



PROPOSED NEW RESIDENCE

For

VIRTUE HOMES

At

LOT 57 PAIGE AVENUE,

TRARLGON 3844.

PRLIMINARY DRAWINGS

'P-1'

18080

Domestic Builder - Unlimited No: 23132

Master Builders Assosiation No: 88875

ABN: 78 107 165 588

GENERAL NOTES (NCC 2015 BCA Vol 2)

- All materials and work practices shall comply with, but not limited to the Building Regulations 2006, the National Construction Code Series 2015 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 2015 Building Code of Australia Volume 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 2015 BCA Vol 1 Part B1.4 for Class 2 to 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 Wet Areas in Residential Buildings.
- 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 alteration
- 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 = 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 balustrades where change in level exceeds 1000mm above the surface beneath landings, ramps and/or treads. Balustrades (other than tensioned wire balustrades) to be:
 - 1000mm min. above finished surface level of balconies, landings or the like, and
 - 865mm min. 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 2015 BCA Volume 1 Part D2.16 for other Classes of Buildings.
- Top of hand rails to be minimum 865mm 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 (excludes 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 AS4773.1-2010 '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 this office for clarification.
- Installation of all services shall comply with the respective supply authority requirements.
- The Builder and Subcontractor 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 VIRTUE HOMES ('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 Designer 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

90 mm 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 drains 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 3959-2009 construction of buildings in bush fire prone areas'
Relevant Fire Danger Index (FDI)- 100

Predominate vegetation:-

Classification- N/A

Type- N/A

Distance of site from predominate vegetation- N/A

Effective slope of land- 0.0°

Determination of Bushfire Attack Level (BAL)- "12.5"

Site Classification

Site classification as Class: TBA

Refer to soil report No: TBA

By: TBA

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 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 AS4773.1-2010 Masonry in Small Buildings Part 1: Design suitable for an Environment Classification of N/A.

Corrosion protection for sheet roofing


Provide corrosion protection for sheet roofing in accordance with BCA Table 3.5.1.1a suitable for an Environment Classification of N/A.

AUTHORITIES / CONSULTANTS

Municipality Name: LATROBE CITY Ph. 1300 367 700

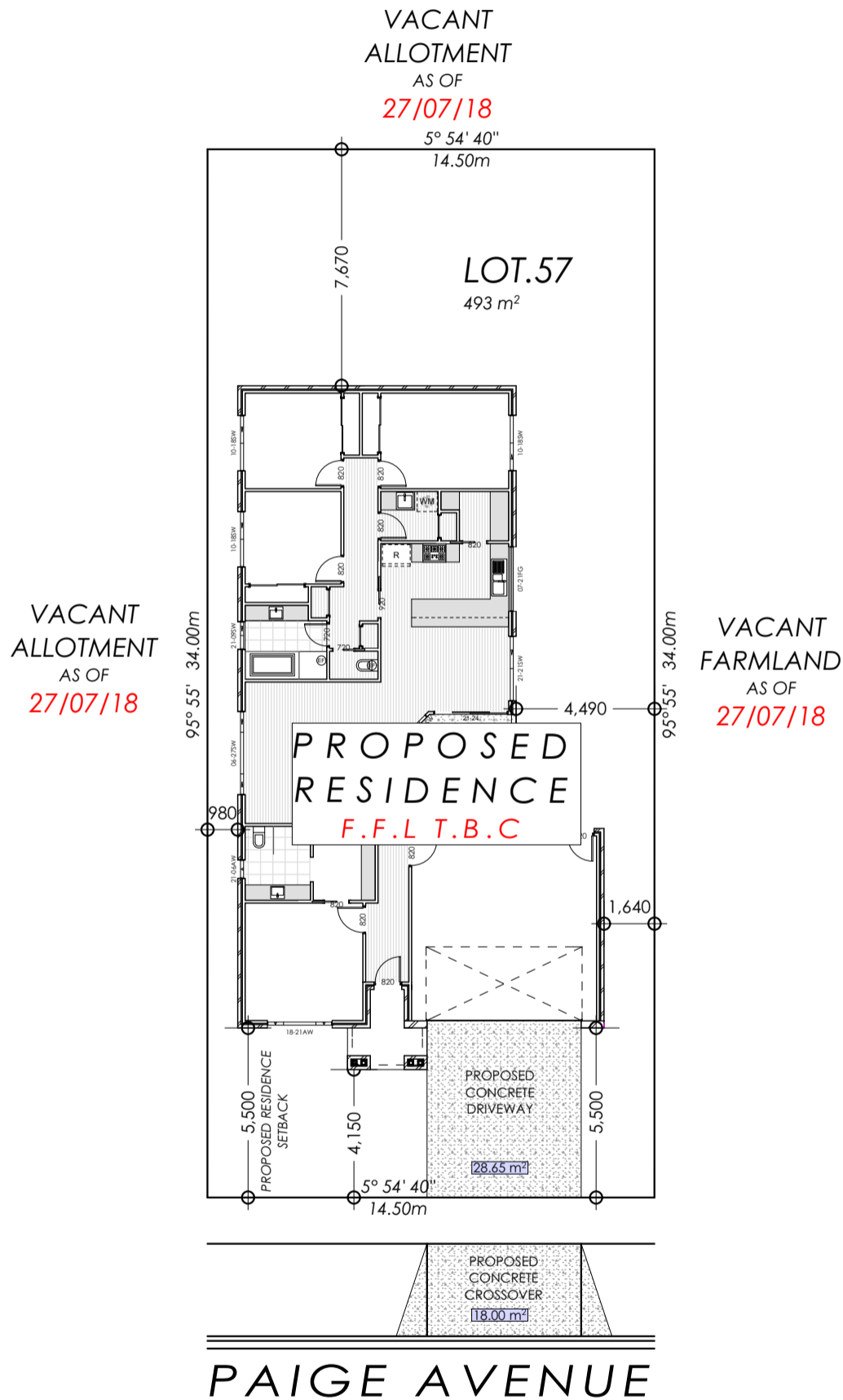
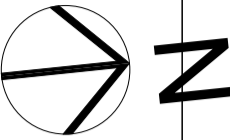
Sewerage Authority Name: GIPPSLAND WATER Ph. 1800 066 401

Thermal Performance Assessor Name: Elite Energy Assessments

| | | | |
|--|--|---|---|
| PROJECT: PROPOSED NEW RESIDENCE | | Virtue Homes Pty. Ltd. P.O. BOX 1589 Traralgon VIC 3844 Mobile: 0422 315 383 Phone: (03) 5176 5997 Email: mick@virtuehomes.com.au Web: www.virtuehomes.com.au | |
| CLIENT: VIRTUE HOMES LOT 57 PAIGE AVENUE TRARLON VIC 3844 | | REVISION NUMBER: 'P-1' |  |
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| DRAWN BY: R.HENKE DATE: 27/07/2018 SCALE: AS NOTED @ A3 | | DRAWING NUMBER: A1 | |
| | | Domestic Builder - Unlimited No: 23132 Master Builders Association No: 88875 ABN: 78 107 165 588 | |

BUILDING REGULATION PART 4- REFER TO SITE PLAN FOR DETAILS

| | | | | | |
|-------|------------------------|--|-----|--------------------------------|---|
| 408/9 | STREET SETBACK | PROPOSED FRONT SETBACK 6.0m (AVERAGE OF THE TWO NEIGHBOURING PROPERTIES) | 416 | DAYLIGHT TO EXIST HAB. WINDOWS | UNAFFECTED |
| 410 | BUILDING HEIGHT | 5.30m | 417 | EXISTING NORTH FACING WINDOWS | UNAFFECTED |
| 411 | SITE COVERAGE | SITE AREA = 738m ² BUILT AREA = 274.22m ² 37.16% | 418 | OVERSHADOWING | UNAFFECTED |
| 412 | PERMEABLE AREA | 62.84% | 419 | OVERLOOKING | UNAFFECTED |
| 413 | CARPARKING | 2 - GARAGE SPACES & 2 ONSITE VISITOR SPACES | 420 | DAYLIGHT TO NEW WINDOWS | ALL NORTH FACING WINDOWS ARE UNAFFECTED |
| 414 | SIDE & REAR SETBACKS | NONE | 421 | PRIVATE OPEN SPACE | GREATER THAN 80 m ² MIN REQUIRED |
| 415 | WALLS ALONG BOUNDARIES | NONE | | | |



SITE PLAN 1:200

DESIGNATED BUSHFIRE PRONE AREA 12.5
CONSTRUCTION REQUIREMENTS TO A MIN BAL 12.5 UNDER AS3959 2009 VIC
CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2009 VIC- DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

NOTE:
ALL EASEMENTS & BOUNDARY DETAILS TO BE CONFIRMED WITH COPY OF TITLE PRIOR TO COMENCING CONSTRUCTION.

NOTE :
PRIOR TO STARTING SETOUT FOR CONSTRUCTION CHECK FOR SERVICES WHICH MAY OBSTRUCT DRIVEWAY IF SERVICES ARE GOING TO AFFECT THE RESIDENCE PLEASE CONTACT THE VIRTUE HOMES OFFICE FOR RECTIFICATION.

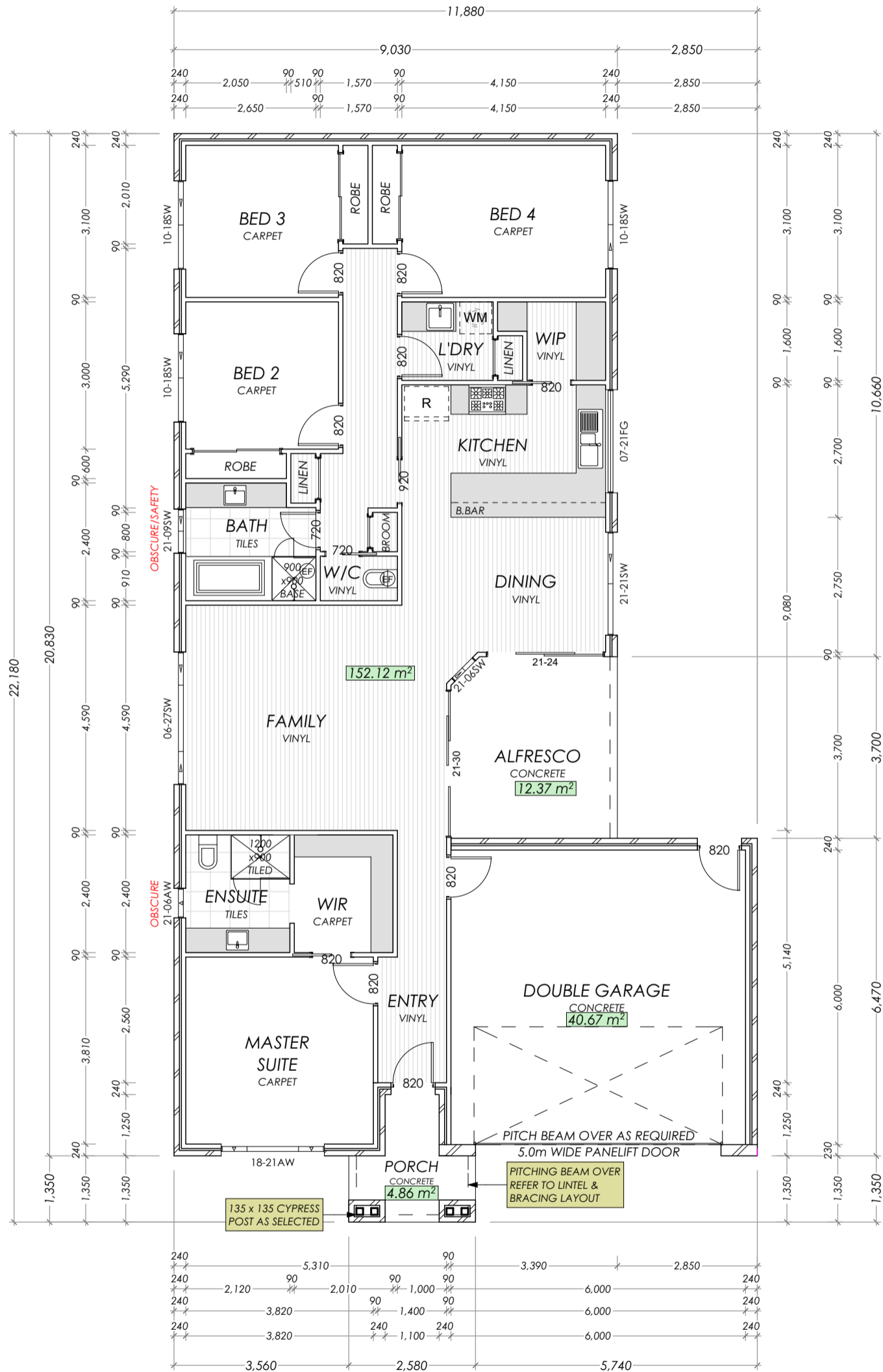
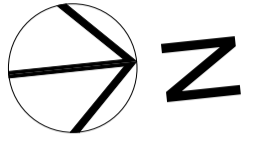
| | | | |
|---|---|---|--|
| PROJECT: PROPOSED NEW RESIDENCE | | Virtue Homes Pty. Ltd. P.O. BOX 1589 Traralgon VIC 3844 Mobile: 0422 315 383 Phone: (03) 5176 5997 Email: mick@virtuehomes.com.au Web: www.virtuehomes.com.au | |
| CLIENT: VIRTUE HOMES LOT 57 PAIGE AVENUE TRARLGM VIC 3844 | | | |
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| DATE: 27/07/2018 | DRAWING NUMBER: A2 | | |
| SCALE: AS NOTED @ A3 | | | |



DESIGNATED BUSHFIRE PRONE AREA 12.5
 CONSTRUCTION REQUIREMENTS TO A MIN BAL 12.5 UNDER AS3959 2009 VIC
 CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2009 VIC- DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

ENERGY RATING REQUIREMENTS

REFER TO FIRSTRATES ENERGY RATING FOR FURTHER DETAILS
GENERAL
 ALL EXTERNAL DOORS TO BE SEALED
 ALL DOORS TO UNCONDITIONED ROOMS TO BE WEATHER STRIPED
 ALL EXHAUST FANS TO BE SEALED
 ALL DOWNLIGHTS TO BE SEALED
 ALL CONSTRUCTION GAPS & CRACKS TO BE SEALED
ROOF / CEILING
 SHEET ROOF, FOIL SARKING OVER RAFTERS
 R4.0 BULK INSULATION BETWEEN CEILING JOISTS
WINDOWS
 ALUMINIUM FRAME, SINGLE GLAZED
 REFER TO ENERGY RATING REPORT
EXTERNAL WALLS
 DOUBLE SIDED VAPOUR PERMEABLE REFLECTIVE FOIL
 FIXED TO EXTERNAL FACE OF STUDS.
 R2.0 BATS BETWEEN STUDS, LINED INTERNALLY
INTERNAL WALLS
 NO INTERNAL WALL INSULATION
FLOOR
 303mm THICK WAFFLE PODS
 CONCRETE WAFFLE POD SLAB TO ENGINEERS DESIGN



FLOOR PLAN

1:100

Area Summary

| Zone | m2 | Sqr |
|-------------------|---------------|--------------|
| Living Area | 152.12 | 16.37 |
| Garage Area | 40.67 | 4.38 |
| Alfresco Area | 12.37 | 1.33 |
| Porch Area | 4.86 | 0.52 |
| Total Area | 210.02 | 22.61 |

PROJECT: PROPOSED NEW RESIDENCE
CLIENT: VIRTUE HOMES
 LOT 57 PAIGE AVENUE TRARLIGON VIC 3844

DRAWING TITLE:
 FLOOR PLAN

DRAWN BY: R.HENKE
DATE: 27/07/2018
SCALE: AS NOTED @ A3

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