SHEET LIST							
Sheet Name	Sheet Number	Current Revision	Current Rev				
COVER PAGE	A000	4	18/02/2025				
GENERAL NOTES	A010	2	15/01/2025				
SITE EXISTING AND DEMO	A100	2	15/01/2025				
SITE PROPOSED	A101	2	15/01/2025				
FLOOR PLAN	A200	2	15/01/2025				
ENLARGED FLOOR PLAN	A201	3	11/02/2025				
ELEVATIONS	A300	3	11/02/2025				
ELEVATIONS	A301	3	11/02/2025				
ROOF PLAN	A400	3	11/02/2025				
ELECTRICAL	A500	4	18/02/2025				
WALL TYPES	A600	3	11/02/2025				
WINDOW & DOOR SCHEDULE	A700	3	11/02/2025				
DETAILS	A800	1	24/12/2024				
DETAILS	A801	1	24/12/2024				

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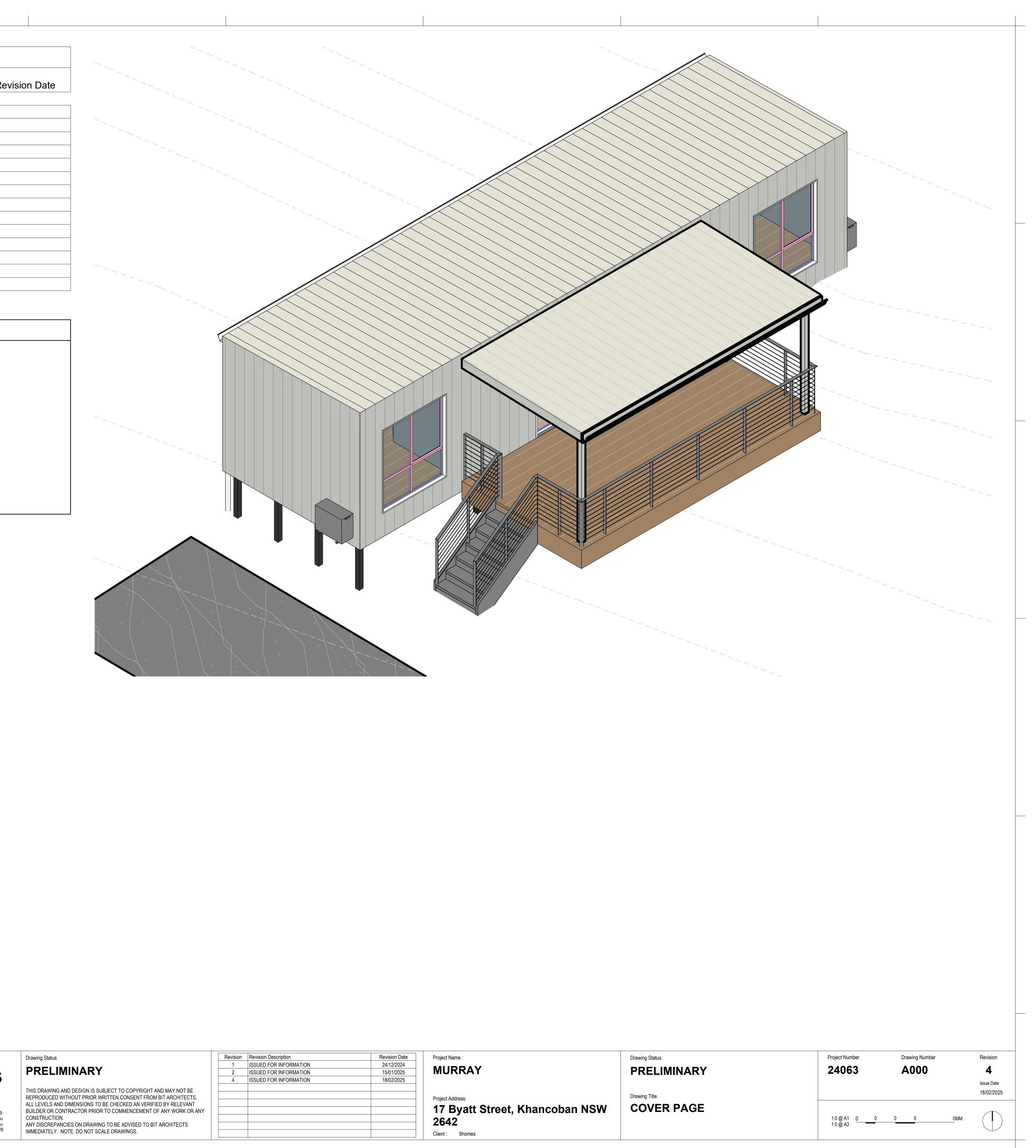
Land Surveyor TBC/NA P: -E: -

COLOR SCHEDULE

INTERIOR - DARK MOOD WINDOWS - WHITE EXTERNAL CLADDING - SHALE GREY VERTICAL FC SHEETING ROOF - SURF MIST

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Drawing Status	Revision	Revision Description	Revision Date	Project Name :	Dra
PRELIMINARY	1 2 4	ISSUED FOR INFORMATION ISSUED FOR INFORMATION ISSUED FOR INFORMATION	24/12/2024 15/01/2025 18/02/2025	MURRAY	P
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GENERAL NOTES

- IT IS A REQUIREMENT AND THE RESPONSIBILITY OF THE BUILDER / CONTRACTOR TO READ AND UNDERSTAND THE FOLLOWING DRAWINGS AND NOTES. ANY DEVIATION FROM THESE DRAWINGS OR NOTES IS TO BE NOTIFIED AND CONFIRMED IN WRITING TO BIT ARCHITECTS PRIOR TO FABRICATION. DEVIATIONS NOT CONFIRMED WILL BE IDENTIFIED AS DEFECTS FOR RECTIFICATION AT PRACTICAL COMPLETION.

- THESE DRAWINGS, INCLUDING ANY ACCOMPANYING SCHEDULES OR OTHER RELATED INFORMATION WHICH MAY BE ISSUED ARE TO BE READ IN CONJUNCTION WITH THE SERVICES CONSULTANTS DRAWINGS. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF BIT ARCHITECTS FOR CONFIRMATION / ACTION PRIOR TO PROCEEDING WITH PURCHASE, SUPPLY, INSTALLATION OR MANUFACTURE.

-IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM ANY SPECIAL INSTALLATION REQUIREMENTS WITH THE MANUFACTURER PRIOR TO INSTALLATION. THE CONTRACTOR IS TO INSTALL/MANUFACTURE ALL SPECIFIED PRODUCTS/ITEMS AS PER THE NOMINATED SUPPLIER INSTALLATION INSTRUCTIONS AND ENSURE ALL WARRANTY REQUIREMENTS ARE MET.

-IT IS A REQUIREMENT OF THE BUILDER / CONTRACTOR TO CHECK ALL DRAWINGS FOR COMPLIANCE AGAINST AUSTRALIAN STANDARDS AND BUILDING CODE.

-DO NOT SCALE DRAWINGS, USE WRITTEN DIMENSIONS ONLY. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL DIMENSIONS ARE TO STUD WALLS.

-THE BUILDER, SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING ANY WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, A.S. CODES (CURRENT EDITIONS) BUILDING REGULATIONS, LOCAL BYLAWS AND TOWN PLANNING REQUIREMENTS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.

-THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS AND CONSULTANTS COMPUTATIONS AND DRAWINGS.

-ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS 2006, NATIONAL CONSTRUCTION CODE SERIES 2012 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 VOLUME 2

-ALL WORKS SHALL COMPLY WITH BUT NOT LIMITED TO THE FOLLOWING AUSTRALIAN STANDARDS: A.S. 1288 - GLASS IN BUILDINGS - SELECTION AND INSTALLATION.

- A.S. 1562.1 DESIGN AND INSTALLATION OF SHEET ROOF & WALL CLADDING.
- A.S. 1860 INSTALLATION OF PARTICLEBOARD FLOORING.
- A.S.2047 WINDOWS + EXTERNAL GLAZED DOORS
- A.S. 2049 ROOF TILES A.S. 2050 INSTALLATION OF ROOFING TILES. A.S. 2870 - (Pt 1) RESIDENTIAL SLABS AND FOOTINGS. A.S./NZS 2904 - DAMP-PROOF COURSES AND
- FLASHINGS.
- A.S. 3600 CONCRETE STRUCTURES.
- A.S. 3660.1 TERMITE MANAGEMENT NEW BUILDING WORK
- A.S. WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS. A.S. 12239 - FIRE DETECTION & ALARM SYSTEMS - SMOKE ALARMS
- A.S. 4055 WIND LOADING FOR HOUSING.
- A.S. 4100 STEEL STRUCTURES.
- AS4773-2015 MASONRY IN SMALL BUILDINGS
- AS3500.3 DRAINAGE + PLUMBING
- AS3786-2014 SMOKE ALARMS - AS2908 - CELLULOSE CEMENT PRODUCTS
- AS1859.4 RECONSTITUTED WOOD BASED PANELS
- AS2918 -DOMESTIC SOLID-FUEL BURNING APPLIANCES INSTALLATION - A.S 1926.1 - SWIMMING POOL SAFETY REQUIREMENTS

-MECHANICAL EXHAUSTS TO BE 25L/S FOR A BATHROOM OR ANY OTHER SANITARY COMPARTMENT -DUCTED DIRECTLY TO OUTSIDE

- MECHANICAL EXHAUSTS TO 40L/S FOR A KITCHEN OR LAUNDRY AREA AND DUCTED DIRECTLY TO OUTSIDE

- WEEPHOLES TO BE A MINIMUM OF 75MM ABOVE PAVED OR CONCRETED AREAS + 150MM ABOVE NGL.

-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 2019 BAC VOL 1 PART B1.4 FOR CLASS 2 AND 9 BUILDINGS.

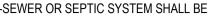
-WATERPROOFING OF WET AREAS, BEING BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH AS 3740-2010: WATERPROOFING OF DOMESTIC WET AREAS.

-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 ALTERATION.

-WINDOW SIZES ARE NORMAL ONLY ACTUAL SIZE WILL VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL AROUND.

-STORMWATER SHALL BE TAKEN TO LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF THE RELEVANT AUTHORITY.

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-NO FOOTINGS, GUTTERS OR ANY OTHER PART OF THE BUILDING SHALL ENCROACH SITE BOUNDARIES OR EASEMENTS. THE SITE SHALL BE ADEQUATELY FENCED OFF DURING CONSTRUCTION TO PREVENT PUBLIC ACCESS.

-ALL WET AREAS TO COMPLY WITH B.C.A. CLAUSE 3.8.1.2 OR A.S. 3740 - WALL FINISHES SHALL BE IMPERVIOUS TO A HEIGHT OF 1800mm ABOVE FLOOR LEVEL TO SHOWER ENCLOSURES AND 150mm ABOVE BATHS, BASINS, SINKS AND TROUGHS IF WITHIN 75mm OF THE WALL.

STAINLESS STEEL OR GLASS FEATURE WALLS NEAR GAS COOKERS PROVIDE 200mm CLEARANCE FROM NEAREST BURNER TO THE STAINLESS STEEL OR GLASS WALL. OR THE SURFACE OF THE WALL IS TO BE PROTECTED AS PER AS 5601/AG 601, IF LESS THEN 200mm; STAINLESS STEEL - THE WALL MUST NOT CONTAIN COMBUSTIBLE MATERIALS CLAUSE 5.12.1.

GLASS WALLS - A LETTER IS SUPPLIED BY THE GLASS SUPPLIER OR GLASS MANUFACTURE INDICATING THAT THE GLASS IS FIT FOR THE PURPOSE AT THE CLEARANCE STATED AND IF THE GLASS IS AFFIXED TO A COMBUSTIBLE SURFACE, THAT SURFACE IS TO BE PROTECTED AS PER AS 5601/AG601, CLAUSE 5.12.1. NOTE; THE RECOMMENDED MINIMUM CLEARANCE FROM THE NEAREST BURNER TO THE SURFACE OF THE GLASS IS 140mm.

-SUB-FLOOR VENTS TO PROVIDE A RATE OF 7500mm SQ. CLEAR VENTILATION PER 1000mm RUN OF EXTERNAL MASONRY WALL AND 22000mm SQ. CLEAR VENTILATION PER 1000mm RUN OF INTERNAL DWARF WALLS.

-PROVIDE CLEARANCE FROM UNDERSIDE OF BEARER TO FINISH GROUND LEVEL OF 150mm FOR FLOOR WITH STRIP FLOORING OR 200mm FOR FLOORS WITH PARTICLE BOARD FLOORING OR 400mm CLEARANCE BETWEEN GROUND LEVEL AND UNDERSIDE OF BEARER FOR TERMIT AREAS.

-TERMITE TREATMENT IS TO BE INCLUDED IN ACCORDANCE WITH A.S 3660 -ALL BRICKWORK TO COMPLY WITH A.S.4773. ALL SOLID AND BRICK VENEER WALLS SHALL HAVE A 25mm [MIN] CAVITY. DAMP PROOF COURSES SHALL BE AN APPROVED WATERPROOF MEMBRANE PLACED ABOVE GROUND LEVEL AND BELOW FLOOR LEVEL. ARTICULATION/EXPANSION JOINTS IN BRICKWORK SHALL BE PROVIDED AT 5.0m [MAX] CENTRES - STRUCTURAL ENGINEER'S DETAILS TO CONFIRM REQUIREMENTS.

ARTICULATION JOINTS.

- ALL TIMBER WORK TO COMPLY WITH A.S 1684 OR TO STRUCTURAL ENGINEER'S DESIGN.

APPROVED.

-STAIR REQUIREMENTS;- RISERS - 190mm MAXIMUM, 115mm MINIMUM; GOING - 355mm MAXIMUM, 240mm MINIMUM; (PRIVATE STAIRS AND 250 FOR PUBLIC STAIRS) RISERS AND TREADS TO BE CONSTANT IN SIZE THROUGHOUT FLIGHT. PROVIDE NON-SLIP FINISH OR SUITABLE NON-SKID STRIP NEAR EDGE OF NOSINGS ENSURE MAXIMUM GAP BETWEEN RISERS NOT TO EXCEED 125mm OR USE CLOSED RISERS. 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 IN. 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, AND -DECKS WHICH ARE 1000mm OR MORE ABOVE GROUND LEVEL.

-WIRE BALUSTRADE CONSTRUCTION TO COMPLY WITH BCA 2019 PART 3.9.2.5 FOR CLASS 1 AND 10 BUILDINGS AND NCC 2019 BCA VOLUME 1 PART D2.16 FOR OTHER CLASSES OF BUILDINGS.

RAMPS.

CHIMNEY / OPEN FIRE PLACE REQUIREMENTS: -NON COMBUSTIBLE HEARTH MATERIAL - HEARTH MUST EXTEND 300mm BEYOND THE FRONT OF THE FIREPLACE AND AT LEAST 150mm BEYOND EACH SIDE OF OPENING.

- UPPER SURFACE HEARTH TO SLOPE BACK INTO FIREPLACE - HEARTH CONSTRUCTION MUST BE AT LEAST 150mm THICK HORIZONTAL RADIUS. APPLIANCES.

Table 3.9.1.3 Slip-resistance classification

Application	Dry surface conditions	Wet surface conditions
Ramp not steeper than 1:8	P4 or R10	P5 or R12
Tread surface	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4





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-SEWER OR SEPTIC SYSTEM SHALL BE IN ACCORDANCE WITH THE RELEVANT AUTHORITIES REQUIREMENTS.

-PROVIDE WALL TIES TO BRICKWORK AT MAXIMUM 600mm CRS IN EACH DIRECTION AND WITHIN 300mm OF

- ALL MORTAR TO COMPLY WITH A.S 3700 PART 2.2

- ALL EXPOSED STEELWORK SHALL BE HOT DIPPED GALVANISED UNLESS NOTED OTHER WISE OR

-TOP OF HAND RAILS TO BE MINIMUM 865mm VERTICALLY ABOVE STAIR NOSING AND FLOOR SURFACE OF

- CHIMNEY FLUE TERMINATION BUST BE 300MM MINIMUM ABOVE ANY PART OF THE ROOF LINE WITHIN 3.6m

-A DAMPER OR FLAP MUST BE PROVIDED TO ALL CHIMNEYS AND FLUES FROM SOLID FUEL BURNING

- HOOP IRON HOLD DOWN STRAPS SHALL GENERALLY BE FIXED DOWN 1000mm +65 [MAX] FOR METAL DECK ROOFS AND BRICK WALLS.

- GANG-NAIL TRUSSES TO BE SUPPLIED BY APPROVED TRUSS MANUFACTURER AND BE IN ACCORDANCE TO

COMPUTATIONS SUPPLIED BY THE MANUFACTURER.

- FIRE RATED TIMBER WALLS TO BE CONSTRUCTED AS PER ENGINEER OR MANUFACTURES DRAWINGS. PROVIDE 16mm FYRECHECK PLASTERBOARD / FIRE RATED CEMENT SHEETING + NON COMBUSTIBLE THERMAL INSULATION.

- UNLESS OTHERWISE NOTED BOX GUTTERS SHALL GENERALLY BE A MINIMUM OF 300mm WIDE X 150mm DEEP WITH 1:80 FALL [min]. PROVIDE 75x50mm [min] OVERFLOW POPS TO BOX GUTTERS WHERE INDICATED. RAINWATER HEADS WITH OVERFLOWS TO BE PROVIDED WHERE SHOWN. FASCIA, GUTTERS, DOWNPIPES AND THE LIKE WITHIN 450mm OF THE BOUNDARY SHALL BE OF NON-COMBUSTIBLE MATERIALS, FLUES, CHIMNEYS, PIPES, DOMESTIC FUEL TANKS, COOLING AND HEATING APPLIANCES OR OTHER SERVICES MUST NOT BE BUILT WITHIN 450mm OF THE BOUNDARY.

-FULLY ENCLOSED SANITARY COMPARTMENTS:

- IF THERE IS NOT A CLEAR SPACE OF AT LEAST 1.2m BETWEEN THE CLOSET PAN WITHIN THE SANITARY COMPARTMENT AND NEAREST PART OF THE DOORWAY, THEN THE DOOR MUST EITHER OPEN OUTWARDS OR SLIDE OR BE READILY REMOVABLE FROM THE OUTSIDE OF THE SANITARY COMPARTMENT.

- DO NOT INTERFERE WITH FENCES PRIOR TO NEIGHBOURS CONSENT.

-CONCRETE STUMPS. -100mm SQ. UP TO 1400mm LONG (1 NO. H.D. WIRE); -100mm SQ. 1401mm TO 1800mm LONG (2 NO.H.D. WIRES); -125mm SQ. 1801mm TO 3000mm LONG (2 NO. H.D. WIRES); NOTE ALL STUMPS

EXCEEDING 1200mm ABOVE GROUND TO BE RE BRACED -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.

-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. 1-2015 'MASONRY IN SMALL BUILDINGS' PART 1: DESIGN.

-THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY OF NEW AND EXISTING STRUCTURES DURING ALL WORKS.

-THE BUILDER SHALL ENSURE FOR THE GENERAL WATER TIGHTNESS OF ALL NEW AND EXISTING WORKS.

-SMOKE ALARMS TO BE SHOWN ON PLANS ARE TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH A.S. 3786-2014, AND UNLESS INSTALLED IN AN EXISTING PART OF A CLASS 1,2 OR 3 BUILDING OR A CLASS 4 PART OF A BUILDING THE SMOKE ALARM SHALL BE HARD WIRED WITH BATTERY BACKUP.

-THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT 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.

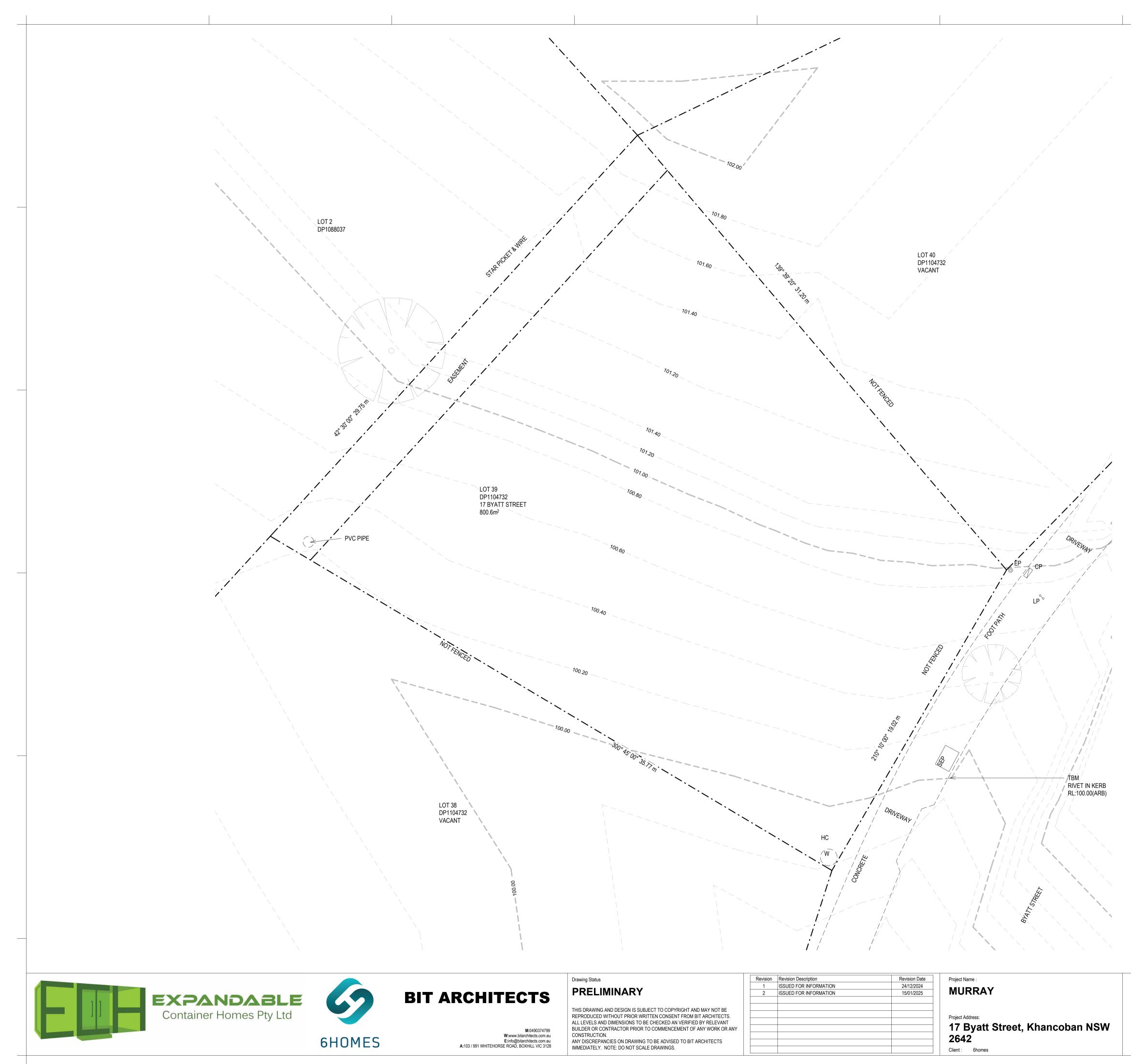
-THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE OF THE CUSTOMER AND FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE AUTHOR. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT AUTHOR'S WRITTEN CONSENT DOES SO AT OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE AUTHOR FOR SUCH USE AND/OR RELIANCE.

-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.

-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.

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PRELIMINARY	24063	A010	2
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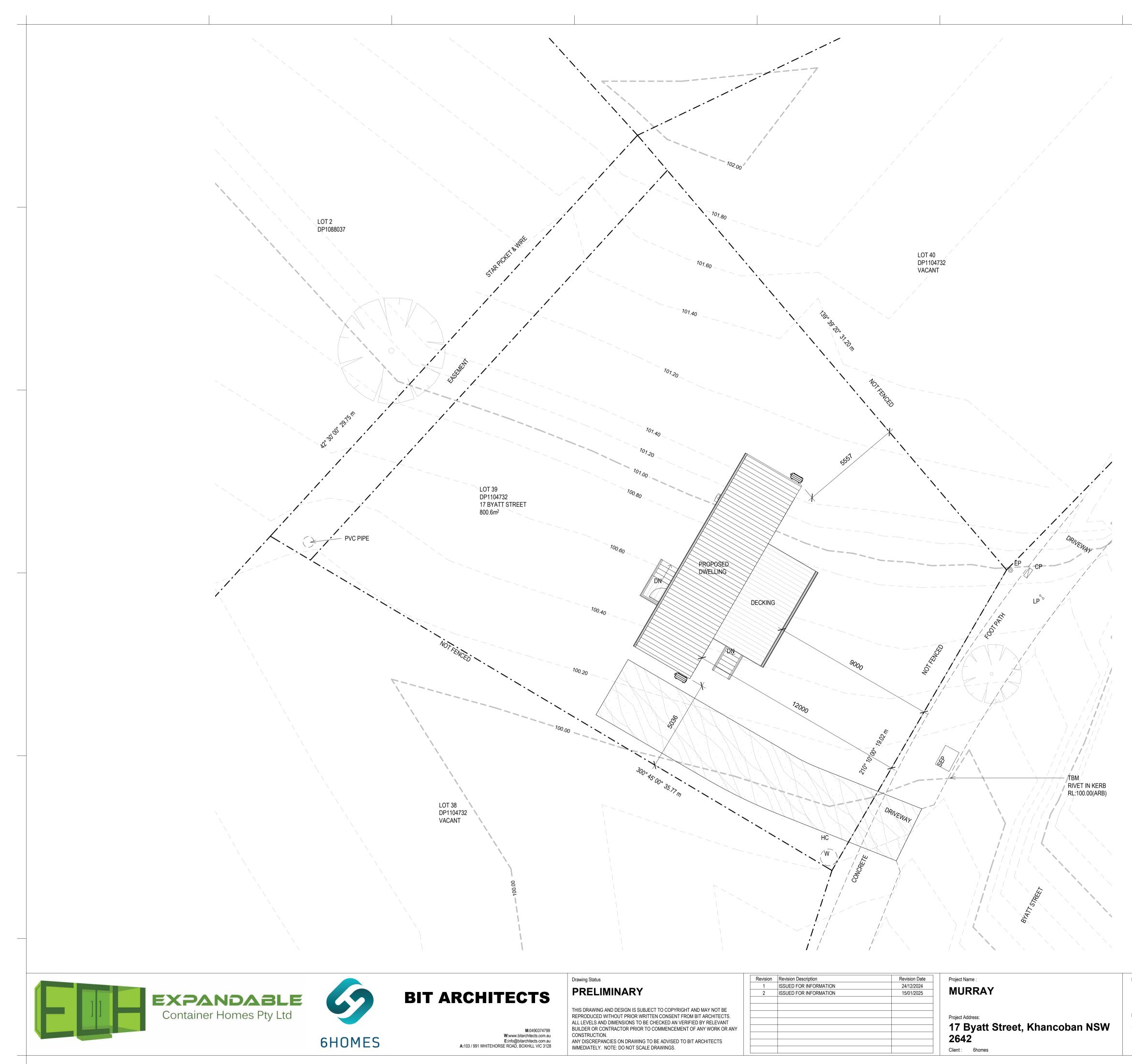
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ZZZ	EXISTING/NOT PART OF THIS SCOPE
	EXISTING
	DENOTES EXISTING BUILDING, FIXTURES, FLOORINGS AND CONCRETE DRIVE WAY TO BE DEMOLISHED
	DENOTES EXISTING TREES
WM	DENOTES EXISTING WATER METER
GM	DENOTES EXISTING GAS METER
	DENOTES EXISTING ELECTRIC SWITCHBOARD
*	DENOTES TELECOMMUNICATION PIT
O DP	DENOTES DOWNPIPE
ے۔ PS	DENOTES DOWNPIPE WITH SPREADER
ा RWH	DENOTES DOWNPIPE WITH RAINHEAD
	DENOTES EXISTING BINS
\frown	RED - GENERAL WASTE YELLOW - CO-MINGLED RECYCLING GREEN - ORGANIC FOOD WASTE
00	DENOTES EXISTING RAIN WATER TANK
777,H	DENOTES SETDOWNS
С	CUPBOARD
FP	FIREPLACE
8 DP O/F	SUMP

ROOF LEGEND

RF01	"SURF MIST" METAL ROOF

RF02	BONDOR "SOLAR SPAN"



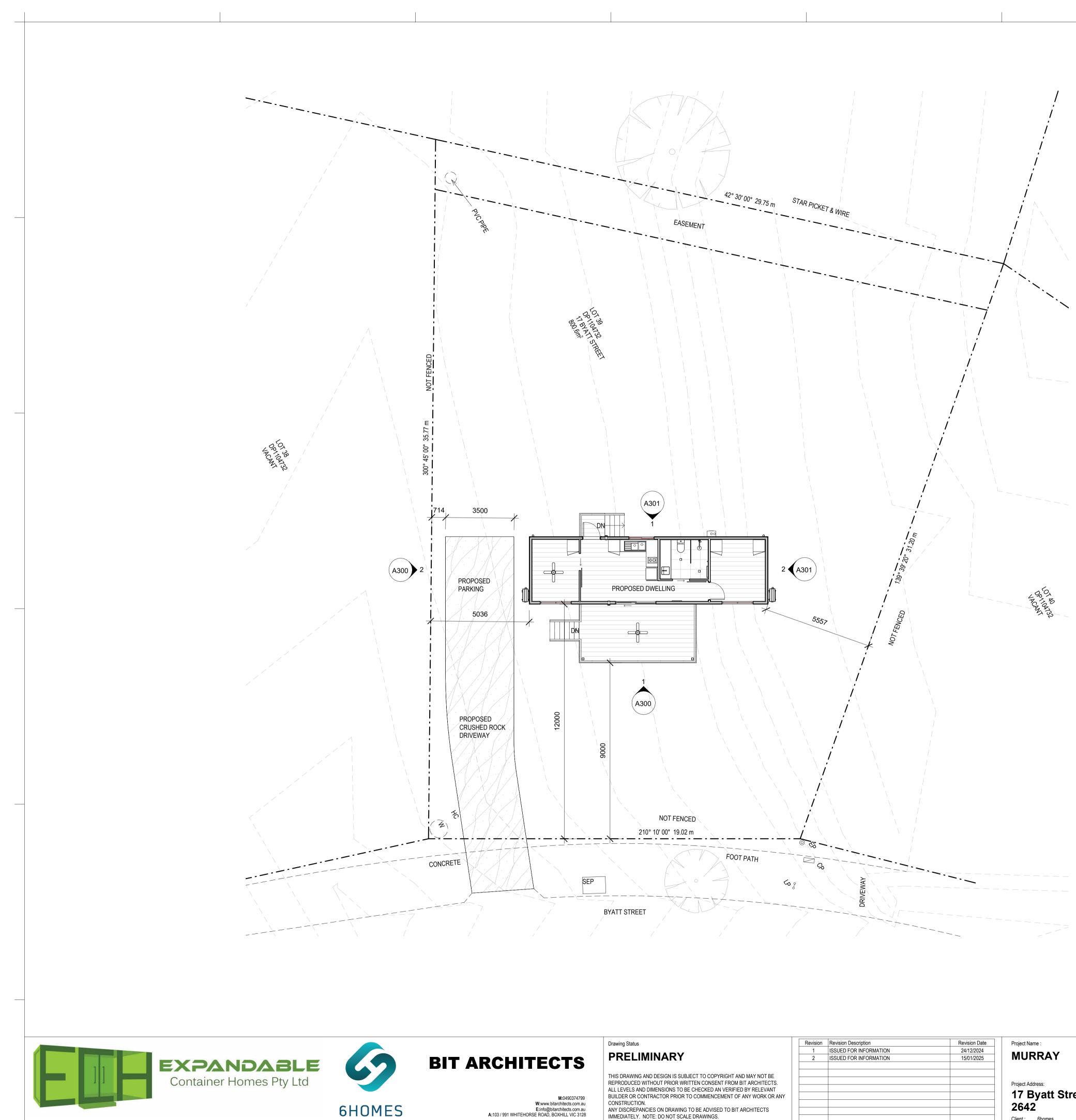
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ZZZ	EXISTING/NOT PART OF THIS SCOPE
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8 DP O/F	SUMP

ROOF LEGEND

RF01	"SURF MIST" METAL ROOF

RF02	BONDOR "SOLAR SPAN"



Drawing Status	 Revision Description	Revision Date	Project Name :	Draw
PRELIMINARY	 ISSUED FOR INFORMATION ISSUED FOR INFORMATION	24/12/2024 15/01/2025	MURRAY	PF
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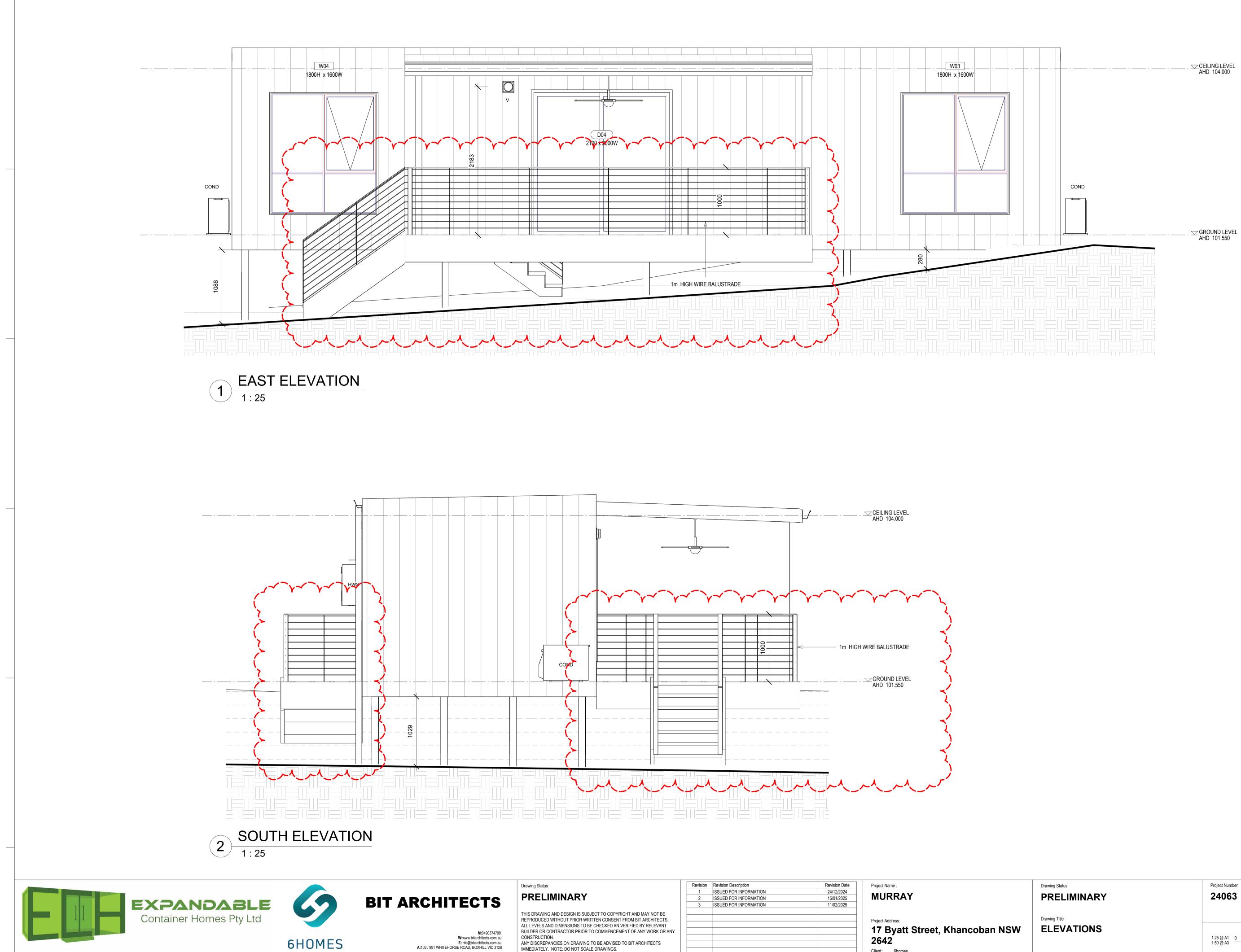
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A_ 240	DENOTES DOWNPIPE WITH SPREADER
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ROOF LEGEND

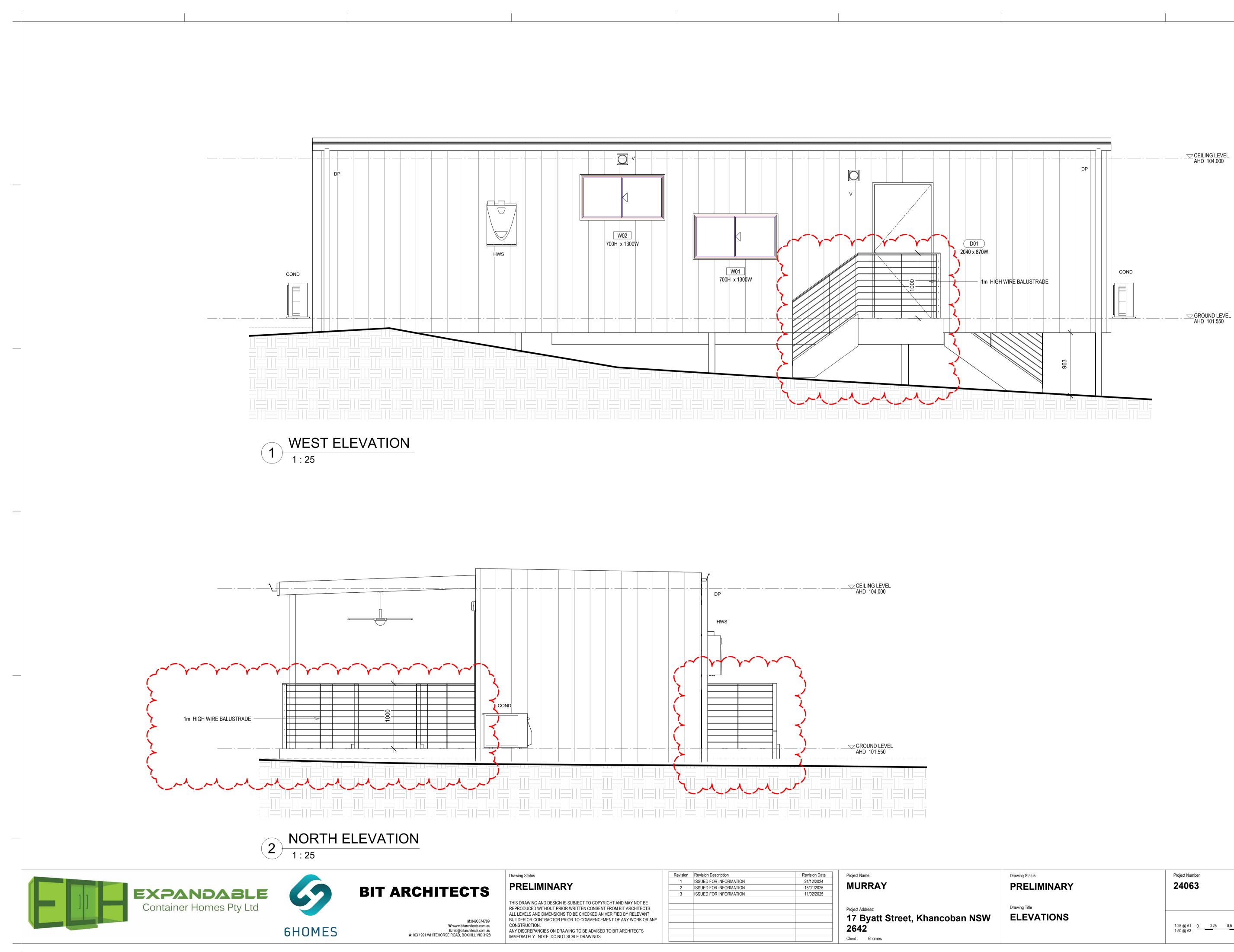
RF01	"SURF MIST" METAL ROOF

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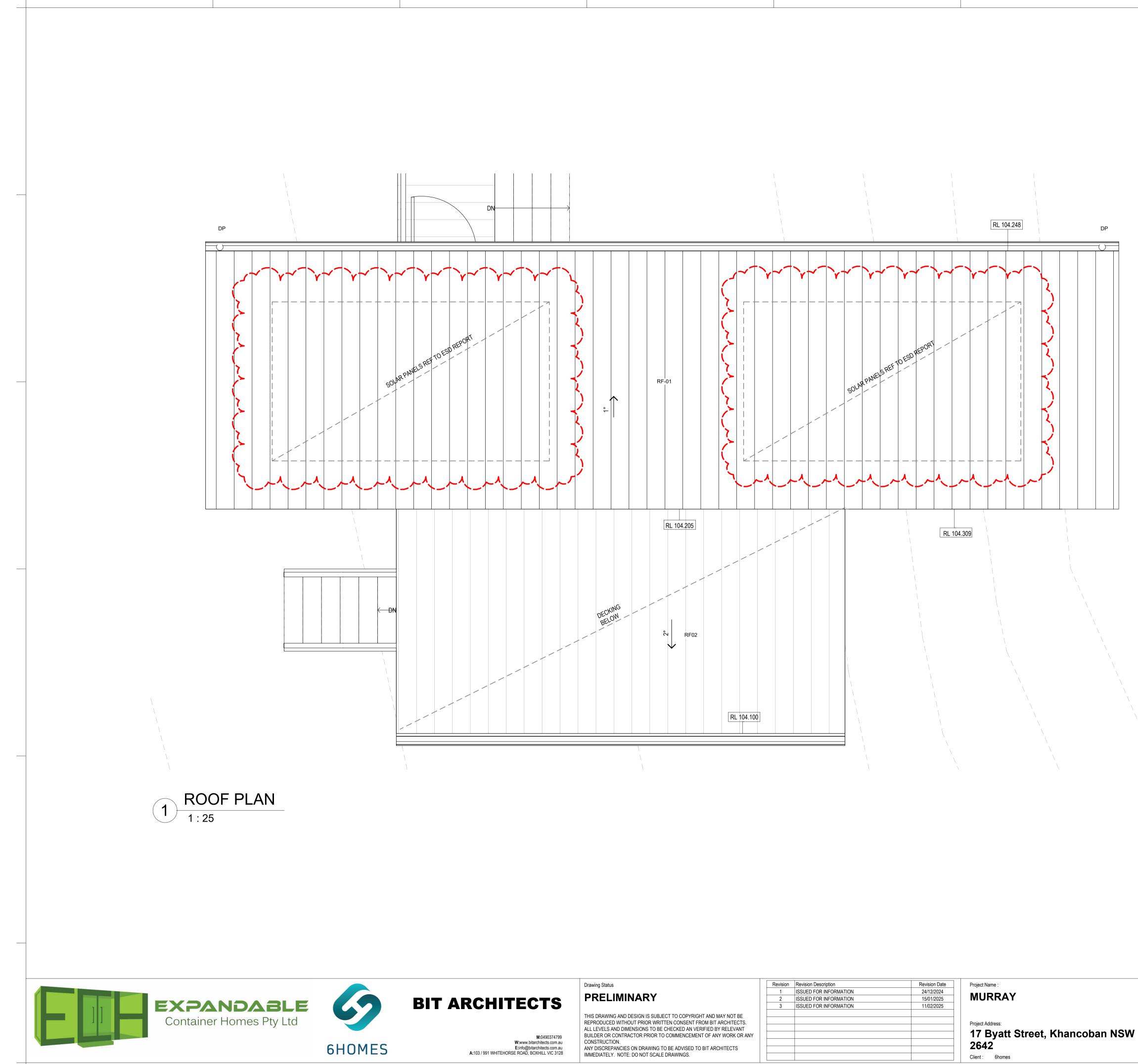
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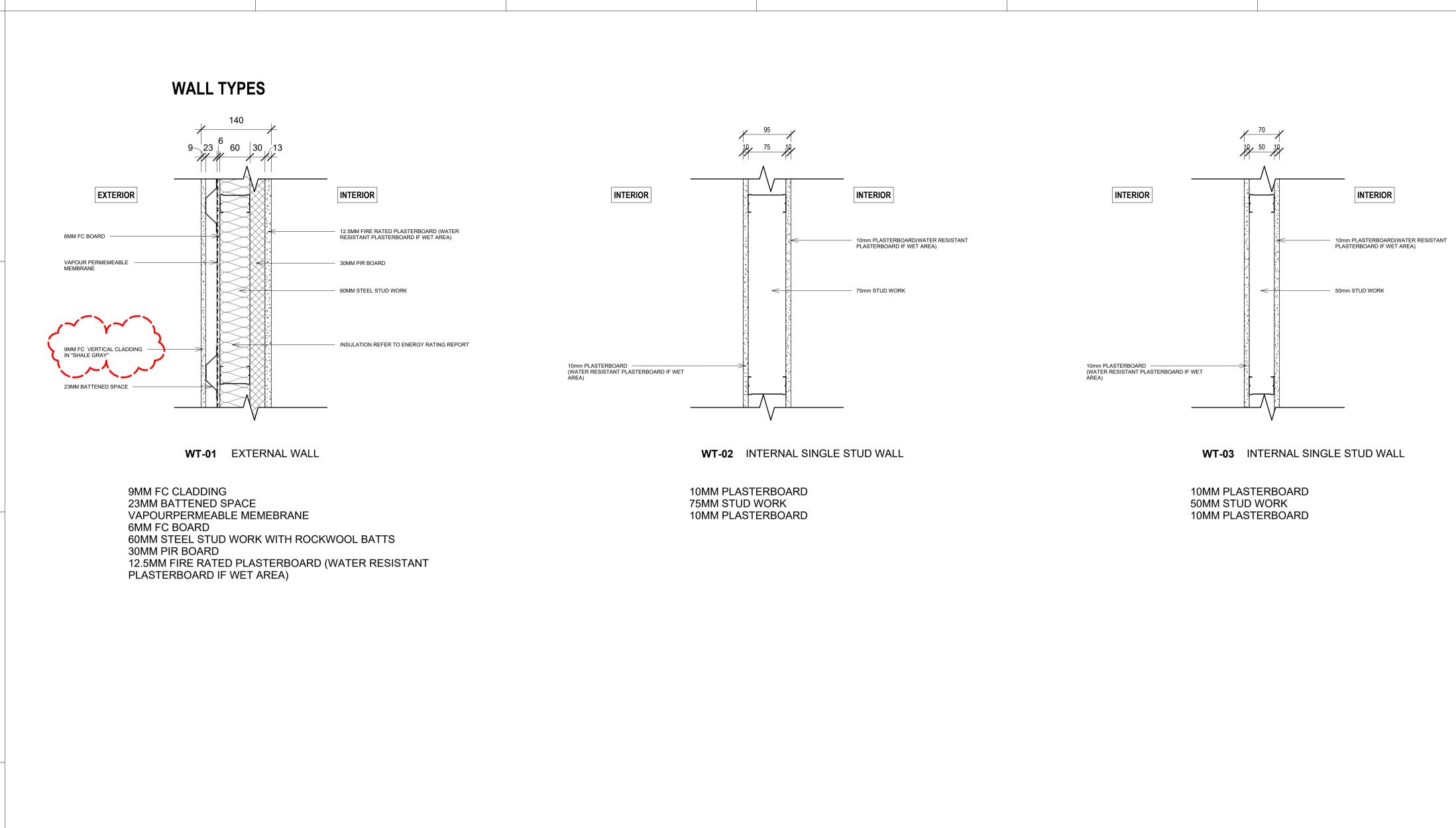


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	DENOTES EXISTING BUILDING, FIXTURES, FLOORINGS AND CONCRETE DRIVE WAY TO BE DEMOLISHED
	DENOTES EXISTING TREES
WM	DENOTES EXISTING WATER METER
GM	DENOTES EXISTING GAS METER
	DENOTES EXISTING ELECTRIC SWITCHBOARD
*	DENOTES TELECOMMUNICATION PIT
O DP	DENOTES DOWNPIPE
۹ عط	DENOTES DOWNPIPE WITH SPREADER
ा RWH	DENOTES DOWNPIPE WITH RAINHEAD
	DENOTES EXISTING BINS
	RED - GENERAL WASTE YELLOW - CO-MINGLED RECYCLING GREEN - ORGANIC FOOD WASTE
(••)	DENOTES EXISTING RAIN WATER TANK
777,H	DENOTES SETDOWNS
С	CUPBOARD
FP	FIREPLACE
8 DP O/F	SUMP
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RF01	"SURF MIST" METAL ROOF
RF02	BONDOR "SOLAR SPAN





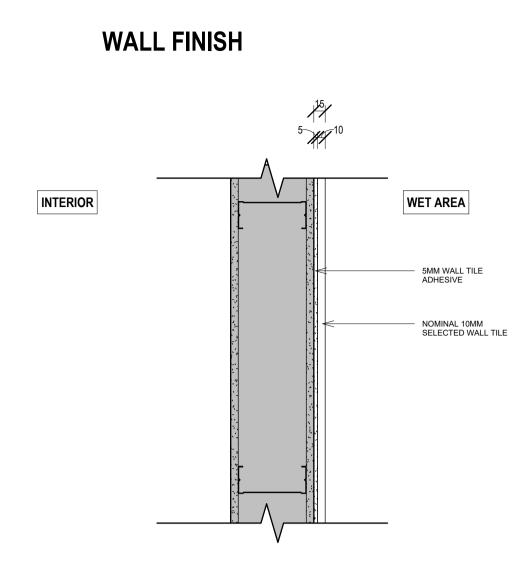






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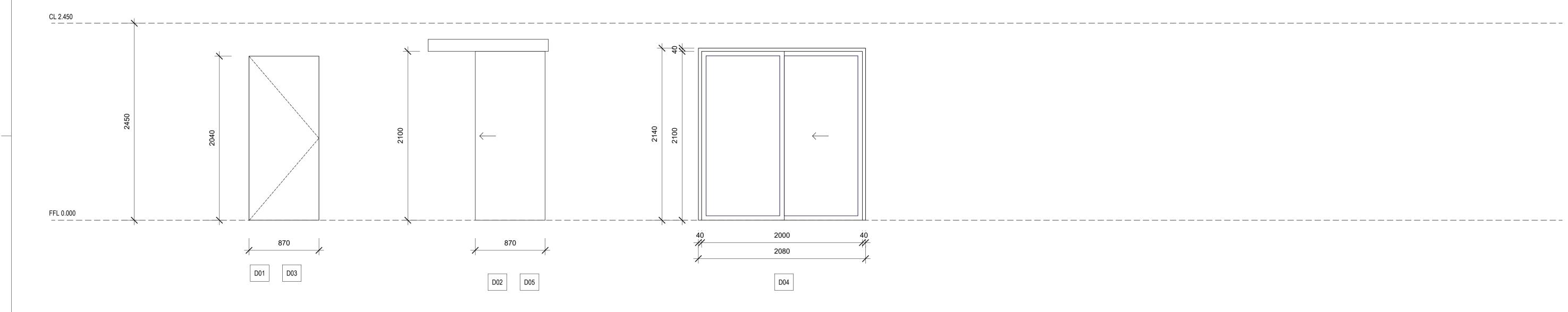
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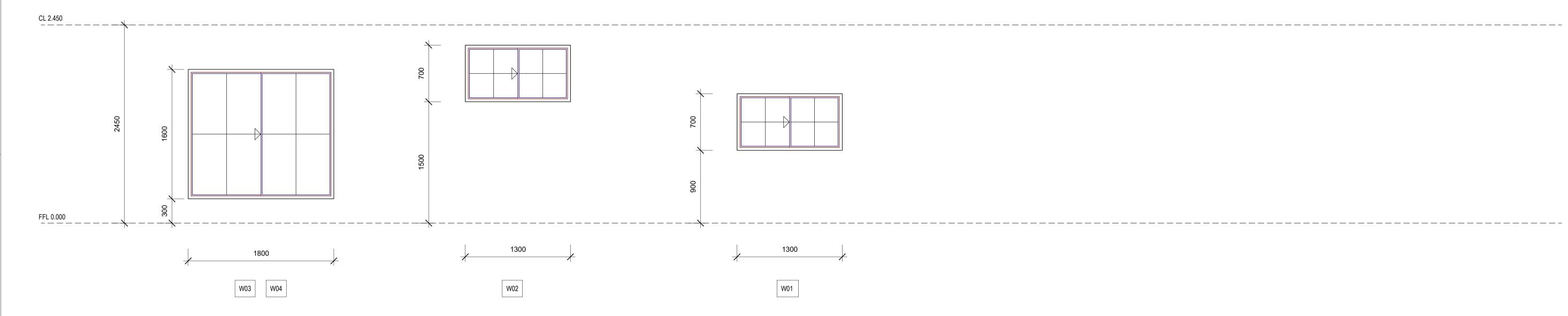


WF-01 WET AREA WALL TILE FINISH

5M WALL TILE ADHESIVE NOMINAL 10MM SELECTED WALL TILE

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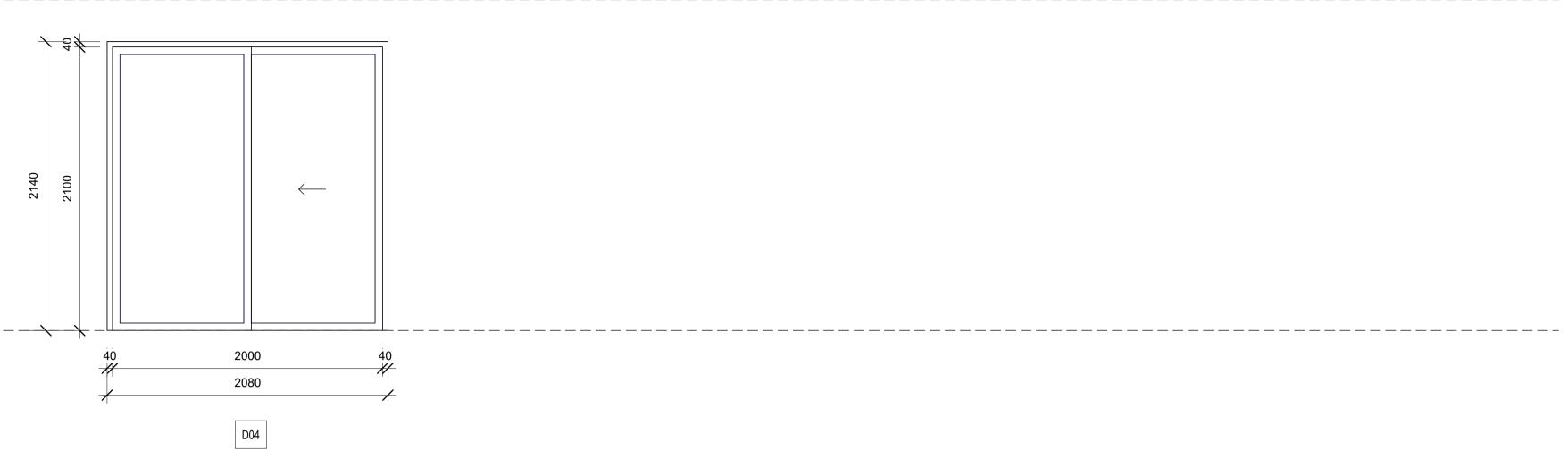
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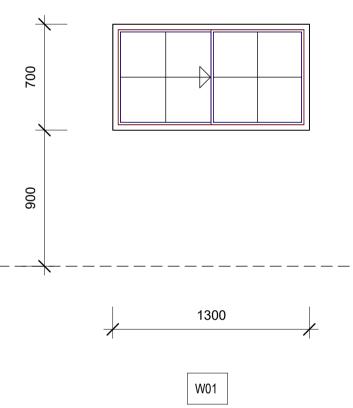
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D03	2040	870
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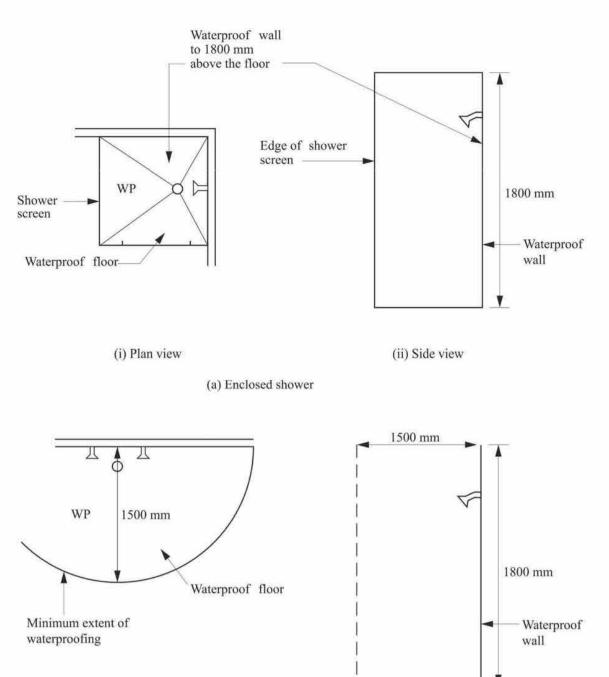




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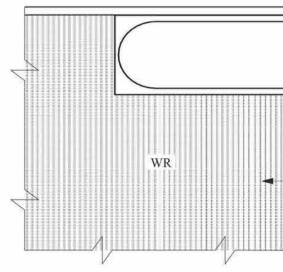
10.2.2 Shower area (enclosed and unenclosed)

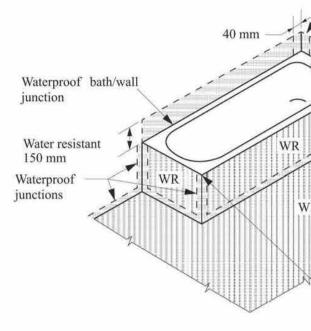
Figure 10.2.2 Extent of treatment for shower areas - concrete compressed fibrecement and fibre-cement sheet floors



10.2.4 Areas adjacent to baths and spas without showers

Figure 10.2.4a Areas adjacent to baths and spas without showers for concrete, below tile bed) compressed fibre-cement and fibre-cement sheet flooring Shower screen Waterproof to a width and track of 40 mm either side of the junction WP Shower side Floor tile Floor tile Mortar tile bed WR Water resistant floor 1 Waterstop Tile bed -Shower membrane - Floor substrate (a) Plan view Figure 10.2.15b Typical enclosed stepped down shower construction (membrane Waterproof to a width above tile bed) of 40 mm either side of the junction - Seal tap and bath spout penetrations - waterproofed if horizontal surfaces Shower screen 40 mm and track Waterproof junction width of 40 mm either side of WP Shower side Waterproof bath/wall Floor tile the junction junction Waterproof junction 25 mm Mortar tile bed Floor tile above finished floor level Water resistant 150 mm 0 WR WR Floor waste Waterston Shower membrane 11 Water resistant floor Vaterproof bath Tile bed - Floor substrate lip/tile joint (b) Isometric view Figure 10.2.15c Typical unenclosed stepped down shower construction (membrane below tile bed) Figure 10.2.4b Areas adjacent to baths and spas without showers for timber floors Figure 10.2.15c: Typical unenclosed stepped down shower construction (membrane below tile bed) including particleboard, plywood and other floor materials Frameless shower screen - Structural sealant support Shower side WP Waterproof to a width - Membrane below mortar of 40 mm either side of 0 the junction Waterproof sealant -1111111 Floor tile -Tile bed waterstop at the extremity of the NAME ADDRESS NAME ADDRESS ADDRESS ADDRESS WP unenclosed shower Floor substrate area Waterproof entire floor 10.2.16 Hob construction Figure 10.2.16 Typical hob construction — internal membrane (a) Plan view Top of tray side Sealant Waterproof to a width of 40 mm either side of Membrane the junction Seal tap and bath spout penetrations 40 mm Timber must Shower side Waterproof junction width NOT - Tile of 40 mm either side of be used 23 Waterproof bath/wall the junction for hob junction Waterproof junction 25 mm above finished floor level Mortar bed 0 WR Substrate WP Floor waste Waterproof entire floor





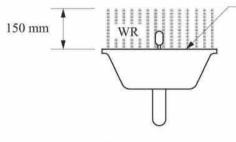
10.2.2(c) Wall junctions and joints within the shower area must be waterproofed not less than 40mm either side of the junction.

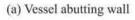
(b) Unenclosed shower

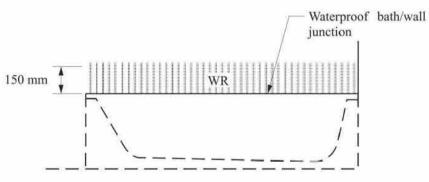
10.2.3 Floors outside shower area for concrete and cement sheet flooring must be water resistant. Wall/floor junctions must be waterproofed.

10.2.5 Other areas

(i) Plan view





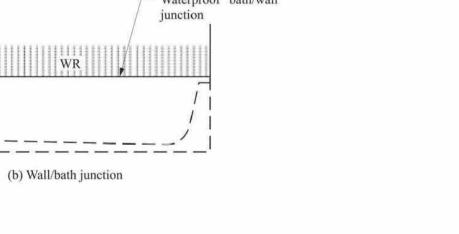


-Waterproof vessel /wall

junction

Waterproof tap and spout penetrations where they occur in surfaces required to be waterproof or resistant.

(ii) Side view



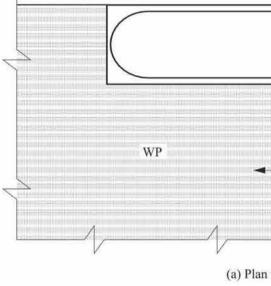
Laundries and WC's, the floor must be water resistant. Any junctions to be water resistant and any flashing used in junctions must be not less than 40mm.

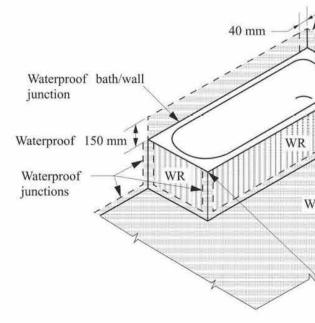
If a Bidet is to be installed with hand held spray, the floor must be waterproofed, the wall must be water proofed to a height of 150mm above the floor substrate where within 900mm of the connection, and the wall must be water resistant in WC within 900mm of the connection to a height of not less than 1200mm. Wall junctions within 900mm of connection, wall/floor junctions and penetrations must be waterproofed.

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(b) Isometric view



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10.2.15 Stepdown showers

Figure 10.2.15a Typical enclosed stepped down shower construction (membrane

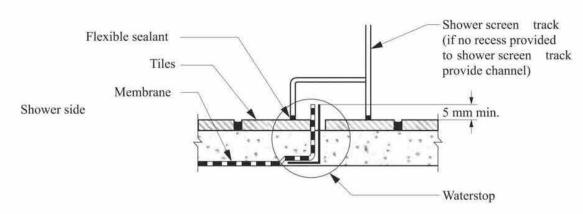
Waterproof bath lip/tile joint

> NOTE: **REFER NCC 2022 PART 10.2 WET AREA WATERPROOFING** FOR FULL CONTENTS OF THE REGULATION

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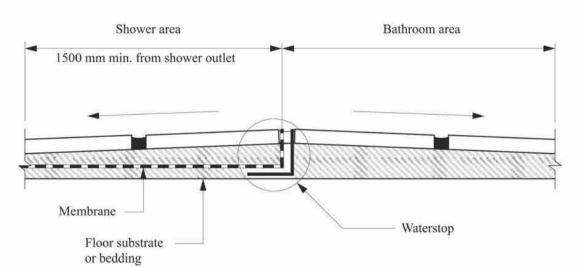
10.2.17 Enclosed showers with level threshold (without hob or set down)

Figure 10.2.17 Typical hobless construction



10.2.18 Unenclosed showers

Figure 10.2.18 Typical termination of membrane at extent of shower area



A waterstop must be installed a min horizontal distance of 1500mm from the shower rose. The whole of the floor must be waterproofed and drained to floor waste (as for a shower area).

10.2.19 Preformed shower bases

Figure 10.2.19a Typical preformed shower base wall/floor junction

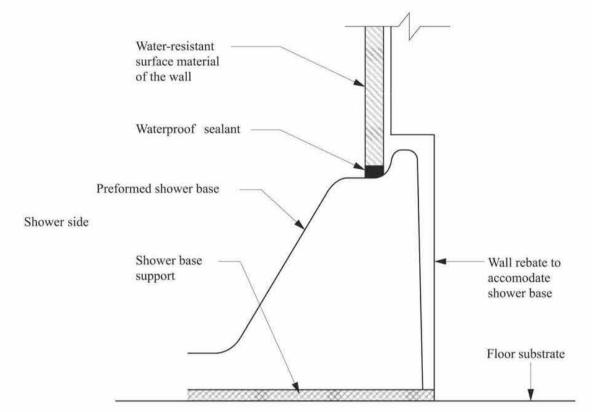
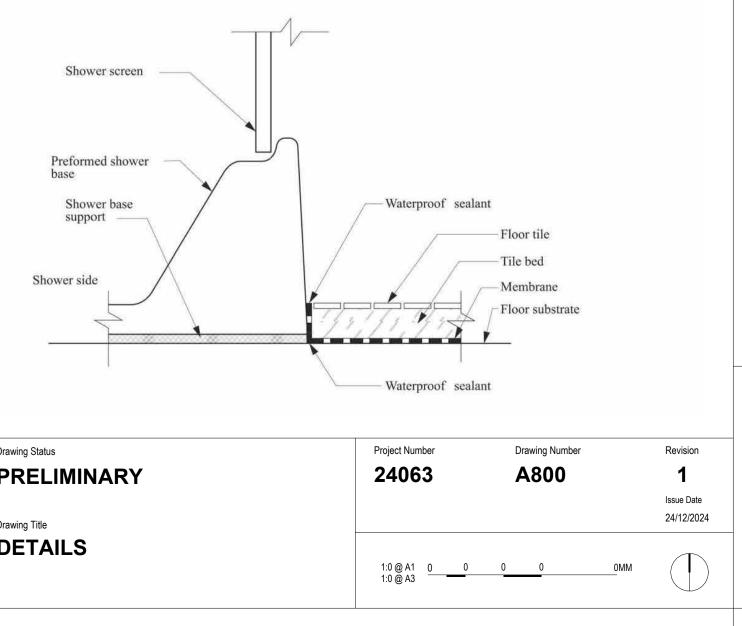


Figure Notes

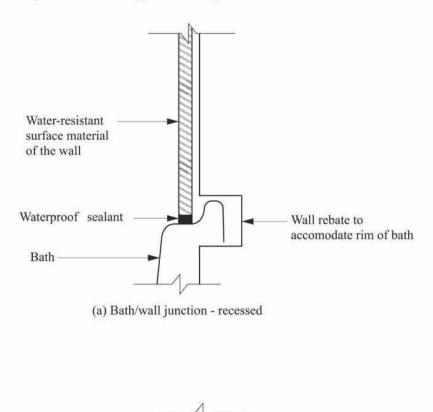
- 1. Rebating of timber and steel framed walls must be in accordance with AS 1684 or NASH
- Standard Part 2 as appropriate. 2. Where rebating of masonry walls is required, it must be accommodated in the design in accordance with AS 3700.

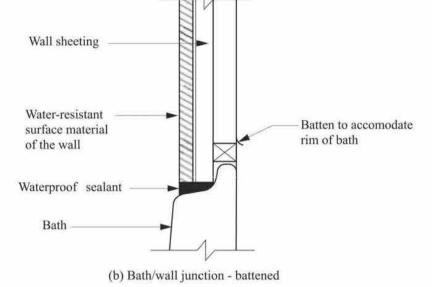
Figure 10.2.19b Typical preformed shower base/floor junction on timber floors, including particleboard, plywood and other timber materials



10.2.20 Baths and spas

Figure 10.2.20 Typical bath junctions





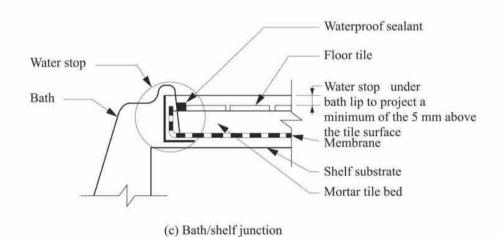


Figure Notes

- 1. Rebating of timber and steel framed walls must be in accordance with AS 1684 or NASH
- Standard Part 2 as appropriate. 2. Where rebating of masonry walls is required, it must be accommodated for in the design in
- accordance with AS 3700. 3. For diagram (c), where a waterstop cannot be provided, a Type 1 or Type 2 junction can be used with AS 3740.

10.2.8 materials - Waterproof Any membranes used must comply with As/NZS 4858

10.2.12 - Wet Area Floors - Falls Where a floor waste is installed, the min continous fall of a floor plane to the waste is 1:80. The max continuous fall of a floor plane to the waste is 1:50.

Refer to BCA for Penetrations, Flashings, membranes, wall sheeting substrates, bond breaker installation etc for more specific details



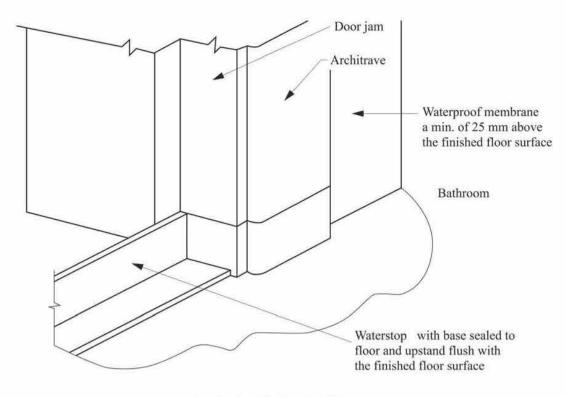




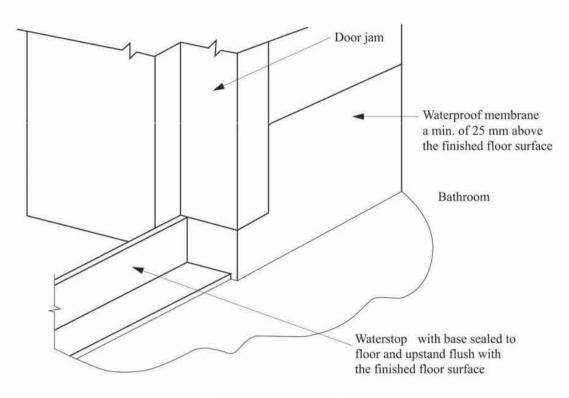
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10.2.24 Flashings/junctions

Figure 10.2.24 Typical bathroom door details for whole bathroom waterproofing



(a) After installation of architrave



(b) Prior to installation of architrave

Explanatory information

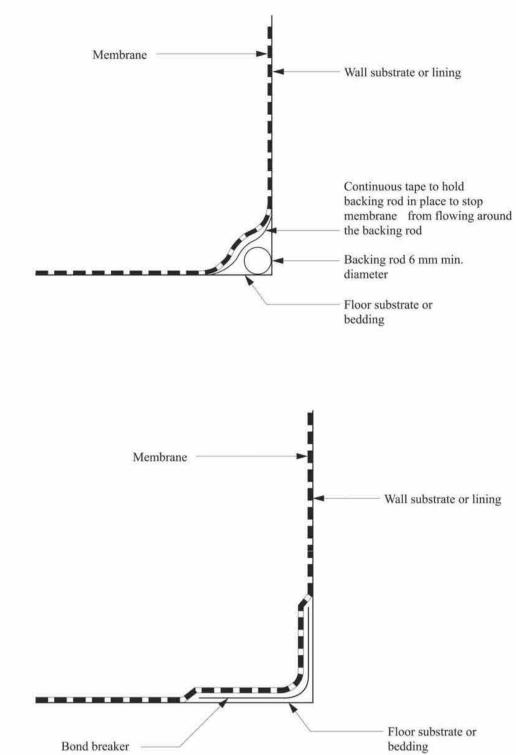
Vertical flashing may be used as follows:

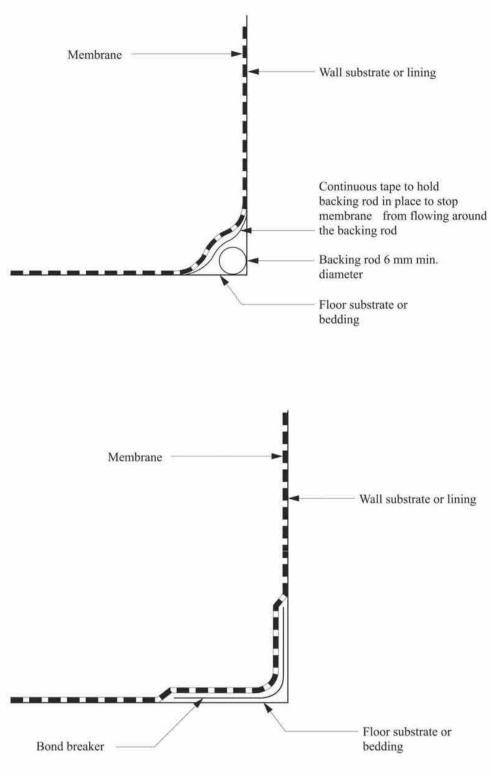
(a) External vertical flashing may be used with external membrane systems and installed behind the wall sheeting or render. They must have legs of sufficient width to allow the wall sheeting or render to overlap by not less than 32 mm.

- (b) Internal vertical flashing may be used with both external and internal membrane systems provided each leg has a minimum overlap of 40 mm to the wall sheeting or render and where used with
 - internal membrane, must extend vertically from the shower tray; and (i)
 - (ii) external membranes, must overlap the top edge of the floor waterproofing system by not less than 20 mm; and
 - preformed shower bases or baths, must extend to the bottom edge of the (iii) wall sheeting or render.

10.2.27 Bond breaker installation for bonded membranes

Figure 10.2.27 (explanatory) Typical bond breaker details





▼ Figure Notes

- than stretch.
- even thickness.

10.2.29 Membrane to drainage connection

Figure 10.2.29 Typical membrane termination at drainage outlet

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	Dra	ainage	flange		

Explanatory information: Drainage flanges

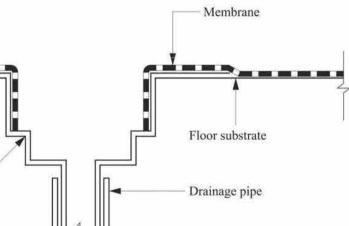
- the floor substrate or the tile bed.

NOTE: REFER NCC 2022 PART 10.2 WET AREA WATERPROOFING FOR FULL CONTENTS OF THE REGULATION

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1. Bond breakers for Class I membranes (low extensibility) allow the membrane to flex rather

2. Bond breakers for Class II membranes (medium extensibility) allow the membrane to stretch. If a tape is used as a <u>bond breaker</u>, either the <u>membrane</u> must not bond to the tape or the tape must have elastic properties similar to the membrane. 3. Bond breakers for Class III membranes (high extensibility) allow the membrane to have an



• For membrane drainage connections in concrete floors: drainage flange may be either cast into the concrete slab or set into the top surface of the concrete slab or the tile bed. • For membrane drainage connections in other floors: drainage flange may be either set into

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