

RM ARCHITECTURE

GENERAL NOTES:
ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS 2018, THE BUILDING CODE OF AUSTRALIA, LOCAL BY-LAWS, TOWN PLANNING REQUIREMENTS AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT OF RM ARCHITECTURE, FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE DESIGNER. ANY OTHER PERSON WHO USES OR RELIES ON THESE DRAWINGS WITHOUT THE DESIGNERS WRITTEN CONSENT DOES SO AT THEIR OWN RISK - AND NO RESPONSIBILITY IS ACCEPTED BY THE DESIGNER FOR SUCH USE AND/OR RELIANCE.

THE APPROVAL BY THIS OFFICE OF A SUBSTITUTE MATERIAL, WORK PRACTICE, VARIATION OR THE LIKE IS NOT AN AUTHORISATION FOR ITS USE OR A CONTRACT VARIATION. ANY SAID VARIATIONS MUST BE ACCEPTED BY ALL PARTIES TO THE AGREEMENT, AND WHERE APPLICABLE, THE RELEVANT BUILDING SURVEYOR PRIOR TO IMPLEMENTING THE SAID VARIATION.

DO NOT SCALE THIS DRAWING - FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALE. BUILDERS AND CONTRACTORS TO VERIFY ALL DIMENSIONS, LEVELS, BUILDING ENVELOPES, AREAS AND SPECIFICATIONS PRIOR TO THE ORDERING OF ANY MATERIALS OR THE COMMENCEMENT OF ANY WORKS. IF DISCREPANCIES OCCUR - CONTACT THIS OFFICE IMMEDIATELY.
-ALL MEASUREMENTS ARE IN MILLIMETERS UNLESS OTHERWISE INDICATED. ALL SITE LEVELS ARE IN METERS, UNLESS OTHERWISE INDICATED.
-THE BUILDER MUST TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF NEW AND EXISTING STRUCTURES DURING ALL CONSTRUCTION WORKS.
-THE BUILDER MUST TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF ALL PERSONS WITHIN THE BUILDING SITE.
INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS.

ALL DRAWINGS DENOTED WITH "DRAFT" OR "PRELIMINARY" ARE STRICTLY ONLY FOR USE BETWEEN THIS OFFICE AND THE CLIENT. THESE DRAWINGS ARE NOT FOR PERMIT APPROVAL, QUOTATION OR TO BE USED BY BUILDERS. WORKING DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS, SPECIFICATIONS AND COMPUTATIONS AND ALL OTHER DOCUMENTATION PROVIDED.

THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS, STATUTORY REQUIREMENTS, BUILDING PRACTICE OR CONTRACTUAL OBLIGATIONS AND UNLESS EXPRESSLY STATED OTHERWISE, ARE PROVIDED ONLY AS GUIDELINES.

GLAZING:
-ALL GLAZING MUST COMPLY WITH AS.1288
-ALL GLAZING MUST BE INSTALLED TO COMPLY WITH AS.1288
ALL GLAZING, INCLUDING SAFETY GLAZING, SHALL BE INSTALLED TO A SIZE,

TYPE AND THICKNESS SO AS TO COMPLY WITH:
- BCA PART 3.6 FOR CLASS 1 & 10 BUILDINGS WITH A DESIGN WIND SPEED OF NOT MORE THEN N3, AND BCA PART B1.4 FOR CLASS 2-9 BUILDINGS.
-WINDOW SIZES TO BE VERIFIED ON SITE PRIOR TO ORDERING.
-WINDOW MEASUREMENT INDICATED MAY VARY FROM MANUFACTURERS SIZES. BUILDER TO PLACE ORDER WITH SELECTED WINDOW MANUFACTURER BASED ON MANUFACTURERS SIZES WITHIN CLOSE PROXIMITY OF THE SCHEDULED SIZE.
STRUCTURAL REQUIREMENTS:
-NO FOOTINGS ARE TO ENCROACH TITLE BOUNDARIES AND EASEMENT LINES. ALL CONCRETE FOOTINGS AND FOUNDATION WORK MUST BE IN ACCORDANCE WITH AS.2870, AND MUST BE READ STRICTLY IN CONJUNCTION WITH THE RELEVANT SOIL REPORT AND ENGINEERING DOCUMENTATION PROVIDED. CONCRETE WORKS MUST COMPLY WITH THE ENGINEERS DOCUMENTATION, AND BE IN ACCORDANCE WITH AS.3600.
-ALL MASONRY CONSTRUCTION TO COMPLY WITH AS.3700 AND THE BUILDING CODE OF AUSTRALIA.
-ALL DAMP PROOF COURSES AND FLASHINGS MUST BE IN ACCORDANCE WITH AS.2904.
-STRUCTURAL STEEL WORK MUST BE IN ACCORDANCE WITH AS.4100.
-ALL TIMBER FRAMING MUST BE IN ACCORDANCE WITH AS.1684. PROVIDE DOUBLE STUDS TO ALL OPENINGS GREATER THEN 1500mm.
-PROVIDE BRACING TO ALL INTERNAL AND EXTERNAL WALLS AS PER AS.1684.

SUB- FLOOR VENTS TO PROVIDE A RATE OF 6000mm Sq. CLEAR VENTILLATION PER 1000mm RUN OF EXTERNAL MASONRY WALL AND 22000mm Sq. CLEAR VENTILLATION PER 1000mm RUN OF INTERNAL DWARF WALLS. ALL SUB-FLOOR PLYNTH BOARDS TO BE LOCATED BELOW THE LEVEL OF THE BEARER.

CONVENTIONAL TIMBER FLOOR CONSTRUCTION TO ENGINEERS DETAILS & COMPUTATIONS PROVIDE CLEARANCE FROM UNDERSIDE OF BEARER TO FINISHED GROUND LEVEL OF 150mm FOR FLOORS WITH STRIP FLOORING AND 200mm FOR FLOORS WITH PARTICLE BOARD FLOORING. REFER TO PART 3.4.1 DIAGRAM B OF TH BCA 2009 FOR SUB-FLOOR VENTILATION DETAILS.

ROOF TRUSSES:
ALL ROOF TRUSSES ARE TO BE CONSTRUCTED AND ASSEMBLED AS PER THE MANUFACTURERS DESIGN AND SPECIFICATIONS. MANUFACTURERS COMPUTATIONS ARE TO BE PROVIDED PRIOR TO FRAME INSPECTION. ROOF VENTILATION MUST BE IN ACCORDANCE WITH 2019 NCC VOL 2

ARTICULATION JOINTS:
NO OPENING: MAX 6M CENTERS WITHIN 4.5M OF CORNER BUT NOT CLOSER TO 470MM OF ALL CORNERS.
OPENING: MAX 5M CENTERS AND LOCATED NO MORE THAN 1.2M AWAY FROM OPENING.
MUST HAVE WIDTH OF NOT LESS THAN 10MM

STAIRS, LANDINGS & BALUSTRADES:
STEP SIZES (OTHER THEN SPIRAL STAIRS) TO BE:
-RISERS (R) AT 190mm MAXIMUM AND 115mm MINIMUM
-GOING (G) 355mm MAXIMUM AND 240mm MINIMUM
-GAPS BETWEEN RISERS TO NOT EXCEED 125mm
ALL TREADS, LANDINGS AND THE LIKE TO HAVE A NON-SLIP FINISH OR SUITABLE NON-SKID STRIP NEAR EACH NOSING. PROVIDE BALUSTRADES WHERE CHANGE IN LEVEL EXCEEDS 1000mm ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS. BALUSTRADES (OTHER THEN WIRE) TO BE:
-1000mm ABOVE FINISHED SURFACE LEVEL OR BALCONIES AND LANDINGS OR THE LIKE, AND 865mm MIN ABOVE FINISHED SURFACE LEVEL OF STAIR NOSINGS OR RAMP.
-VERTICAL WITH LESS THEN 125mm GAP BETWEEN.
-ANY HORIZONTAL ELEMENT WITHIN THE BALUSTRADE BETWEEN 150mm AND 760mm ABOVE THE FINISHED SURFACE LEVEL MUST NOT FACILITATE CLIMBING WHERE CHANGES IN LEVEL EXCEEDS 4000mm ABOVE THE SURFACE BENEATH LANDINGS, RAMPS OR TREADS.
WIRE BALUSTRADE CONSTRUCTION TO COMPLY WITH NCC CLAUSE 3.9.2.5 FOR CLASS 1-10 BUILDINGS ACCORDANCE WITH AS3959-2018 AND BCA VOL.1 PART D2.16 FOR OTHER CLASSES OF BUILDINGS.
LANDINGS NEED ONLY BE PROVIDED WHERE A DOORWAY OPENS ONTO A STAIR THAT PROVIDES A CHANGE IN FLOOR LEVEL GREATER THEN 570mm.
BUILDER TO CONFIRM STAIRCASE DESIGN WITH STAIR MANUFACTURER PRIOR TO COMMENCEMENT OF ANY WORKS.
INSULATION:
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH APPROVED STAMPED PLANS WHICH HAVE BEEN ASSESSED BY AN ACCREDITED THERMAL ASSESSOR. PROVIDE INSULATION AND GLAZING SPECIFICATIONS AS PER THE THERMAL ASSESSMENT REPORT.
TERMITE AND CORROSION PREVENTION:
WHERE THE BUILDING IS LOCATED IN A TERMITE PRONE AREA, THE AREA TO THE UNDERSIDE OF THE BUILDING AND THE PERIMETER IS TO BE TREATED AGAINST TERMITE ATTACK, AS PER AS.3660.1
PROVIDE CORROSION PROTECTION OF BUILT IN STRUCTURAL STEEL MEMBERS SUCH AS STEEL LINTELS, SHELF ANGLES, CONNECTORS AND ACCESSORIES IN ACCORDANCE WITH BCA VOL.2 TABLE 3.3.3.2.
PROVIDE CORROSION PROTECTION FOR SHEET ROOFING IN ACCORDANCE WITH BCA VOL.2 TABLE 3.5.1.
BUSHFIRE DESIGN INFORMATION:
THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH THE BUSHFIRE ASSESSMENT REPORT FOR THE SITE. THIS REPORT REFERS TO AS.3959.2009, WHICH SPECIFIES THE NECESSARY CONSTRUCTION METHODS AND MATERIALS REQUIRED FOR EACH SITE. IF THE DRAWING SPECIFICATIONS DO NOT CORRELATE WITH THE BUSHFIRE REPORT - CONTACT THIS OFFICE IMMEDIATELY.
EXHAUST FAN:
EXHAUST FAN FLOW RATES ARE REQUIRED FOR THE FOLLOWING
KITCHEN OR LAUNDRY = 40 L/S
BATHROOM OR SANITARY = 25 L/S
STORM WATER AND DRAINAGE:
STORM WATER DRAINS TO BE CONNECTED TO THE EXISTING LEGAL POINT OF DISCHARGE OR AS DIRECTED BY COUNCILS ENGINEERING DEPARTMENT. INSPECTION OPENINGS TO BE AT 9000mm CTRS AND AT EACH CHANGE OF DIRECTION.
PROVIDE 100mm DIA UPVC PIPES
PROVIDE 90mm DIA DOWNPIPES
PROVIDE A MINIMUM FALL GRADIENT OF 1:100

BASE OF PIPES TO HAVE CRUSHED ROCK WITH A MINIMUM OF 50mm COVER. THE COVER TO UNDERGROUND STORM WATER DRAINS TO BE NOT LESS THAN:
100mm UNDER SOIL
50mm UNDER PAVED OR CONCRETE AREAS
100mm UNDER UN-REINFORCED CONCRETE OR PAVED DRIVEWAYS
75mm UNDER REINFORCED CONCRETE DRIVEWAYS
ALL DOWN PIPES TO BE MINIMUM 100MM x 50MM OR 900MM DIAMETER UNLESS OTHERWISE SPECIFIED.
ALL BOX GUTTERS TO BE A MINIMUM OF 100mm x 200mm UNLESS OTHERWISE SPECIFIED - 1:100 GRADE MINIMUM - ADJUST TO SUIT ON SITE.
ALL ROOF STORMWATER DRAINAGE TO COMPLY WITH AS3500.3
ALL SURFACE WATER RUN-OFF MUST BE CONTAINED WITHIN THE PROPERTY BOUNDARIES AND DISCHARGED TO THE STORM WATER SYSTEM.
THE BUILDER AND SUB-CONTRACTOR SHALL ENSURE THAT ALL STORM WATER DRAINS, SEWERS AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.
SARKING REQUIREMENTS AS PER CLAUSE 3.5.2.4 OF NCC 2019
GUTTERS, DOWNPIPES AND OPEN LINK IN SAME PAGEFLASHINGS MUST:
1. BE MANUFACTURED IN ACCORDANCE WITH AS/NZS 2179.1 FOR METAL; AND
2. BE MANUFACTURED IN ACCORDANCE WITH AS 1273 FOR UPVC COMPONENTS; AND
3. BE COMPATIBLE WITH ALL UPSTREAM ROOFING MATERIALS IN ACCORDANCE WITH OPEN LINK IN SAME PAGE3.5.1.3(C); AND
4. NOT CONTAIN ANY LEAD IF USED ON A ROOF FORMING PART OF A POTABLE WATER CATCHMENTS AREA.
WATERPROOFING:
WATERPROOFING OF WET AREAS, BEING BATHROOMS, SHOWERS, LAUNDRIES AND SANITARY COMPARTMENTS AND THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH AS.3740 - WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS.
OTHER GENERAL NOTES:
(SA) DENOTES THE LOCATION OF SMOKE ALARMS. THESE ARE TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH AS.3786. THE SMOKE ALARM SHALL BE HARD WIRED WITH A BATTERY BACK-UP.

(EF) DENOTES THE LOCATION OF EXHAUST FANS. DUCT ALL EXHAUST FANS TO OUTSIDE AIR WHERE POSSIBLE - OR, AN EXHAUST FAN OF RATING 140/S MIN TO BE DISCHARGED INTO A VENTILATED ROOF SPACE WITH MIN 1000mm HORIZONTAL DUCT - IN ACCORDANCE WITH AS.1668. EXTERNAL DISCHARGE RATE MINIMUM 25l/s.

SANITARY COMPARTMENT DOORS MUST EITHER - OPEN OUTWARDS, SLIDE OR BE READILY REMOVABLE FROM THE OUTSIDE UNLESS A MINIMUM CLEARANCE OF 1200mm BETWEEN THE DOOR AND THE PAN IS ACHIEVED.

NCC 2019 VOL. 2 DEFINES REQUIREMENTS FOR THE FOLLOWING ELEMENTS OF MASONRY VENEER CONSTRUCTION :- HEIGHT, MASONRY UNITS, MORTAR MIXES, MORTAR JOINTS, CAVITIES, DAMP-PROOF FLASHINGS/COURSES, WEEP-HOLES, WALL TIES, OPENINGS IN MASONRY VENEER, LINTELS, VERTICAL ARTICULATION JOINTS, PIERS.

PLIABLE BUILDING MEMBRANE TO COMPLY WITH AS4200.1 AND TO BE INSTALLED TO AS4200.2 IN ACCORDANCE WITH CLAUSE 3.8.7.2 OF THE NCC 2019

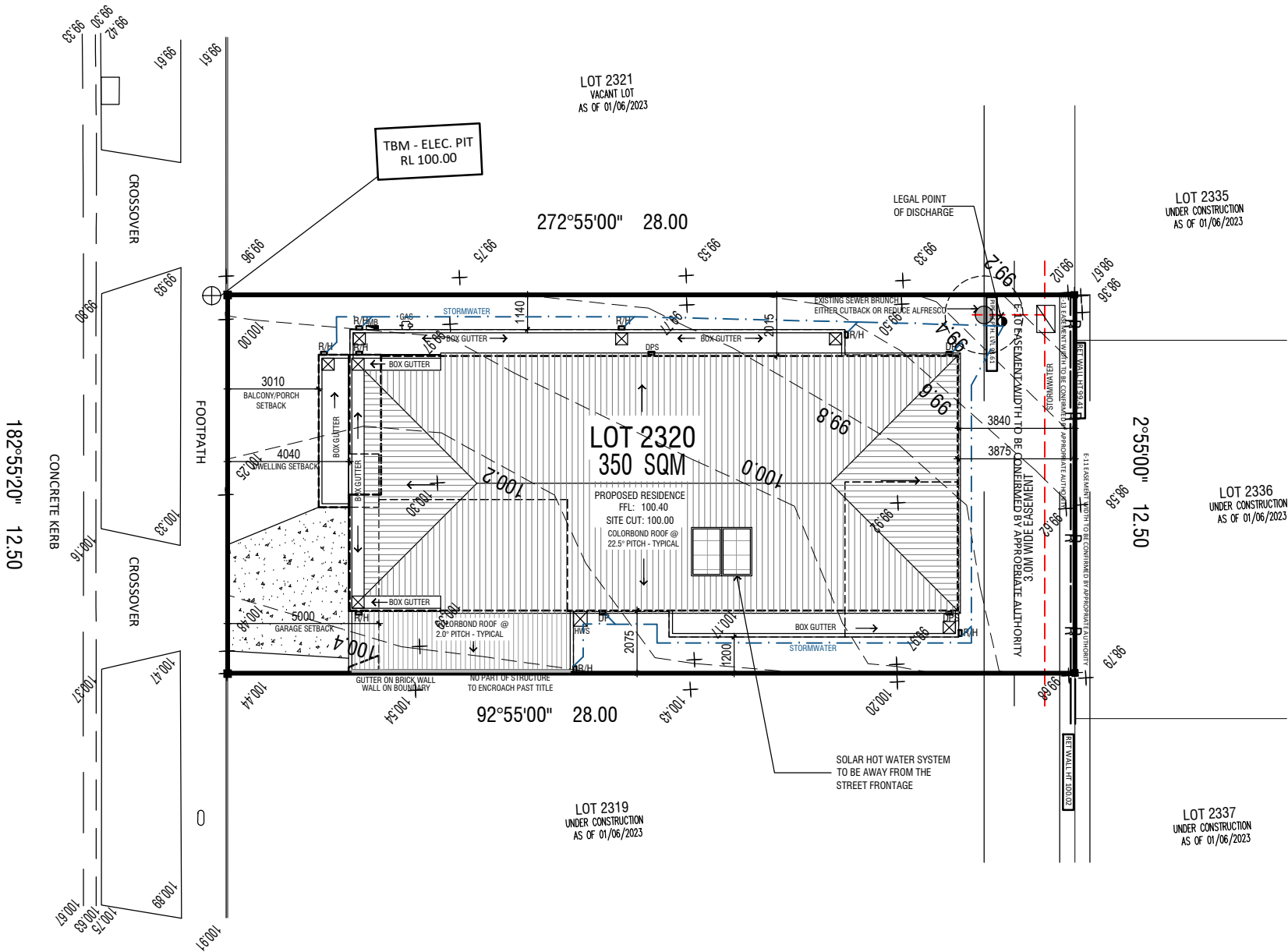
SITE SOIL CLASSIFICATION:
CLASS: _____P_____
IN ACCORDANCE WITH AS2870-2011
(REFER TO SOIL TEST)

- DRAINAGE NOTE**
- ALL SURFACE DRAINAGE WORKS SHALL BE INSTALLED IN ACCORDANCE WITH THE ENGINEERS DESIGN DETAIL FOR THE SELECTED FOOTING SYSTEM AND SOIL CLASSIFICATION AND IN ACCORDANCE WITH CLAUSE 5.6.3 DRAINAGE REQUIREMENTS OF AS2870-2011, WHEREIN FOR BUILDINGS ON MODERATELY,HIGHLY AND REACTIVE SITES:

SURFACE DRAINAGE SHALL BE CONTROLLED THROUGHOUT CONSTRUCTION AND BE COMPLETED BY THE FINISH OF CONSTRUCTION.

THE BASE OF TRENCHES SHALL SLOPE AWAY FROM THE BUILDING WHERE PIPES PASS UNDER THE FOOTING SYSTEMS, CLAY PLUGS ARE ADOPTED TO PREVENT THE INGRESS OF WATER.
 - FOR BUILDINGS ON HIGHLY AND REACTIVE SITES, THE DRAINER SHALL PROVIDE DRAINAGE ARTICULATION TO ALL STORMWATER, SANITARY PLUMBING DRAINS AND DISCHARGE PIPES IN ACCORDANCE WITH CLAUSE 5.6.4 PLUMBING REQUIREMENTS, WHEREIN FLEXIBLE JOINTS IMMEDIATELY OUTSIDE THE FOOTING AND COMMENCING WITHIN 1M OF THE BUILDING PERIMETER ARE REQUIRED TO ACCOMMODATE THE REQUIRED DIFFERENTIAL MOVEMENT BASED ON THE SOIL CLASSIFICATION.
 - SURFACE WATER MUST BE DIVERTED AWAY FROM THE DWELLING AND GRADED AWAY FROM ALL FOUNDATIONS TO GIVE A SLOPE OF NOT LESS THAN 50MM OVER THE FIRST 1000MM FROM THE DWELLING.
 - SUBSURFACE DRAINS TO REMOVE GROUND OR TABLE WATER SHALL BE DETAILED BY THE DESIGN ENGINEER. FURTHERMORE, DAMP-PROOFING MEMBRANE IN ACCORDANCE WITH 5.3.3 SHALL BE INSTALLED FOR GROUNDWATER OR AGGRESSIVE SOILS.

CELESTIAL WAY



S.W.D
CONSTRUCT & DISCHARGE 90 DIAM. PVC STORM WATER DRAIN TO LEGAL POINT OF DISCHARGE AS DIRECTED BY THE CITY ENGINEER. MIN. FALL 1 : 100. PROVIDE INSPECTION OPENINGS @ 9000MM MAX. CTRS, OR AT EVERY CHANGE OF DIRECTION.

DP DENOTES 100 X 50 GALVANISED DOWNPIPES @ 12000MM MAX. CTRS.

NOTE:
PROVIDE 100MM DIAM. SEWERGRADE S.W
DRAIN UNDER SLAB AND DRIVEWAY.

NOTE:
CONNECT LEGAL POINT OF DISCHARGE AS PER STORMWATER AND PROPERTY INFORMATION SHEET FROM THE COUNCIL, ACCURACY OF LOCATION IS NOT GUARANTEED. PLEASE REF. COUNCIL SHEETS FOR EXACT CONNECTION DETAILS AND LOCATION.

NOTE:
BUILDER TO PROVIDE LOW EMMISIONS PAIN, SELANTS ETC

NOTE:
BUILDER TO PROVIDE SOLAR HOT WATER SYSTEM WITH INSULATED HOT WATER PIPES

NOTE:
BUILDER TO PROVIDE USE OF MANDATORY MINIMUM NATIONAL CONSTRUCTION CODE COMPLIANT INSULATION LEVELS

NOTE:
BUILDER TO PROVIDE THOROUGH LEVELS OF DRAUGHT SEALS

NOTE:
BUILDER TO PROVIDE AAA RATED TAPS AND SHOWER FITTINGS

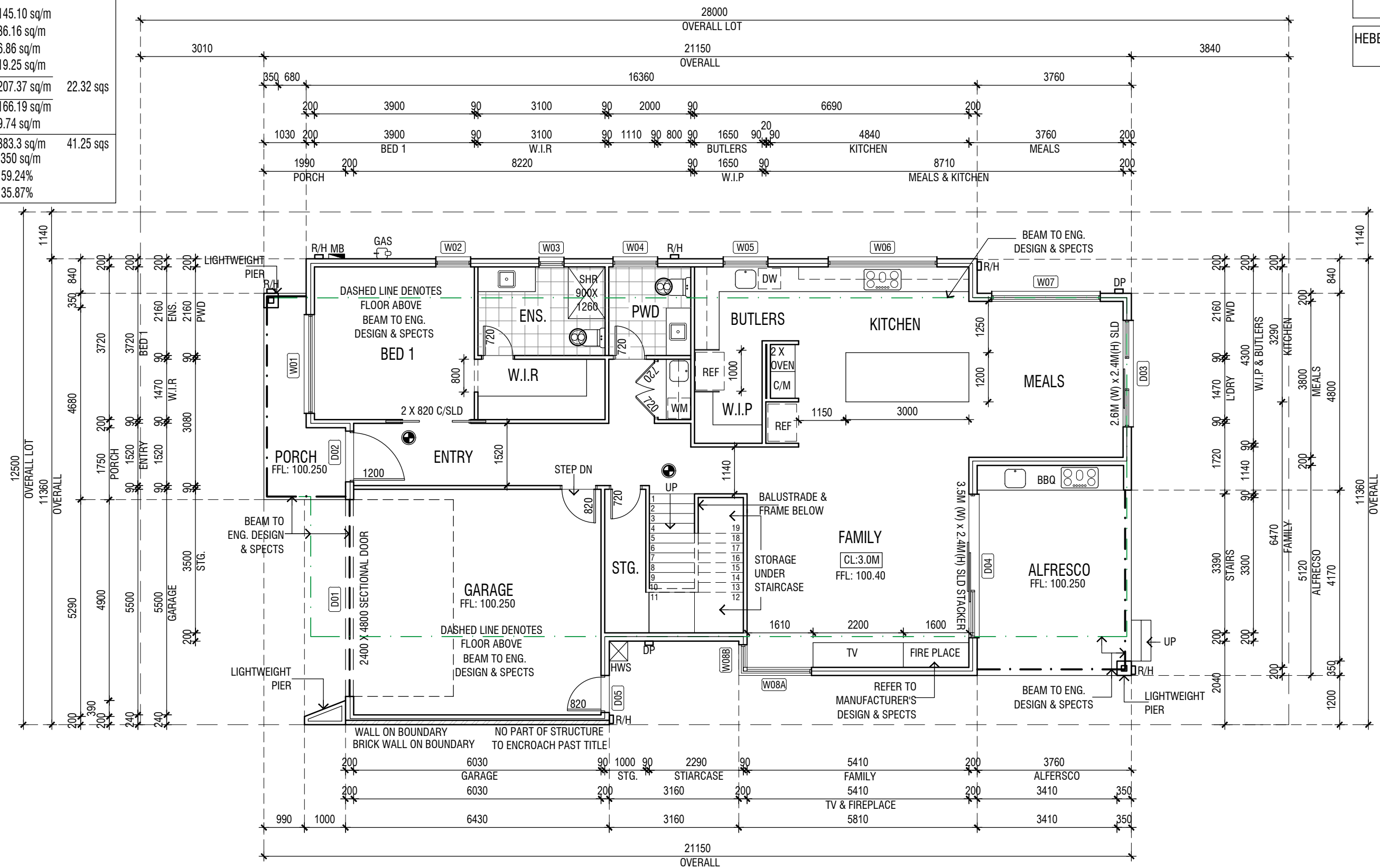
NOTE:
BUILDER TO PROVIDE AAA RATED DISHWASHER AND APPLIANCES

AREAS

GROUND FLOOR AREA:	145.10 sq/m	
GARAGE:	36.16 sq/m	
PORCH:	6.86 sq/m	
ALFRESCO:	19.25 sq/m	
TOTAL GROUND FLOOR:	207.37 sq/m	22.32 sqs
FIRST FLOOR AREA:	166.19 sq/m	
BALCONY:	9.74 sq/m	
TOTAL DWELLING:	383.3 sq/m	41.25 sqs
SITE AREA:	350 sq/m	
SITE COVERAGE:	59.24%	
PERMEABILITY :	35.87%	

AJ'S NOT TO HAVE A WIDTH
OF LESS THAN 10MM.

HEBEL CLADDING THROUGH
OUT GROUND FLOOR



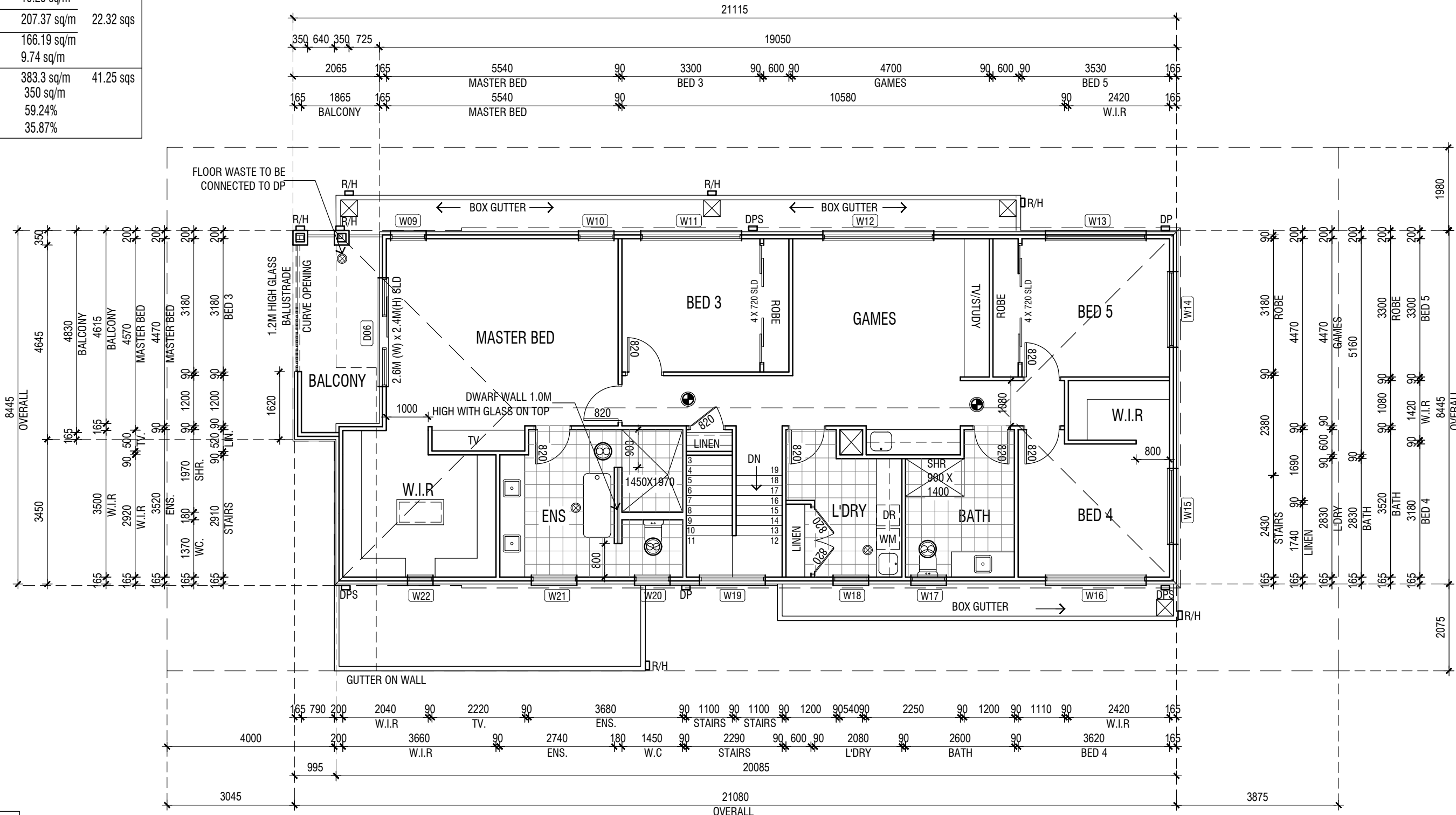
SMOKE ALARMS TO BE INTERCONNECTED

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OF LESS THAN 10MM.

FOAM CLADDING THROUGHOUT FIRST FLOOR



SMOKE ALARMS TO BE INTERCONNECTED

MATERIALS SCHEDULE

COLORBOND ROOD 'MONUMENT' FINISH
(MATCHING GUTTER, DOWNPIPES AND FASCIA IN 'MONUMENT')

RENDER #1- 'MONUMENT' FINISH

RENDER #2- 'SURFMIST' FINISH

TIMBER CLADDING

RENDER #2- 'SHALE GREY' FINISH

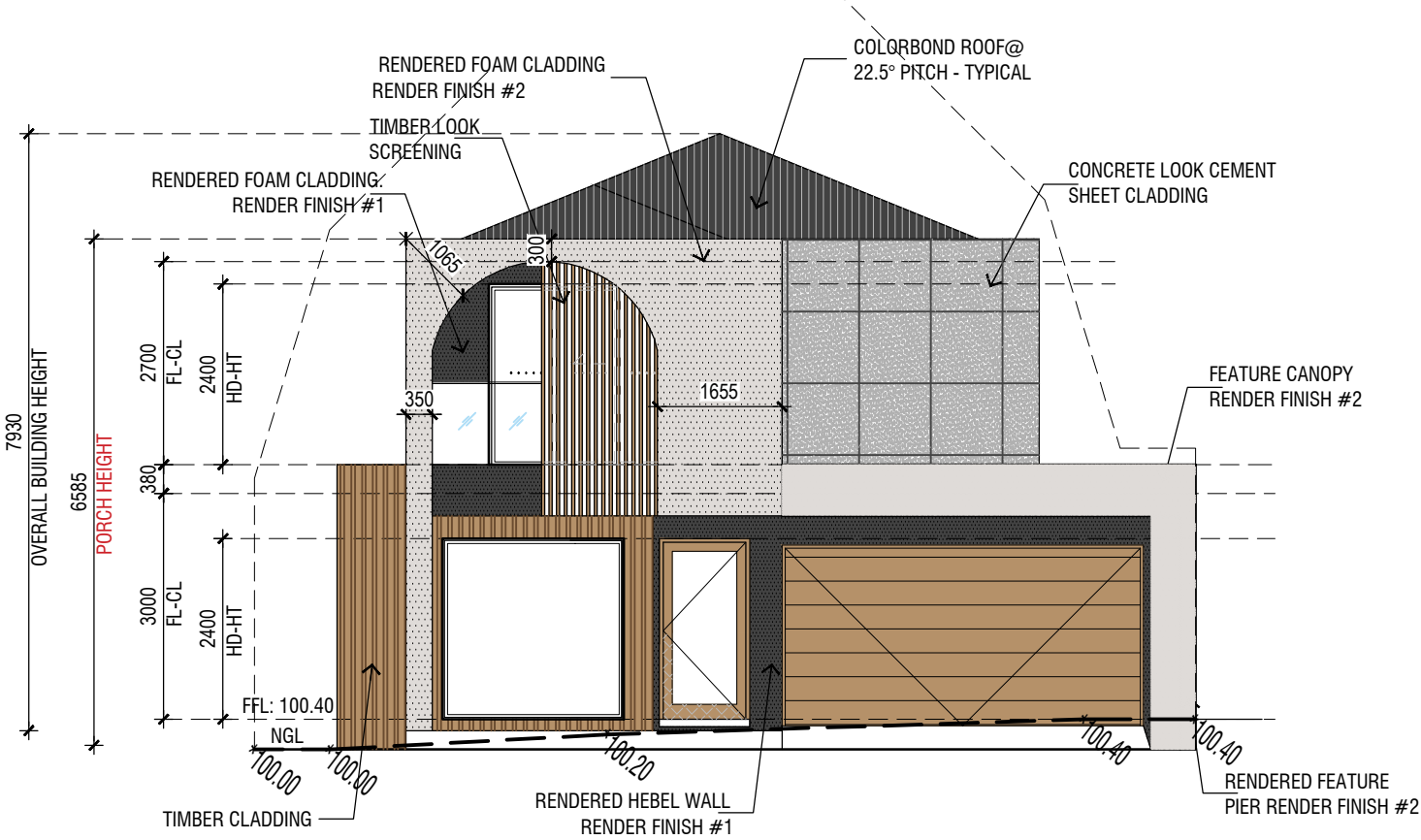
CEMENT SHEET ' CONCRETE LOOK'

EXPOSED AGGREGATE DRIVEWAY IN 'CHARCOAL'
GARAGE DOOR TO BE IN COLOURBOND
'TIMBER LOOK' FINISH

GUTTER, FASCIA, METERBOX & DOWNPIPES
TO HAVE COLOURBOND FINISH IN 'MONUMENT'

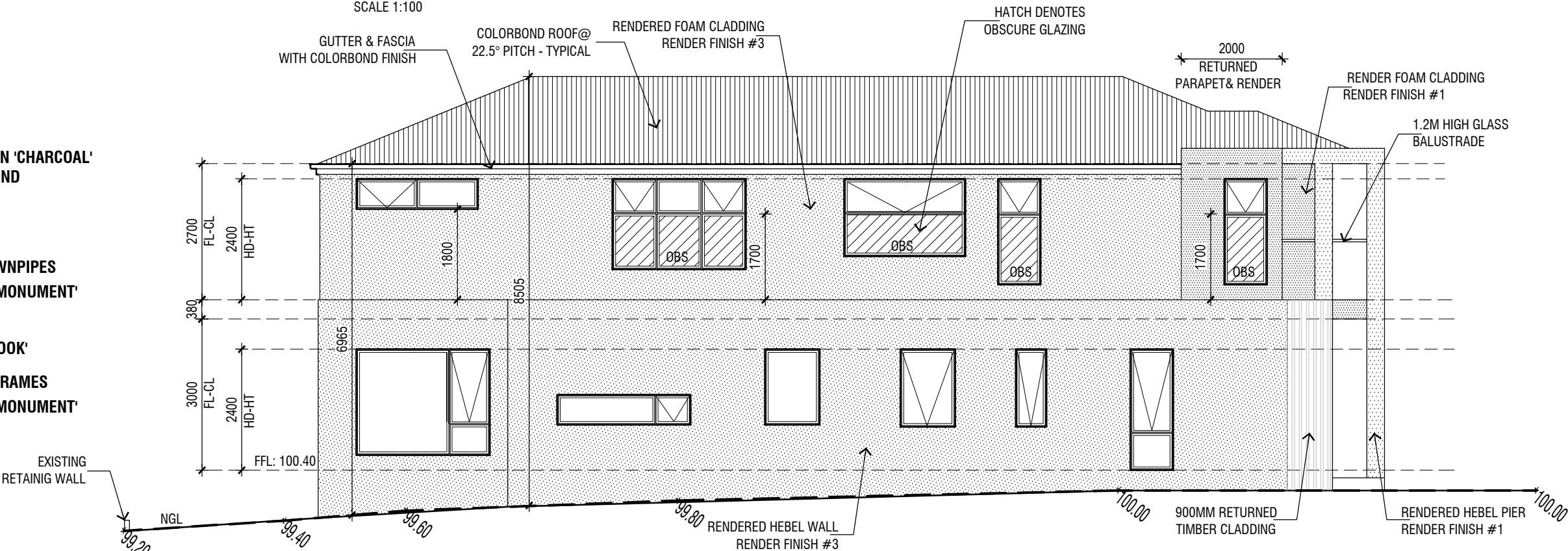
ENTRY DOOR TO HAVE
COLOURBOND FINISH IN 'TIMBER LOOK'

ALUMINIUM WINDOW AND DOOR FRAMES
TO HAVE COLOURBOND FINISH IN 'MONUMENT'



EAST ELEVATION

SCALE 1:100



SOUTH ELEVATION

NOTE: BUILDER TO VERIFY ALL LEVELS OUT ON SITE BEFORE ANY COMMENCEMENT OF WORKS.

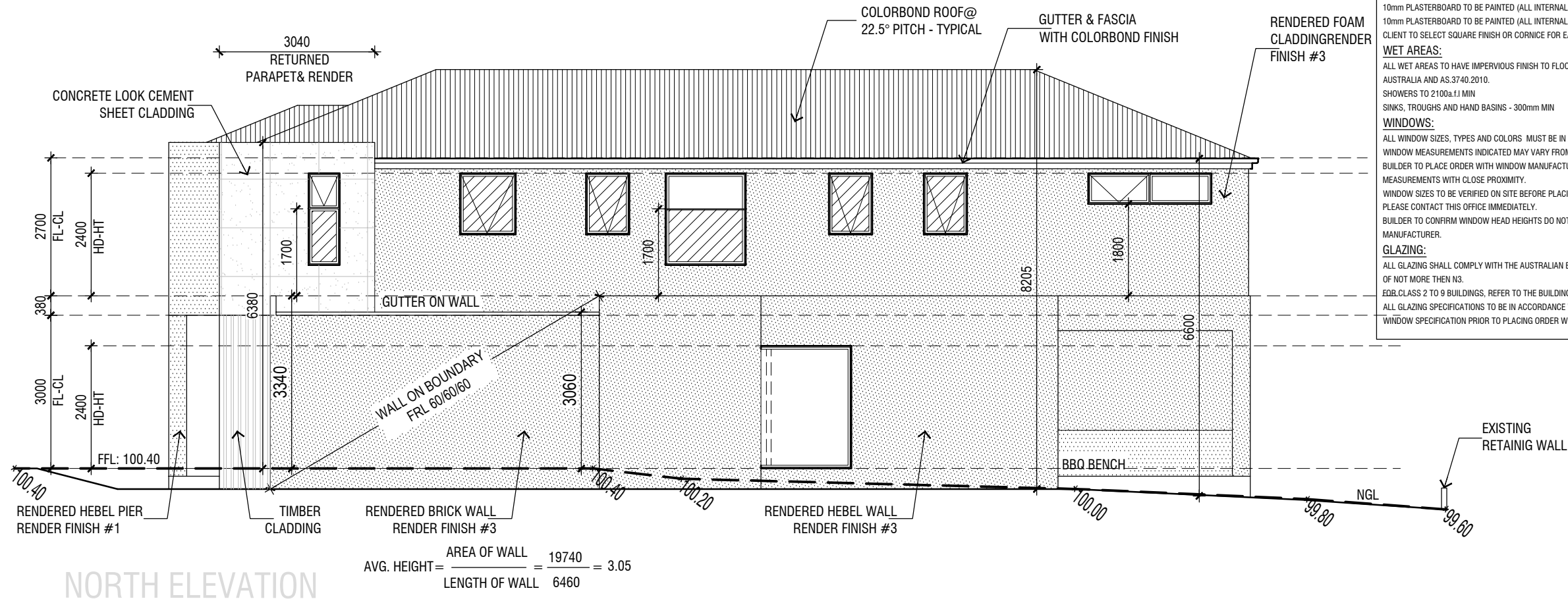
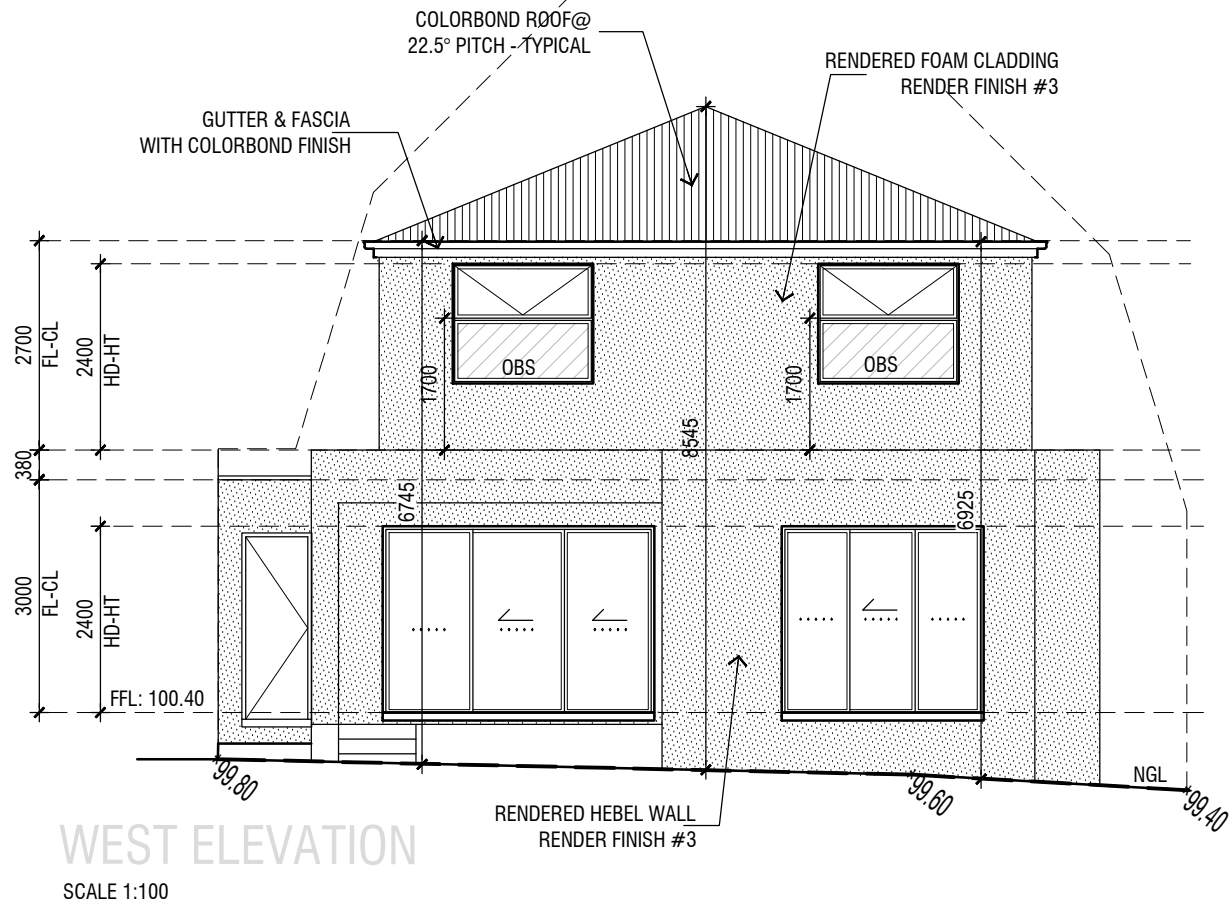
PERFORMANCE REQUIREMENT P2.2.1 SATISFIED FOR DRAINAGE IF THE DRAINAGE IS DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS/NZS3500.3-STORMWATER DRAINAGE, OR AS/NZS 3500.5-DOMESTIC INSTALLATIONS.

ROOF TRUSSES AS PER MANUFACTURERS DESIGN AND SPECIFICATIONS
MANUFACTURERS COMPUTATIONS TO BE PROVIDED PRIOR TO FRAME INSPECTION.

SELECTED GUTTER & DOWNPIPES ON COLORBOND FASCIA AS PER AS.3500.

BOX GUTTER IN ACCORDANCE WITH AS.3500. ADJUST TO SUIT ON SITE.

SELECTED GLAZING IN ACCORDANCE WITH AS.1288



SPECIFICATIONS:

SUB FLOOR:
GROUND FLOOR: CONCRETE SLAB CONSTRUCTION TO GARAGE FLOOR AS PER ENGINEERS DESIGN & SPECIFICATIONS.
SELECTED 19MM YELLOW TOUNGE PARTICLEBOARD FLOORING FIXED TO FLOOR JOISTS @ 450 CTS. FLOOR CONSTRUCTION TO STRUCTURAL ENGINEERS DETAILS & COMPUTATIONS.
REFER TO ENGINEERS DRAWINGS AND COMPUTATIONS.
SUB-FLOOR CONSTRUCTION AND LAYOUT AS PER ENGINEERS DESIGN DESIGN AND SPECIFICATION. REFER TO ENGINEERS DRAWING AND COMPUTATIONS.

FIRST FLOOR: SELECTED 19mm YELLOW TOUNGE PARTICLEBOARD FLOORING FIXED TO FLOOR JOISTS @ 450 cts. FLOOR CONSTRUCTION TO STRUCTURAL ENGINEERS DETAILS & COMPUTATIONS.
REFER TO ENGINEERS DRAWINGS AND COMPUTATIONS.

FLOORING:
FLOOR FINISHES AS SELECTED BY CLIENT.
FB. TIMBER FLOOR BOARDS
TILE. TILE FLOORING
PC. POLISHED CONCRETE
CP. CARPET

WALL FRAMING:
FRAMING MUST BE IN ACCORDANCE WITH AS.1684.
BOTTOM PLATE- 90x45 MGP10 TIMBER
COMMON STUDS- 90x35 MGP10 TIMBER AT 450 CTRS
JAMB STUDS- 2 / 90x45 MGP10 TIMBER
NOGGINS- 70x35 MERCH AT 1350 CTRS MAX
TOP PLATE- 1-90x45 / 1-90x35 MGP10 TIMBER
LINTELS TO ENGINEERS DESIGN AND SPECIFICATION REFER TO THE BUILDING CODE OF AUSTRALIA AS.1684.

ROOF FRAMING:
ROOF TRUSSES AS PER MANUFACTURERS DESIGN AND SPECIFICATIONS. MANUFACTURERS COMPUTATIONS ARE TO BE PROVIDED PRIOR TO FRAME INSPECTION.
ROOF BATTENS: 38x75 F8 HW AT 330 CTRS (TILE)
38x75 F8 HW AT 900 CTRS (COLORBOND)
38x75 F8 HW AT 900 CTRS (KLIP-LOK)

ROOFING TYPE:
SELECTED KLIP-LOK ROOFING AT 1" MIN.
SELECTED ROOFING PITCHED AT 22.5°. IN ACCORDANCE WITH BCA 3.5.

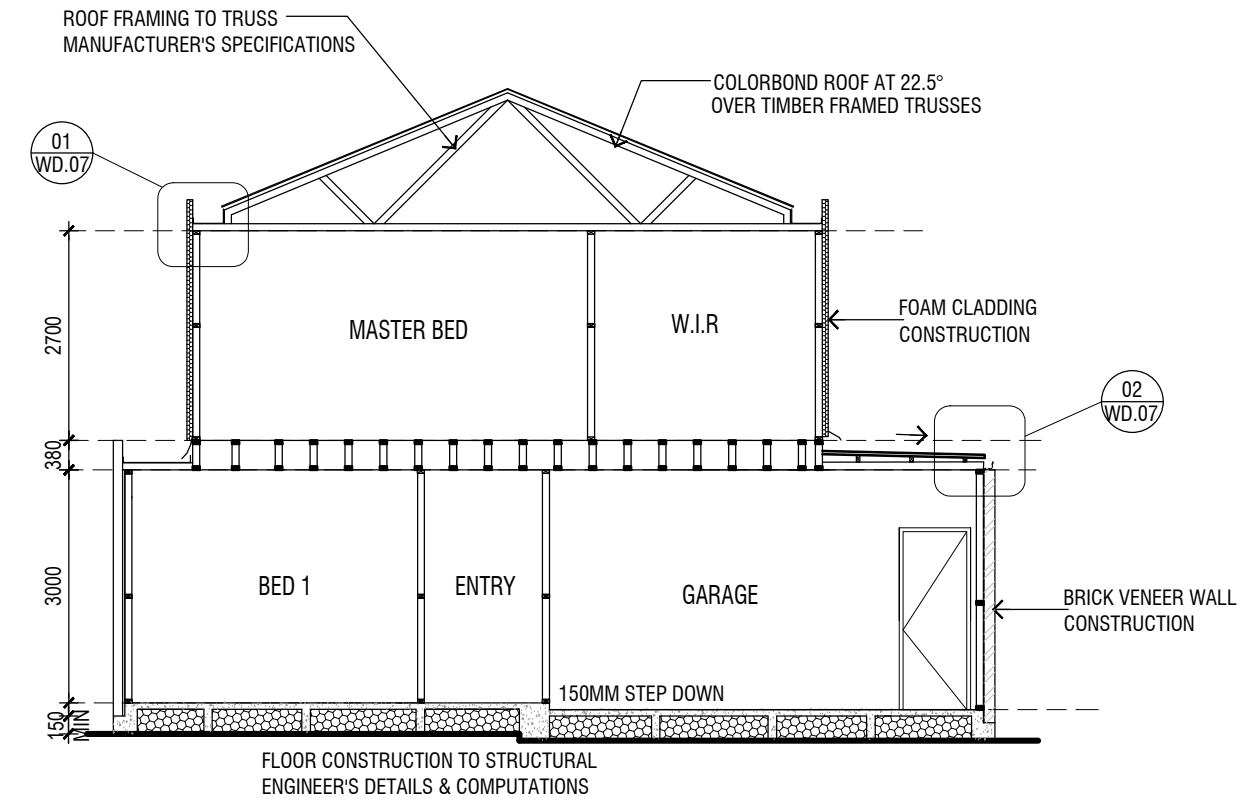
EXTERNAL FINISHES:
ALL MATERIALS AND FINISHES TO CLIENTS SPECIFICATION.
BRICKWORK WITH SELECTED SMOOTH RENDER FINISH WHERE INDICATED.
SELECTED FACE BRICKWORK WHERE INDICATED.

INTERNAL WALL FINISHES:
10mm PLASTERBOARD TO BE PAINTED (ALL INTERNAL WALLS)
10mm PLASTERBOARD TO BE PAINTED (ALL INTERNAL CEILINGS)
CLIENT TO SELECT SQUARE FINISH OR CORNICE FOR EACH ROOM.

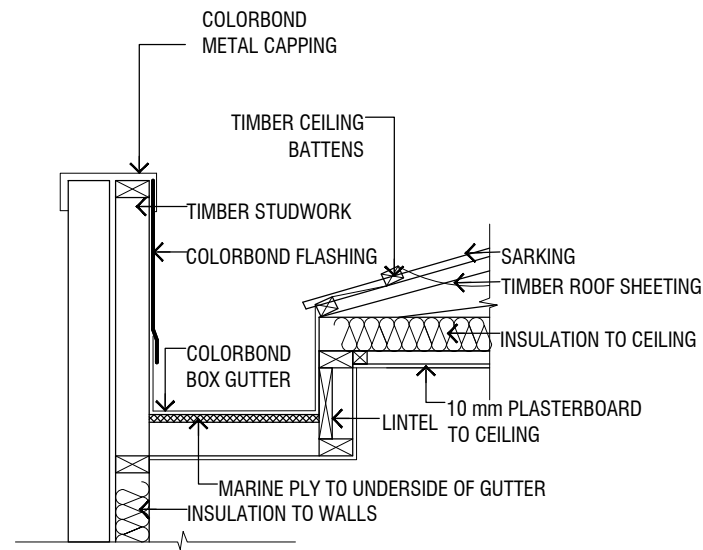
WET AREAS:
ALL WET AREAS TO HAVE IMPERVIOUS FINISH TO FLOOR AND WALLS (TILES) IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND AS.3740.2010.
SHOWERS TO 2100a.f.1 MIN
SINKS, TROUGHS AND HAND BASINS - 300mm MIN

WINDOWS:
ALL WINDOW SIZES, TYPES AND COLORS MUST BE IN ACCORDANCE WITH ENDORSED TOWN PLANNING DOCUMENTS.
WINDOW MEASUREMENTS INDICATED MAY VARY FROM THE WINDOW MANUFACTURERS SIZES.
BUILDER TO PLACE ORDER WITH WINDOW MANUFACTURER WITH STANDARD SIZES THAT MATCH THE NOMINATED MEASUREMENTS WITH CLOSE PROXIMITY.
WINDOW SIZES TO BE VERIFIED ON SITE BEFORE PLACING ORDER WITH MANUFACTURER. IF ANY DISCREPANCIES ARE FOUND, PLEASE CONTACT THIS OFFICE IMMEDIATELY.
BUILDER TO CONFIRM WINDOW HEAD HEIGHTS DO NOT CLASH WITH ANY MOLDS OR EAVES PRIOR TO PLACING ORDER WITH MANUFACTURER.

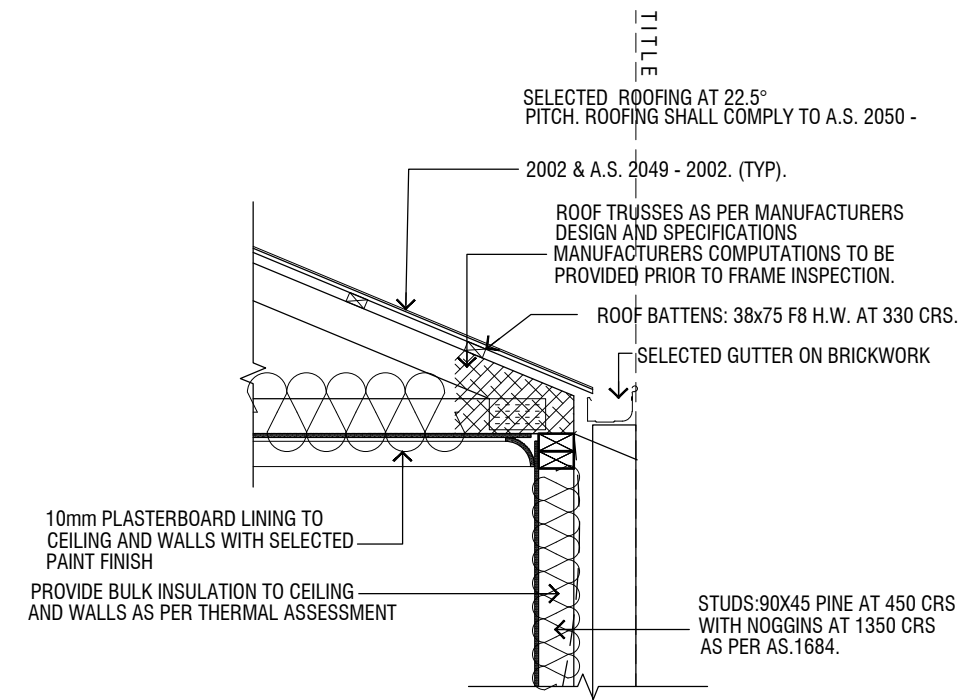
GLAZING:
ALL GLAZING SHALL COMPLY WITH THE AUSTRALIAN BUILDING CODE, FOR CLASS 1&10 BUILDINGS WITH A DESIGN WIND SPEED OF NOT MORE THEN N3.
EDR CLASS 2 TO 9 BUILDINGS, REFER TO THE BUILDING CODE OF AUSTRALIA PART B1.4 AND AS.1288 & AS.2047.
ALL GLAZING SPECIFICATIONS TO BE IN ACCORDANCE WITH THE APPROVED THERMAL ASSESSMENT. BUILDER TO CONFIRM WINDOW SPECIFICATION PRIOR TO PLACING ORDER WITH MANUFACTURER.



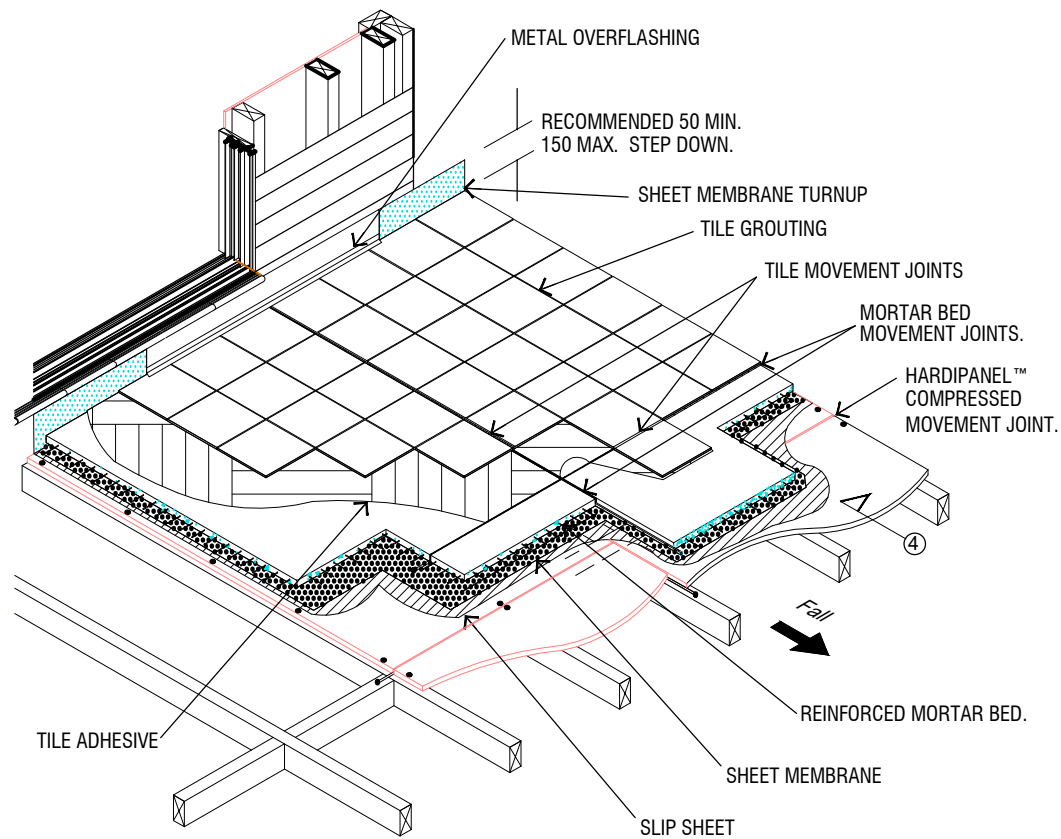
SECTION A-A
SCALE 1:100



D01 - BOX GUTTER DETAIL



D.02 TYPICAL GUTTER ON WALL
SCALE 1:20

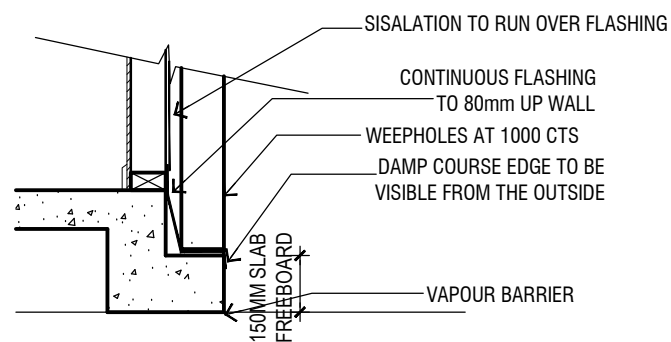


NOTE: HARDIPANEL™

WATERPROOFING DETAIL

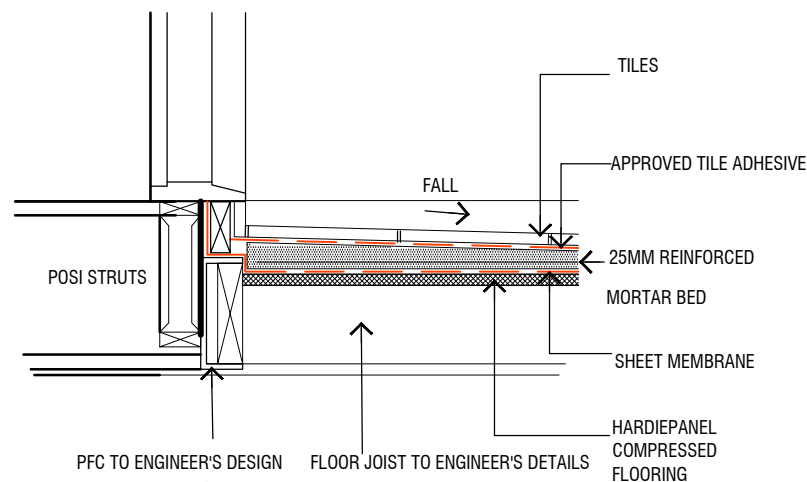
SCALE: 1:20

WATERPROOFING TO COMPLY WITH
BCA 3.8.1.3 - AS 4654 Part 1 & Part 2
-MATERIALS AS4654.1-2012
-DESIGN INSTALLATION AS 4654.2-2012
-WATERPROOF MEMBRANE TO BE IN
ACCORDANCE WITH AS4654.2.



CONCRETE SLAB REBATE

SCALE 1:20



DETAILS 3 - BALCONY DETAILS

	RISER (R)		GOING (G)		SLOPE (2R+G)	
	Max.	Min.	Max.	Min.	Max.	Min.
Stairs	190	115	355	250	700	550
Spiral	220	140	370	210	680	590

NOTE:
PROVIDE 5mm RADIUS TO LEADING
EDGE OF STAIR RISERS TO PREVENT
CHIPPING.

STAIR TREADS MUST HAVE A SLIP-
RESISTANT FINISH OR A SLIP RESISTANT
NOSING STRIP IN ACCORDANCE WITH
TABLE 3.9.1.3 OF THE BCA-2016

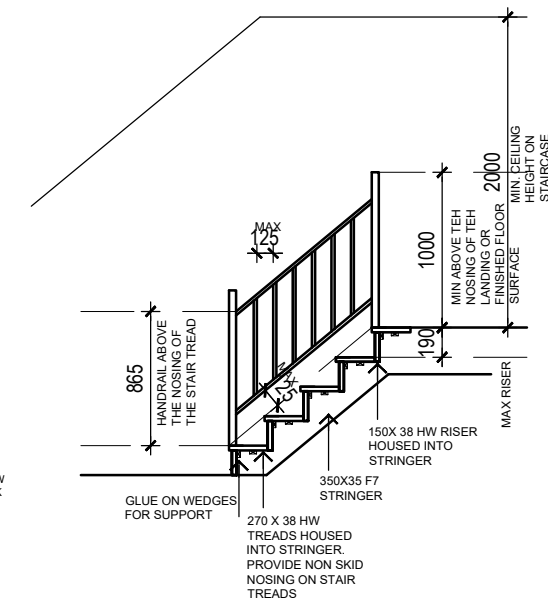
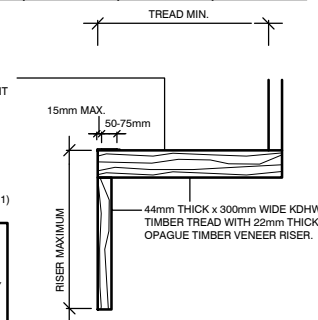
NOTE:
TIMBER FRAME STAIR CONSTRUCTION,
IN ACCORDANCE WITH AS. 1657.1992
PROVIDE NON-SLIP FINISH TO TIMBER
TREADS & LANDINGS AS PER (AS. 1428.1)

NOTE FOR TIMBER STAIRS:

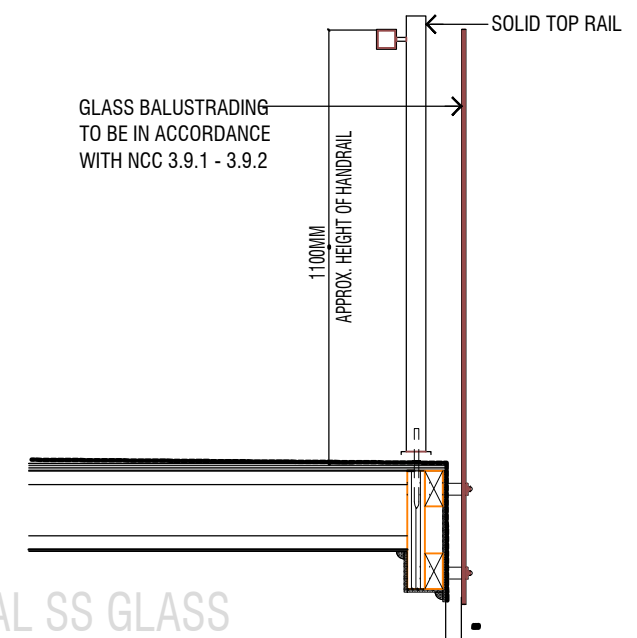
TREAD THICKNESS TO BE (44mm MIN).

STAIRS TO HAVE AN AVERAGE DENSITY
OF NO LESS THAN 800 kg/m³ AT A
MOISTURE CONTENT OF 12% AS PER
BCA D2.3.

TO BE F17 GRADE OR BETTER



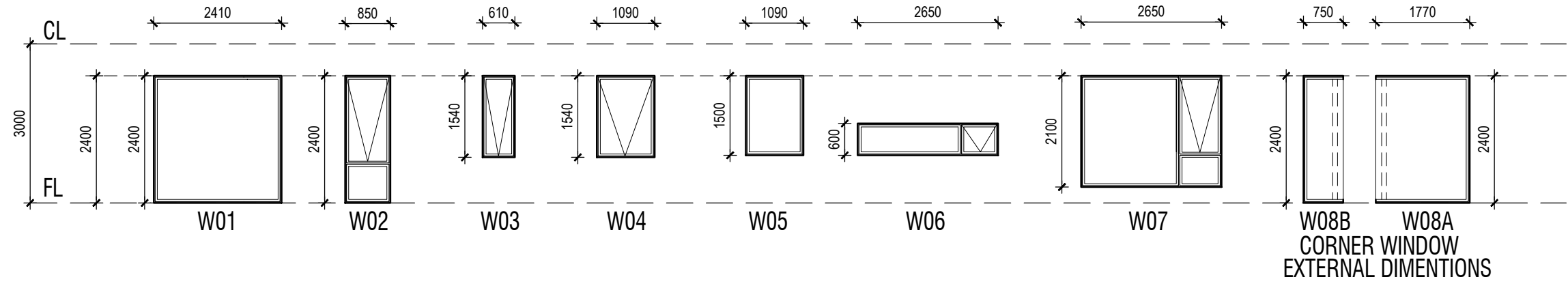
STAIR TREAD / RISER DETAIL



TYPICAL SS GLASS BALUSTRADE DETAIL

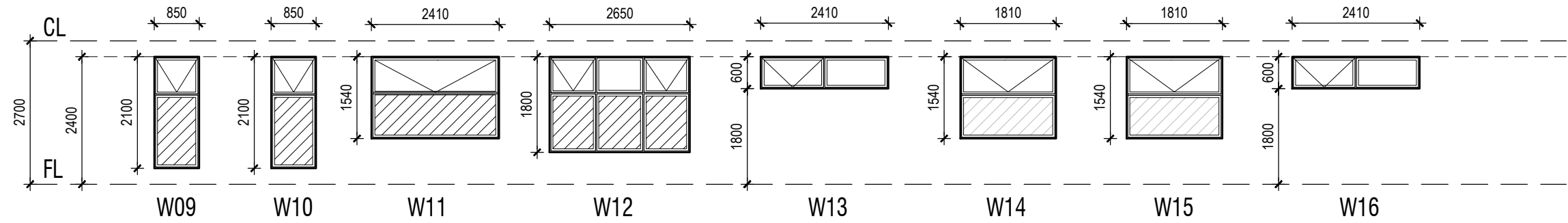
WINDOWS

GROUND FLOOR
SCALE 1:100



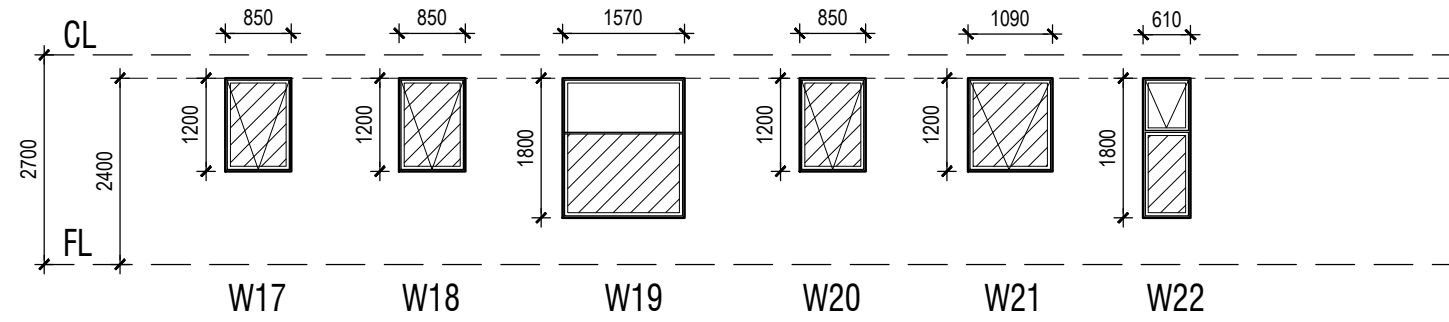
WINDOWS

FIRST FLOOR
SCALE 1:100



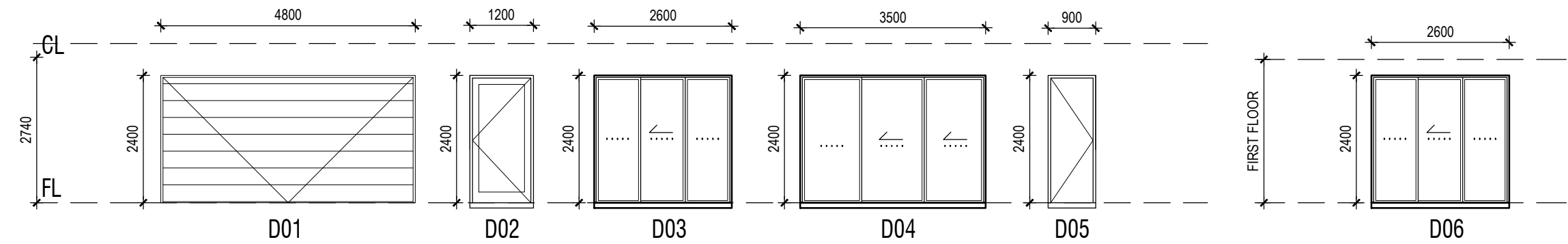
WINDOWS

FIRST FLOOR
SCALE 1:100



DOORS

SCALE 1:100

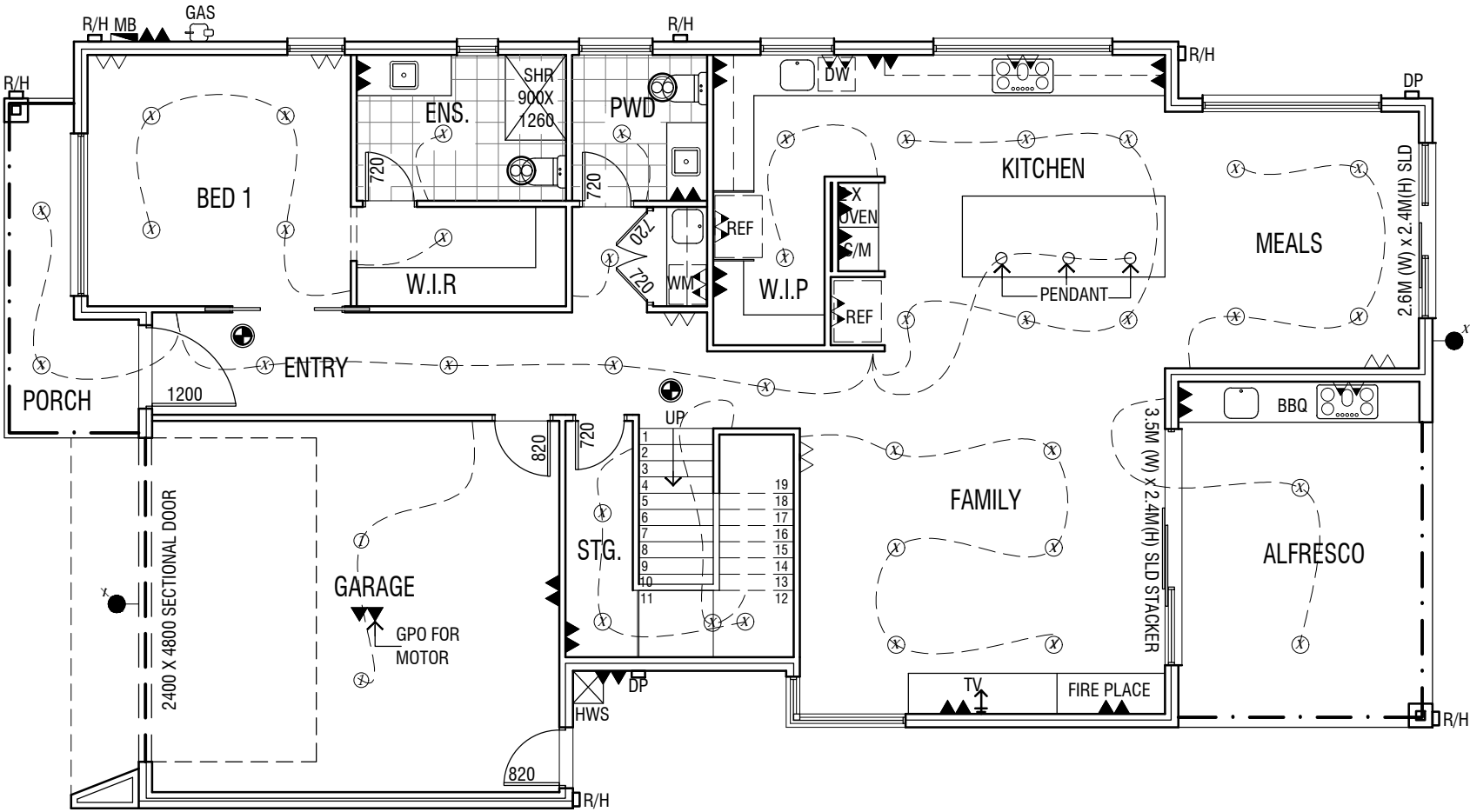


AREAS

GROUND FLOOR AREA:	145.10 sq/m	
GARAGE:	36.16 sq/m	
PORCH:	6.86 sq/m	
ALFRESCO:	19.25 sq/m	
TOTAL GROUND FLOOR:	207.37 sq/m	22.32 sqs
FIRST FLOOR AREA:	166.19 sq/m	
BALCONY:	9.74 sq/m	
TOTAL DWELLING:	383.3 sq/m	41.25 sqs
SITE AREA:	350 sq/m	
SITE COVERAGE:	59.24%	

Electrical Schedule:

Dwelling 5w/m2	Porch 4w/m2	Garage 3w/m2
Max Light Power: 1556.45 WATTS	Max Light Power: 143.4 WATTS	Max Light Power: 108.48 WATTS
Total Light Power: 819 WATTS	Total Light Power(20 watts): 78 WATTS	Total Light Power: 100 WATTS



ELECTRICAL LEGEND – POSITIONS INDICITIVE ONLY

▽	Single G.P.O. @ 300mm
▽▽	Double G.P.O. @ 300mm
▽	Single G.P.O. @ 700mm
▽▽	Double G.P.O. @ 700mm
▼	Single G.P.O. @ 1100mm
▼▼	Double G.P.O. @ 1100mm
⊗	Double G.P.O. for island bench @ height determined by electrician
▼	Single G.P.O. @ 1500mm
▼▼	Double G.P.O. @ 1500mm
⊗	Cat x ceiling light outlet (Where x denotes category of lighting) 13 WATTS
⊗ ^x	Cat x oyster light outlet (Where x denotes category of lighting) 20 WATTS
⊗ ^x	Cat x external wall-mounted light outlet (Where x denotes category of lighting)
⊗	Smoke Detector
⊗	Exhaust fan
⊗	Television point
⊗	Garage light 50 watts
⊗	BATTEN LIGHT 20 watts
MH	550mm x 550mm man hole
MB	Meter box
GAS	Gas meter
HWS	Hot water system

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