

Overall Site Plan



Existing driveway

Castlereagh Highway

Driveway to cabins

Current farmstay cabin

Current residence

Existing Car park x 2 ,
expanded to fit 4 cars spaces

Existing Septic and 60,000L
Water tank locations

New Cabins X 3 (RED)



North

Lot 2 DP869780
344 Castlereagh Highway
Spring Flat NSW 2850

GENERAL NOTES:

* All materials and work practices shall comply with, but not limited to the Building Regulations 2006, National Construction Code Series 2013, building Code of Australia Vol 2 and all relevant current Australian Standards (as amended) referred to therein.

* Unless otherwise specified, the term BCA shall refer to National Construction Code Series 2013 Building Code of Australia Vol 2.

* All materials and construction practice shall meet the Performance requirements of the BCA. Where an alternative 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.

* Glazing, including safety glazing, shall be installed to a size, type and thickness so as to comply with:
 - BCA Part 3.6 for Class 1 and 10 Buildings within a design wind speed of not more than N3; and
 - NCC 2013 BCA Vol 1 Part B1.4 for Class 2 and 9 Buildings.

* Waterproofing 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.

* These drawings shall be read in conjunction with any House Energy Rating (HERS) report and shall be constructed in accordance with the stamped plans endorsed by the accredited Thermal Performance Assessor without alterations.

* Step sizes (other than for spiral stairs) to be:
 - Risers (R) 190mm maximum and 115mm minimum.
 - Going (G) 355mm maximum and 240mm minimum.
 - 2R + 1G 0 700mm maximum and 550mm minimum.
 - with less than 125mm gap between open treads.

* All treads, landings and the like to have non-slip finish or suitable non-skid strip near edge of nosing.

* Provide balustrade where changes in level exceeds 1000mm above the surface beneath landings, ramps and/or treads. Balustrade (other than tensioned wire balustrade) to be:
 -1000mm minimum above finished surface level of balconies, landings or the like, and
 - 865mm minimum above finished surface level of stair nosing or ramp and,
 - vertical with less than 125mm gap between, and
 - any horizontal element within the balustrade between 150mm and 760mm above the floor must not facilitate climbing where changes in level exceeds 4000mm above the surface beneath landings, ramps and/or treads.

* Wire balustrade construction to comply with BCA Part 3.9.2.3 for Class 1 and 10 Buildings and NCC 2013 BCA Vol 1 Part D2.16 for other classes of Buildings.

* Top of handrails to be minimum 865mm vertically above stair nosing and floor surface of ramps.

* Window sizes nominated are nominal only. Actual size may vary according to manufacturer. Windows to be flashed all around.

* Where the building (excluding a detached Class 10) is located in a termite prone area, the area to underside of building and perimeter is to be treated against termite attack.

* 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 base brickwork provided.

* For 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 4773.1-2010 'Masonry in small buildings' Part 1: Design.

* All stormwater to be taken to the legal point of discharge to the Relevant Authorities approval.

* These drawings shall be read in conjunction with all relevant structural and all other consultants' drawings/details and with any other written instructions issued in the course of the contract.

* Site plan measurements in metres, all other measurements in millimetres u.n.o.

* Figured dimensions take precedence over scaled dimensions.

* the Builder shall take all steps necessary to ensure the stability and general water tightness of all new and/or existing structures during all works.

* The Builder and Subcontractors shall check and verify all dimensions, setbacks, levels and specifications and all other relevant documentation prior to the commencement of any works. Report all discrepancies to the office for clarification.

* Installation of all services shall comply with the respective supply authority requirements.

* The Builder and Subcontractors shall ensure that all stormwater drains, sewer pipes and the like are located at a sufficient distance from any buildings footing and/or slab edge beams so as to prevent general moisture penetration, dampness, weakening and undermining of any building and its footing system.

* These plans have been prepared for the exclusive use by the client of Avallon Building Design and Drafting ('The Designer') for the purpose expressly notified to the Designer. Any other person who uses or relies on these plans without the Designer's written consent does so at their own risk and no responsibility is accepted by the Design for such use and/or reliance.

* 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. Any said variations must be accepted by all parties to the agreement and where applicable the Relevant Building Surveyor prior to implementing the said variation.

STORMWATER
 90mm 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 at each change of direction.

The cover to underground stormwater drawings 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 ENVIRONMENT DESIGN INFORMATION
Refer report by others
 Reference document AS 3959-2009 Construction of Buildings in Bushfire prone areas

Site Classification
 Site classification as Class: '??'
 Refer soil report No: ??
 By: ??
 Dated: ??

Design Gust Wind Speed / Wind Classification
 Building tie-downs to be provided in accordance with AS1684-2006 for an assumed design gust wind speed / wind classification of N2 (subject to confirmation on site by Relevant Building Surveyor at first inspection) refer to AS1684 for construction requirements.

Climate Zone
 Climate zone for Thermal design / Thermal performance assessment: Zone 6

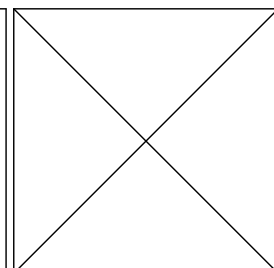
Corrosion protection of built-in structural members
 Provide corrosion protection of built-in structural steel members such as steel lintels, shelf angles, connectors, accessories (other than wall ties) in accordance with Table 4.1 of AS 4773.1-2010 Masonry in Small Buildings, Part 1: Design suitable for an Environment Classification of

Corrosion protection for sheet roofing
 Provide corrosion protection for sheet roofing in accordance with BCA Table 3.5.1a suitable for an Environment Classification of



DO NOT SCALE OFF DRAWINGS.
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 PRIOR TO COMMENCEMENT OF WORKS.

Proposed : Transportable Studio
 At : 344 Castlereagh Hwy, Spring Flat NSW
 Client : Alina & Mick
 For :- Soul Space Studios

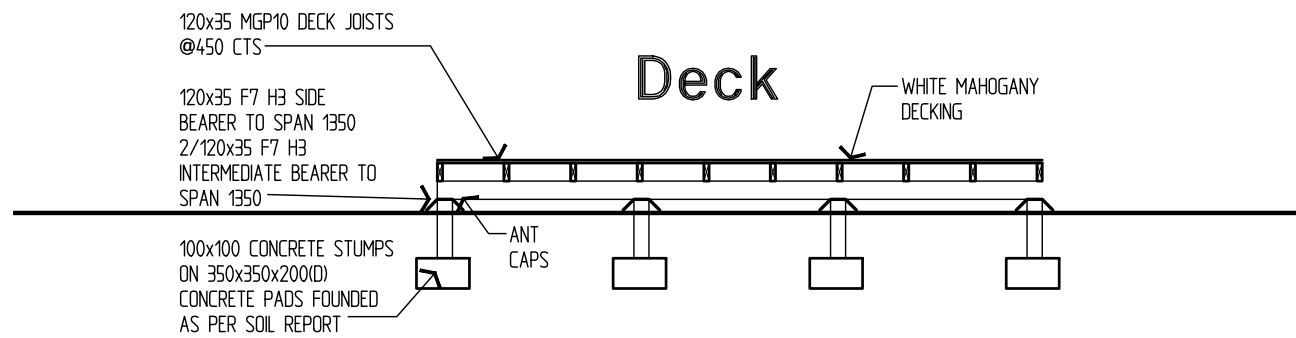


REV	AMENDMENT	DATE
A	WORKING DRAWINGS	16/10/2020

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 PO Box 170 Trafalgar Vic. 3824
 Mob. 0419 598 662 E. design@avallon.com.au

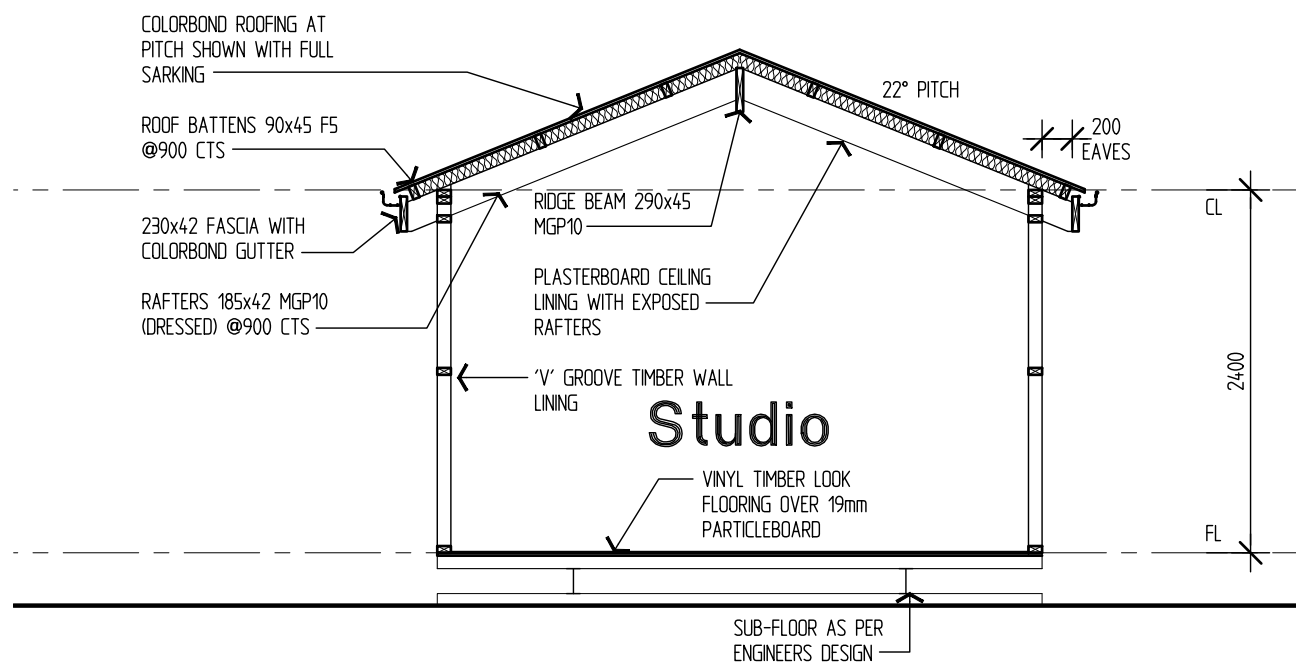
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Scale	N/A
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SECTION Y-Y

NOTE: DECK CONSTRUCTION BY OTHERS. THIS OFFICE TAKES NO RESPONSIBILITY FOR THE CONSTRUCTION & CONNECTION OF THE DECK STRUCTURE.



SECTION X-X

STUD SCHEDULE

MEMBER	SIZE	GRADE	CTS	SPAN
STUDS	90x45	F5	350	1200
NOGGINGS	70x35	F5	1200	
L/BEAR. TOP PLATE	2/90x45	F5		
TOP & BOTTOM PLATE	90x45	F5		
JAMB STUD	2/90x35	F5		1250
JAMB STUD	2/90x45	F5		2500
LINTEL	120x35	MGP10		1250
LINTEL	190x45	MGP10		2500

SOIL CLASSIFICATION

CLASS : '?'
 REFER TO SOIL REPORT BY: ??
 DATED: ?? REPORT NO: ??

NOTE:

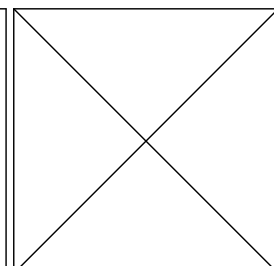
- PROVIDE TERMITE TREATMENT TO A.S. 3660.1
- THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERS SPECIFICATIONS. ENGINEERS DETAILS AND SIZES TO TAKE PRECEDENCE.

ENERGY RATING REQUIREMENTS

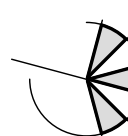
- R6.0 INSULATION TO CEILING
- R2.7 INSULATION TO EXTERNAL WALLS
- R2.7 INSULATION TO BATH INTERNAL WALLS
- R2.0 INSULATION TO UNDER FLOOR
- ALUMINIUM AWNING DOUBLE GLAZED WINDOWS: U-VALUE 4.5, SHGC VALUE 0.5 OR BETTER
- ALUMINIUM FIXED DOUBLE GLAZED WINDOWS: U-VALUE 4.5, SHGC VALUE 0.61 OR BETTER
- ALUMINIUM DOUBLE GLAZED STACKER DOOR: U-VALUE 4.5, SHGC VALUE 0.5 OR BETTER

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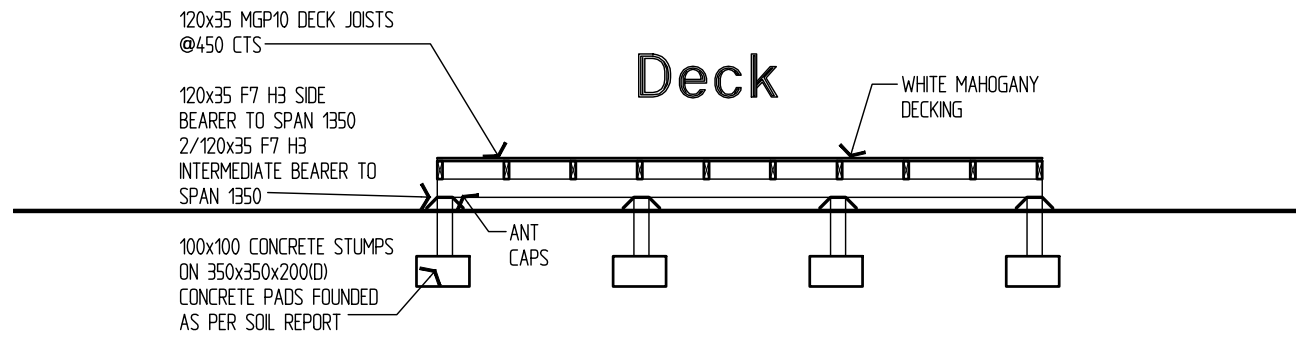
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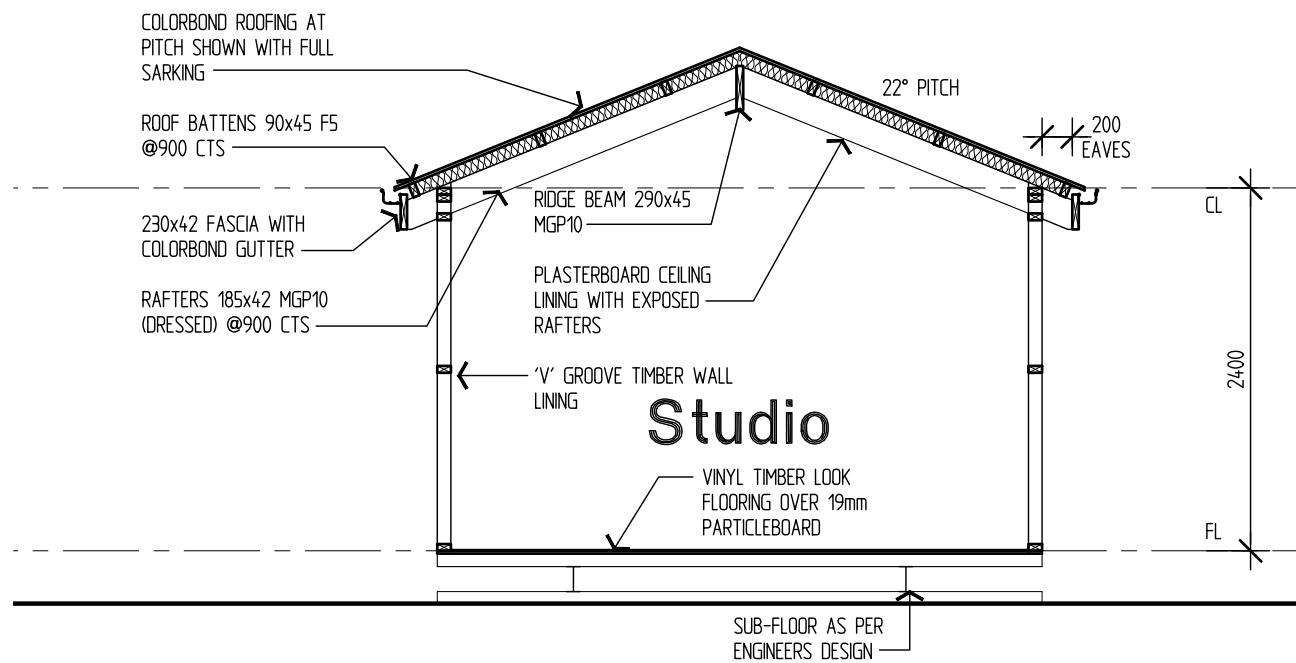
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SECTION Y-Y

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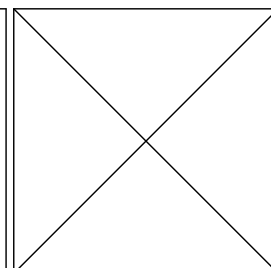
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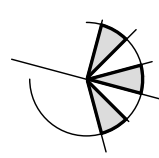
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 Mob. 0419 598 662 E. design@avallon.com.au



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