



## TYPICAL SECTION

SCALE: 1:50

## SECTION NOTES

- 1) FOR COMPLETE SLAB DETAILS & DESIGN REFER TO ENGINEERS SPECIFICATIONS & DESIGNS.
- 2) TERMITE TREATMENT SHALL BE INCLUDED TO PROTECT AGAINST INFESTATION TO AS3660.1-2000

## GENERAL NOTES

- |   |  |    |   |    |   |    |   |
|---|--|----|---|----|---|----|---|
| 1 | PLANS DOCUMENTED FOR THE EXCLUSIVE USE OF THE NOTED CLIENTS BELOW ONLY & SUBJECT TO COPYRIGHT LAWS.  | 7  | THE RELEVANT SERVICE AUTHORITIES SHALL BE CONSULTED IN REGARDS TO CONFIRMING / CHECKING ALL DIMENSIONS, LEVELS, SERVICES & SITE CONDITIONS PRIOR TO CONSTRUCTION. | 13 | A MINIMUM WATER ALLOWANCE SHALL BE PROVIDED FOR RURAL PROPERTIES FOR FIRE FIGHTING PURPOSES AS SPECIFIED BY PCA.  | 17 | THE HOT WATER SYSTEM IS AS SPECIFIED WITHIN THE BASIX CERTIFICATE & LOCATION NOTED OF FLOOR PLAN.   |
| 2 | ALL DIMENSIONS & INFORMATION WITHIN THESE SET OF PLANS ARE DOCUMENTED WITH DUE CARE.   | 8  | THE RELEVANT STATUTORY AUTHORITIES SHALL BE NOTIFIED & APPROVAL SORT FROM / OBTAINED PRIOR TO CONSTRUCTION, IF & WHEN NECESSARY.                                  | 14 | WHERE A SITE REQUIRES CUT & FILL TO OCCUR OR RETAINING WALLS CONSTRUCTED, ENGINEERS SHALL BE CONSULTED WHERE NECESSARY & BUILDING CONTRACTOR TO ENSURE ALL FINAL LEVELS, GROUND LINES & GRADIENTS DIVERT ALL SURFACE STORM WATER FROM THE PROPOSED RESIDENCE EITHER BY MEANS OF PIPES, DETENTION AREAS OR GRADING TO KERB. NEIGHBOURING PROPERTIES MUST BE TAKEN INTO CONSIDERATION WITH THE DESIGN OF THE FLOW OF STORM WATER. | 18 | TERMITE PROTECTION SHALL BE IN ACCORDANCE WITH AS3660.  |
| 3 | ALL DRAWINGS WITHIN THIS SET OF PLANS SHALL BE READ IN CONJUNCTION WITH OTHER CONSULTANTS DRAWINGS, DESIGNS & SPECIFICATIONS & WITH OTHER WRITTEN INSTRUCTIONS ISSUED DURING ESTIMATIONS & CONSTRUCTION WITH SELECTED BUILDER. | 9  | STUD WALL & TRUSSED ROOF DESIGN, BRACING & TIE DOWN TO SELECTED FRAME & TRUSS MANUFACTURERS ENGINEERED SPECIFICATIONS & TO AS1684 WHERE APPLICABLE.               | 15 | SEWER DRAINAGE LINES TO BE CONNECTED TO SEWER MAIN OR IN THE CASE OF A RURAL PROPERTY, CONNECTED TO A SEPTIC SYSTEM, IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS & LOCAL PCA.  | 19 | WHERE BRICK VENEER CONSTRUCTION IS SPECIFIED, CONTROL JOINTS FOR ARTICULATION MUST BE PROVIDED AT NOMINAL 6.0M MAX. CENTRES OR TO STRUCTURAL ENGINEERS DETAILS. |
| 4 | ALL DISCREPANCIES SHALL BE REFERRED TO, IN WRITING TO, JHL BUILDING DESIGNS FOR A DECISION BEFORE PROCEEDING WITH THE WORK.  | 10 | SHALL NO WIND CLASSIFICATION BE NOTED, CLIENT TO BE ADVISED BY PCA OR ENGINEERING CONSULTANT.   | 16 | A QUALIFIED CONTRACTOR SHALL COMPLETE THE FINAL DRAINAGE LAYOUT TO BE SUBMITTED TO THE LOCAL PCA FOR THEIR RECORDS & APPROVAL.  |    |   |
| 5 | ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE. DIMENSIONS ARE TO STRUCTURAL ELEMENTS OF THE DRAWING & NOT TO FINISHED SURFACES IE. TILING, PLASTERBOARD ETC.   | 11 | SITE CLASSIFICATION TO BE DETERMINED BY QUALIFIED GEOTECHNICAL ENGINEER & ALL REINFORCED CONCRETE FOOTINGS & SLABS TO BE CONSTRUCTED TO AS2870.                   |    |   |    |   |
| 6 | ALL RELEVANT DIMENSIONS ARE TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION & FABRICATION WITH REGARDS TO ONSITE & OFF SITE REQUIREMENTS & WORK.   | 12 | ALL STORM WATER FROM ROOF TO BE DISPURSED TO REQUIRED DOWNPIPES & TO STREET / RAIN WATER TANK TO AUSTRALIAN STANDARDS & PCA REQUIREMENTS.                         |    |   |    |   |

THIS DRAWING IS SUBJECT TO COPYRIGHT & MUST NOT BE REPRODUCED OR USED FOR MEANS OTHER THAN INTENDED WITHOUT THE WRITTEN PERMISSION OF THE AUTHOR - LYNCH BUILDING GROUP

REV	DATE	DESCRIPTION	NOTE:	 <b>BUILDING DESIGNERS</b> ASSOCIATION OF AUSTRALIA	LYNCH BUILDING GROUP DUNN & BEDINGFIELD PROJECT CLIENT: PROPOSED NEW GRANNY FLAT LOT A, 38 LEWIS STREET MUDGEES NSW 2850 PROJECT:	 <b>LYNCH BUILDING</b> GROUP	POSTAL: PO BOX 1298 Mudgee NSW 2850 CONTACT US: P. 0411 761 934 E. <a href="mailto:projects@lynchbuildinggroup.com.au">projects@lynchbuildinggroup.com.au</a> <a href="http://www.lynchbuildinggroup.com.au">www.lynchbuildinggroup.com.au</a>	TYPICAL SECTION							
A	22/02/2023	PRELIMINARY FOR QUOTING	ALL DRAWINGS TO BE READ IN CONJUNCTION WITH -					DRAWING TITLE:	DESIGN:	LBG	FILE NO:	048G-A01	05 OF 06	C	
B	12/04/2023	FURTHER DETAILS ADDED	- ALL SHEETS TO THIS SET OF PLANS					DRAFTED:	J.LYNCH	PAPER SIZE:	A3	DRAWING NO:			REV:
C	27/07/2023	FINAL PLANS FOR PCA SUBMISSION	- SEPERATE SPECIFICATION DOCUMENTS - STRUCTURAL ENGINEERS DOCUMENTATION - PCA DOCUMENTS (WHERE APPLICABLE) - BASIX CERTIFICATE - ALL RELEVANT CODES, STANDARDS & APPROVALS					CHECKED:	A.LYNCH						