

- PLANNING (NOT FOR CONSTRUCTION)
- PRELIMINARY (NOT FOR CONSTRUCTION)
- TENDER (NOT FOR CONSTRUCTION)
- CONSTRUCTION

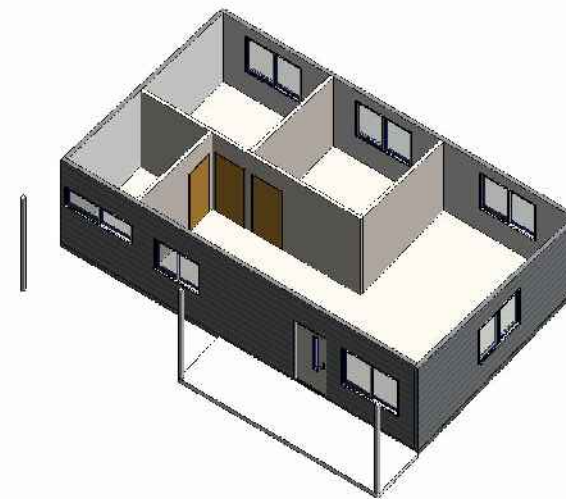
# Proposed Dwelling (Parramatta)

## AT : 209 Mortimer Street, Mudgee, NSW

### FOR: Nick Hartas (Care of: i-Build)



OVERVIEW PERSPECTIVE 1



ISOMETRIC PLAN



OVERVIEW PERSPECTIVE 2

## WORKING DRAWINGS :

- WD01 - Proposed Site/Roof Plan
- WD02 - Proposed Site/Floor Plan
- WD03 - Proposed Roof Plan
- WD04 - Proposed Ground Floor Plan
- WD05 - Proposed Elevations
- WD06 - Proposed Elevations

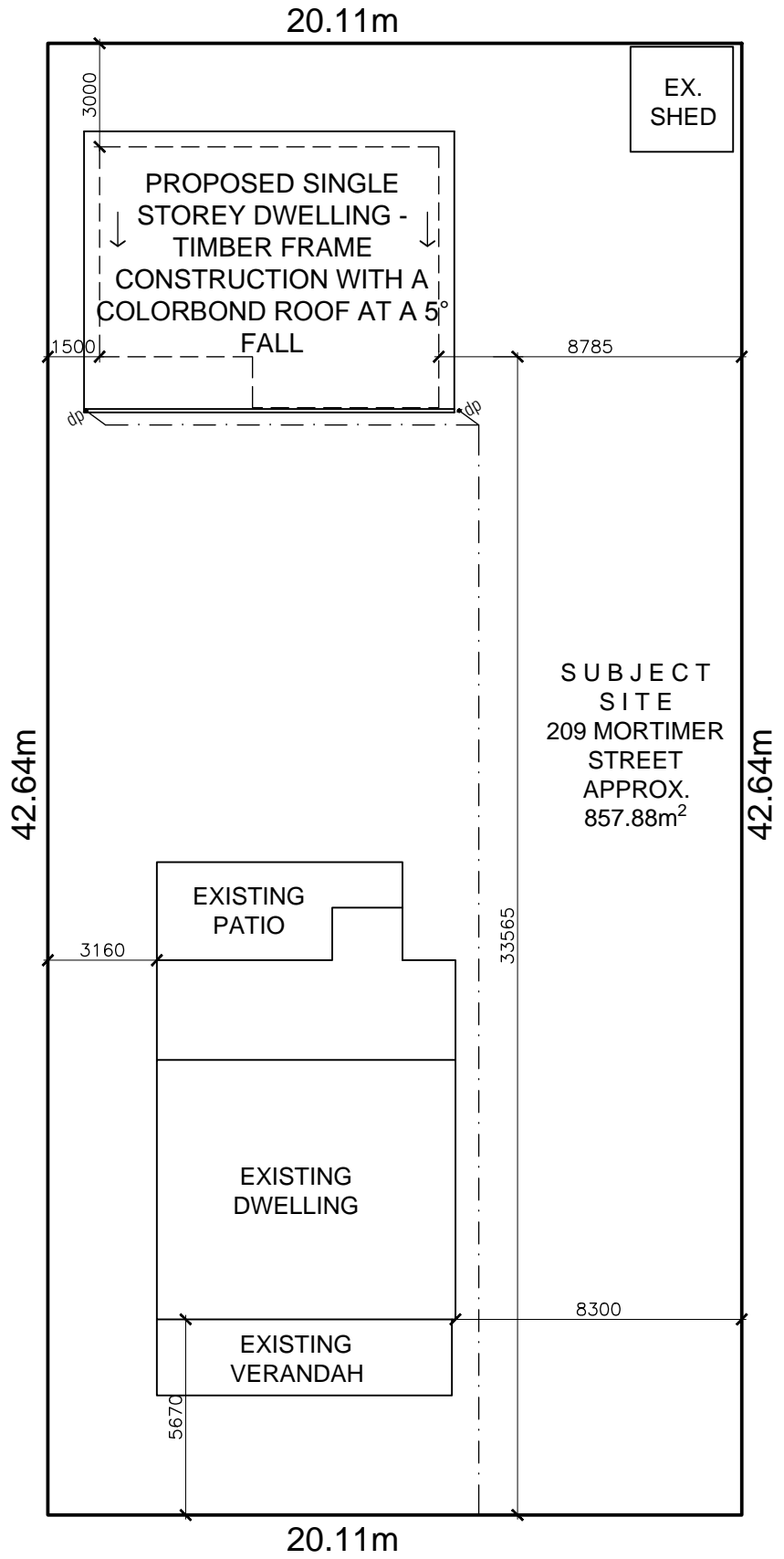
- WD07 - Proposed Section A:A
- WD08 - Proposed Section B:B
- WD09 - Pro. Doors & Windows Schedule & Wet Area Details
- WD10 - Proposed Lighting Plan
- WD11 - Construction Notes

**DOCUMENTATION ISSUE**

- PLANNING (NOT FOR CONSTRUCTION)
- PRELIMINARY (NOT FOR CONSTRUCTION)
- TENDER (NOT FOR CONSTRUCTION)
- CONSTRUCTION

REVISIONS			
REV.	DESCRIPTION	BY	DATE

NOTE:  
DIMENSIONS FROM BUILDING STRUCTURE TO PERIMETER OF SITES & BUILDING STRUCTURE TO ADJACENT BUILDINGS APPROXIMATE.



general notes:

Do not scale drawings, use written dimensions only. These drawings are to be read in conjunction with stamped town planning drawings and all engineering documentation where applicable.

Check and verify all dimensions and details on site prior to the commencement of any works, and report any discrepancies or anomalies to the office of i-Build for clarification.

These drawings are neither exhaustive or a substitute for regulations, statutory requirements, building practice or contractual obligations, and unless expressly stated otherwise. These notes are provided only as guidelines. No responsibility is accepted for their use.

MORTIMER STREET  
PROPOSED SITE/ROOF PLAN  
- SCALE 1:200

PROJECT - Proposed Dwelling (Parramatta)	JOB NO. - 764	DESIGNER - i-Build	DATE - 27/04/2022	DRAWING - Proposed Site/Roof Plan	DESIGNED FOR - Nick Hartas	<p><b>NORTH</b></p>
ADDRESS - 209 Mortimer Street, Mudgee, NSW	DRAWN BY - AS	BUILDER - TBC	SHEET SIZE - A3	SCALE - 1:200	DRAWING NO. - WD01	

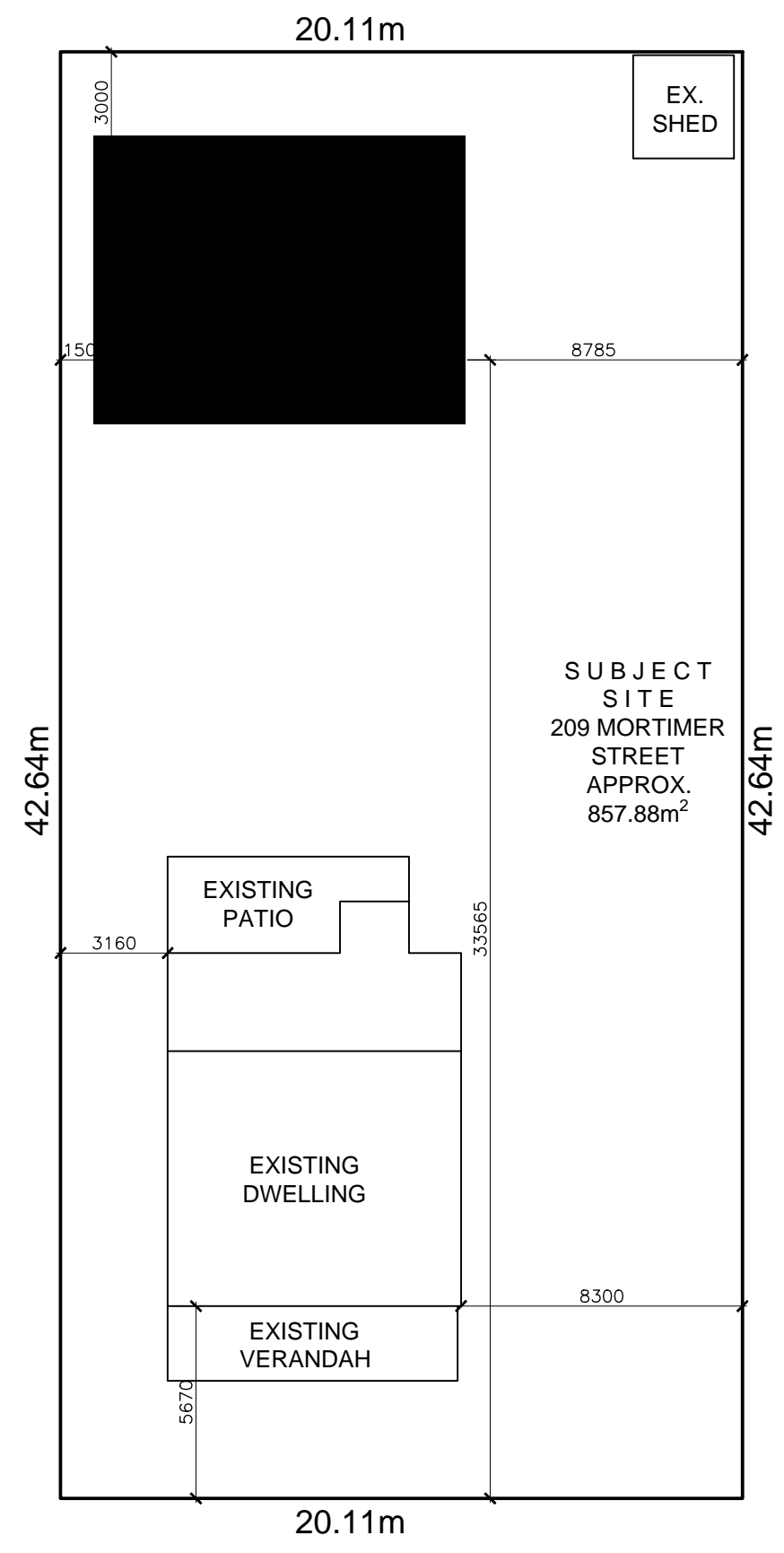
i-Build Building Solutions  
5A Hartnett Close, Mulgrave, VIC  
PO Box 2516, Mt Waverley, VIC 3149  
T : 1800 679 268  
F : (03) 8562 2288  
E : info@i-build.com.au  
W : www.i-build.com.au

**DOCUMENTATION ISSUE**

- PLANNING (NOT FOR CONSTRUCTION)
- PRELIMINARY (NOT FOR CONSTRUCTION)
- TENDER (NOT FOR CONSTRUCTION)
- CONSTRUCTION

REVISIONS			
REV.	DESCRIPTION	BY	DATE

NOTE:  
DIMENSIONS FROM BUILDING STRUCTURE TO PERIMETER OF SITES & BUILDING STRUCTURE TO ADJACENT BUILDINGS APPROXIMATE.



general notes:

Do not scale drawings, use written dimensions only. These drawings are to be read in conjunction with stamped town planning drawings and all engineering documentation where applicable.

Check and verify all dimensions and details on site prior to the commencement of any works, and report any discrepancies or anomalies to the office of i-Build for clarification.

These drawings are neither exhaustive or a substitute for regulations, statutory requirements, building practice or contractual obligations, and unless expressly stated otherwise. These notes are provided only as guidelines. No responsibility is accepted for their use.

MORTIMER STREET  
PROPOSED SITE/FLOOR PLAN  
- SCALE 1:200

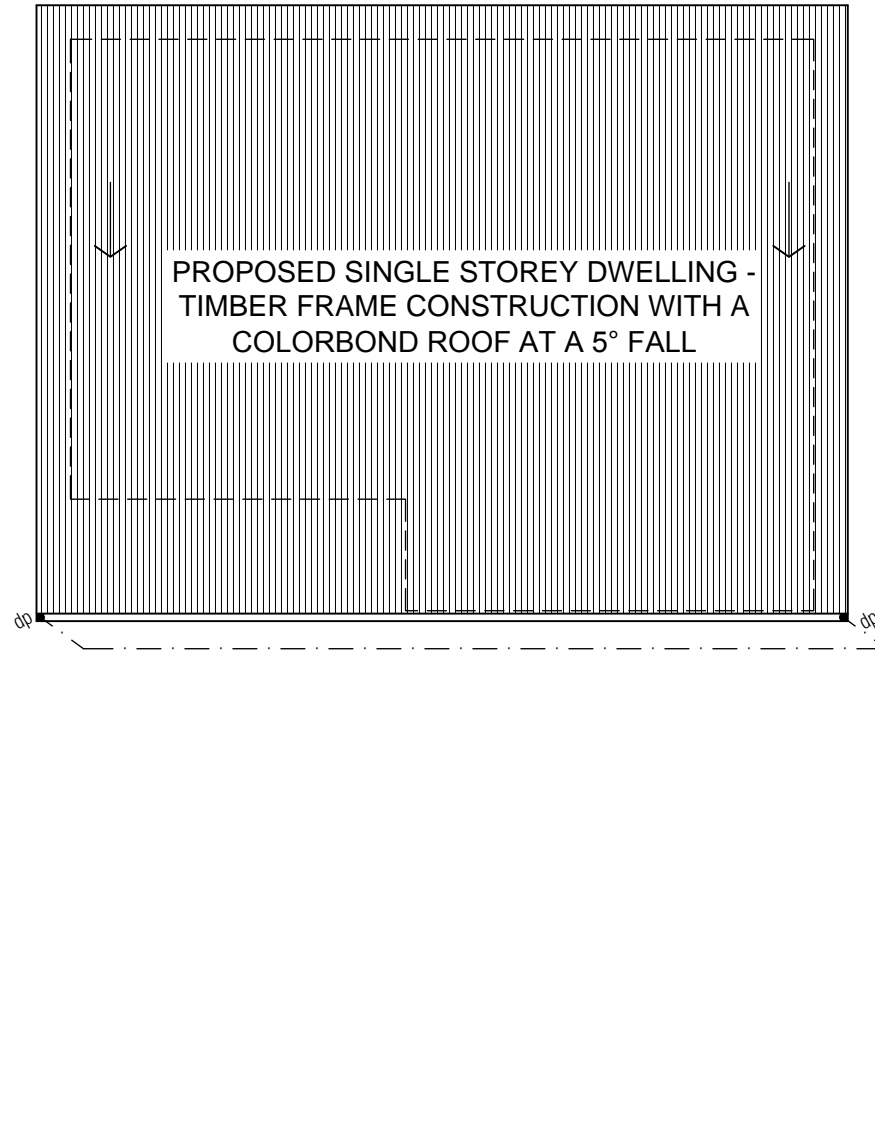
PROJECT - Proposed Dwelling (Parramatta)	JOB NO. - 764	DESIGNER - i-Build	DATE - 27/04/2022	DRAWING - Pro. Site/Ground Floor Plan	DESIGNED FOR - Nick Hartas	NORTH 
ADDRESS - 209 Mortimer Street, Mudgee, NSW	DRAWN BY - AS	BUILDER - TBC	SHEET SIZE - A3	SCALE - 1:200	DRAWING NO. - WD02	

i-Build Building Solutions  
5A Hartnett Close, Mulgrave, VIC  
PO Box 2516, Mt Waverley, VIC 3149  
T : 1800 679 268  
F : (03) 8562 2288  
E : info@i-build.com.au  
W : www.i-build.com.au

**DOCUMENTATION ISSUE**

- PLANNING (NOT FOR CONSTRUCTION)
- PRELIMINARY (NOT FOR CONSTRUCTION)
- TENDER (NOT FOR CONSTRUCTION)
- CONSTRUCTION

REVISIONS			
REV.	DESCRIPTION	BY	DATE



**ROOF NOTES:**

PROPOSED STORMWATER DRAINAGE LAYOUT AS SHOWN, WITH MIN.100MM DIA. PVC PIPES SET MIN. 200MM BELOW SURFACE LEVEL, AT MIN. TO BE DISBURSED TO THE LEGAL POINT OF DISCHARGE AS PER AS 3500.3.1—1998 IF L.P.D PROVIDED.  
 -BUILDER/DRAINAGE CONTRACTOR TO CONFIRM SIZE, TYPE, OFFSETS & DEPTHS OF STORMWATER PIPES PRIOR TO CONSTRUCTION.

ALL ROOF STRUCTURE/S AS PER MANUFACTURER SPECIFICATIONS.

WATER TO BE CARRIED THROUGH DP'S INTO DRAINAGE SYSTEM, AND DISBURSED TO LEGAL POINT OF DISCHARGE (Typ) WHERE APPLICABLE.

SELECTED FLASHING & RIDGE CAPPING FOR WATERPROOFING REQUIREMENTS TO ALL FIXING/CONNECTION POINTS (Typ.)

PROPOSED COLORBOND ROOF TO DWELLING & VERANDAH AT A 5° FALL AS NOTED, WITH A COLOURBOND FASCIA & GUTTER.

**general notes:**

Do not scale drawings, use written dimensions only. These drawings are to be read in conjunction with stamped town planning drawings and all engineering documentation where applicable.

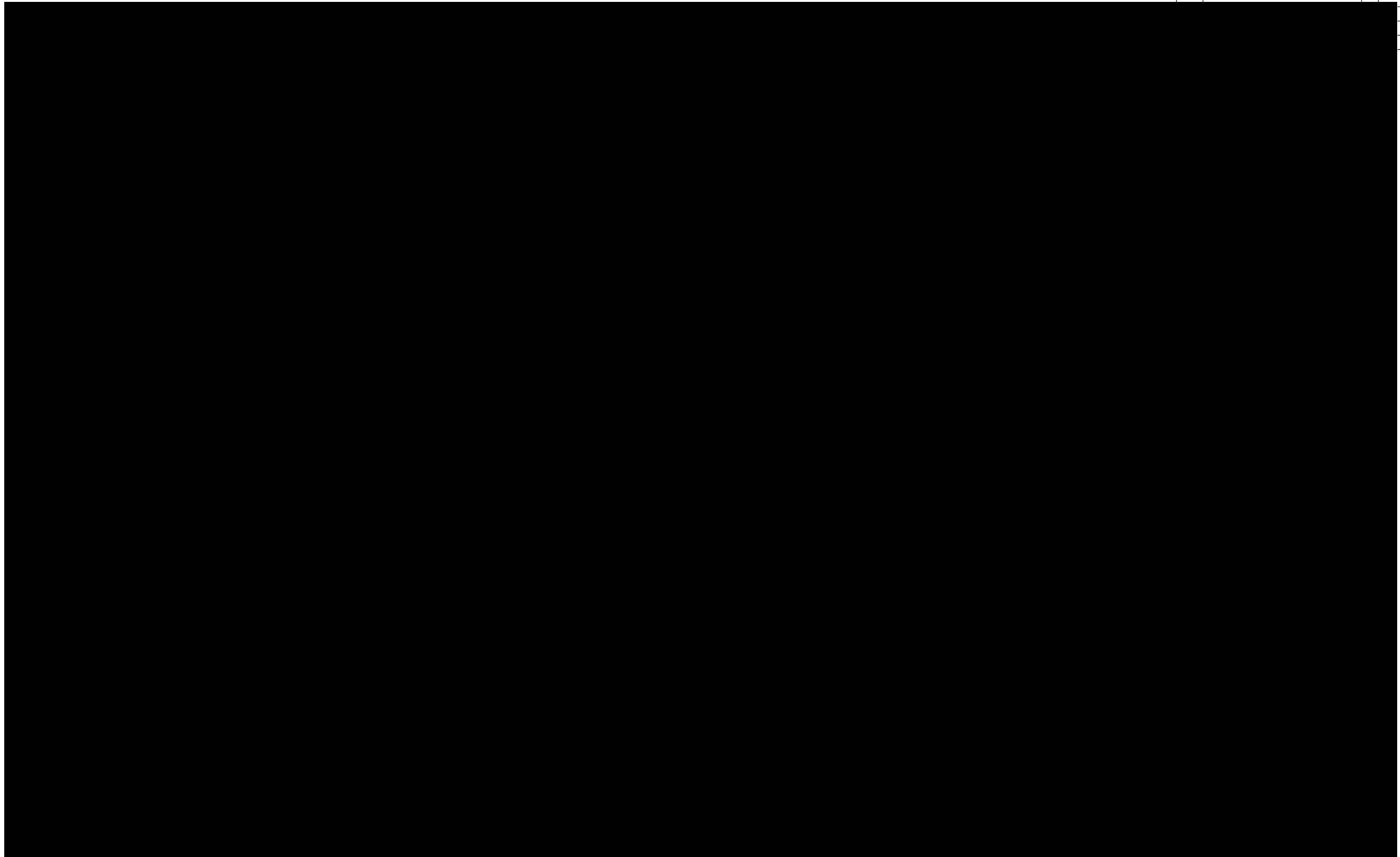
Check and verify all dimensions and details on site prior to the commencement of any works, and report any discrepancies or anomalies to the office of i-Build for clarification.

These drawings are neither exhaustive or a substitute for regulations, statutory requirements, building practice or contractual obligations, and unless expressly stated otherwise. These notes are provided only as guidelines. No responsibility is accepted for their use.

**PROPOSED ROOF PLAN**  
 - SCALE 1:100

<b>PROJECT</b> - Proposed Dwelling (Parramatta)	<b>JOB NO.</b> - 764	<b>DESIGNER</b> - i-Build	<b>DATE</b> - 27/04/2022	<b>DRAWING</b> - Proposed Roof Plan	<b>DESIGNED FOR</b> - Nick Hartas	<b>NORTH</b>	i-Build Building Solutions 5A Hartnett Close, Mulgrave, VIC PO Box 2516, Mt Waverley, VIC 3149 T : 1800 679 268 F : (03) 8562 2288 E : info@i-build.com.au W : www.i-build.com.au
<b>ADDRESS</b> - 209 Mortimer Street, Mudgee, NSW	<b>DRAWN BY</b> - AS	<b>BUILDER</b> - TBC	<b>SHEET SIZE</b> - A3	<b>SCALE</b> - 1:100	<b>DRAWING NO.</b> - WD03		

REVISIONS			
REV.	DESCRIPTION	BY	DATE



the  
or  
  
ulations,  
ions, and  
nly as

**PROPOSED GROUND FLOOR PLAN**  
- SCALE 1:100

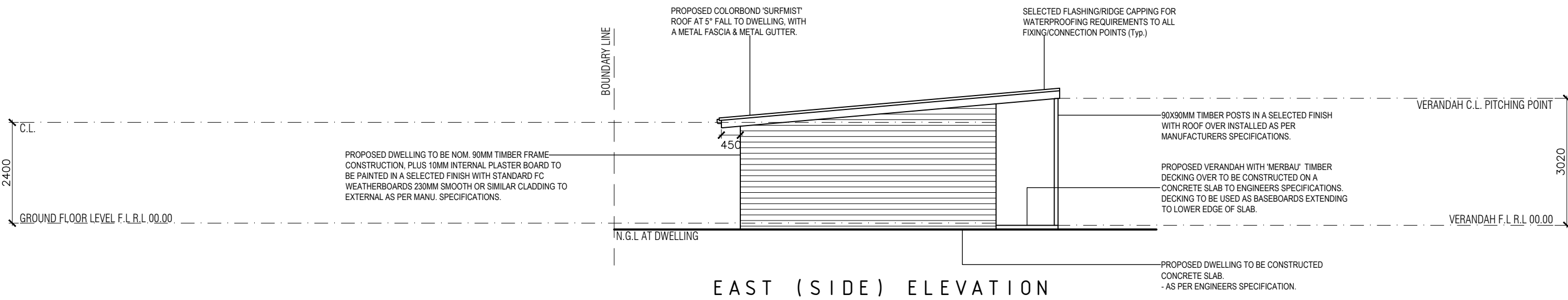
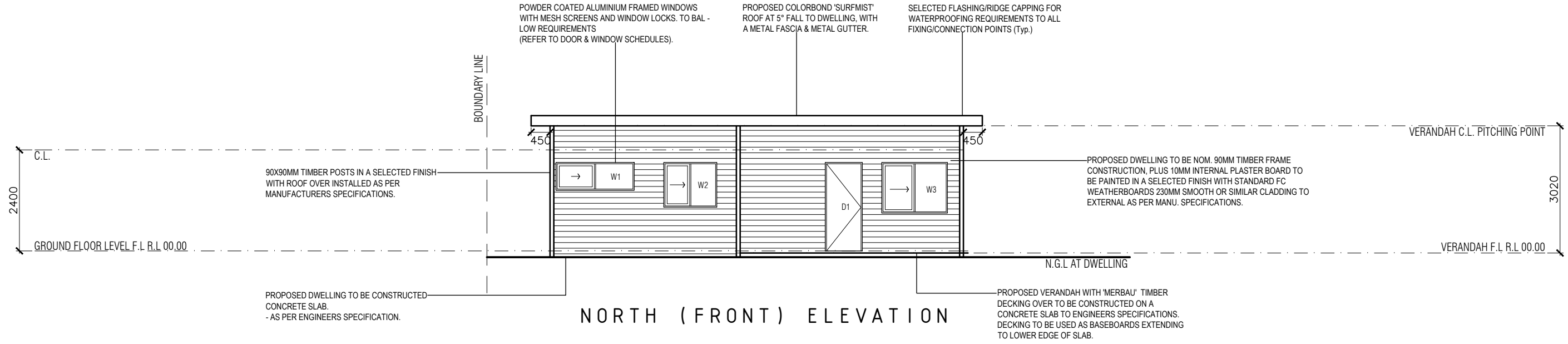
**i-Build Building Solutions**  
5A Hartnett Close,  
Mulgrave, VIC  
PO Box 2516, Mt  
Waverley, VIC 3149  
T : 1800 679 268  
F : (03) 8562 2288  
E : info@i-build.com.au  
W : www.i-build.com.au

<b>PROJECT</b> - Proposed Dwelling (Parramatta)	<b>JOB NO.</b> - 764	<b>DESIGNER</b> - i-Build	<b>DATE</b> - 27/04/2022	<b>DRAWING</b> - Proposed Ground Floor Plan	<b>DESIGNED FOR</b> -	<b>NORTH</b> 
<b>ADDRESS</b> - 209 Mortimer Street, Mudgee, NSW	<b>DRAWN BY</b> - AS	<b>BUILDER</b> - TBC	<b>SHEET SIZE</b> - A3	<b>SCALE</b> - 1:100	<b>DRAWING NO.</b> - WD04	

**DOCUMENTATION ISSUE**

- PLANNING (NOT FOR CONSTRUCTION)
- PRELIMINARY (NOT FOR CONSTRUCTION)
- TENDER (NOT FOR CONSTRUCTION)
- CONSTRUCTION

REVISIONS			
REV.	DESCRIPTION	BY	DATE



**general notes:**

Do not scale drawings, use written dimensions only. These drawings are to be read in conjunction with stamped town planning drawings and all engineering documentation where applicable.

Check and verify all dimensions and details on site prior to the commencement of any works, and report any discrepancies or anomalies to the office of i-Build for clarification.

These drawings are neither exhaustive or a substitute for regulations, statutory requirements, building practice or contractual obligations, and unless expressly stated otherwise. These notes are provided only as guidelines. No responsibility is accepted for their use.

**PROPOSED ELEVATIONS**  
- SCALE 1:100

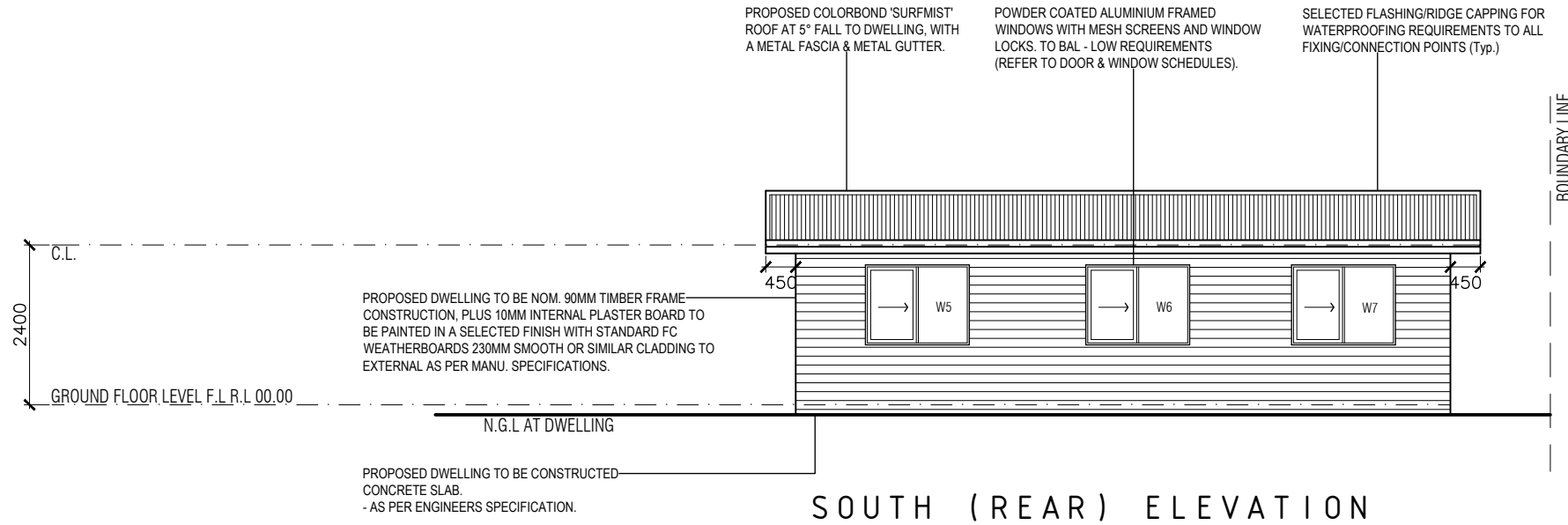
<b>PROJECT</b> - Proposed Dwelling (Parramatta)	<b>JOB NO.</b> - 764	<b>DESIGNER</b> - i-Build	<b>DATE</b> - 27/04/2022	<b>DRAWING</b> - Proposed Elevations	<b>DESIGNED FOR</b> - Nick Hartas
<b>ADDRESS</b> - 209 Mortimer Street, Mudgee, NSW	<b>DRAWN BY</b> - AS	<b>BUILDER</b> - TBC	<b>SHEET SIZE</b> - A3	<b>SCALE</b> - 1:100	<b>DRAWING NO.</b> - WD05

**i-Build Building Solutions**  
 5A Hartnett Close,  
 Mulgrave, VIC  
 PD Box 2516, Mt  
 Waverley, VIC 3149  
 T : 1800 679 268  
 F : (03) 8562 2288  
 E : info@i-build.com.au  
 W : www.i-build.com.au

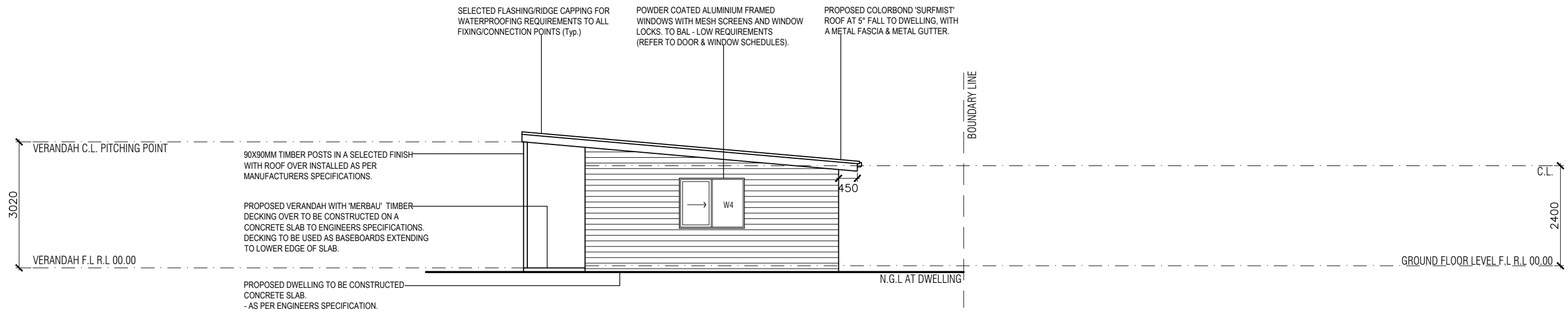
**DOCUMENTATION ISSUE**

- PLANNING (NOT FOR CONSTRUCTION)
- PRELIMINARY (NOT FOR CONSTRUCTION)
- TENDER (NOT FOR CONSTRUCTION)
- CONSTRUCTION

REVISIONS			
REV.	DESCRIPTION	BY	DATE



**SOUTH (REAR) ELEVATION**



**WEST (SIDE) ELEVATION**

**general notes:**

Do not scale drawings, use written dimensions only. These drawings are to be read in conjunction with stamped town planning drawings and all engineering documentation where applicable.

Check and verify all dimensions and details on site prior to the commencement of any works, and report any discrepancies or anomalies to the office of i-Build for clarification.

These drawings are neither exhaustive or a substitute for regulations, statutory requirements, building practice or contractual obligations, and unless expressly stated otherwise. These notes are provided only as guidelines. No responsibility is accepted for their use.

**PROPOSED ELEVATIONS**  
- SCALE 1:100

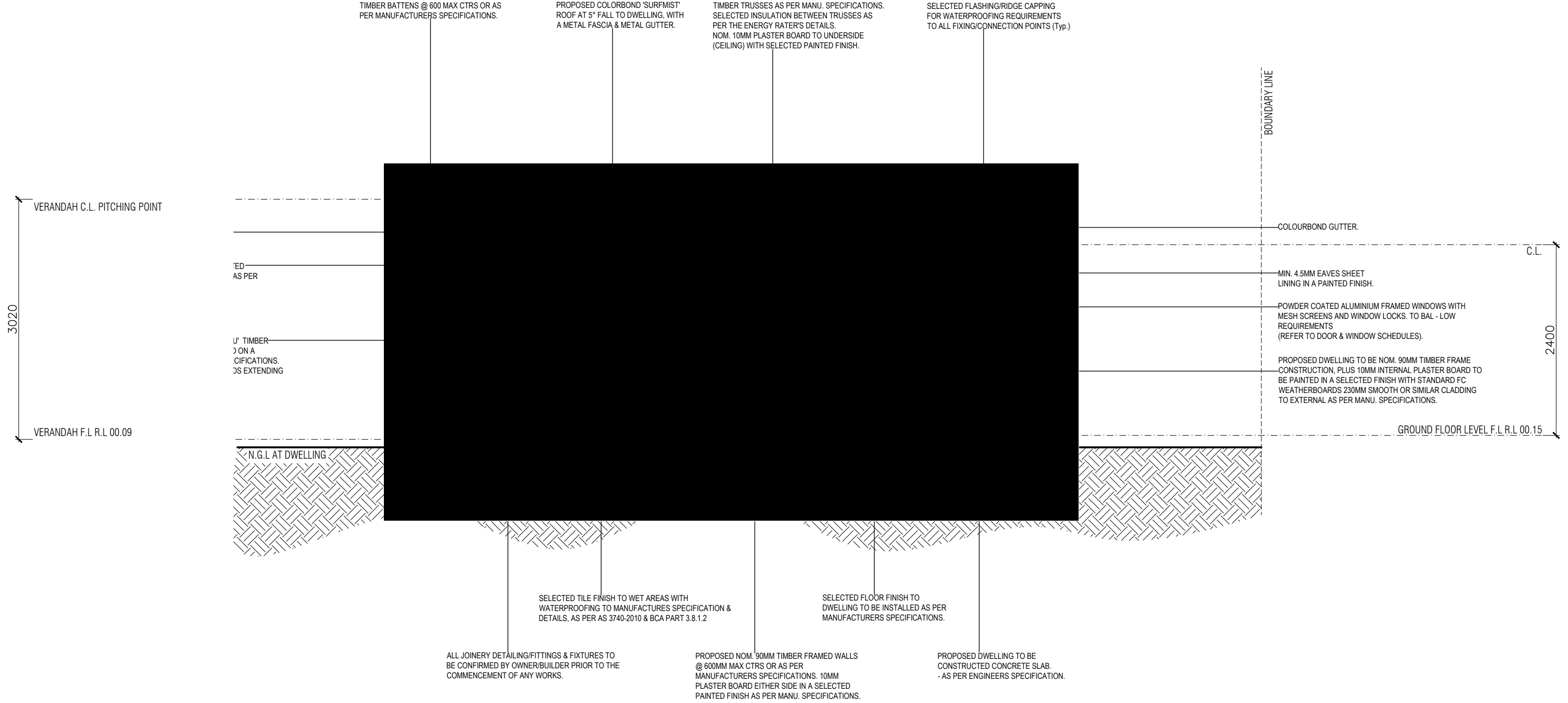
<b>PROJECT</b> - Proposed Dwelling (Parramatta)	<b>JOB NO.</b> - 764	<b>DESIGNER</b> - i-Build	<b>DATE</b> - 27/04/2022	<b>DRAWING</b> - Proposed Elevations		<b>DESIGNED FOR</b> - Nick Hartas
<b>ADDRESS</b> - 209 Mortimer Street, Mudgee, NSW	<b>DRAWN BY</b> - AS	<b>BUILDER</b> - TBC	<b>SHEET SIZE</b> - A3	<b>SCALE</b> - 1:100	<b>DRAWING NO.</b> - WD06	

**i-Build Building Solutions**  
 5A Hartnett Close,  
 Mulgrave, VIC  
 PO Box 2516, Mt  
 Waverley, VIC 3149  
 T : 1800 679 268  
 F : (03) 8562 2288  
 E : info@i-build.com.au  
 W : www.i-build.com.au

**DOCUMENTATION ISSUE**

- PLANNING (NOT FOR CONSTRUCTION)
- PRELIMINARY (NOT FOR CONSTRUCTION)
- TENDER (NOT FOR CONSTRUCTION)
- CONSTRUCTION

REVISIONS			
REV.	DESCRIPTION	BY	DATE



Do not scale drawings, use written dimensions only. These drawings are to be read in conjunction with stamped town planning drawings and all engineering documentation where applicable.

Check and verify all dimensions and details on site prior to the commencement of any works, and report any discrepancies or anomalies to the office of i-Build for clarification.

These drawings are neither exhaustive or a substitute for regulations, statutory requirements, building practice or contractual obligations, and unless expressly stated otherwise. These notes are provided only as guidelines. No responsibility is accepted for their use.

**PROPOSED SECTION A : A**  
**- SCALE 1 : 50**

<b>PROJECT</b> - Proposed Dwelling (Parramatta)	<b>JOB NO.</b> - 764	<b>DESIGNER</b> - i-Build	<b>DATE</b> - 27/04/2022	<b>DRAWING</b> - Proposed Section A : A	<b>DESIGNED FOR</b> -
<b>ADDRESS</b> - 209 Mortimer Street, Mudgee, NSW	<b>DRAWN BY</b> - AS	<b>BUILDER</b> - TBC	<b>SHEET SIZE</b> - A3	<b>SCALE</b> - 1:50	<b>DRAWING NO.</b> - WD07

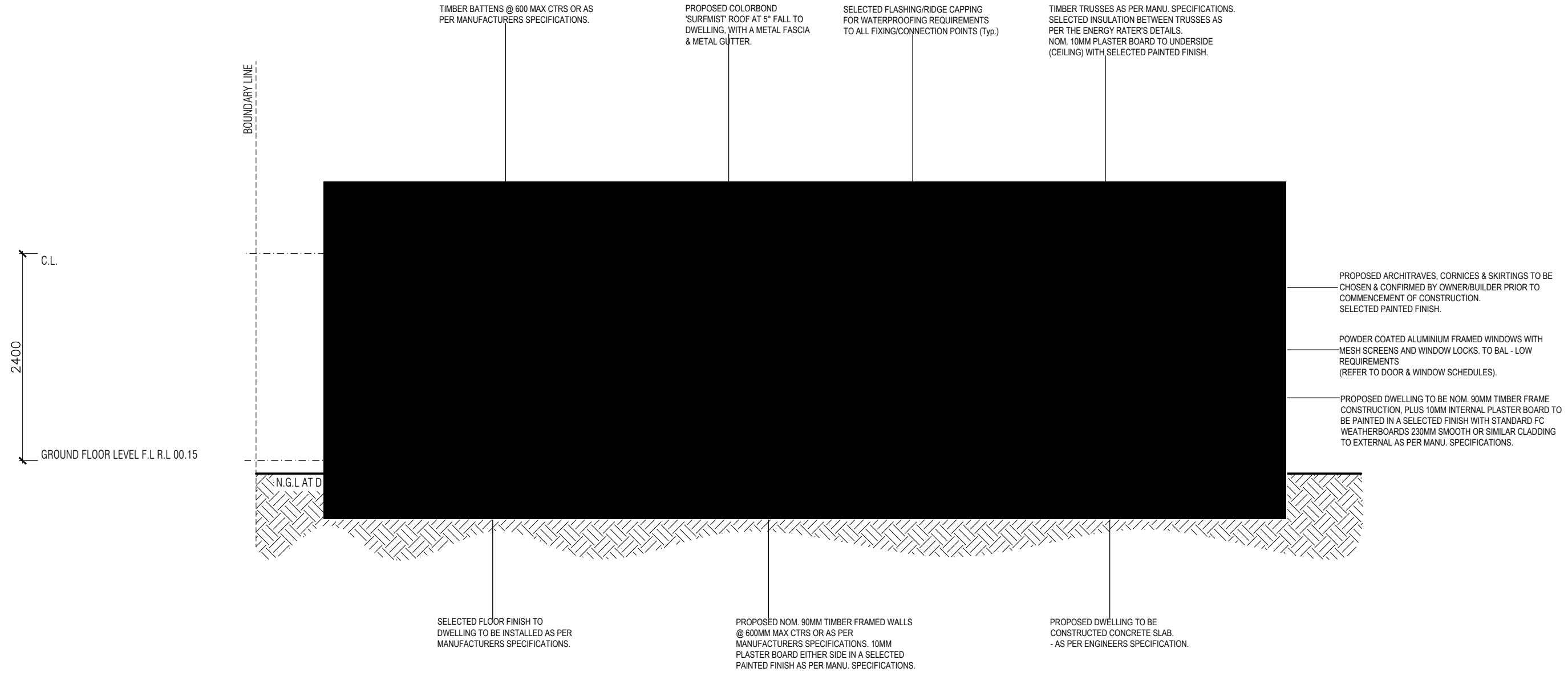
**i-Build Building Solutions**  
 5A Hartnett Close,  
 Mulgrave, VIC  
 PO Box 2516, Mt  
 Waverley, VIC 3149  
 T : 1800 679 268  
 F : (03) 8562 2288  
 E : info@i-build.com.au  
 W : www.i-build.com.au



**DOCUMENTATION ISSUE**

- PLANNING (NOT FOR CONSTRUCTION)
- PRELIMINARY (NOT FOR CONSTRUCTION)
- TENDER (NOT FOR CONSTRUCTION)
- CONSTRUCTION

REVISIONS			
REV.	DESCRIPTION	BY	DATE



Do not scale drawings, use written dimensions only. These drawings are to be read in conjunction with stamped town planning drawings and all engineering documentation where applicable.

Check and verify all dimensions and details on site prior to the commencement of any works, and report any discrepancies or anomalies to the office of i-Build for clarification.

These drawings are neither exhaustive or a substitute for regulations, statutory requirements, building practice or contractual obligations, and unless expressly stated otherwise. These notes are provided only as guidelines. No responsibility is accepted for their use.

**PROPOSED SECTION B : B**  
- SCALE 1 : 50

<b>PROJECT</b> - Proposed Dwelling (Parramatta)	<b>JOB NO.</b> - 764	<b>DESIGNER</b> - i-Build	<b>DATE</b> - 27/04/2022	<b>DRAWING</b> - Proposed Section B : B		<b>DESIGNED FOR</b> - Nick Hartas
<b>ADDRESS</b> - 209 Mortimer Street, Mudgee, NSW	<b>DRAWN BY</b> - AS	<b>BUILDER</b> - TBC	<b>SHEET SIZE</b> - A3	<b>SCALE</b> - 1:50	<b>DRAWING NO.</b> - WD08	

**i-Build Building Solutions**  
 5A Hartnett Close,  
 Mulgrave, VIC  
 PO Box 2516, Mt  
 Waverley, VIC 3149  
 T : 1800 679 268  
 F : (03) 8562 2288  
 E : info@i-build.com.au  
 W : www.i-build.com.au

**DOCUMENTATION ISSUE**

- PLANNING (NOT FOR CONSTRUCTION)
- PRELIMINARY (NOT FOR CONSTRUCTION)
- TENDER (NOT FOR CONSTRUCTION)
- CONSTRUCTION

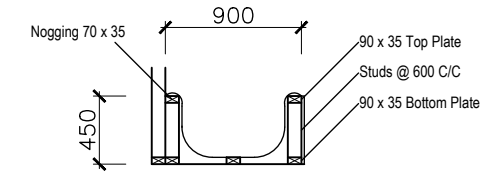
**NOTE:**  
 WINDOW AND DOOR DIMENSIONS INDICATIVE ONLY. BUILDER TO REFER TO DOOR & WINDOW MANUFACTURERS DOCUMENTATION FOR ASSEMBLY AND STUD OPENING DIMENSIONS PRIOR TO CONSTRUCTION.

REVISIONS			
REV.	DESCRIPTION	BY	DATE

**BATH HOBS**  
 All bath hobs to be details as 900mm wide as standard.

**Standard Bath**  
 Hob Height is 450mm

**Deep Bath & Spa Bath**  
 Hob Height is 600mm



**SECTION A**  
**TYPICAL SECTION OF BATH**

**TILING (indicative representation only)** - Final layout and finished heights will be subject to tilers discretion based on size of tiles selected and actual cabinetry heights.

**KITCHEN WALLS** - From bench top to over head cupboards at full width of bench to 600mm high. Bench up stands above counter tops to be tiled also.

**BATHROOM WALLS** - All showers to 2 meters, 400mm high over bath except where vanity meets bath hob, tiles to 600mm over bath with 200mm over vanity top.

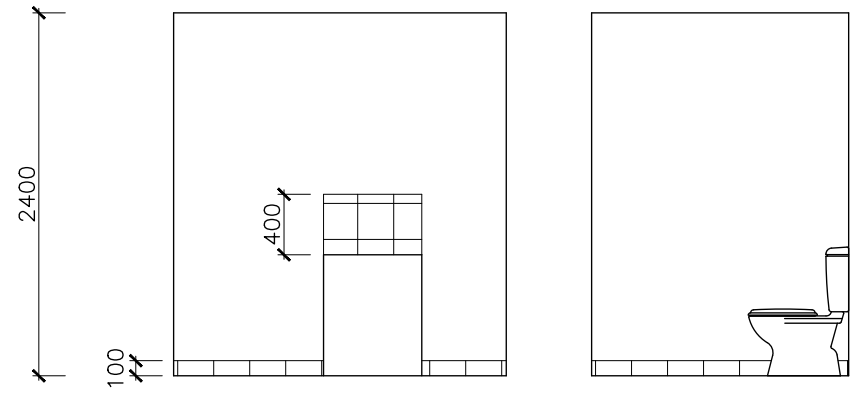
**LAUNDRY WALLS** - To 400mm high over trough except when over head cupboards are installed, then allow tiling to cupboard to full width of bench.

**SKIRTING TILES** - To laundry, ensuite, WDs and bathrooms (all wet areas) to 100mm high.

WINDOW SCHEDULE										
WINDOW NUMBER	WINDOW TYPE	OPENING HEIGHT (mm)	WINDOW HEIGHT (mm)	OPENING WIDTH (mm)	WINDOW WIDTH (mm)	FRAME MATERIAL	GLAZING TYPE	LOCATION	HEAD HEIGHT (mm)	SILL HEIGHT (mm)
W1	SLIDING	660	600	1860	1800	ALUMINIUM	SINGLE	BATH/L'DRY	2100	1440
W2	SLIDING	1060	1000	1260	1200	ALUMINIUM	SINGLE	KITCHEN	2100	1040
W3	SLIDING	1260	1200	1560	1500	ALUMINIUM	SINGLE	DINING	2100	840
W4	SLIDING	1260	1200	1560	1500	ALUMINIUM	SINGLE	DINING/LIVING	2100	840
W5	SLIDING	1260	1200	1560	1500	ALUMINIUM	SINGLE	LIVING	2100	840
W6	SLIDING	1260	1200	1560	1500	ALUMINIUM	SINGLE	BED 2	2100	840
W7	SLIDING	1260	1200	1560	1500	ALUMINIUM	SINGLE	BED 1	2100	840

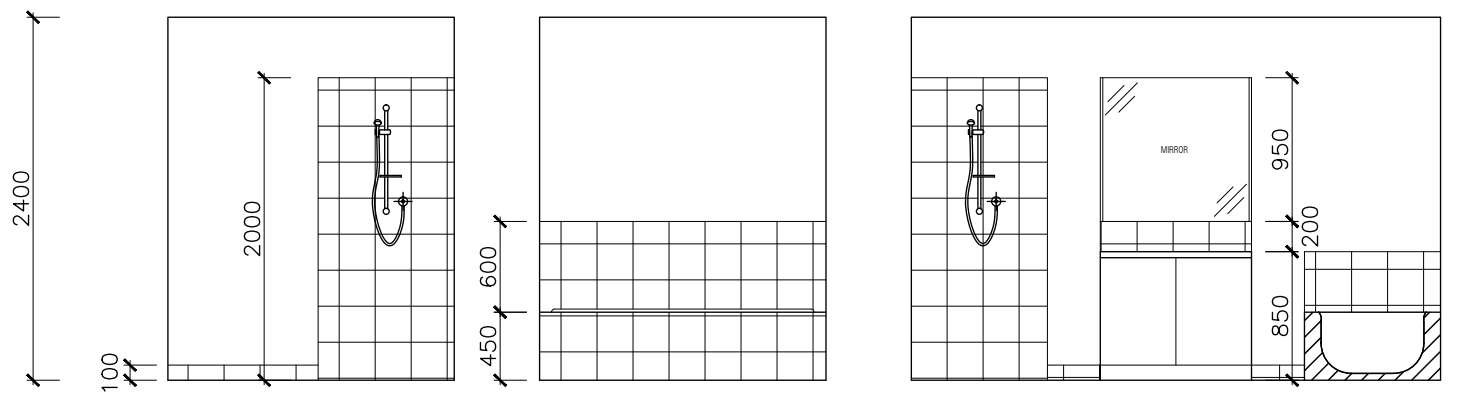
DOOR SCHEDULE (EXTERNAL)									
DOOR NUMBER	DOOR TYPE	OPENING HEIGHT (mm)	DOOR HEIGHT (mm)	OPENING WIDTH (mm)	DOOR WIDTH (mm)	FRAME MATERIAL	GLAZING TYPE	LOCATION	HEAD HEIGHT (mm)
D1	SWING	2100	2040	880	820	TIMBER	N/A	DINING	2100

DOOR SCHEDULE (INTERNAL)									
DOOR NUMBER	DOOR TYPE	OPENING HEIGHT (mm)	DOOR HEIGHT (mm)	OPENING WIDTH (mm)	DOOR WIDTH (mm)	FRAME MATERIAL	REMOVABLE HINGE	LOCATION	HEAD HEIGHT (mm)
D2	SWING	2070	2040	780	720	TIMBER	YES	BATH/L'DRY	2070
D3	SWING	2070	2040	880	820	TIMBER	NO	BED 1	2070
D4	SWING	2070	2040	880	820	TIMBER	NO	BED 2	2070



**LAUNDRY**

**WC**



**SHOWER**

**BATH**

**BATHROOM**

**general notes:**

Do not scale drawings, use written dimensions only. These drawings are to be read in conjunction with stamped town planning drawings and all engineering documentation where applicable.

Check and verify all dimensions and details on site prior to the commencement of any works, and report any discrepancies or anomalies to the office of i-Build for clarification.

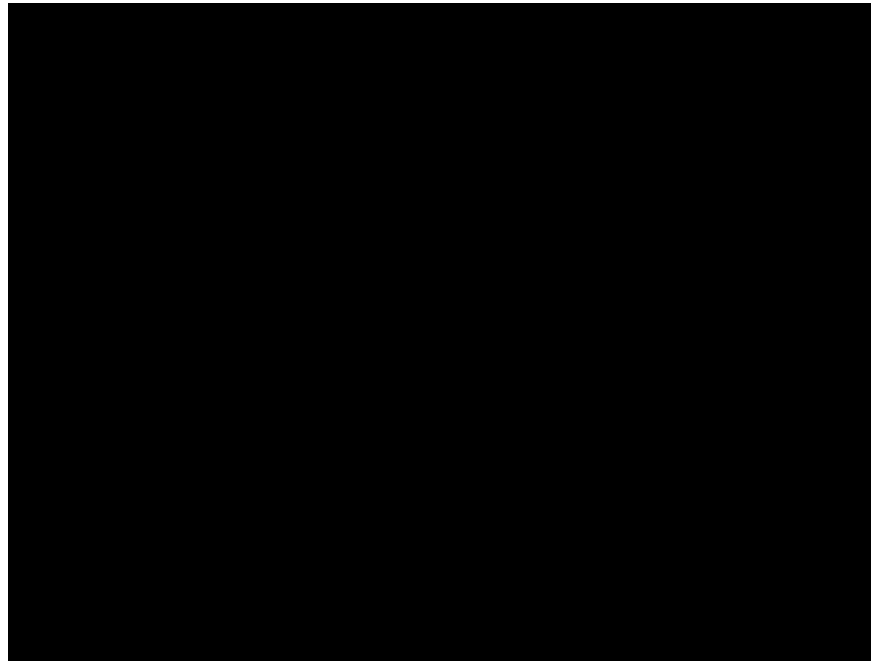
These drawings are neither exhaustive or a substitute for regulations, statutory requirements, building practice or contractual obligations, and unless expressly stated otherwise. These notes are provided only as guidelines. No responsibility is accepted for their use.

**PROPOSED EXTERNAL DOORS & WINDOWS SCHEDULE**  
 - SCALE 1:50

<b>PROJECT</b> - Proposed Dwelling (Parramatta)	<b>JOB NO.</b> - 764	<b>DESIGNER</b> - i-Build	<b>DATE</b> - 27/04/2022	<b>DRAWING</b> - Pro. D+W Sched. & Details	<b>DESIGNED FOR</b> - Nick Hartas
<b>ADDRESS</b> - 209 Mortimer Street, Mudgee, NSW	<b>DRAWN BY</b> - AS	<b>BUILDER</b> - TBC	<b>SHEET SIZE</b> - A3	<b>SCALE</b> - 1:50	<b>DRAWING NO.</b> - WD09

**i-Build Building Solutions**  
 5A Hartnett Close,  
 Mulgrave, VIC  
 PD Box 2516, Mt  
 Waverley, VIC 3149

T : 1800 679 268  
 F : (03) 8562 2288  
 E : info@i-build.com.au  
 W : www.i-build.com.au



HEATING & COOLING DUCTWORK

- A) Heating and cooling ductwork and fittings must:
  - (i) achieve the material R-VALUE in Table 3.12.5.2; and
  - (ii) be sealed against air loss by closing all openings in the surface, joints and seams of ductwork with adhesives, mastics, sealants or gaskets in accordance with AS 4254 for a Class C seal; or
- B) For flexible ductwork, with a draw band in conjunction with a sealant or adhesive tape duct insulation must:
  - (i) abut adjoining duct insulation to form a continuous barrier; and
  - (ii) be installed so that it maintains its position and thickness, other than at flanges and supports; and
  - (iii) where located outside the building, under a suspended floor, in an attached Class 10a building or in a roof space –
    - a. be protected by an outer sleeve of protective sheeting to prevent the insulation becoming damp; and
    - b. have the outer protective sleeve sealed with adhesive tape not less than 48mm wide creating an airtight and waterproof seal.
- C) The requirements of (a) do not apply to heating and cooling ductwork and fittings located within the insulated building envelope including a service riser within the conditioned space, internal floors between storeys and the like.

REVISIONS			
REV.	DESCRIPTION	BY	DATE

LEGEND

LIGHT FITTINGS:

⊗ 10W LED single downlight. 22 total.

LIGHTING CONTROL (SWITCHES):

⌘ One way switch (to be selected).

SERVICES:

⊗SD Builder to provide smoke detection and alarm systems throughout dwelling. Selected BRK 86 RAI 240v or equally approved ceiling mounted local alarm/smoke detector to be installed as required to comply with AS 3786. New smoke detectors to be interconnected to existing layout.

⊗EF 250mm dia. ceiling mounted exhaust fan, ducted through floor/roof structure to outside 35 litres/sec. Provide vermin-proof grill externally.

ARTIFICIAL LIGHTING

- A) The lamp power density or illumination power density of artificial lighting, excluding heaters that emit light, must not exceed:
  - (i) in a Class 1 building, 5 W/m<sup>2</sup>; and
  - (ii) on a verandah or balcony attached to a Class 1 building, 4W/m<sup>2</sup>; and
  - (iii) in a Class 10 building, 3W/m<sup>2</sup>.
- B) The lamp power density is a whole house calculation based on an overall square meterage and not room by room or area by area meterage. Calculation Exclusions include:
  - (i) bathroom heat lamp
  - (ii) a light point within a ceiling space
  - (iii) external security light (not forming part of an outdoor living, balcony or porch/verandah).

ELECTRIC RESISTANCE SPACE HEATING

An electric resistance space heating system (if adopted) that serves more than one room must have:

- b) separate isolating switches for each room; and
- c) a separate temperature controller and time switch for each group of rooms with common heating needs; and
- d) power loads of not more than 110 W/m<sup>2</sup> for living areas, and 150 W/m<sup>2</sup> for bathrooms.

ground floor lighting, exhaust & ceiling fan - ceiling cutout analysis:

	floor area:	no. of lights (cut size):	no. of exhaust fans:	no. of ceiling fans:	ceiling cutout %:
dining / living / kitchen:	31.75m <sup>2</sup>	13 (150mm dia.)	0	0	6.14%
bed 1:	9.00m <sup>2</sup>	4 (150mm dia.)	0	0	6.66%
bed 2:	9.00m <sup>2</sup>	4 (150mm dia.)	0	0	6.66%
bath/laundry:	5.36m <sup>2</sup>	1 (150mm dia.)	1 (300mm dia.)	0	8.39%
verandah:	7.96m <sup>2</sup>	0	0	0	0%

Note: 150mm dia. = .15m<sup>2</sup>  
300mm dia. = .30m<sup>2</sup>

<u>K AND FITTINGS –</u> <u>-VALUE</u>		
work and fittings in e		
Combined heating and refrigerated cooling system 8		
4,6 and 7	2 and 5	
(see note)	1.0	1.5
d for ductwork i and 1,3,4,6 and 7		
ed perimeter; or not less than		

awings  
awings

the  
r

ulations,  
ions, and  
only as

**PROPOSED LIGHTING PLAN**  
- SCALE 1 : 100

<u>ARTIFICIAL LIGHTING COMPLIANCE</u>	
<u>INTERNAL</u> – Class 1 (Dwelling)	
• Floor Area	61.01m <sup>2</sup>
• Allowable Light Wattage (5W/m <sup>2</sup> )	305.05W
• Proposed Light Wattage	220W
<u>EXTERNAL</u> – Attached to Class 1 (Verandah)	
• Floor Area	8.26m <sup>2</sup>
• Allowable Light Wattage (4W/m <sup>2</sup> )	33.04W
• Proposed Light Wattage	0W

**i-Build Building Solutions**

5A Hartnett Close,  
Mulgrave, VIC  
PO Box 2516, Mt  
Waverley, VIC 3149  
T : 1800 679 268  
F : (03) 8562 2288  
E : info@i-build.com.au  
W : www.i-build.com.au

PROJECT - Proposed Dwelling (Parramatta)	JOB NO. - 764	DESIGNER - i-Build	DATE - 27/04/2022	DRAWING - Pro. Lighting & Electrical Plan	DESIGNED FOR -
ADDRESS - 209 Mortimer Street, Mudgee, NSW	DRAWN BY - AS	BUILDER - TBC	SHEET SIZE - A3	SCALE - 1:100	Nick Hartas
				DRAWING NO. - WD10	

## DOCUMENTATION ISSUE

- PLANNING (NOT FOR CONSTRUCTION)
- PRELIMINARY (NOT FOR CONSTRUCTION)
- TENDER (NOT FOR CONSTRUCTION)
- CONSTRUCTION

## GENERAL NOTES

- BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- TIMBER SHALL COMPLY WITH A.S. 1684-2010 - LIGHT TIMBER FRAMING CODE.
- GLAZING SHALL COMPLY WITH A.S. 1288-2006 - GLAZING INSTALLATION CODE. ALL GLAZING LESS THAN 500MM ABOVE FLOOR LEVEL, USE LAMINATED SAFETY GLASS.
- BRICKWORK SHALL COMPLY WITH A.S. 3700-2018 - BRICK WORK CODE.
- CONCRETE SHALL COMPLY WITH A.S. 3600-2018 & 1480 - CONCRETE STRUCTURES CODE.
- STRUCTURAL STEEL SHALL COMPLY WITH A.S. 4100-1998 (R2016) STEEL STRUCTURES CODE.
- VENTILATION SHALL CONFORM TO THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA, 11000sqm SUB FLOOR VENTS AT 1500 CRS.
- ALL DOWN PIPES SHALL BE CONNECTED TO A MIN 90MM DIAM. UPVC STORMWATER DRAIN LAID IN SCREENINGS AT A MIN GRADE OF 1:100 DISCHARGE TO A LEGAL POINT IN ACCORDANCE WITH COUNCILS STORMWATER POLICY.
- STAIRS (A) MIN. GOING (G) 240MM MAX. RISER (R) 190MM. MIN. 2R+G=550MM (B) EACH FLIGHT TO HAVE NOT MORE THAN 18 RISERS & MAX.3 WINDERS TO STEPPED QUARTER LANDING. (C) THRESHOLDS MUST BE PROVIDED TO DOORWAYS AND BE AT LEAST AS WIDE AS THE DOOR LEAF.
- PROVIDE IMPERVIOUS FLOORS TO LAUNDRY BATHROOMS, ENSUITES AND W.C.S AND MIN IMPERVIOUS, WALLS TO A HEIGHT OF 1800MM AROUND A SHOWER AND 150MM ABOVE THE RIM OF A BASIN, BATH TUB, TROUGH OR SINK.
- ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH STRUCTURAL DRAWINGS AND GEOTECHNICAL SITE INVESTIGATION REPORT.
- DO NOT SCALE DRAWINGS.
- SERVICES SHALL BE INSTALLED, BUILT IN, EXCAVATED FOR LAID AND TRENCHES BACKFILLED ALL IN ACCORDANCE WITH THE REQUIREMENTS OF ALL THE GOVERNING AUTHORITIES.
- ALL DOOR SIZES & TYPES TO ROBES, LINEN AND STORAGE TO BE CONFIRMED ON SITE BY BUILDER/OWNER (TYP).

## general notes:

Do not scale drawings, use written dimensions only. These drawings are to be read in conjunction with stamped town planning drawings and all engineering documentation where applicable.

Check and verify all dimensions and details on site prior to the commencement of any works, and report any discrepancies or anomalies to the office of i-Build for clarification.

These drawings are neither exhaustive or a substitute for regulations, statutory requirements, building practice or contractual obligations, and unless expressly stated otherwise. These notes are provided only as guidelines. No responsibility is accepted for their use.

## DEMOLITION NOTES

- ALL DEMOLITION WORK TO COMPLY WITH A.S. 2601-2001 (THE DEMOLITION OF STRUCTURES). DEMOLITION WORK ALSO TO COMPLY WITH THE REQUIREMENTS OF APPLICABLE BUILDING REQUIREMENTS AND LOCAL COUNCIL BY-LAWS.
- BUILDER TO PROVIDE MEASURES REQUIRED BY MUNICIPAL AND STATE ORDINARIES LAWS AND REGULATIONS FOR THE PROTECTION OF SURROUNDING PROPERTY, FOOTPATHS, STREETS, CURBS AND THE PUBLIC. OCCUPANTS AND WORKERS DURING DEMOLITION OPERATIONS, CARRYING OUT MEASURES INCLUDE BARRICADES, FENCES, WARNING LIGHTS AND SIGNS RUBBISH CHUTES ETC.
- BEFORE DEMOLITION AND REMOVING PARTS OF BUILDING HAVING ELECTRICAL, WIRING, GAS, WATER PIPES, CONDUIT OR SIMILAR ITEMS EMBEDDED IN THEM, TO BE DISCONNECTED BY RESPONSIBLE AUTHORITY TO MAKE SURE THAT THESE ITEMS ARE OUT OF SERVICE SO THAT THEY CAN BE REMOVED WITHOUT DANGER.
- DEMOLISH AND REMOVE COMPLETE PARTS OF BUILDING STRUCTURE AS SHOWN ON DRAWINGS FOR DEMOLITION. THE METHODS OF CUTTING AND REMOVAL OF FLOORS, WALLS AND OTHER METHODS OF CUTTING AND REMOVAL OF FLOORS, WALLS AND OTHER ITEMS TO BE REMOVED SHALL BE APPROVED BY AUTHORITIES HAVING JURISDICTION.
- DO NOT DROP OR THROW MATERIAL MORE THAN 5.0 METERS LOWER BY MEANS OF HOISTS OR RUBBISH CHUTES, WET DOWN THOROUGHLY DURING DEMOLITION TO PREVENT NUISANCE OF DIRT AND DUST. EQUIP TRUCKS USED IN HANDLING DEBRIS WITH TARPULINS TO COVER THE LOADS. DO NOT LOAD SO EXCESSIVELY AS TO SPILL DEBRIS ON STREETS.
- EXCEPT AS PLACED IN APPROVED DISPOSAL CONTAINERS, DO NOT ALLOW COMBUSTIBLE MATERIAL AND RUBBISH ON SITE. REMOVE DAILY OR AS DIRECTED. BURN NO DEBRIS ON SITE.
- BUILDER TO LEAVE THE SITE IN AN ENTIRELY CLEAN CONDITION, READY FOR THE WORK OF OTHER TRADES TO COMMENCE.

### stormwater drainage notes:

All proposed AGI drains to be connected via silt pits. Please refer to stormwater drainage plan for further information.

The stormwater discharge shall be connected to the existing legal point of discharge to the satisfaction of the relevant authority. Builder/Plumber to confirm the exact location of legal point of discharge prior to commencement of any drainage works. Plumber/Builder to check condition of existing stormwater system and upgrade as required. As a result of additional works, plumber to connect new stormwater pipes to existing system and taken to legal point of discharge to the satisfaction of the local and governing authorities.

- New 100mm min  $\phi$  sewer quality PVC stormwater drainage pipes to all new works. 1 in 100mm min fall.

### structural/civil engineer disclaimer:

THESE ARCHITECTURAL DRAWINGS ARE TO BE READ AND BUILT IN CONJUNCTION WITH THE NOMINATED STRUCTURAL AND DRAINAGE SYSTEM DETAILS AND DOCUMENTATION. STRUCTURAL ENGINEERS DRAWINGS TO TAKE PRECEDENCE OVER ARCHITECTURAL. All structural methods set out in this architectural documentation package, either diagrammatical or annotated are neither exclusively or exhaustive, and are in all cases superseded by the relevant structural and engineering documentation.

- Builder to provide downpipes at 12m maximum centres.
- The appropriate stress grades for Cypress pine are F4, F5 and F7. Refer to A.S. 2858.
- The appropriate stress grades for pine are F5, F7, MGP 10 & MGP 12. Refer to A.S. 2858.
- Wind Classification: N1 (28 m/s).
- All timber framing, roof tie downs and general bracing to comply with A.S. 1684.

## DRAINAGE NOTES

- ALL DRAINAGE & SEWERAGE PIPES ADJACENT TO BUILDING TO BE SETBACK AT A DEPTH THAT WILL NOT AFFECT ANGLE OF REPOSE (45 DEGREES) TO FOUNDING DEPTH.
- SERVICE PIPES AND DRAINAGE PIPE JOINTS TO BE ARTICULATED AT SLAB AND ARTICULATED AT FOOTING. - WALL PENETRATIONS BACKFILL TO TRENCHES SHALL BE FULLY COMPACTED.
- WHERE SEWERAGE AND WATER PIPES 'THRU' SLAB AND FOOTINGS, PROVIDE PASS SLEEVE OR LAGGING AROUND PIPES TO ALLOW RELATIVE MOVEMENT 25MM MINIMUM ALL ROUND.
- GRADING AND SITE DRAINAGE - THE AREA WITHIN 2000MM OF BUILDING LINE SHALL BE GRADED SO THAT WATER WILL NOT POND AGAINST THE BUILDING.
- PAVING GRADE SHALL BE 50MM WITHIN THE FIRST METER ON SEVERLY SLOPING SITES ADOPT AGI DRAINS ADJACENT TO FOOTINGS WHERE THE GROUND FALLS TOWARDS THE BUILDING STORMWATER.
- 100MM DIAMETER PVC DRAIN 1 IN 100 GRADE AS INDICATED ON SITE PLAN AND PLACE ON QUARTER MINUS BOTH UNDER AND TO SIDES OF DRAINS.
- DP - DOWNPIPES AS INDICATED.
- IO - INSPECTION OPENINGS AT 9M SPACINGS.
- STORMWATER DRAINAGE DISCHARGE POINT - LOCATION TO BE DETERMINED ON SITE BY BUILDER, OWNER AND PLUMBER WITH AID OF COUNCIL RECORDS.
- ADOPT SEWER GRADE WHEN SUSPENDED UNDER TIMBER FLOOR [LIPPED TO JOIST WITH MINIMUM GRADE].
- NOTE - ALL SITE LEVELS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS OR EXCAVATIONS [Typ].

## CONCRETE NOTES

### 1. GENERAL

THE CONCRETE SLAB IS TO BE SUPPORTED AROUND THE PERIMETER ON CONTINUOUS LOADBEARING WALLS. WALLS SHALL NOT BE CONSTRUCTED OVER THE SUSPENDED SLAB.

TERRACES AND PORCHES SHALL BE PROVIDED WITH A FALL OF 10MM PER METRE FROM THE EXTERNAL WALL OF THE BUILDING TO THE EXTERNAL EDGE OF THE SLAB. A 10MM MINIMUM WIDTH JOINT, FILLED WITH COMPRESSIBLE MATERIAL AND SEALED WITH A FLEXIBLE SEALANT SHALL BE PROVIDED BETWEEN THE EDGE OF THE SLAB AND THE WALL OF THE BUILDING. ALL DIMENSIONS SHOWN ARE IN MILLIMETERS AND ARE MINIMUMS.

### 2. CONCRETE

CONCRETE SHALL BE GRADE 20 (MAXIMUM AGGREGATE SIZE OF 20MM) WITH A NOMINAL SLUMP OF 80MM AND SHALL CONFORM TO A.S. 3600-2018 CONCRETE STRUCTURES CODE.

WHERE THE PORCH IS TO HAVE A STEEL TROWELLED GRANOLITHIC FINISH, IT IS RECOMMENDED THAT AN EXTRA LAYER OF F62 MESH IS PLACED IN THE SLAB AS A TOP LAYER, AND INCREASE SLAB THICKNESS TO 125MM.

### 3. VAPOUR BARRIER

WHEN FILL IS USED, PROVIDE A 0.2MM POLYTHENE VAPOUR BARRIER FOR THE FULL EXTENT OF SLAB AND BEARING WALLS, ALL JOINTS TO BE LAPPED 150MM.

### 4. REINFORCEMENT

THE MAIN REINFORCEMENT OF THE CONCRETE SLAB SHALL BE LAID IN THE DIRECTION OF THE SHORTER SPAN. REINFORCING SHALL BE SUPPORTED ON BAR CHAIRS OR OTHER APPROVED SUPPORTS TO PROVIDE NOT LESS THAN 30MM COVER FROM THE BOTTOM OF THE CONCRETE SLAB.

REINFORCING IS TO EXTEND OVER THE SUPPORTING WALLS FOR A DISTANCE NOT LESS THAN 75MM AND THE SUPPORTING WALLS ARE TO BE OVERLAID THEIR FULL WIDTH WITH MALTHOID TO PROVIDE A SLIP JOINT BETWEEN THE SUPPORTING WALLS AND CONCRETE.

### 5. STEPS AND BALUSTRADES

PROVIDE AN 865MM MINIMUM HIGH BALUSTRADE TO STAIRS AND A 1000MM MINIMUM HIGH BALUSTRADE TO PORCH. THE SPACE BETWEEN BALUSTERS OR HORIZONTAL RAILS SHALL BE LESS THAN 125MM.

LEVELS, THE HEIGHT OF THE PORCH ABOVE GROUND LEVEL AND NUMBER OF STEPS SHOWN ARE APPROXIMATE ONLY. TREADS SHALL BE 250MM MINIMUM AND 355MM MAXIMUM, AND RISERS SHALL BE 115MM MINIMUM AND 190MM MAXIMUM.

THE SURFACE OF TREADS, RISERS AND STRINGERS TO BE MONOLITHIC TO A STEEL TROWELLED FINISH WITH TOP OF TREAD PITCHED 10MM OUTWARD FOR DRAINAGE. RUN NON-SLIP GROOVES 75MM FROM ENDS OF TREADS AND TOOL ALL NOSINGS AND RETURNS AT OPEN STRINGS TO 15MM RADIUS.

### NOTE:

THESE NOTES ARE GENERIC AND MAY NOT SPECIFICALLY APPLY TO THIS PROPOSAL. IN ALL INSTANCES ALL CONSTRUCTION METHODS MUST BE IN ACCORDANCE WITH THE BCA/NCC AND AUSTRALIAN STANDARDS.

## TIMBER SCHEDULE

### PLATES

90X35 MGP10 OR 90X45 MGP10

### STUDS

90X35 OR 90X45 F5 PINE AT 450 CTRS.

### JAMBS

2/90X45 MGP10

### NOGGINS

70X35 MERCHANT AT 1350 CRS (OR MGP10 WHERE SPECIFIED ON PLANS/WHERE APPLICABLE).

### BRACING

AS PER ENGINEERS DETAILS.

### LINTELS

AS PER ENGINEERS DETAILS OR AS PER BELOW.

### OPTION TABLE:

SPAN	SIZE
UP TO 1500	140X45 F17 KDHW
UP TO 2100	190X45 F17 KDHW
UP TO 2400	240X45 F17 KDHW
UP TO 3100	240X45 F17 KDHW
UP TO 3500	290X45 F17 KDHW

### ROOF FRAMING OPTION

PREFABRICATED TIMBER TRUSSES TO MANU. SPECIFICATIONS AND DESIGN.

### OPTION RAFTERS

AS PER ENGINEERS DETAILS.

### COLLAR TIES

AS PER ENGINEERS DETAILS.

### RIDGE, HIP AND VALLEYS

AS PER ENGINEERS DETAILS.

### CEILING JOIST

AS PER ENGINEERS DETAILS.

### HANGING BEAMS

AS PER ENGINEERS DETAILS.

### INSULATION

REFER TO ENERGY RATING DOCUMENTATION. IF NOT REQUIRED, REFER TO NOTES AS PROVIDED IN THE ARCHITECTURAL PLANS.

### SUB-FLOOR VENTILATION

(WHERE APPLICABLE) PROVIDE SUB FLOOR VENTS AT MAX 1500 CRS.

### FLOOR FRAMING

BEARERS - AS PER ENGINEERS DETAILS OR REFER TO NOTES AS PROVIDED IN THE ARCHITECTURAL PLANS. FLOOR JOIST - AS PER ENGINEERS DETAILS OR REFER TO NOTES AS PROVIDED IN THE ARCHITECTURAL PLANS.

### PADS

AS PER GEO-TECHNICAL REPORT OR AS NOTED BY THE STRUCTURAL ENGINEER OR IN THE PLANS AS SHOWN.

IN ALL CASES, EITHER DOCUMENTED IN THESE ARCHITECTURAL PLANS OR BY THE STRUCTURAL ENGINEER, ALL TIMBER FRAMING SHALL COMPLY WITH AS 1684-2010 - LIGHT TIMBER FRAMING CODE.

### NOTE

PLEASE REFER TO CROSS SECTION DRAWINGS FOR ALL CLARIFICATION ON FRAMING SIZES & TYPES.

REVISIONS			
REV.	DESCRIPTION	BY	DATE



## BRICK WORK/BLOCK WORK NOTES

- ALL BRICKWORK SHALL BE IN ACCORDANCE WITH AS 3700-2018.
- FOR LOAD BEARING BRICKWORK ALL BRICKS TO HAVE MIN. CRUSHING STRENGTH OF 40Mpa. MORTAR TO BE 1:1:6 UNLESS OTHERWISE NOTED, AND 1:3 UNDER-BEAM.
- MIN. BRICKWORK SEATING TO BEAMS SHALL BE 150 UNLESS NOTED OTHERWISE. STEEL LINTELS PROPOSED AT MID-OPEN UNTIL MORTAR HAS TO BE HARDENED.
- AT JUNCTIONS OF EXISTING AND NEW BRICK WORK, AS IN BUILDING EXTENSIONS, WALLS AND PIERS SHALL BE THOROUGHLY BONDED TO EXISTING STRUCTURE AND ALL BRICKWORK MADE GOOD.
- BRICKWORK WALLS RETAINING FILL IN EXCESS OF 600MM TO BE CONSTRUCTED AS PER ENGINEERS DOCUMENTATION.

## WINDOW AND DOOR NOTES

- ALL WINDOW AND DOOR SIZES NOTED ARE NOMINAL AND SHOULD BE CHECKED BY THE CONTRACTOR/BUILDER ON SITE IN ORDER TO CONFIRM ACTUAL SIZES PRIOR TO THE FRAMING OF WINDOW AND DOOR OPENINGS AS MANUFACTURERS SIZES MAY DIFFER.
- ALL WINDOW FRAMES SHALL BE FRAMED AS SELECTED AND BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. EXTERNAL SINGLE DOOR FRAMES SHALL BE OF A TIMBER FRAME TO MATCH THE LOOK OF THE WINDOW.
- ALL GLAZING USED ON THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF AUSTRALIAN STANDARDS A.S. 1288-2006.
- ANY TIMBER LINTELS SHOULD HAVE A MINIMUM 35MM END BEARING.
- ANY STEEL LINTELS SHALL BE HOT DIP GALVANISED (OR EQUIVALENT) AND BE INSTALLED WITH MINIMUM 150MM END BEARING.

## LEGEND

-  SELECTED EXHAUST FAN TO BE INSTALLED AS PER MANU. RECOMMENDATIONS (TYP)
-  AUTOMATIC SMOKE DETECTORS TO BE INTERCONNECTED AND INSTALLED WHERE SHOWN ON PLAN IN ACCORDANCE WITH AS 3786.

## i-Build Building Solutions

5A Hartnett Close, Mulgrave, VIC  
 PD Box 2516, Mt Waverley, VIC 3149

T : 1800 679 268  
 F : (03) 8562 2288  
 E : info@i-build.com.au  
 W : www.i-build.com.au

PROJECT - Proposed Dwelling (Parramatta)	JOB NO. - 764	DESIGNER - i-Build	DATE - 27/04/2022	DRAWING - Construction Notes		DESIGNED FOR - Nick Hartas
ADDRESS - 209 Mortimer Street, Mudgee, NSW	DRAWN BY - AS	BUILDER - TBC	SHEET SIZE - A3	SCALE -	DRAWING NO. - WD11	