

General Notes for Residential Works

Revised May 2022

General Notes (NCC 2022 BCA Vol 2)

- All materials and work practices shall comply with, but not limited to the Building Regulations 2018, National Construction Code Series 2022 Building Code of Australia Vol 2 and all relevant current Australian Standards (as amended) referred to there in.
- Unless otherwise specified, the term BCA shall refer to National Construction Code Series 2022 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 8 for Class 1 and 10 Buildings within a design wind speed of not more than N3; and
 - NCC 2022 BCA Vol 1 Part B1D4 for Class 2 and 9 Buildings.
- Waterproofing of wet areas, being bathrooms, showers, shower rooms, laundries, sanitary compartments and the like shall be provided in accordance with AS 3740-2010: Waterproofing of Domestic Wet Areas.
- These Drawings shall be read in conjunction with any House Energy Rating (HERS) report and shall be constructed in accordance with the stamped plans endorsed by the accredited Thermal Performance Assessor without 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.
- All treads, landings and the like to 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.
- Provide barriers where change in level exceeds 1000mm above the surface beneath landings, ramps and/or treads. Barriers (other than tensioned wire barriers) to be:
 - 1000mm min. above finished surface level of balconies, landings or the like, and
 - 865mm min. above finished surface level of stair nosing or ramp, and
 - Vertical with less than 125mm gap between, and
 - Any horizontal element within the barrier between 150mm and 760mm above the floor must not facilitate climbing where changes in level exceeds 4000mm above the surface beneath landings, ramps and/or treads. Wire barrier construction to comply with NCC 2022 BCA Part 11.3.6 for Class 1 and 10 Buildings and NCC 2022 BCA Volume 1 Part D3D17 for other Classes of Buildings.
- Top of hand rails to be minimum 865mm vertically above stair nosing and floor surface of ramps.
- Window sizes nominated are nominal only. Actual size may vary according to manufacturer. Windows to be flashed all around. Where the building (excludes a detached Class 10) is located in a termite prone area the building is to be provided with a termite management system.
- Concrete stumps:
 - up to 1400mm long to be 100mm x 100mm (1 No. H.D. Wire)
 - 1401mm to 1800mm long to be 100mm x 100mm (2 No. H.D. Wires)
 - 1801mm to 3000mm long to be 125mm x 125mm (2 No. H.D. Wires)
 - 100mm x 100mm stumps exceeding 1200mm above ground level to be braced where no perimeter base brickwork provided.
- Buildings in marine or other exposure environments shall have masonry units, mortar and all built in components and the like complying with the durability requirements of Table 4.1 of AS 4773.1-2015 'Masonry in small buildings' Part 1: Design.
- All stormwater to be taken to the legal point of discharge to the Relevant Authorities approval.
- These drawings shall be read in conjunction with all relevant structural and all other consultants' drawings/ details and with any other written instructions issued in the course of the contract.
- Site plan measurements in metres – all other measurements in millimetres unless noted otherwise.
- Figured dimensions take precedence over scaled dimensions.
- The Builder shall take all steps necessary to ensure the stability and general water tightness of all new and/or existing structures during all works.
- The Builder and Subcontractors shall check and verify all dimensions, setbacks, levels and specifications and all other relevant documentation prior to the commencement of any works. Report all discrepancies to this office for clarification.
- Installation of all services shall comply with the respective supply authority requirements.
- 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 [A T ARCD DESIGN PTY LTD] 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 Client and/or the Client's Builder shall not modify or amend the plans without the knowledge and consent of [A T ARCD DESIGN PTY LTD] except where a Registered Building Surveyor makes minor necessary changes to facilitate the Building Permit application and that such changes are promptly reported back to [A T ARCD DESIGN PTY LTD].
- 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. All variations must be accepted by all parties to the agreement and where applicable the Relevant Building Surveyor prior to implementing any variation.
- (soil classification relocated)

STORMWATER

- [Insert stormwater size] mm DIA. Class 6 UPVC stormwater line laid to a minimum grade of 1:100 and connected to the legal point of stormwater discharge. Provide inspection openings at 900mm C/C 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 unreinforced concrete or paved driveways
 - 75mm under reinforced concrete driveways

SITE ENVIRONMENT DESIGN INFORMATION

Site Bushfire Attack Assessment (simplified method)

Reference document 'AS 3959-2009 construction of buildings in bush fire prone areas'

- Relevant Fire Danger Index (FDI)-[Insert]
- Predominate vegetation:- Classification-[Insert vegetation classification]
- Type-[Site Vegetation Insert TYPE]
- Distance of site from predominate vegetation-[Insert]
- Effective slope of land-[Insert]
- Determination of Bushfire Attack Level (BAL)-[Insert BAL]

Site Classification

- Site classification as Class:
- Refer to soil report No:
- By:

Design Gust Wind Speed / Wind Classification

Building tie-downs to be provided in accordance with AS1684-2010 for an assumed design gust wind speed / wind classification of [Insert wind speed or wind classification] (subject to confirmation on site by Relevant Building Surveyor at first inspection) refer to AS1684 for construction requirements.

- Stormwater drainage to be in accordance with AS3500.3.
- Gutters & downpipes to be installed in accordance with AS3500.5.
- Wall claddings and metal roof coverings to be in accordance with AS156.1-2022 and AS1562.2-2022.
- Balcony waterproofing membrane materials and installation to be in accordance with AS4654.1-2012 and AS4654.2-2012.

All openable windows serving a bedroom with a fall greater than 2000mm from FFL to the surface below are to be provided with a device capable of restricting the window opening to a maximum of 125mm and resist an outward horizontal force of 250N. Window openings above 1700mm from finished floor level are not required to be restricted.

Where open showers (i.e. frameless/semi-frameless) are proposed, the bathroom floor is required to be graded to the floor waste, with grade between 1:60-1:80, where located within 1500mm of the shower rose. Confirm on plans shower rose, drains and grades on all floor plans or provide typical detail illustrating compliance (AS3740 Figures 3.1A, 3.5, C1 & C2 - Figure C2 in particular)

PROVIDE WALL TIES TO BRICKWORK AT MAX 600mm CTRS, IN EACH DIRECTION & WITHIN 300mm OF ARTICULATION JOINTS AS PER SOIL REPORT & ENGINEERS COMPUTATIONS.

SUB FLOOR VENTILATION OPENINGS IN EXTERNAL AND INTERNAL WALLS CLEARANCE BETWEEN THE UNDERSIDE OF BEARERS TO FINISHED GROUND LEVEL MUST CONFORM WITH THE RELEVANT CLAUSES OF THE BUILDING CODE OF AUSTRALIA 2018. REFER TO SOIL REPORT & ENG'S COMPUTATIONS.

EXACT LOCATION OF WATER METER, GAS METER, METER BOX, FUSE BOX, HOT WATER UNIT, HEATING UNITS TO BE DETERMINED ON SITE WITH THE RELEVANT AUTHORITIES.

LIGHT FITTINGS AND SWITCHES GENERALLY TO BE EQUALLY SPACED AND CENTERED OR AS INDICATED.

LAUNDRIES, BATHROOMS, ENSUITS AND POWDER ROOMS THAT ARE NOT NATURALLY VENTILATED, SHALL BE PROVIDED WITH MECHANICAL VENTILATION, TO National Construction Code Series 2019 Building Code of Australia Volume 2, AND LOCAL GOVERNMENT'S VENTILATION CODE.

CHIMNEYS OR FLUES SHALL EXTEND 300mm ABOVE ANY PART OF A BUILDING WITHIN A HORIZONTAL DISTANCE OF 3.6m.

IF THE THRESHOLD SILL OF THE DOORWAY IS GREATER THAN 190mm ABOVE THE FINISHED SURFACE OF THE GROUND TO WHICH THE DOORWAY OPENS, A LANDING SHALL BE PROVIDED NO LESS THAN THE WIDTH OF THE DOOR LEAF.

SMOKE DETECTERS SHALL BE A 240V SELF CONTAINED SMOKE ALARM OR EQUIVALENT, CONNECTED TO THE CONSUMER POWER MAINS IN ACCORDANCE WITH AS 3786. AND BE INTERCONNECTED AS PER A.S. 2014

THE SITE SHALL BE ADEQUATELY FENCED OFF DURING CONSTRUCTION TO PREVENT PUBLIC ACCESS.

NO PART OF THE BUILDING SHALL PROJECT BEYOND THE BOUNDARY LINE I.E. INCLUDING MOULDS, ARCHITECTURAL FEATURES AND THE LIKE (FOOTINGS, AG DRAINS, ECT).

RAINWATER HEADS, FASCIAS, GUTTERS, DOWN PIPES AND THE LIKE WITHIN 450mm OF THE BOUNDARY SHALL BE CONSTRUCTED OF NON COMBUSTABLE MATERIAL.

OPENINGS IN EXTERNAL WALLS WITHIN 900mm FROM THE SIDE FACING BOUNDARY REQUIRE TO BE PROTECTED, I.E. WINDOWS SHALL BE FIXED, FIRE RATED WINDOWS NO LESS THAN 60/60/60 SAFTY GLAZING TO BE USED IN THE FOLLOWING CASES:

- ALL ROOMS - WITHIN 500mm VERTICAL OF FLOOR LEVEL
- BATHROOMS - WITHIN 2000mm VERTICAL FROM BATH BASE
 - WITHIN 500mm HORIZONTAL FROM BATH/SHOWER TO SHOWER DOORS, SHOWER SCREENS AND BATH ENCLOSURES
- LAUNDRY - WITHIN 1200mm VERTICAL FROM FLOOR LEVEL AND /OR WITHIN 300mm VERTICAL OF TROUGH
- DOORWAYS - WITHIN 300mm HORIZONTAL FROM ALL DOORS
- ENSUITE - AS FOR (2)

The Building Code of Australia (BCA) requires all new class 1a dwellings to be provided with either:


- 2000 Litre Rainwater Tank connected to all sanitary flushing facilities or;
- Solar Hot Water Service

*The rainwater tank must have a minimum capacity of 2000 litres and have a roof

Catchment area of at least 50 square metres.

**The solar hot water unit must achieve an energy efficiency level of 60%.

PROPOSED EXTENSION TO EXISTING BUILDING@ 80 DAWSON ST, BRUNSWICK FOR ISMET CEYLAN

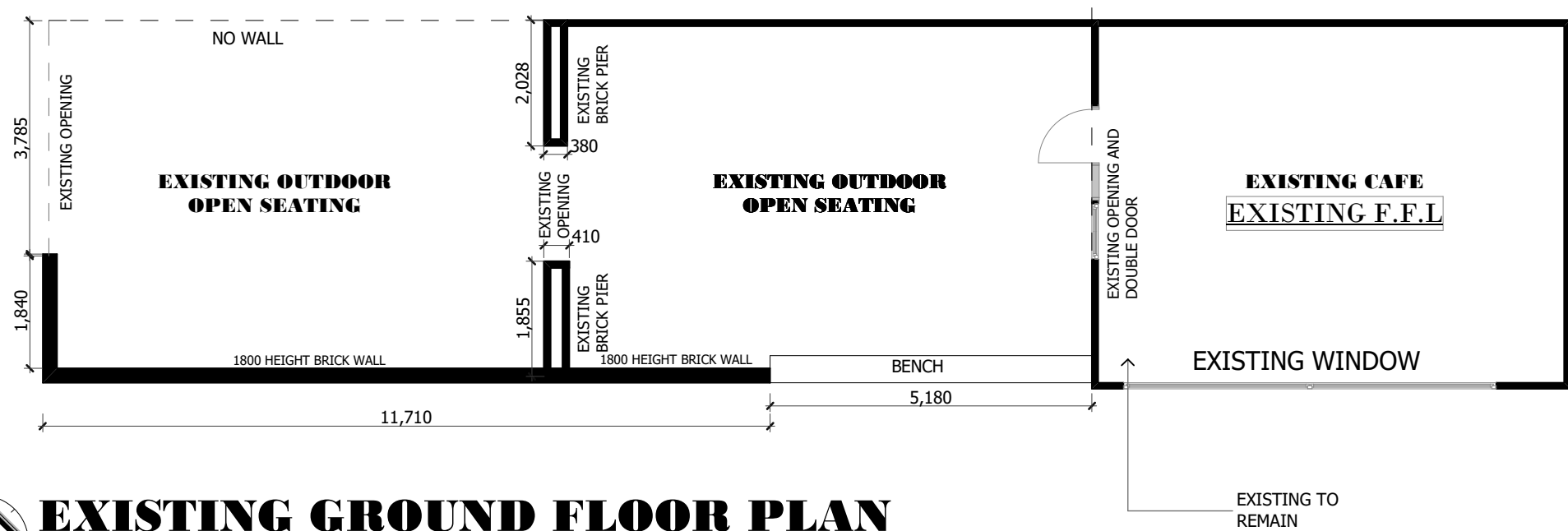
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	Do not scale: Contractors must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the superintendent before manufacture. Any extra entailed in work shown on this drawing must be claimed and approved before proceeding	ROOF AND STRUCTURE COVER 80 DAWSON ST, BRUNSWICK				JOB NO:	422
		CLIENT				SCALE:	AS NOTED
		ISMET CEYLAN				DRAW:	
		PROPRIETOR			DATE:	10.12.2024	
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GENERAL LEGEND	
	DENOTE LIFT OFF / REMOVABLE HINGES: IF CENTER OF THRESHOLD IS LESS THAN 1.2M FROM FRONT EDGE OF SANITARY FITTINGS
SD	DENOTE SMOKE ALARM HARD WIRED & INTERCONNECTED TO MAINS WITH BACKUP BATTERY AS PER B.C.A REQUIREMENTS
EF	DENOTE EXHAUST FAN, MECHANICAL VENTILATION FROM ENS, POWDER ROOM AND L'DRY TO BE DUCTED TO OUTSIDE AIR
AJ	DENOTE ARTICULATION JOINT IN BRICKWORK @ 5000 MAX. SPACING & AS PER SOIL REPORT
C/S	CAVITY SLIDING DOOR
SL	SLIDING DOOR
BFD	BI-FOLD DOOR
DP	DENOTE LOCATION OF DOWNPIPE TO BE CONNECTED TO SWD SYSTEM
DPS	DENOTE LOCATION OF DOWNPIPE WITH SPREADER
GH	DENOTE LOCATION OF GAS HEATER
FP	DENOTE LOCATION OF FIRE PLACE
FFL	DENOTE FINISHED FLOOR LEVEL (AHD)
FGL	DENOTE FINISHED GROUND LEVEL (AHD)
	DENOTE 100mm UPVC SWD TO BE CONNECTED TO LEGAL POINT OF DISCHARGE (LPD) AND TO THE APPROVAL OF THE RELEVANT LOCAL AUTHORITY

AREA ANALYSIS

GROUND FLOOR: 142.97M²

TOTAL: 142.97M² 60.22sq



EXISTING GROUND FLOOR PLAN

SCALE 1:100

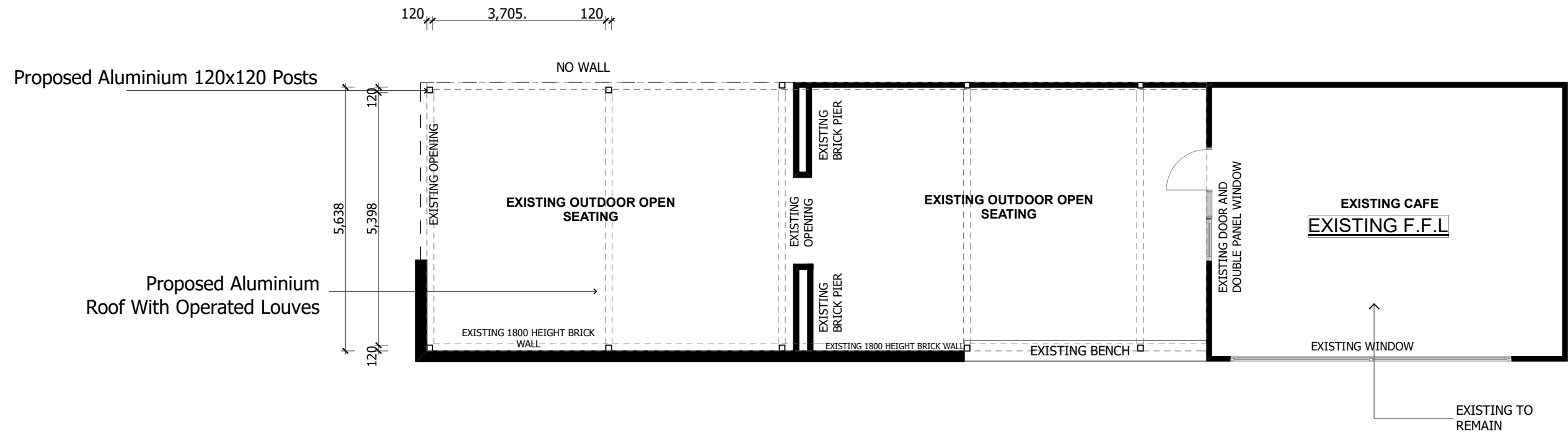
NOTE: AS PER MANUFACTURERS DESIGN

NOTE: AREA OF CONCERN STRICTLY TO PROPOSED ROOF AND POSTS

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GENERAL LEGEND	
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SD	DENOTE SMOKE ALARM HARD WIRED & INTERCONNECTED TO MAINS WITH BACKUP BATTERY AS PER B.C.A REQUIREMENTS
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AREA ANALYSIS		
GROUND FLOOR:	142.97M ²	
TOTAL:	142.97M ²	60.22sq




PROPOSED GROUND FLOOR PLAN





SCALE 1:100

NOTE: AS PER MANUFACTURERS DESIGN

NOTE: AREA OF CONCERN STRICTLY TO PROPOSED ROOF AND POSTS

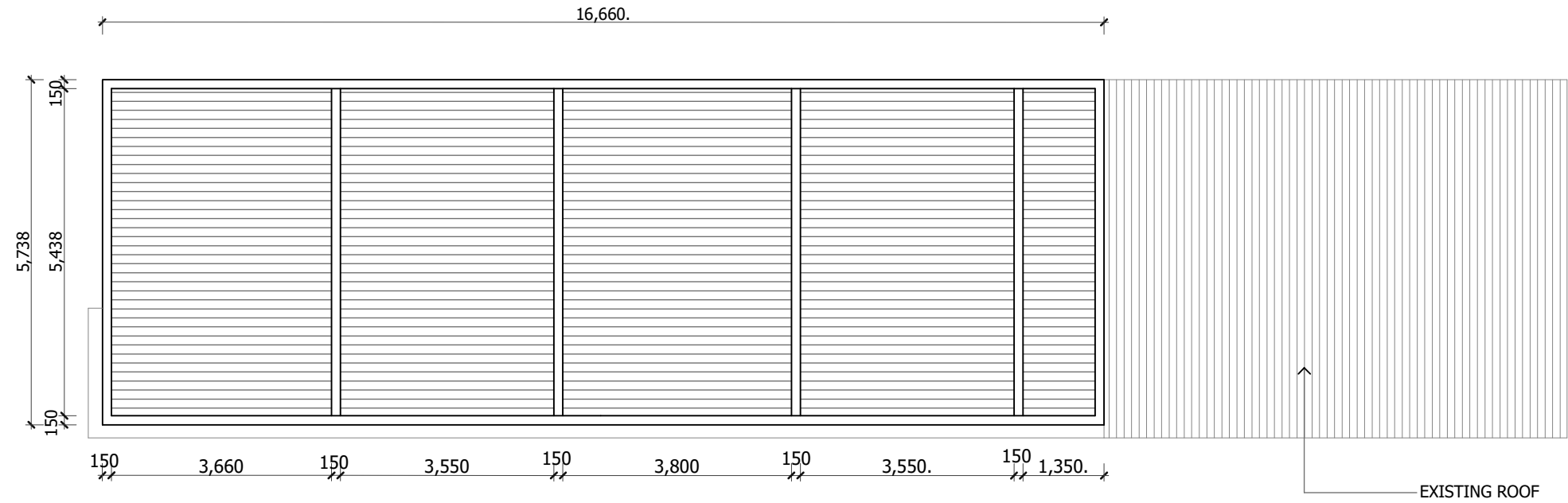
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GENERAL LEDGEND

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TOTAL:	142.97M² 60.22sq




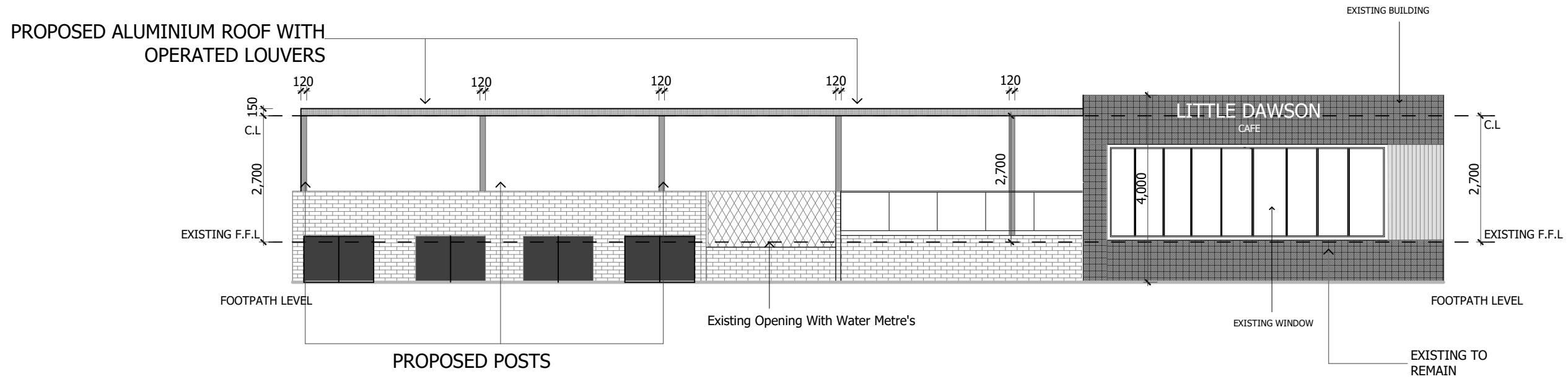
PROPOSED ROOF PLAN

SCALE 1:100

NOTE: AS PER MANUFACTURERS DESIGN

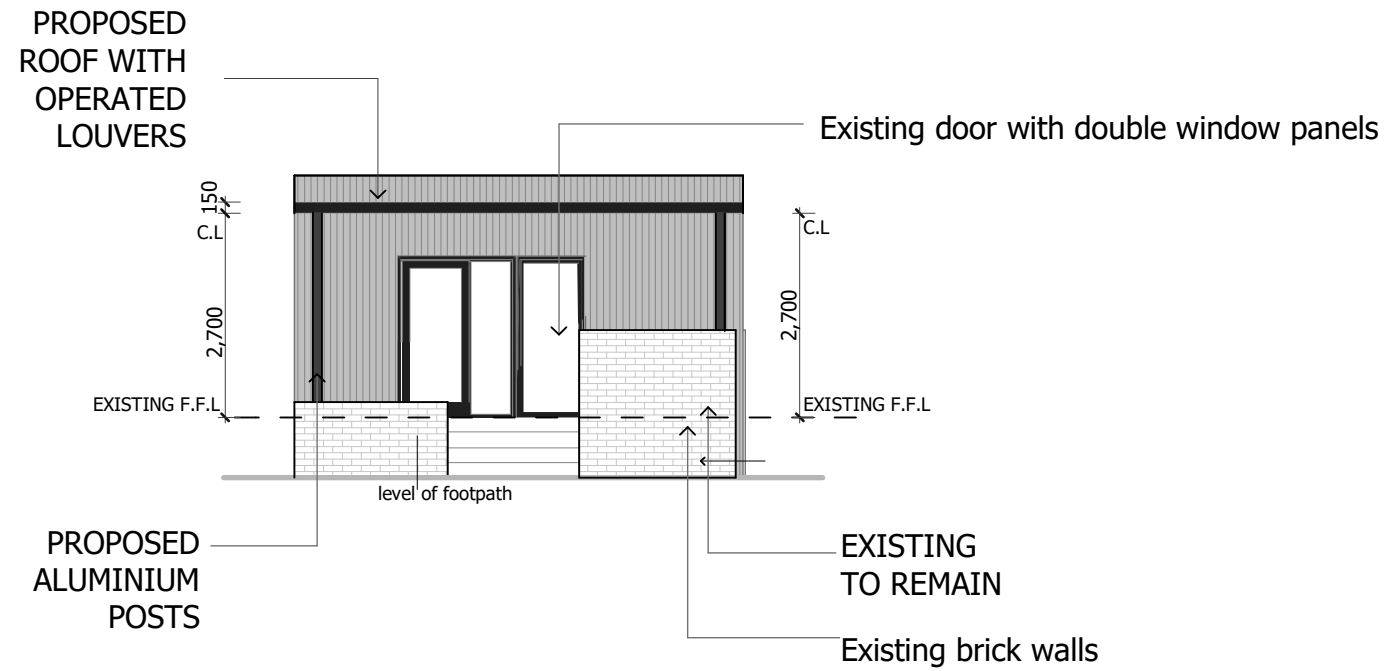
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SOUTH ELEVATION

SCALE 1:100



WEST ELEVATION

SCALE 1:100

MATERIALS



ALUMINIUM STRUCTURE IN (BASALT)

NOTE: AS PER MANUFACTURERS DESIGN

NOTE: AREA OF CONCERN STRICTLY TO PROPOSED ROOF AND POSTS

NOTE: EXISTING CEILING HEIGHTS ARE APPROX AND NEED TO BE CONFIRMED FOR PROPOSED STRUCTURE



NOTES:

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