General Notes:

It is the builders responsibility to read and understand all notes prior to construction.

BCA References. Vol 2 Housing Provisions	
	Definition - In these notes and drawings a reference to BUILDER shall mean the builder, owner - builder or sub - trade responsible for a particular component of the building project.
	Scaling - Do not scale drawings, use written dimensions only.
	Compliance - This building has been designed within the Building Regulations (including Rescode), Building Code Of Australia (BCA) deemed-to-satisfy provisions and standards referenced in the BCA. NO Deviation from the plans is permitted without the prior approval of the relevant building surveyor. It is assumed the the BUILDER has basic knowledge and suitably experience qualified trades people will be employed where appropriate. It is the builders responsiblity that the building works conform to the Building Regulations (including Rescode), Building Code Of Australia (BCA), Australian Standards, Local Laws & Town Planning Requirements.
	Site Identification - Provide a site sign including site address, owner, builder as per BCA.
	Boundary Location - Prior to setout or commencement of works the title boundaries are to be located by either. 1. Locating & marking existing title pegs, or 2. Obtaining a re-establishment survey by a licensed land surveyor. Existing fences or buildings shall not be used for building setout purposes.
	Site Maintenance - The builder shall take all the steps necessary to maintain site in a clean & safe condition including containment of rubbish and discharge. Sanitary facilities are to be provided on site for workmen.
Part 1.4 Table 1.4.1	The following are some (but not all) BCA Referenced BCA Documents that the Builder may need to be aware of: AS 1288 - 2006 Glass in Buildings - Selection and Installation. AS/NZS 1562 - Design & Installation of sheet Roof and Wall Cladding (Parts 1 to 3) AS 1684 - Residential timber framed construction - Part 2 2006 Non-Cylconic areas or Part 4 2006 Simplified non-cyclonic. AS 1860 - 1998 Installation of particlboard flooring AS 1926 - Swimming Pool Safety - Part 1 1993, Fencing for swimming pools & Part 2 1995 Location of fencing for private swimming pools. AS 2047 - 1999 Windows in Buildings - Selection & Installation. AS 2050 - 1995 Installation of Roof Tiles & AS2159 AS 2870 - 1996 Residential Slabs & Footings - Construction AS/NZS 2904 - 1995 Damp-proof courses and flashings AS/NZS 3500 - National Plumbing & Drainage Code, Part 3.2 Stormwater drainage acceptable solutions, Part 5 2000, Domestic Installations. AS 3623 - 1993 Domestic Metal Framing. AS 3660 - Termite Management Part 1 2000 New building works AS 3700 - 2001 Masonry Structures No. 10 AS 3740 - 1994 Waterproofing of wet areas in residential buildings. AS 3786 - 1993 Smoke Alarms AS 3798 - 1996 Guidelines for earthworks for commercial & residential developments AS 3959 - 1999 Construction of building in bushfire-prone areas AS 4055 - 1992 Wind loads for housing.
Part 3.1.1	Eathworks & excavations shall be as reasonably necessary to fulfill the intent of the design. Excavations beyond the scope of these documents or in proximity to title boundaries shall be referred to the relevant building surveyor for approval prior to the commencment of work.
Part 3.1.2	Storm water, sub soil drainage and perimeter drainage shall satisfy BCA part 3.1.2 and AS/NZS 3500 and be conveyed to a legal point of discharge to the approval of the local authority.
Part 3.1.3	Termite protection IS required as this building is in a designated termite risk area. Termite protection is to be provided to BCA Part 3.1.3 and AS 3600.1 and a durable notice pursuant to 3.1.3.2 is to be fixed to the building in a prominent location. In the case of timber floors under bearer claerance of 400mm is required and sub-floor ventilation to be provided.
Part 3.2	Concrete Footings and Slab are to be constructed as detailed and to AS 2870. Reference should be made to the soil report and engineers details and computations (if applicable). Unless noted otherwise all concrete shall be manufactured to AS 3600 and be a minimum of N20 grade, 20mm nomianl aggregate size and have a nominal slump of 80mm.
Part 3.3	Masonry (including construction standards, weatherproofing, flashings, mortar, masonry accessories) shall comply with AS 3700 and part 3.3 as appropriate for the exposure conditions and wind loading. For building in close proximity to the sea use stainless steel accessories and steel lintels hot dipped galvanizing to 600g/m2. generally provide brick ties of 600mm horizontally and 600mm vertically and 300mm vertically at articulation joints and openings.
Part 3.4	Timber Framing shall generally comply with AS 1684 Part 2 & or Part 4. These plans may specifiy construction requirements for a higher standard than the minimum prescribed in AS 1684; the builder shall not default to a lesser standard (whether permitted by the aforementioned documents or not) or substitute any timber sizes, species or stree grade or systems without express prior approval.
Part 3.4.1 Table 3.4.1.2	Sub-floor ventialtion and claerance shall be achieved by providing a minimum of 6000mm2 clear ventilation per lineal metre of wall length. Sub-floor vents are to be evenly spaced along the wall. A vent is to be located not more than 600mm away from a corner in each direction. Maintain a sub-bearer clearance of 400mm minimum.
Part 3.4.4.2	Exposed steelwork shall be hot dipped galvanised top 300g/m2 unless stated otherwise.
Part 3.5	Roof cladding, gutters & downpipes and wall cladding shall comply with BCA Part 3.5. The builder shall install roof cladding, gutters & downpipes and wall cladding to the appropriate requirements and standards for the selected material. The builder shall take all steps necessary to ensure water tightness of the building.
Part 3.5.2	Down pipes and gutters shall be of a size and location indicated on the drawings and if not specifically noted comply with part 3.5.2. Downpipes shall be locatedat a maximum spacing of 12m and within 1.2m of a valley (unless an overflow is provided.)
Part 3.6	Windows & Glazing generally shall comply with BCA Part 3.6, AS 2047 and AS1288. The builder is to ensure that windows are ordered to a rating to siut the designed wind loading and human impact safety requirements. The Builder is to provide certification from the window manufacturer and certificate/s of compliance for any other glazing unit such as showerscreens or skylights etc.
Part 3.6.4	Human Impact Safety Glazing shall be to 3.6.4 and AS 1288. Safety glazing shall be used in the following locations: (a) All Rooms - within 500mm vertical of floor level (b) Bathrooms - within 2000mm vertical from the bath base. - within500mm horizontal from bath/shower to shower doors, shower screens and bath enclosures (c) Laundry - within 1200mm vertical from floor level and/or within 300mm vertical of trough. (d) Doorways - within 300mm horizontal from all doors
Part 3.6.2	Smoke Alarms are to be located as indicated on plans & installed to AS 3786. Smoke detectors shall be hard wired to the 240v supply system with battery backup (battery operated smoke detectors are not permitted)
Part 3.7.3	Heating appliances - in general heating appliance is to comply with any standard, industry practise or supply authority requirement applicable to the appliance fuel. - Open fireplaces to comply with BCA parts 3.7.3.2 and 3.7.3.3. - Fireplace inserts and flues to comply with BCA 3.7.3.4. and AS 2918 - Free standing solid fuel heating appliances to comply with BCA 3.7.3.5 and AS 2918 and compliance certificate to be supplied for plumbing component of installation.
Part 3.7.4	Bushfire protective construction - where the proposed building is within a designated bushfire prone area additional construction requirements prescribed by BCA part 3.7.4 and AS 3959 will be detailed on the working drawings. The builder shall not deviate from these details without the prior written approval of the relevant building surveyor.
Part 3.8.1	Wet Areas - All wet areas are to comply with BCA part 3.8.1 or AS 3740 - 1994. Generally wall construction and finishes, to a height of 1800mm above floor level to shower enclosures and 150mm above baths, basins, sinks, and troughs if within 75mm of the wall, and floors within 1500 of a bath or shower shall be impervious. Part 3.8.1 contains details for construction in wet areas including showers, hobs, flashing etc that are regarded as normal trade practice and may not be specifically detailed in these documents.
Part 3.9	Stairs & balustrades shall be constructed in locations and to details as shown on these drawings. Construction requirements are contained in BCA Part 3.9 and in general; 1. Risers 190mm Maximum 2. Going 240mm Minimum 3. 1000mm minimum balustrade to decks or landings in excess of 1000mm above finished surface level (865 above stair nosings.) 4. Balustrades and stairs to be constructed so that the maximum gap is 125mm. Balustrades to decks in excess of 4000mm above surrounding surface must not incorporate any horizontal element that would facilitate climbing.
	Town Planning - planning controls may exist that effect this project. This building has been designed within the Building Regulations (including Rescode), Building Code of Australia (BCA) and every effort has been made to comply with local planning provisions in respect to the proposed work current at time of completing the drawings. A Town Planning Permit may be required for tree removal.
O H & S	Occupational Health & Safety - The owner and builder should make themselves aware of their obligations under respective OH & S provisions such as: - Workcover, Asbestos, Health Act etc
SUSTAINABLILITY MEASURES	SUSTAINABLILITY MEASURES FOR NEW CLASS 1 BUILDINGS:- Unless Permitted otherwise, 6 star energy efficient designs shall be constructed in accordance with the approved stamped plans as provided by the accredited energy rater without alteration and shall be generally rated to comply with the following options:- **1. For New Class 1 Buildings other than those constructed on a timber floor construction:** Achieve a house energy rating of 6 stars for the building fabric plus a solar hot water unit achieving an energy performance of 60% solar gain; or <u>Air Leakage</u> Air leakage is a significant factor in achieving a high performance level in terms of energy rating. The energy ratings attached are based on attention to detail during the construction of the building/s to limit air leakage, specifically: Any exhaust fans and range hood outlets are to be sealed I self-closing type · Entry door and other doors opening exterior of building or to garage are to be sealed, tight fitting with draft excluding seal fitted to bottom · Doors to WC's, bathrooms and laundries to be sealed, tight fitting with draft excluding seal fitted to bottom. · Opening sashes to all windows and sliding & bi-fold doors are to be fitted with weather seals if not factory fitted. · Generally all construction gaps are to be flashed; filled and draught sealed Failure to attend to the above will affect the performance of the completed building.
	These plans have been prepared for the exclusive use of the customer and for the purpose expressly notified by the author. Any other person who uses or relies on these plans without the authors written consent does so at own risk and no responsibility is accepted by the author for such use and/or reliance. These notes are neither exhaustive nor a substitute for regulations, statutory regulations, building practice or contractual obligations and unless expressly stated otherwise are provided only as guidelines. No responsiblity is accepted for their use.

Sheet List

Sheet No.	Sheet Name	Issue Date
01	General Notes	16/12/2013
02	Siting Compliance	16/12/2013
03	Site Plan	16/12/2013
04	Floor Plan	16/12/2013
05	Elevations	16/12/2013
06	Elevations	16/12/2013
07	Section & Detail	16/12/2013
08	Sections	16/12/2013
09	Footing Setout	16/12/2013
10	Energy Plan	16/12/2013
11	Bracing Plan	16/12/2013
12	Roof Plan	16/12/2013
13	Member Plan	16/12/2013
14	Lighting Plan	16/12/2013
15	Shadow Diagrams	16/12/2013
16	Shed Details	16/12/2013
17	Lintel Schedule	16/12/2013
18	Perspectives	16/12/2013

WORKING DRAWING ISSUE A 04/12/2013

No.	Revision Description	Date

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DP AD 574

THIS DRAWING IS REFERRED TO IN ..... INITIALS .....
YOUR CONTRACT ..... DATE ...../...../.....

DRAWING TITLE:	**General Notes**	DESIGN:	Troy Dawes DP-AD 574
CLIENT PROJECT:	Sample Dwelling Project	DWN BY:	Author
ADDRESS:	Lot 1 Smith Street, Melbourne Vic 3000	DATE:	23/09/2014 2:28:13 PM
		SCALE:	1 : 100
		JOB NO:	0000
		SHEET NO:	01

ORIGINAL SHEET SIZE: A3 C:\Users\Troy Dawes\Troy Dawes Design\Total Systems Backup\ Revit Backup\36 - 4 June 2014\sample - working Drawings (website) - A.rvt

Siting Compliance:

It is the builders responsibility to read and understand all notes prior to construction

Rescode Regulations	Regulation (Rescode) Provisions (Always Refer to regulations)	Compliance
4.8	Maximum Street Setback. (applies to <u>new class 1 buildings only</u>)	Yes
	Allotment Area = **862 m2** Is the allotment area greater than 4047 m2 ? NO, if YES then property is exempt from reg. 4.8, therfor compliance achieved. If NO, (i.e. allotment area is less than 4047 m2) then maximum setback 1/3 of allotment depth. Allotment depth = **48.38 m**, implies a maximum front setback = **16.12 m.** Proposed front setback = **6.0 m**	
4.9	Minimum Street Setback. (applies to all new class 1 buildings including alterations & additions)	Yes
	Is planning scheme schedule 3 applicable ? - **NO** Refer to Building Regulations table 4.9 for prescribed offsets in each case. Front Street Setback Is frontage street a declared road ? - **NO** Existing Building setback on LHS adjoining property = **6.0 m Approx** Existing Building setback on RHS adjoining property = **Vacant** Proposed Building Setback on Subject property = **6.0 m**	
	Side street setback Existing Building setback on side street adjoining property = **N / A** Proposed Building Setback on Subject property = **N / A**	
4.10	Building Height	Yes
	Is planning scheme schedule 3 applicable ? - **NO** Calculated average slope of subject allotment = **> 2.5°** - 10m Maximum height if slope >2.5° over an 8m cross section. - Otherwise 9m maximum height. Check walls within 1m of boundary (reg 4.15)	
4.11	Site Coverage (maximum 60% allowable)	Yes
	Is planning scheme schedule 3 applicable ? - NO Allotment Area = **862 m2** Footprint Building Area = **280 m2** Proposed Site Coverage = **32 %**	
4.12	Permeablility (minimum 20% of permeable areas)	Yes
	Allotment Area = **862 m2** Area of impermeable surface coverage = 242 + 200 **= 500 m2 = 362m2 permeable** Proposed Site Coverage = **305 m2 permeable =** **42 %**	
4.13	Car parking	Yes
	For new class 1 buildings, 2 car spaces to be provided. - One to be a minimum of 6m x 3.5m - Other to be a minimum of 4.9 x 2.6m - Or if provided in a double garage or carport, the clear width of 5.5m minimum. Alterations are not to reduce the number of car spaces on site to less than 2.	
4.14	Side and Rear Setbacks. (applicable to walls 1m or more from boundary - refer to 4.15 for walls within 1m of boundary.	Yes
	Is planning scheme schedule 3 applicable ? - NO If YES does scheme specify minimum side and rear setback? - NO If YES to both above then apply scheme. If NO to both above table 4.14 applies. Height (H) of building to minimum, boundary setback ratios are as follows: H < 3.6m - 1m 3.6m < H > 6.9m - 1m + (H - 3.6)*0.3 H > 6.9m - 2m + (H - 6.9)	

Rescode Regulations	Regulation (Rescode) Provisions (Always Refer to regulations)	Compliance
4.15	Walls On Boundaries. (applies to walls within 150mm of boundary or carport within 1m)	Yes
	Walls must be on or within 150mm of Boundary or a carport may be within 1m of Boundary provided the side adjacent to boundary is open. The combined length of walls not to exceed the greater of: (a) 10 + (boundary length - 10)*.25, or (b) The length of any existing wall or carport within 150mm of the boundary. Maximum height criteria for walls on boundaries - 3m Maximum average -3.6m Maximum at any point. Concession applies for walls or carports abutting existing non - complying walls or carports.	
4.16	Daylight to Existing Habitable Room Windows. (applies to windows in buildings on an adjoining alltoment.)	Yes
	Are there any windows in adjoining buildings subject to this regulation - NO If YES proposed building to be setback to provide a light court of 3 m2 min. area and 1m min. clear dimension to the sky. For a wall > 3m average height set back from window to be a min. 1/2 the height of the wall within 55° angle.	
4.17	Solar access to existing North-Facing Habitable room Windows. (applies to windows in buildings on an adjoining alltoment and within 3m of alltoment boundary.)	Yes
	Are there any windows in adjoining buildings subject to this regulation - NO If YES check reg 4.17 thoroughly - note additional setback / height ratio if this regulation is applicable.	
4.18	Overshadowing of Recreational Private Open Space	Yes
	Refer to plans for shadow diagrams and " Recreational private open space". In general, building not to reduce sunlight to a "recreational private open space" to the extent that the required minimum area has less than 5 hours sunlight between 9 am and 3 pm on 22 nd September. Required minimum area of a "recreational private open space" is the lesser of - - 75 % of the "recreational private open space": and 40m2 with a minimum dimension of 3m	
4.19	Overlooking	Yes
	Every proposed window and deck / landing to be checked against reg 4.19 for direct line of sight overlooking to adjoining private open space or habitable room windows. Any habitable room window, balcony, terrace, deck or patio, with a direct veiw into existing dwellings Habitable room window (not offset by 1.5m min) or secluded private open space, measured within 9m radius, And 45 degrees from window edge or deck etc perimeter, to be protected with : - 1. - permanently fixed external screens to fencing with 25 percent open max to top of 1800mm fence max hieght of 2500mm as per BCA 2. - have a floor level less than 0.8m and a visual barrier fence 1.8m high min.	
4.20	Daylight to Habitable Room Windows. (applicabel to windows in the proposed building)	Yes
	Windows to habitable rooms to be provided with a light court of 3 m2 minimum area and 1m minimum clear dimension to the sky. (not including land on an adjoining allotment.)	
4.21	Private Open Space	Yes
	Is planning schem schedule 3 applicable? - NO Private open space to be provided not less than 80 m2 or 20 % of the allotment area which ever is the lesser. Private open space must include an area at the side or rear of the building - - 25 m2 min. area and 3m min. dimension, and has convenient access from a habitable room (other than a bedroom.)	
	FENCES	
4.24	Front Fence Height (applies to any fence within 3m of street alignment)	N / A
	Is planning schem schedule 3 applicable? - NO Maximum height of front fence facing: - a declared road under the Transport Act = 2m - Any other street = 1.5m	
4.26	Front Fence Height (applies to any fence within 3m of street alignment)	N / A
	Applies to side and rear fences exceeding 2 m in height. Check regulations if applicable.	
4.27	Fences On Street Alignments (corner allotments)	N / A
	Maximum height of fence within 9m of street alignments intersection point = 1.2m	
4.28 4.29 4.30	Fences and daylight, solar access and overshadowing. Only applicable to fences in excess on 2m in height Check regulations in detail if high fences are proposed	N / A

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DP AD 574

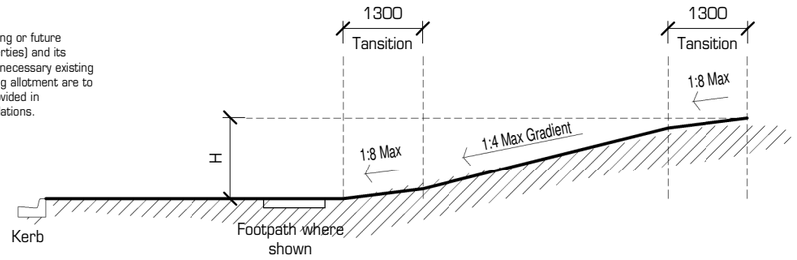
THIS DRAWING IS REFERRED TO IN ..... INITIALS .....
YOUR CONTRACT ..... DATE ...../...../.....

DRAWING TITLE:	**Siting Compliance**	DESIGN:	Troy Dawes DP-AD 574
CLIENT PROJECT:	Sample Dwelling Project	DWN BY:	Author
ADDRESS:	Lot 1 Smith Street, Melbourne Vic 3000	DATE:	23/09/2014 2:28:15 PM
		SCALE:	1 : 100

JOB NO: 0000
SHEET NO: 02

ORIGINAL SHEET SIZE: A3 C:\Users\Troy Dawes\Troy Dawes Design\Total Systems Backup_Revit Backup\36 - 4 June 2014\sample - working Drawings (website) - A.rvt

NOTE:
Owners responsibility to recognise existing or future vegetation (including neighbouring properties) and its potential effect on soil moisture. where necessary existing trees on or adjacent to proposed building allotment are to be removed or vertical root barriers provided in accordance with soil report recommendations.



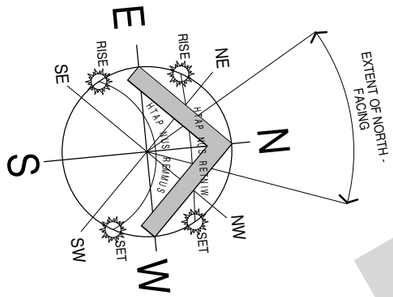
TYPICAL SECTION AT FRONT OF ALLOTMENT

Note:

The Builder and Subcontractors shall check and verify all dimensions, setbacks, levels and specifications and all other relevant documentation prior to the commencement of any works. Report all discrepancies to this office for clarification.

H = In accordance with Gradients

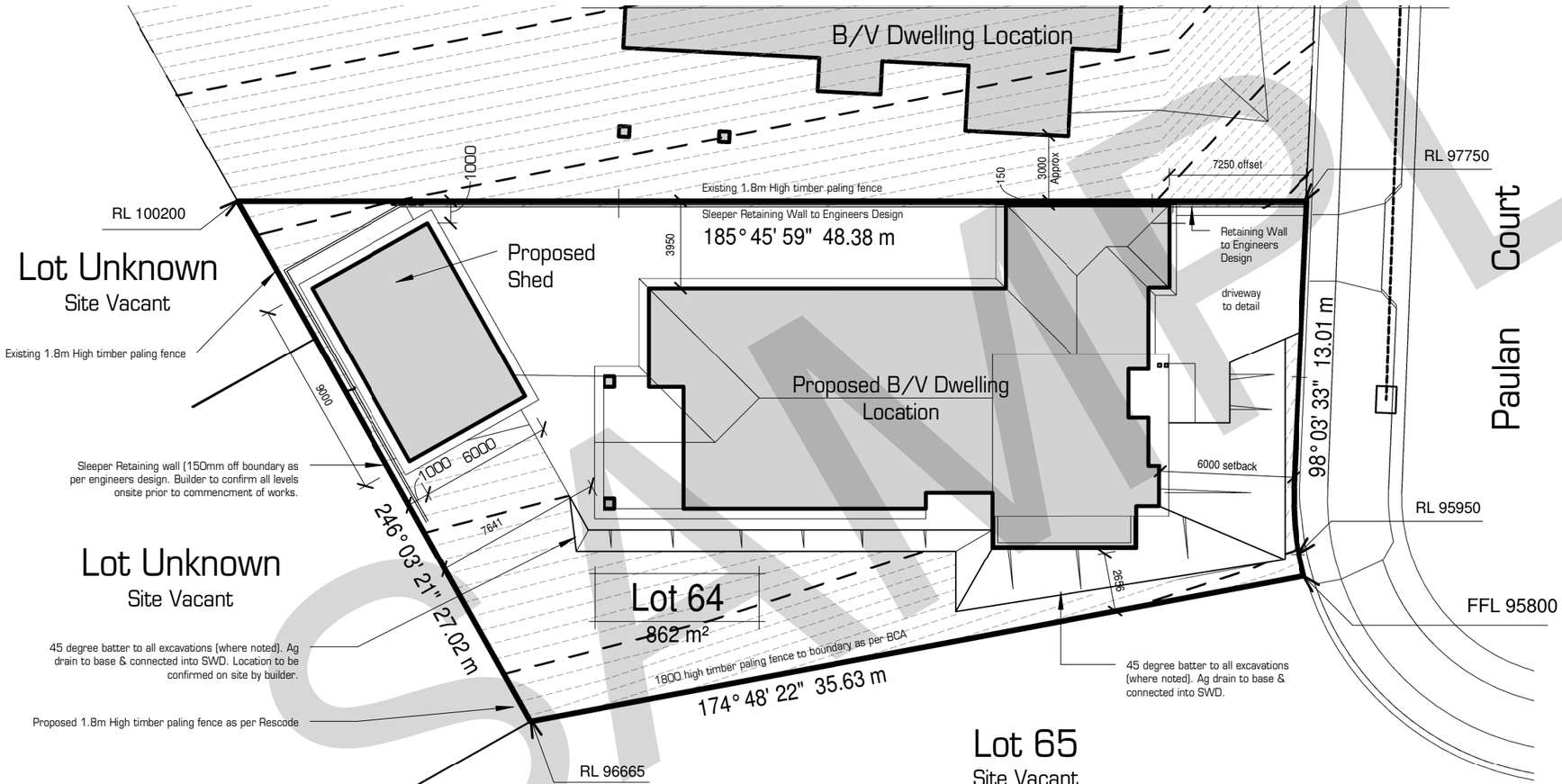
to be in accordance with gradients as marks, gradients of driveways to be confirmed on site by builder prior to commencment of excavations, any descrepancies to be reported for written clarification.



Note:
Owners responsibility to recognise existing or future vegetation (including neighbouring properties) and its potential effect on soil moisture. Where necessary existing trees on or adjacent to proposed building allotment are to be removed or vertical root barriers provided in accordance with soil report recommendations.

Driveway Detail

SCALE 1 : 100



All materials and work practices shall comply with, but not limited to the Building Regulations 2006, the Building Code of Australia and all relevant current Australian Standards (as amended) referred to therein. These drawings shall be read in conjunction with all relevant structural and all other consultants drawings/details and with any other written instructions issued in the course of the contract.

The Builder and Subcontractors shall check and verify all dimensions, setbacks, levels and specifications and all other relevant documentation prior to the commencement of any works. Report all discrepancies to this office for clarification.

Site Proposed

SCALE 1 : 250

Site Design Information:

Authorities / Consultants:

Municipality:	**Baw Baw Shire**
Sewerage Authority:	-
Relevent Building Surveyor:	-
Consulting Structural Engineer:	-
Geotechnical Engineer:	-

Site Bushfire Attack Assessment (simplified method)
Reference document 'AS 3959-2009 construction of buildings in bush fire prone areas'

Relevant Fire Danger Index (FDI)	**FDI 100**
Predominate vegetation:-	
Classification-	-
Type-	-
Distance of site from predominate vegetation–	
Effective slope of land-	***Refer BAL Assessment Report***
Determination of Bushfire Attack Level (BAL)-	***BAL - 12.5***
By:	***Assessor***

Site Classification

Site classification as Class:	***(Insert soil classification)***
Refer to soil report No:	***(Insert soil report number)***
By:	***(Insert Soil Engineer)***

Design gust wind speed / wind classification
Building tie-downs to be provided in accordance with AS1684-2006 for an assumed design gust wind speed / wind classification of ***N2*** (subject to confirmation on site by Relevant Building Surveyor at first inspection) refer to AS1684 for construction requirements.

Climate Zone
Climate zone for thermal design / thermal performance assessment : ***Zone 7***

Corrosion protection of built-in structural members
Provide corrosion protection of built-in structural steel members such as steel lintels, shelf angles, connectors, accessories (other than wall ties) in accordance with BCA Volume 2 Table 3.3.3.2 suitable for an Environment Classification of ***(Insert environment class)***

Corrosion protection for sheet roofing
Provide corrosion protection for sheet roofing in accordance with BCA Volume 2 Table 3.5.1.1a suitable for an Environment Classification of ***(Insert environment class).***

Area Analysis:

Living Area	203.4 m2	(21.9 Imp Sq.)
Porch.	6.5 m2	(0.7 Imp. Sq.)
Garage	49.4 m2	(5.3 Imp. Sq.)
Outdoor Entertaining	20.7 m2	(2.2 Imp. Sq.)
Total (Under Roof)	**280.0 m2**	**(30.1 Imp. Sq.)**
Area of site		862 m2
Site coverage -	280 m2	32 %
Site coverage - Footprint, drive & paths	280 + 220 = 600 m2	362m2 = 42 %
Private Open Space -		80 m2 Minimum

Site Legend:

STORMWATER DRAINS	WATER VALVE
A.G. DRAINS	S/W PIT
SEWER VENT / I.S.	LIGHT STANDARD
SEWER MANHOLE	S/W DRAIN INLET/OUTLET
ELECTRICITY PIT	T.B.M.
ELECTRICITY POLE	GAS METER
TELSTRA PIT	WATER METER
HYDRANT	STREET SIGN
VEHICLE CROSSING	DP 100 X 50 DOWNPIPE AT 12.0m MAX CTS
LEGAL POINT OF STORMWATER DISCHARGE	SP 100 X 50 DOWNPIPE WITH SPREADER

WORKING DRAWING ISSUE A 04/12/2013

No.	Revision Description	Date

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DP AD 574

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YOUR CONTRACT ..... DATE ...../...../.....

DRAWING TITLE:	**Site Plan**	DESIGN:	Troy Dawes DP-AD 574	JOB NO:	0000
CLIENT PROJECT:	Sample Dwelling Project	DWN BY:	Author		
ADDRESS:	Lot 1 Smith Street, Melbourne Vic 3000	DATE:	23/09/2014 2:28:18 PM	SHEET NO:	03
		SCALE:	As indicated		

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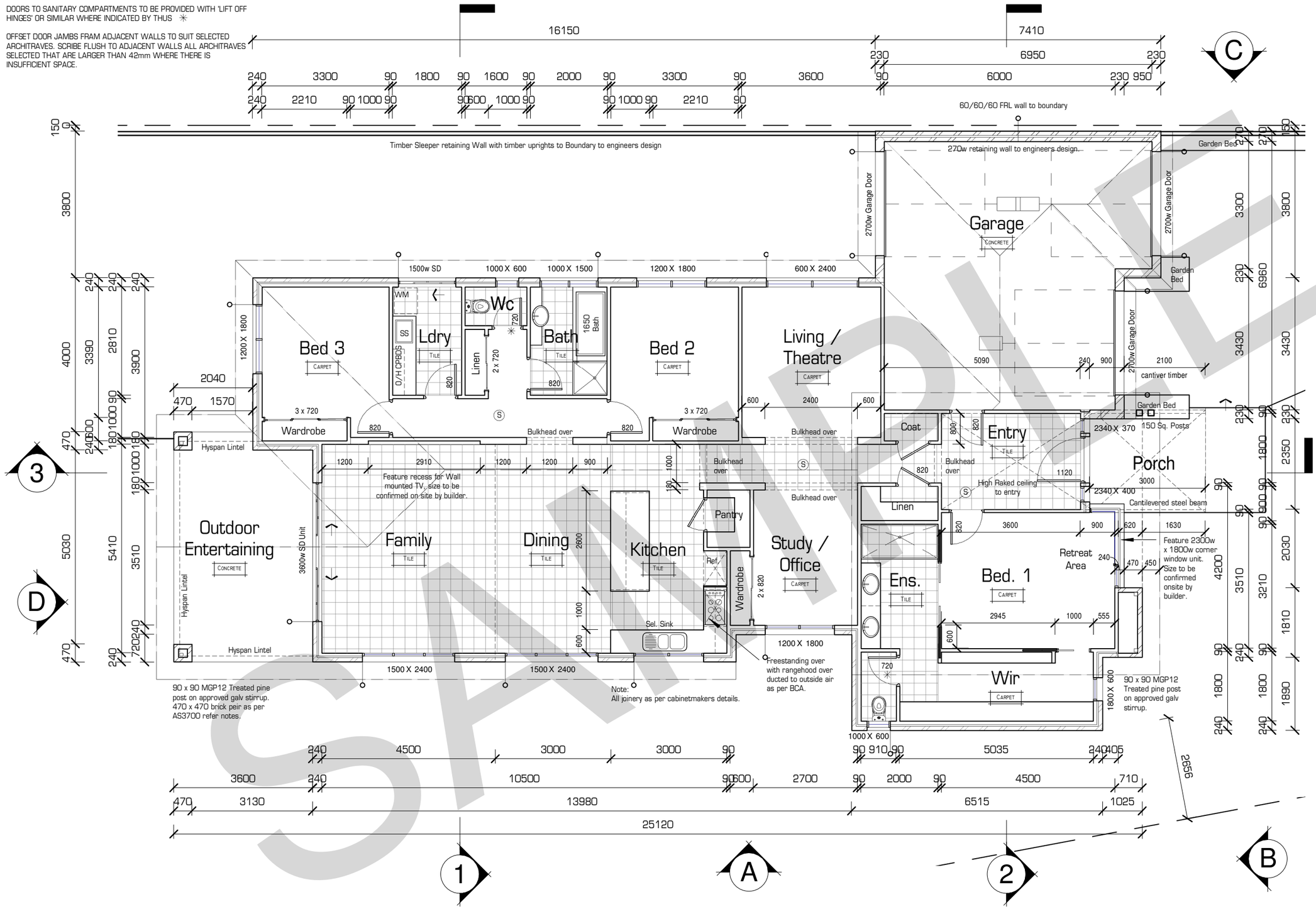
PROVIDE FULL HEIGHT BRICKWORK ARTICULATION JOINTS SHOWN THUS ON FLOOR PLANS ——c

DOORS TO SANITARY COMPARTMENTS TO BE PROVIDED WITH 'LIFT OFF HINGES' OR SIMILAR WHERE INDICATED BY THUS ✳

OFFSET DOOR JAMBS FRAM ADJACENT WALLS TO SUIT SELECTED ARCHITRAVES. SCRIBE FLUSH TO ADJACENT WALLS ALL ARCHITRAVES SELECTED THAT ARE LARGER THAN 42mm WHERE THERE IS INSUFFICIENT SPACE.



Proposed Floor Plan

SCALE 1 : 100

Electrical Legend:

⊕ Exhast Fan - minimum 25 L/S extraction rate.

Ⓢ Self contained smoke alarms connected to mains electrical power with battery backup complying with AS 3786.

General Notes:

(NCC 2012 BCA Vol 2)

All materials and work practices shall comply with, but not limited to the Building Regulations 2006, the National Construction Code Series 2012 Building Code of Australia Vol 2 and all relevant current Australian Standards (as amended) referred to therein.

Unless otherwise specified, the term BCA shall refer to National Construction Code Series 2012 Building Code of Australia Volume 2.

All materials and construction practice shall meet the Performance Requirements of the BCA. Where an alternative solution is proposed then prior to implementation or installation it first must be assessed and approved by the Relevant Building Surveyor as meeting the Performance Requirements of the BCA.

Glazing including safety glazing shall be installed to a size, type and thickness so as to comply with:
- -BCA Part 3.6 for Class 1 and 10 buildings within a design wind speed of not more than N3, and
- -NCC 2012 BCA Vol 1 Part B1.4 for Class 2 to 9 buildings

Waterproofing of wet areas, being bathrooms, showers, shower rooms, laundries, sanitary compartments and the like shall be provided in accordance with AS 3740-2010: *Waterproofing of Wet Areas in Residential Buildings.*

These Drawings shall be read in conjunction with any House Energy Rating (HERS) report and shall be constructed in accordance with the stamped plans endorsed by the accredited Thermal Performance Assessor without alteration

Step sizes (other than for spiral stairs) to be:
- Risers (R) 190mm maximum and 115mm minimum
- Going (G) 355mm maximum and 240mm minimum
- 2R + 1G = 700mm maximum and 550mm minimum
- with less than 125mm gap between open treads

Window sizes nominated are nominal only. Actual size may vary according to manufacturer. Windows to be flashed all around.

Where the building (excludes a detached Class 10) is located in a termite prone area the area to underside of building and perimeter is to be treated against termite attack.

For buildings in marine or other exposure environments shall have masonry units, mortar and all built in components and the like complying with the durability requirements of Table 4.1 of AS4773.1-2010 'Masonry in small buildings' Part 1: Design

These drawings shall be read in conjunction with all relevant structural and all other consultants drawings/details and with any other written instructions issued in the course of the contract. Site plan measurements in metres – all other measurements in millimetres u.n.o. Figured dimensions take precedence over scaled dimensions. **The Builder and Subcontractors shall check and verify all dimensions, setbacks, levels and specifications and all other relevant documentation prior to the commencement of any works. Report all discrepancies to this office for clarification.**

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.

Installation of all services shall comply with the respective supply authority requirements.

All stormwater to be taken to the legal point of discharge to the Relevant Authorities approval. 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.

These plans have been prepared for the exclusive use by the Client of *Dawes Design & Drafting Group* ('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.

The approval by this office of a substitute material, work practice, variation or the like is not an authorisation for its use or a contract variation. Any said variations must be accepted by all parties to the agreement and where applicable the Relevant Building Surveyor prior to implementing the said variation.

WORKING DRAWING ISSUE A 04/12/2013

No.	Revision Description	Date

DAWES DESIGN & DRAFTING GROUP
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www.dawesdesign.com.au
DP AD 574

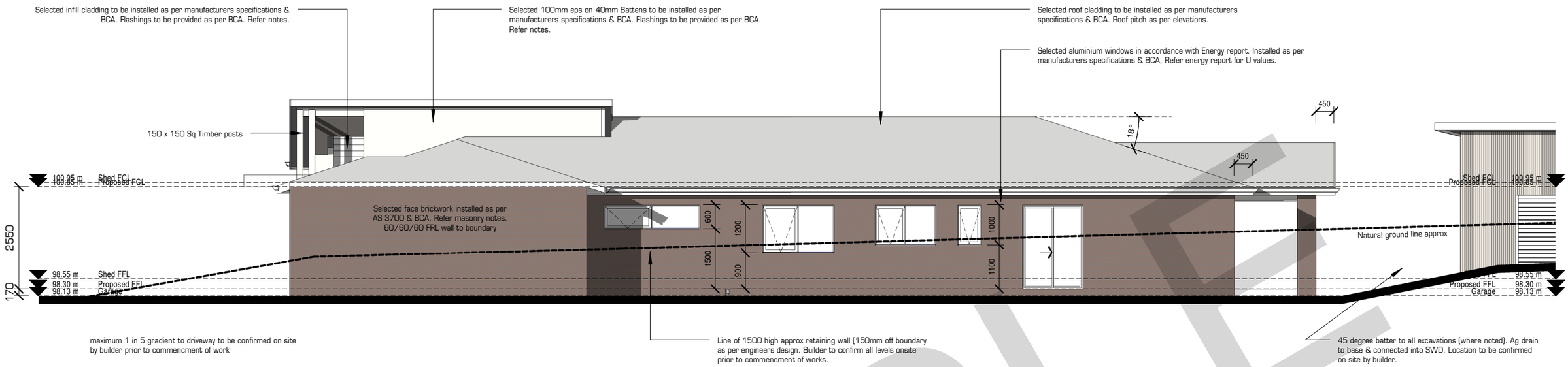
THIS DRAWING IS REFERRED TO IN YOUR CONTRACT ..... INITIALS ..... DATE ...../...../.....

DRAWING TITLE:	**Floor Plan**	DESIGN:	Troy Dawes DP-AD 574
CLIENT PROJECT:	Sample Dwelling Project	DWN BY:	Author
ADDRESS:	Lot 1 Smith Street, Melbourne Vic 3000	DATE:	23/09/2014 2:28:21 PM
		SCALE:	1 : 100

JOB NO: 0000

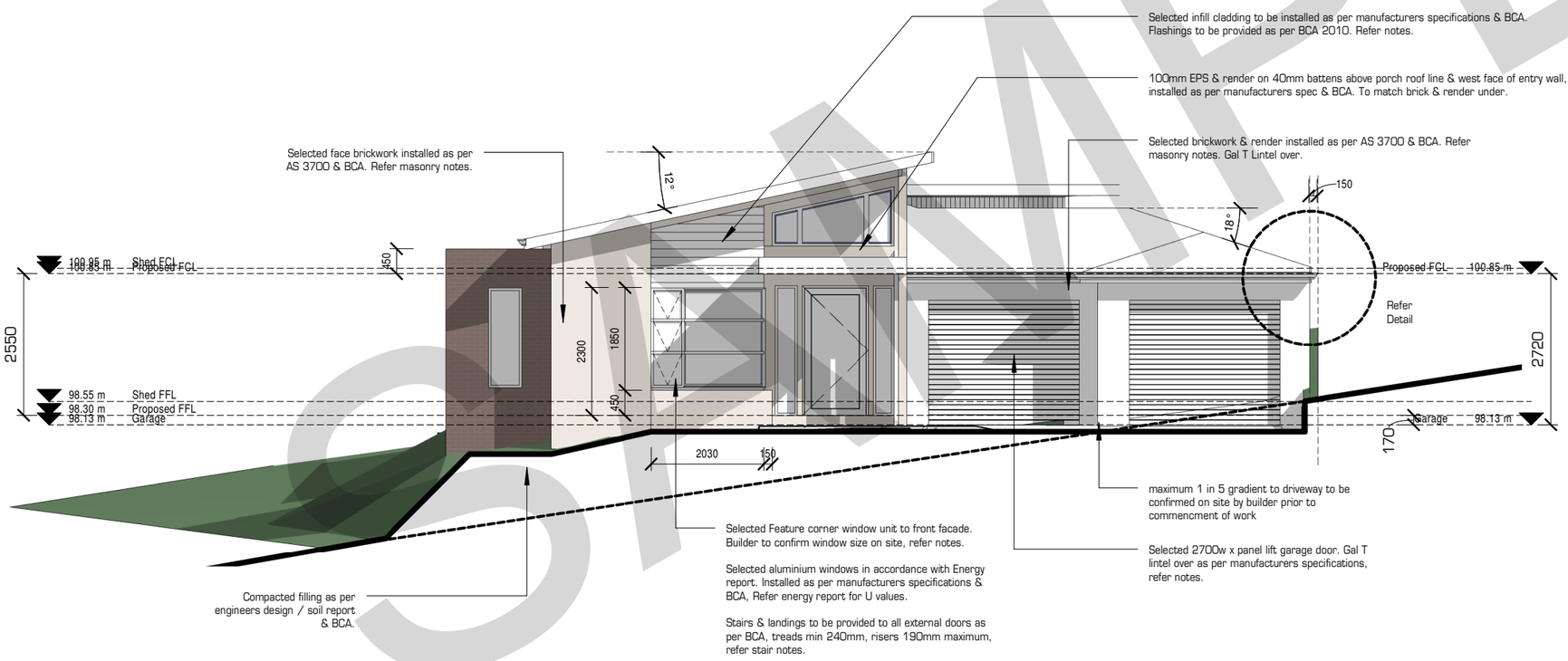
SHEET NO: 04

ORIGINAL SHEET SIZE: A3 C:\Users\Troy Dawes\Troy Dawes Design\Total Systems Backup\Revit Backup\36 - 4 June 2014\sample - working Drawings (website) - A.rvt



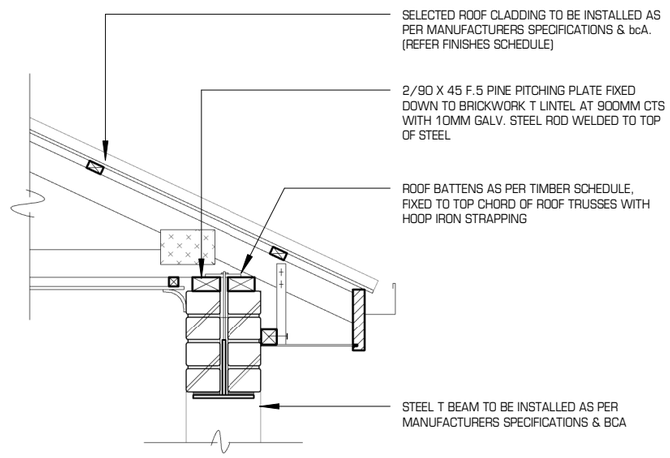
Elevation C (West)

SCALE 1 : 100



Elevation B (North)

SCALE 1 : 100



Gal T Lintel Det. (Typ.)

SCALE 1 : 20

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DRAWING TITLE:	**Elevations**	DESIGN:	Troy Dawes DP-AD 574
CLIENT PROJECT:	Sample Dwelling Project	DWN BY:	Author
ADDRESS:	Lot 1 Smith Street, Melbourne Vic 3000	DATE:	23/09/2014 2:28:25 PM
		SCALE:	As indicated

JOB NO: 0000

SHEET NO: 05

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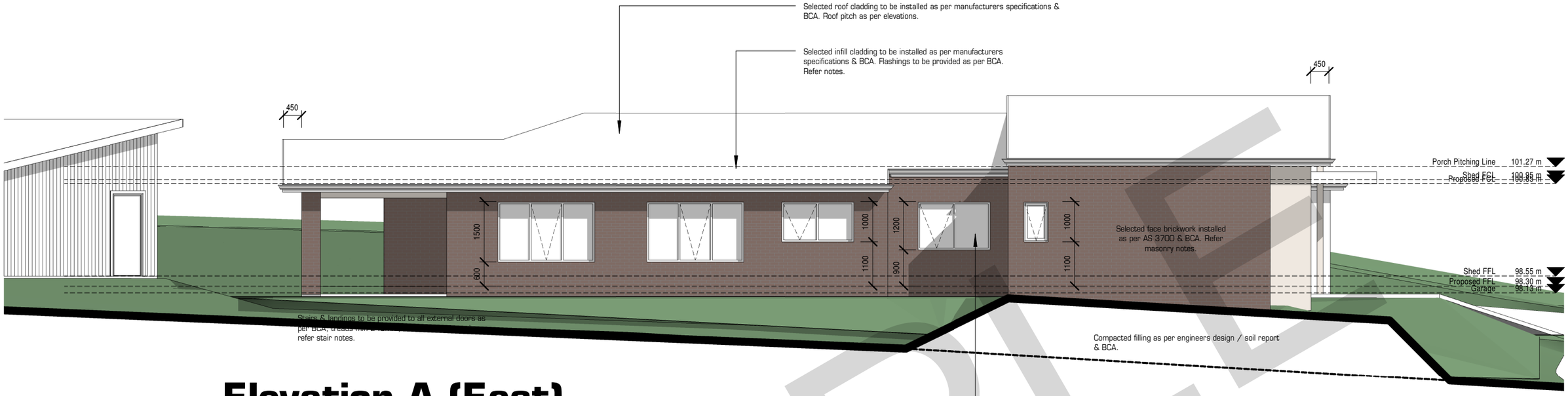
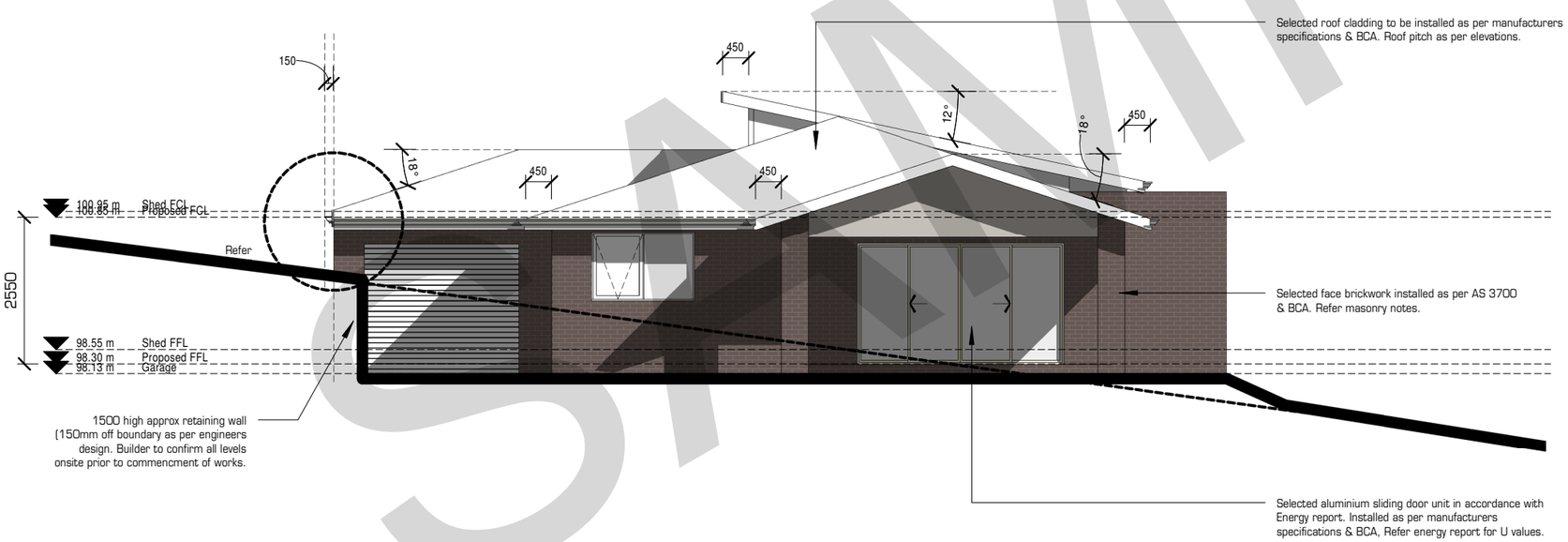


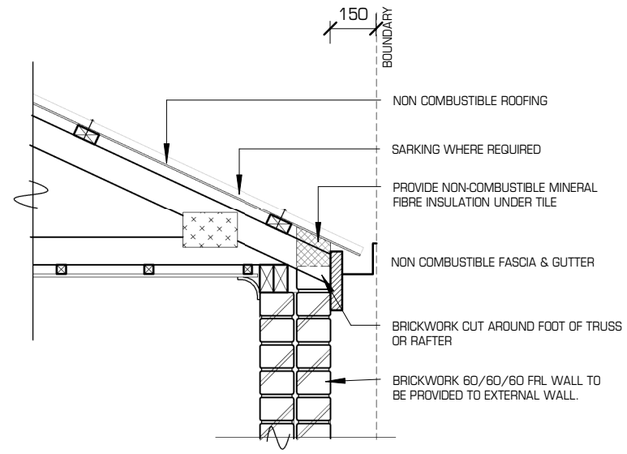
Elevation A (East)

SCALE 1 : 100



Elevation D (South)

SCALE 1 : 100



Gal T Lintel Det. (Typ.)

SCALE 1 : 20

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DRAWING TITLE:	**Elevations**	DESIGN:	Troy Dawes DP-AD 574	JOB NO: 0000
CLIENT PROJECT:	Sample Dwelling Project	DWN BY:	Author	
ADDRESS:	Lot 1 Smith Street, Melbourne Vic 3000	DATE:	23/09/2014 2:28:29 PM	SHEET NO: 06
		SCALE:	As indicated	

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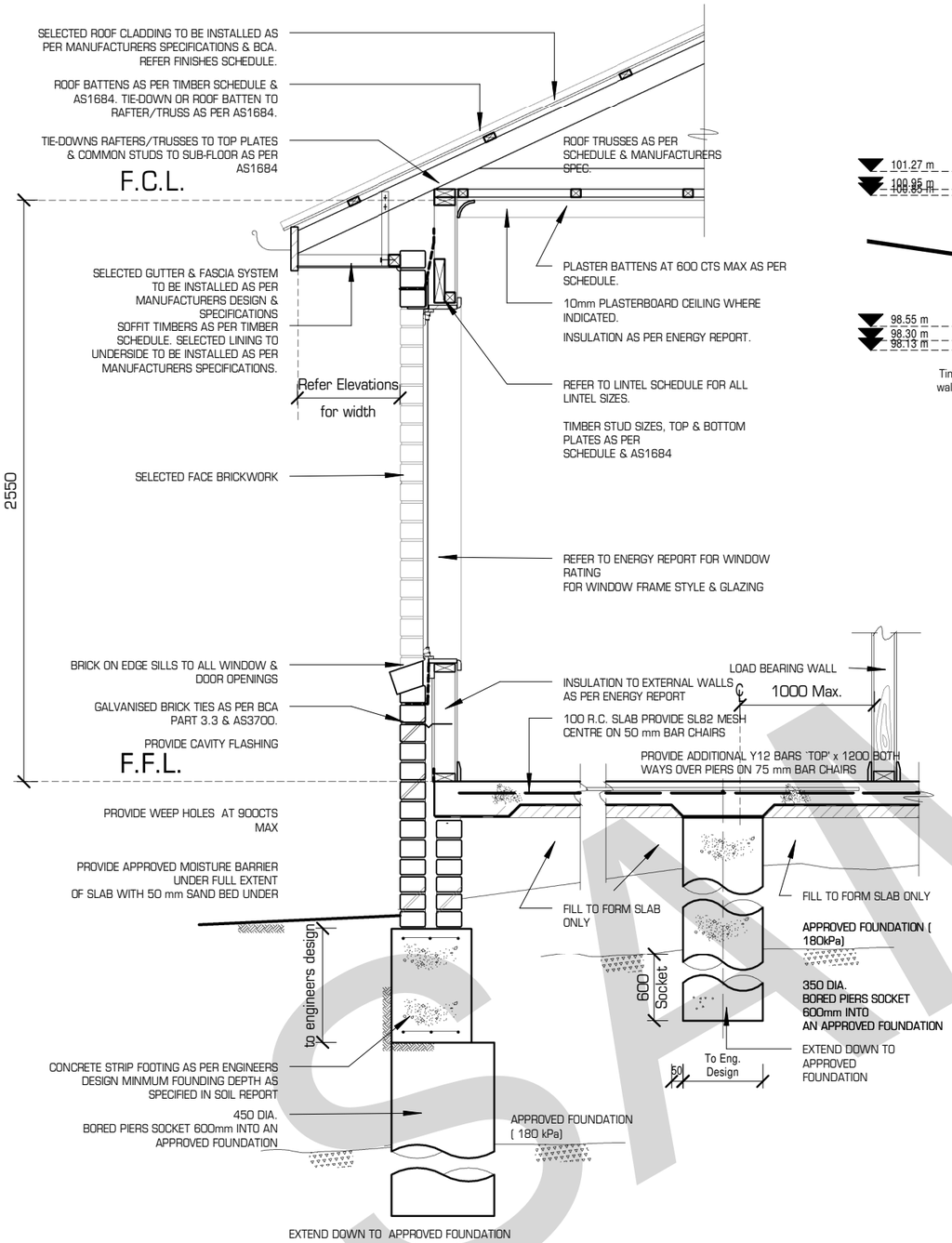
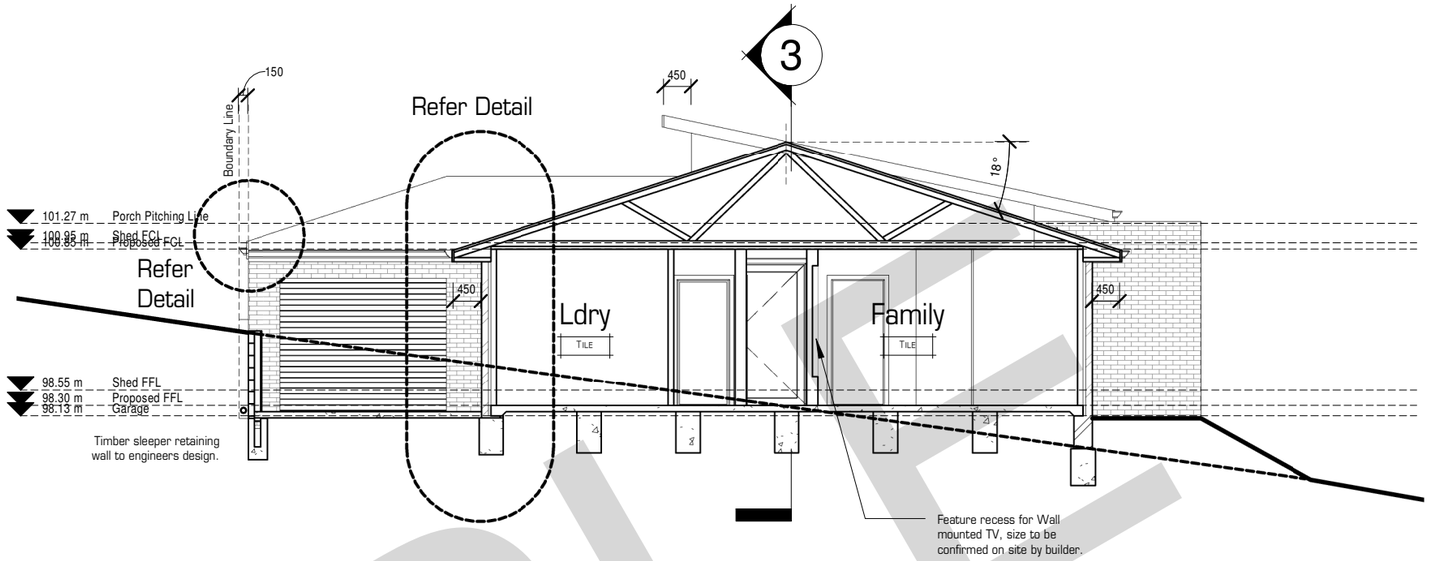


Section Detail

SCALE 1 : 100



Section 1

SCALE 1 : 100

Timber Schedule

(TRUSSED AND CONVENTIONAL ROOF CONSTRUCTION) SHEET ROOF
N2 WIND SPEED

MEMBER	SIZE	MAX SPAN SUPP AT 2 POINTS	MAX SPAN CONT OV. 2 POINTS	MAX SPAC.	GRADE
TOP PLATES	90 X 45	600	600		F17
BOTTOM PLATES	90 X 35	600	600		MGP10
STUDS-COMMON	90 X 35	2700	2700	600	MGP10
NOGGINGS	75 X 38	600		1350	F8
CELING JOISTS	100 X 38	2000	2300	600	F8
	125 X 38	2800	3300	600	F8
HANGING BEAMS	100 X 38	1600		2400	F8
	125 X 38	2000		2400	F8
	150 X 38	2400		2400	F8
	200 X 38	3200		2400	F8
	250 X 38	4000		2400	F8
RAFTERS	125 X 38	2200	2700	600	F8
UNDER PURLIN	100 X 75	1300	1600	2700	F8
STRUT	75 X 75	2400		1600	F8
RIDGE/HIP/VALLEY	175 X 38	2300			F8
COLLAR TIES	75 X 38	4200		1200	F8
ROOF BATTENS	38 X 75	900		900	F8
ROOF TRUSSES	900 MM CENTRES (CERTIFIED BY MANURFACTURER) FIXED AND BRACED TO THE MANURFACTURE'S SPECIFICATIONS. GIRDER TRUSS LOCATIONS AND TIE - DOWN DETAILS TO BE PROVIDED BY THE MANURFACTURE. DOUBLE 90X35 F5 TOP PLATES TO EXTERNAL WALLS WHEN ROOF TRUSSES ARE USED.				

THRESHOLDS:	PROVIDE 900mmX900mm MASS CONCRETE LANDING OUTSIDE ALL EXTERNAL DOORWAYS IF F.F.L. EXCEEDS 190mm ABOVE GROUND LEVEL.
TRUSSES:	BUILDER TO PROVIDE TRUSS COMPUTATIONS TO BUILDING SURVEYOR PRIOR TO FRAME INSPECTION WHEN TRUSSES ARE NOMINATED ON DRAWINGS.
WATER PONDING:	GROUND TO BE GRADED AWAY FROM SLAB SO AS TO AVOID PONDING OF WATER.
WET AREAS:	PROVIDE CERAMIC FLOOR TILES TO ALL WET AREAS AND CERAMIC WALL TILES TO BEHIND WALLS TO A HEIGHT OF 1800mm ABOVE SHOWERS AND 200mm FOR SINKS, BASINS ETC.

General Notes:

Do not scale from this drawing. all dimensions to be checked on site. all work to be carried out in accordance with relevant codes. it is the builders responsibility to engage professional site supervision for all structural works. any discrepancies on site and/or drawings should be reported to **Dawes Design & Drafting Group** before proceeding subject to written instructions.

STEELWORK
All steelwork to be grade 250 unless noted otherwise. square and rectangular hollow sections to be grade 350. fabrication and erection generally to comply with as1250 - steel structures code.
All welds to be 5mm fillet or full strength butt welds unless otherwise noted. provide all cleats, brackets, holes etc. necessary to complete the work. all steel gusset plates to be 6mm thick with hole centres 2 diameters from edges, unless noted otherwise. All holes to be drilled or punched 2mm oversize unless noted otherwise. all steelwork to be prime painted prior to erection, except steelwork which is to be embedded in concrete (which must be free from all grease, paint and loose particles). All bolts connecting steel to steel to be m12 minimum unless noted otherwise. provide all bracing as necessary during erection

FOOTINGS:
Concrete strength to be 25 mpa minimum unless noted otherwise (except blinding concrete - minimum 15mpa). All footing pads are to be founded on soil of 100 kpa minimum and must be of the minimum size shown on the working drawings. If 100 kpa bearing capacity cannot be achieved, consult with the engineer before proceeding. All excavations to be clean and dry before pouring concrete and approval of building authority obtained.

CONCRETE:
All concrete to be accurately formed to the dimensions shown on the drawings, with no allowance for finishes. reinforcement should be inspected by the engineer as arranged by the builder. Formwork is to remain in place for a minimum of seven (7) days.
The properties of the concrete at 28 days to be as follows:-

Footing :	20 mpa	75 mm slump	20 mm aggregate
Slab:	25 mpa	75 mm slump	14 mm aggregate

Concrete is to be mechanically vibrated free of air voids during placement taking care not to displace the reinforcement.
continuously cure concrete by ponding or other approved method for 7 days after the pouring.

REINFORCEMENT:
All reinforcement to be accurately placed and wired into position, taking care not to puncture the waterproof membrane where specified. Support all reinforcement on bar chairs at 1200 mm c/c. Wire fabric to comply with as1304 with minimum laps of 225mm. Laps at splices to be 500mm minimum unless specified otherwise.

BRICKWORK
U.N.O structural and reinforced brickwork must be constructed from bricks of minimum compressive strength 40 mpa, and conform to the requirements of as3700 saa masonry code. All bed and perpend joints shall be solidly filled with mortar, without furrowing, to a maximum thickness of 10mm. Joints shall be not less than 6mm. u.n.o all masonry walls are to be tied to structural members or butting walls, every 2nd course for blockwork, and every 4th course for brickwork. Reinforcement to control cracking shall be placed every 2nd course for blockwork and every 4th course for brickwork.
Mortar shall be 1:1:6 (cement:lime:sand) by volume u.n.o or as directed by the engineer. Plasticisers shall not be used. brick ties shall be of the approved galvanised type, located vertically every 2nd course for blockwork, and every 4th course for brickwork. Horizontal spacing shall be 600mm maximum staggered. All defined cavities shall be kept free of mortar and or droppings. Control joints shall be located 8000mm maximum c/c, at the approximate locations shown on the drawings. Joint fillers. The stability of all blockwork and brickwork is the responsibility of the builder throughout the construction phase.

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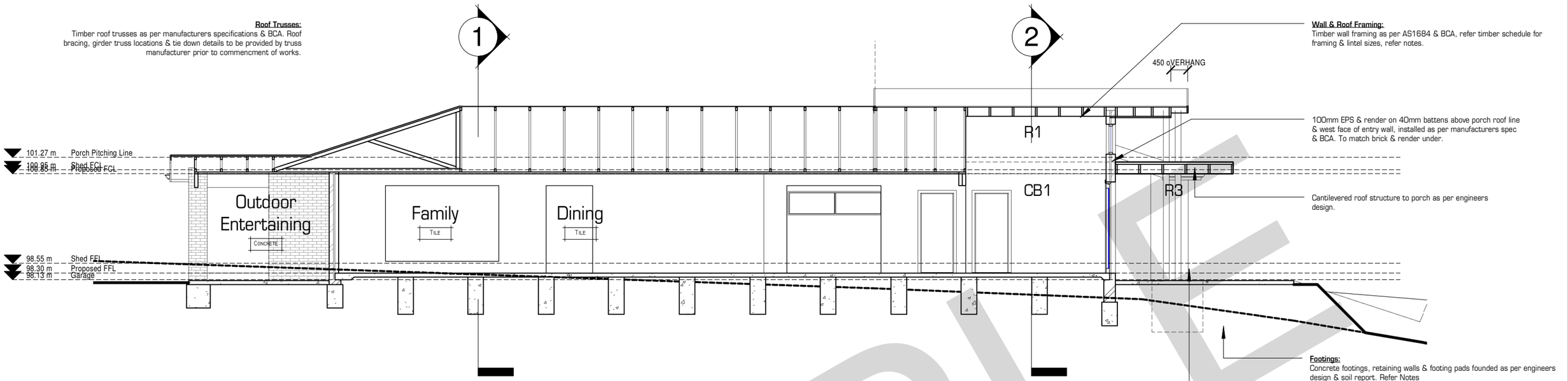
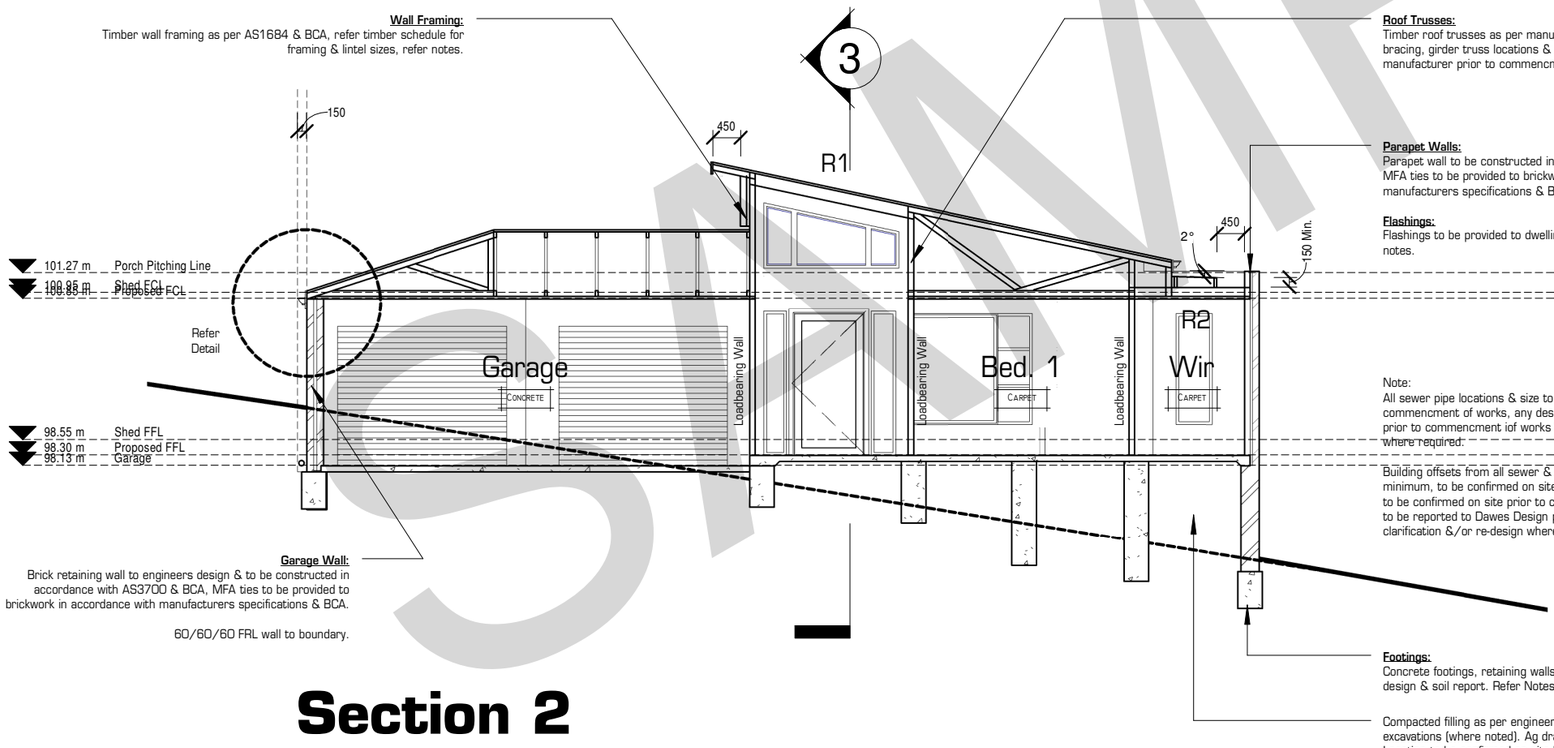
DRAWING TITLE:	**Section & Detail**	DESIGN:	Troy Dawes DP-AD 574	JOB NO:	0000
CLIENT PROJECT:	Sample Dwelling Project	DWN BY:	Author		
ADDRESS:	Lot 1 Smith Street, Melbourne Vic 3000	DATE:	23/09/2014 2:28:31 PM	SHEET NO:	07
		SCALE:	As indicated		

ORIGINAL SHEET SIZE: A3 C:\Users\Troy Dawes\Troy Dawes Design\Total Systems Backup\ Revit Backup\36 - 4 June 2014\sample - working Drawings (website) - A.rvt



Section 3

SCALE 1 : 100



Section 2

SCALE 1 : 100

Timber Notes:

ALL TIMBER CONSTRUCTION AND ANY OTHER MEMBERS NOT SHOWN SHALL COMPLY WITH THE TIMBER FRAMING CODE AS1684 AND AS 1720, F17 TO BE UTILIZED UNLESS OTHERWISE NOTED. TIMBER TO CONFORM WITH CLASS B STRAIGHTNESS AS A MINIMUM.

ALL RAFTERS & BEAMS TO BE SECURELY TIED DOWN AS A MINIMUM AS FOLLOWS:

A) 1 No. TRIP-L-GRIP (OR EQUIVALENT) WHERE RAFTERS ARE SUPPORTED ON STUD WALLS.

B) 1 No. TRIP-L-GRIP (OR EQUIVALENT) WHERE RAFTERS ARE SUPPORTED ON BEAMS.

ALL BOLT CONNECTIONSTO HAVE MINIMUM EDGE DISTANCES AS PER AS 1720.

ALL MEMBERS TO BE TIED DOWN IN ACCORDANCE WITH NOMINATED TERRAIN CATEGORY.

MEMBER SIZES BY OTHERS UNLESS NOTED OTHERWISE.

ALL TIMBER BEAMS AND LINTELS ARE TO HAVE A MINIMUM 110mm POSITIVE BEARING ON MASONRY OR SUPPORTED ON 2 No. 90 X 45 MGP 10 PINE STUDS SECURELY CONNECTED.

ALL LAMINATED TIMBERBEAMS TO BE SUPPLIED WITH MANUFACTURERS PRECAMBER UNLESS OTHERWISE NOTED.

TIMBER TRUSSES WHERE NOTED ARE BY OTHERS AND TO BE DESIGNED IN ACCORDANCE WITH AS1720 AND RELEVANT CODES. COMPUTATIONS TO BE ISSUED TO THE ENGINEERS FOR APPROVAL.

TIMBER TRUSSES MAXIMUM SPACING 600mm AND CLEAR SPAN BETWEEN EXTERNAL WALL AND INCORPORATE TRIMMERS AND SUPPORT MEMBERS.

ALL NON-LOADBEARING WALLS TO BE LATERALLY TIED AND BRACED. WALLS NOT TO CARRY ANY VERTICLE LOADS.

WALL BRACING IS TO BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 4.9 AS 1684 AND TIMBER FRAMING MANUAL AS A MINIMUM.

ALL EXTERNAL TIMBER MEMBERS TO BE CHEMICALLY TREATED OR PAINT FINISHED AS A MINIMUM TO SUIT THE EXOSURE CONDITIONS. CONTRACTOR TO CONFIRM WITH ARCHITECT ON DETAILS PRIOR TO COMMENCEMENT OF WORKS.

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DRAWING TITLE:	**Sections**	DESIGN:	Troy Dawes DP-AD 574	JOB NO:	0000
CLIENT PROJECT:	Sample Dwelling Project	DWN BY:	Author		
ADDRESS:	Lot 1 Smith Street, Melbourne Vic 3000	DATE:	23/09/2014 2:28:34 PM	SHEET NO:	08
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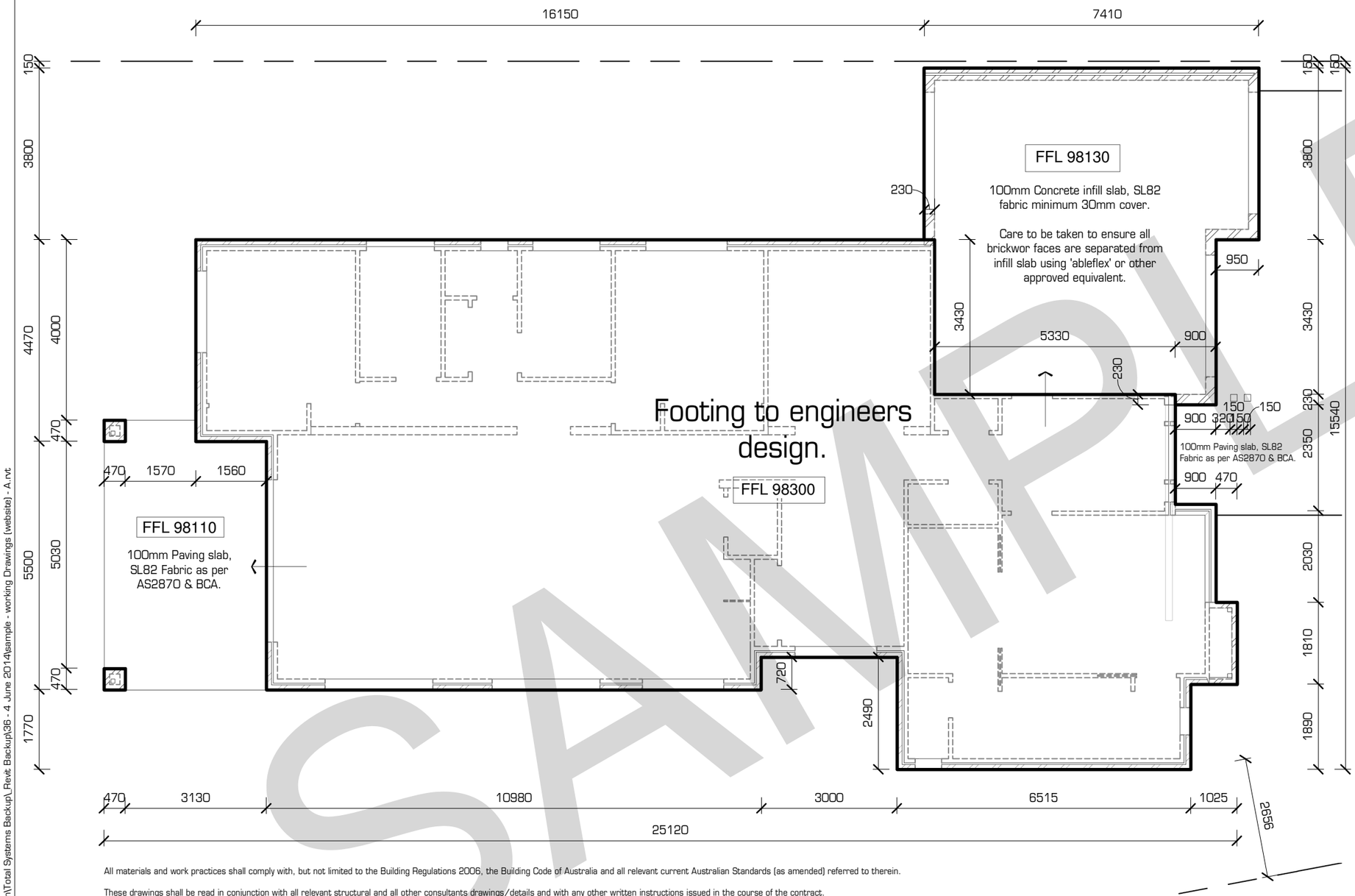


All materials and work practices shall comply with, but not limited to the Building Regulations 2006, the Building Code of Australia and all relevant current Australian Standards (as amended) referred to therein.

These drawings shall be read in conjunction with all relevant structural and all other consultants drawings/details and with any other written instructions issued in the course of the contract.

Figured dimensions take precedence over scaled dimensions.

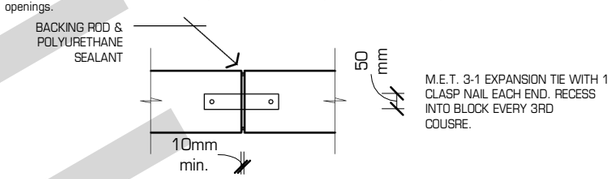
The Builder and Subcontractors shall check and verify all dimensions, setbacks, levels and specifications and all other relevant documentation prior to the commencement of any works. Report all discrepancies to this office for clarification.

Footing Setout Plan

SCALE 1 : 100

Note:
Owners responsibility to recognise existing or future vegetation (including neighbouring properties) and its potential effect on soil moisture. Where necessary existing trees on or adjacent to proposed building allotment are to be removed or vertical root barriers provided in accordance with soil report recommendations.

Masonry (including construction standards, weatherproofing, flashings, mortar, masonry accessories) shall comply with AS 3700 and part 3.3 as appropriate for the exposure conditions and wind loading. For building in close proximity to the sea use stainless steel accessories and steel lintels hot dipped galvanizing to 600g/m2. generally provide brick ties of 600mm horizontally and 600mm vertically and 300mm vertically at articulation joints and openings.



Control Joint Detail

SCALE 1 : 10

Control Joints:

CJ refers to vertical control joints provided to brickwork. Refer to drawings for locations. Generally control joints shall be located beside door or windows frames and shall run full height of the brick walls. refer to soil report for the allotment and the site of the building for max spacings and any gerneral coments the the soil engineer may have with respect to the location of the control joints to brickwork. 15 mm vertical control joints shall be constructed providing a continuous separation through the full thickness of the brick leaf. mfa 3/3 slip ties shall be installed in accordance with AS1640. control joints are to be weather protected and sealed with a waterproof foam backing rod and flexible joint sealant. coloured to match brickwork.

Termite Notes:

Under the provisions of the Building Code of Australia all new buildings must be provided with termite protection as specified in area's specified by the controling council in which the proposed buildings and works is to be constructed. All termite protection shall be in accordance with AS3660.1

CONCRETE FLOOR SLAB

Option .1
Spray the ground with " dursban " by " dowelanco " to a standard that will provided a 10 year warranty, and provided a copy of all relevant documents from installer incluing copy of warranty to the relevant building surveyor or other relevant building practitioner proir to the occupancey permit been issued for the buildings & works.

Option .2
Provide " termi-mess" to all penetrations through the floor slab & in the external wall cavity 10 year warranty on structural timbers & 5 year warranty on fixtures.

Option .3
install " granitgard " around service pipes and penetrations through the floor slab, across all slab construction joints and form a barrier around the perimeter of the slab 30 year warranty.

TIMBER FLOOR

Option .1
Provide ant caps to all stumps to the specification of AS3660.1 and the external brick piers and base structure of the buildin & any isolated brick piers. Where ant caps and metal stripping is provided the a min clearance of 400 mm to the underside of the bearer must be provided to allow for inspection of the termite barriers. As an option spray could be provided around the stumps & brick base structure and footings with " dursban " 10 year warranty. Warranty applies only when the system that has been provided to the building has been installed by licenced operators in strict accordance with the manufactures specifications. and the provisions of AS3660.1 & BCA.

..... owner to sign

As the owner of the building. i understand the abilities & limitations of the products specified. I understand also that the onus to maintain the system to the manufactures requirments as well as to carry out periodical inspections of the termite protection system that has been provided/incorporated in the building.

Site Classification ' '

FOR FOUNDATION DEPTHS REFER TO SOIL REPORT NO. .....

BY: - .....

DATED: .....

FOOTINGS DESIGNED FOR:
DWELLING; ARTICULATED MASONRY VENEER

Footing to be designed for normal domestic floor loads & non-load bearing internalwalls. (ie: trussed roof supported on external walls) if concentrated loads or load bearing internal walls are required, then the design should be re-appraised by engineer.

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DRAWING TITLE:	**Footing Setout**	DESIGN:	Troy Dawes DP-AD 574	JOB NO:	0000
CLIENT PROJECT:	Sample Dwelling Project	DWN BY:	Author		
ADDRESS:	Lot 1 Smith Street, Melbourne Vic 3000	DATE:	23/09/2014 2:28:36 PM	SHEET NO:	09
		SCALE:	1 : 100		

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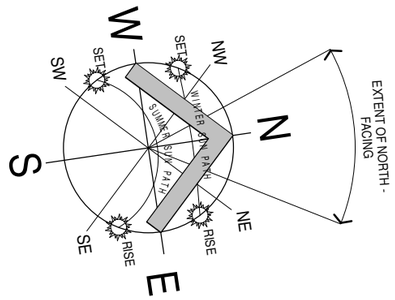
Window Legend:

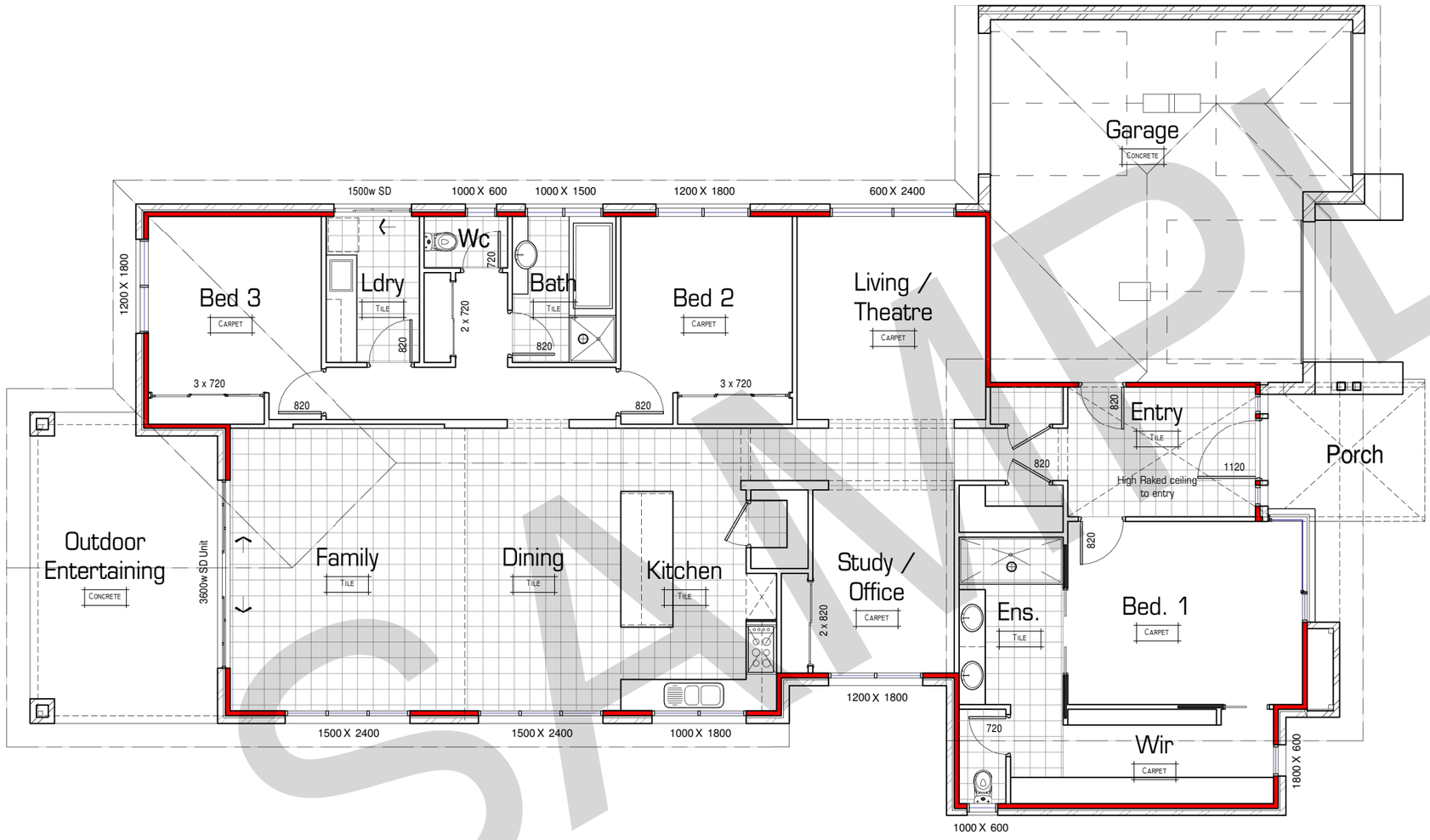
GLASS
SG - SINGLE GLAZING
DG - DOUBLE GLAZING
ST - SINGLE, TONED

FRAME
ALSTD - ALUMINIUM STANDARD
TIMB. - TIMBER

Electrical Legend:

- EXHAUST FAN - MINIMUM 25l/s EXTRACTION RATE
- EXHAUST FAN & LIGHT - MINIMUM 25l/s EXTRACTION RATE





Thermal Performance

SCALE 1 : 100

Energy Rating

- [x] single-dwelling rating — 6.0 stars
- [ ] multi-unit development (attach listing of ratings) — heating 124.5 MJ/m² — cooling 8.4 MJ/m²
  If selected, data specified is the average across the entire development

Recessed downlights confirmation: [ ] Rated with [x] Rated without

Assessor Name/Number: Troy Dawes VIC/BDAV/10/1063

Assessor Signature: Troy Dawes Date: 27/11/2013

Energy Report Information

Final Energy ratings have been carried out using the FirstRate software developed by the Sustainable Energy Authority of Victoria.

The following assumptions / conditions were applied for rating purposes on the basis of plans and information supplied, normal regulatory requirements or normal construction practice:

Floor
· **Concrete Floor** with allowances for tiled, timber and carpeted areas.

Roof / Ceiling.
· **Total R6.0** insulation to all ceilings UNO.
· **Colorbond Roof (Dark Colour) Aircell Sarking** required to underside of roof
· **Total R3.5** insulation to raked ceilings with Aircell Sarking UNO.

Walls. (dark colour)
· **R2.5 Bulk** insulation Soundscreen to all external walls and
· **DS RFL** to outside face outside face of external stud walls
· **R2.5 Bulk** insulation to garage internal walls between living areas

Windows - tot U Value 6.24 SHGC 0.77
· **Aluminium Windows or similar** window frames with u.n.o..
· **Clear Single Glazing** throughout u.n.o.

Sliding Doors - tot U Value 6.81 SHGC 0.74
· **Aluminium A & L Sliding Door or similar** window frames with u.n.o..
· **Clear Single Glazing** throughout u.n.o.

Sustainability Measure Notes:

NEW CLASS 1 BUILDINGS:-
Unless Permitted otherwise, 6 star energy efficient designs shall be constructed in accordance with the approved stamped plans as provided by the accredited energy rater without alteration and shall be generally rated to comply with the following options:-

1. For New Class 1 Buildings:

Achieve a house energy rating of 6 stars for the building fabric plus a solar hot water unit achieving an energy performance of 60% solar gain;

Air Leakage
Air leakage is a significant factor in achieving a high performance level in terms of energy rating. The energy ratings attached are based on attention to detail during the construction of the building/s to limit air leakage, specifically:

- Any exhaust fans and range hood outlets are to be sealed / self-closing type
- Entry door and other doors opening exterior of building or to garage are to be sealed, tight fitting with draft excluding seal fitted to bottom
- Doors to WC's, bathrooms and laundries to be sealed, tight fitting with draft excluding seal fitted to bottom.
- Opening sashes to all windows and sliding & bi-fold doors are to be fitted with weather seals if not factory fitted.
- Generally all construction gaps are to be flashed; filled and draught sealed
  Failure to attend to the above will affect the performance of the completed building.

The following are excerpts from the FirstRate Software manual and are included here to provide an insight into the level of detail required.

What is considered to be a sealed door?
Sealed doors have draught excluders fitted at the bottom of the door and/or weather-strips between the frame and the door.

When are gaps considered to be sealed?
The external fabric of a house is not completely air tight. Air may leak into the building through the gaps around openings and penetrations through the structure. In a typical Brick Veneer house air may enter the wall around pipe penetrations, around openings for doors and windows and through weep holes. It may then enter the house through gaps around architraves and skirting, through light switches and power outlets and through small cracks in the wall that occur naturally as the building settles after construction. In timber floored houses air may leak from the sub floor into the house through gaps between the floor board/sheet and the wall or between the boards themselves if the tongue has been broken through re - stumping for example.

To satisfy the intent of sealing gaps and cracks one or all of the following strategies may be used:
Strategy I:
Create an impermeable layer in the wall through the use of sarking/house wrap/reflective foil. This involves carefully taping around any penetrations through the material for building services, taping carefully at joins and ensuring that the material covers the gap between studs and door and window frames. In some cases windows may have flashing attached to the window frame. This flashing should be taped over the sarking/house wrap/reflective foil.

Strategy 2:
Use expanding foam to fill the gap between door and window frames and their adjacent structure. Limit the number of light switches and power outlets on external walls and/or use enclosed fittings which have only a small hole for the wiring. Use caulking between architraves and plasterboard to allow the structure to settle without opening gaps between the wall lining and the architrave. Caulk around pipe penetrations.

Strategy 3:
Where a timber floor is used caulking at the junction between the flooring sheet/board and the wall lining before skirting are installed will allow the structure to settle without opening significant gaps. In existing houses which have been re - stumped and the tongue has been broken and it is intended to only polish the boards fill the gap between the boards before polishing.

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DRAWING TITLE:	**Energy Plan**	DESIGN:	Troy Dawes DP-AD 574	JOB NO: 0000
CLIENT PROJECT:	Sample Dwelling Project	DWN BY:	Author	
ADDRESS:	Lot 1 Smith Street, Melbourne Vic 3000	DATE:	23/09/2014 2:28:39 PM	SHEET NO: 10
		SCALE:	1 : 100	

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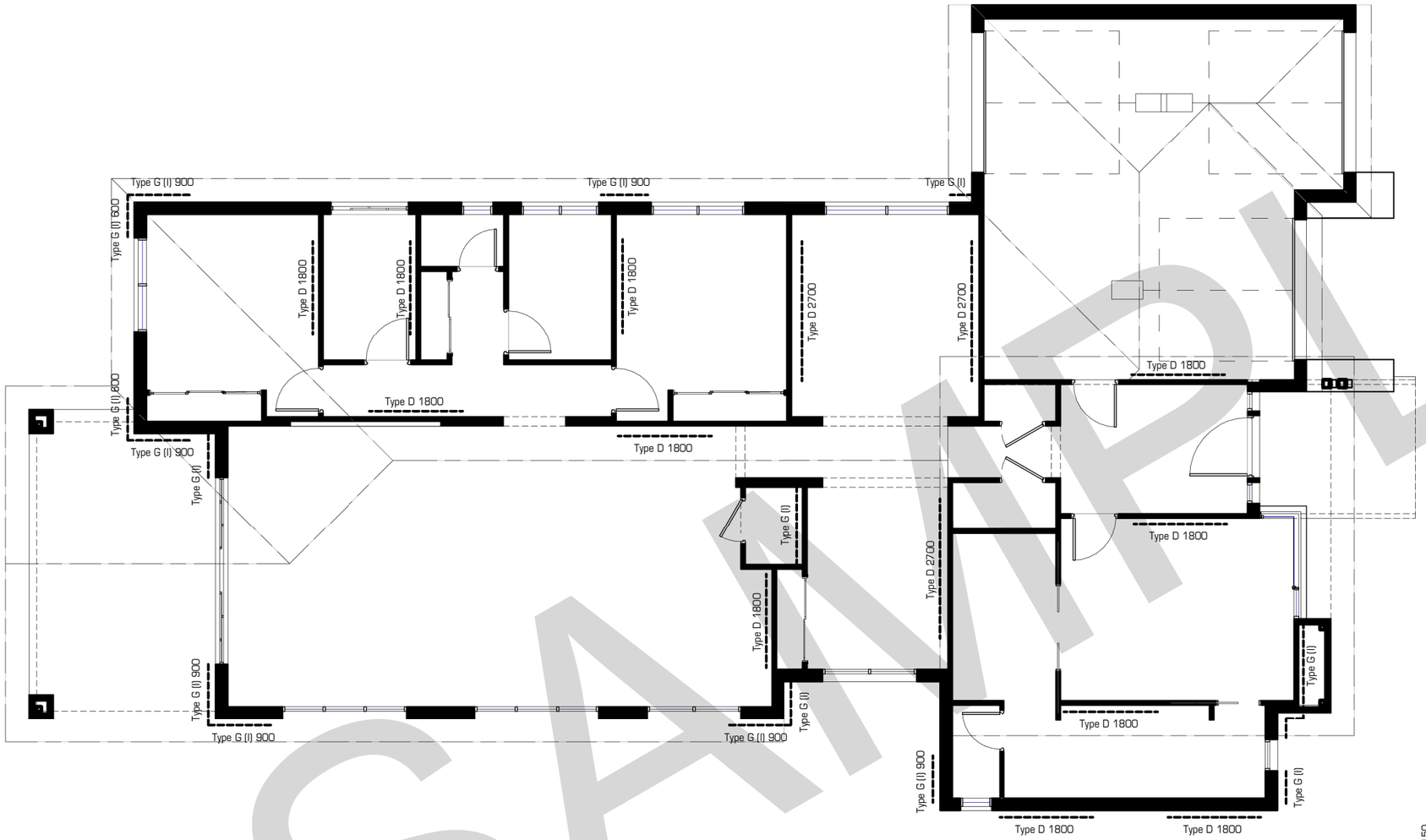


NOTE :
For spacing distribution & minimum requirements for structural bracing, refer to AS 1684 - Australian timber framing code or state framing manuals

Roof trusses to be designed by truss manufacturer to comply with AS 1684, AS 1720 and AS 4440 roof bracing, tie downs and truss supports other than those shown on these drawings shall be designed by the truss manufacturer

Bracing Plan

SCALE 1 : 100

Design Criteria:

WIND CLASSIFICATION	N2 (W33)	ROOF TYPE	HIP
REGION	NORMAL	STOREY HEIGHTS (TOP TO BOT)	2550 mm
TERRAIN CATEGORY	-	TOTAL HEIGHT (TO EAVES)	2550 mm
TOPOGRAPHIC CLASSIFICATION	-	BUILDING LENGTH	25120 mm
SHIELDING CLASSIFICATION	-	BUILDING WIDTH	15540 mm
DESIGN WIND SPEED	40 m/s	WINDWARD PITCH	18 DEGREES
DYNAMIC GUST, Qz	0.96 kPa	LEEWARD PITCH	18 DEGREES

General Bracing Notes:

For spacing distribution & minimum requirements for structual bracing, refer to as1684 - australian timber framing code or state framing manuals

Roof trusses to be designed by truss manufacturer to comply with AS1684, AS1720 and AS4440 roof bracing, tie downs and truss supports other than those shown on these drawings shall be designed by the truss manufacturer

TEMPORARY BRACING NOTES:
The builder is to ensure that the building is adequately braced during construction temporary bracing is necessary to support wind and construction loads on the building during construction.

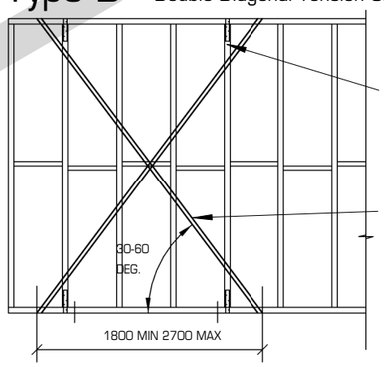
Temporary bracing shall be equivalent to at least 60% of the permanent bracing required temporary bracing may form part of the installed permanent bracing

FIXING OF BOTTOM OF BRACING WALLS:
The bottom plate of type a and type b bracing units shall be connected to the floor frame or concrete slab in accordance with the requirements in table 9.3 as 1684.4

The bottom plates of walls containing type b units shall be tied to supporting floor joists or slab as shown in figures 8.5 and 8.6. the tie down shall be required only at each end of bracing unit locations at 1200 maximum centres.

Fixings shall be to alternate joists only or at 1200mm maximum centres

Type D Double Diagonal Tension Or Metal Straps 6.0 Kn - Type B



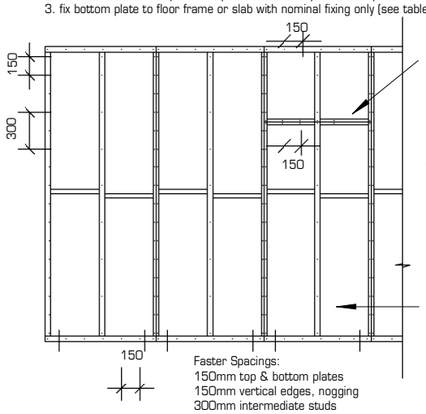
30 x 0.8mm metal strap looped over plate & fixed to stud with 4/30 x 2.8mm dia flat head nails at each end. alternatively, provide single straps to both sides, with 4 nails per strap end, or equivalent anchors or other fasteners

30 x 0.8mm (or equivalent) tensioned galv metal straps nailed to plates with 4/30 x 2.8mm dia galv flathead nails to each end.

Type G (I) Plywood: 3.4Kn

Plywood shall be nailed to frame using 30mm x 2.8mm dia. flathead nails or equivalent.

NOTES:
1. for plywood fixed to both sides of the wall, see clause 8.3.6.5. & 8.3.6.10
2. no other rods or straps are required between top & bottom plate.
3. fix bottom plate to floor frame or slab with nominal fixing only (see table 9.4 as 1684.2)



horizontal butt joints permitted, provided fixed to noggings at 150mm centres.

where required, one row of nogging staggered or single line at half wall height

sheathed panels shall be connected to sub floor

Faster Spacings:
150mm top & bottom plates
150mm vertical edges, nogging
300mm intermediate studs

MIN. PLYWOOD THICKNESS (mm		
STRESS GRADE	STUD SPACING	
	450	600
NO NOGGING (EXCEPT HORIZ. BUTT JOINTS)		
F8	7	9
F11	4.5	7
F14	4	6
F27	3	4.5
ONE ROW OF NOGGING		
F8	7	7
F11	4.5	4.5
F14	4	4
F27	3	3

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CLIENT PROJECT:	Sample Dwelling Project	DWN BY:	Author		
ADDRESS:	Lot 1 Smith Street, Melbourne Vic 3000	DATE:	23/09/2014 2:28:42 PM	SHEET NO:	11
		SCALE:	1 : 100		

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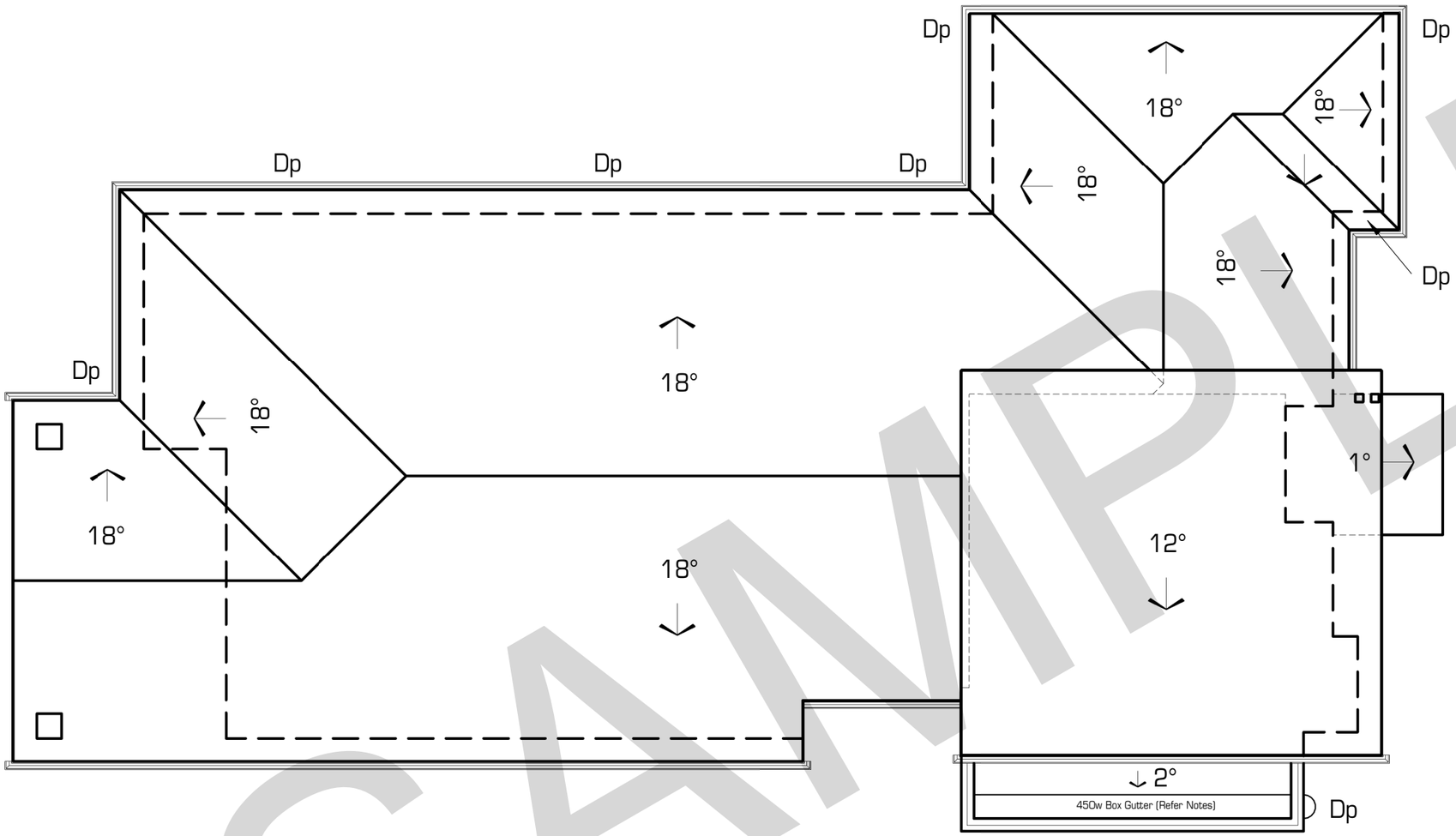

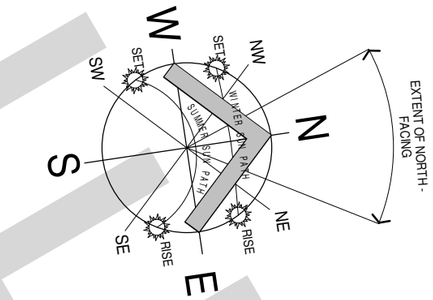

Drainage Legend:

- DP1 100 DIA. COLOURBOND DOWNPIPE AT 12.0m MAX CTS

Stormwater:

100mm Dia. Class 6 UPVC stormwater laid to a minmum grade of 1:100 and connected to a legal point of stormwater discharge. Provide inspection openings at 9000mm cts and at each change of direction.
The cover to underground stormwater drains shall be not less than:-
100mm - Under soil
50mm - Under paved or concrete areas
100mm - Under reinforced concrete of paved driveways
75mm - Under reinforced concrete driveways

Plumbing Notes:

A Acceptable Construction Manual
3.5.2.0 Performance Requirement
P2.2.1 is satisfied for gutters and downpipes if they are designed and constructed in accordance with AS3500.3 - stormwater drainage installations

B Acceptable Construction Practice
3.5.1.2 Materials
gutters, downpipes and flashings must be manufactured in accordance with-
(a) AS2179.1 for metal; and
(b) AS1273 for upvc components; and
(c) Be compatible with all upstream roofing materials in accordance with 3.5.1.3(c)

3.5.2.4 Installation of Gutters
(a) gutters must be installed with a fall of not less than-
(i) 1:500 for eaves gutters, unless fixed to metal fascias; and
(ii) 1:100 for box gutters

(b) Eaves gutters must be supported by brackets securely fixed at stop ends and at not more than 1.2m centres.

(c) valley gutters on a roof pitch-
(i) more than 12.5 degrees must have a width of not less than 400mm and be wide enough to allow the roof covering to overhang not less than 150mm each side of the gutter; or
(ii) not more than 12.5 degrees must be designed as a box gutter. 3.5.2.5 downpipes - size and installation

(a) downpipes must be securely fixed to walls.

(b) the spacing between downpipes must not be more than 12m.

(c) downpipes must be fixed as close as possible to valley gutters and, if the downpipe is more than 1.2m from the valley, provision for overflow must be made.

(d) downpipes must-
(i) be compatible with other roofing materials used in the roofing system in accordance with 3.5.1.3.(c)
(ii) be selected in accordance with appropriate eaves gutter section as shown in table 3.5.2.2.

Roof cladding, gutters & downpipes and wall cladding shall comply with BCA Part 3.5. The builder shall install roof cladding, gutters & downpipes and wall cladding to the appropriate requirements and standards for the selected material. The builder shall take all steps necessary to ensure water tightness of the building.

Down pipes and gutters shall be of a size and location indicated on the drawings and if not specifically noted comply with part 3.5.2. Downpipes shall be locatedat a maximum spacing of 12m and within 1.2m of a valley (unless an overflow is provided.)

Roof Plan

SCALE 1 : 100

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CLIENT PROJECT:	Sample Dwelling Project	DWN BY:	Author		
ADDRESS:	Lot 1 Smith Street, Melbourne Vic 3000	DATE:	23/09/2014 2:28:44 PM	SHEET NO:	12
		SCALE:	1 : 100		

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General Notes:

(NCC 2012 BCA Vol 2)
All materials and work practices shall comply with, but not limited to the Building Regulations 2006, the National Construction Code Series 2012 Building Code of Australia Vol 2 and all relevant current Australian Standards (as amended) referred to therein.

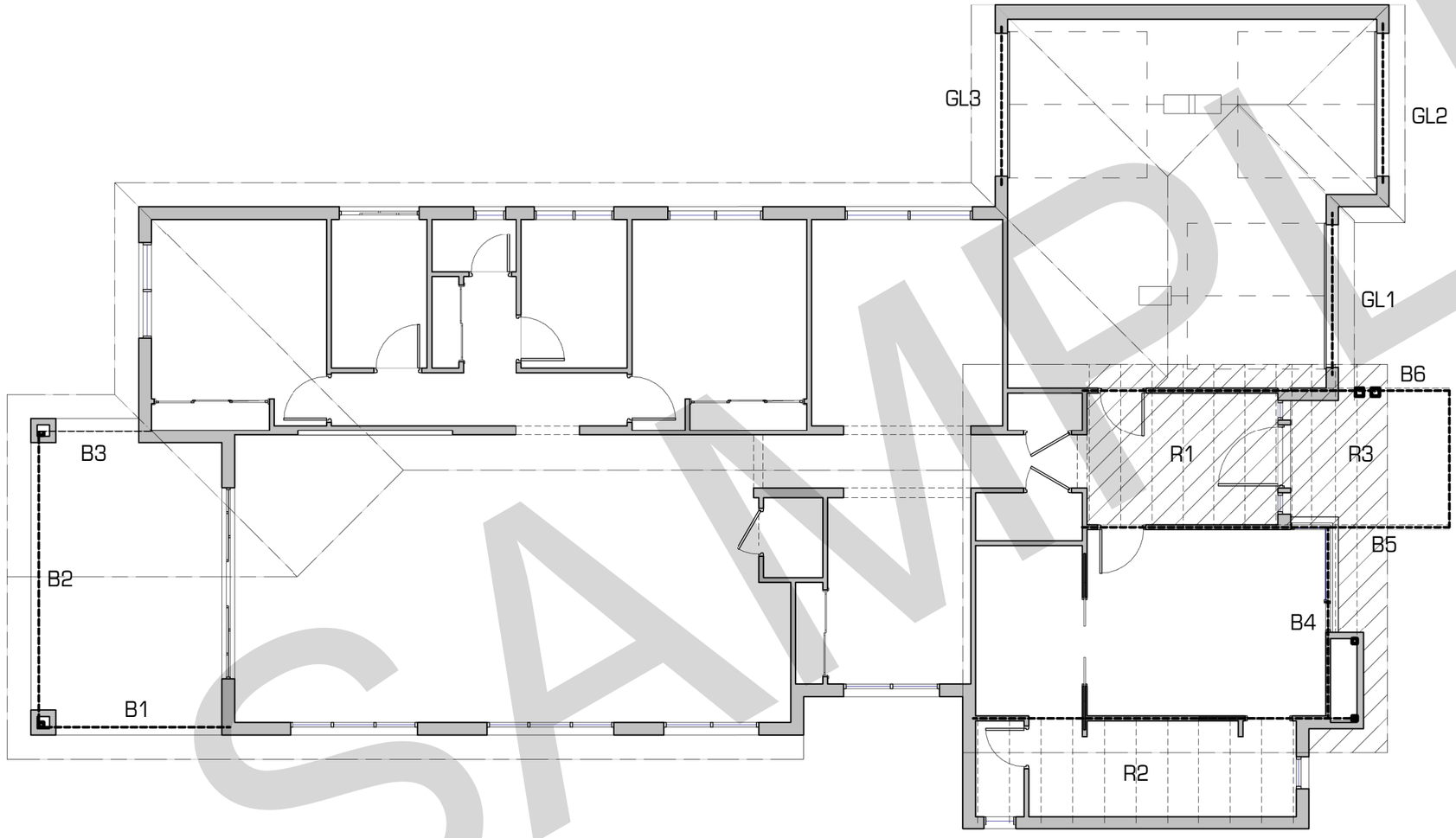
Unless otherwise specified, the term BCA shall refer to National Construction Code Series 2012 Building Code of Australia Volume 2.

These drawings shall be read in conjunction with all relevant structural and all other consultants drawings/details and with any other written instructions issued in the course of the contract. Site plan measurements in metres – all other measurements in millimetres u.n.o. Figured dimensions take precedence over scaled dimensions. **The Builder and Subcontractors shall check and verify all dimensions, setbacks, levels and specifications and all other relevant documentation prior to the commencement of any works. Report all discrepancies to this office for clarification.**

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.

These plans have been prepared for the exclusive use by the Client of ***Dawes Design & Drafting Group*** ("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.

The approval by this office of a substitute material, work practice, variation or the like is not an authorisation for its use or a contract variation. Any said variations must be accepted by all parties to the agreement and where applicable the Relevant Building Surveyor prior to implementing the said variation.



To Engineers Design

Member Plan

SCALE 1 : 100

Ceiling Legend:

- 2550 Ceiling Height : (Kitchen) Finish - Selected Timber boards with selected finish
- Raked Ceiling : (Living & Dining Area) Finish - Plasterboard & Selected Paint
- 2250 Ceiling Height : Bulkhead Finish - Plasterboard & Selected Paint
- 2720 Ceiling Height : (Garage) Finish - Plasterboard & Selected Paint
- 2400 Ceiling Height : (Porch) Finish - Plasterboard & Selected Paint

Roof Member Schedule:

WALL BRACING TO ENGINEERS DESIGN.
FOOTINGS AS PER ENGINEERS DESIGN.
STEEL CONNECTIONS & TIE - DOWN TO ENGINEERS DESIGN.

COLUMNS:
TO ENGINEERS DESIGN. CERTIFIED & CONNECTIONS TO ENGINEERS DESIGN

TS1: - LOADBEARING WALL STUDS
TIMBER STUDS TO ENGINEERS DESIGN. CERTIFIED & CONNECTIONS TO ENGINEERS DESIGN

R1 - SKILLION ROOF BEAMS:
240 X 45 F.17 KDHW TIMBER RAFTERS @ 600 CTS & SUPPORTS & CONNECTIONS TO ENGINEERS DESIGN.

R2 - ROOF BEAMS TO WIR:
140 X 45 F.17 KDHW TIMBER RAFTERS @ 600 CTS & SUPPORTS & CONNECTIONS TO ENGINEERS DESIGN.

B1 - B6: ROOF SUPPORT BEAMS / LINTELS:
TIMBER/& OR STEEL BEAM & SUPPORTS & CONNECTIONS TO ENGINEERS DESIGN.

GL1: LINTELS:
GAL T LINTEL TO MANUFACTURERS SPECIFICATIONS.

WALL FRAMING:

TOP PLATES	90 X 45	MGP10
BOTTOM PLATES	90 X 35	MGP10
STUDS-COMMON	90 X 35	MGP10
NOGGINGS	75 X 35	MGP10
CELING BATTENS	100 X 50	F14 SEASONED

Timber Notes:

All timber construction and any other members not shown shall comply with the timber framing code AS1684 and AS1720, F17 to be utilized unless otherwise noted. timber to conform with class b straightness as a minimum.

All rafters & beams to be securely tied down as a minimum as follows:
A) 1 no. trip-l-grip (or equivalent) where rafters are supported on stud walls.
B) 1 no. trip-l-grip (or equivalent) where rafters are supported on beams.

All bolt connectionsto have minimum edge distances as per AS1720.

All members to be tied down in accordance with nominated terrain category.

Member sizes by others unless noted otherwise.

All timber beams and lintels are to have a minimum 110mm positive bearing on masonry or supported on 2 no. 90 x 45 MGP10 pine studs securely connected.

All laminated timberbeams to be supplied with manufacturers precamber unless otherwise noted.

Timber trusses where noted are by others and to be designed in accordance with AS1720 and relevant codes. computations to be issued to the engineers for approval.

Timber trusses maximum spacing **900mm** and clear span between external wall and incorporate trimmers and support members.

All non-loadbearing walls to be laterally tied and braced. walls not to carry any verticle loads.

Wall bracing is to be provided in accordance with the provisions of section 4.9 AS1684 and timber framing manual as a minimum.

All external timber members to be chemically treated or paint finished as a minimum to suit the exosure conditions. contractor to confirm with architect on details prior to commencement of works.

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DRAWING TITLE:	**Member Plan**	DESIGN:	Troy Dawes DP-AD 574	JOB NO:	0000
CLIENT PROJECT:	Sample Dwelling Project	DWN BY:	Author		
ADDRESS:	Lot 1 Smith Street, Melbourne Vic 3000	DATE:	23/09/2014 2:28:46 PM	SHEET NO:	13
		SCALE:	1 : 100		

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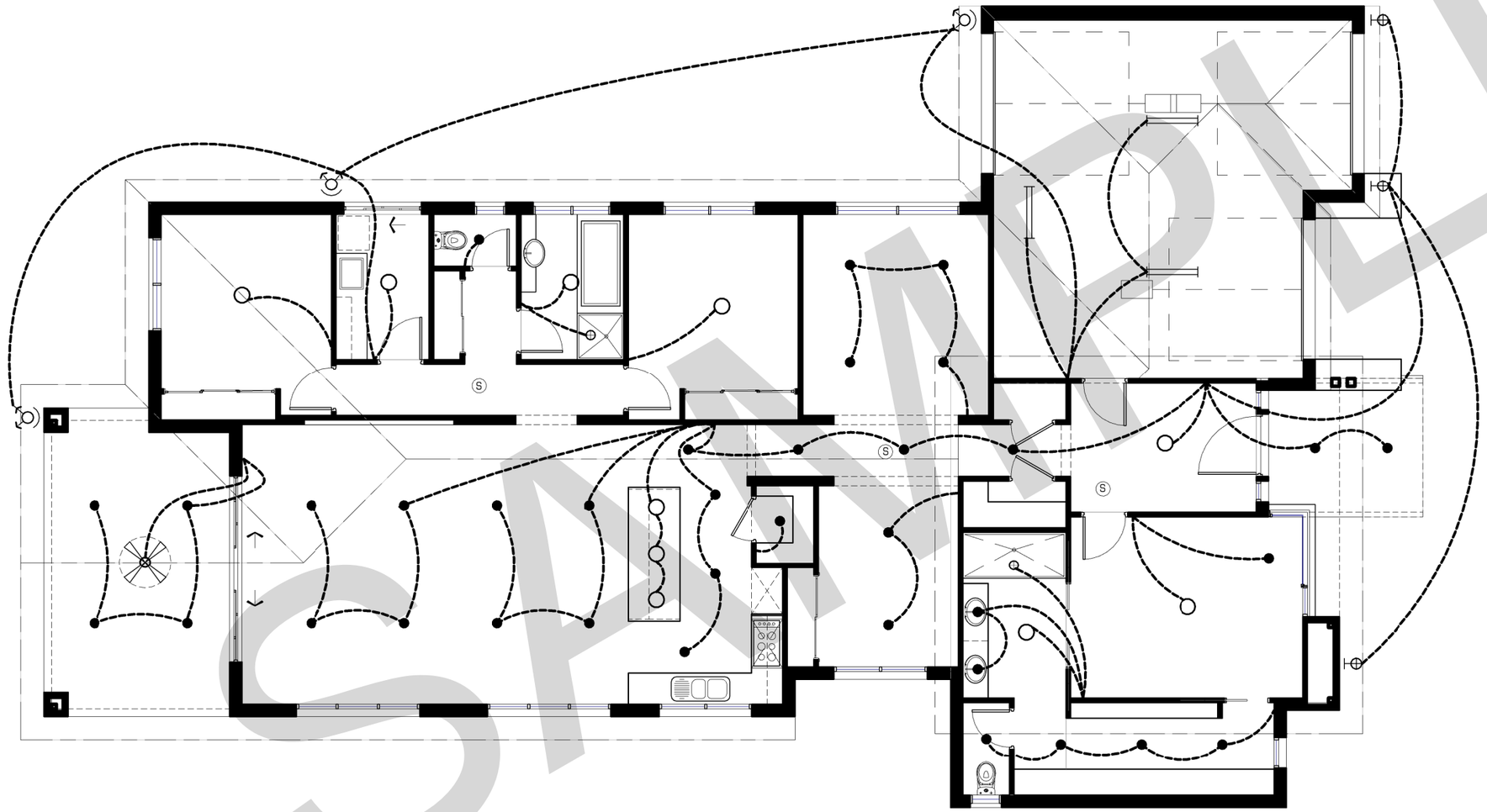
Electrical Legend:

WHERE REQUIRED PROVIDED SINGLE POWER FOR HEATING HEATING UNIT & IF UNIT IS LOCATED IN ROOF SPACE PROVIDE LIGHT POINT TO ROOF SPACE. WHERE INSTALLED PROVIDE POWER OUTLETS TO DISH WASHER, COOK TOP, SPA, HEATING UNIT, RANGE HOOD, WALL OVEN AND GARAGE DOOR REMOTE CONTROL MOTOR, ALARM SYSTEM (ALL NOT INCLUDED IN TOTALS).

○	LIGHT POINT		EXTERNAL FLOOD / SENSOR LIGHT	WP	WATER PROOF SINGLE POWERPOINT AT 1050mm ABOVE F.F.L.	TV	TELEVISION POINT		4 LAMP 'IXL TASTIC' COMBINATION EXHAUST FAN & LIGHT MINIMUM 25 l/s EXTRACTION RATE
●	LOW VOLTAGE DOWNLIGHT		EXHAUST FAN - MINIMUM 25l/s EXTRACTION RATE	*	SINGLE POWERPOINT AT 1600mm ABOVE F.F.L. OR AS NOMINATED		TELEPHONE POINT		2 LAMP 'IXL TASTIC' COMBINATION EXHAUST FAN & LIGHT MINIMUM 25 l/s EXTRACTION RATE
D	WALL MOUNTED LIGHT POINT		EXHAUST FAN & LIGHT - MINIMUM 25l/s EXTRACTION RATE	2	DOUBLE POWERPOINT AT 250mm ABOVE F.F.L.	MB	METER BOX - GUIDE ONLY	PAY TV	PAY TELEVISION POINT
	2 X 240V. 36W X 1200 SURFACE MOUNTED FLUORO	S	SELF CONTAINED SMOKE ALARMS CONNECTED TO MAINS ELECTRICAL POWER WITH BATTERY BACKUP COMPLYING WITH AS 3786	2	DOUBLE POWERPOINT AT 1050mm ABOVE FLOOR LEVEL		OSCILLATING FAN WITH LIGHT POINT		
	1 X 18W X SURFACE MOUNTED FLUORO		SINGLE POWERPOINT AT 250mm ABOVE FLOOR LEVEL	2 WP	WATER PROOF DOUBLE POWERPOINT AT 1050mm ABOVE F.F.L.		CEILING HEATING REGISTER		
	WALL MOUNTED FLOUR. FITTING WITH 18 WATT PL LAMP SUIT. FOR EXT. USE. CONFIRM EXACT MOUNT. HEIGHT PRIOR TO INSTAL.		SINGLE POWERPOINT AT 1050mm ABOVE FLOOR LEVEL	2 *	DOUBLE POWERPOINT AT 1600mm ABOVE F.F.L.OR AS NOMINATED		FLOOR HEATING REGISTER - GUIDE ONLY		



Lighting Plan

SCALE 1 : 100

Artificial Lighting

TO COMPLY WITH B.C.A. 3.12.5.5

3.12.5.5 Artificial lighting

(a) The *lamp power density* or *illumination power density* of artificial lighting, excluding heaters that emit light, must not exceed—
(i) in a Class 1 building, 5 W/m2; and
(ii) on a verandah or balcony attached to a Class 1 building, 4 W/m2; and
(iii) in a Class 10 building, 3 W/m2, and
where *illumination power density* is used, it may be increased by dividing it by the *illumination power density* adjustment factor in **Table 3.12.5.3** where applicable.

(b) When designing the *lamp power density* or *illumination power density*, the power of the proposed installation must be used rather than nominal allowances for exposed batten holders or luminaires.

(c) Where lamps are used that have a transformer or ballast, the transformer or ballast must be of the electronic type.

(d) Halogen lamps must be separately switched from fluorescent lamps.

(e) Artificial lighting around the perimeter of a building must—
(i) be controlled by a daylight sensor; or
(ii) have an average light source efficacy of not less than 40 Lumens/W.

	ROOMS / LIGHT TYPE	WATTS PER LIGHT	NO.	ADJUSTMENT FACTOR	WATTS	TOTAL WATTS	MAX WATTS
HOUSE LIVING AREA 5W/m2	BATTEN LIGHTS	15	11	NIL	165	561	204 m2 X 5W 1020 w Max.
204 m2	DOWN LIGHTS	12	33	NIL	396		
COVERED AREAS 4W/m2	BATTEN LIGHTS	15	7	NIL	105	177	27 m2 X 4W 108 w Max.
27 m2	DOWN LIGHTS	12	6	NIL	72		
GARAGE 3W/m2	BATTEN LIGHTS	15	-	NIL	-	108	50 m2 X 3W 150 w Max
50 m2	FLOURESCENTS	36	3	NIL	108		
TOTAL						846	1278

Lighting Timer	For corridor lighting	0.7
Motion Detector	**(a)** Where— **(i)** at least 75% of the area of a space is controlled by one or more motion detectors; or **(ii)** an area of less than 200 m2 is switched as a block by one or more detectors.	0.9
	(b) Where up to 6 lights are switched as a block by one or more detectors.	0.7
	(c) Where up to 2 lights are switched as a block by one or more detectors.	0.55
Manual Dimming System (Note 1)	Where not less than 75% of the area of a space is controlled by manually operated dimmers.	0.95
Programmable Dimming System. (Note 2)	Where not less than 75% of the area of a space is controlled by programmable dimmers.	0.85
Dynamic Dimming System (Note 3)	Automatic compensation for lumen depreciation.	The design lumen depreciation factor of not less than— **(a)** for fluorescent lights, 0.9; or **(b)** for high pressure discharge lights, 0.8.
Fixed Dimming (Note 4)	Where at least 75% of the area is controlled by fixed dimmers that reduce the overall lighting level and the power consumption of the lighting.	% of full power to which the dimmer is set divided by 0.95.

Notes:

1. Manual dimming is where lights are controlled by a knob, slider or other mechanism or where there are pre-selected scenes that are manually selected.

2. Programmed dimming is where pre-selected scenes or levels are automatically selected by the time of day, photoelectric cell or occupancy sensor.

3. Dynamic dimming is where the lighting level is varied automatically by a photoelectric cell to either proportionally compensate for the availability of daylight or the lumen depreciation of the lamps.

4. Fixed dimming is where lights are controlled to a level and that level cannot be adjusted by the user.

5. The illumination power density adjustment factor is only applied to lights controlled by that item. This adjustment factor does not apply to tungsten halogen or other incandescent sources.

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DRAWING TITLE:	**Lighting Plan**	DESIGN:	Troy Dawes DP-AD 574	JOB NO: 0000
CLIENT PROJECT:	Sample Dwelling Project	DWN BY:	Author	
ADDRESS:	Lot 1 Smith Street, Melbourne Vic 3000	DATE:	23/09/2014 2:28:49 PM	SHEET NO: 14
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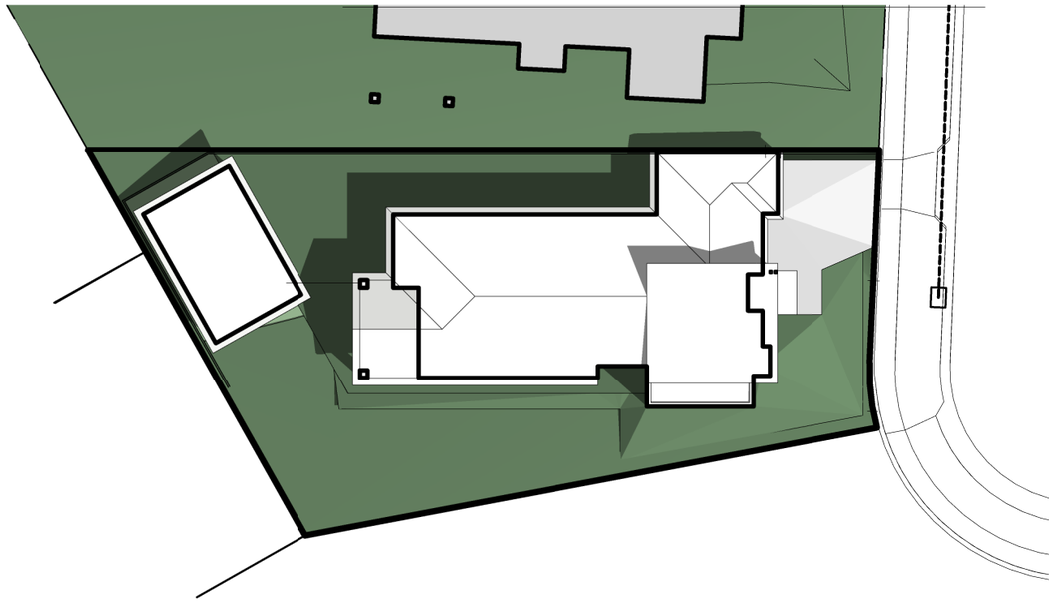


Shadow Plan - 10am

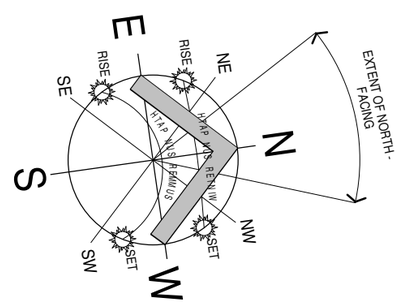
SCALE 1 : 375

Shadow Plan - 3pm

SCALE 1 : 375

Shadow Plan - Noon

SCALE 1 : 375



Rescode Legend:

SPOS	LOCATION OF NEIGHBOURING SECLUDED PRIVATE OPEN SPACE
POS	LOCATION OF RECREATIONAL PRIVATE OPEN SPACE
	LOCATION OF PRIVATE OPEN SPACE 25m2 MIN
	LOCATION OF IMPERMEABLE SUFACE(S)
HAB	LOCATION OF NEIGHBOURING HABITABLE ROOM WINDOW
NH	LOCATION OF NEIGHBOURING NON HABITABLE ROOM WINDOW

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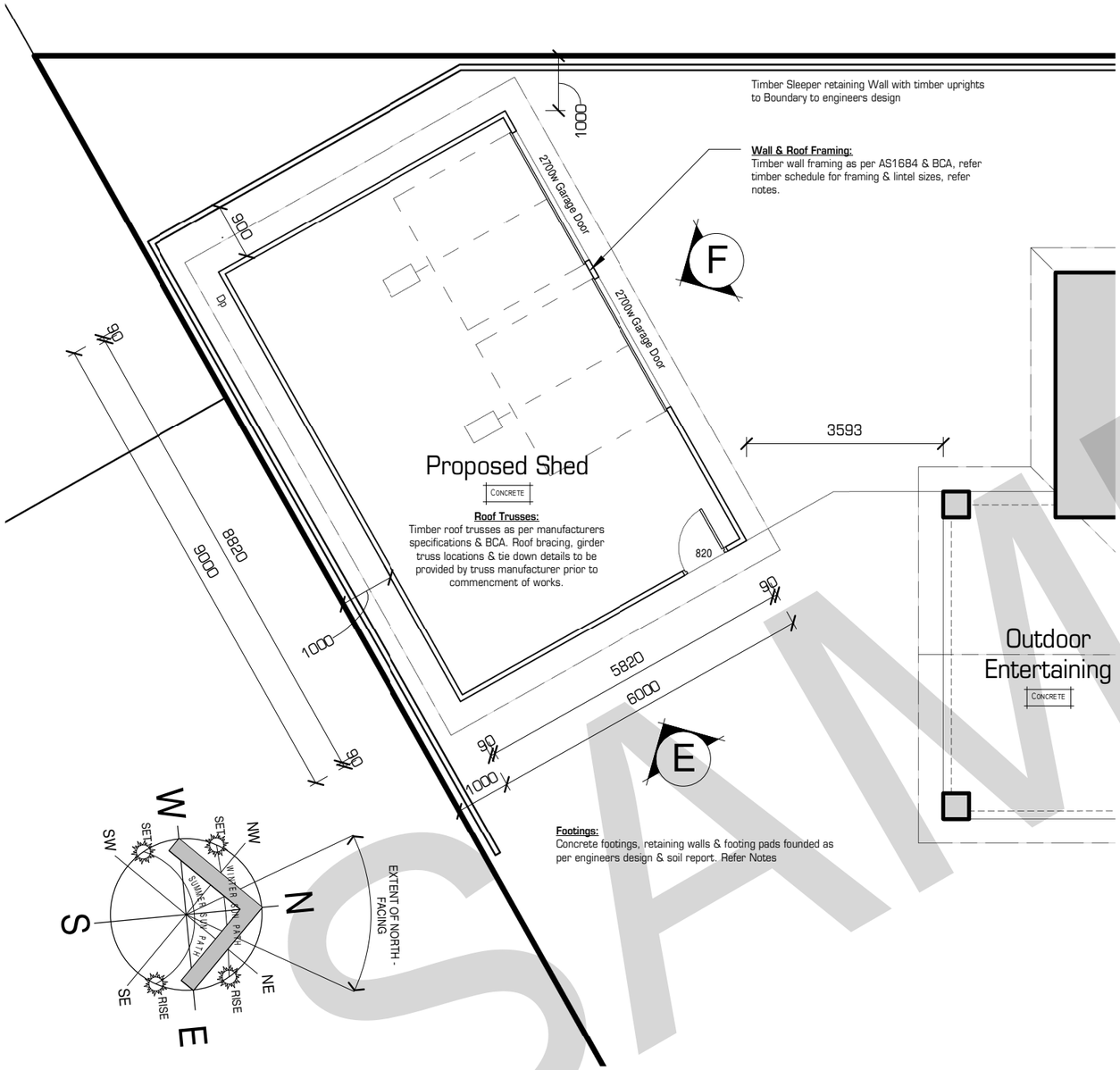
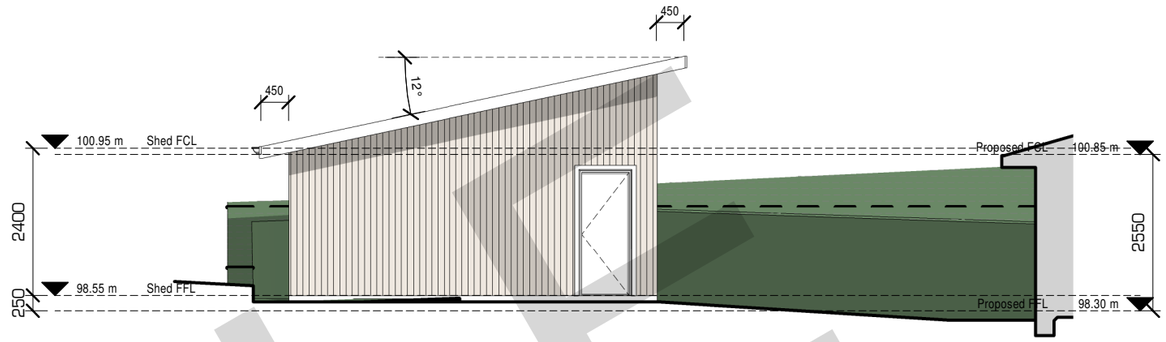
DRAWING TITLE:	**Shadow Diagrams**	DESIGN:	Troy Dawes DP-AD 574	JOB NO:	0000
CLIENT PROJECT:	Sample Dwelling Project	DWN BY:	Author		
ADDRESS:	Lot 1 Smith Street, Melbourne Vic 3000	DATE:	23/09/2014 2:28:53 PM	SHEET NO:	15
		SCALE:	As indicated		

ORIGINAL SHEET SIZE: A3 C:\Users\Troy Dawes\Troy Dawes Design\Total Systems Backup_Revit Backup\36 - 4 June 2014\sample - working Drawings (website) - A.rvt



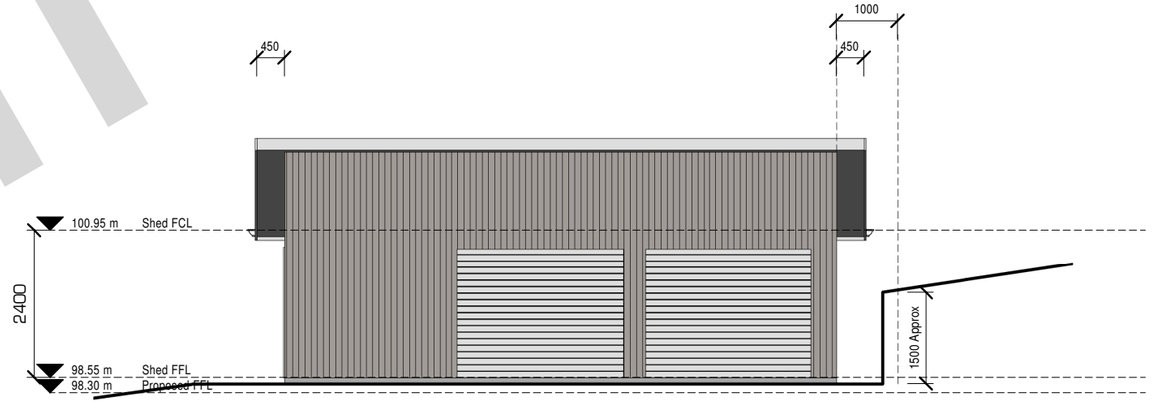
Proposed Floor Plan

SCALE 1 : 100



Elevation E (East)

SCALE 1 : 100



Elevation F (North)

SCALE 1 : 100

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DRAWING TITLE:	**Shed Details**	DESIGN:	Troy Dawes DP-AD 574
CLIENT PROJECT:	Sample Dwelling Project	DWN BY:	Author
ADDRESS:	Lot 1 Smith Street, Melbourne Vic 3000	DATE:	23/09/2014 2:28:55 PM
		SCALE:	1 : 100

JOB NO: 0000

SHEET NO: 16

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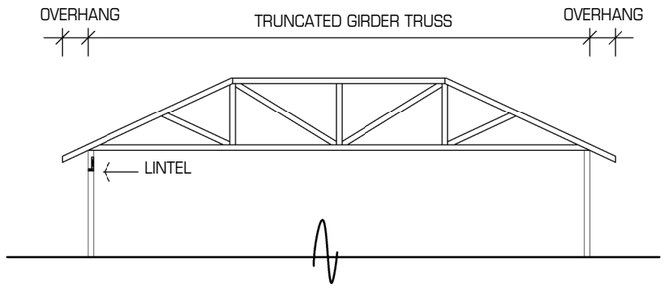
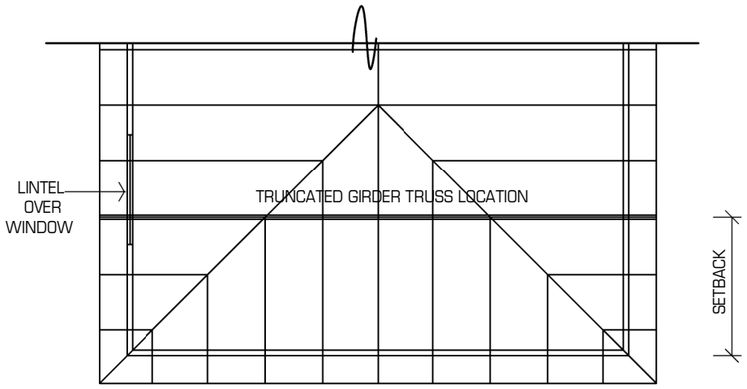
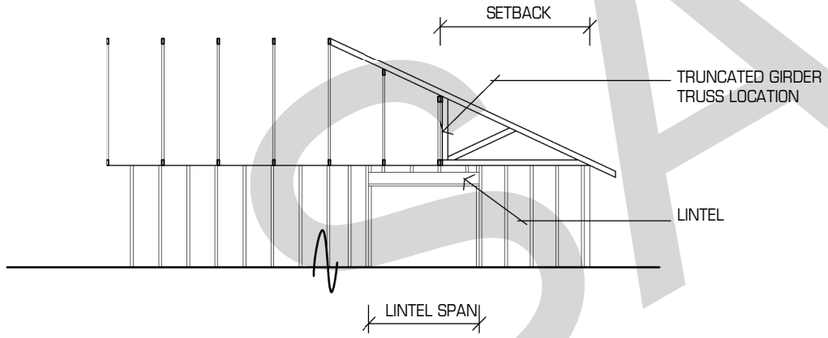


Section



Plan

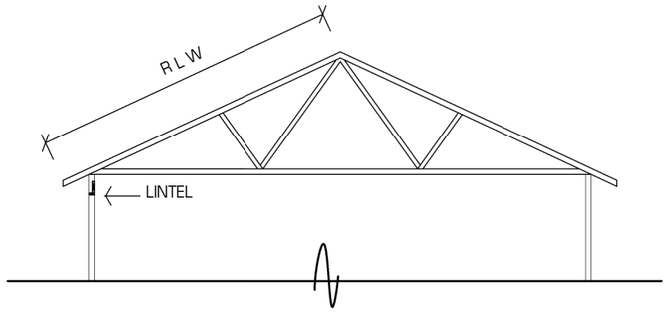


Elevation

Lintels

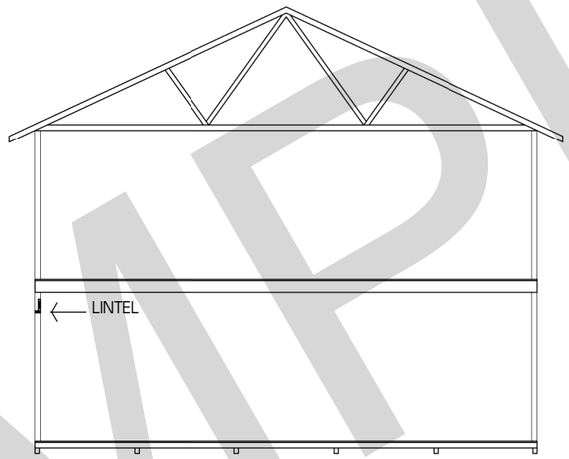
Supporting Girder Trusses

SCALE 1 : 100



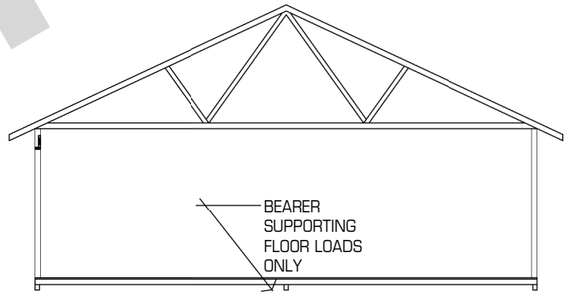
Truss Roof

SCALE 1 : 100



Lower Storey Lintels

SCALE 1 : 100



Bearers

Supporting Floor Loads Only

SCALE 1 : 100

Lintel Schedule: N1 / N2 Wind.

Supporting truncated girder truss (Hyspan)

2400 SETBACK

OPENING WIDTH (MM)	SHEET ROOF & CEILING TRUSS SPAN			TILE ROOF & CEILING TRUSS SPAN		
	6000	7500	9000	6000	7500	9000
UNDER 1500	130 X 36	130 X 36	130 X 36	150 X 45	150 X 45	170 X 45
1500 - 2099	170 X 36	170 X 45	170 X 45	200 X 45	200 X 45	200 X 63
2100 - 2700	200 X 45	200 X 45	200 X 45	240 X 45	240 X 63	240 X 63

3600 SETBACK

OPENING WIDTH (MM)	SHEET ROOF & CEILING TRUSS SPAN			TILE ROOF & CEILING TRUSS SPAN		
	9000	10500	12000	9000	10500	12000
UNDER 1500	150 X 36	150 X 36	150 X 45	170 X 45	200 X 45	200 X 45
1500 - 2099	200 X 45	200 X 45	200 X 63	200 X 63	240 X 45	240 X 63
2100 - 2700	200 X 63	200 X 63	240 X 63	300 X 45	300 X 63	300 X 63

NOTE:
FOR MINIMUM BEARING AREAS REFER TO TABLE 11 HYSPAN PAN TABLE BOOKLET.
TRUNCATED GIRDER TRUSS SHOULD BE LOCATED WITHIN THE MIDDLE THIRD OF THE LINTEL SPAN OTHERWISE SHEAR STRENGTH MAY BE EXCEEDED.

TILE ROOF - Supporting single storey or upper floor tile roof

OPENING WIDTH (MM)	MGP10 LINTEL SIZE (H X W)			F.17 KDHW LINTEL SIZE (H X W)			JAMB STUD 70 X 45 MGP10 UNO
	RLW 4500	RLW 6000	RLW 7500	RLW 4500	RLW 6000	RLW 7500	
900	2/90 X 45	140 X 45	2/120 X 45	90 X 45	2/90 X 35	120 X 35	2
1200	140 X 45	190 X 45	2/140 X 45	120 X 35	140 X 45	140 X 45	2
1500	190 X 45	240 X 45	2/190 X 45	140 X 45	190 X 35	190 X 35	2
1800	190 X 45	240 X 45	2/190 X 45	190 X 35	190 X 45	190 X 45	2
2100	240 X 45	240 X 45	2/190 X 45	190 X 45	240 X 35	240 X 35	2
2400	240 X 45	290 X 45	240 X 35	240 X 35	240 X 45	240 X 45	2
2700	290 X 45	2/290 X 45	2/240 X 45	240 X 45	290 X 45	290 X 45	3

REFER TABLE 18 AS1684.2 N3 SUPP. 8 - 2006

SHEET ROOF - Supporting single storey or upper

OPENING WIDTH (MM)	MGP10 LINTEL SIZE (H X W)			F.17 KDHW LINTEL SIZE (H X W)			JAMB STUD (70 X 45 MGP10 UNO)
	RLW 4500	RLW 6000	RLW 7500	RLW 4500	RLW 6000	RLW 7500	
900	90 X 45	90 X 45	120 X 45	90 X 35	90 X 35	90 X 35	2
1200	120 X 45	120 X 45	140 X 45	90 X 45	90 X 45	120 X 35	2
1500	120 X 45	140 X 45	190 X 45	120 X 35	120 X 35	120 X 45	2
1800	140 X 45	190 X 45	190 X 45	120 X 45	140 X 45	140 X 45	2
2100	190 X 45	190 X 45	190 X 45	140 X 45	190 X 35	190 X 35	2
2400	190 X 45	240 X 45	240 X 45	190 X 35	190 X 45	190 X 45	2
2700	240 X 45	240 X 45	290 X 45	190 X 35	190 X 45	240 X 45	2

REFER TABLE 17 AS1684.2 N3 SUPP. 8 - 2006

Brick lintels (for support of brickwork only)

BRICKWORK AS FOLLOWS:
UNLESS NOTED OTHERWISE, ANGLE LINTELS ARE TO BE PROVIDED UNDER EACH SKIN OF

FOR SPANS UP TO 1000mm = 100 x 6 M.S. FLAT PLATE FOR SPANS UP TO 1500mm	90 x 90 x 8 M.S
ANGLE FOR SPANS UP TO 2000mm	100 x 100 x 8 M.S.
ANGLE FOR SPANS UP TO 2500mm	150 x 90 x 8 M.S.
ANGLE FOR SPANS UP TO 3000mm	150 x 90 x 10 M.S.

ANGLE ALL LINTELS TO BE SUPPLIED 300MM LONGER THAN CLEAR OPENINGS. ALL EXPOSED LINTELS TO BE HOT DIP GALVANISED IN ACCORDANCE WITH AS.1650.

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DRAWING TITLE:	**Lintel Schedule**	DESIGN:	Troy Dawes DP-AD 574	JOB NO: 0000
CLIENT PROJECT:	Sample Dwelling Project	DWN BY:	Author	
ADDRESS:	Lot 1 Smith Street, Melbourne Vic 3000	DATE:	23/09/2014 2:28:57 PM	SHEET NO: 17
		SCALE:	1 : 100	

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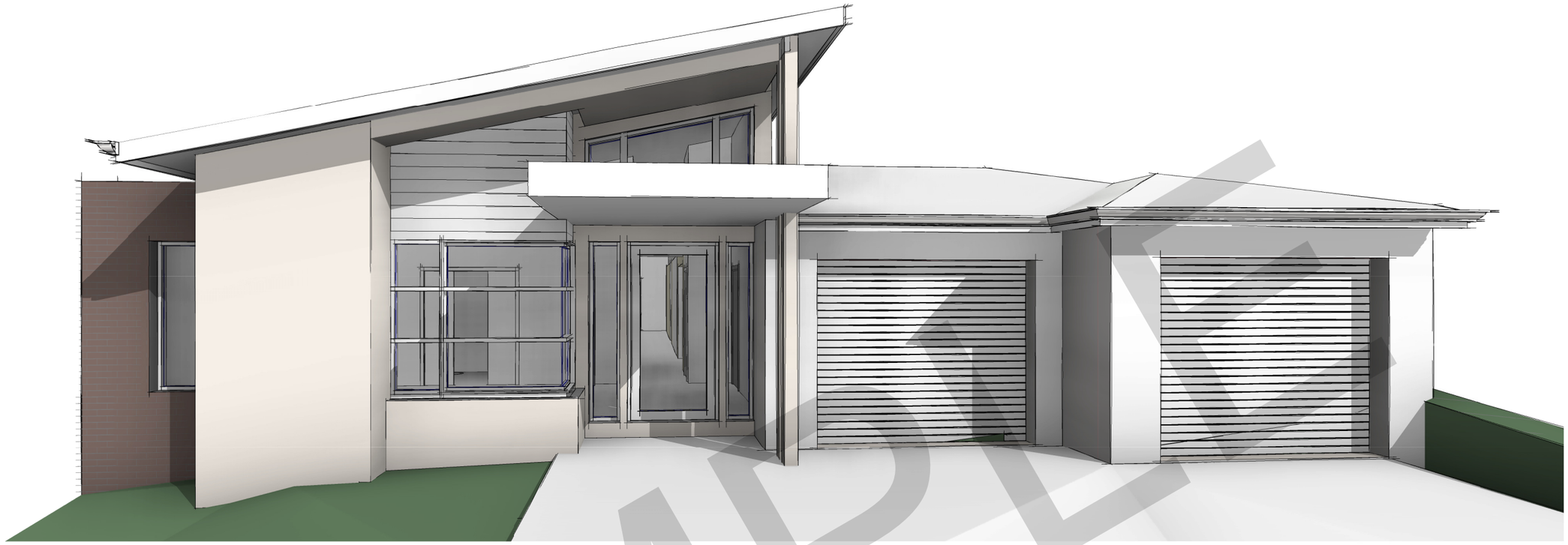

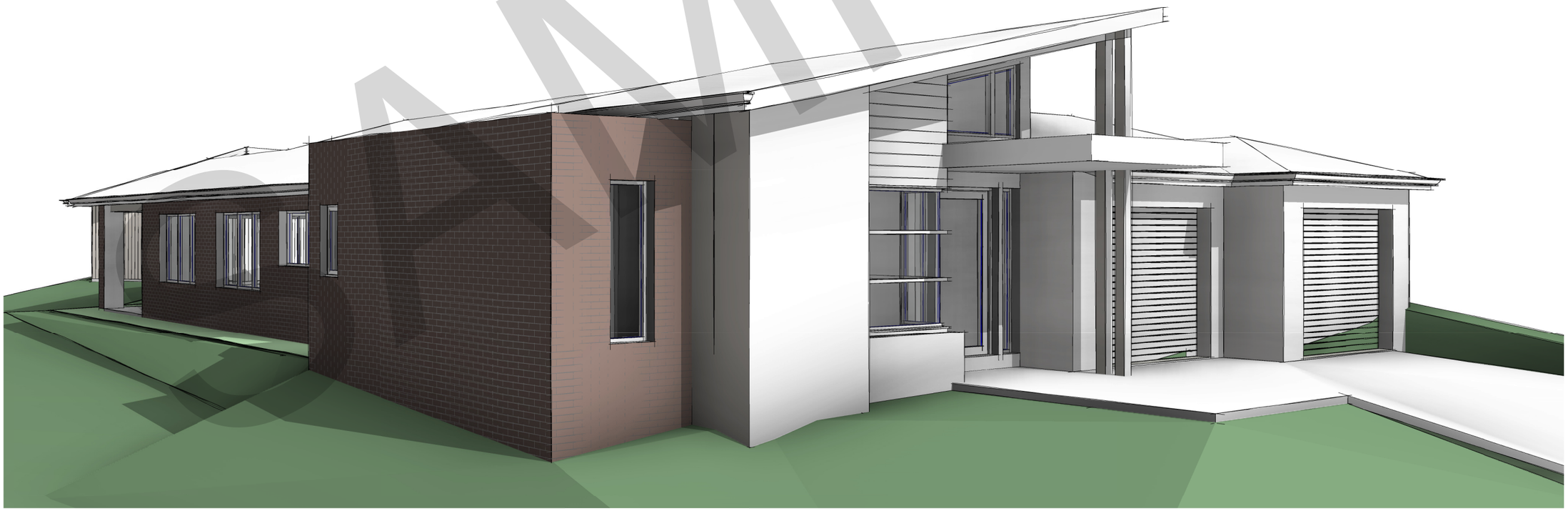

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DRAWING TITLE:	**Perspectives**	DESIGN:	Troy Dawes DP-AD 574	JOB NO: 0000
CLIENT PROJECT:	Sample Dwelling Project	DWN BY:	Author	
ADDRESS:	Lot 1 Smith Street, Melbourne Vic 3000	DATE:	23/09/2014 2:29:05 PM	SHEET NO: 18
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