

SPECIFICATION NOTES:

EXTERNAL WALLS

- LIGHT FRAME WALLS FINISHED OFF WITH SELECTED CLADDING

DOORS AND WINDOWS

- ALUMINIUM FRAMED WINDOWS AND DOORS
- WEATHER STRIPPING IS TO BE PROVIDED TO ALL EXTERNAL WINDOWS AND DOORS

FLOORS

- TIMBER FLOOR FRAMING TO BE FINISHED WITH T&G HARDWOOD FLOORING
- TILES ON COMPRESSED FC TO ENSUITE

STORMWATER

- NEW DOWNPIPES TO BE CONNECTED INTO EXISTING STORMWATER LINE

ENSUITE

- ALL WATERPROOFING TO AS3740
- PROVIDE A GUARANTEED FLEXIBLE WATERPROOF MEMBRANE TO ALL WET AREA FLOORS AND SHOWER WALLS TO MANUFACTURERS INSTRUCTIONS
- PROVIDE FIBRE CEMENT SHEETING TO BATHROOM / LAUNDRY

ROOFING

- COLORBOND ROOF CLADDING

GUTTERS AND DOWNPIPES

- COLORBOND GUTTERS AND DOWNPIPES
- MINIMUM SLOPE OF EAVES AND GUTTERS 1:200

FLASHING AND CAPPINGS

- SELECTION AND INSTALLATION OF METAL RAINWATER GOODS REFER TO AS2180
- FLASH PROJECTIONS ABOVE THE ROOF WITH TWO PART FLASHINGS CONSISTING OF AN APRON FLASHING AND OVER FLASHING, WITH AT LEAST 100mm OVERLAP.
- PROVIDE FOR INDEPENDENT MOVEMENT BETWEEN ROOF AND PROJECTION

TERMITE CONTROL

- TO AS3660.1

TIMBER FRAMING

- USE TREATED TIMBER WHERE REQUIRED FOR DURABILITY
- DO NOT USE TIMBER UNSUITABLE FOR EXPOSURE TO MOISTURE IN EXPOSED LOCATION
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS1684 AND 1720 AS APPLICABLE
- PROVIDE STRUCTURE BRACING IN ACCORDANCE WITH AS1684
- PROVIDE STRUCTURE TIEDOWN IN ACCORDANCE WITH AS1684
- USE GALVANISED FIXINGS WHERE EXPOSED TO WEATHER

CONCRETE

- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT EDITIONS OF THE AS3600
- FOOTINGS TO BE IN ACCORDANCE WITH AS1480
- ALL REINFORCEMENTS SHALL CONFORM TO AS1302, AS1303 AND AS1304

INTERNAL LININGS

- PROVIDE PLASTERBOARD LINING

SMOKE ALARMS

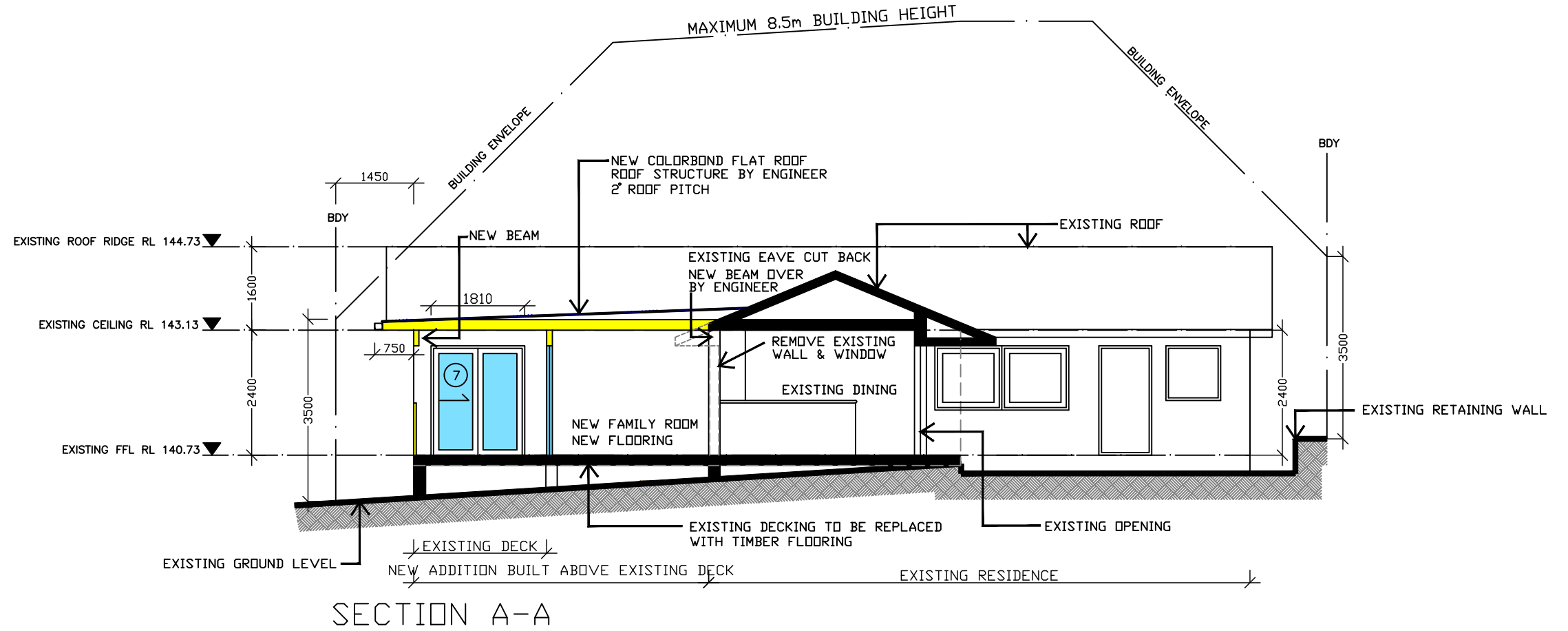
- CONNECT TO CONSUMER MAINS POWER AND INSTALL TO AS1670.6. 1997 (fire detection, warning control and intercom systems - systems design, installation and commissioning - smoke alarms) and as3786 -1996 (smoke alarms)

WASTE MANAGEMENT

- ALL WASTE SHALL BE TAKEN AWAY BY TRUCKS TO A SUITABLE LANDFILL OR RECYCLE DEPOT
- ALL WASTE SHALL BE COVERED DURING TRANSPORTATION
- WASTE GENERATED DURING CONSTRUCTION SHALL BE PLACED IN STEEL BINS AND TAKEN AWAY BY AN APPROVED CONTRACTOR TO A APPROVED LANDFILL SITE

SEDIMENT CONTROL

- A FILTER CLOTH SYSTEM SHALL BE INSTALLED TO STOP ANY SEDIMENT ENTERING COUNCILS STORMWATER SYSTEM



THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE BASIX REPORT

BASIX COMMITMENTS

WATER

- SHOWER RATING ----- MINIMUM 3 STAR
- TAP RATING - KITCHEN, BATHROOM / LAUNDRY ----- MINIMUM 3 STAR
- TOILET RATING ----- MINIMUM 3 STAR

INSULATION REQUIREMENTS

- SUSPENDED FLOOR WITH OPEN SUBFLOOR: FRAMED (R0.7). ADDITIONAL INSULATION REQUIRED = R0.8(DOWN) (OR R1.50 INCLUDING CONSTRUCTION)
- EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD). ADDITIONAL INSULATION REQUIRED = R1.30 (OR R1.70 INCLUDING CONSTRUCTION)
- EXTERNAL WALL: OTHER / UNDECIDED. ADDITIONAL INSULATION REQUIRED = R1.70 (INCLUDING CONSTRUCTION)
- FLAT CEILING, FLAT ROOF: FRAMED. ADDITIONAL INSULATION REQUIRED = CEILING: R3.00(UP), ROOF: FOIL/SARKING

LIGHTING REQUIREMENTS

- 40% OF NEW OR ALTERED LIGHT FIXTURES ARE TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS

SECTION

NOTES:

- All structures including stormwater & drainage to engineer's details
- Do not obtain dimensions by scaling drawings
- All dimensions are to be checked on site prior to starting work
- These drawings are to be read in conjunction with all other consultant's drawings and specifications
- All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the relevant SAA Codes of Practice, the Building Code of Australia and
- New materials are to be used throughout unless otherwise noted
- Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.

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Project:
ALTERATIONS AND ADDITIONS
AT No.8 BILAMBIE AVENUE,
BILGOLA PLATEAU
Title: SECTION

Scale: 1:100
Date: March 2016

Job No. : 510/16
Dwg No. DA 4