

82 – 90 JOHNS ROAD, PROSPECT SA 5082

CLIENT NAME	82 JOHNS ROAD PTY LTD	BUILDER	BERT FARINA CONSTRUCTIONS
PROJECT	FRONT TOWNHOUSES – DRAWING SET B – STAGE 3,4,5 – TOWNHOUSE TYPE A	ENGINEER	TMK ENGINEERING & SECON ENGINEERING
REVISION	B	CERTIFIER	KATNICH DODD

GENERAL NOTES:

GEMMA LEA DESIGN STUDIO HEREBY TAKES NO RESPONSIBILITY FOR ANY STRUCTURAL DESIGN OR DETAILS IF CHANGES OR ALTERATIONS ARE MADE TO THE PLANS DURING OR PRIOR TO CONSTRUCTION WITHOUT WRITTEN NOTICE OR APPROVAL.

BUILDER TO REQUEST COUNCIL’S FULL DEVELOPMENT BUILDING APPROVAL PRIOR TO COMMENCEMENT OF CONSTRUCTION.

BUILDER/CONTRACTOR IS RESPONSIBLE TO CHECK AND CONFIRM ALL DRAWINGS AND DETAILS PRIOR TO ORDERING ANY MATERIAL AND OR QUOTING OF PROJECT AND OR COMMENCEMENT OF ANY CONSTRUCTION. GEMMA LEA DESIGN STUDIO DO NOT ACCEPT ANY RESPONSIBILITY FOR ERRORS AND OR OMISSIONS.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DOCUMENTS, SCHEDULES AND SPECIFICATIONS PRIOR TO ANY WORK ON SITE IS CONDUCTED.

DO NOT SCALE OFF THE PLANS, FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DRAWINGS.

ALL SANITARY, PLUMBING, DRAINAGE AND ELECTRICAL WORK TO BE CARRIED OUT BY FULLY QUALIFIED AND LICENSED TRADESPERSONS.

REFER TO ENGINEER’S DESIGN, DOCUMENTATION, CALCULATION AND SPECIFICATION FOR STRUCTURAL, ELECTRICAL, HYDRAULIC AND CIVIL DETAILS (IF APPLICABLE).

ALL LINTELS AS PER ENGINEER’S AND OR BUILDING SPECIFICATION DETAILS.

BOUNDARY/SURVEY/SETOUT:
ARCHITECTURALS BY GEMMA LEA DESIGN STUDIO IS INDICATIVE FOR BUILDING SET OUT PURPOSE ONLY. PRIOR TO ANY CONSTRUCTION REFER TO SURVEYOR DRAWINGS AND ENGINEERING CIVIL PLAN FOR SITE LEVELS, CONTOUR, BENCH MARKS, SERVICE LOCATIONS. BUILDER TO ORGANISE A CERTIFIED SURVEY PRIOR TO ANY CONSTRUCTION IS COMMENCED. BUILDER TO CHECK AND CONFIRM ALL SITE AND SET OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. PLANS TO BE READ IN CONJUNCTION WITH THE INGEEERS AND SURVEYER’S DRAWINGS/DETAILS. BUILDER TO CONFIRM ENGINEER DRAWINGS ARE UPDATED.

TERMITE TREATMENT NOTE:

TERMITE PROTECTION SHALL COMPLY WITH AS3660.1-2014, PROVIDE CERTIFICATE IN ACCORDANCE WITH AS3660.1-2014 STATING METHOD OF APPLICATION AND CERTIFICATE OF COMPLETION.

RAINWATER NOTE:

1KL RWT COLLECTION, PLUMBED TO EITHER A TOILET, HOT WATER SYSTEM OR LAUNDRY COLD WATER OUTLETS, RWT MUST BE FITTED WITH OVERFLOW DEVICE. INLET AND OVERFLOW MUST BE FITTED WITH MOSQUITO-PROOF SCREENS, MUST COMPLY WITH BCA REQUIREMENTS.

STORMWATER NOTE:

REFER TO ENGINEER’S CIVIL PLAN FOR ALL LEVELS, RETAINING WALLS AND STORMWATER DRAINAGE PLAN.

WET AREA NOTE:

WET AREA CONSTRUCTION, WATERPROOFING AND TILING SHALL COMPLY WITH MINISTERS SPEC SA F1.7, AS3740, PART 3.8.1 AND SA 3 OF VOL 2.

PROVIDE OVERFLOW DEVICES TO ALL PLUMBING FIXTURES WHERE NOT PROVIDING FLOOR WASTE IN ACCORDANCE WITH SA F1.7

WALL MEMBRANES

PLIABLE BUILDING MEMBRANES TO COMPLY WITH AS4200 AND INSTALLED ON EXTERIOR SIDE OF PRIMARY INSULATION LAYER.

ENERGY SPECIFICATION:

REFER TO INDEPENDENT ENERGY EFFICIENCY REPORT FOR ALL INSULATION AND GLAZING REQUIREMENTS.

EXHAUST FANS SERVING A CONDITIONED SPACE OR A HABITABLE ROOM BE FITTED WITH SELF CLOSING DEVICE SUCH AS SELF CLOSING DAMPER.

ALL EXHAUST FANS TO BE VENTED TO THE OUTSIDE. WC AND LAUNDRY EXHAUST FANS TO BE CONNECTED TO WC LIGHT SWITCHES

REMOVABLE HINGE NOTE:

WC DOOR HAVING DEMOUNTABLE HINGES AN BE REMOVABLE FROM OUTSIDE THE WC. TO COMPLY WITH BCA PART 2 2.43 & 3.8.3.

TIMBER FRAMING:

ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH AS 1684.2-2010 (RESIDENTIAL TIMBER FRAMED CONSTRUCTION) ALL EXPOSED TIMBER MEMBERS AND FIXINGS ARE TO BE ADEQUATELY TREATED WITH PRESERVATIVE IN ACCORDANCE WITH AS 1604.

ROOF NOTE:

ROOF CONTRACTOR SHALL PROVIDE ALL NECESSARY FLASHINGS, CAPPINGS AND OTHER ITEMS REQUIRED TO MAKE THE ROOF WATERTIGHT AND COMPLETE.

ELECTRICAL NOTE:

ALL ELECTRICAL WORK CARRIED OUT TO BE IN ACCORDANCE WITH AS 3000.

SMOKE ALARM SYSTEM TO COMPLY WITH AS3786 ALL TO BE INTERCONNECTED AND POWERED FROM THE CONSUMER MAINS WITH 9V BATTERY BACKUP. SMOKE DETECTION SYSTEM TO COMPLY WITH AS1670 AND THE BCA REQUIREMENTS.

WINDOW AND DOORS NOTE:

ALL GLAZING TO COMPLY WITH AS 1288-2006 ALL GLAZING IS TO BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH AS 1288.1

ALL CARE HAS BEEN TAKEN, BUT IT IS THE BUILDER’S RESPONSIBILITY TO CHECK AND VERIFY ALL WINDOWS AND DOOR DIMENSIONS PRIOR TO CONSTRUCTION AND ORDERS AS NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY ERRORS OR OMISSIONS.

FIRST FLOOR OPENING – ALL BEDROOM WINDOW OPENINGS BELOW 1700mm AFL TO FIRST FLOOR BE RESTRICTED AND HAVE A MAXIMUM OPENING OF NOT MORE THAN 125mm.

PROVIDE OBSCURE GLAZING TO WET AREA WINDOWS – BATHROOM, ENSUITE, WC ETC.

SKYLIGHTS BETWEEN ROOF FRAMING RAFTERS/TRUSSES TO BE DETERMINED ON SITE, INSTALLED AS PER MANUF. RECOMMENDATIONS.

AC & PLUMBING STACK NOTE:

BUILDER TO CONFIRM LOCATIONS OF ALL AC DUCT VOIDS AND PLUMBING STACKS PRIOR TO ANY CONSTRUCTION COMMENCING.

STAIRS NOTE:

STAIRS TO BE CONSTRUCTION IN STRICT ACCORDANCE WITH THE BCA AT MAXIMUM 18 RISERS TO EACH FLIGHT. STAIRS TO HAVE A NON-FLIP FINISH OR SUITABLE NON-SKID STRIP.

BALUSTRADE TO COMPLY WITH BCA PART 3.9.2 WITH HEIGHT NO LESS THAN 900mm ABOVE STAIR TREAD NOSING AND NO LESS THAN 1000mm ABOVE FINISHED FLOOR OR BALCONY.

B.SHEET LIST		
NO.	SHEET NAME	REV
WD.B.100	COVER - FRONT 2 STOREY TOWNHOUSES	B
WD.B.101	FLOOR PLANS	B
WD.B.102	ELEVATIONS	B
WD.B.103	SECTIONS	B
WD.B.104	DETAILS	B
WD.B.105	AC SCREENING DETAILS	B

DOOR SCHEDULE – FRONT TOWNHOUSES				
KEY	CONSTRUCTION	FINISH	HEIGHT x WIDTH	QUANTITY
D.01	SOLID CORE FEATURE ENTRY DOOR	PAINTED TO MATCH ROLLER DOOR COLOUR	2100 x 820	3
D.02	INTERNAL STANDARD FLUSH HOLLOWCORE DOOR	SATIN WHITE ENAMEL	2100 x 820	15
D.03	INTERNAL STANDARD FLUSH HOLLOWCORE DOOR	SATIN WHITE ENAMEL	2100 x 720	9
D.06	ALUMINIUM FRAMED SLIDING DOOR – 2 PANEL	SILVER OR ANODISED ALUMINIUM	2400 x 2400	1
D.10	GARAGE ROLLER DOOR	COLORBOND MONUMENT	2200 x 4800	3

WINDOW SCHEDULE – FRONT TOWNHOUSES				
KEY	WINDOW TYPE	CONSTRUCTION	HEIGHT X WIDTH	QUANTITY
W.03	AWNING 1LT	ALUMINIUM FRAMED GLAZING UNIT IN SILVER OR ANODISED COLOUR	1500 x 600	3
W.04	AWNING 1LT	ALUMINIUM FRAMED GLAZING UNIT IN SILVER OR ANODISED COLOUR	2400 x 900	3
W.05	AWNING 2LT	ALUMINIUM FRAMED GLAZING UNIT IN SILVER OR ANODISED COLOUR	1500 x 2400	3

WALL SCHEDULE			
KEY	CONSTRUCTION	INSULATION	FRL
RBW	REFER TO WT6 FOR INSULATION IN EXTERNAL WALLS AND PARTY WALLS	150mm THICK PRECAST PANEL WALL - NATURAL GREY	90/90/90
WT.1	BRICK VENEER WALL ON 92mm STEEL STUDS TO DRAFTER’S LAYOUTS, 50mm CAVITY, FLUSHED AND PAINTED 10mm PLASTERBOARD INTERNALLY.	R2.5 90mm BRADFORD GW INSULATION (OR EQUIVALENT) TO ALL EXTERNAL WALLS.	60/60/60
WT.2	HEBEL POWERPANEL WALL ON2 5mm TOP HATS FIXED TO 92mm STEEL STUDS TO FRAMING LAYOUTS. FLUSHED AND PAINTED 10mm PLASTERBOARD INTERNALLY.	R2.5 90mm BRADFORD GW INSULATION (OR EQUIVALENT) TO ALL EXTERNAL WALLS	60/60/60
WT.3	FIBRE CEMENT CLADDING DIRECT FIXED TO 92mm STEEL STUDS TO FRAMING LAYOUTS. HARDIE SCYON TO SOUTH AND NORTH 1ST FLOOR WALLS. RENDERED AND PAINED CFC TO OTHERS. FLUSHED AND PAINTED 10mm PLASTERBOARD INTERNALLY. USE 2 x LAYERS 13mm FIRE RATED PLASTERBOARD TO LINING OF TOWNHOUSE 13.	R2.5 90mm BRADFORD GW INSULATION (OR EQUIVALENT) TO ALL EXTERNAL WALLS	--/--/--
WT.4	BORAL PARTIWall SYSTEM (PWT60.1A) 25mm SHAFTLINER WITH 20mm CAVITY BOTH SIDES, THEN 92mm STEEL STUDS TO FRAMING LAYOUT DETAILS, FLUSHED AND PAINTED 10mm SOUNDSTOP PLASTERBOARD INTERNALLY.	R2.0 GW INSULATION TO ALL EXTERNAL WALLS	60/60/60
WT.5	HEBEL BOUNDARY WALL. 25mm CAVITY BETWEEN HEBEL WALLS, HEBEL PANEL EACH SIDE OF CAVITY, SECOND SIDE TO BE FIXED INTERNALLY VIA CLIP SYSTEM, FIXED TO 92mm STEEL STUDS TO FRAMING LAYOUTS, AND FLUSHED AND PAINTED 10mm PLASTERBOARD INTERNALLY. USE 13mm PLASTERBOARD TO TOWNHOUSE 13	R2.0 GW INSULATION TO ALL EXTERNAL WALLS	60/60/60
WT.6	STANDARD INTERNAL STEEL STUD 92mm WALLS, PAINTED AND FLUSHED PLASTERBOARD EACH SIDE	R2.0 GW INSULATION BATTS TO INTERNAL WALLS	--/--/--

This drawing shows design location and dimensions of changes. It is not to be used for construction. It is for design purposes only. It is not to be used for construction. It is for design purposes only.

REVISIONS		
ISSUE #	DATE	DESCRIPTION
PD1	15/04/2019	PRELIMINARY WORKING DRAWINGS
PD2	23/04/2019	ISSUE FOR BRC APPROVAL
A	30/07/2019	FOR BRC & TENDER
B	22/03/2020	ISSUE W.D.B + W.D.C TOWNHOUSES FOR CONSTRUCTION

PROJECT ADDRESS
82 – 90 JOHNS ROAD, PROSPECT SA 5082

CLIENT
82 JOHNS ROAD PTY LTD



SHEET
COVER – FRONT 2 STOREY TOWNHOUSES

WD.B.100

AUTHOR
GB

CURRENT REVISION
ISSUE W.D.B + W.D.C TOWNHOUSES FOR CONSTRUCTION

ISSUE DATE
22/03/2020

FOR CONSTRUCTION

