



COPYRIGHT:
This drawing or set of drawings and the designs contained herein, remain the property of PROPERTY DESIGNS STUDIO PTY. LTD. and cannot be reproduced in any form without written consent from PROPERTY DESIGNS STUDIO PTY. LTD.



GENERAL NOTES:
THE BUILDER SHALL CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION. NOTIFY ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE ARCHITECT. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL BUILDING PERMIT HAS BEEN ISSUED. DO NOT SCALE DRAWINGS. ALL BOUNDARIES AND CONTOURS SUBJECT TO SURVEY.

WALL ON BOUNDARY:
WALLS BUILT WITHIN 900mm OF THE BOUNDARY/PARTY WALLS MUST HAVE AN FFL OF NOT LESS THAN 60-60-60 WHEN TESTED FROM THE OUTSIDE IN ACCORDANCE WITH BCA 3.7.1.5 WITH BRICKWORK EXTENDING TO THE UNDERSIDE OF A NON-COMBUSTIBLE ROOF COVERING REFER FIGURE 3.7.1.3 (b).

BUILD ON BOUNDARY NOTE:
ROOF AND GUTTER ON THE BOUNDARY TO BE WITHIN THE SUBJECT PROPERTY. NO PART OF THE DWELLING TO ENCR OACH THE BOUNDARY LINE.

WARNING
BEWARE OF UNDERGROUND SERVICES
THE BUILDER IS TO DETERMINE EXACT LOCATIONS OF EXISTING UNDERGROUND SERVICES BEFORE COMMENCING CONSTRUCTION ON SITE.

DIMENSION NOTE:
PROPOSED DEVELOPMENT TO BE TAKEN FROM THE LESSER AREA WHERE THERE IS A DIFFERENCE BETWEEN THE TITILE BOUNDARY AND THE FENCE

NOTE:
WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH PART 3.8.1. OF THE NCC.

REMOVABLE HINGE:
DOORS OPENING WITHIN 1200mm OF A WC PAN MUST BE PROVIDED WITH EASILY REMOVABLE OR LIFT-OFF HINGES IN STRICT ACCORDANCE WITH THE BCA.

ENERGY RATING:
REFER TO ENERGY RATING REPORT.
NOTE:
THE REQUIRMENT FOR ALL NEW DWELLINGS IS TO BE A 6 STAR ENERGY RATING.

NOTE:
PROVIDE MECHANICAL VENTILATION TO A.S. 1668.2 AND 3666.1 TO BE LINKED TO RELATIVE LIGHT SWITCH AND DUCTED TO EXTERNAL AIR (WITH SELF CLOSING LOUVERS) NCC.

SELECTED BRK 86 RAI OR EQUALLY APPROVED CEILING MOUNTED LOCAL SMOKE ALARMS TO BE CONNECTED TO CONSUMER POWER MAINS AND TO A BUILDING OCCUPANT WARNING SYSTEM IN ACCORDANCE WITH AS3786. SMOKE ALARMS TO BE INTER-CONNECTED.

TOTAL SQ: 24.2

