

GENERAL NOTES:

* 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.

* Unless otherwise specified, the term BCA shall refer to National Construction Code Series 2019 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 a slip-resistance classification of P3 or R10 for dry surface conditions & P4 or R11 for wet surface conditions, or a nosing strip with a slip-resistant classification of P3 for dry surface conditions & P4 for wet surface conditions.

* Provide barriers where changes in level exceeds 1000mm above the surface beneath landings, ramps and/or treads. Barriers (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 NCC 2019 BCA Part 3.9.2.3 for Class 1 and 10 Buildings and NCC 2019 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 to at their own risk and no responsibility is accepted by the Design for such use and/or reliance.

* 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 Client and/or the Client's Builder shall not modify or amend the plans without the knowledge and consent of Avallon Building Design and Drafting except where a Registered Building Surveyor makes minor necessary changes to facilitate the Building Permit application and that such changes are promptly reported back to Avallon Building Design and Drafting.

* 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

Site Bushfire Attack Assessment (Simplified method)

Reference document AS 3959-2018 Construction of Buildings in Bushfire prone areas

Relevant Fire Danger Index (FDI) - 100

Predominate Vegetation - Grassland

Classification - Group G

Type - Grassland

Distance of site from predominate vegetation - ??m

Effective slope of land- Upslope 0 deg.

Determination of Bushfire Attack Level (BAL) - ??

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 AS1684-2010 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 AS1684-2010 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

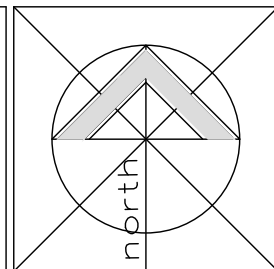


DO NOT SCALE OFF DRAWINGS.
 ALL DIMENSIONS TO BE CHECKED
 PRIOR TO COMMENCEMENT OF WORKS.

Proposed : Transportable Studio 'The Jo' At : 21 Shepherds Lane, Gulgong NSW Client : Kingdom Surveyors For :- Soul Space Studios		A WORKING DRAWINGS 2/8/2022	Avallon Building Design PO Box 170 Trafalgar Vic. 3824 Mob. 0419 598 662 E. design@avallon.com.au	TITLE Working Drawings :- General Notes	
		REV AMENDMENT DATE		Scale N/A Date 2/8/2022	
		www.soulpacestudios.com.au 0418 177 979	Drawn MG Job No. 1		
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SITE PLAN

Proposed : Transportable Studio 'The Jo'
 At : 21 Shepherds Lane, Gulgong NSW
 Client : Kingdom Surveyors
 For :- Soul Space Studios



REV	AMENDMENT	DATE
A	WORKING DRAWINGS	2/8/2022



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TITLE Working Drawings :- Site Plan	
Scale 1:200	Date 2/8/2022
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FLOOR PLAN

NOTES:

- WINDOW SIZES SHOWN ARE INDICATIVE ONLY AND MAY VARY. REFER TO WINDOW MANUFACTURERS SPECIFICATIONS FOR ACTUAL WINDOW SIZES, DETAILS AND STUD OPENINGS.
- THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERS SPECIFICATIONS AND DRAWINGS. ENGINEERED MEMBER SIZES TO TAKE PRECEDENCE.
- DIMENSIONS SHOWN ARE TO FRAME ONLY.
- HARD WIRED SMOKE DETECTORS WITH BATTERY BACKUP IN ACCORDANCE WITH A.S. 3786-2014 & B.C.A.
- DOWNPIPES CONNECTED TO LPOD VIA 90° UPVC PIPE AS PER LOCAL AUTHORITIES REQUIREMENTS. REFER SITE PLAN.
- SUB-BOARD FUSE BOX
- PROVIDE FLOOR TILES TO WET AREAS.
- R2.7 INSULATION TO INTERNAL WALLS WHERE SHOWN
- WINDOWS TO BE CENTRAL TO ROOM UNO.

FLOOR AREAS:

STUDIO: 47.6 m sqm 5.13 sqm

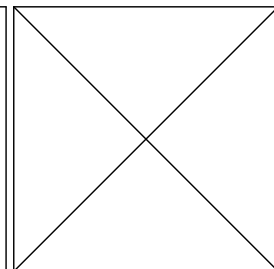
OWNER TO PROVIDE EXTERNAL STEPS AS REQUIRED DEPENDENT ON FINISHED GROUND LEVELS. NUMBER & EXACT LOCATION TO BE CONFIRMED ON SITE & BE CONSTRUCTED IN ACCORDANCE WITH NCC SERIES 2019.

ENERGY RATING REQUIREMENTS

- R3.0 INSULATION TO CEILING WITH R1.3 REFLECTIVE BLANKET TO ROOF
- R2.7 INSULATION TO EXTERNAL WALLS
- R2.7 INSULATION TO INTERNAL BATH WALLS
- R2.0 INSULATION UNDER FLOOR
- REFER WINDOW SCHEDULE FOR WINDOW SPECIFICATIONS

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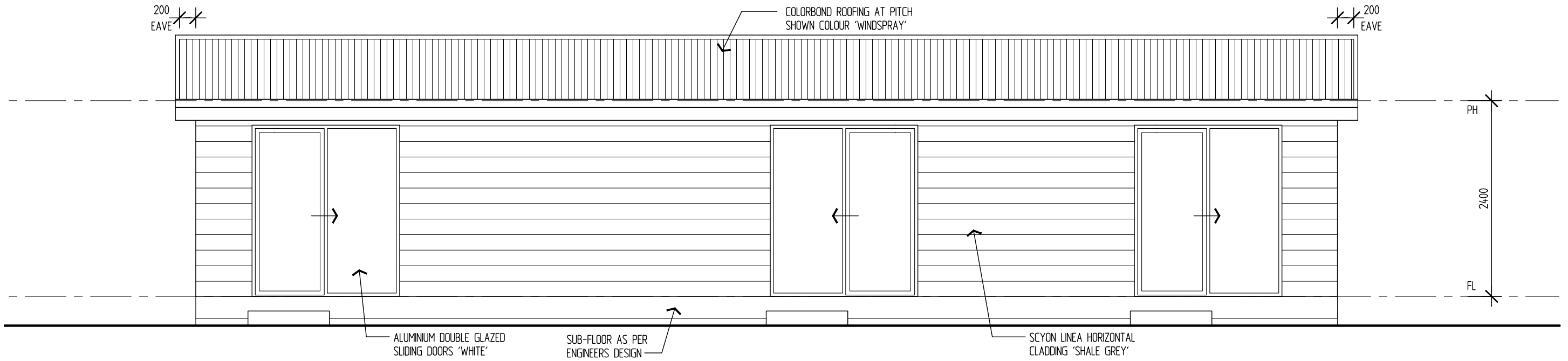
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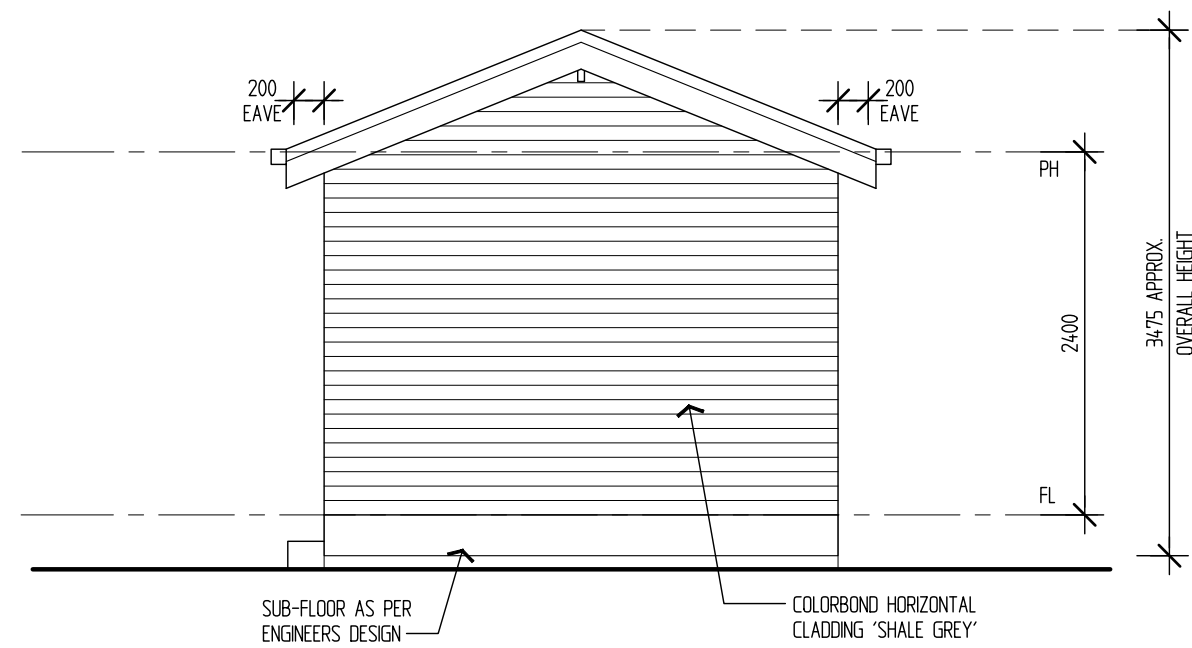
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TITLE	
Working Drawings :- Floor Plan	
Scale	Date
1:50	2/8/2022
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MG	1
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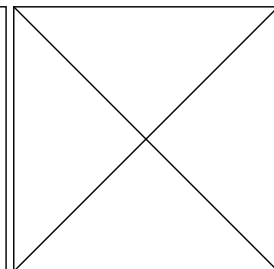
ELEVATION A



ELEVATION B

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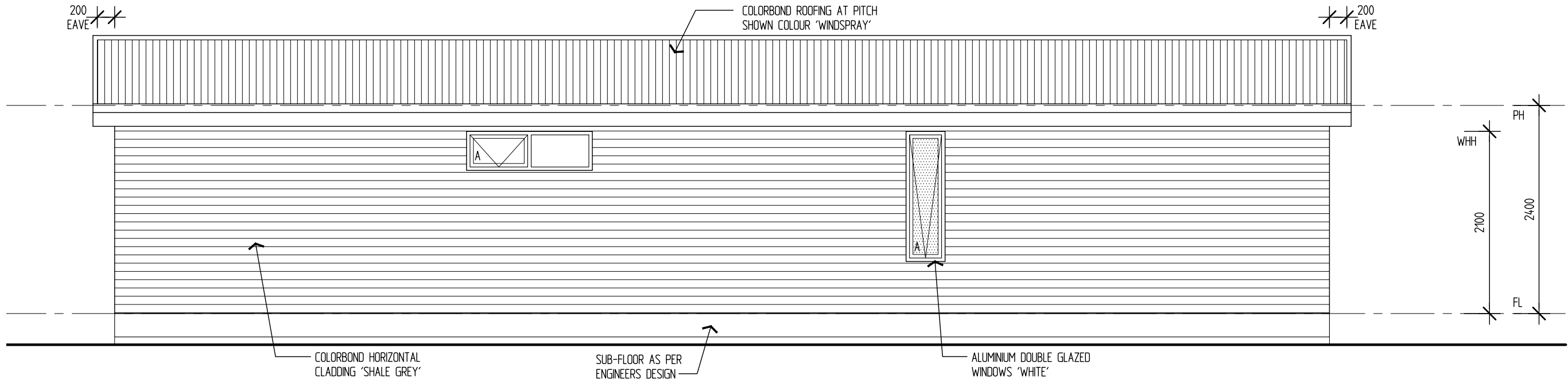
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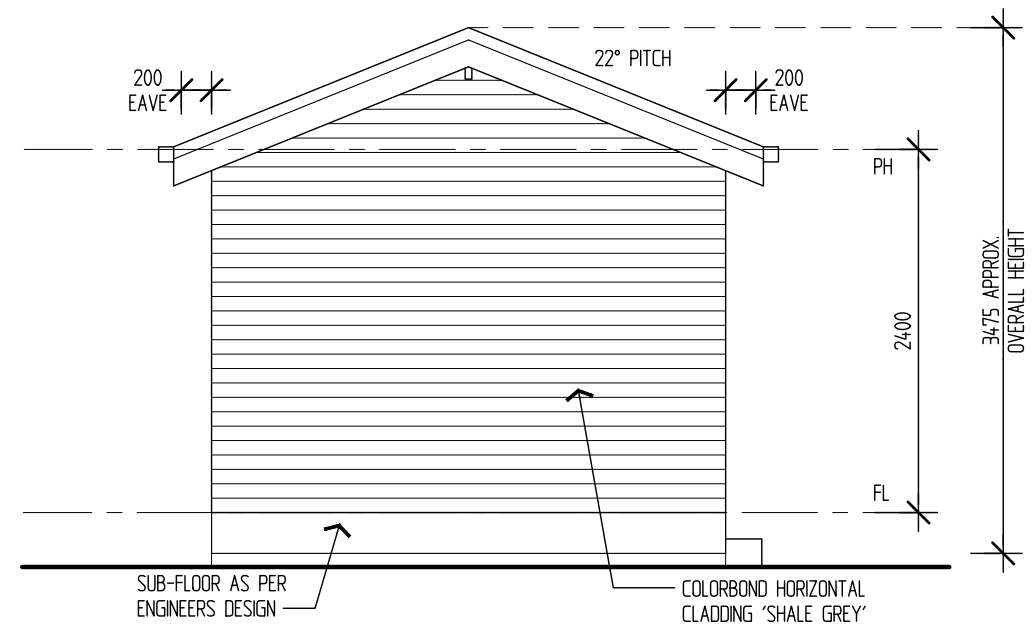
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TITLE Working Drawings :- Elevations	
Scale 1:50	Date 2/8/2022
Drawn MG	Job No. 1
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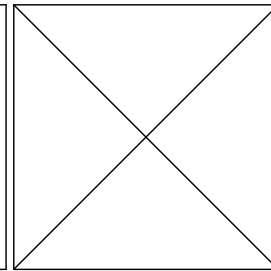
ELEVATION C



ELEVATION D

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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

- R3.0 INSULATION TO CEILING WITH R1.3 REFLECTIVE BLANKET TO ROOF
- R2.7 INSULATION TO EXTERNAL WALLS
- R2.7 INSULATION TO INTERNAL BATH WALLS
- R2.0 INSULATION UNDER FLOOR
- REFER WINDOW SCHEDULE FOR WINDOW SPECIFICATIONS.

DOOR SCHEDULE			
No	Height	Width	Comments
D1	2040	820	Hinged
D2	2040	3/720	Quickslide
D3	2040	720	Hinged
D4	2040	820	Hinged
D5	2040	3/720	Quickslide

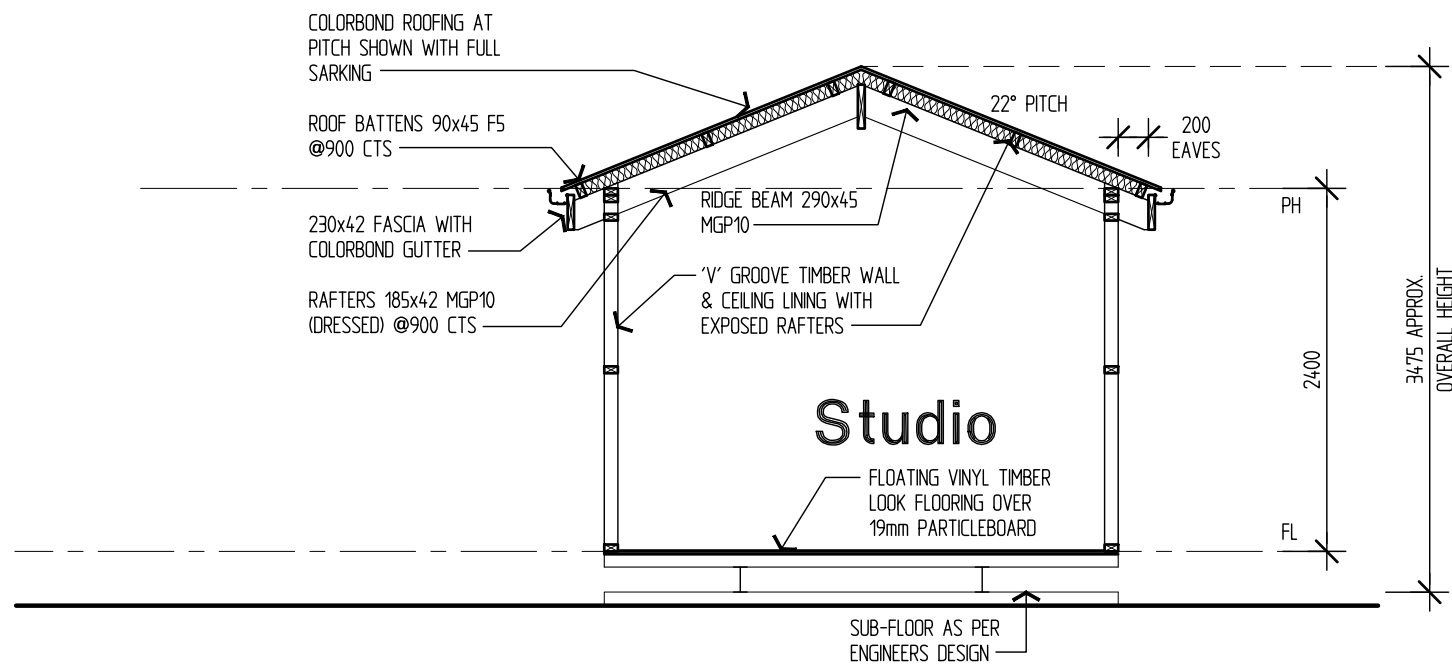
WINDOW SCHEDULE						
No	Size (HxW)	Glazing Type	Material	Comments	U	SHGC
W1	2100x1800	DG	Aluminium	Sliding door	3.83	0.62
W2	2100x1800	DG	Aluminium	Sliding door	3.83	0.62
W3	2100x1800	DG	Aluminium	Sliding door	3.83	0.62
W4	450x1500	DG	Aluminium	Awning	4.27	0.55
W5	1500x450	DG/OBS	Aluminium	Awning	4.27	0.55

GLAZING LEGEND

- DG - DOUBLE GLAZED
- OBS - OBSCURE

WINDOW NOTES:

- WINDOW SIZES SHOWN ARE INDICATIVE ONLY AND MAY VARY. REFER TO WINDOW MANUFACTURERS SPECIFICATIONS FOR ACTUAL WINDOW SIZES & DETAILS
- STUD OPENINGS NOT SHOWN, TO BE ACCORDING TO WINDOW MANUFACTURERS DETAILS
- FOR LINTEL SIZES REFER LINTEL SCHEDULE, SHEET 6.
- EXTERNAL DOORS SHALL BE FITTED WITH A MAX. APERTURE SIZE OF 2mm & WEATHERSTRIPS TO PREVENT PENETRATION OR BUILD UP OF DEBRIS BENEATH DOORS
- ALL WINDOWS TO BE GRADE 'A' SAFETY GLAZING TO A.S. 1288-LATEST
- ALL OPENABLE WINDOWS TO BE FITTED WITH ALUMINIUM FLYSCREENS.



SECTION X-X

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