Drawing List

Sheet Number	Sheet Name
01	Cover Sheet
02	BASIX Commitments
03	Site Plan
04	Set Out Plan
05	Proposed Floorplan
06	Elevations 1
07	Elevations 2
08	Roof Plan
09	Electrical Plan
10	Section
11	General Specifications
12	Safe Design Sheet
13	Landscape Plan

Area Schedule

Name	Area
Garage	83 m²
Dwelling Area	273 m²
Grand total	356 m²

Proposed Dwelling and Detached Garage

LOT 2 DP 817452
72 Mulach St
Cooma NSW 2630

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bdaa ACCREDITED BUILDING DESIGNER

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CLIENT: Santiagoo

PROJECT: Proposed Dwelling and Garage

SITE: LOT 2 DP 817452
72 Mulach St
Cooma NSW
2630

TITLE: Cover Sheet

SCALE AT A3:	DRAWN:	REVISION:
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DATE: 3/11/2023 1:56:08 PM		DRAWING NO: 01

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 100 square metres of the site.	✔	✔	
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✔	✔
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✔	✔
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.		✔	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 5000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✔	✔	✔
The applicant must configure the rainwater tank to collect rain runoff from at least 360 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✔	✔
The applicant must connect the rainwater tank to: • at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✔	✔

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features			
The dwelling must not have more than 2 storeys.	✔	✔	✔
The conditioned floor area of the dwelling must not exceed 300 square metres.	✔	✔	✔
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✔	✔	✔
The dwelling must not contain third level habitable attic room.	✔	✔	✔
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✔	✔	✔

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
external wall - framed (weatherboard, fibre cement, metal clad)	3.40 (or 3.80 including construction)	
ceiling and roof - flat ceiling / pitched roof	ceiling: 3.95 (up), roof: foil backed blanket (55 mm)	unventilated; dark (solar absorptance > 0.70)
ceiling and roof - raked ceiling / pitched or skillion roof, framed	ceiling: 4.24 (up), roof: foil backed blanket (55 mm)	framed; dark (solar absorptance > 0.70)

Note	• Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.
Note	• In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Windows, glazed doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✔	✔	✔
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	✔	✔	✔
The following requirements must also be satisfied in relation to each window and glazed door:	✔	✔	✔
• For the following glass and frame types, the certifier check can be performed by visual inspection. - Aluminium single clear - Aluminium double (air) clear - Timber/uPVC/fibreglass single clear - Timber/uPVC/fibreglass double (air) clear			✔
• For other glass or frame types, each window and glazed door must be accompanied with certification showing a U value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range of those listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. Frame and glass types shown in the table below are for reference only.			✔

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North facing					
W01	1200	1500	aluminium, double (air), clear	none	not overshadowed
W02	1200	1500	aluminium, double (air), clear	none	not overshadowed
W03	600	600	U-value: 5.2, SHGC: 0.351 - 0.429 (aluminium, double (air), tint)	none	not overshadowed
W04	900	1200	U-value: 5.2, SHGC: 0.351 - 0.429 (aluminium, double (air), tint)	none	not overshadowed
W05	1200	1500	aluminium, double (air), clear	none	not overshadowed
W18	600	1800	aluminium, double (air), clear	none	not overshadowed
W19	600	1800	aluminium, double (air), clear	none	not overshadowed
W20	600	1800	aluminium, double (air), clear	none	not overshadowed
W21	600	1800	aluminium, double (air), clear	none	not overshadowed
D3	2100	3500	aluminium, double (air), clear	none	not overshadowed
East facing					
W6	1800	1800	aluminium, double (air), clear	none	not overshadowed
W7	1800	1800	aluminium, double (air), clear	none	not overshadowed
D2	2100	3200	U-value: 5.2, SHGC: 0.351 - 0.429 (aluminium, double (air), tint)	none	not overshadowed
South facing					
W8	900	900	U-value: 5.2, SHGC: 0.351 - 0.429 (aluminium, double (air), tint)	none	not overshadowed
W9	1200	1800	aluminium, double (air), clear	none	not overshadowed
W10	900	900	aluminium, double (air), clear	none	not overshadowed
W11	900	900	U-value: 5.2, SHGC: 0.351 - 0.429 (aluminium, double (air), tint)	none	not overshadowed
W12	1800	900	aluminium, double (air), clear	none	not overshadowed
W13	1800	900	aluminium, double (air), clear	none	not overshadowed
W14	1800	900	aluminium, double (air), clear	none	not overshadowed
West facing					
W15	1800	900	aluminium, double (air), clear	none	not overshadowed
W16	1800	900	aluminium, double (air), clear	none	not overshadowed
W17	1800	900	aluminium, double (air), clear	none	not overshadowed

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 4.5 stars.	✔	✔	✔
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 4 star (cold zone)		✔	✔
The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✔	✔
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 4 star (cold zone)		✔	✔
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✔	✔
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Laundry: natural ventilation only, or no laundry; Operation control: n/a		✔	✔
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:			
• at least 4 of the bedrooms / study; dedicated		✔	✔
• at least 2 of the living / dining rooms; dedicated		✔	✔
• the kitchen; dedicated		✔	✔

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• all bathrooms/toilets; dedicated		✔	✔
• the laundry; dedicated		✔	✔
• all hallways; dedicated		✔	✔
Natural lighting			
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.	✔	✔	✔
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✔	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✔	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✔	

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REV	DESCRIPTION	BY	DATE

PROJECT:
Proposed Dwelling and Garage

SITE:
LOT 2 DP 817452
72 Mulach St
Cooma NSW
2630

CLIENT:
Santiagoo

TITLE:
BASIX Commitments

SCALE AT A3:	DRAWN:	REVISION:
	Author	D
DATE: 3/11/2023 1:56:08 PM		DRAWING NO: 02

Concrete driveway crossing to comply with local authority detail

Install sediment fencing on the low sides of the construction site to slow and filter sediment laden runoff. All sediment fencing to be installed as per manufacturers specifications.

Road base, black stone driveway

E3 EASEMENT FOR DRAINAGE OF SEWAGE 3 WIDE

PROPOSED GARAGE

Bins

Concrete

PROPOSED DWELLING

184° 54' 40" 66.10 m

280° 51' 40" 153.29 m

22.0 m

23000

12800

9200

3000

E3

E2 PROPOSED EASEMENT FOR SEWER PIPELINE 5 WIDE (DP268495)

Stormwater to 5000lt water tank, overflow to natural watercourse

LOT 2 DP 817452
72 Mulach St
Cooma NSW
Site Area : 1.053Ha
Area above flood level: 3615m2

500mm ABOVE 1:100 YEAR FLOOD LEVEL

1:100 FLOOD LEVEL

MULACH STREET

COOMA CREEK

100° 51' 40" 75.00 m

LOT 1 DP817452

NOTE : Flood level information from flood report prepared by Jack Atkinson Surveying Pty Ltd

184° 54' 40" 40.00 m

3000

788 787 786 785 789

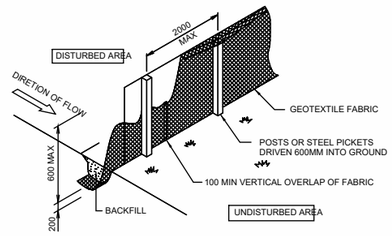
1 Site Plan

1 : 500

FSR 0.09:1

Area Schedule

Name	Area
Garage	83 m²
Dwelling Area	273 m²
Grand total	356 m²



SEDIMENT FENCE DETAIL
NOT TO SCALE

2 Sediment Control

1 : 20

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CLIENT: Santiagoo

PROJECT: Proposed Dwelling and Garage

SITE: LOT 2 DP 817452
72 Mulach St
Cooma NSW
2630

TITLE: Site Plan

SCALE AT A3:	DRAWN:	REVISION:
As indicated	J.LITTLE	D

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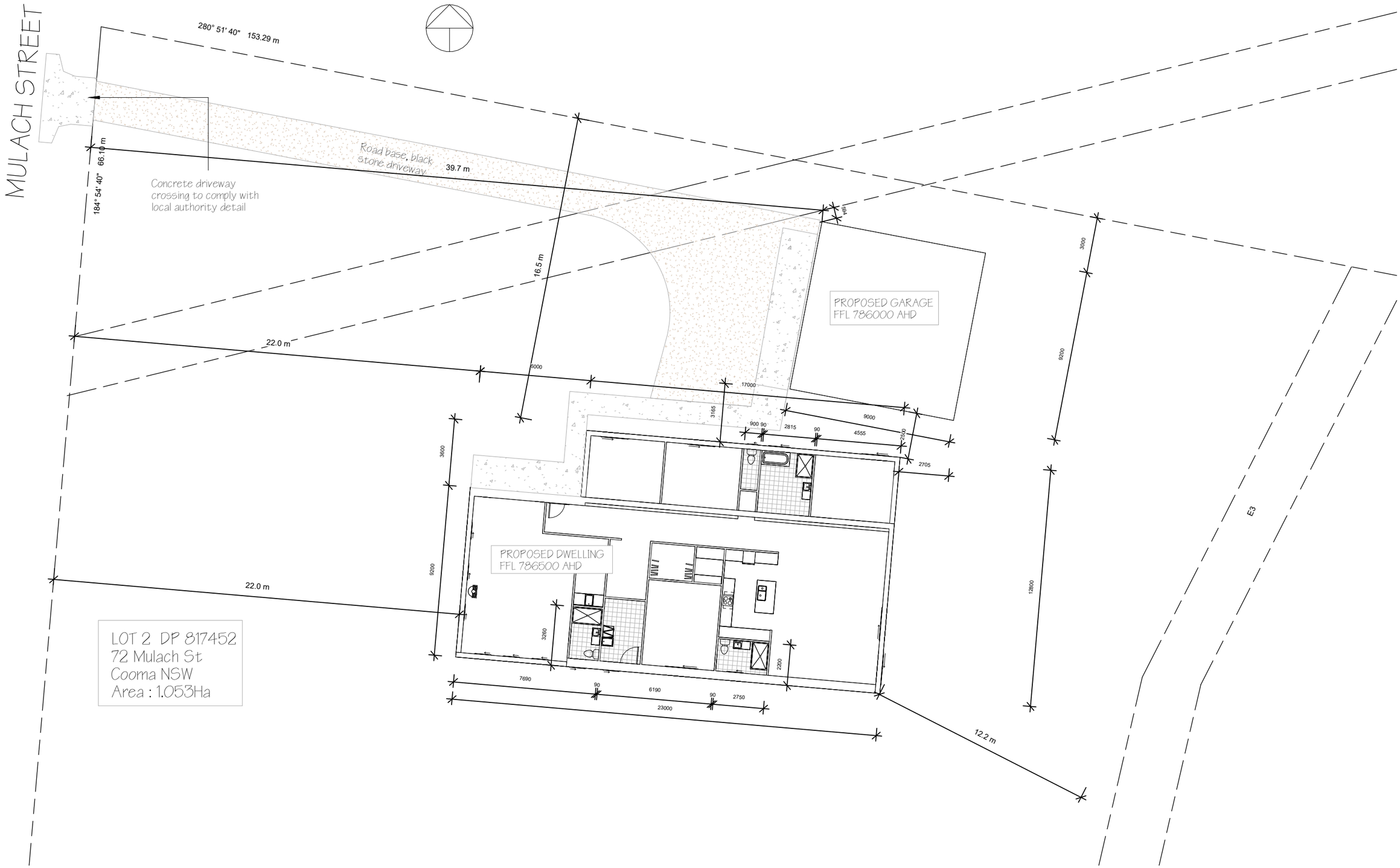

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CLIENT: Santiagoo

PROJECT: Proposed Dwelling and Garage

SITE: LOT 2 DP 817452
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2630

TITLE: Set Out Plan

SCALE AT A3:	DRAWN:	REVISION:
1 : 200	Author	D

DATE:	DRAWING NO:
3/11/2023 1:56:11 PM	04

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CLIENT: Santiagoo

PROJECT: Proposed Dwelling and Garage

SITE: LOT 2 DP 817452
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Cooma NSW
2630

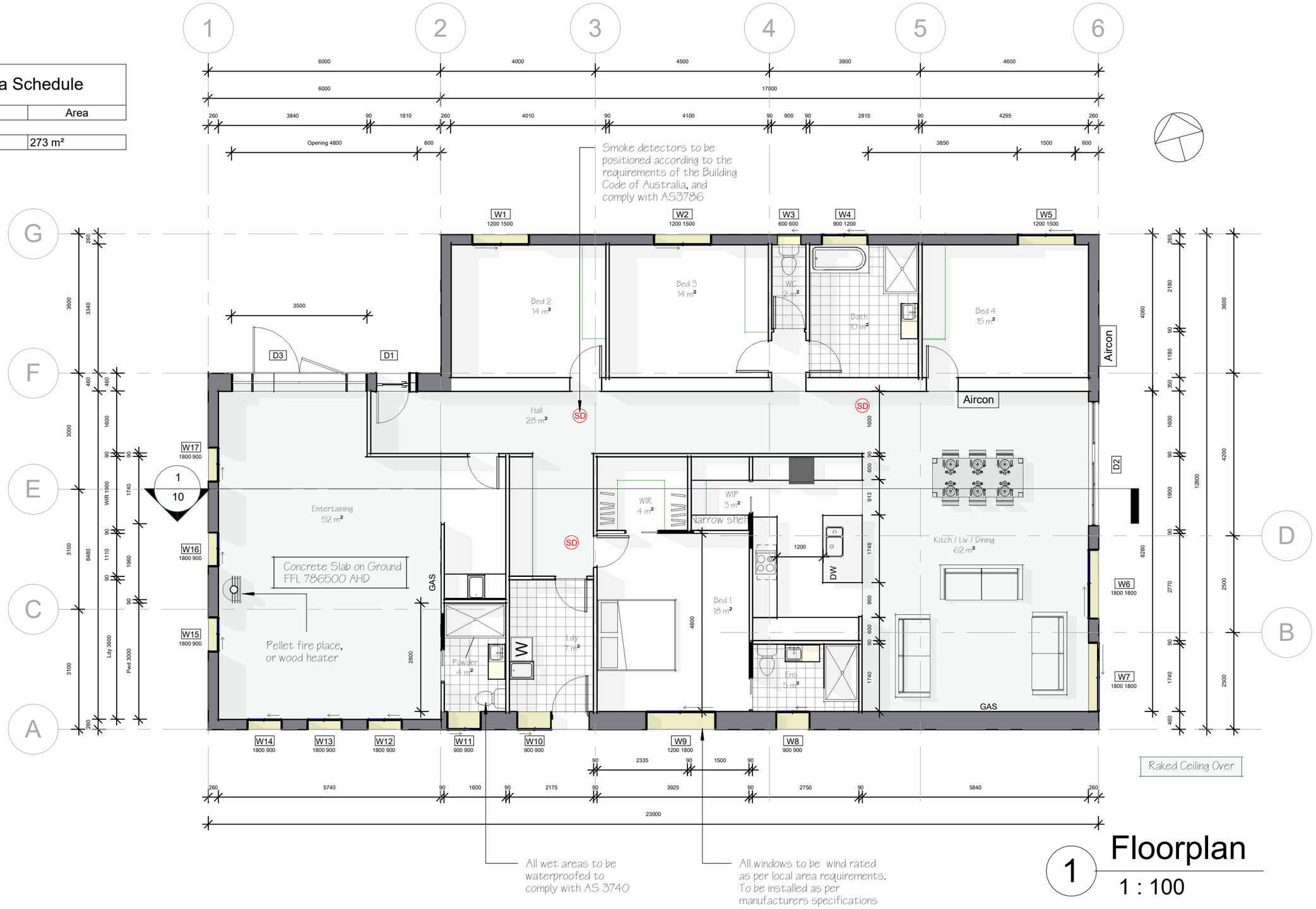
TITLE: Landscape Plan

SCALE AT A3:	DRAWN:	REVISION:
1 : 200	Author	D

DATE:	DRAWING NO:
3/11/2023 1:56:12 PM	13

Area Schedule

Name	Area
Dwelling Area	273 m²



1 Floorplan

1 : 100

GRAPHIC SCALE: 1:100

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REV	DATE	DESCRIPTION	BY

CLIENT: Santiagoo

PROJECT: Proposed Dwelling

SITE: LOT 2 DP 817452
72 Mulach St
Cooma NSW
2630

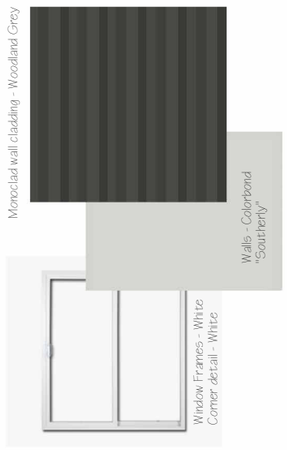
TITLE: Proposed Floorplan

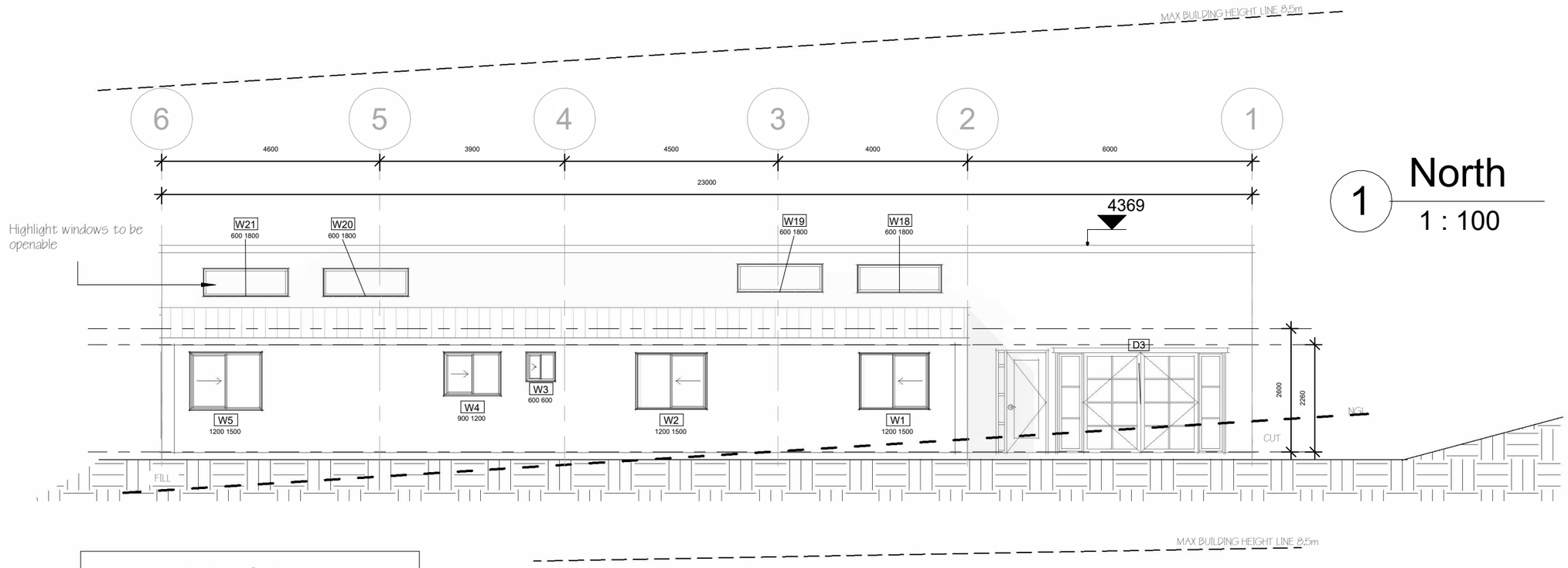
SCALE AT A3:	DRAWN:	REVISION:
1 : 100	JL	D

DATE: 3/11/2023 2:25:59 PM

DRAWING NO: 05

Materials Schedule





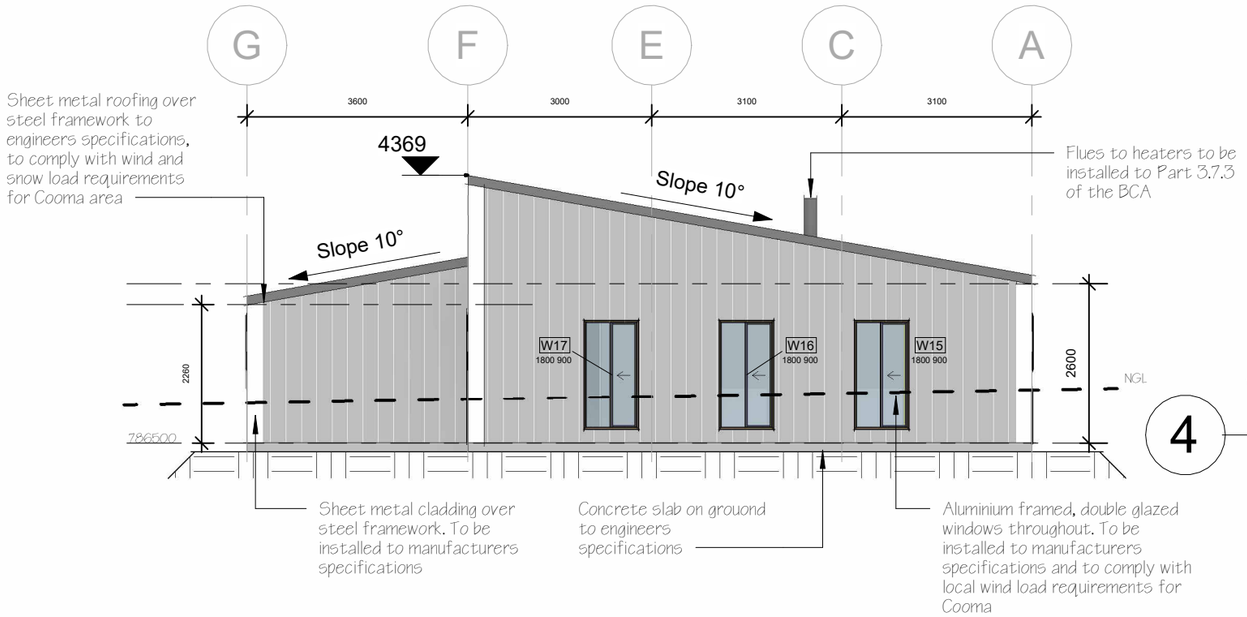
1 North
1 : 100

Window Schedule

Mark	Height	Width	Comments
W1	1200	1500	Double Glazed
W2	1200	1500	Double Glazed
W5	1200	1500	Double Glazed
W3	600	600	Double Glazed
W4	900	1200	Double Glazed
W6	1800	1800	Double Glazed
W7	1800	1800	Double Glazed
W8	900	900	Double Glazed
W9	1200	1800	Double Glazed
W10	900	900	Double Glazed
W11	900	900	Double Glazed
W12	1800	900	Double Glazed
W13	1800	900	Double Glazed
W14	1800	900	Double Glazed
W16	1800	900	Double Glazed
W17	1800	900	Double Glazed
W15	1800	900	Double Glazed
W21	600	1800	Double Glazed
W20	600	1800	Double Glazed
W18	600	1800	Double Glazed
W19	600	1800	Double Glazed

Area Schedule

Name	Area
Dwelling Area	273 m²



4 West
1 : 100

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REV	DATE	DESCRIPTION	BY

CLIENT: Santiagoo

PROJECT: Proposed Dwelling

SITE: LOT 2 DP 817452
72 Mulach St
Cooma NSW
2630

TITLE: Elevations 1

SCALE AT A3: 1 : 100

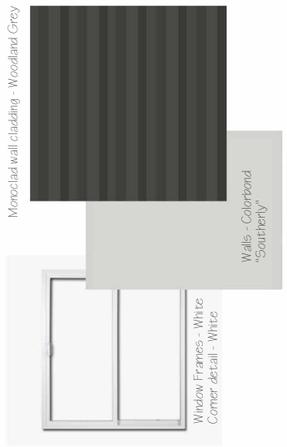
DRAWN: JL

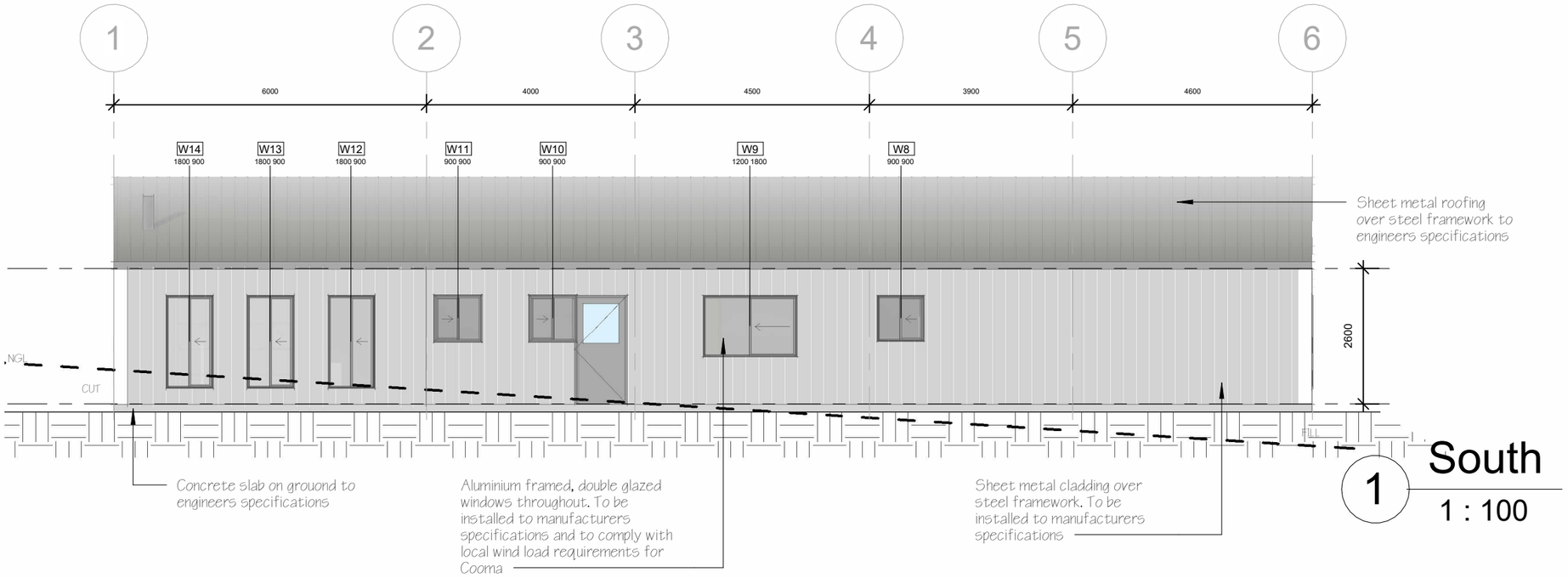
REVISION: D

DATE: 3/11/2023 2:26:02 PM

DRAWING NO: 06

Materials Schedule





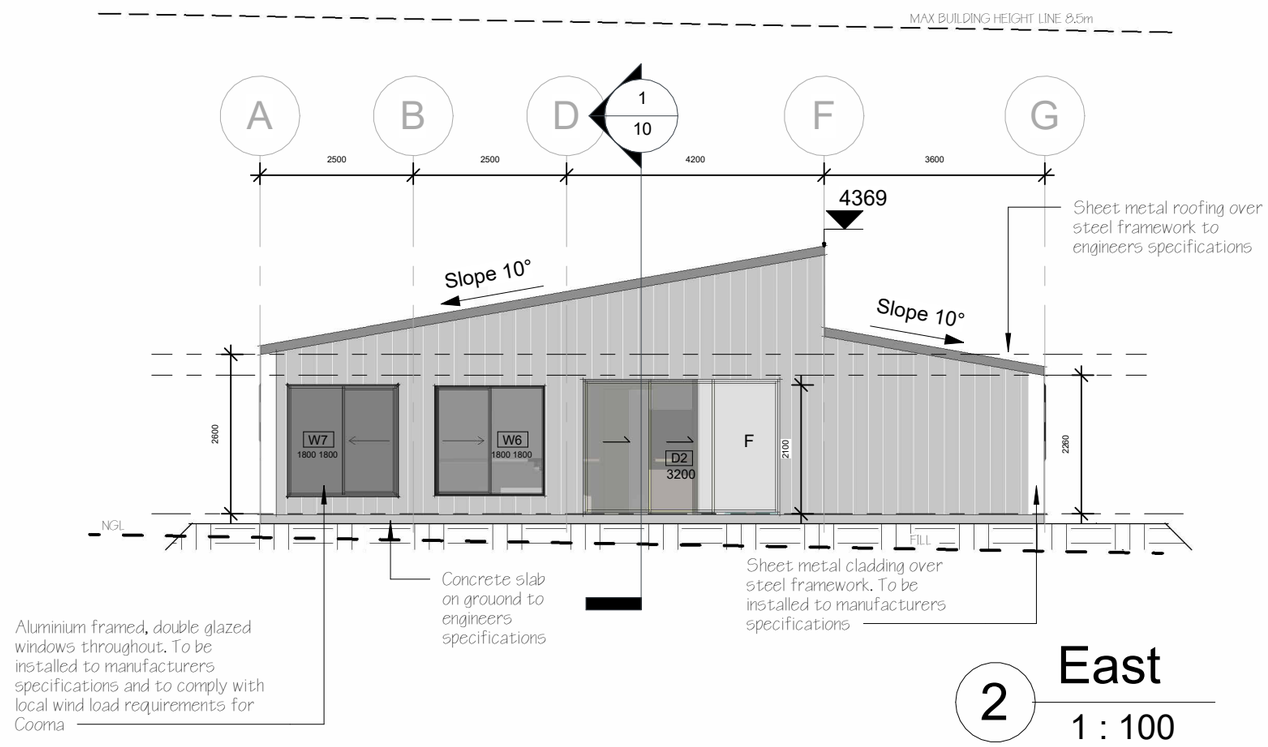
1 South
1 : 100

Window Schedule

Mark	Height	Width	Comments
W1	1200	1500	Double Glazed
W2	1200	1500	Double Glazed
W5	1200	1500	Double Glazed
W3	600	600	Double Glazed
W4	900	1200	Double Glazed
W6	1800	1800	Double Glazed
W7	1800	1800	Double Glazed
W8	900	900	Double Glazed
W9	1200	1800	Double Glazed
W10	900	900	Double Glazed
W11	900	900	Double Glazed
W12	1800	900	Double Glazed
W13	1800	900	Double Glazed
W14	1800	900	Double Glazed
W16	1800	900	Double Glazed
W17	1800	900	Double Glazed
W15	1800	900	Double Glazed
W21	600	1800	Double Glazed
W20	600	1800	Double Glazed
W18	600	1800	Double Glazed
W19	600	1800	Double Glazed

Area Schedule

Name	Area
Dwelling Area	273 m²



2 East
1 : 100

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REV	DATE	DESCRIPTION	BY

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PROJECT: Proposed Dwelling

SITE: LOT 2 DP 817452
72 Mulach St
Cooma NSW
2630

TITLE: Elevations 2

SCALE AT A3:	DRAWN:	REVISION:
1 : 100	JL	D

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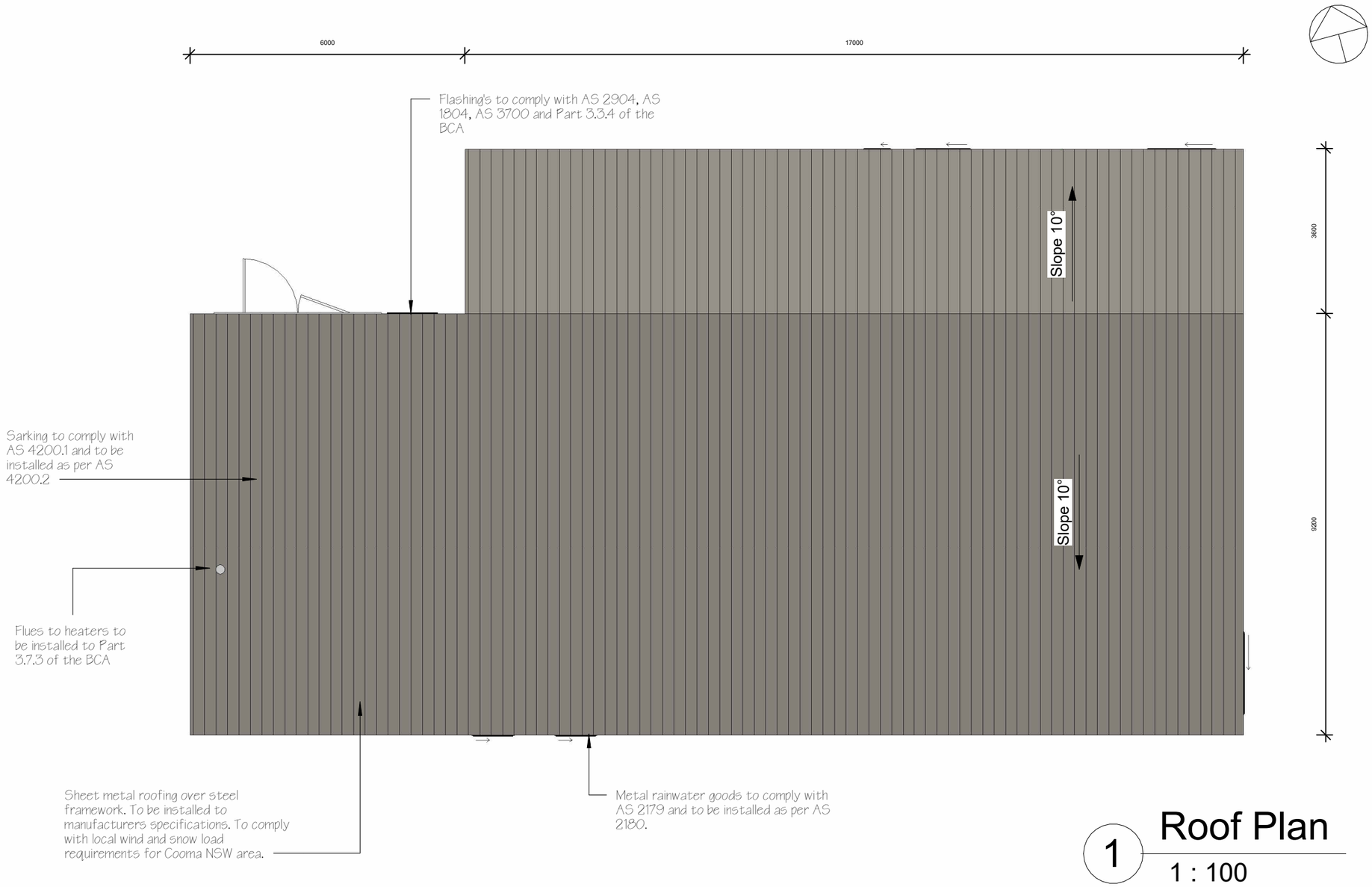

1 Roof Plan

1 : 100

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bdaa ACCREDITED BUILDING DESIGNER

Do not scale off drawings. Written dimensions shall take precedence.
All dimensions dependent on existing site conditions shall be verified by the builder on site prior to the commencement of the works.
All works are to comply with the BCA and all relevant authority requirements.
All steel beams and supports to registered engineers specifications.

Builder to identify service locations on site prior to the commencement of any works.

Registered surveyor to set out structure and confrim positions of all relevant building envelope setbacks and easements prior to the commencement of the works.
All timber framing and construction must comply with AS 1684 "The national timber framing code" Provide temporary and permanent bracing to all framin in accordance with the BCA
All stormwater drainage and sewer to be connected to existing services in accordance with the BCA and all local authority requirements.
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REV	DATE	DESCRIPTION	BY

CLIENT: Santiagoo

PROJECT: Proposed Dwelling

SITE: LOT 2 DP 817452
72 Mulach St
Cooma NSW
2630

TITLE: Roof Plan

SCALE AT A3:	DRAWN:	REVISION:
1 : 100	JL	D
DATE: 3/11/2023 2:26:06 PM		DRAWING NO: 08

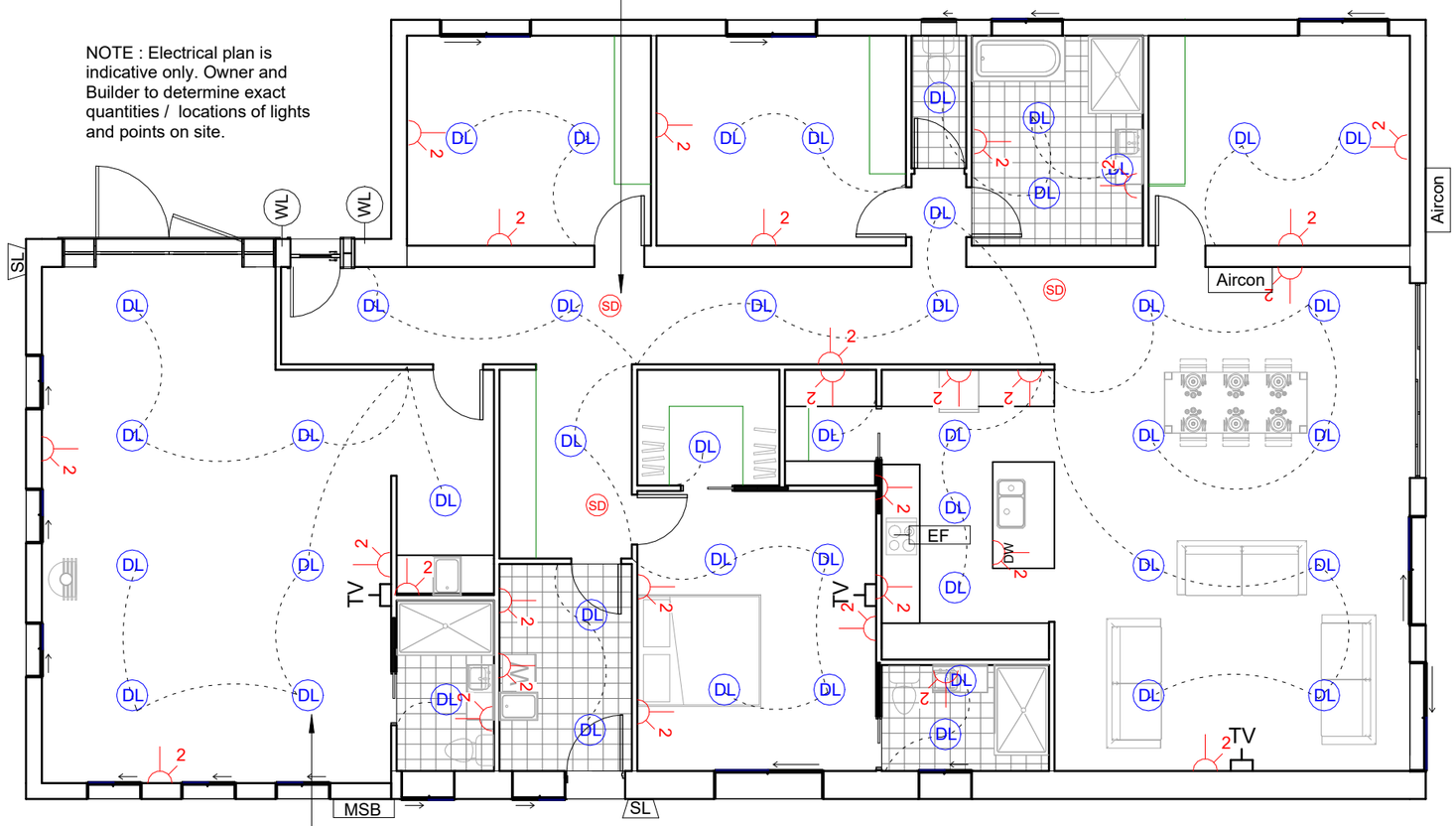
0	Power Point
Aircon	Air Conditioner
WL	Wall Light
TV	TV Point
SD	Smoke detector
DL	Downlight LED
SL	Sensor Light
	Ceiling Fan
EF	Mechanical Exhaust Fan
	Heat Transfer Vent
MSB	Main Switch Board
PL	Pendant Light

Electrical Legend

1 : 50

NOTE : Electrical plan is indicative only. Owner and Builder to determine exact quantities / locations of lights and points on site.

Install smoke detectors in accordance with AS 3786.



All electrical work to comply with AS 3000 and AS 3006

1 Electrical Plan

1 : 100

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REV	DATE	DESCRIPTION	BY

CLIENT: Santiagoo

PROJECT: Proposed Dwelling

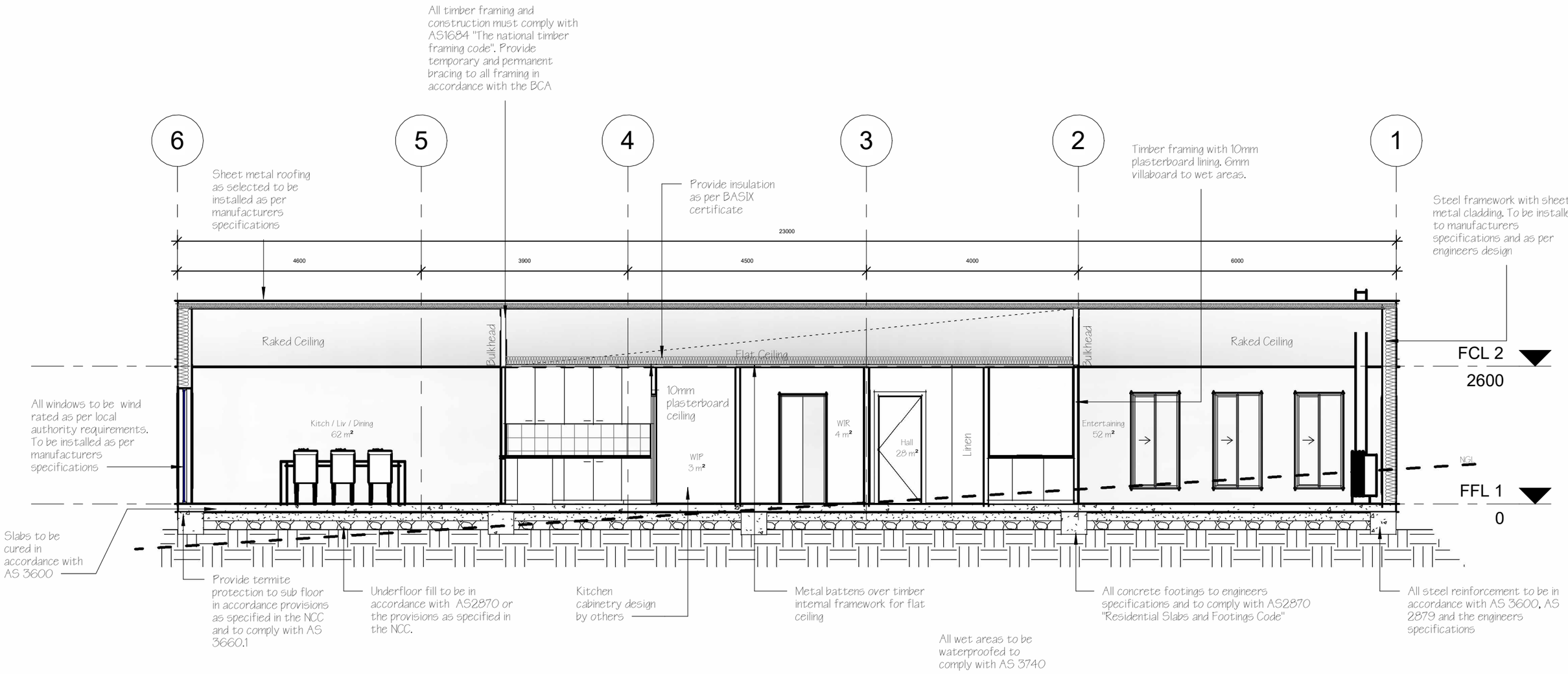
SITE: LOT 2 DP 817452
72 Mulach St
Cooma NSW
2630

TITLE: Electrical Plan

SCALE AT A3:	DRAWN:	REVISION:
As indicated	JL	D

DATE: 3/11/2023 2:26:07 PM

DRAWING NO: 09



1 Section 1

1 : 75

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REV	DATE	DESCRIPTION	BY

CLIENT: Santiagoo

PROJECT: Proposed Dwelling

SITE: LOT 2 DP 817452
72 Mulach St
Cooma NSW
2630

TITLE: Section

SCALE AT A3:	DRAWN:	REVISION:
1 : 75	JL	D
DATE: 3/11/2023 2:26:09 PM		DRAWING NO: 10

GENERAL SPECIFICATIONS
1 Setting Out

The Contractor shall accurately set out the Works in accordance with the site Plan and within the boundaries of the site.

2.0 EXCAVATIONS

2.1 Excavations for all footings shall be in accordance with the Engineer's Recommendation or the provisions as specified in the National Construction Code (NCC) Volume 2 - Housing Provisions Class 1 & 10 Buildings.

3.0 FOUNDATIONS AND FOOTINGS

3.1 Underfloor fill
Underfloor fill shall be in accordance with AS 2870 or the provisions as specified in the National Construction Code (NCC) Volume 2 - Housing Provisions Class 1 & 10 Buildings.
3.2 Termite Risk Management
Termite treatment shall be carried out in accordance with or the provisions as specified in the National Construction Code (NCC) Volume 2 - Housing Provisions Class 1 & 10 Buildings or AS 3660.1
3.3 Vapour Barrier
The underfloor vapour barrier shall be in accordance with AS 2870 or the provisions as specified in the National Construction Code (NCC) Volume 2 - Housing Provisions Class 1 & 10 Buildings.
3.4 Reinforcement
Reinforcement shall conform and be placed in accordance with AS 3600, AS 2870 and the Engineer's recommendations
Support to all reinforcement shall be used to correctly position to avoid any undue displacement of reinforcement shall be used to correctly position and avoid any undue displacement of reinforcement during the concrete pour.
3.5 Concrete
Concrete shall not be less than Grade N20 except where otherwise approved by the Engineer.
Structural concrete shall be in accordance with AS 3600. Pre-mixed concrete shall be manufactured in accordance with AS 1379 with delivery dockets kept on Site and available for inspection by the Engineer.
Concrete shall be placed and compacted in accordance with good building practice.In hot (above 30 degree Celsius) and windy conditions concrete must be cured by covering with plastic sheeting, spraying with a curing compound or pounding of water on the surface, or as directed by the Engineer
3.6 Footings and Slabs on Ground
Concrete slabs and footings shall not be poured until approval to pour concrete is given by the Engineer or the Local Authority.
3.7 Suspended Slabs
All concrete slabs, other than those supported on solid ground or properly compacted filling, shall be constructed as suspended slabs, these slabs shall be constructed in accordance with the Engineer's recommendations.
3.8 Foundation Walls
On footings as previously specified build brick walls to the thickness shown on plan to level underside of floor bearers and/or plates
3.9 Sub-floor Ventilation
Provide adequate cross ventilation to the space under suspended ground floor. No section of the under floor area wall to be constructed in such a manner that will hold pockets of still air.
3.10 Sub-Floor Access
Provide access under suspended floors in position where indicated on plan
3.11 Curing
All slabs shall be cured in accordance with AS 3600.

4.0 RETAINING WALLS

4.1 Retaining Walls
Retaining walls shall be constructed as shown on the plans and/or special details designed by an Engineer and if applicable approved by the Local Authority Whether the construction of such shall be obligation of the Owner or the Contractor.

5.0 EFFLUENT DISPOSAL/DISPOSAL

5.1 In both sewered and unsewered areas, fit bath, wash basin, kitchen, wash tubs, pedestal pan and floor grate to shower recess in positions shown on plan. Provide waste pipes with traps to the above fittings and connect to the drainage system. The whole of the work to be performed in accordance with the rules and requirements of the Sewerage Authority concerned.
5.2 Septic System
Provide and install a septic system where applicable to the requirements of Local Authority and in accordance with the manufacturer's instructions.
5.3 Storm Water Drainage
Allow for the supplying and laying of storm water drains where shown on Site Plan. Drainage to be a minimum of 90mm UPVC pipes laid to an even and regular fall so as to have a minimum cover of 150mm. Drains to discharge into street gutter where possible. Where outlets are shown within the Site they are to discharge at least 3,000mm clear of the building or as per local authority requirements.

6.0 TIMBER FRAMING GENERALLY

6.1 Timber Framing
All timber framework sizes, spans, spacings, notching, checking and fixing shall comply with the provisions of AS 1684 or the provisions as specified in the National Construction Code (NCC) Volume 2 - Housing Provisions Class 1 & 10 Buildings.
6.2 Floor Framing
All floors not specified to be concrete are to be framed at the level shown, Span and spacing of bearers is to conform to the requirements of the span tables for the appropriate member size. Deep joists to upper floors, where shown are to be fitted with solid blocking or herringbone strutting as required. All sizes and stress grades of timber members and tie down methods are to be in accordance with AS 1684.
6.3 Wall Framing
Plates are to be trenched to a depth not exceeding 10mm to provide uniform thickness where studs occur. Where plates are machine gauged to a uniform thickness, trenching may be omitted. Wall framing is to be erected plumb and straight and securely fastened to floor framing. Provide a clear space of 40mm between outer face of wall frame and inner face of brick veneer walls. Tie brickwork to studs with approved veneer ties. Ties are to slope downwards towards the veneer wall.
Studs in each of walling shall be stiffened by means of solid noggings or bridging pieces at not more than 1,350mm centres over the height of the wall. Bottom plates shall be fixed to the concrete slab in accordance with accordance with AS 1684.
6.4 Heads Over Opening (Lintels)
All sizes, stress grade and bearing area shall conform to AS 1684 or NSW Timber Framing Manual. Heads exceeding 175mm in depth shall be seasoned or a low shrinkage timber species use. Plywood web lintels conforming to the requirements of Plywood Association of Australia may be used. Glue Laminated beams conforming with AS 1328. If approved by the Lending Authority, Laminated Veneer Lumber beams to manufacture's specification and data sheets may be used.
6.5 Roof Trusses
Where roof truss construction is used, trusses shall be fabricated in a properly equipped factory and erected, fixed and braced in accordance with the fabricators written instructions.
6.6 Bracing
Timber frames must be braced in accordance with AS 1684. Bracing units shall be determined as appropriate for the design wind velocity for the building or AS 1684. Bracing shall be evenly distributed throughout the building.
6.7 Flooring
Cover floor joists with strip or sheet flooring as shown on plan. Thickness of flooring to be appropriate for the floor joist spacing. With particular regard to ground clearance and installation in wet areas, structural sheet flooring shall be used strictly in accordance with the manufacturer's recommendations.
Strip flooring shall be in accordance with AS 1684.
When listed in Schedule of Works, floors shall be sanded to provide an even surface and shall be left clean throughout.
6.8 Roof Framing
Roofs are to be pitched to the slope shown on plan and construction in accordance with AS 1684. Provide tie-down as required for the appropriate design wind velocity and roof covering. Provide all rafters, ridges, hips, valleys, purlins, struts, collar ties and wind bracing as appropriate with all sizes and stress grades in accordance with AS 1684.
Metal fascias shall be installed in accordance with the manufacturer's recommendations.
6.9 Timber Posts
Posts supporting carports, verandahs and porches shall be timber suitable for external use, or as otherwise specified, supported or galvanised or treated metal post shoes. Post shall be bolted to all adjoining beams as required by AS 1684 for the wind speed classification assessed for the Site.
6.10 Corrosion Protection
All metal brackets, facing plates and other associated fixings used in structural timber joints and bracing must have appropriate corrosion protection
6.11 Hot Water Storage Tank Platforms
Where a hot water storage tank is to be installed in the roof space, the tank platform shall be supported directly off the wall plates and must not be supported on ceiling joists.
All hot water services installed in the roof space shall be fitted with an appropriate spill tray and overflow drain pipe

7.0 STEEL FRAMING GENERALLY
7.1 Steel Framing
Steel floor, wall or roof framing approved by the Local Authority shall be installed in accordance with the manufacture's recommendations and AS 3623 or the provisions as specified in the National Construction Code (NCC) Volume 2 - Housing Provisions Class 1 & 10 Buildings.

8.0 ROOFING
All roof cladding to comply with the relevant structural performance and weathering requirements as specified in the National Construction Code (NCC) Volume 2 - Housing Provisions Class 1 & 10 Buildings and be installed as per the manufacture's requirements.
8.1 Tiled Roofing
Concrete and terracotta tiles shall comply with AS 2049 and be installed in accordance with AS 2050. Cover the roof of the dwelling with first quality approved tiles as selected. The tiles are to be fixed to approved battens of sizes appropriate to the spacing of rafters/trusses in accordance with the manufacturer's recommendations. Cover hips and ridges with capping and all capping and all necessary starters and apex caps. Capping and verge tiles are to be well bedded and neatly pointed. Roofing adjacent to valleys should be fixed so to minimise as far as practicable water penetration. As roof tiles are made of natural products slight variation in colour is acceptable.
8.2 Roofing
Provide and install a metal roof together with accessories all in accordance with the manufacture's instructions.
Except where design prohibits, sheet shall be in single lengths from fascia to ridge. Fixings of sheet shall be strictly in accordance with the manufacturer's recommendations. Incompatible materials shall not be used for flashings, fasteners or downpipes.
8.3 Rainwater Goods
Metal Rainwater goods shall be manufactured in accordance with AS 2179. Rainwater goods shall be installed in accordance with AS 2180 or the provisions as specified in the National Construction Code (NCC) Volume 2 - Housing Provisions Class 1 & 10 Buildings.
UPVC components to be manufactured in accordance with AS 1273. Rainwater goods to be compatible with other materials used.
8.4 Sarking
Sarking if used under roof coverings must comply and be fixed in accordance with AS/NZS 4200.1 for materials and AS/NZS 4200.2 for installation
8.5 Sealants
Appropriate sealants shall be used where necessary and in accordance with manufacture's specifications.
8.6 Weatherproofing
Flashings shall comply with AS 2904, AS 1804, AS 3700 and Part 3.3.4 BCA 2013 Housing Provisions

9.0 MASONRY

9.1 Bricks
All clay bricks and brickwork shall comply with AS/NZS 4455, AS/NZS 4456 and AS 3700. Clay bricks are a natural kiln fired product and as such their size may vary over a small range. Tolerances shall only be applied to the total measurements over 20 units, not to the individual units
9.2 Concrete Blocks
Concrete blocks are to be machine pressed, of even shape and well cured in accordance with AS 2733
Autoclaved Aerated Concrete blocks shall be in accordance with the manufacture's Product Specification at the time the work is being carried out.
9.3 Damp Proof Courses
All damp proof courses shall comply with the provisions as specified in the National Construction Code (NCC) Volume 2 - Housing Provisions Class 1 & 10 Buildings, AS 3700 and AS 2904. The damp proof membrane shall protrude to the external face of the masonry member in which it is placed.
9.4 Cavity Ventilation (Weep Holes)
Cavities shall be cleared of all mortar droppings and weep holes shall not exceed 1,200mm centres, be in accordance with AS 3700, or the provisions as specified in the National Construction Code (NCC) Volume 2 - Housing Provisions Class 1 & 10 Buildings.
9.5 Mortar and Joining
Mortar shall comply with AS 3700 or the provisions as specified in the National Construction Code (NCC) Volume 2 - Housing Provisions Class 1 & 10 Buildings. Joint tolerances shall be in accordance with AS 3700
9.6 Masonry Accessories
Compliance with the provisions as specified in the National Construction Code (NCC) Volume 2 - Housing Provisions Class 1 & 10 Buildings in acceptable construction practices. All wall ties shall be manufactured in accordance with AS 2699 and be installed in accordance with AS 3700. Wall ties to meet corrosion resistant rating of the site. Provide appropriate ties to articulated joints in masonry.
9.7 Lintels
Lintels used to support brickwork opening in walls must be suitable for the purpose under the provisions as specified in the National Construction Code (NCC) Volume 2 - Housing Provisions Class 1 & 10 Buildings. Provide one lintel to each wall leaf. Where necessary clearance must be allowed at heads of frames to allow for shrinkage of timber frames.
9.8 Cleaning
Clean all exposed brickwork with an approved cleaning system. Care should be taken not to damage brickwork or joints and other fittings

10.0 CLADDING AND LININGS

10.1 External Claddings and Linings
Sheet materials or other external cladding shall be fixed in accordance with the manufacture's recommendation and any applicable special details.
10.2 Internal Wall and Ceilings Linings
Provide gypsum plasterboards or other selected materials to walls and ceilings. Plasterboard sheets to have recessed edges and be a minimum of 10mm thick. Internal angles from floor to ceiling to be set. Set corners or provide cornices for ceilings as required. The lining of wet area walls shall be constructed as per AS3740 or the provisions as specified in the National Construction Code (NCC) Volume 2 - Housing Provisions Class 1 & 10 Buildings. Wet area lining to be fixed in accordance with the manufacturer's recommendations.
10.3 Waterproofing
All internal wet areas and balconies over internal habitable rooms to be water proofed to AS 3740 or the provisions as specified in the National Construction Code (NCC) Volume 2 - Housing Provisions Class 1 & 10 Buildings.

11.0 JOINERY

11.1 General
All joinery work (metal and timber) shall be manufactured and installed according to good trade practices.
11.2 Door Frames
External door frames shall be minimum of 32mm thick fitted with 10mm thick door stops. Internal jamb linings shall be a minimum of 18mm thick fit with 10mm thick door stops. Metal door frames shall be installed where indicated on drawings in accordance with the manufacturer's recommendation.
11.3 Door and Doorsets
All internal and external timber door and door sets shall be installed in accordance with AS 2688 and AS 2689
11.4 Window and Sliding Doors
Sliding and other timber windows and sliding doors shall be manufactured in accordance with AS 2146 and be installed in accordance with AS 2147.
11.5 Architraves and Skirting
Provide architraves and skirting as nominated on the drawings or listed on the Schedule of Works.
11.6 Cupboards/Kitchens/Bathroom
Units shall be installed to manufacturer's recommendations. Bench tops shall be in a water resistant material
11.7 Stairs, Balustrades and other Barriers
Provide stairs or ramps to any change in levels, and balustrades or barriers to at least one side of ramps, landings and balconies as specified in the National Construction Code (NCC) Volume 2 - Housing Provisions Class 1 & 10 Buildings.

12.0 SERVICES

12.1 Plumbing
All plumbing shall comply with the requirements of the Supply Authority and the work is to be carried out by a licensed plumber.
Fittings shall be supplied and installed as specified
12.2 Electrical
Provide all labour and materials necessary for the proper installation of electricity service by a licensed electrician in accordance with AS 3000, AS 3006 and the requirements of the local Supply Authority, unless otherwise specified, the electrical service shall be 240 volt, single phase supply.
12.3 Gas
All installation (including LPG) shall be carried out in accordance with the rules and requirements of the Supply Authority
12.4 Smoke Detectors
Provide and install smoke alarms manufactured in accordance with AS 3786 as specified or as indicated on plan and in accordance with the provisions as specified in the National Construction Code (NCC) Volume 2 - Housing Provisions Class 1 & 10 Buildings.

13.0 TILING

13.1 Materials
Cement mortar and other adhesives shall comply with AS 3958.1 according to trade practices
13.2 Installation
Installation of tiles shall be in accordance with AS 3958.
All vertical and horizontal joints between walls and fixtures eg benchtop bath etc., to be filled with flexible mould resistant grout. Where practicable spacing between tiles should be even and regular. Provide expansion joints where necessary. As tiles are made of natural products a slight variation in colour is acceptable
13.3 Walls
Cover wall faces where indicated on the drawings with selected neatly grouted tiles. Tiles are to be fixed to wall sheeting with approved adhesives. Provide all necessary strips, vent tiles and recess fittings.
13.4 Floors
Lay selected floor tiles in sand and cement mortar or approved adhesive to areas indicated on the drawings. If required, fit approved edge strips or metal angle to exposed edges in doorways or hobless
shower as per AS 3740. Provide adequate and even fall to wastes where necessary

14.0 PAINTING

14.1 General
All paint used shall be of a quality suitable for the purpose intended and the application shall be as per the manufacture's recommendations. The colours used shall be as per Colour Schedule. All surfaces to be painted shall be properly prepared to manufacturer's recommendations.

15.0 BASIX
15.1 Compliance with the Basix's commitments must be achieved for the building and site.

16.0 Sedimentation and Erosion Control/stormwater/landscaping Plan

Retain vegetation
Fence or tape off those areas to remain undisturbed
Limit vehicle movements on site to avail compacting soils and destroying tree roots
Existing vegetation on the footpath areas to be retained.
Control site access
Site access to be limited to one point only
Site access to be stabilised by using gravel or crushed concrete with a minimum aggregate size of 50mm
Vehicular to be controlled to ensure that soil is not tracked from the building site on to the roadway
Vehicles are to park on the stabilised access point or on the roadway and not on the footpath area
Sediment control
Install sediment fencing on the low sides of the construction site to slow and filter sediment laden runoff
All sediment fencing to be installed correctly, in accordance with the manufacturer's recommendation
Stock pile topsoil
All stripped topsoil to be retained for reuse during landscaping and site rehabilitation
Stockpiles to be protected by erecting sediment fencing on the down slope side
Stockpiles not to be placed in drainage lines, depressions or around trees and shrubs
Washout areas
Washing-out barrows, paintbrushes, brick cutters and other tools not to be carried out in the street gutter
Provide a designated wash-out area which will detain and filter polluted wate
Control stormwater
Where possible, use grassed or natural drainage channels to slow and filter runoff
Retard the rate of flow to non-erosive velocities using sediment fencing of straw bales across the line of flow
Connect downpipes to the stormwater system to Street kerb or drainage system or easement before placing roof materials
Backfill all trenches and compact to a level at least 75mm above the adjoining ground level
Maintenance of site
Erosion and sediment controls to be maintained throughout the course of construction and until the building site has been rehabilitated and stabilised
Stabilised access points to be replenished as necessary to maintain their effectiveness
All control measures are to be inspected after each storm and cleaned if required
Accidental spills of soil or other materials onto the roadway or gutter to be removed prior to completion of the day's work - spills are to be removed by sweeping, shovelling or a means other than washing.

17.0 Site Rehabilitation
Reuse topsoil for landscaping and revegetation
Stabilise disturbed areas by turfing, mulching, seeding, paving or similar
Retain all excavated and filled areas
All stormwater to be connected to street kerb or table drain1

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CLIENT: Santiagoo
PROJECT: Proposed Dwelling
SITE: LOT 2 DP 817452
72 Mulach St
Cooma NSW
2630
TITLE: General Specifications
SCALE AT A3:
DRAWN: Author
REVISION: D
DATE: 3/11/2023 2:26:10 PM
DRAWING NO: 11

SAFE DESIGN

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS DURING CONSTRUCTION
Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE
For houses or other low-rise buildings where scaffolding is appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice,
regulations or legislation.
For buildings where scaffold, ladders, trestles are not appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES Specified
If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

FLOOR FINISHES By Owner
If designer has not not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES
Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.

Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.

Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.
Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road: Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.
For building where on-site loading/unloading is restricted: Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.
For all buildings:
Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of
services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.

Locations with underground power:
Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.

Locations with overhead power lines:
Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.

All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturels specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building constructed prior to 1990:
If this existing building was constructed prior to:

either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required:
Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES

For buildings with small spaces where maintenance or other access may be required:
Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS
Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING

RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

10.OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements.
All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.
All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.
THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.

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Cooma, NSW, 2630.
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Ph 0416 292 934
Accreditation #6620
bdaa ACCREDITED BUILDING DESIGNER

Do not scale off drawings. Written dimensions shall take precedence.
All dimensions dependent on existing site conditions shall be verified by the builder on site prior to the commencement of the works.
All works are to comply with the BCA and all relevant authority requirements.
All steel beams and supports to registered engineers specifications.

Builder to identify service locations on site prior to the commencement of any works.

Registered surveyor to set out structure and confrim positions of all relevant building envelope setbacks and easements prior to the commencement of the works.
All timber framing and construction must comply with AS 1684 "The national timber framing code" Provide temporary and permanent bracing to all framin in accordance with the BCA
All stormwater drainage and sewer to be connected to existing services in accordance with the BCA and all local authority requirements.
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CLIENT: Santiagoo
PROJECT: Proposed Dwelling
SITE: LOT 2 DP 817452
72 Mulach St
Cooma NSW
2630
TITLE: Safe Design Sheet
SCALE AT A3:
DRAWN: Author
REVISION: D
DATE: 3/11/2023 2:26:10 PM
DRAWING NO: 12