GENERAL NOTES :

THE BUILDER AND SUBCONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, RELEVANT LEVELS AND DIMENSIONS ON-SITE PRIOR TO COMMENCING ANY BUILDING WORKS OR PREFABRICATION.
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL ENGINEERING COMPUTATIONS OR STRUCTURAL DRAWINGS.
FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS.
ALL MATERIALS & METHODS OF CONSTRUCTION SHALL COMPLY WITH RELEVANT S.S.A CODES, **NCC 2022** REQUIREMENTS & LOCAL COUNCIL BY-LAWS, & SCHEDULE TO THE ZONES & OVERLAYS.
TOILET PANS WHERE DISTANCES FROM TO ANY PART OF A DOOR IS LESS THAN 1200MM, THE DOOR IS TO OPEN OUTWARDS, SLIDE OR BE READILY REMOVABLE FROM OUTSIDE AS PER **NCC 2022 H4D7**
WET AREAS PROVIDE IMPERVIOUS FLOORING & WALL FINISHES TO IN ACCORDANCE WITH **NCC 2022 H4O1 & H4F1 HPS 10.2** ALSO AS/NZS 4858 2004 WET AREA MEMBRANES
STORMWATER AND SILAGE CONNECT DRAINS INTO LEGAL POINTS OF DISCHARGE. ALL DRAINS SHALL COMPLY WITH LOCAL AUTHORITIES REGULATIONS AND *AS3500.3* (CURRENT REVISION AT TIME OF SET ISSUE).PROVIDE 90MM DIA. AGRICULTURAL DRAINS TO THE BASE OF ALL EXCAVATIONS, BANKS AND RETAINING WALLS. CONNECT TO STORMWATER VIA SILT PIT.
SMOKE ALARMS TO COMPLY WITH AS3786 (CURRENT REVISION AT TIME OF SET ISSUE). SMOKE ALARMS *TO* BE INSTALLED IN ACCORDANCE WITH **NCC 2022 E2D3-20 HPS 9.5** SMOKE ALARMS MUST BE CONNECTED DIRECTLY TO MAINS POWER.
SOIL CLASSIFICATION REFER TO SOIL REPORT FOR AND FOUNDING DEPTHS. ALL QUERIES REGARDING FOUNDING DEPTHS AND CLASSIFICATION, TO BE DIRECTED TO GEOTECHNICAL ENGINEER.
MECHANICAL VENTILATION PROVIDE IN ACCORDANCE WITH **NCC 2022 H6V3 HPS 10.8.2** AS REQUIRED. ALL EXHAUST FANS ARE TO BE DISCHARGED TO THE EXTERIOR OF THE BUILDING.

WALL FRAMING:

ALL MASONRY WORK SHALL COMPLY WITH AS3700 (CURRENT REVISION AT TIME OF SET ISSUE) 'MASONRY CODE' AND **NCC 2022 PART H1D6 HPS 5.1-5.4 & 5.6** TIMBER WALL FRAMING SHALL COMPLY WITH AS1684 (CURRENT REVISION AT TIME OF SET ISSUE) 'RESIDENTIAL TIMBER FRAMED CONSTRUCTION & WITH SUPPLEMENTARY TABLES. PROVIDE DOUBLE STUD, STUMP & PAD UNDER ALL LOAD POINTS IF NOT OTHERWISE NOTED. ALL STRUCTURAL STEEL SHALL COMPLY WITH AS4100 (CURRENT REVISION AT TIME OF SET ISSUE) 'STEEL STRUCTURES CODE'.

FOOTINGS:

REINFORCED CONCRETE STRIP FOOTINGS & PAD FOOTINGS TO BE DESIGNED BY QUALIFIED ENGINEER. FOOTING CONSTRUCTION TO COMPLY WITH **NCC 2022 PART H1D5, H2D3, HPS 4.2** & AS2870 (CURRENT REVISION AT TIME OF SET ISSUE).

WET AREAS :

ALL WET AREAS TO COMPLY WITH AS3740 (CURRENT REVISION AT TIME *OF SET* ISSUE).

INSULATION :

INSULATION VALUES & MATERIALS AS DESIGNATED IN THE ENERGY EFFICIENCY ASSESSMENT REPORT.

WINDOWS :

ALL WINDOWS SHALL CONFORM *TO* **AS2047-2021** (CURRENT REVISION AT TIME OF SET ISSUE) & ALL GLAZING TO **AS1288-2021** (CURRENT REVISION AT TIME OF SET ISSUE) & **NCC 2022 PARTS H2D7 H4O4-05, H4F4, H6P1 HPS 8.2-8.4 & HPS 10.6**
GLAZING WITHIN 2000MM OF THE F.F.L. IN BATHROOMS OR ENSUITES SHALL BE GRADE 'A' SAFETY GLASS.
ALL SIZES SHOWN ARE NOMINAL & SHOULD BE COMPARED TO CLIENTS CHOSEN MANUFACTURERS STANDARD SCHEDULE BEFORE CONSTRUCTION COMMENCES.
NON-STANDARD WINDOWS TO HAVE SIZES CHECKED ON-SITE PRIOR TO MANUFACTURING.
REFER TO ELEVATIONS FOR SASH TYPE & ARRANGEMENT.
ALL WINDOW SIZES & CLEARANCES TO BE CHECKED ON-SITE PRIOR TO MANUFACTURING.

TRUSS/POSI STRUT:

THREE (3) COPIES OF THE TRUSS/POSI STRUT MANUFACTURERS DESIGN & LAYOUT OF THE BEAMS SHALL BE SUBMITTED TO THE RELEVANT BUILDING SURVEYOR PRIOR TO THE FRAME INSPECTION BEING CARRIED OUT. NOTE: THE FRAME INSPECTION WILL NOT BE CARRIED OUT UNTIL SUCH TIME THAT THREE (3) COPIES OF FULL TRUSS COMPUTATIONS & LAYOUT PLANS ARE PROVIDED & APPROVED BY THE RELEVANT BUILDING SURVEYOR.

CEILING HEIGHTS :

CEILING HEIGHTS MUST NOT BE LESS THAN±
(A) 2400MM IN A HABITABLE ROOM EXCLUDING A KITCHEN.
(B) 2100MM IN A KITCHEN, CORRIDOR, PASSAGEWAY, OR THE LIKE, BATHROOM, SHOWER ROOM, LAUNDRY, SANITARY COMPARTMENT, AIRLOCK, PANTRY, STOREROOM, GARAGE, CAR PARKING AREA OR THE LIKE.
(C) 2100MM IN AN ATTIC ROOM WITH A SLOPING CEILING OR PROJECTION BELOW CEILING LINE, OR A NON-HABITABLE ROOM OR SIMILAR SPACE (A HEIGHT THAT DOES NOT UNDULY INTERFERE WITH PROPER FUNCTION OF THE ROOM OR SPACE.
(D) 2000MM IN A STAIRWAY MEASURED VERTICALLY ABOVE THE NOSING LINE.

TOILET DOORS :

TOILET DOORS ARE TO BE FITTED WITH REMOVABLE HINGES , OR ARE TO SWING OUT, OR BE SLIDING WHERE THEY ARE WITHIN 1200MM OF THE PAN.

WEEPHOLES:

OPEN PERPENDICULAR JOINTS SHALL BE PROVIDED ABOVE ALL OPENINGS OVER 1200MM WIDE & 1200MM CENTERS IMMEDIATELY ABOVE THE DPC. **NCC 2022 HPS 5.7.5**

DOWNPIPES :

100X50MM DOWNPIPES SHALL BE PROVIDED AT 12,000MM MAXIMUM SPACING & ARE TO BE CONNECTED TO THE APPROVED LEGAL PONT OF DISCHARGE TO THE SATISFACTION OF THE RELEVANT BUILDING SURVEYOR **NCC 2022 HPS 7.4**

TIMBER SUB-FLOOR:

TIMBER FLOORING SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS1684 (CURRENT REVISION AT TIME OF SET ISSUE). WHERE ENGINEERING DESIGN &COMPUTATIONS HAVE BEEN PROVIDED, THESE SHALL TAKE PRECEDENCE OVER FIGURES NOMINATED ON THIS SET OF PLANS.**NCC 2022 HPS 6.1-6.3**

MECHANICAL VENTS:

ANY CONTAMINATED AIR FROM SANITARY COMPARTMENTS OR BATHROOMS (OR THE LIKE) SHALL:-
FLOW RATE AND DISCHARGE OF EXHAUST SYSTEMS
(A) AN EXHAUST SYSTEM INSTALLED IN A KITCHEN, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST HAVE A MINIMUM FLOW RATE OF- (I)25 L/S FOR A BATHROOM OR SANITARY COMPARTMENT; AND (II) 40 L/S FOR A KITCHEN OR LAUNDRY.
(B) EXHAUST FROM A BATHROOM, SANITARY COMPARTMENT, OR LAUNDRY MUST BE DISCHARGED-(I)DIRECTLY OR VIA A SHAFT OR DUCT TO OUTDOOR AIR; OR (II) TO A ROOF SPACE THAT IS VENTILATED IN ACCORDANCE WITH **AS 1668.2 NCC 2022 10.6.2, 10.8.2**
(2) THE ROOF IS CLAD IN ROOFING TILES WITHOUT SARKING OR SIMILAR MATERIALS WHICH WOULD PREVENT VENTING THROUGH GAPS BETWEEN TILES.

ROOFING :

SELECTED *ROOF* CLADDING AS PER PROVIDED SECTIONS & NOMINATED PITCH. TIMBER ROOF FRAMING SHALL COMPLY WITH AS1684 (CURRENT REVISION AT TIME OF SET ISSUE) & ANY SUPPLEMENTARY TABLES. TIMBER ROOF TRUSSES SHALL BE SPACED IN ACCORDANCE WITH ENGINEERING DESIGN/COMPUTATIONS OR MANUFACTURERS DETAILS. CEILING LINING - 10MM PLASTERBOARD U.N.O. EAVE LINING - 4.5MM F.C. SHEET U.N.O. EXPOSED COLORBOND GUTTERS & FASCIAS, INSTALLED AS PER **NCC H1D7 2022 HPS 7.1-7.4**

STAIRS :

STAIRS, STEPS & LANDINGS TO COMPLY WITH **NCC 2022 PART H5D2 HPS 11.2** RISERS - 115MM (MIN) 190MM (MAX) GOINGS - 240MM (MIN) 355MM (MAX) HANDRAIL SHALL BE 865MM (MIN) ABOVE NOSING OF TREAD OR 1000MM. BALUSTRADE MUST NOT ALLOW AN OBJECT OF 120MM TO PASS BETWEEN BALUSTRADE MEMBERS PROVIDE 2000MM (MIN) HEADROOM CLEARANCE FROM TREAD NOSING. MAXIMUM OF 3 RISERS OR 570MM WITHOUT A LANDING TO DOOR OPENINGS. SLOPE RELATIONSHIP 2R+G = 550MM (MIN) 700MM (MAX). THE MAXIMUM GAP BETWEEN RISERS IN OPEN STAIRS IS 125MM, WHERE THE STAIR IS IN EXCESS OF 1000MM ABOVE THE ADJACENT FLOOR LEVEL.

LIGHTING :

MAINS ELECTRICITY SUPPLY, TELSTRA & OTHERS TO BE LOCATED IN ACCORDANCE WITH THE RESPONSIBLE AUTHORITIES REQUIREMENTS.
ALL ELECTRICITY SWITCHES & POINTS SHALL BE INSTALLED IN ACCORDANCE WITH AS3000 (CURRENT REVISION AT TIME OF SET ISSUE), NCC & ELECTRICAL AUTHORITY REQUIREMENTS.
PROVIDE SAFETY SWITCHES (RCD) TO ALL LIGHTING & POWER POINT CIRCUITS.

DRAINAGE :

ALL EXISTING UNDERGROUND SERVICES ARE SHALL BE LOCATED PRIOR TO EXCAVATION FOR NEW PIPE LINES & NO EXISTING SERVICE SHALL BE DISCONNECTED OR DISTURBED WITHOUT APPROVAL FROM ENGINEER
STORMWATER DRAINS SHALL BE 100TNM DIA. @ A GRADE OF 1:100 UNLESS NOMINATED BY ENGINEER
ALL PIPE JUNCTIONS SHALL BE WITH A 45 DEGREE JOINT. ALL UPVC PIPES SHALL CONFORM TO AS1260 (CURRENT REVISION AT TIME OF SET ISSUE). TO AS 3500.2 & 3500.3

TERMITE TREATMENT :

SITE TO BE TREATED AGAINST SUBTERRANEAN TERMITES IN ACCORDANCE WITH AS3660.1 (CURRENT REVISION AT TIME OF SET ISSUE) TO LOCAL AUTHORITY SATISFACTION. AS3660.1 NOMINATES A MINIMUM CLEARANCE OF 400MM FROM GROUND LEVEL *TO* THE UNDERSIDE OF BEARER (THIS CAN BE REDUCED TO 200MM FOR THE FIRST 2000MM OF A SLOPING SITE).
NCC 2022 HPS 3.4

CONCRETE:

CONCRETE STRENGTH 20MPA (MIN) & 28 DAYS. ALL CONCRETE MATERIALS, CURING & WORKMANSHIP SHALL BE IN ACCORDANCE AS3600 (CURRENT REVISION AT TIME OF SET ISSUE)ALL REINFORCEMENT TO BE LAID & LAPPED AS PER ENGINEER'S DETAILING & SPECIFICATION ON APPROVED BAR CHAINS. ALL WORKS SHALL BE IN ACCORDANCE WITH AS2870 (CURRENT REVISION AT TIME OF SET ISSUE). OWNER'S SHALL RECOGNIZE THEIR RESPONSIBILITY FOR FOUNDATION MAINTENANCE UNDER AS2570. REINFORCED CONCRETE FLOOR SLAB TO ENGINEER'S DESIGN. PROVIDE 0.2MM POLYTHENE MOISTURE BARRIER UNDER SLAB, ON *50MM* SAND BED, 150MM FREEBOARD TO SLAB FLOORS. CONSTRUCTION OF SLAB TO COMPLY WITH **NCC 2022 HPS 4-5** AS 2870 (CURRENT REVISION AT TIME OF SET ISSUE).
ALL EXCAVATIONS SHALL BE CAREFULLY INSPECTED BY A COMPETENT PERSON & THIS OFFICE CONTACTED IMMEDIATELY IF CONDITIONS OTHER THAN THOSE DESCRIBED IN THE SOIL REPORT ARE ENCOUNTERED.

BUSHFIRE :

CLASSIFICATION OF SITE B.A.L AS DETERMNED BY BUSHFIRE ASSESSMENT IF REQUIRED.

COPYRIGHT :

[redacted]

Client Name: _____
Sign: _____ Date: _____
Builder: _____
Sign: _____ Date: _____

REV	DATE	DESCRIPTION	DRAWN
A	05/03/26	WORKING DWGS: ASSESSMENT & APPROVAL	C.B

CLIENT: [redacted]

WORKING DRAWINGS

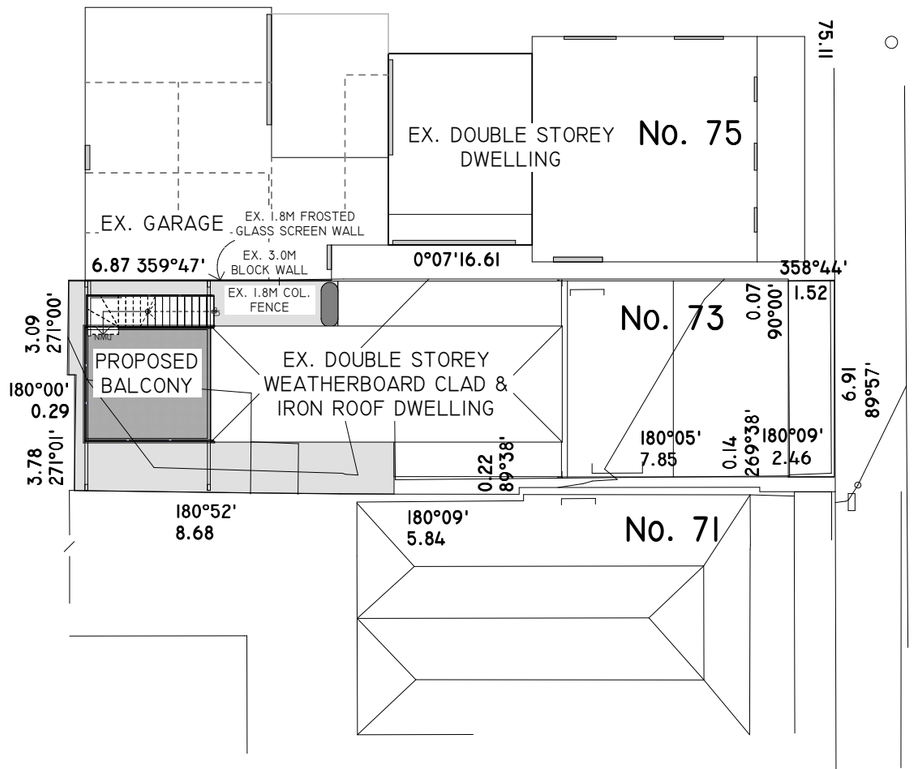
PROPOSED WORKS: GROUND BALCONY & IST FLR TERRACE
SHEET NAME: GENERAL NOTES
DATE: 05/03/26
PROJECT ADDRESS: 73 SAFFRON STREET, NEWPORT VIC 3220
PROJECT No.: 2025
DWG No.: WD01

LIVABLE HOUSING DESIGN NOTES:

DWELLING ACCESS,
STEP FREE ACCESS
PATH TO LHD 1.1 - RAMPS 1:14 GRADE MAX 9.0M, ACCESS PATHS MIN 1000MM, ACCESS GATES MIN 820MM, LANDINGS MIN 1200MM
PARKING SPACE
3.2M WIDE x 5.4M LONG
GRADIENT NOT MORE THAN 1:33 OR 1:40

ALPINE AREAS:

ALPINE AREAS ARE 1200 METERS OR MORE ABOVE AUSTRALIAN HEIGHT DATUM (AHD) FOR NSW, ACT & VIC & 900 METERS OR MORE ABOVE AHD FOR TASMANIA



PROPOSED SITE PLAN
SCALE: 1:200

AREA SCHEDULE		
EX. GROUND FLOOR	85.25M²	9.18SQ
EX. PORCH	9.55M²	1.03SQ
EX. IST FLOOR	38.80M²	4.17SQ
EX. IST FLOOR BALCONY	3.75M²	4.17SQ
PROP PERGOLA / BALCONY	15.25M²	1.64SQ

TOTAL BUILDINGS	152.60M²
TOTAL SITE COVERAGE	152.60M² (88.72%)
TOTAL SITE	172M²
TOTAL D-WAY & PATHS	--.--M²
TOTAL SITE IMPERVIOUS AREA	--.--M² (--.--%)
TOTAL GARDEN AREA	--.--M² (--.--%)

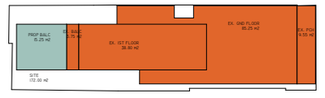
NOTE: ALL EXISTING UNDERGROUND SERVICES ARE TO BE LOCATED PRIOR TO EXCAVATION FOR NEW PIPES LINES AND NO EXISTING SERVICE SHALL BE DISCONNECTED OR DISTURBED WITH APPROVAL FROM ENGINEER

NOTE: ALL UPVC PIPES SHALL CONFORM TO AS 1260 "UNPLASTICISED P.V.C (UPVC) PIPES & FITTINGS FOR SEWAGE APPLICATIONS" PART 1TO 5

NOTE: CONNECT NEW UNDERGROUND STORMWATER TO EXISTING SYSTEM TO AS 3500 MIN GRADE TO PIPELINES 1:100
ALL PIPE JUNCTIONS SHALL BE WITH A 45° JOINT

NOTE: LPOD IS TO BE CONFIRMED BY BUILDER / PROPERTY OWNER

- GARDEN AREA
- EXISTING GND FLR. BUILDING AREA
- PROPOSED GND FLR. BUILDING AREA
- EXISTING PAVING/DRIVEWAY AREA



SITE PLAN AREAS
SCALE: 1:500

[redacted]

Client Name: _____
Sign: _____ Date: _____
Builder: _____
Sign: _____ Date: _____

REV	DATE	DESCRIPTION	DRAWN
A	05/03/26	WORKING DWGS: ASSESSMENT & APPROVAL	C.B

N

CLIENT: [redacted]

PROPOSED WORKS: GROUND BALCONY & IST FLR TERRACE

PROJECT ADDRESS: 73 SAFFRON STREET, NEWPORT VIC 3220

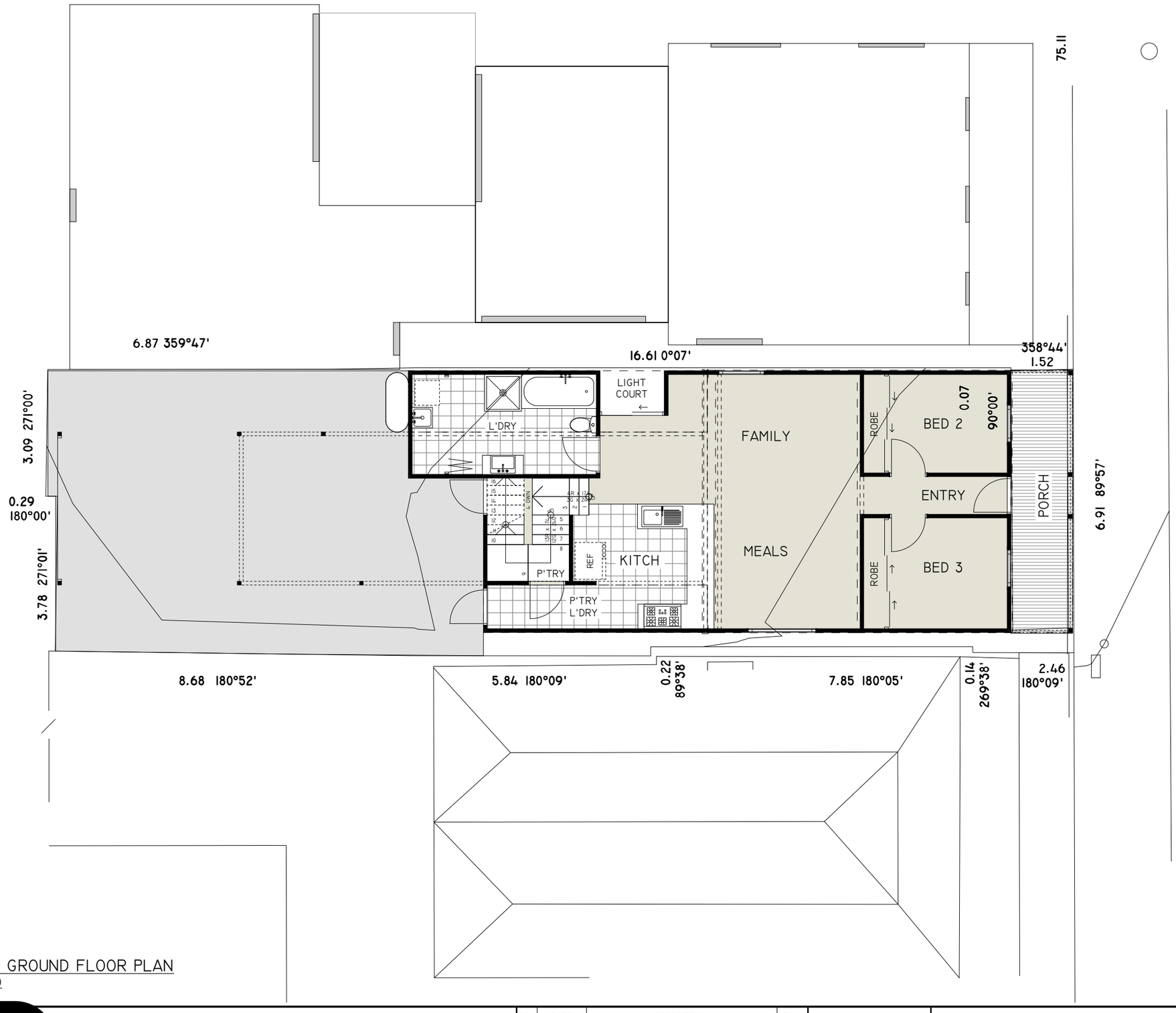
WORKING DRAWINGS

SHEET NAME: PROPOSED SITE PLAN

DATE: 05/03/26

PROJECT No.: 2025

DWG No.: WD02



EX/DEMO GROUND FLOOR PLAN
SCALE: 1:100

[redacted]

Client Name: _____

Sign: _____ Date: _____

Builder: _____

Sign: _____ Date: _____

REV	DATE	DESCRIPTION	DRAWN
A	05/03/26	WORKING DWGS: ASSESSMENT & APPROVAL	C.B

N

CLIENT: [redacted]

PROPOSED WORKS: GROUND BALCONY & 1ST FLR TERRACE

PROJECT ADDRESS: 73 SAFFRON STREET, NEWPORT VIC 3220

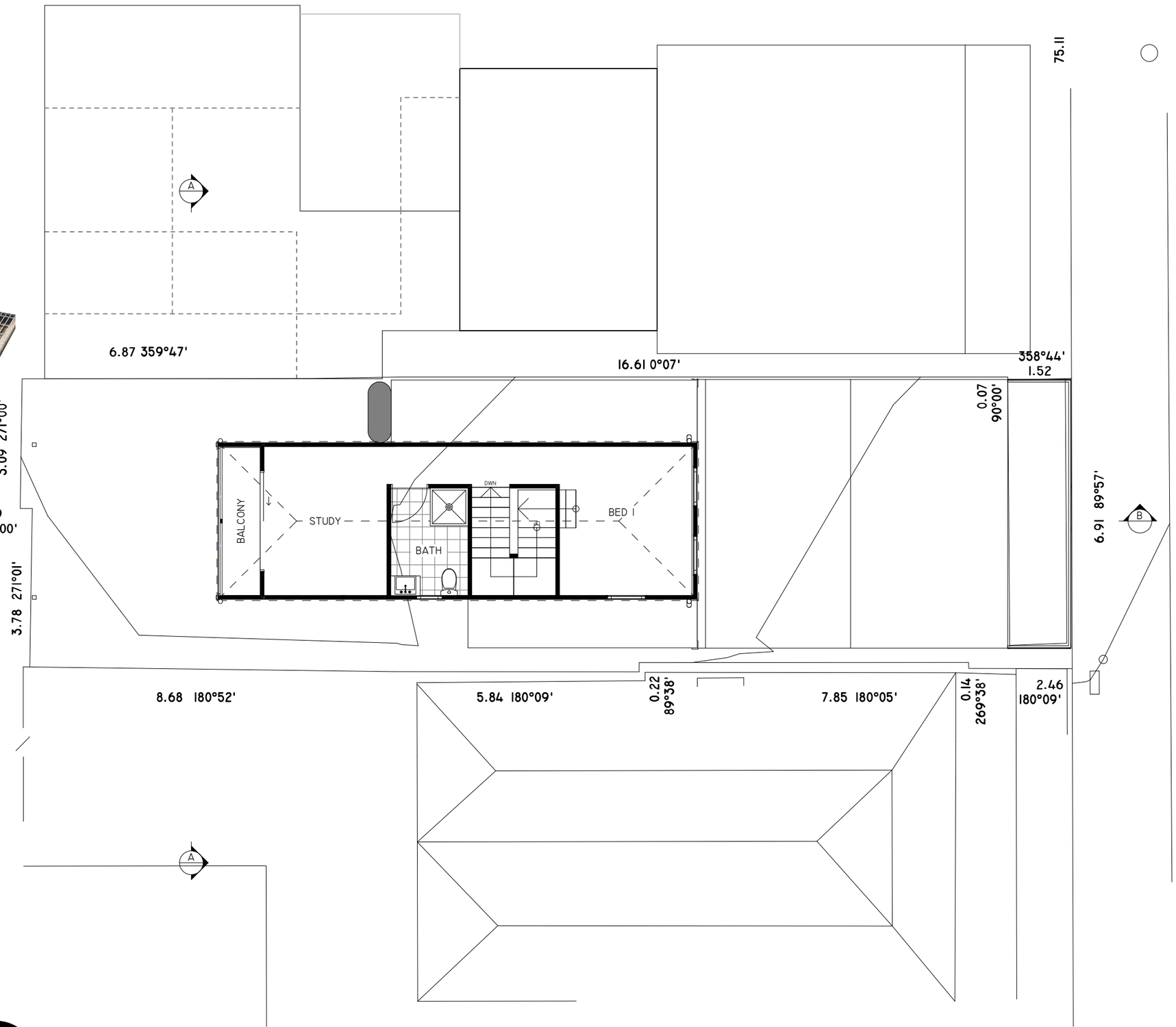
WORKING DRAWINGS

SHEET NAME: EX DEMO FLOOR PLAN

DATE: 05/03/26

PROJECT No.: 2025

DWG No.: WD03



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Client Name: _____

Sign: _____ Date: ____

Builder: _____

Sign: _____ Date: ____

REV	DATE	DESCRIPTION	DRAWN
A	05/03/26	WORKING DWGS: ASSESSMENT & APPROVAL	C.B

N

CLIENT: [redacted]

WORKING DRAWINGS

PROPOSED WORKS: GROUND BALCONY & IST FLR TERRACE

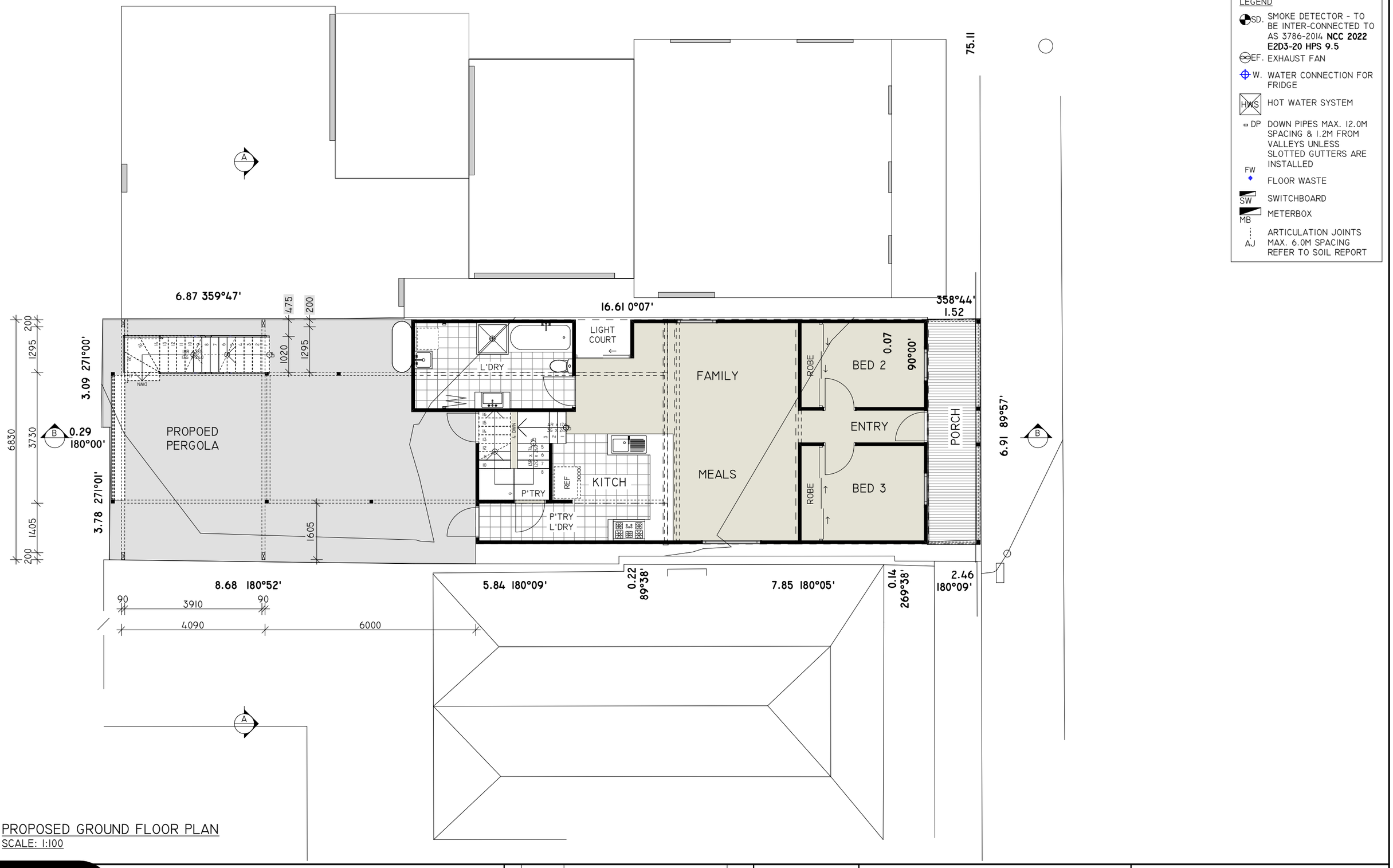
SHEET NAME: EX IST FLOOR

DATE: 05/03/26

PROJECT ADDRESS: 73 SAFFRON STREET, NEWPORT VIC 3220

PROJECT No.: 2025

DWG No.: WD04



PROPOSED GROUND FLOOR PLAN
SCALE: 1:100

[redacted]

Client Name: _____

Sign: _____ Date: _____

Builder: _____

Sign: _____ Date: _____

REV	DATE	DESCRIPTION	DRAWN
A	05/03/26	WORKING DWGS: ASSESSMENT & APPROVAL	C.B

N

CLIENT: [redacted]

PROPOSED WORKS: GROUND BALCONY & IST FLR TERRACE

PROJECT ADDRESS: 73 SAFFRON STREET, NEWPORT VIC 3220

WORKING DRAWINGS

SHEET NAME: PROPOSED GND FLOOR PLAN

DATE: 05/03/26

PROJECT No.: 2025

DWG No.: WD05

6.87 359°47'

GAL. STEEL SELECT BAR / MESH / GRATED NON-SLIP TREADS

16.61 0°07'

75.11

358°44'
1.52

0.07
90°00'

3.09 271°00'

B 0.29
180°00'

NMC

1.7 M HIGH SCREEN

PROPOED BALCONY

1.7 M HIGH SCREEN

1.7 M HIGH SCREEN

1.0 M HIGH BALUSTRADE
BALCONY

STUDY

DWN

BATH

BED 1

6.91 89°57'

B

3.78 271°01'

GAL. STEEL COLUMNS TO ENG. DESIGN

GAL. STEEL BEAMS TO ENG. DESIGN

8.68 180°52'

5.84 180°09'

0.22
89°38'

7.85 180°05'

0.14
269°38'

2.46
180°09'

A

PROPOSED FIRST FLOOR PLAN

SCALE: 1:100

[redacted]

Client Name: _____

Sign: _____ Date: _____

Builder: _____

Sign: _____ Date: _____

REV	DATE	DESCRIPTION	DRAWN
A	05/03/26	WORKING DWGS: ASSESSMENT & APPROVAL	C.B

N

CLIENT: [redacted]

WORKING DRAWINGS

PROPOSED WORKS: GROUND BALCONY & IST FLR TERRACE

SHEET NAME: PROPOSED IST FLOOR

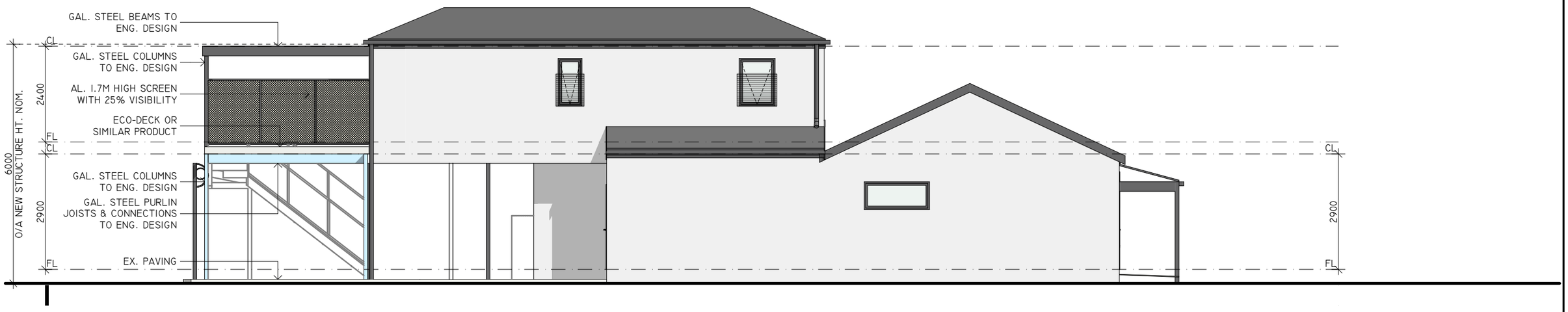
DATE: 05/03/26

PROJECT ADDRESS: 73 SAFFRON STREET, NEWPORT VIC 3220

PROJECT No.: 2025

DWG No.: WD06

NORTH ELEVATION
SCALE: 1:100



EAST ELEVATION
SCALE: 1:100

[redacted]

Client Name: _____

Sign: _____ Date: _____

Builder: _____

Sign: _____ Date: _____

REV	DATE	DESCRIPTION	DRAWN
A	05/03/26	WORKING DWGS: ASSESSMENT & APPROVAL	C.B

CLIENT: [redacted]

WORKING DRAWINGS

PROPOSED WORKS: GROUND BALCONY & 1ST FLR TERRACE

SHEET NAME: ELEVATIONS N&E

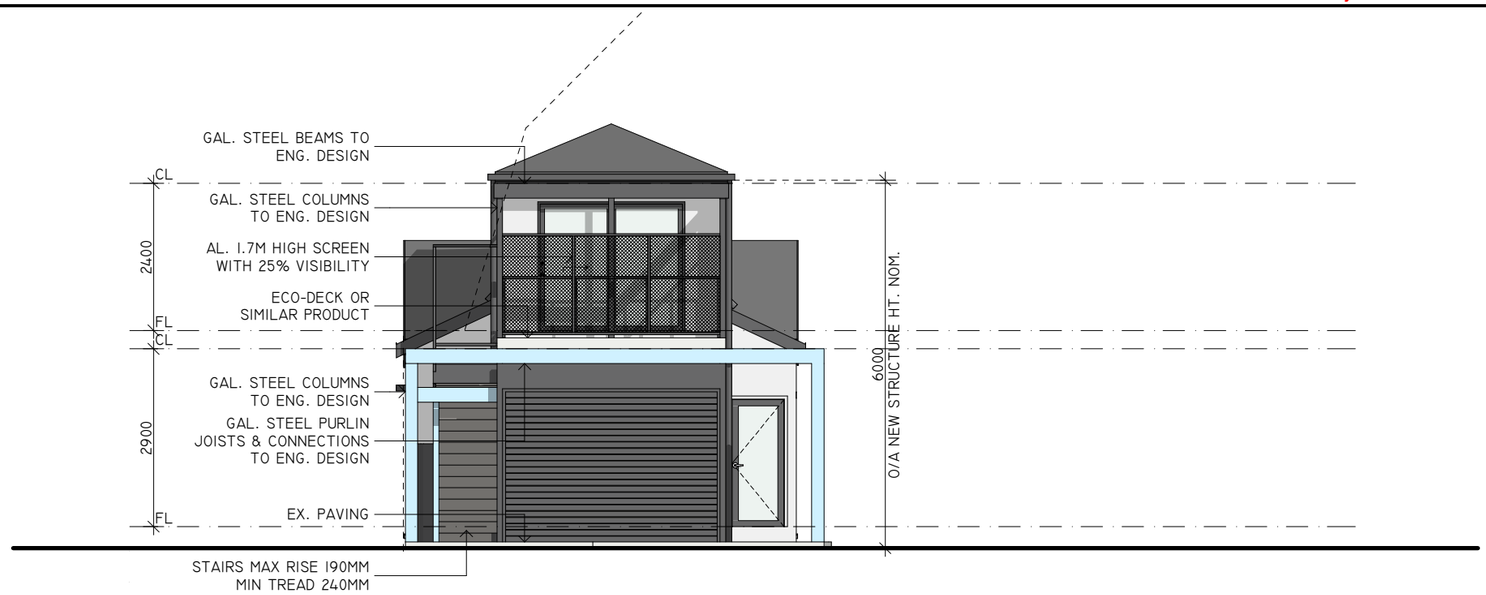
DATE: 05/03/26

PROJECT ADDRESS: 73 SAFFRON STREET, NEWPORT VIC 3220

SCALE: SCALE: 1:100

PROJECT No.: 2025

DWG No.: WD07



SOUTH ELEVATION
SCALE: 1:100

NOTE: HANDRAILS TO BE LOCATED ALONG AT LEAST ONE SIDE AND FULL LENGTH OF STAIRWAY FLIGHT OR RAMP TOP SURFACE NOT LESS THAN 865MM VERTICALLY ABOVE THE NOSINGS OF TREADS / FLOOR SURFACE OF RAMP **NCC 2022 HPS 11.3.5**

WEST ELEVATION
SCALE: 1:100

NOTE: PROVIDE SUBFLOOR VENTILATION TO **NCC 2022 HPS 6.2** VENTS 1200 CTS. SUBFLOOR VENTILATION OPENINGS PLACED NOT MORE THAN 600MM FROM CORNERS AND MIN 6000MM2/M.

[redacted]

Client Name: _____

Sign: _____ Date: _____

Builder: _____

Sign: _____ Date: _____

REV	DATE	DESCRIPTION	DRAWN
A	05/03/26	WORKING DWGS: ASSESSMENT & APPROVAL	C.B

CLIENT: [redacted]

WORKING DRAWINGS

PROPOSED WORKS: GROUND BALCONY & 1ST FLR TERRACE

SHEET NAME: ELEVATIONS S&W

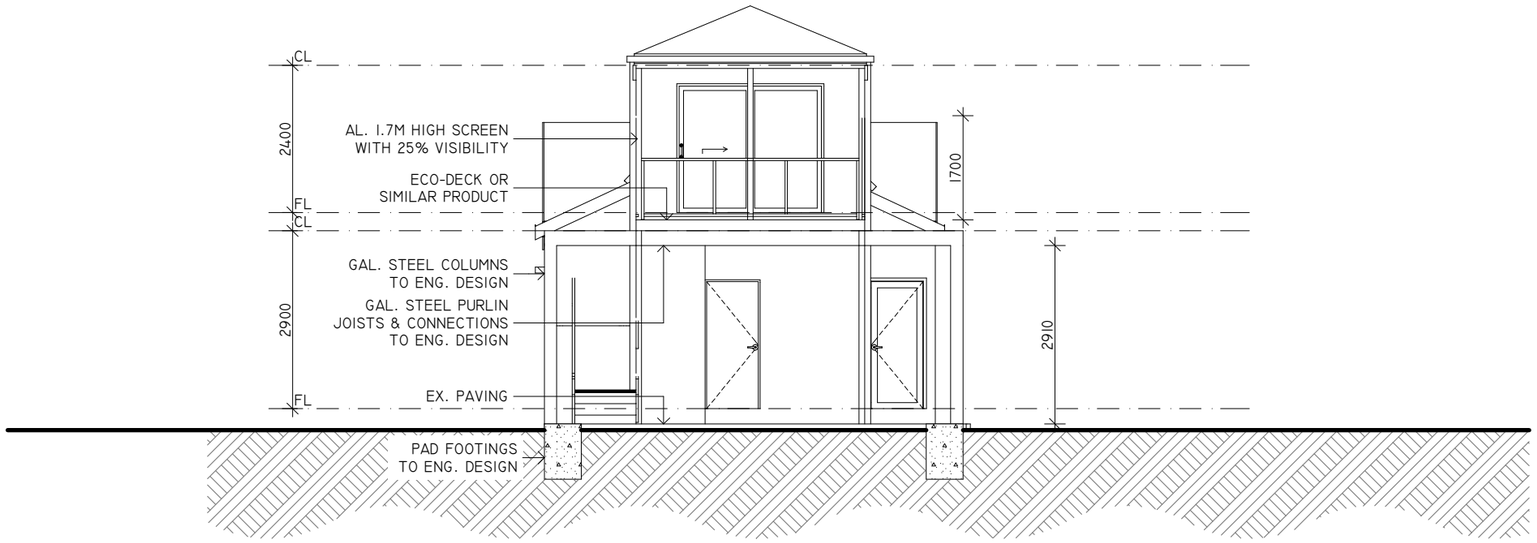
DATE: 05/03/26

PROJECT ADDRESS: 73 SAFFRON STREET, NEWPORT VIC 3220

SCALE: SCALE: 1:100

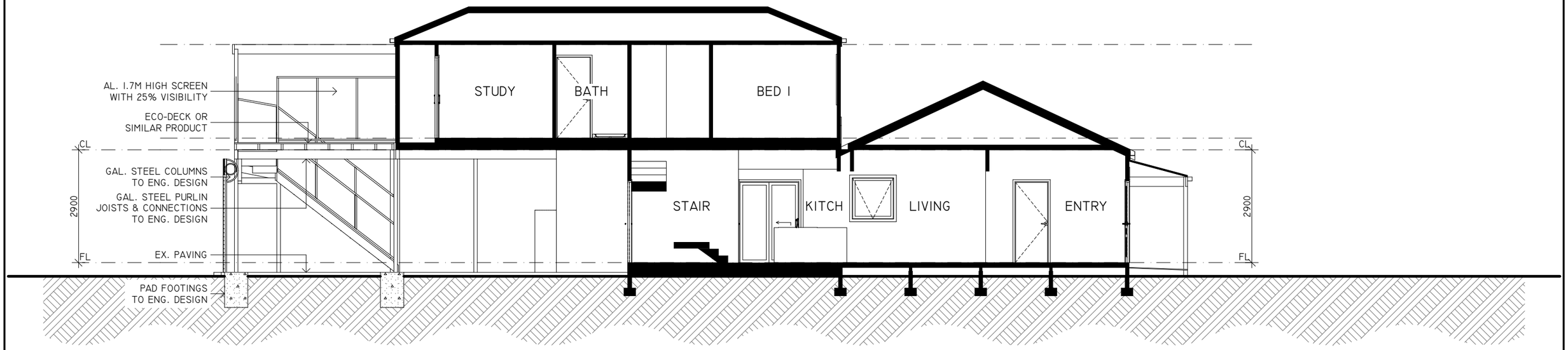
PROJECT No.: 2025

DWG No.: WD08



SECTION A-A
SCALE: 1:100

NOTE: FOOTING DEPTHS
TO SOIL REPORT



SECTION B-B
SCALE: 1:100

NOTE: FOOTING DEPTHS
TO SOIL REPORT

NOTE: STEEL REFER TO STRUCTURAL
ENGINEERS DESIGN

[redacted]

Client Name: _____

Sign: _____ Date: _____

Builder: _____

Sign: _____ Date: _____

REV	DATE	DESCRIPTION	DRAWN
A	05/03/26	WORKING DWGS: ASSESSMENT & APPROVAL	C.B

CLIENT: [redacted]

WORKING DRAWINGS

PROPOSED WORKS:
GROUND BALCONY & 1ST FLR TERRACE

SHEET NAME:
SECTION

DATE:
05/03/26

PROJECT ADDRESS:
73 SAFFRON STREET, NEWPORT VIC 3220

SCALE:
SCALE: 1:100

PROJECT No.:
2025

DWG No.:
WD09

FRAMING SCHEDULE

FRAMING SCHEDULE
SINGLE STOREY - IRON ROOF
FLOOR TYPE - SLAB
TRUSS/RAFTER SPAN - 5000MM
MAXIMUM WALL HEIGHT - 3600MM

ARCHITECTURAL PLANS MUST BE READ IN CONJUNCTION WITH ENGINEERING DOCUMENTATION. ENGINEERED MEMBERS ARE TO SUPERSEDE MEMBERS NOMINATED BELOW. DISCREPANCIES SHALL BE REFERRED TO RELEVANT AUTHORITY FOR INTERPRETATION PRIOR TO INSTALLMENT

SUBFLOOR

DECKING SUBFLOOR & PERGOLA / VERANDAH

SINGLE STOREY/UPPER STOREY LB WALLS:

COMMON STUD:	90x35MM MGP 10 @ 450CTS
MAXIMUM HEIGHT	2700MM
JAMB STUDS:	2/90x45MM MGP 10
MAXIMUM OPENING	2400MM
BOTTOM PLATE:	2/90x45MM MGP 10
TOP PLATE:	2/90x45MM MGP10
POINT LOADS LINTELS -	TO ENGINEERS DESIGN
POINT LOADS STUDS -	TO ENGINEERS DESIGN
BRACING:	BRACING MUST BE PROVIDED IN ACCORDANCE WITH AS1684 & ENGINEERS DOCUMENTATION

LINTELS (TRUSSES/RAFTER SPAN 5000MM):

900MM:	90x45MM LVL OR F17
1200MM:	90x45MM LVL OR F17
1500MM:	140x45MM LVL OR F17
1800MM:	190x45MM LVL OR F17
2100MM:	190x45MM LVL OR F17
2400MM:	240x45MM LVL OR F17
3000MM:	TO ENGINEERS DESIGN
3600MM:	TO ENGINEERS DESIGN
POINT LOADS LINTELS -	TO ENGINEERS DESIGN

TIMBER POSTS:

POSTS: 90x200 STEEL TO ENG. DESIGN

ROOF STRUCTURE:

LINTELS:

BUILDER IS TO NOTE THAT LINTELS SELECTED BY THE ENGINEER ARE DESIGNED TO CARRY ONLY STANDARD TILED ROOFING AND TRUSS LOADS WHERE TRUSSES ARE AT 900MM MAXIMUM CTS. IF ANY GIRDER TRUSSES ARE LOCATED DIRECTLY ON ANY LINTELS THE TRUSS MANUFACTURER AND / OR BUILDER IS TO REFER TO THE ENGINEER TO CONFIRM IF LINTEL AND SUPPORTING STUDS ARE ADEQUATE.

SOIL CLASSIFICATION:

THIS SITE HAS BEEN CLASSIFIED AS A CLASS '_' SITE IN ACCORDANCE WITH AS 2870-2011. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SOIL REPORT PREPARED BY:

-

-

TERMITE TREATMENT:

THIS SITE MUST BE TREATED AGAINST SUBTERRANEAN TERMITES IN ACCORDANCE WITH AS. 3660.1 AND TO LOCAL AUTHORITIES SATISFACTION. THROUGH INSTALLATION OF EITHER A PHYSICAL BARRIER OR CHEMICAL TREATMENT

TOWN PLANNING ENDORSEMENT:

WORKING DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ENDORSED TOWN PLANNING DRAWINGS AND PLANNING PERMIT.

SUBFLOOR CLEARANCE:

MIN CLEARANCE UNDER BEARER TO BE 200MM FOR THE FIRST 2000MM ON A SLOPING SITE REMAINDER TO BE 400MM IN ACCORDANCE WITH A.S. 3660.1

BRACING & TIE-DOWN:

ALL ROOF AND WALL BRACING TO AS 1684.2-2010. REFER TO ENGINEERING DOCUMENTATION FOR TOE-DOWN REQUIREMENTS

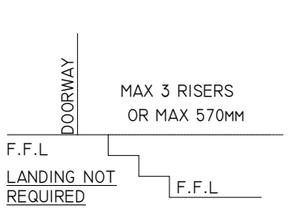
BASIC SERVICES:

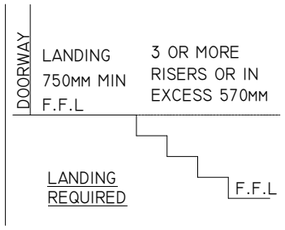
ALL BASIC SERVICES, INCLUDING WATER, ELECTRICITY, GAS, SEWERAGE AND TELEPHONE SHALL BE INSTALLED UNDERGROUND AND LOCATED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

EASEMENTS:

WHERE AN EASEMENT IS WITH IN 1000MM OF A PROPOSAL, ASSETS SHALL BE LOCATED THROUGH THE RELEVANT AUTHORITY PRIOR TO COMMENCING WORKS WITHIN THIS ZONE. MANUAL EXPLORATION MAY BE REQUIRED BY THE BUILDER

TYPICAL LANDINGS:





DIMENSIONS:

BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDER OR PLACEMENT OF ANY MATERIALS. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SPECIFICATION AND ENGINEERS DRAWINGS AND DETAILS.

HEATING & COOLING:

ALL HEATING AND COOLING UNITS, SIZES, TYPES AND LOCATIONS ARE TO BE CONFIRMED BETWEEN THE BUILDER AND THE SUPPLIER. ALL HEATING AND COOLING DUCT AND VENT LOCATIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO THE COMMENCEMENT OF BUILDING TO DETERMINE IF ANY RISER DUCTS ARE REQUIRED.

TREE PROTECTION:

ALL EXISTING VEGETATION SHOWN ON THE ENDORSED PLANS WHICH ARE TO REMAIN MUST BE CLEARLY MARKED BEFORE ANY DEVELOPMENT STARTS ON THE SITE. ALSO VEGETATION MUST NOT BE REMOVED, DESTROYED OR LOPPED WITHOUT WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY.

SERVICE PIPES:

ALL SERVICE PIPES, (EXCLUDING DOWNPIPES) FIXTURES AND FITTINGS MUST BE CONCEALED ON EXPOSED ELEVATIONS TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

SMOKE DETECTORS:

ALL BEDROOMS TO BE PROTECTED BY SMOKE DETECTORS AND ON EVERY LEVEL IN ACCORDANCE WITH AS 3786-2014. AND TO BE INSTALLED IN ACCORDANCE WITH NCC PART 3.7.2. NEW SMOKE ALARMS MUST BE CONNECTED DIRECTLY TO CONSUMER MAINS POWER WHERE CONSUMER MAINS POWER IS SUPPLIED TO THE BUILDING.

WATER TANKS:

SELECTED ABOVE-GROUND RAIN WATER TANK TO MANUFACTURERS SPECIFICATIONS AND DETAILS TO BE A MINIMUM CAPACITY OF 2000 LITRES AND BE INSTALLED IN SUCH A WAY THAT IT RECEIVES THE RAINFALL FROM A MINIMUM CATCHMENT AREA OF 50 SQUARE METRES.

THE TANK IS TO BE CONNECTED TO ALL SANITARY FLUSHING SYSTEMS.

ARTICULATION JOINTS:

REINFORCED MASONRY:

REINFORCED MASONRY EXTERNAL WALLS MUST CONSIST OF MASONRY UNITS COMPLYING WITH AS 3700 & CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:

1. THE EXTERNAL WALL THICKNESS MUST NOT BE LESS THAN 140MM

2. TIE DOWN RODS MUST BE PROVIDED AND MUST BE:
   - NOT LESS THAN Y12 STEEL REINFORCING BAR 90R EQUIVALENT) SPACED AT NOT MORE THAN 1.8M CENTRES BETWEEN OPENINGS
   - FULLY GROUTED INTO THE BLOCKWORK WITH AGROUT HAVING A CHARACTERISTIC COMPRESSIVE STRENGTH OF 20 MPa
   - LAPPED WITH COGGED STEEL STARTED BARS OF A SIZE NOT LESS THAN THE TIE DOWN RODS, SET 250MM INTO THE CONCRETE EDGE BEAM OR FOOTING IN ACCORDANCE WITH NCC FIGURE 3.3.2.1

SUBFLOOR VENTILATION:

THE SUB FLOOR SPACE BETWEEN THE SUSPENDED FLOOR OF A BUILDING & THE GROUND MUST BE IN ACCORDANCE WITH THE FOLLOWING:

1. THE SUB FLOOR SPACE MUST BE: CLEARED OF ALL BUILDING DEBRIS AND VEGETATION, BE CROSS VENTILATED BY MEANS OF OPENINGS, CONTAIN NO DEAD AIR SPACES, BE GRADED IN ACCORDANCE WITH NCC 3.1.2.3, HAVE EVENLY SPACED VENTILATION IN OPENINGS IN ACCORDANCE WITH THE BELOW DIAGRAM
2. IN DOUBLE LEAF MASONRY WALLS, THE CROSS FLOW VENTILATION OPENINGS MUST BE PROVIDED IN BOTH LEAVES OF MASONRY WITH BOTH LEAVES ALIGNED TO ALLOW UNOBSTRUCTED AIR FLOW.
3. INTERNAL WALLS CONSTRUCTED IN SUB FLOOR SPACES MUST BE PROVIDED WITH OPENINGS HAVING AN UNOBSTRUCTED AREA EQUIVALENT TO THAT REQUIRED FOR THE ADJACENT EXTERNAL OPENINGS AND BE EVENLY DISTRIBUTED THROUGHOUT SUCH INTERNAL WALLS.
4. THE CLEARANCE BETWEEN THE GROUND SURFACE & THE UNDERSIDE OF THE FLOOR MUST BE IN ACCORDANCE WITH BCA TABLE 3.4.1.2
5. THE SUB FLOOR VENTILATION OPENINGS IN INTERNAL AND EXTERNAL WALLS MUST BE IN ACCORDANCE WITH BCA TABLE 3.4.1.2 FOR CLIMATIC ZONES GIVEN IN BCA FIGURE 3.4.1.2
6. WHERE VENTILATION IS OBSTRUCTED BY PATIOS, PAVING OR THE LIKE, ADDITIONAL VENTILATION MUST BE PROVIDED TO ENSURE THE OVERALL LEVEL OF VENTILATION IS MAINTAINED.
7. WHERE THE GROUND OR SUB FLOOR SPACE IS EXCESSIVELY DAMP OR SUBJECT TO FREQUENT FLOODING IN ADDITION TO ABOVE REQUIREMENTS. THE AREA OF VENTILATION REQUIRED IN 5 MUST BE INCREASED BY 50% OR, A SEALED IMPERVIOUS MEMBRANE MUST BE PROVIDED OVER THE GROUND OR, DURABILITY CLASS 1 OR 2 TIMBERS OR H3 PRESERVATIVE TREATED TIMBERS IN ACCORDANCE WITH AS 1684 PARTS 2, 3, OR 4

STEEL LINTEL SCHEDULE:

SPAN	MIN END BEARING	4 COURSES	FULL WALL OR GABLE
0 TO 900 900 - 1800 1800 - 3000	115 130 200	90x90x6 UA 100x100x8 EA 150x100x10 UA	100x6 L 150x90x8 UA 150x100x10 UA

[redacted]

Client Name: _____

Sign: _____ Date: _____

Builder: _____

Sign: _____ Date: _____

REV	DATE	DESCRIPTION	DRAWN
A	05/03/26	WORKING DWGS: ASSESSMENT & APPROVAL	C.B

CLIENT: [redacted]

WORKING DRAWINGS

PROPOSED WORKS: GROUND BALCONY & 1ST FLR TERRACE

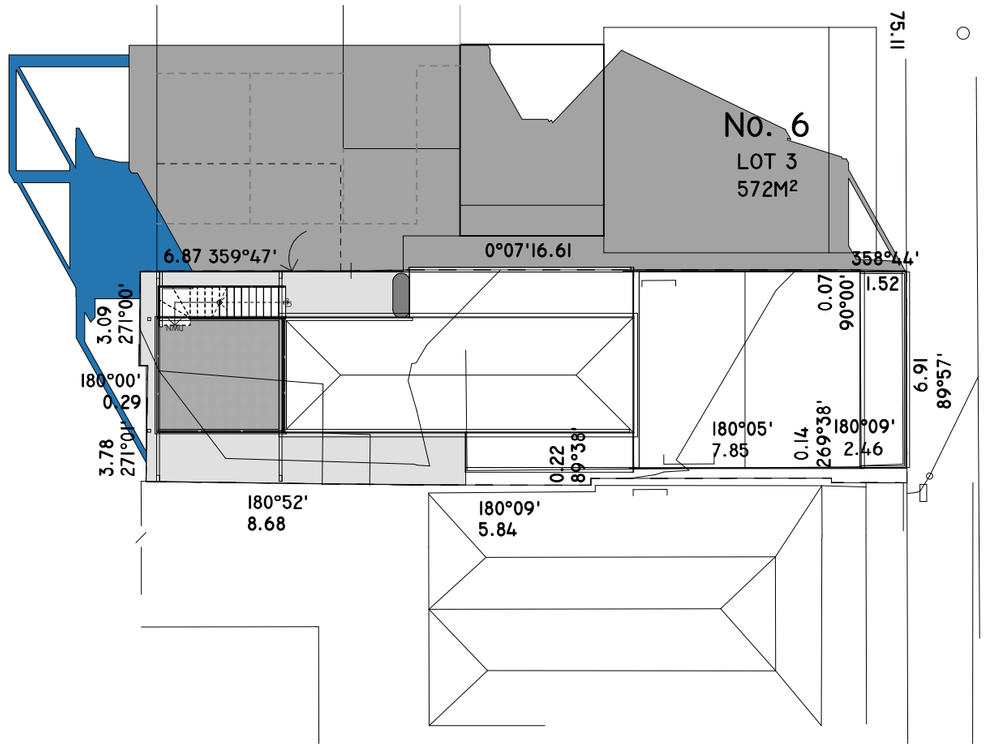
SHEET NAME: FRAMING SCHEDULE

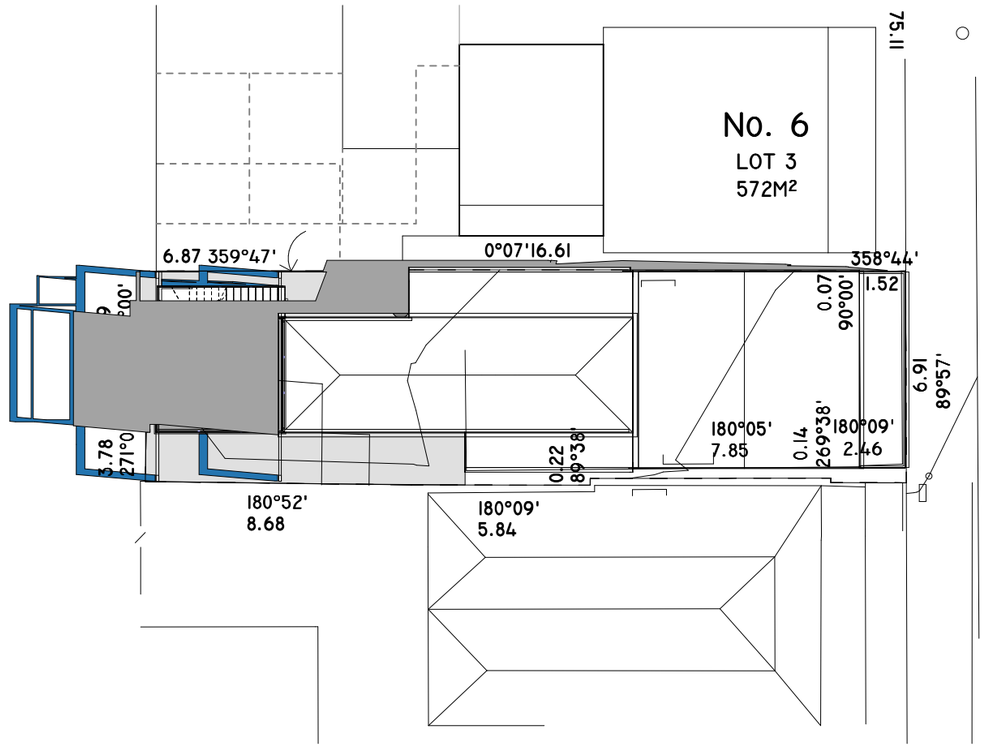
DATE: 05/03/26

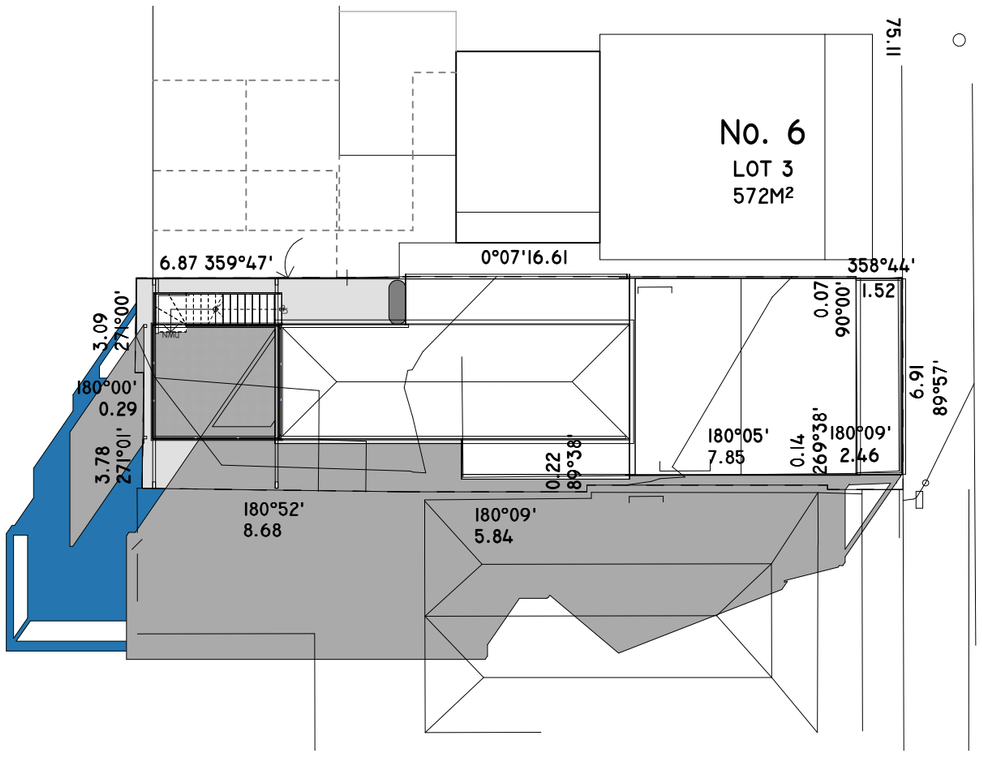
PROJECT ADDRESS: 73 SAFFRON STREET, NEWPORT VIC 3220

PROJECT No.: 2025

DWG No.: WD10





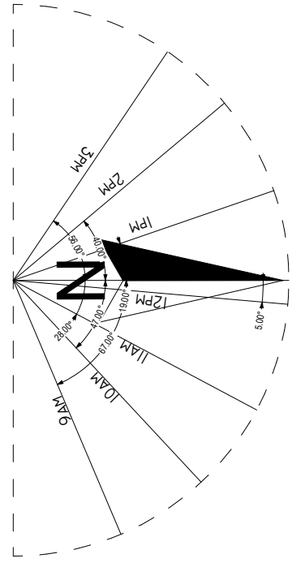


SHADOW LEGEND:

DENOTES EXISTING AND PROPOSED HOUSE SHADOWS

DENOTES EXISTING FENCE SHADOWS

TIME	SUN ALTITUDE	SHADOW LENGTH (1M)
9AM	32	1.6M
10AM	41	1.15M
11AM	49	0.87M
12NOON	52	0.78M
1PM	50	0.84M
2PM	45	1.0M
3PM	36	1.3M



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Client Name: _____

Sign: _____ Date: _____

Builder: _____

Sign: _____ Date: _____

REV	DATE	DESCRIPTION	DRAWN
A	05/03/26	WORKING DWGS: ASSESSMENT & APPROVAL	C.B

N

CLIENT: [redacted]

WORKING DRAWINGS

PROPOSED WORKS: GROUND BALCONY & IST FLR TERRACE

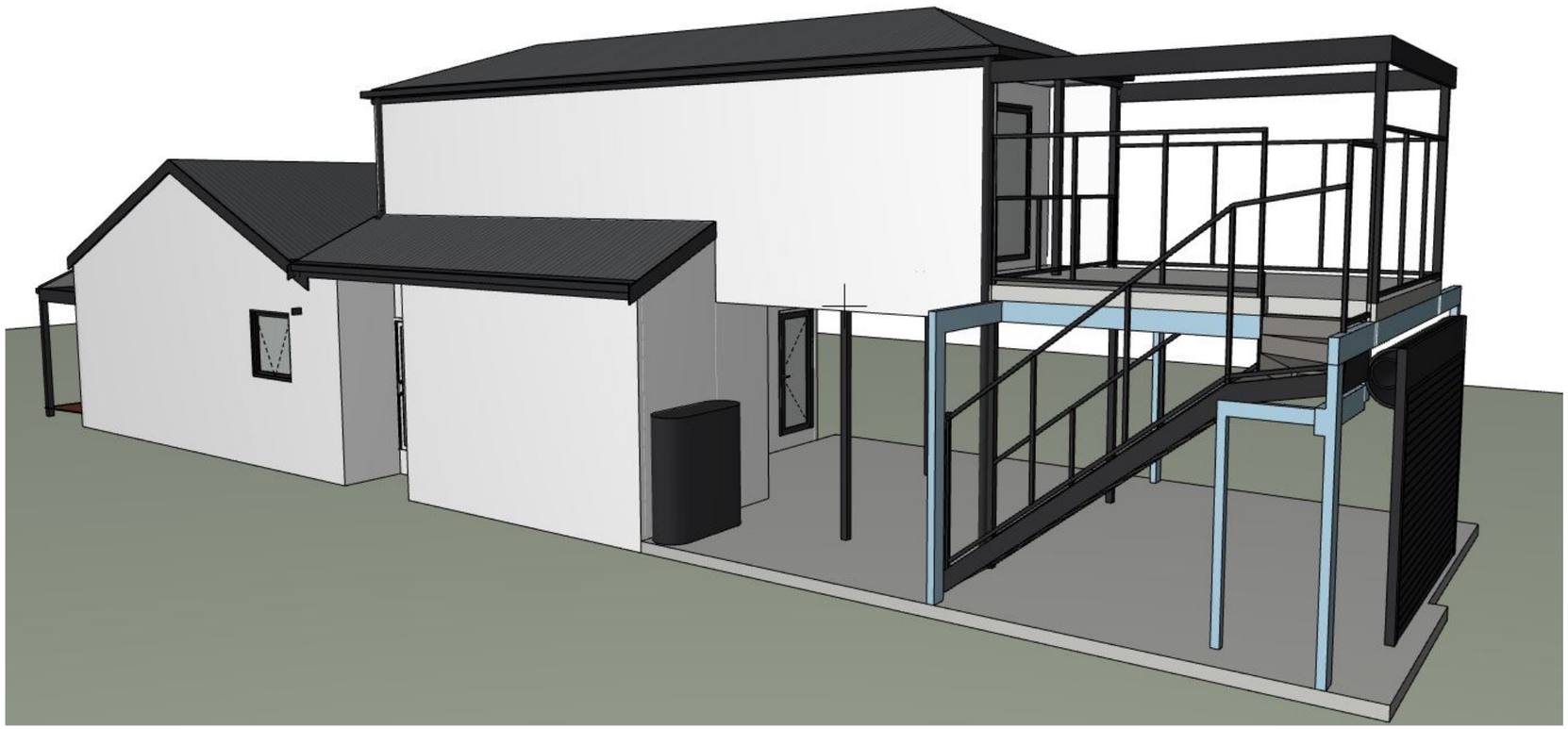
SHEET NAME: SHADOW DIAGRAMS

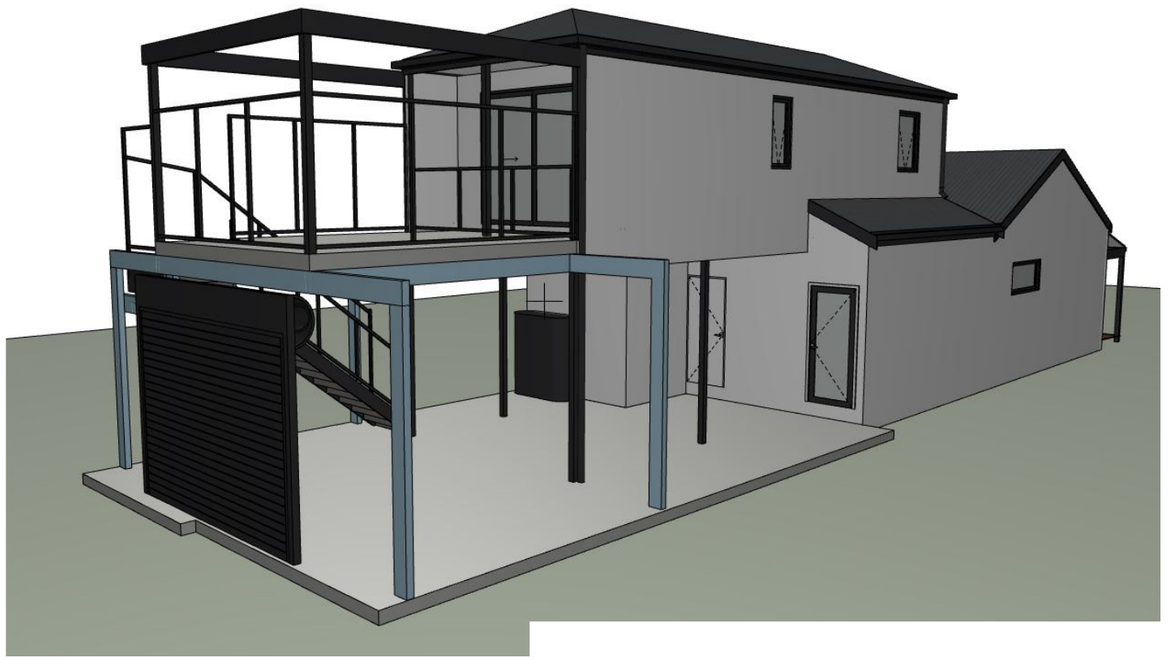
DATE: 05/03/26

PROJECT ADDRESS: 73 SAFFRON STREET, NEWPORT VIC 3220

PROJECT No.: 2025

DWG No.: WD11





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Client Name: _____

Sign: _____ Date: _____

Builder: _____

Sign: _____ Date: _____

REV	DATE	DESCRIPTION	DRAWN
A	05/03/26	WORKING DWGS: ASSESSMENT & APPROVAL	C.B

CLIENT: [redacted]

WORKING DRAWINGS

PROPOSED WORKS: GROUND BALCONY & IST FLR TERRACE

SHEET NAME: 3D

DATE: 05/03/26

PROJECT ADDRESS: 73 SAFFRON STREET, NEWPORT VIC 3220

PROJECT No.: 2025

DWG No.: WD12