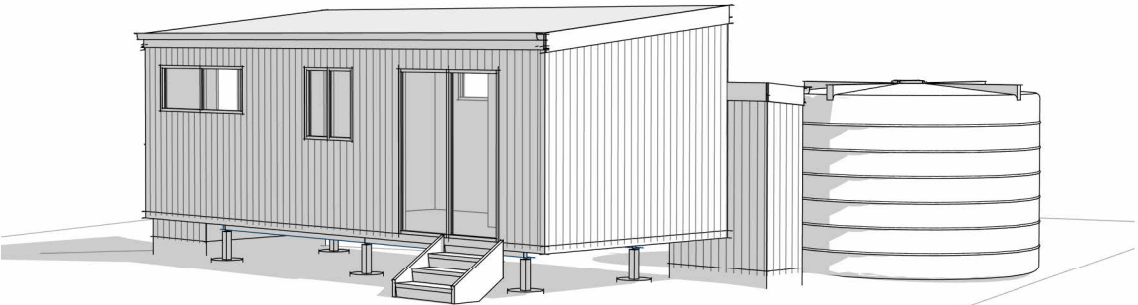
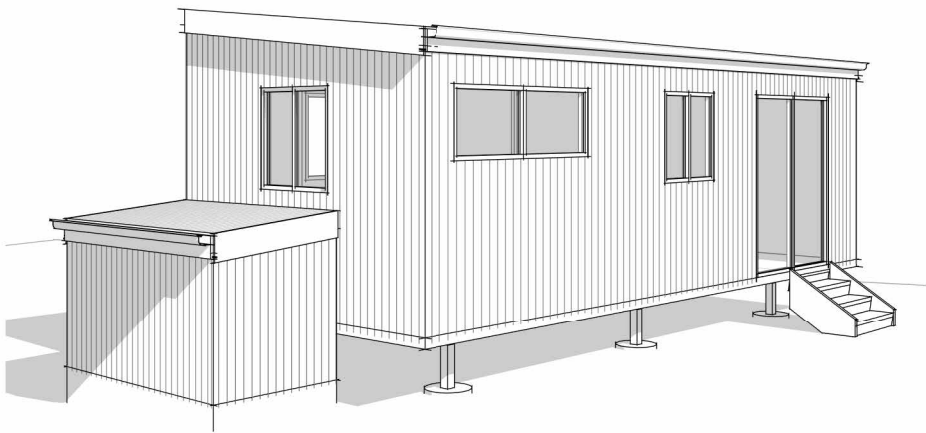


# Proposed New Pre-Manufactured Dwelling

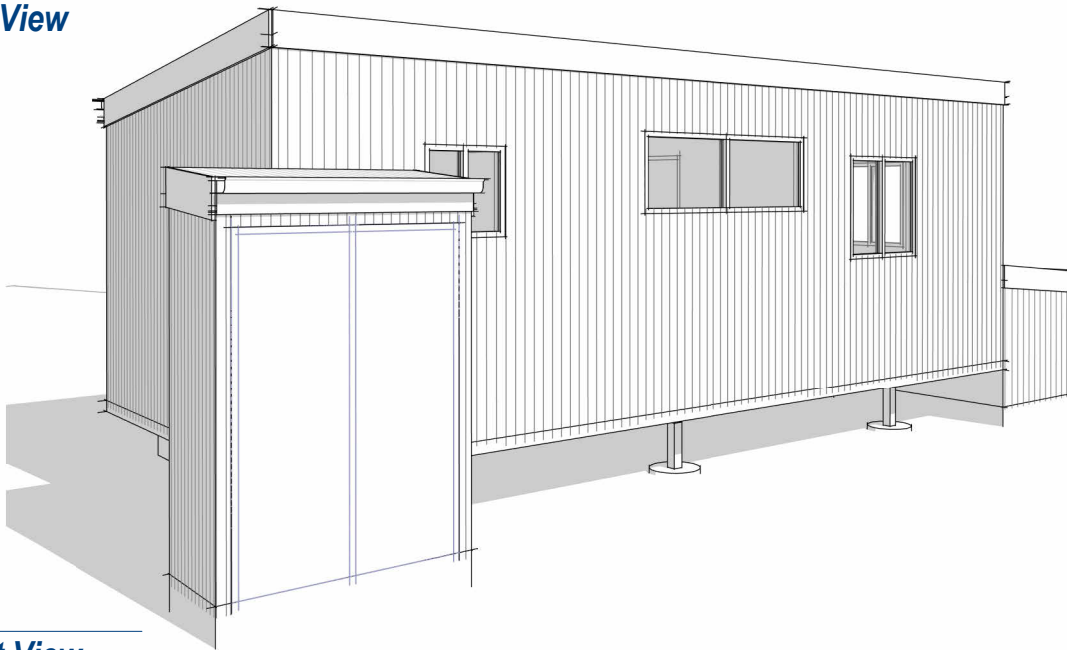
Ruth Carruthers  
58 Keera St, Bingara NSW  
B/-/DP361403



3 3D North/Western View



1 3D North/Eastern View



2 3D South/West View

## SHEET LIST

Number	Name
1	COVER
2	SITE
3	FLOOR PLAN
4	ELEVATIONS
5	GENERAL NOTES

## STAIR SCHEDULE

NCC2022 Required Quantity Range (2R+1G) = 550-700 mm									
Stair Mark	Run Width	Run Height	Run Length	Number of Risers	Number of Treads	Riser Height	Tread Depth	Provided Quantity	
2	2	1000	686	825	4	3	171.4	275.0	617.9

## FINISH SCHEDULE

Finish Item	Finish Notes
Floor	Finished Concrete to Exterior Tiles as shown Elsewhere to be determined
Walls	Exterior - Colourbond Cladding Interior Wet Area - Villaboard Interior - Fibrous cement sheet Skirting & Architrave - 67mm Style to be determined
Ceiling	Interior - Fibrous Cement Sheet Exterior - Fibrous Cement Sheet Eave - Fibrous Cement Sheet
Door	Entry & Laundry - Timber, max glass 0.7m2 - Style to be determined Internal -35mm Hollowcore door - Style to be determined
Window	Standard Aluminium Frames to AS 2047-2014 Clear Glass Through-out (except where noted on plan)
Roof	Colorbond Colorbond Gutter and Fascia

## SPECIFICATION SCHEDULE

All Works to Current NCC and Australian Standards		
ITEM	Description	Reference
Bulk Earthworks	All site cut and fill must be constructed per NCC requirements.	NCC:2022   3.2.1   Engineer
Site Preparation	Site & sub-grade to prepared in accordance with Engineer's specification Slab-on-ground: Finished external surface to be 150mm below FFL unless otherwise stated.	NCC:2022   3.1.2   Engineer
Surface Drainage	Shape finished surface to direct surface water away from foundations @ min. 50mm over the first 1 meter	NCC:2022   3.3.3
Stormwater	Stormwater from roof to be directed to rain water tank. Provide minimum cover to buried lines per site conditions. Tank overflows shall be directed to council stormwater system in street.	NCC:2022   3.3.5 AS3500.3
Termite Protection	The building foundations must be provided with appropriate termite protection.	NCC:2022   3.4.2 & 3 AS 3660.1
Foundation	Isolated Concrete pier to Engineer's Detail	NCC:2022   4.2.1-11 & 14-22 AS2870   Engineer
Stumps	75x75x3.5 Duragal Adjustable Pier imbeded into isolated concrete pier	NCC:2022 4.2.12-13
Sub-Floor Ventilation	The subfloor space is required to be provided with ventilation openings. The Sub-floor is not to be enclosed	NCC:2022   6.2.1 & Table 6.2.1a
Sub-Floor Framing	As per manufacturer's detail.	NCC:2022   6.3.1-9 DuraGal Flooring Systems 32352-13CS-GA 02
Floor	Living: 19 mm Particleboard flooring Wet areas: 19 mm Compressed fibre-cement sheet	AS1860.2   AS1684 - 5.8 Table 5.4 & 5.5
Beams	All Beams and Lintels to Manufacturer's Detail	NCC:2022   6.3.5 Frame Manufacturer   Engineer
Wall	All Framing to manufacturer's detail	Manufacturer
Roof Framing	To manufacturer's specification	Manufacturer
Roof Cladding	Roof Sheets to be installed per plan. Roof penetrations to be flashed & waterproofed.	NCC:2022   7.2.1-8
Wall Cladding	All lightweight cladding is to be installed in accordance with the NCC and manufacturer's specifications	NCC:2022   7.5
Glazing	All windows & glazed assemblies must be installed in accordance with the following: Structural building loads must not be transferred to the window assembly. A minimum 10 mm gap must be provided between the top of the window assembly & any loadbearing framing or masonry wall element. Packing, if provided between each window assembly & the frame, must be-- located along each side and bottom & fixed to ensure the sides and bottom of the window assembly remain straight & clear of any flashing material.	NCC:2022   8.2 NCC:2022   8.3 - Tables 3a to 3c NCC:2022   8.4 Human Impact
Smoke Alarms	Smoke alarms must be powered from the consumer mains source where a consumer mains source is supplied to the building and interconnected within the dwelling where there is more than one alarm.	NCC:2022   9.5 AS3786
Waterproofing	All wet areas to be constructed & waterproofed in accordance with NCC/AS requirements Where waterproofing is installed to the substrate, the substrate must have fall. PROCESS: Wet area set-down 70mm (Provide hob along external wall & under wall frames seperating wet areas) Install puddle flange & create fall to floor wastes with bedding layer (min. 1:80 in showers - 1:100 elsewhere) Install water stops (min. 1500mm from shower connection inwall/ceiling) & flashings. Apply waterproofing membrane (Polyurethane) per manufacturer's specifications & NCC/AS requirements.	NCC:2022   10.2 AS3740   2021
Condensation	Full Wall Wrap to be located on the exterior side of the wall frame - Having a vapour permeance of not less than 0.143 µg/N.s Overlapped & taped per Manufacturer's specification & relevant Australian Standards	NCC:2022   10.8.1 AS/NZS 4200.1 AS 4200.2
Ventilation	All bathrooms & W/Cs ventilated by mechanical fan must be provided with - min flow rate = 25 L/s Kitchen & Laundry ventilated by mechanical fan- min flow rate = 40 L/s Discharged directly (or ducted) to external wall/eave cavity and be fitted with a sealing device when servicing a conditioned space. Make-up air must be provided from another ventilated room via a vent or min. 15mm gap under bathroom door	NCC:2022   10.6 NCC:2022   10.8.2 NCC:2022   13.4.5
Building Sealing	External doors (including internal door to garage) must be fitted with a bottom edge draft protection & foam/rubber compressible strip to remaining sides Openable Windows must be fitted with a foam/rubber compressible strip or fibrous seal to all edges	NCC:2022   13.4.4
Sewer Drainage	All sewerage to be directed to council sewer system via new connection into council main located adjacent to Keera Street.	AS3500.5   Council Engineer AS1547-1994
Steps	Hardwood treads - Surface & nosing to meet Slip Resistance Classification P4 Top of stairs not to exceed 700mm else a landing must be provided.	NCC:2022   11.2 Table 3.9.1.1

PROJECT:	Proposed New Pre-Manufactured Dwelling	DRAWING NO:	250114	DRAWING STATUS:	ISSUED FOR DEVELOPEMENT APPROVAL		
CLIENT:	Ruth Carruthers	ISSUE DATE:	06/02/2025	SHEET:	1 of 5 - COVER		
ADDRESS:	58 Keera St, Bingara NSW	REVISION DATE:		SCALE:	A3	DRAWN BY:	JT
LOT/S/PLAN:	B/-/DP361403					APPROVED:	-

LEGEND:

100mm Stormwater Pipe

100mm Sewer Line

Proposed Contour Line

Existing Contour Line

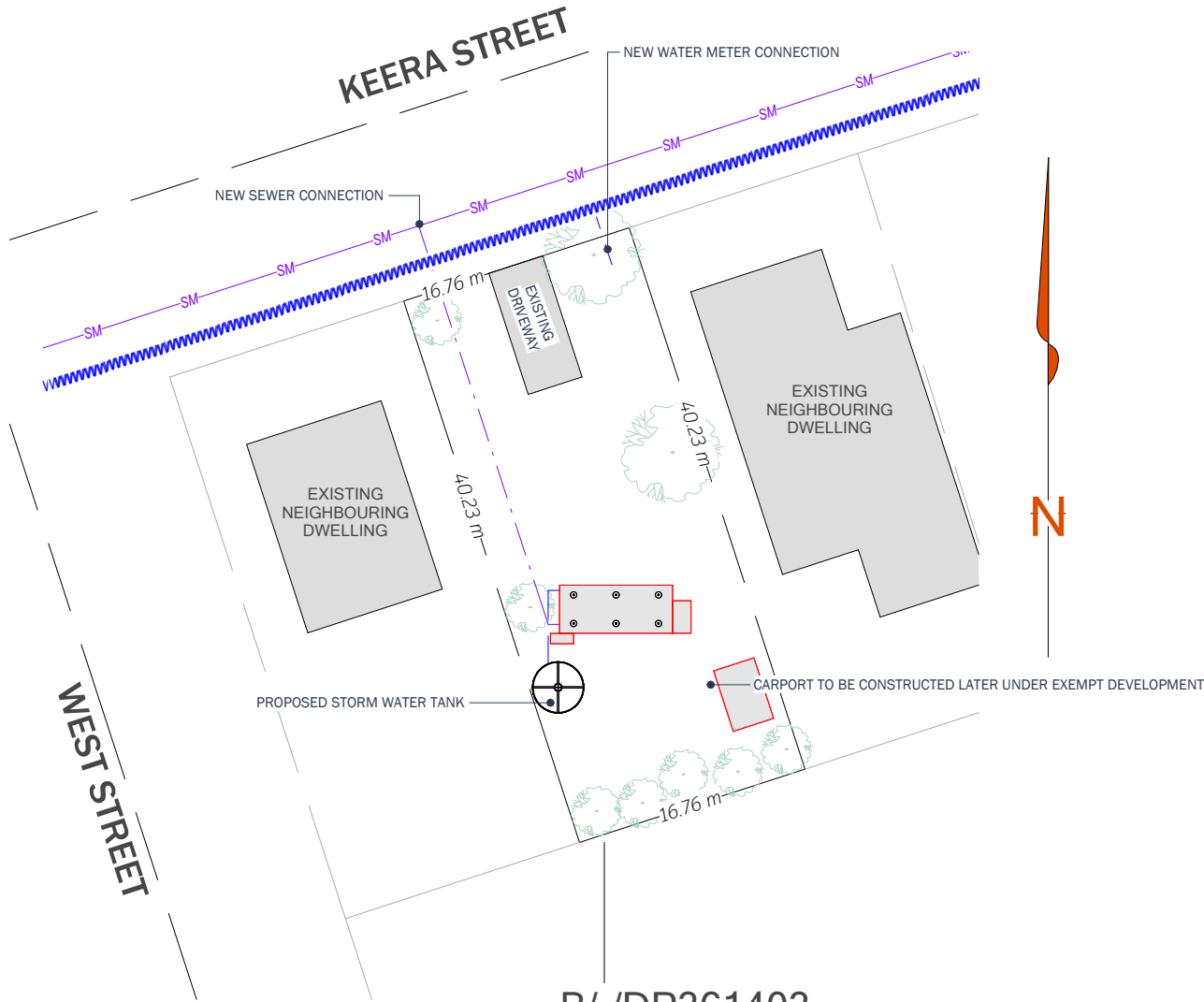
Cut Area

Fill Area

Various Sized Trees

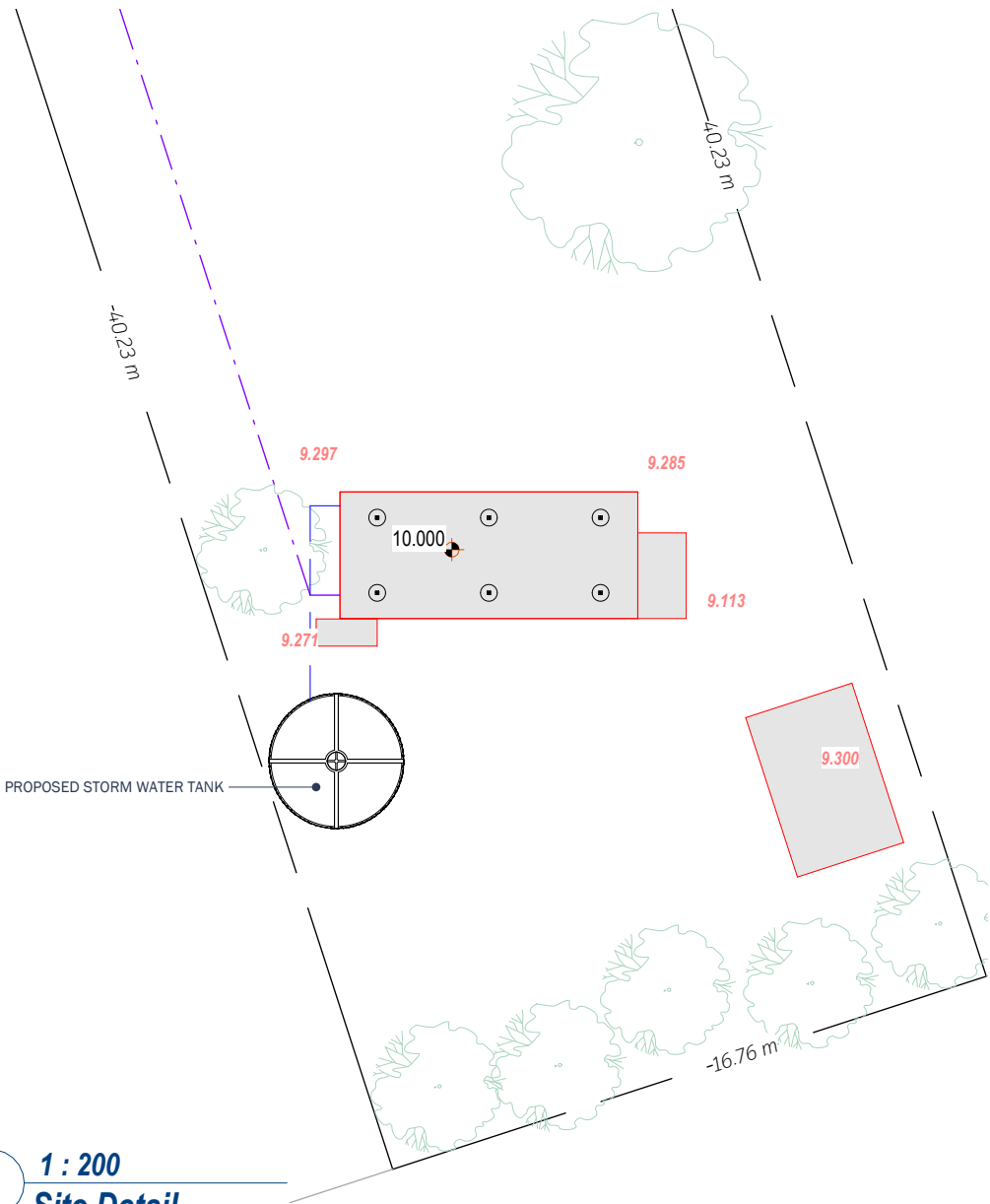
Shaped "V" Drain

Direct Surface Water thus



B/-/DP361403  
58A Keera St, Bingara  
674 m<sup>2</sup>

1 1 : 500  
Site



2 1 : 200  
Site Detail



Underground service locations are approximate only and should be verified by local authority prior to construction

PROJECT:	Proposed New Pre-Manufactured Dwelling	DRAWING NO:	250114	DRAWING STATUS:	ISSUED FOR DEVELOPEMENT APPROVAL		
CLIENT:	Ruth Carruthers	ISSUE DATE:	06/02/2025	SHEET:	2 of 5 - SITE		
ADDRESS:	58 Keera St, Bingara NSW	REVISION DATE:		SCALE:	A3 As indicated	DRAWN BY:	JT
LOT/S/PLAN:	B/-/DP361403			APPROVED:	-		

ISSUE	REVISION	DESCRIPTION	AUTH	DATE
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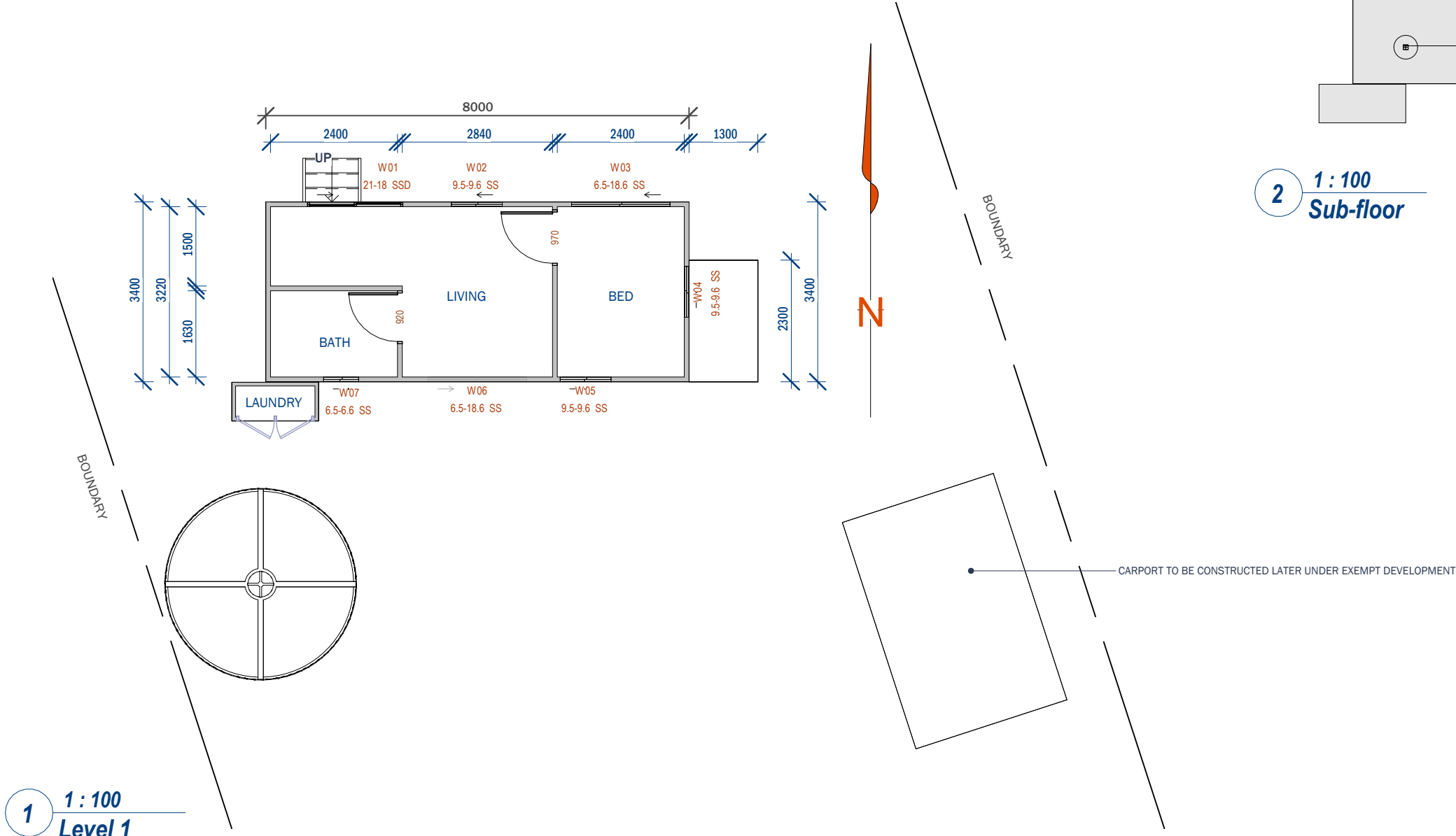


ABODE  
BUILDING DESIGN

GENERAL NOTES:

- DO NOT SCALE.
- ALL DIMENSIONS AND LEVELS SHALL BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF THE WORKS.
- DIMENSIONS SHOWN ARE TO FACE OF EXTERNAL FRAME ONLY.
- WHERE DIMENSIONS ARE TO CENTER OF PIER/POSTS, A
- 'C' IS PLACED ON THE LEADER LINE

ANY DISCREPENCIES TO BE REPORTED IMMEDIATELY TO BUILDING DESIGNER.



AREA SCHEDULE	
Name	Area
LIVING	26.8 m²
AREA TOTAL	26.8 m²

ROOM SCHEDULE		
Name	Area	Base Finish
LAUNDRY	0.9 m²	CONCRETE
CAT HOUSE	2.5 m²	CONCRETE
CONCRETE	3.4 m²	
BATH	3.9 m²	TILES
TILES	3.9 m²	
BED	7.7 m²	VINYL
LIVING	12.9 m²	VINYL
VINYL	20.6 m²	
	27.9 m²	

FINISH SCHEDULE	
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Floor	Finished Concrete to Exterior Tiles as shown Elsewhere to be determined
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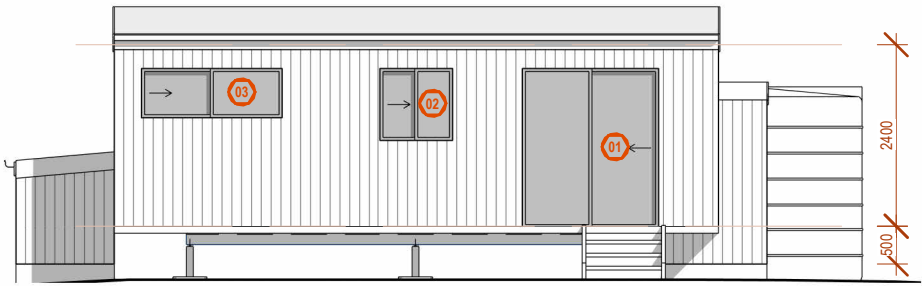
PROJECT:	Proposed New Pre-Manufactured Dwelling	DRAWING NO:	250114	DRAWING STATUS:	ISSUED FOR DEVELOPEMENT APPROVAL								
CLIENT:	Ruth Carruthers	ISSUE DATE:	06/02/2025	SHEET:	3 of 5 - FLOOR PLAN								
ADDRESS:	58 Keera St, Bingara NSW	REVISION DATE:		SCALE:	A3 1 : 100	DRAWN BY:	JT	APPROVED:	-				
LOT/S/PLAN:	B/-/DP361403									ISSUE	REVISION DESCRIPTION	AUTH	DATE

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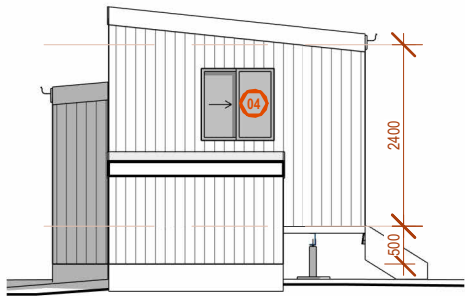
admin@abodebuildingdesign.com.au - 0447 770 174 - 34 Oswald Lane, Inverell NSW 2360 - ACCREDITED BUILDING DESIGNER No. 6828



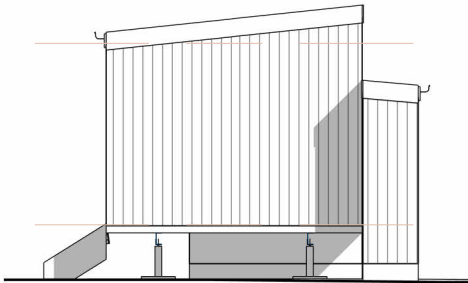
ABODE  
BUILDING DESIGN



1 1 : 100  
North



2 1 : 100  
East



4 1 : 100  
West



3 1 : 100  
South

PROJECT:	Proposed New Pre-Manufactured Dwelling	DRAWING NO:	250114	DRAWING STATUS:	ISSUED FOR DEVELOPEMENT APPROVAL			
CLIENT:	Ruth Carruthers	ISSUE DATE:	06/02/2025	SHEET:	4 of 5 - ELEVATIONS			
ADDRESS:	58 Keera St, Bingara NSW	REVISION DATE:		SCALE:	A3 1 : 100	DRAWN BY:	JT	APPROVED: -
LOT/S/PLAN:	B/-/DP361403							

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ABODE  
BUILDING DESIGN



<div><div>FALLS, SLIPS, TRIPS</div><div>a) WORKING AT HEIGHTS</div><div>DURING CONSTRUCTION</div><div><div><div>Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling.</div><div>However, if construction of this building requires workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder must provide and maintain a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.</div></div></div><div><div>DURING OPERATION OR MAINTENANCE</div><div>For houses or other low-rise buildings where scaffolding is appropriate:</div><div><div>Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.</div><div>For buildings where scaffold, ladders, trestles are not appropriate:</div><div><div>Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice,regulations or legislation.</div><div>ANCHORAGE POINTS</div><div><div>Anchorage points for portable scaffold or fall arrest devices have been included in the design for use by maintenance workers. Any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.</div><div>b) SLIPPERY OR UNEVEN SURFACES</div><div>FLOOR FINISHES Specified</div><div><div>If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.</div><div>FLOOR FINISHES By Owner</div><div><div>If designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.</div><div>STEPS, LOOSE OBJECTS AND UNEVEN SURFACES</div><div><div>Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.</div><div>Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard.</div><div>Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.</div><div>Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.</div><div>FALLING OBJECTS</div><div>LOOSE MATERIALS OR SMALL OBJECTS</div><div><div>Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.</div><div><div>1. Prevent or restrict access to areas below where the work is being carried out.</div><div>2. Provide toeboards to scaffolding or work platforms.</div><div>3. Provide protective structure below the work area.</div><div>4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).</div></div></div><div><div>BUILDING COMPONENTS</div><div><div>During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place.</div><div>Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.</div><div>Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.</div></div><div><div>DOCUMENTATION NOTES</div><div><div>Substitution of any structural members, and/or any variation to any part of the design WILL VOID any responsibilities of the designer for the structural integrity and performance of the building.</div><div>The design represented within this set of drawings is for an individual building. It cannot be used again on another site, without prior checking with designer. This applies also to all consultant documents that support these drawings.</div><div>The builder is advised to provide full set of these drawings to all supporting trades and suppliers, so that each has full knowledge of the project. If separated, builder to ensure the recipient has all necessary drawings.</div></div></div></div></div></div></div></div></div></div></div></div>									
<div><div>TRAFFIC MANAGEMENT</div><div>For building on a major road, narrow road or steeply sloping road :</div><div><div>Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard.</div><div>During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided.</div><div>Trained traffic management personnel should be responsible for the supervision of these areas.</div><div>For building where on-site loading/unloading is restricted:</div><div><div>Construction of this building will require loading and unloading of materials on the roadway.</div><div>Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.</div></div><div>For all buildings:</div><div><div>Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site.</div><div>A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.</div></div><div><div>SERVICES GENERAL</div><div><div>Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material.</div><div>Existing services are located on or around this site.</div><div>Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated.</div><div>Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.</div><div>Locations with underground power:</div><div><div>Underground power lines MAY be located in or around this site.</div><div>All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.</div><div>Locations with overhead power lines:</div><div><div>Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level.</div><div>Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated.</div><div>Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.</div></div></div><div><div>CONFINED SPACES</div><div>EXCAVATION</div><div><div>Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate</div><div>support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.</div><div>ENCLOSED SPACES</div><div>For buildings with enclosed spaces where maintenance or other access may be required:</div><div><div>Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose.</div><div>The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building.</div><div>Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.</div></div><div><div>SMALL SPACES</div><div>For buildings with small spaces where maintenance or other access may be required:</div><div><div>Some small spaces within this building will require access by construction or maintenance workers.</div><div>The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building.</div><div>Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.</div></div><div><div>MANUAL TASKS</div><div><div>Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.</div><div>All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.</div><div>Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag.</div><div>All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.</div></div><div><div>PUBLIC ACCESS</div><div><div>Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public.</div><div>Warning signs and secure barriers to unauthorised access should be provided.</div><div>Where electrical installations,excavations, plant or loose materials are present they should be secured when not fully supervised.</div></div></div></div></div></div></div></div></div></div></div>									
<div><div>HAZARDOUS SUBSTANCES</div><div>ASBESTOS</div><div>For alterations to a building constructed prior to 1990:</div><div><div>If this existing building was constructed prior to: 1990 - it therefore may contain asbestos 1986 - it therefore is likely to contain asbestos either in cladding material or in fire retardant insulation material.</div><div>In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.</div></div><div><div>POWDERED MATERIALS</div><div><div>Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.</div><div>TREATED TIMBER</div><div><div>The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful.</div><div>Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released.</div><div>Do not burn treated timber.</div><div>VOLATILE ORGANIC COMPOUNDS</div><div><div>Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required.</div><div>The manufacturer's recommendations for use must be carefully considered at all times.</div><div>SYNTHETIC MINERAL FIBRE</div><div><div>Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body.</div><div>Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.</div></div><div><div>TIMBER FLOORS</div><div><div>This building may contain timber floors which have an applied finish.</div><div>Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required.</div><div>The manufacturer's recommendations for use must be carefully considered at all times.</div></div><div><div>OTHER HIGH RISK ACTIVITY</div><div><div>All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements.</div><div>All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.</div><div>All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work.</div><div>Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement.</div></div><div><div>SITE NOTES</div><div><div>Contour levels shown on the drawings shall be confirmed on site by the builder prior to commencing works.</div><div>Site to be prepared in accordance with engineer's report, if applicable. Site to be excavated and/or filled to levels shown. Construction area to be cleared of vegetation, all topsoil and upper strata containing organic matter.</div><div>Dish drains and ag pipes to be provided as required or indicated to facilitate drainage of water away from building. The external finished surface surrounding the building is to fall away from the building at a slope of 1:20 min. not less than 50mm over the first 1000mm from the building and to a point where ponding will not occur. The surface drainage is to discharge evenly within the site and without nuisance to adjoining properties.</div><div>All stormwater and drainage to comply with NCC parts 3.1.2 &amp; 3.5.2 and AS:3500. Temporary downpipes to be provided at dp locations during construction, draining roof water onto ground, 2m min away from building. Each downpipe to be 90mm dia. min. and to disperse 33m² of roof area maximum. All stormwater drainage to be 100mm dia. min. UPVC sealed system to comply with NCC 2019 &amp; AS:3500.3 to disperse 110m² roof area maximum.</div><div>Connect downpipes to legal point of discharge via 100mm dia. UPVC stormwater pipe laid with a min. fall of 1:80. discharge to the satisfaction of the relevant authority.</div><div>1000mm max. high retaining wall with 90 dia. slotted ag. drain (discharging to stormwater drain) and granular backfill behind, to be wholly contained within the site. (refer to site plan for locations if any)</div><div>Driveway slope not to exceed 1:4. Driveway and footpath crossover to the relevant authorities' Specification.</div><div>All pool fencing shall be min. 1200mm high and in accordance with AS:1926.1 &amp; AS:1926.2.</div></div></div></div></div></div></div></div></div></div>									
<div><div>GENERAL NOTES</div><div><div>All dimensions in millimetres and are to structure &amp; not to finish on new work. Existing walls maybe nominally dimensioned.</div><div>Do not scale off drawings. Use written dimensions only. The owner, builder and all subcontractors shall confirm all dimensions, levels &amp; specifications prior to commencing works or ordering materials and shall be responsible for ensuring that all building works conform to the NCC, current Australian standards, Building regulations. Report any discrepancies to the designer.</div><div>Work shall comply with the Building Code of Australia and all relevant current Australian Standards. Any outdated Standards listed in these notes are to be taken to refer to the current edition.</div><div>Manufacturer's specification means a current approved specification for use under the conditions applicable these drawings are available digitally, if required.</div><div>These plans shall be read in conjunction with any structural and civil engineering specifications and drawings. For soil classification refer to structural engineer's soil report.</div><div>All timber framing to be in accordance with AS:1684.2 residential timber framing (non-cyclonic) or AS:1684.3 residential timber framing (cyclonic). Steel framing to be in accordance with AS:3623</div><div>Water closet doors opening inwards to be fitted with lift off hinges to allow the door to be removed when in the closed position unless a clear space to the closet pan of 1.2m can be provided.</div><div>All wet areas to comply with NCC 3.8.1.1 and AS:3470. Splashbacks shall be impervious for 150mm above sinks, tubs, and hand basins within 75mm of wall.</div><div>Safety glazing to be used in the following locations all rooms - within 500mm vertical of the floor bathrooms - within 1500mm vertical of the bath base fully glazed doors, including mirror robe doors shower screens and doors within 300mm of a door and &lt;1200mm above floor level.</div><div>Windows sizes are nominal only, actual sizes will vary with manufacturers, flashing all around.</div><div>Provide exhaust fans as shown, to be ducted to exterior and to be switch activated in accordance with AS:1668.2</div><div>Tiled decks over habitable areas are to be waterproofed per manufacturer's recommendations. Typically, 19mm compressed fibre cement sheeting with one layer of flexible sheet or liquid membrane (to be protected during work) and floor tiles over on mortar bed and adhesive.</div><div>Footings not to encroach title boundaries or easements. It is recommended where buildings are to be located in close proximity of boundaries, a Setout Survey be conducted by a licensed surveyor.</div><div>Masonry walls to be in accordance with AS:3700 &amp; NCC 3.3. All steelwork in masonry to be hot dip galvanised. Provide wall ties at 600mm spacings both vertical and horizontal and within 300mm of articulation joints. Brick ties to be galvanised.</div><div>Articulation joints between masonry elements must have a width of not less than 10 mm and be provided at the following locations; max. 6m centres in straight, continuous walls having no openings and within 4.5 m, but not closer than 470 mm of all corners; and at max. 5m centres in straight, continuous walls with openings more than 900 x 900 mm and located so that they are not more than 1.2 m away from openings. Where the height of the wall changes by more than 20%, at the position of change in height; and where a wall changes in thickness; and at control or construction joints in footings or slabs at junctions of walls constructed of different masonry materials. Articulation joints must not be constructed adjacent to arched openings. Articulation joints must either be filled with a compressible foam or polystyrene filler and a flexible sealant; or a purpose made backer rod and a flexible sealant</div><div>Sub-floor ventilation minimum 7500mm²/m for external walls and 1500mm²/m for internal walls below barrier.</div><div>Stair requirements: min. tread 240mm, min. riser 115mm, max. riser 190mm. Space between open treads max. 125mm. Treads to be non-slip surface.</div><div>Balustrades: min. 1000mm above landings with max. opening of 125mm and in accordance with NCC 3.9.2. For stainless steel balustrading, refer table 3.9.2.1 (wire balustrading construction - required wire tension and max. permissible deflection)</div><div><div>Disclaimer:</div><div>Any data supplied by others and shown on these drawings are not the responsibility of this designer. All users of these drawings are advised to check other supplied data. The owner remains responsible for ongoing maintenance of building. Structural elements in particular, are to remain protected by the methods shown and listed in these drawings.</div></div><div><div>TERMITE PROTECTION</div><div><div>All buildings shall be protected against termite attack in accordance with AS:3660.1 termite system to be inspected by competent persons every 12 months or as advised by installers. Two durable notices shall be placed (e.g. meter box &amp; kitchen). Notice is to show method or protection, date installed and manufacturers recommendation for future inspections.</div><div>Barriers to be installed as per drawings or in accordance with NCC and AS:3660.1 recommendations, and these notes. Builder to confirm with owner the chosen method of timber protection. Owner remains responsible for ongoing inspection of structural timber elements, and that barriers are not compromised. Where concrete slab forms barrier, slab to be constructed as per AS:2870. Slab &amp; footings to be "monolithic". Termimesh flange to be clamped to pipes and set in slab. 75mm min of exposed slab edge to remain above finished perimeter level. Exposed edge not to be covered by soil, rendered or tiled, but may be painted. Where brickwork conceals edge of slab, in addition to above, provide termimesh barrier below D.C.P. fixed to slab edge. Install ant capping to all brick piers, timber or conc stumps. Keep timber clear of ground when on steel anchors. Keep timber clear of ground when on steel anchors. Non-timber elements (e.g. steel posts) need no protection from termites. All timber in direct contact with concrete to be separated by G.I. flashing.</div></div></div></div></div>									
<div><div>MATERIAL NOTES</div><div><div>GENERAL - All materials shall be new unless notated otherwise (UNO). Builder to obtain manufacturer's installation guide for all proprietary products. Reused items to be checked for soundness etc prior to use.</div><div>REINFORCED CONCRETE - Concrete Slab &amp; footings to be constructed in accordance with AS:2870.1 and Engineer's specifications and detail.</div><div>MASONARY - Brickwork to conform to current Australian Standards. Approved galvanised ties at 600x600 centres. Also at 300 centres to raised floor levels. Use medium duty type standard reinforcement every 4th course. DPC 150 above ground. Walls to have a continuous cavity kept clear of mortar droppings. All openings to be fully flashed with standard damp proof course, material to prevent water penetration to internal areas. Brick foundation walls under timber floors to have vents at 7500 sq mm per metre length of external wall. (Approx. 1 brick sized vent every 2 metres). All perpend to be fully filled with mortar. Provide vertical control joints at 6m max centres, preferably beside openings.</div><div>STEELWORK - Fabricate and erect in accordance with current editions of AS:4100 and Engineer's specifications and detail.</div><div>TIMBER - Hardwood - Min Stress Grade F14 UNO S3 Strength group, J2 Joint group. Softwood - Min Stress Grade mgp10/F5 UNO SD6 Strength group, JD4 Joint group. All structural timberwork to be in accordance with current edition of AS:1684 Timber Framing Code.</div><div>FIXINGS - All nuts &amp; bolts to be provided with washers. All bolts to be tightened finally before handover. Bolt holes to be 2mm oversize in unseasoned timber. Unless detailed otherwise timber members to be fixed with nominal nailing as specified in AS:1684.</div><div>FLOOR COVERINGS - Refer owner or builder spec for floor finishes, unless shown on drawings.</div><div>WET AREA SURFACES - Water proofing of internal wet areas shall comply with part 3.6.1 of the NCC. Floor surface to bath &amp; laundry shall be impervious, with junctions in showers between walls &amp; floor, and wall &amp; bath flashed to prevent moisture penetration into walls. Ceramic tiles or other approved impervious material to walls around showers to 1800mm min above floor including 100mm minimum from edge of shower. Where shower has no hob, impervious material to floor to be placed in a radius of 1500 away from shower head. All timber framed walls to wet areas to be lined with Hardies 6FC.</div><div>CLADDINGS - All external &amp; internal claddings to be fixed &amp; finished in accordance with manufacturer's specification. Vapour Permeable Sarking to be provided between cladding and external face of frame.</div><div>MOULDINGS - On renovations or extensions, match existing, UNO or owner as specified. On new houses, build-ins and separated extensions, the following are to be adopted UNO or owner specified. Cornice - standard 90 plasterboard. Architrave - Pine finger jointed 70 x 19. Skirting - Pine finger jointed 90 x 19. Sills - Pine finger jointed 90 x 19</div><div>GUTTERS – Colorbond Fascia 150 Quad Gutter, UNO.</div></div></div>									
<div><div>BRACING WALL BOTTOM FIXING:</div><div><div>For bracing walls sitting on concrete slab: M12 Ramset™ AnkaScrew™ bolts at each end of bracing wall and intermediately @&lt;= 1200mm to fix bottom plate of bracing wall to the concrete slab. The effective depth of bolts is 60mm, and the uplift capacity of each M12 Ramset™ AnkaScrew™ bolt should be no less than 13.2kN.</div></div></div>									
<div><div>LOAD BEARING WALL TIE-DOWN REQUIREMENTS</div><div><div>All external stud walls are load-bearing walls</div><div>Battens to timber trusses and trusses to stud wall top plates connection to manufacturer's specification.</div><div>Top plate to bottom plate fixing: M12 @1800mm threaded rod from top plate through to bottom plate (AS1684.2 Table 9.19 (f) ), with tensile capacity not less than 20kN.</div><div>For bottom plates sitting on concrete slab: M12 threaded rod continuous from top plate to slab @ 1800mm. The effective depth of rod is 90mm, and the uplift capacity of each M12 threaded rod should be no less than 20.0kN.</div></div></div>									
<div><div>NOTES OF WALL BRACING:</div><div><div>Bracing to be positioned in building as per requirements of AS 1684.2 (Clauses 8.3.6.6 &amp; 8.3.6.7).</div><div>Bracing type quoted refers to AS 1684.2 T8.18 (h), method B, Ratings: 6.0kN/m.</div><div>Alternatives may be selected from Table 8.18 to achieve required bracing force.</div><div>No. of braces shown represent minimum required for total bracing force. Additional braces or other combination of lesser capacity braces may be substituted provided the distribution requirements of AS 1684.2, Clauses 8.3.6.6 &amp; 8.3.6.7are met, (i.e max distance between braces = 9m)</div><div>All walls used for required bracing are to continue to roof in accordance with AS 1684.</div><div>All sheet edges, top and bottom of sheets and horizontal joints to be fully supported over studs, plates or nogging.</div></div></div>									
<div><div>THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.</div><div>THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTAINERS, DEMOLISHERS.</div></div>									

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