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PRELIMINARY DESIGN
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COVER SHEET

REGULATORY REQUIREMENTS

AUSTRALIAN STANDARDS
ALL WORKS SHALL COMPLY WITH ALL RELEVANT AND CURRENT AUSTRALIAN STANDARDS INCLUDING, BUT NOT LIMITED, TO THE FOLLOWING:

AS/NZS 1170-	ALL PARTS	STRUCTURAL DESIGN ACTIONS
AS 1191-	2002	ACOUSTICS- METHOD FOR LABORATORY MEASUREMENT OF AIRBORNE SOUND INSULATION OF BUILDING ELEMENTS
AS/NZS 1200-	2000	PRESSURE EQUIPMENT
AS/NZS 1276-	1999	ACOUSTICS- RATING OF SOUND INSULATION IN BUILDINGS & BUILDING ELEMENTS
AS 1288-	2006	GLASS IN BUILDINGS- SELECTION & INSTALLATION
AS 1428-	ALL PARTS	DESIGN FOR ACCESS & MOBILITY
AS 1530-	ALL PARTS	METHOD FOR FIRE TESTS ON BUILDING MATERIALS, COMPONENTS & STRUCTURES
AS 1562-	ALL PARTS	DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING
AS 1657-	2013	FIXED PLATFORMS, WALKWAYS, STAIRWAYS & LADDERS
AS/NZS 1664-	ALL PARTS	ALUMINIUM STRUCTURES
AS/NZS 1668-	ALL PARTS	THE USE OF VENTILATION & AIR CONDITIONING IN BUILDINGS
AS 1670-	ALL PARTS	FIRE DETECTION, WARNING, CONTROL & INTERCOM SYSTEMS
AS/NZS 1680		INTERIOR LIGHTING
AS 1684-	ALL PARTS	RESIDENTIAL TIMBER-FRAMED CONSTRUCTION
AS 1720-	ALL PARTS	TIMBER STRUCTURES
AS 1735-	ALL PARTS	LIFTS, ESCALATORS & MOVING WALKS
AS 1860-	2006	PARTICLEBOARD FLOORING
AS 1905-	ALL PARTS	COMPONENTS FOR THE PROTECTION OF OPENINGS IN FIRE RESISTANT WALLS
AS 1926-	ALL PARTS	SWIMMING POOL SAFETY
AS 2047-	2014	WINDOWS IN BUILDINGS
AS 2049-2002		ROOF TILES
AS 2050-	2002	INSTALLATION OF ROOF TILES
AS 2118-	ALL PARTS	AUTOMATIC FIRE SPRINKLER SYSTEMS
AS 2159-	2009	PILING- DESIGN & INSTALLATION
AS 2293-	2005	EMERGENCY ESCAPE LIGHTING & EXIT SIGNS FOR BUILDINGS
AS 2327-	2003	COMPOSITE STRUCTURES
AS 2419-	2005	FIRE HYDRANT INSTALLATIONS
AS 2441-2005		INSTALLATION OF FIRE HOSE REELS
AS 2444-	2001	PORTABLE FIRE EXTINGUISHERS & FIRE BLANKETS
AS 2665-	2001	SMOKE/HEAT VENTING SYSTEMS
AS 2870-	2011	RESIDENTIAL SLABS & FOOTINGS
AS/NZS 2890-	2009	PARKING FACILITIES
AS/NZS 2904-1995		DAMP-PROOF COURSE & FLASHINGS
AS/NZS 2908-	ALL PARTS	CELLULOSE CEMENT PRODUCTS
AS/NZS 2918-	2001	DOMESTIC SOLID FUEL BURNING APPLIANCES
AS/NZS 3013-	2005	ELECTRICAL INSTALLATIONS
AS/NZS 3500-	2003	PLUMBING & DRAINAGE
AS 3600-	2014	CONCRETE STRUCTURES
AS 3660.1 -	2014	TERMITE MANAGEMENT
AS/NZS 3666-	2011	AIR-HANDLING & WATER SYSTEMS OF BUILDINGS
AS 3700-	2011	MASONRY STRUCTURES
AS 3740-	2010	WATERPROOFING OF DOMESTIC WET AREAS
AS 3786-	1993	SMOKE ALARMS
AS/NZS 3823-	2012	PERFORMANCE OF ELECTRICAL APPLIANCES
AS/NZS 3837-	1998	METHOD OF TEST FOR HEAT & SMOKE RELEASE RATES FOR MATERIALS & PRODUCTS USING AN OXYGEN CONSUMPTION CALORIMETER
AS 3959-	2009	CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS
AS 4072-	2005	COMPONENTS FOR THE PROTECTION OF OPENINGS IN FIRE-RESISTANT SEPARATING ELEMENTS
AS 4100-	1998	STEEL STRUCTURES
AS/NZS 4200-	ALL PARTS	PLIABLE BUILDING MEMBRANES & UNDERLAYS
AS 4254-	2012	DUCTWORK FOR AIR-HANDLING SYSTEMS IN BUILDINGS
AS/NZS 4256-	ALL PARTS	PLASTIC ROOF & WALL CLADDING MATERIALS
AS/NZS 4505-	2012	GARAGE DOORS & OTHER LARGE ACCESS DOORS
AS 4586-	2013	SLIP RESISTANCE CLASSIFICATION OF NEW PEDESTRIAN SURFACE MATERIALS
AS/NZS 4600-	2005	COLD-FORMED STEEL STRUCTURES
AS 4654-	ALL PARTS	WATERPROOFING MEMBRANES FOR EXTERNAL ABOVE- GROUND USE
AS/NZS 4859-	2002	MATERIALS FOR THE THERMAL INSULATION OF BUILDINGS

INTERPRETATION OF DRAWINGS

DO NOT SCALE DRAWINGS, USE WRITTEN DIMENSIONS.

ALL WORKS SHALL COMPLY WITH BUT NOT BE LIMITED TO ALL RELEVANT AND CURRENT AUSTRALIAN STANDARDS.

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

THE OWNER/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 BY-LAWS AND PLANNING PERMIT REQUIREMENTS, REPORT ALL DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION.

THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL OR CIVIL ENGINEERING DRAWINGS AND SPECIFICATIONS.

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

THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS, STATUTORY REQUIREMENTS, BUILDING PRACTICE FOR CONTRACTUAL OBLIGATIONS, AND UNLESS EXPRESSLY STATED OTHERWISE, ARE PROVIDED ONLY AS GUIDELINES.

SAFE MOVEMENT AND ACCESS

ALL RAMPS, STEP RAMPS, KERB RAMPS, HANDRAILS & BALUSTRADES MUST COMPLY WITH AS 1428.1 - 2009 DESIGN FOR ACCESS AND MOBILITY AND HEALTH (PUBLIC BUILDINGS) REGULATIONS 1992.

ALL RAMPS (EXCLUDING STEP RAMPS) MUST BE AT A MAXIMUM GRADIENT OF 1:14 WITH COMPLIANT TACTILE GROUND SURFACE INDICATORS TO TOP AND BOTTOM LANDING, IN COMPLIANCE WITH AS 1428.4 - 2009

STAIR CONSTRUCTION
STAIR REQUIREMENTS (OTHER THAN SPIRAL STAIRS):
RISERS: MINIMUM 115mm, MAXIMUM 190mm
GOINGS: MINIMUM 240mm, MAXIMUM 355mm
RISERS AND TREADS TO BE CONSTANT IN SIZE THROUGHOUT FLIGHT, PROVIDE NON-SLIP FINISH OR SUITABLE SKID STRIP NEAR EDGE OF NOSING

ENSURE MAXIMUM GAP BETWEEN RISERS NOT TO EXCEED 125mm OR USE CLOSED RISERS

PROVIDE CONTINUOUS HANDRAIL 1000mm MINIMUM HEIGHT TO BALCONIES AND DECKS WHICH ARE 1000mm OR MORE ABOVE GROUND LEVEL 865mm MINIMUM HEIGHT HANDRAIL ABOVE STAIR NOSINGS AND LANDINGS

MAXIMUM OPENINGS BETWEEN BALUSTRADES AND OR RAILS NOT TO EXCEED 125mm

SLOPE RELATIONSHIP SHALL BE A MAXIMUM OF 700mm & MINIMUM OF 550mm (IN ACCORDANCE WITH 2R+G)

BALUSTRADES OR OTHER BARRIER CONSTRUCTION
ALL STAIRS AND LANDINGS MUST HAVE A HANDRAIL INSTALLED WHEN OVER 1000mm HEIGHT

ENERGY EFFICIENCY

BUILDING FABRIC &

THERMAL INSULATION MUST COMPLY WITH AS/NZS 4859.1

INSULATION MUST FORM A CONTINUOUS BARRIER OVER WHOLE BUILDING ENVELOPE

INSTALL REFLECTIVE FACING REINFORCED BREATHER FOIL BUILDING BARRIER WITH MIN. R0.2 TO ALL EXTERNAL WALLS

INSTALL DOUBLE REFLECTIVE FOIL LAMINATE(MEDIUM WEIGHT) SARKING TO ALL METAL PITCHED ROOFING

REFER INSULATION REPORT FOR INSULATION DETAILS

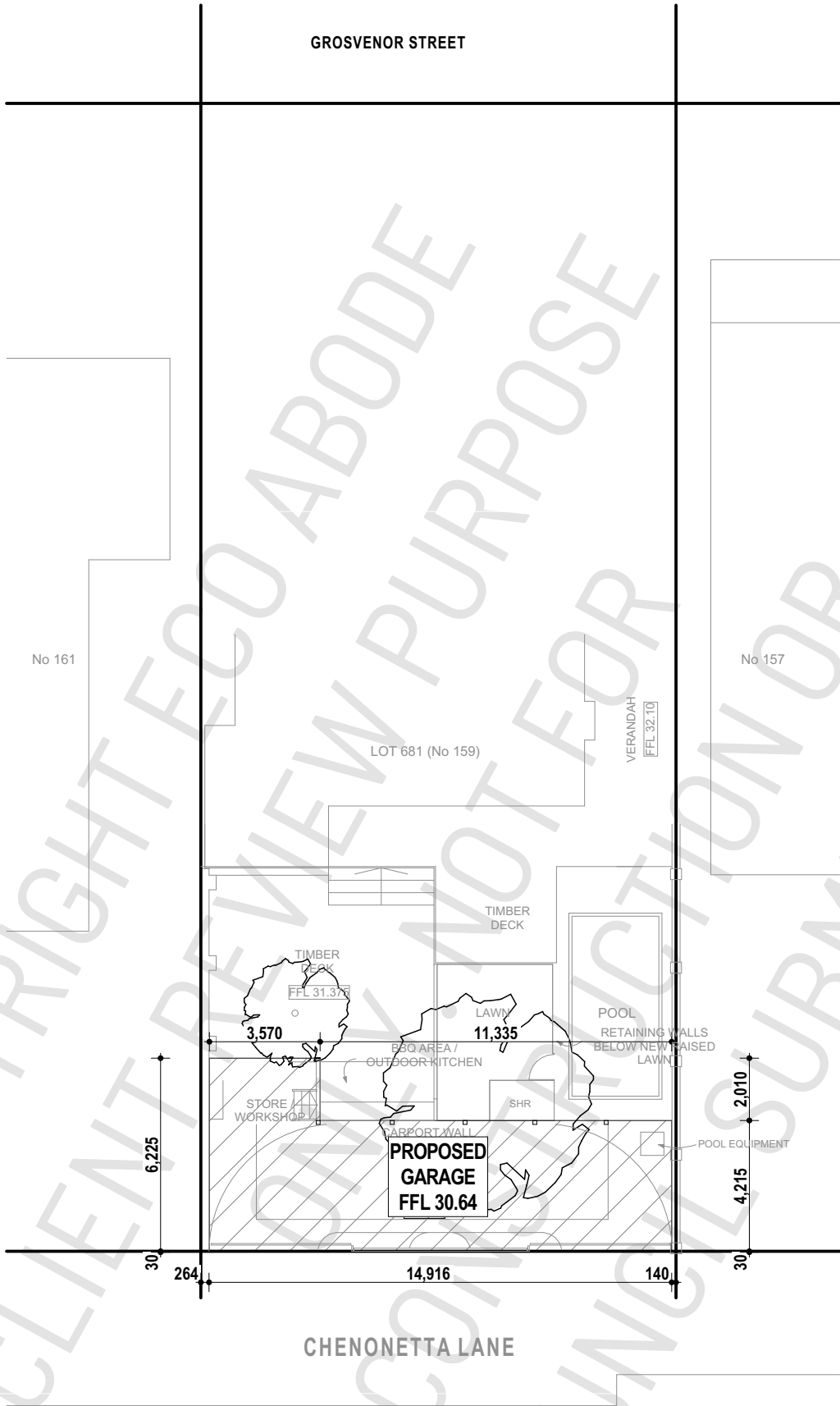
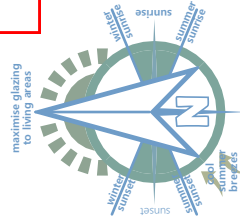
BULK INSULATION SHOULD NOT BE COMPRESSED (EXCEPT AT BATTENS, SERVICES, ETC.)

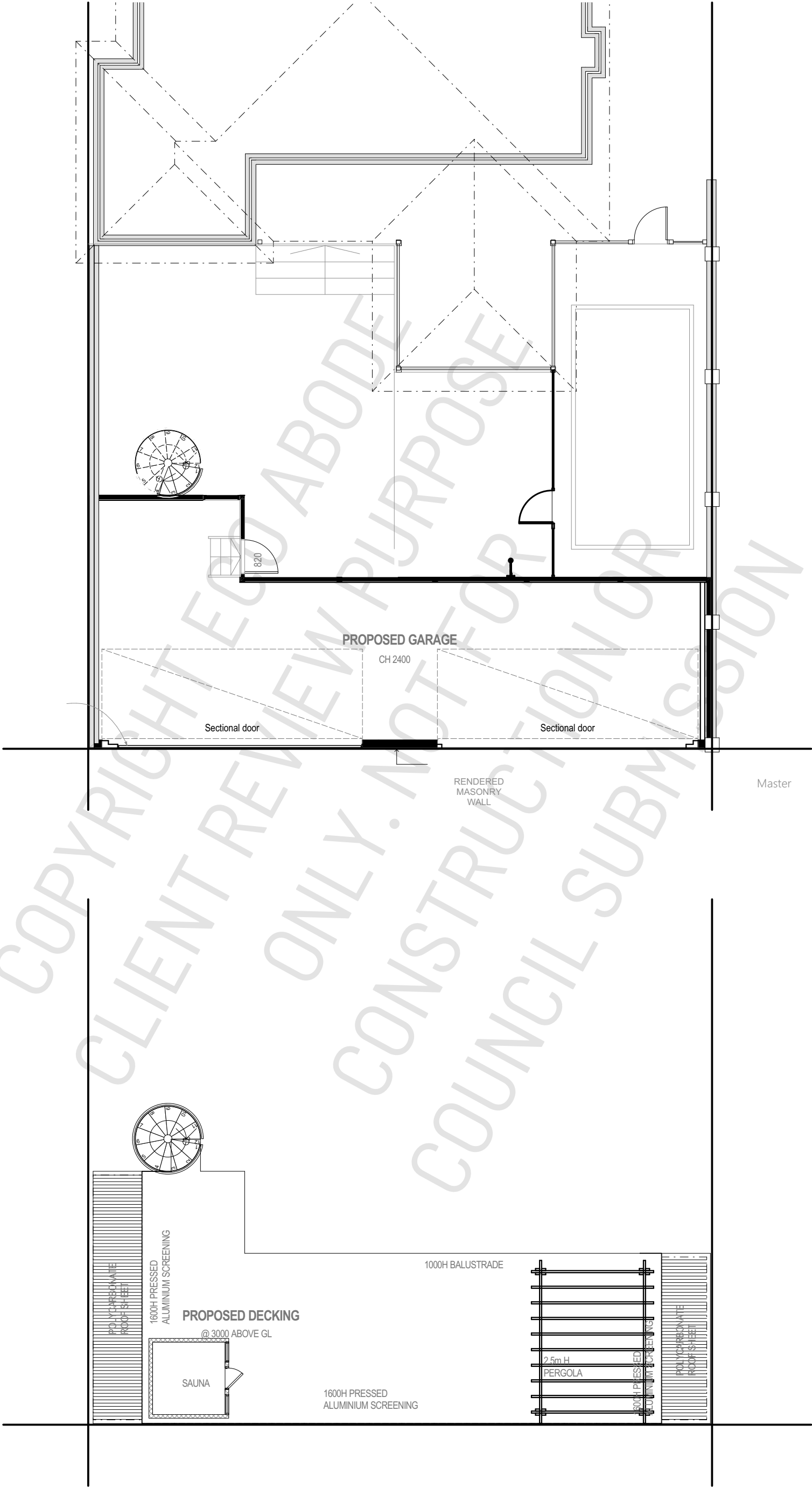
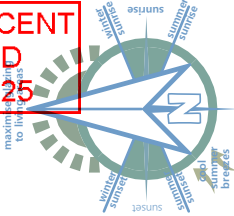
EXTERNAL WINDOWS AND DOORS
INSTALL SEALS TO RESTRICT AIR INFILTRATION TO EXTERNAL DOORS AND OPENABLE WINDOWS U.N.O.

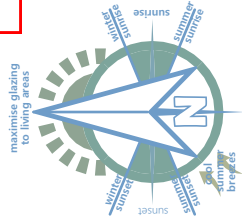
EXHAUST FANS
ALL EXHAUST FANS MUST BE FITTED WITH A SEALING DEVICE SUCH AS A SELF CLOSING DAMPER

CONSTRUCTION OF ROOF, WALLS AND FLOORS
BUILDER TO ENSURE THAT ALL CONSTRUCTION IS TO MINIMISE AIR LEAKAGE

THERMAL BREAK STRIP TO ALL STEEL FRAMING TO MINIMISE HEAT TRANSFERENCE







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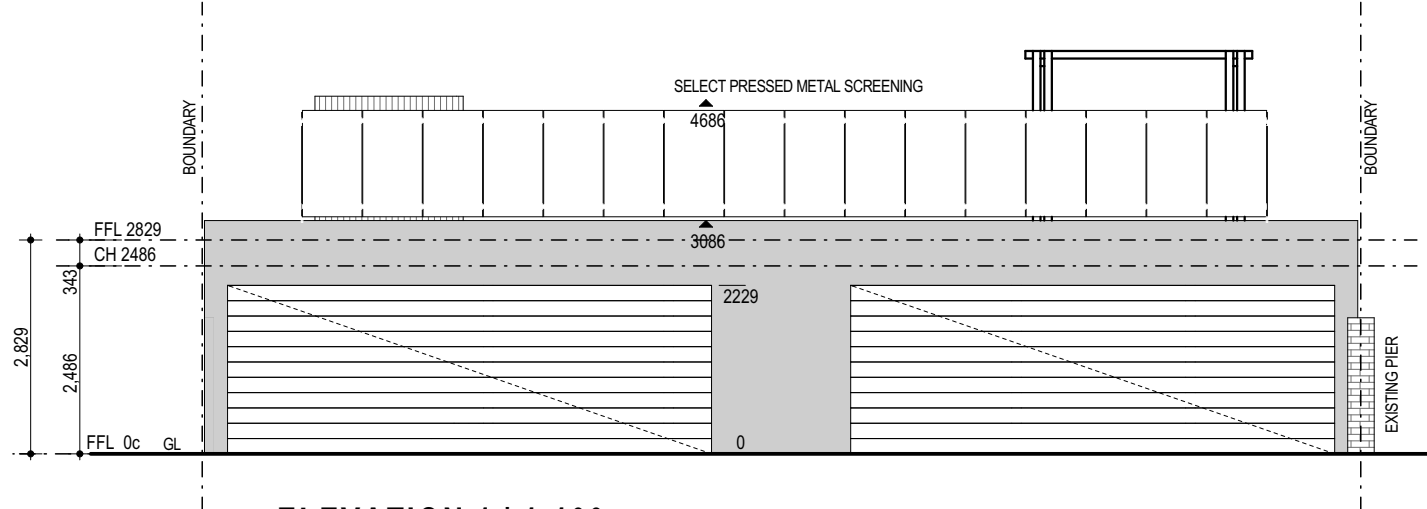
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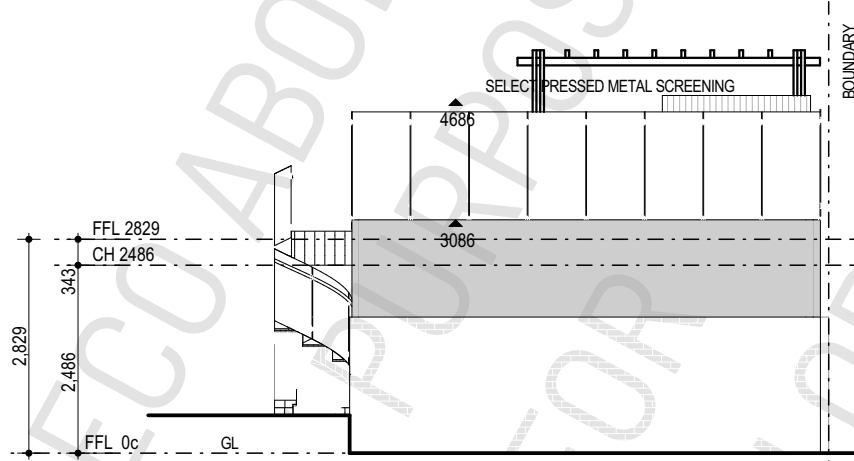
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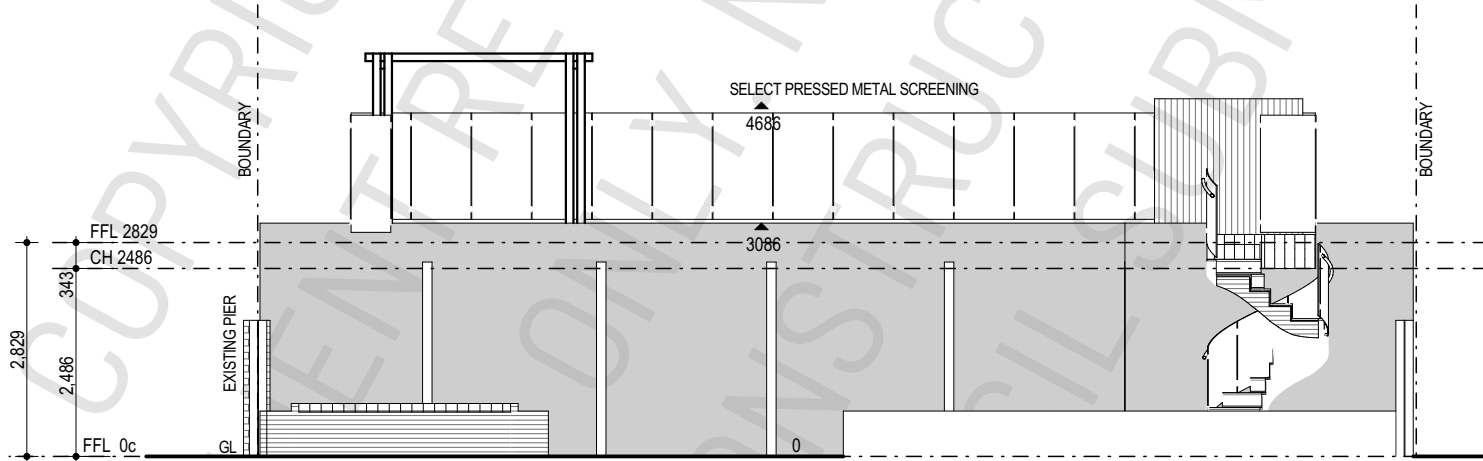
ELEVATIONS



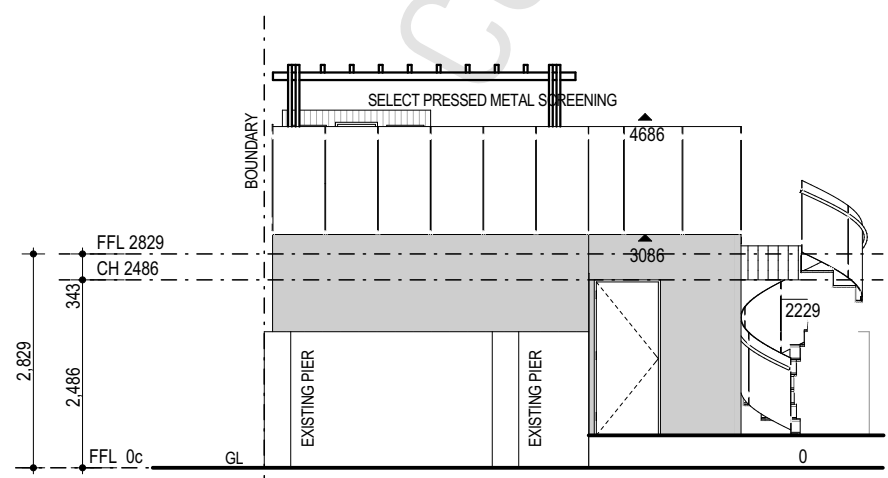
ELEVATION 1 | 1:100



ELEVATION 2 | 1:100



ELEVATION 3 | 1:100



ELEVATION 4 | 1:100