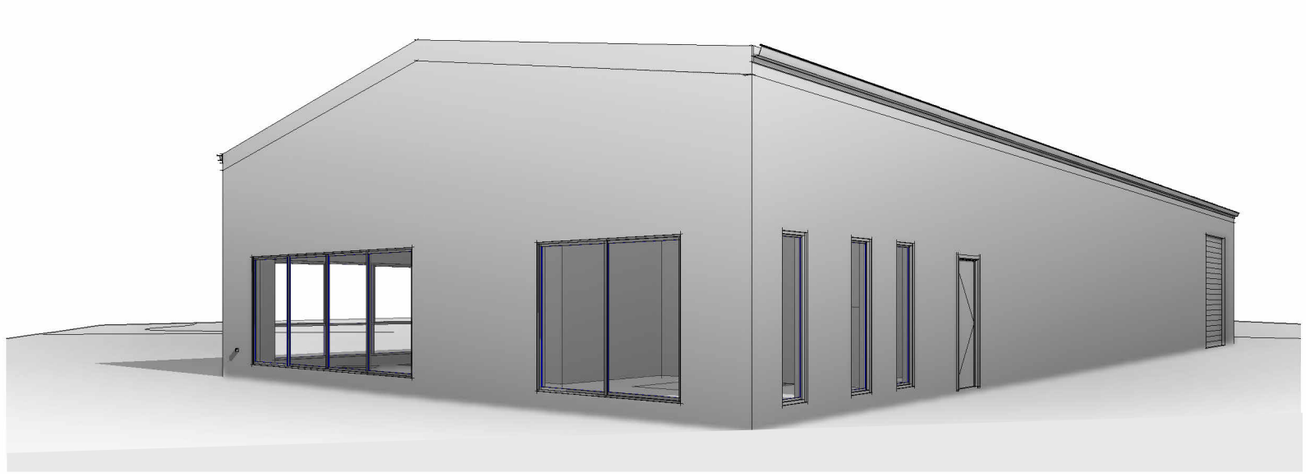
PROPOSED: SHED FITOUT FOR DWELLING

FOR: Mr P DAVIDSON

AT: LOT 5 (No 451) IRONBARK ROAD INGLISTON 3342



3D PERSPECTIVE

PRELIMINARY ONLY-NOT FOR CONSTRUCTION

Design Matters Member
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QUALITY HOME DESIGN
& DEVELOPMENTS
Telephone: 5367 1400 or 0468 965 091
info@qualityhomedesign.com.au
ABN: 45 616 372 724
Reg No.: DP-AD1078

This is the plan mentioned in the contract:
No._____ Date:_____
Signed Builder:_____
Signed Owner:_____

Job No.: 23024

Drawn: AM | Checked: S MARRIOTT | Issue Date: 19/09/23 | Issue Status: CONSTRUCTION ISSUE

GENERAL NOTES:

1. These plans have been prepared for the exclusive use by the Client of Quality Home Design and Developments for the purpose expressly notified to the Designer. Any other person who uses or relies on these plans 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.

2. These drawings shall be read in conjunction with all relevant structural and all other consultants drawings/details and with any other written instructions issued in the course of the contract.

3. The Builder and Subcontractors shall check and verify all dimensions, setbacks, levels and specifications and all other relevant documentation prior to the commencement of any works. Report all discrepancies to this office for clarification.

4. Figured dimensions take precedence over scaled dimensions. Site plan measurements in metres - all other measurements in millimetres unless noted othewise.

5. Installation of all services shall comply with the respective supply authority requirements.

6. The Builder and Subcontractors shall ensure that all stormwater drains, sewer pipes 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.

7. The Builder shall take all steps necessary to ensure the stability and general water tightness of all new and/or existing structures during all works.

8. All materials and work practices shall comply with, but not limited to the Building Regulations 2018, National Construction Code Series 2019 Building Code of Australia Vol 2 and all relevant current Australian Standards (as amended) referred to therein. Unless otherwise specified, the term BCA shall refer to National Construction Code Series 2019 Building Code of Australia Volume 2.

9. All structural timber to comply with Australian Standards 1684 Light Timber Framing Code, all stress grades.

10. Step sizes (other than for spiral stairs) to be:-
Risers (R) 190mm maximum and 115mm minimum
Going (G) 355mm maximum and 240mm minimum
2R + 1G = 700mm maximum and 550mm minimum
125mm maximum gap to open treads

11. Wire barrer constrution to compl with NCC 2019 BCA Part 3.9.2.3 for Class 1 and 10 buidings

12. All treads, landings and the like to have a slip resistance classification of P3 or R10 for dry surface conditions and P4 or R11 for wet surface conditions, or a nosing strip with a slip resistance classification of P3 for dry surface conditions and P4 for wet surface conditions.

13. Provide barriers where change in level exceeds 1000mm above the surface beneath landings, ramps and/or treads.
Barriers (other than tension wire barristers) to be:-
1000mm min. above finished surface level of balconies, landings or the like, and
865mm min. above finished surface level of stair nosing or ramp, and
vertical with a 125mm maximum gap between, and
any horizontal element within the balustrade between 150mm and 760mm above the floor must not facilitate climbing where changes in level exceeds 400mm above the surface beneath landings, ramps and/or treads.

14. Hand rails to be 865mm minimum above stair nosing and landings.

15. Where the building (excludes Class 10) is located in a termite prone area the building is to be provided with a termite management system.

16. Concrete stumps:-
up to 1400mm long to be 100mm x 100mm (1 No. H.D. Wire)
1401mm to 1800mm long to be 100mm x 100mm (2 No. H.D. Wires)
1801mm to 3000mm long to be 125mm x 125mm (2 No. H.D. Wires)
100mm x 100mm stumps exceeding 1200mm above ground level to be braced where no perimeter base brickwork provided.

17. Provide 250mm exhaust fan to ensuite with 6 air changes per hour.

18. (SD) denotes hard wired smoke detectors with battery backup to be positioned not more than 1.5m from bedrooms doors. ensure existing dwelling complies with the above. all smoke detectors to be interconnected. must comply with as3786

19. These Drawings must be read in conjunction with any House Energy Rating (HERS) report and shall be constructed in accordance with the stamped plans endorsed by the accredited Thermal Performance Assessor without alteration.

20. Glazing, including safet glazing, shall be installed to a size, type and thickness so as to comply with:
- BCA Part 3.6 for Class 1 and 10 buildings within a design wind speed of not more than N3. All u-values and solar heat gain coefficients to be as per the House Energy Rating (HERS) report.

Window Schedule:
1. Safety glazing to be used in the following cases:-
(I) All rooms - within 500 mm vertical of floor level
(II) Bathrooms - within 2000mm of the highest abutting level of the finished floor level and to comply with part 3.6.4.5 of the BCA
- within 500mm horizontal from bath/shower to shower doors, shower screens and bath enclosures
(III) Laundry - within 1200mm vertical from floor level and/or within 300mm vertical of trough
(IV) Doorway - within 300mm horizontal from all doors
(V) Ensuite - as for (II)

21. Window sizes nominated are nominal only. Actual size may vary according to manufacturer.
Windows to be flashed all around.

22. Installation of all services shall comply with the respective supply authority requirements.

23. A building Permit is required prior to the commencement of these works. The release of these documents is conditional to the Owner obtaining the required Building Permit.

24. The Client and/or the Clients Builder shall not modify or amend the plans without the knowledge and consent of Quality Home Design & Developments except where a Registered Building Surveyor makes minor necessary changes to facilitate the Building Permit application and that such changes are promptly reported back to Quality Home Design & Developments.

BUILDING REGULATION COMPLIANCE:

REGULATION 74 - MINIMUM STREET SETBACK - COMPLIES
REGULATION 75 - BUILDING HEIGHT - COMPLIES
REGULATION 76 - SITE COVERAGE - COMPLIES
REGULATION 77 - PERMEABILITY - COMPLIES
REGULATION 79 - SIDE AND REAR SETBACKS - COMPLIES
REGULATION 80 - WALLS AND CARPORTS ON BOUNDARIES - COMPLIES
REGULATION 86 - PRIVATE OPEN SPACE - COMPLIES
REGULATION 89 - FRONT FENCE HEIGHT - COMPLIES

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DRAWN: AM	CHECKED: S MARRIOTT	ISSUE DATE: 14/09/23	ISSUE STATUS: CONSTRUCTION ISSUE	REVISION:

Sheet: 2 of 13
Job No.: 23024

BAL 12.5 - Construction for Bushfire Attack Level 12.5

5.1 GENERAL

A building assessed in Section 2 as being BAL- 12.5 shall comply with Section 3 and Clause 5.2 to 5.8.

NOTE: There are a number of Standards that specify requirements for construction; however, where this Standard does not provide construction requirements for a particular element, the other Standards apply.

Any element of construction or system that satisfies the test criteria of AS 1530.8.1 may be used in lieu of the applicable requirements contained in Clauses 5.2 to 5.8 (See Clause 3.8)

NOTE: BAL-12.5 is primarily concerned with protection from ember attack and radiant heat up to and including 12.5 Kw/m^2 where the site is less than 100m from the source of bushfire attack.

5.2 SUBFLOOR SUPPORTS

This Standard does not provide construction requirements for subfloor support posts, columns, stumps, piers and poles.

NOTE: The exclusion of requirements for subfloor supports applies to the principal building only and not to verandas, decks, steps, ramps and landings (see Clause 5.7).

5.3 FLOORS

5.3.1 Concrete slabs on ground

This Standard does not provide construction requirements for concrete slabs on the ground.

5.3.2 Elevated Floors

This Standard does not provide construction requirements for elevated floors, including bearers, joist and flooring.

5.4 EXTERNAL WALLS

5.4.1 Walls

That part of an external wall surface is that is less than 400mm from the ground or less than 400mm abive decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110mm in width from the wall (see figure D3, Appendix D) shall be of-

(a) Non-combustible material; or
(b) Fibre-cement external cladding, a minimum of 6mm in thickness, or
(c) Bushfire-resisting timber (see Appendix F); or
(d) A timber specifies as specified in Paragraph E1 and listed in Table E1, Appendix E; or
(e) A combination of any of Items (a), (b), (c), or (d) above.

There are no requirements for external wall surfaces 400mm or more from the ground or for external wall surfaces 400mm or more above decks, carport roofs, awnings and similar elements or fittings have an angle less than 18 degrees to the horizontal and extending more than 110mm in width from the wall (See Figure D3, Appendix D).

5.4.2 Joints

All joints in the external surface material of walls shall be covered, sealed, overlapped, backed or butt-jointed to prevent gaps greater than 3mm. Alternatively, sarking-type material may be applied over the outer face of the frame prior to fixing any external cladding.

5.4.3 Vents and weepholes

Vents and weepholes in external walls shall be screened with a mesh with a maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium, except where the vents and weepholes are less than 3mm (see Clause 3.6), or are located in an external wall of a subfloor space.

5.5 EXTERNAL GLAZED ELEMENTS AND ASSEMBLIES AND EXTERNAL DOORS

5.5.1 Bushfire shutters

Where fitted, bushfire shutters shall comply with Clause 3.7 and be made from-

(a) Non-combustible material; or
(b) A timber species as specified in Paragraph E1 and listed in Table E1, Appendix E; or
(c) Bushfire-resisting timber (see Appendix F); or
(d) A combination of any Items (a), (b), (c) above.

5.5.2 Windows

Window assemblies shall comply with one of the following:

(a) They shall be completely protected by a bushfire shutter that complies with Clause 5.5.1. *or*
(b) They shall be completely protected externally by screens with a mesh with a maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium. *or*
(c) They shall comply with the following:
  (i) For window assemblies less than 400mm from the ground or less than 400mm above decks, carport roofs, awnings and similar elements or fitting having angle less than 18 degrees to the horizontal and extending more than 110mm in width from the window frame (see Figure D3, Appendix D), window frames and window joinery shall be made from one of the following:
    (A) Bushfire -resisting timber (see Appendix F). *or*
    (B) A timber species specified in Paragraph E2 and listed in Table E2, Appendix E. *or*
    (C) Metal *or*
    (D) Metal-reinforced PVC-U. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel and the frame and sash shall satisfy the design load, performance and structural strength of the member.
  (ii) Externally fitted hardware that supports the sash in its functions of opening and closing shall be metal.
  (iii) Where glazing is less than 400mm from the ground or less than 400mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110mm in width from the window frame (see Figure D3, Appendix D), the glazing shall be Grade A safety glass minimum 4mm, or glass blocks with no restriction on glazing methods.

NOTE: Where double glazed units are used the above requirements apply to the external face of the window assembly only.

  (iv) Where glazing is other than that specified in Item (iii) above, annealed glass may be used.
  (v) The openable portions of windows shall be screened with mesh with a maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium.

5.5.3 Doors- Side hung external doors (including French doors, panel fold and bi-fold doors)

Side-hung external doors, including French doors, panel fold and bi-fold doors, shall comply with one of the following:

(a) They shall be protected by a bushfire shutter that complies with Clause 5.5.1. *or*
(b) They shall be completely protected externally by screens with a mesh with a maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium. *or*
(c) They shall comply with the following:
  (i) Doors shall be-
    (A) Non-combustible, *or*
    (B) A solid timber door, having a minimum thickness of 35mm for the first 400mm above the threshold; *or*
    (C) A door, including a hollow core door, with a non-combustible kickplate on the outside for the first 400mm above the threshold; *or*
    (D) A fully framed glazed door, where the framing is made from materials required for bushfire shutters (see Clause 5.5.1), or from a timber species specified in Paragraph E2 and listed in Table E2, Appendix E.
  (ii) Where doors incorporate glazing, the glazing shall comply with the glazing requirements for windows.
  (iii) Doors shall be tight-fitting to the doorframe and to an abutting door, if applicable.
  (iv) Where any part of the door assembly is less than 400mm from the ground or less than 400mm above decks, carport roofs, awnings and similar elementsor fittings having an angle less than 18 dergrees horizontal and extending more than 110mm in width from the door (see Figure D3, Appendix D), that part of the door assembly shall be made from one of the following:
    (A) Bushfire-resisting timber (see Appendix F). *or*
    (B) A timber species specified in Paragraph E2 and listed in Table E2, Appendix E. *or*
    (C) Metal *or*
    (D) Metal-reinforced PVC-U. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel and the door assembly shall satisfy design load, performance and structural strength of the member.
  (v) Weather Strips, draught excluders or draught seals shall be installed at the base of side-hung external doors.

5.5.4 Doors- Sliding doors

Sliding doors shall comply with one of the following:

(a) They shall be protected by a bushfire shutters that complies with Clause 5.5.1. *or*
(b) They shall be completely protected externally by screens with a mesh with a maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium. *or*
(c) They shall comply with the following:
  (i) Any glazing incorporated in sliding doors shall be Grade A safety glass complying with AS 1288.
  (ii) There is no requirement to screen the openable part of the sliding door. However, if screened, the screens shall be a mesh or perforated sheet made of corrosion-resistant steel, bronze or aluminium.

NOTE: The construction of manufactured sliding doors should prevent the entry of embers when the door is closed. There is no requirement to provide screens to the openable part of these doors as it is assumed that a sliding door will be closed if occupants are not present during a bushfire event. Screens of materials other than those specified may not resist ember attack.

  (iii) Sliding doors shall be tight-fitting in the frames.

5.5.5 Doors- Vehicle access doors (garage doors)

The following apply to vehicle access doors:

(a) The lower portion of a vehicle access door that is within 400mm of the ground when the door is closed (see Figure D4, Appendix D) shall be made from-
  (i) non-combustible material; *or*
  (ii) bushfire-resisting timber (see Appendix F); or
  (iii) fibre-cement sheet, a minimum of 6mm in thickness; or
  (iv) a timber species specified in Paragraph E1 and listed in Table E1, Appendix E; or
  (v) a combination of any items (i), (ii), (iii), (iv) above.
(b) Panel lift, tilt doors or side-hung doors shall be fitted with suitable weather strips, draught excluders, draught seals or guide tracks, as appropriate to the door type, with a maximum gap no greater than 3mm.
(c) Roller doors shall have guide tracks with a maximum gap no greater than 3mm and shall be fitted with a nylon brush that is in contact with the door (see Figure D4, Appendix D).
(d) Vehicle access doors shall not include ventilation slots.

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BAL 12.5 - Construction for Bushfire Attack Level 12.5

5.6 ROOFS (INCLUDING VERANDA AND ATTACHED CARPORT ROOFS, PENETRATIONS, EAVES, FASCIAS, GABLES, GUTTERS AND DOWNPIPES)

5.6.1 General

The following apply to all types of roofs and roofing systems:

(a) Roof tiles, roof sheets and roof-covering accessories shall be non-combustible.

(b) The roof/wall junction shall be sealed, to prevent openings greater than 3mm, either by the use of fascia and eaves lining or by sealing between the top of the wall and the underside of the roof and between the rafters at the line if the wall.

(c) Roof ventilation openings, such as gable and roof vents, shall be fitted with ember guards made of non-combustible material or mesh or perforated sheet with a maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium.

5.6.2 Tiled Roofs

Tiled roofs shall be fully sarked. The sarking shall-

(a) have a flammability index of not more than 5;

(b) be directly located below the roof battens;

(c) cover the entire roof area including the ridge, and

(d) be installed so that there are no gaps that would allow the entry of embers where the sarking meets fascia 's, gutters, valleys and the like.

5.6.3 Sheet Roofs

Sheet roofs shall-

(a) be fully sarked in accordance with Clause 5.6.2, except thst foil backed insulation blankets may be installed over the battens, or

(b) have any gaps greater than 3mm, under corrugations or ribs of sheet roofing and between roof components, sealed at the fascia or wall line and at the valleys, hips and ridges by-

(i) a mesh or perforated sheet with a maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium, *or*

(ii) mineral wool; *or*

(iii) other non-combustible material; *or*

(iv) a combination of any of Items (i), (ii), (iii) above.

5.6.4 Veranda, carport and awning roofs

The following apply to veranda, carport and awning roofs:

(a) A veranda, carport or awning roof forming part of the main roof space (see Figure D1 (a), Appendix D) shall meet all the requirements for the main roof, as specified in Clauses 5.6.1, 5.6.2, 5.6.3, 5.6.5, 5.6.6.

(b) A veranda, carport or awning roof separated from the main roof space by an external wall (see Figure D1 (b) and D1 (c), Appendix D) complying with Clause 5.4 shall have a non-combustible roof covering.

NOTE: There is no requirement to line the underside of a veranda, carport or awning roof that is separated from the main roof space.

5.6.5 Roof Penetrations

The following apply to roof penetrations:

(a) Roof penetrations, including roof lights, roof ventilators, roof-mounted evaporative cooling units, aerials, vent pipes and supports for solar collectors., shall be adequately sealed at the roof to prevent gaps greater than 3mm. The material used to seal the penetration shall be non-combustible.

(b) Openings in vented roof lights, roof ventilators or vent pipes shall be fitted with ember guards made from a mesh or perforated sheets with a maximum aperture of 2mm, made of corrosive-resistant steel, bronze or aluminium.

(c) All overhead glazing shall be Grade A laminated safety glass complying with AS 1288.

(d) Glazed elements in roof lights and skylights may be a polymer provided a Grade A safety glass diffuser, complying with AS 1288, is installed under the glazing. Where glazing is an insulating glazing unti (IGU), Grade A toughened safety glass, minimum 4mm, shall be used in the outer pane of the IGU.

(e) Flashing elements of tubular skylights may be of a fire-retardant material, provided the roof integrity is maintained by an under-flashing of a material having a flammability index no great than 5.

(f) Evaporative cooling units shall be fitted with butterfly closers at or near the ceiling level or, the unit shall be fitted with non-combustible covers with a mesh or perforated sheet with a maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium.

(g) Vent pipes made from PVC are permitted.

5.6.6 Eaves linings, fascias and gables

The following apply to eaves linings, fascias and gables,

(a) Gables shall comply with Clause 5.4.

(b) Eaves penetrations shall be protected the same as for roof penetrations, as specified in Clause 5.6.5.

(c) Eaves ventilation openings greater than 3mm shall be fitted with ember guards made of non-combustible material or a mesh or perforated sheet with a maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium.

Joints in eaves linings, fascias and gables may be sealed with plastic joining strips or timber storm moulds.

This standard does not provide construction requirements for fascias, bargeboards and eaves linings.

5.6.7 Gutters and downpipes

This standard does not provide material requirements for-

(a) gutters, with the exception of box gutters, and

(b) downpipes.

If installed, gutter and valley leaf guards shall be non-combustible.

Box gutters shall ne non-combustible and flashed at the junction with the roof with non-combustible material.

5.7 VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS

5.7.1 General

Decking shall be either spaced or continuos (i.e., without spacing).

There is no requirement to enclose the subfloor spaces of verandas, decks, steps, ramps or landings.

5.7.2 Enclosed subfloor spaces of verandas, decks, steps, ramps and landings

5.7.2.1 Materials to enclose a subfloor space

This Standards does not provide construction requirements for the material used to enclose a subfloor space except where those materials are less than 400mm from the ground.

Where the materials used to enclose a subfloor space are less than 400mm from the ground, they shall comply with Clause 5.4.

5.7.2.2 Supports

This Standard does not provide construction requirements for support posts, columns, stumps, stringers, piers and poles.

5.7.2.3 Framing

This Standard does not provide construction requirements for the framing of verandas, decks, ramps or landings (i.e., bearers and joists).

5.7.2.4 Decking

This Standard does not provide construction requirements for decking that is more than 300mm from a glazed element.

Decking less than 300mm (measured horizontally at deck level) from glazed elements that are less than 400mm (measured vertically) from the surface of the deck (see Figure D2, Appendix D) shall be made from-

(a) non-combustible material; or

(b) bushfire-resisting timber (see Appendix F), or

(c) a timber species, as specified in Paragraph E1 and listed in Table E1 of Appendix E;

(d) PVC-U; or

(e) a combination of any of Items (a), (b), (c), or (d) above.

5.7.3 Unenclosed subfloor spaces of verandas, decks, steps, ramps and landings

5.7.3.1 Supports

This Standard does not provide construction requirements for support posts, columns, stumps, stringers, piers and poles.

5.7.3.2 Framing

This Standard does not provide construction requirements for the framing of verandas, decks, ramps or landings (i.e., bearing and joists)

5.7.3.3 Decking

This Standard does not provide construction requirements for decking unless it Is less than 300mm from a glazed element.

Decking less than 300mm (measured horizontally at deck level) from glazed elements that are less than 400mm (measured vertically) from the surface of the deck (see Figure D2, Appendix D) shall be made from-

(a) non-combustible material; or

(b) bushfire-resisting timber (see Appendix F), or

(c) a timber species, as specified in Paragraph E1 and listed in Table E1, Appendix E; or

(d) and combination of any of Items (a), (b), (c) above.

5.7.4 Balustrades, handrails or other barriers

This Standard does not provide construction requirements for balustrades, handrails and other barriers.

5.8 WATER AND GAS SUPPLY PIPES

Above-ground, exposed water and gas supply pipes shall be metal.

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Sheet: 4 of 13
Job No.: 23024

SITE AREA:	1418477.25 m²
BUILDING AREA:	360.00 m²
COVERAGE:	0.03%
PERMEABILITY:	99.97%

N

SITE ABBREVIATIONS:
DP: DOWNPIPE
FFL: FINISHED FLOOR LEVEL
HWS: HOT WATER SERVICE
LPOD: LEGAL POINT OF DISCHARGE
MB: METER BOX
SDP: SPREADER DOWNPIPE
SWD: STORMWATER DRAIN
RWT: RAIN WATER TANK

SITE LEVELS NOTE:
BUILDER TO VERIFY SITE LEVELS PRIOR TO COMMENCEMENT OF ANY WORK. FFL's ARE NOMINAL AND MUST BE CROSS CHECKED ON SITE AND ANY DISCREPANCIES MUST BE REPORTED TO THIS OFFICE.

SITE EXCAVATION NOTE:
WHEN SITE LEVELLING IS REQUIRED EXCAVATE MIN 1.0m PASSED BUILDING LINE WITH FALL AWAY FROM BUILDING AND BATTER EARTH BACK AT 45°. PROVIDE AG1 PIPE AT BASE OF SITE CUT AND CONNECT TO APPROVED SWD VIA A SILT PIT.

DOWNPIPE NOTE:
DOWNPIPES AND GUTTERS MUST NOT SERVE MORE THAN 12.0m OF GUTTER LENGTH FOR EACH DOWNPIPE, TO BE LOCATED WITHIN 1.2m FROM A VALLEY AND CONNECT TO THE APPROVED S.W.D.
DOWNPIPES AND GUTTERS TO BE IN ACCORDANCE WITH N.C.C PART 3.5.2, AS3500.3 AND AS3500.5.

WATER TANK NOTE:
FURTHER TO THE 6 STAR ENERGY RATING REQUIREMENTS PROVIDE 2000L RAIN WATER TANK CONNECTED TO A MIN. CATCHMENT AREA OF 50m² AND TO BE CONNECTED TO ALL SANITARY FLUSHING SYSTEMS

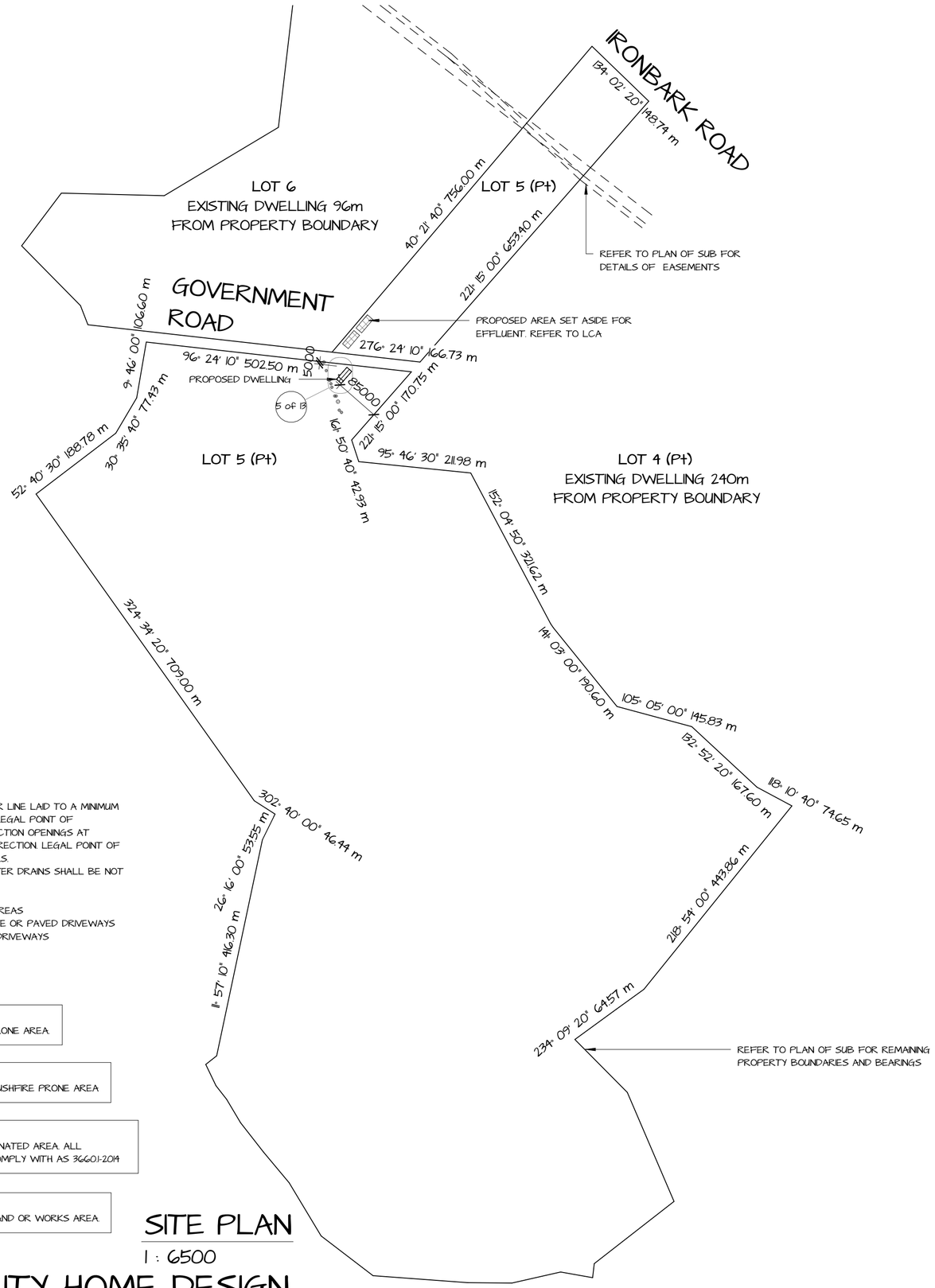
STORMWATER DRAINAGE NOTE:
MIN. 90mm Ø CLASS 6 UPVC STORMWATER LINE LAID TO A MINIMUM GRADE OF 1:100 AND CONNECTED TO THE LEGAL POINT OF STORMWATER DISCHARGE. PROVIDE INSPECTION OPENINGS AT 9000mm c/c AND AT EACH CHANGE OF DIRECTION. LEGAL POINT OF DISCHARGE TO LOCAL AUTHORITIES DETAILS.
THE COVER TO UNDERGROUND STORMWATER DRAINS SHALL BE NOT LESS THAN
- 100mm - UNDER SOIL
- 50mm - UNDER PAVED OR CONCRETED AREAS
- 100mm - UNDER UNREINFORCED CONCRETE OR PAVED DRIVEWAYS
- 75mm - UNDER REINFORCED CONCRETE DRIVEWAYS

FLOOD NOTE:
THIS PROPERTY IS NOT IN A FLOOD PRONE AREA.

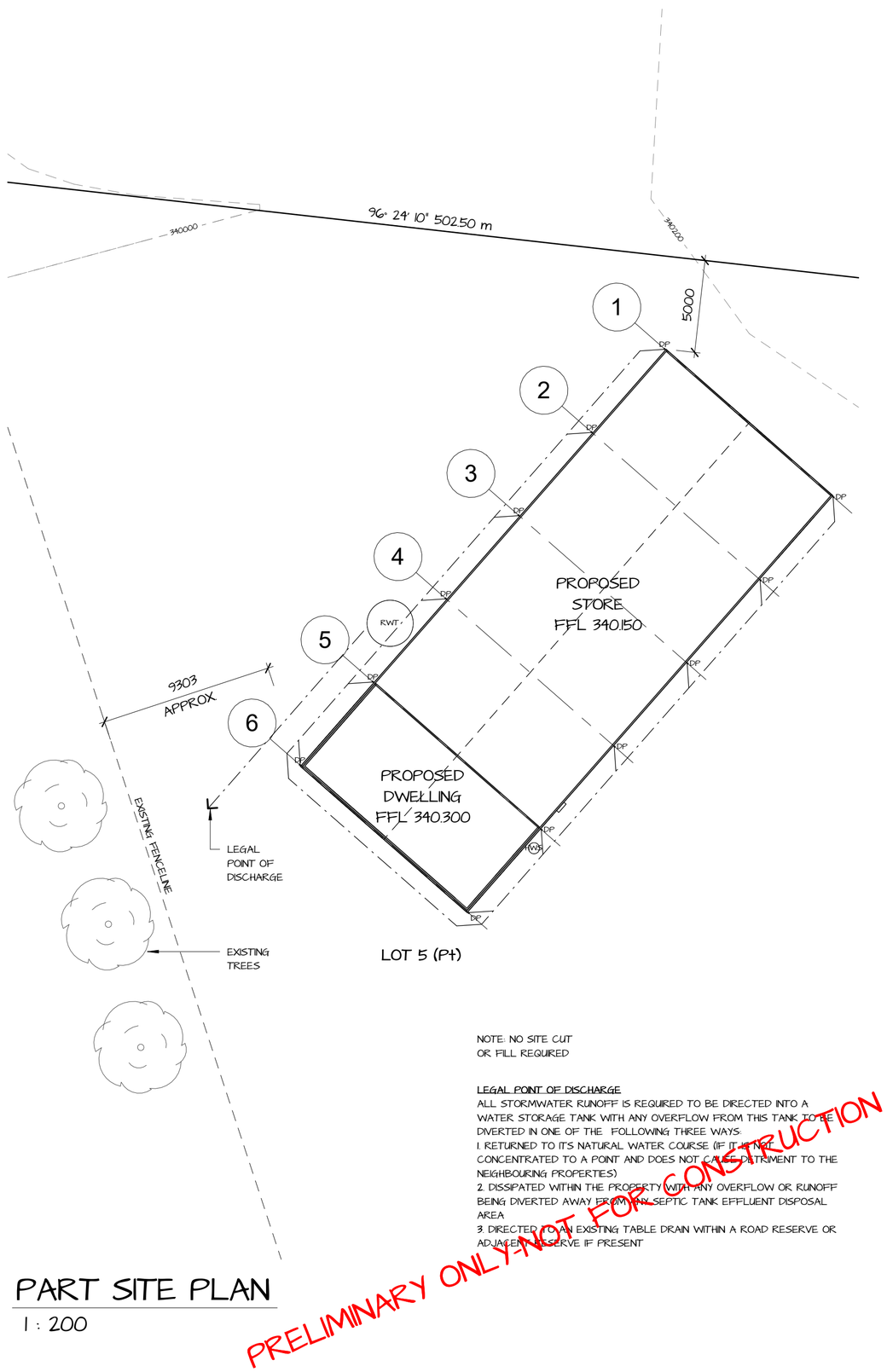
BUSHFIRE NOTE:
THIS PROPERTY IS IN A DESIGNATED BUSHFIRE PRONE AREA

TERMITE NOTE:
THIS PROPERTY IS IN A TERMITE DESIGNATED AREA. ALL MATERIALS AND CONSTRUCTION TO COMPLY WITH AS 3660.1-2014

DESIGNATED LAND OR WORKS NOTE:
THIS PROPERTY IS IN A DESIGNATED LAND OR WORKS AREA.



SITE PLAN
1 : 6500



PART SITE PLAN
1 : 200

NOTE: NO SITE CUT OR FILL REQUIRED

LEGAL POINT OF DISCHARGE
ALL STORMWATER RUNOFF IS REQUIRED TO BE DIRECTED INTO A WATER STORAGE TANK WITH ANY OVERFLOW FROM THIS TANK TO BE DIVERTED IN ONE OF THE FOLLOWING THREE WAYS:
1. RETURNED TO IT'S NATURAL WATER COURSE (IF IT IS NOT CONCENTRATED TO A POINT AND DOES NOT CAUSE DETRIMENT TO THE NEIGHBOURING PROPERTIES)
2. DISSIPATED WITHIN THE PROPERTY WITH ANY OVERFLOW OR RUNOFF BEING DIVERTED AWAY FROM ANY SEPTIC TANK EFFLUENT DISPOSAL AREA
3. DIRECTED TO AN EXISTING TABLE DRAIN WITHIN A ROAD RESERVE OR ADJACENT RESERVE IF PRESENT

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ABN: 45 616 372 724 Reg No.: DP-AD1078

PROPOSED: SHED FITOUT FOR DWELLING
FOR: Mr P DAVIDSON
AT: LOT 5 (No 451) IRONBARK ROAD INGLISTON 3342

DRAWN: AM	CHECKED: S MARRIOTT	ISSUE DATE: 14/09/23	ISSUE STATUS: CONSTRUCTION ISSUE	REVISION:

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Job No.: 23024

ABBREVIATIONS:
B: BENCH
BH: BULKHEAD
BR/M: BROOM
CJ: CONSTRUCTION JOINT
DP: DOWNPIPE
DR: DRYER
DW: DISHWASHER
ENS: ENSUITE
FFL: FINISHED FLOOR LEVEL
HP: HOT PLATE
HWS: HOT WATER SERVICE
LPOD: LEGAL POINT OF DISCHARGE
MB: METER BOX
MH: MAN HOLE
OHC: OVERHEAD CUPBOARDS
PDR: POWDER ROOM
R/A: RETURN AIR
REF: REFRIDGERATOR
R/H: RANGEHOOD
S/D: SLIDING DOOR
SD: SMOKE DETECTOR
SDP: SPREADER DOWNPIPE
SHR: SHOWER
SS: SERVICE STACK
SWD: STORMWATER DRAIN
T: TROUGH
UBO: UNDER BENCH OVEN
VER: VERANDAH
WM: WASHING MACHINE
WO: WALL OVEN

PLIABLE MEMBRANE NOTE:
AS PER CLAUSE 3.8.7.2 OF NCC 2019 A PLIABLE, VAPOUR PERMEABLE BUILDING MEMBRANE THAT COMPLIES WITH AS/NZS 4200.1 TO BE INSTALLED IN ACCORDANCE WITH AS/NZS 4200.2 FOR CLIMATE ZONES 6, 7 AND 8.

VENTILATION NOTE:
IN ACCORDANCE WITH N.C.C PART 3.8.5.2 AND 3.8.7, MECHANICAL VENTILATION TO BE VENTED TO EXTERNAL AIR IN KITCHEN, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY AND HAVE A MINIMUM FLOW RATE OF:
-25L/s AIRFLOW FOR BATHROOMS & SANITARY COMPARTMENTS
-40L/s AIRFLOW FOR KITCHEN & LAUNDRY
EXHAUST FROM A BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST BE DISCHARGED:
-DIRECTLY OR VIA A SHAFT OR DUCT TO OUTSIDE AIR
-TO A ROOF SPACE THAT IS VENTILATED IN ACCORDANCE WITH PART 3.8.7.4
(EF) DENOTES EXHAUST FAN

WATERPROOF MEMBRANE NOTE:
WATERPROOFING AND WATER RESISTANCE OF WET AREAS, BEING BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH AS 3740-2010

SMOKE DETECTOR NOTE:
HARD WIRED SMOKE DETECTORS WITH BATTERY BACKUP TO BE POSITIONED NOT MORE THAN 1.5m FROM BEDROOMS DOORS. ENSURE EXISTING DWELLING COMPLIES WITH THE ABOVE. ALL SMOKE DETECTORS TO BE INTERCONNECTED. MUST COMPLY WITH AS3786
(SD) DENOTES SMOKE ALARM

WC DOOR NOTE:
PROVIDE LIFT OFF HINGES ON WC DOOR WHERE THERE IS LESS THAN 1200mm CLEAR SPACE FROM THE PAN TO THE DOORWAY. UNLESS THE DOOR IS SLIDING OR OPENING OUTWARDS.

TILE EXPANSION NOTE:
TILE EXPANSION JOINTS ARE TO BE IN ACCORDANCE WITH AS.3958.1

INSERT FIREPLACE NOTE:
WOOD FIREPLACE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS DETAILS AND SPECIFICATIONS. ENSURE FLUE MEETS REQUIRED CLEARANCES IN ACCORDANCE WITH N.C.C PART 3.7.3 AND AS.2918.

HEARTH NOTE:
FIREPLACE HEARTH TO COMPLY WITH N.C.C PART 3.7.3 AND AS.2918

LIGHT AND VENTILATION SCHEDULE

NAME	Area	LIGHT REQ.	LIGHT PROV	VENT REQ.	VENT PROV
BED	13.88 m²	1.71 m²	7.12 m²	0.85 m²	4.82 m²
KIT/MEALS/LIV	41.48 m²	4.27 m²	19.20 m²	2.13 m²	8.78 m²

DOOR SCHEDULE

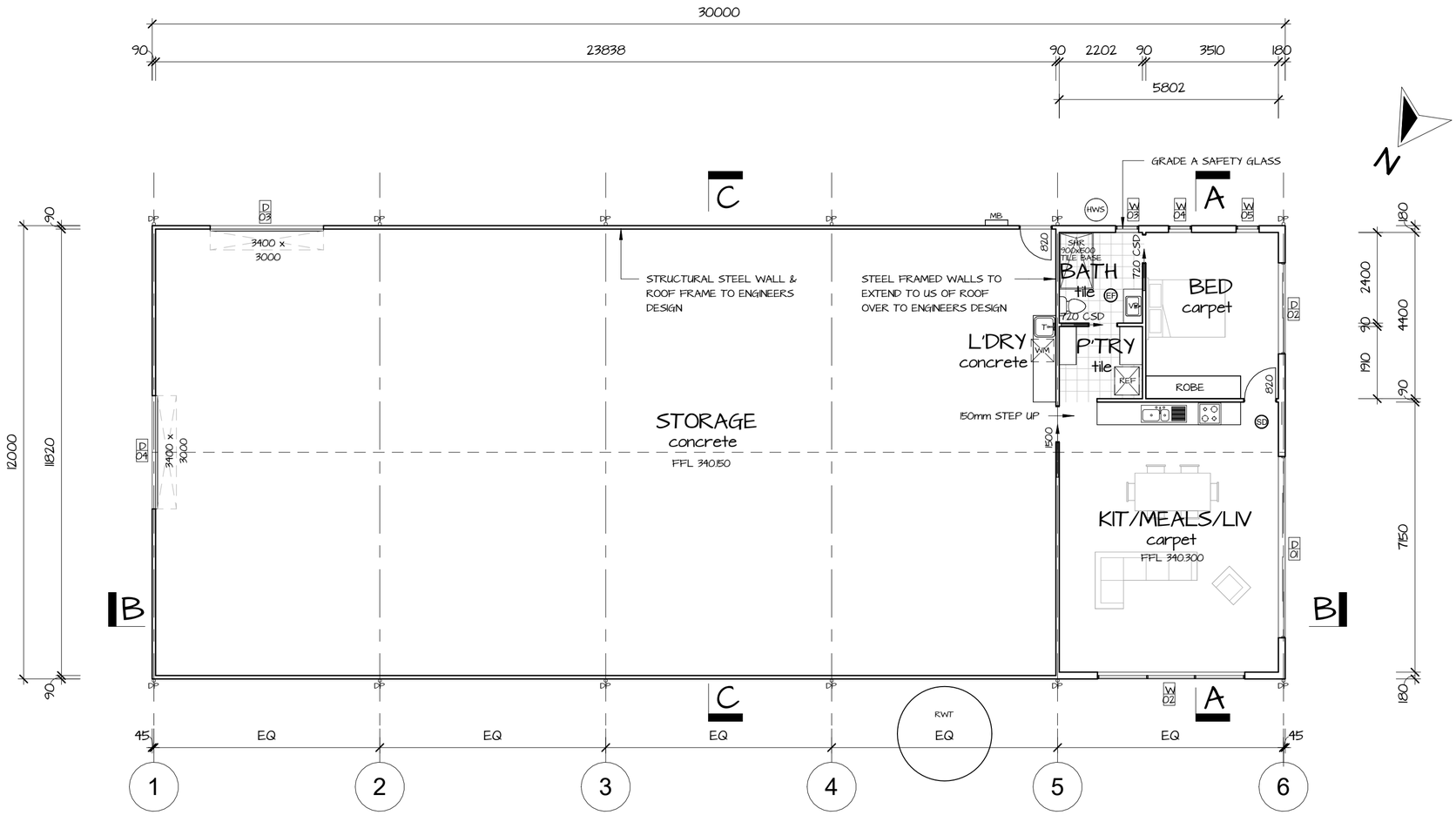
MARK	LOCATION	DOOR STYLE	HEIGHT	WIDTH	GLAZING	COMMENTS
01	KIT/MEALS/LIV	ALUMINIUM SLIDING	2058	4800	SINGLE GLAZING	
02	BED	ALUMINIUM SLIDING	2058	2410	SINGLE GLAZING	
03	STORAGE	METAL ROLLER SHUTTER	3400	3000		
04	STORAGE	METAL ROLLER SHUTTER	3400	3000		

WINDOW SCHEDULE

MARK	LOCATION	WINDOW STYLE	HEIGHT	WIDTH	GLAZING	COMMENTS
02	KIT/MEALS/LIV	ALUMINIUM AWNING	2058	3900	SINGLE GLAZING	
03	BATH	ALUMINIUM AWNING	2100	610	SINGLE GLAZING	GRADE A SAFETY GLASS
04	BED	ALUMINIUM AWNING	2100	610	SINGLE GLAZING	
05	BED	ALUMINIUM AWNING	2100	610	SINGLE GLAZING	

AREA SCHEDULE

NAME	AREA	SQUARES
DWELLING	72.32 m²	7.79
SHED	287.68 m²	30.97
Grand total	360.00 m²	38.75



FLOOR PLAN
1 : 100

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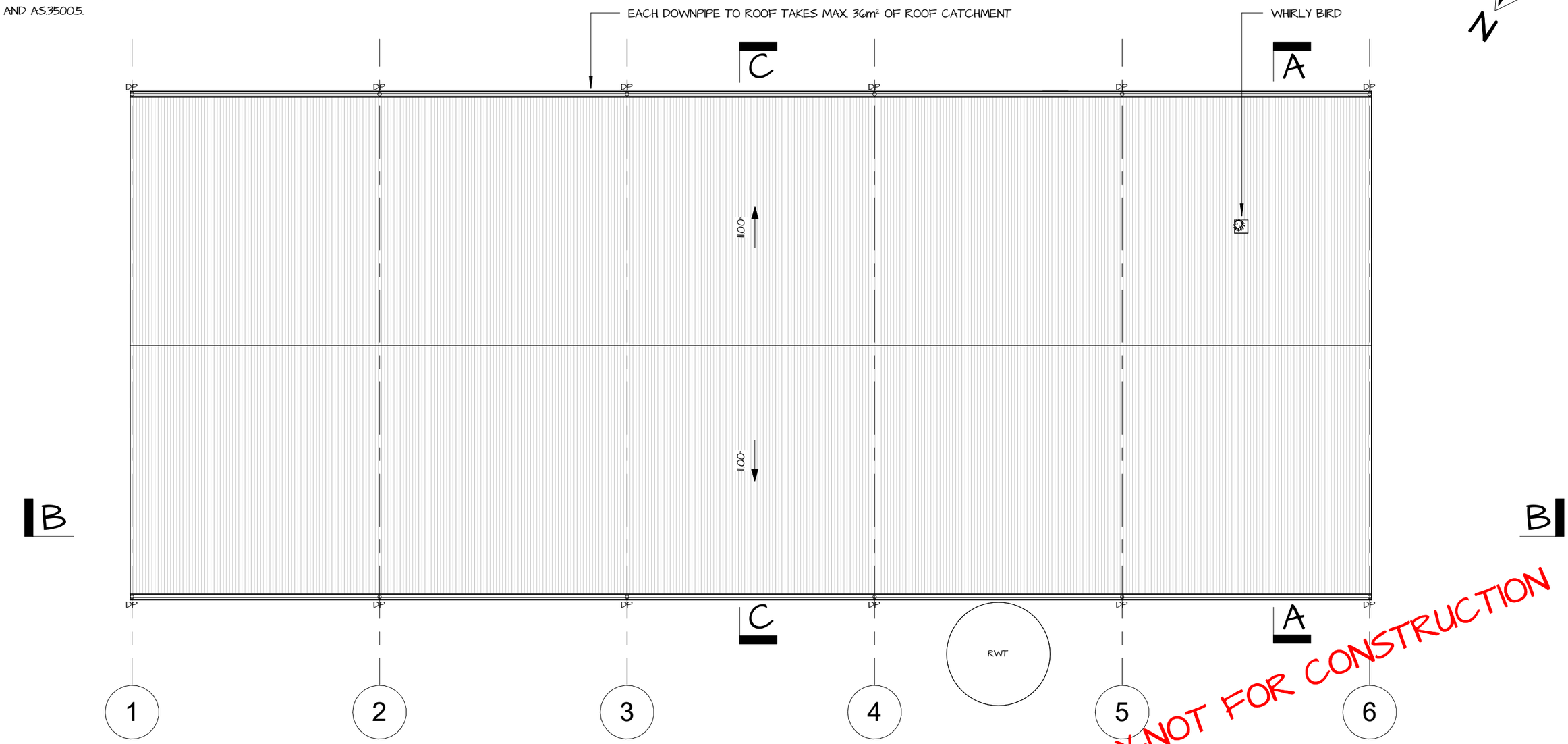
DOWNPIPE NOTE:
DOWNPIPES AND GUTTERS MUST NOT SERVE MORE THAN 12.0m OF GUTTER LENGTH FOR EACH DOWNPIPE, TO BE LOCATED WITHIN 1.2m FROM A VALLEY AND CONNECT TO THE APPROVED S.W.D.
DOWNPIPES AND GUTTERS TO BE IN ACCORDANCE WITH N.C.C PART 3.5.2, AS.3500.3 AND AS.3500.5.

WHIRLY BIRD NOTE:
WHIRLY BIRD PROVIDED TO METAL ROOF WITH LOCATION TO BE DETERMINED BY ROOF PLUMBER



ROOF PLAN

1 : 100

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ELEVATION ABBREVIATIONS:
C.J: CONSTRUCTION JOINT
DP: DOWNPIPE
F: FIXED
FFL: FINISHED FLOOR LEVEL
MB: METER BOX
NGL: NATURAL GROUND LEVEL
O: OPENABLE
S/D: SLIDING DOOR
SDP: SPREADER DOWNPIPE
SWD: STORMWATER DRAIN

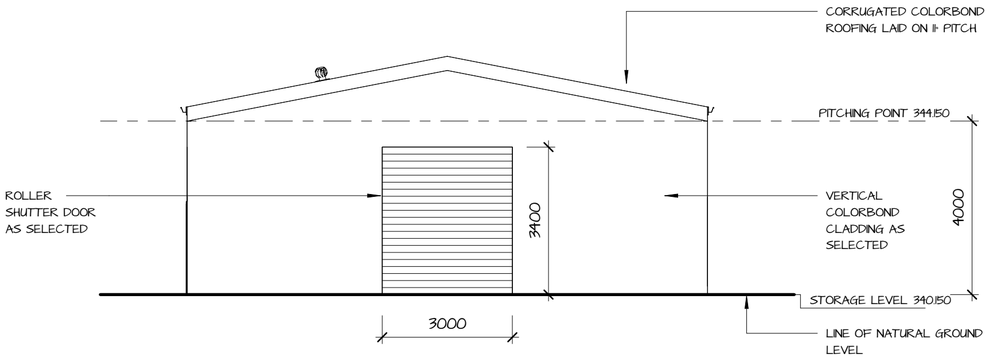
WEEPHOLE NOTE:
WEEPHOLE SHALL BE LOCATED TO ACHIEVE THE REQUIRED MINIMUM HEIGHT CLEARANCES FROM FINISHED GROUND LEVEL AND CONCRETE PATHS IN ACCORDANCE WITH AS4663:
- 150mm ABOVE ADJACENT FINISHED GROUND LEVEL
- 75mm ABOVE FINISHED PAVED/CONCRETE AREAS THAT SLOPE AWAY FROM THE WALL or
- 50mm ABOVE FINISHED PAVED/CONCRETE AREAS THAT SLOPE AWAY FROM THE WALL AND ARE PROTECTED FROM THE DIRECT EFFECT OF WEATHER

WINDOW SAFETY STRIP NOTE:
GLASS DOORS, SIDE PANELS OR LARGE FIXED WINDOWS (MIN 1000mm HIGH x 500mm WIDE AND WITHIN 700mm OF THE FLOOR LEVEL) IS MADE APPARENT BY MEANS OF TRANSOMS, COLONIAL BARS, OTHER COMPONENTS OF THE GLAZING SYSTEM, PERMANENT MOTIFS OR OTHER DECORATIVE TREATMENT ON OR ETCHED INTO THE GLASS, OF SUFFICIENT MAGNITUDE TO BE READILY APPARENT, OR THE GLASS IS OPAQUELY COLOURED OR PATTERNED TO INDICATE ITS PRESENCE.

COLOUR SCHEDULE

CLADDING	MATT BLACK/GREY
ROOF	MATT BLACK/GREY
GUTTER	MATT BLACK/GREY
FASCIA	MATT BLACK/GREY
DOWNPIPES	MATT BLACK/GREY
WINDOWS	MATT BLACK/GREY
DRIVEWAY	TOPPING

NOTE: COLOURS ARE A GUIDE ONLY



NORTH EAST ELEVATION

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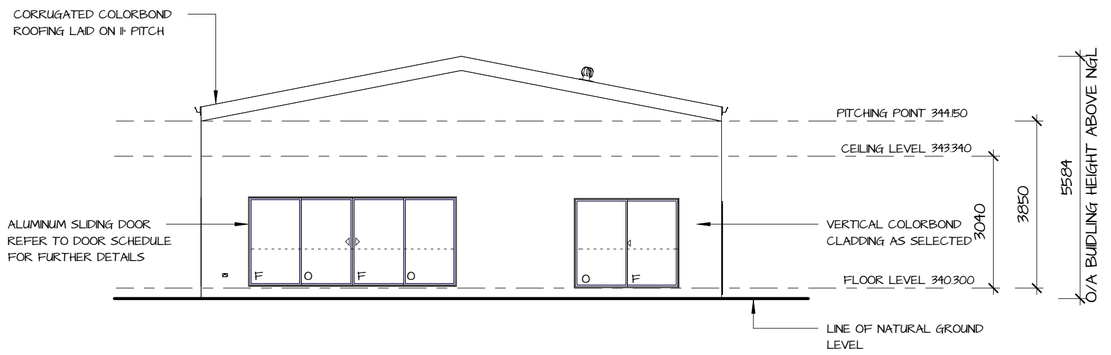

SOUTH WEST ELEVATION

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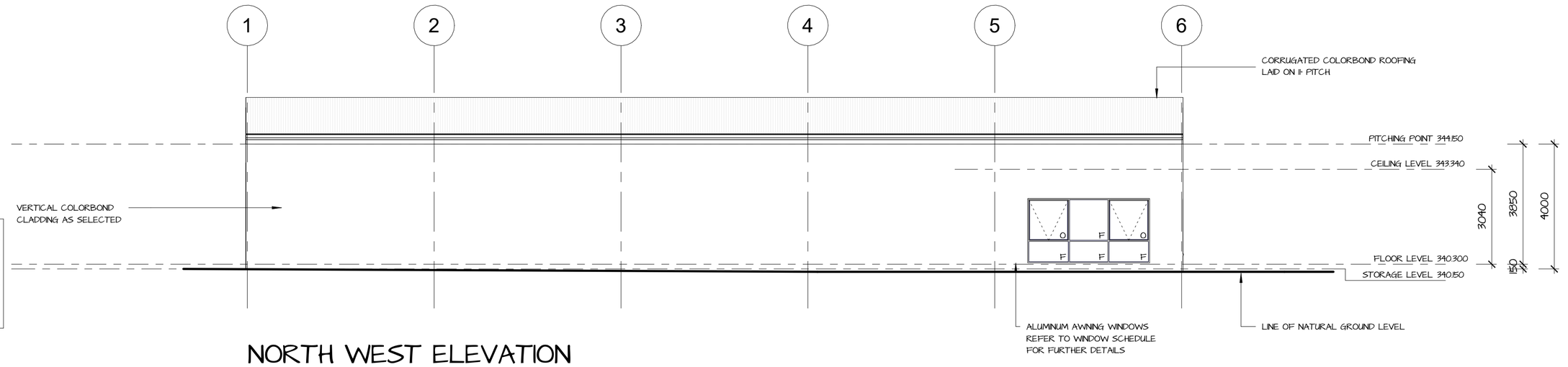

NORTH WEST ELEVATION

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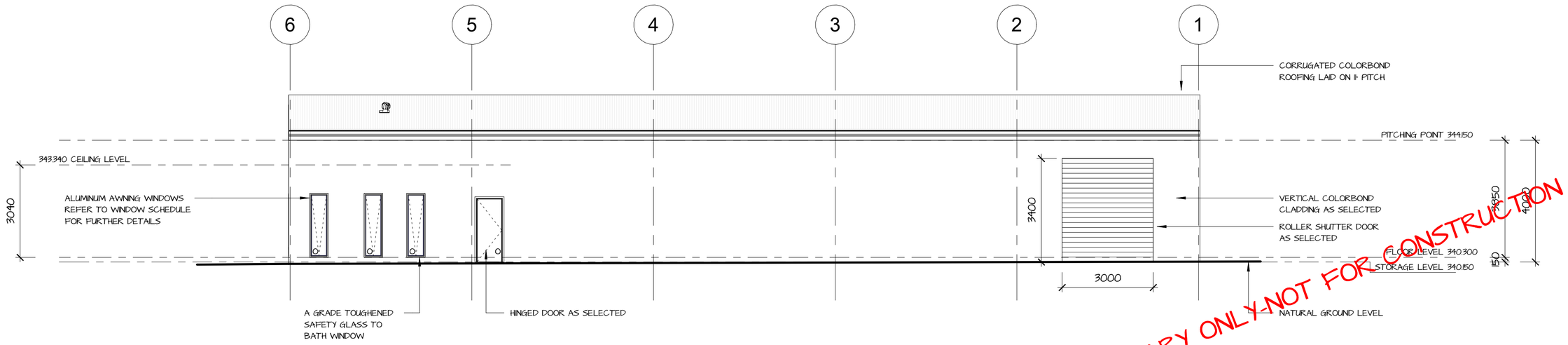

SOUTH EAST ELEVATION

1 : 100

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WIND SPEED CATEGORY NOTE:
BUILDING TIE-DOWNS TO BE PROVIDED IN ACCORDANCE WITH AS1684-2010 FOR AN ASSUMED DESIGN GUST WIND SPEED/WIND CLASSIFICATION AS NOMINATED BY THE ENGINEER. REFER TO AS1684 FOR CONSTRUCTION REQUIREMENTS.

WEEPHOLE NOTE:
WEEPHOLE SHALL BE LOCATED TO ACHIEVE THE REQUIRED MINIMUM HEIGHT CLEARANCES FROM FINISHED GROUND LEVEL AND CONCRETE PATHS IN ACCORDANCE WITH AS4663:
- 150mm ABOVE ADJACENT FINISHED GROUND LEVEL
- 75mm ABOVE FINISHED PAVED/CONCRETE AREAS THAT SLOPE AWAY FROM THE WALL or
- 50mm ABOVE FINISHED PAVED/CONCRETE AREAS THAT SLOPE AWAY FROM THE WALL AND ARE PROTECTED FROM THE DIRECT EFFECT OF WEATHER.

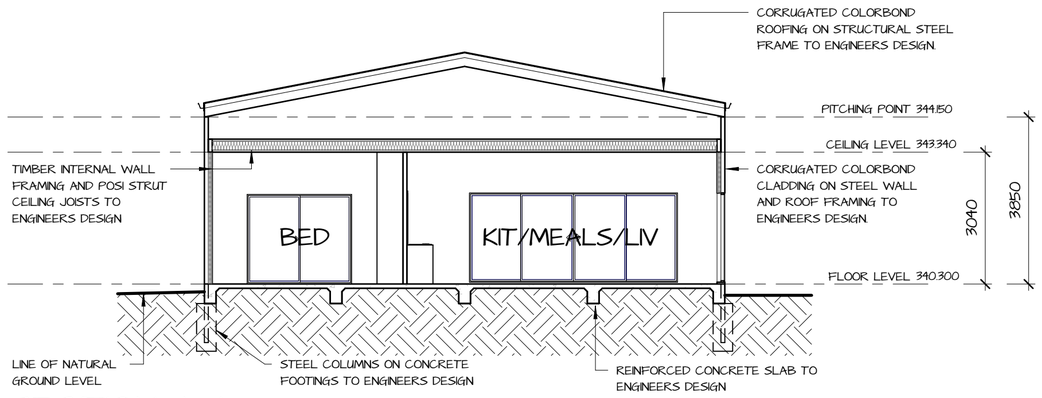
DAMP PROOF COURSE NOTE:
DAMP PROOF COURSES SHALL BE LOCATED AS LOW IN THE WALL AS POSSIBLE AND IN NO CASE HIGHER THAN THE FINISHED FLOOR LEVEL.

STAIR NOTE:
TREADS MUST HAVE A NOSING STRIP WITH A SLIP RESISTANCE CLASSIFICATION NOT LESS THAN THAT LISTED IN TABLE 3.9.1.3 OF THE NCC.

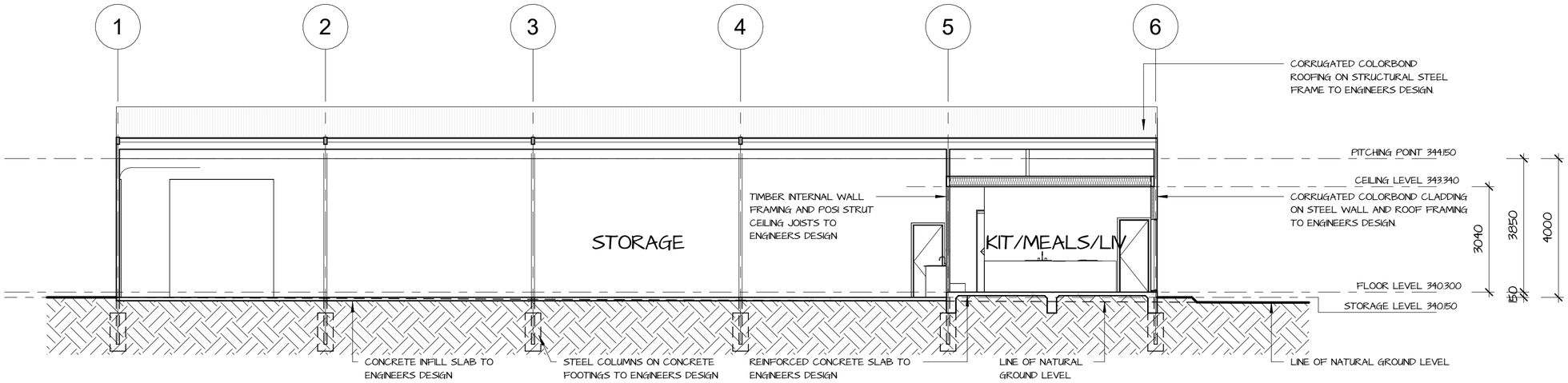
TERMITE PRONE NOTES:
THE EXPOSED EDGE OF THE SLAB SHOULD BE KEPT CLEAN. DEBRIS SUCH AS LEAVES SHOULD BE REMOVED TO ENSURE THE FULL 75mm OF THE SLAB IS ALWAYS VISIBLE. ANY PENETRATIONS IN THE CONCRETE SLAB MUST ALSO BE TREATED.

A TERMITE BARRIER SHALL DETER CONCEALED ENTRY TO THE BUILDING BY TERMITES. ALL STRUCTURAL ELEMENT OR IN CONTACT WITH THE GROUND SHALL BE TERMITE RESISTANT - eg PRESERVATIVE-TREATED TIMBERS IN ACCORDANCE WITH AS1604

SITE CLASSIFICATION:	P
SOIL REPORT NUMBER:	226234
BY:	GEOHUB GEOTECHNICAL
WIND CLASSIFICATION:	N3
BY:	GEOHUB GEOTECHNICAL



SECTION A-A
1 : 100



SECTION B-B
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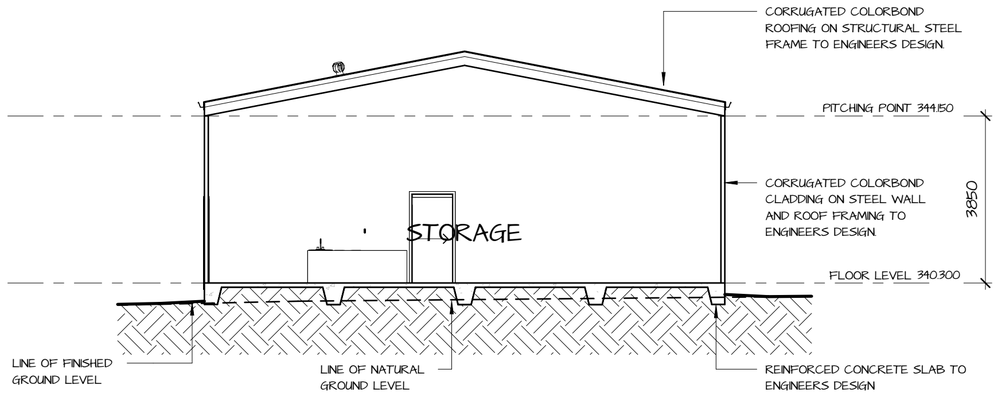

SECTION C-C
1 : 100

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LED DOWNLIGHT

LED DOWNLIGHT EXTERNAL

PENDANT

PENDANT EXTERNAL

IXL

FLUORESCENT SINGLE

FLUORESCENT DOUBLE

CEILING FAN WITH LIGHT

CEILING FAN

SINGLE GANG SWITCH

TWO GANG SWITCH

THREE GANG SWITCH

4 FOUR GANG SWITCH

DOUBLE GPO

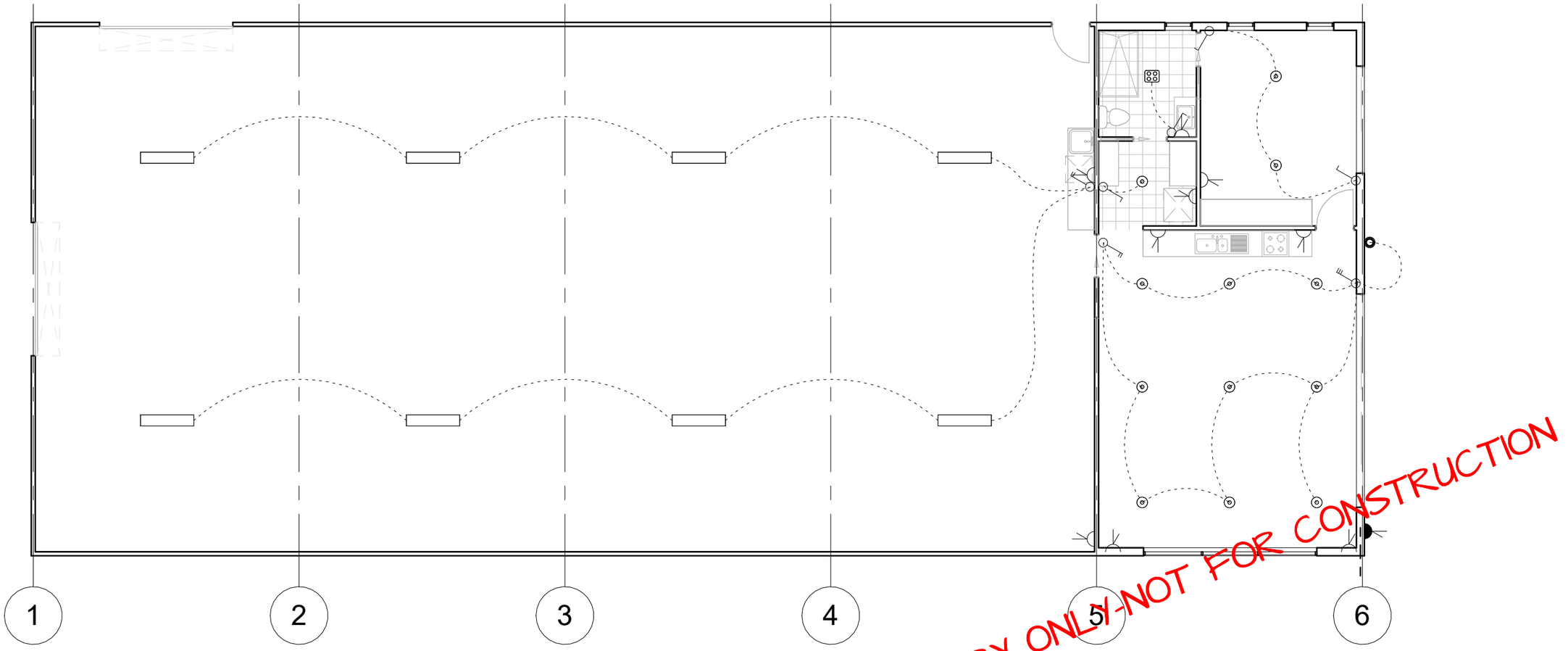
SINGLE GPO

DOUBLE WEATHERPROOF GPO

DWELLING max 5w/m2
GARAGE max 3w/m2
PORCH/ OUTDOOR LIVING/ CARPORTS max 4w/m2

NOTE:
- HEAT LAMPS ARE EXEMPT
- ARTIFICIAL LIGHTING TO COMPLY WITH NCC 3.12.5.5
- ARTIFICIAL LIGHTING AROUND THE PERIMETER OF A BUILDING MUST:
  (i) BE CONTROLLED BY A DAYLIGHT SENSOR
  or
  (ii) HAVE AN AVERAGE LIGHT SOURCE EFFICACY OF NOT LESS THAN 40 lumens/w
- ALL DOWNLIGHTS TO BE FITTED WITH DOWNLIGHT COVERS TO MANUFACTURES REQUIREMENTS

LIGHTING LAYOUT SCHEDULE				
ROOM NAME	AREA	LIGHTS (QTY)	TOTAL (W)	PERMITTED (W/m²)
BED	13.88 m²	2	18	76.9
KIT/MEALS/LIV	41.48 m²	6	54	213.3
P'TRY	4.30 m²	1	9	15.45
BATH	5.28 m²	1	9	29.05
L'DRY	4.48 m²	0	0	22.4
STORAGE	277.29 m²	8	320	831.87
ALFRESCO	Not Placed	1	40	87.96
Grand total: 7	346.71 m²		450	1276.93



ELECTRICAL LAYOUT

1 : 100

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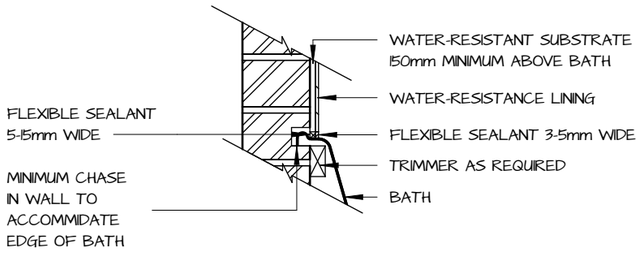
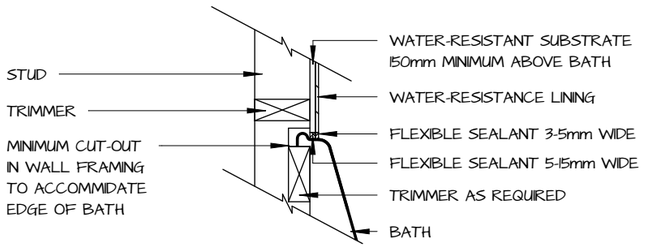
TYPICAL WALL AND BATH JUNCTIONS

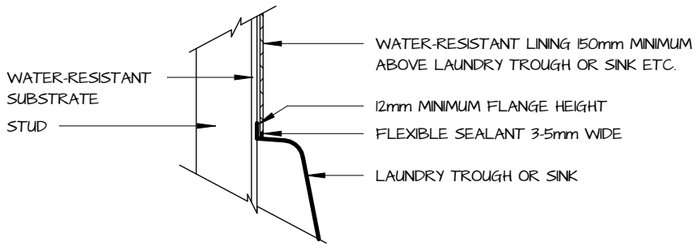


MASONRY WALL JUNCTION

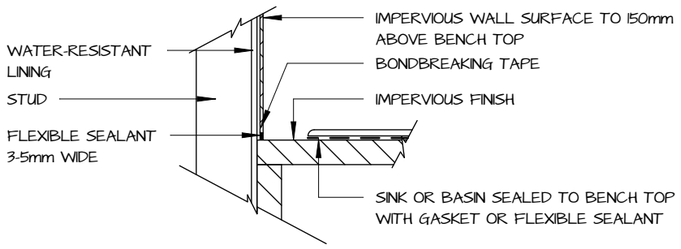


TIMBER WALL JUNCTION

TYPICAL WALL JUNCTIONS WITH FIXTURES

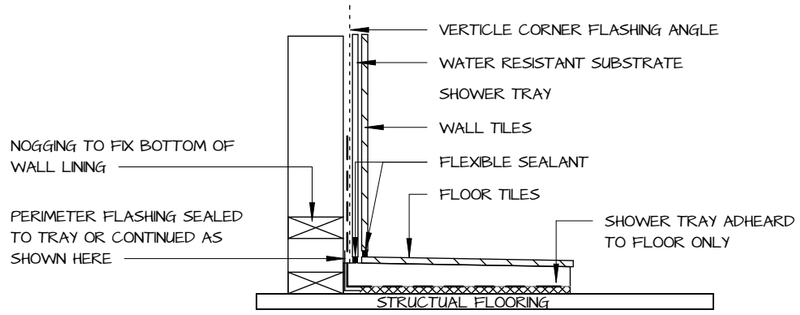


WALL AND LAUNDRY SINK JUNCTION

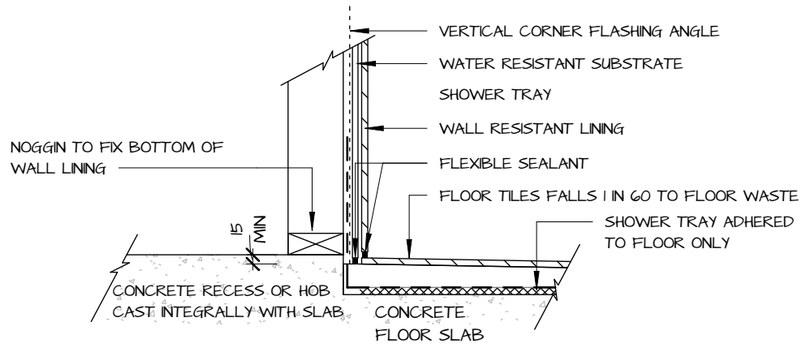


WALL AND BENCHTOP JUNCTION

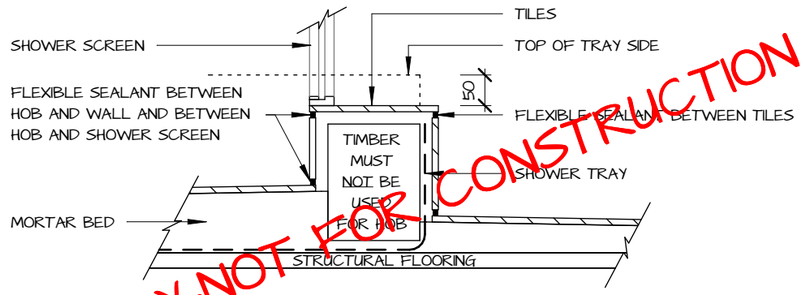
FLOORS IN SHOWER AREAS

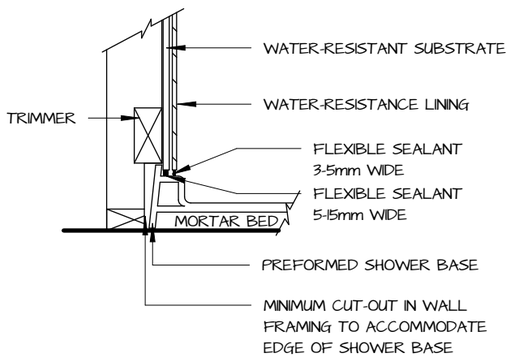


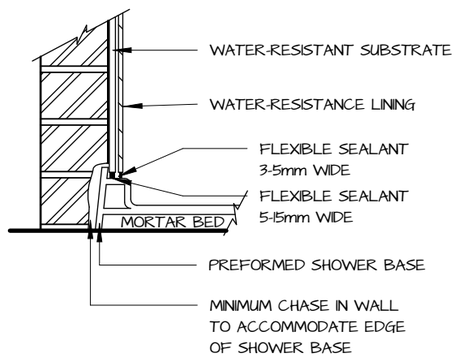
SHOWER TRAY ON TIMBER FLOOR

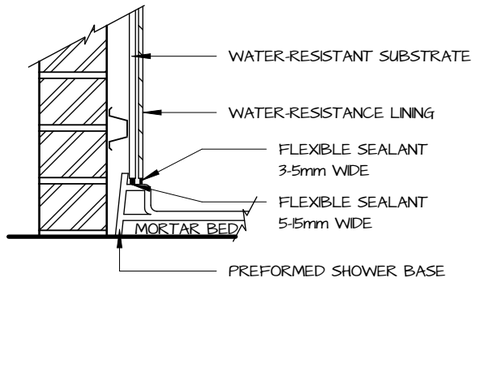


SHOWER TRAY ON CONCRETE FLOOR









TYPICAL INSTALLATION AS PREFORMED SHOWER TRAYS IN TIMBER FRAMED AND MASONRY WALLS

BRICK HOB INSIDE SHOWER TRAY

SCALE: N.T.S

*DETAILS ARE A GUIDE ONLY. ALL WATERPROOFING AND INSTALLATION SHOULD BE IN ACCORDANCE WITH AS3740

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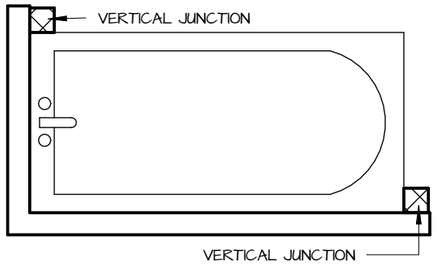
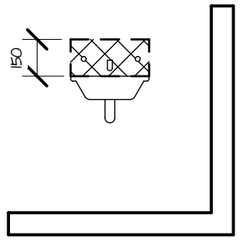
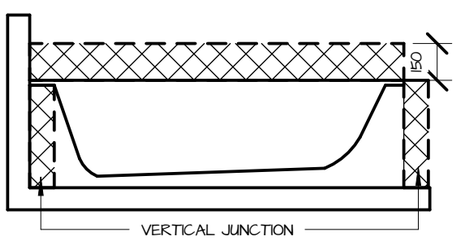
BATH AND WALL FIXTURES - AREA TO BE PROTECTED



FLOOR/BATH JUNCTIONS

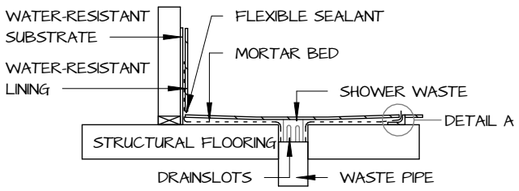


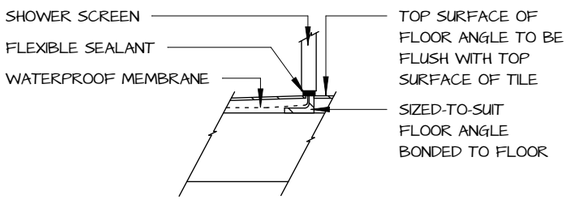
VESSEL ABUTTING WALL

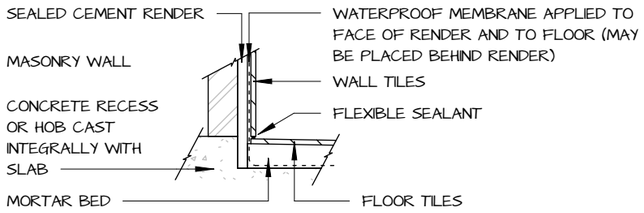


WALL/BATH JUNCTIONS

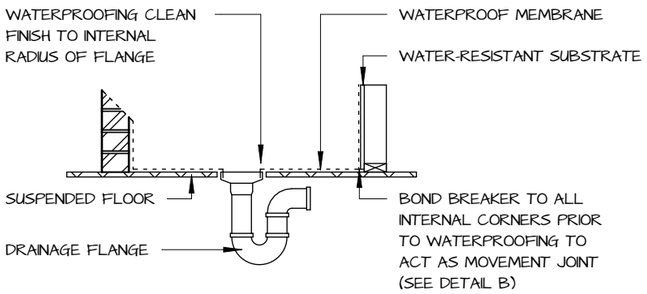
TYPICAL INSTALLATION OF WATERPROOF MEMBRANE TO SHOWER FLOOR

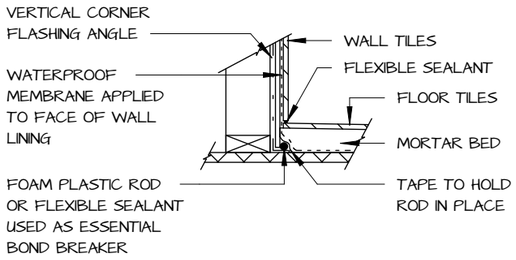






DETAIL A

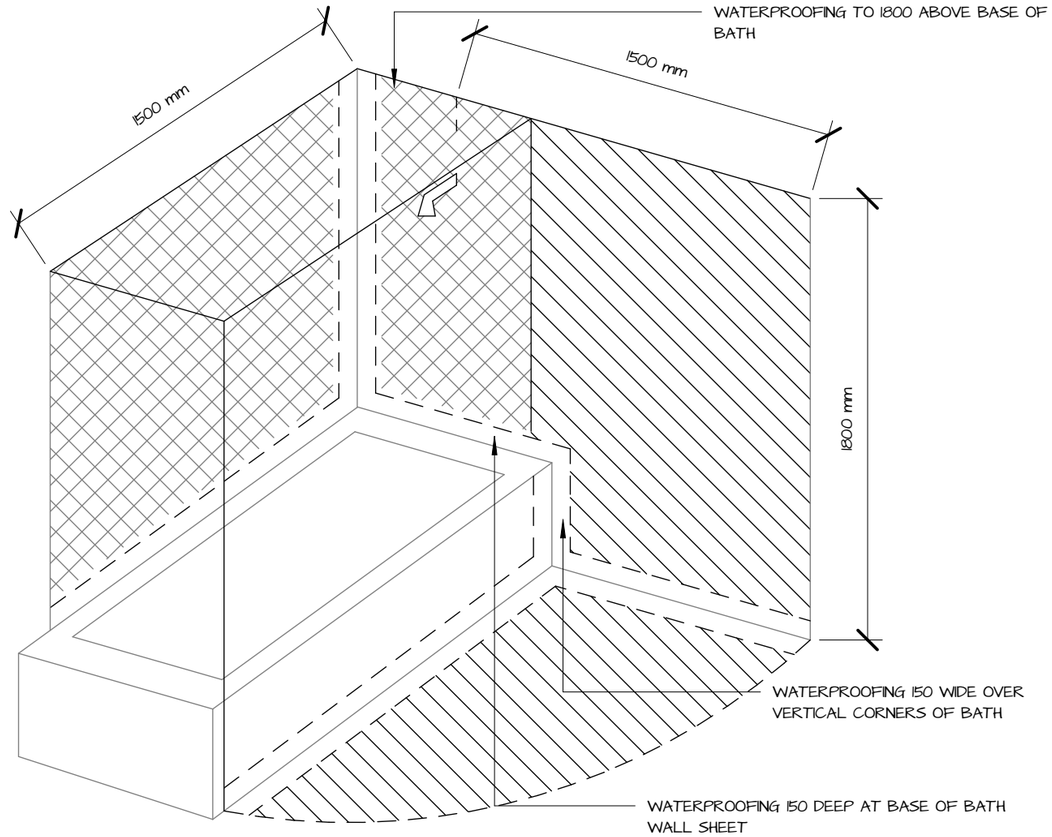


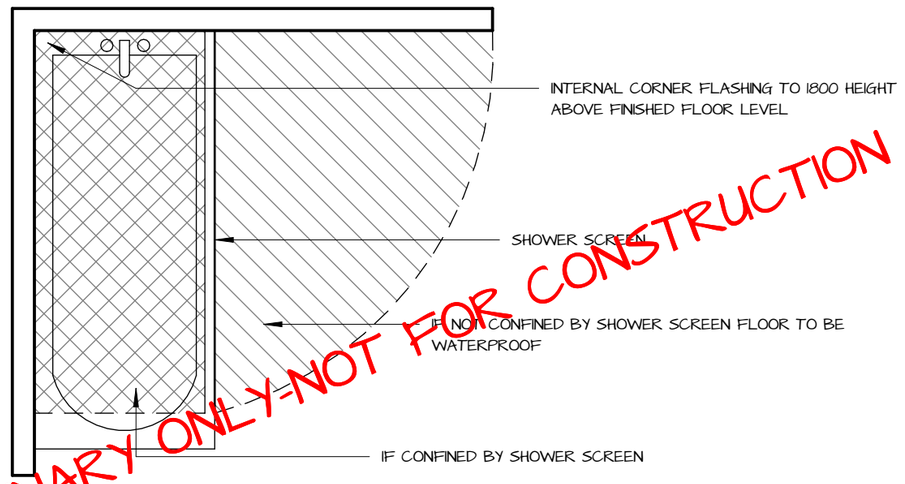


DETAIL B

SCALE: N.T.S

SHOWERS ABOVE BATHS - AREA TO BE PROTECTED





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QUALITY HOME DESIGN & DEVELOPMENTS
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info@qualityhomedesign.com.au
ABN: 45 616 372 724
Reg No.: DP-AD1078

PROPOSED: SHED FITOUT FOR DWELLING
FOR: Mr P DAVIDSON
AT: LOT 5 (No 451) IRONBARK ROAD INGLISTON 3342

DRAWN: AM	CHECKED: S MARRIOTT	ISSUE DATE: 14/09/23	ISSUE STATUS: CONSTRUCTION ISSUE	REVISION:

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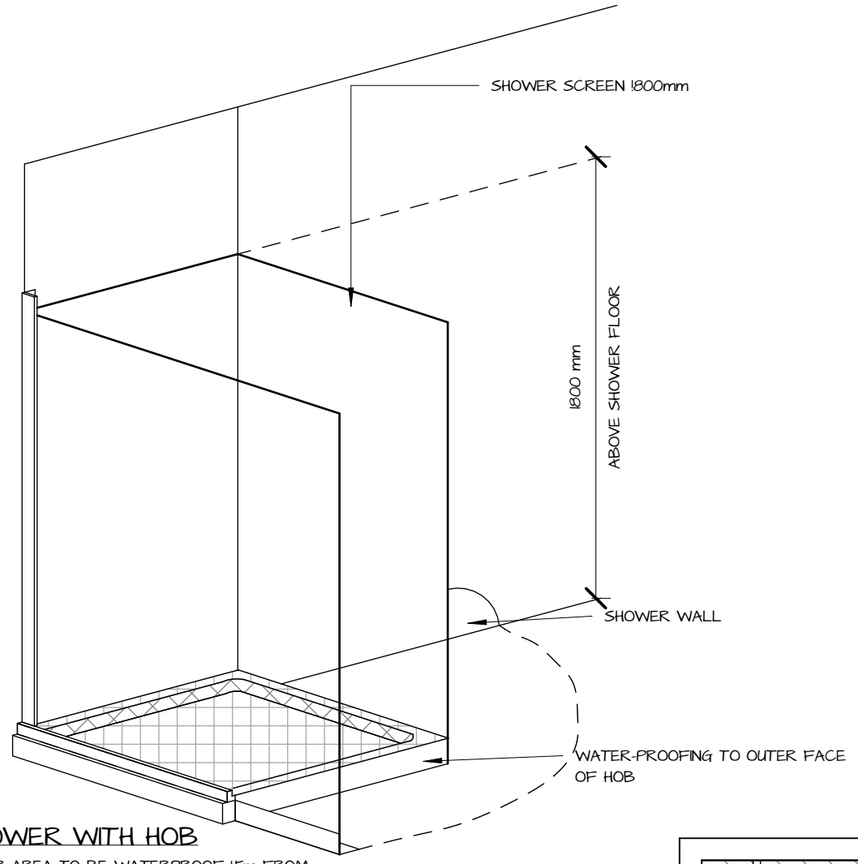
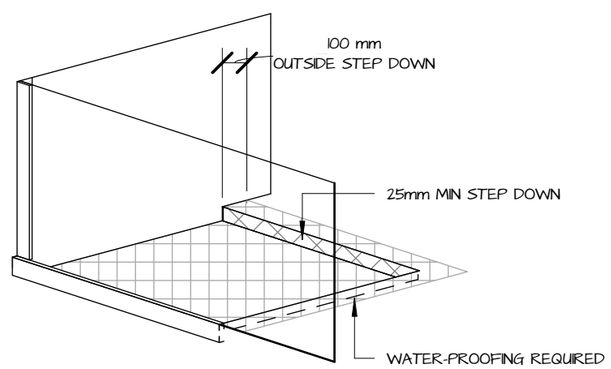
Job No.: 23024

ENCLOSED AND UNENCLOSED SHOWER - AREA TO BE PROTECTED



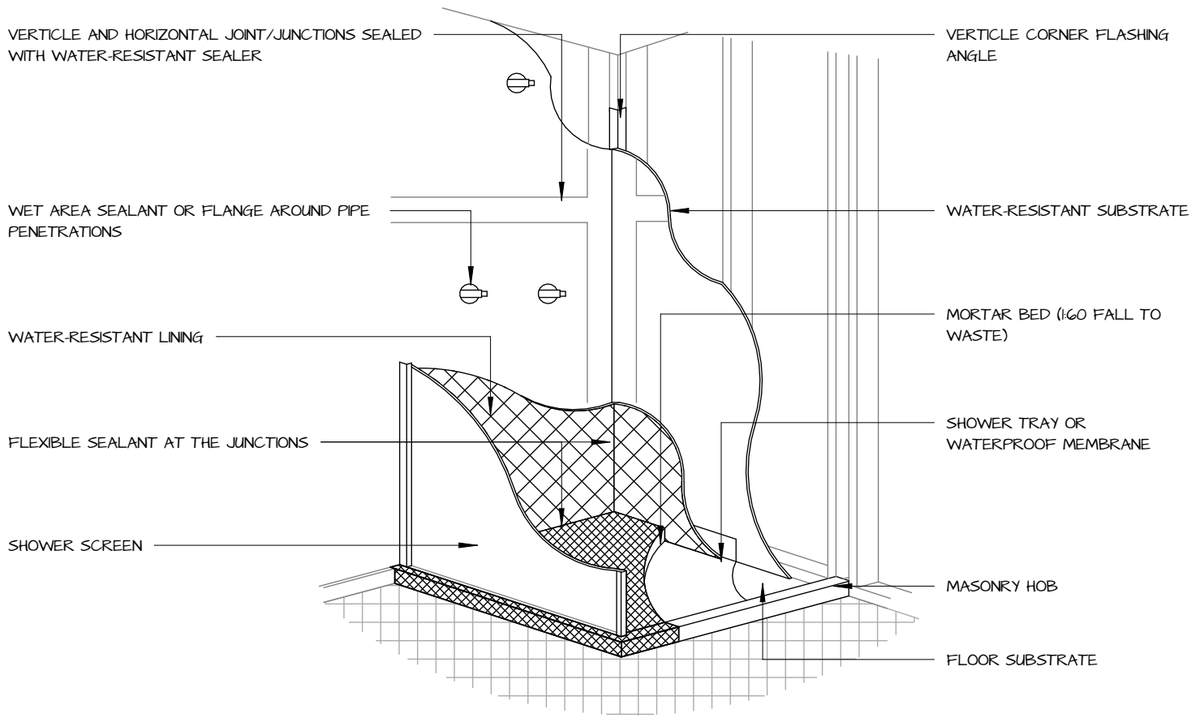
SHOWER WITH HOB

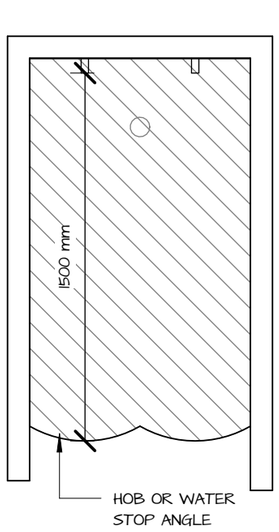
FLOOR AREA TO BE WATERPROOF 1.5m FROM SHOWER ROSE IF SHOWER IS NOT ENCLOSED



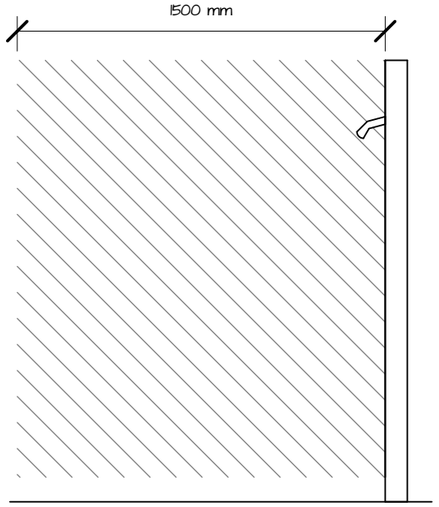
SHOWER WITH STEP DOWN

TYPICAL VIEW OF SHOWER RECESS AND LINING MATERIALS





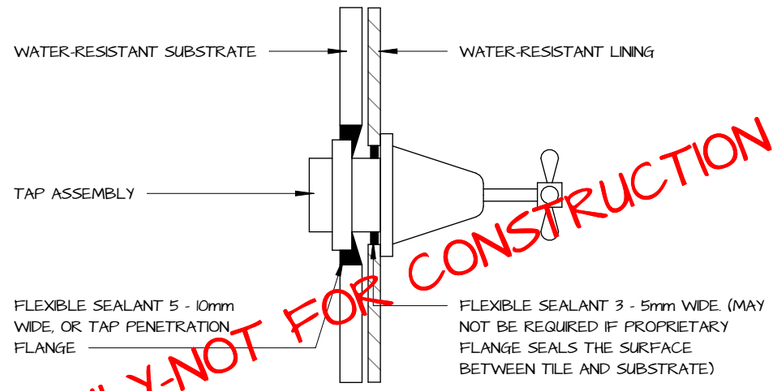
(i) PLAN VIEW



(ii) SIDE VIEW

SCALE: N.T.S

TYPICAL INSTALLATION OF TAP FLANGE



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