

DEVELOPMENT DETAILS		
EXISTING DWELLING (APPROX)	287	m ²
PROPOSED ANCILLARY DWELLING	97.04	m ²
SITE AREA	6462	m ²
TPS ZONING:	SPECIAL RESIDENTIAL	

DWELLING DETAILS		
AREAS		
ANCILLARY DWELLING		
ALTERATIONS	75.84	m ²
ADDITIONS	24.17	m ²
VERANDAH	32.83	m ²
TOTAL FLOOR AREA	132.85	m²
PERIMETER		
	41.30	m
ROOF DETAILS		
AREA		
ADDITION	25.20	m ²
VERANDAH	33.73	m ²

BASIC DESIGN NOTES AND INFORMATION

GENERAL

- CHECK DIMENSIONS. DO NOT SCALE
- READ IN CONJUNCTION WITH ENGINEERING DRAWINGS.
- A COPY OF THIS DRAWING IS TO BE ON SITE DURING CONSTRUCTION.
- THE LATEST EDITION OF ALL AUSTRALIAN STANDARDS SHALL APPLY.
- BUILDER TO COMPLETE ALL TIMBER WORKS ACCORDING TO AS1684 INCLUDING MEMBER CONNECTIONS AND TIE DOWN REQUIREMENTS.
- ALL CONSTRUCTION TO BE ACCORDING TO THE BCA DEEMED - TO - SATISFY REQUIREMENTS UNO.

DISCLAIMER
PLEASE NOTE THAT WHILE ALL CARE WAS TAKEN IN PREPARING THIS SET OF PLANS AND ELEVATIONS, ANY CONSTRUCTION WORK, ALTERATIONS OR RENOVATIONS SHOULD BE RE-CHECKED BEFORE COMMENCING ANY WORK TO ENSURE ACCURACY. DISCREPANCIES SHOULD BE RESOLVED IMMEDIATELY.

BUILDING REQUIREMENTS NOTE
ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST BCA, LOCAL GOVERNMENT REQUIREMENTS AND THE AUSTRALIAN STANDARDS

ENGINEER NOTE
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS

CONSTRUCTION NOTES AND INFORMATION

- BUILDER TO COMPLETE ALL CONCRETE WORKS TO COMPLY WITH AS 3600
- BUILDER TO COMPLETE ALL TIMBER WORKS ACCORDING TO AS1684 INCLUDING MEMBER CONNECTIONS
- BUILDER TO COMPLETE ALL HOT ROLLED STEELWORK FABRICATION AND ERECTION IN ACCORDANCE WITH AS 4100
- 'BIFENTHRIN' TERMITE TREATMENT TO BE USED AND APPLIED TO MANUFACTURERS SPECIFICATIONS
- ROOF CLADDING TO COMPLY WITH BCA 2012 PART 3.5.1 AND AS 1562.1-1992
- WATERPROOFING OF WET AREAS TO COMPLY WITH BCA 2012 PART 3.8.1 AND AS 3740-2010

ROOF PLUMBING NOTE
PLUMBER TO ENSURE ADEQUATE RWP ARE INSTALLED TO NEW WORKS.

	DENOTES NEW STORM WATER MANAGEMENT PLAN
	DENOTES EXISTING STORM WATER MANAGEMENT PLAN

BUILDER NOTE

- OVERALL DIMENSIONS MAY CHANGE SLIGHTLY TO SUIT SELECTED MATERIALS AND FINISHES
- INTERNAL MEASUREMENTS TO STRUCTURAL SURFACE ONLY UNO. DOES NOT INCLUDE ALLOWANCE FOR CLADDING/LINING THICKNESS ETC

ELECTRICAL SERVICES NOTE
ALL ELECTRICAL SERVICE WORK TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH LATEST REVISION OF THE RELEVANT AUSTRALIAN STANDARDS

EXISTING SERVICES NOTE
BUILDER TO LOCATE, ISOLATE AND RE-ROUTE EXISTING SERVICE AS REQUIRED. ENSURE ALL WORK IS CARRIED OUT UNDER THE RELEVANT AUSTRALIAN STANDARDS AND INDUSTRY CODES

HOT WATER UNIT NOTE
BUILDER TO INSTALL GAS INSTANTANEOUS HOT WATER UNIT AND/OR AS SELECTED BY CLIENT TO MANUFACTURERS RECOMMENDATION & TO THE RELEVANT AUSTRALIAN STANDARDS AND INDUSTRY CODES

TERMITE CONTROL NOTE
TERMITE CONTROL TO BE STRICTLY IN ACCORDANCE WITH LATEST REVISION OF AS 3660.1 TO ACHIEVE PERFORMANCE REQUIRED UNDER THE BCA

PLUMBING NOTE
PLUMBER TO ENSURE ADEQUATE RWP ARE INSTALLED. RWP SHOWN ARE SUGGESTED ONLY. UTILISE EXISTING SOAK WELLS WHERE POSSIBLE. SIZES AND LOCATION OF SOAK WELLS ARE SUGGESTED ONLY AND SHOULD BE VERIFIED BY HYDRAULIC ENGINEER/PLUMBER ON SITE PRIOR TO PURCHASE AND INSTALLATION

BOUNDARIES NOTE
SITE BOUNDARIES DIMENSIONS AND ANGLES ARE TO BE VERIFIED AGAINST THE LOTS TITLE AND SUBJECT TO A FULL SITE FEATURE SURVEY BY CERTIFIED SURVEYOR.

WIND CLASSIFICATION NOTE
REFER TO ENGINEERING SPECIFICATION AND/OR DRAWINGS FOR WIND CLASSIFICATION AND CONSTRUCTION REQUIREMENTS

DRAINAGE NOTE
ENSURE THAT NO STORM WATER RUN OFF DISCHARGES ONTO ANY ADJACENT PRIVATE PROPERTY BY DIRECTING ALL RUN OFF INTO ADJACENT ROAD AND/OR DRAINAGE RESERVES OR TO ANY OTHER POINT APPROVED BY THE LOCAL AUTHORITY

FIRE RATING NOTE
CLASS 1 BUILDING CONSTRUCTED IN DESIGNATED BUSHFIRE PRONE AREA MUST BE PROVIDED WITH PROTECTION TO REDUCE THE RISK OF IGNITION IN THE EVENT OF A BUSHFIRE BY EMBERS UNTIL THE FIRE FRONT PASSES. ALL EXTERNAL DOORS, FRAMES, WINDOWS, WALLS, VERANDAS AND ROOF COVER MATERIAL TO COMPLY WITH THE RATING REQUIREMENTS OUTLINED IN AS 3959-2009

EARTHWORKS NOTE
ENSURE ALL LEVELS AND HEIGHTS ARE CORRECT BEFORE ANY WORK IS COMMENCED AND WORK AREA CLEAR OF EXISTING SERVICES

WINDOWS AND DOORS
BUILDER TO CHECK WITH CLIENT ALL WINDOW AND DOOR TYPES INCLUDING SECURITY AND MESH OPTIONS BEFORE COSTING AND ORDERING

1	-	CONSTRUCTION DRAWING	MV
REV	DATE	REVISION	BY

MJ Drafting & Designs
turning lines into visions

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UNIT 6 2954 ALBANY HIGHWAY, (CNR RUNDLE ST)
KELMSCOTT WA 6111

PROPOSED ALTERATIONS AND ADDITIONS

SITE PLAN & NOTES

SITE: LOT 117 (#214) ABERNETHEY RD
BYFORD

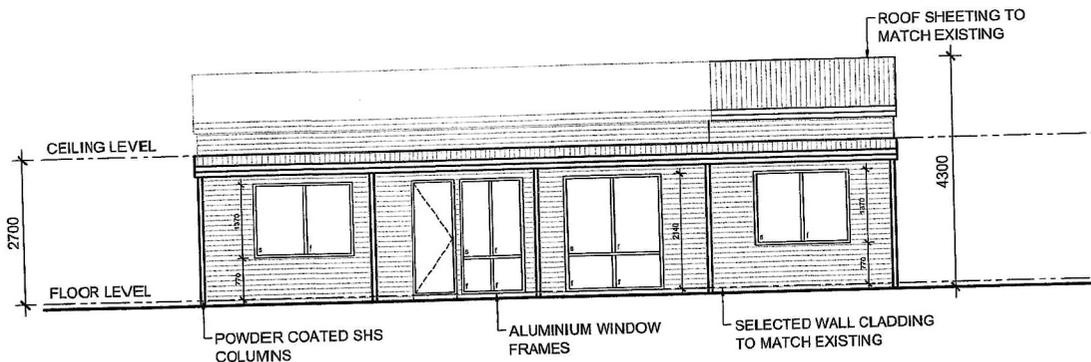
CLIENT: PETER TERPSTRA

JOB No:	DWG No:	A01	OF	A06
17733			REV No:	1

SCALE: AS SHOWN AT A3 CLIENT CHK BY:
DRN BY: MJV CHK BY:
DATE: Aug-17 DATE:

SITE PLAN
SCALE 1:750

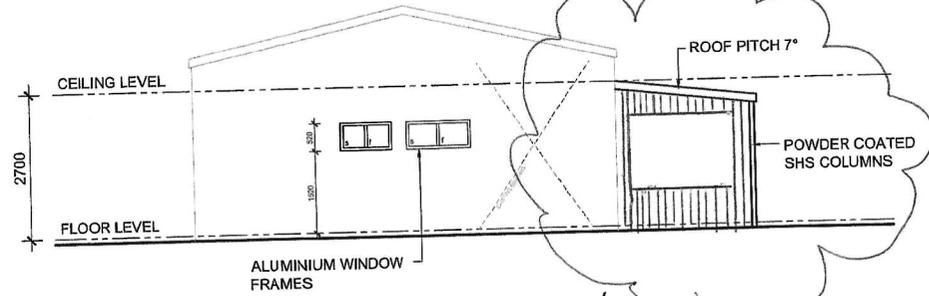
THE COPYRIGHT OF THIS DRAWING OR PART THEREOF BELONGS TO MJ DRAFTING & DESIGNS AND MUST NOT BE RETAINED OR REPRODUCED WITHOUT THEIR WRITTEN PERMISSION. **DISCLAIMER** : PLEASE NOTE THAT WHILE ALL CARE WAS TAKEN IN PREPARING THIS SET OF DRAWINGS, ANY CONSTRUCTION WORK, ALTERATIONS OR RENOVATIONS SHOULD BE RE-CHECKED BEFORE COMMENCING ANY WORK TO ENSURE ACCURACY. DISCREPANCIES SHOULD BE RESOLVED IMMEDIATELY. BEFORE ANY NEW CONSTRUCTION ALTERATIONS OR SHOP FABRICATION IS COMMENCED THE CONTRACTOR MUST CHECK ALL DRAWINGS AND DIMENSIONS AGAINST THE INTENT OF THE DRAWING AND NOTIFY THE SUPERINTENDENT OF ANY DISCREPANCIES OR OMISSIONS THAT WILL INHIBIT OR PREVENT THE SATISFACTORY PERFORMANCE OF THE WORK. CONTRACTORS SHALL CARRY OUT ALL WORK IN ACCORDANCE WITH CURRENT BCA AND AUSTRALIAN STANDARDS. DO NOT SCALE



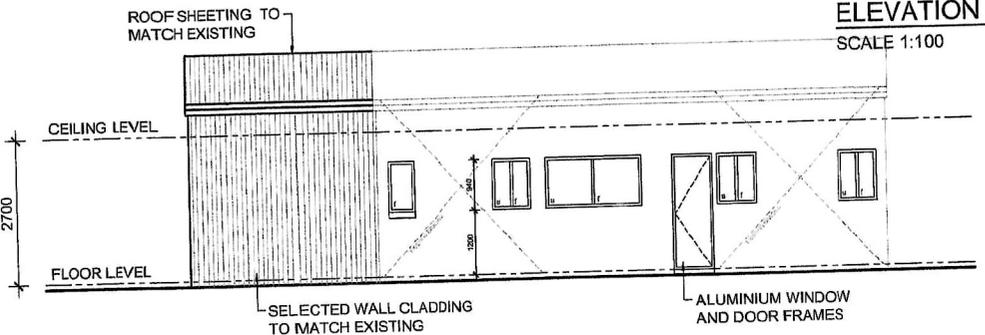
ELEVATION
SCALE 1:100

COLOUR / MATERIAL SCHEME (to be confirmed at construction)

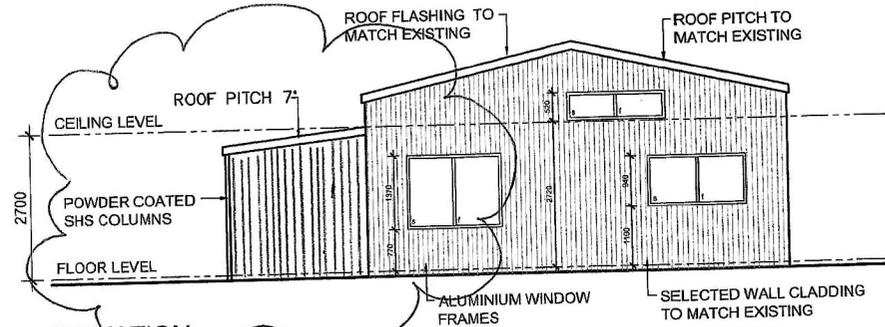
WALLS/RENDER	
DWELLING - MAIN COLOUR	: TBA
DWELLING - CONTRAST	: TBA
GARAGE DOOR	: NA
WINDOWS/DOORS	
WINDOWS - ALUMINIUM FRAMED	: TBA
DOORS - ALUMINIUM FRAMED	: TBA
- FRONT DOOR	: TBA
CONCRETE FLOORING	
TYPICAL CONCRETE SLAB TO DWELLING TO ENGINEERS DETAILS UNLESS OTHERWISE NOTED	
ROOF COVERING	
DWELLING	: COLOURBOND CUSTOM ORB COLOUR TBA
GUTTERS	
FACIA	: COLOURBOND COLOUR TBA
RWP/METERBOX	: PAINTED TO MATCH
CEILING/CORNICE	
	: MOULDED COVE CORNICE THROUGHOUT



ELEVATION
SCALE 1:100



ELEVATION
SCALE 1:100



ELEVATION
SCALE 1:100

THIS ALTERATION IS REPLACING ALL PREVIOUS APPLICATIONS FOR ALTERATION

1	-	CONSTRUCTION DRAWING	MV
REV	DATE	REVISION	BY

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ELEVATIONS

SITE: LOT 117 (#214) ABERNETHY RD BYFORD
CLIENT: PETER TERPSTRA

JOB No: 17733 DWG No: A03 OF A06
REV No: 1

SCALE: AS SHOWN AT A3 CLIENT CHK BY:
DRN BY: MJV CHK BY:
DATE: Aug-17 DATE: