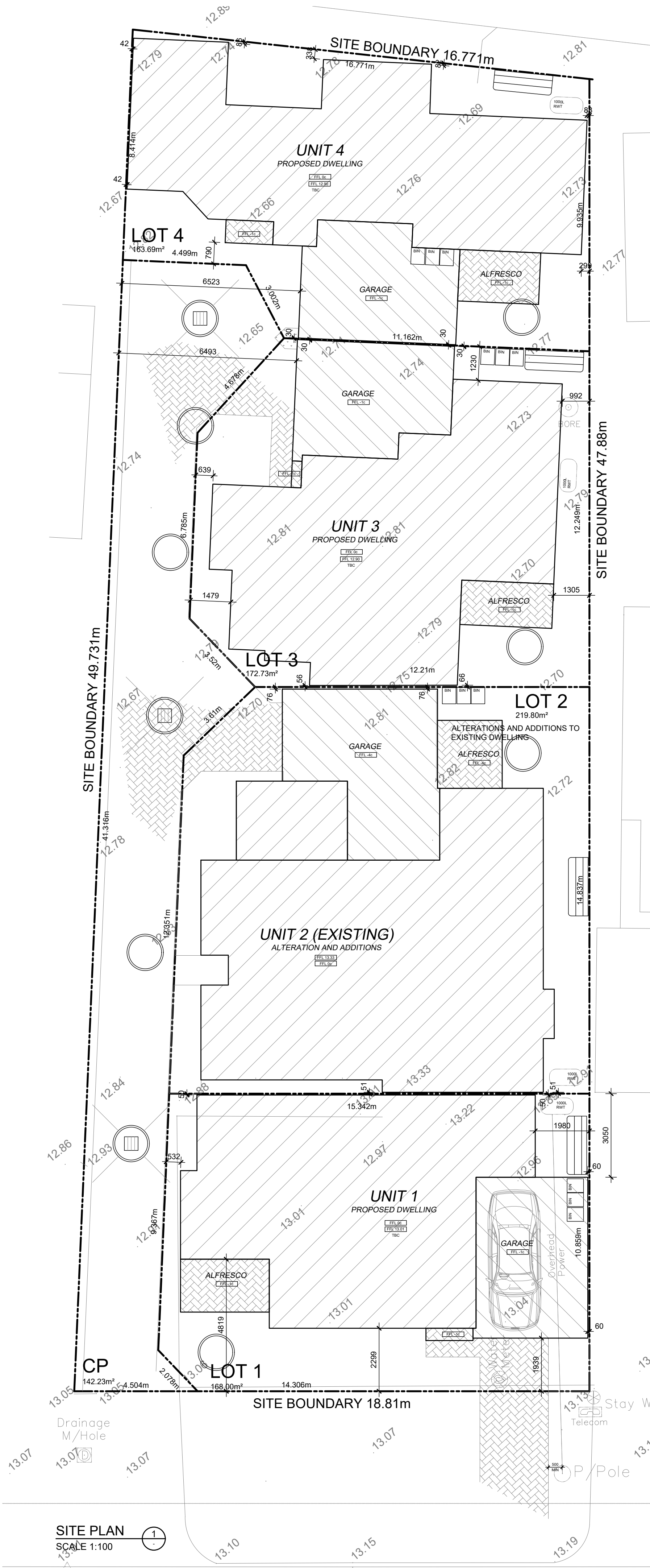




BUILDER NOTE

- OVERALL DIMENSIONS MAY CHANGE SLIGHTLY TO SUIT SELECTED MATERIALS AND FINISHES
- INTERNAL MEASUREMENTS TO STRUCTURAL SURFACE ONLY UNO. DOES NOT INCLUDE ALLOWANCE FOR CLADDING/LINING THICKNESS ETC

HOT WATER UNIT NOTE

BUILDER TO INSTALL SOLAR HOT WATER UNIT OR OTHER AS SELECTED BY CLIENT TO MANUFACTURER RECOMMENDATION & TO THE RELEVANT AUSTRALIAN STANDARDS AND INDUSTRY CODES

ELECTRICAL SERVICES NOTE

ALL ELECTRICAL SERVICE WORK TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH LATEST REVISION OF THE RELEVANT AUSTRALIAN STANDARDS

BOUNDARIES NOTE

SITE BOUNDARIES DIMENSIONS AND ANGLES ARE TO BE VERIFIED AGAINST THE LOT TITLE AND SUBJECT TO A FULL SITE FEATURE SURVEY AND/OR RE-PEG BY CERTIFIED SURVEYOR

EXISTING SERVICES NOTE

BUILDER TO LOCATE, ISOLATE AND RE-ROUTE EXISTING SERVICE AS REQUIRED. ENSURE ALL WORK IS CARRIED OUT UNDER THE RELEVANT AUSTRALIAN STANDARDS AND INDUSTRY CODES

TERMITE CONTROL NOTE

TERMITE PROTECTION OF ALL PRIMARY BUILDING ELEMENTS USED FOR CONSTRUCTION OF THIS BUILDING WILL CONSIST ENTIRELY OF, OR A COMBINATION OF, MATERIALS CONSIDERED NOT SUBJECT TO TERMITE ATTACK. SPECIFICALLY, ALL TIMBERS USED IN THIS DWELLING WILL BE PRESERVATIVE TREATED IN ACCORDANCE WITH AS 3660.1 AND WILL COMPLY WITH LATEST REVISION OF THE NCC

PLUMBING NOTE

PLUMBER TO ENSURE ADEQUATE RWP ARE INSTALLED. RWP SHOWN ARE SUGGESTED ONLY. UTILISE EXISTING SOAK WELLS WHERE POSSIBLE

SIZES AND LOCATION OF SOAK WELLS ARE SUGGESTED ONLY AND SHOULD BE VERIFIED BY HYDRAULIC ENGINEER/PLUMBER ON SITE PRIOR TO PURCHASE AND INSTALLATION

WIND CLASSIFICATION NOTE

REFER TO ENGINEERING SPECIFICATION AND/OR DRAWINGS FOR WIND CLASSIFICATION AND CONSTRUCTION REQUIREMENTS

DRAINAGE NOTE

ENSURE THAT NO STORM WATER RUN OFF DISCHARGES ONTO ANY ADJACENT PRIVATE PROPERTY BY DIRECTING ALL RUN OFF INTO ADJACENT ROAD AND/OR DRAINAGE RESERVES OR TO ANY OTHER POINT APPROVED BY THE LOCAL AUTHORITY

EARTHWORKS NOTE

ENSURE ALL LEVELS AND HEIGHTS ARE CORRECT BEFORE ANY WORK IS COMMENCED AND WORK AREA CLEAR OF EXISTING SERVICES

WINDOWS AND DOORS

BUILDER TO CHECK WITH CLIENT ALL WINDOW AND DOOR TYPES INCLUDING SECURITY AND MESH OPTIONS BEFORE COSTING AND ORDERING

BASIC DESIGN NOTES AND INFORMATION

GENERAL

- CHECK DIMENSIONS. DO NOT SCALE
- READ IN CONJUNCTION WITH ENGINEERING DRAWINGS.
- A COPY OF THIS DRAWING IS TO BE ON SITE DURING CONSTRUCTION.
- THE LATEST EDITION OF ALL AUSTRALIAN STANDARDS SHALL APPLY.
- BUILDER TO COMPLETE ALL TIMBER WORKS ACCORDING TO AS1684 INCLUDING MEMBER CONNECTIONS AND TIE DOWN REQUIREMENTS.
- ALL CONSTRUCTION TO BE ACCORDING TO THE BCA DEEMED - TO - SATISFY REQUIREMENTS UNO.

CONSTRUCTION NOTES AND INFORMATION

- BUILDER TO COMPLETE ALL CONCRETE WORKS TO COMPLY WITH AS 3600
- BUILDER TO COMPLETE ALL TIMBER WORKS ACCORDING TO AS1684 INCLUDING MEMBER CONNECTIONS
- BUILDER TO COMPLETE ALL HOT ROLLED STEELWORK FABRICATION AND ERECTION IN ACCORDANCE WITH AS 4100
- TERMITE TREATMENT IN ACCORDANCE WITH THE LATEST REVISIONS OF THE NCC AND AUSTRALIAN STANDARDS AND TO BE USED AND APPLIED TO MANUFACTURERS SPECIFICATIONS UNLESS OTHERWISE CERTIFIED METHOD IS APPROVED:
 - CHEMICAL TERMITE MANAGEMENT SYSTEMS APPLIED UNDER CONCEALED AND INACCESSIBLE AREAS SHALL BE REPLENISHABLE VIA A RETICULATION SYSTEM PROVIDING AND EVEN AND CONTINUOUS DISTRIBUTION OF CHEMICAL IN THE SOIL
 - TERMITE TREATMENT WILL BE IN ACCORDANCE WITH THE LATEST REVISIONS OF THE NCC
- FULLY ENCLOSED SANITARY COMPARTMENTS TO COMPLY WITH THE LATEST REVISIONS OF THE NCC
- ROOF CLADDING TO COMPLY WITH THE LATEST REVISIONS OF THE NCC AND AS 1562.1-2018
- SLOTTED GUTTERS AND DOWNPIPES TO COMPLY WITH THE LATEST REVISIONS OF THE NCC
- WINDOWS TO COMPLY WITH THE LATEST REVISIONS OF THE NCC AND AS 2047-2014
- GLAZING TO COMPLY WITH THE LATEST REVISIONS OF THE NCC AND AS 1288-2006
- WATERPROOFING OF WET AREAS TO COMPLY WITH THE LATEST REVISIONS OF THE NCC AND AS 3740-2021
- ROOF VENTILATORS COMPLETE WITH DAMPERS TO BE INSTALLED TO MANUFACTURERS RECOMMENDATIONS TO ROOF VOID

DISCLAIMER

PLEASE NOTE THAT WHILE ALL CARE WAS TAKEN IN PREPARING THIS SET OF PLANS AND ELEVATIONS, ANY CONSTRUCTION WORK, ALTERATIONS OR RENOVATIONS SHOULD BE RE-CHECKED BEFORE COMMENCING ANY WORK TO ENSURE ACCURACY. DISCREPANCIES SHOULD BE RESOLVED IMMEDIATELY.

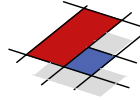
BUILDING REQUIREMENTS NOTE

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST BCA, LOCAL GOVERNMENT REQUIREMENTS AND THE AUSTRALIAN STANDARDS

ENGINEER NOTE

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS

REV	DATE	REVISION	BY
1	-	CONSTRUCTION PLAN	MV



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PROPOSED NEW DWELLINGS & ALTERATIONS AND ADDITIONS

SITE PLAN & NOTES

SITE: BAYSWATER

CLIENT:

JOB No: 25.1680 DWG No: A0.1 OF A25
REV No: 1

SCALE: AS SHOWN AT A2 CLIENT CHK BY:
DRN BY: MJV CHK BY:
DATE: Apr-26 DATE:

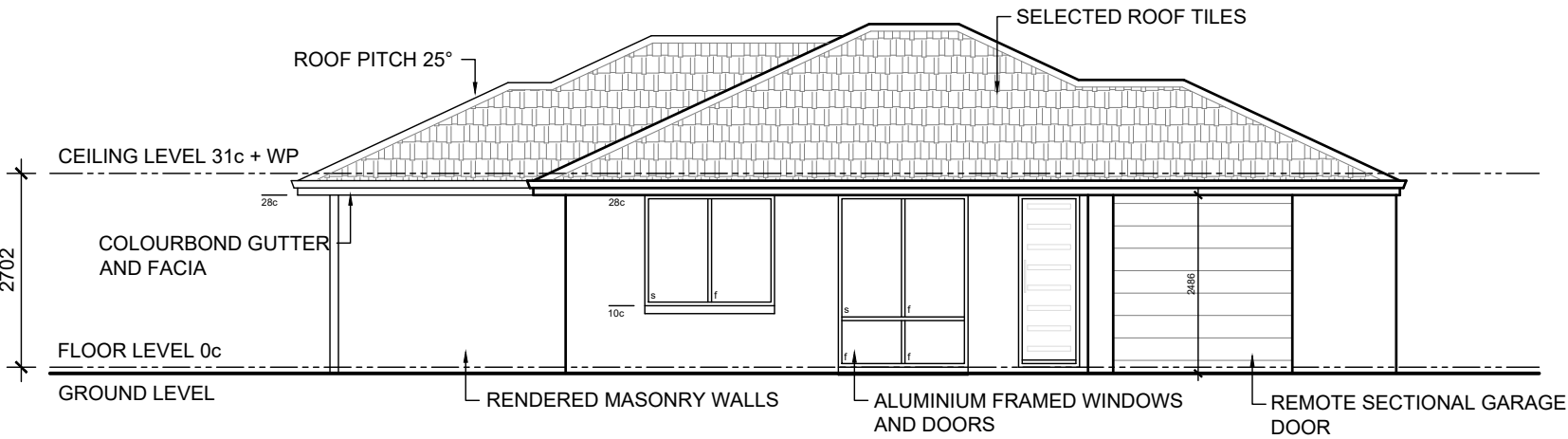


SITE PLAN
SCALE 1:100

T.B.M
NAIL ON BITUMEN

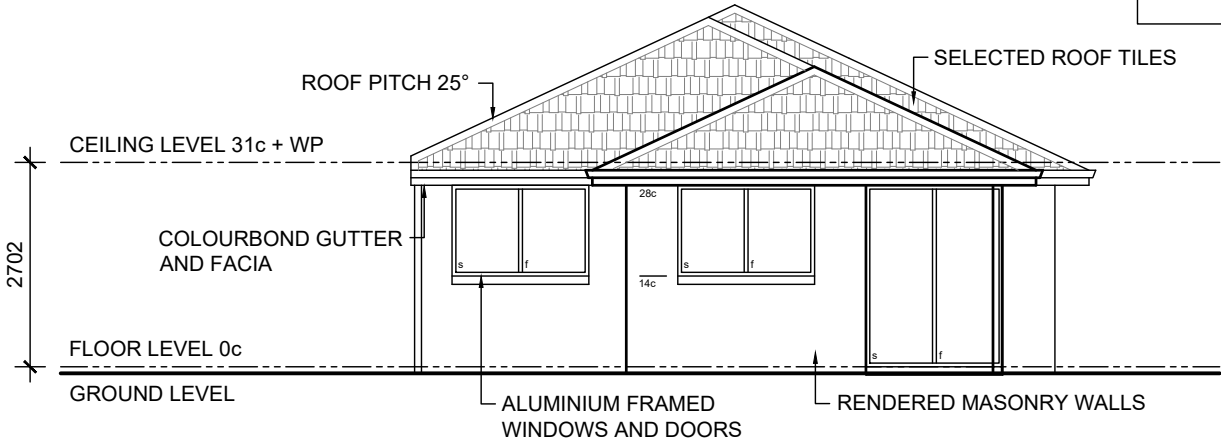
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THE COPYRIGHT OF THIS DRAWING OR PART THEREOF BELONGS TO MJ DRAFTING & DESIGNS AND MUST NOT BE RETAINED OR REPRODUCED WITHOUT THEIR WRITTEN PERMISSION. **DISCLAIMER** : PLEASE NOTE THAT WHILE ALL CARE WAS TAKEN IN PREPARING THIS SET OF DRAWINGS, ANY CONSTRUCTION WORK, ALTERATIONS OR RENOVATIONS SHOULD BE RE-CHECKED BEFORE COMMENCING ANY WORK TO ENSURE ACCURACY. DISCREPANCIES SHOULD BE RESOLVED IMMEDIATELY. BEFORE ANY NEW CONSTRUCTION ALTERATIONS OR SHOP FABRICATION IS COMMENCED THE CONTRACTOR MUST CHECK ALL DRAWINGS AND DIMENSIONS AGAINST THE INTENT OF THE DRAWING AND NOTIFY THE SUPERINTENDENT OF ANY DISCREPANCIES OR OMISSIONS THAT WILL INHIBIT OR PREVENT THE SATISFACTORY PERFORMANCE OF THE WORK. CONTRACTORS SHALL CARRY OUT ALL WORK IN ACCORDANCE WITH CURRENT BCA AND AUST. STANDARDS. DO NOT SCALE



ELEVATION 1
SCALE 1:100

COLOUR / MATERIAL SCHEME (to be confirmed at construction)			
WALLS/RENDER			
DWELLING - MAIN COLOUR	:	TBA	
DWELLING - CONTRAST	:	TBA	
GARAGE DOOR	:	NA	
WINDOWS/DOORS			
WINDOWS - ALUMINIUM FRAMED	:	TBA	
DOORS - ALUMINIUM FRAMED	:	TBA	
- FRONT DOOR	:	TBA	
CONCRETE FLOORING			
TYPICAL CONCRETE SLAB TO DWELLING TO ENGINEERS DETAILS UNLESS OTHERWISE NOTED			
ROOF COVERING			
DWELLING	:	ROOF TILES COLOUR TBA	
GUTTERS			
FACIA	:	COLOURBOND COLOUR TBA	
RWP/METERBOX	:	PAINTED TO MATCH	
CEILING/CORNICE			
	:	MOULDED COVE CORNICE THROUGHOUT	



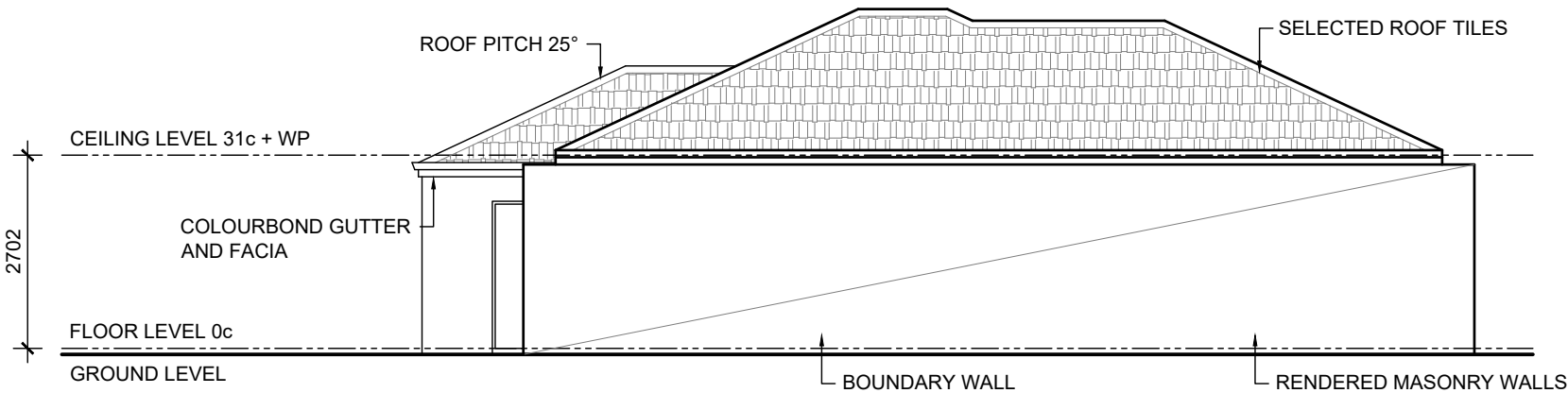
ELEVATION 2
SCALE 1:100

BUILDER NOTE

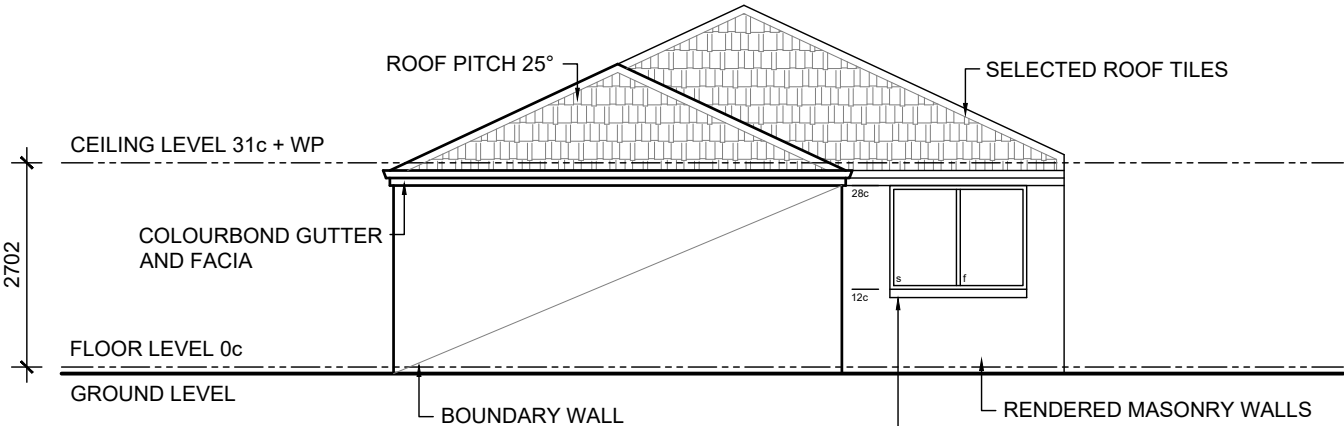
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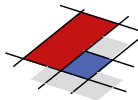


ELEVATION 3
SCALE 1:100



ELEVATION 4
SCALE 1:100

1	-	CONSTRUCTION PLAN	MV
REV	DATE	REVISION	BY



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**PROPOSED NEW DWELLINGS
& ALTERATIONS AND ADDITIONS**

ELEVATIONS

SITE: BAYSWATER
CLIENT:

JOB No:	DWG No:	A1.2	OF	A25
25.1680	REV No:	1		

SCALE: AS SHOWN AT A2 CLIENT CHK BY:
DRN BY: MJV CHK BY:
DATE: Apr-26 DATE:

UNIT 1

