NEW SINGLE STOREY DWELLING AT:

24 FINCH STREET
BEECWORTH VIC 3125

SHEET NUMBER	SHEET NAME	DRAWN BY	CHECKED BY	SHEET ISSUE DATE
S101	SITE/DRAINAGE PLAN	HELEN MAISANO	PETER WOOD	21/09/2014
S102	LANDSCAPING PLAN			
S103	FLOOR PLAN/ELEVATIONS			
S104	SLAB/ROOF/ELECTRICAL/REFLECTED PLAN			
S105	SECTIONS/DETAILS			
S106	INTERNAL ELEVATIONS			
S107	DOOR AND WINDOW SCHEDULE			
S108	POOL CONSTRUCTION			

ENERGY EFFECIENCY REQUIREMENTS - SUMMARY

BUILDING FABRIC/ ENVELOPE	COLOUR	COMPLIANCE REQUIREMENTS	DWELLING
STAR RATING			6.0
EXTERNAL WALLS		1.5mm THICK CORTEN STEEL CASSETTE PANELS +20mm SUPPORT STUDS+ 100mm THICK REINFORCED PRECAST CONCRETE PANELS	✓
INTERNAL WALLS		R1.5 BULK INSULATION TO BE INSTALLED BETWEEN STUDS ON EACH SIDE	✓
FLOORS		NIL- NO REQUIREMENT FOR ADDED INSULATION VALUE	✓
CEILING/ROOF		ADJUSTED FOR CEILING INSULATION LOSS	
GROUND FLOOR		MINIMUM R3.5 BULK INSULATION VALUE TO CEILING PLUS A SINGLE SIDED VAPOUR PERMEABLE BARRIER TO THE UNDERSIDE OF ROOF BATTENS.	✓
GARAGE		SINGLE LAYER REFLECTIVE FOIL LAYER (VAPOUR PERMEABLE) TO THE UNDERSIDE OF METAL	✓
MANHOLE COVERS		INSTALL/FIX INSULATION TO THE BACK COVERS TO REDUCE INSULATION LOSS.	✓
WINDOWS AND DOORS			
WINDOW FRAMES		ALUMINIUM	✓
DOOR FRAMES LAUNDRY AND REAR		TIMBER	✓
FURNISHINGS		MINIMUM HOLLAND BLINDS TO BE INSTALLED INTERNALLY	
GLAZING -SINGLE LOW E		U=4.15 & SHGC = 0.47	✓

NOTE: GLAZING IS CONSIDERED IN COMPLIANCE ONLY WHERE THE SUPPLIED PERFORMANCES MEET THE FOLLOWING CRITERIA:
-LESS THAN OR EQUAL TO THE U-VALUE SPECIFIED, AND
WITHIN +/- 10% OF THE SHGC VALUE SPECIFIED.

HEATING AND COOLING

COMBINED DUCTED HEATING AND REFRIGERATED COOLING SYSTEM	CEILING VENTS - (1200mm X 100mm)	THERMAL INSULATION FOR CENTRAL HEATING WATER PIPING AND HEATING AND COOLING DUCTWORK MUST BE PROTECTED AGAINST WEATHER AND SUNLIGHT, BE ABLE TO WITHSTAND THE TEMPERATURES WITHIN THE PIPING OR DUCTWORK, AND USE THERMAL INSULATION MATERIAL IN ACCORDANCE WITH AS/NZS 4859.1. **COMBINED HEATING AND REFRIDGERATED COOLING SYSTEM** - DUCTWORK BE INSULATED WITH A MATERIAL OF A MINIMUM R-VALUE =1.5. REDUCE TO R1.0 WHERE DUCTWORK IS LOCATED IN SUBFLOOR WITH ENCLOSED PERIMETER OR IN ROOF SPACE. REFER TABLE 3.12.5.2 **NOTE (B)** FITTINGS TO BE INSULATED WITH A MATERIAL OF A MINIMUM R-VALUE=0.4 - REFRIDGERATED COOLING DUCTWORK INSULATION SHOULD HAVE A VAPOUR BARRIER TO PREVENT POSSIBLE DAMAGE BY CONDENSATION. DUCT INSTALLATION MUST BE INSTALLED TO FORM A CONTINUOUS BARRIER, BE SEALED AGAINST AIR LOSS. MAINTAIN ITS POSITION AND THICKNESS AND BE PROTECTED FROM BECOMING DAMP.

BUILDING SEALING

THE NEW DWELLING MUST BE CONSTRUCTED TO AN ACCEPTABLE LEVEL OF AIR TIGHTNESS. THE FOLLOWING AREAS NEED TO BE ADDRESSED DURING CONSTRUCTION FOR COMPLIANCE TO THIS PART: • ALL EXTERNAL DOORS TO BE FITTED WITH WEATHER STRIPS • WINDOWS AND GLAZED DOORS TO BE FITTED WITH WEATHER SEALS • CONSTRUCTION GAPS AND CRACKS AROUND DOORS, WINDOWS AND SERVICE PENETRATIONS TO BE SEALED • EXHAUST FANS TO BE SELF -CLOSING (FITTED WITH 'DRAFTSTOPPA' OR SIMILAR SEALED). • INTERNAL DOORS TO UTILITY AREAS SUCH AS LAUNDRIES AND POWDER ROOMS THAT ARE NOT CONDITIONED TO HAVE RUBBER SEALS INSTALLED TO ALL EDGES TO PROTECT AGAINST AIR LEAJAGE • ALL DOWNLIGHTS NOMINATED AS SEALED UNITS TO PREVENT AIR LEAKAGE.	✓
WATER	
PROPOSED WATERTANK (MINIMUM CAPACITY OF 2000L, SERVCED BY A MINIMUM 50m² ROOF AREA) TO BE CONNECTED TO ALL SANITARY FLUSHING SYSTEMS.	✓

TILT-UP PRECAST PANELS

IN ACCORDANCE WITH AUSTRALIAN STANDARDS AS 3850 AND AS 3600 STRUCTURAL ENGINEERS DRAWINGS AND DETAILS.

1. COMPLIANCE WITH THE MANUFACTURER'S SPECIFICATIONS FOR MINIMUM EDGE DISTANCES, DEPTH, CONCRETE STRENGTH AND ADDITIONAL REINFORCEMENT

2. INSTALLATION OF AN ADEQUATE NUMBER OF INSERTS, IN THE CORRECT LOCATIONS, TO ENSURE THE INSERTS ARE NOT OVERLOADED AND TO ENSURE THE PANEL IS SUSPENDED AS NEAR TO VERTICAL AS POSSIBLE.

3. THE MINIMUM CONCRETE STRENGTH TO BE 25MPa LIFTING INSERTS.

4. CONCRETE WALL PANELS SHALL BE:

NORMAL GRADE 32
SLUMP OF 80 MM
MAXIMUM AGGREGATE SIZE OF 20 MM

SHOP DRAWINGS

MUST BE AVAILABLE FOR EACH PANEL, AND CONFORM TO THE REQUIREMENTS OF AS 3850, INCLUDING CLEAR DETAILS OF REINFORCEMENT, TYPE AND LOCATION OF INSERTS, MASS, DIMENSIONS, CONCRETE STRENGTH, AND CONCRETE STRENGTH AT TIME OF LIFTING.

REINFORCEMENT

ENSURE THAT REINFORCEMENT BARS OF THE CORRECT SIZE AND LENGTH ARE USED, AND ARE IN ACCORDANCE WITH THE PANEL SHOP DRAWINGS.

ALL COVER AND LOCATION OF ALL REINFORCEMENT SHALL COMPLY WITH PANEL SHOP DRAWINGS.

INSERTS AND FERRULES

1. ALL INSERTS SHOULD BE VISUALLY INSPECTED TO ENSURE THAT THE TYPES AND STRENGTHS ARE CORRECT AND IN ACCORDANCE WITH PANEL SHOP DRAWINGS.

2. SHEAR REINFORCEMENT SHALL BE CORRECTLY PLACED FOR EACH INSERT AND CORRECTLY POSITIONED IN ACCORDANCE WITH PANEL SHOP DRAWINGS.

3. ONLY PROPRIETARY INSERTS AND FERRULES RATED FOR THE PARTICULAR APPLICATION SHOULD BE USED.

CONCRETE PANELS

1. CONCRETE PANELS TO COMPLY WITH DESIGN REQUIREMENTS AND WITH AS 1379: THE SPECIFICATION AND MANUFACTURE OF CONCRETE.

2. CONCRETE SUPPLIER TO BE CERTIFIED IN ACCORDANCE WITH AS 1379.

FINISHED AND FITTINGS INTERNALLY

SKIRTINGS:
92x12 CRAFTWOOD, PROFILE SQAURE FLUSH FINISH

JAMBS
160x130 110x18 KDHW

INTERNAL DOORS:
REFER TO DOOR SCHEDULE

CORNICES AND CEILINGS
SQAURE SET

TILES
REFER FINISHES SCHEDULE- TILING TO CEILING THROUGHOUT U.N.O

SHOWER BASES
TILED INSITU FULLY WATERPROOF WITH WETSEAL OR SIMILAR APPROVED. REFER GENERAL NOTES

MECHANICAL VENTILATION
TO LAUNDRIES, BATHROOMS, ENSUITS AND WC TO NCC REQUIREMENTS.
-UNDERCUT DOORS 15mm MIN.
-CONNECT FANS DIRECLY TO LIGHT SWITCHES IN ROOMS WHERE THERE IS NO NATURAL LIGHT.
ALLOW TO DUCT THROUGH CEILING SPACE TO OUTSIDE AIR WHERE REQUIRED, INSTALL FANS AND EXTERNAL GRILLES.

EXHAUST FANS
EXHAUST FANS ARE TO DISCHARGE AIR AT A RATE OF AT LEAST 25l/SEC

DOOR AND WINDOW FURNITURE, LOCKS.
REFER TO SCHEDULE

KITCHEN/BATHROOM/STONE BENCHTOPS AND SPLASHBACKS
REFER TO JOINERY DETAILS, ALLOW FOR CAESARSTONE

KITCHEN,LAUNDRY CUPBOARDS,VANITIES
REFER TO JOINERY DETAILS.

PAINTING
BY BUILDER

SHOWER SCREENS
REFER TO SCHEDULE

LIGHT FANS, SMOKE DETECTORS, TV, AERIALS, PHONES.
REFER TO SCHEDULE

GAS SUPPLY
ALLOW FOR GAS SUPPLY TO 2 NO. HWS, HOTPLATES.

BATHROOM AND KITCHEN ACCESSORIES
BATHROOM AND KITCHEN ACCESSORIES TO BE 'REECE' PRODUCTS UNLESS OTHERWISE SPECIFIED

GENERAL NOTES

DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.

THE OWNER/BUILDER, SUB CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS & SPECIFICATIONS PRIOR TO COMMENCING ANY WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILIDNG WORKS CONFORM TO NATIONAL CONSTRUCTION CODE OF AUSTRALIA, AS CODES
(CURRENT EDITIONS) BUILDING REGULATIONS, LOCAL BY LAW & TOWN PLANNING REQUIREMENTS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFCATION.

BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY OF NEW AND EXISTING STRUCTURES DURING ALL WORKS.

BUILDER TO ENSURE FOR THE GENERAL WATER TIGHTNESS OF ALL NEW AND EXISTING WORKS.

1. THESE DRAWINGS SHALL BE READ IN CONJUCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH SUCH WRITTEN INSTRUCTION AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL DESCREPANCIES SHALL BE REFERRED TO THE ARCHITECT FOR DECISION BEFORE PROCEDING WITH THE WORK.

2. ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATION IS COMMENCED. THE ENGINEER'S DRAWINGS SHALL NOT BE SCALED.

3. DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURE IN AN STABLE CONDITION AND ENSURING NO PART SHALL BE OVERSTRESSED UNDER CONSTRUCTION ACTIVITIES.

4. WORKMANSHIP AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RELEVANT CURRENT NCC CODES AND AS STANDARDS INCLUDING ALL AMENDMENTS AND THE LOCAL AUTHORITIES EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.

5. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS STATED OTHERWISE ALL LEVELS ARE EXPRESSED IN METERS.

6. IF YOU ARE IN DOUBT ASK

ADDITIONAL NOTES

THESE DRAWINGS TO BE READ IN CONJUCTION WITH SOIL REPORT.

SERVICES
DRAINS, DOWNPIPES, GUTTERING AND SERVICE PIPING MUST BE INSTALLED AND MAINTAINED CAREFULLY TO ENSURE NO LEAKAGE OR BLOCKAGE OCCURES THAT WILL AFFECT THE FOOTONG SYSTEM.

STORM WATER DRAINS UNDER THE FOOTING SYSTEM ARE NOT PERMITTED AND IF SHOWN ON THE ARCHITECTURAL DRAWINGS AND/OR ANY OTHER DOCUMENTATION THEY ARE TO BE AMENDED AND REDIRECTED AWAY FROM THE FOOTING.

VAPOUR BARRIERS
VAPOUR BARRIES OR DAMP -PROOFING MEMBRANES ARE TO COMPLY AND BE INSTALLED AS PER THE REQUIREMENTS OF AS 2870.

ELECTRICITY
ALLOW TO PROVIDE AN UNDERGROUND ELECTRICITY SUPPLY FROM NEAREST CONVENIENT POWER POLE TO METERBOARDS.

STORMWATER
REFER TO ROOF PLAN DRAWINGS FOR STORMWATER SYSTEM LAYOUT AND DETAILS AS WELL AS LEGAL POINT OF DISCHARGE.

SEWERAGE
ALL NEW SEWERAGE LINES TO CONNECT TO EXISTING SEWER DRAINS. IN ACCORDANCE WITH WATER REQUIREMENTS AND AS 2034.

GAS METER
CONNECT GAS FROM MAIN STREET SUPPLY TO METERS ON GROUND FLOOR

TAPS
PROVIDE 2 No TAPS AS SHOWN.

FLOORS
FLOOR LEVELS INDICATED REFER TO FINISHED FLOOR LEVELS.
REFER TO FLOOR PLAN FOR SELECTED FINISH.
SHOWER BASES - ALLOW TO SETDOWN SLAB 50mm FOR ALL SHOWER BASES. GRADE TILES WITHIN SHOWER RECESS TO FLOOR WASTE.

WET AREAS
WATERPROOFING AND DRAINAGE
PROVIDE WATERPROOF MEMBRANE AS SPECIFIED TO FLOORS OF BATHS, ENSUITE, WC AND LAUNDRY. INCLUDING SHOWER BASES. APPLICABLE MEMBRANE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION TO ENSURE WATERTIGHT FINISH. NOTE: CARRY MEMBRANE MINIMUM 100mm UP WALLS AND TO 2100mm UP WALLS OF SHOWER AND BATHS.

WATERPROOFING OF WET AREAS IN BUILDINGS
(A) THE FOLLOWING PARTS OF A BUILDING MUST BE IMPERVIOUS TO WATER
(I) IN ANY BUILDING- THE FLOOR SURFACE OR SUBSTRATE IN A SHOWER ENCLOSURE OR WITHIN 1.5M MEASURED HORIZONTALLY FROM A POINT VERTICALLY BELOW THE SHOWER FITTING, IF THERE IS NO ENCLOSURE.
(II) IN A CLASS 2 - THE FLOOR OF THOSE ROOMS FITTED WITH A FLOOR WASTE IN ACCORDANCE WITH F1.11.
(III) THE WALL SURFACE OR SUBSTRATE-

(A) OF A SHOWER ENCLOSURE, OR IF THE SHOWER IS NOT ENCLOSED, WITH 1.5m AND EXPOSED TO A SHOWER FITTING, TO A HEIGHT OF 1.8m ABOVE THE FLOOR AND

(B) IMMEDIATLEY ADJACENT OR BEHIND A BATH, TROUGH, BASIN SINK OR SIMILAR FIXTURE, TO A HEIGHT NOT LESS THAN 150mm ABOVE THE FIXTURE IF IT IS WITHIN 75mm OF THE WALL.

(C) WATERPROOFING OF WET AREAS IN A BUILDING MUST COMPLY WITH RELEVANT PART OF AS 3740.

VENTILATION
PROVIDE MECHANICAL EXHAUST VENTILATION WITH A CAPACITY OF 3400L/S IN ACCORDANCE WITH CLAUSE 4.5.1 AS 1668.2.

CONNECT EXHAUST FANS DIRECLTY TO LIGHT SWITCH IN ROOMS WHERE THERE IS NO NATURAL LIGHT.

ENSURE ENSUITE, POWDER, LAUNDRY AND BATH ROOMS ARE PROVIDED WITH MECHANICAL VENTILATION DUCTED TO OUTSIDE AIR OR CONNECTED TO VENTILATION SYSTEM DESIGNED BY A MECHANICAL ENGINEER.

CONTROL JOINS
REFER TO STRUCTURAL ENGINEER'S DETAILS, GEOTECHNICAL REPORT.

INSTALLATION OF TERMITE BARRIERS
(A) TERMITE BARRIERS OR A COMBINATION OF BARRIERS MUST BE INSTALLED IN ACCORDANCE WITH
(I) AS 3660.1 AND OR
(II) NCC 3.1.3.3 FOR CONCRETE SLABS ON GROUND

(B) A DURABLE NOTICE MUST BE PERMANENTLY FIXED TO THE BUILDING IN A PROMINANT LOCATION SUCH AS IN A METER BOX OR THE LIKE INDICATED.
(I) THE METHOD OF TERMITE RISK MANAGEMENT AND
(II) THE DATE OF INSTALLATION OF THE SYSTEM AND
(III) WHERE A CHEMICAL BARRIER IS USED, ITS LIFE EXPECTANCY AS LISTED IN THE NATIONAL REGISTRATION AUTHORITY LABEL AND
(IV) THE INSTALLER'S OR MANUFACTURER'S RECOMMENDATIONS FOR THE SCOPE AND FREQUENCY OF FUTURE INSPECTIONS FOR TERMIT ACTIVITY.

ROOF LIGHTS
COMBUSTABLE ROOF LIGHTS, SKYLIGHTS OR THE LIKE INSTALLED IN A ROOF OR PART OF A ROOF REQUIRED TO HAVE A NON-COMBUSTABLE COVERING MUST:

(A) HAVE AN AGGREGATE AREA NOT MORE THAN 20% OF THE ROOF OR PART OF THE ROOF. AND

(B) BE NOT LESS THAN 900mm FROM-
(I) THE ALLOTMENT BOUNDARY OTHER THAN THE BOUNDARY ADJOINING A ROAD ALIGNMENT OR OTHER PUBLIC SPACE.

STAIRWAYS AND LANDING
TREADS TO BE A 250 MIN. AND 355 MAX WIDTH. RISES TO BE 115 MIN. AND 190 MAX. HEIGHT. 2 x RISER AND GOING TO BE 700 MAX, 550MIN.

DAMP PROOF COAURSE
PROVIDE DAMP PROOF COURSE TO AS 2904 TO ALL WALLS.

SANITARY COMPARTMENT DOORS
THE DOOR TO A FULLY ENCLOSED SANITARY COMPARTMENT MUST BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT, UNLESS THERE IS A CLEAR SPACE OF ATLEAST 1.2m IN BETWEEN THE CLOSET PAN WITHIN THE SANITARY COMPARTMENT AND THE NEAREST PART OF THE DOORWAY.

SMOKE ALARMS
SELF CONTAINED SMOKE ALARMS MAINS CONNECTED TO COMPLY WITH AS3786-1993 MUST BE HARD WIRED AND INSTALLED IN ACCORDANCE WITH NCC 3.7.2

WINDOWS AND GLAZING
ALL GLASS AND GLAZING TO COMPLY WITH AS 1288-2006 AND AS2047-1999.

GLAZING LESS THAN 1500 ABOVE THE BASE OF THE BATHS TO BE SAFETY GLAZING TO AS1288-2006.

TIMBERWORK AND BRACING
ALL TIMBERWORK AND BRACING TO COMPLY WITH AS1684-2010.

STAIR TREADS
STAIR TREADS MUST HAVE A NON-SLIP FINISH OR AN ADEQUATE NON-SKID STRIP NEAR THE EDGE OF THE NOSING.

RAINWATER TANK/SOLAR WATER HEATER SYSTEM.
BUILDER TO PROVIDE:
GAS BOOSTED SOLAR WATER HEATER SYSTEM WITH A 60% MINIMUM EFFECIENCY RATING INSTALLED IN ACCORDANCE WITH THE PLUMBING REGULATIONS 1998.

INSTALL ON UPPER ROOF.

FRAMING NOTES
STUDS 90X45 MPG10 PINE AT 450 CTRS.
JAMB STUDS
-2/90X45 MGP10 TO OPENINGS UP TO 3.7m

NOGGINGS TO AS 1684-2010 AND WHERE REQUIRED FOR FIXING. FITTINGS ETC. REFER PLANS. ENGINEER'S DETAILS.

CONCRETE

CONCRETE STRUCTURES SHALL BE DESIGNED FOR ULTIMATE STRENGTH AND SERVICEABILITY LIMIT STATES IN ACCORDANCE WITH THE GENERAL PRINCIPLES AND PROCEDURES FOR DESIGN AS SET OUT IN AS/NZS 1170.0 AND THE SPECIFIC REQUIREMENTS OF CLAUSES 2.2 AND 2.3.

DESIGN CHECKS SHALL BE CARRIED OUT FOR ALL APPROPRIATE SERVICE CONDITIONS TO ENSURE THE STRUCTURE WILL PERFORM IN A MANNER APPROPRIATE FOR ITS INTENDED FUNCTION AND PURPOSE.

1. ALL REINFORCEMENT SHALL BE SUPPORTED IN IT'S CORRECT POSITION, APPROVED BAR CHAIRS, SPACES OR SUPPORT BARS.

2. TWO LAYERS OF MALTHOID IS TO SEPERATE CONCRETE FROM SUPPORTING BRICKWORK OR BLOCKWORK.

3. CURING TO BE MOIST CURE FOR 14 DAYS.

4. POUR ONLY BETWEEN 5deg C AND 35deg C

5. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 3600.

6. MINIMUM COVER (25mm) TO ALL REINFORCEMENT UNLESS OTHERWISE SHOWN.

7. SIZES OF CONCRETE ELEMENTS DO NOT INCLUDE SLAB THICKNESS OF APPLIED FINISH

8. NO HOLES, CHASES OR EMBEDMENT OF PIPES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT PRIOR APPROVAL OF THE ENGINEER.

9. CONSTRUCTION JOINTS SHALL PROPERLY FORMED AND USED ONLY WHERE SHOWN OR SPECIFICALLY APPROVED BY THE ENGINEER.

FOUNDATION

STIFFINED RAFT SLAB AND FOOTINGS TO BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERS SPECIFICATION AND DRAWINGS IN CONJUNCTION WITH ENGINEERS SOIL TEST REPORT.

SITE CLASSIFICATION:
THE SITE IS CLASSIFIED IN ACCORDANCE WITH SECTION 2 FROM AS2870 1996 RESIDENTIAL SLABS AND FOOTINGS – CONSTRUCTION.

SOIL CLASSIFICATION
300MM TO 500MM OF GREY/ORANGE FILL (MIX OF SILTY SAND AND SILTY CLAY) OVERLYING
500MM TO 600MM OF GREY SILTY SAND OVERLYING
ORANGE/GREY/RED SILTY CLAY

CLASS M (MODERATELY REACTIVE SITE). IN ACCORDANCE WITH ENGINEERS SOIL TEST REPORT

EARTH WORKS

1. NO UNCONTROLLED FILL GREATER THAN 600MM FOR SAND AND 300MM FOR OTHER MATERIAL SHOULD BE PLACED. THE RELEVANT RESPONSIBLE GROUP GEOCORE SHOULD BE NOTIFIED AND SITE TO BE REASSESSED AND REVIEWED AND AMENDED.

MOVEMENT OF SOIL

TREES FROM WITHIN OR AROUND THE BUILDING ENVELOPE SHOULD BE REMOVED AS SOON AS POSSIBLE TO ALLOW THE TIME NEEDED FOR THE SUBSOILS TO REGAIN AND STABILISE ITS MOISTURE CONTENT.

LEVELS

DESIGN LEVELS SHOWN ARE ARBITRARY DATUM AND ARE TO BE USED AS A GUIDE ONLY. OWNER/BUILDER TO CHECK AND VERIFY ON SITE PRIORTO ANY WORK DONE.

ALL LEVELS ON DRAWINGS ARE NOMINAL AND MAY ADJUST DUE TO SITE CONDITIONS UP TO 50MM EITHER WAY.

SOIL BEARING CAPACITY	CLASS M
COMPOSED OF SILTY SAND	100KPA AT A DEPTH OF ABOUT 100MM INTO THE GROUND

STEEL

STEEL REINFORCEMENT

ALL STRUCTURAL REINFORCEMENT SHALL COMPLY WITH AS 3850

REINFORCEMENT MUST COMPLY WITH AS 1302 FOR REINFORCEMENT BAR AND AS 1304 FOR FABRIC REINFORCEMENT.

1.THE STEEL REINFORCEMENT FOR ALL CONCRETE WALL PANELS SHALL BE DESIGNED TO RESIST HANDLING, INSTALLATION, AND IN-SERVICE LOADS TO CONTROL CRACKING AND SHRINKAGE STRESSES.

2. INSERTS AND ASSOCIATED LIFTING DEVICES MUST COMPLY WITH AUSTRALIAN STANDARD AS 3850.

3. ALL STEEL UNLESS OTHERWISE NOTED TO BE GRADE 304-316 STAINLESS STEEL.

4. UNLESS OTHERWISE SPECIFIED ALL STEEL BE PAINTED ONE SHOP COAT OF APPROVED ZINC RICH PRIMER

BAL RATING 12.5

GENERAL
BAL 12.5 SHALL COMPLY WITH AS 3959 SECTION 3 AND CLAUSE 5.2 TO 5.8 WITH PROTECTION FROM EMBER ATTACK.

PLEASE REFER TO BUSHFIRE NOTES.

CONSULTANTS

- ARBORIST
- GEOTECHNICAL ENGINEER
- LAND SURVEYOR
- STRUCTURAL ENGINEER
- BUILDING SURVEYOR
- LANDSCAPE ARCHITECT
- QUANTITY SURVEYOR

cbd CreativeByDesign

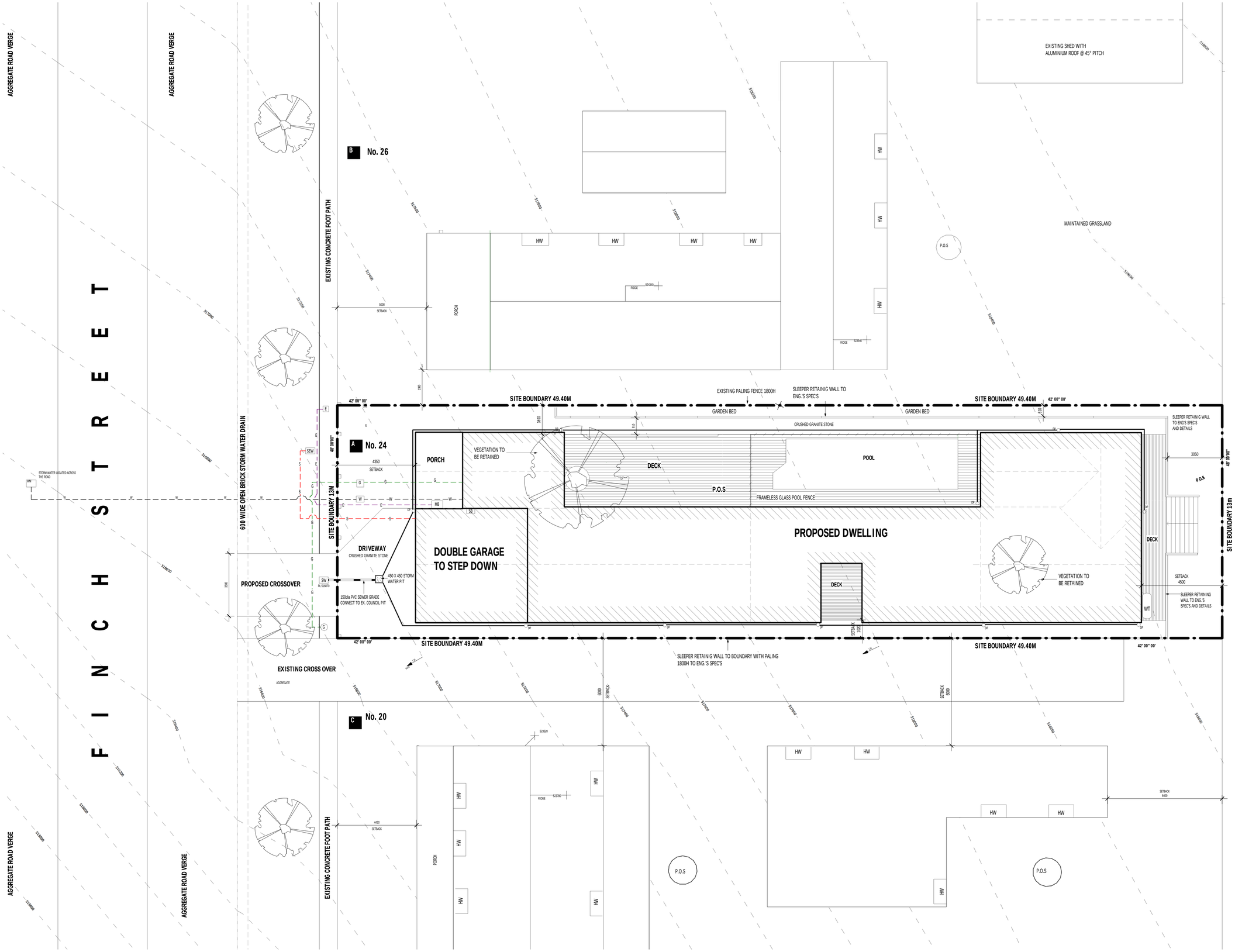
Project:
24 FINCH STREET
BEECHWORTH

Drawing title:
TITLE PAGE

Project number 2014FINCH

Date:	2014	**Scale:**	1 : 10
Drawn by:	HMAISANO	**Checked by:**	PW
Drawing No:	S10A	**Revision:**	

30/09/2014 11:33:00 AM



1 / S101 **SITE/DRAINAGE PLAN**

1 : 100

SITE ANALYSIS

SITE AREA	642.2M²
PROPOSED DWELLING	290M²
PROPOSED PERMEABLE SURFACE	342.2M²
LATITUDE	36.36'S
LONGTITUDE	146.69'E
ELEVATION	580M

A	**No. 24** FINCH STREET	**SUBJECT SITE**
B	**No. 26** FINCH STREET	EXISTING TWO (2) STOREY GOTHIC STYLE WEATHERBOARD COTTAGE WITH TIMBER VERANDAH AND SHINGLE GABLE ROOF
C	**No. 20** FINCH STREET	EXISTING SINGLE SYOREY 1960'S STYLE STONE BRICK HOUSE WITH GABLE ROOF AND BULLNOSE FRONT VERANDAH
	REAR PROPERTY	EXISTING SINGLE STOREY 1850'S STYLE BRICK HOUSE WITH GABLE ROOF AND VERANDAH

TEMPERATURE

MEAN DAILY MAX TEMP (SUMMER)	26°C
MEAN DAILY MIN TEMP (SUMMER)	13°C
MEAN DAILY MAX TEMP (WINTER)	11.4°C
MEAN DAILY MIN TEMP (WINTER)	4°C

RAINFALL

MEAN RAINFALL (SUMMER)	53.83 mm
MEAN RAINFALL (WINTER)	102.96 mm

SOIL GRANITIC LOAMS OVE DECOMPOSED GRAVELS AND CLAYS

LEGEND

HW	EXISTING HABITAL ROOMS
POS	PRIVATE OPEN SPACE
SW	STORM WATER
W	WATER MAIN VALVE
SEW	SEWAGE
G	GAS PIT
E	ELECTRICAL PIT
	WATERMAIN CONNECTION
	STORMWATER CONNECTION
	SEWERAGE CONNECTION
	GAS CONNECTION
	ELECTRICAL CONNECTION
MB	METER BOX
G	GAS METER
SB	SWITCH BOARD

NOTE: ALL STORMWATER DRAINAGE & WASTE DISCHARGE SHALL BE CONNECTED TO MAINS TO THE SATISFACTION OF THE APPROPRIATE AUTHORITY.

SURFACE DRAINAGE SYSTEMS
TO COMPLY WITH AS/NZS 3500.3:2003-3500.5

STORMWATER PITS
450x450mm DEPTH TO INVERT OF OUTLET LESS THAN 600mm WITH A MIN. FALL ACROSS EACH PIT OF 20mm.

DRAINAGE NOTES:

1. CONNECTION TO LEGAL POINT OF DISCHARGE IS TO BE TO COUNCIL'S REQUIREMENTS & SATISFACTION.
2. ALL DRAINAGE PIPES AND PITS WITHIN THE ROAD RESERVE ARE TO BE CONSTRUCTED IN ACCORDANCE WITH INDIGO SHIRE COUNCIL'S STANDARD DRAWINGS & SPECIFICATIONS.
3. EXISTING FOOTPATH AND DRIVEWAY CROSSINGS ARE TO BE SWCUT AT CONSTRUCTION JOINTS, AND REINSTATE FULL BAYS TO COUNCIL STANDARDS & SATISFACTION.
4. ALL DRAINAGE TRENCH BACKFILL UNDER A ROAD, LANEWAY, FOOTPATH, CROSSOVER OR BEHIND KERB IS TO BE 20MM NOM. CLASS 2 F.C.R WET MIX AND COMPACTED IN 150MM LAYERS TO 98% MOD. COMPACTION. DRAINAGE BEDDING TO BE 75MM CLASS 3 F.C.R.
5. PUBLIC SAFETY FOR PEDESTRIANS AND VEHICULAR TRAFFIC MUST BE MAINTAINED AT ALL TIMES.
6. A ROAD OPENING PERMIT IS REQUIRED FROM COUNICL FOR ALL WORKS WI THIN THE ROAD RESERVE. ALL SUCH WORKS ARE TO BE REINSTATED TO COUNCIL'S REQU IREMENTS AND SATISFACTION, AND MUST BE INSPECTED BY COUNCIL'S WORKS INSPECTOR GIVING AT LEAST 48 HOURS NOTICE.
7. IF THERE ARE UNDERGROUND SERVICES WITHIN THE ROAD RESERVE TH AT MAY BE AFFECTED BY THE WORKS, THESE MUST BE PROVED (OFFSET, SIZE & DEPTH) PRIOR TO CONSTRUCTION AND THE DETAILS INCLUDED ON THE PLANS.

cbd CreativeByDesign

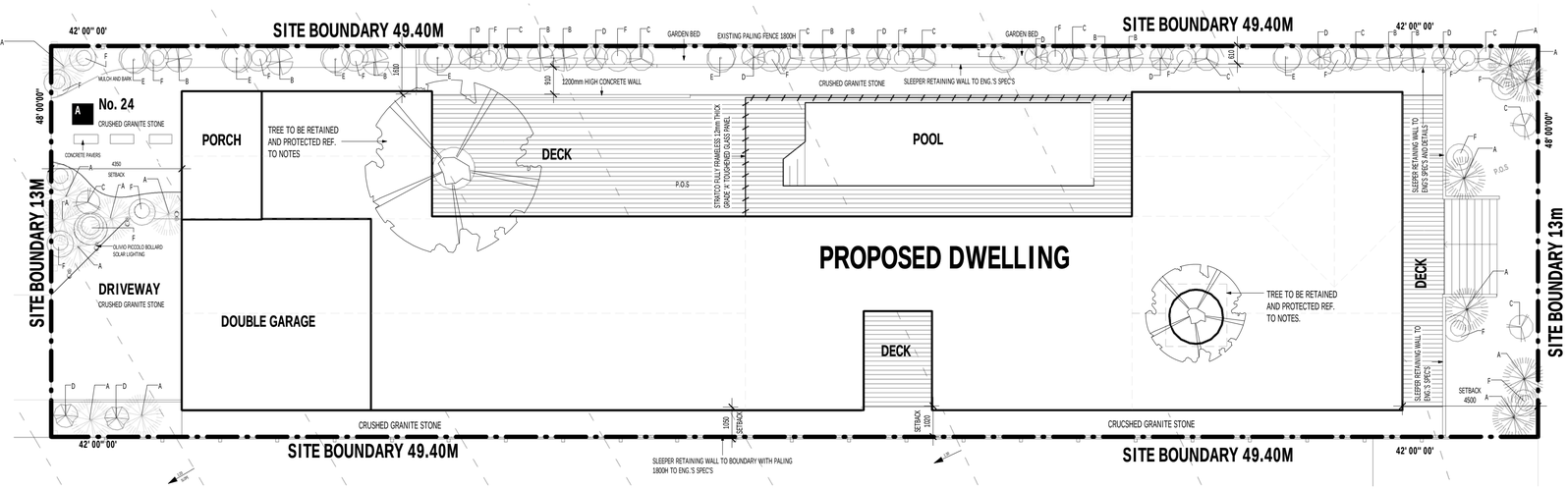
NORTH

Project:
24 FINCH STREET
BEECHWORTH

Drawing title:
SITE/ DRAINAGE PLAN

Project number	2014FINCH		
Date:	2014	**Scale:**	1 : 100
Drawn by:	Designer	**Checked by:**	PW
Drawing No:	S101	**Revision:**	

30/09/2014 11:33:09 AM



1 S102 **LANDSCAPING PLAN**

1 : 100

PLANT SCHEDULE						
LEGEND	BOTANICAL NAME	COMMON NAME	POST SIZE CM	HEIGHT(M)	SPREAD	TOTAL POTS
(A)	DIANELLA CAERULEA	CASSA BLUE	130	0.50	40	13
(B)	DIETES GRANDIFLORA	WILD IRIS	140	2	1	11
(C)	DODONAEA VISCOSA	HOP BUSH	17	3	1.5	12
(D)	GAURA LINDHERMERI	BUTTERFLY BUSH	15	1.2	1	10
(E)	GREVILLEA	NED KELLY	14	1.2	2	7
(F)	BOULDER					20

LANDSCAPING SPECIFICATIONS

1. DELIVER STOCK ONLY AFTER SOIL HAS BEEN PREPARED. SCHEDULE HARVESTING AND DELIVERY IN QUANTITIES SUITABLE FOR IMMEDIATE PLANTING UPON ARRIVAL.

2. PLANT IMMEDIATELY - IF PLANTING CANNOT BE ACCOMPLISHED IMMEDIATELY, PROVIDE SHADE, PROTECT FROM WIND, PROTECT BALLS OR ROOTS FROM DRYING BY COVERING AT ALL TIMES WITH MOIST SAW DUST, WOOD CHIPS, SHREDDED BARK OR OTHER SIMILAR MULCHING MATERIAL.

3. LOCATE AND AVOID DAMAGE TO UNDERGROUND UTILITIES.

4. PLANT ONLY IN THAWED GROUND.

5. WATER REGULARLY AND AT SUCH TIMES AND RATES AS NECESSARY FOR OPTIMUM GROWTH AND TO AVOID PUDDLING, RUNOFF, OR EROSION.

GRADING FOR GARDEN BEDS AND GRASSED AREAS

1. EXISTING SUBGRADE SHALL BE EXCAVATED OR FILLED TO 175mm BELOW FINISHED GRADE IN GARDEN BEDS TO ALLOW FOR 75mm TOPSOIL AND 100mm MULCH.

2. ALLOW FOR 50mm SOIL COVER IN LAWN AREAS FOR IMPORTED LOAM TO FINISH 30mm BELOW EDGE AND LAWNS TO SIT LEVEL OR JUST BELOW.

3. ANY IMPORTED FILL TO BE FREE OF BUILDERS RUBBLE, LOGS, WEEDS OR ANY OTHER FOREIGN MATERIAL OVER 50mm DIAMETER.

4. GARDEN BEDS TO BE FILLED WITH GOOD QUALITY ORGANIC /SOIL MIX SUITED FOR TURF INSTALLATIONS.

5. MULCH TO BE FINE ORGANIC MULCH THAT WILL SUPRESS WEEDS BUT NOT INHIBIT WATER ABSORBTION THROUGH THE SOIL.

6. TREES TO BE RETAINED ARE TO BE ADEQUATELY PROTECTED AT ALL TIMESFROM DAMAGE AND IF REQUIRED, WATERED FOR THE DURATION OF THE CONTRACT.

7. PARTICULAR CARE SHALL BE TAKEN TO AVOID ANY DAMAGE TO THE ROOTS, TRUNKS AND BRANCHES.

8. WHERE PRACTIBLE, TREES FOR RETENTION SHALL HAVE PROTECTIVE FENCING. THIS SHALL CONSIST OF 2400mm LONG STAR PICKETS RAVERSING THE CANOPY/DRIPLINE OF THE TREE AND 'RINGLOCK' MESH OR SIMILAR APPROVED PRODUCT, ATTCHED TO EACH PICKET.

WORK NEAR TREES

1. WHEN EXCAVATION IS REQUIRED IN THE VACINITY OF TREES TO BE RETAINED, HAND EXCAVATION SHALL FIRST BE MADE TO LOCATE ROOTS.

2. IF DIRECTED BY THE SUPERINTENDENT EQUIPMENT SHALL BE KEPT CLEAR OF TREES AND HAND METHODS OF EXCAVATION SHALL BE ADOPTED.

CONTRACTORS

1. TO ABIDE BY ALL NECESSARY PRECAUTIONS, INCLUDING THE FOLLOWING.

2. PROTECT TREES TO BE RETAINED AT ALL TIMES FROM DAMAGE DURING SITE WORKS.

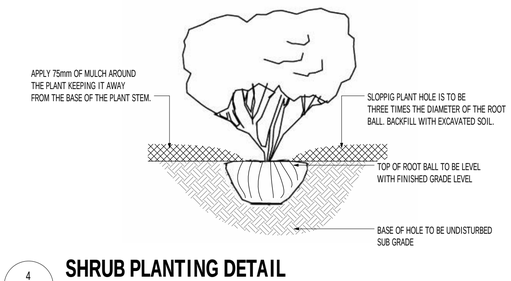
3. NO EXCAVATION WITHIN THE TREE PROTECTION ZONE IS PERMITTED THAT WILL DISTURB MORE THAN 20% OF THE TREE ROOT SYSTEM WITHOUT AUTHORISATION FROM A QUALIFIED ARBORIST.

4. DO NOT STORE OR OTHERWISE PLACE BULK MATERIALS AND/OR HARMFUL MATERIALS WITHIN THE TREE PROTECTION ZONE.

5. STORAGE OF MATERIALS, VEHICLE PARKING, DISPOSAL OF LIQUIDS, MACHINERY REPAIRS AND REFUELLING SHALL NOT OCCURE WITHIN THE ZONE.

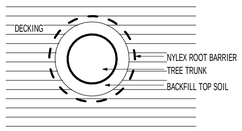
6. DO NOT PLACE SOIL FROM EXACATIONS AGAINST TREE TRUNKS, EVEN FOR SHORT PERIODS.

7. PREVENT WIND BLOWN MATERIALS SUCH AS CEMENT FROM HARMING TREE PLANTS.



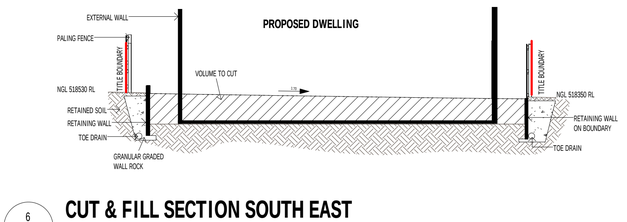
4 S102 **SHRUB PLANTING DETAIL**

1 : 20



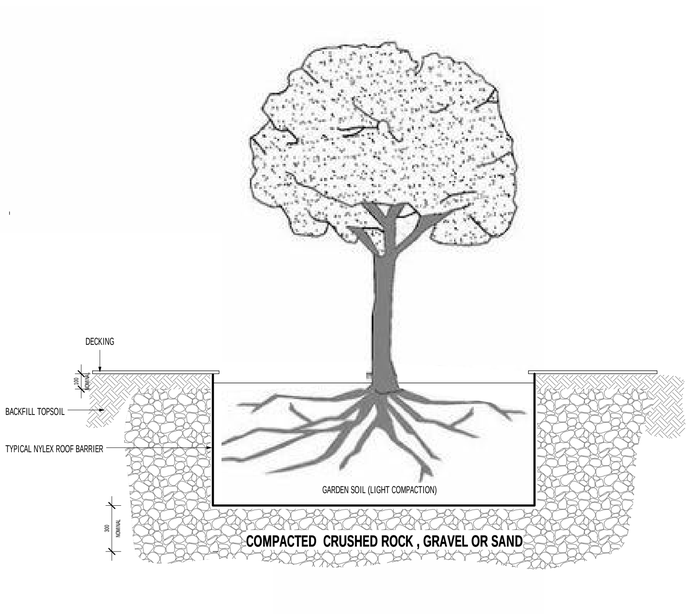
3 S102 **TYPICAL ROOT BARRIER PLAN**

1 : 50



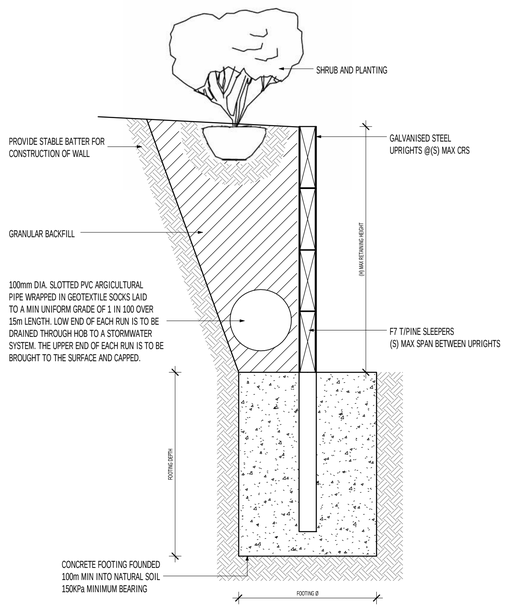
6 S102 **CUT & FILL SECTION SOUTH EAST**

1 : 100



5 S102 **TYP. ROOT BARRIER PROTECTION SECTION**

1 : 20



7 S102 **TYP. SECTION SLEEPER RETAINING WALL**

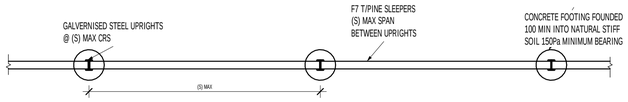
1 : 10

SLEEPER RETAINING WALL SCHEDULE

RETAINING HEIGHT (H)	SLEEPERS	UPRIGHTS	UPRIGHT CENTRES (S)	FOOTINGS
600	200x50 F7 T/PINE	200x100 F7 T/PINE	1500	4500x 600 DEEP
800	200x50 F7 T/PINE	200x100 F7 T/PINE	1500	4500x 800 DEEP
1000	200x50 F7 T/PINE	100 UC 14.8 OR 200x100 F7 T/PINE	1500 1200	4500x 1000 DEEP
1200	200x75 F7 T/PINE	100 UC 14.8	1500	4500x 1200 DEEP
1400	200x75 F7 T/PINE	100 UC 14.8	1500	4500x 1400 DEEP
1500	200x75 F7 T/PINE	100 UC 14.8	1500	4500x 1500 DEEP

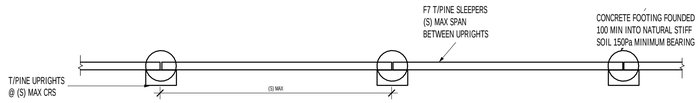
NOTE: ALL EXPOSED STEEL WORK TO BE HOT DIPPED GALVANISED

NOTE: ALL EXPOSED TIMBER TO BE TREATED OR BE A DURABLE SPECIES



8 S102 **STEEL UPRIGHTS**

1 : 20



9 S102 **TIMBER UPRIGHTS**

1 : 20

cbd CreativeByDesign

NORTH

Project:

24 FINCH STREET
BEECHWORTH

Drawing title:

LANDSCAPING PLAN

Project number	2014FINCH		
Date:	2014	**Scale:**	As indicated
Drawn by:	Designer	**Checked by:**	PW
Drawing No:	S102	**Revision:**	

30/09/2014 11:33:16 AM

EXTERNAL FINISHES/ COLOUR LEGEND

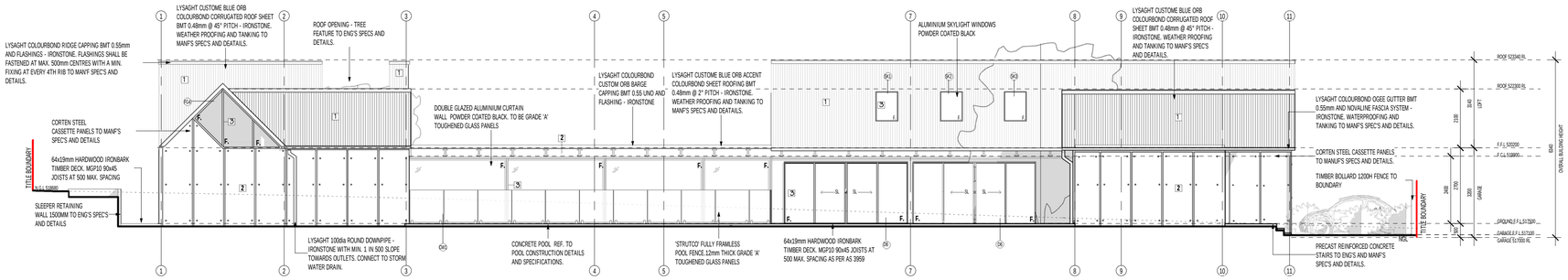
1 LYSAGHT CUSTOME BLUE ORB COLOURBOND CORRUGATED ROOF - IRONSTONE

COLOURBOND- IRONSTONE ROOFING ACCESSORIES

2 CORTEN STEEL CASSETTE PANELS

4 CORTEN STEEL FINISH

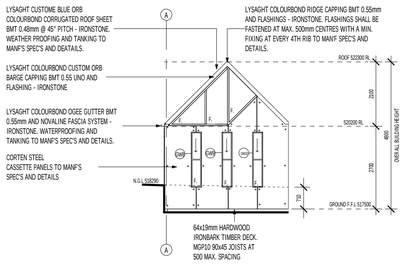
5 ALUMINIUM WINDOWS AND DOORS POWDER COATED BLACK



1 S103

NORTH- EAST ELEVATION

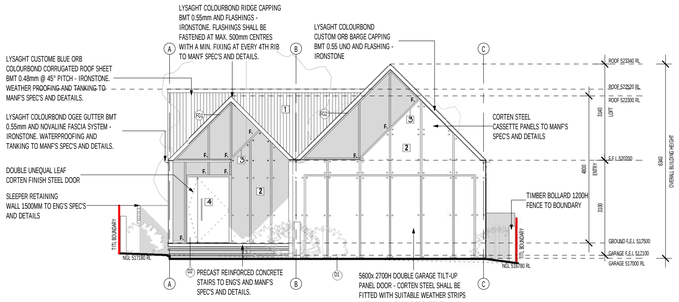
1 : 100



6 S103

ELEVATION A

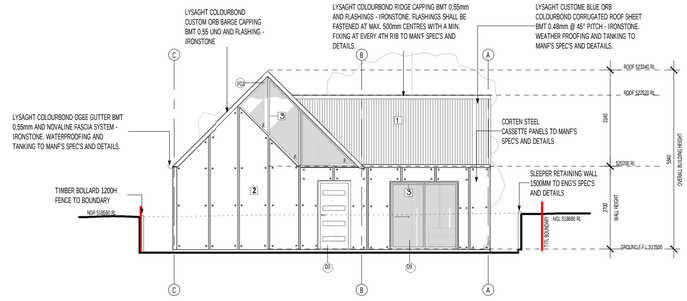
1 : 100



2 S103

NORTH-WEST ELEVATION

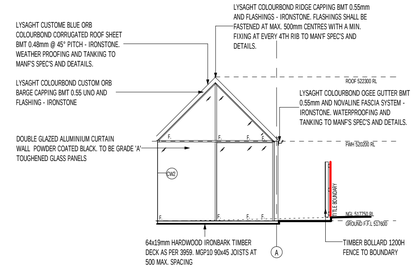
1 : 100



3 S103

SOUTH-EAST ELEVATION

1 : 100



5 S103

ELEVATION B

1 : 100

NOTES:
1. ALL WET AREAS TO COMPLY AS. 3740-2004
2. TIMBER FRAME TO AS. 1684
3. ALL GLAZING TO AS. 1288 (2006)

4. ALL WINDOWS AND DOORS ARE TO BE SELECTED FRAME AND TO MANUFACTURES DESIGN AND DETAIL.

5. ALL GLAZING WITHIN 500mm OF FLOOR LEVEL SHALL BE 5mm IN THICKNESS AS PER AS.1288-2006

6. BATHROOM WINDOW GLASS SHALL BE OF SAFETY GLAZING MATERIAL AS REQUIRED BY AS. 1288-GLASS INSTALLATION CODE.

SMOKE ALARMS
1. DENOTES LOCATION OF SMOKE ALARMS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH AS. 3786-1993.

GENERAL
1. DO NOT SCALE: USE DIMENSIONS GIVEN.
2. BUILDERS RESPONSIBILITY TO CHECK ALL LEVELS AND DIMENSIONS.
3. ALL WORK TO BE WITHIN TITLE BOUNDARY.
4. OWERS/BUILDERS RESPONSIBILITY TO ADVISE OF ANY CONVENANTS EXISTING ON PROPERTY.
5. EVERY CARE HAS BEEN TAKEN TO ENSURE THAT THE EXISTING SERVICES SHOWN ON THIS PLAN ARE ACCURATE.

SERVICES
1. THE SERVICES SHOWN HAVE BEEN PLOTTE FROM INFORMATION SUPPLIED BY SERVICES AUTHORITIES.HOWEVER SOME VARIATIONS FROM RECORDS DO EXIST AND COMPLETE ACCURACY CANNOT BE GAURANTEED. IN ALL INSTANCES IT IS REQUIRED THAT THE POSITION OF THE SERVICES CONCERNED SHOULD BE PROVEN.

TERMIT PROTECTION:
1. TERMIT PROTECTION IS TO BE PROVIDED IN ACCORDANCE WITH AS. 36601-2000 AND PART 3.13 OF NCC BY SPRAYING UNDER SITE OF SLAB AND AROUND DESIGNATED AREAS.

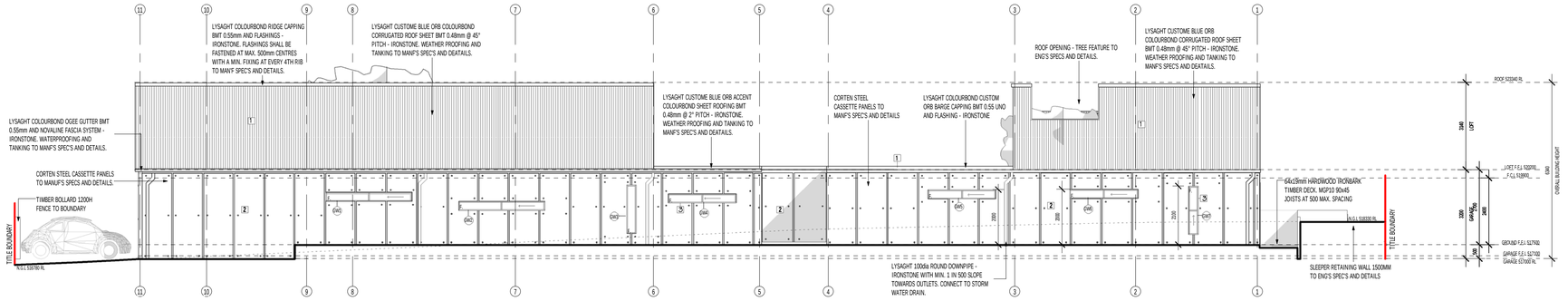
FRAMING NOTES:
-ALLOW 2110mm HIGH FRAME OPENING FOR ALL INTERNAL 2040mm HIGH DOORS.
-ALLOW ADDITIONAL 10mm CLEARNCE ON EITHER SIDE OF WINDOW OPENING DIMENSIONS.
-ALLOW ADDITIONAL 70mm MIN TO DOOR OPENINGS ie. 920 DOOR =990 FRAME OPENING.
-WINDOW FRAME HEIGHTS AS NOTED ON ELEVATIONS. WINDOW FRAME WIDTHS AS NOTED ON FLOOR PLANS. NOTE AS A GUIDE ONLY. REFER TO MANUF'S SPEC'S.
-FLASHING TO ALL FRAMES MUST BE 300mm WIDE MINIMUM AND CONTINUE 300mm TO SIDES OF FRAMES.

WINDOW NOTES:
-ALL GLAZING TO AS 1288-2006 TO THE CURRENT NCC.
-ALL GLAZING TO BE CLEAR GLASS UNLESS NOTED OTHERWISE.

FIXING NOTES:
*92x12mm SQUARE SET FLUSH FINISH SKIRTINGS.
*68x12mm SQUARE FLUSH FINISH ARCHITRAVES.
*LEMAAR SQ DOOR STOPS.
*LEMAAR MORTICE DOOR LOCKS WITH PRIVACY SETS TO POWDER, BATHROOM AND ENSUITE.

TYPICAL INTERNAL DOOR NOTES:
*SEMI SOLID FULL HEIGHT FLUSH PANEL LEMMAR CADALSO PASSAGE SET. TWO PACK FINISH FOR ALL INTERNAL DOORS.
*MDF JAMBS FULL HEIGHT ROUNDED HINGES.

PLASTER WORK NOTES:
*10mm PLASTER BOARDS TO WALLS AND CEILINGS.
*SQUARE SET FLUSH FINISH IN BETWEEN WALLS AND CEILINGS.
*10mm 'AQAU CHECK' TO WET AREAS.

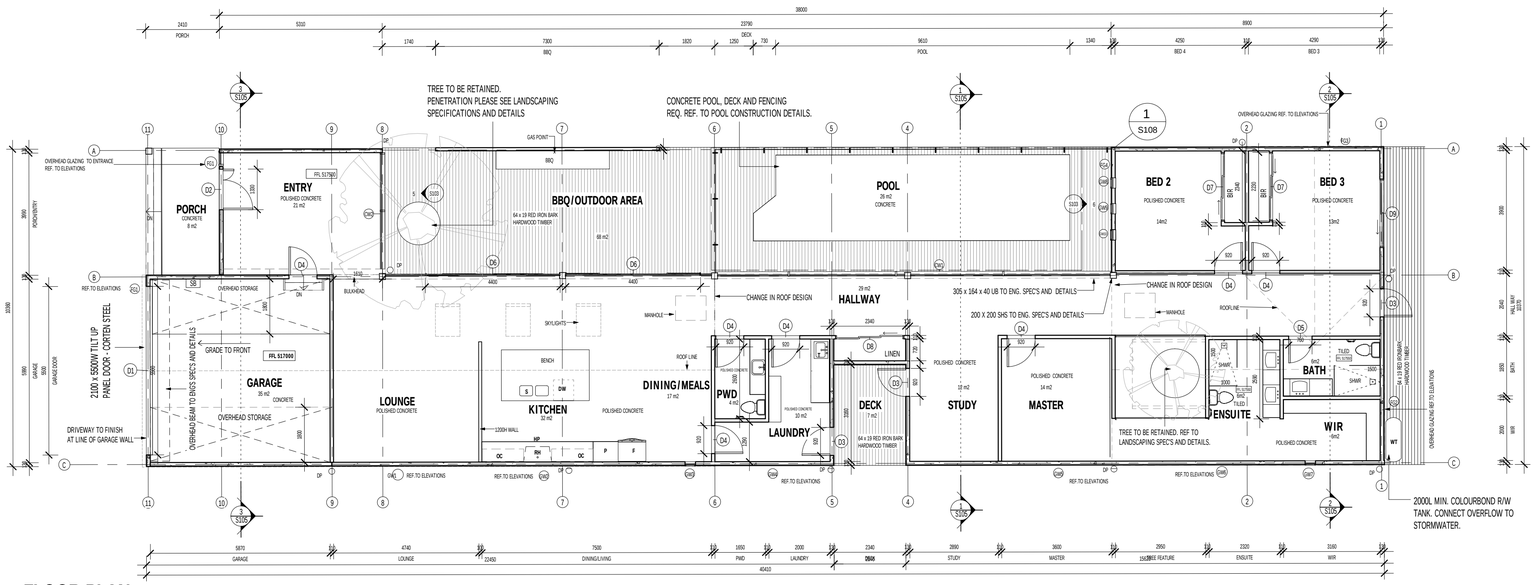


4 S103

SOUTH-WEST ELEVATION

1 : 100

F I N C H S T R E E T



8 S103

FLOOR PLAN

1 : 100

LEGEND

DP DOWNPIPE
DW DISHWASHER
S SINK
OC OVERHEAD CUPBOARDS
RH RANGE HOOD
HP HOT PLATE
T TROUGH

INTERNAL COLOUR SCHEDULE:

WALLS: WHITE ON WHITE, DELUX LOW SHEEN ENVIRO SMART
DOORS: TWO PACK FULL GLOSS, PURE WHITE.

LAUNDRY NOTES:
*SOLID DULUX GLASS SPLASHBACK
*20mm STONE BENCHTOP.
*BENCHTOP OVER AMENITIES
*LAMINEX FINISH DOORS.
*MIXER: K0104750CP

BATH NOTES:
KNIGHT RANGE 600 TILES.
NEXGEN' TOILETS BY 'PACO JANNSON' THOUGHOUT.
*SQUARE SHOWER HEAD: ICSH1004-1 INC 300mm ARM.
*LAMINEX FINISH VANITIES WITH 20mm POLYMARBEL BENCHTOP
BATH ACCESSORIES BY REECE
*VANITY MIXER: B0104730CP.
*SHOWER MIXER: ICCP-E4002-1
*BATH MIXER: ICCP-F0441
*SINGLE TOWEL HOOK: 1453
*TOILET ROLL HOLDER: 1451
*SQAURE CERAMIC BASIN:
*SINGLE TOWEL RAIL: 1448
*1.5m HIGH WALL MIRROR ON TILES REQ TO WET AREA UNLESS NOTED OTHERWISE

cbd CreativeByDesign

NORTH

Project:

24 FINCH STREET
BEECHWORTH

Drawing title:

FLOOR PLAN/ELEVATIONS

Project number	2014FINCH		
Date:	2014	**Scale:**	1 : 100
Drawn by:	Designer	**Checked by:**	PW
Drawing No:	S103	**Revision:**	

30/09/2014 11:33:23 AM

DRAINAGE/ROOF NOTES:

ALL DRAINAGE SHALL COMPLY WITH AS/NZS 3500.32.

DRAINAGE WORKS WITHIN ROAD RESERVATIONS REQUIRE COUNCIL FOOTPATH AND NATURESTRIP OPENING PERMITS AND COUNCIL DRAIN CONNECTION FEES.

VEHICLE ACCESS WORKS WITHIN ROAD RESERVATION REQUIRE COUNCIL VEHICLE CROSSING PERMIT.

CAST IRON OR GALVANISED IRON PIPES SHALL BE USED WITHIN THE ROAD RESERVE. U.P.V.C (SEWER QUALITY) PIPES MAY ONLY BE USED IN THE ROAD RESERVE IF THE FULL LENGTH OF THE PIPE WITHIN THE ROAD RESERVE IS UNDER HARD PAVED FOOTPATH OR SURFACE, OR IF AT LEAST 150MM OF EARTH COVER IS AVAILABLE (WITHIN THE NATURSTRIP).

PIT SIZES TO BE A MINIMUM OF 300 X 300mm (INTERNAL SIZE). PITS GREATER THAN 600MM IN DEPTH SHALL BE 600 X 600mm.

PIPES UNDER BUILDINGS SHALL BE RUBBER RING JOINTED OR SOLVENT WELDED AND BE LAID WITHOUT BENDS OR JUNCTIONS. MINIMUM COVER TO SW PIPE UNDER AREA SUBJECT TO VEHICLE ACCESS IS 375MM UNLESS CAST IRON PIPE IS USED.

IF ALTERATIONS TO THE LAYOUT IS NECESSARY AN AS CONSTRUCTION PLAN IS TO BE SUBMITTED FOR APPROVAL.

PROVIDE INSPECTION OPENINGS AT EACH CHANGE IN PIPE DIRECTION OR GRADE.

PITS OR INPECTION OPENINGS MUST BE PROVIDED TO ALLOW ACCESS TO ALL DRAINS (INCLUDING A.G DRAINS) FOR CLEANING PURPOSES.

IF APPLICABLE DRIVEWAYS MUST BE EITHER CENTRALLY GRADED WITH 100MM MIN. FALL OR GRADED TO ONE SIDE WITH A 100MM HIGH KERB AND CHANNEL TO THE LOW SIDE.

ALL SITE DRAINAGE INCLUDING ALL STORM RUNOFF MUST BE CONTAINED WITHIN THE SITE AND CONNECTED TO THE LAWFUL POINT OF DISCHARGE.

ANY EXISTING CONNECTION TO THE SPECIFIED POINT OF DISCHARGE MAY BE UTILISED ONLY OF THE DRIAN IS CHECKED AND PROVEN TO BE IN GOOD ORDER AND ADEQUATE CAPACITY.

ELECTRICAL NOTES:

- PROVIDE UNDERGROUND MAINS SUPPLY & METERS AND PAY ALL ELECTRICITY AUTHORITY FEES AND CHARGES
- ALL WIRES TO BE CONCEALED IN FLOORS, CEILINGS OR WALLS. CHASE INTO CONCRETE PANELS OR HARD PLASTER WHERE REQUIRED
- SUPPLY AND INSTALL CIRCUITBREAKER BOARD WITH ROOM FOR 25% INCREASE IN FUTURE CAPACITY. INSTALL RCD DEVICE.
- ALLOW FOR GPO'S TO ALARM , INTERCOM. LOCATION TO BE DETERMINED ON SITE.

ALL OUTDOOR LIGHTING MUST BE BAFFLED AND/OR LOCATED TO PREVENT LIGHT FROM CAUSING DETRIMENT TO THE LOCALITY TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

SMOKE ALARMS

SELF CONTAINED SMOKE ALARMS MAINS CONNECTED TO COMPLY WITH AS3786-1993 MUST BE HARD WIRED AND INSTALLED IN ACCORDANCE WITH 3.7.2 OF THE NCC

MANHOLES

450x450m - FULLY SEALED WITH INSULATION COVER.

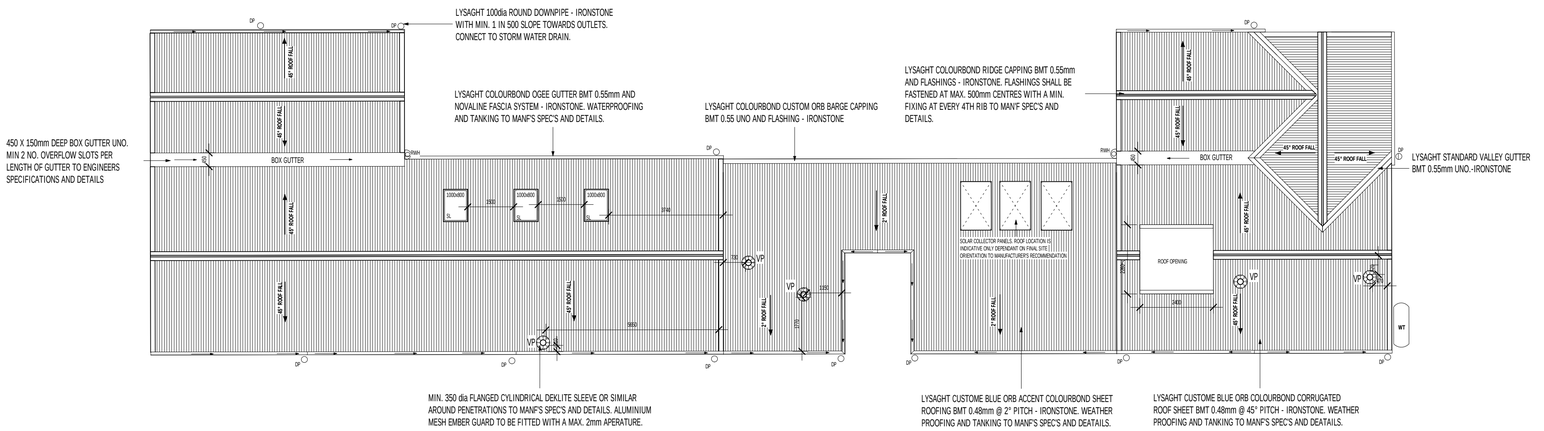
ALLOW FOR SUPPLY, CIRCUITS AND GPO FOR AIR CONDITIONERS.

PLASTER WORK NOTES:
*10mm PLASTER BOARDS TO WALLS AND CEILINGS.
*SQUARE SET FLUSH FINISH IN BETWEEN WALLS AND CEILINGS.
*10mm 'AQAU CHECK' TO WET AREAS.

ELECTRICAL LEGEND

- EXHAUST FAN WITH 'DRAFT STOPPER' FULLY SEALED -600x15mm SLOT
- 3 IN 1 COMBO
- SMOKE DETECTOR
- SINGLE PURPOSE POWER OUTLET
- DOUBLE PURPOSE POWER OUTLET
- TELEPHONE POINT
- TELEVISION POINT
- DATA POINT
- INTERCOM
- SB SWITCH BOARD
- 1200x100mm LINEAR GRILLED HEATING DUCT OUTLET. POSITIONS ARE APPROXIMATE ONLY. * INCLUDE 2 No. ZONES AND 2 CONTROLERS
- SWITCH ONE WAY LIGHTING POINT
- 2W SWITCH 2 WAY LIGHTING POINT
- FAN SWITCH
- SPLIT SYSTEM TO MANUF.'S SPECS.
- A ALARM UNIT SENSOR & KEYPAD. LOCATIONS AS PER MANUFACTURERS SPECIFICATIONS

FINCH STREET



2 S104 **ROOF PLAN**

1 : 100

BUSHFIRE NOTES: BAL- 12.5

ROOF MATERIALS SHALL BE OF NON- COMBUSTABLE MATERIAL IN ACCORDANCE WITH AS 3959-2009

ROOF WALL JUNCTIONS-SHALL BE SEALED AND PREVENT OPENINGS GREATER THAN 3MM BY THE USE OF FACIA LININGS, SEALING OF RAFTERS AT THE FACE OF THE WALL.

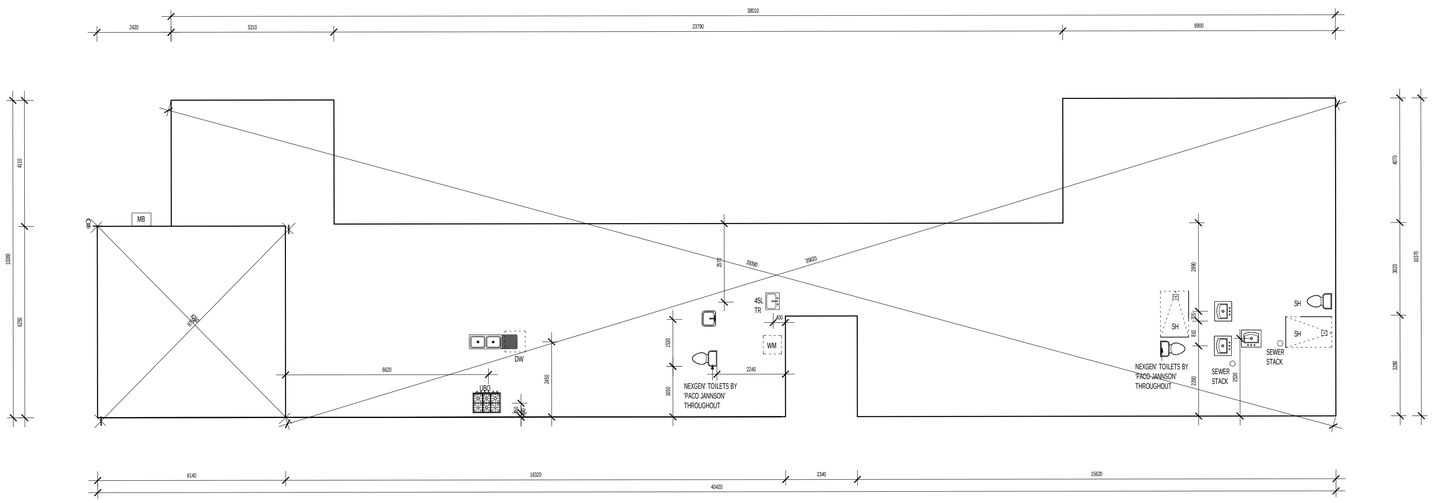
ROOF VENTILATION OPENINGS-SHALL BE FITTED WITH EMBER GAURDS (ALUMINIUM MESS OR SIMILAR). MADE OF NON-COMBUSTIBLE MATERIAL WITH MAX. APERATURE OF 2MM.

SHEET ROOFS - SHALL BE FULLY SARKED TO COVER THE ENTIRE ROOF AREA INCLUDING RIDGES AND HIPS AND EXTEND INTO GUTTERS AND VALLEYS.

GAPS GREATER THAN 3MM (UNDER CORRUGATIONS OF SHEET ROOFING AND BETWEEN ROOF COMPONENTS) SHALL BE SEALED AT THE FACE OR WALL LINE AT VALLEYS, HIPS AND RIDGES BY ALUMINIUM MESH OR SIMILAR WITH MAX. APERATURE OF 2MM.

SKYLIGHTS- ALL OVERHEAD GLAZING SHALL BE GRADE (A) TOUGHENED SAFETY GLASS WITH A MIN. 4mm THICKNESS TO OUTER PANE.

FINCH STREET



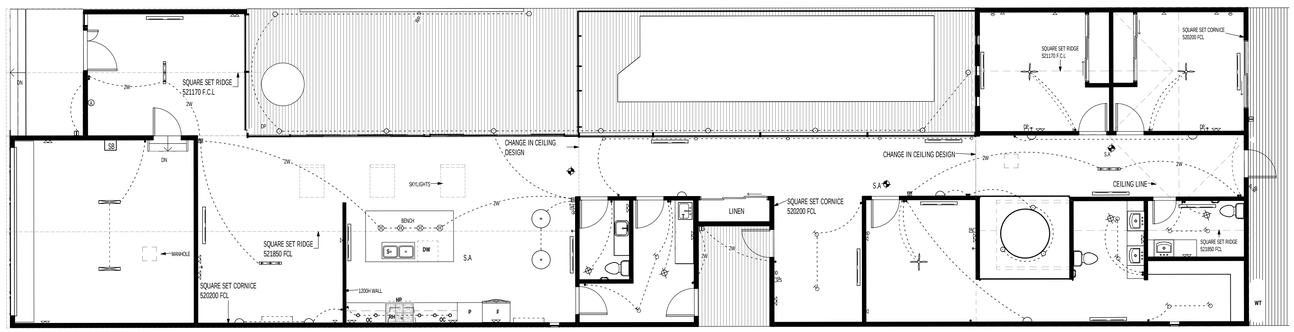
1 S104 **SLAB SETOUT/PLUMBING PLAN**

1 : 100

ARTIFICIAL LIGHTING:

LIGHTING SUMMARY	AREA (M²)	ALLOWANCE (W/M²)	TOTAL ALLOWANCE (WATTS)	PROPOSED TOTAL (WATTS)	COMPLIANCE
GROUND FLOOR	252.5	5	1262.5	956	Y
OUTDOOR					
COVERED ENTRY PORCH, REAR DECK, BBQ DECK	90	4	360	215	Y
GARAGE	37.5	3	112.5	96	Y

FINCH STREET



3 S104 **ELECTRICAL/REFLECTED CEILING PLAN**

1 : 100

ARTIFICIAL LIGHTING LEGEND

- ALTITUDE ECO 132CM FAN WITH LED LIGHT BRUSHED ALUMINIUM
- PINTO 3 LIGHT DOUBLE GLASS PENDANT IN CHROME AND OPAL INNER GLASS DIFFUSER
- FLUORESCENT LIGHT FITTING
- ESPRESSO SKU 010386 LIGHT CONE PENDANT SUSP. 1200mm DARK COFFEE.
- CASA LIGHT PENDANT IN BRUSHED CHROME
- HABITAL SKU 010865 WHITE SPHERE PENDANT SUSP. 900mm
- ARCO II SKU 300211 LIGHT WALL SCONCE BRUSHED CHROME
- LED LUX HELLEY II TWIN LED SPOT LITH WITH SENSOR
- LED LUX LIGHT ROUND UNDER CABINET BRUSHED CHROME
- LED 2W ROUND INGROUND FLOOR LIGHT IN STAINLESS STEEL
- LED LUX DUSK 75mm ROUND DECK LIGHT

cbd CreativeByDesign

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT REPORTS, SPECIFICATIONS, CONTRACTS AND DRAWINGS.

NORTH

Project:
24 FINCH STREET
BEECHWORTH

Drawing title:
SLAB / ROOF/ ELECTRICAL/REFLECTED PLAN

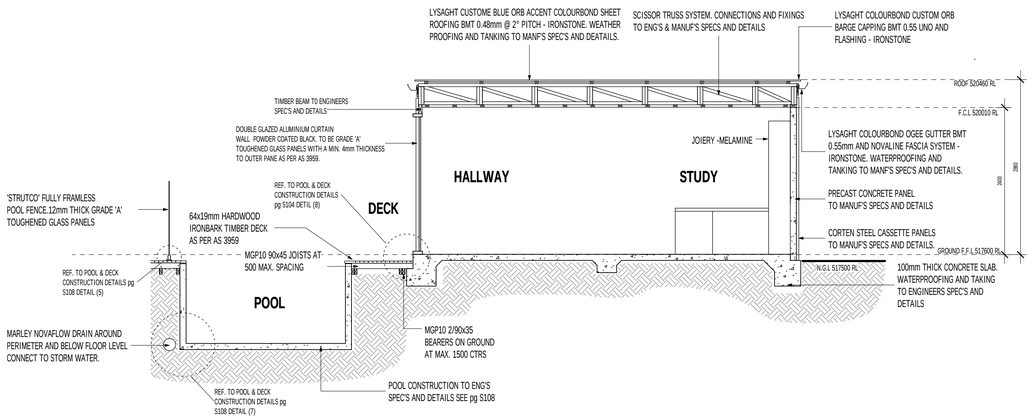
Project number 2014FINCH

Date: 2014 **Scale:** 1 : 100

Drawn by: HMAISANO **Checked by:** PW

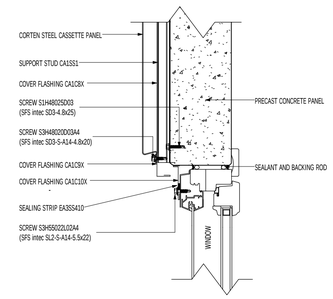
Drawing No: S104 **Revision:**

30/09/2014 11:33:25 AM



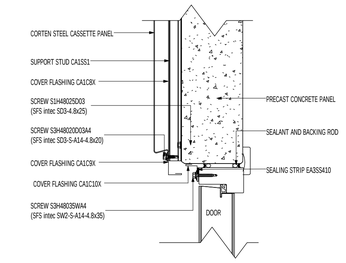
1 S105 **Section C C**

1 : 50



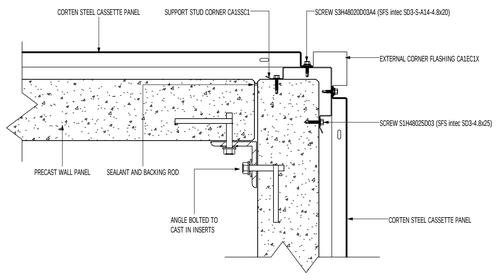
17 S105 **UPPER EDG. WINDOW VERTICAL SECTION**

1 : 5



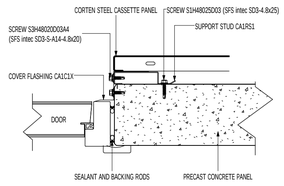
18 S105 **UPPER EDGE DOOR VERTICAL SECTION**

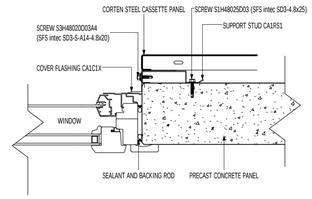
1 : 5

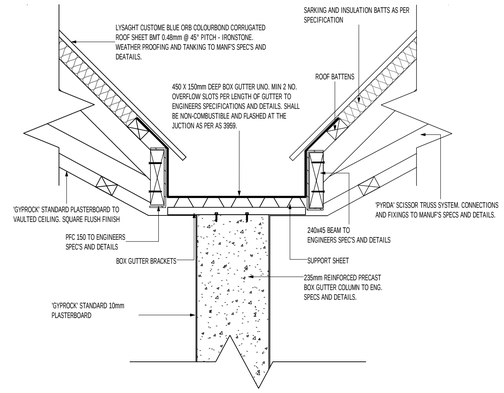


15 S105 **EXTERNAL CORNER HORIZONTAL SECTION**

1 : 5

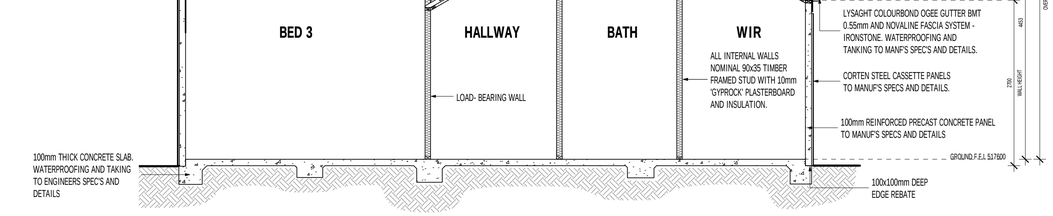






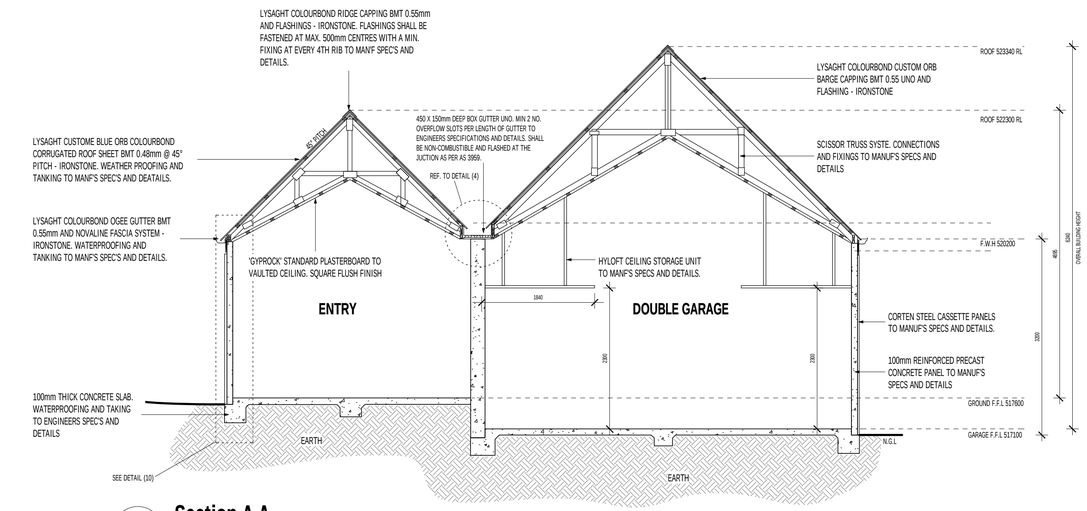
4 S105 **BOX GUTTER DETAIL**

1 : 10



2 S105 **Section B B**

1 : 50

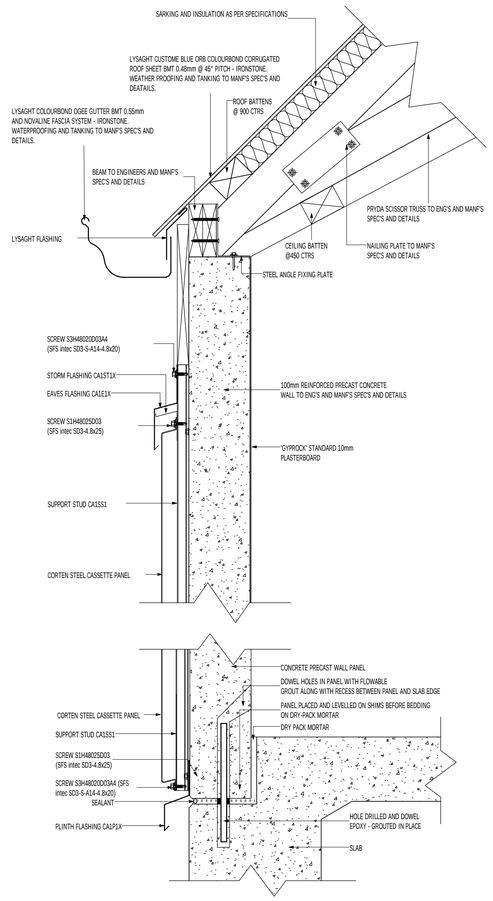


3 S105 **Section A A**

1 : 50

20 S105 **VERTICAL EDGE DOOR HORIZONTAL SECTION**

1 : 5

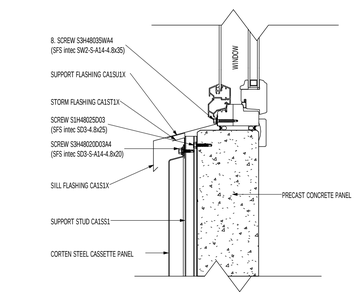


10 S105 **ROOF TO WALL/FLOOR DETAIL**

1 : 5

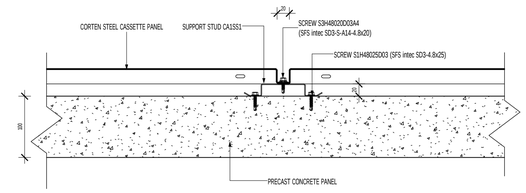
19 S105 **V. EDG. WINDOW HORIZONTAL SECTION**

1 : 5



16 S105 **LOWER EDG. WINDOW VERTICAL SECTION**

1 : 5



14 S105 **VERTICAL JOINT HORIZONTAL SECTION**

1 : 5

CreativeByDesign

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT REPORTS, SPECIFICATIONS, CONTRACTS AND DRAWINGS.

Project:

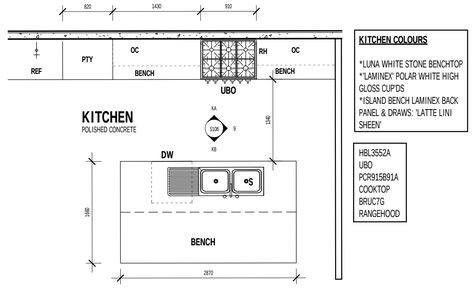
24 FINCH STREET
BEECHWORTH

Drawing title:

SECTIONS/ DETAILS

Project number	2014FINCH		
Date:	2014	**Scale:**	As indicated
Drawn by:	Designer	**Checked by:**	PW
Drawing No: S105		**Revision:**	

30/09/2014 11:33:32 AM



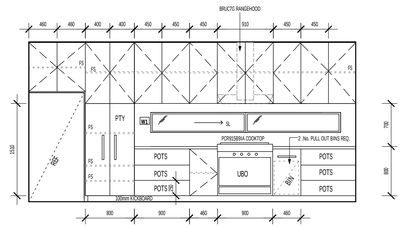
KITCHEN COLOURS

*LUNA WHITE STONE BENCHTOP
*'LAMINEX' POLAR WHITE HIGH GLOSS CUPDS
*ISLAND BENCH LAMINEX BACK PANEL & DRAWS: 'LATTE LINI SHEEN'

HBL3552A
UBO
PCR915B91A
COOKTOP
BRUC7G
RANGEHOOD

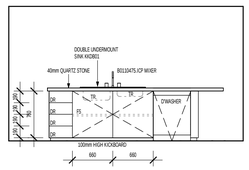
1 / S106 **KITCHEN FLOOR PLAN**

1 : 50



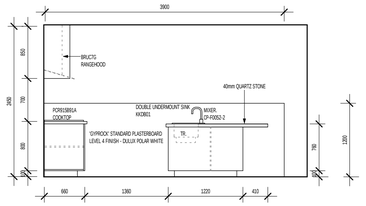
KA / S106 **KITCH A**

1 : 50



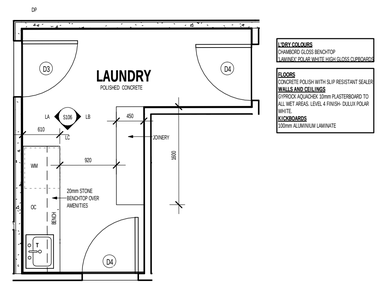
KB / S106 **KITCH B**

1 : 50



9 / S106 **KITCH C**

1 : 50

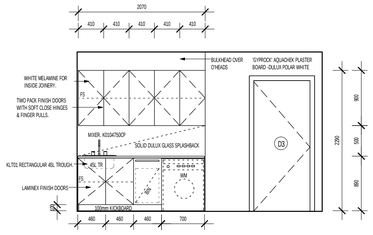


LDRY COLOURS
CHAMBORD GLOSS BENCHTOP
LAUNDRY POLAR WHITE HIGH GLOSS CUPBOARDS

FLOORS
CONCRETE POLISH WITH SLIP RESISTANT SEALER
WALLS AND CEILINGS
GYPROCK AQUACHEK 10mm PLASTERBOARD TO ALL WET AREAS, LEVEL 4 FINISH - DULUX POLAR WHITE.
KICKBOARDS
100mm ALUMINIUM LAMINATE

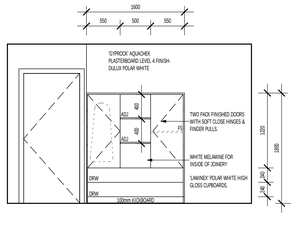
4 / S106 **LAUNDRY FLOOR PLAN**

1 : 50



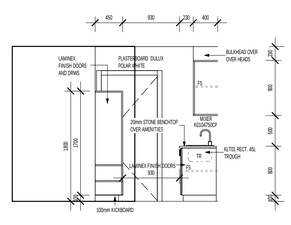
LA / S106 **LDRY A**

1 : 50



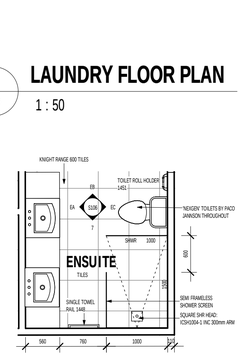
LB / S106 **LDRY B**

1 : 50



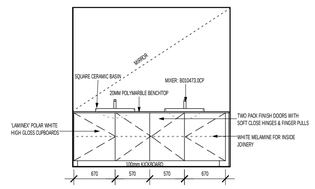
LC / S106 **LDRY C**

1 : 50



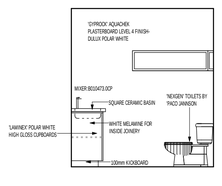
2 / S106 **ENSUITE FLOOR PLAN**

1 : 50



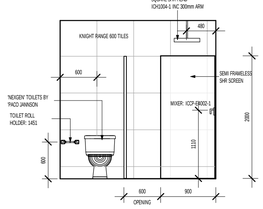
EA / S106 **ENSUITE A**

1 : 50



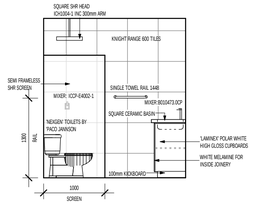
EB / S106 **ENSUITE B**

1 : 50



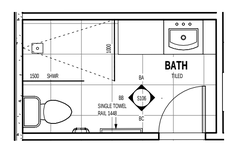
EC / S106 **ENSUITE C**

1 : 50



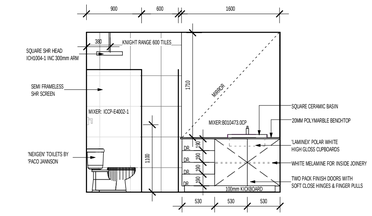
7 / S106 **ENSUITE D**

1 : 50



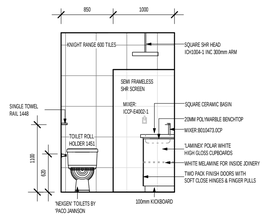
6 / S106 **BATHROOM FLOOR PLAN**

1 : 50



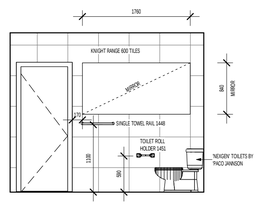
BA / S106 **BATHROOM ELEVATION A**

1 : 50



BB / S106 **BATHROOM ELEVATION B**

1 : 50



BC / S106 **BATHROOM ELEVATION C**

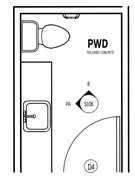
1 : 50

NOTES:
CUT OUTS FOR ITEMS SUCH AS POWERPOINTS SHOULD BE CORE DRILLED TO PRODUCE RADIUS INTERNAL CORNERS. CROSS CUTTING SHOULD BE AVOIDED AT ALL TIMES

NEUTRAL CURE FLEXIBLE SILICONE FOR BONDING THE SPLASHBACK TO THE WALL CLADDING AND NEUTRAL CURE COLOURED SILICONE FOR SEALING THE JOINS.

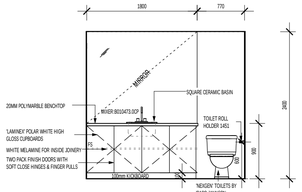
GAS COOKTOPS
A MINIMUM 200MM CLEARANCE FROM THE PERIPHERY OF THE GAS BURNER TO THE SPLASHBACK AS PER AS/NZS STANDARDS, AS/NZS 4386.2:1996 DOMESTIC KITCHEN ASSEMBLIES – INSTALLATION.

ACCESSORIES
ALL BATHROOM AND KITCHEN ACCESSORIES 'REECE' PRODUCTS UNLESS OTHERWISE SPECIFIED.



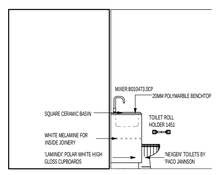
3 / S106 **P'DER FLOOR PLAN**

1 : 50



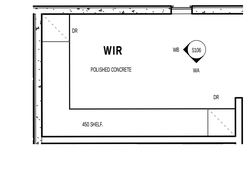
PA / S106 **P'DER ELEVATION A**

1 : 50



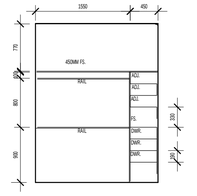
8 / S106 **P'DER ELEVATION B**

1 : 50



5 / S106 **WIR FLOOR PLAN**

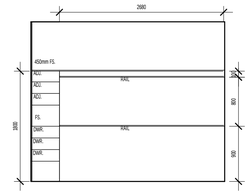
1 : 50



NOTE:
6 NO. ADJUSTABLE SHELVES
4 NO. SINGLE HANGING RAILS
6 NO. DRAWS 450mm WIDE
KNIGHT RANGE HANDLES

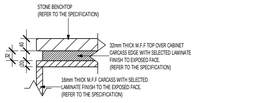
WB / S106 **WIR ELEVATION B**

1 : 50



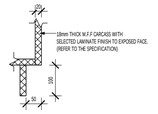
WA / S106 **WIR ELEVATION A**

1 : 50



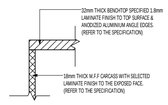
10 / S106 **TYP. EDGE DETAIL KITCHEN BENCHTOP**

1 : 10



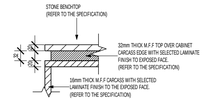
11 / S106 **TYPICAL EDGE KICKER**

1 : 10



13 / S106 **TYP. EDGE DETAIL L'DRY BENCHTOP**

1 : 10



12 / S106 **TYP. EDGE DETAIL VANITY BENCHTOP**

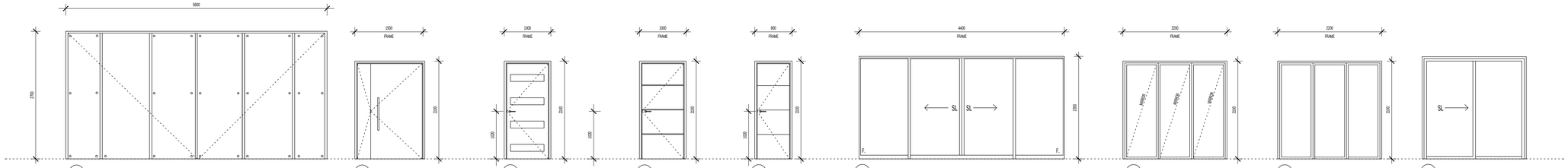
1 : 10

Project:
24 FINCH STREET
BEECHWORTH

Drawing title:
INTERNAL ELEVATIONS

Project number	2014FINCH		
Date:	2014	**Scale:**	As indicated
Drawn by:	Designer	**Checked by:**	PW
Drawing No:	S106	**Revision:**	

30/09/2014 11:33:35 AM



D1

- GARAGE

*CORTEN STEEL FINISH
*PANEL LIFT
*GARAGE DOOR

NOTE: 'HOTHAM' SECTIONAL DOOR INC 2 NO. HANDSETS

D2

-ENTRY

*FLUSH DOUBLE UNEQUAL PANEL BY CORINTHIAN DOORS.
*CORTEN STEEL FINISH. INCLUDE 1200mm SQAURE BACK TO BACK HANDLE
*FRONT DOOR TO BE SEALED TOP & BOTTOM PRIOR TO INSTALLATION

D3

-REAR
-EXTERNAL L'DRY

*FLUSH SINGLE PANEL 2100mm HEIGHT BY CORINTHIAN DOORS.
*PMAD 104 BAL 12.5 AS PER AS 3959
*OBSCURE GLASS TO BE OF GRADE A SAFETY GLASS AS PER AS 3959.
*LEMAAR CASALSO HANDLE- SATIN CHROME. HANDLE & LATCH HEIGHT 1020mm FROM FFL.

D4

-INTERNAL DOORS

*920 INTERNAL SWING
*FLUSH PANEL. OAK/DARK INLAY- STAINED CLEAR BY CORINTHIAN DOORS.
*2 HINGE
LEMAAR CASALSO HANDLE-SATIN CHROME.
*HANDLE & LATCH HEIGHT 1020mm FROM FFL.

D5

-BATH

*720 INTERNAL SWING
*FLUSH PANEL. OAK/DARK INLAY-STAINED CLEAR BY CORINTHIAN DOORS.
*2 HINGE
*LEMAAR CASALSO HANDLE- SATIN CHROME
*HANDLE & LATCH HEIGHT 1020mm FROM FFL.

D6

*ALUMINIUM -POWDER COATED BLACK
STACKED SLIDING DOOR
*4 EQUAL DIVISIONS

D7

-WARDROBE

3 PANEL SLIDING DOORS BY CORINTHIAN DOORS.
MIRRORED PANEL - WHITE

D8

LINEN

3 PANEL SLIDING DOORS BY CORINTHIAN DOORS.
FLUSH PANEL - WHITE

D9

BED 3

*ALUMINIUM -POWDER COATED BLACK.
*SINGLE GLAZED
*2 PANEL SLIDING PATIO DOOR

DOOR SCHEDULE

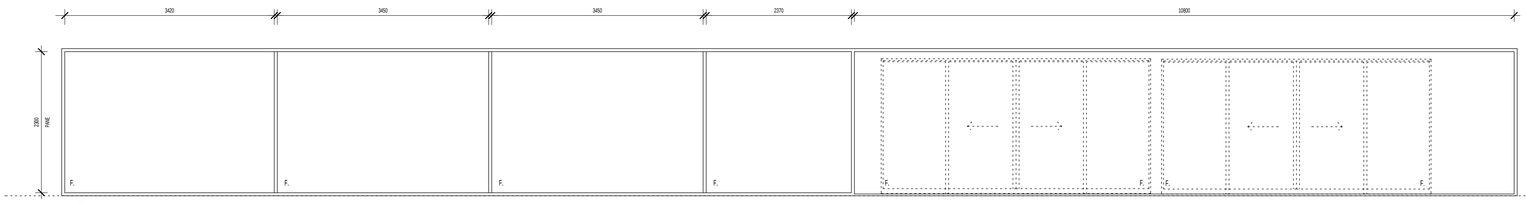
2 / S107

1 : 50

DOOR FRAME DETAIL

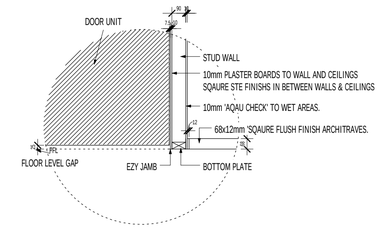
4 / S107

1 : 50



CW1

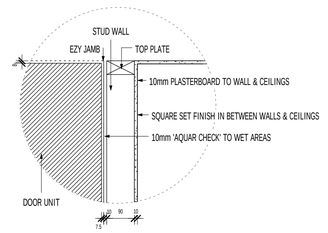
*CURTAIN WALL SYSTEM
*ALUMINIUM -POWDER COATED BLACK
*DOUBLE GLAZED
*FIXED 5 PANEL



DOOR FLOOR DETAIL A

5 / S107

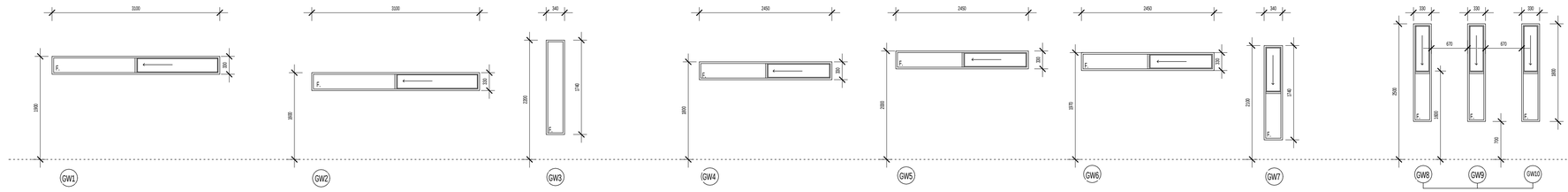
1 : 20



DOOR HEIGHT DETAIL B

6 / S107

1 : 10



GW1

*ALUMINIUM -POWDER COATED BLACK
*SINGLE GLAZED
*SLIDING 2 EQUAL DIVISIONS

GW2

*ALUMINIUM -POWDER COATED BLACK
*SINGLE GLAZED
*SLIDING 2 EQUAL DIVISIONS

GW3

*ALUMINIUM -POWDER COATED BLACK
*SINGLE GLAZED
*FIXED - 1 PANEL

GW4

*ALUMINIUM -POWDER COATED BLACK
*SINGLE GLAZED
*SLIDING 2 EQUAL DIVISIONS

GW5

*ALUMINIUM -POWDER COATED BLACK
*SINGLE GLAZED
*SLIDING 2 EQUAL DIVISIONS

GW6

*ALUMINIUM -POWDER COATED BLACK
*SINGLE GLAZED
*SLIDING 2 EQUAL DIVISIONS

GW7

*ALUMINIUM -POWDER COATED BLACK
*SINGLE GLAZED
*DOUBLE HUNG 2 EQUAL DIVISIONS

*SAFETY GLASS TO BATH AS PER AS 1288-2006

GW8 GW9 GW10

*ALUMINIUM -POWDER COATED BLACK
*DOUBLE GLAZED
*DOUBLE HUNG 2 EQUAL DIVISIONS

WINDOW SCHEDULE

7 / S107

1 : 50

WINDOW NOTES:
ALL WINDOWS CAN BE VIEWED FROM OUTSIDE

ALL WINDOWS & EXTERNAL DOORS TO BE POWDERCOATED ALUMINIUM BLACK.

DIMENSIONS SHOWN ARE ACTUAL FRAME SIZES, CONFIRM DIMENSIONS ONSITE.

ALL GLAZING TO COMPLY WITH AS 1288-2006. GLASS INSTALLATION AND NCC REQUIREMENTS.

VERIFY INTERNAL AND EXTERNAL FINISHES TO WINDOW SURROUNDS PRIOR TO BUILDING IN OF ANY FRAMES

ALL WINDOWS TO BE DELIVERED WITH AN APPROVED PROTECTIVE COVERING AND ADEQUATELY PROTECTED PRIOR TO AND AFTER INSTALLATION FOR FUTURE PROTECTION.

WINDOW MANUFACTURER'S NAME AND DETAILS TO BE APPORVED PRIOR TO FABRICATION.

LIGHT AND VENTILATION TO ALL ROOMS TO COMPLY WITH NCC 3.8.4 AND 3.8.5

CONFIRM ALL DOOR SILL DETAILS PRIOR TO MANUFACTURE.

ALL GLASS AND GLAZING TO COMPLY WITH AS 1288-2006 AND AS 2047-1999

GLAZING LESS THAN 1500 ABOVE THE BASE OF THE BATHS TO BE SAFETY GLAZING TO AS 1288-2006.

POWDERCOATED ALUMINIUM FLY SCREENS TO BE PROVIDED TO ALL OPENABLE WINDOWS.

ALL WINDOW OPENINGS TO BE 10mm LARGER EACH SIDE & AN ADDITIONAL 15mm EACH SIDE FOR TILED WALL WET AREAS.

BUSH FIRE NOTES: BAL 12.5
EXTERNAL GLAZING ELEMENTS AND ASSEMBLIES AND EXTERNAL DOORS
SCREENS FOR WINDOWS AND DOORS
SCREENS FOR WINDOWS AND DOORS SHALL HAVE A MESH OR PERFORATED SHEET WITH A MAX. APERTURE OF 2mm, MADE OF ALUMINIUM OR SIMILAR.

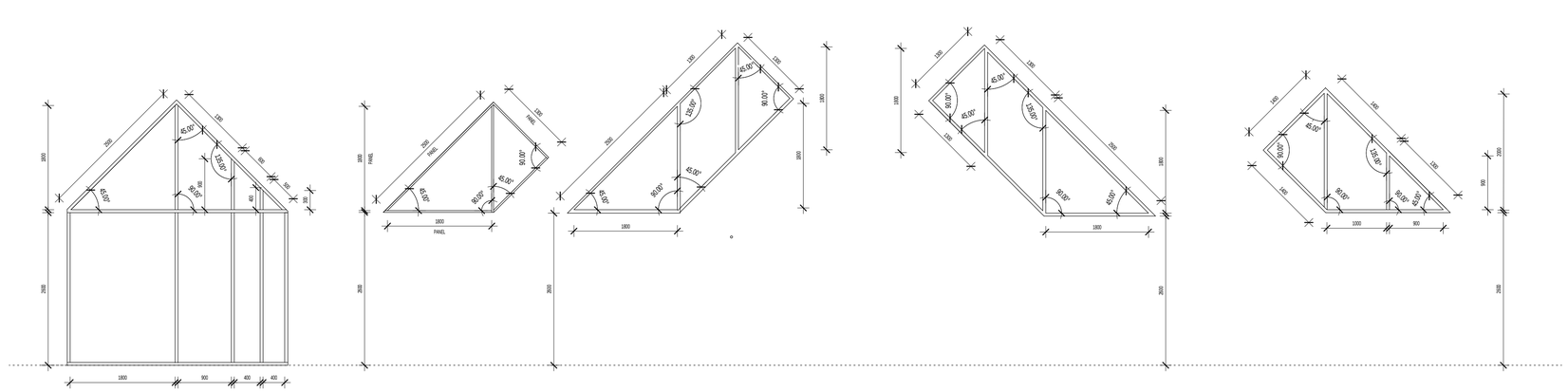
GAPS BETWEEN THE PERIMETER OF THE SCREEN ASSEMBLY AND THE BUILDING ELEMENT TO WHICH IT IS FITTED SHALL NOT EXCEED 3mm.

ALL EXTERNAL WINDOW AND DOOR FRAMES SUPPORTING THE MESH SHALL BE MADE FROM METAL OR BUSHFIRE RESISTING TIMBER AS PER AS 3959 APPENDIX F. OR AS SPECIFIED.

WHERE GLAZING IS LESS THAN 400mm FROM THE GROUND OR LESS THAN 400mm ABOVE DECKS GLAZING SHALL BE GRADE A SAFETY GLASS MIN. 4mm THICKNESS.

SLIDING DOORS
GLAZING INCORPORATED IN SLIDING DOORS SHALL BE GRADE A SAFETY GLASS AS PER AS 1288. AND BE TIGHT FITTED IN THE FRAME.

GARAGE DOOR
SHALL BE FITTED WITH SUITABLE WEATHER STRIPS WITH A MAX. GAP NO GREATER THAN 3mm.



CW2

*CURTAIN WALL SYSTEM
*ALUMINIUM -POWDER COATED BLACK
*DOUBLE GLAZED
*FIXED 8 PANEL

FG1

*ALUMINIUM -POWDER COATED BLACK
*SINGLE GLAZED
*FIXED 2 PANEL

FG2

*ALUMINIUM -POWDER COATED BLACK
*SINGLE GLAZED
*FIXED 3 PANEL

FG3

*ALUMINIUM -POWDER COATED BLACK
*SINGLE GLAZED
*FIXED 3 PANEL

FG4

*ALUMINIUM -POWDER COATED BLACK
*SINGLE GLAZED
*FIXED 2 PANEL

*ALUMINIUM -POWDER COATED BLACK
*DOUBLE GLAZED
*FIXED 1 PANEL

NOTES: SKYLIGHTS- ALL OVERHEAD GLAZING SHALL BE GRADE (A) TOUGHENED SAFETY GLASS WITH A MIN. 4mm THICKNESS TO OUTER PAIN OF THE IGU AS PER AS 1288 AND AS 3959-2009.

cbd CreativeByDesign

Project:
24 FINCH STREET
BEECHWORTH

Drawing title:
DOOR AND WINDOW SCHEDULE

Project number	2014FINCH		
Date:	2014	**Scale:**	As indicated
Drawn by:	HMAISANO	**Checked by:**	PW
Drawing No:	S107	**Revision:**	

30/09/2014 11:33:41 AM

FRAMING

*FRAMING TIMBERS ON THE GROUND OR LOWER THAN 150 MM SHOULD BE TERMITE RESISTANT AND IN-GROUND DURABILITY CLASS 1 (PLUS SAPWOOD REMOVED OR H4 TREATED) OR PRESERVATIVE TREATED TO H4 OR BETTER.

DECKING BOARDS

*SHOULD BE TERMITE RESISTANT ABOVE-GROUND NATURAL DURABILITY CLASS 1 OR 2 (PLUS SAPWOOD REMOVED OR H3 TREATED) OR PRESERVATIVE TREATED TO H3 OR BETTER.

DECKING BOARD SPACING

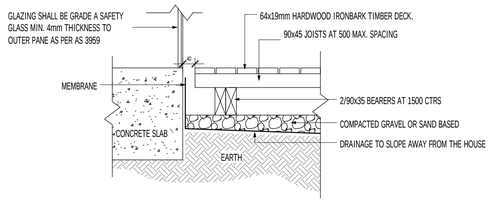
THE DECKING SHOULD BE THE MINIMUM WIDTH AVAILABLE AND HAVE A MINIMUM SPACING BETWEEN BOARDS (LONG TERM) OF 5 MM TO ALLOW WATER TO FLOW BETWEEN THE BOARDS AND ENSURE ADEQUATE VENTILATION.

TERMITE INSPECTION

*ONLY TERMITE RESISTANT TIMBER SHOULD BE USED.
*A GAP BETWEEN THE HOUSE AND DECK OF AT LEAST 40 MM MAINTAINED TO ALLOW FOR PEST INSPECTION.

NOTE: FINISHES TO EXTERNAL DECKING SURFACES

*PRIMER+UNDERCOAT +MINIMUN OFTWO COATS OF SOLVENT OR WATER BORN PAINT, OR PRIMER+MINIMUM OF TWO COATS OF SOLVENT OR WATER BORNE OPAQUE PENETRATING STAIN.



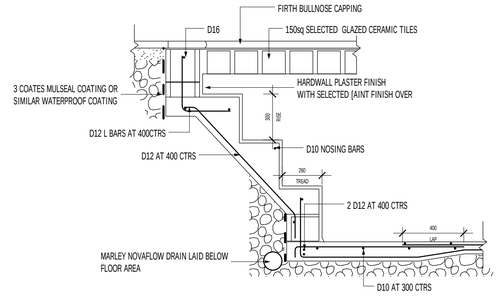
8 S108

BEARER DIRECTLY ON GROUND

1 : 10

DECK NOTES & BUSHFIRE REQUIRMENTS BAL 12.5:
SHALL BE IN ACCORDANCE TO AS 1684 FRAMING BOTS, SCREWS, NAILS AND OTHER HARDWARE SHOULD BE HOT DIPPED GALVERNISED, PLASTIC COATED OR STAINLESS STEEL.

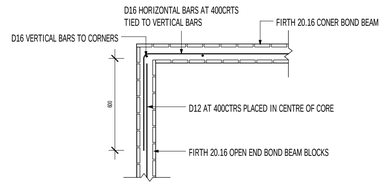
- FIXINGS WITHIN THE SPLASH ZONE min 1M FROM POOL EDGE OF SWIMMING POOL MUST BE STAINLESS STEEL.
- TIMBER WASHES, COACH SCREWS OR BOLTS TO AS 1720.1
- NARROW WIDTH BOARDS FOR WATER DRAINAGE
- RECOMMENDED DECKING GAPS AT 5mm
- ALLOW A MIN 40mm GAP BETWEEN THE HOUSE AND DECK FOR PEST INSPECTION.
- RED IRONBARK HARDWOOD TIMBER 64X19 AT 500 MAX JOIST SPACING STANDARD GRADE AS PER AS 2796.1 AND AS 3959 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS.
- MACHINE DRIVEN 50X2.5 FLAT OR DOME-HEAD FIXINGS. T-NAILS SHOULD NOT BE USED.



2 S108

TYPICAL STEP DETAIL

1 : 20



6 S108

CORNER DETAIL

1 : 20

COPING NOTES:
THE COPING (TOP EDGE OF WALL) SHOULD PROVIDE:
*A VISUAL EDGE TO THE POOL
*A NON-SKID WALKING SURFACE
*A HANDHOLD FOR SWIMMERS
*A BARRIER TO PREVENT SURFACE WATER ON SURROUNDING SURFACES FROM DRAINING BACK INTO THE POOL ADDING DIRT AND DISCOLORATION.
*ADEQUATE FALL AWAY FROM POOL EDGE 1:50

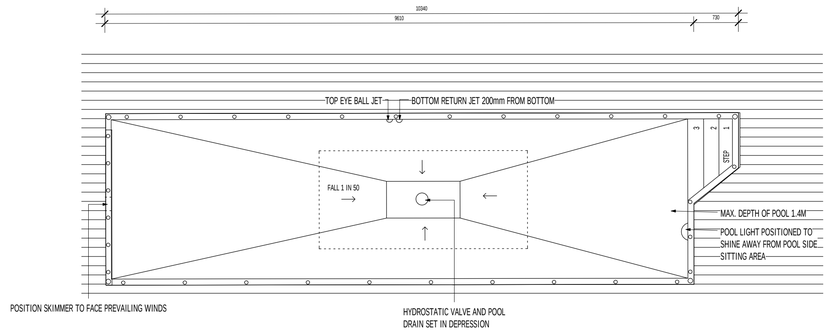
POOL NOTES:
THE CHILD-RESISTANT BARRIER REQUIREMENTS
*THE CHILD-RESISTANT BARRIER MUST BE DESIGNED, CONSTRUCTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE AS 1926.1-2007.
*MINIMUM HEIGHT 1200MM.
*MINIMUM 900MM SEPARATION BETWEEN THE UPPER AND LOWER HORIZONTAL COMPONENTS TO MAINTAIN A NON-CLIMBABLE ZONE.
*MAXIMUM 100MM GAP UNDER THE FENCE.
*MAXIMUM 100MM GAP IN BARRIER COMPONENTS, ALLOWING FOR ANY FLEX IN THE COMPONENT MATERIAL.
*NON-CLIMBABLE ZONE EXTENTS FROM THE BARRIER 300MM INTO POOL AREA AND 900MM OUTSIDE POOL AREA.
*BOUNDARY FENCE TO BE 1800MM IN HEIGHT TO AS 1926.1

WARNING/RESUSCITATION SIGN
*DISPLAY A WARNING/ RESUSCITATION SIGN

I. "YOUNG CHILDREN SHOULD BE SUPERVISED WHEN USING THIS SWIMMING POOL"
II. "POOL GATES MUST BE KEPT CLOSED AT ALL TIMES"
III. "KEEP ARTICLES, OBJECTS AND STRUCTURES AT LEAST 900MM CLEAR OF THE POOL FENCE AT ALL TIMES",

THE REQUIRED SIGN:-
MUST BE LEGIBLE FROM A DISTANCE OF AT LEAST 3 METRES
MUST BE MAINTAINED IN A CLEARLY LEGIBLE CONDITION
MUST BE WITHIN THE ENCLOSED POOL AREA

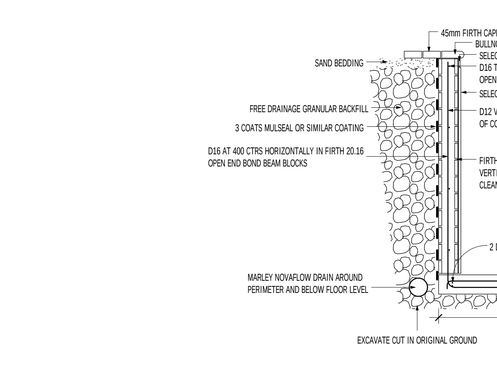
*THE RESUSCITATION SIGN TO BE DISPLAYED AT THE SHALLOW PORTION OF THE POOL NEAR AN OPEN AREA.



1 S108

CONCRETE POOL LAYOUT

1 : 50

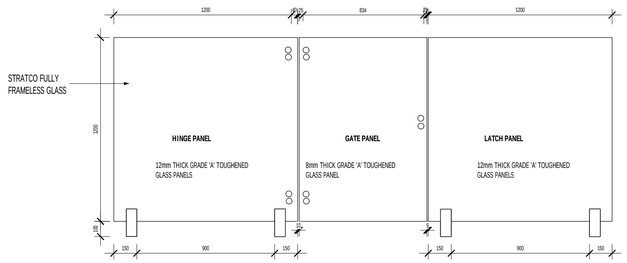


7 S108

WALL TO FLOOR DETAIL

1 : 20

GATES NOTES:
*SHALL OPEN OUTWARDS AWAY FROM SWIMMING POOL AREA AND SELF CLOSE AND LATCHFROM ALL POSITIONS.
GATE LATCHES:
*SHALL AUTOMATICALLY OPERATE ON THE CLOSING OF THE GATE AND PREVENT THE GATE FROM BEING REOPENED WITHOUT MANUAL RELEASE.
*GATE LATCHES SHALL BE FITTED AT A MIN 1.5m FROM GROUND LEVEL IN ACC. TO AS 1926.1-1993
WINDOWS:
*WITHIN 1.2m FROM SILL TO FLOOR LEVEL, OPENABLE PORTION OF WINDOW SHALL BE TOTALLY COVERED BY MESH SCREEN AND PERMANENTLY FIXED TO PREVENT WINDOW OPENING.



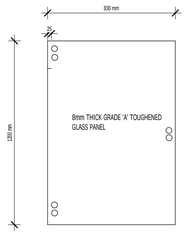
3 S108

TYPICAL GATE AND PANEL SET UP

1 : 20

LATCH: MASTER RANGE GLASS TO GLASS LATCH KIT LG-14497 (SATIN FINISH)

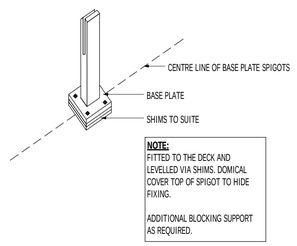
NOTE: DO NOT EXCEED 100mm GAP FROM FIXING SURFACE TO BOTTOM OF THE GLASS



4 S108

GLASS GATE PANEL SIZE

1 : 20



5 S108

FIXING METHOD

1 : 10

cbd CreativeByDesign

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT REPORTS, SPECIFICATIONS, CONTRACTS AND DRAWINGS.

NORTH

Project:
24 FINCH STREET
BEECHWORTH

Drawing title:
POOL CONSTRUCTION

Project number 2014FINCH

Date: 2014 **Scale:** As indicated

Drawn by: Designer **Checked by:** PW

Drawing No: S108 **Revision:**

30/09/2014 11:33:42 AM