

GENERAL NOTE:

IMPORTANT NOTES:

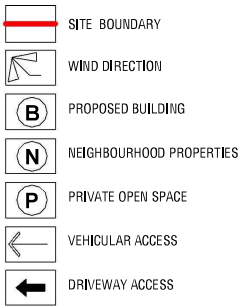
- * All materials must be in accordance with Australian Standards
- * All construction must be in accordance with all relative building codes, regulations and Council requirements
- * Workmanship and methods are to be in accordance with good building practice
- * Any item not shown on the plans but which is required for proper construction and or finish is to be carried out as part of the contract
- * Figured dimensions should be taken in preference to scaling off the drawings
- * Dimensions are in millimetres unless otherwise stated
- * Do not scale from drawings but refer to measurements shown on drawings
- * Builder shall check dimensions and levels thoroughly prior to the commencement of work
- * No fabrication is to occur direct from measurements taken from the drawings
- * All measurements for the purpose of fabrication and manufacture shall be taken directly from the site as built
- * Levels shown are diagrammatic only and are to be verified on site
- * All concrete footings, piers, slabs and steel structures to be designed and certified by a Structural Engineer
- * Prefabricated roof trusses, wall frames and deep floor joists to be detailed and specified by the manufacturer
- * New storm water drainage must be directed away from the building via suitable drain pipes and deposited or connected to existing storm water drainage in a location as required by Council
- * Waterways and watercourses shall not be altered unless permission is granted by Council
- * Permission must be granted by the Council prior to trees or vegetation removal
- * In the event of excessive excavation, suitable measures are to be carried out to minimize erosion and siltation of the soil

IMPORTANT NOTES FOR STORMWATER DRAINAGE:

STORMWATER DRAINAGE TO BE IN ACCORDANCE WITH AS43500 AND TO MEET THE CODE OF STANDARDS REQUIREMENT FOR THE DISCHARGE OF WATER.
ROOF STORMWATER TO BE DRAINED TO STREET KERB AND GUTTER OR DRAINAGE EASEMENT TO EXISTING STORMWATER SYSTEMS BY 100mm PVC PIPES @1.80 FALL.

ALL WORK TO BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS WHERE APPLICABLE:

DEMOLITION: AS 2601-2001
CONCRETE SLAB & FOOTING SYSTEM: AS2670
DAMP PROOF & FLASHINGS: AS2904
STEEL REINFORCING BARS: AS1302
WELDED WIRE REINFORCING FABRIC: AS1304
STEEL STRUCTURES: AS1250
BRICKWORK: AS3700
MORTARS & RENDER: AS2427
FIRE HOSE REELS: AS 2441
GALVANISING: AS4680-AS4761-AS4782
FORMWORK: AS1606/AS1510
STRUCTURAL STEEL: AS4100
TIMBER FRAME: AS1684
TREATED TIMBERS: AS1604
TIMBER STRUCTURES: AS1720
HANDRAILS: AS1170
PLASTIC ROOF & WALL CLADDING: AS4256
PLASTERBOARD: AS2589
ROOFING: AS1592
ROOF TILES: AS2049-AS2050
REFLECTIVE FOIL: AS4200
CORRUGATED: AS 2906
CLADDING: AS 1288
SANITARY SEAL: AS3500
WATER: AS3500
GAS: AG601
ELECTRICAL: AS3000
STAIRS: AS1428
LIFT/EL: AS/NZS2699
SUSPENDED CEILING: AS2785
FLOORING: AS1782
VENTILATION, EXHAUST SYST: AS1698
WINDOWS ALUMINIUM: AS2047
TIMBER WINDOWS: AS2047
DOORS: AS2589
GARAGE DOOR: AS/NZS 4505
DPC & FLASHINGS: AS2904
STORMWATER: AS3500
HOT WATER SYSTEMS: AS3500
All Hot Water System must be to a minimum 3.5 star rating and meet SEDA's Greenhouse ratings
All bathroom/kitchen taps, showerheads and toilet cisterns must be AAA rated
As referred to in Council's Energy Smart Water Development Control Plan
SMOKE ALARM: AS3786 Part 3.7.5 of the NCC
SUB-FLOORING: AS66
SWIMMING POOL: AS1926, 1-2012 Note: 1200 High Child Proof Safety Fence & Self Closing, Self Locking Gate
FIRE AND SMOKE CONTROLS: AS 1968
EMERGENCY EXIT: AS2959
BUILDING IN BUSHFIRE AREAS: AS3659
WATER PROOFING: AS3740
TILING: AS/NZS3001
INSULATION: AS2927
Roof or ceiling area to be insulated to a R3 rating
ACOUSTIC: AS2021
FOOD SAFETY: 3.2.2 (Food Premises and Equipment)
DESIGN, CONSTRUCTION & FIT OUT OF FOOD PREMISES: AS4674-2004
TERMITE PROTECTION: AS3960
CHECK FOR THE MOST RECENT BUILDING CODES AT: HYPERLINK "http://www.standards.com.au/"
WWW.STANDARDS.COM.AU OR PHONE 1300 308 586



1 | SITE PLAN

SCALE: 1:200

IMPORTANT NOTES FOR STORMWATER DRAINAGE:

STORMWATER DRAINAGE TO BE IN ACCORDANCE WITH AS43500, 3.2 PART III AND TO MEET THE CODE OF STANDARDS REQUIREMENT FOR DISCHARGE OF WATER.
ROOF STORMWATER TO BE DRAINED TO STREET KERB AND GUTTER OR DRAINAGE EASEMENT TO EXISTING STORMWATER SYSTEMS BY 100mm PVC PIPES @1.80 FALL.

AFFORDABLE PLANS

EDIE BOYACIOGLU
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REVISION

Issue for CDC

16/02/25 A

ADDRESS

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LEOPOLD ST, ASHBURY NSW
2193

CLIENT

PROJECT NO 2025003

PROJECT

PROPOSED ALTERATION AND
ADDITION

CHK: FF

DSG: FF

DRW: FF

APR: FF

DRAWING TITLE

SITE PLAN/ SITE ANALYSIS



DRAWING NO.

SCALE @ A3As indicated

CDC14

DO NOT SCALE THE DRAWINGS. READ ALL DIMENSIONS SHOWN. ALL DIMENSIONS NOTED ON ALL PLANS AND EXISTING DOCUMENTS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR TO ANY COMMENCEMENT OF ANY WORK OR WORKING ON SITE TO CLIMB AND DISCREPANCIES BETWEEN ALL PLAN DRAWINGS AND DOCUMENTATION RELEVANT TO THE PROPOSAL. SITE WORKING GROUND LEVELS MAY VARY DUE TO SITE CONDITIONS.

NOT FOR CONSTRUCTION