

PROPOSED TIMBER DECK

NEPEAN LAPIDARY CLUB

27 SWANSTON ST, STMARYS

NEPEAN LAPIDARY CLUB

TYPICAL NOTES:

All works must comply with Basix Certificate A

C.C SPECIFICATION:

All BCA references refer to Building Code of Australia (Volume 2)

DEMOLITION:

Demolition extent as shown on drawings.
 All to be carried out in accordance with AS2436-1962 and AS2601-1991.
 Make good any defect caused.
 Provide weather protection to temporary openings.
 Builder to take all necessary precautions when dealing with the removal of Asbestos.
 All Asbestos removal and handling and disposal to be by builder in conformance with all required statutory safety standards.

EXCAVATION / EARTHWORKS:

Comply with BCA part 3.1.1

TERMITE PROTECTION:

Comply with 3.1.3 of BCA and AS3660.1
 To prepare ground under new decks to resist termites.
 Inspect existing structure and ensure adequate drainage and ventilation to subfloor area to inhibit termite activity. Ensure termite protection to all house timber framing to roof and wall and floor. Termite protection to installed to manufacturers specification.

STORMWATER DRAINAGE:

Refer to Stormwater engineers drawings. (If available)
 Comply with BCA 3.1.2 and AS3500.3

CONCRETE WORKS, FOOTINGS & SLABS:

Comply with BCA part 3.2 and 3.2.5.2
 All concrete works to be in accord with Structural engineers specification.

MASONRY and LINTELS:

If required, Materials, construction and detailing to AS3700 and BCA part 3.3

INSULATION:

Building roof and framed walls to be insulated to BCA part 3.12
 Roof: 100mm double sided foil blanket laid on chicken wire.
 Walls: wrapped in wall wrap and insulated with Bradford Gold batts (or similar).

TIMBER WALL & FLOOR & ROOF FRAMING:

Comply with BCA part 3.4.3 and AS1684 (1999)
 Refer to structural engineer dwgs & spec.

SUBFLOOR VENTILATION:

Comply BCA part 3.4.1

STRUCTURAL STEEL:

Comply with BCA part 3.4.4 and AS4100 (1998)
 Refer to structural engineers drawings & spec.

WALL CLADDING:

Comply with BCA parts 3.5.3

ROOF CLADDING:

Comply with BCA parts 3.5.1.1 and AS1562.1

GUTTER and DOWNPIPES:

Comply with BCA part 3.5.2 and AS3500

GLAZING:

Comply with BCA part 3.6 & AS1288. Materials and performance to comply with AS2047

WATERPROOFING:

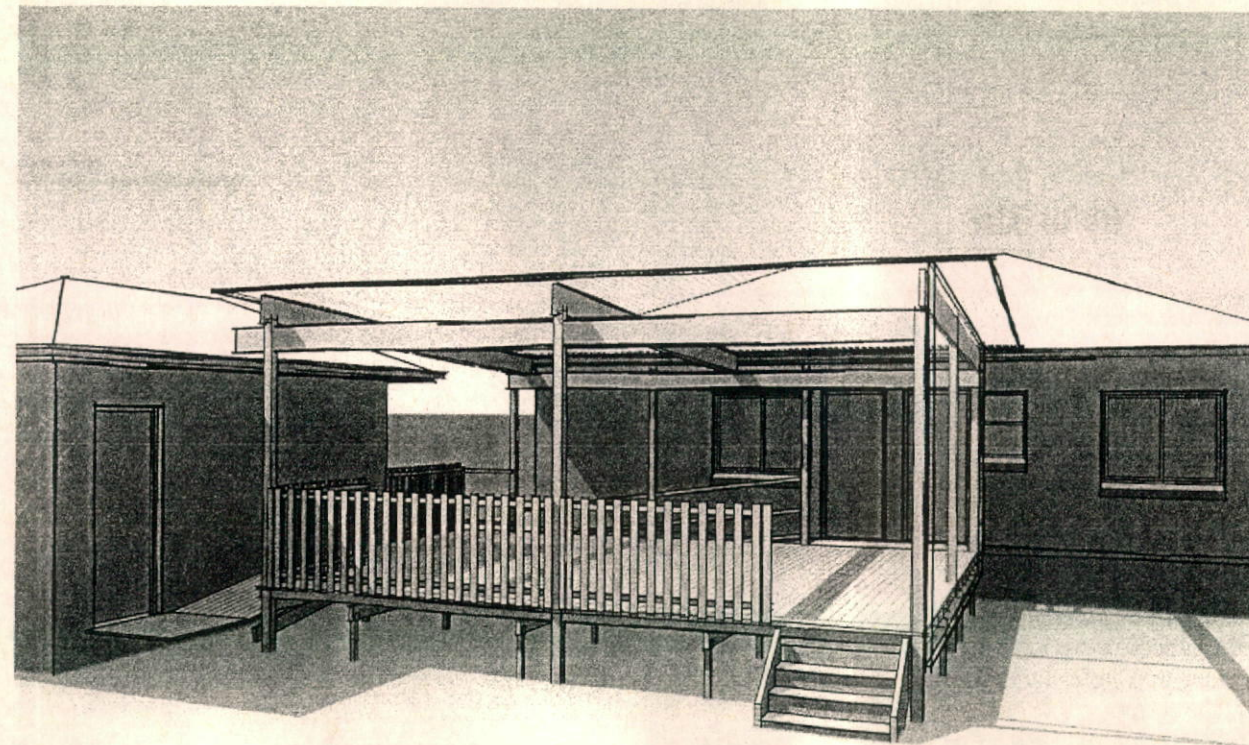
Comply with BCA part 3.8.1 and AS3740
 (Waterproofing of wet areas)

FIRE SAFETY:

Comply with BCA part 3.7.1,3.7.2,3.7.3
 The proposed plans to have as required hard wired smoke detectors @ each level

STAIRCASES / BALUSTRADES:

Comply with BCA part 3.9.1 and 3.9.2
 All conditions of Council consent are to be adhered to.



REV.	REVISION DESCRIPTION	DATE
A	COUNCIL ISSUE	18.12.2017

KLEYN CREATIONS
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SCALE

DRAWING No.

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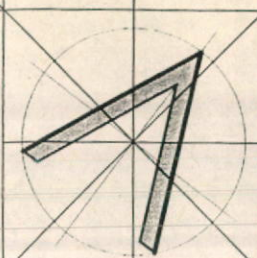
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DEC 2017

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