

<b>SITE ZONING</b>	R20
<b>TOTAL AREA OF SITE</b>	397.38m <sup>2</sup>
<b>AREA OF BUILDING</b>	221.04m <sup>2</sup>
<b>SITE COVERAGE</b>	55.62%
<b>ALLOWABLE COVERAGE</b>	50.00%

**SMOKE ALARM**

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

**EASTERN HOUSE BORER**

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

**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 PLATER 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 WA2.3 Acceptable Construction Practice.
  8. Gas HWS to comply with NCC Part 3.12.5.6
  9. Water Heater in a hot water supply system.
  9. Kitchen exhaust fan to have self closing dampers or to be recirculating type.

**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 325.31m<sup>2</sup>  
 Rate 0.0125  
 Volume 325.31m<sup>2</sup> x 0.0125 = 4.066m<sup>3</sup>  
 1500Ø x 1200 deep conc. soakwell = 2.10m<sup>3</sup>  
 Total soakwell capacity 2 x 2.10m<sup>3</sup> = 4.20m<sup>3</sup>

**VARIATIONS TO R-CODES**

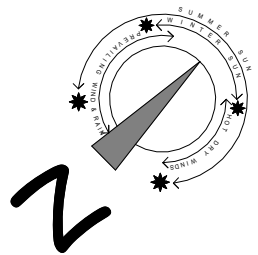
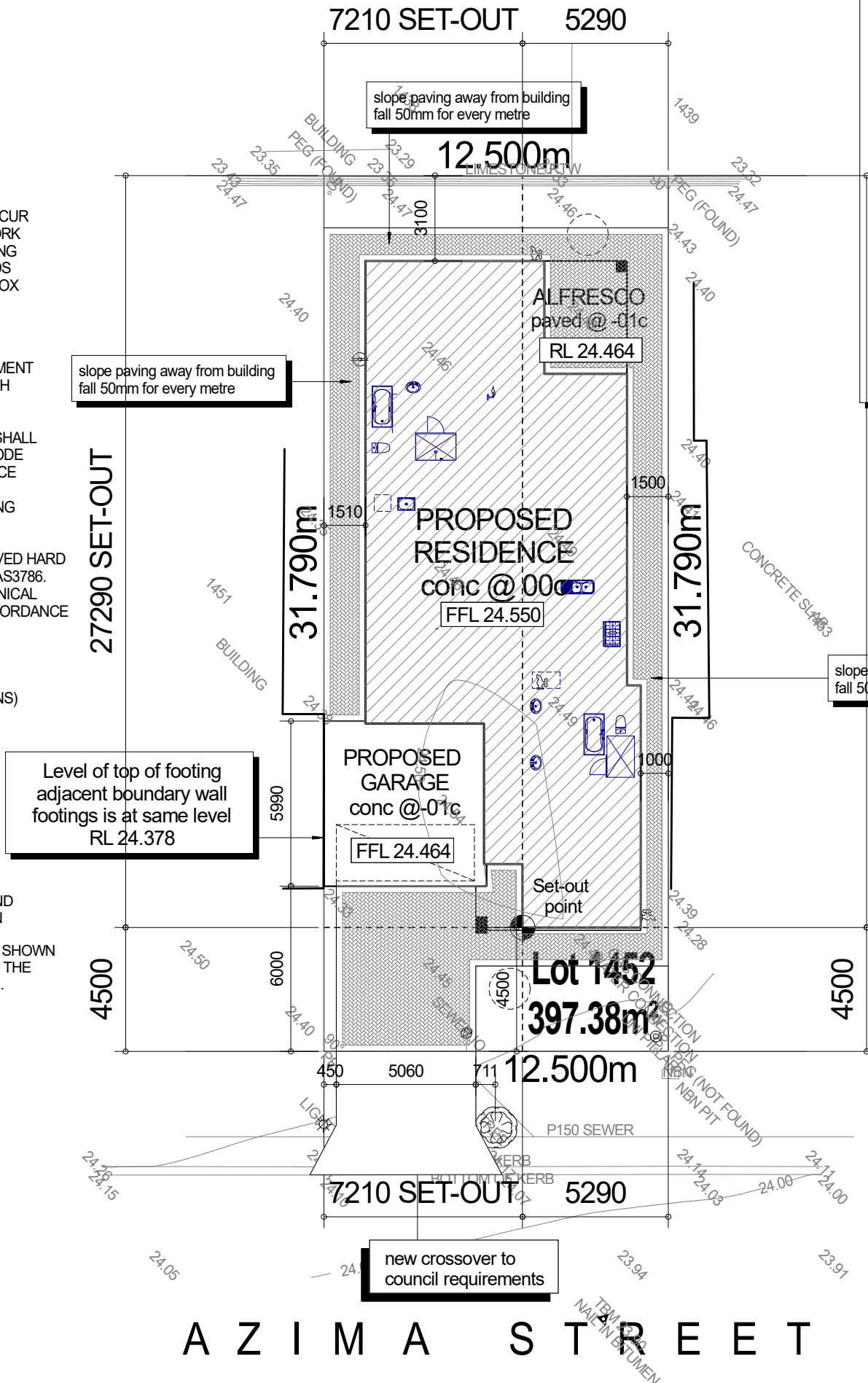
VARIATIONS TO THE DEEMED TO COMPLY PROVISIONS OF THE R-CODES ARE BEING SOUGHT UNDER THE LOCAL PLANNING POLICY LPP 1.1.1.

**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 43.22M<sup>2</sup> IN LIEU OF THE REQUIRED 30M<sup>2</sup>

**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.	
	<b>BUILDING PERMIT</b>			19 - 930	
site	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.
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