

ALTERATIONS AND ADDITIONS

7 ADDISON ROAD

MANLY, N.S.W.

GENERAL NOTES : LABOUR AND MATERIALS

- L1. ALL WORK SHALL BE CARRIED OUT BY A LICENCED BUILDER OR A LICENCED OWNER BUILDER IN COMPLIANCE WITH THE PROVISIONS OF THE BUILDERS LICENCING ACT OF N.S.W.
- L2. ALL MATERIALS SHALL BE NEW AND OF GOOD QUALITY WITH ONLY SKILLED LABOUR EMPLOYED IN ALL TRADES TO PROVIDE A STABLE AND DURABLE STRUCTURE.
- L3. WHERE A STANDARD OR CODE HAS BEEN ISSUED BY THE STANDARDS ASSOCIATION OF AUSTRALIA FOR ANY ITEM NOTED, IT MUST BE COMPLIED WITH UNLESS OTHERWISE SPECIFIED. IT SHOULD BE NOTED THAT SOME OF THE STANDARDS OR PARTS THEREOF ARE NOT ACCEPTABLE TO LOCAL GOVERNMENT AUTHORITIES AND THE APPLICANT AND BUILDER SHOULD MAKE THEMSELVES AWARE OF SUCH REQUIREMENTS.
- L4. ALL DIMENSIONS SHALL BE VERIFIED BY THE BUILDER ON SITE. ALL LEVELS SHALL BE VERIFIED OS SITE BEFORE PROCEEDING WITH THE WORK.

CEILINGS AND CORNICES

- C1. CEILINGS OF PORCHES, OPEN VERANDAHS AND EAVES SOFFITS SHALL BE OF FIBROUS CEMENT SHEETING WHERE BATTENS ARE REQUIRED FOR CERTAIN CEILING FINISHES THEY SHALL BE OF TIMBER AND BE 38mm x 38mm FOR SPANS UP TO 450mm, 38mm x 50mm FOR SPANS UP TO 600mm AND 50mm x 50mm FOR SPANS UP TO 1200mm.
- C2. GYPSUM PLASTER BOARD FOR CEILINGS PAPER REINFORCED PLASTER BOARD 10mm THICK SUPPORTED AT 450mm CENTRES AND 13mm THICK AT 600mm CENTRES SHALL BE FIXED AND JOINTED TO MANUFACTURERS SPECIFICATIONS.
- C3. SUITABLE MOULDINGS SHALL BE FIXED AT INTERSECTIONS OF ALL BEAMS AND WALL JUNCTIONS WITH CEILINGS. THESE MAY BE OMITTED WHRE INTERSECTIONS ARE SET.

FASCIA BOARDS

- F1. SHALL BE OF TIMBER PRIMED OR OILED STAINED ALL ROUND PRIOR TO FIXING. 25mm (NOMINAL) THICK WHEN FIXED UP TO 600mm CENTRES. 38mm (NOMINAL) THICK WHEN FIXED UP TO 900mm CENTRES.

PAINTING

- P1. ALL PAINTS OR OTHER COATINGS SHALL BE OF THE BEST QUALITY MATERIALS AND OF APPROVED MANUFACTURER. ALL PRIMING MATERIALS SHALL BE OF AN APPROVED BRAND ACCEPTABLE TO THE MANUFACTURER OF THE FINISHING COATS TO BE USED. EXTERNAL JOINERY INTENDED TO BE TO BE PAINTED SHALL BE PRIMED ON ALL FACES AT PLACE OF ASSEMBLY.
- P2. WHERE JOINERY IS TO BE OTHER THAN PAINTED IT SHALL BE TREATED AT A PLACE OF ASSEMBLY WITH A PRIMER HAVING PRESERVATIVE AND WTER REPELLANT PROPERTIES.
- P3. ALL OTHER EXTERNAL WOODWORK SHALL BE PRIMED AT TIME OF FIXING.
- P4. ALL EXPOSED EXTERNAL WOODWORK SHALL RECEIVE TWO FINISHING COATS AFTER FIXING IN ADDITION TO PRIMER.

COLOURS

- C1. THE OWNER SHALL PROVIDE TO THE BUILDER UPON REQUEST SELECTED COLOURS FOR ALL ITEMS AND MATERIALS SPECIFIED ON THE COLOUR SELECTION SCHEDULE

PLUMBER

GUTTERS PROVIDE SELECTED GUTTERING TO ALL FASCIAS SET IN POSITION WITH FALL TO DOWNPIPES AND SECURED WITH THE APPROPRIATE BRACKETS. DOWNPIPES PROVIDE DOWNPIPES AS REQUIRED CONNECTED TO GUTTER AND ROOF WATER DRAINS. DOWNPIPES TO BE SECURED TO EXTERNAL WALLS WITH AN APPROVED FIXING METHOD. FLASHING FLASHING TO BE PROVIDED AT THE INTERSECTION OF THE ROOF AND BRICKWALLS. ALL FLASHING TO BE DRESSED DOWN ONTO ROOF SLOPE.

COMPLETION

- C1. THE BUILDING SHALL BE COMPLETED IN EVERY TRADE. SASHES, DOOR, LOCKS AND ALL OTHER EQUIPMENT SHALL BE CHECKED AND LEFT IN A SATISFACTORY OPERATING CONDITION.
- C2. ALL PLANT, SURPLUS BUILDING MATERIALS AND RUBBISH IS TO BE REMOVED FROM THE SITE.
- C3. GUTTERS AND DRAINS SHALL BE CLEARED AND THE BUILDING GENERALLY TO BE LEFT CLEAN.

PLASTERING

- P1. ALL INTERNAL BRICKWORK OR MASONRY SURFACES OTHER THAN FEATURE SURFACES SHALL BE EITHER FLOATED AND SET OR CEMENT RENDERED IN ACCORDANCE WITH RELEVANT CODES TO A MINIMUM THICKNESS OF 13mm.
- P2. CEMENT RENDER a) EXTERNAL - ANY RENDER BELOW DAMPCOURSE LEVEL OR WET SITUATIONS SHALL BE 3 PARTS CLEAN SAND TO 1 PART FRESH CEMENT WITH NO MORE THAN 10% HYDRATED LIME ADDED AND USED WHILE FRESH. IN OTHER POSITIONS SHALL BE 6 PARTS CLEAN SAND, 1 PART FRESH CEMENT, 1 PART LIME. b) INTERNAL - SHALL BE 9 PARTS CLEAN SAND, 1 PART FRESH CEMENT, 2 PARTS LIME.

GLAZING

- G1. GLASS AND GLAZING SHALL BE IN ACCORDANCE WITH AS 1288 DOOR AND WINDOW FRAMES M1. ALL WINDOW FRAMES AND EXTERNAL DOOR FRAMES SHALL BE SECURELY FIXED AND FLASHED IN ACCORDANCE WITH ALL RELEVANT CODES.
- M2. ALUMINIMUM WINDOWS SHALL CONFORM TO AS CA53.

DRAINAGE

- D1. ALL SEWERAGE AND DRAINAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE APPROPRIATE AUTHORITIES. PROVISIONS SHALL BE MADE FOR ALL SEEPAGE WATER TO BE EFFECTIVELY DEALT WITH AND DIVERTED CLEAR OF THE BUILDING BY MEANS OF A SATIFACTORY DRAINAGE SYSTEM.

FIRE DETECTION

- F1. FIRE DETECTION UNITS ARE TO BE PLACED IN ACCORDANCE WITH THE CODE.

VERANDAH POSTS

- V1. TO BE LOCATED AS SHOWN ON PLAN AND WHERE FIXED TO CONCRETE THE BASE OF THE POST IS TO BE SUPPORTED ON A GALVANISED METAL BASE WITH A METAL DOWEL SET IN CONCRETE.

TERMITE TREATMENT

- T1. PROVIDE A TERMITE BARRIER TREATMENT IN ACCORDANCE WITH THE RELEVANT CODE IN ALL AREAS WHERE THE LOCAL AUTHORITY REQUIRES SUCH TREATMENT.

FEES

- F1. THE BUILDER WILL OBTAIN ALL PERMITS, PAY ALL FEES AND NOTIFY LOCAL AUTHORITIES TO ENABLE THE WORKS TO BE CARRIED OUT WITHIN THE LIMITS OF THE WORKING DRAWINGS.

ELECTRICIAN GENERAL

PROVIDE ALL LABOUR AND MATERIALS SUITABLE FOR THE INSTALLATION OF THE ELECTRICAL SERVICE IN ACCORDANCE WITH AS 3000 AND AS 3006. ALL WORK TO BE CARRIED OUT BY A LICENCED ELECTRICIAN AND IN ACCORDANCE WITH THE LOCAL SUPPLY AUTHORITY.

CONSUMER MAINS: PROVIDE AND INSTALL CONSUMER MAINS FROM THE MAIN POWER SUPPLY TO THE METER AND SWITHBOARD.

LIGHTING: CONNECT ALL LIGHT POINTS IN POSITIONS AS DIRECTED BY THE OWNER

POWER: CONNECT ALL POWER POINTS IN POSITIONS AS DIRECTED BY THE OWNER

ACCESSORIES: ALL ACCESSORIES ARE TO BE QUALITY PLASTIC FITTINGS.

FIRE DETECTION: FIRE DETECTION UNITS ARE TO BE PLACED IN ACCORDANCE WITH THE CODE.

SERVICE TRENCHES: THE BUILDER SHALL EXCAVATE SERVICE TRENCHES TO A MINIMUM COVER OF 150mm WHERE SITE CONDITIONS ALLOW

BRICKLAYER

CONSTRUCT NEW BRICKWORK AND EXTEND EXISTING EXTERNAL WALLS AND MAKE GOOD.

CONCRETOR

CONSTRUCT NEW SLABS AS DETAILED ON STRUCTURAL DRAWING.

CARPENTER

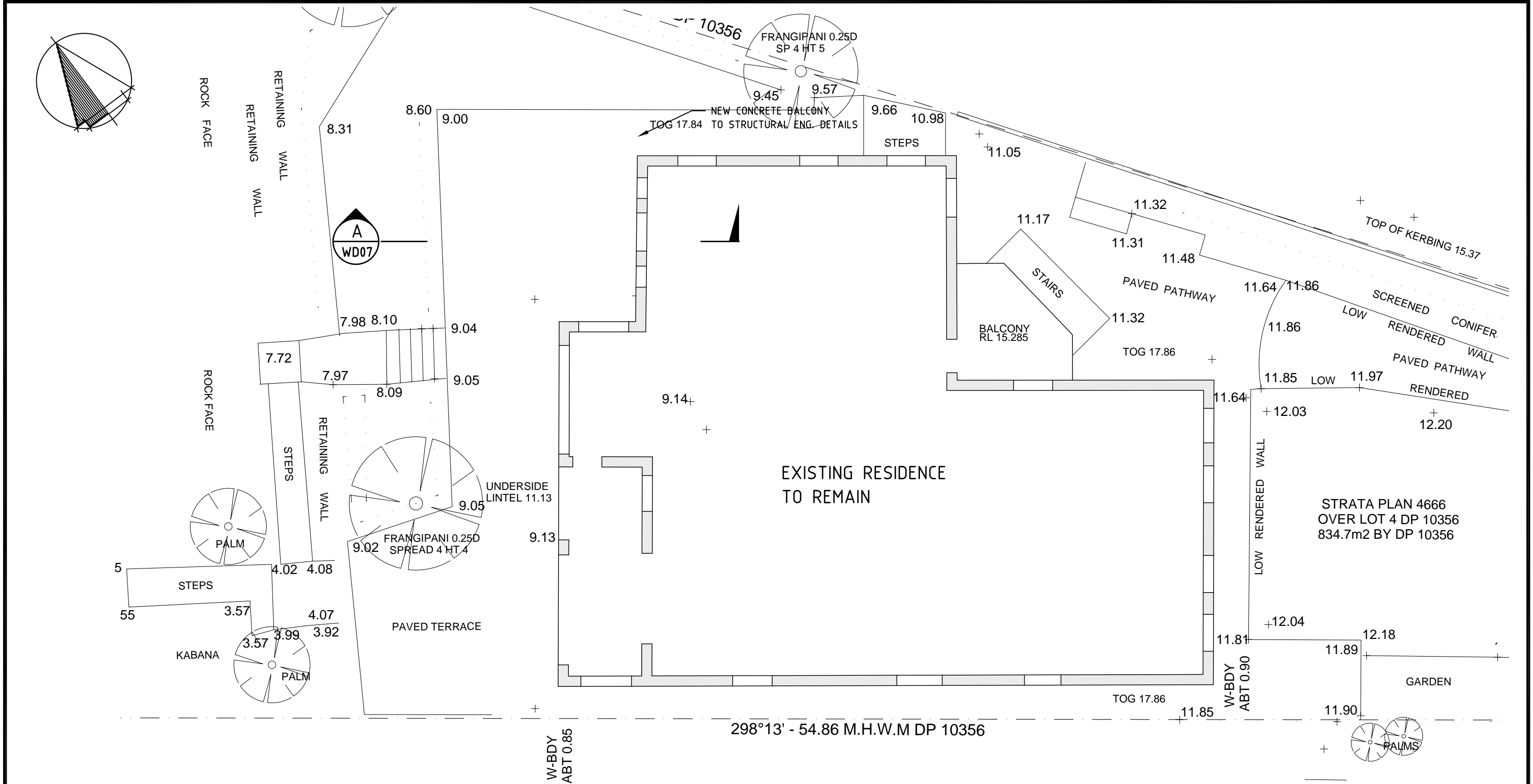
CONSTRUCT NEW WORK AS DETAILED ALL IN ACCORDANCE WITH AS 1684-1992. ALL TIMBER BEAMS SHALL BE PROPERLY FIXED AND ADEQUATELY STRAPPED DOWN. ALL TIMBER TO TIMBER CONNECTIONS SHALL BE MADE WITH GALVANISED METAL CONNECTORS, NAILED AS SETOUT IN AS 1684-1992.

D R A W I N G L I S T

WD 000	COVER SHEET
WD 001	SITE PLAN
WD 002	LOWER GROUND FLOOR PLAN
WD 003	GROUND FLOOR PLAN
WD 004	FIRST FLOOR PLAN
WD 005	NORTH WEST ELEVATION
WD 006	NORTH EAST ELEVATION
WD 007	SECTION

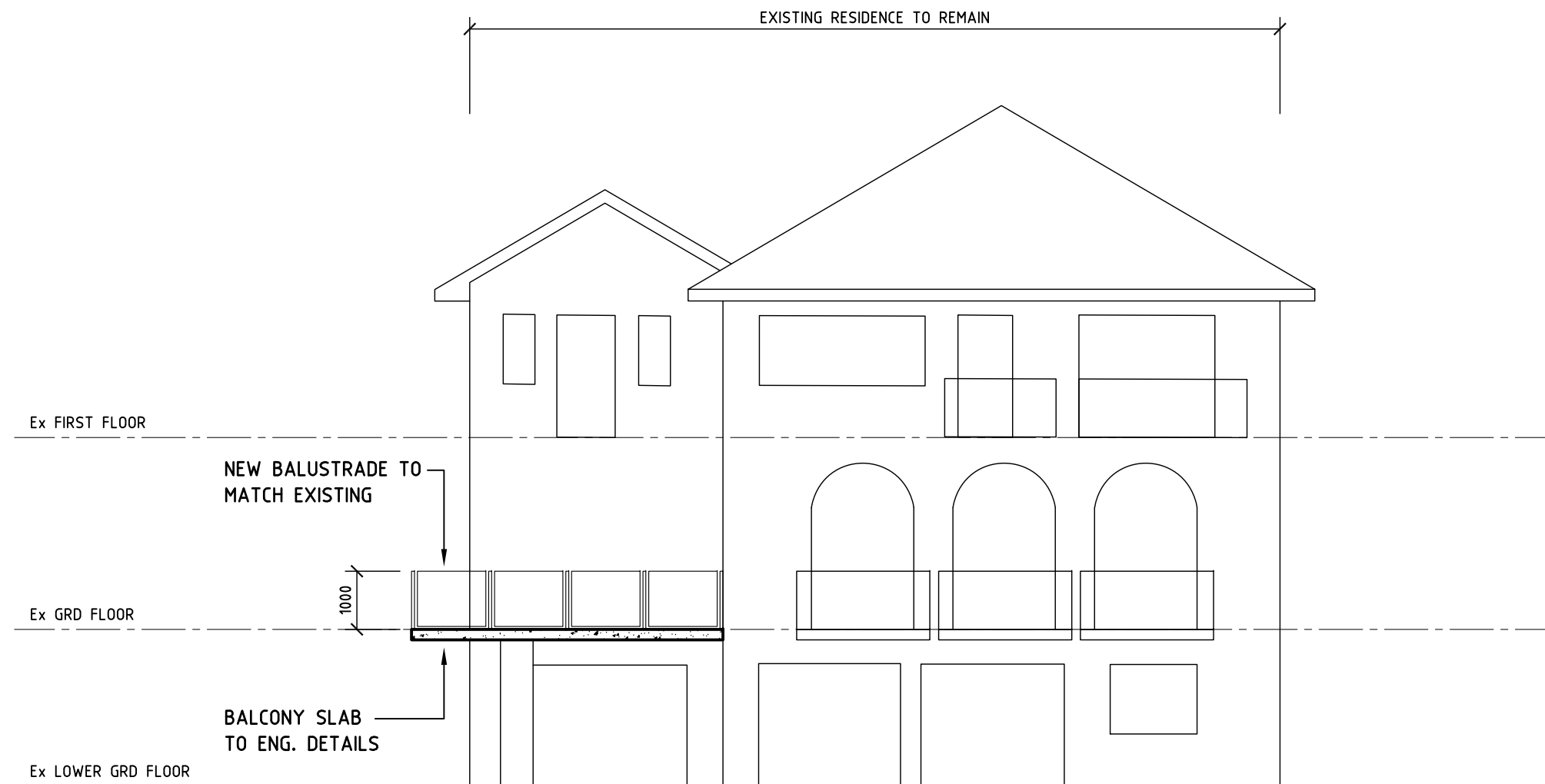


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				<div>Date</div> <div>NOV. 2019</div>	<div>Scale</div> <div>-</div>	<div>Drawn</div> <div>A.C.W.</div>
				<div>Job Number</div> <div>04 / 19</div>	<div>Drawing</div> <div>WD00</div>	<div>Rev</div> <div>A</div>

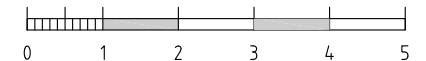


FIRST FLOOR PLAN

			Project		Title	
			ALTERATIONS AND ADDITIONS		FIRST FLOOR PLAN	
			7 ADDISON ROAD		Date	Scale
			MANLY, NSW		NOV. 2019	1:100
					Drawn	A.C.W.
					Job Number	Drawing
					04 / 19	WD04
					Rev	A

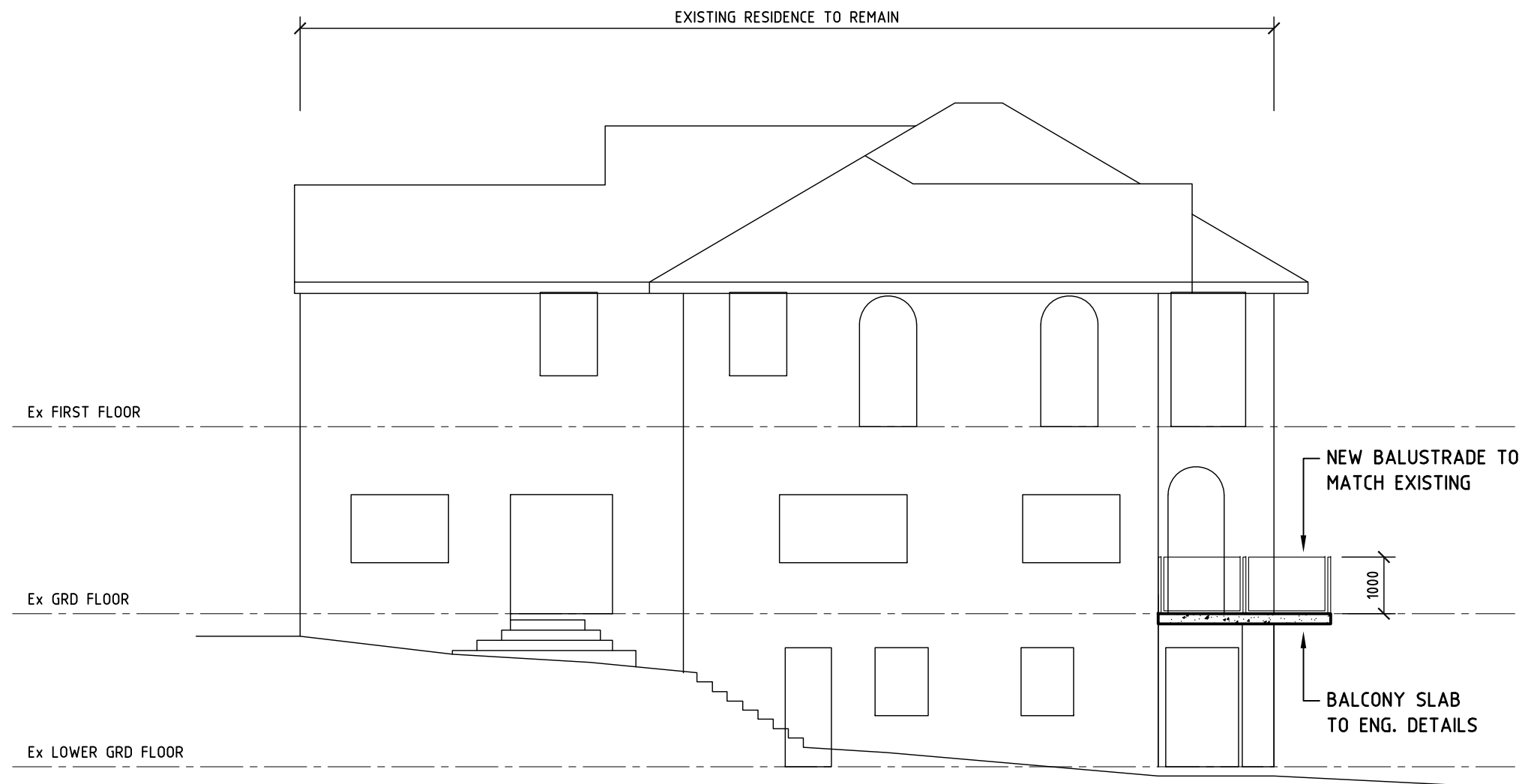


NORTH WEST ELEVATION

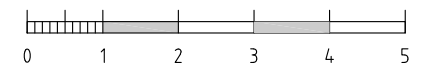


			Project			Title		
			ALTERATIONS AND ADDITIONS			NORTH WEST ELEVATION		
			7 ADDISON ROAD			Date	Scale	Drawn
			MANLY, NSW			NOV. 2019	1:100	A.C.W.
						Job Number	Drawing	Rev
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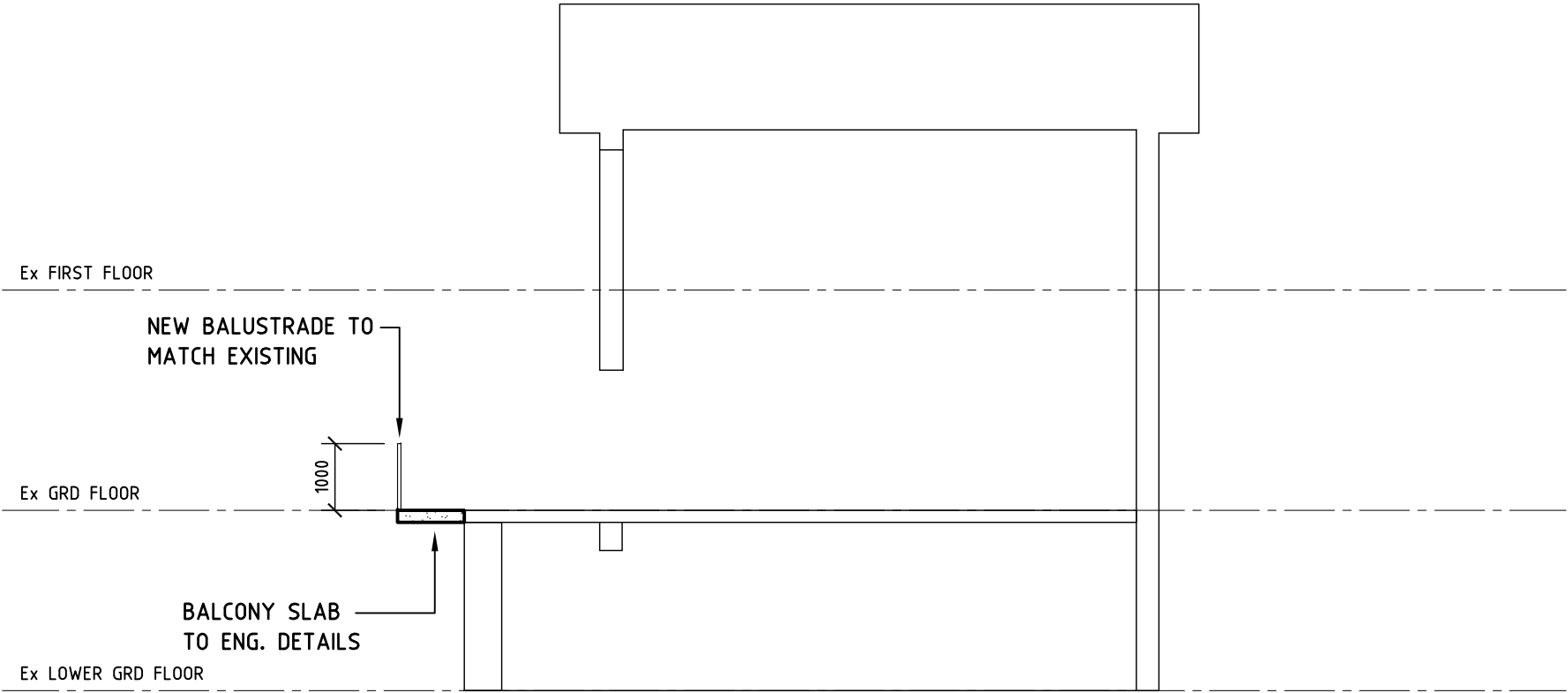
A	ISSUED FOR CONSTRUCTION	07.11.19
Client		
Mr M WILLIAMS		



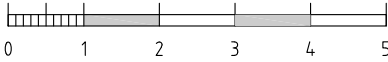
NORTH EAST ELEVATION



			Project ALTERATIONS AND ADDITIONS 7 ADDISON ROAD MANLY, NSW	Title NORTH EAST ELEVATION		
				Date NOV. 2019	Scale 1:100	Drawn A.C.W.
A	ISSUED FOR CONSTRUCTION	07.11.19		Job Number 04 / 19	Drawing WD06	Rev A
Client Mr M WILLIAMS						



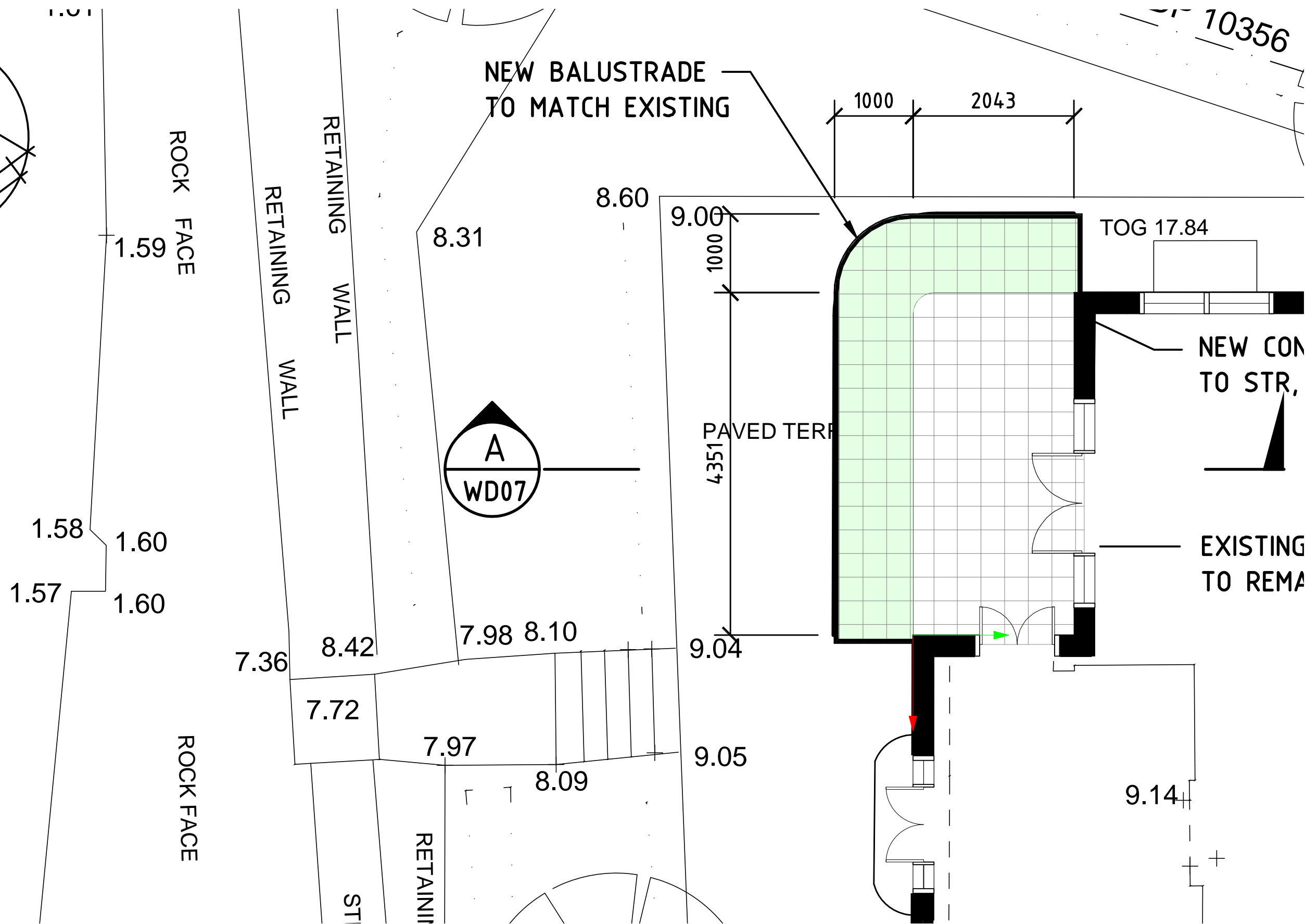
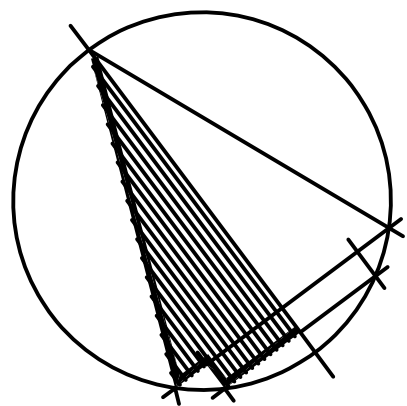
SECTION A WD02 WD03 WD04



			Project		Title	
			ALTERATIONS AND ADDITIONS		SECTION	
			7 ADDISON ROAD		Date	Scale
			MANLY, NSW		NOV. 2019	1:100
					Drawn	A.C.W.
					Job Number	Drawing
					04 / 19	WD07
					Rev	A

Client		
Mr M WILLIAMS		

A	ISSUED FOR CONSTRUCTION	07.11.19
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5 North East Elevation
Scale: 1:50

New wrought iron balustrade
Black Paint finish. Design to match existing.
Gaps no greater than 120mm

New concrete slab to
engineers details



4 North West Elevation
Scale: 1:50

