



CLIENT:			STATFORD RESIDENCE	
PLANNING APPLICATION 11 STRATFORD STREET, EAST FREMANTLE COVER SHEET				
SCALE:	JOB / DRAWING No.		REVISION	
DRAWN:	22023. A000		D	
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SHEET LIST			
Sheet Number	Sheet Name	Revision	Revision Date
A000	COVER SHEET	D	09.08.22
A001	SHEET LIST & GENERAL NOTES	D	09.08.22
AE01	ELEVATIONS	D	09.08.22
AE02	ELEVATIONS	D	09.08.22
AG01	GROUND FLOOR	D	09.08.22
AX01	SECTION	D	09.08.22
AZ01	SITE PLAN	D	09.08.22

ALL HEADINGS TO BE READ IN CONJUNCTION WITH CURRENT BCA EDITION.
CURENT EDITIOIN: **BCA 2019 AMENDENT 1 VOLUME 2**

BUSH FIRE ATTACK LEVEL (BAL)	BAL 12.5
TO BE READ IN ACCORDANCE WITH AS 3959.	
ENERGY ASSESSMENT TO BE READ IN CONJUNCTION WITH AS 3598.	

GENERAL NOTES:

HEAD CONTRACTOR TO CONFIRM LOCATION OF ALL EXISTING SERVICES ON SITE PRIOR TO COMMENCING ANY WORK.

DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SCHEDULES, SPECIFICATIONS, ARCHITECTURAL DRAWINGS, SERVICES DRAWINGS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS.

ALL WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH THE BUILDING CODES OF AUSTRALIA (BCA) AND THE RELEVANT AUSTRALIAN STANDARDS,

HEAD CONTRACTOR IS TO ALLOW FOR AND PROVIDE ALL MATERIALS, LABOUR AND ACCESSORIES TO COMPLETE THE WORKS TO THE SPECIFIED PERFORMANCE AND DESIGN.

ALL DIMENSIONS AND LEVELS ARE TO BE VERIFIED ON SITE BY THE HEAD CONTRACTOR PRIOR TO MANUFACTURE OF SHOP BUILT JOINERY AND COMMENCEMENT OF CONSTRUCTION ON SITE. ANY DISCREPANCIES TO BE REFERRED TO DESIGNER.

DO NOT SCALE FROM THESE DRAWINGS.

DRAWINGS MUST BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER DRAWINGS AND APPROVED ENERGY ASSESSMENT.

ALL DIMENSIONS TAKEN FROM PRIMARY WALL STRUCTURE EXCLUDING ANY FINISHES U.N.O.

'COS' DENOTES 'CHECK ON SITE'.

POWER AND LIGHTING POINTS ON DRAWINGS ARE FOR SETTING OUT PURPOSES ONLY. CONFIRM ALL LOCATIONS WITH CLIENT PRIOR TO INSTALLATION.

TERMITE TREATMENT WILL BE IN ACCORDANCE WITH AS 3660.1 AND THE NATIONAL CONSTRUCTION CODE PART 3.1.3, PART 2.1.1 AND PART 1.0.7, USING AN APPROVED TERMITEMANAGEMENT SYSTEM. 'TERMIMESH' PHYSICAL BARRIER TO BE USED FOR BOUNDARY WALLS.

ALL JOINERY AND MATERIALS (FIRST GRADE QUALITY) USED SHALL BE IN COMPLIANCE WITH RELEVANT STATUTORY AUTHORITIES, BUILDING REGULATIONS AND AUSTRALIAN STANDARDS. ANY DISCREPANCIES TO BE REFERRED TO THE CLIENT.

REFER TO EQUIPMENT SCHEDULE/SPECIFICATION FOR EQUIPMENT. HEAD CONTRACTOR AND SERVICES CONSULTANTS TO ENSURE ADEQUATE POWER/DATA OUTLETS WATER AND DRAINAGE FOR ALL EQUIPMENT PROVIDED.

SITE NOTES:

ALL FOOTINGS ON THE BOUNDARY MUST BE OFFSET TO WITHIN BOUNDARY.

ACCESS TO SITE MUST BE CONFIRMED (POWERLINES, HEIGHT RESTRICTIONS ETC.)

PROTECT TREE WHERE MARKED ON PLAN. FOR INVASIVE TREE SPECIES INCLUDE 1200MM DEEP VERICAN ROOT BARRIER.

STORMMWATER FROM ALL ROOFED AND PAVED AREAS SHALL BE COLLECTED AND CONTAINED ON SITE. STORMWATER MUST NOT AFFECT OR BE ALLOWED TO FLOW ONTO OR INTO ANY OTHER PROPERTY OR ROAD RESERVE .

DEMOLITION : STANDARD: TO AS 2601.
HAZARDOUS MATERIALS REMOVAL: STANDARD: TO AS 2601 CLAUSE 1.6.2. IF REMOVAL OF ASBESTOS OR OF MATERIAL CONTAINING ASBESTOS IS REQUIRED, REFER TO THE MOST CURRENT NOHSC CODE OF PRACTICE FOR THE SAFE REMOVAL OF ASBESTOS. INCLUDE INFORMATION TO BE SUPPLIED TO THE REMOVALIST AND INFORMATION TO BE SUPPLIED BY THE REMOVALIST.
COMPLETION: MAKING GOOD: MAKE GOOD ANY DAMAGE ARISING OUTOF DEMOLITION WORK.

EARTHWORKS: STANDARD: TO AS 3798.
FILL MATERIALS: SUITABLE MATERIAL: TO AS 3798 CLAUSE 4.4 INCLUDING INORGANIC, NON-PERISHABLE MATERIAL SUITABLY GRADED AND CAPABLE OF COMPACTION TO THE DOCUMENTED DENSITY.
UNSUITABLE MATERIALS: DO NOT USE UNSUITABLE MATERIAL FOR FILL IN CONFORMANCE WITH AS 3798 CLAUSE 4.3.

ELECTRICAL NOTES:

CONTRACTOR TO CHECK ALL DIMENSIONS ON ARCHITECTURAL DRAWINGS BEFORE COMMENCING CONSTRUCTION.

ALL WORKS SHALL BE UNDERTAKEN TO COMPLY WITH THE FOLLOWING:-

- BUILDING CODE OF AUSTRALIA
- SUPPLY AUTHORITY REGULATIONS
- AS/ ANZ3000
- AS/ ANZ2293
- MOST CURRENT & ALL RELEVANT AUSTRALIAN STANDARDS AND CODES.

GENERALLY: ELECTRICAL/DATA OUTLETS AT 300AFL UNLESS OTHERWISE NOTED.

ALL EXTERNAL FITTINGS TO BE WATERPROOF.

SMOKE ALARMS AND HEAT DETECTORS TO BE INTERLINKED AND COMPLY WITH BCA.

RECESSED LIGHTS TO BE NON-VENTED/SEALED.

FINAL LOCATIONS OF ALL EQUIPMENT SHALL BE CONFIRMED ON SITE WITH DESIGNER PRIOR TO INSTALLATION.

EARTHWORKS NOTES:

FOOTINGS SHALL BE EXCAVATED TO THE DIMENSIONS SHOWN ON THE DRAWINGS WITH ANY OVER EXCAVATION TO BE BACKFILLED WITH MASS OR BLINDING CONCRETE (MINIMUM CLASS N15)

ANY TEMPORARY OR PERMANENT EXCAVATION THAT EXCEEDS 600MM VERTICAL DEPTH IN OTHER THAN ROCK SHALL BE BATTERED ABOVE 600MM FROM THE BASE OF THE EXCAVATION AT AN ANGLE TO THE HORIZONTAL OF 300 FOR SAND OR 450 FOR CLAY UNLESS EMBANKMENT STABILITY IS CONFIRMED BY A QUALIFIED GEOTECHNICAL ENGINEER OR PROVIDED BY STRUTTING OR CONTAINMENT.

COMPACT SURFACE UNDER FOUNDATIONS TO ACHIEVE 95% MODIFIED DRY DENSITY (MDD) TO AS1289: UNLESS AN ALLOWABLE BEARING PRESSURE OF 200 KPA CAN BE ACHIEVED WITH LESS COMPACTION.

BACKFILL IS TO BE CLEAN SAND PLACED AND COMPACTED IN MAXIMUM 300MM LAYERS TO ACHIEVE 95% MDD. IF THE SAND FILL DOES NOT CONTAIN SAND PARTICLES, A PENETROMETER TEST, IN ACCORDANCE WITH AS1289.F3.3, WHERE GREATER THAN 7 BLOWS PER 300MM ARE REQUIRED MAY BE USED TO PROVIDE GUIDANCE OF ATTAINING SPECIFIED COMPACTION.

BACKFILLING AND COMPACTION SHALL BE BY VIBRATING PLATE OR ROLLER AND SHALL NOT COMMENCE AGAINST WALLS UNTIL A MINIMUM OF 7 DAYS HAS OCCURRED SINCE CONCRETE OR GROUT CORE HAS BEEN POURED.

APPLY TERMITE TREATMENT BY CHEMICAL SPRAY PART A&B TO UNDER SLAB IN ACCORDANCE WITH AS3660: PT 1

PLUMBING NOTES:

ALL PLUMBING WORK TO COMPLY WITH RELEVANT BCA AND AUSTRALIAN STANDARDS.

DOWNSPIPE SIZE AND LOCATION TO AS3500.

SOAKWELL LOCATIONS AND SIZES ARE INDICATIVE ONLY. CONTRACTOR TO CONFIRM EXACT DESIGN PRIOR TO CONSTRUCTION.

TIMBER NOTES:

ALL TIMBER WORK IS TO BE UNDERTAKEN IN ACCORDANCE WITH AS 1684.2 - RESIDENTIAL TIMBER FRAMED CONSTRUCTION AND AS1720.1.

ALL TIMBER SPECIES AND GRADES SHALL BE SPECIFIED ON THE DRAWINGS.

ALL FASTENERS SHALL BE GALVANISED UNLESS SPECIFIED ON THE DRAWINGS WITH BOLTS COMPLYING WITH AS1111, SCREWS COMPLYING WITH AS1393 AND NAILS COMPLYING WITH AS2334.

BRICKWORK NOTES:

BRICKWORK AND WEATHERPROOFING TO MASONRY TO COMPLY WITH AS3700. STANDARD: TO AS/NZS 4455.1 AND AS/NZS 4455.3. MINIMUM AGE OF CLAY BRICKS: 7 DAYS.
SALT ATTACK RESISTANCE GRADE: TO AS 4773.2 TABLE 2.1. FOR ISOLATED STRUCTURES NOT CONFORMING TO THE SCOPE OF AS 4773SERIES AMEND TO AS 3700 TABLE 5.1.

MORTAR MATERIALS
SAND: FINE AGGREGATE WITH A LOW CLAY CONTENT AND FREE FROMEFFLORESCING SALTS, SELECTED FOR COLOUR AND GRADING. PROPORTIONS: TO AS 4773.1 TABLE 3.1

BUILT-IN COMPONENTS
DURABILITY CLASS OF BUILT-IN COMPONENTS: TO AS 4773.1 TABLE 4.1. FOR ISOLATED STRUCTURES NOT CONFORMING TO THE SCOPE OF AS 4773SERIES AMEND TO AS 3700 TABLE 5.1.

STEEL LINTELS
ANGLES AND FLATS: SIZES TO AS 4773.1 TABLE 12.1. COLD-FORMED LINTELS: DESIGNED TO AS/NZS 4600. CORROSION PROTECTION: TO AS/NZS 2699.3. GALVANIZING: DO NOT CUT AFTER GALVANIZING.

WALL TIES: TO AS/NZS 2699.1.
CORROSION PROTECTION: TO AS/NZS 2699.1.
CONNECTORS AND ACCESSORIES: TO AS/NZS 2699.2.
CORROSION PROTECTION: TO AS/NZS 2699.2.
FLASHINGS AND DAMP-PROOF COURSES: TO AS/NZS 2904.

ROOF PLUMBING NOTES:

SHEET METAL ROOFING STANDARD: TO AS 1562.1.
PREPAINTED AND ORGANIC FILM/METAL LAMINATE PRODUCTS: TO AS/NZS 2728.
CORROSION PROTECTION: TO BCA TABLE 3.5.1.1A.
GENERAL: PROVIDE THE FLASHINGS, CAPPINGS, GUTTERS, RAINWATER HEADS, OUTLETS AND DOWNSPIPES NECESSARY TO COMPLETE THE ROOF SYSTEM.

SELECTION:
MANUFACTURER: T.B.C. BY DESIGNER.
BASE METAL THICKNESS: MIN. 0.42MM
TYPE: REFER TO FINISHES SCHEDULE & DRAWINGS.
MATERIAL: REFER TO FINISHES SCHEDULE & DRAWINGS.
COLOUR: REFER TO FINISHES SCHEDULE & DRAWINGS.
COATING: STANDARD (LESS NOTED OTHERWISE).

REFER TO DRAWINGS FOR EXTENT. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

TO BE FABRICATED FROM 0.55MM BMT ZINCALUME WITH SELECTED COLORBOND FINISH.

BRACKETS/GUTTER CLIPS SHALL BE PURPOSE-MADE AND FABRICATED FROM MIN. 2.5MM THICK GALVANIZED MILD STEEL/ZINCALUME. BRACKETS SHALL BE 'INTERNAL' AND SHALL BE FIXED TO FASCIA BEAM AS REQUIRED, PRIOR TO INSTALLATION OF ROOF SHEETING. BRACKETS SHALL BE FIXED AT MAX. 900 MM C/CS.

GUTTERS TO APPROVAL

DOWNSPIPES
-GENERAL: PREFABRICATE DOWNSPIPES TO THE REQUIRED SECTION AND SHAPE WHERE POSSIBLE. CONNECT HEADS TO GUTTER OUTLETS AND, IF APPLICABLE, CONNECT FEET TO RAINWATER DRAINS.
DOWNSPIPE SUPPORT: PROVIDE SUPPORTS AND FIXINGS FOR DOWNSPIPES.

PROFILE:TBC . COLOUR TBC. COLORBOND SHALL BE 0.55MM BMT

THE INSULATION MATERIAL SHALL BE BRADFORD ANTICON FBS-1 GLASSWOOL BLANKET OF THICKNESS 70MM THAT IS THERMALLY RATED TO AS/NZS4859.1, LIGHT DUTY FACING.

BULK INSULATION TO CEILING INSULATION
TO CEILINGS SCHEDULED/NOTED ON THE DRAWINGS TO HAVE INSULATION, INSULATION SHALL BE AS FOLLOWS:
-CSR BRADFORD GOLD CEILING BATTS OR EQUAL APPROVED WITH A MINIMUM R VALUE OF R4.0

CONCRETE NOTES:

NOTCH OUT FOOTINGS FOR CONCEALED DOWNSPIPE LOCATIONS. OBTAIN STRUCTURAL ENGINEER APPROVAL FOR ANY CHANGES TO FOOTINGS.

HEAD CONTRACTOR TO PROVIDE PENETRATIONS FOR FLOOR SERVICES AS INDICATED.

REFER STRUCTURAL ENGINEERS NOTES FOR CONCRETE DETAILS AND SPECIFICATION

ALL CONCRETE TO BE IN ACCORDANCE WITH AS2870 AND AS3600.

CONCRETE TO FOOTINGS IS N25 (25 MPA) WITH 20MM AGGREGATE AND 80MM SLUMP (+/- 15MM).

CONCRETE TO SLAB IS N32 (32MPA) WITH 20MM AGGREGATE AND 80MM SLUMP (+/-15MM).

BLINDING CONCRETE WHERE REQUIRED SHALL BE MINIMUM 50MM THICK N15 (15 MPA) WITH 20MM AGGREGATE.

ALL VERTICAL CONCRETE SURFACES ARE TO BE FORMED IN ACCORDANCE WITH AS3610 WITH THE EXCEPTION OF GROUND BEAMS THAT ARE NOT EXPOSED AND CAN BE SAFELY POURED AGAINST AN EXCAVATED FACE SUITABLY PROTECTED BY 200µM POLYETHYLENE SHEET. PROVIDE 20MM FILLET TO ALL CONCRETE EXPOSED CORNERS.

ALL CONCRETE AND GROUT IS TO BE PLACED IN LAYERS NOT EXCEEDING 600MM IN A MANNER THAT PREVENTS SEGREGATION AND COMPACTED USING MECHANICAL VIBRATION BY IMMERSION VIBRATOR OF SUITABLE DIAMETER.

STRIKE OFF ALL UNFORMED CONCRETE SURFACES TO THE DESIGNED LEVEL AND WOOD FLOAT TO PRODUCE A UNIFORM SURFACE WITHOUT SURFACE PITTING OR CAVITIES. SLABS AND EXPOSED CONCRETE SURFACES SHALL BE STEEL TROWELLED TO PROVIDE A DENSE SMOOTH IMPERVIOUS FINISH WITH MAXIMUM ALLOWABLE SURFACE IRREGULARITIES OF 2MM ABRUPT OR 5MM IN A 3M TEMPLATE.

ALL CONCRETE IS TO BE CURED FOR NOT LESS THAN 5 DAYS BY CONTINUOUS WETTING, SPRAYING WITH AN APPROVED CURING COMPOUND COMPLYING WITH AS3799, WRAPPING WITH POLYTHENE OR SIMILAR AIRTIGHT FILM OR LEAVING FORMWORK IN POSITION.

SCABBLE AND CLEAN ALL CONSTRUCTION JOINTS AND DAMPEN PRIOR TO POURING CONCRETE.

REINFORCING IS TO BE MINIMUM GRADE 400Y IN ACCORDANCE WITH AS4671 PLACED IN ACCORDANCE WITH THE DRAWINGS WITH MINIMUM COVER OF 20MM TO AN INTERNAL SURFACE, 30MM TO A MEMBRANE IN CONTACT WITH THE GROUND 40MM TO EXTERNALLY EXPOSED SURFACES AND 50MM TO UNPROTECTED GROUND. SPLICES NOT SHOWN ON THE DRAWINGS ARE TO HAVE A MINIMUM LENGTH; Y12 - 300MM AND Y16 - 400MM.

STEEL NOTES:

ALL STEELWORK IS TO BE UNDERTAKEN IN ACCORDANCE WITH AS 4100: - STEEL STRUCTURES AND AS4600 - COLD-FORMED STEEL STRUCTURES, FROM HOT ROLLED BARS AND SECTIONS COMPLYING WITH AS3679, HOLD ROLLED PLATES COMPLYING WITH AS 3678 AND COLD-FORMED STRUCTURAL STEEL HOLLOW SECTIONS COMPLYING WITH AS 1163.


ALL STEEL CONNECTIONS ARE TO BE AS DETAILED ON THE DRAWINGS USING ISO METRIC HEXAGON BOLTS (COMMERCIAL GRADE) COMPLYING WITH AS1111 AND HIGH-STRENGTH BOLTS, NUTS AND WASHERS COMPLYING WITH AS 1252.

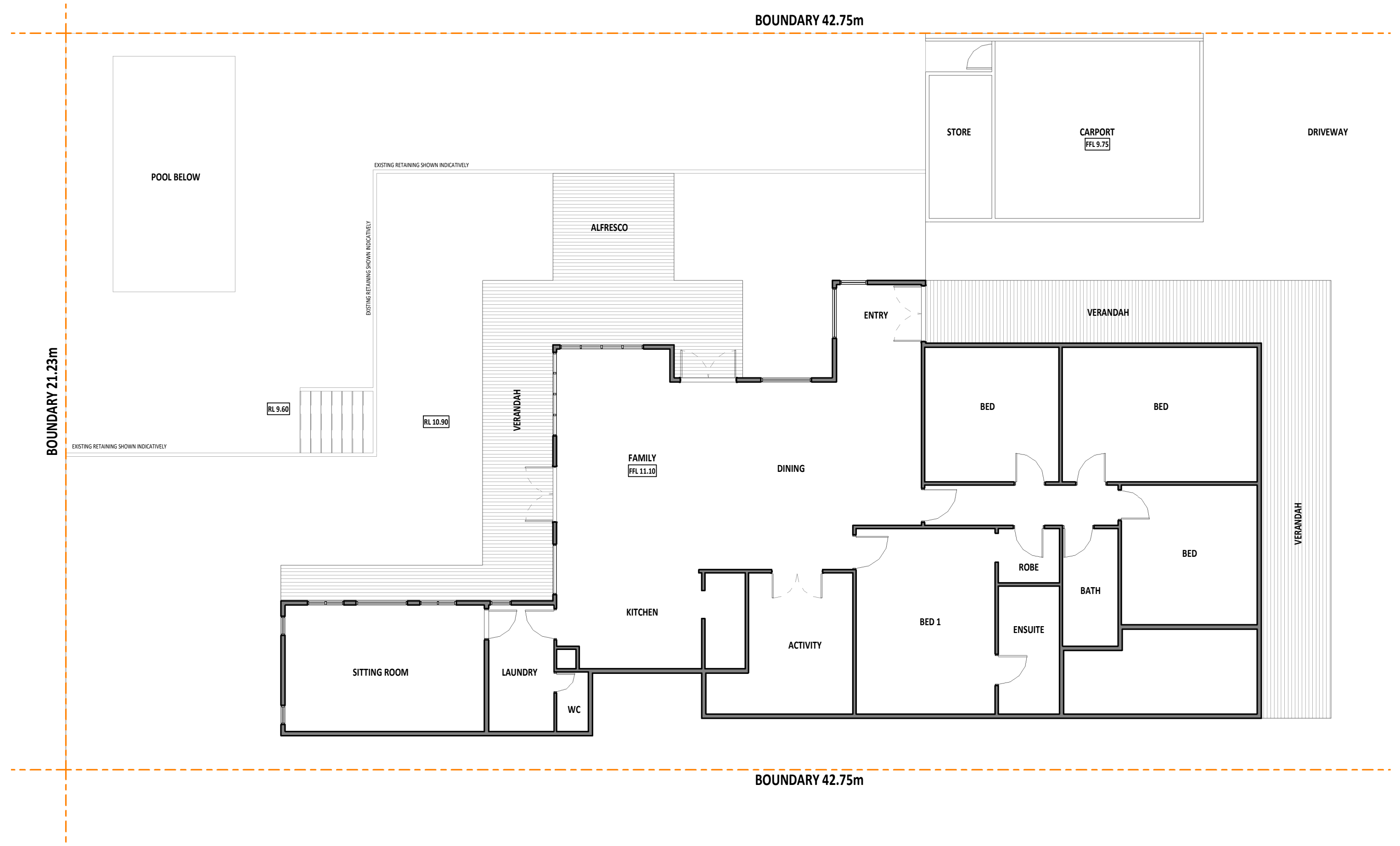
ALL WELDING IS TO COMPLY WITH AS 1554.1 AS DETAILED ON THE DRAWINGS, CATEGORY SP, WITH FILLET WELDS A MINIMUM OF 6MM UON.

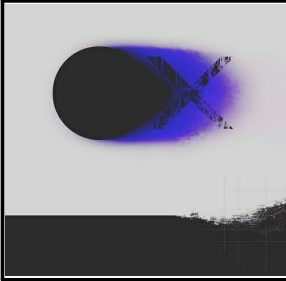
ALL CLEATS, GUSSETS, STIFFENERS AND END PLATES SHALL BE 10MM PLATE UON.

ALL PIPE AND HOLLOW SECTIONS ENDS ARE TO BE FULLY SEALED USING 3MM PLATE UON.

STEELWORK IS TO BE HOT DIPPED GALVANIZED TO AS4680 OR PAINTED IN ACCORDANCE WITH AS2312 AND AS2311 USING AN APPROVED PAINT SYSTEM.


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A3 SHEET											SCALE: 1 : 100		JOB / DRAWING No.		REVISION		
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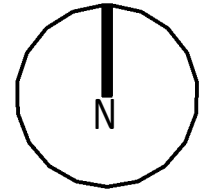
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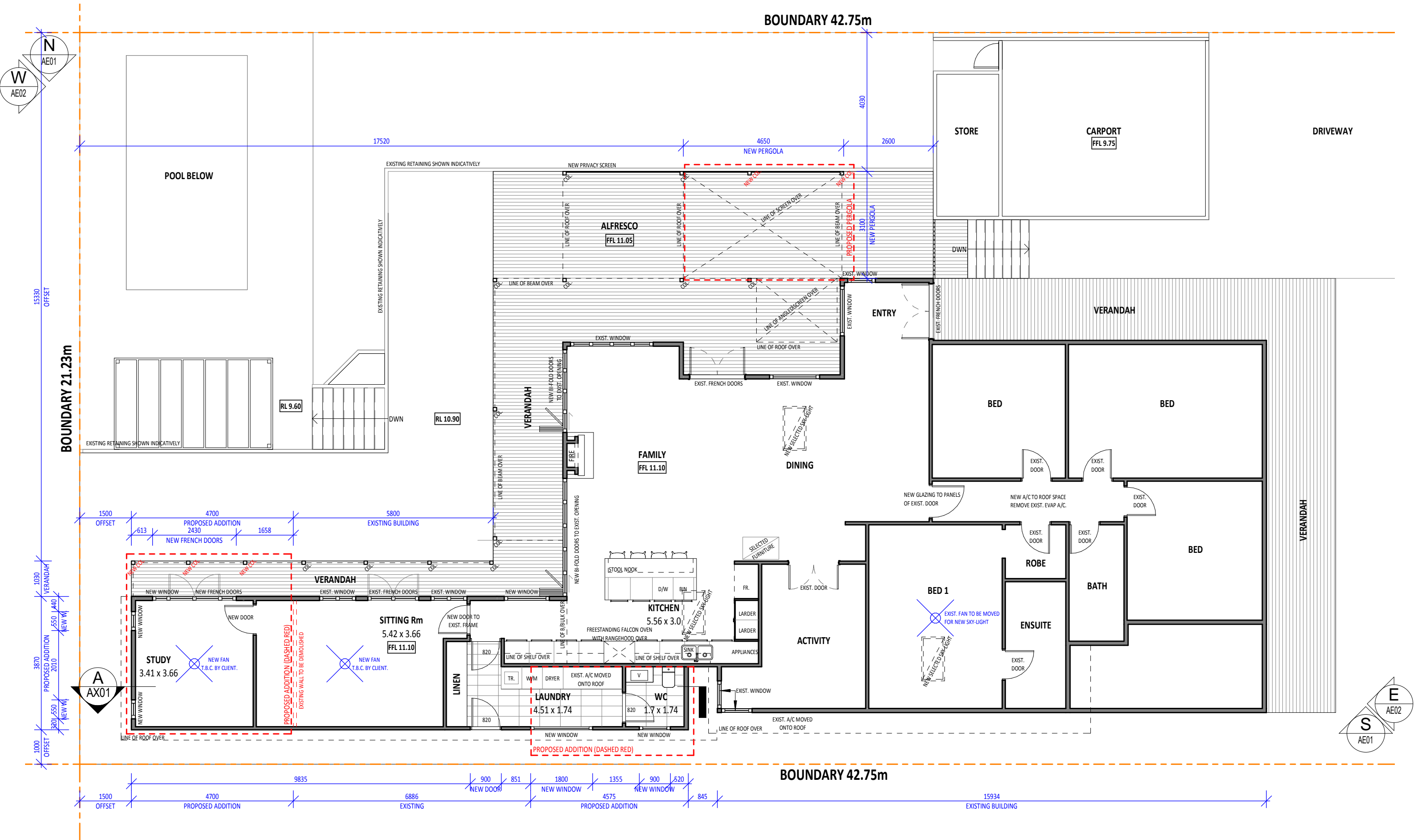
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11 STRATFORD STREET, EAST FREMANTLE
EXISTING FLOOR PLAN

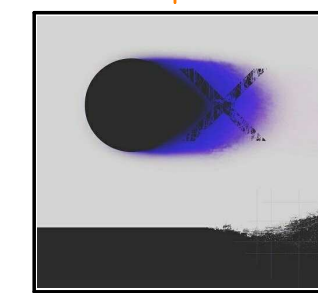
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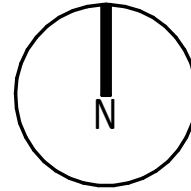
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11 STRATFORD STREET, EAST FREMANTLE
GROUND FLOOR

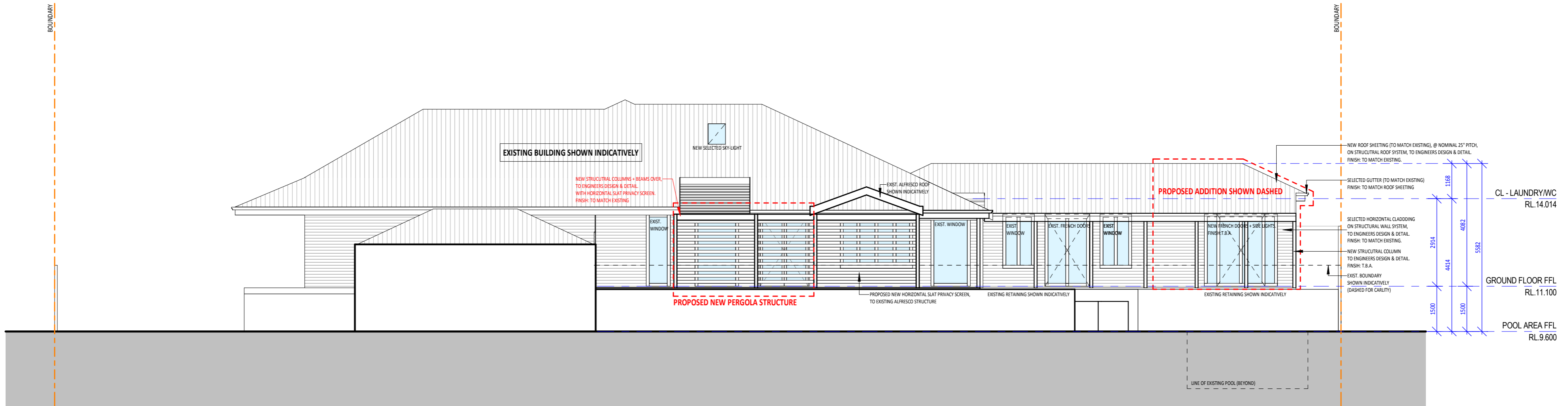
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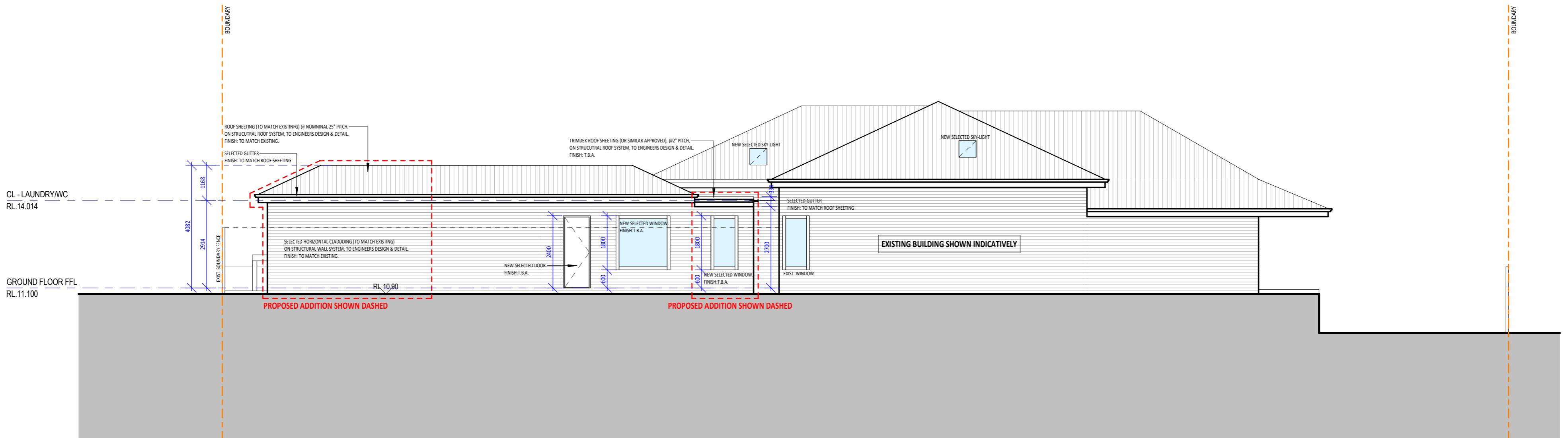
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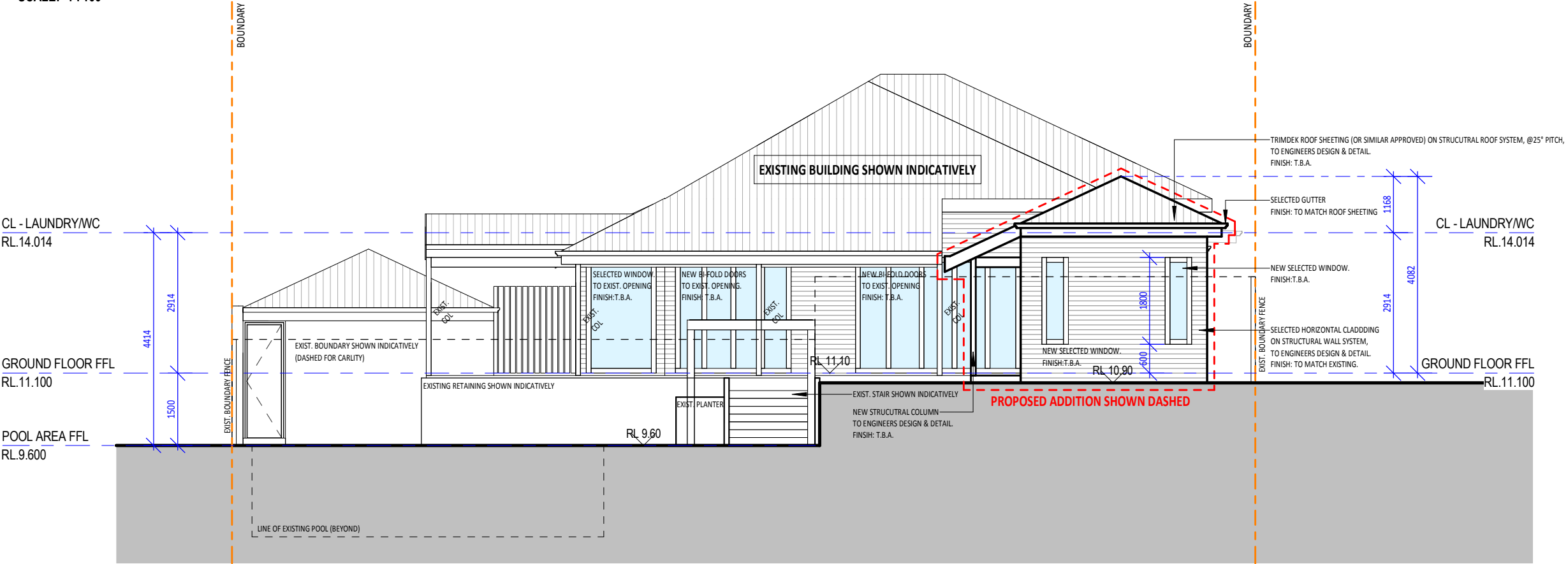
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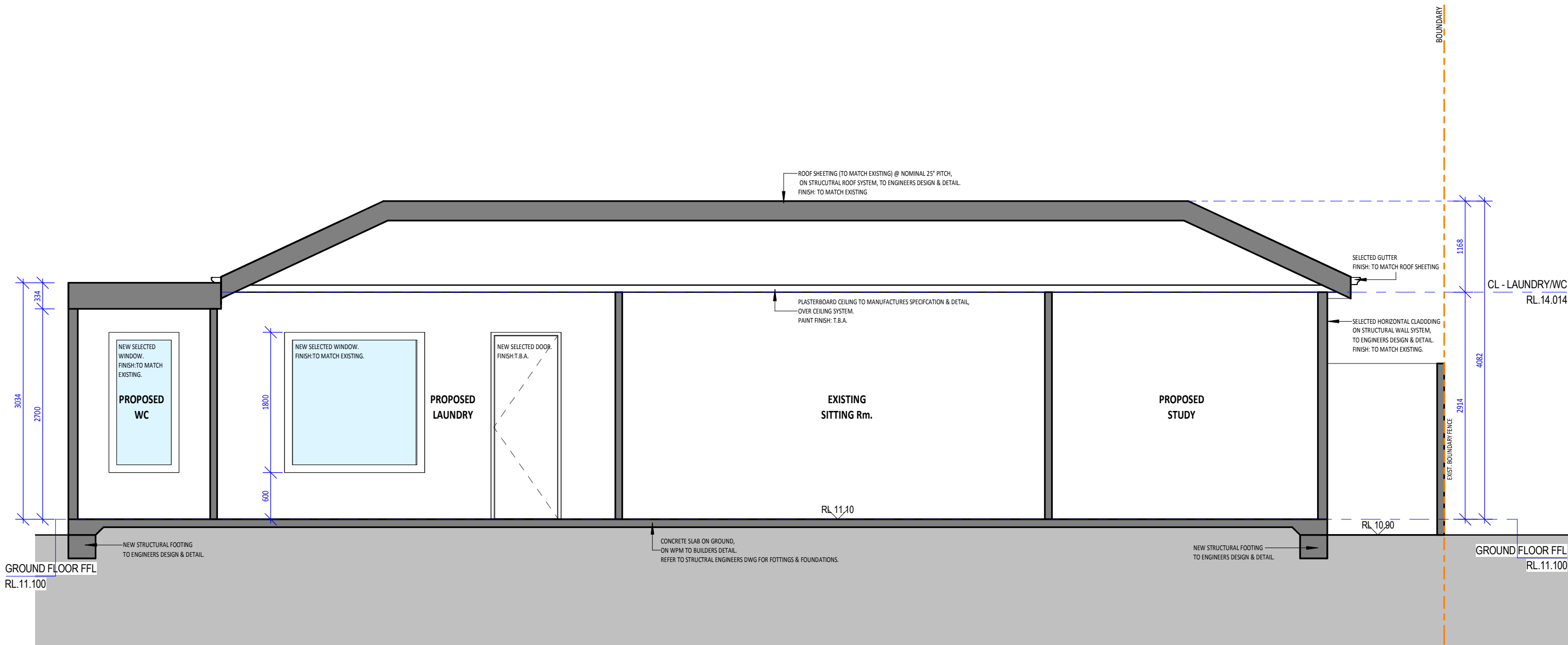
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PLANNING APPLICATION
11 STRATFORD STREET, EAST FREMANTLE
ELEVATIONS

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