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D35479



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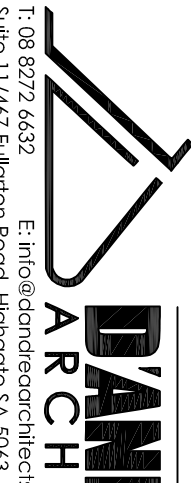
DWELLING 1	76.40
MAIN LIVING:	92.00
UPPER FLOOR:	33.40
GARAGE:	11.30
ALFRESCO:	2.90
PORTICO:	
TOTAL:	216.00

DWELLING 2	64.70
MAIN LIVING:	80.80
UPPER FLOOR:	20.30
GARAGE:	10.20
ALFRESCO:	1.50
PORTICO:	
TOTAL:	177.50

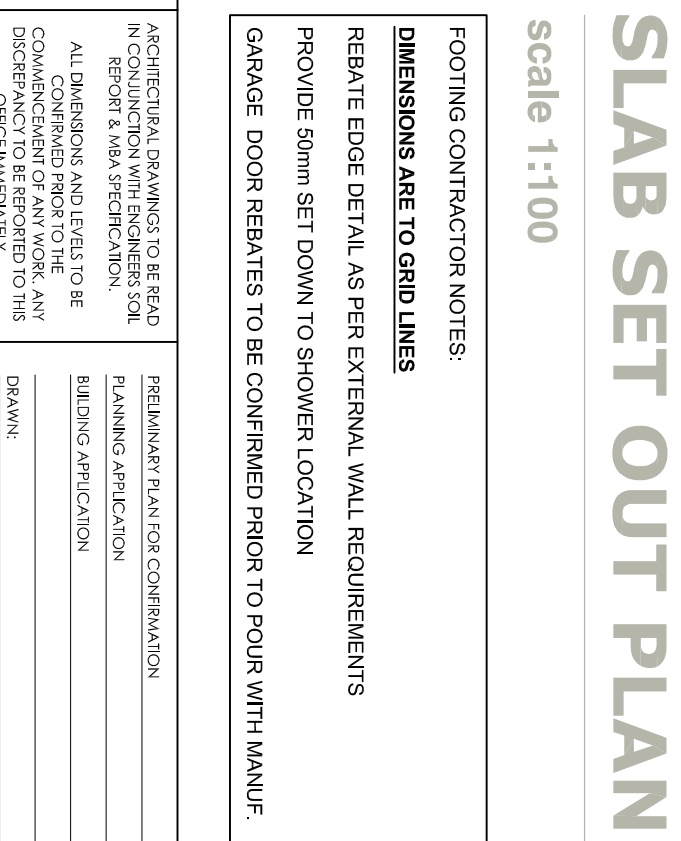
DWELLING 3	73.80
MAIN LIVING:	84.20
UPPER FLOOR:	19.00
GARAGE:	10.50
ALFRESCO:	2.00
PORTICO:	
TOTAL:	189.50

DWELLING 4	60.50
MAIN LIVING:	76.00
UPPER FLOOR:	18.60
GARAGE:	12.10
ALFRESCO:	1.60
PORTICO:	
TOTAL:	168.80

DWELLING 5	63.30
MAIN LIVING:	78.70
UPPER FLOOR:	19.00
GARAGE:	12.10
ALFRESCO:	1.60
PORTICO:	
TOTAL:	174.70

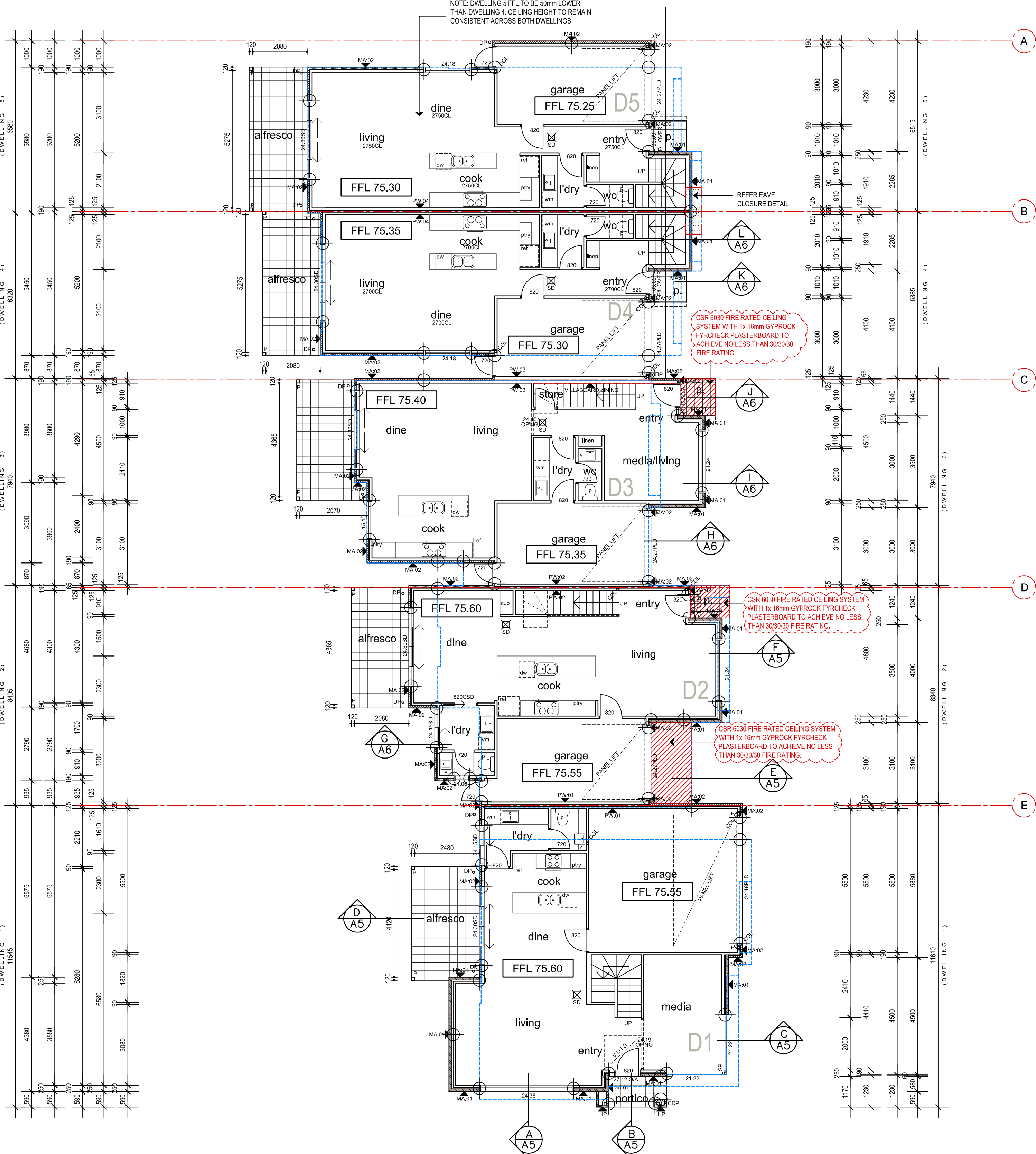
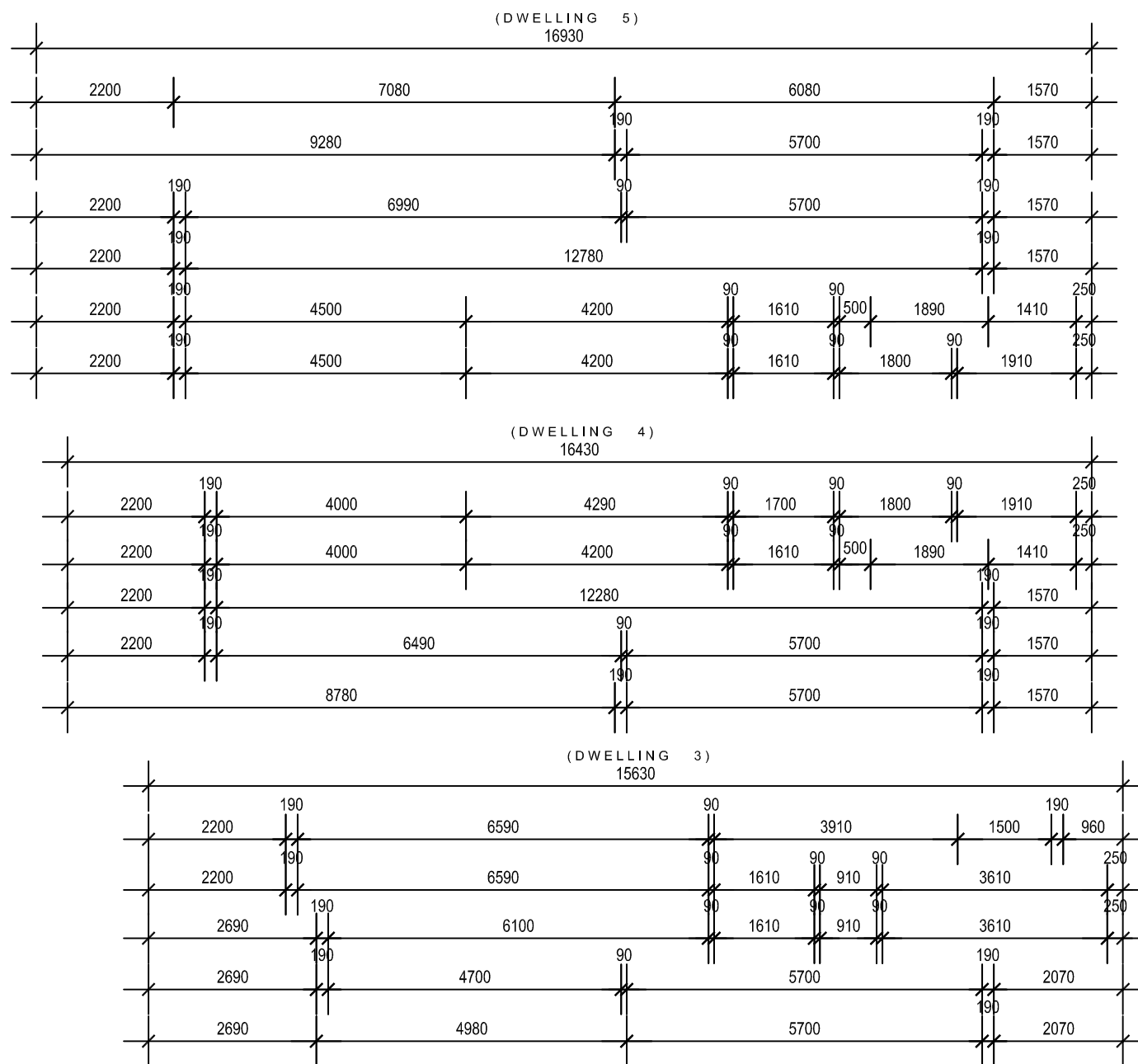


DANDREA ARCHITECTS
AT: 19 ALEXANDER AVE.,
CAMPBELL TOWN.
FOR: MR. & MRS. BLEFARI



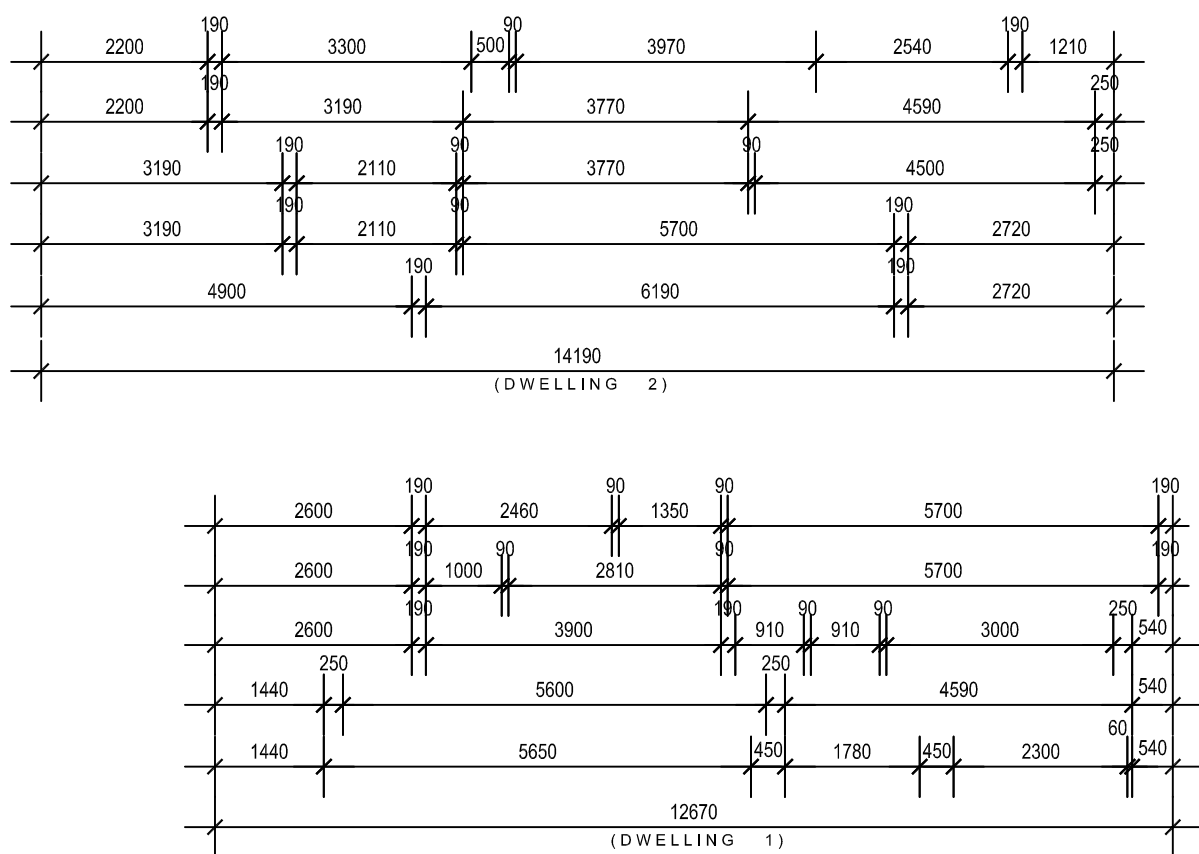
REVISIONS:

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GROUND FLOOR PLAN

scale 1:100



STAIR NOTES TYPICAL

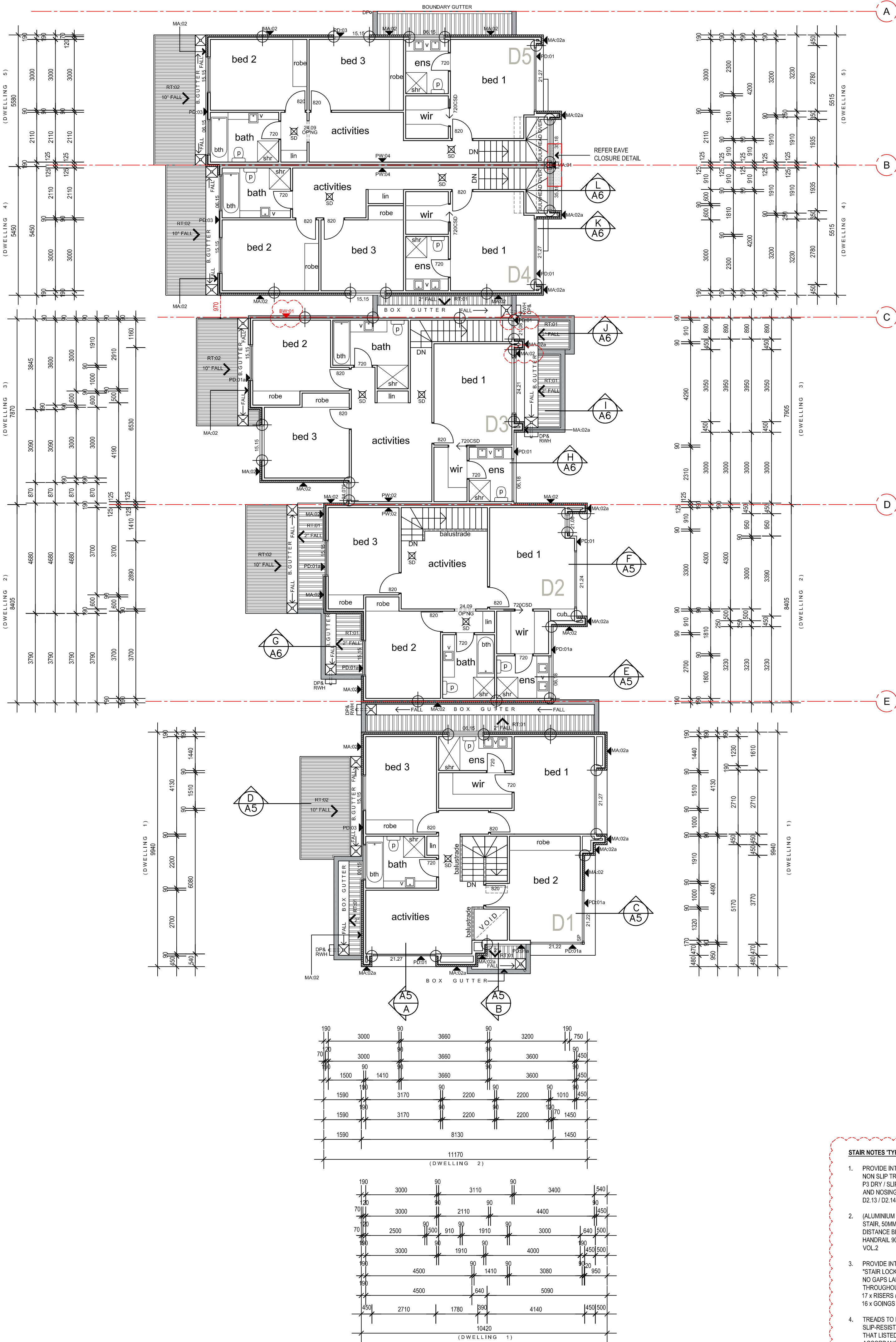
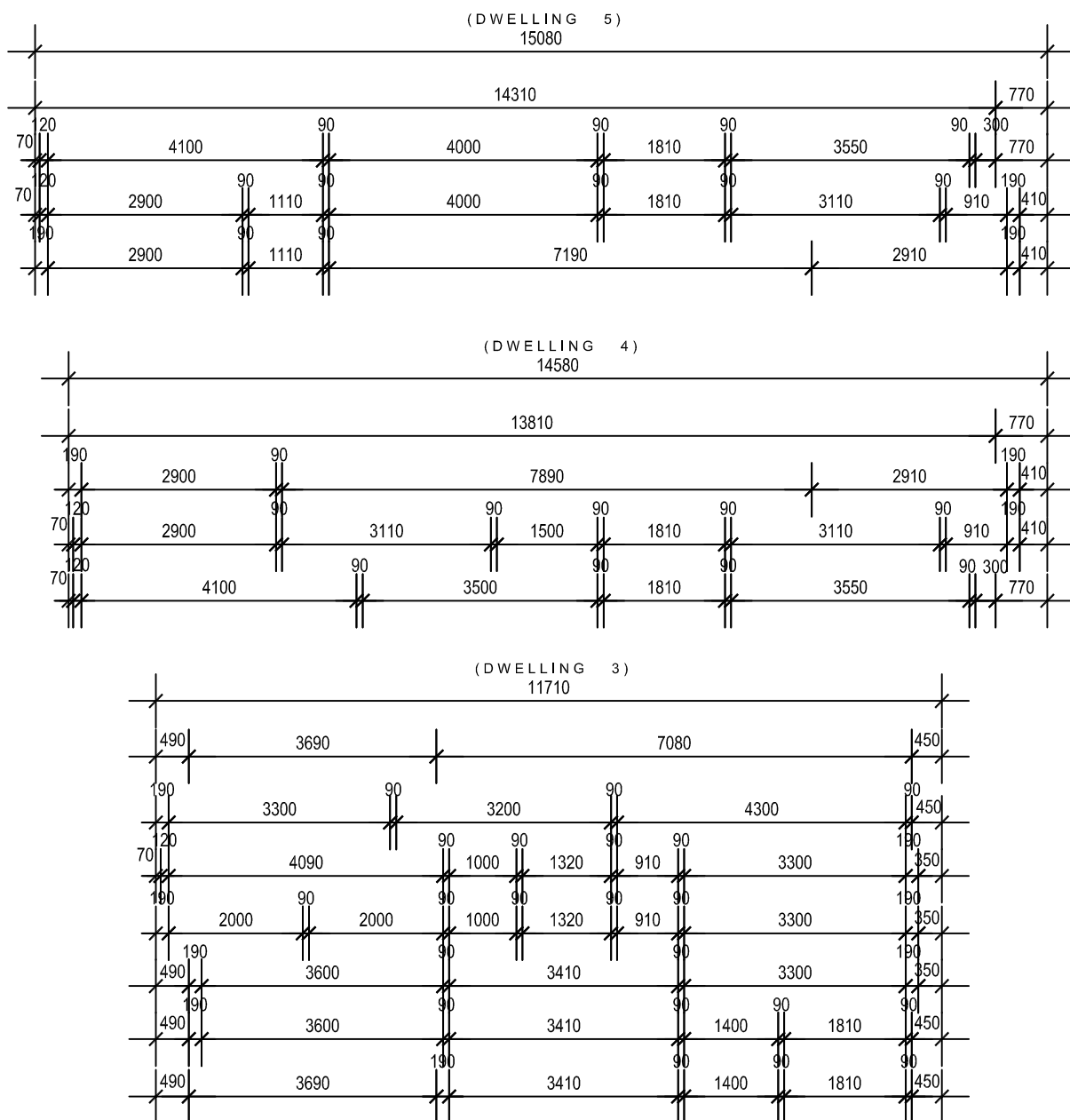
1. PROVIDE INTERNAL TIMBER STAIR WITH COMPLIANT NON SLIP TREADS (SLIP RATING R10, SLIP STANDARD P3 DRY / SLIP RATING R11, SLIP STANDARD P4 WET AND NOSINGS (SLIP STANDARD P3) TO AS1428.1 & BCA D2.13 / D2.14.
2. ALUMINIUM / TIMBER HANDRAIL TO ONE SIDE OF STAIR, 50MM DIAMETER FIXED TO WALL, 50MM CLEAR DISTANCE BETWEEN HANDRAIL AND WALL, TOP OF HANDRAIL 900mm ABOVE NOSING HEIGHT. D2.17 NCC VOL.2
3. PROVIDE INTERNAL STAIRS AND BALUSTRADES BY "STAR LOCK" PROVIDE 1.0m HIGH BALUSTRADES WITH NO GAPS LARGER THAN 120mm TYPICAL THROUGHOUT 17 x RISERS @ 183.647 mm HIGH (C.O.S) 16 x GOINGS @ 250 mm WIDE
4. TREADS TO HAVE SURFACE OR NOSING STRIP WITH A SLIP-RESISTANCE CLASSIFICATION NOT LESS THAN THAT LISTED IN TABLE 3.8.1.1 WHEN TESTED IN ACCORDANCE WITH AS4586.

GENERAL NOTES TYPICAL

1. INTERNAL WALLS TYPICALLY 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. 10MM MOISTURE RESISTANT PLASTERBOARD TO ALL WET AREA LOCATIONS
3. PLAN TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS FOR ALL 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 AS3740-2010. 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 "TERMI-MESH" TERMITE MANAGEMENT SYSTEM IN STRICT ACCORDANCE WITH ATTACHED SPECIFICATION FOR PROPOSED STRUCTURE
8. ALL INSULATION AS PER ENERGY EFFICIENCY REPORT
9. PROVIDE SISAL FOIL TO EXTERNAL WALLS ROOF TYPICAL
10. ALL CONTROL JOIN LOCATIONS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS FOOTING LAYOUT PLAN.
11. PLEASE ENSURE ALL DOWNLIGHTS TO BE SEALED AND ALL EXHAUST FANS TO WET AREAS/WCS TO HAVE DAMPERS
12. SMOKE ALARMS TO BE INTERCONNECTED TO PROVIDE A COMMON ALARM & CONNECTED TO CONSUMER MAINS POWER IN ACCORDANCE WITH BCA-2019 3.7.5 & 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
15. ALL VANITY BASINS SELECTIONS WITHIN POWDER ROOMS WHERE A SEPARATE FLOOR WASTE HAS NOT BEEN PROVIDED ARE REQUIRED TO HAVE BUILT IN OVERFLOW PROVISIONS.
16. NOTE: ALL PRODUCTS AND MATERIALS TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATION
17. DOORS SWINGING INTO INDIVIDUAL TOILETS WHEREBY 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
18. 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.
19. 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
20. 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
21. 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.

AMENDMENTS:

ISSUE DATE:	REVISION:	COMMENTS:
16-11-18	A	D3 AMENDED



WALL SCHEDULE	
CODE	DESCRIPTION
MA-01	BRICK VENEER 110/60/10 - 110MM BRICK SELECTED FACE BRICK, 50MM AIR GAP, BUILDERS WRAP FIXED TO 90MM TIMBER STUDS, 10MM PLASTERBOARD LINING INTERNALLY
MA-02	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 & SLAYER EXTERNAL TEXTURE COAT SYSTEM IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
MA-02a	HEBEL SPANDREL - 75MM HEBEL POWERPANEL WALL FIXED TO 25MM TOP HATS, BUILDERSWRAP TO 90MM TIMBER STUDS PACKED OUT ACCORDINGLY TO SUIT, INSTALLATION & SLAYER EXTERNAL TEXTURE COAT SYSTEM IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
MA-03	150mm SOLID CONCRETE BLOCKWORK, SLAYER EXTERNAL TEXTURE COAT SYSTEM IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
PD-01	JAMES HARDIE SCYON AXON 8/90/10 - 8MM SHEET THICKNESS THICKNESS PACKED OUT TO CONCEAL ADJACENT CAVITIES, HARDIEWRAP FIXED TO 90MM TIMBER STUDS, 10MM PLASTERBOARD LINING INTERNALLY, INSTALLATION IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS
PD-01a	JAMES HARDIE SCYON AXON 8/90/10 - 8MM SHEET THICKNESS THICKNESS PACKED OUT TO CONCEAL ADJACENT CAVITIES, HARDIEWRAP FIXED TO 90MM TIMBER STUDS, 10MM PLASTERBOARD LINING INTERNALLY, INSTALLATION IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS
PD-02	JAMES HARDIE SCYON LINEA 16/90/10 - 16MM TONGUE & GROOVE SHEET THICKNESS, 150MM SIZE WIDTH HARDIEWRAP WEATHER BARRIER FIXED TO 90MM TIMBER STUDS, 10MM PLASTERBOARD LINING INTERNALLY, INSTALLATION IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS
PD-03	JAMES HARDIES SCYON MATRIX 8/190/10 - 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
PW-01-04	BORAL PARTI WALL SYSTEM PW760 1A 10/90/70/90/10 - 10MM SOUNDSTOP PLASTERBOARD FIXED TO 90MM TIMBER STUD, R2.0 GW WALL BATT INSULATION, 20MM AIR GAP, 25MM SHAFTLINER, 20MM AIR GAP, R2.0 GW WALL BATT INSULATION, 90MM TIMBER STUD, 10MM SOUNDSTOP PLASTERBOARD TO ACHIEVE RFL 60/60/60 AND RW63 & RW+CTRS0, INSTALLATION IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
BW-01	JAMES HARDIES 'HardieSmart' BOUNDARY WALL SYSTEM TO ACHIEVE 60/60/60 RFL, 9mm SCYON AXON EXTERNAL CLADDING FIXED TO 90mm TIMBER STUD FRAME, HardieWrap WEATHER BARRIER, 60mm HardieFree INSULATION, 6mm VILLAGOARD LINING, INSTALLATION IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. NOTE: ENSURE VILLAGOARD LINING IS CONTINUED TO FULL HEIGHT OF WALL INCLUDING ANY STAIR VOIDS.
HP	DENOTES HEBEL PIER DETAIL TO MANUFACTURERS DETAILS REFER DETAIL
P	DENOTES 120° TIMBER POST WITH SELECTED EXT. GRADE PAINT FINISH
SELECTED PRODUCT/MATERIALS TO BE INSTALLED IN ACCORDANCE WITH MANUF. SPECIFICATION	

GENERAL NOTES TYPICAL:

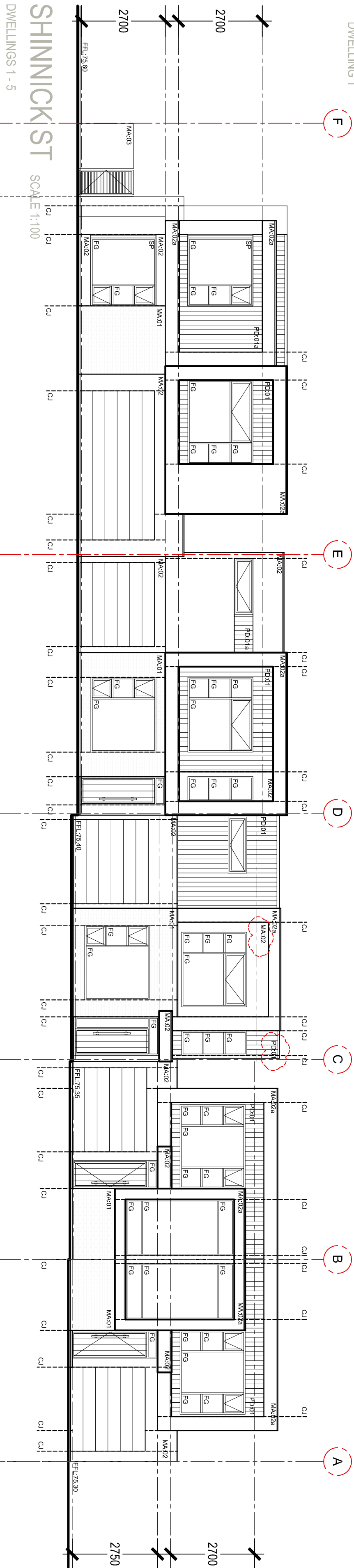
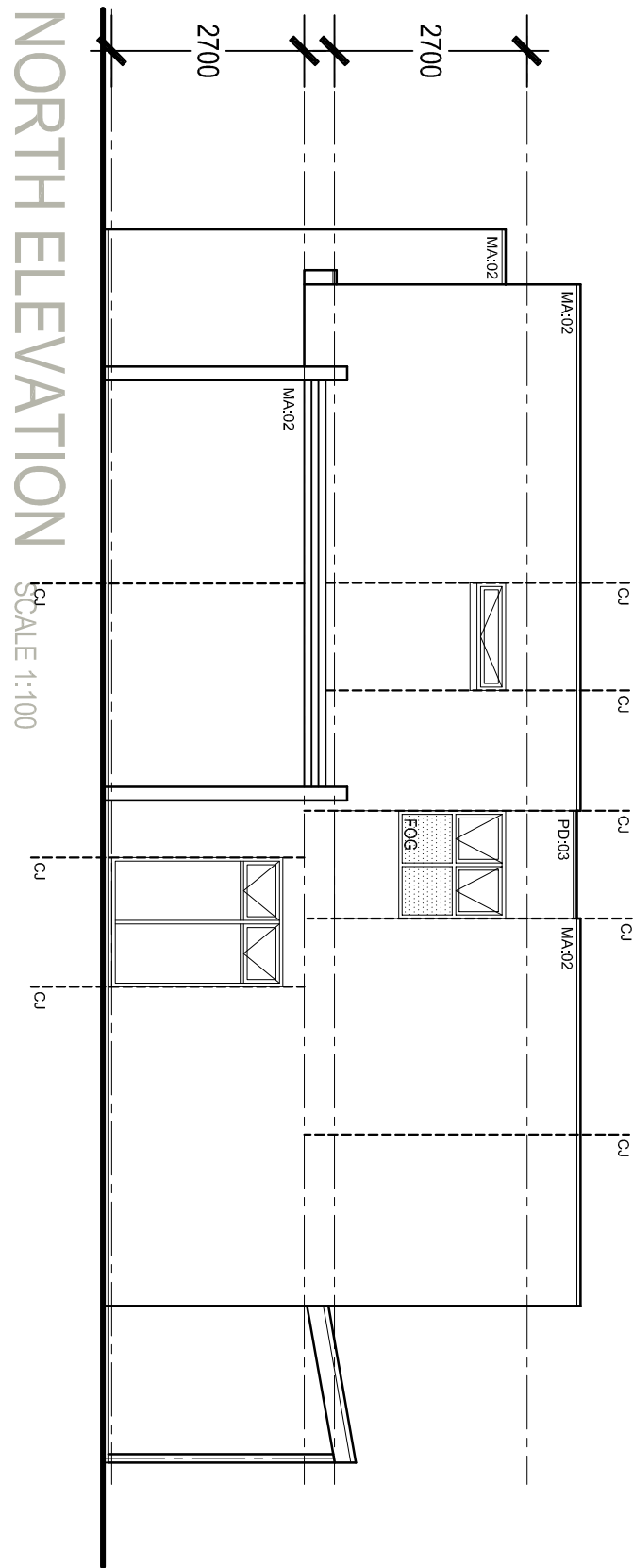
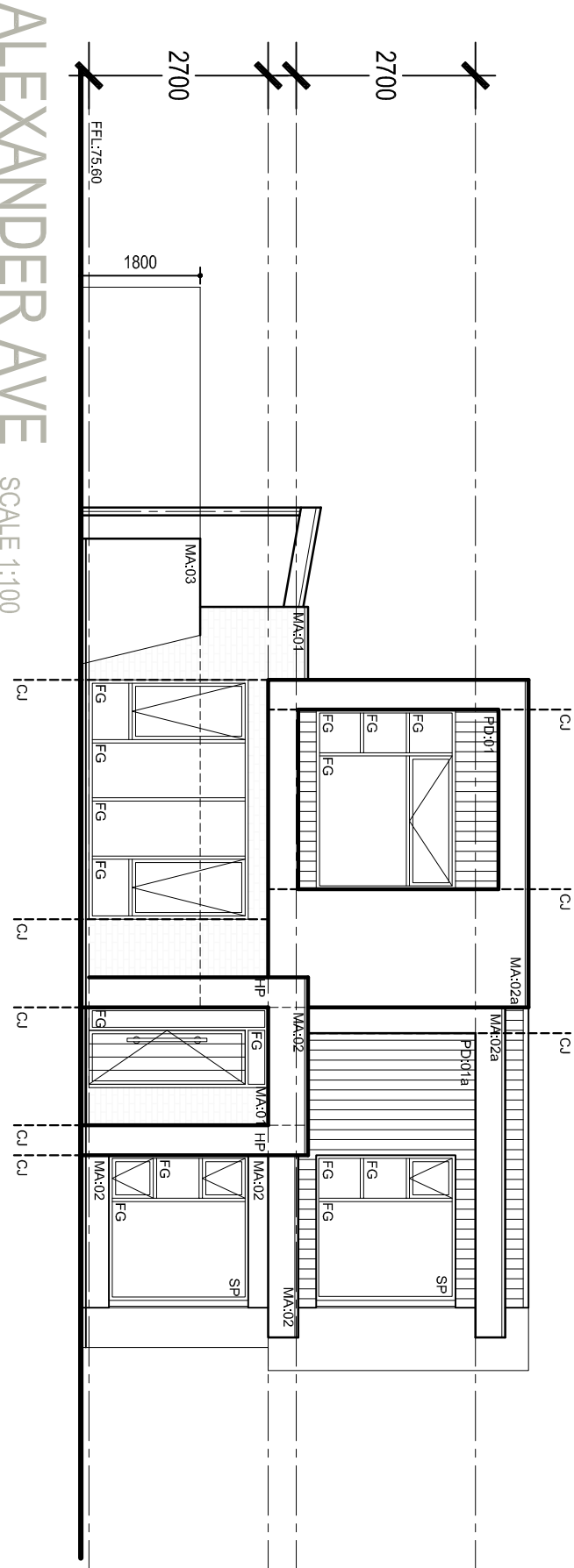
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STAIR NOTES TYPICAL:

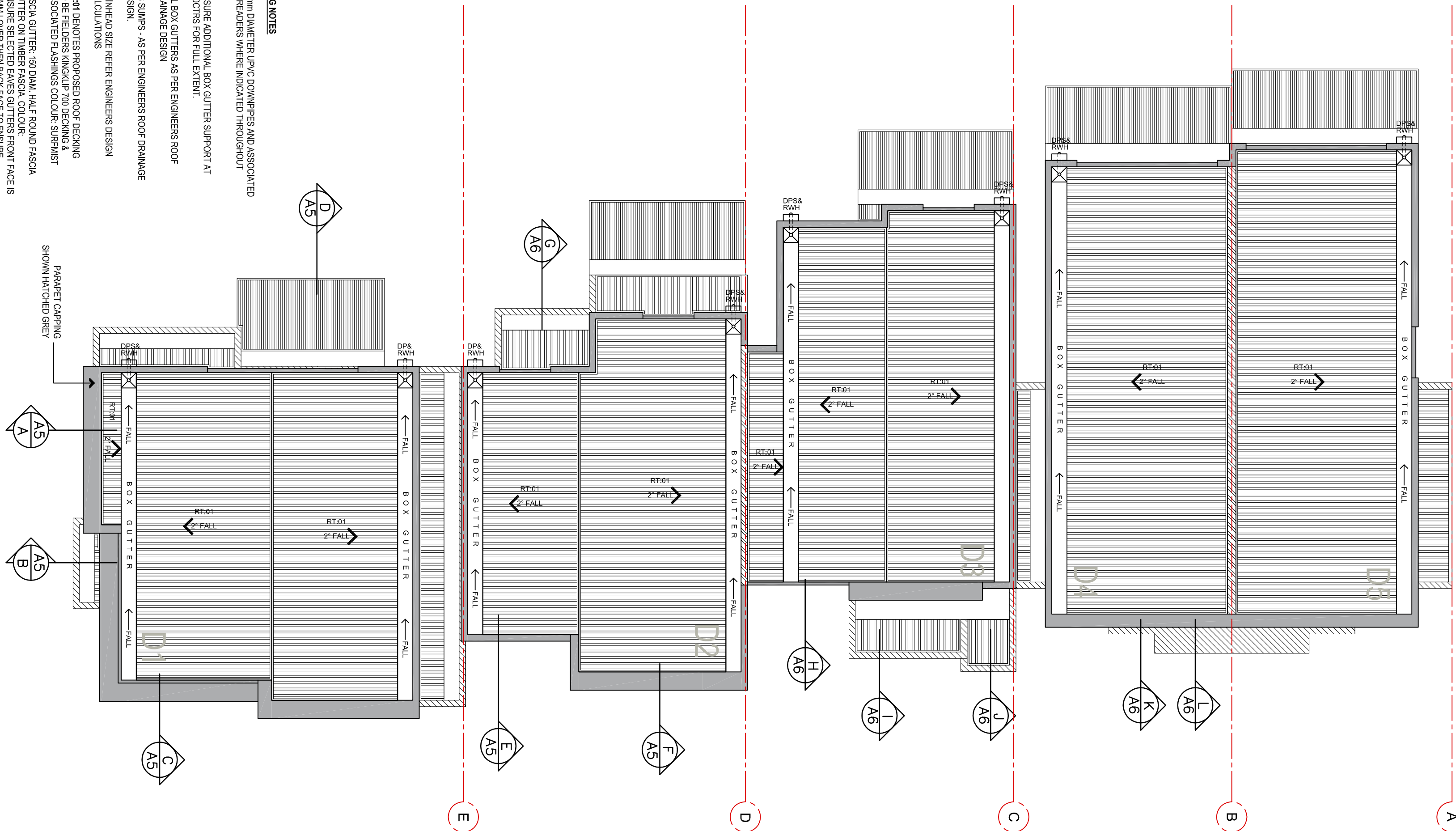
- PROVIDE INTERNAL TIMBER STAIR WITH COMPLIANT NON SLIP TREADS (SLIP RATING R10, SLIP STANDARD P3 DRY / SLIP RATINGS R11, SLIP STANDARD P4 WET AND NOSINGS (SLIP STANDARD P3) TO AS1428.1 & BCA D2.13 / D2.14.
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- PROVIDE INTERNAL STAIRS AND BALUSTRADES BY 'STAR LOCK' PROVIDE 1.0m HIGH BALUSTRADES WITH NO GAPS LARGER THAN 120mm TYPICAL THROUGHOUT 17 x RISERS @ 183.64 mm HIGH (C.O.S) 16 x GOINGS @ 250 mm WIDE
- TREADS TO HAVE SURFACE OR NOSING STRIP WITH A SLIP-RESISTANCE CLASSIFICATION NOT LESS THAN THAT LISTED IN TABLE 3.8.1.1 WHEN TESTED IN ACCORDANCE WITH AS4586.

AMENDMENTS:

ISSUE DATE:	REVISION:	COMMENTS:
16-11-18	A	D3 AMENDED

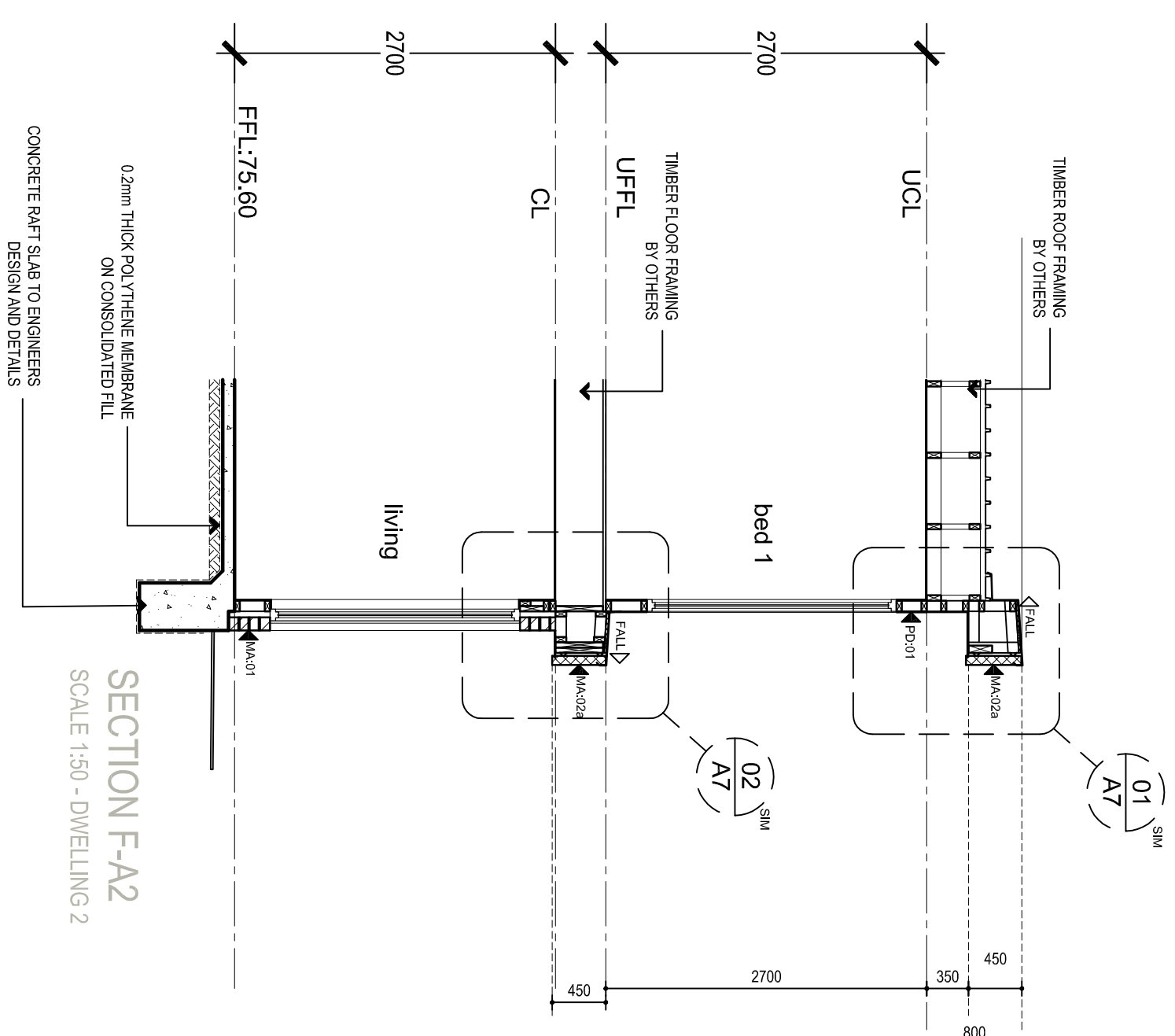
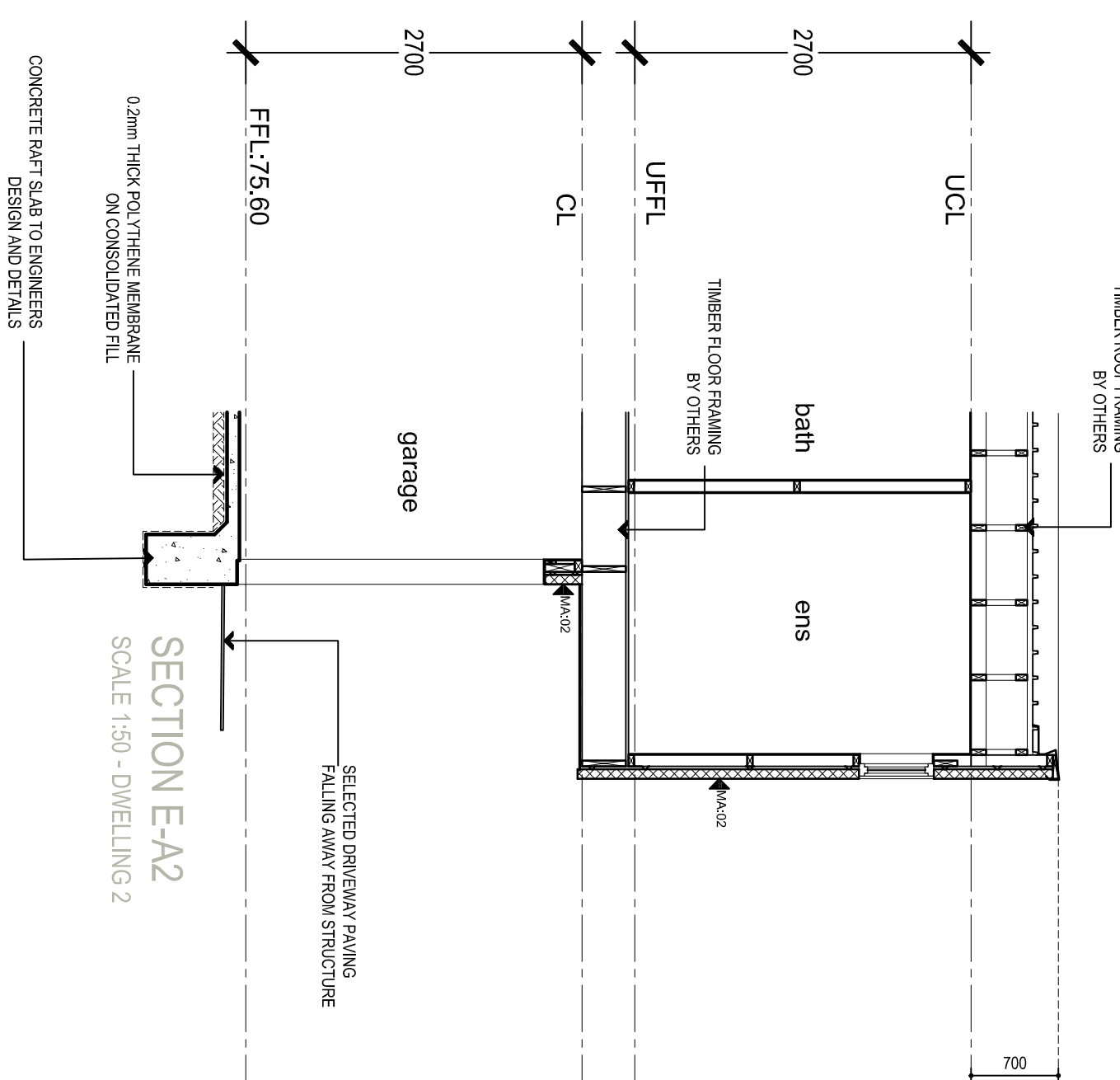
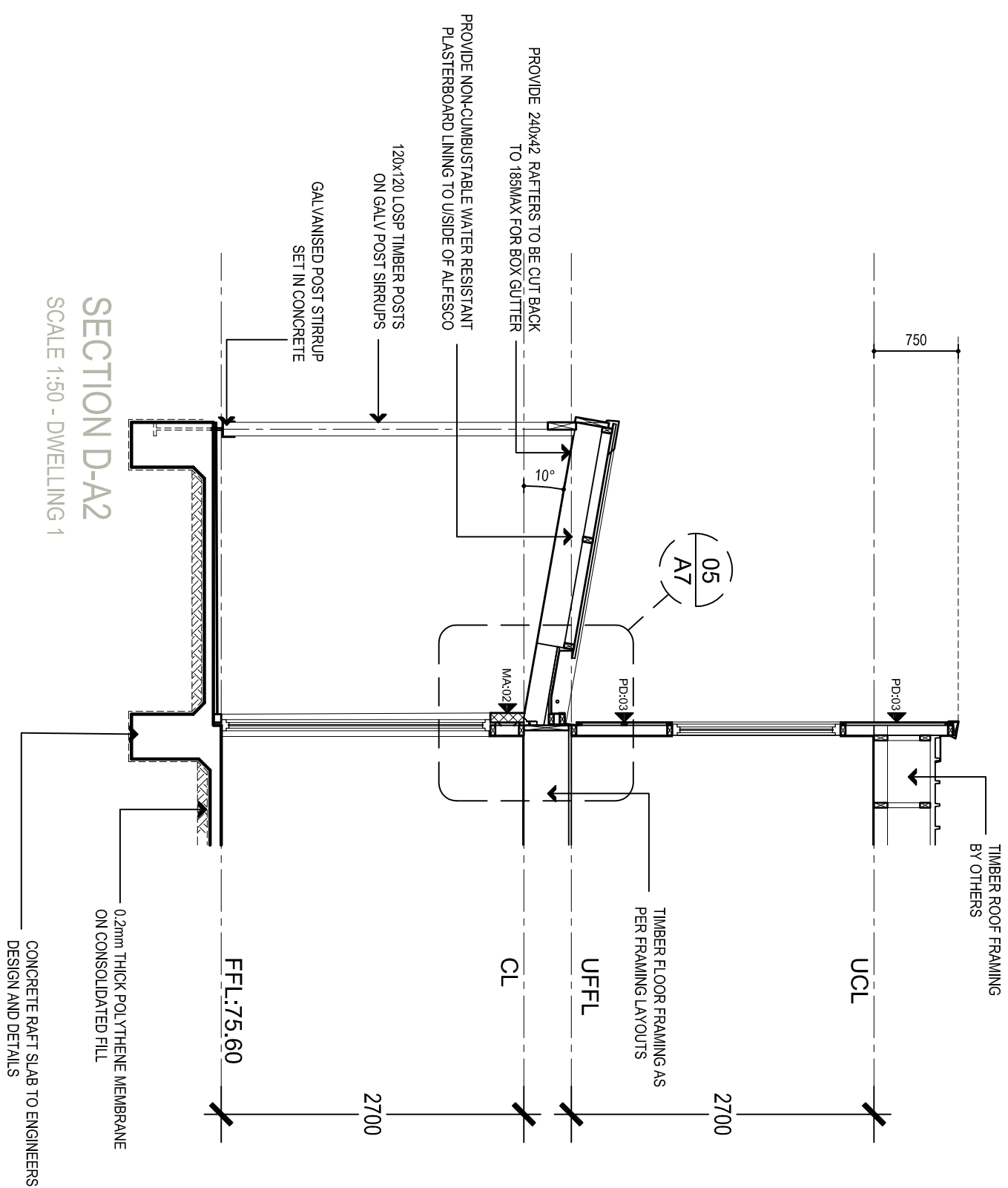
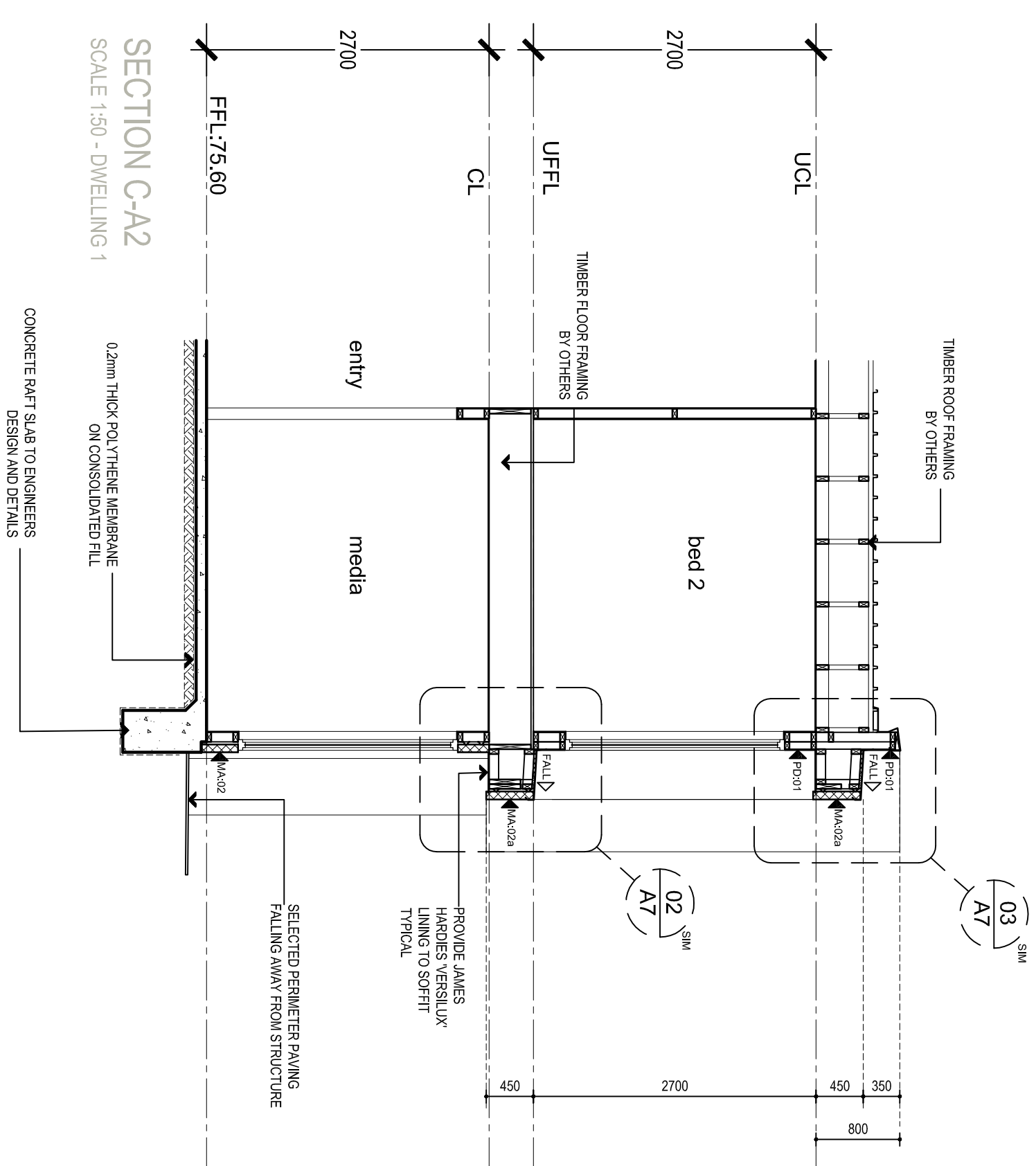
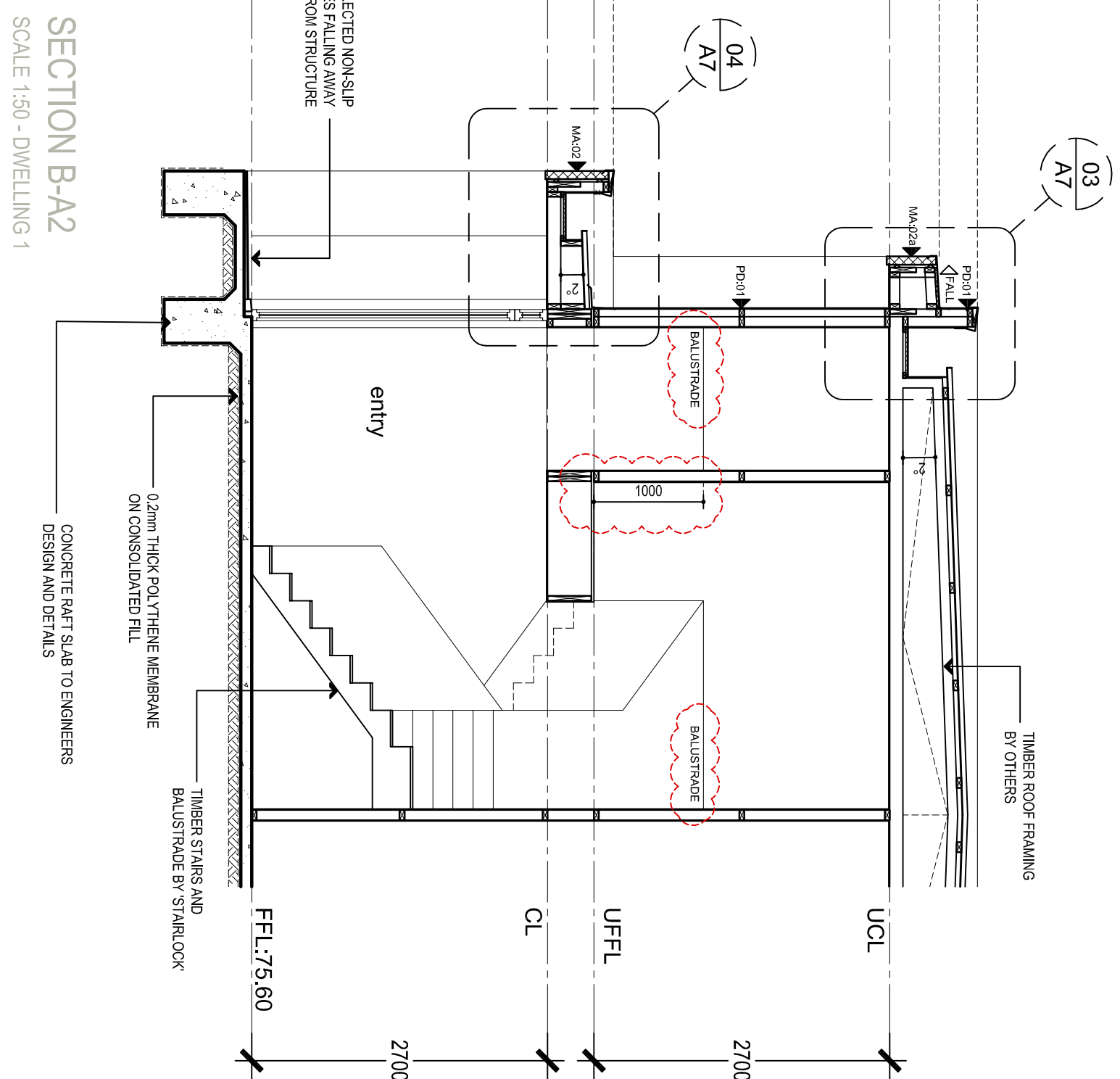
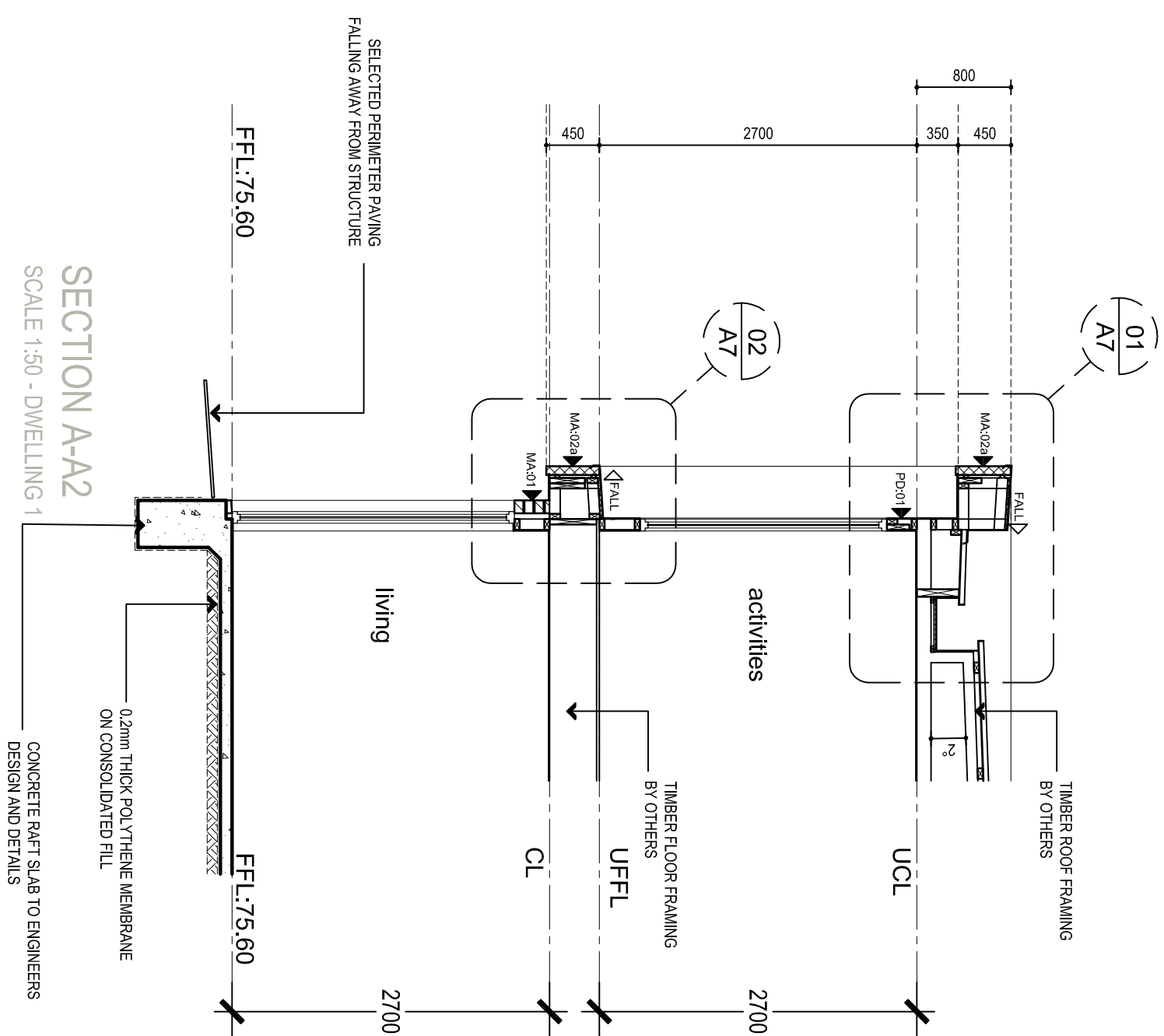


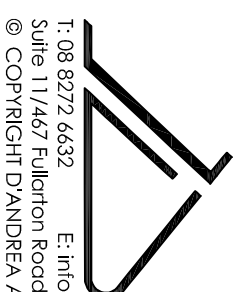
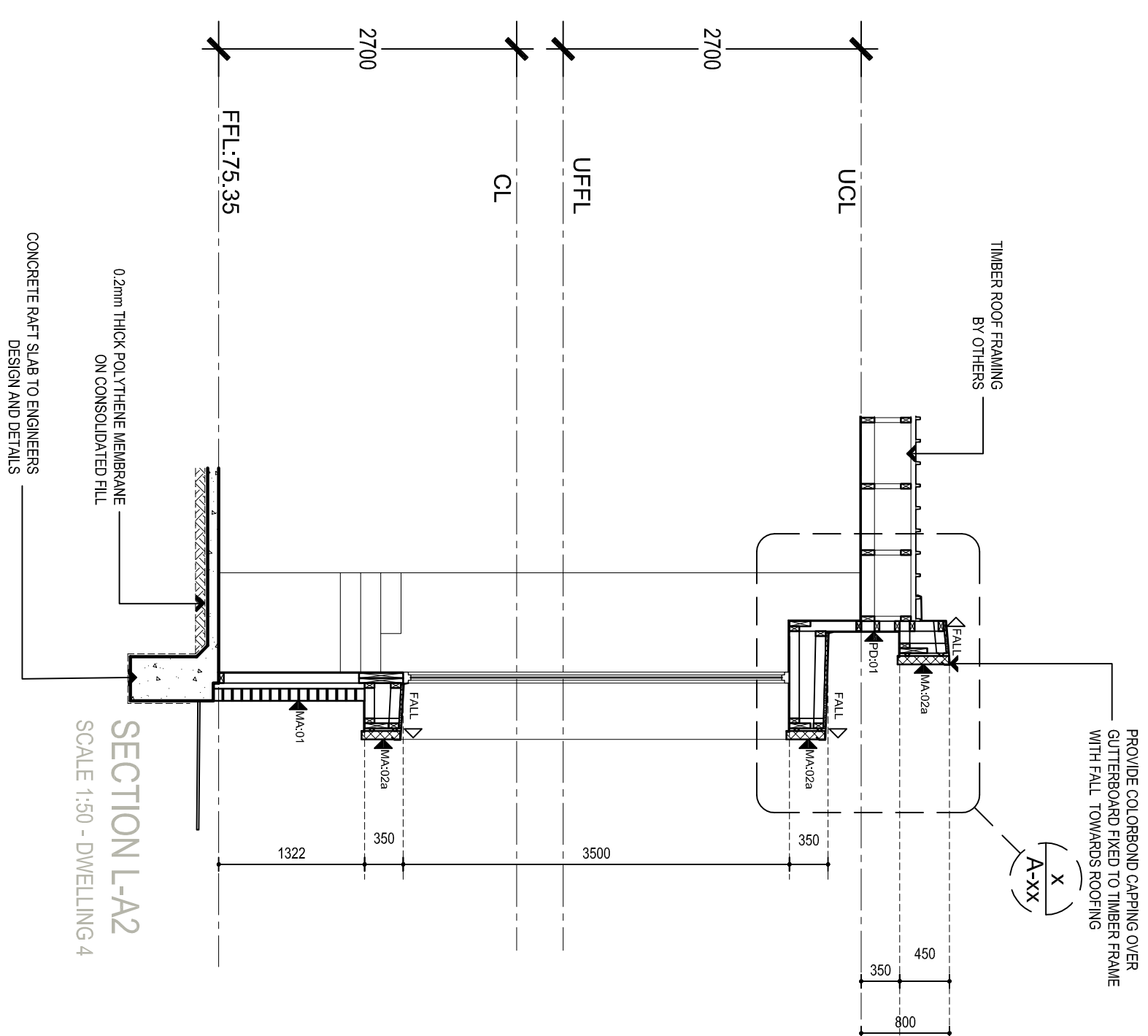
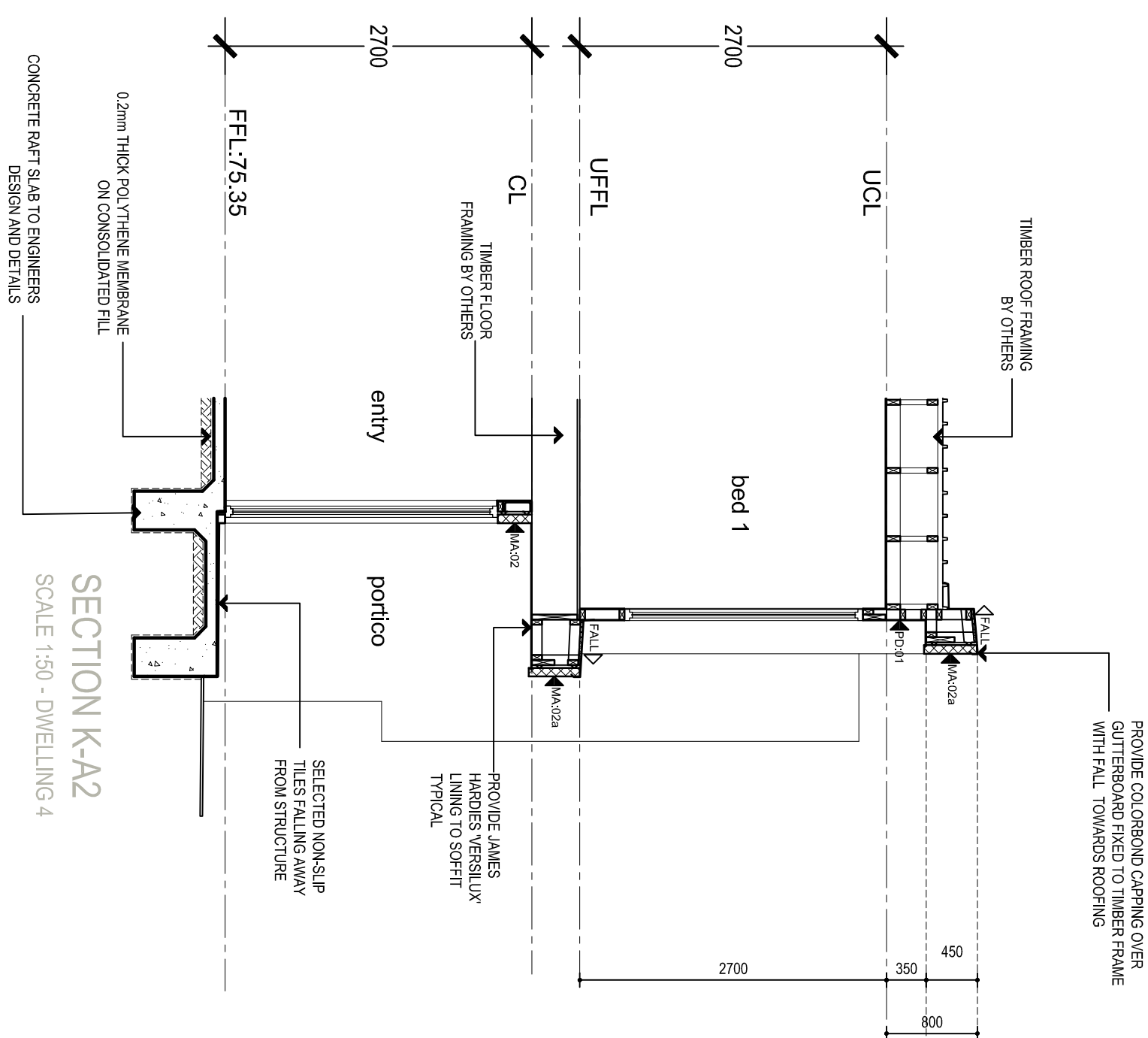
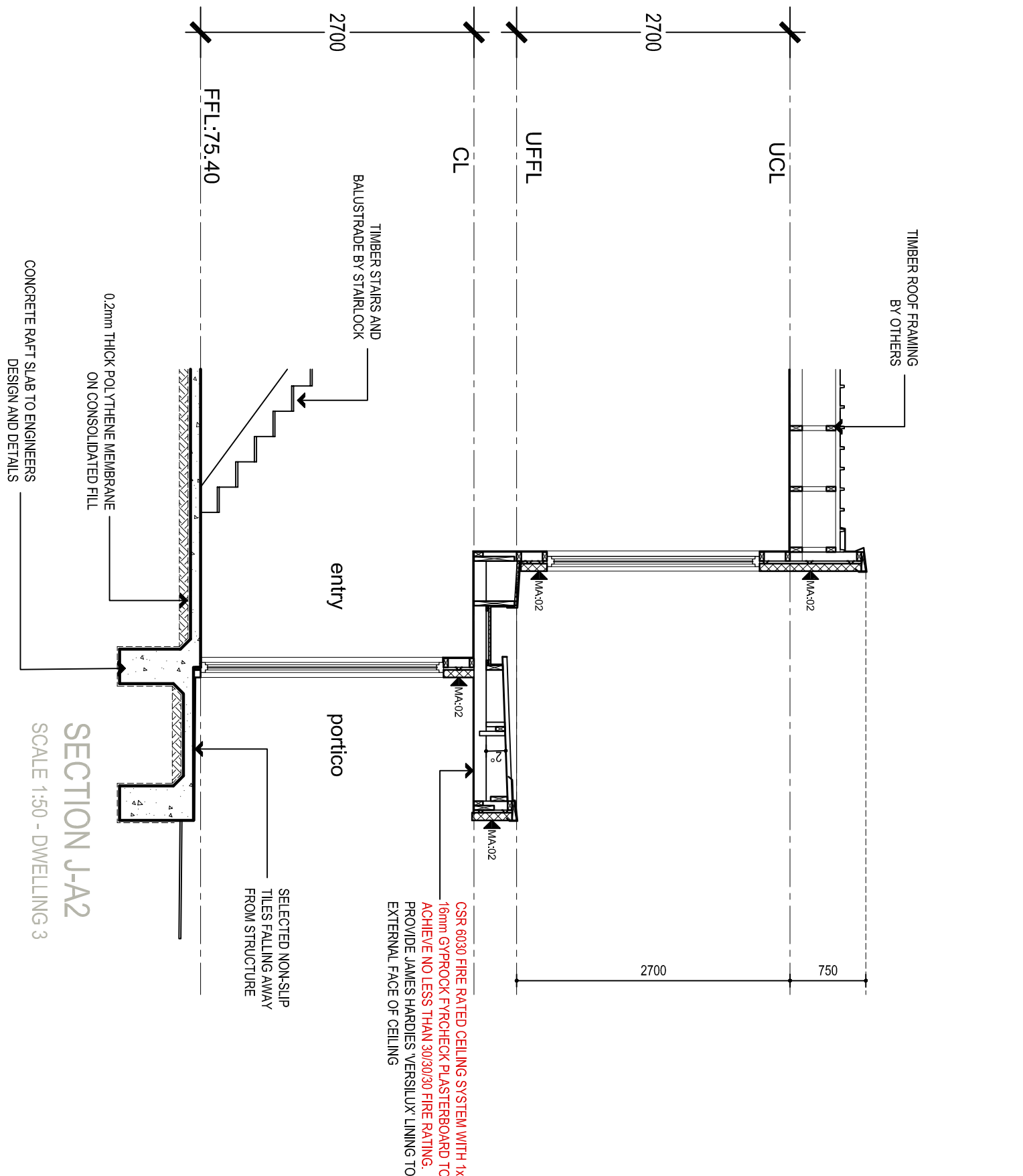
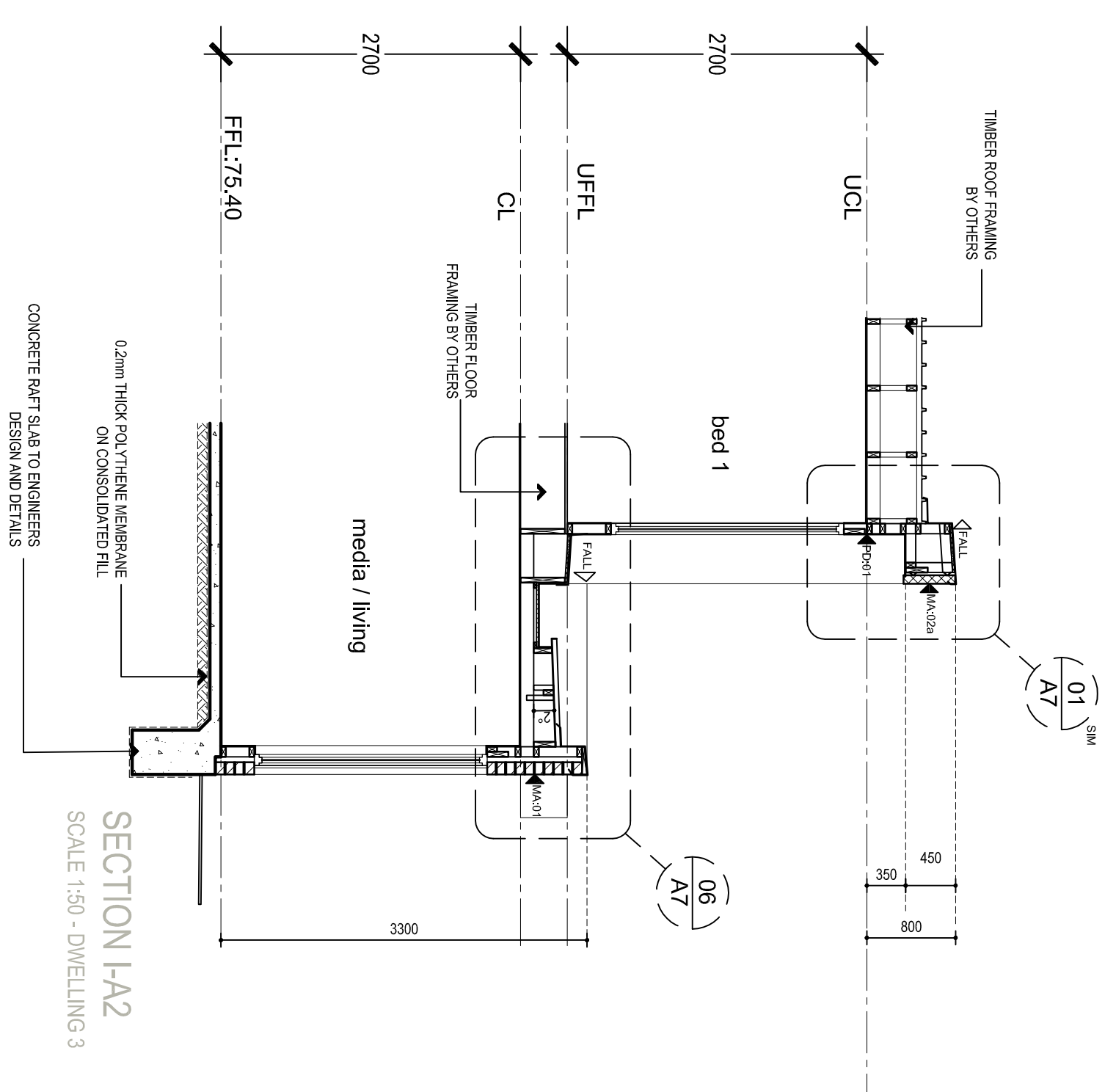
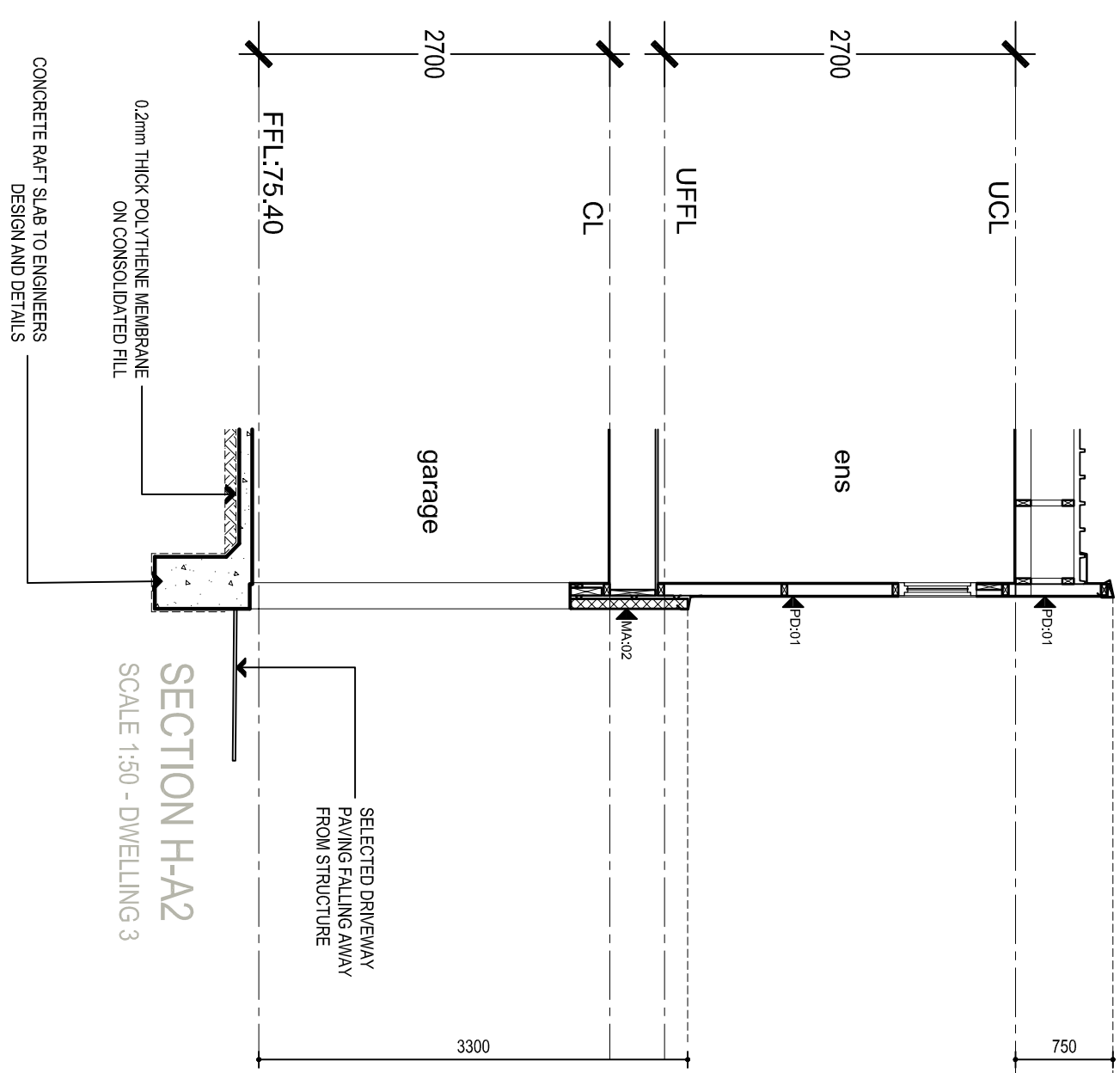
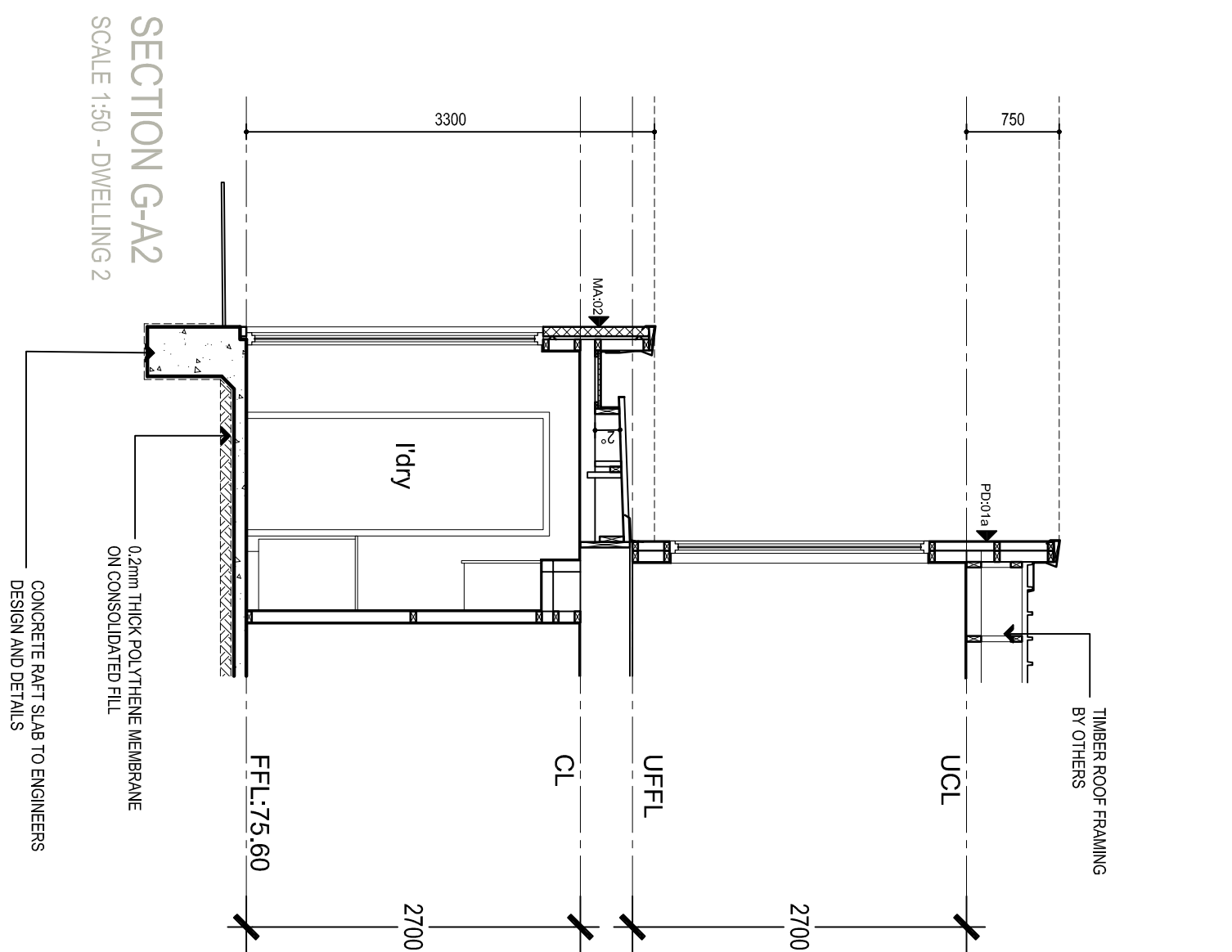
- ROOFING NOTES**
- 30mm DIAMETER UPVC DOWNPIPS AND ASSOCIATED SPREADERS WHERE INDICATED THROUGHOUT
 - ENSURE ADDITIONAL BOX GUTTER SUPPORT AT 450CNS ON FULL EXTENT.
 - ALL BOX GUTTERS AS PER ENGINEERS ROOF DRAINAGE DESIGN
 - GS** SLUICES, AS PER ENGINEERS ROOF DRAINAGE DESIGN
 - RAINED SIZE REFER ENGINEERS DESIGN CALCULATIONS
 - RT21** DENOTES PROPOSED ROOF PIERING TO BE FIELDERS KINGLIP 700 DENKING & ASSOCIATED FLASHINGS COLOUR SURFASIST
 - FASCIA GUTTER, 150 DIA. HALF ROUND FASCIA GUTTER ON TIMBER FASCIA COLOUR: ENSURE SELECTED EVAES GUTTERS FRONT FACE IS OVERFLOW CAPABLES WITH CONTROLLED BACK GAP
 - GF** - DENOTES 30MM VERTICAL STIMPIPE TO SIT 50MM ABOVE BASE OF BOX GUTTER AND EXTEND 20MM BELOW FINISHED EAVE LINING TO ALLOW FOR OVERFLOW CAPABLES WITH CONTROLLED BACK GAP
 - PROPOSED EAVES FLASHINGS TO ALL ROOF SHEET PIERING
 - ROOF SPACE TO BE VENTILATED VIA WHERE VERD SPACE AND REMAINDER BY EAVE TENTS IN ACCORDANCE WITH BOLA-P2.4.5
 - BOX GUTTER RAINHEAD SLIMP OVERFLOW & DOWNSPIPE SHALL COMPLY WITH AS/NZS 3800.3



UPPER ROOF DRAINAGE PLAN

scale 1:100





D'ANDREA
ARCHITECTS
@dandreaarchitects.com.au
Highgate SA 5063
HIGGINS PT. LTD.
ARCHITECTS PT. LTD.

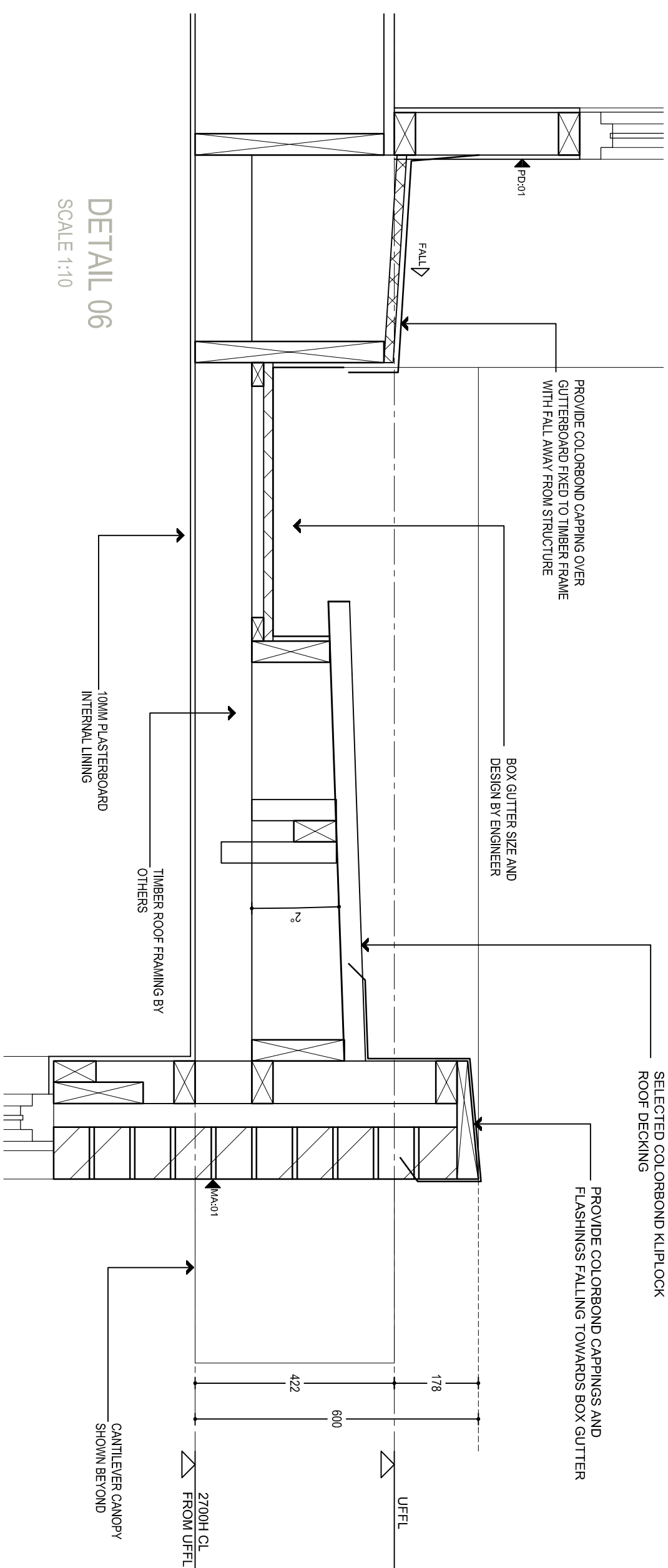
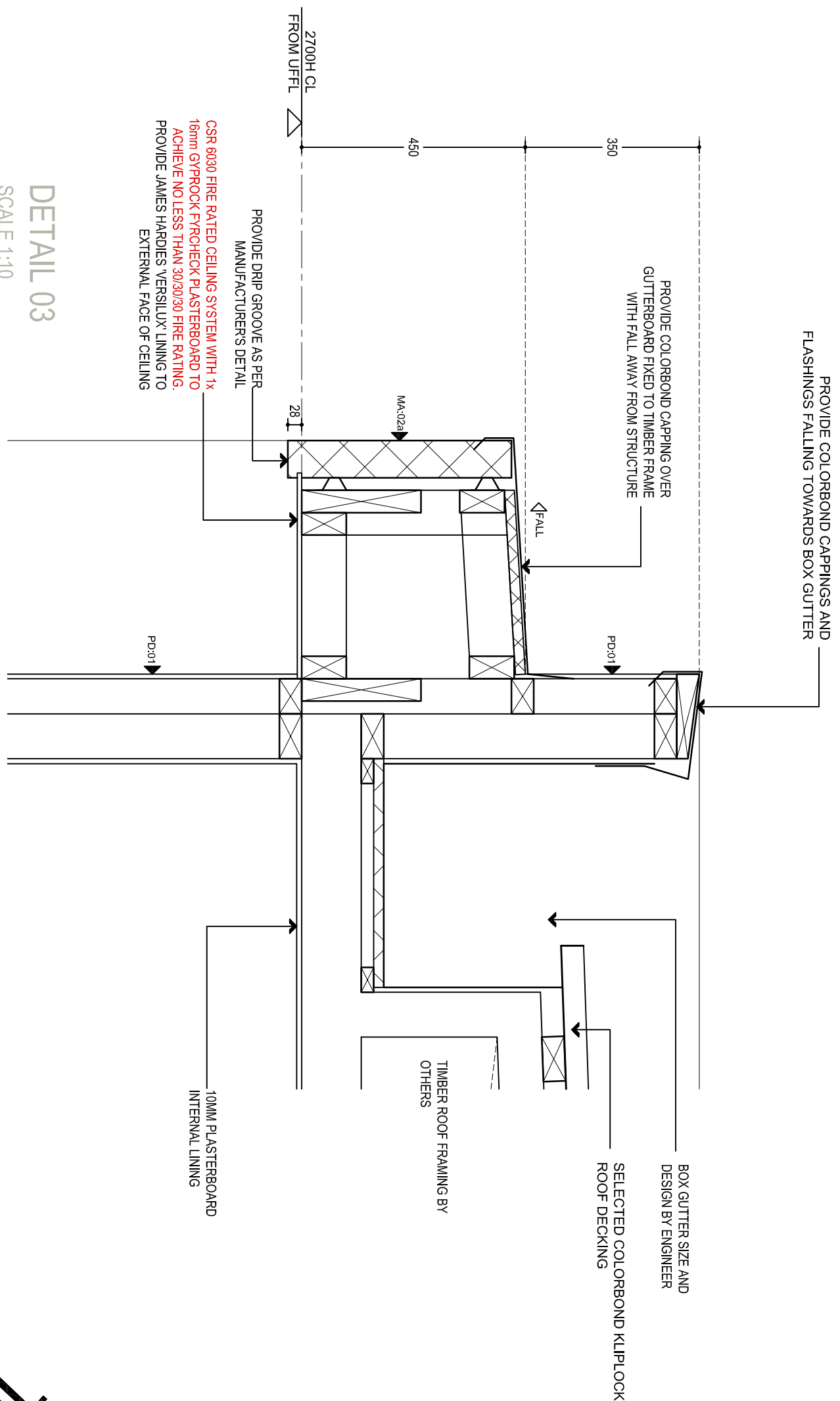
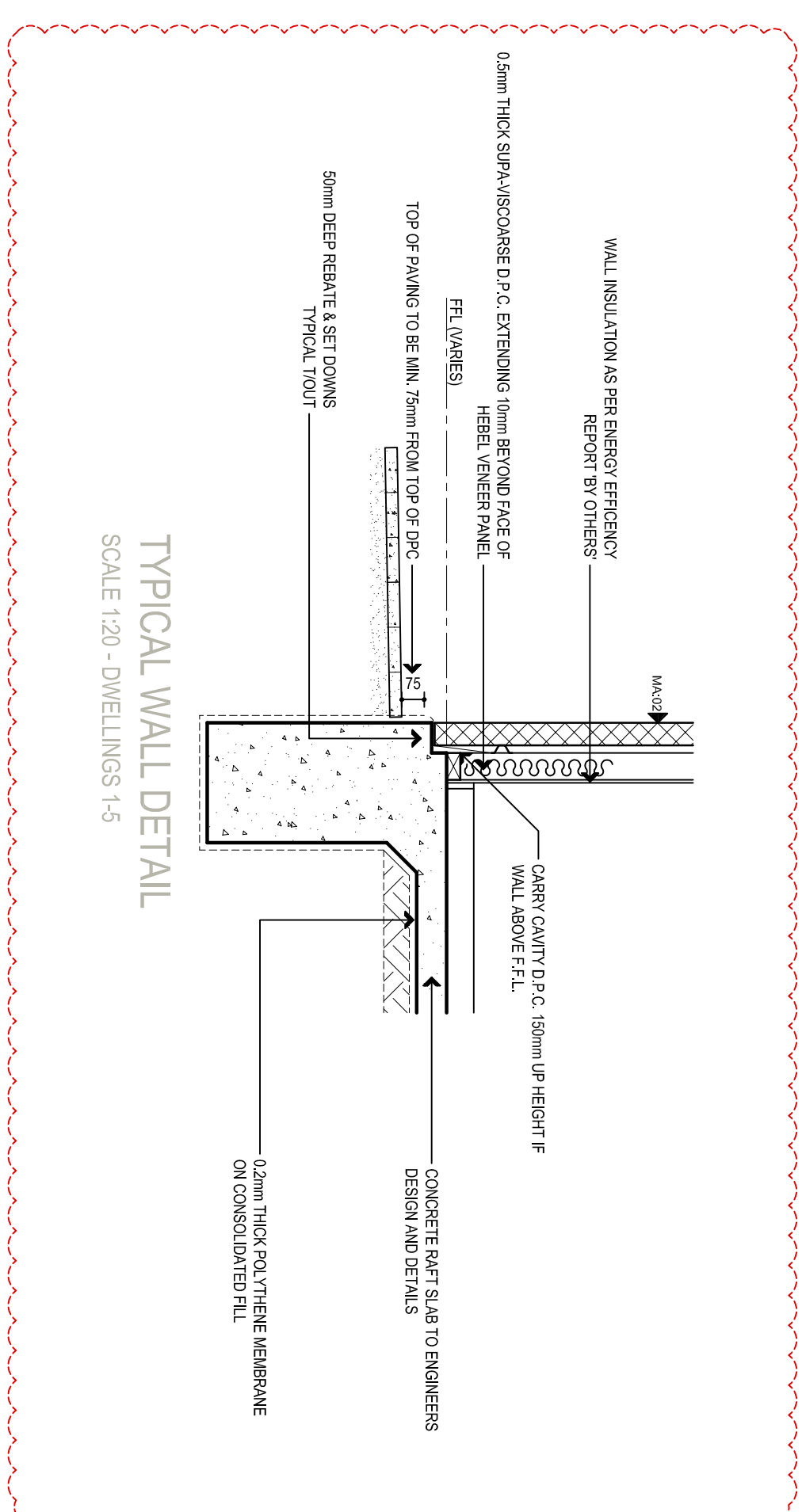
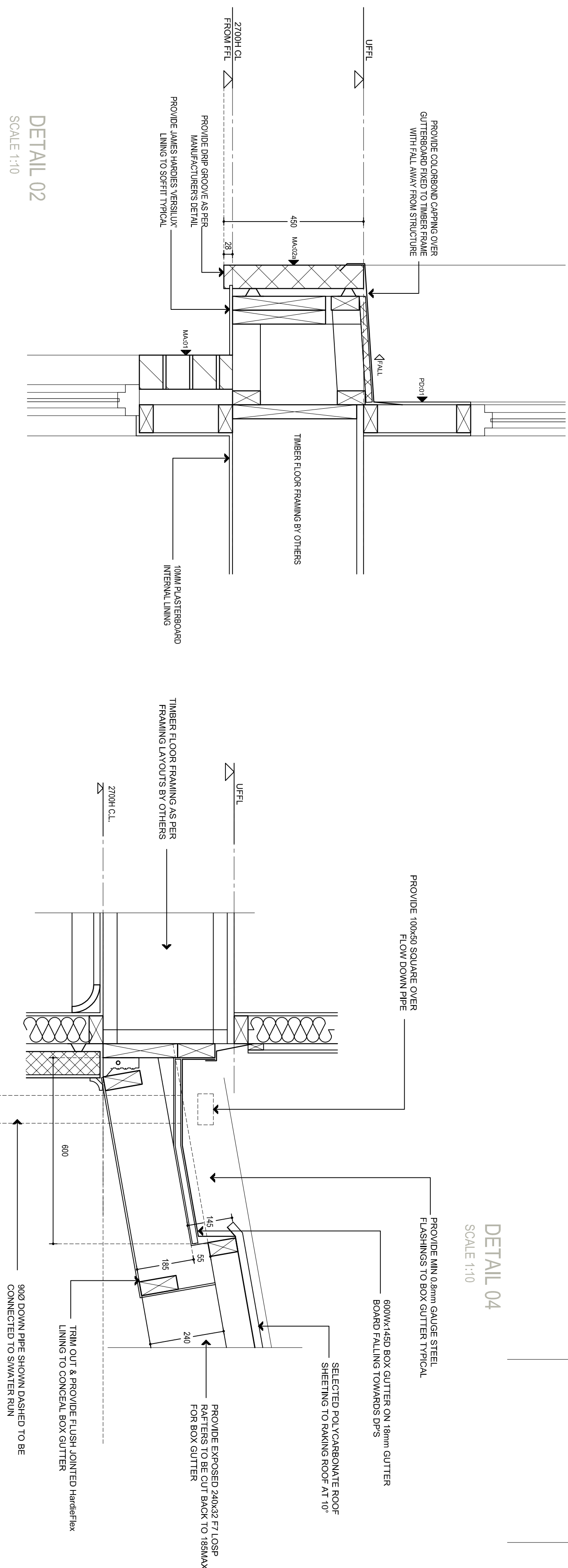
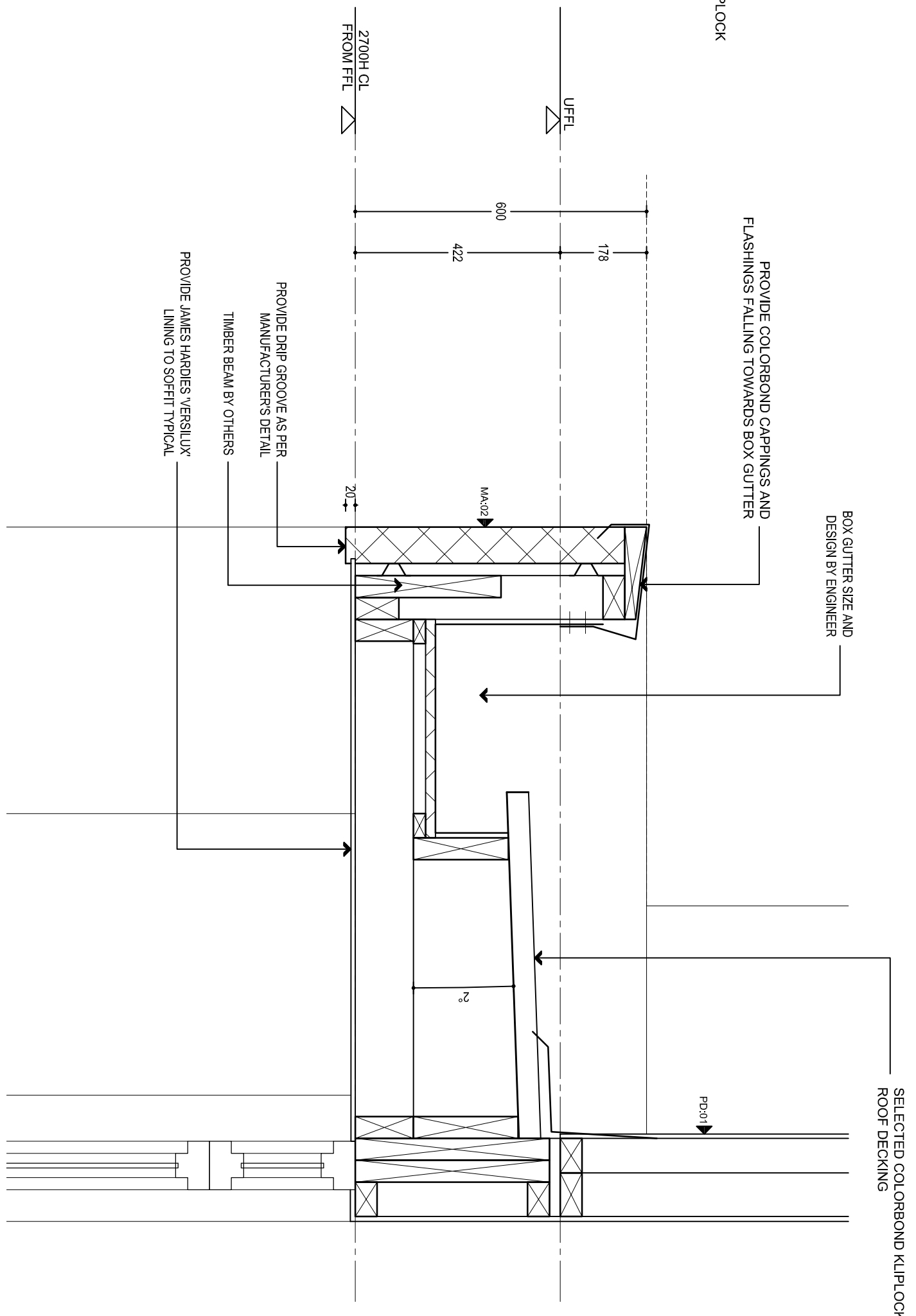
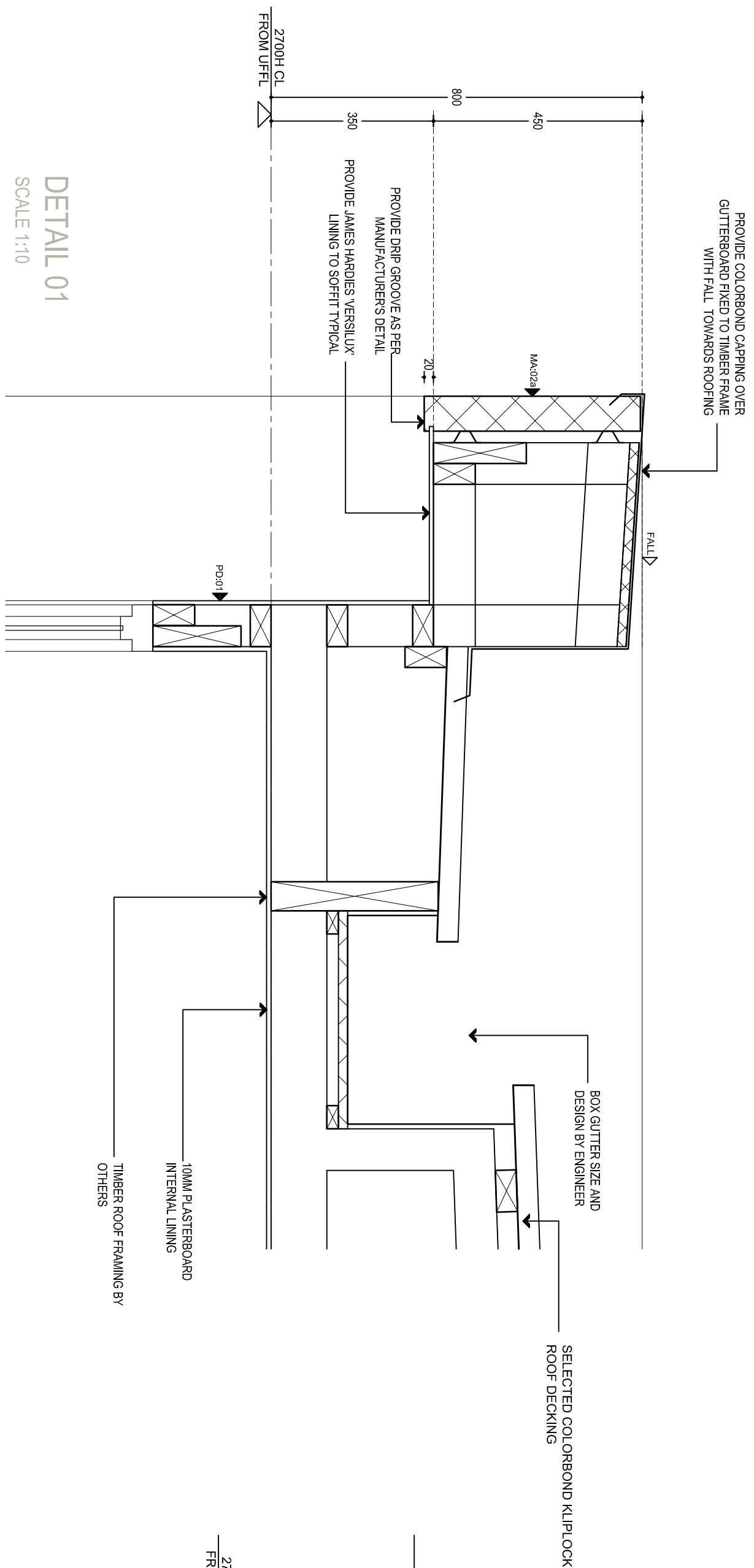
**PROPOSED: 5 DWELLINGS
AT: 19 ALEXANDER AVE.,
CAMPELLTOWN.**

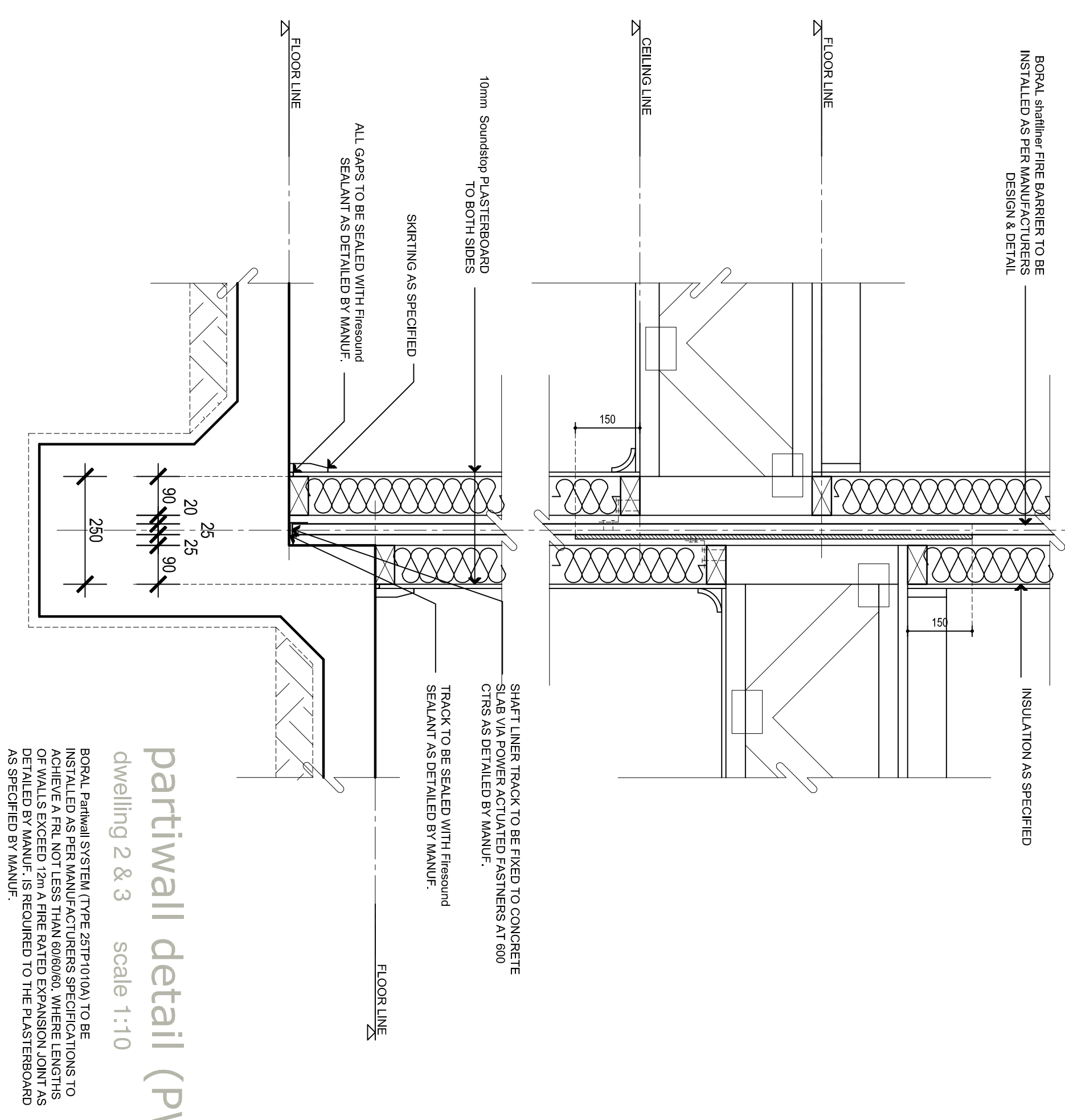
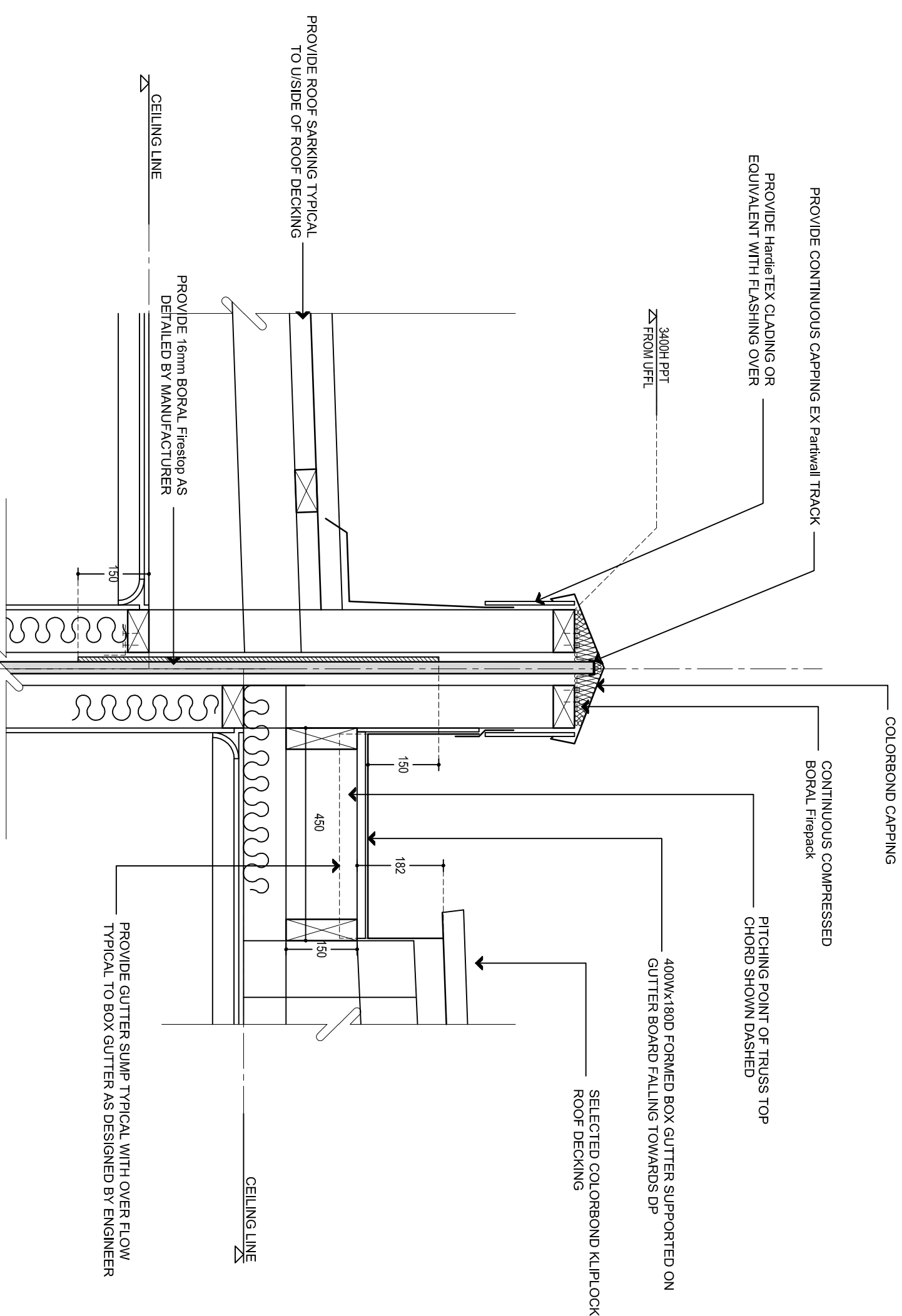
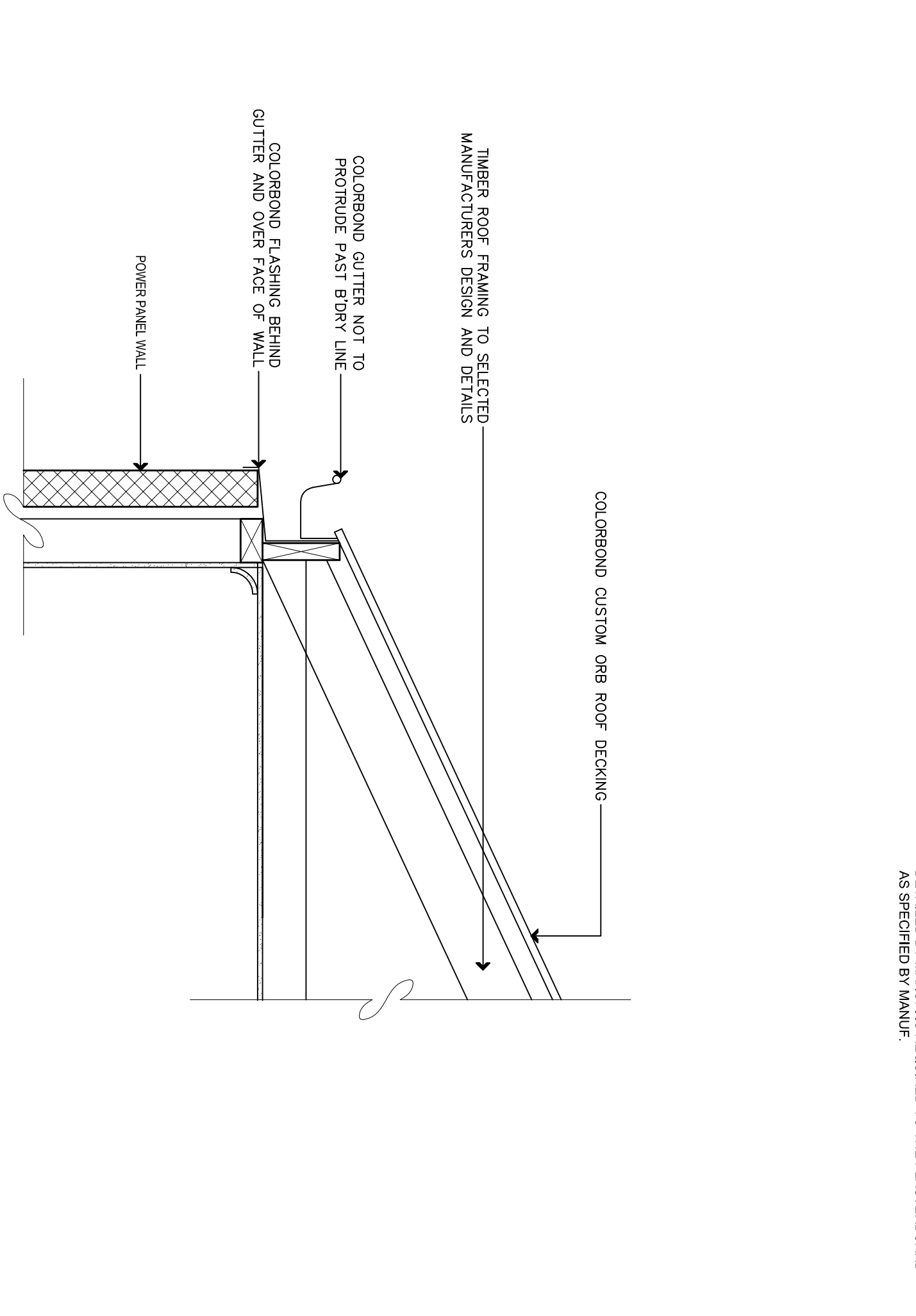
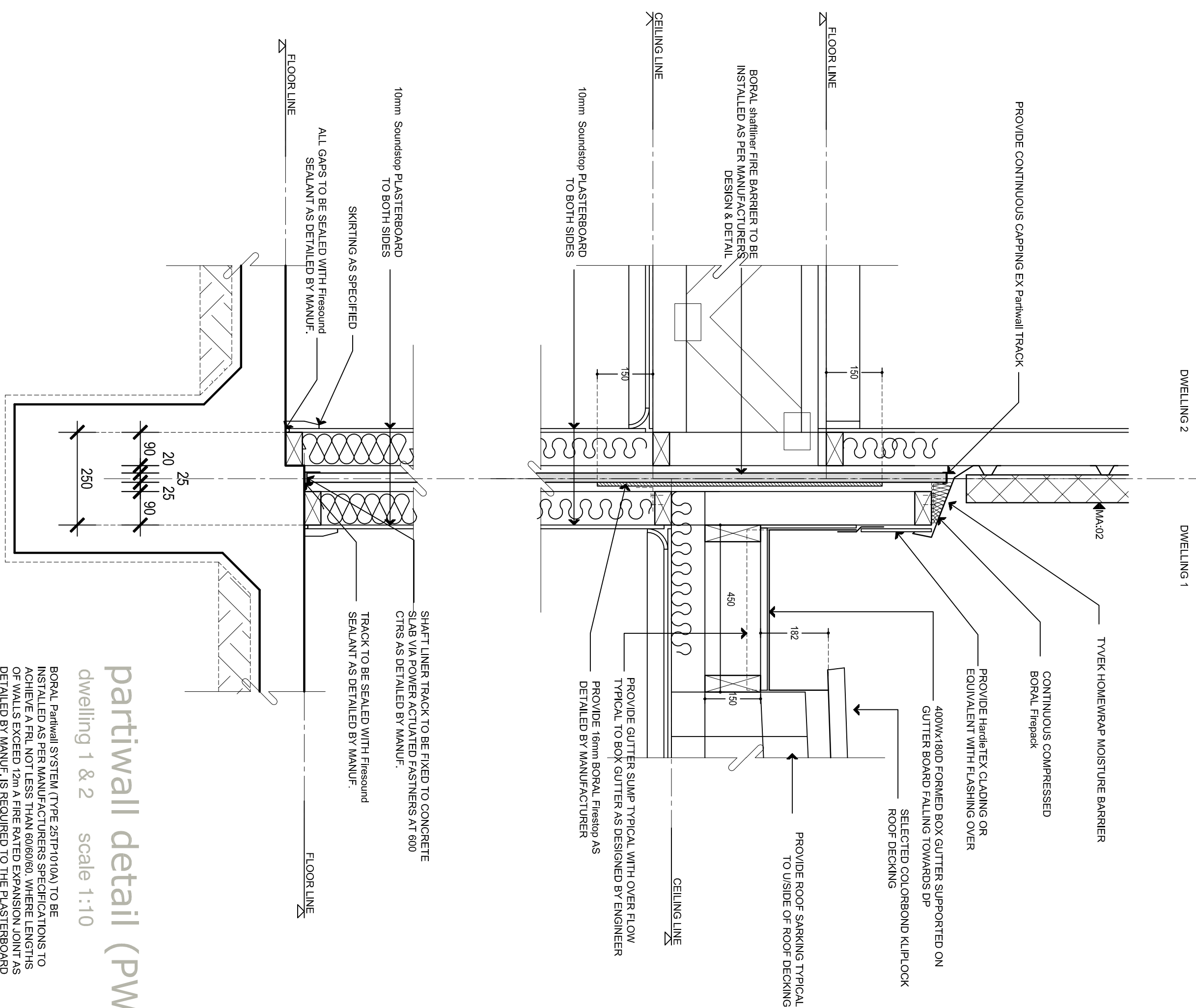
FOR: MR. & MRS. BLEFARI

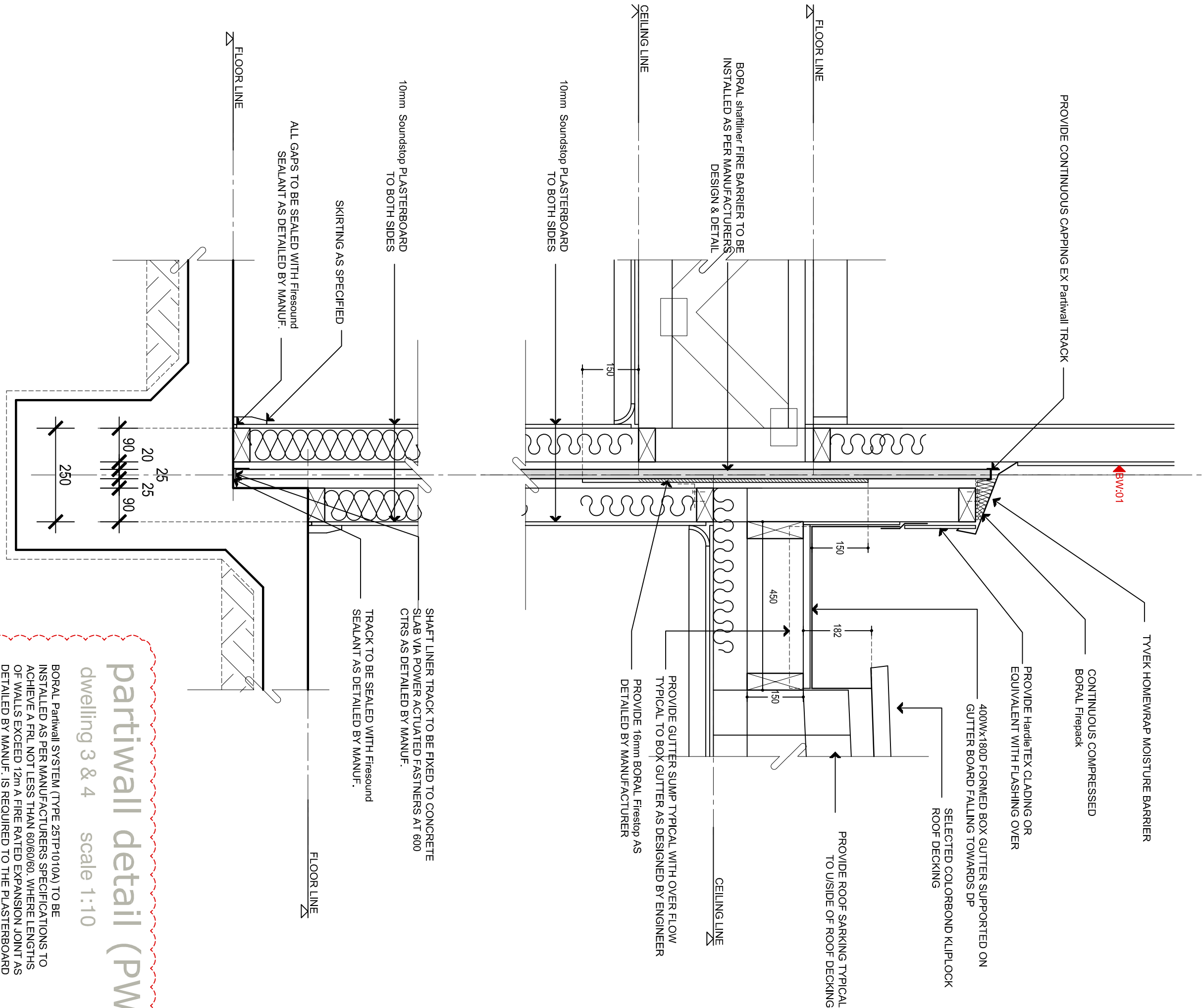
ARCHITECTURAL DRAWINGS TO BE READ
IN CONJUNCTION WITH ENGINEERS SOIL
REPORT & MBA SPECIFICATION.

PRELIMINARY PLAN FOR CONFIRMATION	<input type="checkbox"/>
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BUILDING APPLICATION	<input checked="" type="checkbox"/>
DRAWN:	SHEET:
DATE:	SCALE:

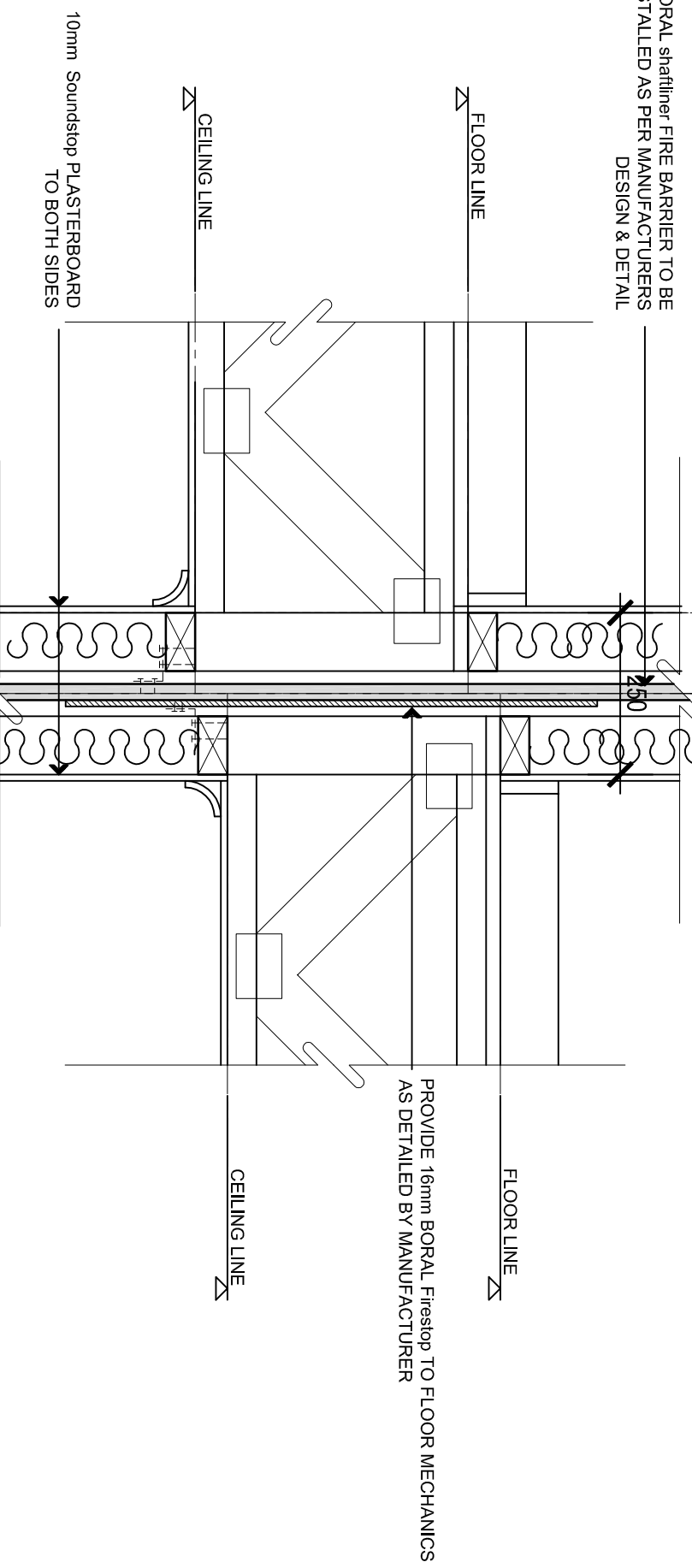
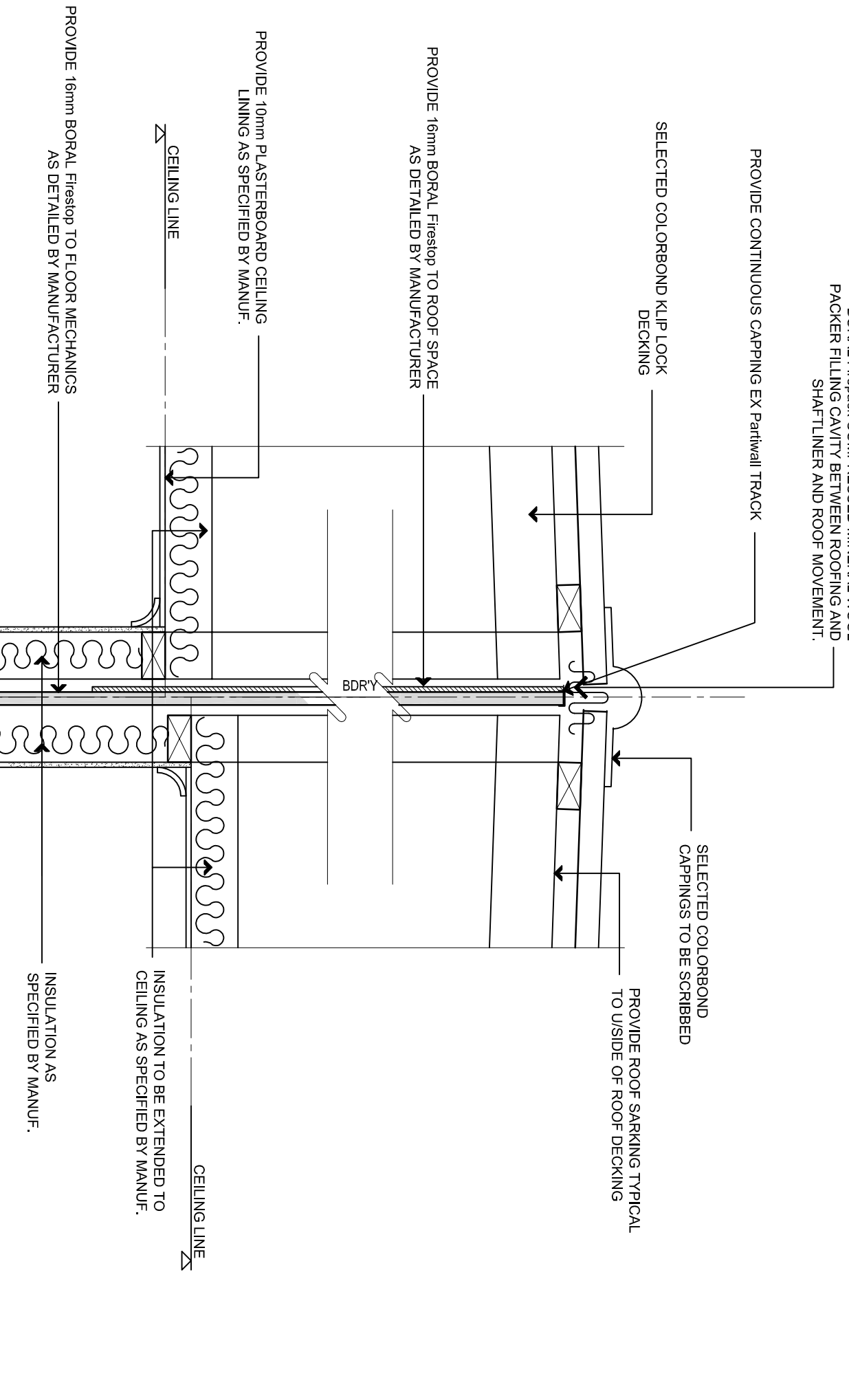
AMENDMENTS:		
ISSUE DATE:	REVISION:	COMMENTS:
16-11-18	A	D3 AMENDED



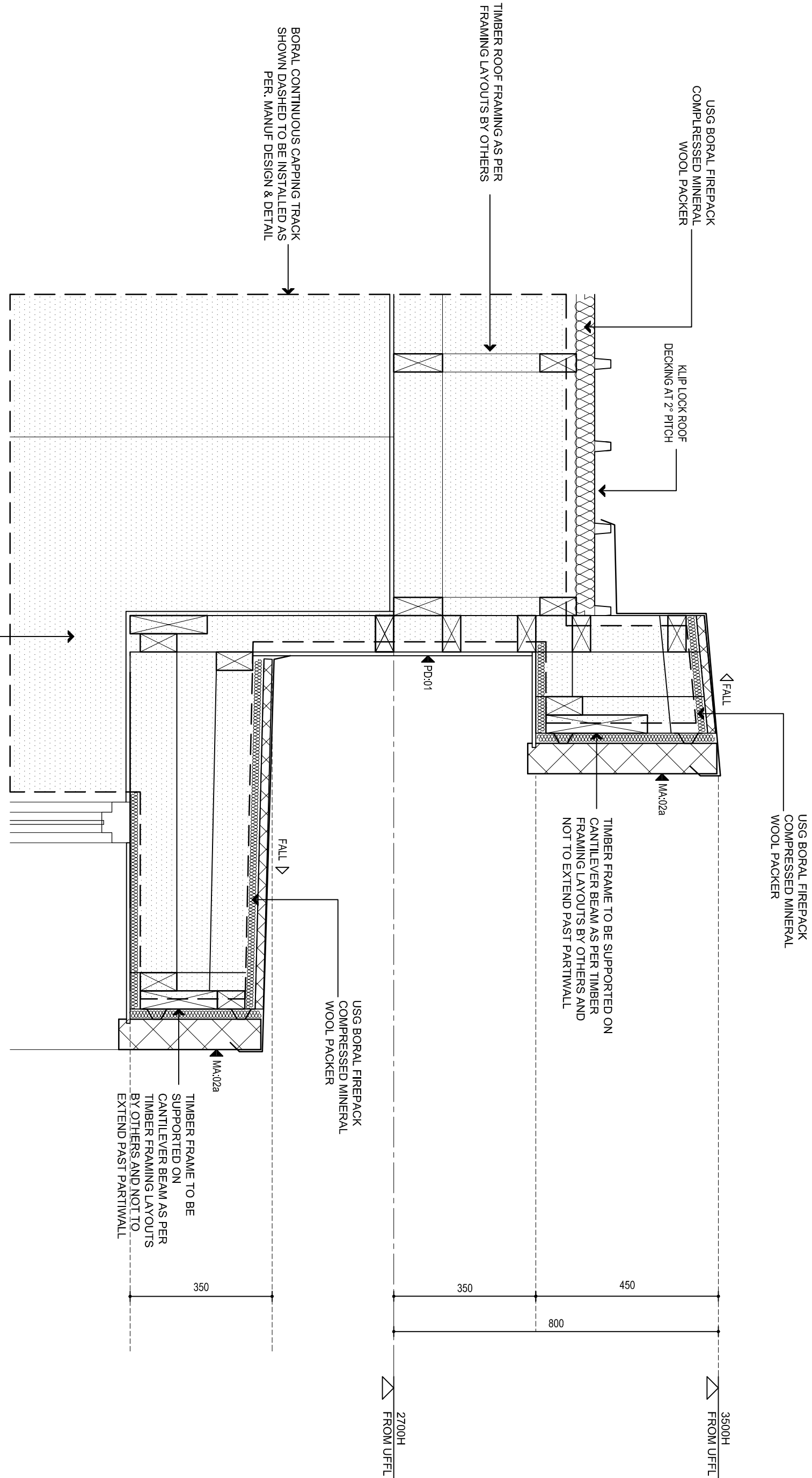




partiwall detail (PW:03)
dwelling 3 & 4 scale 1:10



partiwall detail (PW:04)
dwelling 4 & 5 scale 1:10



DETAIL XX - BORAL EAVE CLOSURE DETAIL
SCALE 1:10

FRL 60/60/60

SHAFTLINER FIRE BARRIER (SHOWN HATCHED) AND
EAVE CLOSURE DETAIL TO BE INSTALLED IN ACCORDANCE TO
BORAL INSTALLATION DETAILS FIGURE 16 EAVE CLOSURE DETAIL