


IMPORTANT CONSTRUCTION NOTES

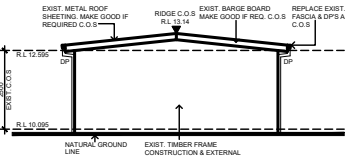
THESE NOTES APPLY TO ALL OWNER-S BUILDER, TRADES, SUPPLIER, MANUFACTURE, WORKERS, CONTRACTORS, CONSULTANTS ETC. ALL MUST READ THESE NOTES PRIOR TO PROVIDING QUOTES. SERVICES, LEGAL AGREEMENTS, SITE WORKS ETC.

- 1/ These note apply to this page and all other information, documents, disclaimer, specification etc. issued for the works by CA Design.
- 2/ Written / Drawn information & Construction Specification to be read together and applied as one document. Do not scale drawings, work to survey, figured dimensions & site conditions, refer to specification/s etc.
- 3/ Figured Dimensions to be checked against survey, and or site dimensions available. Larger details generally apply in preference to smaller scale drawing / details. Advise of discrepancies as required prior to build.
- 4/ Check all Documentation & Site Conditions for accuracy / and or application to existing site conditions, building, structure, services, fixtures etc. Report any discrepancies prior to start on site final contract, legal and or any site works, manufacture etc. commenced.
- 5/ Items / Detailing not shown, but required, shall be allowed for, and incorporated into the works as required and part proper, safe and complete construction as per BCA, Australian Standard and or Authority requirements
- 6/ Work Set-Out to be carried out by registered Surveyor, Obtain written / drawn certificate/s as required.

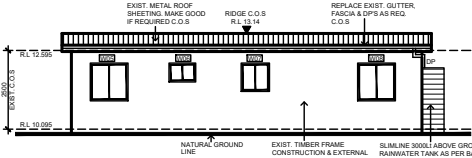
- 7/ Obtain Information surveyors, engineers, other consultant, details, reports, Authority Approvals / requirements etc. As required by Law and or to ensure safe and proper work / job, prior to quote / contract / legal or any site work. Including where new and or existing works / services are affected and or could be affect due to proposed. Obtain work-shop drawings as required for detail work.
- 8/ B.C.A and Compliance, Ensure all plans / proposed / works are approved by relevant Authorities & that the construction / work comply with and \ are done / built to the current B.C.A and applicable Australian Standards AS-A etc. and or Authority approval / conditions of approval. Including Structural, Framing, Essential Services, Site safety, landscaping etc.
- 9/ Owners Approval shall also be obtained prior, for materials, finishes, and or other items / inclusions to be incorporated into the works / job prior to supply, manufacture / build / install. Ensure to comply with item 8.
- 10/ Pest & Termite. An approved control / treatment/s to be done and or installed as required by the BCA / Authority, to new and or existing work/s, building, obtain certificates/s and if required install an approved system for ongoing treatment.
- 11/ Insurances/ Cover, the Owner / Builder and Trades must have in place adequate / current and suitable insurance/s policies / cover during the works for workers compensation, construction / risk public liability and self-insurance as required by Law. The Owner/s, Builder shall ensure to inform themselves / obtain written proof / copies of such suitable, adequate and current / valid insurance/s policies / cover.
- 12/ IF IN DOUBT ASK!

OWNER / BUILDER USE OF PLANS, DOCUMENTS, DISCLAIMER NOTE:
Care is taken to prepare these plans/documents and or details on the information provided to CA Design and site information as available at the time, However there is possibility of discrepancy, differences, omissions that may occur as result of site conditions, build menthod/s, need, variance, copy transfer of documents, drawing and or some other reasons.
The owner, builder, shopfitter, trades, manufacture, supplier, end-user etc, and or person/s responsible for and or building the proposed work/s and or works on existing, shall promptly report discrepancies, ensure and check all the plans / documents and or details issued for the job / works are suitable, comply with; and or are also acceptable prior to entering legal agreements, tender, placing orders and or build, and shall have appropriate and valid insurances as required by Law. Refer to by others / others consultants documents for the job / works, including compliance. OHS & or Authorities / Others having Jurisdiction over the works, including details, inspection, and or approvals etc. as required by Law.
CA Design and it's owner does not accept any liability or risk taken, and disclaim any liability for any cost, loss, damage claim, of whatever nature of kind (including negligence) suffered or incurred by any person, corporations, end-user and or any other legal entity. And such persons, corporation, end-user and or any legal entity agree to and shall hereby indemnify CA Design and it's owner for such, which arises out of any use of, interpretation, alleged reliance upon on it's plans / documents and or services or the like.
This note applies to all of CA Design plans, documentation, service and forms part of same. (Project management and or building is not an CA Design service.)

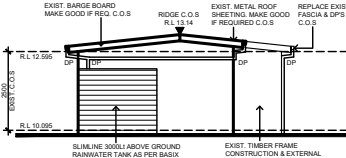
NOTES:	
* ALL DOWNPIPES TO BE VERIFIED ON ON SITE BY BUILDER AND PLUMBER	
* ALL ARTICULATIONS JOINTS TO STRUCTURAL ENG. DETAILS	
* ALL BEAMS TO AS PER STRUCTURAL ENGINEERS DETAILS	
*  - SMOKE DETECTOR	
* C.O.S - CONFIRM ON SITE	
* PROVIDE TERMITE PROTECTION TO BE IN ACCORDANCE WITH AS 3660.1-2000	
* EXIST. R/C SLAB TO REMAIN	
* PROVIDE EXHAUST FAN TO L'DRY & BATHROOM AS SELECTED	
AREA CALCULATIONS	
SITE AREA:	792.7m2
MAX. AREA:	368.6m2
PRO. AREA:	302.1m2
PRO. FSR:	0.38:1
* NOTE: FSR CALCULATION INC. WALL THICKNESS & EXCLUDE: VERANDA, GARAGE, BALCONY, PERGOLA & FF STAIR VOID	
EXIST. GF	136.8m2
EXIST. FF	110.8m2
EXIST. GARAGE	033.8m2
EXIST. FF FRONT BALCONY	012.9m2
EXIST. FF BACK BALCONY	026.7m2
EXIST. GF VERANDA	013.6m2
EXIST. PERGOLA	047.4m2
PROP. GRANNY FLAT	054.5m2
GROSS TOTAL:	436.5m2
PRIVATE OPEN SPACE	
REQUIRED 80m2	
PROPOSED	230.5m2



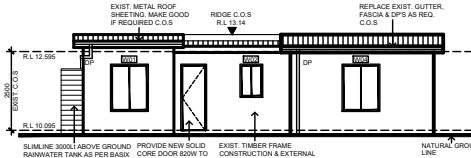
NORTH ELEVATION



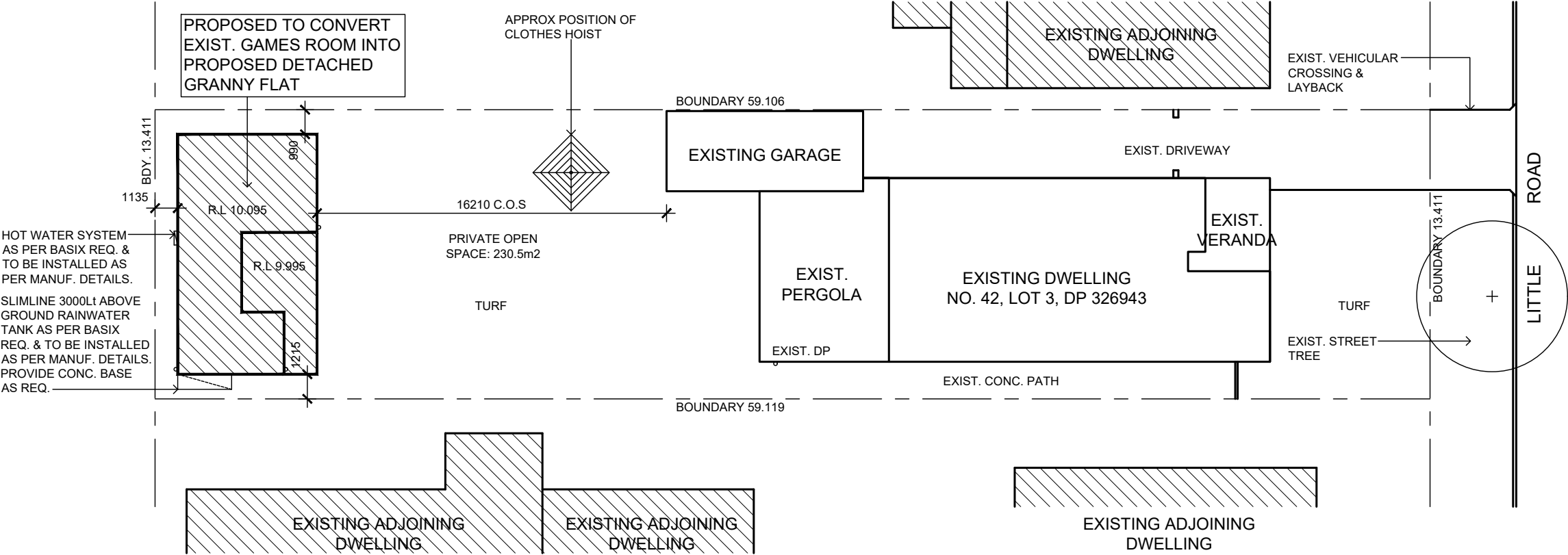
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



BUILDER REFER TO BASIX CERTIFICATE
Ensure to comply with all items as per certificate.
Refer to engineer Details & Spec. Also the General Construction (Building) Specification issued for the works.

SITE PLAN



Originals print A3 = 1:200, A4 = reduce by 50% = 1:400
colours & scale = result of data transfer / print settings.

0 2 4 6 4 10m.
SCALE:

Project; #2508

For; Kevin

At; 42 Little Road, Bankstown

Title; Notification Plan

Drwg; 1 of 1

Scale; Noted

LGA; Bankstown

Issue; DA

Convert games room into proposed detached granny flat

CA

Design

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Design Plans to Your Needs

NOTE: DO NOT SCALE OFF DRAWINGS WORK TO FIGURED DIMENSIONS & SITE DIMENSIONS AVAILABLE CHECK ON SITE (C.O.S). ALL DIMENSIONS, LEVELS & SERVICES, TO BE CHECKED AS REQUIRED SUBJECT TO SURVEY, SET-OUT TO BE BY SURVEYOR. REFER TO OTHER CONSULTANTS DOCUMENTS AS REQUIRED READ IMPORTANT NOTES, IF DOUBT ASK!

ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO WORK COMMENCING. DO NOT SCALE FROM DRAWINGS.

ALL MATERIALS AND WORK ARE TO COMPLY WITH ALL RELEVANT, CURRENT S.A.A. STANDARDS AND TO THE REQUIREMENT OF THE RELEVANT LOCAL AUTHORITIES.

PRIOR TO SUBMITTING A TENDER, CONTRACTORS ARE TO VISIT THE SITE AND FAMILIARISE THEMSELVES WITH ALL SITE CONDITIONS AND ALLOW FOR ANY CONTINGENCY WHICH MAY AFFECT THE TENDER.

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DA