

BASIC DESIGN NOTES AND INFORMATION

GENERAL

- CHECK DIMENSIONS. DO NOT SCALE
- READ IN CONJUNCTION WITH ENGINEERING DRAWINGS.
- A COPY OF THIS DRAWING IS TO BE ON SITE DURING CONSTRUCTION.
- THE LATEST EDITION OF ALL AUSTRALIAN STANDARDS SHALL APPLY.
- BUILDER TO COMPLETE ALL TIMBER WORKS ACCORDING TO AS1684 INCLUDING MEMBER CONNECTIONS AND TIE DOWN REQUIREMENTS.
- ALL CONSTRUCTION TO BE ACCORDING TO THE BCA DEEMED - TO - SATISFY REQUIREMENTS UNO.

CONSTRUCTION NOTES AND INFORMATION

- BUILDER TO COMPLETE ALL CONCRETE WORKS TO COMPLY WITH AS 3600
- BUILDER TO COMPLETE ALL TIMBER WORKS ACCORDING TO AS1684 INCLUDING MEMBER CONNECTIONS
- BUILDER TO COMPLETE ALL HOT ROLLED STEELWORK FABRICATION AND ERECTION IN ACCORDANCE WITH AS 4100
- TERMITE TREATMENT IN ACCORDANCE WITH THE LATEST REVISIONS OF THE NCC AND AUSTRALIAN STANDARDS AND TO BE USED AND APPLIED TO MANUFACTURERS SPECIFICATIONS UNLESS OTHERWISE CERTIFIED METHOD IS APPROVED:
 - CHEMICAL TERMITE MANAGEMENT SYSTEMS APPLIED UNDER CONCEALED AND INACCESSIBLE AREAS SHALL BE REPLENISHABLE VIA A RETICULATION SYSTEM PROVIDING AND EVEN AND CONTINUOUS DISTRIBUTION OF CHEMICAL IN THE SOIL
 - TERMITE TREATMENT WILL BE IN ACCORDANCE WITH THE NCC 2016
- FULLY ENCLOSED SANITARY COMPARTMENTS TO COMPLY WITH NCC 2016 PART 3.8.3.3
- ROOF CLADDING TO COMPLY WITH NCC 2016 PART 3.5.1 AND AS 1562.1-1992
- GUTTERS AND DOWNPIPES TO COMPLY WITH NCC 2016 PART 3.5.2
- WINDOWS TO COMPLY WITH NCC 2016 PART 3.6 AND AS 2047-1999
- GLAZING TO COMPLY WITH NCC 2016 PART 3.6 AND AS 1288-2006
- WATERPROOFING OF WET AREAS TO COMPLY WITH NCC 2016 PART 3.8.1 AND AS 3740-2010
- ROOF VENTILATORS COMPLETE WITH DAMPERS TO BE INSTALLED TO MANUFACTURERS RECOMMENDATIONS TO ROOF VOID

BUILDER NOTE

- OVERALL DIMENSIONS MAY CHANGE SLIGHTLY TO SUIT SELECTED MATERIALS AND FINISHES
- INTERNAL MEASUREMENTS TO STRUCTURAL SURFACE ONLY UNO. DOES NOT INCLUDE ALLOWANCE FOR CLADDING/LINING THICKNESS ETC

ELECTRICAL SERVICES NOTE

ALL ELECTRICAL SERVICE WORK TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH LATEST REVISION OF THE RELEVANT AUSTRALIAN STANDARDS

EXISTING SERVICES NOTE

BUILDER TO LOCATE, ISOLATE AND RE-ROUTE EXISTING SERVICE AS REQUIRED. ENSURE ALL WORK IS CARRIED OUT UNDER THE RELEVANT AUSTRALIAN STANDARDS AND INDUSTRY CODES

PLUMBING NOTE

PLUMBER TO ENSURE ADEQUATE RWP ARE INSTALLED. RWP SHOWN ARE SUGGESTED ONLY. UTILISE EXISTING SOAK WELLS WHERE POSSIBLE
SIZES AND LOCATION OF SOAK WELLS ARE SUGGESTED ONLY AND SHOULD BE VERIFIED BY HYDRAULIC ENGINEER/PLUMBER ON SITE PRIOR TO PURCHASE AND INSTALLATION

DRAINAGE NOTE

ENSURE THAT NO STORM WATER RUN OFF DISCHARGES ONTO ANY ADJACENT PRIVATE PROPERTY BY DIRECTING ALL RUN OFF INTO ADJACENT ROAD AND/OR DRAINAGE RESERVES OR TO ANY OTHER POINT APPROVED BY THE LOCAL AUTHORITY

TERMITE CONTROL NOTE

TERMITE PROTECTION OF ALL PRIMARY BUILDING ELEMENTS USED FOR CONSTRUCTION OF THIS BUILDING WILL CONSIST ENTIRELY OF, OR A COMBINATION OF, MATERIALS CONSIDERED NOT SUBJECT TO TERMITE ATTACK. SPECIFICALLY, ALL TIMBERS USED IN THIS DWELLING WILL BE PRESERVATIVE TREATED IN ACCORDANCE WITH AS 3660.1 AND WILL COMPLY WITH LATEST REVISION OF THE BCA

WIND CLASSIFICATION NOTE

REFER TO ENGINEERING SPECIFICATION AND/OR DRAWINGS FOR WIND CLASSIFICATION AND CONSTRUCTION REQUIREMENTS

EARTHWORKS NOTE

ENSURE ALL LEVELS AND HEIGHTS ARE CORRECT BEFORE ANY WORK IS COMMENCED AND WORK AREA CLEAR OF EXISTING SERVICES

WINDOWS AND DOORS

BUILDER TO CHECK WITH CLIENT ALL WINDOW AND DOOR TYPES INCLUDING SECURITY AND MESH OPTIONS BEFORE COSTING AND ORDERING

HOT WATER UNIT NOTE

BUILDER TO INSTALL GAS INSTANTANEOUS HOT WATER UNIT OR SOLAR AS SELECTED BY CLIENT TO MANUFACTURER RECOMMENDATION & TO THE RELEVANT AUSTRALIAN STANDARDS AND INDUSTRY CODES

BOUNDARIES NOTE

SITE BOUNDARIES DIMENSIONS AND ANGLES ARE TO BE VERIFIED AGAINST THE LOT TITLE AND SUBJECT TO A FULL SITE FEATURE SURVEY AND/OR RE-PEG BY CERTIFIED SURVEYOR

FIRE RATING NOTE

CLASS 1 BUILDING CONSTRUCTED IN DESIGNATED BUSHFIRE PRONE AREA MUST BE PROVIDED WITH PROTECTION TO REDUCE THE RISK OF IGNITION IN THE EVENT OF A BUSHFIRE BY EMBERS UNTIL THE FIRE FRONT PASSES. ALL EXTERNAL DOORS, FRAMES, WINDOWS, WALLS, VERANDAS AND ROOF COVER MATERIAL TO COMPLY WITH THE RATING REQUIREMENTS OUTLINED IN AS 3959-2009

SITE PLAN

SCALE 1:400



STORMWATER CONTROL NOTES

1 IN 20 YEAR 5 MINUTE STORM
TO BE CONFIRMED BY BUILDER/HYDRAULIC ENGINEER

DWELLING IMPERVIOUS AREA TO BE SEALED 150m²
PROPOSED ROOF AREA 425m²

TOTAL 575m²

SOAK WELL SIZE ∅1500x1200D
NUMBER OF SOAKWELLS 6

- CONNECT RWP TO SOAKWELLS WITH 90mm PVC
- FINAL PIPE ROUTE TO BE DETERMINES ON SITE
- MIN STORMWATER GRADIENT 1 / 150
- RWP TO OPEN GRATES

DWELLING DETAILS		
AREAS		
DWELLING	247.56	m ²
PORCH	18.10	m ²
ALFRESCO	100.64	m ²
CARPORT	48.92	m ²
TOTAL FLOOR AREA	415.21	m²
PERIMETER		
	67.18	m
ROOF DETAILS		
AREA		
	467.77	m ²
PERMETER		
	92.48	m

DISCLAIMER

PLEASE NOTE THAT WHILE ALL CARE WAS TAKEN IN PREPARING THIS SET OF PLANS AND ELEVATIONS, ANY CONSTRUCTION WORK, ALTERATIONS OR RENOVATIONS SHOULD BE RE-CHECKED BEFORE COMMENCING ANY WORK TO ENSURE ACCURACY. DISCREPANCIES SHOULD BE RESOLVED IMMEDIATELY.

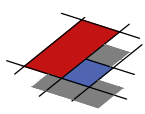
BUILDING REQUIREMENTS NOTE

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST BCA, LOCAL GOVERNMENT REQUIREMENTS AND THE AUSTRALIAN STANDARDS

ENGINEER NOTE

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS

REV	DATE	REVISION	BY
1	-	CONSTRUCTION PLAN	MV



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PROPOSED NEW DWELLING

SITE PLAN & NOTES

SITE: SOUTHERN RIVER

CLIENT:

JOB No:	DWG No:	A01	OF	A07
22.1249			REV No:	1

SCALE: AS SHOWN AT A3 CLIENT CHK BY:

DRN BY: MJV CHK BY:

DATE: Mar-22 DATE:

SOLAR ENERGY PANEL NOTE
 PROVIDE MIN 3.0 kW SOLAR ENERGY PANELS TO LATEST AUSTRALIAN STANDARDS AND SPECIALIST DESIGN IF REQUIRED. ALL EQUIPMENT TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS

HOT WATER UNIT NOTE
 BUILDER TO INSTALL GAS INSTANTANEOUS HOT WATER UNIT OR SOLAR AS SELECTED BY CLIENT TO MANUFACTURER RECOMMENDATION & TO THE RELEVANT AUSTRALIAN STANDARDS AND INDUSTRY CODES

FIXING CARPENTER NOTE
 • 450W SHELF AND RAIL 1700 HIGH TO BEDS, 50mm OF RAIL TO BE 250mm OFF WALL
 • TOWEL RAIL TO BE FIXED 900mm AFFL UNO

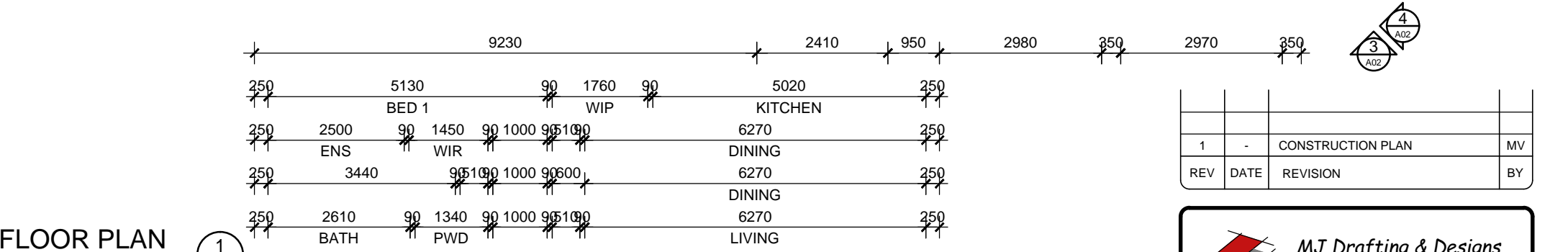
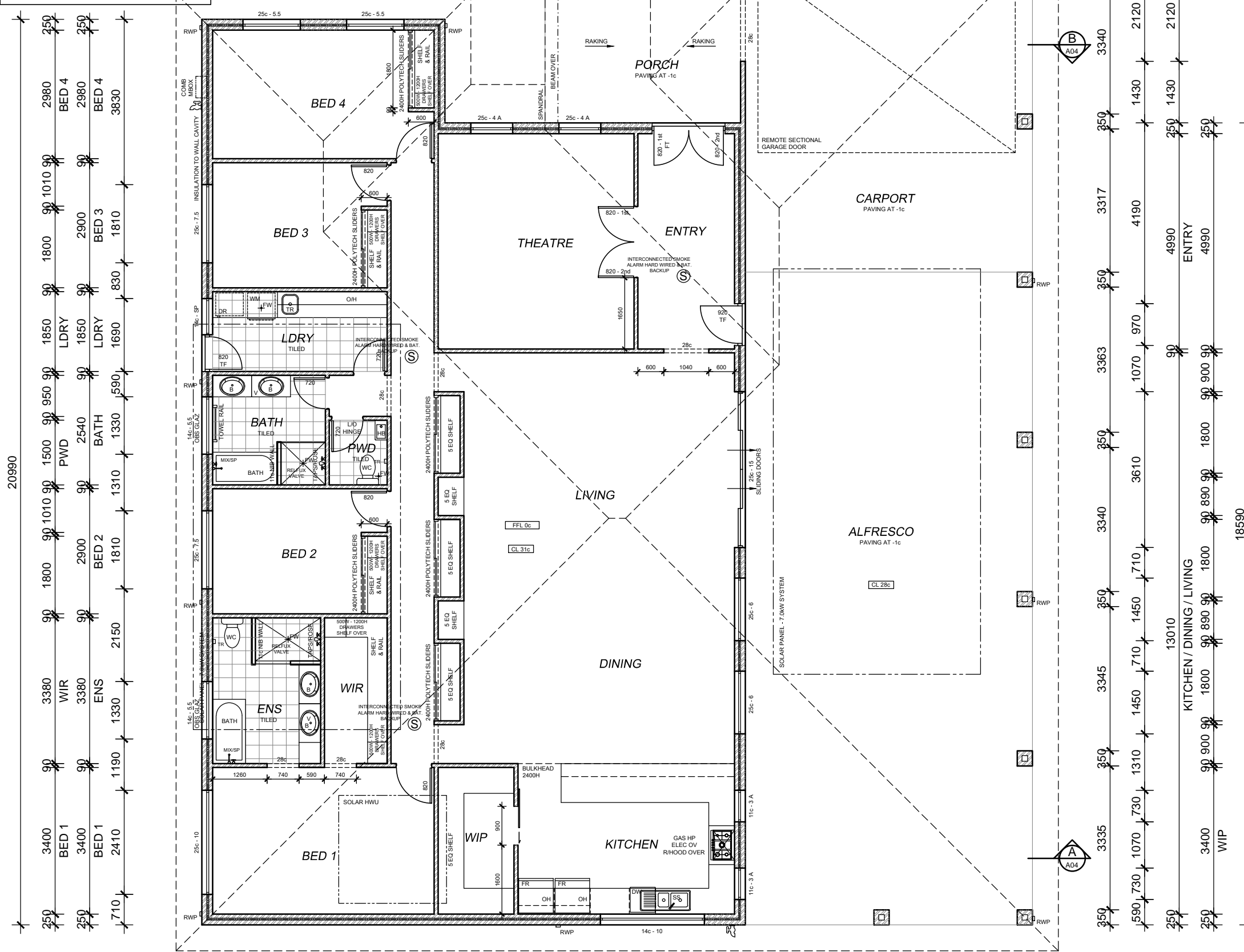
GLAZING NOTE
 GLAZER TO ENSURE ALL GLAZING IS INSTALLED AS PER THE ENERGY EFFICIENCY REPORT AND TO THE MINIMUM BCA REQUIREMENTS. FRAMES AND GLAZING TO BE INSTALLED TO MANUFACTURERS SPECIFICATION

FLASHING NOTE
 • ALL CAVITY CLOSERS AND STRUCTURAL COLUMNS TO BE FLASHED WITH ALCOR FLASHING AS PER AUSTRALIAN STANDARDS

ROOF CARPENTER NOTE
 • FRAME OUT CEILING JOISTS 600x300 ABOVE HOTPLATE FOR FLUMED RANGEHOOD
 • FRAME OUT CEILING JOISTS FOR ALL FLUMED EXHAUST PIPES

INSULATION NOTE
 BUILDER TO PROVIDE INSULATION TO LATEST BCA AND AUSTRALIAN STANDARD REQUIREMENTS. REFER TO ENERGY REPORT
 • INSULATION TO CEILING VOID
 • 'ARCELL INSULBREAK' TO CAVITY
 • 'ANTICON' UNDER ROOF SHEETING

ENERGY NOTE
 • CEILING INSULATION TO ENERGY EFFICIENCY REPORT (MIN R4.10)
 • ALL RECESSED LIGHTS TO BE NON-VENTED/SEALED
 • SHGC & U-VALUE AS PER ENERGY EFFICIENCY REPORT AND RECOMMENDATIONS
 • EXHAUST FANS, FLUES AND DUCTS TO HAVE DAMPERS/SELF SEALING DEVICES IN CONDITIONAL AREAS
 • WEATHER SEALS AROUND EXTERNAL TIMBER DOOR FRAMES
 • HWS TO HAVE 5 STAR RATING AND PIPEWORK SHALL NOT BE MORE THAN 20m TO THE FURTHEST OUTLET OR 2L OF INTERNAL VOLUME
 • WC PANS & CISTERNS AND ALL TAP FITTINGS (OTHER THAN BATH OUTLETS & GARDENS TAPS) SHALL BE 4 STAR WELS RATED MIN
 • ALL SHOWER HEADS MUST BE 3 STAR WELS RATED MIN



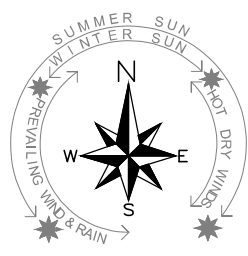
FLOOR PLAN

SCALE 1:100

BUILDER NOTE
 • OVERALL DIMENSIONS MAY CHANGE SLIGHTLY TO SUIT SELECTED MATERIALS AND FINISHES
 • INTERNAL MEASUREMENTS TO STRUCTURAL SURFACE ONLY UNO. DOES NOT INCLUDE ALLOWANCE FOR CLADDING/LINING THICKNESS ETC

DISCLAIMER
 PLEASE NOTE THAT WHILE ALL CARE WAS TAKEN IN PREPARING THIS SET OF PLANS AND ELEVATIONS, ANY CONSTRUCTION WORK, ALTERATIONS OR RENOVATIONS SHOULD BE RE-CHECKED BEFORE COMMENCING ANY WORK TO ENSURE ACCURACY. DISCREPANCIES SHOULD BE RESOLVED IMMEDIATELY.

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1	-	CONSTRUCTION PLAN	MV
REV	DATE	REVISION	BY

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PROPOSED NEW DWELLING

FLOOR PLAN

SITE: SOUTHERN RIVER
 CLIENT:

JOB No: 22.1249 DWG No: A02 OF A07
 REV No: 1

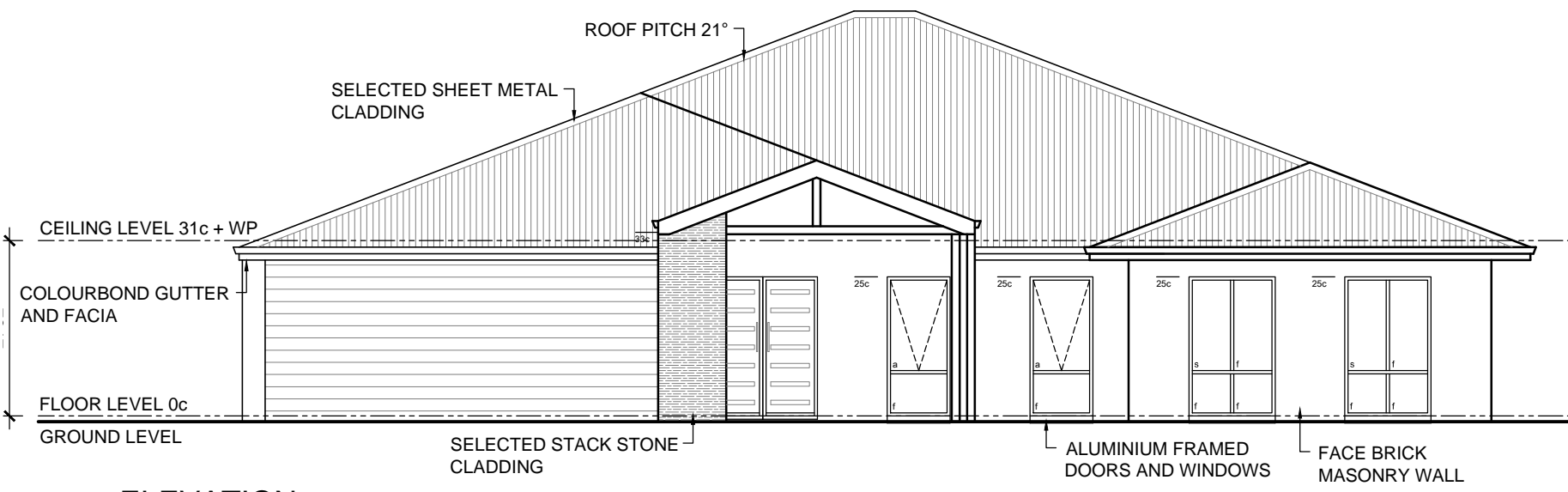
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 DRN BY: MJV CHK BY:
 DATE: Mar-22 DATE:

BUILDER NOTE

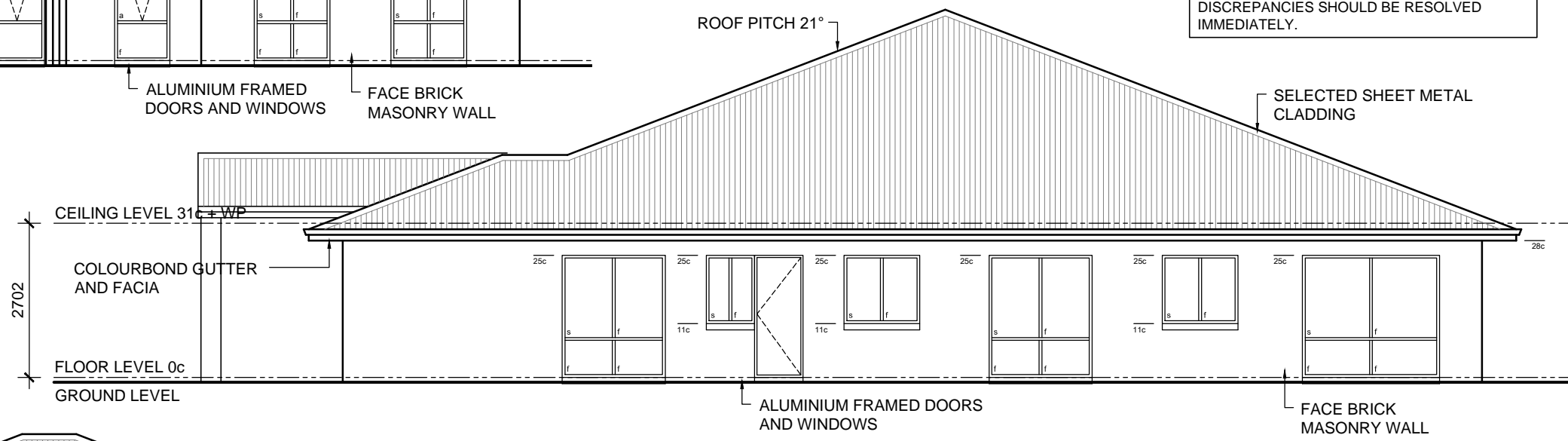
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DISCLAIMER

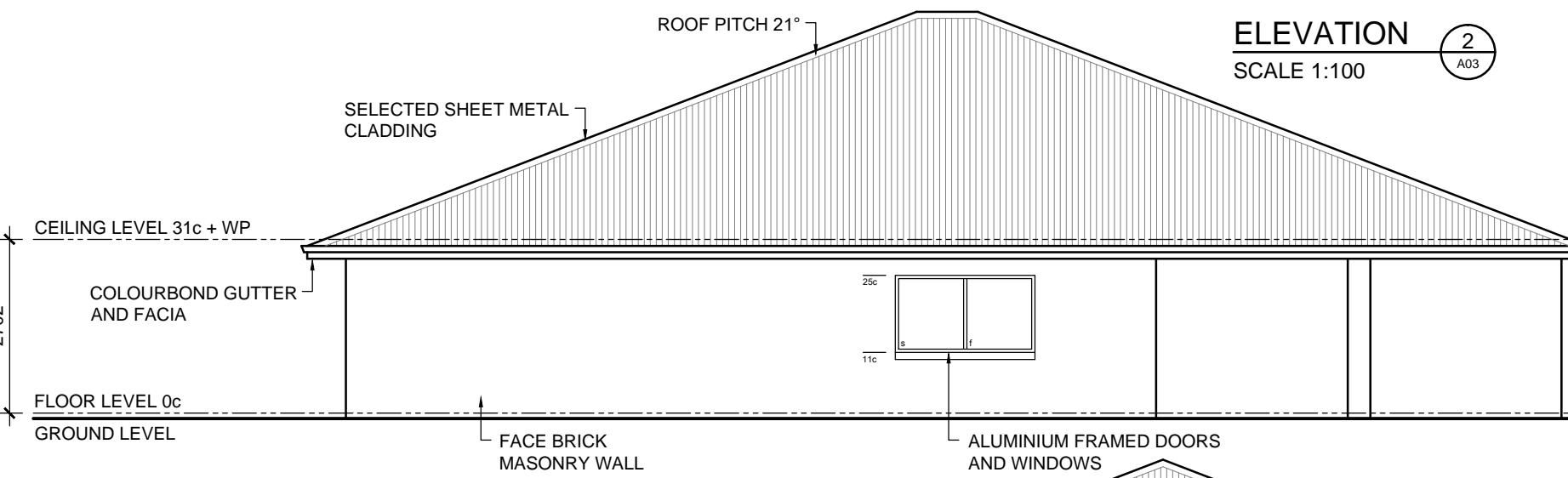
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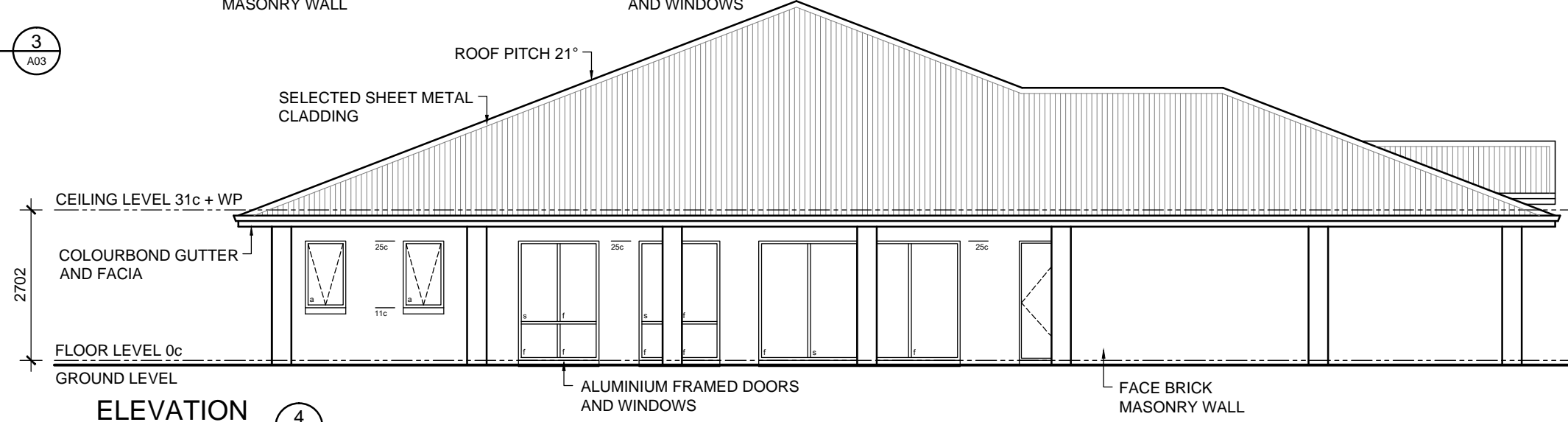
ELEVATION 1
SCALE 1:100



ELEVATION 2
SCALE 1:100

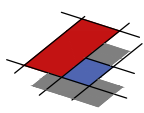


ELEVATION 3
SCALE 1:100



ELEVATION 4
SCALE 1:100

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REV	DATE	REVISION	BY



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PROPOSED NEW DWELLING

ELEVATIONS

SITE: SOUTHERN RIVER

CLIENT:

JOB No:	DWG No:	A03	OF	A07
22.1249	REV No:	1		

SCALE: AS SHOWN AT A3 CLIENT CHK BY:

DRN BY: MJV CHK BY:

DATE: Mar-22 DATE:

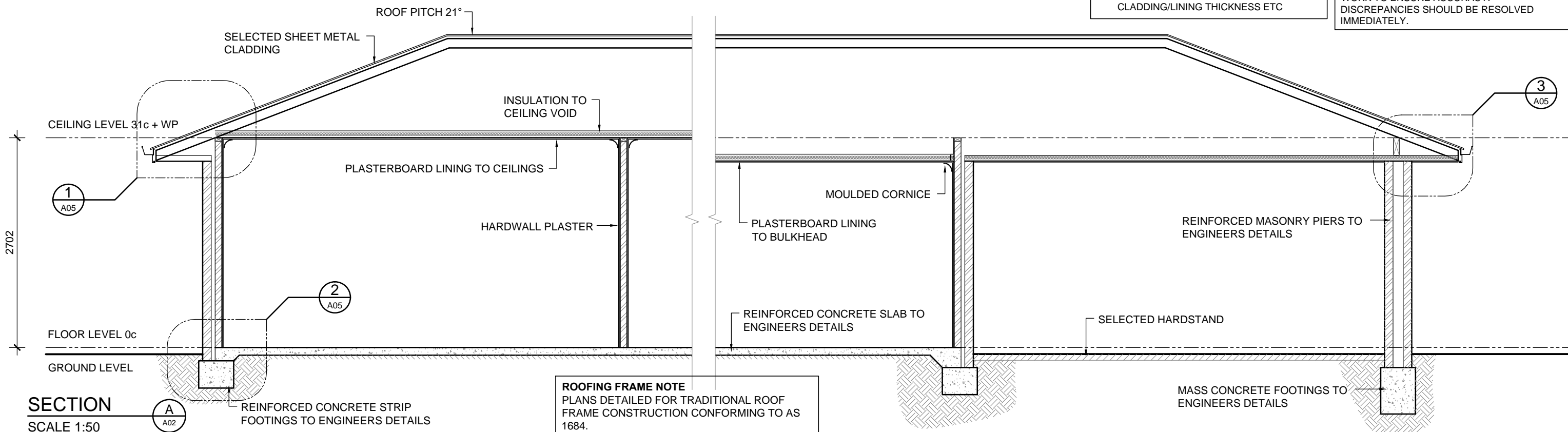
THE COPYRIGHT OF THIS DRAWING OR PART THEREOF BELONGS TO MJ DRAFTING & DESIGNS AND MUST NOT BE RETAINED OR REPRODUCED WITHOUT THEIR WRITTEN PERMISSION. ANY CONSTRUCTION WORK, ALTERATIONS OR RENOVATIONS SHOULD BE RE-CHECKED BEFORE COMMENCING ANY WORK TO ENSURE ACCURACY. DISCREPANCIES SHOULD BE RESOLVED IMMEDIATELY. BEFORE ANY NEW CONSTRUCTION ALTERATIONS OR SHOP FABRICATION IS COMMENCED THE CONTRACTOR MUST CHECK ALL DRAWINGS AND DIMENSIONS AGAINST THE INTENT OF THE DRAWING AND NOTIFY THE SUPERINTENDENT OF ANY DISCREPANCIES OR OMISSIONS THAT WILL INHIBIT OR PREVENT THE SATISFACTORY PERFORMANCE OF THE WORK. CONTRACTORS SHALL CARRY OUT ALL WORK IN ACCORDANCE WITH CURRENT BCA AND AUST. STANDARDS. DO NOT SCALE.

BUILDER NOTE

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DISCLAIMER

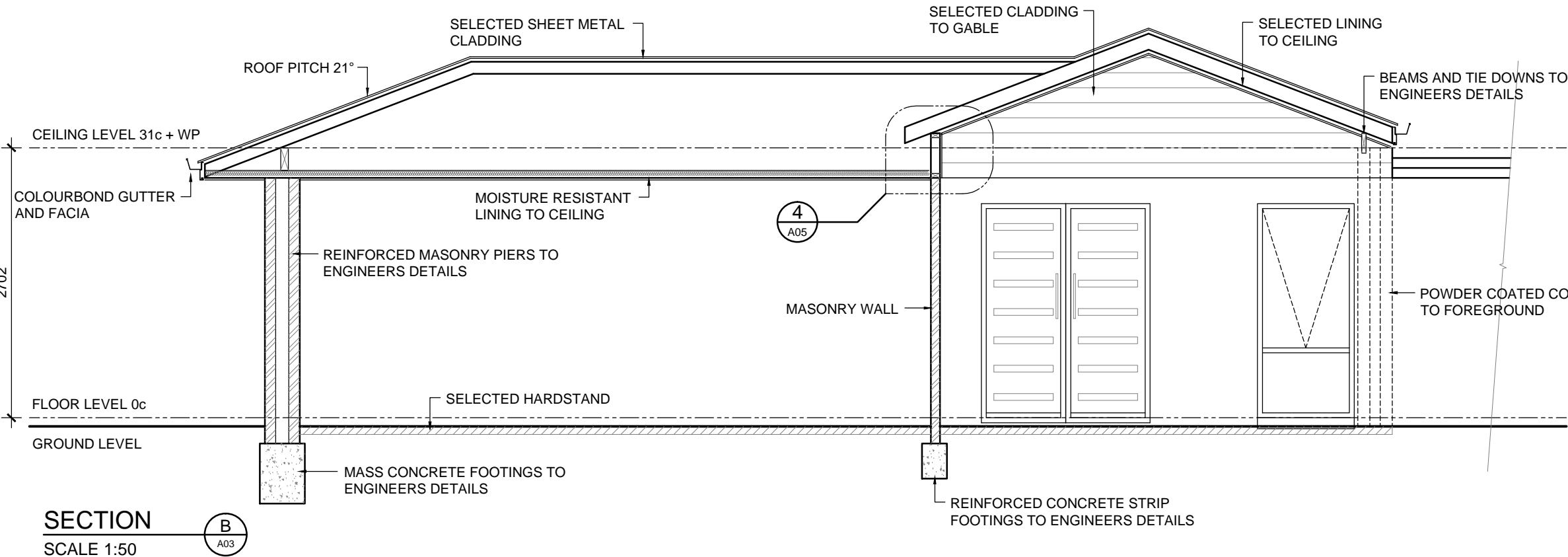
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ROOFING FRAME NOTE
 PLANS DETAILED FOR TRADITIONAL ROOF FRAME CONSTRUCTION CONFORMING TO AS 1684.
 THE BUILDER RESERVES THE RIGHT TO USE AN ENGINEERED TRUSS ROOF ALTERNATIVE. ROOF BEAM LOCATION AND SIZE SHOWN ARE INDICATIVE ONLY.
 THE BUILDER RESERVES THE RIGHT TO AMEND BEAMS WITHOUT NOTICE WHILST CONFORMING TO AS 1684.

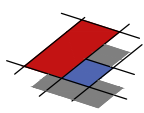
TIE DOWN NOTE
 TIE DOWNS FOR TRADITIONAL AND/OR TRUSS ROOF TO CONFORM TO LATEST AUSTRALIAN STANDARD AS 1684.2 AND BCA AND AS DETAILED BY STRUCTURAL ENGINEER

SECTION A
 SCALE 1:50



SECTION B
 SCALE 1:50

REV	DATE	REVISION	BY
1	-	CONSTRUCTION PLAN	MV



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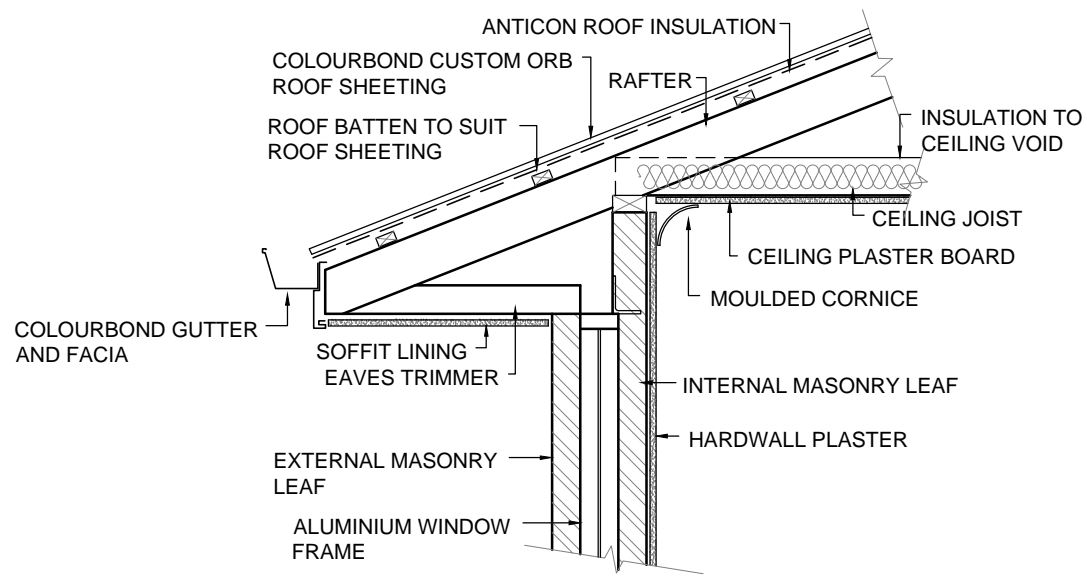
PROPOSED NEW DWELLING

SECTION

SITE: SOUTHERN RIVER
 CLIENT:

JOB No:	DWG No:	A04	OF	A07
22.1249			REV No:	1

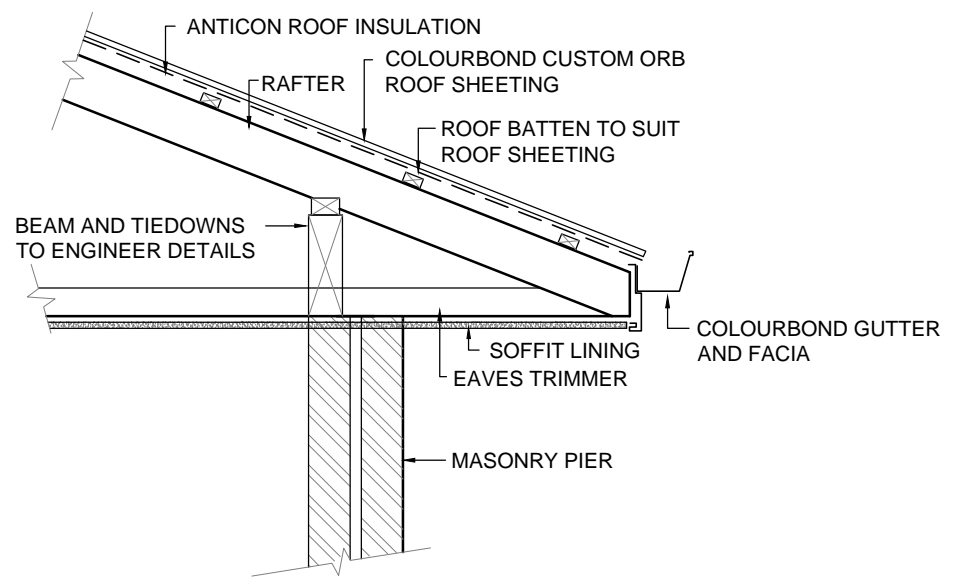
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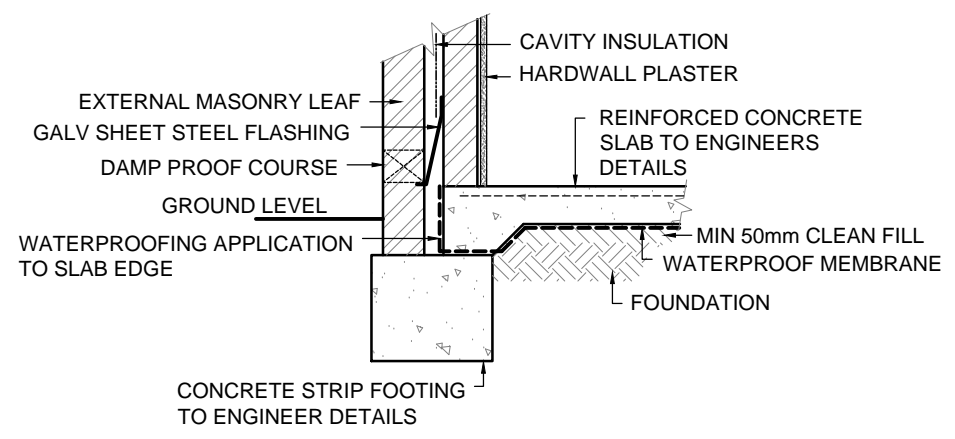
DETAIL 1
SCALE 1:20

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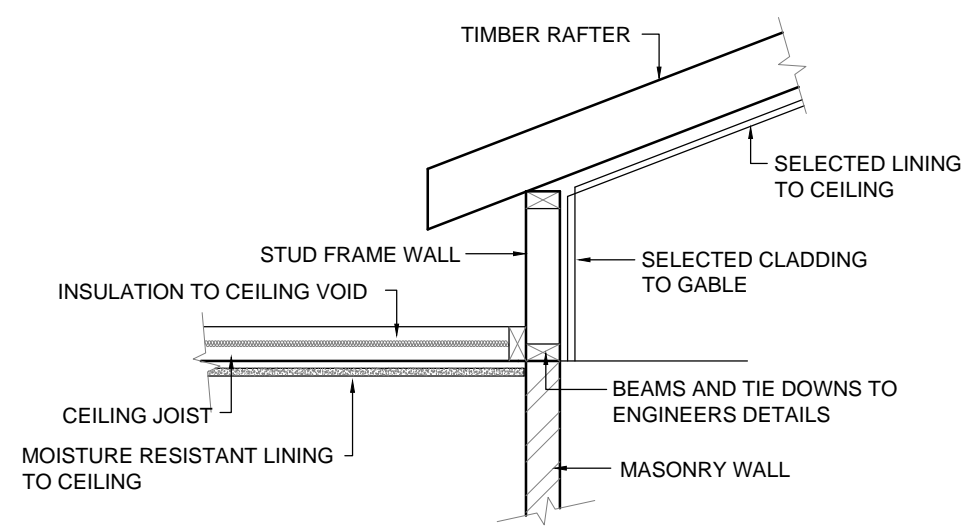
TIE DOWN NOTE
TIE DOWNS FOR TRADITIONAL AND/OR TRUSS ROOF TO CONFORM TO LATEST AUSTRALIAN STANDARD AS 1684.2 AND BCA AND AS DETAILED BY STRUCTURAL ENGINEER



DETAIL 3
SCALE 1:20



DETAIL 2
SCALE 1:20



DETAIL 4
SCALE 1:20

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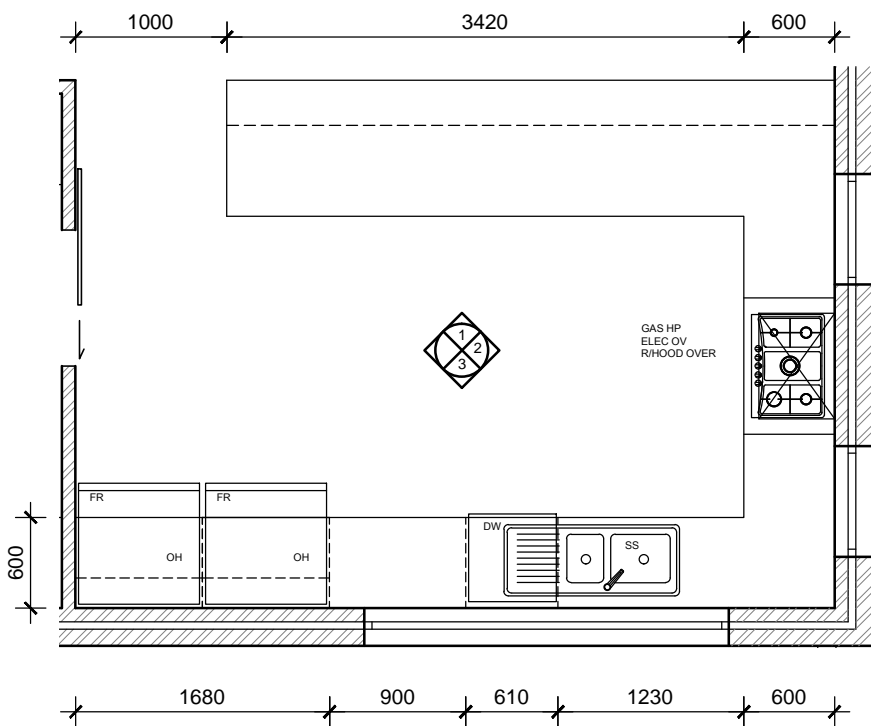
PROPOSED NEW DWELLING

DETAILS

SITE: SOUTHERN RIVER
CLIENT:

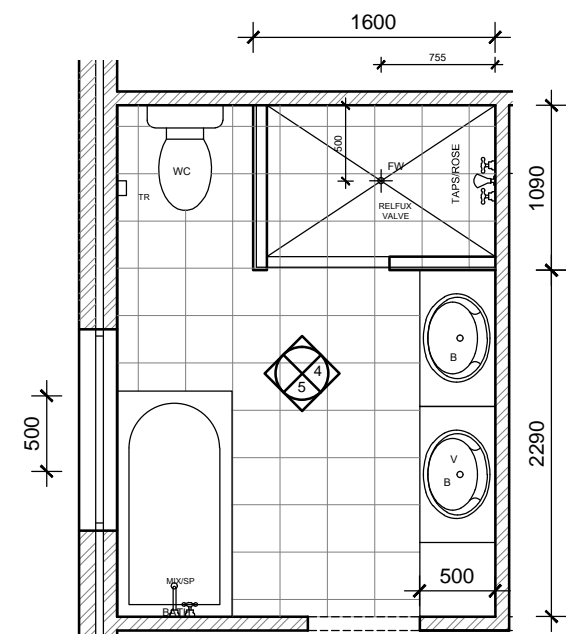
JOB No: 22.1249	DWG No: A05 OF A07
	REV No: 1

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DRN BY: MJV CHK BY:
DATE: Mar-22 DATE:



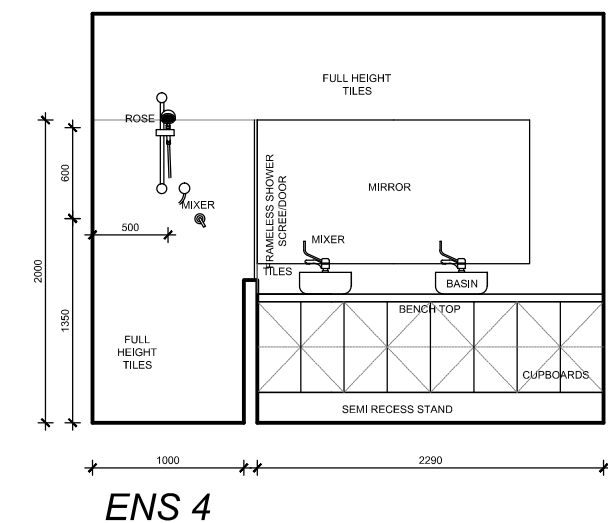
KITCHEN LAYOUT
SCALE 1:50

1

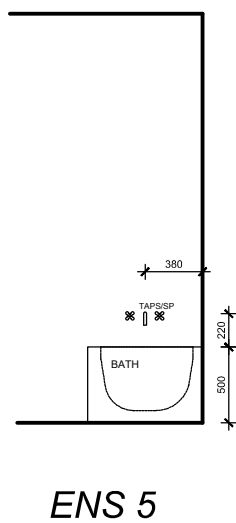


ENSUITE LAYOUT
SCALE 1:50

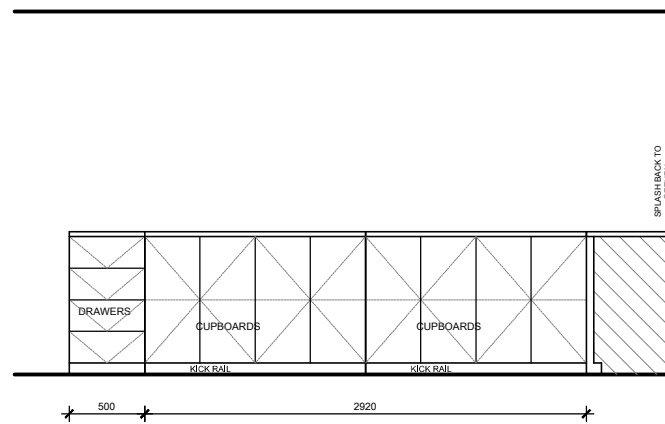
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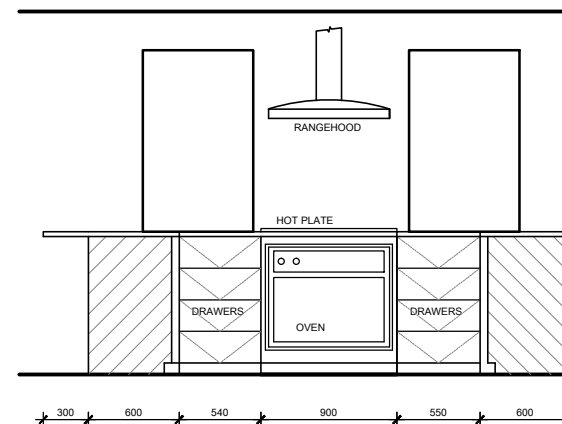
ENS 4



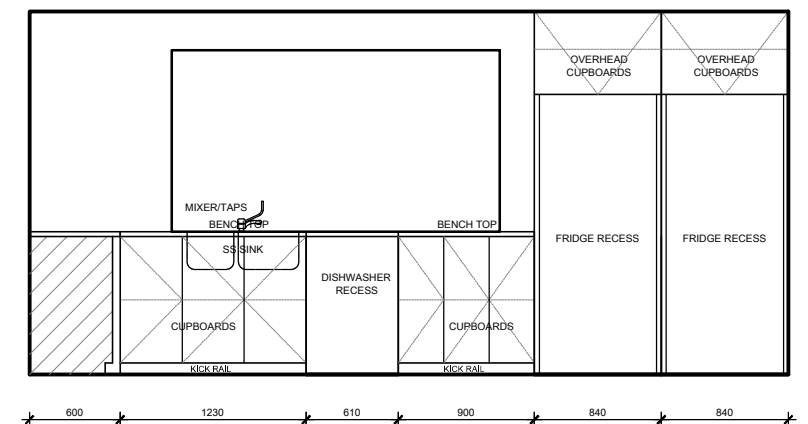
ENS 5



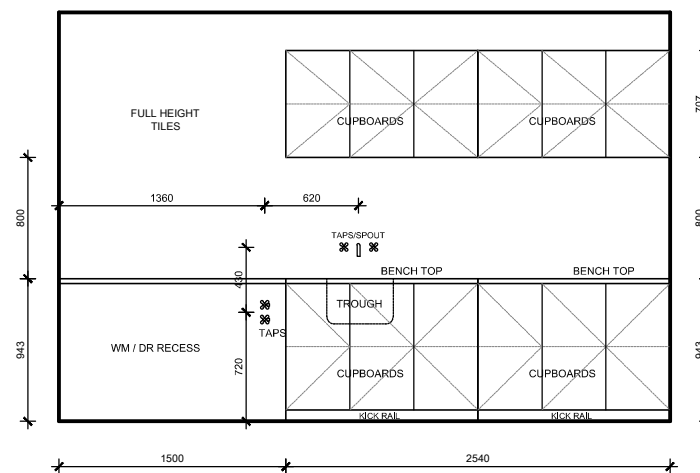
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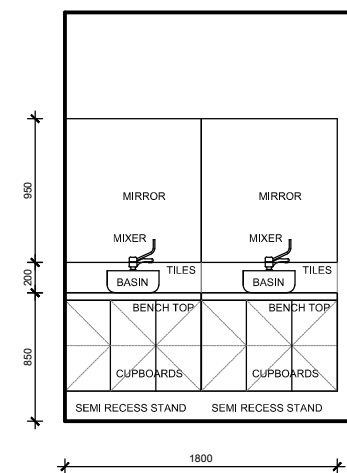
KITCHEN 2



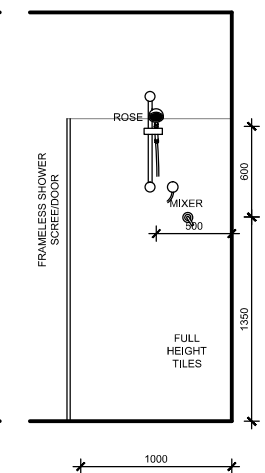
KITCHEN 3



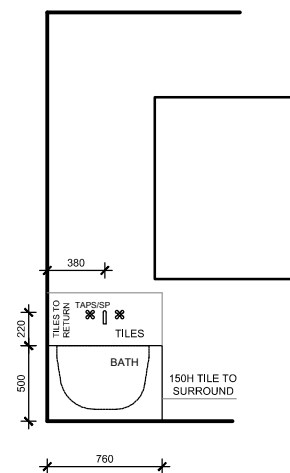
LDRY 6



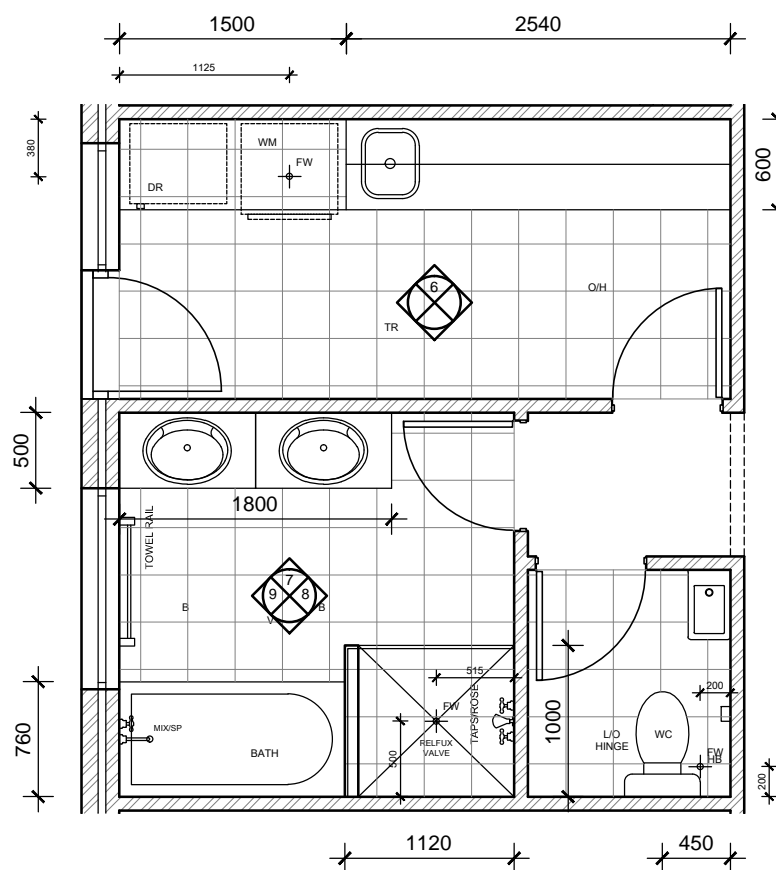
BATH 7



BATH 8



BATH 9



BATH, LDRY LAYOUT
SCALE 1:50

3

CABINET MANUFACTURER NOTE
THIS PLAN IS INDICATIVE ONLY AND TO BE USED FOR SOLE PURPOSE OF CLIENT CONSULTATION AND DESIGN AND FOR QUOTATION ONLY. ALL DIMENSIONS, FITTINGS, PLUMBING ETC TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF CABINET WORK MANUFACTURING. DIMENSIONS NOTED TO BRICK FACES ONLY - NO ALLOWANCES FOR PLASTER

PLUMBER NOTE

- FLICK MIXERS THROUGH OUT DWELLING
- PROVIDE COLD WATER PLUMBING ADJACENT DISHWASHER RECESS IN ADJACENT CUPBOARD
- PROVIDE FLOOR WASTES AS REQUIRED IN ACCORDANCE WITH BCA, STANDARDS AND REGULATIONS

CABINET WORK NOTE
CABINET WORK LAYOUTS, MATERIALS APPLIANCES, FIXINGS AND FIXTURES TO BE SELECTED AND CONFIRMED BY THE CLIENT PRIOR TO COMMENCEMENT OF CABINETWORK MANUFACTURING AND INSTALLATION. CONFIRM ALL APPLIANCE DIMENSIONS WITH MANUFACTURER PRIOR TO COMMENCEMENT OF CABINETWORK MANUFACTURING

- SOFT CLOSERS TO ALL DOORS AND DRAWERS
- CABINETMAKER TO PROVIDE VENTING TO UNDER BENCH OVEN TO MANUFACTURES RECOMMENDATIONS

1	-	CONSTRUCTION PLAN	MV
REV	DATE	REVISION	BY

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PROPOSED NEW DWELLING ROOM LAYOUTS

SITE: SOUTHERN RIVER
CLIENT:

JOB No:	DWG No:	A07	OF	A07
22.1249			REV No:	1

SCALE: AS SHOWN AT A3 CLIENT CHK BY:
DRN BY: MJV CHK BY:
DATE: Mar-22 DATE: