

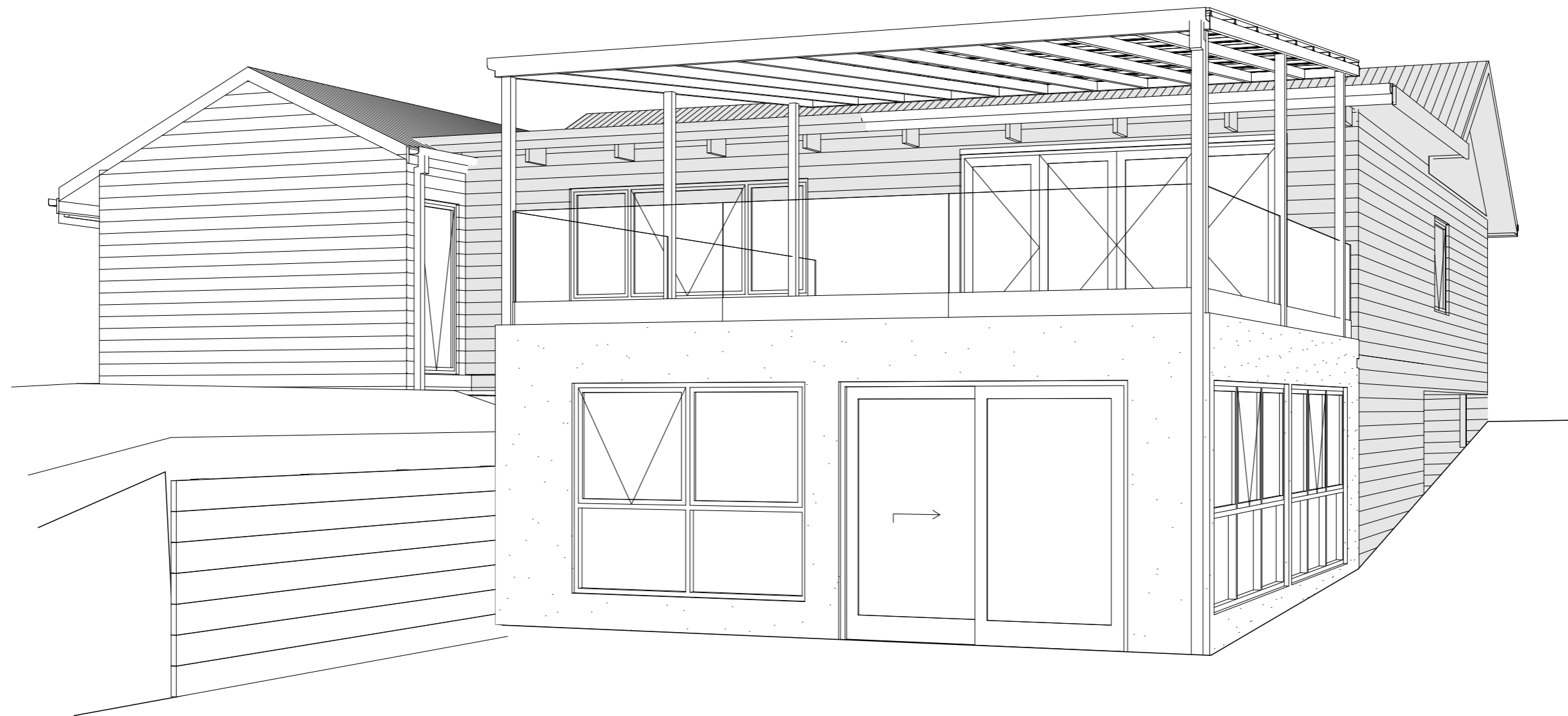
Extension and Proposed Shed

Tash Vanstone

37 Blackmore Avenue, Leongatha, VIC, 3953

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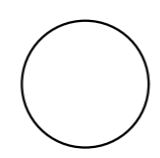


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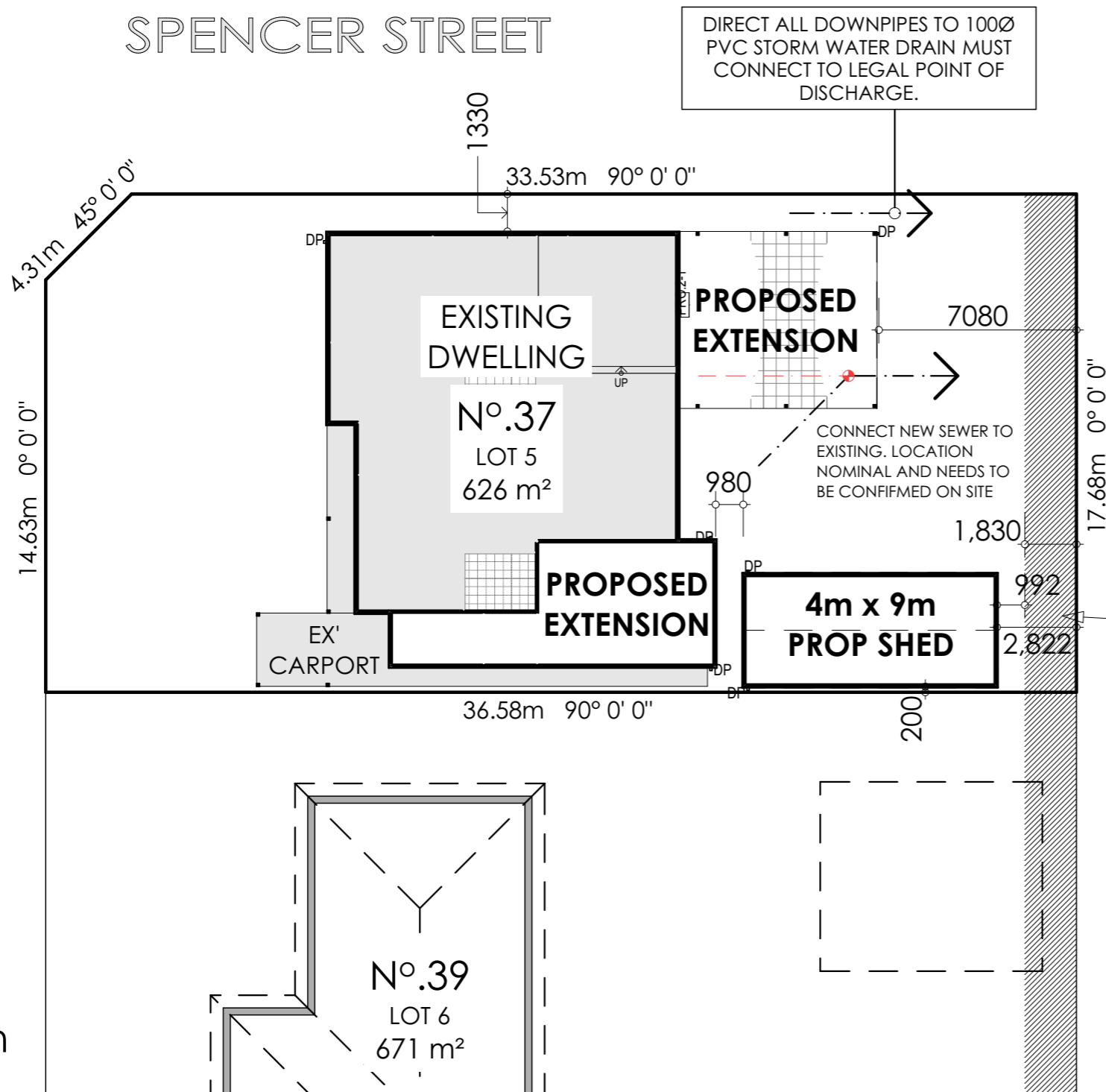
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 Cover Sheet
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BLACKMORE AVENUE

SPENCER STREET



Site Plan
Scale: 1:200

SITE WORKS:

FENCING:

- ALL FENCING LOCATIONS, TYPES AND HEIGHTS ARE TO COMPLY WITH THE PLANNING DRAWINGS AND CONDITIONS.

METERS:

- CONFIRM LOCATIONS AND INSTALLATION OF WATER, GAS, & ELECTRICITY METER LOCATIONS WITH OWNER AND RELEVANT AUTHORITIES.

LANDSCAPING:

- ALL LANDSCAPING WORKS ARE TO COMPLY WITH THE PLANNING CONDITIONS AND BE IN ACCORDANCE WITH ANY LANDSCAPING PLANS.

TREE PROTECTION:

- REFER TO TOWN PLANNING DRAWINGS & PERMIT FOR DETAILS ON TREE PROTECTION AND DRIVEWAY CONSTRUCTION.

CIVIL:

- REFER TO CIVIL ENGINEERS PLANS FOR DETAILS ON SITE DRAINAGE AND CONNECTIONS TO LEGAL POINT OF DISCHARGE WHERE APPLICABLE.

GARDEN TAPS:

- INSTALLATION OF ANY EXTERNAL WATER TAPS TO THE SURROUNDING BUILDING MUST BE CONFIRMED WITH THE OWNER BEFORE CONSTRUCTION WORKS COMMENCE.

OVERLOOKING:

- OVERLOOKING OF RECREATIONAL PRIVATE OPEN SPACE REGULATION 419 - COMPLIES.

OVERSHADOWING:

- OVERSHADOWING OF RECREATIONAL PRIVATE OPEN SPACE REGULATION 418 - COMPLIES.

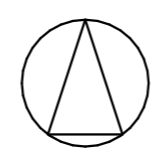
DRAINAGE NOTES:

- STORMWATER AND SULLAGE SHALL BE TAKEN TO LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF LOCAL AUTHORITIES.
- DP COLORBOND DOWNPIPE
- DPS COLORBOND DOWNPIPE WITH SPREADER
- DPR COLORBOND DOWNPIPE WITH RAINWATER HEAD
- DOWNPIPES SHALL BE MINIMUM 90mmØ or 100x50mm.
- ALL EXTERNAL GUTTERS TO BE A SLOTTED TYPE TO PROVIDE OVERFLOW EXTERNALLY.
- DOWNPIPES TO BE LOCATED WITHIN 1200mm OF A VALLEY GUTTER WHERE PRACTICAL. WHERE DOWNPIPES ARE LOCATED MORE THAN 1200mm FROM A VALLEY GUTTER, PROVISION FOR AN OVERFLOW MUST BE MADE (SLOTTED GUTTER OR SIMILAR APPROVED).
- DOWNPIPE LOCATIONS SHOWN ON PLANS ARE SUGGESTIONS ONLY AND MAY VARY FOR PRACTICAL CONSTRUCTION REASONS. HOWEVER, A MAXIMUM OF 12m OF GUTTER LENGTH TO BE SERVED BY EACH DOWNPIPE.
- PROVIDE 90Ø. AGI DRAINS AT BASE OF ALL CUTS, RETAINING WALLS AND TO HIGH SIDE OF BUILDING AND DISCHARGE INTO SWD VIA SILT PITS.
- ALL CUTS TO HAVE A MINIMUM OF 45° BATTER AND BE A MINIMUM OF 900mm FROM FACE OF BUILDING AND 300mm FROM ANY BOUNDARY. CONFIRM ON SITE.
- **IMPORTANT NOTE:** WHERE THERE IS NO LEGAL POINT OF DISCHARGE ALL STORM WATER MUST BE MAINTAINED ON SITE AND DIRECTED INTO AN EXISTING DAM.



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Demo Ground Floor Plan

Scale: 1:100

DASHED LINE DENOTES WALLS TO BE REMOVED FOR RENO

CUT BACK PROTRUDING EAVE/AWNING TO MATCH OTHERSIDE

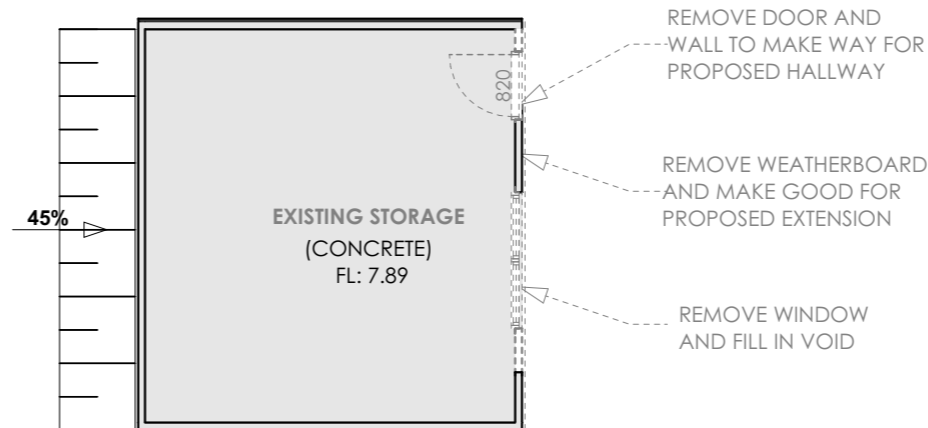
REMOVE AND MAKE GOOD FLOOR TO ALLOW FOR PROPOSED STAIRCASE

REMOVE KITCHEN AND LAUNDRY FIXTURES AND STORE ON SITE TO CLIENTS REQUEST

REMOVE EXTERNAL CLADDING AND PROVIDE PLASTER TO MATCH EXISTING

REMOVE CARPORT ROOF AND COLUMNS TO ALLOW FOR PROPOSED

NOT SHOWN ON SITE LOCATION



Demo Basement

Scale: 1:100

DEMOLITION NOTES:

GENERAL:

- ALL DEMOLITION WORK SHALL BE CARRIED OUT IN A CAREFUL AND SYSTEMATIC MANNER. PRECAUTIONS MUST BE TAKEN BEFORE AND DURING DEMOLITION IN ACCORDANCE WITH AS-2601-2011.
- ALL DEMOLITION WORKS AND WASTE REMOVAL SHALL BE UNDERTAKEN BY A LICENSED CONTRACTOR TO ENSURE THE SAFETY OF ALL PERSONS. ALL NECESSARY MEASURES ARE TO BE TAKEN TO AVOID DAMAGE, INTERFERENCE AND PROTECTION OF ADJACENT PUBLIC OR PRIVATE LAND, PROPERTY AND SERVICES.
- PROTECTIVE OUTRIGGERS, FENCES, AWNINGS, HOARDING, BARRICADES AND THE LIKE MUST BE INSTALLED WHERE NECESSARY TO GUARD AGAINST DANGER TO LIFE OR PROPERTY, OR AS REQUIRED BY THE RELEVANT BUILDING SURVEYOR.
- ALL PRACTICABLE PRECAUTIONS SHALL BE TAKEN TO AVOID DANGER FROM COLLAPSE OF A BUILDING WHEN ANY PART OF THE STRUCTURE IS REMOVED.
- ALL DEMOLISHED STRUCTURES ABOVE AND BELOW GROUND LEVEL INCLUDING ANY FOOTINGS ARE TO BE REMOVED FROM SITE.
- ALL DEMOLISHED MATERIAL AND SEDIMENT MUST BE CONTROLLED WITH POLLUTION CONTROL METHODS TO THE SATISFACTION OF THE E.P.A

EXISTING METERS:

- LOCATE THE POSITION OF ALL METERS. WHERE A METER IS TO BE RELOCATED OR REPLACED, IT SHALL BE DONE SO UNDER THE DIRECTION OF THE RELEVANT AUTHORITY. APPROVE NEW LOCATION WITH OWNER.
- ALL EXISTING ELECTRICAL OUTPUTS, CABLES OR APPARATUS SHALL BE DISCONNECTED BEFORE DEMOLITION COMMENCES.

EXISTING UNDERGROUND SERVICES:

- THE BUILDER IS TO THOROUGHLY INVESTIGATE AND LOCATE ANY AND ALL UNDERGROUND SEWER AND STORM WATER PIPES, WATER SERVICES, GAS SERVICES, DRAINS OR ELECTRICAL SERVICES BEFORE COMMENCING ANY SITE WORKS. SUCH ITEMS ARE TO BE IDENTIFIED, CUT AND SEALED THEN REMOVED OR RELOCATED WHERE APPROPRIATE. (DIAL BEFORE YOU DIG - Ph: 1100)

EXISTING UNDERGROUND TANKS:

- ANY SEPTIC TANK, STORAGE TANK, SOAK WELL, LEACH DRAIN, OR SIMILAR APPARATUS WITHIN THE SITE SHALL BE EMPTIED AND FILLED WITH CLEAN SAND, OR REMOVED ENTIRELY. ANY HAZARDOUS CONTAMINATION MUST BE CONTROLLED WITH POLLUTION CONTROL METHODS TO THE SATISFACTION OF THE E.P.A

WALL REMOVAL:

- ANY WALLS TO BE REMOVED OR DEMOLISHED SHALL BE REMOVED COMPLETELY UNLESS OTHERWISE NOTED. ALL PREVIOUS WALL TO FLOOR, WALL TO CEILING OR WALL TO WALL JUNCTIONS SHALL BE MADE GOOD WITH FINISHES TO MATCH EXISTING. BUILDER SHALL MAKE HIMSELF AWARE OF ALL STRUCTURAL CONSEQUENCES PRIOR REMOVAL AND ALLOW FOR REMOVAL WORKS WHERE REQUIRED.

INTERFACES:

- ALL INTERFACES BETWEEN NEW AND EXISTING WORKS SHALL BE MADE GOOD TO THE SATISFACTION OF THE OWNER.

SAFETY PROVISIONS:

- IT IS THE BUILDER'S RESPONSIBILITY TO CARRY OUT AN AUDIT PRIOR TO ANY WORKS TO DETERMINE IF ASBESTOS AND/OR OTHER HAZARDOUS MATERIAL ARE PRESENT IN THE EXISTING BUILDING.
- ANY SWIMMING POOLS, PONDS OR THE LIKE EITHER ON THE DEMOLITION SITE OR NEIGHBOURING ALLOTMENTS MUST BE ADEQUATELY FENCED AND MADE SAFE PRIOR TO ANY DEMOLITION WORKS.



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 Existing/ Demo Floor Plan
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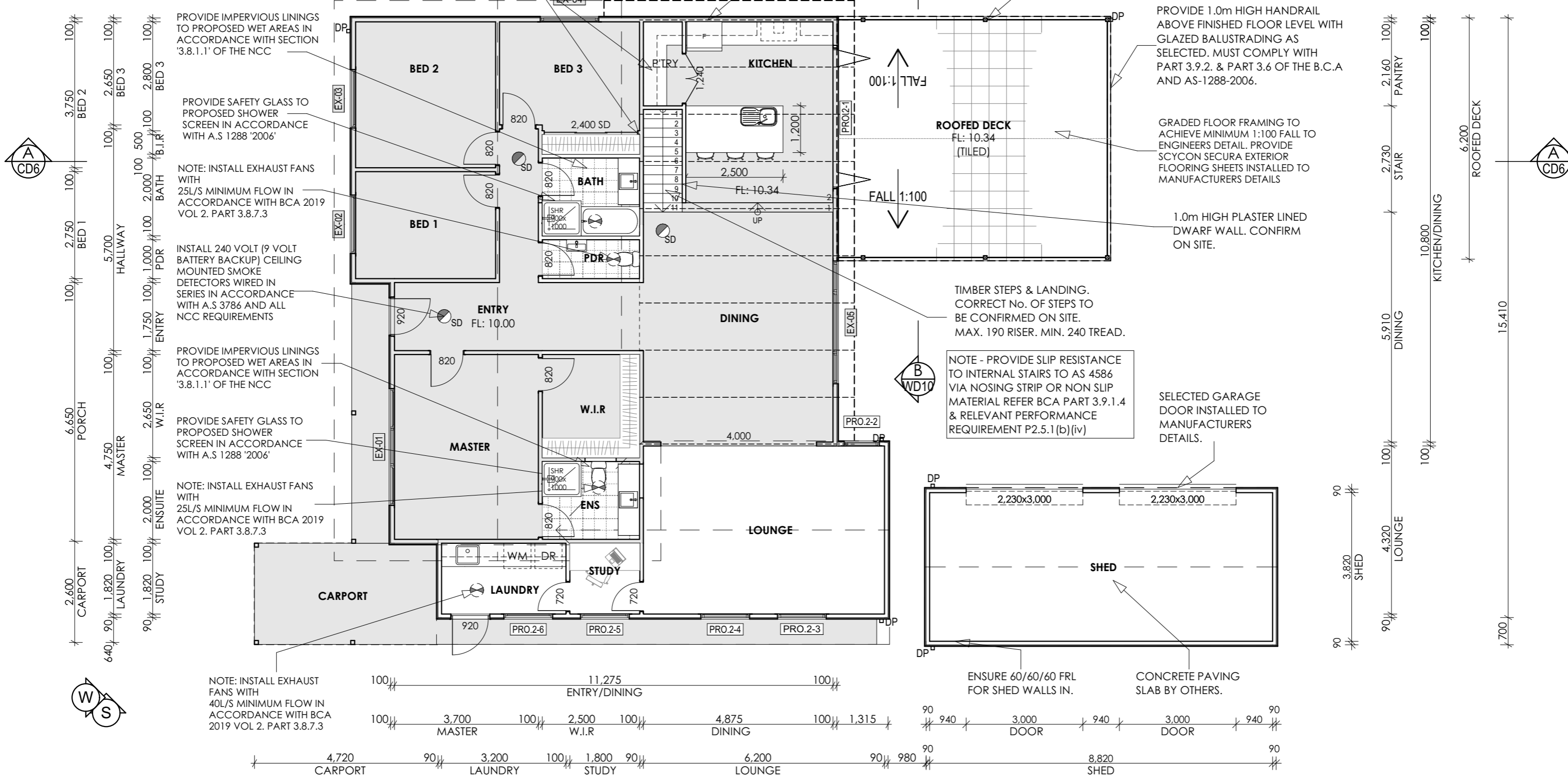


Floor Plan

Scale: 1:100

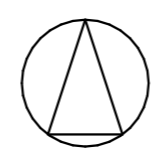
GENERAL NOTES:

- INTERCONNECTED SMOKE DETECTORS AS PER NCC 2019
- PROVIDE REMOVABLE HINGES TO WC DOORS AS PER NCC 3.8.3.3
- TEMP DOWNPIPES TO BE USED PRIOR TO STORM WATER CONNECTION.
- GUTTER & DRAINAGE SYSTEMS TO COMPLY WITH AS 3500
- ALL STAIR TREADS TO BE ANTI-SLIP & COMPLY WITH NCC TABLE 3.9.1.3 INDOOR STEPS & 3.9.1.4 INDOOR STEPS.
- WATERPROOFING OF WET AREAS TO COMPLY WITH AS 3740- 2010
- TIMBER ROOF TRUSSES TO MANUFACTURERS COMPUTATIONS AND LAYOUTS.
- ROOF TRUSSES TO BE PLACED DIRECTLY ON TOP OF EXTERNAL WALL STUDS.
- ALL STRUCTURAL TIMBER FRAMING SIZES TO BE IN ACCORDANCE WITH AS 1684 - 2010 NATIONAL TIMBER FRAMING CODE & OR ENGINEERS STRUCTURAL COMPUTATIONS.
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERS/ AND OR, SMARTFRAME DRAWINGS & SPECIFICATIONS.



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Floor Plan

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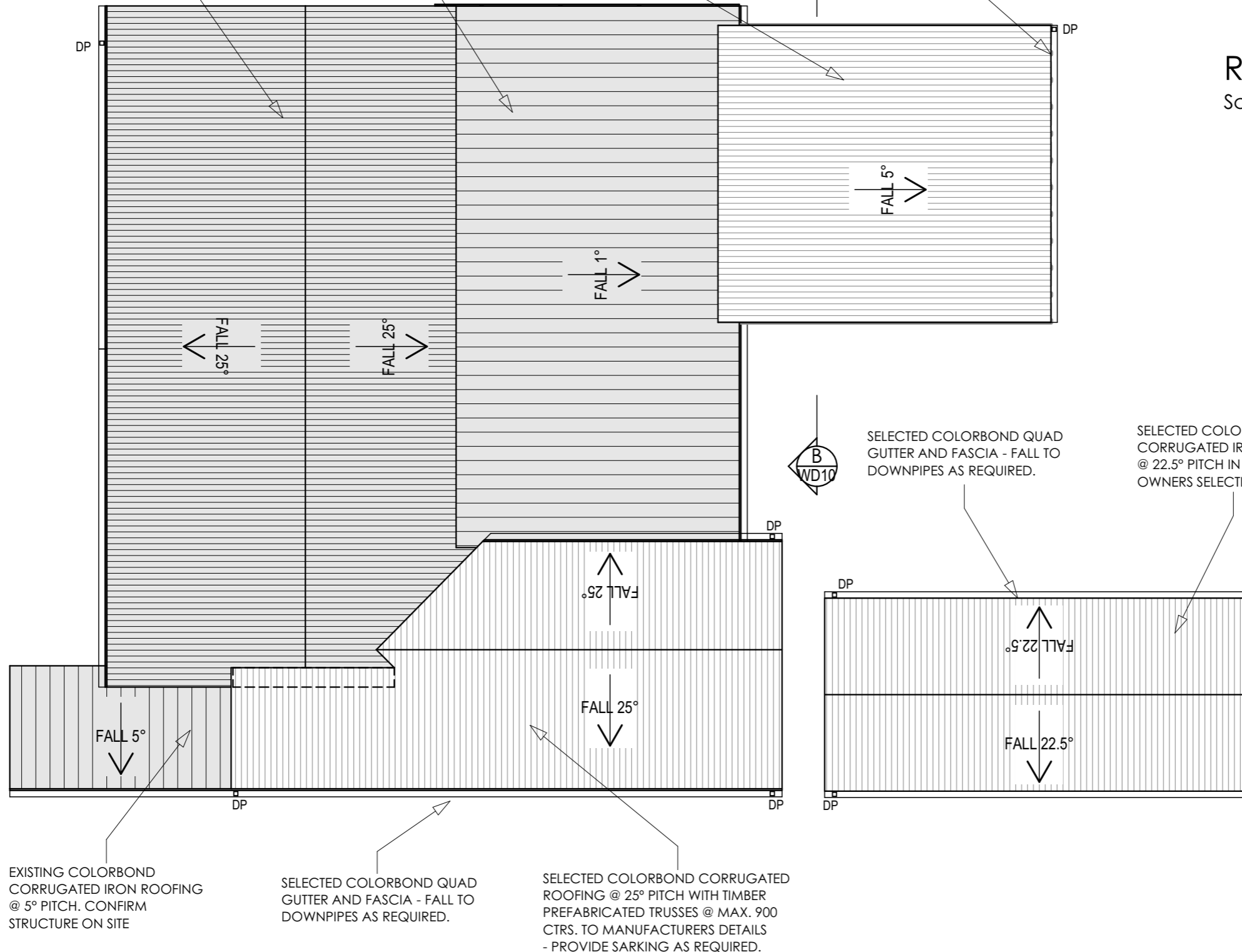
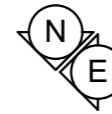


EXISTING TILE ROOFING @ 25° PITCH REMOVED AND REPACED WITH CORRUGATED COLORBOND. VERIFY TIMBER RAFTER STRUCTURE ON SITE

EXISTING COLORBOND KLIPLOCK IRON ROOFING (OR SIMILAR) @ 1° PITCH ON GRADED ROOFING BATTENS. VERIFY STRUCTURE ON SITE

SELECTED COLORBOND CORRUGATED IRON ROOFING (OR SIMILAR APPROVED) @ 5° PITCH WITH RHS STEEL RAFTERS TO ENGINEERS DETAILS.

SELECTED COLORBOND QUAD GUTTER AND FASCIA - FALL TO DOWNPIPES AS REQUIRED.



Roof Plan

Scale: 1:100



SELECTED COLORBOND QUAD GUTTER AND FASCIA - FALL TO DOWNPIPES AS REQUIRED.

SELECTED COLORBOND CORRUGATED IRON ROOFING @ 22.5° PITCH IN COLOUR TO OWNERS SELECTION

EXISTING COLORBOND CORRUGATED IRON ROOFING @ 5° PITCH. CONFIRM STRUCTURE ON SITE

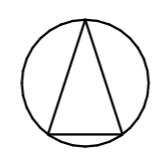
SELECTED COLORBOND QUAD GUTTER AND FASCIA - FALL TO DOWNPIPES AS REQUIRED.

SELECTED COLORBOND CORRUGATED ROOFING @ 25° PITCH WITH TIMBER PREFABRICATED TRUSSES @ MAX. 900 CTRS. TO MANUFACTURERS DETAILS - PROVIDE SARKING AS REQUIRED.



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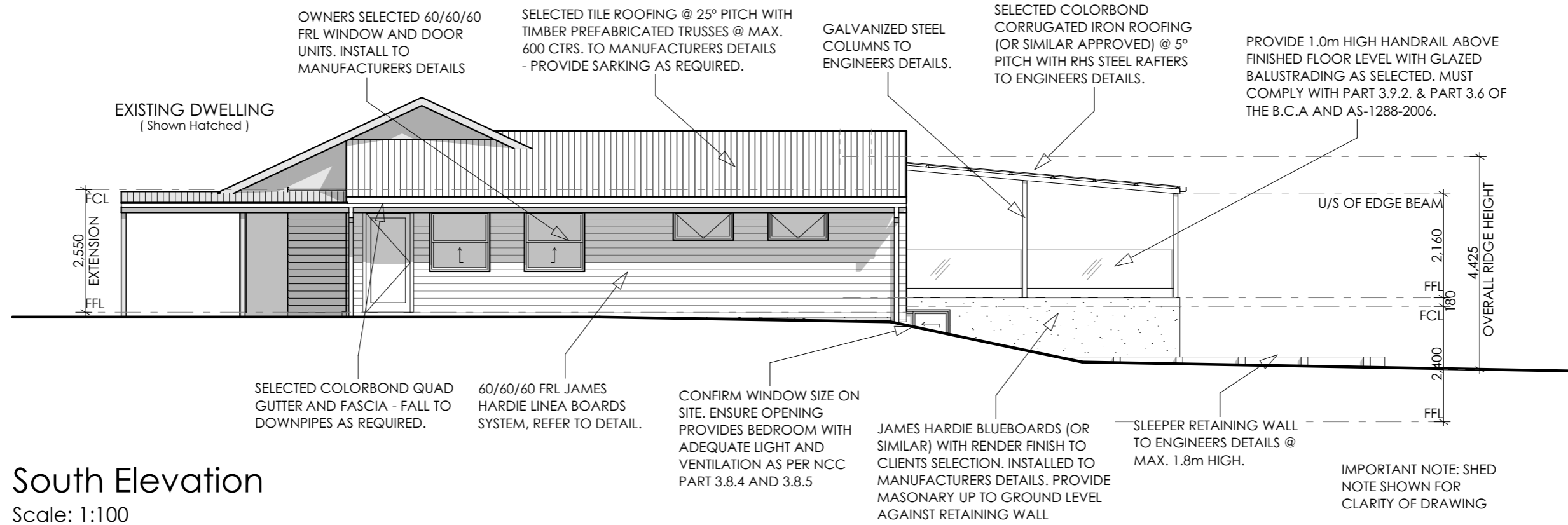
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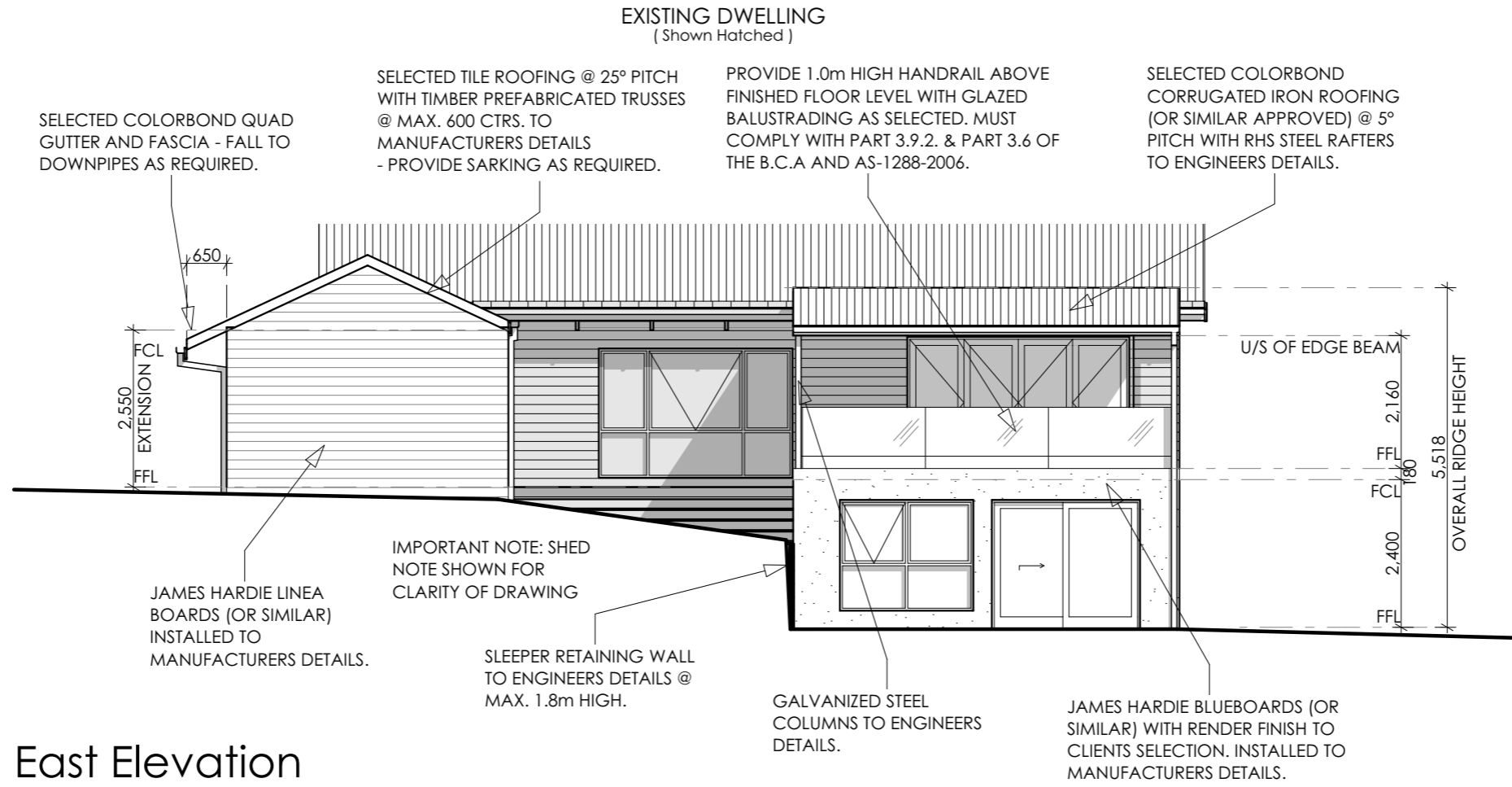
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South Elevation
Scale: 1:100

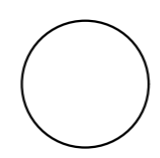


East Elevation
Scale: 1:100



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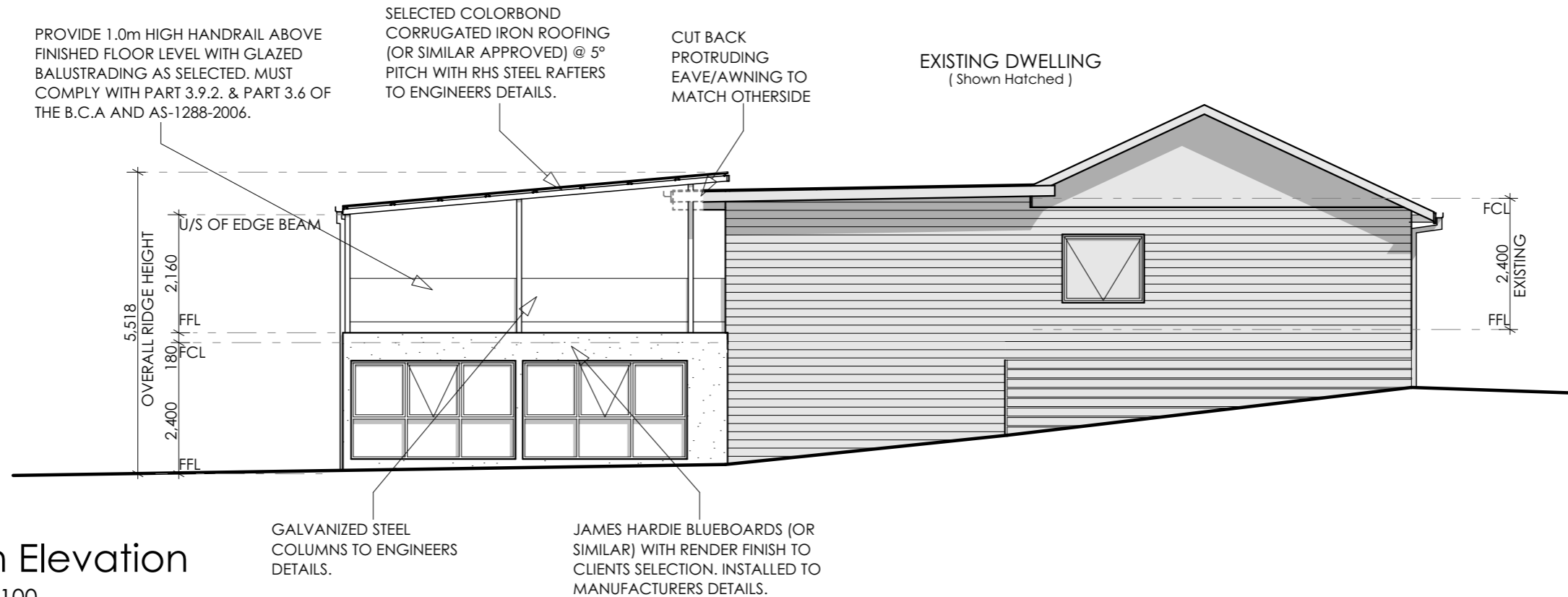


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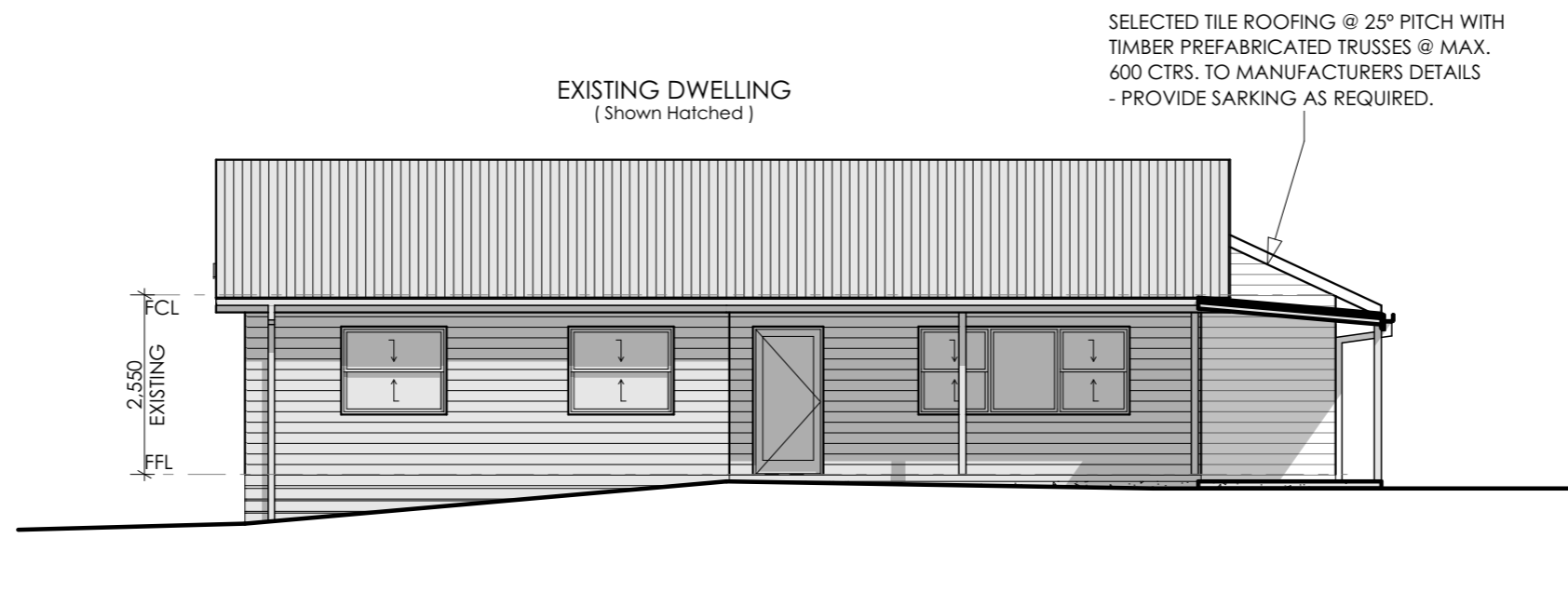
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Elevations 1
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North Elevation
Scale: 1:100



West Elevation
Scale: 1:100

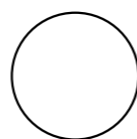


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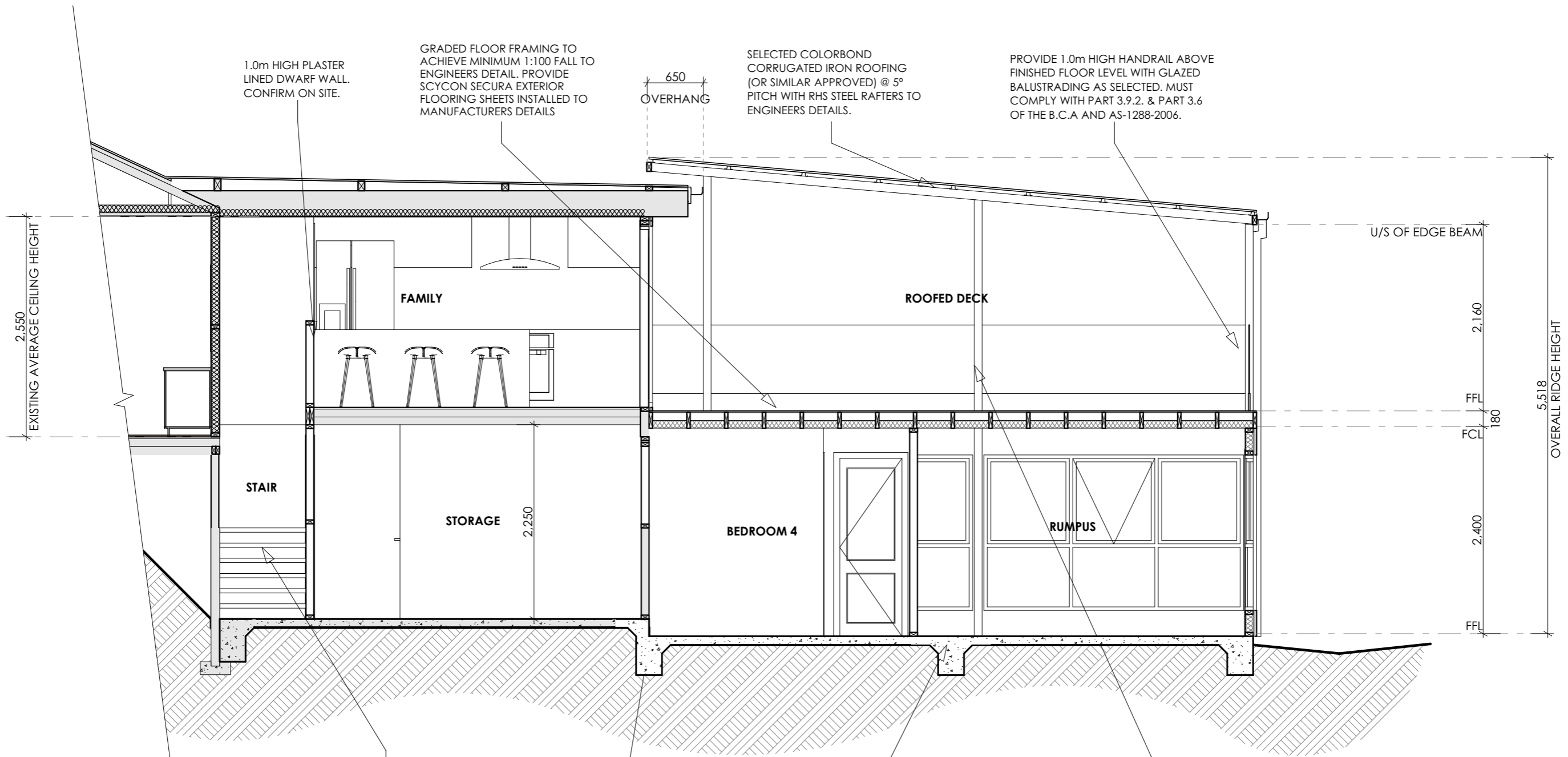
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Elevations 2
A3
SHEET No

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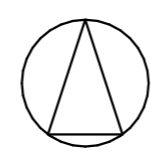
Section A-A
Scale: 1:50

NOTE - PROVIDE SLIP RESISTANCE TO INTERNAL STAIRS TO AS 4586 VIA NOSING STRIP OR NON SLIP MATERIAL REFER BCA PART 3.9.1.4 & RELEVANT PERFORMANCE REQUIREMENT P2.5.1 (b) (iv)



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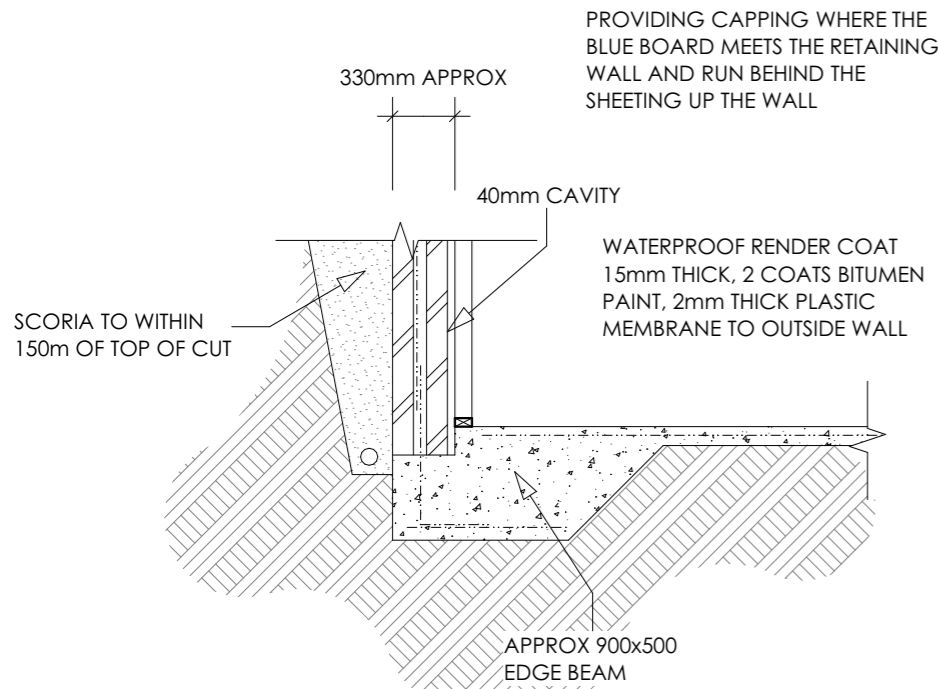


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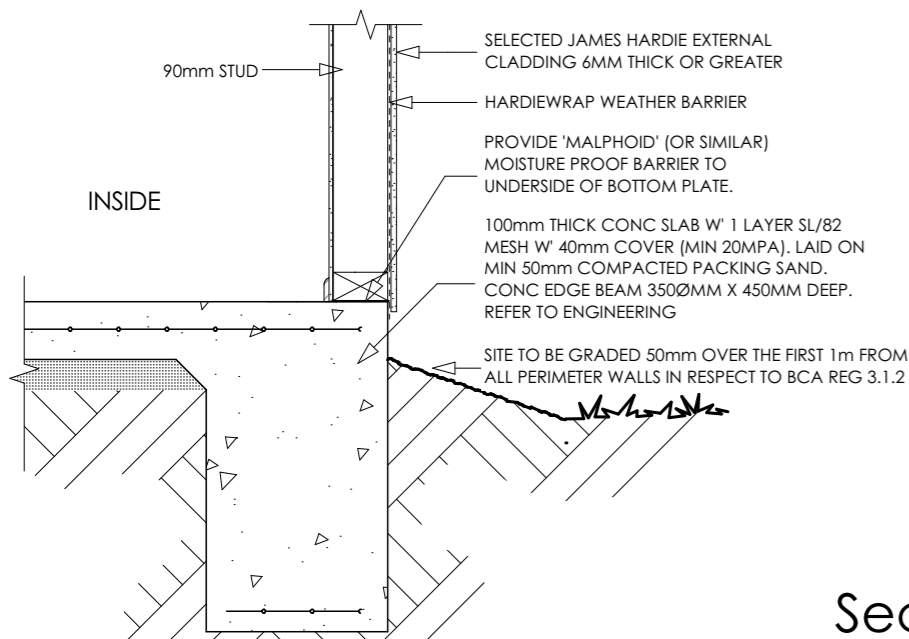
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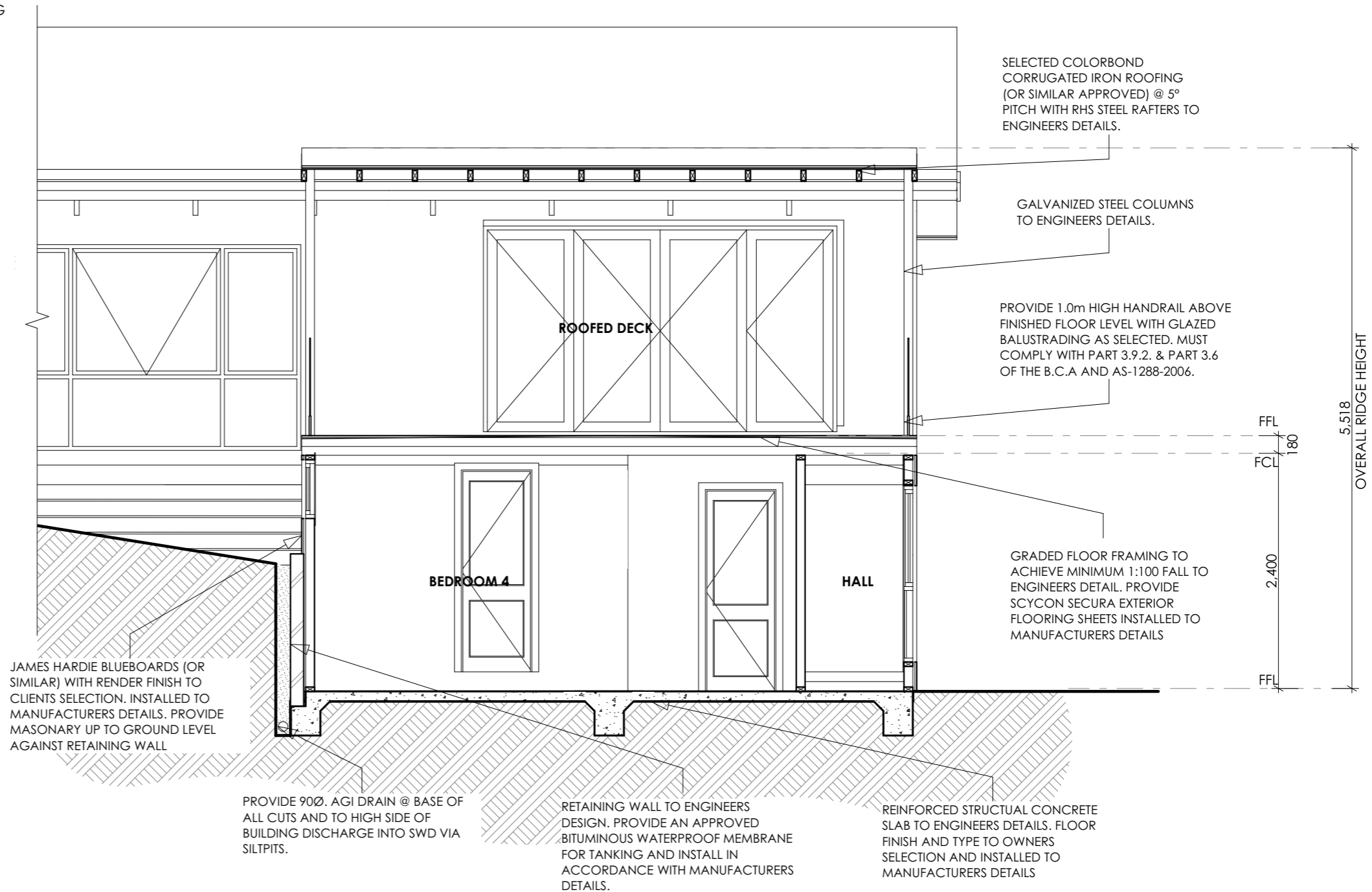
Retaining Wall Detail

Scale: 1:10



Waterproof Detail

Scale: 1:12.50



Section B-B

Scale: 1:50

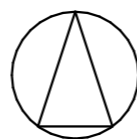


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| A | WORKING DRAWINGS | 22/03/20 | TH |
| B | AMENDED WORKING DRAWINGS | 10/04/20 | TH |
| C | WORKING DRAWINGS REV C | 12/07/21 | TH |



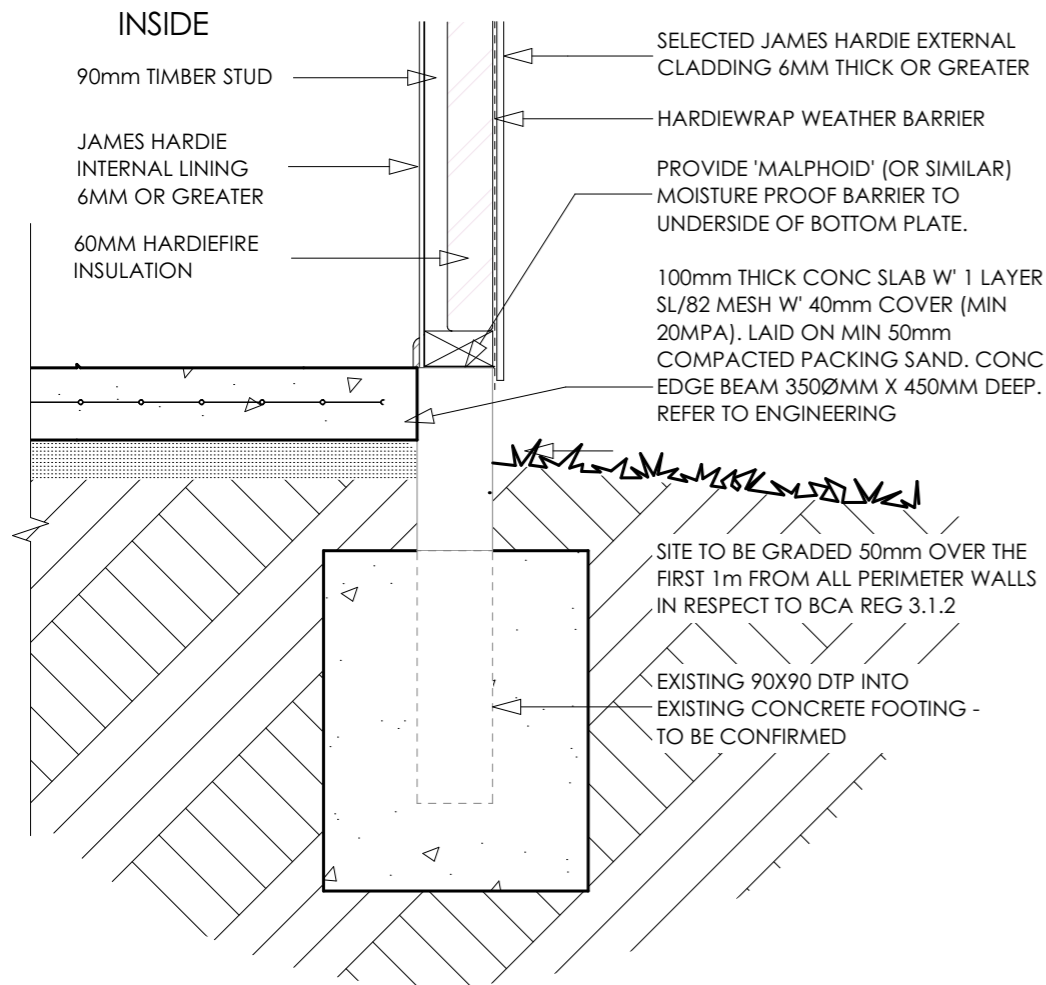
CLIENT - Tash Vanstone
 PROPOSED WORKS - Extension and Proposed Shed
 PROJECT ADDRESS - 37 Blackmore Avenue, Leongatha, 3953

ALL WRITTEN DIMENSIONS ARE TO TAKE PRECEDENCE OVER SCALED DIMENSIONS AND MUST BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS. IF THERE ARE ANY ISSUES THEY ARE TO BE NOTIFIED TO THE RELEVANT PERSON.

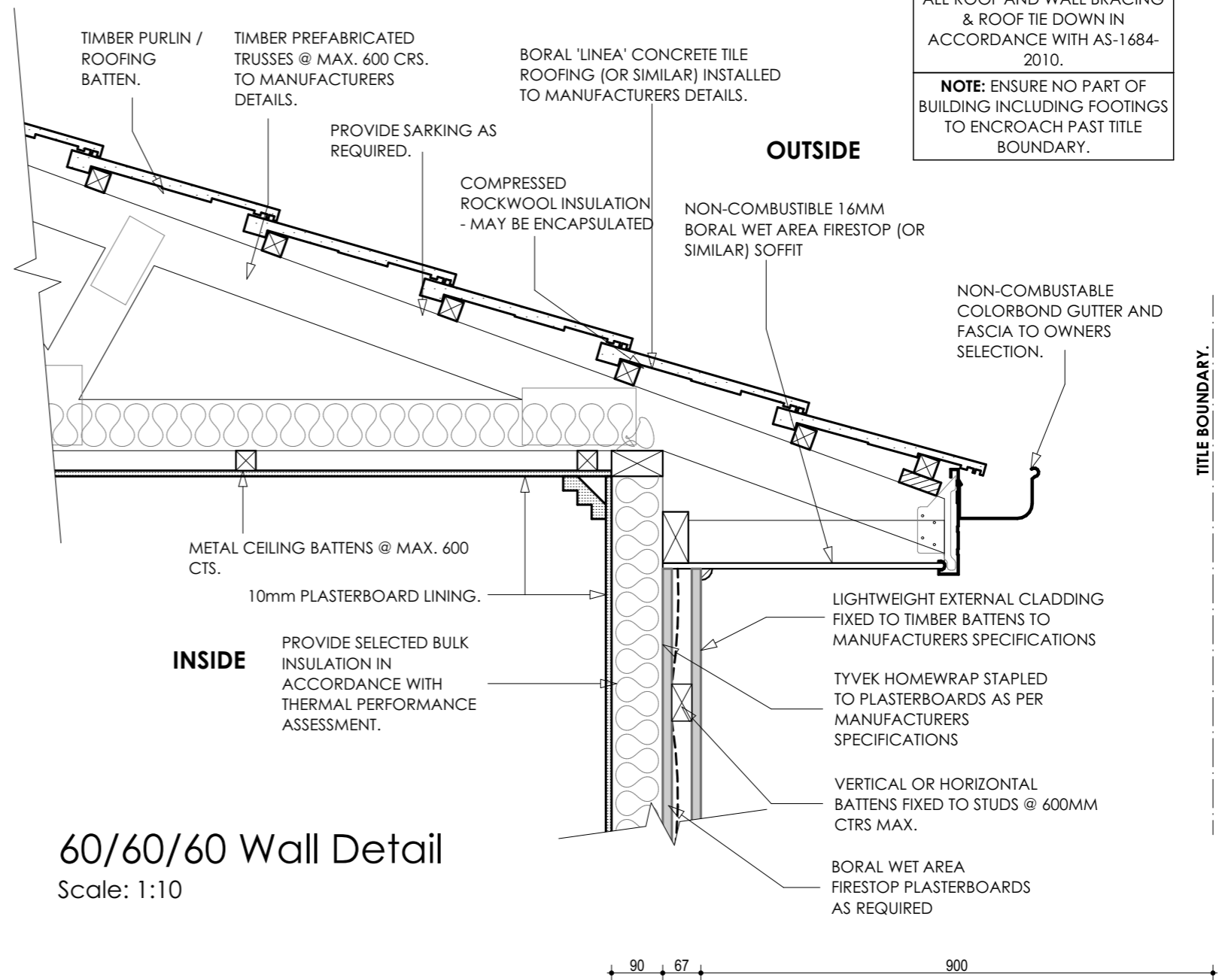
Section B-B
 SHEET No A3
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| | |
|------------------------|---------------------|
| PRINT DATE - 6/09/2021 | Construction Issue |
| WD10 | |
| DRAWN - BT | DRAWING No - 000101 |





60/60/60 Wall Detail
Scale: 1:10



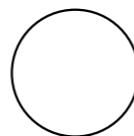
60/60/60 Wall Detail
Scale: 1:10



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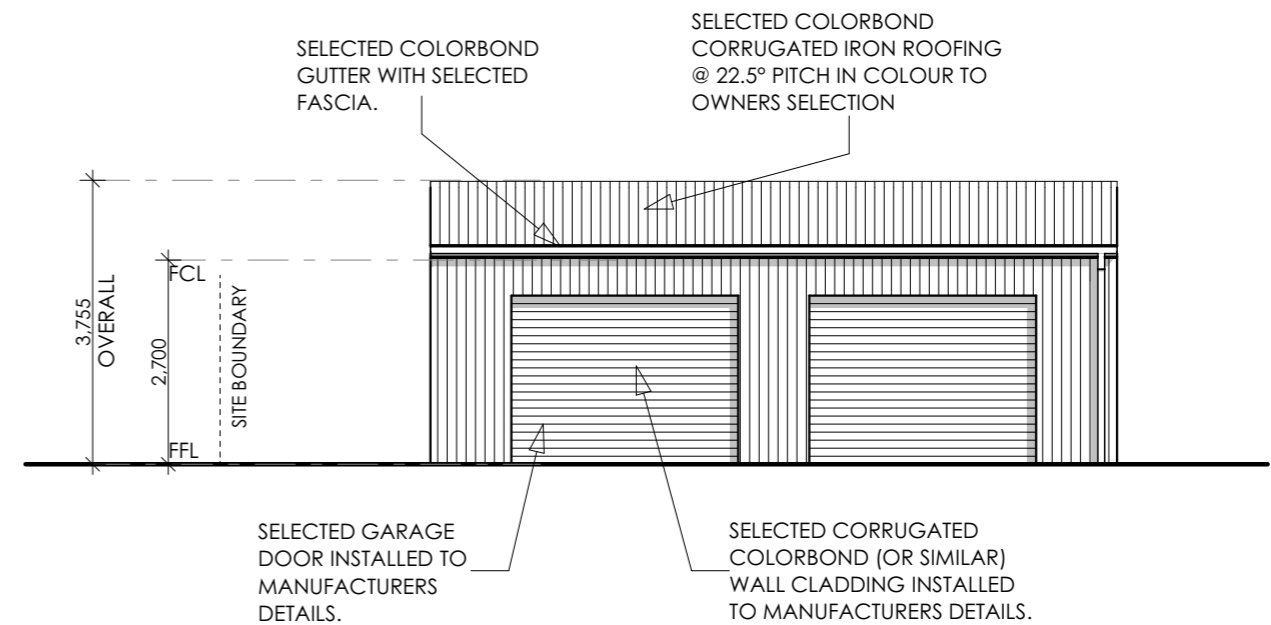
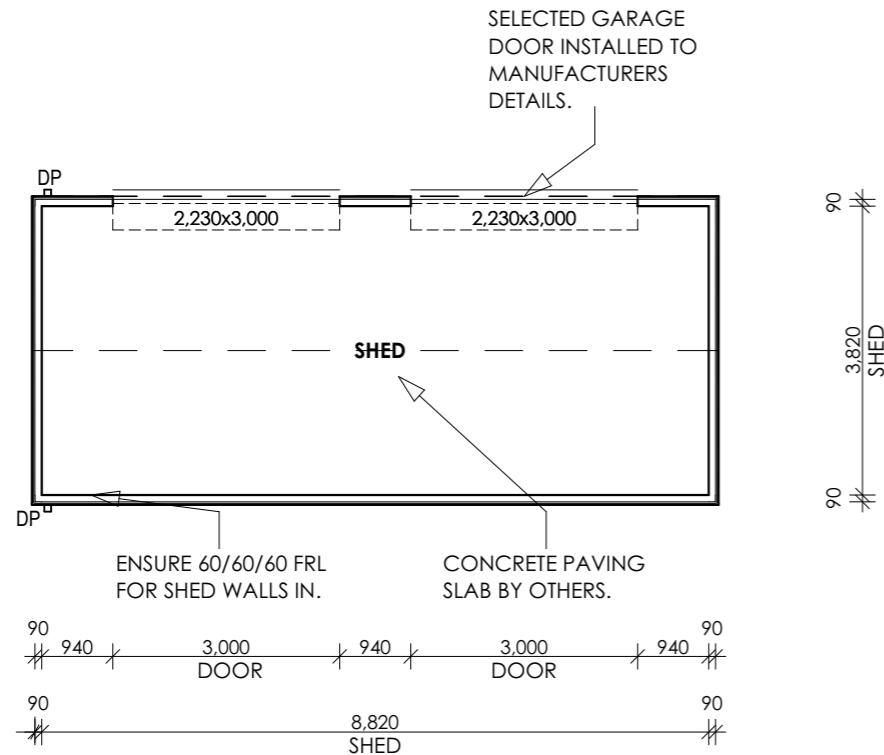


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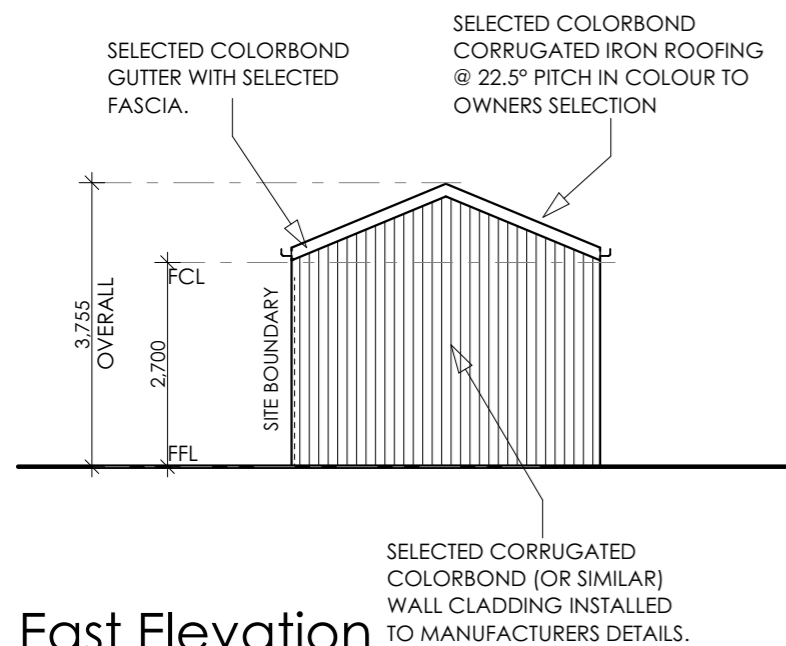
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60/60/60 FRL Wall Details
SHEET No A3
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PRINT DATE - 6/09/2021
WD11
DRAWN - BT
Construction Issue
DRAWING No - 000101

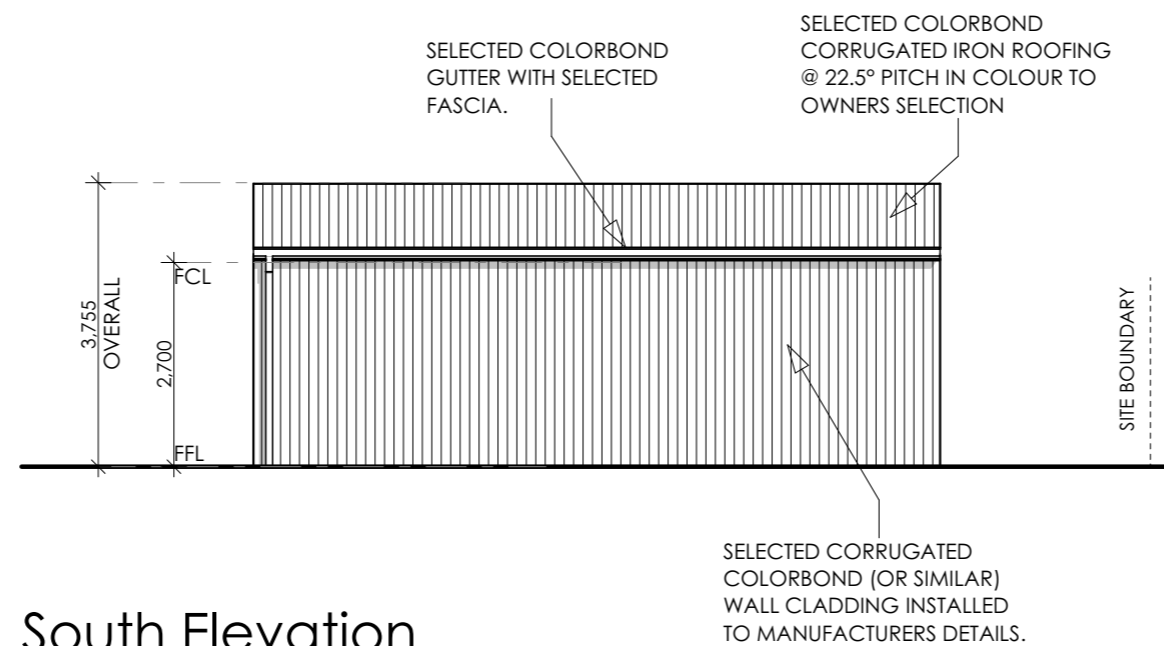




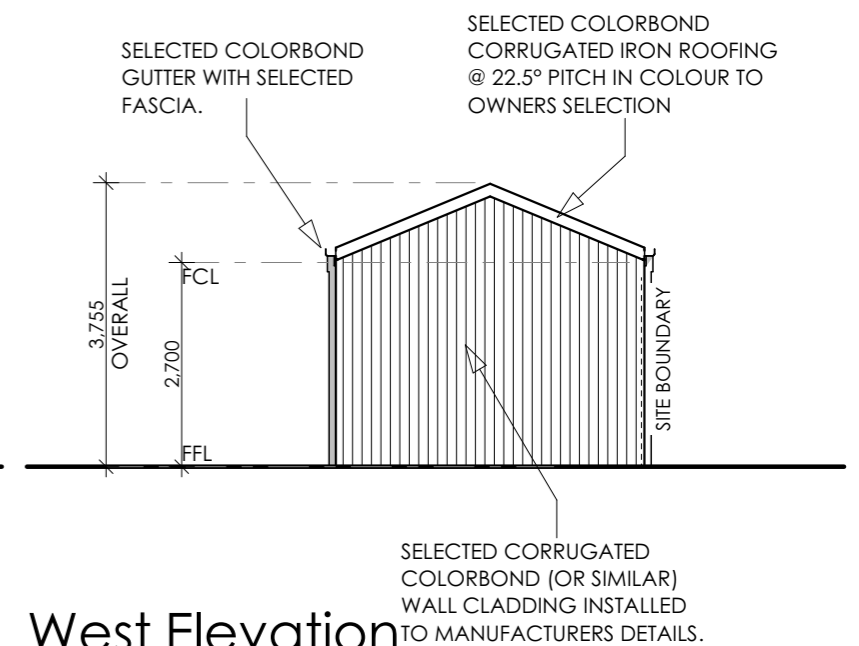
North Elevation
Scale: 1:100



East Elevation
Scale: 1:100



South Elevation
Scale: 1:100



West Elevation
Scale: 1:100



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Shed Plans and Elevations
SHEET No A3
DO NOT SCALE THIS DRAWING. USE WRITTEN DIMENSIONS ONLY.

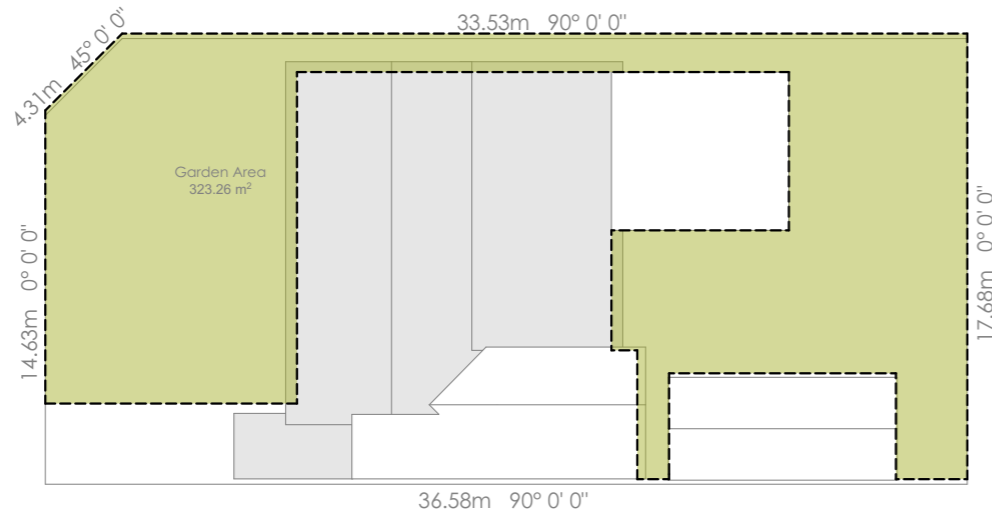
PRINT DATE - 6/09/2021
WD12
DRAWN - BT

Construction Issue
DRAWING No - 000101



SPENCER STREET

BLACKMORE AVENUE

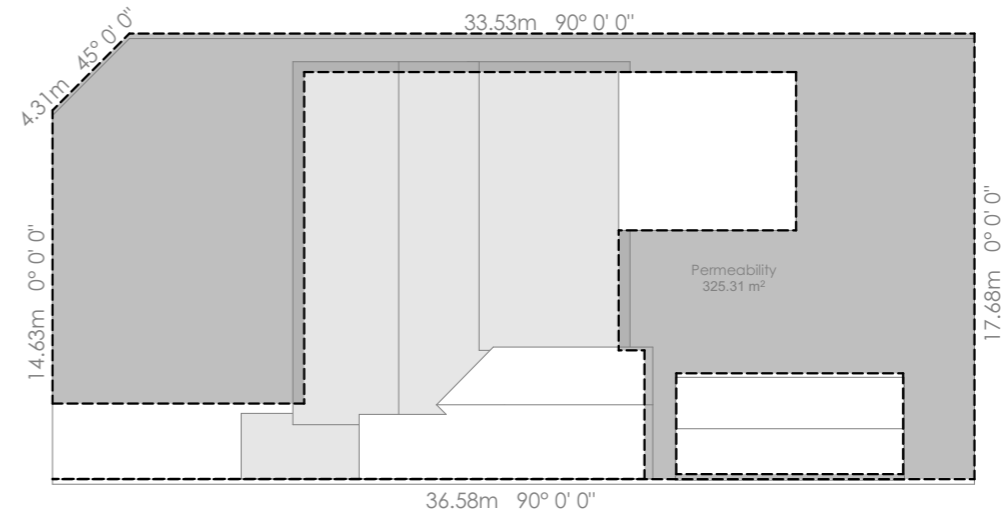


Garden Area
Scale: 1:300.00



SPENCER STREET

BLACKMORE AVENUE

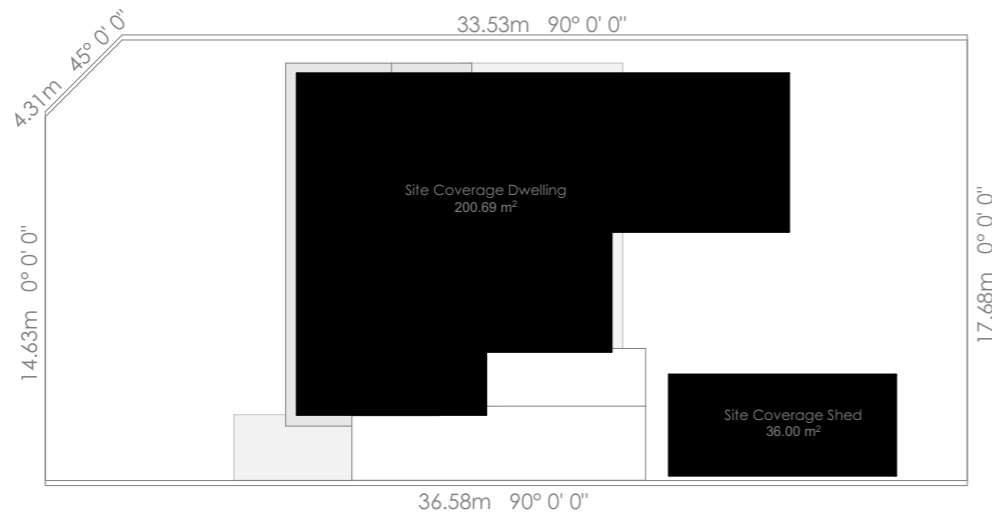


Permeability
Scale: 1:300.00



SPENCER STREET

BLACKMORE AVENUE

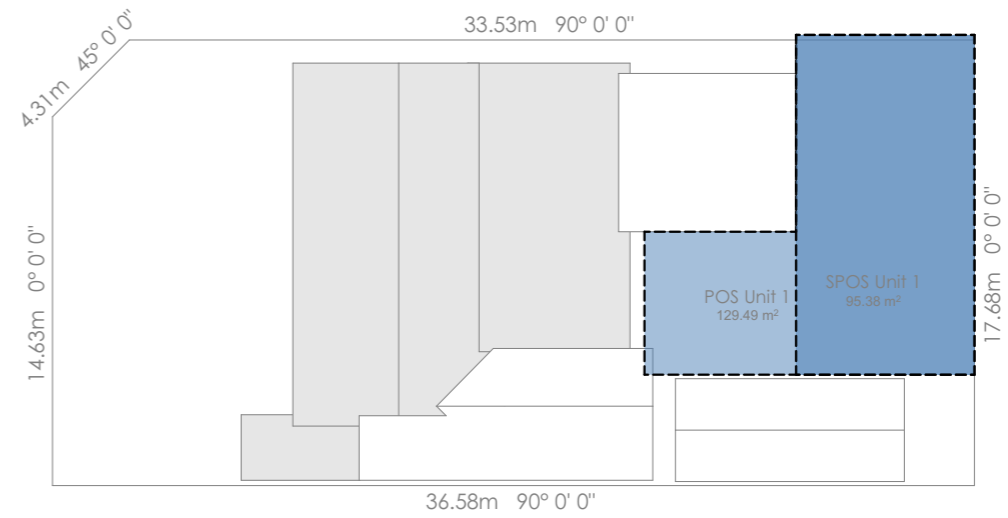


Site Coverage
Scale: 1:300.00



SPENCER STREET

BLACKMORE AVENUE



Private Open Space
Scale: 1:300.00

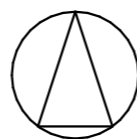


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Area Schedule

SHEET No A3

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PRINT DATE - 6/09/2021
WD13
DRAWN - BT

Construction Issue
DRAWING No - 000101

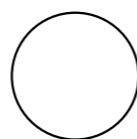


| | | | | | | |
|----------------|---------|---------|---------|---------|---------|---------|
| Window I.D. | EX-01 | EX-02 | EX-03 | EX-04 | EX-05 | PRO.1-1 |
| Width | 3,000 | 1,500 | 1,500 | 1,500 | 3,150 | 3,010 |
| Height | 1,250 | 1,250 | 1,250 | 1,250 | 2,100 | 1,800 |
| Head Height | 2,100 | 2,100 | 2,100 | 2,100 | 2,250 | 2,100 |
| Sill Height | 850 | 850 | 850 | 850 | 150 | 300 |
| Elevation View | | | | | | |
| | PRO.1-2 | PRO.1-3 | PRO.1-4 | PRO.1-5 | PRO.2-1 | PRO.2-2 |
| Width | 3,010 | 2,410 | 2,170 | 1,500 | 3,610 | 900 |
| Height | 1,800 | 2,100 | 1,800 | 600 | 2,100 | 2,100 |
| Head Height | 2,100 | 2,100 | 2,100 | 2,365 | 2,440 | 2,100 |
| Sill Height | 300 | 0 | 300 | 1,765 | 340 | 0 |
| Elevation View | | | | | | |
| | PRO.2-3 | PRO.2-4 | PRO.2-5 | PRO.2-6 | | |
| Width | 1,250 | 1,250 | 1,250 | 1,250 | | |
| Height | 600 | 600 | 1,250 | 1,250 | | |
| Head Height | 2,100 | 2,100 | 2,100 | 2,100 | | |
| Sill Height | 1,500 | 1,500 | 850 | 850 | | |
| Elevation View | | | | | | |



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Window Schedule
SHEET No A3
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PRINT DATE - 6/09/2021
WD14
DRAWN - BT

Construction Issue
DRAWING No - 000101



GENERAL NOTES:

- DO NOT SCALE DRAWINGS, USE WRITTEN DIMENSIONS ONLY. ALL MEASUREMENTS ARE IN MILLIMETRES.
- THE OWNER / BUILDER, SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING ANY WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, A.S. CODES, BUILDING REGULATIONS, LOCAL BY-LAWS AND TOWN PLANNING REQUIREMENTS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.
- WHERE AUSTRALIAN STANDARDS ARE REFERENCED, COMPLY WITH THE RELEVANT PROVISIONS OF THE APPLICABLE CURRENT EDITION AS PRESCRIBED IN THE BUILDING CODE OF AUSTRALIA.
- THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL OR CIVIL ENGINEERING COMPUTATIONS AND DRAWINGS.
- 10mm PLASTERBOARD TO CEILINGS & WALLS, UNLESS INDICATED OTHERWISE.
- ALL BUILDING STRUCTURES INCLUDING FOOTINGS ARE NOT TO ENCROACH TITLE BOUNDARIES OR EASEMENTS.
- SLABS AND FOOTINGS TO BE CONSTRUCTED IN ACCORDANCE WITH AS-2870-2011.
- CONCRETE STRUCTURES TO BE IN ACCORDANCE WITH AS-3600-2009 AND ALL FORM WORK TO COMPLY WITH AS-3610.
- ALL TIMBER CONSTRUCTION IS TO BE IN ACCORDANCE WITH AS-1684-2010.
- ALL WALL AND ROOF BRACING (INCLUDING ROOF TIE DOWN REQUIREMENTS) TO COMPLY WITH AS-1684-2010.

SOIL CLASSIFICATION:
CLASS ?
REFER TO GEOTECHNICAL REPORT
BY ?????????? PTY LTD. JOB No. ?????

TERMITE TREATMENT:
- WHERE A BUILDING (OTHER THAN A CLASS 10a) IS LOCATED IN A DESIGNATED TERMITE INFESTED AREA THE SITE IS TO BE TREATED AND PROTECTED AGAINST SUBTERRANEAN TERMITES IN ACCORDANCE WITH AS-3660.1-2000.

SMOKE ALARMS:
- PROVIDE SMOKE ALARMS WHERE LOCATED ON FLOOR PLAN AND CONNECT TO MAIN POWER SOURCE WITH BATTERY BACK-UP IN ACCORDANCE WITH AS-3786-1993 & B.C.A. **NOTE:** WHERE MORE THAN ONE ALARM IS REQUIRED OR INSTALLED THOSE ALARMS MUST BE INTERCONNECTED.

EXHAUST FANS:
- PROVIDE SELECTED EXHAUST CEILING FANS AND INSTALL TO MANUFACTURERS DETAILS. DUCT DIRECTLY TO OUTSIDE FOR METAL ROOFS.
(ROOMS NOT CONTAINING WINDOW MUST BE VENTED EXTERNALLY)

SKYLIGHT DIFFUSERS:
SKYLIGHT - NOMINAL 600x600 CEILING DIFFUSERS IN A FLUSH METAL POWDERCOTE FRAME WITH SELECTED OPAQUE ACRYLIC PANEL.

EMERGENCY LIGHTING:
EMERGENCY LIGHTING TO BE PROVIDED WERE SHOWN CEILING MOUNTED WITH BATTERY TO SUIT (AS SELECTED).

INSULATION:
- PROVIDE INSULATION TO WALLS, FLOORS AND CEILINGS AS PER THE REQUIREMENTS OF THE 'THERMAL PERFORMANCE REPORT' AND MUST COMPLY WITH AS-3742. PROVIDE SOUND-DAMPENING AND SARKING TO METAL ROOFS.

SUB-FLOOR ACCESS:
- PROVIDE SUBFLOOR ACCESS DOOR WHERE MOST APPROPRIATE. CONFIRM POSITION AND TYPE WITH OWNER.

MAN HOLES:
- PROVIDE MAN HOLE IN CEILING TO GAIN ACCESS TO ALL AREAS WITHIN THE ROOF SPACE. PROVIDE LIGHT SWITCH ADJACENT TO OPENING. CONFIRM FINAL POSITION AND DETAILS WITH OWNER.

LIFT OFF HINGES:
- PROVIDE LIFT-OFF HINGES TO A SANITARY COMPARTMENT WHEN A TOILET PAN IS WITHIN 1200mm RADIUS OF THE DOOR'S HINGE. CONFIRM ON SITE TO BE IN ACCORDANCE WITH 3.8.3.3 OF THE B.C.A.

INFERRED WORKS:
- ANY WORKS NOT SPECIFICALLY CALLED FOR BY THE CONTRACT DOCUMENTS AND DRAWINGS, BUT REASONABLY OR OBVIOUSLY NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORKS SHALL BE DONE AT NO EXTRA COST TO THE OWNER. BUILDER SHALL SATISFY HIMSELF.

SECURITY:
- BUILDER IS TO MAKE SITE SECURE AND SAFE ON ALL BOUNDARIES.

- WINDOWS / DOORS & GLAZING:
- **ALUMINIUM IMPROVED** WINDOW FRAMES AS SELECTED WITH POWDER COAT FINISH **TIMBER WINDOW FRAMES** AS SELECTED WITH EITHER PAINT OR STAINED FINISH. **PVC WINDOW FRAMES** AS SELECTED WITH PAINT FINISH. **STEEL WINDOW FRAMES** AS SELECTED.
 - (REFER TO THE THERMAL PERFORMANCE REPORT FOR MINIMUM THERMAL VALUES).
 - WINDOW DIMENSIONS GIVEN ARE NOMINAL SIZES ONLY, ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER. CONFIRM ON SITE BEFORE COMMENCING ANY WORKS. WINDOWS MUST BE FLASHED ALL AROUND.
 - WINDOW DIMENSIONS SHOWN ARE ACTUAL DIMENSIONS TO OUTSIDE OF WINDOW FRAME.
 - DOOR DIMENSIONS SHOWN ARE OVERALL LEAF DIMENSIONS.
 - REFER TO FLOOR PLANS FOR ALL WINDOW & DOOR LOCATIONS.
 - ALL WINDOWS NOTED WITH OBSCURE GLASS MUST BE INSTALLED WITH RESTRICTED VIEWING TO A MINIMUM OF 1700mm ABOVE FLOOR LEVEL (WHERE APPLICABLE).
 - OBSCURE GLAZING IS TO BE WHITE SEMI TRANSPARENT FILM INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. APPLY WHITE TRANSLUCENT FILM TO INSIDE FACE OF GLASS IN ACCORDANCE WITH MANUFACTURERS DETAILS. (CONFIRM WITH ANY PLANNING REQUIREMENTS).
 - ANY DOORS OR SIDE LIGHTS THAT CAN BE MISTAKEN FOR OPENINGS ARE REQUIRED TO BE PROVIDED WITH SIGHT MOTIFS IN ACCORDANCE WITH AS-1288-2006.
 - ALL WINDOWS TO BE IN ACCORDANCE WITH AS-2047-2014.
 - ALL GLAZING IS TO BE IN ACCORDANCE WITH AS-1288-2006.
 - GLAZING WITHIN 2000mm ABOVE FLOOR LEVEL IN BATHROOMS AND ENSUITES SHALL BE GRADE (A) SAFETY GLASS.
 - GLAZED PANELS WITHIN 500mm ABOVE THE FINISHED FLOOR LEVEL ARE TO BE GRADE (A) SAFETY GLASS.
 - GLAZED PANELS IN DOORS AND SIDE LIGHTS WITHIN 1200mm ABOVE FINISHED FLOOR LEVEL ARE TO BE GRADE (A) SAFETY GLASS.
 - ANY GRILLS OR VENTS POSITIONED WITHIN DOORS ARE TO BE POWDERCOATED ALUMINIUM VENTILATION GRILLES.
 - ALL GRILLS AND VENTS ARE TO BE COMPLIANT WITH RELEVANT STANDARDS AND ARE TO BE ASSESSED BY, AND TO READ IN CONJUNCTION WITH, MECHANICAL ENGINEERS DRAWINGS.
 - ALL EXTERNAL DOORS ARE TO BE WATER RESISTANT AND WEATHER PROOFED APPROPRIATELY.

WINDOW POSITIONING:
- ALL WINDOW OPENINGS ARE TO BE CONSTRUCTED TO BE EITHER:
A) ALWAYS LOCATED TO BE CENTRE WITHIN LENGTH OF WALLS OR,
B) AS DIMENSIONED.
C) WINDOW HEADS AT NOMINAL 2400mm (UNLESS NOTED OTHERWISE).
C) WINDOW HEAD HEIGHT VARIES (REFER TO ELEVATION).

OPENABLE WINDOW PROTECTION:
- IF THE SURFACE BELOW AN OPENABLE WINDOW IS 4.0m OR GREATER FROM FLOOR LEVEL THEN A RESTRICTED OPENING DEVICE MUST BE PROVIDED TO NOT PERMIT A 125mm SPHERE TO PASS THROUGH.
- IF THE SURFACE BELOW AN OPENABLE BEDROOM WINDOW IS 2.0m OR GREATER FROM FLOOR LEVEL AND, ANY PORTION OF THE OPENABLE SASH IS BELOW 1.7m ABOVE FLOOR LEVEL, THEN A RESTRICTED OPENING DEVICE MUST BE PROVIDED TO NOT PERMIT A 125mm SPHERE TO PASS THROUGH.

INTERNAL DOOR POSITIONING:
- ALL DOOR OPENINGS ARE TO BE CONSTRUCTED TO BE EITHER:
A) ALWAYS LOCATED TO BE CENTRE WITHIN LENGTH OF WALLS OR,
B) ALWAYS TO BE AT AN OFFSET OF 100mm FROM ADJOINING WALL OR,
C) AS DIMENSIONED.
D) DOOR HEADS AT NOMINAL 2100mm (UNLESS NOTED OTHERWISE).
D) DOOR HEAD HEIGHT VARIES (REFER TO ELEVATION).

ARTIFICIAL LIGHTING:
- THE LAMP POWER DENSITY OR ILLUMINATION POWER DENSITY OF ARTIFICIAL LIGHTING, MUST NOT EXCEED:
A) IN A CLASS 1 BUILDING - MAXIMUM 5^{WATTS}/m²
B) ON A VERANDA OR BALCONY ATTCHED TO A CLASS 1 BUILDING - MAXIMUM 4^{WATTS}/m²
C) IN A CLASS 10A BUILDING - MAXIMUM 3^{WATTS}/m²
- WHERE ILLUMINATION POWER DENSITY IS USED, THE ^{WATTS}/m² MAY BE INCREASED WHERE A CONTROL DEVICE IS USED (E.G. DIMMER OR TIMER). REFER TO BCA TABLE 3.12.5.3. FOR THE ADJUSTMENT FACTOR.
- LIGHTING AROUND THE PERIMETER OF A BUILDING MUST BE CONTROLLED BY A DAYLIGHT SENSOR OR HAVE AN AVERAGE LIGHT SOURCE EFFICACY OF MINIMUM 40LUMENS/W.

ELECTRICAL SERVICES:
- COMPLY WITH THE REQUIREMENTS AND REGULATIONS ADMINISTERED BY THE LOCAL SUPPLY COMPANY.

PLUMBING SERVICES:
- ALL PLUMBING, DRAINAGE AND SERVICES MUST COMPLY WITH AS/NZS 3500-2012 & THE B.C.A CONDUCT ALL NEGOTIATIONS, OBTAIN ALL APPROVALS AND PAY ALL FEES AND CHARGES DUE TO CONTROLLING AUTHORITIES.

HEATING AND COOLING:
- BUILDER TO CONFIRM WITH OWNER ALL REQUIREMENTS FOR HEATING AND COOLING INCLUDING TYPE, INSTALLATION DETAILS, MANUFACTURERS REQUIREMENTS, ELECTRICAL AND PLUMBING REQUIREMENTS, DUCTWORK AND CONTROLLERS BEFORE COMMENCING ANY WORKS.

- WATER PROOFING:
- THE BUILDER SHALL ENSURE THE GENERAL WATER TIGHTNESS OF ALL EXTERNAL JUNCTIONS AND SEAL ALL PENETRATIONS.
 - WATERPROOFING OF WET AREAS BEING BATHROOMS, SHOWERS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH AS-3740-2010.
 - PROVIDE WATER RESISTANT FLOOR & WALL COVERINGS TO ALL WET AREAS.
 - THE WALL SURFACES OF A SHOWER AREA SHALL BE WATER RESISTANT TO A MINIMUM HEIGHT OF 1800mm ABOVE FINISHED FLOOR LEVEL.
 - WATERPROOFING IS REQUIRED TO THE ENTIRE FLOOR AREA OF ALL ENCLOSED AND UNENCLOSED SHOWERS. WATERPROOFING OF WALLS SHALL BE NOT LESS THAN 150mm ABOVE THE COMPRESSED FIBRE-CEMENT SHEET FLOOR SUBSTRATE. ALL PENETRATIONS, WALL JUNCTIONS AND JOINTS SHALL HAVE WATERPROOFING IN ACCORDANCE WITH AS-3740-2010.
 - WHERE A SHOWER IS UNENCLOSED OR NOT PROVIDED WITH A SCREEN, THE ENTIRE BATHROOM FLOOR AREA REQUIRES WATERPROOFING, AND IN ADDITION SHALL HAVE A SECOND FLOOR WASTE DRAIN INDEPENDENT OF THE SHOWER.
 - WHERE A SHOWER IS PROVIDED ABOVE THE BATH, THE FLOOR AREA WITHIN A RADIUS OF 1500mm FROM THE SHOWER OUTLET REQUIRES WATERPROOFING. IN ADDITION PROVISION OF A FLOOR WASTE DRAIN INDEPENDENT OF THE BATH IS REQUIRED.
 - ALL WET AREAS MUST BE CONSTRUCTED WITH FALL SO THAT WATER FLOWS TO WASTE POINTS WITHOUT PONDING IN ACCORDANCE WITH AS-3740-2010.
 - WATERPROOF MEMBRANES INSTALLED IN ACCORDANCE WITH AS-3740-2010.
 - ENSURE ALL EXTERNAL TIMBERS ARE IN ACCORDANCE WITH AS-1684.2 - APPENDIX C - DURABILITY. IF EXPOSED TO THE WEATHER, DURABLE TIMBERS ARE TO BE CLASSIFIED AS H3. IF IN CONTACT WITH THE GROUND, USE H5 AND SEAL APPROPRIATELY.

CORROSION PROTECTION:
- PROVIDE CORROSION PROTECTION OF BUILT-IN STRUCTURAL STEEL MEMBERS INCLUDING BUT NOT LIMITED TO, STEEL LINTELS, SHELF ANGLES, CONNECTORS AND ACCESSORIES INCLUDING WALL TIES IN ACCORDANCE WITH TABLE 4.1 OF AS-4773.1-2010.(CONFIRM ENVIRONMENT CLASSIFICATION).
- PROVIDE CORROSION PROTECTION FOR SHEET ROOFING IN ACCORDANCE WITH B.C.A TABLE 3.5.1.1.A.

DOMESTIC WATER TANKS:
- SELECTED 2,000litre (MINIMUM) RAINWATER TANK TO COLLECT NOT LESS THAN 50m² OF ROOF AREA AND BE INSTALLED TO MANUFACTURES DETAILS. CONNECT TO TOILETS FLUSHING SYSTEM.

DRAINAGE NOTES:
-STORMWATER AND SULLAGE SHALL BE TAKEN TO LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF LOCAL AUTHORITIES.
- DP COLORBOND DOWNPIPE
- DPS COLORBOND DOWNPIPE WITH SPREADER
- DPR COLORBOND DOWNPIPE WITH RAINWATER HEAD
-DOWNPIPES SHALL BE MINIMUM 90mmØ **or** 100x50mm.
- ALL EXTERNAL GUTTERS TO BE A SLOTTED TYPE TO PROVIDE OVERFLOW EXTERNALLY.
- DOWNPIPES TO BE LOCATED WITHIN 1200mm OF A VALLEY GUTTER WHERE PRACTICAL.
WHERE DOWNPIPES ARE LOCATED MORE THAN 1200mm FROM A VALLEY GUTTER, PROVISION FOR AN OVERFLOW MUST BE MADE (SLOTTED GUTTER OR SIMILAR APPROVED).
- DOWNPIPE LOCATIONS SHOWN ON PLANS ARE SUGGESTIONS ONLY AND MAY VARY FOR PRACTICAL CONSTRUCTION REASONS. HOWEVER, A MAXIMUM OF 12m OF GUTTER LENGTH TO BE SERVED BY EACH DOWNPIPE.
- PROVIDE 90Ø. AGI DRAINS AT BASE OF ALL CUTS, RETAINING WALLS AND TO HIGH SIDE OF BUILDING AND DISCHARGE INTO SWD VIA SILT PITS.
- ALL CUTS TO HAVE A MINIMUM OF 45° BATTER AND BE A MINIMUM OF 900mm FROM FACE OF BUILDING AND 300mm FROM ANY BOUNDARY. CONFIRM ON SITE.
- **IMPORTANT NOTE:** WHERE THERE IS NO LEGAL POINT OF DISCHARGE ALL STORM WATER MUST BE MAINTAINED ON SITE AND DIRECTED INTO AN EXISTING DAM.

SEPTIC NOTES:
- THE ENVIRONMENT PROTECTION ACT REQUIRES THAT A PERMIT MUST BE ISSUED BY COUNCIL FOR ANY NEW SEPTIC TANK SYSTEM OR ANY ALTERATION TO AN EXISTING SYSTEM. ALL WASTEWATER HAS TO BE TREATED AND CONTAINED ON THE SITE IN ACCORDANCE WITH COUNCIL'S PUBLIC HEALTH SERVICES.

LETTERBOXES:
- INSTALL FITTINGS FOR LETTER AND PAPER RECEPTACLE INTO TIMBER OR MASONRY ENCLOSURE WHERE SHOWN ON PLANS. - CONFIRM WITH OWNER.

PLANNING PERMIT CONDITIONS:
- THIS SET OF PLANS (WD1 - WD03) ARE TO BE READ IN CONJUNCTION WITH ENDORSED PLANNING DRAWINGS AND PLANNING PERMIT CONDITIONS.
- BUILDER SHALL MAKE HIMSELF AWARE OF ALL PLANNING REQUIREMENTS, PLANNING CONDITIONS AND ASSOCIATED PLANS SHALL TAKE PRECEDENCE OVER ANY OTHER DRAWINGS AND DOCUMENTS UNLESS OTHERWISE APPROVED.

EXCAVATION AT BOUNDARIES:
CUT: - BUILDER IS TO ENSURE THAT ANY EXCAVATIONS AT BOUNDARIES DO NOT UNDERMINE EXISTING COMMON OR ADJOINING STRUCTURES AND THOSE NEW CONDITIONS PROVIDE SAFE PASSAGE AT EITHER SIDE. ALL EXCAVATIONS ARE TO BE PROTECTED AGAINST COLLAPSE.
FILL: - ANY AREA DENOTED AS FILLED ON ANY OTHER DRAWINGS SHALL BE FILLED WITH EXCAVATED OR IMPORTED EARTH. BUILDER IS TO ENSURE THAT ALL FILL IS CLEAN AND FREE OF ANY DEBRIS. REFER TO ENGINEERS PLANS FOR SPECIAL DETAILS.

- WEEP HOLES & FLASHINGS:
- PROVIDE WEEPHOLES AT MAX. 1200mm CTRS TO ALL EXTERNAL MASONRY WALLS IN ACCORDANCE WITH B.C.A PART 3.3.4.
 - PROVIDE WEEPHOLES OVER OPENINGS IN EXTERNAL MASONRY WALLS AS REQUIRED AT MAX. 1200mm CTRS. EXCEPT WHERE OPENINGS ARE PROTECTED BY EAVES THREE TIMES THE HEIGHT BETWEEN THE WINDOW HEAD AND LOWEST POINT OF EAVE.
 - THE INSTALLATION OF HEAD AND SILL FLASHINGS OVER AND BELOW OPENINGS IN MASONRY WALLS TO BE IN ACCORDANCE WITH THE B.C.A PART 3.3.4.
 - FLASHINGS TO ALL NON MASONRY WALL OPENINGS MUST BE PROVIDED IN ACCORDANCE WITH AS/NZS-2904 AND COMPLY WITH THE B.C.A PART 3.5.3.6

CONTROL JOINTS:
- PROVIDE CONTROL JOINTS IN MASONRY WALLS SPACED IN ACCORDANCE WITH AS-3700-2011
- ALL CONTROL JOINTS MUST COMPLY WITH THE SOIL REPORT AND/OR AS INDICATED BY THE STRUCTURAL ENGINEERS COMPUTATIONS AND DRAWINGS.

INTERNAL STAIRS:
STAIR 1:
FLOOR TO FLOOR = ?????mm NOMINAL
TO BE CONFIRMED ON SITE - PROVIDE ?? EQUAL RISERS.
STAIR 2:
FLOOR TO FLOOR = ?????mm NOMINAL
TO BE CONFIRMED ON SITE - PROVIDE ?? EQUAL RISERS.

TYPICAL NOTES:
- EACH FLIGHT MUST NOT HAVE MORE THAN 18 RISERS.
- MINIMUM HEAD HEIGHT TO STAIRWAY MUST NOT BE LESS THAN 2000mm.
- PROVIDE CONTINUOUS HANDRAIL ALONG AT LEAST ONE SIDE OF STAIR.
- NON SLIP SURFACE TO BE PROVIDED TO STAIRWAYS, RAMPS & LANDINGS.
- RISERS: @ BETWEEN (190mm and 115mm) ALL RISERS TO BE EQUAL.
- TREADS: @ BETWEEN (240mm and 355mm) ALL TREADS TO BE EQUAL.
- OPEN RISERS MUST NOT PERMIT A 125mm SPHERE TO PASS THROUGH AND COMPLY WITH THE B.C.A PART 3.9.1.
- RISER / TREAD SLOPE RELATIONSHIP MUST COMPLY WITH (2R+G = >550, <700) AND THE B.C.A
- STAIRS TO BE IN ACCORDANCE WITH AS-1657-1992.


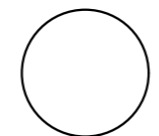

HANDRAILS:
WHERE THE DISTANCE FROM FINISHED FLOOR LEVEL TO GROUND / FLOOR EXCEEDS 1000mm PROVIDE:
LANDINGS:
- HANDRAILS 1000mm HIGH ABOVE FINISHED FLOOR LEVEL.
STAIRS:
- HANDRAILS 865mm HIGH MEASURED VERTICALLY ABOVE NOSING OF STAIR.
- BALUSTERS MUST BE SPACED TO COMPLY WITH THE B.C.A PART 3.9.2 AND SO THAT IT **IS NOT** PERMISSABLE FOR A 125mmØ SPHERE TO PASS THROUGH.

WHERE THE DISTANCE FROM FINISHED FLOOR LEVEL TO GROUND / FLOOR EXCEEDS 4000mm NO ELEMENT WITHIN THE BALUSTRADE BETWEEN 150mm AND 760mm ABOVE FLOOR CAN FACILITATE CLIMBING.

EXTERNAL STAIRS:
- EXTENT, POSITION AND TYPE OF ANY EXTERNAL STEPS ARE TO BE DETERMINED ON SITE TO OWNERS APPROVAL.
- RISERS @ 190mm MAXIMUM AND 115mm MINIMUM / ALL RISERS TO BE EQUAL.
- TREADS @ 240mm MINIMUM AND 355mm MAXIMUM.

SPIRAL STAIRS:
STAIR ?:
FLOOR TO FLOOR = ?????mm NOMINAL
TO BE CONFIRMED ON SITE - PROVIDE ?? EQUAL RISERS.

TYPICAL NOTES:
- EACH FLIGHT MUST NOT HAVE MORE THAN 18 RISERS.
- MINIMUM HEAD HEIGHT TO STAIRWAY MUST NOT BE LESS THAN 2000mm.
- PROVIDE CONTINUOUS HANDRAIL ALONG AT LEAST ONE SIDE OF STAIR.
- NON SLIP SURFACE TO BE PROVIDED TO STAIRWAYS, RAMPS & LANDINGS.
- RISERS: @ BETWEEN (140mm and 220mm) ALL RISERS TO BE EQUAL.
- TREADS: @ BETWEEN (210mm and 370mm) ALL TREADS TO BE EQUAL.
- TEADS ARE MEASURED 7 TENTHS (70%) OF THE UNOBSTRUCTED WIDTHFROM THE CENTRE HANDRAIL OR CENTRE SUPPORT POST.
- OPEN RISERS MUST NOT PERMIT A 125mm SPHERE TO PASS THROUGH AND COMPLY WITH THE B.C.A PART 3.9.1.
- RISER / TREAD SLOPE RELATIONSHIP MUST COMPLY WITH (2R+G = >590, <680) AND THE B.C.A
- STAIRS TO BE IN ACCORDANCE WITH AS-1657-1992.

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|--|--|--------------------------|--|-----|-------------|------|----|---|------------------|----------|----|---|--------------------------|----------|----|---|------------------------|----------|----|--|--|--|--|--|--|--|--|---|--|--|--|--|---|
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FRAMING SCHEDULE:

DOUBLE STOREY - SHED ROOF
 FLOOR TYPE - CONCRETE ENG. DESIGN
 TRUSS/RAFTER SPAN - 900mm
 MAXIMUM WALL HEIGHT - 2700mm

ARCHITECTURAL PLANS MUST BE READ IN CONJUNCTION WITH ENGINEERING DOCUMENTATION. ENGINEERED MEMBERS ARE TO SUPERSEDE MEMBERS NOMINATED BELOW. DISCREPANCIES SHALL BE REFERRED TO RELEVANT AUTHORITY FOR INTERPRETATION PRIOR TO INSTALLMENT

DECKING SUBFLOOR & PERGOLA / VERANDAH:
 (exposed members to be H3 treated)

BEARERS:2/140x45mm DTP F7 @ 1800cts MAXIMUM CONT. SPAN 1600mm
 EDGE BEAMS: 240x45mm DTP F7 @ 1800cts MAXIMUM CONT. SPAN 1600mm
 JOISTS: 90x45mm DTP F7 @ 450cts MAXIMUM CONT. SPAN 1600mm
 POSTS: 100x100 F5 CYPRESS
 RAFTERS:190x45 DTP MGP 10 @ 900 CTS.
 BATTENS:90x35 MGP 12 @ 900 CTS. MAX
 RIDGE BEAM:240x45 DTP MGP 10,
 COLLAR TIES:90x45 DTP (COLLAR TIES TO BE BOLTED WITH M10 GAL. COACH BOLTS - 2 BOLTS MIN PER CONNECTION

SINGLE STOREY/UPPER STOREY LB WALLS:
 COMMON STUD: 90x35mm MGP10 @ 450cts MAXIMUM HEIGHT 2700mm
 JAMB STUDS: 2/90x45mm MGP 10 MAXIMUM OPENING 2400mm
 BOTTOM PLATE: 90x45mm MGP 10
 TOP PLATE: 2/90x45mm MGP 10
 POINT LOADS LINTELS - TO ENGINEERS DESIGN
 POINT LOADS STUDS - TO ENGINEERS DESIGN
 BRACING:BRACING MUST BE PROVIDED IN ACCORDANCE WITH AS1684 & ENGINEERS DOCUMENTATION

LINTELS (TRUSSES/RAFTER SPAN 12000mm):
 900mm: 90x45mm F17
 1200mm: 90x45mm F17
 1500mm: 140x45mm F17
 1800mm: 190x45mm F17
 2100mm: 190x45mm F17
 2400mm: 240x45mm F17
 3000mm: TO ENGINEERS DESIGN
 3600mm: TO ENGINEERS DESIGN
 POINT LOADS LINTELS - TO ENGINEERS DESIGN

TIMBER POSTS:
 POSTS: 100x100mm F5 CYPRESS OR SIMILAR MAXIMUM SPACING 2700mm

ROOF STRUCTURE:
 STRUCTURE: PREFABRICATED ROOF TRUSSES @ 900 CTS.
 BATTENS: OB OR TOP HAT @ 900 CTS.
 BRACING: ROOF TIE-DOWN & BRACING TO AS1684
 SPECIAL: REFER TO ENGINEERING PLANS FOR SPECIAL ROOFING REQUIREMENTS

LINTELS:
 BUILDER IS TO NOTE THAT LINTELS SELECTED BY THE ENGINEER ARE DESIGNED TO CARRY ONLY STANDARD TILED ROOFING AND TRUSS LOADS WHERE TRUSSES ARE AT 600mm MAXIMUM CTS. IF ANY GIRDER TRUSSES ARE LOCATED DIRECTLY ON ANY LINTELS THE TRUSS MANUFACTURER AND / OR BUILDER IS TO REFER TO THE ENGINEER TO CONFIRM IF LINTEL AND SUPPORTING STUDS ARE ADEQUATE.

TERMITE TREATMENT:
 THIS SITE MUST BE TREATED AGAINST SUBTERRANEAN TERMITES IN ACCORDANCE WITH AS. 3660.1 AND TO LOCAL AUTHORITIES SATISFACTION. THROUGH INSTALLATION OF EITHER A PHYSICAL BARRIER OR CHEMICAL TREATMENT

SMOKE DETECTORS:
 ALL BEDROOMS TO BE PROTECTED BY SMOKE DETECTORS AND ON EVERY LEVEL IN ACCORDANCE WITH AS 3786-1993. AND TO BE INSTALLED IN ACCORDANCE WITH B.C.A PART 3.7.2. NEW SMOKE ALARMS MUST BE CONNECTED DIRECTLY TO CONSUMER MAINS POWER WHERE CONSUMER MAINS POWER IS SUPPLIED TO THE BUILDING.

SUBFLOOR CLEARANCE
 MIN CLEARANCE UNDER BEARER TO BE 200mm FOR THE FIRST 2000mm ON A SLOPING SITE REMAINDER TO BE 400mm IN ACCORDANCE WITH A.S. 3660.1

BRACING AND TIE DOWN:
 ALL ROOF AND WALL BRACING TO AS 1684.2-2010. REFER TO ENGINEERING DOCUMENTATION FOR TOE-DOWN REQUIREMENTS

BASIC SERVICES:
 ALL BASIC SERVICES, INCLUDING WATER, ELECTRICITY, GAS, SEWERAGE AND TELEPHONE SHALL BE INSTALLED UNDERGROUND AND LOCATED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

EASEMENT:
 WHERE AN EASEMENT IS WITH IN 1000mm OF A PROPOSAL, ASSETS SHALL BE LOCATED THROUGH THE RELEVANT AUTHORITY PRIOR TO COMMENCING WORKS WITHIN THIS ZONE. MANUAL EXPLORATION MAY BE REQUIRED BY THE BUILDER

TYPICAL LANDING:
 IF A STAIRCASE HAS 3 OR MORE RISERS OR IN EXCESS 570MM A MINIMUM LANDING OF 750MM BEFORE THE DOORWAY.

DIMENSIONS:
 BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDER OR PLACEMENT OF ANY MATERIALS. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SPECIFICATION AND ENGINEERS DRAWINGS AND DETAILS.

HEATING AND COOLING:
 ALL HEATING AND COOLING UNITS, SIZES, TYPES AND LOCATIONS ARE TO BE CONFIRMED BETWEEN THE BUILDER AND THE SUPPLIER. ALL HEATING AND COOLING DUCT AND VENT LOCATIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO THE COMMENCEMENT OF BUILDING TO DETERMINE IF ANY RISER DUCTS ARE REQUIRED.

TREE PROTECTION:
 ALL EXISTING VEGETATION SHOWN ON THE ENDORSED PLANS WHICH ARE TO REMAIN MUST BE CLEARLY MARKED BEFORE ANY DEVELOPMENT STARTS ON THE SITE. ALSO VEGETATION MUST NOT BE REMOVED, DESTROYED OR LOPPED WITHOUT WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY.

REINFORCED MASONRY:
 REINFORCED MASONRY EXTERNAL WALLS MUST CONSIST OF MASONRY UNITS COMPLYING WITH AS 3700 & CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:

- 1.THE EXTERNAL WALL THICKNESS MUST NOT BE LESS THAN 140MM
- 2.TIE DOWN RODS MUST BE PROVIDED AND MUST BE:
 - NOT LESS THAN Y12 STEEL REINFORCING BAR 90R EQUIVALENT]
 - SPACED AT NOT MORE THAN 1.8M CENTRES BETWEEN OPENINGS
 - FULLY GROUDED INTO THE BLOCKWORK WITH A GROUT HAVING A CHARACTERISTIC COMPRESSIVE STRENGTH OF 20 MPa
 - LAPPED WITH COGGED STEEL STARTED BARS OF A SIZE NOT LESS THAN THE TIE DOWN RODS. SET 250mm INTO THE CONCRETE EDGE BEAM OR FOOTING IN ACCORDANCE WITH NCC FIGURE 3.3.2.1

- ARTICULATION JOINTS:
- PROVIDE FULL HEIGHT ARTICULATION JOINTS IN MASONRY WALLS SPACED IN ACCORDANCE WITH THE SOIL REPORT AND THE CEMENT AND CONCRETE ASSOCIATION OF AUSTRALIA TECHNICAL NOTE 61.
 - THEY ARE REQUIRED TO BE 10mm WIDE WITH A POLYTHENE FOAM BACKING ROD AND FILLED WITH AN APPROVED FLEXIBLE SEALANT TO MANUFACTURERS DETAILS. FINISHED WITH COLOUR TO SUIT.
 - ARTICULATION JOINTS ARE TO BE PROVIDED:
 - A) IN A STRAIGHT CONTINUOUS WALL WITH NO OPENINGS AT NOT MORE THAN 6.0m CTRS AND NOT CLOSER TO CORNERS THAN THE HEIGHT OF THE WALL.
 - B) WHERE THE HEIGHT OF THE WALL CHANGES 20%.
 - C) WHERE OPENINGS MORE THAN 900x900 OCCUR AT NOT MORE THAN 5.0m CTRS AND POSITIONED IN LINE WITH ONE EDGE OF THE OPENING.
 - D) AT A CHANGE IN WALL THICKNESS.
 - E) AT CONTROL JOINTS IN SLABS AND FOOTINGS.
 - F) AT JUNCTIONS BETWEEN DIFFERENT MASONRY MATERIALS.
 - G) AT REBATES IN MASONRY WALL FOR SERVICE PIPES.
 - H) WITHIN 300mm OF ENGAGED PIERS (SINGLE SKIN BRICKWORK).
 - I) BETWEEN NEW AND EXISTING MASONRY WALLS.
- AND**
- MUST COMPLY WITH AS-3700-2011,THE B.C.A AND/OR AS INDICATED BY STRUCTURAL ENGINEERS COMPUTATIONS AND DRAWINGS.

TOWN PLANNING ENDORSEMENT
 WORKING DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ENDORSED TOWN PLANNING DRAWINGS AND PLANNING PERMIT.

WATER TANKS
 SELECTED ABOVE-GROUND RAIN WATER TANK TO MANUFACTURERS SPECIFICATIONS AND DETAILS TO BE A MINIMUM CAPACITY OF 2000 LITRES AND BE INSTALLED IN SUCH A WAY THAT IT RECEIVES THE RAINFALL FROM A MINIMUM CATCHMENT AREA OF 50 SQUARE METRES.
 THE TANK IS TO BE CONNECTED TO ALL SANITARY FLUSHING SYSTEMS.

SERVICE PIPES:
 ALL SERVICE PIPES, (EXCLUDING DOWNPIPES) FIXTURES AND FITTINGS MUST BE CONCEALED ON EXPOSED ELEVATIONS TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.


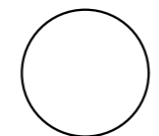

SERVICE PIPES:
 ALL SERVICE PIPES, (EXCLUDING DOWNPIPES) FIXTURES AND FITTINGS MUST BE CONCEALED ON EXPOSED ELEVATIONS TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

SUBFLOOR VENTILATION:
 THE SUB FLOOR SPACE BETWEEN THE SUSPENDED FLOOR OF A BUILDING & THE GROUND MUST BE IN ACCORDANCE WITH THE FOLLOWING:

1. THE SUB FLOOR SPACE MUST BE: CLEARED OF ALL BUILDING DEBRIS AND VEGETATION, BE CROSS VENTILATED BY MEANS OF OPENINGS, CONTAIN NO DEAD AIR SPACES, BE GRADED IN ACCORDANCE WITH NCC 3.1.2.3, HAVE EVENLY SPACED VENTILATION IN OPENINGS IN ACCORDANCE WITH THE BELOW DIAGRAM
2. IN DOUBLE LEAF MASONRY WALLS, THE CROSS FLOW VENTILATION OPENINGS MUST BE PROVIDED IN BOTH LEAVES OF MASONRY WITH BOTH LEAVES ALIGNED TO ALLOW UNOBSTRUCTED AIR FLOW.
3. INTERNAL WALLS CONSTRUCTED IN SUB FLOOR SPACES MUST BE PROVIDED WITH OPENINGS HAVING AN UNOBSTRUCTED AREA EQUIVALENT TO THAT REQUIRED FOR THE ADJACENT EXTERNAL OPENINGS AND BE EVENLY DISTRIBUTED THROUGHOUT SUCH INTERNAL WALLS.
4. THE CLEARANCE BETWEEN THE GROUND SURFACE & THE UNDERSIDE OF THE FLOOR MUST BE IN ACCORDANCE WITH BCA TABLE 3.4.1.2
5. THE SUB FLOOR VENTILATION OPENINGS IN INTERNAL AND EXTERNAL WALLS MUST BE IN ACCORDANCE WITH BCA TABLE 3.4.1.2 FOR CLIMATIC ZONES GIVEN IN BCA FIGURE 3.4.1.2
6. WHERE VENTILATION IS OBSTRUCTED BY PATIOS, PAVING OR THE LIKE, ADDITIONAL VENTILATION MUST BE PROVIDED TO ENSURE THE OVERALL LEVEL OF VENTILATION IS MAINTAINED.
7. WHERE THE GROUND OR SUB FLOOR SPACE IS EXCESSIVELY DAMP OR SUBJECT TO FREQUENT FLOODING IN ADDITION TO ABOVE REQUIREMENTS. THE AREA OF VENTILATION REQUIRED IN 5 MUST BE INCREASED BY 50% OR, A SEALED IMPERVIOUS MEMBRANE MUST BE PROVIDED OVER THE GROUND OR, DURABILITY CLASS 1 OR 2 TIMBERS OR H3 PRESERVATIVE TREATED TIMBERS IN ACCORDANCE WITH AS 1684 PARTS 2, 3, OR 4

STEEL LINTEL SCHEDULE:

| SPAN | MIN END BEARING | 4 COURSES | FULL WALL OR GABLE |
|-------------|-----------------|---------------|--------------------|
| 0 TO 900 | 115 | 90x90x6 UA | 100x6 L |
| 900 - 1800 | 130 | 100x100x8 EA | 150x90x8 UA |
| 1800 - 3000 | 200 | 150x100x10 UA | 150x100x10 UA |

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