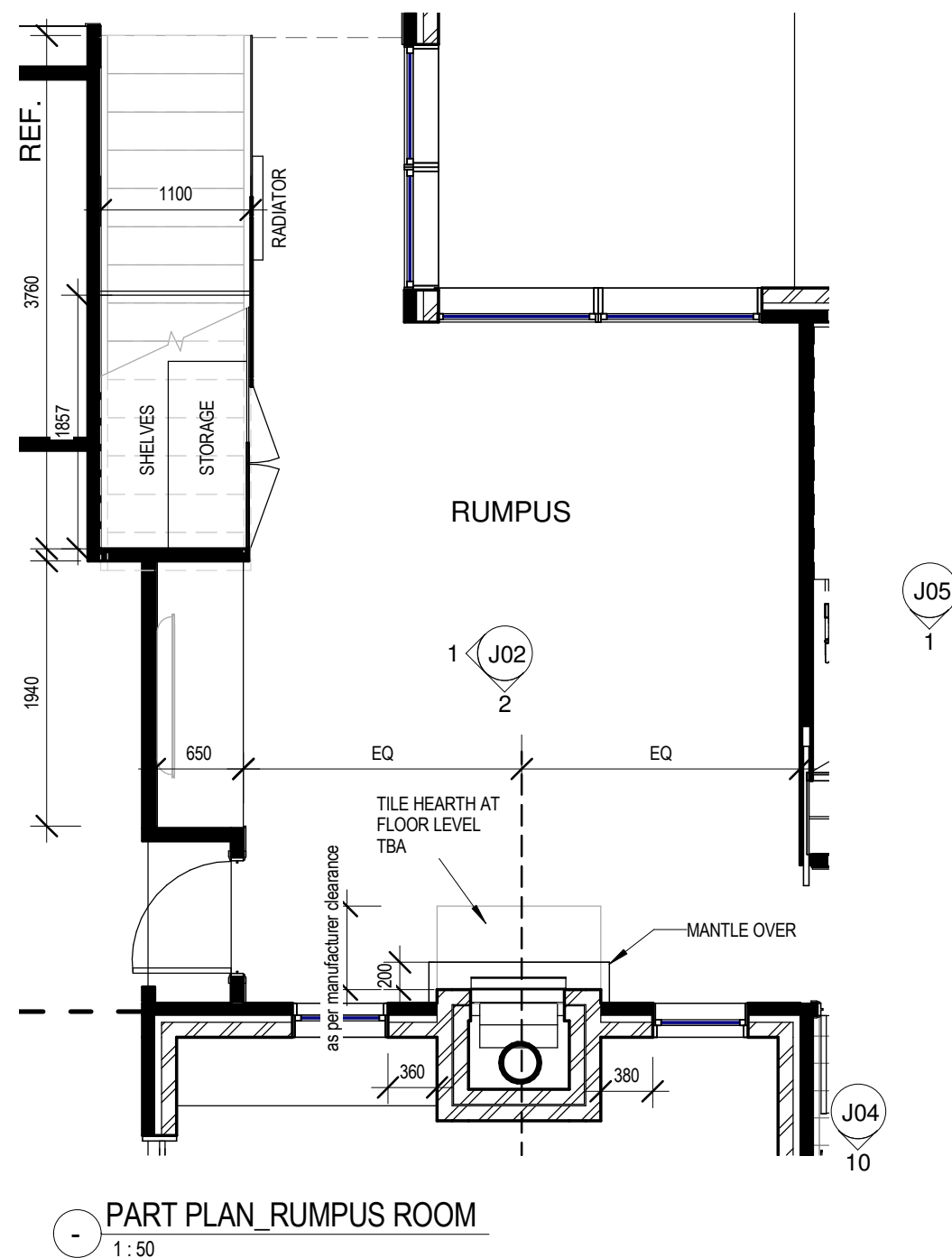
3D VIEW		
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Job No:	Scale: 1 : 1 @ A3	
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Date:		



REVISION	DATE	DESCRIPTION
AMENDMENTS		

{ADDRESS}

KITCHEN JOINERY		
Block:	Section:	J01
Job No:	Scale: 1 : 50 @ A3	
File Name:		
Drawn by:	Checked by:	
Date:		



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RUMPUS/STAIRS/ENTRY JOINERY

Block:

Section:

Job No:

Scale: 1 : 50

④ A3

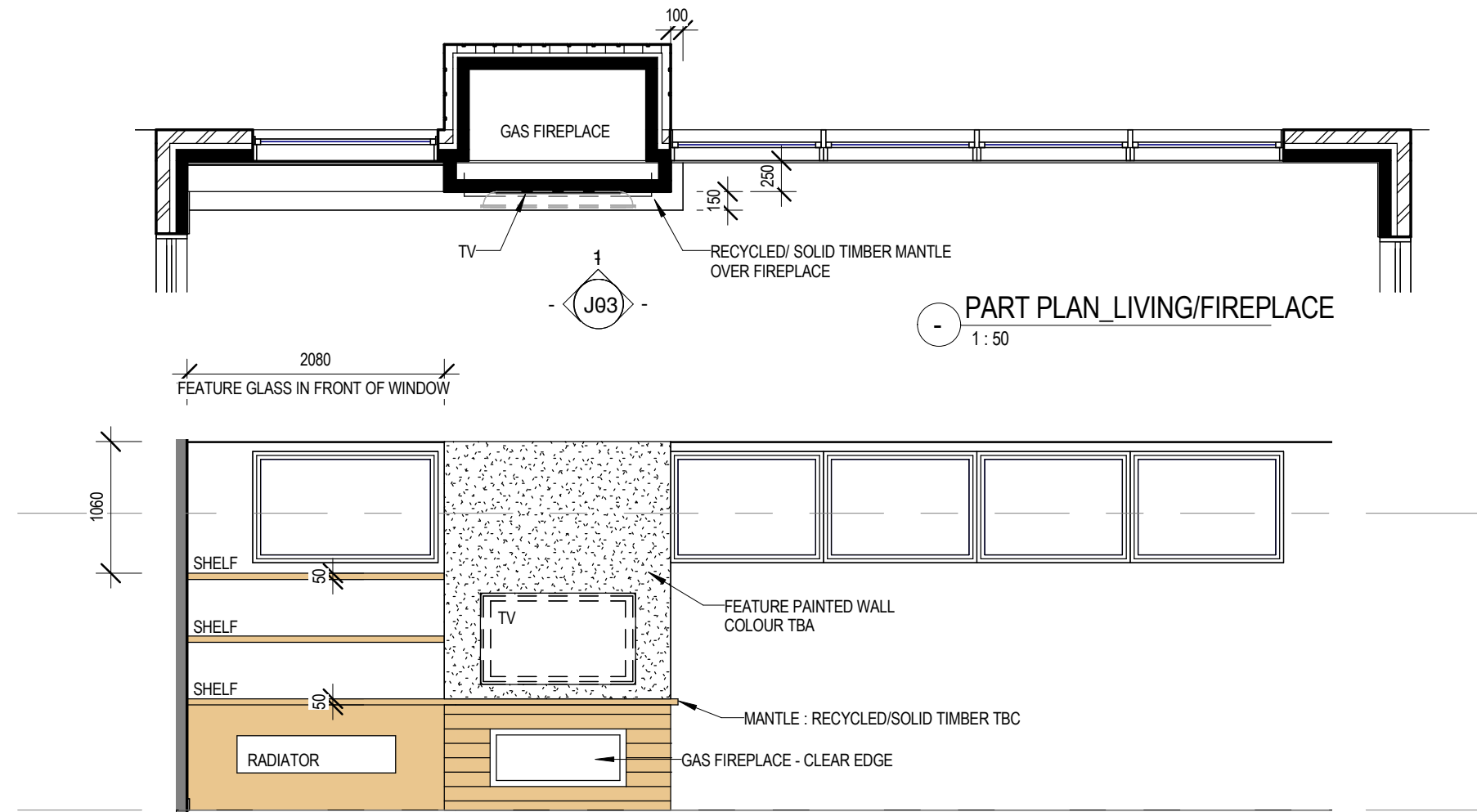
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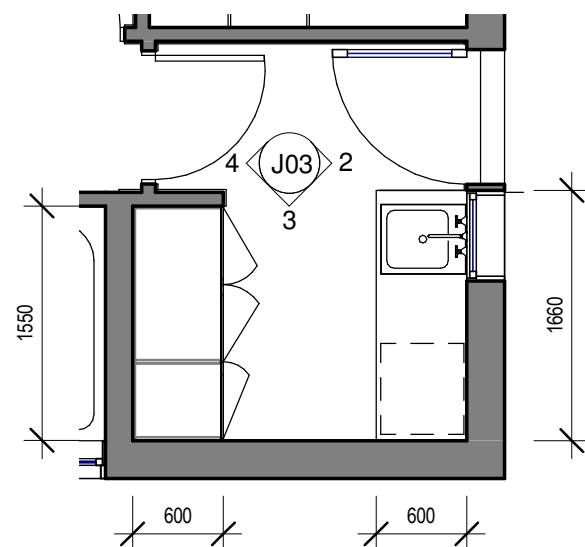
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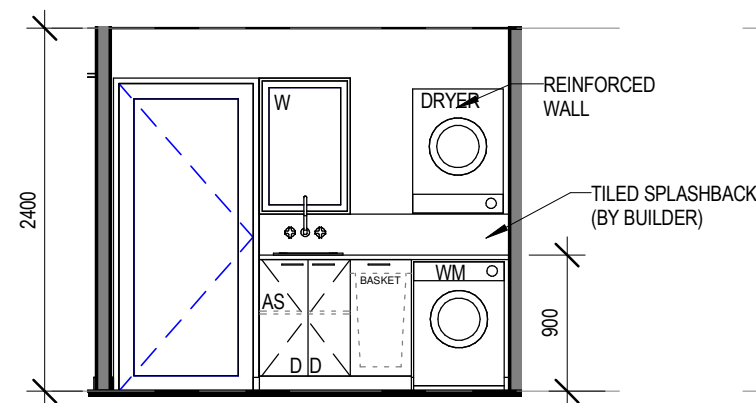
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1 : 50

1 LIVING/FIREPLACE-ELEVATION 1
1 : 50

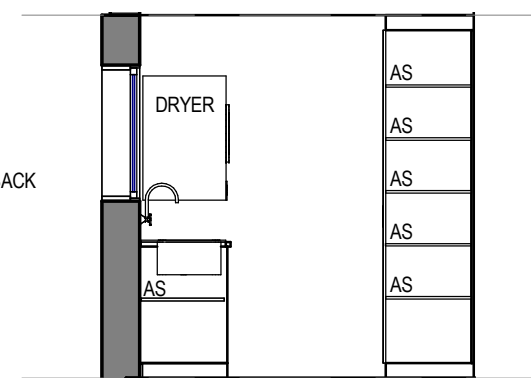
LAUNDRY FINISHES:
BENCHTOP: MELAMINE - COLOUR TBA
CUPBOARDS: MELAMINE - COLOUR TBA
KICKBOARD: BRUSHED ALUMINIUM
HANDLES: TBA



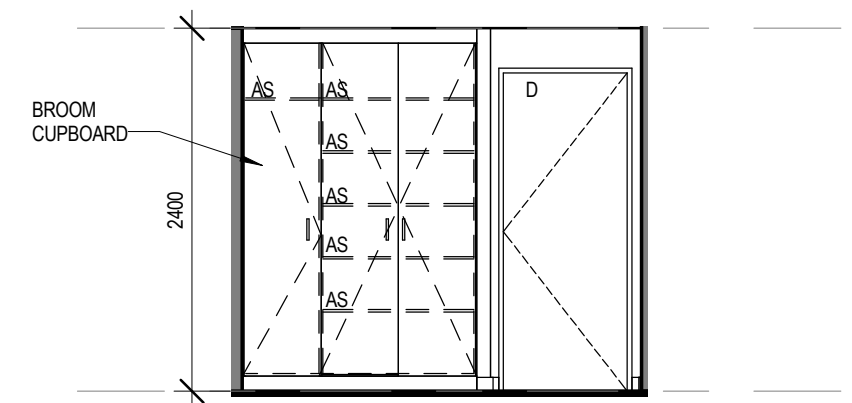
2 PART PLAN_LAUNDRY
1 : 50



2 LAUNDRY ELEVATION 2
1 : 50



3 LAUNDRY ELEVATION 3
1 : 50



4 LAUNDRY ELEVATION 4
1 : 50



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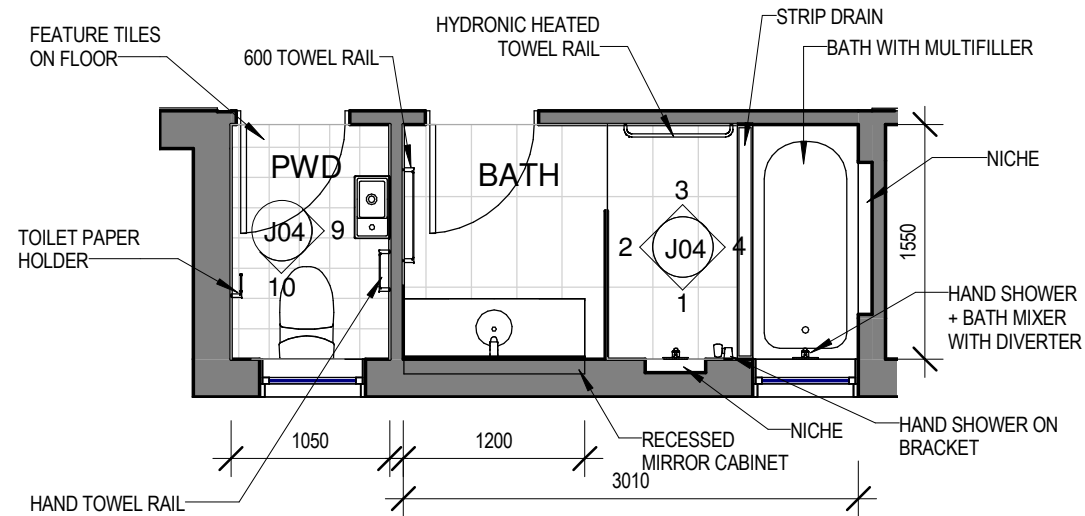
AMENDMENTS

Single Residence
Knock-down and Rebuild

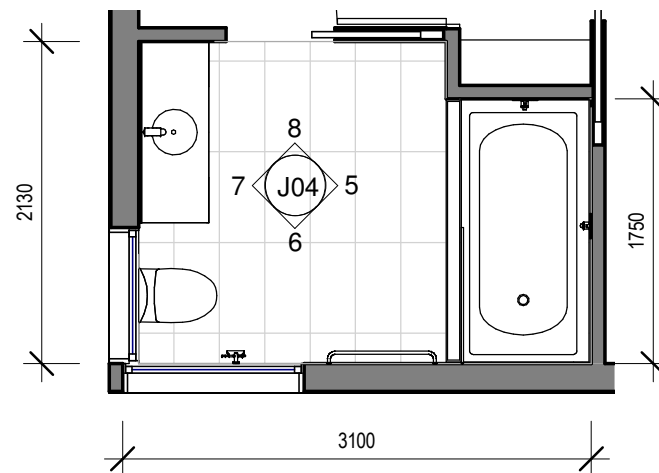
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LIVING / LAUNDRY JOINERY

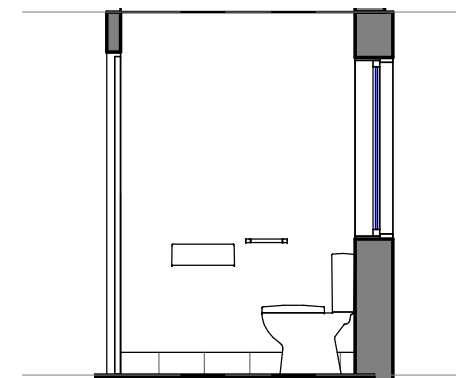
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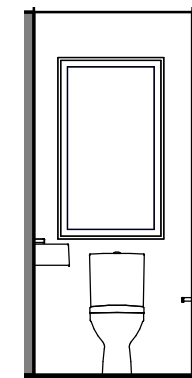
1 PART PLAN_BATHROOM AND PWD
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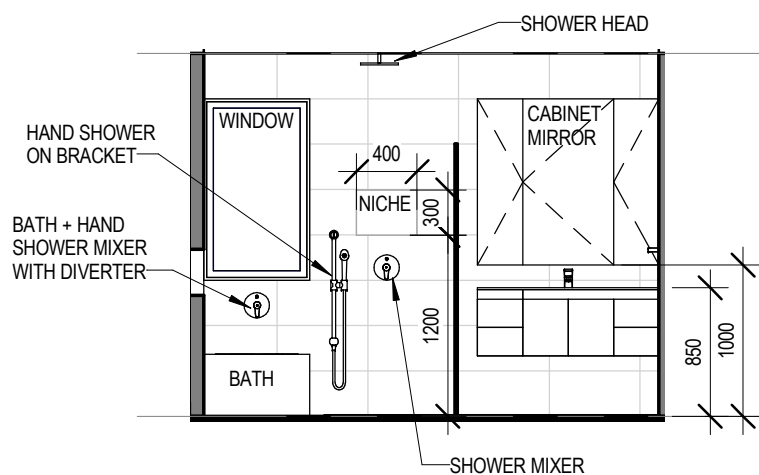
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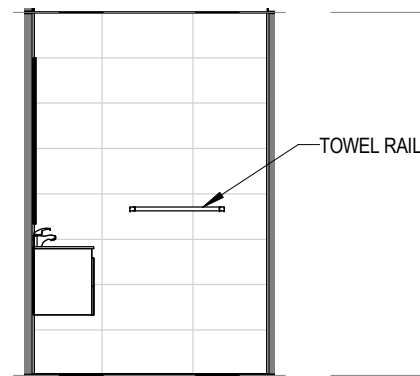
9 PWD ELEVATION 1
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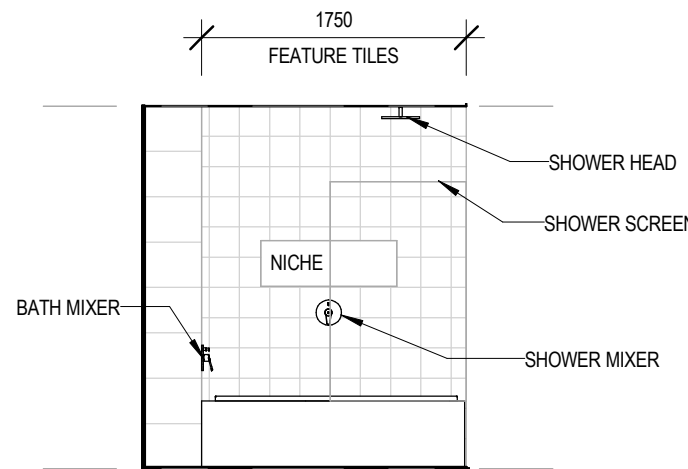
10 PWD ELEVATION 2
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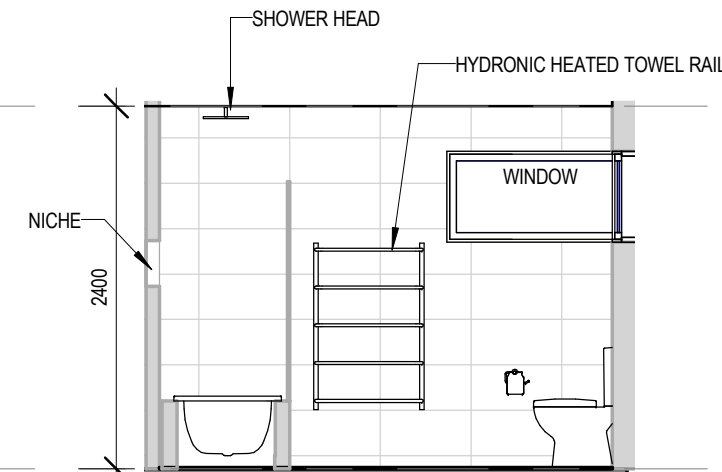
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1 : 50



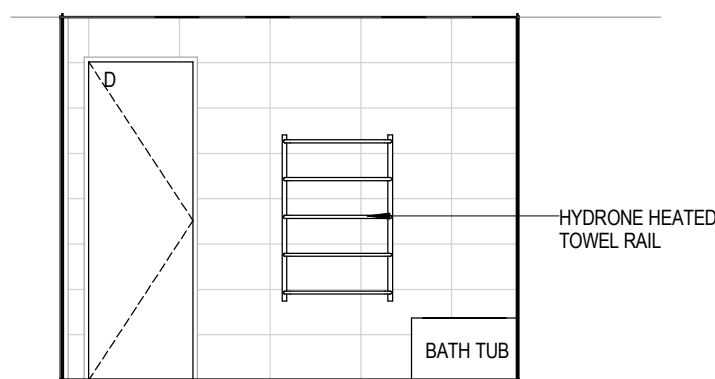
2 ELEVATION 2
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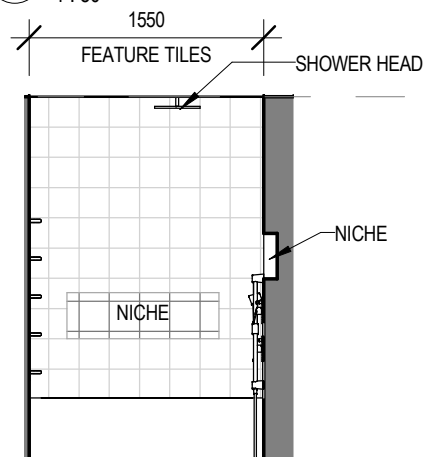
5 ENSUITE 5
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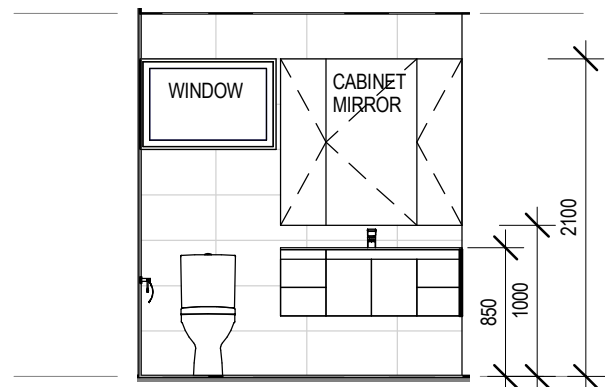
6 ENSUITE 6
1 : 50



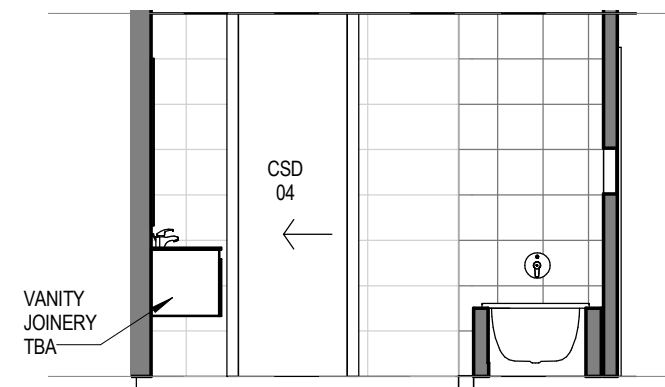
3 ELEVATION 3
1 : 50



4 ELEVATION 4
1 : 50



7 ENSUITE 7
1 : 50



8 ENSUITE 8
1 : 50

NOTE:
VANITIES TBA



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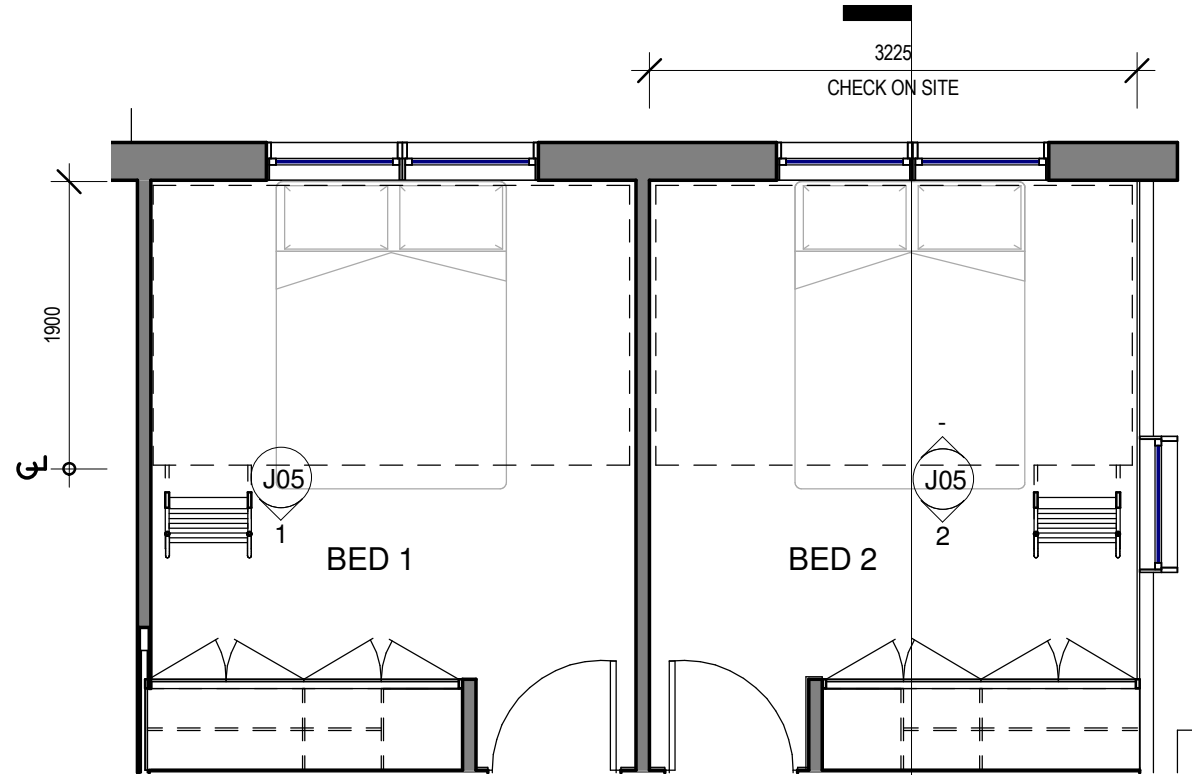
AMENDMENTS

Single Residence
Knock-down and Rebuild

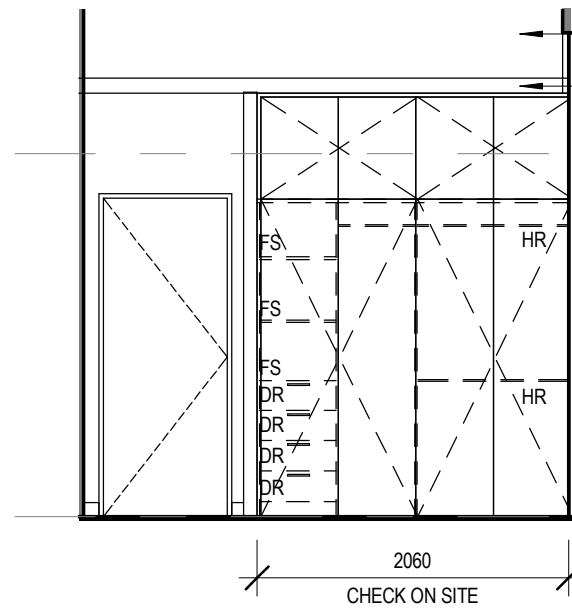
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BATHROOM + ENSUITE

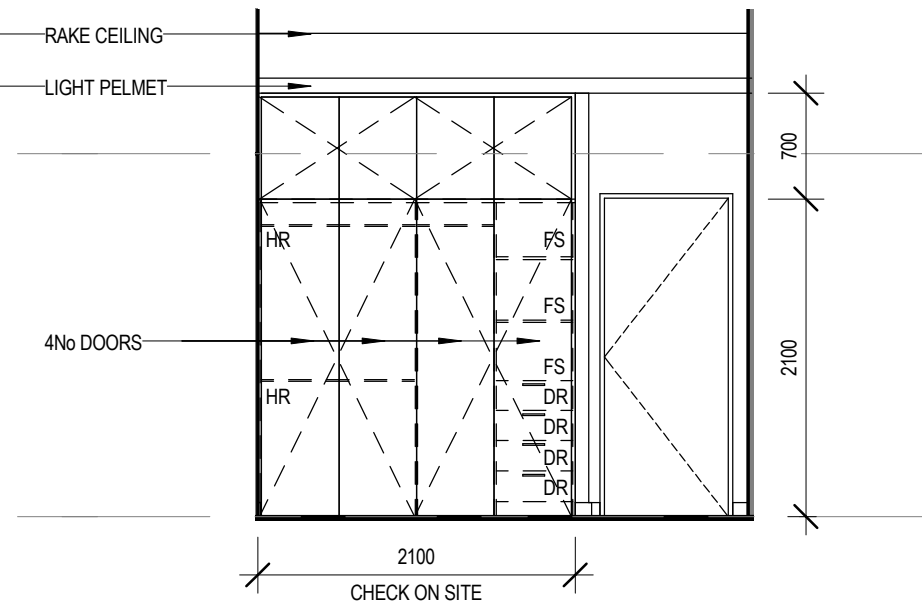
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Date:



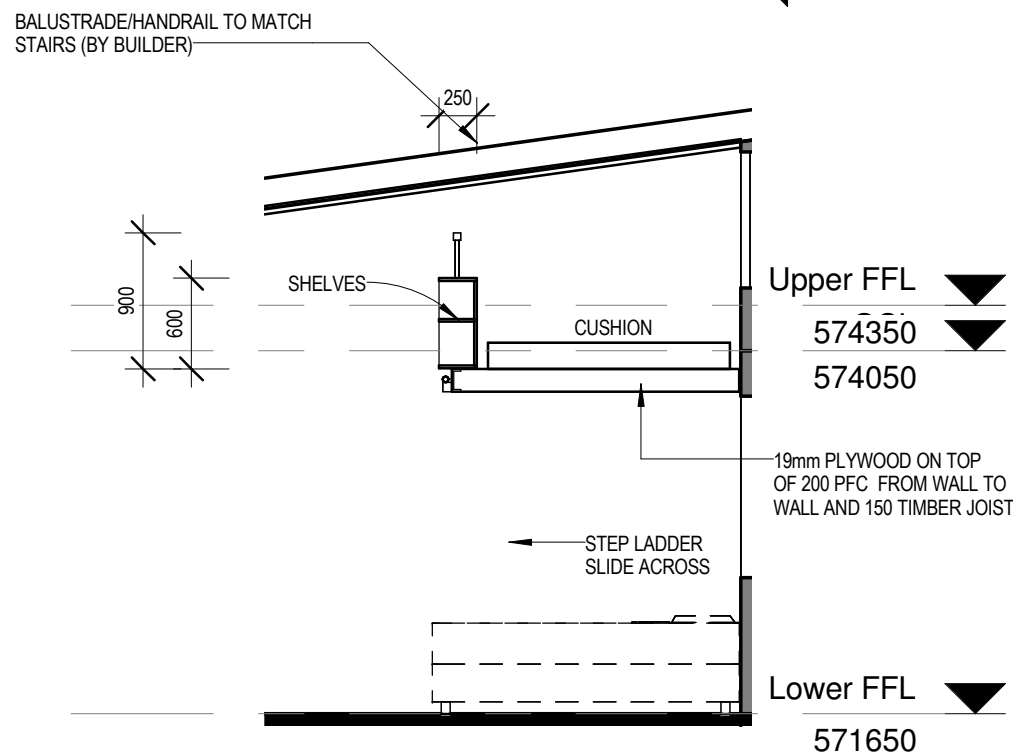
4 PART PLAN_BEDROOM 1 AND 2
1:50



1 BEDROOM 1 - ELEVATION 1
1:50



2 BEDROOM 2 - ELEVATION 2
1:50



5 BEDROOM_MEZZ SECTION
1:50



6 MEZZ VIEW 1



7 MEZZ VIEW 2



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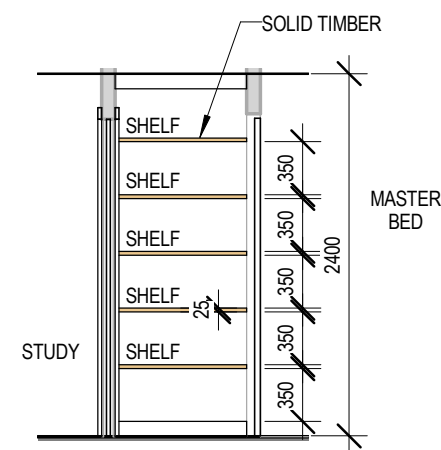
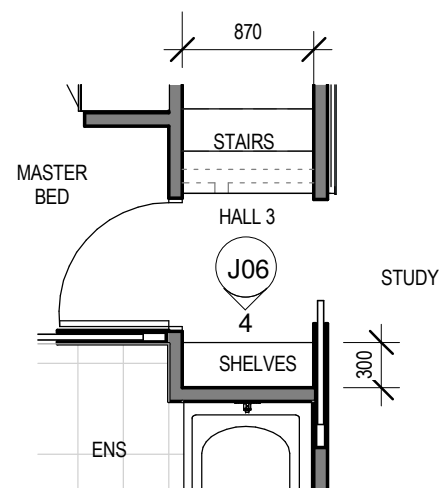
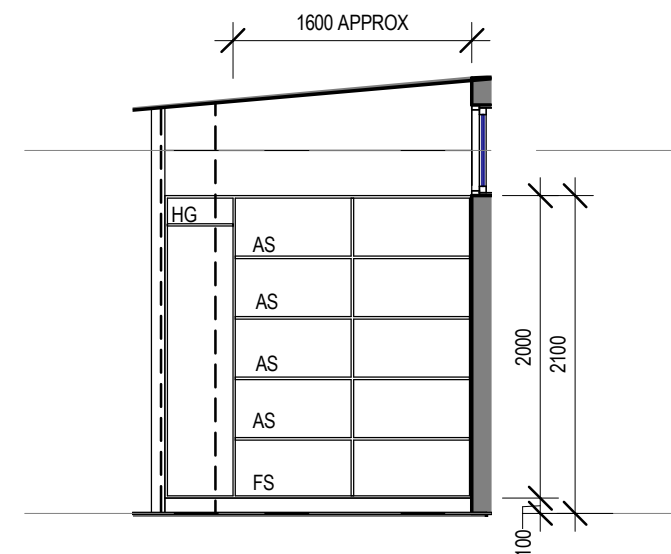
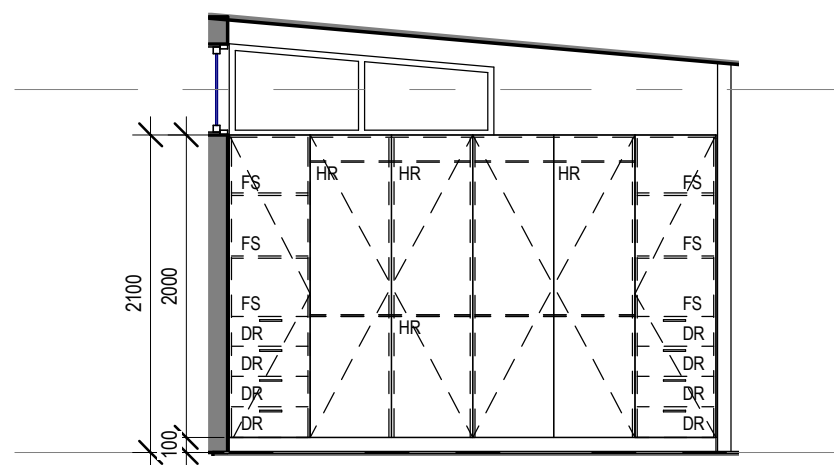
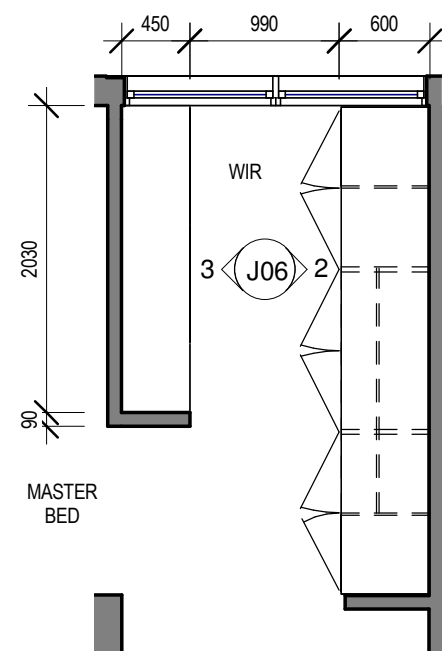
AMENDMENTS

Single Residence
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ROBES AND MEZZ JOINERY

Block:	Section:	J05
Job No:	Scale: 1:50 @ A3	
File Name:		
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Date:		



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AMENDMENTS

Single Residence
Knock-down and Rebuild

{ADDRESS}

WIR ROBE + HALL 3

Block:	Section:
Job No:	Scale: 1 : 50 @ A3
File Name:	
Drawn by:	Checked by:
Date:	



1 KITCHEN VIEW_OPTION 1



2 KITCHEN VIEW_OPTION 2



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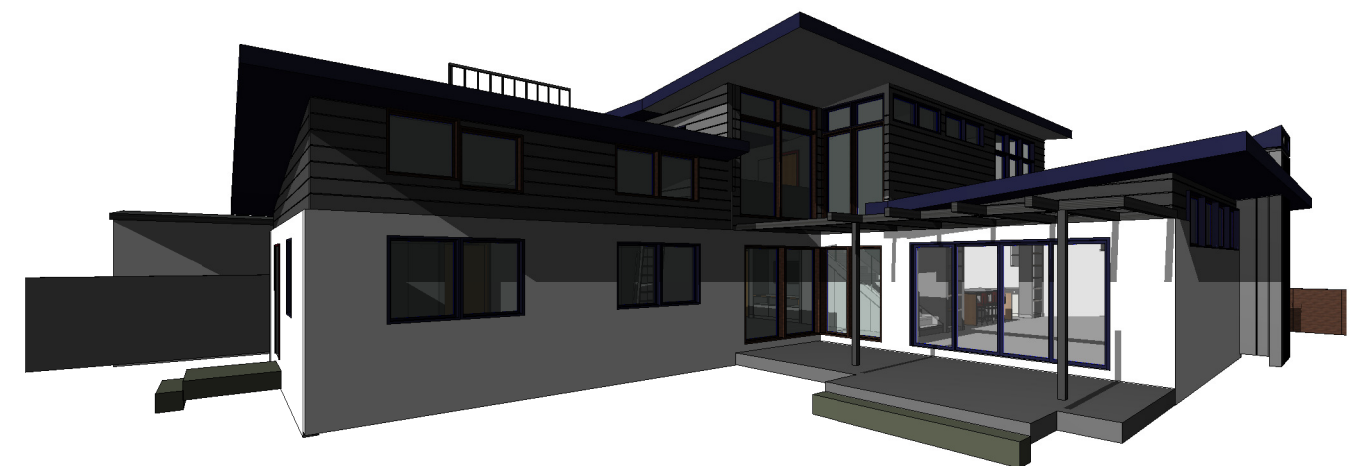
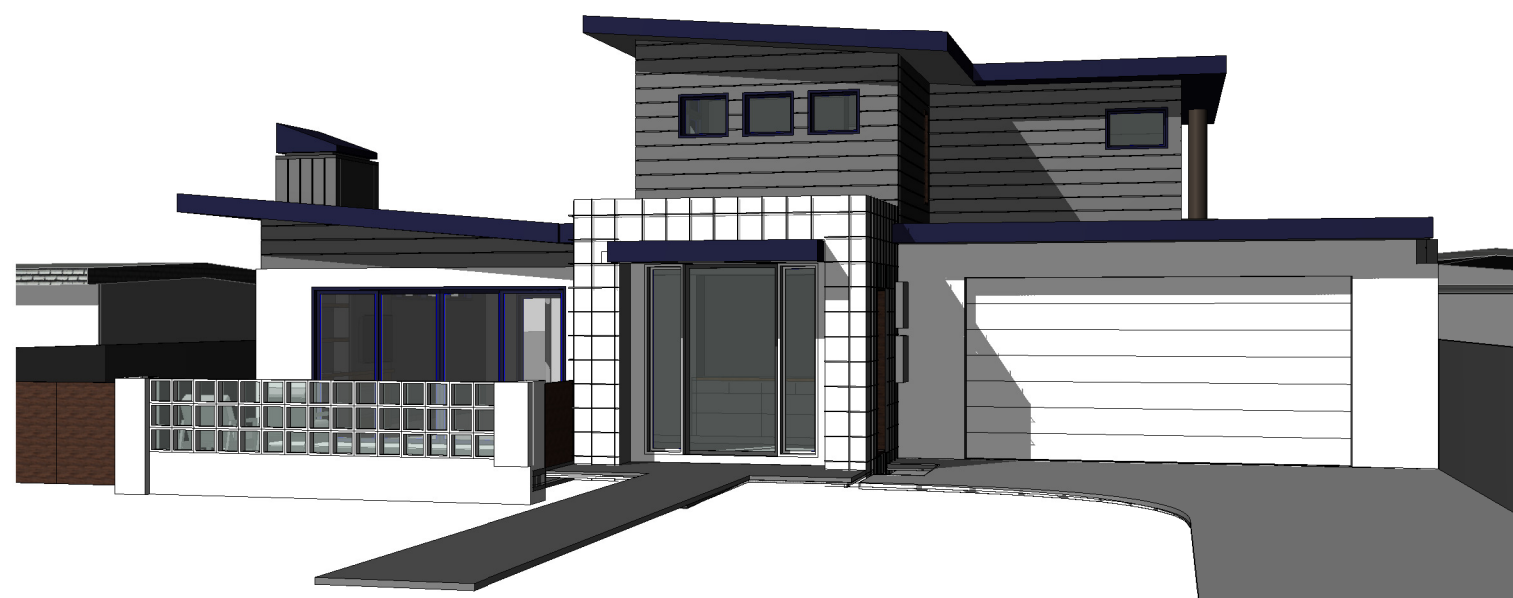
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{ADDRESS}

JOINERY PERPECTIVES		
Block:	Section:	J07
Job No:	Scale: @ A3	
File Name:		
Drawn by:	Checked by:	
Date:		



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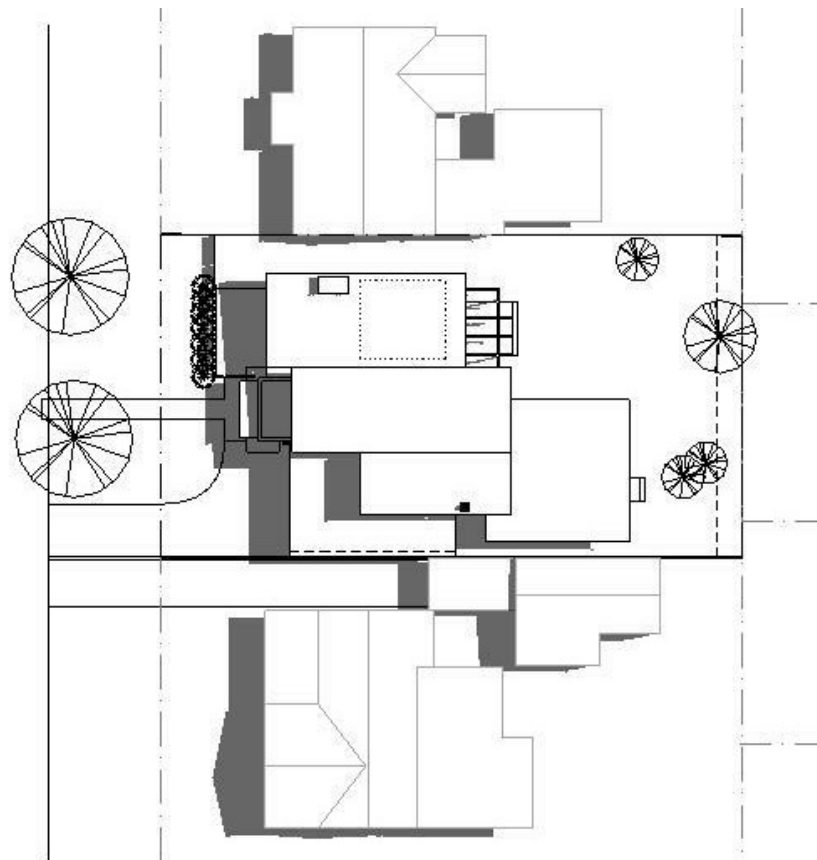
REVISION	DATE	DESCRIPTION
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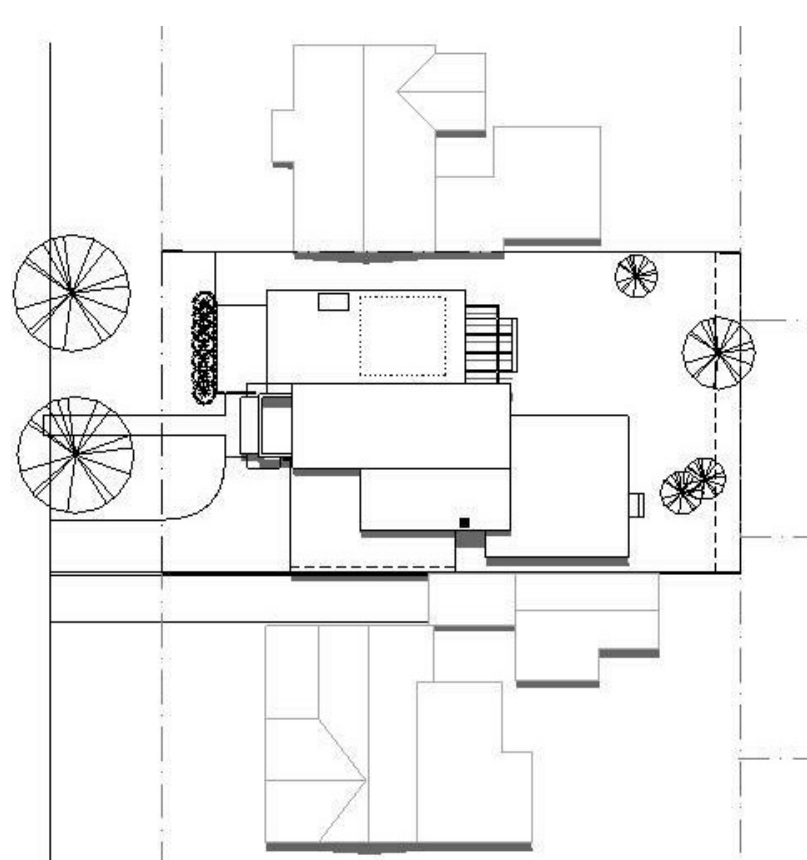
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PERSPECTIVES

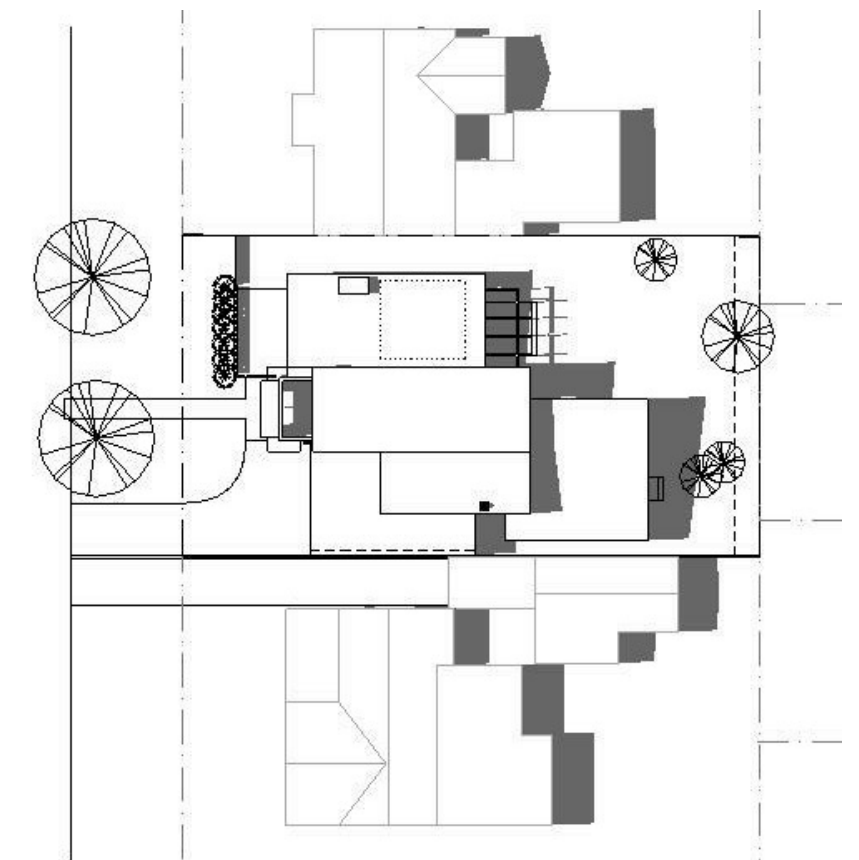
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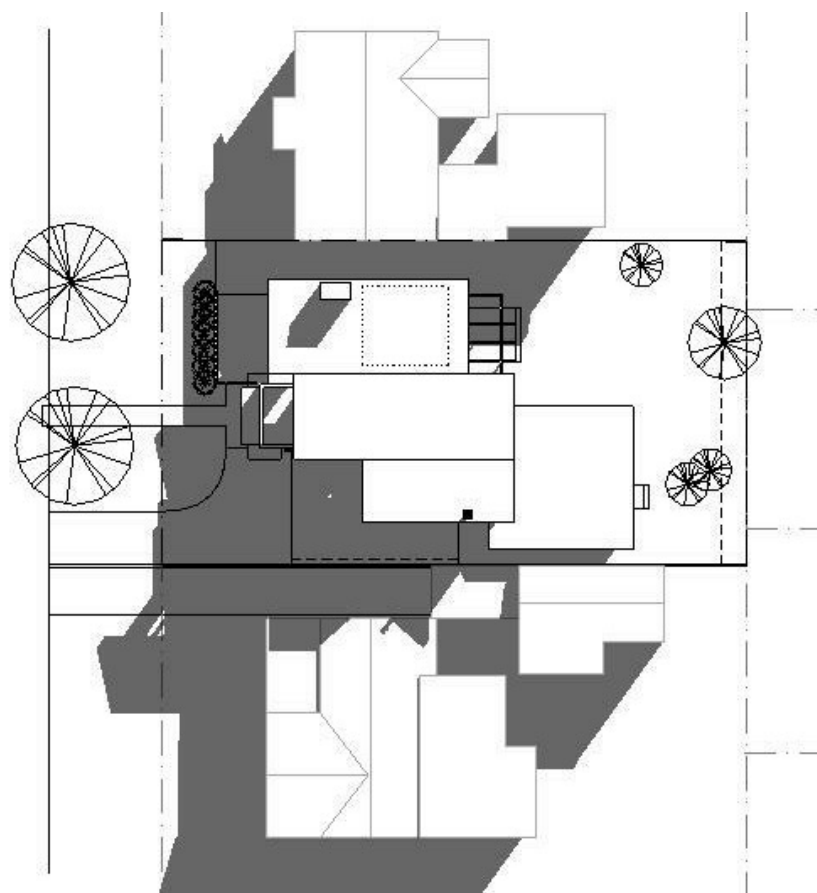
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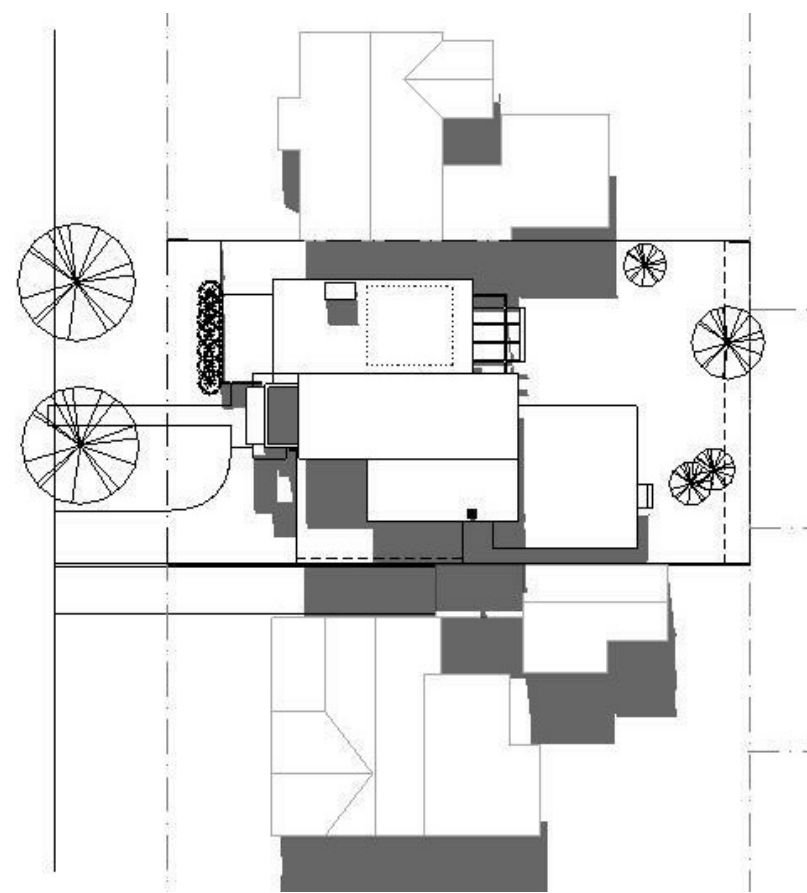
SUMMER SOLSTICE NOON



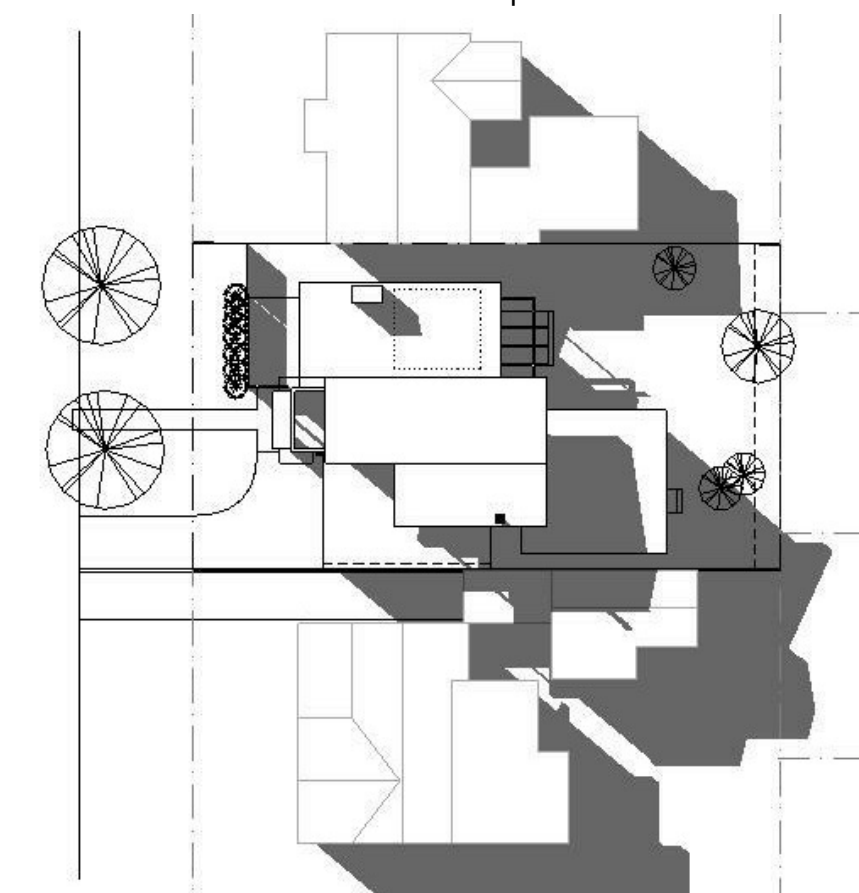
SUMMER SOLSTICE 3pm



WINTER SOLSTICE 9am



WINTER SOLSTICE NOON



WINTER SOLSTICE 3pm



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SHADOW DIAGRAM

Block:	Section:	SD 09
Job No:	Scale: @ A3	
File Name:		
Drawn by:	Checked by:	
Date:		



1 Winter Solstice NOON



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SHADOW DIAGRAM		
Block:	Section:	SD-3D @ A3 NOON
Job No:	Scale:	
File Name:		
Drawn by:	Checked by:	
Date:		

NOTE: THE INFORMATION PROVIDED HERE IS INTENDED AS A GUIDE ONLY AND WHERE ANY DISCREPANCIES OCCUR THE CURRENT NATIONAL CONSTRUCTION CODE AND RELEVANT AUSTRALIAN STANDARDS TAKE PRECEDENCE. NOTES ON DRAWINGS AND ENGINEERS DETAILS ALSO TAKE PRECEDENCE OVER DETAILS BELOW.

1. GENERAL

BCA - ALL CONSTRUCTION TO THE BUILDING CODE OF AUSTRALIA DOMESTIC STRUCTURES: VOLUME 2 FOR GENERAL CONDITIONS, WORKMANSHIP & MATERIALS.

DISCREPANCIES - ANY DISCREPANCIES TO BE REFERRED TO THE ARCHITECT.

DIMENSIONS - SHALL BE OBTAINED FROM THE ARCHITECTS DRAWINGS. MEMBER SIZING AND STRUCTURAL DETAILING SHALL BE OBTAINED FROM THE STRUCTURAL DRAWINGS. IN MILLIMETERS, UNO.

LOADS - THE STRUCTURAL WORK SHOWN ON THE DRAWINGS HAS BEEN DESIGNED FOR THE FOLLOWING LOADS IN ACCORDANCE WITH AS1170 2002. FLOORS 2.0KPA AND 2.7KN OVER 100X100MM. WIND LOAD CATEGORY TO 'AS 1170.2' OR CLASSIFICATION TO AS1684.

HANDRAILS - WHERE THE DROP IS MORE THAN 1M SHALL BE A MINIMUM OF 1000MM HIGH WITH MAXIMUM 125MM SPACES TO BUILDING CODE OF AUSTRALIA AND STRONG ENOUGH TO WITHSTAND 0.75KN/M UDL AND 0.6KN POINT LOAD IN ANY DIRECTION TO 'AS 1170.1' AND 1.5KN/SQ.M. WIND LOAD. WIRE HANDRAILS ARE NOT RECOMMENDED, BUT IF USED SHALL BE WIRES @ MAX 80MM C/C TENSIONED TO BCA.

FIRE SAFETY - TO BCA PART 3.7.

SAFE MOVEMENT AND ACCESS - TO BCA PART 3.9.1/2, STAIRS TO AS1657, BALUSTRADE TO AS1170.

CLADDING SYSTEMS - TO BCA PART 3.5.

2. SITE PREPARATION AND DEMOLITION

VERGE PROTECTION – PROTECT VERGE TO AUTHORITY REQUIREMENTS

SITE PREPARATION - SEE BCA PART 3.1.

SET OUT – The builder is responsible for ensuring the new building works are set out by a registered surveyor in accordance with the drawings.

SITE AMENITIES – THE BUILDER IS TO Provide toilets and amenities as required.

EXISTING BUILDING - DURING CONSTRUCTION, THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED.

LEVELS – THE BUILDER SHALL MAKE ADEQUATE EXAMINATION OF THE SITE AND IS RESPONSIBLE FOR CHECKING THE ACTUAL LEVELS AGAINST THOSE SHOWN ON THE DRAWINGS.

SITE CLASSIFICATION - TO ENGINEERS DETAIL - TO AS2870.

COMPACTED FILL - UNDER SLAB MAX DEPTH OF 450MM COMPACTED IN 150MM LAYERS TO AS2870. WHERE DEPTH OF FILL EXCEEDS 450MM USE LOOSE FILL & INSTALL 300MM BORED PIERS OR 230 BRICK PIERS ON 350X350X350MM PADS @ MAX 2M C/C EACH WAY, INCREASE SLAB TO MIN 120MM THICK AND DOUBLE UP SLAB MESH TO SL82 TOP AND BOTTOM.

SERVICES - THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDER GROUND SERVICES PRIOR TO EXCAVATION.

SERVICE TRENCHES - BACKFILL AS SOON AS POSSIBLE AFTER LAYING THE SERVICE. PLACE BACKFILL IN LAYERS. COMPACT EACH LAYER TO A DENSITY SUFFICIENT TO MINIMIZE SETTLEMENT. BACKFILL MATERIAL: EXCAVATED SPOIL OR WELL GRADED INORGANIC MATERIAL WITH MAXIMUM PARTICLE SIZE OF 75 MM. NEXT TO SERVICES: DO NOT PLACE ANY PARTICLES GREATER IN SIZE THAN 25 MM WITHIN 150 MM OF SERVICES; UNDER PAVED AREAS: COARSE SAND, CONTROLLED LOW STRENGTH MATERIAL OR FINE CRUSHED ROCK; IN REACTIVE CLAY SITES CLASSIFIED M, H OR E TO AS 2870: IMPERVIOUS MATERIAL.

EARTHWORKS – Fill and excavate ground to achieve design levels. Backfill all trenches and other excavations with "B" grade crushed rock rammed & compacted in layers of 150mm depth.

ROCK ALLOWANCE – Should any rock removal be required, the builder should submit a variation claim and receive acceptance prior to undertaking work.

TERMITE PROTECTION – THE BUILDER IS RESPONSIBLE FOR INSTALLATION FOR ANY ADDITIONAL TERMITE PROTECTION NOT SHOW ON THE DRAWINGS TO AS3660. CONTRACTOR TO PROVIDE CERTIFICATION. GRANITGUARD / TERMIMESH (OR EQUAL) NON- TOXIC TERMITE BARRIER OR ANT CAPPING TO TIMBER FRAMED FLOORING.

DEMOLITION - GENERALLY TO AS2601, NOISE AND VIBRATION CONTROL TO AS2346 AND ELECTRICAL DEMOLITION TO AS3012. BUILDER IS RESPONSIBLE FOR MAKING GOOD ANY DAMAGE THAT MAY OCCUR AND FOR ENSURING NO DAMAGE OCCURS TO ADJOINING PROPERTIES, FENCES, GARDENS, ROADS, PATHS OR VEHICLES DURING DEMOLITION.

ASBESTOS – REFER ASBESTOS CONTROL PLAN. Builder to ensure removal and disposal of products containing asbestos cement is in accordance with authority requirements.

SITE CLEANING - The builder is responsible for keeping the site in clean state and shall ensure regularly remove rubbish & debris.

EXISTING WORK PROTECTION - The builder shall ensure all existing structures & finishes to remain are not damaged by the works by the use of drop sheets, ramps at changes in level, corner protection to openings & protection of floor finishes. Any damage that does occur should be made good at no cost to the owners.

POOL SAFETY – Pool access must at all times be secured or temporary measure put in place (eg: boarding laid over pool) to ensure safety.

TREE PROTECTION - Builder to protect existing trees adjacent to the new work.

WARRANTIES - The builder shall obtain & furnish to the owners all warranties for appliances, materials & workmanship.

FINAL CLEANING - Builder to allow for a thorough commercial clean of the area affected by new work internal & external and remove all debris and waste from the site. NEW AND AFFECTED windows to be cleanED thoroughly removing any paint and markings. Extreme care is to be taken not to scratch the glazing.

3. CONCRETE CONSTRUCTION

FOOTINGS AND SLABS - SEE BCA PART 3.2.

WORKMANSHIP AND MATERIALS - CONCRETE STRUCTURES SHALL BE IN ACCORDANCE WITH AS3600, RESIDENTIAL SLABS AND FOOTINGS TO AS2870, PILING TO AS2159, CONCRETE READY MIX TO AS1379, FORM WORK TO AS3610.

CONCRETE - SHALL BE N32 FOR SLABS AND N20 FOR FOOTINGS TO AS3600: MAXIMUM. AGG. SIZE 20MM WITH MINIMUM CEMENT CONTENT 300 KG/M3. MAXIMUM WATER/CEMENT RATIO = 0.5.

CONCRETE FILLING - FOR HOLLOW STEEL COLUMNS AND BLOCK CORE FILLING SHALL BE 1 : 0.25 : 4 BLOCK MORTAR OR N20 CONCRETE MAXIMUM AGGREGATE SIZE 10MM.

SURFACE FINISH - TO SLABS ARE TO BE MACHINE FLOAT FINISH WITH TOLERANCE OF 5MM IN 3000MM. A BUILDER'S LEVEL OR LASER SHALL BE USED WHEN PLACING SLAB CONCRETE.

HOLES FOR SERVICES - LARGER THAN 100MM DIAMETER AT 1M C/C SHALL NOT BE FORMED VERTICALLY IN THE SLAB WITHOUT PERMISSION FROM THE STRUCTURAL ENGINEER. ANY CUT BAR SHALL HAVE SAME DIAMETER BAR INSTALLED BOTH SIDES WITH MIN LAPS TO NOTE R3 TYPICAL.

VIBRATORS - SHALL BE USED WHEN PLACING ALL CONCRETE.

SERVICES IN THE FOOTINGS - SHALL EITHER BE PLACED UNDER THE FOOTINGS AT RIGHT ANGLES OR HORIZONTALLY AND AT RIGHT ANGLES IN THE FOOTING MIDDLE THIRD TO AS2870.

POLISHED CONCRETE SLAB - POLISHED CONCRETE REQUIRES SPECIAL DESIGN. CONCRETE SLAB SPECIFICATION AND DETAILING REFER TO THE STRUCTURAL ENGINEER.

STRENGTH, SLUMP + FINISHING - TO AS 1379, BY THE BATCH PRODUCTION PROCESS. MAX SLUMP 100MM. IF CONCRETE IS DEEPER THAN 350 MM, PLACE IT IN LAYERS SO THAT EACH SUCCEEDING LAYER IS BLENDED INTO THE PRECEDING ONE BY THE COMPACTION PROCESS. VIBRATE CONCRETE TO REMOVE ENTRAPPED AIR, BUT AVOID OVER-VIBRATION THAT MAY CAUSE SEGREGATION. PROTECT CONCRETE FROM PREMATURE DRYING AND FROM EXCESSIVE HOT, COLD AND/OR WINDY CONDITIONS.

CURING - CURE CONCRETE BY USING A PROPRIETARY CURING COMPOUND TO AS1379; OR KEEPING IT COVERED AND MOIST FOR THE FOLLOWING PERIOD: IN-GROUND FOOTINGS - 2 DAYS. EXPOSED FOOTINGS/ BEAMS AND SLABS - 7 DAYS. COVER WITH 0.2MM POLYTHENE AFTER POURING.

SUSPENDED SLABS - ON BONDEK OR CONDEK SHALL BE PROPPED GENERALLY AT MAX 1.2M C/C WHILE SLAB CURES FOR MIN 25 DAYS UNO. CONCRETE SURFACE LEVEL TO BE MEASURED WITH PEGS.

SUSPENDED SLABS FORMWORK - PROPPING / BONDEK OR CONDEK PROPPING SHALL NOT BE REMOVED WITHOUT PERMISSION FROM THE STRUCTURAL ENGINEER.

VAPOUR BARRIER - PROVIDE A PROPRIETARY VAPOUR BARRIER WHICH CONSISTS OF HIGH IMPACT RESISTANT POLYETHYLENE FILM MINIMUM 0.2 MM THICK WHICH HAS BEEN PIGMENTED AND BRANDED BY THE MANUFACTURER; HAS A CURRENT AUSTRALIAN BUILDING PRODUCTS AND SYSTEMS CERTIFICATION SCHEME CERTIFICATE; OR HAS A CURRENT TECHNICAL OPINION ISSUED BY THE AUSTRALIAN BUILDING SYSTEMS APPRAISAL COUNCIL STATING THAT IT IS SUITABLE FOR USE AS A VAPOUR BARRIER, WHEN NOT SUBJECT TO LIQUID WATER PRESSURE, FOR CONCRETE SLABS ON GROUND. BLIND THE SURFACE WITH SUFFICIENT SAND TO COVER ANY HARD PROJECTIONS. WET THE SAND JUST BEFORE PLACING THE VAPOUR BARRIER.

DRIVEWAY – Grades to allow clearance for vehicles along whole length of driveway. FOOTPATH CROSSING TO COMPLY WITH URBAN SERVICES REQUIREMENTS.

4. BRICK CONSTRUCTION

MASONRY - TO BCA 3.3. MASONRY STRUCTURES TO AS3700. MASONRY IN SMALL BUILDINGS TO AS4773. MASONRY UNITS TO AS4455. OTHER UNITS TO AS4678. WALL TIES TO AS2699. FLASHING + DAMP PROOF COURSES TO AS2904.

MASONRY UNITS - GENERALLY 230 X 75 X 100 STRETCHER BOND WITH MAX 10MM TOOLED JOINTS.

MORTAR - FOR GENERAL CLAY BRICKS SHALL BE 1: 1: 6 CEMENT: LIME: SAND ABOVE OR 1: 0.5: 4.5 BELOW DAMP PROOF COURSE. ALL BRICK MORTAR BELOW GROUND LEVEL AND TO 400MM MIN ABOVE GROUND LEVEL TO HAVE XYPEX ADDITIVE AT A RATE OF 1 CUP (250ML) PER TWO CUBIC FT OF MORTAR.

BRICK TOR - SHALL BE LAID IN BED JOINTS EVERY 4TH COURSE GENERALLY AND EVERY 2ND COURSE MAX OVER AND TO 1M EACH SIDE OF WINDOWS, DOORS AND OPENINGS.

BRICK TIES - TO MATCH STUD SPACING HORIZONTALLY, 600 CTS VERTICALLY, MAX 4TH COURSE VERTICAL SPACING AROUND OPENINGS.

EXISTING BRICKWORK - THE BUILDER IS RESPONSIBLE FOR PROPPING AND STABILITY OF BRICKWORK DURING CONSTRUCTION.

EXTENSIONS – WHERE ADDING TO EXISTING BRICKWORK USE RECYCLED BRICKS WHERE POSSIBLE OR USE LOW EXPANSION BRICKS.

EXPANSION JOINTS – PROVIDE EXPANSION JOINTS BETWEEN OLD AND NEW BRICKWORK. THE BUILDER IS RESPONSIBLE FOR THE LOCATION OF VERTICAL EXPANSION JOINTS TO SUIT BRICK EXPANSION VALUE 'E' OF BRICKS USED. GENERALLY MAXIMUM LENGTH OF CONTINUOUS WALL 12M, MINIMUM JOINT WIDTH 15MM AND WHERE OPENINGS ARE GREATER THAN 900MM X 900MM, AT 5M CENTRES AND ALIGN WITH ONE EDGE OF OPENING.

FIRE RATING REQUIREMENT - MIN FLR 60/60/60 (OR INCLUDE 90MM MASONRY CONSTRUCTION) IF WITHIN 900MM OF SIDE OR REAR BOUNDARY OR 1.8M FROM ANOTHER BUILDING.

CAVITY DIMENSION AND CLEAN OUT - 25MM MIN WIDTH FOR BRICK VENEER, 35-65MM WIDTH FOR CAVITY BRICK, CLEANED EVERY FEW COURSES AND LEFT

FREE OF MORTAR DAGS AND DROPPINGS. PROVIDE KNOCKOUT BLOCK FOR WASHOUT AS REQUIRED.

SUB FLOOR VENTS - PROVIDE AS REQUIRED. 4000MM2/M OF WALL WHERE NO MEMBRANE ON GROUND. 2000MM2/M OF WALL WHERE GROUND SEALED WITH IMPERVIOUS MEMBRANE. MIN HEIGHT 150MM OR 400MM WHERE TERMITE INSPECTION REQUIRED.

WEATHERPROOFING / WATERPROOFING - TO BCA 3.3.4.

FLASHINGS, DAMP PROOF COURSE + WEEP HOLES - WEEP HOLES AT CENTRES NOT EXCEEDING 1.2M.

WEEPHOLE GUARDS - FOR INSECTS / IN BUSHFIRE PRONE AREAS AS REQUIRED.

5. STEEL CONSTRUCTION

STEEL STRUCTURES TO AS1250 OR AS4100, STEEL FRAMING TO AS4600, TO NASH . COLD FORMED STEEL TO AS3623, PREPARATION OF METAL SURFACES TO AS1627.

STEELWORK - TO BCA 3.4.2 + 3.4.4, ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS4100 AND AS1554 EXCEPT WHEN VARIED BY THE SPECIFICATION AND DRAWINGS.

STEEL GRADE - SHALL BE IN ACCORDANCE WITH AS3679 GRADE 300 OR AS1163 GRADE C350LO FOR RECTANGULAR AND SQUARE HOLLOW SECTIONS OR GRADE 300LO FOR CIRCULAR HOLLOW SECTIONS TO 165 O.D. AND GRADE C350LO ABOVE 165 O.D. COLD FORMED LIGHT GAUGE PURLIN AND GIRT SECTIONS SHALL BE GRADE 450 ZINC COATED Z200 TO AS1397.

WELDS - TYPE ABBREVIATIONS: CFW = COMPLETE FILLET WELD, FPBW = FULL PENETRATION BUTT WELD. WELDING SHALL BE 4MM CFW UNO AND SHALL COMPLY WITH AS1554. BUTT WELDS ARE TO BE COMPLETE PENETRATION BUTT WELDS AS DEFINED IN AS1554.

ELECTRODES - SHALL BE E41XX OR E48XX. E48XX ELECTRODES SHALL BE USED UNO.

BOLTS - SHALL BE M16 GRADE 8.8TB TO AS1252 UNO. BOLT HOLES SHALL BE BOLT DIAMETER + 2MM FOR STEEL TO STEEL CONNECTIONS, +4MM FOR STEEL TO CONCRETE CONNECTIONS. HOLES BEING +3MM SHALL HAVE MIN 4MM THICK LARGE WASHER UNDER NUTS.

PLATES AND STIFFENERS - SHALL BE 12MM THICK UNO.

CORROSION PROTECTION - FOR STEELWORK SHALL BE TWO COATS ROZP GENERALLY, WITH EXTRA TWO COATS OF ENAMEL FOR EXPOSED STEELWORK TO AS2312.

EPOXY - SHALL BE EPIREZ 133, RAMSETT C20 INJECTION OR HILTI HIT INSTALLED TO MANUFACTURERS SPECIFICATIONS.

REINFORCEMENT - SHALL BE SUPPLIED, FABRICATED AND PLACED TO AS3600 AND IS GENERALLY DESIGNATED TO AS1100 PART 501.

REINFORCEMENT GRADE - 500N OR 250R AS DESIGNATED TO AS1302. MESH SHALL BE 500L GRADE TO AS1304.


REINFORCING LAPS - SHALL BE 40 BAR DIAMETERS, OR 500MM FOR TRENCH MESH, AND FOR SLAB MESH SHALL BE TWO CROSS BARS PLUS 25MM.

CLEAR COVER - TO REINFORCEMENT SHALL BE 20MM FOR INTERNAL SLABS, 30MM FOR EXTERNAL SLABS AND 50MM FOR FOOTINGS.

BAR CHAIRS - SHALL BE AT 60 BAR DIAMETERS EACH DIRECTION EXCEPT FOR MESH WHERE BAR CHAIRS SHALL BE AT 800C/C EACH DIRECTION. CHAIRS SHALL NOT PUNCTURE POLYTHENE MEMBRANE. TAPE POLYTHENE WITH TESA TAPE AT JOINS.

LINTELS - WINDOW AND DOOR LINTELS SHALL BE GALVANIZED				
SPAN	LINTEL	END BEARING	MIN COURSES	
	EACH END		BRICK OVER	
0-1800MM	100X100X6L	150MM		3
1800MM-2700MM	150X100X6L	230MM		4
2700MM-4800MM	200X200X9T	350MM		5

CEILING SYSTEMS - IF HUNG FROM PURLINS SHALL BE HUNG FROM PURLIN WEB ONLY.



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REVISION

DATE

DESCRIPTION

AMENDMENTS

Single Residence

Knock-down and Rebuild

{ADDRESS}

CONSTRUCTION NOTES 1 of 2

Block:

Section:

Job No:

Scale:

@ A3

File Name:

Drawn by:

Checked by:

Date:

ZC1

09

FLASHING – Provide flashing over all new windows, doors, under windows sills, across cavities, at junctions, between different wall covering and any other locations as finished.

6. TIMBER CONSTRUCTION

FRAMING - TO BCA PART 3.4. **TIMBER FRAMING** TO AS1684, **TIMBER CONSTRUCTION** TO AS1720.

WIND LOADINGS - UNLESS ALTERNATIVE DESIGN SHOWN OR PROVIDED AND CERTIFIED BY TRUSS MANUFACTURER FOR WIND LOADINGS ALL EXTERNAL WALLS AND DIVIDING WALLS AS SHOWN TO HAVE 90X45 MGP10 H2 STUDS @ 450C/C AND TYPE B PLY BRACE (7MM F7, 4MM F14 OR HARDIES BRACE BOARD) TO ONE SIDE FROM BOTTOM OF BOTTOM PLATE TO TOP OF TOP PLATE TO AS1684 AND MANUFACTURERS SPECIFICATIONS. JOIN IF NECESSARY ON NOGS AND STUDS.

STUDWORK - MINIMUM 90X45 MGP10 H2 STUDS AT 450MM C/C AND MIN 45X90 MGP10 H2 TOP & BOTTOM PLATES OR OTHERWISE TO AS1684/ to comply with timber framing code.

ROOF FRAMING AND LINTELS – TRUSSED FRAMES AND HEADS TO MANUFACURERS SPECIFICATION. LINTELS TO ENGINEERS SPECIFICATION OR TO TIMBER FRAMING CODE.

STRUCTURAL TIMBER FRAMING - SHALL BE H2 INSIDE, H3 OUTSIDE ABOVE GROUND AND H4 OUTSIDE BELOW GROUND TO AS3660 UNO.

EXTERNAL OUT OF GROUND TIMBERS - WHERE SPECIFIED SHALL BE AS FOLLOWS:

DURABILITY CLASS 1 TO AS1684:

GREY BOX	EUCALYPTUS BOSISTOANA
GREY GUM	EUCALYPTUS PROPINQUA
GREY IRONBARK	EUCALYPTUS PANICULATA
CYPRESS PINE	CALLITRIS GLAUCOPHYLLA
TALLOW WOOD	EUCALYPTUS MICROCORYS
BLACKBUTT	EUCALYPTUS PILULARIS
SPOTTED GUM	EUCALYPTUS MACULATA

DURABILITY CLASS 2 TO AS1684:

JARRAH	EUCALYPTUS MARGINATA
STRINGY BARK	EUCALYPTUS MUELLOERANA
MERBAU	INTSIA BIJUGA

7. INSULATION + SARKING

ENERGY EFFICIENCY DETAILS - TO BCA 3.12, **INSULATION** TO AS4859.

DEEMED TO SATISFY INSULATION - **ROOF/CEILING INSULATION** -SYSTEM ACHIEVES MIN R 4.2 (GENERALLY R4.0 BULK MIN) **WALLS** - SYSTEM ACHIEVES MIN R2.4 (GENERALLY R1.0 BULK MIN) **SUSPENDED FLOOR** - SYSTEM ACHIEVES MIN R 1.5 ENCLOSED/ R2.5 UNENCLOSED (GENERALLY R1.85 INSULATION MIN). **SLAB HEATING** - REQUIRES R1.0 SLAB EDGE INSULATION.

8. ROOFING

ROOFING - FRAMING TO BCA PART 3.4 /3.5.1, **ROOF TILES** TO AS2049/ AS2050. **COLOURBOND (OR SIMILLAR)** TO AS1562, **GUTTERS AND DOWNPIPES** TO AS 3500.

STRAPPING DOWN - ALL RAFTERS, PURLINS, BEAMS AND TRUSSES STRAPPED DOWN FOR NET UPLIFT PRESSURES IN ACCORDANCE TO AS1684.2 - 2006, TABLE 9.5.

ROOFING - TO MATCH EXISTING TILES/ ROOF SHEETING TO MATCH EXISTING PROFILE UNO. ALL ROOF SHEETING 0.48BMT CUSTOM ORB UNO. MAX SPAN 1.0M.

BATTEN SPACING - TO SUIT ROOF CLADDING AND TO MANUFACTURERS SPECIFICATIONS.

ROOF VENTILATORS - AS SHOWN ON PLANS.

FLASHING - Provide 'Dektite' flashing around any penetrations in roof for vents, plumbing pipes etc. Flashing let into bricks joints shall be securely fixed with suitable metal wedges or plugs. Flashing shall be generally 0.62mm Zincalume flashing sheet, formed into profiles as detailed.

ROOF PENETRATIONS – ALLOW FLASHING FOR VENT PIPES TO EXHAUST FANS AND RANGEHOOD.

9. GLAZING

GLAZING - TO BCA 3.6, **GLAZED ASSEMBLIES** TO AS2047, **GLASS IN BUILDINGS** TO AS1288, **WIND LOADS** TO AS4055.

WIND PRESSURE - ALL GLAZING SHALL BE SUPPLIED TO AS1288 FOR 1.5KPA ULTIMATE WIND PRESSURE EXCEPT CORNER WINDOWS WHICH HAVE 3.0KPA ULTIMATE WIND PRESSURE.

PROTECTIVE FILM – All windows are to be delivered to site & installed with protective plastic film on all glass panes. Films to be removed at the Completion of the project during the commercial cleaning of the house. Any scratched glass panes to be replaced at builder's expense.

HUMAN IMPACT SAFETY - GRADE A SAFETY GLAZING TO DOORS, 10MM TOUGHENED OR LAMINATED TO SHOWER SCREENS. GRADE A SAFETY GLAZING TO WINDOWS WHERE SILL <0.5M ABOVE FFL (OR WHERE SILL< 2.0M ABOVE FFL IN WET AREAS).

PROTECTION OF OPENABLE WINDOWS - REQUIRED WHERE FLOOR BELOW WINDOW IS >2M ABOVE SURFACE BELOW. OPENING TO BE LIMITED TO 125MM OR SUITABLE CHILD RESISTANT SCREEN TO BE FITTED.

10. DOORS + DOOR HARDWARE

QUALITY - All timber doors shall be true, straight and well finished. The builder shall take care in transporting, storing & hanging door to prevent warpinG.

11. LININGS + TRIM

PLASTERBOARD - Provide 10mm Gypsum plasterboard linings to all new internal walls & ceilings (except wet areas) installed in an even plane fixed in accordance with AS1530.4.

VILLABOARD - Provide 6mm Villaboard lining to wet area walls & ceilings with flush taped joints. Any cracked or damage sheets to be rejected.

JOINTING AND STOPPING - Jointing and stopping compounds for plasterboards shall be as recommended by sheet manufacturers and used in accordance with their instructions.

EXTERNAL BEAD ANGLES - Provide ' Exangle' or similar galvanized sheet external bead angles to all external plasterboard corners fixed with 25mm clouts at 300mm centres or as necessary and finish with set plaster to a smooth and continuous line.

NAILS - Nails for sheet fixing shall be galvanized, of a length to enter at least 20mm into solid wood.

ACCURACY - All finished wall to be within +/- 2mm of sizes shown on drawings.

ABUTTING OTHER MATERIAL - Provide a p12 plaster stopping bead to any plaster surface that abuts another material.

12. DOORS + DOOR HARDWARE

TILING + SPLASHBACKS

WET AREAS - TO BCA PART 3.8.1, **WET SEAL** TO AS3740.

wet sealing – Fully tank wet area floors with paint on waterproof membrane prior to tiling. Fully tank over all wall junctions.

sub-base - The tiling contractor shall ensure the sub-base is true & level and free of debris & dust prior to laying of tiles. The laying of tiles by the contractor shall imply his/her acceptance of sub-base.

SET OUT – SET OUT TILES TO ACHIEVE MINIMUM CUT TILES.

SET DOWNS – Builder to set down shower floor and fall to waste.

FINSHED FLOOR LEVELS – Ensure finished tiled floor is level with adjoining flooring.

DOOR THRESHOLDS - Tiles at door thresholds to finish flush with adjoining flooring under centre line of door.Provide 20x20mm mill finished aluminium angle trims at door thresholds where transitioning to other flooring material.

GROUT - All tiling shall be fixed at least 24 hours before grouting. Grouting to all joints to be superfine cement based compressible waterproof grouting material installed in accordance with manufacturer's recommendations.

13. TIMBER FIXTURES

14. PAINTING

FINISH - Allow high level of finish using premium grade paints.

PREPARATION - Ensure wall and ceiling surfaces are clean & dust free & in a suitable state to receive the applied material. Ensure ALL wall surfaces to be painted are thoroughly scrubbed down so they are clean, free of debris & dust and in a suitable state to receive the applied material.

PROTECTION - Use dust sheet & drop sheets wherever necessary to protect finished floors, external paths & any finished work. Any damage or defects to surfaces to be patched, stopped & sanded smooth as required prior to painting.

INTERNAL WALLS + CEILINGS - seal / undercoat & apply 2 finished coats of wash & wear acrylic.

TIMBER WINDOWS INTERNALLY- apply 2 coats of clear sealer to internal faces OR Allow to seal / undercoat & apply 2 finished coats of 'gloss' enamel.

ARCHITRAVES + TRIM - seal / undercoat & apply 2 finished coats of 'gloss' enamel.

TIMBER WINDOWS EXTERNALLY- apply 2 coats of clear sealer to EXternal faces OR Allow to seal / undercoat & apply 2 finished coats of 'gloss' enamel.

SOFFIT LININGS - seal / undercoat & APPLY 2 coats acrylic Solargard.

TIMBER FASCIAS + OTHER TIMBER MEMBERS - primer / undercoat & APPLY 2 finished top coats of 'gloss' enamel.

STEELWORK - cold galv. / primer & APPLY 2 finished coats of 'gloss' enamel to exposed steelwork not already powder coated.

WARRANTIES - The builder is responsible for providing a warranty stating that the preparation of surfaces materials and application shall show no deterioration and remain in good condition for period of seven years from the date of practical completion.

15. PLUMBING, DRAINAGE + GAS

PLUMBING - TO BCA PART 3.1, **PLUMBING** TO AS3500

EXISTING SERVICES – TO BE RETAINED UNO.

HAMMERING - All pipe work to be installed & adequately braced to prevent any hammering or noise.

PENETRATIONS THROUGH SLAB - Any pipe penetration through slabs to be adequately insulated.

TESTING - All pipe work and fittings shall be tested and approved by the relevant authority.

permits +fees - The builder shall procure all permits, issue all notices & pay all fees and charges in connection with work.

expansion joints - Provide expansion joints in brass tube & UPVC piping at intervals to comply with authority regulations & in positions to prevent stress in pipe work.

piping - All hot & cold water pipes to be PVC, all hot water piping shall be completely insulated using pre-lagged piping.

existing lines - The builder is responsible for connecting new sewer lines into existing and for direction of any sewer & stormwater lines to enable the completion of the works.

16. ELECTRICAL + MECHANICAL INSTALLATIONS

ELECTRICAL - TO BCA 3.8.4, **INTERIOR LIGHTING** TO AS1680, **SMOKE ALARMS** TO AS3786

APPLIANCES - The electrical contractor is to make allowance for all wiring and electrical connections for any new or relocated electrical appliances. Provide GPO's to all appliances & fixtures.

LAYOUT - Lighting & electrical layouts are indicative only and should be set out for optimum appearance and efficiency.

WIRING - All wiring to be fixed in position prior to fixing of internal wall linings. Wiring shall be installed above ceiling and leads taken vertically to outlets or switch points & securely fixed to timber framing with non-ferrous clips.

EARTHING - All power points, electrical appliances & metal hot & cold reticulation piping shall be earthed with approved twisted copper earthing wire, secured at 300mm centres to timber framing & connected to an earthing stake with galvanized clip. Earthing stake shall be located as close to external wall as possible and not extend more than 150mm above finished ground level.

SMOKE DETECTORS - Install smoke detectors in accordance with the relevant codes & standards.

17. LANDSCAPING + PAVING

PAVING – LAID ON MIN 50MM CRUSHED BLUE METAL BASE. EDGE TO BE RETAINED BY MIN 40MM THICK MORTAR

SWIMMING POOLS AND SPAS - TO BCA PART 3.9.3/4, **SWIMMING POOL SAFETY** TO AS1926, **MOULDED POOLS** INSTALLATION TO AS1839.

OVERLAND FLOW – ALLOW FOR OVERLAND FLOW AROUND NEW + EXISTING BUILDING.



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REVISION	DATE	DESCRIPTION
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AMENDMENTS

Single Residence
Knock-down and Rebuild

{ADDRESS}

CONSTRUCTION NOTES 2 of 2

Block:	Section:
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Job No:	Scale: @ A3
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File Name:

Drawn by:	Checked by:
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Date:

ZC2

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