

- Notes:**
1. Levels shown are approx. and should be verified on site
 2. Figured dimensions are to be taken in preference to scaling
 3. All measurements are in mm unless otherwise stated
 4. Window sizes are nominal only. Final window sizes by builder
 5. Dimensions are to be verified on site by builder before commencement of work
 6. Centre line of downpipes to be 350mm from corner of face brickwork (unless specified on elevation)
 7. Refer to the builders project specification for inclusions
 8. Construction to be in accordance with the Relevant BCA and other relevant Australian standards
 9. All service positions, air conditioning droppers, outlets, return air grills, manholes and bulkheads to be determined on site by supervisor
 10. Termite protection to Australian standards
 11. Brick sill to be greater than 18'
 12. Refer to Basix page for energy requirements
 13. 20mm tolerance to be allowed for frames that are built to the low side of the slab
 14. All upstairs windows with a sill height less than 1700mm to have a max opening width of 125mm or fitted with a screen with secure fittings to comply with BCA
 15. Final AJ's to engineers specifications
 16. Plus or minus 200mm to floor level

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THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.

THIS INCLUDES (but is not limited): OWNER, BUILDER, SUBCONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTAINERS, DEMOLISHERS.

1 FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS DURING CONSTRUCTION
Wherever possible, components for this building should be prefabricated off-site or at ground level to minimize the risk of workers falling more than two meters. However, construction of this building will require workers to be working at heights where a fall in excess of two meters is possible and injury is likely to result from such a fall. The builder should provide such a barrier wherever a person is required to work in a situation where falling more than two meters is a possibility.

DURING OPERATION OR MAINTENANCE
For houses or other low-rise buildings when scaffolding is appropriate:
Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two meters is possible. Where this type of activity is required scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.
Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be in situations where a fall from a height in excess of two meters is possible. Where this type of activity is required, scaffolding fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislations.

b) SLIPPERY OR UNEVEN SURFACES FLOOR FINISHES Specified
If finishes have been specified by the designer these have been selected to minimize the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to The specified finished should be made in consultation with the designer, or if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

FLOOR FINISHES By Owner
If a designer has not been involved in the selection of surface finishes in the pedestrian trafficable areas of this building then surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES
Due to design restrictions for building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.
Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be sorted in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS
Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the works is being carried out onto persons below.
1. Prevent or restrict access to areas below where the works is being carried out.
2. Provide tie boards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE)

BUILDING COMPONENTS
During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after the support parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times to avoid a collapse, which may injure persons in the area.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

Amendments									
Issue	Changes	Date	Signed/Requested <small>Date of Requested</small>	Drawing Number	Issue	Changes	Date	Signed/Requested <small>Date of Requested</small>	Drawing Number
A	Sketch Design	24-01-18	S.G.	18006	I	Levels amended	15-08-18	S.G.	18006-8
B	Facade change, Landscaped area shown	31-01-18	A.C.	18006-1	J	Levels amended	20-08-18	S.G.	18006-9
C	Working Drawings	21-03-18	A.C.	18006-2	K	2400h garage door	06-09-18	S.G.	18006-10
D	Working Drawings - Levels amended, amendments as per Variation No. 1	3-05-18	V.B.	18006-3					
E	Working Drawings - Elevations amended	3-05-18	V.B.	18006-4					
F	Working Drawings - Electrical changes as per var No. 2	11-05-18	S.G.	18006-5					
G	Facade & Electrical changes, Lot Number amended	8-08-18	V.B.	18006-6					
H	Electrical, Wet Areas	10-08-18	V.B.	18006-7					

3. TRAFFIC MANAGEMENT

For building on a major, narrow or steeply sloping road:
Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.
For building where on-site loading/unloading is restricted:
Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.
For all buildings:
Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL
Rapture of services during excavation or other activity creates a variety of risks including release of hazardous materials. Existing services are located on or around the site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.
Locations with underground power lines:
Underground power lines MAY be located near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by a mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass. All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be sorted on site in a way which minimizes bending before lifting. Advice should be provided about unsafe lifting methods in areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturers specifications and not used when faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in an accordance with the manufacturer's specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS
For alterations to a building constructed prior to: 1990 - It therefore may contain asbestos 1986 - It therefore is likely to contain asbestos
Either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS
Many materials used in the construction of this building can cause harm if inhaled in a powder form. Persons working on or in the building during construction, operational maintenance or demolition should ensure food ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER
The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful materials when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS
Many types of glue, solvents, spray back, paints, varnishes, and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE
Fiberglass, Rockwell, ceramics and other material used for thermal or sound insulation may contain synthetic mineral fiber which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts of the body. Personal Protective Equipment including protection against Inhalation of harmful materials should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS
This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendation for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATIONS
Construction of this building and some maintenance of the building will require excavation and installation of items within excavation. Where practical, installation should be carried out using methods which do not require workers to enter the excavations. Where this is not practical, adequate support for the excavated area should be provided to prevent a collapse. Warning signs and barriers to prevent accidental or unauthorized access to all excavations should be provided.

ENCLOSED SPACES
For buildings with enclosed spaces where maintenance or other access may be required:
Enclosed spaces within this building may be present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorized access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES
For buildings with small spaces where maintenance or other access may be required:
some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorized access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorized access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secure when not gully supervised.

9. OPERATIONAL USE OF BUILDING RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If it, at a later date, is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

10. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with the Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements.
All work using Plant should be carried out in accordance with the Code of Practice: Managing Risks of Plant at the Workplace.
All work should be carried out in accordance with the Code of Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement



Karinya
Lot Number: 20
DP Number: UNREG



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design and drafting

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Narellan NSW 2567
Phone : 0246472552
Email: info@accuratedesign.com.au

Icon Job Number: J/0343

Sheet Number	Sheet Name
01	Cover Page
02	Perspective View
03	Ground Floor Plan
04	Upper Floor Plan
05	Elevations
06	Elevation, Section & Details
07	Site Plan
08	Landscape Plan & Drainage Diagram
09	Slab Detail
10	Electrical Plan
11	Shadow Diagrams 21st June
12	Wet Area Details

Client Approval: _____ Date: _____



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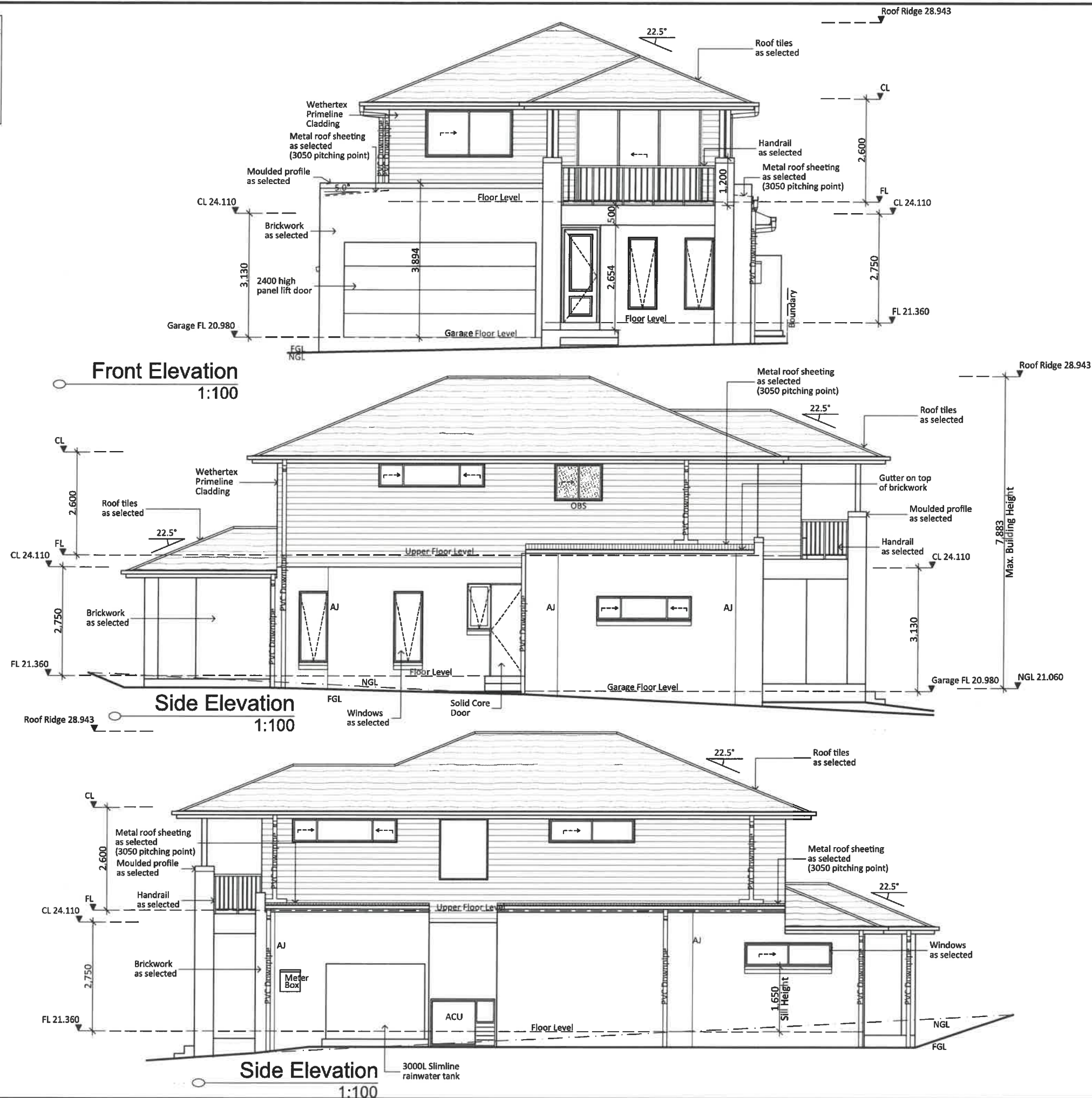
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Icon Job Number: J/0343



Client Approval:	Date:	
Job:	Proposed B/V Residence	
Drawing:	Perspective View	
Scale:	-	Date: 06-09-18
Drawing No:	18006-10	Sheet: 2/12 Issue: K
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Legend:
 ACU - Air Conditioning Unit
 AJ - Articulation Joint
 CL - Ceiling Level
 FGL - Finish Ground Line
 FL - Floor Level
 HWS - Hot Water System
 NGL - Natural Ground Line
 OBS - Obscure
 DP - Downpipe
 RW - Retaining Wall



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Icon Job Number: J/0343

Client Approval:

Date:



Job:

Proposed B/V Residence

LOT: 20 DP: UNREG
 Karinya

Drawing:

Elevations

Scale:

1:100

Date:

06-09-18

Drawing No:

18006-10

Sheet:

5/12

Issue:

K

House Design: Custom



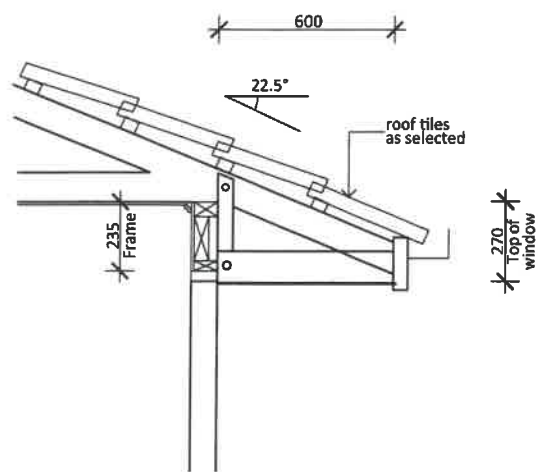
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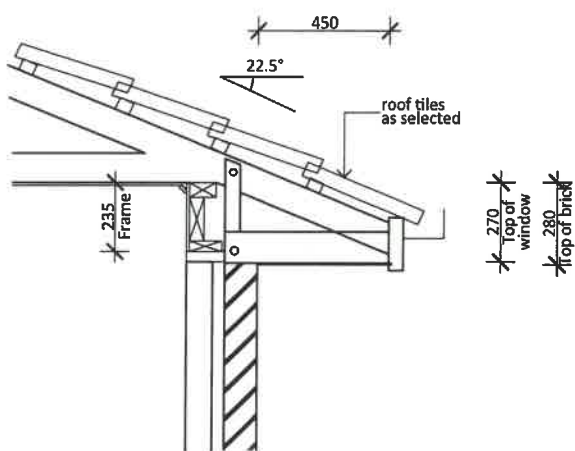
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Phone : 0246472552

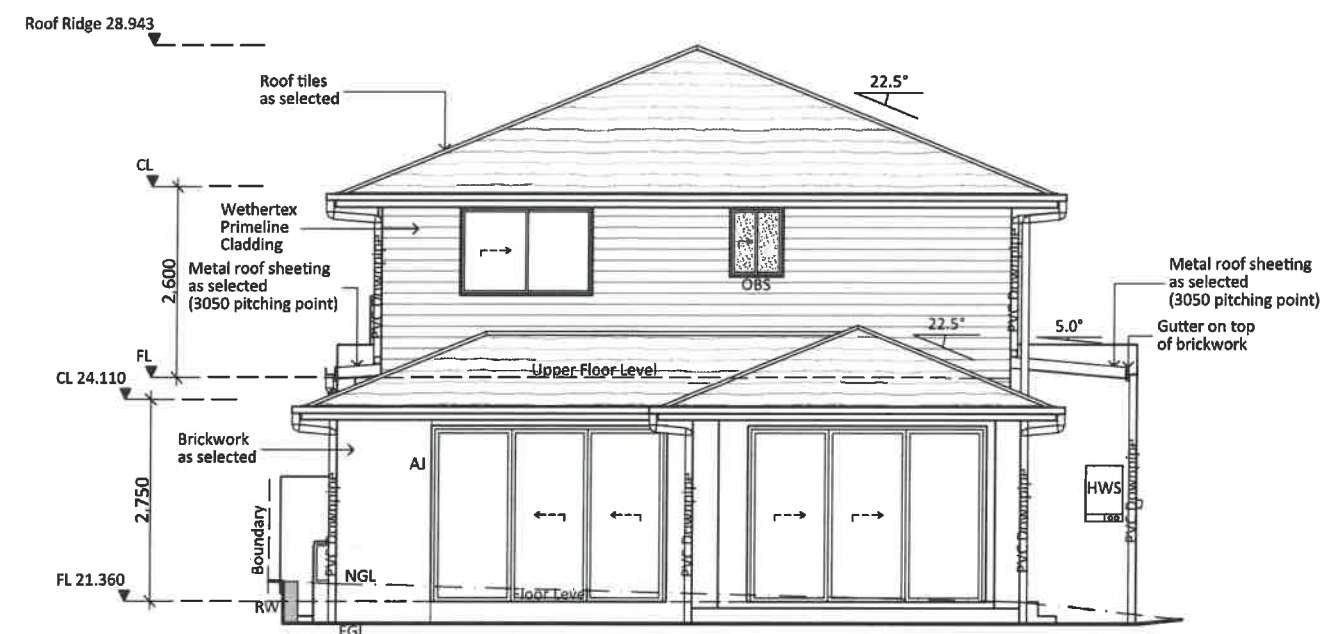
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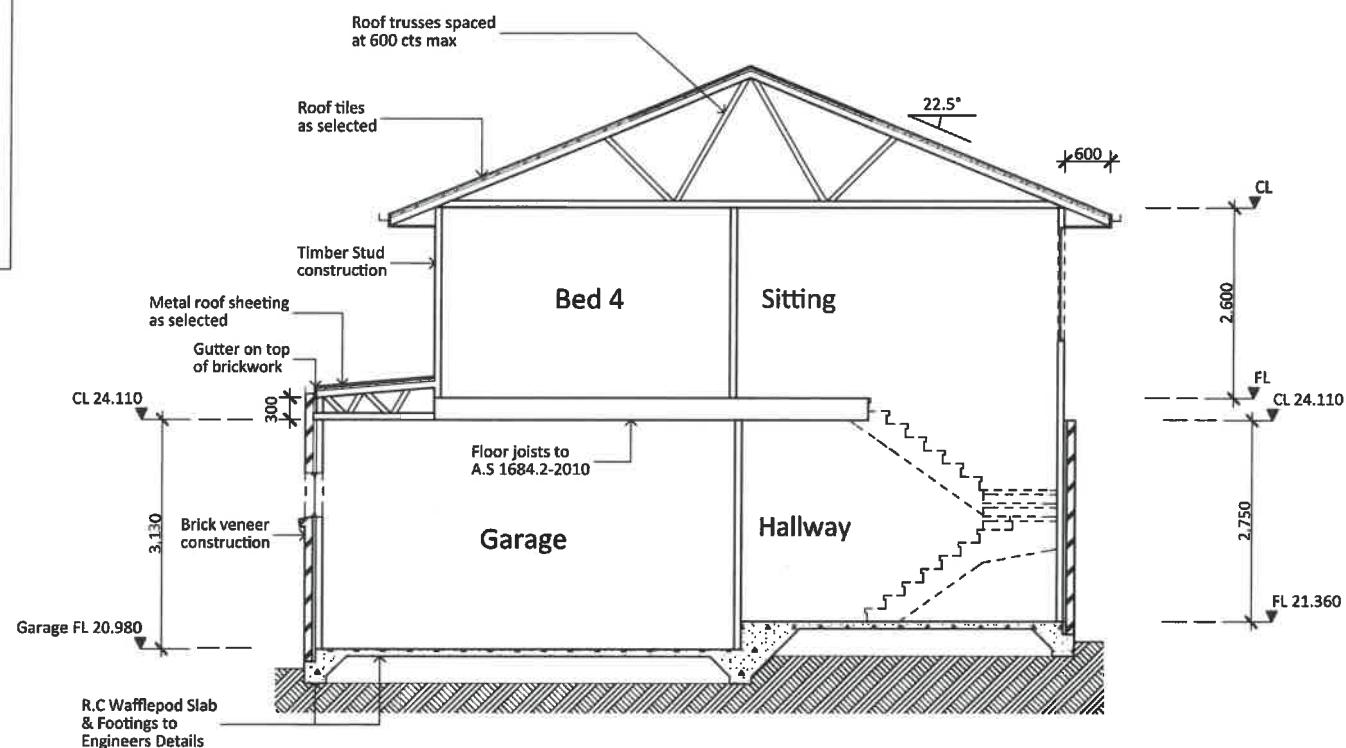
Eave Details
1:25



Eave Details
1:25



Rear Elevation
1:100



Section A-A
1:100

Legend:
ACU - Air Conditioning Unit
AJ - Articulation Joint
CL - Ceiling Level
FGL - Finish Ground Line
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Icon Job Number: J/0343

Client Approval:

Date:



Job:

Proposed B/V Residence

LOT: 20 DP: UNREG
Karinya

Drawing:
Elevation, Section & Details

Scale:

1:100, 1:25

Date:

06-09-18

Drawing No:

18006-10

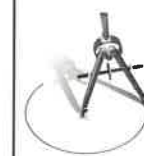
Sheet:

6/12

Issue:

K

House Design: Custom



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Driveway Profile

1:100



Landscaping Area:
49.50% (203.90m²)



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Client Approval:

Date:



Job:

Proposed B/V Residence

LOT: 20 DP: UNREG
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Drawing: Site Plan

Scale:
1:200, 1:20

Date: 06-09-18

Drawing No:
18006-10

Sheet:	Issue:
7/12	K

House Design: Custom



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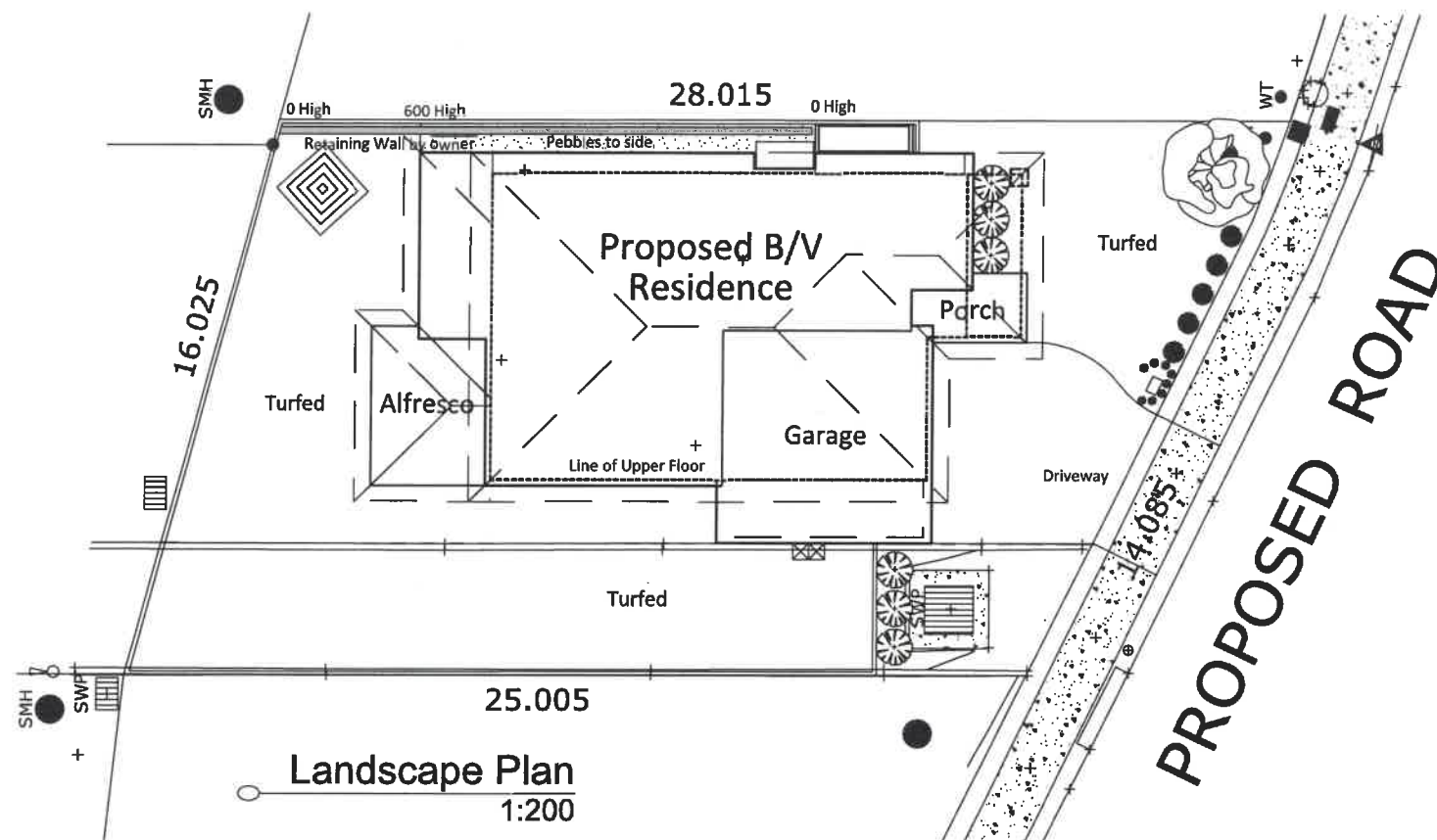
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Key	Species	Dimensions	Container	Quantity
	Corodylene	1.2m x 1.2m	200mm	6
	Fraxinus Oxycarpa	12m x 6m	100ltr	1
	Buxus Microphylla	0.3m x 0.4m	200mm	8
	Convolvulus	0.5m x 1m	200mm	5

NOTES:
 * All plants to be planted in premium garden mix and slow release fertilizer
 * Gardens to be mulched with Eucalyptus Mulch
 * Plants are to be maintained for 6 months or until established
 * Any losses are to be replaced

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Client Approval: _____ Date: _____



Job:
Proposed B/V Residence

LOT: 20 DP: UNREG
Karina

Drawing:
Landscape Plan & Drainage Diagram

Scale: **1:200** Date: **06-09-18**

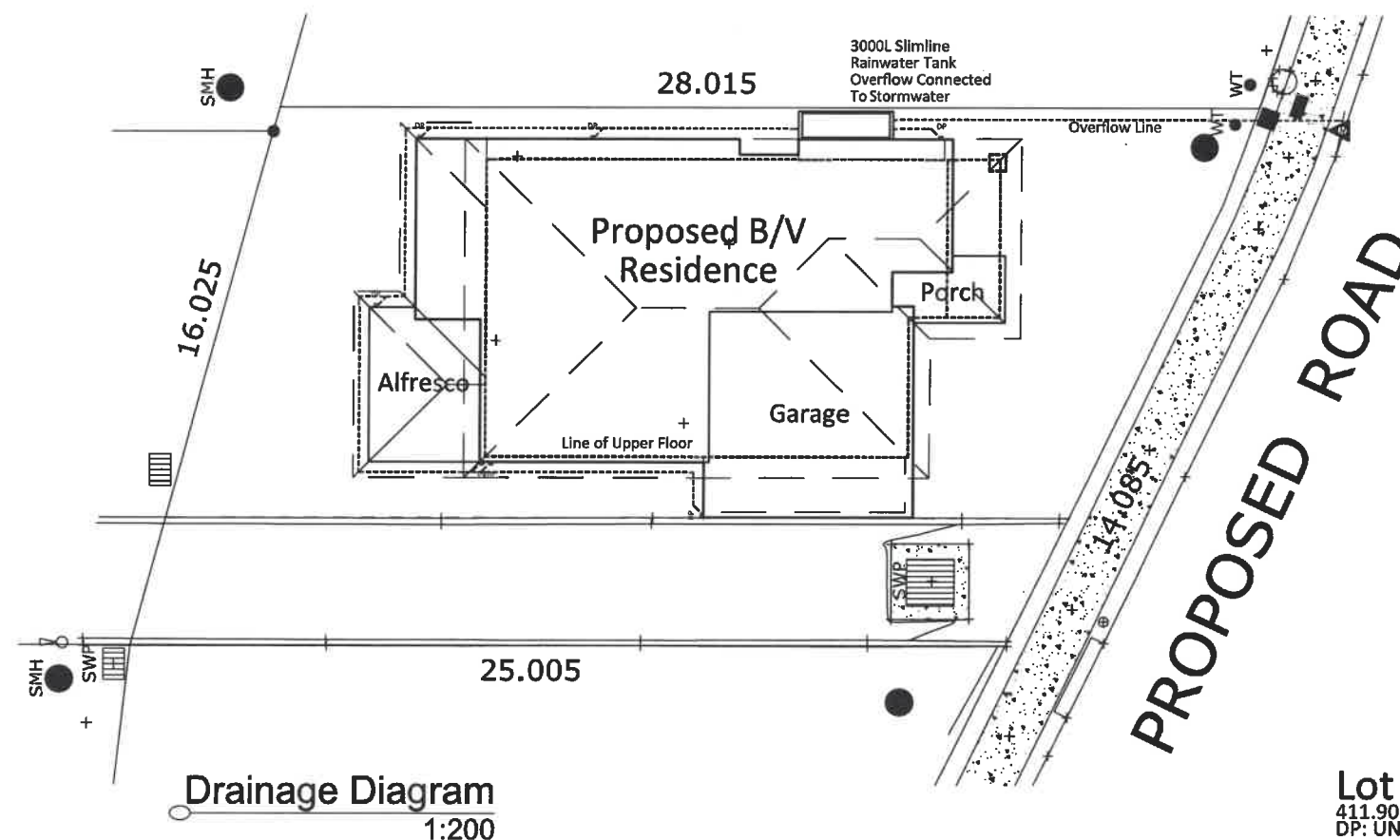
Drawing No: **18006-10** Sheet: **8/12** Issue: **K**

House Design: Custom

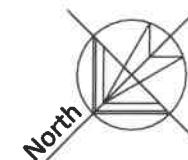
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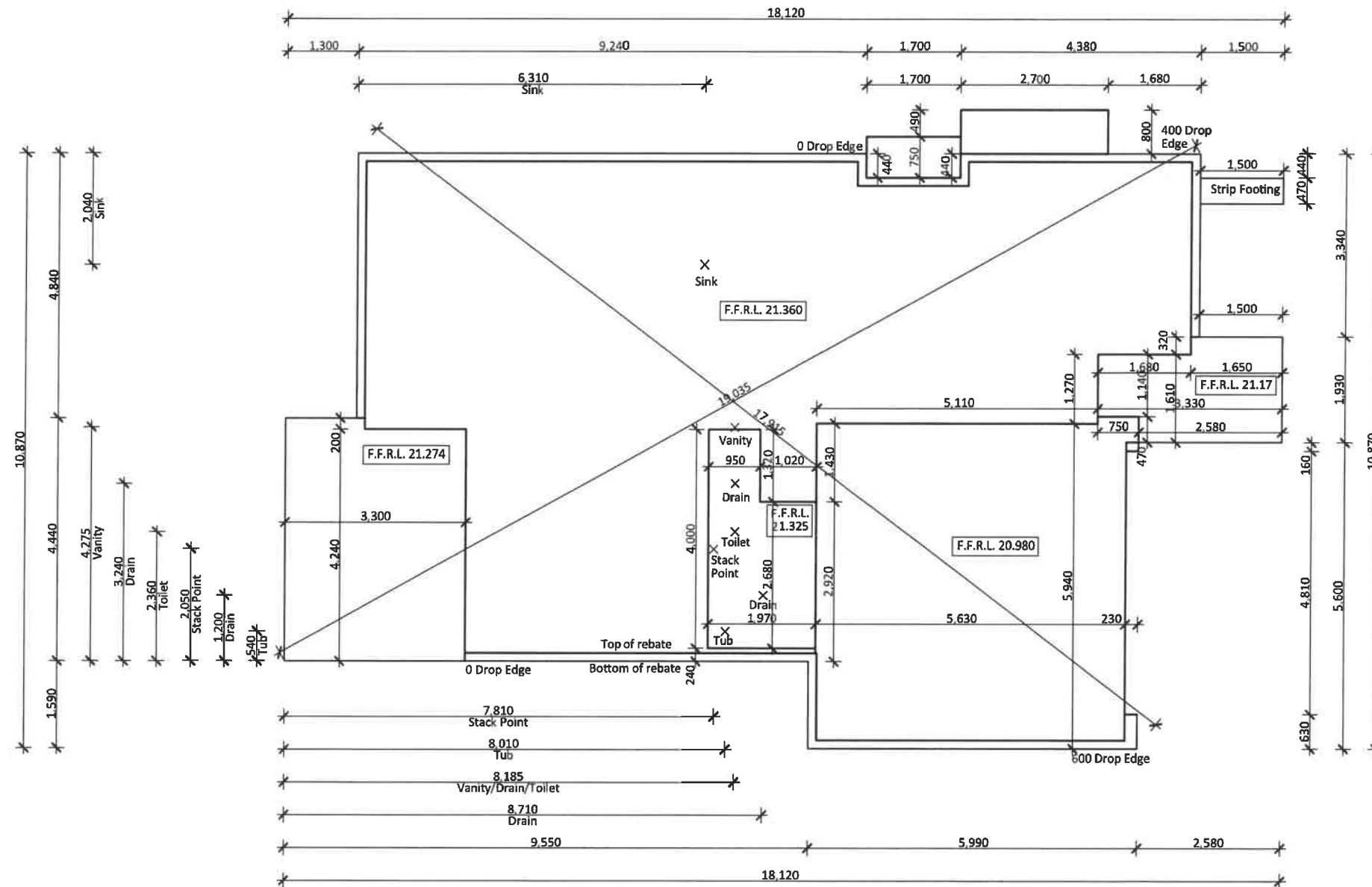
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Lot 20
411.90m²
DP: UNREG



Note:
Frames built to the low side
of the slab, allow 20mm tolerance



Slab Detail

1:100

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Icon Job Number: J/0343

Client Approval:

Date:



Job:

Proposed B/V Residence

LOT: 20 DP: UNREG
Karinya

Drawing:

Slab Detail

Scale:

1:100

Date:

06-09-18

Drawing No:

18006-10

Sheet:

9/12

Issue:

K

House Design: Custom



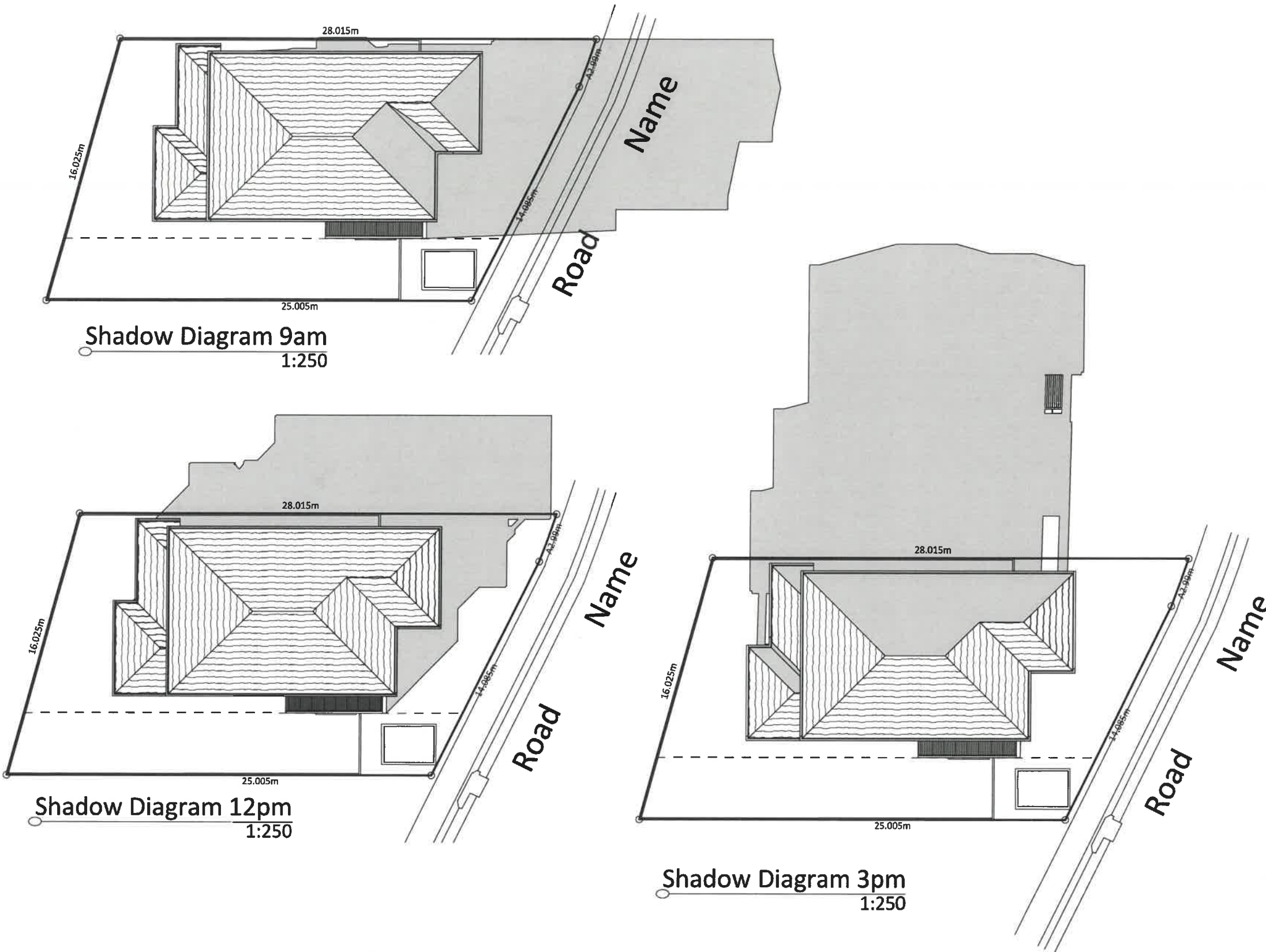
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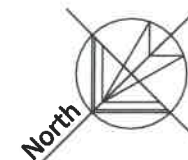
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Lot 20
411.90m²
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Client Approval: _____ Date: _____



Job:
Proposed B/V Residence

LOT: 20 DP: UNREG
Karinya

Drawing:
Shadow Diagrams 21st June

Scale: **1:250** Date: **06-09-18**

Drawing No: **18006-10** Sheet: **11/12** Issue: **K**


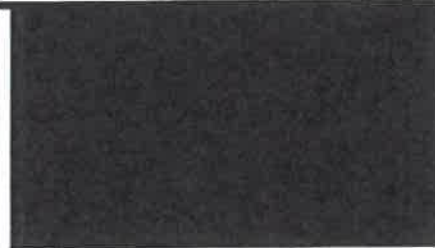






House Design: Custom



Office: 1a/10 Exchange Parade
Narellan NSW 2567
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Email: info@accuratedesign.com.au

EXTERNAL COLOUR SCHEDULE

Client Name: Andrew Colin & Sharon Clark
Job Address: Lot 20, Karinya Estate, Warriewood

ROOF TILE  BRISTLE COAL	GUTTER & DOWNPIPE COLORBOND SURFMIST	FRONT DOOR  COLORBOND NIGHT SKY	RENDER/CLADDING  TAUBMANS TAX TIME	GARAGE DOORS  TAUBMANS BRIGHT WHITE
PAINTED HINGED DOORS  TAUBMANS BRILLIANT WHITE	FASCIA COLORBOND SURFMIST	ALUMINIUM WINDOWS & DOORS  STEGBAR PEARL WHITE	BALCONY POST/BALUSTRADE  TAUBMANS BRIGHT WHITE	DRIVEWAY  BLUESTONE

ISSUE: 1

CLIENT 1 SIGNATUREANDREW COLIN *Andrew CLK* **DATE:** 30-7-18

CLIENT 2 SIGNATURESHARON CLARK *Sharon* **DATE:** 30-7-18

H.O.G CONSULTANT**Rebecca Cleary** **DATE:** 04.07.2018

NOTE: This external colour schedule is final. No changes will be permitted unless required by the developer/council. Changes outside of this will incur an administration fee. Please note images are an indication only and may not be a true representation of the final product/colour. Please refer to your Product Selection Document for further details.