

GENERAL NOTES

DO NOT SCALE PLANS, USE WRITTEN DIMENSIONS ONLY.

THE OWNER/BUILDER SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE NCC OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS, BUILDING REGULATIONS AND TOWN PLANNING REQUIREMENTS, REPORT ANY DISCREPANCIES TO THIS OFFICE.

ALL WORKS SHALL COMPLY WITH BUT NOT LIMITED TO THE NCC AND THE AUSTRALIAN STANDARDS.

AS1288 GLASS IN BUILDINGS – SELECTION AND INSTALLATION
AS2047 WINDOWS & EXTERNAL GLAZED DOORS IN BUILDINGS
AS1562 DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING
AS1684 NATIONAL TIMBER FRAMING CODE
AS2049 ROOF TILES
AS2050 INSTALLATION OF ROOF TILES
AS28701 RESIDENTIAL SLAB AND FOOTINGS – CONSTRUCTION
AS/NZ2904 DAMP-PROOF COURSES AND FLASHINGS
AS3600 CONCRETE STRUCTURES
AS3660 BARRIERS FOR SUBTERRANEAN TERMITES
AS3700 MASONRY IN BUILDINGS
AS3740 WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS
AS3786 SMOKE ALARMS TO BE HARWIRED & INTERLINKED
AS4055 WIND LOADING FOR HOUSING
AS4100 STEEL STRUCTURES
WATERPROOFING RETAINING WALLS - AS 4654.1 AND AS 4654.2
BRICKWORK PRIMO WALL WRAP RP-51
CLADDING PRIMO BREATHABLE MEMBRANE RP-51-BML
COMPLIANCE WITH NSW PART 3.12.3 - BUILDING SEALING
COMPLIANCE WITH NSW PART 3.12.5 - SERVICES

THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL AND CIVIL ENGINEERING COMPACTIONS AND DRAWINGS.

ALL BUILDINGS SHALL BE PROTECTED AGAINST TERMITE ATTACK IN ACCORDANCE WITH AS3660.1. AND A DURABLE NOTICE SHALL BE PLACED IN THE METER BOX INDICATING TYPE OF BARRIER AND REQUIRED PERIODICAL INSPECTIONS.

SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES-
-ALL ROOMS-WITHIN 500mm VERTICAL OF THE FLOOR
-BATHROOMS-WITHIN 1500mm VERTICAL OF THE BATH BASE
-FULLY GLAZED DOORS
-SHOWER SCREENS
-WITHIN 300mm OF A DOOR AND <1200mm ABOVE FLOOR LEVEL
-WINDOW SIZES ARE NOMINAL ONLY ACTUAL SIZES WILL VARY
-WITH MANUFACTURER FLASHING ALL ROUND.

GUTTERS WILL BE AS PER SPECIFICATION WITH MIN.100 X 50 RECTANGULAR , DOWNPIPES, BE POSITIONED AS PER AS 3500.3, SECTION 3.

STORMWATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE AS DETERMINED BY THE RELEVANT AUTHORITY.

TILED DECKS OVER LIVABLE AREAS ARE TO BE IN THE FOLLOWING ORDER OVER THE FLOOR JOISTS; 19mm COMPRESSED FIBRE CEMENT SHEET,

FOOTINGS NOT TO ENCROACH TITLE BOUNDARIES OR EASEMENTS, IT IS RECOMMENDED THAT WHERE BUILDINGS ARE TO BE LOCATED IN CLOSE PROXIMITY OF BOUNDARIES, A CHECK SURVEY BE CONDUCTED BY A LICENSED SURVEYOR.

ALL WET AREAS TO COMPLY WITH NCC AND AS 3740 . SPLASH BACKS SHALL BE IMPERVIOUS FOR 150mm ABOVE SINKS, TROUGHS AND HAND BASINS WITHIN 75mm OF THE WALL.

PROVIDE WALL TIES AT 300mm SPACINGS BOTH VERTICAL AND HORIZONTAL AND WITHIN 300mm OF ARTICULATION JOINTS, BRICK TIES TO BE STAINLESS STEEL.

SUB-FLOOR VENTILATION MINIMUM 750mm.SQ FOR EXTERNAL WALLS AND 1500mm.SQ FOR INTERNAL WALLS BELOW BEARER.

THERMAL INSULATION AS PER ENERGY RATING REPORT.



DRAWING LIST

DRAWING No.	DRAWING TITLE	DATE DRAWN	REVISION
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LEGEND

DP	DOWNPIPE	NGL	NATURAL GROUND LINE
FP	FIRE PLACE	UBO	UNDER BENCH OVEN
FW	FLOOR WASTE	WO	WALL OVEN
HWS	HOT WATER SYSTEM	DW	DISHWASHER
AC	AIR CONDITIONING	MW	MICROWAVE
PS	PLUMBING STACK/DUCT	WM	WASHING MACHINE
SP	STEEL POST	WIR	WALK-IN ROBE
TBC	TO BE CONFIRMED	SD	SLIDING GLASS DOOR
RL	RELATIVE LEVEL	AAW	ALUMINIUM AWNING WINDOW
AHD	AUSTRALIAN HEIGHT DATUM	ADH	ALUMINIUM DOUBLE HUNG WINDOW
CSD	CAVITY SLIDING DOOR	ASW	ALUMINIUM SLIDING WINDOW
OHC	OVER HEAD CUPBOARD	ALW	ALUMINIUM LOUVRE WINDOW
FG	FIXED GLASS	NCC	NATIONAL CONSTRUCTION CODE OF AUSTRALIA
FSR	FLOOR SPACE RATIO	AS	AUSTRALIAN STANDARDS
LB	LOAD BEARING		

PROVIDE LIFT OF HINGES TO W.C. OR OPEN OUT DOOR OR MIN.1200MM CLEARANCE FROM DOOR TO PAN.

EXHAUST FANS FROM SANITARY COMPARTMENTS TO BE DUCTED TO THE OUTSIDE AREA AIR OR TO A VENTED ROOF SPACE AND AS PER AS 1668.2.

THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS STATUTORY REQUIREMENTS, BUILDING PRACTICE OR CONTRACTUAL OBLIGATIONS.

ALL CONSTRUCTION MATERIALS SUPPLIED MUST TAKE INTO ACCOUNT PROXIMITY TO CAOSTAL OR INDUSTRIAL ENVIRONMENTS, IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

THE CONSTRUCTION OF DECK/S MORE THAN 1000mm ABOVE GROUND ARE TO BE SECURELY FIXED TO THE EXISTING BUILDING BY THE MEANS OF A POLE PLATE OF EQUAL OR GREATER STRENGTH AS THE BEAM/S IN THE DECK CONSTRUCTION. THE POLE PLATE IS TO BE FIXED TO THE EXISTING BUILDING BY THE USE OF 2/M12 BOLTS TOP & BOTTOM @ 450 CENTERS. IF A SECURE FIXING CAN NOT BE MADE BY WAYS OF A POLE PLATE THEN IT IS THE RESPONSIBILITY OF THE BUILDER TO CONTACT TONY JAMES DESIGN FOR ADDITIONAL DESIGN INFORMATION

SITE NOTES

ALL STORMWATER AND DRAINAGE TO BE IN COMPLIANCE WITH NCC AS WELL AS - AS/NZ8 3600 ENSURE 90mm DIAMETER AGRICULTURAL DRAINS ARE PROVIDED TO THE BASE OF ALL CUTS AND RETAINING WALLS AND ARE CONNECTED TO THE STORMWATER SYSTEM VIA SILT PIT/S TO THE RBS REQUIREMENTS. THE EXTERNAL FINISHED SURFACE SURROUNDING THE BUILDING MUST BE DRAINED TO MOVE SURFACE WATER AWAY FROM THE BUILDING AND GRADE TO PROVIDE A SLOPE NOT LESS THAN 50mm OVER THE FIRST 1000mm FROM THE BUILDING.

A MINIMUM HEIGHT OF 150mm SHALL BE MAINTAINED BETWEEN THE TOP OF THE OVERFLOW GULLY RISER & THE LOWEST FIXTURE CONNECTED TO THE DRAIN. THE OVERFLOW GULLY RISER SHALL BE LOCATED AT 75mm ABOVE SURROUNDING GROUND LEVEL OR SHALL BE FINISHED AT A HEIGHT TO PREVENT THE INGRESS OF WATER WHEN LOCATED IN A PATH OR PAVED AREA.

CONNECT DOWNPIPES TO LEGAL POINT OF DISCHARGE VIA 100mm DIAMETER UPVC STORMWATER PIPE LAID WITH A MINIMUM FALL OF 1:100, DISCHARGE TO THE SATISFACTION OF THE RELEVANT AUTHORITY.

ALL STORMWATER DRAINAGE BELOW GROUND SHALL BE SEWER GRADE WITH NO JOINTS UNDER SLAB INSTALLED TO AS3500

ALL POOL FENCING SHALL BE MINIMUM 1200mm HIGH AND IN ACCORDANCE WITH AS 1926.1

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TONY JAMES

DRAWN BY:

TONY JAMES

DATE DRAWN:

06/09/2022

SCALE:

@ A3

CLIENT:

NATALIE SCHUETT

PROJECT:

PROPOSED SHED TO EXISTING RESIDENCE

PROJECT LOCATION:

LOT 102 DP 263154

24 VICTORIA AVENUE

POTTSVILLE WATERS NSW

2489

JOB NO:

SEP-22-102-VICT

DRAWING TITLE:

TITLE PAGE

DRAWING NO:

P-01

ISSUE:

1



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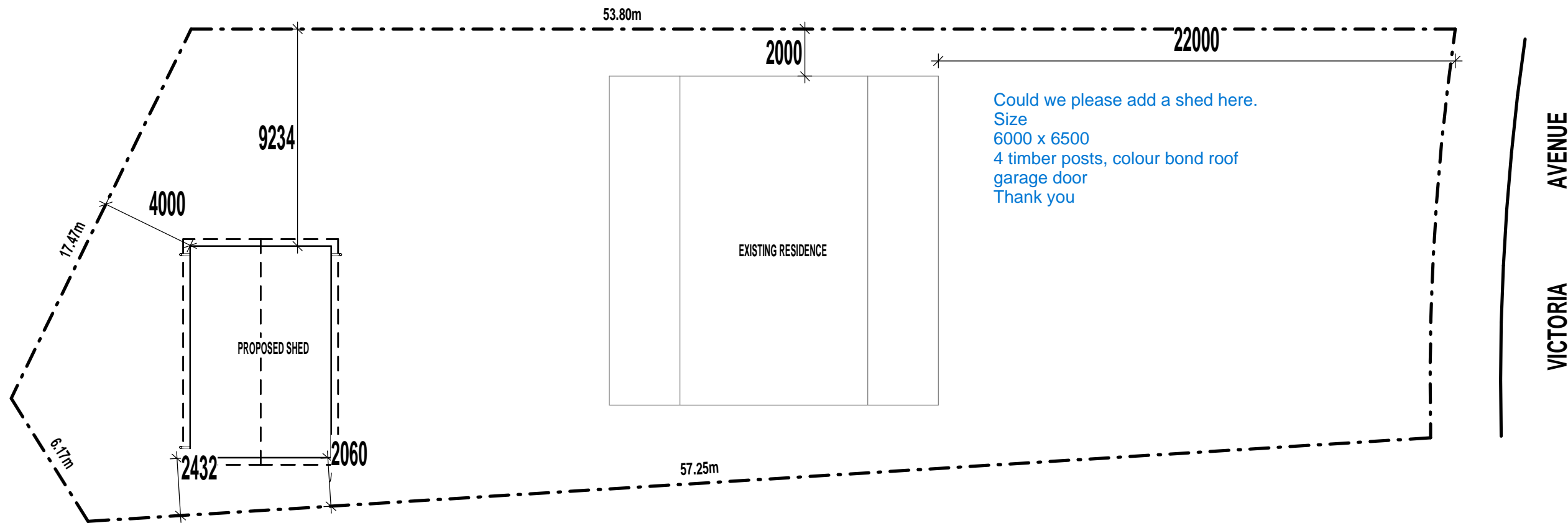
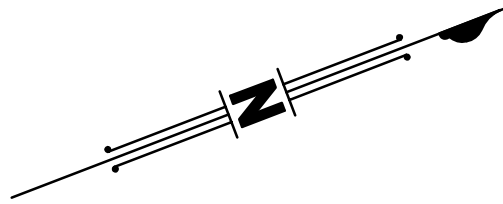
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SITE PLAN
 1 : 200

PLEASE NOTE BOUNDARY DIMENSIONS ARE APPROXIMATE ONLY

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JOB NO:
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SITE PLAN

DRAWING NO: P-02 ISSUE: 1

SITE INFORMATION

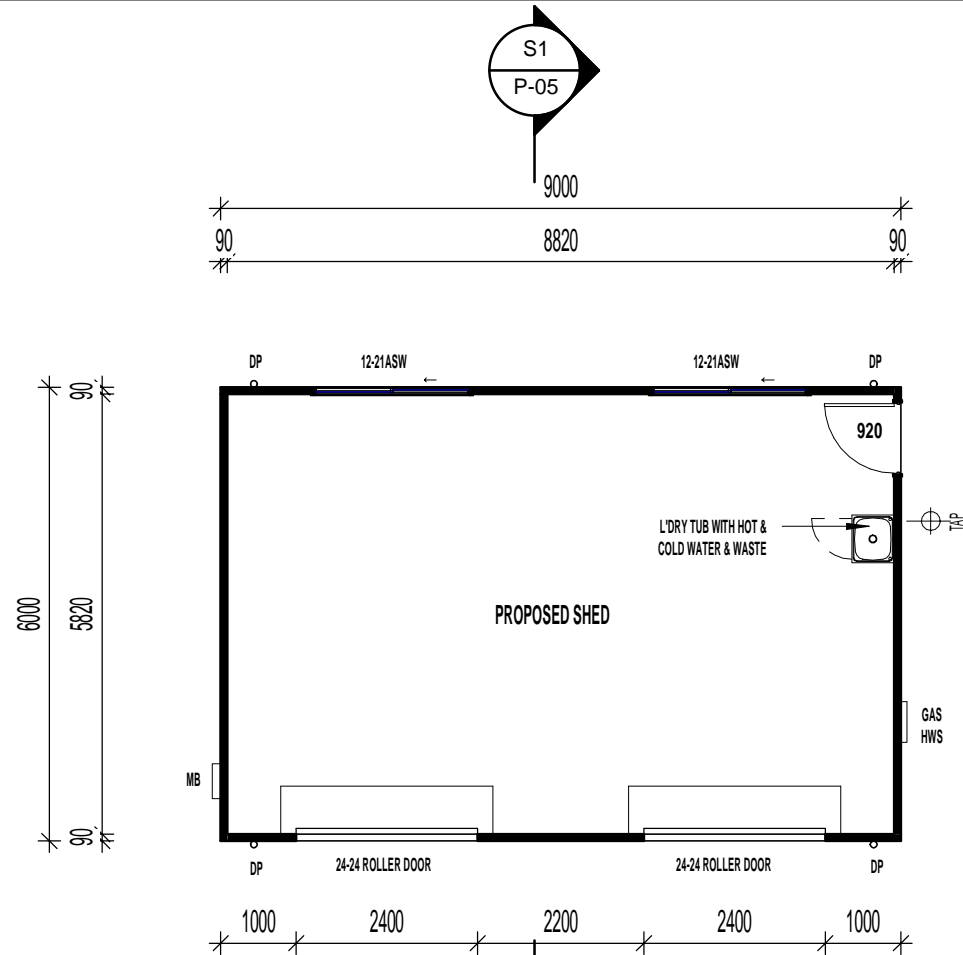
LOT - 102
 PLAN - DP 263154
 SITE AREA - 1076m²
 SITE COVER - 22.77%



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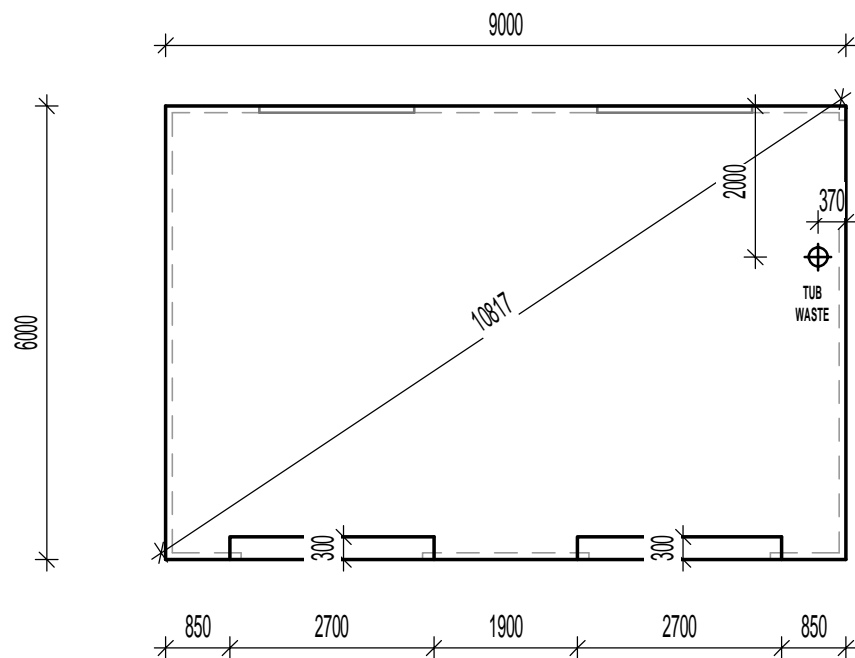
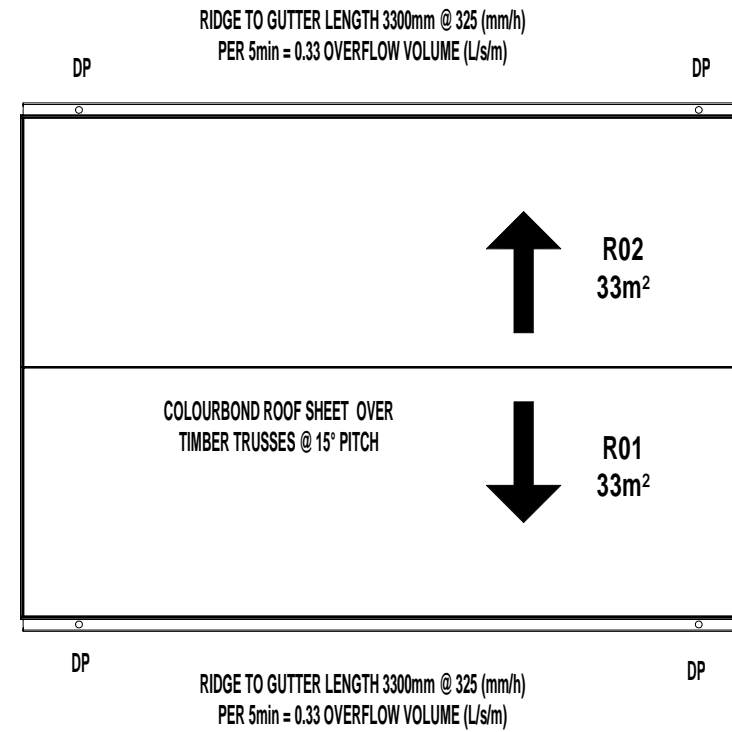
GROUND FLOOR PLAN
 1 : 100

NAME	AREA
SHED	54.00 m ²
	54.00 m ²

ROOF SCHEDULE:

- 316mm/hr (5min DURATION, 100 YEAR RECURRENCE INTERVAL)
- MAXIMUM OF 40m² OF ROOF COLLECTION PER DOWNPIPE
- APPROX. TOTAL ROOF AREA - 279m² - MIN. 7 DOWNPIPES REQUIRED
- 90mm DIA DOWNPIPE, 150mm 'D' GUTTER
- GUTTER TO BE 'FRONT FACE WIER' GUTTER AS PER NCC TABLE 3.5.2.4

ROOF PLAN
 1 : 100



CONCRETE SETOUT PLAN
 1 : 100

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GROUND FLOOR PLAN

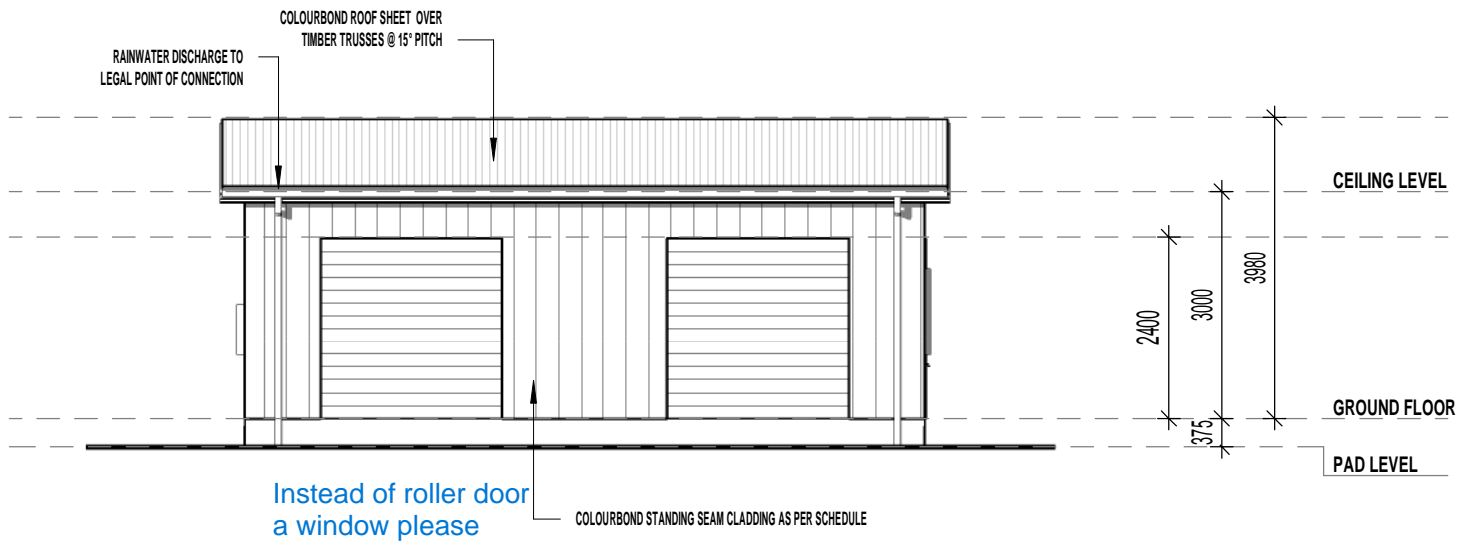
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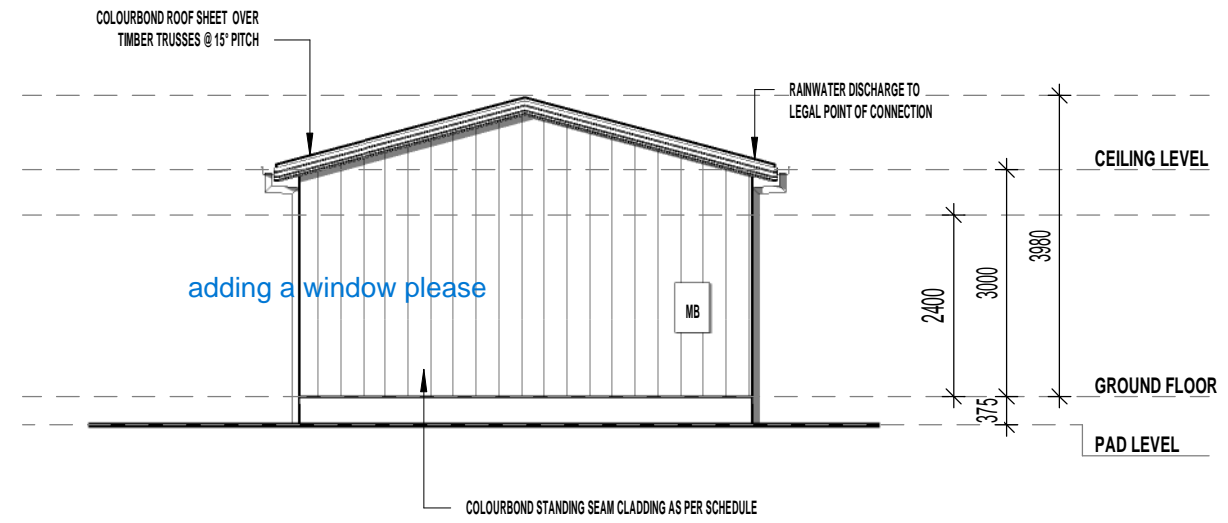
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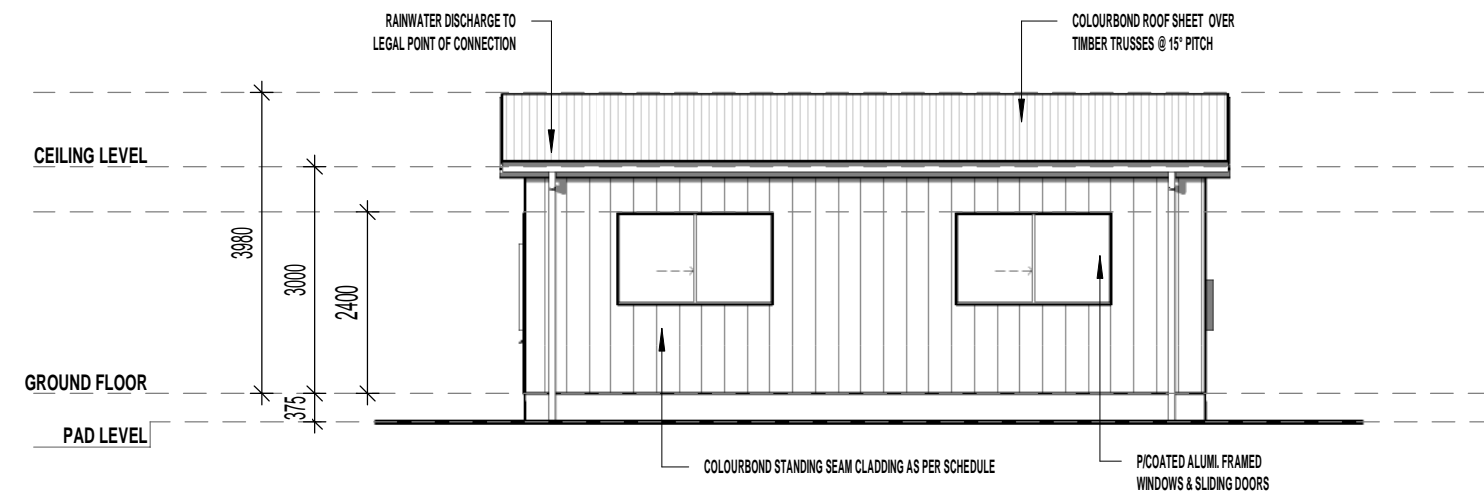
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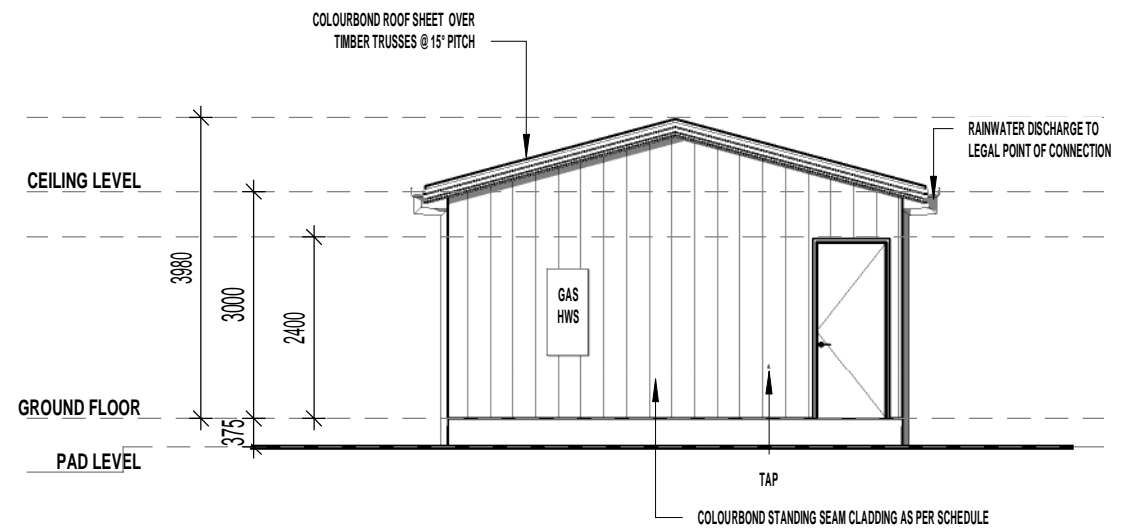
NORTH EAST ELEVATION
 1 : 100



SOUTH EAST ELEVATION
 1 : 100



SOUTH WEST ELEVATION
 1 : 100



NORTH WEST ELEVATION
 1 : 100

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DRAWING TITLE:
BUILDING ELEVATIONS

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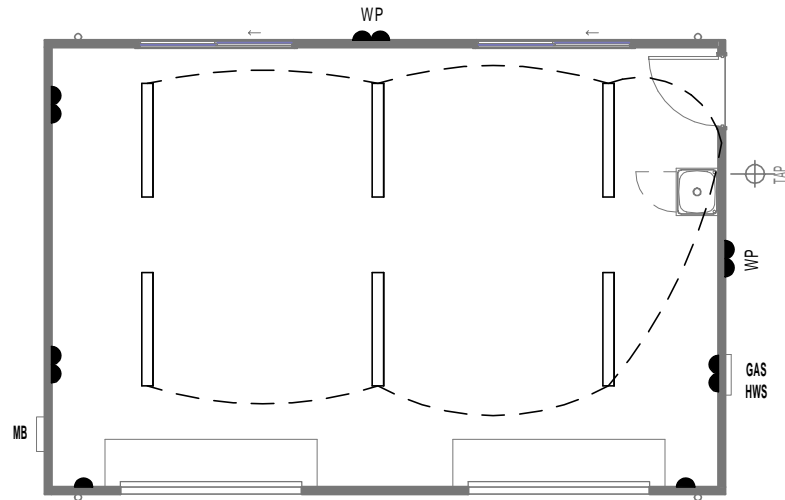
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ELECTRICAL LEGEND

-  SINGLE TUBE-FLURO LIGHT - 6
-  DOUBLE WATERPROOF GPO - 2
-  DOUBLE GPO - 3
-  SINGLE GPO - 2



ELECTRICAL PLAN

1 : 100

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DATE DRAWN:

06/09/2022

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ELECTRICAL & SECTION PLAN

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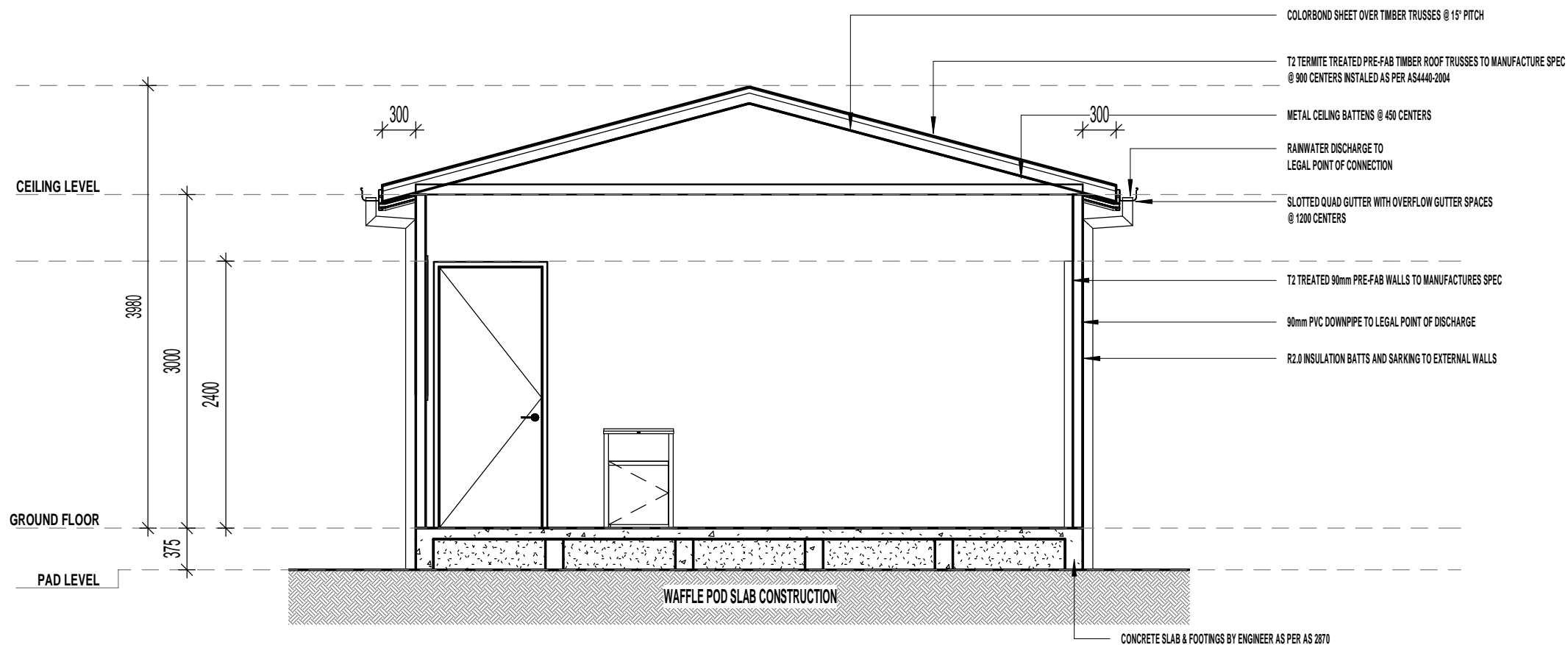
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SECTION S1

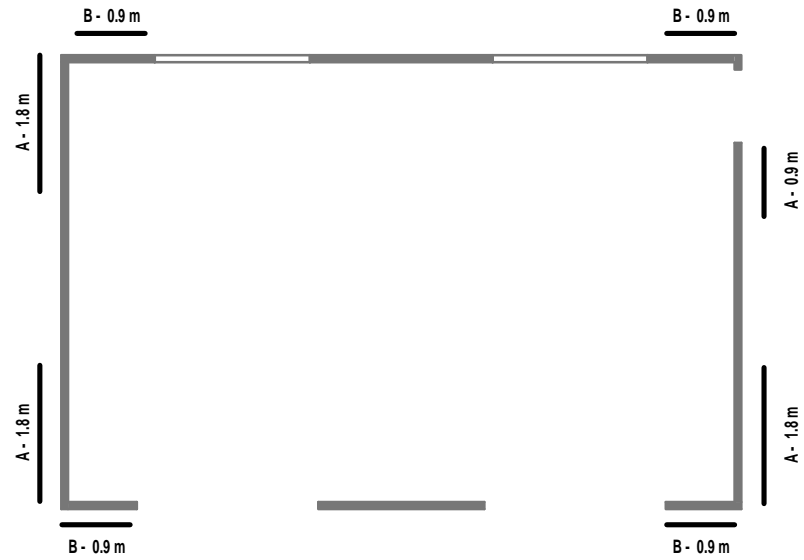
1 : 50

TIE DOWN SCHEDULE

- BATTENS / TRUSSES**
- 1/40mm BATTEN SCREW OR AS PER MANUFACTURES INSTRUCTIONS WITH CYCLONE CAPS
- TRUSS TO TOP PLATE**
- 1/30 X 0.8 GI STRAP WITH 3/2.8mm NAILS EACH SIDE
- WALL PLATES TO STUDS - OUTSIDE WALLS**
- 1/30 X 0.8 GI STRAP WITH 3/2.8mm NAILS EACH SIDE
- NOGGINGS TO STUDS**
- 2/75 X 3.05mm DIA. NAILS SKEWED OR THROUGH PLATE
- LINTEL TO JAMB STUD**
- 2/75 X 3.05mm DIA. NAILS AT EACH JOINT
- TOP PLATE TO BOTTOM PLATE TO FLOOR**
- 1/ M12 ROD 1200mm CENTERS

BRACING NOTES

- BRACING TYPE USED - TYPE (h) METHOD 'B' 6.00kN PER LINEAL METER**
- MINIMUM LENGTH OF BRACE PANEL SHALL NOT BE LESS THAN 900mm UNLESS STATED
- PLYWOOD SHALL BE FIXED TO FRAME IN ACCORDANCE TO AS1684.2 USING 30 X 2.8mm FLATHEAD GALV. NAILS MECHANICALLY DRIVEN OR EQUIVALENT
- FASTENER SPACING TOP & BOTTOM PLATE 150mm VERTICAL EDGES 150mm INTERMEDIATE STUDS 300mm
- BRACING TYPE USED - TYPE (h) METHOD 'A' 6.40kN PER LINEAL METER**
- MINIMUM LENGTH OF BRACE PANEL SHALL NOT BE LESS THAN 900mm UNLESS STATED
- PLYWOOD SHALL BE FIXED TO FRAME IN ACCORDANCE TO AS1684.2 USING 30 X 2.8mm FLATHEAD GALV. NAILS MECHANICALLY DRIVEN OR EQUIVALENT
- FASTENER SPACING TOP & BOTTOM PLATE 150mm VERTICAL EDGES 150mm INTERMEDIATE STUDS 300mm
- 1/M12 ROD TOP TO BOTTOM PLATE EACH END OF SHEATHED SECTION
- STRUCTURAL BRACING**
- FOR WALL HEIGHTS GREATER THAN 2700mm THE BRACING CAPACITY OF BRACING WALLS IS REDUCED & MUST BE RECALCULATED USING THE VALUES IN TABLE 8.1.9 OF AS1684.3
- BRACING SHALL INITIALLY BE PLACED IN EXTERNAL WALLS & WHERE POSSIBLE AT THE CORNERS OF THE BUILDING REMAINING BRACING SHALL BE EVENLY DISTRIBUTED THROUGHOUT THE BUILDING
- BRACING SHALL NOT BE PLACED ON EXTERNAL WALLS UNDER THE EAVES UNLESS SUITABLE CONNECTIONS TO THE MAIN CEILING DIAPHRAGMS ARE PROVIDED
- THE MAXIMUM DISTANCE BETWEEN BRACED WALLS AT RIGHT ANGLES TO THE BUILDING LENGTH/WIDTH SHALL NOT EXCEED 9000mm FOR THE WIND CLASSIFICATION N2 FOR WIND CLASSIFICATION GREATER THAN N2 SPACING SHALL BE IN ACCORDANCE WITH TABLE 8.20 & 8.21 IN AS1684.2 & 1684.3
- ALL INTERNAL BRACING WALLS SHALL BE FIXED TO THE FLOOR CEILING AND/OR EXTERNAL WALL FRAME WITH STRUCTURAL OR EQUIVALENT SHEAR CAPACITY TO THE BRACING CAPACITY OF THAT PARTICULAR BRACING WALL
- ROOF TRUSSES & ROOF BRACING**
- TO BE DESIGNED BY ROOF TRUSS MANUFACTURE AND TO COMPLY WITH AS1684.2 AS1720 & AS4440
- ROOF TRUSSES & ROOF BRACING**
- TO BE DESIGNED BY ROOF TRUSS MANUFACTURE AND TO COMPLY WITH AS1684.2 AS1720 & AS4440
- TEMPORARY WALL BRACE**
- THE BUILDER IS TO ENSURE THAT THE BUILDING IS ADEQUATELY BRACED DURING CONSTRUCTION
- TEMPORARY BRACING SHALL BE EQUIVALENT TO AT LEAST 60% OF THE PERMANENT BRACING REQUIREMENTS
- TEMPORARY BRACING MAY FORM PART OF THE INSTALLED PERMANENT BRACING



BRACING PLAN

1 : 100

BRACING DIRECTION A 35.0kN					
MARK	TYPE	LENGTH	QTY	RES. KN/m	RESISTANCE
A	PLY	6.3 m	4	6.00 kN/m	37.80 kN
		6.3 m			37.80 kN

BRACING DIRECTION B 19kN					
MARK	TYPE	LENGTH	QTY	RES. KN/m	RESISTANCE
B	PLY	3.6 m	4	6.00 kN/m	21.60 kN
		3.6 m			21.60 kN

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CLIENT:
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PROJECT:
PROPOSED SHED TO EXISTING RESIDENCE

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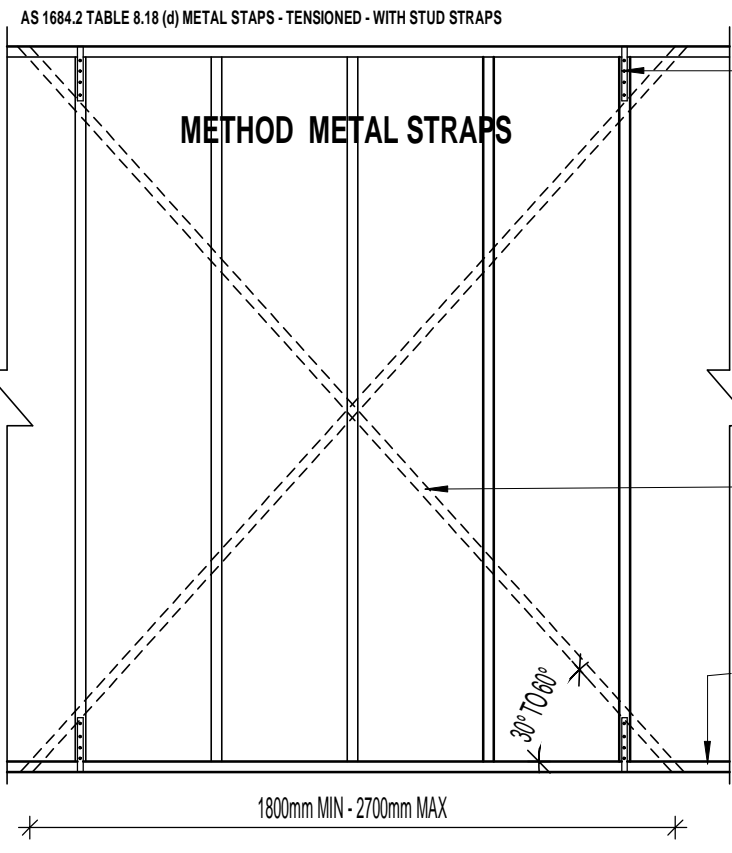
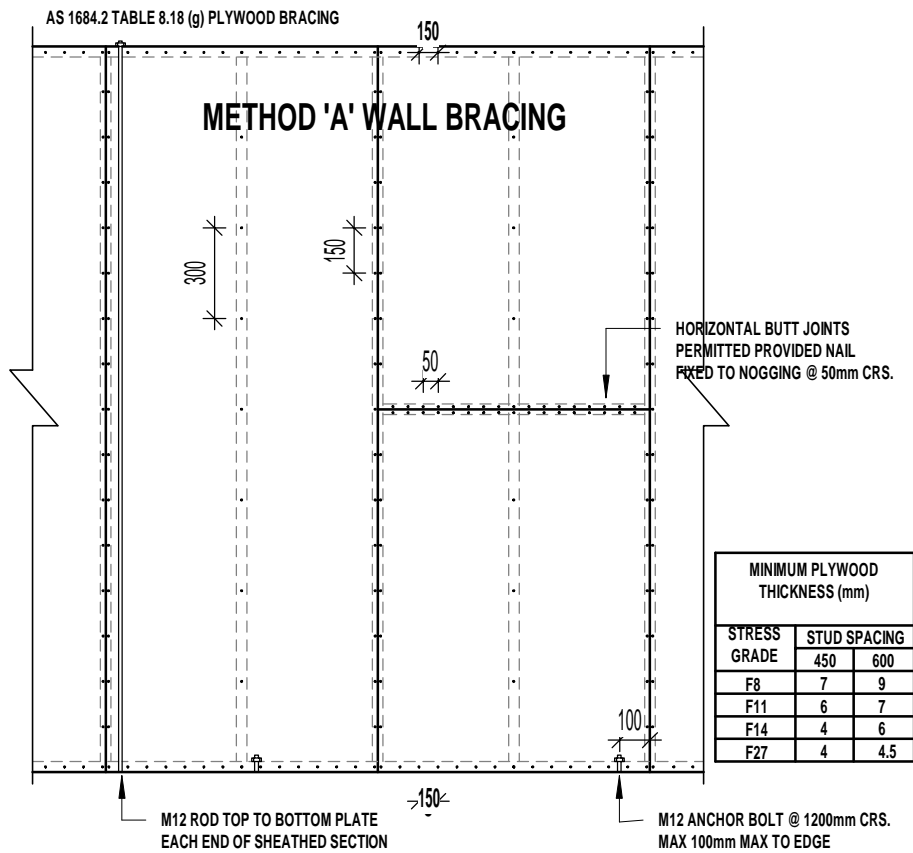
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BRACING & TIE DOWN

DRAWING NO: **P-06** ISSUE: **1**



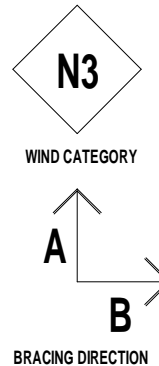
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30 X 0.8mm TENSIONED METAL BRACE FIXED TO STUDS WITH 1/30 X 2.8mm GALV. FLAT HEAD NAIL (OR EQUIVALENT) TO EACH END. ALTERNATIVELY PROVIDE SINGLE STRAPS TO BOTH SIDES WITH 4 NAILS PER STRAP END OR EQUIVALENT ANCHORS OR OTHER FASTENERS

30 X 0.8mm TENSIONED METAL BRACE FIXED TO STUDS WITH 1/30 X 2.8mm GALV. FLAT HEAD NAIL (OR EQUIVALENT) & TO PLATES WITH 4/30 X 2.8mm GAL. FLAT HEAD NAILS, OR ALTERNATIVE METAL STRAP, FIXED AS ABOVE WITH A NET SECTIONAL AREA NOT LESS THAN 21mm²

FIX BOTTOM PLATE TO FLOOR SLAB WITH NOMINAL FIXING SEE TABLE 9.4



BRACING WALL DETAIL

1 : 25