

**GENERAL NOTES**

- 1/ Verify all dimensions on site prior to commencing any site works or making any shop drawings
- 2/ Do not scale drawings.  
Figured dimensions take precedence over those scaled.
- 3/ All sizes, levels & conditions on site must be verified prior to commencing any site works and any discrepancies must be reported to DAVID GASKIN DESIGNS.
- 4/ All materials, workmanship, materials and methods of construction shall comply with all relevant S.A.A. codes, NCC, municipal council by-laws regulations.
- 5/ All concrete footings are to be founded at a depth of minimum required bearing capacity and/or in accordance with soil report recommendation where supplied and as per AS 2870 and/or engineers computations.
- 6/ Footings are not to encroach title boundaries or easement lines.
- 7/ All foundations must be inspected and approved by the relevant building inspector before concrete is poured.
- 8/ Full concrete strength is achieved after 28 days.
- 9/ All roof and wall bracing etc. is to be in accordance with A.S. 1684 section 8 (latest edition) & Timber Framing Manual requirements.
- 10/CL= centre line of particular members.
- 11/FFL = finished floor level.  
FCL= finished ceiling level.
- 12/The builder shall take all steps necessary to ensure the stability of new & existing structures effected by these works on this & adjacent allotments.
- 13/The builder shall ensure the water tightness of all new structures .
- 14/DP= denotes 90 dia. pvc downpipes connecting to 90mm stormwater pipes as noted on site plan and shall be taken to legal point of discharge or to existing.
- 15/All plumbing, electrical, mechanical services, sound/data and reverse cycle slit system air conditioning to be advised by owner unless noted otherwise on drawings and specifications.
- 16/All fittings, fixings, interior finishes and hardware to be advised by owner noted in specifications.
- 17/These drawings are to be read in conjunction w/ engineers computations/drawings and all other service drawings and project specifications.
- 18/Where required termite treatment to comply with NCC part 3.1.3 and AS 3660
- 19/These drawings are not to be copied by another party unless written permission is give by owner or this office.
- 20/All windows shall be aluminum sliding single glassed where noted fitted with fly screens to all open able sashes.  
All glazing to have a clear finish uno and must be in accordance with A.S. 1288 (latest edition). windows shall be installed to external walls 2100mm approx above finished floor level.  
Glazing in windows shall also comply to the NCC clause 3.12. Please see attached assessment.
- 21/Window sizes are nominal only (unless a specific manufacturer is specified) and may vary according to the suppliers range.
- 22/Provide roof tie downs in accordance with surveyors requirements and AS 1684.
- 23/Tie all rafters/ trusses to walls/ beams with 20mm galv. hoop iron fixed as per AS 1684.  
Tie all roof battens to rafters/ trusses at every 2nd intersection staggered from row to row.
- 24/Check block dimensions on site prior to commencement of works. Dimensions obtained from certificate of title.
- 25/Approval from local water board authority will be required before a building permit is granted.
- 26/Provide barrup trusses where necessary within traditional pitched and propped roof construction in accord with surveyors requirements
- 27/This office under no circumstances accepts responsibility for any breach of copyright that may occur from information supplied by the client.
- 28/If building is located within a designated bush fire prone area building shall be protected in accordance with A.S. 3959 (latest edition) and shall be determined by relevant building surveyor.
- 29/Construction of sanitary compartments to be in accord with NCC (latest edition - the door to a fully enclosed sanitary compartment must open outwards, or slide, or be readily removable from outside the compartment unless there is a clear space of at least 1200mm between the closet pan within the sanitary compartment and the nearest part of the doorway
- 30/All timber sizes, spans and construction derived from AS 1684.4 & AS 1684.2, residential timber framed construction ( non cyclonic ) and all construction shall comply and be refered to by builder. Hyspan beams/ rafters derived from Hyspan span tables & details. Bracing shall comply to section 6,7 & 8 of AS 1684.2 1999. Designing wind classification = N2. Externally exposed Hyspan shall be coated in a waterproof finish to protect lamination.
- 31/All fixings for treated pine must be of the galvanised type. All nail laminated timber shall comply to AS 1684.

**SMOKE DETECTORS** 

Provide interconnected smoke detectors as denoted on floor plan as required in accord with A.S. 3786 (latest edition)Smoke alarms to new residences are to be hardwired to switchboard with battery backup. Position shall be flush fitted at ceiling level.

32/Provide impervious floor & wall coverings to all wet areas except kitchen floor: 1900mm above shower bases, 200mm above vanities, troughs & the like, & 600mm above bathes

**NOTE:**  
**-These notes are neither exhaustive nor a substitute for regulations, statutory requirements, building practice or contractual obligations and unless expressly stated otherwise are provided only as guidelines - no responsibility is accepted for their use.**

- 33/All floor to ceiling heights nominated on these plans indicate the dimension from concrete slab / top of timber floor level to underside of ceiling lining.
- 34/All dimensions noted on floor plans, sections and external elevations represent timber frame and structural member measurements, not finished plaster measurements. Finished room sizes measured after plaster installation will vary accordingly.
- 35/Unless noted otherwise, all dimensions on the internal elevations represent finished plaster measurements.
- 36/All construction is to comply with the recommendations listed in the 'Guide to Standards and Tolerances' issued by the Building Commission 2002.
- 37/Provide sub soil ventilation & sub floor access door. Position advised by owner or as per position noted on elevations.( Delete this if a concrete slab is used )

**STEP NOTES**

- 1/Set out & determine all steps on site in accord with NCC
- 2/Tread - minimum 240mm, maximum 355mm  
Riser - maximum 190mm, minimum 115mm
- 3/Provide handrails to all decks etc. where height out of ground exceeds 1000mm - handrails to be min.1000mm high above floor & landings & min. 865mm high above tread nosing line
- 4/Provide max. 125mm gaps to all rails, balusters, open risers & the like in required stairs in accordance with NCC (latest amendment) and AS 1657
- 5/Provide landings where 2 or more risers are required.

**INSULATION GUIDE**

- EXTERNAL WALLS:** Provide min R2.5 bulk insulation between new studs & provide single sided lam. reflective foil to outer face of frame.
- ROOF/CEILINGS:** Provide min R3.5 bulk insulation installed between new truss bottom chords, rafters or between ceiling joists.  
Provide single sided lam. reflective foil under roof sheeting.
- SUB FLOORS:** Provide R2.2 foilboard supa 15 to all floors @ u/s floor joists in height
- INTERNAL WALLS:** Na
- 1ST FLOOR:** Na
- Note. reflective face of sisilation to face towards inside of structure and shall have a flammability index of not more than 5.

**ENERGY NOTES.**

- 1/Window coverings shall be holland blinds.
- 2/Seal all gaps and cracks. Weather proof all external doors with raven seals.
- 3/All exhaust fans shall be self closing when not operating.
- 4/Floor coverings illustrated as vinyl plank on floor plan uno.
- 5/All external windows shall comply with NCC 2019 part 3.12.


**SOIL CLASSIFICATION**

- 1/Assumed class M - Builder/owner must confirm ( pending soil test if req'd by building surveyor) prior to any site works commencing and notify this DAVID GASKIN DESIGNS immediately if other conditions exist.
- 2/Footings to comply with AS 2870 and engineers computations uno.
- 3/Concrete strength to be min 25 mpa uno.
- 4/Owner should not plant trees closer than their mature height from the edge of the footing.
- 5/Owner is to maintain site drainage away from the footing always and repair any sewer, water and drainage pipes which may cause moisture changes in the vicinity of the footing.


Note: Refer to CSIRO information sheet 10 91 and requirements of AS 2870 2011 to indicate owners responsibilities with regard to footing maintenance & conditions

ALL CONSTRUCTION DOES NOT NEED TO COMPLY WITH AS 3959 2018 DUE TO SUBJECT PROPERTY NOT BEING IN A BUSH FIRE PRONE AREA

REVISIONS			
DATE	REV	DESCRIPTION	DWN



**DAVID GASKIN DESIGNS**  
BUSH FIRE ARCHITECTURE & INTERIORS



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**NOTES:**


- 1 / WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER THOSE SCALED.
- 2 / BUILDER TO CONFIRM ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS.
- 3 / ALL MATERIALS , WORKMANSHIP AND CONSTRUCTION SHALL COMPLY TO ALL RELEVANT CODES , AS CODES AND THE BUILDING CODE OF AUSTRALIA 1990.

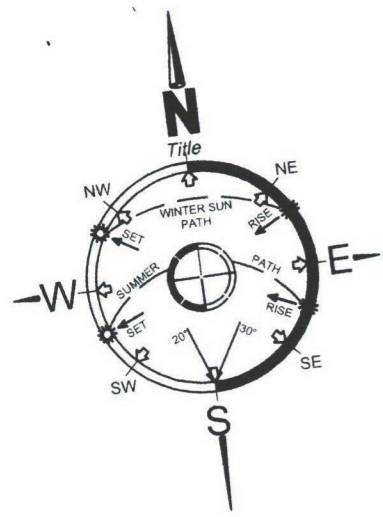
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**SHIRE OF:** BASS COAST

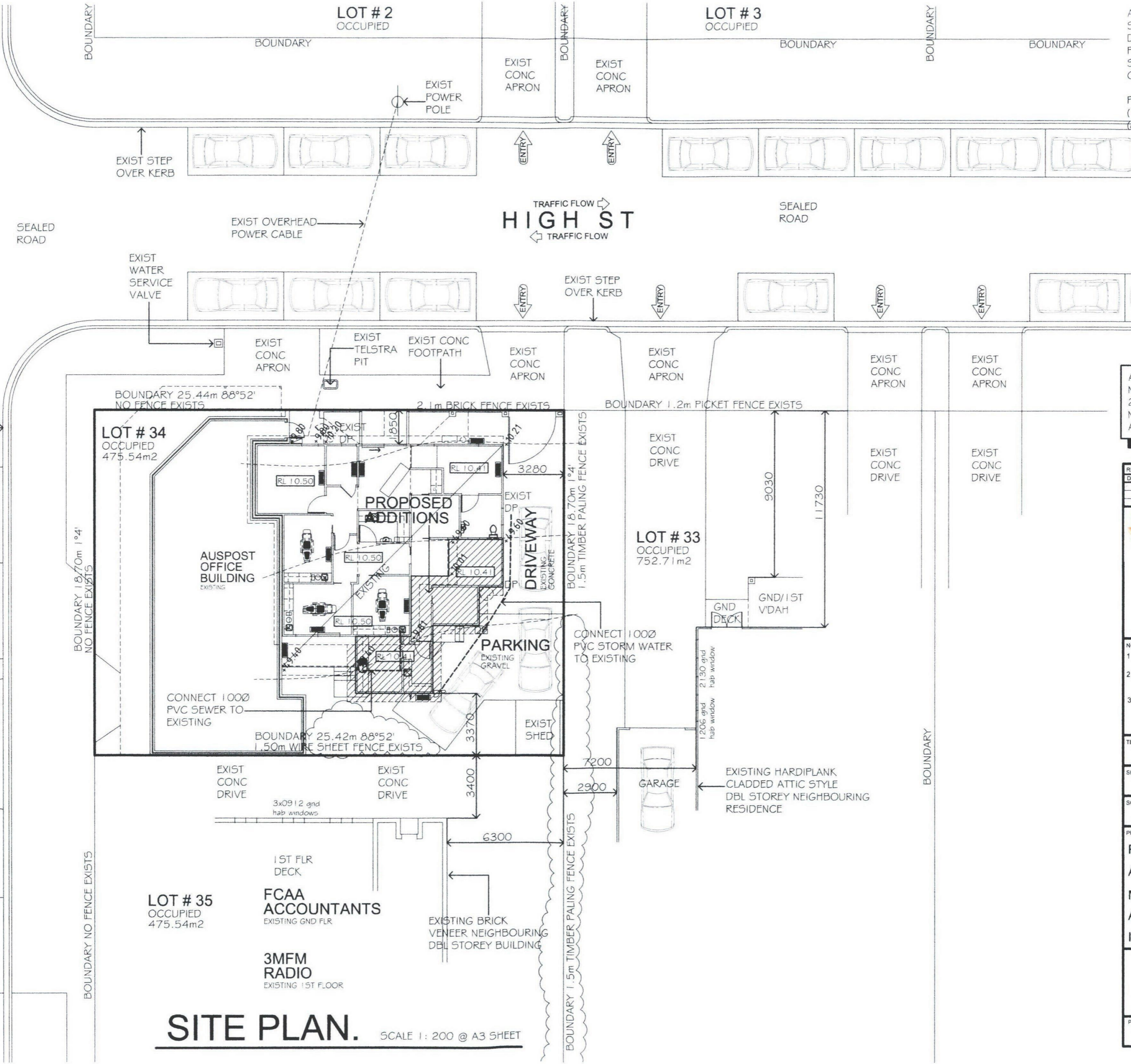
**SOIL CLASS:** M

**PROJECT:** PROPOSED ADDITIONS AND ALTERATIONS FOR MR G HEWETT AT 2a HIGH STREET INVERLOCH VIC 3996

 HIA Member No.532125	DRAWN: D.GASKIN
PROJECT No. 030919	DATE: 03.09.19
SHEET No. 1 OF 7	SCALES: AS NOTED
REVISION	-



AREAS	
SITE	= 475.54m <sup>2</sup>
DENTAL BUILDING	= 149.00m <sup>2</sup>
POST BUILDING	= 161.97m <sup>2</sup>
SHEDS	= 7.20m <sup>2</sup>
CONC. AREAS	= 75.65m <sup>2</sup>
PERMEABLE AREA	= 82.22m <sup>2</sup>
(17.28% PERMEABLE AREA)	
(02.72% BUILDINGS/CONC AREA)	



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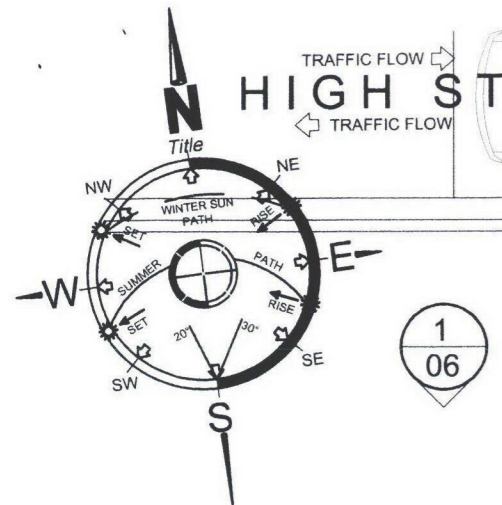
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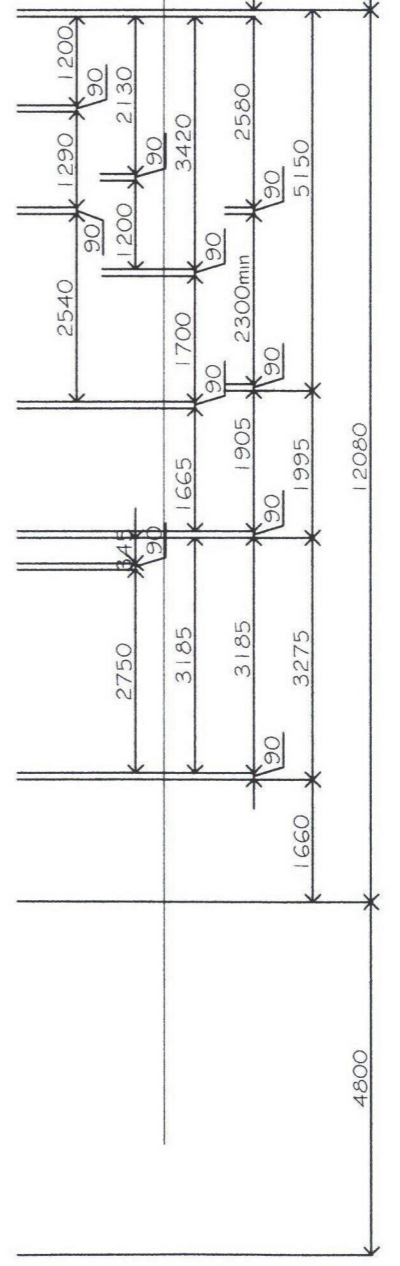
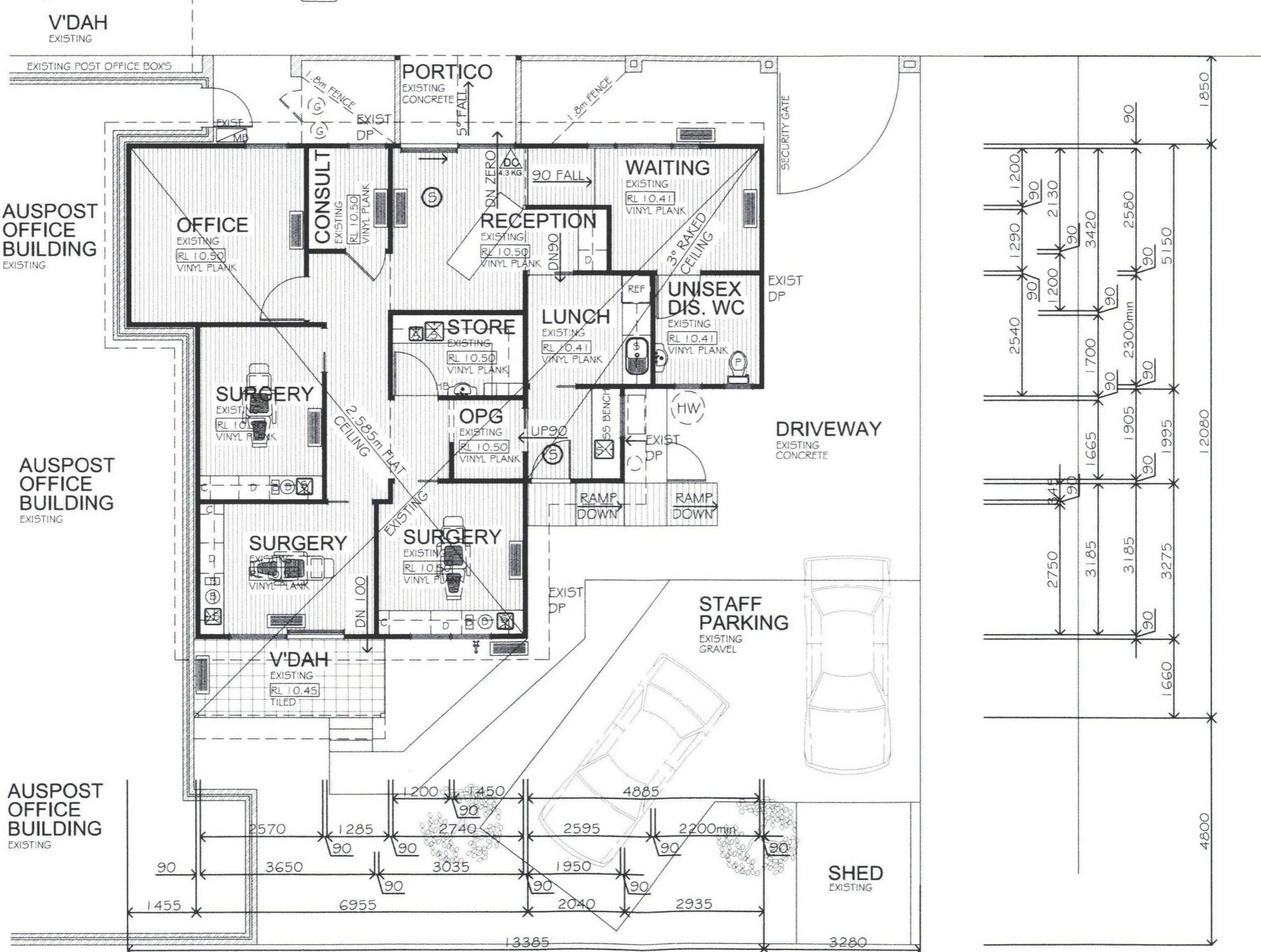
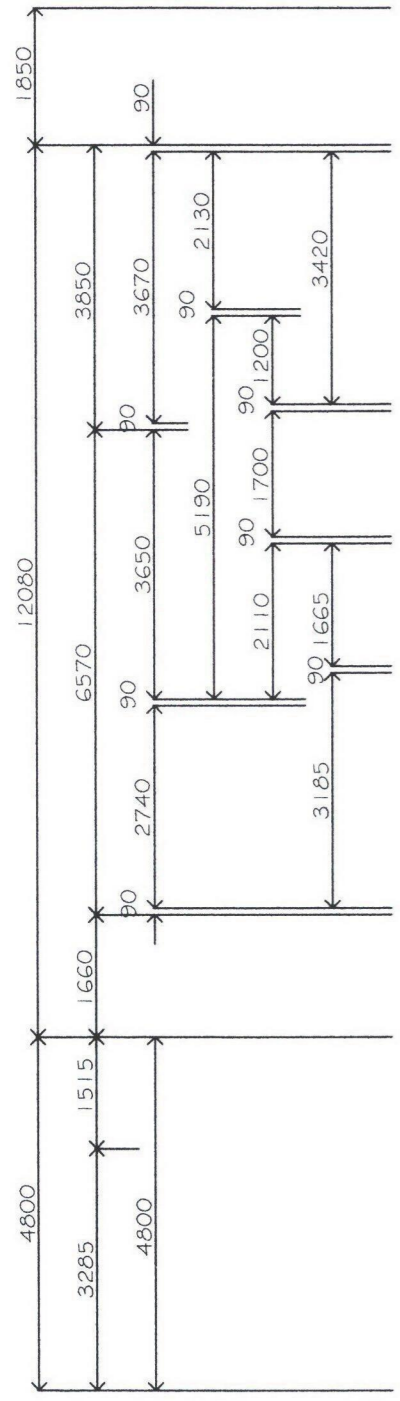
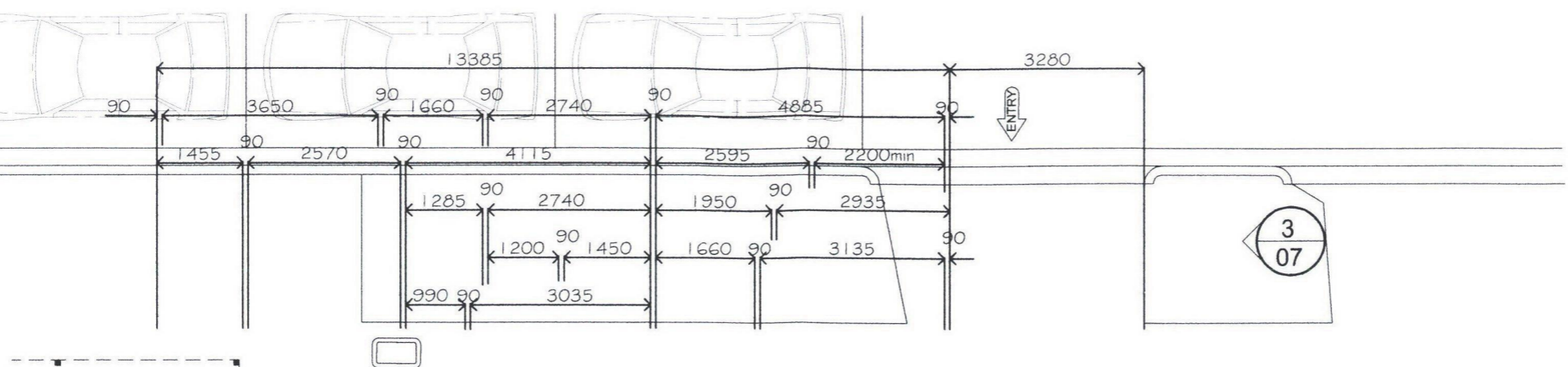
PROJECT: **PROPOSED ADDITIONS AND ALTERATIONS FOR MR G HEWETT AT 2a HIGH STREET INVERLOCH VIC 3996**

<p>HIA Member No. 532125</p>	DRAWN: D.GASKIN
	DATE: 03.09.19
PROJECT No. 030919	SCALE: AS NOTED
SHEET No. 2 OF 7	REVISION -

**SITE PLAN.** SCALE 1: 200 @ A3 SHEET



AREAS	
LIVING	= 107.76m <sup>2</sup> / 1159.28 ft <sup>2</sup>
PORTICO	= 4.48m <sup>2</sup> / 48.19 ft <sup>2</sup>
V'DAH	= 6.64m <sup>2</sup> / 71.43 ft <sup>2</sup>
<b>TOTAL</b>	<b>= 118.88m<sup>2</sup> / 1278.91 ft<sup>2</sup></b>



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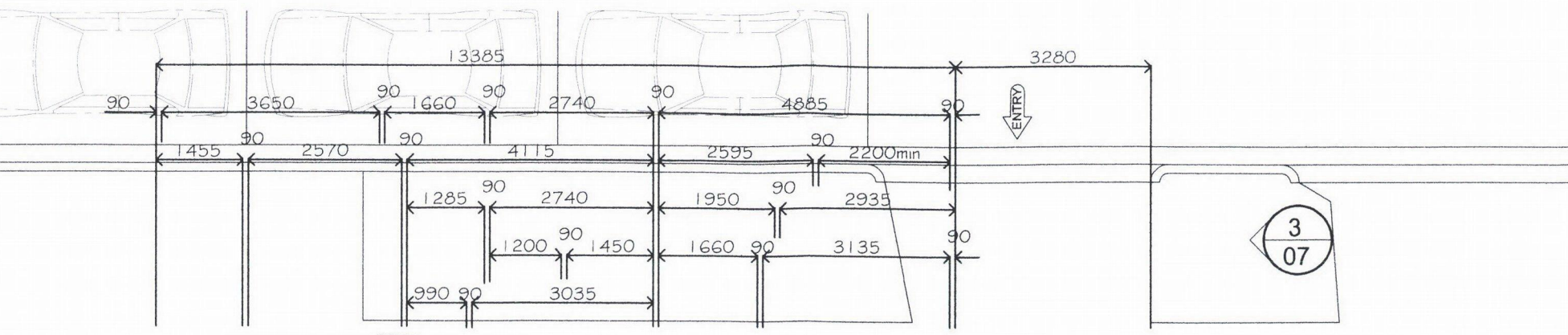
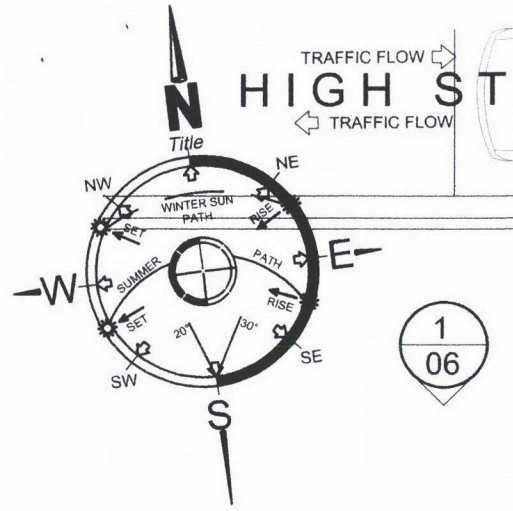
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SHEET No. 3 OF 7	REVISION -

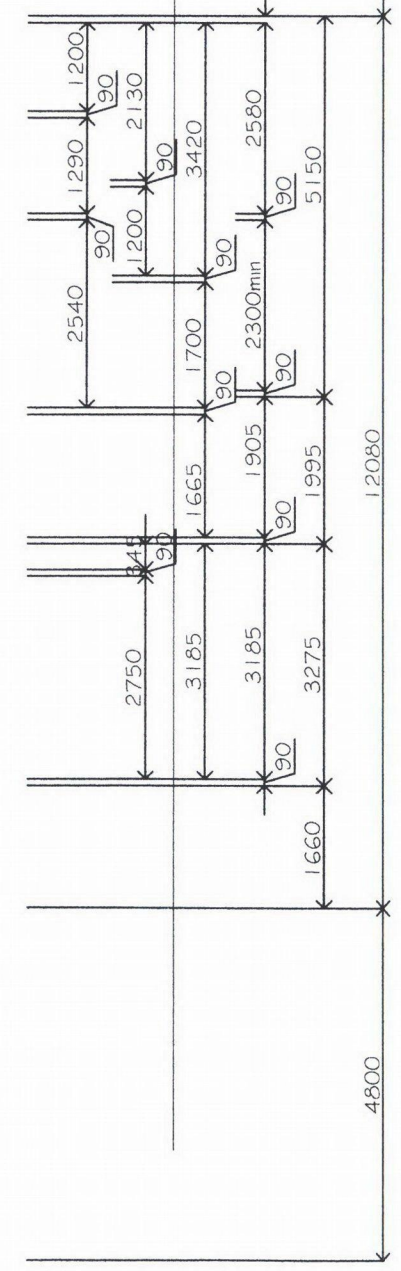
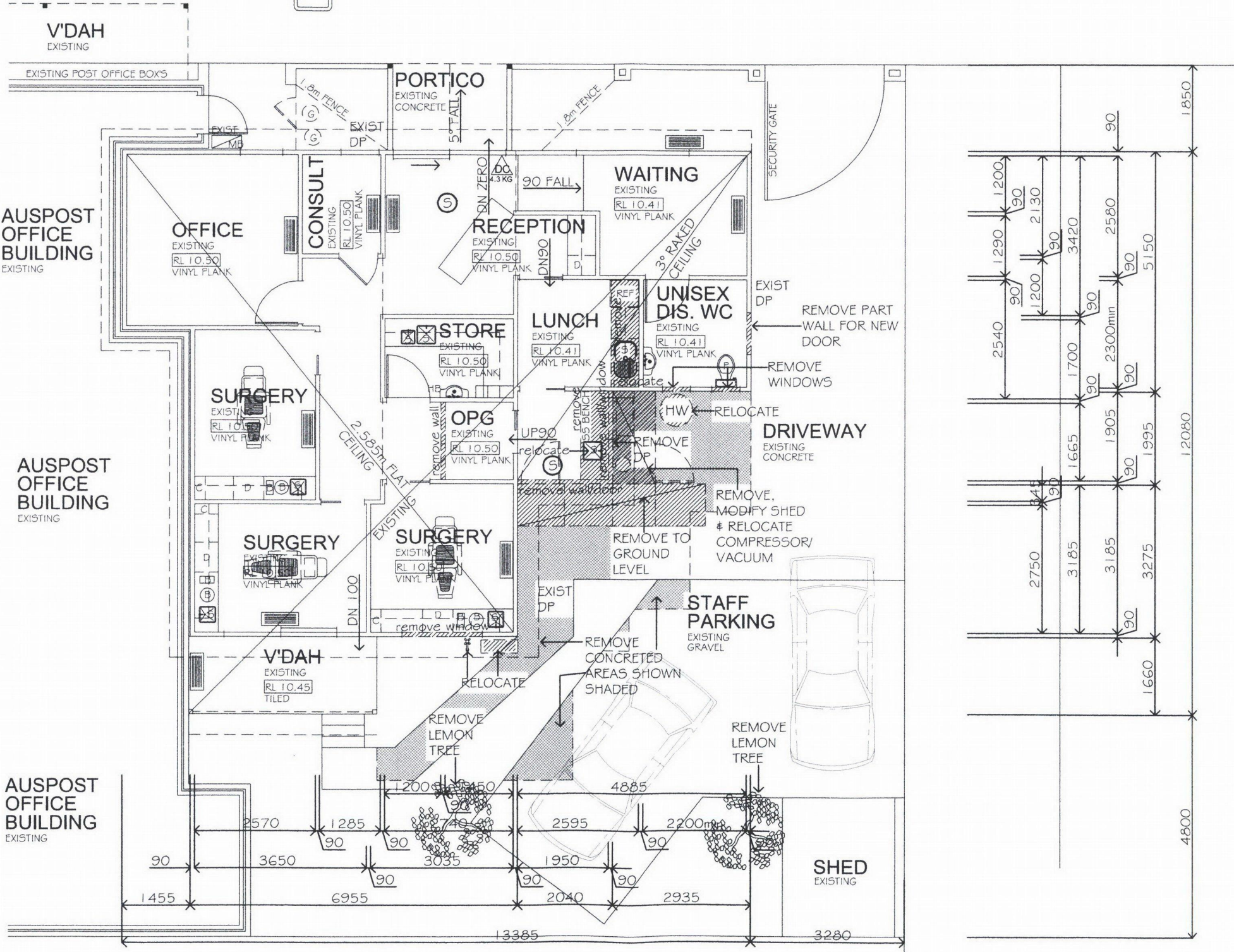
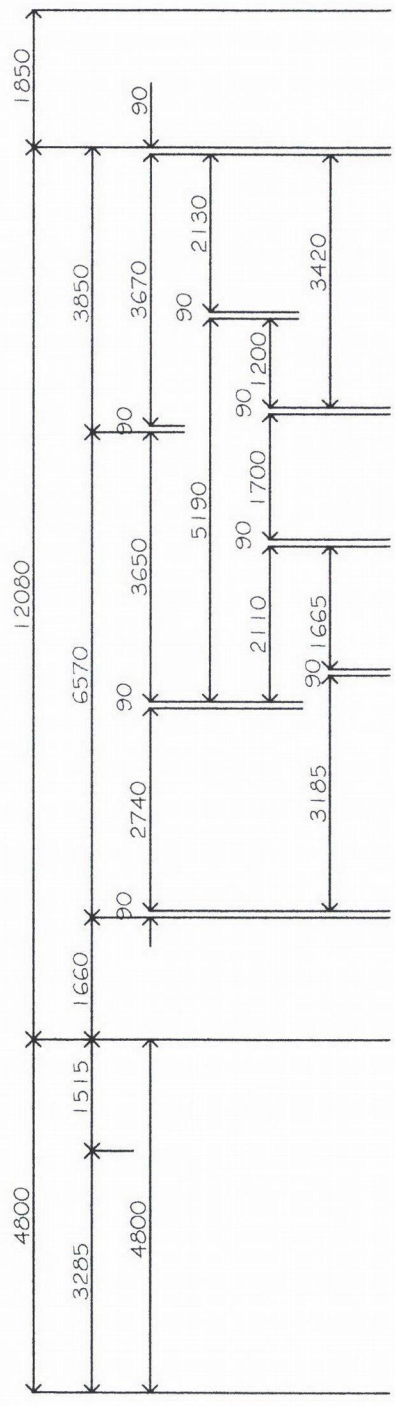
FCAA ACCOUNTANTS EXISTING

**EXIST FLOOR PLAN.** SCALE 1: 100 @ A3 SHEET





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<b>TOTAL</b>	<b>= 118.88m<sup>2</sup> / 1278.91 ft<sup>2</sup></b>



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TITLE: **PLANNING DRAWING**

SHIRE OF: **BASS COAST**

SOIL CLASS: **M**

PROJECT: **PROPOSED ADDITIONS AND ALTERATIONS FOR MR G HEWETT AT 2a HIGH STREET INVERLOCH VIC 3996**

HIA Member No. 532125

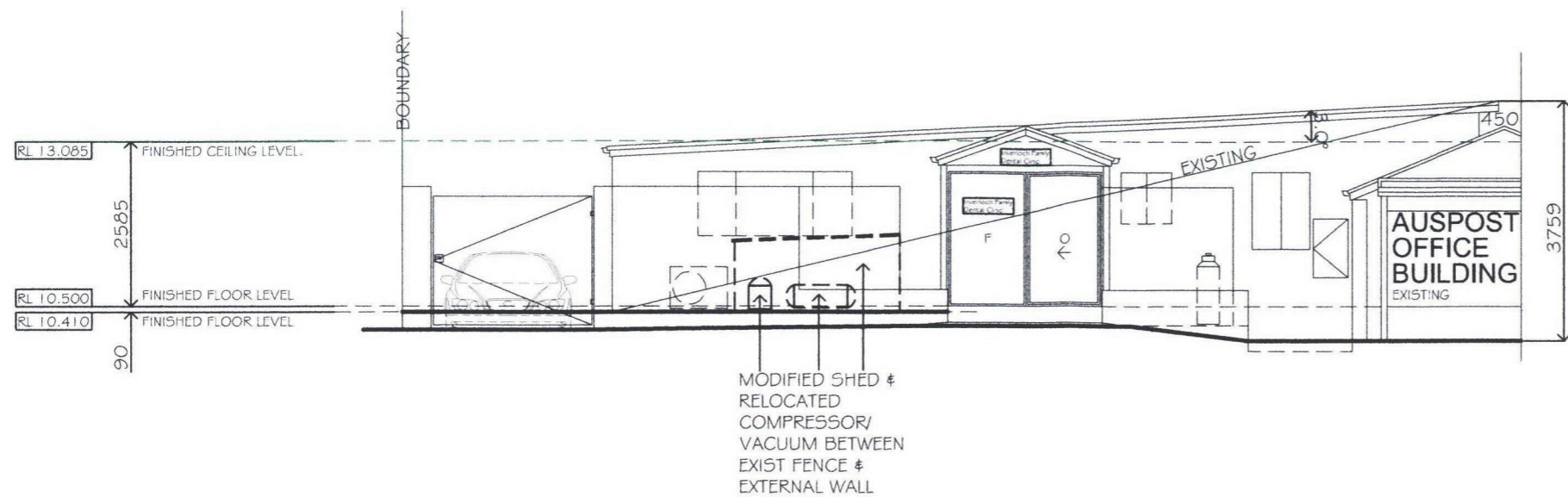
DRAWN: D. GASKIN  
 DATE: 03.09.19  
 SCALES: AS NOTED

PROJECT No. 030919  
 SHEET No. 4 OF 7  
 REVISION -

FCAA ACCOUNTANTS EXISTING

**DEMOLITION PLAN.** SCALE 1: 100 @ A3 SHEET



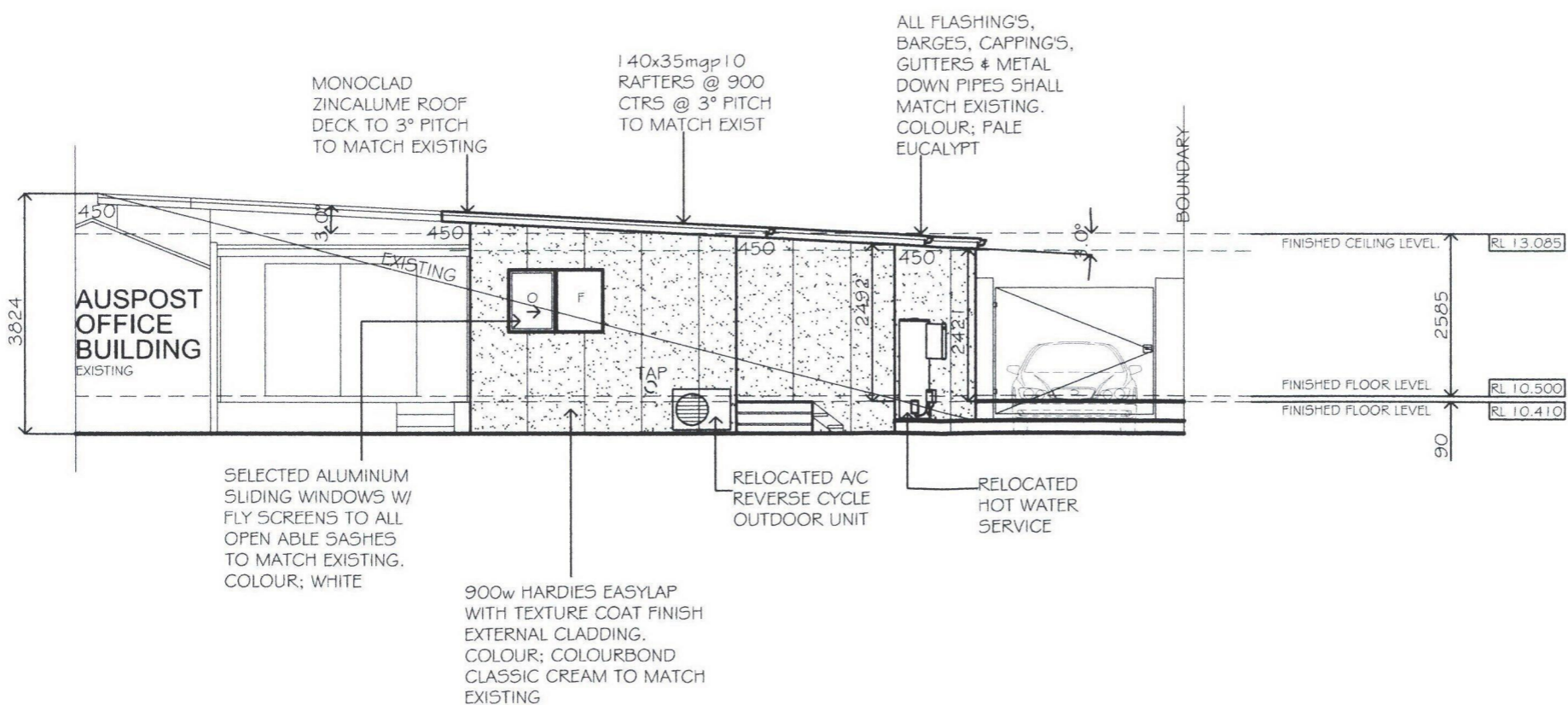


# ELEVATION ONE

SCALE 1: 100 @ A3 SHEET

LOOKING FROM NORTH

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# ELEVATION TWO

SCALE 1: 100 @ A3 SHEET

LOOKING FROM SOUTH

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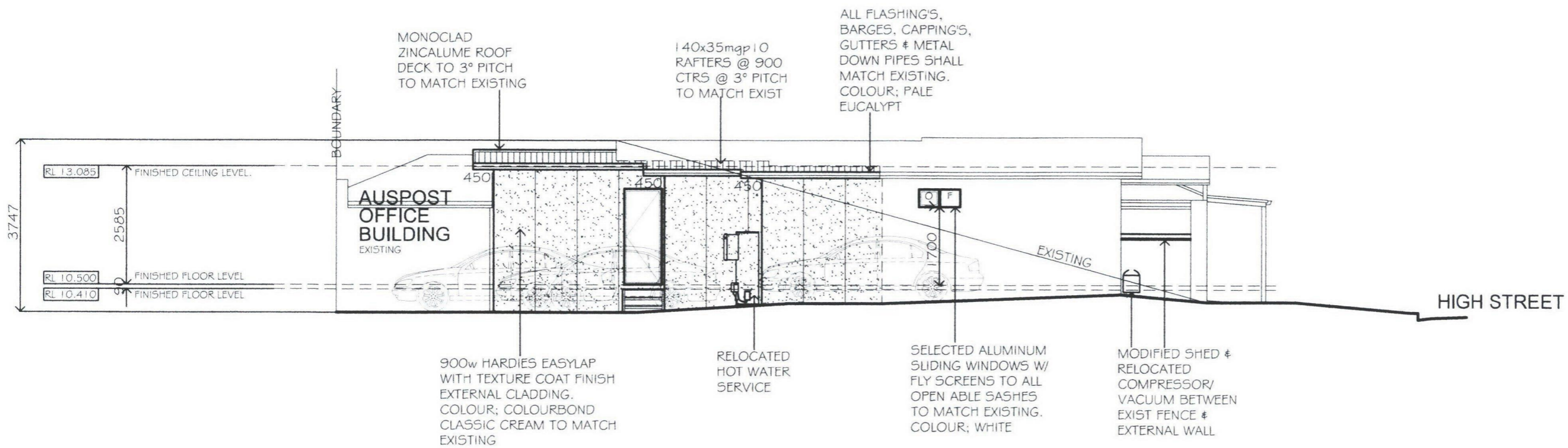
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SOIL CLASS: **M**

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	DATE: 03.09.19	
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PROJECT No. 030919	SHEET No. 6 OF 7	REVISION -



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# ELEVATION THREE

SCALE 1: 100 @ A3 SHEET

LOOKING FROM EAST

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