

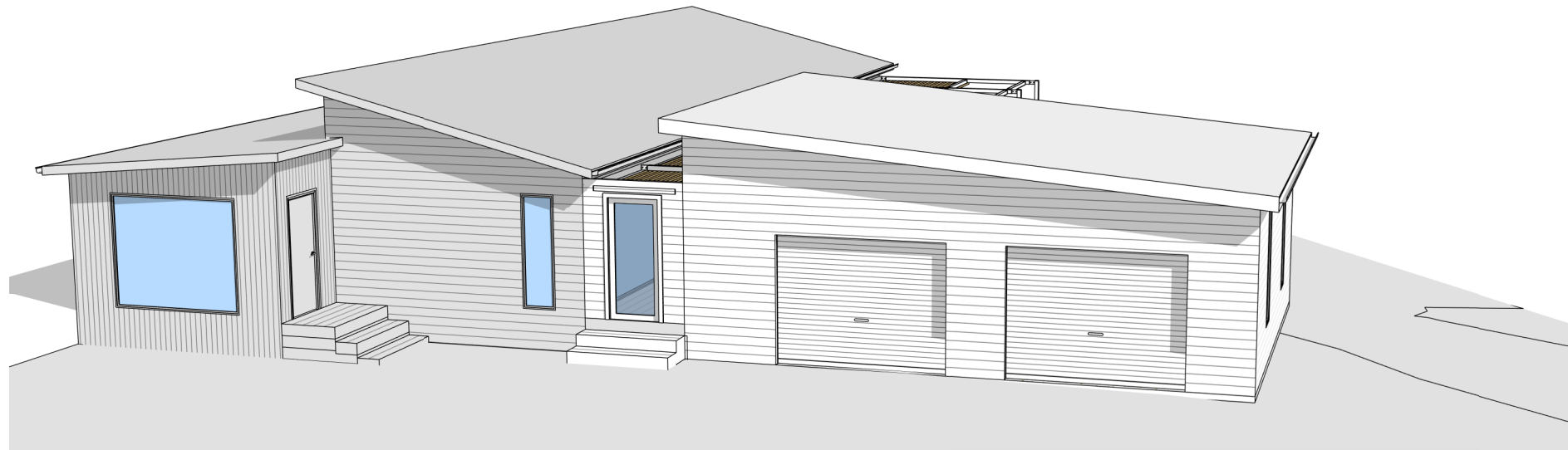
PROPOSED CARPORT & SHADE STRUCTURE

90 AMBROSE DRIVE, TOLMIE. VIC. 3723

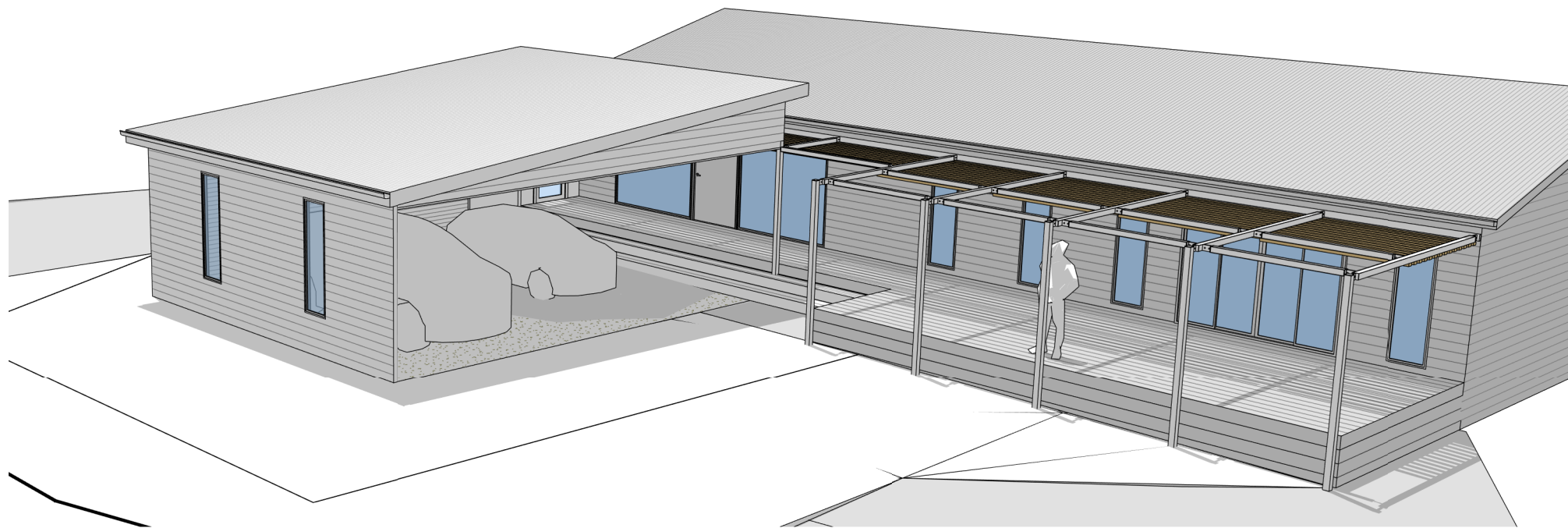
BUSHFIRE LEVEL = BAL 12.5

WIND RATING = N2


DRAWINGS INDEX		
Sheet No:	Sheet Name	Current Revision
A00	FRONT COVER	B
A01	SITE PLAN	B
A02	EXISTING FLOOR PLAN	B
A03	FLOOR PLAN	B
A04	ROOF PLAN	B
A05	ELEVATIONS	B
A06	SECTION A	B
A07	SECTION B	B
A08	GENERAL NOTES	B

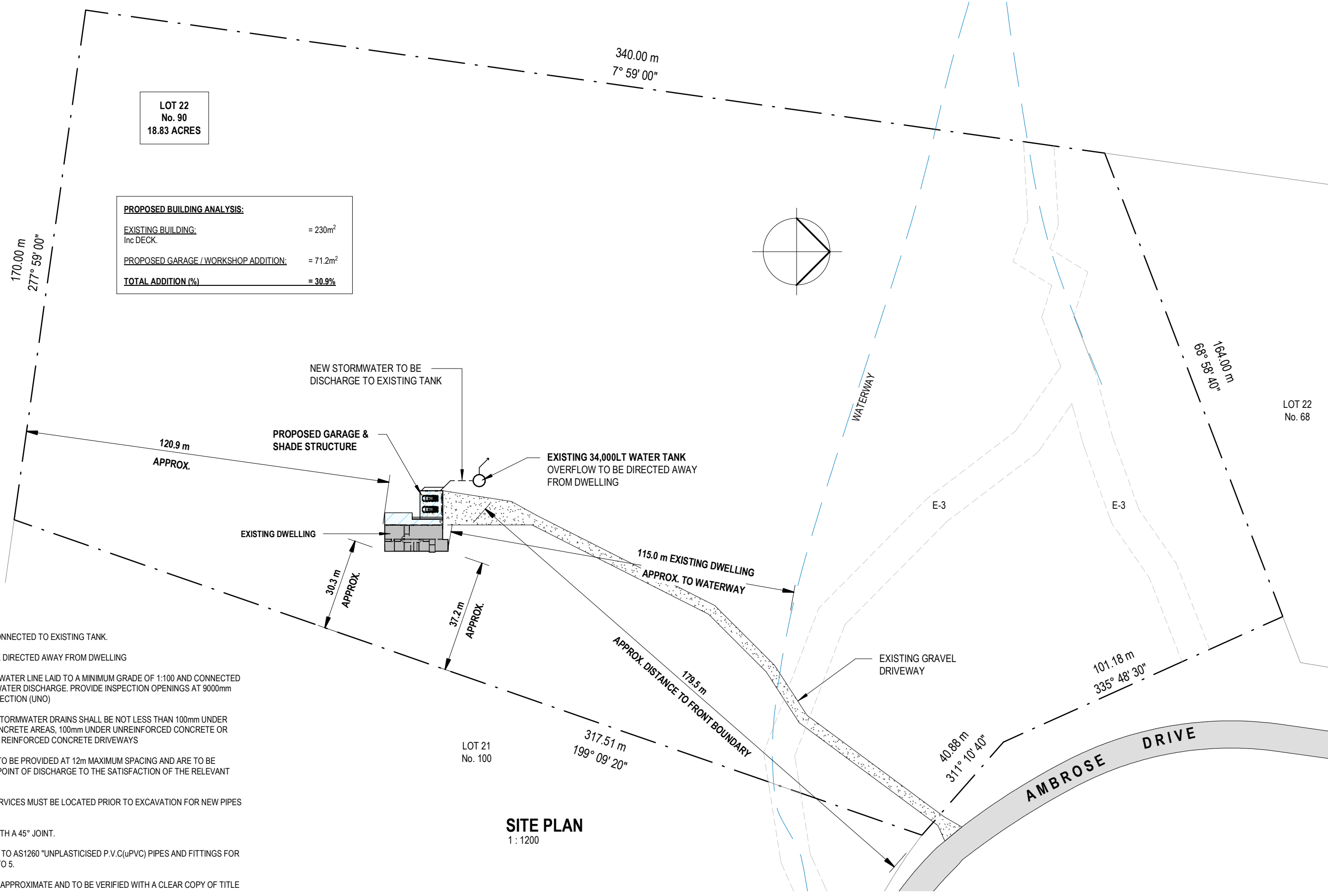


LOCATION PLAN



21/02/2025 9:09:00 AM

REVISION SCHEDULE:		CONSTRUCTION	IMPORTANT NOTE:	AGC DESIGN DRAFTING	CLIENT:	PROJECT:	DRAWING TITLE:	DRAWN: AG	DRAWING No:
Rev	Description:	Date:	A full site measure is to be carried out prior to any construction commencing on site. All site measurements are to be checked against drawings. Any changes are to be made by designer to drawings prior to commencement on site. All dimensions are to be checked on site before commencement of work or manufacturing of any items. These drawings are the property of Angelo Greco Consulting Pty Ltd. and must not be reproduced or copied wholly or in part without permission. Use figured dimensions in reference to scale.	 HOUSE DESIGN RENOVATIONS TOWN PLANNING E: angelo@AGCdesigndrafting.com M: 0437 274 333 Building Practitioners Reg: DP-AD-398	MATTHEW JOHNSTON	PROPOSED CARPORT & SHADE STRUCTURE 90 AMBROSE DRIVE, TOLMIE. VIC. 3723	FRONT COVER	SCALE @ A3:	A00
A	CONSTRUCTION	09.11.2024							Rev No: B
B	REVISED CONSTRUCTION	21.02.2025							
P1	ISSUE TO BUILDER / ENGINEER	24.09.2024							



**LOT 22
No. 90
18.83 ACRES**

PROPOSED BUILDING ANALYSIS:

EXISTING BUILDING: = 230m²
Inc DECK.

PROPOSED GARAGE / WORKSHOP ADDITION: = 71.2m²

TOTAL ADDITION (%) = 30.9%

SITE NOTES:

ALL NEW STORMWATER TO BE CONNECTED TO EXISTING TANK.

EXISTING TANK OVERFLOW TO BE DIRECTED AWAY FROM DWELLING

100mm DIA. 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 ctrs AND AT EACH CHANGE OF DIRECTION (UNO)

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

90Ø DOWNPIPES ARE REQUIRED TO BE PROVIDED AT 12m MAXIMUM SPACING AND ARE TO BE CONNECTED TO THE APPROVED POINT OF DISCHARGE TO THE SATISFACTION OF THE RELEVANT BUILDING SURVEYOR

ALL EXISTING UNDERGROUND SERVICES MUST BE LOCATED PRIOR TO EXCAVATION FOR NEW PIPES LINES

ALL PIPE JUNCTIONS SHALL BE WITH A 45° JOINT.

ALL uPVC PIPES SHALL CONFORM TO AS1260 "UNPLASTICISED P.V.C(uPVC) PIPES AND FITTINGS FOR SEWAGE APPLICATIONS" PART 1 TO 5.

ALL BOUNDARY DIMENSIONS ARE APPROXIMATE AND TO BE VERIFIED WITH A CLEAR COPY OF TITLE

SITE LEVELS & FINISHED FLOOR LEVELS TO BE VERIFIED PRIOR TO ANY WORKS COMMENCING

SITE PLAN
1 : 1200

21/02/2025 9:09:00 AM

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B	REVISED CONSTRUCTION	21.02.2025	
P1	ISSUE TO BUILDER / ENGINEER	24.09.2024	

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HOUSE DESIGN | RENOVATIONS | TOWN PLANNING

E: angelo@AGCdesigndrafting.com M: 0437 274 333
Building Practitioners Reg: DP-AD-398

CLIENT:
MATTHEW JOHNSTON

PROJECT:
PROPOSED CARPORT & SHADE STRUCTURE
90 AMBROSE DRIVE, TOLMIE. VIC. 3723

DRAWING TITLE:
SITE PLAN

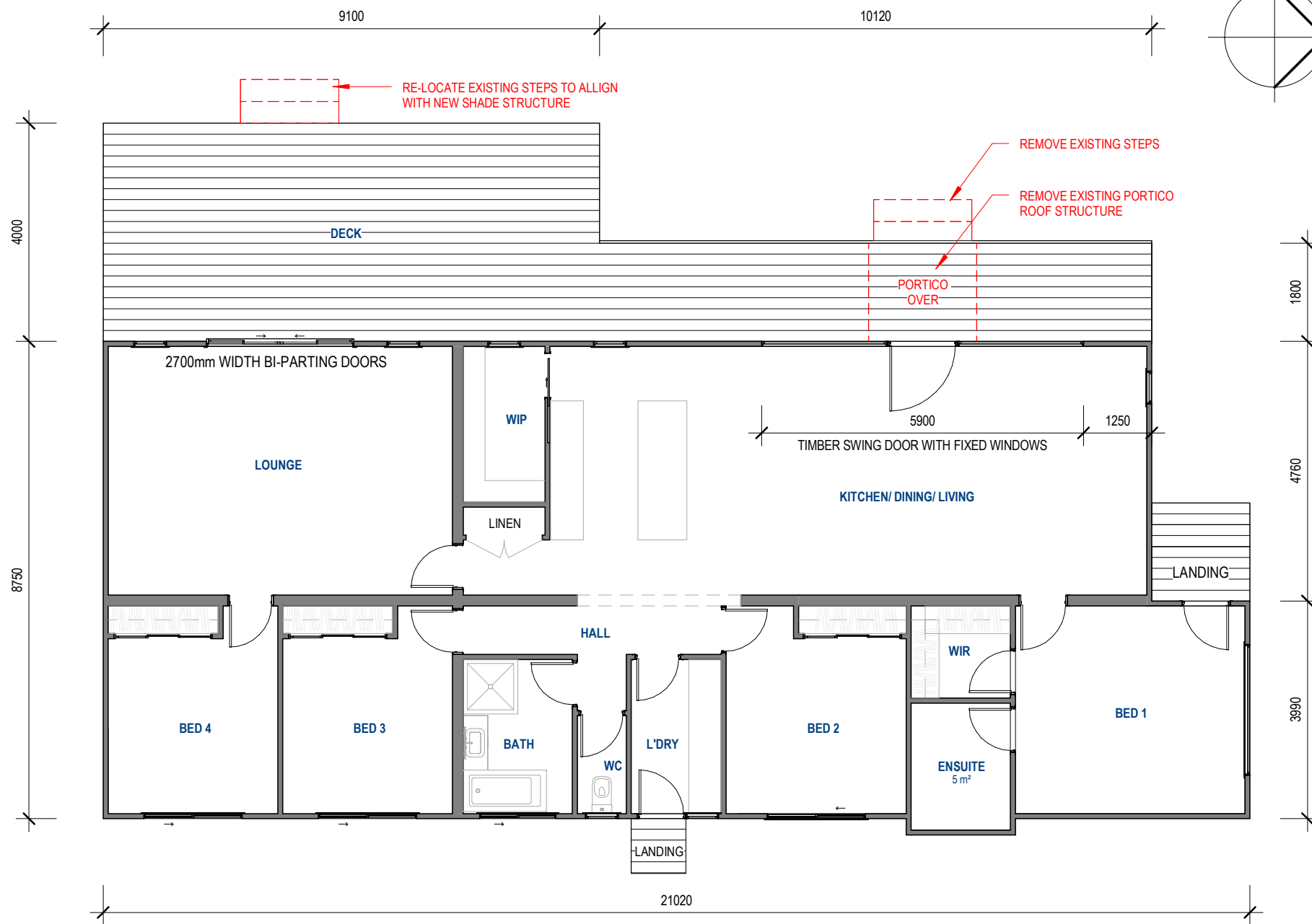
DRAWN: AG
SCALE @ A3:
1 : 1200

DRAWING No:
A01
Rev No:
B

DEMOLITION NOTES:

ALL DEMOLITION WORK TO COMPLY WITH A.S. 2601 -2001 (THE DEMOLITION OF STRUCTURES). DEMOLITION WORK ALSO TO COMPLY WITH THE REQUIREMENTS OF APPLICABLE BUILDING REQUIREMENTS AND LOCAL COUNCIL BY-LAWS.

BUILDER TO PROVIDE MEASURES REQUIRED BY MUNICIPAL AND STATE ORDINARIES LAWS AND REGULATIONS FOR THE PROTECTION OF SURROUNDING PROPERTY, FOOTPATHS, STREETS, CURBS AND THE PUBLIC. OCCUPANTS AND WORKERS DURING DEMOLITION OPERATIONS. CARRYING OUT MEASURES INCLUDE BARRICADES, FENCES, WARNING LIGHTS AND SIGNS RUBBISH CHUTES ETC.



EXISTING FLOOR PLAN

1 : 100

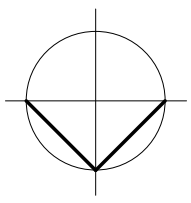
EXISTING BUILDING: = 230m²
Inc DECK.

21/02/2025 9:09:00 AM

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A	CONSTRUCTION	09.11.2024	Rev No:						
B	REVISED CONSTRUCTION	21.02.2025	B						
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PROPOSED BUILDING ANALYSIS:	
EXISTING BUILDING: Inc DECK.	= 230m ²
PROPOSED GARAGE / WORKSHOP ADDITION:	= 71.2m ²
TOTAL ADDITION (%)	= 30.9%



TERMITES:
SITE TO BE TREATED AGAINST SUBTERRANEAN TERMITES IN ACCORDANCE WITH AS 3660.1-2000 TO LOCAL AUTHORITIES SATISFACTION

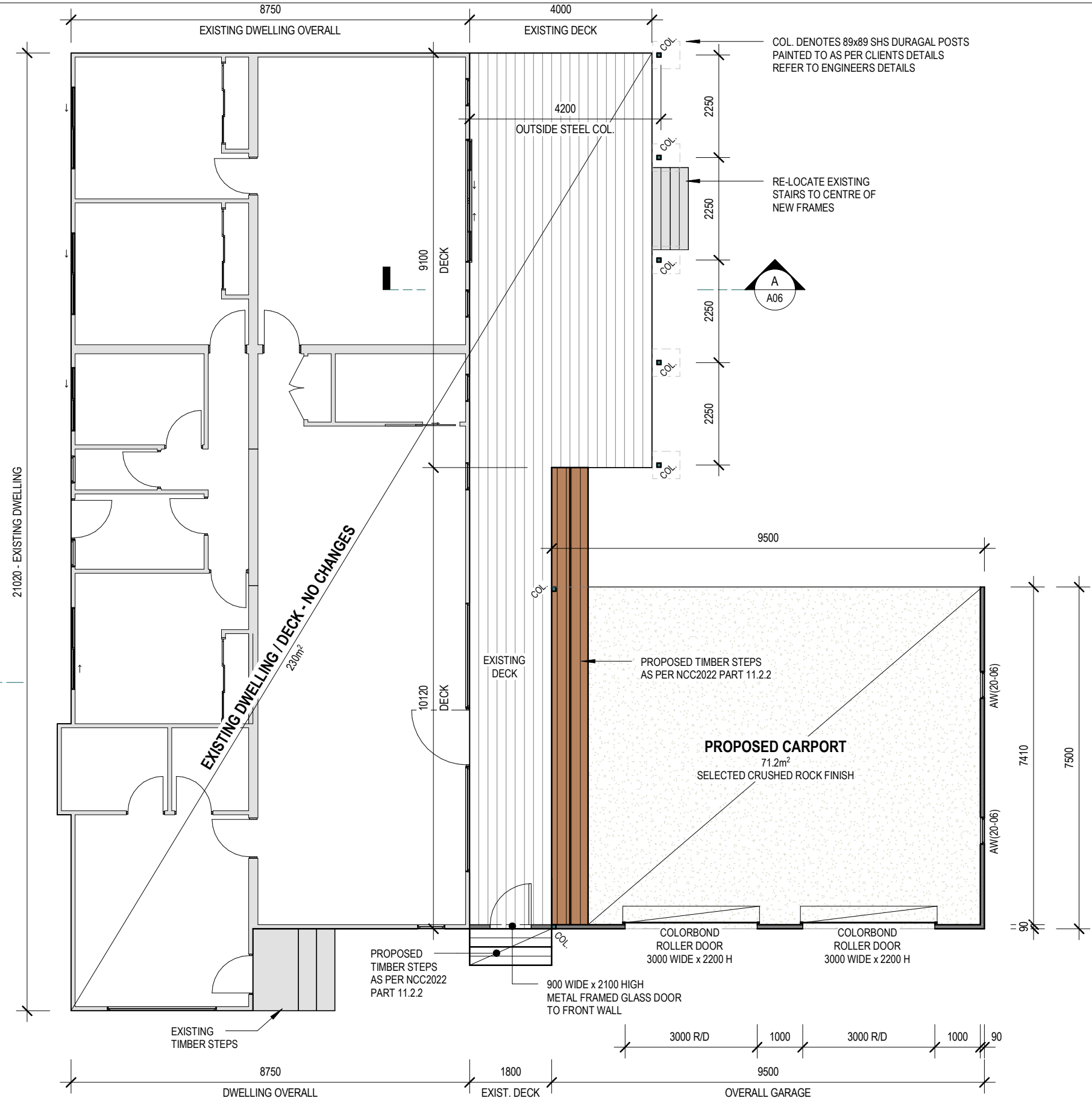
STEPS:
RISERS: 115 - 190mm
GOING: 240 - 355mm
GAPS IN OPEN STAIRS TO BE LESS THAN 125mm
AS PER NCC2022-V2 PART 11.2.2 SLIP RESISTANCE & COMPLIANCE WITH AS/NZS 1170.1

BUILDER:
BUILDER TO CHECK ALL DIMENSIONS ON SITE PRIOR TO SETTING OUT / ORDERING ANY MATERIALS

BAL 12.5
MINIMUM CONSTRUCTION REQUIREMENTS SHALL COMPLY WITH AS3959-2018
SECTION 3: CONSTRUCTION GENERAL
SECTION 5: CONSTRUCTION REQ. FOR BAL12.5

ALL JOINTS TO THE EXTERNAL SURFACE MATERIAL OF WALLS/ROOFS SHALL BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT-JOINED

ALL EXTERNAL VENTS / WEEPHOLES SHALL BE SCREENED WITH A MESH MADE OF CORROSION-REISTANT STEEL, BRONZE OR ALUMINIUM WITH MIN ALLOWABLE APERTURE SIZE TO BE 2mm



LIGHTING NOTE:
ALL LIGHTS TO COMPLY WITH NCC2022-HP-PART 13.7.6 ARTIFICIAL LIGHTING

LIGHTING ALLOWANCE:
3W/m² FOR GARAGE / CARPORT

ELECTRICAL CONTRACTOR TO SUPPLY AND INSTALL ALL WIRING AND FITTINGS UNLESS OTHERWISE SPECIFIED. ALL WIRING, FITTINGS AND INSTALLATION TO COMPLY WITH AUSTRALIAN STANDARDS AS3000-2000

ELECTRICAL CONTRACTOR TO INCLUDE FOR PROVIDING WEATHERPROOF EXTERNAL POWER OUTLETS IF REQUIRED

ALL LIGHT FITTINGS TO BE SELECTED BY OWNER / BUILDER

INTERNAL POWER OUTLETS TO BE LOCATED 300mm ABOVE THE FLOOR

EXTERNAL POWER OUTLETS TO BE LOCATED 1000mm ABOVE FLOOR.

LIGHT CONTROL POINTS SHALL BE LOCATED 1000mm FROM THE FLOOR

21/02/2025 9:09:01 AM

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B	REVISED CONSTRUCTION	21.02.2025	
P1	ISSUE TO BUILDER / ENGINEER	24.09.2024	

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Building Practitioners Reg: DP-AD-398

CLIENT:
MATTHEW JOHNSTON

PROJECT:
PROPOSED CARPORT & SHADE STRUCTURE
90 AMBROSE DRIVE, TOLMIE. VIC. 3723

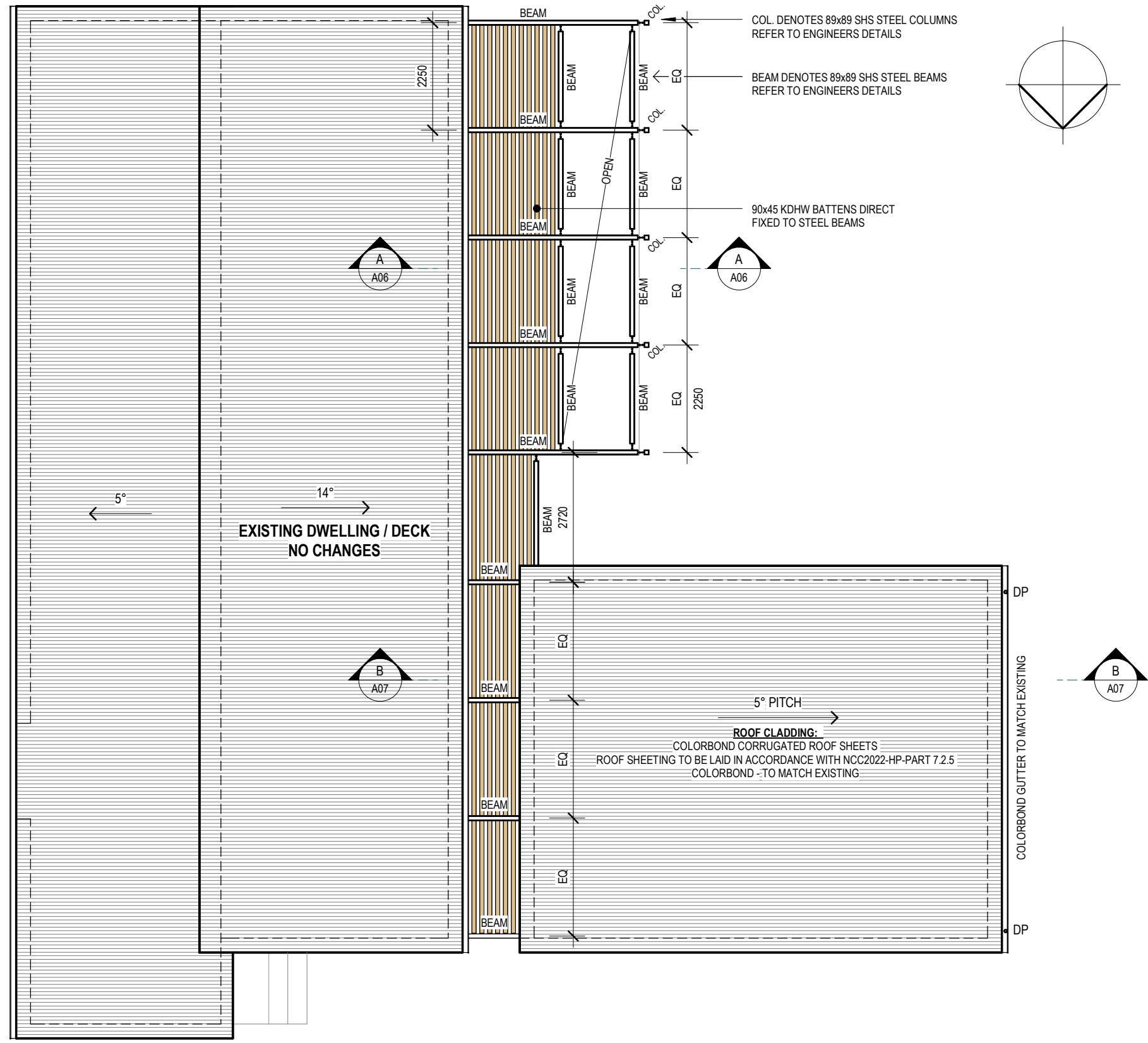
DRAWING TITLE:
FLOOR PLAN

DRAWN: AG
DRAWING No: A03
SCALE @ A3:
1 : 100
Rev No: B

ROOF SARKING/BLANKET:
 BRADFORD ANTICON R1.8 ROOF BLANKET (OR SIMILAR FOIL FACED EARTHWOOL / GLASSWOOL BAL 12.5 COMPLIANT ROOF BLANKET) INSTALLED TO THE ENTIRE ROOF AREA OVER THE TOP OF BATTENS

EXTEND SARKING 50mm BEYOND FASCIA INTO GUTTER

ALL JOINS SHALL BE COVERED, SEALED, OVERLAPPED (MIN 150mm), BACKED OR BUTT-JOINTED & TAPED



BAL 12.5
 MINIMUM CONSTRUCTION REQUIREMENTS SHALL COMPLY WITH AS3959-2018 SECTION 3: CONSTRUCTION GENERAL SECTION 5: CONSTRUCTION REQ. FOR BAL12.5

ALL JOINTS TO THE EXTERNAL SURFACE MATERIAL OF WALLS/ROOFS SHALL BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT-JOINTED

ALL EXTERNAL VENTS / WEEPHOLES SHALL BE SCREENED WITH A MESH MADE OF CORROSION-REISTANT STEEL, BRONZE OR ALUMINIUM WITH MIN ALLOWABLE APERTURE SIZE TO BE 2mm

PROPOSED ROOF PLAN
 1 : 100

21/02/2025 9:09:01 AM

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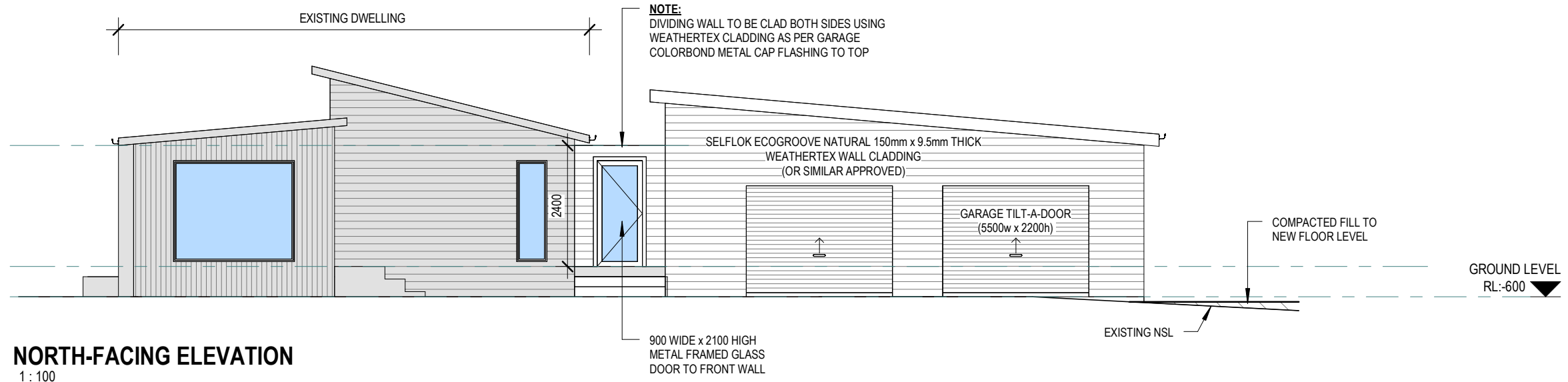
CLIENT:
 MATTHEW JOHNSTON

PROJECT:
 PROPOSED CARPORT & SHADE STRUCTURE
 90 AMBROSE DRIVE, TOLMIE. VIC. 3723

DRAWING TITLE:
 ROOF PLAN

DRAWN: AG
 SCALE @ A3:
 1 : 100

DRAWING No:
A04
 Rev No:
B

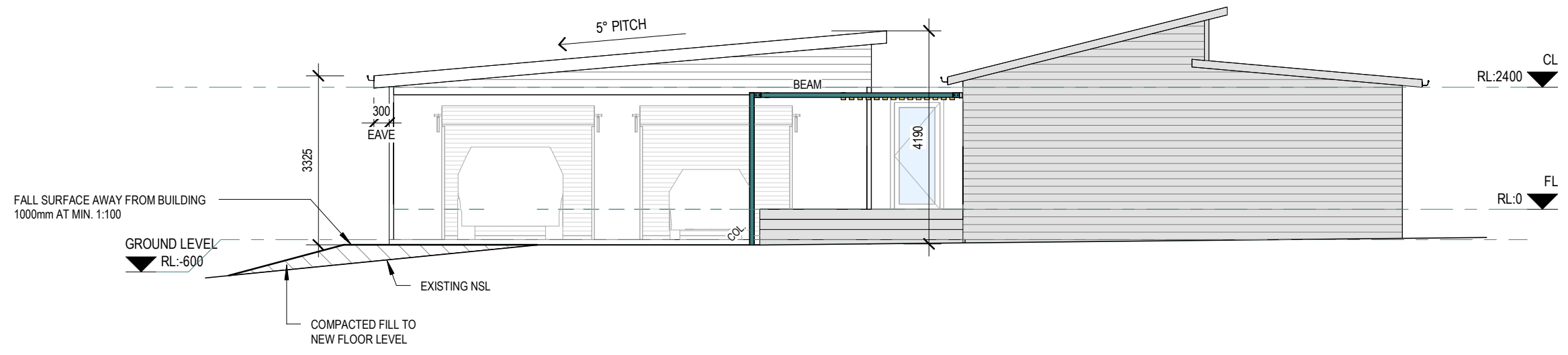


NORTH-FACING ELEVATION
1 : 100

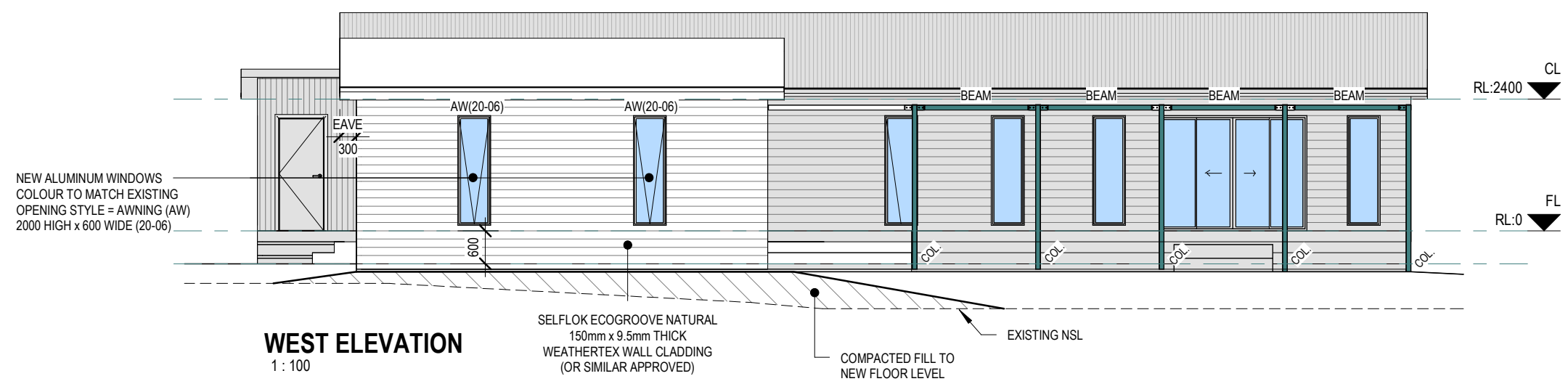
BAL 12.5
MINIMUM CONSTRUCTION REQUIREMENTS SHALL COMPLY WITH AS3959-2018
SECTION 3: CONSTRUCTION GENERAL
SECTION 5: CONSTRUCTION REQ. FOR BAL12.5

ALL JOINTS TO THE EXTERNAL SURFACE MATERIAL OF WALLS/ROOFS SHALL BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT-JOINTED

ALL EXTERNAL VENTS / WEEPHOLES SHALL BE SCREENED WITH A MESH MADE OF CORROSION-REISTANT STEEL, BRONZE OR ALUMINIUM WITH MIN ALLOWABLE APERTURE SIZE TO BE 2mm



SOUTH ELEVATION
1 : 100



WEST ELEVATION
1 : 100

21/02/2025 9:09:01 AM

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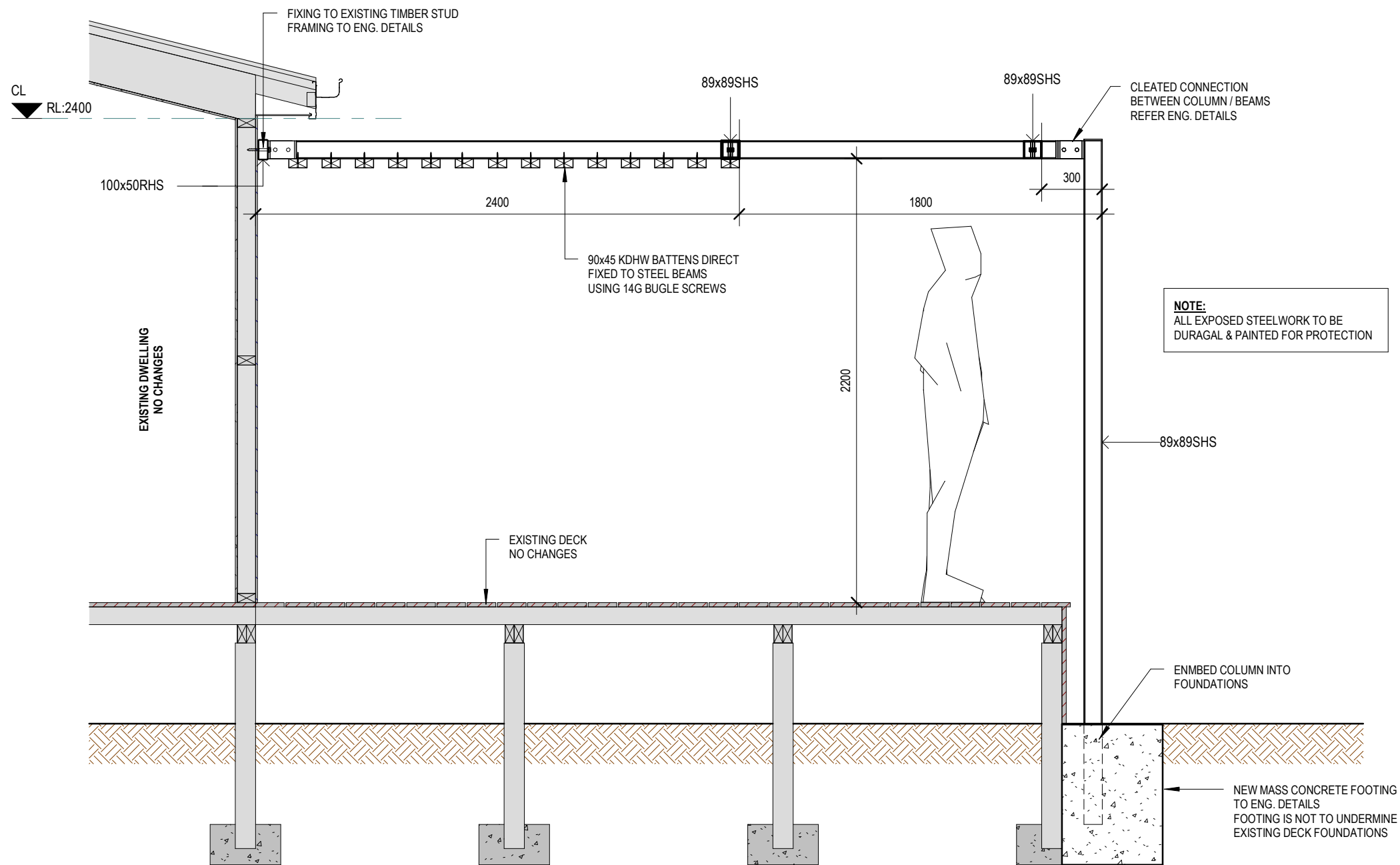
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Building Practitioners Reg: DP-AD-398

CLIENT:
MATTHEW JOHNSTON

PROJECT:
PROPOSED CARPORT & SHADE STRUCTURE
90 AMBROSE DRIVE, TOLMIE. VIC. 3723

DRAWING TITLE:
ELEVATIONS

DRAWN: AG
DRAWING No: A05
SCALE @ A3:
1 : 100
Rev No: B




SECTION

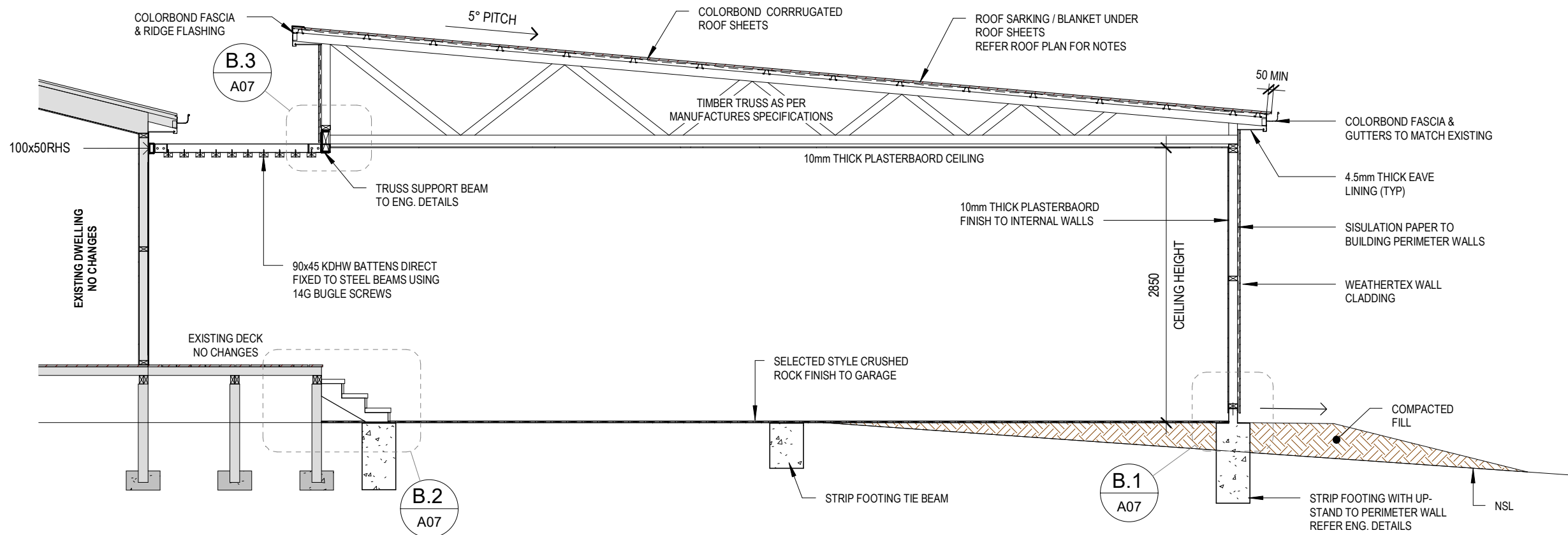
A

SCALE: 1 : 25

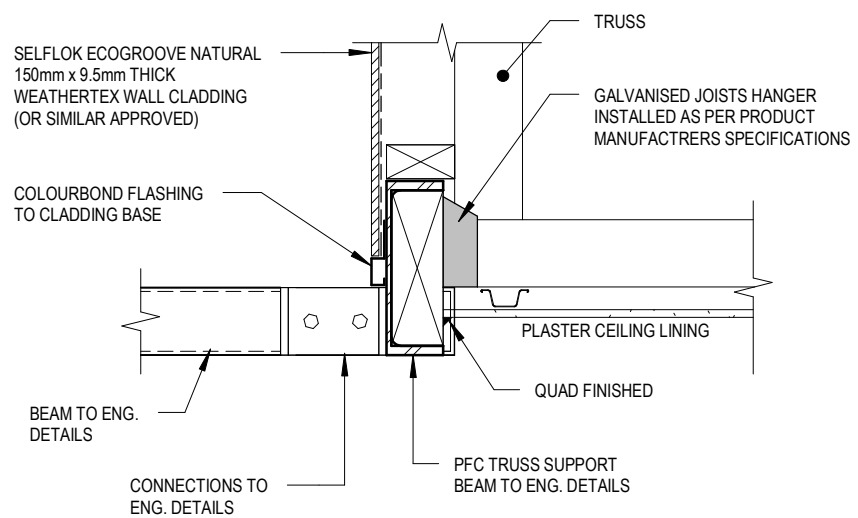
A03

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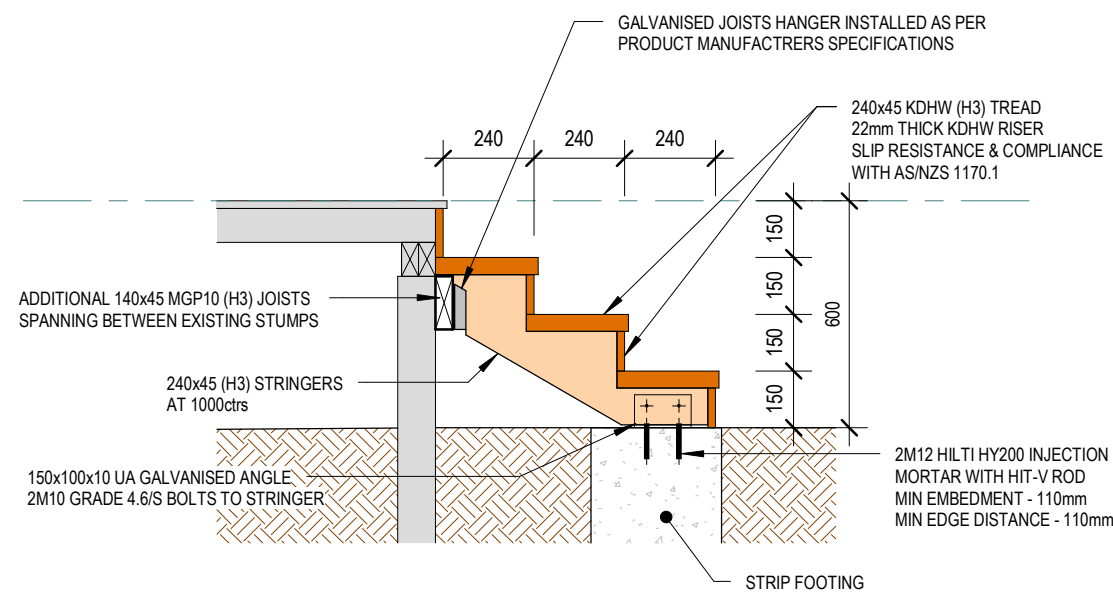
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A	CONSTRUCTION	09.11.2024							Rev No:
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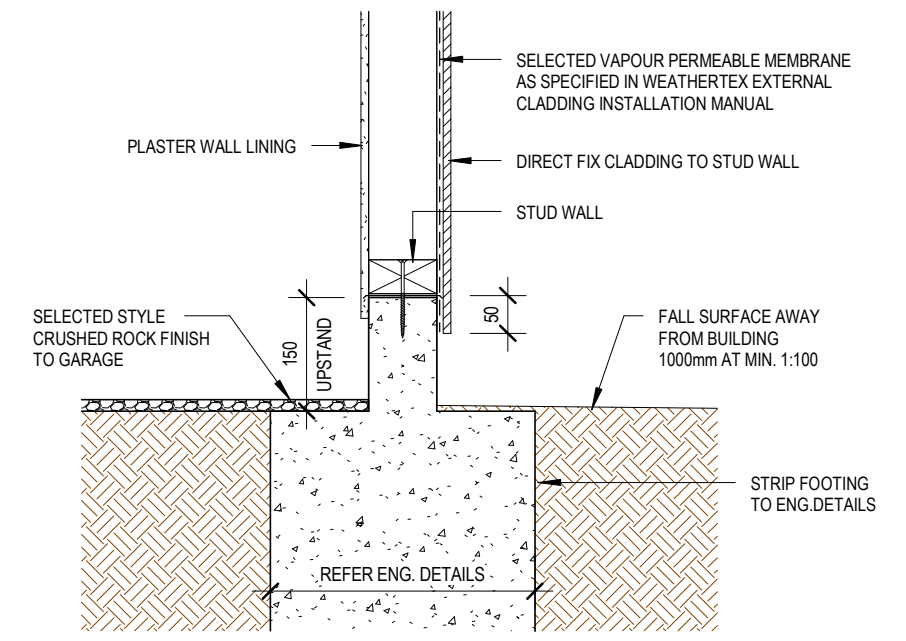
SECTION B
SCALE: 1 : 50



DETAIL B.3
SCALE: 1 : 10



DETAIL B.2
SCALE: 1 : 20



DETAIL B.1
SCALE: 1 : 10

21/02/2025 9:09:01 AM

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Building Practitioners Reg: DP-AD-398

CLIENT: MATTHEW JOHNSTON	PROJECT: PROPOSED CARPORT & SHADE STRUCTURE 90 AMBROSE DRIVE, TOLMIE. VIC. 3723	DRAWING TITLE: SECTION B	DRAWN: AG	DRAWING No: A07
			SCALE @ A3: As indicated	Rev No: B

GENERAL NOTES & SPECIFICATIONS:

GENERAL NOTES

ALL MATERIALS AND WORK PRACTICES MUST COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS 2018, NCC2022 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN.

ALL MATERIALS AND CONSTRUCTION PRACTICE MUST MEET THE PERFORMANCE REQUIREMENTS OF THE NCC2022. WHERE AN ALTERNATIVE SOLUTION IS PROPOSED THEN, PRIOR TO IMPLEMENTATION OR INSTALLATION, IT FIRST MUST BE ASSESSED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR AS MEETING THE PERFORMANCE REQUIREMENTS OF THE NCC2022 - VOLUME 2.

ALL WORKS MUST COMPLY TO THE FOLLOWING AUSTRALIAN STANDARDS;

- AS 1288(2021) - GLASS IN BUILDINGS: SELECTION AND INSTALLATION
- AS 1562.1(2018) - DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING
- AS 1684.4(2010) - NATIONAL TIMBER FRAMING CODE
- AS 1860.2(2006) - INSTALLATION OF PARTICLE BOARD FLOORING
- AS 2870(2011) - RESIDENTIAL SLABS AND FOOTINGS
- AS/NZS 2904(1995) - DAMP PROOF COURSES AND FLASHINGS
- AS 3660.1(2014) - CODE OF PRACTICE FOR PHYSICAL BARRIERS USED IN THE PROTECTION OF BUILDINGS AGAINST SUBTERRANEAN TERMITES
- AS 3786(2023) - SMOKE ALARMS
- AS 4055(2021) - WIND LOADINGS FOR HOUSING
- AS 4100(2020) - STEEL STRUCTURES
- AS3500.4(2021) - PLUMBING & DRAINAGE
- AS1288(2021) - GLASS IN BUILDINGS
- AS4200.1(2017) / AS420.2(2017) PLIABLE BUILDING MEMBRANES & UNDERLAYS

THE BUILDER AND SUBCONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, RELEVANT LEVELS AND DIMENSIONS ON-SITE PRIOR TO COMMENCING ANY BUILDING WORKS, ORDERING OF MATERIALS OR PREFABRICATION.

THIS DRAWING MUST BE READ IN CONJUNCTION WITH ANY STRUCTURAL ENGINEERING COMPUTATIONS & STRUCTURAL DRAWINGS.

THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS' DRAWINGS/ DETAILS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.

ALL MEASUREMENTS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

THE BUILDER MUST TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES DURING ALL WORKS.

THE BUILDER AND SUBCONTRACTORS MUST 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.

INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS.

THE BUILDER AND SUBCONTRACTOR 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.

DRAINAGE

CONNECT STORMWATER AND SULLAGE DRAINS INTO LEGAL POINTS OF DISCHARGE , ALL DRAINS SHALL COMPLY WITH LOCAL AUTHORITIES REGULATIONS AND AS 3500.3-1998

ALL EXISTING UNDERGROUND SERVICES ARE TO BE LOCATED PRIOR TO EXCAVATION FOR NEW PIPES LINES AND NO EXISTING SERVICE SHALL BE DISCONNECTED OR DISTURBED WITHOUT APPROVAL FROM ENGINEER.

PROVIDE 90mm DIA. AGRICULTURAL DRAINS TO THE BASE OF ALL EXCAVATIONS BANKS AND RETAINING WALLS. CONNECT TO STORMWATER VIA SILT PIT.

STORMWATER DRAINS TO BE 100mm DIAMETER AT A GRADE OF 1:100 UNLESS NOTED OTHERWISE.

ALL PIPE JUNCTIONS SHALL BE WITH A 45 DEGREE JOINT.

ALL UPVC PIPES SHALL CONFORM TO AS1260 "UNPLASTICISED P.V.C.(UPVC) PIPES AND FITTINGS FOR SEWAGE APPLICATIONS" PART 1 TO 5.

THE SITE SHOULD BE DRAINED SO THAT THE WATER CANNOT POND AGAINST OR NEAR THE BUILDING. THE GROUND IMMEDIATELY ADJACENT TO THE BUILDING SHOULD BE GRADED TO FALL 50mm OVER THE FIRST METER. WHERE THIS IS IMPRACTICABLE (I.E. SEVERAL SLOPING SITES) USE AG DRAINS ADJACENT TO THE FOOTINGS WHERE THE GROUND FALLS TOWARDS THE BUILDING.

SURFACE DRAINAGE

THE GROUND BENEATH SUSPENDED FLOORS MUST BE GRADED SO THAT THE AREA BENEATH THE BUILDING IS ABOVE THE ADJACENT EXTERNAL FINISHED GROUND LEVEL AND SURFACE WATER IS PREVENTED FROM PONDING UNDER THE BUILDING. UNLESS OTHERWISE NOTE, ALL BATTERS TO EXCAVATIONS TO BE AT 45° MAX. PROVIDE 1000mm CLEAR FROM BASE OF CUT TO BUILDING AND/OR RETAINING WALLS AND GRADE AWAY FROM BUILDING AND/OR RETAINING WALLS WITHIN 1:20 MIN FALL.

DOWNPIPES:

90Ø uPVC DOWNPIPES (MIN) ARE REQUIRED TO BE PROVIDED AT 12m MAX SPACING (AND SERVE NO GREATER THEN 12m GUTTER LENGTH AND ARE TO BE CONNECTED TO THE APPROVED POINT OF DISCHARGE TO THE SATISFACTION OF THE RELEVANT BUILDING SURVEYOR.

SOIL CONDITIONS

REFER TO SOIL REPORT FOR SOIL CLASSIFICATIONS AND FOUNDING DEPTHS.

EXPOSED STEEL

ALL EXPOSED STEEL TO BE HOT DIPPED GALVANIZED OR DURAGAL - REFER ENG. SPECIFICATIONS

FOR BUILDINGS IN CLOSE PROXIMITY TO THE SEA, ENSURE THAT ALL STEELWORKS, BRICK CAVITY TIES AND STEEL LINTELS, ETC. THAT ARE EMBEDDED OR FIXED INTO MASONRY BE PROTECTED IN ACCORDANCE WITH AS 1650 OR AS 3700-2011, HOT DIPPED GALVANIZED STAINLESS STEEL OR CADMIUM COATED

NATURAL & ARTIFICIAL LIGHTING

PLEASE ENSURE COMPLIANCE WITH NCC2022 - PART 10.5.1 & 10.5.2

TERMITE PROTECTION

WHERE THE BUILDING (EXCLUDES A DETACHED CLASS 10) IS LOCATED IN A TERMITE PRONE AREA THE BUILDING IS TO BE PROVIDED WITH A TERMITE MANAGEMENT SYSTEM.

FOOTINGS

REINFORCED CONCRETE STRIP FOOTINGS & PAD FOOTINGS TO ENGINEERS DESIGN. FOOTING CONSTRUCTION TO COMPLY WITH NCC2022 & A.S. 2870-2011

TIMBER WALL FRAMING

TIMBER WALL FRAMING IS TO COMPLY WITH AS 1684-2010 " RESIDENTIAL TIMBER FRAMED CONSTRUCTION " AND WITH SUPPLEMENTARY TABLES.

PROVIDE DOUBLE STUD, STUMP & PAD UNDER ALL LOAD POINTS.

ALL STRUCTURAL STEEL IS TO COMPLY WITH AS 4100 " STEEL STRUCTURES CODE

WALL TIE DOWNS ARE TO BE INSTALLED AT 1800 ctrs (EVERY 4th STUD). THE TYPES OF WALL TIES DOWNS MAY BE INCLUSIVE OF METAL STRAPS, BOLTS, SCREWS, COACH SCREWS AND FRAMING ANCHORS, REFER TO ENGINEERING DRAWINGS FOR DETAILS

CONCRETE:

CONCRETE STRENGTH 25MPa (MIN) AT 28 DAYS (UNO ON STRUCTURAL DRAWINGS). ALL CONCRETE MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE AS3600 - 2001 CONCRETE STRUCTURES CODE. ALL CONCRETE SHALL BE CURED IN ACCORDANCE WITH AS3600- 2001. ALL REINFORCEMENT TO BE LAID AND LAPPED TO MANUFACTURERS SPECIFICATIONS ON APPROVED BAR CHAIRS. ALL WORKS TO BE IN ACCORDANCE WITH AS 2870-2011 OWNERS MUST RECOGNIZE THEIR RESPONSIBILITIES NOTED IN AS 2870-2011 AMENDMENT 4 AND MORE DETAIL IN C.S.I.R.O PUBLICATION "GUIDE TO HOMEOWNERS ON FOUNDATION MAINTENANCE AND PERFORMANCE."

INSULATION

AUSTRALIAN STANDARD: AS 3742 MINERAL WOOL THERMAL INSULATION-BATT & BLANKET. PROVIDE INSULATION TO WALLS AND CEILINGS AS PER ENERGY REPORT. R-VALUES: REFER TO ENERGY REPORT PROVIDE SOUND-DAMPENING AND SARKING TO METAL ROOFS: 50mm THICK FIBERGLASS BLANKETS. SISILATION FLAMMABILITY INDEX NO GREATER THAN 5. SUPPLY AND INSTALL SISILATION

TRUSS:

PROVIDE AN ELECTRONIC COPY OF THE ROOF TRUSS MANUFACTURER'S DESIGN AND LAYOUT OF THE BEAMS ARE TO BE SUBMITTED PRIOR TO THE FRAME INSPECTION BEING CARRIED OUT. NOTE: THE FRAME INSPECTION WILL NOT BE CARRIED OUT UNTIL SUCH TIME THAT COPY OF FULL TRUSS COMPUTATIONS AND LAYOUT

PROVIDE AN ELECTRONIC COPY OF ROOF TRUSS COMPUTATIONS (ROOF DESIGN INCLUSIVE) AND LAYOUT PLANS ARE TO BE SUBMITTED PRIOR TO THE ARRANGEMENT OF THE FRAME INSPECTION. THE WALL AND ROOF BRACING LAYOUT IN CONJUNCTION WITH THE ROOF TIE DOWN DETAILS ARE TO FORM PART OF THE DOCUMENTATION SUBMITTED FOR ASSESSMENT. IT IS ALSO EXPECTED THAT ALL LINTEL SIZES DESIGNED BY THE MANUFACTURER WILL FORM PART OF THE DOCUMENTATION SUBMITTED. THIS WILL BE MADE A CONDITION ON THE BUILDING PERMIT.

ROOFING

FALL, PITCH AND PROFILE OF THE ROOF TO BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING - CORRUGATED (MIN 5deg) TRAPEZOIDAL (MIN 3deg) CONCEALED FASTENED (MIN 10deg)

SELECTED COLORBOND ROOFING @ SPECIFIED PITCH

TIMBER ROOF FRAMING IS TO COMPLY WITH A.S.1684 - 2010 RESIDENTIAL TIMBER FRAMED CONSTRUCTION' AND WITH ANY SUPPLEMENTARY TABLES.

TIMBER ROOF TRUSSES AT 900ctrs TO MANUFACTURERS SPECIFICATIONS PROVIDE GALV. IRON CROSS BRACING OVER ROOF TRUSSES.

INTERNAL PLASTERBOARD CEILING, EXTERNAL LINING (MIN) 4.5mm F.C. SHEET EAVES (UNO)

EXPOSED COLORBOND GUTTERS AND FASCIAS, INSTALLED PER NCC2022 - PART 7.4

FLASHING

ALL FLASHING TO BE INSTALLED IN ACCORDANCE WITH AS/NZS 2904-1995 & NCC2022 - PART 7.3.3

STEEL PROTECTION

ALL EXTERNAL STEEL LINTELS ARE TO BE DURAGAL OR HOT DIPPED GALVANIZED AND THE WALL TIES PROVIDED ARE TO BE STAINLESS STEEL, REFER ENGINEERING CONSULTANT FOR DETAILS ANY ONSITE WELDING MUST BE WIRE BRUSHED CLEANED & PAINTED FOR PROTECTION

WINDOWS/GLAZING:

GLAZING, INCLUDING SAFETY GLAZING, SHALL BE INSTALLED TO A SIZE, TYPE AND THICKNESS SO AS TO COMPLY WITH: NCC2022 - PART 8.2

BAL12.5 NOTES:

MINIMUM CONSTRUCTION REQUIREMENTS SHALL COMPLY WITH AS3959-2018 SECTION 3: CONSTRUCTION GENERAL SECTION 5: CONSTRUCTION FOR BUSHFIRE ATTACK 12.5

REGULATION	RESPONSE	
CLAUSE 5.3.1 FLOORS	STORE ROOM = CONCRETE SLAB GARAGE - CRUIshed ROCK	COMPLIES
CLAUSE 5.4 WALLS NON-COMBUSTIBLE	<u>GARAGE:</u> FC SHEET CLADDING MIN THICKNESS = 6mm (WEATHERTEX CLADDING = 9.5mm THICK) 90x45 TIMBER STUD EXTERNAL WALLS SISULATION PAPER	COMPLIES
CLAUSE 5.4.2 JOINTS	SEALED, OVERLAPPED, BACKED OR BUTT-JOINED	COMPLIES
CLAUSE 5.4.3 VENTS & WEEPHOLES	SCREENED WITH A MESH MADE OF CORROSION-REISTANT STEEL, BRONZE OR ALUMINIUM WITH MIN ALLOWABLE APERTURE SIZE TO BE 2mm	COMPLIES
CLAUSE 5.5.2 WINDOWS & DOOR SCREENS (IF APPLICABLE)	MESH TO BE MADE FROM CORROSION-RESISTANT STEEL, BRONZE WITH A MIN. APERTURE OF 2mm FRAMES TO BE ALUMINIUM SCREEN ASSEMBLIES SHALL BE ATTACHED USING METAL FIXINGS	COMPLIES
CLAUSE 5.5.3 WINDOWS	FRAMES TO BE ALUMINIUM GLASS TO BE MIN 4mm TOUGHENED GLASS	COMPLIES
CLAUSE 5.5.4 SIDE HUNG DOORS	FRAMES TO BE ALUMINIUM DOORS INCORPORATED WITH GLASS TO BE MIN 4mm TOUGHENED GLASS	COMPLIES
CLAUSE 5.5.6 VEHICLE DOORS	VEHICLE ACCESS DOOR SHALL BE: • NON-COMBUSTIBLE MATERIAL ALL VEHICLE ACCESS DOORS SHALL BE FITTED WITH SUITABLE WEATHER STRIPS, DRAUGHT EXCLUDERS, DRAUGHT SEALS OR GUIDE TRACKS • DOOR ASSEMBLIES FITTED WITH GUIDE TRACKS DO NOT NEED EDGE GAP PROTECTION • VENTILATION SLOTS SHALL BE SCREENED WITH A MESH MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM WITH MIN ALLOWABLE APERTURE SIZE TO BE 2mm	COMPLIES
CLAUSE 5.6 ROOFS	NON-COMBUSTIBLE CORRUGATED METAL SHEETS	COMPLIES
CLAUSE 5.6.3 SHEET ROOFS	TO BE FULLY SARKED. TO BE SEALED AT FASCIA, VALLEYS, HIPS & RIDGE WITH MINERAL WOOL.	COMPLIES
CLAUSE 5.6.5 ROOF PENETRATIONS	ROOF PENETRATIONS TO BE SEALED WITH A NON-COMBUSTIBLE MATERIAL.	COMPLIES
CLAUSE 5.6.6 EAVE LININGS, FASCIAS	ALL EAVE LINING TO BE 4.5mm FC SHEET (PLASTIC JOINING STRIPS OR TIMBER STORM MOULDS TO CLIENTS REQUIREMENTS EAVE VENTILATION OPENINGS SHALL BE SCREENED WITH A MESH MADE OF CORROSION-REISTANT STEEL, BRONZE OR ALUMINIUM WITH MIN ALLOWABLE APERTURE SIZE TO BE 2mm FASCIAS NON-COMBUSTIBLE	COMPLIES
CLAUSE 5.6.7 GUTTERS & DOWNPIPES	SELECTED STYLE METAL GUTTERS NO REQUIREMENTS FOR DOWNPIPES	COMPLIES
CLAUSE 5.7.5 VERANDA POSTS	METAL POSTS	COMPLIES

TABLE F1 - BUSHFIRE-RESISTANT SPECIES (EXTRACT FROM AS3959:2018)

STANDARD TRADE NAME	BOTANICAL NAME
ASH, SILVERTOP	<i>Eucalyptus sieberi</i>
BLACKBUTT	<i>Eucalyptus pilularis</i>
GUM, RED, RIVER	<i>Eucalyptus camaldulensis</i>
GUM, SPOTTED	<i>Corymbia maculata</i>
IRONBARK, RED	<i>Eucalyptus sideroxylon</i>
KWILA (MERBAU)	<i>Intsia bijuga</i>
TURPENTINE	<i>Syncarpia glomulifera</i>

REVISION SCHEDULE:		CONSTRUCTION	IMPORTANT NOTE:
Rev	Description:	Date:	
A	CONSTRUCTION	09.11.2024	A full site measure is to be carried out prior to any construction commencing on site. All site measurements are to be checked against drawings. Any changes are to be made by designer to drawings prior to commencement on site. All dimensions are to be checked on site before commencement of work or manufacturing of any items. These drawings are the property of Angelo Greco Consulting Pty Ltd. and must not be reproduced or copied wholly or in part without permission. Use figured dimensions in reference to scale.
B	REVISED CONSTRUCTION	21.02.2025	
P1	ISSUE TO BUILDER / ENGINEER	24.09.2024	



CLIENT: MATTHEW JOHNSTON	PROJECT: PROPOSED CARPORT & SHADE STRUCTURE 90 AMBROSE DRIVE, TOLMIE. VIC. 3723	DRAWING TITLE: GENERAL NOTES	DRAWN: AG	DRAWING No: A08
			SCALE @ A3:	Rev No: B

21/02/2025 9:09:02 AM