

GENERAL NOTES

PROPOSED BUILDING IS TO BE BRICK VENEER CONSTRUCTION TO LOWER STOREY, COMPRISING OF 110mm THK.BRICKWORK WITH A 40mm CAVITY AND 90mm TIMBER STUD WALL. UPPER STOREY TO BE FOAM PANEL CONSTRUCTION COMPRISING OF 45mm THICK FOAM PANEL FIXED TO 90mm TIMBER FRAME CONSTRUCTION LINED WITH 10mm PLASTERBOARD WALL LINING, VILLABOARD TO WET AREAS.

ALL EXPOSED TIMBER MEMBERS AND FIXINGS ARE TO BE ADEQUATELY TREATED WITH PRESERVATIVE IN ACCORDANCE WITH AS 1604

VERIFY ALL FINISHED LEVELS BEFORE THE COMMENCEMENT OF ANY BUILDING WORK.

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

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

BUILDER TO CHECK AND CONFIRM ALL SITE AND SET OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

REFER TO ENGINEERS DOCUMENTATION FOR DETAILS ON FOOTINGS, STRUCTURE, SITEWORKS AND STORMWATER DETAILS.

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

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

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

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DOCUMENTS, SCHEDULES AND SPECIFICATIONS

ALL STEEL WORK TO COMPLY WITH BCE.C & C.GART 3.4.2.

ALL WET AREA DETAILS TO COMPLY WITH AS 3740 MINISTERS SPECIFICATION SA F1.7 (COMPLY WITH CURRENT SPECIFICATIONS AND DETAILS)

TERMITE TREATMENT:

TERMITE RISK MANAGEMENT IS TO COMPLY WITH PART 3.1.3 BCA2006

WHERE THE CONCRETE SLAB ON GROUND IS TO BE AS PART OF A TERMITE BARRIER SYSTEM, THE SLAB MUST BE DESIGNED & CONSTRUCTED TO COMPLY WITH AS 2870

SLABS MUST HAVE PENETRATIONS, CONTROL JOINTS AND THE PERIMETER PROTECTED

THE SLAB ON GROUND MAY BE USED AS PERIMETER PROTECTION PROVIDED THAT THE SLAB IS EXPOSED 75 mm ABOVE FINISHED GROUND LEVEL AND THE SLAB EDGE DOES NOT HONEYCOMBED, ROUGH OR CONTAIN RIPPLES

CHEMICAL TERMITICIDE TO UNDERSIDE OF CONCRETE SLAB IN A/W/ 3660.1 (BIFLEX OR SIMILAR)

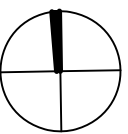
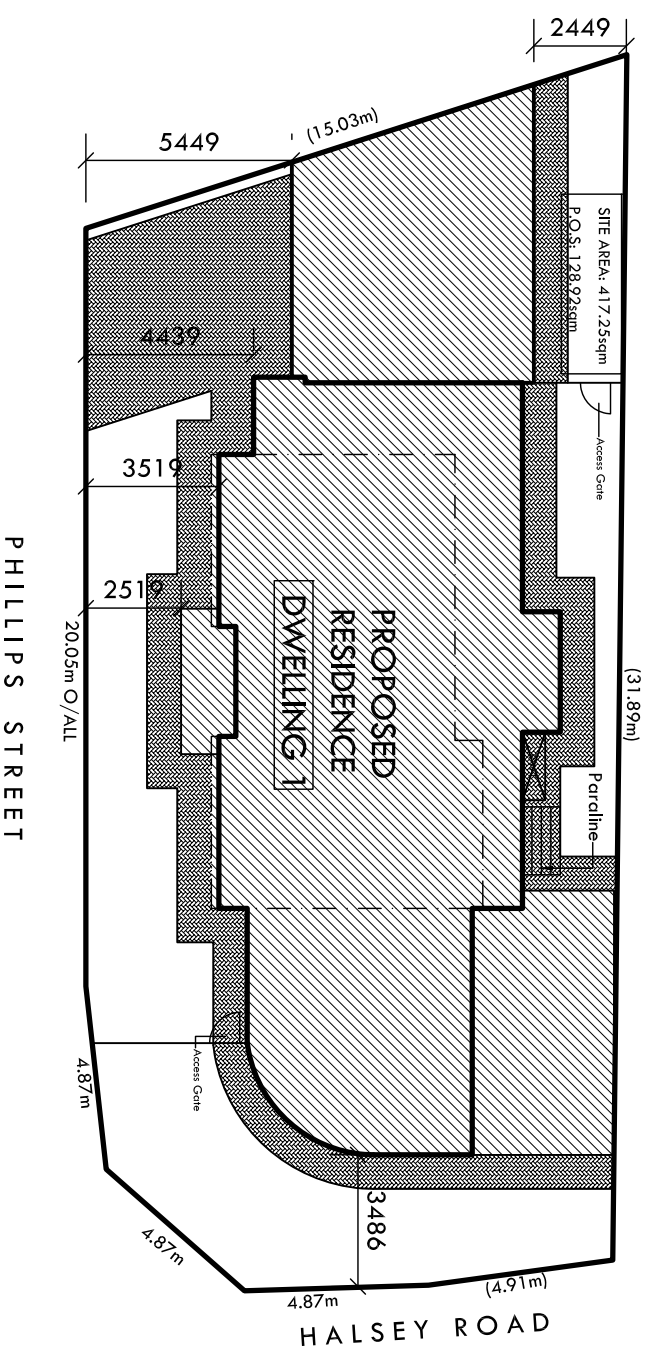
OR STAINLESS STEEL MESH BARRIER EITHER FULL OR PARTIAL PROTECTION (TERMIMESH OR SIMILAR)

OR GRADED STONE BARRIER

OR KORDON TERMITE BARRIER

NOTE: BUILDER TO SELECT IN CONSULTATION WITH OWNER

DWELLING 1	
AREAS :	
LOWER LIVING	147.87
UPPER LIVING	78.78
PORCH	5.15
D/GARAGE	43.88
ALFRESCO	25.59
BALCONY	4.97
TOTAL	306.24 sq.m.



SITE PLAN DWELLING 1

Scale 1:200

Stormwater to be in accordance with Engineers Details & Recommendations and directed to Street Water Table in 90mm Ø PVC Stormwater Pipe

NEW CROSSOVER IN ACCORDANCE WITH CONCRETE ASSOCIATION TECHNICAL NOTE TN39 - DOMESTIC CROSSOVERS AND DRIVEWAYS AND TO SATISFACTION OF THE MANAGER, WORKS & TECHNICAL

Details of the required rainwater tank (min 1000 Litres) collecting a minimum of 50 m2 of roof catchment area and plumbed to a water closet, water heater or laundry cold water outlets. The tank must also be fitted with mosquito proof, non de-gradable screens, formed form not less than .315mm diameter material and have a minimum of 6 x 7 openings per cm2. In the event that the tank is to be supported on a stand the stand shall be designed to be able to accommodate the imposed dead loads, wind loads and where applicable the earthquake loads as required by Clause 3.11.2 of the BCA (applicable as of July 1st 2006 BCA-SA 2.1

REVISIONS

DATE	REV	DESCRIPTION	BY



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www.spectradesigners.com.au

PROJECT
PROPOSED RESIDENCE AT:
LOT 220 CNR. PHILLIPS ST &
HALSEY ROAD,
HENLEY BEACH SOUTH

CLIENT
BELLA BUILD & DESIGN

Drawn	Date
AA	MAY 2011
Scale	Copyright
1:100	SPECTRA
Project No.	Sheet No.
120.10	WD 02/19

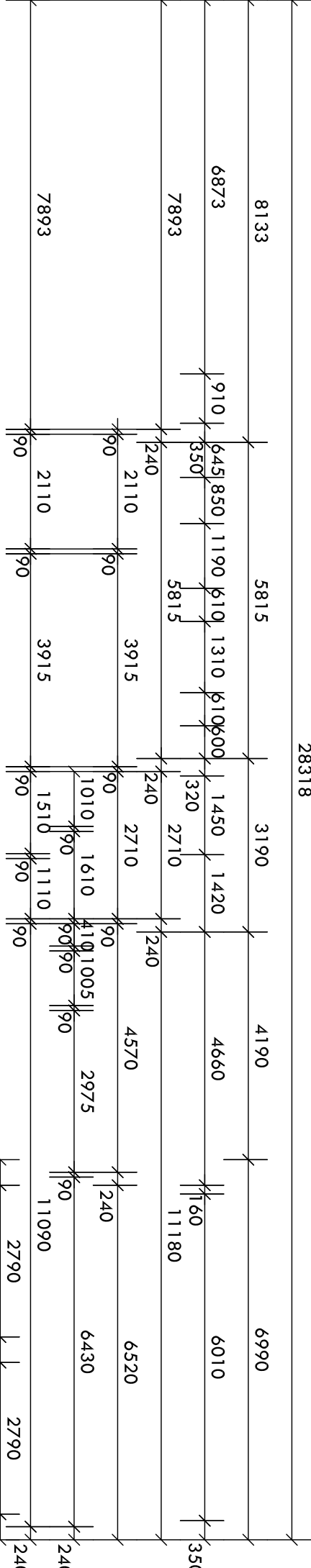
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NOTES:

GLAZING:
All glazing shall conform with AS 1288
Provide 5mm toughened glass to all sliding doors and window above bath to remainder
W.C. door to be removable in accordance with Housing Code appendix G.1.

⊕ denotes vertical control joints in accordance with engineers details.

⊙ denotes smoke detector hard wired in accordance with AS 3786



28318

8133

6873

7893

7893

7893

5815

6451

8501

1190

2110

3190

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1450

1510

4190

4660

11180

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6010

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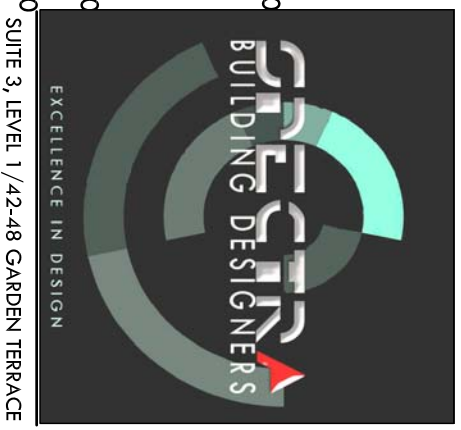
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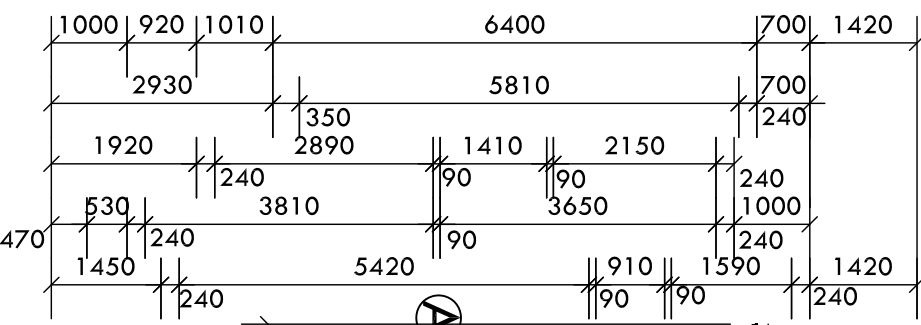
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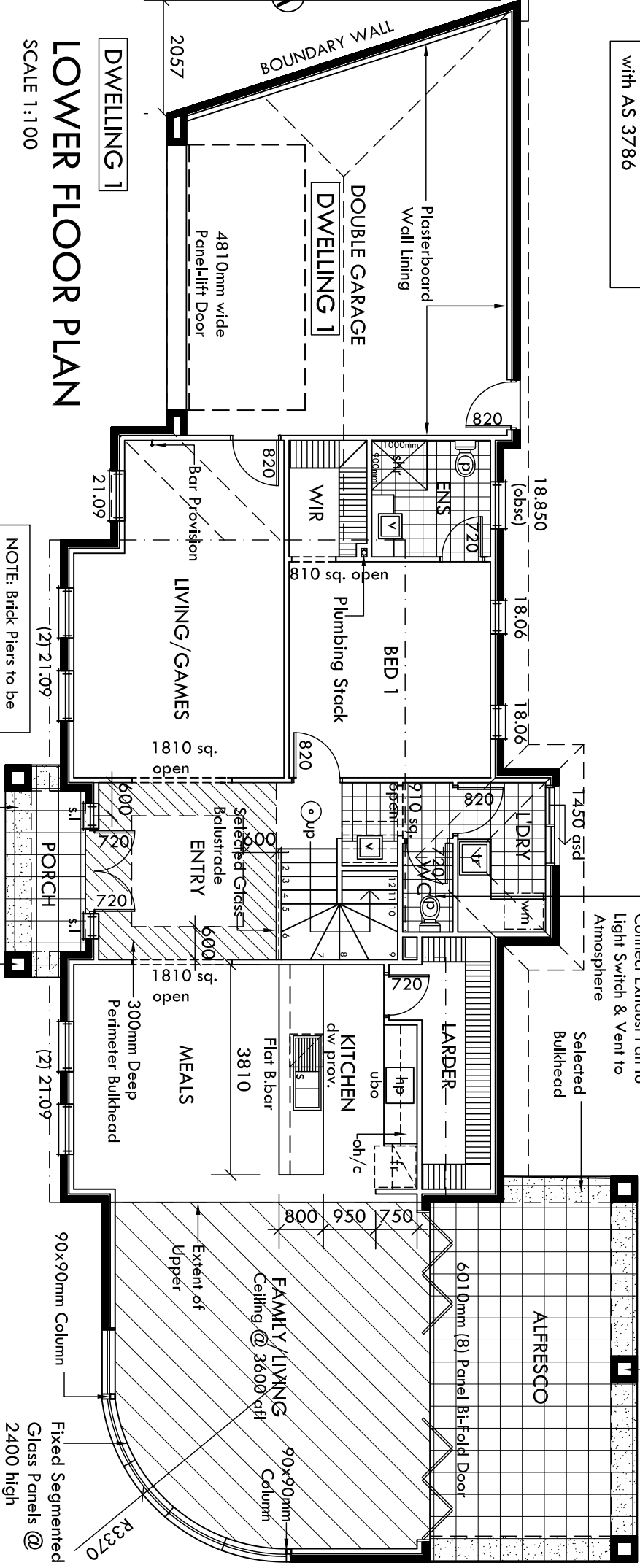
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LOWER FLOOR PLAN
SCALE 1:100



NOTE: Brick Piers to be Reinforced in accordance with Engineers Details

7743

9788

4810

5686

2057

526

2057

13868

6115

4070

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28318

3210

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28318

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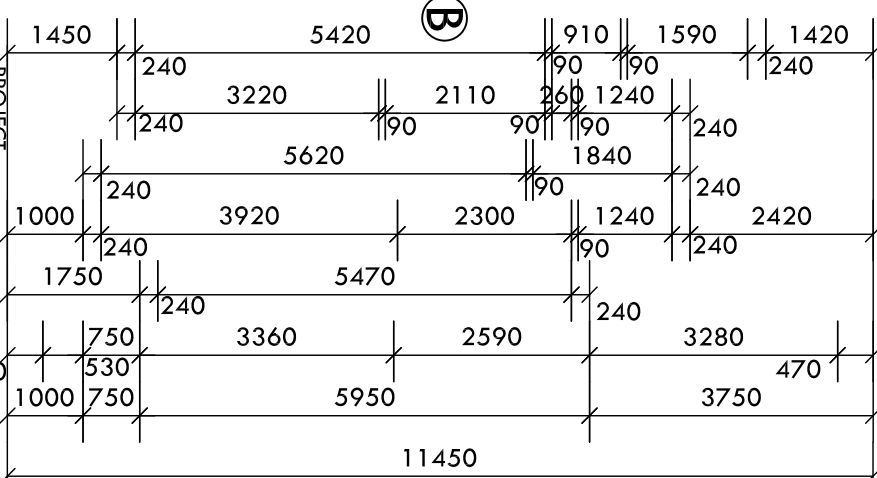
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28318



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ENERGY RATING NOTES:
NOTE: Energy Rating Report to surmiseed documentation of Working Drawings
External swing doors to be fitted with draught protection device to bottom edge of each leaf.
Hot water supply system designed and installed in accordance with Section 6A of AS/NZS 3500.4.2 or clause 3.38 of AS/NZS 3500.5

REVISIONS		
DATE	REV	DESCRIPTION

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BELLA BUILD & DESIGN

PROPOSED RESIDENCE AT:
LOT 220 CNR. PHILLIPS ST & HALSEY ROAD,
HENLEY BEACH SOUTH

Drawn AA
Date MAY 2011

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Sheet No. WD 04/19

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CERTIFICATION ISSUE

LEGEND:

RWH SELECTED 'FIELDERS' OR EQUAL RAINWATER HEAD, GALVANISED FINISH.

DP 75MM ROUND PVC DOWNPIPES

B/G 300 WIDE x 75 DEEP ZINCALUME BOX GUTTER, WITH 1:200 GRADED FALL. ARROWS INDICATE DIRECTION OF FALL.

2° ZINCALUME KUP-LOC ROOF SHEETING. AT 2° ROOF PITCH, ARROW INDICATES DIRECTION OF FALL.

25° COLORBOND ROOF AT A 25° ROOF PITCH, ARROW INDICATES DIRECTION OF FALL.

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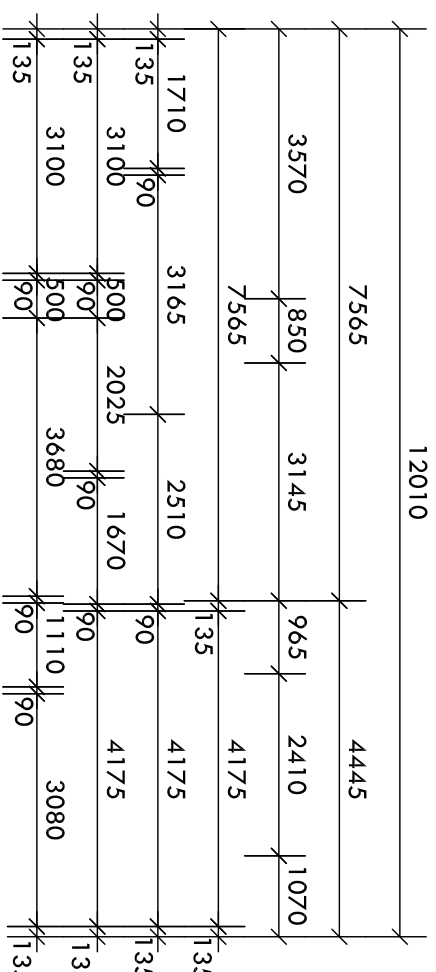
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⊙ denotes smoke detector hard wired in accordance with AS 3786

⊕ denotes vertical control joints in accordance with engineers details.

W.C. door to be removable in accordance with Housing Code appendix G.1.

NOTES

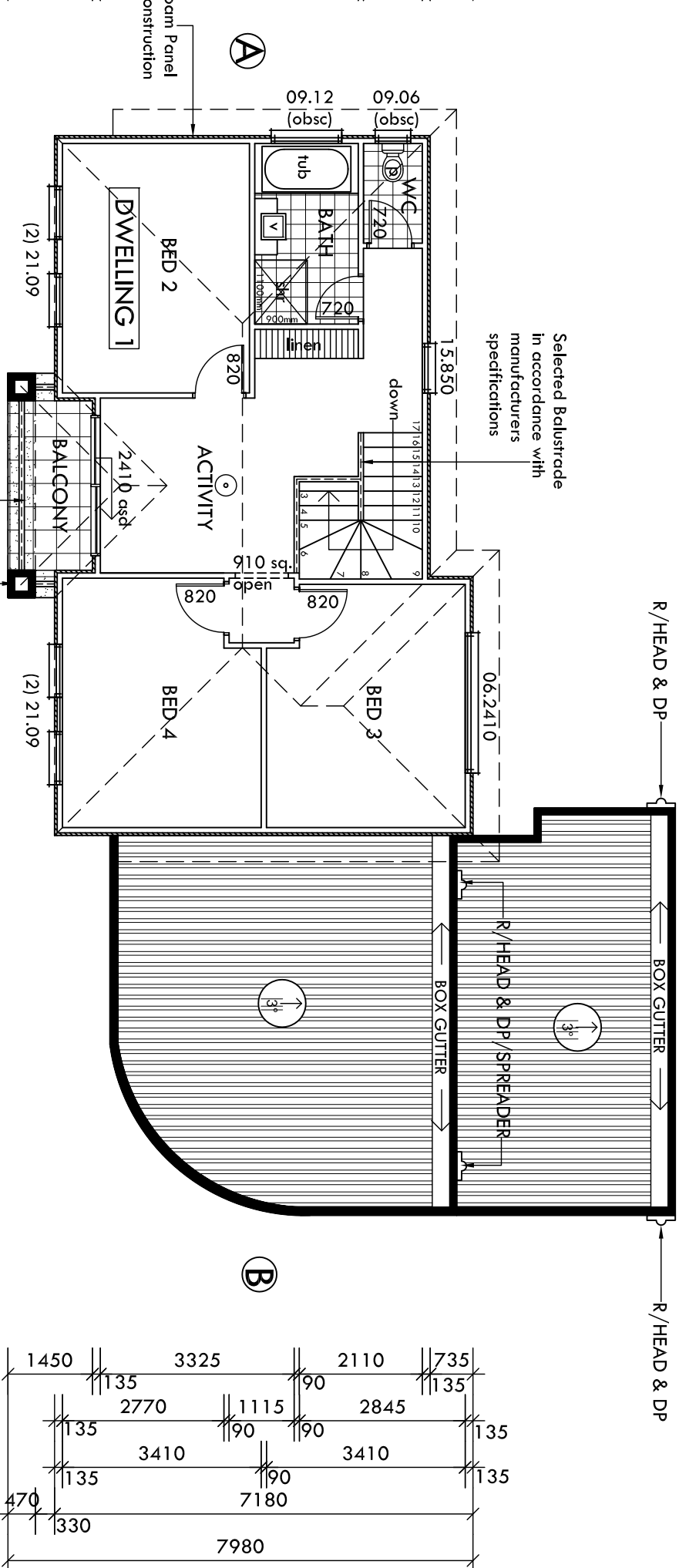
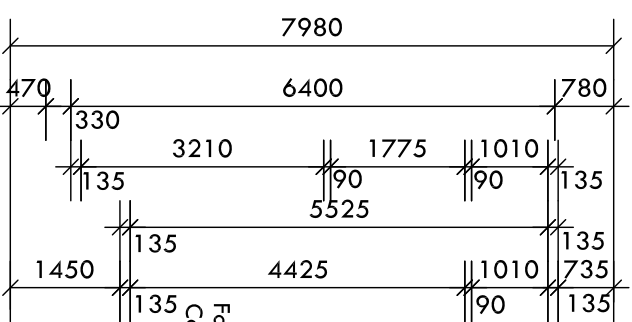
PROVIDE FLASHINGS, SEAL AND ADEQUATELY FLASH ALL PENETRATIONS, JUNCTIONS AND JOINTS. INSTALL ROOF DECK, FLASHINGS AND FITTINGS IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND DETAILS TO ENSURE A NEAT WEATHER TIGHT ROOF.

ZINCALUME PARAPET CARPING TO THE TOP OF ALL PARAPET WALLS.

ALL EXTERNAL EXPOSED FLASHINGS TO HAVE A ZINCALUME FINISH.

CO-ORDINATE INSTALLATION OF ROOF CLADDING WITH ALL SERVICES TO ALLOW FOR ANY PENETRATIONS.

EXTRA BRACING FOR SOLAR HOT WATER PANELS



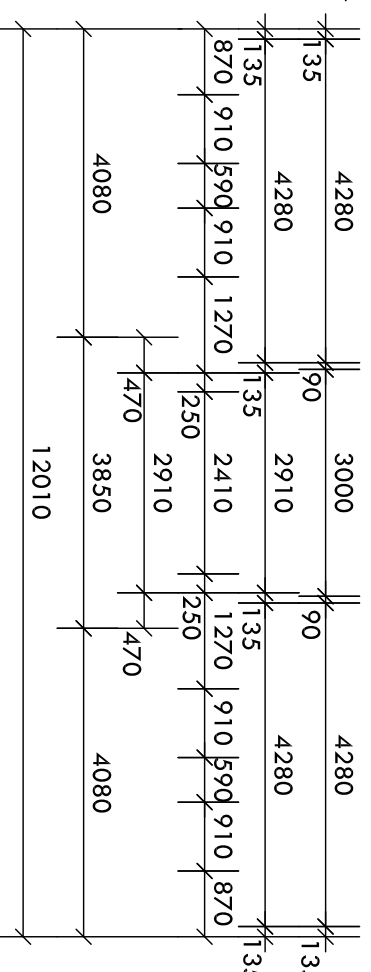
UPPER FLOOR PLAN

SCALE 1:100

NOTES:

GLAZING:
All glazing shall conform with AS 1288

Provide 5mm toughened glass to all sliding doors and window above bath with 3mm float glass to remainder



NOTE: Brick Piers to be Reinforced in accordance with Engineers Details

ENERGY RATING NOTES:

NOTE: Energy Rating Report to supersede documentation of Working Drawings

External swing doors to be fitted with draught protection device to bottom edge of each leaf.

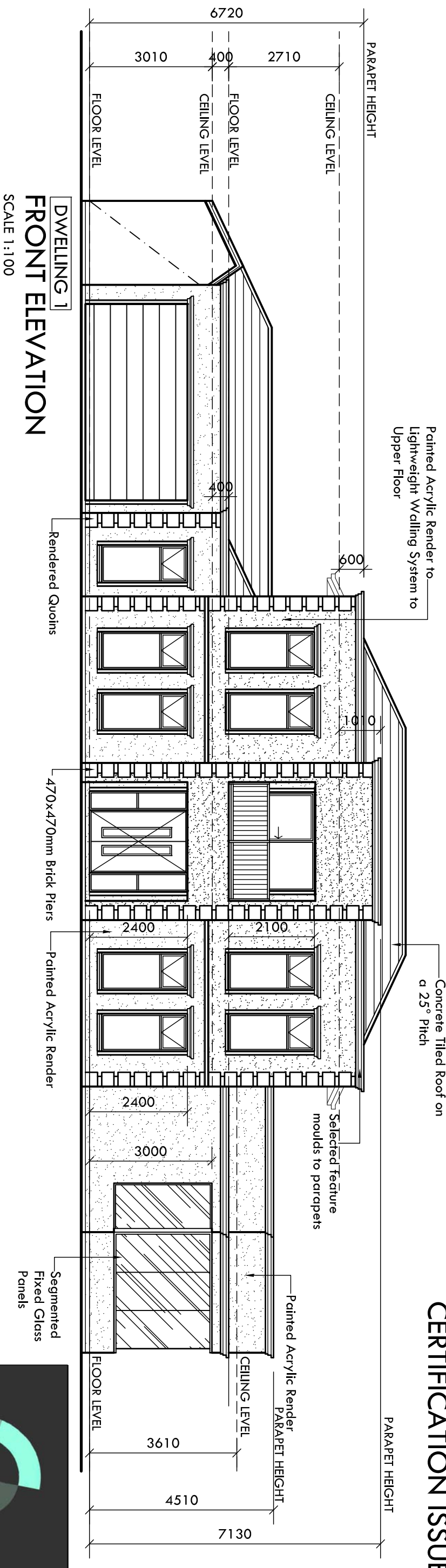
Hot water supply system designed and installed in accordance with Section 6A of AS/NZS 3500.4.2 or clause 3.38 of AS/NZS 3500.5

DWELLING 1

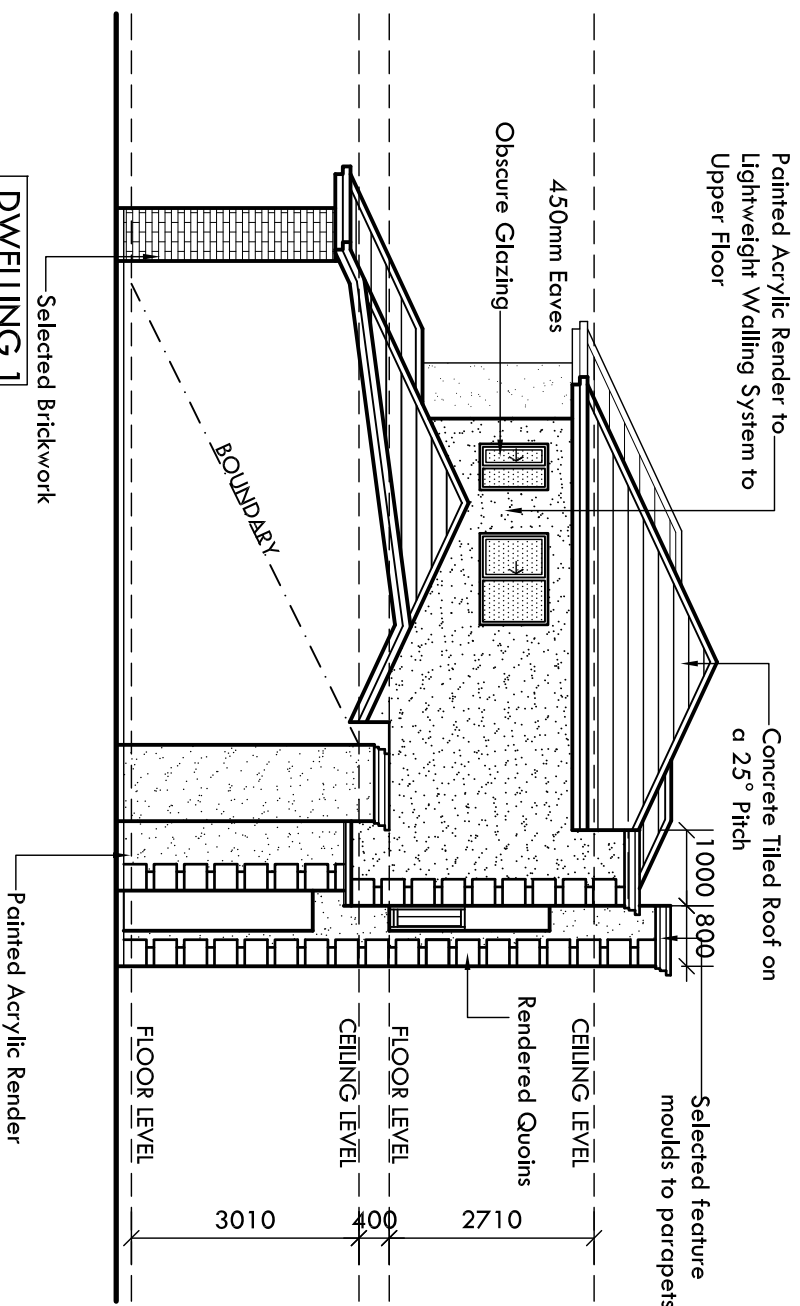
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UPPER LIVING	78.78
PORCH	5.15
D/GARAGE	43.88
ALFRESCO	25.59
BALCONY	4.97
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CERTIFICATION ISSUE



DWELLING 1
FRONT ELEVATION
SCALE 1:100



DWELLING 1
ELEVATION
SCALE 1:100

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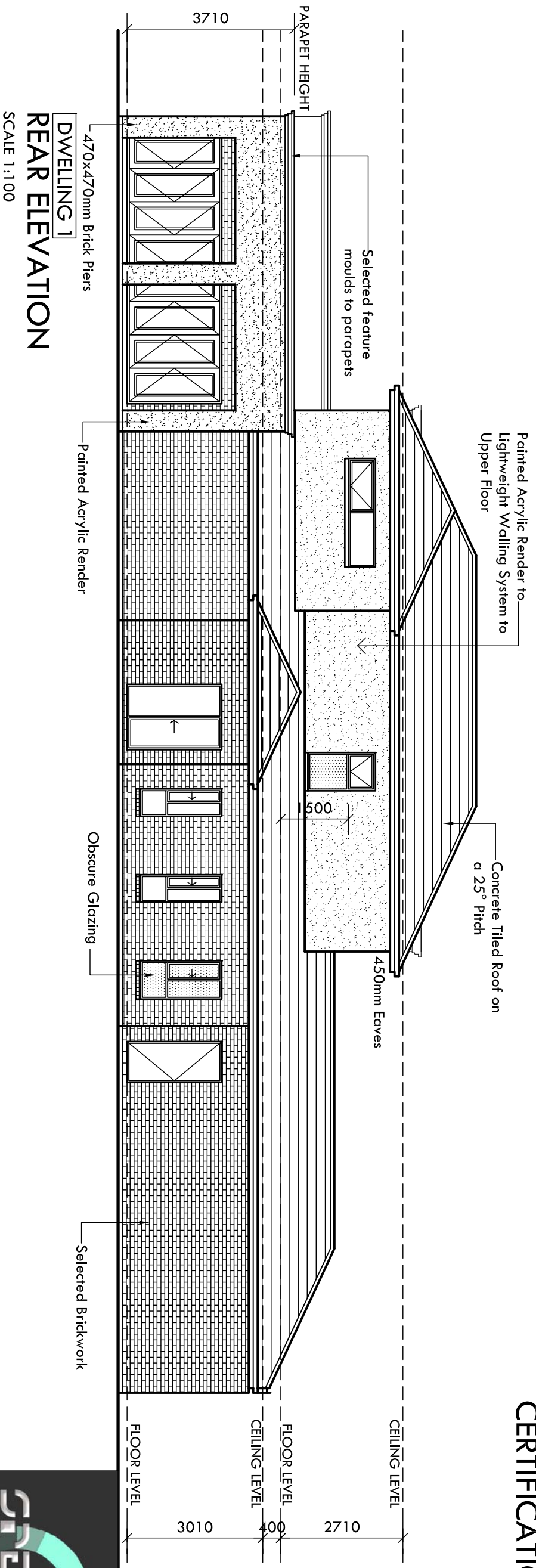
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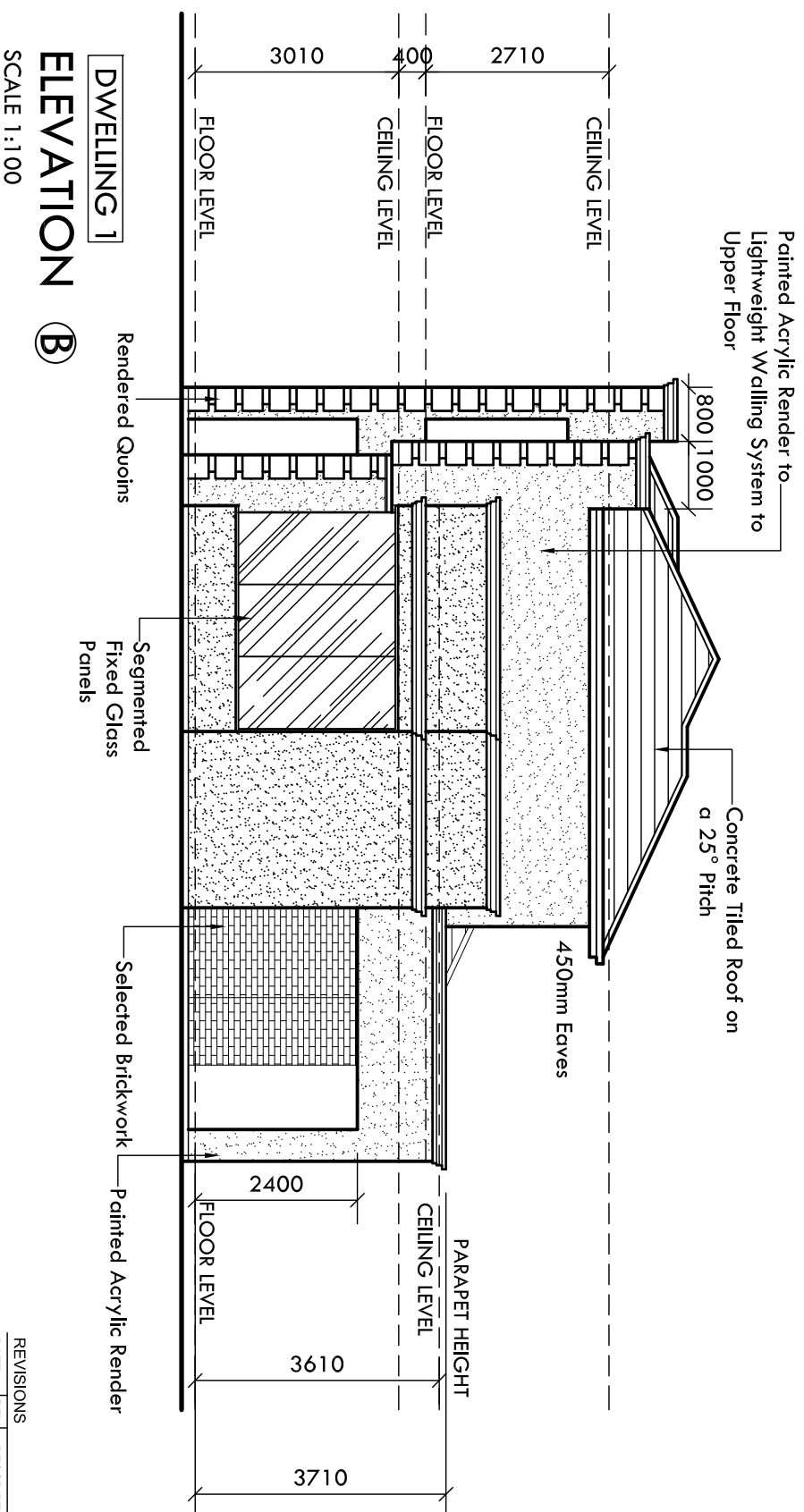
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DWELLING 1
REAR ELEVATION
SCALE 1:100



DWELLING 1
ELEVATION B
SCALE 1:100

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