

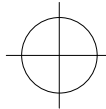
FRONT PERSPECTIVE



REAR PERSPECTIVE

DRAWING REGISTER

- 01 - COVER
- 02 - SITE PLAN
- 03 - LOWER FLOOR PLAN
- 04 - UPPER FLOOR PLAN
- 05 - ELEVATIONS
- 06 - ELEVATIONS
- 07 - SECTIONS
- 08 - DETAILS
- 09 - DETAILS
- 10 - WALL LEGEND
- 11 - WINDOW AND DOOR SCHEDULE
- 12 - REFLECTED CEILING PLAN
- 13 - GENERAL NOTES



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DIMENSIONS & LEVELS TO BE VERIFIED BY CERTIFIED COPY
OF TITLE, APPROVED PLAN OF SUB-DIVISION OR
RE-ESTABLISHMENT SURVEY

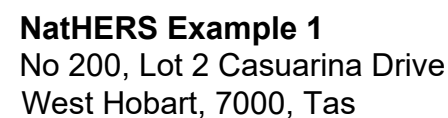
BUILDER TO CONFIRM ALL SETBACKS & DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS. NOTIFY THE DESIGN OFFICE IMMEDIATELY OF ANY DISCREPANCIES FOR CLARIFICATION AND INSTRUCTION

ALL PROPOSED STORMWATER DOWNPIPES TO BE DIRECTED
TO EXISTING STORMWATER DRAINAGE SYSTEM TO
SATISFACTION OF LOCAL AUTHORITY

PROVIDE 100 x 50 DOWNPIPES AT 12000mm CRS. (MAX.)



SITE AREA:	748.0 M ²
LOWER GROUND FLOOR:	46.6 M ²
UPPER GROUND FLOOR:	179.7 M ²
GARAGE:	36.5 M ²
FRONT PORCH:	8.0 M ²
REAR PORCH:	9.7 M ²
TOTAL ROOF AREA:	267.6 M ²
BUILDING COVERAGE:	35.8%



NORTH

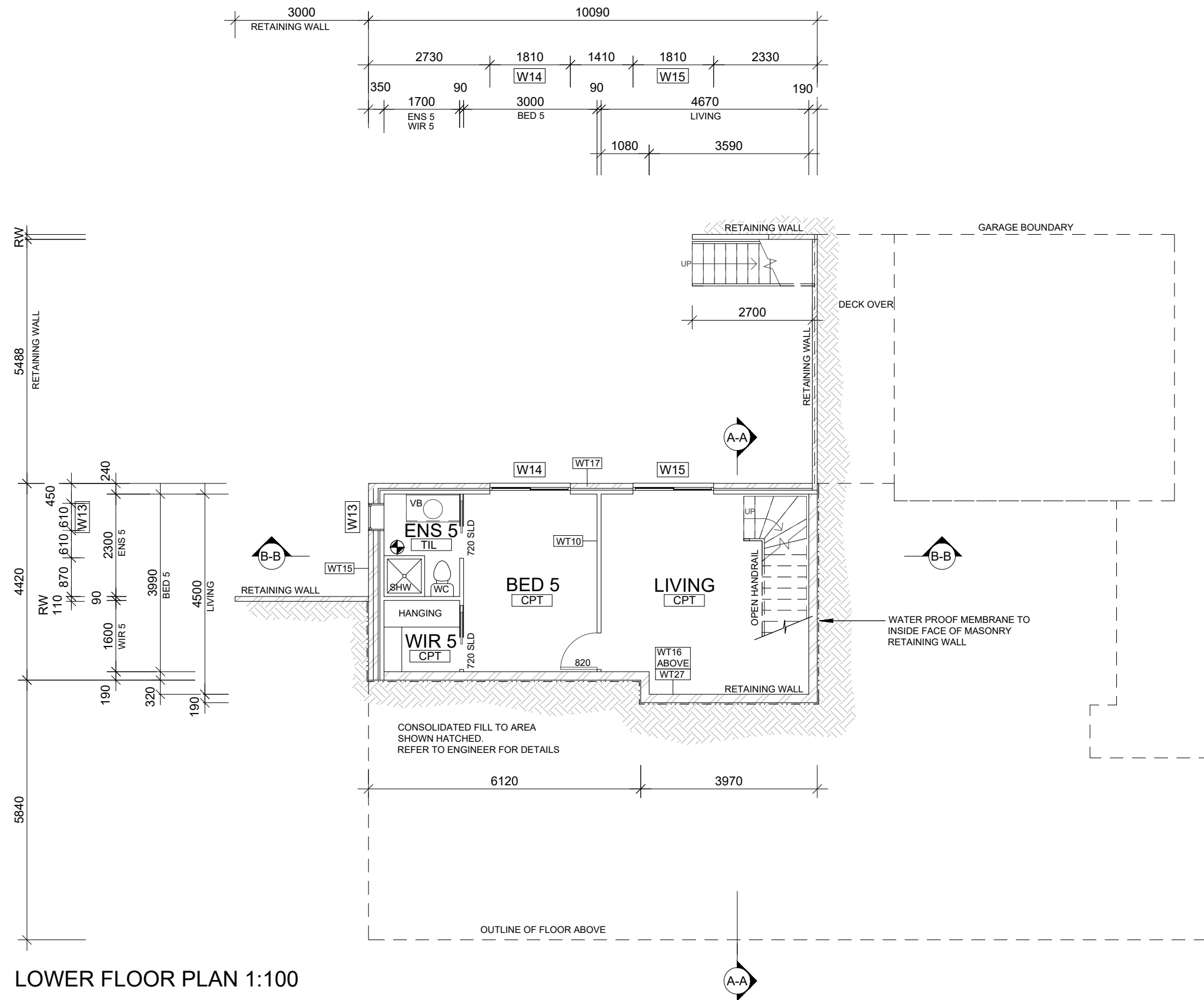
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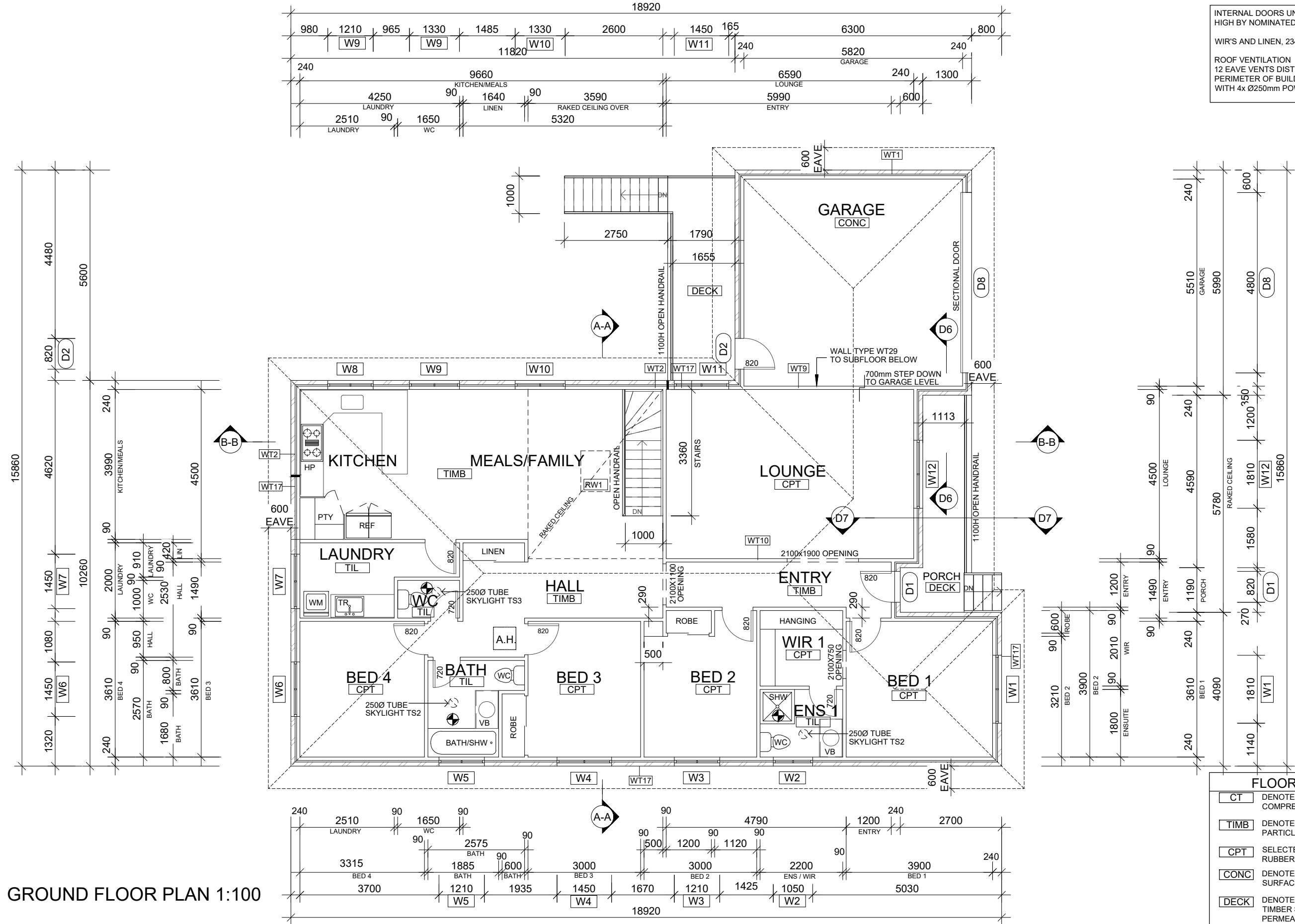
DESIGN 200

PAGE TITLE: SITE PLAN

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INTERNAL DOORS UNLESS OTHERWISE NOTED, 2040 HIGH BY NOMINATED WIDTH.

WIR'S AND LINEN, 2340 HIGH, TO SUIT OPENING WIDTH

ROOF VENTILATION
12 EAVE VENTS DISTRIBUTED UNDER EAVE AROUND PERIMETER OF BUILDING, TO WORK IN CONJUNCTION WITH 4x Ø250mm POWERED ROOF VENTILATORS

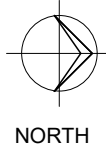
GROUND FLOOR PLAN 1:100

FLOOR LEGEND	
CT	DENOTES 8mm CERAMIC TILES ON 6mm COMPRESSED FC SHEET UNDERLAY
TIMB	DENOTES 12mm TIMBER FLOORBOARDS ON PARTICLE BOARD FLOOR
CPT	SELECTED 10mm CARPET LAID OVER 8mm RUBBER UNDERLAY
CONC	DENOTES NATURAL FINISH CONCRETE SURFACE
DECK	DENOTES SELECTED TIMBER DECKING OVER TIMBER SUBFRAME. DECKING TO BE PERMEABLE



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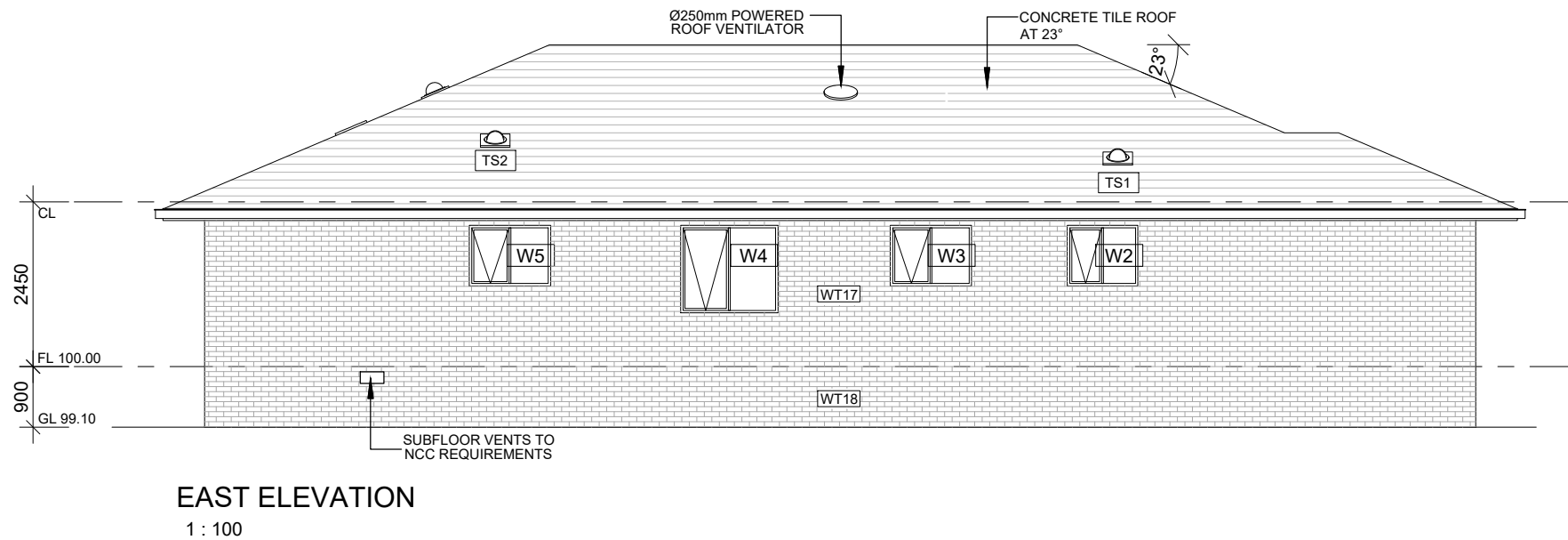
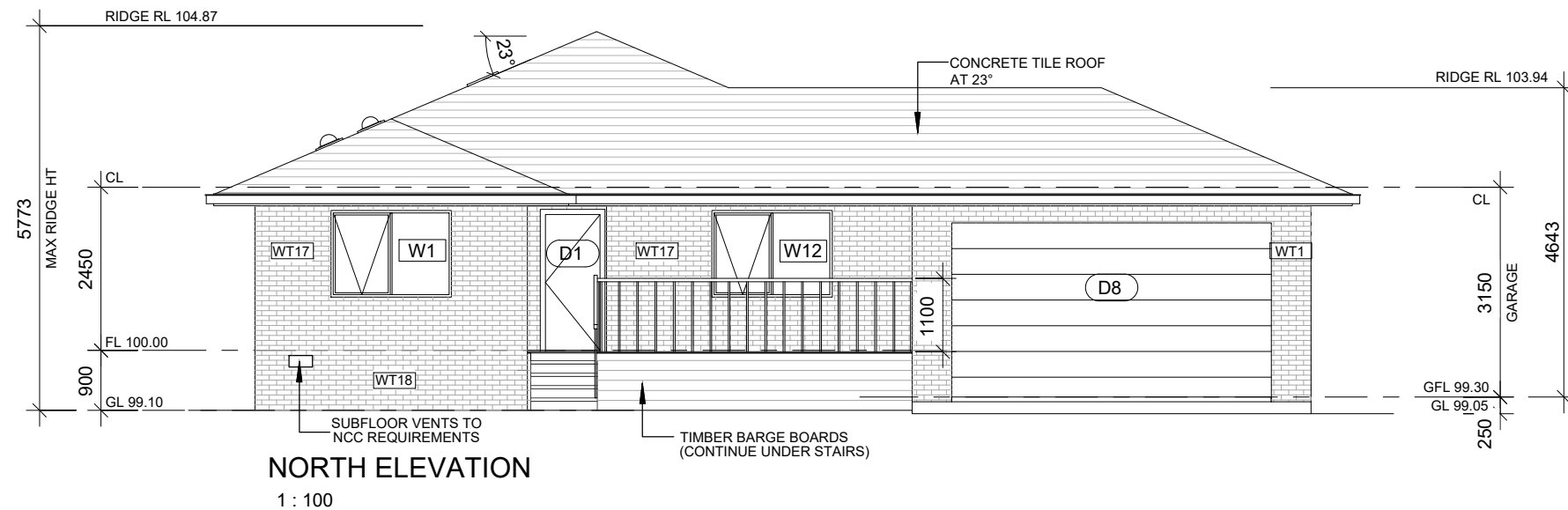


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PAGE TITLE: UPPER FLOOR PLAN

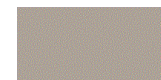
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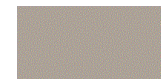
Materials and Colour scheme



Roof: Boral Capri "Ochre"
Concrete tiles



Fascias/Barges: Colorbond 'Dune'
Fibre Cement sheet



Gutters/Downpipes: Colorbond 'Dune'



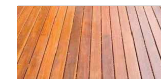
Eave linings & trims: Painted 'classic white'.
Fibre Cement sheet



Brickwork: PGH Essentials 'Heathwood'



Blockwork: Natural Grey



Exposed timber: Oiled natural finish



Windows: Painted Colorbond 'Shale Grey'
Timber framed



RW1 frame: Colorbond 'Jasper'
Aluminium framed



Garage door: Colorbond 'Jasper'
Steel

Internal walls: To client selection

Floors: To client selection

Ceilings: To client selection

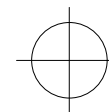


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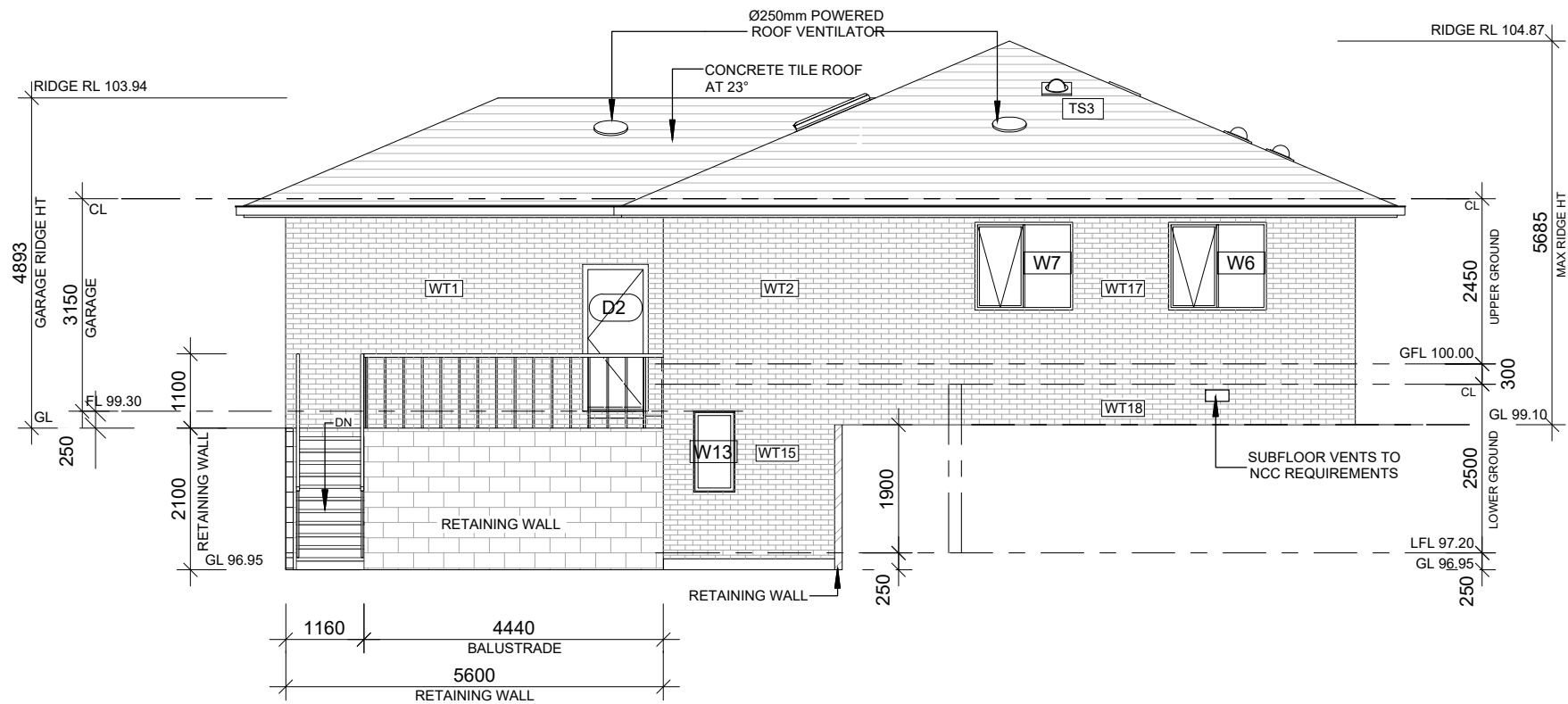
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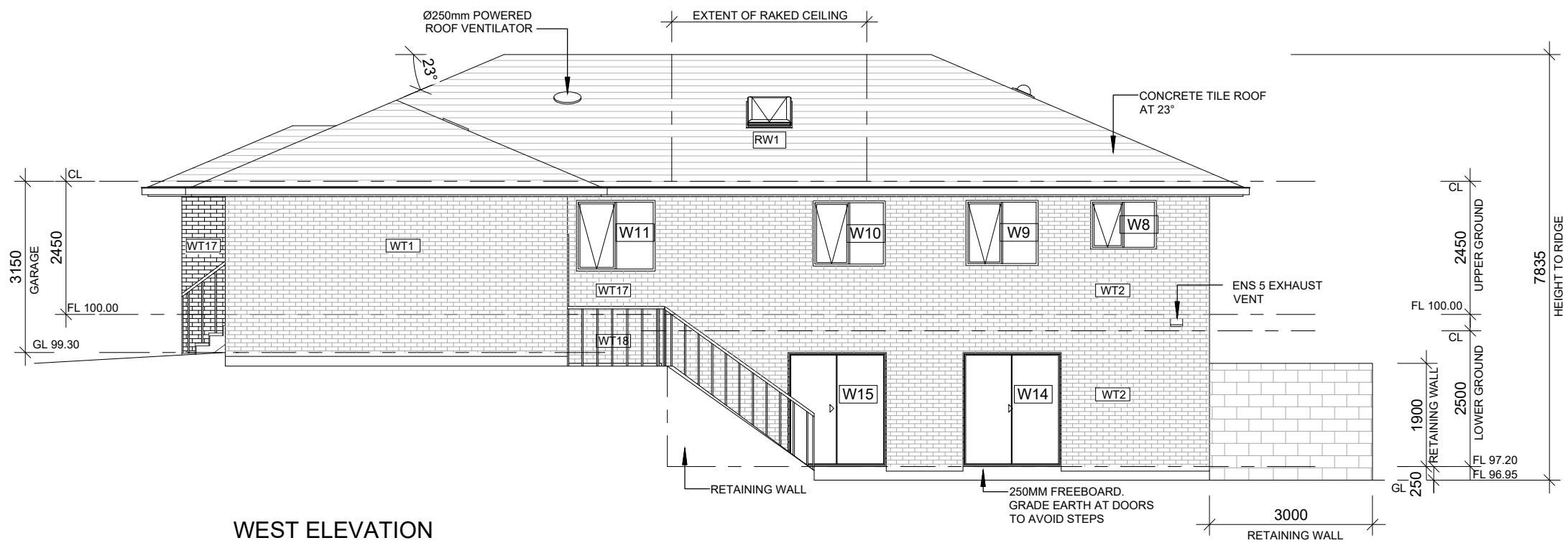
PAGE TITLE: ELEVATIONS

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SOUTH ELEVATION
1 : 100



WEST ELEVATION
1 : 100

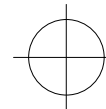


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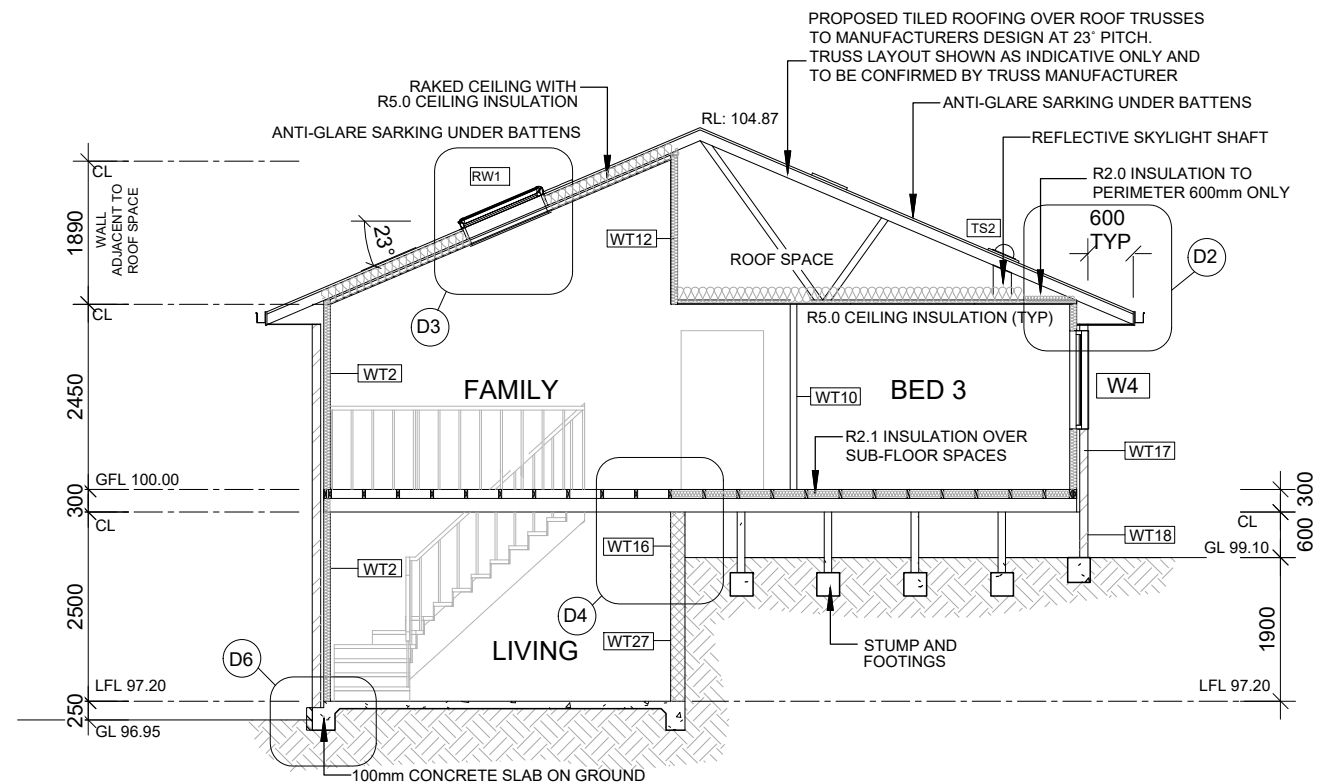
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DESIGN 200

PAGE TITLE: ELEVATIONS

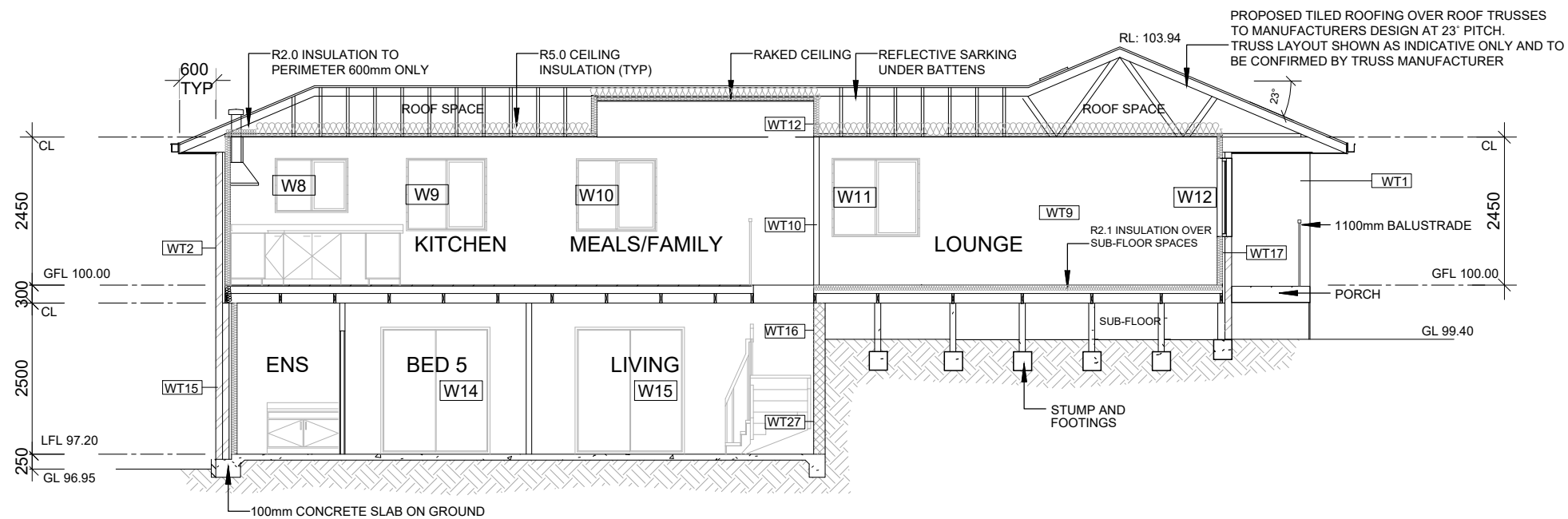
SCALE: A3 @ 1 : 100

SHEET: 06 of 13



SECTION A-A

1 : 100



SECTION B-B

1 : 100

RATING NOTES:
 LOWER GROUND FLOOR
 100mm CONCRETE RAFT SLAB
 250mm MIN. FREEBOARD

 GARAGE
 100mm CONCRETE RAFT SLAB
 250mm MIN. FREEBOARD

 WT17 - UNOBSTRUCTED AIR
 FLOW BETWEEN THE SUBFLOOR
 AND ROOFSpace

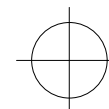


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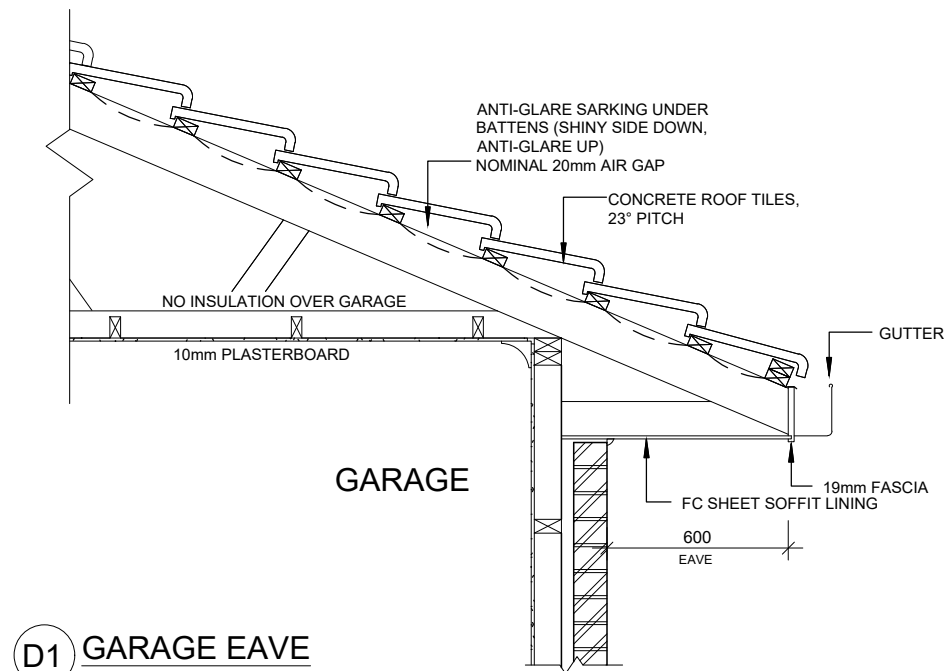
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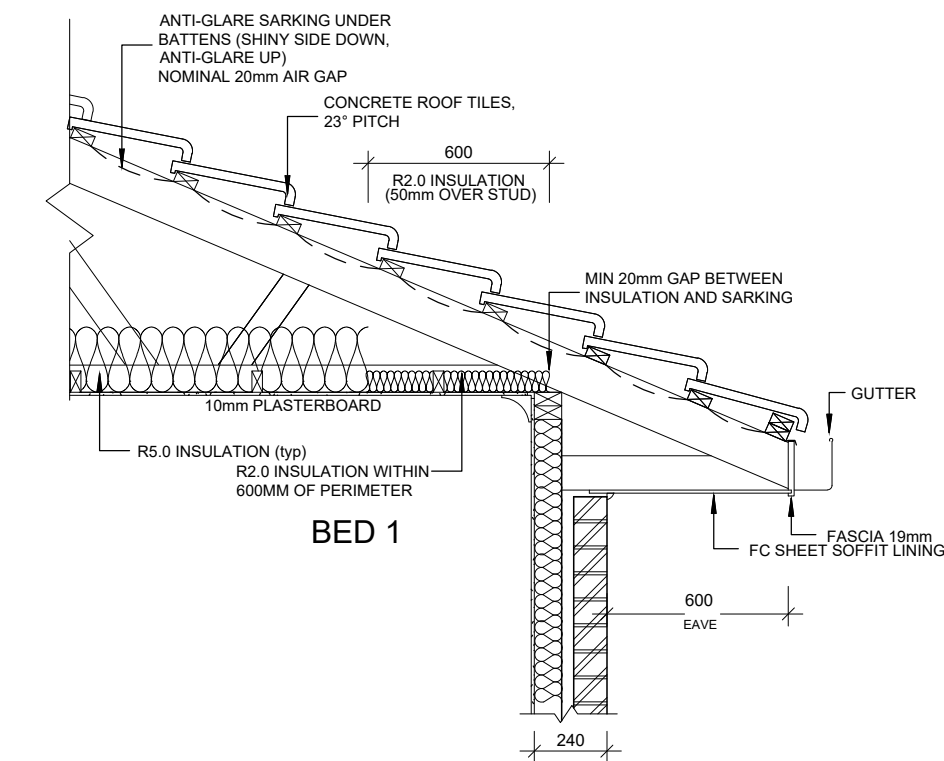
PAGE TITLE: SECTIONS

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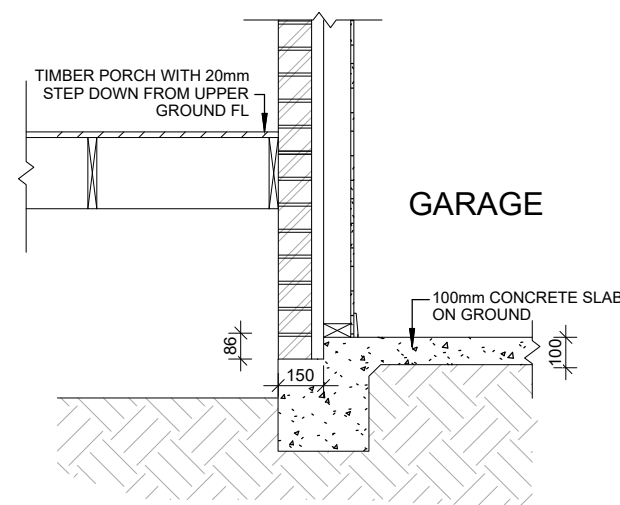
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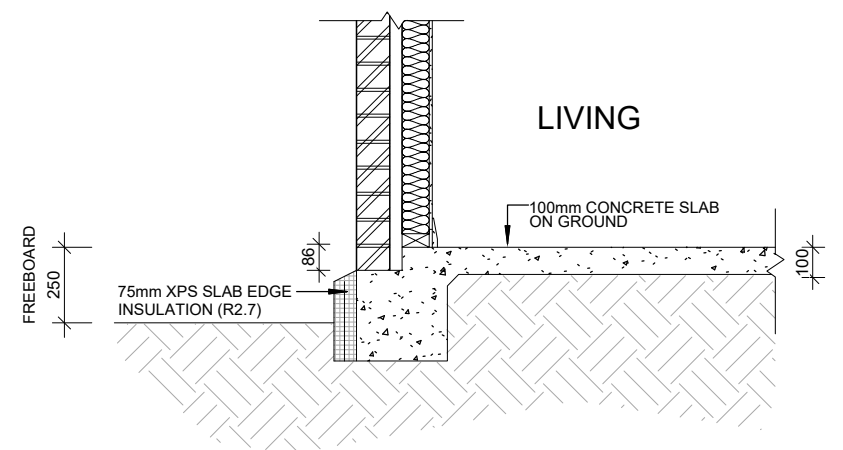
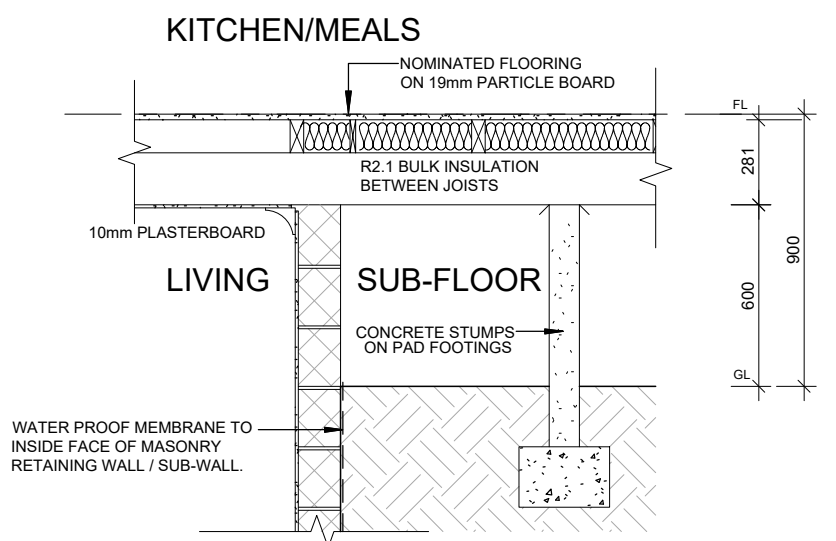
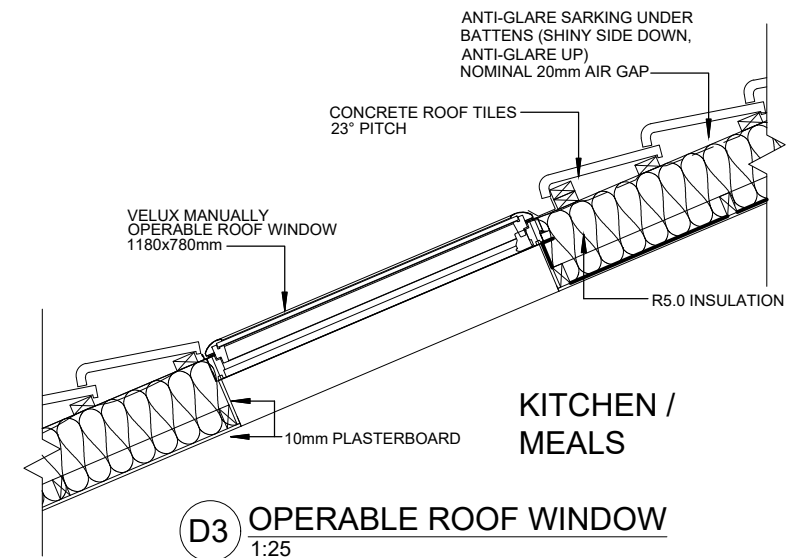
D1 GARAGE EAVE
1:25



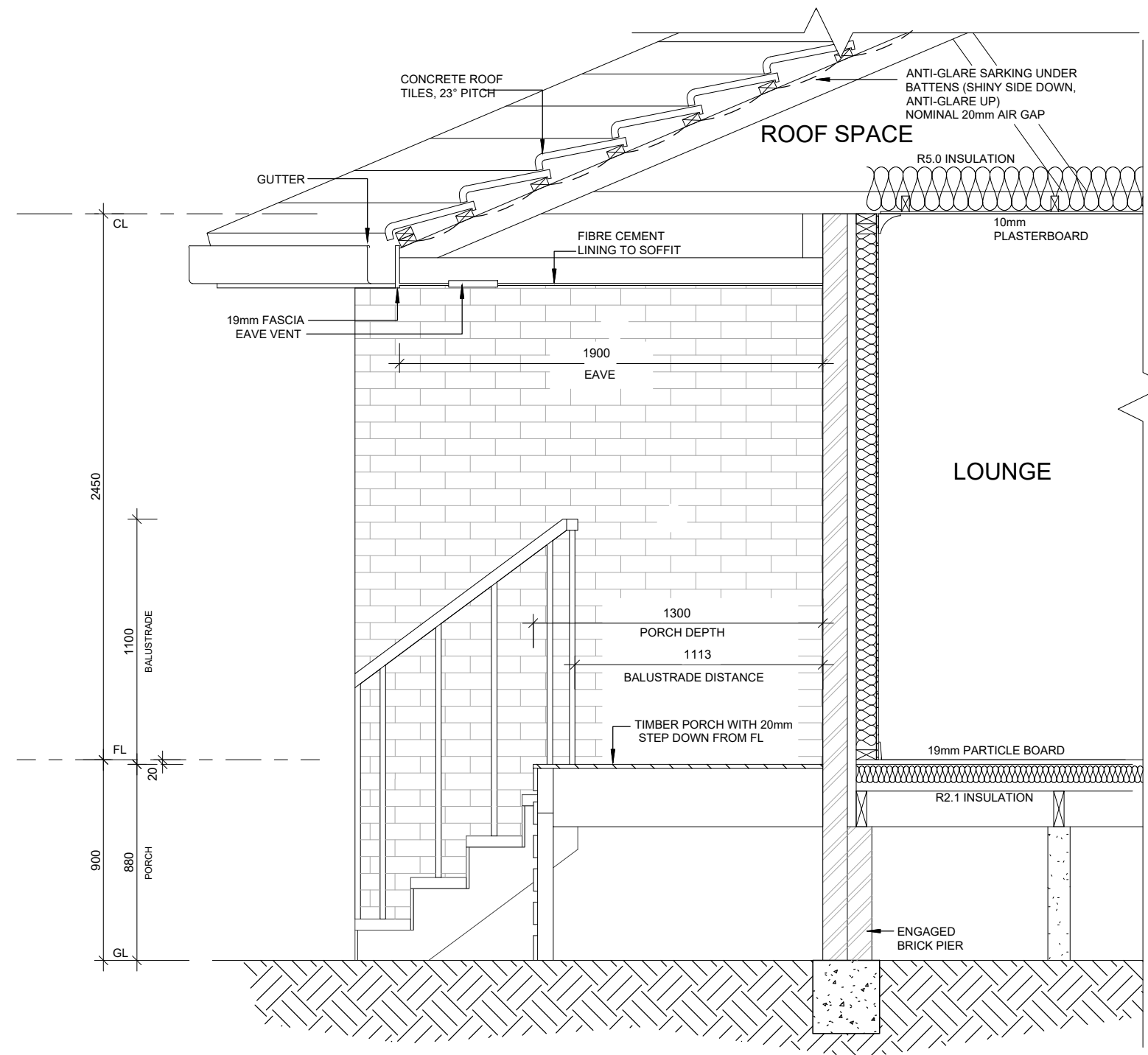
D2 PERIMETER INSULATION AND EAVE
1:25



D5 GARAGE/PORCH DETAIL
1:25



D6 SLAB EDGE INSULATION
1:25



D7 FRONT PORCH DETAIL
1:25

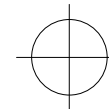


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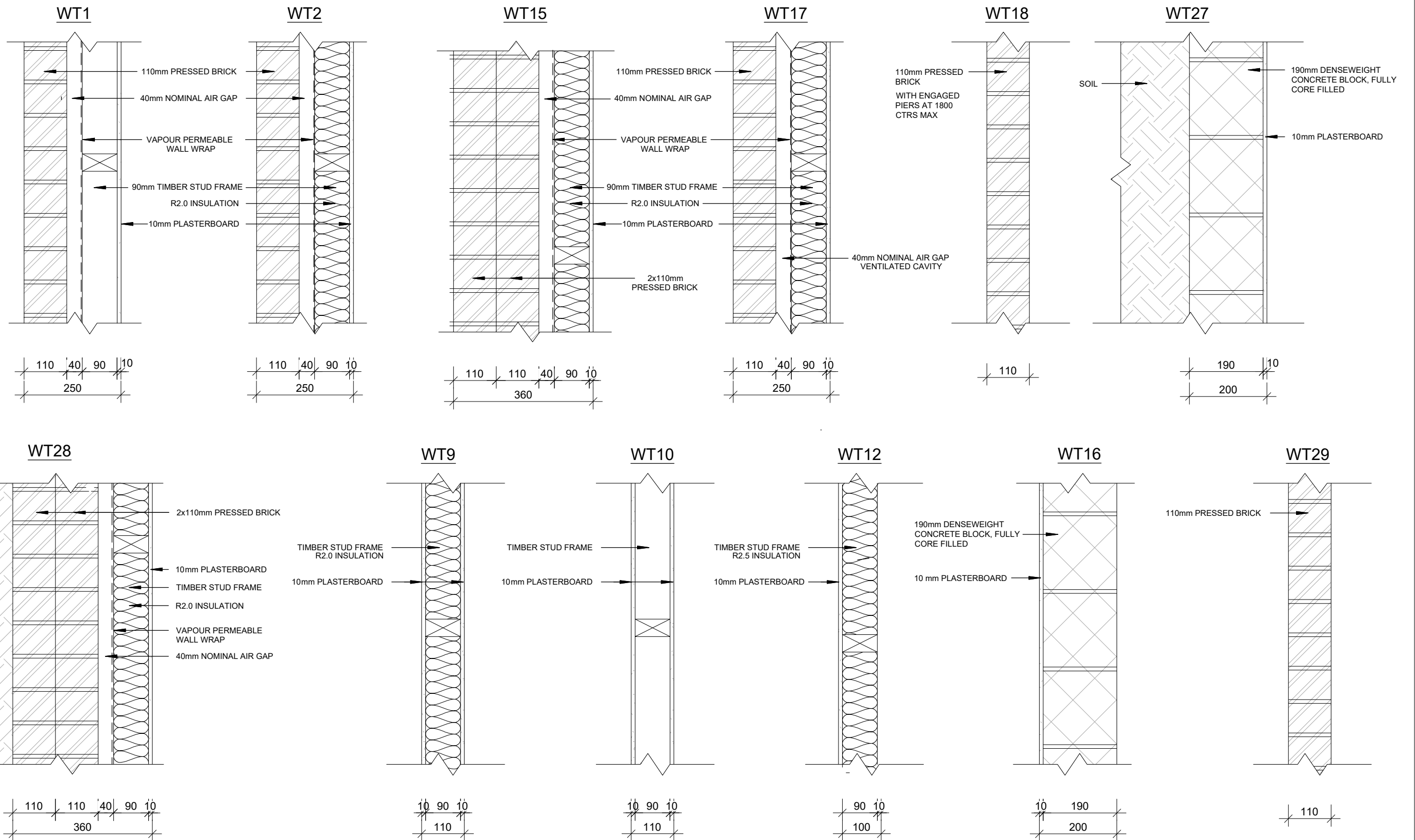
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PAGE TITLE: DETAILS

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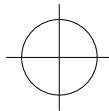
WALL TYPES 1:10

ALL WALL CAVITIES ARE UNVENTILATED U.N.O



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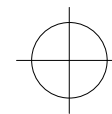
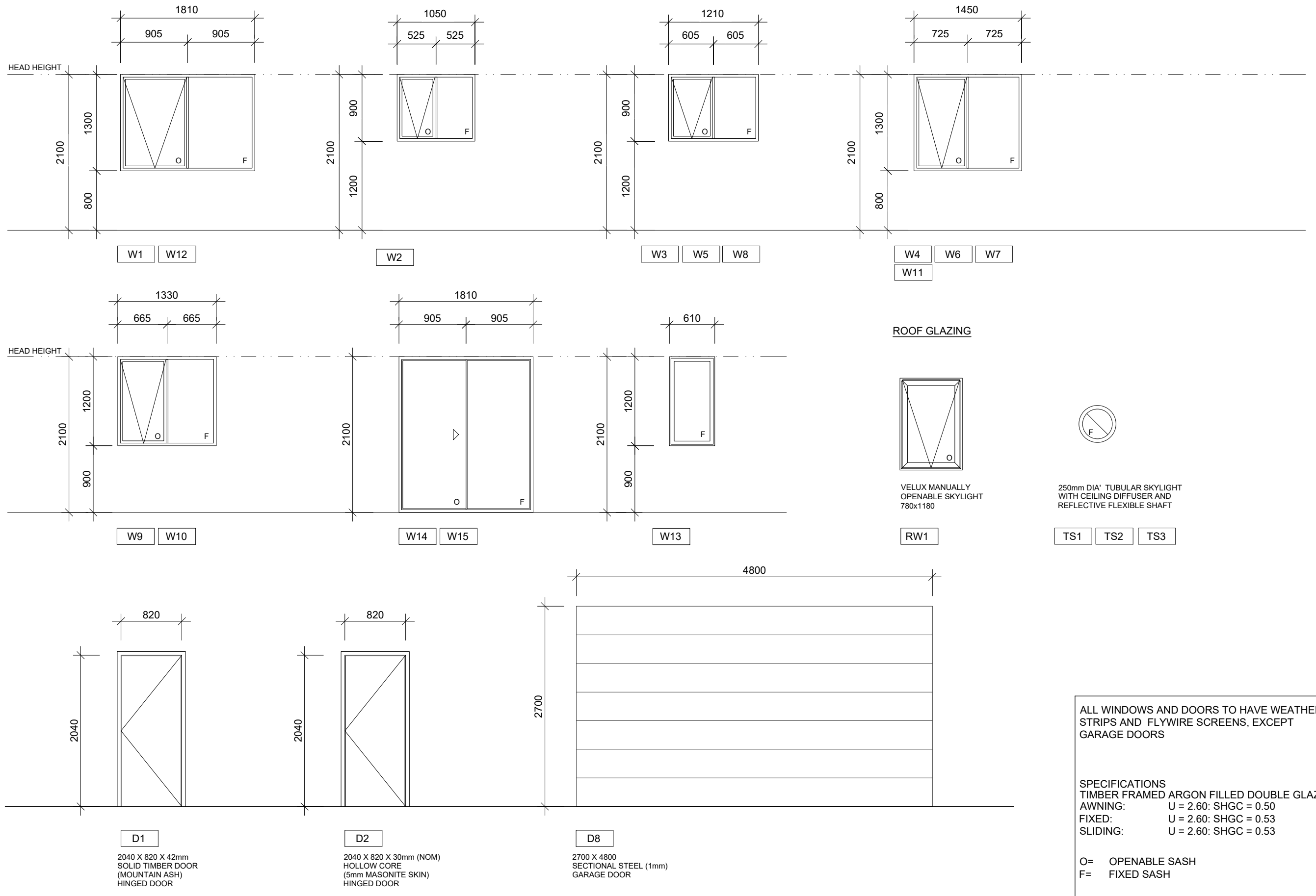
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PAGE TITLE: WALL TYPES

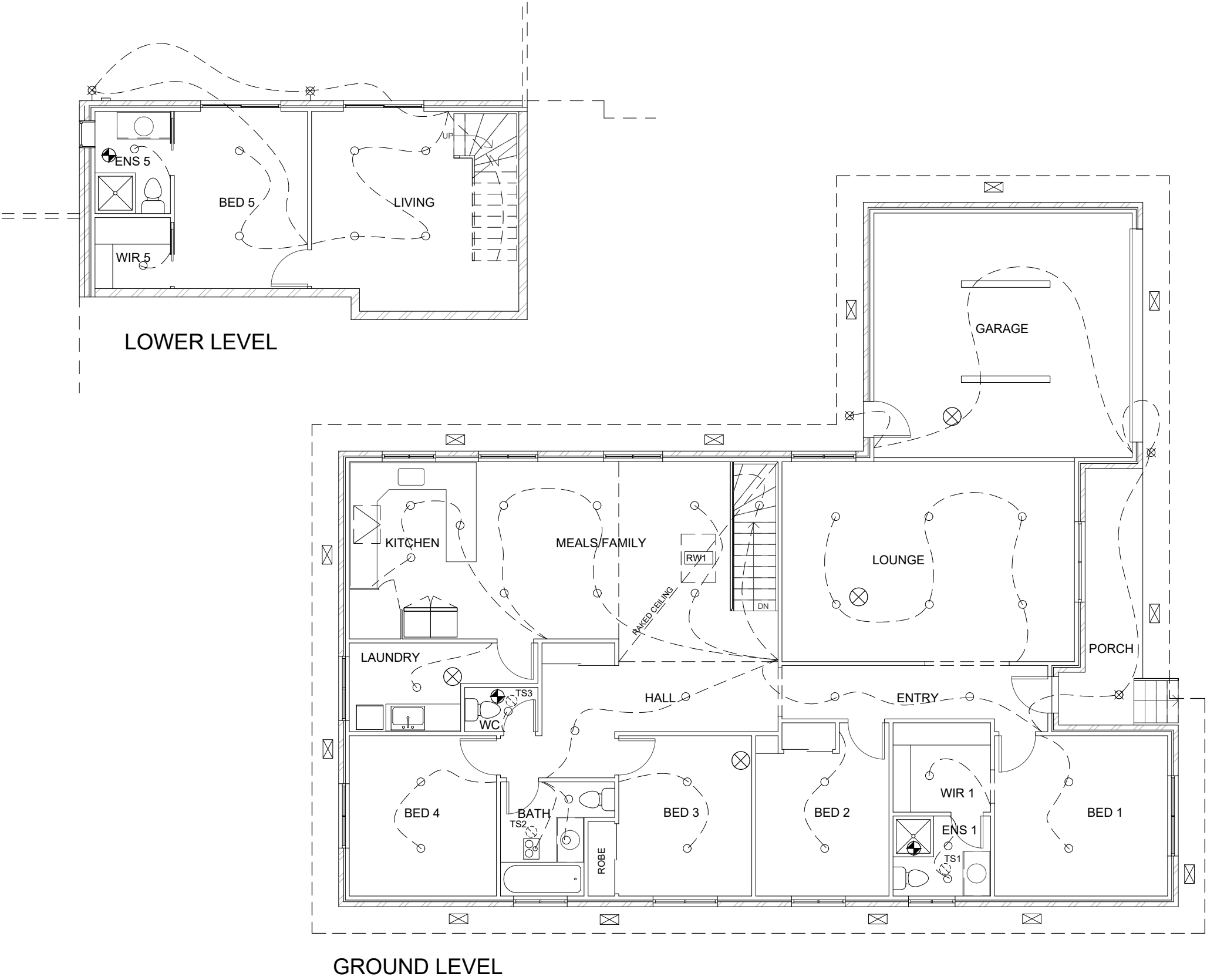
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PAGE TITLE: WINDOW & DOOR SCHEDULE	
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- ELECTRICAL FIXTURES LEGEND**
- 43 ○ Ø90mm RECESSED LED DOWNLIGHT 9W
 - 5 ☒ Ø90mm SURFACE MOUNTED LED DOWNLIGHT 9W
 - 2 — FLUORESCENT TUBE LIGHT 18W
 - 1 ☉ IXL TASTIC TRIUMPH (CLASSIC) 375 3-IN-1 UNIT
 - 3 ⬤ Ø250mm CEILING EXHAUST FAN,
 - 1 ▴ RANGEHOOD EXHAUST FAN
160mmØ DUCT TO EXTERNAL EAVE VENT

- POWERED ROOF VENTILATORS**
- 13 ☒ DENOTES UNDER EAVE VENT.
 - 4 ⊗ LOCATION OF EXTERNAL 250Ø
POWER ROOF VENTILATION UNIT

- ROOFLIGHTS LEGEND**
- ☐ RW1 ROOFLIGHTS
REFER TO WINDOW SCHEDULE FOR DETAILS
 - ☉ TSx TUBE SKYLIGHTS
REFER TO WINDOW SCHEDULE FOR DETAILS

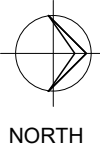
THE LAMP POWER DENSITY OR ILLUMINATION POWER DENSITY OF ARTIFICIAL LIGHTING IS NOT TO EXCEED 5W/m2 FOR THE RESIDENCE, 3W/m2 FOR THE GARAGE AND 4W/m2 FOR PORCH/VERANDAHS.

RECESSED DOWNLIGHTS ARE TO BE SEALED UNITS TO PREVENT AIR LEAKAGE.

ALL EXHAUST FANS TO BE FITTED WITH A SEALING DEVICE SUCH AS A SELF-CLOSING DAMPER, FILTER OF THE LIKE, AND DUCTED TO EXTERNAL AIR

RANGEHOODS ARE TO HAVE A FILTER INSTALLED, AND DUCTED TO EXTERNAL ENVIRONMENT.

REFLECTED CEILING PLAN 1:100



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PAGE TITLE: REFLECTED CEILING PLAN

SCALE: A3 @ 1 : 100 SHEET: 12 of 13

General Notes

1. All materials and work practices shall comply with, but not limited to the Building Regulations 2018, National Construction Code Series 2022 Building Code of Australia and all relevant current Australian Standards (as amended) referred to therein.
2. Unless otherwise specified, the term BCA shall refer to National Construction Code Series 2022 Building Code of Australia Volume 2.
3. All materials and construction practice shall meet the Performance Requirements of the BCA. Where a performance 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 BCA.
4. Glazing, including safety glazing, shall be installed to a size, type and thickness so as to comply with:
 - BCA Part 8 for Class 1 and 10 Buildings within a design wind speed of not more than N3; and
 - BCA Vol 1 Part B1.4 for Class 2 and 9 Buildings.
5. Waterproofing and water resistance of wet areas, being bathrooms, showers, shower rooms, laundries, sanitary compartments and the like shall be provided in accordance with AS 3740-2010: Waterproofing of Domestic Wet Areas.
6. 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.
7. Step sizes (other than for spiral stairs) to be:
 - Risers (R) 190mm maximum and 115mm minimum
 - Going (G) 355mm maximum and 240mm minimum
 - $2R + 1G = 700\text{mm}$ maximum and 550mm minimum
 - with less than 125mm gap between open treads.
8. All treads, landings and the like to have a slip-resistance classification of P4 or R10 for dry surface conditions and P4 or R11 for wet surface conditions, or a nosing strip with a slip-resistance classification of P3 for dry surface conditions and P4 for wet surface conditions.
9. Provide barriers where change in level exceeds 1000mm above the surface beneath landings, ramps and/or treads. Barriers (other than tensioned wire barriers) to be:
 - 1000mm min. above finished surface level of balconies, landings or the like, and
 - 865mm min. above finished surface level of stair nosing or ramp, and
 - vertical with less than 125mm gap between, and
 - any horizontal element within the barrier between 150mm and 760mm above the floor must not facilitate climbing where changes in level exceeds 4000mm above the surface beneath landings, ramps and/or treads.
10. Wire barrier construction to comply with NCC 2022 BCA Part 11.3.6 for Class 1 and 10 Buildings and NCC 2022 BCA Volume 1 Part D3D21 for other Classes of Buildings.
11. Top of hand rails to be minimum 865mm vertically above stair nosing and floor surface of ramps.
12. Window sizes nominated are nominal only. Actual size may vary according to manufacturer. Windows to be flashed all around.
13. Where the building (excludes a detached Class 10) is located in a termite prone area the building is to be provided with a termite management system.
14. Concrete stumps:
 - up to 1400mm long to be 100mm x 100mm (1 No.H.D. Wire)
 - 1401mm to 1800mm long to be 100mm x 100mm (2 No. H.D. Wires)
 - 1801mm to 3000mm long to be 125mm x 125mm (2 No. H.D. Wires)
15. 100mm x 100mm stumps exceeding 1200mm above ground level to be braced where no perimeter base brickwork provided.
16. Buildings in marine or other exposure environments shall have masonry units, mortar and all built in components and the like complying with the durability requirements of Table 4.1 of AS 4773.1-2015 'Masonry in small buildings' Part 1: Design.
17. All stormwater to be taken to the legal point of discharge to the Relevant Authorities approval.

General Notes

- These drawings shall be read in conjunction with all relevant structural and all other consultants' drawings/details and with any other written instructions issued in the course of the contract.
19. Site plan measurements in metres – all other measurements in millimetres unless noted otherwise.
20. Figured dimensions take precedence over scaled dimensions.
21. The Builder shall take all steps necessary to ensure the stability and general water tightness of all new and/or existing structures during all works.
22. The Builder and Subcontractors shall check and verify all dimensions, setbacks, levels and specifications and all other relevant documentation prior to the commencement of any works. Report all discrepancies to this office for clarification.
23. Installation of all services shall comply with the respective supply authority requirements.
24. The Builder and Subcontractor shall ensure that all stormwater drains, sewer pipes and the like are located at a sufficient distance from any buildings footing and/or slab edge beams so as to prevent general moisture penetration, dampness, weakening and undermining of any building and its footing system.
25. These plans have been prepared for the exclusive use by the Client of [Insert Drafting Service] ('The Designer') for the purpose expressly notified to the Designer. Any other person who uses or relies on these plans without the Designer's written consent does so at their own risk and no responsibility is accepted by the Designer for such use and/or reliance.
26. A building Permit is required prior to the commencement of these works. The release of these documents is conditional to the Owner obtaining the required Building Permit.
27. The Client and/or the Client's Builder shall not modify or amend the plans without the knowledge and consent of [building designer's name] except where a Registered Building Surveyor makes minor necessary changes to facilitate the Building Permit application and that such changes are promptly reported back to [building designer's name].
28. The approval by this office of a substitute material, work practice, variation or the like is not an authorisation for its use or a contract variation. All variations must be accepted by all parties to the agreement and where applicable the Relevant Building Surveyor prior to implementing any variation.

Stormwater

1. All storm water to be taken to the legal point of discharge to the Relevant Authorities approval.
2. The Builder and Subcontractor shall ensure that all storm water drains, sewer pipes and the like are located at a sufficient distance from any buildings footing and/ or slab edge beams so as to prevent general moisture penetration, dampness, weakening and undermining of any building and its footing system.
3. All pipes shall be 100MM dia min. Class 6 UPVC storm water line laid to a minimum grade of 1:100 and connected to the legal point of discharge. Provide inspection openings at 9000 C/C and at change in direction. The storm water drainage system must be installed so that any overflow during heavy rain periods is prevented from flow back into the Building. The Builder is to ensure that adequate DP's are provided. The builder is NOT allowed to nominate. The cover to underground storm water drains shall be not less than:
 - 100mm under soil.
 - 50mm under paved or concrete areas
 - 100mm under unreinforced concrete or paved driveways
 - 75mm under reinforced concrete driveways
4. All exposed flashings and valleys colour to match roof colour to owners approval. DP denotes min. 90mm dia down pipes, fix to brickwork at 3 points min. (2400mm H. wall).
5. Roof spouting to be Colorbond quad spouting with concealed support brackets (colour T.B.A) if not specified. All roofing battens to be laid true to string line to eliminate bows and waves.

Site Environment Design Information

Site Classification

- Site classification as Class:
- Refer to soil report No:
- By:

(All footings to be founded at the minimum depths indicated by this soil report)

Design Gust Wind Speed / Wind Classification

- Building tie-downs to be provided in accordance with AS1684-2010 for an assumed design gust wind speed / wind classification of 29m/s (subject to confirmation on site by Relevant Building Surveyor at first inspection) refer to AS1684 for construction requirements.

Corrosion protection of built-in structural members

- Provide corrosion protection of built-in structural steel members such as steel lintels, shelf angles, connectors, accessories (other than wall ties) in accordance with Table 4.1 of AS4773.1-2015 Masonry in Small Buildings, Part 1: Design suitable for an Environment Classification of [Insert environment classification]

Corrosion protection for sheet roofing

- Provide corrosion protection for sheet roofing in accordance with BCA Table 3.5.1.1a suitable for an Environment Classification of [Insert environment classification].

Climate Zone

- Climate zone for thermal design / thermal performance assessment: Zone 26 Hobart.

Energy Efficiency Notes

- R5.0 insulation batts typical to ceilings (except garage).
- R2.0 insulation batts to ceilings where at a perimeter edge as per AS 3000
- Reflective sarking under all roof tiles
- R2.1 insulation batts to floors where over sub-floor
- Refer to wall schedule sheets for specific wall insulation
- R2.7 (75mm XPS board) to exposed perimeter concrete slab edges
- Refer to window schedule sheets for all specific glazing requirements
- All recessed downlights to be sealed to prevent air leakage
- All ducts for exhaust fans to have self sealing dampers when not in use
- **INSULATION MUST COMPLY WITH AS/NZS 4859.1, AS 4200.2, AS 3999 and AS 3000**

Property Information

FLOOD PRONE LAND:	Yes
DESIGNATED BUSHFIRE AREA:	NO BAL-LOW
TERMITE AREA:	Yes
SNOW LOADS:	TBA
WIND CLASSIFICATION:	29m/s

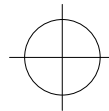


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