



SITE NOTES

ALL STORMWATER AND DRAINAGE TO BE IN COMPLIANCE WITH BCA PARTS 3.1.2.&3.5.2 AS WELL AS/NZ8 3600

ENSURE 90MM DIAMETER AGRICULTURAL DRAINS ARE PROVIDED TO THE BASE OF ALL CUTS AND RETAINING WALLS AND ARE CONNECTED TO THE STORMWATER SYSTEM VIA SILT PIT/S TO THE RBS REQUIREMENTS. THE EXTERNAL FINISHED SURFACE SURROUNDING THE BUILDING MUST BE DRAINED TO MOVE SURFACE WATER AWAY FROM THE BUILDING AND GRADE TO PROVIDE A SLOPE NOT LESS THAN 50MM OVER THE FIRST 1000MM FROM THE BUILDING.

A MINIMUM HEIGHT OF 150mm SHALL BE MAINTAINED BETWEEN THE TOP OF THE OVERFLOW GULLY RISER & THE LOWEST FIXTURE CONNECTED TO THE DRAIN. THE OVERFLOW GULLY RISER SHALL BE LOCATED AT 75mm ABOVE SURROUNDING GROUND LEVEL OR SHALL BE FINISHED AT A HEIGHT TO PREVENT THE INGRESS OF WATER WHEN LOCATED IN A PATH OR PAVED AREA.

CONNECT DOWNPIPES TO LEGAL POINT OF DISCHARGE VIA 100mm DIAMETER UPVC STORMWATER PIPE LAID WITH A MINIMUM FALL OF 1:100, DISCHARGE TO THE SATISFACTION OF THE RELEVANT AUTHORITY.

ALL STORMWATER DRAINAGE BELOW GROUND SHALL BE SEWER GRADE WITH NO JOINTS UNDER SLAB INSTALLED TO AS3500:3,2003. MINIMUM PIPE SIZE 100mm MINIMUM GRADE 1:100.

ALL POOL FENCING SHALL BE MINIMUM 1200MM HIGH AND IN ACCORDANCE WITH AS 1926.1.

LOCATION OF SMOKE DETECTORS(REFER ELECTRICAL LAYOUT PLANS) TO BE HARD WIRED WITH EMERGENCY BACK-UP AND COMPLY WITH AS3786.

WIND SPEED AS NOMINATED ON BRACING PLAN.

PROVIDE LIFT OF HINGES TO W.C. OR OPEN OUT DOOR OR MIN.1200MM CLEARANCE FROM DOOR TO PAN.

EXHAUST FANS FROM SANITARY COMPARTMENTS TO BE DUCTED TO THE OUTSIDE AREA AIR OR TO A VENTED ROOF SPACE AND AS PER AS 1668.2.

THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS STATUTORY REQUIREMENTS, BUILDING PRACTICE OR CONTRACTUAL OBLIGATIONS.

ALL CONSTRUCTION MATERIALS SUPPLIED MUST TAKE INTO ACCOUNT PROXIMITY TO COSTAL OR INDUSTRIAL ENVIRONMENTS, IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

THE CONSTRUCTION OF DECK/S MORE THAN 1000mm ABOVE GROUND ARE TO BE SECURELY FIXED TO THE EXISTING BUILDING BY THE MEANS OF A POLE PLATE OF EQUAL OR GREATER STRENGTH AS THE BEAM/S IN THE DECK CONSTRUCTION. THE POLE PLATE IS TO BE FIXED TO THE EXISTING BUILDING BY THE USE OF 2/M12 BOLTS TO & BOTTOM @ 450 CENTERS. IF A SECURE FIXING CAN NOT BE MADE BY WAYS OF A POLE PLATE THAN IT IS THE RESPONSIBILITY OF THE BUILDER.

DRAWING LIST

DRAWING No	DRAWING TITLE	DATE DRAWN	REVISION
PR-00	TITLE PAGE	18/03/2016	1
PR-01	SITE PLAN	18/03/2016	1
PR-02	ART IMPRESSION	18/03/2016	1
PR-03	GROUND FLOOR PLAN	18/03/2016	1
PR-04	FRONT & LEFT ELEVATIONS	18/03/2016	1
PR-05	BACK & RIGHT ELEVATIONS	18/03/2016	1

GENERAL NOTES

DO NOT SCALE PLANS, USE WRITTEN DIMENSIONS ONLY.

THE OWNER/BUILDER SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA 2006, CURRENT AUSTRALIAN STANDARDS,BUILDING REGULATIONS AND TOWN PLANNING REQUIREMENTS, REPORT ANY DISCREPANCIES TO THIS OFFICE.

ALL WORKS SHALL COMPLY WITH BUT NOT LIMITED TO THE BUILDING CODE OF AUSTRALIA AND THE AUSTRALIAN STANDARDS LISTED IN NOTE 4.

AS1288-2006 GLASS IN BUILDINGS – SELECTION AND INSTALLATION
AS1562-1992 DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING
AS1684-2010 NATIONAL TIMBER FRAMING CODE
AS2049-2002 ROOF TILES
AS2050-2002 INSTALLATION OF ROOF TILES
AS2870-1996 RESIDENTIAL SLAB AND FOOTINGS – CONSTRUCTION
AS/NZ2904-1995 DAMP-PROOF COURSES AND FLASHINGS
AS3600-2000 CONCRETE STRUCTURES
AS3660 – 2000 BARRIERS FOR SUBTERRANEAN TERMITES
AS3700-2001 MASONRY IN BUILDINGS
AS3740-2004 WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS
AS3786-1993 SMOKE ALARMS
AS4005-2006 WIND LOADING FOR HOUSING
AS4100-1998 STEEL STRUCTURES

THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL AND CIVIL ENGINEERING COMPACTIONS AND DRAWINGS.

ALL BUILDINGS SHALL BE PROTECTED AGAINST TERMITE ATTACK IN ACCORDANCE WITH AS3660.1.AND A DURABLE NOTICE SHALL BE PLACED IN THE METER BOX INDICATING TYPE OF BARRIER AND REQUIRED PERIODICAL INSPECTIONS.

SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES-
-ALL ROOMS-WITHIN 500MM VERTICAL OF THE FLOOR
-BATHROOMS-WITHIN 1500mm VERTICAL OF THE BATH BASE
-FULLY GLAZED DOORS
-SHOWER SCREENS
-WITHIN 300mm OF A DOOR AND <1200mm ABOVE FLOOR LEVEL
-WINDOW SIZES ARE NOMINAL ONLY ACTUAL SIZES WILL VARY
-WITH MANUFACTURER FLASHING ALL ROUND.

GUTTERS WILL BE AS PER SPECIFICATION WITH MIN.100 X 75 RECTANGULAR OR 90mm DIA. DOWNPIPES, EACH DOWN PIPES SHALL SERVICE A MAXIMUM ROOF AREA OF 36 SQ.M. OR SHALL BE POSITIONED AS PER AS 3500.3, 2003, SECTION 3.

STORMWATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE AS DETERMINED BY THE RELEVANT AUTHORITY.

TILED DECKS OVER LIVABLE AREAS ARE TO BE IN THE FOLLOWING ORDER OVER THE FLOOR JOISTS; 19mm COMPRESSED FIBRE CEMENT SHEET, WITH ONE LAYER OF PARCHEM EMERPROOF 750 WITH A SECOND LAYER OF SAND SEED WITH A DFT OF 1300 MICRON, INSTALLED TO MANUFACTURERS SPECIFICATIONS, AND FLOOR TILES OVER ALL CORNERS TO HAVE 20mm MASTIC SEALANT UNDER THE PARCHEM EMERPROOF 750.

FOOTINGS NOT TO ENCROACH TITLE BOUNDARIES OR EASEMENTS, IT IS RECOMMENDED THAT WHERE BUILDINGS ARE TO BE LOCATED IN CLOSE PROXIMITY OF BOUNDARIES, A CHECK SURVEY BE CONDUCTED BY A LICENSED SURVEYOR.

ALL STEELWORK IN MASONRY TO BE HOT DIP GALVANIZED.

ALL WET AREAS TO COMPLY WITH BCA 3.8.1.2 AND AS 3740 . SPLASH BACKS SHALL BE IMPERVIOUS FOR 150mm ABOVE SINKS, TROUGHS AND HAND BASINS WITHIN 75mm OF THE WALL.

PROVIDE WALL TIES AT 300mm SPACINGS BOTH VERTICAL AND HORIZONTAL AND WITHIN 300mm OF ARTICULATION JOINTS, BRICK TIES TO BE STAINLESS STEEL.

SUB-FLOOR VENTILATION MINIMUM 750mm.SQ FOR EXTERNAL WALLS AND 1500mm. SQ FOR INTERNAL WALLS BELOW BEARER.

THERMAL INSULATION AS PER ENERGY RATING REPORT.

STAIR REQUIREMENTS: MIN. TREAD 240mm. RISER 115mm. MAX. RISER 190mm, SPACE BETWEEN OPEN TREADS MAX. 125mm. TREADS TO BE NON SLIP SURFACE. BALUSTRADES: MIN. 1000mm ABOVE LANDINGS WITH MAX. OPENING OF 125mm. AND IN ACCORDANCE WITH BCA 3.9.2. FOR STAINLESS STEEL BALUSTRADES REFER TO TABLE 3.9.2.1. (WIRE BALUSTRADE CONSTRUCTION – REQUIRED WIRE TENSION AND MAXIMUM PERMISSIBLE DEFLECTION) OF THE BCA.

THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY OF EXISTING AND NEW STRUCTURES THROUGH-OUT CONSTRUCTION.

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ISSUE	AMENDMENT	DATE
1	PRELIMINARY	21/03/2016

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CHECKED BY:

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DATE DRAWN:

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SCALE:

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PROJECT:

391-PHG PR TWEED HEAD
VERSION 3

PROJECT LOCATION:

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VERSION 3

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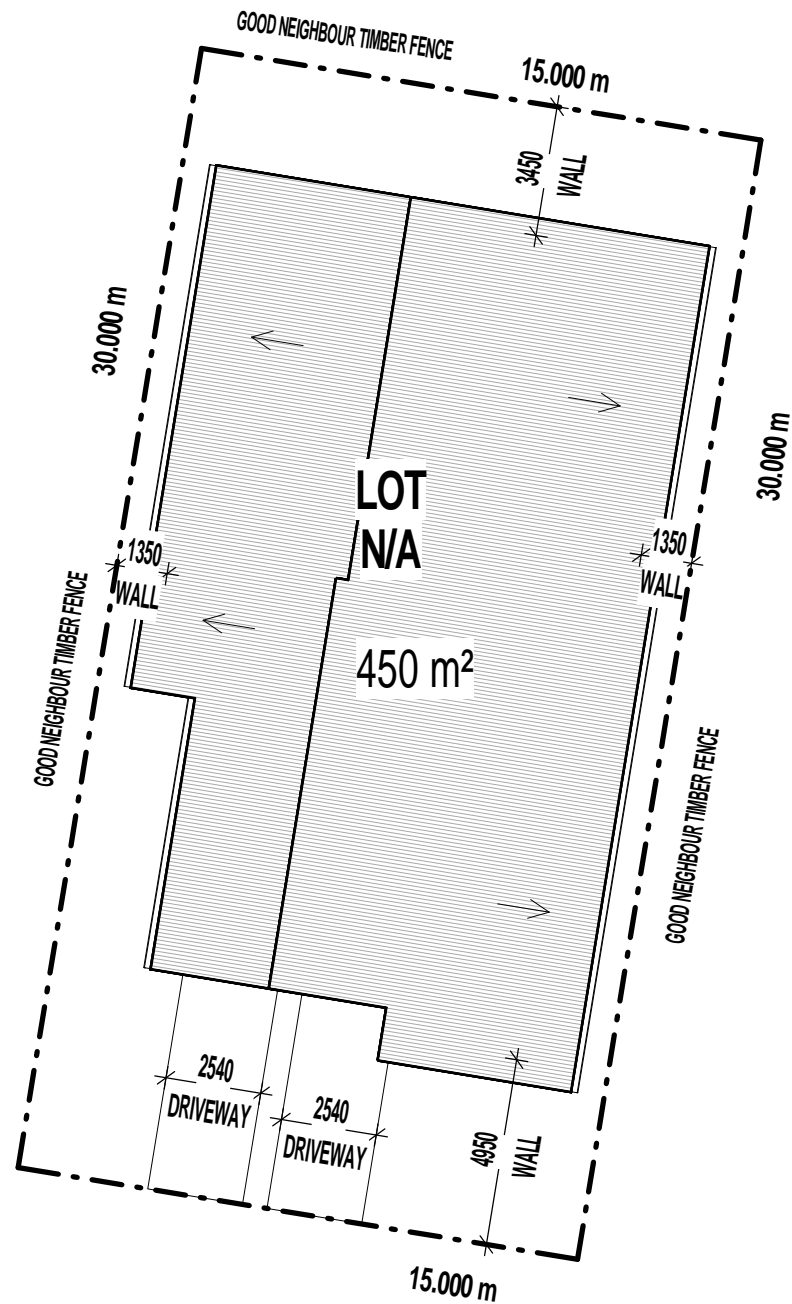
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ROAD

SITE PLAN
1 : 200

TO BE POSITIONED BY BUILDER ON SITE
IF APPLICABLE (IF INCLUDED IN SPEC.)

- METER BOX
- HOTWATER SYSTEM
- CLOTHE LINE
- LETTERBOX
- WATER TANK
- RETAINING WALLS
- FENCE-GATES
- DRIVEWAY - PATH

SITE INFORMATION

LOT	- N/A
SITE AREA	- 450 m²
SITE COVER (UNDER ROOF)	- 52.33%

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FLOOR AREAS MAIN DWELLING

LIVING AREA	- 109.91 m ²
GARAGE	- 21.67 m ²
ALFRESCO	- 9.27 m ²
PORTICO	- 1.79 m ²
TOTAL AREA	- 142.64 m ²

FLOOR AREAS AUX DWELLING

LIVING AREA	- 59.66 m ²
GARAGE	- 23.09 m ²
ALFRESCO	- 7.86 m ²
PORTICO	- 2.24 m ²
TOTAL AREA	- 92.85 m ²

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GROUND FLOOR PLAN

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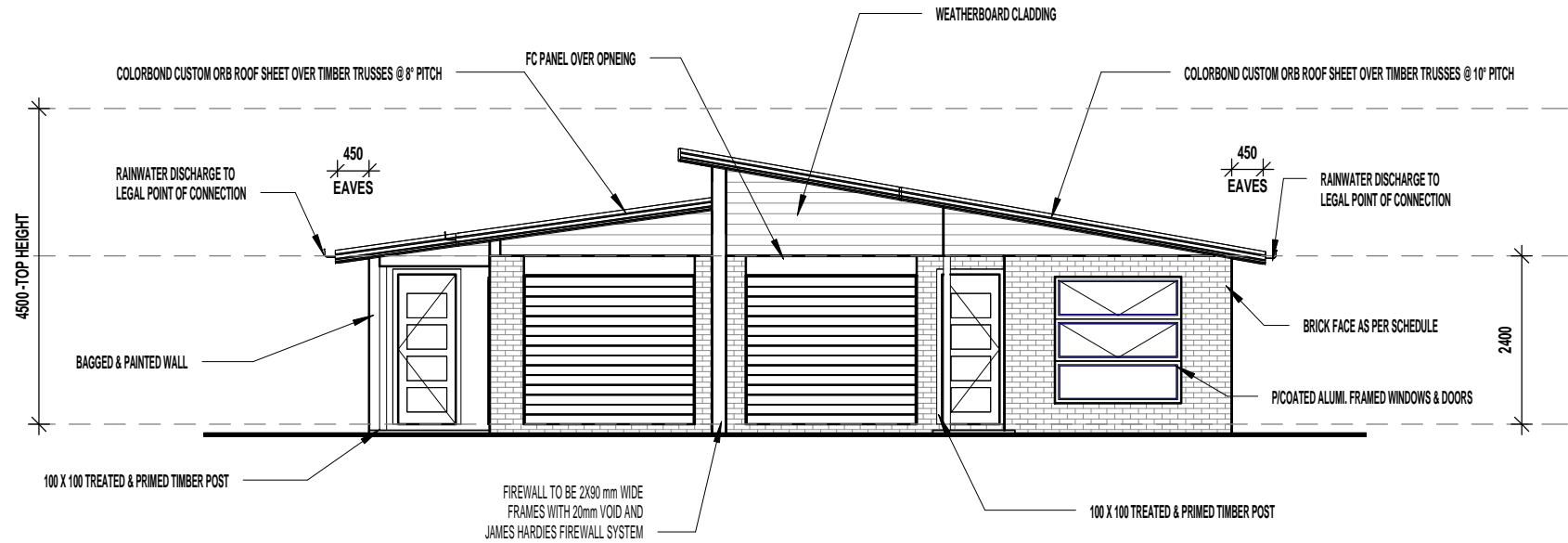
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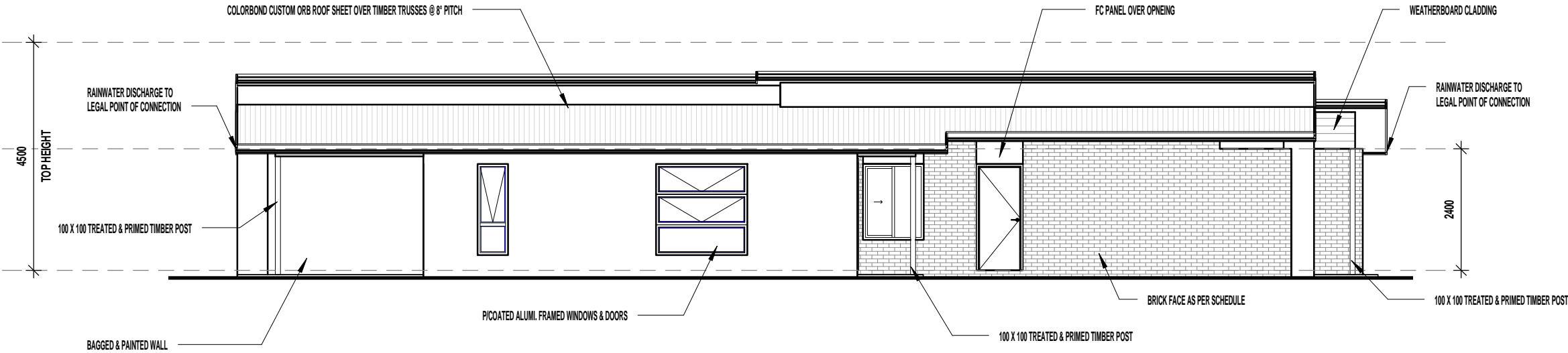
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GROUND FLOOR
1 : 100





FRONT ELEVATION
1 : 100



LEFT ELEVATION
1 : 100

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FRONT & LEFT ELEVATIONS

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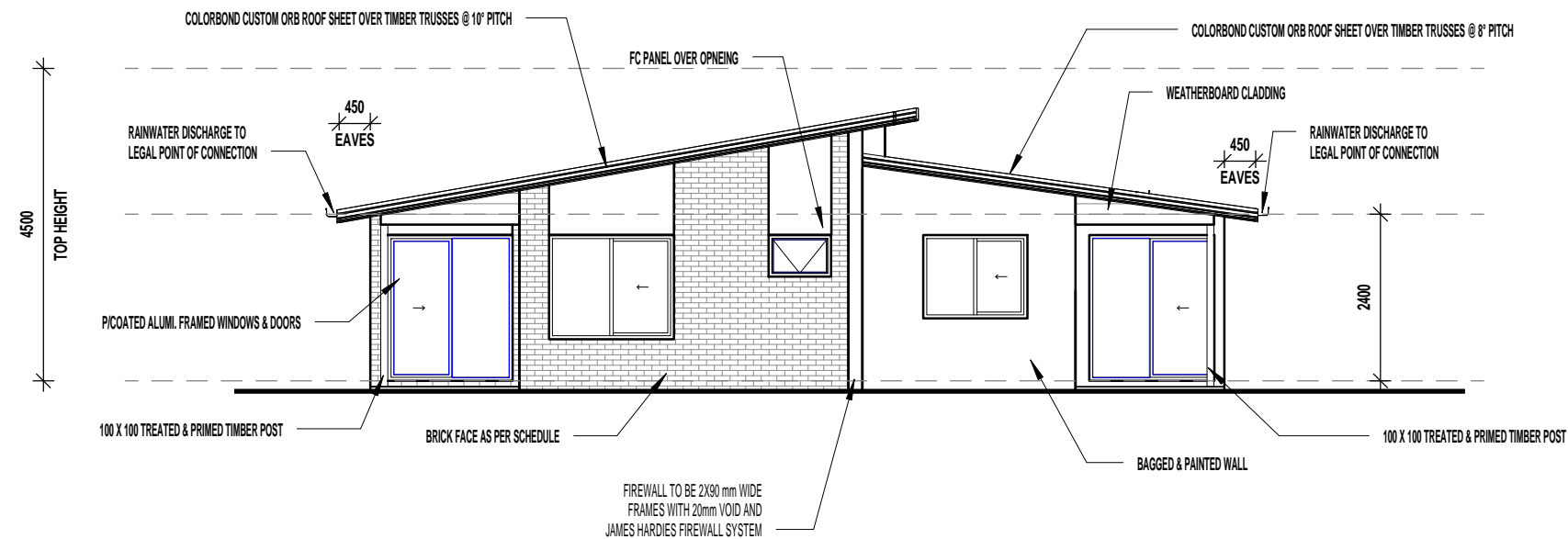


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BACK ELEVATION
1 : 100

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