



TYPICAL SECTION

SCALE: 1:50

DRAWING TITLE: TYPICAL SECTION		
CLIENT: JAAC BUILD PTY LTD		
PROJECT: PROPOSED DETACHED DUAL OCCUPANCY LOT 511 SUTTOR AVENUE CAERLEON NSW 2850		
REV	DATE	DESCRIPTION
A	17/07/2023	CONCEPT PLANS FOR REVIEW
B	27/07/2023	REVISED CONCEPT PLANS
C	04/08/2023	FINAL PLANS FOR SUBMISSION
D	22/08/2023	REVISED DESIGNS FOR PCA
FILE NO: 0499-A01		
D 09 OF 11		
PAPER SIZE: A3 REV: DRAWING NO:		
ATTENTION - PLEASE NOTE: 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		
JAAC BUILD PTY LTD POSTAL: CONTACT US: PO BOX 1298 P. 0411 761 934 Mudgee NSW 2850 E. projects@jaacbuild.com.au		

SECTION NOTES		GENERAL NOTES	
1	FOR COMPLETE SLAB DETAILS & DESIGN REFER TO ENGINEERS SPECIFICATIONS & DESIGNS.	7	THE RELEVANT SERVICE AUTHORITIES SHALL BE CONSULTED IN REGARDS TO CONFIRMING / CHECKING ALL DIMENSIONS, LEVELS, SERVICES & SITE CONDITIONS PRIOR TO CONSTRUCTION.
2	TERMITE TREATMENT SHALL BE INCLUDED TO PROTECT AGAINST INFESTATION TO AS3660.1-2000	8	THE RELEVANT STATUTORY AUTHORITIES SHALL BE NOTIFIED & APPROVAL SORT FROM / OBTAINED PRIOR TO CONSTRUCTION, IF & WHEN NECESSARY.
3	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.	9	STUD WALL & TRUSSED ROOF DESIGN, BRACING & TIE DOWN TO SELECTED FRAME & TRUSS MANUFACTURERS ENGINEERED SPECIFICATIONS & TO AS1684 WHERE APPLICABLE.
		10	SHALL NO WIND CLASSIFICATION BE NOTED, CLIENT TO BE ADVISED BY PCA OR ENGINEERING CONSULTANT.
		11	SITE CLASSIFICATION TO BE DETERMINED BY QUALIFIED GEOTECHNICAL ENGINEER & ALL REINFORCED CONCRETE FOOTINGS & SLABS TO BE CONSTRUCTED TO AS2870.
		12	ALL STORM WATER FROM ROOF TO BE DISPURSED TO REQUIRED DOWNPIPES & TO STREET / RAIN WATER TANK TO AUSTRALIAN STANDARDS & PCA REQUIREMENTS.
		13	A MINIMUM WATER ALLOWANCE SHALL BE PROVIDED FOR RURAL PROPERTIES FOR FIRE FIGHTING PURPOSES AS SPECIFIED BY PCA.
		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.
		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.
		16	A QUALIFIED CONTRACTOR SHALL COMPLETE THE FINAL DRAINAGE LAYOUT TO BE SUBMITTED TO THE LOCAL PCA FOR THEIR RECORDS & APPROVAL.
		17	THE HOT WATER SYSTEM IS AS SPECIFIED WITHIN THE BASIX CERTIFICATE & LOCATION NOTED OF FLOOR PLAN.
		18	TERMITE PROTECTION SHALL BE IN ACCORDANCE WITH AS3660.
		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.