

GENERAL NOTES.

DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.

THE BUILDER AND / OR SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND ANY SPECIFICATIONS PRIOR TO COMMENCING ANY WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA, AUSTRALIAN STANDARDS CODES (CURRENT EDITIONS), BUILDING REGULATIONS, LOCAL BY-LAWS AND RESCODE REQUIREMENTS.

1. THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL OR CIVIL ENGINEERING COMPUTATIONS AND DRAWINGS. WHERE THE BUILDING (OTHER THAN A CLASS 10a) IS LOCATED IN A DESIGNATED TERMITE INFESTATION AREA THE BUILDING SHALL BE PROTECTED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARD.
2. WET AREAS ARE TO COMPLY WITH NCC PART 10.2 OR AS 3740. THE WALLS OF THE SHOWER AREA MUST BE WATERPROOF NOT LESS THAN 1800MM ABOVE THE FLOOR SUBSTRATE, OR IF UNENCLOSED, WITHIN 1500MM HORIZONTALLY FROM THE FIXTURE AND TO A HEIGHT OF 1800M ABOVE THE FLOOR, AND TO 140MM ABOVE BATHS, BASINS, SINKS, ETC., IF WITHIN 75MM OF A WALL.
3. ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS OR THE LIKE, INCLUDING SHOWER DOORS, SHOWER SCREENS, BATH ENCLOSURES, AND ASSOCIATED WINDOWS, WHERE THE LOWEST SIGHT LINE IS LESS THAN 2000MM ABOVE THE HIGHEST ABUTTING FINISHED LEVEL OF THE FLOOR, BOTTOM OF THE BATH, OR SHOWER BASE, MUST
 - a. FOR FRAMED PANELS, BE GLAZED WITH GRADE A SAFETY GLAZING MATERIALS IN ACCORDANCE WITH NCC TABLE 8.4.2; OR
 - b. FOR PANELS OR DOORS WITH ANY EDGE EXPOSED, BE TOUGHENED SAFETY GLASS ACCORDANCE WITH NCC TABLE 8.4.6 WITH A MINIMUM NOMINAL THICKNESS OF 6MM.
4. A HABITABLE ROOM MUST HAVE 5% OF NATURAL VENTILATION AND 10% OF NATURAL LIGHT.
5. RISERS- 190MM MAXIMUM HEIGHT, 115MM MINIMUM HEIGHT. GOINGS- 355MM MAXIMUM, 240MM MINIMUM. RISERS AND TREADS TO BE CONSTANT IN SIZE THROUGHOUT EACH STAIR FLIGHT. THE RATIO OF TWICE THE RISER HEIGHT PLUS THE TREAD GOINGS TO BE BETWEEN 550MM AND 700MM. MAXIMUM GAP BETWEEN RISERS TO BE LESS THAN 125MM, OR USED CLOSED RISERS. A CONTINUOUS HANDRAILING AND BARRIER TO A MINIMUM 1000MM HEIGHT MUST BE PROVIDED TO BALCONIES AND DECKS WHICH ARE 1000MM OR MORE ABOVE GROUND LEVEL. HANDRAILS TO BE A MINIMUM 865MM ABOVE LINE OF STAIR NOSING. OPENINGS IN BARRIERS (INCLUDING BALUSTRADES) TO BE LESS THAN 125MM.
6. NON SLIP FINISHES TO BE PROVIDED TO ALL STEPS, RAMPS AND LANDINGS IN ACCORDANCE WITH AS 4586.

7. LIGHTING TO COMPLY WITH NCC PART 10.5 LIGHT
8. SMOKE ALARMS IN ACCORDANCE WITH AS3786 TO BE PROVIDED AS SHOWN & HARDWIRED WITH A BATTERY BACKUP. WHERE MORE THAN ONE ALARM IS INSTALLED, THEY ARE TO BE INTERCONNECTED.

SPECIFICATION NOTES:

TIMBER FRAMING:

ALL TIMBER FRAMING THRU-OUT IS TO BE IN ACCORDANCE WITH AS 1684.2 AND ALSO READ IN CONJUNCTION WITH THE ENGINEERS DETAILS AND DRAWINGS.

WALL LINTELS & SUPPORT STUDS THRU-OUT:

FOR ALL EXTERNAL PERIMETER LOAD-BEARING LINTELS AND THEIR SUPPORTING STUDS REFER TO THE ENGINEERS DETAILS AND DRAWING AND TO GENERAL SPECIFICATIONS.

WALLING:

90 X 35 MGP10 COMMON STUD
70 X 35 F5 NOGGINGS
2 (90 X 35) MGP10 TOP PLATES EXTERNAL WALL
2 (90 X 45) MGP12 TOP PLATES- INTERNAL LOAD BEARING WALLS
2 (90 X 45) MGP10 JAMB STUDS
3 (90 X 45) MGP10 JAMB STUDS TO GIRDER TRUSS
EXTERNAL STUDS CENTRES 450MM
INTERNAL STUDS CENTRES 450MM

LININGS:

10MM PLASTERBOARD TO ALL INTERNAL WALLS.
10MM PLASTERBOARD TO CEILINGS.
SELECTED WATER RESISTANT SUB-STRATE & TILING TO WET AREAS.
ALL PLASTERBOARD SHOULD BE INSTALLED IN ACCORDANCE WITH AS2589

INTERNAL DOORS:

ALL INTERNAL DOORS ARE TO BE 2040MM HIGH UNLESS NOTED OTHERWISE ON THE PLAN.

WC DOORS:

HINGED DOORS THAT OPEN INWARDS TOWARDS THE PAN BUT THE EDGE OF THE DOOR IS A LESS THAN OF 1200MM AWAY FROM THE PAN AT ITS NEAREST POINT, MUST HAVE DEMOUNTABLE HINGES TO ALLOW EASY REMOVAL OF THE DOOR FROM OUTSIDE THE WC COMPARTMENT.

FLOORING & DECKING:

90 x 35 (MGP12) JOISTS
70 x 35 NOGGINS
MAXIMUM SPACING 400 FOR 12mm STRUCTURAL PLY

GLAZING:

ALL GLAZING SHALL CONFORM TO AS2047 AND NCC PART 8.3 AND 8.4.
WINDOW SIZES SHOWN ARE NOMINAL DEPENDING ON THE WINDOW MANUFACTURERS CLOSEST STANDARD SPECIFICATIONS.

1. ALL GLAZING IS TO BE IN ACCORDANCE WITH AS1228.
2. READ IN CONJUNCTION WITH THE WINDOW SCHEDULE
3. ALL EXTERNAL DOORS ARE TO FITTED WITH WEATHER STRIPS.
4. REFER TO WINDOW SCHEDULE FOR OPENING STYLES.

ENERGY EFFICIENCY:

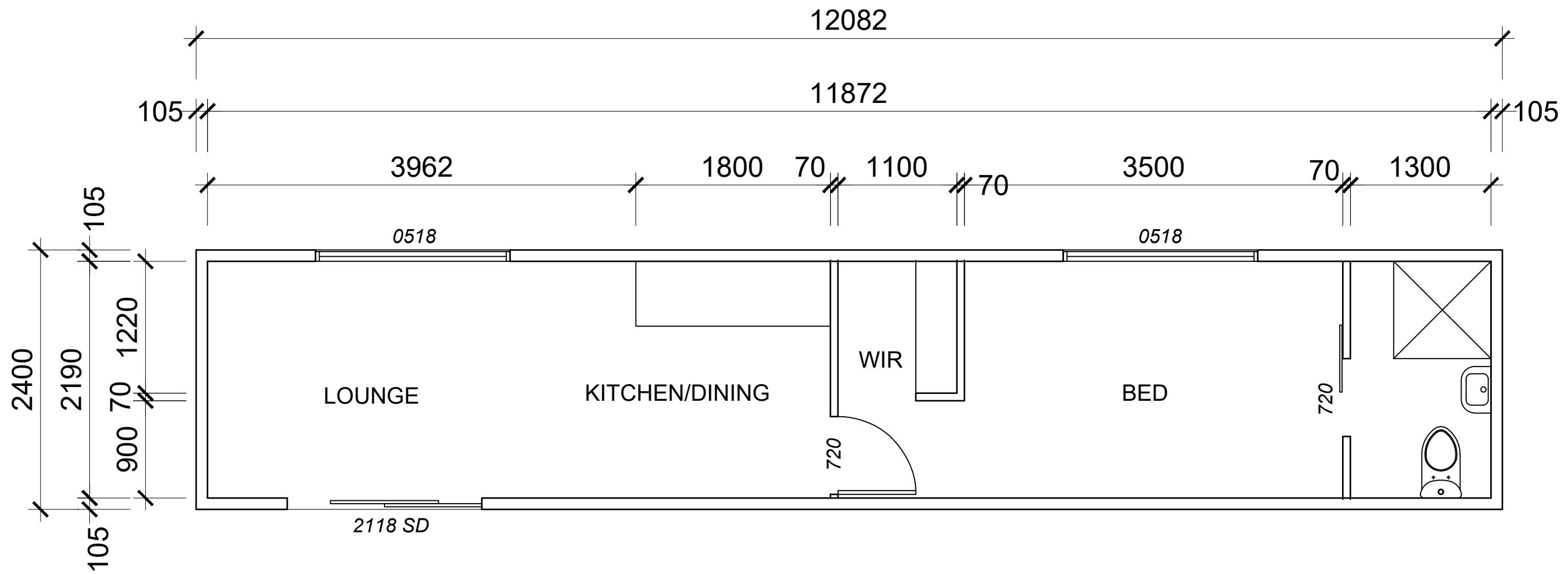
THERMAL INSULATION, SHADING, VENTILATION, GLAZING, BUILDING SEALING AND SERVICES SHALL COMPLY WITH ENERGY EFFICIENCY PROVISIONS NOTED IN NCC PART 13.

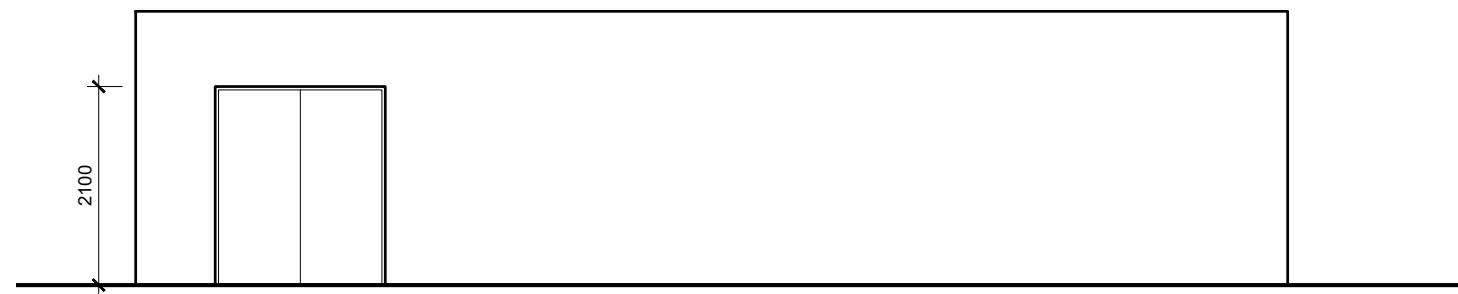
VENTILATION:

MECHANICAL VENTILATION TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH A.S. 1668.2.
-SANITARY COMPARTMENT 25 L/S
-KITCHEN 40 L/S
-LAUNDRY 40 L/S

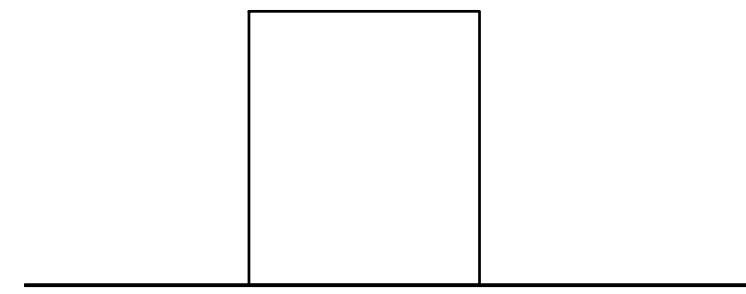
WALLING FRAME CENTRES

EXTERNAL STUDS	450MM
INTERNAL STUDS	450MM

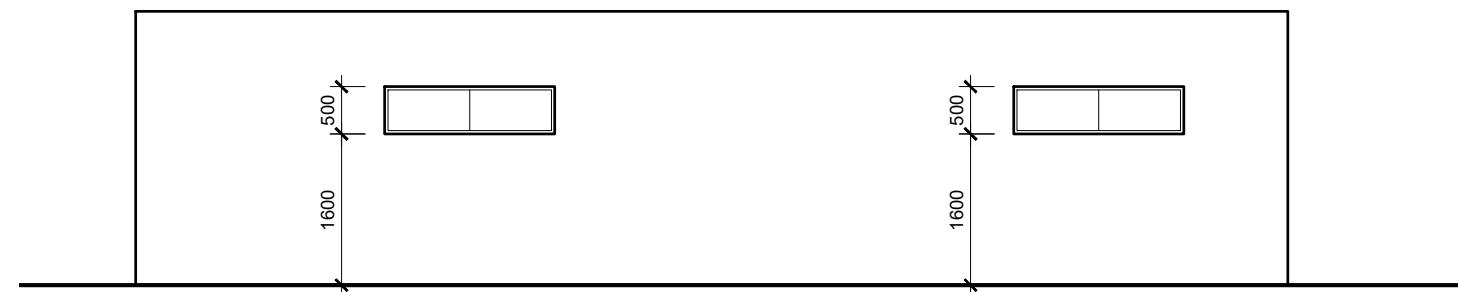




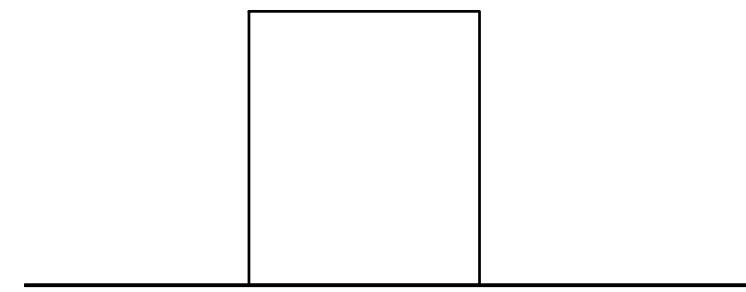
FRONT VIEW



RIGHT SIDE VIEW



REAR VIEW



LEFT SIDE VIEW