

Termite Prone Area
Construction to AS3660 Applies

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CONSULTANTS & AUTHORITIES

GEOTECHNICAL REPORT
SOIL CLASSIFICATION - AS CLASS 5
REFER SOIL REPORT - dbm GEOTECH

STRUCTURAL & CIVIL ENGINEER
STRUCTURE STUDIO
Ph: 0417 117 942
REFER REPORT NO. - 211017

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ADAPT DESIGN GROUP
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COUNCIL
BASS COAST SHIRE
Ph. 1300 226 278

WATER AUTHORITY
SOUTH GIPPSLAND WATER
Ph.1300 851 636



APPROVED BY 

Building Permit Stamped Plans
Elliot Davies BS-L 43509
1300 656 052

48 Hours Notice of Approval Extension
ZAC & CURTIS
GILMOUR

.0001

LOT 165 STARGAZER STREET
CAPE PATERSON, VIC, 3995

JOB. No. .0001 DRG. No. A.000

DESIGN CONCEPT

SCALE1 : 100 @ A1

DRAWNZG

PLOT DATE8/12/2021 10:26:37 PM

REV. No.5

ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS 2018, NATIONAL CONSTRUCTION CODE SERIES 2019 BUILDING CODE OF AUSTRALIA VOL 2 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN.

ALL MATERIALS AND CONSTRUCTION PRACTICE SHALL MEET THE PERFORMANCE REQUIREMENTS OF THE BCA. WHERE A PERFORMANCE 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.

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.

THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS ALL NEW AND/OR EXISTING STRUCTURES DURING ALL WORKS.

INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS.

A BUILDING PERMIT IS REQUIRED PRIOR TO THE COMMENCEMENT OF THESE WORKS. THE RELEASE OF THESE DOCUMENTS IS CONDITIONAL TO THE OWNER OBTAINING THE REQUIRED BUILDING PERMIT.

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.

- BCA PART 3.6 FOR CLASS 1 AND 10 BUILDINGS WITHIN A DESIGN WIND SPEED OF NOT MORE THAN N3; AND
- BCA VOL 1 PART B1.4 FOR CLASS 2 AND 9 BUILDINGS.

WATERPROOFING
WATERPROOFING AND WATER RESISTANCE 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*.

WHERE THE BUILDING (EXCLUDES A DETACHED CLASS 10) IS LOCATED IN A TERMITE PRONE AREA THE BUILDING 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 BASIN BRICKWORK PROVIDED.

ALL STORMWATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITIES APPROVAL.

100mm 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 9000MM C/C AND 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 CLASSIFICATION
SITE CLASSIFICATION AS CLASS: *CLASS S*
REFER TO SOIL REPORT NO: *21185*
BY: *dbm GEOTECH*

BUILDING TIE-DOWNS TO BE PROVIDED IN ACCORDANCE WITH AS1684-2010 FOR AN ASSUMED DESIGN GUST WIND SPEED / WIND CLASSIFICATION OF N3 (SUBJECT TO CONFIRMATION ON SITE BY RELEVANT BUILDING SURVEYOR AT FIRST INSPECTION) REFER TO AS1684 FOR CONSTRUCTION REQUIREMENTS

CLIMATE ZONE FOR THERMAL DESIGN / THERMAL PERFORMANCE ASSESSMENT : ZONE 6

PROVIDE CORROSION PROTECTION OF BUILT-IN STRUCTURAL STEEL MEMBERS SUCH AS STEEL LINTEL SHELF ANGLES, CONNECTORS, ACCESSORIES (OTHER THAN WALL TIES) IN ACCORDANCE WITH TABLE OF AS4773.1-2015 MASONRY IN SMALL BUILDINGS, PART 1: DESIGN SUITABLE FOR AN ENVIRONMENT CLASSIFICATION OF *MARINE*

PROVIDE CORROSION PROTECTION FOR SHEET ROOFING IN ACCORDANCE WITH BCA TABLE 3.5.11A
SUITABLE FOR AN ENVIRONMENT CLASSIFICATION OF HIGH

FOR DETERMINATION OF DOMESTIC STRUCTURES OF A HEIGHT LESS THAN OR EQUAL TO 8.50M
BUILDING TYPE IMPORTANCE LEVEL - 2
ANNUAL PROBABILITY OF EXCEEDANCE - 1:500
PROBABILITY FACTOR (KP) - 1.0
HAZARD FACTOR (Z) FOR PROJECT LOCATION - 0.10
HAZARD AT THE (KPZ) - <0.11
DESIGN REQUIRED - NO SPECIFIC EARTHQUAKE DESIGN REQUIRED

THE FOLLOWING NOTES ARE AN ABBREVIATION OF AND SHALL BE READ IN CONJUNCTION WITH AS 3600-2009, CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS FOR SPECIFIC CONSTRUCTION REQUIREMENTS.

ENCLOSURE BY EXTERNAL WALL OR BY STEEL, BRONZE OR ALUMINIUM MESH.

CONCRETE SLAB ON GROUND OR ENCLOSURE BY EXTERNAL WALL, METAL MESH AS ABOVE OR FLOOR
MM ABOVE GROUND LEVEL TO BE NON-COMBUSTIBLE, NATURALLY FIRE-RESISTANT TIMBER OR PRO
UNDERSIDE WITH SARKING OR MINERAL WOOL INSULATION

PARTS LESS THAN 400 MM ABOVE GROUND OR DECKS ETC TO BE OF NON-COMBUSTIBLE MATERIAL, CLAD OR BUSHFIRE RESISTANT/NATURALLY FIRE RESISTANT TIMBER

4MM GRADE A SAFETY GLASS OR GLASS BLOCKS WITHIN 400 MM OF GROUND, DECK ETC WITH OPEN METAL SCREENED WITH FRAME OF METAL OR METAL REINFORCED PVC-U OR BUSHFIRE RESISTING T


SCREENED WITH STEEL, BRONZE OR ALUMINIUM MESH OR GLAZED WITH 5 MM TOUGHENED GLASS, 10 OR 35 MM SOLID TIMBER FOR 400 MM ABOVE THRESHOLD, METAL OR BUSHFIRE RESISTING TIMBER FOR 400 MM ABOVE GROUND, DECKING, ETC, TIGHT-FITTING WITH WEATHER STRIPS AT BASE. DOOR FRAMING CAN BE MADE OF NATURALLY FIRE RESISTANT (HIGH DENSITY) TIMBER.

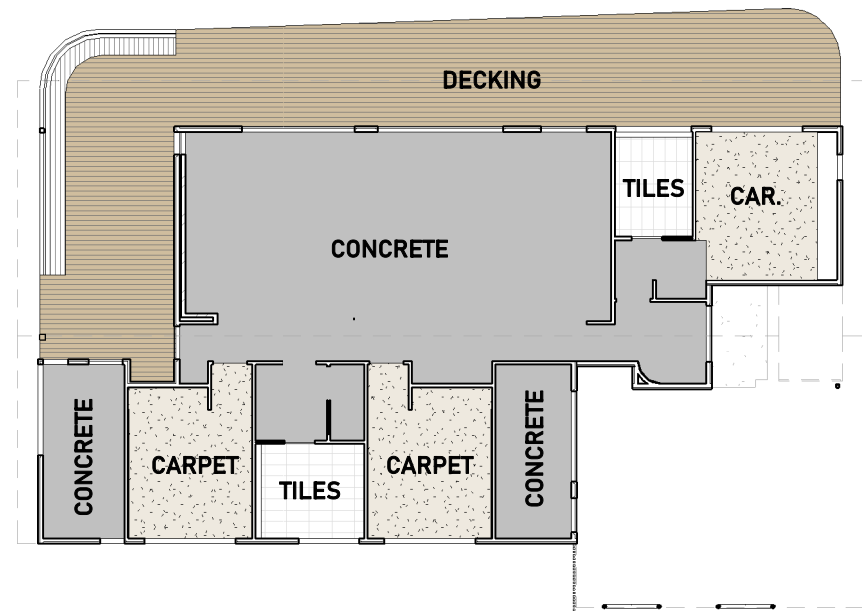
NON-COMBUSTIBLE COVERING. ROOF/WALL JUNCTION SEALED. OPENINGS FITTED WITH NON-COMBUSTIBLE
GUARDS. ROOF TO BE FULLY SARKED

ENCLOSED SUB-FLOOR SPACE - NO SPECIAL REQUIREMENT FOR MATERIALS EXCEPT WITHIN 400= M
SPECIAL REQUIREMENTS FOR SUPPORTS OR FRAMING. DECKING TO BE NON COMBUSTIBLE OR BUSH
WITHIN 300MM HORIZONTALLY AND 400MM VERTICALLY FROM A GLAZED ELEMENT

CERTIFICATE NO:	STANDARD
01TKMQWU61	
IG (HERS)	A1
ENDORSED BY	A2
	A3

ERS IN ACC. WITH	A4
DRAUGHT SEALED (OD)	A5
	A6
AL COUNCIL BY-LAWS	A7

 <p>BAY BUILT HOMES 15 MELALEUCA MEWS INVERLOCH, VIC, 3996 http://www.baybuilthomes.com.au DB-U 45601 0423 634 027 bill@baybuilthomes.com.au</p>	<p>REPRODUCTION OF WHOLE OR PART OF THIS DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF BAY BUILT HOMES.</p>	<p>ISSUE</p> <p>4 WORKING DRAWINGS 2021-11-25</p> <p>5 WORKING DRAWINGS 2021-12-08</p>	<p>DATE</p>	<p>DRAWING TITLE</p> <p>GENERAL NOTES</p>	<p>Building Permit Stamped Plans Elliot Davies - BS-L 43509 1300 856 052</p> <p>48 Hours Notice Required</p> <p>ZAO & CURTIS GILMOUR</p>	<p>.0001</p> <p>LOT 165 STARGAZER STREET CAPE PATERSON, VIC, 3995</p> <p>JOB No. .0001 DRG. No. A.001</p> <p>DESIGN CONCEPT</p> <p>SCALE As indicated @ A1 DRAWN ZG PLOT DATE 8/12/2021 10:26:42 PM REV. No. 5</p>
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5 FLOOR FINISHES LEGEND

1 : 200

FLOOR FINISHES LEGEND

CODE	ITEM	FINISH
CONC.	CONCRETE	BURNISHED CONCRETE
TIL.	TILING	AS SELECTED
CAR.	CARPET	AS SELECTED
DECK.	DECKING	AS SELECTED
P. CONC.	PAVED CONCRETE	AS SELECTED

WALL TYPE SCHEDULE

TYPE MARK	TYPE	DESCRIPTION	IMAGE
WT1	SCYON LINEA	180 SCYON LINEA - 90 TIMER STUD	

CONSTRUCTION OF WET AREAS TO BE STRICTLY IN ACC. WITH AS 3740 - 2010

WALL MEMBRANE NOTE
ALL EXTERNAL WALL WRAP IS TO BE VAPOUR PERMEABLE IN ACC WITH NCC CLAUSE 3.8.7.2

AREA ANALYSIS

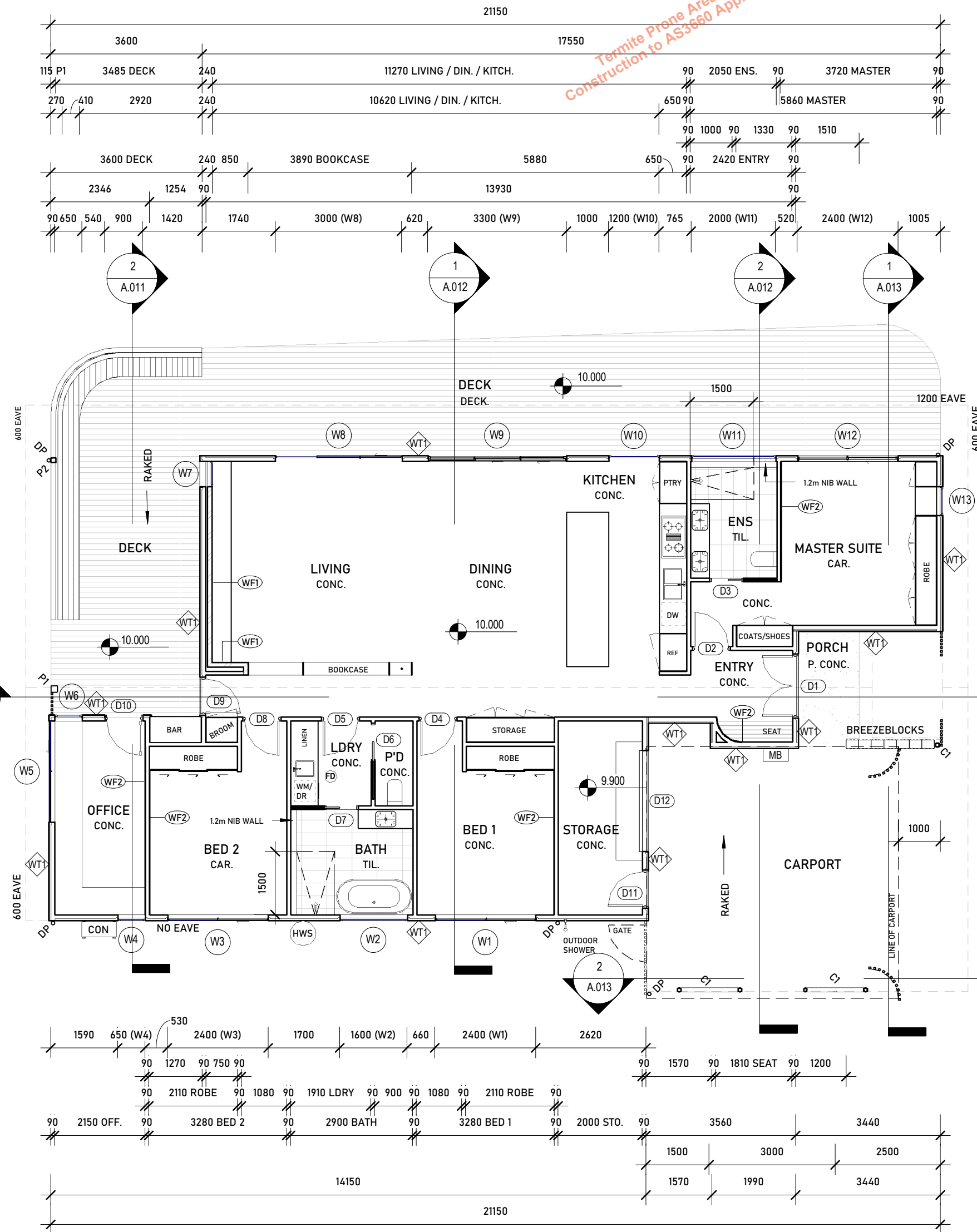
SITE:	514m ²
AREAS	
GROUND FLOOR	168.39m ² /18.1sq
CARPORT/ENTRY PORCH	51.96m ² /5.6sq
DECK	83.64m ² /9.0sq

SITE COVERAGE

PROPOSED	290m ² /56%
PERVIOUS	220m ² /42%
GARDEN AREA	218m ² /42%

WALL FINISHES LEGEND

CODE	ITEM	FINISH
WF1	BRICKWORK	PAINTED WHITE
WF2	EASYVJ PANEL	PAINTED WHITE



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44 Hours Notice 24/7 Emergency Callout
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FLOOR PLAN

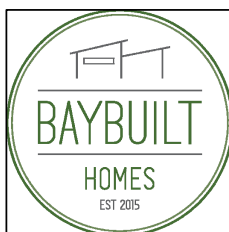
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LOT 165 STARGAZER STREET
CAPE PATERSON, VIC, 3995

JOB. No. .0001 DRG. No. A.003

DESIGN CONCEPT

SCALE As indicated @ A1
DRAWN ZG
PLOT DATE 8/12/2021 10:26:49 PM
REV. No. 5



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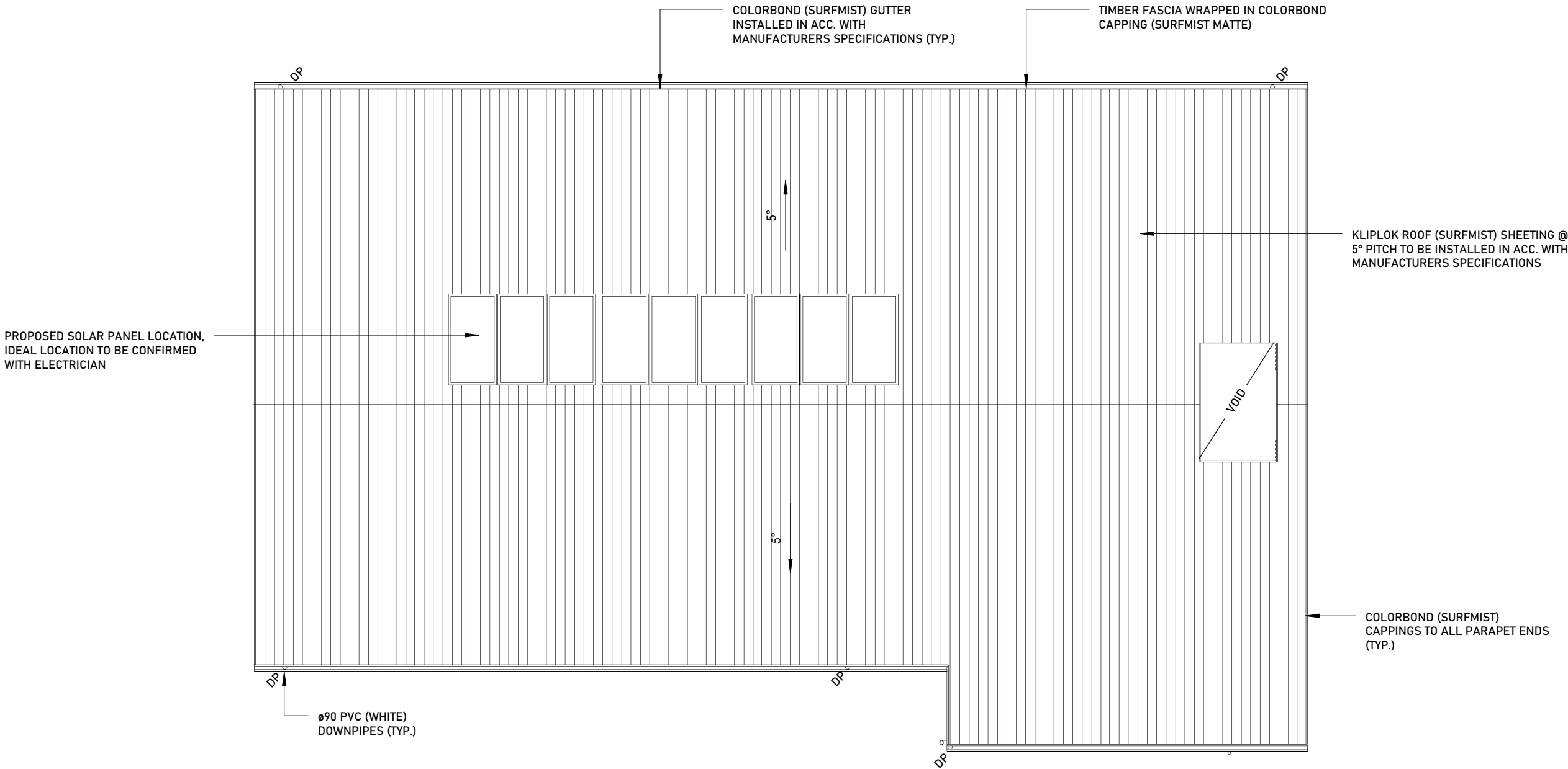
- 4 WORKING DRAWINGS
5 WORKING DRAWINGS

DATE

2021-11-25
2021-12-08

DRAWING TITLE

Termite Prone Area
Construction to AS3660 Applies



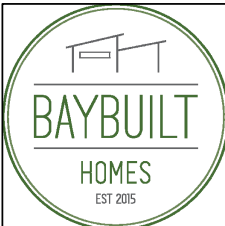
STORMWATER NOTES:

DP DENOTES DOWNPIPE
DP/S DENOTES DOWNPIPE & SPREADER
RWH DENOTES DP RAINHEAD & OVERFLOW
SU DENOTES DOWNPIPE SUMP & OVERFLOW

CONNECT NEW DOWNPIPES TO WATER TANKS (IF APPLICABLE) VIA A UPVC STORMWATER PIPE. OVERFLOW FROM WATER TANKS TO DISCHARGE TO LEGAL POINT OF DISCHARGE TO SATISFACTION OF THE APPROPRIATE AUTHORITY LAID WITH A MINIMUM 1:80 FALL. ENSURE 100 MM COVER TO PIPES UNDER SOIL AND 50 MM UNDER CONCRETE PAVING AND 100 MM UNDER AREAS SUBJECT TO LIGHT VEHICLE TRAFFIC (MEASURED TO UNDERSIDE OF PAVING).

NOTE: ALL DOWNPIPES SHOWN NOMINAL ONLY.
ANY CHANGES FROM THE PROPOSED LOCATIONS TO BE APPROVED BY CLIENT/ DESIGNER PRIOR TO ANY WORKS

MINIMUM DIAMETER OF STORMWATER PIPES TO BE 90mm



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ROOF PLAN

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LOT 165 STARGAZER STREET
CAPE PATERSON, VIC, 3995

JOB. No. .0001 DRG. No. **A.004**

DESIGN CONCEPT

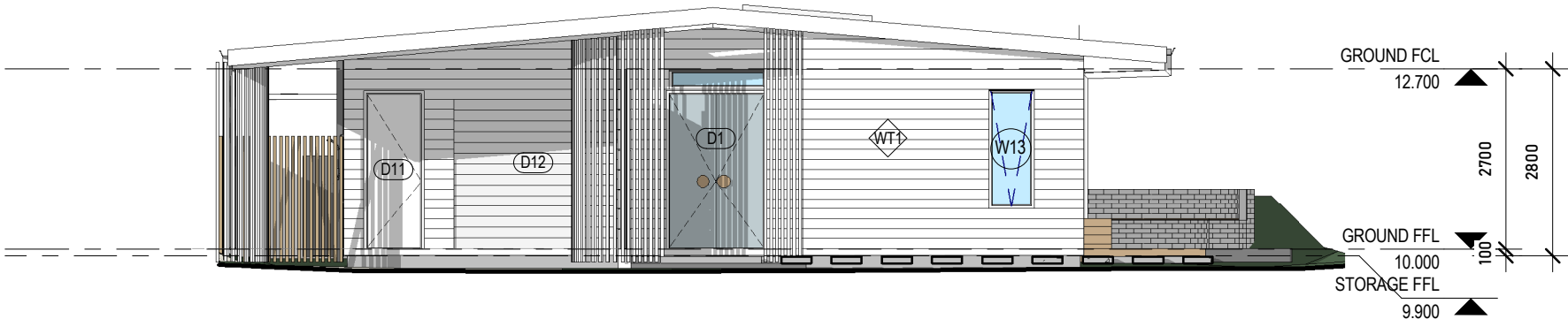
SCALE 1:100 @ A1
DRAWN ZG
PLOT DATE 8/12/2021 10:26:52 PM
REV. No. 5

WALL TYPE SCHEDULE			
TYPE MARK	TYPE	DESCRIPTION	IMAGE
WT1	SCYON LINEA	180 SCYON LINEA - 90 TIMER STUD	

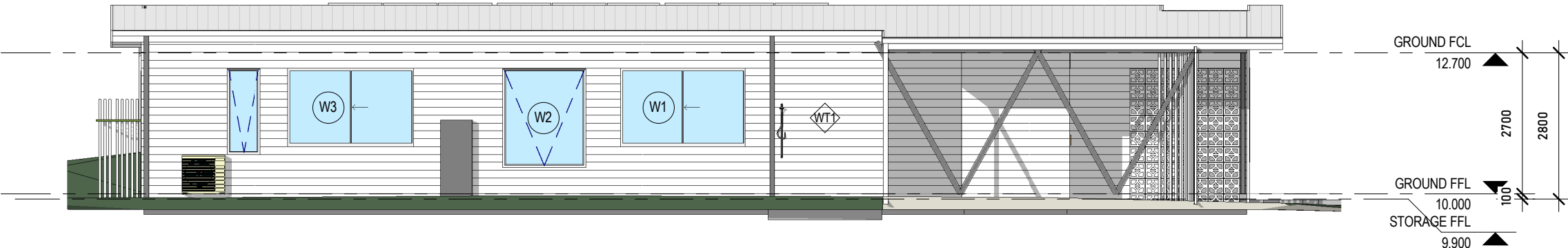
Termite Prone Area
Construction to AS3660 Applies



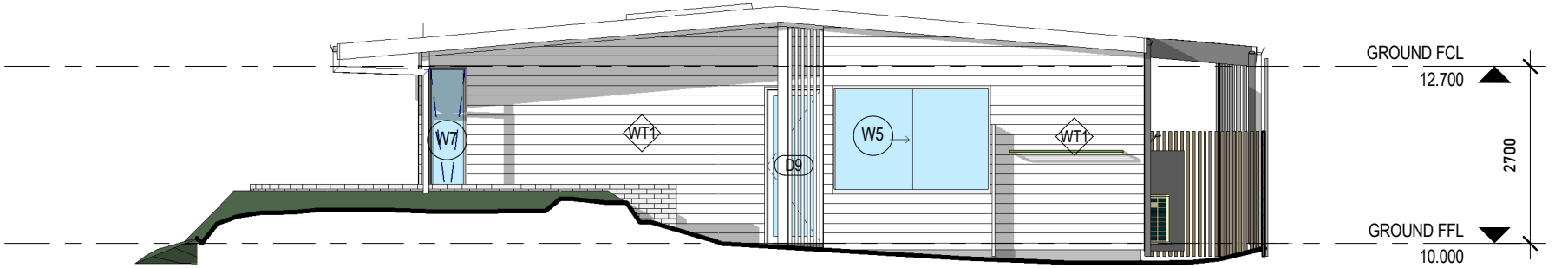
1 NORTH ELEVATION
1 : 100



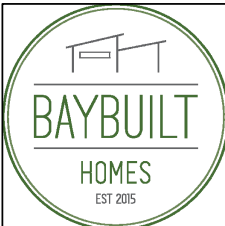
2 EAST ELEVATION
1 : 100



3 SOUTH ELEVATION
1 : 100



4 WEST ELEVATION
1 : 100



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ISSUE
4 WORKING DRAWINGS
5 WORKING DRAWINGS

DATE
2021-11-25
2021-12-08

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ELEVATIONS

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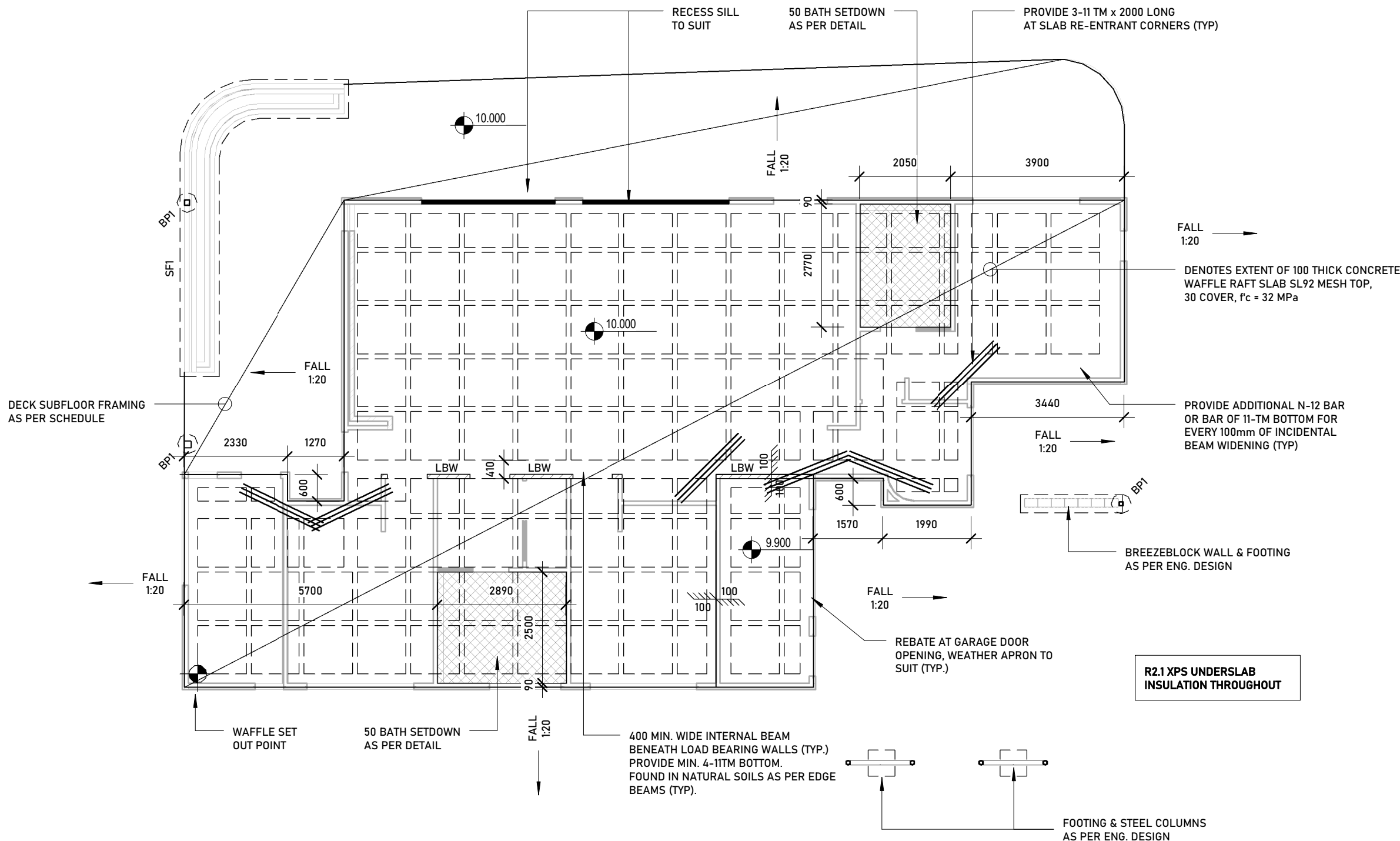
48 Hours Notice of Approval for Construction

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.0001
LOT 165 STARGAZER STREET
CAPE PATERSON, VIC, 3995

JOB. No. .0001 DRG. No. **A.005**
DESIGN CONCEPT
SCALE 1 : 100 @ A1
DRAWN ZG
PLOT DATE 8/12/2021 10:26:57 PM
REV. No. 5

Termite Prone Area
Construction to AS3660 Applies



MEMBER SCHEDULE	
BPI	600ø x 1000 DEEP BORED PIER FOUNDED A MIN. OF 800mm BELOW NATURAL GROUND LEVEL & 200 MIN. INTO DENSE NATURAL SAND
SFI	1000 WIDE x 600 DEEP CONC. STRIP FOOTING

SITE DRAINAGE:
IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THE SITE IS GRADED & DRAINED TO ENSURE NO WATER IS PERMITTED TO POND AGAINST THE SLAB.

TERMITE NOTE: PROVIDE HOME GUARD TERMITE CONTROL MANAGEMENT SYSTEM OR SIMILAIR IN ACC. WITH AS 3660

REFER TO SITE INVESTIGATION BY **dbm GEOTECH** JOB No. **22** FOR MINIMUM FOUNDATION DEPTHS BELOW GROUND LEVEL FOR ALL FOOTING SYSTEMS.

FOUNDATION CLASSIFICATION - CLASS **M** ACCORDING TO AS 2870-1996 AND ATTACHED SOIL REPORT

DECK SUB-FLOOR SCHEDULE	
DB1 -	2/90 x 45 MGP10 (H3 TREATED) PINE FLOOR BEARER (1400 MAX SINGLE SPAN, 1400 MAX CONT. SPAN) FLOOR LOADS ONLY
DJ1 -	90 x 45 MGP10 (H3 TREATED) PINE FLOOR JOISTS @ 450 CTRS (1400 MAX SINGLE SPAN, 1400 MAX CONT. SPAN) FLOOR LOADS ONLY
PP1 -	90 x 45 MGP10 (H3 TREATED) PINE PITCHING PLATE BOLTED TO SLAB EDGE WITH M10 MASONRY ANCHORS @ 450 CTRS.
STUMPS & PADS: 100x100 CONCRETE STUMP (U.N.O) ON Ø350 x 150 THICK CONCRETE PAD FOUNDED A MIN. OF 600mm BELOW NATURAL GROUND LEVEL & 100 MIN. INTO DENSE NATURAL SAND	

1 SLAB & SUBFLOOR FRAMING PLAN

1 : 100

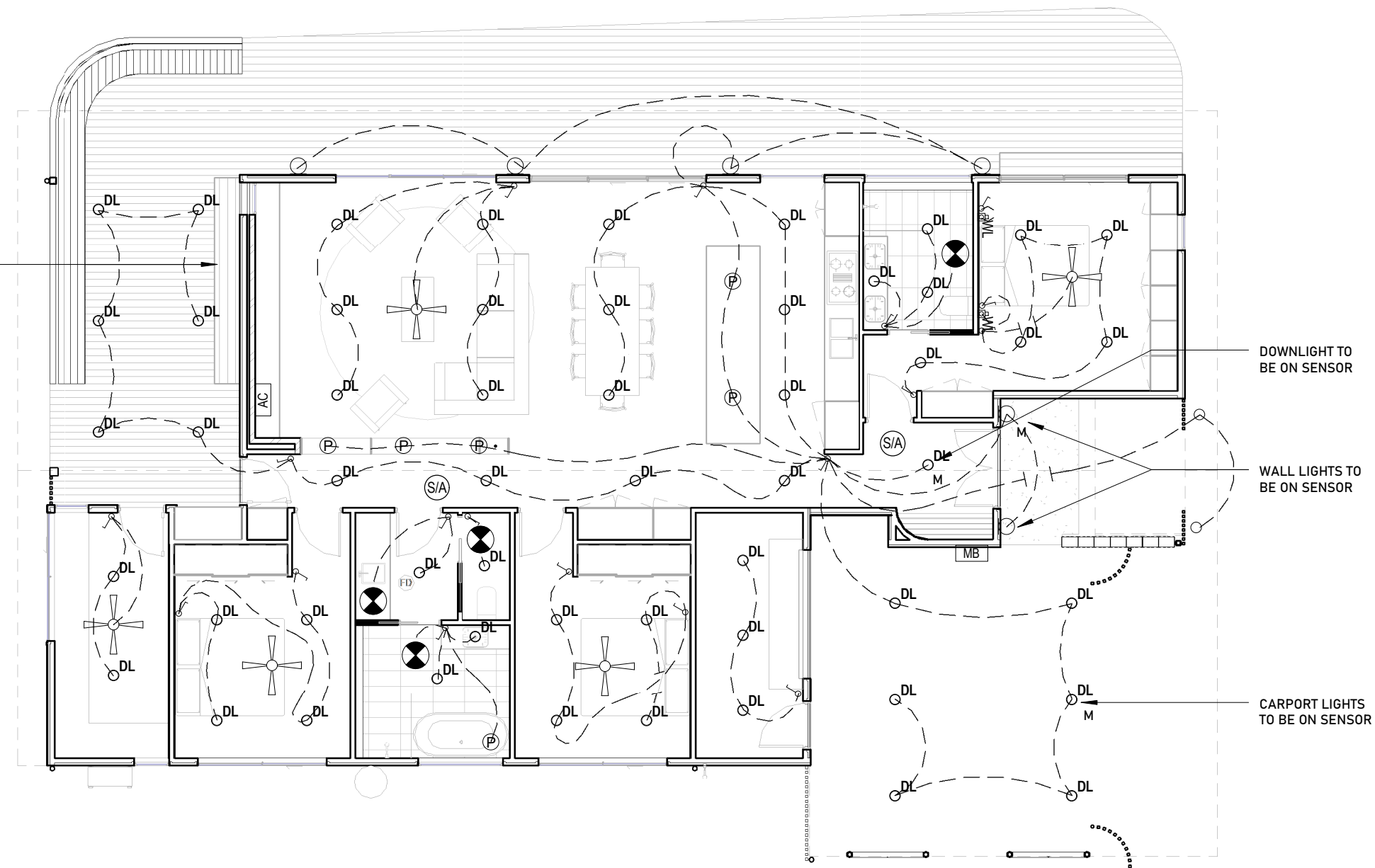
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























48 Hours Notice of Alteration or Cancellation

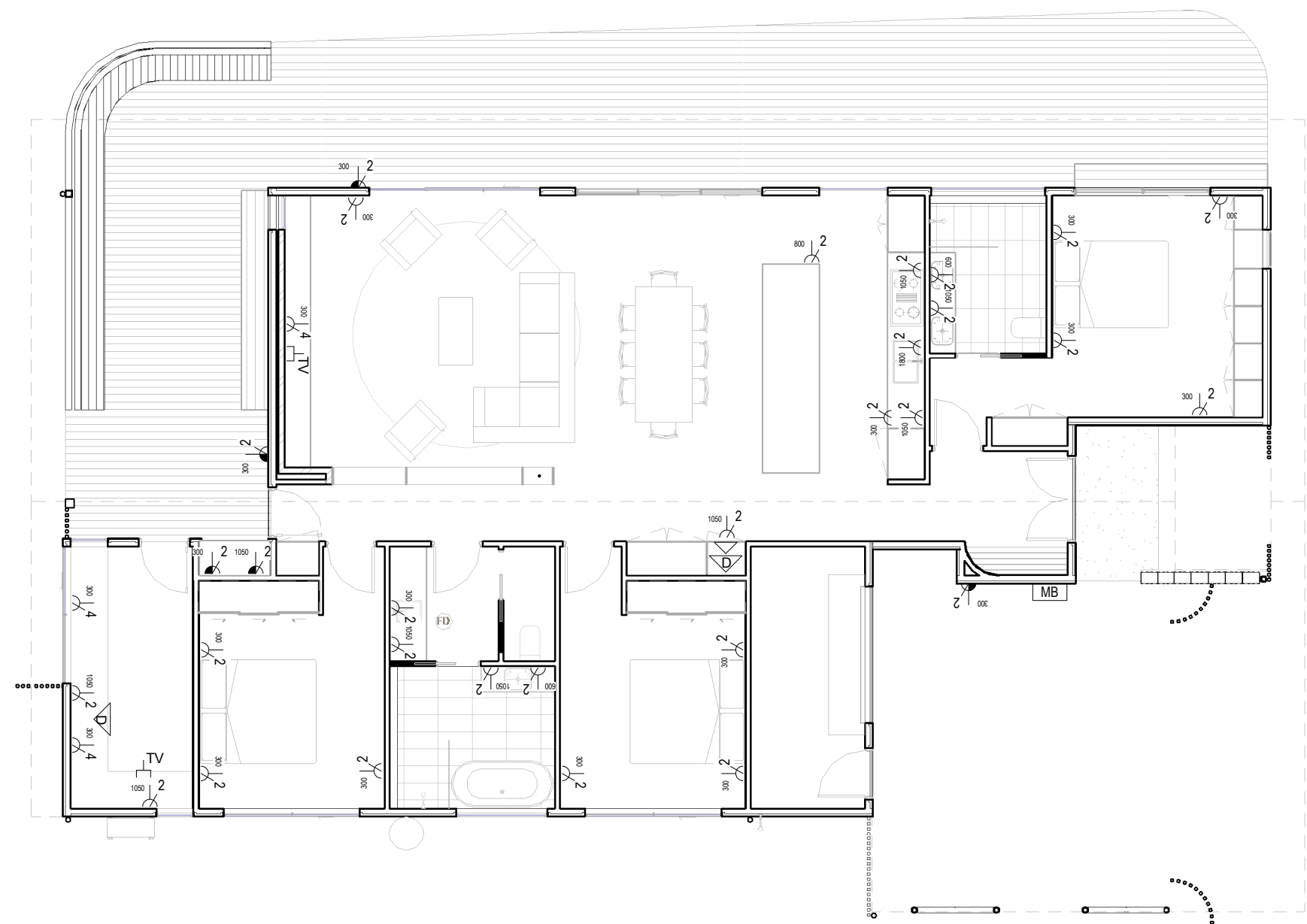
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1 REFLECTED CEILING PLAN
1 : 100

ELECTRICAL & LIGHTING LEGEND																											
	RECESSED DOWNLIGHT		SWITCH																								
	PEDANT LIGHT		CEILING FAN																								
	INTERNAL WALL LIGHT		METER BOX																								
	EXTERNAL WALL LIGHT		INTERNAL SWITCHBOARD RECESSED INTO STUD WALL																								
	FLOOR / DECK LIGHT		SPLIT SYSTEM AC/HEATER																								
	EXTERNAL FLOOD LIGHT		HOT WATER SERVICE																								
	FLUORESCENT LIGHT		CONDENSER UNIT																								
	SLIM LINE LED STRIP	TYPICAL MOUNTING HEIGHTS GPO'S- 300 ABOVE FLOOR LEVEL 150 ABOVE BENCH LEVEL LIGHT SWITCHES- 1000 ABOVE FLOOR LEVEL ELECTRICAL NOTES: IN ADDITION TO ELECTRICAL OUTLETS SHOWN ON PLAN MAKE ALLOWANCES FOR WIRING OF FIXED APPLIANCES SUCH AS OVEN, HOT WATER SERVICE, HEATING ETC.																									
	MOTION SENSOR																										
	GENERAL POWER OUTLET																										
	EXTERNAL WEATHERPROOF POWER OUTLET																										
	TELEVISION POINT	ARTIFICIAL LIGHTING REQUIREMENTS <table><tr><th>AREA</th><th>SIZE (m²)</th><th>MAX. WATTS (W/m²)</th><th>MAX. WATTS (m² x W/m²)</th></tr><tr><td>GROUND FLOOR</td><td>...m²</td><td>5 W/m²</td><td>..W</td></tr><tr><td>FIRST FLOOR</td><td>...m²</td><td>5 W/m²</td><td>..W</td></tr><tr><td>GARAGE</td><td>...m²</td><td>3 W/m²</td><td>..W</td></tr><tr><td>DECK</td><td>...m²</td><td>4 W/m²</td><td>..W</td></tr><tr><td>BALCONY</td><td>...m²</td><td>4 W/m²</td><td>..W</td></tr></table>		AREA	SIZE (m²)	MAX. WATTS (W/m²)	MAX. WATTS (m² x W/m²)	GROUND FLOOR	...m²	5 W/m²	..W	FIRST FLOOR	...m²	5 W/m²	..W	GARAGE	...m²	3 W/m²	..W	DECK	...m²	4 W/m²	..W	BALCONY	...m²	4 W/m²	..W
AREA	SIZE (m²)			MAX. WATTS (W/m²)	MAX. WATTS (m² x W/m²)																						
GROUND FLOOR	...m²			5 W/m²	..W																						
FIRST FLOOR	...m²	5 W/m²	..W																								
GARAGE	...m²	3 W/m²	..W																								
DECK	...m²	4 W/m²	..W																								
BALCONY	...m²	4 W/m²	..W																								
	TELEPHONE POINT																										
	DATA POINT																										
	TASTIC WITH BUILT IN FAN																										
	EXHAUST FAN DUCTED TO OUTSIDE AIR AS PER NCC INCL. FLOW RATES, 25L/s FOR BATHROOMS, WC'S & ENSUITS & 40L/s FOR LDRKITCHEN & LDRY																										
	SMOKE ALARM - HARDWIRED AND INTERCONNECTED																										
NOTE:		ALL LIGHTING & POWER POINT LOCATIONS TO BE CONFIRMED ONSITE WITH OWNER																									



APPROVED BY

ZAC & CURTIS
GILMOUR

Building Permit Stamped Plans
Elliott Davies
1300 636 052

48 Hours Notice of Approval & Cancellation

ELECTRICAL PLAN

1 : 100

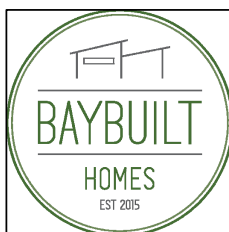
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LOT 165 STARGAZER STREET
CAPE PATERSON, VIC, 3995

JOB. No. .0001 DRG. No. A.009

DESIGN CONCEPT

SCALE As indicated @ A1
DRAWN ZG
PLOT DATE 8/12/2021 10:27:15 PM
REV. No. 5



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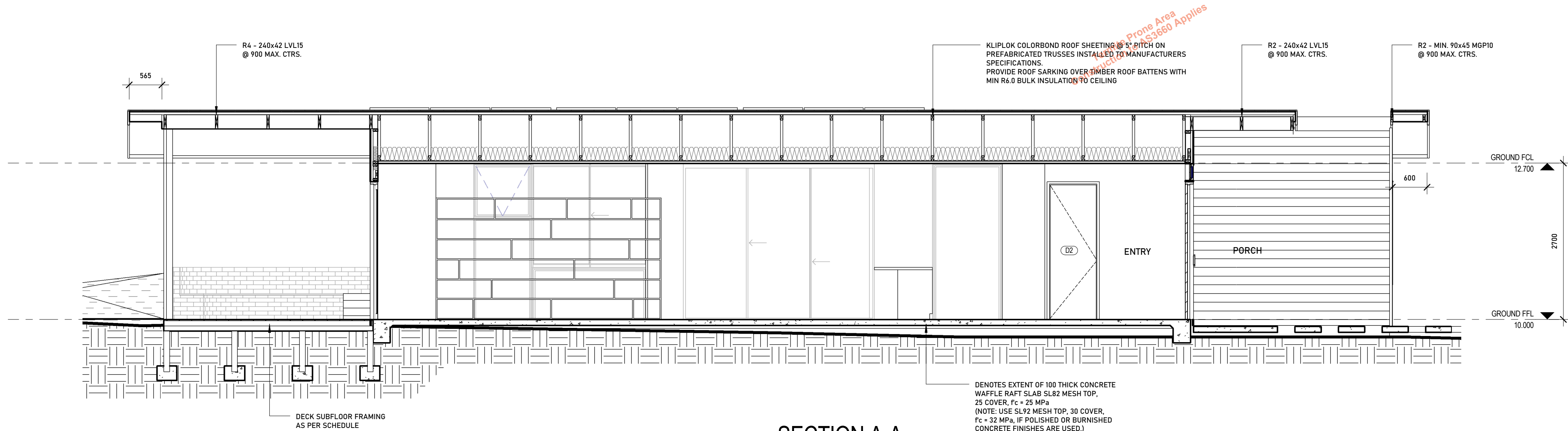
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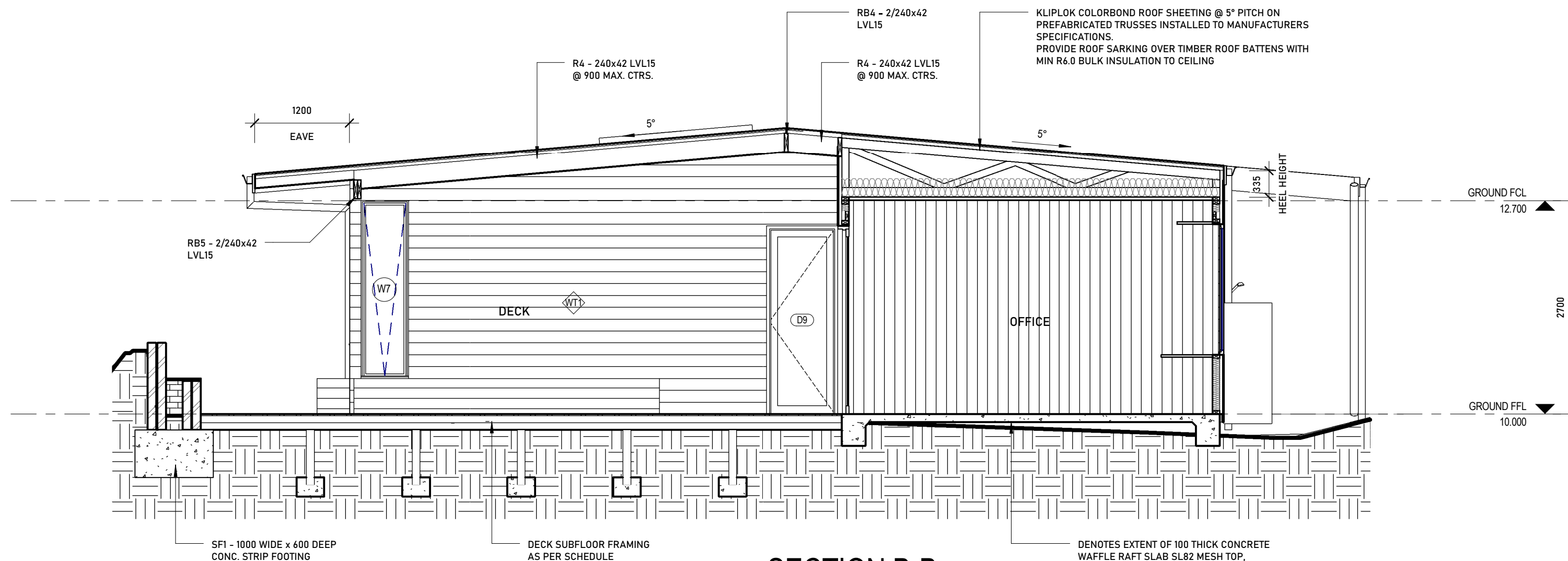
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2021-12-08

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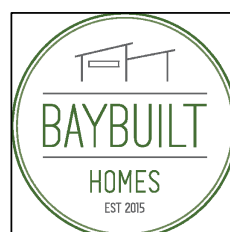
ELECTRICAL PLANS



1 SECTION A-A
1 : 50



2 SECTION B-B
1 : 50



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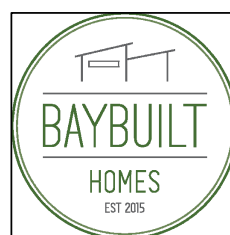
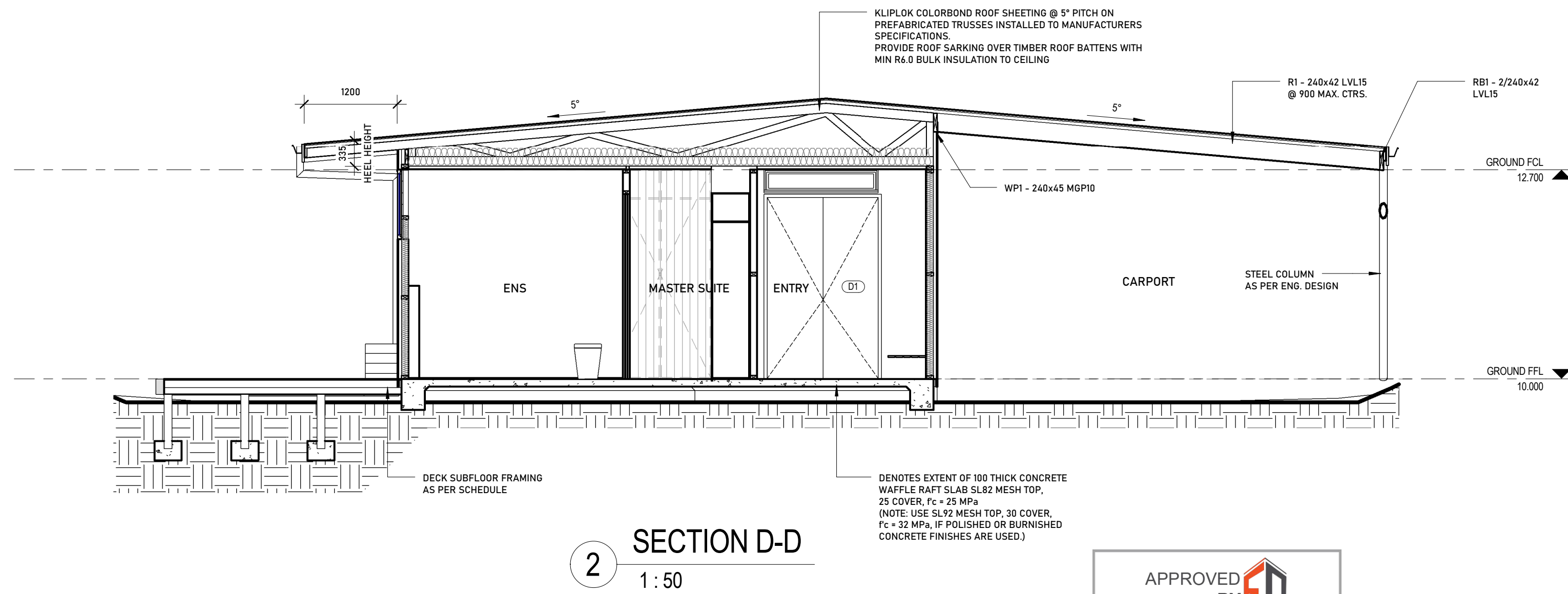
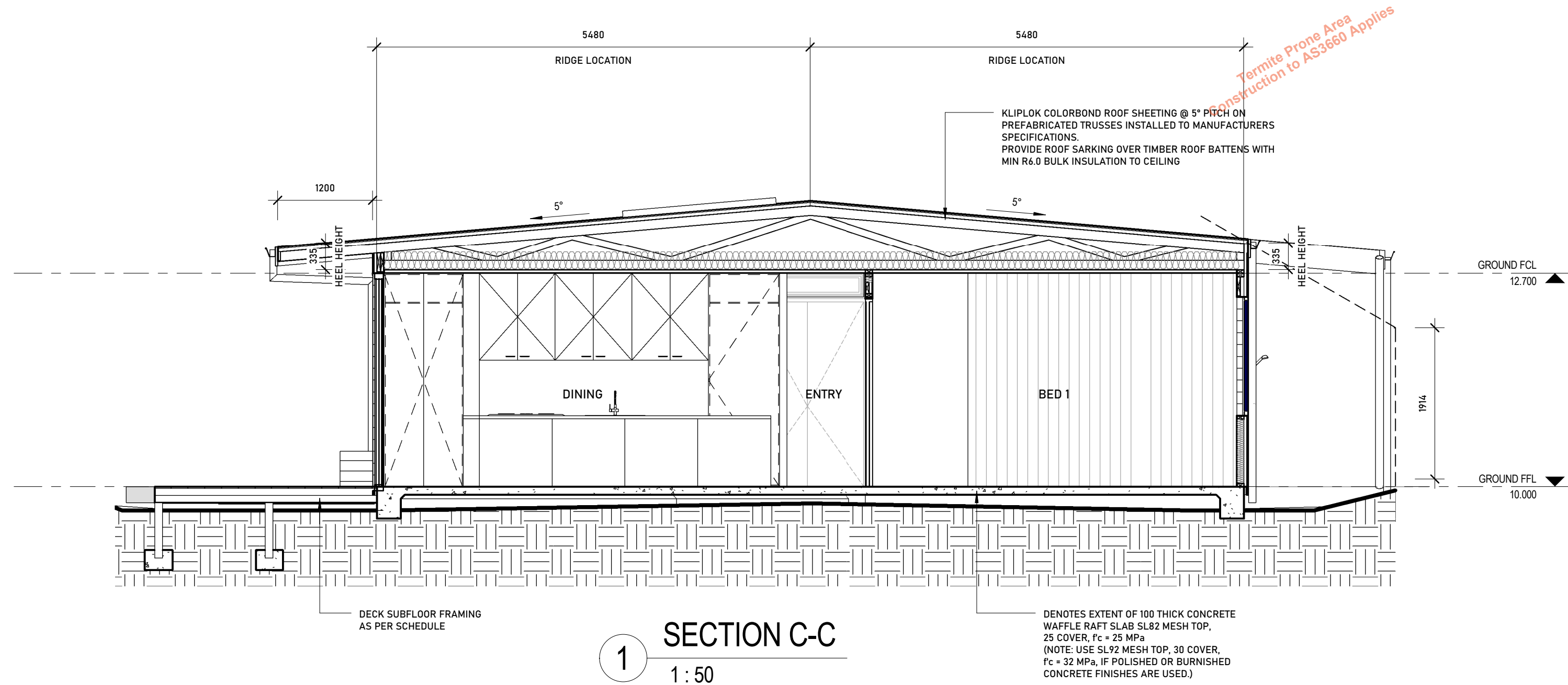
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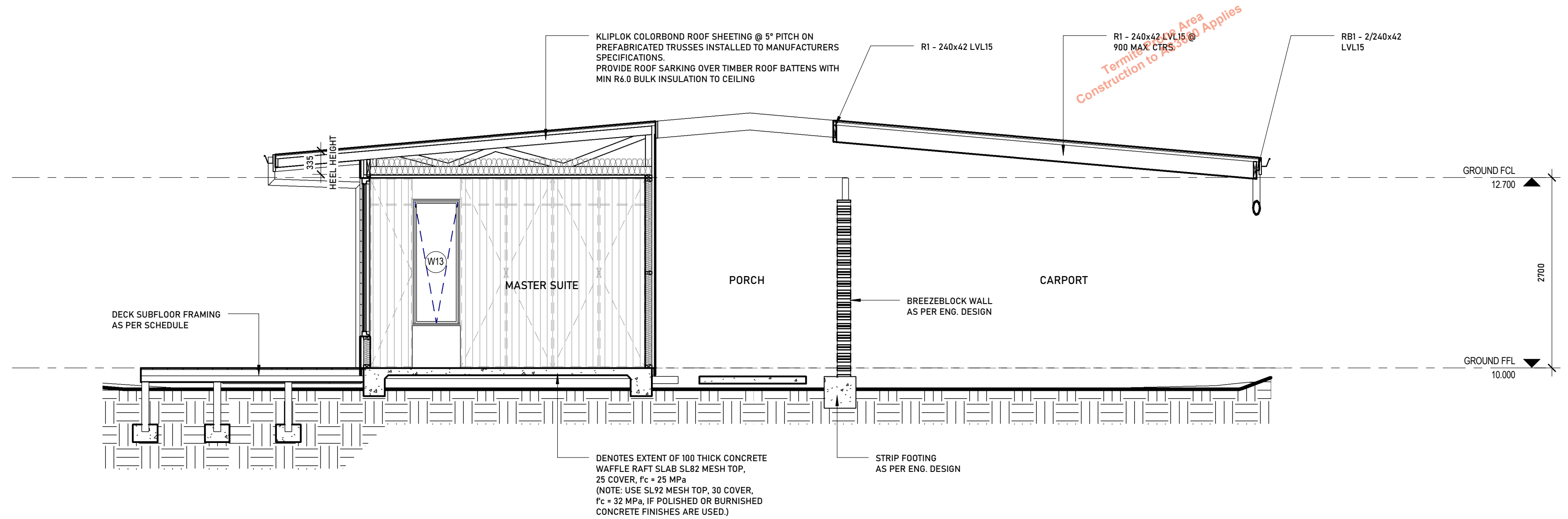
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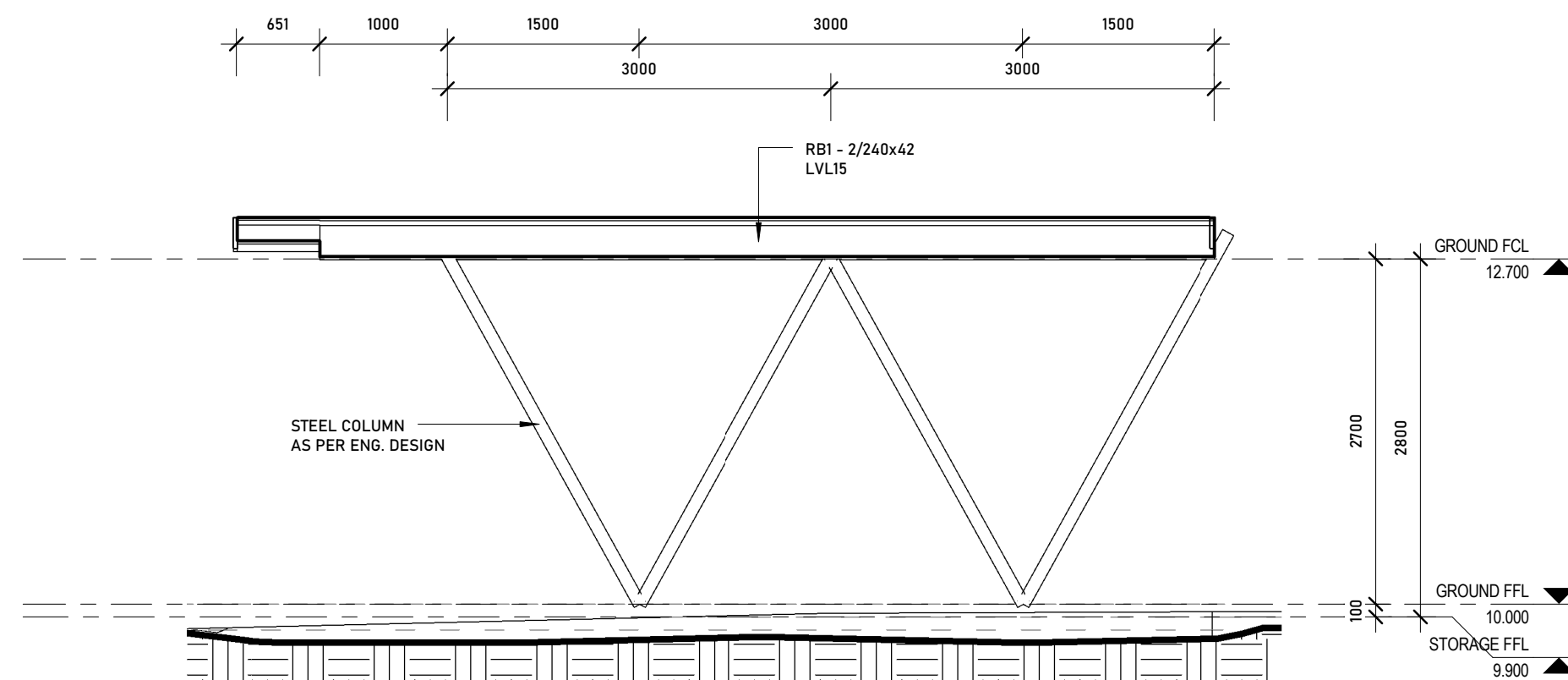
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SCALE 1:50 @ A1
DRAWN ZG
PLOT DATE 8/12/2021 10:27:23 PM
REV. No. 5



1 SECTION E-E
1:50



2 SECTION F-F
1:50

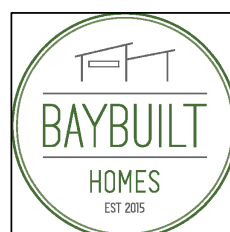
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CAPE PATERSON, VIC, 3995

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DESIGN CONCEPT
SCALE 1:50 @ A1
DRAWN ZG
PLOT DATE 8/12/2021 10:27:27 PM
REV. No. 5



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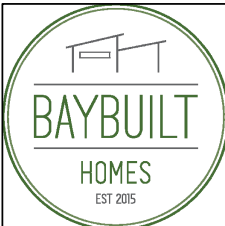
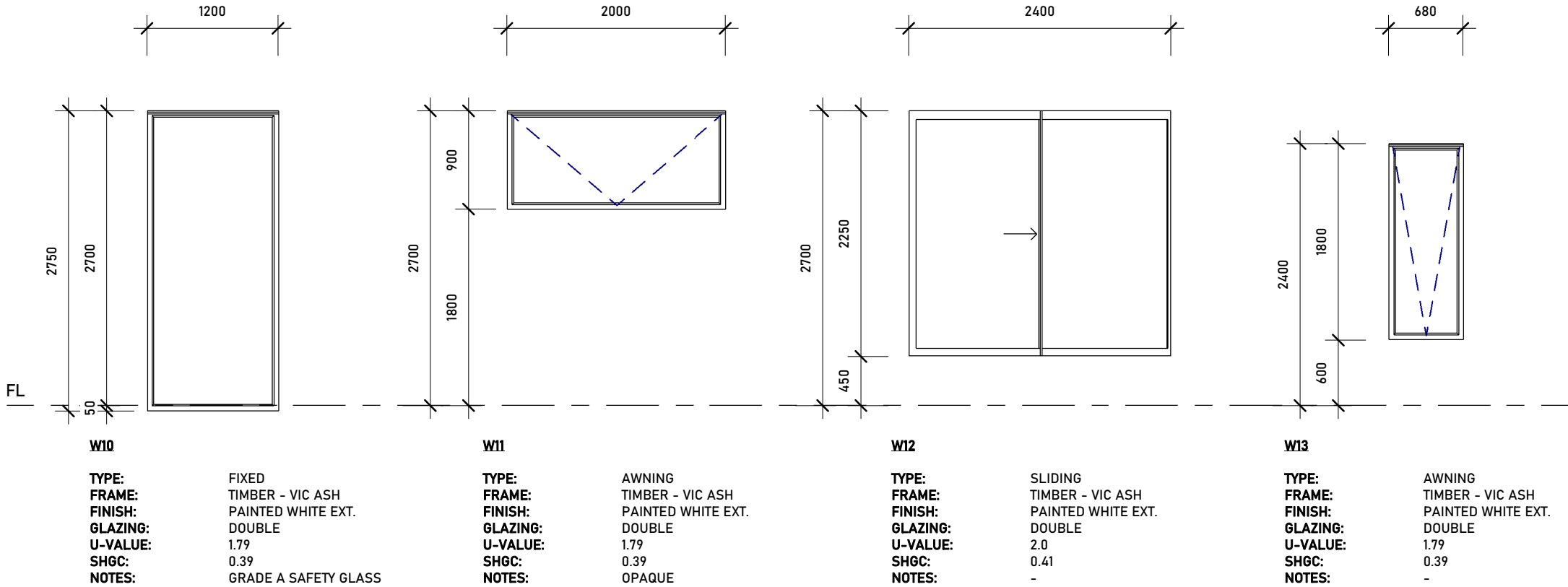
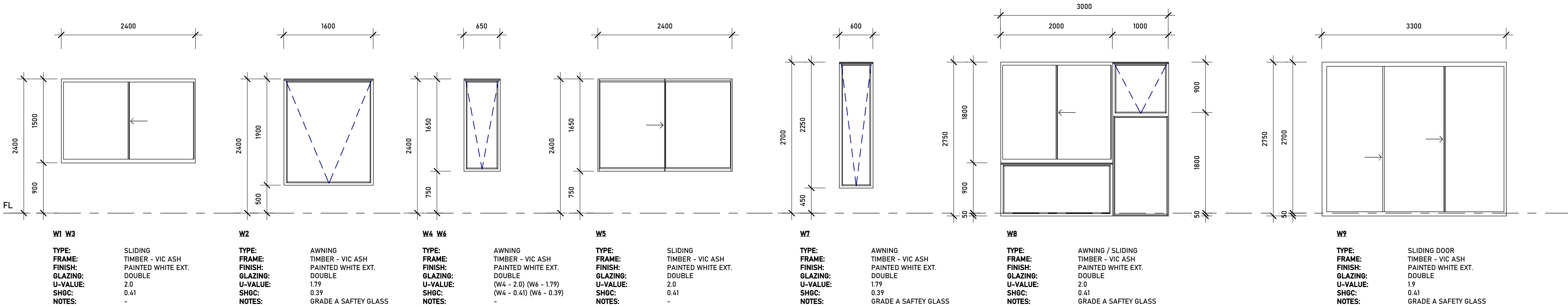
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2021-12-08

DRAWING TITLE
SECTIONS

NOTES

- WINDOW MANUFACTURER TO PRE-MEASURE ALL WINDOW OPENINGS ON SITE PRIOR TO WINDOW MANUFACTURE. ALL SIZES ARE NOMINAL ONLY AND SUBJECT TO COMPONENT SIZING AND TOLERANCES.
- PROVIDE AND FIT FLYSCREENS TO ALL OPENABLE WINDOWS AND SLIDING DOORS
- ALL WINDOWS VIEWED FROM THE OUTSIDE
- PROVIDE GLAZING IN ACCORDANCE WITH 6-STAR ENERGY RATING (WINDOWS OF EQUAL OR LOWER U-VALUE AND WITHIN +/- 5% OF SHGC)

Termite Prone Area
Construction to AS3660 Applies



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DRAWING TITLE

WINDOW ELEVATIONS



Building Permit Stamped Plans
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1300 656 052

48 Hours Notice of Approval
ZAC & CURTIS
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LOT 165 STARGAZER STREET
CAPE PATERSON, VIC, 3995

JOB. No. .0001 DRG. No. A.014

DESIGN CONCEPT

SCALE 1:50 @ A1
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PLOT DATE 8/12/2021 10:27:30 PM
REV. No. 5

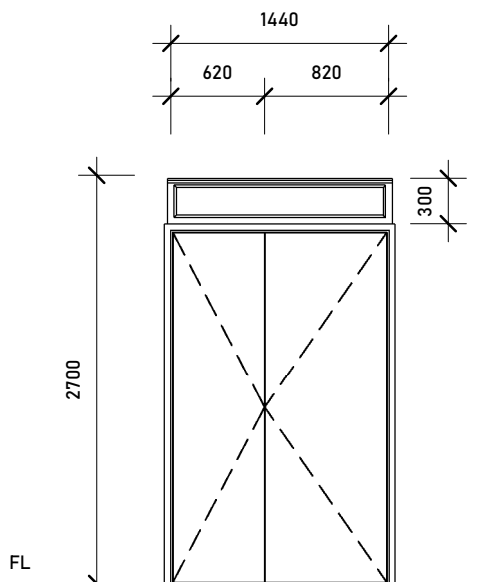
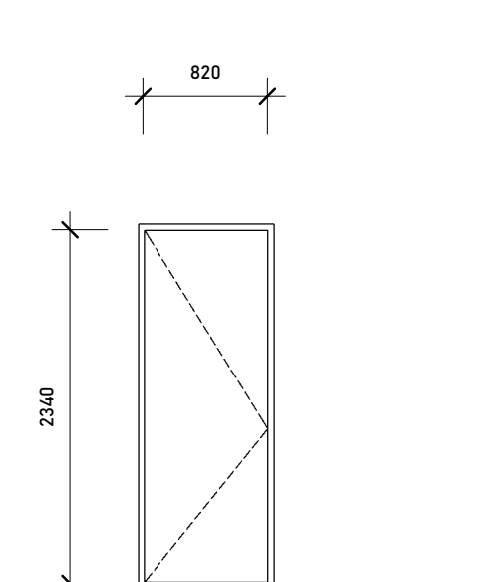
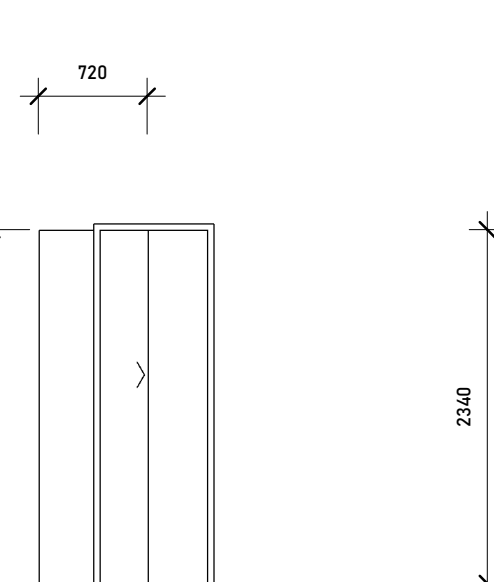
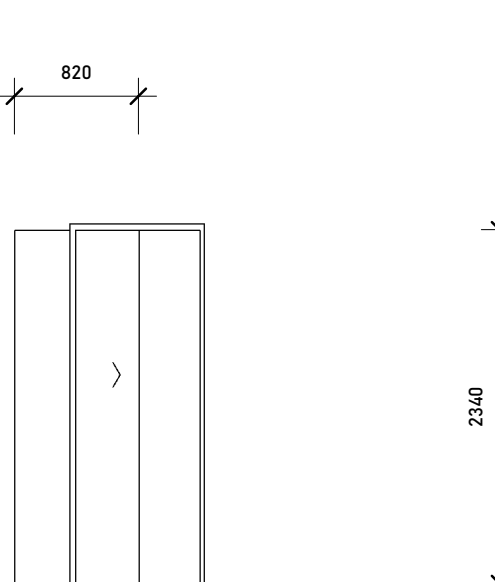
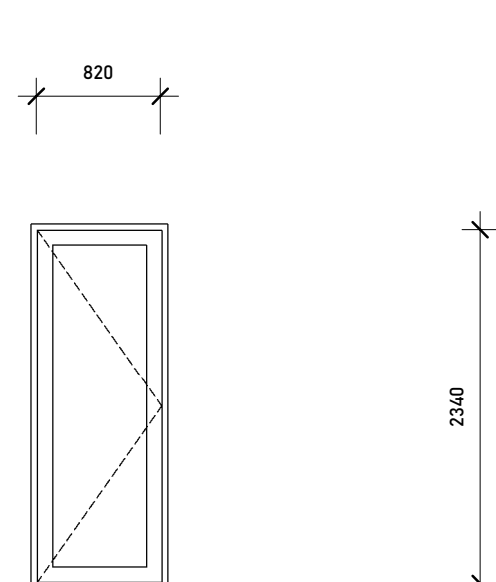
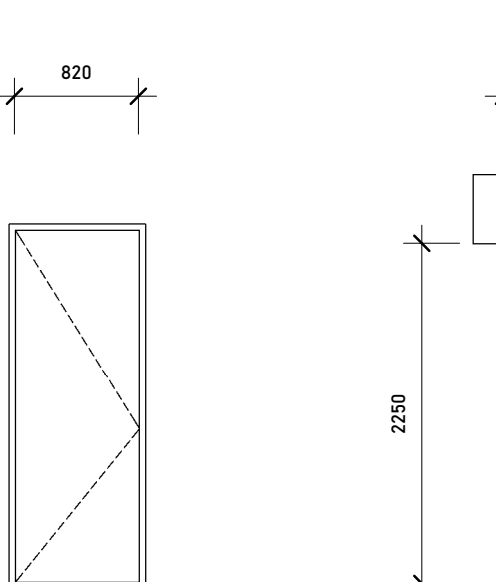
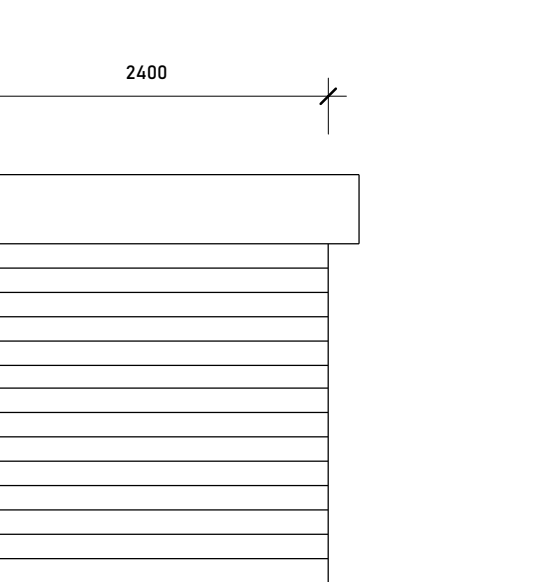
Termite Prone Area
Construction to AS3660 Applies

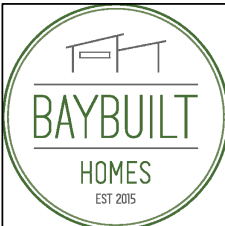
NOTES

ALL SIZES ARE NOMINAL ONLY AND SUBJECT TO COMPONENT SIZING AND TOLERANCES

GARAGE DOOR TO BE PRE-MEASURED ON SITE PRIOR TO DOOR MANUFACTURE. ENSURE CLADDING WEIGHT IS ALLOWED FOR.
BUILDER TO CHECK ALL CLEARANCES PRIOR TO LOCATING STRUCTURAL COMPONENTS TO OPENINGS

PROVIDE GLAZING IN ACCORDANCE WITH 6-STAR ENERGY RATING (WINDOWS OF EQUAL OR LOWER U-VALUE AND WITHIN +/- 5% OF SHGC)

						
D1 TYPE: SOLID CORE EXTERNAL HINGED DOOR FINISH: PALE BLUE DOOR HARDWARE: BUILDERS RANGE JAMB: BUILDERS RANGE U-VALUE: 1.79 SHGC: 0.4 NOTES: - REFER TO PLAN FOR OPENING DIRECTION	D2 D4 D5 D8 TYPE: SEMI-SOLID CORE INTERNAL HINGED DOOR FINISH: WHITE DOOR HARDWARE: BUILDERS RANGE JAMB: BUILDERS RANGE NOTES: - REFER TO PLAN FOR OPENING DIRECTION	D3 D7 TYPE: SEMI-SOLID CORE INTERNAL CAVITY SLIDER FINISH: WHITE DOOR HARDWARE: BUILDERS RANGE JAMB: BUILDERS RANGE NOTES: - REFER TO PLAN FOR OPENING DIRECTION - PROVIDE APPROPRIATE TOP HUNG TRACK CONCEALED IN CEILING SPACE.	D4 TYPE: SEMI-SOLID CORE INTERNAL CAVITY SLIDER FINISH: WHITE DOOR HARDWARE: BUILDERS RANGE JAMB: BUILDERS RANGE NOTES: - REFER TO PLAN FOR OPENING DIRECTION - PROVIDE APPROPRIATE TOP HUNG TRACK CONCEALED IN CEILING SPACE.	D5 D10 TYPE: FULLY GLAZED HINGED FINISH: TIMBER - PAINTED WHITE EXT. DOOR HARDWARE: BUILDERS RANGE JAMB: BUILDERS RANGE U-VALUE: 1.79 SHGC: 0.4 NOTES: - REFER TO PLAN FOR OPENING DIRECTION	D11 TYPE: SOLID CORE EXTERNAL HINGED DOOR FINISH: WHITE DOOR HARDWARE: BUILDERS RANGE JAMB: BUILDERS RANGE NOTES: - REFER TO PLAN FOR OPENING DIRECTION	D12 TYPE: ROLLER GARAGE DOOR FINISH: SURFMIST DOOR HARDWARE: MANUFACTURERS RANGE JAMB: BUILDERS RANGE NOTES:



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DOOR SCHEDULE

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1300 656 052

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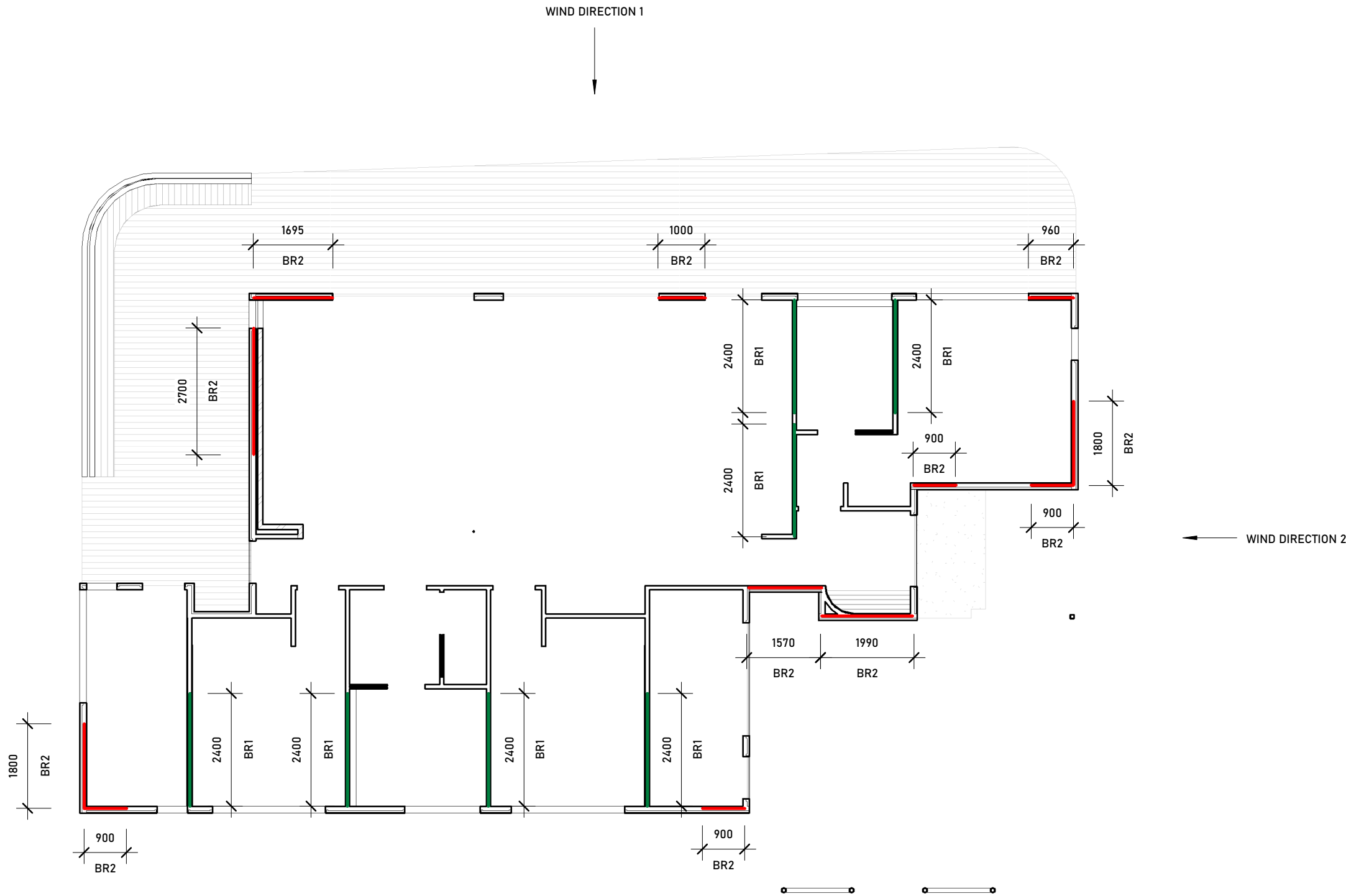
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JOB. No. .0001 DRG. No. A.015

DESIGN CONCEPT

SCALE 1:50 @ A1
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REV. No. 5

BRACING		
WIND CLASSIFICATION: N3		
	WIND DIRECTION 1	WIND DIRECTION 2
AREA OF ELEVATION (m²)	49.32	23.21
WIND PRESSURE (kPa)	0.9	1.4
RACKING FORCE (AREA OF ELEVATION x LATERAL WIND PRESSURE)	44.40	32.50
BRACING SCHEDULE		
MARK	DESCRIPTION	
BR1	METAL STRAPS - TENSIONED - WITH METAL STRAPS	
	METAL STRAP: 30 x 0.8mm GALV. TENSIONED METAL STRAPS FIXED TO STUDS WITH ONE 30x2.8mm DIA. GALV. FLAT HEAD NAIL (OR EQUIVALENT) AND TO PLATES WITH 4/30 x 2.8mm DIA. GALV. FLAT HEAD NAIL.	
	STUD STRAP: 30 x 0.8mm GALV. METAL STRAP LOOPED OVER PLATE AND FIXED TO STUD WITH 4/30 x 2.8mm DIA. GALV. FLAT-HEAD NAILS(OR EQUIVALENT) TO EACH END	
	BRACING CAPACITY kN/m = 3.0	
BR2	PLYWOOD	
	4.5mm THICK F11 PLYWOOD NAILED TO STUD WALL WITH 30 x 2.8 DIA. GALV. FLAT HEAD NAILS (OR EQUIVALENT). PROVIDE ONE ROW OF NOGGINS (HALF WALL HEIGHT) AND ENSURE STUD SPACING IS NOT GREATER THAN 450 CTRS.	
	FASTER SPACINGS: 150mm TOP AND BOTTOM PLATES 150mm VERTICAL EDGES & NOGGING 300mm INTERMEDIATE STUDS	
	BRACING CAPACITY kN/m = 3.4	



1 BRACING PLAN
1 : 100