REVISIONS		
ISSUE No.	DATE	COMMENTS
REV. 1	28/08/18	PRELIMINARY PLAN
REV. 2	05/08/19	CONSTRUCTION PLANS
REV. 3	15/10/19	CONSTRUCTION PLANS

PENNO DRAFTING & DESIGN

MEMBER

bdav

Building Designers Association Victoria

SPECIALISING IN: BUILDING DESIGN - NEW HOMES, RENOVATIONS, QUALITY PLANNING & DESIGN

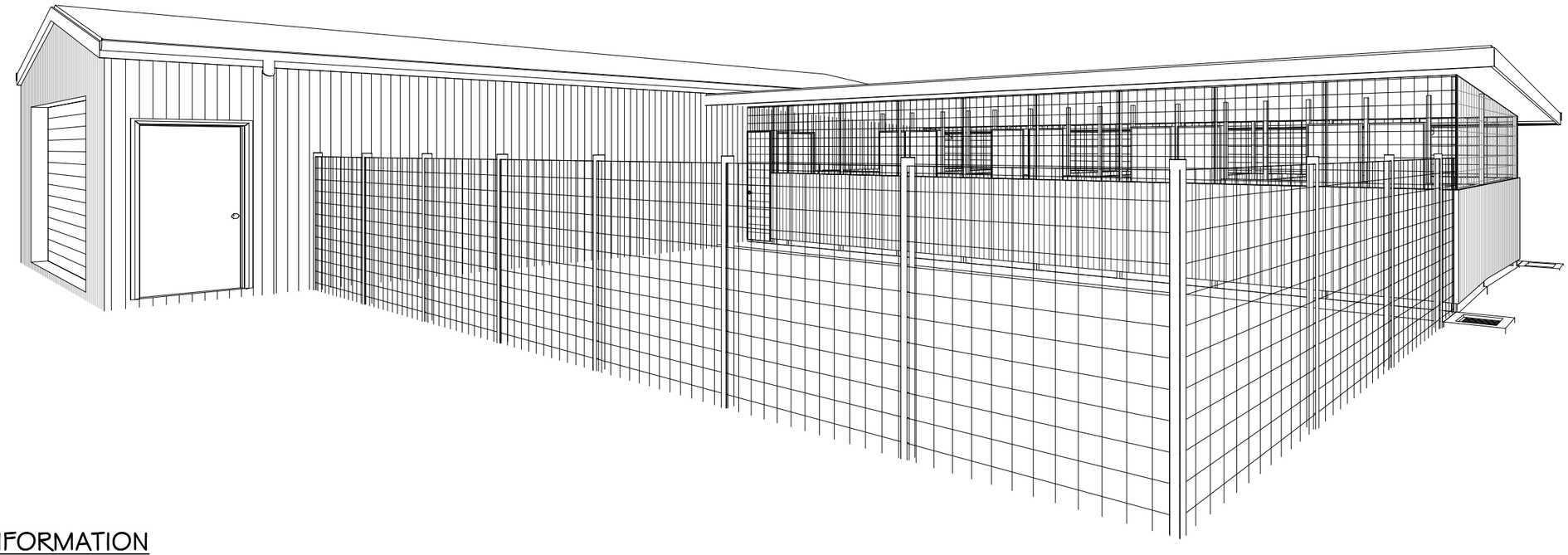
ADDRESS: 33 BREEN STREET BENDIGO, **PHONE:** (03)5444 3315 - 0417 033 606

E-MAIL: plans@pennodrafting.com.au, **REGISTRATION No.:** CDP-AD 57597

CONSTRUCTION PLANS

WIND CLASS (WIND SPEED RATING) - **N2 (33m/s)**

BUILDING PERMIT APPROVAL REQUIRED BEFORE ORDERING MATERIALS



PROJECT INFORMATION

CLIENT: DOG POUND (LODDON SHIRE)

ADDRESS: JUNCTION ROAD & MONUMENT ROAD

REF No.: R18-157

DATE: 15/10/19

DRAWING LIST	
SHEET No.	SHEET NAME
01	EXISTING SITE PLAN
02	PROPOSED SITE PLAN 1
03	PROPOSED SITE PLAN 2
04	FLOOR PLAN
05	ELEVATIONS
06	ELEVATIONS
07	SECTION A.A
08	SECTION B.B
09	ELECTRICAL PLAN
10	GENERAL NOTES
11	3D-VIEWS

EXISTING SITE PLAN

1 : 2000

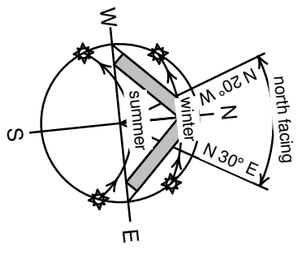
CONSTRUCTION PLANS

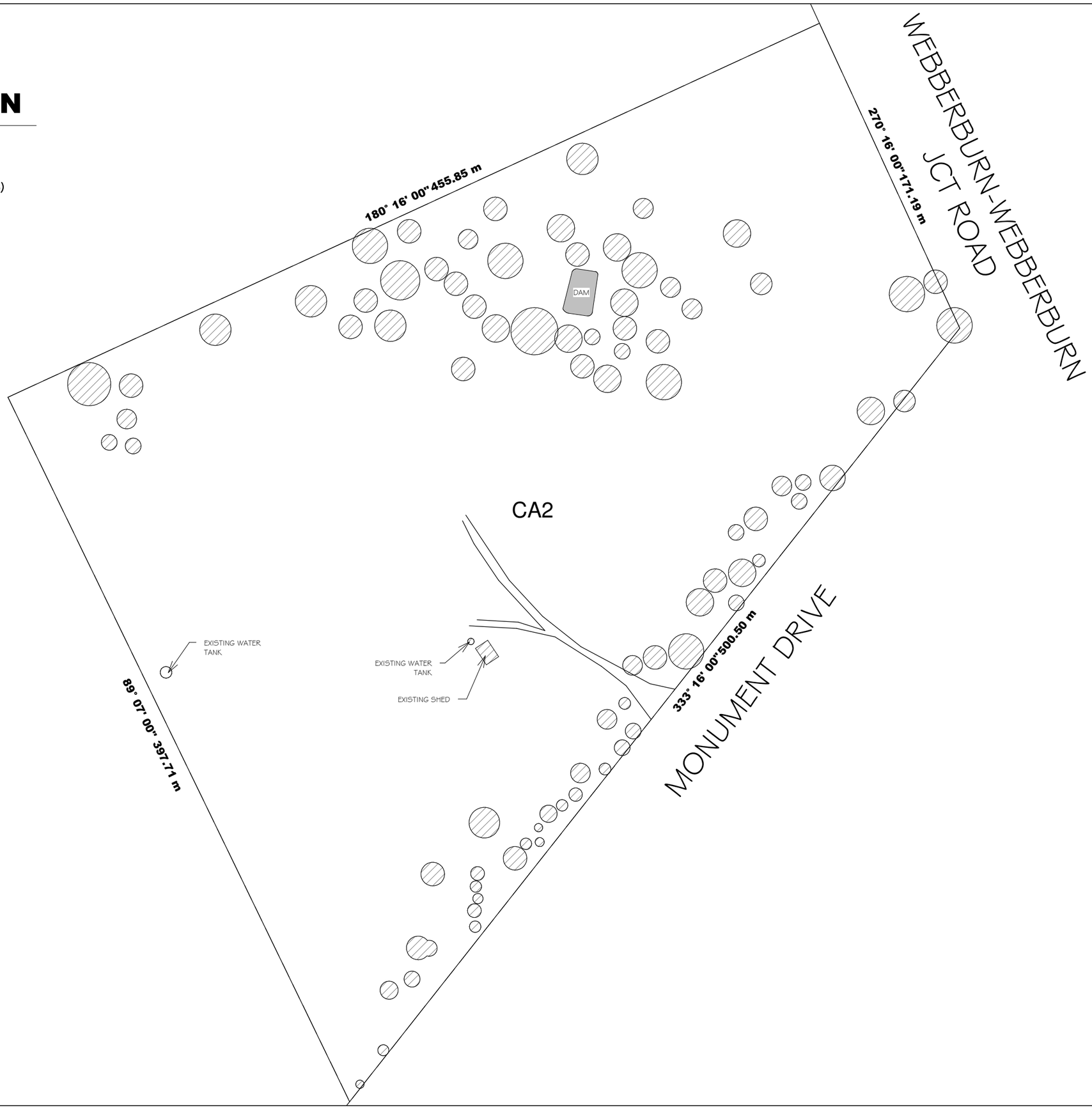
WIND CLASS (WIND SPEED RATING) - N2 (33m/s)

BUILDING PERMIT APPROVAL REQUIRED BEFORE ORDERING MATERIALS

ALL LEVELS ARE APPROXIMATE ONLY. EXACT LEVELS TO BE CHECKED AND CONFIMED ON SITE BY BUILDER

ALL DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE BY BUILDER **DO NOT SCALE DRAWINGS**





DRAWING: EXISTING SITE PLAN

REFERENCE No.:	R18-157			SCALE:	1 : 2000 (A3 SHEET)
ISSUE No.:	REV.3	DATE:	15/10/19	DRAWN BY:	S.L
				CHECKED BY:	G.P

SHEET No.: 01

PROJECT CLIENT: DOG POUND (LODDON SHIRE)

PROJECT ADDRESS: JUNCTION ROAD & MONUMENT ROAD

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PROPOSED SITE PLAN

1 : 2000

CONSTRUCTION PLANS

WIND CLASS (WIND SPEED RATING) - **N2 (33m/s)**

BUILDING PERMIT APPROVAL REQUIRED BEFORE ORDERING MATERIALS

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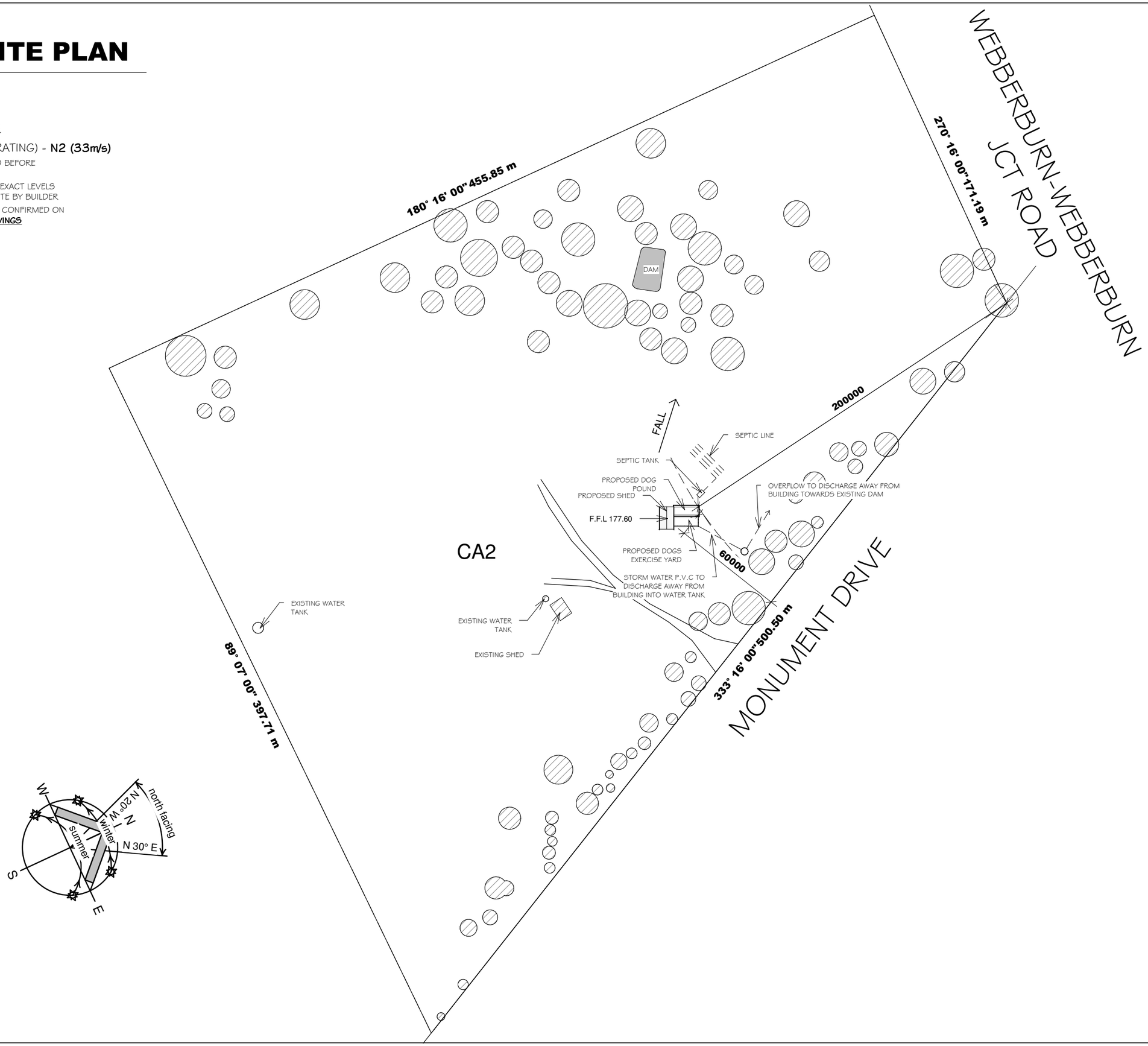

DRAWING: PROPOSED SITE PLAN 1

SHEET No.: 02

SCALE: As indicated (A3 SHEET)

REFERENCE No.:	R18-157
ISSUE No.:	REV.3
DATE:	15/10/19
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PROJECT CLIENT: DOG POUND (LODDON SHIRE)

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PROPOSED SITE PLAN 2

1 : 500

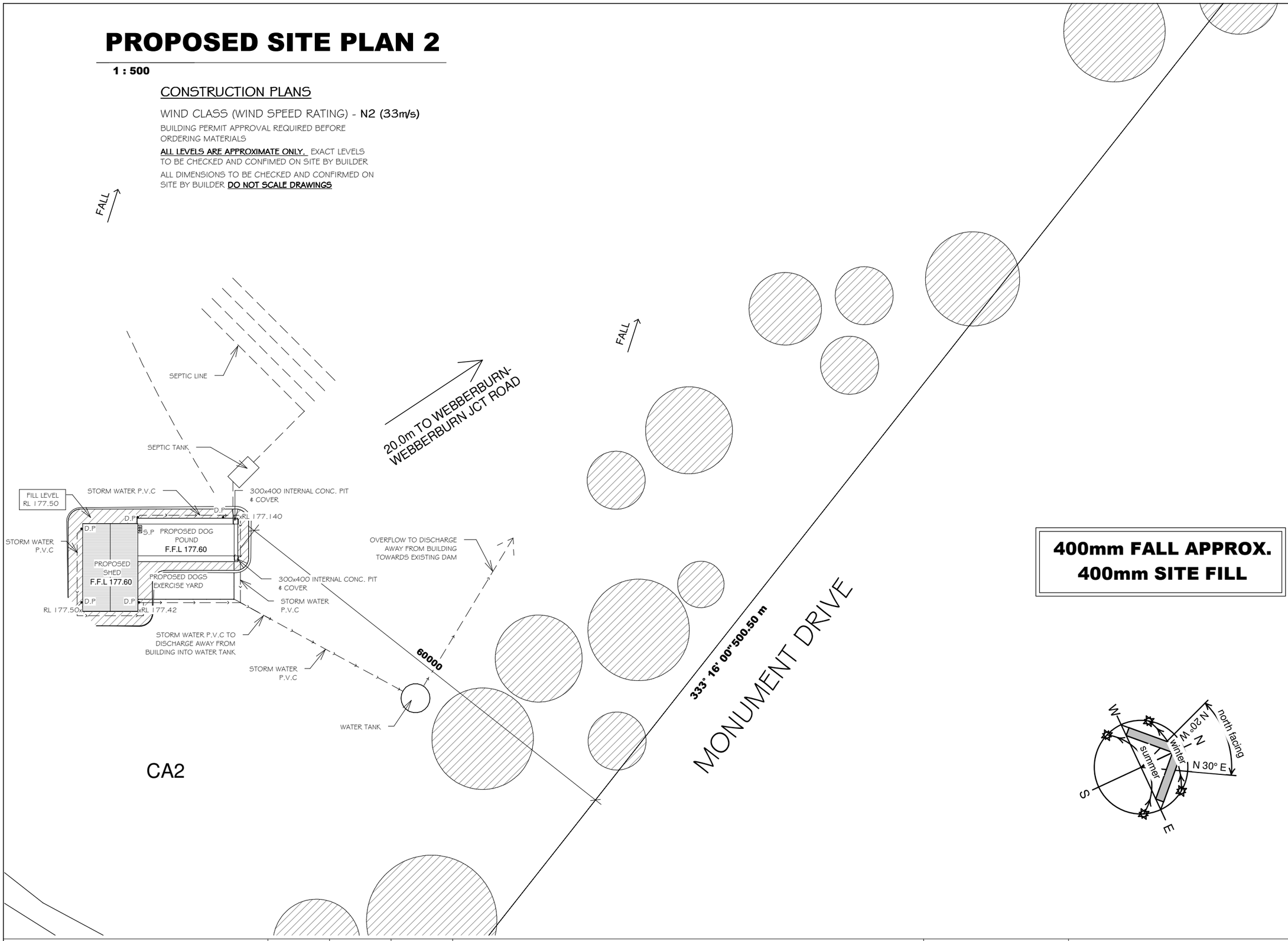
CONSTRUCTION PLANS

WIND CLASS (WIND SPEED RATING) - **N2 (33m/s)**

BUILDING PERMIT APPROVAL REQUIRED BEFORE ORDERING MATERIALS

ALL LEVELS ARE APPROXIMATE ONLY. EXACT LEVELS TO BE CHECKED AND CONFIMED ON SITE BY BUILDER

ALL DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE BY BUILDER **DO NOT SCALE DRAWINGS**



400mm FALL APPROX.
400mm SITE FILL

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PROJECT CLIENT: DOG POUND (LODDON SHIRE)

PROJECT ADDRESS: JUNCTION ROAD & MONUMENT ROAD

REFERENCE No:	R18-157
ISSUE No.:	REV.3
DATE:	15/10/19
DRAWN BY:	S.L
CHECKED BY:	G.P

DRAWING: PROPOSED SITE PLAN 2

SCALE: 1 : 500 (A3 SHEET) SHEET No.: 03

CONSTRUCTION PLANS

BUILDING PERMIT APPROVAL REQUIRED BEFORE ORDERING MATERIALS

ALL DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE BY BUILDER **DO NOT SCALE DRAWINGS**

ALL WET AREAS TO COMPLY WITH AS 3740 AND PART 3.8.1 OF THE NCC VOLUME TWO

SMOKE ALARMS INSTALLED IN ACCORDANCE WITH AS 3786 AND NCC VOL. 2 SECTION 3.7.2

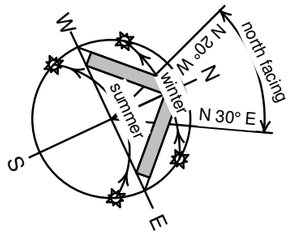
IF APPLICABLE LIFT OF HINGES TO BE IN ACCORDANCE WITH NCC VOL. 2 CLAUSE 3.8.3.3

IF APPLICABLE MECHANICAL VENTILATION TO BE IN ACCORDANCE WITH NCC 3.8.5.2

FOR STEEL SHED DESIGN AND DETAILS REFER TO MANUFACTURERS SPECIFICATIONS

LEGEND

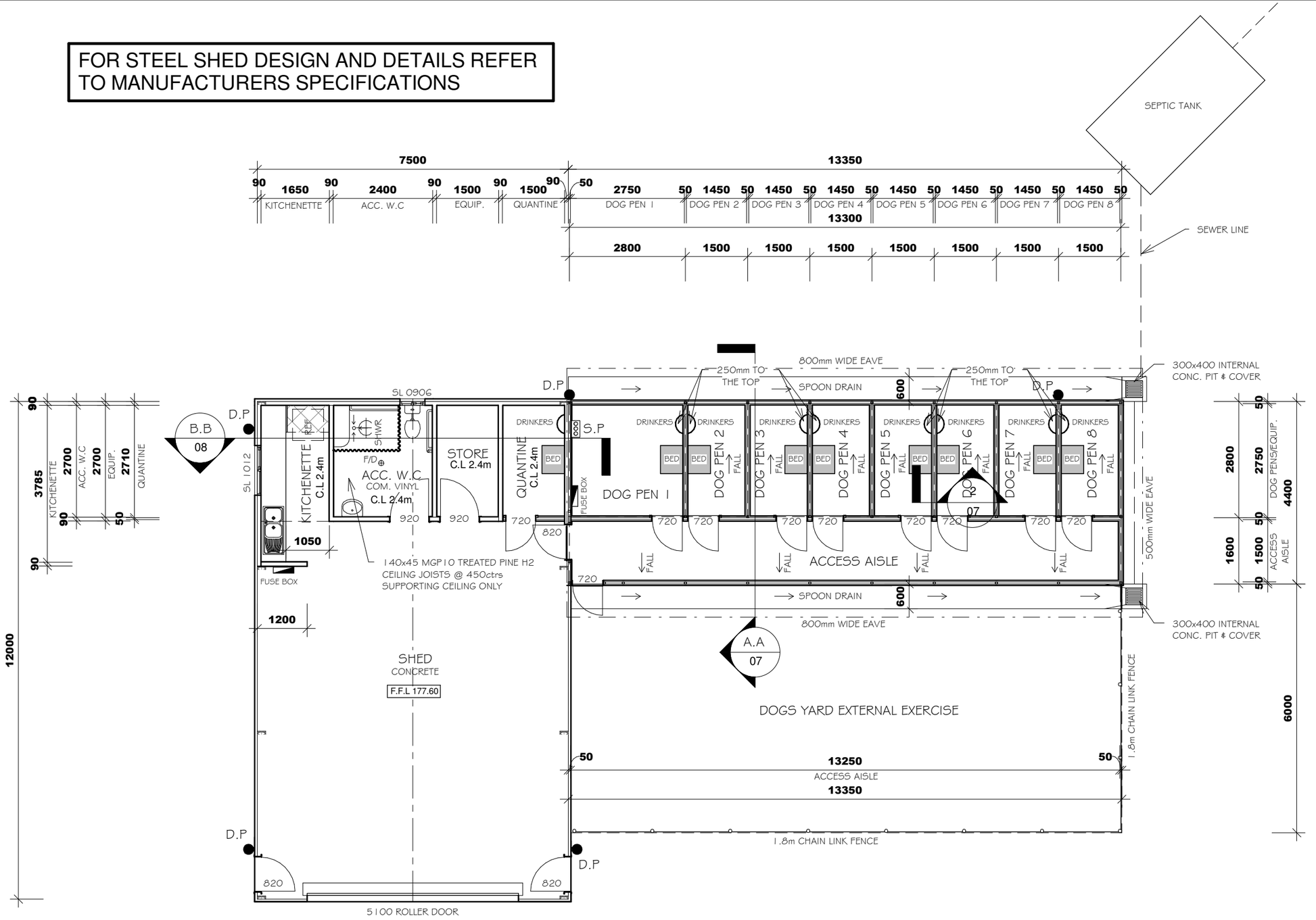
- METER BOX/FUSE BOX
- DP - DOWNPIPE
- RH - RAINHEAD & DOWNPIPE
- SPREADER



FLOOR PLAN

1 : 100

AREA		
NAME	AREA	SQUARES
DOG POUND	58.73	6.32
SHED	90.00	9.69
TOTAL	148.73	16.01



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PROJECT CLIENT: DOG POUND (LODDON SHIRE)

PROJECT ADDRESS: JUNCTION ROAD & MONUMENT ROAD

REFERENCE No:	R18-157
ISSUE No.:	REV.3
DATE:	15/10/19
DRAWN BY:	S.L
CHECKED BY:	G.P

DRAWING: FLOOR PLAN

SCALE: 1 : 100 (A3 SHEET) SHEET No.: 04

CONSTRUCTION PLANS

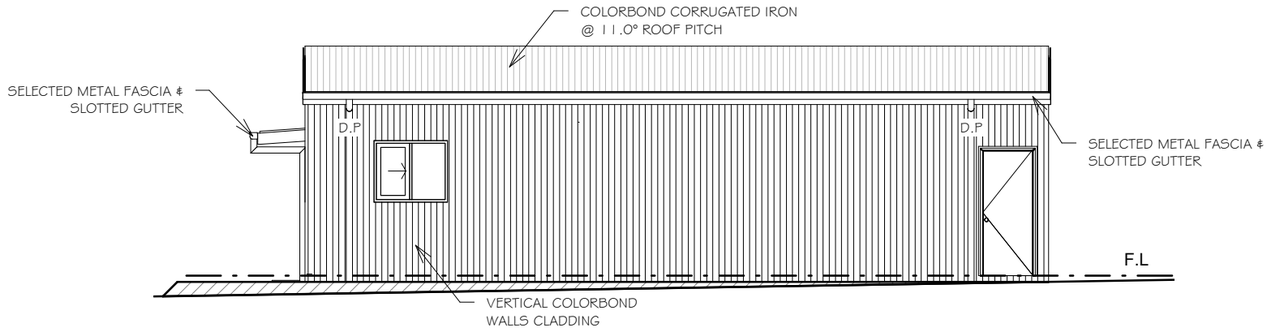
BUILDING PERMIT APPROVAL REQUIRED BEFORE ORDERING MATERIALS

ALL LEVELS ARE APPROXIMATE ONLY. EXACT LEVELS TO BE CHECKED AND CONFIRMED ON SITE BY BUILDER

ALL DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE BY BUILDER **DO NOT SCALE DRAWINGS**

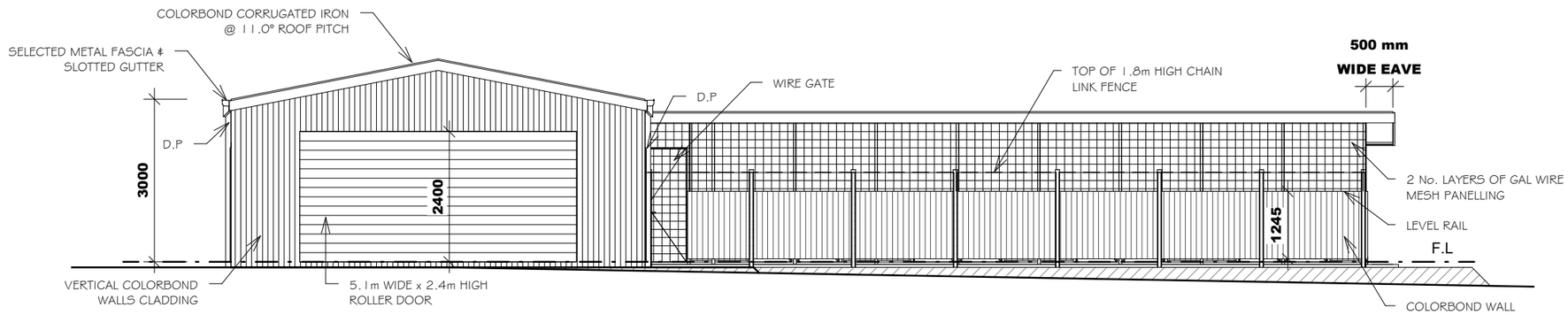
WHERE HIGH-FRONTED GUTTERS ARE INSTALLED, AN OVERFLOW METHOD OR SLOTTED GUTTERS MUST BE INSTALLED

WINDOWS REQUIRED WINDOW RESTRICTERS FOR BEDROOMS WHERE F.F.L IS GREATER THAN 2000mm ABOVE THE SURFACE BENEATH THE WINDOW. THE WINDOW MUST BE PROTECTED IN ACCORDANCE WITH NCC VOLUME TWO CLAUSE 3.9.2.5



SOUTH WEST ELEVATION

1 : 100



SOUTH EAST ELEVATION

1 : 100

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MEMBER bdav Building Designers Association Victoria

PROJECT CLIENT:
DOG POUND (LODDON SHIRE)

PROJECT ADDRESS:
JUNCTION ROAD & MONUMENT ROAD

REFERENCE No:	R18-157
ISSUE No.:	REV.3
DATE:	15/10/19
DRAWN BY:	S.L
CHECKED BY:	G.P

DRAWING:
ELEVATIONS

SCALE: 1 : 100 (A3 SHEET) SHEET No.: 05

CONSTRUCTION PLANS

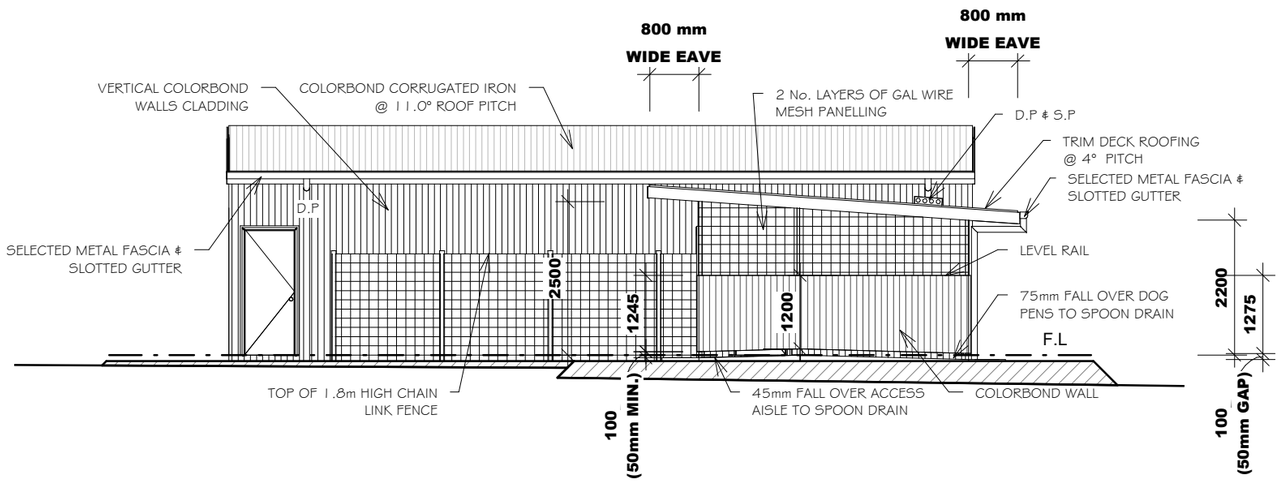
BUILDING PERMIT APPROVAL REQUIRED BEFORE ORDERING MATERIALS

ALL LEVELS ARE APPROXIMATE ONLY. EXACT LEVELS TO BE CHECKED AND CONFIRMED ON SITE BY BUILDER

ALL DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE BY BUILDER **DO NOT SCALE DRAWINGS**

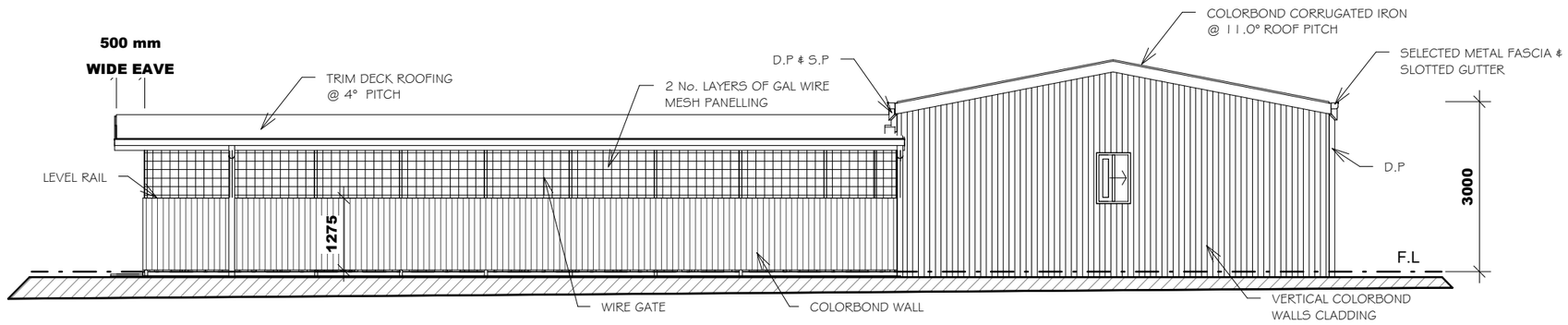
WHERE HIGH-FRONTED GUTTERS ARE INSTALLED, AN OVERFLOW METHOD OR SLOTTED GUTTERS MUST BE INSTALLED

WINDOWS REQUIRED WINDOW RESTRICTERS FOR BEDROOMS WHERE F.F.L IS GREATER THAN 2000mm ABOVE THE SURFACE BENEATH THE WINDOW. THE WINDOW MUST BE PROTECTED IN ACCORDANCE WITH NCC VOLUME TWO CLAUSE 3.9.2.5



NORTH EAST ELEVATION

1 : 100



NORTH WEST ELEVATION

1 : 100

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PROJECT ADDRESS: JUNCTION ROAD & MONUMENT ROAD

REFERENCE No:	R18-157
ISSUE No.:	REV.3
DATE:	15/10/19
DRAWN BY:	S.L
CHECKED BY:	G.P

DRAWING: ELEVATIONS

SCALE: 1 : 100 (A3 SHEET) | SHEET No.: 06

CONSTRUCTION PLANS

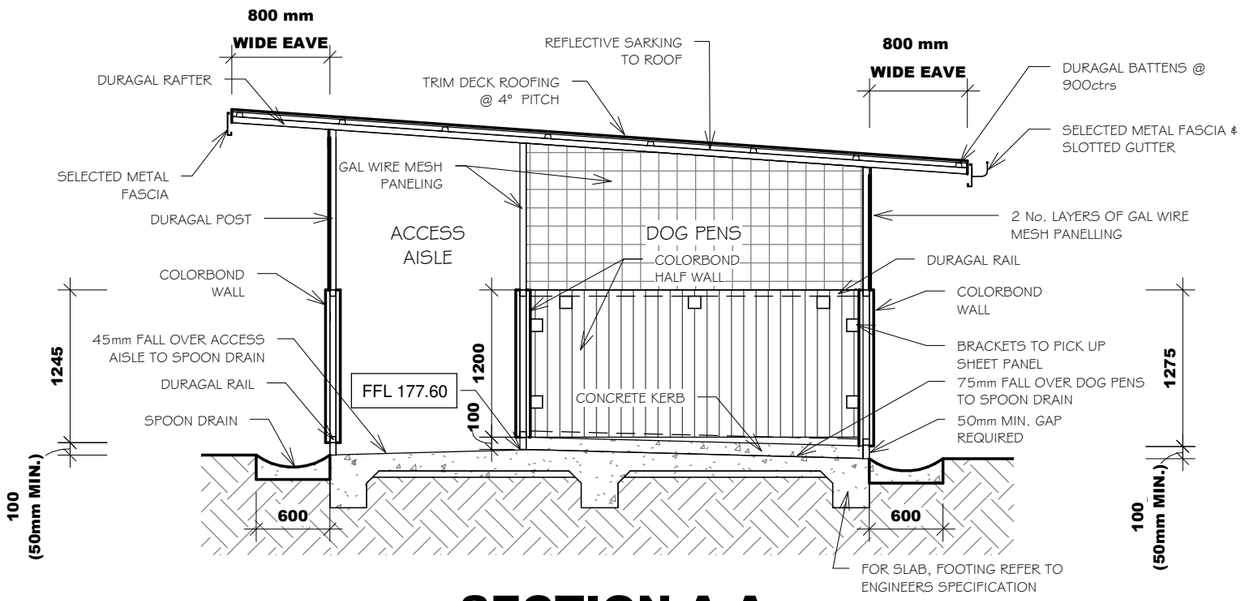
WIND CLASS (WIND SPEED RATING) - **N2 (33m/s)**

BUILDING PERMIT APPROVAL REQUIRED BEFORE ORDERING MATERIALS

ALL DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE BY BUILDER **DO NOT SCALE DRAWINGS**

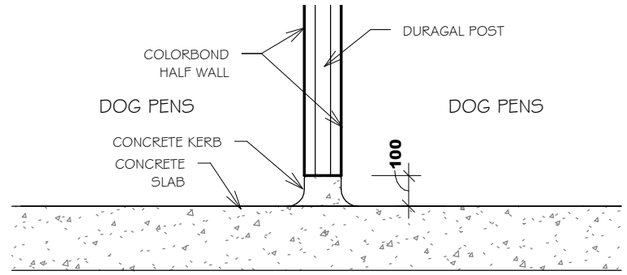
ALL PRIMARY TIMBER BUILDING ELEMENTS TO BE TREATED IN ACCORDANCE WITH AS 1684

TERMITE MANAGEMENT IN ACCORDANCE WITH AS 3660.1



SECTION A.A

1 : 50



CONCRETE KERB SET UP

1 : 20

FOR STEEL SHED DESIGN AND DETAILS REFER TO MANUFACTURERS SPECIFICATIONS

FOUNDATION MATERIAL CLASSIFICATION AS PER SOIL REPORT, FOR ALL CONCRETE SLAB, FOOTING, STUMP DEPTH REFER ENGINEERS DESIGN.

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REFERENCE No:	R18-157
ISSUE No.:	REV.3
DATE:	15/10/19
DRAWN BY:	S.L
CHECKED BY:	G.P

DRAWING: SECTION A.A

SCALE: As indicated (A3 SHEET) | SHEET No.: 07

CONSTRUCTION PLANS

WIND CLASS (WIND SPEED RATING) - **N2 (33m/s)**

BUILDING PERMIT APPROVAL REQUIRED BEFORE ORDERING MATERIALS

ALL DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE BY BUILDER **DO NOT SCALE DRAWINGS**

ALL PRIMARY TIMBER BUILDING ELEMENTS TO BE TREATED IN ACCORDANCE WITH AS 1684

TERMITE MANAGEMENT IN ACCORDANCE WITH AS 3660.1

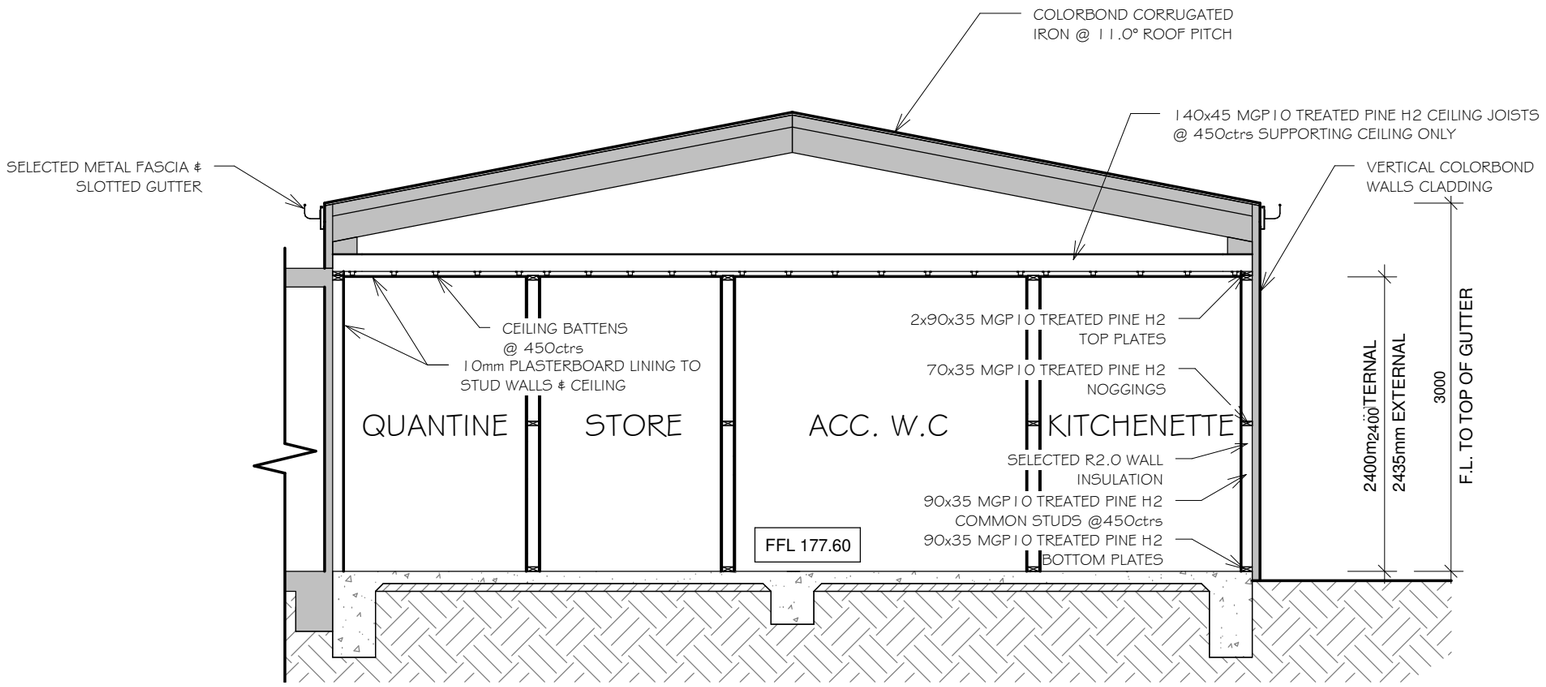
SINGLE STOREY LINTEL SPAN TABLE
LINTEL TYPE - hySPAN LVL
MAX. RLW - 1000mm METAL ROOF (40kg/m²)
90 x 45mm - 0-2000mm

SINGLE STOREY JAMB STUD SPAN TABLE
JAMB STUD TYPE - MGP 12
MAX. RLW - 1000mm METAL ROOF (40kg/m²)
MAX. CEILING HEIGHT - 2400mm
90 x 35mm - 0-2000mm

REFER TO FLOOR PLAN / SETOUT PLAN FOR SPECIFIC LINTELS SIZES BEFORE USING THIS TABLE

TRUSS LAYOUT,BEAMS, POINT LOADS AND FLOOR/ CEILING JOIST DIRECTIONS REQUIRED FOR CONFIRMATION OF LINTEL SIZES, IF LINTELS ARE CARRYING CONCENTRATED / POINT LOAD'S LINTEL TO BE DESIGNED **BY ENGINEER**

WALLS EXCEEDING 3.6m IN HEIGHT TO BE DESIGNED **BY ENGINEER**



SECTION B.B

1 : 50

FOR STEEL SHED DESIGN AND DETAILS REFER TO MANUFACTURERS SPECIFICATIONS

FOUNDATION MATERIAL CLASSIFICATION AS PER SOIL REPORT, FOR ALL CONCRETE SLAB, FOOTING, STUMP DEPTH REFER ENGINEERS DESIGN.

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PROJECT CLIENT: DOG POUND (LODDON SHIRE)

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REFERENCE No:	R18-157
ISSUE No.:	REV.3
DATE:	15/10/19
DRAWN BY:	S.L
CHECKED BY:	G.P

DRAWING: SECTION B.B

SCALE: 1 : 50 (A3 SHEET) SHEET No.: 08

CONSTRUCTION PLANS

BUILDING PERMIT APPROVAL REQUIRED BEFORE ORDERING MATERIALS

MAXIMUM LAMP POWER DENISITY OF ARTIFICIAL LIGHTING IN ACCORDANCE WITH AS 3786 AND NCC VOL. 2 PART 3.12.5

SMOKE ALARMS INSTALLED IN ACCORDANCE WITH AS 3786 AND NCC VOL. 2 SECTION 3.7.2

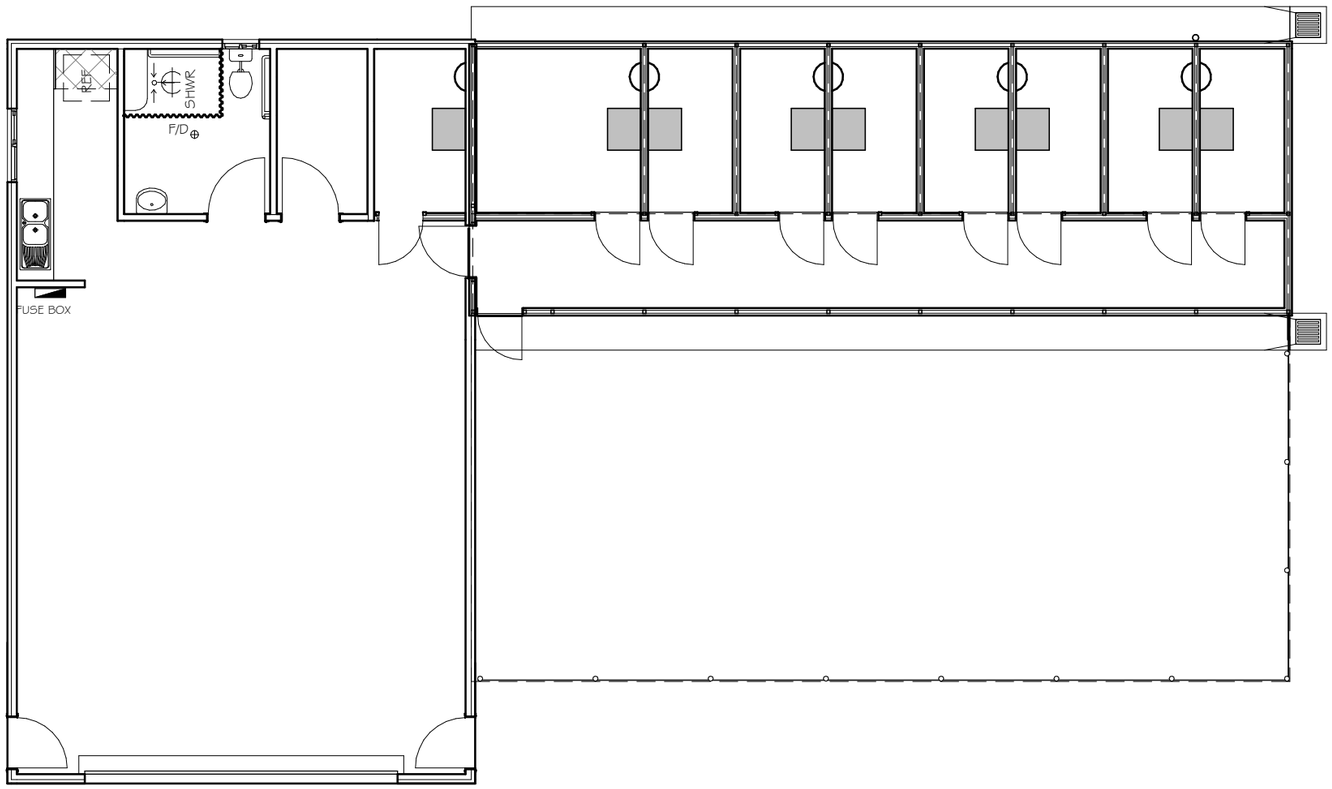
RECESSED LIGHTS (DOWNLIGHTS, ETC.) MAY BE USED AS AN ALTERNATIVE TO BELOW CEILING LINE LIGHTS (BATTEN HOLDERS, ETC.) IF THE SPECIFIED RECESSED LIGHT HAS BEEN APPROVED FOR INSTALLATION WITH INSULATION OVER & ABUTTED.

ARTIFICIAL LIGHTING AROUND THE PERIMETER OF A BUILDING MUST BE CONTROLLED BY A DAYLIGHT SENSOR OR HAVE AN ACERAGE LIGHT SOURCE EFFICACY OF NOT LESS THAN 40 Lumens/W

LIGHTING INSTALLED IN ADDITION TO THE PROPOSED INSTALLATION MUST NOT EXCEED THE CACLULATED MAXIMUM WATTAGE AND MAY IMPACT ON CEILING INSULATION - CONFIRM WITH BUILDING SURVEYOR

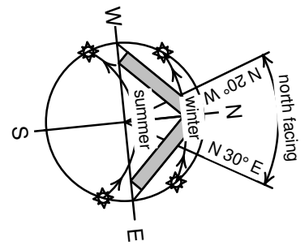
ELECTRICAL PLAN TO BE USED AS A GUIDE ONLY

ALL LIGHT POINTS WILL BE CENTRALLY LOCATED IN CEILINGS UNLESS SPECIFICALLY REQUESTED BY OTHERS - CONFIRM WITH OWNERS. THE POSITIONS OF DOWNLIGHTS WILL BE AS CLOSE AS POSSIBLE TO THE REQUESTED POSITION, HOWEVER IT IS SUBJECT TO THE POSITION OF ROOF TRUSSES AND OTHER INSTALLATIONS IN THE CEILING POINTS - CONFIRM WITH OWNER. WHERE REQUIRED, PROVIDE POWER FOR RANGEHOOD, HOT PLATES, DISHWASHER, WALL/UNDER BENCH OVEN, MICROWAVE, REFRIGERATOR, EVAPORATIVE COOLING UNIT, HEATING UNIT, GARAGE DOOR & HOT WATER SERVICE



ELECTRICAL LEGEND

- METER/ FUSE BOX
- SMOKE ALARM
- EXHAUST FAN
- DOWNLIGHT
- FLURO CEILING LIGHT
- PENDANT LIGHT
- TASTIC 3 IN 1
- FLURO. TUBE LIGHT
- LED TUBE LIGHT
- WALL LIGHT- INT.
- WALL LIGHT- EXT.
- WALL LIGHT- DBL. EXT.
- LED WALL LIGHT
- LED TRACK LIGHTING
- LED STRIP LIGHTING
- SINGLE POWER OUTLET
- DOUBLE POWER OUTLET
- LIGHT SWITCH
- TELEPHONE POINT
- DATA POINT
- TELEVISION POINT
- USB POINT
- CEILING FAN
- CEILING FAN W/ LIGHT



ELECTRICAL PLAN

1 : 100

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PROJECT ADDRESS: JUNCTION ROAD & MONUMENT ROAD

REFERENCE No:	R18-157
ISSUE No.:	REV.3
DATE:	15/10/19
DRAWN BY:	S.L
CHECKED BY:	G.P

DRAWING: ELECTRICAL PLAN

SCALE: 1 : 100 (A3 SHEET) SHEET No.: 09

GENERAL NOTES

ALL BUILDING AND WORK PRACTICES, METHODS AND MATERIALS SHALL COMPLY WITH, BUT NOT LIMITED TO, **THE CURRENT VERSIONS** OF THE BUILDING REGULATIONS, NATIONAL CONSTRUCTION CODE SERIES AND ALL RELEVANT AUSTRALIAN STANDARDS (AS AMENDED).

DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.

ALL MEASUREMENTS ARE IN MILLIMETERS UNLESS NOTIFIED OTHERWISE, FIGURE DIMENSIONS TO TAKE PRECEDENCE OVER SCALE

ALL MATERIALS AND CONSTRUCTION PRACTICE SHALL MEET THE PERFORMANCE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA. 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 BUILDING CODE OF AUSTRALIA.

THE BUILDER AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, LEVELS, SPECIFICATIONS AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.

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THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL ENGINEER, CIVIL ENGINEER AND ALL OTHER CONSULTANTS DRAWINGS/DETAILS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH AND CONSTRUCTED IN ACCORDANCE WITH THE THERMAL ASSESSMENT REPORT AND/OR ANY NCC DEEMED TO SATISFY REPORT

PENNO DRAFTING AND DESIGN IS NOT LIABLE FOR ANY MISTAKES/ ISSUES OR MISUNDERSTANDINGS DUE TO EXCESSIVE PHOTOCOPYING OR MISHANDLING OF THESE PLANS

DESIGN GUST WIND SPEED/WIND CLASSIFICATION TO BE CALCULATED IN ACCORDANCE WITH AS 4055 & AS/NZS 1170.2 (SUBJECT TO CONFIRMATION ON SITE BY RELEVANT BUILDING SURVEYOR AT FIRST INSPECTION)

VERIFY ALL EXISTING ELECTRICAL (POWER), TELECOMMUNICATIONS, GAS, WATER, STORMWATER AND SEWER MAINS/ PIT POSITIONS PRIOR TO ANY EXCAVATIONS.
TREES OR LARGE SHRUBS ON THE BUILDING SITE SHOULD BE REMOVED AND THE GROUND FLOODED 2 TO 3 MONTHS PRIOR TO CONSTRUCTING THE FOOTINGS OR ADDITIONAL FOOTINGS WILL BE REQUIRED

REMOVAL OF EXISTING STRUCTURES OR VEGETATION THAT DISTURBS THE SOIL PROFILE AT THE RECOMMENDED FOUNDATION DEPTH WILL REQUIRE INCREASED FOOTINGS. CONFIRM WITH ENGINEER

THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTINGS AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM

EXCAVATIONS- NEAR THE BUILDING SHALL BE BACKFILLED TO PREVENT ACCESS OF WATER TO THE FOUNDATIONS

FOR ALL SITE EXCAVATIONS REFER TO NCC VOLUME 2 PART 3.1 AND THE BUILDING REGULATIONS

SITE EXCAVATIONS MUST NOT BE UNDERTAKEN WITHIN EASEMENTS AND/OR WITHIN THE VICINITY OF UNDERGROUND PIPES AND SERVICES WITHOUT THE PRIOR WRITTEN CONSENT FROM THE RESPONSIBLE/ RELEVANT AUTHORITY

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

FOR MULTI DWELLING DEVELOPMENTS REFER TO CIVIL ENGINEERS DESIGN & DETAILS FOR ALL STORM WATER, CAR PARKING, FINISHED SURFACE LEVELS AND DRIVEWAY CONSTRUCTION REQUIREMENTS

SURFACE DRAINAGE SHALL BE PROVIDED IN ACCORDANCE WITH NCC VOLUME TWO CLAUSE 3.1.2.3
THE EXTERNAL FINISHED SURFACE SURROUNDING THE SLAB MUST BE DRAINED TO MOVE SURFACE WATER AWAY FROM THE BUILDING AND GRADED TO GIVE A SLOPE OF NOT LESS THAN 50mm OVER THE FIRST 1m
MINIMUM FINISHED SLAB HEIGHTS
(i) 100 MM ABOVE THE FINISHED GROUND LEVEL IN *LOW RAINFALL INTENSITY AREAS* OR SANDY, WELL-DRAINED AREAS; OR
(ii) 50 MM ABOVE IMPERMEABLE (PAVED OR CONCRETED AREAS) THAT SLOPE AWAY FROM THE BUILDING IN ACCORDANCE WITH THE ABOVE; OR
(iii) 150 MM IN ANY OTHER CASE.

THE ENTIRE STORMWATER SYSTEM INCLUDING BUT NOT LIMITED TO GUTTER, DOWNPIPES, RAINHEAD AND STORMWATER PIPES TO BE IN ACCORDANCE WITH AS/NZS 3500.3

ALL STORM WATER PIPES SHALL BE A MINIMUM 90mm CLASS 6 U/PVC MATERIAL. PIPES SHOULD BE LAID WITH AN EVEN FALL TO LEGAL POINT OF DISCHARGE AS DIRECTED BY THE RESPONSIBLE AUTHORITY.
INSPECTION OPENINGS SHALL BE PROVIDED AT MAJOR DIRECTION CHANGES AND 9.0M (MAX) CTRS
PIPES SHALL BE LAID NO CLOSER THAN 600MM FROM BUILDING LINE
THE COVER TO 90 MM CLASS 6 U/PVC STORMWATER DRAINS INSTALLED UNDERGROUND MUST BE NOT LESS THAN—
(i) UNDER SOIL — 100MM; OR
(ii) UNDER PAVED OR CONCRETE AREAS — 50MM; OR
(iii) UNDER AREAS SUBJECT TO LIGHT VEHICLE TRAFFIC—
(a) REINFORCED CONCRETE — 75MM; OR
(b) PAVED — 100MM.
(c) WITHOUT PAVEMENT — 450MM

PROVIDE AGRICULTURAL DRAINS TO ALL SITE CUTS, BEHIND RETAINING WALLS AND BATTERS. AG DRAINS TO BE CONNECTED TO APPROVED STORMWATER SYSTEM/ LPOD VIA SILT PITS.

GUTTERS TO BE INSTALLED IN ACCORDANCE WITH NCC VOLUME TWO CLAUSE 3.5.2.4
OVERFLOWS TO GUTTERS TO BE PROVIDED IN ACCORDANCE WITH NCC VOLUME TWO CLAUSE 3.5.2.4 (c)
VALLEY GUTTERS TO INSTALLED IN ACCORDANCE WITH NCC VOLUME TWO CLAUSE 3.5.2.4 (d)

DOWNPIPES IN ACCORDANCE WITH NCC VOLUME TWO CLAUSE 3.5.2.5
PROVIDE & INSTALL DOWNPIPES OF COMPATIBLE MATERIAL TO SELECTED OR EXISTING GUTTER MATERIAL. DOWNPIPES MUST NOT SERVE MORE THAN 12M OF GUTTER EACH & BE WITHIN 1.2M OF ANY VALLEY JUNCTION IN THE ROOF OR ELSE GUTTERS MUST HAVE PROVISIONS FOR OVERFLOW

IF A SEPTIC SYSTEM IS REQUIRED IT IS TO BE DESIGNED, INSTALLED AND APPROVED BY THE RESPONSIBLE AUTHORITY

ALL WET AREAS TO COMPLY WITH AS 3740 AND PART 3.8.1 OF THE NCC VOLUME TWO

SMOKE ALARMS MUST COMPLY WITH AS 3786 & BE CONNECTED TO CONSUMER MAINS POWER WHERE CONSUMER POWER IS SUPPLIED TO THE BUILDING. WHERE THERE IS MORE THAN ONE ALARM THEY MUST BE INTERCONNECTED.
REFER TO PART 3.7.2 OF THE NCC VOLUME TWO

MECHANICAL VENTILATION WHERE REQUIRED WITHIN SANITARY COMPARTMENTS, LAUNDRYS & BATHROOMS IS TO EXHAUST DIRECTLY OUTSIDE THE BUILDING BY EITHER,
- DUCTS (SHARED OR OTHERWISE); OR
- INTO THE ROOF/CEILING SPACE PROVIDED IT IS ADEQUATELY VENTILATED BY OPEN EAVES AND / OR ROOF VENTS INC. WHIRLY BIRD(S) IN ACCORDANCE WITH NCC 3.8.5.2

WHERE THE CLOSET PAN IS WITHIN 1200MM OF THE HINGE (PIVOT POINT) OF THE DOOR TO A FULLY ENCLOSED SANITARY COMPARTMENT THE DOOR MUST EITHER OPEN OUTWARDS, SLIDE OPEN OR BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT, IE. BE FITTED WITH LIFT OFF HINGES REFER TO NCC VOLUME TWO CLAUSE 3.8.3.3

A STAIRWAY AND RAMP MUST BE DESIGNED TO TAKE LOADING FORCES IN ACCORDANCE WITH AS/NZS 1170.1

A STAIRWAY MUST HAVE -
-NOT MORE THAN 18 NOR LESS THAN 2 RISERS IN EACH FLIGHT,
-AT THE END OF EACH FLIGHT A LANDING COMPLYING WITH NCC VOLUME TWO CLAUSE 3.9.1.5
-GOINGS AND RISERS THAT ARE CONSTANT THROUGHOUT A STRAIGHT FLIGHT
-WINDERS MUST BE IN ACCORDANCE WITH NCC VOLUME TWO CLAUSE 3.9.1.2 (c)
-RISERS WHICH DO NOT HAVE ANY OPENINGS THAT WOULD ALLOW A 125mm SPHERE TO PASS THROUGH BETWEEN THE TREADS
-A SURFACE WITH A SLIP-RESISTANCE CLASSIFICATION NOT LESS THAN P3 FOR DRY SCENARIOS AND P4 FOR WET SCENARIOS AND BEEN TESTED IN ACCORDANCE WITH AS 4586
-TREADS OF SOLID CONSTRUCTION IF THE STAIRWAY IS MORE THEN 10 METERS HIGH OR CONNECTS MORE THAN THREE STOREYS

GOINGS(G) AND RISERS(R) MUST BE FOR STAIRWAYS -
-RISERS TO BE MINIMUM 115MM HIGH AND MAXIMUM 190MM HIGH
-GOINGS TO BE MINIMUM 240MM LONG AND MAXIMUM 355MM LONG
-AND HAVE A (2R+G) RELATIONSHIP BETWEEN 700 AND 550

FOR SPIRAL OR ATTIC STAIRWAYS REFER TO NCC VOLUME TWO, PART 3.9.1
FOR ALLOWABLE DEVIATIONS WITHIN STAIRWAYS REFER TO NCC VOLUME TWO, PART 3.9.1

RAMPS (EXTERNAL OR INTERNAL) TO BE IN ACCORDANCE WITH NCC VOLUME TWO CLAUSE 3.9.1.3
RAMPS MUST HAVE A GRADIENT NOT STEEPER THAN 1:8
RAMPS MUST HAVE A LANDING COMPLYING WITH NCC VOLUME TWO CLAUSE 3.9.1.5 AT THE TOP AND BOTTOM AND AT INTERVALS NOT GREATER THAN 15 METERS
RAMPS TO HAVE A SURFACE WITH A SLIP-RESISTANCE CLASSIFICATION NOT LESS THAN P4 FOR DRY SCENARIOS AND P5 FOR WET SCENARIOS AND BEEN TESTED IN ACCORDANCE WITH AS 4586

LANDINGS TO BE IN ACCORDANCE WITH NCC VOLUME TWO CLAUSE 3.9.1.5
LANDINGS TO HAVE A MAXIMUM GRADIENT OF 1:50 AND BE NOT LESS THAN 750 MM LONG, AND WHERE THIS INVOLVES A CHANGE IN DIRECTION THE LENGTH IS MEASURED 500 MM FROM THE INSIDE EDGE OF THE LANDING

LANDINGS TO HAVE A SURFACE WITH A SLIP-RESISTANCE CLASSIFICATION NOT LESS THAN P3 FOR DRY SCENARIOS AND P4 FOR WET SCENARIOS AND BEEN TESTED IN ACCORDANCE WITH AS 4586

WHERE THE THRESHOLD OF A DOORWAY IS MORE THAN 230MM ABOVE THE ADJOINING SURFACE IT MUST INCORPORATE A STAIRWAY IN ACCORDANCE WITH NCC VOLUME TWO CLAUSE 3.9.1.2

BARRIERS TO BE IN ACCORDANCE WITH NCC VOLUME TWO CLAUSE 3.9.2.2 & 3.9.2.3

A CONTINUOUS BARRIER MUST BE PROVIDED ALONG THE SIDE OF A BALCONY, LANDING, DECK, STAIRWAY, RAMP, HALLWAY OR THE LIKE, WHERE THE TRAFFICABLE SURFACE IS 1M OR MORE ABOVE THE SURFACE BELOW

BARRIERS MUST BE NO LESS THAN 1000MM HIGH ABOVE FINISHED SURFACES (E.G. TILES) OF A BALCONY, DECK, HALLWAY, LANDING OR THE LIKE & NOT LESS THAN 865MM ABOVE NOSING OF TREADS ON STAIRWAYS, SURFACES OF A RAMPS

OPENINGS IN BALUSTRADES MUST BE CONSTRUCTED SO AS NOT TO PERMIT A 125MM DIAMETER SPHERE TO PASS THROUGH

BARRIERS, EXCEPT A WINDOW SERVING AS A BARRIER, MUST BE DESIGNED TO TAKE LOADING FORCES IN ACCORDANCE WITH AS/NZS 1170.1

BARRIERS IN OR ON AREAS OVER A CHANGE IN HEIGHT EXCEEDING 4M MUST NOT FACILITATE CLIMBING BETWEEN 150MM & 760MM ABOVE FLOOR LEVEL

WIRE BARRIERS MUST BE CONSTRUCTED IN ACCORDANCE WITH NCC VOLUME TWO CLAUSE 3.9.2.3 (g)

GLASS BARRIERS MUST BE CONSTRUCTED IN ACCORDANCE WITH NCC VOLUME TWO CLAUSE 3.9.2.3 (h) AND AS 1288

HANDRAILS TO BE IN ACCORDANCE WITH NCC VOLUME TWO CLAUSE 3.9.2.4

HANDRAILS MUST BE LOCATED WHERE A FLIGHT OF STAIRS OR A RAMP PROVIDES A CHANGE IN ELEVATION OF 1 METER OR MORE

HANDRAILS MUST BE LOCATED ALONG ONE SIDE OF A FLIGHT OF STAIRS OR A RAMP EXCEPT IN THE CASE WHERE A HANDRAIL IS ASSOCIATED WITH A BALUSTRADE THE HANDRAIL MAY TERMINATE WHERE THE BALUSTRADE TERMINATES

HANDRAILS MUST HAVE THEIR TOP SURFACE NOT LESS THAN 865MM VERTICALLY ABOVE THE NOSING OF THE STAIR TREADS OR THE FLOOR SURFACE OF THE RAMP

HANDRAILS MUST HAVE NO OBSTRUCTION ON OR ABOVE THEM THAT WILL TEND TO BREAK A HANDHOLD, EXCEPT FOR NEWEL POSTS, BALL TYPE STANCHIONS OR THE LIKE

WINDOWS WITHIN BEDROOMS WHERE F.F.L IS GREATER THAN 2000MM ABOVE THE SURFACE BENEATH THE WINDOW THE WINDOW MUST BE PROTECTED IN ACCORDANCE WITH NCC VOLUME TWO CLAUSE 3.9.2.5
WINDOWS WITHIN BEDROOMS WHERE F.F.L IS GREATER THAN 4000MM ABOVE THE SURFACE BENEATH THE WINDOW THE WINDOW MUST BE PROTECTED IN ACCORDANT WITH NCC VOLUME TWO CLAUSE 3.9.2.5 (c)

ALL GLAZING SHALL BE IN ACCORDANCE WITH AS 1288 & AS 2047

GLAZING, INCLUDING SAFETY GLAZING, SHALL BE INSTALLED TO A SIZE, TYPE AND THICKNESS TO COMPLY WITH THE NCC VOLUME 2 SECTION 3.6 FOR CLASS 1 AND 10 BUILDINGS WITH A DESIGN WINDSPEED OF NOT MORE THAN N3

SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES.
ALL ROOMS - WITHIN 500MM VERTICAL TO THE FLOOR.
- WITHIN 1200MM VERTICAL FROM FLOOR AND/OR WITHIN 300MM HORIZONTAL FROM DOORS
BATHROOMS - WITHIN 2000MM VERTICAL FROM THE FLOOR LEVEL, SHOWER BASE AND BATH BASE.
- SHOWER SCREENS SHALL BE GRADE A SAFETY GLASS, LEVEL TO SHOWER ENCLOSURES AND 150MM ABOVE BATHS, BASIN, SINKS AND TROUGHS.

ALL TIMBER FRAMING TO COMPLY WITH AS 1684 , AS 1720 AND THE N.C.C VOLUME 2.
ALL CORNER STUDS TO BE DOUBLE SECURELY BLOCKED AND NAILED TO EACH OTHER

ALL PRIMARY TIMBER BUILDING ELEMENTS TO BE TREATED IN ACCORDANCE WITH AS 1684

TERMITE MANAGEMENT IN ACCORDANCE WITH AS 3660.1

TIMBER HAZARD TREATMENT LEVELS
- INTERIOR, ABOVE THE GROUND - H2.
- EXTERIOR, ABOVE THE GROUND - H3.
- EXTERIOR IN GROUND CONTACT - H4 AND H5.

TRUSS LAYOUT REQUIRED FOR CONFIRMATION OF ALL STRUCTURAL MEMBER SIZES

SUBFLOOR VENTILATION TO BE IN ACCORDANCE WITH NCC VOLUME TWO PART 3.4.1. THE SUB FLOOR SPACE MUST BE CLEARED OF ALL DEBRIS AND VEGETATION AND ALSO HAVE EVENLY SPACED VENTILATION OPENINGS BOTH THROUGH EXTERNAL WALLS AND INTERNAL WALLS WITHIN THE SUB-FLOOR SPACE. THE VENTILATION OPENINGS MUST BE INCREASED IN FREQUENCY WITHIN AREAS TO COMPENSATE FOR OTHER AREAS WHERE PATIOS OR THE LIKE MAKE VENTILATION OPENINGS IMPOSSIBLE SO THAT THE OVERALL VENTILATION IS MAINTAINED AND VENTS MUST ALSO BE LOCATED NOT MORE THAN 600mm IN FROM A CORNER OF THE ENCLOSED SUB-FLOOR SPACE.

MINIMUM AGGREGATE SUB-FLOOR VENTILATION OPENINGS,
CLIMATIC ZONE A - 2000MM² PER LINEAR METRE OF SUBFLOOR PERIMETER
CLIMATIC ZONE B - 4000MM² PER LINEAR METRE OF SUBFLOOR PERIMETER
CLIMATIC ZONE C - 6000MM² PER LINEAR METRE OF SUBFLOOR PERIMETER

ROOM HEIGHTS WITH IN A CLASS 1 MUST BE NO LESS THEN,
- 2.1M IN A KITCHEN, LAUNDRY OR THE LIKE,
- 2.1M IN A CORRIDOR, PASSAGEWAY OR THE LIKE,
- 2.4M IN A HABITABLE ROOM (EXCLUDING A KITCHEN),
FOR RAKED CEILINGS REFER PART 3.8.2 OF THE NCC VOLUME TWO

CONCRETE SLAB ,FOOTINGS AND PAD FOOTINGS AS PER ENGINEER'S DESIGN.
DAMP PROOF COURSE/ VAPOUR BARRIER TO BE PROVIDED BETWEEN SLAB/ FOOTINGS AND GROUND

INTERMEDIATE FLOOR MEMBERS AND BEAMS AS PER ENGINEER'S AND TRUSS MANUFACTURES DESIGN & SPECIFICATIONS

ROOF BRACING - REFER TRUSS MANUFACTURES DESIGN & SPECIFICATIONS
WALL BRACING- IF NOT COMPLETE WITHIN THIS DRAWING SET, TO BE DESIGNED BY ENGINEER

BUILDING TIE-DOWNS TO BE PROVIDED IN ACCORDANCE WITH AS1684

LINTELS - REFER TO SCHEDULE AND/OR ENGINEER'S DESIGN & DETAILS

INSTALLATION & SELECTION OF MASONRY TO BE IN ACCORDANCE WITH AS 3700 AND AS 4773 AND THE NCC VOLUME TWO PART 3.3

DAMP PROOF COURSE TO BE INSTALLED IN ACCORDANCE WITH 4773.2-2010,
THE HEIGHT OF THE DPC SHALL BE NOT LESS THAN,
- 150mm ABOVE THE ADJACENT FINISHED GROUND LEVEL,
- 75mm ABOVE THE FINISHED PAVED, CONCRETE OR LANDSCAPED AREAS THAT SLOPE AWAY FROM THE WALL
- 50mm ABOVE FINISHED PAVED, CONCRETE OR LANDSCAPED AREAS THAT SLOPE AWAY FROM THE WALL AND ARE PROTECTED FROM THE DIRECT EFFECT OF THE WEATHER

WEEPHOLES AND OTHER MASONRY ACCESSORIES TO COMPLY WITH EITHER AS 3700 OR AS 4773. REFER SECTION 3.3.3 OF THE NCC VOLUME TWO

ARTICULATION JOINTS IF SHOWN ARE APPROXIMATE LOCATIONS ONLY - ACTUAL LOCATIONS AND SPECIFICATIONS TO BE CONFIRMED WITH AS 4773 MASONRY FOR SMALL BUILDINGS AND/OR ENGINEER. REFER SECTION 3.3 OF THE NCC VOLUME TWO

ALL WALL CLADDINGS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURES SPECIFICATIONS, ANY RELEVANT STANDARDS AND THE NCC VOLUME TWO PART 3.5.3

INSTALLATION & SELECTION OF METAL ROOF & WALL CLADDING TO BE IN ACCORDANCE WITH AS 1562 AND THE NCC VOLUME TWO PART 3.5.1

INSTALLATION & SELECTION OF ROOFING TILES TO BE IN ACCORDANCE WITH AS 2049 & AS 2050 AND THE NCC VOLUME TWO PART 3.5.1

GUTTER (SPOUTING) - PROFILE AS SELECTED

FASCIA - AS PER CLIENT'S SPECIFICATIONS

ALL INSULATION INSTALLED TO COMPLY WITH AS 4859.1 AND THE NCC VOLUME TWO PART 3.12.1

ARTIFICIAL LIGHTING TO BE INSTALLED IN ACCORDANCE WITH THE NCC VOLUME TWO PART 3.12.5

WINDOW & GLASS DOOR SIZES SHOWN ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL AROUND.
WINDOW SELECTION AND INSTALLATIONS MUST COMPLY WITH AS 2047. ALL GLAZING MUST COMPLY WITH AS 1288.
WINDOWS TO COMPLY WITH AS 3959 FOR THE CORRESPONDING BAL LEVEL FOR THE PROJECT SITE

ALL NEW CLASS 1 BUILDINGS NEED TO BE PROVIDED WITH EITHER A SOLAR HOT WATER SERVICE OR A MINIMUM 2000Lt WATER TANK CONNECTED TO WC's FLUSHING SYSTEMS WITH A MINIMUM 50M² CATCHMENT AREA
SWIMMING POOLS ASSOCIATED WITH A CLASS 1 BUILDING, WITH A DEPTH OF WATER MORE THAN 300MM MUST HAVE SAFETY BARRIERS INSTALLED IN ACCORDANCE WITH AS 1926 PARTS 1 & 2 AND NCC VOLUME 2 PART 3.9.3

PROJECT DETAILS

BUILDING CLASS/ES - 1 & 10a (REFER NCC VOL. 2 PART 1.3 OR NCC VOL. 1 PART A3)

CLIMATE ZONE (THERMAL) - 6 (REFER NCC VOL. 2 FIGURE 1.1.4)

CLIMATIC ZONE (RELATIVE HUMIDITY) - C (REFER NCC VOL. 2 PART 3.4.1)

REGION (WIND LOADING) - A (REFER AS 4055)

WIND CLASS (WIND SPEED RATING) - N2 - 33m/s (REFER AS 4055)

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PROJECT CLIENT:
DOG POUND (LODDON SHIRE)

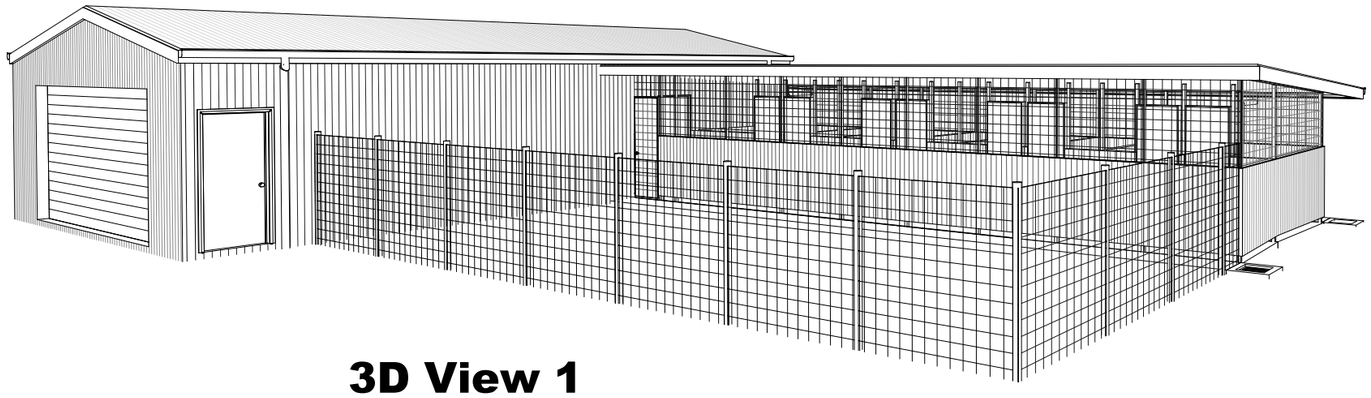
PROJECT ADDRESS:
JUNCTION ROAD & MONUMENT ROAD

REFERENCE No:	R18-157
ISSUE No.:	REV.3
DATE:	15/10/19
DRAWN BY:	S.L
CHECKED BY:	G.P

DRAWING:
GENERAL NOTES

SCALE: (A3 SHEET)

SHEET No.: 10



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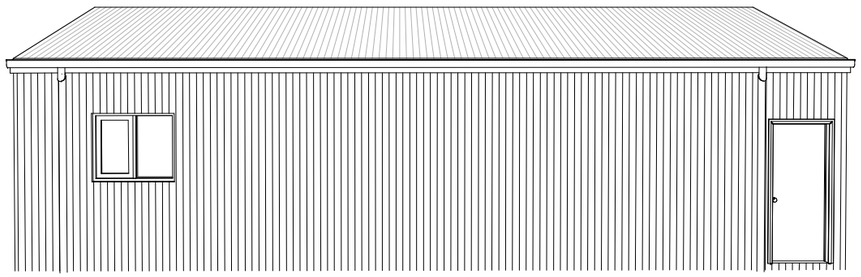

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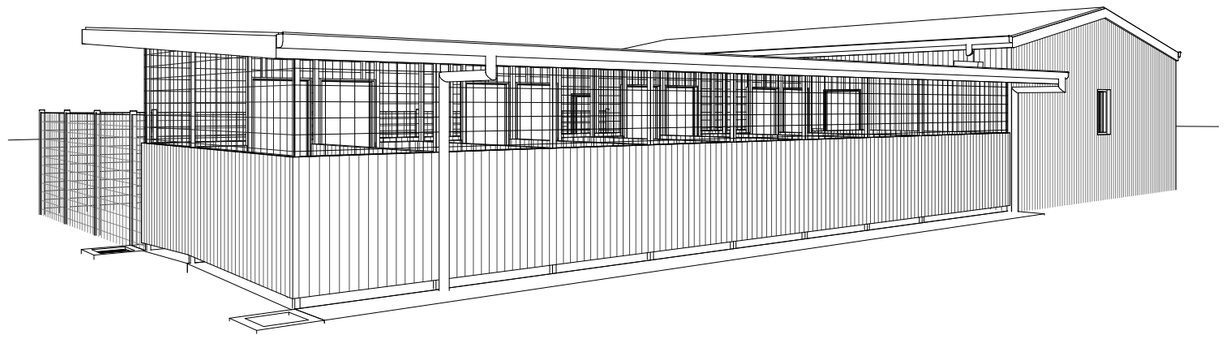

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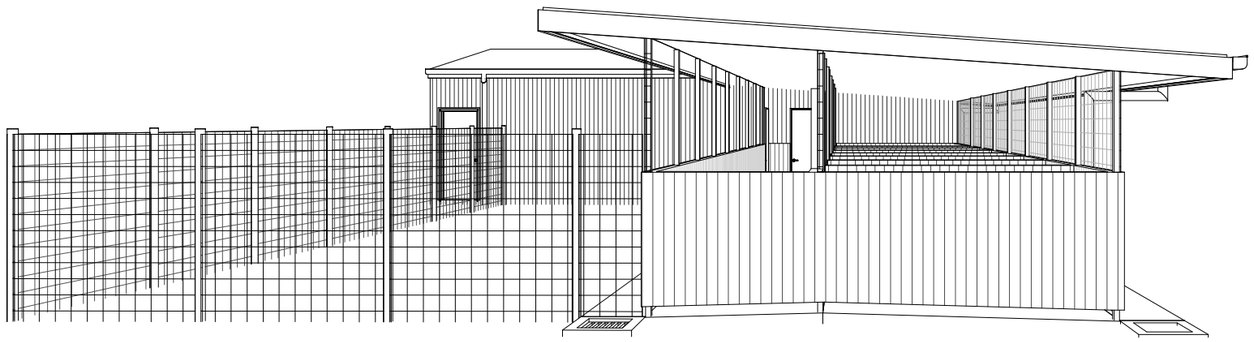

3D View 4

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DO NOT SCALE DRAWINGS

PROJECT CLIENT: DOG POUND (LODDON SHIRE)

PROJECT ADDRESS: JUNCTION ROAD & MONUMENT ROAD

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DATE:	15/10/19
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CHECKED BY:	G.P

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