

PROJECT

- CLASS 1B ACCOMMODATION BUILDING

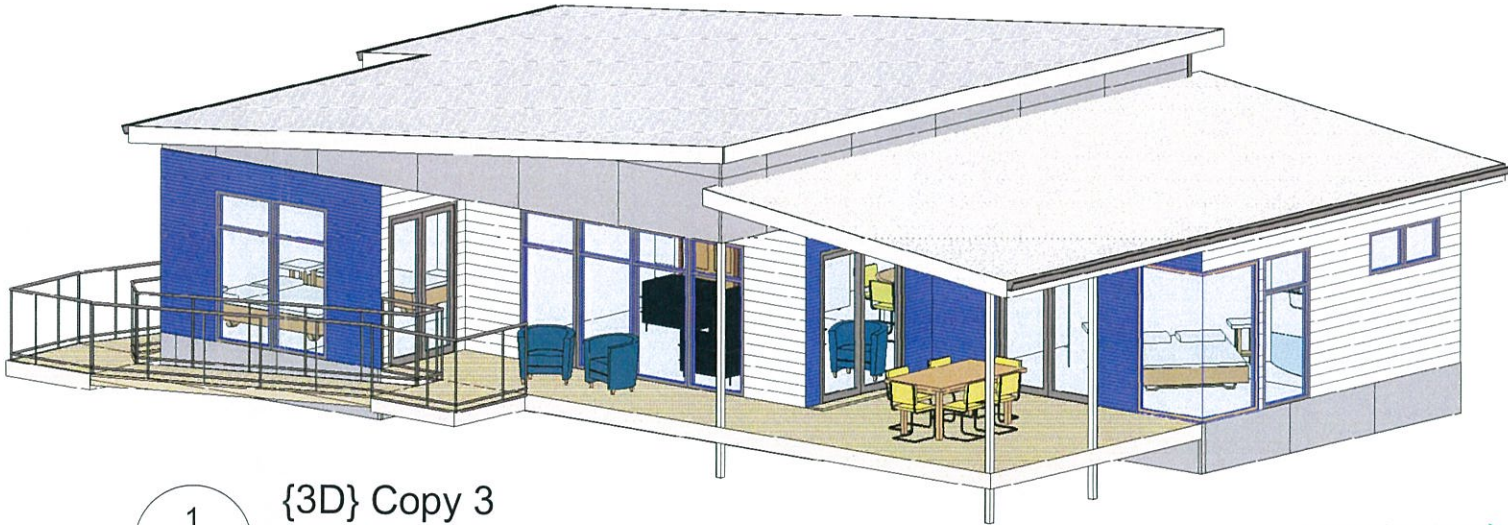
PROJECT OWNER / APPLICANT

- PT VINCENT FORESHORE CARAVAN PARK  
C/O DISTRICT COUNCIL OF YORKE PENINSULA

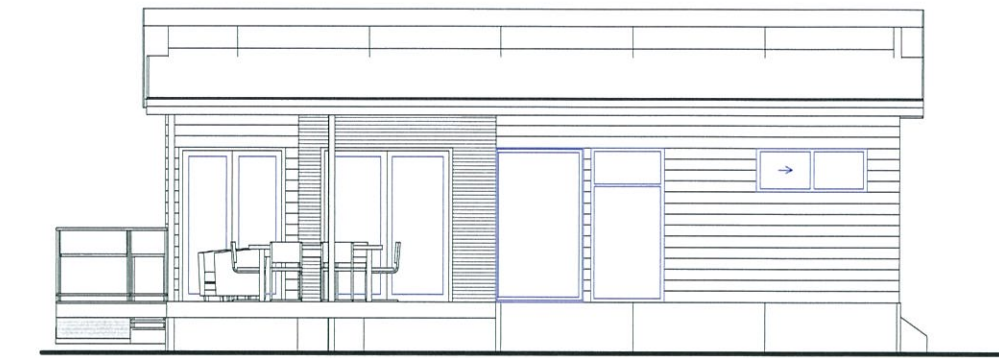
DESIGN WIND SPEED

- N3\_ 41m/s

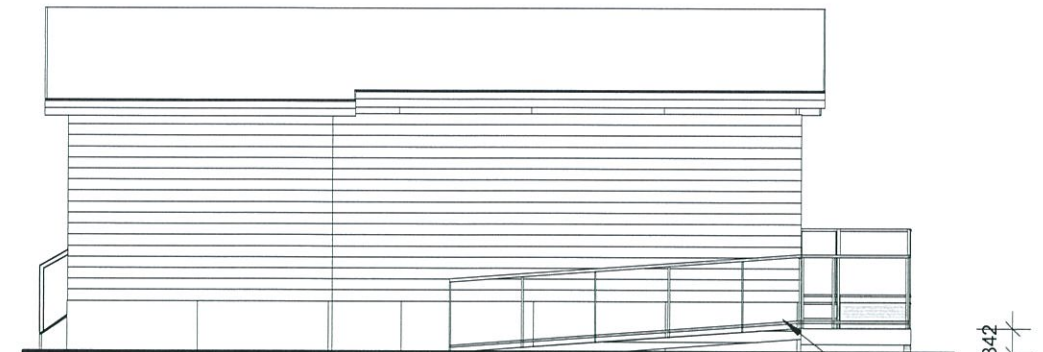
Sheet List	
Sheet Number	Sheet Name
0	Cover
1	Elevations
2	Floor Plan View
3	Stump Layout
4	Floor Frame Layout
5	Subfloor Section
6	Wall Frame Layout
7	Roof Framing Layout
8	Section A101
9	Window & Door Schedules , Insulation
10	Tie Downs N3
11	Bracing Detail
12	Sanitary Wate Layout
13	Wet area and doorway ciruclation spaces
14	Ramp & Handrial Detail
15	Stormwater & RWT





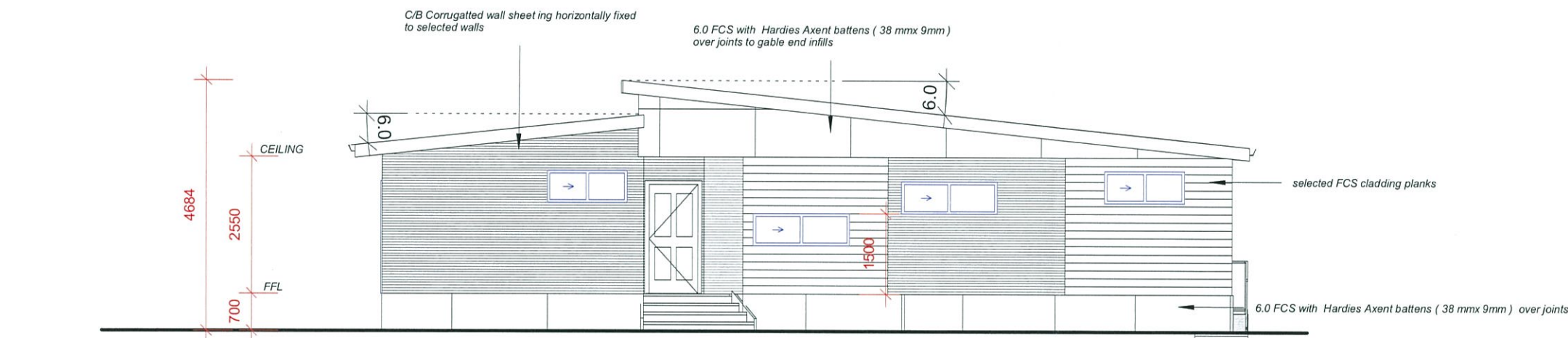


2  
1  
North  
1 : 100



3  
1  
South  
1 : 100

**PROPOSED RAMP SHALL COMPLY WITH AS 1428.1**  
1:14 MAXIMUM RAMP GRADE  
GALV - HAND RAIL & KICK PLATE



1  
1  
West  
1 : 100

#### EXTERNAL COLOUR PALETTE

##### EXTERNAL WALLS

- FCS DULUX - WHITE QUARTER DUCK
- GABLE END IFLLLS DULUX - MANORBURN
- CORRUGATED SHEET C/B - DEEP OCEAN
- SUB FLOOR INFILL DULUX - MANORBURN

##### ROOF SHEETS

- C/B DEEP OCEAN

##### GUTTERS/ FLASHING

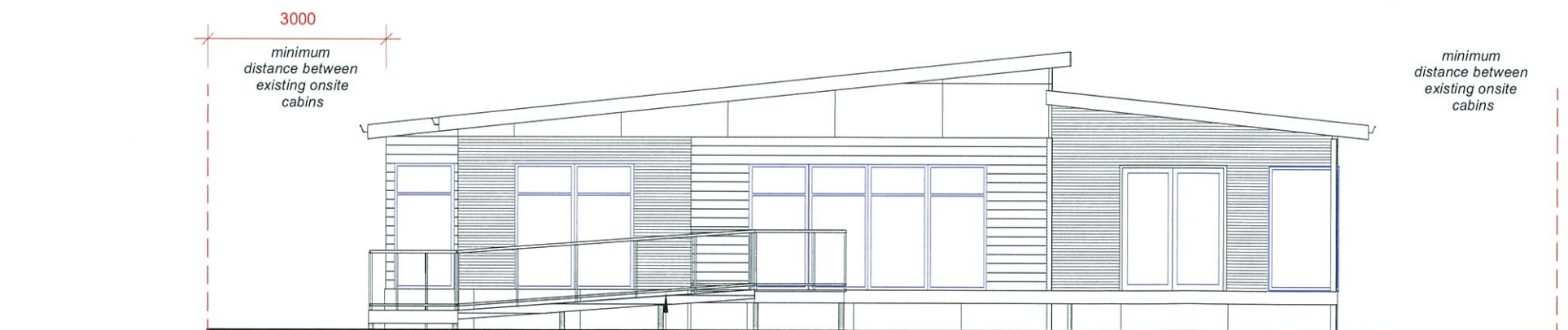
- C/B "SURFMIST"

##### WINDOWS / DOORS

- MANUFACTURES "WHITE"

##### POST

- DULUX MANORBURN



4  
1  
East  
1 : 100

**PROPOSED RAMP SHALL COMPLY WITH AS 1428.1**  
1:14 MAXIMUM RAMP GRADE  
GALV - HAND RAIL & KICK PLATE

#### TERMITE RISK MANAGEMENT

THE BUILDING SHALL BE PROTECTED AGAINST SUBTERRANEAN TERMITE ATTACK BY A **TERMITE MANAGEMENT SYSTEM** IN ACCORDANCE WITH THAT PRESCRIBED IN **BCA PAT 3.13**, **AS 3660.1** & **AS 2870**. A DURABLE NOTICE MUST BE FIXED TO THE BUILDING IN A PROMINENT LOCATION ADVISING THE BUILDING OCCUPANTS THAT THE SYSTEM SHOULD BE INSPECTED AND MAINTAINED. THE NOTICE SHALL BE CLEARLY WRITTEN ON A MATERIAL THAT WILL NOT DETERIORATE OR FADE OVER TIME AND BE LOCATED IN OR NEAR A METER BOX OR SIMILAR LOCATION SO THAT IT CAN BE EASILY SEEN AND READ BY FUTURE OWNERS OF THE BUILDING.

Yorke Peninsula Council  
**DEVELOPMENT APPROVAL**  
**GRANTED**  
19/9/16

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**bda**  
MEMBER OF  
BUILDING  
DESIGNERS  
AUSTRALIA

**Project -** Class 1B accommodation

**Site -** Pt Vincent Foreshore Caravan Park

**Project Owner -** Yorke Peninsula District Council

**Date**  
01/04/2016

**Sheet No**  
1

**SCALE**  
1 : 100

**Designed by**  
Designer

**ALL CONSTRUCTION WORK TO BE PERFORMED IN ACCORDANCE WITH THE S.A WORK HEALTH & SAFETY ACT, REGULATIONS & CODES OF PRACTICE 2012**

1. ALL TIMBER MATERIALS AND FIXINGS SHALL BE IN ACCORDANCE WITH AS 1684.2 - 2010
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### GLAZING NOMINAL SIZES = HEIGHT BY WIDTH

ALL GLAZING (INCLUDING GLASS BALUSTRADES) SHALL COMPLY WITH **AS 1288 & BCA PART 3.6** ....POWDER COATED ALUMINUM WINDOWS & DOORS  
MANUFACTURED TO **AS 2047** & INSTALLED TO **AS 2048** & MEETING N3 WIND REQUIREMENTS

P/ COATED ALUMINUM HORIZONTAL SLIDING WINDOWS = A-SW  
P/ COATED ALUMINUM AWNING WINDOWS = A-AW  
P/COATED ALUMINIUM WITH 400mm HIGH TOP AWNING & FIXED BELOW = A-TAW  
P/ COATED ALUMINUM SINGLE HUNG WINDOWS = A-SH  
P/COATED ALUMINUM DOUBBE HUNG WINDOWS = A-DH  
P/ COATED FIXED GLASS WINDOWS = A-FW  
P/COATED FIXED CORNER WINDOWS WITH SILICONE BUTT JOIST = A-CFW  
P/COATED ALUMINIUM BOUTIQUE AWNING WINDOWS = A-BUW

P/ COATED ALUMINIUM SLIDING DOORS = A-SD  
P/COATED ALUMINIUM STACKER DOORS = A-STD  
P/COATED ALUMINIUM BI-FLODING DOORS = A-BD

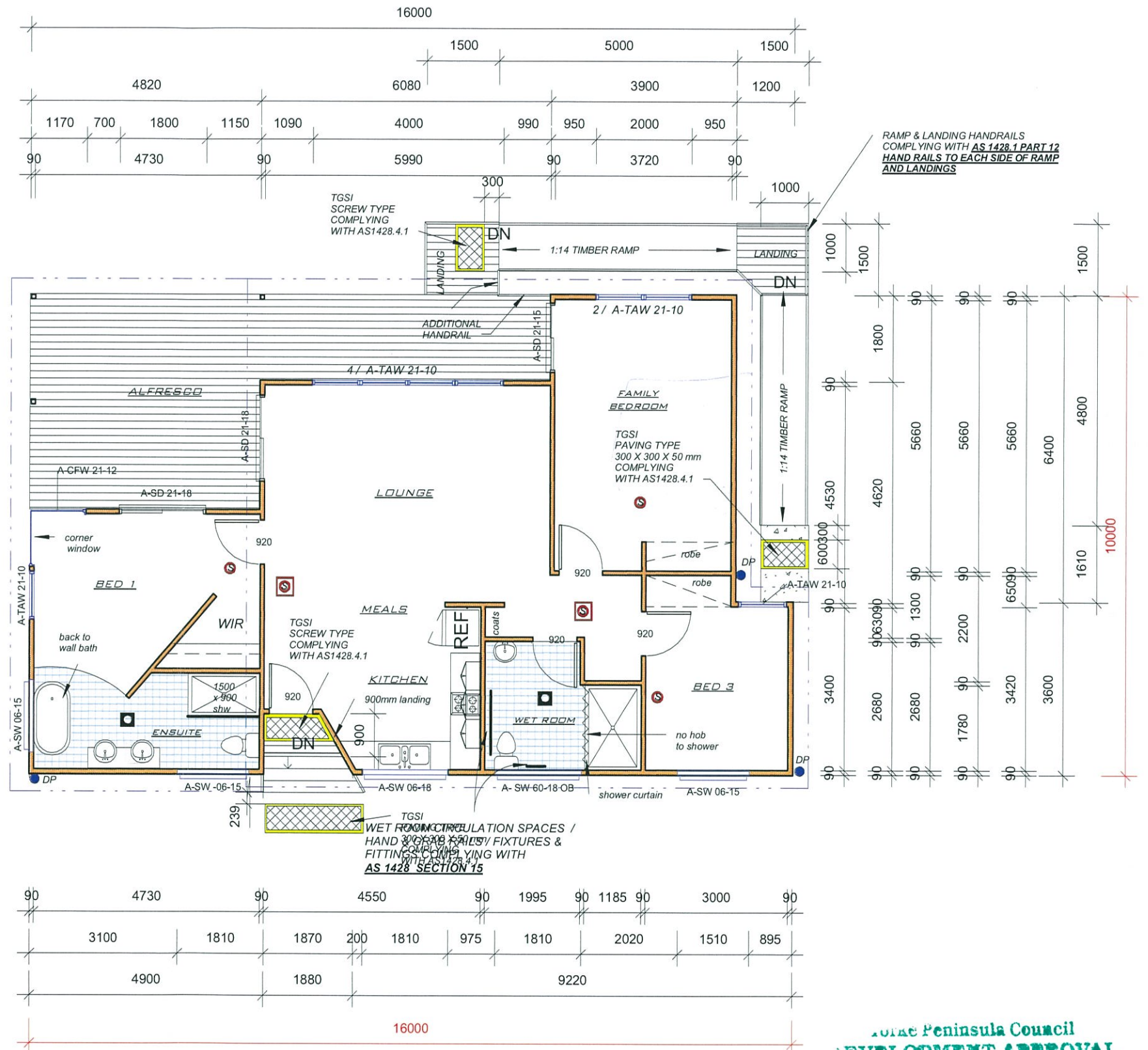
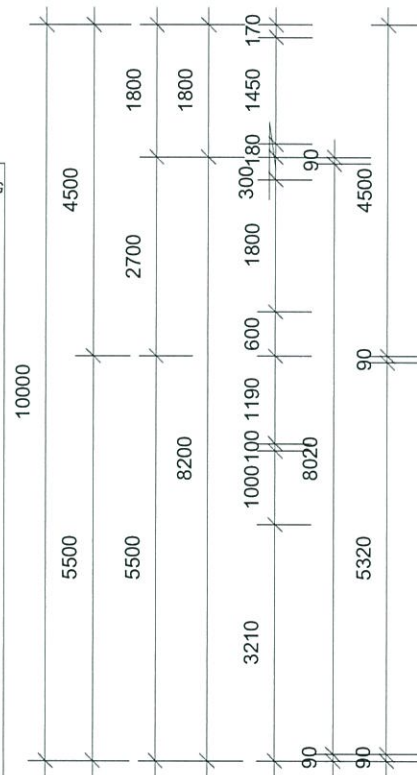
OBSURE GLAZING = OB  
600mm BOTTOM TRANSOM = (T) AFTER SIZE  
WINDOW HEAD HEIGHT GENERALLY = 2100 (U.N.O)

ALL EXTERNAL WINDOWS & SLIDING DOORS TO BE FITTED WITH LOCKS, KEYS & FLYSCREENS

	SELF CONTAINED HARD WIRED SMOKE ALARM AND EVACUATION LIGHTING AS REQUIRED BY NCC PART 3.7.2.5 (b) (i) AND COMPLYING WITH <b>AS 3786, 1993 &amp; BCA 3.7.2.2</b> CONNECTED TO CONSUMER MAINS POWER WITH 9V BATTERY BACK UP & SHALL BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS USED
	SELF CONTAINED HARD WIRED SMOKE ALARM COMPLYING WITH <b>AS 3786, 1993 &amp; BCA 3.7.2.2</b> CONNECTED TO CONSUMER MAINS POWER WITH 9V BATTERY BACK UP & SHALL BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS USED
	90mm DOWNPIPE LOCATIONS & TO COMPLY WITH <b>AS 3500.3, AS 3500.5 &amp; BCA PART 3.5.2</b>
	GUTTER HIGH POINT
	3 IN ONE LIGHT & EXHAUST FAN VENT SHALL COMPLY WITH <b>AS 1668.2 &amp; CLAUSE 3.8.5.0 OF THE BCA</b>
	EXHAUST FAN VENT SHALL COMPLY WITH <b>AS 1668.2 &amp; CLAUSE 3.8.5.0 OF THE BCA</b>
	270mm DIA ILLUME SOLAR POWERED <u>SHAFTLESS</u> CEILING LIGHT (www.kimprod.com.au)
	600 X 600 PREFORMED ROOF ACCESS WITH ROOF INSULATION GLUED TO TOP OF HATCH LID (INSULATION TO BE EQUAL TO REMAINING CEILING SPACE)
	WC DOORS SHALL EITHER SLIDE, SWING OUTWARDS FROM COMPARTMENT OR BE FITTED WITH LIFT OFF HINGES
ARTIFICIAL LIGHTING - BCA - VOL 2 - 3.12.5.5.	
MAXIMUM ILLUMINATION POWER LOAD SHALL NOT EXCEED	
• 5 W/m2 IN A CLASS 1 BUILDING	
• 4 W/m2 ON A VERANDAH / BALCONY	
• 3 W/m2 IN A CLASS 10 BUILDING	

### AREAS

LIVING	=	117.5 SQM
DECKS / LANDINGS	=	33.0 SQM
TOTAL AREA	=	150.3 SQM



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### Floor Plan View

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Project - Class 1B accommodation

Site - Pt Vincent Foreshore Caravan Park

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2

SCALE  
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RECEIVED  
10 SEP 2016  
BY: .....

**UNREINFORCED CONCRETE STUMPS TO AS 1684.2 2010**  
300 X 300 X 150mm CONCRETE BLOCK WITH  
190 X 190 X 190 & 100 X 190 X 190 BLOCKS STUMPS WITH A MINIMUM  
400mm CLEARANCE TO THE UNDERSIDE OF BEARER TO GROUND LEVEL  
PROVIDE 230 X 230mm GALV TERMITE SHIELD CAPS OVER EACH  
CONCRETE STUMP

**BP 2 400 X 400 X 150 UNREINFORCED CONCRETE BLOCK BEARING PADS**  
REFER ENGINEERS REPORT

**P1 POSTS**

- 90 X 90 X 2.5mm DURAGAL POSTS SUPPORTING ROOF FRAMING PITCHING BEAMS
- WELDED BASE PLATES TO ENGINEERS DESIGN & SPECIFICATIONS
- POSTS ANCHORED TO MASS CONCRETE PIER O ENGINEERS DESIGN & SPECIFICATIONS
- N32 MASS CONCRETE PIER O ENGINEERS DESIGN & SPECIFICATIONS

**MAIN BEARERS**

MAX EXTERNAL RLW 6000

MAX INTERNAL RLW 7500 (B1)(Revised down)

MAX EXTERNAL FLW 1300 MAX

MAX INTERNAL FLW 2500 MAX

**BEARER B1 - CONTINUOUS SPAN -MAX RLW 8500 -FLW 2500**

**B1 =2 / 150 X 63 H2 TREATED HYPAN LVL \_ MAX CONTINUOUS SPAN 2900**

**BEARER B2 - CONTINUOUS SPAN RLW 6000 - FLW 1000**

**B2 = 2 / 150 X 45 H2 TREATED LVL HYPAN \_ MAX CONTINUOUS SPAN 2700**

**BEARER B3 - CONTINUOUS SPAN RLW 3000 - FLW 1300**

**B3 = 150 X 63 H2 TREATED LVL HYPAN \_ MAX CONTINUOUS SPAN 2600**

**BEARER B4 - CONTINUOUS SPAN - FLW ONLY 2500 MAX**

**B4 = 150 X 63 H2 TREATED LVL HYPAN \_ MAX CONTINUOUS SPAN 2700**

**BEARER B5 - INTERNAL - CONTINUOUS SPAN -MAX RLW 6000 -FLW 2000**

**B5 =150 X 75 H2 TREATED HYPAN LVL \_ MAX CONTINUOUS SPAN 2600**

**DECK STUMPS & BEARERS - FLOOR LOADS ONLY**

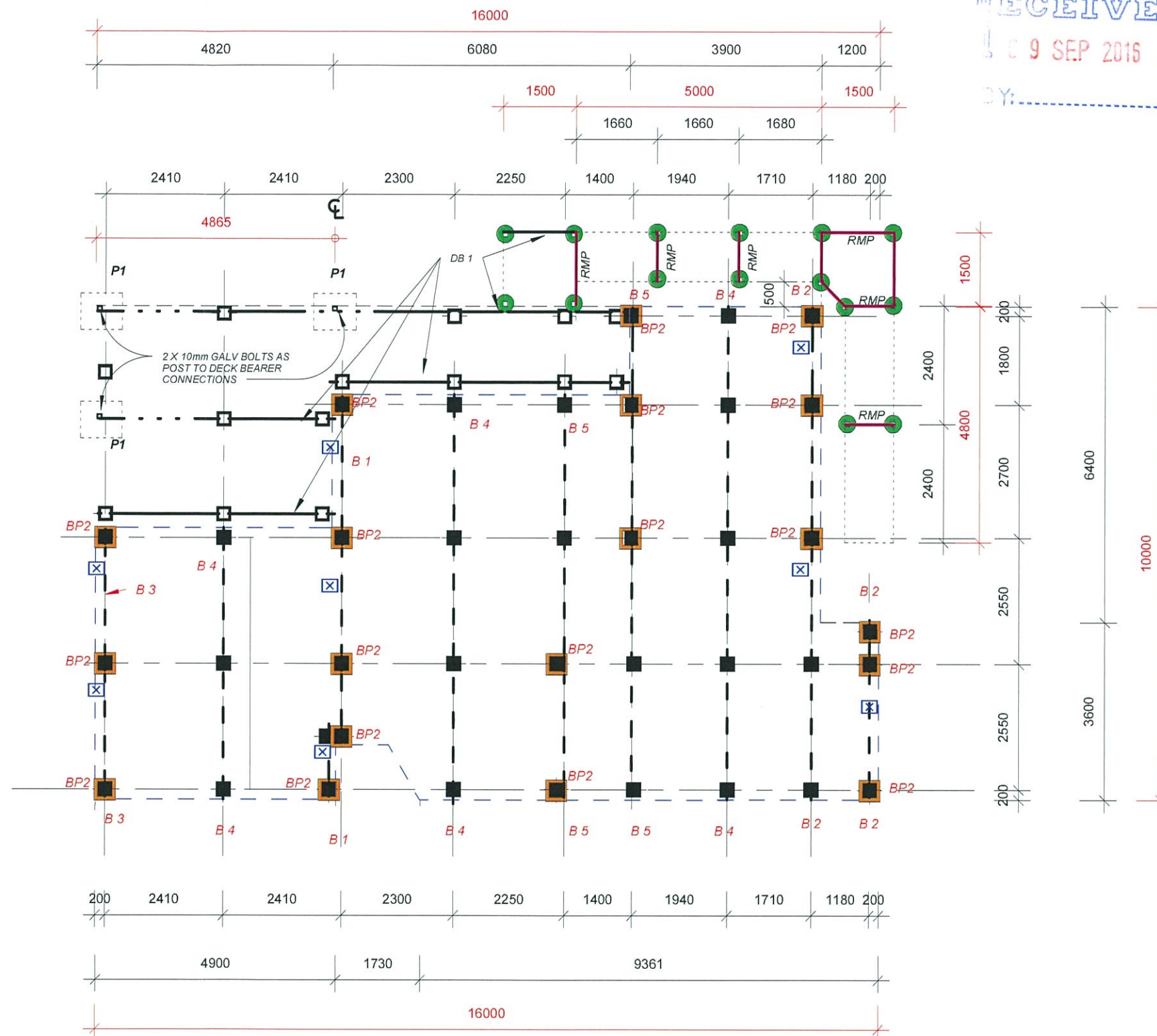
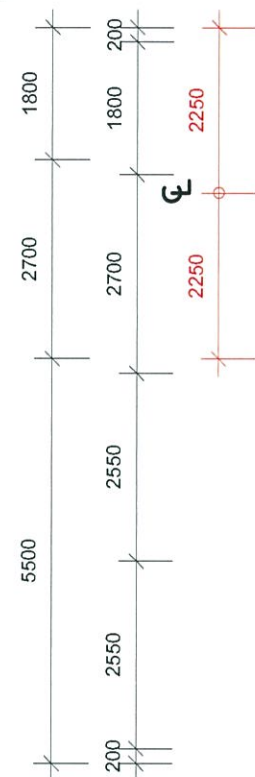
**DECK BEARER - CONTINUOUS SPAN - -FLW 2500**

**DB1 =2 / 190 X 35 H3 TREATED SEASONED F7 SOFTWOOD MAX CONTINUOUS SPAN 2300**

**RAMP FRAMING SUPPORTING POSTS**  
90 X 90 H5 TREATED SEASONED F7 POSTS SET INTO A WET  
N20 CONCRETE PIER 300 DIA X 400mm DEEP & 150mm SOLE PLATE  
-REFER SECTION DRAWINGS

**RAMP BEARER (B6) - SINGLE SPAN - -FLW 2500 - L.L 2.0kPa /1.8 kN**

**RMP 1 =2 / 120 X 35 H3 TREATED SEASONED F7 SOFTWOOD MAX SINGLE 1200**



**BEARER TIE DOWNS**

- ☒ **REFER ENGINEERS REPORT**  
100 X 100 X 8mm GALV EA WITH WELDED ANCHOR PLATE TO BASE  
& SET IN A MASS N32 CONCRETE PIER

1  
3

Stump & Bearer Layout

1 : 100

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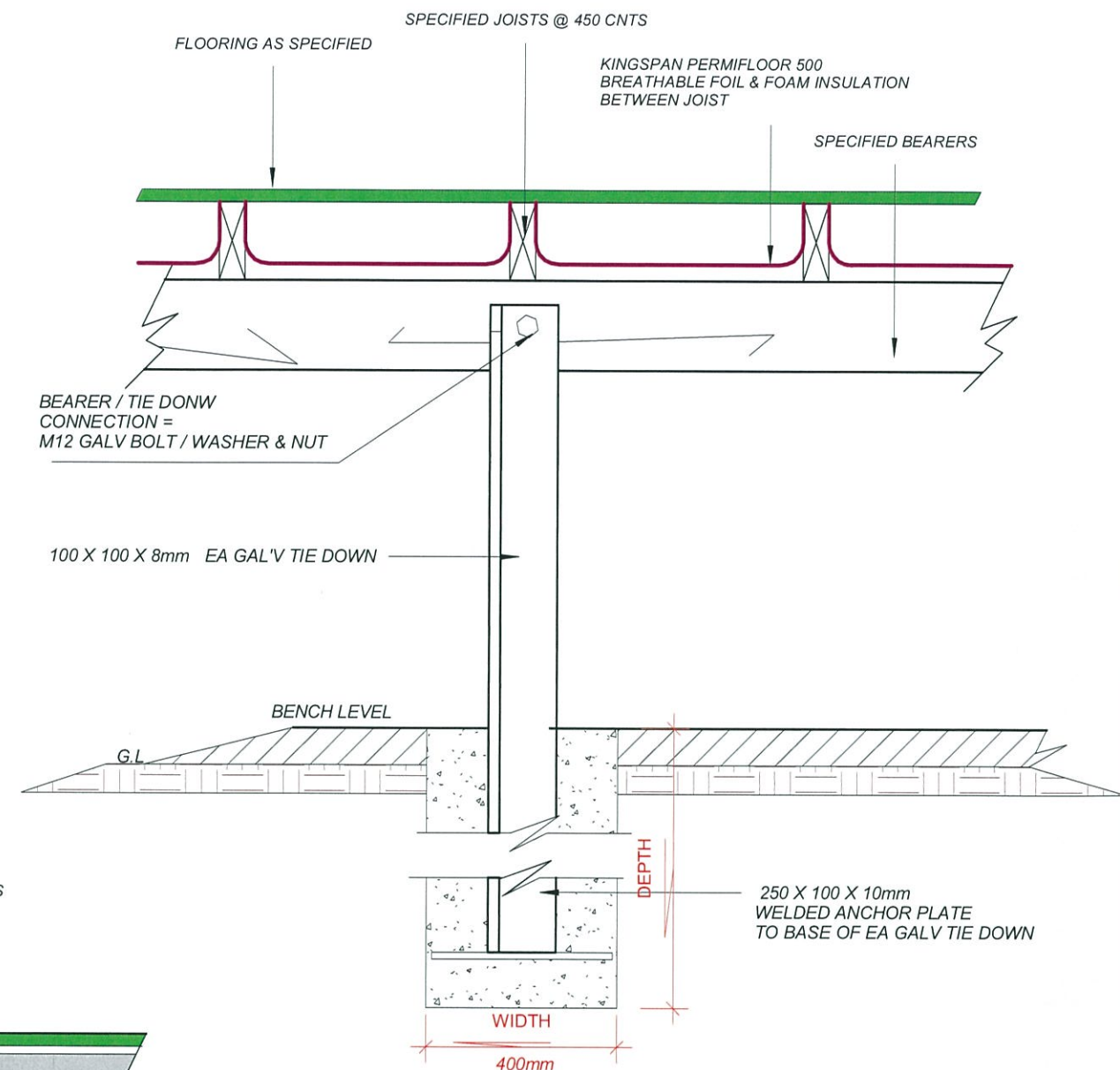
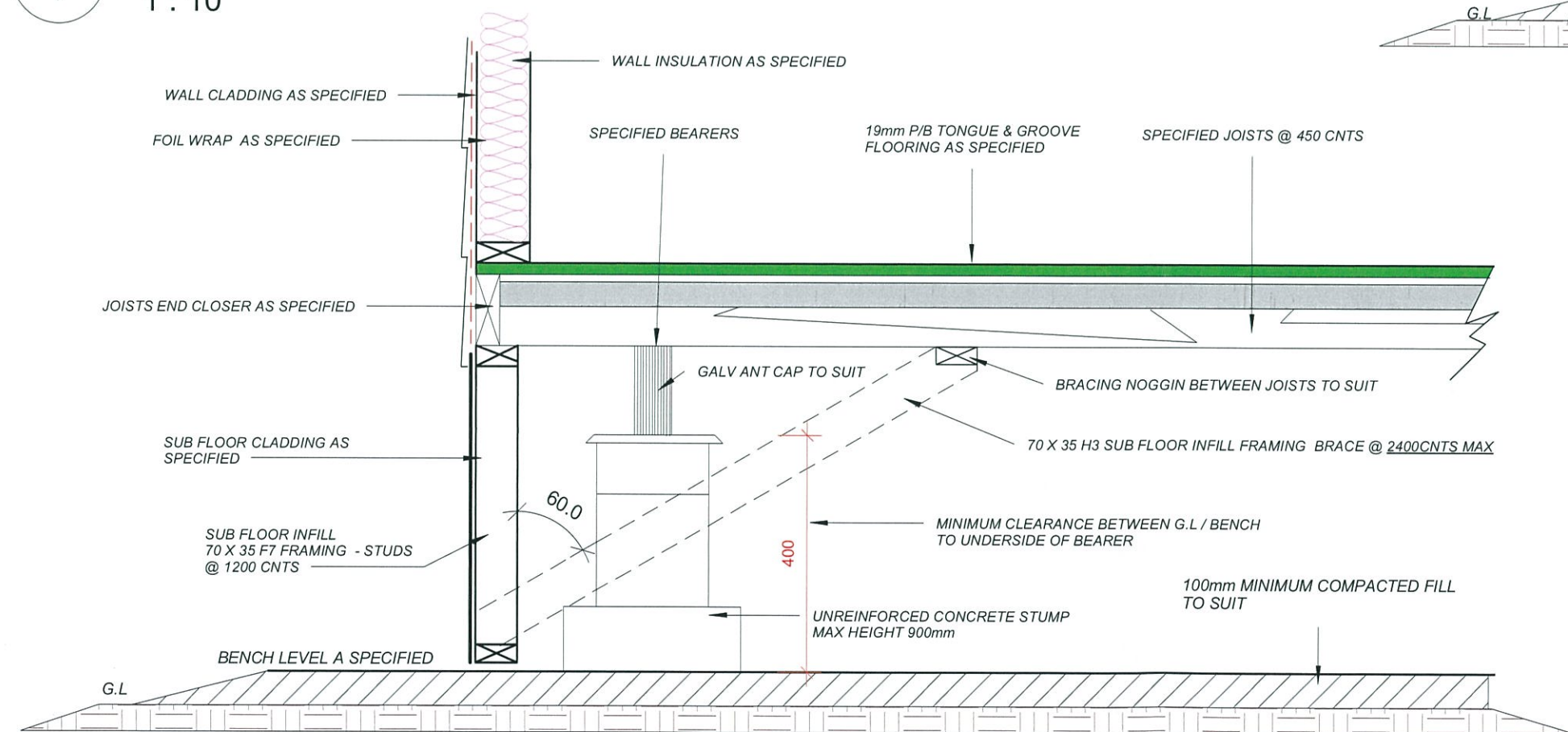
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1  
5

## Sub Floor Layout (Typ)

1 : 10



2  
5

## Bearer Tie Down ( typ ) 1

1 : 10

### CORROSION & WEATHER PROTECTION

- STEEL & TIMBER FIXINGS SHALL BE PROTECTED AGAINST CORROSION ATTACK IN STRICT ACCORDANCE WITH BCA CLAUSE 3.4.4.4 & TABLE 3.4.4.2
- FIXINGS USED IN JOINTS THAT ARE CONTINUALLY DAMP OR EXPOSED TO THE WEATHER SHALL BE:-  
HOT DIPPED GALVANIZED ' OR STAINLESS STEEL
- ALL BOLTS EXPOSED TO THE WEATHER SHALL BE HOT DIPPED GALVANIZED
- ALL TIMBERS EXPOSED TO THE WEATHER OR IN CONTACT WITH THE GROUND SHALL BE DURABILITY CLASS 1 OR 2(S) OR SHALL BE ADEQUATELY TREATED WITH PRESERVATIVE ( AS1604 )
- ALL NAILS USED FOR FRAMING ANCHORS & STRAPS SHALL BE CORROSION PROTECTED

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**SCALE**  
1 : 10

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# WALL FRAME LAYOUT

- DESIGN WIND SPEED N 3
- ALL TIMBER STRESS GRADE MGP 10 -
- ALL STRUCTURAL TIMBER H2-F TERMITE RESISTANT
- MINIMUM JOINT GROUP - J D4
- FLOOR TO CEILING HEIGHT 2550
- PREFABRICATED TRUSS / CUT & PITCH RAFTER SPACING 1200
- PREFABRICATED TRUSS / CUT & PITCH RAFTER TIE DOWNS 1200
- SHEET ROOF & CEILING MASS 40 kg/m2
- PROJECT ROOF LOAD WIDTH U.N.O 6000
- PROJECT UP LOAD WIDTH U.N.O 6500
- MAX STUD SPACING 600
- JOISTS SPACING 450

**NOTE**  
 ROOF TRUSS LOADS SHALL BE DIRECTLY OVER STUDS OR  
 WITHIN 1.5 TIMES THE THICKNESS OF TOP PLATE  
 CLAUSE 6.3.2.2 - PROVIDE ADDITIONAL 2/90 X 35 MGP 10 STUDS  
 DIRECTLY UNDER CONCENTRATED ROOF LOADS - eg GIRDER TRUSS

EXTERNAL LOAD BEARING WALLS UP TO 2550

TOP PLATES 45 X 90 MGP 10 - TABLE 15  
 BOTTOM PLATE 35 X 90 MGP 10 TABLE 14  
 STUDS @ 600 CNT MAX 90 X 35 MGP 10 REFER CHH DESIGN CERTIFICATE  
 NOGGING @ 1350 MAX CNTS 35 X 90 MGP 10

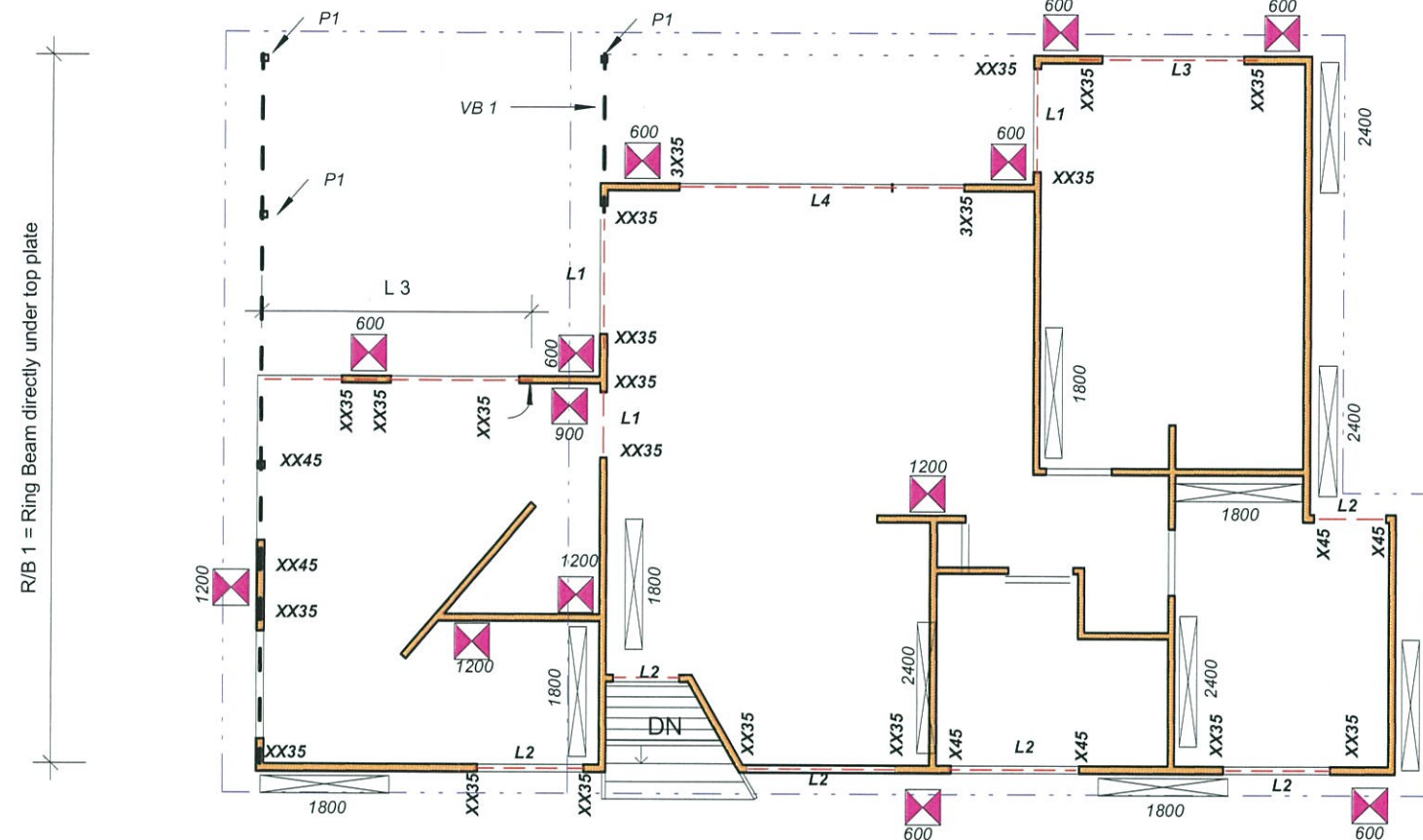
INTERNAL NON LOAD BEARING WALLS UP TO 2550 = CLAUSE  
 6.3.5 & TABLE 6.2

TOP PLATES 35 X 90 MGP 10 - TABLE 15  
 BOTTOM PLATE 35 X 90 MGP 10 TABLE 14  
 STUDS @ 600 CNT MAX 90 X 35 MGP 10 TABLE 7  
 NOGGING @ 1350 MAX CNTS 35 X 90 MGP 10

WINDOW SILL TRIMMERS SHALL BE IN ACCORDANCE WITH  
 CLAUSE 6.3.6.6 & TABLE 6.3

## FIXING OF TRUSSES TO INTERNAL NON LOAD BEARING WALLS

Internal non loadbearing walls shall be set down a minimum of 10mm PLUS  
 the thickness of ceiling battens below the underside of the bottom chord.  
 Fixing in accordance with Clause 6.2.5.2 and Table 8.22 Type ( J ) or ( E ) or  
 a slotted bracket at 1800 cnts max spacing



LVL LINTELS - REFER CHH DESIGN CERTIFICATE

XX35 =	JAMB STUDS TO OPENING IN LOAD BEARING WALLS <b>RLW 8500</b> 2 / 90 X 35 MGP 10 REFER CHH DESIGN CERTIFICATE
XX45 =	JAMB STUDS TO OPENING IN LOAD BEARING WALLS <b>RLW 3000</b> 2/90 X 45 MGP 10 TO OPENINGS 1201 UP TO 3400
X45 =	JAMB STUDS TO OPENING IN NON LOAD BEARING WALLS <b>RLW 1500</b> 90 X 45 MGP 10 TO OPENINGS UP TO 1700 WIDE
XX35 =	2 / 90 X 35 MGP 10 TO OPENINGS 1701 UP TO 3400 WIDE
3X35 =	3 / 90 X 35 MGP 10 TO OPENINGS 3401 UP TO 4800 WIDE

L 1 =	LINTELS TO OPENING IN LOAD BEARING WALLS <b>RLW 8500</b> 200 X 35 HYPAN LVL MAX SINGLE SPAN 1900
R/B 1	RING BEAM / VERANDAH BEAM TO OPENING IN LOAD BEARING WALLS <b>RLW 3000</b> 200 X 45 H2 TREATED HYPAN LVL - MAX CONTINUOUS SPAN 3400
L 2 =	LINTELS TO OPENING IN NON LOAD BEARING WALLS <b>RLW 1500</b> 90 X 45 MGP 10 TO OPENINGS UP TO 1900 WIDE
L 3 =	140 X 35 MGP 10 TO OPENINGS 1901 UP TO 2600 WIDE
L 4 =	290 X 45 MGP 10 TO OPENINGS UP TO 4800 WIDE
VB 1 =	VERANDAH BEAM = RLW 8500 - SINGLE SPAN 200 X 45 H2 TREATED HYPAN LVL MAX SINGLE SPAN 1900

## WALL BRACING

TABLE 8.18  
 TYPE ( D ) DOUBLE DIAGONALLY CROSSED TENSION  
 STRAP BRACING = 3.0 kN/m



PRYDA NARROW WALL BRACING UNIT TO MANUFACTURES  
 SPECIFICATIONS =  
 TYPE SW 2 / 32mm X 1.2mm STRAP BRACING TO  
 WALLS UP TO 2700H

600mm WIDE = 1.6 kN  
 900mm WIDE = 3.0 kN  
 1200mm WIDE = 4.4 kN



TABLE 8.1

1.4kPa X 31.5 SQM = 44.1 kN

17.4 LM X TYPE "D" DIAGONALLY CROSSED STRAP BRACING  
 3.0 kN/M = 52.2 kN  
 1 X 1200mm WIDE NARROW STRAP BRACE ( 4.4kN EA ) = 4.4 kN  
 WD1 ACHIEVED RESISTANCE = 56.6kN

TABLE 8.1

1.4kPa X 27.5 SQM = 38.5 kN

7 X 600mm WIDE NARROW STRAP BRACE ( 1.6kN EA ) = 11.2 kN  
 1 X 900mm WIDE NARROW STRAP BRACE ( 3.0 kN EA ) = 3.0 kN  
 3 X 1200mm WIDE NARROW STRAP BRACE ( 4.4 kN EA ) = 13.2 kN  
 1.8 LM X TYPE "D" DIAGONALLY CROSSED STRAP BRACING  
 3.0 kN/M = 16.2 kN  
 WD 2 ACHIEVED RESISTANCE = 43.6 kN

1

Wall Frame Layout

6

1 : 100

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TIMBER ROOF TRUSS INSTALLATION

All nailplated timber roof truss's to be handled, erected , braced & tied down to the supporting structure as per " **Installation Guidelines for Timber Trusses** and as such should be read in conjunction with **AS 4440. 2004** - Installation of nail plated Timber Trusses & **Ministers Schedule 5 Roof Framing Checklist**

FIXING OF TRUSSES TO INTERNAL NON LOAD BEARING WALLS

Internal non loadbearing walls shall be set down a minimum of 10mm PLUS the thickness of ceiling battens below the underside of the bottom chord. Fixing in accordance with Clause 6.2.5.2 and Table 8.22 Type ( J ) or ( E ) or a slotted bracket at 1800 cnts max spacing

Timber Roof Truss Framing

- PREFABRICATED TIMBER ROOF TRUSS @ 6.0 DEGREES
- BOTTOM CHORD RESTRAINT = 90 X35 MGP 10 @ MAX 1800 CNTS
- SECONDARY BOTTOM CHORD RESTRAINT = 70 X 35 MGP 10 @ 900 INTERMEDIATE CNTS
- CEILING BATTENS ( NOT SHOWN ) - 0.42 BMT METAL CEILING BATTENS @ 600 CNTS & SCREW FIXED TO THE UNDERSIDE OF BOTTOM CHORD WITH 2 / 10 X 25 TIMBER FIXING SCREWS ( ONE IN EACH FLANGE ) - MANUFACTURES SPECIFICATION
- ROOF BATTENS - ( NOT SHOWN ) 0.55BMT METAL ROOF BATTENS @ 900 CNTS & SCREW FIXED TO TOP CHORD WITH 2 / 12 X 40 mm TIMBER FIXING SCREWS - MIN CONNECTION - MANUFACTURES SPECIFICATIONS  
OR  
45 X 90 MGP 10 MAX SPAN 1200mm & MAX OVERHANG 400mm - 900mm EDGE DISTANCE & 1200mm GENERALLY - TIE DOWNS TO TRUSS / RAFTER = 1 / 90mm No14 TYPE 17 BATTEN SCREW = 6.0kN UPLIFT RESISTANCE
- FASCIA ( F ) & BARGE BOARD ( BB ) 188 X 35 LOSP TREATED SEASONED F7 SOFTWOOD
- EAVE STORM STOP - 32mm LOSP QUAD
- DIAGONALLY CROSSED SPEED / TENSION BRACE INSTALLED TO MANUFACTURES SPECIFICATIONS & **AS 4440 - 2004**
- STABILIZERS / HANGERS 90 X 35 MGP 10 SHALL BE FIXED IN ACCORDANCE WITH CLAUSE 6.2.5.1 & FIG 6.10 TYPE "A" OR "B "
- SOFFIT BEARERS - 70 X 35 MGP 10 @ 500 CNTS
- EAVE & EXTERNAL CEILING LININGS - 4.5mm FCS & PVC JOINTERS FIXED AT 500 CNTS

RAFTER FRAMING TO VERANDAH - SHEET ROOF ONLY 10kg/m2

RAFTERS @ 1100 CNTS - SINGLE SPAN

R1 = 290 X 45 C MAX SINGLE SPAN 4900

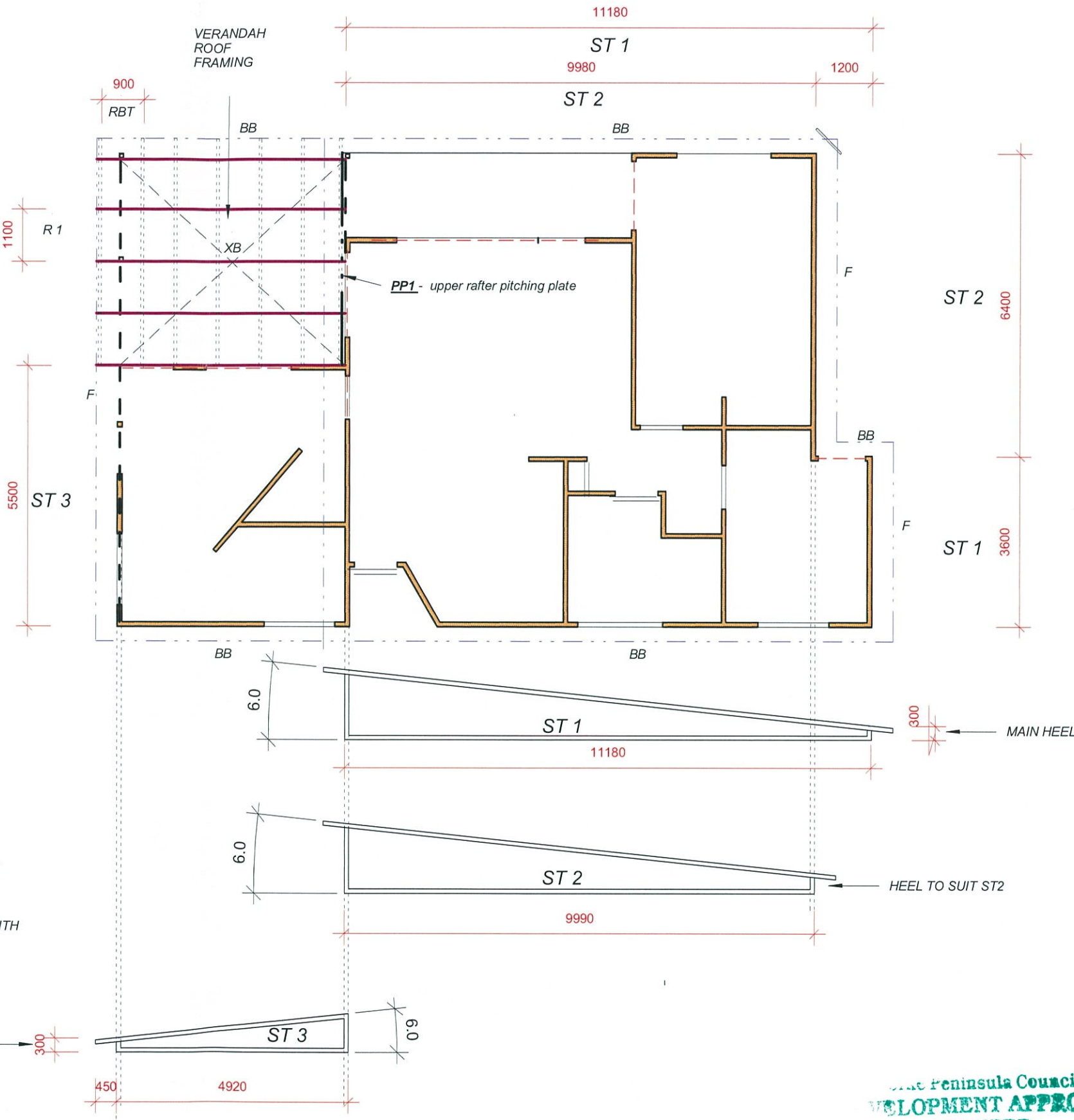
ROOF BATTENS @ 900 CNTS

RBT = 45 X 90 LOSP TREATED SEASONED F7 SOFTWOOD - MAX SINGLE SPAN 1200 & 400mm OVERHANG

RAFTER PITCHING PLATE -

FIXED TO TRUSS END UPRIGHTS OR SOLID BLOCKING BETWEEN TRUSS UPRIGHTS @ 1200CNTS WITH 2 / 90mm LONG No 14 TYPE 17 GALV BATTEN SCREWS WITH MINIMUM 38mm PENETRATION INTO RECIEVING MEMBER

PP 1 = 290 X 45 LOSP TREATED SEASONED F7 SOFTWOOD



1 Roof Frame Layout  
7 1 : 100

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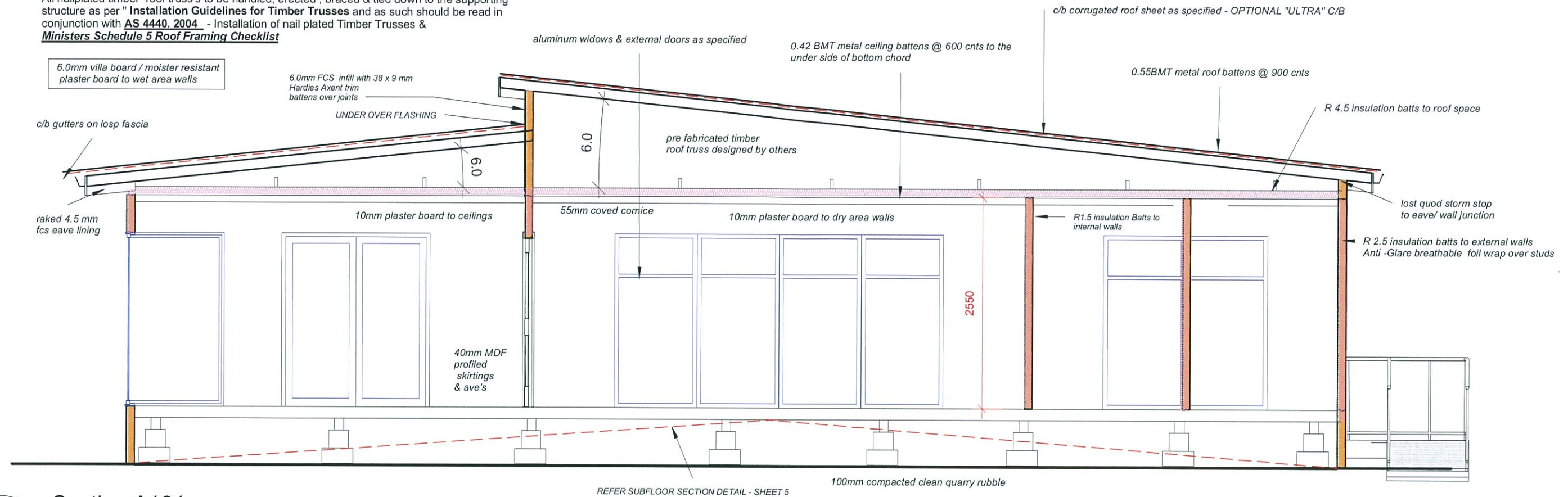
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### TIMBER ROOF TRUSS INSTALLATION

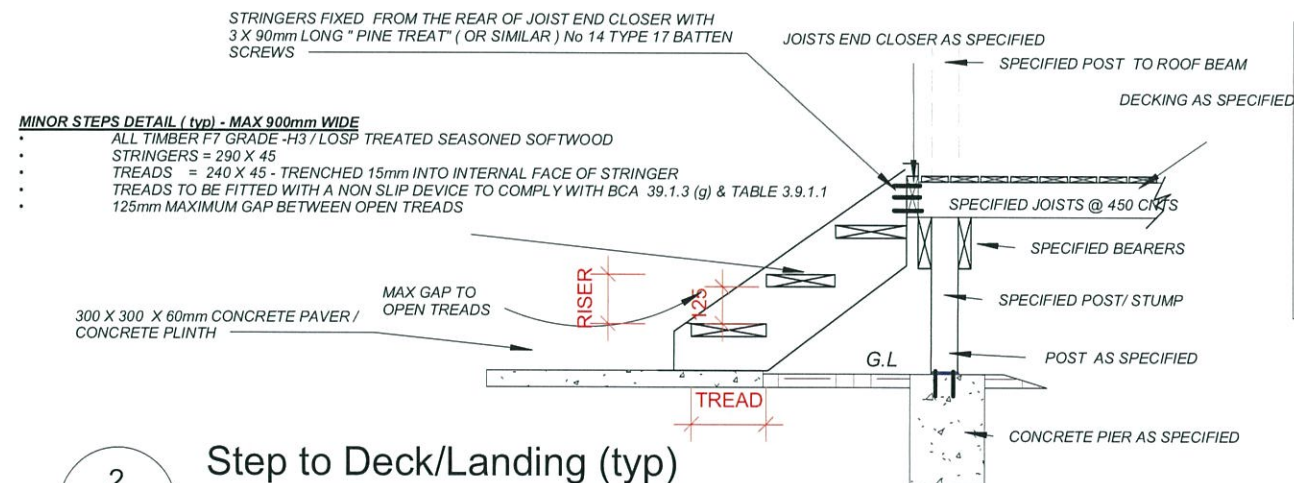
All nailplated timber roof truss's to be handled, erected, braced & tied down to the supporting structure as per "Installation Guidelines for Timber Trusses" and as such should be read in conjunction with **AS 4440. 2004** - Installation of nail plated Timber Trusses & **Ministers Schedule 5 Roof Framing Checklist**



Section A101

1 : 50

CONFIRM HEIGHTS ONSITE BETWEEN LANDING & SURFACE BELOW TO CALCULATE EXACT STEP RISE



Step to Deck/Landing (typ)

1 : 25

### EXTERNAL STEP CONSTRUCTION

STAIR RISERS & GOING DIMENSIONS = mm

STAIR TYPE	RISER		GOING		SLOPE RELATIONSHIP (2R + G)	
	MAX	MIN	MAX	MIN	MAX	MIN
STAIRS (NOT SPIRAL)	190	115	355	240	700	550

### TERMITE RISK MANAGEMENT

THE BUILDING SHALL BE PROTECTED AGAINST SUBTERRANEAN TERMITE ATTACK BY A **TERMITE MANAGEMENT SYSTEM** IN ACCORDANCE WITH THAT PRESCRIBED IN **BCA PAT 3.13**, **AS 3660.1** & **AS 2870**. A DURABLE NOTICE MUST BE FIXED TO THE BUILDING IN A PROMINENT LOCATION ADVISING THE BUILDING OCCUPANTS THAT THE SYSTEM SHOULD BE INSPECTED AND MAINTAINED. THE NOTICE SHALL BE CLEARLY WRITTEN ON A MATERIAL THAT WILL NOT DETERIORATE OR FADE OVER TIME AND BE LOCATED IN OR NEAR A METER BOX OR SIMILAR LOCATION SO THAT IT CAN BE EASILY SEEN AND READ BY FUTURE OWNERS OF THE BUILDING

STAIR TREAD SURFACE'S SHALL COMPLY WITH  
• NCC / BCA PART 3.9.1.3 (G)  
• NCC / BCA TABLE 3.9.1.1 &  
• **AS 4586**

TREAD SURFACE MUST HAVE A SLIP RESISTANCE CLASSIFICATION NOT LESS THAN LISTED IN TABLE 3.9.1.1 WHEN TESTED IN ACCORDANCE WITH **AS 4586**

OR

A NOSING STRIP MUST HAVE A SLIP RESISTANCE CLASSIFICATION NOT LESS THAN LISTED IN TABLE 3.9.1.1 WHEN TESTED IN ACCORDANCE WITH **AS 4586**

NCC / BCA TABLE 3.9.1.1

### SLIP RESISTANCE CLASSIFICATION

APPLICATION	SURFACE CONDITIONS	
	DRY	WET
TREAD SURFACE	P3 OR R10	P4 OR R 11
NOSING STRIP	P 3	P 4

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Window Schedule							
Location	Frame Material	Window Style	Head Height	Height	Width	Glazing	Remarks
Bed 1	P/Coated Aluminium	Corner Fixed	2100	2100	1200	Single Glazed Low "E" Clear	semi commercial grade framing with silicone butt joint
Kitchen	P/Coated Aluminium	Sliding	1500	600	1810	Single Glazed Low "E" Clear	Total Window System Max Uv 3.74 & Max SHGC .62
wet Room	P/Coated Aluminium	Sliding	2100	600	1810	Single Glazed Low "E" Clear	Total Window System Max Uv 4.7 & Max SHGC 0.63
Ensuite	P/Coated Aluminium	Sliding	2100	600	1510	Single Glazed Low "E" Clear	Total Window System Max Uv 4.7 & Max SHGC 0.63
Bed 3	P/Coated Aluminium	Sliding	2300	600	1510	Single Glazed Low "E" Clear	Total Window System Max Uv 4.7 & Max SHGC 0.63
Ensuite	P/Coated Aluminium	Sliding	2300	600	1500	Single Glazed Low "E" Clear	Total Window System Max Uv 4.7 & Max SHGC 0.63
Lounge	P/Coated Aluminium	Top Awning / Bottom Fixed	2100	2100	1000	Double Glazed Low "E" Clear	Total Window System Max Uv 3.74 & Max SHGC .62
Lounge	P/Coated Aluminium	Top Awning / Bottom Fixed	2100	2100	1000	Double Glazed Low "E" Clear	Total Window System Max Uv 3.74 & Max SHGC .62
Lounge	P/Coated Aluminium	Top Awning / Bottom Fixed	2100	2100	1000	Double Glazed Low "E" Clear	Total Window System Max Uv 3.74 & Max SHGC .62
Lounge	P/Coated Aluminium	Top Awning / Bottom Fixed	2100	2100	1000	Double Glazed Low "E" Clear	Total Window System Max Uv 3.74 & Max SHGC .62
Bed 3	P/Coated Aluminium	Top Awning / Bottom Fixed	2100	2100	1000	Single Glazed Low "E" Clear	Total Window System Max Uv 4.7 & Max SHGC 0.63
Bed 1	P/Coated Aluminium	Top Awning / Bottom Fixed	2100	2100	1000	Single Glazed Low "E" Clear	Total Window System Max Uv 4.7 & Max SHGC 0.63
Family Bedroom	P/Coated Aluminium	Top Awning / Bottom Fixed	2100	2100	1000	Single Glazed Low "E" Clear	Total Window System Max Uv 3.74 & Max SHGC .62
Family Bedroom	P/Coated Aluminium	Top Awning / Bottom Fixed	2100	2100	1000	Single Glazed Low "E" Clear	Total Window System Max Uv 4.7 & Max SHGC 0.63

**GLAZING NOMINAL SIZES = HEIGHT BY WIDTH**

ALL GLAZING ( INCLUDING GLASS BALUSTRADES ) SHALL COMPLY WITH **AS 1288 & BCA PART 3.6** .....POWDER COATED ALUMINUM WINDOWS & DOORS  
MANUFACTURED TO **AS 2047** & INSTALLED TO **AS 2048** & MEETING N3 WIND REQUIREMENTS

P/ COATED ALUMINUM HORIZONTAL SLIDING WINDOWS = A-SW  
P/ COATED ALUMINUM AWNING WINDOWS = A-AW  
P/COATED ALUMINIUM WITH 400mm HIGH TOP AWNING & FIXED BELOW = A-TAW  
P/ COATED ALUMINUM SINGLE HUNG WINDOWS = A-SH  
P/COATED ALUMINUM DOUBBE HUNG WINDOWS = A- DH  
P/ COATED FIXED GLASS WINDOWS = A-FW  
P/COATED FIXED CORNER WINDOWS WITH SILICONE BUTT JOIST = A-CFW  
P/COATED ALUMINIUM BOUTIQUE AWNING WINDOWS = A-BUW

P/ COATED ALUMINUM SLIDING DOORS = A-SD  
P/CAOTED ALUMINIUM STACKER DOORS = A-STD  
P/COATED ALUMINIUM BI-FLODING DOORS = A-BD

OBSCURE GLAZING = OB  
600mm BOTTOM TRANSOM = ( T ) AFTER SIZE  
WINDOW HEAD HEIGHT GENERALLY = 2100 ( U.N.O )

ALL EXTERNAL WINDOWS & SLIDING DOORS TO BE FITTED WITH  
LOCKS , KEYS & FLYSCREENS

**CLIMATE ZONE 5**

**6 STAR THERMAL ENERGY COMPLAINT - BCA PART 3.12 ENERGY EFFICIENCY REQUIREMENTS**

PROJECT ROOF SHEET ABSORPTANCE VALUE C/B 0. 75

ROOF INSULATION REDUCTION OF R 0.5 WHERE ROOF SPACE IS VENTED BY GABLE VENTS OR WIND DRIVEN ROOF VENTS OR THE LIKE

MINIMUM INSULATION R- VALUES TO BUILDING FABRIC  
• ROOF SPACE = 4.6  
• EXTERNAL WALLS = R 2.8  
• FLOORS - SLAB ON GROUND = NIL  
- ELEVATED FLOORS = R 1.0

**PROJECT DESIGN SOLUTION**

- FLOORS** KINGSPAN PERMIFLOOR 500 BETWEEN JOIST = R3.3 OUT WARDS RESISTANCE
- ROOF AND CEILING**  
R 4.5 INSULATION BATTS TO CEILING  
ANTI GLARE FOIL WRAP UNDER ROOF SHEETS R 0.66
- EXTERNAL WALLS**  
R 2.5HD INSULATION BATTS TO EXTERNAL WALLS  
ANTI GLARE BREATHABLE WRAP UNDER CLADDING = R 0. 47
- OTHER**  
ALL HABITABLE ROOMS TO VENTILATION AREAS GREATER THAN 10% OF FLOOR AREA OR 5% WITH A CEILING FAN  
SELF CLOSING DAMPERS SHALL BE FITTED AT ALL DUCTS SERVICING HABITABLE SPACE OR ROOMS  
FIRE RESISTANT POLYMER DOWN LIGHT GUARDS TO ALL INTERNAL DOWN LIGHTS  
DRAUGHT PROTECTION DEVICES SHALL BE FITTED TO ALL EDGES OF EXTERNAL DOORS & INTERNAL DOORS TO GARAGES  
R 2.0 INSULATION BATTS TO INTERNAL GARAGE WALLS  
SEAL OR CRACKS AND GAPS

**THERMAL INSULATION TO SERVICES**

- HOT WATER SUPPLY SERVICES SHALL BE THERMALLY INSULATED IN ACCORDNACE WITH **AS 3500.5 CLAUSE & BCA PART 3.12.5 & SA VARIATIONS** TO SUIT CLIMATE ZONE 5 & TABLE 3.12.5.1

- HEATING & COOLING DUCTS THERMAL INSULATION SHALL COMPLY WITH **AS 4254 PARTS 1&2 FOR CLASS C SEAL & BCA PART 3.12.5.3**

**ADDITIONAL INSULATION**

R 1.5 INSULATION BATTS TO INTERNAL WALLS



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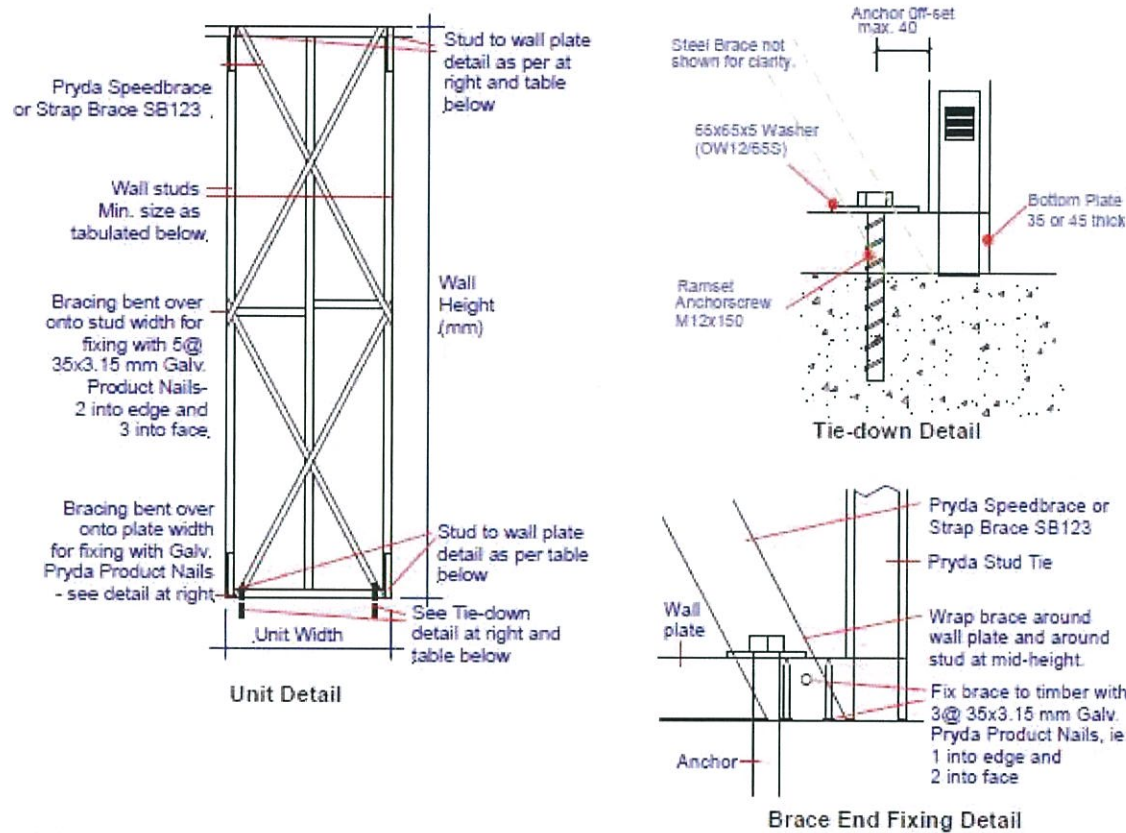
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**(2) Type SW2 - 600 to 900 mm Walls**

**Single Speedbrace / Strap Brace SB123 for Short Wall Unit – SW2/0609**

This unit is specially designed for bracing of short walls of 600 mm to 900 mm length and heights up to 3000 mm. It has Unit Bracing Capacities as tabulated below.



**Construction**

Brace	Wall Height	Minimum Wall Stud	Tie down Anchor	Stud Tie
Speedbrace SDB... or Strap Brace SB123	2400	70x35 F5; 90x35 F5	Ramset™ AnkaScrews™ AS12150H	STS3 for all options except use
	2700	70x45 F5; 90x35 F5		ST3 for 2400 wall height and 800-900 mm width
	3000	70x45 P10; 90x35 F5		... at all four corners of unit

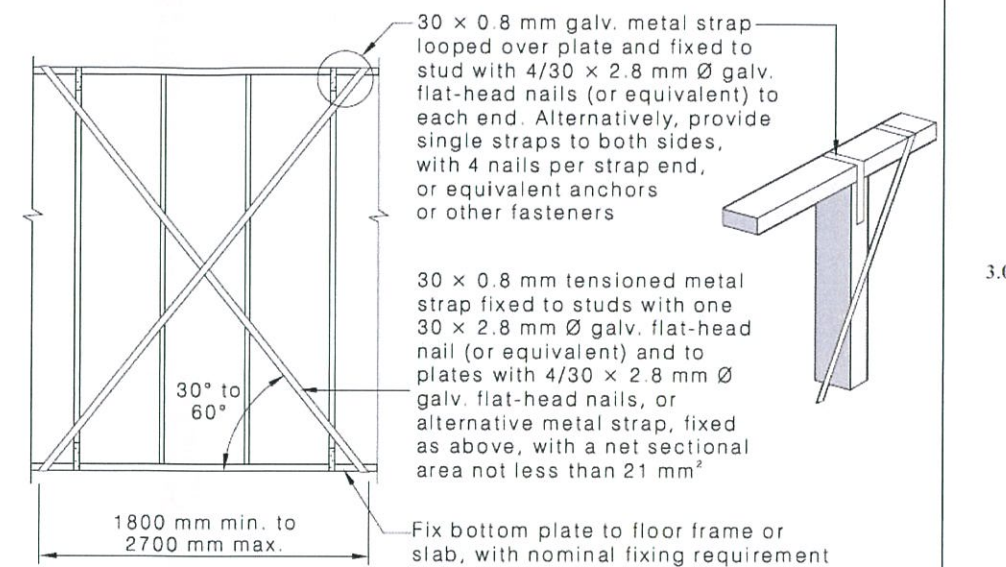
**Tie-down Anchor Details:**

Bottom Plate	Anchor Code	Length	Anchor dia.	Min. Embedment	Min. washer
For min 70 width & max 45 thickness	AS12150H	150	M12	100	65x65x5.0 (OW12/65S)

**Unit Bracing Capacities for SW2/0609:**

Wall Height (mm)	2400				2700				3000			
Unit Width (mm)	600	700	800	900	600	700	800	900	600	700	800	900
External walls (kN)	1.9	2.5	3.0	3.4	1.6	2.1	2.6	3.0	1.4	1.8	2.2	2.7
Internal walls (kN)	2.1	2.7	3.2	3.7	1.8	2.3	2.8	3.3	1.6	2.0	2.4	3.0

**(d) Metal straps—Tensioned—With stud straps**



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## PLUMBING & SANITARY DRAINAGE

- THE INSTALLATION OF ALL HOT & COLD WATER SERVICES, SANITARY WASTE & DRAINAGE SHALL, WHERE RELIANT, COMPLY WITH
  - SA PUBLIC HEALTH ( WASTEWATER ) REGULATIONS 2013
  - SA ON- SITE WASTEWATER SYSTEM CODE APRIL 2013
  - AS 3500.5 & SOUTH AUSTRALIAN VARIATIONS AND/OR ADDITIONAL PROVISIONS
- ALL PLUMBING WORKS TO BE CARRIED OUT BY A SUITABLE LICENCE CONTRACTOR
- FLOOD GULLY SHALL BE NOT LESS THAN 150mm BELOW FFL

## WET AREAS & WATERPROOFING

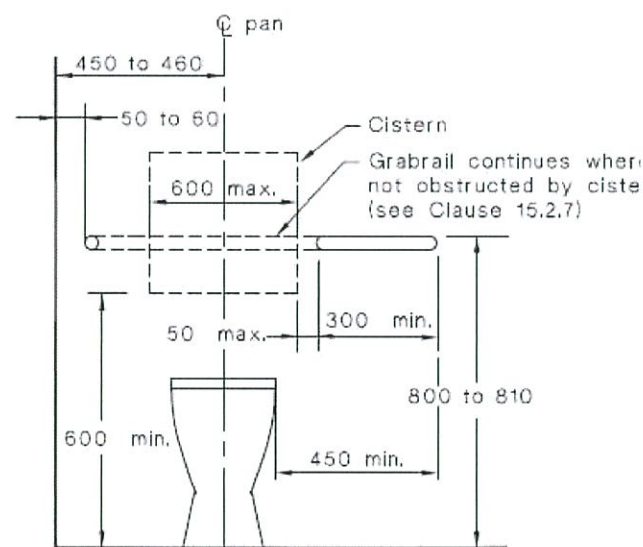
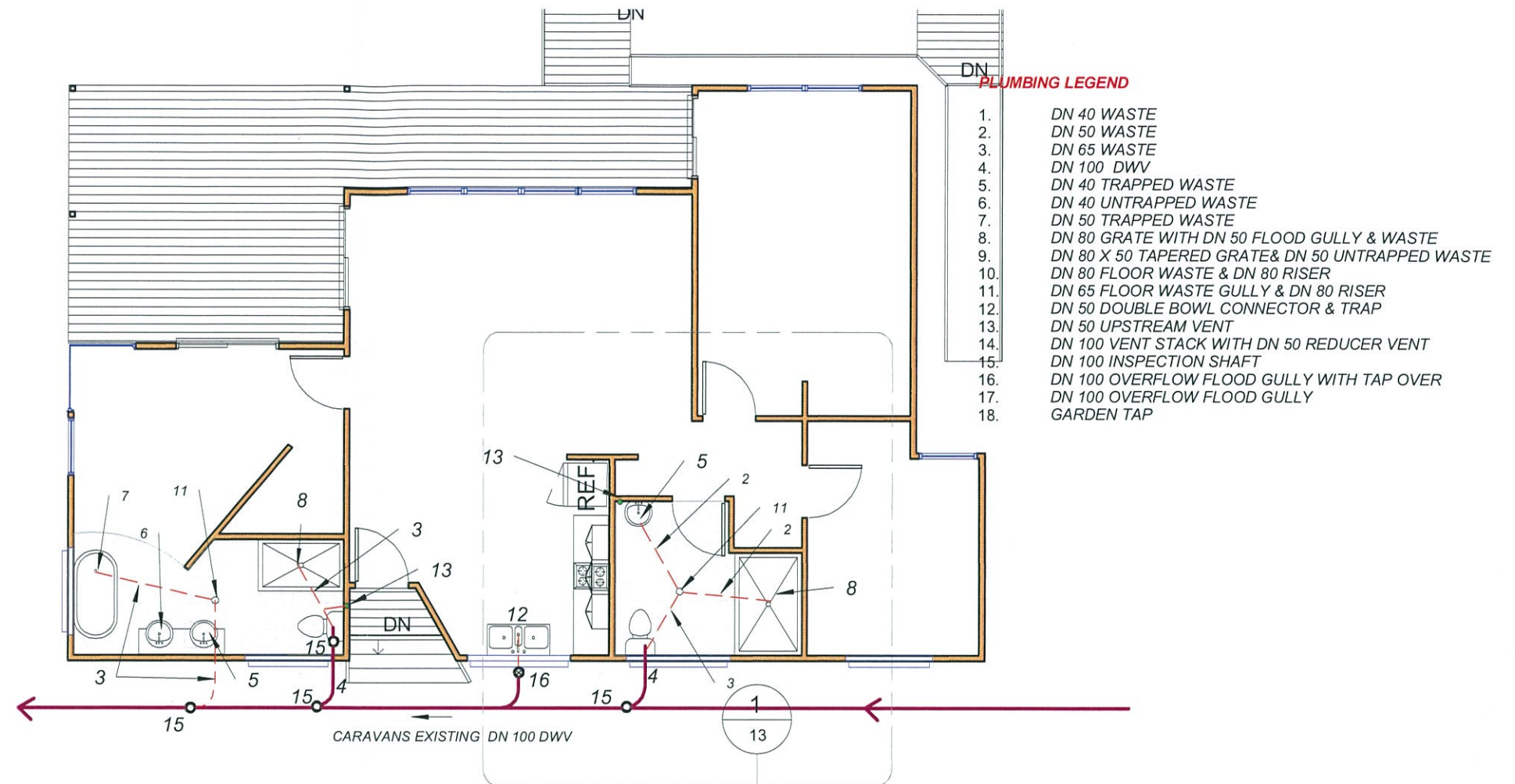
- ALL WET AREA WATERPROOFING TO COMPLY WITH
  - AS3740-2010 WATERPROOFING DOMESTIC WET AREAS
  - NCC PART 3.8.1 & SA VARIATION SA 3.8.1.2
- WHERE A FLOOR WASTE IS INSTALLED, THE FLOOR MUST BE CONSTRUCTED SO THAT THE WATER FLOWS TO THE WASTE WITHOUT PONDING
- INTERNAL WALL LININGS TO WET AREAS = 6mm VILABOARD OR 10mm MOISTER RESISTANT PLASTERBOARD

## TILING

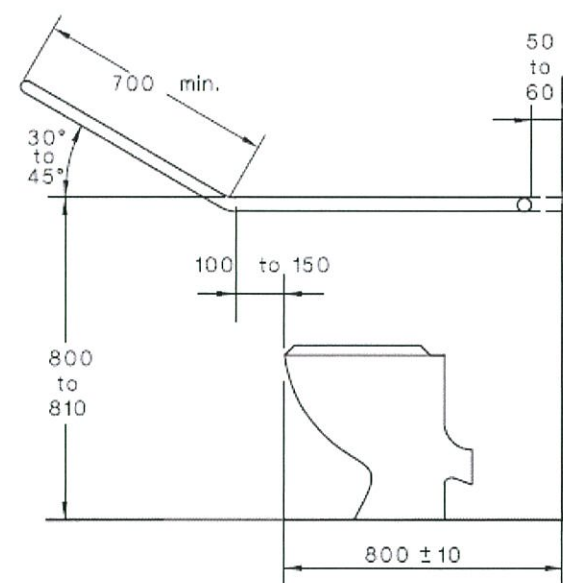
- CEMENT MORTAR & OTHER ADHESIVES SHALL COMPLY WITH AS3958.1
- INSTALLATION OF TILES SHALL BE IN ACCORDANCE WITH AS 3958
- BRASS ANGLES MAY BE FITTED ACROSS DOORWAYS
- ALL TILING TO WET AREAS SHALL COMPLY WITH
  - AS3740-2010 WATERPROOFING DOMESTIC WET AREAS
  - NCC PART 3.8.1 & SA VARIATION SA 3.8.1.2

## THERMAL INSULATION TO SERVICES

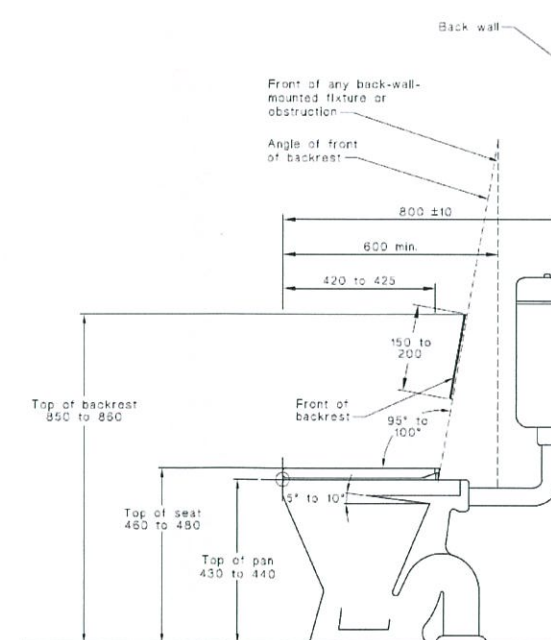
- THERMAL INSULATION TO HOT WATER SERVICES FOR CLIMATE ZONE 5 SHALL COMPLY WITH AS 3500.5 CLAUSE 3.38 & BCA PART 3.12.5 WITH SA STATE VARIATIONS



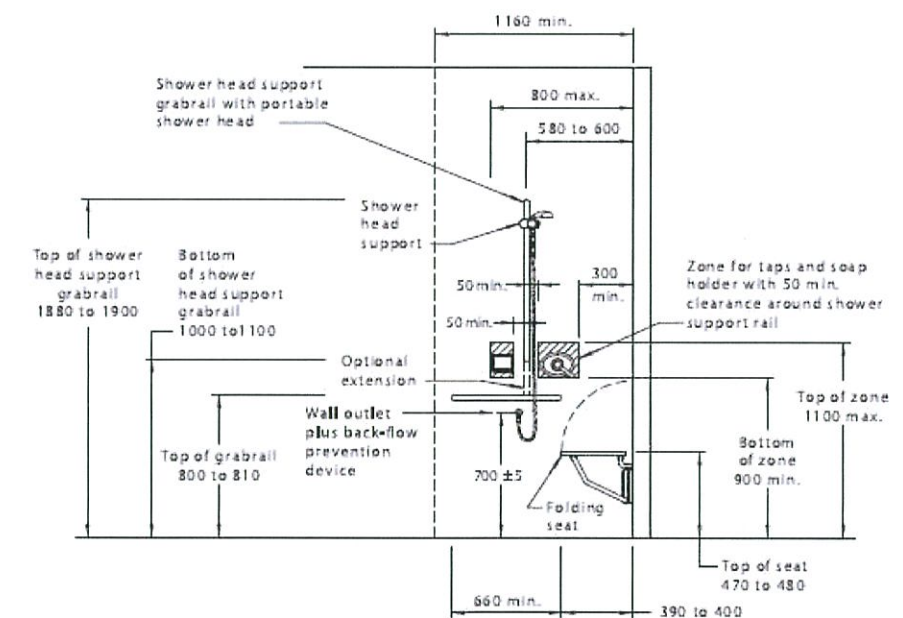
WC & REAR GRAB RAIL STATION



SIDE HAND RAIL STATION



WC STATION DETAILS COMPLYING WITH AS 1428.1



SHOWER FIXTURES & FITTINGS COMPLYING WITH AS 1428.1

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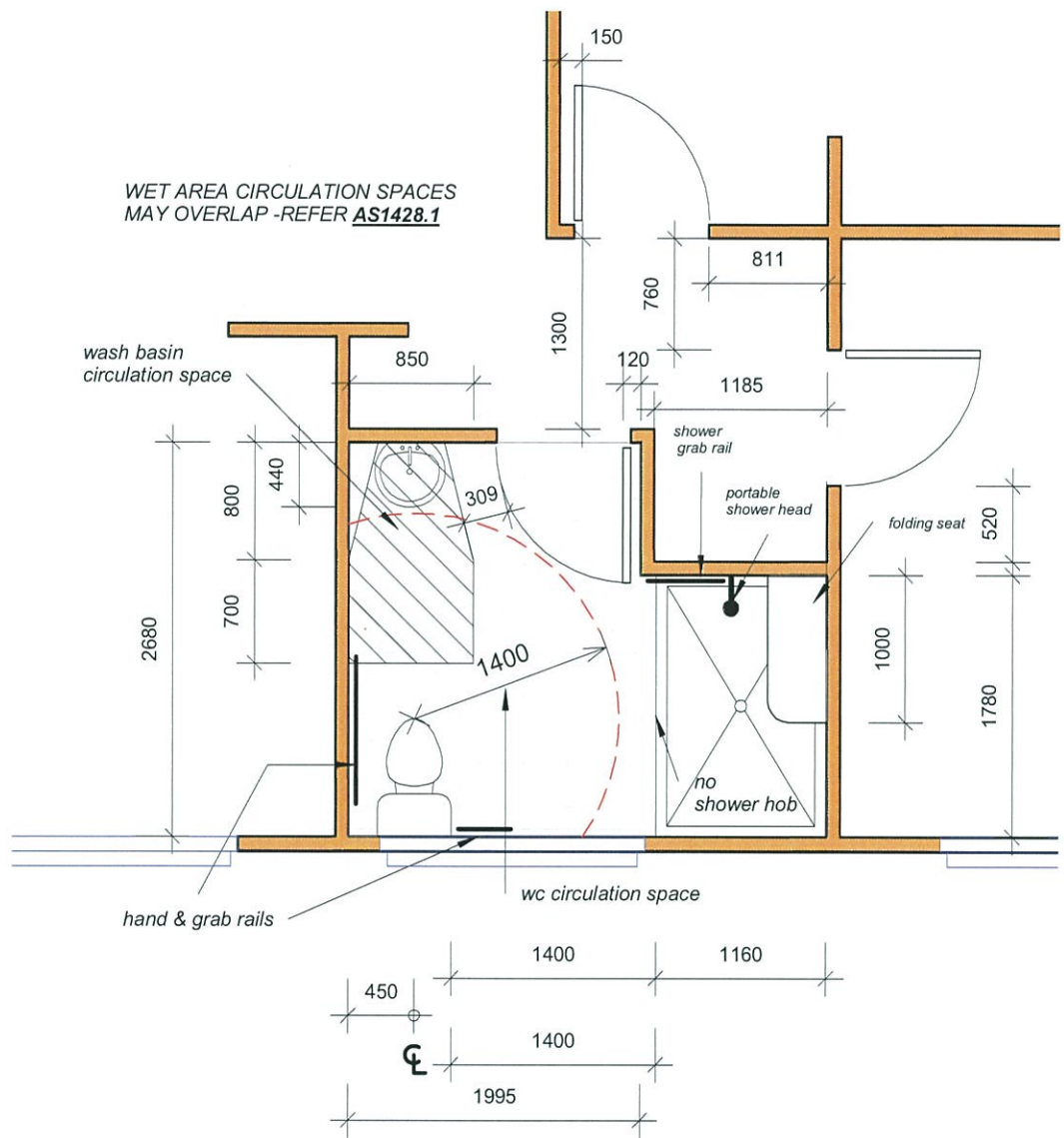
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NOTE - DOOR CONTROLS SHALL COMPLY WITH SECTION 13.5 AS 1488.1



1  
13

Wet Area & Doorway Circulation Spaces

1 : 50

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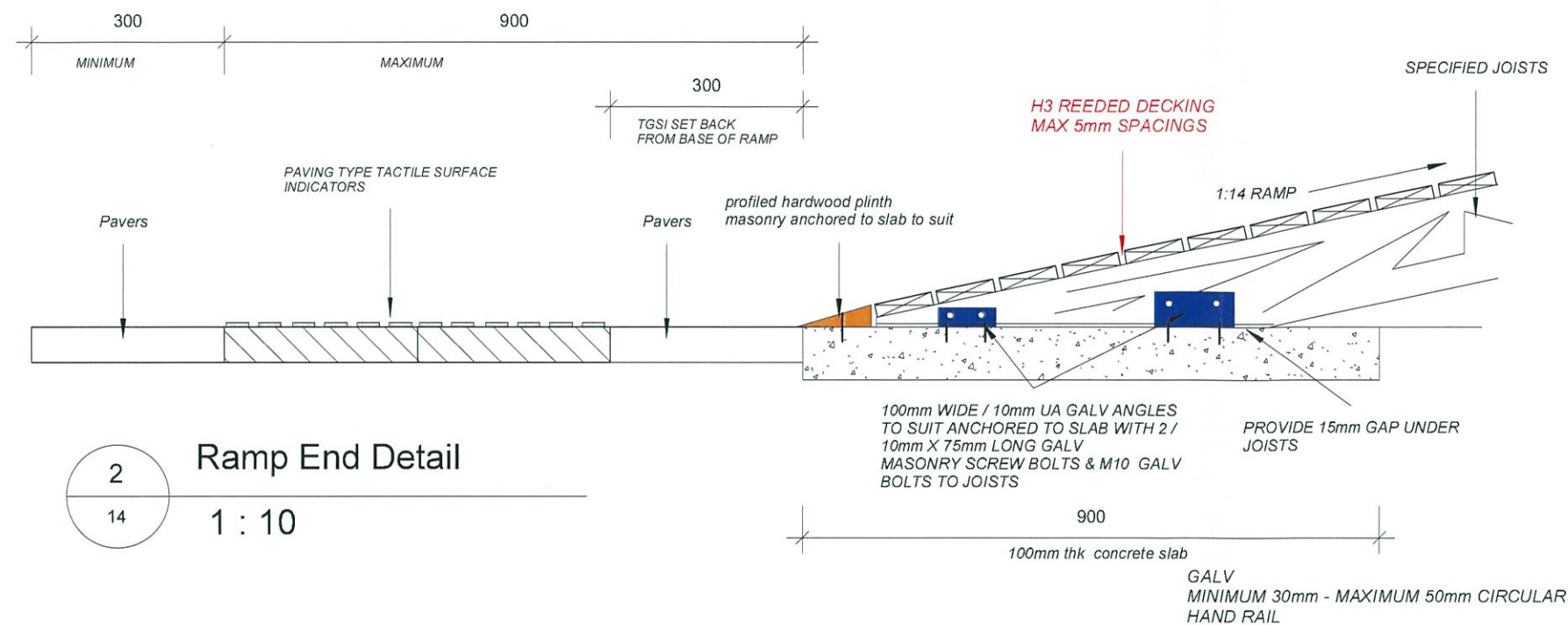
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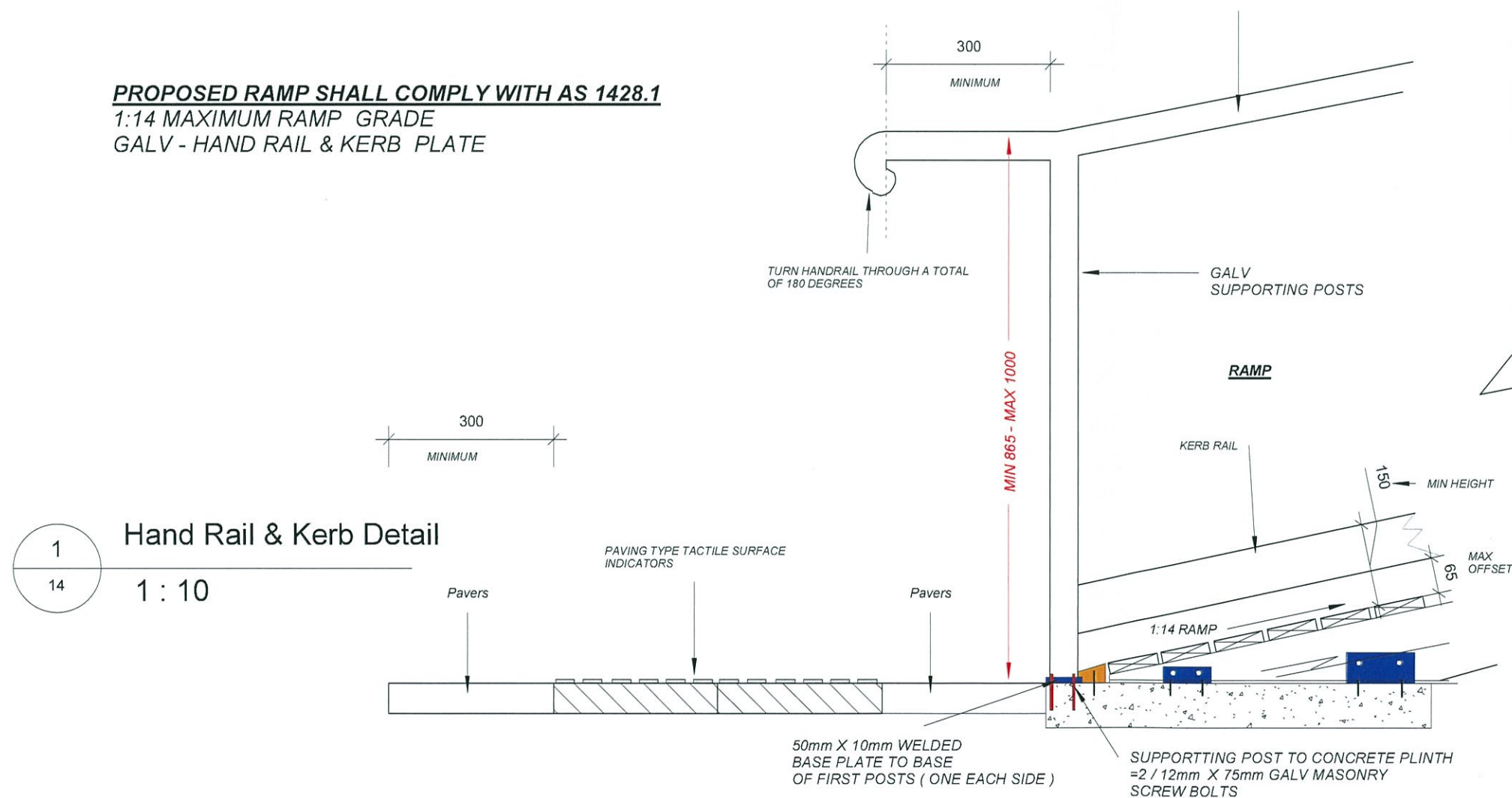
BY: .....



2 Ramp End Detail

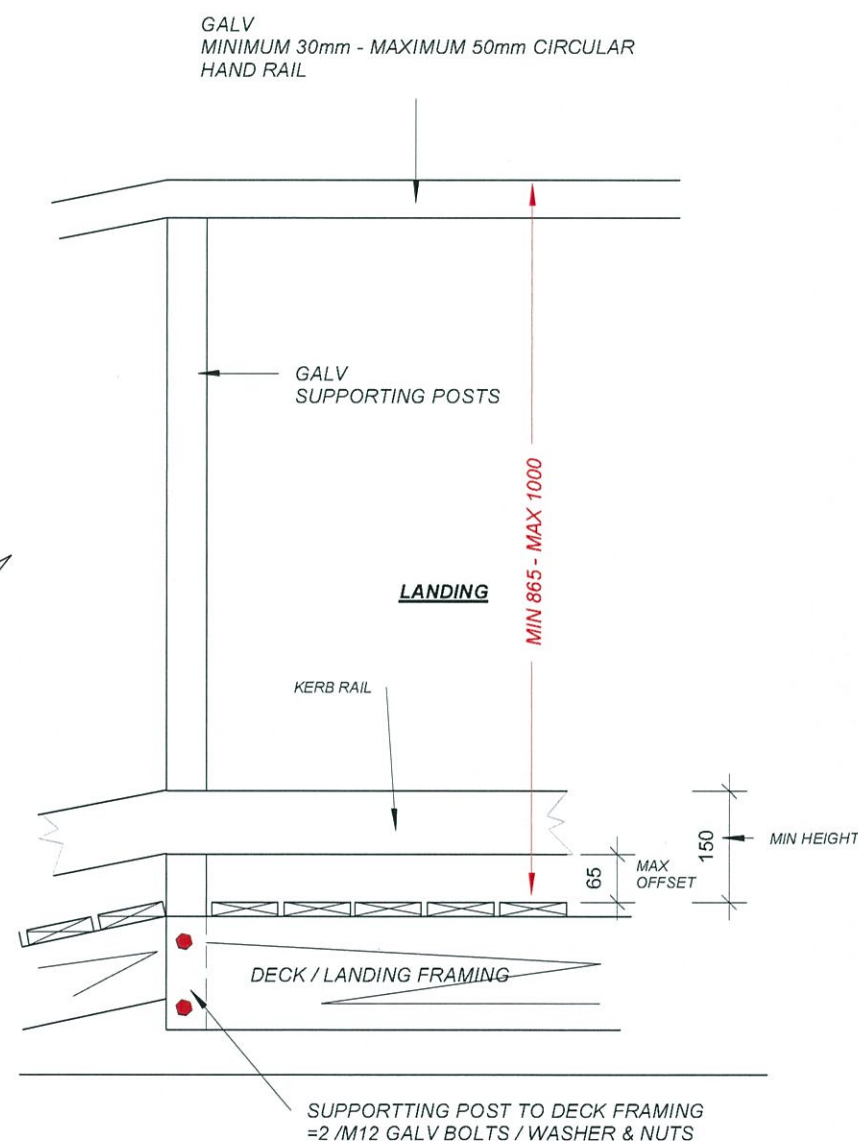
14 1 : 10

**PROPOSED RAMP SHALL COMPLY WITH AS 1428.1**  
1:14 MAXIMUM RAMP GRADE  
GALV - HAND RAIL & KERB PLATE



1 Hand Rail & Kerb Detail

14 1 : 10



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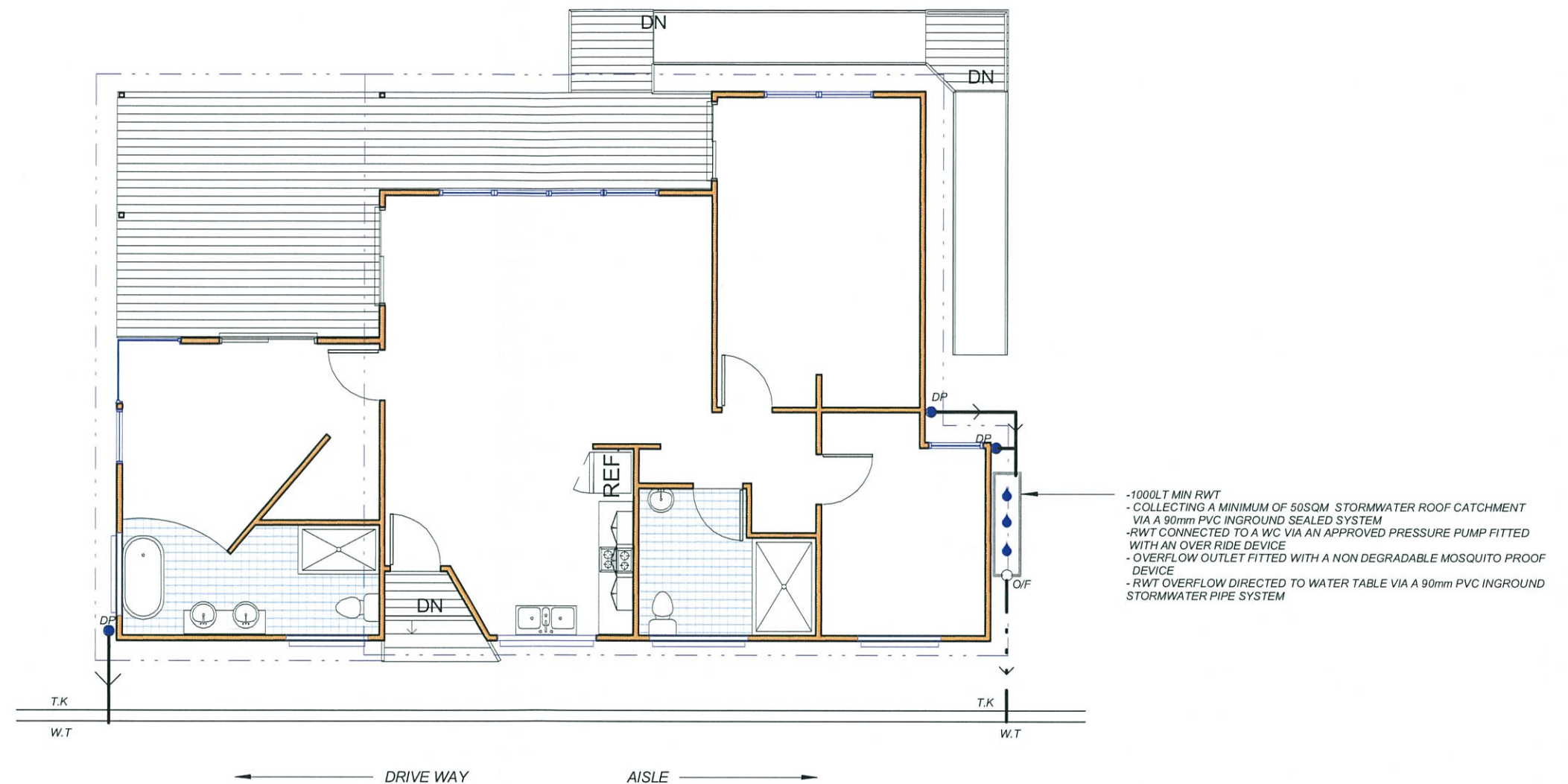
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**SCALE** 1 : 10  
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- ALL CONSTRUCTION WORK TO BE PERFORMED IN ACCORDANCE WITH THE S.A WORK HEALTH & SAFETY ACT, REGULATIONS & CODES OF PRACTICE 2012**
- ALL TIMBER MATERIALS AND FIXINGS SHALL BE IN ACCORDANCE WITH AS 1684.2 - 2010
  - DO NOT SCALE DRAWINGS - USE FIGURED DIMENSIONS ONLY
  - C.O.S. = CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK & ORDERING MATERIALS
  - U.N.O = UNLESS NOTED OTHERWISE
  - ALL PROPRIETARY MATERIALS, FIXINGS & TIE DOWNS SHALL BE INSTALLED TO MANUFACTURES SPECIFICATIONS & INSTRUCTION MANUALS





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 Stormwater & RWT  
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Yorke Peninsula Council  
 DEVELOPMENT APPROVAL  
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**Project -** Class 1B accommodation  
**Site -** Pt Vincent Foreshore Caravan Park  
**Project Owner -** Yorke Peninsula District Council

**Date**  
 01/04/2016  
**Sheet No**  
 15

**SCALE**  
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