

GENERAL NOTES: (to be read in conjunction with all associated schedules)

Verify all dimensions, site boundaries and ground levels on site before commencing work or shop drawings.

Architectural drawings to be read in conjunction with all consultant drawings.

Do not scale drawings.

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Drawings shall be read in conjunction with Engineers drawings and computations and all structure specified by the Engineer shall be designed.

All timber framing, in accordance with AS1684 and engineers requirements.

All soffits as per ceiling drawings.
All wet areas and walls to ceiling height around showers and 300mm above bath, trough, sink or basin apron where the fixture is within 75mm of the wall shall have impervious coverings.
Impervious linings - selected tiles fixed to 6.0mm compressed waterproof fibre cement sheet or approved equivalent.
Ceiling linings to be fixed to metal furring channels typically.
Provide mechanical ventilation to comply with AS1668 to all wet areas and rooms not naturally ventilated.

Provide insulation to the following:

New Roof	R 4.0
New Walls	R 1.5

Building works in accordance with BCA 3.12 - Energy Efficiency
Construction to conform with the required Rw and Sound Impact Levels for separating walls as per BCA 3.8.6.2
Provide a system of artificial lighting to comply with AS1680 to all rooms not naturally lit.

All services shall be concealed in walls or ducts unless noted otherwise.

All glazing shall comply with AS1288. (Doors and windows subject to human impact, glazing type and thickness 5.38mm Grade A laminated glass)

Provide removable hinges to doors of sanitary compartments, must conform to BCA 3.8.3.3 and be readily removable from outside unless there is a clear space of at least 1200mm b/w closet pan within the sanitary compartment and the nearest part of the doorway.

Provide articulation joints to comply with "Cement and Concrete Association Construction Note TN61".

Supply and install approved smoke detectors to conform with BCA 3.7.2 to rooms as indicated in AS3786 and as designated to authority requirements. Smoke detectors to interconnected and photoelectric in type.

Landings to be provided where fall from dwelling exceeds 190mm.

The contractor shall carry out works in accordance with the signed drawings and specifications and anything reasonable inferred, and with the Conditions of Contract, and in accordance with the directions and to the satisfaction of the Architect, whose interpretation of the contract documents shall be final.

The drawings and written schedules shall be considered complementary, and any work and/or materials absent from one but present or implied in the other shall be furnished as if they were present in both.

All work must comply with the Building Code of Australia and Australian Standards, and all other relevant by laws and authorities. No work shall be undertaken prior to approval by a registered Certifier.

No footing, or wall to encroach the title boundary.

Downpipes to connect to in-ground storm water drains 150mm UPVC, or 2190mm Dia. 1 :100 minimum grade with I.O's at each change of direction and 6000mmm centres.

Plumbing to be carried by a licenced plumber and in accordance with the requirement of local authorities. The contractor shall be responsible for all permits and approvals. All hot water lines shall be fully insulated. Sanitary Plumbing shall be connected to existing system with materials approved by the local authority. All domestic hot water to basins, showers and baths to have maximum temperature of 50°C. Allow to supply and install tempering valves where required, as nominated in the BCA and relevant standards.

Termite protection to be carried out in accordance with AS3660.

All products to be to manufacturers requirements for exposure within 1km of coast where needed.

CHECK DIMENSIONS

BUILDER TO CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION
CLIENT-SUPPLIED INFORMATION HAS BEEN UTILISED IN PREPARING THIS DOCUMENTATION

SAFE DESIGN NOTES:

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.

THIS INCLUDES (but is not limited to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS and DEMOLISHERS.

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS DURING CONSTRUCTION Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility. **DURING OPERATION OR MAINTENANCE** For houses or other low-rise buildings where scaffolding is appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation. For buildings where scaffold, ladders, trestles are not appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation. **ANCHORAGE POINTS** Anchorage points for portable scaffold or fall arrest devices have been included in the design for use by maintenance workers. Any persons engaged to work on the building after completion of construction work should be informed about the anchorage points. **b) SLIPPERY OR UNEVEN SURFACES FLOOR FINISHES** Specified If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen. **FLOOR FINISHES** By Owner If designer has not yet been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004. **STEPS, LOOSE OBJECTS AND UNEVEN SURFACES** Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance and at all times when the building operates as a workplace. Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

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. **a)** Prevent or restrict access to areas below where the work is being carried out. **b)** Provide toeboards to scaffolding or work platforms. **c)** Provide protective structure below the work areas. **d)** 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

Rupture 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 sued. 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 warnings 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 ASBESTOS

For alterations to a building constructed prior to 1990: If this existing building was constructed prior to: 1990 – it therefore may contain asbestos 1986 – it therefore is likely to contain asbestos either in cladding material or in fire retardant insulation material. In either case the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure. **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 of the body. Personal Protective Equipment including protection against inhalation of harmful materials 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 areas 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 a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use. **NON-RESIDENTIAL BUILDINGS** For non-residential buildings where the end-use has not been identified: This building has been designed to the requirements of the classification identified on the drawings. The specific use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end-user. For non-residential buildings where the end use is known: This building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later date a further assessment of the workplace health and safety issues should be undertaken.

10. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements. All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace. All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

meredith + scott's

alterations + additions

12 norham crt, carindale

project number 0901

NOTES

sheet number

0.02

north

scale (A3)

1 : 100



status

SD

date

03.03.21

issue

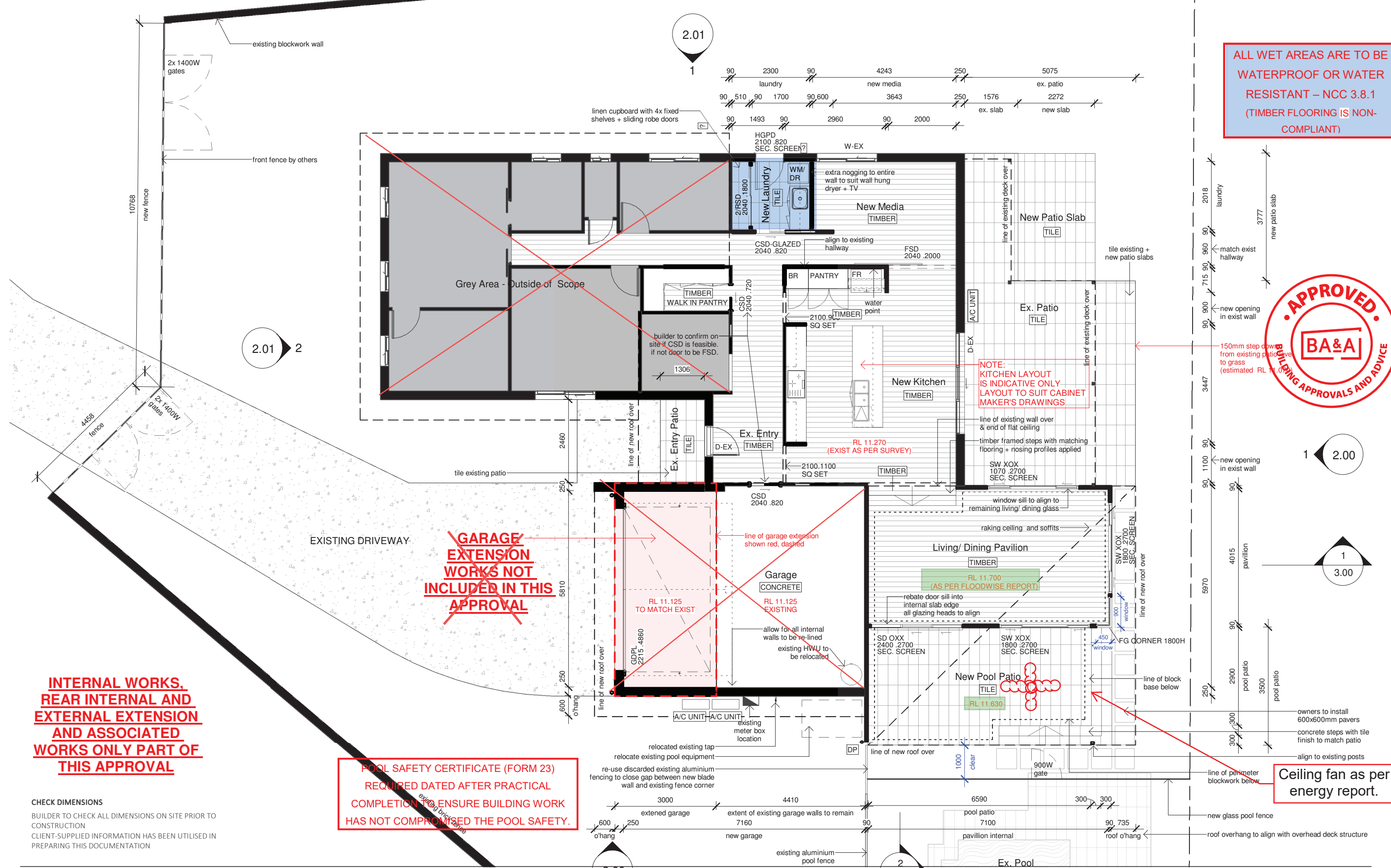
6

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jessica hardwick architecture





**INTERNAL WORKS,
REAR INTERNAL AND
EXTERNAL EXTENSION
AND ASSOCIATED
WORKS ONLY PART OF
THIS APPROVAL**

CHECK DIMENSIONS
BUILDER TO CHECK ALL DIMENSIONS ON SITE PRIOR TO
CONSTRUCTION
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**POOL SAFETY CERTIFICATE (FORM 23)
REQUIRED DATED AFTER PRACTICAL
COMPLETION TO ENSURE BUILDING WORK
HAS NOT COMPROMISED THE POOL SAFETY.**

**ALL WET AREAS ARE TO BE
WATERPROOF OR WATER
RESISTANT – NCC 3.8.1
(TIMBER FLOORING IS NON-
COMPLIANT)**

APPROVED
BA&A
BUILDING APPROVALS AND ADVICE

**Ceiling fan as per
energy report.**

jessica hardwick architecture
jan

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PROPOSED LOWER PLAN

sheet number 1.10
scale (A3) 1 : 100



status SD
date 03.03.21
issue 9

SCHEDULE OF WALL FINISHES

FC1	FC PANELS WITH TIMBER COVER STRIPS
SS1	SCYON STRIA CLADDING 405MM
RBB	RENDERED BLUE BOARD

WINDOWS GENERALLY
POWDERCOATED ALUMINIUM FRAMES

FLOOR FINISHES

TILE	FLOOR TILE
TIMBER	ENGINEERED TIMBER FLOORING
CONCRETE	FLOAT FINISHED CONCRETE

ROOF FINISHES

RS	ROOF SHEETING - CUSTOM ORB ACCENT 35
EG	EAVES GUTTERS - TO MATCH EXISTING
DP	100mm DIAM. PVC

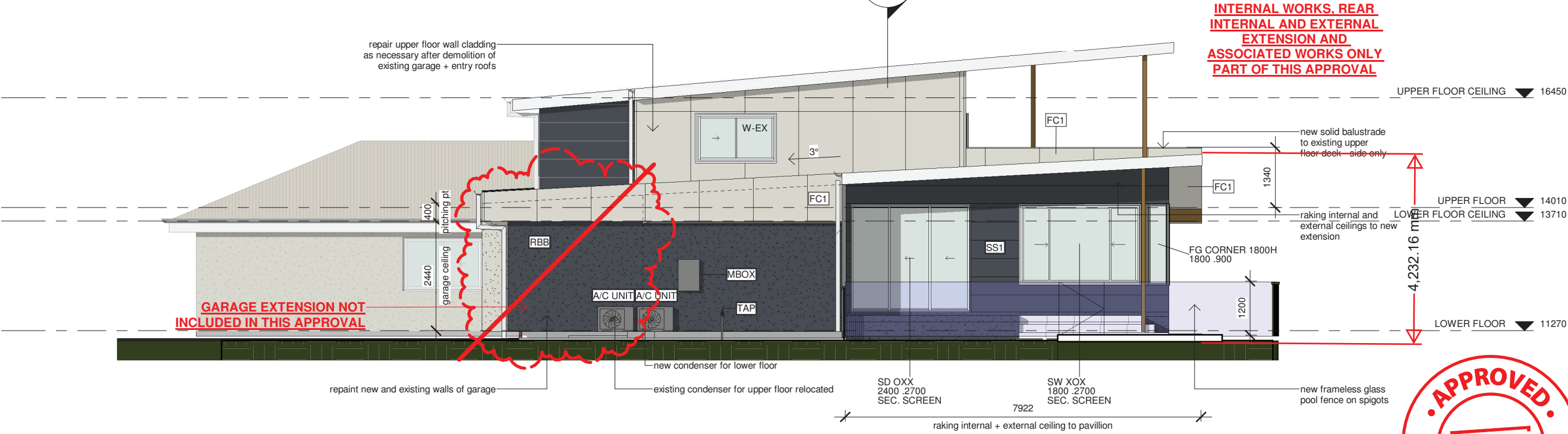
ALL ROOF WATER TO A LEGAL
POINT OF DISCHARGE AS PER
NCC REQUIREMENTS 3.1.3.5.

GUTTERING & DOWNPIPES
TO NCC 3.5.3 & AS3500



1 ELEVATION
0.01 REAR ELEVATION - NORTH 1 : 100

THIS PROPERTY IS PARTIALLY/WHOLLY
WITHIN A FLOOD OVERLAY. ALL FLOOR
LEVELS TO COMPLY WITH BCC
FLOODWISE PROPERTY REPORT.



2 ELEVATION
0.01 SIDE ELEVATION - EAST 1 : 100



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12 norham crt, carindale
project number 0901

PROPOSED ELEVATIONS

sheet number	2.00	north	status	SD
scale (A3)	1 : 100		date	03.03.21
			issue	9

SCHEDULE OF WALL FINISHES

FC1	FC PANELS WITH TIMBER COVER STRIPS
SS1	SCYON STRIA CLADDING 405MM
RBB	RENDERED BLUE BOARD

WINDOWS GENERALLY
POWDERCOATED ALUMINIUM FRAMES

FLOOR FINISHES

TILE	FLOOR TILE
TIMBER	ENGINEERED TIMBER FLOORING
CONCRETE	FLOAT FINISHED CONCRETE

ROOF FINISHES

RS	ROOF SHEETING - CUSTOM ORB ACCENT 35
EG	EAVES GUTTERS - TO MATCH EXISTING
DP	100mm DIAM. PVC

ALL ROOF WATER TO A LEGAL
POINT OF DISCHARGE AS PER
NCC REQUIREMENTS 3.1.3.5.

GUTTERING & DOWNPIPES
TO NCC 3.5.3 & AS3500

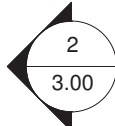
THIS PROPERTY IS PARTIALLY/WHOLLY
WITHIN A FLOOD OVERLAY. ALL FLOOR
LEVELS TO COMPLY WITH BCC
FLOODWISE PROPERTY REPORT.

CHECK DIMENSIONS

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2 ELEVATION
0.01 STREET ELEVATION - SOUTH 1 : 100



1 ELEVATION
0.01 SIDE ELEVATION (ESWN) 1 : 100



PROPOSED ELEVATIONS