



OCTOBER 2016  
JOB NO. 16. 15 (23.38)

## PROJECT DETAILS

PROPOSED ADDITIONS & ALTERATION  
LOT 56 DP 883263  
32 RANKIN DR. BANGALOW

## CLIENT DETAILS

DAMIEN & RENEE SCHOFIELD  
BALLINA RD. BANGALOW

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REVISION A- 6/10/23  
1/ ENLARGE PROPOSED POOL  
2/ CHANGE CARPORT ROOF PITCH

REVISED DRAWINGS TO BE  
READ IN CONJUNCTION WITH  
DEVELOPMENT APPLICATION  
CONSENT No. 10.2016.759.1  
DATE 23/12/16

## STANDARD NOTES:

ALL CONSTRUCTION WILL COMPLY WITH THE BUILDING CODE OF AUSTRALIA

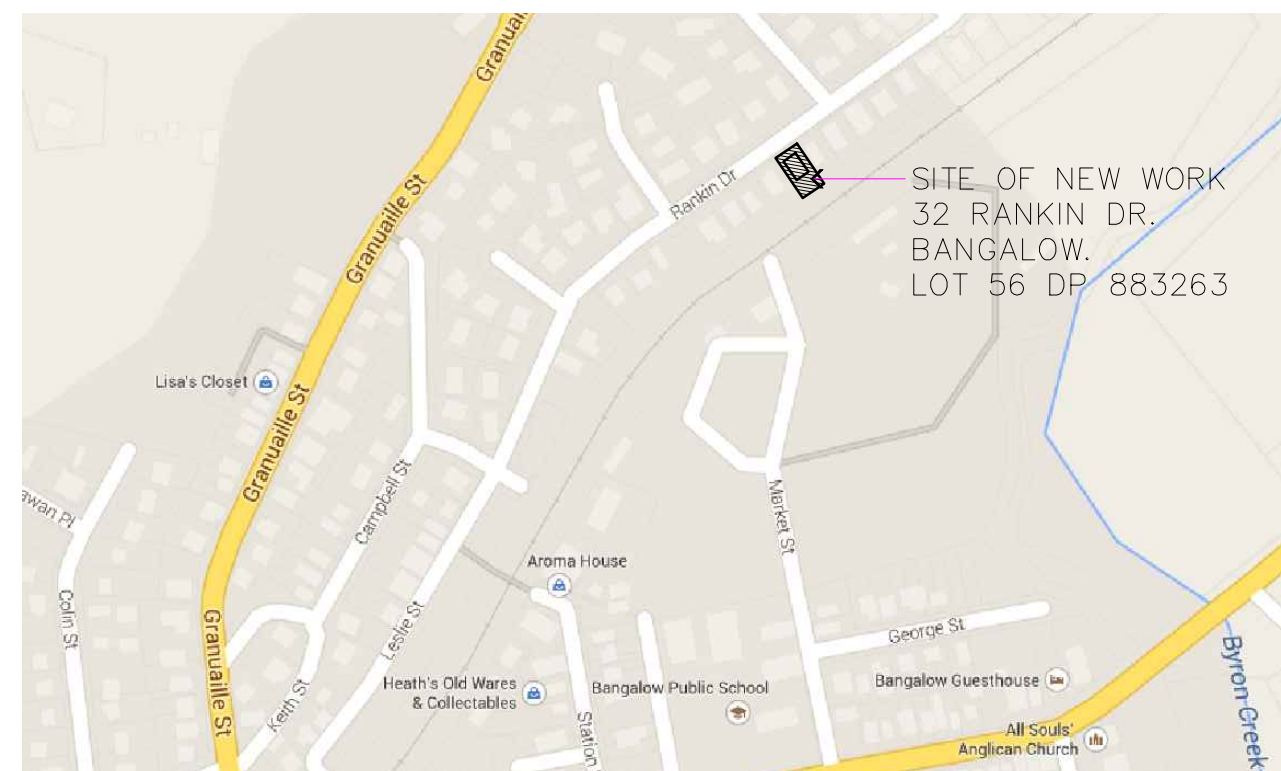
DO NOT SCALE FROM DRAWING

ENSURE ALL BUILDING CONSTRUCTION WITHIN BUILDING ENVELOPE.

CHECK FOR UNDERGROUND OBSTACLES PRIOR TO CONSTRUCTION

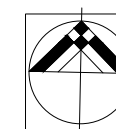
CONFIRM DIMENSIONS AND RELEVANT INFORMATION ON SITE BEFORE COMMENCING WORK.

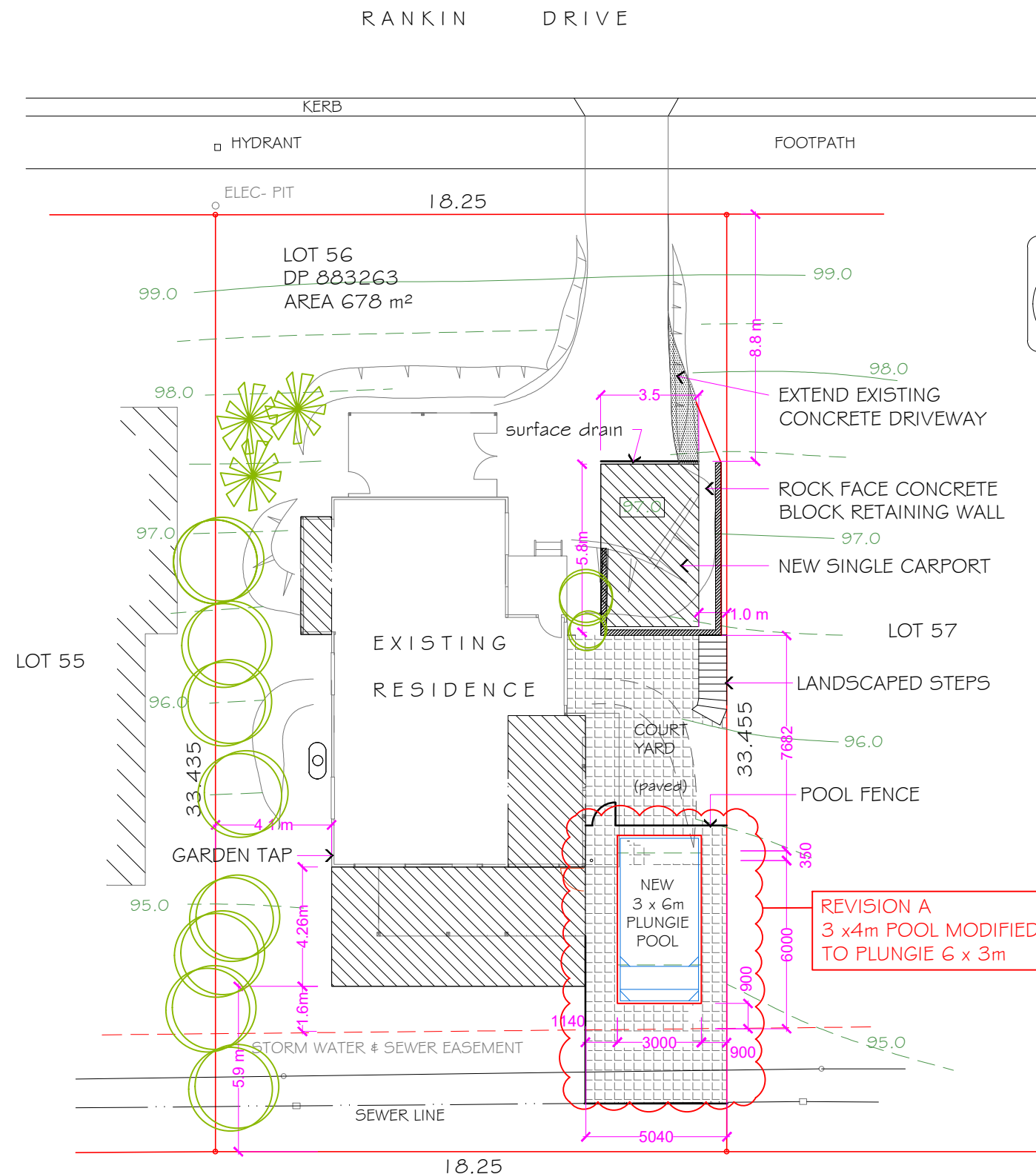
DRAWINGS TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE & ENGINEERING DRAWINGS.



## LOCALITY PLAN

NTS





**SITE PLAN**

INDICATES SITE OF NEW WORK



STORM WATER DISCHARGE INTO EXISTING SYSTEM IN ACCORDANCE WITH AS 3500

SEWER DISCHARGE INTO EXISTING SYSTEM

FLOOR AREAS	
EXISTING	
UPPER	82.7 m²
LOWER	31.9 m²
DECK	40.8 m²
TOTAL EXISTING	161.3 m²
NEW	
UPPER	128.0 m²
LOWER	92.9 m²
DECK	16.4 m²
TOTAL NEW	237.3 m²
SITE AREA	678 m²
FLOOR SPACE RATIO	0.32

### STANDARD NOTES:

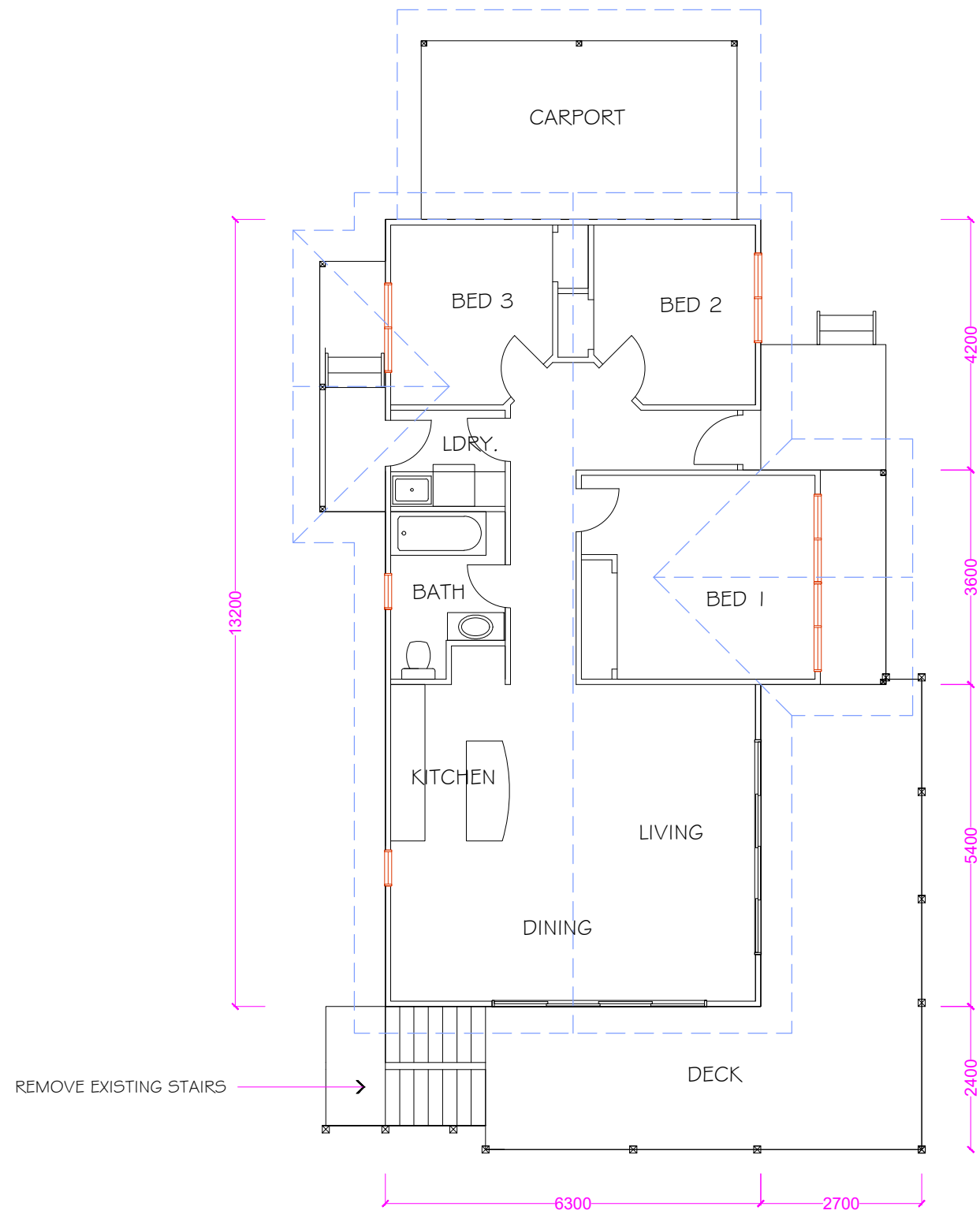
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- CONFIRM DIMENSIONS AND RELEVANT INFORMATION ON SITE BEFORE COMMENCING WORK.
- DRAWINGS TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE & ENGINEERING DRAWINGS

**PROPOSED ADDITIONS & ALTERATIONS**  
**32 RANKIN DR. BANGALOW**  
**for DAMIEN & RENEE SCHOFIELD**

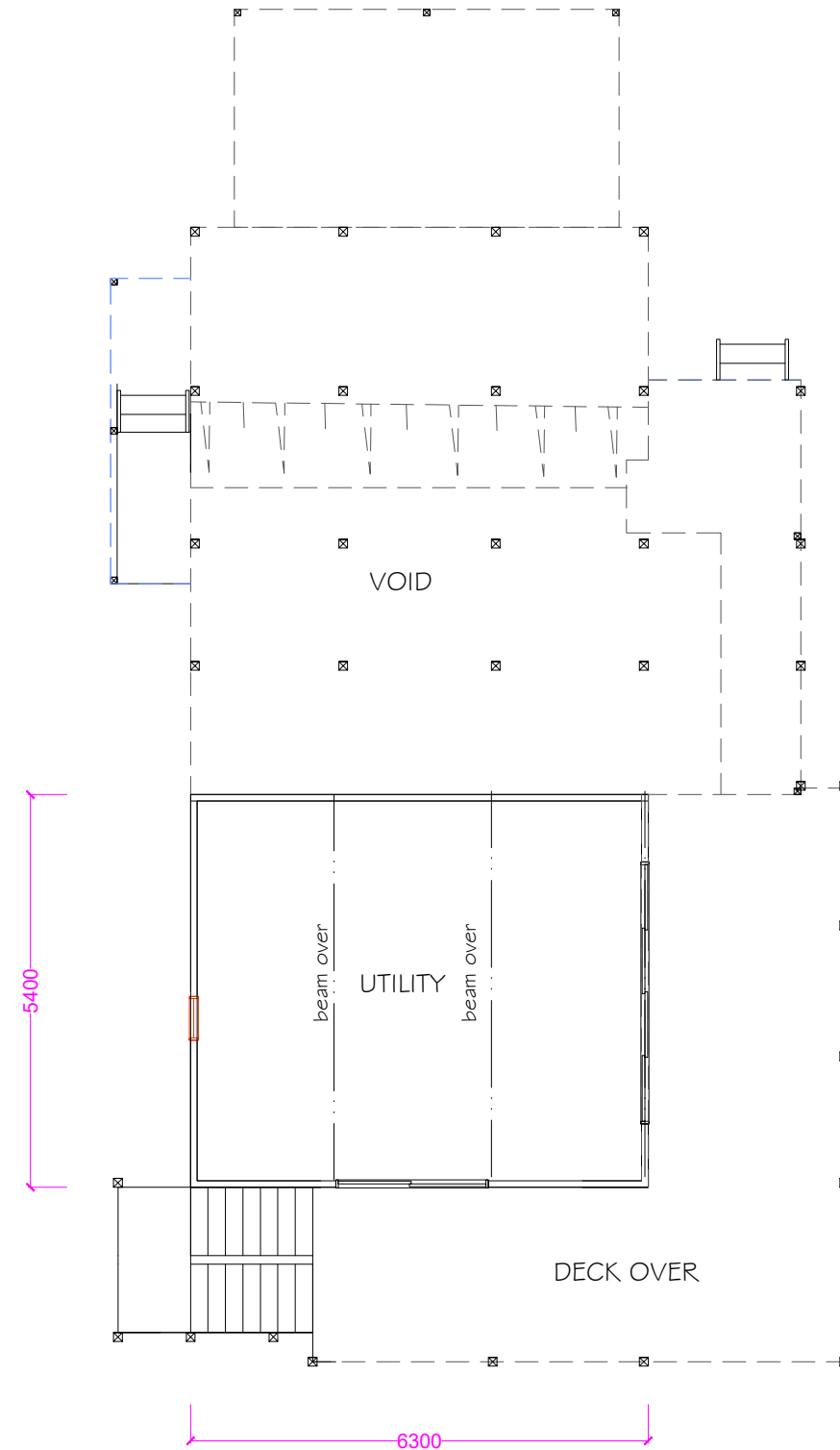
**SITE PLAN**

Scale : 1:200 @ A3  
Drwg No: 16.15.01 (23.38)  
Rev A 6.10.23 Date: OCT 2016

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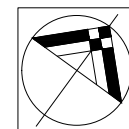
FIRST FLOOR



GROUND FLOOR

## EXISTING FLOOR PLAN

SCALE 1:100





EXISTING SOUTH EAST  
ELEVATION

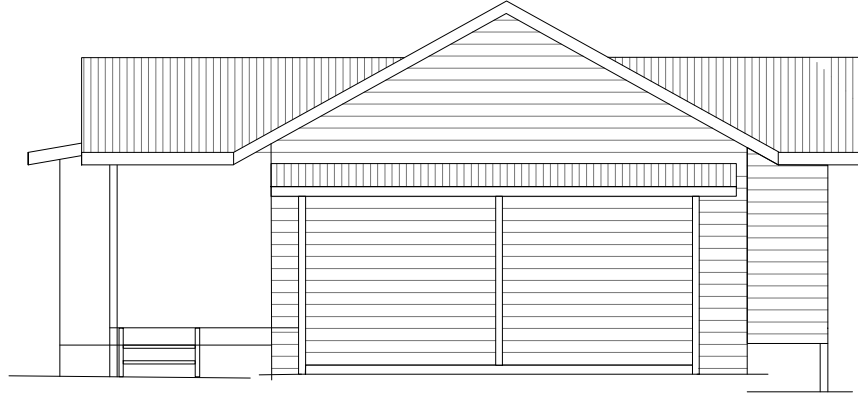
SCALE 1:100



EXISTING NORTH EAST ELEVATION

SCALE 1:100





EXISTING NORTH WEST  
ELEVATION

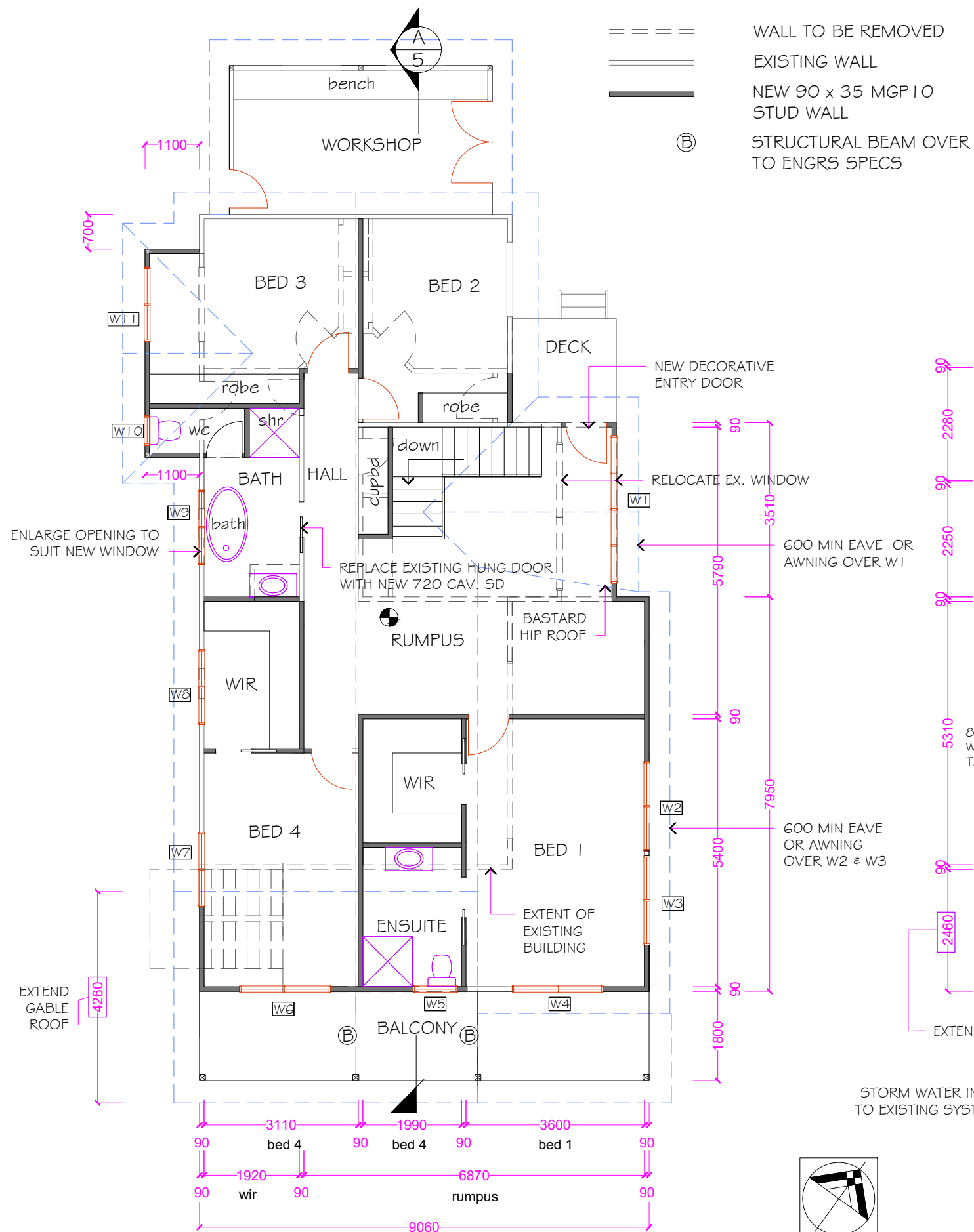
SCALE 1: 100



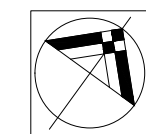
EXISTING SOUTH WEST  
ELEVATION

SCALE 1: 100

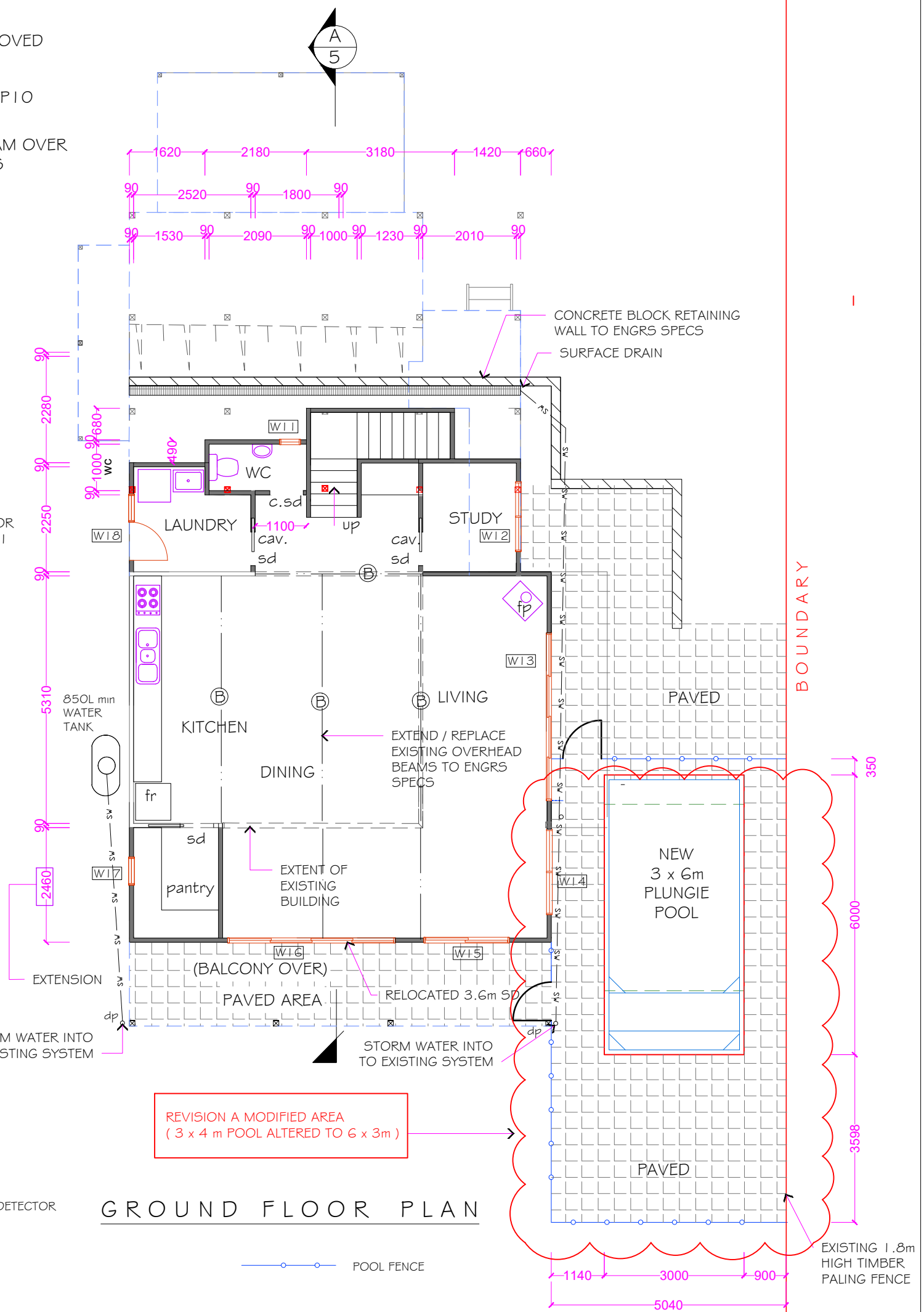




FIRST FLOOR PLAN



SMOKE DETECTOR



GROUND FLOOR PLAN

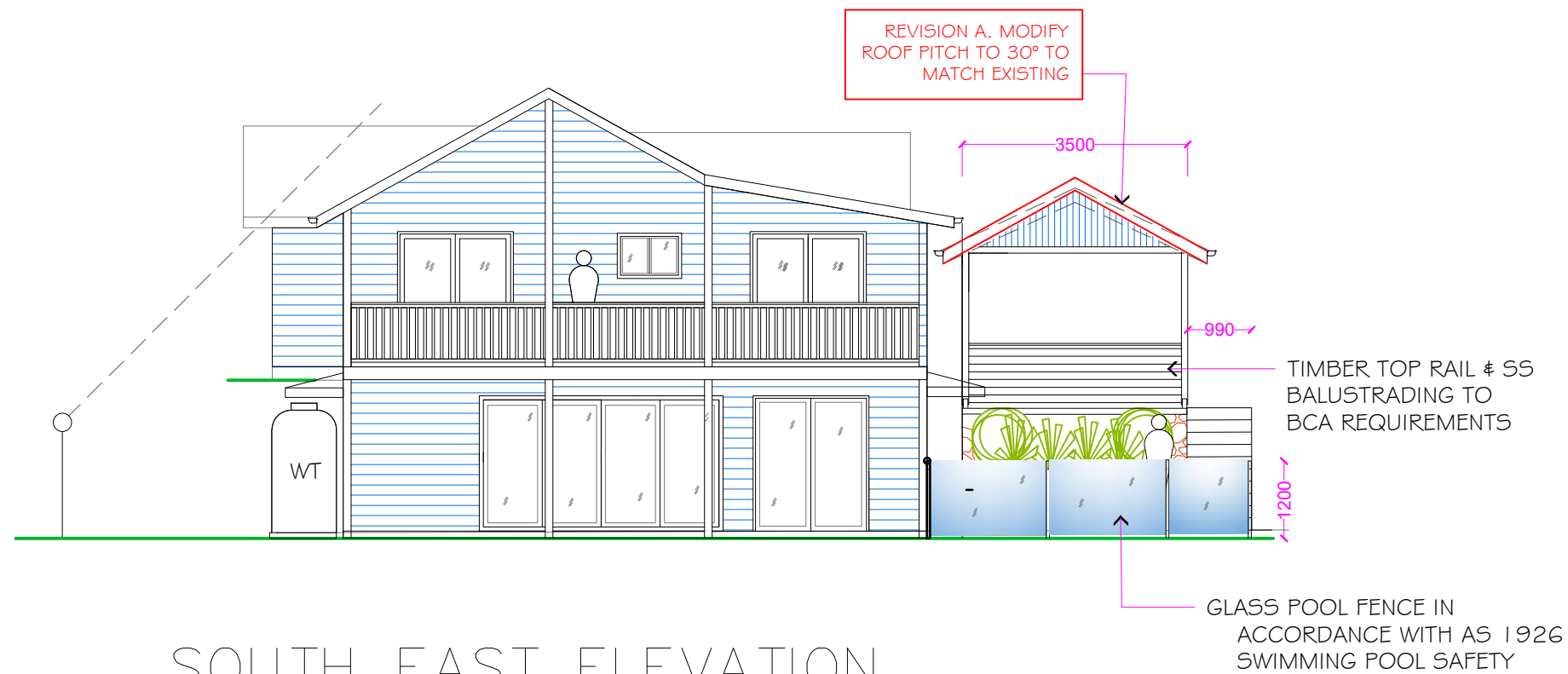
POOL FENCE

PROPOSED ADDITIONS & ALTERATIONS  
32 RANKIN DR. BANGALOW  
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FLOOR PLAN

Scale : 1:100 @ A3  
Drwg No: 16.15.05 (23.38) 5 of 10  
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## SOUTH EAST ELEVATION

SCALE 1:100



## NORTH EAST ELEVATION

SCALE 1:100

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PROPOSED ADDITIONS & ALTERATIONS  
32 RANKIN DR. BANGALOW  
for DAMIEN & RENEE SCHOFIELD

ELEVATION 1

Scale : 1:100 @A3

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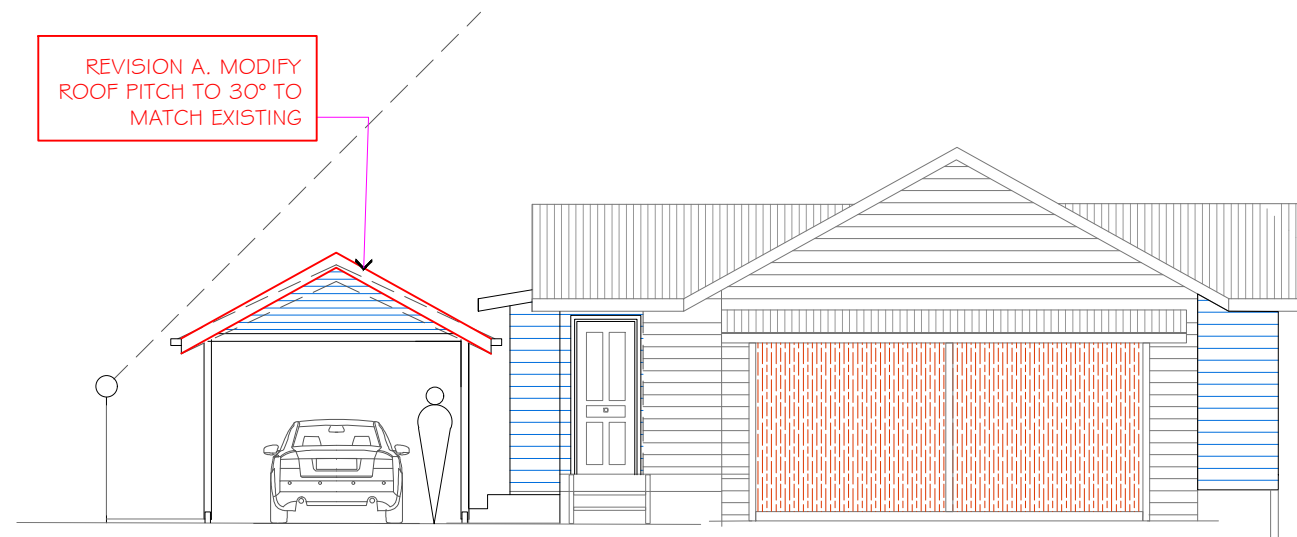
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NORTH WEST ELEVATION  
SCALE 1:100

#### STANDARD NOTES:

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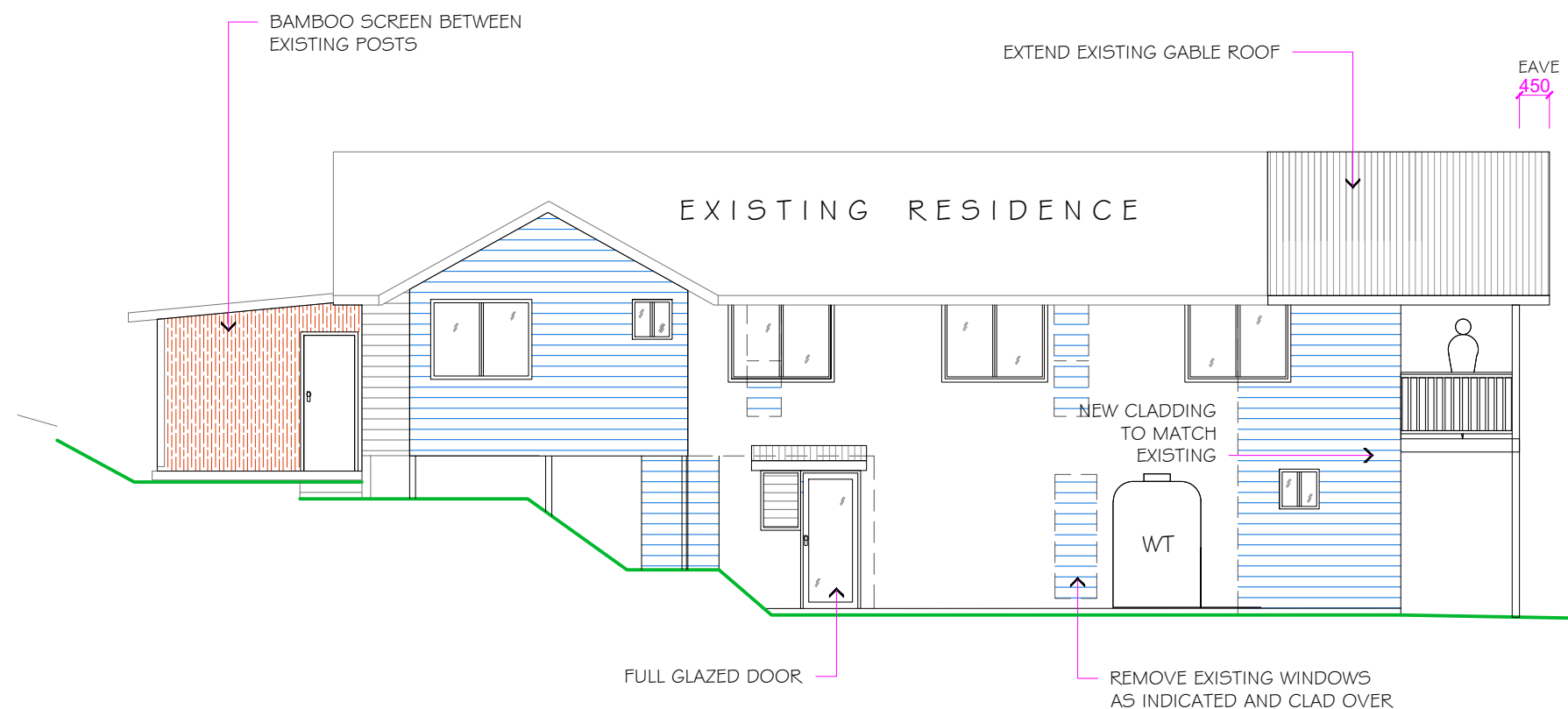
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SOUTH WEST ELEVATION  
SCALE 1:100 SCALE 1:100

ROOF

150 QUAD GROOF GUTTERING WITH 100 DIA DOWNPIPES

COLORBOND CUSTOM ORB ROOF WITH MATCHING CAPPINGS AND FLASHINGS.

COLOUR TO MATCH EXISTING

PREFABRICATED RAISED TIE TIMBER TRUSSES TO MATCH EXISTING@ 900 TO MAN. SPECS.

R2.5 INSULATION BATTS TO CEILING SPACE

FOIL SARKING TO ROOF

PLASTERBOARD CEILING LINING

WALLS

WALL FRAME TO MAN. SPECS.

STUD WALL - 90 x 35 MGP I O

EXTERNAL CLADDING WEATHERTEX OLD COLONIAL

TYPICAL EXTERNAL WALL INSULATION REQUIREMENTS- 1 LAYER WALL BREATHER SARKING EQUAL TO BRADFORD 'THERMOFOIL' PLUS WALL INSULATION EQUAL TO BRAFORD 75mm GOLD BATTS

FLOOR

TIMBER FLOOR MEMBER SIZES TO ENGRS SPECS

UPPER FLOOR- HW TIMBER FLOOR

GROUND FLOOR- POLISHED CONCRETE SLAB

TILES & COMPRESSED FIBRE CEMENT TO WET AREAS

BASIX COMMITMENTS:

As per certificate No. A263117

WATER

- Roof catchment area Min 46 m²
  - Fixtures : Showerheads 3 stars  
Toilets 3 stars  
Taps 3 stars
  - Water : Min Tank 850 L
  - Tank connected: to Garden Taps
- THERMAL**
- Construction : Timber frame, weather board  
Walls R1 (R1.4 incl. construction)  
Floor R0.7  
Ceiling R 0.6 Batts & Foil to roof  
Wall- Light tone  
Roof- Light tone
  - Colours as per schedule
  - Windows: as per schedule

ENERGY

- Hot Water : Existing
- Cooling : Ceiling fans through out
- Lighting : Energy efficient Lighting through out.

NOTES

ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA 2014, BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND LOCAL COUNCIL REGULATIONS / APPROVALS

- AS 1684 TIMBER FRAMING CODE
- AS 3700 MASONRY IN BUILDINGS
- AS 2870-2011 RESID. SLABS AND FOOTINGS
- AS 3660. 12000 TERMITE PROTECTION
- AS 3500. STORMWATER DISCHARGE
- AS 3740 WATERPROOFING OF WET AREAS
- AS 2047 WINDOWS IN BUILDINGS
- AS 1657 STAIRWAYS
- AS 1926 SWIMMING POOL SAFETY
- PHOTOELECTRIC SMOKE DETECTORS IN ACCORDANCE WITH BCA 2012 CLAUSE 3.7.2
- AS 2918- 2001 DOMESTIC SOLID FUEL BURNING APPLIANCES --INSTALLATION
- ALL VERANDAHS AT LEVELS GREATER THAN 1000 MM TO HAVE HANDRAIL ASSEMBLIES IN ACCORDANCE WITH BCA 3.9.1 & 3.9.2

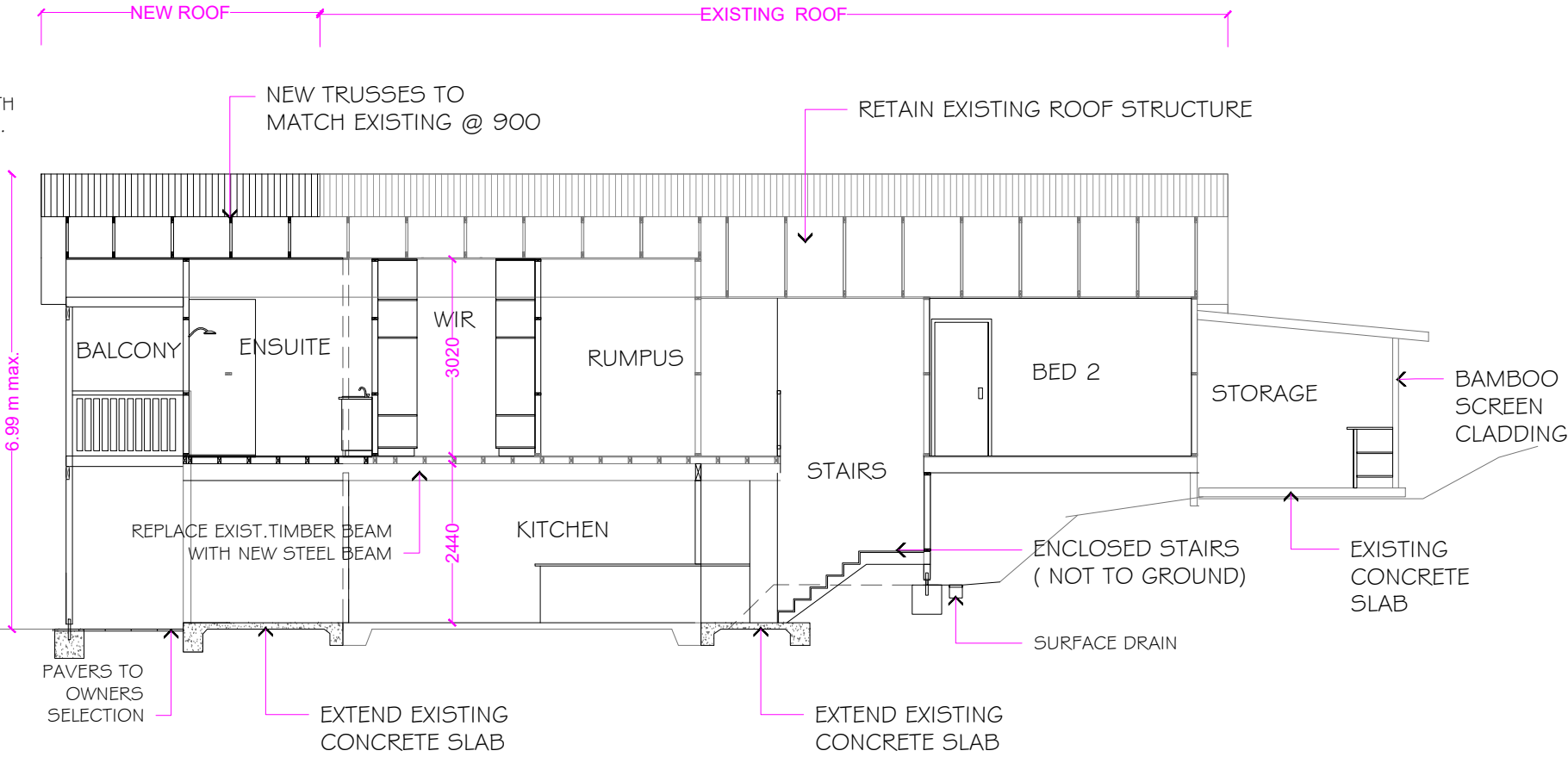
ALL DIMENSIONS TO BE VERIFIED BY BUILDER/ CLIENT PRIOR TO SETOUT, ORDERING OR FABRICATION OF NEW MATERIALS

CHECK FOR UNDERGROUND OBSTACLES PRIOR TO CONSTRUCTION

FOOTINGS AND TIE DOWNS TO ENGINEERS SPECIFICATIONS

DO NOT SCALE FROM DRAWING

ENSURE ALL NEW CONSTRUCTION WITHIN BUILDING ENVELOPE



SECTION  
SCALE 1:100

A  
5

FOOTINGS

DECK- HD. GALVANISED STEEL STIRRUP EMBEDDED INTO CONCRETE PAD FOOTING TO ENGRS. SPEC.

CONCRETE SLAB TO ENGRS. SPECS

BALCONY

HW TIMBER STRUCTURE TO ENGRS. SPECS.

COLORBOND CUSTOM ORB ROOF WITH MATCHING CAPPINGS AND FLASHINGS.

COLOUR TO MATCH EXISTING

PREFABRICATED RAISED TIE TIMBER TRUSSES TO MATCH EXISTING@ 900 TO MAN. SPECS.

CEILING LINING FC SHEET

DECK POSTS- 100 X 100 F14

DECK FLOOR- HW DECK TIMBER.

TIMBER TOP RAIL & TIMBER SLAT BALUSTRADING TO MATCH EXISTING ,TO NCC REQUIREMENTS

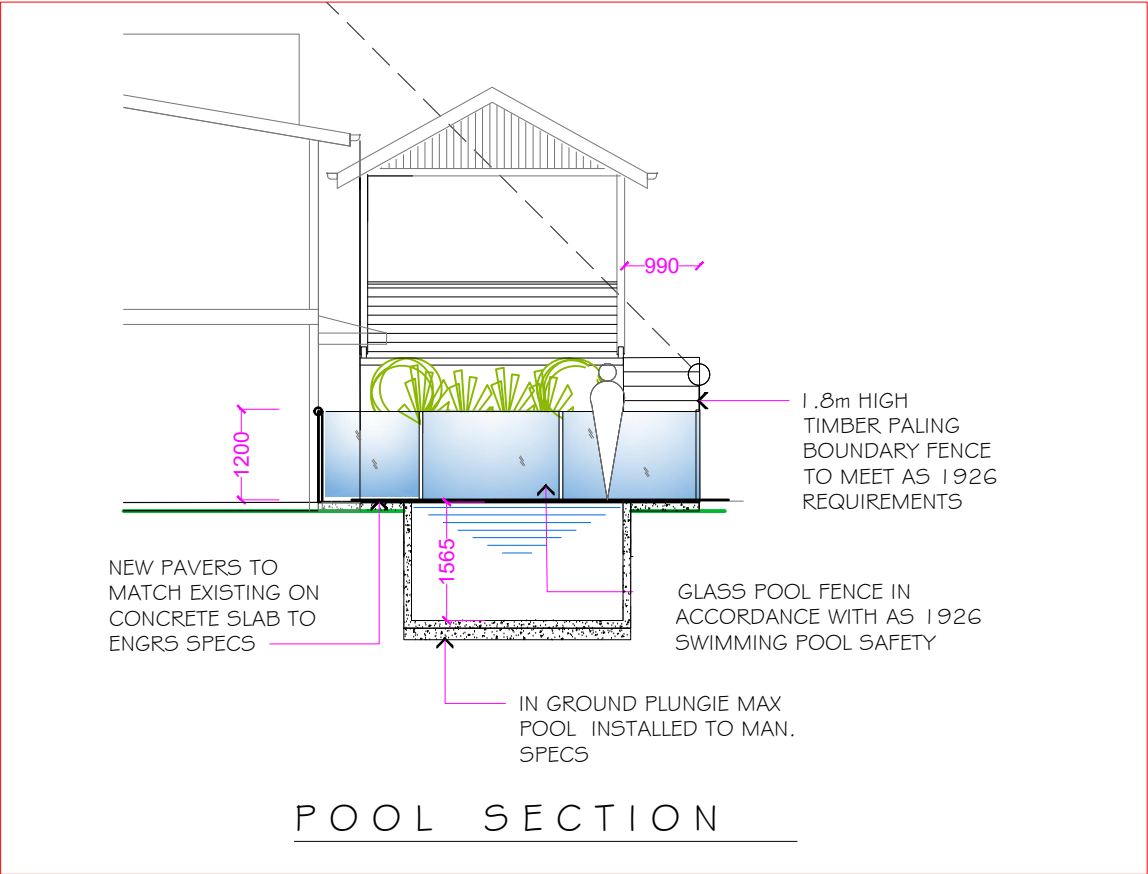
POOL

PLUNGIE MAX INGROUND POOL INSTALLED TO MANUFACTURERS SPECIFICATIONS

GLASS POOL FENCE TO OWNERS SELECTION IN ACCORDANCE WITH AS 1926 SWIMMING POOL SAFETY

OTHER

MIN 850 L WATER TANK TO BE INSTALLED



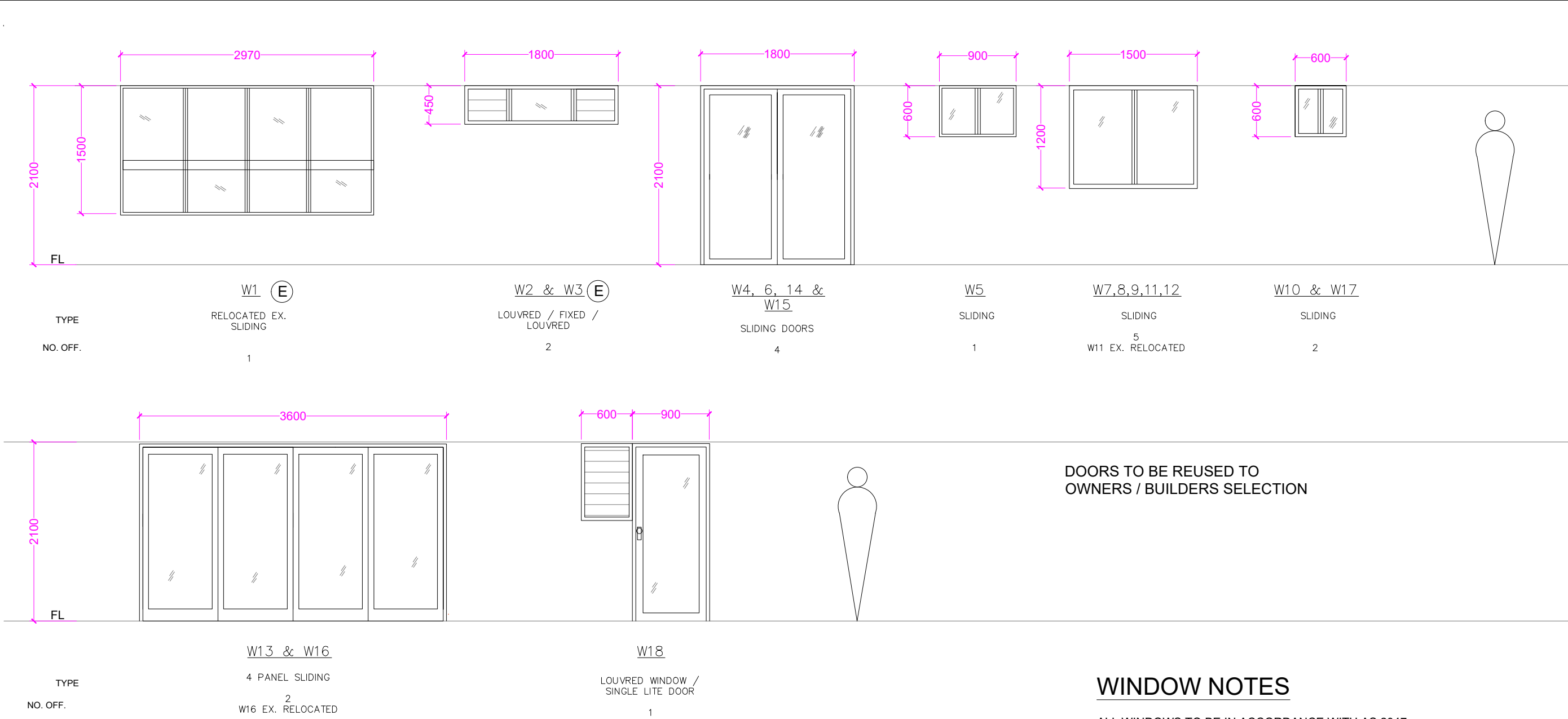
POOL SECTION

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32 RANKIN DR. BANGALOW  
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SECTION

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NO CHANGE

# WINDOW SCHEDULE

SCALE 1: 50

- (E) INDICATES SINGLE PYROLYTIC LOW-E GLASS
- (A) AWNING OVER WINDOWS W12,W13,W14 & W18

## WINDOW NOTES

ALL WINDOWS TO BE IN ACCORDANCE WITH AS 2047

ALL WINDOWS & DOORS TO BE ALUMINIUM. FRAME COLOUR- WHITE

WINDOW SCHEDULE TO BE READ IN CONJUNCTION WITH FLOOR PLAN & ELEVATIONS.

ANY DISCREPANCY TO BE CONFIRMED BY BUILDER

BUILDER TO CONFIRM WINDOW & DOOR SIZES PRIOR TO ORDERING

WINDOW SCHEDULE TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE

\* DOORS TO WCs ARE TO BE PROVIDED WITH LIFT OFF HINGES, REMOVABLE FROM THE OUTSIDE

AWNINGS TO WINDOWS AS INDICATED ON ELEVATIONS

ALUMINIUM SCREENS TO ALL WINDOWS UON.

WINDOWS < 1.7M ABOVE F.L. AND >2.0M ABOVE SURFACE BENEATH TO BE IN ACCORDANCE WITH NCC PART 3.9.2.5  
FITTED WITH A SCREEN WITH SECURE FITTINGS

ALL LOUVERED WINDOWS TO BE FITTED WITH 6MM HARDENED GLASS  
LOUVER BLADES TO BE 130 mm

PROPOSED ADDITIONS & ALTERATIONS

32 RANKIN DR. BANGALOW

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WINDOW SCHEDULE

Scale : 1:50 @A3

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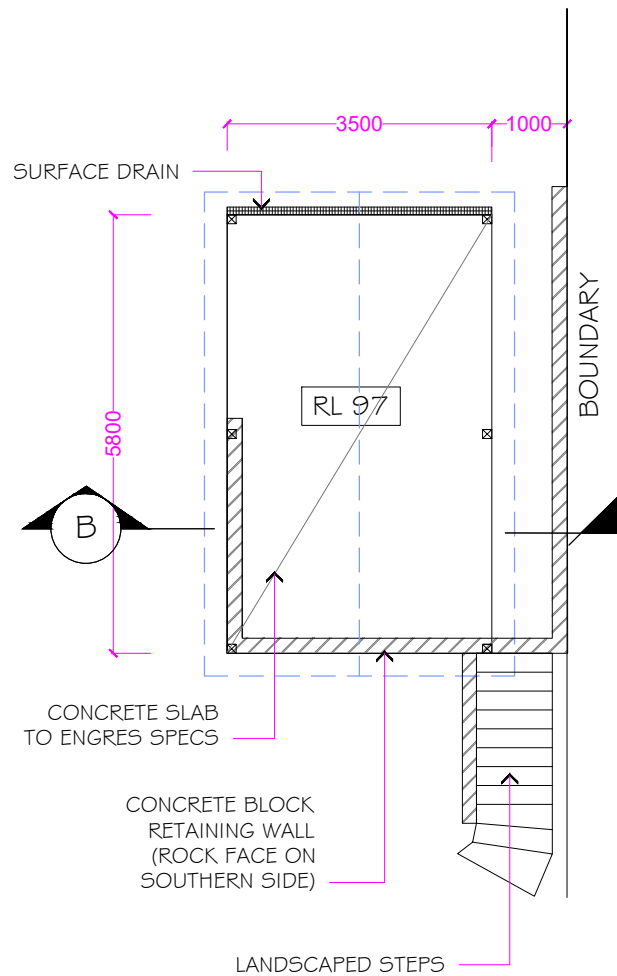
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## PLAN

SCALE 1 : 100

## NOTES

HW TIMBER STRUCTURE TO ENGRS. SPECS.

PREFABRICATED TIMBER TRUSSES @ 900 TO MAN. SPECS.

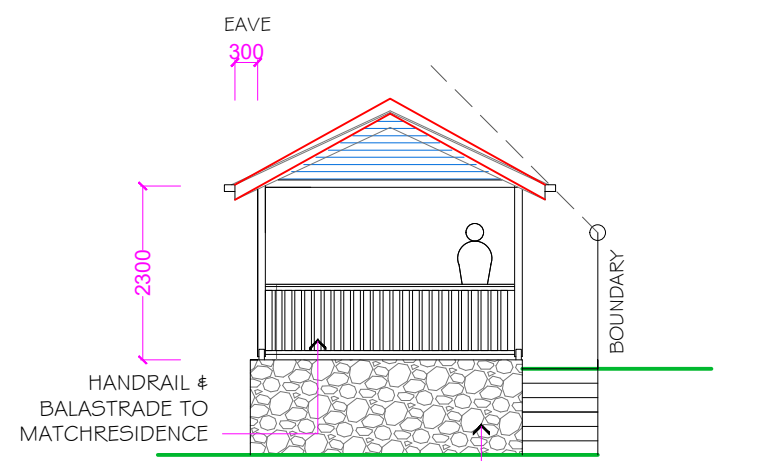
COLORBOND CUSTOM ORB ROOF WITH MATCHING CAPPINGS AND FLASHINGS.

CARPORT POSTS (CPP1)- 100 X 100 F14 HW

FC SHEET CEILING LINING

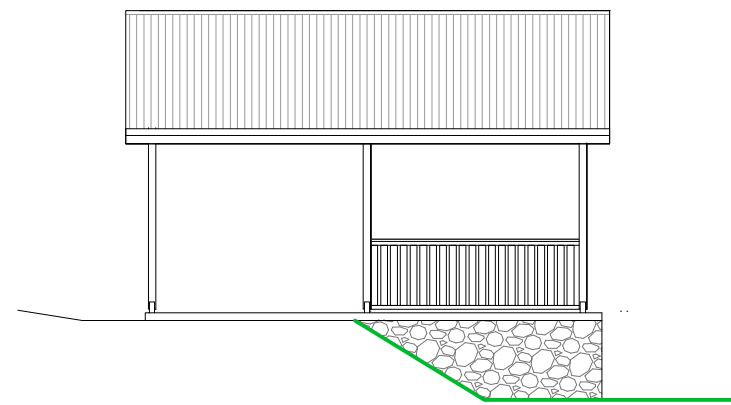
HD GAL STIRRUPS IN CONCRETE SLAB TO ENGRS SPECS

CONCRETE BLOCK RETAINING WALL (ROCK FACE ON SOUTHERN SIDE)



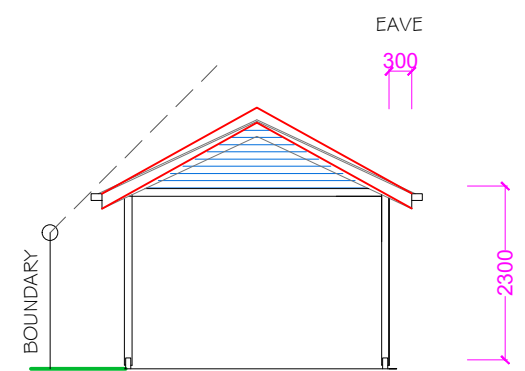
## S E ELEVATION

SCALE 1 : 100



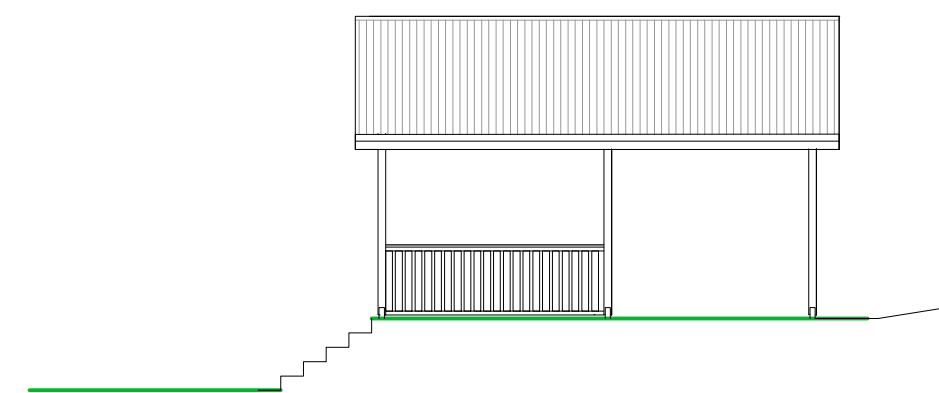
## S W ELEVATION

SCALE 1 : 100



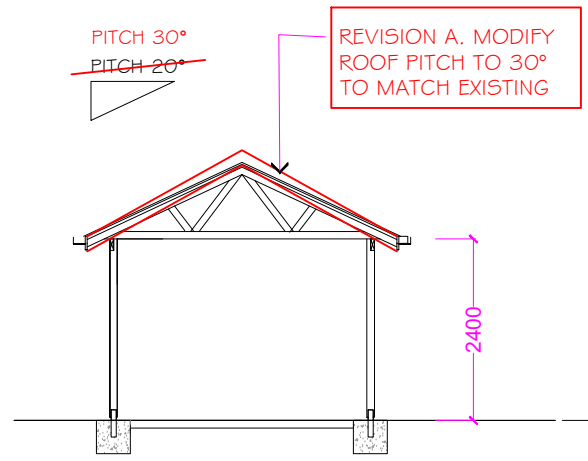
## N W ELEVATION

SCALE 1 : 100



## N E ELEVATION

SCALE 1 : 100



## SECTION B

SCALE 1 : 100

# CARPORT DETAILS

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