

SITE ZONING	R20
TOTAL AREA OF SITE	397.38m ²
AREA OF BUILDING	221.04m ²
SITE COVERAGE	55.62%
ALLOWABLE COVERAGE	50.00%

SMOKE ALARM

SMOKE ALARMS USING SCATTERED LIGHT, TRANSMITTED LIGHT OR IONISATION TO BE HARDWIRED & INTERCONNECTED AS PER AS 3786:2014

GARAGE WALL

PHYSICAL TERMITE BARRIER TO BE PROVIDED TO GARAGE WALL

WC DOORS

WC & P'DER DOORS TO HAVE LIFT OF HINGES AND TO COMPLY WITH BCA PART 3.8.3.3

GLAZING

GLAZING TO BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH AS2047

GENERAL NOTES:

- CONFIRM ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION
- REFER TO ENGINEERS DRAWINGS FOR ALL STRUCTURAL REQUIREMENTS
- NOTIFY DESIGNER IF ANY DISCREPANCIES OCCUR
- HEAD CONTRACTOR TO ENSURE THAT ALL WORK COMPLIES WITH CURRENT AUSTRALIAN BUILDING CODES AND RELEVANT AUSTRALIAN STANDARDS
- NUMBER AND POSITION OF DOWNPipes APPROX ONLY AND TO BUILDERS DISCRETION

CONSTRUCTION NOTES:

- SUPPLY AND INSTALL TERMITE RUST MANAGEMENT SYSTEM TO COMPLY BCA CLAUSE 3.1.3 AND WITH AS 3660.1-2014 AND MANUFACTURER'S SPECIFICATIONS
- ALL BRICKWORK (INCLUDING BRICK VENEER) SHALL BE IN ACCORDANCE WITH AS3700- MASONRY CODE
- ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH AS1684.
- UNLESS OTHERWISE APPROVED ROOF FRAMING SHALL BE OF TRADITIONAL TIMBER FRAMED CONSTRUCTION
- ELECTRICIAN TO SUPPLY AND INSTALL APPROVED HARD WIRED SMOKE ALARMS IN ACCORDANCE WITH AS3786.
- ELECTRICIAN TO SUPPLY AND INSTALL MECHANICAL VENTILATION TO REQUIRED WET AREAS IN ACCORDANCE WITH AS1668.2.
- ALL VENTS TO BE DUCTED TO OUTSIDE.
- ALL GAS FITTINGS AND OUTLETS TO BE IN ACCORDANCE WITH GAS STANDARD (GAS FITTINGS & CONSUMER GAS INSTALLATIONS) REGULATIONS 1999.

NOTES:

- MDF NOSING DENOTED ON WINDOWS 'N' ADJACENT.
- LONGREACH BRICKS OVER INTERNAL DOUBLE DOOR AND WINDOWS LONGER THAN 1.6M AND/OR LESS THAN 3c BRICKWORK.
- HARDWALL PLASTER INTERNALLY.
- PLASTERBEADS TO ALL EXTERNAL CORNERS.
- SHELF & RAIL TO ROBES @1800 AFL
- FINAL POSITION OF CEILING EXHAUST FANS AND RAINWATER PIPES (rwp) TO BE DETERMINED ON SITE TO SUIT ROOF FRAME MEMBERS.
- FLOOR WASTES AND PLUMBING OUTLETS ARE SHOWN DIAGRAMATICALLY AND MAY BE POSITIONED AT THE PLUMBERS AND/OR CONCRETORS DISCRETION.

NOTE:
1. wet areas and appliance details provided by owner (confirm fixtures with owner prior to pouring concrete slab).
2. brick build up around building. refer to engineers drawings for details.
3. verify all plumbing duct and a/c penetrations before pouring concrete suspended slab
4. provide minimum of R3.5 ceiling insulation to all ceilings including garage & store
5. provide 2 whirly bird roof ventilators in matching colour to roof material
6. mitre and weld t-bars at corner.
7. Tap wear, shower heads & cisterns to comply with NCC Appendix A WA Additions WA.3 Acceptable Construction Practice.
8. Gas HWS to comply with NCC Part 3.12.5.6 Water Heater in a hot water supply system.
9. Kitchen exhaust fan to have self closing dampers or to be recirculating type.

EASTERN HOUSE BORER

ALL TIMBER ELEMENTS TO BE TREATED TO CLASS H2 OR HIGHER GRADE

Prelay

All plumbing, electrical, stormwater and irrigation conduits to be installed prior to pouring concrete or laying paving

Paving

Extent of paving shown indicative only; Paving to be confirmed prior to commencement of works

Termite treatment

Supply and install Termite rust management system as per BCA clause 3.13 and to comply with AS 3660.1-2014 & manufacturers specification

Stormwater

Soakwell location shown as a guide only & to be confirmed by contractor prior to commencement. Refer to floor plans for downpipe locations and ensure all downpipes are connected to soakwells

1500Ø x 1200 deep conc. soakwell with trafficable lid grate to be exposed

1500Ø x 1200 deep conc. soakwell

Stormwater Calculation

Impervious area 325.31m²
Rate 0.0125
Volume 325.31m² x 0.0125 = 4.066m³
1500Ø x 1200 deep conc. soakwell = 2.10m³
Total soakwell capacity 2 x 2.10m³ = 4.20m³

VARIATIONS TO R-CODES

VARIATIONS TO THE DEEMED TO COMPLY PROVISIONS OF THE R-CODES ARE BEING SOUGHT UNDER THE LOCAL PLANNING POLICY LPP 1.1.1.

FRONT SETBACK

A FRONT SETBACK OF 5.4M IN LIEU OF THE REQUIRED 6.0M GIVEN COURTYARD IS ORIENTED NORTH AND IS 20% BIGGER THAN THE REQUIREMENTS OF THE R-CODES

COURTYARD

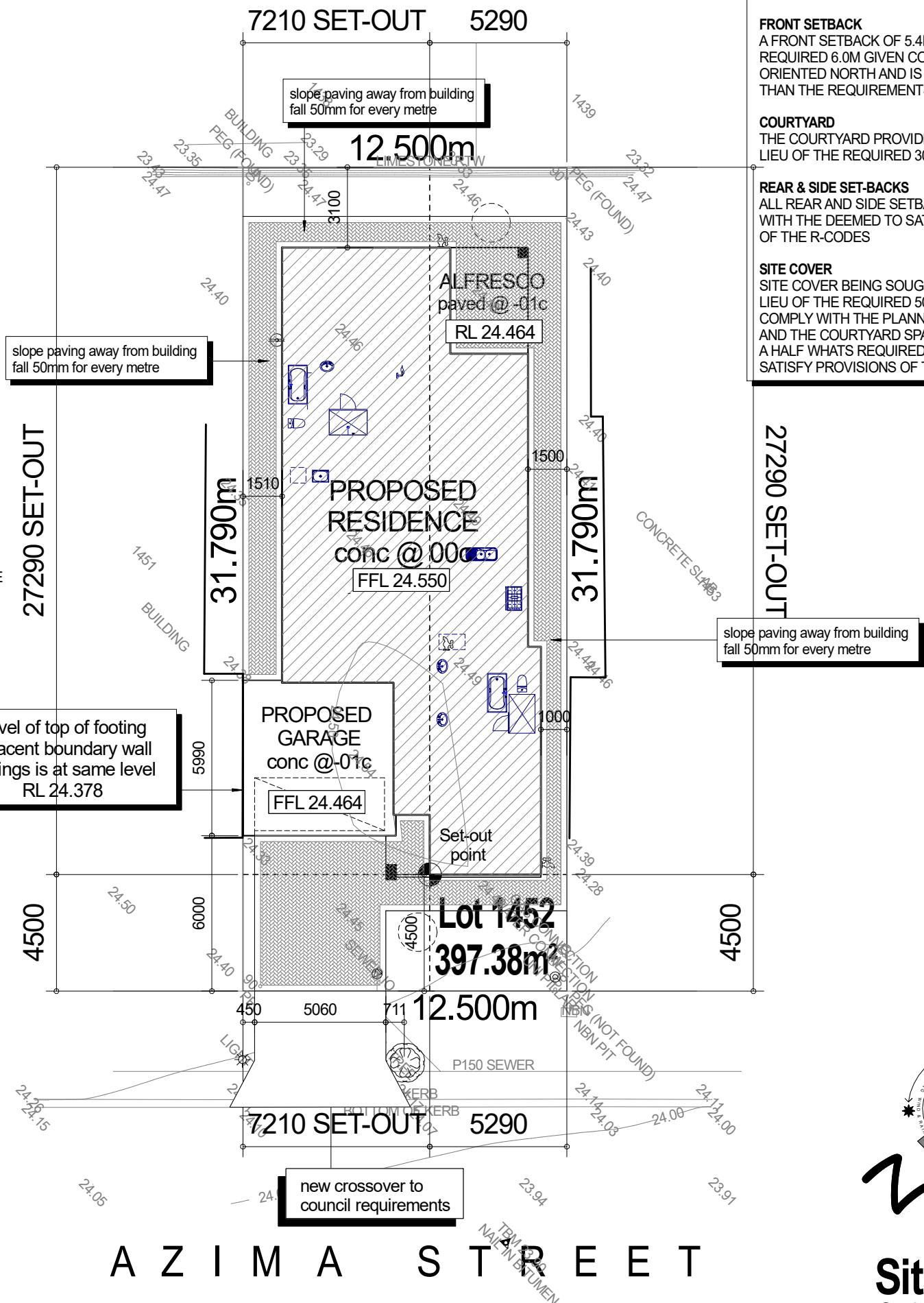
THE COURTYARD PROVIDED IS 43.22M² IN LIEU OF THE REQUIRED 30M²

REAR & SIDE SET-BACKS

ALL REAR AND SIDE SETBACKS COMPLY WITH THE DEEMED TO SATISFY PROVISIONS OF THE R-CODES

SITE COVER

SITE COVER BEING SOUGHT IS 55.62% IN LIEU OF THE REQUIRED 50%. ALL SETBACKS COMPLY WITH THE PLANNING POLICY LPP 1.1.1 AND THE COURTYARD SPACE IS NEARLY ONE & A HALF WHATS REQUIRED IN THE DEEMED TO SATISFY PROVISIONS OF THE R-CODES



Site Plan

Scale 1:200 @ A3

client	DATE: 3/08/2019	REV. DATE:	DESCRIPTION:	JOB No.
site	BUILDING PERMIT			19 - 930
Proposed Single Storey Residence Lot 1452, Hn 10, Azima St, SOUTHERN RIVER	CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK. USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALING. NOTIFY THE DESIGNER IF ANY DISCREPANCIES OCCUR TO BE READ IN CONJUNCTION WITH ALL CONSULTANT DWGS amconstruct2016@gmail.com			SHEET No.
				A01 of 07
				Amiad 0424 306 606

