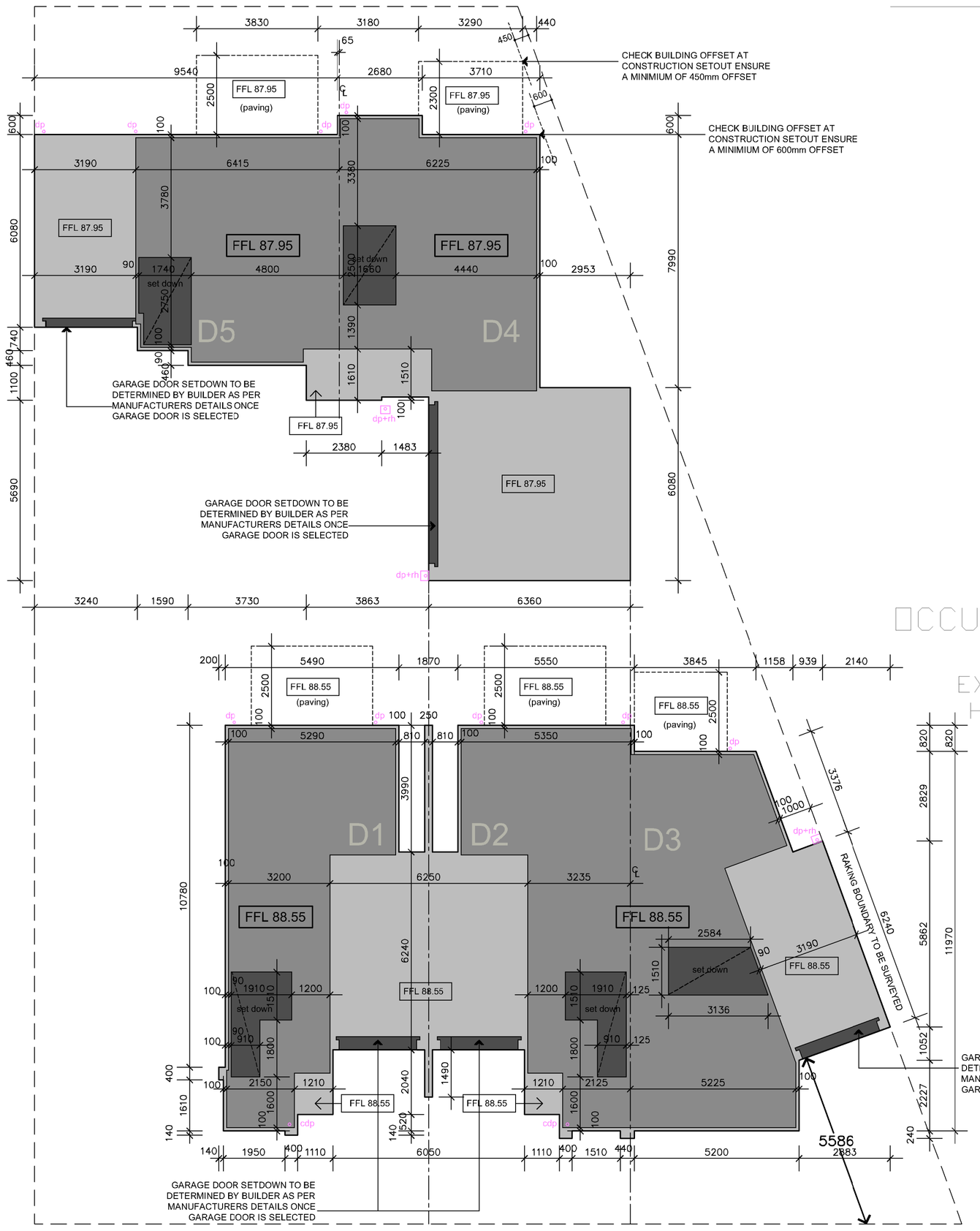


SLAB SET-OUT PLAN

D1 - D5 SCALE 1:100

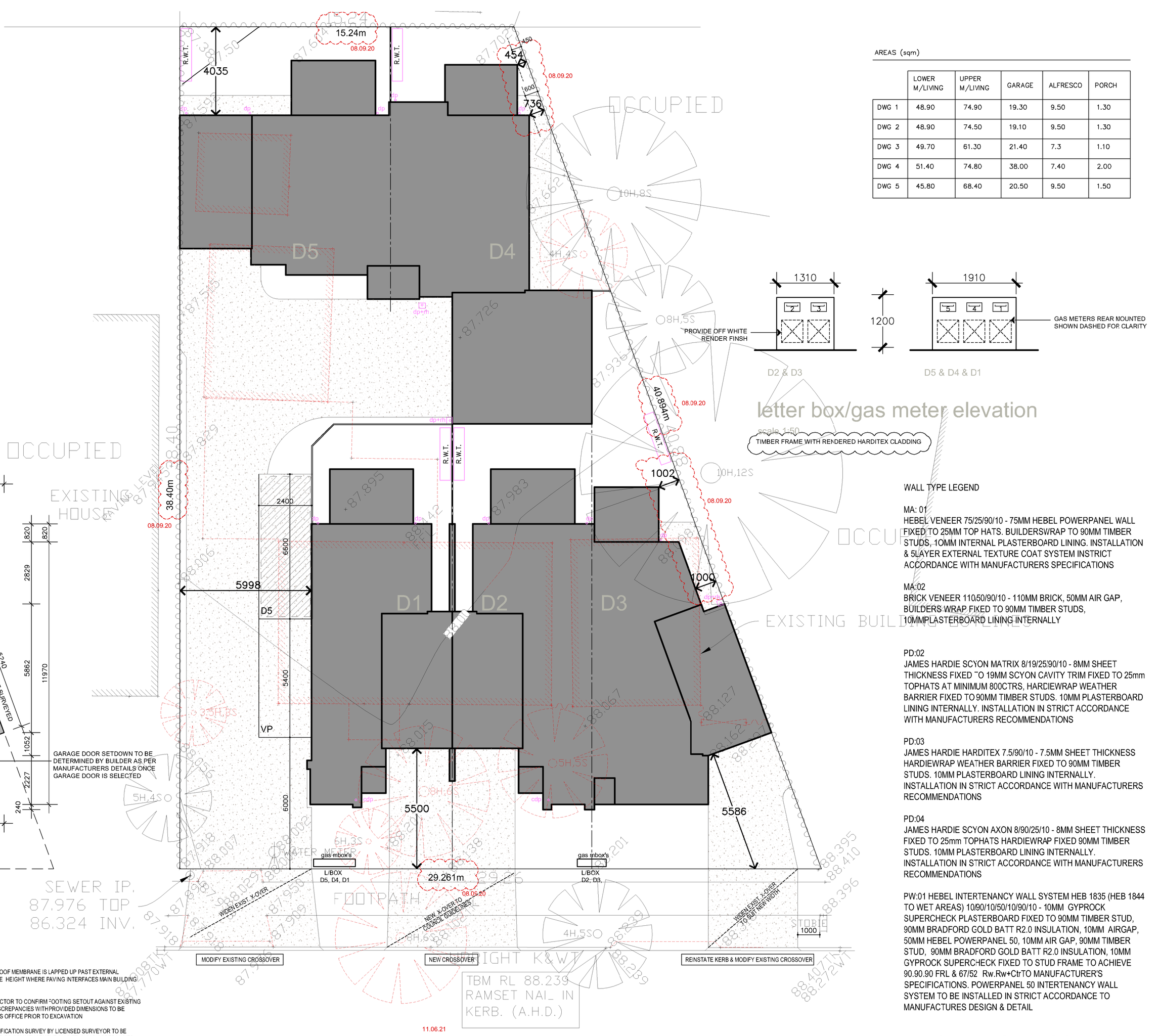
REFER ENGINEEERS DRAWINGS FOR CONCRETE SLAB DETAILS, FOOTING DESIGN AND SET DOWNS

STORMWATER

1. 2000ltr. RAINWATER DETENTION TANK WITH SEALED INLET INCLUDING ONE INSPECTION POINT WITH 20MM OROPHUS. 100ltr. STORAGE PLUMBED TO W/C OUTLETS. OVERFLOW RUN OFF TO STREET WATER TABLE.
2. STORMWATER DRAINAGE COLLECTION VIA A SEALED WET SYSTEM,GRAVITY FED TO STREET WATER TABLE VIA 90MM DIAMETER UPVC STORMWATER PIPE IN STRICT ACCORDANCE WITH COUNCIL REQULATIONS

GENERAL NOTES 'TYPICAL':

1. INTERNAL WALLS TYPICALLY 90x45MM TIMBER S'UD, 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 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 AS3740-12010. "LOOR WASTE PROVIDED TO COMPLY IN ACCORDANCE WITH SA3.2.2
6. ALL INTERNAL FINISHES/FITTINGS & FIXTURES T0 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. ALL CONTROL JOIN LOCATIONS TO BE READ IN CONJUNCTION WITH STRUCTURAI ENGINEERS FOOTING LAYOUT PLAN. (CJ)
11. PLEASE ENSURE ALL DOWNLIGHTS TO BE SEALED AND ALL EXHAUST FANS TO WET AREAS/WC'S TO HAVE DAMPERS
12. **SMOKE ALARMS TO BE INTERCONNECTED TO PROVIDE A COMMON ALARM & CONNECTED TO CONSUMER MAINS POWER IN ACCORDANCE WITH BCA 3.7.2. & AS3786 WITH BATTERY BACKUP** (SD)
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 VENTILA"ED ROOF



AREAS (sqm)

	LOWER M/LIVING	UPPER M/LIVING	GARAGE	ALFRESCO	PORCH
DWG 1	48.90	74.90	19.30	9.50	1.30
DWG 2	48.90	74.50	19.10	9.50	1.30
DWG 3	49.70	61.30	21.40	7.3	1.10
DWG 4	51.40	74.80	38.00	7.40	2.00
DWG 5	45.80	68.40	20.50	9.50	1.50

letter box/gas meter elevation

scale 1:50

TIMBER FRAME WITH RENDERED HARDITEX CLADDING

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:02
JAMES HARDIE SCYON MATRIX 8/19/25\90/10 - 8MM SHEET THICKNESS FIXED "O 19MM SCYON CAVITY TRIM FIXED TO 25mm TOPHATS AT MINIMUM 800CTRS, HARDIEWRAP WEATHER BARRIER FIXED TO 90MM TIMBER STUDS. 10MM PLASTERBOARD LINING INTERNALLY. INSTALLATION IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS

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
JAMES HARDIE SCYON AXON 8/90/25/10 - 8MM SHEET THICKNESS FIXED TO 25mm TOPHATS HARDIEWRAP FIXED 90MM TIMBER STUDS. 10MM PLASTERBOARD LINING INTERNALLY. INSTALLATION IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS

PW:01 HEBEL INTERTENANCY WALL SYSTEM HEB 1835 (HEB 1844 TO WET AREAS) 10/90/10/50/10/90/10 - 10MM GYPROCK SUPERCHECK PLASTERBOARD FIXED TO 90MM TIMBER STUD, 90MM BRADFORD GOLD BATT R2.0 INSULATION, 10MM AIRGAP, 50MM HEBEL POWERPANEL 50, 10MM AIR GAP, 90MM TIMBER STUD, 90MM BRADFORD GOLD BATT R2.0 INSULATION, 10MM GYPROCK SUPERCHECK FIXED TO STUD FRAME TO ACHIEVE 90.90.90 FRL & 67/52 Rw.Rw+Ctr'TO MANUFACTURER'S SPECIFICATIONS. POWERPANEL 50 INTERTENANCY WALL SYSTEM TO BE INSTALLED IN STRICT ACCORDANCE TO MANUFACTURES DESIGN & DETAIL

PW:01A AS PER PW:01 PLUS THE ADDITION OF FLUSH JOUINTED HARDITEX 7.5/10/90/10/50/10/90/10/7.5

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

08.09.20

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 "OOTING SETOUT AGAINST EXISTING BUILDING. ANY DISCREPANCIES WITHPROVIDED 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 WA'ER & COUNCILS ENGINEERING DEPARTMENT (VIA SEALED WET SYSTEM)
6. 1x2000l SLIMLINE RAINWATER DETENTION TANK WITH SEALED INLET INCLUDING ONE INSPECTION POINT WITH 20MM OROPHUS. 1000L STORAGE PLUMBED TO W/C OUTLETS. OVERFLOW RUN OFF TO STREET WATER TABLE VIa PUMPING SYSTEM. CONFIRM WITH CIVIL DESIGN
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.

08.09.20

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.

11.06.21

WINDOW NOTES:

1. ALL TYPES NOTED ON FLOOR PLANS & ELEVATIONS, ALL QUANTITIES OF EACH TYPE REMAIN THE RESPOSIBILITY OF THE CONTRACTOR. REFER FLOOR PLANS FOR TYPE LOCATIONS
2. ALL WINDOWS TO BE SITE MEASURED PRIOR TO MANUFACTURE. WINDOWS TO BE READ IN CONJUNCTION WITH ENERGY EFFICIENCY REPORT. REFER TO ARCHITECTURAL FLOOR PLANS FOR WINDOW LOCATIONS AND QUANTITIES
3. NOTE DIMENSIONS INDICATED TO WINDOWS ARE OVERALL WALL OPENING SIZES. EXACT WINDOW FRAME SIZES TO BE SITE MEASURED TO OPENINGS TO DETERMINE OFFSET/TOLLERANCE REQUIREMENTS.
4. PROPOSED COMMERCIAL GRADE ALUMINIUM FRAMED WINDOWS DOORS, ALL PROPOSED GLASS TO COMPLY WITH AUSTRALIAN STANDARD AS1288. & PERFORMANCE SPECIFICATION IN ACCORDANCE WITH THE ENERGY EFFICIENCY REPORT
5. REFER TO WINDOW LEGEND LOCATED ON ELEVATION SHEET FOR ALL OPENING SASHREQUIREMENTS

SITE PLAN

D1 - D5 SCALE 1:100

FULL CIVIL DESIGN & STORMWATER DESIGN, REFER TO ENGINEERS DOCUMENTATION AND CALCULATIONS

D'ANDREA ARCHITECTS
T: 08 8272 6632 E:info@dandreaarchitects.com.au
Suite 11/467 Fullarton Road, Highgate SA 5063
© COPYRIGHT D'ANDREA ARCHITECTS PTY. LTD.

PROPOSED: FIVE DWELLINGS
AT: 33 JOHN AVE,
TRANMERE
FOR: MR. P. 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:
02-09-2020	A	P/C RFI
08-09-2020	B	P/C RFI

SITE + SLAB SET-OUT PLAN

A - 1

CONSTRUCTION ISSUE 11.06.21