

GF GRANNY FLAT
PC POLYCARBONATE ROOF
POS PRIVATE OPEN SPACE
RW RAINWATER HEAD WITH OVERFLOW
RSM RIBBED SHEET METAL
RSSD RAISED SINGLE STOREY DWELLING
RV COWLED ROOF VENT
TITLE BOUNDARY
DRAIN & SEWER EASEMENT
ELECTRICITY POLE

BLUE BANDED BEE Architectural Services

143 Green Street, Ivanhoe, 3079 M: 0432 039 617 E: annathearchitect@hotmail.com A 25.08.20

Date

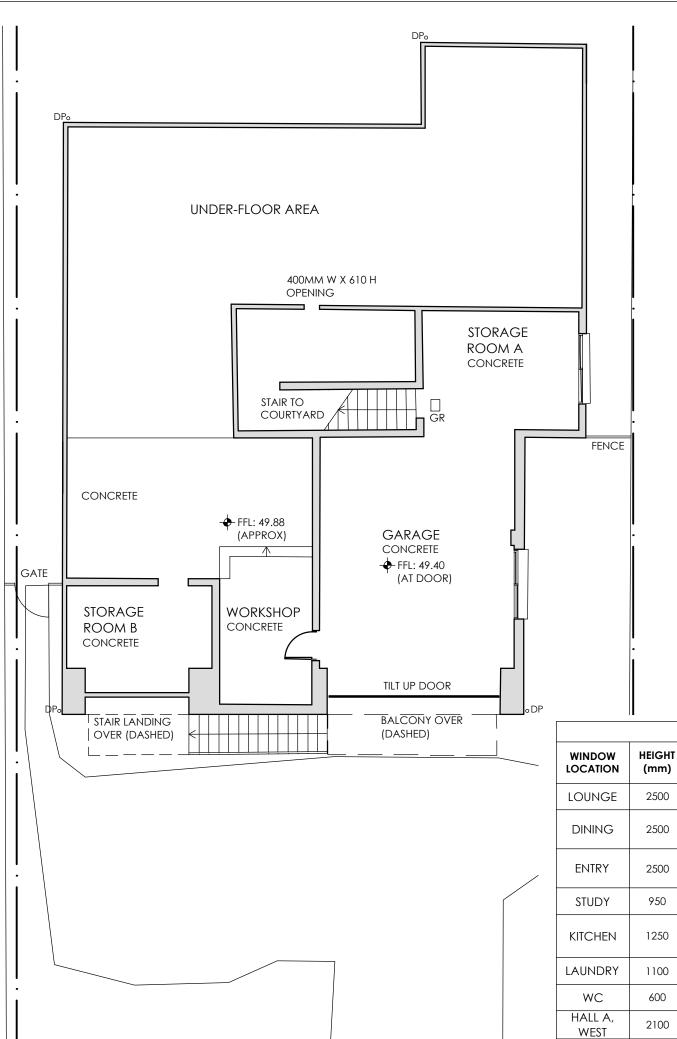
Description
Cost Planning Issue



Alterations & Additions to 139 St James Road, Rosanna For Rob Buttery & Kirsten Sadler Building Permit Stage

Project No: 119001

Existing Site & Roof Plan			
Dec 2019	Dwg. No: Bxx		
Scale @ A3: 1:200	Rev. No:		



KEY

AWNING BLIND A/C AIR CONDITIONING UNIT (BUILT INTO WALL) DOWN PIPE

EF EXHAUST FAN (IN WALL) EM ELECTRICITY METER

FRIDGE FUSE BOARD FINISHED FLOOR LEVEL **GLASS BRICKS** GROUND LEVEL GL

GR EXISTING DRAINAGE GRATE HWS HOT WATER SERVICE NGL NATURAL GROUND LEVEL

OV WALL OVEN TAP (GARDEN) WALL VENT WM WATER METER

GM GAS METER

TITLE BOUNDARY

Existing Lower Level Plan

WINDOW OPENING KEY

AW AWNING FIXED LOUVRES SLIDING SL

ENTRY	2500	2750	2500	40%	TIMBER	F	GLAZED DOOR, 2100 HEAD HEIGHT
STUDY	950	1850	2100	45%	TIMBER	AW, F	
KITCHEN	1250	3700	2500	60%	TIMBER	AW, F	2 X AWNING, CENTRE FIXED
LAUNDRY	1100	1850	2100	45%	TIMBER	AW, F	
WC	600	500	2100	90%	TIMBER	L	PERMANENTLY OPEN LOUVRES
HALL A, WEST	2100	815	2100	0%	TIMBER	F	GLASS BRICKS
BED 3	2500	1900	2500	35%	TIMBER	SL, F	GLAZED DOOR, 2100 HEAD HEIGHT
BATH	700	1900	2100	45%	TIMBER	AW, F	
BED 2	1900	1900	2500	35%	TIMBER	AW, F	LOWER WINDOWS, 2100 HEAD HEIGHT
BED 1, EAST	700	2350	2650	45%	TIMBER	AW, F	
BED 1, SOUTH	2400	2250	2400	35%	TIMBER	SL, F	GLAZED DOOR, 2100 HEAD HEIGHT
WIR	2400	700	2650	45%	TIMBER	AW, F	BOTTOM PANE FIXED
HALL A, EAST	2100	2200	2100	35%	TIMBER	F	800MM GLAZED DOOR WITH WINDOW
HALL B	700	3650	2400	0%	TIMBER	F	
GARAGE	500	1850	2100	45%	TIMBER	AW, F	
STORAGE ROOM A	500	1850	2100	0%	TIMBER	F	

EXISTING WINDOWS & DOORS

OPENING

45%

OPENING

TYPE

SL

SL

NOTES (mm)

GLAZED DOOR,

2100 HEAD HEIGHT

FRAME

TYPE

TIMBER

TIMBER

HEAD

HEIGHT

(mm)

2500

WIDTH

(mm)

4550

2400

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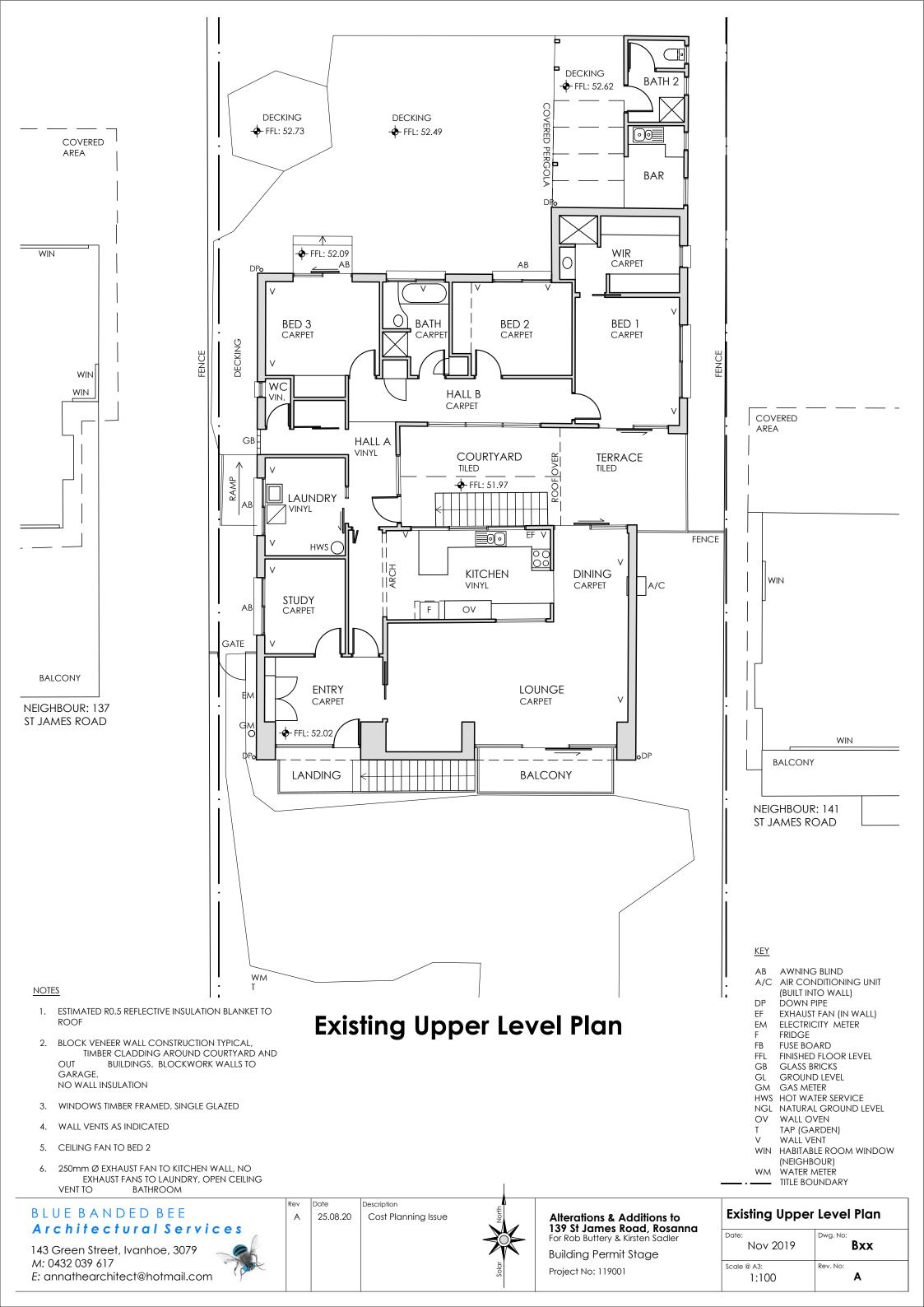
143 Green Street, Ivanhoe, 3079 M: 0432 039 617 E: annathearchitect@hotmail.com Date 25.08.20 Description Cost Planning Issue

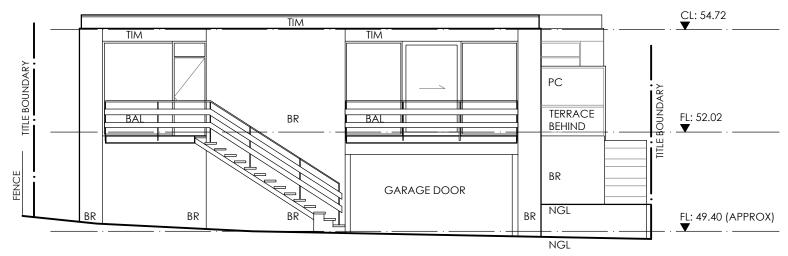


Alterations & Additions to 139 St James Road, Rosanna For Rob Buttery & Kirsten Sadler **Building Permit Stage**

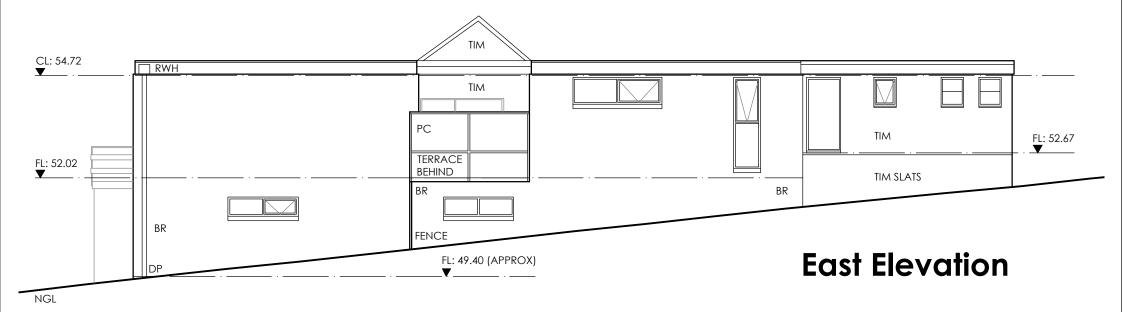
Project No: 119001

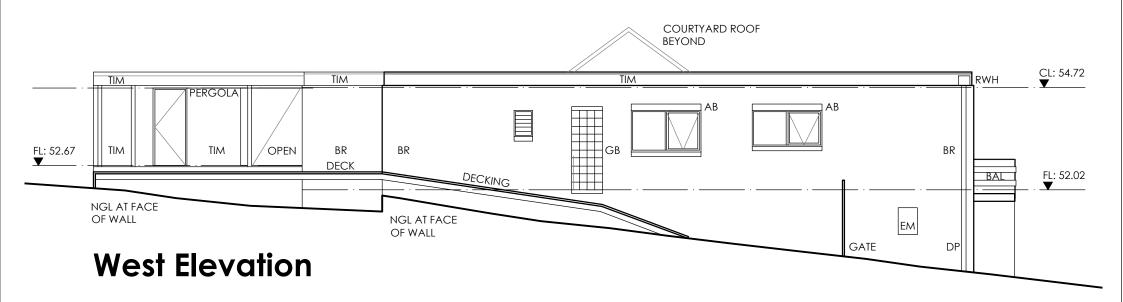
Existing Lower Level Plan		
Date: Dec 2019	Dwg. No:	
Scale @ A3: 1:100	Rev. No:	

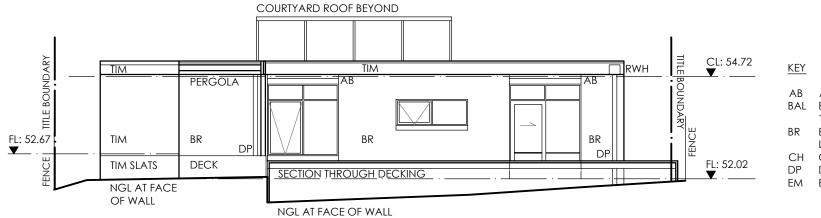




South Elevation







AWNING BLIND

BALUSTRADE, TIMBER & STEEL BRICKWORK, LIGHT GREY

CEILING HEIGHT DOWN PIPE ELECTRICITY METER

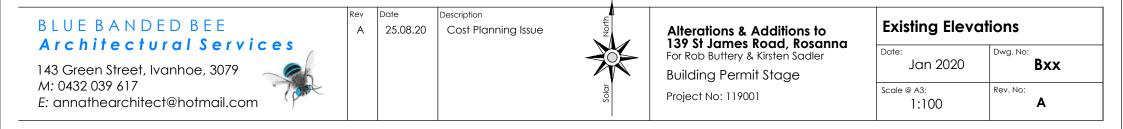
FLOOR LEVEL **GLASS BRICKS** NGL NATURAL GROUND LEVEL

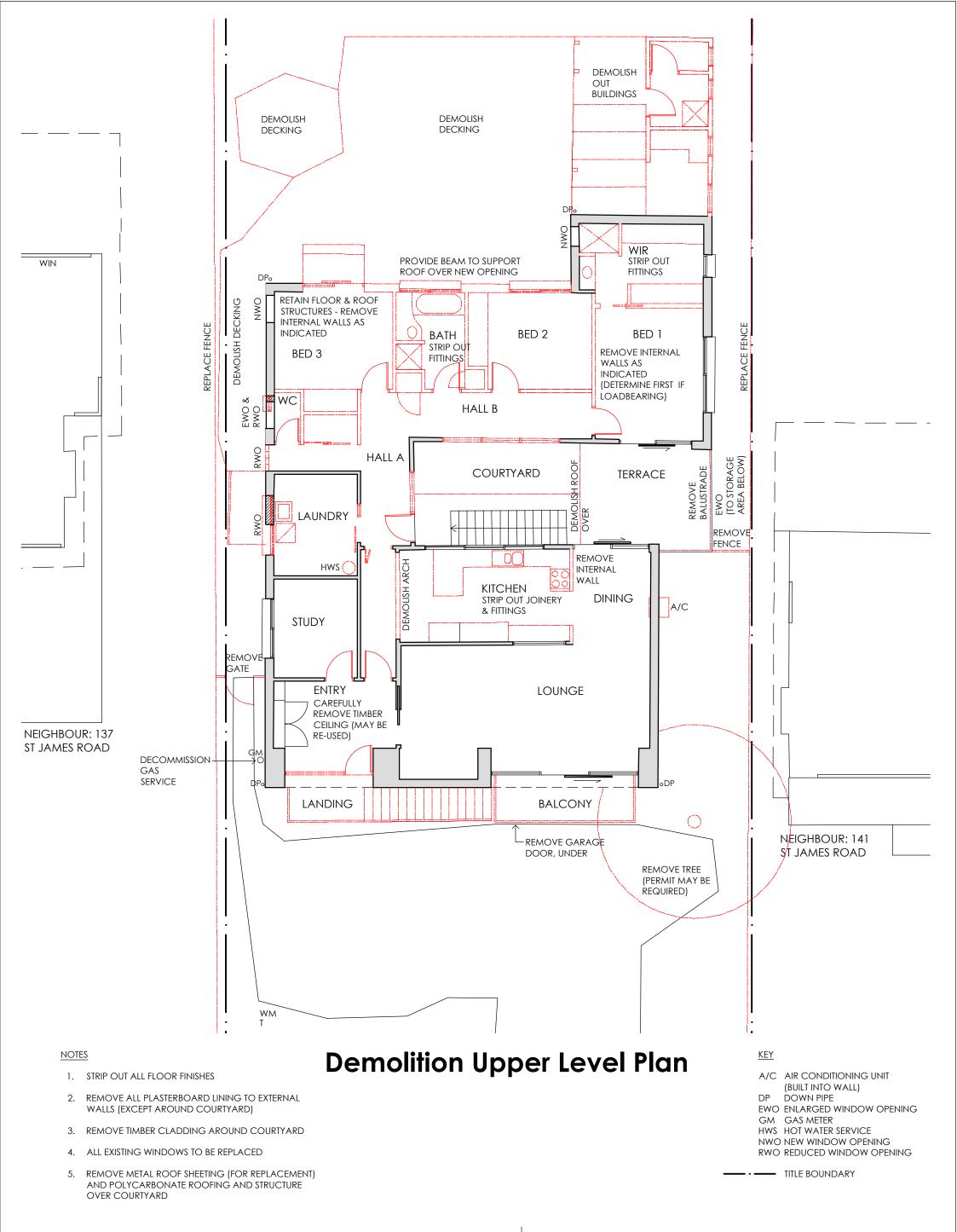
POLYCARBONATE SHEETING ON FRAME

RWH RAIN WATER HEAD

TIM TIMBER, PAINTED

North Elevation





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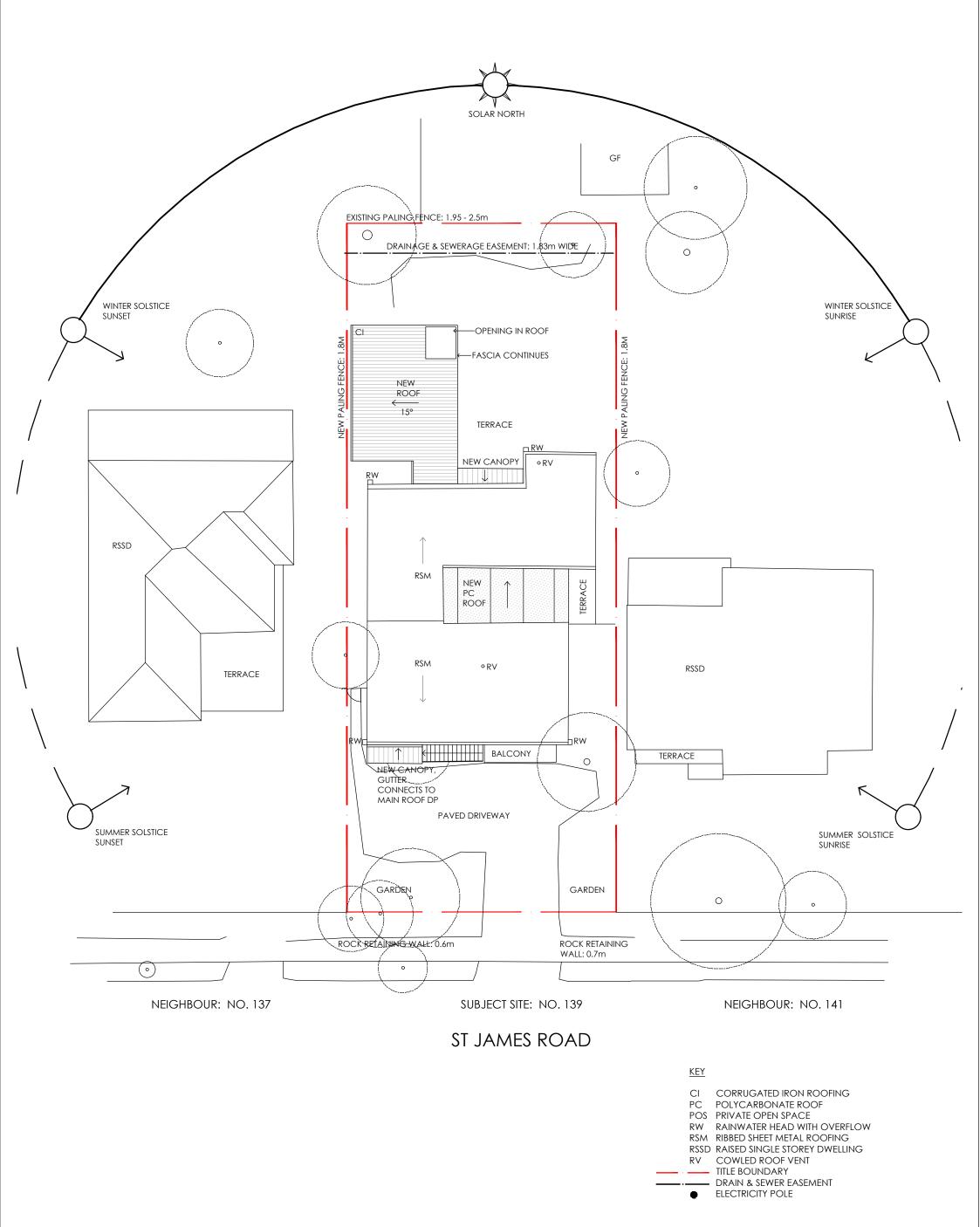
Cost Planning Issue



Alterations & Additions to 139 St James Road, Rosanna For Rob Buttery & Kirsten Sadler Building Permit Stage

Building Permit Stage
Project No: 119001

Demoilion upper Level Flan			
Nov 2019	Dwg. No:		
cale @ A3: 1:100	Rev. No:		





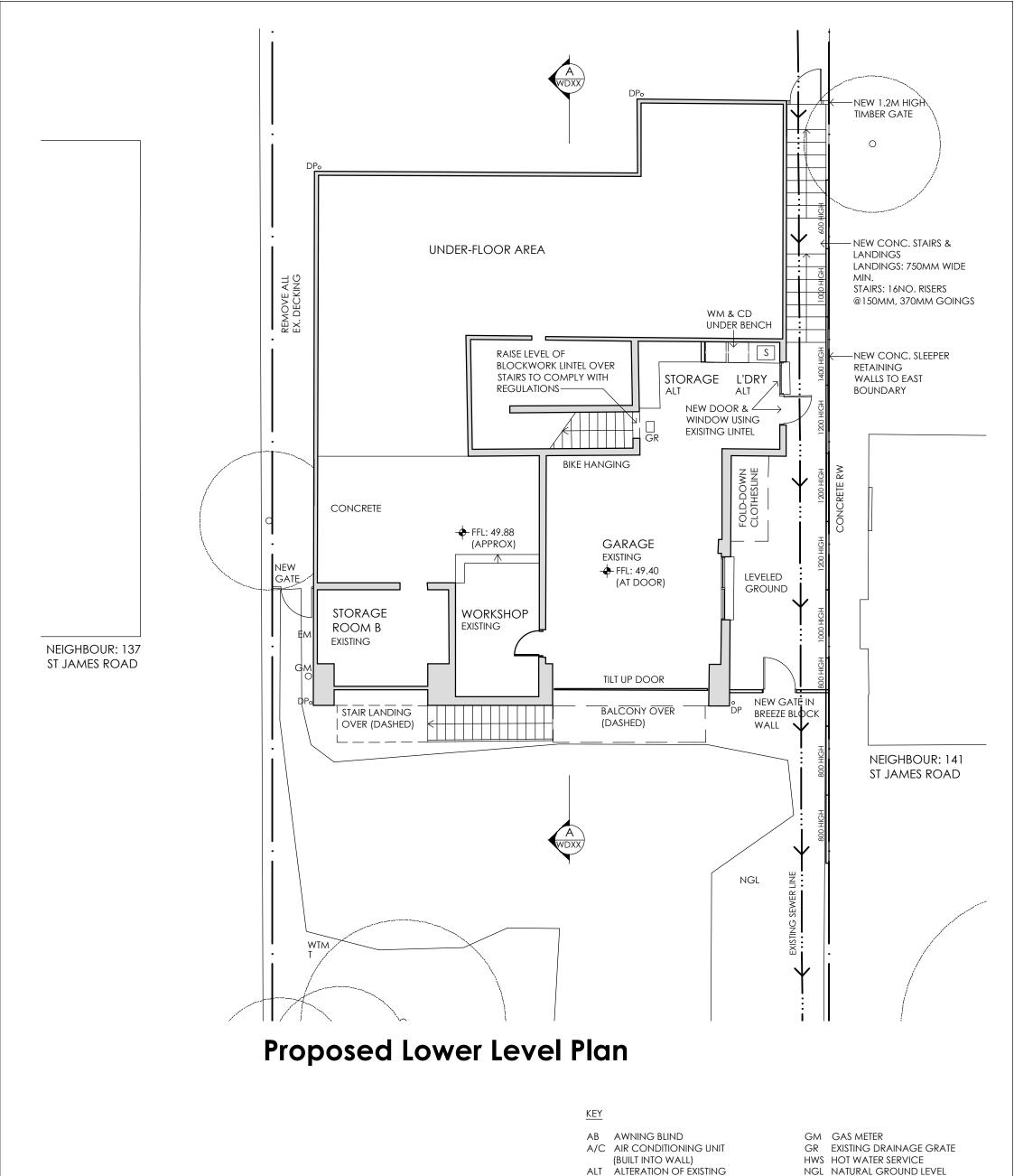
143 Green Street, Ivanhoe, 3079 M: 0432 039 617 E: annathearchitect@hotmail.com A 27.06.20 B 25.08.20 Description Issued for Landscaper Cost Planning Issue



Alterations & Additions to 139 St James Road, Rosanna For Rob Buttery & Kirsten Sadler Building Permit Stage

Building Permit Stage Project No: 119001

Proposed Site & Root Plan			
Pate: Feb 2020	Dwg. No:		
Scale @ A3: 1.200	Rev. No:		





143 Green Street, Ivanhoe, 3079 M: 0432 039 617 E: annathearchitect@hotmail.com A B C D

Date 01.01.20 28.02.20 15.06.20 26.06.20

13/08.20

25/08.20

Description

Preliminary Client Issue
Laundry Altered
General Revisions
Issue to Landscaper
Client Issue
Cost Planning Issue



CD

DΡ

EF

FB

FFL GB

> Alterations & Additions to 139 St James Road, Rosanna For Rob Buttery & Kirsten Sadler

Building Permit Stage Project No: 119001

CLOTHES DRIER

EXHAUST FAN (IN WALL)

FINISHED FLOOR LEVEL

ELECTRICITY METER

DOWN PIPE

FUSE BOARD

GLASS BRICKS GROUND LEVEL

FRIDGE

Proposed Lower Level Plan			
Date: Dec 2019	Dwg. No:		
Scale @ A3:	Rev. No:		

OV

WALL OVEN

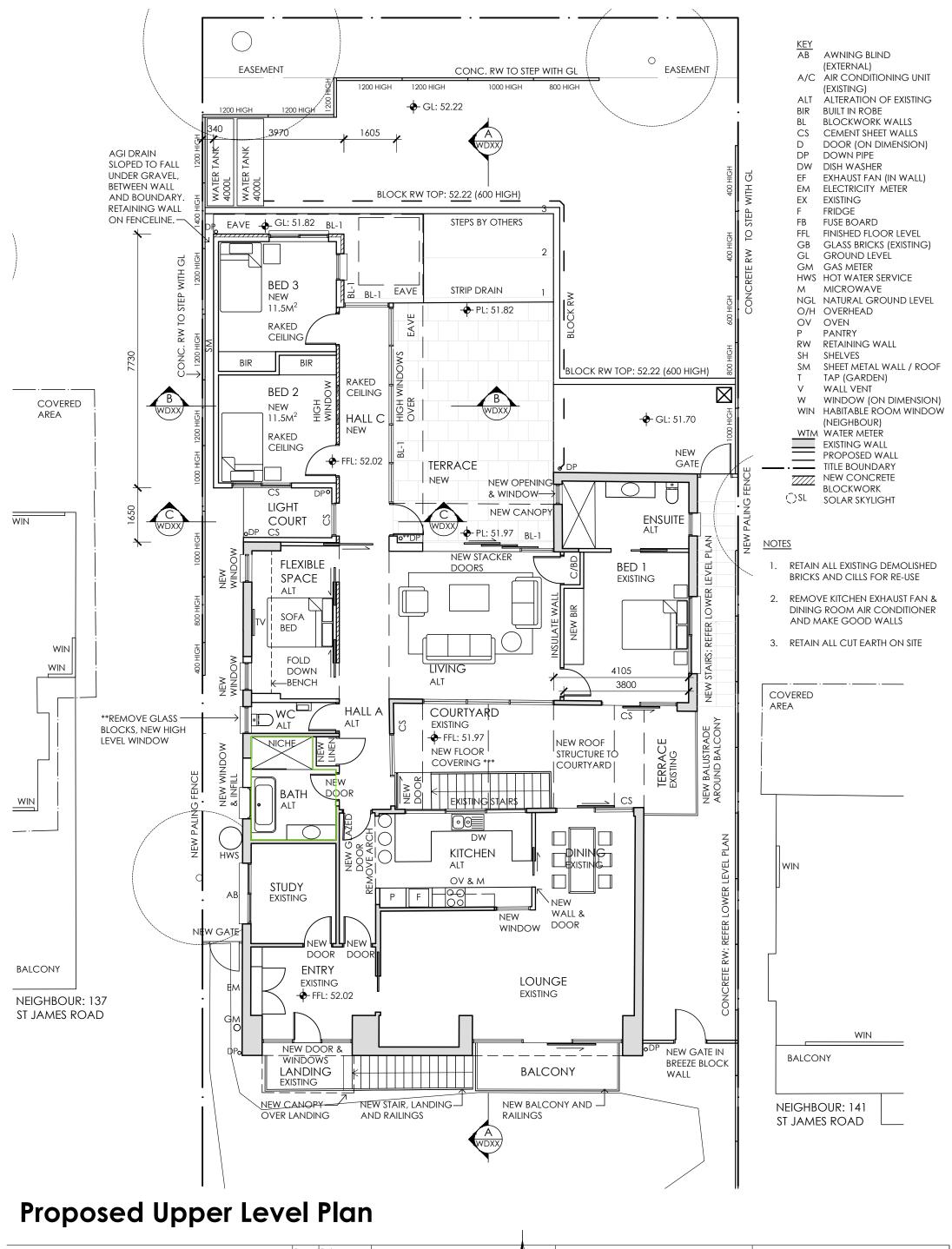
WALL VENT

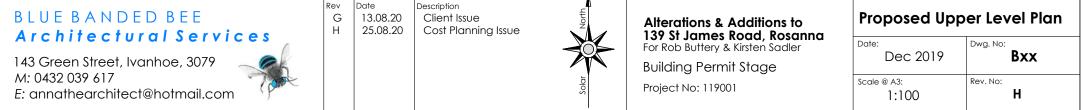
TAP (GARDEN)

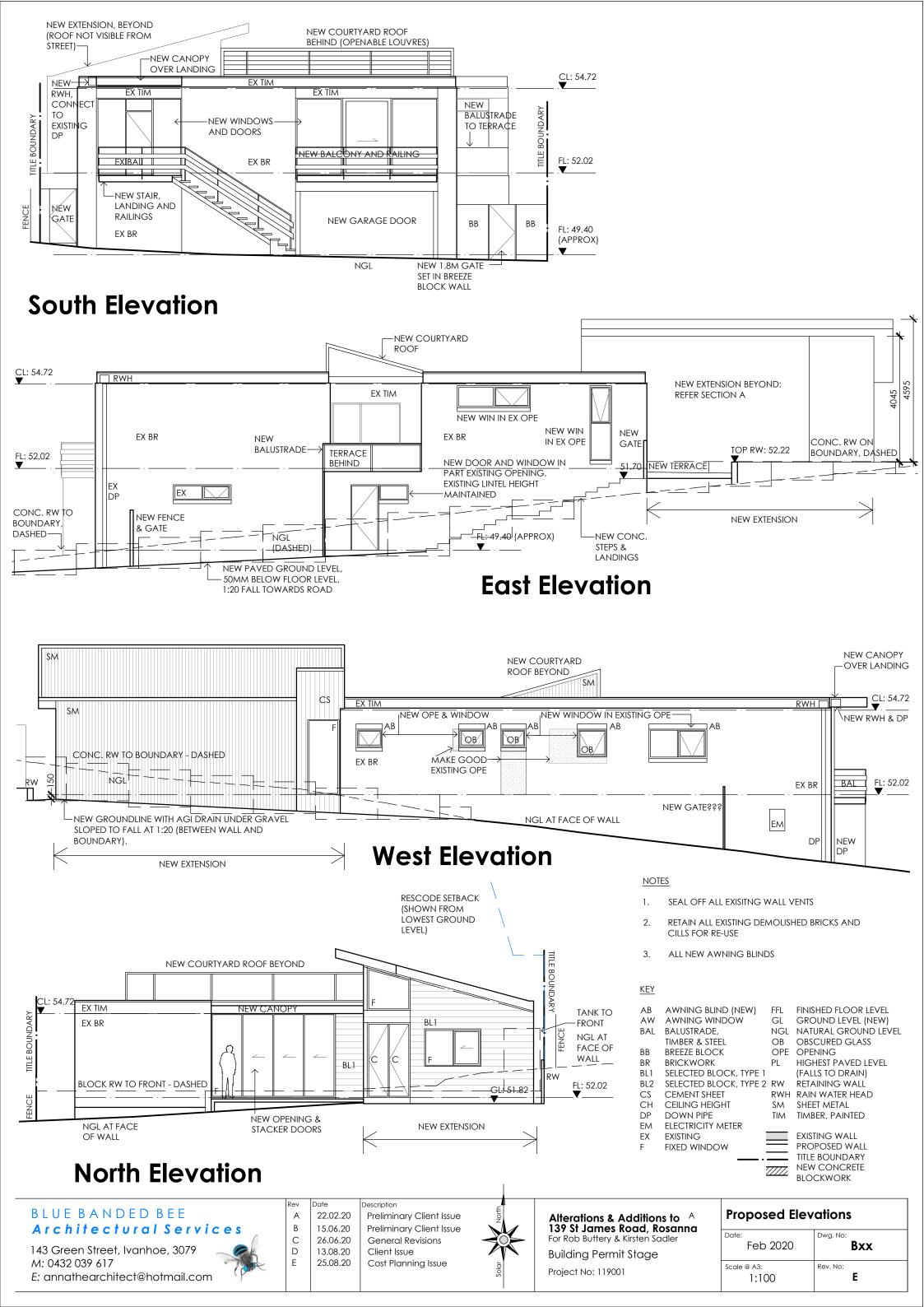
WM WASHING MACHINE WTM WATER METER

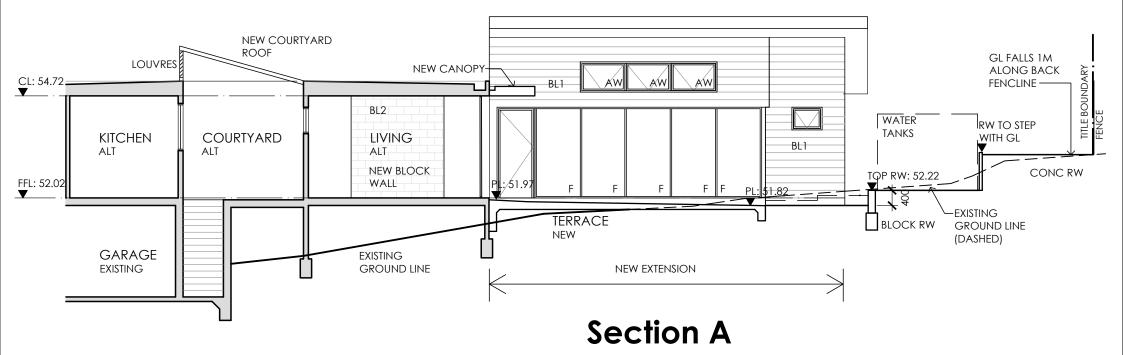
TITLE BOUNDARY

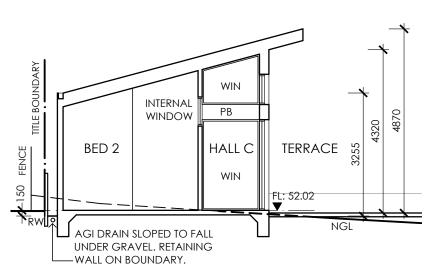
SINK











Section B

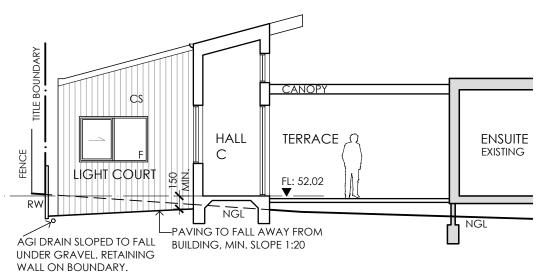
3.

NOTES

- 1. SEAL OFF ALL EXISITNG WALL VENTS
- 2. RETAIN ALL EXISTING DEMOLISHED BRICKS AND CILLS FOR RE-USE
- 3. ALL NEW AWNING BLINDS

<u>KEY</u>

AΒ	AWNING BLIND (NEW)	FFL	FINISHED FLOOR LEVEL
ΑW	AWNING WINDOW	GL	GROUND LEVEL (NEW)
BAL	BALUSTRADE,	NGL	NATURAL GROUND LEVEL
	TIMBER & STEEL	ОВ	OBSCURED GLASS
BR	BRICKWORK	OPE	OPENING
BR1	SELECTED BRICK, TYPE 1	PL	HIGHEST PAVED LEVEL
BR2	SELECTED BRICK, TYPE 2		(FALLS TO DRAIN)
CS	CEMENT SHEET	RW	RETAINING WALL
CH	CEILING HEIGHT	RWH	RAIN WATER HEAD
DP	DOWN PIPE	SM	SHEET METAL
EM	ELECTRICITY METER	MIT	TIMBER, PAINTED
EX	EXISTING		
F	FIXED WINDOW		EXISTING WALL
			PROPOSED WALL
		—	TITLE BOUNDARY
	 ·	_	NEW CONCRETE
		/////	BLOCKWORK



Section C



E: annathearchitect@hotmail.com

A 15.06.20 B 26.06.20 C 13.08.20 D 25.08.20 Description
Preliminary Client Issue
General Revisions
Client Issue
Cost Planning Issue



Alterations & Additions to 139 St James Road, Rosanna For Rob Buttery & Kirsten Sadler Building Permit Stage

Project No: 119001

Proposed Sections

Date:
Jun 2020

Dwg. No:
Bxx

Scale @ A3:
1:100

D



BLUE BANDED BEE Architectural Services

143 Green Street Ivanhoe, 3079 Phone: 0432 039 617 annathearchitect@hotmail.com

28/09/20

PROPOSED ALTERATIONS & ADDITIONS TO 139 ST JAMES RD, ROSANNA FOR ROB BUTTERY & KIRSTEN SADLER

STRUCTURAL WORK NOTES

REMEDIAL WORK

- Remove row of blockwork above opening at bottom of Courtyard stairs to Storage Room A at Lower Level (currently insufficient head height).
- New roof sheeting and insulation to entire existing roof.
- New slotted pipes in gravel to run down East and West sides of house for surface water drainage.
- Replace corroded Garage lintel, and any other identified corroded steel members.

DEMOLITION & RECYCLING

- Form new opening for stacker doors on north elevation.
- Form new openings for new windows as indicated.
- Carefully remove and retain all demolished brickwork for future use.
- Remove internal walls as shown on Demolition Drawing.

28/09/20 119001: 139 St James Rd: Structural Works Notes Page **1** of **3**

EXCAVATION & RETAINING WALLS

- Construct concrete sleeper retaining walls as indicated on drawings : concrete sleepers with galvanized steel posts (sleepers 2000 x 200 x 80mm)
 - 41 x sleepers west boundary
 - 39 x sleepers north easement line
 - 16 x sleepers east boundary, rear landscaping
 - 50 x sleepers east boundary front and side, adjacent to Laundry and new steps
- Construct blockwork retaining wall around Terrace area. Adbri Designer Masonry hollow blockwork (390 x 190 x 190mm) reinforced concrete filled. 3 x blocks high for 22 linear meters.

STRUCTURE & CONCRETE

- Soil Report yet to be undertaken.
- New concrete floor slab to new extension (43.3m²).
- New paving slabs to Light Court and Terrace (3.8m² and 36m²).
- 2no. new stumps under existing house and timber / steel bearer to support new internal blockwork wall to Flexible Space.

MASONRY

 Block veneer walls to north and west elevations of extension (refer EXTERNAL WALLS).

METALWORK

- New balustrading (7.4m) and structural framing to new stair and Landing to front Entry.
- New balustrading (6.5m) and structural framing to existing front Lounge Balcony.
- New balustrading around existing Courtyard (4.8m).
- Replace existing corroded steel beam over Garage door (refer Co-Struct Advice Notice, 5/07/18)
- New structural framing for new canopies over front Entry and rear Living doors.
- New framing for polycarbonate roofing and louvres to Courtyard.

28/09/20 119001: 139 St James Rd: Structural Works Notes Page **2** of **3**

ROOF

- Replace all existing roof sheeting. Replace with Lysaght Trimdek or similar, zincalume finish.
- Check condition of existing roof battens, fascias and structural members and replace as required.
- Framed opening in northern eaves, refer roof plan.
- New sheet metal roofing to new canopies over front Entry and rear Living doors. Complete with gutters and downpipes (front Entry canopy to utilize downpipe from upper roof).
- New polycarbonate roofing over existing Courtyard. Includes a bank of clear louvres to south (0.8m high x 7.5m long).

WINDOWS & GLAZED DOORS

- New windows in <u>existing</u> openings
- New windows in <u>part-existing</u> openings
- New windows in <u>new</u> opening of existing dwelling
- New windows to extension

INSULATION

- Under-slab insulation: R1.8 extruded polystyrene (Climafoam or similar).
- Thermal breaks (rigid insulation board) required between all internal and external slab adjacencies.

28/09/20 119001: 139 St James Rd: Structural Works Notes Page **3** of **3**