

PROPOSED ALTERATIONS & EXTENSION

RD & LM HARRIS

10 MARY STREET, SCOTTSDALE, TAS 7260



ARCHITECTURAL DRAWING INDEX

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PLANNING SCHEME DATA

| | |
|--------------------------------|---------------------------|
| LOCAL AUTHORITY: | DORSET COUNCIL |
| LAND TITLE REFERENCE: | SP 61108 FOLIO 8 |
| PROPERTY IDENTIFICATION (PID): | 6840529 |
| PLANNING ZONE: | GENERAL RESIDENTIAL |
| PLANNING CODES | TASMANIAN PLANNING SCHEME |
| ZONE NUMBER | 8 |

CONSULTANTS & AUTHORITIES

THE FOLLOWING REPORTS, DOCUMENTS AND APPROVALS FORM THE OVERALL SCOPE OF WORK TO CONSTRUCT THIS PROJECT. THEY MUST BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS LISTED BELOW.

| DOCUMENT/REPORT | CONSULTANT / AUTHORITY | DOCUMENT ID |
|----------------------|------------------------|-------------|
| ARCHITECTURAL DESIGN | MODULOS DESIGN | |

CONSTRUCTION DATA

| | |
|-------------------------------|------------------------|
| NCC BUILDING CLASSIFICATION: | 10A |
| DESIGN WIND SPEED: | N2 |
| SOIL CLASSIFICATION: | EXISTING AS 2870 2.2.2 |
| CLIMATE ZONE: | 7 |
| BUSHFIRE ATTACK LEVEL: | N/A |
| ALPINE AREA (900M ABOVE AHD): | N/A |
| CORROSION ENVIRONMENT: | NO |
| OTHER KNOWN SITE HAZARDS: | NO |

AREA ANALYSIS

| AREA NAME | SIZE |
|---------------------|--------|
| SITE AREA: | 1214m2 |
| BUILDING FOOTPRINT: | 163m2 |
| (NEW BUILD): | 40m2 |

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MODULOS DESIGN
Transforming Visions into Reality

RD & LM HARRIS
10 MARY STREET, SCOTTSDALE, TAS 7260

Project Name:
PROPOSED ALTERATIONS & EXTENSION

Sheet Name:
COVER SHEET

Project No:
3022

Designer:
Designer

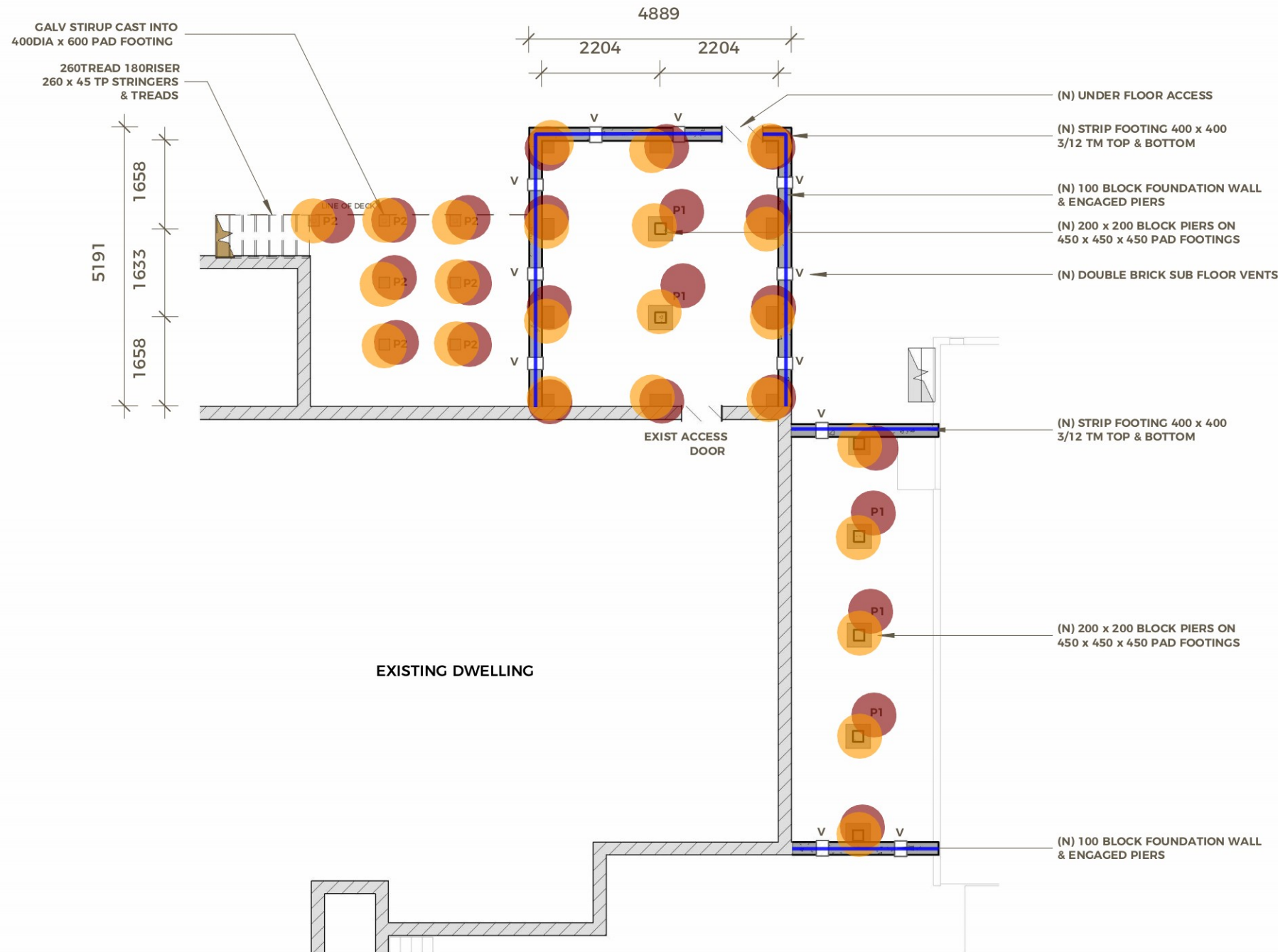
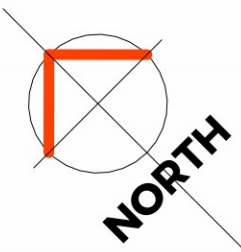
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CBOS Licence:
CC2319 H

Drafter:
BMH

Revision No: **A3**



1 FOUNDATION PLAN
SCALE: 1 : 100

| | |
|--|---------|
| • P1: 450mm x 450mm x 450mm Pad Footing | 17.0 EA |
| • P2: 400 Dia x 600mm Concrete Pad Footing | 7.0 EA |
| • 200mm x 200mm x 600mm Block Pier | 24.0 EA |
| 400mm x 400mm Strip Footing 3/12 TM Top & Bottom | 19.6 M |
| 100mm Block Foundation Wall (0.6m H) | 19.6 M |

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FOOTINGS

CONCRETE FOOTINGS AND SLABS IN ACCORDANCE WITH PART 3.2 OF CURRENT NCC AND AS 2870.1 SECT 2.2.2 (B)

UNLESS OTHERWISE SPECIFIED, FOOTINGS 25MPA / SLAB 25MPA. STRIP FOOTINGS TO BE PLACED WITH A MECHANICAL VIBRATOR.

CONCRETE SLABS TO BE MOISTURE CURED FOR MIN. OF 7 DAYS OR APPLY APPROVED CURING COMPOUND.

PROVIDE WALL CAVITY DRAINAGE WITH WEEP HOLES AT 960 MAX CENTRES ALONG LINE ABOVE FINISHED GROUND LEVEL. (SLAB AREA).

BRICK AND BLOCKWORK

IN ACCORDANCE WITH PART 3.3 OF CURRENT NCC, AS 4773 AND AS 3700

DAMP PROOFING

IN ACCORDANCE WITH PART 3.3.4 OF CURRENT NCC AND TO AS/NZS 2904.

FOOTING DETAIL

P1 PAD FOOTINGS
450 X 450 X 450 CONCRETE PAD FOOTING

P2 PAD FOOTINGS
400DIA X 600 CONCRETE PAD FOOTING
90X90 TP POST - 2/ M12 GALV BOLTS TO GALV STIRUP CAST INTO FOOTING

STRIP FOOTINGS
100 BLOCKWORK WALL & ENGAGED PIERS
400 X 400 STRIP FOOTING
TRENCH MESH L11TM3 TOP & BOTTOM

TIE NEW FOOTINGS TO EXISTING M12X400 CHEMSET INTO EXISTING FOOTINGS 600 CENTERS

V SUB FLOOR VENTS
DOUBLE BRICK VENTS 2500 CENTERS
600 FROM CORNERS

TIMBER FRAMING

ALL TIMBER ENGINEERED PRODUCTS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. CHECK ALL DIMENSIONS & SPECIFICATIONS WITH MANUFACTURER BEFORE ORDERING ANY MATERIALS.

PROTECTADECK OR MALTHOID WATERPROOF CAPPING TO PREVENT WATER PONDING ON H3 TREATED AND PAINTED JOISTS AND BEARERS

ALL FRAMING ANCHORS FIXED WITH PRYDA 35x3.15 HD GALV. TIMBER CONNECTOR NAILS.

ALL STAIRS & STEPS TO BE CONSTRUCTED IN ACCORDANCE WITH NCC 3.9.1 TYPICAL.

ALL JOISTS TO HAVE 42mm END BEARING MINIMUM & 58mm BEARING @ ALL INTERNAL SUPPORTS.

PROVIDE BLOCKING TO DEEP JOISTS IN ACCORDANCE WITH CLAUSE 4.2.2.3 AS-1684.2. DEEP JOIST IS WHERE THE DEPTH OF THE JOIST IS EQUAL TOO, OR GREATER THEN 4 TIMES THE WIDTH.

BUILDER TO CHECK ALL FALLS AND LEVELS IN WET AREAS, (PRIOR TO COMMENCEMENT OF WATERPROOFING). IN ACCORDANCE WITH N.C.C. 3.8.1.

ALL SERVICES TO BE LOCATED ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS.

ALL DIMENSIONS & RDLs APPROXIMATE & TO BE CONFIRMED ON SITE BY SURVEYOR PRIOR TO COMMENCEMENT OF WORK.

NOTIFY COUNCIL AUTHORITIES & STRUCTURAL ENGINEER IF ANY VARIATION IN BUILDING SETOUT OCCUR.

ALL DECKS, RAMPS, STAIRS, MEZZANINE FLOORS, RETAINING WALLS, EMBANKMENTS, ACCESS BRIDGES OR THE LIKE ALONG DELINEATED ACCESS PATHS 1000 ABOVE NGL TO HAVE 1000 HIGH BALUSTRADE TO NCC 3.9.2.2 & AS1170.1 TYPICAL.

PLATES
90X35 MGP10 OR 90X45 MGP10
STUDS
90X35 OR 90X45 F5 PINE AT 600 MAX. CTRS.
JAMBS
2/90X45 MGP10
NOGGINS
70X35 MERCHANT AT 1350 CRS (OR MGP10 WHERE SPECIFIED ON PLANS/WHERE APPLICABLE).

** Bottom plate to be placed on H/D polyethylene damp-course **

INTERIOR NOTES

PLASTERBOARD
ALL INTERNAL PLASTERBOARD FINISHES TO BE IN ACCORDANCE WITH AS/NZS 2588

JOINERY
HARDWOOD IN ACCORDANCE WITH AS 2796
SOFTWOOD IN ACCORDANCE WITH AS 4785
PLYWOOD IN ACCORDANCE WITH AS/NZS 2270 AND AS/NZS 2271

CERAMIC TILING
IN ACCORDANCE WITH AS 4662, AS 2358 AND AS 4992
WATERPROOFING / WET AREAS:
IN ACCORDANCE WITH AS 3740 WATERPROOFING MEMBRANE AND SUBSTRATES TO BE INSTALLED TO FLOORS, WALLS AND WALL/FLOOR JUNCTIONS IN ACCORDANCE WITH AS 3740

WATERPROOFING OF DOMESTIC WET AREAS.
WALLS AND FLOORS OF SHOWERS, BATHS, LAUNDRIES AND TOILETS, SPLASH BACKS AND FLOOR WASTES TO NCC CLAUSE 3.8.1.2 'WATER RESISTANCE REQUIREMENTS'.
ALL AREAS TO BE LINED WITH RESILIENT 'VILLABOARD' OR SIMILAR PRODUCT.

BRACING NOTES

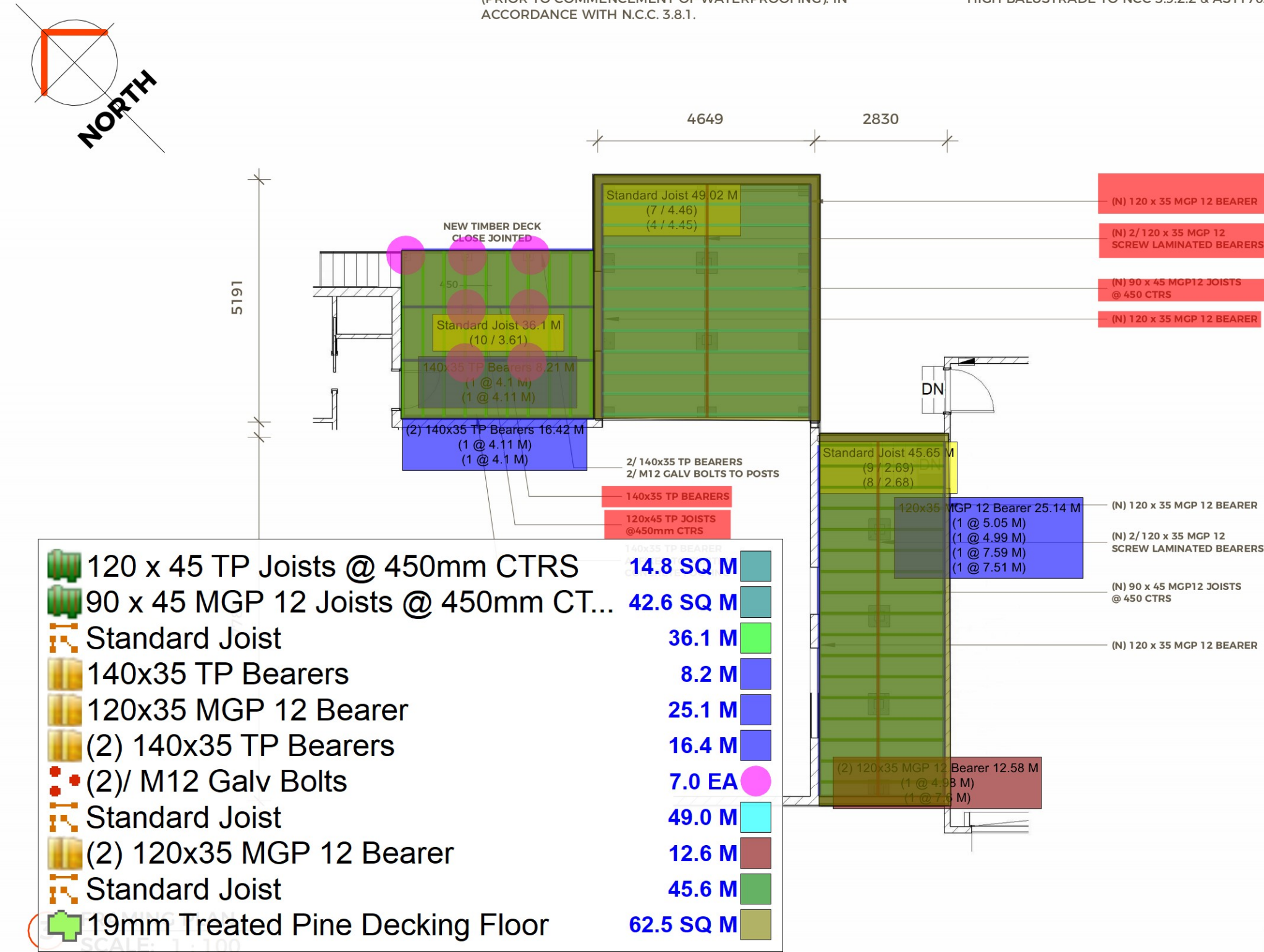
BM
TYPE D DOUBLE DIAGONAL METAL TENSION STRAPS TO AS-1684. MIN BASE LENGTH 1800mm @ 3 kNm-1 5.4 kN

BP
TYPE H METHOD B PLYWOOD SHEET BRACING TO AS-1684. MIN. BASE LENGTH 900mm @ 6 kNm-1 5.4 kN

TIE DOWNS

TIE DOWN
BATTENS TO TRUSSES 75 LONG SCREWS
TRUSSES TO PLATES EACH BEARING
1/30 X 1.0 GL LOOPED STRAP 4/2.8DIA NAILS
PLATES & STUDS
1800C & EACH OPENINGS
1/30 X 1.0 GL LOOPED STRAP 4/2.8DIA NAILS
PLATE TO FLOOR
1/30 X 1.0 GL LOOPED STRAP 1800 CL
JOISTS TO BEARERS
2 PRYDA TRIPLE GRIP [1 EACH SIDE] EACH BEARING
BEARER TO POSTS
2/M12 GALV BOLTS

ALL FRAMING ANCHORS FIXED WITH PRYDA 35X3.15 GALV. TIMBER CONNECTOR NAILS.



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- (0.82m x 2.14m) Single Leaf Interior Door w/ Frame
- (1.60m x 2.14m) Double Leaf Interior Door w/ Frame
- (1.90m x 2.14m) Sliding Interior Door w/ Frame
- W01: (2.4m x 1.8m) Window w/ Frame
- W02: (1m x 1.52m) Window w/ Frame
- W03: (1.410m x 1.825m) Window w/ Frame
- W04: (1.415m x 1.8m) Window w/ Frame
- W12: (0.93m x 0.93m) Window w/ Frame

19mm T & G Wood Flooring

Tile Flooring

4" H Wood Base

4" H Tile Base

1.8m High Wall Tile

1m Long Grab Bar

0.3m Long Grab Bar

Soap Dispenser

Tissue Paper Dispenser

(1.10m x 1.10) Shower Compartment

Bath Mirror

Water Closet

Sink

0.6m Deep Wardrobe

45mm x 90mm Interior Framed Stud Wall @ 600mm CTRS (2.4m H)

35mm x 70mm Interior Framed Stud Wall @ 600mm CTRS (2.4m H)

45mm x 190mm Exterior Framed Stud Wall @ 600mm CTRS (2.4m H)

Plasterboard Ceiling

Paint @ Wall (2.4m H)

Paint @ Wall (1.8m H)

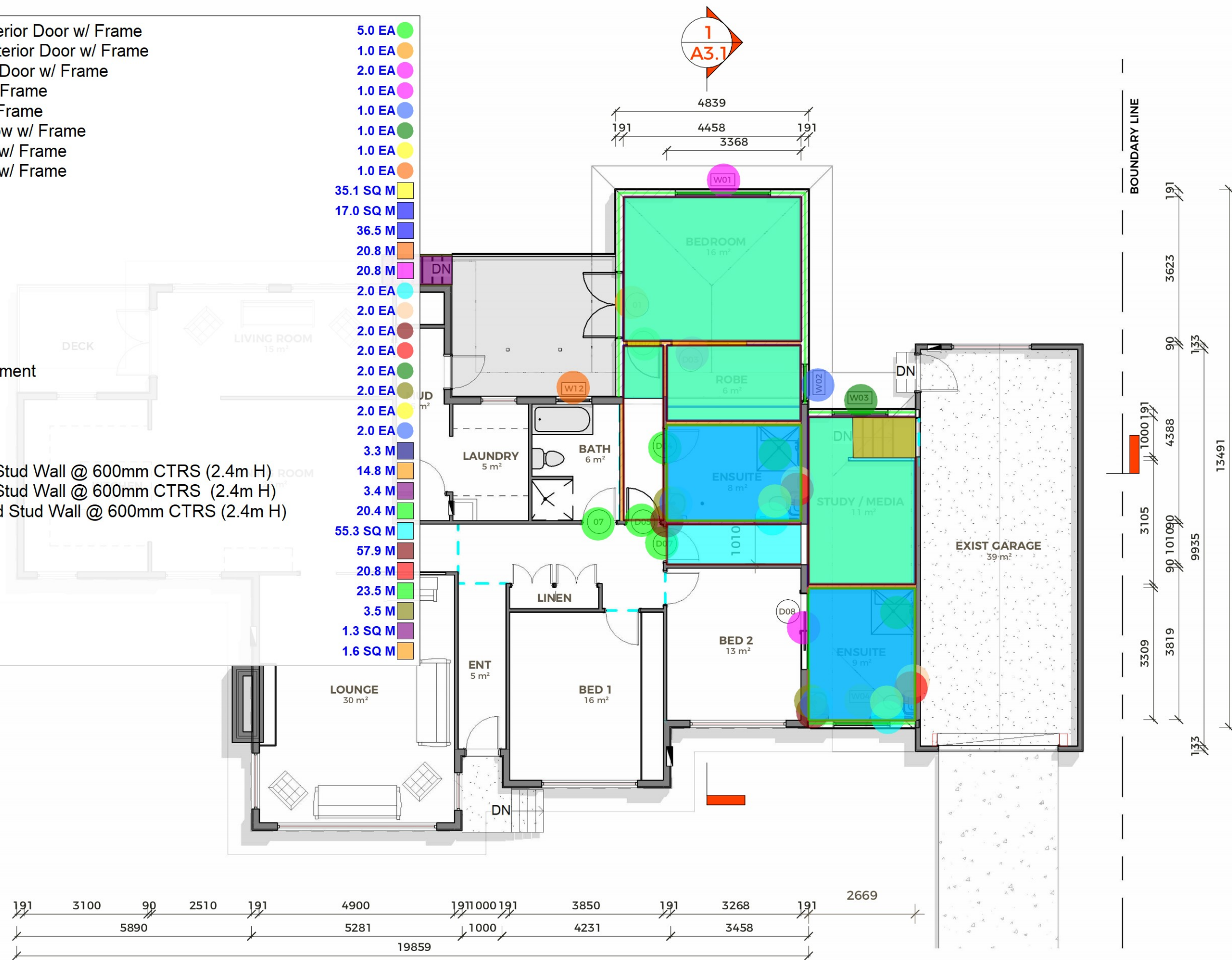
Paint @ Wall (0.6m H)

260 x 45 TP Stair Stringer

Wood Stair

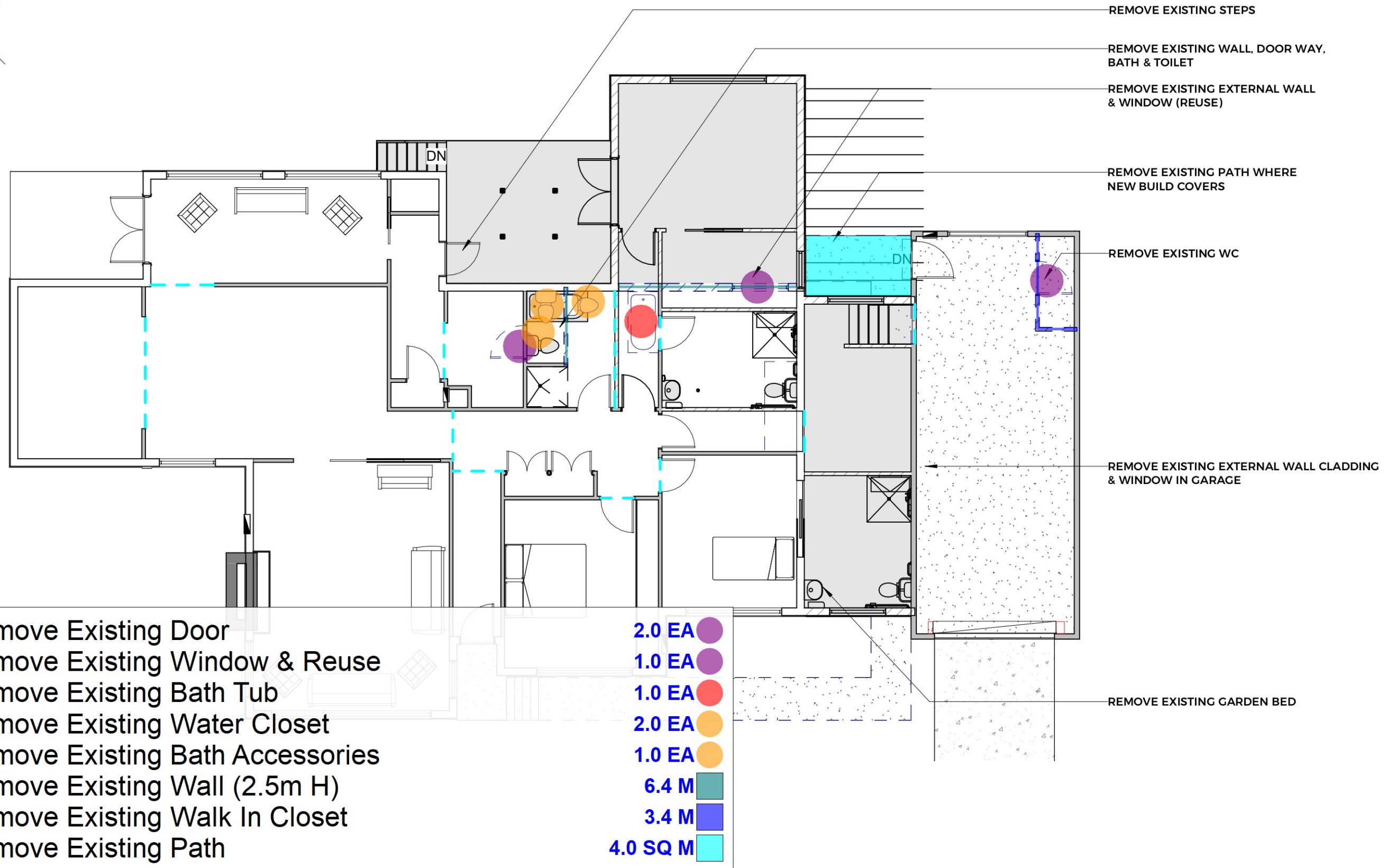
Wood Stair

- 5.0 EA
- 1.0 EA
- 2.0 EA
- 1.0 EA
- 1.0 EA
- 1.0 EA
- 1.0 EA
- 1.0 EA
- 1.0 EA
- 35.1 SQ M
- 17.0 SQ M
- 36.5 M
- 20.8 M
- 20.8 M
- 2.0 EA
- 2.0 EA
- 2.0 EA
- 2.0 EA
- 2.0 EA
- 2.0 EA
- 2.0 EA
- 2.0 EA
- 2.0 EA
- 3.3 M
- 14.8 M
- 3.4 M
- 20.4 M
- 55.3 SQ M
- 57.9 M
- 20.8 M
- 23.5 M
- 3.5 M
- 1.3 SQ M
- 1.6 SQ M



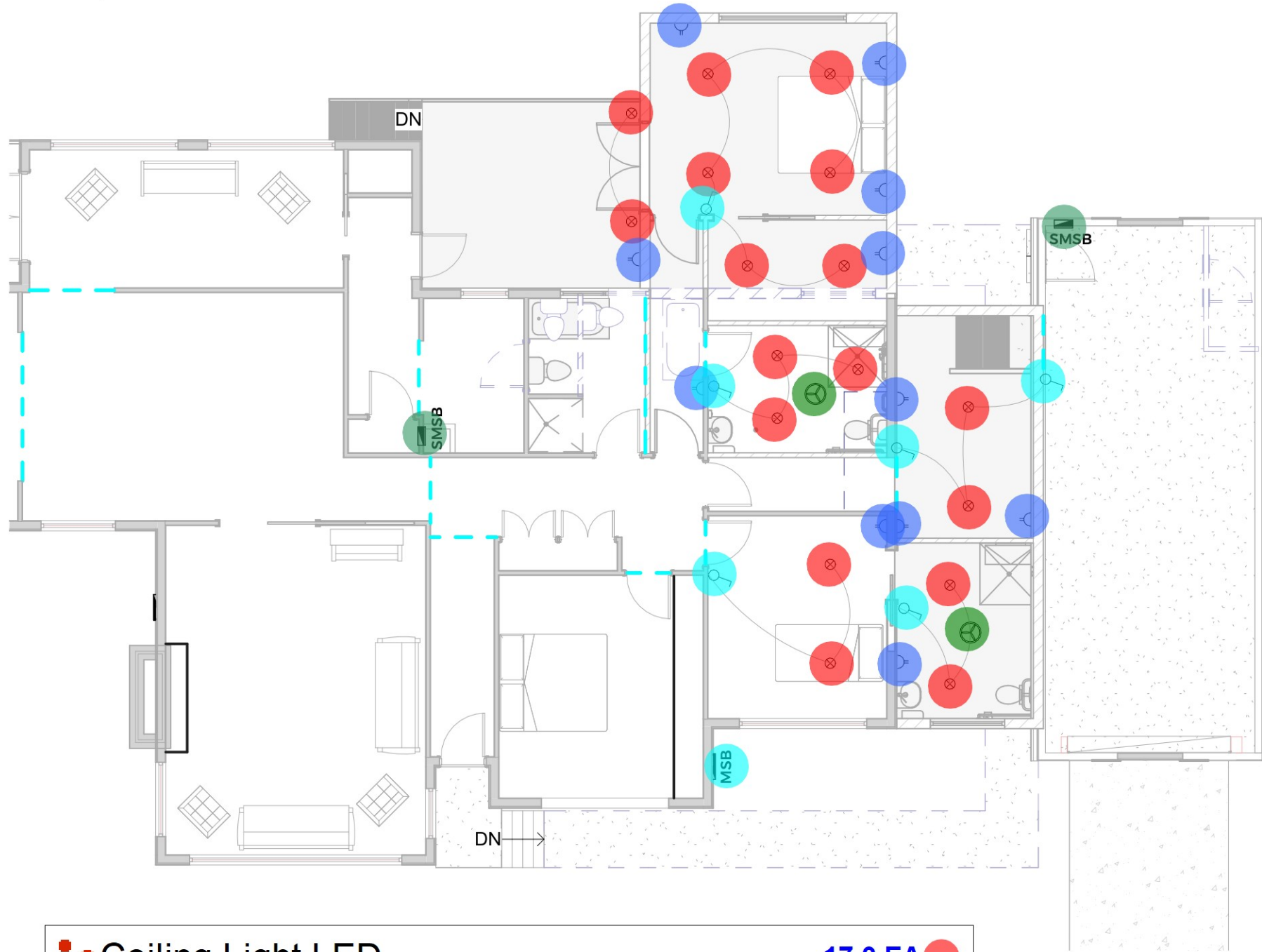
1 PROPOSED FLOOR PLAN
SCALE: 1 : 100

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1 DEMOLITION PLAN
SCALE: 1 : 100

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ELECTRICAL & MECHANICAL LEGEND

| MARK | COMPONENT | MODEL / DESCRIPTION | POWER |
|------|------------------------------|-----------------------------|---------|
| | ONE GANG LIGHT SWITCH | CLIPSAL ICONIC FLUSH SERIES | |
| | TWO GANG LIGHT SWITCH | CLIPSAL ICONIC FLUSH SERIES | |
| | THREE GANG LIGHT SWITCH | CLIPSAL ICONIC FLUSH SERIES | |
| | FOUR GANG LIGHT SWITCH | CLIPSAL ICONIC FLUSH SERIES | |
| | DUEL POWER SOCKET | CLIPSAL ICONIC FLUSH SERIES | |
| | DUEL POWER SOCKET INC. DATA | CLIPSAL ICONIC FLUSH SERIES | |
| | DUEL POWER SOCKET OUTDOOR | CLIPSAL WATERPROOF SOCKET | |
| | DOWNLIGHT | EMPRESS FIXED | 15W |
| | CEILING LIGHT LED | | |
| | HIGH BAY LIGHT | IES-LC2439 APOLLO | 200W |
| | PENDANT LIGHT (ENERGY SAVER) | AS SELECTED | |
| | EXTERNAL MOUNTED FLOOD LIGHT | CLIPSAL INFRASCAN IP66 | |
| | LED PANEL LIGHT | BLAIZE 1200 X 300 | 24W |
| | LIGHT SWITCH DIMMER | CLIPSAL ICONIC FLUSH SERIES | |
| | MOTION SENSOR | | |
| | SMOKE ALARM | | |
| | HEATED TOWEL RAIL | AS SELECTED | |
| | COMBINATION LIGHT/FAN/HEATER | IXL TASTIC (OR SIMILAR) | |
| | CEILING FAN | | |
| | RANGE HOOD OVER HOT PLATES | | |
| | TV ANTENNA | CLIPSAL ICONIC SERIES | 75 OHMS |
| | DATA | | |
| | HEAT PUMP INTERNAL UNIT | DAIKIN | 8KW |
| | HEAT PUMP EXTERNAL UNIT | DAIKIN | 8KW |
| | HOT WATER CYLINDER | | 250L |
| | MAIN SWITCH BOARD | | |
| | SUB MAIN SWITCH BOARD | | |
| | HWC | | |
| | MSB | | |
| | SMSB | | |

ELECTRICAL NOTES

- THIS PLAN IS DIAGRAMMATIC ONLY AND SUBJECT TO CHANGES BY THE ELECTRICIAN AND OWNER/S. THE BUILDING DESIGNER MUST BE CONTACTED IF EXTRA LIGHTING IS REQUIRED TO ENSURE THE LIGHTING CALCULATOR REQUIREMENTS ARE MET.
- ELECTRICAL WORK MUST TO BE IN ACCORDANCE WITH AS 3000.

1

EL SC

- Ceiling Light LED
- Dual Power Socket
- One Gang Light Switch
- Data
- SMSB Electrical Panel
- MSB Electrical Panel

17.0 EA

11.0 EA

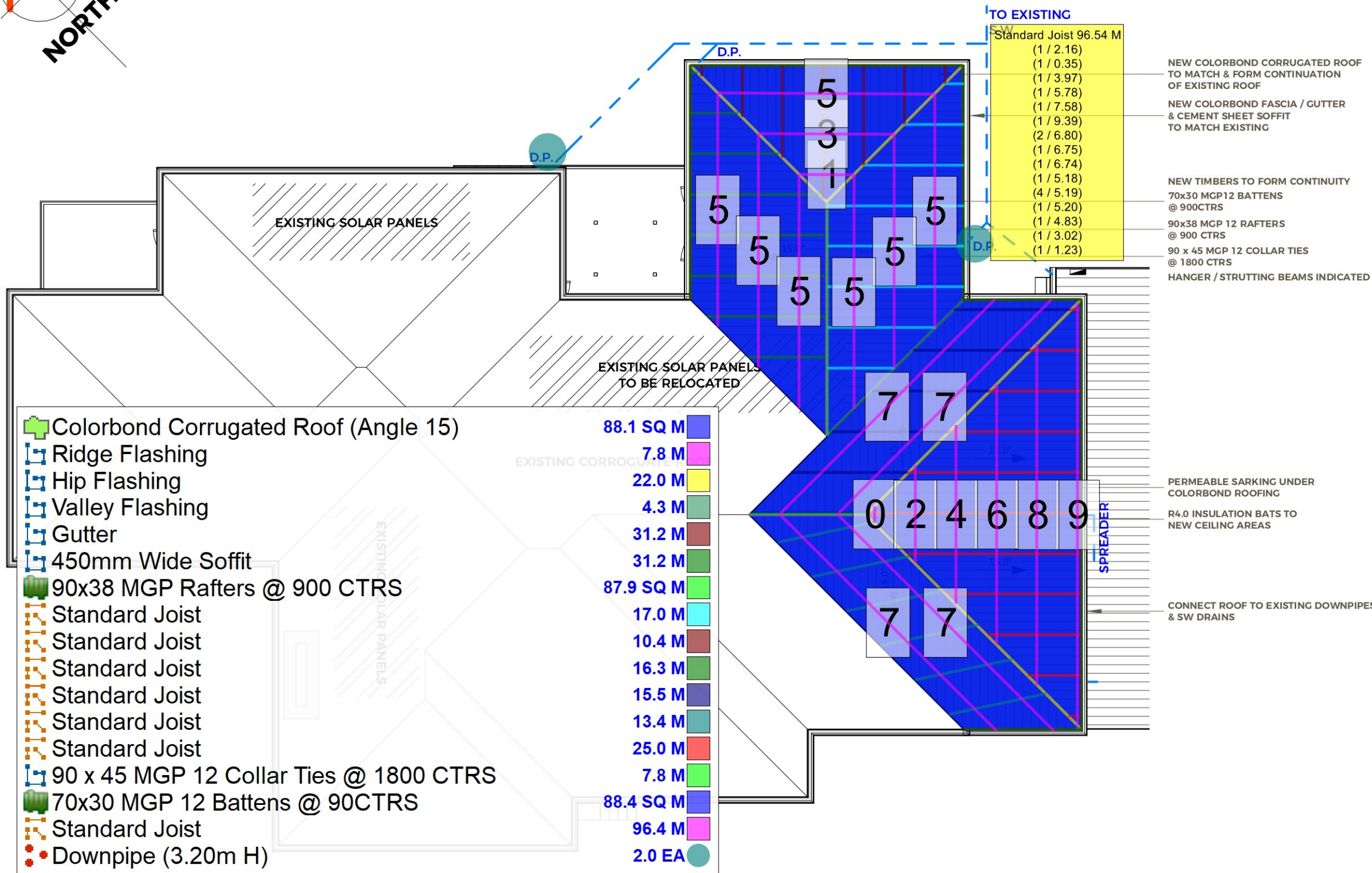
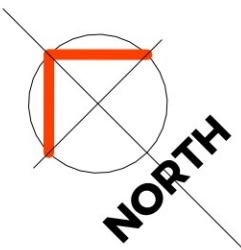
6.0 EA

2.0 EA

2.0 EA

1.0 EA

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ROOF PLAN NOTES

ROOF CLADDING, GUTTERING AND DOWNPIPES:

In accordance with ABCB Housing Provisions Standard Part 7 and AS/NZS 3500.5.

Installation to be in accordance with manufacturer's specifications and recommendations.

VENTILATION OF ROOF SPACES:

In accordance with ABCB Housing Provisions Standard Part 10.

HYDRAULIC:

Stormwater to be in accordance with AS/NSZ 3500

Wastewater to be in accordance with AS/NSZ 3500 and/or AS 1547

Water supply to be in accordance with AS/NSZ 3500

CONSTRUCTION NOTES:

Construction and materials in accordance with current NCC requirements and all relevant Australian Standards - See General Notes

Construction in accordance with AS3959 = BAL 12.5

METAL ROOF

Metal sheeting roof to be installed in accordance with abcb housing provisions part 7.2. Refer to table 7.2.2a for acceptable corrosion protection for sheet roofing, refer to table 7.2.2b-7.2.2e for acceptability of contact between different roofing materials.

For fixing, sheet laying sequence, fastener frequency for transverse flashings and cappings, anti capillary breaks, flashing details refer to abcb housing provisions part 7.2.5-7.2.7. Roof penetration flashing details.

Refer to to abcb housing provisions part 7.2.5- 7.2.7. Roof sheeting must overhang min 35mm as per abcb housing provisions part 7.2.8

EAVE & SOFFIT

NCC Volume 2 Part 3.5.3.5

Eave width - 300mm design wind speed N3

Soffit / eave lined with 'hardiflex' cement sheeting

Trimmers located within 1200 mm of external corners to be spaced @ 500 mm centers, remainder of sheet - 700 mm centers

Fastener / fixings within 1200 mm of external corners @ 200 mm centers, remainder of sheet - 300 mm centers

ROOF NOTES

VAPOUR PERMEABLE SARKING UNDER BATTENS (OR EQUIV.) (WITH 25MM AIR GAP TO ROOFING) AND A MINIMUM 10MM ROOF VENTILATION (SUPPLY) GAP IN ACCORDANCE WITH NCC.

RIDGE TO HAVE CONTINUOUS GAP IN VAPOUR PERMEABLE SARKING (5MM) OR EQUIV. VENTILATION SYSTEM (EXHAUST) IN ACCORDANCE WITH NCC.

SELECT COLORBOND CAPPING AND FLASHINGS INSTALLED TO MANUFACTURERS SPECIFICATION.

FC LINING TO EAVE WITH EAVE VENTS FOR VENTILATION (OR EQUIV) IN ACCORDANCE WITH NCC.

1 ROOF PLAN

SCALE: 1 : 100

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Project Name:

PROPOSED ALTERATIONS & EXTENSION

Sheet Name:

ROOF PLAN

Project No:

3022

Designer:
BMH

Sheet No:

A1.7 /

Total sheets:

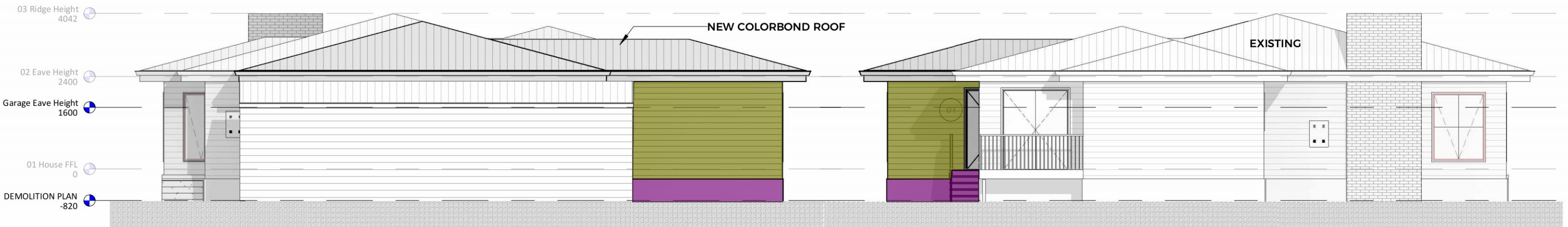
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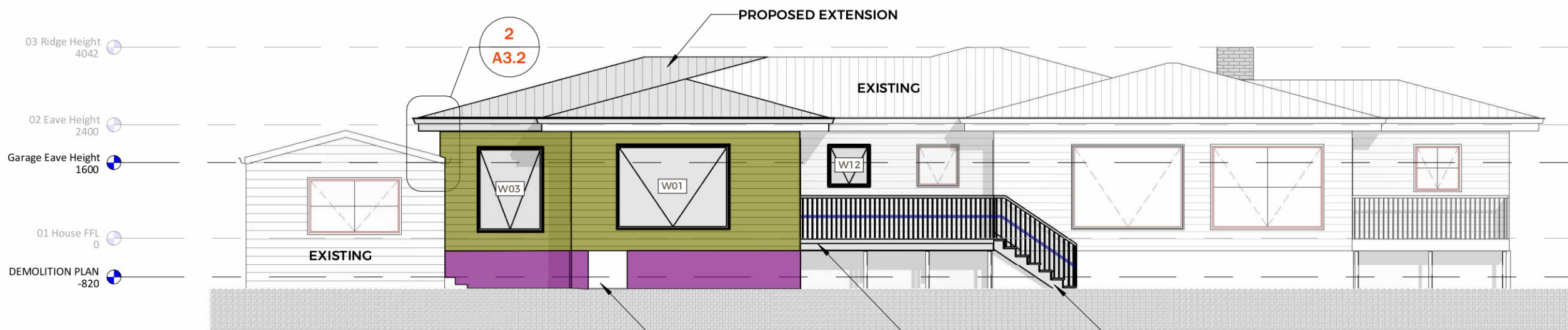
Revision No:
A3

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1 NORTH-WESTERN ELEVATION
SCALE: 1 : 100

2 SOUTH-EASTERN ELEVATION
SCALE: 1 : 100



NEW COLORBOND ROOF TO
MATCH EXISTING 15° PITCH

WEATHER BOARD LINING
TO MATCH EXISTING

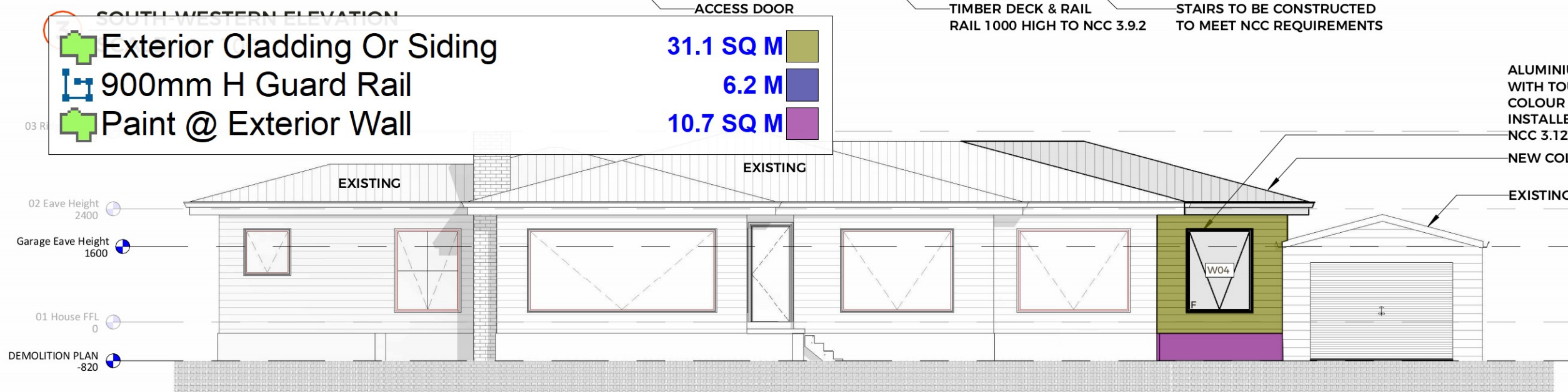
REPAIR / RENEW /
EXTEND EXISTING WALLS
& WEATHER BOARD LINING

19MM SHEET T&G FLOORING

MAINTAIN MIN 150 GROUND
CLEARANCE TO TIMBERS

100 BLOCKWORK FOUNDATION

400 x 400 STRIP FOOTING
3/12 TM TOP & BOTTOM



Exterior Cladding Or Siding
900mm H Guard Rail
Paint @ Exterior Wall

31.1 SQ M

6.2 M

10.7 SQ M

ALUMINIUM FRAMED WINDOW UNIT FITTED
WITH TOUGHENED SAFETY GLASS.
COLOUR TO OWNERS SPECIFICATION
INSTALLED TO MANUFACTURERS INSTRUCTIONS.
NCC 3.12.2 & AS-1288 & AS-2047.

NEW COLORBOND ROOF

EXISTING GARAGE

4 NORTH-EASTERN ELEVATION
SCALE: 1 : 100

| revision: | description: | drawn: | date: |
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