

Standard House Design

The Harding

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Notes

1 General

- Contractor to verify all dimensions and levels on site prior to commencement of works, ordering of materials or preparing of shop drawings.
- Workmanship, materials and work practices must be executed in accordance with the following:
 - Building Code of Australia.
 - Trade specific regulatory codes, regulations, statues and by-laws.
 - Manufacturers installation specifications, recommendations and guidelines.
- All work shall be carried out by experienced and competent trades persons.
- All dimensions shown are in mm unless otherwise noted, survey contour levels are shown in mts. Areas shown are approximate only. Final areas to be measured onsite.
- All dimensions and levels shown are finished dimensions and levels unless otherwise noted or as shown to structure excluding lining thickness.
- All dimensions, levels, slopes, etc. shown to be cross verified on site prior to any construction work.
- All areas and volumes shown are approximate only. Final areas and volumes to be as per achieved constructed on site.

2 Site Works – Generally

- Carry out all site works as required and specified for construction of all new structures and associated works for the proper completion of the works. Check DBYD for any inground services to be protected.
- Make good to all existing construction and surface finishes affected by proposed new works.
- Protect existing services that may be located in the area.
- Remove excess material from the site. Do not burn or bury rubble or other rubbish on the site.

3 New Construction – Generally

- Install all construction as required by the structural documentation.
- Fix all as required for cyclonic conditions as per the manufacturer's instructions.
- All fasteners and fixings as required for nominated wind region.

4 Windows & Glazing

- Aluminium windows shall be designed, manufactured, and installed in accordance with the Australian Standards, AS 4055, AS 2047 and AS 1170.2 design criteria as per the engineering drawings
- Glazing shall be in accordance with AS 1288.
- Install anodised aluminium framed windows with standard flyscreens unless otherwise noted. No requirement for cyclone screens.
- Window sizes to be confirmed with supplier before structural engineering and manufacture of wall frames.
- All glazing is to comply with part 3.6 of the NCC and AS 1288-2006: Glass in Buildings – Selection and Installation.
- The selection and installation of windows including the provisions of head and sill flashings is to be in accordance with AS 2047-2014: windows and external glazed doors in building.

5 Doors

- All external timber doors shall be 38mm thick solid core, hung on 3 butt hinges.
- Provide weather seals to all external doors.
- Option to provide 2 8 DIA. Barrel bolts in addition to locking device, 1@ top & 1@ base to secure external doors in high wind situations.
- Door sizes to be confirmed with supplier before structural engineering and manufacture of wall frames.
- Robe sliding doors based on the glideaway wardrobe system supplied by Karratha Glass.

6 Water Management

- Install the following minimum:
 - 4 star rated toilet.
 - 3 star rated aerated shower rose.
 - 4 star rated tapware and flow regulators.

7 Hot Water Unit

- Install selected electric heat pump storage hot water system that complies with AS 2712-2002.

8 Insulation

- All new, see table. All insulation is to be continuous.

Location	Insulation Schedule
Roof sheeting (under)	Reflective sisalation – medium (timber trusses)
Ceiling (over)	Bradford R3.5 batts
Framed walls (steel)	External – Bradford R1.5 batts (75mm) Internal – R1.5 to lounge (theatre), wet areas (bathroom, ensuite) or as nominated on the drawings.
Wall cladding (under)	Aircell Insulbreak 65
	Or equally approved, Earthwool, James Hardie, Ametalin, Knauf, Fletchers, etc

9 Waterproofing Wet Areas

- To floor / wall junctions install PVC preformed angle flashing fixed to studs behind wall lining and bonded to floor.
- To wall / wall junctions install FRP vertical corner flashing angle prior to fixing wall lining, dress wall flashing over floor flashing.
- All surfaces are to be suitably primed, to corners apply flexible polyurethane sealant and tool off to form a solid coved or 45 degree fillet extending at least 10mm on to the adjacent surfaces. Apply waterproofing membrane directly over the sealant and on the adjacent surfaces to the extent of all areas as outlined in the NCC 3.8.1 wet areas. To shower and floor waste ensure application of membrane is turned down into the drain flange.
- All products are to be approved for their intended application and are to be installed to the manufacturer's written instructions.
- Ensure membrane is fully cured before tiling or screeding.

- Wet areas are to be water proofed in accordance with AS 3740 & to the satisfaction of the NCC with:
 - Full tanking of shower recesses.
 - Water proofing of wall and floor junctions to all wet areas.
 - A water-resistant surface – ceramic tiles or similar splash back – to not less than 150mm above all vessels including, hand basins, sinks and troughs.
 - Waterproofing of all penetrations for spouts and tapwares.

10 Bal Requirements

- To be advised specific to site location.

11 Fire Safety

- The smoke alarm shall be:
 - Hardwired.
 - Interconnected with the existing smoke alarm (SA) with in the dwelling.
 - Powered independently of security systems.
 - Comply with AS3768.

12 Cladding

- Colorbond & James Hardie cladding as approved.
- Sheet metal roof sheeting will be installed in accordance with AS 1526.1 and manufacturer's specifications and as appropriate for the design wind loads.
- No gutters to roof.
- Eaves – 900mm eaves with exposed timber rafters and battens.
- Filler strips:
 - Filler strips to roof sheeting & flashings & valley gutters, where applicable closed cell foam filler strips to be installed to reduce water penetration.

13 Termite Management

- Builder to nominate if any primary building elements are subject to termite attack, according to NCC Vol. 2 – 3.1.4.2
 - If any primary building elements are subject to termite attack, then the builder to install a termite management system. Builder to provide additional documentation detailing the termite risk management.
- Part A – chemical spray to underside of slab.
Part B – perimeter chemical spray, collars to service penetrations. The system is not replenishable.

Room Schedule

Name	Area	Floor Finish	House Type
Bed 4	11.89 m ²	Carpet	The Harding
Bed 3	11.42 m ²	Carpet	The Harding
Bed 2	10.42 m ²	Carpet	The Harding
Bath	5.98 m ²	Tile	The Harding
WC	1.82 m ²	Tile	The Harding
Outdoor Living	46.50 m ²	Concrete Finish	The Harding
Kitchen	12.77 m ²	Tile	The Harding
Passage	8.00 m ²	Tile	The Harding
LDRY	7.26 m ²	Tile	The Harding
Store	5.25 m ²	Tile	The Harding

Project Notes

Colorbond & James Hardie cladding as approved.

Abbreviations

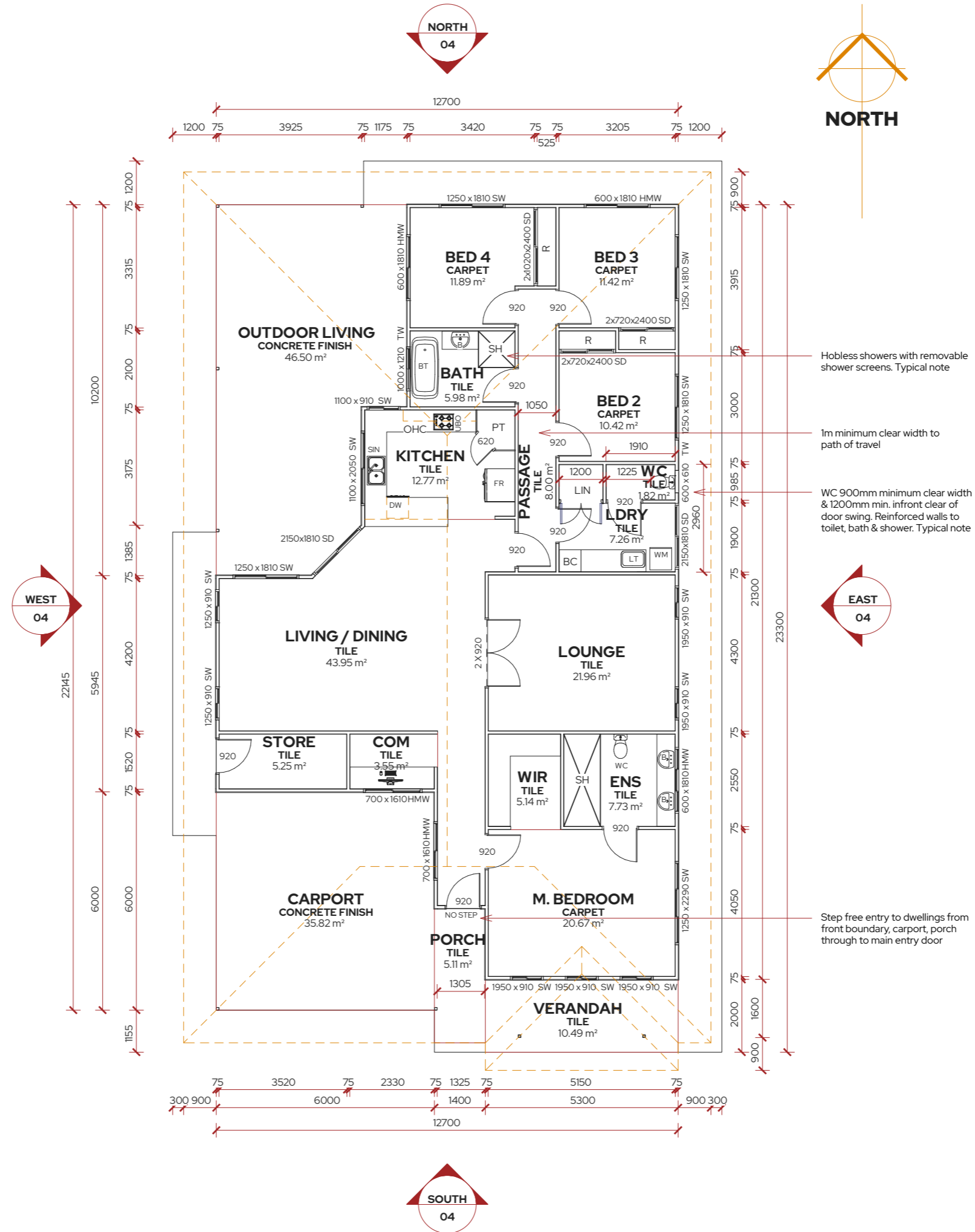
AC AC Outdoor Units	PASS Passage
B Basin	PD Pivot Door
BC Broom Cupboard	PDR Powder Room
BIN Bins – Waste & Recycle	PF Painted Finish
BT Bathtub	PP Potted Plant
CAP Ceiling Access Panel	PT Pantry
CDR Clothes Drying Rack	R Robe
CS Concrete Slab	RSC Roller Shutter with Cyclonic Locks
CSL Cavity Slider Door	SA Smoke Alarm
CUP Cupboard	SC Structural Column
COM Computer Nook	SCO Structural Column Over
CONC Concrete	SSC Slanted Structural Column
DD Double Door	SD Sliding Door
DP Down Pipe	SDC Wind Panel Sectional Door with Cyclonic Locks
DES Direction Exit Sign	SH Shower
DHW Double Hung Window	SW Sliding Window
DW Dishwasher	SIN Sink Underbench
EBP Electric Box Pillar	SK Skirting Board
ED Existing Door	SL Spot Light
ETW Existing Toilet Window	SP Steps
EW Existing Window	T Tiles
ENS Ensuite	TP Tap
FA Floor Access	TEL Telstra
FW Fixed Glass Window	TW Toilet Window Obscured
FR Fridge Freezer with Tap Connection	TV Television
G Gate	WC Water Closet
GD Garage Door	WIP Walk In Pantry
HMW High Mount Window	WIR Walk In Robe
HWU Hot Water Unit	WM Washing Machine
K Kitchenette	WMT Water Meter
LDRY Laundry	UR Urinal
LP Light Pole	UBO Cooktop & Underbench Oven
LT Laundry Trough	
LIN Linen Cupboard	
OHC Overhead Cabinet	

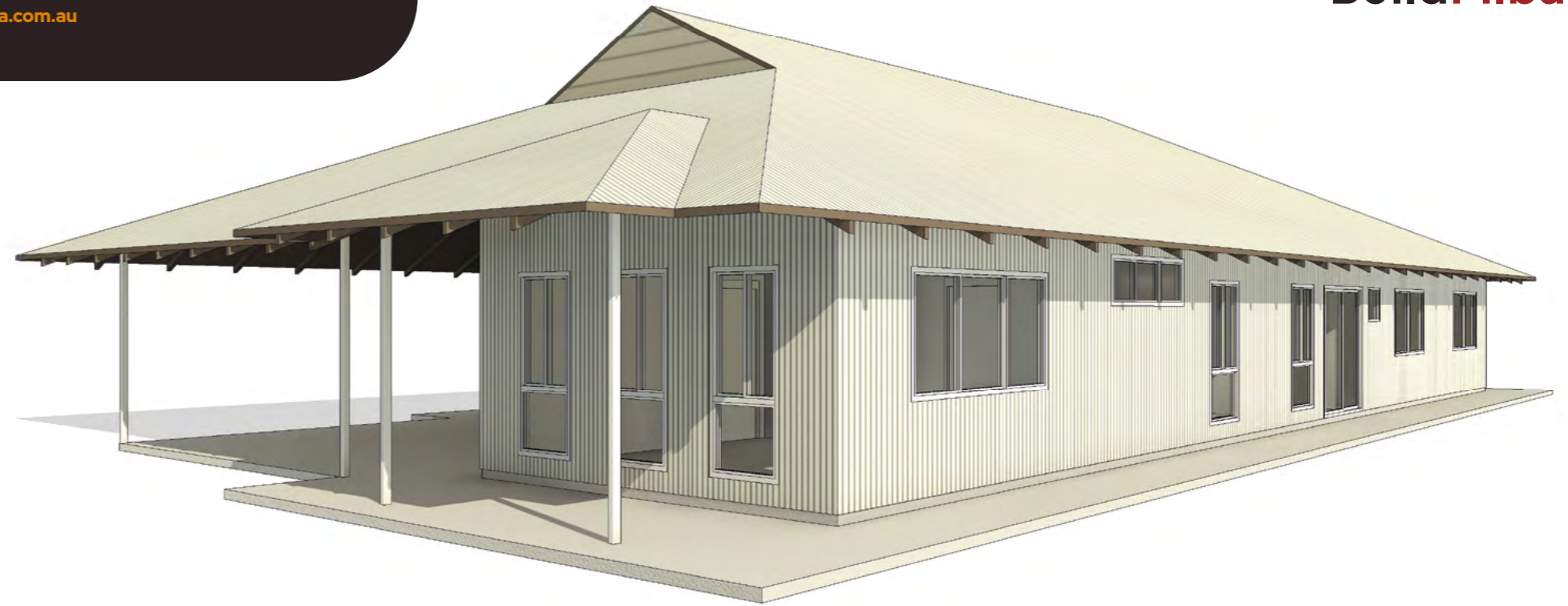
Name	Area	Floor Finish	House Type
COM	3.55 m ²	Tile	The Harding
Lounge	21.96 m ²	Tile	The Harding
ENS	7.73 m ²	Tile	The Harding
M. Bedroom	20.67 m ²	Carpet	The Harding
WIR	5.14 m ²	Tile	The Harding
Living / Dining	43.95 m ²	Tile	The Harding
Carport	35.82 m ²	Concrete Finish	The Harding
Porch	5.11 m ²	Tile	The Harding
Verandah	10.49 m ²	Tile	The Harding

Floor Plan

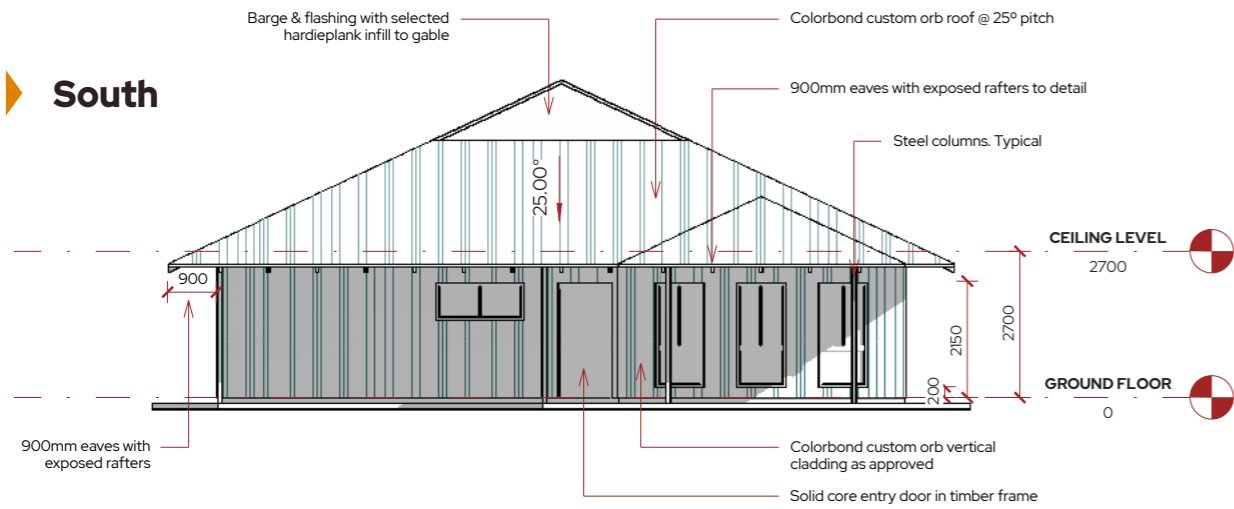
The Harding

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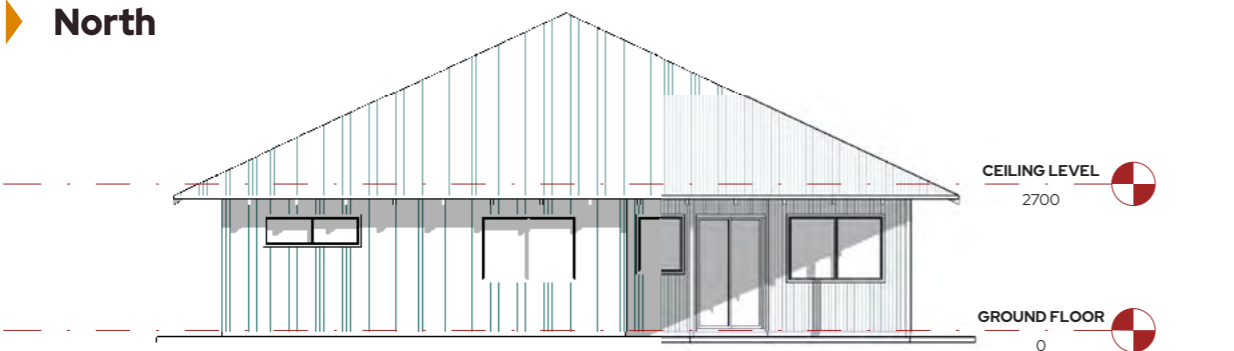
South



East



North



West

