

LEGEND

- 200MM DINCEL WALL
- 250MM BRICK VENEER CONSTRUCTION
- 270MM DOUBLE BRICK CONSTRUCTION
- 110MM SINGLE BRICK CONSTRUCTION
- 110MM STUD WALL
- 200MM BLOCK WALL CONSTRUCTION

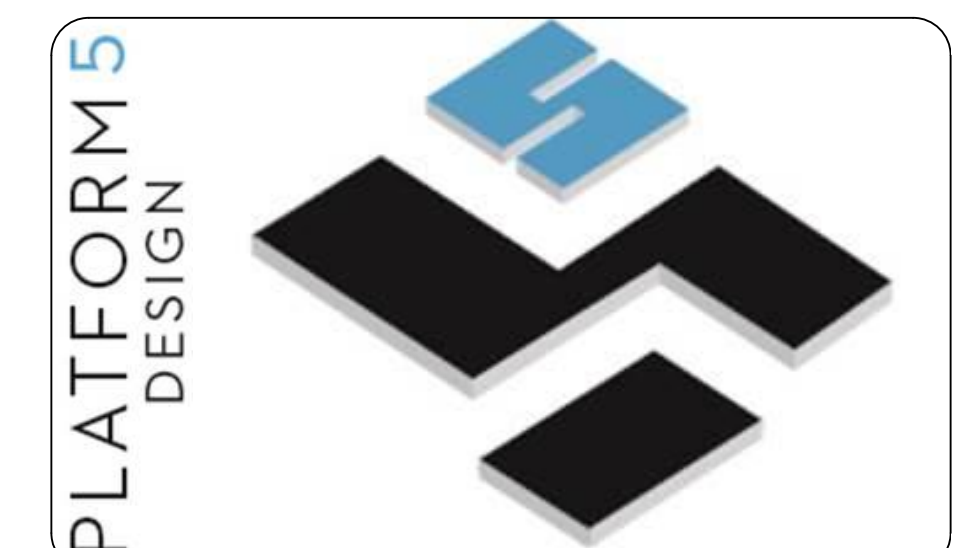
EX XXXX EXISTING NATURAL GROUND LEVELS

30 SET DOWN IN BATHROOMS

XXXX SSL - STRUCTURAL SLAB LEVEL

EXISTING STRUCTURES TO BE DEMOLISHED.

- GENERAL NOTES:
- Written dimensions to take precedence over scale.
 - Builder to verify all boundary clearances and site set out dimensions prior to commencement of construction.
 - Levels and contours are based on supplied datum, prior to construction the relevant authority should be contacted for possible minimum floor level requirements and flood information.
 - All works to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities concerned.
 - All structural work and site drainage to be subject to the Engineers details or certification where required by Council.
 - Articulation joints in masonry to be provided as per Engineers Details and/or in accordance with BCA clause 3.3.1.8.
 - Retaining walls are required to be engineer designed and certified where required.
 - All plumbing works to be strictly in accordance with A.S. 3500 and approved by relevant authorities.
 - All drawings are to be read in conjunction with the Engineer's Structural Drawings.
 - All windows and glazing to comply with A.S. 1288 & A.S. 2047.
 - Batters to comply with appropriate soil classification described in Table 3.1.1.1 BCA Vol 2
 - Engineer to provide design to address loadings if built in close proximity to sewer, stormwater easements.
 - Vehicular crossover to be constructed as per Council requirements.
 - Articulated joints in accordance with BCA 3.3.1.5 (Vol2)
 - Ventilation to be to an exhaust fan in accordance with BCA-14.5 & As-1668.2
 - Provide cold water connection & gpo to dishwasher space
 - Hotwater system to comply with A.S.3500
 - Downpipes to be a maximum 12m spacing and adjacent to valley intersections
 - Drainage to be in accordance with part 3 of the BCA, point of discharge to meet local authority requirement



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PROJECT TITLE

21 EDGAR STREET, YAGOONA - NSW - 2199

CLIENT

VISCONA DEVELOPMENT GROUP PTY LTD

| REV | DESCRIPTION | DATE |
|-----|-------------------------|------------|
| A | ISSUE FOR INFORMATION | 14/06/2022 |
| B | ISSUE FOR CONSULTANTS | 15/06/2022 |
| C | ISSUE FOR DA SUBMISSION | 30/07/2022 |

DRAWING TITLE:
SITE LOCATION & ANALYSIS

PROJECT NUMBER:
22-025

DRAWING NUMBER: **DA1001**

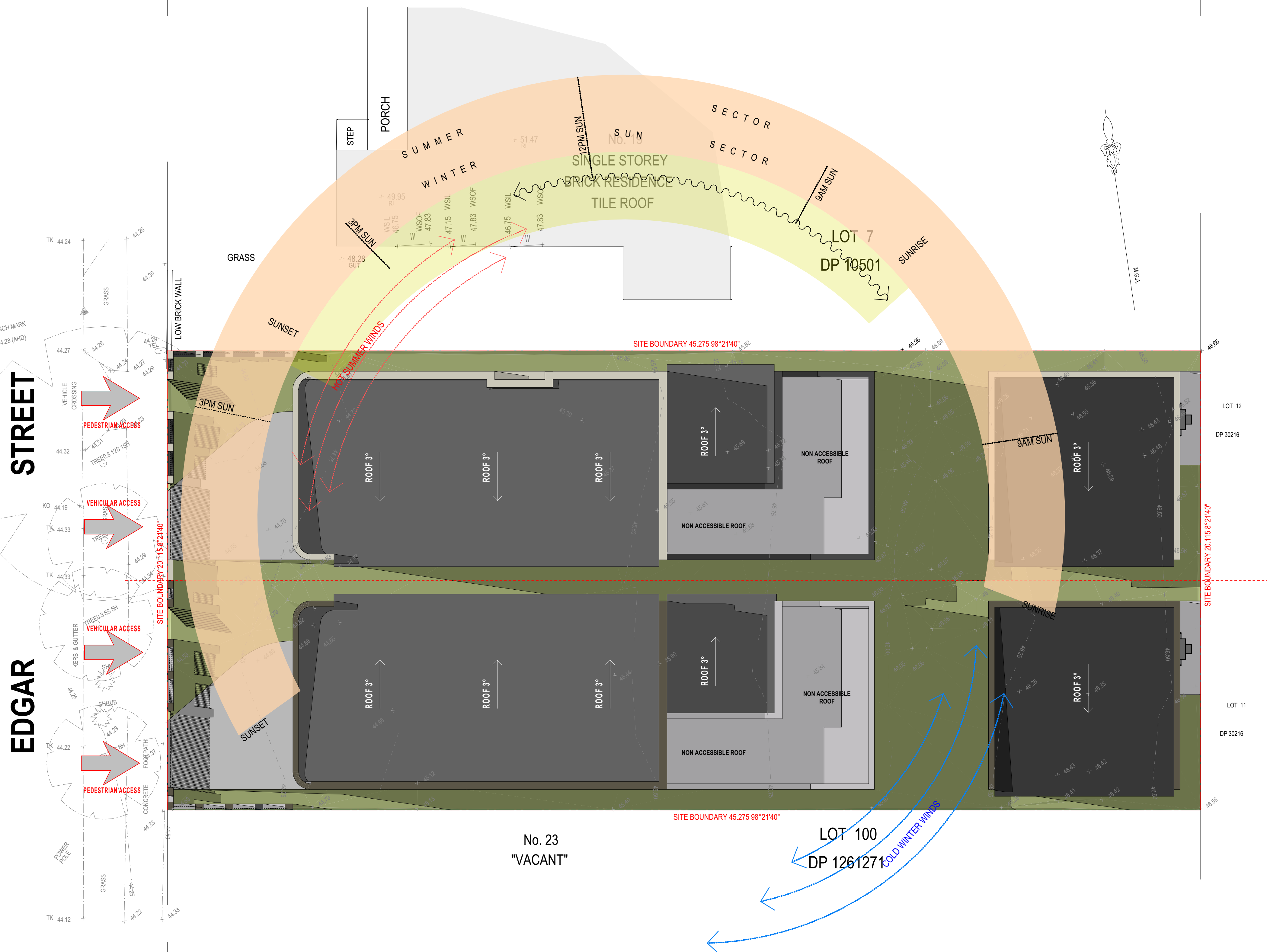
DATE OF ISSUE: **30/07/2022**

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SCALE: **AS SHOWN**

DEVELOPMENT APPLICATION



0007924100 28 Jul 2022

Assessor Shafee Hassan
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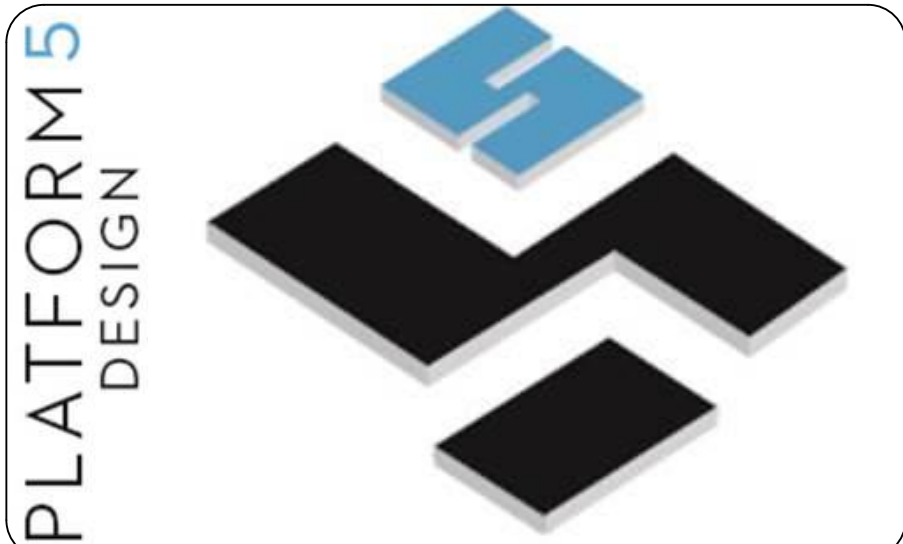
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DRAWING TITLE:

ELEVATIONS

PROJECT NUMBER:

22-025

DRAWING NUMBER: **DA3001**

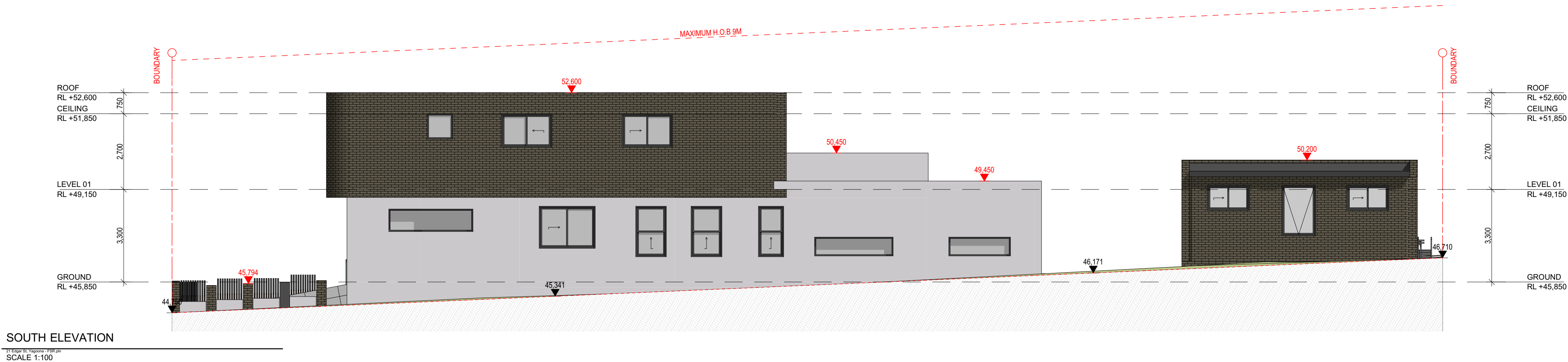
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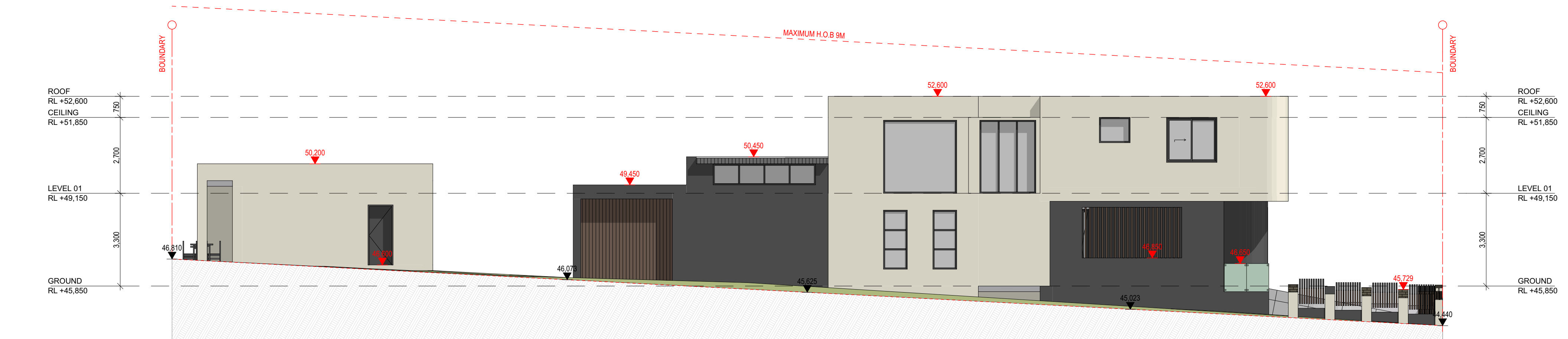
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DEVELOPMENT APPLICATION



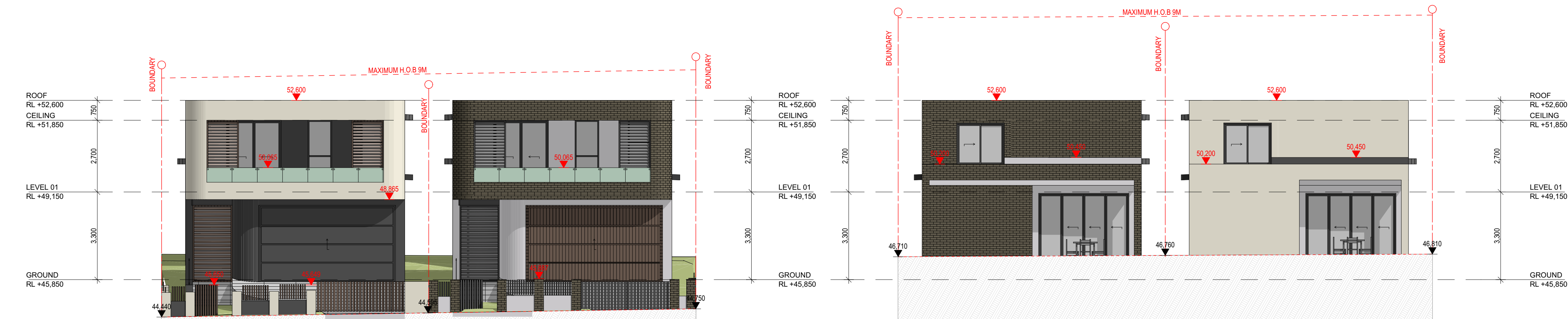
SOUTH ELEVATION

SCALE 1:100



NORTH ELEVATION

SCALE 1:100



WEST ELEVATION

SCALE 1:100

EAST ELEVATION

SCALE 1:100

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