COMPLIANCE WITH PART 10.2 WET AREA WATERPROOFING

PART 10.2.2 SHOWER AREA (ENCLOSED AND UNENCLOSED)

1. FOR SHOWER AREA WITH A HOB, STEP DOWN OR LEVEL THRESHOLD, THE FOLLOWING APPLIES:
   a. THE FLLOR OF THE SHOWER AREA MUST BE WATERPROOF, INCLUDING AND HOB OR STEP-DOWN (SEE FIGURE 10.2.2); AND
   b. THE WALLS OF THE SHOWER AREA MUST BE WATERPROOF NOT LESS THAN 1800mm ABOVE THE FLOOR SUBSTRATE (SEE FIGURE 10.2.2)
   c. WALL/FLOOR JUNCTIONS WITHIN THE SHOWER AREA MUST BE WATERPROOF (SEE FIGURE 10.2.2)
   d. PENETRATIONS WITHIN THE SHOWER AREA MUST BE WATERPROOF.
2. A SHOWER WITH A PREFORMED SHOWER BASE MUST COMPLY WITH THE REQUIREMENTS OF (1), EXCEPT FOR (a) WHICH IS NOT APPLICABLE.

NOTES - WHERE A SHOWER IS ABOVE A BATH OR SPA, USE REQUIREMENTS FOR SHOWER.

PART 10.2.3 AREA OUTSIDE SHOWER AREA

1. FOR CONCRETE, COMPRESSED FIBRE-CEMENT AND FIBRE-CEMENT SHEET FLOORING, THE FLOOR OF THE ROOM MUST BE EATER RESISTANT.
2. FOR TIMBER FLOORS INCLUDING PARTICLE BOARD, FLYWOOD AND OTHER TIMBER-BASED FLOORING MATERIALS, THE FLOOR OF THE ROOM MUST BE WATERPROOF.
3. WALL/FLOOR JUNCTIONS MUST BE -
   a. WATERPROOF AND
   b. WHERE A FLASHING IS USED, THE HORIZONTAL LED MUST NOT BE LESS THAN 40mm

CDC APPLICATION:

ALL DIMENSIONS TO BE CHECKED & CONFIRMED PRIOR TO CONSTRUCTION BY BUILDER.

NOTES:
1. ALL PLUMBING SETOUT DIMENSIONS ARE FROM THE TIMBER FRAME.
2. INTERNAL ELEVATIONS ARE INDICATIVE ONLY. ALL CUPBOARD DIMENSIONS TO BE SITE MEASURED.
3. TRADESMAN TO ALLOW EXTRA 30-40mm FOR ANY MOUNTED TAPWARE HEIGHTS.

NOTE:

ARTICULATION JOINTS SHOWN ON PLAN ARE IN ACCORANCE WITH ABCB HOUSING PROVISION PART 5. 2. 5

NOTE:

PROVIDE METHOD OF WATERPROOFING AS PER COMPLIANCE WITH THE PART OF 10.2 OF THE ABCB HOUSING PROVISIONS STANDARD 2022 (BCA), AND / OR AS 3740.2041; 10.2.1 TO 10.2.6 AND 10.2.12 OF THE ABCB HOUSING PROVISIONS STANDARD 2022 .

NOTE:

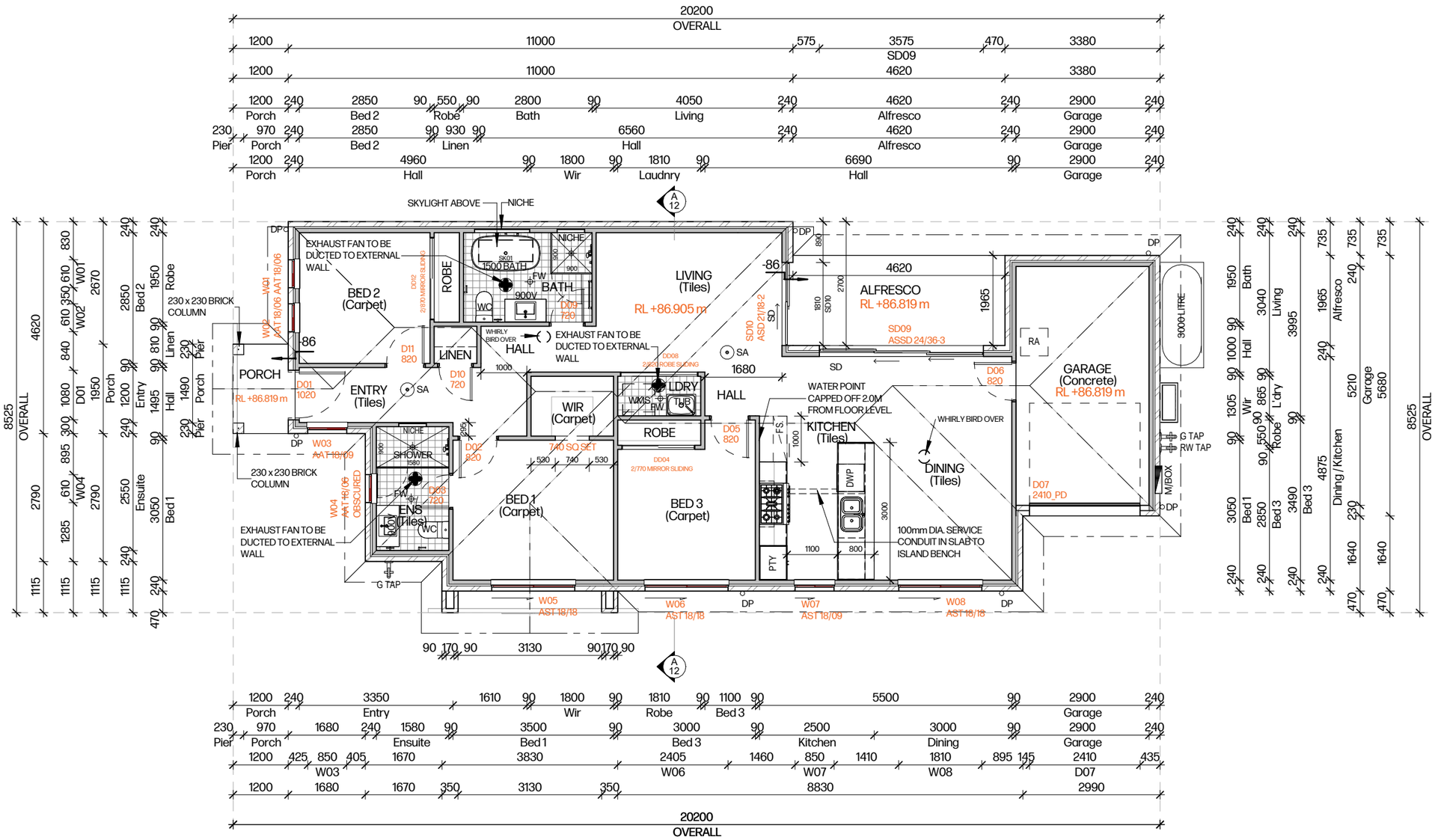
- ALL STEEL BEAMS AND COLUMNS IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DETAILS.
- CENTRE POINTS FOR KITCHEN SINKS AND STOVE MAY VARY. SUBJECT TO FINAL KITCHEN LAYOUT BY KITCHEN MANUFACTURER.
- WASTE STACKS TO BE VERIFIED ON SITE, PRIOR TO THE POUR OF CONCRETE SLAB.
- AC DUCT LOCATION TO BE VERIFIED ON SITE WITH CONTRACTOR.

CONSTRUCTION NOTES:

- ALL WORK TO BE IN ACCORDANCE WITH THE CURRENT BASIX CERTIFICATE.
- ARTICULATION JOINTS TO BE A MAXIMUM OF 6.0M APART. TO ENGINEER'S DETAILS.
- ANY RETAINING WALL TO ENGINEER DETAILS.
- ALL WINDOWS TO COMPLY WITH BASIX CERTIFICATE.
- CHECK ALL DIMENSIONS PRIOR STARTING ANY WORK REPORT ANY DISCREPANCIES.
- FINISHED GROUND LEVELS AS SHOWN ON PLAN ARE SUBJECT TO CURRENT SITE CONDITIONS.
- ALL CALCULATED DIMENSIONS ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION.
- NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.
- POSITION OF METER BOX TO BE CONFIRMED ON SITE.
- LEVELS SHOWN ARE APPROXIMATE AND TO BE VERIFIED ON SITE BY SURVEYOR.
- FIGURED DIMENSIONSMUST TAKE PREFERENCE TO SCALING.
- DRAINAGE CONCEPT PLAN IS SCHEMATIC ONLY.
- RELATED WORKS TO BE VERIFIED BY LICENCES DRAINER OR HYDRAULIC ENGINEER PRIOR TO COMMENCEMENT OF ANY WORK.
- BUILDER IS TO STRICTLY COMPLY WITH ALL RELEVANT BUILDING CODE OF AUSTRALIA CONSTRUCTION REQUIREMENTS AND AUSTRALIAN STANDARDS.
- ALL DIMENSION ON ARCHITECTURAL PLANS ARE TIMBER FRAME TO TIMBER FRAME.

LEGEND:

(D)	AIR CONDITIONING DUCTS
(SA)	SMOKE ALARM
⊕	EXHAUST FAN
⊣⊢	GAS POINT
(LOH)	LIFT OFF HINGES
◄►	FLOOR JOIST DIRECTION
G TAP	GARDEN TAP LOCATION
R TAP	RAINWATER TAP LOCATION
DP ○	DOWN PIPE LOCATION
FW ⌖	FLOOR WASTE
SP ▫	STEEL POST
STP ▫	TELESCOPIC STEEL POST
◄ AJ	ARTICULATION JOINTS



AREAS

SITE :	**253.09** m2
GROUND FLOOR:	108.02 m2
FIRST FLOOR:	0.00 m2
GARAGE:	18.64 m2
PORCH:	2.34 m2
BALCONY:	0.00 m2
ALFRESCO:	9.08 m2
TOTAL:	138.08 m2
SQUARES:	**14.86** SQ

NORTH

GROUND FLOOR PLAN

ALL DIMENSIONS ARE IN MILLIMETERS. ALL DIMENSIONS ARE FRAME TO FRAME. DO NOT SCALE OFF PLANS.

HOUSE NAME: Custom
FACADE: Modern
SPECIFICATION: STANDARD
SCALE @ A3: 1: 100
GARAGE HAND: Rear

CLIENT'S NAME:
SITE ADDRESS:

SHEET NAME: GROUND FLOOR PLAN
DRAWN: TB
JOB NO: 25196
REV NO: 7
CHECKED:
DATE: 25.02.26
SHEET: 8
PROJECT STAGE: CDC Application
APPLY TO LODGE:

LETSWORK™

CLIENT'S SIGNATURE

DATE

I accept and understand the plans and documents that have been provided to me by Sydney Drafting & Design Pty Ltd.

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