

# THIS DRAWING SET TO BE READ IN CONJUNCTION W/ ANY MANUFACTURER SPECIFICATIONS &/OR ENGINEERS DOCUMENTATION

## GENERAL NOTES

- All materials and work practices shall comply with, but not limited to the Building Regulations, the National Construction Code Series Building Code of Australia and all relevant current Australian Standards (as amended) referred to therein.
- 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.
- All work shall be carried out in a neat tradesperson-like manner and all services and equipment shall be installed in the vertical and/or horizontal bearing, with due regard for adjacent building elements and services.
- General water-tightness & stability of new structures to be ensured & checked by builder & subcontractors.
- All materials and equipment shall be new, free of blemishes or damage and shall be brought to the site within its packaging. Any defective or faulty material, equipment or wiring etc. shall be replaced at the contractors expense.
- WC door to be readily removable from the outside - utilising removable hinges installed to manufacturers instructions and to clause 3.8.3.3 of the B.C.A.
- No variation may be made to this drawing without the prior approval of the builder, client and/or designer.
- Refer to engineers design, documentation and calculation for details on footings, structure, bracing, retaining walls, finished floor levels, paving siteworks and stormwater details.
- Articulated control joints as per engineers drawings (if required).
- All electrical work (inc. wiring & installations) carried out, to be in accordance with AS 3000.
- All steel framing shall be in accordance with as 3623-1993 (domestic metal framing).

## TIMBER FRAMING

All timber framing & bracing to be in accordance with the current National Timber framing Code AS1684-2022.

Any bracing to walls over 16mt in length are to be designed as per engineers computations as they fall outside the scope of AS1684-2022.

## WINDOWS / GLAZING

All windows to comply with AS2047-2014

All glazing to comply with AS1288-2006 and B.C.A. Part 3.6

Safety glazing to be as per clause 3.6 of B.C.A.

Window sizes are nominal only. Actual size may vary according to manufacturer.

Safety glazing to be used in the following cases:

- All rooms u.n.o. - within 500mm vertical of floor level,
- Bathrooms - within 2000mm of floor
- Doorway - within 300mm horizontal from all doors,
- Ensuite - same as bathrooms.

## MASONRY

For buildings in marine (or other exposure environments) shall have masonry units, mortar & all built in components (& the like), complying with the durability requirements of Table 5.1 of AS 3700-2011 Masonry Structures.

## WATERPROOFING

Waterproofing of wet areas, being bathrooms, showers, shower rooms, laundries, sanitary compartments & the like shall be provided in accordance with AS3740-2021: Waterproofing of Wet Areas within Residential Building.

## SMOKE DETECTORS / EXHAUST FANS

Smoke Detectors to be installed as per B.C.A. 3.7.2 & to comply with A.S.3786.

Exhaust Fans to be installed per BCA 3.8.5 & to comply with AS-1668.2

## TERMITE PROTECTION

Where the building is located in a termite prone area, provide a termite barrier in accordance with AS3660.1 and fix a durable notice as required by the BCA. Where perimeter protection is provided by the edge of a slab-on-ground not less than 75mm of smooth face slab edge shall be exposed above finished ground level. provide inspection access to sub floor areas where termite shielding is installed below suspended floors.

## STAIRCASE

Step sizes (other than for spiral stairs) to be:

- Risers (R) 190mm maximum & 115mm minimum,
- Going (G) 355mm maximum & 240mm minimum,
- 2R + 1G = 700mm maximum & 550mm minimum,
- 125mm maximum gap to open treads.

All treads, landings & the like to have non slip finish or suitable non-skid strip near edge of nosing in accordance with NCC. table d2.14 & table 3.9.1.1

Provide balustrades where change in level exceeds 1000mm above the surface beneath landings, ramps &/or treads.

Balustrades (other than tensioned wire balustrades) to be:

- 1050mm min. above finished surface level of balconies, landings or the like, &
- 865mm min above finished surface level of stair nosing or ramp, &
- vertical with a 125mm maximum gap between, &
- any horizontal element within the balustrade between 150mm &

760mm above the floor must not facilitate climbing where changes in level exceeds 4000mm above the surface beneath landings, ramps &/or treads.

Wire balustrade construction to comply with BCA 2013 Volume 2 Part 3.9.2.3 for Class 1 & 10 Buildings & BCA 2014 Volume 1 Part D2.16 for other Classes of Buildings.

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

## DESIGN GUST WIND SPEED / WIND CLASSIFICATION

Building tie-downs to be provided in accordance with AS1684-2022 for an assumed design gust wind speed / wind classification of N3 (subject to confirmation on site by relevant Building Surveyor at first inspection) refer to AS1684 for construction requirements.

## FLOOR PLAN GENERAL NOTES

Service locations TBC. prior to construction commencing (sewer/roofwater/water meter/elec. mbox/hws/tel.)

Fire Separation Wall (FRL 60/60/60) as per NCC Req. (2x90x45mm stud + 70mm cavity) from footing/slab to roof

Refer BORAL PARTI WALL SHAFTLINER WALL SYSTEM SPECIFICATIONS.

ALL TIMBER MEMBERS ASSOCIATED W/ THE FIRE SEPARATION WALL MUST BE 45mm THICK MINIMUM

This set of working documentation to be read in conjunction with registered contractor details + documentation.

All plumbing equipment, fixtures & finishes to be in accordance with Builders Range or a selected Equivalent product.

All Aluminium Window & Sliding Glass Doors to be in accordance with Builders Range or a selected Equivalent product.

## 3.12.5.5 ARTIFICIAL LIGHTING

(a) The lamp power density or illumination power density of artificial lighting, excluding heaters that emit light, must not exceed:

- in a Class 1 Building, 5 W/m<sup>2</sup>; and
  - on a verandah or balcony attached to a Class 1 building, 4 W/m<sup>2</sup>; and
  - in a Class 10 building, 3 W/m<sup>2</sup>.
- (d) Artificial lighting around the perimeter of a building must:
- be controlled by a daylight sensor; or
  - have an average light source efficacy of not less than 40 Lumens/W.

## SUSTAINABILITY MEASURES

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

- wall sisalation to achieve total r value R1.0 to external timber framed walls (not between house & garage)
- R1.5 insulation batts to external walls ( lightweight cladding)
- insulation batts to roof space to achieve total R value of R3.0 (including garage & patio)
- assumes medium colours & drapes by owner
- all shower roses minimum WELS 3 star rating
- water service pressure not to exceed levels in as 3500-2003
- dual flush toilet systems with minimum WELS 4 star rating
- all laundry tub, kitchen sink & bathroom basins tapware to have minimum WELS 3 star rating

## STORMWATER / SERVICES

All Stormwater drainage to be in accordance with AS3500.3-2003 90mm Diameter Class 6 UPVC stormwater line laid to a minimum grade of 1:100 & connected to the legal point of stormwater discharge. Provide inspection openings at 9000mm C/C and at each change of direction.

100mm Diameter 'Sewer' quality UPVC drains to underside of concrete slabs

The cover to underground stormwater drains shall be not less than;

- 100mm under soil
- 50mm under paved or concrete areas
- 100mm under un-reinforced concrete or paved driveways
- 75mm under reinforced concrete driveways.

All stormwater to be taken to the legal point of discharge to the Relevant Authorities approval.

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

The Builder & Subcontractor shall ensure that all stormwater drains, sewer pipes & the like are located at a sufficient distance from any buildings footing &/or slab edge beams so as to prevent general moisture penetration, dampness, weakening & undermining of any building & its footing system.

## DRAWING NOTES:

- These drawings shall be read in conjunction with all relevant structural & all other consultants drawings/details & with any other written instructions issued in the course of the contract.
- All measurements in millimetres unless noted otherwise.
- The Builder & Subcontractors shall check & verify all dimensions, setbacks, levels & specifications & all other relevant documentation prior to the commencement of any works.
- Report all discrepancies to the Builder/Draftsperson for clarification.

## PROJECT NOTES

## REVISION SCHEDULE

CI01	INITIAL CONSTRUCTION ISSUE	JULY 2024
CI02	CLIENT VARIATIONS	JULY 2024


## DRAWING SCHEDULE

01.01	GENERAL SPECIFICATION
01.02	PROPOSED FLOOR PLAN
01.03	PROPOSED ROOF PLAN
01.04	PROPOSED ELEVATIONS
01.05	PROPOSED SECTION
01.06	INSPIRATION, STRUCTURE & MATERIAL IMAGES

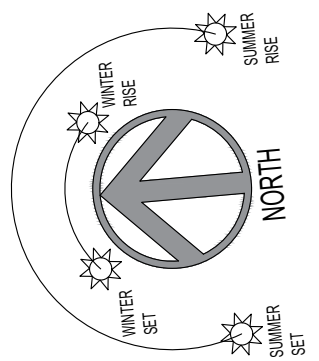
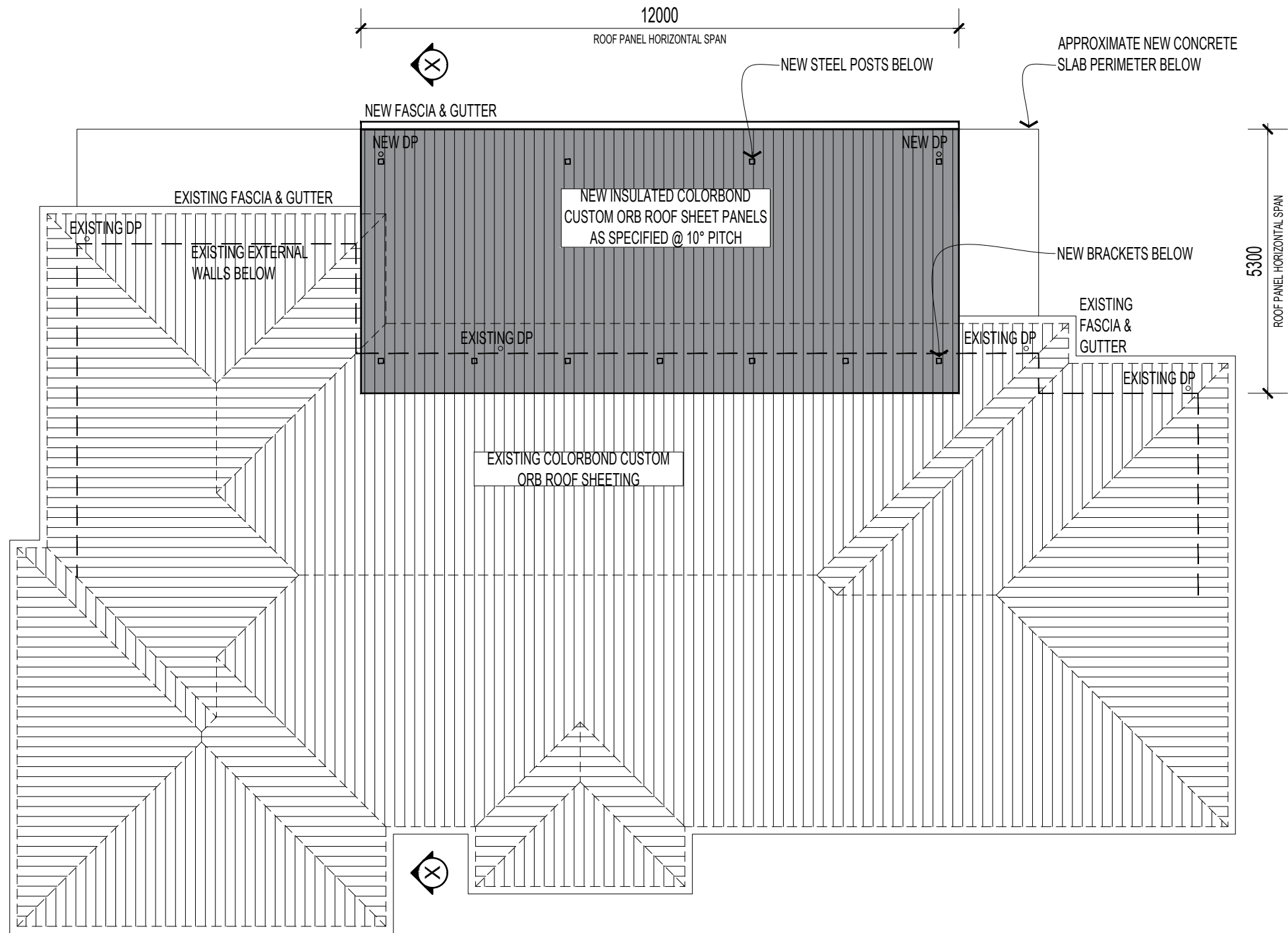
# GENERAL SPECIFICATION (NCC. 2022) SCALE NA @ A3

## DRAWING ISSUE FOR REVIEW ONLY

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 <p>abn 27 090 721 804 qbcc 15015834 building design low rise m a t h e w . t h o m a s pink door studio 0404041470 emptysolutions@outlook.com</p>	<p>*This work is exclusively owned by S &amp; M LAWRENCE + cannot be reproduced or copied, either wholly or in part, in any form (graphic, electronic or mechanical, including photocopying) without the written permission of S &amp; M LAWRENCE*.</p>	<b>Lawrence Alfresco</b>		Client: S. & M. Lawrence Site Address: LOT 24 BONSMARA DRIVE, THE ACREAGE ALLIGATOR CREEK, QLD 4816	
		Builder: To be Confirmed		Additional Roof	
Drawn: MWT	Date: JULY 2024	Sheet: 01.01		Job No: empty-012	
Scale: AS SHOWN	Checked: MWT	Rev: CI02			



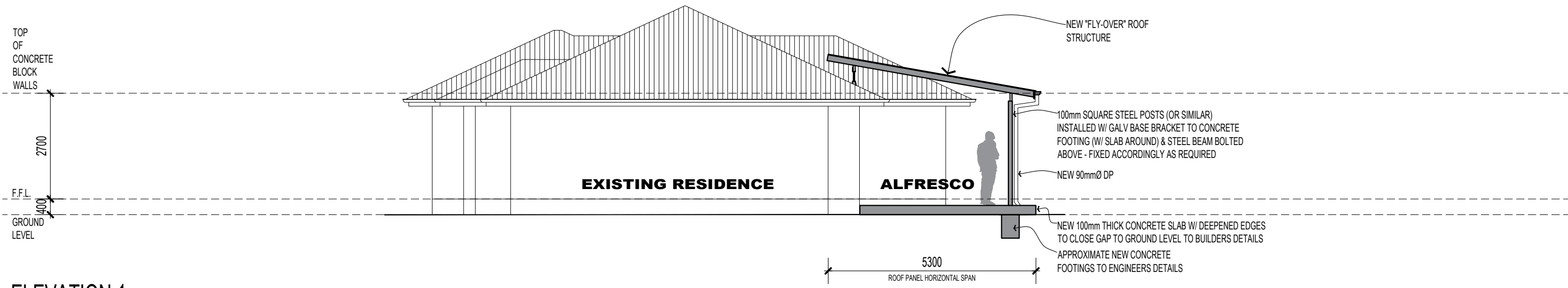


**PROPOSED ROOF PLAN** SCALE 1:100 @ A3

DRAWING ISSUE FOR REVIEW ONLY

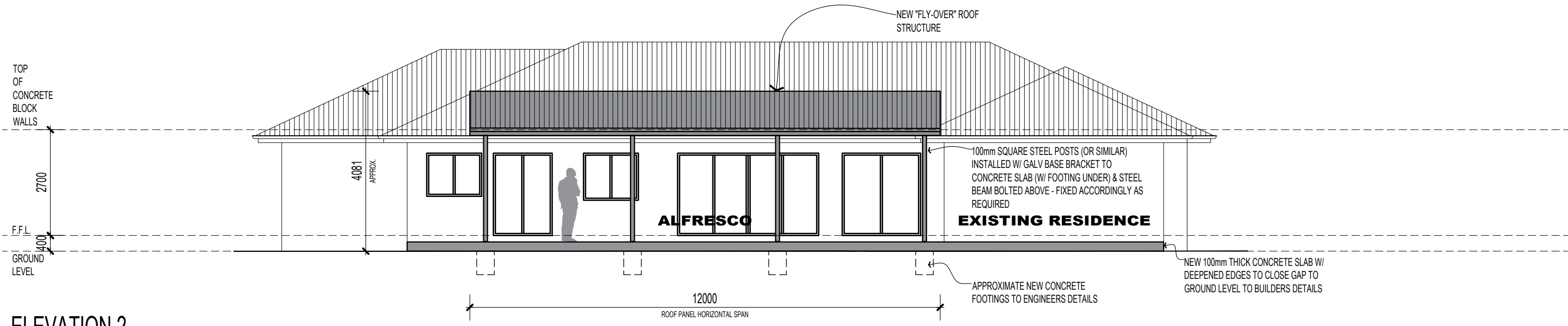
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Drawn: MWT	Date: JULY 2024	Sheet: 01.03	Job No: empty-012	Rev: C102	
Scale: AS SHOWN	Checked: MWT				



**ELEVATION 1**

1:100



**ELEVATION 2**

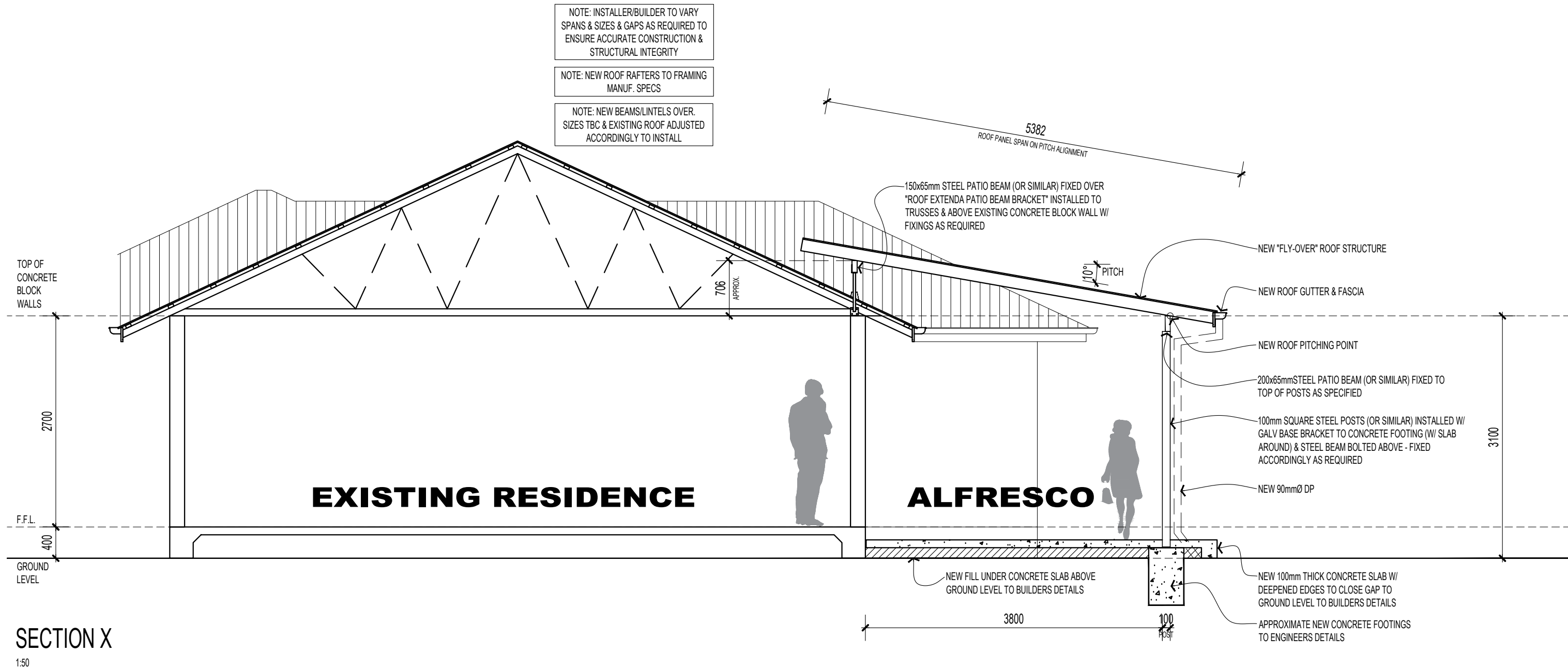
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**PROPOSED ELEVATIONS SCALE 1:100 @ A3**

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<p>Drawn: <b>MWT</b></p>	<p>Date: <b>JULY 2024</b></p>	<p>Scale: <b>AS SHOWN</b></p>	<p>Checked: <b>MWT</b></p>	<p>Sheet: <b>01.04</b></p>	<p>Job No: <b>empty-012</b></p>
				<p>Rev: <b>CI02</b></p>	



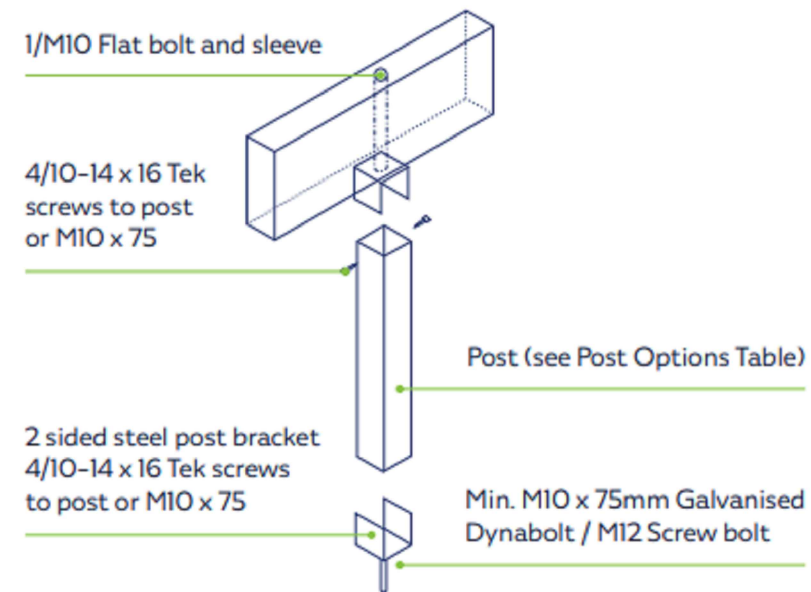
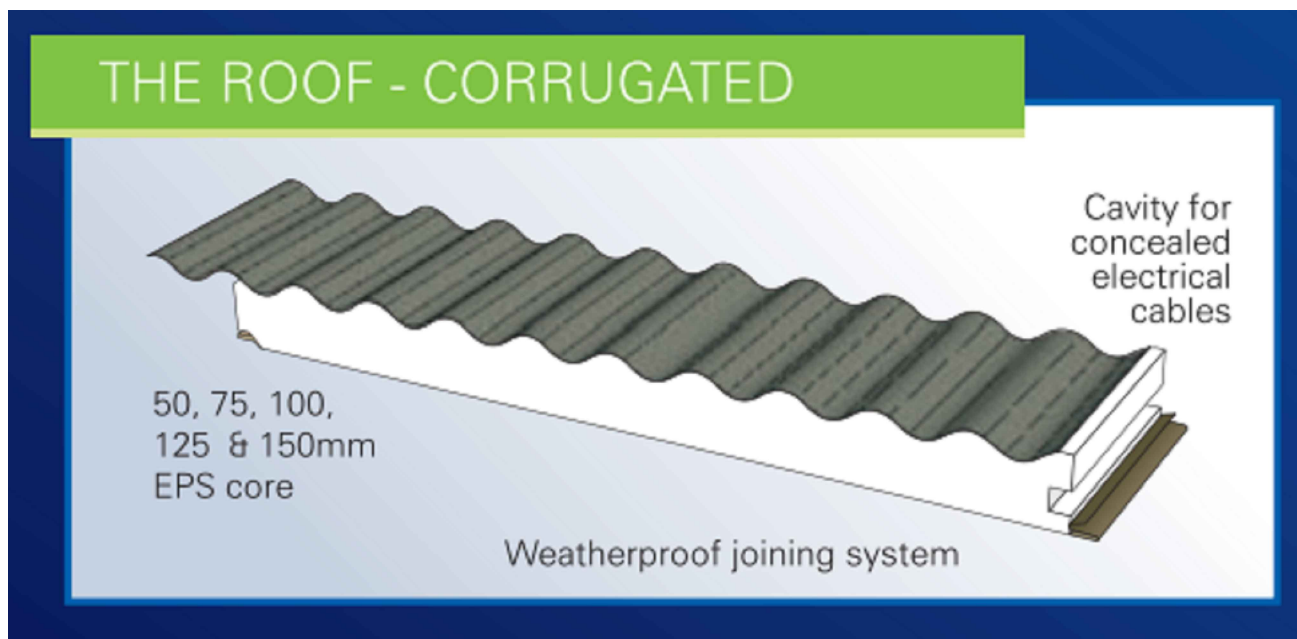
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**DRAWING ISSUE FOR REVIEW ONLY**

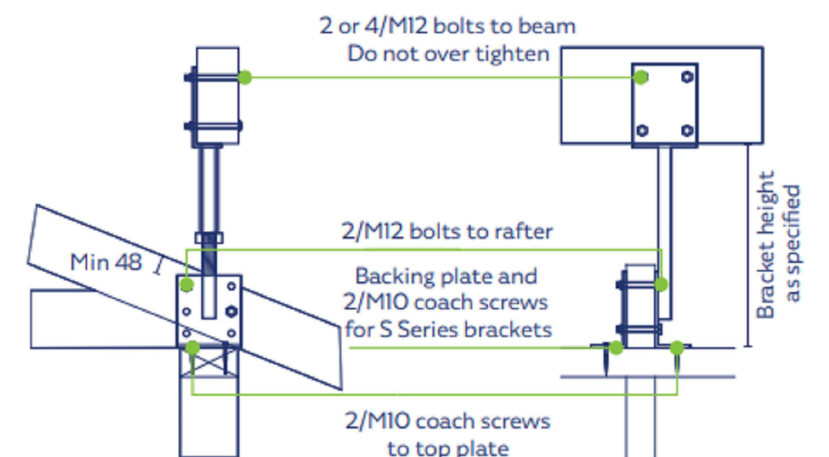
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<p>Drawn: MWT</p>		<p>Scale: AS SHOWN</p>		<p>Checked: MWT</p>		<p>Additional Roof</p>	
<p>Sheet: 01.05</p>		<p>Job No: empty-012</p>		<p>Rev: C102</p>			

THIS DESIGN REFERENCES INFO & MATERIALS PUBLISHED BY:



**Roof Extenda Bracket—Series Type (300, 400 and 500)**



**INSPIRATION, STRUCTURE & MATERIAL IMAGES SCALE NA @ A3**

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