



**22 STELLWAY CLOSE  
WAGGA WAGGA  
NSW 2650**  
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**Do not scale off drawings**

**All discrepancies in dimensions should be directed to the Building Designer for clarification.**

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**IMPORTANT GENERAL NOTES**

- The Building Contractor is to visit the site of the proposed works & confer with the Owner/Developer to fully determine the nature & scope of the works
- It is the responsibility of the Building Contractor to check &/or confirm all dimensions, heights, setbacks, levels, etc, prior to work commencing
- Workmanship in all trades, shall always be of the highest standard & in accordance with the (BCA) Building Codes of Australia & any relevant Australian Standards & Local Authority requirements
- All materials used shall be of the highest quality unless specified otherwise
- All Contractors/Sub-contractors shall be fully licensed & approved in their relevant trade & are to comply with all the standards, codes & best practices relevant to their particular trade
- Installation of all materials & fittings shall always be in strict accordance with the manufacturers &/or suppliers instructions
- The information contained in these drawings is to be read in conjunction with the specifications provided & with any other information & drawings supplied by engineers, BASIX certificate, etc
- The Building Contractor is to ensure that the site of the proposed works is made safe & secure from access by others during construction in accordance with the Local Authority & Occupational, Health & Safety requirements
- All reinforced concrete slab floors & footings for Class 1 & Class 10a buildings are to comply with AS 2870 - 'Residential Slabs & Footings'
- All timber framed construction to comply AS1684 - 'Timber Framing Code'
- All brickwork & blockwork to comply with AS 3700 - 'Masonry Structures'
- The Building Contractor shall supply/install & maintain the following items in accordance with the Local Authority requirements:
  - Sediment control measures
  - Stabilised entry point
  - controlled rubbish area
  - Site toilet facility

**Amendments**


**PROPOSED NEW RESIDENCE  
M BALDING  
LOT 42, MIRRUL STREET  
GLENFIELD PARK ESTATE  
WAGGA WAGGA**

<b>Project number</b>	<b>2010-26/1</b>
<b>Date</b>	<b>1 April 2010</b>
<b>Drawn</b>	<b>Rod Lynch</b>
<b>Checked</b>	<b>Mitch Balding</b>
<b>Scale</b>	<b>As shown (A1 sheet)</b>

**AUSTRALIAN STANDARDS TO BE REFERRED TO INCLUDE, BUT NOT BE LIMITED TO:**

AS 1170.2	WIND ACTIONS
AS 1288	GLASS IN BUILDINGS - SELECTION & INSTALLATION
AS 1668	THE USE OF MECHANICAL VENTILATION & AIR CONDITIONING IN BUILDINGS
AS 1680	INTERIOR LIGHTING
AS 1684.2	RESIDENTIAL TIMBER FRAMED CONSTRUCTION - NON CYCLONIC
AS 2047	WINDOWS IN BUILDINGS - SELECTION & INSTALLATION
AS 2179	SPECIFICATION FOR RAINWATER GOODS, ACCESSORIES & FASTENERS
AS 2870	RESIDENTIAL SLABS & FOOTINGS - CONSTRUCTION
AS 2904	DAMP-PROOF COURSES & FLASHINGS
AS 3500.5	PLUMBING & DRAINAGE - DOMESTIC INSTALLATIONS
AS 3700	MASONRY STRUCTURES
AS 3740	WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS
AS 3786	SMOKE ALARMS
AS 3959	CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

**BASIX SPECIFICATION BRIEF**

- \* R.C. WAFFLE POD SLAB FLOORS THROUGHOUT TO AS2870
- \* SELECTED TILES TO FLOORS OF ENTRY, MEALS/FAMILY, KITCHEN, COMPUTER NOOK & HALLWAY
- \* SELECTED TILES TO WALLS & FLOORS IN ALL WET ROOMS
- \* CARPET ON UNDERLAY IN LOUNGE ROOM & IN ALL BEDROOMS
- \* 4 STAR RATED TAPS IN KITCHEN, BATHROOM & ENSUITE
- \* 4 STAR RATED DUAL-FLUSH TOILETS
- \* 3 STAR RATED SHOWER HEADS
- \* TOWN WATER FOR ALL HOUSE WATER
- \* 4 STAR RATED INSTANTANEOUS GAS HOT WATER UNIT
- \* DUCTED EVAPORATIVE COOLING
- \* 4 STAR DUCTED GAS HEATING
- \* MANUALLY OPERATED EXHAUST FANS IN BATHROOM & ENSUITE
- \* GAS COOKTOP, ELECTRIC F/FORCED UNDERBENCH OVEN & RANGEHOOD IN KITCHEN
- \* NATURAL VENTILATION & LIGHTING IN BATHROOM, WC & LAUNDRY
- \* FIXED OUTDOOR CLOTHESLINE
- \* 2.4m HIGH - 90mm x 35mm TREATED TIMBER WALL FRAMES
- \* R1.5 BULK INSULATION IN ALL EXTERNAL WALLS & IN INTERNAL WALLS ADJOINING DOUBLE GARAGE
- \* GYPROCK & VILLABOARD (WET AREAS) LINED WALLS & CEILINGS
- \* FOIL SARKING TO ALL EXTERNAL WALL FRAMES
- \* MEDIUM COLOURED EXTERNAL HEBEL/VENEER WALLS
- \* TREATED TIMBER ROOF TRUSSES WITH 450mm WIDE EAVES TO 22.5 DEGREES ROOF PITCH
- \* R3.5 BULK INSULATION IN ALL CEILINGS EXCLUDING GARAGE & PORTICO
- \* MEDIUM COLOURED COLORBOND CUSTOM ORB METAL ROOF CLADDING OVER FOIL SARKING
- \* WEATHER STRIPPING AROUND ALL EXTERNAL ENTRY DOORS

**WALL TYPES LEGEND**

**INTERNAL WALLS**  
 UNLESS NOTED OTHERWISE, ALL INTERNAL WALLS TO BE 90mm x 35mm TREATED TIMBER STUD FRAMING WITH 10mm GYPROCK PLASTERBOARD TO BOTH SIDES WITH PAINTED FINISH (WATER RESISTANT PLASTERBOARD LININGS IN ALL WET AREAS)

**WALL TYPE 1**   
 205mm HEBEL VENEER WALL WITH 75mm HEBEL PANEL WALL / 40mm CAVITY FOR METAL BATTEN / 90mm x 35mm TREATED TIMBER STUD WALL WITH R1.5 WALL INSULATION BATTS PLUS FOIL SARKING & 10mm GYPROCK PLASTERBOARD TO INTERNAL SIDE PAINT FINISH (WATER RESISTANT PLASTERBOARD LININGS IN WET AREAS)

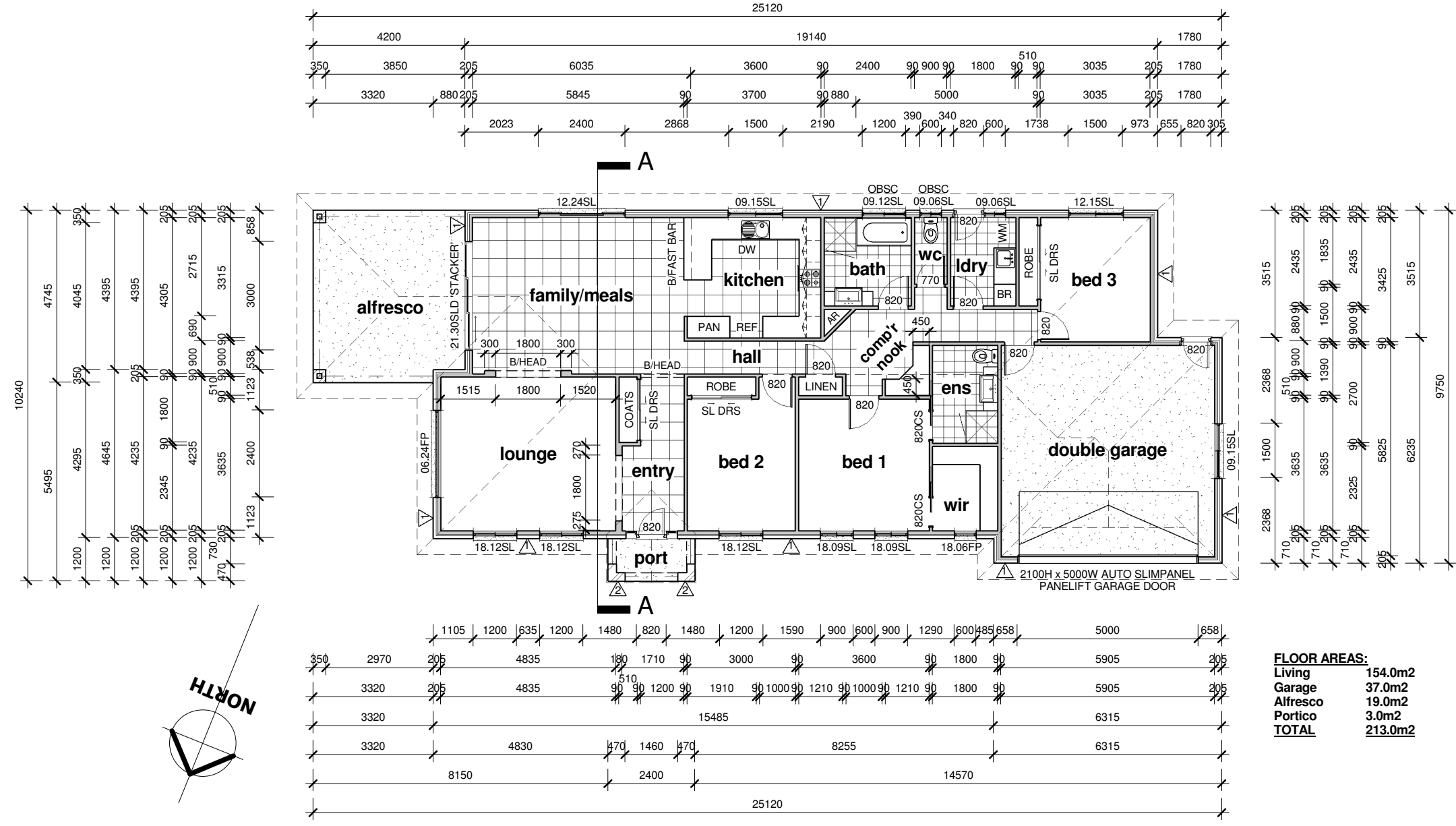
**WALL TYPE 2**   
 230mm DOUBLE BRICK WALL WITH 2 x 110mm EXPOSURE GRADE CLAY BRICK WALL WITH 10mm CEMENT RENDER TO BOTH FACES WITH PAINT FINISH

**WINDOW & GLASS DOOR SCHEDULE:**

\* POWDERCOATED 'IMPROVED' ALUMINIUM FIXED PANEL (FP) & SLIDING WINDOWS (SL) & GLASS SLIDING EXTERNAL DOOR (SLD) WITH GLAZING AS LISTED  
 \* FIT FLYSCREENS TO ALL OPENABLE WINDOW SASHES & SLIDING DOORS

**WINDOW SCHEDULE:**

ROOM	SIZE	GLAZING
LOUNGE	1 x 06.24FP	SINGLE CLEAR
	2 x 18.12SL	SINGLE CLEAR
BEDROOM 2	1 x 18.12SL	SINGLE CLEAR
BEDROOM 1	2 x 18.09SL	SINGLE CLEAR
WI ROBE	1 x 18.06FP	SINGLE CLEAR
DOUBLE GARAGE	1 x 12.15SL	SINGLE CLEAR
BEDROOM 3	1 x 12.15SL	SINGLE CLEAR
LAUNDRY	1 x 09.06SL	SINGLE CLEAR
WC	1 x 09.06SL (OBSC)	SINGLE CLEAR
BATHROOM	1 x 09.12SL (OBSC)	SINGLE CLEAR
KITCHEN	1 x 09.15SL	SINGLE CLEAR
FAMILY/MEALS	1 x 12.24SL	SINGLE CLEAR
	1 x 21.30SLD (STACKER)	SINGLE CLEAR



**FLOOR AREAS:**  
 Living 154.0m2  
 Garage 37.0m2  
 Alfresco 19.0m2  
 Portico 3.0m2  
**TOTAL 213.0m2**

**1 Floor Plan**  
 1 : 100