



TYPICAL SECTION

SCALE: 1:50

SECTION NOTES

- FOR COMPLETE SLAB DETAILS & DESIGN REFER TO ENGINEERS SPECIFICATIONS & DESIGNS.
- TERMITE TREATMENT SHALL BE INCLUDED TO PROTECT AGAINST INFESTATION TO A53660, 1-2000
- PARTY WALL DETAILS -
 - SEPARATING PARTY WALL MUST NOT BE CROSSED BY TIMBER OR OTHER COMBUSTIBLE BUILDING ELEMENTS WITH THE EXCEPTION OF STEEL ROOFING BATTENS WITH DIMENSIONS 75x50MM OR ROOF SARKING, MUST ALSO BE PACKED USING FIRE RESISTANT MATERIAL IN ACCORDANCE WITH THE B.C.A.
 - 25MM GYPROCK SHAFT LINER PANEL BETWEEN STEEL "H" WITH 20-40MM OF SEPERATION BETWEEN FRAMES & GYPROCK SHAFT LINER PANEL.
 - STUDS AT 600MM MAXIMUM CENTRES
 - 10MM GYPROCK "SUPERCHEK" PLASTERBOARD WALL LINING TO FACE OF PARTY WALL (GYPROCK EWFA 45743 CSR 360 PARTY WALL SYSTEM)
 - SELECT WALL FRAMING WITH R2.7 GOLD WALL INSULATION BATTS TO BE INSTALLED.
 - FIRE RESISTANT MINERAL FIRE BLANKET TO BE INSTALLED DIRECTLY ABOVE PARTY WALL TO UNDERSIDE OF ROOFING IN ACCORDANCE WITH THE B.C.A.

GENERAL NOTES

- PLANS DOCUMENTED FOR THE EXCLUSIVE USE OF THE NOTED CLIENTS BELOW ONLY & SUBJECT TO COPYRIGHT LAWS.
- ALL DIMENSIONS & INFORMATION WITHIN THESE SET OF PLANS ARE DOCUMENTED WITH DUE CARE.
- 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.
- ALL DISCREPANCIES SHALL BE REFERRED TO, IN WRITING TO, JHL BUILDING DESIGNS FOR A DECISION BEFORE PROCEEDING WITH THE WORK.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE. DIMENSIONS ARE TO STRUCTURAL ELEMENTS OF THE DRAWING & NOT TO FINISHED SURFACES IE. TILING, PLASTERBOARD ETC.
- ALL RELEVANT DIMENSIONS ARE TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION & FABRICATION WITH REGARDS TO ONSITE & OFF SITE REQUIREMENTS & WORK.
- THE RELEVANT SERVICE AUTHORITIES SHALL BE CONSULTED IN REGARDS TO CONFIRMING / CHECKING ALL DIMENSIONS, LEVELS, SERVICES & SITE CONDITIONS PRIOR TO CONSTRUCTION.
- THE RELEVANT STATUTORY AUTHORITIES SHALL BE NOTIFIED & APPROVAL SORT FROM / OBTAINED PRIOR TO CONSTRUCTION, IF & WHEN NECESSARY.
- STUD WALL & TRUSSED ROOF DESIGN, BRACING & TIE DOWN TO SELECTED FRAME & TRUSS MANUFACTURERS ENGINEERED SPECIFICATIONS & TO A51684 WHERE APPLICABLE.
- SHALL NO WIND CLASSIFICATION BE NOTED, CLIENT TO BE ADVISED BY PCA OR ENGINEERING CONSULTANT.
- SITE CLASSIFICATION TO BE DETERMINED BY QUALIFIED GEOTECHNICAL ENGINEER & ALL REINFORCED CONCRETE FOOTINGS & SLABS TO BE CONSTRUCTED TO A52870.
- ALL STORM WATER FROM ROOF TO BE DISPURSED TO REQUIRED DOWNPIPES & TO STREET / RAIN WATER TANK TO AUSTRALIAN STANDARDS & PCA REQUIREMENTS.
- A MINIMUM WATER ALLOWANCE SHALL BE PROVIDED FOR RURAL PROPERTIES FOR FIRE FIGHTING PURPOSES AS SPECIFIED BY PCA.
- 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.
- 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.
- A QUALIFIED CONTRACTOR SHALL COMPLETE THE FINAL DRAINAGE LAYOUT TO BE SUBMITTED TO THE LOCAL PCA FOR THEIR RECORDS & APPROVAL.
- THE HOT WATER SYSTEM IS AS SPECIFIED WITHIN THE BASIX CERTIFICATE & LOCATION NOTED OF FLOOR PLAN.
- TERMITE PROTECTION SHALL BE IN ACCORDANCE WITH A53660.
- WHERE BRICK VENEER CONSTRUCTION IS SPECIFIED, CONTROL JOINTS FOR ARTICULATION MUST BE PROVIDED AT NOMINAL 6.0M MAX. CENTRES OR TO STRUCTURAL ENGINEERS DETAILS.

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:							TYPICAL SECTION			
A	07/06/2023	CONCEPT PLANS FOR REVIEW	ALL DRAWINGS TO BE READ IN CONJUNCTION WITH: - ALL SHEETS TO THIS SET OF PLANS - SEPERATE SPECIFICATION DOCUMENTS - STRUCTURAL ENGINEERS DOCUMENTATION - PCA DOCUMENTS (WHERE APPLICABLE) - BASIX CERTIFICATE - ALL RELEVANT CODES, STANDARDS & APPROVALS	 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA	LYNCH BUILDING GROUP CLIENT: PROPOSED DETACHED DUAL OCCUPANCY LOT 803 DAVIS CRESCENT CAERLEON NSW 2850 PROJECT:		LYNCH BUILDING GROUP	POSTAL: PO BOX 1298 Mudgee NSW 2850 CONTACT US: P. 02 63726 054 E. projects@lynchbuildinggroup.com.au WWW.LYNCHBUILDINGGROUP.COM.AU	DRAWING TITLE:				
B	24/07/2023	PRELIM PLANS FOR QUOTING							DESIGN: LBG	FILE NO: 0494-A01	07 OF 09	E	
C	14/08/2023	PRELIM PLANS FOR QUOTING							DRAFTED: J.LYNCH	PAPER SIZE: A3			DRAWING NO:
D	13/09/2023	CONTRACT PLANS FINALISED							CHECKED: A.LYNCH				
E	30/09/2023	FINAL PLANS										REV:	