

GENERAL NOTES

ENERGY NOTES

CONVEYOR TO COMPLY WITH COUNCIL SPECIFICATIONS AND REGULATIONS
 ALL WORKS AND MATERIALS TO COMPLY WITH BUILDING CODE OF AUSTRALIA AND LOCAL GOVERNMENT REQUIREMENTS
 DRAWINGS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORKS
 DO NOT SCALE DRAWINGS
 FIGURED DIMENSIONS MUST BE USED

CONTRACTORS MUST CHECK LEVELS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS
 LEVELS ARE INDICATIVE ONLY AND MUST VARY AT TIME OF CONSTRUCTION
 WINDOW SIZES AS SHOWN HAVE BEEN ROUNDED TO A GENERAL DIMENSION AND MUST VARY SLIGHTLY TO MAKERS SPECIFICATION OR SIZES

THESE DRAWINGS SHALL BE USED IN CONJUNCTION WITH ALL ENGINEERS DRAWINGS OR WRITTEN SPECIFICATION ISSUED DURING THE COURSE OF THE CONTRACT AND DISCREPANCY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR PROCEEDING WITH WORKS

SUBSTITUTION OF STRUCTURAL SIZES SHALL BE THE RESPONSIBILITY OF THE DESIGNER AND MUST BE APPROVED BY THE DESIGNER PRIOR TO COMMENCEMENT OF WORKS

THE BUILDER SHALL ENSURE THAT A STABLE CONDITION AT ALL TIMES DURING CONSTRUCTION

THE BUILDER SHALL CHECK THE CONDITION OF ALL EXISTING ADJOINING STRUCTURES ADJACENT TO THE WORK TO ENSURE THAT NEW WORK DOES NOT HAVE ANY ADVERSE EFFECTS

THE BUILDER SHALL COMPLY WITH ALL STATE AND LOCAL REGULATIONS RELATING TO PROTECTION AGAINST PEST INFESTATION (TERMITES ETC.)

TERMITE PROTECTION TO BE IN ACCORDANCE WITH BCA 3.1.3 & AS3660.1-2001

MASONRY CONTROL JOINTS TO BE PROVIDED AT 800MM MAXIMUM SPACING

TIMBER SIZES TO BE IN ACCORDANCE WITH AS 1684 NATIONAL TIMBER FRAMING CODE WEATHERPROOFING TO BE IN ACCORDANCE WITH RELEVANT BUILDING CODES

FOOTINGS AND RAFTS TO BE IN ACCORDANCE WITH AS 2870-2011

WHERE A LANDING IS AT A HEIGHT OF 1000MM OR MORE ABOVE FINISHED FLOOR LEVEL, THE LANDING SHALL BE PROVIDED ABOVE FINISHED FLOOR LEVEL

ALL TRAPS LOCATED AT FRONT OF DWELLING TO BE SECURED TO A WALL OR FENCE
 PRIOR TO ANY EXCAVATION OR CONSTRUCTION THE RESPONSIBLE AUTHORITY SHOULD BE CONTACTED TO LOCATE POSSIBLE UNDERGROUND SERVICES
 SITE TO BE DRAINED TO THE SATISFACTION OF THE BUILDING SURVEYOR

100MM DIA. CLASS 6 UPVC STORMWATER LINE LAID TO MINIMUM FALL TO A GENERAL POINT OF DISCHARGE
 PROVIDE INSPECTION OPENINGS @ 900MM C/C AND AT EACH CHANGE OF DIRECTION
 DRAIN TRAPS SHALL NOT BE COVERED LESS THAN 100MM UNDER SOIL
 - 50MM UNDER PAVED OR CONCRETED AREAS
 - 100MM UNDER DRIVEWAYS

COMPETE LAYOUT MUST VARY ON BUILDING SURVEYOR / COUNCIL DRAWING IF NECESSARY

SEWERAGE TO BE CONNECTED TO MAIN SEWER LINE AT POINT OF DISCHARGE
 SEWER PIPE LAYOUT MAY BE ALTERED IF DENIED NECESSARY BY RESPONSIBLE AUTHORITY

DOWNPIPES TO BE AT 1200MM MAXIMUM SPACING UNLESS DENOTED OTHERWISE
 ALL STAIRWAYS TO COMPLY WITH BCA PART 3.9

EARTHWORKS MUST BE IN ACCORDANCE WITH RELEVANT BCA CODES

TRUSSES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS

SMOKE ALARMS TO BE POSITIONED FINISHED SURFACE LEVEL TO FALL AWAY FROM BUILDINGS @ 120 TO PREVENT FLOODING

NON SLIP SURFACES TO BE PROVIDED TO ALL EXTERNAL PAVED AREAS

RAINWATER COLLECTION VIA DOWN PIPES & RAIN WATER TANKS OVER FLOW TO BE CONNECTED TO APPROVED LEGAL POINT OF DISCHARGE

PROVIDE GAS DRAINS & SILT PITS TO BASE OF ALL EXCAVATIONS
 BACK FILLER CAVITY TO BE NO LESS THAN 25MM

SLID FLOOR VENTILATION TO COMPLY WITH BCA 3.1.2
 - PROVIDE VENTILATION TO LOWEST FRAMING MEMBER OR CLEARANCE TO MANUFACTURERS SPECIFICATIONS
 - INTERNAL VENTS TO SUB-FLOOR @ MIN 750MM

DOORS TO ANY TOILET MUST BE REMOVABLE FROM THE SITE WHERE CONSTRUCTION IS PROGRESSING
 THE DOWNWAY BY PROVIDING LIFT OFF HANDLES & DOOR HANDLE & 20MM GAP TO TOP OF DOOR & DOUBLE STOP

NOTE - ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO, THE NATIONAL CONSTRUCTION CODE & ALL RELEVANT AUSTRALIAN STANDARDS (AS APPROVED) REFERRED TO THEREIN

TRUS MANUFACTURERS SPECIFICATIONS TO BE PROVIDED PRIOR TO THEIR ERECTION AND SUPPORTING CONCRETE FLOORS TO BE DESIGNED BY TRUSS MANUFACTURER AND/OR STRUCTURAL ENGINEER
 IF STRUCTURAL DESIGN WAS PROVIDED THE DESIGN ENGINEER LOADBEARING POINTS AS REQUIRED

ALL WATER PIPES SET INTO CONCRETE TO BE SLEEVED TO ALLOW FREE MOVEMENT OF PIPES

GLAZING, INCLUDING SAFETY GLAZING, SHALL BE INSTALLED TO A MINIMUM HEIGHT OF 900MM ABOVE FINISHED FLOOR LEVEL
 - BCA PART 3.6 FOR CLASS 1 & 10 BUILDINGS WITH A DESIGN WIND SPEED OF NOT MORE THAN 100 KPH
 - BCA PART D1.4 FOR CLASS 2 & 9 BUILDINGS
 - AS 1288-2006
 - AS 2047-1994

WATERPROOFING OF WET AREAS, BATHING BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, AND TUBS SHALL BE PROVIDED IN ACCORDANCE WITH AS 3740-2010
 WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS

LAUNDRY, BATHROOMS, ENSUITES & POWDER ROOMS THAT ARE NOT NATURALLY VENTILATED TO BE PROVIDED WITH MECHANICAL VENTILATION

IF A SILL THRESHOLD OF A DOORWAY IS GREATER THAN 100MM HIGH ABOVE THE FINISHED SURFACE BELOW, A LANDING SHALL BE PROVIDED NOT LESS THAN THE WIDTH OF THE DOOR LEAF
 THE SITE SHALL BE ADEQUATELY FENCED OFF TO PREVENT PUBLIC ACCESS DURING CONSTRUCTION

NO PART OF THE BUILDING SHALL PROTRUDE BEYOND THE TITLE BOUNDARY LINE, INC. MOULDS, ARCHITECTURAL FEATURES & THE LINE

RAINWATER HEADS, FASCIAS, GUTTERS & DOWNPIPES WITHIN 450MM OF THE TITLE BOUNDARY SHALL BE OF NON COMBUSTIBLE MATERIALS

OPENINGS IN EXTERNAL WALLS WITHIN 900MM OF THE TITLE BOUNDARY LINE TO BE PROVIDED IN ACCORDANCE WITH BCA FIRE RATING REGULATIONS

ALL PAD FOOTINGS MUST PENETRATE ANY FILLING AND SILT TO BE PROVIDED TO THE DEPTH OF 500MM (OR AS REQUIRED BY THE RECOMMENDATIONS) AND FOOTINGS SHALL BE TAKEN 100MM INTO THE NATURAL UNDERLYING MATERIAL

BUILDER TO VERIFY ALL SUB FLOOR FRAMING PRIOR TO ANY COMMENCEMENT

TREES SHOULD BE NO CLOSER THAN 75% OF THEIR MATURE HEIGHT AWAY FROM FOUNDATION MATERIAL TO BE VERIFIED TO BE CONSISTANT WITH SOIL REPORT WHEN EXCAVATED
 PRIOR TO COMMENCEMENT OF CONSTRUCTION

ALL PLANS MUST BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS AND GEOTECHNICAL REPORT
 WHERE TREES ARE TO REMAIN ON SITE OR ADJOINING PROPERTY, THE FOOTING SYSTEM MUST BE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF APPENDIX A AND B OF THE CURRENT FOUNDATION AND FOOTING SOCIETY (VIC) INC.

2/90 X 45 TOP PLATES - 7500 MAX RLW
 9/90 X 45 BOTTOM PLATES
 90 X 45 WALL STUDS (NOTCHED) @500 CTRS
 2/90 X 45 7500 MAX RLW, 3000 MAX STUD HEIGHT
 7500 MAX RLW, 4600 MAX OPENING
 2700 MAX STUD HEIGHT

LINE1.5 - MAX RLW 4500
 2/140 X 35 F17 SCHMID LINTEL (1800 SPAN
 2/190 X 35 F17 SCHMID LINTEL (2400 SPAN
 2/240 X 35 F17 SCHMID LINTEL (3000 SPAN

ALL FRAMING TO COMPLY WITH CLAUSE 3.4 OF BCA
 ALL GLAZING TO COMPLY WITH CLAUSE 3.6 OF BCA
 WET AREAS TO COMPLY WITH CLAUSE 3.6.1 OF BCA
 DOUBLE SIDED REFL FIXED TO EXTERNAL FACE OF STUDS
 - BCA VOL 2, VIC 125

WEPHOLDS @ 1200 CTRS MAX
 FLASHING TO WALL BASE AND OPENINGS
 LINTEL5 OVER OPENINGS

100 X 100 X 6 ANGLE (1200 SPAN
 125 X 125 X 6 ANGLE (2000 SPAN
 150 X 100 X 10 ANGLE (3000 SPAN

NOTE - FIXINGS & TIE DOWNS TO BE PROVIDED IN ACCORDANCE WITH AS 1684

MINIMUM 6 STAR ENERGY REQUIREMENTS

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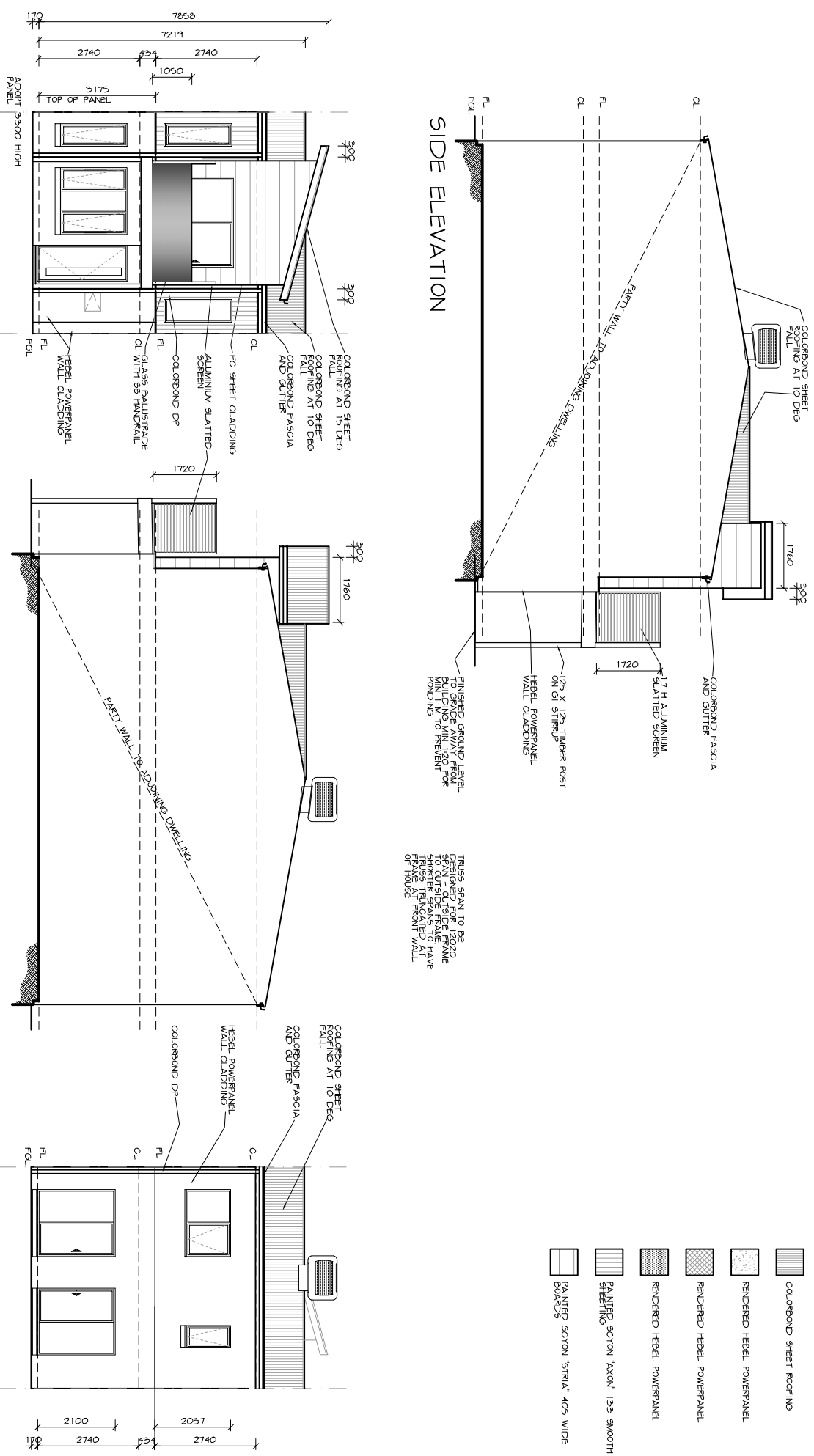
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THORNHILL PARK
 STAGE 7
 (UNIT TYPE C)

VERSION	SCALE	DATE	NOTES

JOB NO.	ISSUE DATE	SCALE	SHEET	VER.
50017-7	16-1-2018	1:100 @ A3 SIZE	1	MO1



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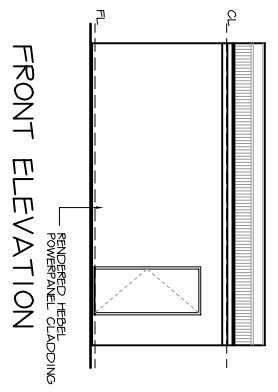
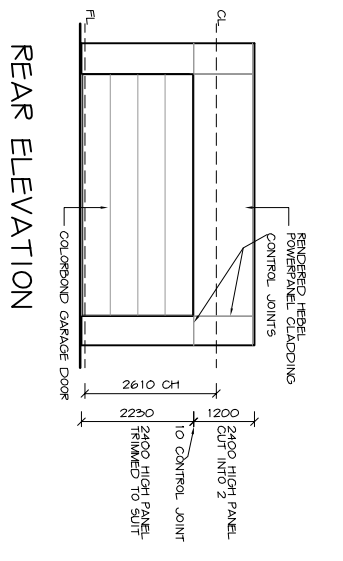
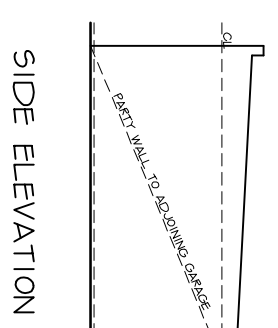
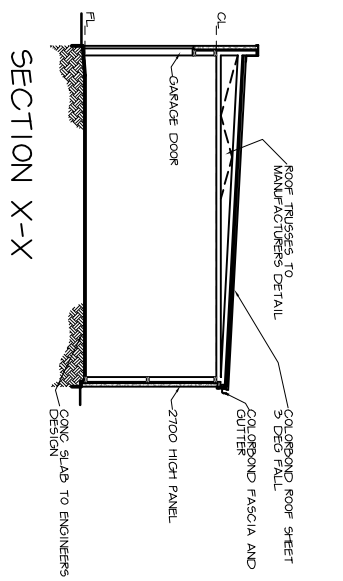
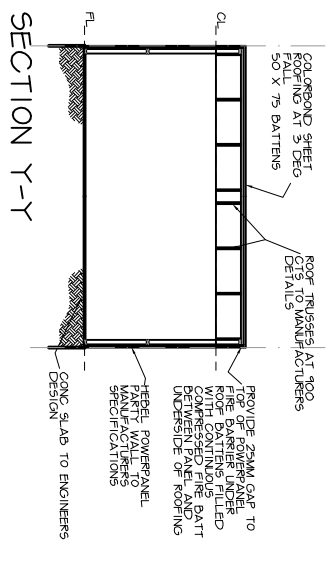
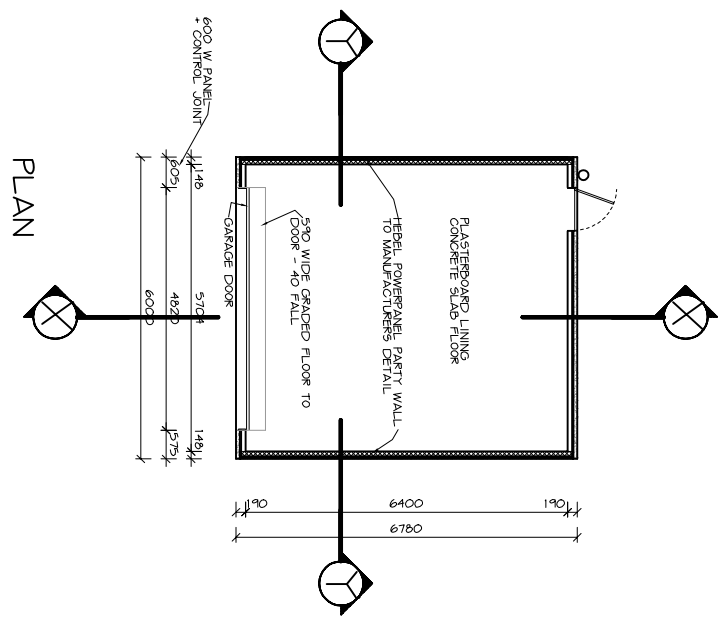
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6.0 M CENTRE UNIT
UNIT 6C

JOB NO.	50017-07	ISSUE DATE:	16-1-2018
SCALE:	1:100	SHEET	5
VER.		VER.	MO1

GARAGE PLAN



TIEINGS AND FIXINGS FOR N1 WIND CATEGORY TO BE PROVIDED IN ACCORDANCE WITH AS 1684

100 W X 80 H REPAIR AT SIDES 800 MM OR REPAIR OVERLEAF OF GROUND
100 W X 80 H REPAIR AT FRONT. PANEL OVERLEAFS 50.

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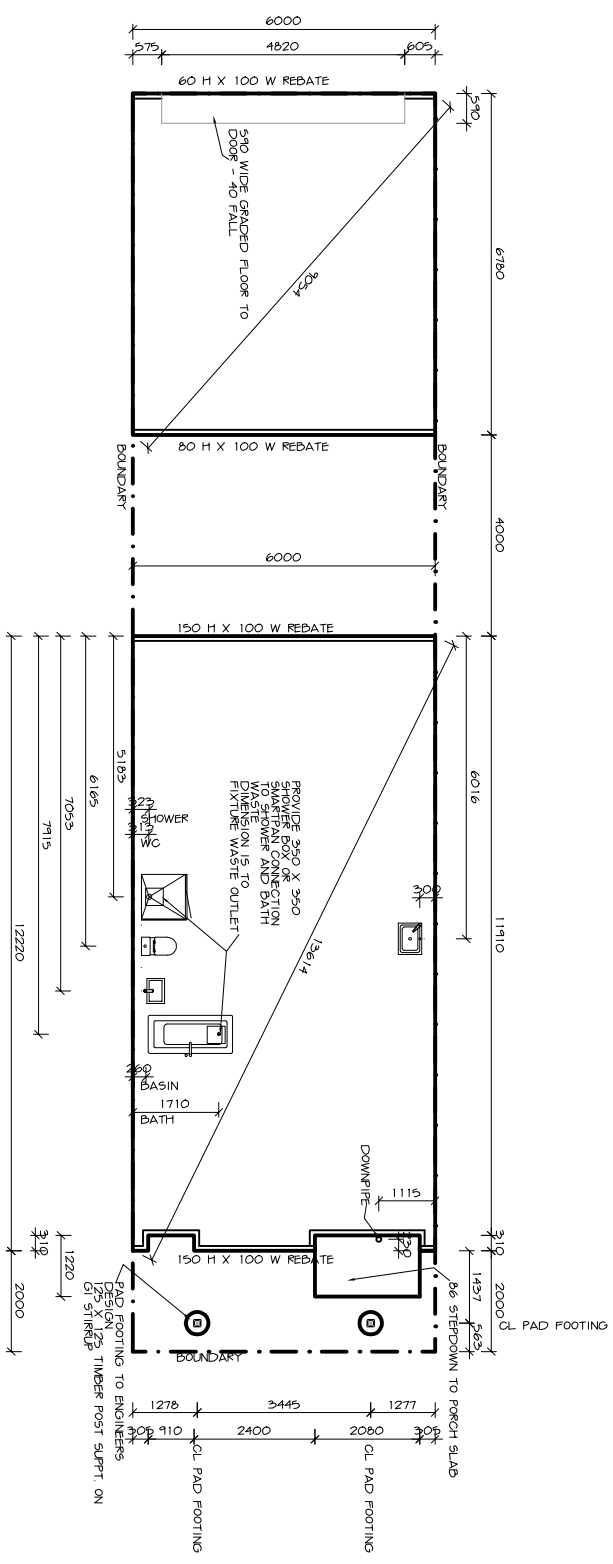
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FLOOR SLAB PLAN



ARTIFICIAL LIGHTING

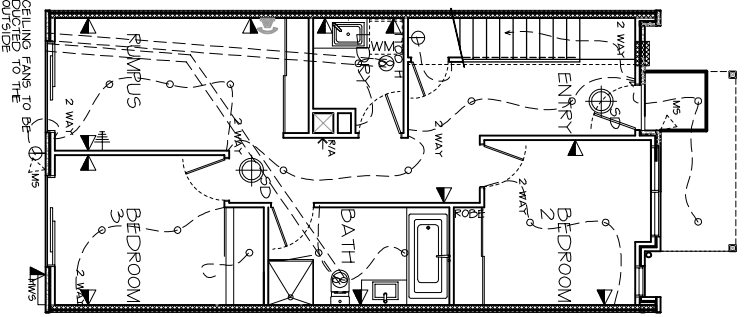
THE LAMP POWER INTENSITY OR ILLUMINATION POWER DENSITY OF ARTIFICIAL LIGHTING EXCLUDING HEATERS SHALL BE CLASSIFIED AS FOLLOWS:

- 1) ON A VERANDAH OR BALCONY ATTACHED TO A BUILDING.
- 2) ON A VERANDAH OR BALCONY ATTACHED TO A BUILDING ASSOCIATED WITH A CLASS 1 BUILDING.
- 3) ON A VERANDAH OR BALCONY ATTACHED TO A CLASS 2 BUILDING.
- 4) MAY BE RECALCULATED BY THE ILLUMINATION POWER DENSITY ADJUSTMENT FACTOR IN TABLE 5.1.2.5.5 OF THE CODE WHERE APPLICABLE.

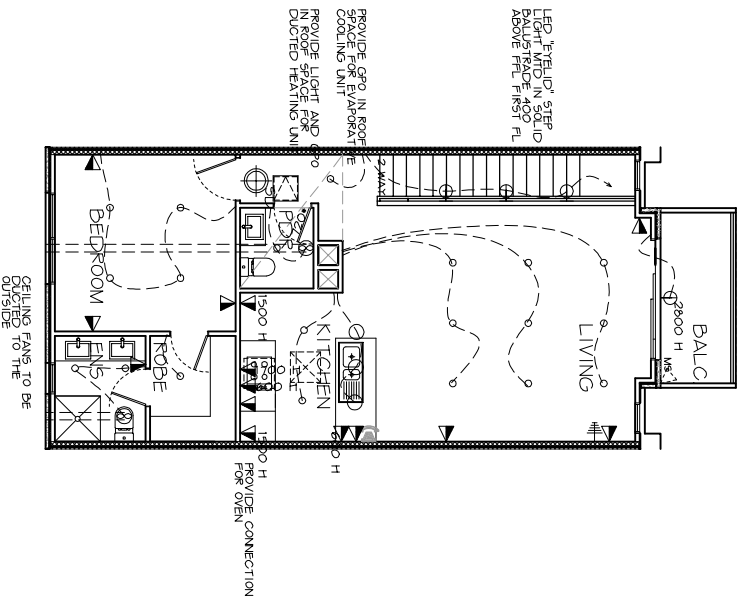
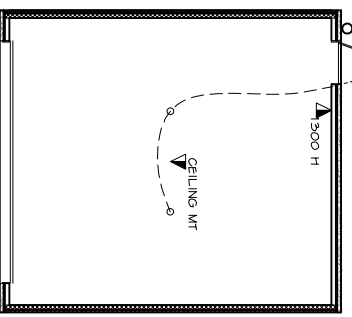
THE POWER OF THE PROPOSED INSTALLATION MUST BE LIMITED TO NOT MORE THAN 10% OF THE PERMITTED FLUORESCENT LAMP.

ARTIFICIAL LIGHTING AROUND THE PERIMETER OF A BUILDING MUST:

- 1) BE A MINIMUM OF 1.0 METRE FROM THE PERIMETER OF A BUILDING.
- 2) BE A MINIMUM OF 1.0 METRE FROM THE PERIMETER OF A BUILDING.
- 3) BE A MINIMUM OF 1.0 METRE FROM THE PERIMETER OF A BUILDING.
- 4) BE A MINIMUM OF 1.0 METRE FROM THE PERIMETER OF A BUILDING.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

- ▶ GPO -DOUBLE 300 OFF FL UNO. 150 ABOVE BENCH UNO.
- ⊕ EXHAUST FAN - DUCTED TO OUTSIDE AIR
- ⊕ TELEPHONE POINT
- ⊕ TV AERIAL POINT
- ⊕ WALL LIGHT
- ⊕ LV DOWNLIGHT
- ⊕ CEILING LIGHT
- ▭ FLUORESCENT FITTING
- ▭ 2 WAY SWITCH
- ▭ 2 WAY SWITCH
- ▭ DIMMER SWITCH
- ⊕ DIMMER SWITCH
- ⊕ MOTION SENSOR
- ⊕ SMOKE DETECTOR
- ⊕ SPRINKLER HEAD
- ⊕ AIR SUPPLY REGISTER
- ⊕ EXIT SIGN
- ⊕ EMERGENCY LIGHT
- ⊕ SPEAKER
- ⊕ CAMERA
- ⊕ THERMOSTAT
- ⊕ RETURN AIR GRILLE
- ⊕ INFINITY HOT WATER SERVICE
- ⊕ METER BOARD

ELECTRICAL PLANS

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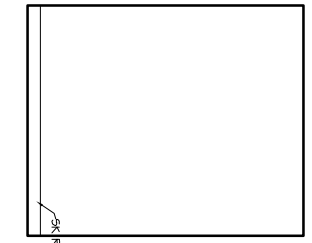
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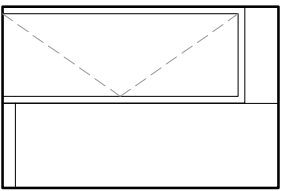
INTERNAL ELEVATIONS

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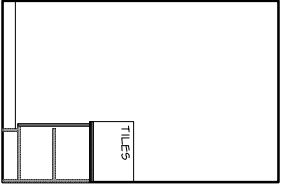
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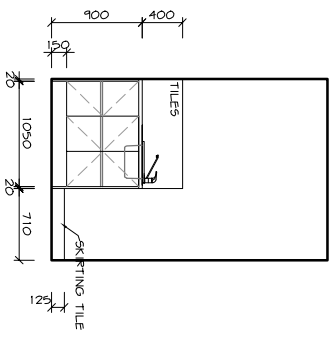
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LAUNDRY



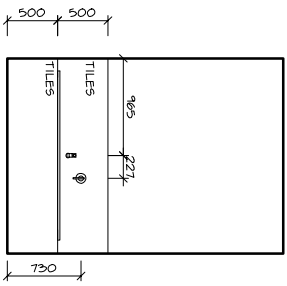
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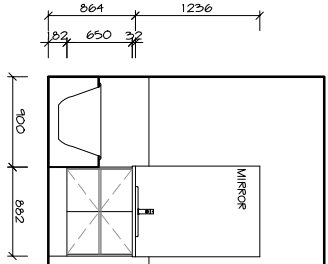
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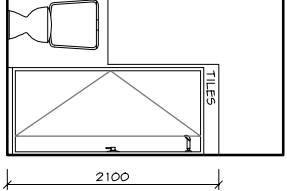
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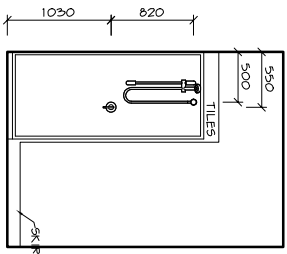
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BATHROOM



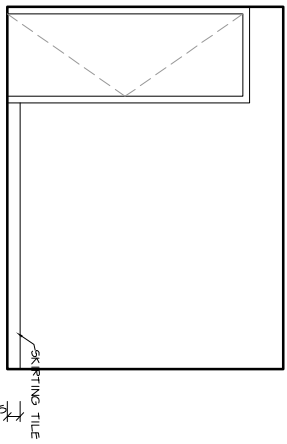
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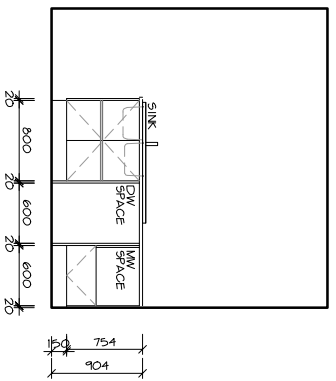


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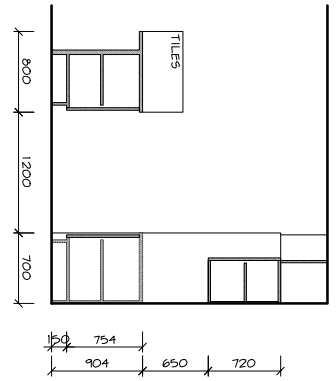


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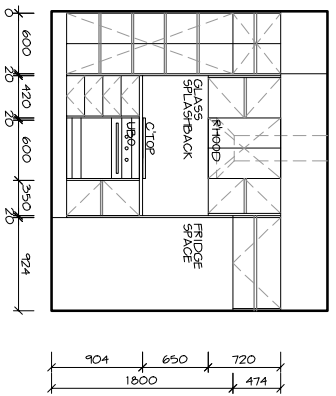




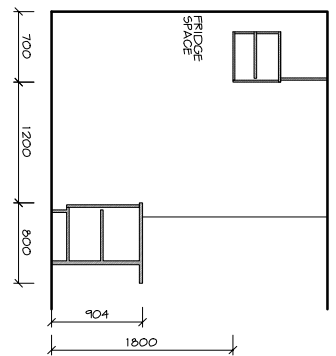
ELEVATION A
KITCHEN



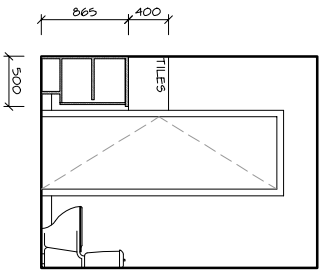
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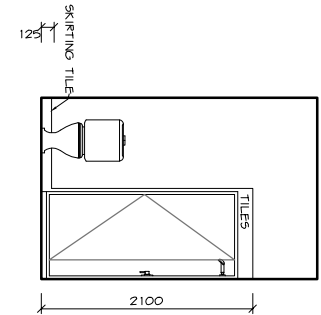
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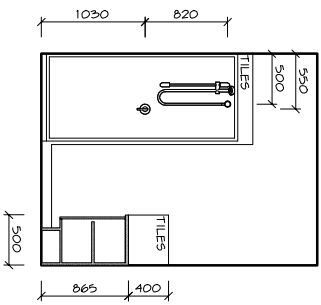
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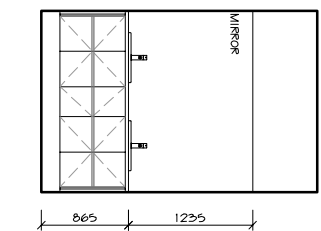
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ENSUITE



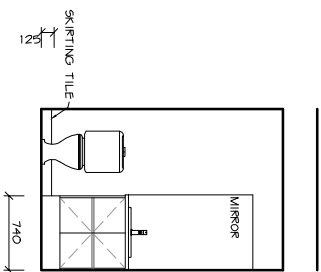
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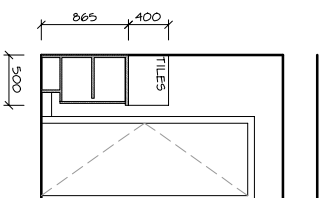
ELEVATION C



ELEVATION D



ELEVATION C
POWDER ROOM



ELEVATION D

INTERNAL ELEVATIONS

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