Contractors must verify all dimensions on site prior to commencing any site works or making any shop drawings

Do not scale drawings - figured dimensions take precedence over scaled sizes

All sizes, levels & conditions on site must be verified prior to commencing any site works & any discrepancies must be reported to this office

The builder shall take all steps necessary to ensure the stability of new & existing structures effected by these works on this & adjacent allotments

The builder shall ensure the water tightness of all new structures

Footings are not under any circumstances to encroach over title boundaries or easement lines & this office must be notified immediately prior to construction if this occurs

Stormwater drainage (90mm) & sullage shall be connected to the legal point of discharge to the satisfaction of the relevant authorities

These plans shall be read in conjunction with relevant engineers computations, recommendations & drawings where relevant
note: if site conditions vary from these reports the builders office & relevant engineer should be contacted immediately

This office under no circumstances accepts responsibility for any breach of copyright that may occur from information supplied by the client

All dimensions noted on floor plans, sections & external elevations represent timber frame & structural member measurements, not finished plaster measurements. Finished room sizes measured after plaster installation will vary accordingly

Provisions for gutter overflow have been nominated by the use of slotted gutters to prevent backflow of water into the building

All materials & methods of construction shall comply with all relevant S.A.A. codes, N.C.C. & municipal council by-laws & regulations
AS12.88-2006 GLASS IN BUILDINGS - SECTION AND INSTALLATION
AS 1562 - 1992 DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING
AS 1684 - 2010 NATIONAL TIMBER FRAMING CODE
AS 2049 - 2002 ROOF TILES AS 2050 - 2002 INSTALLATION OF ROOF TILES
AS 2870 - 2011 RESIDENTIAL SLAB AND FOOTINGS - CONSTRUCTION
AS/NZS 2904 - 1995 DAMP-PROOF COURSES & FLASHINGS AS 3600 - 2009 CONCRETE STRUCTURES
AS 3660 - 2012 BARRIERS FOR SUBTERRANEAN TERMITES
AS 3700 - 2011 MASONRY IN BUILDINGS
AS 3740 - 2010 WATERPROOFING OF WET ARES IN RESIDENTIAL BUILDINGS
AS 3786 - 1993/2014 SMOKE ALARMS
AS 4055 - 2012 WIND LOADINGS FOR HOUSING
AS 4100 - 1998 STEEL STRUCTURES
AS 4654 - WATERPROOF MEMBRANES FOR EXTERNAL ABOVE GROUND USE

All wet areas to comply with N.C.C. 3.8.1.2 and A.S. 3740. splash backs shall be impervious for 150mm above sinks, tub & vanity basins within 75mm of a wall
All buildings shall be protected against termites in accordance with A.S. 3660.1 all structural elements as defined by the N.C.C. to be of termite resisting construction. A durable notice shall be place in either the electrical meter box or under the kitchen cupboard indicating type of barrier & required inspections.

Window sizes are nominal only (unless a specific manufacturer is specified) & may vary according to the suppliers range. Flashing around window frame
Safety glazing to be used in the following cases -

* All rooms - within 500mm ffl
* Bathrooms - within 1500mm ffl
* Fully glazed doors
* Shower screens
* Within 300mm of a door and <1200mm ffl

Stair requirments: tread min 240mm, riser between 115mm - 190mm, open treads to have max 125mm opening. Treads to be non-slip surface.
Balustrades: min 1000mm above landings with max 125mm openings as per N.C.C. 3.9.2. for stainless steel balustrade refer to table 3.9.2.1

Exhaust fans from sanitary compartments to be ducted externally

note:
-these notes are neither exhaustive nor a substitute for regulations, statutory requirements, building practice or contractual obligations & unless expressly stated otherwise

Project Information			
Property ID	7003714		
Title Reference#	235407/10		
Site Area	2028m^2	002	Notes
Existing Area	27.63m^2	004	Site Plan
Proposed Area	97.58m^2	100	Ground Floor
GFA %	4.8%	101	Framing
Soil Classification	Assumed M	200	Elevations
Wind Classification	Assumed N3	201	Sections/Details
Climate Zone	7		

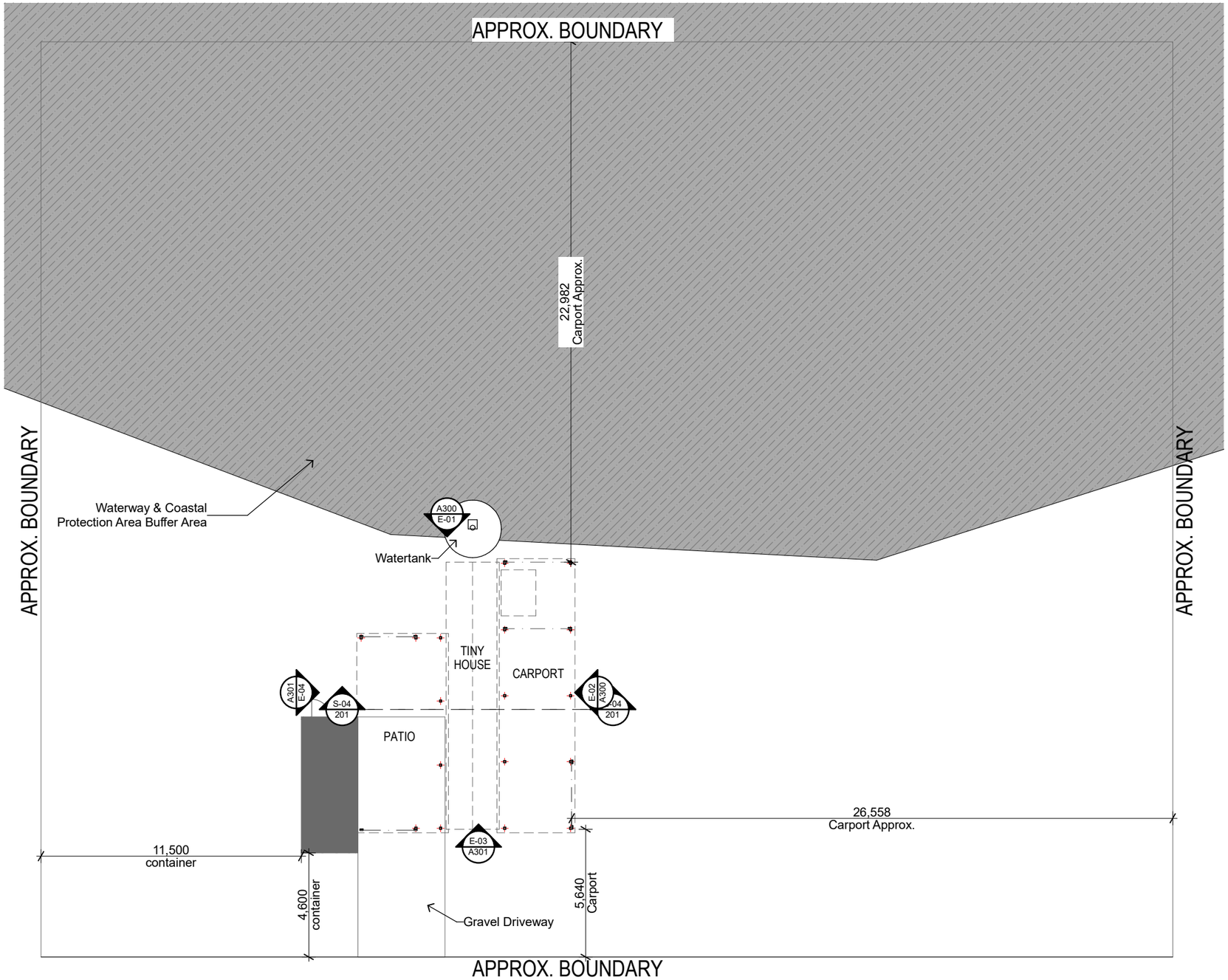
EJ Design and Drafting

Plot Date: 23/04/2024
Project NO. SPR77
Client Cheryl Matthews
Site: 77 Sprent St West, Waratah TAS 7321

DRAWING TITLE : General **Notes**

DRAWING NO. **002**

PROJECT NAME : **Tiny Home**



SPRENT ST WEST

Design and Drafting

Plot Date:	23/04/2024
Project NO.	SPR77
Client	Cheryl Matthews
Site:	77 Sprent St West, Waratah TAS 7321

DRAWING TITLE :

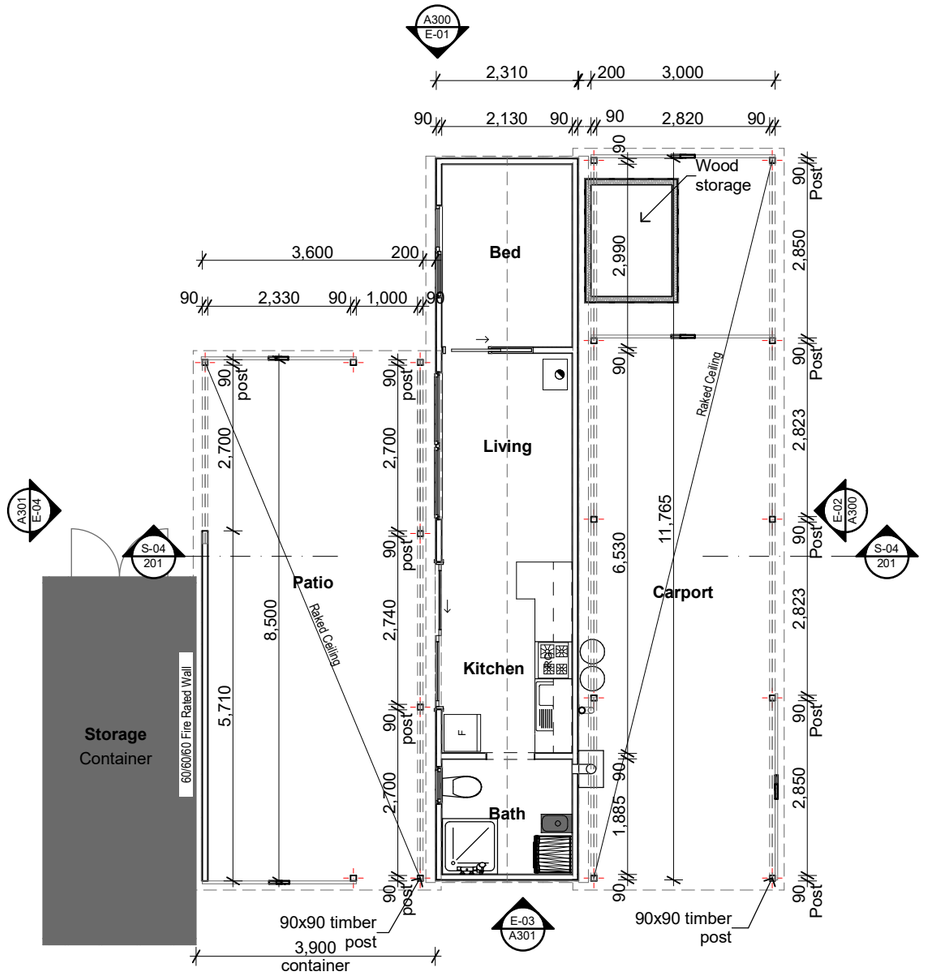
General
Site Plan

DRAWING NO.
004

PROJECT NAME :

Tiny Home

N



Plot Date:	23/04/2024
Project NO.	SPR77
Client	Cheryl Matthews
Site:	77 Sprent St West, Waratah TAS 7321

DRAWING TITLE :

Sketch Plans

Ground Floor

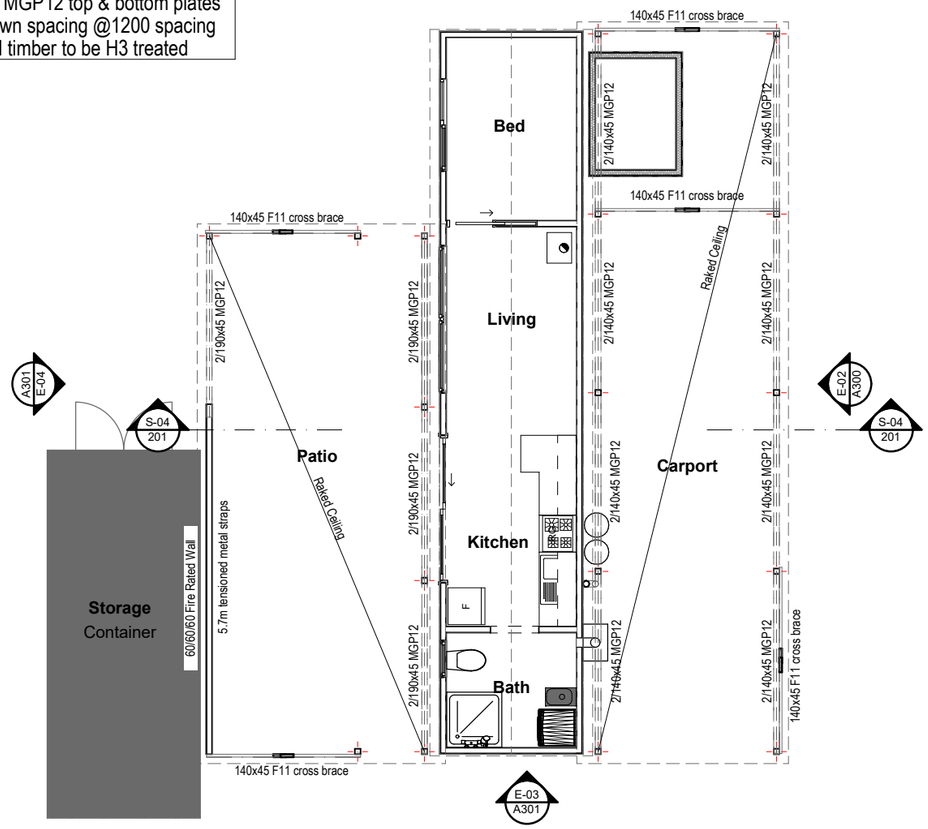
DRAWING NO. **100**

PROJECT NAME :

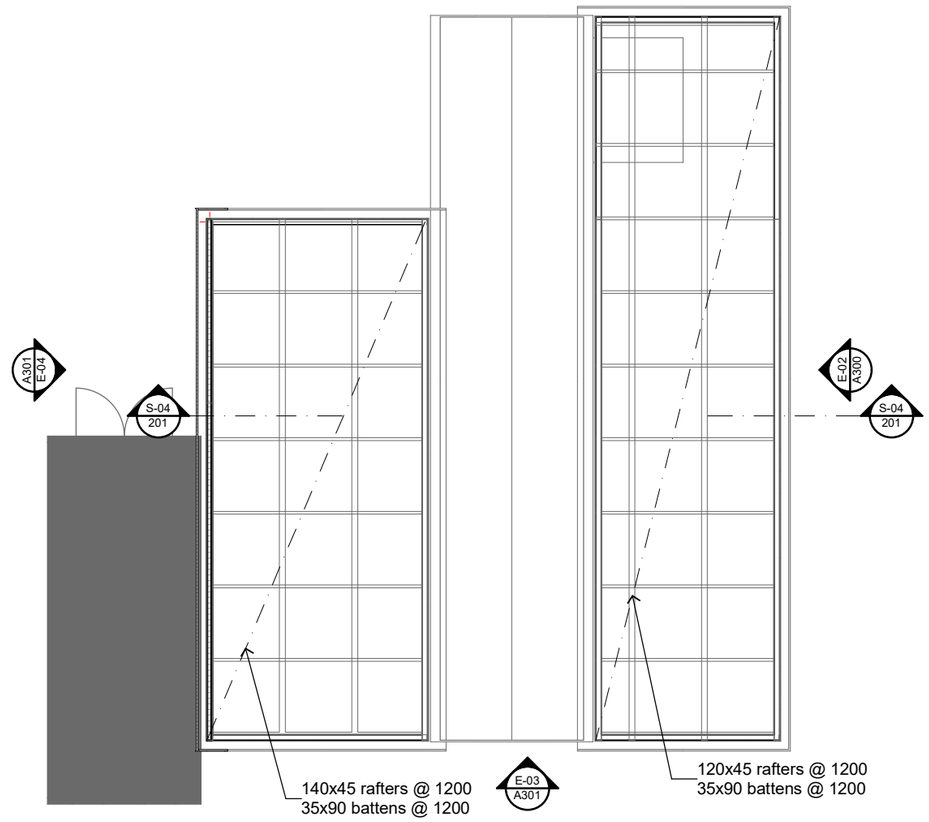
Tiny Home

N

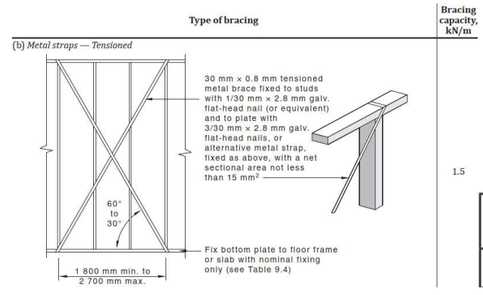
1200mm rafter spacing
90x35 MGP12 studs @600 spacing
90x45 MGP12 top & bottom plates
tie-down spacing @1200 spacing
All timber to be H3 treated



Framing
1:100



Roofing
1:100



Bracing capacity, kN/m
1.5

PATIO
A Bracing Required - 7.63kN
B Bracing Required - 25.55kN

A Bracing Achieved - 8.55kN
B Bracing Achieved - 26.00kN

CARPORT
A Bracing Required - 7.14kN
B Bracing Required - 24.36kN

A Bracing Achieved - 13.00kN
B Bracing Achieved - 26.00kN

Column type	Brace and bearer to column connection	Brace to column connection	Bracing capacity, kN
Timber columns min. 90 mm × 90 mm	90 mm × 45 mm F11 or better over 3 columns or 140 mm × 45 mm F11 or better over 2 columns	4/No. 14 Type 17 screws	13

Design and Drafting

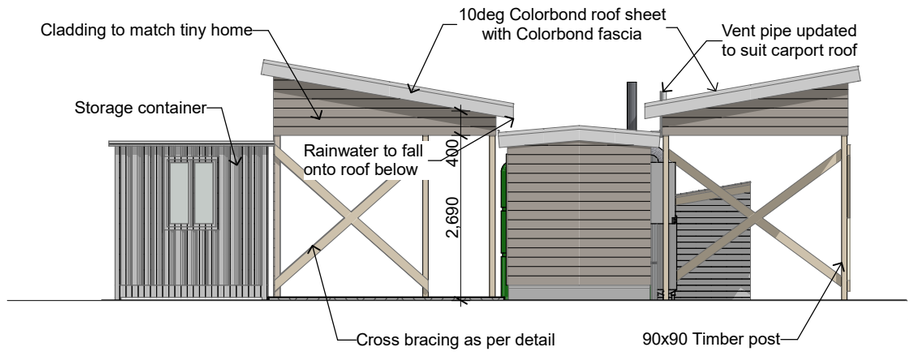
Plot Date: 23/04/2024
Project NO. SPR77
Client Cheryl Matthews
Site: 77 Sprent St West, Waratah TAS 7321

DRAWING TITLE :
Sketch Plans
Framing

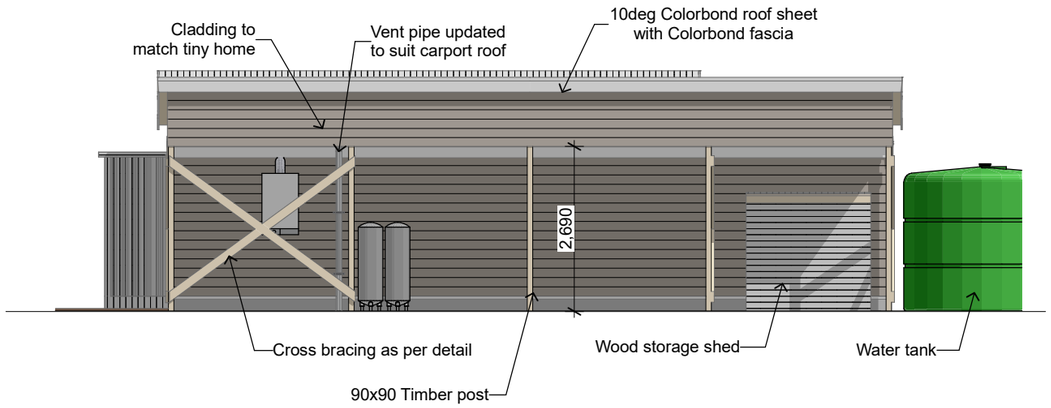
DRAWING NO.
101

PROJECT NAME :
Tiny Home

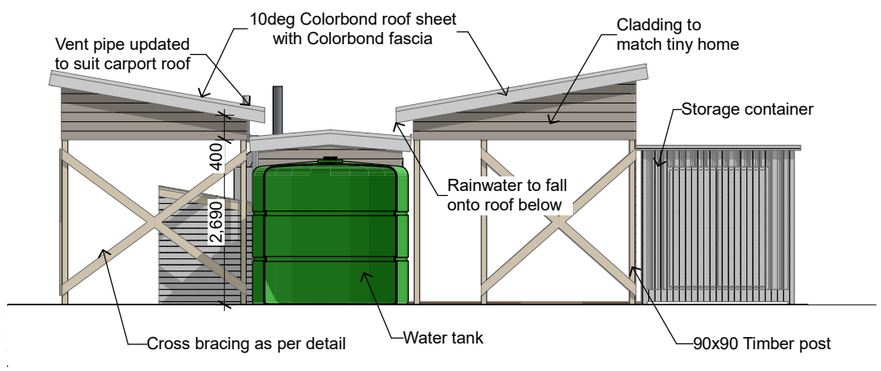
N



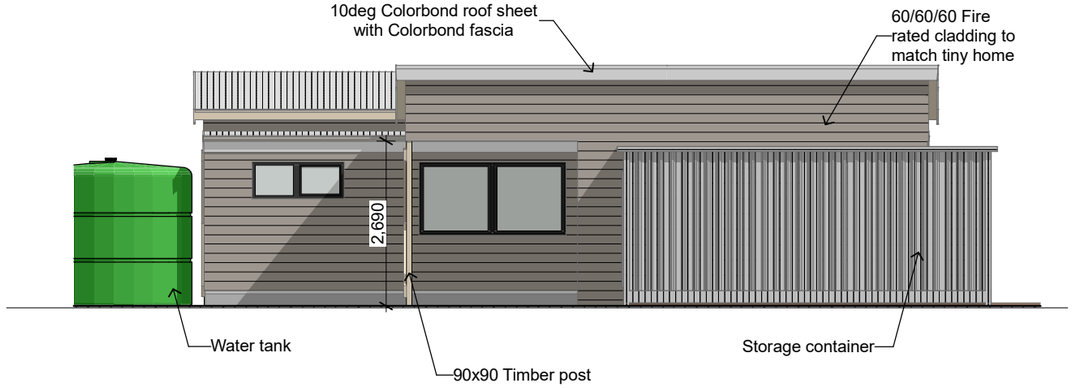
E-03 Elevation 1:100



E-02 Elevation 1:100



E-01 Elevation 1:100



E-04 Elevation 1:100

EJ Design and Drafting

Plot Date: 23/04/2024
Project NO. SPR77
Client Cheryl Matthews
Site: 77 Sprent St West, Waratah TAS 7321

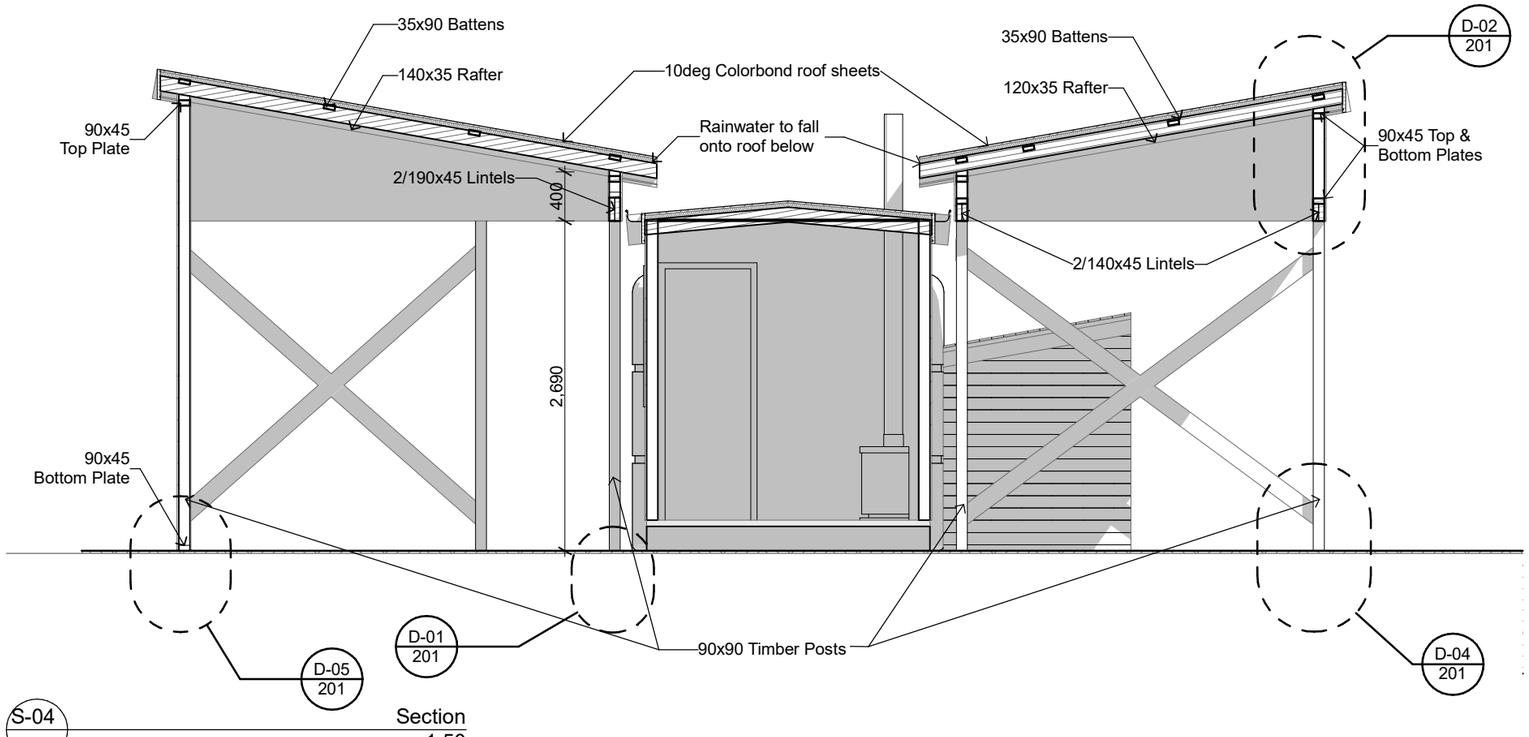
DRAWING TITLE :

Sketch Sections
Elevations

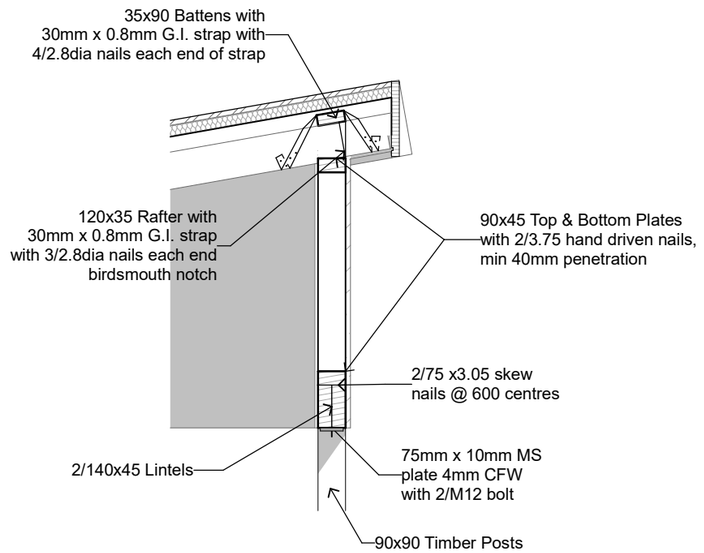
DRAWING NO.
200

PROJECT NAME :

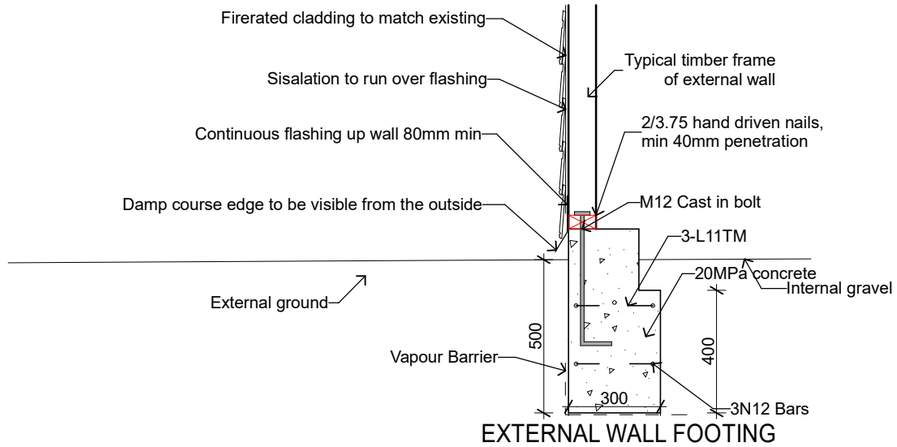
Tiny Home



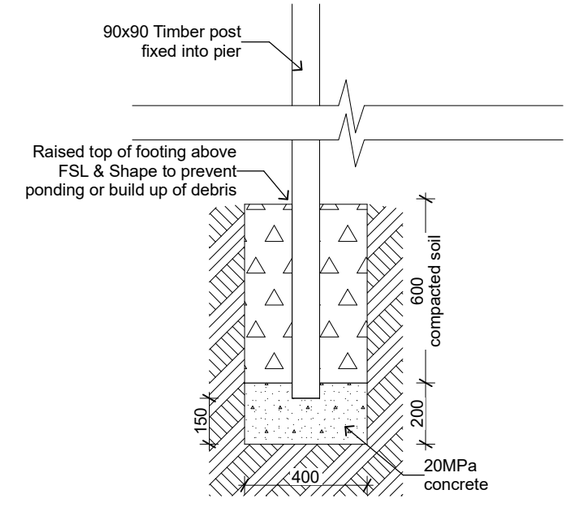
S-04 Section 1:50



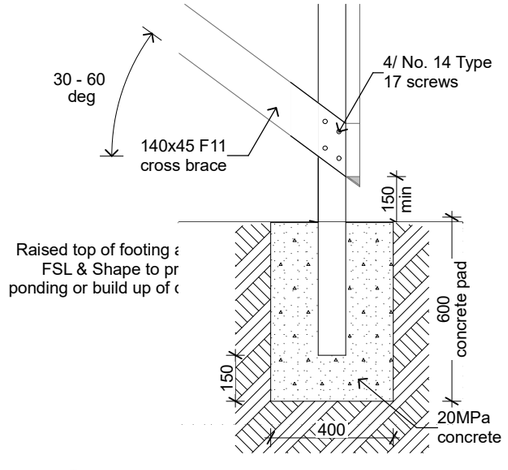
D-02 Detail 1:20



D-05 Detail 1:20



D-01 Post Footing Detail 1:20



D-04 Detail 1:20

Design and Drafting

Plot Date:	23/04/2024
Project NO.	SPR77
Client	Cheryl Matthews
Site:	77 Sprent St West, Waratah TAS 7321

DRAWING TITLE : Sketch Sections — **Sections/Details**

DRAWING NO. **201**

PROJECT NAME :

Tiny Home