GENERAL NOTES

INTELLECTUAL PROPERTY AND USE OF THIS DOCUMENT

- This document has been prepared for the exclusive use of the client of Creative House Plans (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.
- This document is to be read in conjunction with all drawings, details and information provided by the consultants named herein, and with any other written instructions issued in the course of the contract.
- A building permit is required prior to the commencement of these works. The release of this document is conditional on the client obtaining the required building permit.

MATERIALS AND TRADE PRACTICES

- All materials, construction and work practices shall comply with but not be limited to the current issue of NCC 2022 01-05-23, National Construction Code 2022 Building Code Of Australia Vol. 2 (hereafter referred to as BCA), and all relevant current Australian Standards referred to therein.
- Work and site management practices shall comply with all relevant laws and by-laws.
- If any performance solution is proposed, it shall be assessed and approved by the [relevant building surveyor/building certifier] as meeting BCA performance requirements prior to implementation or installation.
- Installation of all services shall comply with the respective supply authority's requirements.

MEASUREMENTS

- Figured dimensions take precedence over scaled dimensions.
- All measurements are in millimetres, unless noted otherwise.
- Unless noted otherwise, dimensions on floor plans, sections and external elevations represent timber frame and structural members, not finished linings/cladding.
- Window sizes are nominal only. Actual size may vary according to manufacturer.
- The builder and subcontractors shall check and verify all dimensions, setbacks, levels, specifications, and all other relevant documentation prior to the commencement of any works. Report all discrepancies to the designer for clarification.

SITE CLASSIFICATIONS & PROPERTY INFORMATION

Site Classification as Class "P"
Wind Speed Class : N1
BAL Level : N/A
Refer Soil Report No : 2242124-1
By:ResCom Dated: 26-06-24

SUPPLEMENTARY NOTES

SITE PROTECTION DURING THE CONSTRUCTION PERIOD

- Protective outriggers, fences, awnings, hoarding, barricades and the like shall be installed where necessary to guard against danger to life or property or when required by the relevant building surveyor and/or council.
- Where required by council, the builder shall construct a temporary crossing placed over the footpath.
- All practicable measures shall be implemented to minimise waste to landfill. The builder may use a construction waste recovery service, or sort and transport recyclable materials to the appropriate registered recycler. Materials shall not be burned on site.
- A site management plan shall be implemented from the commencement of works, to control sediment run-off in accordance with [insert relevant state/council guidelines or regulation]. Silt fences shall be provided to the low side of the allotment and around all soil stockpiles and storm water inlet pits/sumps and 'silt stop' filter bags or equivalent shall be placed over all storm water entry pits. Erosion control fabric shall be placed over garden beds to prevent surface erosion.
- Dust-creating material shall be kept sprayed with water so as to prevent any nuisance from dust.
- Waste materials shall not be placed in any street, road or right of way.
- Earthworks (unretained) shall not exceed 2m.
- Cut and fill batters shall comply with BCA Table 3.2.1.

PROTECTION OF THE BUILDING FABRIC

- 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.
- Windows, doors and service penetrations shall be flashed all around.
- All pliable membranes shall be installed to comply and be in accordance with BCA 10.8.1
- Gutters and drainage shall be supplied and installed in accordance with AS3500.3.
- Anti-ponding devices/boards shall be installed according to BCA 7.3.5.
- Dampcourses with weepholes and cavity flashings shall be installed in accordance with AS4773.2.
- Surfaces around the perimeter of a residential slab shall fall away from that slab by not less than 50mm over the first 1m. Where not stipulated in the geotechnical report, freeboard shall be not less than 50mm from an impermeable surface or 150mm from a permeable surface.
- Subfloor vents shall be located >600mm from corners and be installed below bearers. Such vents shall provide a rate per 1000mm run of external or internal cross walls of:
  - 7,500mm² clear ventilation where particle board flooring is used; or
  - 6,000mm² for other subfloor types.
- [Where a building other than detached class 10 is located in a termite-prone area] the building shall be provided with a termite management system compliant with AS3660.1 or AS3660.2.
- In saline or industrial environments, masonry units, mortar, and all built-in components shall comply with the durability requirements of Table 4.1 of AS4773.1, Part 1: Design.
- Building tie-downs shall be appropriate for the site wind classification and provided in accordance with BCA 5.6.6.
- Corrosion protection shall be suited to the site context and provided for built-in structural steel members such as steel lintels, shelf angles, connectors, accessories (other than wall ties) in accordance with Table 4.1 of AS4773.1 Masonry in Small Buildings, Part 1: Design.
- Sheet roofing shall be protected from corrosion in a manner appropriate to the site context, in accordance with BCA Table 7.2.2a.
- Single leaf masonry walls shall be weatherproofed per BCA 5.7.6.
- [In climate zones 6, 7 and 8] Unless excluded by BCA 10.8.3(2) roofs shall be provided with ventilation openings per BCA 10.8.3.
- External waterproofing for on flat roofs, roof terraces, balconies and terraces and other similar horizontal surfaces located above internal spaces of a building shall comply with BCA H2D8.
- Waterproofing of wet areas - being bathrooms, showers, shower rooms, laundries, sanitary compartments and the like - shall be provided in accordance with BCA 10.2.
- Balcony waterproofing shall be installed in accordance with AS4654.1 & AS4654.2.

GLAZING

- Glazed units shall be installed in accordance with BCA 8.3.2.
- Fully framed glazing installed in the perimeter of buildings shall comply with BCA 8.3.3.
- Glass - including, but not limited to, windows, doors, screens, panels, splashbacks and barriers - shall comply with BCA 8.3.3.
- Glazing subject to human impact shall comply with BCA 8.4.

FOOTINGS

- Footings shall not, under any circumstance, encroach over title boundaries or easement lines.
- Where concrete stumps are to be used, these shall be:
  - 100 x 100mm (1x 5mm HD wire) if up to 1400mm long
  - 100 x 100mm (2x 5mm HD wires) if 1401mm to 1800mm long
  - 125 x 125mm (2x 5mm HD wires) if 1801mm to 3000mm long.
- 100mm x 100mm stumps that exceed 1200mm above ground level shall be braced where no perimeter base brickwork is provided.
- All concrete footings shall be founded at a depth to a minimum required bearing capacity and/or in accordance with recommendations contained in soil report (or otherwise at engineer's discretion).

STORMWATER & SEWERS

- 100mm dia. Class 6 UPVC stormwater line min grade 1:100 shall be connected to the legal point of discharge to the relevant authority's approval. Provide inspection openings at 9m centres and at each change of direction.
- Covers to underground stormwater drains 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
- The builder and subcontractor 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.

SAFETY OF BUILDING USERS

- Where stairs, ramps and balustrades are to be constructed, these shall comply with all provisions of BCA 11.2.
- Other than spiral stairs:
  - Risers shall be 190mm max and 115mm min
  - Goings shall be 355mm max and 240mm min
  - 2r+g shall be 700mm max and 550mm min
  - There shall be less than 125mm gap between open treads.
- All treads, landings and the like shall have a slip resistance classification of P3 or R10 for dry surface conditions and P4 or R11 for wet surface conditions, or a nosing strip with a slip-resistance classification of P3 for dry surface conditions and P4 for wet surface conditions.
- Barriers shall be provided where it is possible to fall 1m or more from the level of the trafficable surface to the surface beneath. Such barriers (other than tensioned wire barriers) shall be:
  - 1000mm min above finished stair level (FSL) of balconies, landings etc; and
  - 865mm min above FSL of stair nosing or ramp; and
  - vertical, with gaps of no more than 125mm.
- Where the floor below a bedroom window is 2m or more above the surface beneath, the window shall comply with BCA Clause 11.3.7.
- Where the floor below a window other than in a bedroom is 4m or more above the surface beneath, the window shall comply with BCA Clause 11.3.8.
- Where a bedroom window is 2m or more above the surface beneath, or it is possible to fall 4m or more from the level of any trafficable surface to the surface beneath, any horizontal element within a barrier between 150mm and 760mm above the floor shall not facilitate climbing.
- Handrails shall be continuous, with tops set >865mm vertically above stair nosing and floor surface of ramps.
- Wire barriers shall comply with BCA 11.3.4 and 11.3.6.
- A glass barrier or window serving as a barrier shall comply with BCA H1D8.
- Class 1 buildings with air permeability of not more than 5 $m^3/hr.m^2$ at 50 Pa shall be provided with a mechanical ventilation system complying with H6V3.Inward-opening swing doors to fully enclosed sanitary compartments shall comply with BCA Clause 10.4.2.
- Flooring in wet areas, laundry and kitchen shall be slip resistant.
- Door hardware shall be installed 900mm - 1100mm above the finished floor.
- There shall be a level transition between abutting internal surfaces (a maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled).

SERVICES

- Solar collector panel locations are indicative only. Location and size are dependent on manufacturer's/installer's recommendation.
- Ductwork for heating and cooling systems shall comply with AS4254 & AS/NZS 4859.1 in accordance with climate zone requirements set down in BCA Table 3.

TIMBER FRAMING

- Standard timber roofing and wall framing shall be provided in accordance with AS1684 (Residential Timber-Framed Construction) and all relevant supplements.

ELECTRICAL

- Smoke detectors shall be fitted where none are present, or where existing are non-compliant with AS3786.
- New smoke detectors shall be interconnected; mains-powered; and located and installed per BCA 9.5.2 and 9.5.4.
- In a Class 10a private garage, an alternative alarm may be installed per BCA 9.5.1(b).
- Light switches shall be positioned in a consistent location 900mm - 1100mm above the finished floor level; horizontally aligned with the door handle at the entrance to a room.
- Power points shall not be installed lower than 300mm above finished floor level.
- All electrical penetrations shall be sealed using material appropriate to the rating of the cable and/or device.
- Only stamped IC4-rated downlights shall be installed and insulation shall not be penetrated for downlights.
- Ductwork for exhaust fans and heating and cooling systems shall comply with AS4254 & AS/NZS 4859.1 in accordance with climate zone requirements set down in BCA 13.7.4.
- Exhaust from a bathroom, sanitary compartment or laundry shall be discharged directly via an insulated shaft or R1 insulated ducting to outdoor air. Minimum flow rates shall be:
  - 40 l/s for kitchen & laundry
  - 25 l/s for bathroom or sanitary compartment.
- An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated in accordance with BCA 10.6.2(a) shall be interlocked with the room's light switch; and include a 10 minute run-on timer.
- Exhaust fans, rangehoods and the like shall be installed with self-closing dampers.

BUILDING THERMAL PERFORMANCE

- Works shall be constructed in accordance with the stamped plans endorsed by, accredited thermal performance assessor, without alteration.
- The NatHERS energy rating contains inbuilt assumptions about the integrity of the building fabric with regards insulation, draughtproofing and glazing. Works shall comply with the following measures, to ensure that the as-built performance corresponds to that modelled in the energy rating.
- Insulation as per thermal performance Report shall be installed in accordance with BCA 13.2.2
- Insulation shall be installed tight and continuous, without gaps and cracks, hard up against internal linings (including subfloor). There shall be no air gap between an internal lining and insulation. Junctions between internal and external walls shall be insulated.
- Insulation shall not be crushed or compressed.
- Box gutters and manhole covers shall be insulated to the same R-value as the roof, using insulation batts or blanket or closed-cell foam.
- Downlights shall be stamped as IC4 rated, airtight and covered by insulation.
- [in climate zones 6, 7 and 8] a vapour permeable layer shall be installed per manufacturer's instructions in all new external walls. The material shall be overlapped and fully taped on the external side to ensure a tight seal. All penetrations in the membrane shall be sealed, ensuring that the material covers gaps between studs and doors and window frames. Any flashing around windows shall be taped over the building wrap.
- Where a foil-backed membrane is used, timber battens shall be used to minimise thermal conduction.
- All trades shall be instructed to replace any insulation they have removed in the course of their work and to tape any cuts/penetrations in building wrap. All penetrations shall be caulked using a fit-for-purpose flexible sealant.
- Caulking products shall be appropriate for the intended application.
- Where it is not possible to insulate under an existing timber floor, gaps between floorboards shall be sealed before applying finishes or coverings.
- External doors and windows shall be draughtproofed per BCA 13.4.4 using a durable, fit-for-purpose seal.
- Cavity slider pockets shall be sealed before installation, either by wrapping with vapour permeable membrane, or by screwing plaster securely to the frame and applying a silicon bead.
- Conditioned Class 1 and unconditioned Class 10a spaces shall be separated by insulation. Any openings between such spaces shall be weather-stripped.
- Window sizes nominated are nominal. Actual size may vary minimally according to manufacturer; however, opening styles, overall size, U-value and SHGC values are inbuilt into the energy rating and may not be altered without the express approval of the project's energy rater.
- Glazed doors and windows shall beN1 wind rated, weather-stripped and flashed all around.

REGISTERED Building Practitioner

Design Matters Member
Enable, advocate and celebrate good building design

Revisions

RevID	Description	Date
A	Energy Rating Details Added	25-09-24
B	Council RFI	18-11-24

AREA ANALYSIS

	Proposed Unit 1	Existing Unit 2
Ground Floor	90.14 m²	114.74 m²
First Floor	76.8 m²	N/A
Porch	4.2 m²	2.35 m²
Garage	38.13 m²	36.1 m²
TOTAL	**209.27m² OR**	**153.19m² OR**
	22.52 SQ	**16.49 SQ**

INDEX

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CLIENT :

SITE ADDRESS : Lot 4 No 26 Gladstone Road DANDENONG 3175

PROJECT :
Double Storey Dwelling to Front

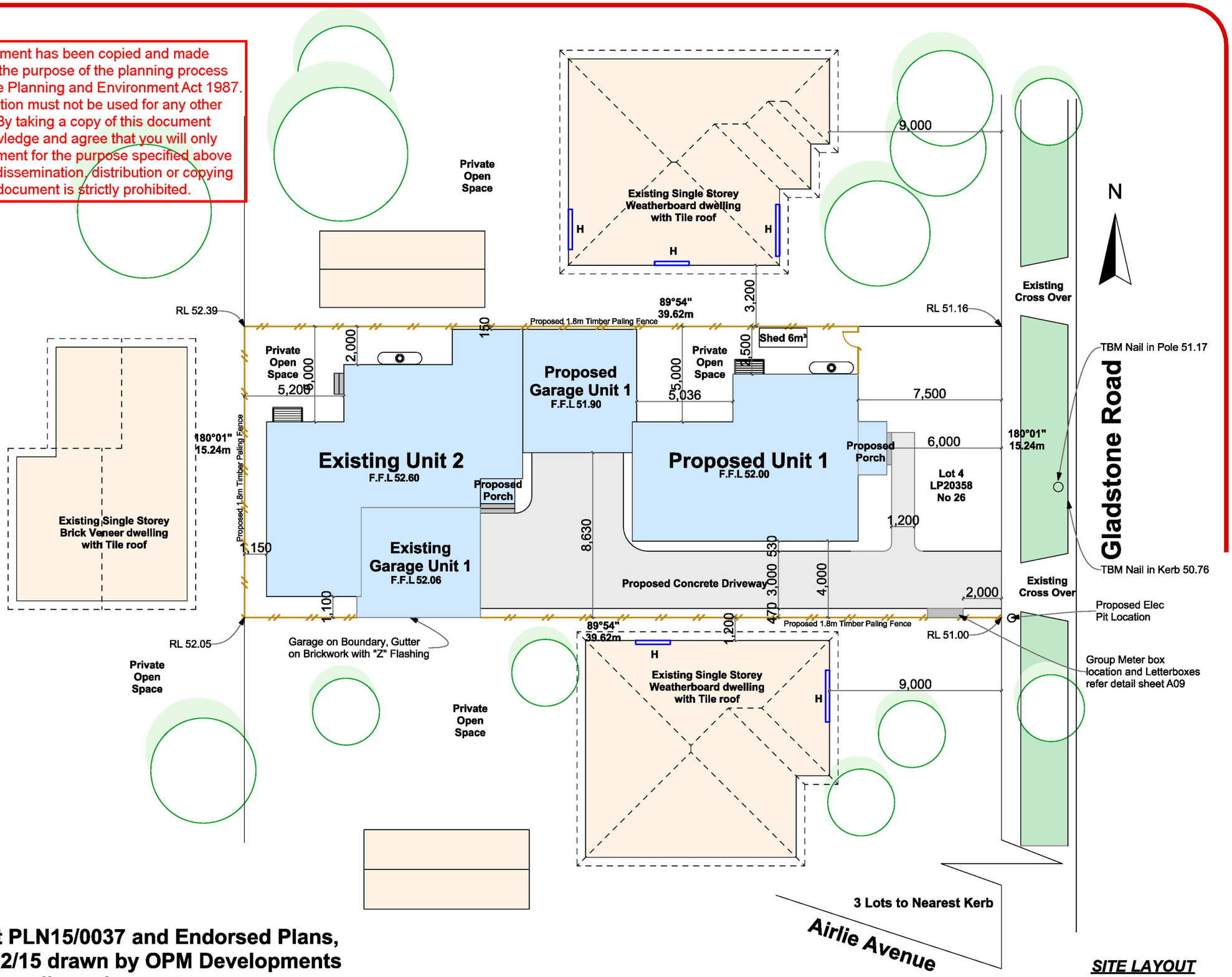
DRAWING TITLE :
General Notes

Drawing Ref: Jobs\15-18\4D Revision: B
Date:8/12/2024
1:100 unless shown otherwise on A3.

DRAWING NO.
WD01

Notes

- Site Drainage shall comply with NCC 3.1.2 'Drainage' and AS3500 National Plumbing Drainage Code
- Sites should be drained so that water cannot pond against or near the house. The ground immediately adjacent to the house should be graded to fall 50mm over the first metre. Where this is impractical, use A.G.Drains adjacent to footings where the ground falls towards the building.
- Agricultural (AG) cut-off drains must be installed at the base of all excavations and along the high side of a sloping site and be connected to the storm water drainage system via a 300mm x 300mm silt pit
- AG drains must be laid a minimum of 400mm into the soil and 100mm below any adjacent footing or pavement
- Contractor to connect to Existing Legal Point of Discharge to the standard & satisfaction of the responsible authority. Contractor to confirm location & depth of legal point of discharge prior to construction to ensure design intent is achievable
- Stormwater Drains are indicative only. Drainer may connect to LPD at their discretion.
- Downpipes shall be minimum 100mm x 50mm, must not be located more than 12m apart and securely fixed to walls with approved brackets at maximum 2.2m centres
- Small Immature trees located in Nature strip or adjoining properties may affect the structure of the building if allowed to grow in excess of 6m in Height. It is recommended that the owner monitors the tree(s) growth & restrict their height to 6M max.
- A rainwater tank installed in a new Class 1 building in order to comply with the requirements of the building regulations must:
  · be installed in such a way that it receives the rainfall from a minimum catchment area of 50 square metres;and
  · have a minimum capacity of 2000 litres; and
  · be connected to all toilets in the building for the purpose of sanitary flushing.



SITE AREA ANALYSIS

	Proposed Unit 1	Existing Unit 2
Ground Floor	90.14 m²	114.74 m²
First Floor	76.8 m²	N/A
Porch	4.2 m²	2.35 m²
Garage	38.13 m²	36.1 m²
TOTAL	**209.27m² OR**	**153.19m² OR**
	22.52 SQ	**16.49 SQ**

Site Area	**603.8m2**
Site Coverage	**285.66 m² OR 47.3% OF SITE**
Drive & Path	**118.4 m² OR 19.6% OF SITE**
Permeability	**199.74m² OR 33.1% OF SITE**

Refer Town Planning Permit PLN15/0037 and Endorsed Plans, Sheets 1 to 6 Approved 24/12/15 drawn by OPM Developments for further council requirements

SITE LAYOUT
Scale 1:200

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W www.creativehp.com.au

CLIENT :

SITE ADDRESS : Lot 4 No 26 Gladstone Road DANDENONG 3175

PROJECT :
Double Storey Dwelling to Front

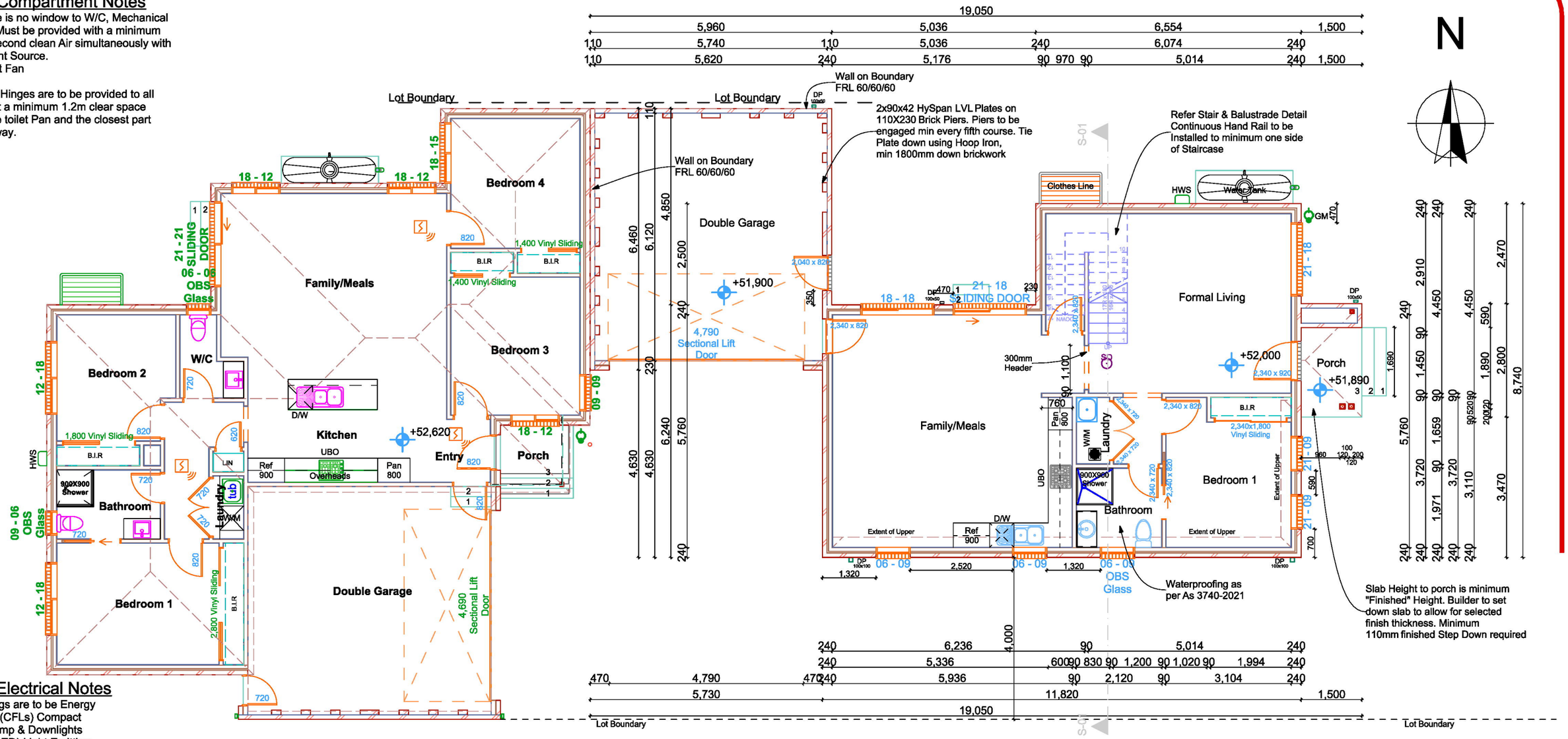
DRAWING TITLE :
Site Layout

Drawing Ref: Jobs/15-16/4D
Date:8/12/2024
1:100 unless shown otherwise on A3:

Revision: B
DRAWING NO.
WD02

Sanitary Compartment Notes

- Where there is no window to W/C, Mechanical Ventilation Must be provided with a minimum 35Ltr per Second clean Air simultaneously with Artificial Light Source.
  - Exhaust Fan
- Removable Hinges are to be provided to all W/C without a minimum 1.2m clear space between the toilet Pan and the closest part of the doorway.



General Electrical Notes

All Light Fittings are to be Energy Saving type - (CFLs) Compact Florescent Lamp & Downlights are to be of (LED) Light Emitting Diode Type

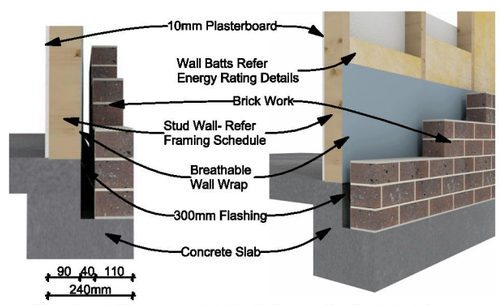
Artificial Lighting Requirements

Max 5W/m² Class 1 Building
Max 4W/m² Verandah, Balcony or the like attached to a Class 1
Max 3W/m² in a Class 10A Building associated with a Class 1

Artificial Lighting Around the perimeter of a building must:
A) Be controlled by a daylight Sensor
B) Have an average light source efficiency of not less than 40 Lumens per Watt

SD Smoke Detector - Where there is more than one, Smoke detectors must be interconnected

Part 3.9.2.4 Handrails
(a)Handrails to a stairway or ramp must—
(i)be located along at least one side of the stairway flight or ramp; and
(ii)be located along the full length of the stairway flight or ramp, except in the case where a handrail is associated with a barrier the handrail may terminate where the barrier terminates; and
(iii)have the top surface of the handrail not less than 865 mm vertically above the nosings of the stair treads or the floor surface of the ramp (see Figure 3.9.2.4); and
(iv)be continuous and have no obstruction on or above them that will tend to break a handhold, except for newel posts, ball type stanchions, or the like.



Typical External Wall Detail -Brick Veneer

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CLIENT :

SITE ADDRESS : Lot 4 No 26 Gladstone Road DANDENONG 3175

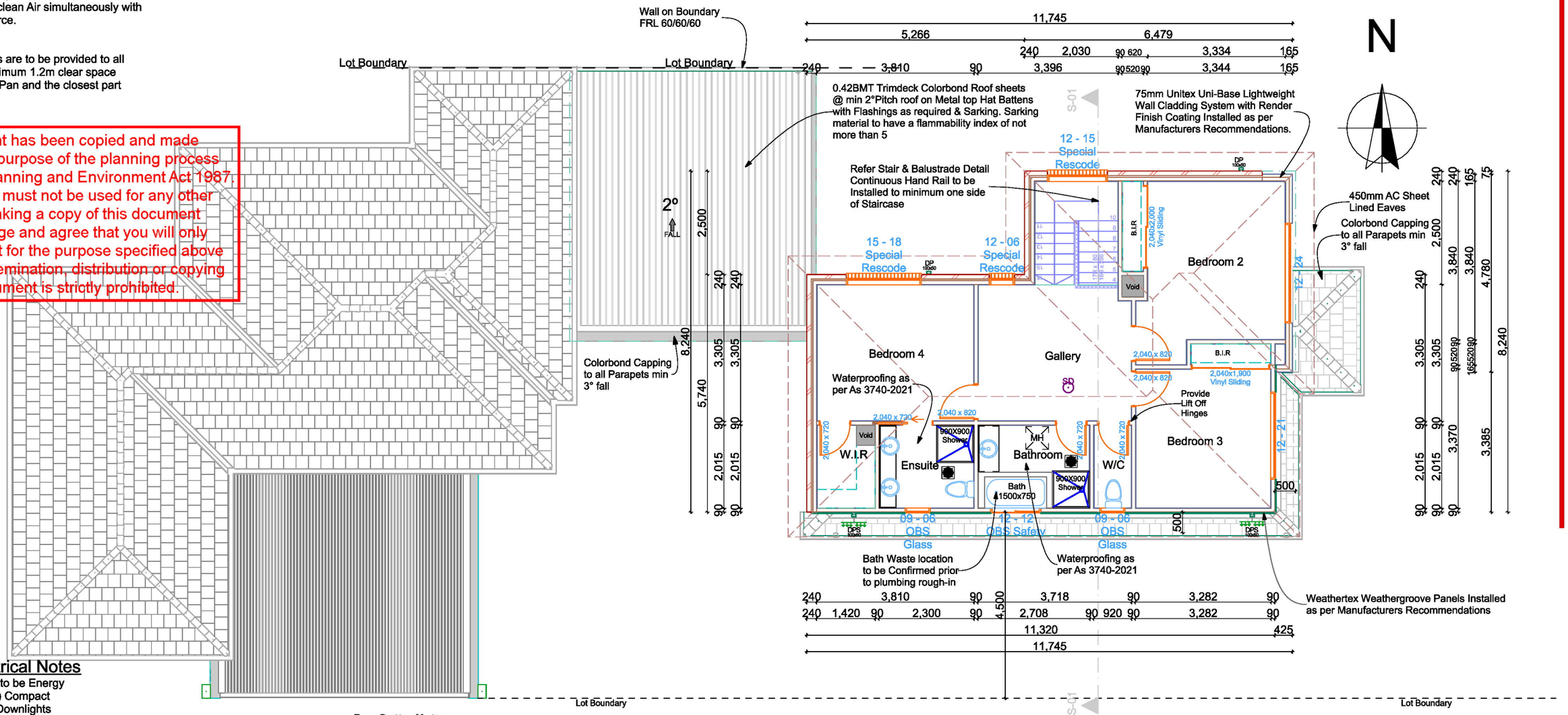
PROJECT :
Double Storey Dwelling to Front

DRAWING TITLE :
Ground Floor Plan

Drawing Ref: Jobs/15-16/4D
Revision: B
Date:8/12/2024
1:100 unless shown otherwise on A3:
DRAWING NO.
WD03

Sanitary Compartment Notes

- Where there is no window to W/C, Mechanical Ventilation Must be provided with a minimum 35Ltr per Second clean Air simultaneously with Artificial Light Source.
  Exhaust Fan
- Removable Hinges are to be provided to all W/C without a minimum 1.2m clear space between the toilet Pan and the closest part of the doorway.



General Electrical Notes

All Light Fittings are to be Energy Saving type - (CFLs) Compact Florescent Lamp & Downlights are to be of (LED) Light Emitting Diode Type

Artificial Lighting Requirements

Max 5W/m² Class 1 Building
Max 4W/m² Verandah, Balcony or the like attached to a Class 1
Max 3W/m² in a Class 10A Building associated with a Class 1

Artificial Lighting Around the perimeter of a building must:
A) Be controlled by a daylight Sensor
B) Have an average light source efficiency of not less than 40 Lumens per Watt

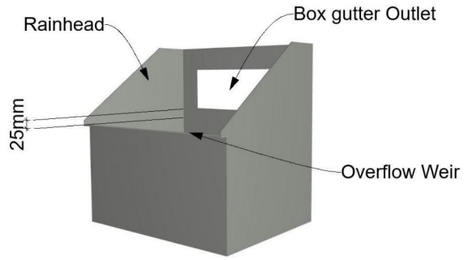
SD Smoke Detector - Where there is more than one, Smoke detectors must be interconnected

Weathergroove Installation

Scan QR Code for full Installation Details

Box Gutter Notes

- The depth of box gutters and sizing of sumps, rainheads, downpipes and overflows must be designed using the general methods specified in the AS/NZS 3500.3,
- The maximum design flow per downpipe can only be plotted between 3 and 16 Litres per second,
- 100mm x 50mm downpipes are not an option that can be plotted from the standard for use with a sump,
- The minimum width of any box gutter: Domestic 200 mm and Commercial 300 mm,
- Grade of box gutters can be plotted at 1:200,1:150, 1:100 and 1:40,
- Length of a sump with a side overflow device shall not be less than 400mm,
- The width of any sump shall be equal to the width of the box gutter,
- Rainheads shall be left open above the overflow weir, inverted pops, Ned Kelly slots, round holes and vertical chutes or ducts are not deemed-to-satisfy solutions,
- Overflow devices must discharge to the atmosphere and be clear of neighbouring properties and public areas,
- Box gutters must be straight without a change of direction and discharge at the downstream end without a change in direction (i.e. not to the side),
- The box gutter sole width must not be reduced towards the outlet without a proportional increase in depth, the width of the gutter must not reduce to less than the minimum width at which it was designed (i.e. if designed at 200 mm sole width, gutter must not reduce to less than 200mm in width),
- Sumps and rainheads must be fixed and fully sealed to the box gutter,
- All box gutters must incorporate provision for expansion; where the distance between fixed points exceeds 6 metres; and at appropriate intervals for the material and situation as prescribed by the standard,
- No part of the outlet is above the sole of the sump or rainhead, and
- Lap joints of box gutters to have 25mm laps sealed and fastened in the direction of fall.



To ensure that adequate overflow provision is made, and any surcharge is accommodated, the overflow weir of the rainhead must be the full width of the rainhead with the height of the weir positioned 25mm below the box gutter sole, and be fully open above the weir at the front of the rainhead.

Typical Rainhead Detail with Overflow

Part 3.9.2.4 Handrails
(a)Handrails to a stairway or ramp must—
(i)be located along at least one side of the stairway flight or ramp; and
(ii)be located along the full length of the stairway flight or ramp, except in the case
where a handrail is associated with a barrier the handrail may terminate where the
barrier terminates; and
(iii)have the top surface of the handrail not less than 865 mm vertically above the
nosings of the stair treads or the floor surface of the ramp (see Figure 3.9.2.4);
and
(iv)be continuous and have no obstruction on or above them that will tend to break
a handhold, except for newel posts, ball type stanchions, or the like.

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CLIENT : /

SITE ADDRESS : Lot 4 No 26 Gladstone Road DANDENONG 3175

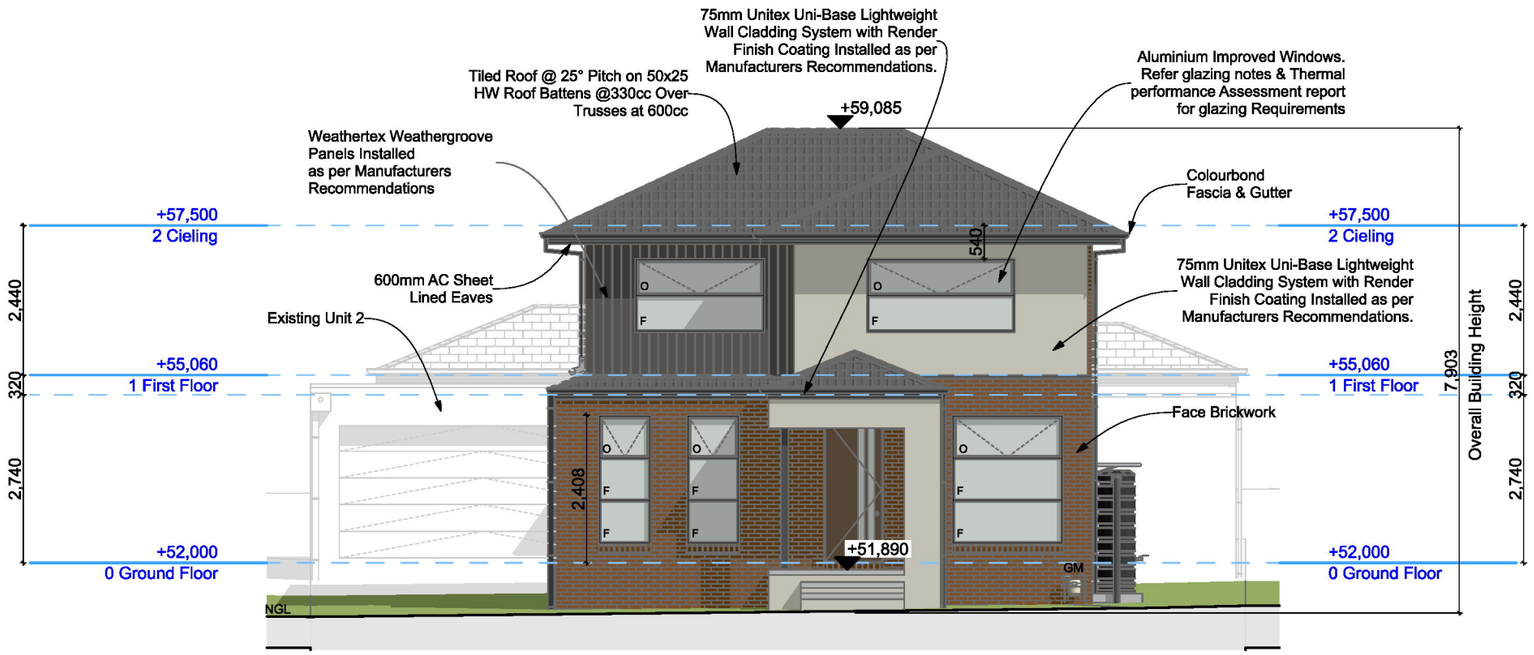
PROJECT :
Double Storey Dwelling to Front

DRAWING TITLE :
First Floor Plan

Drawing Ref: Jobs/15-16/4D
Revision: B
Date:8/12/2024
1:100 unless shown otherwise on A3:
DRAWING NO.
WD04

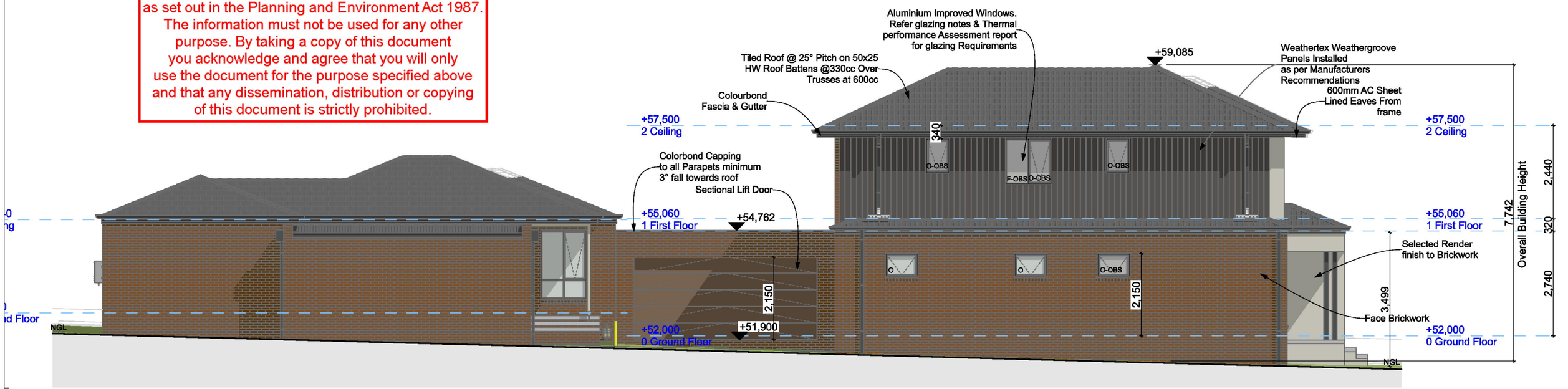
Renderer to Provide Dripline to any and all renderered areas below the damp proof course.

Installation of Cavity flashings as per AS2904. Provide Weepholes to external leaves of cavity walls in the course immediately above flashings, and cavity fill, and at the bottoms of unfilled cavities max 1200mm Centres



East Elevation

1:100



South Elevation

1:100

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CLIENT :

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PROJECT :
Double Storey Dwelling to Front

DRAWING TITLE :
Elevations

Drawing Ref: Jobs/15-16/4D

Revision: B

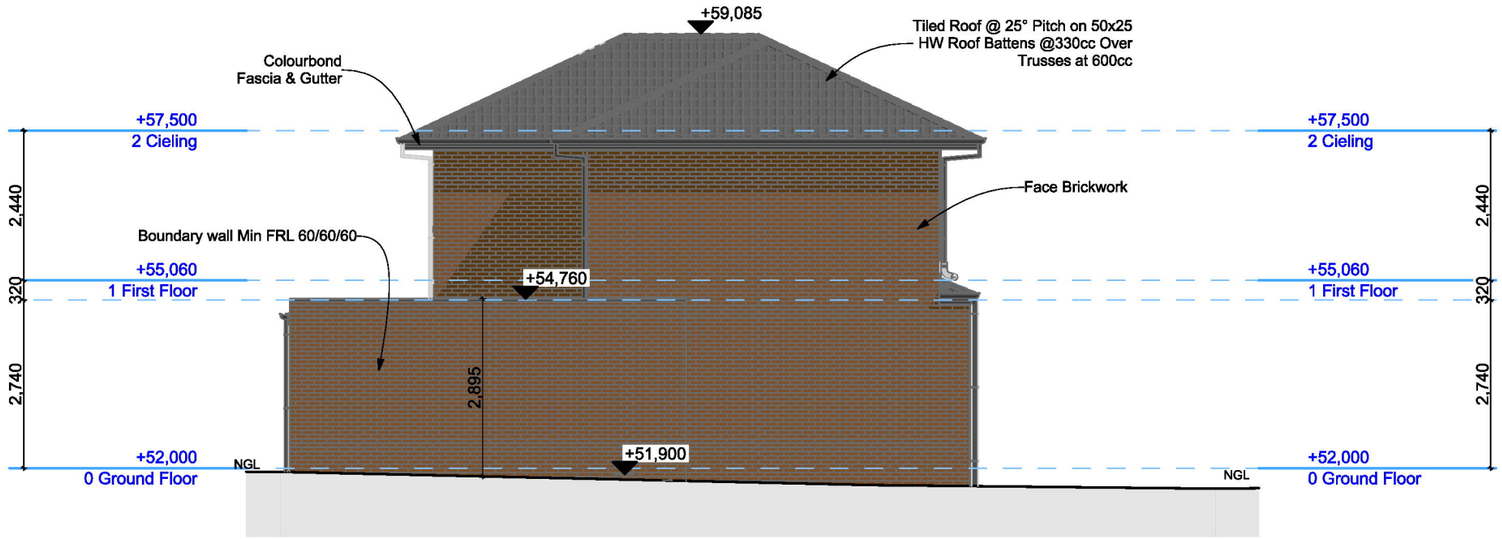
Date:8/12/2024

1:100 unless shown otherwise on A3:

DRAWING NO.
WD05

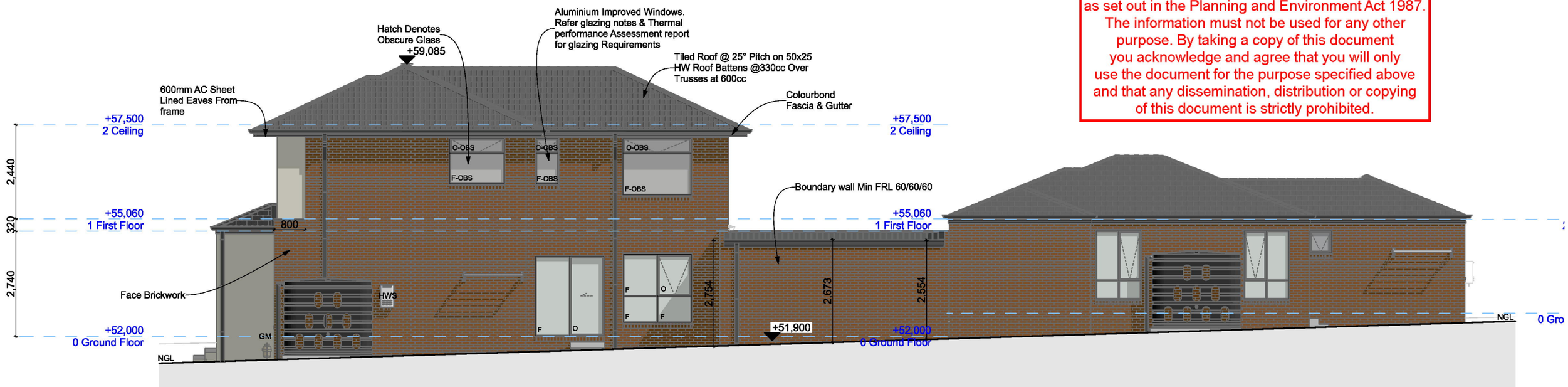
Renderer to Provide Dripline to any and all renderered areas below the damp proof course.

Installation of Cavity flashings as per AS2904. Provide Weepholes to external leaves of cavity walls in the course immediately above flashings, and cavity fill, and at the bottoms of unfilled cavities max 1200mm Centres



West Elevation

1:100



North Elevation

1:100

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CLIENT :

SITE ADDRESS : Lot 4 No 26 Gladstone Road DANDENONG 3175

PROJECT :
Double Storey Dwelling to Front

DRAWING TITLE :
Elevations

Drawing Ref: Jobs/15-16/4D

Revision: B

Date:8/12/2024

1:100 unless shown otherwise on A3:

DRAWING NO.
WD06

Window Notes

* All windows where the floor level is higher than 2m above the surface beneath require the affected window to be fitted with either a device to restrict the window opening, or a suitable screen, so a 125 mm diameter sphere (representing the size of a young child's head) cannot pass through. The device or screen must also be able to withstand an outward horizontal force of 250 N.

* All Window sizes are nominal only. Actual sizes will vary according to each Manufacturer. Sizes noted on these plans are not to be used for stud openings, Manufacturer is to supply stud opening schedules to Builder/Carpenter.

* Obscure & Safety Glass as noted on plans and hatched on elevations.

* All glazing to refer to NatHERS certificate for minimum U & SHGC Values

HOUSE ENERGY RATING

Dwelling Address: UNIT 1, 26 GLADSTONE ROAD, DANDENONG
Report By: Amy Gedge Accreditation: DMN/21/2022
DWELLING ENERGY RATING ACHIEVES

★★★★★★ 6.1

Climate Zone:	62	Moorabbin Airport	
Heating Load Limit:	115	Heating Load Actual:	105.5
Cooling Load Limit:	24	Cooling Load Actual:	17.1

ENERGY ASSESSMENT REPORT

	Type	Insulation Added
EXTERNAL WALLS	BRICK VENEER (MEDIUM)	R1.5 (EX GARAGE)
	WEATHERTEX CLAD (DARK)	R1.5
	RENDERED 75MM EPS (MEDIUM)	R1.5
INTERNAL WALLS	GARAGE	R1.5
GROUND FLOOR	SLAB ON GROUND	NIL
FIRST FLOOR	TIMBER JOISTS	NIL
ROOF / CEILING	FLAT FRAMED (DARK)	R3.5 (EX GARAGE)
	TILED (DARK)	R3.5

WINDOWS (COLOUR: DARK)

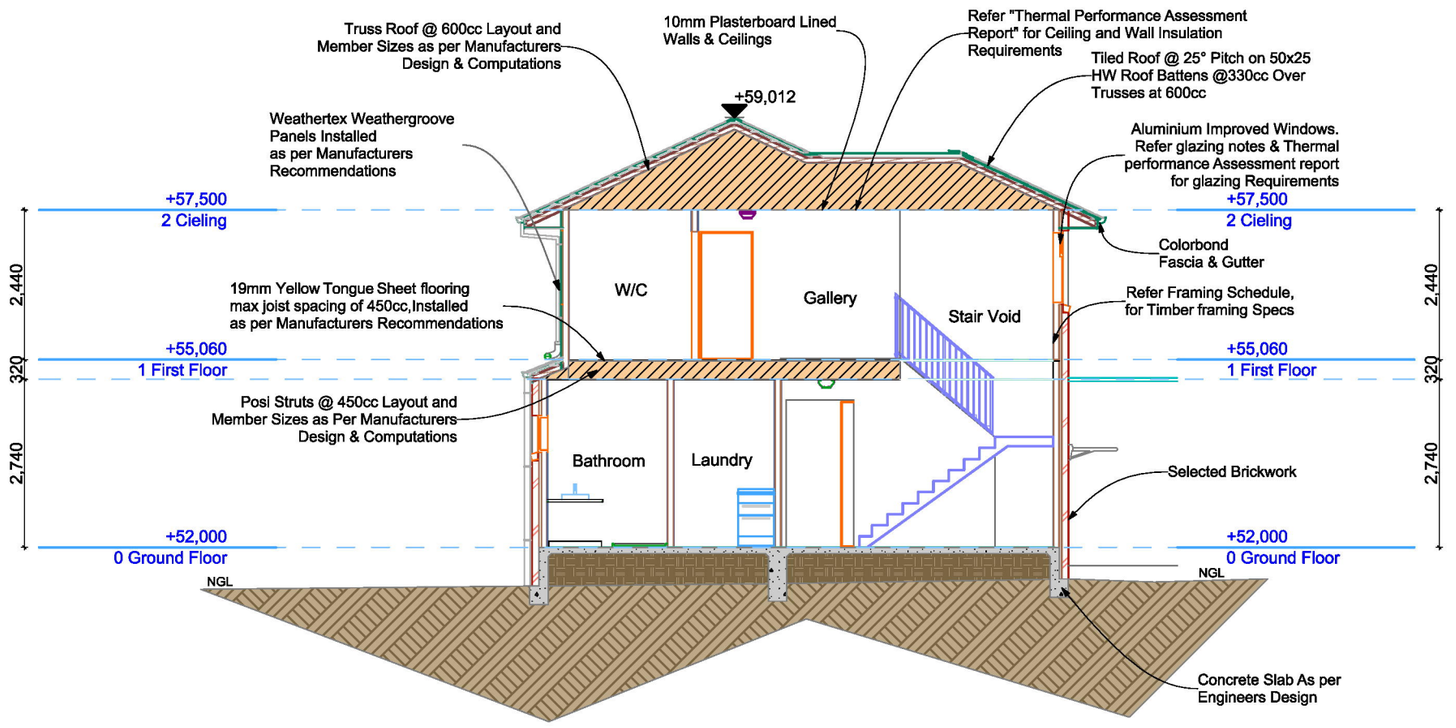
WERS CODE	DESCRIPTION	U Value	SHGC
BRD-028-08	Al Awning Window (52mm) DG 4-6-4	4.62	0.55
BRD-022-08	Al Sliding Door DG 4/6/4	4.39	0.61

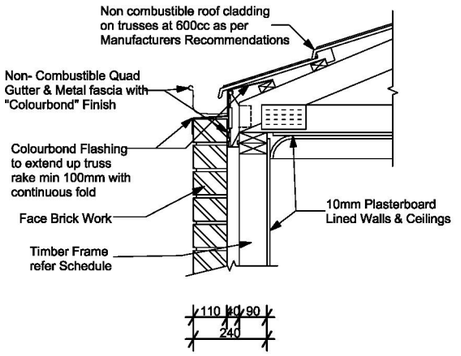
SELF CLOSING EXHAUST FANS (INCLUDING IXL'S AND RANGEHOOD)
RECESSED DOWNLIGHTS ARE TO BE SEALED (EITHER BY FITTING OR APPROVED COVER)
SEAL ALL EXTERNAL DOORS, WINDOWS, GAPS, CRACKS, PLUMBING PENETRATIONS ETC
MINIMUM 2000L RAINWATER TANK CONNECTED TO ALL SANITARY FLUSHING SYSTEMS (MINIMUM ROOF CATCHMENT 50M2) OR AN APPROVED SOLAR HOT WATER SYSTEM.

Timber Framing Specification

Member	Stress Grade	Size	Max Spacing	Max Span	Note:
Single Storey/Upper Storey					
Bottom Plates	MgP10	90x45			Untrenched
Top Plates	MgP10	90x45			Untrenched
External Ribbon Plate	MgP10	90x35			All Load Bearing Walls
Wall Studs	MgP10	90x35	600cc		
Lower Storey of a Double Storey					
Bottom Plates	MgP10	90x45			Untrenched
Top Plates	MgP10	2x90x45			Untrenched
Wall Studs	MgP10	90x45	450cc		All Load Bearing Walls
General Specifications					
External Jamb Studs	MgP10	90x45		1200	
	MgP10	2x90x45		2700	
	LVL	2x90x45		2700+	
Internal Jamb Studs	MgP10	90x45			
Lintels	Refer Span Tables and Engineering				
Noggings	Merch	70x35	1350cc		
Wall Bracing	Refer Engineering				
Roof Battens	F8	50x25	330cc		

Notes:
1. All work to be carried out in strict accordance with AS1684 "Residential Timber Framed Construction" and supplementary Tables.
2. Truss Roofs and/or Floor Trusses to be designed and installed as per Manufactures Recommendations.





GUTTER ON TOP OF BRICK WORK DETAIL-TYPICAL

S-01 Building Section 1:100

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PROJECT : **Double Storey Dwelling to Front**

DRAWING TITLE : **X-Section**

Drawing Ref: Jobs/15-16/4D Revision: B

Date:8/12/2024

1:100 unless shown otherwise on A3:

DRAWING NO. **WD07**

AS3740 – Internal Wet areas Waterproofing as it applies to Melbourne, Class 1 buildings

Structure Movement and Waterproofing
Generally movement in the wall and floor structure is caused by contraction, expansion or settlement. Anticipation that structural movement will occur from frame, masonry and panel movement, particularly at joints, which should be catered for in the design. The waterproofing should cover the structural movement, preventing water damage to substrate, adjoining walls, or flooring. Providing a secure 'envelope' to protect the wet area.

1. Materials
Materials used in the construction and waterproofing of bathrooms and laundries must be suitable for purpose.

Membranes
Liquid applied waterproofing membranes refer to Class ii and Class iii membranes and approved to requirements of AS4858
Liquid applied membranes must be adequately cured for their intended use.

Water- resistant Substrates
Concrete AS3600, Fibre Cement Sheeting AS2908.2, Water-resistant Plasterboard sheeting AS2588, Masonry AS3700 and Structural Plywood AS2269 for use on walls and floors to comply with Australian Standards. Particle board flooring is no longer allowable as a substrate under the N.C.C 2022 or AS 3740:2021

Water- resistant Surface materials
Product surfaces deemed to be water resistant for walls and floors include; Thermosetting laminated sheet AS2924.1, Pre-decorated fibre cement sheeting AS2908.2, Water-resistant flexible sheet (vinyl or linoleum) and tiles used in conjunction with water- resistant Substrates (above), plus Sanitary Grade acrylic wall linings.

Preformed Shower Bases and enclosures
Materials used in the manufacture of prefinished shower bases and enclosures must render the finished product waterproof.

Sealants, Adhesives and Sheet Fastenings
All products need to be compatible with adjacent materials, mould-resistant, waterproof and appropriately flexible.

2. Installation
These notes outline the details for installation of waterproof and water-resistant materials in bathrooms and laundries.

Shower Floor Falls
Category 1 -Fall to the floor waste in a shower area, the minimum shall be 1:80 both Enclosed and Unclosed shower areas
Category 2 -Floor waste is installed adjacent to a shower area. Minimum fall shall be 1:80
Category 3 -Bathroom outside of the enclosed shower withno floor waste in the wet area. No requirements for fall and water shall be retained inside the wet area.

Preformed Shower Bases
Installation of preformed shower bases need to be adequately supported to prevent distortion or cracking and be sufficiently recessed into the wall to allow the water-resistant surface materials to pass down inside the perimeter rebate.

Edge detail for baths with showers over them
Baths with an integral vertical upstand lip along the side of the bath walls require to be recessed to enable the junction to be waterproofed. Baths without an integral edge require full waterproofing of the walls and floor area around and under the bath.

Baths and Spas
Installation of baths and spas need to be adequately supported to prevent distortion or cracking and be sufficiently recessed into the wall to allow the water-resistant surface materials to pass down inside the rim.

Perimeter Flashing
A junction where waterproofing to waterproofing surfaces meet, the waterproofing is to be continuous across the junction and incorporate an appropriate bond breaker. Where the perimeter flashing to wall/floor surfaces they should be continuously sealed (usually with bond breaker), having the vertical leg a minimum of 25mm above the finished tile level or 150mm above the substructure (except doorways) and horizontal leg a minimum width of 40mm. A water stop with a vertical leg finishing flush with the finished floor level is to be installed at floor level openings. Protecting water migrating to non-wet areas. Where the shower rose is ceiling mounted it shall be applied to the junctions and terminate to the full height of the wall.

Vertical flashing for shower wall junctions
Vertical flashing can be external or internal, with a requirement to terminate a minimum of 1800mm above the finished floor level or
50mm higher than shower rose whichever is higher

Penetrations in Shower Areas
Typical penetrations like taps, shower nozzles, recess soap holder etc. are to be waterproofed by sealing with proprietary flange system or sealant.

Shower Area Step Down
The highest finished floor level in the shower area is to be stepped down lower than the finished floor level outside the shower. Figure 4.8.2(c)

Shower Area Hob Construction
Suitable materials for the hob construction. Installation starts with all gaps, joints and intersections of the hob substrate to be made flush before application of the membrane system. Figure 4.6.2

Enclosed Shower Area without Hobs or set-down
At the extremity of the shower area:
* Where a shower screen is to be installed a water stop is to be installed with a vertical leg finishing a minimum of 5mm above the finished floor level
*Where the water stop meets the wall, the junction is to be waterproofed.

Shower Area unenclosed
Unenclosed showers are to have a water stop installed with the vertical leg finishing flush with the finished surface of the floor, having junctions waterproofed, in two scenarios:
* When the shower device restricts splashing (shower screen), it is advisable to have a membrane installed below and above the screed to fall.
*When a shower has no restricting splashing (example disabled shower) the water stop is required to be a minimum of 1500mm from the wall connection of the shower rose.

Bond Breaker Application
Installation of bond breakers of liquid applied membranes should be included at all wall/floor, hob/wall, and movement joints where the membrane is bonded to the substrate.

Class II Membranes: (medium extensibility) Either the membrane will not bond to the tape or the tape will have elastic properties similar to the membrane. Minimum bond breaker tape to bridge joint opening up to 5mm is 35mm.

Class III Membranes (high extensibility) allow the membrane to have even thickness. Minimum bond breaker tape to bridge joint opening up to 5mm is 12mm Figure 4.10

Vertical membrane termination
The liquid applied membrane is to be applied over the floor substrate and up the vertical face of the wall:
*Showers with hobs and step downs a minimum height of 150mm above the finished floor level
* Hobless Showers, a minimum height of 150mm above the finished floor level

Termination to Drainage flange
The drainage flange is to be installed with the waterproofing membrane termination into the flange to provide a waterproof connection. Figures 4.3.1(b)

Termination to Drainage Channel
The waterproof drainage should be continuous, with the liquid applied membrane covering the drainage channel, with a minimum horizontal termination of 50mm on the horizontal surface. Figures 4.3.2

Inspection and Acceptance Test
On completion of the installation of a membrane system, inspection and acceptance testing must be conducted. In addition to the visual inspection, either the dry film thickness test (DFT) by non-destructive means or a controlled water test for a minimum of 24 hours duration is required.

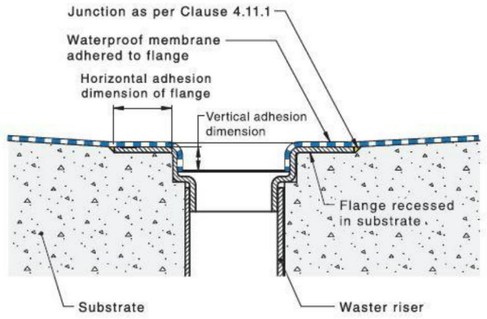
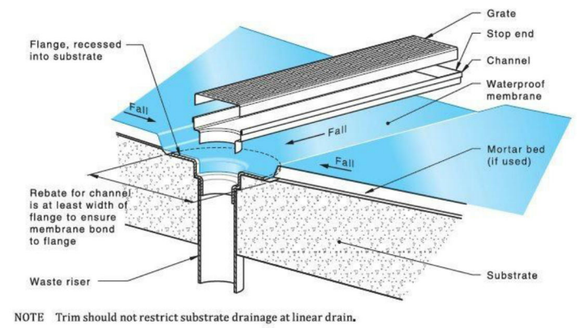


Figure 4.3.1(B) — Typical membrane termination at leak control flange with down leg



NOTE Trim should not restrict substrate drainage at linear drain.

Figure 4.3.2 — Linear drain single outlet centrally located

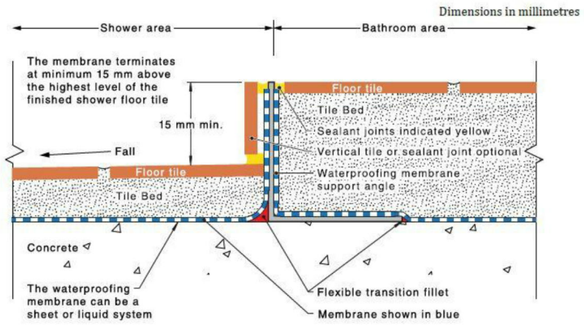


Figure 4.8.2(C) — Step-down shower waterstop and cover angle

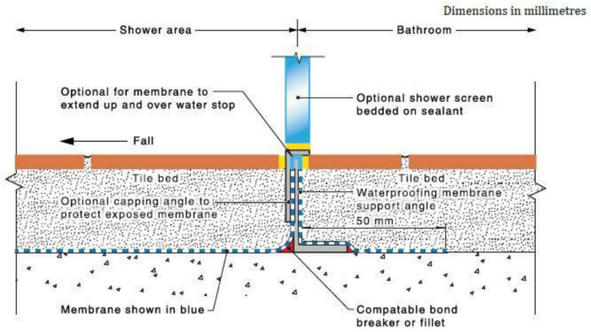
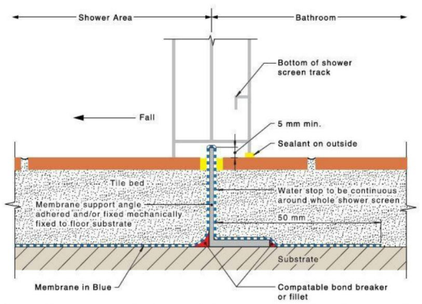


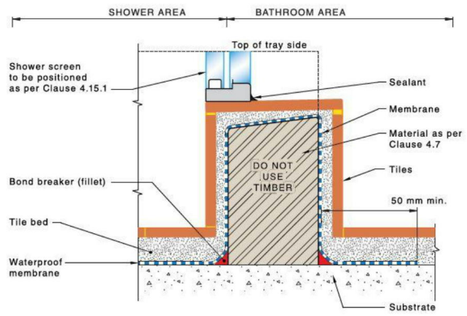
Figure 4.8.2(D) — Shower waterstop and cover angle



NOTE 1 Some shower screen extrusions do not permit the waterstop extending into a rebate. A channel section may be needed to be installed over the waterstop angle with the shower screen placed on top of the channel including return panels.

NOTE 2 The application of sealant is intended to prevent water from leaving the shower area. The application may be on the inside and/or outside face.

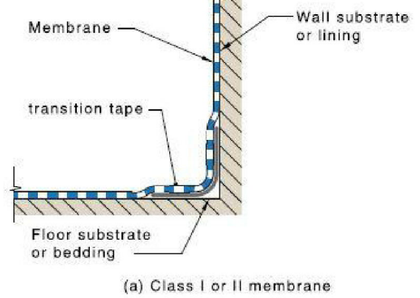
Figure 4.8.4 — Typical hobless construction



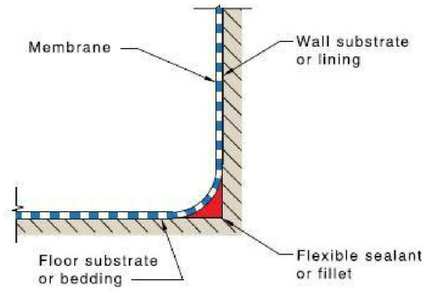
NOTE 1 The area outside the shower area should be designed as a Category 3.

NOTE 2 If the area outside the shower area is a Category 2 wet area, consideration should be given to extending the membrane across the whole of the floor.

Figure 4.6.2 — Shower with a hob liquid membrane



(a) Class I or II membrane



(b) Class III membrane

Figure 4.10 — Typical transition tape details

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CLIENT :

SITE ADDRESS : Lot 4 No 26 Gladstone Road DANDENONG 3175

PROJECT :
Double Storey Dwelling to Front

DRAWING TITLE :
Waterproofing Details1

Drawing Ref: Jobs/15-16/4D Revision: B
Date:8/12/2024
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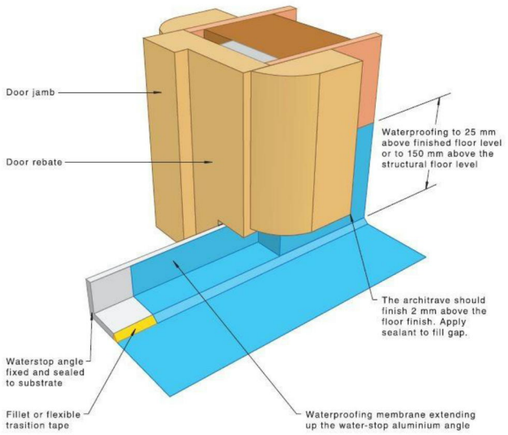
DRAWING NO. **WD08**



NOTE The waterstop angle may be located at the face of the door jamb or at the rebate.

Figure 4.9.1(A) — Example of liquid waterproofing at door opening framework

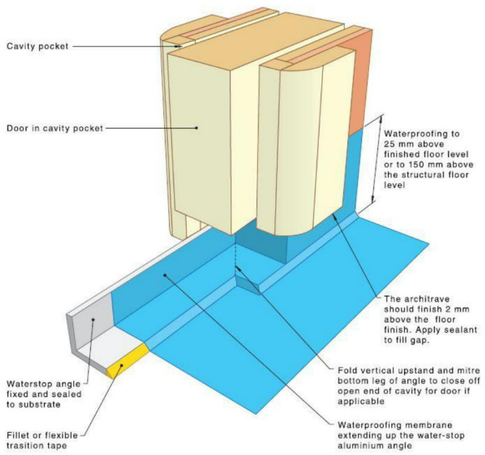
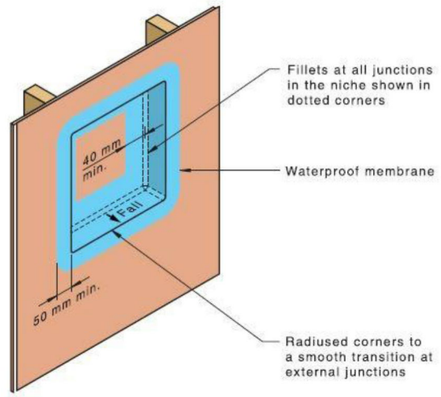


Figure 4.9.1(B) — Waterproofing at door opening cavity slider



NOTE Bond breaker or fillet to suit the membrane at all internal junctions in the niche shown in yellow.

Figure 4.12.4 — Niche in shower wall framework

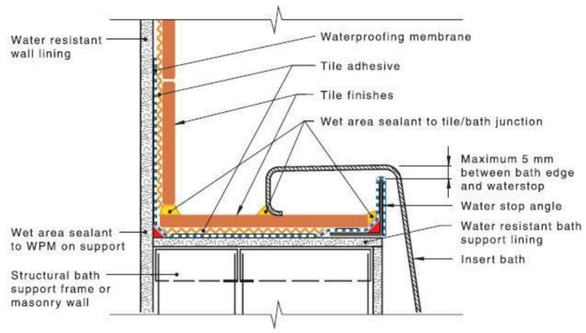


Figure 4.13.3(D) — Insert bath — Tile surround

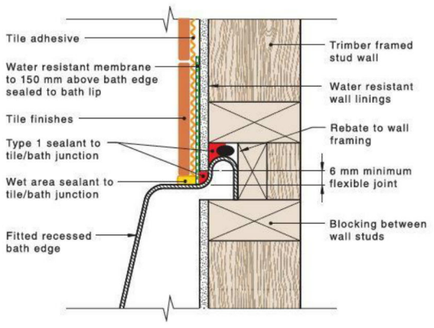


Figure 4.13.2.2(D) — Bath with no shower over it — Fitted bath — Timber-framed wall

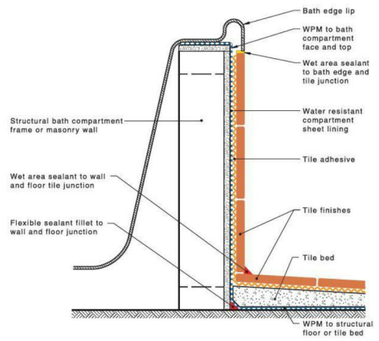


Figure 4.13.6 — Spa and bath compartment detail at bath face

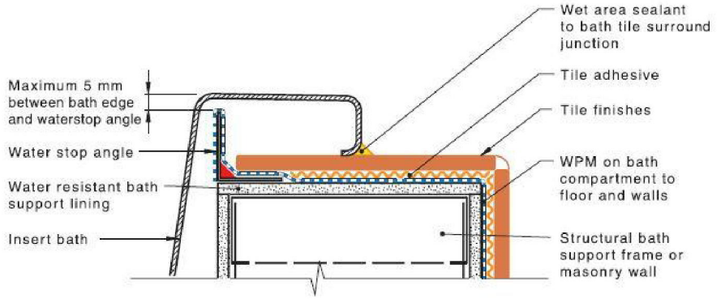
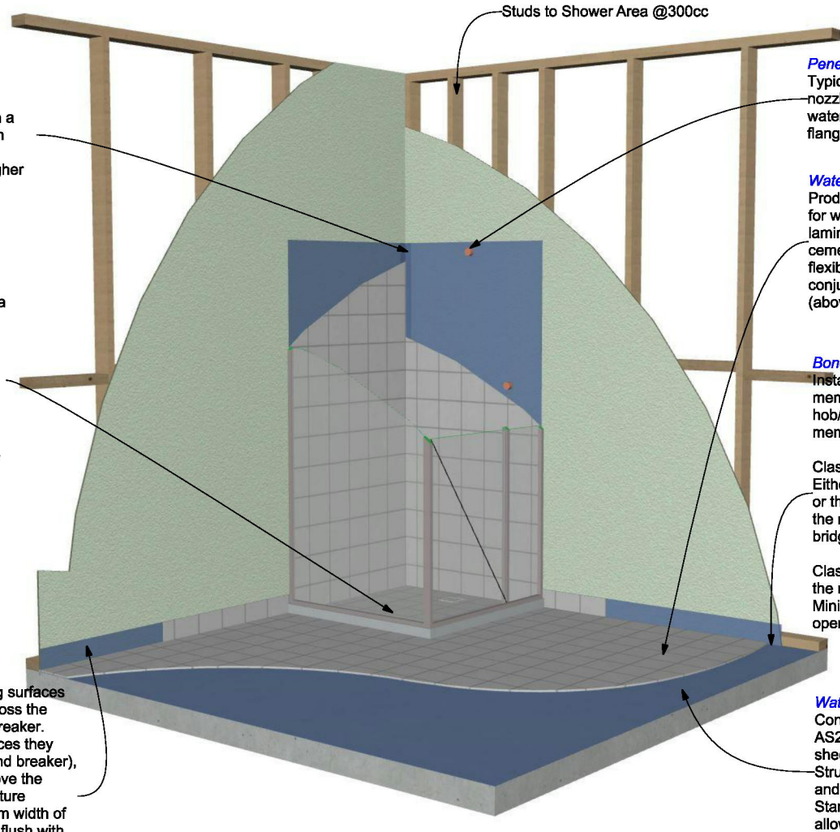


Figure 4.13.3(E) — Shower over bath — Insert bath — Bath compartment wall



Vertical flashing for shower wall junctions
Vertical flashing can be external or internal, with a requirement to terminate a minimum of 1800mm above the finished floor level or 50mm higher than shower rose whichever is higher

Shower Floor Falls
Category 1 -Fall to the floor waste in a shower area, the minimum shall be 1:80 both Enclosed and Unclosed shower areas
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Penetrations in Shower Areas
Typical penetrations like taps, shower nozzles, recess soap holder etc. are to be waterproofed by sealing with proprietary flange system or sealant.

Water- resistant Surface materials
Product surfaces deemed to be water resistant for walls and floors include; Thermosetting laminated sheet AS2924.1, Pre-decorated fibre cement sheeting AS2908.2, Water-resistant flexible sheet (vinyl or linoleum) and tiles used in conjunction with water- resistant Substrates (above), plus Sanitary Grade acrylic wall linings.

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Class III Membranes (high extensibility) allow the membrane to have even thickness. Minimum bond breaker tape to bridge joint opening up to 5mm is 12mm Figure 4.10

Water- resistant Substrates
Concrete AS3600, Fibre Cement Sheeting AS2908.2, Water-resistant Plasterboard sheeting AS2588, Masonry AS3700 and Structural Plywood AS2269 for use on walls and floors to comply with Australian Standards. Particle board flooring is no longer allowable as a substrate under the N.C.C 2022 or AS 3740:2021

Typical Shower Detail

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CLIENT : .

SITE ADDRESS : Lot 4 No 26 Gladstone Road DANDENONG 3175

PROJECT :
Double Storey Dwelling to Front

DRAWING TITLE :
Waterproofing Details2

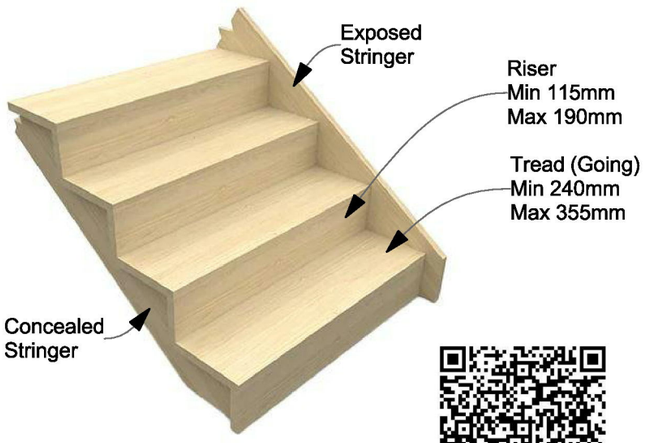
Drawing Ref: Jobs/15-16/4D

Date:8/12/2024

1:100 unless shown otherwise on A3:

Revision: B

DRAWING NO.
WD09



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Full NCC Stair details
and Figures

NCC Part11.2 Stairway Construction

(1) A stairway must be designed to take loading forces in accordance with AS/NZS 1170.1 and must have—

a) not more than 18 and not less than 2 risers in each flight; and

b) goings (G), risers (R) and a slope relationship quantity (2R + G) in accordance with Table 11.2.2a, except as permitted by (2) and 3); and

c) constant goings and risers throughout each flight, except as permitted by (3) and (4), and the dimensions of goings (G) and risers (R) in accordance with (1), (2) and (3) are considered constant if the variation between —

i)adjacent risers, or between adjacent goings, is not more than 5 mm; and

ii)the largest and smallest riser within a flight, or the largest and smallest going within a flight, is not more than 10mm; and

d) risers which do not have any openings that would allow a 125 mm sphere to pass through between the treads; and

e)treads of solid construction (not mesh or other perforated material) if the stairway is more than 10 m high or connects more than 3 storeys.

(2) In the case of a stairway serving only non-habitable rooms, such as attics, storerooms and the like that are not used on a regular or daily basis—

a) the going (G), riser (R) and slope relationship quantity (2R + G) in accordance with Table 11.2.2a may be substituted with those inTable 11.2.2b; and

b) need not comply with (1)(d).

(3)In the case of a stairway with winders—

a) a maximum of 3 consecutive winders in lieu of a quarter landing in a flight and a maximum of 6 consecutive winders in lieu of a half landing in a flight; and

b) the going (G) of all winders in lieu of a quarter or half landing may vary from the going of the straight treads within the same flight provided that the going (G) of such winders is constant.

(4) The point of measurement of the going (G) in the slope relationship quantity (2R + G) for tapered treads and treads in spiral stairways as described in Table 11.2.2a (see Figure 11.2.2a, Figure 11.2.2b and Figure 11.2.2c) must be—

a) for tapered treads, other than treads in a spiral stairway—

i) not more than 1 m in width, the middle of the unobstructed width of the stairway (see Figure 11.2.2b); and

ii) more than 1 m in width, 400 mm from the unobstructed width of each side of the stairway (see Figure 11.2.2c); and

b) for treads in spiral stairways, the point seven tenths of the unobstructed width from the face of the centre pole or support towards the handrail side (see Figure 11.2.2d and Figure 11.2.2e).

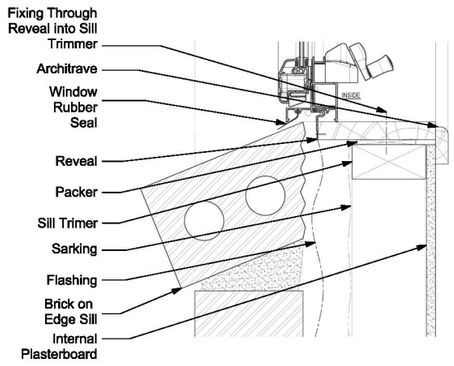
(5) Riser and going dimensions must be measured in accordance with Figure 11.2.2f.

Table 11.2.2a Riser and going dimensions (mm)

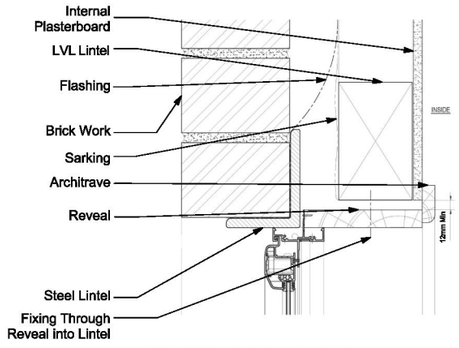
Stair type	Riser (R) (see Figure 11.2.2f)		Going (G) (see Figure 11.2.2f)		Slope relationship (2R+G)	
	Max	Min	Max	Min	Max	Min
Stairs (other than spiral)	190	115	355	240	700	550
Spiral	220	140	370	210	680	590

Table 11.2.2b Riser and going dimensions (mm) — stairways serving non-habitable rooms used infrequently

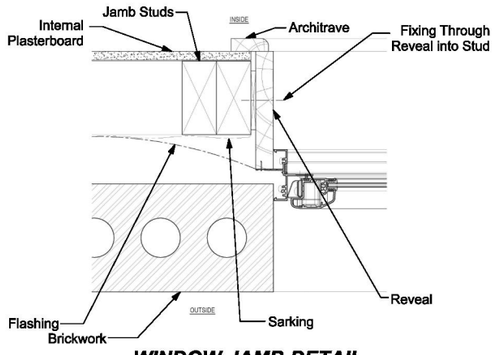
Riser (R)		Going (G)		Slope relationship (2R+G)	
Max	Min	Max	Min	Max	Min
225	130	355	215	700	540



WINDOW SILL DETAIL
BRICK VENEER- TYPICAL



WINDOW HEAD DETAIL
BRICK VENEER-TYPICAL



WINDOW JAMB DETAIL
BRICK VENEER- TYPICAL

Part 10.8 Condensation management

10.8.1 External Wall Construction

(1)Where a pliable building membrane is installed in an external wall, it must—

a)comply with AS 4200.1; and

b) be installed in accordance with AS 4200.2; and

c) be located on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building.

(2)Where a pliable building membrane, sarking-type material or insulation layer is installed on the exterior side of the primary insulation layer of an external wall it must have a vapour permeance of not less than—

a) in climate zones 4 and 5, 0.143 µg/N.s; and

b) in climate zones 6, 7 and 8, 1.14 µg/N.s.

(3)Except for single skin masonry or single skin concrete, where a pliable building membrane is not installed in an external wall, the primary water control layer must be separated from water sensitive materials by a drained cavity.

10.8.2 Exhaust Systems

An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of—

a) 25 L/s for a bathroom or sanitary compartment; and

b)40 L/s for a kitchen or laundry.

(2)Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment or laundry must discharge directly or via a shaft or duct to outdoor air.

(3)Where a venting clothes dryer is installed, it must discharge directly or via a shaft or duct to outdoor air.

(4)An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated in accordance with 10.6.2(a) must—

a) be interlocked with the room's light switch; and

b) include a run-on timer so that the exhaust system continues to operate for 10 minutes after the light switch is turned off.

(5)Except for rooms that are ventilated in accordance with 10.6.2(a), a room with an exhaust system in accordance with (1) must be provided with make-up air—

a)via openings to an adjacent room with a free area of 14,000 mm2; or

b) in accordance with AS 1668.2.

(6)Except for rooms that are ventilated in accordance with 10.6.2(a), a room with an exhaust system in accordance with (3) must be provided with make-up air in accordance with AS 1668.2.

10.8.3 Ventilation of roof spaces

(1)In climate zones 6, 7 and 8, a roof must have a roof space that—

a) is located—

(i)immediately above the primary insulation layer; or

(ii)immediately above sarking with a vapour permeance of not less than 1.14 µg/N.s, which is immediately above the primary insulation layer; or

(iii)immediately above ceiling insulation that meets the requirements of 13.2.3(3) and 13.2.3(4); and

b) has a height of not less than 20 mm; and

c) is either—

(i)ventilated to outdoor air through evenly distributed openings in accordance with Table 10.8.3; or

(ii)located immediately underneath the roof tiles of an unsarked tiled roof.

(2)The requirements of (1) do not apply to a—

a) concrete roof; or

b) roof that is made of structural insulated panels; or

c) roof that is subject to Bushfire Attack Level FZ requirements in accordance with AS 3959.

Scan QR Code for full requirements incl Tables and Explanatory Notes

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CLIENT

SITE ADDRESS : Lot 4 No 26 Gladstone Road DANDENONG 3175

PROJECT :
Double Storey Dwelling to Front

DRAWING TITLE :
General Details Double Storey

Drawing Ref: Jobs/15-16/4D

Revision: B

Date:8/12/2024

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Double Storey Dwelling to Front

DRAWING TITLE :
Perspectives

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Date:8/12/2024

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Revision: B

DRAWING NO.
WD11

Bristile Designer Phoenix
Roof Tiles

PGH Glenfern
Face Brickwork

Monument
Fascia/Gutter, Downpipes, Porch Post

Night Sky
Window Frame

Dullux White Dune Half
Render Cololur

Vic Ash Stained
Entry Door and frame

Weathertex 150mm Natural
First Floor cladding

External Colours & Materials

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PROJECT :
Double Storey Dwelling to Front

DRAWING TITLE :
External Colours

Drawing Ref: Jobs/15-16/4D

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Revision: B

DRAWING NO.
WD12