

General notes:

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Project: Alterations & Additions
Location: 68 Byron Street, Bangalow,
NSW 2479
Client: Nathan Keevers
Scale: 1:200 @A3 Date: April, 2020
Drawing title Proposed Site Plan
Drawing no. 214 / DD / 01 Rev: C

Space Studio Pty Ltd
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Abbreviations	
AWN2	Awning type 2: Metal awning, colour: White
BAL(E)	Existing balustrade to remain
BAL1	PC aluminium steel balustrade, colour: White
BHP	Building height plane
Bm	Bitumen
BR(E)	Existing brickwork wall to remain
BR1	Brickwork wall type 1. Brick to match existing, Lacy pattern
BR(S)	Brickwork screen wall. Brick to match existing, Perforated pattern
C(R)	Raked painted plasterboard ceiling lining
CH(E)	Existing chimney to remain
CL1	Cladding type 1: Horizontal weatherboard cladding, paint finish: White
COL	Column to Engineer's details
COL(E)	Existing column to remain
D*	Door number
DP	Downpipe
DP(E)	Existing downpipe to remain
(E)	Existing
EGL	Existing ground level
FAC	Fascia: paint finish
FFL	Finished floor level
GUT(E)	Existing gutter to remain
GUT	Gutter: profile to match existing
MSR1	Metal sheet roof type 1: Concealed fixed corrugated metal roof sheeting, colour: Colorbond Windspray.
PC	Powder coated
PGL	Proposed ground level
RC(A)	Reinforced concrete - Exposed aggregate finish
SC1	Screen type 1: PC aluminium colour: White
SC2	Screen type 2: PC aluminium colour: White
Sk	Sink
ST/ST	Stainless steel
TF1	Timber floor on timber framing
TF2	Timber floor on conc.
TL(E)	Existing tile to remain
TL1	Tile type 1:
TR(E)	Existing tiled roof to remain
TR1	Tiled roof 1: Terracotta roof tiles to match existing TR(E) roof pitch.
W*	Window number
WC	Water closet

Specification	
General Notes All work shall be carried out using new materials to a first class quality of workmanship and in accordance with all relevant regulations, BCA requirements, SAA codes and Local Authority requirements. Works to comply with BCA Deemed-to-satisfy provisions unless otherwise noted. Make good any damage to footpath & kerbs to the satisfaction of local authorities. Plumbing and drainage: Work shall be carried out by a licensed contractor in accordance with authorities having jurisdiction over the works. To the Plumbing Code of Australia and AS3500 series and the AT 5200 series. All work to be in accordance with BASIX certificate requirements.	
Stormwater - Additions & New Building	
Connect all new downpipes of proposed additions to existing building and new building to new water tank. Provide drainage to retaining walls. Connect all drainage & controlled water tank overflow to stormwater drainage line running to existing Byron Shire Council stormwater system. All drainage works are to be installed by a suitably qualified person and in accordance with the requirements of AS/NZS 3500.3:2003 - Plumbing and drainage, Part 3: Stormwater drainage.	
Erosion Control	
Provide all necessary measures to control erosion and sediment before commencing construction and maintain during construction. Access to the allotment: - Limit access to the site by establishing a single stabilised entrance/ exit - When building, preserve as much grassed area as possible - Excavation: Confine all cut and fill operations only to the areas of the allotment where it is required - Reinstate trenches as soon as possible, compact the back-fill and replace top soil - Do not strip and excavate the site until you are ready to begin building - Remove excess soil from the site Sediment control measures: Install runoff and soil erosion controls prior to work commencing on the site and the controls shall incorporate: - Diversion of uncontaminated upsite runoff around cleared and/or disturbed areas - Sediment control fences at the downslope perimeter of the cleared and/ or disturbed area to prevent unwanted sediment and other debris escaping from the land - Maintenance of all erosion control measures at maximum operational capacity until the land is effectively rehabilitated	
Site waste minimisation & management plan (SWMMP)	
All records demonstrating lawful disposal of waste will be retained and kept readily accessible for inspection by regulatory authorities such as council, DECC or WorkCover NSW. Builder to store waste in skip bin located on site during construction and remove bin promptly once full. Builder to remove all waste material from site at the completion of the construction and prior to client occupation. Suitable bins to separate green waste, recycling and landfill waste will be provided in the kitchen. Bin storage areas have been identified on the plans.	

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Revisions

-

For Approval

15.04.20

A

Abbreviations amended

27.05.21

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Project:

Alterations & Additions

Location:

68 Byron Street, Bangalow, NSW 2479

Client:

Nathan Keevers

Scale:

Not to scale

Date: April, 2020

Drawing title

Abbreviations & Specifications

Drawing no.

214 / DD / 02

Rev: A

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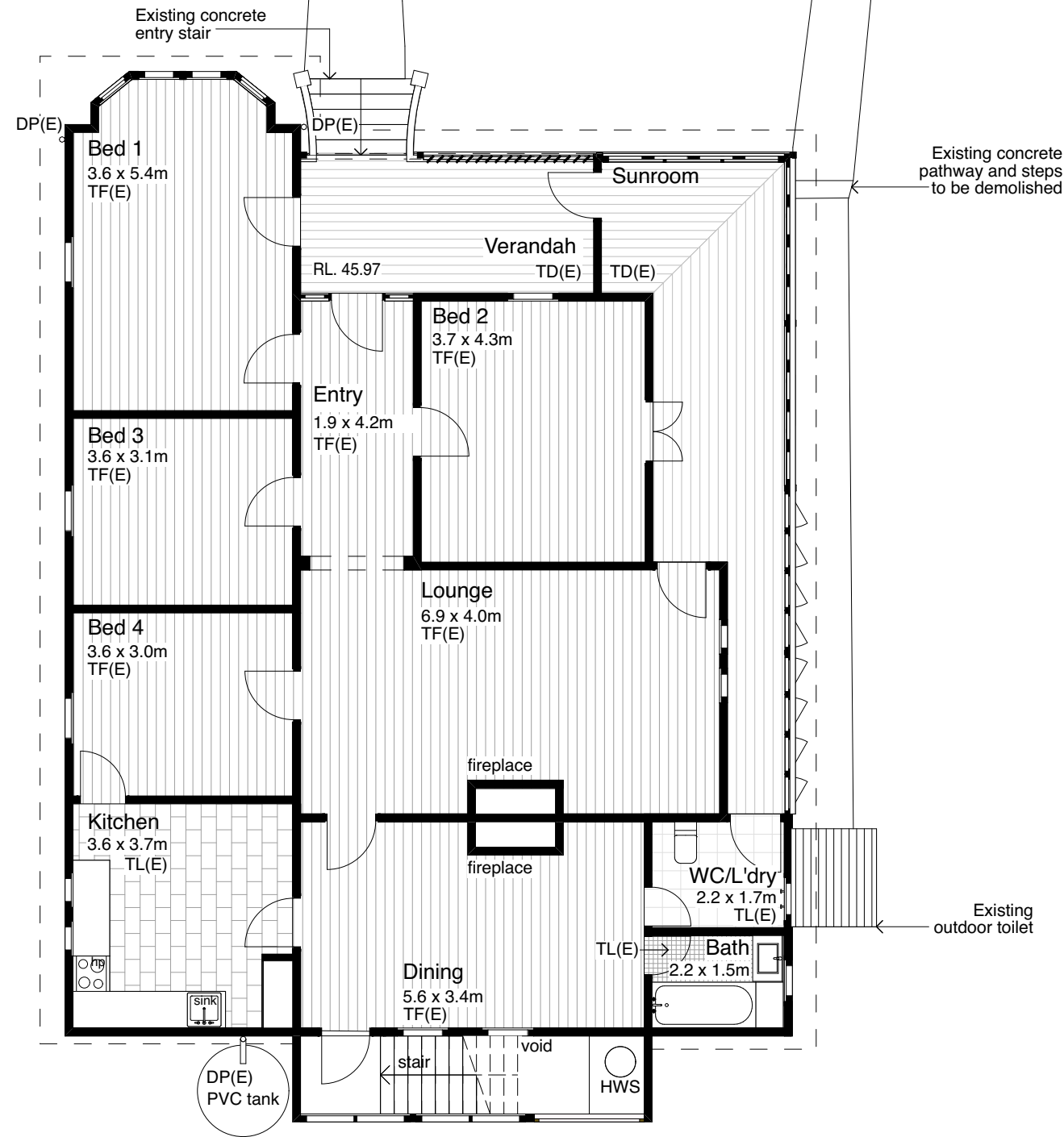
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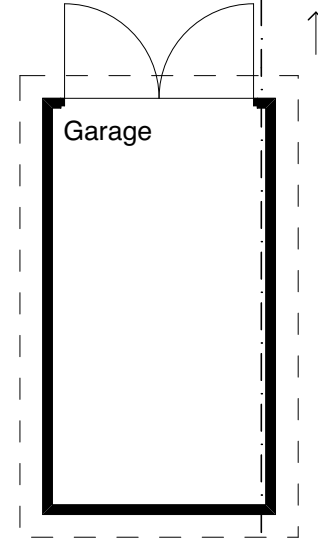
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Existing concrete
pathway and steps
to be demolished

Existing
outdoor toilet

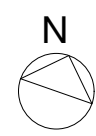
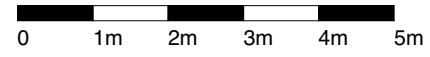


1 Existing Ground Floor Plan

Scale 1:100

Wall Types Legend:

- Existing wall
- Proposed wall



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Revisions	For Approval	15.04.20
-		

Project: Alterations & Additions
Location: 68 Byron Street, Bangalow, NSW 2479
Client: Nathan Keevers
Scale: 1:100 @A3 Date: April, 2020
Drawing title Existing Ground Floor Plan
Drawing no. 214 / EX / 03 Rev: -

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Wall Types Legend:

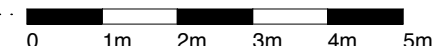
	Existing wall
	Proposed wall

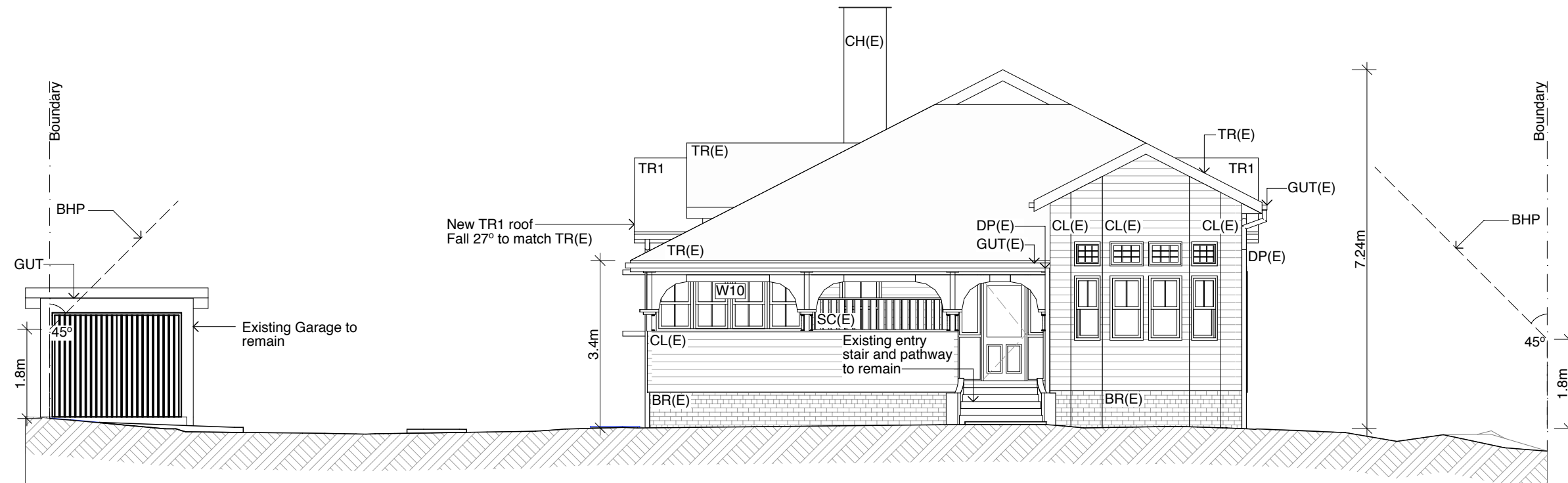
Revisions		
-	For Approval	15.04.20
A	Revised for approval	09.06.20
B	New commercial building deleted	02.02.21
C	Car parking deleted	27.05.21

Project: Alterations & Additions
Location: 68 Byron Street, Bangalow,
NSW 2479
Client: Nathan Keevers
Scale: 1:100 @A3 Date: April, 2020
Drawing title Proposed Ground Floor Plan
Drawing no. 214 / DD / 04 Rev: C

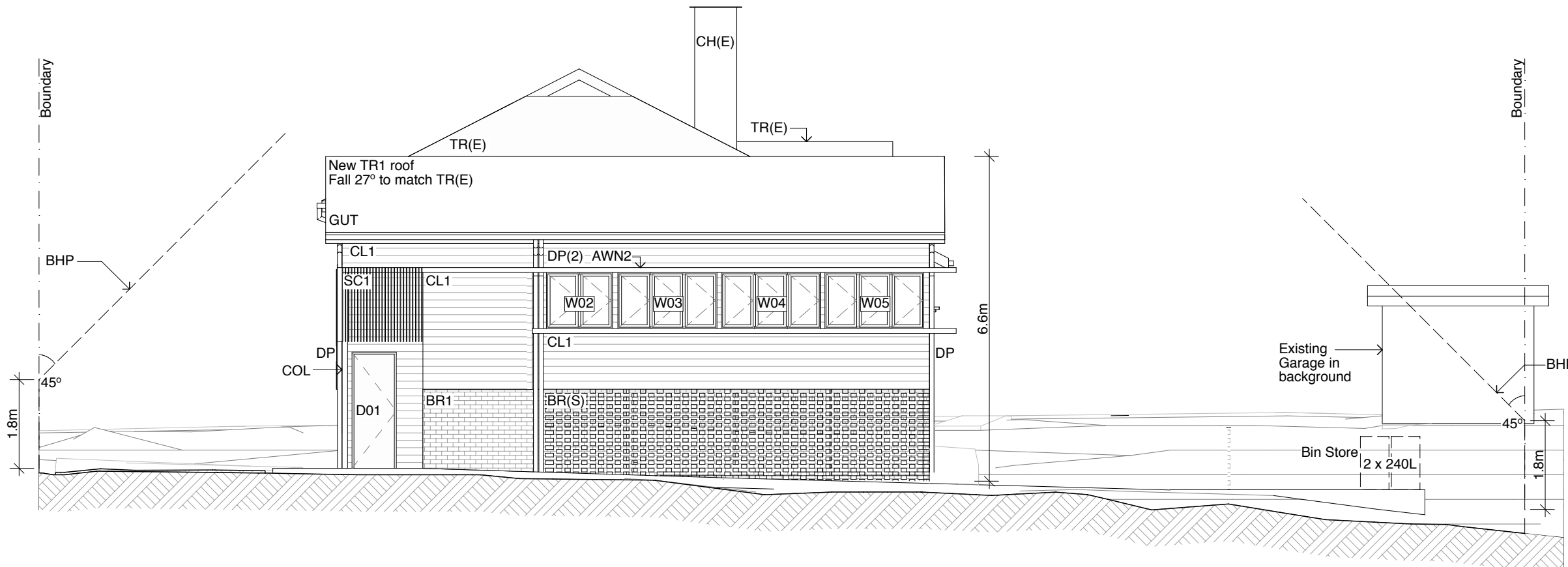
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1 North Elevation (Byron Street)



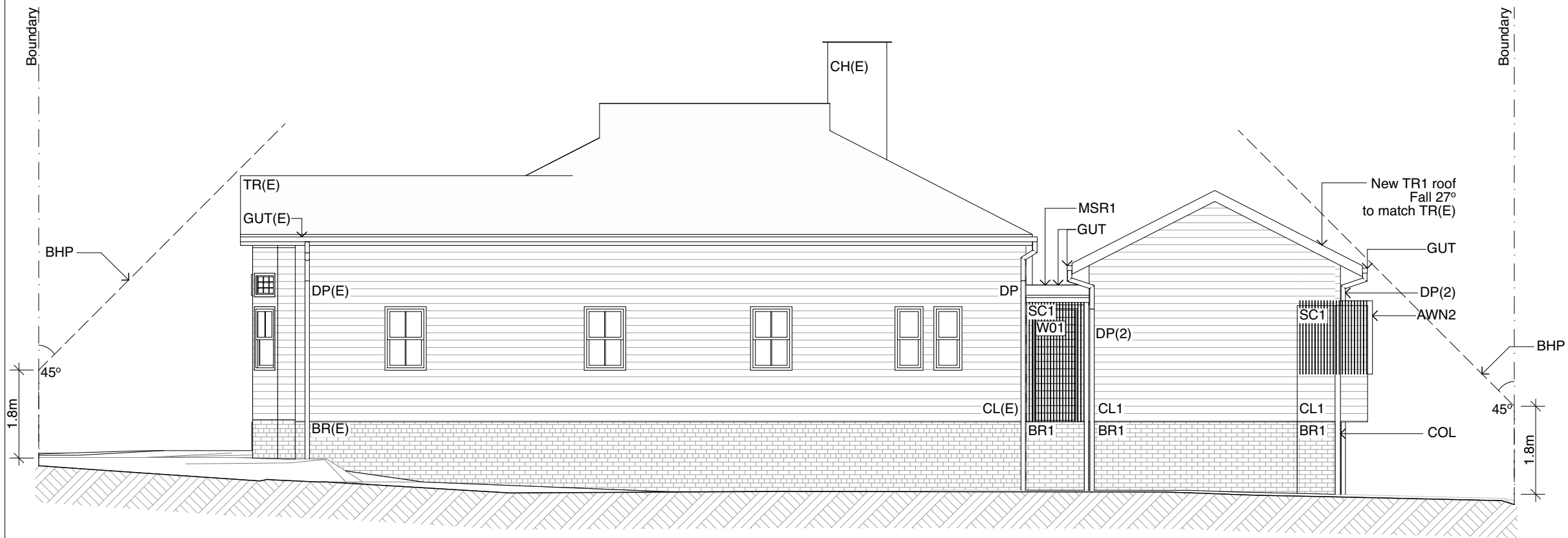
1 South Elevation (Deacon Street)

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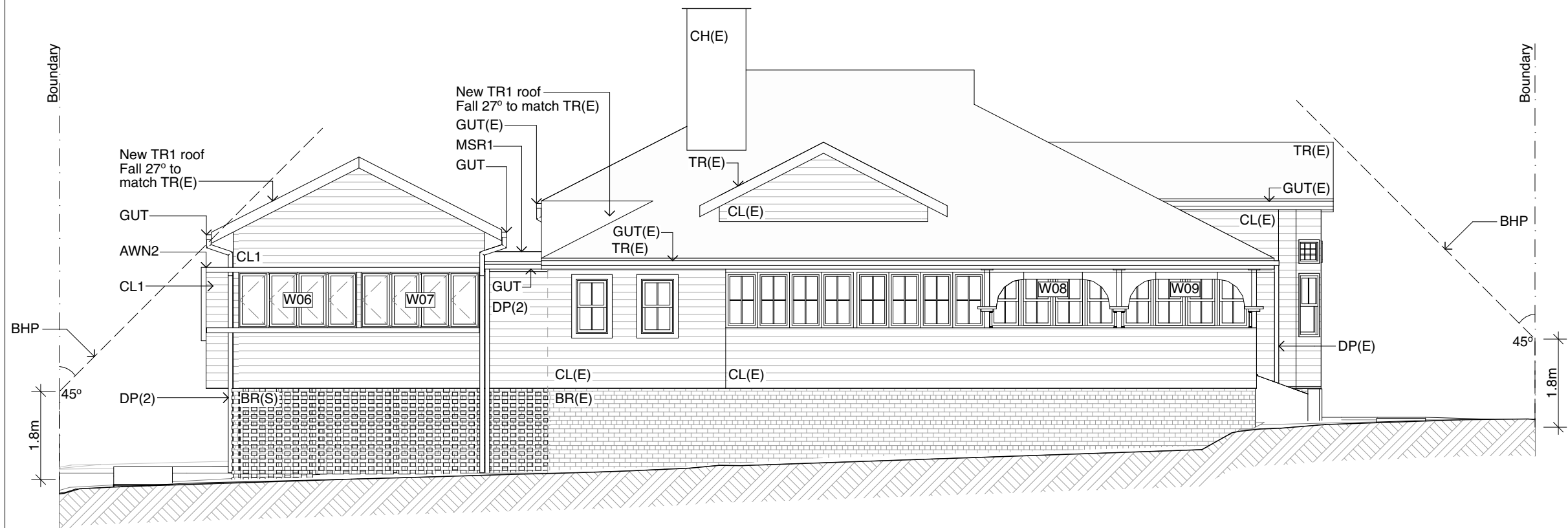
Revisions		
-	For Approval	15.04.20
A	Revised for approval	09.06.20
B	New commercial building deleted	27.05.21

Project: Alterations & Additions
Location: 68 Byron Street, Bangalow, NSW 2479
Client: Nathan Keevers
Scale: 1:100 @A3 Date: April, 2020
Drawing title Proposed Elevations page 1 of 3
Drawing no. 214 / DD / 05 Rev: B

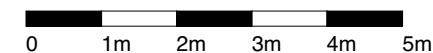
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1 West Elevation



2 East Elevation (Additions to Existing Building)



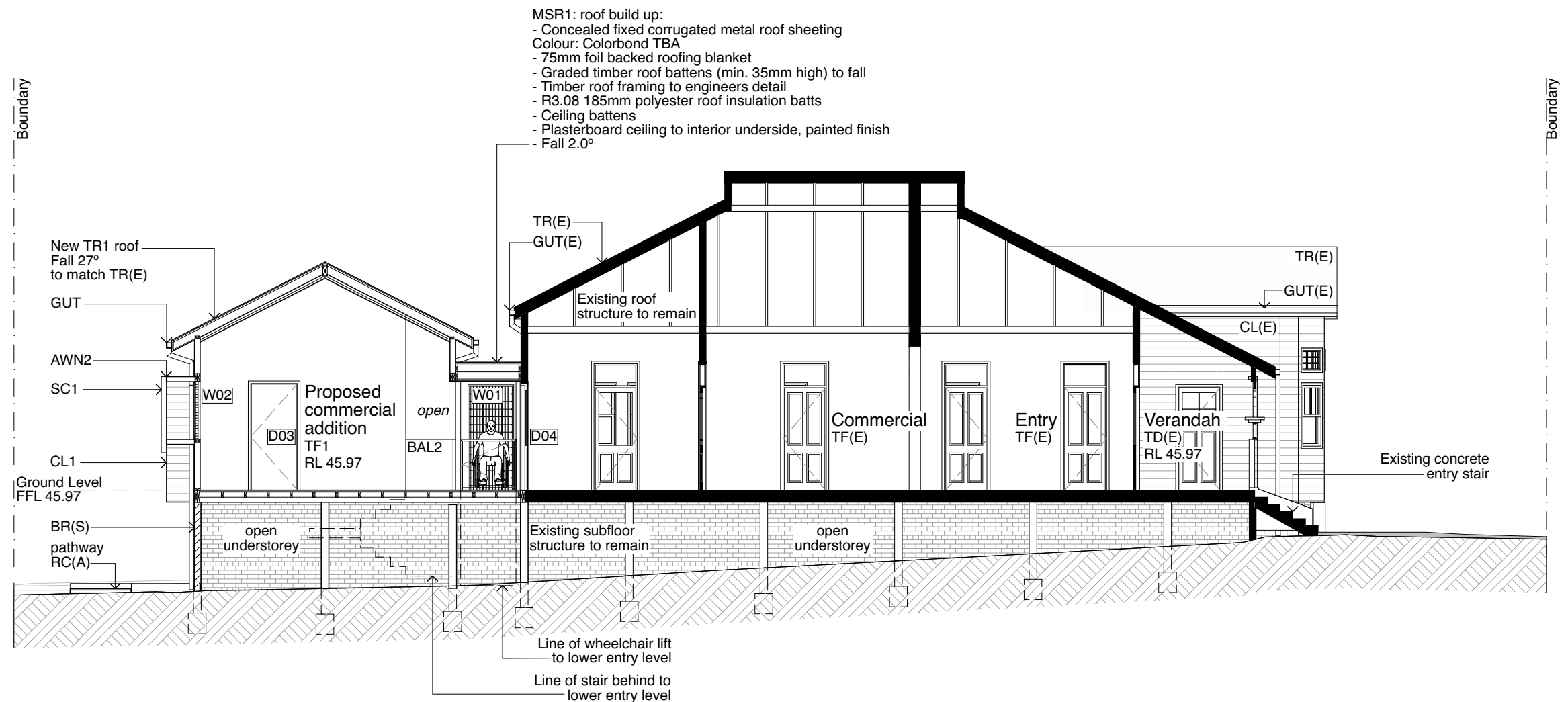
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Revisions		
-	For Approval	15.04.20
A	Revised for approval	09.06.20

Project: Alterations & Additions
Location: 68 Byron Street, Bangalow, NSW 2479
Client: Nathan Keevers
Scale: 1:100 @A3 Date: April, 2020
Drawing title Proposed Elevations page 2 of 3
Drawing no. 214 / DD / 06 Rev: A

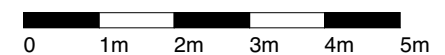
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1 Section A

Wall Types Legend:	
	Existing wall
	Proposed wall



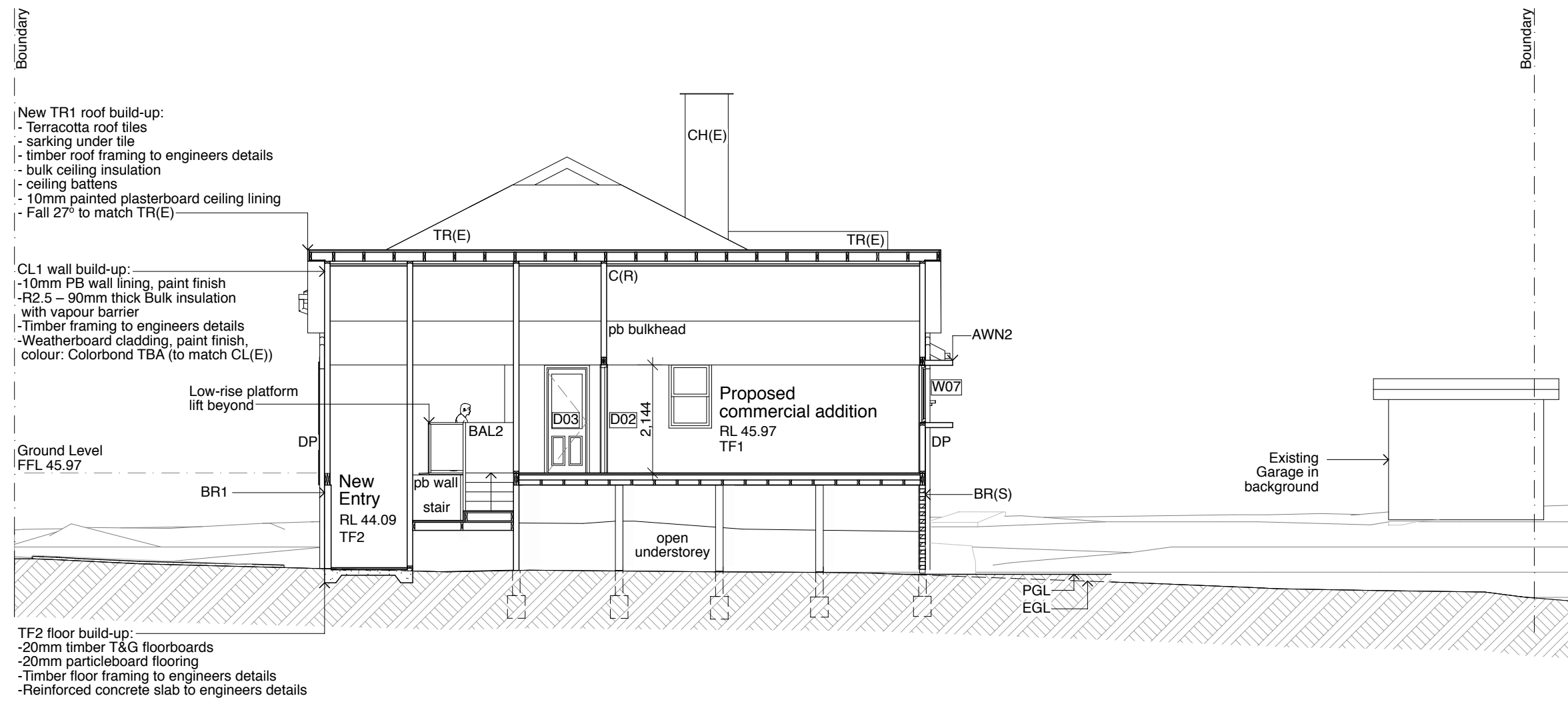
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Revisions
 - For Approval 15.04.20

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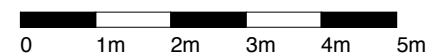
Space Studio Pty Ltd
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 www.spacestudio.com.au
 Nominated Architect: Jason Trisley (NSW ARB 8261)

Project: Alterations & Additions
 Location: Lot: 12 - 14 / Section 6 / DP 4358
 68 Byron Street, Bangalow, NSW 2479
 Client: Nathan Keevers
 Scale: 1:100 @A3 First Issue Date: April 2020
 Drawing title: Proposed Section page 1 of 2
 Drawing number: 231 / DD / 08 Rev: -



1 Section B

Wall Types Legend:	
	Existing wall
	Proposed wall



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	-	For Approval			Location:	Lot: 12 - 14 / Section 6 / DP 4358 68 Byron Street, Bangalow, NSW 2479
	A	New commercial building deleted			Client:	Nathan Keevers
					Scale:	1:100 @A3 First Issue Date: April 2020
					Drawing title	Proposed Section page 2 of 2
					Drawing number:	231 / DD / 09 Rev: A

