

GENERAL NOTES:

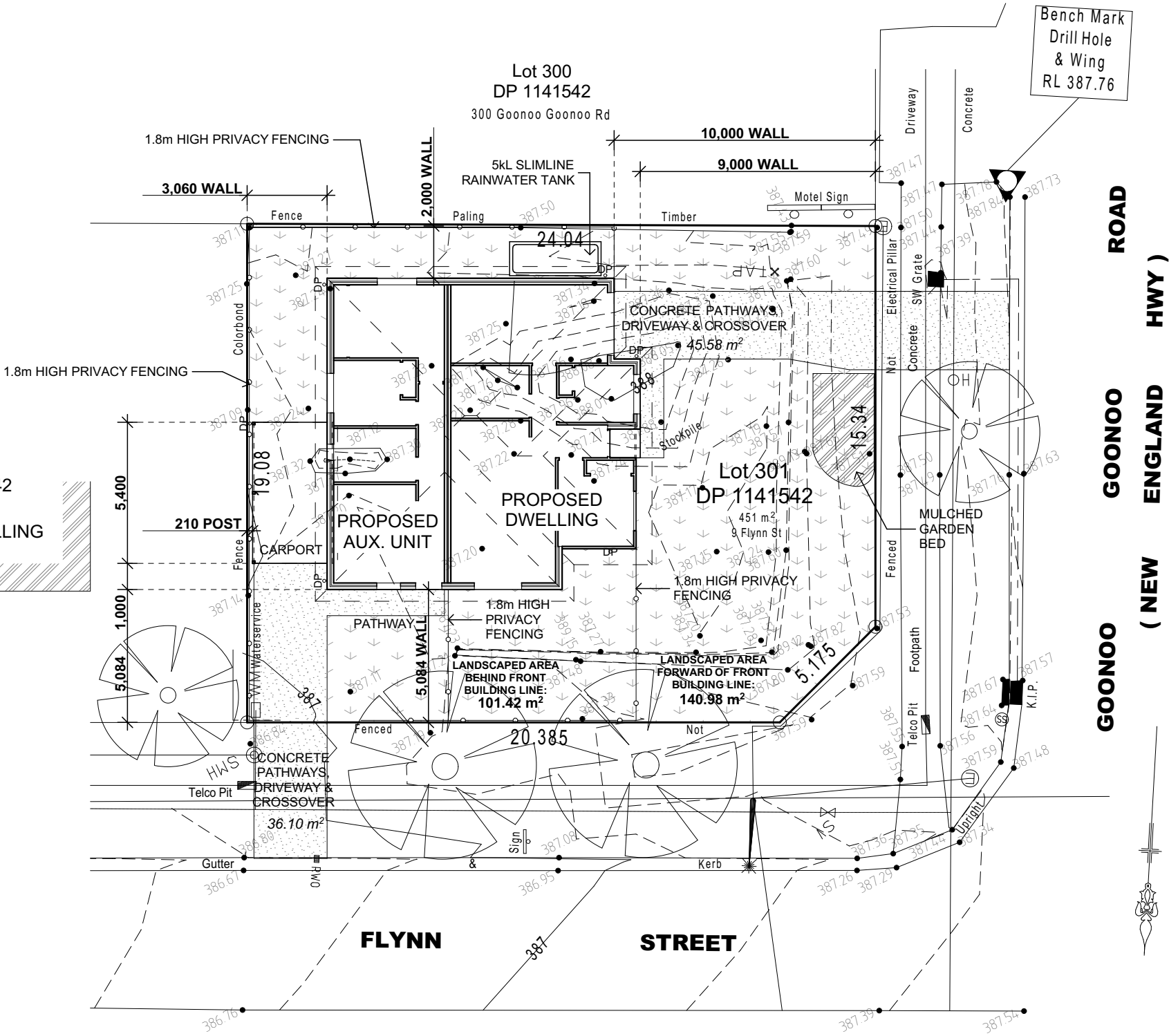
- 1.ALL DIMENSIONS AND FLOOR AREAS ARE TO BE VERIFIIED BY BUILDER.
- 2. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR.
- 3. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
- 4.ALL BOUNDARY CLEARANCES MUST BE VERIFIED BY THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY BUILDING WORK.
- 5. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST BE TAKE PREFERENCE TO THIS DRAWING.
- 6. STORMWATER TO BE CONNECTED AND DISCHARGED TO COUNCIL'S REQUIREMENTS AND TO AS 3500.3-1990.
- 7. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORKS.

NOTE: THESE DRAWINGS ARE TO READ IN CONJUNCTION WITH TENDER DOCUMENTS AND SCHEDULE OF FINISHES. THE TENDER DOCUMENTS ARE TO TAKE PRECEDENCE OVER THE DRAWINGS . ANY DISCREPANCY IS TO BE REFERRED TO BRAMWELL HOMES.

Legend

- spot levels
- finished floor levels
- trees to be retained to verified on site
- trees to be removed
- private open space
- storeys

Lot 302
DP 1141542
7 Flynn St
EXISTING DWELLING



NOTES:

- All building work shall be carried out in accordance with the Building Code of Australia,
- Smoke detectors to be hard wired and interconnected in accordance with part 3.7.2. of the BCA and AS3786,
- Provide Termite protection in accordance with AS3660.1,
- All timber framing generally to be in accordance with AS1684, Part 3.4.4 of the BCA,
- Mechanical ventilation shall be installed in accordance with AS1680.0
- Masonry materials and construction to be in accordance with AS3700
- All internal wet areas to be waterproofed in accordance with AS3740
- Provide lift-off hinges to all toilet doors with an internal length of 1900mm or less.
- Plumber to Provide Location & Design Plans for On-Site Rain Water Tanks to Building to be submitted at Time of Approvals.
- All components of a Water System Intended for rainwater tank application must comply with Plumbing and Drainage Act 2002 (Act) & public health requirements.

A Rainwater Tank must:

- incorporate acceptable devices to ensure a continuous supply of water to all internal fittings.
- incorporate appropriate back-flow prevention devices to prevent tank water from entering the reticulated water supply network in accordance with AS/NZS 3500:2003 Plumbing & Drainage.
- incorporate acceptable screens or methods of preventing mosquitoes and vermin entering the tank.
- a screened downpipe rainhead, having screen mesh 4-6mm and Designed to prevent leaves from entering each downpipe.

The placement of a rainwater tank and its overflows must be Designed to ensure Stormwater does not:

- pond under building floors.
- flood around foundations and footings of buildings.
- cause nuisance to neighbours.

- Disperse surface water away from Building so no ponding of water occurs beside Building.
- Disperse all water away without nuisance to Neighbours.

- Plumber to provide Stormwater and Sewer Plan to Council requirements to be submitted at Time of Approval.

- Plumber to Provide Location & Design Plans for On-Site Rain Water Tanks to Building to be submitted at Time of Approvals. To be designed to all Australian Standards & BCA.

- Plumber to verify Council Sewer Jump Up location before starting any work.

- Gutters & Downpipes to be designed and constructed in accordance with AS/NZS 3500.3 - Stormwater Drainage, or AS/NZS 3500.5 - Domestic Installations, Section 5 - Stormwater Drainage, BCA part 3.5.2 Gutter and Downpipes.

- 100mm Diameter UPVC Stormwater Pipes out into Channel and Kerbing of road or to Council requirements.

- Gas Hot Water Supply System to be Designed & Installed in accordance with Australian Standards & BCA. To be installed by an approved and Qualified Person.

- Builder to verify any Object on Site and surrounding Land that will affect the Building Location on Site before any Works begin. Builder to contact Designer before Plans are to be submitted to Council.

- Driveway is to be constructed in accordance with AS2890.1.

- Exhaust fans to the bathroom under Clause 3.8.5.2 (c) of the BCA are required to be exhausted:
 - (i) directly to outside the building by way of ducts; or
 - (ii) into a roof space that-
 - (A) is adequately ventilated by open eaves, and/or roof vents; or
 - (B) is covered by roof tiles without sarking or similar materials which would prevent venting through gaps between the tiles.

SCALE @ A3 - 1:200

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND AS 1684. DIMENSIONS ARE TO BE VERIFIED ON SITE BY CONTRACTORS PRIOR TO SET OUT AND CONSTRUCTION. DIMENSIONS TAKE PRECEDENCE OVER SCALE (DO NOT SCALE OFF PLAN). ALL TRADES TO CONFORM TO THE RELATIVE STANDARDS PERTAINING TO THEIR WORKS.

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PROPOSED RESIDENTIAL
DWELLING
CUSTOM DESIGN
LOT 301 FLYNN STREET
SOUTH TAMWORTH, NSW

DATE: 31/05/2023

DRAWN: NG

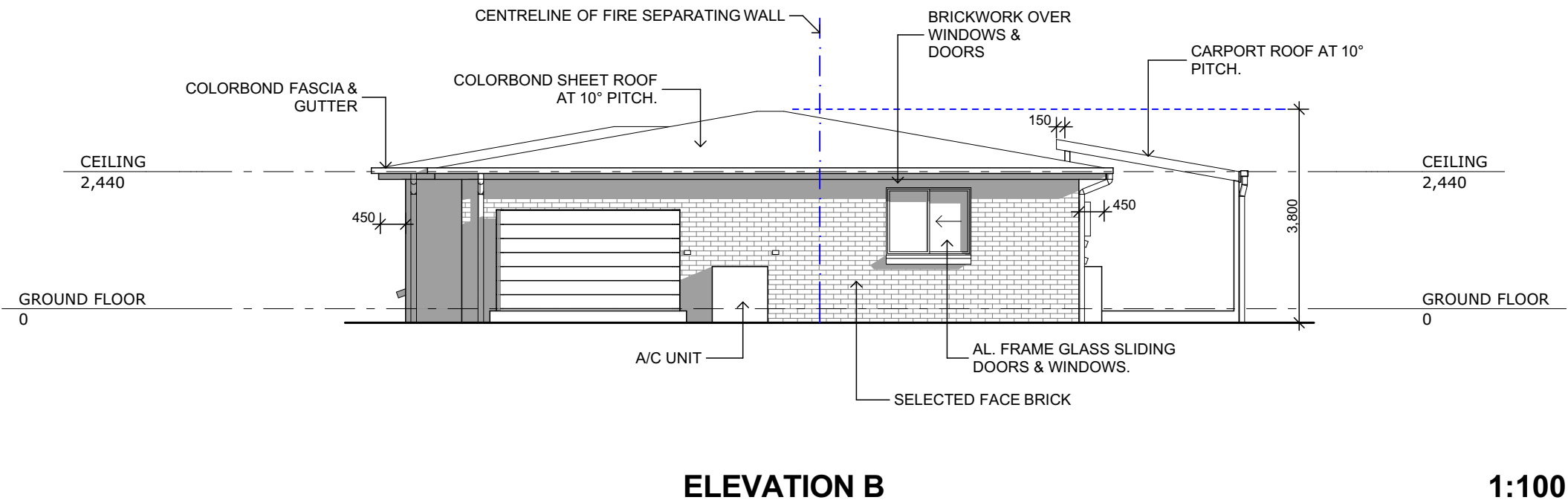
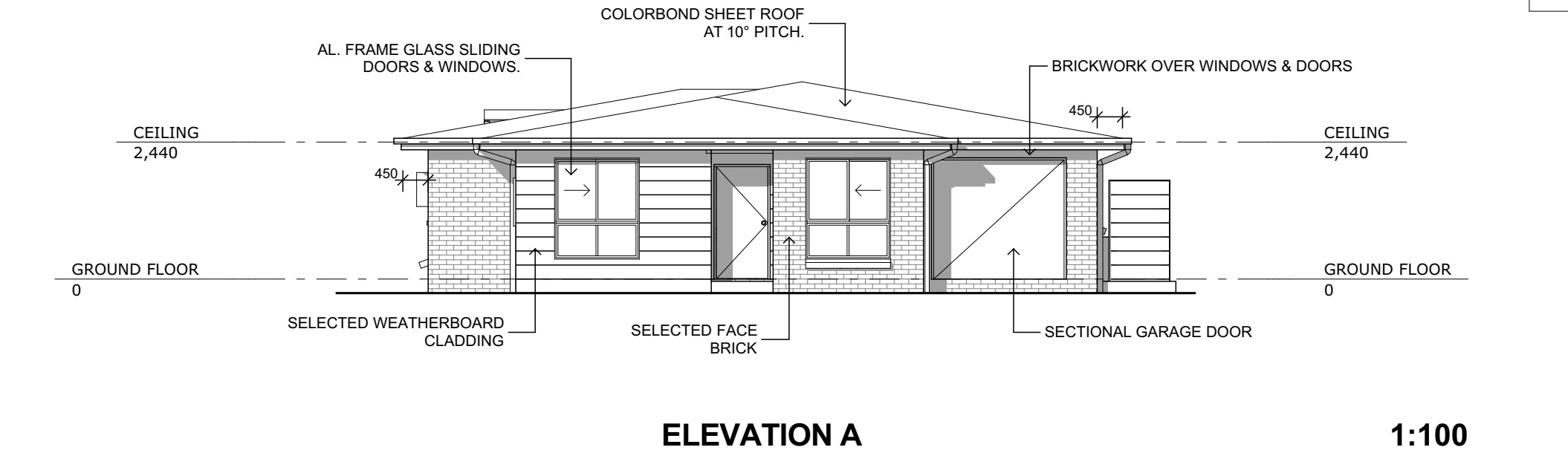
JOB NUMBER :
202302201

SITE PLAN

ISSUE D
1

NOTES:
- TIMBER ROOF TRUSSES AND WALL FRAMES TO MANUFACTURES SPECIFICATIONS
- GLAZING TO WINDOWS/DOORS TO AS1288 - 2006
- LAMINATED GLAZING TO WET AREA WINDOWS TO AS1288 - 2006
- EXPANSION JOINTS TO BRICKWORK IN ACCORDANCE WITH ENGINEERS SPECIFICATIONS

SPECIFIC NOTES:
INSULATION REQUIREMENTS:
CEILING - AS PER BASIX CERTIFICATE
WALL - AS PER BASIX CERTIFICATE



SCALE @ A3 - AS SHOWN

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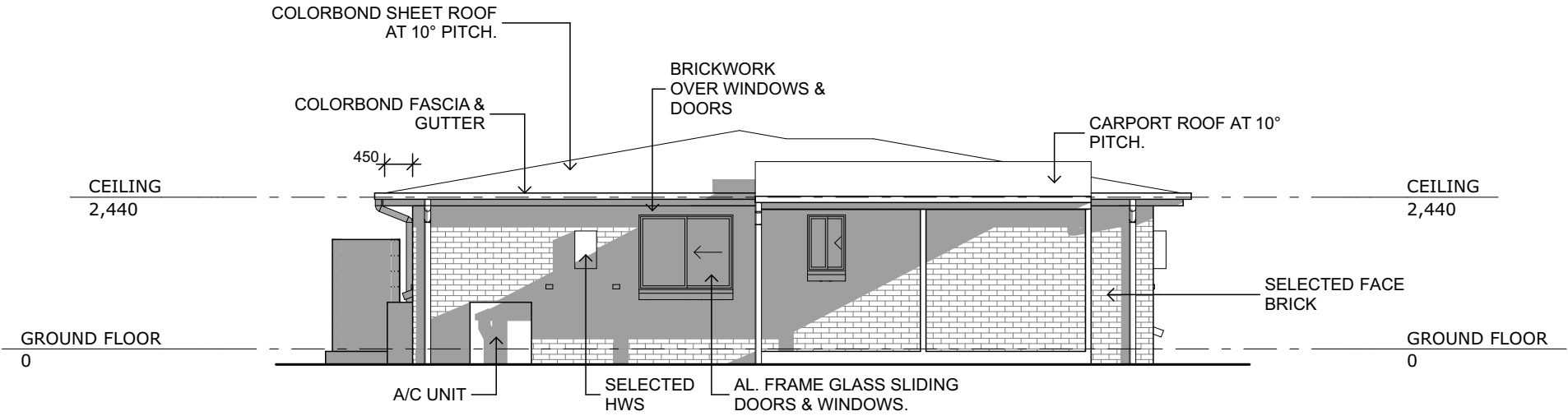
ELEVATIONS

ISSUE D
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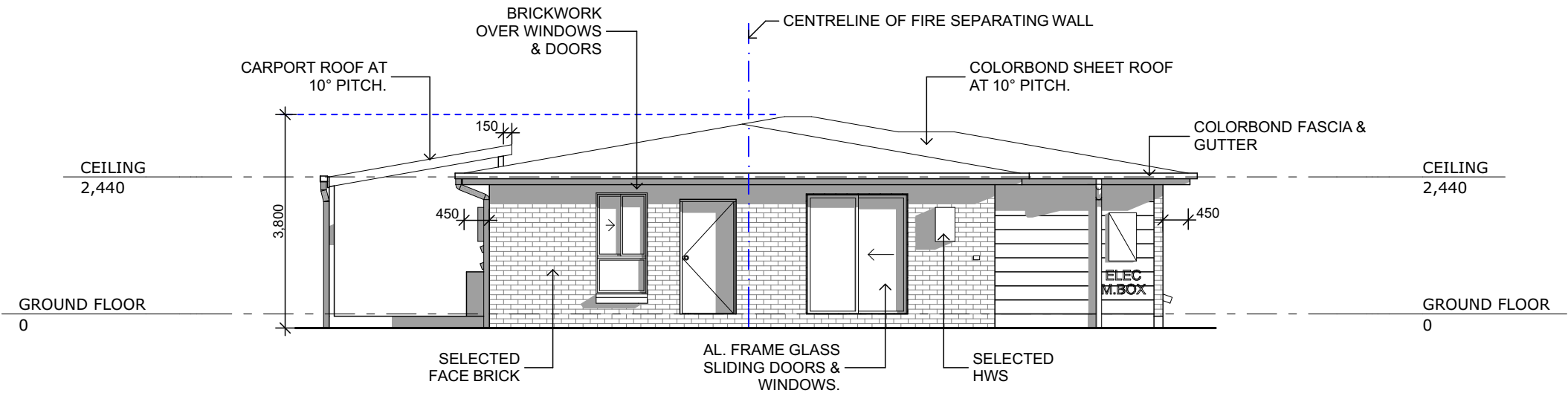
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ELEVATION C

1:100



ELEVATION D

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