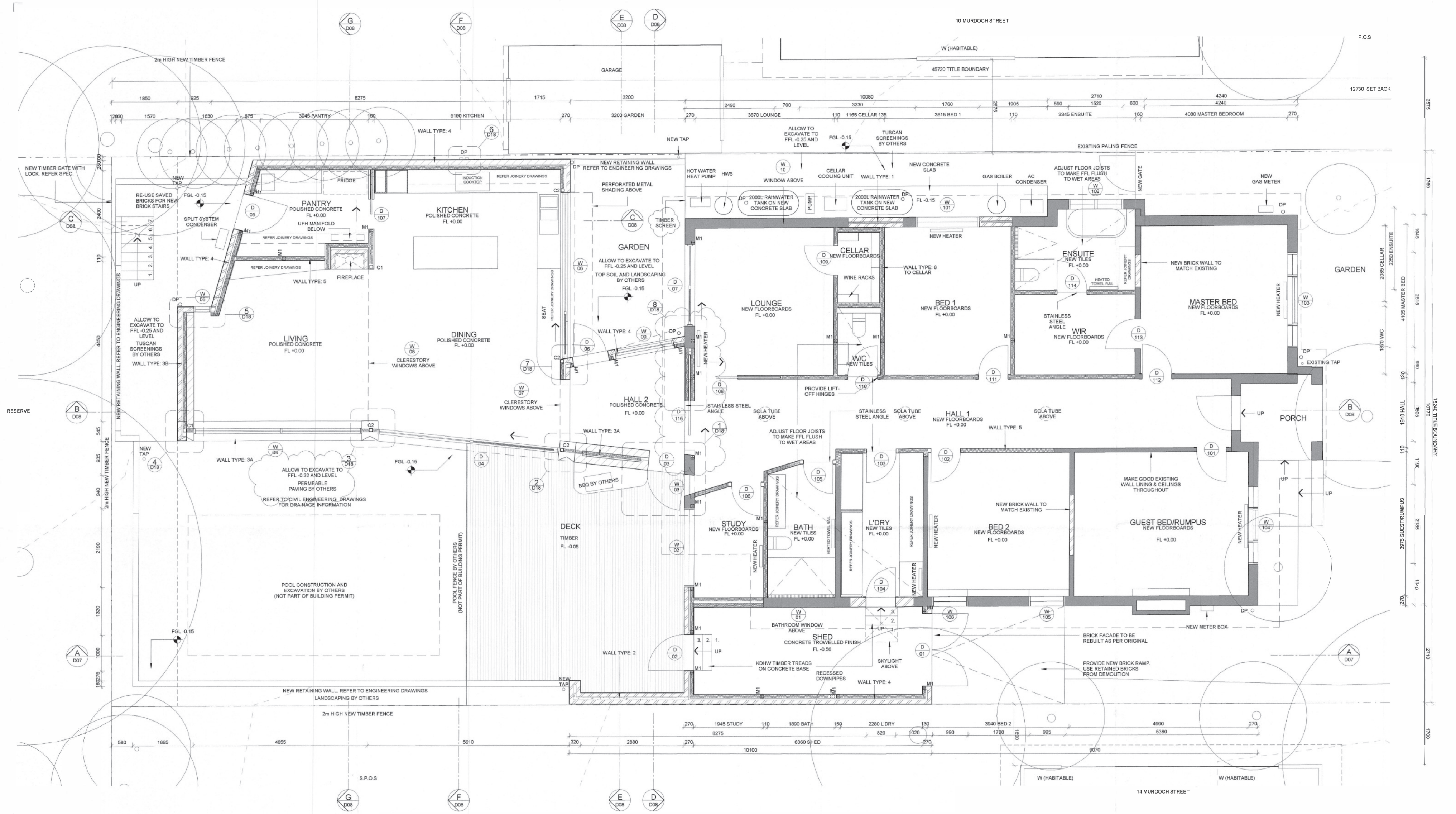

SITE AREA:	697sqm
EXISTING FLOOR AREA:	209sqm
PROPOSED FLOOR AREA:	281sqm
SITE COVERAGE:	310sqm (44%)
PERMEABLE SURFACES:	298sqm (43%)
GARDEN AREA:	278sqm (40%)

NOTES:

GENERAL:
FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

ANY VARIATIONS FROM THE DRAWINGS MUST BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION

CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS

ALL PLUMBING VENTS AND SERVICES TO BE CONCEALED UNLESS NOTED OTHERWISE

TERMITE CONTROL IN ACCORDANCE WITH AS 3660

DRAWINGS TO BE READ IN CONJUNCTION WITH AND ENGINEER'S DRAWINGS & SPECIFICATIONS

FLOORS / FLOOR FINISHES:

FLOOR TYPE 1 - NEW FLOORBOARDS
NEW FLOORBOARDS SANDED & OILED WITH LIVOS NATURAL OIL
INSULATION AS SPECIFIED ON AIRGAP AS RECOMMENDED TO EXISTING TIMBER STRUCTURE

FLOOR TYPE 2 - TROWELED CONCRETE
SLAB ON GROUND TO ENGINEER'S DOCUMENTATION
TROWEL FINISH AND SEAL WITH LIVOS NATURAL OIL
REFER TO SPEC FOR CONCRETE MIX
CONTROL JOINTS TO SLAB FORMED WITH STAINLESS STEEL FLAT.

FLOOR TYPE 3 - UNDERFLOOR HEATED POLISHED CONCRETE
80mm TOPPING SLAB WITH HYDRONIC HEATING PIPES
LIGHT GRIND AND SEAL WITH LIVOS NATURAL OIL
REFER TO SPEC FOR CONCRETE MIX
INSULATION AS SPECIFIED ON SLAB TO ENGINEER'S DOCUMENTATION
CONTROL JOINTS TO SLAB FORMED WITH STAINLESS STEEL FLAT.

WALL TYPES

WALL TYPE 1
10 RENDER TO
110 BRICKWORK TO
50 CAVITY w INSULATION AS SPECIFIED TO
110 BRICKWORK
10 PLASTERBOARD

WALL TYPE 2
10 RENDER TO
110 BRICKWORK TO
80 CONCRETE FILLED CAVITY
110 BRICKWORK TO
10 RENDER

WALL TYPE 3A
200 STONEWORK TO
10 CFC SHEET WITH WATERPROOFING MEMBRANE TO
35 CAVITY TO
90 STUDWORK TO ENGINEER'S DOCUMENTATION WITH INSULATION AS SPECIFIED TO
200 STONEWORK

WALL TYPE 3B
10 RENDER TO
110 BRICKWORK TO
10 CFC SHEET WITH WATERPROOFING MEMBRANE TO
35 CAVITY TO
90 STUDWORK TO ENGINEER'S DOCUMENTATION WITH INSULATION AS SPECIFIED TO
200 STONEWORK

WALL TYPE 4
10 RENDER TO
140 BLOCKWORK TO
30 CAVITY TO
90 STUDWORK TO ENGINEER'S DOCUMENTATION WITH INSULATION AS SPECIFIED TO
10 PAINTED PLASTERBOARD

WALL TYPE 5 (INTERNAL WALL)
10 PAINTED PLASTERBOARD ON
90 STUDWORK TO ENGINEER'S DOCUMENTATION WITH
ACOUSTIC INSULATION AS SPECIFIED TO
10 PAINTED PLASTERBOARD OR
MOISTURE RESISTANT PLASTERBOARD TO ALL WET AREAS

WALL TYPE 6 (CELLAR WALLS)
10 PAINTED PLASTERBOARD ON
90 STUDWORK TO ENGINEER'S DOCUMENTATION WITH
INSULATION AS SPECIFIED TO
18 PLY SHEET BACKING BOARD
10 PAINTED PLASTERBOARD

WALL TYPE 7
10 RENDER TO
140 BLOCKWORK TO ENGINEER'S DOCUMENTATION TO
30 CAVITY TO
90 STUDWORK TO ENGINEER'S DOCUMENTATION WITH
INSULATION AS SPECIFIED TO
10 PAINTED PLASTERBOARD

ROOF TYPES

ROOF TYPE 1 -
SLATE TILES ON
NULOK FRAMING SYSTEM ON
ZINCALUME MEMBRANE ON
INSULATION AS SPECIFIED TO
STRUCTURE TO ENGINEER'S DOCUMENTATION

ROOF TYPE 2 -
SLATE TILES ON
NULOK FRAMING SYSTEM ON
LYSAGHT TRIMDECK COLORBOND ON
TIMBER BATTENS ON
INSULATION AS SPECIFIED TO
STRUCTURE TO ENGINEER'S DOCUMENTATION

ALL VISIBLE FLASHINGS, CAPPINGS, AND ROOF PLUMBING COLORBOND
ROOF STRUCTURE TO ENGINEER'S DOCUMENTATION

PROVIDE NEW GUTTERS THROUGHOUT WITH LEAF GUARDS

RAINWATER HEADS
CUSTOM FOLDED COLORBOND RAINWATER HEADS
REFER TO DETAILS

RAIN WATER TANKS
2 x 2,000l RAINWATER TANKS AND PUMP TO BE CONNECTED TO TOILET AND GARDEN TAP.

ALL NEW AND EXISTING DOWNPIPES ARE TO BE CONNECTED TO RAINWATER TANKS WHERE SHOWN. EXCESS STORMWATER TO BE CONNECTED TO LEGAL POINT OF DISCHARGE. REFER TO CIVIL ENGINEERING DESIGN AND SPEC

WALL AND CEILING FINISHES
INTERNAL WALLS AND CEILINGS PAINT OR STAIN FINISH THROUGHOUT NEW & EXISTING (WALLS, CEILINGS & TRIMS).
ALLOW FOR 4 COLOURS. COLOURS TO BE NOMINATED

NOTE: ALL FINISHES TO BE CONFIRMED WITH ARCHITECT PRIOR TO APPLICATION

NEW KDHW SKIRTING TO MATCH EXISTING SKIRTING TO EXISTING BUILDING

100X10 FLUSH KDHW SKIRTING WITH P50 SHADOW LINE TO NEW EXTENSION

NEW EXTERNAL DOORS & WINDOWS:
DOORS & WINDOWS IN HARDWOOD PAINTED FINISH & POWDER COATED ALUMINIUM AS INDICATED.

DOOR & WINDOW FRAMES TO BE EXPRESSED INTERNALLY WITH P50 SHADOWLINE. REFER SCHEDULE, SPECIFICATION AND DETAILS.

TIMBER DECKING
TIMBER WITH STAIN - COLOUR TO BE ADVISED AS PER MANUFACTURER'S RECOMMENDATIONS.
STRUCTURE TO ENGINEERS DOCUMENTATION

PAVING:
ALL PAVING TO BE SUPPLIED & INSTALLED BY BUILDER AS PER MANUFACTURER'S RECOMMENDATIONS.
REFER TO PC ITEMS & SPEC.

HYDRONIC HEATING
PROVIDE NEW HYDRONIC HEATING SYSTEM. IN-SLAB HYDRONIC HEATING & HEATING PANELS AS INDICATED.
LOCATION OF HEATERS TO BE CONFIRMED ON-SITE PRIOR TO ROUGHING IN. REFER TO SPEC.

SPLIT SYSTEM AIR CONDITIONING
PROVIDE AIRCONDITIONING SYSTEM TO NEW & EXISTING. LOCATION TO BE CONFIRMED ON SITE PRIOR TO ROUGHING IN. REFER TO SPEC.

HOT WATER SERVICE
PROVIDE NEW HEAT PUMP SYSTEM.
REFER TO SPEC.

ISSUE.	DATE	REVISION
	25 06 2019	CONTRACT
A	21 02 2019	TENDER
B	02 04 2019	BUILDING PERMIT CHECKLIST ITEMS
C	13 06 2019	TENDER REVISION

CONTRACT

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Steffen Welsch Architects

ALTERATION & EXTENSION TO EXISTING DWELLING AT MURDOCH STREET, CAMBERWELL

DRAWING: PROPOSED FLOOR PLAN

FIGURED DIMENSIONS TAKE PRECEDENCE TO SCALED DRAWINGS. VERIFY ALL DIMENSIONS ON SITE & REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE COMMENCING WORK. COPYRIGHT STEFFEN WELSCH ARCHITECTS

NO: 1611-D03 SCALE: As indicated@A1 DATE: 25 06 2019