

GENERAL NOTES:

- 1. All dimensions are in millimeters.
- 2. Dimensions take preference over scale and are to structure not finish.
- 3. Check and verify dimensions and confirm any existing dimensions marked.
- 4. Work shall comply with the BCA and all relevant current Australian Standards. Any outdated Standards listed in these notes are to be taken to refer to the current edition.
- 5. Manufactures specification means a current approved specification for use under conditions applicable.

SITE WORKS:

- 1. Site to be excavated and or filled to the levels shown.
- 2. Footing to placed as per builder spec, engineering details or survey mark.
- 3. Footings to bear on non-expansive natural materials have a min bearing capacity of 100kpa.
- 4. Ground surface to be sloped 1:20 (Min) away from building for 900mm (Min) and to a point where ponding will not occur near the building.
- 5. Dish drains and ag-pipes to be provided as indicated to facilitate drainage of water away from the building to the drainage system.

RETAINING WALLS:

- 1. Retaining walls not specifically detailed, and foundation walling required to retain earth are to be a min 230mm thick, up to a height of 750mm of retained earth. Cavity walls used to retain earth are to have the leaf adjacent to the retained earth a minimum of 230mm thick, to a maximum of 900mm of retained earth height.
- 2. All retaining wall be to properly bonded and provide agricultural drain to the earth side of the wall.
- 3. For retaining walls above heights of retained earth listed above shall required engineering details.
- 4. All retaining walls are to comply with planning policy on retaining walls and embankments on residential building sites.

DESIGN LOADS:

- 1. All timber member sizes deduced from AS 1684
- 2. All remaining timbers sizing to be deduced from Australian domestic construction manuals or manufactures drawings and specifications.
- 3. All steel members to be in accordance with the engineers drawings and specifications.

REINFORCED CONCRETE:

- 1. All reinforced concrete shall be in accordance with the Engineers details and specifications.

BLOCKWORK:

- 1. All Blockwork shall be in accordance with the Engineers details and specifications.
- 2. All concrete blockwork and reinforced masonry units shall comply with AS 1500 , AS 4473 or AS 3700 - 2011.
- 3. CONSTRUCTION BEDDING,- all face and end joints shall be fully filled with mortar and joints shall be squeezed tight. Slushing of mortar into joints shall not be permitted. the first course of blocks shall be laid on a full bed of mortar.
- 4. JOINTS - Internal joints shall be ironed. Where flush joints are left exposed they shall be first compacted, then repointed and excess mortar removed. all other joint shall be finishes as specified with a joint shaping tool to an adequately compacted surface.
- 5. ARTICULATION JOINTS - shall be located where specified and shall form a continuous vertical break from top to bottom of the wall or from bond beam. joints shall be filled with mortar and raked back 16mm and pointed with a non-hardening plastic filler. No reinforcing shall be carried across control joint. Provision shall be made for adequate lateral stability. Articulation joints are prohibited over garage doors.
- 6. JOINT REINFORCEMENT - reinforce every 600mm in height and in the two courses immediately above and below window openings. Lap mesh at least 150mm at all joints and intersections except at articulation and expansion joints where a slip joint may be required.
- 7. WEATHERPROOFING - all concrete masonry wall exposed to the weather or below ground level shall be adequately water proofed, using an approved paint or other coating and applied in accordance with manufactures specifications and instructions.

BRICKWORK:

- 1. Brickwork to conform to AS 3700 - 2018 - Masonry structures.
- 2. Walls shall have a continuous cavity kept clear of mortar droppings.
- 3. Brick foundation walls under timber floors shall have brick vents at 2000mm spacing.
- 4. Provide wall tiles at 600mm spacing both vertical and horizontal, and within 300mm of articulation joints.
- 5. ARTICULATION/ CONTROL JOINTS - To brick walls in accordance with AS4773.2 - 2010 - masonry for small buildings.
- 6. Articulations joint shall form a continuous vertical joint form top to bottom of the wall. articulation joint spacing shall not exceed 6000mm.

STEEL WORK:

- 1. All steel work shall be in accordance with the engineers drawings, details and specifications.

TIMBER FRAMING:

- 1. All timber framing shall be in accordance with AS 1684.2-2010 - Residential timber framed construction - Non - cyclonic regions.
- 2. Pre fabricated frames and roof trusses shall be installed as per the manufactures drawings, spec and details.

WET AREA SURFACES:

- 1. All wet areas to comply with BCA 3.8.1.2 and AS 3740.
- 2. Floor surfaces to bathroom and Laundry areas shall be impervious, with the junctions between wall and floor flashed to prevent moisture penetration into walls.
- 3. Splash backs shall be impervious for 150mm above sinks, troughs and hand basins within 75mm of the wall.
- 4. Ceramic tiles or other approved impervious material to shower walls to a height of 1800 min above the floor.

POOL FENCING:

- 1. All pool fencing shall be a min 1200mm high and in accordance with AS 1926.1 - 2012.

STAIR REQUIREMENTS:

- 1. Stairs shall be constructed in accordance with BCA 3.9.1 - BCA 3.9.2.
- 2. Provide handrail along full length of the flight. top surface of handrail to be no less than 865mm vertically above the stair tread nosing - BCA 3.9.2.4.
- 3. Tread surface or nosing strip to have a slip resistance classification per table 3.9.1.1.
- 4. Openings between treads/balurstades not to permit 125mm sphere to pass through.
- 5. Riser and goings to be in accordance with BCA fig. 3.9.1.2.
- 6. Min tread size 240mm - Min riser 115mm (non spiral stair)
- 7. Max tread size 355mm - Max riser 190mm (non spiral stair)
- 8. Ceiling height in stairway min. 2m measured vertically above nosing line BCA 3.8.2.2.

BUSHFIRE ATTACK LEVEL (BAL):

- 1. Where a building is to be constructed in a bushfire prone area, the BAL index (eg BAL 19 - BAL 12.5 etc) shall be determined for the site.
- 2. Buildings on land with a BAL rating shall be constructed in accordance with AS 3959 - 2009.

SMOKE DETECTORS:

- 1. Smoke detectors to be hard wired with emergency backup installed per AS 3786 - 2014.

RELEVANT STANDARDS:

- 1. AS 1288 - 2006 Glass in Buildings selections and installation.
- 2. AS 1562 - 1992 Design and installation of sheet roof and wall cladding.
- 3. AS 1684.2 - 2010 Residential timber framed construction - Non cyclonic regions.
- 4. AS 2049 - 2002 Roof Tiles.
- 5. AS 2050 - 2002 Installation of roof tiles.
- 6. AS 2870 - 2011 Residential Slab and Footings - Construction.
- 7. AS/NZS 2904 - 1995 Damp-Proof course and flashings.
- 8. AS 3600 - 2009 Concrete Structures.
- 9. AS 3660 - 2000 Barriers for Subterranean Termites.
- 10. AS 3700 - 2011 Masonry structures.
- 11. AS 3740 - 2010 Waterproofing of domestic wet areas.
- 12. AS 4055 - 2012 Wind loading for Housing.
- 13. AS 4100 - 1998 Steel Structures.
- 14. AS3500 - 2018 Storm water compliance
- 15. All off-street car parking spaces and vehicle access must comply with AS/NZS 2890.1:2004, Parking facilities, part 1: Off-street car parking.
- 16. AS4200.2 Pliable building membranes and underlays installation.
- 17. AS4654 - 2012 External waterproofing