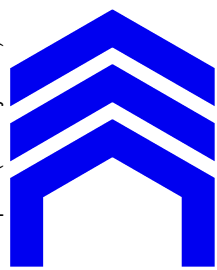


# Renovation and Extension

at  
**Nice Street  
 Leafy Suburb**  
 for  
**Excellent Clients**

No	Sheet Name	Issue	No	Sheet Name	Issue
001GF	Cover - Project	WD01	602DG	Details - Waterproofing	WD01
102SP	Site Plan 1-200	WD01	603DG	Details - Waterproofing Notes	WD01
110FP	Level 0 Floor Plan	WD01	621DW	Details	WD01
111FP	Level 1 Floor Plan	WD01	671DJ	Details - Handrails	WD01
131RP	Roof Plan	WD01	701SC	Window and Door Schedule	WD01
151EP	Lighting / Electrical Plans	WD01	731NT	General Notes	WD01
161RC	Reflected Ceiling Plans	WD01	771NT	Sustainability Notes	WD01
162RC	RCP Deck - Option 1	C01	781SD	Safety in Design Notes	WD01
163RC	RCP Deck - Option 2	C01	802SP	Existing Site 1-200	EX01
201EL	Elevations 1 of 2	WD01	810FP	Existing Level 0 Floor Plan	EX01
202EL	Elevations 2 of 2	WD01	811FP	Existing Level 1 Floor Plan	EX01
301ST	Sections	WD01	815RP	Existing Roof Plan	EX01
302ST	Sections	WD01	821EL	Existing Elevations	EX01
411PD	3D Views	WD01	822EL	Existing Elevations	EX01
412PD	Cutaway	WD01	831ST	Existing Sections	EX01
511SE	Setout	WD01	841PD	Existing 3D Views	EX01
601DG	Details - Stairs	WD01	862FP	Demolition Level 1	WD01

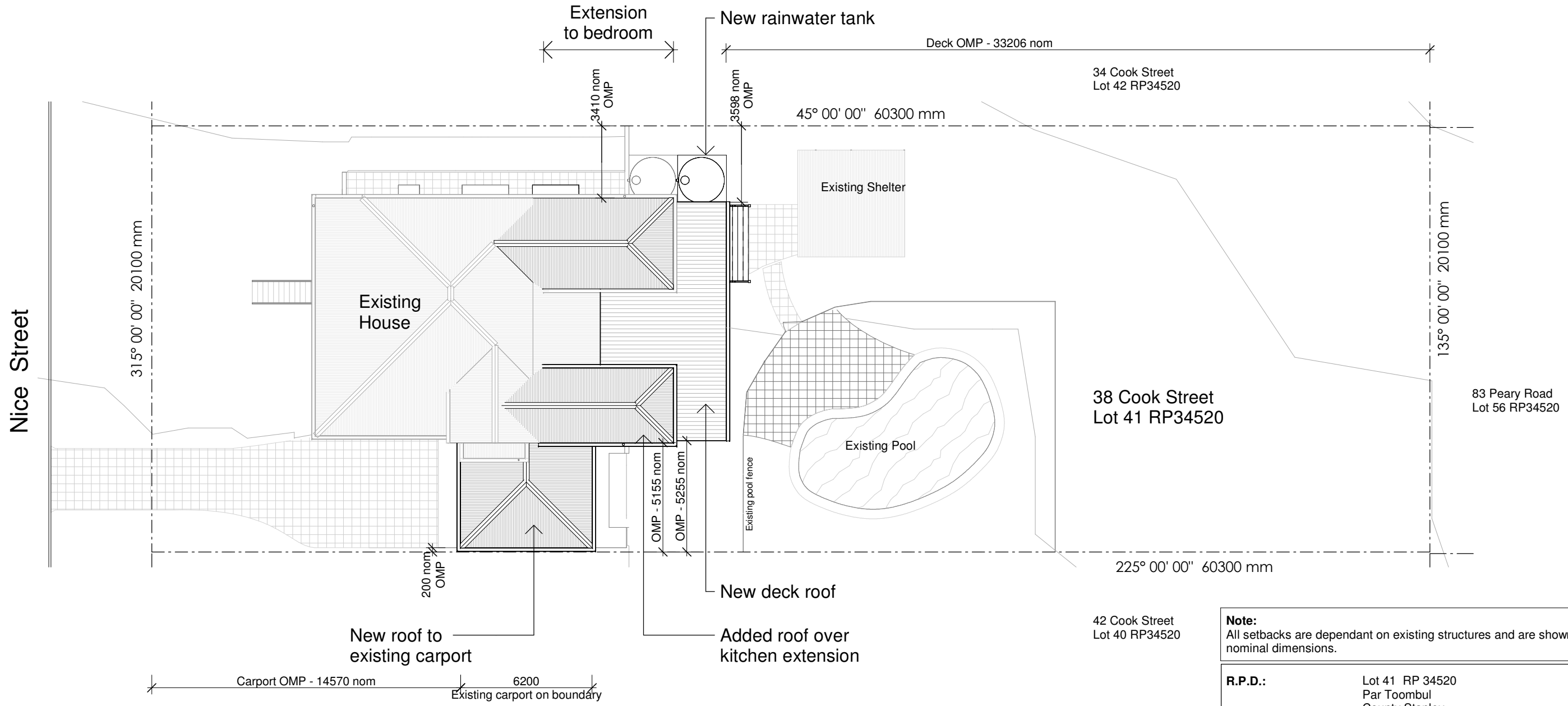


**latemore design**

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 ABN 39 010 895 682  
 59 Chermide St  
 Grange Qld 4051  
 p 07 3356 9051  
 f 07 3356 9071  
[info@latemoredesign.com.au](mailto:info@latemoredesign.com.au)  
[www.latemoredesign.com.au](http://www.latemoredesign.com.au)

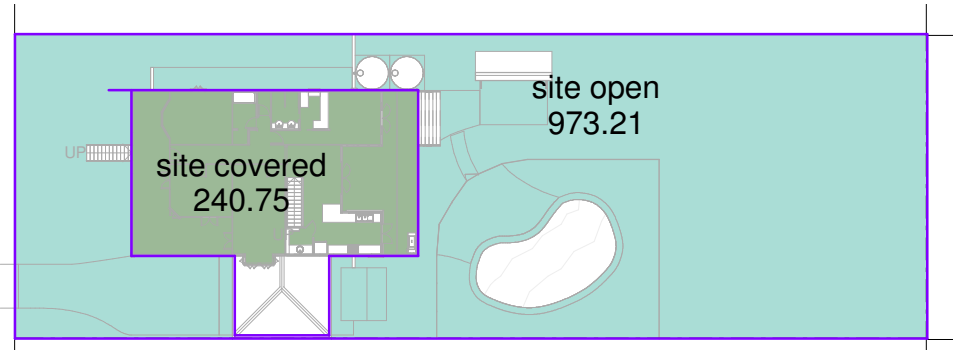
Issue	Date	Issue Description	Rev	Date	Revision Description
WD01	13.06.17	Working Drawings			
DD01	19.02.17	Design Development			
SK01	06.02.17	Sketch Design			

<b>Working Drawings</b>	Job No <b>0000XXX</b>
	Issue <b>WD01</b>



**Note:**  
All setbacks are dependant on existing structures and are shown as nominal dimensions.

<b>R.P.D.:</b>	Lot 41 RP 34520 Par Toombul County Stanley
<b>Local Authority:</b>	Brisbane City Council
<b>Area:</b>	1214m <sup>2</sup>
<b>Zoning:</b>	QPP-CR1 - Character (Character) Zone
<b>Neighbourhood Plans And Overlays:</b>	QPP-SHO - Streetscape Hierarchy Overlay QPP-DHO - Dwelling House Character Overlay QPP-TBCO - Traditional Building Character Overlay QPP-TBCO-N - Traditional Building Character Overlay - Neighbourhood Character Sub-Category QPP-NDNP - Nundah District Neighbourhood Plan
<b>Climate Zone:</b>	2



■ site covered  
■ site open

Area Schedule (Site Cover)		
name	area	% site
site covered	240.7 m <sup>2</sup>	19.8%
site open	973.2 m <sup>2</sup>	80.2%
	1214.0 m <sup>2</sup>	100.0%

site cover plan  
1 : 500



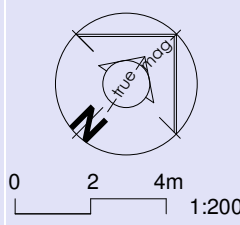
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 QBSA 1055247

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 Grange Qld 4051

p 07 3356 9051  
 f 07 3356 9071

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 www.latemoredesign.com.au

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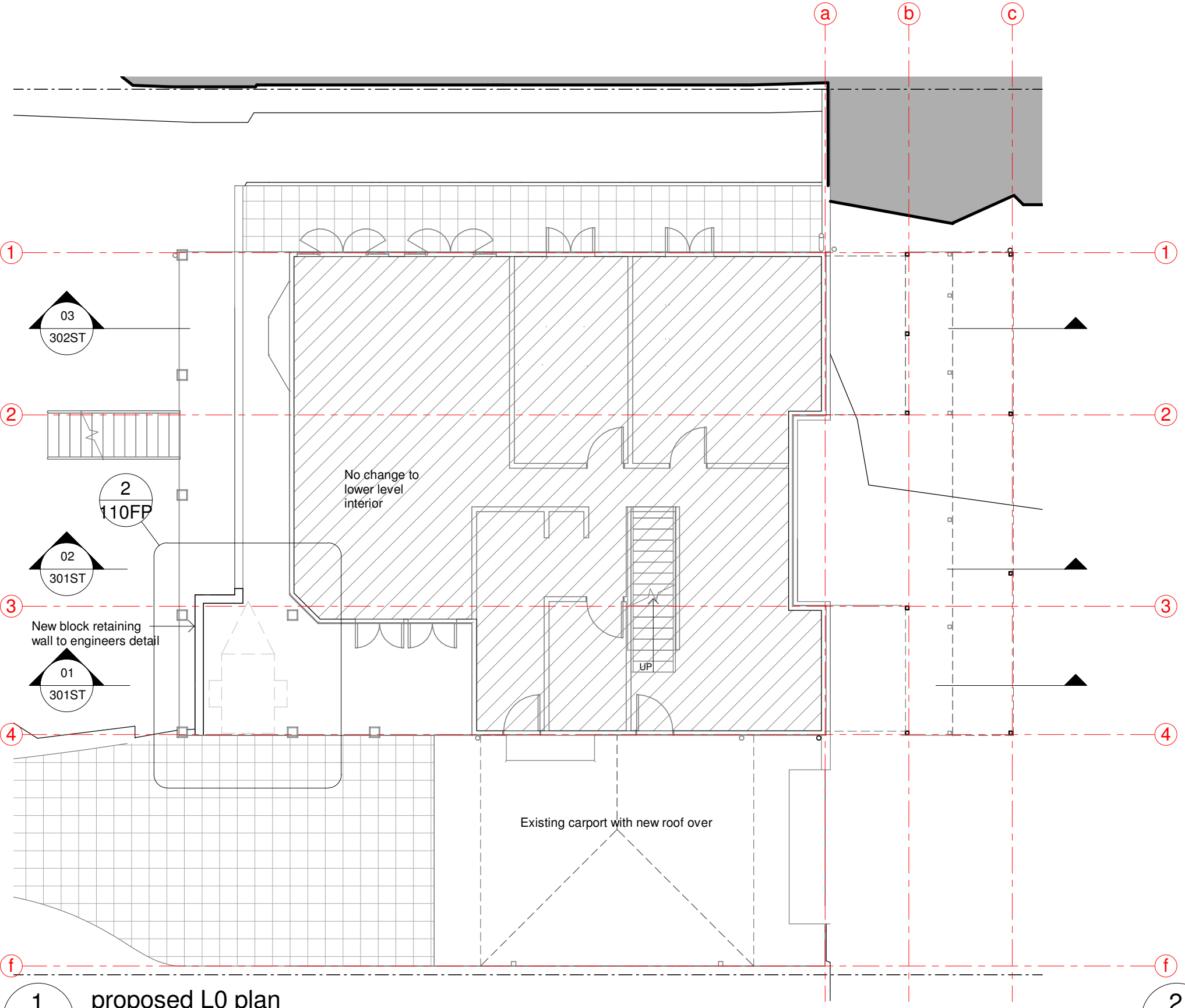


Scale at A3  
 As indicated  
 Designed PBL/KR  
 Drawn KR  
 Checked PBL

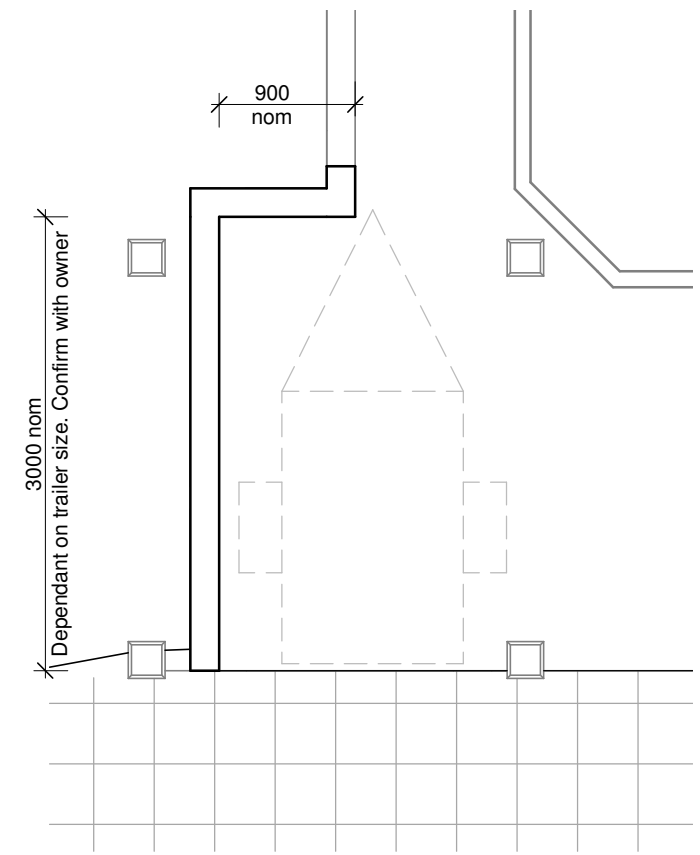
**Renovation and Extension**  
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**Site Plan 1-200**  
 Working Drawings

Job No  
**0000XXX**  
 Dwg No  
**102SP**  
 Issue  
**WD01**



**1** proposed L0 plan  
1 : 100



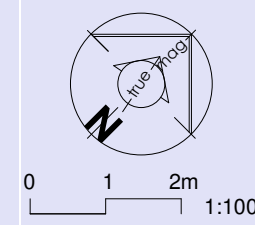
**Trailer Storage Note:**  
Confirm dimensions of storage area with owner.  
Confirm retaining wall specification and acceptable proximity to existing stumps with engineer.

**2** proposed L0 plan - Setout  
110FP 1 : 50

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59 Chermide St  
Grange Qld 4051  
p 07 3356 9051  
f 07 3356 9071  
info@latemoredesign.com.au  
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Issue	Date	Issue Description	Rev	Date	Revision Description
WD01	13.06.17	Working Drawings			
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SK01	00.00.00	Sketch Design			



Scale at A3  
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Designed PBL/KR  
Drawn KR  
Checked PBL

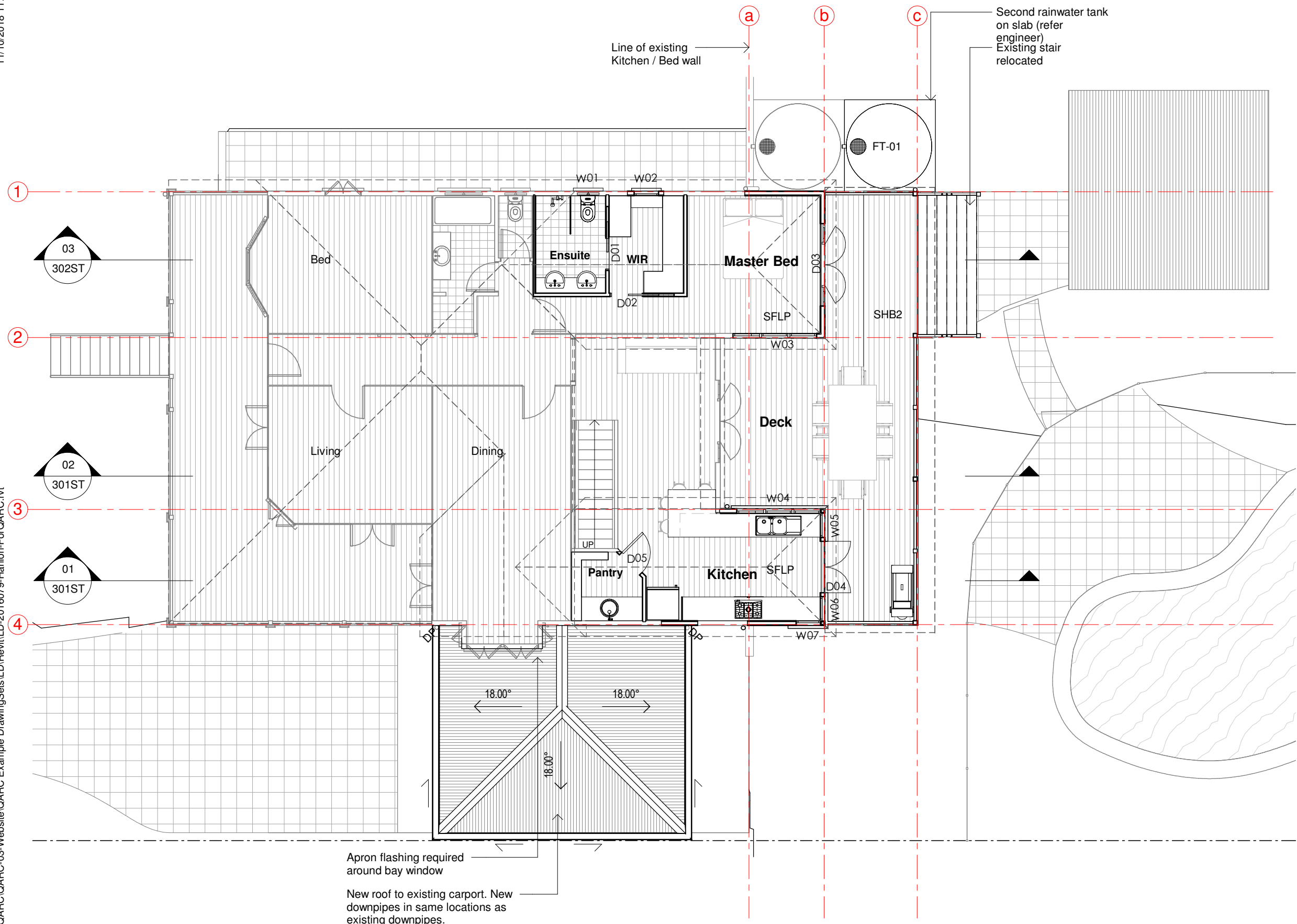
**Renovation and Extension**  
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**Level 0 Floor Plan**  
Working Drawings

Job No  
**0000XXX**  
Dwg No  
**110FP**  
Issue  
**WD01**

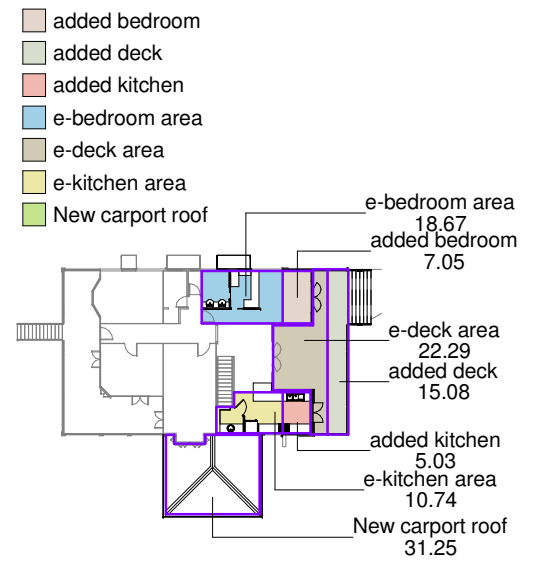
**KEYNOTES LEGEND**

DP	DOWNPIPE
FT-01	TANK - RAINWATER
SFLP	STRIP FLOORING - AS SELECTED
SHB2	SHOT EDGED BOARD - TO MATCH



**Area Schedule (Proposed)**

level	name	area
existing retained		
Level 1	e-bedroom area	18.7 m <sup>2</sup>
Level 1	e-deck area	22.3 m <sup>2</sup>
Level 1	e-kitchen area	10.7 m <sup>2</sup>
		51.7 m <sup>2</sup>
proposed		
Level 1	added bedroom	7.0 m <sup>2</sup>
Level 1	added deck	15.1 m <sup>2</sup>
Level 1	added kitchen	5.0 m <sup>2</sup>
Level 1	New carport roof	31.3 m <sup>2</sup>
		58.4 m <sup>2</sup>
Grand total		110.1 m <sup>2</sup>



Apron flashing required around bay window

New roof to existing carport. New downpipes in same locations as existing downpipes.

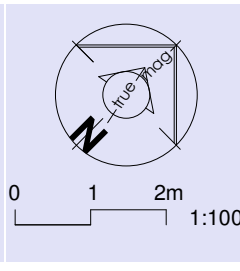
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 As indicated  
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 Drawn KR  
 Checked PBL

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**Level 1 Floor Plan**

Proposed Areas  
 1 : 500

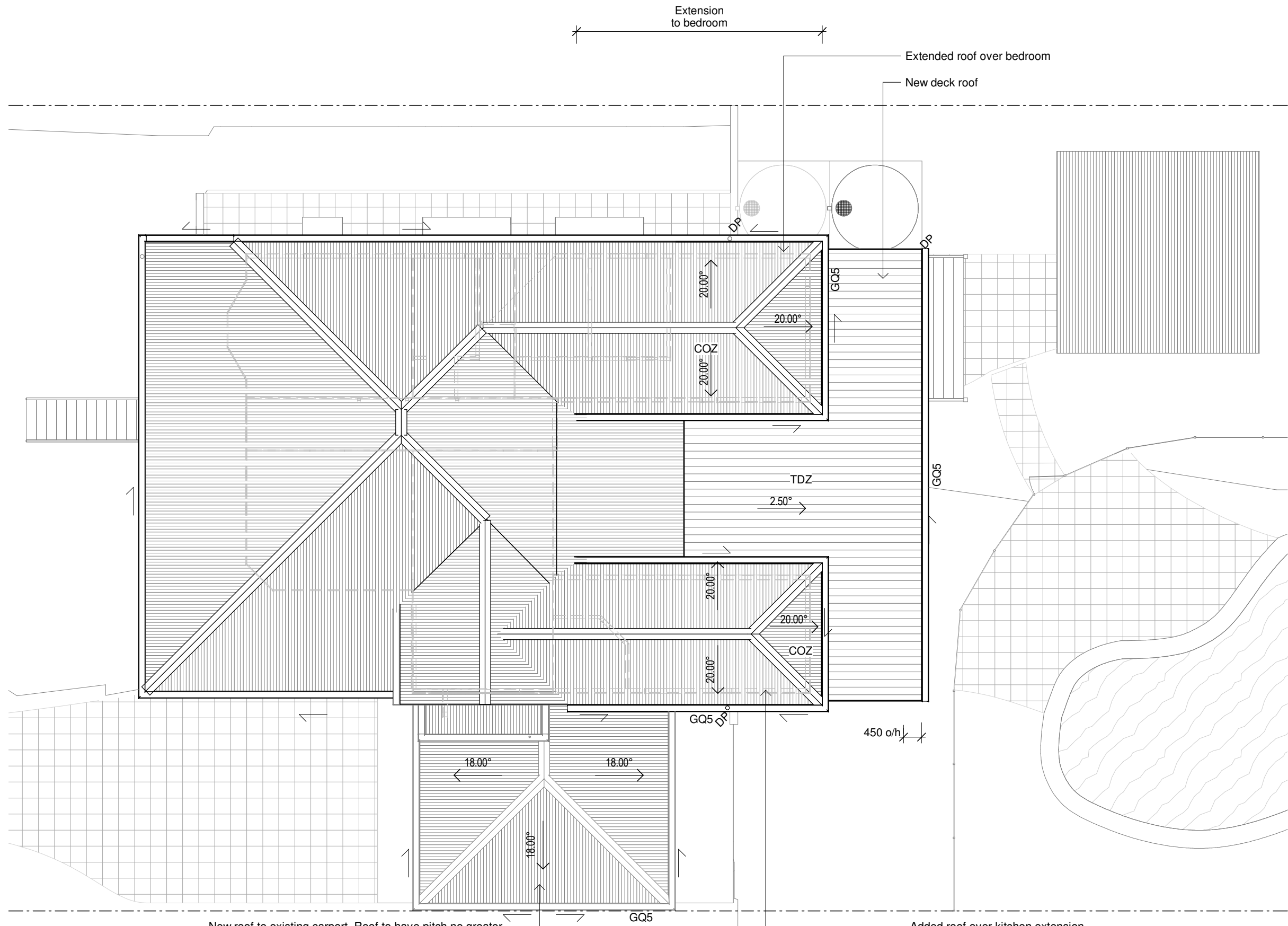
Working Drawings

Job No  
**0000XXX**

Dwg No  
**111FP**

Issue  
**WD01**





**KEYNOTES LEGEND**  
 COZ CUSTOMORB - ZINCALUME  
 DP DOWNPIPE  
 GQ5 GUTTER - QUAD 150  
 TDZ TRIMDEK - ZINCALUME

**ROOF ICONS**  
 25.0° nominal roof pitch  
 gutter fall (1:100)

**ROOF NOTES**

- All roof sheeting to be replaced.
- Addition to existing roof over bedroom extension to match existing pitch and overhang.
- Roof over Kitchen to nominally match existing roof pitch. Ensure ridge is at or below adjoining ridge. Overhang to suit junction with bay window gable.
- Carport roof to have pitch no greater than existing house roof. Ensure there is adequate clearance below bay windows sills to allow for suitable flashings.
- Downpipes to connect to rainwater tanks. Rainwater tanks to interconnect.

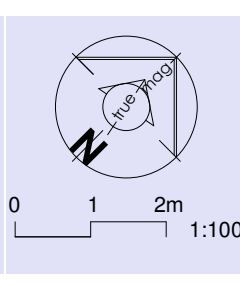
New roof to existing carport. Roof to have pitch no greater than existing house roof. Ensure there is adequate clearance below bay windows sills to allow for suitable flashings.

Added roof over kitchen extension. Roof to nominally match existing roof pitch. Ensure ridge is at or below adjoining ridge.

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 ABN 39 010 895 682  
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59 Chermide St  
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 f 07 3356 9071  
 info@latemoredesign.com.au  
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Scale at A3  
1 : 100

**Renovation and Extension**

Designed PBL/KR  
 Drawn KR  
 Checked PBL

**Roof Plan**

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Working Drawings

Job No  
**0000XXX**  
 Dwg No  
**131RP**  
 Issue  
**WD01**

**electrics + services legend**

distribution  
 [cb] circuit board      [triangle] main switch board

electrical ceiling items  
 [X] exhaust fan    (s/a) smoke alarm    [heat/light unit]  
 [fan 3] fan 3    [fan 4] fan 4    [fan 4] fan 4 light    [speaker] speaker

lighting  
 [downlight direct] downlight direct    [fluorescent diffuser] fluorescent diffuser  
 [downlight eyeball] downlight eyeball    [fluorescent diffuser exist] fluorescent diffuser exist  
 [external flood light] external flood light    [fluorescent tube] fluorescent tube  
 [paraflood] paraflood    [exit light] exit light  
 [pendant light] pendant light    [oyster ceiling light] oyster ceiling light  
 [wall up light] wall up light    [wall mounted light] wall mounted light  
 [sensor] sensor    [bunker] bunker  
 [bollard] bollard

80% by floor area of lighting to be energy efficient fittings.

power  
 [GPO - double] GPO - double    [GPO - existing] GPO - existing  
 [GPO - single] GPO - single  
 [GPO - underbench (double uno)] GPO - underbench (double uno)    [GPO - waterproof (double uno)] GPO - waterproof (double uno)

note: provide power to all fixed & movable appliances.

sockets  
 [telephone point] telephone point    [tv aerial point] tv aerial point  
 [computer point] computer point    [cable tv point] cable tv point

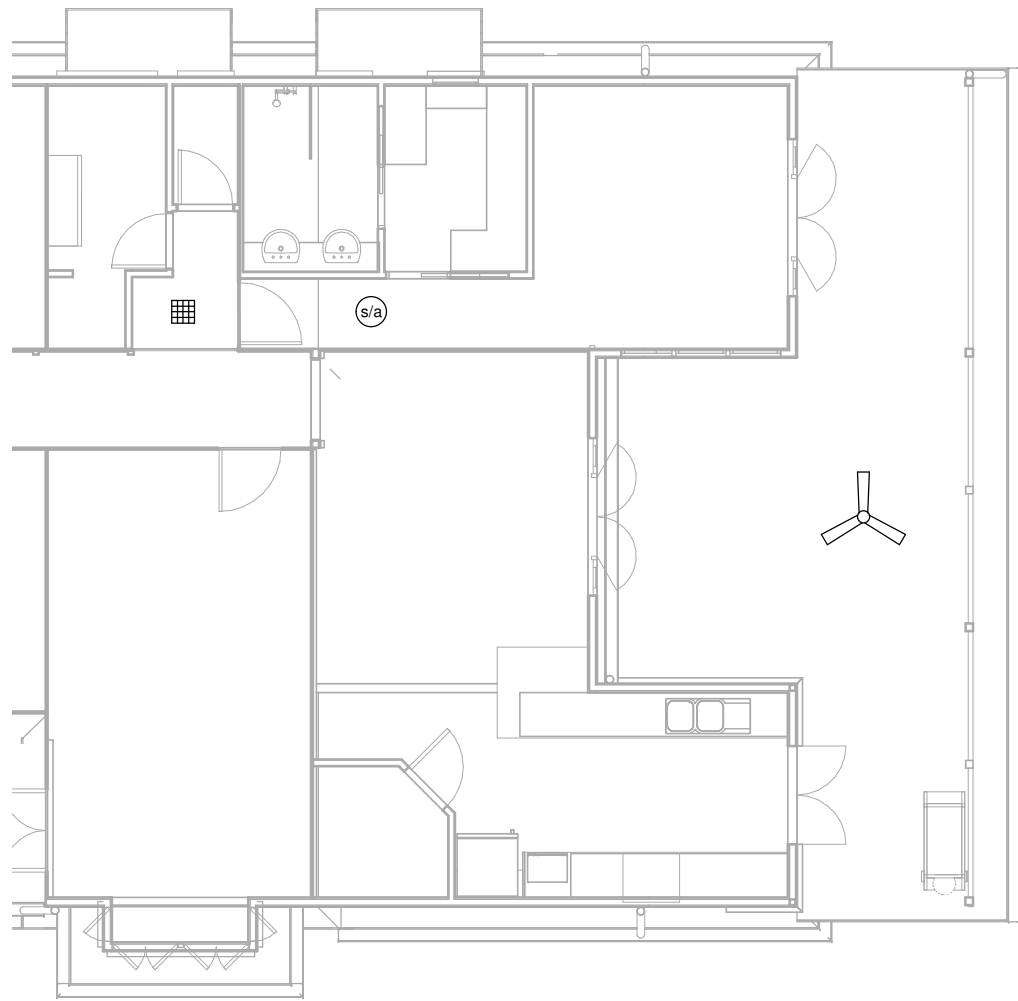
switches  
 [push button switch] push button switch    [single light switch - 2 way] single light switch - 2 way  
 [light switch (with no of switches)] light switch (with no of switches)    [single light switch - dimmer] single light switch - dimmer

wall items  
 [clock on wall] clock on wall    [exhaust fan in wall] exhaust fan in wall  
 [vacuum point] vacuum point

AC items  
 ducted  
 [supply air - ceiling] supply air - ceiling    [return air grille] return air grille  
 [supply air - bulkhead] supply air - bulkhead    [ac control on wall] ac control on wall  
 split  
 [supply air - wall] supply air - wall    [compressor] compressor

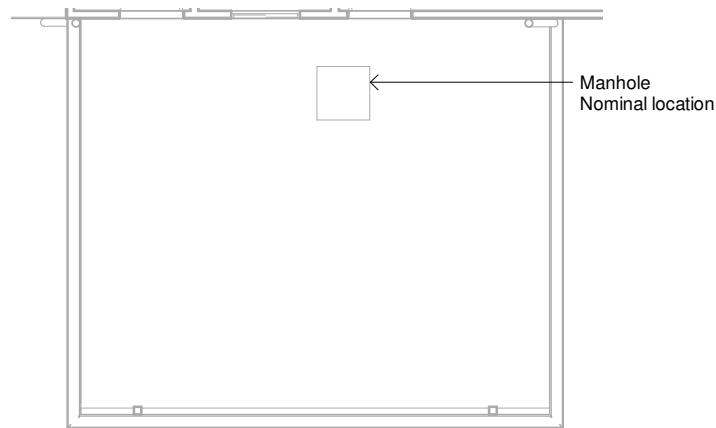
plumbing items  
 [tap for hose] tap for hose    [tap for hose, quarter turn] tap for hose, quarter turn

notes  
 confirm position of items with owner/principal.  
 uno - switches at 1150 above finished floor and outlets and sockets at 200 above finished floor.  
 fans placed centre of rooms, with sufficient support framing.



**LL1 Lighting L1 RCP**

1 : 100



**LL2 Lighting Carport**

1 : 100

FOR CLIENT  
MARKUP

lighting plans are done as reflected ceiling plans combined with some fittings

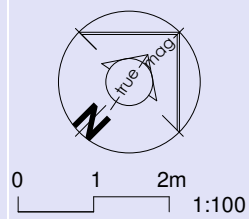
**speakers + smart wiring note:**  
 refer owner for possible placement of speakers in ceiling and centralised control point.  
 refer owner for potential use of smart wiring throughout building.

note: provide power to all fixed appliances including dishwasher, stoves and ovens, fridges etc.



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 QBSA 1055247  
 59 Chermide St  
 Grange Qld 4051  
 p 07 3356 9051  
 f 07 3356 9071  
 info@latemoredesign.com.au  
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DD01	19.02.17	Design Development			



Scale at A3  
1 : 100  
 Designed PBL/KR  
 Drawn KR  
 Checked PBL

**Renovation and Extension**

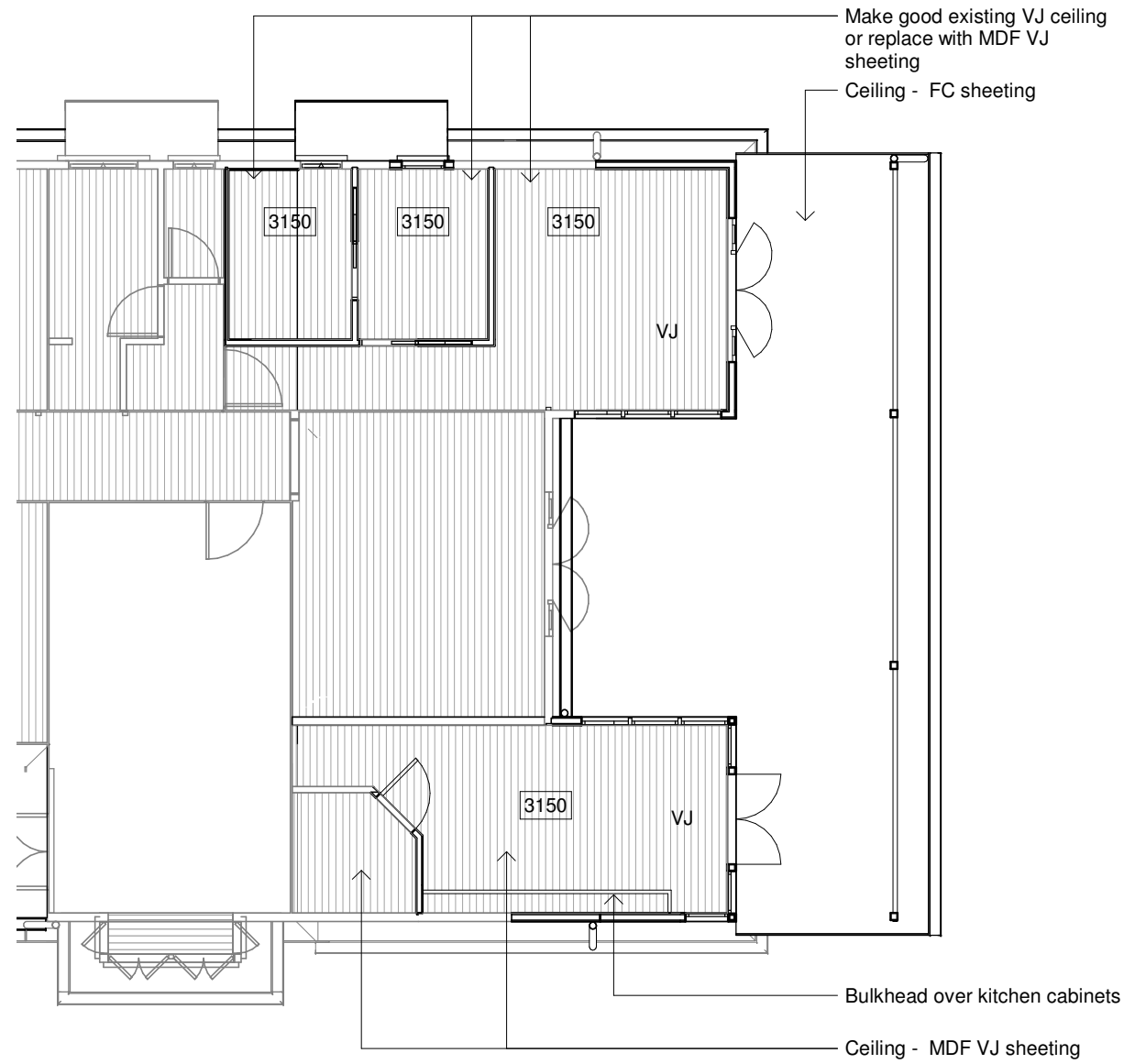
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**Lighting / Electrical Plans**

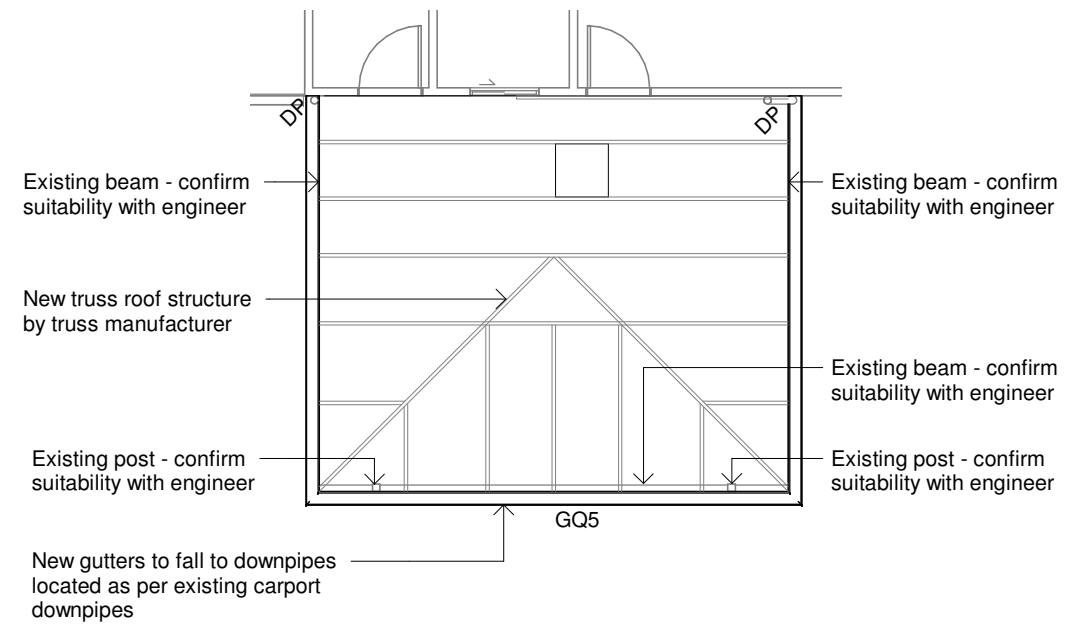
Working Drawings

Job No  
**0000XXX**  
 Dwg No  
**151EP**  
 Issue  
**WD01**

**KEYNOTES LEGEND**  
DP DOWNPIPE  
GQ5 GUTTER - QUAD 150



**1** Level 1 RCP  
1 : 100

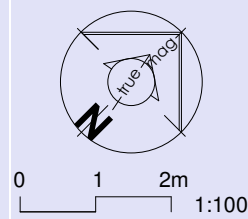


**2** Carport RCP (Ceiling hidden)  
1 : 100



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59 Chermide St  
Grange Qld 4051  
p 07 3356 9051  
f 07 3356 9071  
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Issue Date	Issue Description	Rev	Date	Revision Description
WD01 13.06.17	Working Drawings			

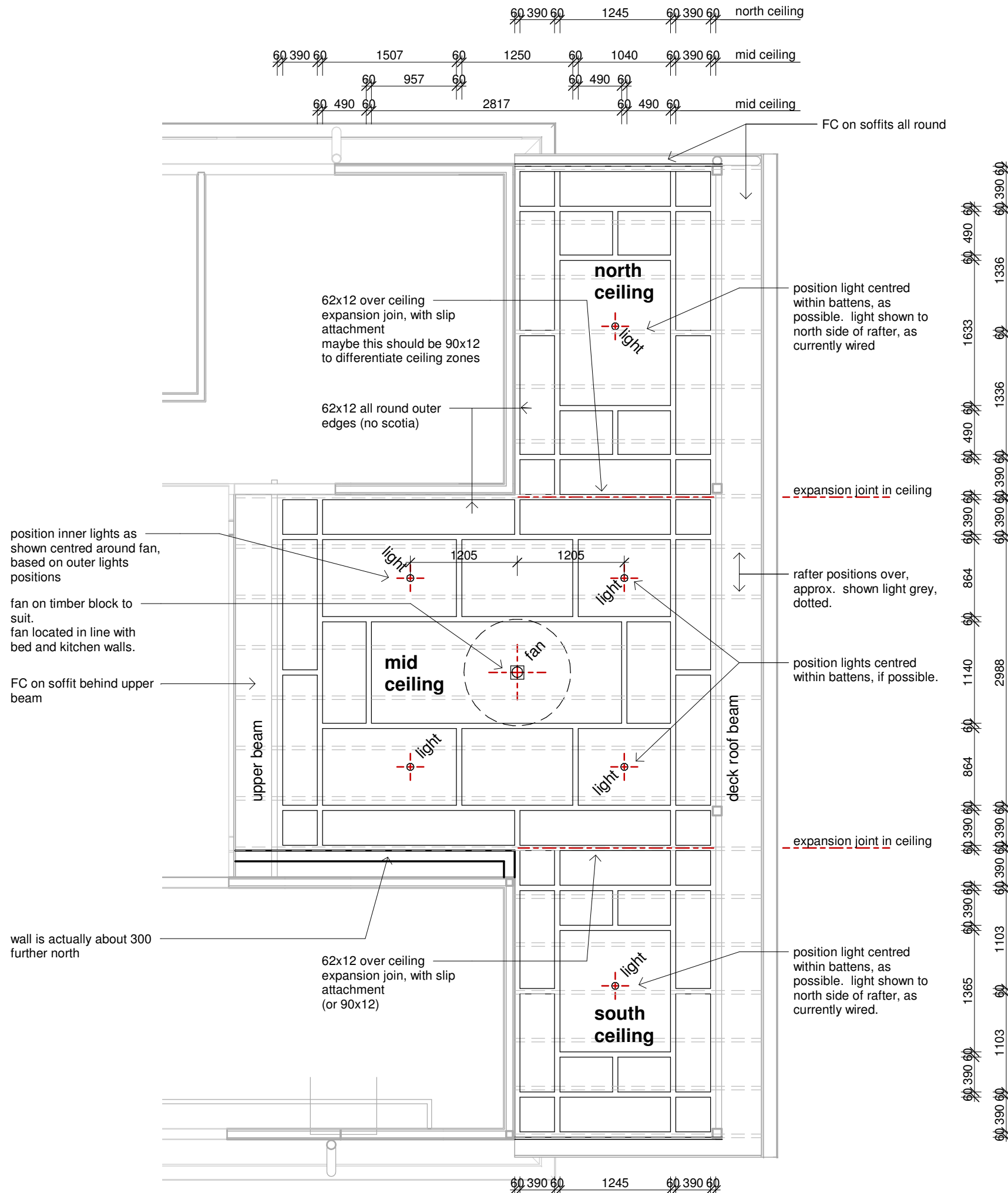


Designed PBL/KR  
Drawn KR  
Checked PBL

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**Reflected Ceiling Plans**  
Working Drawings

Job No  
**0000XXX**  
Dwg No  
**161RC**  
Issue  
**WD01**



1 Deck Ceiling RCP - Option 1  
1 : 50

**this option emulates the style of the dining room**  
done in similar proportions - dining room has 600 divisions at edge, for a larger room. this layout uses 450 setout at edges.  
no diamond detail at centre.

- notes**
- fan and lighting positions are based on visual inspection of current wiring
  - all dimensions are approx only, and as a guide only for setout.



Issu	Date	Issue Description
C01	07.10.17	Deck Ceiling Pattern

Rev	Date	Revision Description
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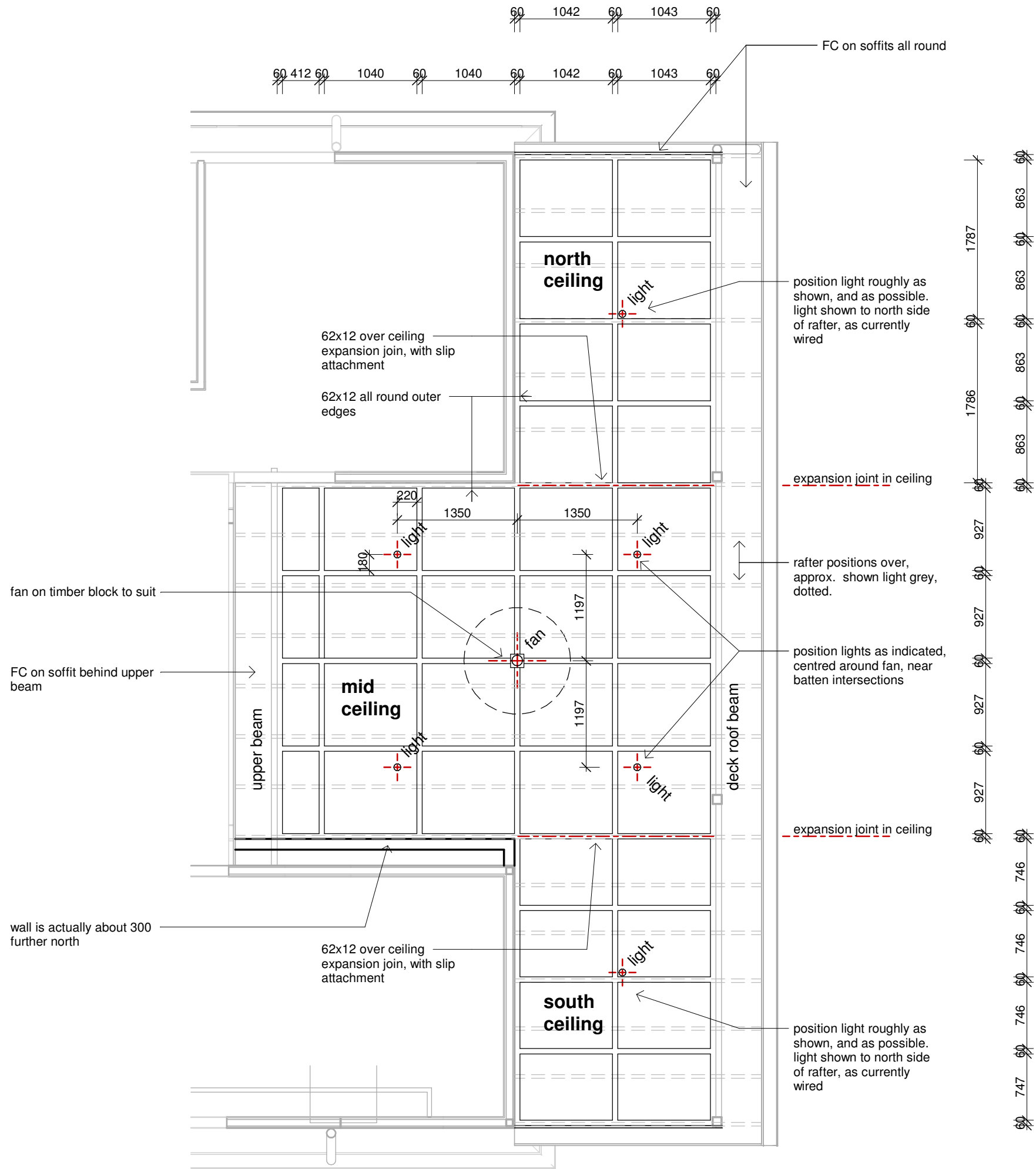
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## RCP Deck - Option 1

Working Drawings

	Scale at A3 1 : 50	Job No <b>0000XXX</b>
	Designed Designer	Dwg No <b>162RC</b>
	Drawn Author	Issue <b>C01</b>
	Checked Checker	





**this option is arranged around square patterns** the setout is nominally 900 minimum squares. it is simpler and therefore cheaper than Option 1.

- notes**
- fan and lighting positions are based on visual inspection of current wiring
  - all dimensions are approx only, and as a guide only for setout.

**2 Deck Ceiling RCP - Option 2**  
1 : 50



Issu	Date	Issue Description
C01	07.10.17	Deck Ceiling Pattern

Rev	Date	Revision Description
-----	------	----------------------

## Renovation and Extension

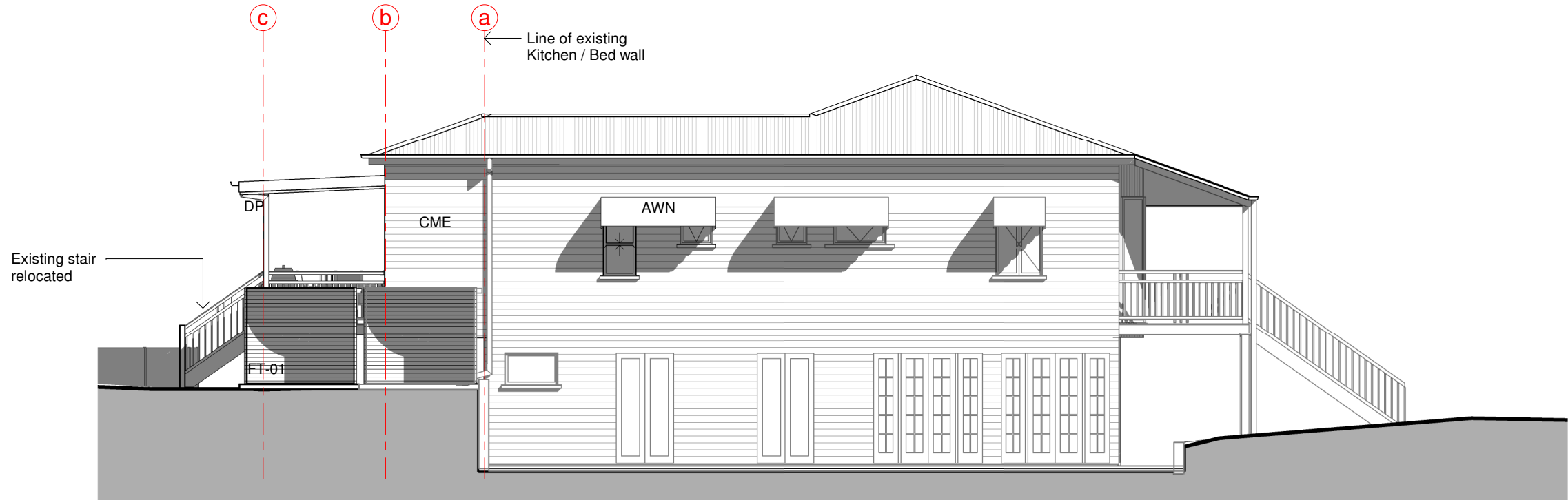
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## RCP Deck - Option 2

Working Drawings

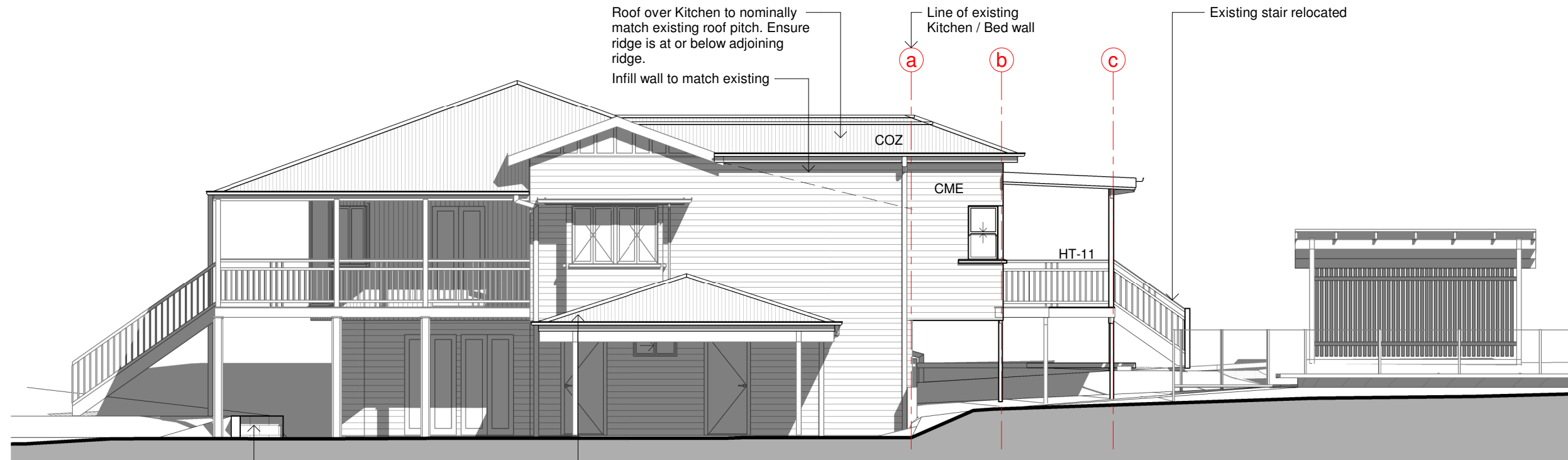
	Scale at A3 1 : 50	Job No <b>0000XXX</b>
	Designed Designer	Dwg No <b>163RC</b>
	Drawn Author	Issue <b>C01</b>
	Checked Checker	



**KEYNOTES LEGEND**

AWN	AWNING SIMILAR TO EXISTING
CME	CHAMFERBOARD TO MATCH EXISTING
COZ	CUSTOMORB - ZINCALUME
DP	DOWNPIPE
FT-01	TANK - RAINWATER
HT-11	HANDRAILS TIMBER MIN 1000 SIMILAR TO EXISTING

**E1** proposed north elevation  
1 : 100



**E2** proposed south elevation  
1 : 100



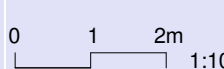
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Scale at A3  
1 : 100

Designed PBL/KR  
 Drawn KR  
 Checked PBL



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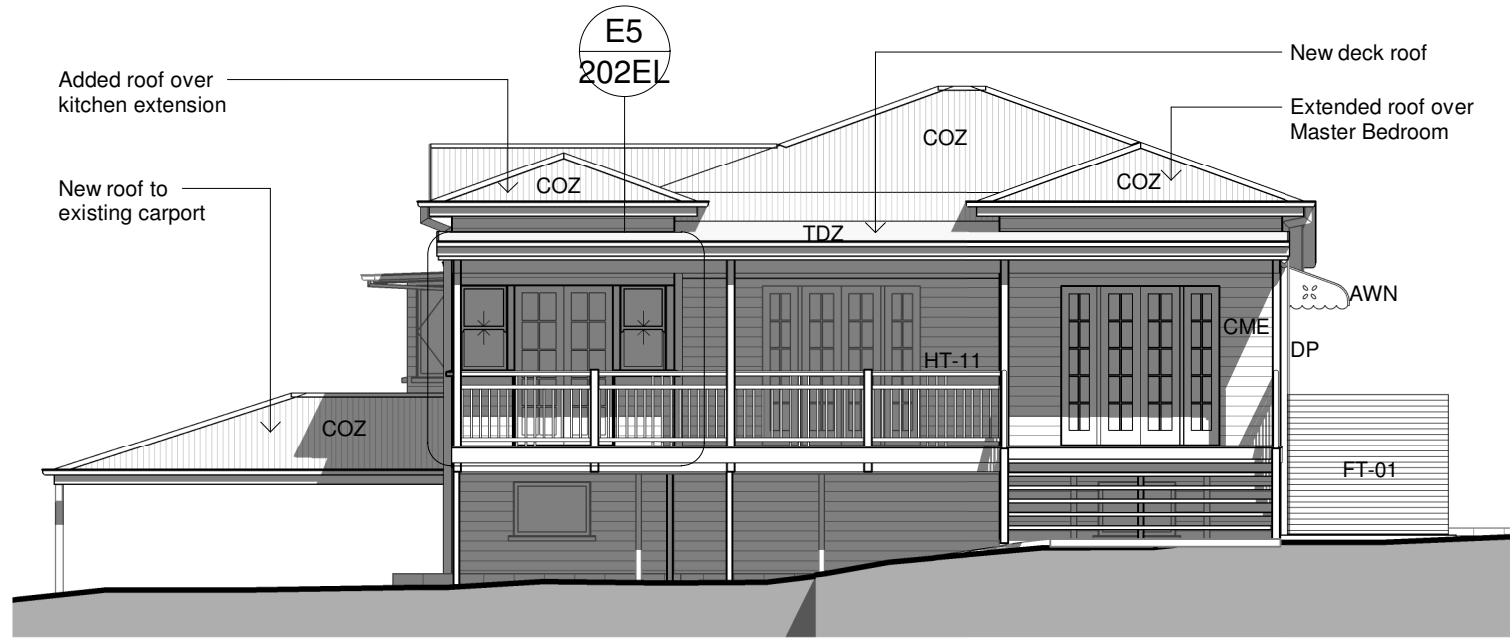
**Elevations 1 of 2**

Working Drawings

Job No  
**0000XXX**

Dwg No  
**201EL**

Issue  
**WD01**

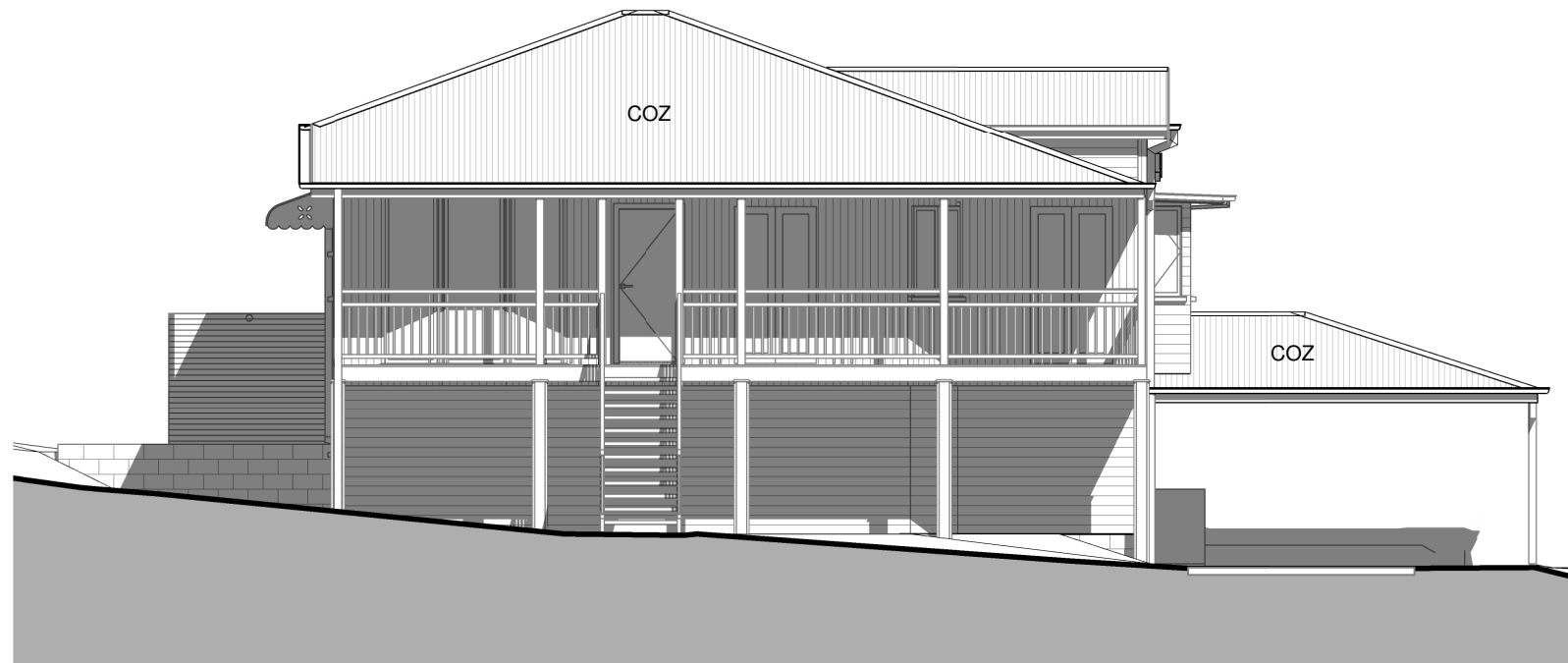


**KEYNOTES LEGEND**

- AWN AWNING SIMILAR TO EXISTING
- CME CHAMFERBOARD TO MATCH EXISTING
- COZ CUSTOMORB - ZINCALUME
- DP DOWNPIPE
- FT-01 TANK - RAINWATER
- HT-11 HANDRAILS TIMBER MIN 1000 SIMILAR TO EXISTING
- TDZ TRIMDEK - ZINCALUME

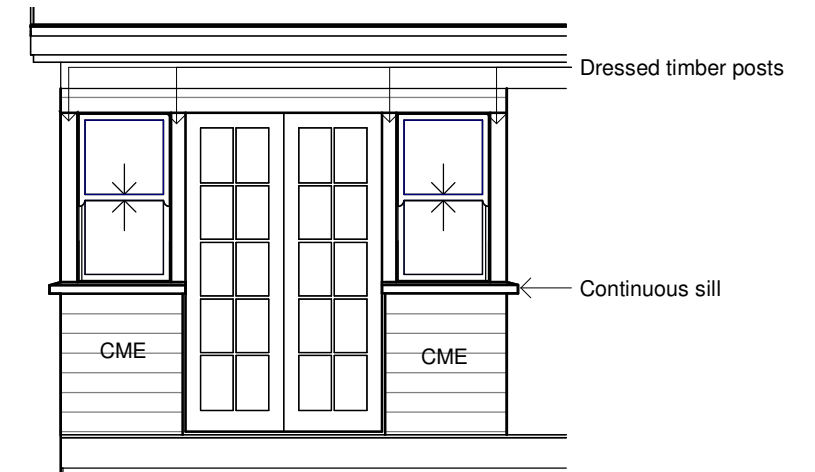
**E3** proposed east elevation

1 : 100



**E4** proposed west elevation

1 : 100



Note: Deck posts and balustrade hidden for clarity

**E5** Kitchen Window

1 : 50



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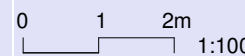
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WD01 13.06.17 Working Drawings  
 DD01 19.02.17 Design Development  
 SK01 06.02.17 Sketch Design

Issue	Date	Issue Description	Rev	Date	Revision Description



Scale at A3  
 As indicated  
 Designed PBL/KR  
 Drawn KR  
 Checked PBL

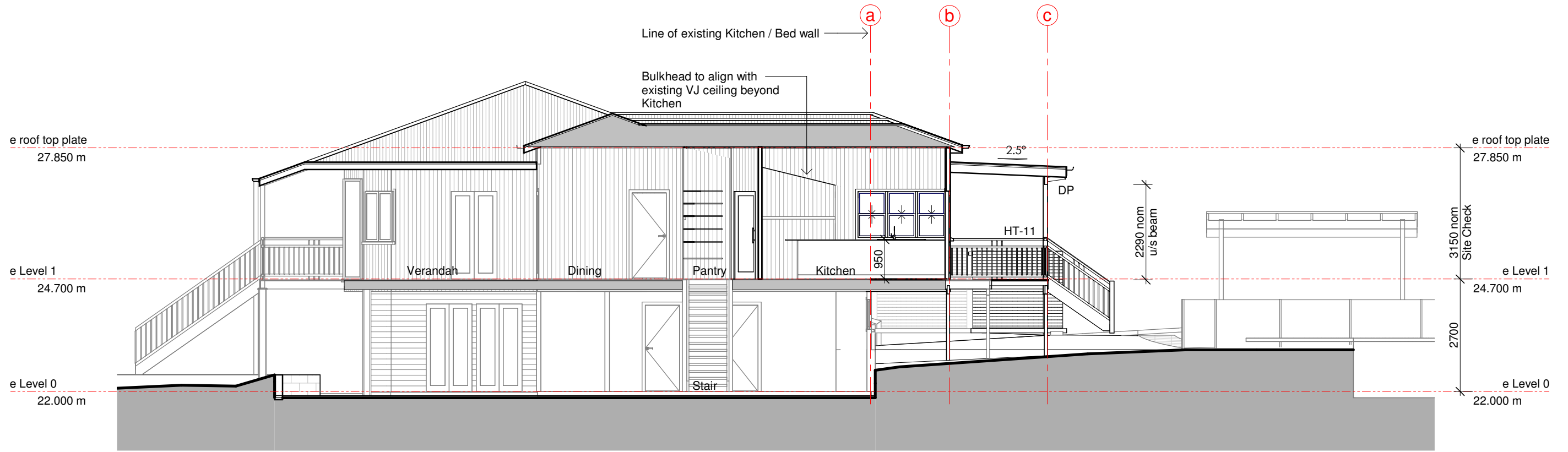
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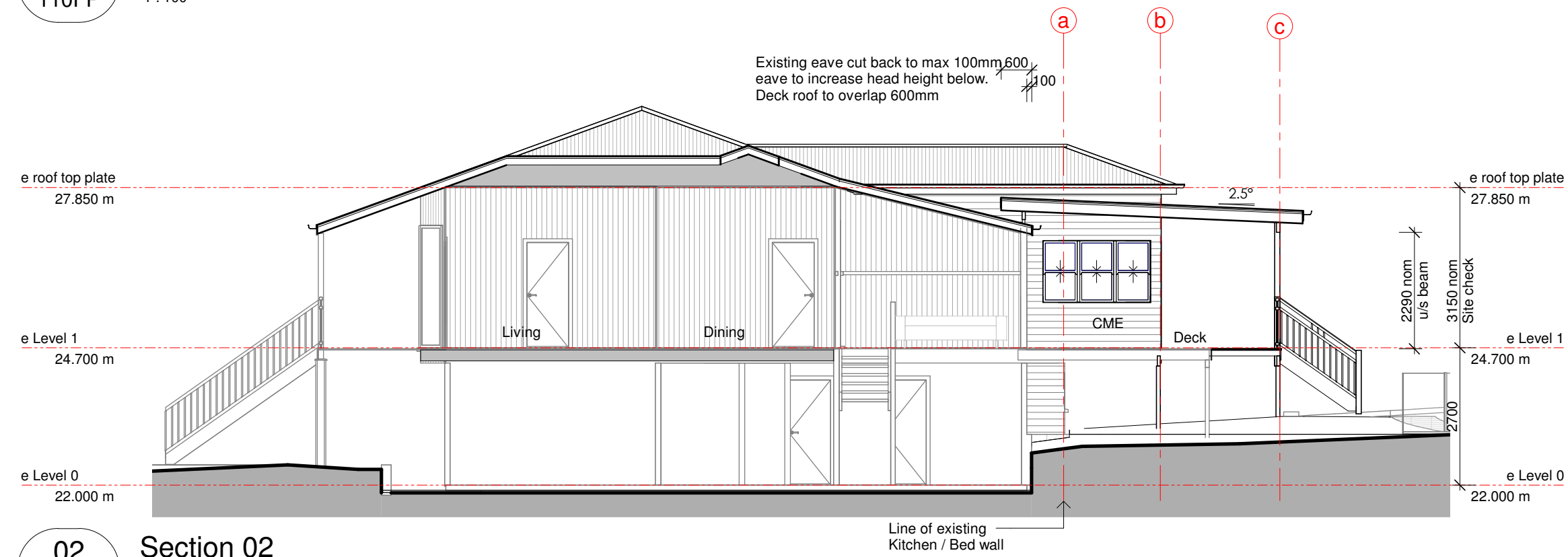
**Elevations 2 of 2**

Working Drawings

Job No  
**0000XXX**  
 Dwg No  
**202EL**  
 Issue  
**WD01**



**01** Section 01  
110FP 1:100



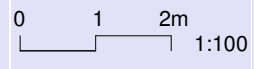
**02** Section 02  
110FP 1:100



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 QBSA 1055247  
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 Grange Qld 4051  
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 f 07 3356 9071  
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Rev	Date	Revision Description

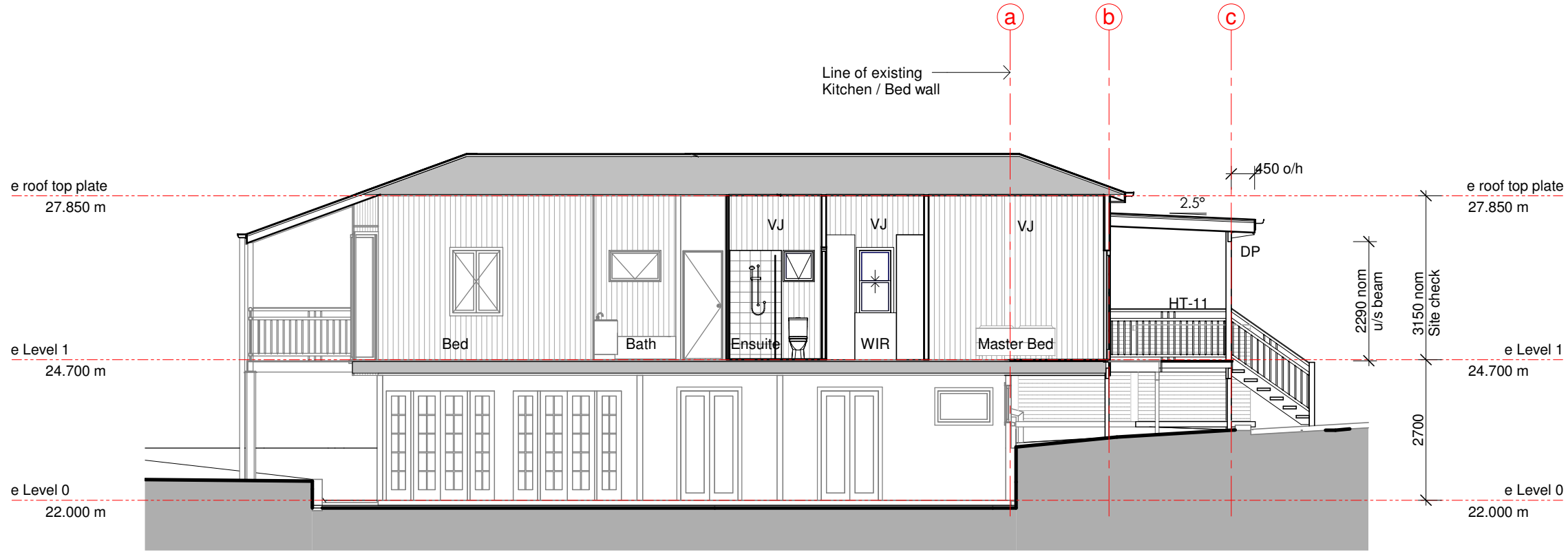


Scale at A3  
1:100  
 Designed PBL/KR  
 Drawn KR  
 Checked PBL

**Renovation and Extension**  
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**Sections**  
 Working Drawings

Job No  
**0000XXX**  
 Dwg No  
**301ST**  
 Issue  
**WD01**



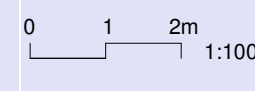
**03**  
110FP

**Section 03**  
1 : 100



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 QBSA 1055247  
 59 Cherside St  
 Grange Qld 4051  
 p 07 3356 9051  
 f 07 3356 9071  
 info@latemoredesign.com.au  
 www.latemoredesign.com.au

Issue	Date	Issue Description	Rev	Date	Revision Description
WD01	13.06.17	Working Drawings			
DD01	19.02.17	Design Development			
SK01	06.02.17	Sketch Design			



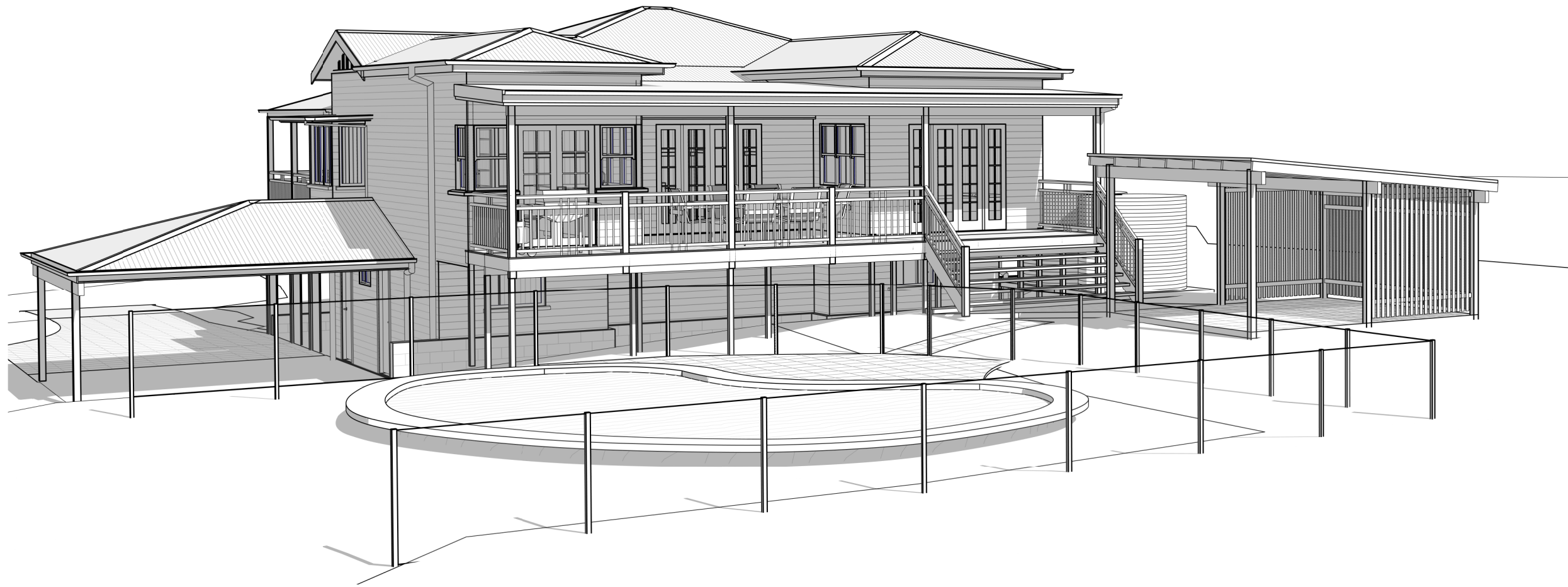
Scale at A3  
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 Drawn KR  
 Checked PBL

**Renovation and Extension**  
 at Nice Street  
 Leafy Suburb  
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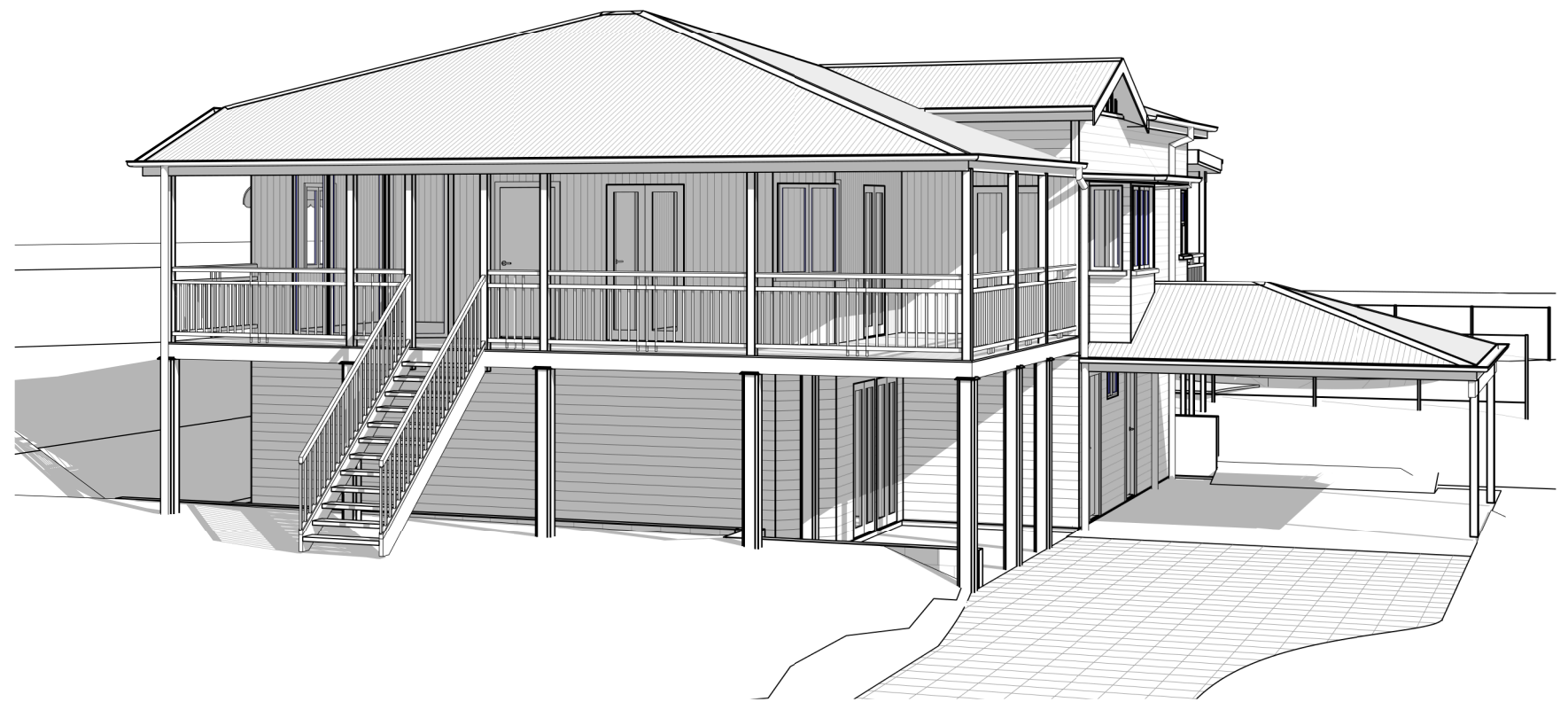
**Sections**  
 Working Drawings

Job No  
**0000XXX**  
 Dwg No  
**302ST**  
 Issue  
**WD01**





East Axonometric View - Proposed



SW Axonometric View - Proposed



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WD01 13.06.17 Working Drawings  
 DD01 19.02.17 Design Development  
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Issue Date	Issue Description	Rev	Date	Revision Description

Scale at A3

Designed  
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 Drawn  
 KR  
 Checked  
 PBL

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**3D Views**

Working Drawings

Job No  
**0000XXX**

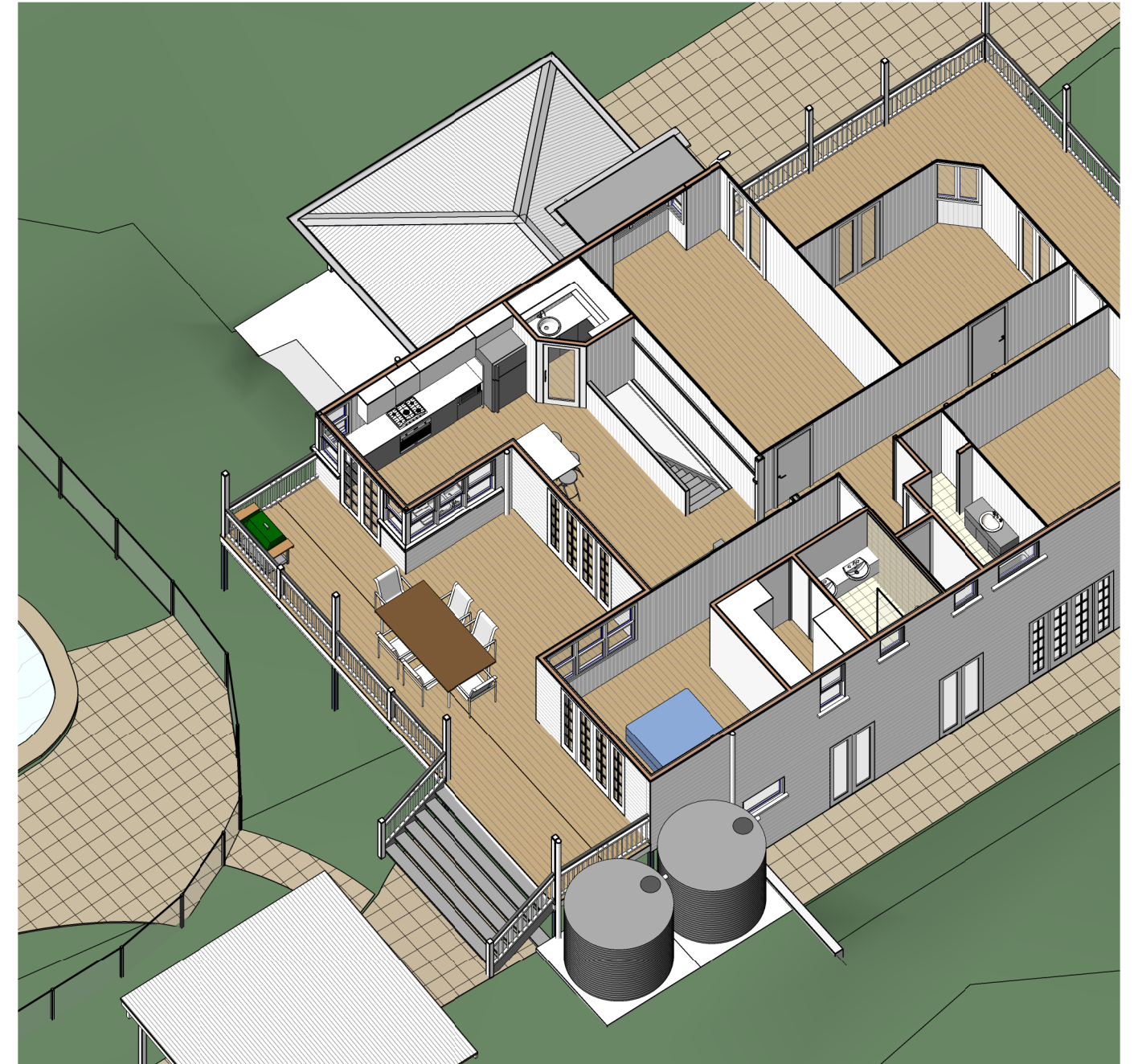
Dwg No  
**411PD**

Issue  
**WD01**





Cutaway from East



Cutaway from North



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WD01 13.06.17 Working Drawings  
 DD01 19.02.17 Design Development  
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Issue Date	Issue Description	Rev	Date	Revision Description

Scale at A3

Designed  
 PBL/KR  
 Drawn  
 KR  
 Checked  
 PBL

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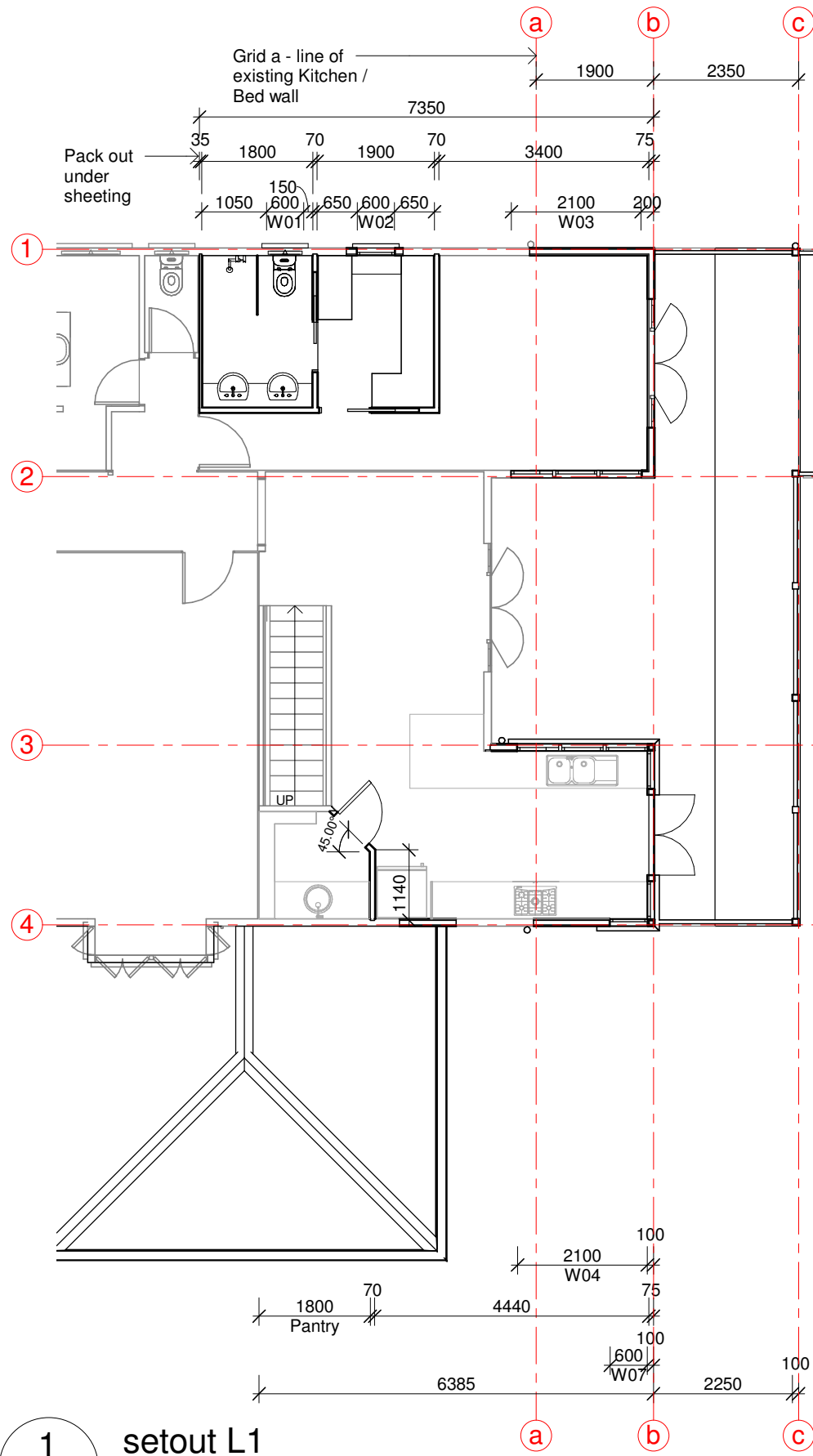
## Cutaway

Working Drawings

Job No  
**0000XXX**

Dwg No  
**412PD**

Issue  
**WD01**

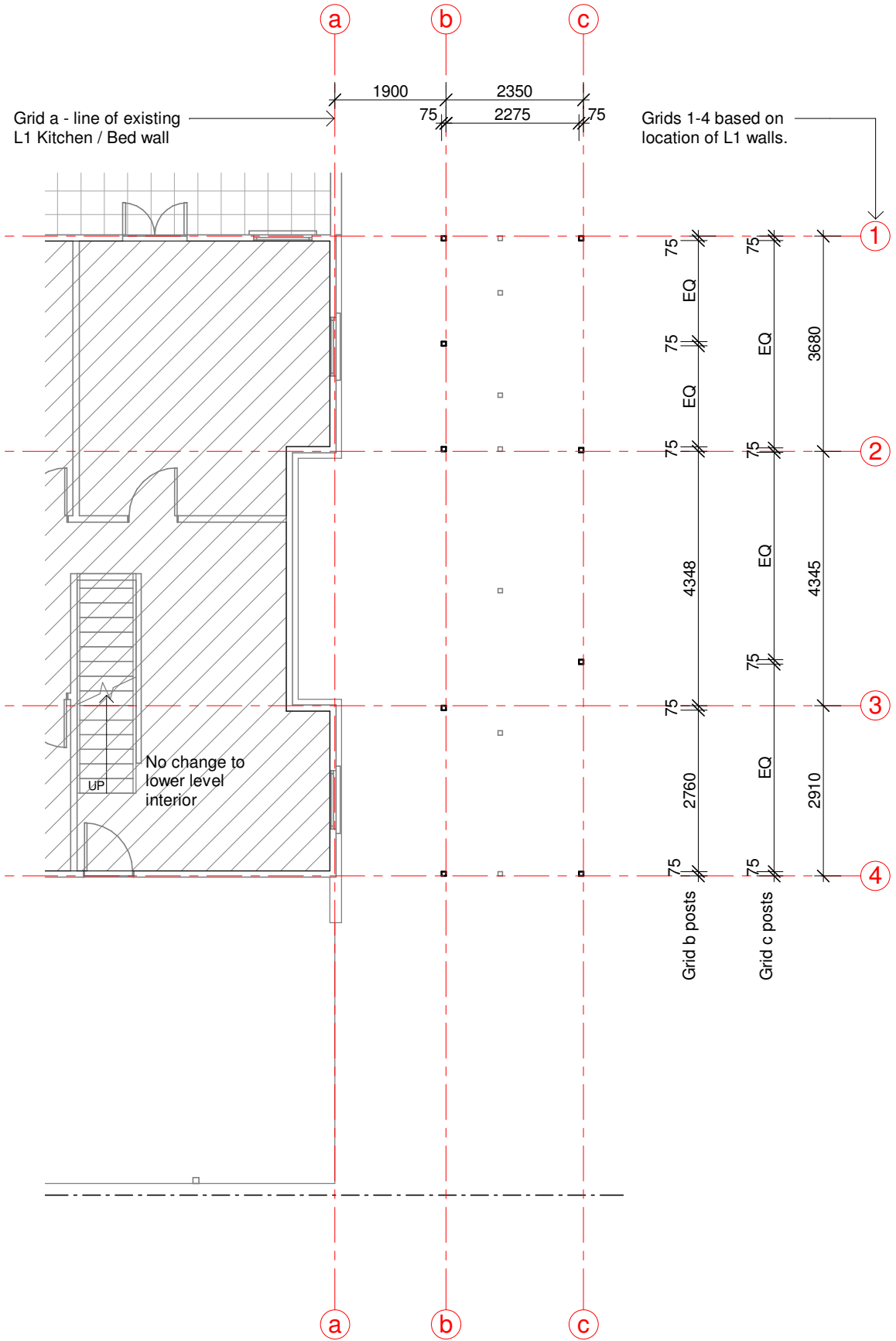


**dimension notes:**

**Window Dimension Note:**  
Windows are positioned central in wall spaces unless dimensioned otherwise. Window sizes are usually based on 100mm multiples. As such, adjust openings to suit manufacturer's standard sizes.

**Wall thickness note :**  
New walls thickness dimension shown as 70 or 90 normally, which is frame only.

**Renovation Dimension Note:**  
Dimensions are based on a site measure. All dimensions to be checked prior to any construction and/or fabrication work.



**1 setout L1**  
1 : 100

**2 setout L0**  
1 : 100

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Grange Qld 4051  
p 07 3356 9051  
f 07 3356 9071

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Issue	Date	Issue Description	Rev	Date	Revision Description
WD01	13.06.17	Working Drawings			

Scale at A3  
1 : 100

0 1 2m  
1:100

**Renovation and Extension**

Designed PBL/KR  
Drawn KR  
Checked PBL

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**Setout**

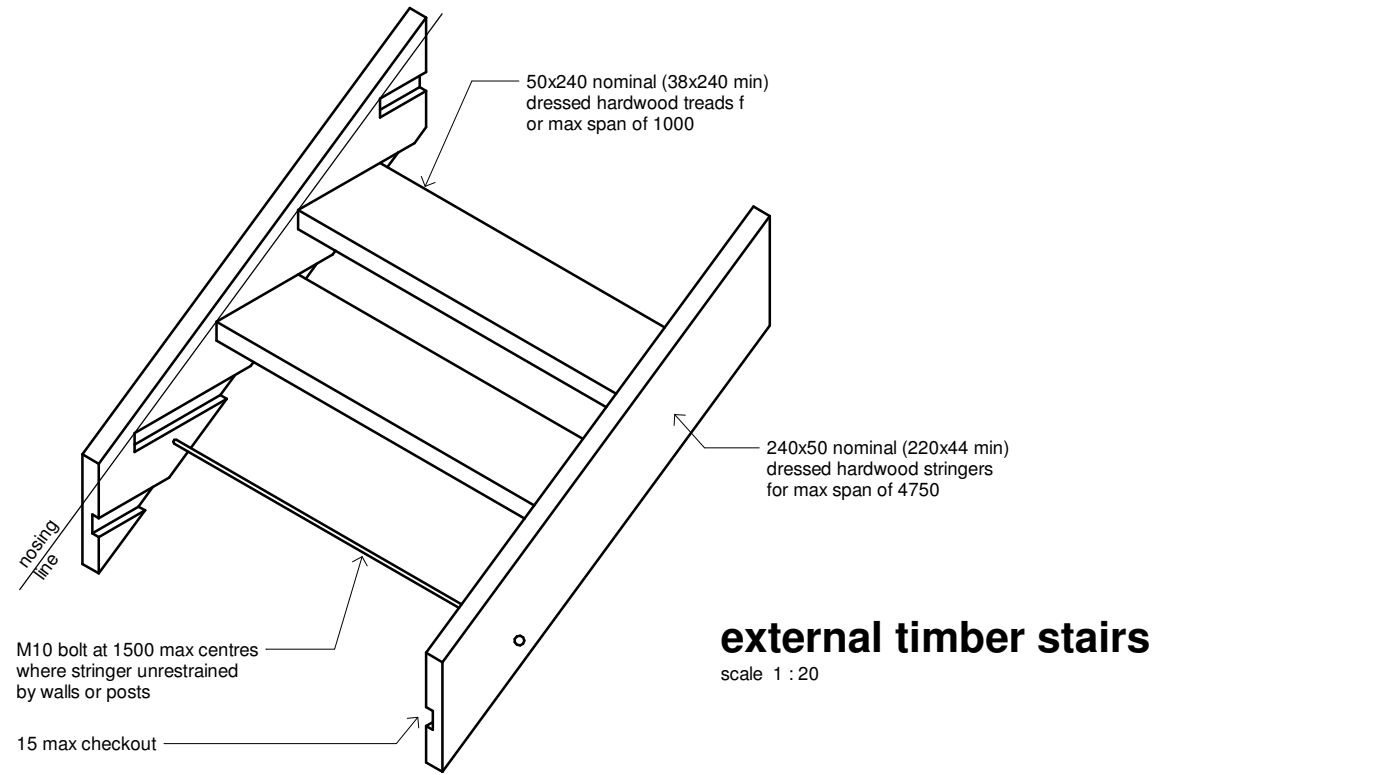
Working Drawings

Job No  
**0000XXX**

Dwg No  
**511SE**

Issue  
**WD01**

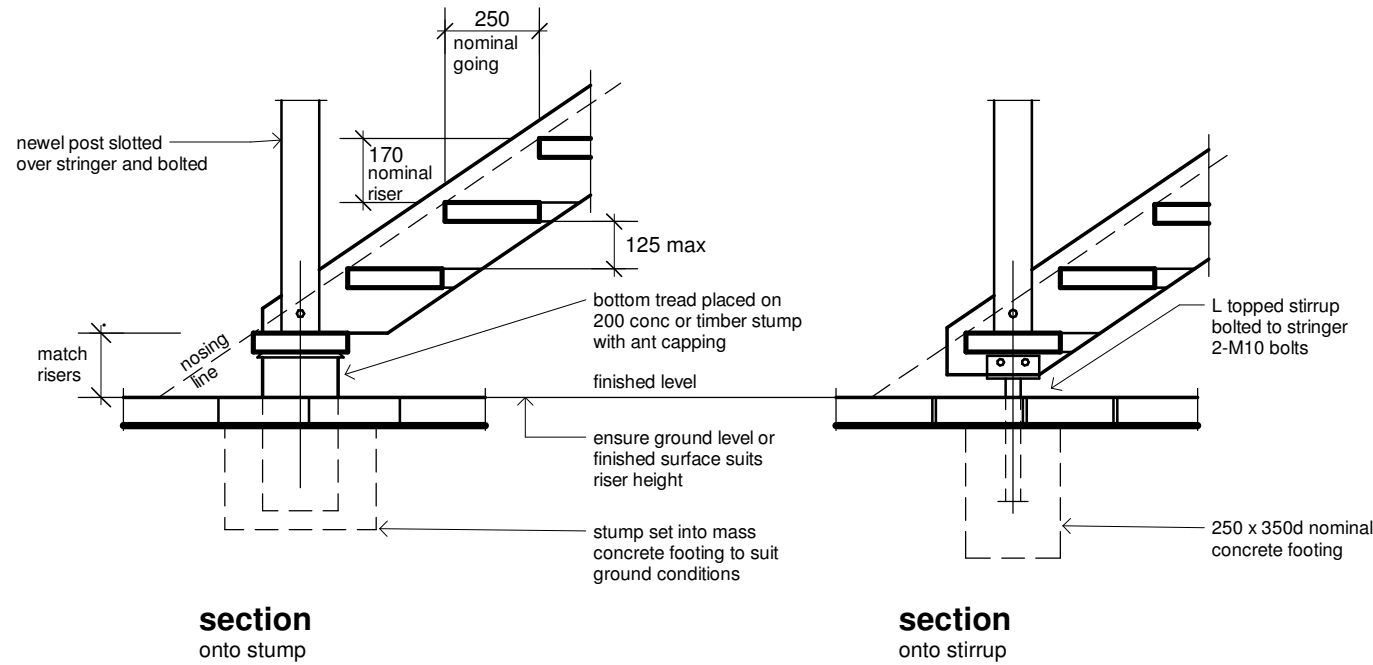




**external timber stairs**

scale 1 : 20

**isometric view**



**section onto stump**

**section onto stirrup**

**general stair notes**

**open riser note**

open tread style stairs are not to allow 125dia sphere through riser. if riser space is greater than 125, add batten to u/s nose of treads.

**riser + going dimension note**

riser: 190 max, 115 min  
going: 355 max, 240 min  
2R+G = 700 max, 550 min  
if 300 treads req'd by main drawings, use 150 nominal risers.

**Source:**  
AS1684,  
TRADAC,  
Timber Qld,  
Generic sources.



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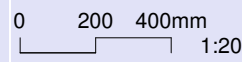
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WD01 13.06.17 Working Drawings

Issue	Date	Issue Description	Rev	Date	Revision Description



Scale at A3  
1 : 20

Designed Des  
Drawn Dwn  
Checked Chk

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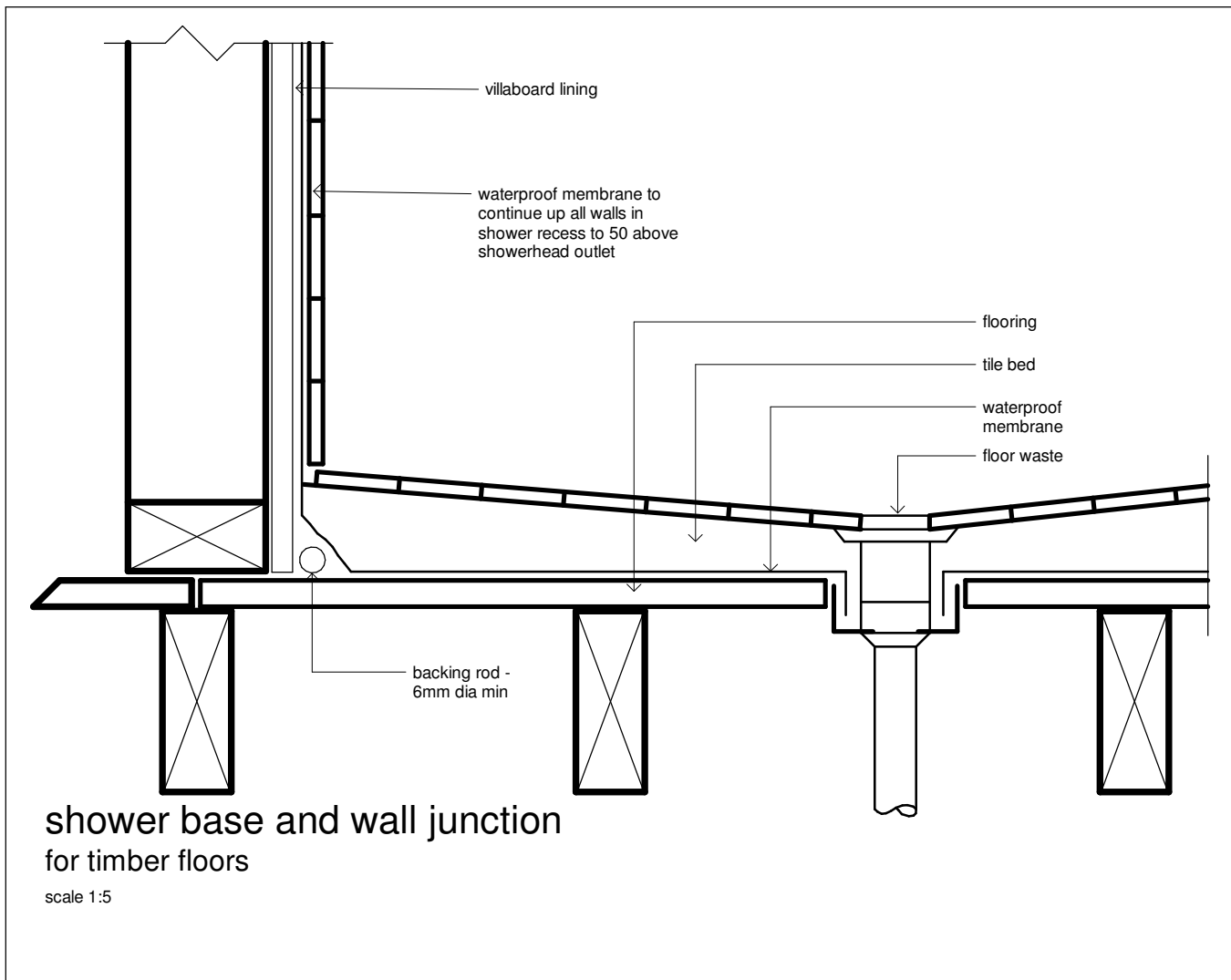
**Details - Stairs**

Working Drawings

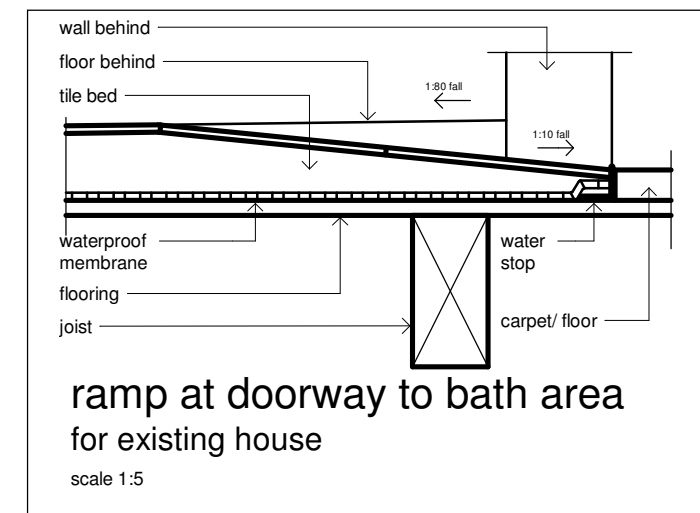
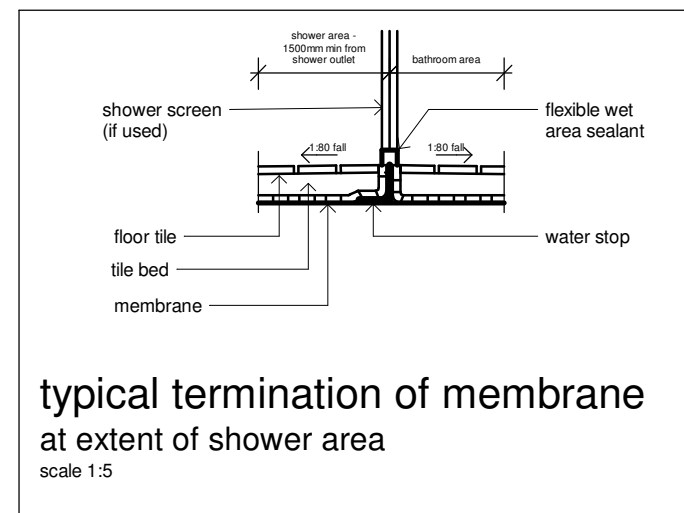
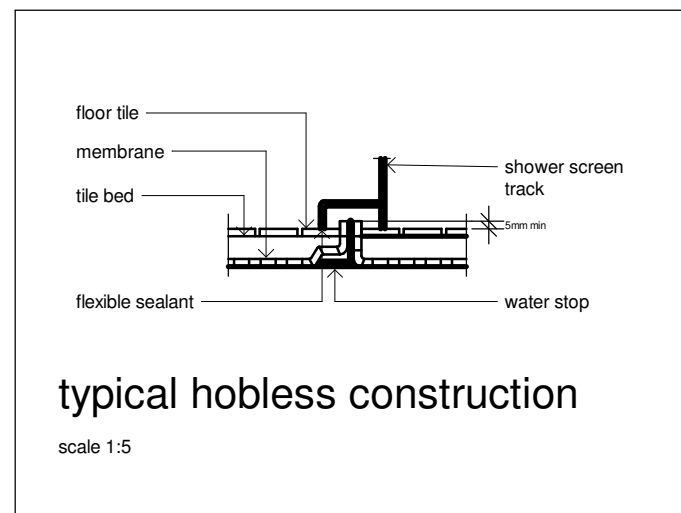
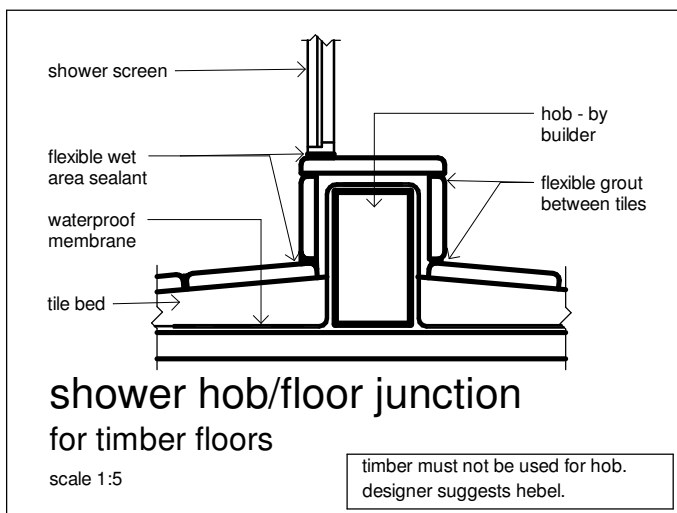
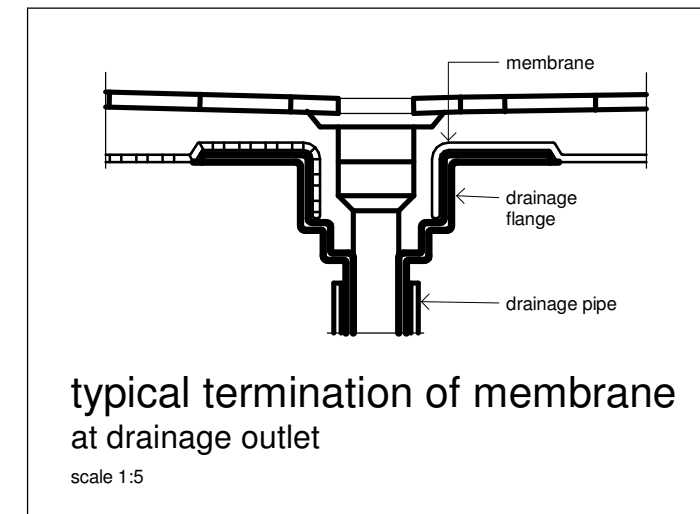
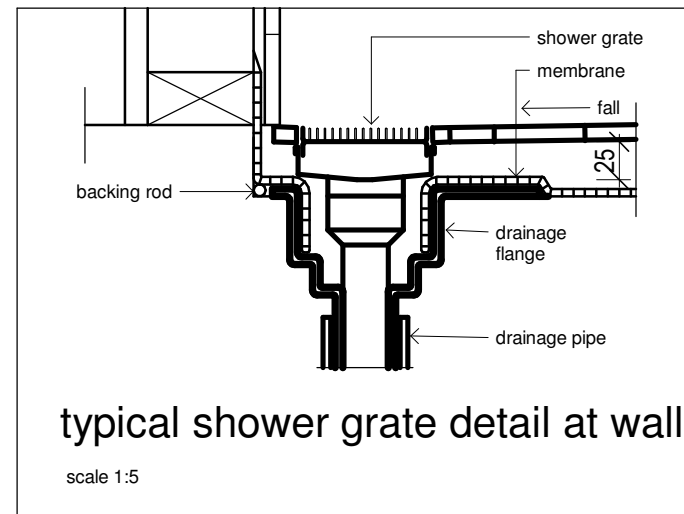
Job No  
**0000XXX**

Dwg No  
**601DG**

Issue  
**WD01**



Please do not ignore these details. They are necessary to remind all on site how to achieve waterproofed wet areas.



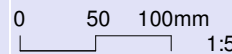
Source - AS 3740

Latimore Design Pty Ltd  
ABN 39 010 895 682  
QBSA 1055247

59 Chermide St  
Grange Qld 4051  
p 07 3356 9051  
f 07 3356 9071

info@latimoredesign.com.au  
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WD01	13.06.17	Working Drawings			



Scale at A3  
1 : 5

Designed  
PBL/KR  
Drawn  
KR  
Checked  
PBL

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## Details - Waterproofing

Working Drawings

Job No  
**0000XXX**  
Dwg No  
**602DG**  
Issue  
**WD01**



Wet Area Zone	Construction Method	Design and Installation Criteria			
		Floor	Walls	Wall Junctions	Penetrations
Shower	both concrete and timber floors	enclosed and hobbled - note that hob must not be constructed of timber			
		waterproofed with membranes meeting AS/NZS 4858 installed above tile bed with floor waste	waterproof to 150mm min above floor substrate water resistant to 1800mm min above finished floor (see water resistant options)	waterproof corners with a minimum of 40mm and a minimum height of 1800mm	waterproof with sealant or propriety flange system
		enclosed and hobless			
	concrete slab or FC flooring	waterproofed with membranes meeting AS/NZS 4858 installed above tile bed with floor waste and waterstop	waterproof to 150mm min above floor substrate water resistant to 1800mm min above finished floor (see water resistant options)	waterproof corners with a minimum of 40mm and a minimum height of 1800mm	waterproof with sealant or propriety flange system
		enclosed and preformed shower base			
		waterproofed with membranes meeting AS/NZS 4858 with floor waste	water resistant to 1800mm min above finished floor (see water resistant options)	waterproof corners with a minimum of 40mm and a minimum height of 1800mm	waterproof with sealant or propriety flange system
Area outside shower	concrete slab or FC flooring	water resistant with floor waste within 1500mm radius	n/a	waterproof all floor to wall junctions. horizontal leg of flashing a minimum of 50mm	n/a
	timber floors (ie. particleboard or plywood or other timber materials)	waterproofed with membranes meeting AS/NZS 4858 water resistant with floor waste within 1500mm radius	n/a	waterproof all floor to wall junctions. horizontal leg of flashing a minimum of 50mm	n/a
Entire Bathroom Floor with a floor waste	concrete slab or FC flooring	waterproofed with membranes meeting AS/NZS 4858 with floor waste	n/a	wall to floor junctions sealed with flashing 25mm up wall above finished floor	n/a
	timber floors (ie. particleboard or plywood or other timber materials)	waterproofed with membranes meeting AS/NZS 4858 with floor waste	n/a	wall to floor junctions sealed with flashing 25mm up wall above finished floor	n/a
Insert Baths	n/a	n/a to floor under bath. entire plinth waterproofed with waterstop under bath lip and project 5mm min above tiles	n/a to wall under bath. waterproof 150mm minimum above bath lip	seal edges at wall junction of vessel	n/a
Shower over Bath	concrete slab or FC flooring	waterproof 1500mm minimum radius of shower rose radius with floor waste in zone	water resistant 1500mm min radius from shower rose	waterproof corners with a minimum of 40mm and a minimum height of 1800mm	waterproof with sealant or propriety flange system
	timber floors (ie. particleboard or plywood or other timber materials)	waterproof entire floor with membranes meeting AS/NZS 4858 floor waste located as needed	water resistant 1500mm min radius from shower rose	waterproof corners with a minimum of 40mm and a minimum height of 1800mm	waterproof with sealant or propriety flange system
Adjacent to bath/spa	concrete slab or FC flooring	water resistant (see water resistant options)	water resistant to 150mm min. above vessel	waterproof corners with a minimum of 40mm and a minimum height of 1800mm seal edges of vessel and junction of bath with floor and wall junctions	horizontal surface: waterproof vertical surface: water resistant
	timber floors (ie. particleboard or plywood or other timber materials)	waterproof if shower is included in bath, apply shower wall requirements	water resistant to 150mm min. above vessel	waterproof corners with a minimum of 40mm and a minimum height of 1800mm seal edges of vessel and junction of bath with floor and wall junctions	horizontal surface: waterproof vertical surface: water resistant
Areas adjoining sinks basins and/or tubs	n/a	water resistant (see water resistant options)	water resistant to 150mm min. above vessel	waterproof with a minimum of 150mm. seal edges at wall	horizontal surface: waterproof vertical surface: water resistant
Laundries and Wc's	n/a	water resistant (see water resistant options)	water resistant to 1200 high behind tub/machine location	waterproof all wall to floor junctions. horizontal leg of flashing to be 50mm minimum	waterproof with sealant or propriety flange system
Laundries and Wc's with a floor waste	n/a	waterproofed with membranes meeting AS/NZS 4858 with floor waste	water resistant to 1200 high behind tub/machine location	waterproof with a minimum of 40mm. seal wall to floor junctions with flashing 52mm minimum above finished floor	waterproof with sealant or propriety flange system

**Water proof Materials:**  
 membranes meeting the requirements of AS/NZS4858. membrane can be placed either above or below tile bed as preferred. no traffic until membrane is cured (to manufacturer's instructions). if no mortar bed layed, immediately protect membrane, overlay with fc sheeting during construction.

penetrations for taps, shower roses, etc. shall be waterproofed by sealing with propriety flange systems or a sealant. when sealing the tap body the housing shall be able to be removed to allow washer replacement without seal damage. penetrations on horizontal surfaces shall be waterproofed by sealing with propriety flange systems or by sealing the tap body to the substrate.

waterproofing systems and their installation shall resist loadings, shrinkage and expansion, temperature variations, movement tolerance and exposure to cleaning chemicals and alkalis from cement mortar. waterproofing systems shall also accommodate any expected movement at movement joints in the substrate.

acrylic shower bases shall be supported to prevent distortion or cracking, sufficiently recessed into the wall to allow water resistant surface materials to pass down inside the perimeter rebate of the shower base. when installing acrylic shower bases, the integrity of the structure shall be maintained.

all wet area trades are to have AS3740 in possession on site to cross check actual building against performance requirements of standard.

new elevated wet area finished floor level must be flush with finished floor level of adjacent room. where relocation of a bathroom occurs within an existing building, ramping at the doorway (at 1:10) up to the new bathroom finished floor level must occur (see detail). new slab wet area floor to be set down 50mm

all sealants shall be waterproof, flexible, mould resistant and compatible with adjacent materials.

all adhesives used in a waterproofing system shall be waterproof and compatible with adjacent materials.

the ratio of falls in both shower and bathroom floor locations should be no less than 1:80. there will be no sharp edges or significant lipping in floor tiling.

where required by manufacturer, materials shall be cured in accordance with the manufacturer's instructions.

bond breakers are required at all wall/floor, hob/wall and at movement joints where the membrane is bonded to the substrate.

Designer requires waterproofing to entire floor area. any changes made by builder should be no less than the requirements as listed or by AS 3740. Designer suggests use of Hardies Scyon wet area flooring.

Source - AS 3740



WD01 13.06.17 Working Drawings  
 Issu Date Issue Description

Rev Date Revision Description

## Renovation and Extension

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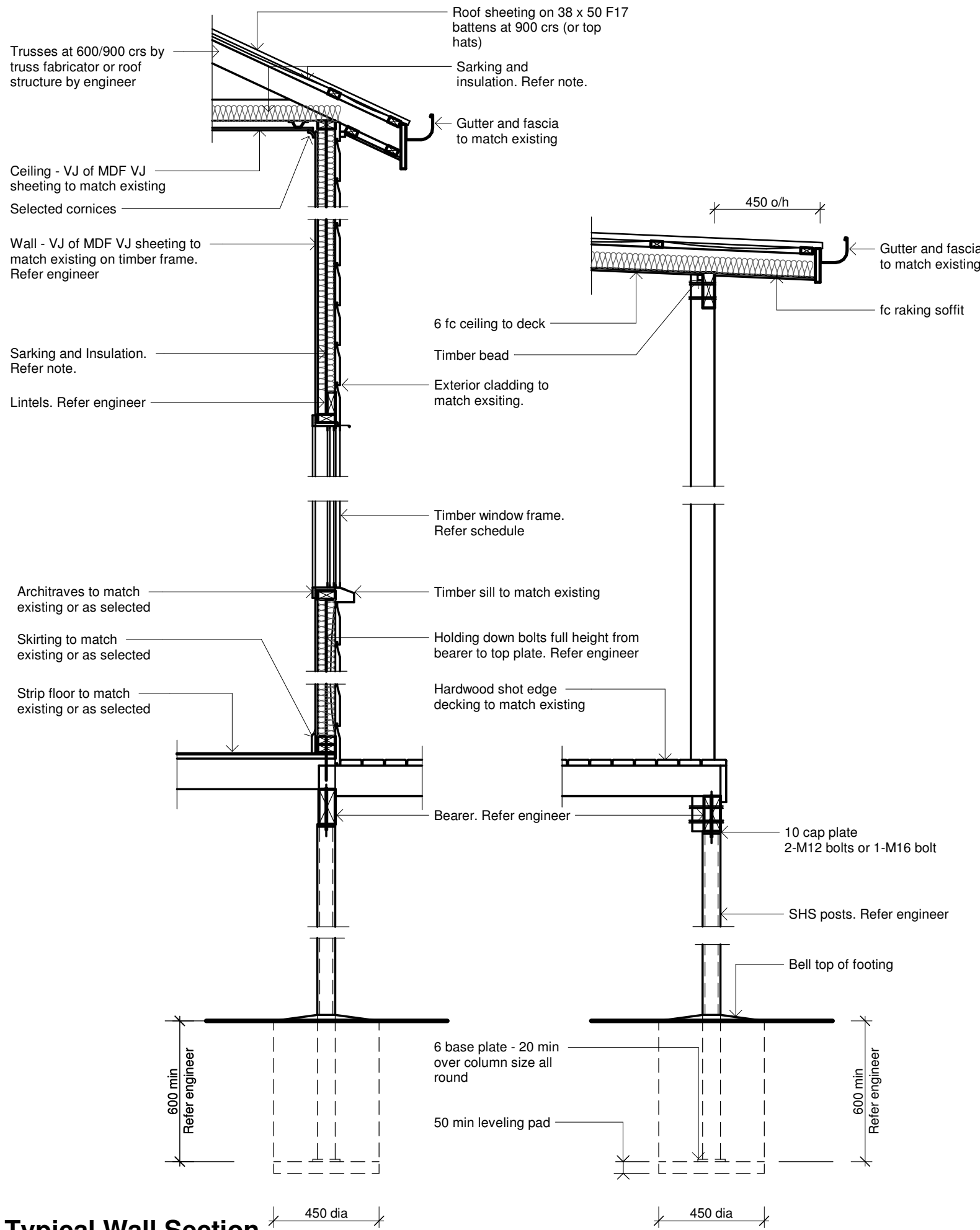
## Details - Waterproofing Notes

Working Drawings

Scale at A3 1 : 5	Job No <b>0000XXX</b>
Designed PBL/KR	Dwg No <b>603DG</b>
Drawn KR	Issue <b>WD01</b>
Checked PBL	

11/10/2018 11:32:07 AM

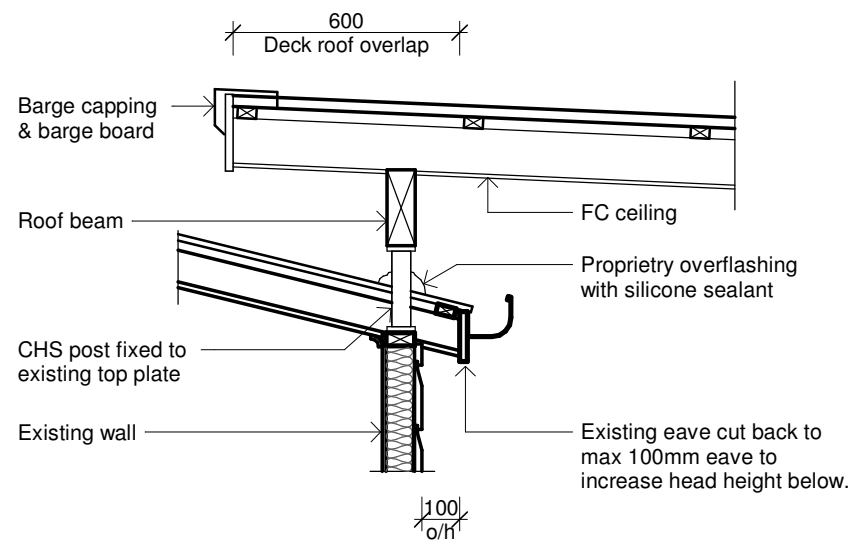
D:\Dropbox (ARC Systems)\02-QARC\QARC-03-Website\QARC Example DrawingSets\LD\Revit\LD-2016\079-Hanlon-ForQARC.rvt



**Typical Wall Section**

1:20  
Elevated on Steel posts, Sheet Roof, Trusses, Framed Construction with Deck

**insulation notes:**  
products as listed, or equivalent  
**walls:**  
min R2.8 total to be achieved  
*membrane* - Bradford THERMOTUFF LD Breather to outside of timber stud frame  
*bulk insulation* - Bradford GOLD Hi-performance BATTs for Walls R2.1 min  
**metal roof:**  
min R4.1 total to be achieved  
*membrane* - truss/rafter spacing <900mm use Bradford THERMOTUFF LD over battens  
truss/rafter spacing >900mm use Bradford THERMOTUFF MD over battens  
*bulk insulation* - Bradford GOLD BATTs for Ceilings R3.5 min  
**floors:**  
subfloor insulation - Foilboard standard 10 to U/S joists - equates to R2.3 winter  
www.foilboard.com.au



**Typical Deck Roof Support**

1:20



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59 Cherside St  
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f 07 3356 9071  
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WD01 13.06.17 Working Drawings  
Issu Date Issue Description

Rev	Date	Revision Description
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**Renovation and Extension**

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Leafy Suburb

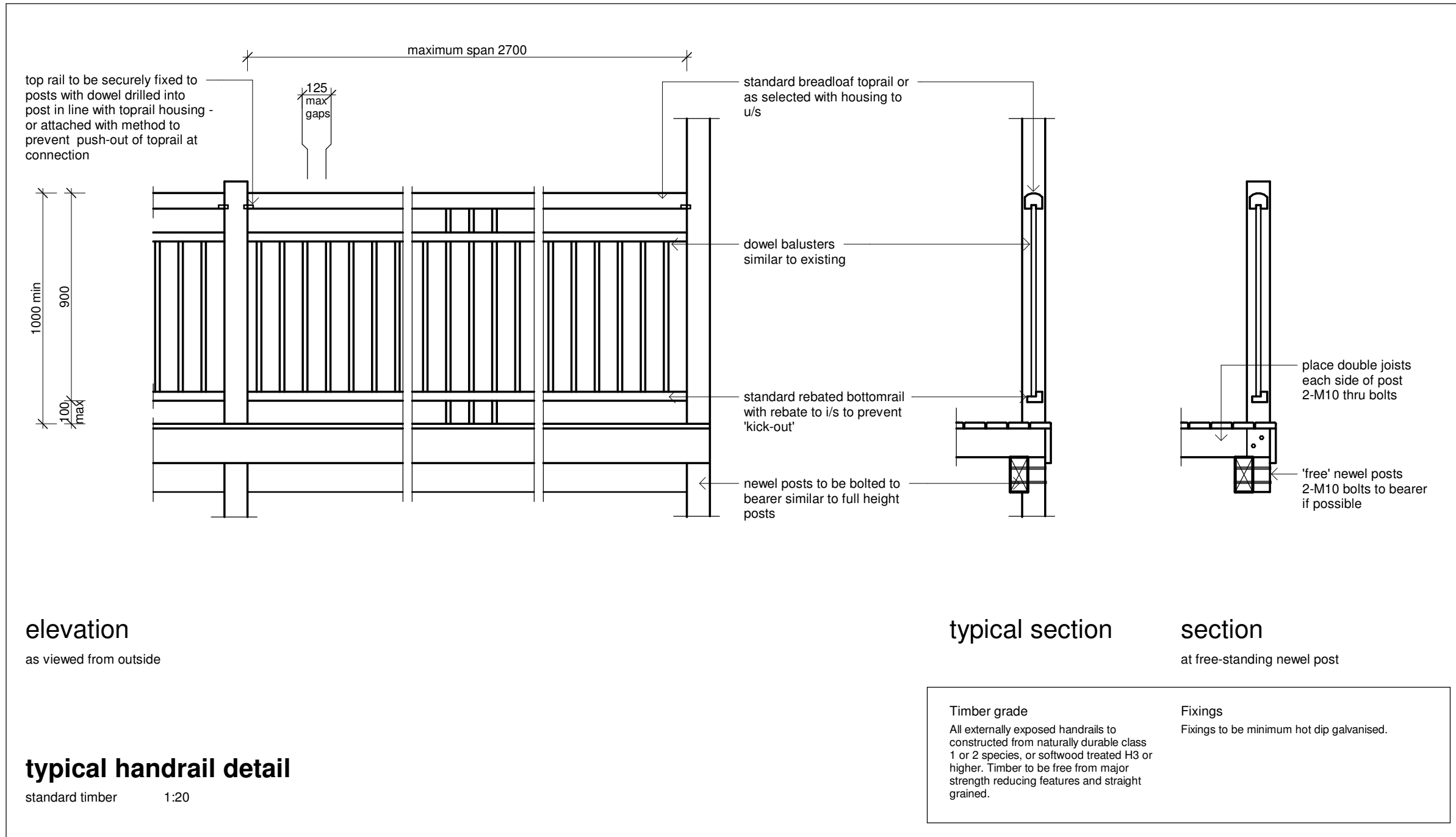
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**Details**

Working Drawings

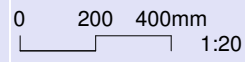
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Designed PBL/KR	Dwg No <b>621DW</b>
Drawn KR	Issue <b>WD01</b>
Checked PBL	

Note: New handrails to be similar to existing



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 f 07 3356 9071  
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Issue Date	Issue Description	Rev	Date	Revision Description
WD01 13.06.17	Working Drawings			



Scale at A3  
1 : 20  
Designed PBL/KR  
Drawn KR  
Checked PBL

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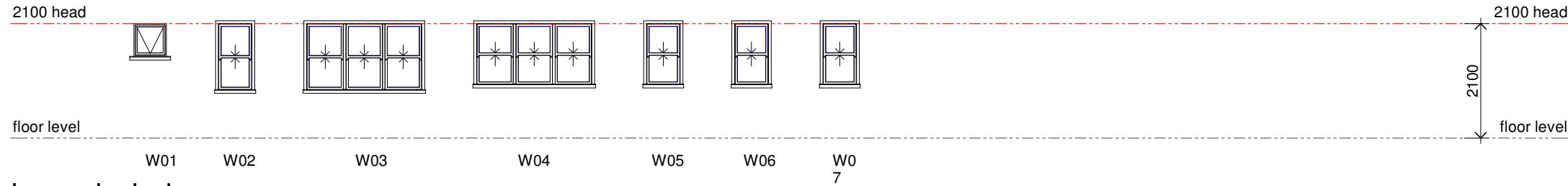
**Details - Handrails**  
Working Drawings

Job No  
**0000XXX**  
Dwg No  
**671DJ**  
Issue  
**WD01**

window schedule new										
Mark	Qty	Level	Head	Size		Description			Comments	
				Height	Width	Frame Material	Window Style	Type Comments		Glazing
01	1	Level 1	2100	600	600	Timber	Awning		6mm clear	
02	1	Level 1	2100	1200	600	Timber	Double-hung		6mm clear	
03	1	Level 1	2100	1200	2100	Timber	Double-hungx3		6mm clear	
04	1	Level 1	2100	1100	2100	Timber	Double-hungx3		6mm clear	
05	1	Level 1	2100	1100	600	Timber	Double-hung		6mm clear	
06	1	Level 1	2100	1100	600	Timber	Double-hung		6mm clear	
07	1	Level 1	2100	1100	600	Timber	Double-hung		6mm clear	

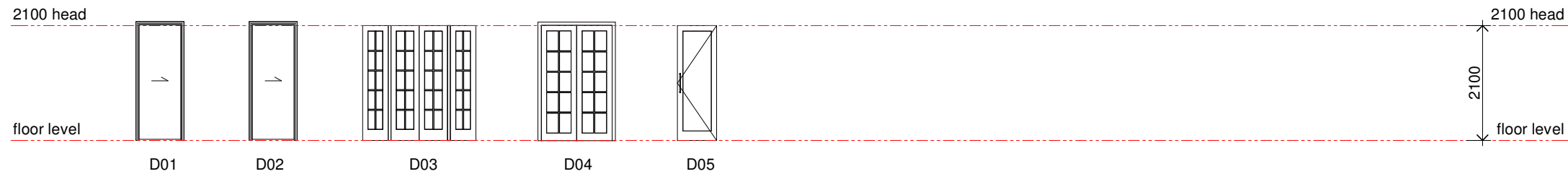
**General Notes - Joinery**

- 1 read schedules in conjunction with floor plans and elevations. all joinery viewed from outside, uno, but note that floor plans take precedence over legend views on this sheet, in regards to leaf swings or sliding direction.
- 2 this drawing to be read in conjunction with energy assessment.
- 3 clear glass uno.
- 4 where glazing is specified, also means "or similar".
- 5 refer owner for frame colours on aluminium framed items.
- 8 all windows to bedrooms, with a fall distance over 2m, to have permanent barriers or with leaf openings with 125 max spaces, for a distance of 1700mm above floor.
- 9 all frames to be installed and flashed as per manufacturer's specification. for correct fixing of frames and number of fixings, if no manufacturer instructions, refer to Fixing Guide from awa.org.au.



legend window  
1 : 100

door schedule new											
Mark	Qty	Level	Nom Head	Size		Description					Comments
				Height	Width	Frame Material	Door Style	Type Comments	Glazing		
01	1	Level 1	2100	2100	770	Timber	Cavity Slider - Hollow core				
02	1	Level 1	2100	2100	770	Timber	Cavity Slider - Hollow core				
03	1	Level 1	2100	2100	2080	Timber	French door with sidelights		6mm clear	Existing door re-used	
04	1	Level 1	2200	2110	1300	Timber	French door		6mm clear	Similar to existing French doors	
05	1	Level 1	2100	2100	720	Timber	As selected				



legend door  
1 : 100

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 Grange Qld 4051  
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 f 07 3356 9071  
 info@latemoredesign.com.au  
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Issue	Date	Issue Description	Rev	Date	Revision Description
WD01	13.06.17	Working Drawings			

Scale at A3  
1 : 100

Designed  
PBL/KR  
Drawn  
KR  
Checked  
PBL

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**Window and Door Schedule**  
 Working Drawings

Job No  
**0000XXX**  
 Dwg No  
**701SC**  
 Issue  
**WD01**



GENERAL NOTES

1. All dimensions in millimetres.
2. Dimensions take preference to scale and are to structure not finish on new work. existing walls may be nominally dimensioned.
3. Check and verify dimensions and confirm any existing dimensions.
4. Work shall comply with the Building Code of Australia, Building Act Qld, and all relevant current Australian Standards. Any outdated Standards listed in these notes are to be taken to refer to the current edition.
5. Manufacturer's specification means a current approved specification for use under the conditions applicable these drawings are available digitally, if required.
6. Disclaimer:
  - Any data supplied by others and shown on these drawings are not the responsibility of this designer.
  - All users of these drawings are advised to check other supplied data.
  - Owner remains responsible for ongoing maintenance of building. Structural elements in particular are to remain protected by the methods shown and listed in these drawings.

SITEWORKS

1. Site to be prepared in accordance with engineers report, if applicable. site to be excavated and/or filled to levels shown.
  - Construction area to be cleared of vegetation, all topsoil and upper strata containing organic matter.
2. Prepare foundations so footings shall be placed on level undisturbed material.
  - Footings to found in non-expansive natural material having a minimum allowable bearing capacity of 100kPa.
3. Ground surface to be sloped 1:20 (min) away from building for 900mm (min) and to a point where ponding will not occur.
4. Dish drains and ag pipes to be provided as required or indicated to facilitate drainage of water away from building.
5. Temporary downpipes to be provided at dp locations

DESIGN LOADS

1. DESIGN WIND CLASSIFICATION: B2 (V30) and 1.0 min away from buildings
2. REFER DRAWINGS FOR BUILDING STANDARD DEDUCTIONS
3. ALL GUTTERS (including external) are to be placed on timber members deduced from AS1684 framing manuals, not fabricated steel members unless specifically shown otherwise.
4. All external steel products used shall be DNV550 and fabricated with design owner unless specifically shown otherwise.
5. Steel beams deduced from BHP housing span tables and are nominal only. Engineer's items takes precedence. All remaining sizes of items deduced from Australian Standards.

SUBSTITUTION NOTE

Substitution of structural members, and/or any variation to any part of the design WILL VOID any responsibilities of the designer for the structural integrity and performance of the building.

DESIGN REPEAT NOTE

The design represented within this set of drawings is for an individual building. It cannot be used again on another site, without prior checking with designer. This applies also to all consultant documents that support these drawings.

SET of DOCUMENTS NOTE

The builder is advised to provide full set of these drawings to all supporting trades and suppliers, so that each has full knowledge of the project. If separated, builder to ensure the recipient has all necessary drawings.

MATERIALS AND CONSTRUCTION - AS APPLICABLE - REFER DRAWINGS FOR MATERIALS

ALL MATERIALS GENERALLY

1. All materials shall be new UNO.
2. Builder to obtain manufacturer's installation guide for all propriety products.

B. REINFORCED CONCRETE

1. Concrete to be in accordance with current editions of following codes & codes referenced therein :
  - AS3600 - SAA Concrete Structures Code
  - AS1379 - Readymixed Concrete Slab & footings to be constructed in accordance with AS 2870.1 1988
2. Strength of concrete at 28 days:
  - slabs 25 MPa
  - footings 20 MPa
3. Max nominal aggregate size 20mm.
4. Sample and test in accordance with AS 3600.
5. Slump: 80mm (Grade N20).
6. Consolidate by vibration.
7. Termite protection to slabs to AS 3660.
  - Owner is responsible for maintaining Termite protection.
8. Fix reinforcement as shown or noted on drawing.
9. Concrete cover to reinforcement:
  - footings 65
  - slabs 20 interior, 40 exterior
  - beams 50
  - stairs 30 top 20 bottom
10. Correct cover to be obtained using plastic chairs, conc blocks or plastic tipped steel chairs.
11. Thoroughly scabble concrete on which new concrete is to be poured.
12. Slabs on ground:
  - Remove all topsoil and upper strata containing organic matter.
  - Replace with approved consolidated fill compacted to 95% M.M.D.D. in accordance with AS1289E2.1.
  - Bar Schedule - all to AS1302 & AS1304

C. BLOCKWORK

1. Hot Rolled High Yield Bars
1. R.C. Blockwork to conform to AS3700.
2. All cores containing reinforcing to be filled with 20 MPa grout.
3. DPC 150 above ground.
4. Cleanout all cores after each day's laying.
5. Provide vertical control joints at 6m max centres, preferably beside openings.

D. BRICKWORK

1. Brickwork to conform to current Australian Standards.
2. Approved galvanised ties at 600x600 crs. Also at 300 crs to raised floor levels. Use medium duty type.
3. Standard reinforcement every 4th course.
4. DPC 150 above ground.
5. Walls to have a continuous cavity kept clear of mortar droppings.
6. All openings to be fully flashed with standard damp proof course material to prevent water penetration to internal areas.
7. Brick foundation walls under timber floors to have vents at 7500 sq mm per metre length of external wall. (Approx 1 brick sized vent every 2 metres).

E. STEELWORK

1. Fabricate and erect in accordance with current editions of:
  - AS4100 - SAA Steel Structures Code
  - AS1554 - SAA Code for Welding in Building
2. 10mm plate & 6 CFW (cont fillet weld) to be used UNO.
3. Steelwork to be coated with red oxide zinc chromate paint before erection. All steel in exposed locations to be galvanised or propriety galvanised product.
4. All bolts steel/steel to be M16 8.8/s UNO.
5. All connections to be 2-M16 8.8/s UNO.

F. TIMBER

1. HARDWOOD - MIN STRESS GRADE F14 UNO
  - S3 Strength group, J2 Joint group.
- SOFTWOOD - MIN STRESS GRADE mgp10/F5 UNO
  - SD6 Strength group, JD4 Joint group.
2. All structural timberwork to be in accordance with current edition of:
  - AS1684 - SAA Timber Framing Code.
3. Bolts: All nuts & bolts to be provided with washers.
  - All bolts to be tightened finally before handover.
  - Bolt holes to be 2mm oversize in unseasoned timber.
4. Unless detailed otherwise timber members to be fixed with nominal nailing as specified in AS1684.
5. Sizes and details not shown shall comply with AS1684.
6. Timber roof trusses to be to manufacturer's design with installation strictly in accordance with manufacturer's specification.
7. HANDRAILS
  - All stairs and handrails to be in accordance with part 3.9.1 and 3.9.2 of the NCC.
  - All new handrails to be 1000 high min, with balustrading at 125 max clear spacings, stair handrail at 865 with top rail & mid rail minimum. Where floor is 4000 or more above lower level, handrails to have no horizontal members between 150 & 760 above floor, that facilitate climbing.
  - Where a balcony is over a pool: 1000 high handrails, if floor is over 2100 above pool, otherwise 1200 high.
8. All openings to be fully flashed with standard galvanised sheet steel flashing.
9. All bolts, nuts, washers to be hot dipped galvanised.
10. All bolts to have mild steel galvanised washers:
  - Bolts up to 12mm dia - 50x50x3 washers.
  - Bolts up to 20mm dia - 65x65x5 washers.

G. TIMBER TERMITE PROTECTION

1. Timber protection from termites in accordance with AS3660.
  - Class 1 or 2, or treated to H3 level, to be used.
2. Barriers to be installed as per drawings or in accordance with NCC and AS recommendations, and these notes.
3. Durability to be primed and painted, or clear sealed to similar level.
3. Builder to confirm with owner the chosen method of timber protection.
4. All engineered timbers in external applications (including framing to underside decks) must be primed and painted.
5. Where concrete slab forms barrier, slab to be constructed as per AS2870. Slab & footings to be 'monolithic'. Termimesh flange to be clamped to pipes and set in slab.
  - 75mm min of exposed slab edge to remain above finished perimeter level. Exposed edge not to be covered by soil, rendered or tiled, but may be painted.
- Where brickwork conceals edge of slab, in addition to above, provide termimesh barrier below d.p.c. fixed to slab edge.
6. Install ant cappings to all brick piers, timber or conc stumps.
  - Keep timber clear of ground when on steel anchors.

H. WET AREAS SURFACES

1. Water proofing of internal wet areas shall comply with part 3.6.1 of the NCC.
2. Floor surface to bath & laundry shall be impervious, with junctions in showers between walls & floor, and wall & bath flashed to prevent moisture penetration into walls.
3. Ceramic tiles or other approved impervious material to walls around showers to 1800mm min above floor including 100mm minimum from

I. FLOOR COVERINGS/SMOKE ALARMS

1. Floor finishes -refer owner or builder spec, unless shown on drawings.
2. Provide smoke alarms between all bed regions & rest of house in accordance with part 3.7.2 of the NCC and AS 3786.

J. CLADDING AND MOULDINGS

1. EXTERNAL TIMBER
  - a. Treated pine and Western Red Cedar cladding to be fixed & finished in accordance with manufacturers' specification.
  - b. Chamferboards & Weatherboards (including treated boards) to be primed nearly all around before fixing. One third of back face to remain bare for moisture escape. Chamferboard fixing:
    - Up to 75mm - single nailed. Over 75mm - double nailed.
  - Weatherboard fixing : - all single nailed.
    - Onto hardwood frames - 60 x 2.8 nails.
    - Onto softwood frames - 60 x 3.15 deformed shank nails.
- c. Vapour permeable Sarking to be provided between cladding and frame, except for pre-primed or treated boards, at owner discretion.
2. INTERNAL TIMBER
  - a. Nailing:
    - Single nailed up to 100mm wide, double nailed over 100mm wide.
    - 12 or 15mm thick - 30 x 2.0 nails.
    - 19 or 21mm thick - 50 x 2.5 nails.
  - b. Lining boards nailing centres:
 

	Walls	Ceilings
12 or 15mm thick -	800	560
19 or 21mm thick -	1800	1200

3. OTHER CLADDINGS

- a. All other external & internal claddings to be fixed & finished in accordance with manufacturer's specification.

4. MOULDINGS GUTTERS

- a. On renovations or extensions, match existing, uno or owner specified.
- b. On new houses, build-ins and separated extensions the following are to be adopted uno or owner specified:
  - cornice: standard 90 plasterboard.
  - architrave: Pine finger jointed 70 x 19.
  - skirting: Pine finger jointed 140 x 19.
  - sills: dressed standard hardwood sills.
- c. others (if required by owner):
  - picture rail: Colonial 42 x 19.
  - dado rail: Colonial 66 x 31.
  - d. fascia: 190 pre-primed, uno.

K. PROJECT SPECIFIC NOTES

1. Refer pipe to 150 Quad Gutter, uno.

GENERAL LEGEND & ABBREVIATIONS

refer drawings for specific legends

uno	unless noted otherwise	i/s	inside
nts	not to scale	u/s	underside
cos	confirm on site	o/h	overhang
omp	outer most projection	o/s	outside
rl	reduced level	ffl	finished floor level
ms	mild steel	dpc	damp proof course
ss	stainless steel		

**IF IN DOUBT ASK**



**Latemore Design Pty Ltd**  
 ABN 39 010 895 682  
 QBSA 1055247

59 Cherside St  
 Grange Qld 4051

p 07 3356 9051  
 f 07 3356 9071

info@latemoredesign.com.au  
 www.latemoredesign.com.au

WD01	13.06.17	Working Drawings		
Issue	Date	Issue Description	Rev	Date
				Revision Description

Scale at A3 1 : 1
Designed PBL/KR
Drawn KR
Checked PBL

**Renovation and Extension**

at Nice Street  
 Leafy Suburb

for Excellent Clients

<b>General Notes</b>	Job No <b>0000XXX</b>
Working Drawings	Dwg No <b>731NT</b>
	Issue <b>WD01</b>



## Sustainability Notes

as extracted from QDC MP4.1 - SUSTAINABLE BUILDINGS, & MP4.2 - RAINWATER TANKS ETC Update Feb 2013 - (Builder to obtain latest copies)

### MP4.1 - Acceptable Solutions for Sustainable Buildings

For new Class 1 & 2 buildings, and renovated Class 1 buildings & sole-occupancy Class 2 units.

#### Energy Efficiency

**P1-Thermal Performance - Class 1 Buildings:**

**P2-Thermal Performance - Class 2 Buildings:**

Refer Energy Efficiency Assessment by others.

#### Energy Efficient Services

**P3-Lighting - Class 1 Buildings:**

**P4-Lighting - Class 2 Buildings:**

80% of total fixed artificial lighting to be energy efficient (including verandahs & balconies).

**P5-Hot Water Systems - Class 1 Buildings:**

HWS to comply with Qld Plumbing & Wastewater Code.

A water heater in a hot water supply system can be an electrical resistance heater or any other type of heater.

HWS to be located as close as practicable to common bathroom (most frequently used).

**P6-Shower Roses:**

Shower Roses to be minimum 3 star rated under the Water Efficiency Labelling Standards (WELS).

**P7-Toilets:**

Toilet cisterns to have dual flush function and minimum 4 star rated under the Water Efficiency Labelling Standards (WELS), and be compatible size for toilet bowl.

**P8-Tapware:**

Tapware for laundry tubs, kitchen sinks and basins, to be minimum 3 star rated under the Water Efficiency Labelling Standards (WELS).

#### Electricity Sub-metering - (Class 2 Buildings only)

**P9/10/11-Meterable & Installation:**

Each premises to have individual electricity sub-meter. Sub-meters to be in common area, easily accessible for reading or maintenance. Sub-meters to be labelled as per premises.

#### End of Trip Facilities - (Class 5, 6, 7 or 8 Buildings only)

Refer separate summary details.

**Water Supply:** In a service area for retail water service under the Water Act 2000, the water supplied to a new Class 1 building does not exceed pressure levels set out in AS/NZ 3550.1:2003 and If the main water pressure exceeds or could exceed 500 Kpa, a water pressure limiting device is installed to ensure that the maximum operating pressure at the outlet within the boundaries of the property does not exceed 500 Kpa.

### MP4.2 - Acceptable Solutions for Rainwater Tanks etc

For installation of any tank.

#### P6-Rainwater Tanks:

Tank to be provided with 1mm screen mesh, or flap valve; a vermin trap; screening for any wet supply system. (all as per MP4.2).

#### P7-Tanks Contaminants:

If tank connected to potable use fittings, provide diverter for first 20 litres min of roof catchment prior to entering tank. Screened downpipe rainhead for all that connect to tank(s). Screen mesh 4-6mm and designed to shed leaves.

#### P8-Backflow:

A suitable backflow device must be installed to protect potable water within the reticulated supply in accordance with AS/NZS 3500:2003 Plumbing and Drainage.

#### P9-Materials:

Materials as per A9 of code - refer manufacturer.

#### P10-Signage:

Signage as per A10 of code - refer manufacturer.

#### P11-Support Structure:

Tank stand or other supporting structure must comply with AS/NZS1170.1:2002 permanent, imposed and other actions and AS/NZS1170.2:2002 wind actions.

#### P12-Openings:

Openings sealed or positioned as per A12 of code - refer manufacturer.

#### P13-Overflow:

Overflow into legal point of discharge, as defined by local authority, via air break or non-return valve.

### MP4.2 - Acceptable Solutions for Rainwater Tanks etc

For installation of a tank, only if mandatory by Local Authority, Class 1 only.

#### P1-Tank Required:

Tank to be provided in addition to reticulated water supply, or greywater treatment plant, or supplementary water supply system.

#### P2-Tank Installation & Size:

Min tank size: 5000 litres, for detached Class 1 building. 3000 litres for other Class 1 building.

Min roof catchment: 50% total roof area or 100sqm, whichever is lesser.

Tank connected to building's toilet cisterns & washing machine cold tap, and an external fixture.

#### P3-Continuous Supply:

If tank supplies water to internal fixture, automatic switching device to provide potable water from reticulated water supply.

#### P4&P5-Greywater:

If Greywater treatment plant is installed, refer A4&A5 of code for full details.



WD01 13.06.17 Working Drawings  
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Rev Date Revision Description

## Renovation and Extension

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## Sustainability Notes

Working Drawings

Scale at A3 1 : 1	Job No <b>0000XXX</b>
Designed PBL/KR	Dwg No <b>771NT</b>
Drawn KR	Issue <b>WD01</b>
Checked PBL	

## 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.

### b) STEPS, LOOSE OBJECTS OR UNEVEN SURFACES

#### FLOOR FINISHES By Owner

If designer has not 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, demolition 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.

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. 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 used.

### 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 warning 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 or the body. Personal Protective Equipment including protection against inhalation of harmful material 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 area 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, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

## 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.

source:  
BDAQ Mar 2012

**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, REINFORCEMENT CONTRACTORS, OPERATORS, MAINTAINERS, DEMOLITIONERS**



latemore design  
Sales and Design Pty Ltd  
ABN 39 010 895 682  
QBSA 1055247  
59 Cherside St  
Grange Qld 4051  
p 07 3356 9051  
f 07 3356 9071  
info@latemoredesign.com.au  
www.latemoredesign.com.au

WD01	13.06.17	Working Drawings
Issue	Date	Issue Description

Rev	Date	Revision Description

Scale at A3  
1 : 1

Designed  
PBL/KR  
Drawn  
KR

Checked  
PBL

## Renovation and Extension

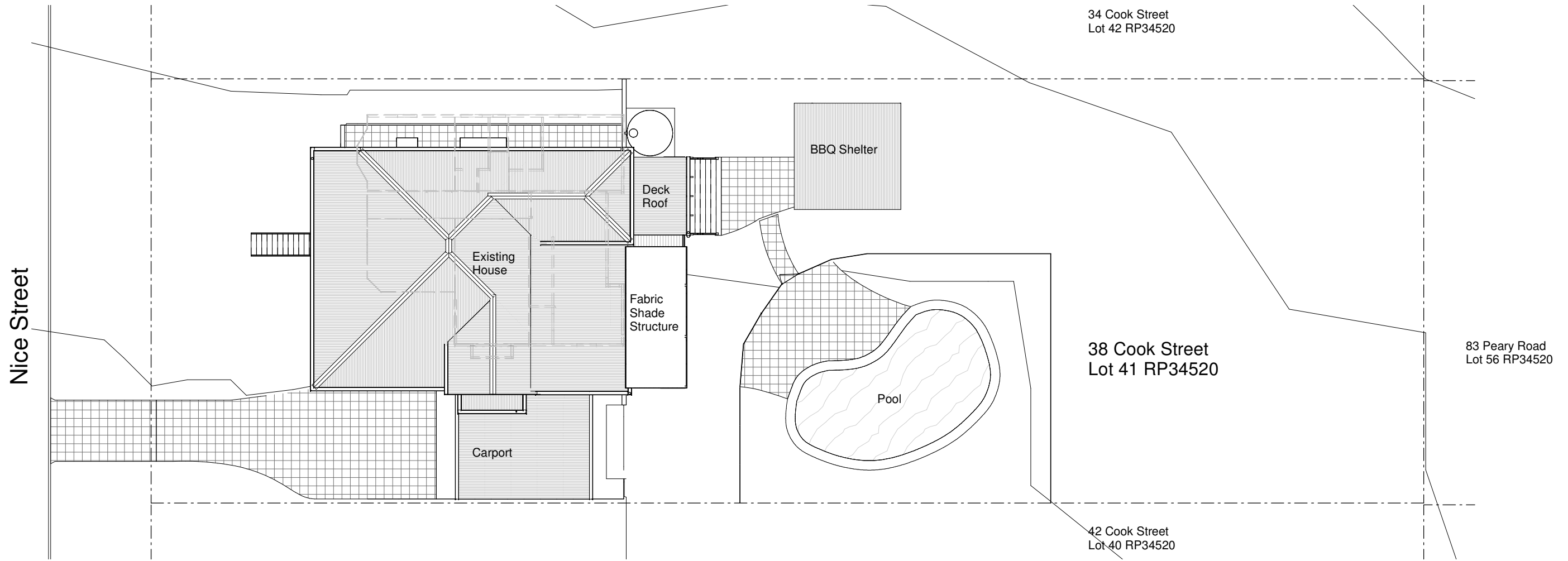
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## Safety in Design Notes

Working Drawings

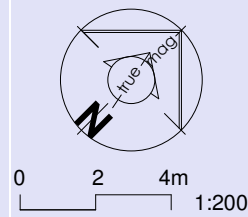
Job No  
**0000XXX**  
Dwg No  
**781SD**  
Issue  
**WD01**

<b>R.P.D.:</b>	Lot 41 RP 34520 Par Toombul County Stanley
<b>Local Authority:</b>	Brisbane City Council
<b>Area:</b>	1214m <sup>2</sup>
<b>Zoning:</b>	QPP-CR1 - Character (Character) Zone
<b>Neighbourhood Plans And Overlays:</b>	QPP-SHO - Streetscape Hierarchy Overlay QPP-DHO - Dwelling House Character Overlay QPP-TBCO - Traditional Building Character Overlay QPP-TBCO-N - Traditional Building Character Overlay - Neighbourhood Character Sub-Category QPP-NDNP - Nundah District Neighbourhood Plan
<b>Climate Zone:</b>	2



**Latemore Design Pty Ltd**  
 ABN 39 010 895 682  
 QBSA 1055247 ©  
 59 Chermide St  
 Grange Qld 4051  
 p 07 3356 9051  
 f 07 3356 9071  
 info@latemoredesign.com.au  
 www.latemoredesign.com.au

Issue Date	Issue Description	Rev	Date	Revision Description
13.06.17	Working Drawings	WD01		
19.02.17	Design Development	DD01		
06.02.17	Existing Conditions	EX01		



Scale at A3  
1 : 200  
Designed  
Drawn  
KR  
Checked  
PBL

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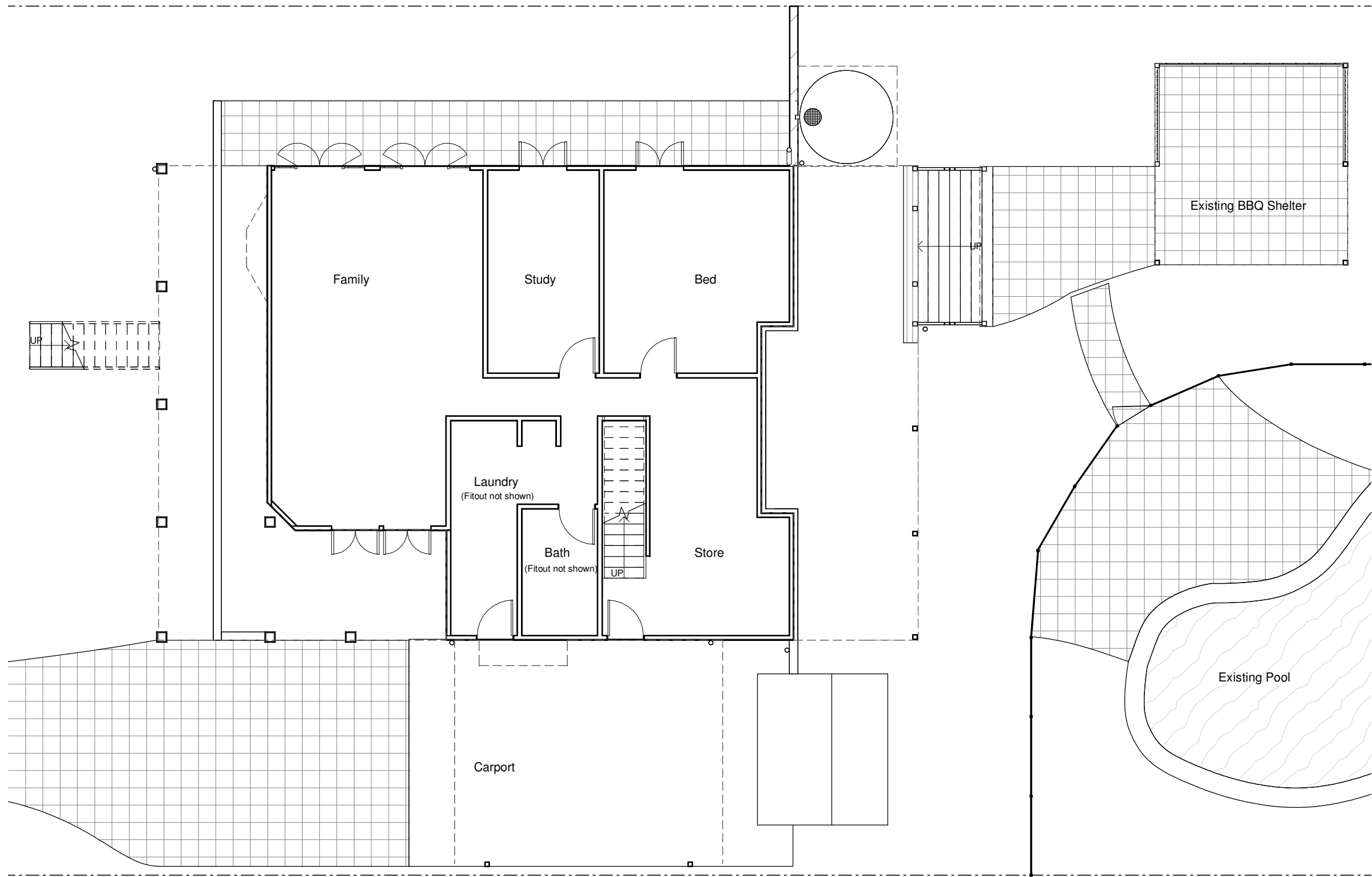
**Existing Site 1-200**  
Working Drawings

Job No  
**0000XXX**  
Dwg No  
**802SP**  
Issue  
**EX01**



**General Notes - Existing Plans**

- 1 These plans are based on a measure by this practice and/or any existing drawings by others. Lower level fitout not shown. No internal change to lower level.
- 2 Builder to cross check existing items at junction with new works before proceeding.



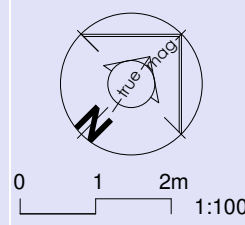
**Latemore Design Pty Ltd**  
 ABN 39 010 895 682  
 QBSA 1055247

59 Chermide St  
 Grange Qld 4051

p 07 3356 9051  
 f 07 3356 9071

info@latemoredesign.com.au  
 www.latemoredesign.com.au

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WD01	13.06.17	Working Drawings			
DD01	19.02.17	Design Development			
EX01	06.02.17	Existing Conditions			



Scale at A3  
 1 : 100

Designed

Drawn  
 KR

Checked  
 PBL

**Renovation and Extension**

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**Existing Level 0 Floor Plan**

Working Drawings

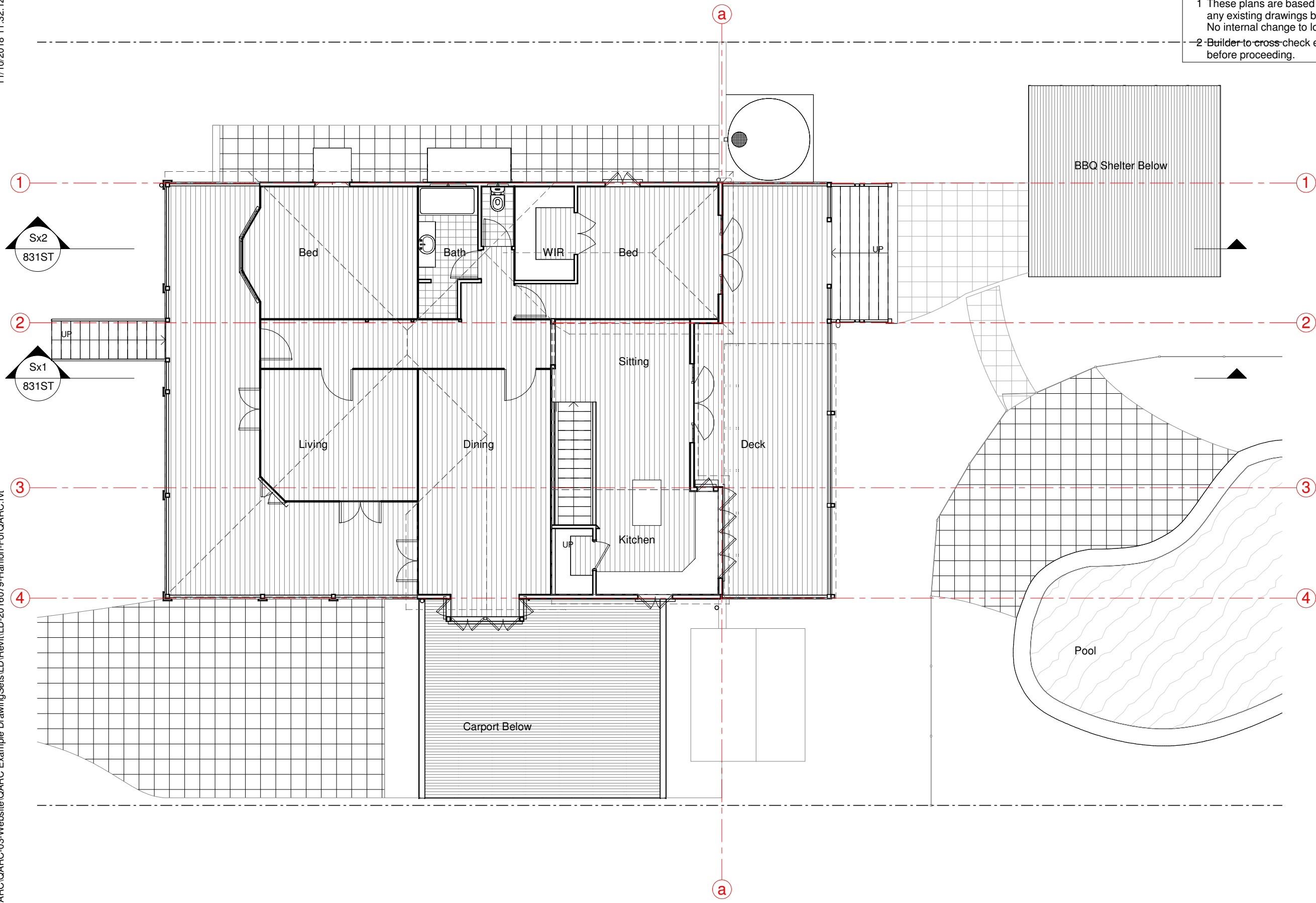
Job No  
**0000XXX**

Dwg No  
**810FP**

Issue  
**EX01**

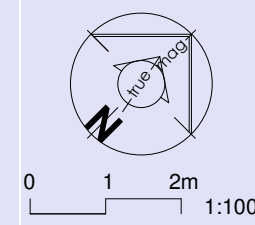
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Issue Date	Issue Description	Rev	Date	Revision Description
13.06.17	Working Drawings	WD01		
19.02.17	Design Development	DD01		
06.02.17	Existing Conditions	EX01		



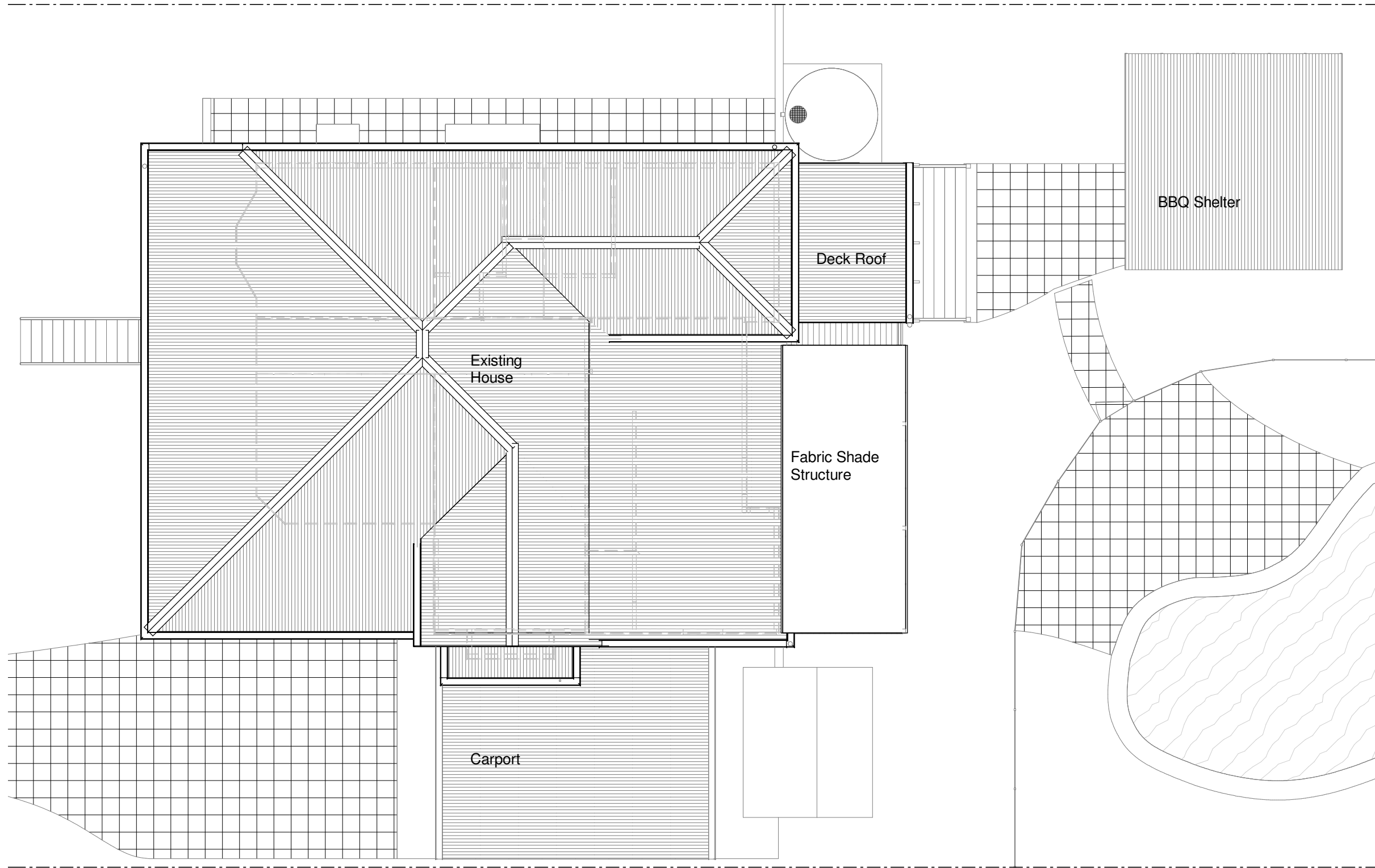
Scale at A3  
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 Designed  
 Drawn KR  
 Checked PBL

**Renovation and Extension**  
 at Nice Street  
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**Existing Level 1 Floor Plan**  
 Working Drawings

Job No  
**0000XXX**  
 Dwg No  
**811FP**  
 Issue  
**EX01**





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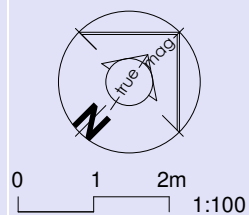
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WD01	13.06.17	Working Drawings
DD01	19.02.17	Design Development
EX01	06.02.17	Existing Conditions

Issue	Date	Issue Description	Rev	Date	Revision Description
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Scale at A3  
 1 : 100

Designed

Drawn  
 KR

Checked  
 PBL

## Renovation and Extension

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## Existing Roof Plan

Working Drawings

Job No  
**0000XXX**

Dwg No  
**815RP**

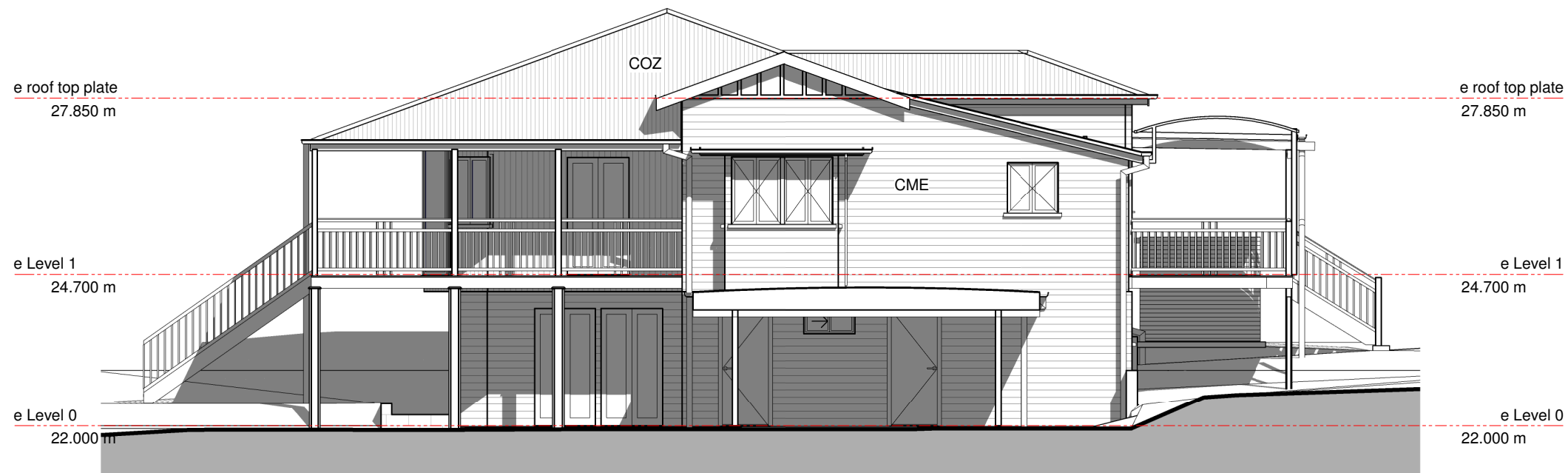
Issue  
**EX01**

**KEYNOTES LEGEND**  
 CME CHAMFERBOARD TO MATCH EXISTING  
 COZ CUSTOMORB - ZINCALUME



**Ex1** existing north elevation

1 : 100



**Ex2** existing south elevation

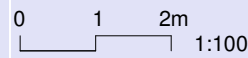
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 f 07 3356 9071  
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WD01 13.06.17 Working Drawings  
 DD01 19.02.17 Design Development  
 EX01 06.02.17 Existing Conditions

Rev	Date	Revision Description



Scale at A3  
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Designed

Drawn  
 KR

Checked  
 PBL

**Renovation and Extension**

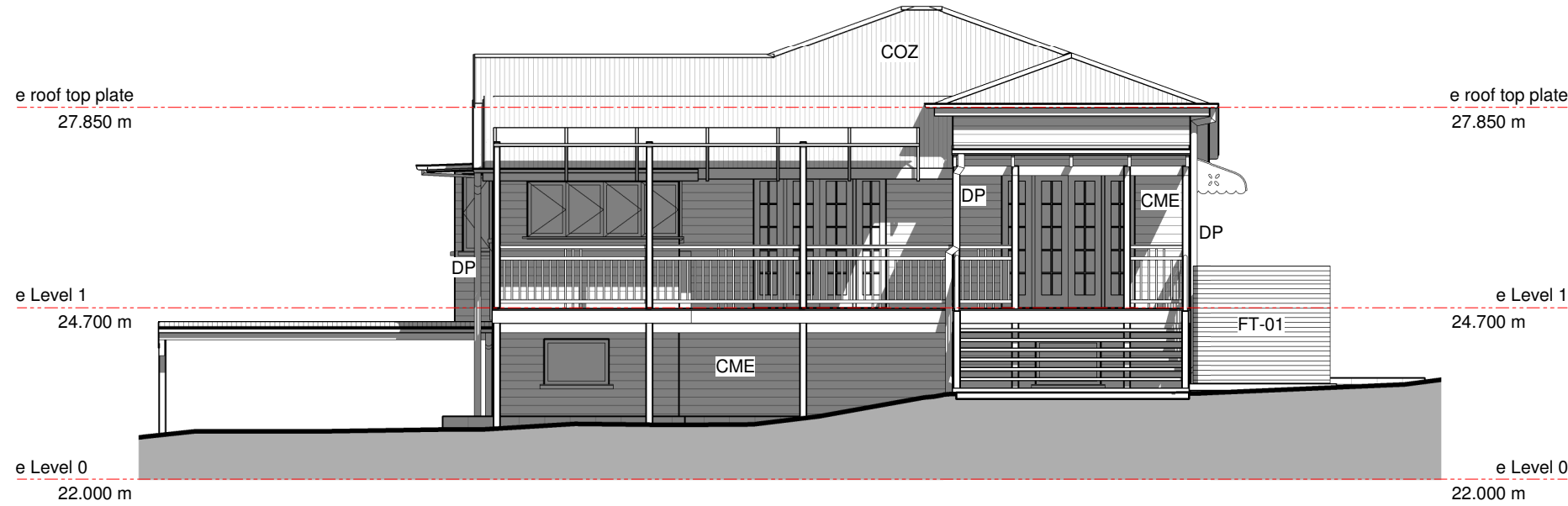
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**Existing Elevations**

Working Drawings

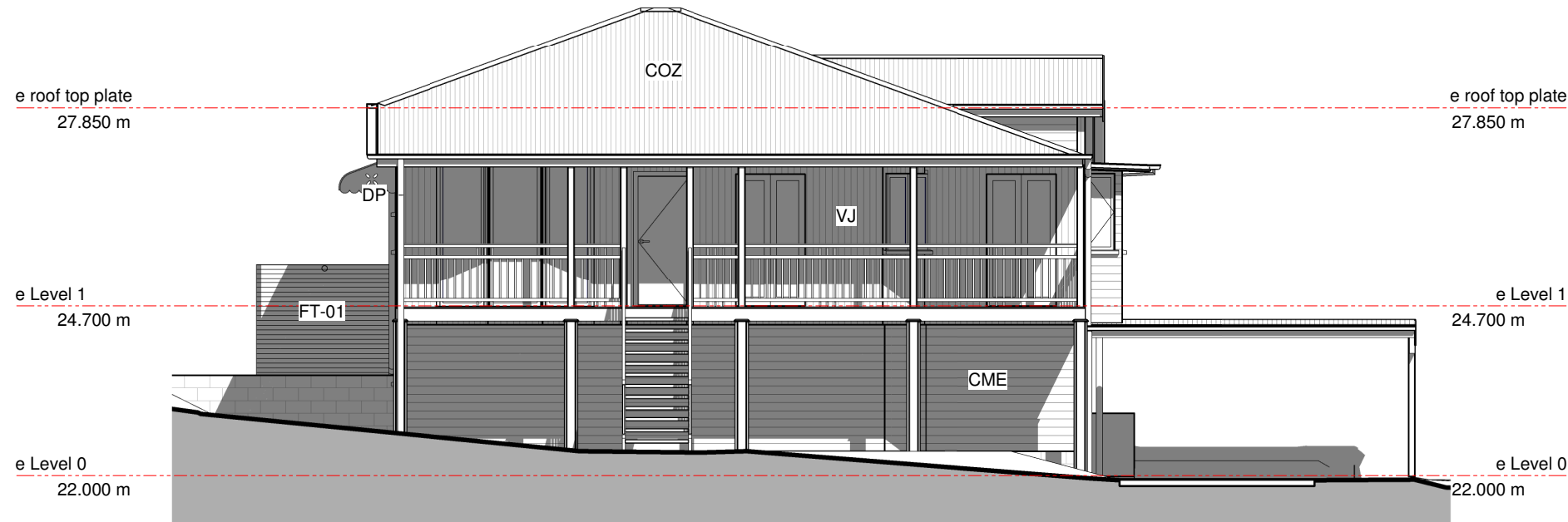
Job No  
**0000XXX**  
 Dwg No  
**821EL**  
 Issue  
**EX01**

**KEYNOTES LEGEND**  
 CME CHAMFERBOARD TO MATCH EXISTING  
 COZ CUSTOMORB - ZINCALUME  
 DP DOWNPIPE  
 FT-01 TANK - RAINWATER  
 VJ 20/25mm VJ BOARDS 100MM WIDTH



**Ex3** existing east elevation

1 : 100



**Ex4** existing west elevation

1 : 100



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WD01 13.06.17 Working Drawings  
 DD01 19.02.17 Design Development  
 EX01 06.02.17 Existing Conditions

Issue	Date	Issue Description	Rev	Date	Revision Description



Scale at A3  
 1 : 100

Designed

Drawn  
 KR

Checked  
 PBL

**Renovation and Extension**

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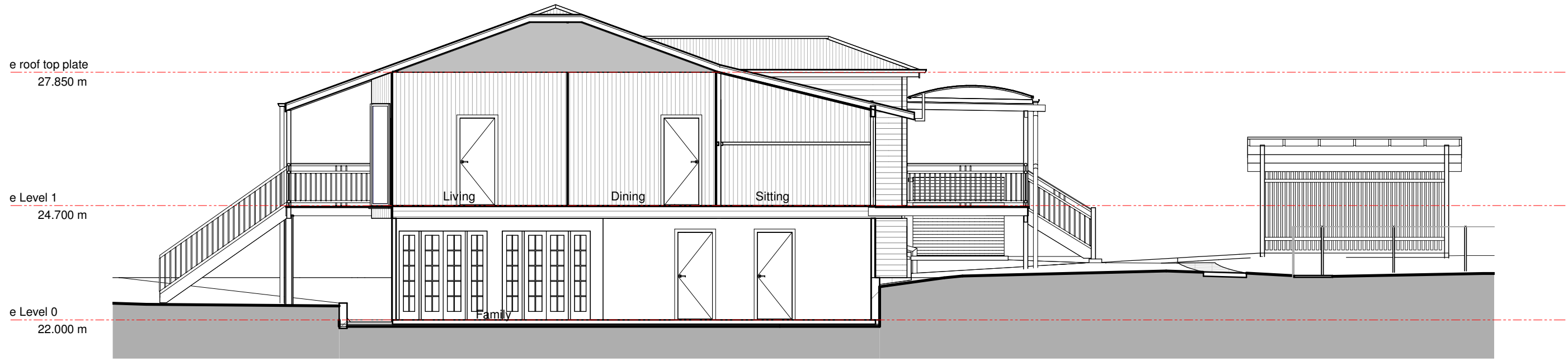
**Existing Elevations**

Working Drawings

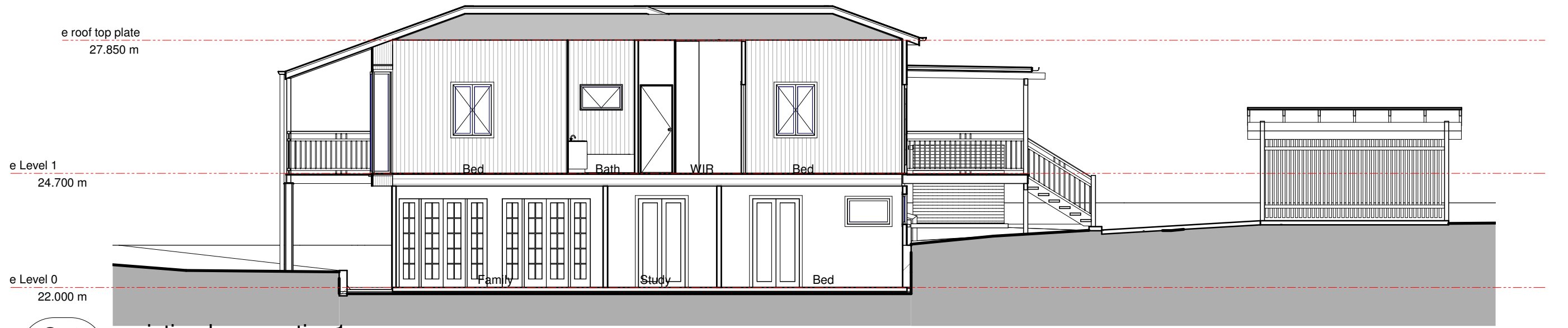
Job No  
**0000XXX**

Dwg No  
**822EL**

Issue  
**EX01**



**Sx1** existing long section  
811FP 1 : 100



**Sx2** existing long section 1  
811FP 1 : 100



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WD01	13.06.17	Working Drawings
DD01	19.02.17	Design Development
EX01	06.02.17	Existing Conditions

Rev	Date	Revision Description
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Scale at A3  
1 : 100

Designed

Drawn  
KR

Checked  
PBL

## Renovation and Extension

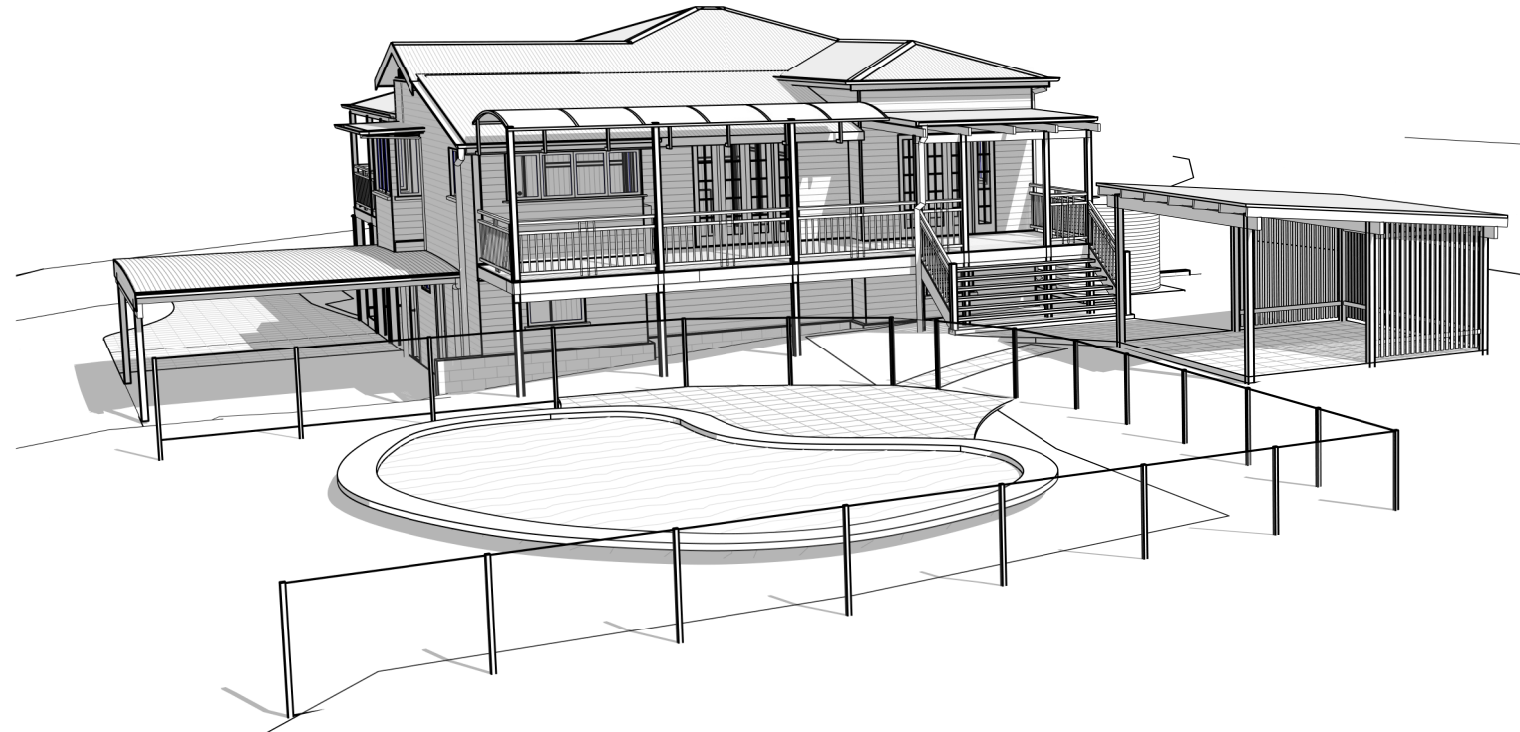
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## Existing Sections

Working Drawings

Job No  
**0000XXX**  
 Dwg No  
**831ST**  
 Issue  
**EX01**





East Axonometric View



SW Axonometric View



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WD01 13.06.17 Working Drawings  
 DD01 19.02.17 Design Development  
 EX01 06.02.17 Existing Conditions

Issue	Date	Issue Description	Rev	Date	Revision Description

Scale at A3

Designed

Drawn  
 KR

Checked  
 PBL

**Renovation and Extension**

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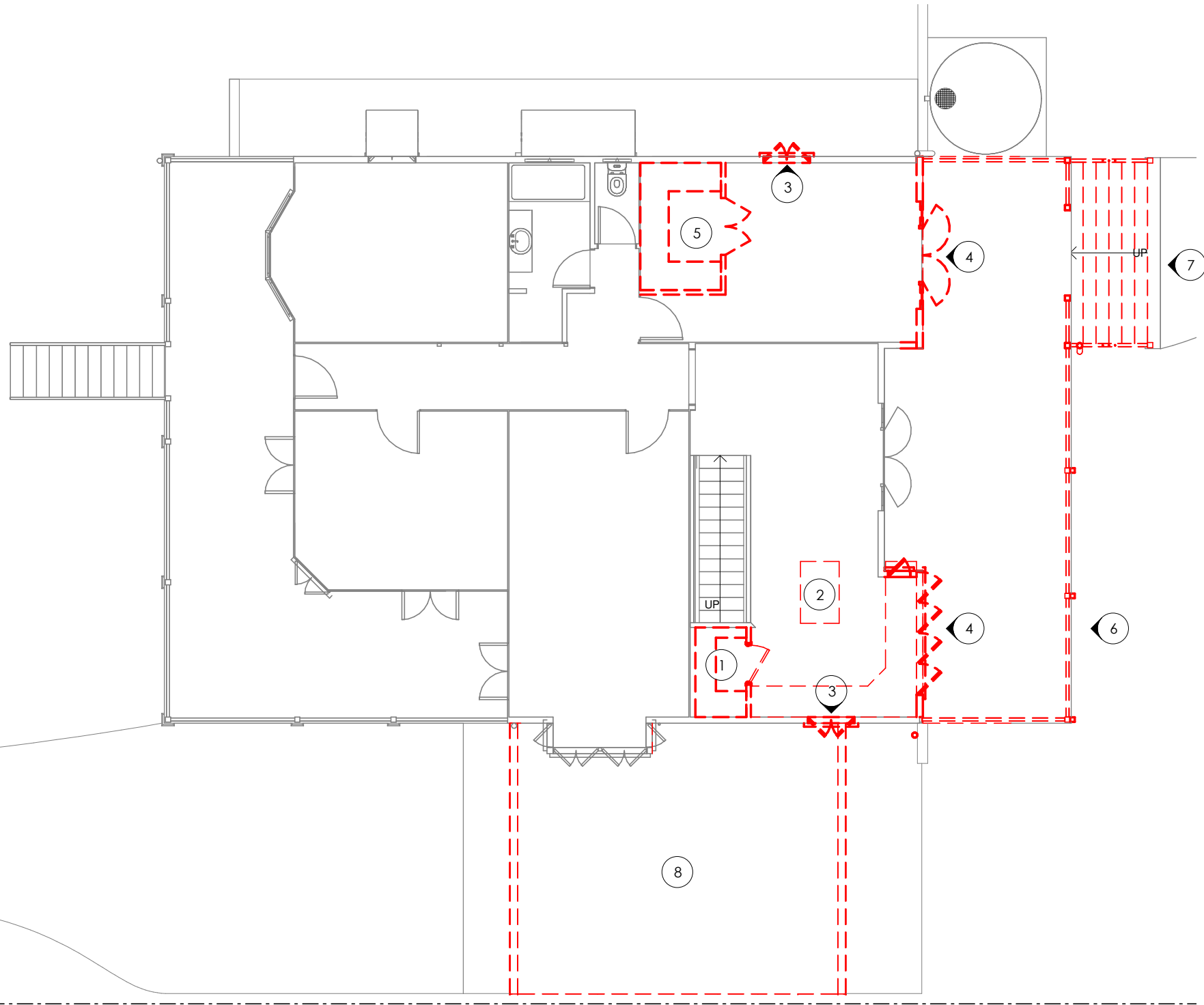
**Existing 3D Views**

Working Drawings

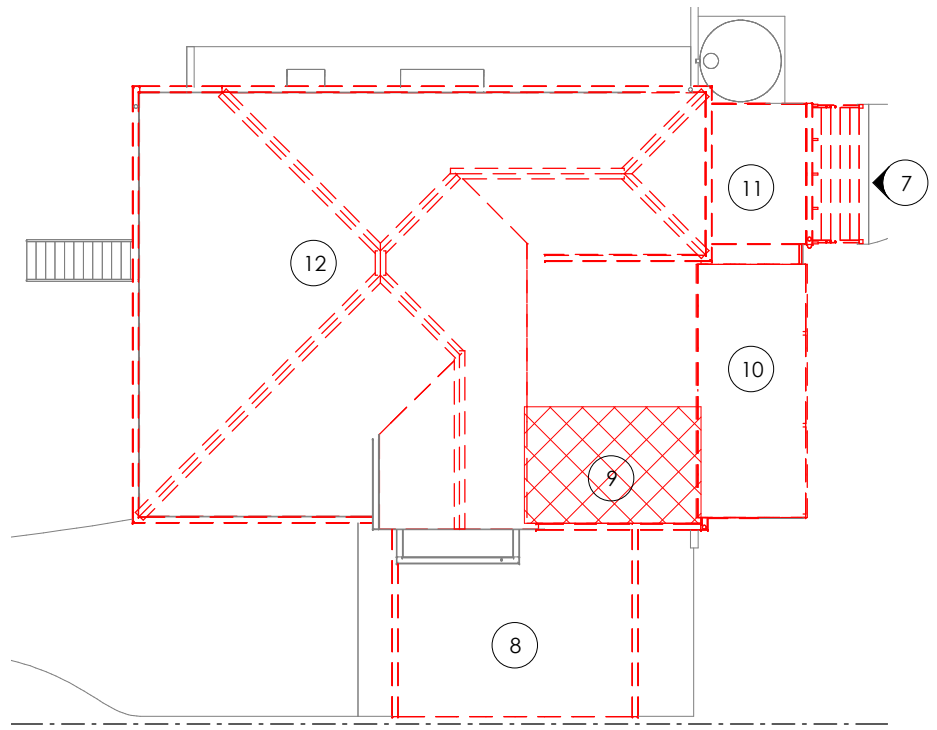
Job No  
**0000XXX**

Dwg No  
**841PD**

Issue  
**EX01**



**1** demolition L1 plan  
1 : 100



**2** demolition roof plan  
1 : 200

- General Notes - Demolition**
- 1 Undertake other demolition work as required, in order to produce the final building as illustrated in these drawings.
  - 2 During demolition, ensure that all necessary hoardings, screens, propping & procedures are carried out, as required under the Workplace Health & Safety Act and to provide structural adequacy.
  - 3 Where junctions/elements between demolished and remaining items are to remain, these areas are to be made good.
  - 4 Where practical, retain removed materials for re-use, particularly items listed as such on this drawing. Store items for re-use away from the elements, or as appropriate.
  - 5 If asbestos based materials are encountered, specialist removers must be engaged, and all other persons removed from site. Also, all neighbouring properties to be informed.
  - 6 Safety - Refer notes in this set.

**Demolition Notes**

No	Demo Description
1	Remove pantry fittings and wall as indicated.
2	Remove kitchen fittings. Refer owner for retention of appliances for re-use
3	Remove window. Make good wall.
4	Open wall for extension
5	Remove robe fittings and walls as indicated.
6	Remove balustrade. Retain for re-use if suitable.
7	Remove stair. Retain for re-use.
8	Remove sheeting, fascia, gutters and purlins. Retain beams and posts.
9	Remove roof including structure for kitchen extension.
10	Remove pergola.
11	Remove deck roof.
12	All roof sheeting to be replaced.

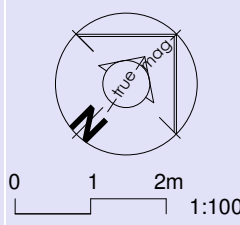


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Issue	Date	Issue Description	Rev	Date	Revision Description
WD01	13.06.17	Working Drawings			



Scale at A3  
 As indicated  
 Designed PBL/KR  
 Drawn KR  
 Checked PBL

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**Demolition Level 1**  
 Working Drawings

Job No  
**0000XXX**  
 Dwg No  
**862FP**  
 Issue  
**WD01**