

PROPOSED MULTI-DWELLING HOUSING

FOR

MURRAY NIELSEN

66 LARMER ST, NARRANDERA NSW



GENERAL NOTES:

Builder to confirm all dimensions before commencing any works.

If discrepancies occur on plans, designer is to be contacted.

All dimensions are in millimeters unless otherwise stated.

Use figured dimensions only. Do not scale from plans.

Site information is based on information supplied by the owner and must be verified by the supplier on acceptance of this plan.

All works shall comply with the National Construction Code (NCC) current Australian Standards, building regulations and statutory approvals. Notify this office of any discrepancies.

These plans should be read in conjunction with project specification and all consultant drawings including but not limited to Structural Engineer and Surveyor.

Soil Classification - refer to Engineers report and soil tests.

SPECIFICATIONS:

WIND CLASSIFICATION - BY ENGINEER

PLUMBING

All plumbing to AS 3500 and must be carried out by a licensed plumber in accordance with the Plumbing Code of Australia (PCA) to comply with the requirements of the Local Authority.

Gutters and Downpipes to be designed and installed in accordance with NCC Part 7.4.

ELECTRICAL

All electrical work shall be undertaken by a licensed electrician and in accordance with AS/NZS 3000

CONDENSATION MANAGEMENT

Install a pliable building membrane to comply with AS4200.1 & AS4200.2 with a vapour permeance of not less than 0.143ug/N.s in this climate. (Climate 4). Except for single skin masonry or concrete, where a pliable building membrane is not installed in an external wall, the primary water control layer must be separated from water sensitive materials by a drained cavity.

SPECIFICATIONS:

TERMITE PROTECTION

All buildings shall be protected against termite attack in accordance with AS3660.1 and NCC Part 3.4. Provide a durable notice in the meter box indicating type of barrier and required inspections.

SMOKE DETECTORS

Smoke detectors shall be installed as noted on the plans and in accordance with AS 3786 and NCC Part 9.5. They must be hard wired to the electrical supply.

GLAZING

Provide glazing to AS 1288 and NCC Part 8

LIFT OFF HINGES (LOH)

Provide lift of hinges to the doors on sanitary compartments as labeled on the plans in accordance with NCC 10.4.2

DRAUGHT SEALING

Provide a seal/draught excluder to the bottom edge of all external doors

BASIX NOTES:

LOW WATER VEGETATION

Unit 1 = 40 m²

Unit 2 = 34 m²

Unit 3 = 50 m²

COOLING & HEATING

1-phase airconditioning with a minimum energy rating of 3 stars to be installed in at least one living area and at least one bedroom and provide for day/night zoning between living areas and bedrooms.

VENTILATION

Bathroom - Install an exhaust fan in the ceiling, duct through roof or facade and operate manually

Kitchen - Install a rangehood over cooktop, duct through roof or facade and operate manually

Laundry - natural ventilation

LIGHTING

The primary type of artificial lighting is dedicated fluorescent or LED in both bedrooms, living room, dining room, kitchen, all bathrooms, all toilets, laundry and all hallways.

All fittings must only be capable of accepting fluorescent or LED lamps.

AAA RATING

All showerheads minimum rating of 4 star (>4.5 but <= 6L/min)

Toilets to have a minimum rating of 6 Star

Kitchen taps to have a minimum rating of 6 star

and Basin taps to have a minimum rating of 6 stars

HOT WATER

Gas Instantaneous with a minimum of 4 stars to be installed

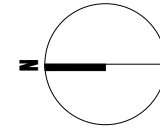
OTHER

Electric cooktop and electric oven to be installed in each Kitchen.

An outdoor clothes drying line must be installed in each unit.

GENERALLY

The information found in these notes are by no means the extent of information relating to compliance with BASIX commitments. These notes must be read in conjunction with the full set of plans and elevations outlined on sheet no's 687NIE-00 to 687NIE-14 (14 sheets) and with the BASIX Certificate pertaining to this property.

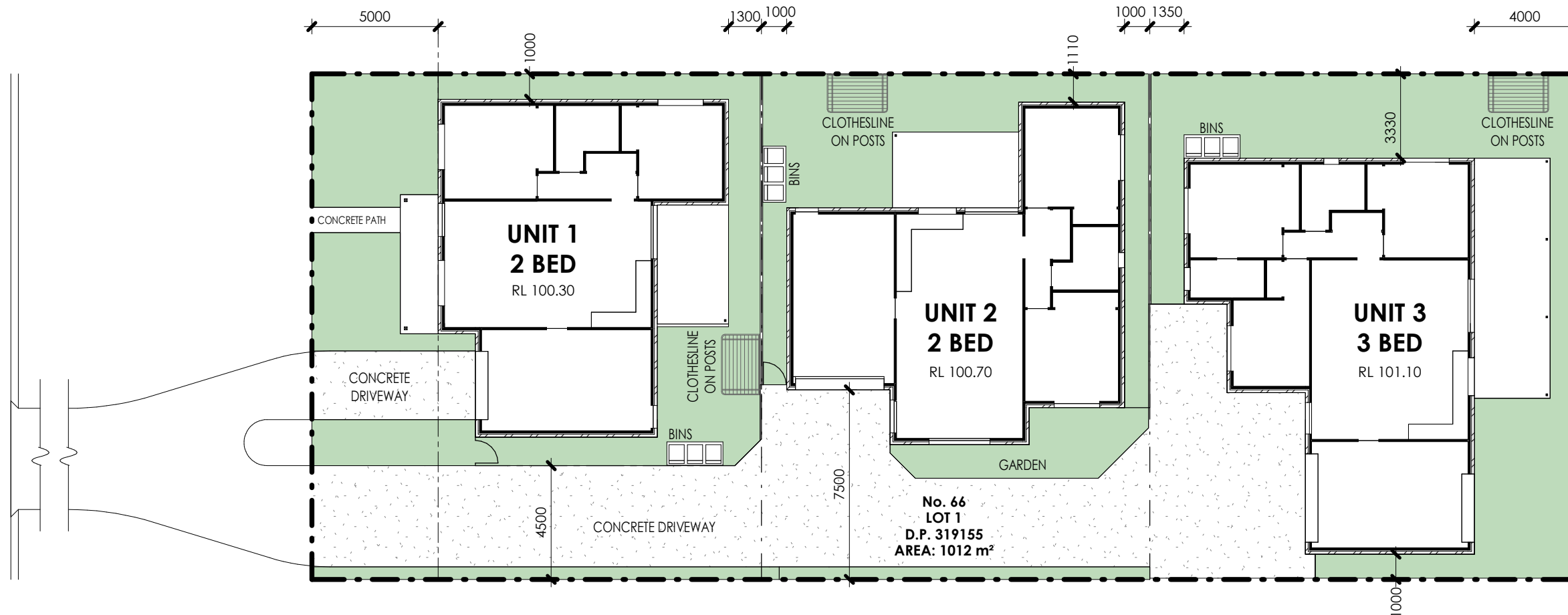


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LARMER STREET

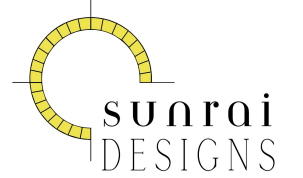
LANEWAY



**No. 66
LOT 1
D.P. 319155
AREA: 1012 m²**

1 SITE PLAN
SCALE 1 : 200

Issue	Description	Date
C	DA ISSUE	07.07.24
B	FOR CLIENT REVIEW	27.05.24
A	PRELIMINARY	28.03.24



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Client
Murray Nielsen

Project
66 Larmer Street
NARRANDERA NSW 2700

Title
SITE PLAN

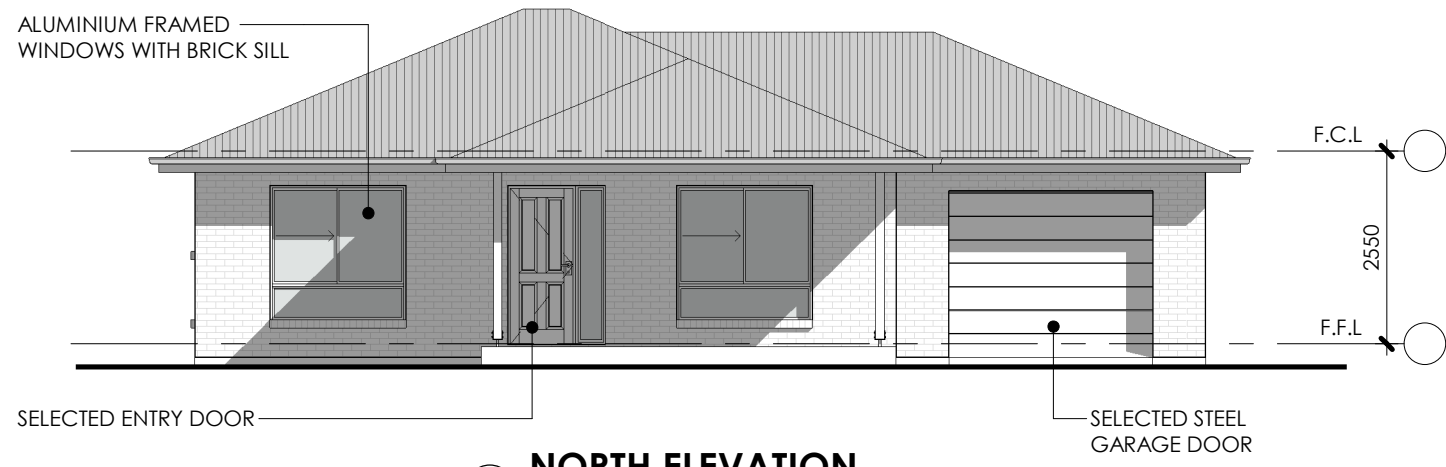
Scale at A3
1 : 200

Date
MARCH 2024

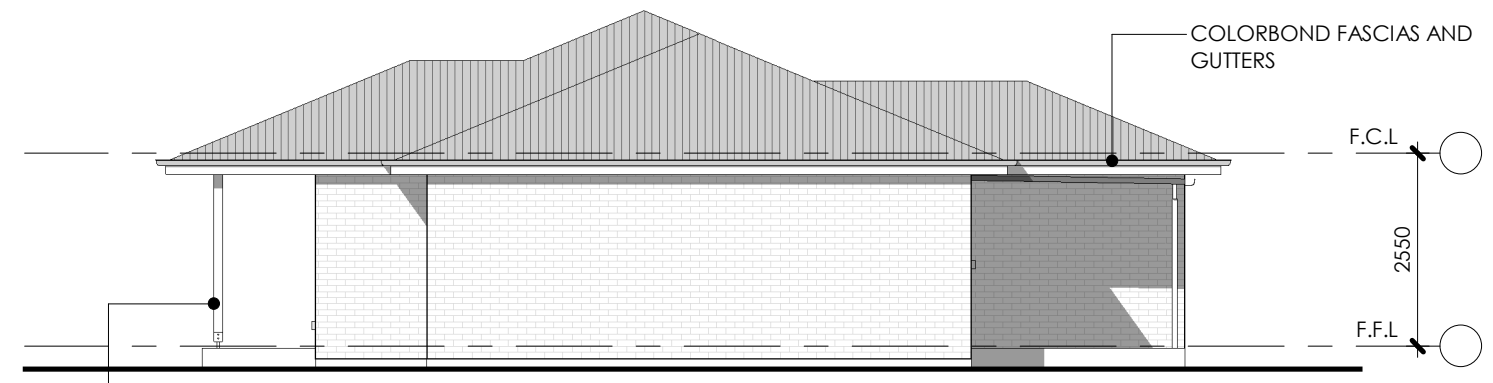
Drawn
RG/CD

Drawing No.
687NIE-01

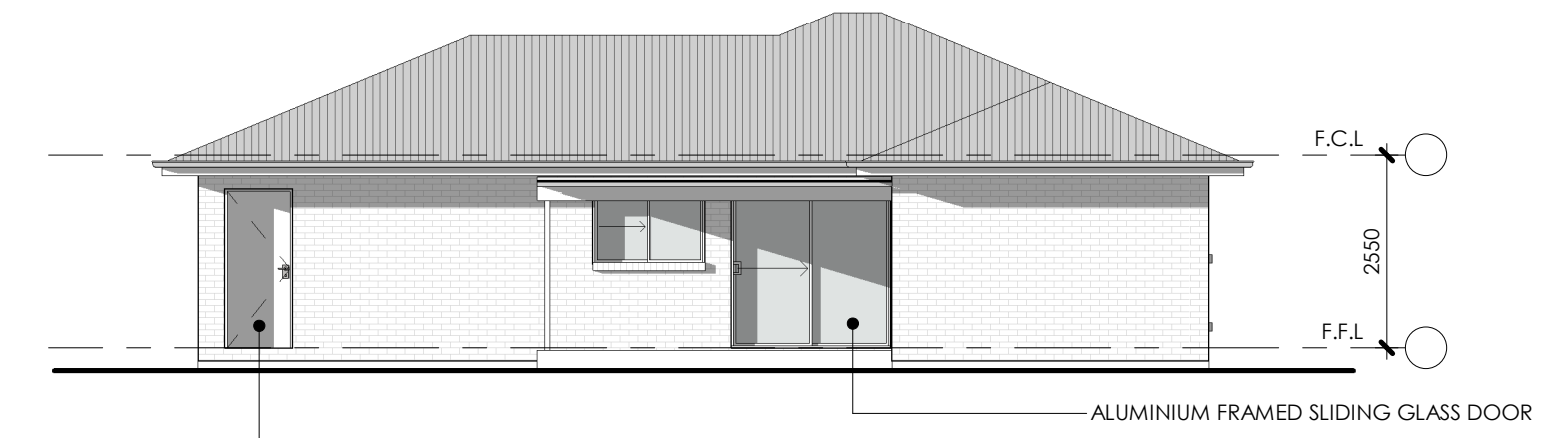
Issue
C



1 **NORTH ELEVATION**
SCALE 1 : 100



2 **WEST ELEVATION**
SCALE 1 : 100



3 **SOUTH ELEVATION**
SCALE 1 : 100



4 **EAST ELEVATION**
SCALE 1 : 100

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Title
UNIT 1 - ELEVATIONS

Scale at A3
1 : 100

Date
MARCH 2024

Drawn
RG/CD

Drawing No.
687NIE-03

Issue
C



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Issue	Description	Date


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Title
UNIT 1 - PERSPECTIVES

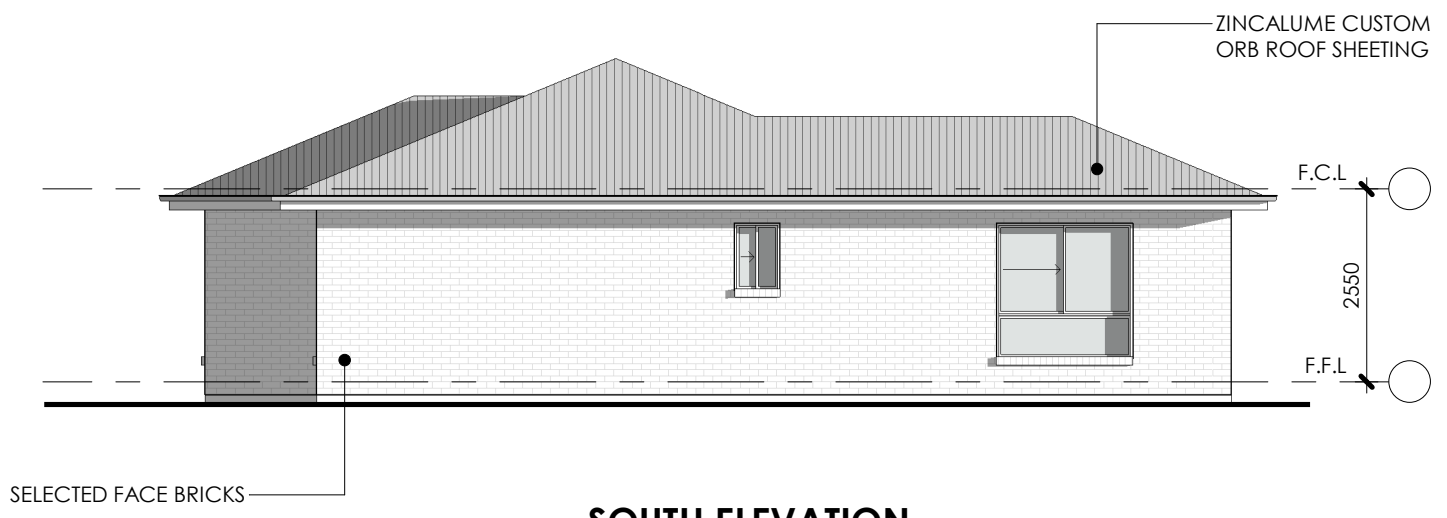
Scale at A3
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Date MARCH 2024 **Drawn** RG/CD

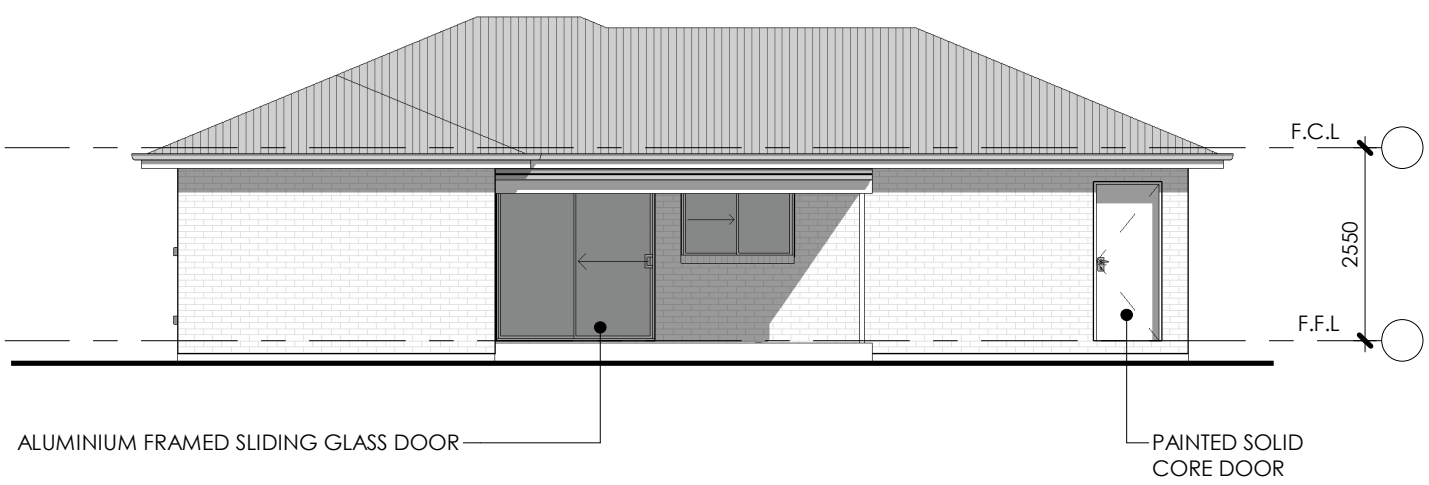
Drawing No. 687NIE-05 **Issue** C



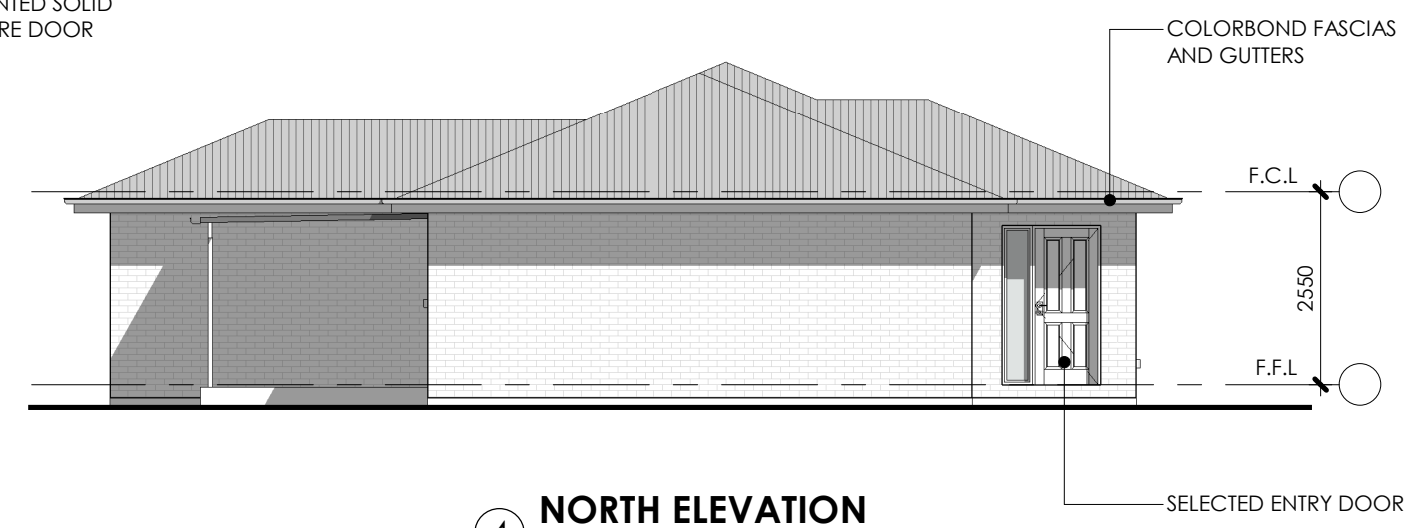
1 **WEST ELEVATION**
SCALE 1 : 100



2 **SOUTH ELEVATION**
SCALE 1 : 100



3 **EAST ELEVATION**
SCALE 1 : 100



4 **NORTH ELEVATION**
SCALE 1 : 100

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Title
UNIT 2 - ELEVATIONS

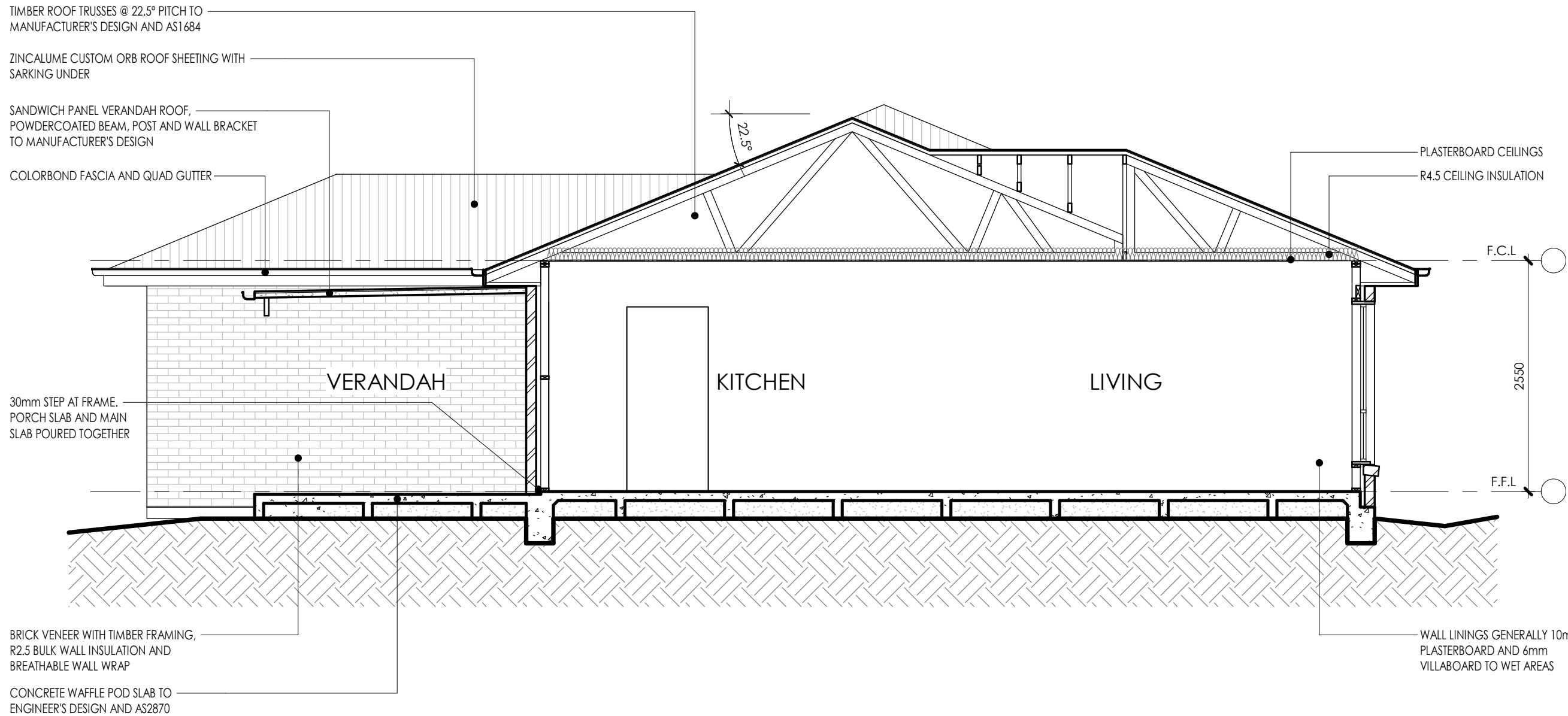
Scale at A3
1 : 100

Date
MARCH 2024

Drawing No.
687NIE-07

Drawn
RG/CD

Issue
C

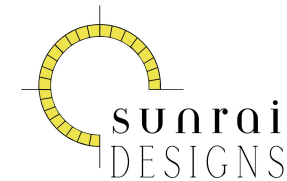


B SECTION
SCALE 1 : 50

Notes

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Title
UNIT 2 - SECTION

Scale at A3
1 : 50

Date
MARCH 2024

Drawn
RG/CD

Drawing No.
687NIE-08

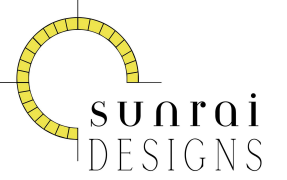
Issue
C



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Title
 UNIT 2 - PERSPECTIVES

Scale at A3
 NA

Date
 MARCH 2024

Drawn
 RG/CD

Drawing No.
 687NIE-09

Issue
 C

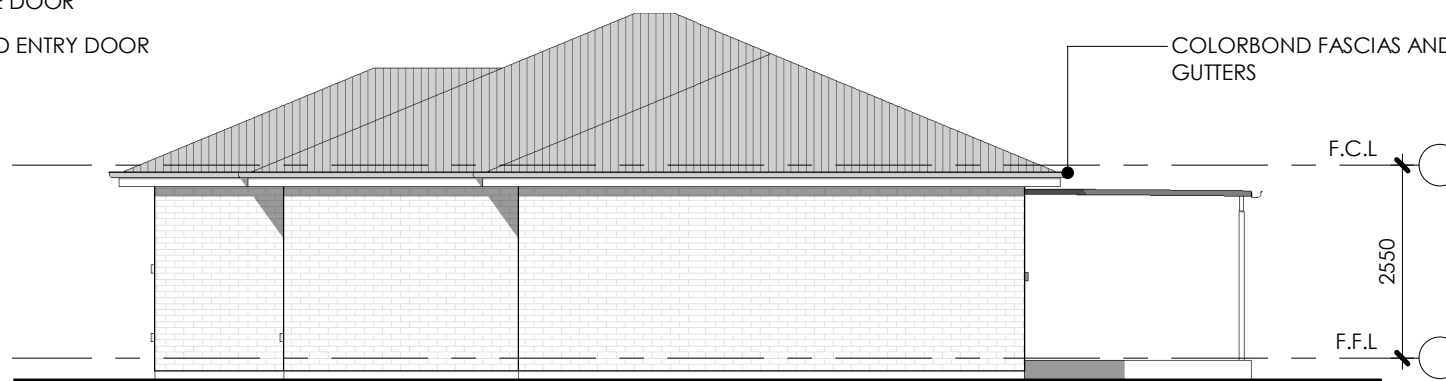


1 **NORTH ELEVATION**
SCALE 1 : 100

ALUMINIUM FRAMED
WINDOWS WITH BRICK SILL

SELECTED STEEL
GARAGE DOOR

SELECTED ENTRY DOOR



2 **WEST ELEVATION**
SCALE 1 : 100

COLORBOND FASCIAS AND
GUTTERS



3 **SOUTH ELEVATION**
SCALE 1 : 100

SELECTED STEEL
GARAGE DOOR

ALUMINIUM FRAMED SLIDING GLASS DOOR



4 **EAST ELEVATION**
SCALE 1 : 100

SANDWICH PANEL
VERANDAH ROOF

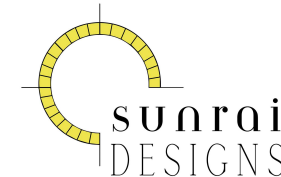
ZINCALUME CUSTOM ORB
ROOF SHEETING

SELECTED FACE BRICKS

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Title
UNIT 3 - ELEVATIONS

Scale at A3
1 : 100

Date
MARCH 2024

Drawn
RG/CD

Drawing No.
687NIE-11

Issue
C

ZINCALUME CUSTOM ORB ROOF SHEETING WITH SARKING UNDER

TIMBER ROOF TRUSSES @ 22.5° PITCH TO MANUFACTURER'S DESIGN AND AS1684

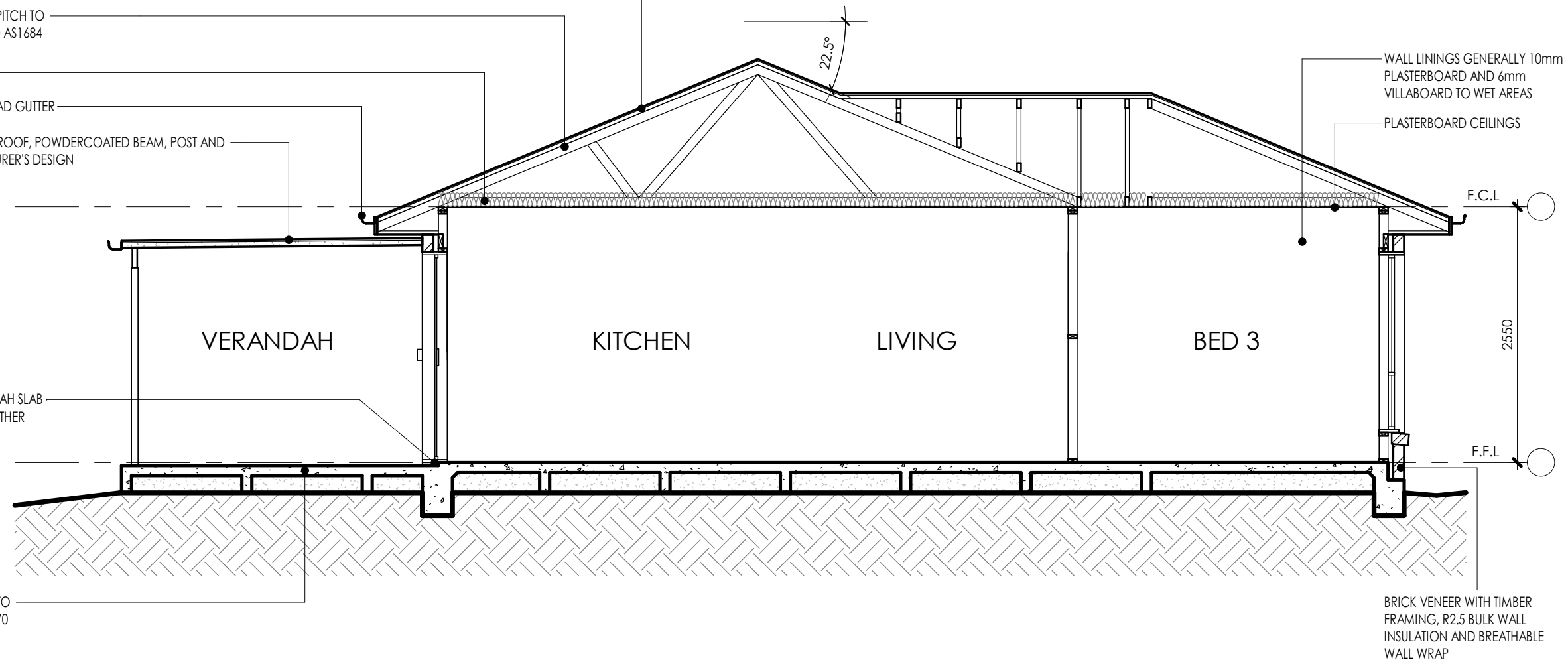
R4.5 CEILING INSULATION

COLORBOND FASCIA AND QUAD GUTTER

SANDWICH PANEL VERANDAH ROOF, POWDERCOATED BEAM, POST AND WALL BRACKET TO MANUFACTURER'S DESIGN

30mm STEP AT FRAME. VERANDAH SLAB AND MAIN SLAB POURED TOGETHER

CONCRETE WAFFLE POD SLAB TO ENGINEER'S DESIGN AND AS2870



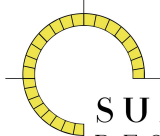
BRICK VENEER WITH TIMBER FRAMING, R2.5 BULK WALL INSULATION AND BREATHABLE WALL WRAP

SECTION 1
SCALE 1 : 50

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Title
UNIT 3 - SECTION

Scale at A3
1 : 50

Date
MARCH 2024

Drawn
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Drawing No.
687NIE-12

Issue
C



- Notes**
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Issue	Description	Date



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Title
UNIT 3 - PERSPECTIVES

Scale at A3
NA

Date MARCH 2024 **Drawn** RG/CD

Drawing No. 687NIE-13 **Issue** C