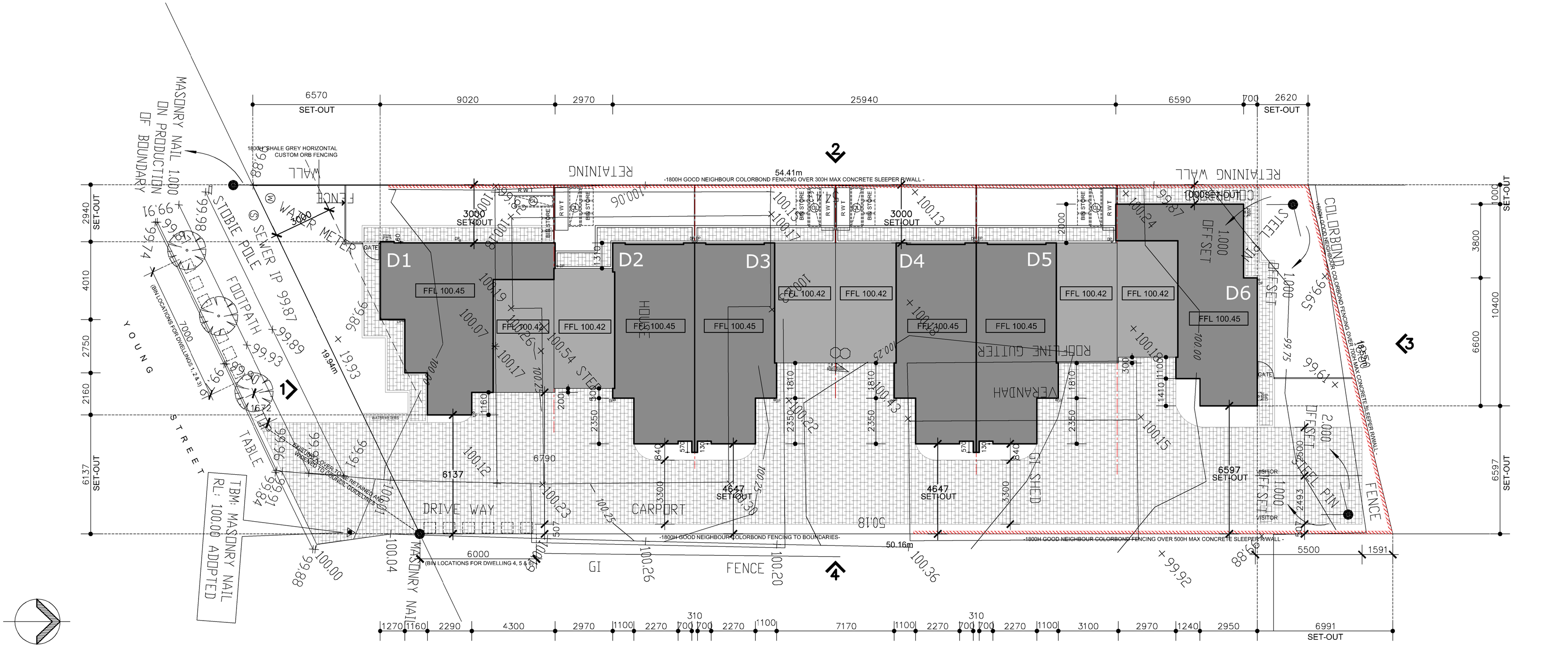

site plan

scale 1:100

WALL TYPE LEGEND

MA: 01
HEBEL VENEER 75/25/90/10 - 75MM HEBEL POWERPANEL WALL FIXED TO 25MM TOP HATS. BUILDERSWRAP TO 90MM TIMBER STUDS, 10MM INTERNAL PLASTERBOARD LINING. INSTALLATION & 5LAYER EXTERNAL TEXTURE COAT SYSTEM INSTRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS

MA:02
BRICK VENEER 110/50/90/10 - 110MM BRICK, 50MM AIR GAP, BUILDERS WRAP FIXED TO 90MM TIMBER STUDS, 10MMPLASTERBOARD LINING INTERNALLY

PD:01 .
UNITEX POLYSTYRENE FOAM 75/25/90/10 - 75mm UNITEX POLYSTYRENE FOAM - M GRADE FIXED TO 25MM TOP HATS.BUILDERS WRAP FIXED TO 90MM TIMBER STUD. 10MM PLASTERBOARD TO INTERNAL FACE. INSTALLATION & 5LAYER EXTERNAL TEXTURE COAT SYSTEM IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS

PD:02
JAMES HARDIE SCYON MATRIX 8/19/90/10 - 8MM SHEET THICKNESS FIXED TO 19MM SCYON CAVITY TRIM. HARDIEWRAP WEATHER BARRIER FIXED TO 90MM TIMBER STUDS. 10MM PLASTERBOARD LINING INTERNALLY. INSTALLATION IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS
*DENOTES PACK OUT TO 190THK O/A TO ALIGN WITH MA:01

PD:03
JAMES HARDIE HARDITEX 7.5/90/10 - 7.5MM SHEET THICKNESS HARDIEWRAP WEATHER BARRIER FIXED TO 90MM TIMBER STUDS. 10MM PLASTERBOARD LINING INTERNALLY. INSTALLATION IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS

PD:04
UNITEX POLYSTYRENE FOAM 50/90 - 50mm UNITEX POLYSTYRENE FOAM - M GRADE FIXED TO 90MM TIMBER STUD WITH BUILDERS WRAP. INSTALLATION & 5 LAYER EXTERNAL TEXTURE COAT SYSTEM IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS

WALL TYPE LEGEND

PD:05
UNITEX POLYSTYRENE FOAM 50/90/18 - 50mm UNITEX POLYSTYRENE FOAM - M GRADE SUPPORTED ON GUTTER BOARD & FIXED TO 90MM TIMBER STUD AT 450CTRS WITH BUILDERS WRAP. INSTALLATION & 5 LAYER EXTERNAL TEXTURE COAT SYSTEM IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS

PD:06
JAMES HARDIE SCYON AXON 8/25/90/10 - 8MM SHEET THICKNESS THICKNESS HARDIEWRAP FIXED TO SEASONED TIMBER BATTENS OR METAL TOP HATS AS PER MANUFACTURERS RECOMMENDATIONS 90MM TIMBER STUDS. 10MM PLASTERBOARD LINING INTERNALLY. INSTALLATION IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS

PW:01
BORAL PARTIWALL SYSTEM PWT60.1A 10/90/70/90/10 - 10MM SOUNDSTOP PLASTERBOARD FIXED TO 90MM TIMBER STUD, R2.0 GW WALL BATTS INSULATION, 20MM AIR GAP, 25MM SHAFTLINER, 20MM AIR GAP, R2.0 GW WALL BATTS INSULATION, 90MM TIMBER STUD, 10MM SOUNDSTOP PLASTERBOARD TO ACHIEVE FRL 60/60/60 AND RW63 & RW+CTR50. INSTALLATION IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS

HP - DENOTES HEBEL PIER DETAIL TO MANUFACTURERS DETAILS REFER DETAIL

GB:01
1.8mH FROM FFL HARKK VIEW C3 OBSCURE GLASS BALUSTARDE TO AS/NZS 1170.1-2002

AC - ALUMINIUM CAPPING TO MATCH WINDOW JOINERY

SELECTED PRODUCTS/MATERIALS TO BE INSTALLED IN ACCORDANCE WITH MANUF. SPECIFICATION

GENERAL NOTES 'TYPICAL'

1. INTERNAL WALLS TYPICALLY 90x45MM TIMBER STUD, TRENCHED, WITH 10MM PLASTERBOARD TO EACH SIDE. WHERE AN INTERNAL WALL DIVIDES A WET AREA USE 10MM MOISTURE RESISTANT PLASTERBOARD TO WET AREA SIDE.
2. 10MMM MOISTURE RESISTANT PLASTERBOARD TO ALL WET AREA LOCATIONS
3. PLAN TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS FOR A.L.L STRUCTURAL STEEL COLUMN/BEAM DESIGN AND TIMBER FRAMING LAYOUTS.
4. ALUMINIUM FRAMED WINDOWS & DOORS, ALL PROPOSED GLASS TO COMPLY WITH AUSTRALIAN STANDARD AS1288.
5. ALL WET AREAS TO COMPLY WITH BUILDING CODE OF AUSTRALIA (BCA PART 3.8.1.1) & AUSTRALIAN STANDARD AS3740-12010. FLOOR WASTE PROVIDED TO COMPLY IN ACCORDANCE WITH SA3.2.2
6. ALL INTERNAL FINISHES/FITTINGS & FIXTURES TO BE CONFIRMED WITH CLIENT PRIOR TO COMMENCING ON SITE.
7. PROVIDE 'TERMIMESH' TERMITE MANAGEMENT SYSTEM IN STRICT ACCORDANCE WITH ATTACHED SPECIFICATION FOR PROPOSED EXTENSION
8. ALL INSULATION AS PER ENERGY EFFICIENCY REPORT
9. PROVIDE SISAL FOIL TO EXTERNAL WALLS ROOF TYPICAL.
10. CJ ALL CONTROL JOIN LOCATIONS TO BE READ IN CONJUNCTION WITH STRUCTURAI ENGINEERS FOOTING LAYOUT PLAN.
11. PLEASE ENSURE ALL DOWNLIGHTS TO BE SEALED AND ALL EXHAUST FANS TO WET AREAS/WC'S TO HAVE DAMPERS
12. SD **SMOKE ALARMS TO BE INTERCONNECTED TO PROVIDE A COMMON ALARM & CONNECTED TO CONSUMER MAINS POWER IN ACCORDANCE WITH BCA 3.7.2. & AS3786**
13. REFER STRUCTURAL ENGINEERS PLANS FOR CONFIRMATION ON ALL STEEL LOCATIONS AND SIZES / RETAINING WALL TYPES AND SLAB / FOOTING DESIGN.
14. MECHANICAL VENTILATION MUST BE PROVIDED TO INTERNAL TOILETS AND THE LIKE AND IN ACCORDANCE WITH CLAUSE 3.8.5 OF VOLUME TWO OF THE NATIONAL CONSTRUCTION CODE MUST DISCHARGE TO THE ATMOSPHERE OR TO A WELL VENTILATED ROOF

1. ALL VANITY BASINS SELECTIONS WITHIN POWDER ROOMS WHERE A SEPERATE FLOOR WASTE HAS NOT BEEN PROVIDED ARE REQUIRED TO HAVE BUILT IN OVERFLOW PROVISIONS.
2. NOTE: ALL PRODUCTS AND MATERIALS TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATION
3. DOORS SWINGING INTO INDIVIDUAL TOILETS WHERBY THE DISTANCE BETWEEN THE DOOR AND FACE OF TOILET IS LESS THAN 1.8M, LIFT OFF HINGES TO WC DOOR TO COMPLY WITH CLAUSE 3.8.3.3 OF THE NCC VOLUME 2
4. PARAPET CAPPING MUST BE PURPOSE MADE, MACHINE-FOLDED SHEET METAL, AT A MINIMUM 5 DEGREES WHILE EXTEND NOT LESS THAN 50MM DOWN THE SIDE OF THE PARAPET, BE SEPARATED FROM THE SUPPORTING FRAMING BY A VAPOUR PERMEABLE SARKING AND BE FIXED WITH EITHER SELF-DRILLING SCREWS OR RIVETS WITH RUBBER WASHERS AT INTERVALS OF NOT MORE THAN 500MM THAT DO NOT PENETRATE THE TOP OF CAPPINGS. ALL PARAPETS TO BE FULLY SARKED TO FULL HEIGHT OF WALL BEHIND CLADDING AND CAPPED IN ACCORDANCE WITH BCA-P2.2.2.
5. NOTE: ALL MECHANICAL VENTILATION/EXTRACTION LOCATIONS TO TOILET / BATHROOM TO HAVE A FLOW RATE OF 25L/s & LAUNDRY / KITCHEN TO HAVE A FLOW RATE OF 40L/s AND ARE VIA A FLEXIBLE DUCT FROM THE SELECTED UNIT DIRECTLY VENTILATED TO THE ATMOSPHERE VIA A WALL OR EAVE VENT IN ACCORDANCE WITH BCA-P2.4.5. WHEN VENTILATION/EXTRACTION INITIATING FROM A HEAT SOURCE THAT CONTAINS A FLAME MUST COMPLY WITH FIRE HAZARD PROPERTIES OF AS4254.1
6. ROOF SPACE TO BE VENTILATED VIA A WHIRLYBIRD LOCATED NEAR RIDGE / HIGHEST POINT OF ROOF SPACE AND REMAINDER BY EAVE VENTS IN ACCORDANCE WITH BCA-P2.4.5
7. SARKING TO ALL EXTERNAL WALL LOCATIONS / ROOF TO BE INSTALLED ON THE EXTERIOR SIDE OF THE PRIMARY INSULATION LAYER & HAVE A FLAMMABILITY INDEX NOT GREATER THAN 5 WHEN USED IN ROOF APPLICATIONS. THE PLIABLE BUILDING MEMBRANE INSTALLED IN THE EXTERNAL WALL MUST COMPLY WITH AS/NZS 4200.1 AND BE INSTALLED IN ACCORDANCE WITH AS 4200.2, AS REQUIRED UNDER PART 3.8.7.2 OF NCC 2019 VOLUME 2.

SITE NOTES:

1. ENSURE DAMP PROOF MEMBRANE IS LAPPED UP PAST EXTERNAL PAVING/CONCRETE HEIGHT WHERE PAVING INTERFACES MAIN BUILDING SLAB/FOOTINGS.
2. FOOTING CONTRACTOR TO CONFIRM FOOTING SETOUT AGAINST EXISTING BUILDING. ANY DISCREPANCIES WITH PROVIDED DIMENSIONS TO BE REPORTED TO THIS OFFICE PRIOR TO EXCAVATION
3. BOUNDARY IDENTIFICATION SURVEY BY LICENSED SURVEYOR TO BE COMPLETED PRIOR TO COMMENCEMENT ON SITE. ANY DISCREPANCIES BETWEEN THE BOUNDARY SURVEY / CERTIFICATE OF TITLE AND/OR ARCHITECTURAL SLAB SET-OUT DIMENSIONS ARE TO BE REPORTED TO THIS OFFICE PRIOR TO EXCAVATION
4. FULL CIVIL DESIGN & STORMWATER DESIGN, REFER TO ENGINEERS DOCUMENTATION AND CALCULATIONS
5. 90 DIAM. UPVC STORMWATER PIPE CONNECTED TO STREET WATER TABLE IN STRICT ACCORDANCE WITH SA WATER & COUNCILS ENGINEERING DEPARTMENT (VIA SEALED WET SYSTEM)
6. RWT - DENOTES RAINWATER TANK SIZE BY ENGINEER.
7. ENSURE 20MM REBATE TO SLAB BELOW SSLFOR GARAGE DOOR / DOOR TRACK. DEPTH FROM EDGE OF SLAB TBC BY GARAGEDOOR SUPPLIER
8. PROVIDE SEWER STRENGTH UPVC STORMWATER PIPE TO ALL RUNS UNDER CONC. FOOTINGS.

STAIR NOTES 'TYPICAL'

1. PROVIDE INTERNAL STAIRS AND BALUSTRADES BY "STAIR LOCK" PROVIDE
   1.0m HIGH BALUSTRADES WITH NO GAPS LARGER THAN 120mm TYPICAL THROUGHOUT
   17x RISERS @ 183mm HIGH (C.O.S)
   16x GOINGS @ 250mm WIDE
2. TREADS TO HAVE SURFACE OR NOSING STRIP WITH A SLIP-RESISTANCE CLASSIFICATION NOT LESS THAN THAT LISTED IN TABLE 3.9.1.1 WHEN TESTED IN ACCORDANCE WITH AS4586.

WINDOW NOTES:

ALL INTERNAL AND EXTERNAL DOORS TO BE 2400mm HIGH. ALL WINDOW HEAD HEIGHTS TO BE AT 2400mm FROM FFL.

*DENOTES 2100H WINDOW HEAD HEIGHT

BUILDER TO CONFIRM ALL WINDOW SIZES WITH MANUFACTURER PRIOR TO INSTALLATION.

SHADING DEVICE COMPLIANT WITH NCC PART 3.12.2.2(B) TO BE INSTALLED OVER ALL LIVING ROOM STACKER DOORS

REFER TO ELEVATIONS FOR WINDOW & SASH OPENING TYPES

ALUMINIUM FRAMED WINDOWS, DOORS, & ALL PROPOSED GLASS TO COMPLY WITH AUSTRALIAN STANDARD AS1288

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PROPOSED: 6 DWELLINGS
AT: 5 YOUNG STREET NEWTON
FOR: PAUL COSCIA

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERS SOIL REPORT & MBA SPECIFICATION.

ALL DIMENSIONS AND LEVELS TO BE CONFIRMED PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCY TO BE REPORTED TO THIS OFFICE IMMEDIATELY.

PRELIMINARY PLAN FOR CONFIRMATION
PLANNING APPLICATION
BUILDING APPLICATION

DRAWN: SHEET:
DATE: SCALE:

AMENDMENTS:

ISSUE DATE:	REVISION:	COMMENTS:
27-05-20	A	CERTIFIERS QUERIES

SITE PLAN

A-01

CONSTRUCTION ISSUE - 11.06.21