

GENERAL NOTES:

- All materials and work practices shall comply with, but not limited to the Building Regulations 2018, National Construction Code Series 2019, building Code of Australia Vol 2 and all relevant current Australian Standards (as amended) referred to therein.
- Unless otherwise specified, the term BCA shall refer to National Construction Code Series 2019 Building Code of Australia Vol 2
- All materials and construction practice shall meet the Performance requirements of the BCA. Where an alternative 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.
- Glazing, including safety glazing, shall be installed to a size, type and thickness so as to comply with:
 - BCA Part 3.6 for Class 1 and 10 Buildings within a design wind speed of not more than N3; and
 - NCC 2013 BCA Vol 1 Part B1.4 for Class 2 and 9 Buildings.
- Waterproofing 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.
- 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 alterations.
- Step sizes (other than for spiral stairs) to be:
 - Risers (R) 190mm maximum and 115mm minimum
 - Gauging (G) 355mm maximum and 240mm minimum
 - 2R + 1G 0 700mm maximum and 550mm minimum
 - with less than 125mm gap between open treads.
- All treads, landings and the like to have a slip-resistance classification of P3 or R10 for dry surface conditions & P4 or R11 for wet surface conditions, or a nosing strip with a slip-resistant classification of P3 for dry surface conditions & P4 for wet surface conditions.
- Provide barriers where changes in level exceeds 1000mm above the surface beneath landings, ramps and/or treads. Barriers (other than tensioned wire balustrade) to be:
 - 1000mm minimum above finished surface level of balconies, landings or the like; and
 - 855mm minimum above finished surface level of stair nosing or ramp and;
 - vertical with less than 125mm 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.
- Wire balustrade construction to comply with NCC 2019 BCA Part 3.9.2.3 for Class 1 and 10 Buildings and NCC 2019 BCA Vol 1 Part D2.16 for other classes of Buildings.
- Top of handrails to be minimum 865mm vertically above stair nosing and floor surface of ramps.
- Window sizes nominated are nominal only. Actual size may vary according to manufacturer. Windows to be flashed all around.

- Where the building (excluding a detached Class 10) is located in a termite prone area, the area to underside of building and perimeter is to be treated against termite attack.
- 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)
 - 100mm x 100mm stumps exceeding 1200mm above ground level to be braced where no perimeter base brickwork provided.
- For 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 in small buildings' Part 1: Design.
- All stormwater to be taken to the legal point of discharge to the Relevant Authorities approval.
- 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.
- Site plan measurements in metres, all other measurements in millimetres unless otherwise stated.
- Figured dimensions take precedence over scaled dimensions.
- 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.
- 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 the office for clarification.
- Installation of all services shall comply with the respective supply authority requirements.
- The Builder and Subcontractors 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.
- These plans have been prepared for the exclusive use by the client of Avalon Building Design and Drafting ('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.
- 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.
- The Client and/or the Client's Builder shall not modify or amend the plans without the knowledge and consent of Avalon Building Design and Drafting 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 Avalon Building Design and Drafting.

- 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 the Relevant Building Surveyor prior to implementing the said variation.

STORMWATER
90mm DIA, Class 6 UPVC stormwater line laid to a minimum grade of 1:100 and connected to the legal point of stormwater discharge. Provide inspection openings at 9000mm C/C and at each change of direction.

The cover to underground stormwater drawings 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

SITE ENVIRONMENT DESIGN INFORMATION
Site Bushfire Attack Assessment (Simplified method)
Reference document AS 3959-2018 Construction of Buildings in Bushfire prone areas

Relevant Fire Danger Index (FDI) – 100
Predominate Vegetation – Grassland
Classification – Group G
Type – Grassland
Distance of site from predominate vegetation – 85m
Effective slope of land – Upslope 0 deg.
Determination of Bushfire Attack Level (BAL) – 12.5

Site Classification
Site classification as Class: '9'
Refer soil report No: ??
By: ??
Dated: ??

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 N2 (subject to confirmation on site by Relevant Building Surveyor at first inspection) refer to AS1684-2010 for construction requirements.

Climate Zone
Climate zone for Thermal design / Thermal performance assessment: Zone 6

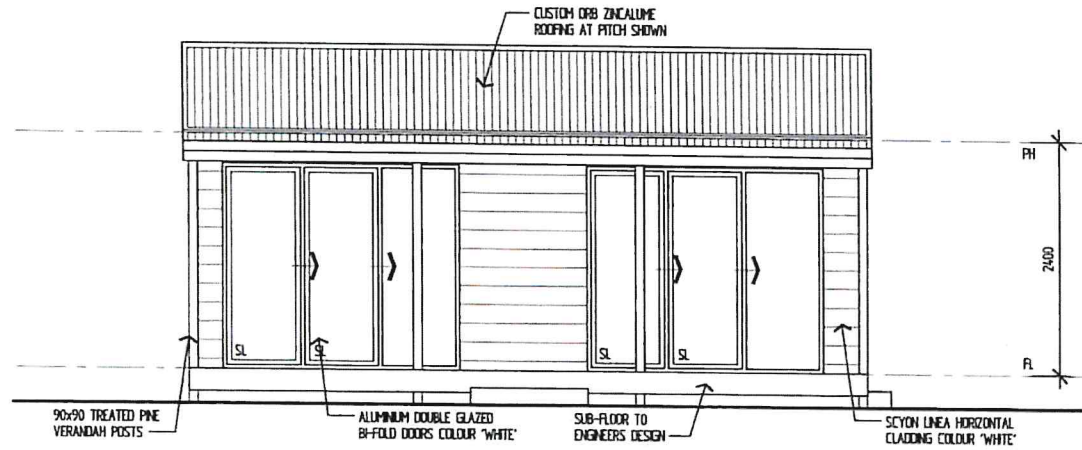
Corrosion protection of built-in structural members
Provide corrosion protection of built-in structural steel members such as steel lintels, shelf angles, connectors, accessories (other than wall ties) in accordance with Table 4.1 of AS 4773.1-2010 Masonry in Small Buildings, Part 1: Design suitable for an Environment Classification of Moderate.

Corrosion protection for sheet roofing
Provide corrosion protection for sheet roofing in accordance with BCA Table 3.5.1a suitable for an Environment Classification of Moderate.

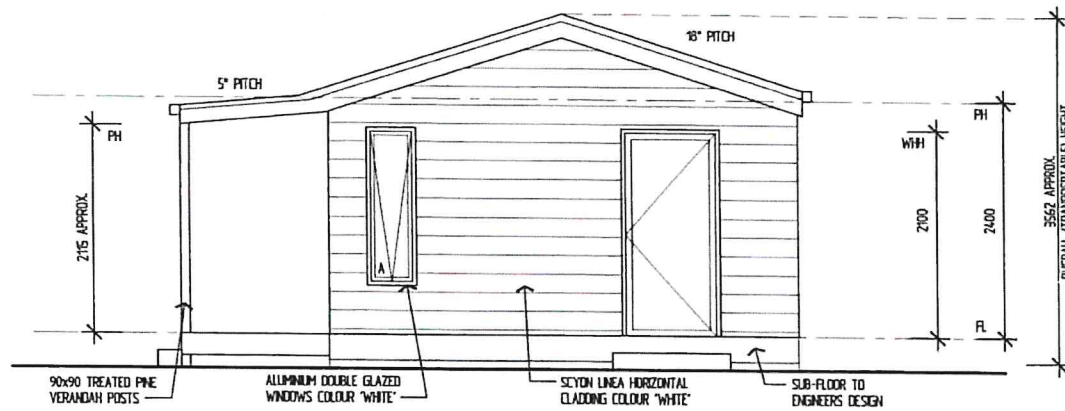


DO NOT SCALE OFF DRAWINGS
ALL DIMENSIONS TO BE CHECKED
PRIOR TO COMMENCEMENT OF WORKS.

Proposed: Dependent Persons Unit At: No. 29a Robert Hoddle Grove, Bombira NSW 2850 Client: Amy Sheridan & Lea Munro From: Soul Space Studios		A WORKING DRAWINGS 16/1/2024		Avalon Building Design PO Box 175 Telopea VIC 3024 Mob: 0412 248 881 E: amp@avalon.com.au	Working Drawings :- General Notes
		REV AMENDMENT DATE			N/A 16/1/2024
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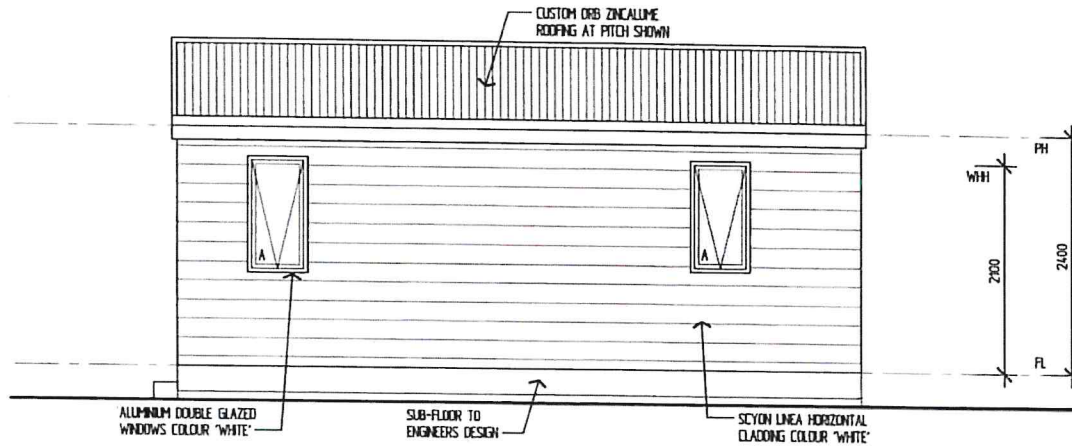
ELEVATION A



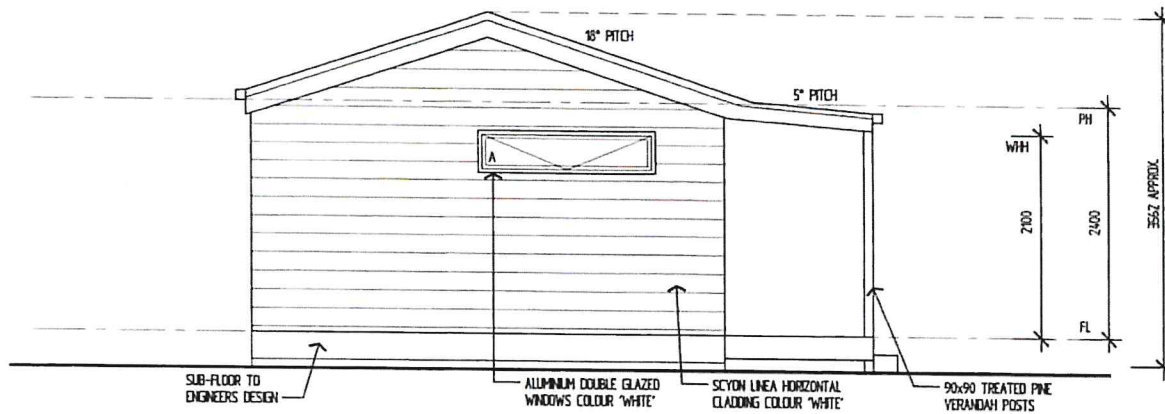
ELEVATION B

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		REV	AMENDMENT	DATE		Scale: 1:50 Date: 16/1/2024 Drawn: MC No: 1 Sheet: A Total: 3 of 7		
www.soulspacesstudios.com.au 0418 177 979					Avallon Building Design PO Box 175, Sydney, NSW 2011 Mob: 0439 588 588 E: info@avallondesign.com.au		© COPYRIGHT '2023' The copyright in any document forming part of this document remains the property of Avallon Building Design and may not be reproduced, copied or altered in whole or in part, or used without the written permission.	



ELEVATION C



ELEVATION D

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		REV AMENDMENTS DATE			Scale 1:50	Date 16/1/2024
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STUD SCHEDULE

MEMBER	SIZE	GRADE	CTS	SPAN
STUDS	90x45	F5	350	1200
NOGGINGS	70x35	F5	1200	
L/BEAR, TOP PLATE	2/90x45	F5		
TOP & BOTTOM PLATE	90x45	F5		
JAMB STUD	2/90x35	F5		1250
JAMB STUD	2/90x45	F5		2500
LINTEL	120x35	MEP10		1250
LINTEL	190x45	MEP10		2500

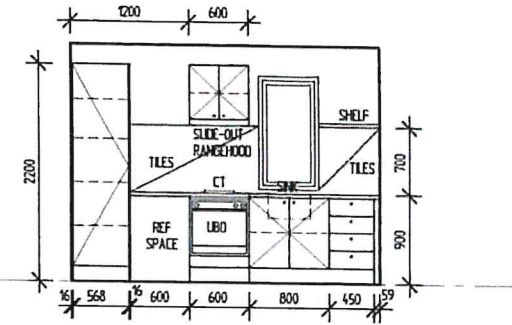
SOIL CLASSIFICATION
 CLASS : "2"
 REFER TO SOIL REPORT BY: 777
 DATED: 777
 REPORT NO: 777

NOTE:
 - PROVIDE TERMITE TREATMENT TO A.S. 3660.1
 - THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERS SPECIFICATIONS. ENGINEERS DETAILS AND SIZES TO TAKE PRECEDENCE.

ENERGY RATING REQUIREMENTS

- R3.0 INSULATION TO CEILING WITH R13 REFLECTIVE BLANKET TO ROOF
- R2.7 INSULATION TO EXTERNAL WALLS
- R2.7 INSULATION TO INTERNAL BATH WALLS
- R2.0 INSULATION UNDER FLOOR
- REFER WINDOW SCHEDULE FOR WINDOW SPECIFICATIONS.

OWNER TO PROVIDE EXTERNAL STEPS AS REQUIRED DEPENDENT ON FINISHED GROUND LEVELS. NUMBER & EXACT LOCATION TO BE CONFIRMED ON SITE & BE CONSTRUCTED IN ACCORDANCE WITH NEC SERIES 2022. VERANDAH AND DECK STRUCTURE BY OTHERS. SOUL SPACE STUDIOS TAKES NO RESPONSIBILITY FOR THE CONSTRUCTION OR SPECIFICATIONS OF THE VERANDAH, DECK, RAMPS AND STEPS.



KITCHEN DETAIL

DOOR SCHEDULE			
No	Height	Width	Comments
D1	2040	820	Hinged
D2	2040	820	Hinged
D3	2040	3/620	Quickslide unit
D4	2040	3/620	Hinged fully glazed

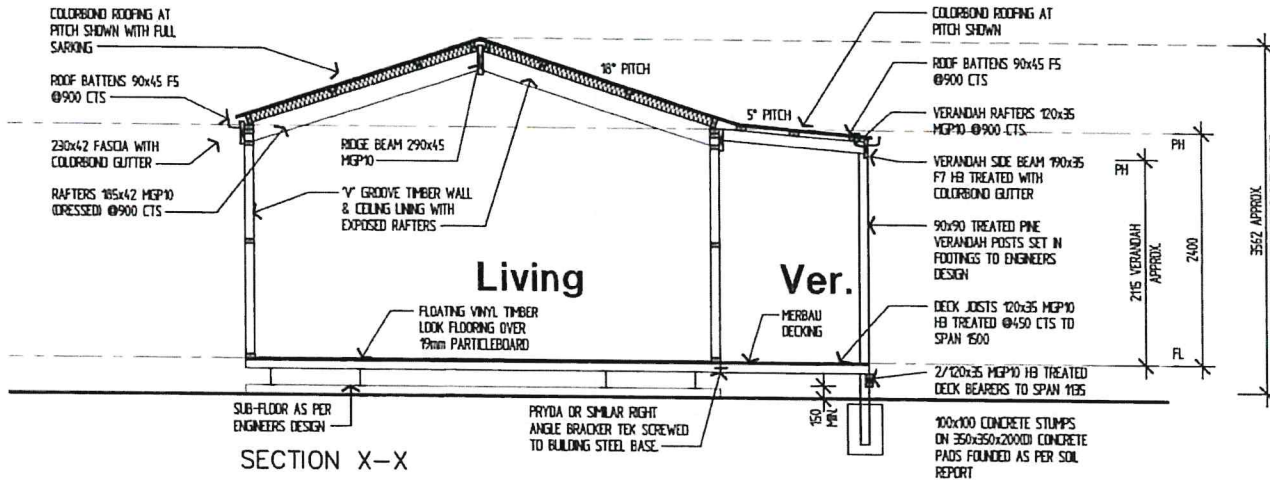
WINDOW SCHEDULE						
No	Size (HxW)	Glazing Type	Material	Comments	U	SHGC
W1	1150x600	DG	Aluminium	Awning	4.27	0.55
W2	1100x600	DG/OBS	Aluminium	Awning	4.27	0.55
W3	450x3800	DG	Aluminium	Awning	3.92	0.6
W4	2100x2400	DG	Aluminium	Stacker d/s	3.92	0.6
W5	2100x2400	DG	Aluminium	Stacker d/s	4.27	0.55
W6	1600x500	DG	Aluminium	Awning	4.27	0.55
D4	2100x1000	DG	Aluminium	Hinged door	3.9	0.53

GLAZING LEGEND

- DG - DOUBLE GLAZED
- OBS - OBSCURE

WINDOW NOTES:

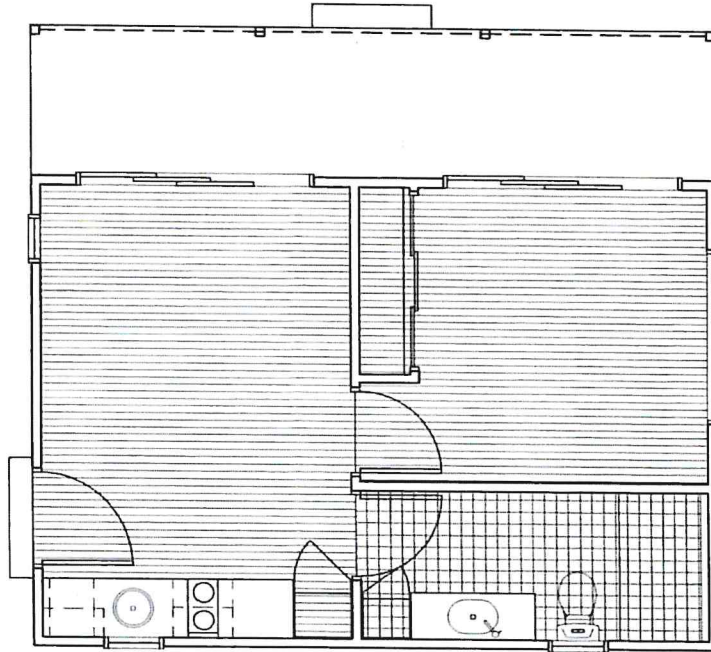
- WINDOW SIZES SHOWN ARE INDICATIVE ONLY AND MAY VARY. REFER TO WINDOW MANUFACTURERS SPECIFICATIONS FOR ACTUAL WINDOW SIZES & DETAILS
- STUD OPENINGS NOT SHOWN, TO BE ACCORDING TO WINDOW MANUFACTURERS DETAILS
- FOR LINTEL SIZES REFER LINTEL SCHEDULE, SHEET 6
- EXTERNAL DOORS SHALL BE FITTED WITH A MAX. APERTURE SIZE OF 2mm & WEATHERSTRIPS TO PREVENT PENETRATION OR BUILD UP OF DEBRIS BENEATH DOORS
- ALL WINDOWS TO BE GRADE 'A' SAFETY GLAZING TO A.S. 1288-LATEST
- ALL OPERABLE WINDOWS TO BE FITTED WITH ALUMINIUM FLYSCREENS.







SECTION X-X

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Proposed : Dependent Persons Unit At : No. 29a Robert Hoddle Grove, Bombira NSW 2850 Client : Amy Sheridan & Lea Munro For : Soul Space Studios		A WORKING DRAWINGS 16/1/2024	Avalon Building Design PO Box 173, Sylvania, NSW, 2259 Mob: 0755 200 014 E: info@avalonbuilding.com.au	Working Drawings :- Section	
		REV AMENDMENT DATE		1:50 16/1/2024	
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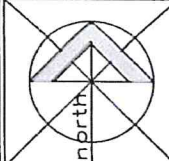




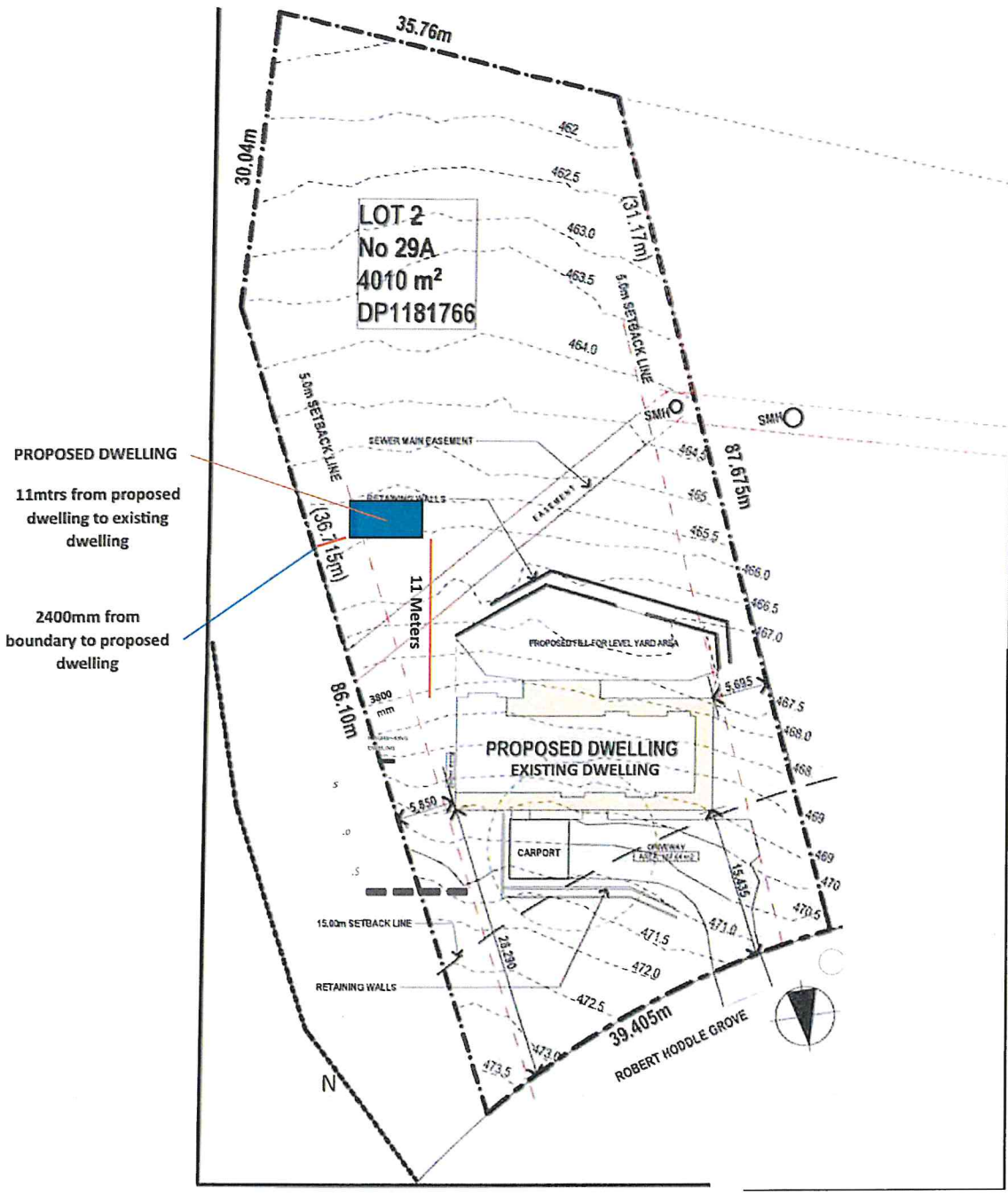
FLOORING LEGEND:
 PATTERNS SHOWN ARE INDICATIVE ONLY

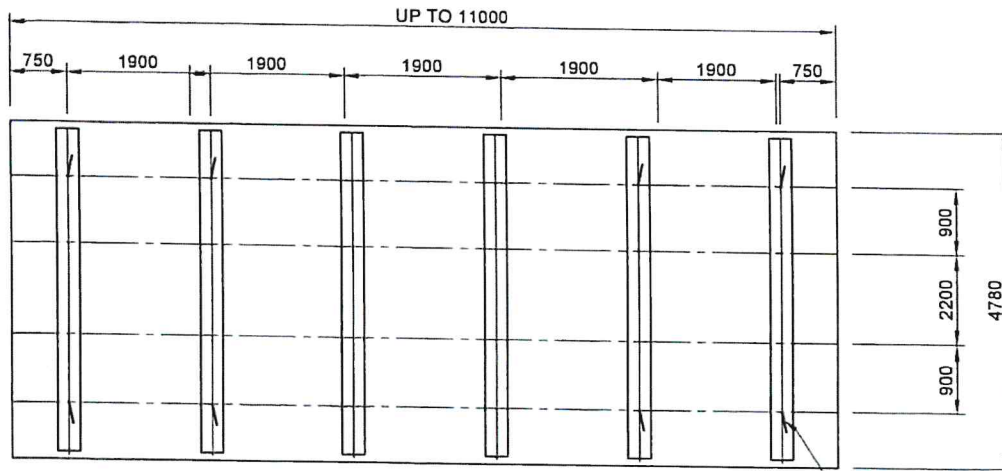
-  FLOOR TILES
-  CARPET
-  TIMBER LOOK VINYL
-  HERBAU DECKING

FLOORING PLAN

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							1: 50	16/1/2024
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PLAN
SCALE 1:50

FOUNDATION ARRANGEMENT CAN BE ALTERED TO SUIT ANY LENGTH OF BUILDING BY ADDING OR SUBTRACTING FOOTING STRIPS PROVIDED 1900mm CENTRES OR LESS ARE USED, EXCEPT AS NOTED ABOVE FOR CENTRE.

SITE CLASSIFICATION
SITE CLASSIFICATION A - H1
ACCORDANCE WITH AS2870-2011

WIND CLASSIFICATION
WIND REGION A - V500 = 45m/s IN
ACCORDANCE WITH AS1170.2-2011

GENERAL NOTES

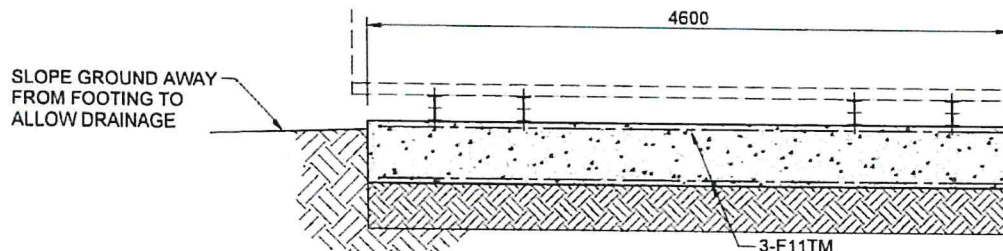
- G1. These drawings shall be read in conjunction with all architectural and other consultants' drawings and specifications. Any discrepancies shall be referred to the Engineer for decision before proceeding with the work.
- G2. Dimensions shall not be obtained by scaling the structural drawings.
- G3. Setting out dimensions shown on the drawings shall be verified by the Builder.
- G4. During construction the structure shall remain in a stable condition and no part shall be over-stressed.
- G5. All workmanship and materials shall be in accordance with the requirements of the SAA Codes and the by-laws and Ordinances of the relevant Building Authorities.

FOUNDATIONS

- F1. Footings have been designed for an allowable bearing pressure of 80 KPa. The Builder shall obtain approval of the foundation material before placing concrete.

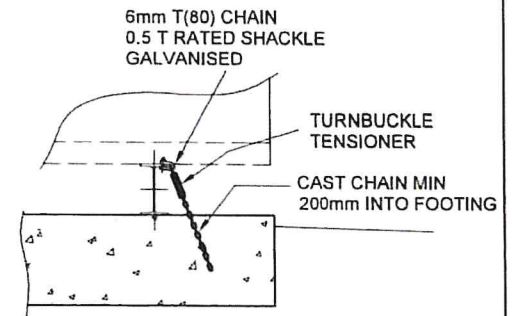
CONCRETE

- C1. All workmanship and materials shall be in accordance with AS 3600-2009.
- C2. Concrete quality
FOOTINGS/SLABS
Slump 80 +/- 20
Max. aggregate size 25
Cement Type GP or GB
Admixtures nil
Grade N25
Water cement ratio (max.) 0.50
- C3. Clear concrete cover to reinforcement shall be as follows unless otherwise shown
Pad footings 65 mm
Strip footings 65 mm
Walls 40 mm
Slabs 25 mm
- C4. Reinforcement is represented diagrammatically. It is not necessarily shown in true projection.
- C5. Pipes or conduits shall not be placed within the concrete without the approval of the Engineer.
- C6. Reinforcement symbols
S - denotes structural grade deformed bars.
R - denotes hot rolled plain bars.
N - denotes hot rolled deformed bars.
SL - denotes hard drawn wire reinforcing fabric to AS/NZS 4671:2001.
- C7. All reinforcement shall comply with AS/NZS 4671:2001 for fabric supplied as flat sheets.



TYPICAL SECTION

FOUNDATION TO BEAR ON FIRM NATURAL GROUND. THIS WILL VARY ON SITE BETWEEN 600 AND 1000MM BELOW GROUND LEVEL.
USE ENGINEERED BACKFILL OR BLINDING CONCRETE IF REQUIRED.



HOLD DOWN DETAIL
REFER TO PLAN FOR POSITION

REVISION		DRN	CHKD
REV	DATE	DESCRIPTION	

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DRAWN	GPH
DATE	9/20
CHECKED	-
DATE	-
ENGINEER	GPH
DATE	9/20
CAD FILE	-

SOULSPACE STUDIOS
11m x 4.5m STUDIO
STANDARD FOUNDATION
DETAIL

SCALE	1:25	DWG NO	13416-0003	REV	0
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