

82 – 90 JOHNS ROAD, PROSPECT SA 5082

CLIENT NAME	82 JOHNS ROAD PTY LTD	BUILDER	BERT FARINA CONSTRUCTIONS
PROJECT	FRONT TOWNHOUSES – DRAWING SET A – STAGE A	ENGINEER	TMK ENGINEERING & TRUESTEEL FRAMES
REVISION	F	CERTIFIER	KATNICH DODD – VIC BARONE

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 FINGERS 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.

A.LEGEND	
KEY	DESCRIPTION
RBW	RENDERED BLOCK WALL
SB-1	1000mm HIGH VERTICAL STEEL BALUSTRADE TO BALCONIES
SB-2	1400mm HIGH VERTICAL SLAT FENCING TO FRONT FENCES
SB-3	1800mm HIGH HORIZONTAL SLAT FENCE SCREENING TO REAR OF TOWNHOUSES / CAR SPACES
TS	VERTICAL TIMBER SCREENING, PAINTED BROWN/TIMBER COLOUR TO MATCH FRONT TIMBER DOOR
WT.2	RENDERED HEBEL POWERPANEL WALL ON 25mm TOP HATS WITH FOIL BACKED SISILATION FIXED TO 90mm STUDS
WT.3	RENDERED (3 COAT ACRATEX SYSTEM) CEMENT FIBRE CLADDING (HARDIETEX) FIXED TO FRAMING
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.
WT.7	SCYON STRIA. VERTICAL CLADDING, PAINTED TO SELECTION

A.SHEET LIST		
NO.	SHEET NAME	REV
WD.A.100	COVER – 3 STOREY TOWNHOUSES	F
WD.A.101	GROUND FLOOR PLAN	F
WD.A.102	FIRST FLOOR PLAN	F
WD.A.103	SECOND FLOOR & ROOF PLAN	F
WD.A.104	ELEVATIONS	F
WD.A.105	SECTIONS 01	F
WD.A.106	SECTIONS 02	F
WD.A.107	DETAILS 01	F

WINDOW SCHEDULE – 3 STOREY HOMES							
TOWNHOUSE	TAG	HEIGHT	WIDTH	QUANTITY	WINDOW TYPE	CONSTRUCTION NOTES	
1803A13 82JR ALLOTMENT 204	W.01	600	2400	2	AWNING WINDOW, CLEAR GLASS	ALUMINIUM FRAMED, DOUBLE GLAZED, ARGON FILLED GLAZING TO ENERGY EFFICIENCY REPORT DETAILS	
1803A13 82JR ALLOTMENT 204	W.01F	600	2400	2	FIXED WINDOW, CLEAR GLASS	ALUMINIUM FRAMED, DOUBLE GLAZED, ARGON FILLED GLAZING TO ENERGY EFFICIENCY REPORT DETAILS	
1803A13 82JR ALLOTMENT 204	W.01D	550	2400	1	AWNING WINDOW, OPAQUE GLASS	ALUMINIUM FRAMED, DOUBLE GLAZED, ARGON FILLED GLAZING TO ENERGY EFFICIENCY REPORT DETAILS	
1803A13 82JR ALLOTMENT 204	W.02	1500	600	1	AWNING WINDOW, CLEAR GLASS	ALUMINIUM FRAMED, DOUBLE GLAZED, ARGON FILLED GLAZING TO ENERGY EFFICIENCY REPORT DETAILS	
1803A13 82JR ALLOTMENT 204	W.03	1500	2400	1	AWNING WINDOW, CLEAR GLASS TO UPPER PANES; FIXED, OPAQUE GLASS TO LOWER PANES	FRAMED, DOUBLE GLAZED, ARGON FILLED GLAZING TO ENERGY EFFICIENCY REPORT DETAILS	
1803A13 82JR ALLOTMENT 204	W.04	2100	2500	1	AWNING WINDOW, CLEAR GLASS TO UPPER PANES; FIXED, CLEAR GLASS TO LOWER PANES	ALUMINIUM FRAMED, DOUBLE GLAZED, ARGON FILLED GLAZING TO ENERGY EFFICIENCY REPORT DETAILS	
8							

1803A13 82JR ALLOTMENT 205, 207, 209	W.01D	550	2400	3	AWNING WINDOW, OPAQUE GLASS	SINGLE GLAZING (MINIMUM) TO THIS WINDOW
1803A13 82JR ALLOTMENT 205, 207, 209	W.02	1500	600	3	AWNING WINDOW, CLEAR GLASS	SINGLE GLAZING (MINIMUM) TO THIS WINDOW
1803A13 82JR ALLOTMENT 205, 207, 209	W.03	1500	2400	3	AWNING WINDOW, CLEAR GLASS TO UPPER PANES; FIXED, OPAQUE GLASS TO LOWER PANES	SINGLE GLAZING (MINIMUM) TO THIS WINDOW
1803A13 82JR ALLOTMENT 205, 207, 209	W.04	2100	2500	3	AWNING WINDOW, CLEAR GLASS TO UPPER PANES; FIXED, CLEAR GLASS TO LOWER PANES	ALUMINIUM FRAMED, DOUBLE GLAZED, ARGON FILLED GLAZING TO ENERGY EFFICIENCY REPORT DETAILS
12						

1803A13 82JR ALLOTMENT 206, 208, 210	W.01D	550	2400	3	AWNING WINDOW, OPAQUE GLASS	SINGLE GLAZING (MINIMUM) TO THIS WINDOW
1803A13 82JR ALLOTMENT 206, 208, 210	W.02	1500	600	3	AWNING WINDOW, CLEAR GLASS	SINGLE GLAZING (MINIMUM) TO THIS WINDOW
1803A13 82JR ALLOTMENT 206, 208, 210	W.03	1500	2400	3	AWNING WINDOW, CLEAR GLASS TO UPPER PANES; FIXED, OPAQUE GLASS TO LOWER PANES	SINGLE GLAZING (MINIMUM) TO THIS WINDOW
1803A13 82JR ALLOTMENT 206, 208, 210	W.04	2100	2500	3	AWNING WINDOW, CLEAR GLASS TO UPPER PANES; FIXED, CLEAR GLASS TO LOWER PANES	ALUMINIUM FRAMED, DOUBLE GLAZED, ARGON FILLED GLAZING TO ENERGY EFFICIENCY REPORT DETAILS
12						

1803A13 82JR ALLOTMENT 211	W.01	600	2400	2	AWNING WINDOW, CLEAR GLASS	FRAMED, DOUBLE GLAZED, ARGON FILLED GLAZING TO ENERGY EFFICIENCY REPORT DETAILS
1803A13 82JR ALLOTMENT 211	W.01F	600	2400	2	FIXED WINDOW, CLEAR GLASS	FRAMED, DOUBLE GLAZED, ARGON FILLED GLAZING TO ENERGY EFFICIENCY REPORT DETAILS
1803A13 82JR ALLOTMENT 211	W.01D	550	2400	1	AWNING WINDOW, OPAQUE GLASS	FRAMED, DOUBLE GLAZED, ARGON FILLED GLAZING TO ENERGY EFFICIENCY REPORT DETAILS
1803A13 82JR ALLOTMENT 211	W.02	1500	600	1	AWNING WINDOW, CLEAR GLASS	FRAMED, DOUBLE GLAZED, ARGON FILLED GLAZING TO ENERGY EFFICIENCY REPORT DETAILS
1803A13 82JR ALLOTMENT 211	W.03	1500	2400	1	AWNING WINDOW, CLEAR GLASS TO UPPER PANES; FIXED, OPAQUE GLASS TO LOWER PANES	FRAMED, DOUBLE GLAZED, ARGON FILLED GLAZING TO ENERGY EFFICIENCY REPORT DETAILS
1803A13 82JR ALLOTMENT 211	W.04	2100	2500	1	AWNING WINDOW, CLEAR GLASS TO UPPER PANES; FIXED, CLEAR GLASS TO LOWER PANES	FRAMED, DOUBLE GLAZED, ARGON FILLED GLAZING TO ENERGY EFFICIENCY REPORT DETAILS
8						
40						

DOOR SCHEDULE – 3 STOREY HOMES						
TOWNHOUSE	TAG	HEIGHT x WIDTH	QUANTITY	NOTES		
1803A13 82JR ALLOTMENT 204	D.01	2100 x 820 xET	2	ENTRY DOOR – SOLID TIMBER – PRIMED		
1803A13 82JR ALLOTMENT 204	D.02	2100 x 720	3	INTERNAL HOLLOWCORE PRIMED DOOR		
1803A13 82JR ALLOTMENT 204	D.03	2100 x 820	4	INTERNAL HOLLOWCORE PRIMED DOOR		
1803A13 82JR ALLOTMENT 204	D.06	2100 x 720	1	INTERNAL CAVITY SLIDER – HOLLOWCORE PRIMED DOOR		
1803A13 82JR ALLOTMENT 204	D.07	2400 x 2500	1	ALUMINIUM FRAMED, DOUBLE GLAZED, ARGON FILLED GLAZING TO ENERGY EFFICIENCY REPORT DETAILS		
1803A13 82JR ALLOTMENT 204	D.08	2100 x 2500	1	ALUMINIUM FRAMED, DOUBLE GLAZED, ARGON FILLED GLAZING TO ENERGY EFFICIENCY REPORT DETAILS		
1803A13 82JR ALLOTMENT 204	D.09	2000 x 2400	1	ROLLER DOOR – AUTOMATED		
13						
1803A13 82JR ALLOTMENT 205, 207, 209	D.01	2100 x 820 xET	6	ENTRY DOOR – SOLID TIMBER – PRIMED		
1803A13 82JR ALLOTMENT 205, 207, 209	D.02	2100 x 720	9	INTERNAL HOLLOWCORE PRIMED DOOR		
1803A13 82JR ALLOTMENT 205, 207, 209	D.03	2100 x 820	12	INTERNAL HOLLOWCORE PRIMED DOOR		
1803A13 82JR ALLOTMENT 205, 207, 209	D.06	2100 x 720	3	INTERNAL CAVITY SLIDER – HOLLOWCORE PRIMED DOOR		
1803A13 82JR ALLOTMENT 205, 207, 209	D.07	2400 x 2500	3	ALUMINIUM FRAMED, DOUBLE GLAZED, ARGON FILLED GLAZING TO ENERGY EFFICIENCY REPORT DETAILS		
1803A13 82JR ALLOTMENT 205, 207, 209	D.08	2100 x 2500	3	ALUMINIUM FRAMED, DOUBLE GLAZED, ARGON FILLED GLAZING TO ENERGY EFFICIENCY REPORT DETAILS		
1803A13 82JR ALLOTMENT 205, 207, 209	D.09	2000 x 2400	3	ROLLER DOOR – AUTOMATED		
39						

1803A13 82JR ALLOTMENT 206, 208, 210	D.01	2100 x 820 eXT	6	ENTRY DOOR - SOLID TIMBER - PRIMED
1803A13 82JR ALLOTMENT 206, 208, 210	D.02	2100 x 720	9	INTERNAL HOLLOWCORE PRIMED DOOR
1803A13 82JR ALLOTMENT 206, 208, 210	D.03	2100 x 820	12	INTERNAL HOLLOWCORE PRIMED DOOR
1803A13 82JR ALLOTMENT 206, 208, 210	D.06	2100 x 720	3	INTERNAL CAVITY SLIDER - HOLLOWCORE PRIMED DOOR
1803A13 82JR ALLOTMENT 206, 208, 210	D.07	2400 x 2500	3	ALUMINIUM FRAMED, DOUBLE GLAZED, ARGON FILLED GLAZING TO ENERGY EFFICIENCY REPORT DETAILS
1803A13 82JR ALLOTMENT 206, 208, 210	D.08	2100 x 2500	3	ALUMINIUM FRAMED, DOUBLE GLAZED, ARGON FILLED GLAZING TO ENERGY EFFICIENCY REPORT DETAILS
1803A13 82JR ALLOTMENT 206, 208, 210	D.09	2000 x 2400	3	ROLLER DOOR - AUTOMATED
39				

1803A13 82JR ALLOTMENT 211	D.01	2100 x 820 xXT	2	ENTRY DOOR – SOLID TIMBER - PRIMED
1803A13 82JR ALLOTMENT 211	D.02	2100 x 720	3	INTERNAL HOLLOWCORE PRIMED DOOR
1803A13 82JR ALLOTMENT 211	D.03	2100 x 820	4	INTERNAL HOLLOWCORE PRIMED DOOR
1803A13 82JR ALLOTMENT 211	D.06	2100 x 720	1	INTERNAL CAVITY SLIDER – HOLLOWCORE PRIMED DOOR
1803A13 82JR ALLOTMENT 211	D.07	2400 x 2500	1	FRAMED, DOUBLE GLAZED, ARGON FILLED GLAZING TO ENERGY EFFICIENCY REPORT DETAILS
1803A13 82JR ALLOTMENT 211	D.08	2100 x 2500	1	FRAMED, DOUBLE GLAZED, ARGON FILLED GLAZING TO ENERGY EFFICIENCY REPORT DETAILS
1803A13 82JR ALLOTMENT 211	D.09	2000 x 2400	1	ROLLER DOOR – AUTOMATED
13				
104				

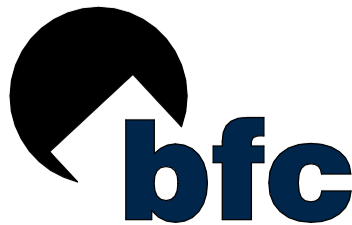
REVISIONS		
ISSUE #	DATE	DESCRIPTION
PD3	05/11/2019	ISSUE FOR PLANNING VARIATION TO COUNCIL
PD4	05/02/2020	RESPONSE TO REFERRALS FROM COUNCIL
D	27/05/2020	REVISION TO STAGE A FOR ENGINEERING
E	14/06/2020	STAGE A ISSUE FOR BRC
F	23.06.2020	FOR TENDER

AUTHOR  
GB

REVISION DESCRIPTION  
FOR TENDER

CLIENT  
82 JOHNS ROAD PTY LTD

CITIFY



PROJECT ADDRESS  
82 – 90 JOHNS ROAD, PROSPECT SA 5082

FOR CONSTRUCTION

SHEET TITLE  
COVER – 3 STOREY TOWNHOUSES

REVISION  
F

ISSUE DATE  
23/06/2020

SHEET NUMBER  
WD.A.100