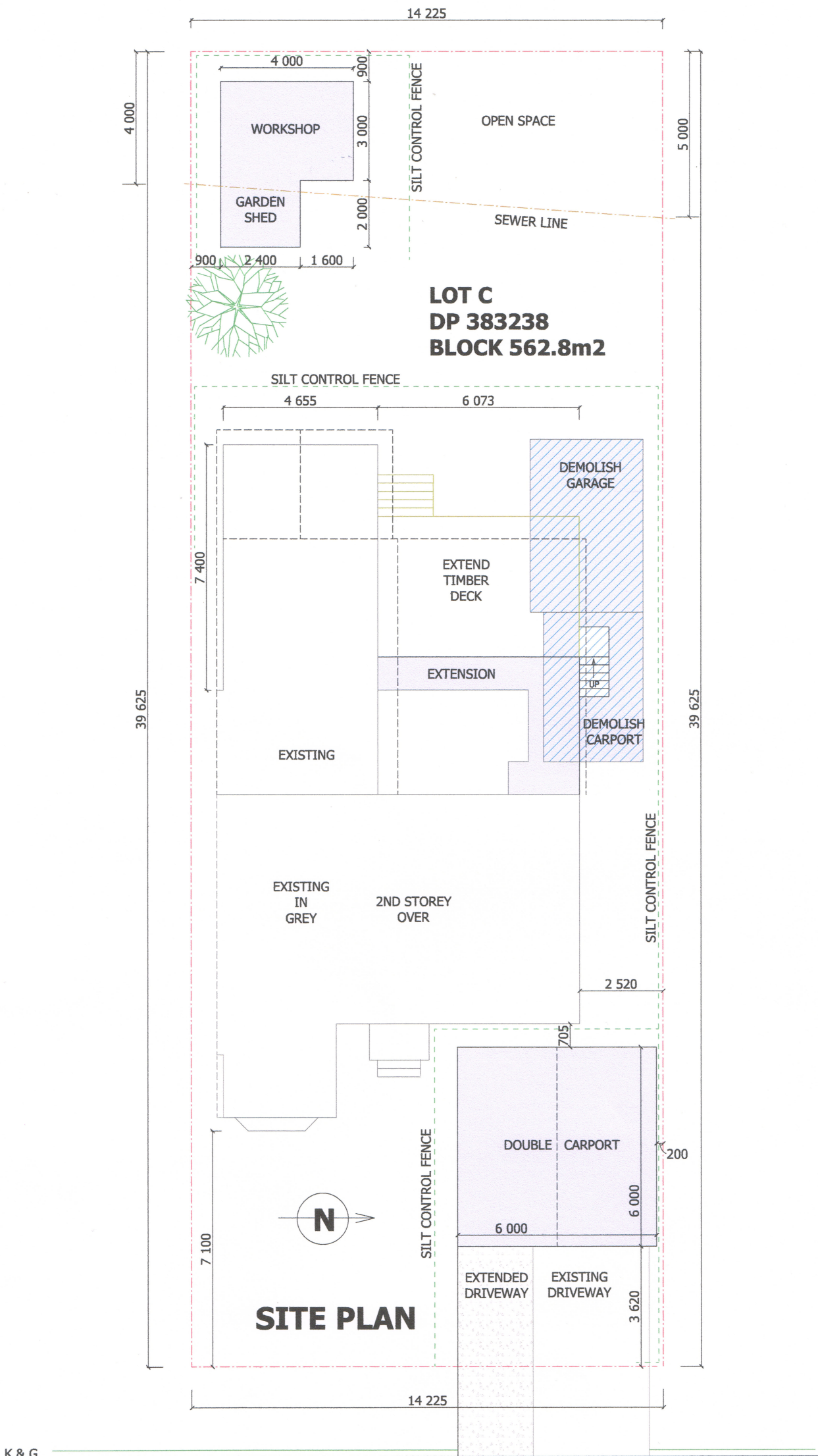


CONSTRUCTION DRAWING



NOTES: 1. Builder to inspect & confirm measurements before commencing work.
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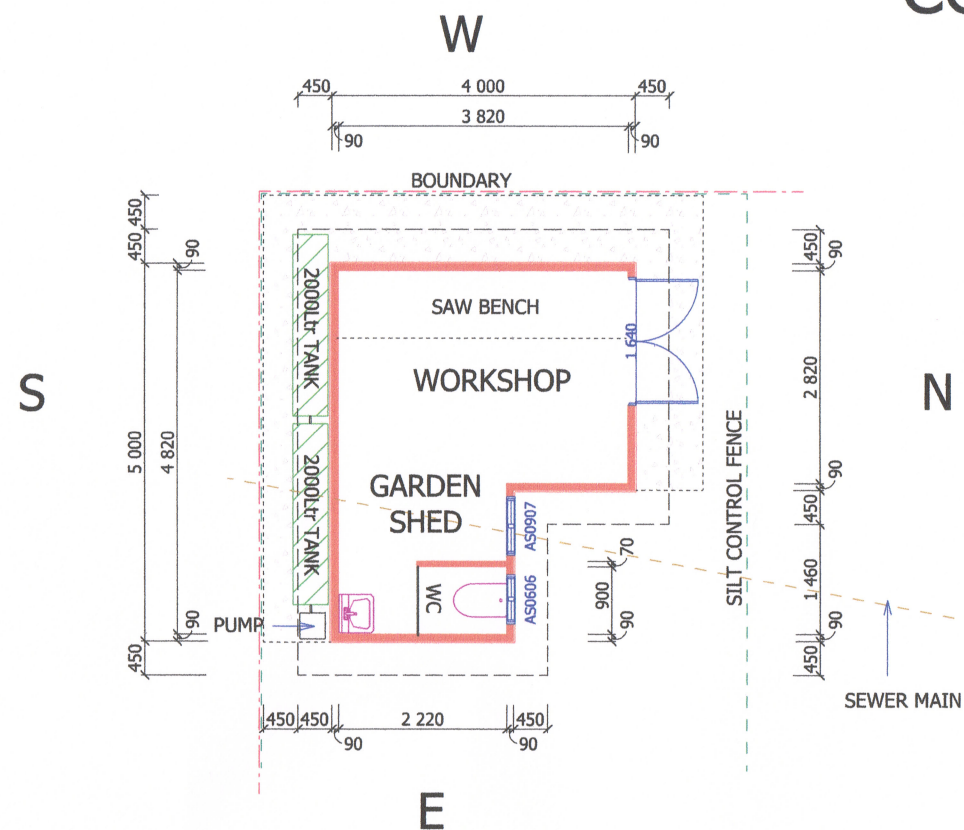
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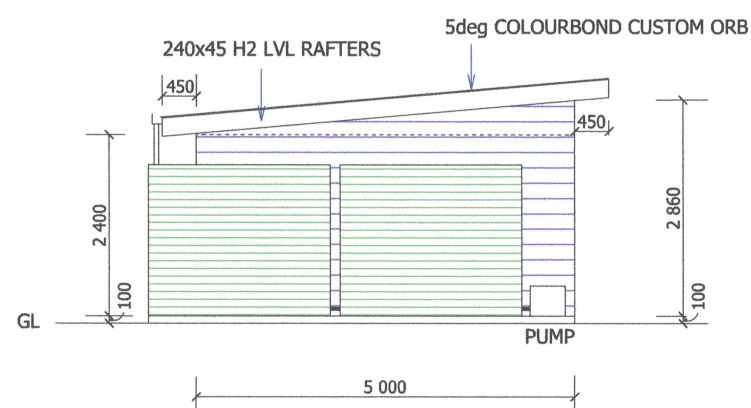
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40 ESSILIA STREET
COLLARROY PLATEAU
SCALE: 1:150 (A3) | DATE: 03/06/2021

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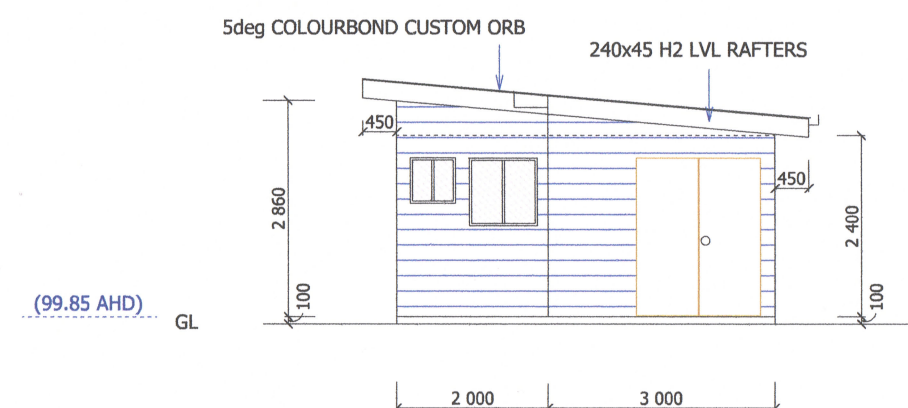
CONSTRUCTION DRAWINGS



GARDEN SHED + WORKSHOP PLAN



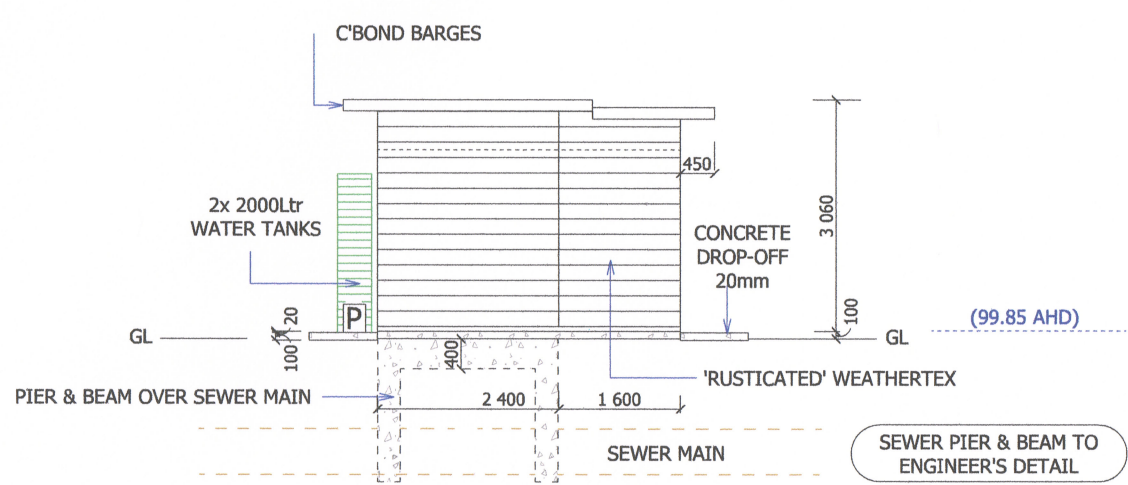
SOUTH ELEVATION



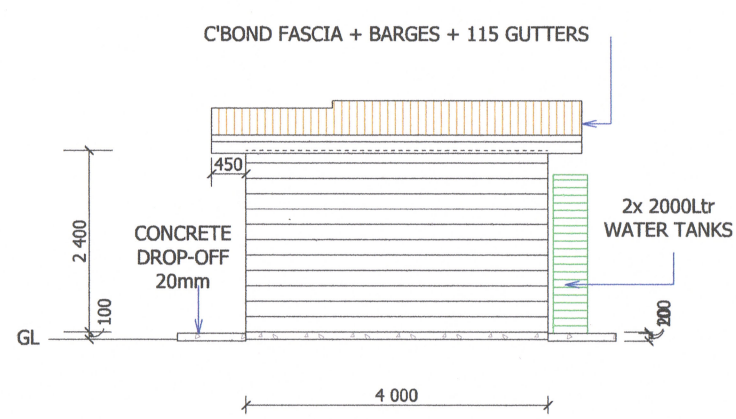
NORTH ELEVATION

SPECIFICATION

SEWER	PIER + BEAM	per ENGINEER
SLAB	100x20Mpa	per ENGINEER
EXTENDED SLAB	AS ABOVE	20mm DROP-OFF
FRAMES	90+70x45 H2 PINE	STUDS AT 450c/c
ROOF FRAME	240x45 H2 LVL	600c/c
BATTENS	90x45 H2 PINE	900c/c
INSULATION	ROOF BLANKET	55mm min
ROOFING	C'BOND C/ORB	
FASCIA/BARGES	COLOURBOND	
GUTTER	115mm QUAD	MATCH HOUSE
DOWNPIPES	90mm PVC	CONNECT TO EXISTING
EAVES	450 F/CEMENT	
CLADDING	WEATHERTEX	'RUSTICATED'
DOORS	2x820X35	EXTERNAL
WINDOWS	ALUMINIUM	WHITE SLIDERS



EAST ELEVATION

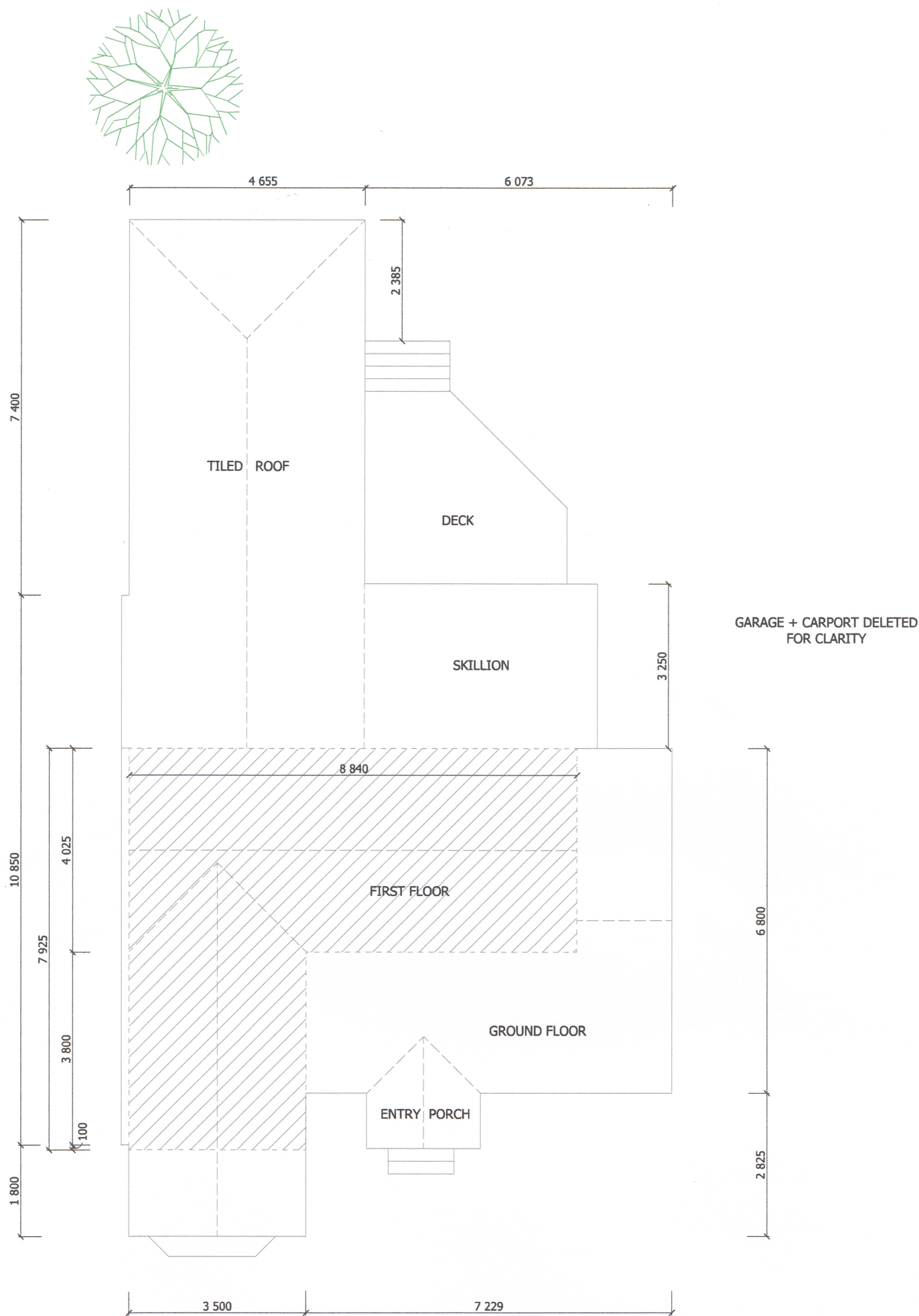


WEST ELEVATION

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	PLAN SET No: 190220 PAGE: 2 OF 9 REVISION No: 4b	40 ESSILIA STREET COLLARROY PLATEAU SCALE: 1:100 (A3) DATE: 03/06/2021	

CONSTRUCTION DRAWING

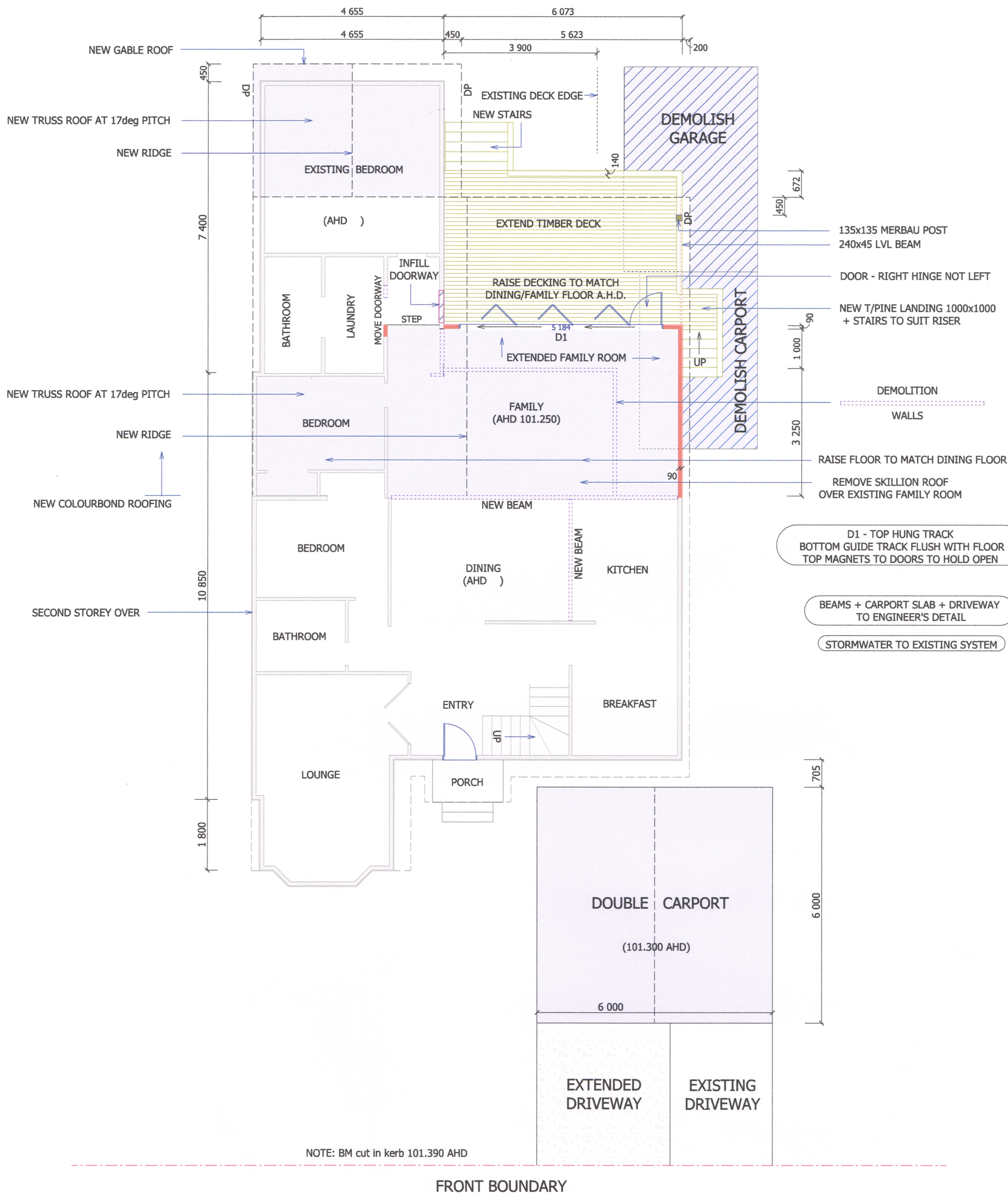


EXISTING GROUND FLOOR PLAN
(FIRST FLOOR ROOF)



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CONSTRUCTION PLAN



NEW GROUND FLOOR PLAN

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

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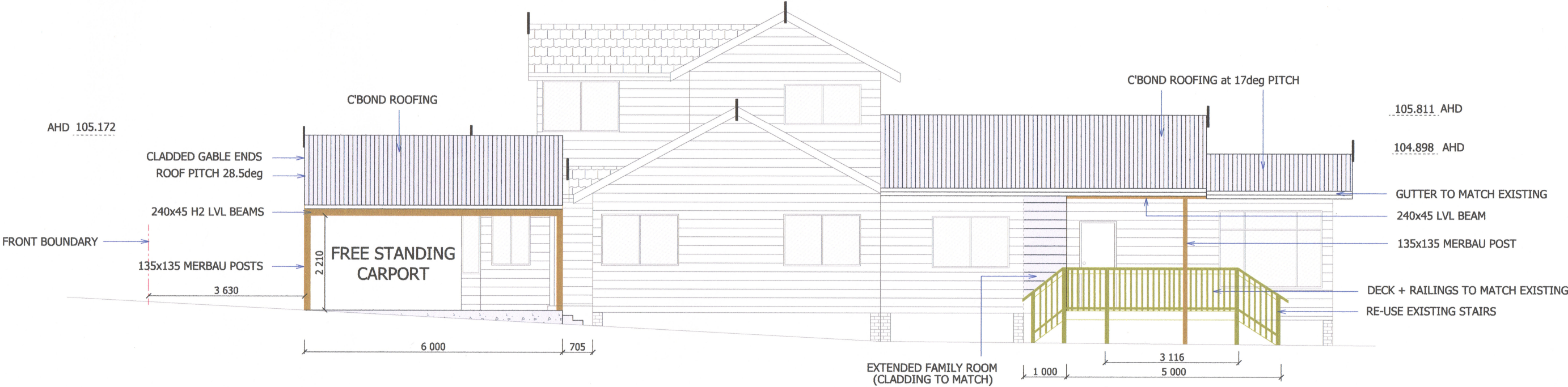
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CONSTRUCTION DRAWING



SOUTH ELEVATION



NORTH ELEVATION

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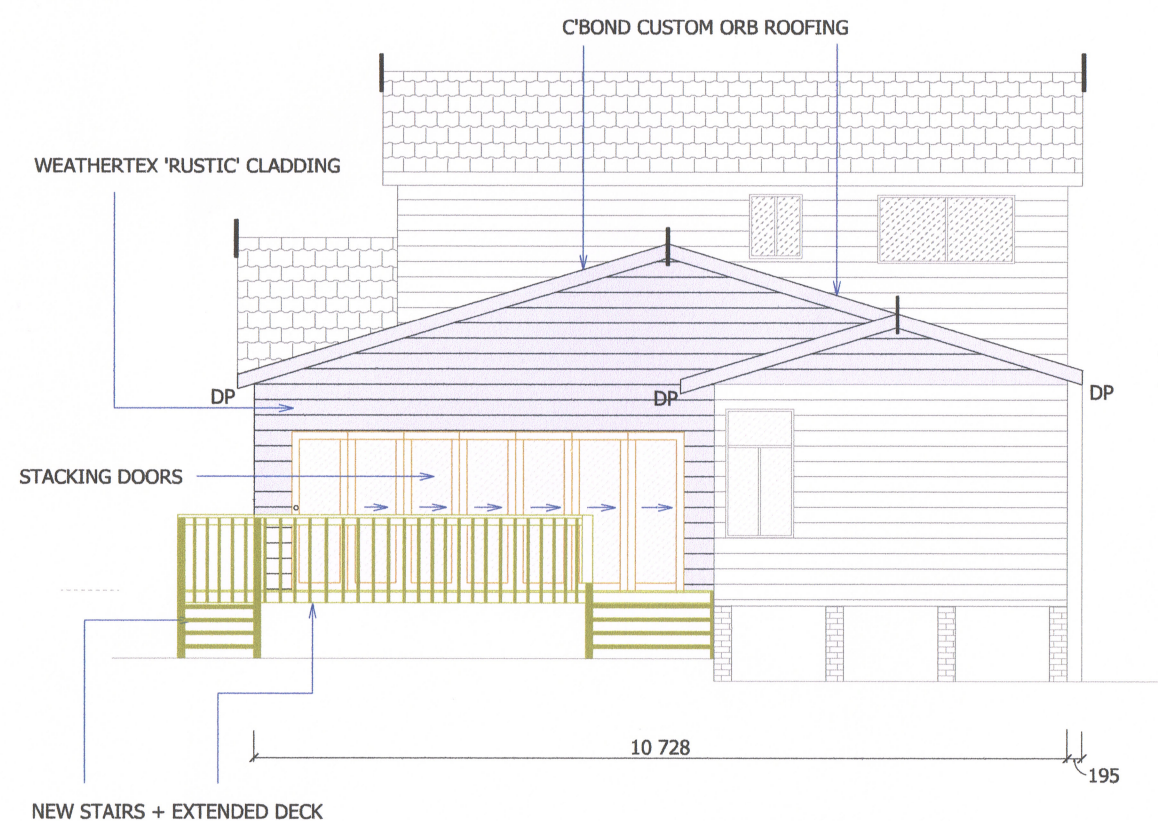
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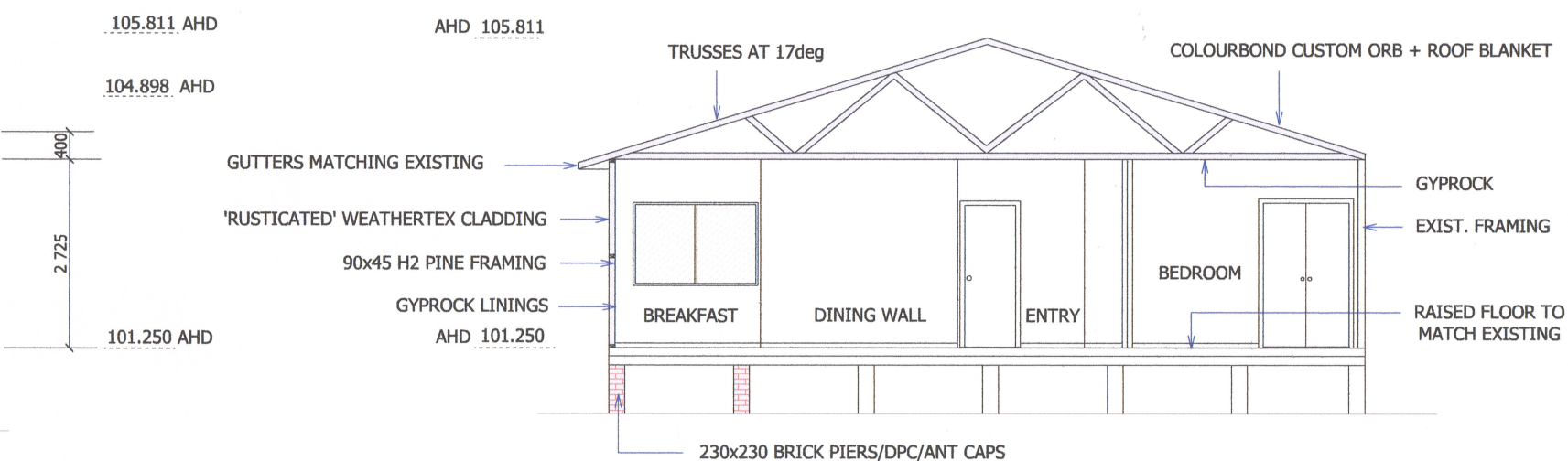
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CONSTRUCTION PLAN



WEST ELEVATION



SECTION A.....A

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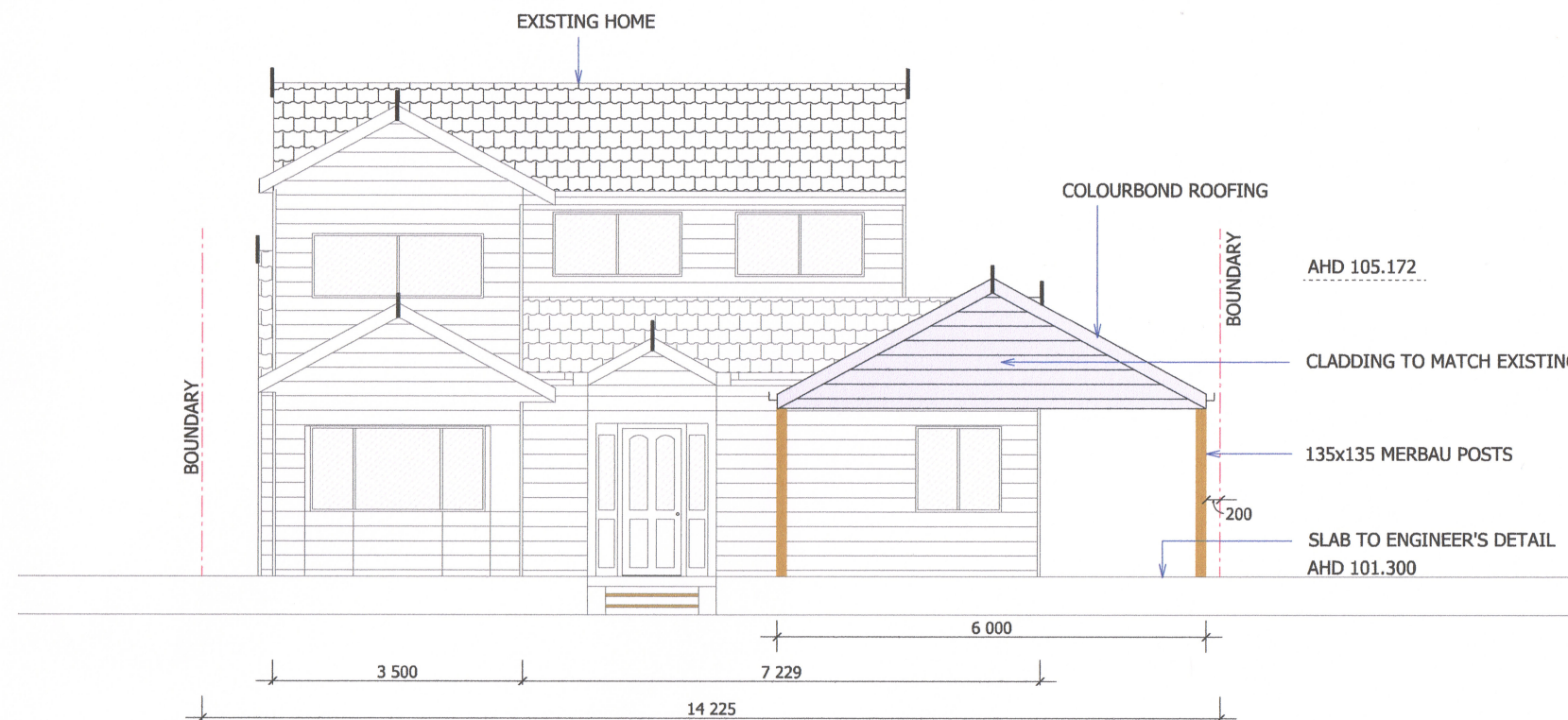
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CONSTRUCTION PLAN



EAST ELEVATION

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40 ESSILIA STREET

COLLARROY PLATEAU

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CONSTRUCTION DETAILS

BASIX CERTIFICATE No: A348570-02

RAIN TANKS	2x2000Ltr	Adjacent Garden Shed	
LIGHTING	Min 40% Compact Fluro or LED		
FIXTURES	Toilets	Max 4Ltr/Flush	Min 3 Star Rating
	Taps	Max 9Ltr/Minute	Min 3 Star Rating
INSULATION	Suspended Floor	R0.8 Down	R1.5 inc Construction
	External Walls	R1.30	R1.70 inc Construction
	Roof	Ceiling: R3.0 Up	Roof: Foil Sarking
OPENINGS	Door #1	U-Value: 7.63; SHGC: 0.75	

SPECIFICATION
HOUSE + WORKSHOP
(SEE ENGINEER DETAILS)

PIER PADS	400x400x450
PIERS	230x230 Brick
BEARERS	100x75 Red Alert LVL
JOISTS	100x50 Red Alert LVL
FLOORING	Match existing
FRAMING	90x45 H2 T/pine
HEADS	LVL or Steel to suit
ROOF FRAMING	H2 Pine Trusses
BATTENS	To suit Tiling
INSULATION	Sarking under Tiles
	R3.0 Ceiling Batts
WALL INSULATION	Sarking + R1.5 Batts
ROOFING	C'bond Custom Orb
DOOR	See Opening Schedule
CLADDING	'Rustic' Weathertex
LININGS	Gyprock
SKIRT/ARCHITRAVES	Match existing
PAINTING	To selection
DECK BEARERS	Match existing
DECK JOISTS	Match existing
DECKING	90x22 Treated Pine
BALUSTRADE	Match existing
STAIRS	Match existing
WORKSHOP SLAB	Per Engineer
W'SHOP WALL FRAMING	90x45 H2 T/pine
W'SHOP ROOF FRAMING	240x45 H2 LVL
ROOF INSULATION	Roof Blanket - 55mm
ROOFING	C'bond Custom Orb
CLADDING	'Rustic' Weathertex
OPENINGS	See Schedule

OPENING SCHEDULE

No	CODE	U-value	SHGC
D1	BD2151	7.63	0.75

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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 work is being carried out onto persons below.

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards 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 supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

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.

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road 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 well 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

capture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this 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: Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing. Locations with overhead power lines: Overhead power lines MAY be 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 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 stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all 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 manufacturer's specifications and not used where 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 accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. 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 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 material 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 packs, 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

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material 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 recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised 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 present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised 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 unauthorised 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 unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully 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.

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