IMPORTANT GENERAL NOTES:

1. DO NOT SCALE PLANS, USE WRITTEN DIMENSIONS ONLY.
2. THE OWNER/BUILDER SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE MOST CURRENT; NATIONAL CONSTRUCTION CODE **(NCC),** CURRENT AUSTRALIAN STANDARDS, BUILDING REGULATIONS, TOWN PLANNING AND ALL LOCAL AUTHORITY REQUIREMENTS, REPORT ANY DISCREPANCIES TO THIS OFFICE.
3. ALL WORKS SHALL COMPLY WITH BUT NOT LIMITED TO THE BUILDING CODE OF AUSTRALIA AND THE AUSTRALIAN STANDARDS LISTED BELOW
AS1288-2006 GLASS IN BUILDINGS – SELECTION AND INSTALLATION
AS1562-2018 DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING
AS1684-2010 NATIONAL TIMBER FRAMING CODE
AS2049-2002 ROOF TILES
AS2050-2018 INSTALLATION OF ROOF TILES
AS2870-2011 RESIDENTIAL SLAB AND FOOTINGS – CONSTRUCTION
AS/NZ2904-1995 DAMP-PROOF COURSES AND FLASHINGS
AS3600-2018 CONCRETE STRUCTURES
AS3660 – 2014 BARRIERS FOR SUBTERRANEAN TERMITES
AS3700-2018 MASONRY IN BUILDINGS
AS3740-2010 WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS
AS3786-2014 SMOKE ALARMS
AS4005-2012 WIND LOADING FOR HOUSING
AS4100-1998 STEEL STRUCTURES
4. THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL AND CIVIL ENGINEERING COMPUTATIONS AND DRAWINGS.
5. ALL BUILDINGS WERE REQUIRED SHALL BE PROTECTED AGAINST TERMITE ATTACK IN ACCORDANCE WITH THE PROVISIONS OF PART 3.13 OF THE NCC AND WITH AS3660.1.AND A DURABLE NOTICE SHALL BE PLACED IN THE METER BOX INDICATING TYPE OF BARRIER AND REQUIRED PERIODICAL INSPECTIONS.
6. GLASS AND GLAZING INSTALLATIONS MUST COMPLY WITH AS 1288, AS2047 AND NCC BCA PART 3.6. SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES
ALL ROOMS – WITHIN 500mm VERTICAL OF FLOOR LEVEL.
BATHROOMS – ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS OR THE LIKE, INCLUDING SHOWER DOORS AND SCREENS. BATH ENCLOSURES AND ASSOCIATED WINDOWS WITHIN 2000mm VERTICAL FROM THE BATH OR SHOWER BASE OR FFL.
LAUNDRY – WITHIN 1200mm VERTICAL FROM FLOOR LEVEL AND/OR WITHIN 300mm VERTICAL OF TROUGH.
DOORWAY – WITHIN 300mm HORIZONTAL FROM ALL DOORS.
7. GUTTERS WILL BE AS PER SPECIFICATION WITH MIN.100 X 75 RECTANGULAR OR 90mm DIA.DOWNPIPES, EACH DOWNPIPE SHALL SERVICE A MAXIMUM ROOF AREA OF 36 SQ.M. OR SHALL BE POSITIONED AS PER AS 3500.3, 2018, SECTION 3.
8. STORMWATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE AS DETERMINED BY THE RELEVANT AUTHORITY. FINAL LOCATION TO BE CONFIRMED ON SITE BY BUILDER.
9. TILED BALCONIES OVER LIVABLE AREAS ARE TO BE IN THE FOLLOWING ORDER OVER THE FLOOR JOISTS; 19mm COMPRESSED FIBRE CEMENT SHEET, WITH ONE LAYER OF PARCHEM EMERPROOF 750 WITH A SECOND LAYER OF SAND SEED WITH A DFT OF 1300 MICRON, INSTALLED TO MANUFACTURERS SPECIFICATIONS, AND FLOOR TILES OVER ALL CORNERS TO HAVE 20mm MASTIC SEALANT UNDER THE PARCHEM EMERPROOF 750. MIN 1:100 FALL TO FLOOR WASTES AS PER AS 4654 PART 1 & 2
10. FOOTINGS NOT TO ENCROACH TITLE BOUNDARIES OR EASEMENTS, IT IS RECOMMENDED THAT WHERE BUILDINGS ARE TO BE LOCATED IN CLOSE PROXIMITY OF BOUNDARIES, A CHECK SURVEY BE CONDUCTED BY A LICENSED SURVEYOR.
11. ALL WET AREAS TO COMPLY WITH BCA 3.8.1.2 AND AS 3740 . SPLASH BACKS SHALL BE IMPERVIOUS FOR 150mm ABOVE SINKS, TROUGHS AND HAND BASINS WITHIN 75mm OF THE WALL.
12. PROVIDE WALL TIES AT 300mm SPACINGS BOTH VERTICAL AND HORIZONTAL AND WITHIN 300mm OF ARTICULATION JOINTS, BRICK TIES TO BE STAINLESS STEEL.
13.SUB-FLOOR VENTILATION MINIMUM 750mm.SQ FOR EXTERNAL WALLS AND 1500mm. SQ FOR INTERNAL WALLS BELOW BEARER.
14.THERMAL INSULATION AS PER ENERGY RATING REPORT.
15.STAIR REQUIREMENTS: MIN. TREAD 240mm. RISER 115mm. MAX. RISER 190mm, SPACE BETWEEN OPEN TREADS MAX. 125mm. TREADS TO BE NON SLIP SURFACE. BALUSTRADES: MIN. 1000mm ABOVE LANDINGS WITH MAX. OPENING OF 125mm. AND IN ACCORDANCE WITH NCC 3.9.2. OR STAINLESS STEEL BALUSTRADES REFER TO TABLE 3.9.2.1. (WIRE BALUSTRADE CONSTRUCTION – REQUIRED WIRE TENSION AND MAXIMUM PERMISSIBLE DEFLECTION) OF THE NCC.
17.THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY OF EXISTING AND NEW STRUCTURES THROUGH-OUT CONSTRUCTION.
18. FLOW RATE AND DISCHARGE OF EXHAUST SYSTEMS – PART 3.8.7.3
AN EXHAUST SYSTEM INSTALLED IN A KITCHEN, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST HAVE A MINIMUM FLOW RATE OF **A**. 25 L/S FOR A BATHROOM OR SANITARY COMPARTMENT; AND **B**. 40 L/S FOR A KITCHEN OR LAUNDRY.
19) PLIABLE BUILDING MEMBRANE – PART 3.8.7.2, WHERE A PLIABLE BUILDING MEMBRANE IS INSTALLED IN AN EXTERNAL WALL, **A**. COMPLY WITH AS/NZS 4200.1; AND **B.** BE INSTALLED IN ACCORDANCE WITH AS 4200.2; AND **C.** BE A VAPOUR PERMEABLE MEMBRANE FOR CLIMATE ZONES 6, 7 AND 8; AND **D.** BE LOCATED ON THE EXTERIOR SIDE OF THE PRIMARY INSULATION LAYER OF WALL ASSEMBLIES THAT FORM THE EXTERNAL ENVELOPE OF A BUILDING.

CON'T:

20. EXTERNAL WINDOWS AND DOORS – PART 3.12.3.3 AN EXTERNAL DOOR, INTERNAL DOOR BETWEEN A CLASS 1 BUILDING AND AN UNCONDITIONED CLASS 10A BUILDING, OPENABLE WINDOW AND OTHER SUCH OPENING MUST BE SEALED. FONT DOOR AND GARAGE DOORS TO BE SEALED FROM THE BOTTOM

SITE NOTES:

1. ALL STORMWATER AND DRAINAGE TO BE IN COMPLIANCE WITH BCA PARTS 3.1.2.&3.5.2 AS WELL AS/NZ8 3600
2. ENSURE MIN. 90mm DIAMETER AGRICULTURAL DRAINS ARE PROVIDED TO THE BASE OF ALL CUTS AND RETAINING WALLS AND ARE CONNECTED TO THE STORMWATER SYSTEM VIA SILT PIT/S TO THE RBS REQUIREMENTS. THE EXTERNAL FINISHED SURFACE SURROUNDING THE BUILDING MUST BE DRAINED TO MOVE SURFACE WATER AWAY FROM THE BUILDING AND GRADE TO PROVIDE A SLOPE NOT LESS THAN 50MM OVER THE FIRST 1000MM FROM THE BUILDING (1:20).
3. A MINIMUM HEIGHT OF 150mm SHALL BE MAINTAINED BETWEEN THE TOP OF THE OVERFLOW GULLY RISER & THE LOWEST FIXTURE CONNECTED TO THE DRAIN. THE OVERFLOW GULLY RISER SHALL BE LOCATED AT 75mm ABOVE SURROUNDING GROUND LEVEL OR SHALL BE FINISHED AT A HEIGHT TO PREVENT THE INGRESS OF WATER WHEN LOCATED IN A PATH OR PAVED AREA.
4. CONNECT DOWNPIPES TO LEGAL POINT OF DISCHARGE VIA 100mm DIAMETER UPVC STORMWATER PIPE LAID WITH A MINIMUM FALL OF 1:100, DISCHARGE TO THE SATISFACTION OF THE RELEVANT AUTHORITY.
5. ALL STORMWATER DRAINAGE BELOW GROUND SHALL BE SEWER GRADE WITH NO JOINTS UNDER SLAB INSTALLED TO AS3500:3,2018. MINIMUM PIPE SIZE 100mm MINIMUM GRADE 1:100.
6. CONNECT ALL WASTE OUTLETS TO SEWERAGE SYSTEM TO SATISFACTION OF LOCAL AUTHORITIES.
7. ALL POOL FENCING SHALL BE MINIMUM 1200MM HIGH AND IN ACCORDANCE WITH AS 1926.1.
8. ALL SITE LEVELS ARE TO BE REVIEWED & CONFIRMED ON SITE & ARE SUBJECT TO CHANGE WITHOUT NOTICE
9. LOCATION OF SERVICE ITEMS (EG. METER BOX, GAS METER, TELSTRA) SUBJECT TO CONFIRMATION OF SITE SERVICE LOCATIONS
10. 100mmø CLASS 6 UPVC STORMWATER LINE LAID TO A MIN. GRADE OF 1:100 & CONNECTED TO LEGAL POINT OF DISCHARGE. PROVIDE INSPECTION OPENINGS @ 9000mm CTS & AT EACH CHANGE OF DIRECTION.
THE COVER TO UNDERGROUND STORMWATER DRAINS SHALL BE NOT LESS THAN
- 100mm UNDER SOIL
- 50mm UNDER PAVED OR CONCRETE AREAS
- 100mm UNDER UNREINFORCED CONCRETE OR PAVED DRIVEWAYS
- 75mm UNDER REINFORCED CONCRETE DRIVEWAYS

11. ALL BOUNDARY & SIDE FENCES / GATES BY OWNER, UNLESS NOTED OTHERWISE

DRIVEWAYS:
BUILDER TO CONFIRM & PROVIDE APPROPRIATE TRANSITION GRADES IN DRIVEWAYS TO AVOID SCRAPPING. A GRADE OF MAX. 1:5 SHALL NOT BE EXCEEDED. ANY DISCREPRANCIES IN LEVELS SHALL BE REPORTED TO THIS OFFICE URGENTLY & ALL WORKS PLACED ON HOLD

LANDSCAPING:
LANDSCAPING DETAILS TO BE PROVIDED TO THE DESIGN GUIDELINES PANEL FOR APPROVAL PRIOR TO THE COMMENCEMENT OF LANDSCAPING WORKS.

FENCING:
WHERE APPLICABLE FENCING DETAILS TO BE PROVIDED TO THE DESIGN GUIDELINES PANEL FOR APPROVAL PRIOR TO THE COMMENCEMENT OF FENCING CONSTRUCTION.

FIBRE OPTIC CONNECTIONS -TELSTRA VELOCITY / NBN / OPTICOM & OTHERS:
WHERE APPLICABLE THE PROPOSED RESIDENCE IS TO BE CONNECTED TO AND CONSTRUCTED IN ACCORDANCE WITH TELSTRA / NBN / OPTICOM & OR OTHER FIBRE OPTIC CONNECTION, STRICTLY IN ACCORDANCE WITH RETAILER SPECIFICATION & / OR REQUIREMENTS

TERMITE TREATMENT:
WHEN REQUIRED, PROVIDE TERMITE PROTECTION STRICTLY IN ACCORDANE WITH AS 3660 - 2014

GENERAL ELEVATION NOTES:

1. WALLS ON OR WITHIN 200MM OF BOUNDARIES TO COMPLY WITH RESCODE CLAUSE 54 A.11-13. MAX HEIGHT OF 3.6M & A MAX AVG. HEIGHT OF 3.20M.
MIN 1.00M LIGHT COURT TO NEIGHBOURS HABITABLE WINDOW SHALL BE PROVIDED. NO PART OF BUILDING TO ENCROACH BOUNDARY.
2. FIRE SEPARATION OF BUILDINGS ON BOUNDARY IN ACCORDANCE WITH BCA. 3.7.1
3. RETAINING WALLS TO BE CONSTRUCTED IMMEDIATELY AFTER EXCAVATION. ALLOW 5KPa SURCHARGE ON BOUNDARY U.N.O. RETAINING WALLS TO BE CONSTRUCTED & PROTECTION NOTICE SERVED IN ACCORDANCE WITH BUILDING ACT 1993. OWNER/CONTRACTOR IS TO PROVIDE INSURANCE, SURVEY OF EXISTING CONDITIONS & NEIGHBOUR'S CONSENT FOR CONSTRUCTION IN ACCORDANCE WITH ACT. BATTERS ARE AT 45° & THATCHED OR LANDSCAPED U.N.O. CUT OFF DRAINS AT BASE OF EXCAVATION TO CONNECT TO STORM WATER DRAINS VIA SILT PIT WITH GRATED COVER.
4. PROVIDE WEEPHOLES TO BASE OF ALL BRICK VENEER WALLS & ABOVE EXTERNAL BRICK VENEER WALL OPENINGS AT EVERY 4th PERPEND. PROVIDE SUITABLE CONTINUOUS CAVITY FLASHING

AJ

5. ON PLAN & ELEVATION DENOTES ARTICULATION JOINTS. THESE SHALL BE PLACED AT MAX. 5.0m CTS IN STRAIGHT WALL LENGTHS OR AS SPECIFIED BY THE SOIL REPORT MAXIMUM 3.0m FROM CORNERS BUT NO CLOSER THAN 600mm. THEY MUST BE FULL HEIGHT OF WALL AND PLACED BESIDE WINDOWS AND DOORS WHERE POSSIBLE. CONSTRUCTION METHOD OR CHANGE OF LOCATION MUST BE APPROVED BY THE DESIGNER OR THE OWNERS. WHERE A ARTICULATION LAYOUT HAS BEEN PROVIDED BY A STRUCTURAL ENGINEER, THAT SHALL TAKE PRECEDENCE OVER ARCHITECTURAL DOCUMENTS. WHERE ARTICULATION JOINTS ARE LOCATED TO THE SIDE OF AN OPENING SUFFICIENT CLEARANCE MUST BE PROVIDED TO THE WINDOW / DOOR OPENING TO ALLOW FOR MOVEMENT.

INTERNAL JOINERY NOTES:

1. VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORK, SHOP DRAWINGS OR ORDERING OF MATERIALS.
2. THE CONTRACTOR SHALL CHECK ALL SITE CONDITIONS, INCLUDING ACCESS WAYS, DOOR OPENINGS ETC. PRIOR TO MANUFACTURING JOINERY.
3. THE CONTRACTOR SHALL ALLOW FOR CUT-OUTS AS REQUIRED FOR POWER & DATA OUTLETS, & FITTINGS.
4. ALL JOINERY SHALL BE CONSTRUCTED OF 16mm M.D.F. WITH SELECTED LAMINATED FINISH. WHERE EXPOSURE TO A HIGH LEVEL OF MOISTURE IS EXPECTED ADOPT H.M.R. M.D.F.
5. ALL JOINTS SHALL BE BISCUIT JOINED OR DOWELLED / SCREWED & GLUED UNLESS NOTED OTHERWISE.
6. ALL FIXINGS SHALL BE CONCEALED UNLESS NOTED OTHERWISE.
7. WHERE JOINERY REQUIRES EXTENSIVE SUB FRAMEWORK USE FURNITURE GRADE K.D.H.W. UNLESS NOTED OTHERWISE.
8. BUILDER SHALL PROVIDE ALL NECESSARY NOGGINGS & CONCEALED STRONGBACK FRAMEWORK FOR SUPPORT OF EQUIPMENT & JOINERY UNITS (i.e. OVERHEAD SHELVES & THE LIKE.) IN ACCORDANCE WITH JOINERY REQUIREMENTS.
9. ALL FITTINGS MECHANISMS, HARDWARE, EQUIPMENT etc. SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS.
10 FINISH TO INSIDE OF CARCASE TO BE 0.4mm THICK WHITE MELAMINE.
11. ADJUSTABLE SHELVES TO BE 18mm THICK WHITE MELAMINE FINISH. FOR SHELVES TO CABINETS WITH GLAZED DOORS OR OPEN SHELVING, SHELVES SHALL BE LINED WITH LAMINATE FINISH AS SELECTED. SHELF SUPPORT POINTS SHALL BE PROVIDED AT 32mm VERTICAL CENTRES.
12. ALL SIZES SUBJECT TO FINAL CHECK MEASURE BY CABINET MAKER. CABINETS WORKED TO NOMINAL SIZES, WHICH WILL TAKE PRECEDENT OVER WORKING DRAWINGS

DRAWING SCHEDULE

01	COVER SHEET	F
02	GENERAL NOTES	F
03	SITE PLAN	F
04	GROUND FLOOR PLAN	F
05	ELEVATIONS	F
06	ELEVATIONS	F
07	MATERIAL & FINISHES SCHEDULE	F
08	WINDOW ELEVATIONS	F
09	SECTIONS	F
10	TYPICAL DETAILS	F
11	LIGHTING PLAN	F
12	LANDSCAPE PLAN	F
13	PERSPECTIVES	F

6 STAR ENERGY RATING REQUIREMENTS:

INSULATION REQUIRMENTS:
- WALLS: **R2.0** WITH ANTI-GLARE WALL WRAP (ALL EXTERNAL WALLS)
- **R2.0** to GARAGE INTERNAL WALLS
- CEILING: **R4.0** CEILING INSULATION THROUGHOUT(EXCLUDING GARAGE)
- CONCRETE WAFFLE SLAB
- A&L ALUMINIUM FRAMED WINDOWS THROUGHOUT. UNLESS NOTED OTHERWISE

GLAZING REQUIREMENTS:
- WINDOWS WITH THE SAME U VALUE & SHGC VALUES AS OUTLINED IN THE ENERGY REPORT MUST BE USED ON SITE

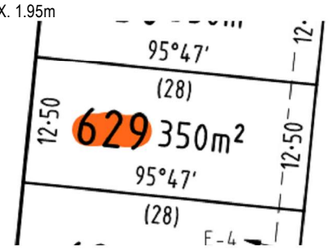
GENERAL NOTES:
· ALL WINDOWS TO BE WEATHER STRIPPED
· ALL EXTERNAL DOORS TO BE WEATHER STRIPPED
· ALL EXHAUST FANS TO BE SEALED AND OF SELF CLOSING TYPE

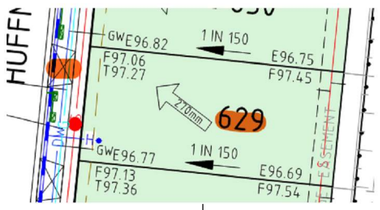
AREA SCHEDULE		
Name	Area(m²)	Sq's
Porch	4.43 m²	0.48
Garage	35.48 m²	3.82
Residence	170.19 m²	18.32
	210.10 m²	22.62

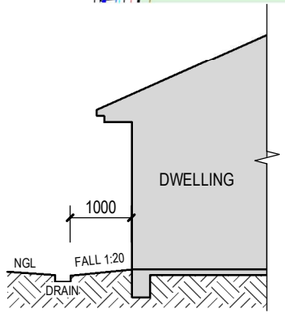
SITE AREA = 350m²
SITE COVERAGE = 210.10m² / 60%
SITE PERMIABILITY = 233.10m² / 66.60%

BOUNDARY / INTERNAL FENCE DETAIL

SIDE AND REAR BOUNDARY FENCING MUST BE CONSTRUCTED FROM CAPPED AND LAPPED VERTICAL TIMBER WITH EXPOSED TIMBER POSTS. FENCING MUST BE A MINIMUM OF 1.80m AT MAX. 1.95m







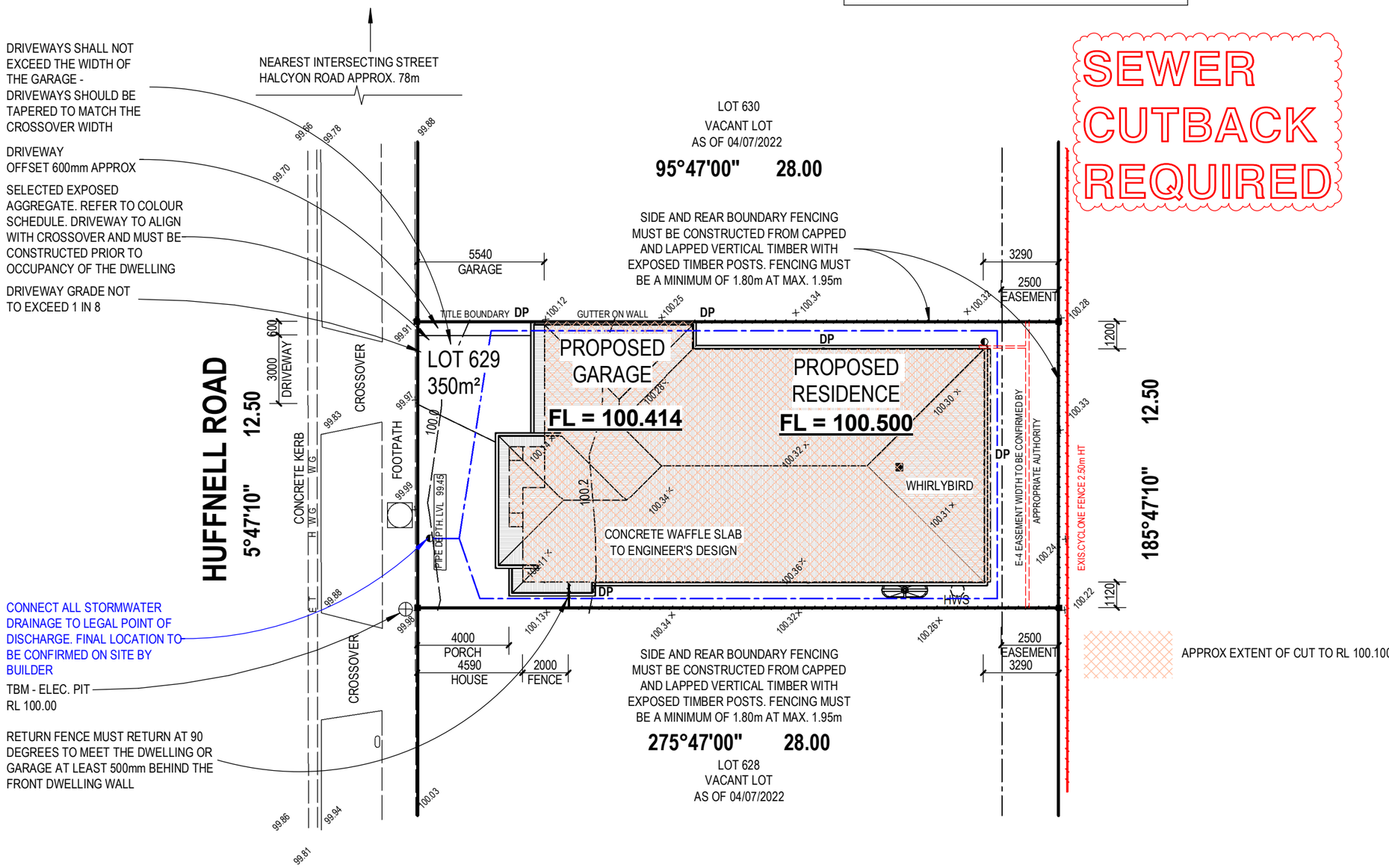
NOTE:
GRADE SURFACE AWAY FROM HOUSE FOR A MIN. DISTANCE OF 1000mm AT A MIN 1:20 FALL TO DRAIN CONNECTED TO LEGAL POINT OF DISCHARGE

NOTE:
BUILDER TO ENSURE A CCTV INSPECTION OF THE SEWER INFRASTRUCTURE IS TO BE COMPLETED PRIOR TO THE CERTIFICATE OF OCCUPANCY

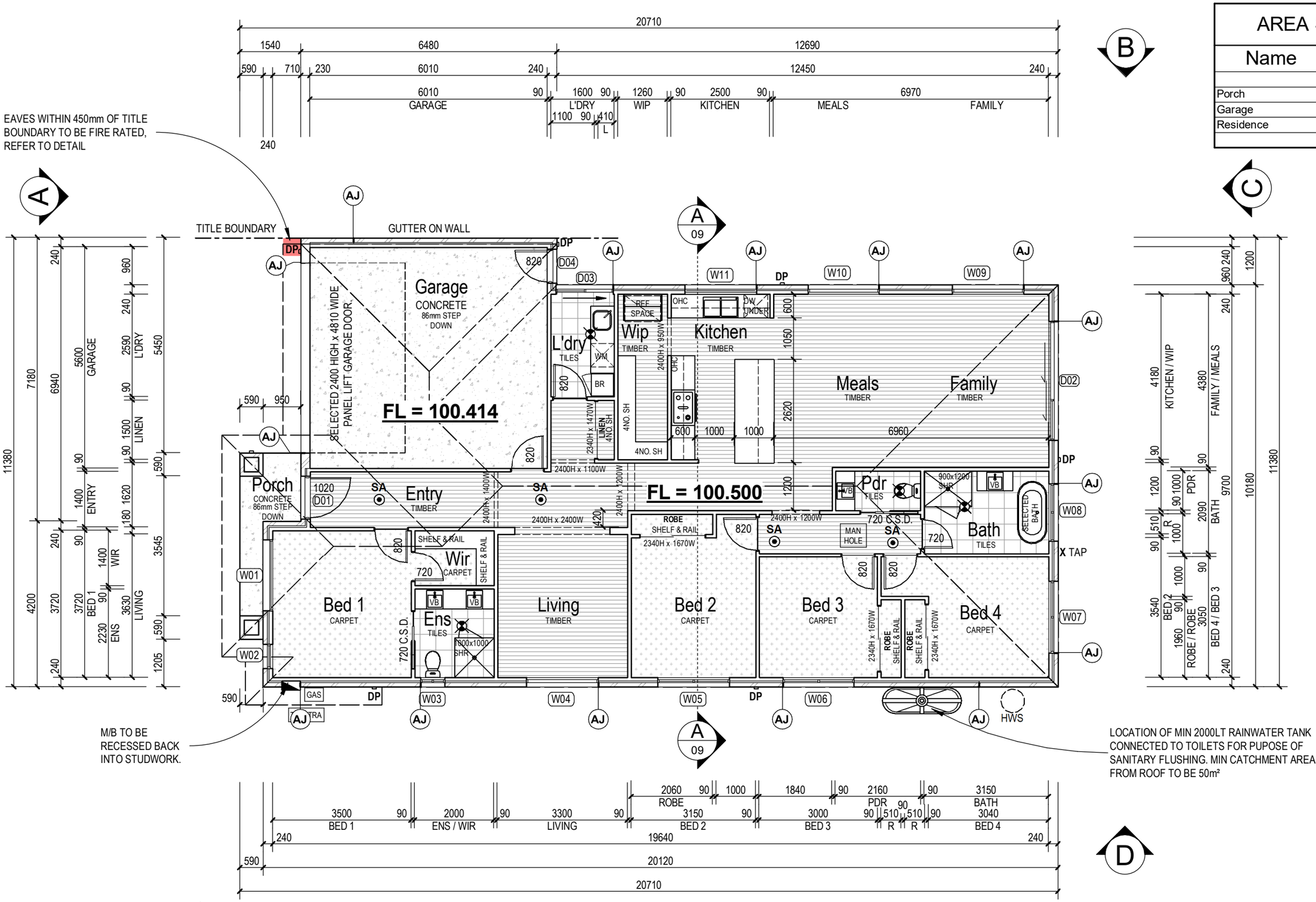
NOTE:
TERMITE TREATMENT MUST ALSO BE REGISTERED WITH THE PESTICIDES AUTHORITY

NOTE:
BUILDER TO REVIEW AND CONFIRM ALL LEVELS ON SITE PRIOR TO CONSTRUCTION.

SEWER CUTBACK REQUIRED



AREA SCHEDULE		
Name	Area(m²)	Sq's
Porch	4.43 m²	0.48
Garage	35.48 m²	3.82
Residence	170.19 m²	18.32
	210.10 m²	22.62



LEGEND:

AJ	ARTICULATION JOINT	AHD	AUSTRALIAN HEIGHT DATUM	TR	LAUNDRY TROUGH
DP	DOWNPIPE	CSD	CAVITY SLIDING DOOR	T.RAIL	TOWEL RAIL
DP& RH	DOWNPIPE & RAINHEAD	OHC	OVER HEAD CUPBOARD	TRH	TOILET ROLL HOLDER
FP	FIRE PLACE	FG	FIXED GLASS	WIR	WALK-IN ROBE
FW	FLOOR WASTE	LB	LOAD BEARING	SD	SLIDING GLASS DOOR
HWS	HOT WATER SYSTEM	NGL	NATURAL GROUND LINE	BCA	BUILDING CODE OF AUSTRALIA
AC	AIR CONDITIONING	UBO	UNDER BENCH OVEN	AS	AUSTRALIAN STANDARDS
PS	PLUMBING STACK/DUCT	WO	WALL OVEN	MB	ELECTRICAL METERBOX
TBC	TO BE CONFIRMED	DW	DISHWASHER	SB	SWITCHBOARD
RL	RELATIVE LEVEL	MW	MICROWAVE	FFL	FINISHED FLOOR LEVEL
AFFL	ABOVE FINISHED FLOOR LEVEL	WM	WASHING MACHINE	FCL	FINISHED CEILING LEVEL

1. PROVIDE LIFT OFF HINGES TO W.C. DOORS WHERE 1200mm BETWEEN PAN & SWING DOOR CANNOT BE ACHEIVED.

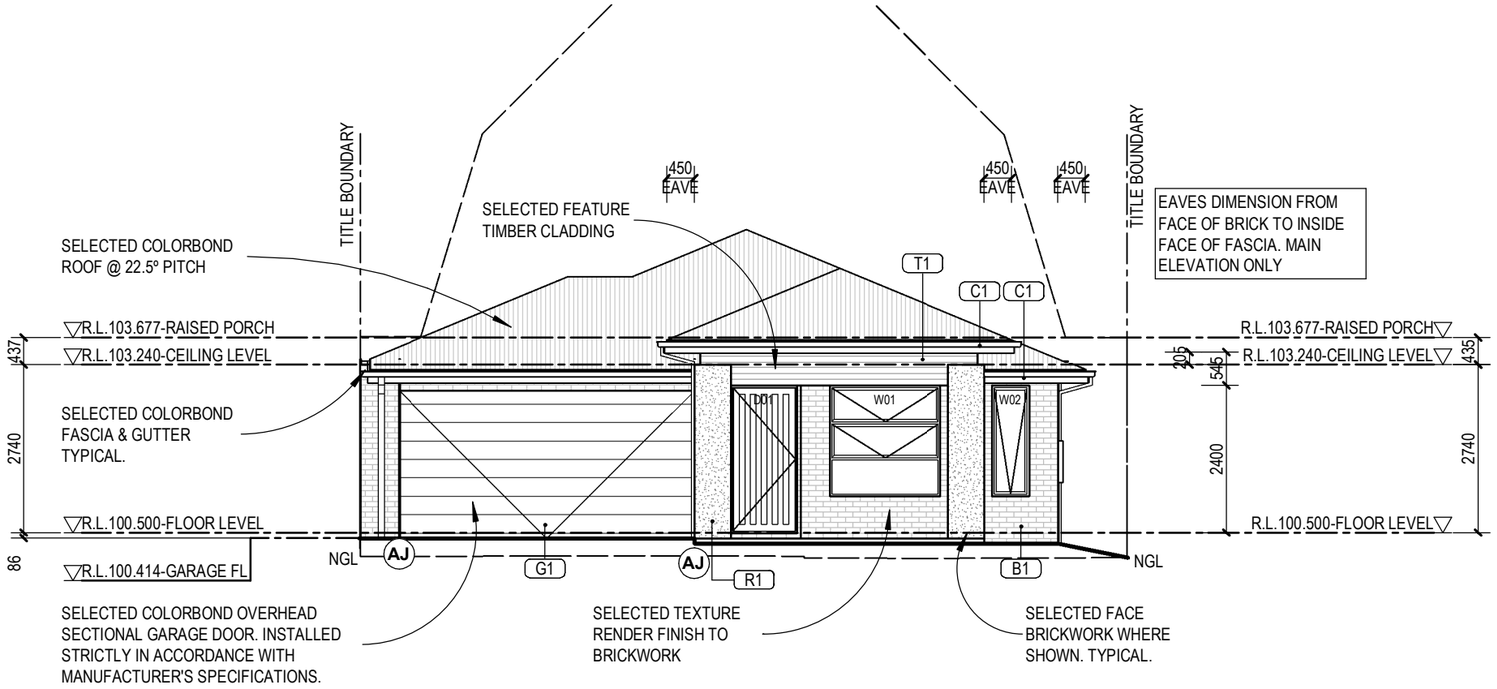
2. ◉ SA
INSTALL SMOKE DETECTORS IN ACCORDANCE IN ACCORDANCE WITH AS 3786 DIRECT WIRED TO ELECTRIC MAINS WITH STANDBY POWER & TO BE INTERCONNECTED. MARKED THUS ON PLANS.

3. ⊠
ON PLAN DENOTES LOCATION OF SEALED/SELF CLOSING TYPE EXHAUST FANS. DUCTED TO OUTSIDE AIR.

(AJ)

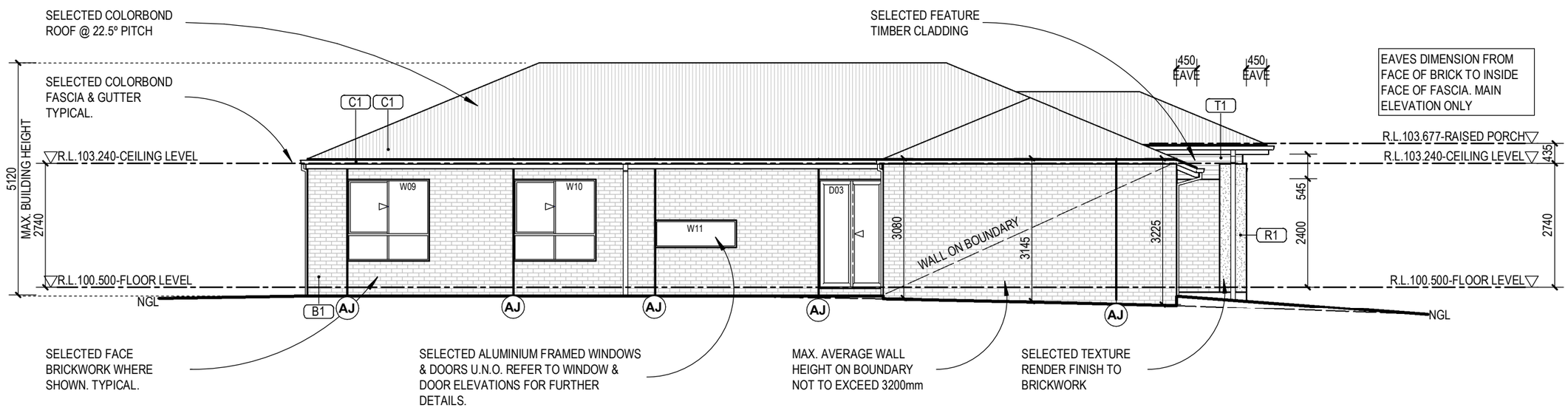
4. ON PLAN & ELEVATION DENOTES ARTICULATION JOINTS. THESE SHALL BE PLACED AT MAX. 5.0m CTS IN STRAIGHT WALL LENGTHS OR AS SPECIFIED BY THE SOIL REPORT MAXIMUM 3.0m FROM CORNERS BUT NO CLOSER THAN 600mm. THEY MUST BE FULL HEIGHT OF WALL AND PLACED BESIDE WINDOWS AND DOORS WHERE POSSIBLE.

5. WATERPROOFING MEMBRANES FOR EXTERNAL ABOVE GROUND USE MUST COMPLY WITH AS 4654 PARTS 1&2



ELEVATION A

1 : 100



ELEVATION B

1 : 100

GENERAL ELEVATION NOTES:

1. WALLS ON OR WITHIN 200MM OF BOUNDARIES TO COMPLY WITH RESCODE CLAUSE 54 A.11-13. MAX HEIGHT OF 3.6M & A MAX AVG. HEIGHT OF 3.20M. MIN 1.00M LIGHT COURT TO NEIGHBOURS HABITABLE WINDOW SHALL BE PROVIDED. NO PART OF BUILDING TO ENCROACH BOUNDARY.

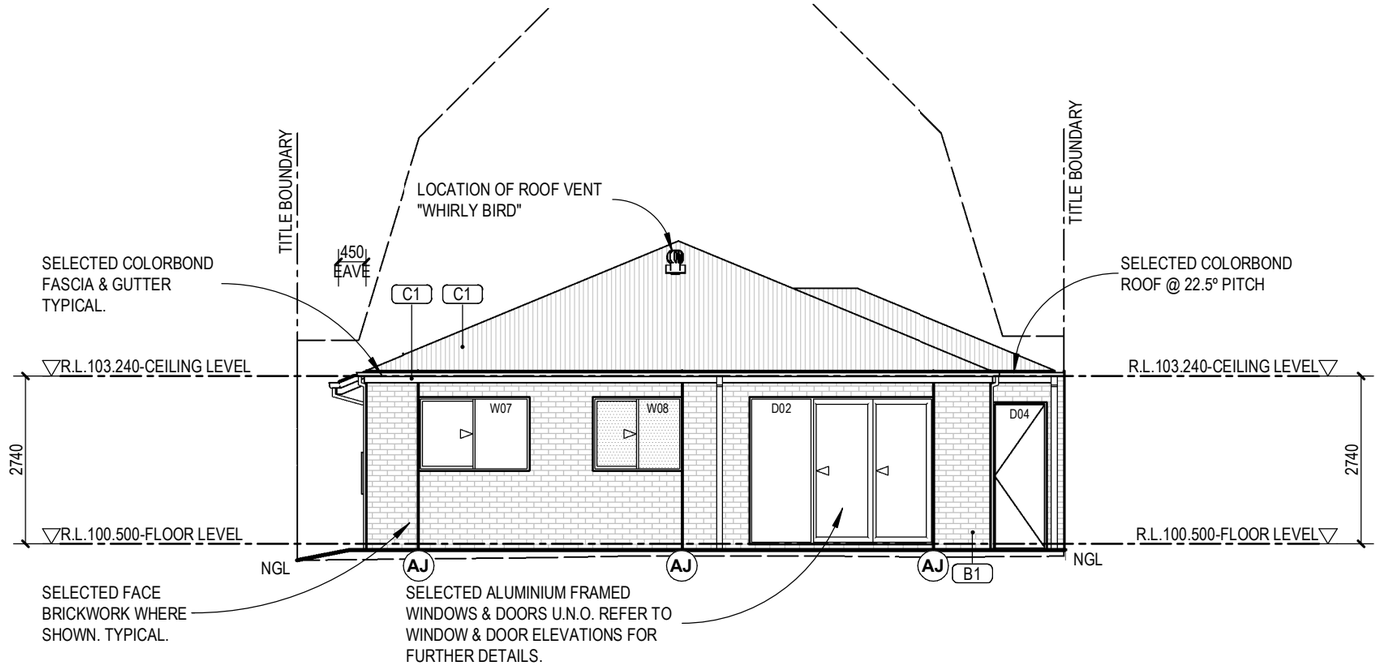
2. FIRE SEPARATION OF BUILDINGS ON BOUNDARY IN ACCORDANCE WITH BCA. 3.7.1

3. RETAINING WALLS TO BE CONSTRUCTED IMMEDIATELY AFTER EXCAVATION. ALLOW 5KPa SURCHARGE ON BOUNDARY U.N.O. RETAINING WALLS TO BE CONSTRUCTED & PROTECTION NOTICE SERVED IN ACCORDANCE WITH BUILDING ACT 1993. OWNER/CONTRACTOR IS TO PROVIDE INSURANCE, SURVEY OF EXISTING CONDITIONS & NEIGHBOUR'S CONSENT FOR CONSTRUCTION IN ACCORDANCE WITH ACT. BATTERS ARE AT 45° & THATCHED OR LANDSCAPED U.N.O. CUT OFF DRAINS AT BASE OF EXCAVATION TO CONNECT TO STORM WATER DRAINS VIA SILT PIT WITH GRATED COVER.

4. PROVIDE WEEPHOLES TO BASE OF ALL BRICK VENEER WALLS & ABOVE EXTERNAL BRICK VENEER WALL OPENINGS AT EVERY 4th PERPEND. PROVIDE SUITABLE CONTINUOUS CAVITY FLASHING

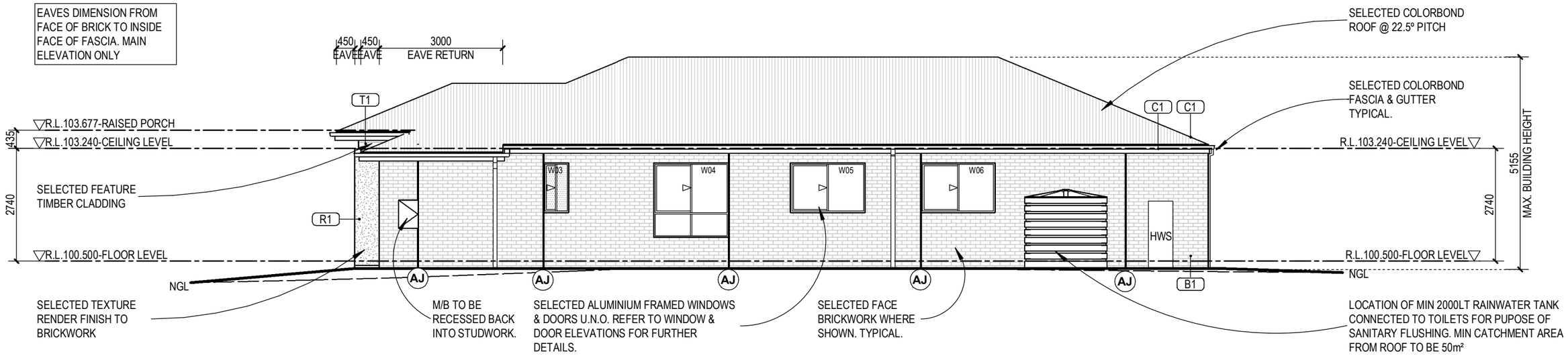
AJ

5. ON PLAN & ELEVATION DENOTES ARTICULATION JOINTS. THESE SHALL BE PLACED AT MAX. 5.0m CTS IN STRAIGHT WALL LENGTHS OR AS SPECIFIED BY THE SOIL REPORT MAXIMUM 3.0m FROM CORNERS BUT NO CLOSER THAN 600mm. THEY MUST BE FULL HEIGHT OF WALL AND PLACED BESIDE WINDOWS AND DOORS WHERE POSSIBLE. CONSTRUCTION METHOD OR CHANGE OF LOCATION MUST BE APPROVED BY THE DESIGNER OR THE OWNERS. WHERE A ARTICULATION LAYOUT HAS BEEN PROVIDED BY A STRUCTURAL ENGINEER, THAT SHALL TAKE PRECEDENCE OVER ARCHITECTURAL DOCUMENTS. WHERE ARTICULATION JOINTS ARE LOCATED TO THE SIDE OF AN OPENING SUFFICIENT CLEARANCE MUST BE PROVIDED TO THE WINDOW / DOOR OPENING TO ALLOW FOR MOVEMENT.



ELEVATION C

1 : 100



ELEVATION D

1 : 100

GENERAL ELEVATION NOTES:

1. WALLS ON OR WITHIN 200MM OF BOUNDARIES TO COMPLY WITH RESCODE CLAUSE 54 A.11-13. MAX HEIGHT OF 3.6M & A MAX AVG. HEIGHT OF 3.20M. MIN 1.00M LIGHT COURT TO NEIGHBOURS HABITABLE WINDOW SHALL BE PROVIDED. NO PART OF BUILDING TO ENCROACH BOUNDARY.

2. FIRE SEPARATION OF BUILDINGS ON BOUNDARY IN ACCORDANCE WITH BCA. 3.7.1

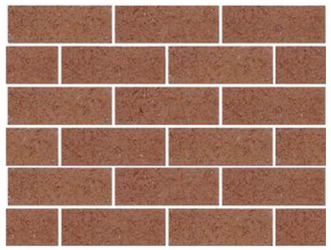
3. RETAINING WALLS TO BE CONSTRUCTED IMMEDIATELY AFTER EXCAVATION. ALLOW 5KPa SURCHARGE ON BOUNDARY U.N.O. RETAINING WALLS TO BE CONSTRUCTED & PROTECTION NOTICE SERVED IN ACCORDANCE WITH BUILDING ACT 1993. OWNER/CONTRACTOR IS TO PROVIDE INSURANCE, SURVEY OF EXISTING CONDITIONS & NEIGHBOUR'S CONSENT FOR CONSTRUCTION IN ACCORDANCE WITH ACT. BATTERS ARE AT 45° & THATCHED OR LANDSCAPED U.N.O. CUT OFF DRAINS AT BASE OF EXCAVATION TO CONNECT TO STORM WATER DRAINS VIA SILT PIT WITH GRATED COVER.

4. PROVIDE WEEPHOLES TO BASE OF ALL BRICK VENEER WALLS & ABOVE EXTERNAL BRICK VENEER WALL OPENINGS AT EVERY 4th PERPEND. PROVIDE SUITABLE CONTINUOUS CAVITY FLASHING

AJ

5. ON PLAN & ELEVATION DENOTES ARTICULATION JOINTS. THESE SHALL BE PLACED AT MAX. 5.0m CTS IN STRAIGHT WALL LENGTHS OR AS SPECIFIED BY THE SOIL REPORT MAXIMUM 3.0m FROM CORNERS BUT NO CLOSER THAN 600mm. THEY MUST BE FULL HEIGHT OF WALL AND PLACED BESIDE WINDOWS AND DOORS WHERE POSSIBLE. CONSTRUCTION METHOD OR CHANGE OF LOCATION MUST BE APPROVED BY THE DESIGNER OR THE OWNERS. WHERE A ARTICULATION LAYOUT HAS BEEN PROVIDED BY A STRUCTURAL ENGINEER, THAT SHALL TAKE PRECEDENCE OVER ARCHITECTURAL DOCUMENTS. WHERE ARTICULATION JOINTS ARE LOCATED TO THE SIDE OF AN OPENING SUFFICIENT CLEARANCE MUST BE PROVIDED TO THE WINDOW / DOOR OPENING TO ALLOW FOR MOVEMENT.

MATERIALS & FINISHES SCHEDULE:



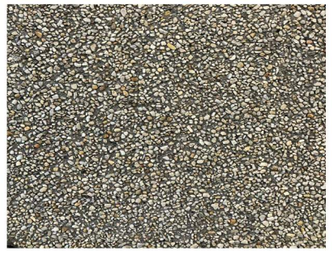
B1 - BRICKS BY AUSTRAL, HOMESTEAD RANGE, "CHESTNUT"

R1- RENDER FINISH, TEXTURED, COLOUR: COLORBOND SHALE GREY

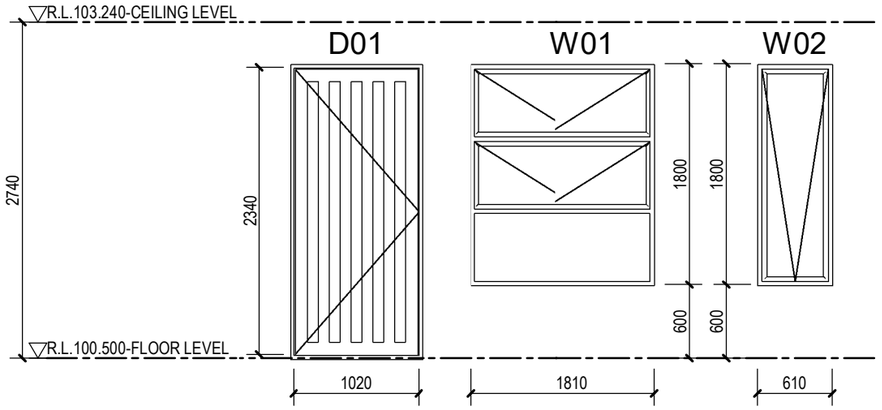
T1 - FEATURE TIMBER FACADE CLADDING & FRONT ENTRY DOOR TO HAVE NATURAL TIMBER STAIN FINISH

C1 - COLOURBOND SURFMIST ROOF SHEETING FASCIA / GUTTER, DOWNPIPES & WINDOW FRAMES & METERBOX

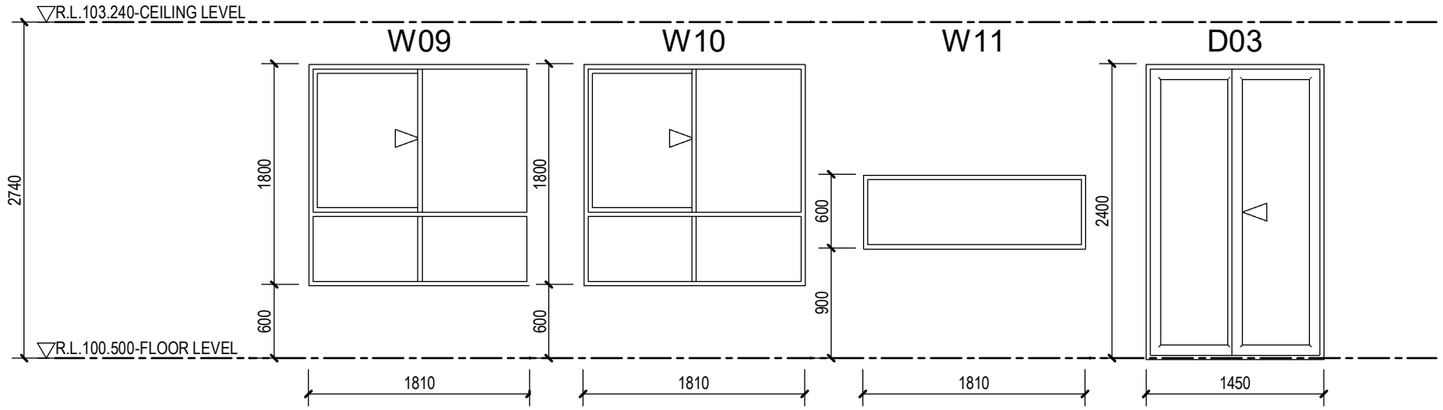
G1 - SECTIONAL GARAGE DOOR AS SELECTED, COLOURBOND MONUMENT IN COLOUR.



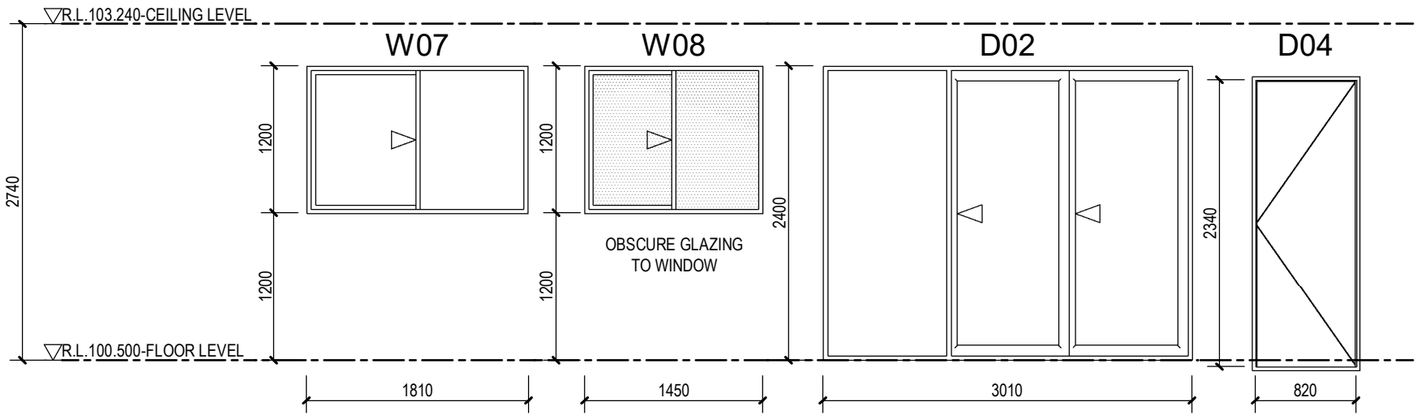
EXPOSED AGGREGATE CONCRETE DRIVEWAY



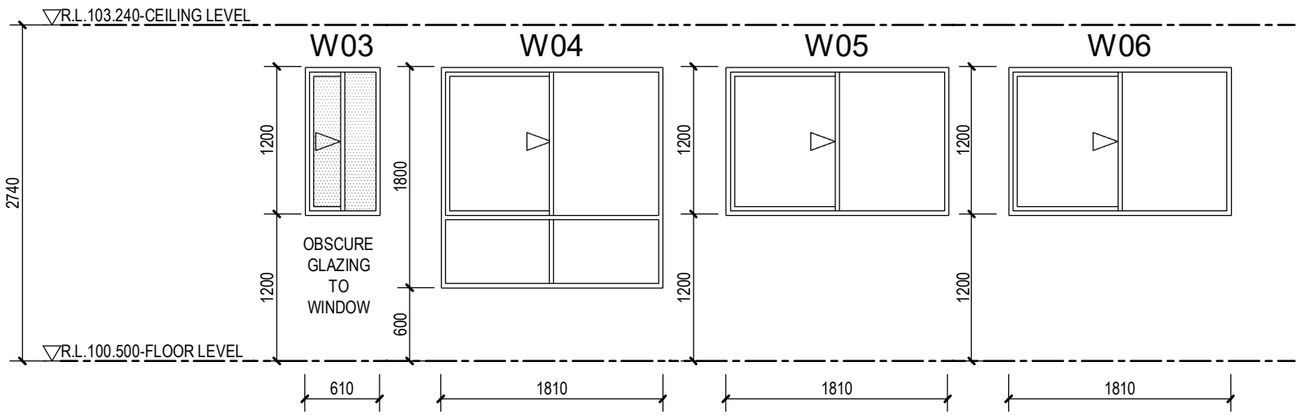
WINDOWS ELEVATION A
1 : 50



WINDOWS ELEVATION B
1 : 50



WINDOWS ELEVATION C
1 : 50



WINDOWS ELEVATION D
1 : 50

WINDOW NOTES

1. ALL DIMENSION ARE NOMINAL & MAY DIFFER FROM MANUFACTURER TO MANUFACTURER. THE BUILDER SHALL CHECK ALL WINDOW JAMB & HEAD OPENINGS ON SITE PRIOR TO ORDERING WINDOWS.

2. ALL WINDOW ELEVATIONS ARE EXTERNAL.

3. GLASS AND GLAZING INSTALLATIONS MUST COMPLY WITH AS 1288, AS2047 AND NCC BCA PART 3.6. SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES

ALL ROOMS – WITHIN 500mm VERTICAL OF FLOOR LEVEL.
BATHROOMS – ALL GLAZING IN BATHROOMS, ENSUITS, SPA ROOMS OR THE LIKE, INCLUDING SHOWER DOORS AND SCREENS. BATH ENCLOSURES AND ASSOCIATED WINDOWS WITHIN 2000mm VERTICAL FROM THE BATH OR SHOWER BASE OR FFL.
LAUNDRY – WITHIN 1200mm VERTICAL FROM FLOOR LEVEL AND/OR WITHIN 300mm VERTICAL OF TROUGH.
DOORWAY – WITHIN 300mm HORIZONTAL FROM ALL DOORS.

4. ALL WINDOW FRAMES SHALL BE ALUMINIUM. SELECTED POWDERCOAT FINISH UNLESS NOTED OTHERWISE.

5. SEAL ALL GAPS WITH SUITABLE APPROVED FLEXIBLE & PAINTABLE SEALNANT.

6. REFER TO RELEVANT 6 STAR ENERGY RATING REPORT FOR ALL GLAZING & INSULATION INFORMATION.

7. ALL OPENABLE FIRST FLOOR LEVEL WINDOWS WITHIN 1700mm FROM F.F.L TO BE LIMITED / RESTRICTED TO 120mm MAX OPENING

AWNING WINDOW

SLIDING WINDOW

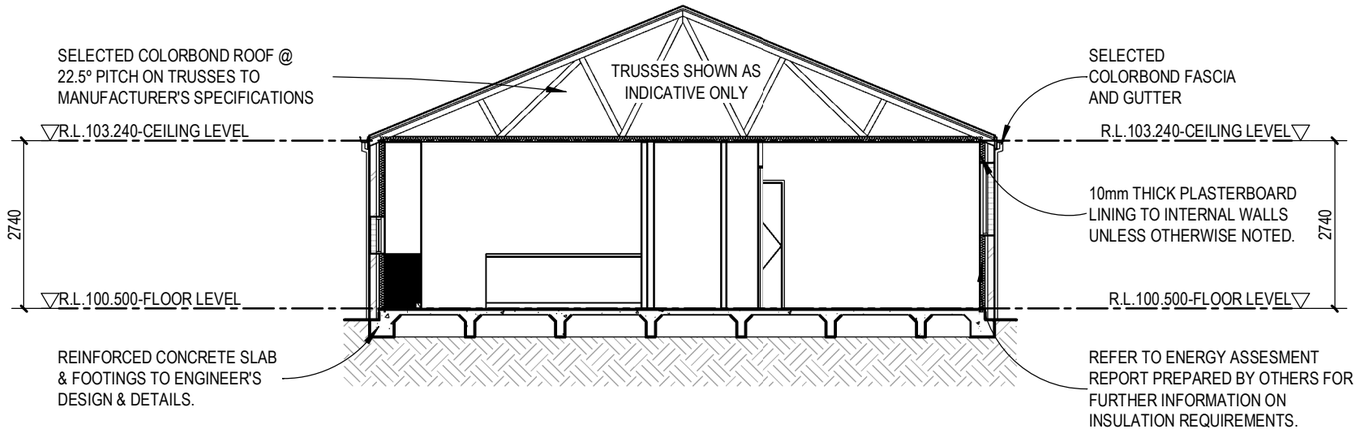
CASEMENT WINDOW / HINGED DOOR

6 STAR ENERGY RATING REQUIREMENTS:

INSULATION REQUIRMENTS:
- WALLS: **R2.0** WITH ANTI-GLARE WALL WRAP (ALL EXTERNAL WALLS)
- **R2.0** to GARAGE INTERNAL WALLS
- CEILING: **R4.0** CEILING INSULATION THROUGHOUT(EXCLUDING GARAGE)
- CONCRETE WAFFLE SLAB
- A&L ALUMINIUM FRAMED WINDOWS THROUGHOUT. UNLESS NOTED OTHERWISE

GLAZING REQUIREMENTS:
- WINDOWS WITH THE SAME U VALUE & SHGC VALUES AS OUTLINED IN THE ENERGY REPORT MUST BE USED ON SITE

GENERAL NOTES:
· ALL WINDOWS TO BE WEATHER STRIPPED
· ALL EXTERNAL DOORS TO BE WEATHER STRIPPED
· ALL EXHAUST FANS TO BE SEALED AND OF SELF CLOSING TYPE



Section A
1 : 100

GENERAL FRAMING NOTES:

1. ALL TIMBER FRAMING SHALL COMPLY TO AS1684. REFER TO STRUCTURAL ENGINEER'S DOCUMENTATION FOR MEMBER SIZES. REFER TO LOCAL AUTHORITY FOR DESIGN GUST WIND SPEED TO DETERMINE BRACING, ANCHORAGE & FIXING REQUIREMENTS.

2. INSULATION: PROVIDE INSULATION AS SPECIFIED BY THE ACCREDITED ENERGY ASSESMENT OFFIER. NOTE : SISALATION TO HAVE A FLAMMABILITY INDEX NOT EXCEEDING 5

3. CEILING DETAILS: CEILING HEIGHTS: REFER DRAWINGS & OR FRAMING SPECIFICATION. PROVIDE 10mm SUPA CEIL OR SIMILAR PLASTERBOARD FOR 600mm CTS, SECURELY FIXED TO 16mm FURRING CHANNELS/BATTENS / TRUSSES / STRUCTURE AT 600mm Max. CTS.

4. SUB FLOOR DETAILS: - IF APPLICABLE. STUMPS: 100 x 100 MIN. CONCRETE. HEIGHT/ WIDTH RATIO NOT TO EXCEED 15 REFER TO CLAUSE 2.5.4.2 & 2.5.4.4 TIMBER FRAMING CODE A.S.1684.2 2006. BRACING TO STUMPS TO COMPLY WITH CLAUSE 8.3.5.4 AND TABLES 8.6, 8.7, 8.8, 8.9 OF THE TIMBER FRAMING CODE.

5. BEAMS BEARING ON BRICKWORK TO BE TIED DOWN WITH HOOP IRON STRAPPING CARRIED DOWN TO MIN. 1500mm & ANCHORED SECURELY. THIS METHOD OF TIE DOWN SHALL BE USED UNLESS NOTED OTHERWISE.

6. BUILDING TIE DOWNS TO BE PROVIDED IN ACCORDANCE WITH AS1684-2010. REFER TO 1684 FOR CONSTRUCTION REQUIREMENTS.

TRUSS DESIGN NOTES:

1. ROOF MASS EXCL. TRUSS SELF WEIGHT - 80 kg/sqm for tiled roof
- 30 kg/sqm for metal deck roof.

2. LIVE ROOF LOAD: -
a. GENERALLY - (18/A + 0.12)kPa WITH A Min. OF 0.25 kPa
b. BOTTOM CHORD - 1.4 kN CONC. LOAD WHERE TRUSS DEPTH EXCEEDS 1200mm OTHERWISE 0.9kN.

3. PARALLEL SUPPORT FACTOR = 1.0 FOR ALL TRUSS MEMBERS EXCEPT TOP
4. CHORD. MAXIMUM OVERALL TRUSS DEFLECTION : - D=1/500, L=1/300.
5. MAXIMUM DEFLECTION BETWEEN PANEL POINTS: - D=1/500, L=1/300.
6. THE TRUSS MANUFACTURER IS TO SUPPLY THE BUILDER WITH 2 COMPLETE SETS OF CALCULATIONS AND DRAWINGS FOR ALL THE DIFFERENT TRUSS TYPES TOGETHER WITH A LAYOUT DIAGRAM.
7. TRUSSES NOT CONFORMING WITH THE ABOVE CRITERIA WILL BE REJECTED AT NO COST TO THE BUILDER.

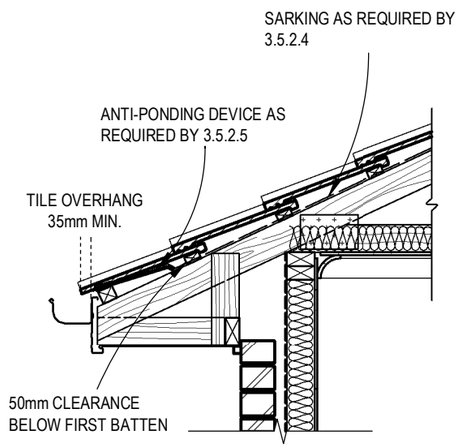
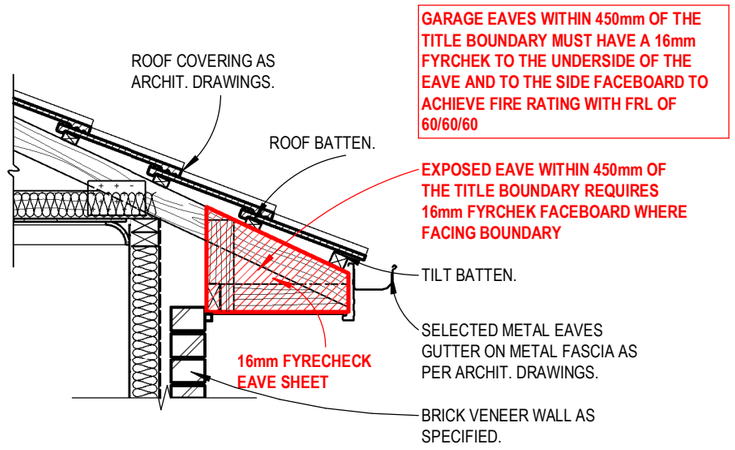
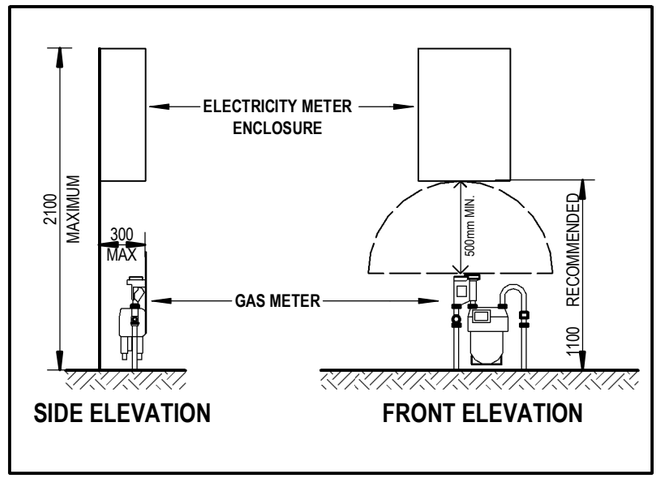


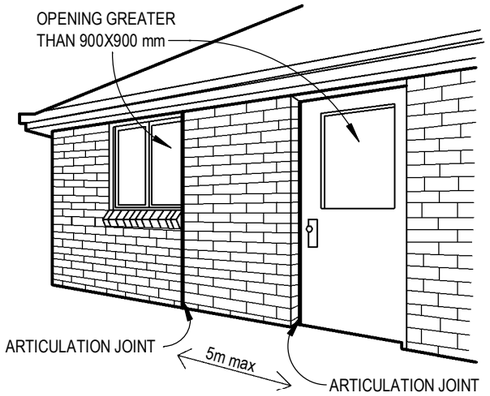
FIGURE 3.5.2.4 TYPICAL INSTALLATION OF ANTI - PONDING DEVICE BOARD



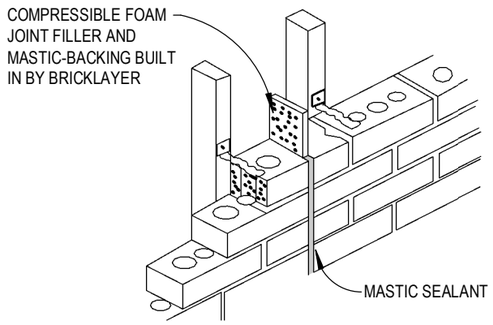
FIRE RATED EAVE ON BOUNDARY DETAIL



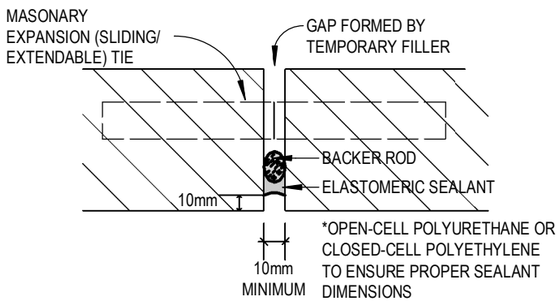
MINIMUM CLEARANCE FROM ELECTRICAL METER BOX TO GAS METER



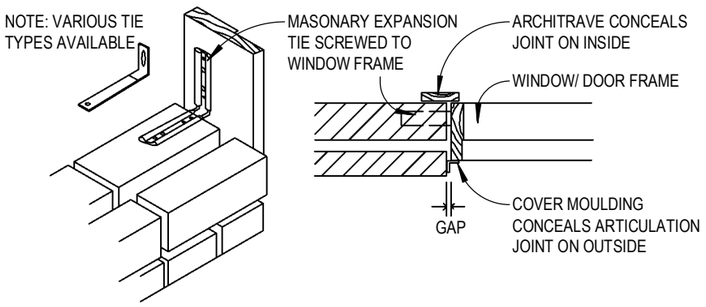
ARTICULATION JOINT - DETAIL 1



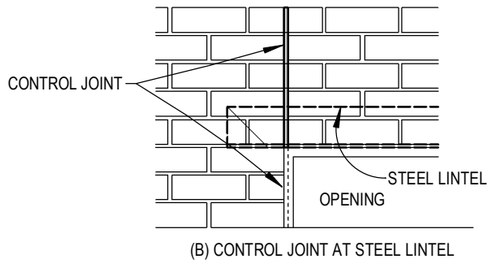
ARTICULATION JOINT - DETAIL 2



ARTICULATION JOINT - DETAIL 3

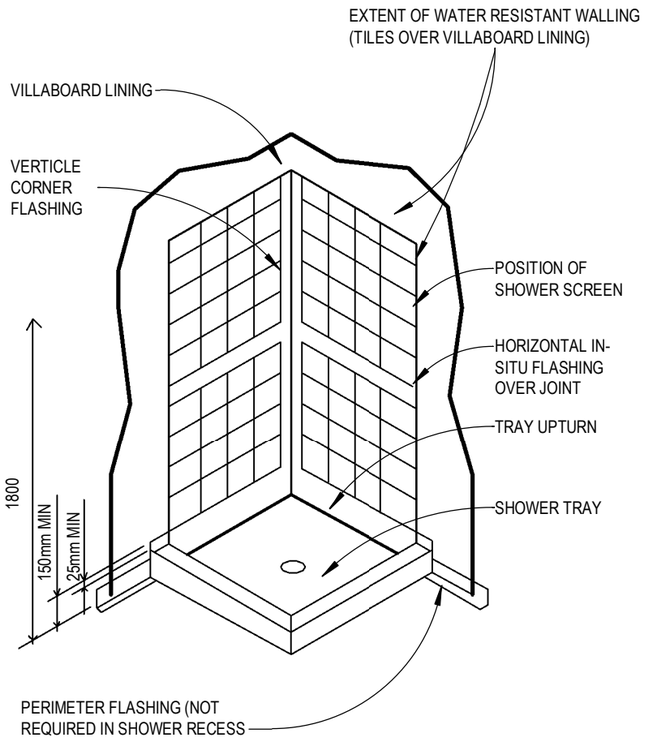


ARTICULATION JOINT - DETAIL 4



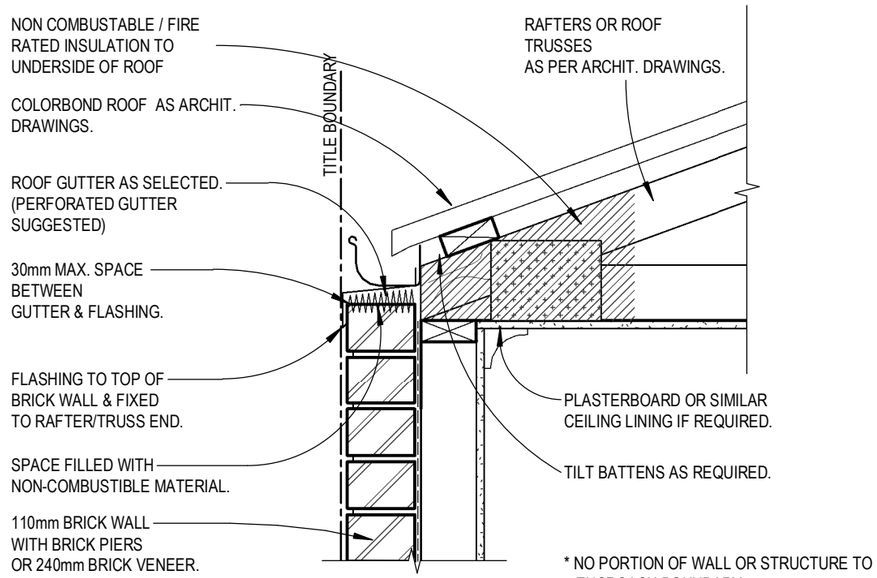
(B) CONTROL JOINT AT STEEL LINTEL

ARTICULATION JOINT STEEL / WINDOW DETAIL 5



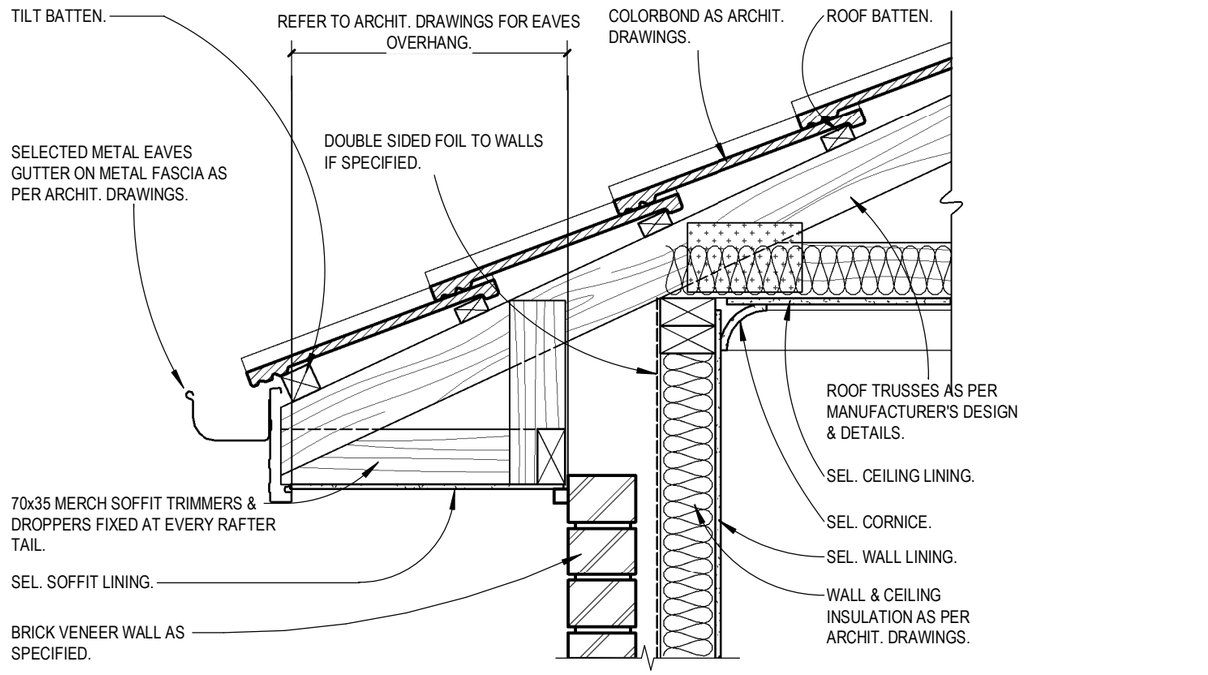
*SHOWER SCREEN MAY INCREASE MAX. RETAINED WATER LEVEL ABOVE THE HEIGHT OF THE HOB

TYPICAL SHOWER WATERPROOFING DETAIL



Garage Wall on Boundary Gutter Detail (Brick Veneer)

1 : 10



Colorbond Pitch Roof, Boxed Eave & Brick Veneer Wall Detail

ELECTRICAL & SERVICES LEGEND

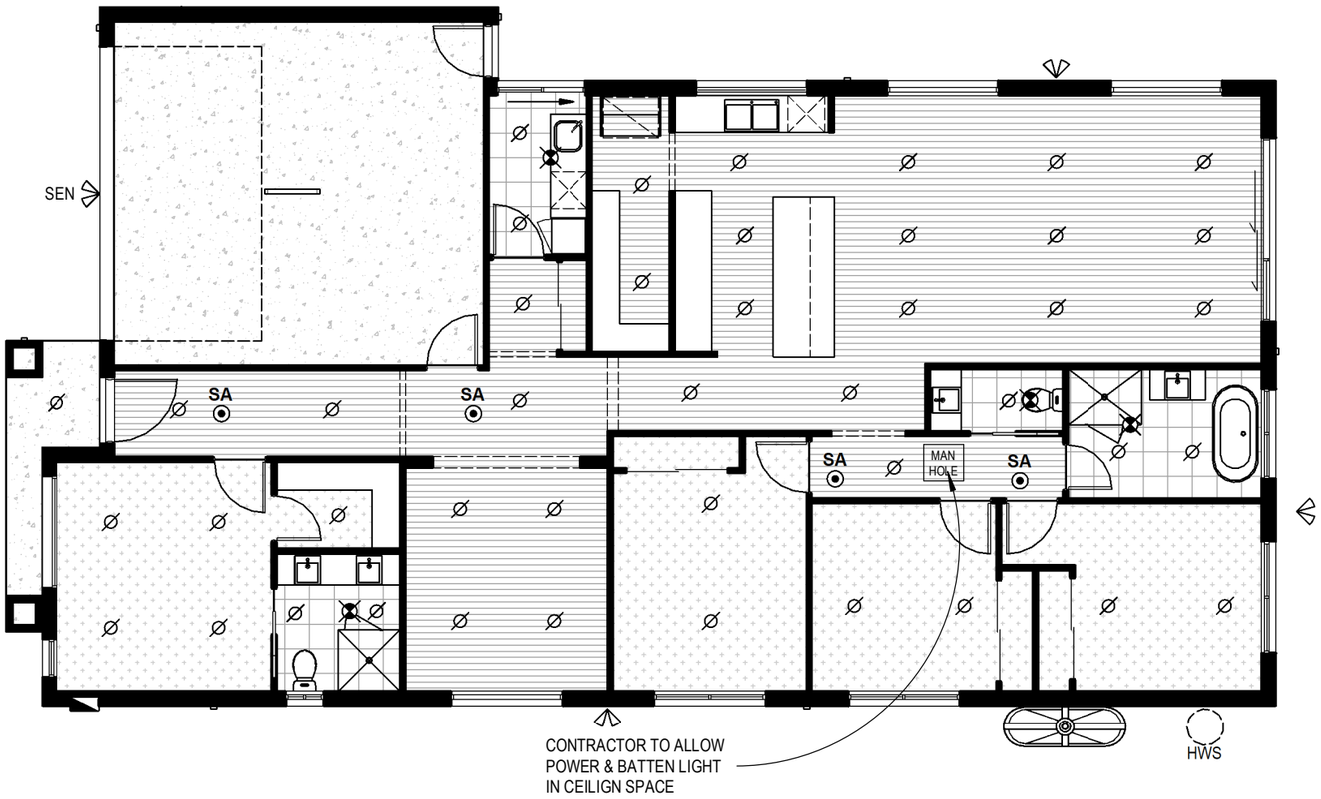
	SINGLE POWER POINT AT 300	XD	DIMMER SWITCH		T.V. POINT 'C' WHERE SHOWN DENOTES CABLE CONNECTION.		UP / DOWN LIGHT. SUPPLIED BY CLIENT INSTALLED BY BUILDER
	DOUBLE POWER POINT AT 300	P M D	"P" TELEPHONE POINT 'M' WHERE SHOWN DENOTES MODEM POINT "D" WHERE SHOWN DENOTES DATA POINT.	HWS	HOT WATER SYSTEM		WALL / STEP LIGHT
	SINGLE POWER POINT AT 1050				EXHAUST FAN, LIGHT AND HEATER UNIT	WP	DENOTES WATERPROOF OUTLET WHERE SHOWN
	DOUBLE POWER POINT AT 1050		FLOOD LIGHT 'SEN' WHERE SHOWN DENOTES SENSOR ATTACHED.				
	DOUBLE POWER POINT AT 1350			JB	JUNCTION BOX. FEATURE LIGHT FITTING SUPPLIED BY CLIENT AND INSTALLED BY BUILDER	OPEN	SELECTED PENDANT LIGHT. SUPPLIED BY CLIENT INSTALLED BY BUILDER
	SINGLE POWER POINT AT 1650	2W	2 WAY SWITCH				
	LED DOWNLIGHT		EXHAUST FAN				
			FLUORESCENT TUBE		SWEEP CEILING FAN WITH LIGHT. SUPPLIED BY CLIENT INSTALLED BY BUILDER	SEN	WHERE SHOWN INDICATES LIGHT ON SENSOR
	LED OYSTER	M/B	METERBOX				
B	BATTEN LIGHT		LIGHT AND EXHAUST FAN COMBO				

LIGHTING CALCULATOR

ARTIFICIAL LIGHTING TO COMPLY WITH BCA PART 3.12.5.5. MAX 5 WATTS PER m² FOR DWELLINGS, 3 WATTS PER m² FOR GARAGES & 4 WATTS PER m² FOR PORCHES

MAXIMUM ALLOWED LIGHTING:

RESIDENCE (5w / 163.36m²)	816.8 watts
PORCH (4w / 3.35m²)	13.4 watts
GARAGE (3w / 34.39m²)	103.17 watts
PROPOSED LIGHTING:	
RESIDENCE (5w / m²) 44 x 12w LED	528 watts
PORCH (4w / m²) 1 X 12W LED	12 watts
GARAGE (3w / m²) 1 X 36W FLURO	36 watts



FLOOR FINISHES LEGEND

NATURAL CONCRETE FINISH

SELECTED TILED FINISH

SELECTED CARPET

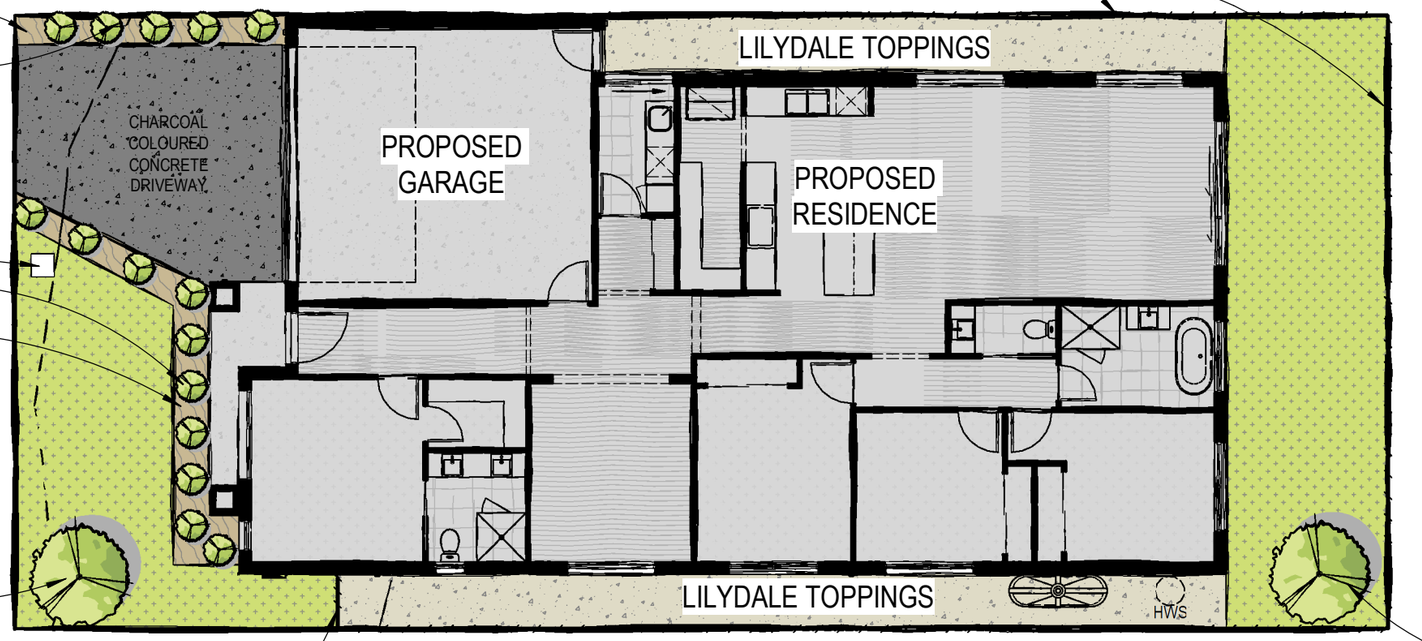
SELECTED FLOATING TIMBER FLOORING

44 TOTAL LED

ALL SIDE AND REAR FENCES ARE TO BE CONSTRUCTED OF TIMBER PALINGS WITH EXPOSED POSTS AND CAPPED ACROSS THE TOP TO A MAXIMUM HEIGHT OF 1.8 METERS (EXCLUDING A SCREEN REQUIRED FOR OVERLOOKING PURPOSES).

MIN. 600mm WIDE GARDEN BED

5No. SHRUBS "TALL HEDGE"



LETTERBOX

10No. SHRUBS "TALL HEDGE"

GARDEN BED

1No. PISTACIA CHINENSIS. MIN 2m HIGH WHEN PLANTED

RETURN FENCE MUST RETURN AT 90 DEGREES TO MEET THE DWELLING OR GARAGE AT LEAST 500mm BEHIND THE FRONT DWELLING WALL

ALL SIDE AND REAR FENCES ARE TO BE CONSTRUCTED OF TIMBER PALINGS WITH EXPOSED POSTS AND CAPPED ACROSS THE TOP TO A MAXIMUM HEIGHT OF 1.8 METERS (EXCLUDING A SCREEN REQUIRED FOR OVERLOOKING PURPOSES).

ALL SIDE AND REAR FENCES ARE TO BE CONSTRUCTED OF TIMBER PALINGS WITH EXPOSED POSTS AND CAPPED ACROSS THE TOP TO A MAXIMUM HEIGHT OF 1.8 METERS (EXCLUDING A SCREEN REQUIRED FOR OVERLOOKING PURPOSES).

ENSURE SELECTED PLANTS HAVE A NON INTRUSIVE ROOT SYSTEM OR CAUSE SAGNIFICANT OVERSHADOWING

ENSURE VEGETATION IS DROUGHT TOLERANT AND AUSTRALIAN NATIVE

WATER MAIN LOCATION TO BE CONFIRMED ON SITE. PROVIDE SCREENING AS REQUIRED BY DEVELOPER

1No. WILDFIRE BOTTLEBRUSH. MIN 2m HIGH WHEN PLANTED

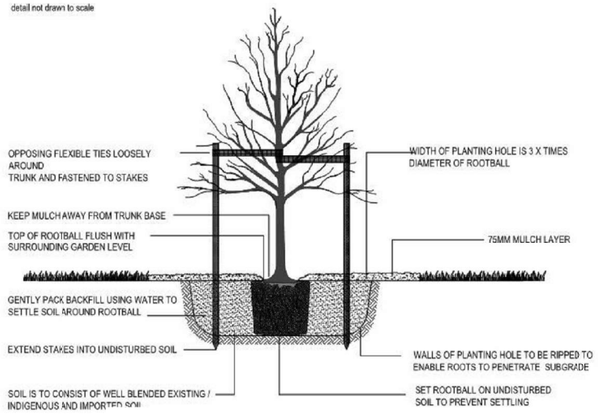
LETTERBOX DETÀIL

NOTES

· ANY LAWN AREAS TO BE DONE IN A DROUGHT TOLERANT SPECIES LIKE 'SIR WALTER BUFFALO' OR A COUCH OR KIKUYU SPECIES.
· ALL GARDEN BEDS TO BE CULTIVATED TO A DEPTH OF 200 TO 300MM AND IN HEAVY CLAY SOILS APPLY 2KG GYPSUM PER SQUARE METER OF GARDEN BED OR LAWN AREA. ORGANIC PLANTING MIX OR COMPOST WITH ORGANIC FERTILISER ADDED SHOULD BE MIXED IN WITH THE EXISTING SOIL.
· IMPORTED TOP SOIL SHOULD BE A HIGH QUALITY GARDEN BLEND CONSISTING OF 70% TOPSOIL AND 30% ORGANIC MATTER.
· IN HEAVY SOILS AND AT THE BASE OF PLANTING STRUCTURES, AGG-DRAINS ARE TO BE INSTALLED AND CONNECTED TO STORM WATER.
· IF THE CLIENT IS TO PURCHASE AND INSTALL THE PLANTING THEMSELVES IT IS RECOMMENDED THAT ALL PLANT MATERIAL BE SOURCED FROM A REPUTABLE NURSERY AND IS DISEASE FREE, TRUE TO SPECIES TYPE AND IN ITS NOMINATED CONTAINER SIZE. PLANT SIZE SHOULD NOT EXCEED THE POT SIZE AS THIS SUGGESTS UNNATURAL GROWING CONDITIONS AND WILL RESULT IN POOR ADAPTATION TO ITS NEW HABITAT. TREES SHALL HAVE A DEVELOPED STRAIGHT STEM AND TRUNK CALLIPER, SHRUBS SHALL HAVE A SINGLE LEADING SHOOT THAT IS WELL FURNISHED WITH BUDS AND LEAVES, GROUND COVERS SHALL HAVE A STRONG PRIMARY SHOOT WITH DEVELOPING SECONDARY SHOOTS.
· ALL PLANTING AREAS ARE TO BE IMMEDIATELY SOAKED WITH WATER, AND MULCHED THOROUGHLY AND EVENLY WITH A MINIMUM OF 100MM THICK COVER OF A FINE GRADE OF PINE BARK OR A SUITABLE ALTERNATIVE FROM A RENEWABLE RESOURCE.
· ALL PLANTING AREAS TO BE FERTILISED WITH AN ORGANIC SLOW RELEASE FERTILISER AS PER THE MANUFACTURERS INSTRUCTIONS. ANY NATIVE PLANTED AREAS ARE TO BE FERTILISED WITH AN ALTERNATIVE PRODUCT THAT IS SUITABLE FOR NATIVE PLANTS. IT IS RECOMMENDED THAT A WEAK SOLUTION OF SEASOL OR OTHER ORGANIC LIQUID FERTILISER BE APPLIED SOON AFTER PLANTING TO HELP REDUCE THE STRESS ON THE PLANTS.

Advanced Tree Planting

detail not drawn to scale



Shrub Planting

detail not drawn to scale