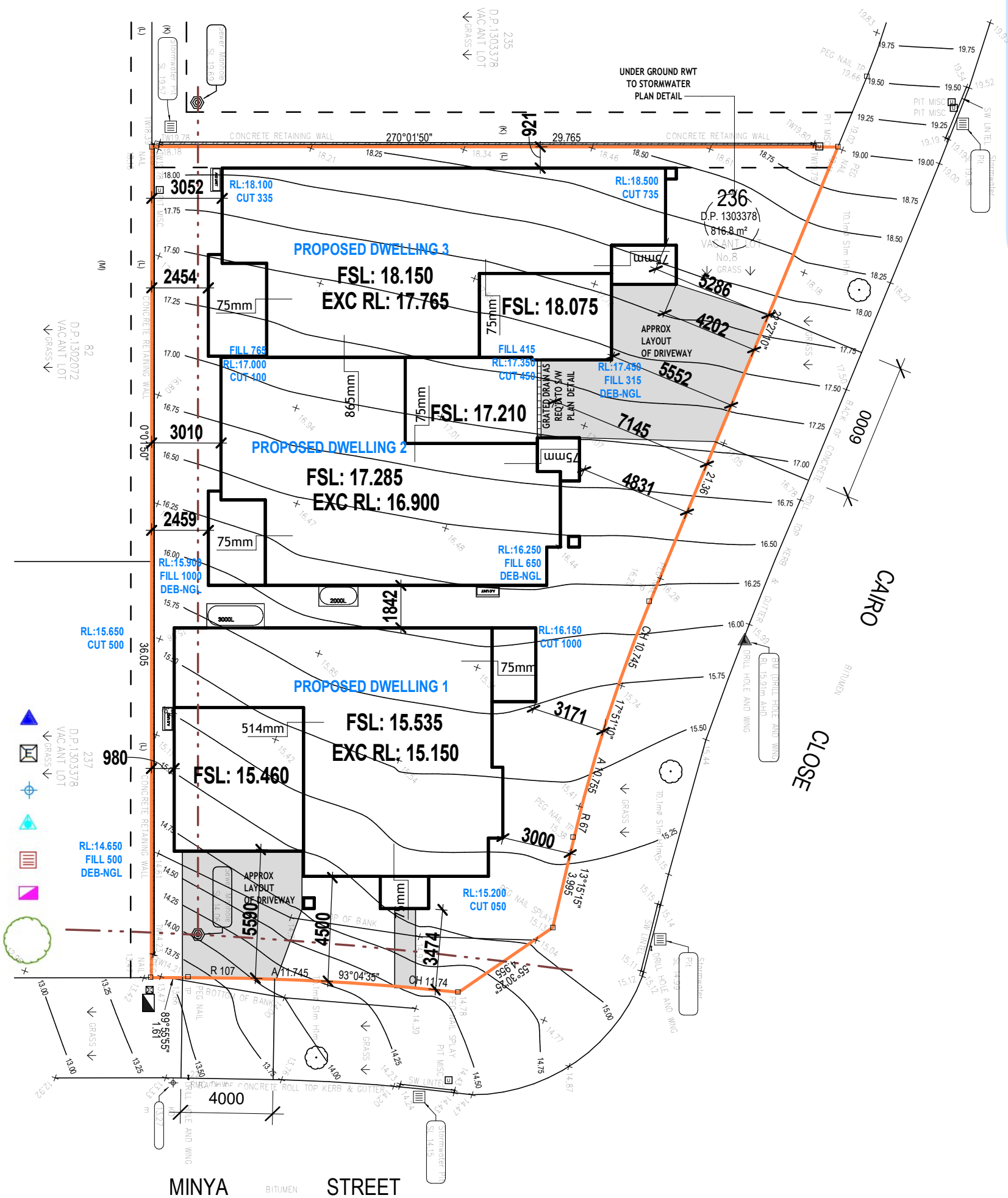


BCA 2022
CONSTRUCTION REQ'S

BCA OPTION FOR
WATERPROOFING
+ TILING

(K) EASEMENT TO DRAIN WATER 1.5 AND 2 WIDE (D.P.1303378)
(L) EASEMENT FOR
FOOTINGS AND SUPPORT OF RETAINING WALL 0.9 WIDE (D.P.1303378)
(M) EASEMENT FOR ASSET PROTECTION ZONE 10 WIDE (D.P.1303378)



**LGA - MAITLAND CITY COUNCIL
MULTI DWELLING DCP**

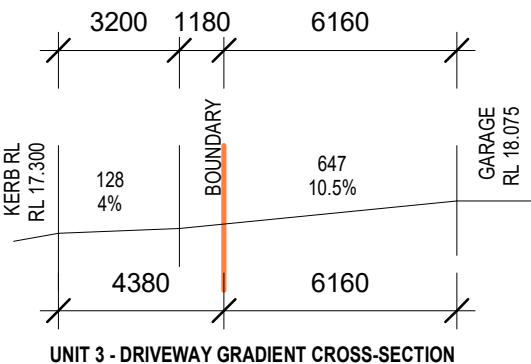
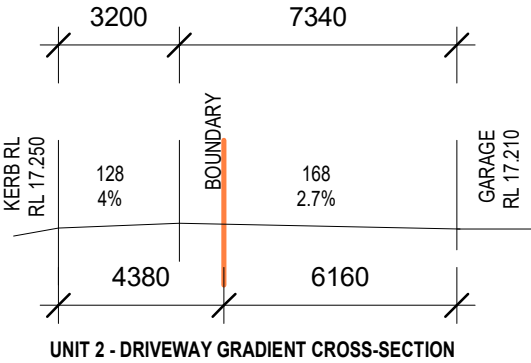
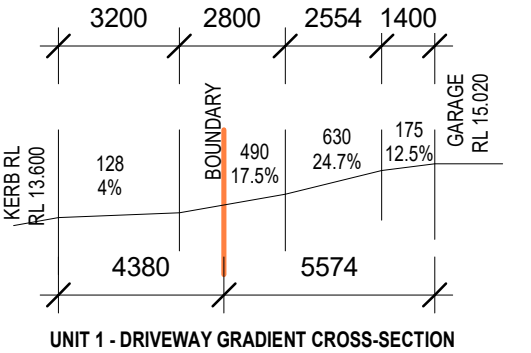
A. DWELLING 1 GROUND FLR AREA	152.74m ²
B. DWELLING 2 GROUND FLR AREA	143.69m ²
C. DWELLING 3 GROUND FLR AREA	155.98m ²
D. TOTAL BUILDING AREA	451.99m ²
E. TOTAL DRIVEWAY AREA	80m ²
F. SITE AREA	816.8m ²

TOTAL SITE COVERAGE (D+E / F)	66.9%
LANDSCAPED AREA	33.1%

SITING NOTE:

- R1 ZONE - GENERAL RESIDENTIAL
- BUILDING ADJACENT TO SEWER

TOTAL BUILDING AREA
48.7sq 451.99 m²



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ALL WORKS TO COMPLY WITH RELEVANT NCC 2022 Vol 2 AND AUSTRALIAN STANDARDS

NOTE: ALL WALLS WITHIN 900mm OF BOUNDARY TO BE 60/60/60

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ALWAYS REFER ALL DISCREPANCIES AND ENQUIRES TO THE DESIGNER.



REV. AMENDMENT DATE

FOR:
VANTAGE LUXE HOMES

AT:
PROPOSED LOT 236 CAIRO CLOSE,
CHISHOLM

DATE: 14/2/26 SCALE: 1 : 200

DRAWN: TERRY K
Architectural Designer
Mob: 0433 830 508
intrionhousing@gmail.com

PROJECT NO:
21

SITE PLAN

CONSTRUCTION NOTE:

- ROOF FINISHES AS SHOWN IN ELEVATION PLAN
- TIMBER FRAME CONSTRUCTION
- 450 EAVES UNLESS OTHERWISE NOTED
- ALL BEDROOM WINDOWS TO BE CENTRED, (IF CAN)
- PROVIDE CONTROL JOINT TO ANY UNBROKEN CEILING GREATER THAN 12m IN LENGTH
- INSTALLATION / MODEL OF AC UNIT ,RWT & HWU TO MANUF. DETAILS
- WINDOW HEAD HEIGHT TO ROOF DROP OFF UNLESS OTHERWISE NOTED
- BRICK LAYER TO INSTALL ARTICULATION JOINTS AS PER NCC 5.6.8 & AS 4773
- THE LOCATIONS OF AC VENTS AND DUCTS ARE APPROXIMATE ONLY. INSTALLATION SHOULD BE COMPLETED IN ACCORDANCE WITH LIGHT FITTING LOCATIONS AND JOISTS SPECIFICATIONS.
- IF REQUIRED, PACK BEAMS WITH NON-COMPRESSIBLE MATERIAL TO ENSURE FLOOR AND FRAMES ARE LEVEL
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NOTE: EXTERNAL DIMENSIONS OF HOME MAY NOT BE EXACT MULTIPLES OF BRICK AND IN SOME LOCATIONS UNEVEN CUTS TO BRICKS / STORM MOULDS MAY BE REQUIRED

ALL WORKS TO COMPLY WITH NCC VOL.II AMENDMENT 1 BCA 2022 AND HOUSING PROVISIONS STANDARD 2022

CONDENSATION MANGEMENT:

- EXTERNAL WALLS CONSTRUCTION DETAIL TO COMPLY W/BCA 2022 PART 10.8.1 & AS4200.2 (SARKING TO HAVE A MINIMUM VAPOUR PERMEANCE OF NO LESS THAN 1.14UG/N.S AS REQUIRED BY THE NCC 2022 BCA VOLUME 2 HOUSING PROVISIONS 10.8.1(2)(B)

- ROOF VENTILATION TO COMPLY WITH BCA 2022 (CLAUSE 10.8.3)

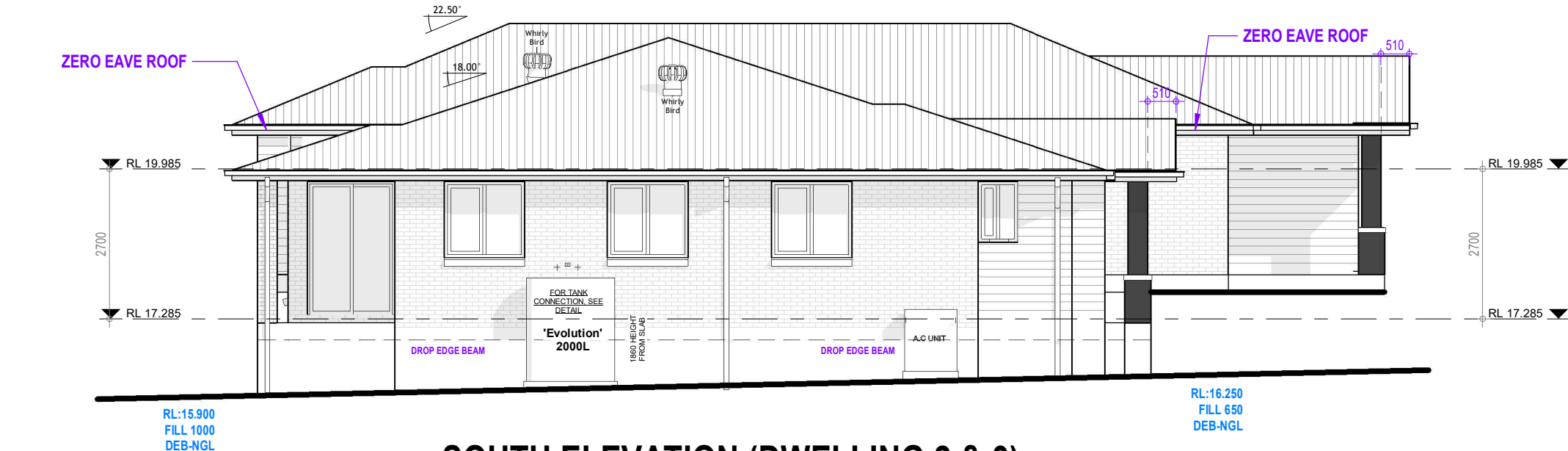
- EXHAUST FROM A BATHROOM, SANITARY COMPARTMENT TO DISCHARGE DIRECTLY TO OUTDOOR AIR. THIS EXHAUST SYSTEM MUST BE INTERLOCKED WITH LIGHT SWITCH AND INCLUDE RUN-ON TIMER SO THAT THE EXHAUST SYSTEM CONTINUES TO OPERATE FOR 10 MINUTES AFTER THE LIGHT SWITCH IS OFF. DETAILS TO BE SHOWN IN THE PLAN. IN ACCORDANCE WITH NCC PART 10.8.2

WATERPROOFING

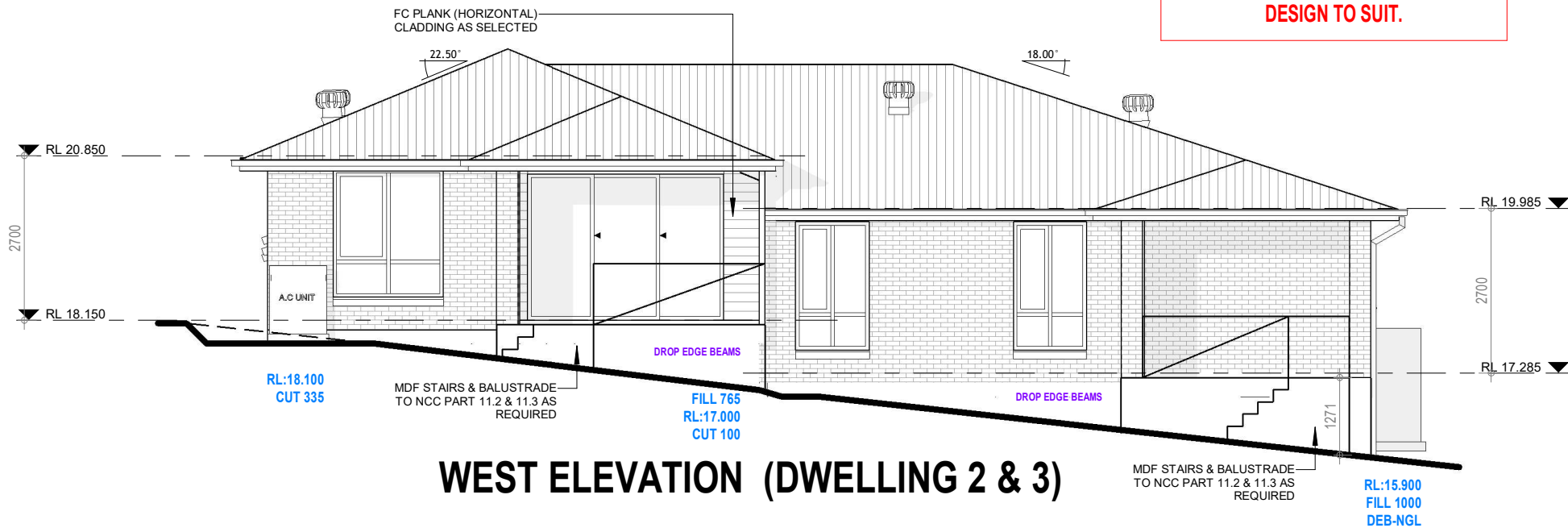
- BCA 2022 WATERPROOFING: NOTE: LAUNDRY, BATHROOM, ENSUITES AND SHOWER CUBICALS ARE TO HAVE MINIMUM 1:80 GRADE FLOOR WASTES LOCATION ARE INDICATIVE ONLY

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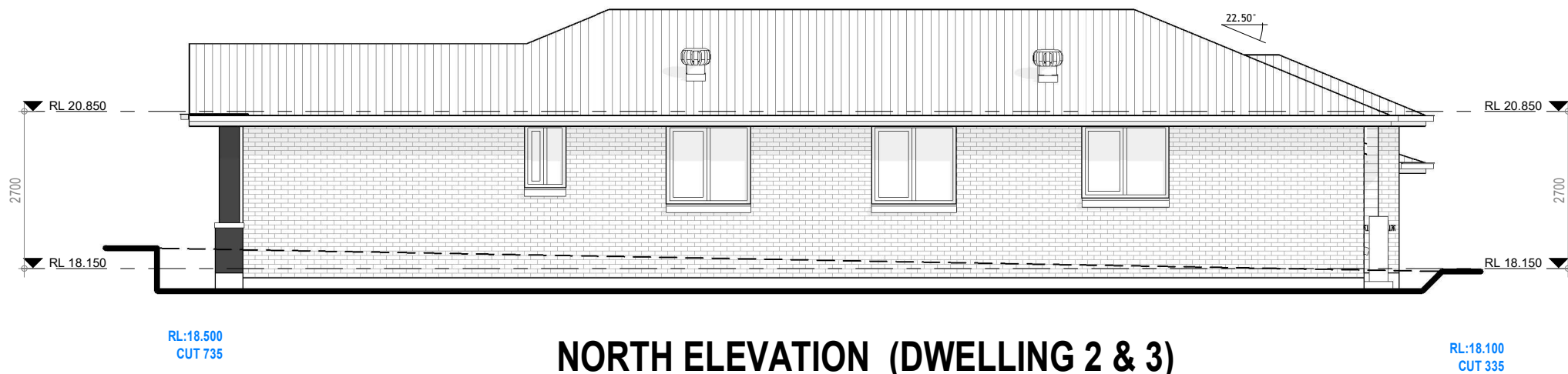
WINDOW GLAZING & INSULATION AS PER THE NATHERS CERTIFICATE



SOUTH ELEVATION (DWELLING 2 & 3)



WEST ELEVATION (DWELLING 2 & 3)



NORTH ELEVATION (DWELLING 2 & 3)



INTRION

HOUSING
DRAFTING & DESIGN



VANTAGE
LUXE HOMES

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ACCREDITED
BUILDING DESIGNER

REV. AMENDMENT DATE

FOR:
VANTAGE LUXE HOMES

AT:
PROPOSED LOT 236 CAIRO CLOSE,
CHISHOLM UNIT 2 & UNIT 3

DATE: 14/2/26 SCALE: 1 : 100

DRAWN: TERRY K PROJECT NO: 21
Architectural Designer
Mob: 0433 830 508
intrionhousing@gmail.com

ELEVATIONS

CONSTRUCTION NOTE:

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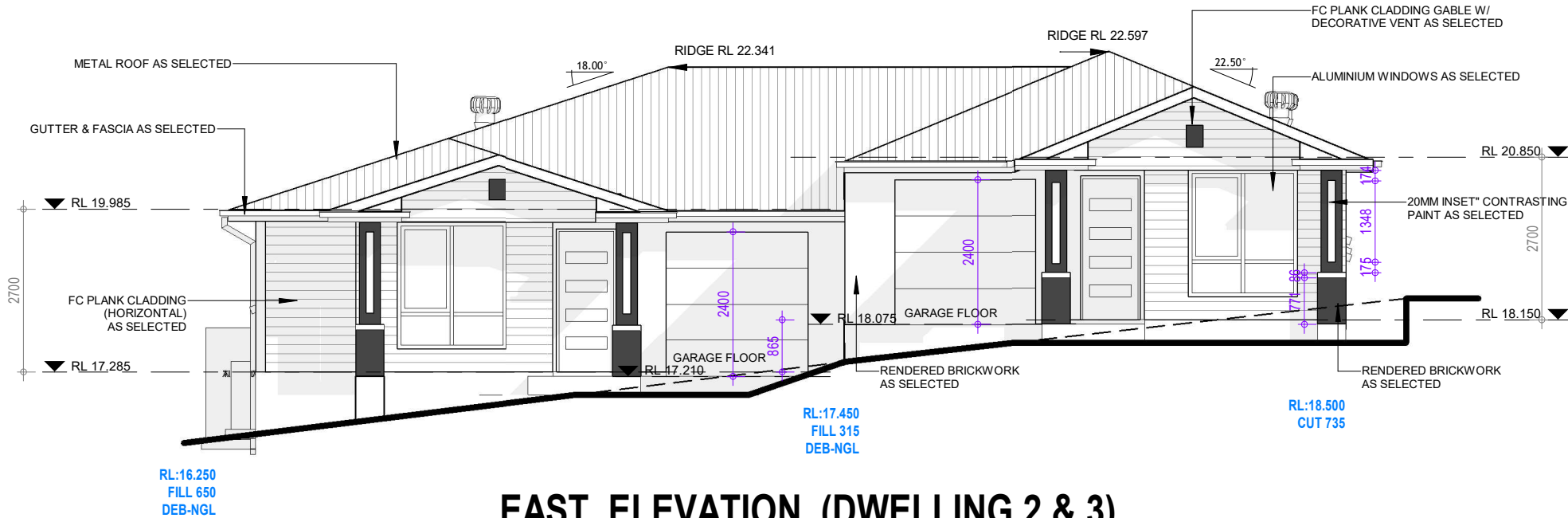
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EAST ELEVATION (DWELLING 2 & 3)

SPLIT ROOF FORM WITH TWO PITCHES TO ROOF FRAMER'S DETAIL TRUSS DESIGN TO SUIT.

WINDOW GLAZING & INSULATION AS PER THE NATHERS CERTIFICATE

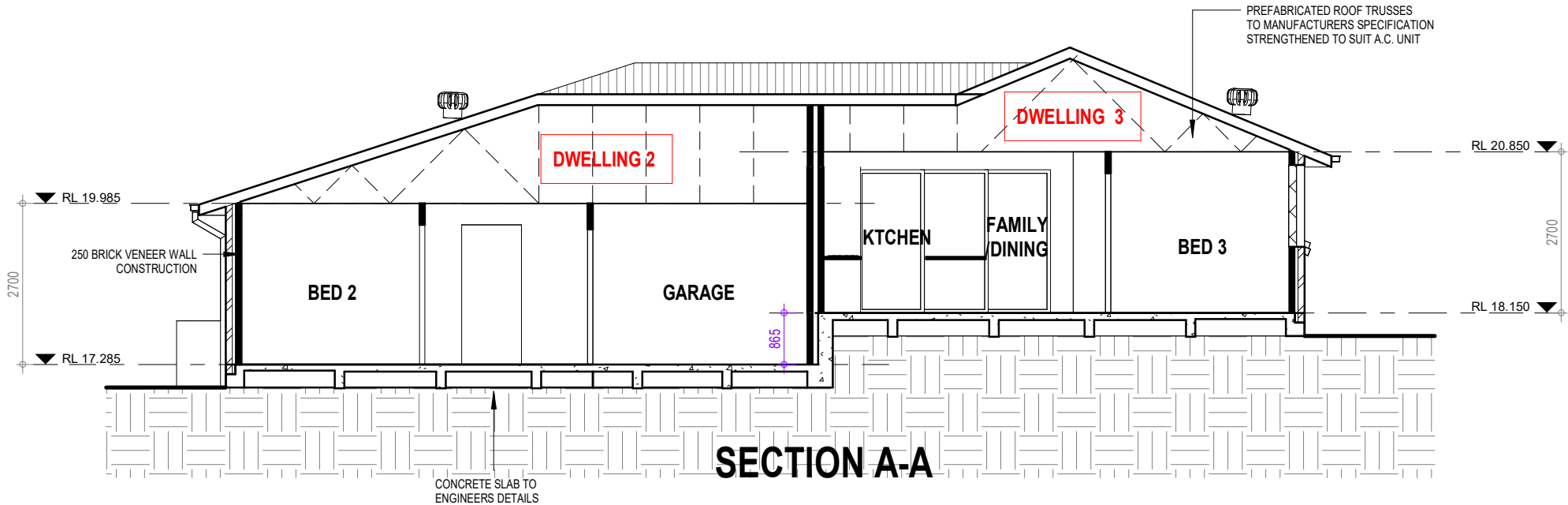
GROUND FLOOR ROOF VENTILATION REQUIREMENTS (ROOF PITCH $\geq 15^\circ$ AND $< 75^\circ$)

HORIZONTAL ROOF LENGTH OF 21.18m AND ROOF PITCH OF 20

MIN VENTILATION REQUIREMENTS AS PER ABCB HOUSING PROVISIONS 10.8.3 (7000mm²/m AT THE EAVES AND 5000mm²/m AT THE HIGH LEVEL):
148260mm² REQUIRED AT EAVES 105900mm² REQUIRED AT HIGH LEVEL

AS PER MANUFACTURERS' SPECIFICATIONS, SUPPLY:
8 EAVE VENTS
2 WHIRLY BIRDS

METAL ROOF
(UNLESS NOTED OTHERWISE)



SECTION A-A



INTRION

HOUSING
DRAFTING & DESIGN



VANTAGE
LUXE HOMES

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DRAWN: TERRY K
Architectural Designer
Mob: 0433 830 508
intrionhousing@gmail.com
PROJECT NO: 21

ELEVATION &
SECTION
04

