

AUSTRALIAN STANDARDS

THIS DEVELOPEMENT TO COMPLY WITH THE FOLLOWING STANDARDS :-

1. LIGHT TIMBER FRAMING CODE AS 1684.2 - 2010
2. MASONRY BRICKWORK TO AS 3700
3. CONCRETE CODE AS 2870 AND 3600
4. EARTHQUAKE DESIGN CODE AS 1170.4
5. SOIL CONDITIONS IN ACCORDANCE TO AS 2870
6. ELECTRICAL STANDARDS TO AS/NZS 3000:2000
7. PLUMBING STANDARDS TO AS/NZS 3500:2000

DESIGN CRITERIA

1. REGION A. TERRAIN CATAGORY 2 TO AS 1170.2
2. 'H' CLASS SITE TO AS 2070. NATURAL GROUND TO BE COMPACTED TO 92% MVDL LEVEL WITH SAND PAD IF NECESSARY. DO NOT CUT TO FILL UNDER BUILDINGS
3. ACCELERATION COEFFICIENT OF 0.13 TO AS 1170.4 TO EARTHQUAKE CODE

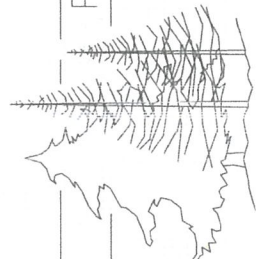
B.C.A. ENERGY EFFICIENCY REQUIRMENTS

1. R3.5 BATTS OVER CEILINGS WITH REFLECTIVE SARKING.
2. SEALING DEVICE TO EXHAUST FAN.
3. WEATHER SEALS FITTED TO ALL EXTERNAL DOORS AND WINDOWS.
4. ALL GLAZING IS CLEAR FLOAT.
5. ALL EXTERNAL FRAMED WALLS FILLED WITH R2.5 BATTS
6. EXTERNAL STUDWORK FIXED WITH REFLECTIVE SIZALATION SHEETING AND THERMAL CLADDING
7. ALL INSULATION REQUIRMENTS TO BE IN ACCORDANCE WITH PART 3.12 OF THE B.C.A.

GENERAL NOTES

1. ALL DIMENSIONS, LEVELS & MATERIALS TO BE CHECKED BY BUILDER PRIOR TO WORK COMMENCING.
2. ALL CONSTRUCTION TO CONFORM TO LOCAL AUTHORITIES BYLAWS AND THE BUILDING CODE OF AUSTRALIA
3. ALL FINISHES TO BE AS SELECTED BY OWNER.
4. AN APPROVED METHOD OF TERMITE PROTECTION (BIFENTHRIN OR SIMILAR) TO BE USED BELOW ALL NEW CONCRETE.
5. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHERS IN THE SET.
6. ENGINEERS DETAILS ARE TO TAKE PRECEDENCE OVER ARCHITECTURAL DETAILS

8/1/16



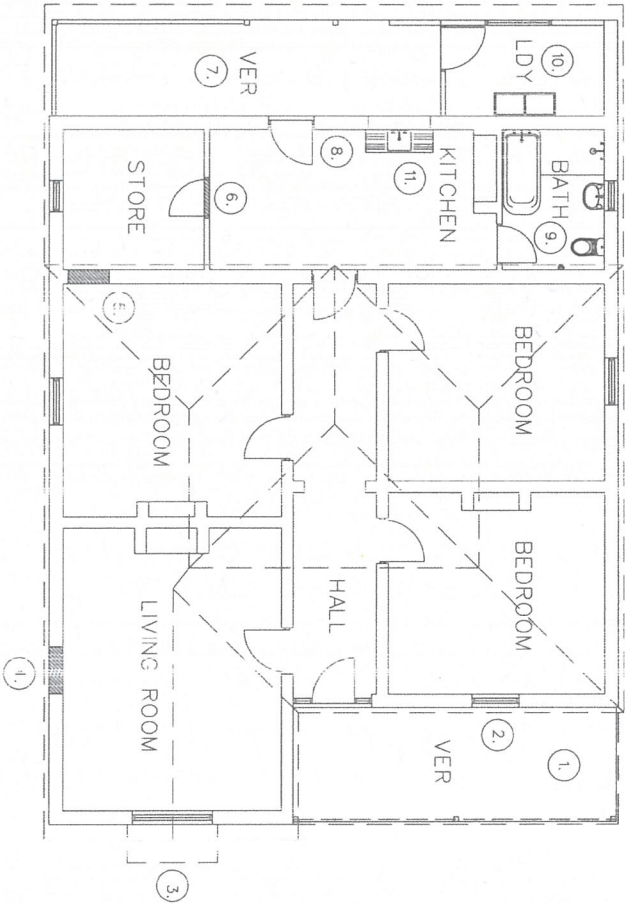
PROPOSED RENOVATIONS

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DRAWN	GWB
DATE	MAY 18
REVISION	A
SHEET	01 A3



EXISTING FLOOR PLAN

1 : 100

DEMOLITION NOTES

1. EXISTING FRONT VERANDAH TO BE REMOVED
2. EXISTING WINDOW TO BE REMOVED BUT SAVED FOR REUSE
3. EXISTING AWNING TO BE REMOVED
4. REMOVED WINDOW FROM FRONT ROOM TO BE CUT INTO EXISTING WALL AND MADE GOOD
5. NEW DOORWAY CUT THROUGH BRICK WALL FOR ACCESS TO NEW ENCLITE
6. EXISTING DOORWAY TO BE CLOSED OFF AND MADE GOOD
7. EXISTING REAR VERANDAH TO BE REMOVED
8. EXISTING WALL TO BE REMOVED FOR NEW LAYOUT
9. EXISTING BATHROOM TO HAVE ALL FITTINGS AND FIXTURES REMOVED FOR NEW LAYOUT
10. EXISTING LAUNDRY TO HAVE ALL FITTINGS AND FIXTURES REMOVED
11. EXISTING KITCHEN FITTINGS AND FIXTURES TO BE REMOVED



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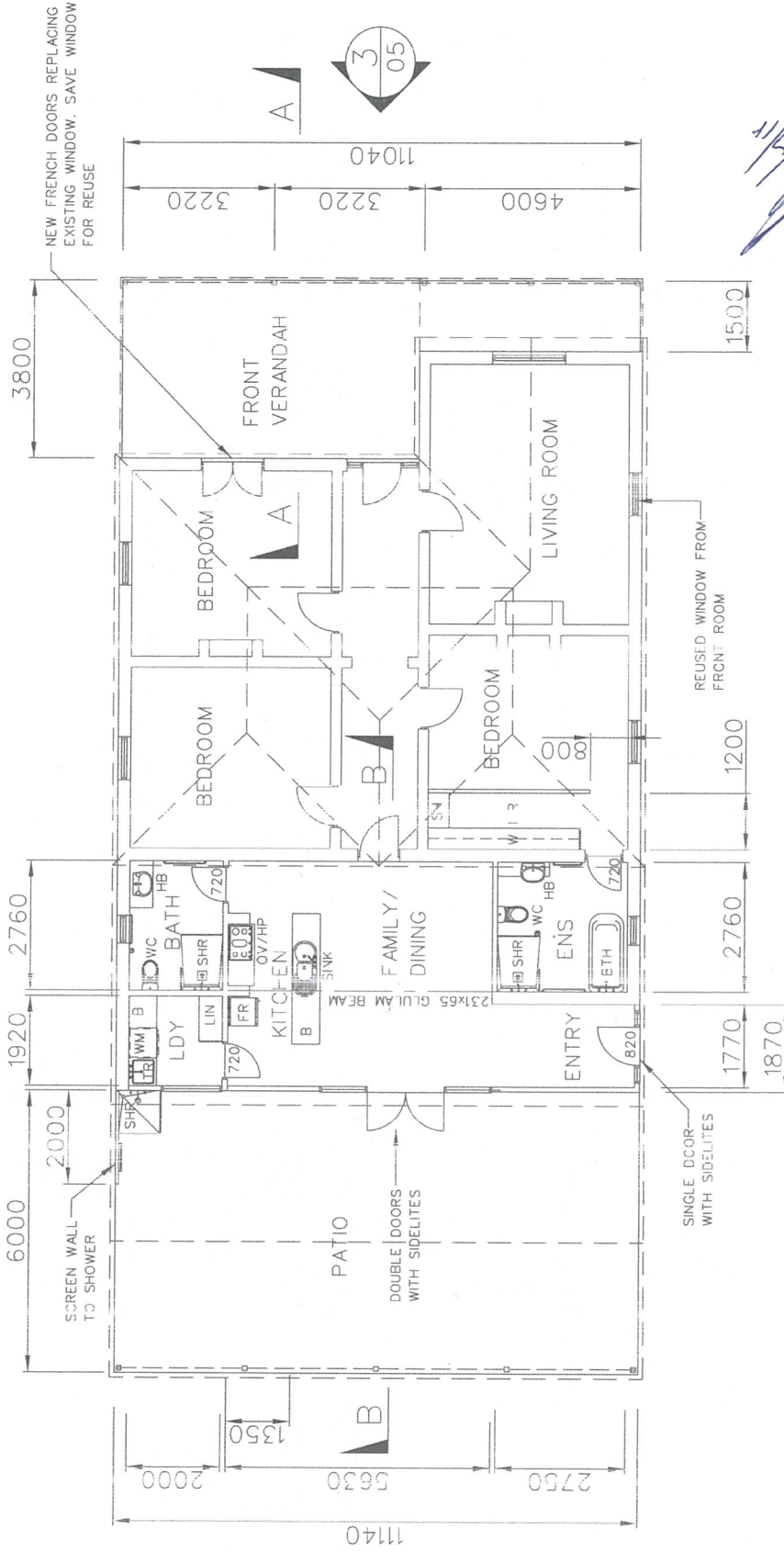
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DATE MAY 18

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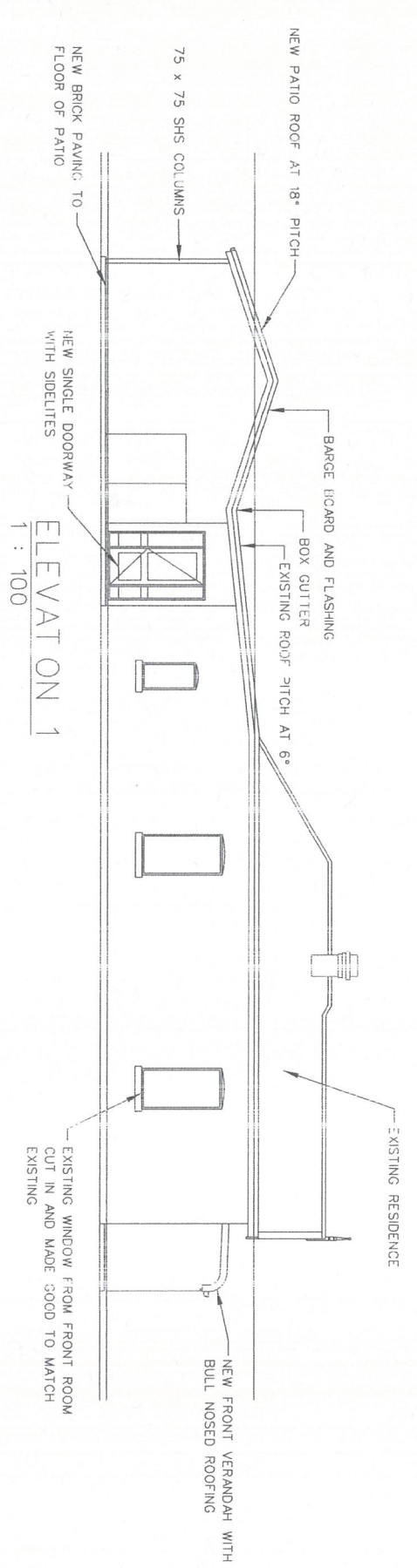




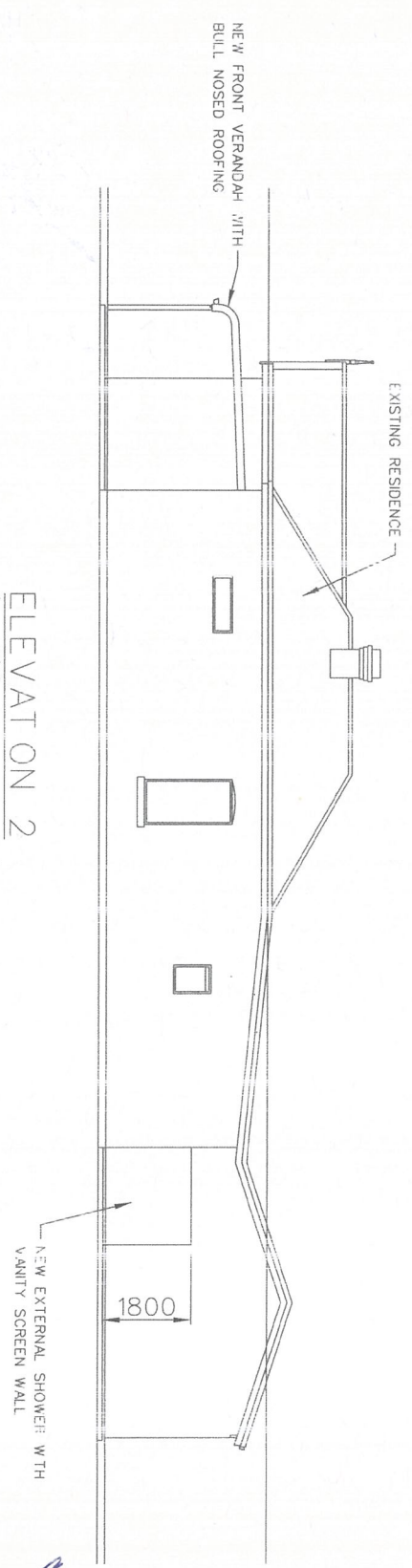
Nike Gill
 M.B.E. CP.Eng
Chartered Professional Engineer
 York Region
 Membership No. 860181

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 1 : 100

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	T. GIBSONE 13 GEORGE STREET YORK WA 6302	DRAWN GWB	DATE MAY 18	SHEET 03



ELEVATION 1
1 : 100



ELEVATION 2
1 : 100

PROPOSED RENOVATIONS

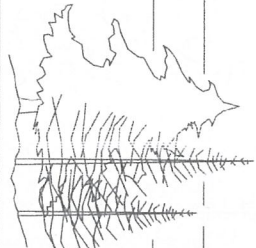
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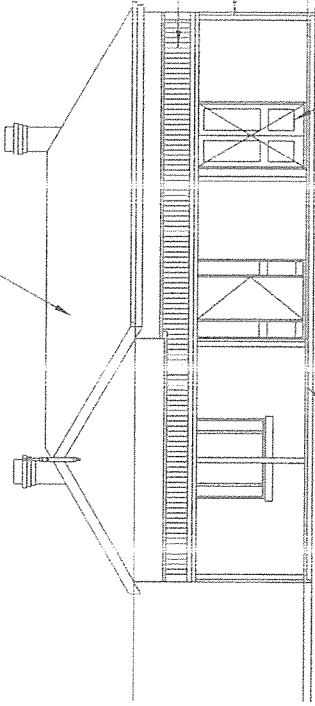
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2/2/18
Mike
Chartered
Member
151

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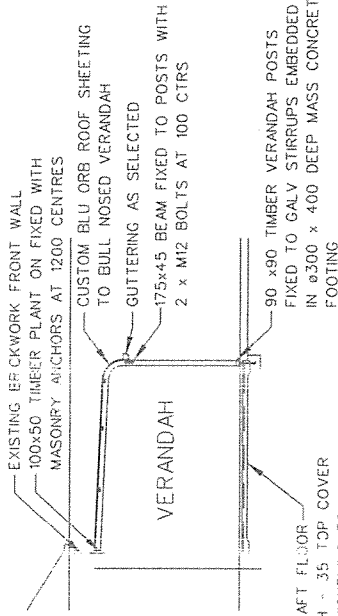


EXISTING RESIDENCE



ELEVATION 3
1 : 100

NEW FRONT VERANDAH WITH BULL NOSED ROOFING
175 x 45 BEAM OVER 90x90 TIMBER VERANDAH POSTS ON GALV STIRRUPS EMBEDDED IN CONCRETE FOOTINGS
NEW FRENCH DOORS CUT INTO EXISTING WINDOW LOCATION AND MADE GOOD

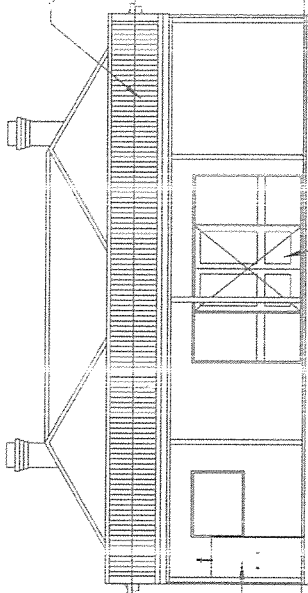


SECTION A
1 : 100

EXISTING BRICKWORK FRONT WALL
100x50 TIMBER PLANT ON FIXED WITH MASONRY ANCHORS AT 1200 CENTRES
CUSTOM BLU ORB ROOF SHEETING TO BULL NOSED VERANDAH
GUTTERING AS SELECTED
175x45 BEAM FIXED TO POSTS WITH 2 x M12 BOLTS AT 100 CTRS
90 x 90 TIMBER VERANDAH POSTS FIXED TO GALV STIRRUPS EMBEDDED IN 300 x 400 DEEP MASS CONCRETE FOOTING
75 CONCRETE RAFT FLOOR WITH SL62 MESH - 35 TOP COVER WITH 150x100 THICKENING TO ALL EDGES

NEW PATIO ROOFING AT 18° PITCH WITH 40 TOPHAT PURLINS AT 900 CENTERS AND LIGHT WEIGHT PATIO TUBE TRUSSES AT 1200 CENTERS

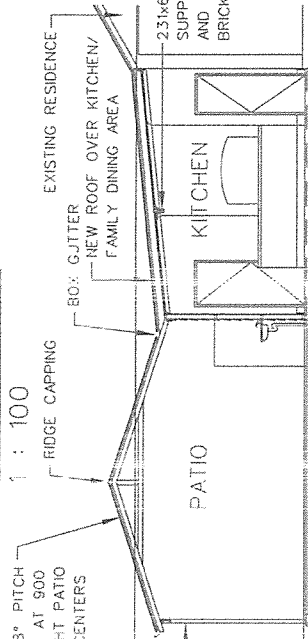
NEW PATIO ROOF



ELEVATION 4
1 : 100

75 x 75 SHS COLUMNS WITH 175x45 BEAM OVER FIXED WITH 2 x M12 BOLTS AT 100 CTRS
NEW PATIO ROOFING AT 18° PITCH WITH 40 TOPHAT PURLINS AT 900 CENTERS AND LIGHT WEIGHT PATIO TUBE TRUSSES AT 1200 CENTERS
BRICK PAVED FLOOR TO PATIO AREA WITH BRICK ON EDGE TO PERIMETER
BASE OF COLUMNS EMBEDDED INTO 300 x 600 DEEP MASS CONCRETE FOOTING

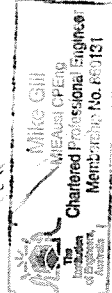
NEW DOUBLE DOORS AND SIDELITES



SECTION B
1 : 100

EXISTING RESIDENCE
NEW ROOF OVER KITCHEN/FAMILY DINING AREA
23x65 GLULAM BEAM SUPPORTED EACH END AND FIXED TO EXISTING BRICKWORK
100 CONCRETE RAFT FLOOR TO KITCHEN/FAMILY DINING AREA WITH SL 62 MESH-40 TOP COVER WITH 150 x 250 EDGE THICKENING TO INTERNAL EDGE AND 300 DEEP x 300 WIDE STRIP FOOTING TO EXTERNAL EDGE

EXTERNAL SHOWER AND HAIR BASIN



PROPOSED RENOVATIONS

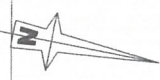
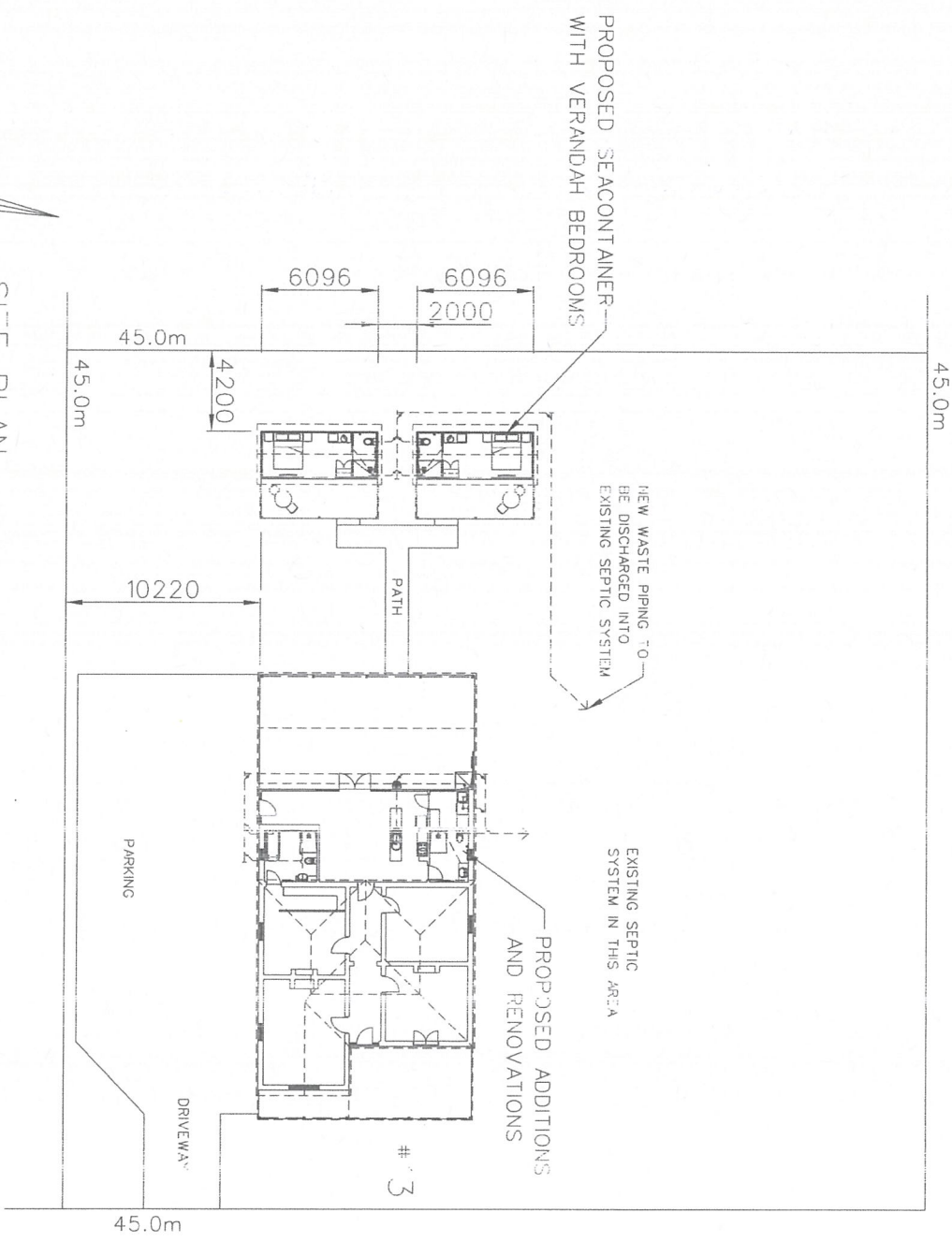
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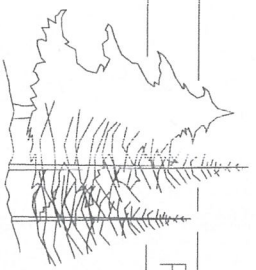
FISH STREET



SITE PLAN
1 : 250

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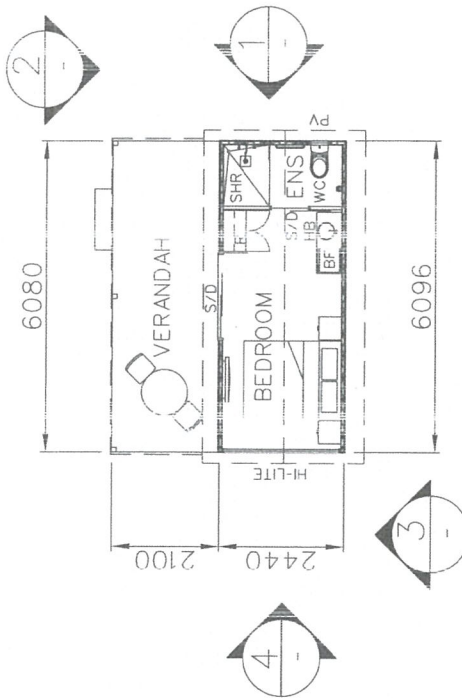


PLUMBER TO ADVISE ON PIPE SIZES AND LOCATION
PLUMBING STANDARDS TO AS/NZ 3500:2000

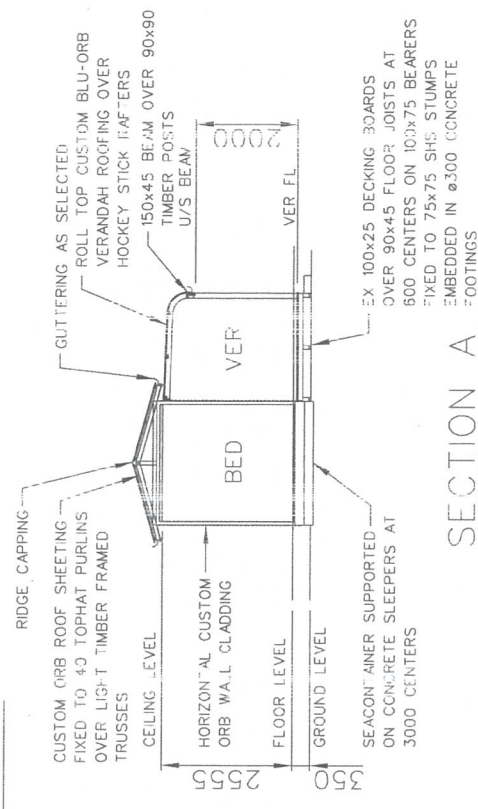
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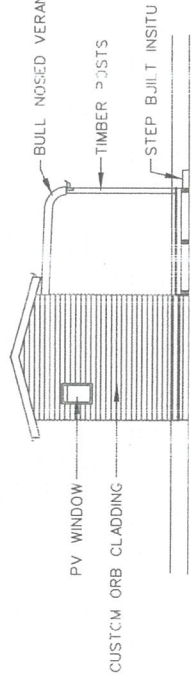
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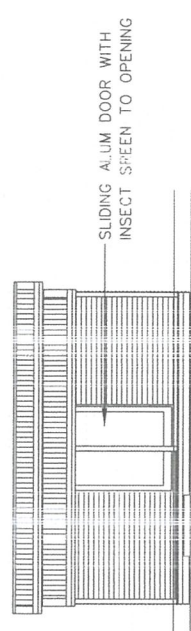
FLOOR PLAN
1 : 100



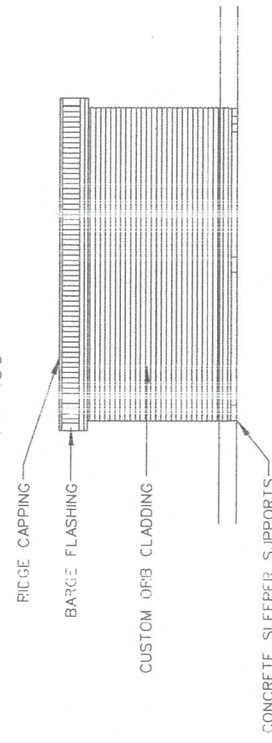
SECTION A
1 : 100



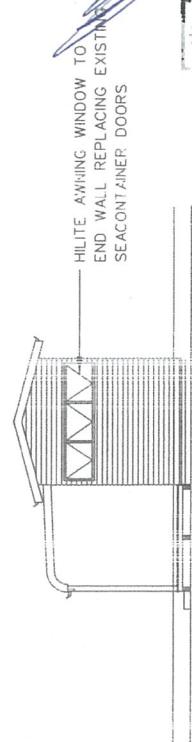
ELEVATION 1
1 : 100



ELEVATION 2
1 : 100



ELEVATION 3
1 : 100



ELEVATION 4
1 : 100



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