

NOTE:

DO NOT SCALE FROM THE DRAWINGS.
ALL DIMENSIONS TO BE CONFIRMED ON
SITE PRIOR TO FABRICATION AND/OR
CONSTRUCTION. IT REMAINS THE
CONTRACTOR'S RESPONSIBILITY TO
ENSURE COMPLIANCE WITH RELEVANT
CODE'S AND REGULATIONS IS
MAINTAINED AT ALL TIMES.

REVISION

1 Site Plan 1:500

* APPROX. MAIN PAD R.L. 62.25

GENERAL NOTES:

DO NOT SCALE FROM THE DRAWINGS, USE FIGURED DIMENSIONS. ALL RL'S ARE RELATIVE STRUCTURAL RL'S GIVEN IN AHD. ARROW INDICATES DIRECTION OF FALL GENERALLY BUT RISE ON STEPS & RAMPS. THE ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS DOCUMENTATION. CONFIRM ALL DIMENSIONS ON SITE

CONSTRUCTION

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND LOCAL GOVERNMENT REQUIREMENTS. FALL FLOOR SURFACE OF ALL WET AREAS TO FWG. USE ONLY APPROVED FLOORING OVER TIMBER STRUCTURE BELOW WET AREAS AS PER AS 3740.

WET AREA

PROVIDE WATERPROOFING TO WET AREAS. PROVIDE 6mm FC LINING SUITABLE FOR WET AREA CONSTRUCTION TO WET AREA WALLS. IN ACCORDANCE WITH BCA VOL 2 PART 3.8.1

BALUSTRADE & HANDRAILS

ALL BALUSTRADING AND HANDRAILS TO COMPLY WITH BCA VOL.2 PART 3.9.2.

TERMITE PROTECTION

PROVIDE BARRIER TERMITE PROTECTION AS PER AS 3660.1 AND BCA VOL.2 FIGURE 3.1.3.2.

ENERGY EFFICIENCY

REFER TO BCA PART 3.12.

STEELWORK

ALL STEELWORK TO COMPLY WITH AS 4100-STEEL STRUCTURES

WINDOWS

ALLUMINIUM & GLAZING IN ACCORDANCE WITH AS 2047

OTHER

ALL WORK TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BCA VOL.2 $\,$

CONCRETE FOOTINGS AND SLAB TO BE CONSTRUCTED IN ACCORDANCE WITH AS 2870 AND THE ENGINEERS DRAWINGS.

STAIR CONSTRUCTION IS TO COMPLY WITH BCA CLAUSES 3.9.2.2 AND 3.9.2.3 AND THE ENGINEERS DRAWINGS

 ${\tt LOCATION\,OF\,EXISTING\,SERVICES\,TO\,BE\,VERIFIED\,BY\,BUILDER\,PRIOR\,TO\,CONSTRUCTION}.$

POSITION OF PROPOSED BUILDING TO BE VERIFIED BY BUILDER ON SITE.

PROVIDE BRACING AND TIEDOWN TO TIMBER FRAMING IN ACCORDANCE WITH AS 1684.2 / 1684.3. ALL OTHER BRACING & TIEDOWN TO ENGINEERS DETAIL.

EXTERNAL FITTINGS AND FIXTURES TO BE OF CORROSION RESISTANT MATERIAL.

SITE PREPARATION

STABILIZED CUT & FILL BATTERS TO BE A MINIMUM OF 1000 mm AWAY FROM FOOTINGS & TO HAVE A 1 IN 1 MAXIMUM GRADIENT. GRADE FINISHED SURFACE LEVEL AWAY FROM SLAB & FOOTINGS.

DRIVEWAYS & PATHS

TO HAVE A MIN OF 20 mm FALL OVER FIRST METER FROM BUILDING.

SERVICES

LOCATION OF EXISTING SERVICES TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION. SEWERAGE DISCHARGE TO EXISTING SEWER IN ACCORDANCE WITH AS 3500.

LANDSCAPING & PATHS

LANDSCAPING TO HAVE 50 mm FALL OVER THE FIRST METER FROM BUILDING. ALL LANDSCAPING & SCREENING TO LOCAL COUNCIL REQUIREMENTS.

STORMWATER DRAINAGE

IN ACCORDANCE WITH AS 3500.3 AND RCC.

90 DIA. DOWNPIPES TO STORMWATER PIPES WITH 200mm MINIMUM COVER (1:100 MINIMUM FALL). 1 DOWNPIPE PER 12m OF GUTTER. REDUCED BY 1 METRE FOR EACH BEND IN GUTTER.

SMOKE ALARMS

PROVIDE SMOKE ALARMS TO THE RESIDENCE IN ACCORDANCE WITH PART 3.7.2 OF THE BCA VOL.2 ALARMS SHALL BE CONNECTED TO MAINS POWER.

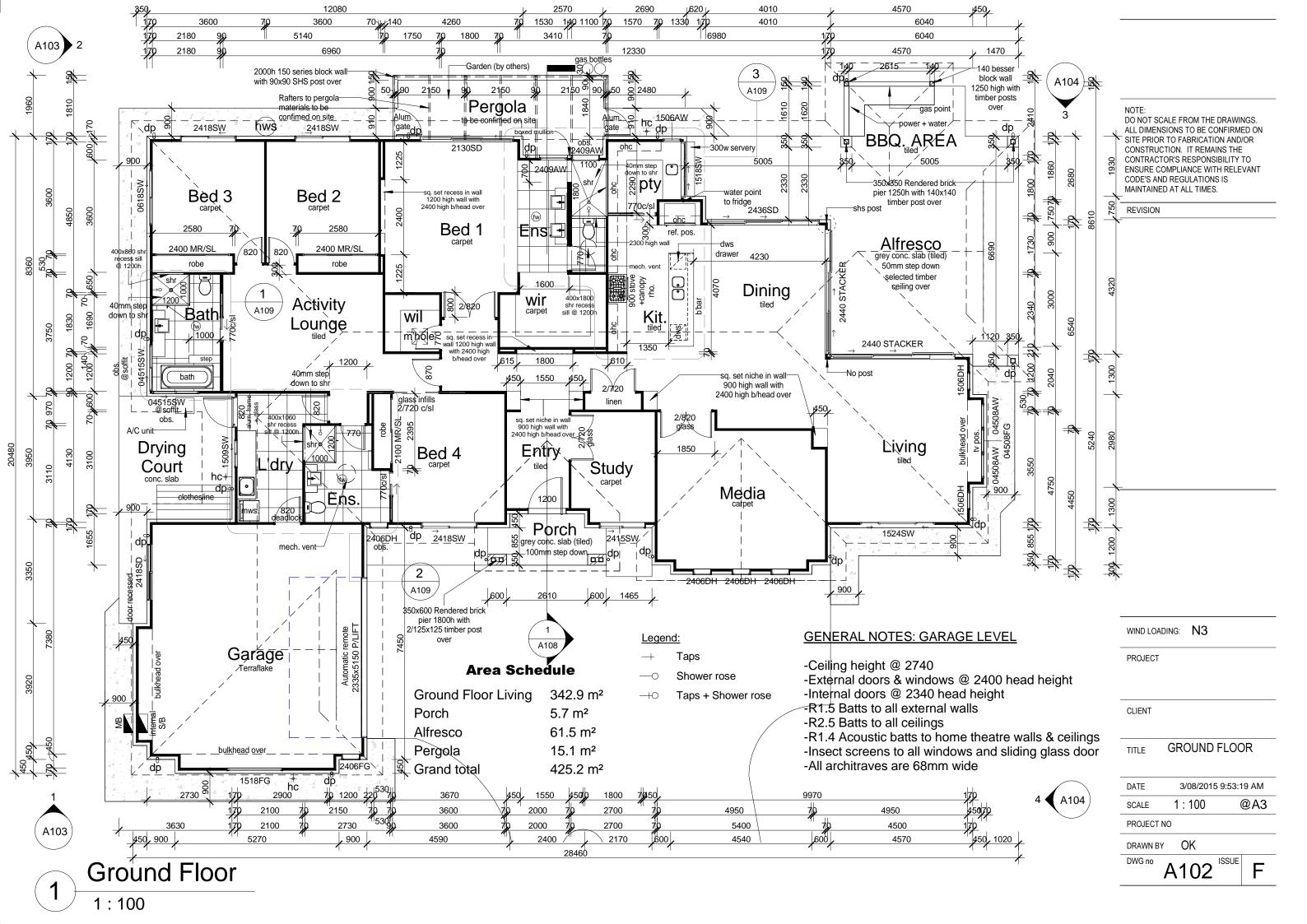
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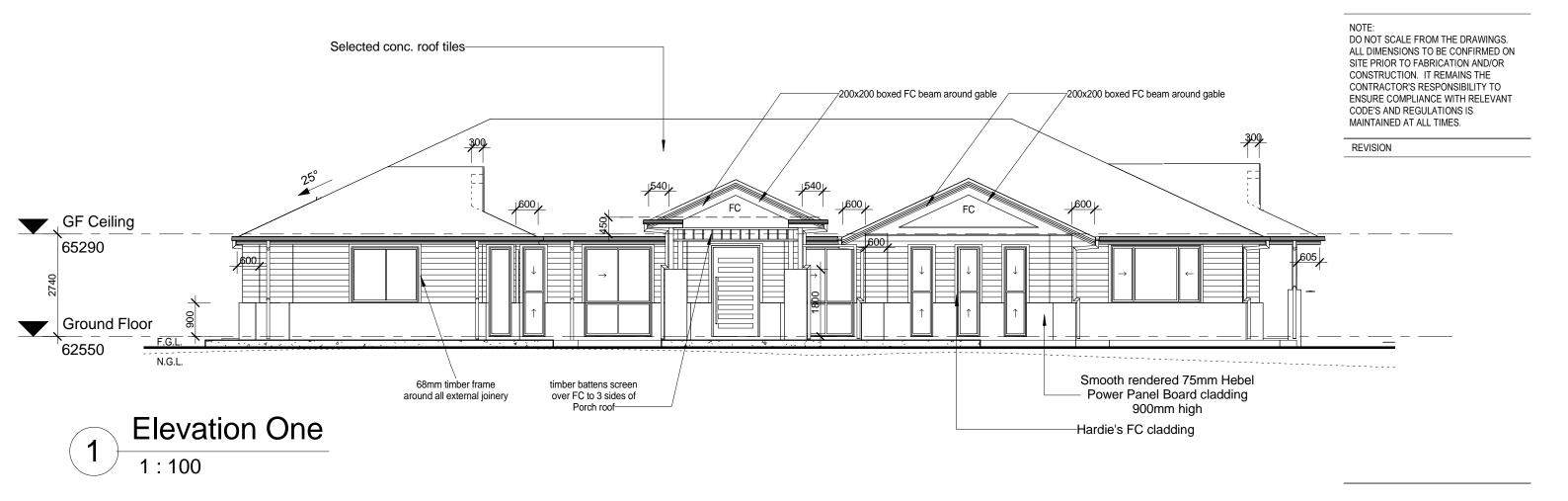
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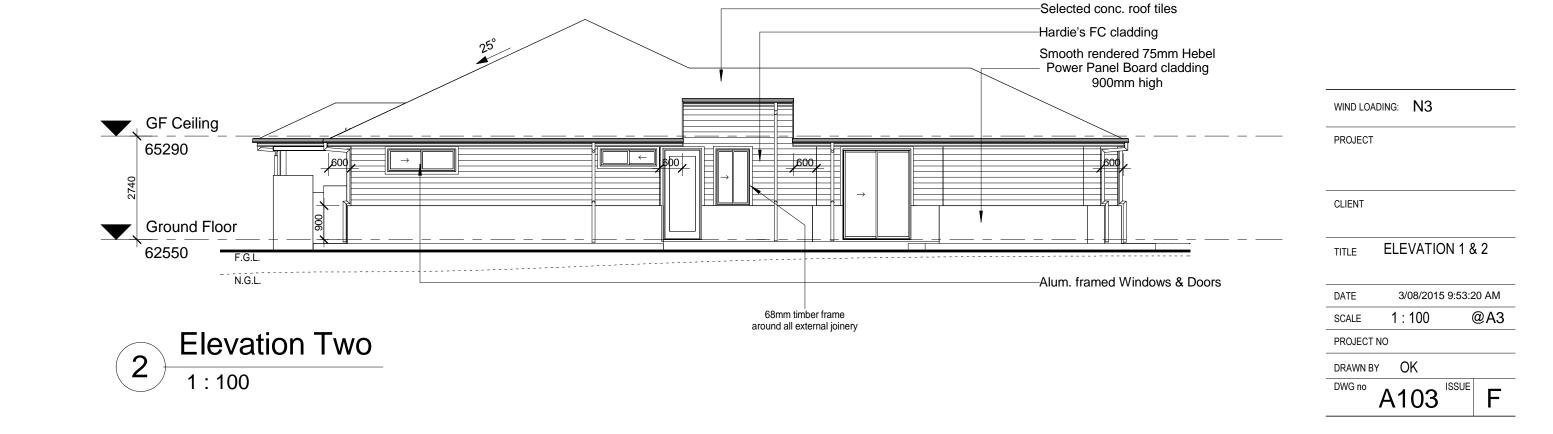
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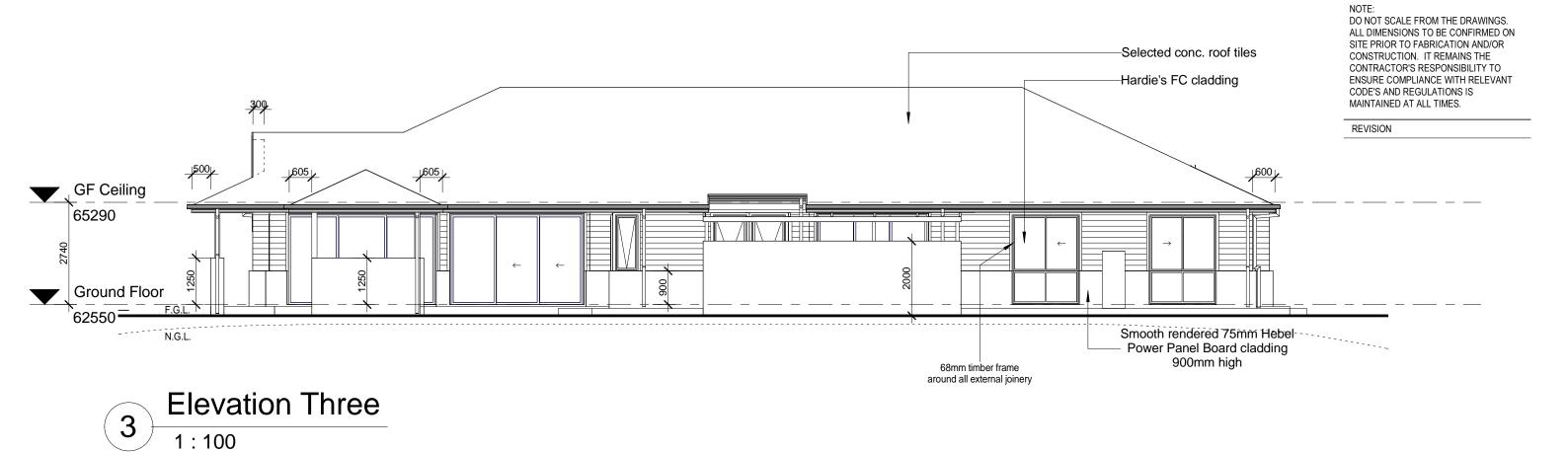
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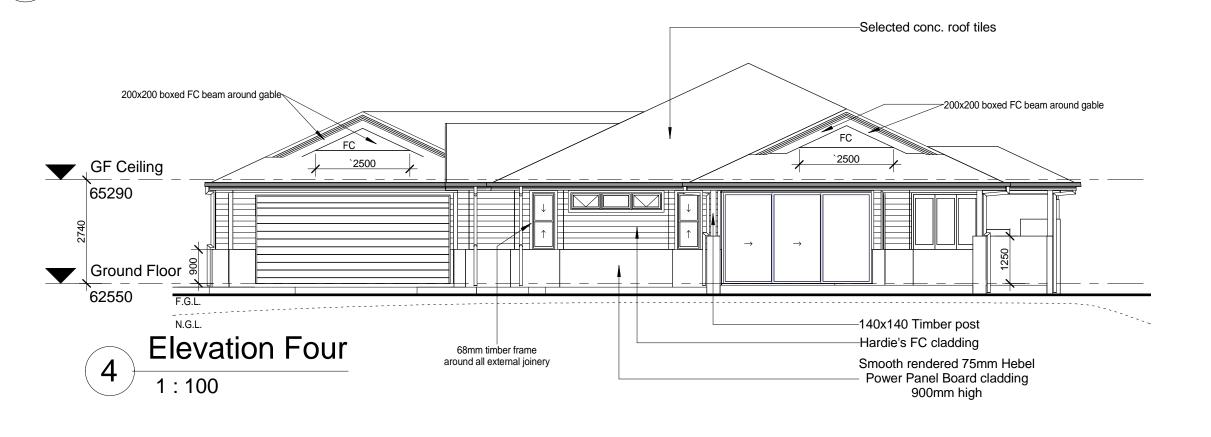
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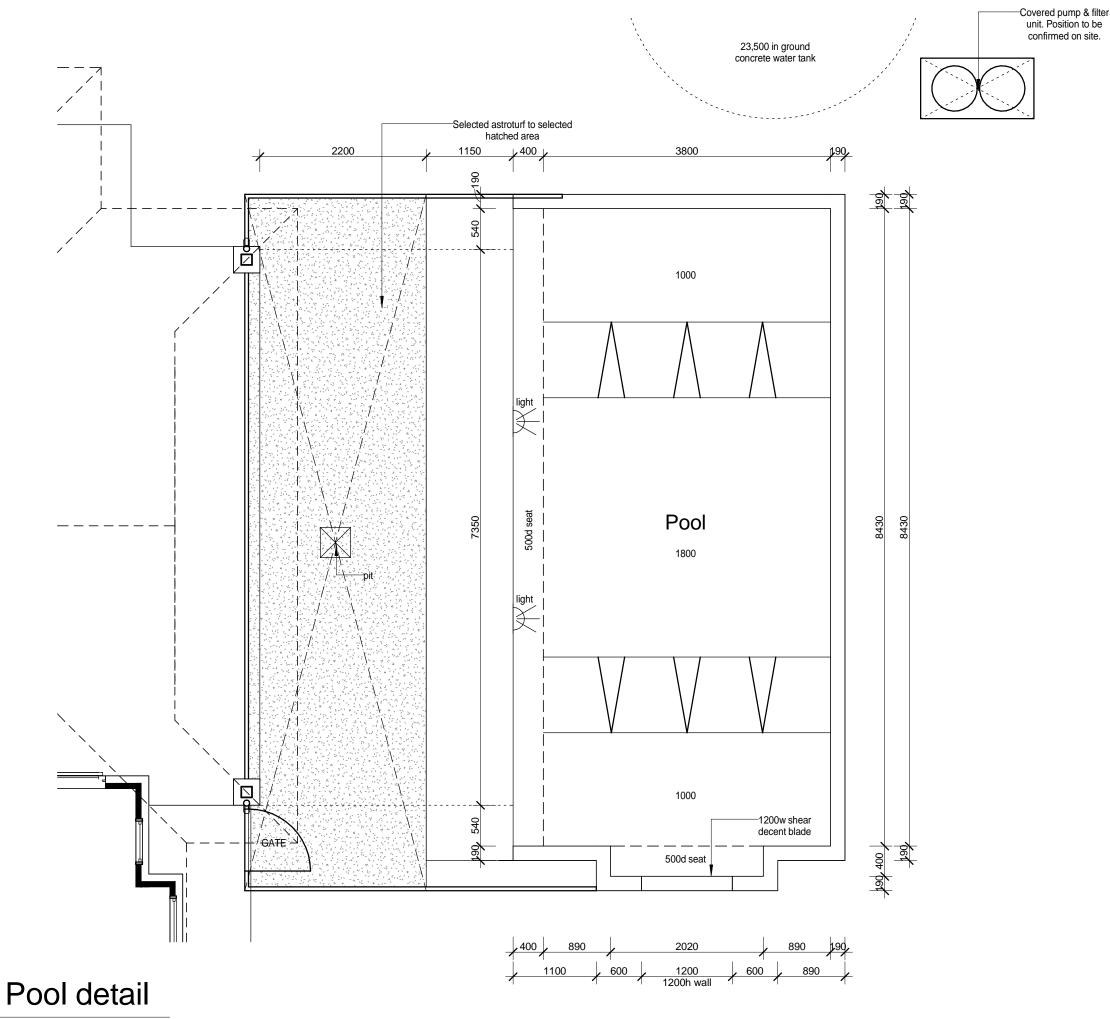
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WIND LOADING: N3

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POOL DETAILS 1 TITLE

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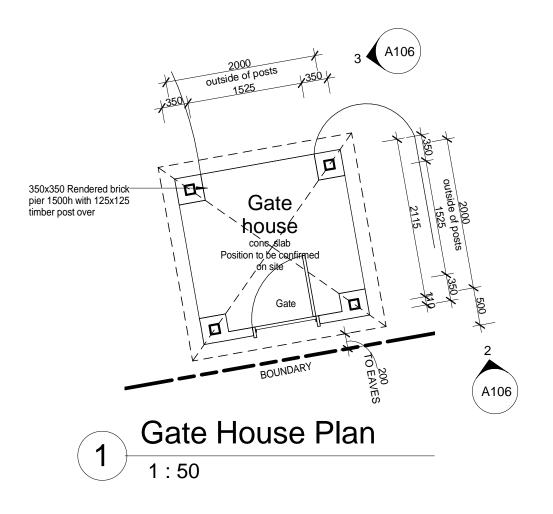
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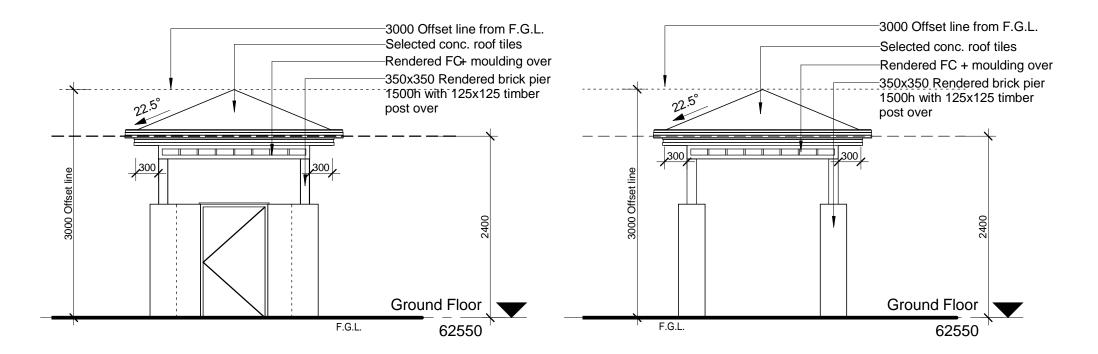
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Gate House Elevation 1 1:50

Gate House Elevation 2 1:50

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GATE HOUSE TITLE **DETAIL**

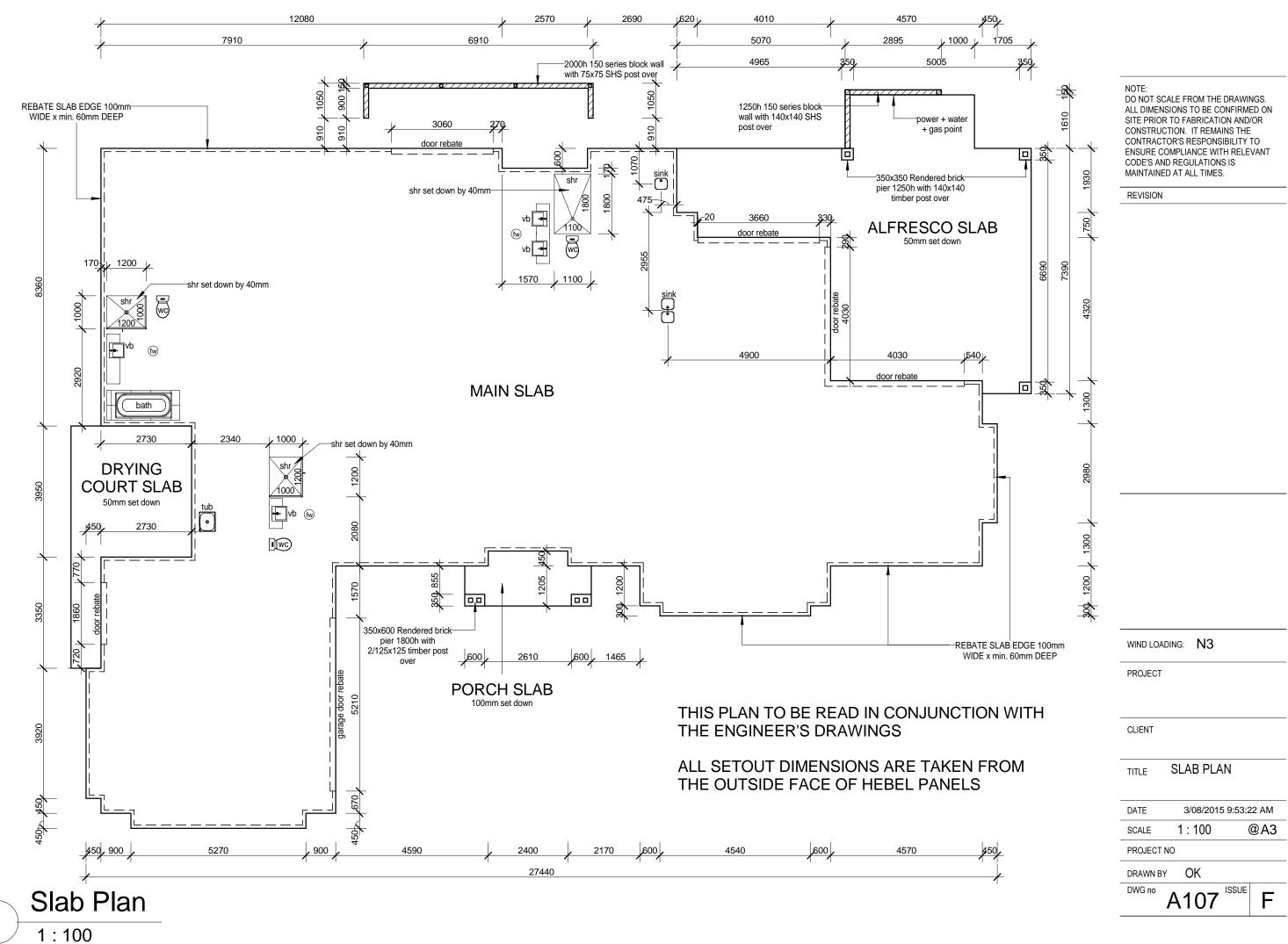
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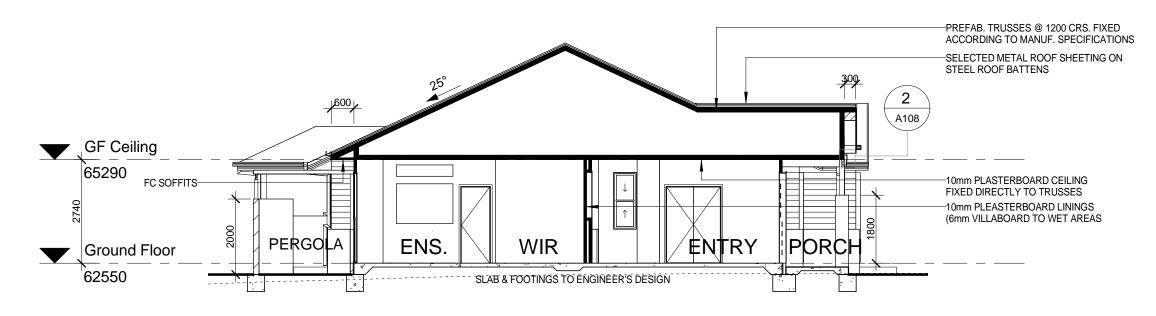
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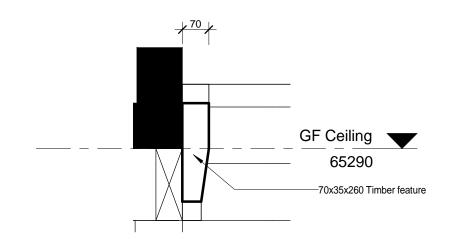




1 Section 1 1:100

GENERAL NOTES

- 1. ALL MEASUREMENTS TO BE CHECKED BEFORE THE COMMENCEMENT OF CONSTRUCTION
- 2. DIMENSIONS READ TO FACE OF BRICKWORK AND OR STUDWORK
- BOUNDARY CLEARANCES SHOWN ARE TO THE OUTER MOST PROJECTION
- 4. PROVIDE FLOOR WASTES TO ALL WET AREAS
- 5. WET AREAS SHALL COMPLY WITH BCA CLAUSE 3-8-1
- 6. WC DOORS TO BE FITTED WITH LIFT OFF HINGES
- 7. BRICKWORK TO EXTERNAL WALLS TO BE 110mm WITH A 40mm WIDE CAVITY BETWEEN BRICKWORK AND STEEL FRAME. PROVIDE GALVANISED WALL TIES AT 450 HORIZONTAL MAXIMUM CENTRES AND AT 600 MAXIMUM VERTICAL CENTRES, AND AT 300 HORIZONTAL CENTRES AT FLOOR LEVEL AND AT 300 MAXIMUN VERTICAL CENTRES TO SIDES OF OPENINGS.
 - PROVIDE DAMP PROOF COURSE ON BRICK COURSE BELOW FLOOR SLAB, TURN UP CAVITY AND FIX TO FRAME, WITH WEEP HOLES TO BRICKWORK AT 900 CRS
- 8. ALUMINIUM WINDOWS AND DOORS SHALL COMPLY WITH AS1288/89 AND BE FIXED TO MANUFACTURER'S SPECIFICATIONS.
- 9. BALUSTRADE TO COMPLY WITH BCA CLAUSE 3-9-2
- 10. STAIRS TO COMPLY WITH BCA CLAUSES 3-9-1
- 11. PROVIDE LEAD OR METAL FLASHING TO ROOF, BETWEEN THE TILES, AND CLADDING OR BRICKWORK
- 12. INTERNAL WALL & CEILING LININGS TO BE 10mm PLASTERBOARD WITH 6mm VILLABOARD TO WET AREA WALLS
- 13. ALL PRIMARY BUILDING ELEMENTS, AS REQUIRED BY THE BUILDING CODE ARE OF STEEL AND/ OR TREATED TIMBER IN ACCORDANCE WITH APPENDIX "D" OR NATURALLY TERMITE RESISTANT TIMBER AS PER APPENDIX "C" TO COMPLY WITH 3600.1.2000
- 14. ALL PRIMARY BUILDING ELEMENTS TO BE NATURALLY TERMITE RESISTANT IN ACCORDANCE WITH BCA 3.1.3 AND AS3660.1



2 TIMBER BATTEN FEATURE 1:10 NOTE:
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TITLE SECTION PAGE 1

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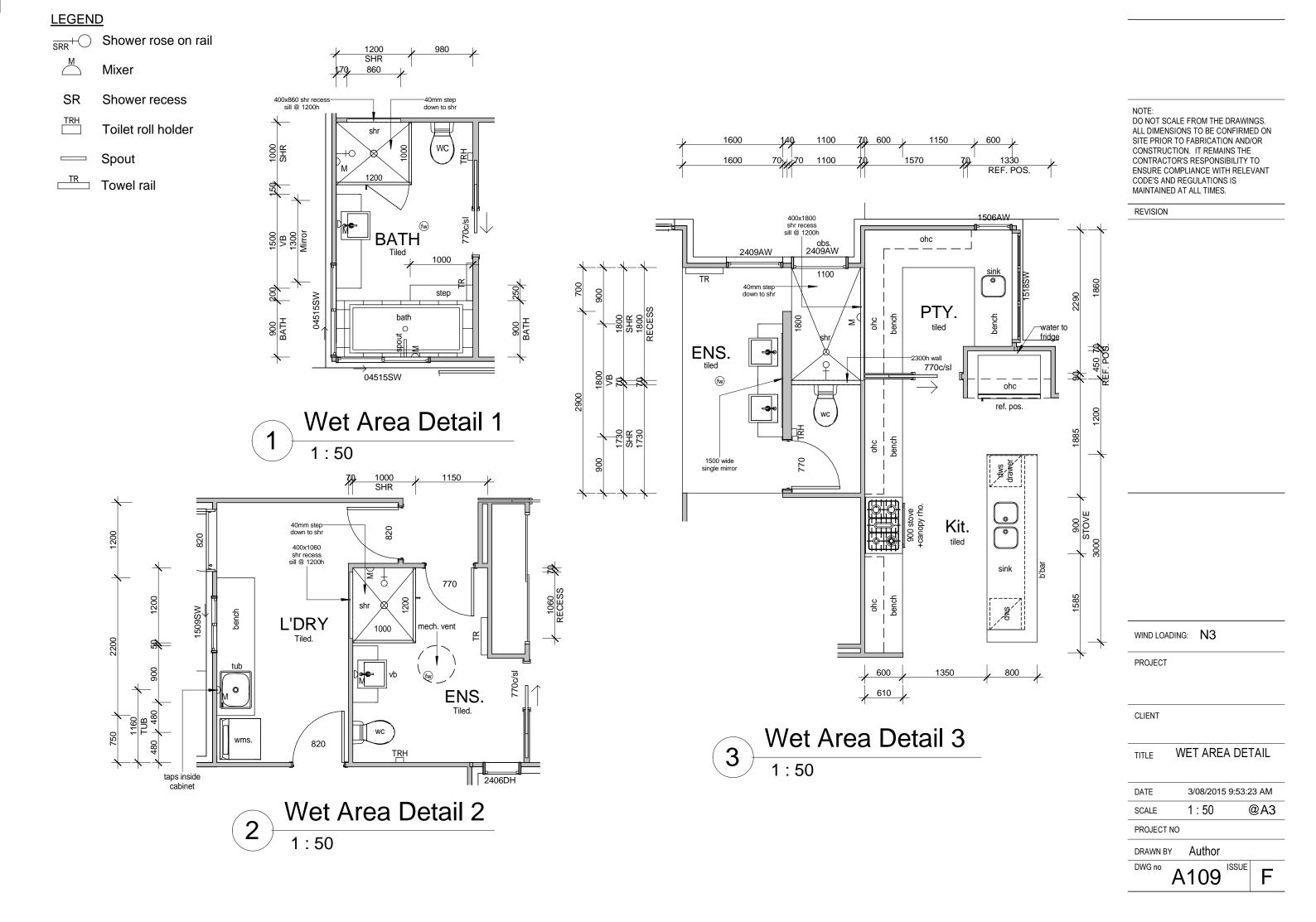
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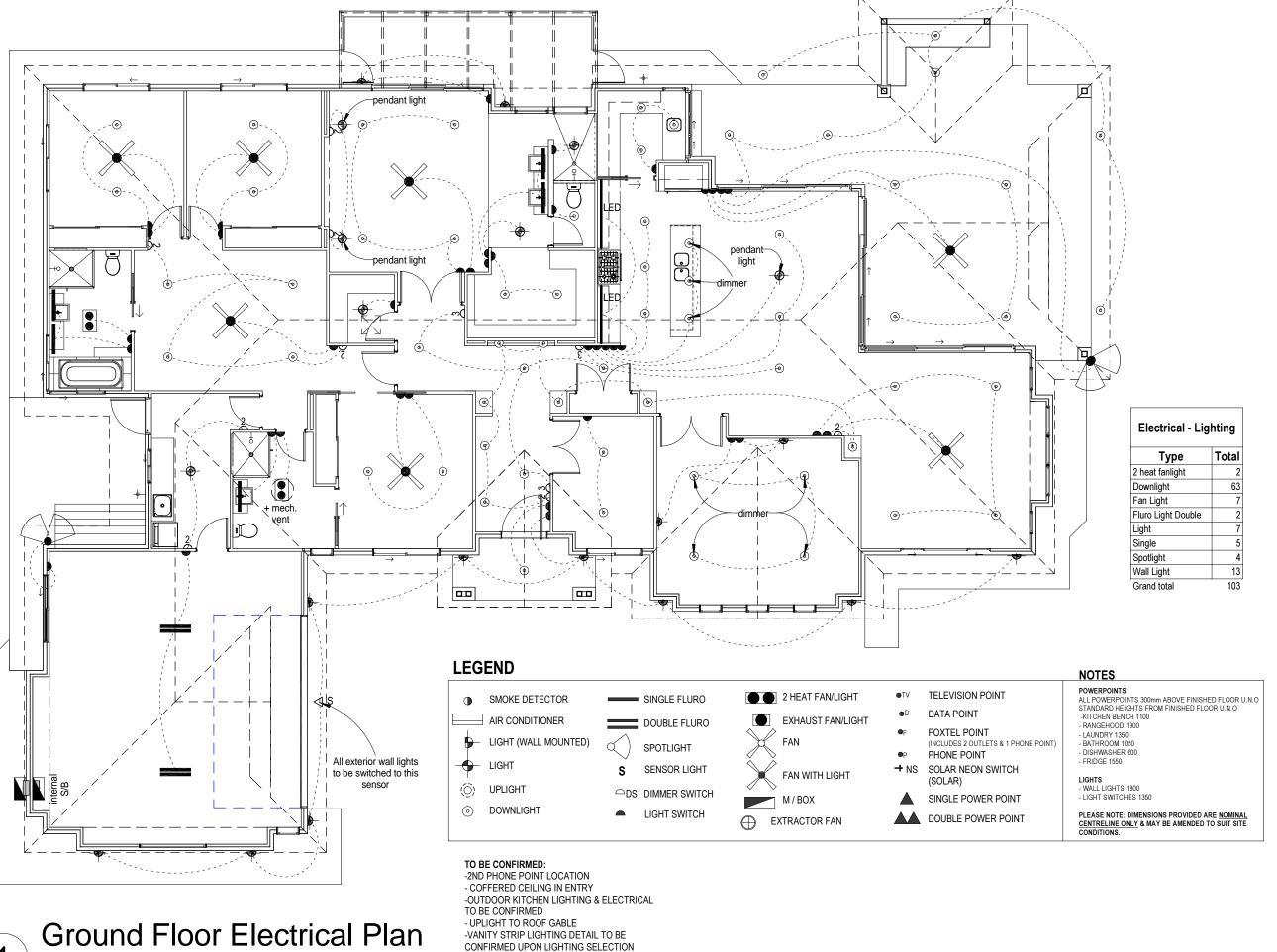
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TITLE GROUND FLOOR ELECTRICAL (L)

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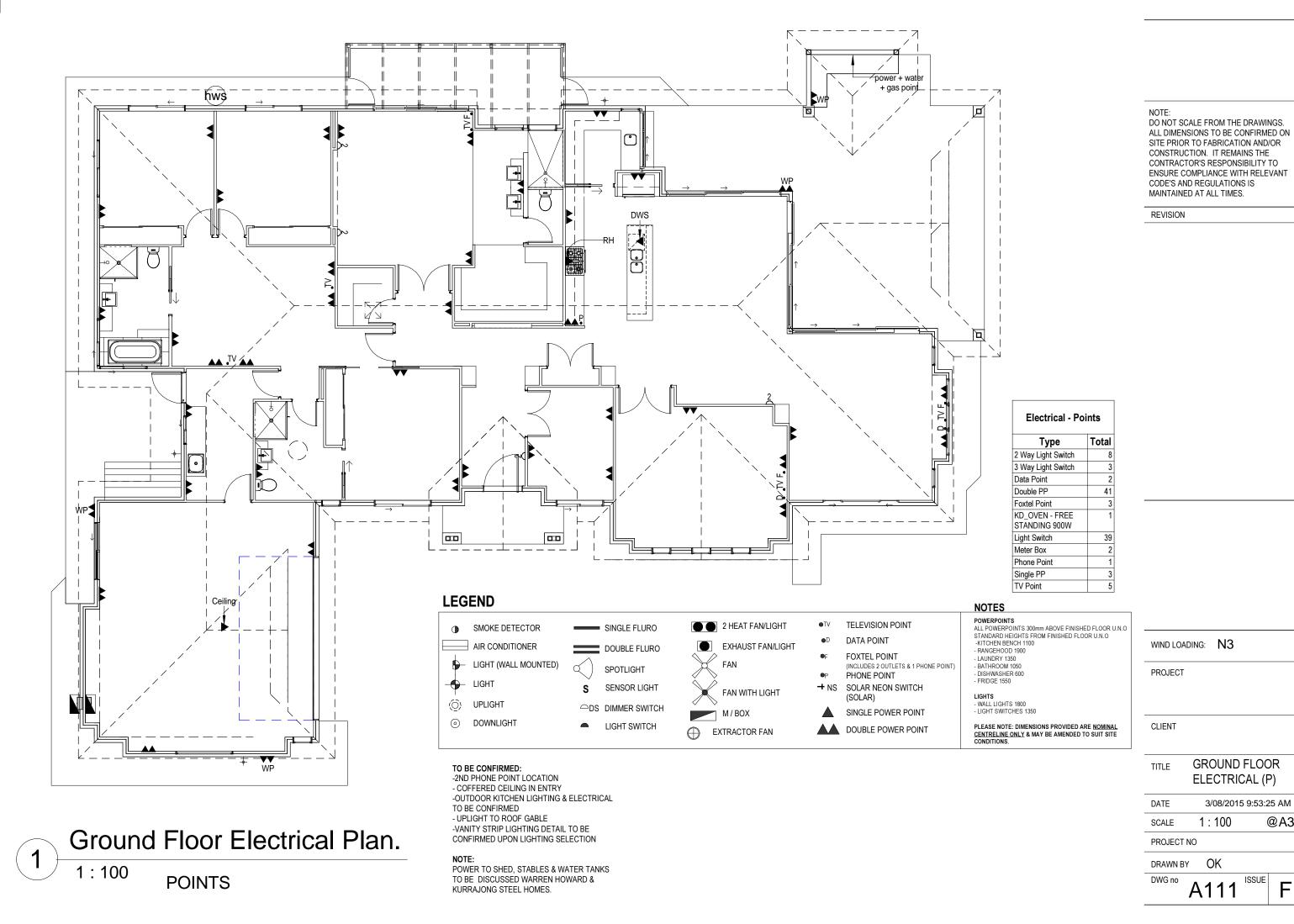
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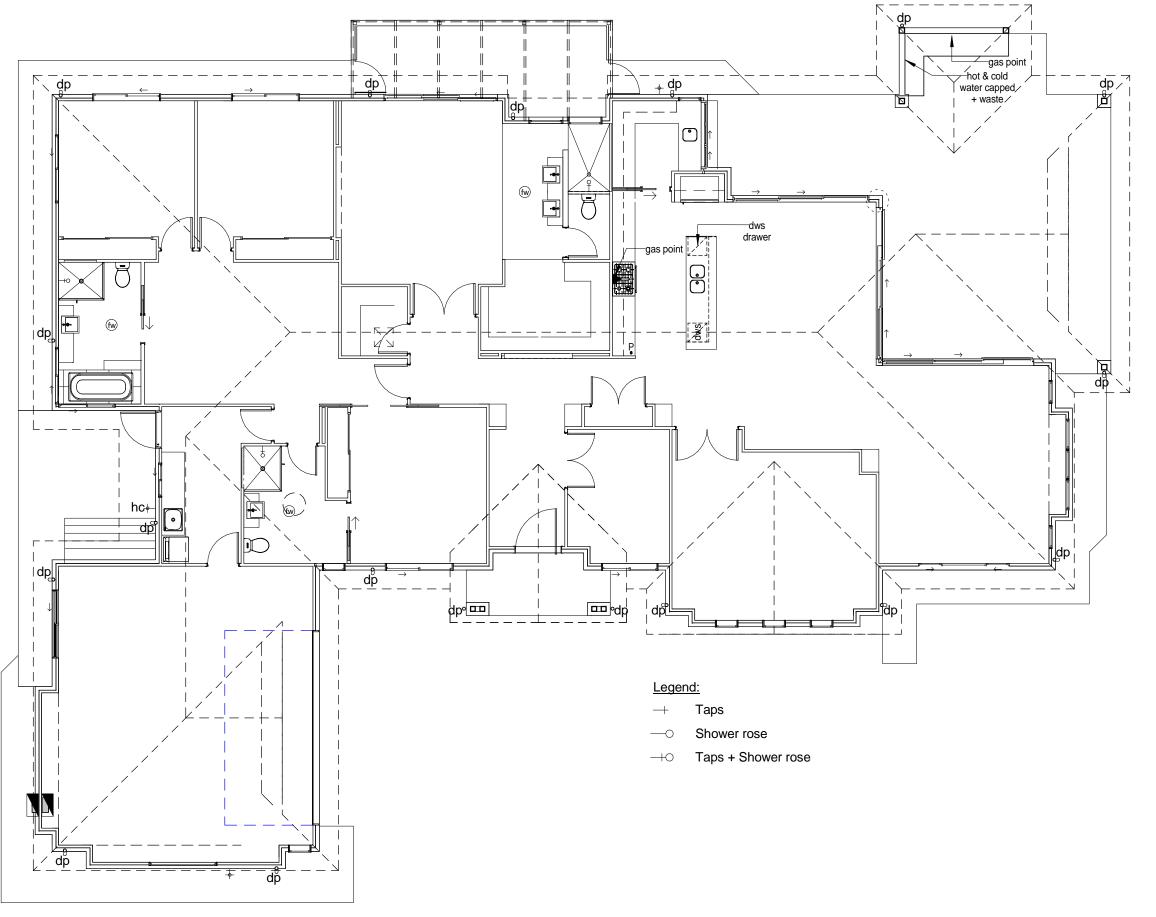
OTF:

POWER TO SHED, STABLES & WATER TANKS TO BE DISCUSSED WARREN HOWARD & KURRAJONG STEEL HOMES.



@A3

ISSUE



Ground Floor Plumbing Plan

1:100

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WIND LOADING: N3

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GROUND FLOOR TITLE **PLUMBING**

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WIND LOADING: N3

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3D VIEWS TITLE

3/08/2015 9:53:45 AM DATE

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