

GENERAL NOTES:

ALL 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.

DO NOT SCALE OFF DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. ANY DISCREPANCIES CONTACT THIS OFFICE.

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. ANY SAID VARIATIONS MUST BE ACCEPTED BY ALL PARTIES TO THE AGREEMENT AND WHERE APPLICABLE BY THE RELEVANT BUILDING SURVEYOR PRIOR TO IMPLEMENTING THE VARIATION.

ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT ARE NOT LIMITED TO: THE BUILDING REGULATIONS 2018; THE NATIONAL CONSTRUCTION CODE & NCC 2019; AND ALL CURRENT, RELEVANT AUSTRALIAN STANDARDS (AS AMENDED) THEY REFER TO.

THE RELEVANT SUBCONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO ENSURE THE STRUCTURAL STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES DURING ALL WORKS.

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ALL OTHER CONSULTANT(S) DRAWINGS/DETAILS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.

SITE PLAN MEASUREMENTS ARE IN METRES - ALL OTHER MEASUREMENTS ARE IN MILLIMETRES (U.N.O.)

ALL MATERIALS SHALL BE INSTALLED TO MANUFACTURER'S GUIDELINES & SPECIFICATIONS. INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS & CURRENT, RELEVANT AUSTRALIAN STANDARDS.

SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES -
(i) ALL ROOMS WITHIN 500mm VERTICAL OF FLOOR LEVEL
(ii) BATHROOMS ALL GLAZING LESS THAN 2M HIGH
(iii) LAUNDRY WITHIN 1200mm VERTICAL FROM FLOOR LEVEL AND/OR WITHIN 300mm VERTICAL OF TROUGH
(iv) DOORWAY WITHIN 300mm HORIZONTAL FROM ALL DOORS
(v) ENSUITE AS FOR (ii)

ALL GLAZING TO COMPLY WITH A.S. 1288-2006 GLASS IN BUILDINGS & WITH A.S. 4055-2012 FOR WINDLOADING.

ALL PLIABLE MEMBRANES TO COMPLY WITH AND BE INSTALLED IN ACCORDANCE WITH NCC 3.8.7.2 & AS/NZS 4200.1 & AS 4200.2

ALL EXTERNAL WATERPROOFING & FLASHING TO COMPLY WITH AS 4654 & NCC 3.5.4. & 3.3

WATERPROOFING OF ALL 'WET' AREAS TO BE PROVIDED IN ACCORDANCE WITH AS 3740-2010: WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS &/OR NCC 3.8.1.2.

- PROVIDE AN IMPERVIOUS SUBSTRATE AND SELECTED SURFACE FINISH TO FLOORS WITHIN 1500mm OF AN UNENCLOSED SHOWER AND SAME TO WALLS AT 1800mm ABOVE FLOORS AND 150mm ABOVE BATH, SINKS, BASINS AND TROUGH SPLASH BACKS AND THE LIKE.

TEMPORARY DOWN PIPES TO BE USED DURING CONSTRUCTION.

WHERE THE BUILDING IS LOCATED IN A TERMITE PRONE AREA, THE AREA TO THE UNDERSIDE OF THE BUILDING AND PERIMETER IS TO BE TREATED AGAINST TERMITE ATTACK. INCLUDE COLLARS TO PENETRATIONS AND CHEMICAL TREATMENT TO PERIMETER OF SLAB AS PER N.C.C. 3.1.3. 'TERMITE RISK MANAGEMENT.'

FOOTINGS NOT TO ENCROACH TITLE BOUNDARIES AND EASEMENT LINES.

PROVIDE MASONRY CONTROL JOINTS LOCATED IN ACCORDANCE WITH ENGINEER'S SPECIFICATIONS AND AT A MAXIMUM 5M SPACING IN STRICT ACCORDANCE WITH TECHNICAL NOTE TN61 OF CEMENT & CONC. ASSOC OF AUST.

STEEL LINTELS TO EACH 110 BRICK SKIN OVER ALL OPENINGS NOT OTHERWISE SPECIFIED (ALL EXTERNAL LINTELS TO BE HOT DIP GALVANIZED).

ALL BRICKWORK IS TO COMPLY WITH AS 4773-2015 : MASONRY IN BUILDINGS AND AS/NZ 2904-1995 : DAMP PROOF COURSES AND FLASHINGS. USE BRICKS AS SELECTED AND M3 (1:1:6) MORTAR. USE FACE FIXING CAVITY TIES TO AVOID HOLES IN FOIL INSULATION MATERIAL. PROVIDE WALL TIES TO BRICKWORK AT MAXIMUM 600mm CTRS IN EACH DIRECTION AND WITHIN 300mm OF ARTICULATION JOINTS.

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 4773.1-2010 : MASONRY STRUCTURES.

BALCONY CONSTRUCTION TO COMPLY WITH AS 4564.1 & 2

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 = 700mm MAXIMUM AND 550mm MINIMUM
125mm MAXIMUM GAP TO OPEN TREADS
- TO COMPLY WITH NCC 3.9.1.

ALL TREADS, LANDINGS AND THE LIKE TO HAVE NON SLIP FINISH OR SUITABLE NON-SKID STRIP NEAR EDGE OF NOSING AS PER NCC 2019 (CLAUSE 3.9.1.4 & TABLE 3.9.1.3).

INTERNAL TREADS TO HAVE A MINIMUM SLIP RATING OF P3 OR R10
INTERNAL LANDINGS & NOSING EDGE STRIPS TO HAVE A MINIMUM SLIP RATING OF P3

EXTERNAL TREADS TO HAVE A MINIMUM SLIP RATING OF P4 OR R11
EXTERNAL LANDINGS & NOSING EDGE STRIPS TO HAVE A MINIMUM SLIP RATING OF P4
EXTERNAL RAMPS NOT STEEPER THAN 1:8 TO HAVE A MINIMUM SLIP RATING OF P5

PROVIDE BALUSTRADES AS SHOWN
BALUSTRADES (OTHER THAN TENSIONED WIRE BALUSTRADES) 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 A 125mm MAXIMUM GAP BETWEEN, AND
- ANY HORIZONTAL ELEMENT WITHIN THE BALUSTRADE 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.
- PROVIDE ALONG AT LEAST ONE SIDE OF STAIR FLIGHT OR RAMP WITH NO BREAK OR OBSTRUCTION EXCEPT FOR NEWEL POST, OR AS SHOWN

WIRE BALUSTRADE CONSTRUCTION TO COMPLY WITH NCC 2019 VOLUME 2 PART 3.9.2.3 FOR CLASS 1 AND 10 BUILDINGS AND NCC VOLUME 1 PART D2.16 FOR OTHER CLASSES OF BUILDINGS.

HAND RAILS TO BE 865mm MINIMUM ABOVE STAIR NOSING AND LANDINGS AND PROVIDED TO ONE SIDE OF STAIR WHERE CHANGE OF LEVEL EXCEEDS 1000mm, PROVIDED ALONG AT LEAST ONE SIDE OF THE FLIGHT OR RAMP WITH NO BREAK OR OBSTRUCTION EXCEPT FOR NEWEL POSTS.

CEILING HEIGHTS MUST NOT BE LESS THAN -
(i) IN A HABITABLE ROOM EXCLUDING A KITCHEN - 2.4M, AND
(ii) IN A KITCHEN - 2.1M, AND
(iii) IN A CORRIDOR, PASSAGEWAY OR THE LIKE - 2.1M, AND
(iv) IN A BATHROOM, SHOWER ROOM, LAUNDRY, SANITARY COMPARTMENT, AIRLOCK, PANTRY, STOREROOM, GARAGE, CAR PARKING AREA OR THE LIKE -2.1M, AND
(v) IN AN ATTIC ROOM, ROOM WITH A SLOPING CEILING OR PROJECTION BELOW CEILING LINE OR A NON-HABITABLE ROOM OR SIMILAR SPACE - REFER TO N.C.C. PART 3.8.2.1.
(vi) IN A STAIRWAY - 2.0m MEASURED VERTICALLY ABOVE THE NOSING LINE

DENOTES LOCATION OF SMOKE ALARMS, TO BE INSTALLED IN ACCORDANCE WITH AS3786-2014. UNLESS INSTALLED IN AN EXISTING PART OF A CLASS 1, 2 OR 3 BUILDING OR A CLASS 4 PART OF A BUILDING , THE SMOKE ALARM IS TO BE HARD WIRED WITH BATTERY BACK-UP AND BE INTERCONNECTED WHERE THERE IS MORE THAN ONE SMOKE ALARM.

BUILDING TIE-DOWNS TO BE PROVIDED IN ACCORDANCE WITH AS 1684-2010 FOR AN ASSUMED DESIGN GUST WIND SPEED / WIND CLASSIFICATION AS ADVISED BY RELEVANT LOCAL AUTHORITY (SUBJECT TO CONFIRMATION ON SITE BY RELEVANT BUILDING SURVEYOR AT FIRST INSPECTION.) REFER TO AS 1684-2010 FOR CONSTRUCTION REQUIREMENTS.

CARPORT OR GARAGE ROOF TO BE TIED DOWN WITH HOOP IRON STRAPS AS REQUIRED BY ENGINEER.

IF THE THRESHOLD SILL OF A DOORWAY IS GREATER THAN 570mm ABOVE THE FINISHED SURFACE OF THE GROUND TO WHICH THE DOORWAY OPENS, A LANDING SHALL BE PROVIDED NO LESS THAN THE WIDTH OF THE DOOR LEAF.

THE DOOR TO A FULLY ENCLOSED SANITARY COMPARTMENT MUST OPEN OUTWARDS, SLIDE, OR BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT IN ACCORDANCE WITH N.C.C. 3.8.3.3. 'CONSTRUCTION OF SANITARY COMPARTMENTS'.

UNLESS PERMITTED OTHERWISE, 6 STAR ENERGY EFFICIENT DESIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AS PROVIDED BY THE ACCREDITED ENERGY RATER WITHOUT ALTERATIONS AND SHALL BE GENERALLY RATED TO COMPLY WITH THE FOLLOWING OPTIONS AS PER THE NATIONAL CONSTRUCTION CODE.

ALL EXHAUST FANS TO COMPLY WITH NCC 3.8.7.3

AS PER CLAUSE 3.8.7.3 OF NCC2019 EXHAUST FROM BATHROOM, SANITARY COMPARTMENT, OR LAUNDRY TO BE DISCHARGED DIRECTLY VIA A SHAFT OR DUCT TO OUTDOOR AIR; OR TO A ROOF SPACE THAT IS VENTILATED IN ACCORDANCE WITH 3.8.7.4

SERVICES IN SEPARATING WALLS TO COMPLY WITH BCA 3.7.3.3

DESIGNATED BUSHFIRE ZONE
BAL RATING 12.5

WALLS
* 4.5mm thick (nom) fibre cement sheet infills above side and rear elevation windows and doors.
* All lightweight clad areas (where included) to be minimum 4.5mm thick Fibre Cement based product.
* Standard weatherwrap to walls to remain.

VENTS & WEEPHOLES
* Provide Weepa high performance bushfire weephole screened with mesh made of corrosion resistant steel, bronze or aluminium to all vents and weepholes.
*All joints in the external surface material of walls shall be covered, sealed, overlapped, backed or butt-jointed to prevent gaps greater than 3mm.

WINDOWS
* Provide a minimum of 4mm toughened glass to windows and sidelights within 400mm of a horizontal surface. Note: External pane of double glazed windows to be a minimum of 4mm toughened.
Note: Laminated glass does not comply.
* Provide aluminium framed screens with aluminium mesh to all openable windows (openable section only). Note: This item includes aluminium framed screens to openable timber windows (where applicable).
* All window and door hardware to be made of metal. Note: No plastic rollers to windows or double hung windows.

EXTERNAL DOORS
* Provide a minimum of 4mm toughened glass to glazed bi-fold doors and sliding doors. Note: Laminated glass does not comply.
* Weatherstrips to the bottom of external hinged doors (this only applies to doors that do not have a fully sealed frame).

GARAGE DOORS
* Provide ember seals to Colorbond sectional doors and roller doors (where included). Note: Timber Garage doors and/or window panels do not comply.
*WHERE SCREENS ARE PROVIDED TO SLIDING DOORS THEY ARE TO HAVE a maximum aperture of 2mm, madeof corrosion-resistant steel, bronze or aluminium.

ROOFING
* Provide roof sarking to entire roof area including the ridge and extend into gutters and valleys.
* Provide Colorbond Whirly Bird with ember guards to roof.
* Provide anti-ponding boards to perimetre of roof area.
Note: This item applies to tiled roofs only.
* Verandahs separated from the main roof space (where included) by an external wall must have a metal roof.
*The roof/wall junction shall be sealed, to prevent openings greater than 3mm.

GARAGE DOORS
* Provide ember seals to Colorbond sectional doors and roller doors (where included). Note: Timber Garage doors and/or window panels do not comply.
*WHERE SCREENS ARE PROVIDED TO SLIDING DOORS THEY ARE TO HAVE a maximum aperture of 2mm, madeof corrosion-resistant steel, bronze or aluminium.

ROOFING
* Provide roof sarking to entire roof area including the ridge and extend into gutters and valleys.
* Provide Colorbond Whirly Bird with ember guards to roof.
* Provide anti-ponding boards to perimetre of roof area.
Note: This item applies to tiled roofs only.
* Verandahs separated from the main roof space (where included) by an external wall must have a metal roof.
*The roof/wall junction shall be sealed, to prevent openings greater than 3mm.

NOTES:
PROVIDE TERMITE TREATMENT IN ACCORDANCE WITH AS.3660.1. ALL TIMBER FRAMING INCLUDING ROOF TRUSSES TO BE STRESS GRADED TREATED PINE.

BAL RATING: 12.5
REFER BAL 12.5 NOTES

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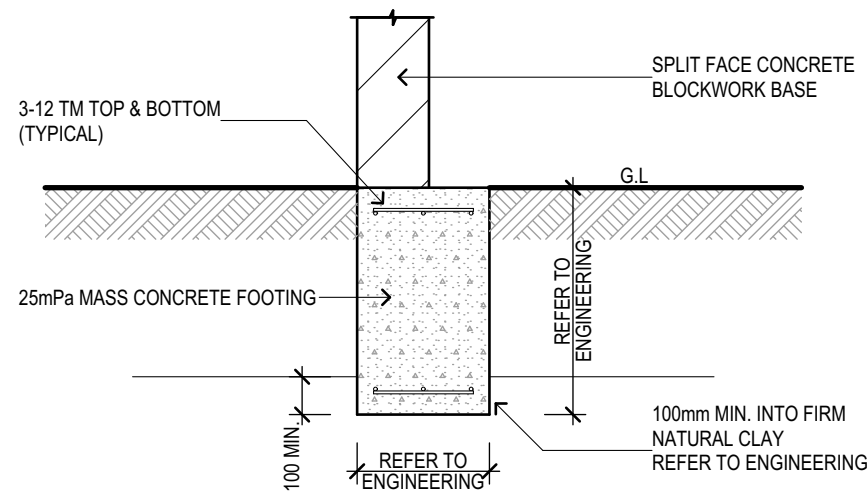
PRODUCT:		'Laneview LH' Unit		Revision:			drawn:	scale: as shown @ A3	
Project:	Kangaroo Flat LifestyleEstate, Stage 8, 31 Furness St	Client:	#Client Full Name				checked:	job no: 000-000	
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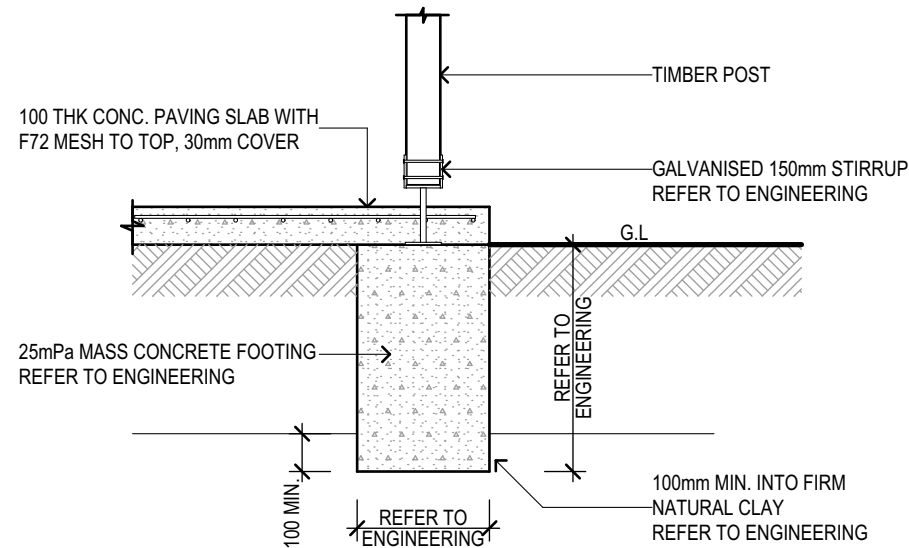
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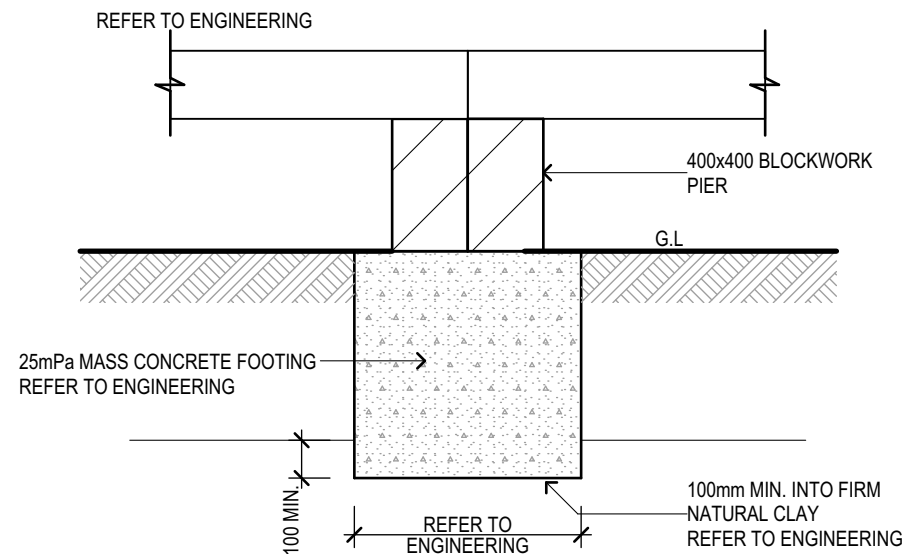
STRIP FOOTING DETAIL (SF)

SCALE 1:20



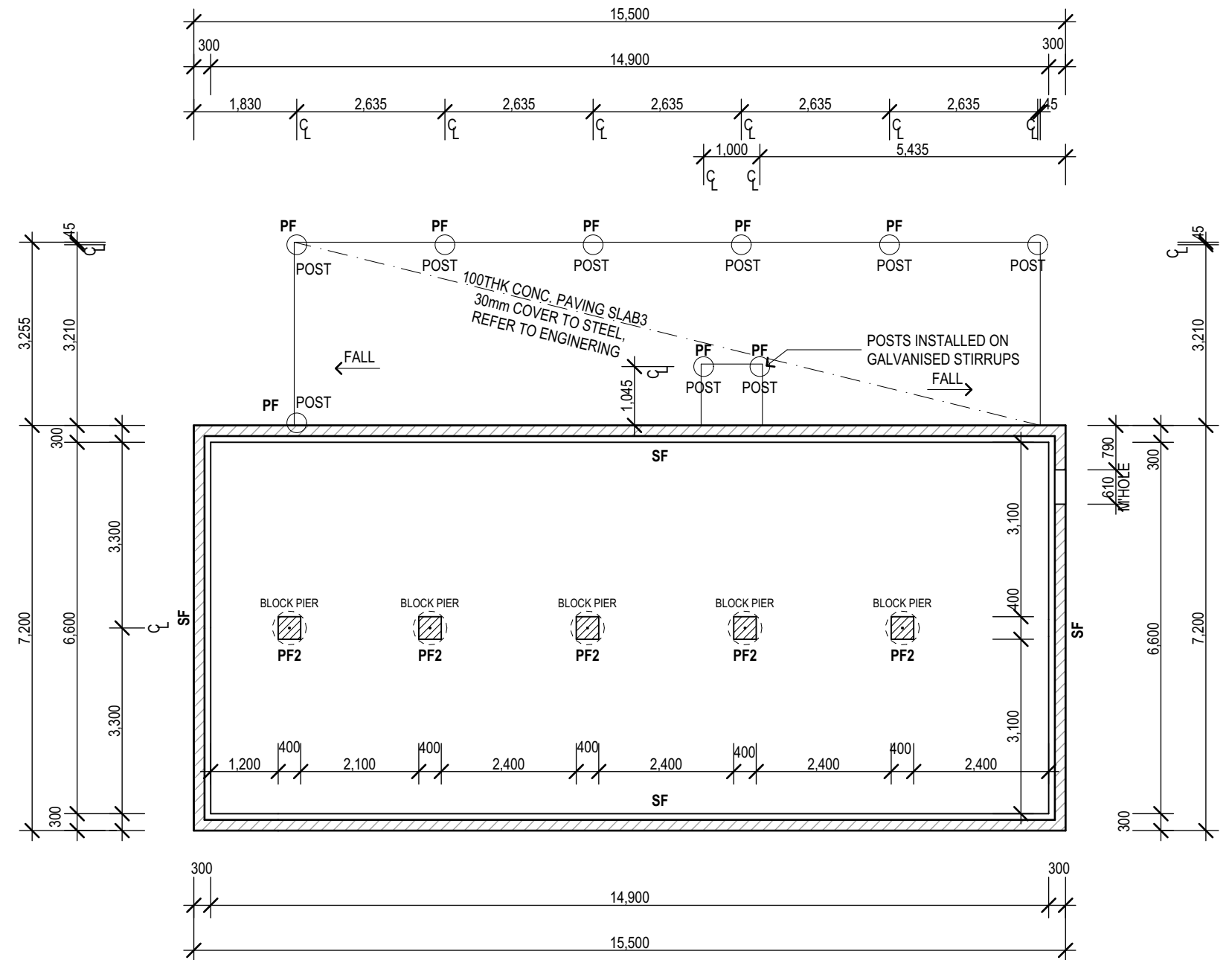
PAD FOOTING DETAIL (PF)

SCALE 1:20



PAD FOOTING DETAIL (PF2)

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FOOTING SCHEDULE - ALL SIZING IS A GUIDE ONLY - REFER TO ENGINEERING			
SF	STRIP FOOTING	300 WIDE X 600 DEEP. 3-12TM TOP & BOTTOM	
PF	PAD FOOTING	600 DIA X 600 DEEP. MASS CONCRETE	
PF2	PAD FOOTING 2	600 DIA X 600 DEEP. MASS CONCRETE	
POST	POST	90x90 H3 TREATED PINE	

NOTE: BLINDING CONCRETE IS TO BE USED BENEATH FOOTINGS TO ACHIEVE THE MINIMUM DEPTHS NOMINATED WITHIN THE RELEVANT SOIL REPORT

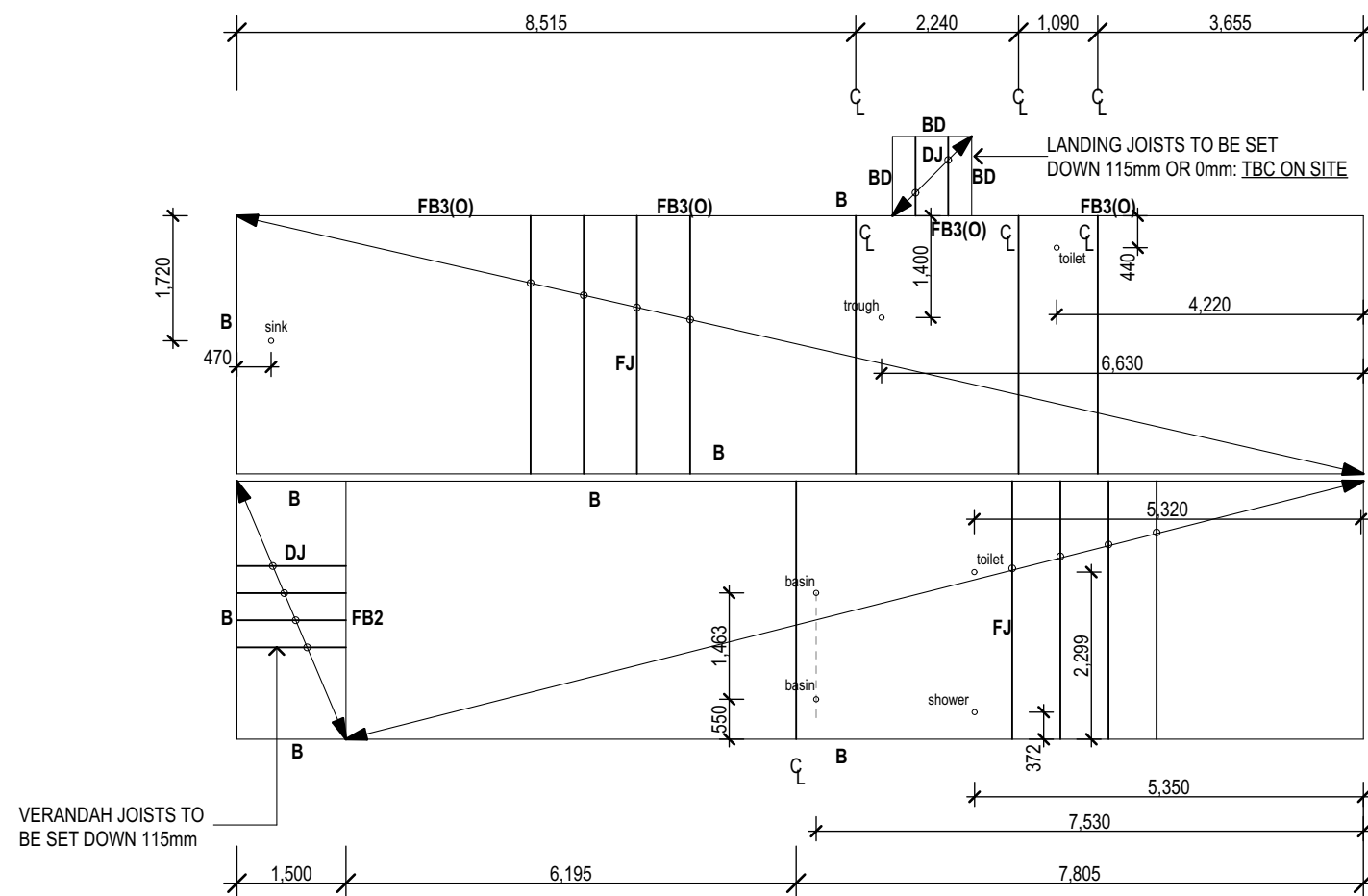
PROPOSED SLAB & FOOTING PLAN

SCALE 1:100



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MEMBER SCHEDULE (SUB-FLOOR) - GUIDE ONLY - REFER TO ENGINEERING		
B	FLOOR BEARER	STRAMIT BEARER (B18224)
FJ	FLOOR JOIST	STRAMIT'C-JOINT' @ MAX. 450 CTRS
DJ	DECK JOIST	90x45 F7 TREATED PINE @ MAX 450 CTRS
BD	DECK BEARER	190x45 F7 H3
FB2	FLOOR BEAM	240x45 F7 SEAS. PINE
FB3	FLOOR BEAM	190x45 MGP10

NOTE:
ALL TIMBER FRAMING TO BE
STRESS GRADE TREATED
PINE TO AS.3660.1

PROPOSED SUB-FLOOR PLAN

SCALE 1:100

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WALL LEGEND

90mm THICK MGP10 TIMBER FRAMED TERMITE RESISTENT STUD WALLS

LEGEND

(SD)	SMOKE DETECTOR
(EF)	EXHAUST FAN
W.M	WASHING MACHINE
F	FRIDGE

ALL EXHAUST FANS CONNECTED TO LIGHT SWITCH AND DUCTED TO OUTSIDE AIR

D.P - DOWNPIPE
CONNECT ALL NEW DOWNPIPES TO EXISTING STORMWATER SYSYEM CONNECTED TO LEGAL POINT OF DISCHARGE

STAIR SPECIFICATIONS:
RISERS 190mm MAXIMUM & 115mm MINIMUM
GOING 355mm MAXIMUM & 240mm MINIMUM
125mm MAXIMUM GAP TO OPEN TREADS
BALUSTRADES TO BE 1000mm MINIMUM ABOVE FINISHED SURFACE LEVEL OF BALCONIES, LANDINGS OR THE LIKE
& 865mm MINIMUM ABOVE FINISHED SURFACE LEVEL OF STAIR NOSING & VERTICAL WITH A 125mm MAXIMUM GAP BETWEEN

SD - SMOKE DETECTOR/ALARM
SMOKE DETECTORS/ALARMS TO BE HARDWIRED, INTERCONNECTED & INSTALLED IN ACCORDANCE WITH AS3786

PROPOSED FLOOR AREAS

G/FLOOR	107m²
CARPORT/ VERANDAH/ PORCH	48m²
BUILDING	156.5m²

REFER TO FLOOR COVERING PLAN

- GLAZING
- LowE glazing to ALL habitable room windows
- TAPWARE
- Minimum 5 Star Wells rating
- TOILET
- Minimum 5 Star Wells rating to water fittings & fixtures
- DISHWASHER
- Minimum 5 Star Wells rating to water fittings & fixtures
- SHOWER HEAD
- Minimum 4 Star Wells rating
 - Minimum 6-4.5L aeration device
- HEATING AND COOLING SYSTEMS
- Minimum 3 Star Wells rating or 1 Star of the best available product to suit the area
- HOT WATER UNITS
- 5 Star Wells rating
- ADHESIVES, PAINTS, SEALANTS AND FLOORING
- Low or no VOC content
- EXTERNAL LIGHTING
- To be low wattage VIA Motion Detector

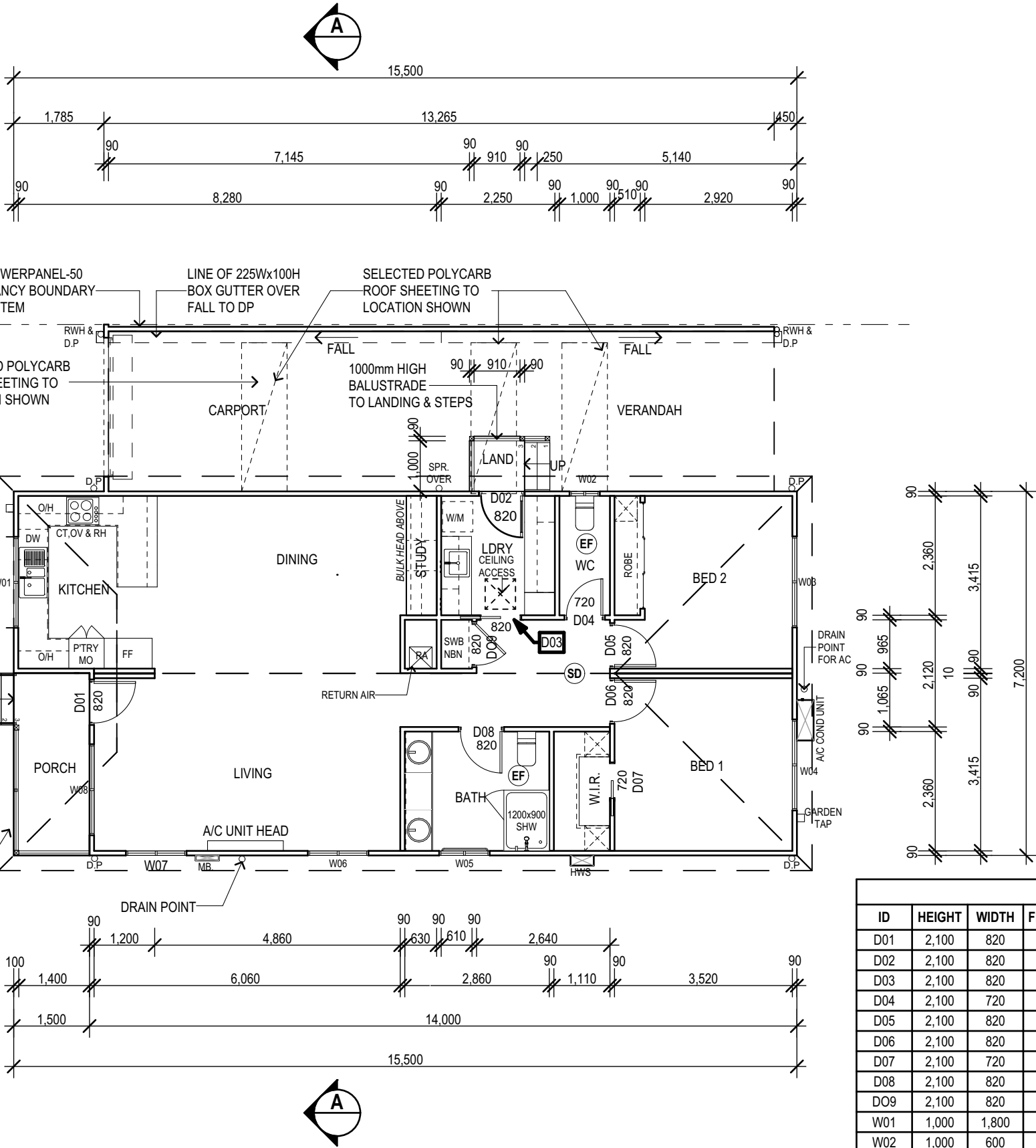
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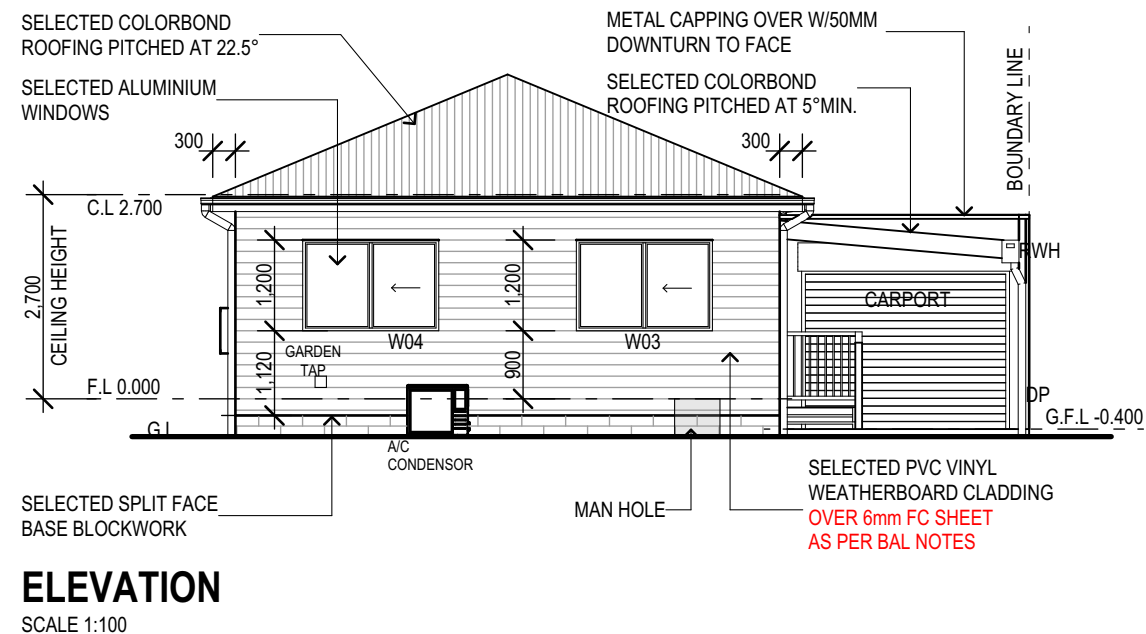
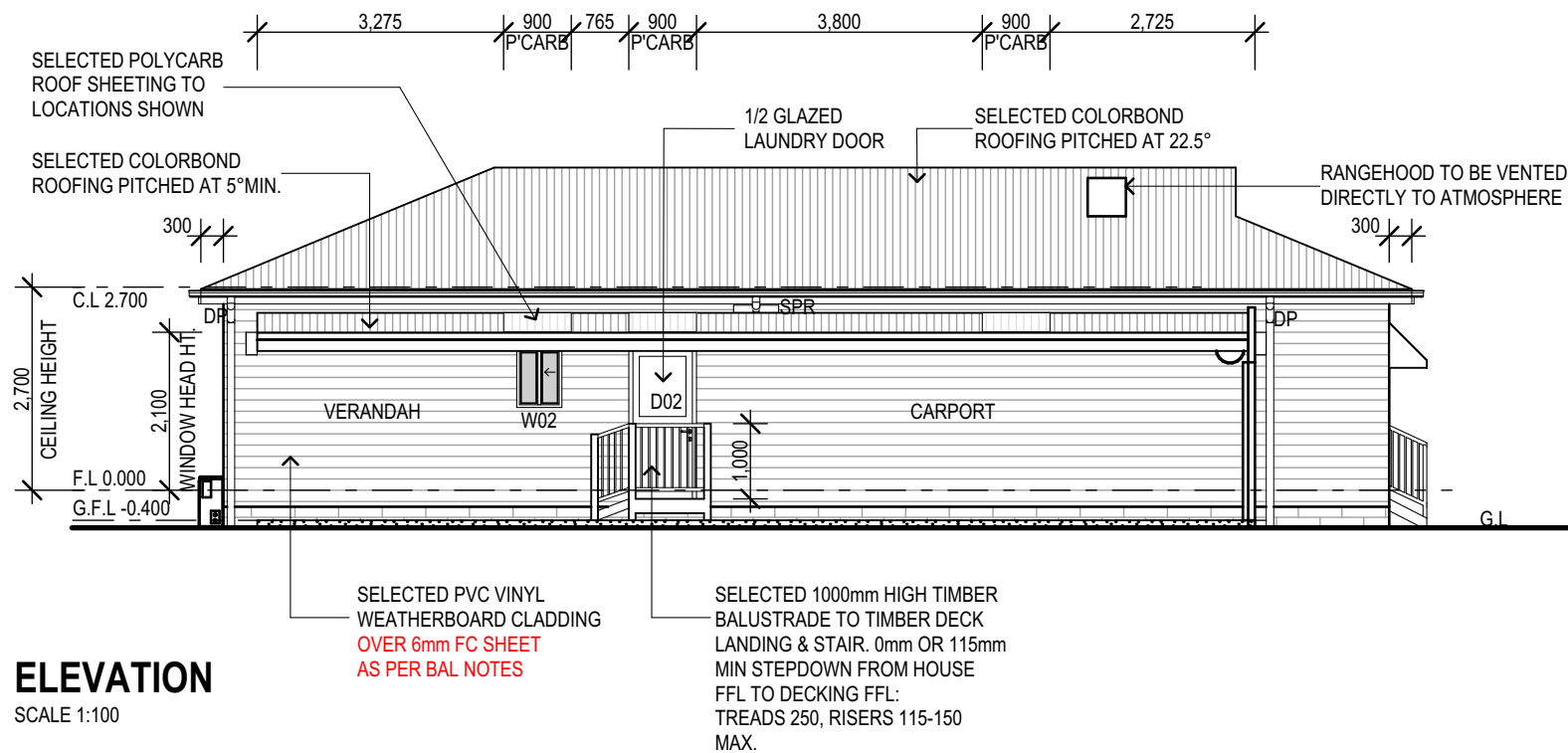
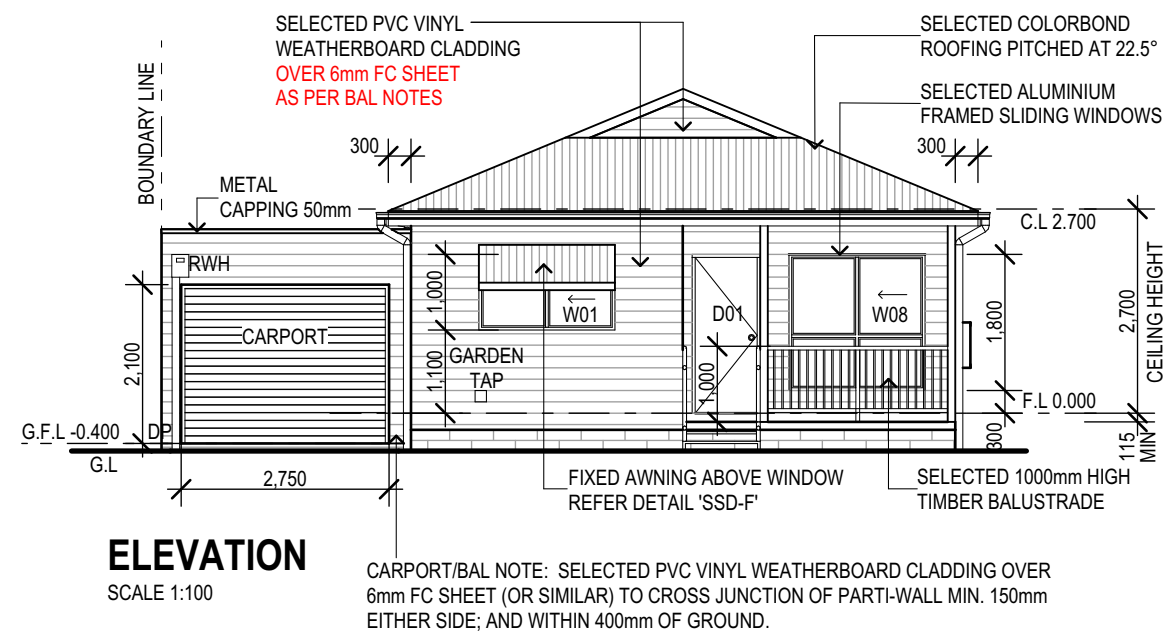
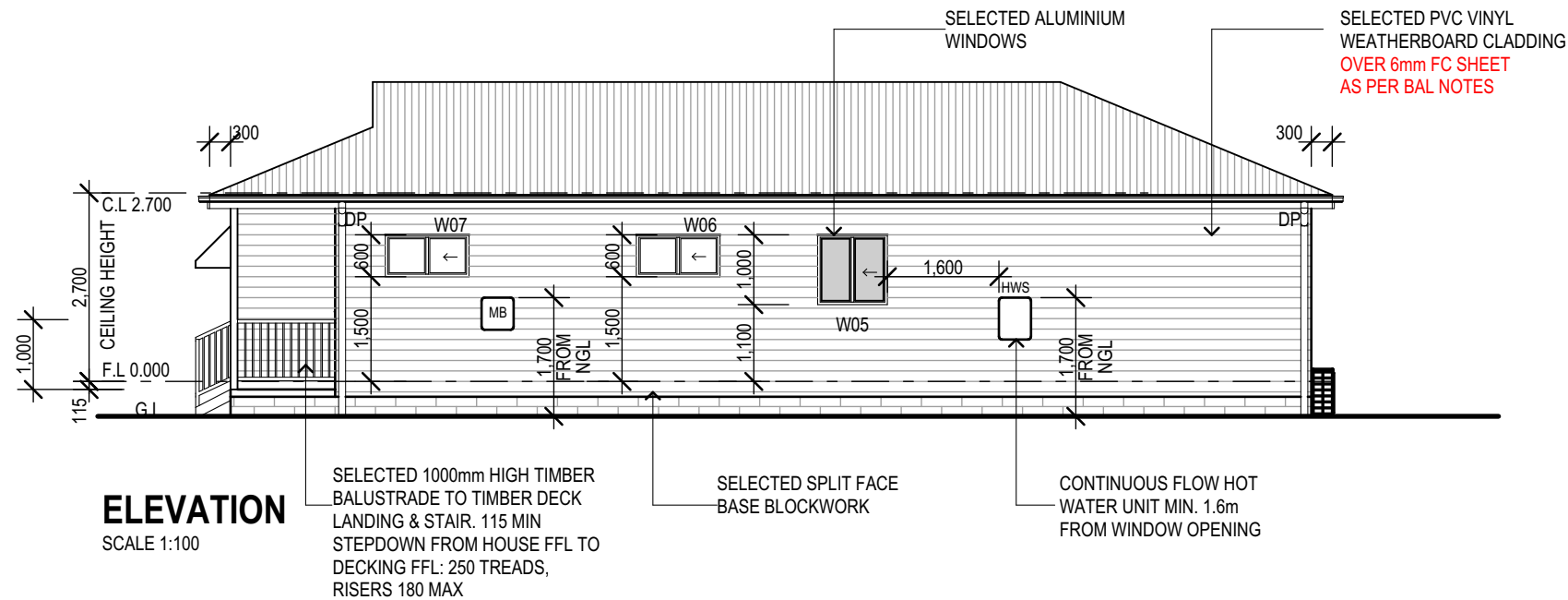
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WINDOW & DOOR SCHEDULE					
ID	HEIGHT	WIDTH	FRAME MATERIAL	OPENING STYLE	COMMENTS
D01	2,100	820	Timber	Swing	
D02	2,100	820	Timber	Swing	800H x 620W Glazing
D03	2,100	820	Timber	Cavity Slider	
D04	2,100	720	Timber	Swing	Lift of Hinges
D05	2,100	820	Timber	Swing	
D06	2,100	820	Timber	Swing	
D07	2,100	720	Timber	Cavity Slider	
D08	2,100	820	Timber	Swing	Lift of Hinges
DO9	2,100	820	Timber	Swing	
W01	1,000	1,800	Aluminium	Sliding	
W02	1,000	600	Aluminium	Sliding	Opaque Glass
W03	1,200	1,800	Aluminium	Sliding	
W04	1,200	1,800	Aluminium	Sliding	
W05	1,000	1,000	Aluminium	Sliding	Opaque Glass
W06	600	1,200	Aluminium	Sliding	
W07	600	1,200	Aluminium	Sliding	
W08	1,800	1,800	Aluminium	Sliding	

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Energy Rating Notes

REFER TO THERMAL PERFORMANCE ASSESSMENT REPORT PREPARED BY DOMAIN ENERGY RATINGS

- Timber suspended floor with Foilboard Super 15 insulation (Between joists & under floor)
- R 2.5 bulk insulation to all external walls
- R 2.5 bulk insulation to internal walls adjoining utilities (bath/laundry/WC)
- R 5.0 bulk insulation to external roofs/ceilings with reflective foil sarking
- Aluminium framed (noted as low-e) windows UV:5.40 SHGC:0.58 - Entry/Living/Dining 1200x1800 sliding windows x3
- Aluminium framed window and sliding doors UV:6.70 SHGC:0.70 - remaining sliding and fixed windows
- Timber framed glass doors UV: 5.40 SHGC: 0.56
- All new exhaust fans to be self-sealing
- All external windows and doors to be weathersealed

NOTES:
PROVIDE TERMITE TREATMENT IN ACCORDANCE WITH AS.3660.1. ALL TIMBER FRAMING INCLUDING ROOF TRUSSES TO BE STRESS GRADED TREATED PINE.

ALLOW TO FIT R5.0 SELECTED BULK INSULATION (TYPICAL) TO ENTIRE ROOF CAVITY

SELECTED COLORBOND CORRUGATED ROOFING @ 22.5° PITCH
TIMBER TRUSSES @ MAX 900mm CTRS TO MANUFACTURERS SPECIFICATIONS

SELECTED COLORBOND COLOUR METAL FASCIA SYSTEM

SELECTED PVC WEATHERBOARD EXTERNAL CLADDING INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
OVER 6mm FC SHEET ING DIRECTLY FIXED TO STUD FRAM AS PER BAL NOTES

90x35 MGP10 LOSP TREATED TIMBER STUD WALL FRAMING COMPLETE WITH 10 THK FLUSH JOINTED PLASTERBOARD PREPARED & PAINTED SELECTED COLOUR.

SELECTED CERAMIC TILES OR CARPET WITH UNDERLAY TO BE FIXED TO PARTICLEBOARD FLOORING

ALLOW TO FIT R2.5 WALL TYPE INSULATION (TYPICAL) TO ALL EXTERNAL WALLS

19 THK STRUCTURAL PARTICLEBOARD FLOORING (TERMITE TREATED) FIXED DIRECTLY TO JOISTS AS REQUIRED

APPROX LINE OF GROUND LEVEL, VERIFY ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS

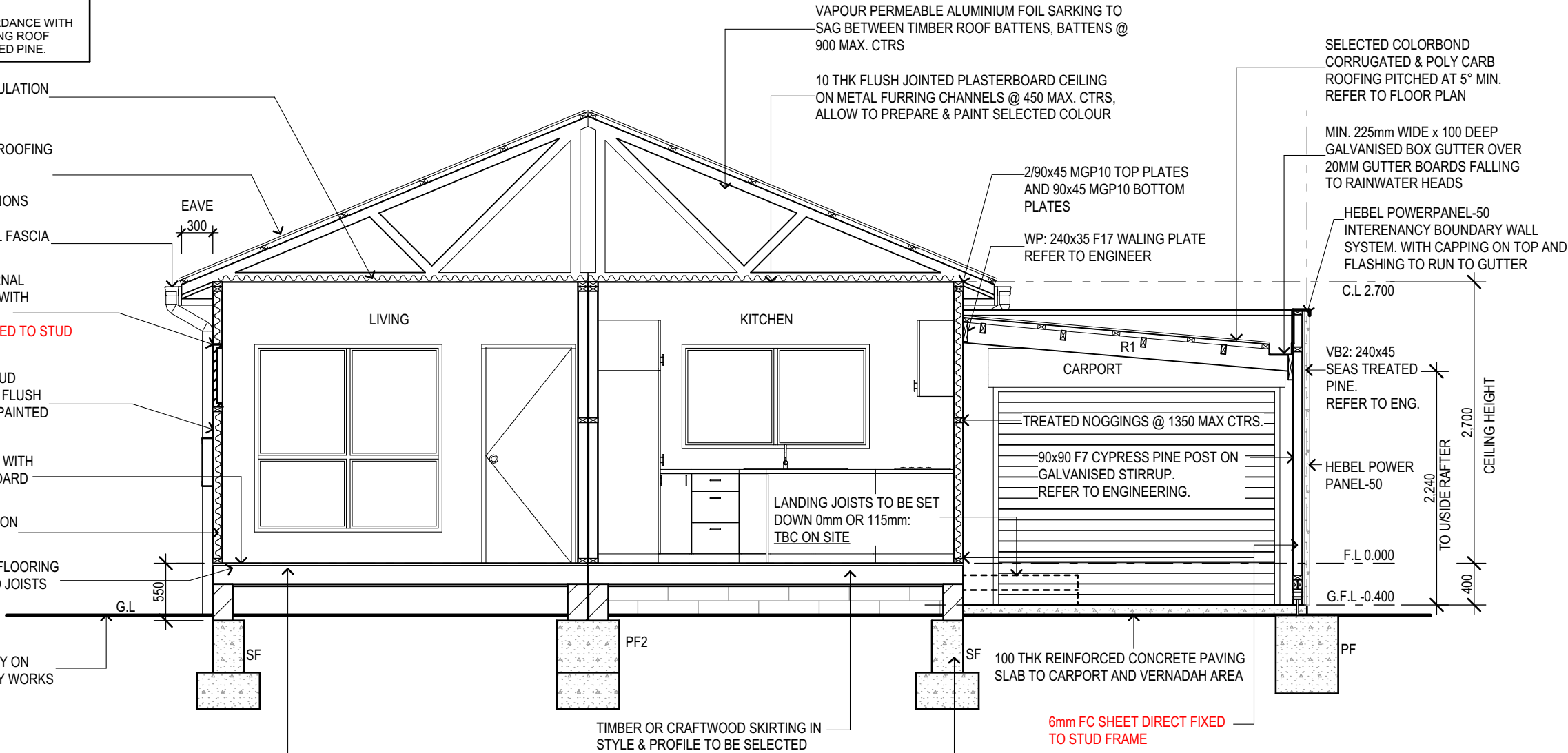
MEMBER SCHEDULE (CARPORT/ VERANDAH) REFER TO ENGINEERING		
PB	PERIMETER BEAM	190x45 F7 TREATED PINE
R1	RAFTER	190x35 F7 TREATED PINE @ 900 MAX CTRS
POST	POST	90x90 H3 TREATED PINE

SELCTED STRAMIT BEARER/ JOISTS INSTALLED AND FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

SECTION A-A

SCALE 1:50

These drawings are to be read in conjunction with engineering structural computations and sketches



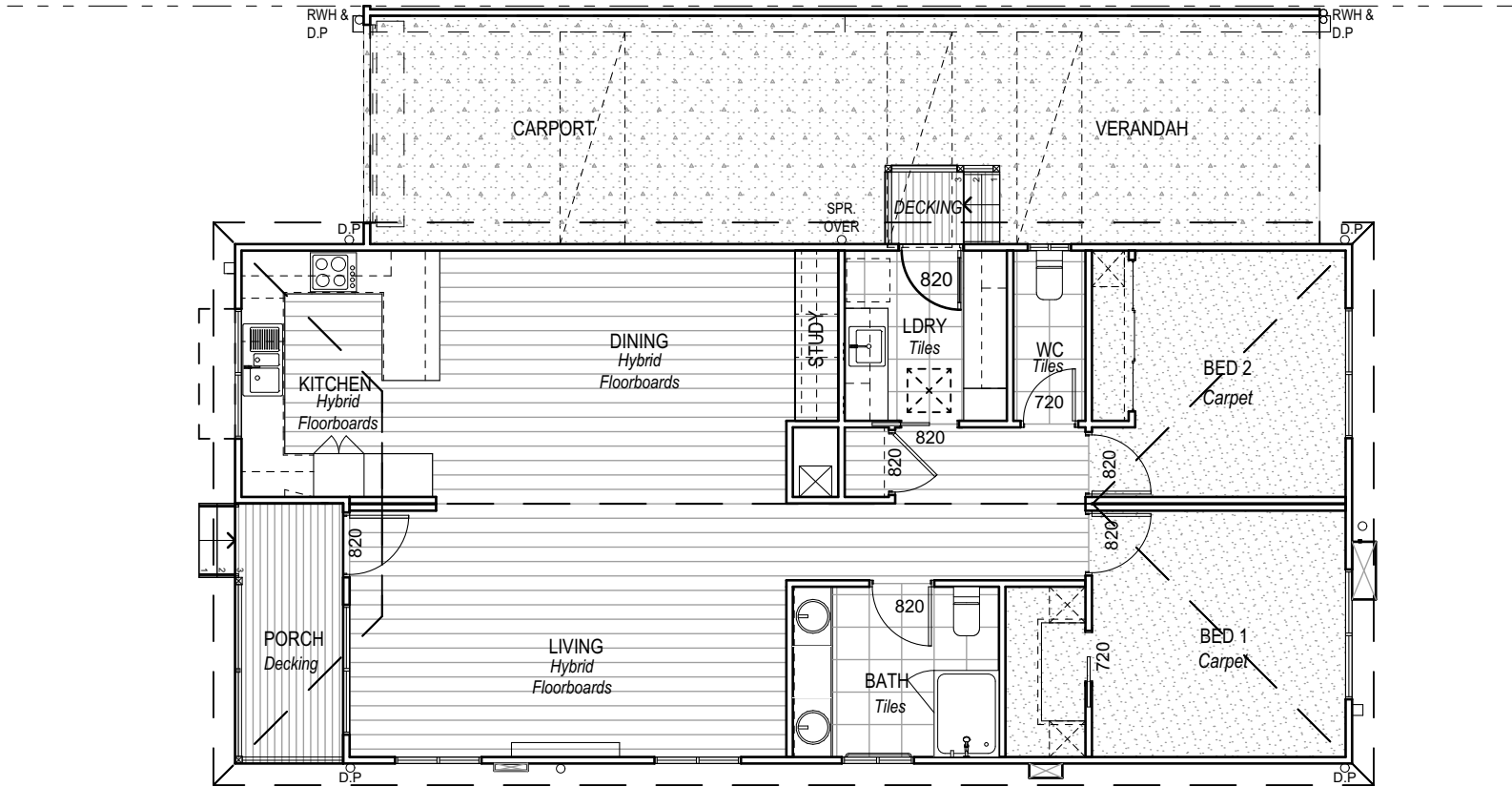
NOTE: REFER TO DETAIL AND STAMPED CARPORT PLANS & ENGINEERING FOR FURTHER INFORMATION



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						issue set: Master 01	
						published: 22/03/2024	
Lot No.	#Lot No.						sheet 8 OF 14



PROPOSED FLOOR COVERING

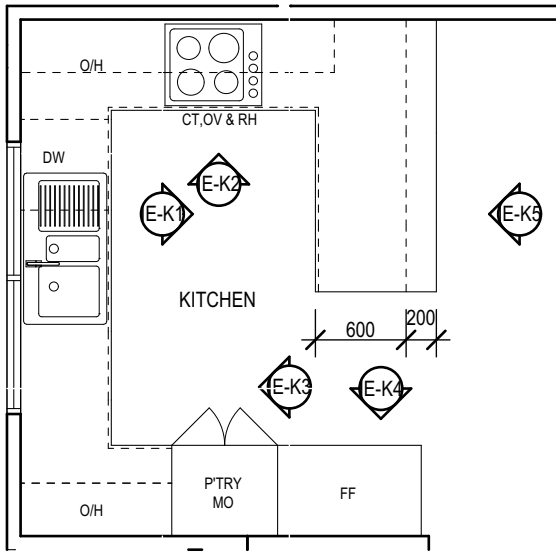
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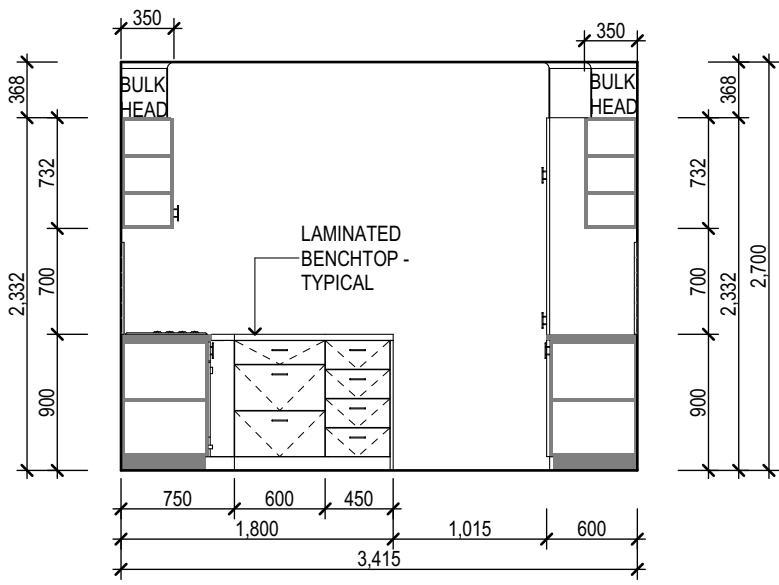
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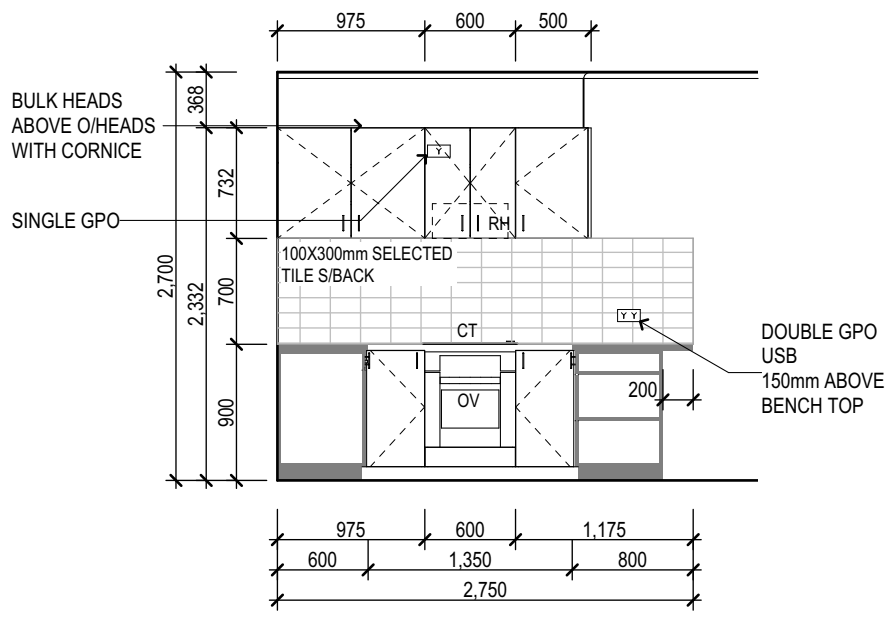
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							issue set: Master 01			
							published: 22/03/2024		sheet 9 OF 14	
		Lot No.	#Lot No.							



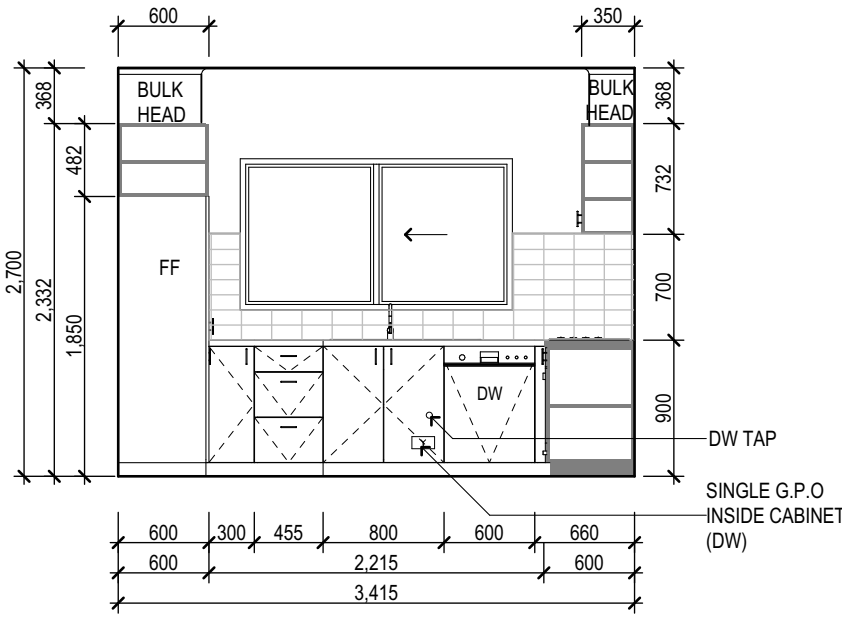
KITCHEN - ENLARGED FLOOR PLAN
SCALE 1:50



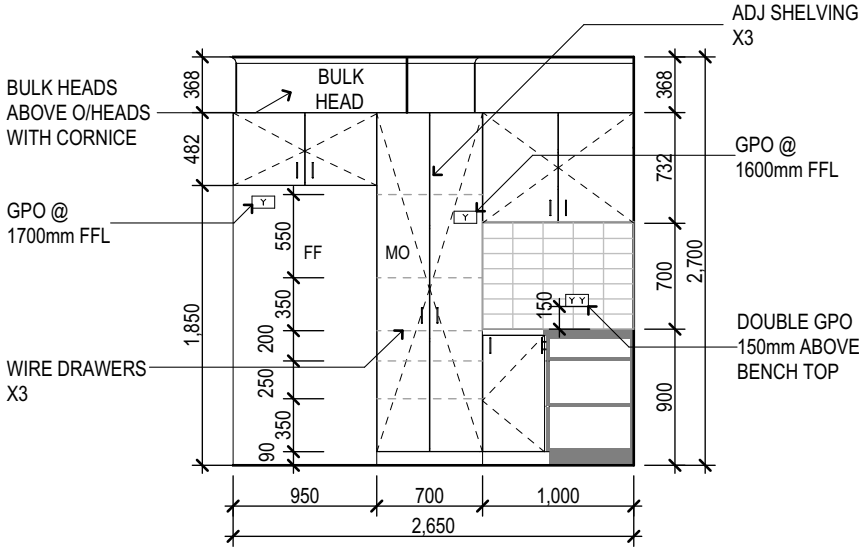
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SCALE 1:50



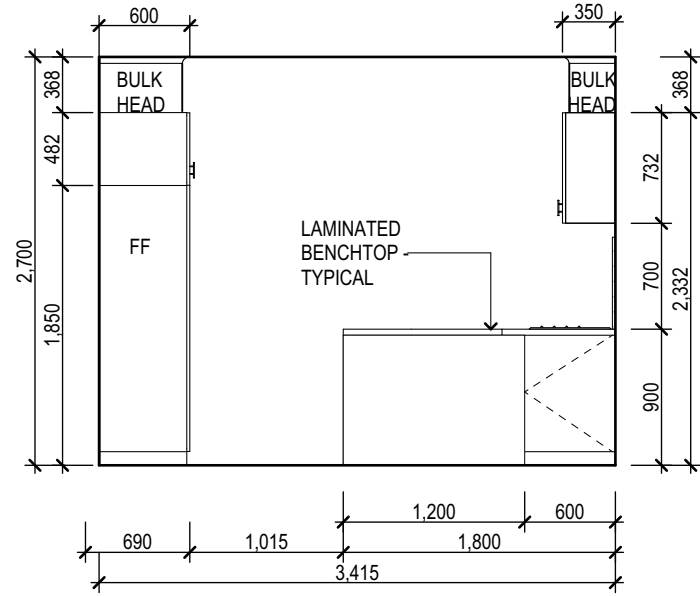
INTERNAL ELEVATION IE-K2
SCALE 1:50



INTERNAL ELEVATION IE-K3
SCALE 1:50
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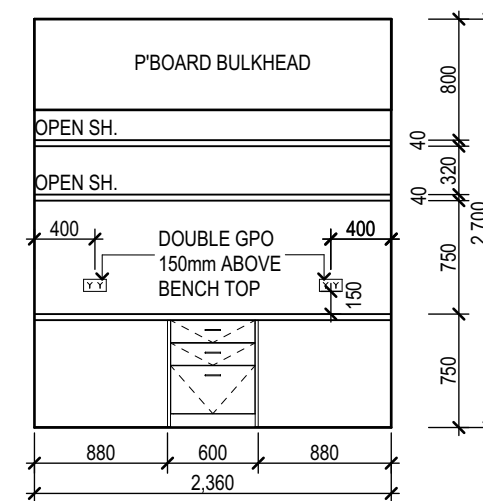
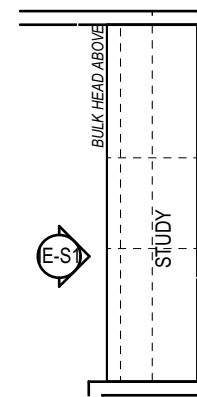
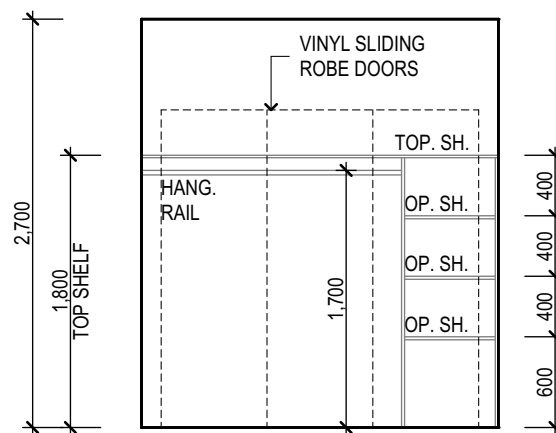
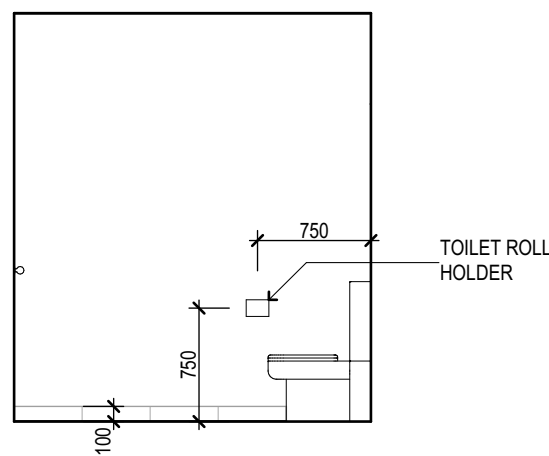
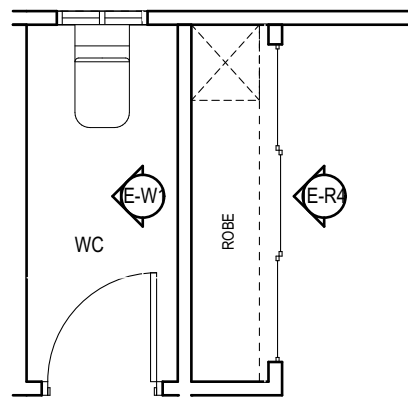
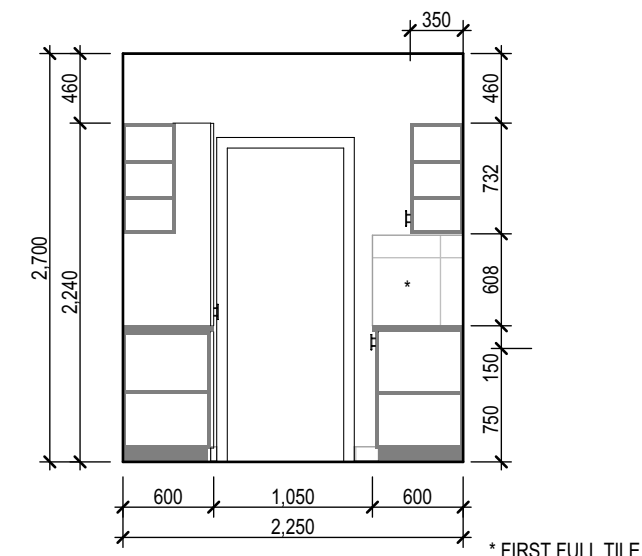
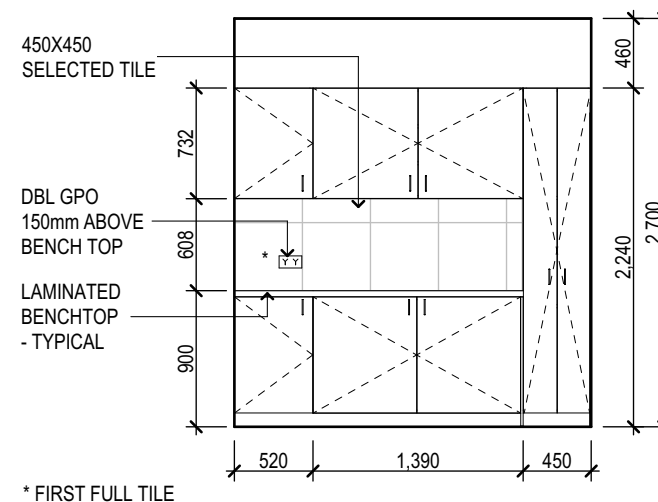
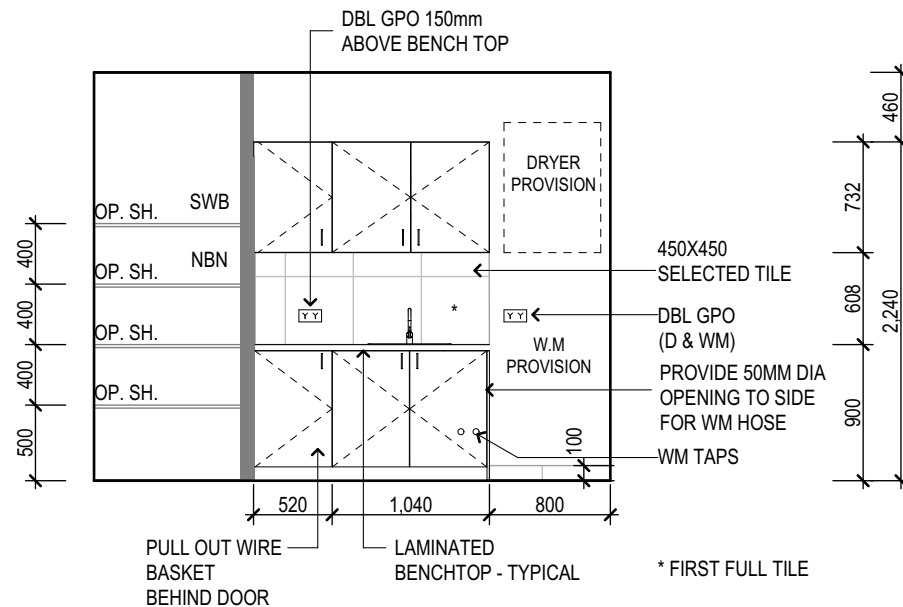
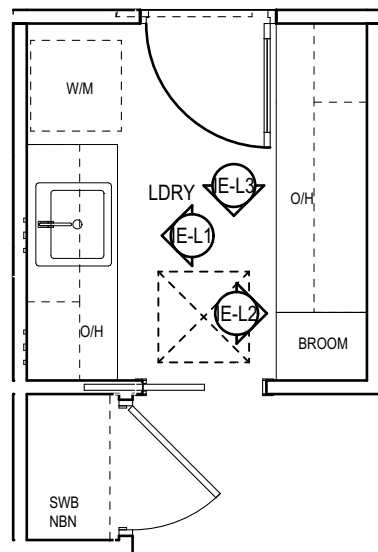


INTERNAL ELEVATION IE-K4
SCALE 1:50

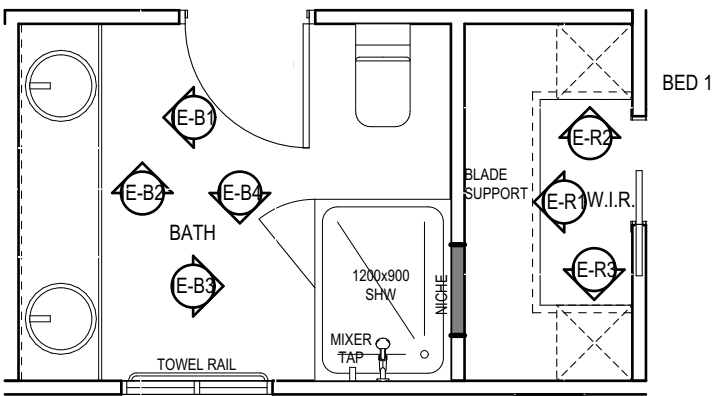


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SCALE 1:50

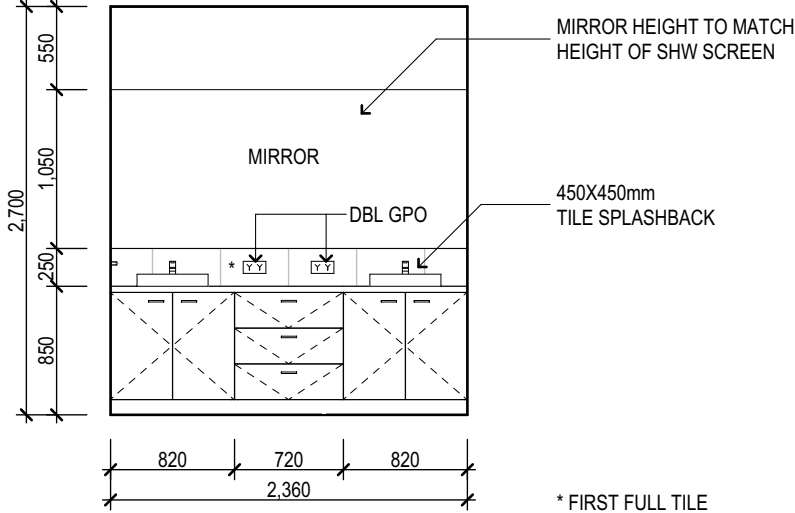
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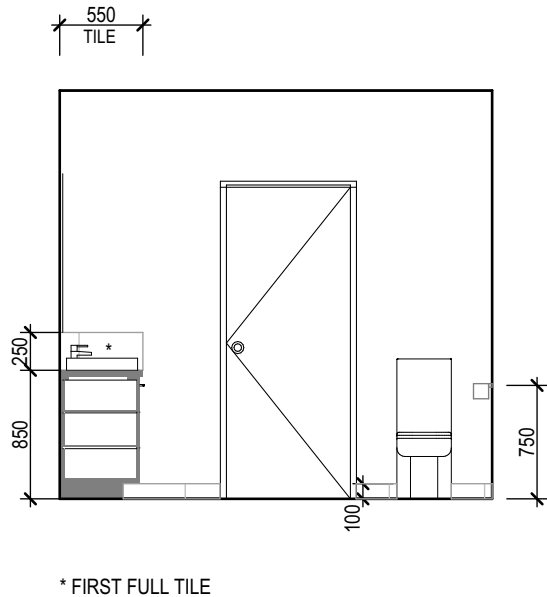
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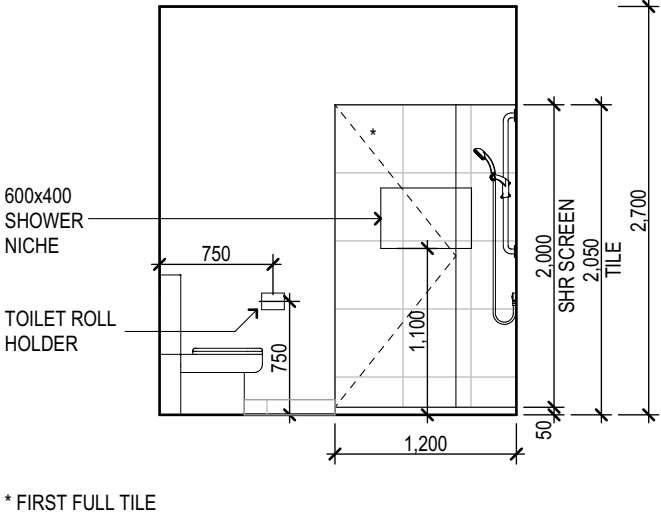
BATHROOM - FLOOR PLAN
SCALE 1:50



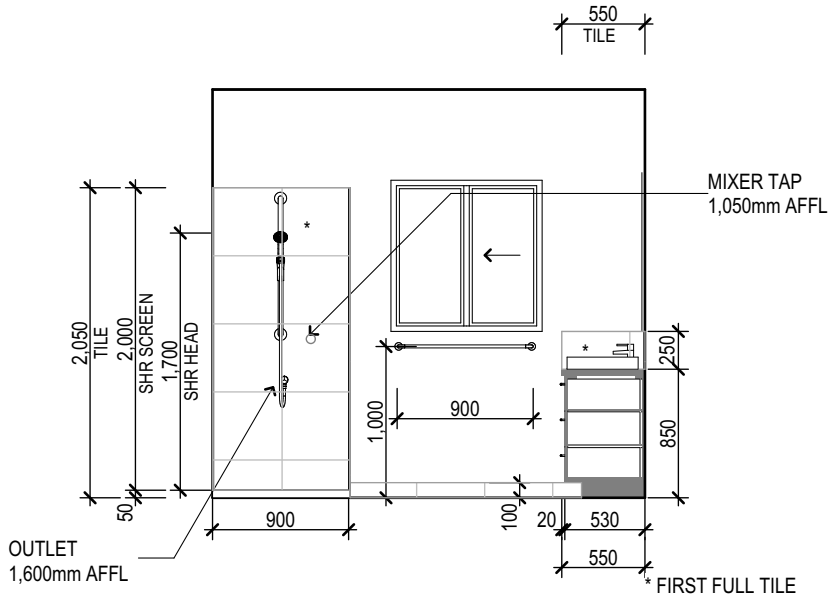
INTERNAL ELEVATION IE-B1
SCALE 1:50



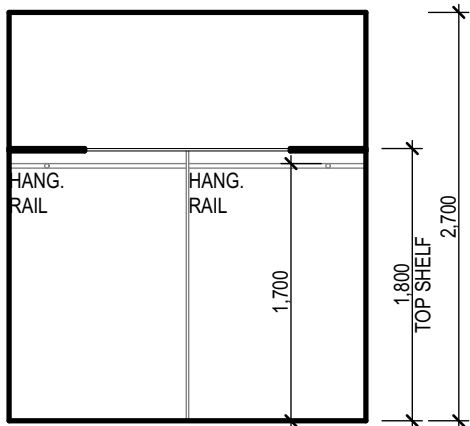
INTERNAL ELEVATION IE-B2
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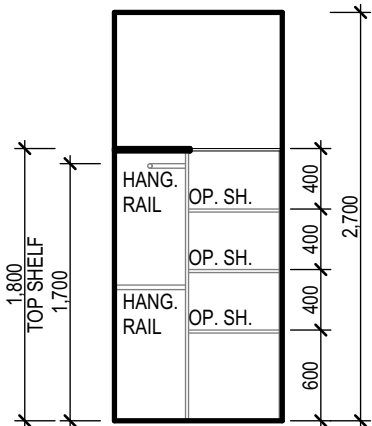
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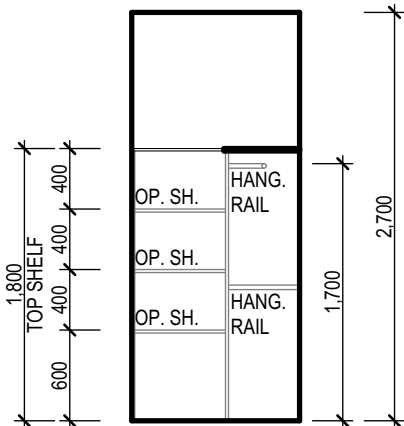
INTERNAL ELEVATION IE-B4
SCALE 1:50



INTERNAL ELEVATION IE-R1
SCALE 1:50



INTERNAL ELEVATION IE-R2
SCALE 1:50



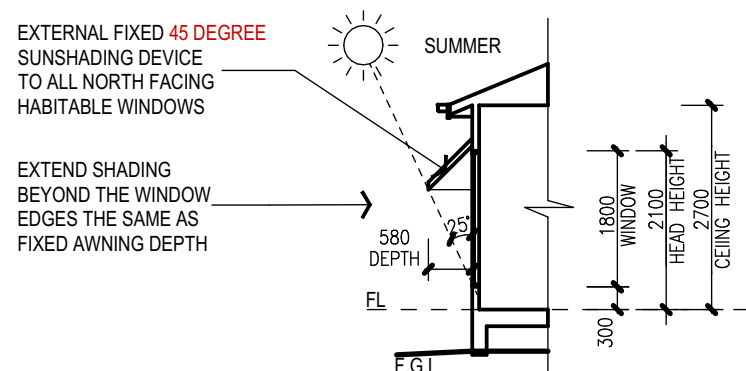
INTERNAL ELEVATION IE-R3
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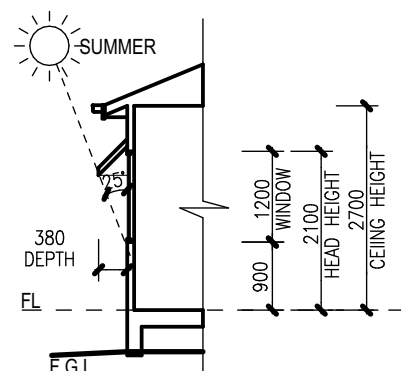
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- A DEPTH OF 25% OF THE HEIGHT OF THE WINDOW.
- AN OFFSET FROM THE TOP OF THE WINDOW TO THE UNDERSIDE OF THE EAVE EQUIVALENT TO HALF THE DEPTH OF THE EAVE.
- TO AVOID THE TRIANGLES OF SUN ENTRY, IN SUMMER THE EAVE SHOULD EXTEND BEYOND THE SIDES OF THE WINDOW BY AT LEAST THE DEPTH OF THE EAVE ITSELF.
- ADDITIONAL SHADE FOR HOT DAYS IN SPRING & AUTUMN IS EFFECTIVELY PROVIDED WITH ADJUSTABLE SHADING DEVICES SUCH AS EXTERNAL BLINDS OR SHUTTERS, OR REMOVABLE SHADING OVER PERGOLAS. THESE ALLOW FULL WINTER SUN ACCESS, IN ADDITION TO FULL SUMMER SUN PROTECTION.
- IF SHADE IS PROVIDED BY SHADE BATTENS ON A PERGOLA BATTENS SHOULD BE SPACED SO THAT THE DISTANCE BETWEEN THEM IS NO MORE THAN THE HEIGHT OF THE BATTEN TO ENSURE COMPLETE SUN SHADE IN SUMMER.
- IF YOU USE DECIDUOUS VINES ON A PERGOLA TO PROVIDE EXTRA SHADE FOR NORTH WINDOWS IN SUMMER, MAKE SURE YOU TRIM THEM BACK AT THE END OF DAYLIGHT SAVING OR THEY WILL CAST TOO MUCH SHADE IN SPRING & AUTUMN.
- FIXED, ANGLED LOUVERS ON PERGOLAS HAVE ALSO BEEN PROMOTED BY PASSIVE SOLAR GUIDELINES IN THE PAST, BY SETTING THE ANGLE OF THE LOUVER TO THE WINTER MIDDAY SUN ANGLE THE LOUVERS WILL CAST MINIMAL SHADE IN THE MIDDLE OF THE DAY. HOWEVER, AS SOON AS THE SUN IS LOWER IN THE SKY E.D IN THE MORNING OR AFTERNOON IN WINTER OR IN SPRING & AUTUMN, THEY DO CAST SIGNIFICANT SHADE. EVEN IF THE ANGLE OF THE LOUVERS ARE ADJUSTABLE YOU NEED TO ADJUST THE ANGLE EVERY FEW HOURS TO MAXIMISE SUN INPUT IN COOL WEATHER.

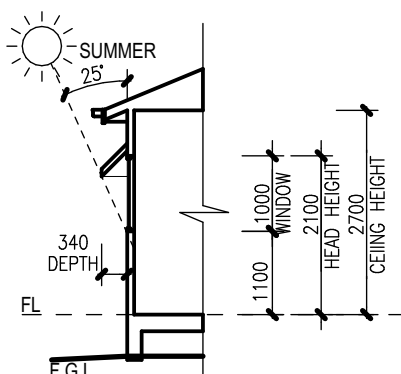
- USE ADJUSTABLE EXTERNAL SHADING. FOR HORIZONTAL SHADING TO BE EFFECTIVE AT BLOCKING LOW ANGLED MORNING & AFTERNOON SUMMER SUN, IT NEEDS TO HAVE A DEPTH OF AROUND TWICE THE WINDOW HEIGHT. THIS WILL SIGNIFICANTLY REDUCE SOLAR GAIN & DAYLIGHT IN WINTER.
- WINDOWS THAT FACE NORTH-EAST OR NORTH-WEST ARE ALSO BEST SHADED BY ADJUSTABLE VERTICAL EXTERNAL SHADING DEVICES SUCH AS AWNINGS OR BLINDS.



1800H WINDOW



1200H WINDOW



1000H WINDOW

SHADING DEVICE LENGTH:
TOP OF SILL TO U/S OF EAVE/SHADING
DEVICE X 45%
AS PER YOURHOME.GOV.AU

DETAIL 'SSD-F' - FIXED EXTERNAL SHADING DEVICE

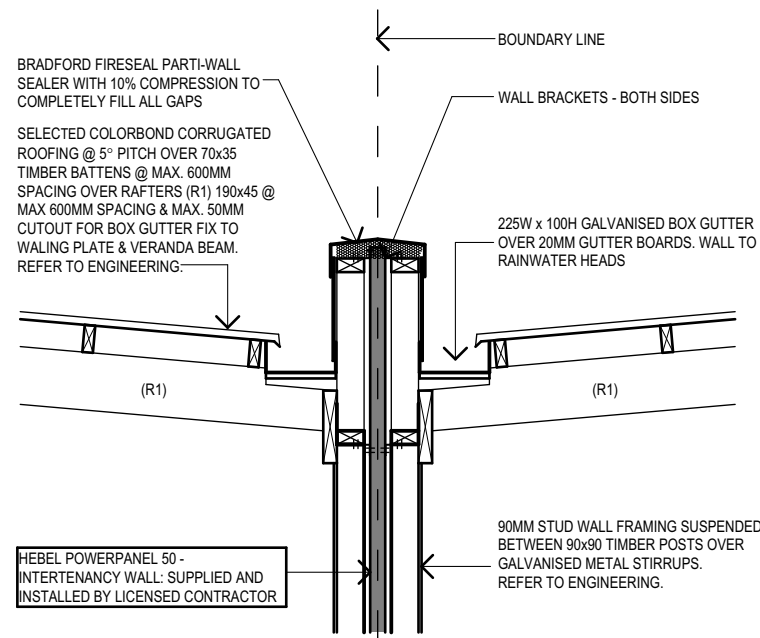
NTS



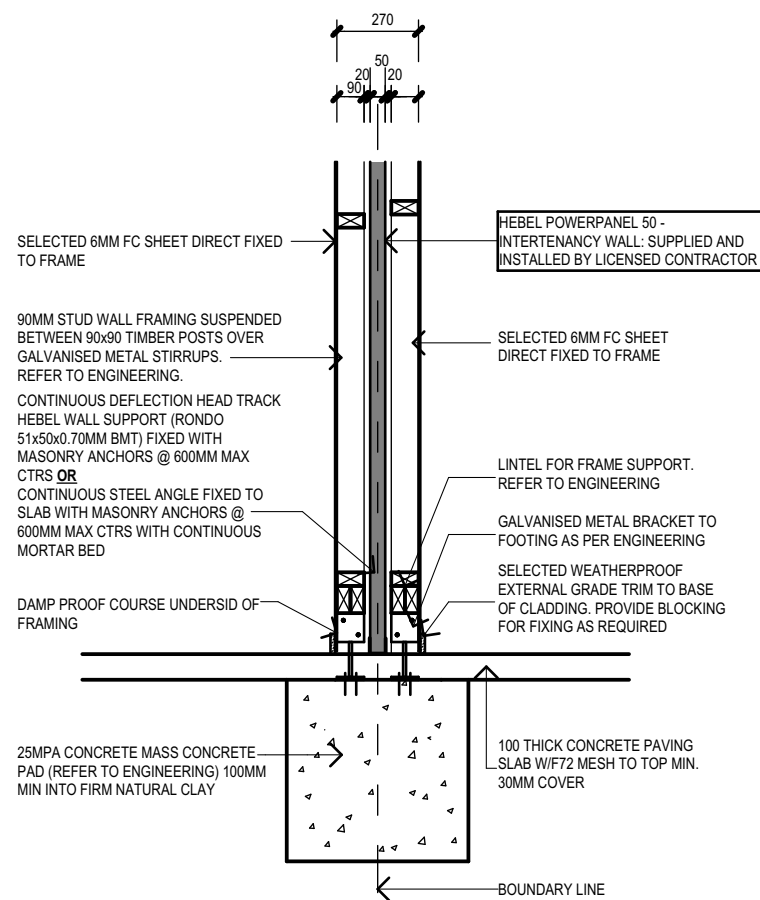
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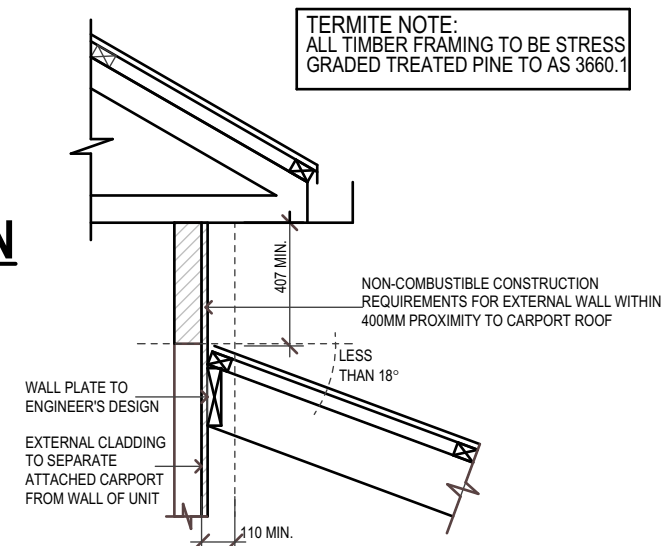
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60/60/60 CARPORT FIRE SEPERATION PARAPET / WALL SCALE 1:25



60/60/60 CARPORT FIRE SEPERATION WALL TO FOOTINGS SCALE 1:25



CARPORT ROOF TO DWELLING WALL DETAIL - BAL 12.5 AS3959-2018 SCALE 1:20

IMPORTANT NOTE:
DETAILS ARE STANDARD, GENERIC AND INDICATIVE ONLY.
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