GENERAL NOTES (NCC 2022):

- THE OWNER / BUILDER, SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING ANY WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, BUILDING REGULATIONS 2018, LOCAL BYLAWS AND TOWN PLANNING REQUIREMENTS APPLICABLE.
- THESE DRAWINGS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT OF 9PM DESIGN PTY LTD, FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE DESIGNER. ANY OTHER PERSON WHO USES OR RELIES ON THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF 9PM DESIGN PTY LTD DOES SO AT THEIR OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE DESIGNER FOR SUCH USE AND/OR RELIANCE.
- THE APPROVAL BY 9PM DESIGN PTY LTD 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 IMPLEMENTAION.
- 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 9PM DESIGN PTY LTD 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, ALL REFERENCED DOCUMENTS 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.

AUSTRALIAN STANDARDS:
- THE VERSION OF ALL AUSTRALIAN STANDARDS NOTED ARE TO BE THE ONES REFERENCED BY THE NCC IN EFFECT.
- ALL WORKS SHALL COMPLY WITH THE NCC IN EFFECT AND NOT BE LIMITED TO THE FOLLOWING AUSTRALIAN STANDARD REFERENCED BY THE NCC IN EFFECT:

AS1288 - GLASS IN BUILDINGS SELECTIONS AND INSTALLATIONS (2021)
AS1562 - DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING (PART 1 2018)
AS1684 - NATIONAL TIMBER FRAMING CODE (PART 2 & 3 2021) (PART 4 2010)
AS1860 - INSTALLATION OF PARTICALBOARD FLOORING (2006)
AS2047 - WINDOWS IN BUILDINGS SELECTIONS AND INSTALLATIONS (2014)
AS2049 - ROOF TILES (2002)
AS2050 - INSTALLATION OF ROOFING TILES (2018)
AS2870 - RESIDENTIAL SLABS AND FOOTING CONSTRUCTION (2011)
AS2904 - DAMP PROOF COURSES AND FLASHINGS (1995)
AS3600 - CONCRETE STRUCTURES (2018)
AS3660 - TERMITE MANAGEMENT (PART 1 & 3 2014)
AS3700 - MASONRY STRUCTURES (2018)
AS3740 - WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS (2021)
AS3786 - SMOKE ALARMS (2014)
AS4100 - STEEL STRUCTURES (2020)

GENERAL:
- ARCHITECTURAL PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL AND CIVIL ENGINEERING COMPUTATIONS, DRAWINGS, AND SOIL REPORTS.
- FOOTING TO BE FOUNDED AT THE MINIMUM DEPTHS INDICATED IN THE SOIL REPORT.
- FOOTINGS NOT TO ENCROACH TITLE BOUNDARIES AND UNLESS OTHERWISE NOTED, EASEMENT LINES.
- THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY OF NEW AND EXISTING STRUCTURES DURING ALL WORKS.
- THE BUILDER SHALL ENSURE FOR THE GENERAL WATER TIGHTNESS OF ALL NEW AND EXISTING WORKS.
- THE BUILDER MUST TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF ALL PERSONS WITHIN THE BUILDING SITE AT ALL TIMES. TEMPORARY FENCING SHALL BE USED AND LOCKED WHEN UNATTENDED. ALL HAZARDS TO BE SIGNED AND MARKED AT ALL TIMES.

GLAZING:
-GLAZING SHALL COMPLY WITH AS1288, AS2047 & AS4055 WITH SAFETY GLAZING TO BE USED IN THE FOLLOWING:
  - ALL ROOMS WITHIN 500MM VERTICAL OF THE FLOOR
  - BATHROOMS WITHIN 1500MM VERTICAL FROM THE BATH BASE
  - LAUNDRY WITHIN 1200MM VERTICAL FROM FLOOR AND/OR WITHIN 300MM HORIZONTAL FROM ALL DOORS
  - DOORWAY WITHIN 300MM HORIZONTAL FROM ALL DOORS.
  - SHOWER SCREENS SHALL BE GRADE A SAFETY GLASS

-ALL GLAZING SPECIFICATIONS TO BE IN ACCORDANCE WITH THE APPROVED THERMAL ASSESSMENT. BUILDER TO CONFIRM WINDOW SPECIFICATION PRIOR TO PLACING ORDER.

STRUCTURAL:
- ALL CONCRETE FOOTINGS AND FOUNDATION WORK MUST BE IN ACCORDANCE WITH AS2870, 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 AS3600.
- 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 AS2904.
- STRUCTURAL STEEL WORK MUST BE IN ACCORDANCE WITH AS4100.
- ALL TIMBER FRAMING MUST BE IN ACCORDANCE WITH AS1684.
- PROVIDE BRACING TO ALL INTERNAL AND EXTERNAL WALLS AS PER AS1684.
- CONVENTIONAL TIMBER FLOOR CONSTRUCTION TO ENGINEERS DETAILS & COMPUTATIONS.
- PROVIDE CLEARANCE FROM UNDERSIDE OF BEARER TO FINISHED GROUND LEVEL OF 150MM FOR FLOOR WITH STRIP FOOTING OR 450MM WHERE IN TERMITE PRONE AREA.
- SUB- FLOOR VENTS TO PROVIDE A RATE OF 7500mm Sq. CLEAR VENTILLATION PER 1000mm RUN OF EXTERNAL MASONRY WALL AND 22000mm Sq. CLEAR VENTILATION PER 1000mm RUN OF INTERNAL DWARF WALLS. ALL SUB-FLOOR PLYNTH BOARDS TO BE LOCATED BELOW THE LEVEL OF THE BEARER.

ROOF TRUSSES:
ALL ROOF TRUSSES ARE TO BE CONSTRUCTED AND ASSEMBLED AS PER THE MANUFACTURERS DESIGN AND SPECIFICATIONS. MANUFACTURERS COMPUTATIONS AND CERTIFICATION ARE TO BE PROVIDED PRIOR TO MANUFACTURE.

SUB FLOOR:FLOOR:
- ALL SUB-FLOOR CONSTRUCTION AS PER ENGINEERS DESIGN & SPECIFICATIONS.

LIGHTING:
- ARTIFICIAL LIGHTING TO COMPLY WITH AS/NZS1680-2009 AND INSTALLED IN ACCORDANCE WITH NCC H6D2 AND ABCB HOUSING PROVISION 13.7.6

STAIRS, LANDINGS & BALUSTRADES:
- STAIRS, STAIRWAYS AND BALUSTRADES TO COMPLY WITH NCC H5D2, H5D3 AND ABCB HOUSING PROVISION 11.2, 11.3
- STAIR REQUIREMENTS (OTHER THAN SPIRAL STAIRS):
- RISERS 190MM MAXIMUM, 115MM MINIMUM;
- GOING 355MM MAXIMUM; 240MM MINIMUM;
- PRIVATE STAIRS (AND 250MM FOR PUBLIC STAIRS), RISERS AND TREADS TO BE CONSTANT IN SIZE THROUGHOUT FLIGHT.
- PROVIDE SLIP-RESISTANT FINISH OR NOSING STRIP IN ACCORDANCE WITH ABCB HOUSING PROVISION 11.2.4
- ENSURE MAXIMUM GAP BETWEEN RISERS NOT TO EXCEED 120MM OR USE CLOSED RISES.
- PROVIDE MINIMUM HANDRAIL HEIGHT OF 865MM ABOVE STAIR NOSINGS AND 1000MM ABOVE LANDINGS.
- PROVIDE MINIMUM HANDRAIL HEIGHT OF 1000MM ABOVE ABOVE LANDINGS, BALCONIES AND DECKS WHICH ARE 1000MM OR MORE ABOVE GROUND LEVEL.
- MAXIMUM OPENING BETWEEN BALUSTERS NOT TO EXCEED 120MM.
- CONTINUOUS HANDRAIL TO BE INSTALLED TO ONE SIDE OF STAIR IN ACCORDANCE WITH ABCB HOUSING PROVISION 11.3.5

THRESHOLDS:
IF THE THRESHOLD SILL OF THE DOORWAY IS GREATER THAN 190MM ABOVE THE FINISHED SURFACE OF THE GROUND TO WHICH THE DOORWAY OPENS, A LANDING SHALL BE PROVIDED NO LESS THAN THE WIDTH OF THE DOOR LEAF, OR 900MM WIDE X 900MM LONG, WHICHEVER IS GREATER.

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.
- EXHAUST FANS TO BE SELF-CLOSING AND ALL LIGHTS ARE TO BE SEALED.
- PROVIDE WEATHERSTRIP TO ALL EXTERNAL DOORS.

TERMITE PREVENTION:
WHERE THE BUILDING IS LOCATED IN A TERMITE PRONE AREA, PROVIDE PART A AND PART B TERMITE PROTECTION IN ACCORDANCE WITH AS3660.1.

CORROSION:
- ALL EXPOSED STEEL TO BE GALVANISED IN ACCORDANCE TO AS/NZS2699.
- FOR BUILDINGS IN AREAS LESS THAN 1KM FROM BREAKING SURF OR LESS THAN 100M FROM SALTWATER NOT SUBJECT TO BREAKING SURF OR IN HEAVY INDUSTRIAL AREAS, WALL TIES SHALL BE EITHER: GRADE 316 OR 316L STAINLESS STEEL, OR ENGINEERED POLYMER TIES.
- PROVIDE CORROSION PROTECTION OF BUILT IN STRUCTURAL STEEL MEMBERS SUCH AS STEEL LINTELS, SHELF ANGLES, CONNECTORS AND ACCESSORIES IN ACCORDANCE WITH NCC H1D6 AND ABCB HOUSING PROVISION 6.3.2
- PROVIDE CORROSION PROTECTION FOR SHEET ROOFING IN ACCORDANCE WITH NCC H1D7 AND ABCB HOUSING PROVISION 7.2.2

BUSHFIRE DESIGN INFORMATION:
THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH THE BUSHFIRE ASSESSMENT REPORT FOR THE SITE, IF IN A BUSHFIRE PRONE AREA. THE REPORT REFERS TO AS3959 WHICH SPECIFIES THE NECESSARY CONSTRUCTION METHODS AND MATERIALS REQUIRED FOR EACH SITE. IF THE DRAWING SPECIFICATIONS DO NOT CORRELATE WITH THE BUSHFIRE REPORT CONTACT 9PM DESIGN PTY LTD IMMEDIATELY.

STORM WATER AND DRAINAGE:
- STORMWATER SHALL COMPLY WITH AS/NZS3500.3
- STORM WATER SHALL BE TAKEN TO LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF THE RELEVANT AUTHORITY
- SEWER OR SEPTIC SYSTEM SHALL BE IN ACCORDANCE WITH AS.3500 ANDTHE RELEVANT AUTHORITIES REQUIREMENTS
- INSPECTION OPENINGS TO BE AT 9000mm CTRS AND AT EACH CHANGE OF DIRECTION.
- PROVIDE 100mm DIA UPVC PIPES
- PROVIDE 75mm 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 NON-REINFORCED CONCRETE OR PAVED DRIVEWAYS
- 75mm UNDER REINFORCED CONCRETE DRIVEWAYS
- ALL BOX GUTTERS TO BE A MINIMUM OF 300mm WIDE x 150mm DEEP UNLESS OTHERWISE SPECIFIED AND MINIMUM1:100 GRADIENT.
- 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.

WATERPROOFING:
- WATERPROOFING OF WET AREAS, BEING BATHROOMS, SHOWERS, LAUNDRIES AND SANITARY COMPARTMENTS AND THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH AS3740.

VENTILATION:
- MECHANICAL VENTILATION TO BE INSTALLED IN ACCORDANCE WITH NCC H4D7 AND ABCB HOUSING PROVISION 10.6.2
- DUCT ALL EXHAUST FANS TO OUTSIDE AIR AND IN ACCORDANCE WITH AS1668.

MASONRY:
- MASONRY TO COMPLY WITH AS3700 AND AS4773 WHERE APPLICABLE.
- PROVIDE WALL TIES TO BRICKWORK AS PER NCC H1D5 AND ABCB HOUSING PROVISION 5.3.7

SANITARY COMPARTMENT DOORS:
SANITARY COMPARTMENT DOORS MUST EITHER - OPEN OUTWARDS, SLIDE OR BE READILY REMOVABLE FROM THE OUTSIDE VIA LIFT-OFF HINGE UNLESS A MINIMUM CLEARANCE OF 300mm BETWEEN SWING OF THE DOOR AND THE WC PAN IS ACHIEVED.

SMOKE ALARMS:
- SMOKE ALARMS LOCATIONS AND INSTALLATION TO BE IN ACCORDANCE WITH AS3786, NCC H3D6 AND ABCB HOUSING PROVISION 9.5.1
- ALL SMOKE ALARMS WITHIN A DWELLING SHALL BE HARD WIRED TO MAINS POWER AND INTERCONNECTED.

FLOORING:
- FLOOR FINISHES NOTED ARE NOMINAL AND ARE TO BE CONFIRMED BY THE CLIENT PRIOR TO CONSTRUCTION:
TB. FLOOR BOARDS
CP. CARPET
CT. CONCRETE
TL. TILE FLOORING
TD. TIMBER DECKING

ROOF FRAMING:
- ALL ROOF TRUSSES ARE TO BE CONSTRUCTED AND ASSEMBLED AS PER THE MANUFACTURERS DESIGN AND SPECIFICATIONS. MANUFACTURERS COMPUTATIONS AND CERTIFICATION ARE TO BE APPROVED PRIOR TO MANUFACTURE.
- ROOF BATTENS UNLESS OTHERWISE SPECIFIED:
  - 38x75 F8 HW AT 330 CTRS (TILE)
  - 38x75 F8 HW AT 900 CTRS (COLORBOND, TRIMDEK, KLIPLOK)

EXTERNAL FINISHES:
- EXTERNAL FINISHES AND COLOURS MUST BE IN ACCORDANCE WITH ENDORSED TOWN PLANNING DOCUMENTS WHERE APPLICABLE.
- ALL MATERIALS AND FINISHES TO CLIENTS SPECIFICATION. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND AUSTRALIAN STANDARDS.

INTERNAL WALL & CEILING FINISHES:
- PAINTED 10mm PLASTERBOARD TO ALL INTERNAL WALLS (DIMENSIONS SHOWN TO STRUCTURE)
- PAINTED 10mm PLASTERBOARD TO ALL INTERNAL CEILINGS (DIMENSIONS SHOWN TO STRUCTURE)
- CLIENT TO SPECIFY SQUARE SET FINISH OR CORNICE FOR EACH ROOM.
- PROVIDE CONTROL JOINTS AS PER MANUFACTURER'S REQUIREMENTS.

WET AREAS:
- ALL WET AREAS TO COMPLY WITH NCC H4D2, ABCB HOUSING PROVISION 10.2.1 AND AS3740
- WALL FINISHES SHALL BE WATER RESISTANT TO A HEIGHT OF 1800MM ABOVE FLOOR LEVEL TO SHOWER ENCLOSURES AND 150MM ABOVE BATHS, BASINS, SINKS AND TROUGHS IF WITHIN 75MM OF THE WALL.
- FLOORING IN AREAS ADJACENT TO BATHS AND SPAS AND OUTSIDE SHOWER AREAS TO BE WATERPROOFED IN ACCORDANCE TO WITH ABCB HOUSING PROVISION 10.2.2 AND AS3740.

WINDOWS & DOORS:
- ALL WINDOW SIZES, TYPES AND COLOURS MUST BE IN ACCORDANCE WITH ENDORSED DOCUMENTS.
- REFER TO ENERGY REPORT FOR GLAZING U & SGHC VALUES.
- - ALL WINDOWS, SLIDING DOORS ANDGLAZING TO COMPLY WITH AS1288 AND AS2047.
- ALL WINDOW AND SLIDING DOOR ULTIMATE LIMIT STATE & SERVICEABILITY LIMIT STATE TO COMPLY WITH AS4055.
- WINDOW HEAD HEIGHTS TO BE TAKEN TO NEAREST BRICK COURSE.
- 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 WHERE APPLICABLE.
- WINDOW SIZES TO BE VERIFIED ON SITE BEFORE PLACING ORDER WITH MANUFACTURER. IF ANY DISCREPANCIES ARE FOUND, PLEASE CONTACT 9PM DESIGN IMMEDIATELY.
- BUILDER TO CONFIRM WINDOW HEAD HEIGHTS DO NOT CLASH WITH ANY MOULDING, TOP OF ROOF OR EAVES PRIOR TO PLACING ORDER WITH MANUFACTURER.
- "DG" DENOTES A WINDOW WHICH IS DOUBLE GLAZED.
- "OB" DENOTES A WINDOW WHICH IS OBSCURED, FROSTED OR TRANSLUCENT AT 25% MAX TRANSPARENCY. CONFIRM WITH CLIENT UNLESS OTHERWISE STATED.
- "AFL" DENOTES A MEASUREMENT ABOVE THE FINISHED FLOOR LEVEL.
- " REST" DENOTES A RESTRICTED OPENING OF MAX 120MM.
- ALL WINDOWS ON FIRST FLOOR AND STOREYS HIGHER, AND ON ANY FLOOR WHICH LEVEL IS 1M ABOVE GROUND SURFACE LEVEL TO BE PROVIDED WITH A FALL BARRIER TO COMPLY WITH ABCB HOUSING PROVISION 11.3.7, 11.3.8
- ALL WINDOW AND DOOR ELEVATIONS ARE DRAWN AS VIEWED FROM THE OUTSIDE UNLESS OTHERWISE STATED.
- INTERNAL DOORS ARE TO BE 2040MM HIGH UNLESS NOTED OTHERWISE.

WALL FRAMING:
- FRAMING MUST BE IN ACCORDANCE WITH AS1684 AND LINTELS TO ENGINEERS DESIGN AND SPECIFICATION.

ARTICULATION JOINTS:
ALL ARTICULATION JOINTS ARE TO BE OF MIN. 10MM WIDE & IN ACCORDANCE WITH TN61 OF CCAA.
A MIN. 10MM GAP IS TO BE PROVIDED WHEN AN ARTICULATION JOINT IS LOCATED NEXT TO A WINDOW .

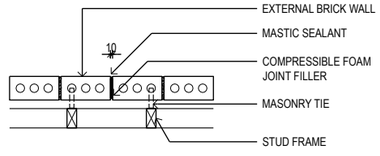
ABCB HOUSING PROVISION
ABCB HOUSING PROVISION WHERE REFERRED TO IN THIS SET OF DRAWINGS IS ABBREVIATED TO "ABCB HP".

TIMBER FRAMING SCHEDULE
(UNLESS NOTED OTHERWISE BY ENGINEER)

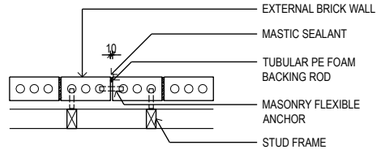
FRAMING TIMBER		MAX. SPAN			
EFFECTIVE ROOF LENGTH - 12000 CEILING HEIGHT - 2700		SUPP. AT 2 POINTS	CONT. OVER 2 POINTS	MAX. SPACING	MAX. STRESS GRADE
MEMBER	SIZE				
BOTTOM PLATE	90 x 45	600	600	-	F5
TOP PLATE	90 x 70	600	600	-	F5
STUDS - COMMON	90 x 35	2400	2400	600	F5
	90 x 35	2700	2700	600	F5
	90 x 45	3000	3000	450	F5
STUDS - AT SIDES OF OPENINGS	90 x 70	2400	2400	1200	F5
	90 x 90	2400	2400	1800	F5
	90 x 70	2700	2700	900	F5
	90 x 90	2700	2700	1500	F5
	90 x 70	3000	3000	2700	F17
LINTELS (REFER ROOF DESIGN)	90 x 35	1200	-	-	F17
	140 x 45	1600	-	-	F17
	190 x 45	2100	-	-	F17
	240 x 35	2400	-	-	F17
	240 x 45	2600	-	-	F17
	290 x 45	3100	-	-	F17
NOGGINS	70 x35	600	600	1350	F5
ROOF BATTENS	50 x 25	-	600	330	F8
BRACING	METAL STRAP - REFER AS1684				

STRESS GRADE F17 REFERS TO SEASONED HARDWOOD
STRESS GRADE F8 REFERS TO UN-SEASONED HARDWOOD
STRESS GRADE F5 REFERS TO SEASONED RADIATA PINE

DRAWING SCHEDULE



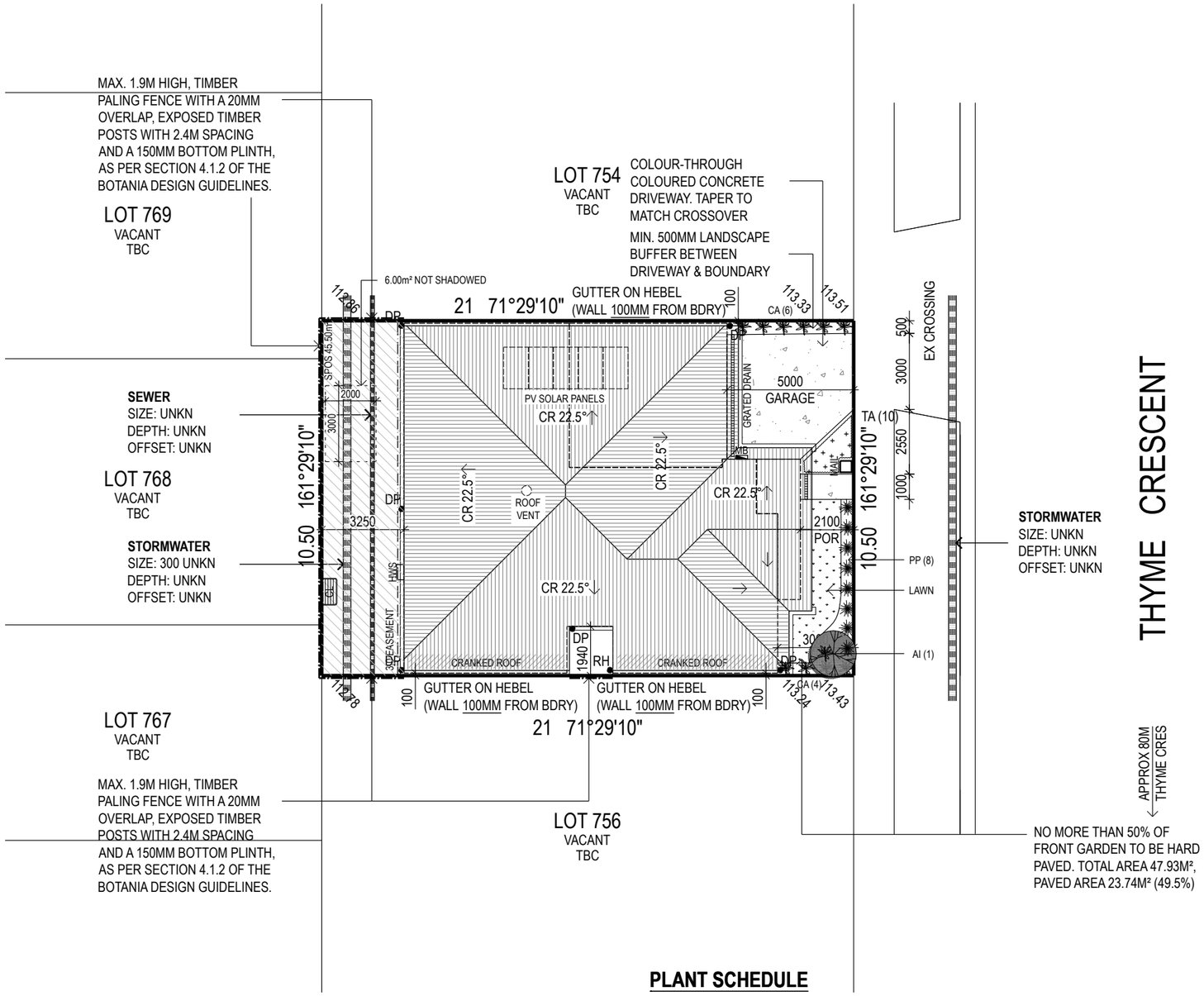
OPTION 1: COMPRESSIBLE FOAM JOINT FILLER



OPTION 2: TUBULAR PE FOAM BACKING ROD

ARTICULATION JOINT

NOT TO SCALE



LETTERBOX PROFILE

LETTERBOX - MEDIUM GREY

THE LETTERBOX TO CLEARLY DISPLAY THE STREET NUMBER OF THE HOUSE

LANDSCAPING & LETTERBOX TO BE COMPLETED WITHIN 90 DAYS FROM THE ISSUE OF THE CERTIFICATE OF OCCUPANCY

ALL GARDEN BED AREAS WITHIN THE FRONT GARDEN AREA MUST BE EDGED USING TIMBER, MASONRY OR STEEL EDGING MATERIALS

LANDSCAPING & FENCING BY OWNER

DRIVEWAY & BOUNDARY FENCING TO BE COMPLETED PRIOR TO OCCUPANCY

PROVIDE AT LEAST ONE TREE WITH AN INSTALLATION HEIGHT OF AT LEAST 2M TO THE FRONT GARDEN

THE LETTERBOX MUST COMPLEMENT AND MATCH THE DWELLING. ONLY AUSTRALIAN POST APPROVED LETTERBOXES MAY BE USED. SINGLE POST LETTERBOXES ARE NOT PERMITTED.

BRIGHTLY COLOURED OR COARSELY TEXTURED WOOD MULCHES AND BRIGHTLY COLOURED PEBBLES ARE NOT PERMITTED

ALL PLANTS MUST BE SELECTED FROM MELTON CITY COUNCIL'S LANDSCAPE DESIGN GUIDELINES

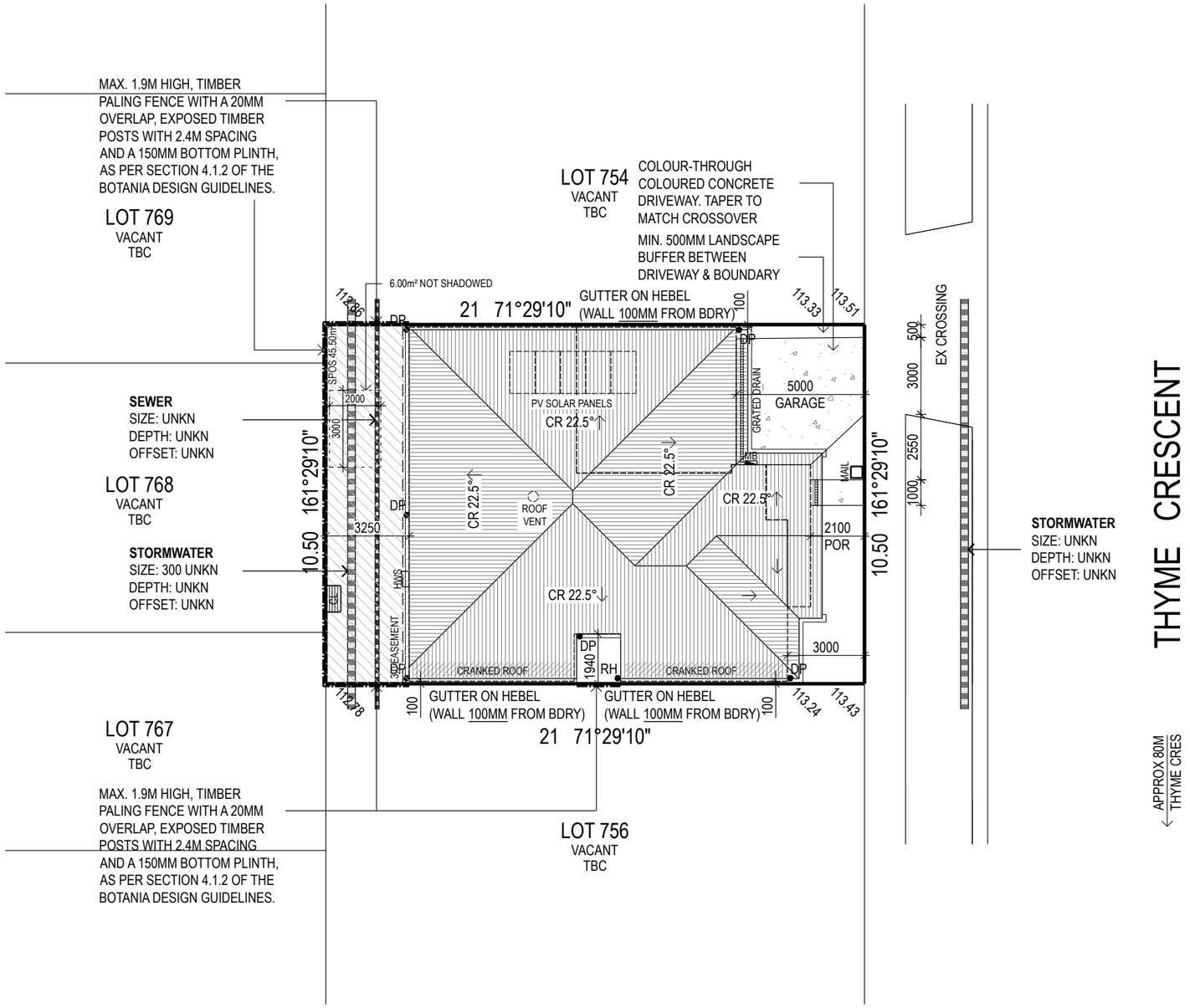
PLANT SCHEDULE

TAG	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	MATURE H x W
AI	ACACIA IMPLEXA	LIGHTWOOD	1	MIN 2.0M HIGH	10m X 5m
CA	CORREA ALBA	WHITE CORREA	10	200MM POT	1.5M X 1.5M
PP	POA POIFORMIS VAR POIFORMIS	BLUE TUSSOCK GRASS	8	150MM POT	1.0M X 1.0M
TA	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	10	15cm POT	0.3m X 2m

LAWN SPECIES TO BE DROUGHT TOLERANT WARM SEASON GRASS SUCH AS KIKUYU, BUFFALO OR COUCH

CONSTRUCTION TO MEET BAL 12.5 BUSHFIRE RATING REQUIREMENTS - REFER TO AS3959

- EXTERNAL WALL LESS THAN 400 MM ABOVE, GROUND, DECKS, CARPORT ROOFS AND AWNINGS TO BE NON COMBUSTIBLE OR BUSHFIRE-RESISTANT TIMBER.
- ALL EXTERNAL JOINTS GREATER THAN 3MM TO BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT-JOINTED
- ALL EXTERNAL VENTS AND WEEPHOLES TO BE SCREENED WITH A MESH WITH A MAXIMUM APERTURE OF 2 MM, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM
- ALL EXTERNAL DOORS, SLIDING DOORS AND WINDOWS TO BE SCREENED. DOORS TO BE SCREENED EXTERNALLY
- ALL GLAZING LESS THAN 400 MM ABOVE, GROUND, DECKS, CARPORT ROOFS AND AWNINGS TO BE GRADE A SAFETY GLASS WITH MINIMUM 4 MM THICKNESS
- GARAGE DOOR TO BE NON-COMBUSTIBLE OR BUSHFIRE-RESISTANT TIMBER AND FITTED WITH SUITABLE WEATHER STRIPS, SEALS OR GUIDE TRACKS, WITH A MAXIMUM GAP OF 3 MM.
- ROOF TO BE NON-COMBUSTIBLE AND FULLY SARKED. ROOF/WALL JUNCTION SEALED TO PREVENT OPENINGS GREATER THAN 3MM
- ROOF VENTILATION OPENINGS TO BE FITTED WITH AMBER GUARD AND ALL PENETRATIONS TO BE SEALED.
- ALL SKYLIGHTS TO BE PROVIDED WITH GRADE A SAFETY GLASS.
- ALL EXTERNAL DECKING, RAMP OR STAIRS LESS THAN HORIZONTALLY 300MM FROM GLAZED ELEMENTS THAT ARE LESS THAN 400MM VERTIALLY SHALL BE NON COMBUSTIBLE OR BUSHFIRE-RESISTANT TIMBER.
- ABOVE-GROUND, EXPOSED WATER AND GAS SUPPLY PIPES SHALL BE METAL



SUBJECT TO DEVELOPER APPROVAL, LEVELS, PROPERTY INFO & PIPE DETAILS

ALL STORMWATER DRAINAGE TO BE CONNECT TO COUNCIL'S LEGAL POINT OF DISCHARGE VIA MIN 100MM DIAMETER SEWER GRADE STORMWATER PIPE TO COMPLY WITH AS3500.3

PROVIDE 115MM QUAD EAVES GUTTER WITH MIN. FALL OF 1:500 TO 100MM X 50MM DOWNPIPES

METER LOCATIONS SUBJECT TO AUTHORITIES' APPROVAL

PROVIDE FIBRE (OPTICOMM) CONNECTION

NO WALL AIR CONDITIONING UNIT TO BE VISIBLE FROM THE STREET OR PUBLIC REALM

LANDSCAPING, LETTERBOX & FENCING BY OWNER

RECYCLED WATER TO BE PROVIDED IN LIEU OF WATERTANK. CONNECT RECYCLED WATER TO ALL WC PANS & GARDEN TAPS

PROVIDE POLYETHENE TEMPORARY DOWNPIPES CONNECTED TO STORMWATER DRAINAGE DURING CONSTUCTION

PV SOLAR PANELS TO BE INSTALLED BY OWNER. PROVIDE WIRING IN ROOF SPACE

HEBEL CLADDING NOT TO RETAIN ANY SOIL

DRIVEWAY TO BE COMPLETED PRIOR TO THE OCCUPANCY OF THE DWELLING

FENCING TO BE COMPLETED WITHIN 30 DAYS OF ISSUE OF THE CERTIFICATE OF OCCUPANCY

ANY VEHICLES, OUTBUILDINGS, SHEDS, COOLING AND/OR HEATING UNITS, SERVICE EQUIPMENT, AND OTHER ANCILLARY ITEMS MUST MEET THE REQUIREMENTS OF CLAUSE 5.1 OF THE BOTANIA DESIGN GUIDELINES.

SITE

SITE AREA		294m²
SITE COVERAGE	66.1%	194.5m²
PERMEABILITY	25.7%	75.5m²
GARDEN AREA	25.7%	75.5m²

DWELLING

GROUND FLOOR		152.3m²
GARAGE		35.4m²
PORCH		6.8m²
TOTAL	**20.9SQ**	**194.5m²**

NCC 2022 H4D7 & H4D9
ALL EXHAUST FANS & RANGEHOODS ARE TO BE VENTED TO OUTSIDE AIR DIRECTLY.
MINIMUM FLOW RATE:
- KITCHEN RANGEHOOD & LAUNDRY 40L/S
- BATHROOM, ENSUITE, WC & PDR 25L/S

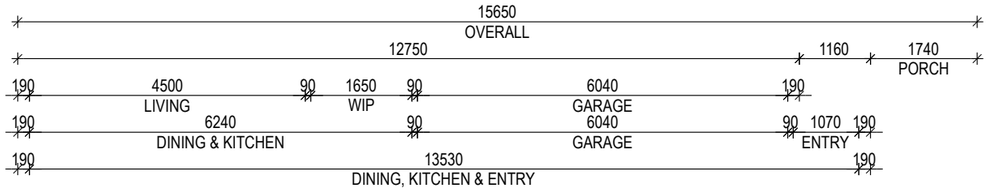
LIVABLE HOUSING DESIGN REQUIREMENTS
REFER TO DETAIL SHEETS & LIVABLE HOUSING DESIGN STANDARD FOR DETAILS & REQUIREMENTS

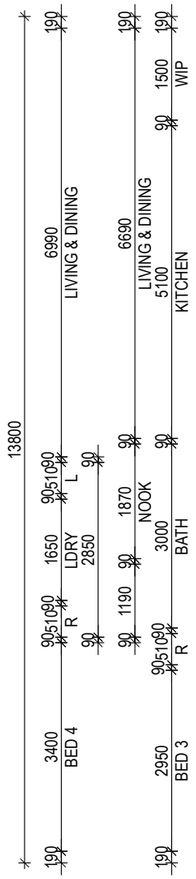
PROVIDE HEATING & COOLING SYSTEM AS PER CLIENT'S SELECTION & NOMINATED LOCATIONS

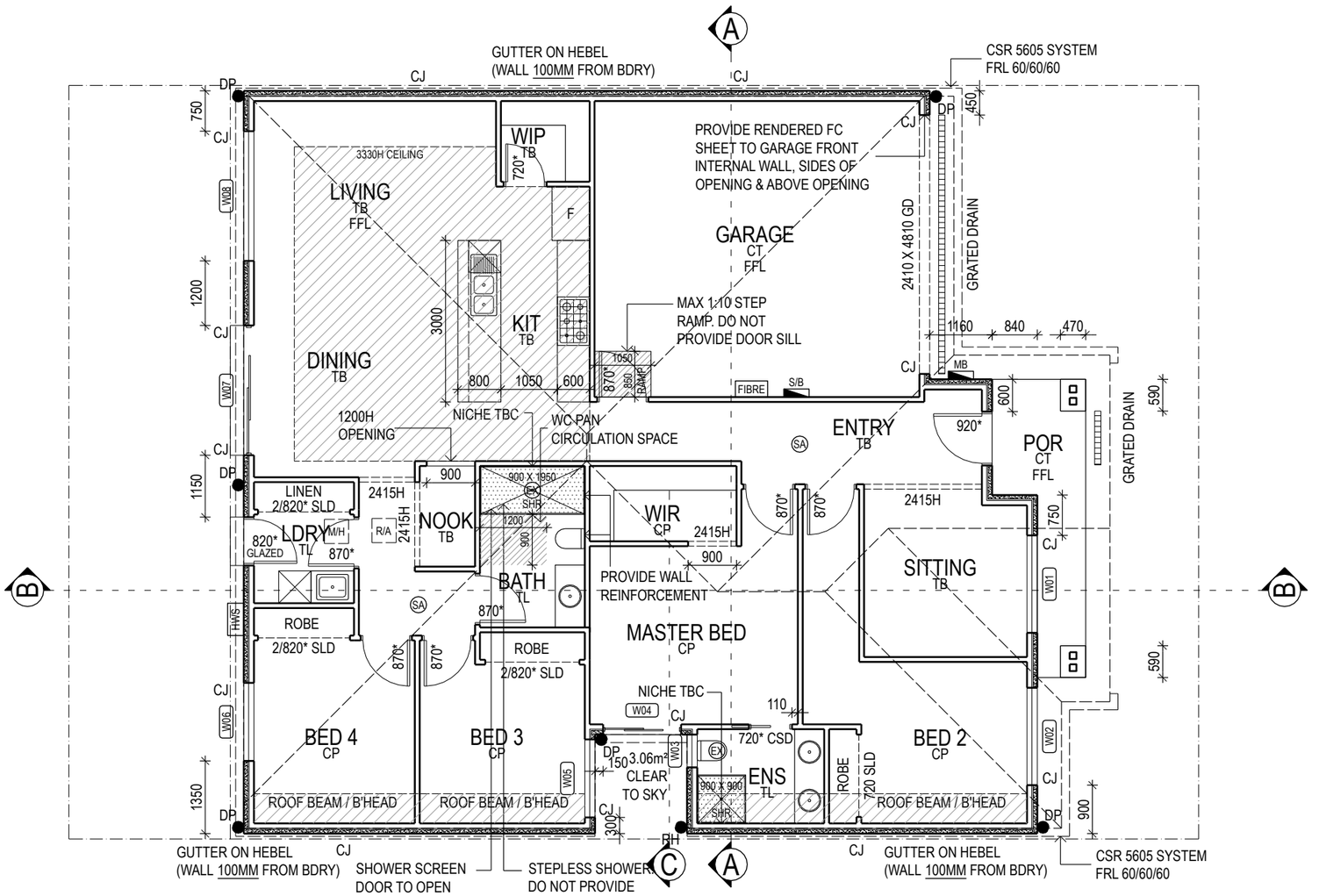
PROVIDE 60MM SLAB / STRUCTURAL FLOOR RECESS TO SHOWER BASE

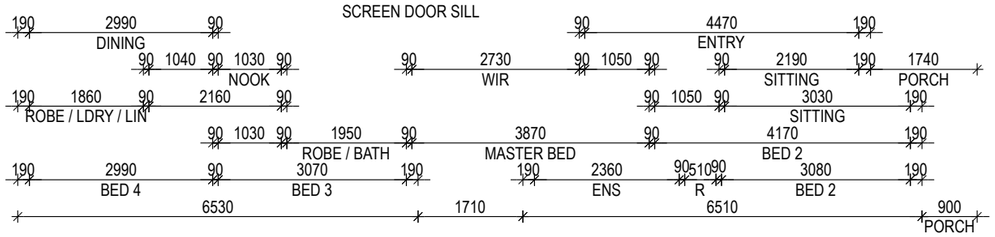
ALL GLASS WITHIN 2M OF THE FLOOR INCLUDING WINDOWS, MIRRORS & SHOWER SCREENS IN A BATHROOM & ENSUITE TO BE SAFETY GLASS

PROVIDE IN-WALL CISTERN WC









75MM HEBEL CLADDING ON 25MM METAL BATTENS (HEBEL CM40049)

CJ CONTROL JOINT

CONTROL JOINTS TO BE PROVIDED TO CLADDING MANUFACTURER'S SPECIFICATIONS AND DETAIL. LOCATION SHOWN INDICATIVE

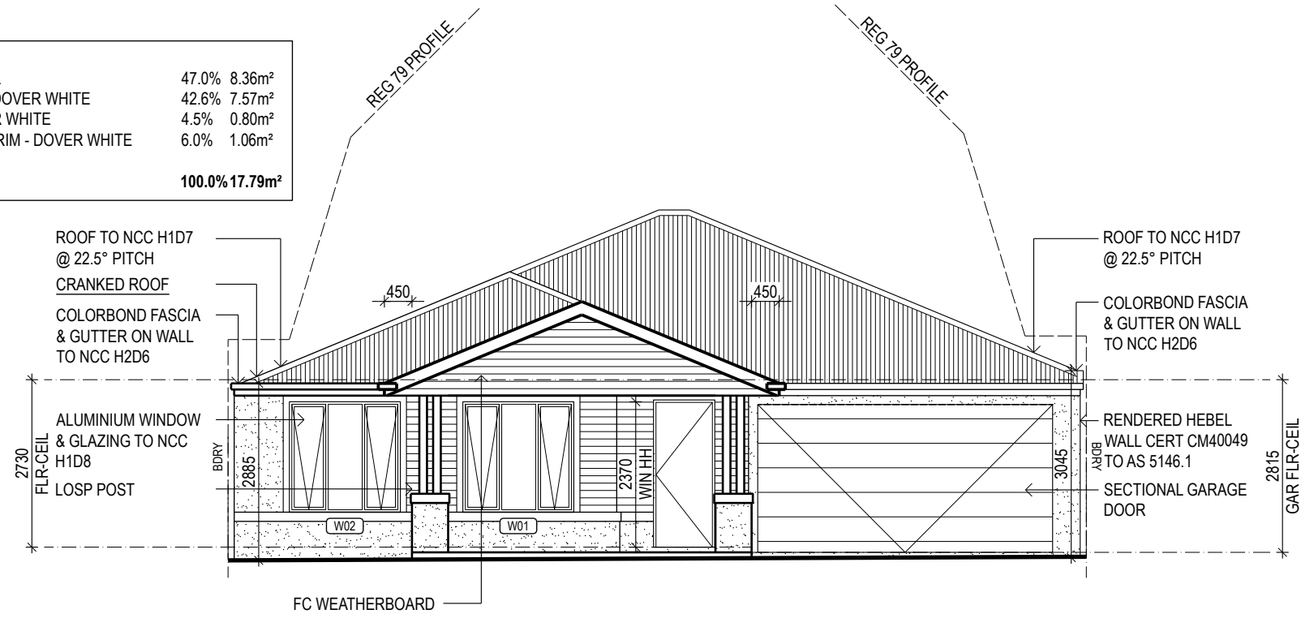
REFER ELEVATIONS FOR EXTERNAL LIGHTWEIGHT CLADDING

IMPORTANT: ALL CLADDING TO BE INSTALLED TO MANUFACTURER SPECIFICATION

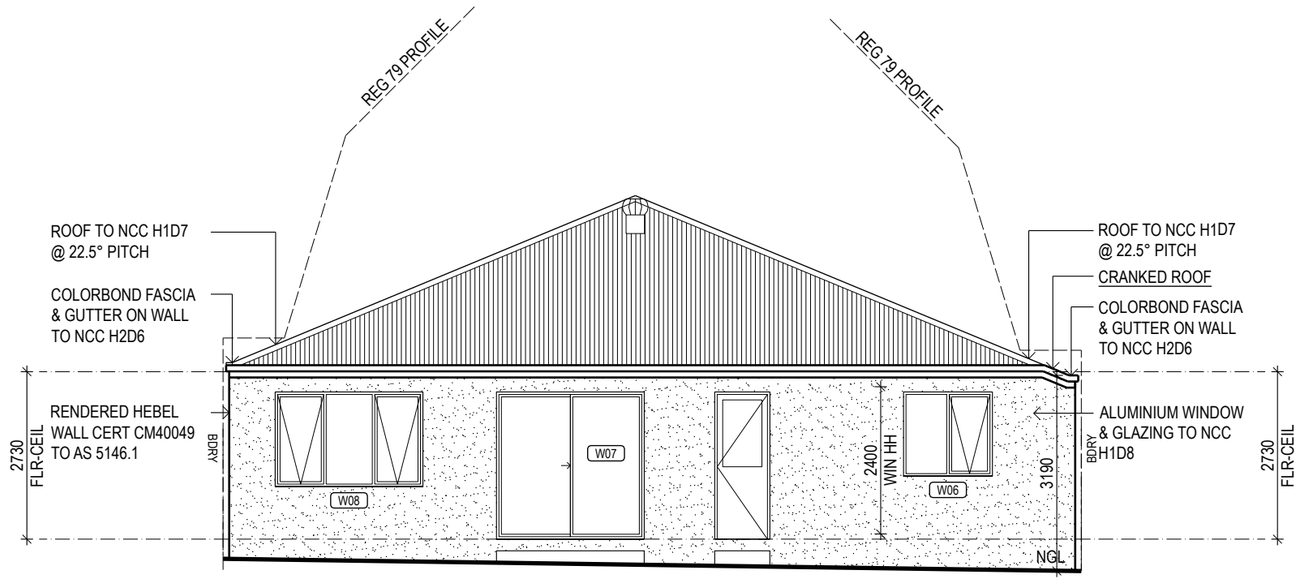
NCC 2022 H4D7 & H4D9
ALL EXHAUST FANS & RANGEHOODS ARE TO BE VENTED TO OUTSIDE AIR DIRECTLY.
MINIMUM FLOW RATE:
- KITCHEN RANGEHOOD & LAUNDRY 40L/S
- BATHROOM, ENSUITE, WC & PDR 25L/S

FACADE FINISHES

RENDER - PRE SCHOOL	47.0%	8.36m²
FC WEATHERBOARD - DOVER WHITE	42.6%	7.57m²
PORCH POSTS - DOVER WHITE	4.5%	0.80m²
FEATURE BANDING & TRIM - DOVER WHITE	6.0%	1.06m²
TOTAL	**100.0%**	**17.79m²**



EAST ELEVATION
SCALE 1:100

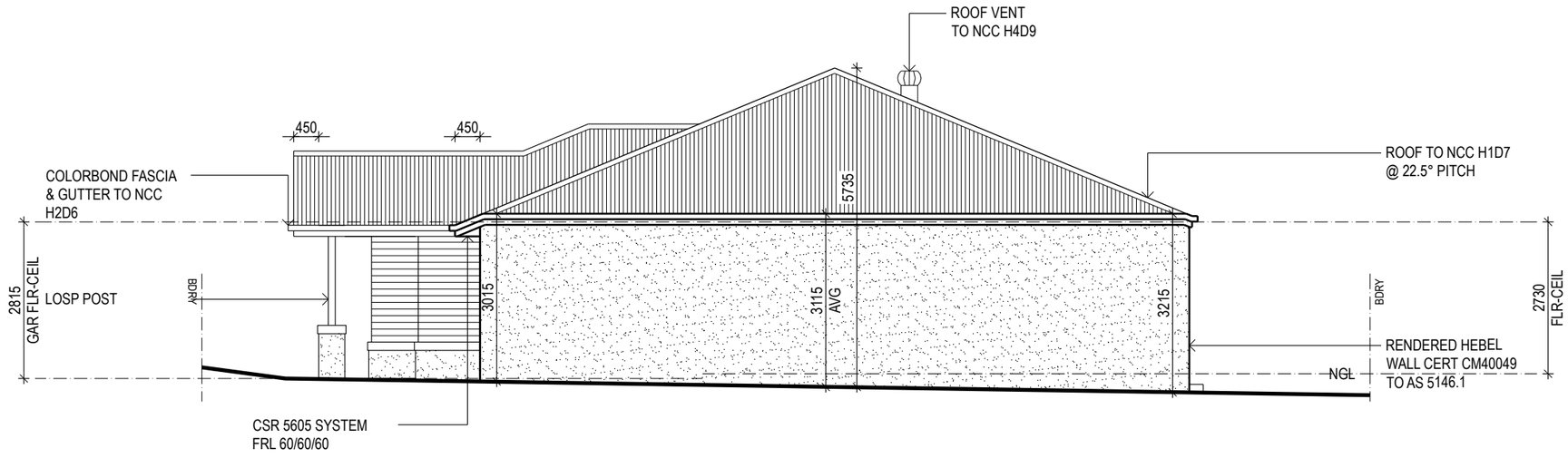


WEST ELEVATION
SCALE 1:100

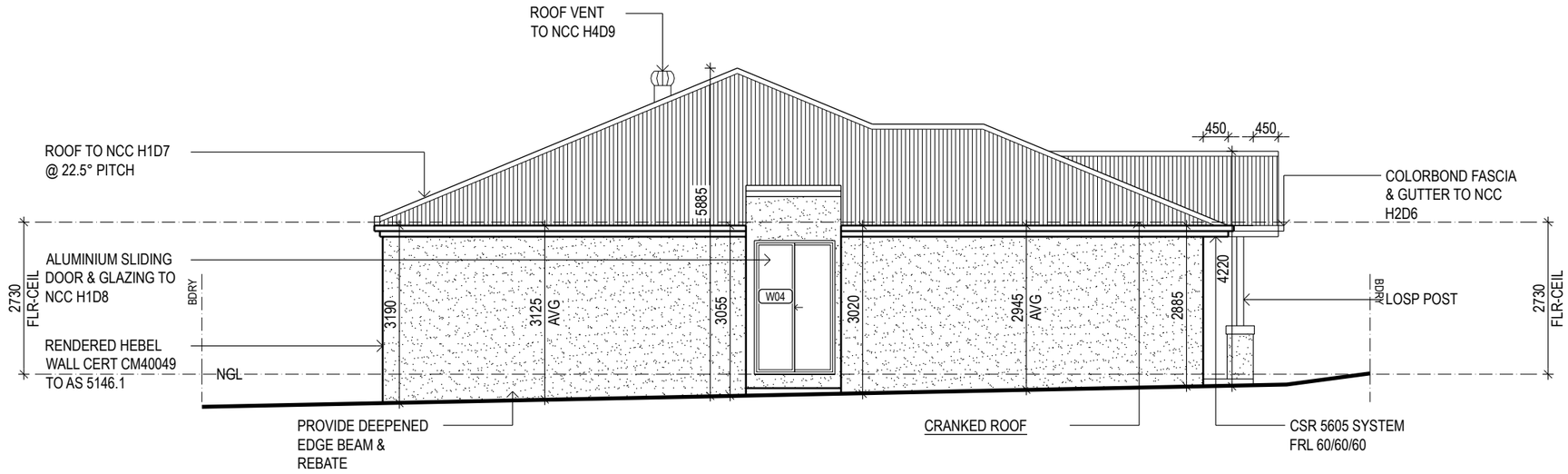
COLORBOND ROOF
RENDER OVER HEBEL (HEBEL CM40049)

COLORBOND ROOF - DOVER WHITE	
FASCIA & GUTTER - DOVER WHITE	
DOWNPIPES - PRE SCHOOL	
WINDOW FRAMES - MONUMENT	
RENDER - PRE SCHOOL	
PORCH POSTS - DOVER WHITE	
FEATURE BANDING & TRIM - DOVER WHITE	
FC WEATHERBOARD - DOVER WHITE	
GARAGE DOOR - DOVER WHITE	
ENTRY DOOR - DOVER WHITE	
METERBOX - DOVER WHITE	
ROOF VENT - DOVER WHITE	
DRIVEWAY - CHARCOAL COLOUR-THROUGH	

NCC 2022 H4D7 & H4D9
ALL EXHAUST FANS & RANGEHOODS ARE TO BE VENTED TO OUTSIDE AIR DIRECTLY.
MINIMUM FLOW RATE:
- KITCHEN RANGEHOOD & LAUNDRY 40L/S
- BATHROOM, ENSUITE, WC & PDR 25L/S



NORTH ELEVATION
SCALE 1:100

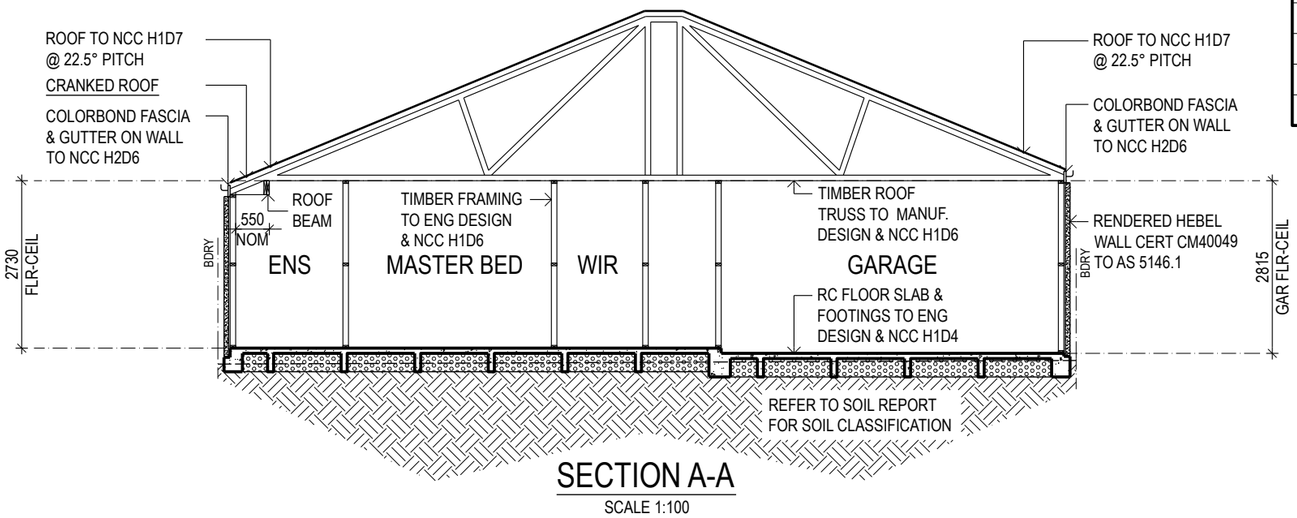


SOUTH ELEVATION
SCALE 1:100

WINDOW & DOOR SCHEDULE

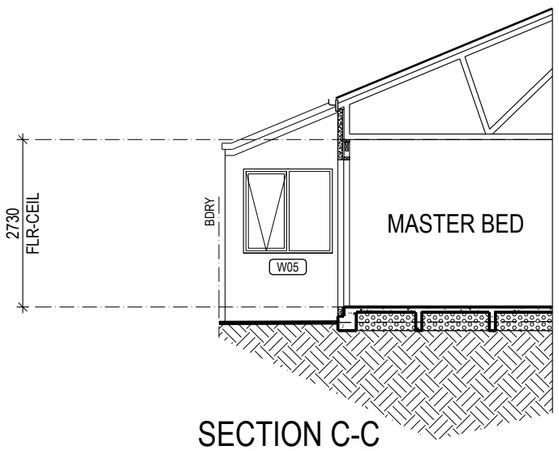
-

NO.	SIZE (H X W)	HEAD HT.	LOCATION	DESCRIPTION
W01	1800 X 1810 (DG)	2370 AFL (N)	SITTING	AWNING, FEATURE TRIM
W02	1800 X 1810 (DG)	2370 AFL (N)	BED 2	AWNING, FEATURE TRIM
W03	1027 X 610 (DG)	2400 AFL	ENSUITE	AWNING, OB
W04	2400 X 1450 (DG)	2400 AFL	MASTER BED	SLIDING DOOR
W05	1372 X 1450 (DG)	2250 AFL	BED 3	AWNING
W06	1372 X 1450 (DG)	2400 AFL	BED 4	AWNING
W07	2400 X 2410 (DG)	2400 AFL	DINING	SLIDING DOOR
W08	1543 X 2410 (DG)	2400 AFL	LIVING	AWNING



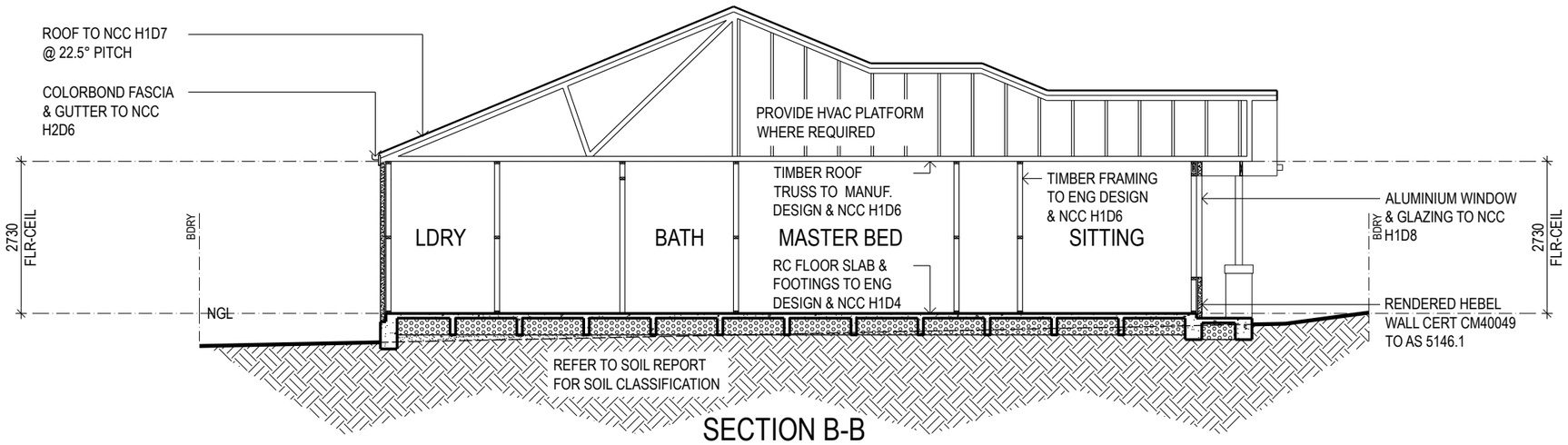
SECTION A-A

SCALE 1:100



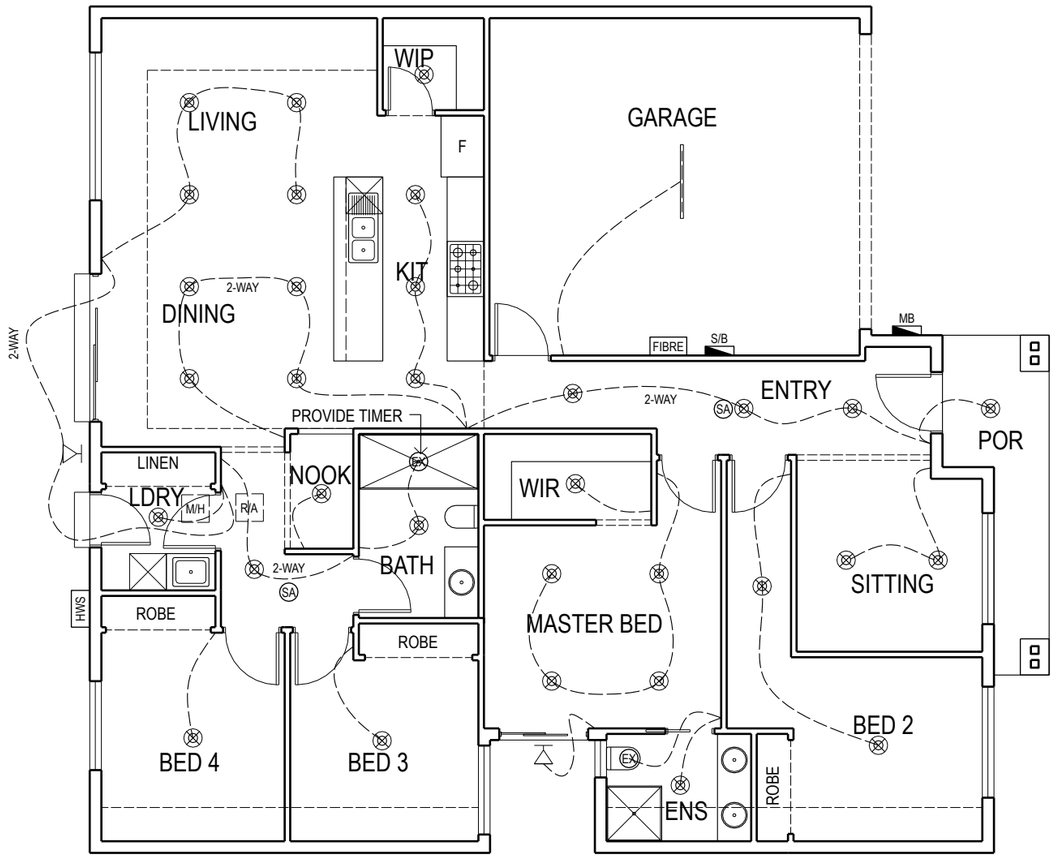
SECTION C-C

SCALE 1:100



SECTION B-B

SCALE 1:100



CEILING BATTEN LIGHT (20W)

P PENDANT LIGHT (10W)

LED DOWNLIGHT (10W)

WP WATERPROOF LED DOWNLIGHT (10W)

XL COMBINED LIGHT, EXHAUST FAN & HEATLAMP UNIT (30W)

FLUORESCENT LIGHT (30W)

LED SENSOR EXT FLOODLIGHT (30W)

WALL BATTEN LIGHT (20W)

LED EXTERNAL WALL LIGHT (10W)

S RECESSED STAIR LIGHT (10W) (HEIGHT OF WALL LIGHTS TBC ON SITE)

NOTE: MAX WATTAGE SHOWN

PROVIDE HEATING & COOLING SYSTEM AS PER CLIENT'S SELECTION & NOMINATED LOCATIONS

CONFIRM ALL ELECTRICAL ITEMS & SELECTION WITH CLIENT PRIOR TO CONSTRUCTION

PROVIDE GPO IN GARAGE CEILING FOR GARAGE DOOR OPENER

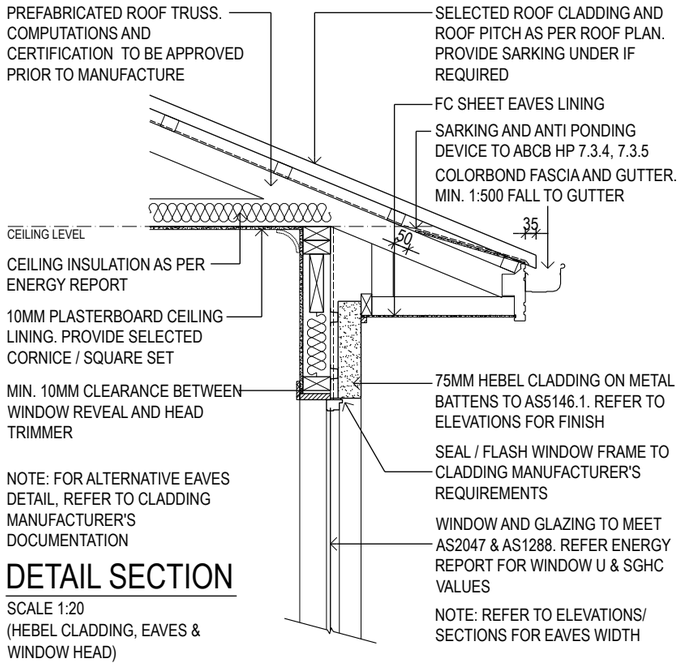
PROVIDE NOGGINS IN CEILING FOR PENDANT LIGHTS

NCC 2022

A 10 MINUTES RUN-ON TIMER IS TO BE PROVIDED TO EXHAUST FANS WHERE THEY ARE INTERLOCKED WITH THE ROOM LIGHT SWITCH TO COMPLY WITH ABCB HOUSING PROVISION 10.8.2

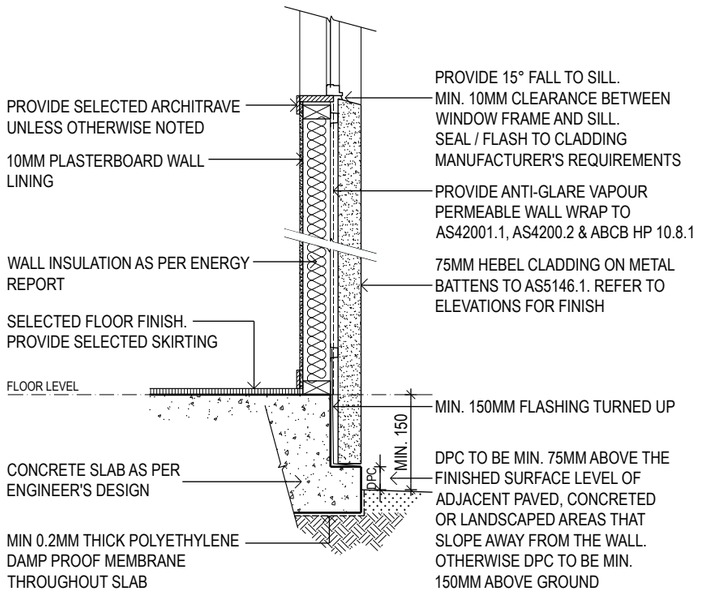
LIGHTING POWER

ALLOWABLE LIVING AREA	
LIGHTING POWER (5W/m²)	762W
TOTAL LIGHTING POWER	310W
ALLOWABLE PORCH	
LIGHTING POWER (4W/m²)	27W
TOTAL LIGHTING POWER	10W
ALLOWABLE GARAGE	
LIGHTING POWER (3W/m²)	106W
TOTAL LIGHTING POWER	30W
AVERAGE POWER DENSITY (W/m²)	2W



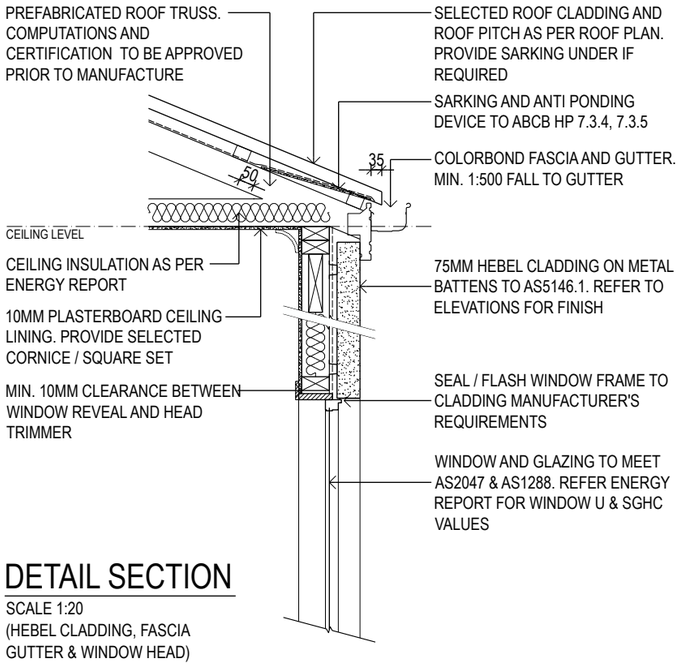
DETAIL SECTION

SCALE 1:20
(HEBEL CLADDING, EAVES & WINDOW HEAD)



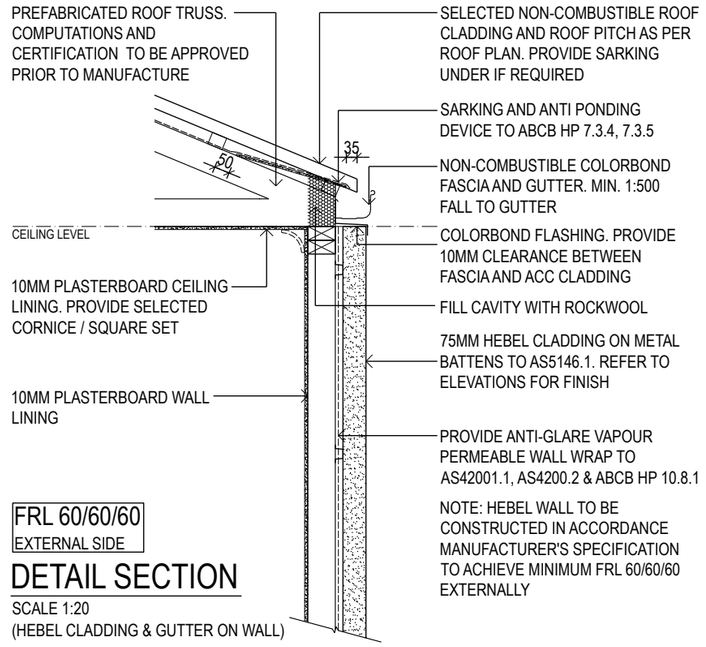
DETAIL SECTION

SCALE 1:20
(HEBEL CLADDING, WINDOW SILL & CONCRETE SLAB EDGE)



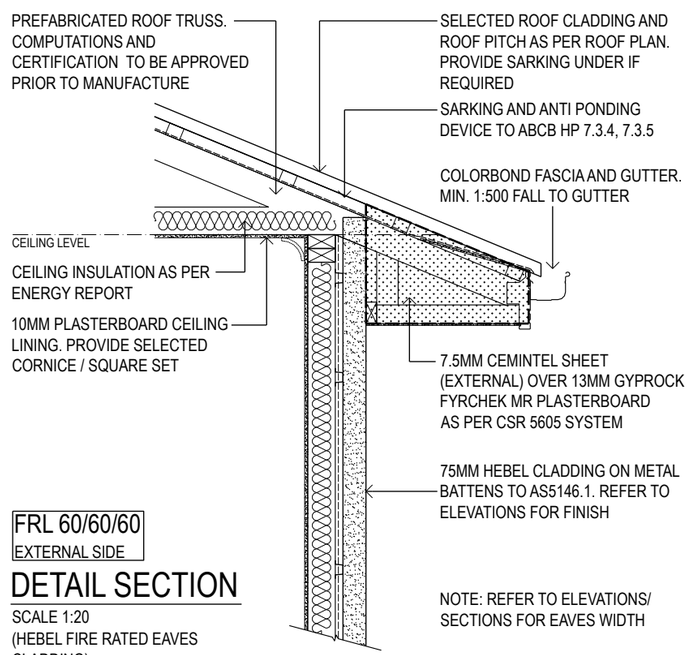
DETAIL SECTION

SCALE 1:20
(HEBEL CLADDING, FASCIA GUTTER & WINDOW HEAD)



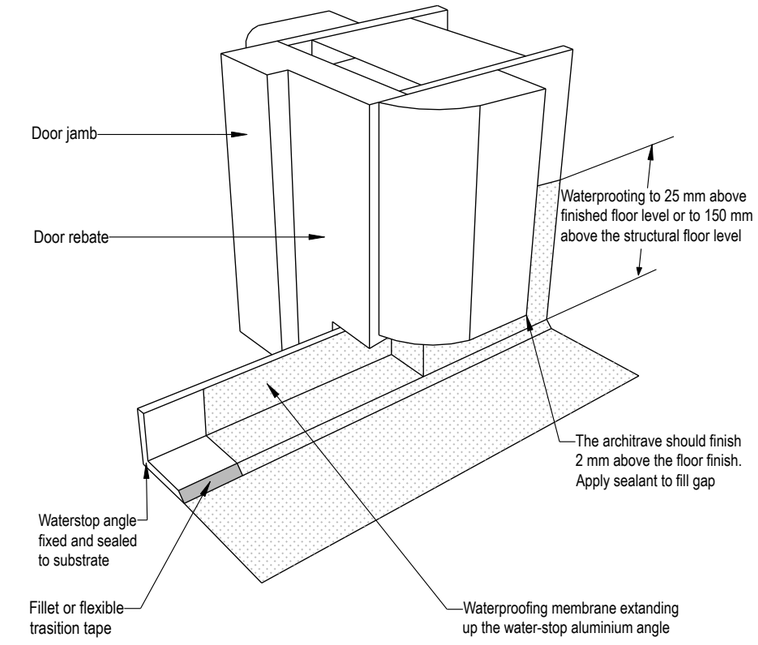
DETAIL SECTION

SCALE 1:20
(HEBEL CLADDING & GUTTER ON WALL)



DETAIL SECTION

SCALE 1:20
(HEBEL FIRE RATED EAVES CLADDING)



NOTE The waterstop angle may be located at the face of the door jamb or at the rebate

Figure 4.9.1(A)- Example of liquid waterproofing at door opening framework

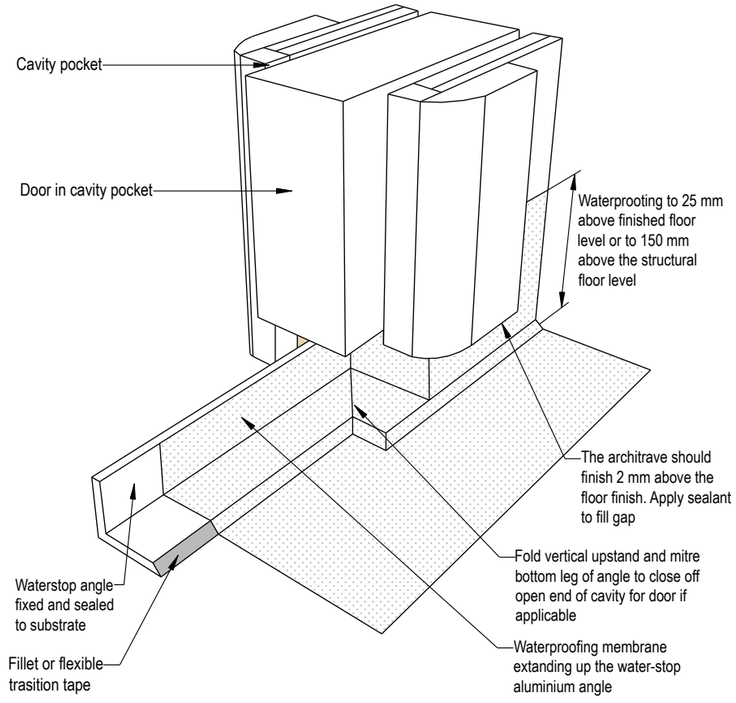
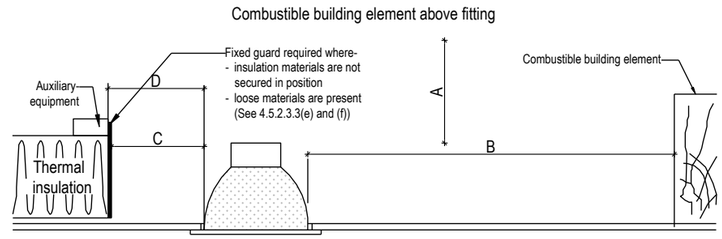


Figure 4.9.1(B)-Waterproofing at door opening cavity slider

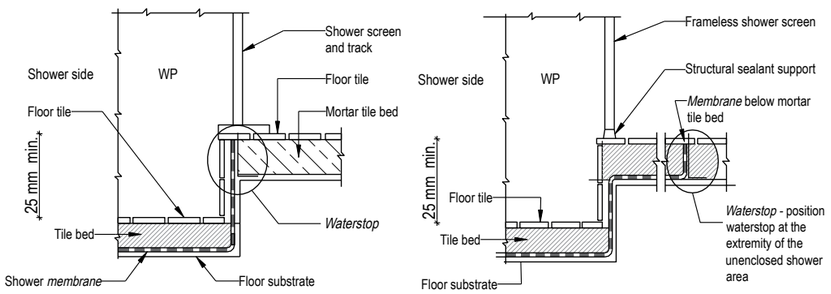


Dimension	Clearance
A - Clearance above luminaire	200 mm
B - Side clearance to combustible building element	200 mm
C - Side clearance to bulk thermal insulation	50 mm
D - Clearance to auxiliary equipment (transformer for example)	50 mm

FIGURE 4.7 DEFAULT MINIMUM CLEARANCES FOR RECESSED LUMINAIRES

EXTRACT FROM AS/NZS 3000: DOWNLIGHT TO INSULATION CLEARANCE REQUIREMENTS

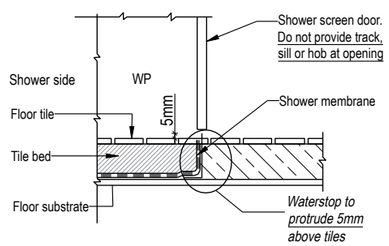
EXTRACT FROM AS 3740:2021 PERIMETER FLASHING DETAILS



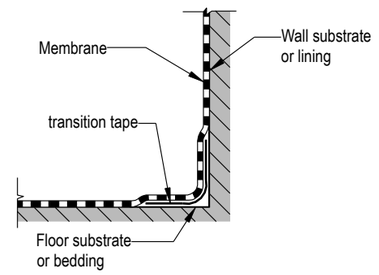
Reproduced from NCC 2022 Part 10.2 of the ABCB Housing Provisions Standard 2022, Australian Building Codes Board

EXTRACT FROM NCC2022 HP 10.2.1.5: REQUIREMENTS FOR STEPDOWN SHOWERS

LIVABLE HOUSING DESIGN PART 5.2 REQUIREMENT



REQUIREMENTS FOR HOBLESS SHOWERS

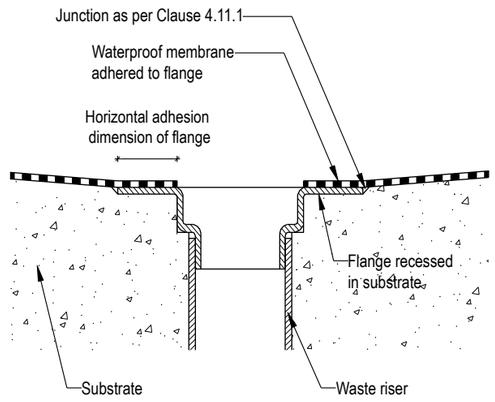


(a) Class I or II membrane

MINIMUM BOND BREAKER 100MM WHEN ELONGATION BETWEEN 10% TO 50%

PARTICLEBOARD SHEETING TO AS/NZS 1860 IS AS/NZS 1860 IS NOT ALLOWED BE USED AS A SUBSTRATE MATERIAL UNDER AS3740:2021

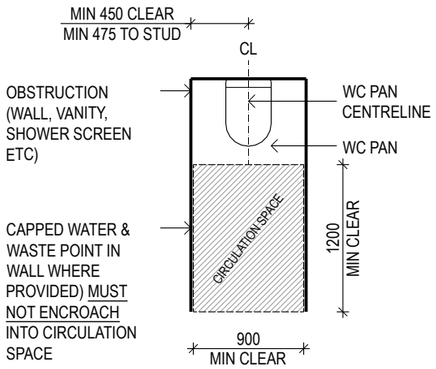
EXTRACT FROM AS 3740:2021 BOND BREAKERS



WATERPROOFING MEMBRANE IS BONDED ONTO THE LEAK CONTROL FLANGE AND THE MEMBRANE IS TERMINATED HORIZONTALLY OR VERTICALLY AT THE FLANGE

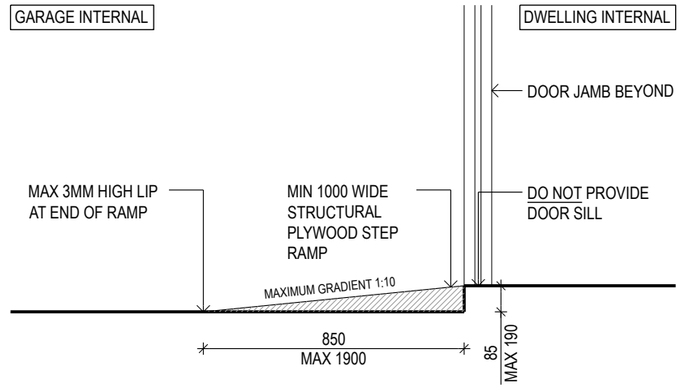
EXTRACT FROM AS 3740:2021 MEMBRANE TO DRAINAGE FLANGE

LIVABLE HOUSING DESIGN DETAILS
REFER TO LIVABLE HOUSING DESIGN STANDARD FOR FULL DETAILS & REQUIREMENTS



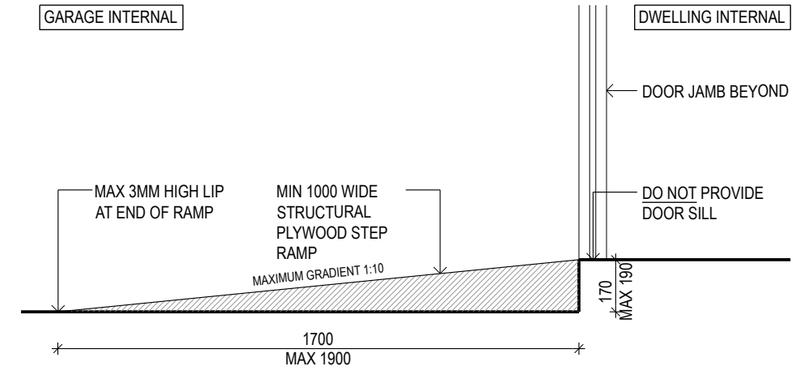
CIRCULATION SPACE FOR A TOILET PAN

REFER TO LIVABLE HOUSING DESIGN STANDARD FIGURE 4.2
SCALE 1:50



GARAGE STEP RAMP FOR 85MM STEPDOWN

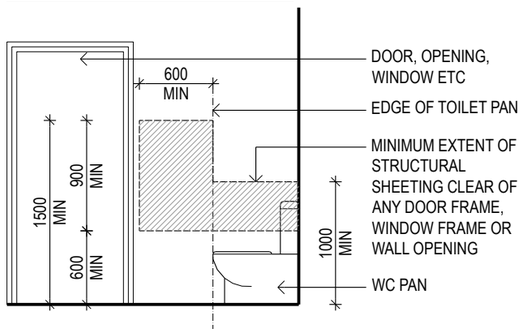
REFER TO LIVABLE HOUSING DESIGN STANDARD PART 1.1 (5) & AS 1428.1
SCALE 1:20



GARAGE STEP RAMP FOR 170MM STEPDOWN

REFER TO LIVABLE HOUSING DESIGN STANDARD PART 1.1 (5) & AS 1428.1
SCALE 1:20

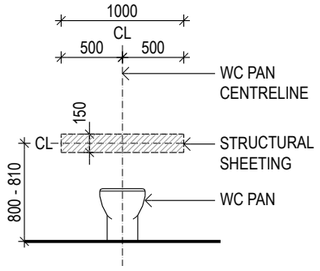
ONLY APPLICABLE WHERE WC PAN CENTRELINE IS WITHIN 460MM OF WALL



SIDE WALL - MINIMUM EXTENT OF SHEETING FOR WALL ADJACENT TO A TOILET PAN

REFER TO LIVABLE HOUSING DESIGN STANDARD FIGURE 6.2e
SCALE 1:50

ONLY APPLICABLE WHERE SIDE WALL REINFORCEMENT IS UNABLE TO BE PROVIDED



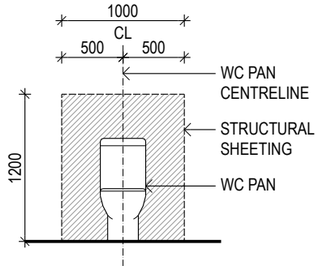
REINFORMENTMUST BE CONSTRUCTED USING ONE OF THE FOLLOWING:
(A) A MIN OF 12 MM THICK STRUCTURAL GRADE PLYWOOD, OR SIMILAR.
(B) TIMBER NOGGINGS WITH A MIN THICKNESS OF 25 MM.

REAR WALL - LOCATION OF SHEETING FOR A WALL BEHIND A TOILET PAN

REFER TO LIVABLE HOUSING DESIGN STANDARD FIGURE 6.2f
SCALE 1:50

ALTERNATIVE DETAIL

ONLY APPLICABLE WHERE SIDE WALL REINFORCEMENT IS UNABLE TO BE PROVIDED

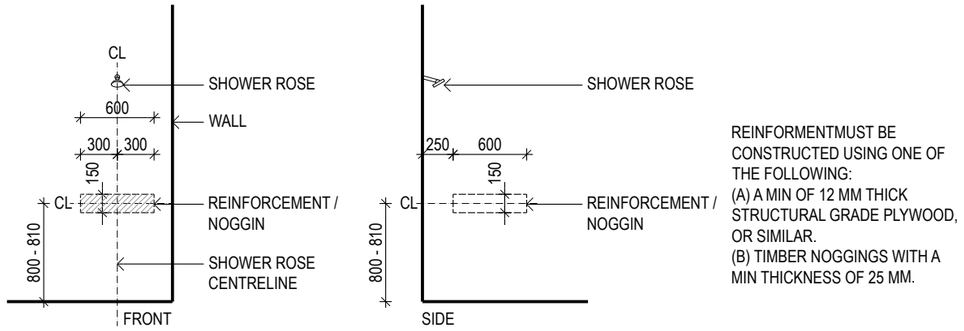


REINFORMENTMUST BE CONSTRUCTED USING ONE OF THE FOLLOWING:
(A) A MIN OF 12 MM THICK STRUCTURAL GRADE PLYWOOD, OR SIMILAR.
(B) TIMBER NOGGINGS WITH A MIN THICKNESS OF 25 MM.

REAR WALL ALTERNATIVE DETAIL - LOCATION OF SHEETING FOR A WALL BEHIND A TOILET PAN

REFER TO LIVABLE HOUSING DESIGN STANDARD FIGURE 6.2g
SCALE 1:50

LIVABLE HOUSING DESIGN DETAILS
REFER TO LIVABLE HOUSING DESIGN STANDARD FOR FULL DETAILS & REQUIREMENTS

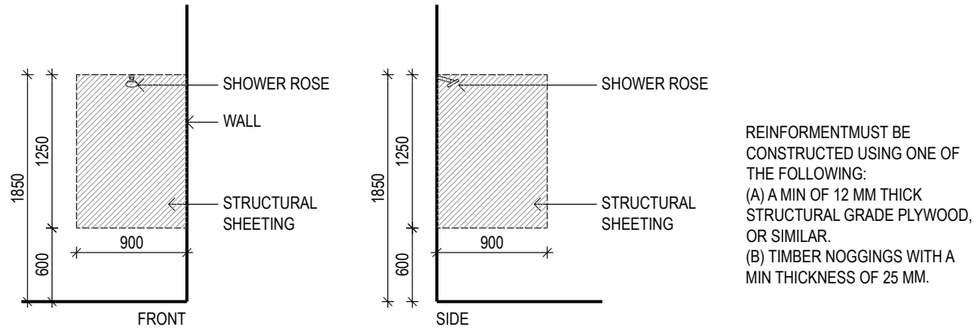


LOCATION OF NOGGINGS FOR STEPLESS SHOWER WALLS

REFER TO LIVABLE HOUSING DESIGN STANDARD FIGURE 6.2c

SCALE 1:50

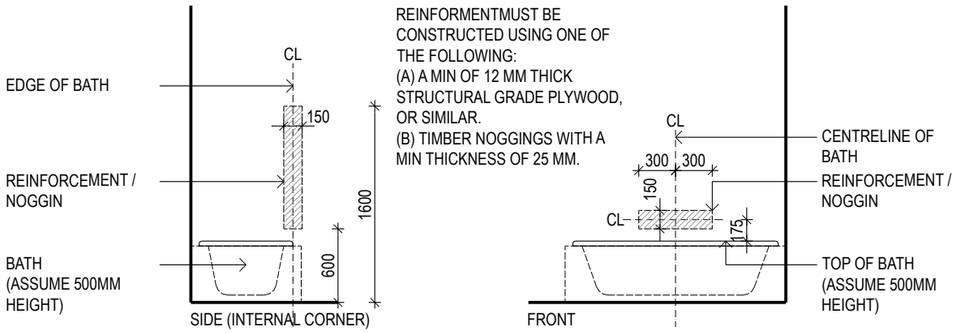
ALTERNATIVE DETAIL



ALTERNATIVE DETAIL - LOCATION OF SHEETING FOR STEPLESS SHOWER WALLS

REFER TO LIVABLE HOUSING DESIGN STANDARD FIGURE 6.2d

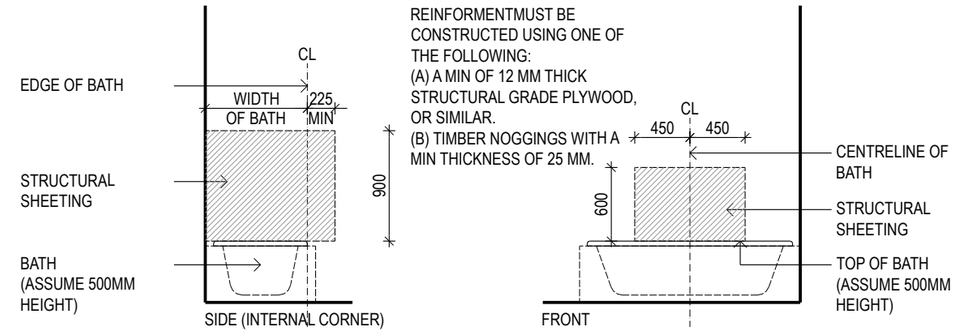
SCALE 1:50



LOCATION OF NOGGINGS FOR WALLS SURROUNDING A BATH

REFER TO LIVABLE HOUSING DESIGN STANDARD FIGURE 6.2a

SCALE 1:50



ALTERNATIVE DETAIL - LOCATION OF SHEETING FOR WALLS SURROUNDING A BATH

REFER TO LIVABLE HOUSING DESIGN STANDARD FIGURE 6.2b

SCALE 1:50