ALL WORK MUST COMPLY WITH THE BCA AND THE FOLLOWING CLAUSES
1. All excavations and fill must comply with Part 3.1.1 EARTHWORKS.
2. Drainage must comply with Part 3.1.2 DRAINAGE
3. TERMITE RISK MANAGEMENT must comply with Part 3.1.3
a) A termite barrier or combination of barriers is installed in accordance with-
1) AS3660.1 or
2) 3.1.3.3 for concrete slabs on ground
b) A durable notice must be permanently fixed to the building in a prominent location, such as a meter box or the like, indicating-
1) the method of protection; and
2) the date of installation of the system; and
3) where a chemical barrier is used, its life expectancy as listed on the National registration Authority label; and
4) the installer's or manufacturers recommendations for the scope and frequency of future inspections for termite activity.
4) Filling under slabs must comply with Part 3.2.2 and clause 3.2.2.2
5) Vapour barriers must comply with clause 3.2.2.6
6) Concrete and reinforcing must comply with clauses 3.2.3.1 & 3.2.3.3 inclusive.
7) Footing and slab construction must comply with Part 3.2.5 Clause 3.2.5.1, or AS 2870 - Refer to Engineer's detail.
8) Timber frame is manufacturered to comply with AS 1684.2-1999 National Timber Framing Code and certificate will be provided by Truss and Frame manufacturer when selected.
9) Roof cladding must comply with Part 3.5.1.
10) Gutters and downpipes must comply with Part 3.5.2
11) Timber wall cladding to comply with Part 3.5.3 & Clause 3.5.3.2
12) Glazing to windows must comply with Part 3.6.
13) Smoke alarms must comply with Part 3.7.2.
14) Wet areas must comply with Part 3.8.1.
15) Ceiling heights to rooms must comply with Part 3.8.2.
16) Lighting must comply with Part 3.8.4
17) All tie-downs to comply with Engineer's detail.
18) Soil classification to site to comply with Part 3.2.4 - Refer to Engineer's details.
19) Roof trusses to be designed to Engineer supplied Wind loading. Certification to be provided by Truss manufacturer.
20) Masonry Wall Ties to comply with Part 3.3.2
21) Lintels to comply with Part 3.3.3.4
22) Wall bracing to comply with AS 1684.2-1999 and as pr Engineer's detail.
23) Sub-Floor Ventilation to comply with Part 3.4.1
24) Stair construction to comply with Part 3.9.1
25) Balustrades/Railings to comply with Part 3.9.2
26) All work to comply with Council Standards.

GENERAL NOTES:
1. The contractor/s to inspect site and verify all levels and dimensions on site prior to commencing any work.
2. Figured dimensions take precedence over scaled dimensions.
3. Contractor/s to use architectural drawings for set out.
4. All discrepencies are to be referred to the client immediately.
5. All work to be in accordance with BCA, relevant standards & local authority requirements.
6. Verify location of existing services prior to construction & relocate as required in conjunction with the relevant authority.
7. Discharge stormwater in accordance with local authority requirements and relevant standards.
8. Discharge wastewater in accordance with local authority requirements and relevant standards.
9. Slabs, footings, steelwork, bracing, tie down, retaining walls & articulation joints to be in accordance with engineers details.
10. Roof and floor framing to be in accordance with the manufacturers specification and to be co-ordinated with the engineering design with regard to slab thickenings and floor support locations.
11. All timber work is to comply with AS 1684.1999 National Timber Framing Code.
12. Make good all damaged surfaces on completion of work.

FLOOD COMPATIBLE BUILDING
1. Flood compatible building components and methods are to be used below the level of 4.1m AHD. These are to include the following as applicable: Concrete and galvanised steel subfloor structure; Galvanised steel floor frame; Fibre cement flooring; Modwood decking; Galvanised steel wall frame; Fibre cement and colorbond steel external cladding; Closed cell foam insulation; Fibre cement internal wall linings; Vinyl, tile or water resistant floor coverings; Brass, nylon or stainless steel fixings

2. Power service equipment, including all metering equipment, shall be located above 4.1m AHD. Means shall be available to easily disconnect the dwelling from the main power supply.

3. All wiring, power outlets, switches, etc., should, to the maximum extent possible, be located above 4.1m AHD. All electrical wiring installed below this level should be suitable for continuous submergence in water and should contain no fibrous components. Earth core leakage systems (or safety switches) are to be installed. Only submersible-type splices should be used below this level. All conduits located below this level should be so installed that they will be self-draining if subjected to flooding.

4. All equipment installed below or partially below 4.1m AHD should be capable of disconnection by a single plug and socket assembly.



SITE PLAN SHOWING EXISTING DEVELOPMENT
1:4000 @ A3
Source: Google earth



SITE LOCALITY PLAN
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Scale: As shown @ A3
Source: Client
Drawing file: 15097 Graham cabin plan 23032017.dwg
Date: 23rd March 2017

PROPOSED CABIN
Lot 3 DP828863, 105 Carrs Lane, Keith Hall, NSW 2478
(Ballina Council Area)
For: I. Graham

Job No. 15097
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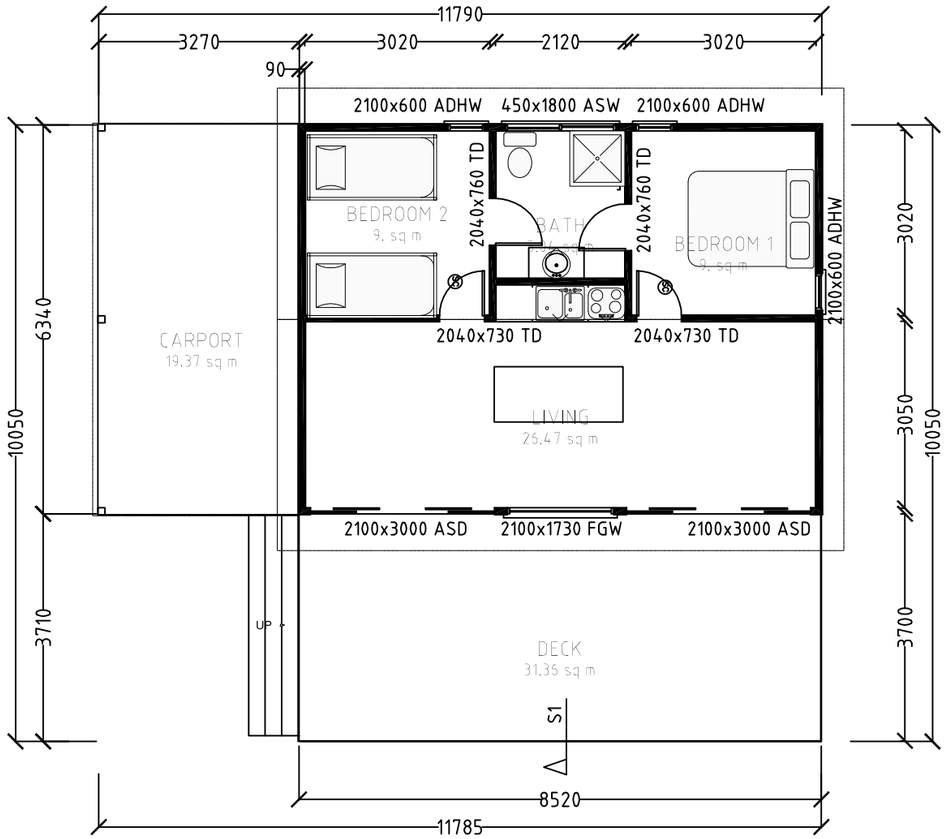


PROPOSED CABIN FLOOR PLAN

1:100 @ A3

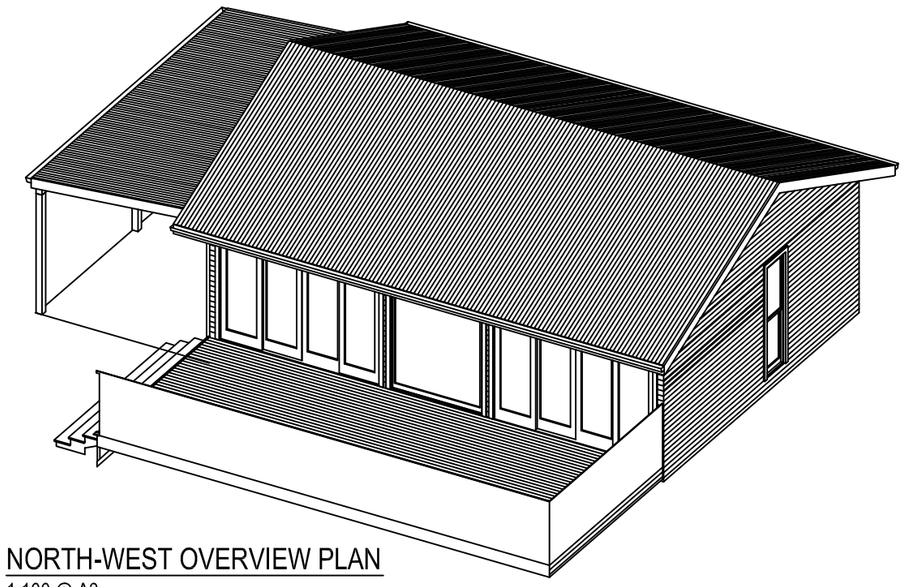
LIVING AREA
65.9 sq m

PROPOSED FFL - FLOOD AFFECTED???

All building work carried out is to comply with the Building Code of Australia.

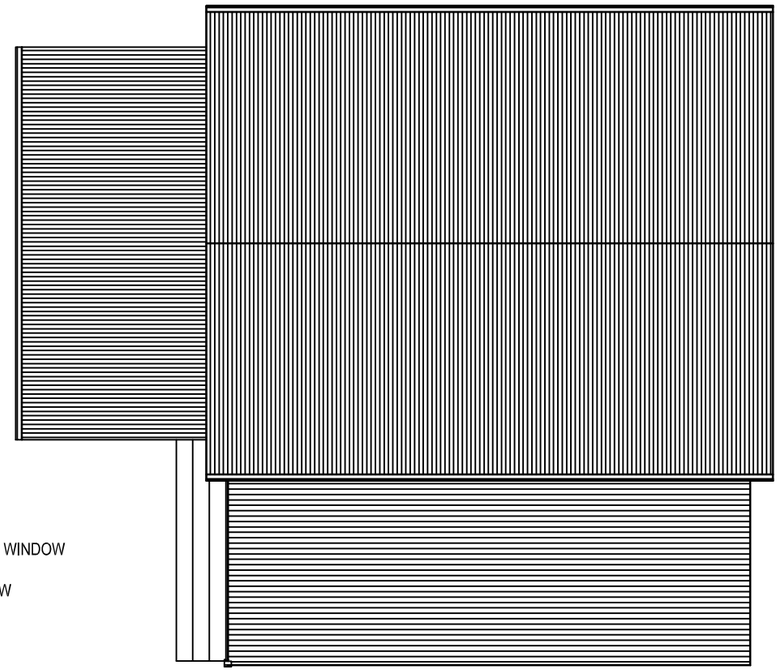
Wind bracing to Engineers details. Footings to Engineers details.

Plumber to comply with the relevant building Codes. Electrician to comply with the relevant Building Codes.



NORTH-WEST OVERVIEW PLAN

1:100 @ A3



KEY

ADHW - ALUMINUM DOUBLE HUNG WINDOW
ASD - ALUMINIUM SLIDING DOOR
ASW - ALUMINIUM SLIDING WINDOW
TD - TIMBER DOOR
FGW - FIXED GLASS WINDOW
SMOKE DETECTOR

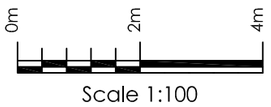
PROPOSED ROOF PLAN

1:100 @ A3

- 22.5 degree steel roof in 'Shale Grey' colour with eaves gutters
- Insulation to walls, floor and ceiling in accordance with BASIX requirements
- Solid core doors internally
- Timber framed lined internal walls
- Timber framed lined external walls.
- Weatherboard external cladding in pale green colour
- Internal ceilings lined with plasterboard.
- Aluminium windows and doors.
- Windows to be screened to owners specifications.
- Flooring finishes to owners specification
- Tiles to wet areas to owners specification
- Steel posts and framing in accordance with Engineers specifications.

SITE DETAILS

Site area	196568m²
Floor area	65.9m²
Floor area (including deck & carport)	106.7m²



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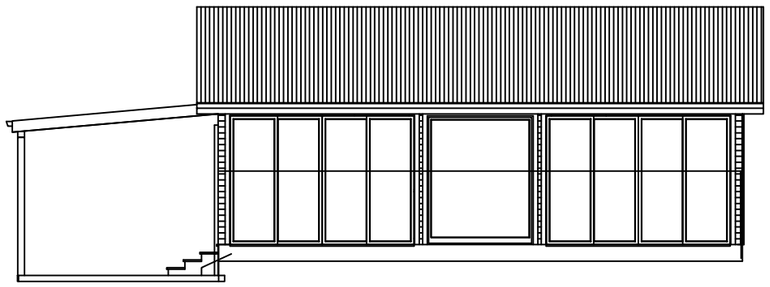

PROPOSED NORTH ELEVATION
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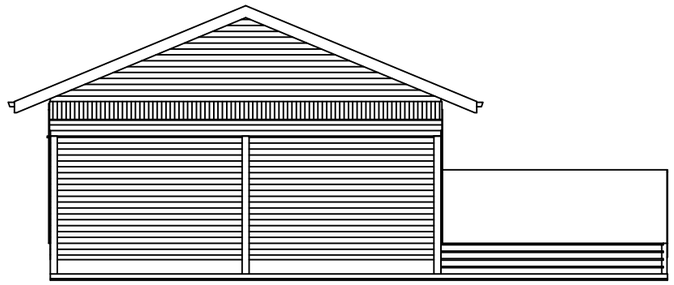

PROPOSED EAST ELEVATION
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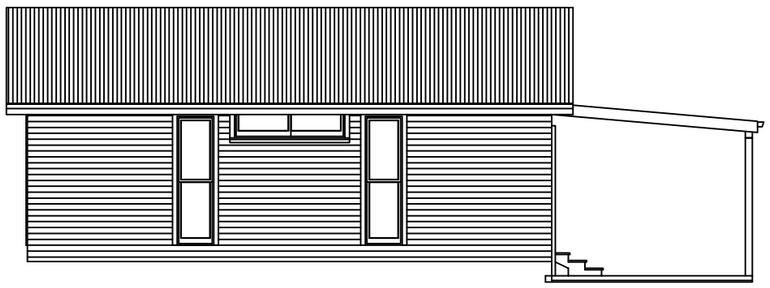

PROPOSED SOUTH ELEVATION
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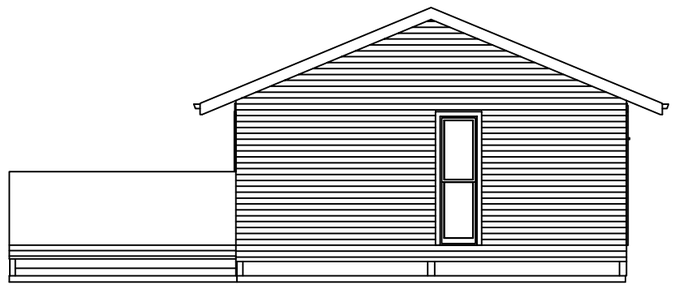

PROPOSED WEST ELEVATION
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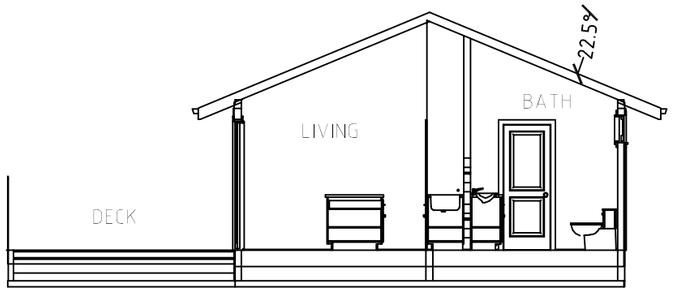

PROPOSED SECTION
1:100

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