

# 47G1 MARTINS ROAD, NORFOLK ISLAND

## DESIGNED IN ACCORDANCE WITH B.C.A., N.C.C. + A.S.

—ALL MATERIALS & WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES EXCEPT WHERE NOTED OTHERWISE:

AS.1684–2010	TIMBER FRAMING CODE
AS.1720	TIMBER STRUCTURES
AS.3600	CONCRETE STRUCTURES
AS.3700	MASONRY STRUCTURES
AS.4100	STEEL STRUCTURES

ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA (NCC)2019 VOLUME 2 (AMENDMENT 1)

—SMOKE ALARMS TO COMPLY WITH CLAUSE 3.7.2 (REFER ELECTRICAL PLAN)

- STAIRS TO COMPLY WITH CLAUSE 3.9.1
- BALUSTRADES TO COMPLY WITH 3.9.2
- ALL WET AREAS TO COMPLY WITH 3.8.1
- WC DOORS TO COMPLY WITH 3.8.3
- LIGHTING TO COMPLY WITH 3.8.4
- VENTILATION TO COMPLY WITH 3.8.5
- TERMITE PROTECTION TO COMPLY WITH AS3660.1
- SUB-FLOOR VENTILATION TO COMPLY WITH CLAUSE 3.4.1
- THE REMOVAL OF ASBESTOS TO COMPLY WITH (NOHSC:2002)
- AS.3740–210 WATERPROOFING
- GLAZING TO COMPLY WITH AS1288–2006 + AS2047–2014
- PLUMBING AND DRAINAGE TO COMPLY WITH AS3786–2014
- SWIMMING POOLS TO COMPLY WITH AS1926
- ROOF TILING TO COMPLY WITH AS 2050–2018
- RESIDENTIAL SLABS FOOTINGS AS 2870–2011

## GENERAL NOTES:

- 1) ALL DIMENSIONS TO BE CONFIRMED ON SITE
- 2) REFER STRUCTURAL ENGINEER'S DRAWINGS FOR DETAILS OF ALL REINFORCED CONCRETE SLABS, FOOTINGS, RETAINING WALLS, STRUCTURAL STEEL, TIMBER FRAMING, TIE-DOWN & BRACING
- 3) ALL SAW CUT JOINTS IN SLABS DETERMINED BY ENGINEER
- 4) ALL MAIN SEWER/STORMWATER LOCATION TO BE CONFIRMED ONSITE
- 5) ALL FINISHED FLOOR & STAIR SURFACES TO BE NON SLIP
- 6) AAA RATINGS IN ACCORDANCE WITH AS/NZS 6400 STANDARDS.
- 7) NEW STORM WATER TO CONNECT TO NEW WATER TANKS ALL SERVICES TO BE LOCATED UNDER HOUSE AND DP'S TO BE CHARGED.
- 8) CONNECT NEW SEWERAGE TO NEW SEPTIC TANK SYSTEMS
- 9) BUILDERS ARE TO CLEARLY IDENTIFY ANY DISCREPANCIES IN THE DOCUMENTS WHICH COULD LATER LEAD TO VARIATIONS.
- 10) BOUNDARY LOCATIONS TO BE CONFIRMED BY SURVEY DRAWINGS
- 11) ALL ONSITE PLUMBING TBC.PLUMBING TO BE COORDINATED WITH STRUCTURAL ENGINEER TO ALLOW FOR SERVICES AND PENETRATIONS INFLOORS AND TO MAKE SURE ENOUGH HEIGHT IS ALLOWED SO IT DOESN'T AFFECT CEILING HEIGHTS
- 12) CONFIRM WITH PLUMBING ALL LOCATIONS AND SIZES REQUIRED FOR RAINWATER AND DOWNPIPES PRIOR TO INSTALLATION
- 13) ALL PLUMBING SERVICES BETWEEN FLOOR STRUCTURE TO BE LOCATED BY PLUMBER AND SIGNED OFF BY ENGINEER IF ANY HOLES ARE REQUIRED IN FLOOR JOISTS.

## DRAWING REGISTER

BA00	SITE PLAN & LOCATION PLAN
BA01	FLOOR PLAN
BA02	ROOF PLAN
BA03	NORTH, EAST ELEVATIONS
BA04	SOUTH, WEST ELEVATIONS
BA05	SECTION A
BA06	SECTION B
BA07	DOOR & WINDOW SCHEDULE

## SITE DETAILS

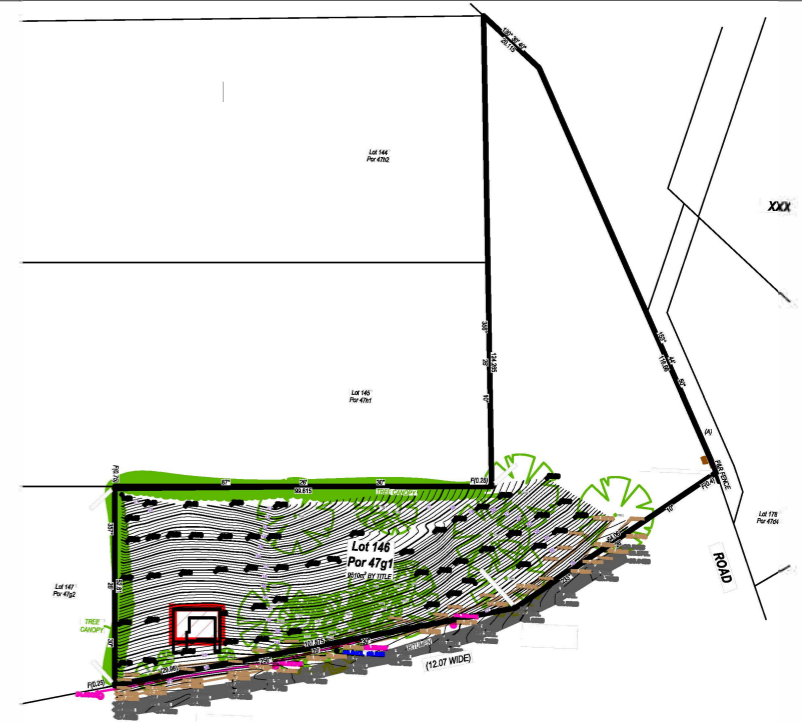
LOT 146 Por 47g1

Locality: NORFOLK ISLAND  
LGA: NIRC  
Parish: SOUTH PACIFIC

AREA: 2.25 acres  
NEW DWELLING 40m<sup>2</sup>  
DECK+WALKWAY 70m<sup>2</sup>

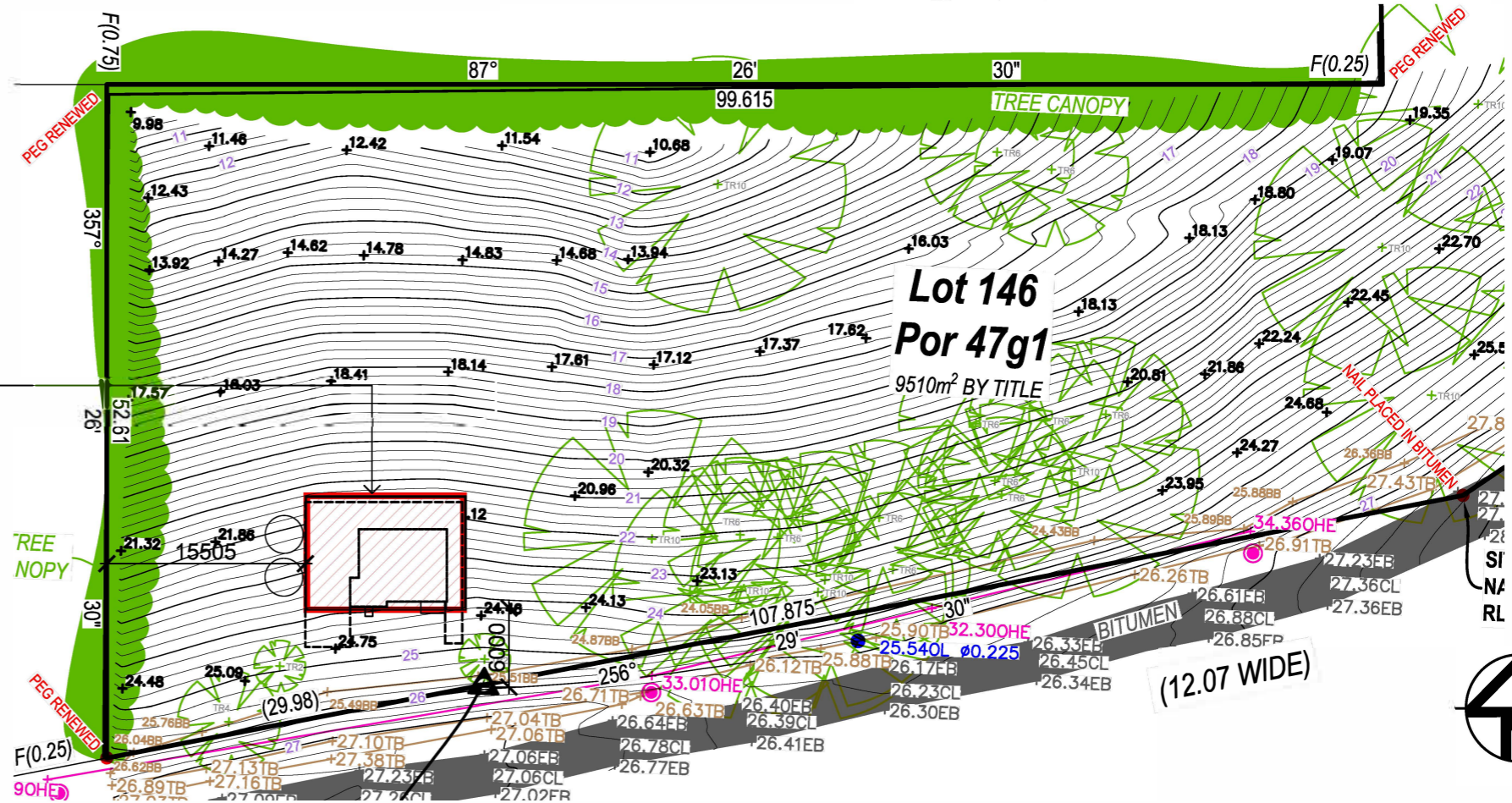
SITE COVER: 1.23%

1 LOCATION PLAN  
SCALE 1 : 2000



## PROPOSED HOUSE+ CARPORT

1 SITE PLAN  
SCALE 1 : 500



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REV.	DATE	DESCRIPTION
A	14.03.24	CLIENT REVIEW
-	16.02.24	BA PRELIM

LEGEND	
AW	AWNING WINDOW
AL-SCN	ALUMINUM SCREEN
BAL	BALUSTRADE
B	BENCH
BDY	BOUNDARY
BRM	BROOM
BO	BEAM OVER
CC	CONCRETE COLUMN
COL	COLUMN
CONC	CONCRETE FLOOR
CPD	CUPBOARD
CT	COOKTOP
DP	DOWNPIPE
DRY	DRYER
DW	DISHWASHER
FC	FC CLADDING
FG	FIXED GLASS
FJ	FLOOR JOIST
FW	FLOOR WASTE
GTD	GRATED TRENCH DRAIN
HH	HEKA HOOD
LS	LANDSCAPING
MRS	METAL ROOF SHEET
MRS_TD	TRIMDEK
MRS_CO	CUSTOM ORB ROOF
OHC	OVERHEAD CUPBOARD
OR	OUTRIGGER
PB	PLASTERBOARD
PTY	PANTRY
R	FRIDGE
REF	REFRIGERATOR
RG	ROOF GUTTER
S	SINK
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SHR	SHOWER
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TF	TIMBER FLOOR
TFE	TIMBER FEATURE
TILE	TILE FLOORING
TOW	TOP OF WALL
TP	TIMBER POST
T-RW	TIMBER RETAINING WALL
TUB	LAUNDRY TUB
TV	TIMBER VALANCE
VB	VANITY BASIN
VC	VERTICAL CLADDING
VS	VERTICAL STRUCTURE
WM	WASHING MACHINE
WT	WATER TANK

CLIENT	DAVID LAMMIN + NINA ROTHE
ADDRESS	LOT 146 POR 47g1 MARTINS ROAD, NORFOLK ISLAND
PROJECT	CUSTOM BAA HOUSE
DRAWING	BUILDING APPROVAL
ARCHITECTS NAME:	CLAUS EJLERTSEN

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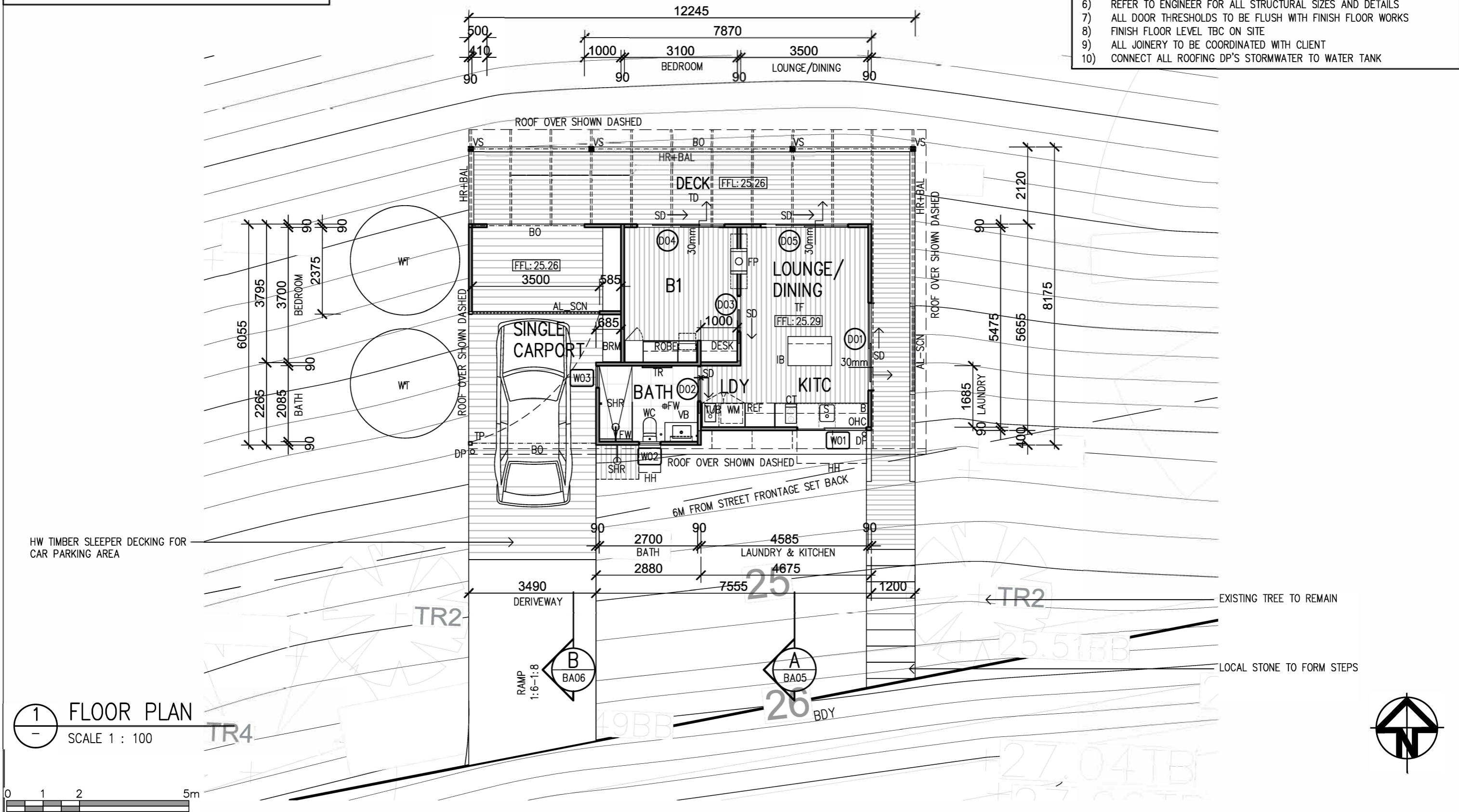
DRAWN	CHECKED	DATE	SCALE @ A3	BAA PROJ NO.	REVISION	DRAWING NO.
DL	CE	FEB '24	1:500 1:2000	680	A	BA00

LEGEND:

- 90mm TIMBER FRAMED STUD WALL R2.5 WALL INSULATION
- STEP
- CHANGE MATERIAL

NOTE:

- 1) BUILDERS ARE TO CLEARLY IDENTIFY ANY DISCREPANCIES IN THE DOCUMENTS WHICH COULD LATER LEAD TO VARIATIONS.
- 2) BOUNDARY LOCATIONS TO BE CONFIRMED BY DETAIL SURVEY.
- 3) ROOF PITCH TO BE CONFIRMED BY DETAIL SURVEY.
- 4) NATURAL GROUND LEVEL TO BE CONFIRMED BY DETAIL SURVEY.
- 6) REFER TO ENGINEER FOR ALL STRUCTURAL SIZES AND DETAILS
- 7) ALL DOOR THRESHOLDS TO BE FLUSH WITH FINISH FLOOR WORKS
- 8) FINISH FLOOR LEVEL TBC ON SITE
- 9) ALL JOINERY TO BE COORDINATED WITH CLIENT
- 10) CONNECT ALL ROOFING DP'S STORMWATER TO WATER TANK



1 FLOOR PLAN  
SCALE 1 : 100



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REV.	DATE	DESCRIPTION
B	22.03.24	CLIENT REVIEW
A	14.03.24	CLIENT REVIEW
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LEGEND	
AW	AWNING WINDOW
BAL	BALUSTRADE
B	BENCH
BDY	BOUNDARY
BRM	BROOM
BO	BEAM OVER
CC	CONCRETE COLUMN
COL	COLUMN
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ADDRESS	LOT 146 POR 47g1 MARTINS ROAD, NORFOLK ISLAND
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DRAWING	BUILDING APPROVAL
ARCHITECTS NAME:	CLAUS EJLERTSEN

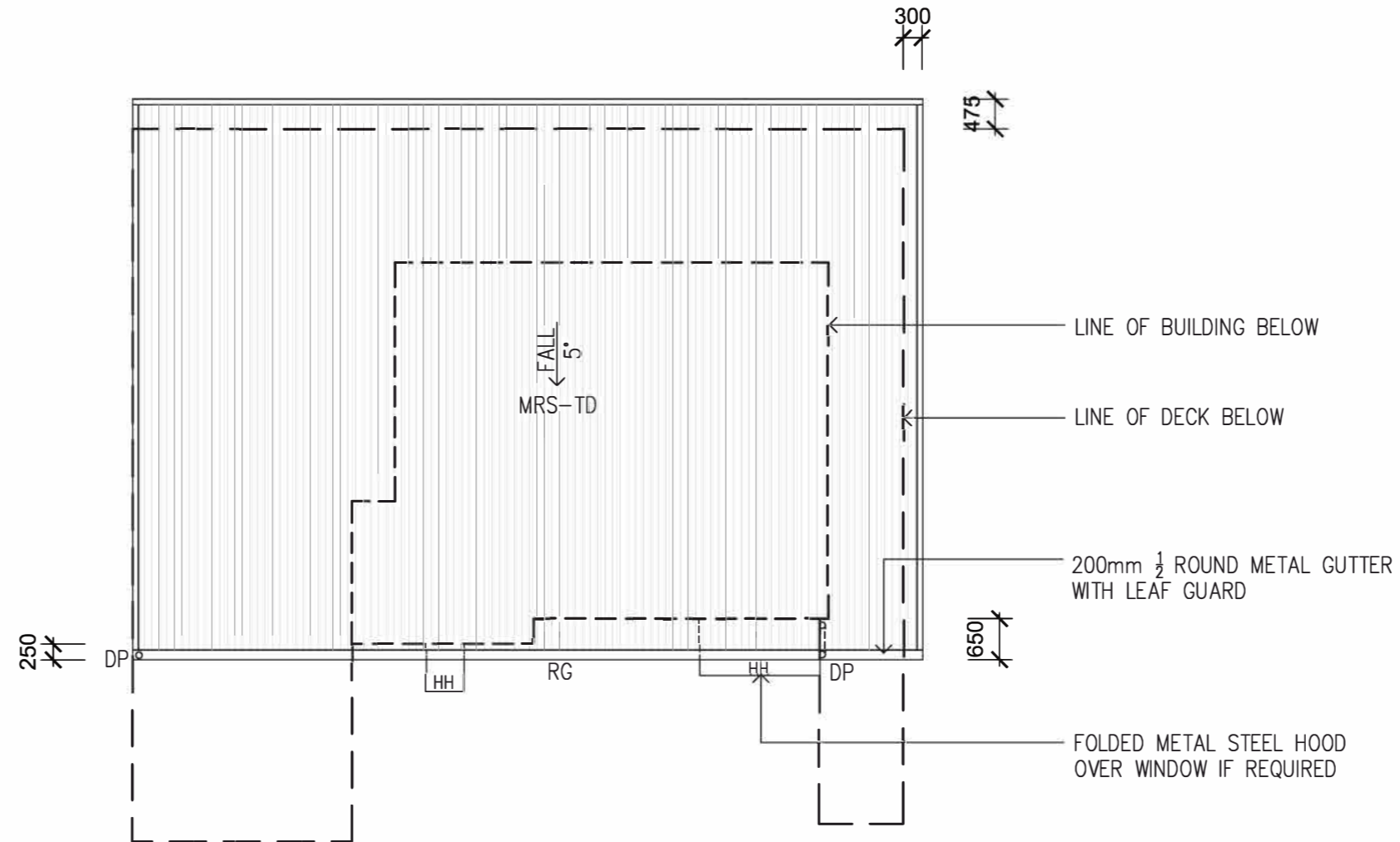
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DL	CE	FEB '24	1:100	680	B	BA01

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1 ROOF PLAN  
SCALE 1 : 100



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FW	FLOOR WASTE
GTD	GRATED TRENCH DRAIN
HH	HEKA HOOD
LS	LANDSCAPING
MRS	METAL ROOF SHEET
MRS_TD	TRIMDEK
MRS_CO	CUSTOM ORB ROOF
OHC	OVERHEAD CUPBOARD
OR	OUTRIGGER
PB	PLASTERBOARD
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CLIENT DAVID LAMMIN + NINA ROTHE	
ADDRESS LOT 146 POR 47g1 MARTINS ROAD, NORFOLK ISLAND	
PROJECT CUSTOM BAA HOUSE	ARCHITECTS NAME: CLAUS EJLERTSEN
DRAWING BUILDING APPROVAL	

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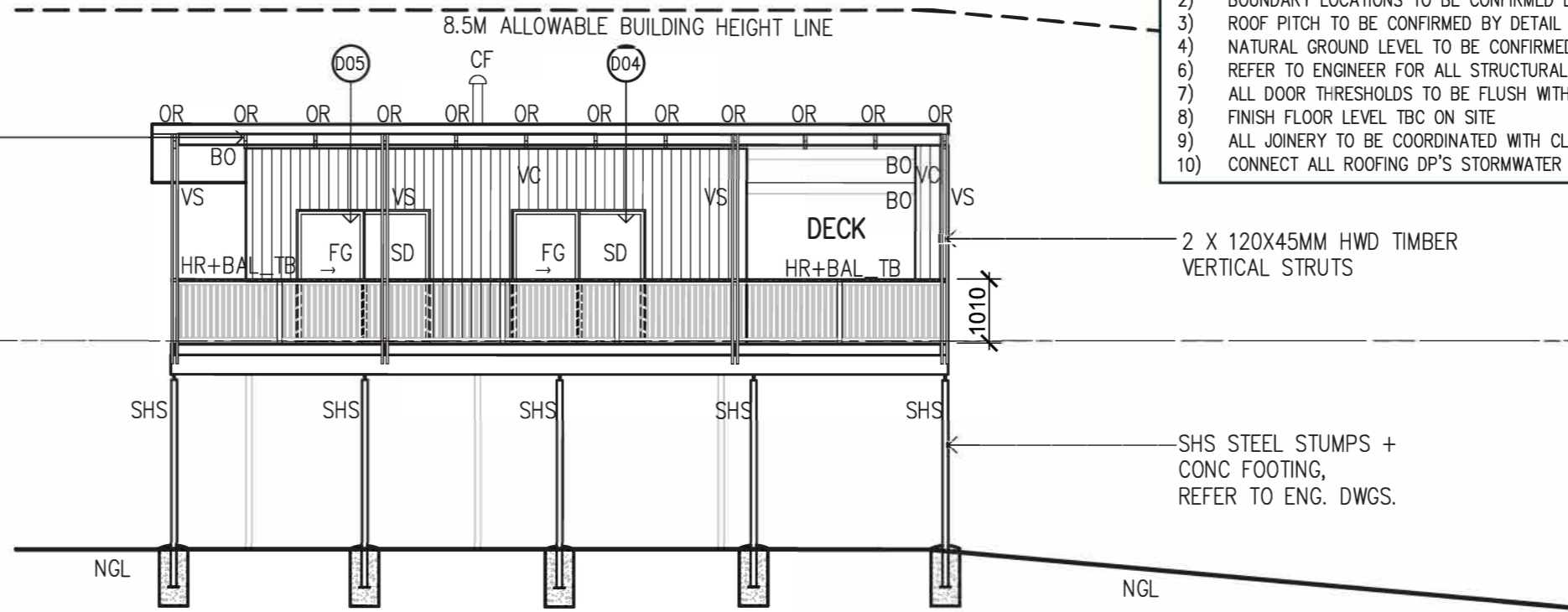
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DL	CE	FEB '24	1:100	680	A	BA02

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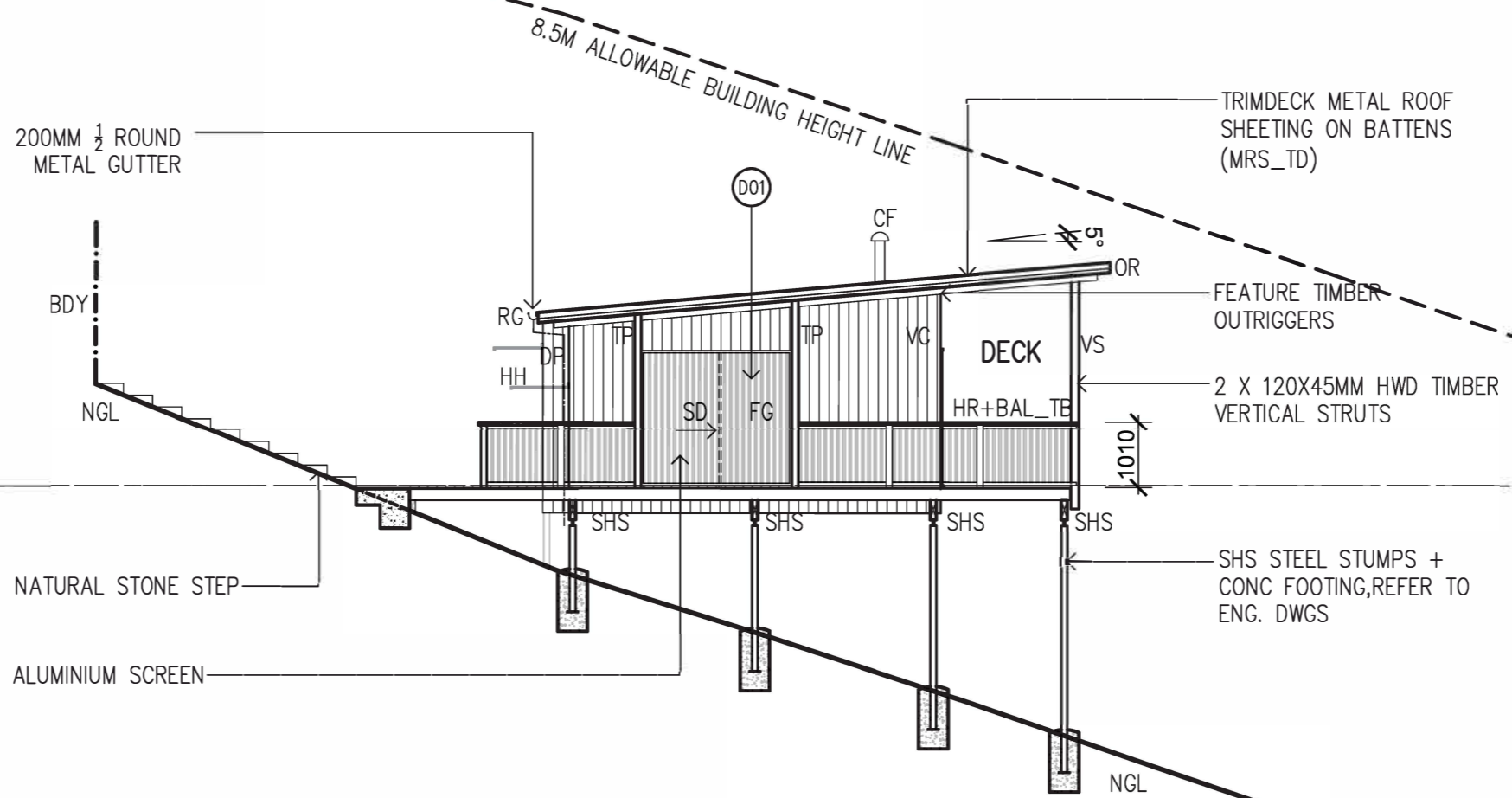
160X35MM HW TIMBER RAFTER TO U/S OF ROOF STRUCTURE

FLOOR LEVEL FFL: 25.29

1 NORTH ELEVATION  
SCALE 1 : 100



2 EAST ELEVATION  
SCALE 1 : 100



0 1 2 5m

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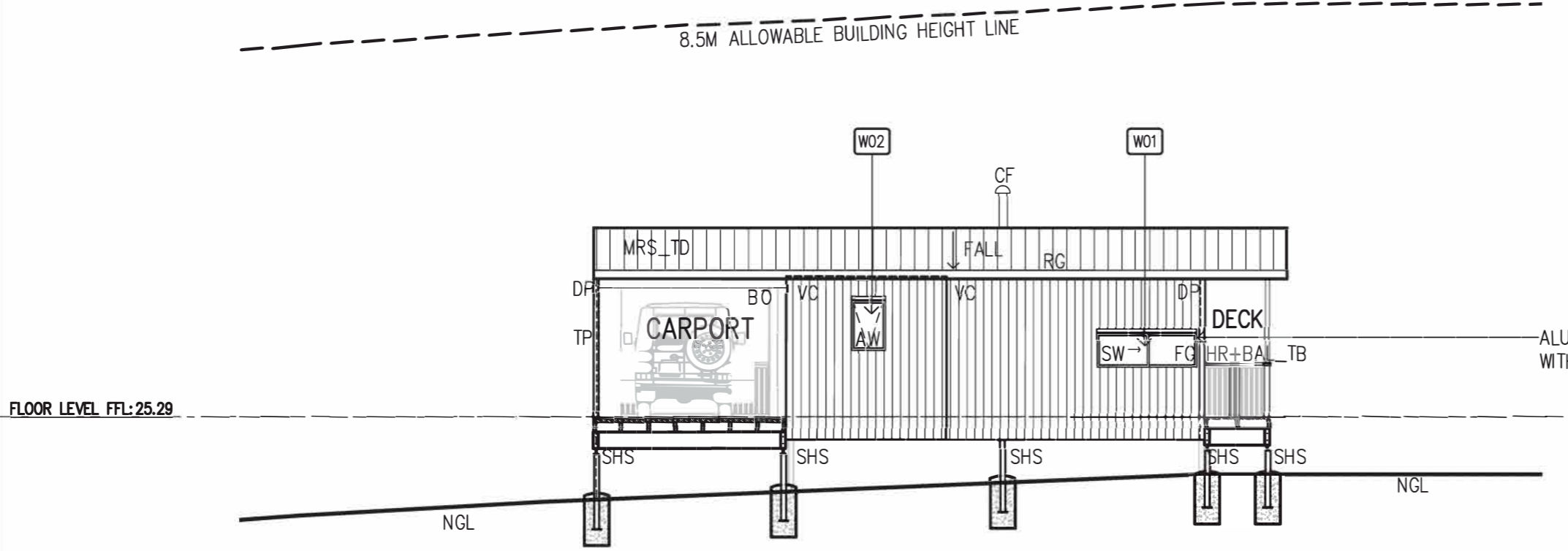
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CLIENT	DAVID LAMMIN + NINA ROTHE
ADDRESS	LOT 146 POR 47g1 MARTINS ROAD, NORFOLK ISLAND
PROJECT	CUSTOM BAA HOUSE
DRAWING	BUILDING APPROVAL
ARCHITECTS NAME:	CLAUS EJLERTSEN

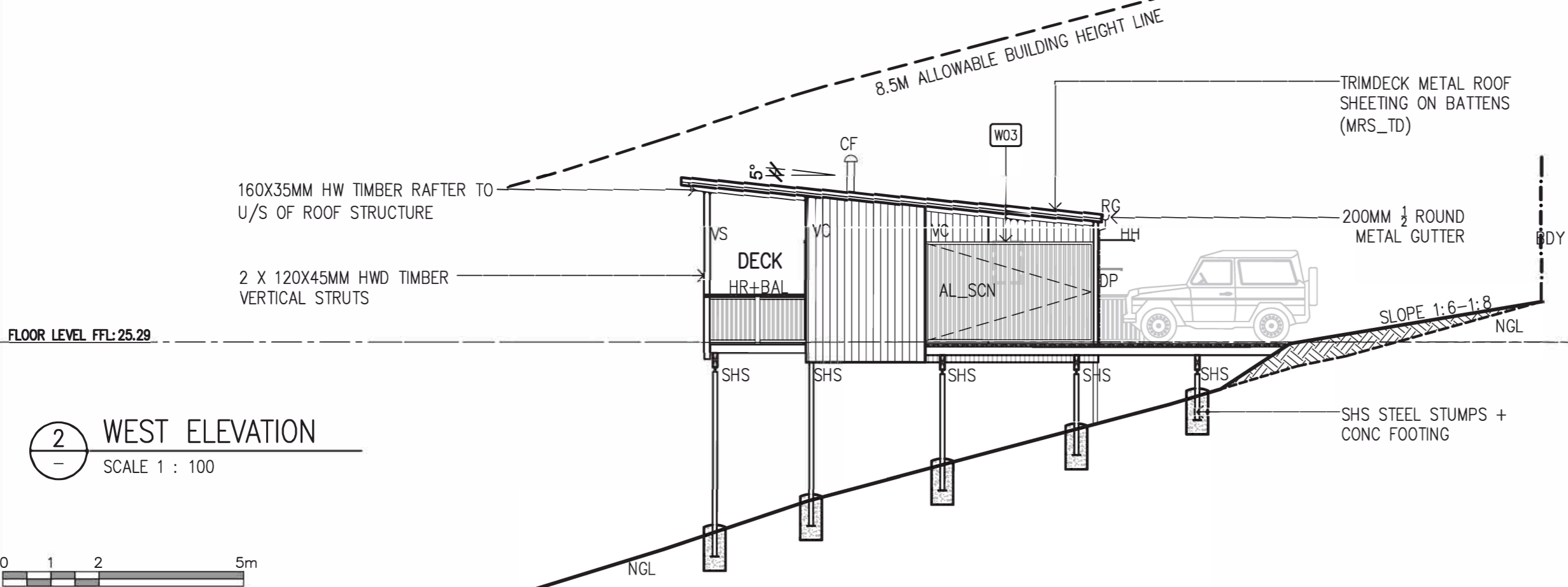
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DL	CE	FEB '24	1:100	680	-	BA03

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**1 SOUTH ELEVATION**  
SCALE 1 : 100



**2 WEST ELEVATION**  
SCALE 1 : 100



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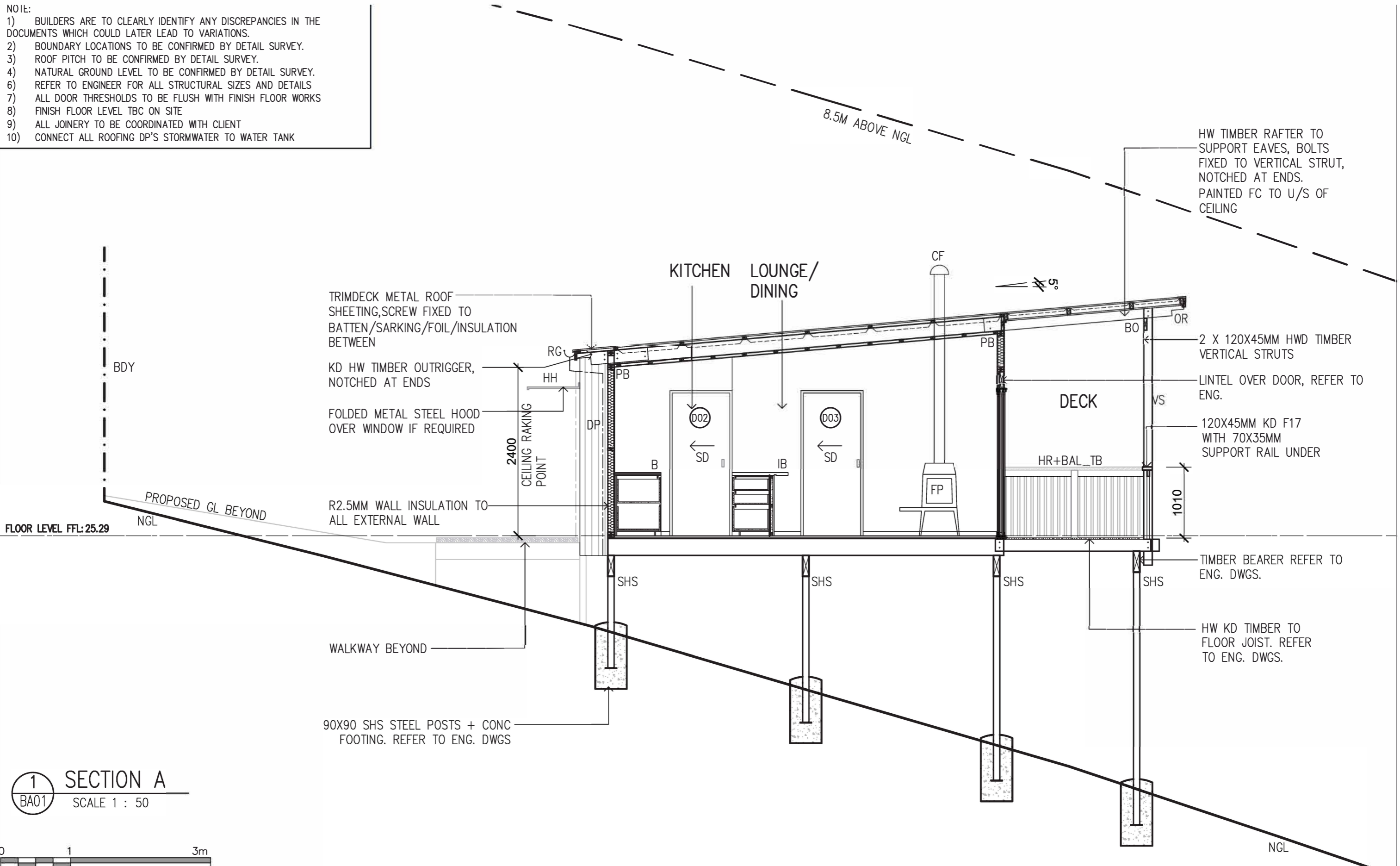
CLIENT <b>DAVID LAMMIN + NINA ROTHE</b>	
ADDRESS LOT 146 POR 47g1 MARTINS ROAD, NORFOLK ISLAND	
PROJECT CUSTOM BAA HOUSE	ARCHITECTS NAME: CLAUS EJLERTSEN
DRAWING BUILDING APPROVAL	

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**1** SECTION A  
BA01 SCALE 1 : 50



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MRS_TO	TRIMDEK
MRS_CO	CUSTOM ORB ROOF
OHC	OVERHEAD CUPBOARD
OR	OUTRIGGER
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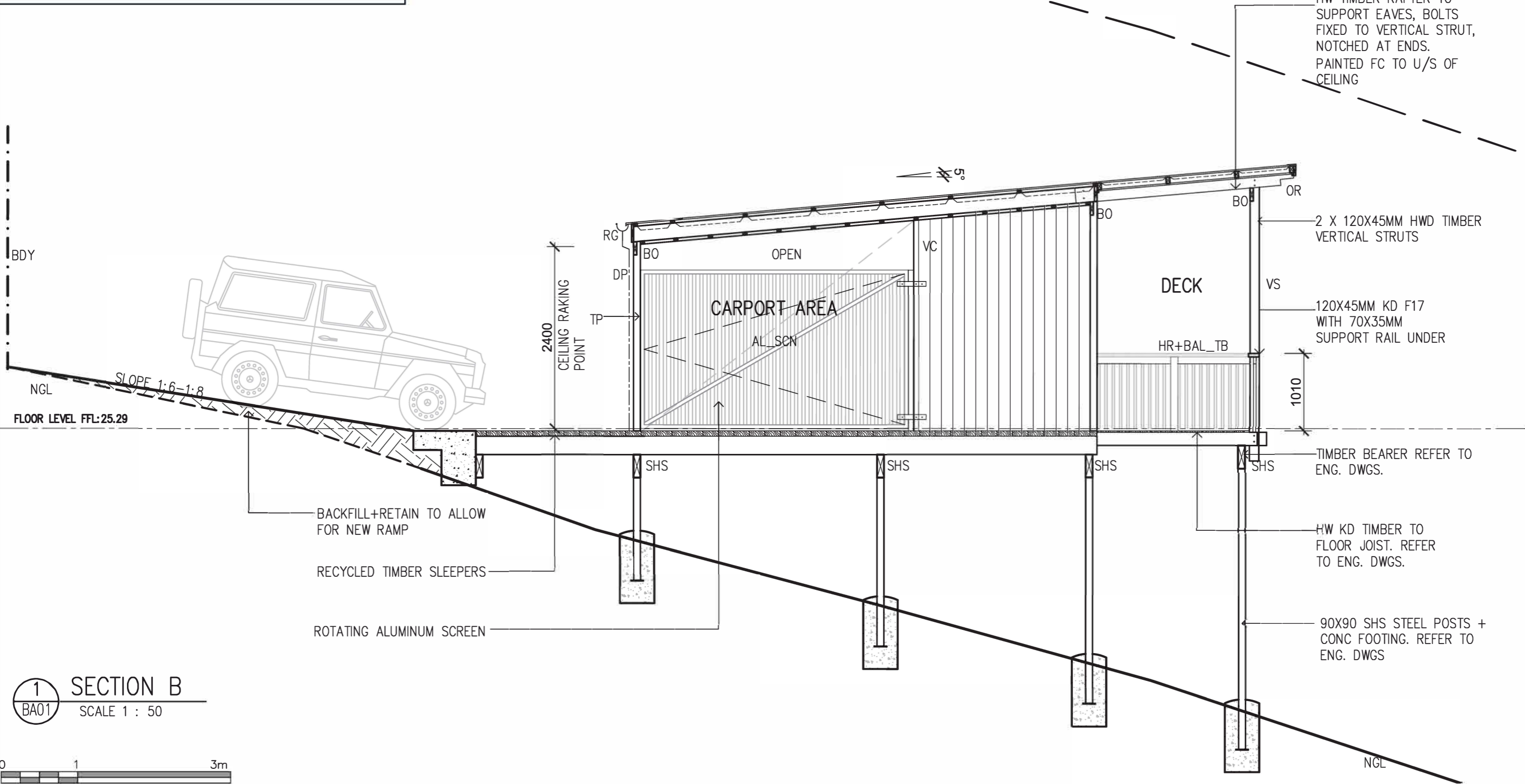
CLIENT <b>DAVID LAMMIN + NINA ROTHE</b>	
ADDRESS LOT 146 POR 47g1 MARTINS ROAD, NORFOLK ISLAND	
PROJECT CUSTOM BAA HOUSE	ARCHITECTS NAME: CLAUS EJLERTSEN
DRAWING BUILDING APPROVAL	

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DRAWN DL	CHECKED CE	DATE FEB '24	SCALE @ A3 1:50	BAA PROJ NO. 680	REVISION A	DRAWING NO. BA05
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- NOTE:
- 1) BUILDERS ARE TO CLEARLY IDENTIFY ANY DISCREPANCIES IN THE DOCUMENTS WHICH COULD LATER LEAD TO VARIATIONS.
  - 2) BOUNDARY LOCATIONS TO BE CONFIRMED BY DETAIL SURVEY.
  - 3) ROOF PITCH TO BE CONFIRMED BY DETAIL SURVEY.
  - 4) NATURAL GROUND LEVEL TO BE CONFIRMED BY DETAIL SURVEY.
  - 6) REFER TO ENGINEER FOR ALL STRUCTURAL SIZES AND DETAILS
  - 7) ALL DOOR THRESHOLDS TO BE FLUSH WITH FINISH FLOOR WORKS
  - 8) FINISH FLOOR LEVEL TBC ON SITE
  - 9) ALL JOINERY TO BE COORDINATED WITH CLIENT
  - 10) CONNECT ALL ROOFING DP'S STORMWATER TO WATER TANK



1 SECTION B  
BA01 SCALE 1 : 50



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REV.	DATE	DESCRIPTION	
	14.03.24	CLIENT REVIEW	
	16.02.24	BA PRELIM	

AW AWNING WINDOW	DRY DRYER	OR OUTRIGGER	TFE TIMBER FEATURE
BAL BALUSTRADE	DW DISHWASHER	PB PLASTERBOARD	TILE TILE FLOORING
B BENCH	FC FC CLADDING	PTY PANTRY	TOW TOP OF WALL
BDY BOUNDARY	FG FIXED GLASS	R FRIDGE	TP TIMBER POST
BRM BROOM	FJ FLOOR JOIST	REF REFRIGERATOR	T-RW TIMBER RETAINING WALL
BO BEAM OVER	FW FLOOR WASTE	RG ROOF GUTTER	TUB LAUNDRY TUB
CC CONCRETE COLUMN	GTD GRATED TRENCH DRAIN	S SINK	TV TIMBER VALANCE
COL COLUMN	HH HEKA HOOD	SD SLIDING DOOR	VB VANITY BASIN
CONC CONCRETE FLOOR	LS LANDSCAPING	SHR SHOWER	VC VERTICAL CLADDING
CPD CUPBOARD	MRS METAL ROOF SHEET	SHS STEEL HOLLOW SECTION	VS VERTICAL STRUCTURE
CT COOKTOP	MRS_TD TRIMDEK	SW SLIDING WINDOW	WM WASHING MACHINE
DP DOWNPIPE	MRS_CO CUSTOM ORB ROOF	TD TIMBER DECKING	WT WATER TANK
	OHC OVERHEAD CUPBOARD	TF TIMBER FLOOR	

CLIENT	DAVID LAMMIN + NINA ROTHE
ADDRESS	LOT 146 POR 47g1 MARTINS ROAD, NORFOLK ISLAND
PROJECT	CUSTOM BAA HOUSE
DRAWING	BUILDING APPROVAL
ARCHITECTS NAME:	CLAUS EJLERTSEN

# BAAHOUSE

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DRAWN	CHECKED	DATE	SCALE @ A3	BAA PROJ NO.	REVISION	DRAWING NO.
DL	CE	FEB '24	1:150	680	A	BA06

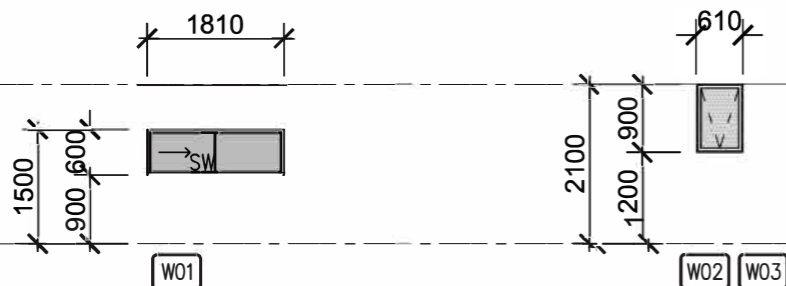


(D01) (D04) (D05)

- ALUMINIUM FRAMED EXTERNAL SLIDING DOOR
- BRADNAMS OR SIMILAR
- 1 DOOR SLIDER
- BLACK MATT POWDERCOAT FRAME
- CLEAR GLASS
- KEYLOCK
- TRACK UNDER FLOOR, DOOR TO BE SET DOWN FLUSH WITH FLOOR
- INSECT SCREEN

(D02) (D03)

- CAVITY SLIDING DOOR
- CELL CORE
- HUMES DOOR HAM1
- PAINT FINISH



(W01)

- ALUMINUM FRAMED SLIDING WINDOW
- BRADNAMS "SIGNATURE" OR SIMILAR
- SINGLE GLAZED CLEAR GLASS
- FLUSH SET PLASTERBOARD REVEAL
- MATT BLACK POWDERCOAT
- SIGNATURE SLIDING WINDOW HANDLE IN BLACK GLOSS
- INSECT SCREEN

(W02) (W03)

- ALUMINUM FRAMED AWNING WINDOW
- BRADNAMS "SIGNATURE" OR SIMILAR
- FLUSH SET PLASTERBOARD REVEAL
- SINGLE GLAZED FROSTED GLASS
- SINGLE CHAIN WINDER IN BLACK GLOSS
- MATT BLACK POWDERCOAT
- INSECT SCREEN

**WINDOW NOTES:**

- INSECT SCREEN TO ALL WINDOWS "CRIMS SAFE" OR EQUIVALENT 316 GRADE SS
- ALL WINDOWS VIEWED FROM OUTSIDE
- DIMENSIONS OF WINDOWS CAN CHANGE TO SUIT OFF THE SHELF WINDOWS
- ALL WINDOW HEADS TO MATCH DOOR HEADS UNLESS OTHERWISE SPECIFIED
- ALL GLASS TO COMPLY WITH AS 1288 - 1994 & AS 2047 - 1999
- ALL BATHROOM WINDOWS TO BE OBSCURE GLASS
- ALL GLASS TO COMPLY WITH AS 1288 - 1994 & AS 2047 - 1999
- ALL WINDOW HEADS TO MATCH DOOR HEADS UNLESS OTHERWISE SPECIFIED
- ALL DOOR & WINDOW TO BE DOUBLE GLAZED

**DOOR NOTES:**

- ALL DOOR AND WINDOW HEADS TO MATCH UNLESS OTHERWISE NOTED
- ALL HINGED INTERNAL DOORS + EXTERNAL DOORS TO HAVE PINE FRAMED JAMBS AND HEADS.
- THRESHOLD BOARD TO BE HARDWOOD EXCEPT ALUM.
- ALL EXTERNAL DOORS TO HAVE DOOR SEALS BY 'DOOR SEALS OF AUSTRALIA'
- ALL GLASS TO DOORS TO HAVE VIRIDIAN "COMFORTPLUS" CLEAR GLASS UNLESS OTHERWISE NOTED
- ALL HINGES TO BE BRUSHED STAINLESS STEEL
- ALL HARDWARE TO BE BRUSHED STAINLESS STEEL
- REFER TO PROVISIONAL SUMS FOR HARDWARE
- REFER TO MANUFACTURERS INSTALLATION MANUALS FOR ALL DETAILS
- CONFIRM ALL DIMENSIONS ON SITE

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**1 DOOR & WINDOW SCHEDULE**  
SCALE 1 : 100



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REV.	DATE	DESCRIPTION
-	14.03.24	CLIENT REVIEW

LEGEND	
AW	AWNING WINDOW
AL-SCN	ALUMINUM SCREEN
BAL	BALUSTRADE
B	BENCH
BDY	BOUNDARY
BRM	BROOM
BO	BEAM OVER
CC	CONCRETE COLUMN
COL	COLUMN
CONC	CONCRETE FLOOR
CPD	CUPBOARD
CT	COOKTOP
DP	DOWNPIPE
DRY	DRYER
DW	DISHWASHER
FC	FC CLADDING
FG	FIXED GLASS
FJ	FLOOR JOIST
FW	FLOOR WASTE
GTD	GRATED TRENCH DRAIN
HH	HEKA HOOD
LS	LANDSCAPING
MRS	METAL ROOF SHEET
MRS_TD	TRIMDEK
MRS_CO	CUSTOM ORB ROOF
OHC	OVERHEAD CUPBOARD
OR	OUTRIGGER
PB	PLASTERBOARD
PTY	PANTRY
R	FRIDGE
REF	REFRIGERATOR
RG	ROOF GUTTER
S	SINK
SD	SLIDING DOOR
SHS	STEEL HOLLOW SECTION
SHR	SHOWER
SW	SLIDING WINDOW
TD	TIMBER DECKING
TF	TIMBER FLOOR
TFE	TIMBER FEATURE
TILE	TILE FLOORING
TOW	TOP OF WALL
TP	TIMBER POST
T-RW	TIMBER RETAINING WALL
TUB	LAUNDRY TUB
TV	TIMBER VALANCE
VB	VANITY BASIN
VC	VERTICAL CLADDING
VS	VERTICAL STRUCTURE
WM	WASHING MACHINE
WT	WATER TANK

CLIENT DAVID LAMMIN + NINA ROTHE	
ADDRESS LOT 146 POR 47g1 MARTINS ROAD, NORFOLK ISLAND	
PROJECT CUSTOM BAA HOUSE	ARCHITECTS NAME: CLAUS EJLERTSEN
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DRAWN DL	CHECKED CE	DATE FEB '24	SCALE @ A3 1:100	BAA PROJ NO. 680	REVISION -	DRAWING NO. BA07
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