

GENERAL NOTES

COMPLY WITH REGULATION AND BY-LAWS OF AUTHORITIES WITH JURISDICTION OVER THE WORKS AND INCLUDING THOSE RELATING TO WATER SUPPLY, GAS, SEWERAGE, HEALTH AND ELECTRICITY. GIVE ALL NOTICES AND PAY ALL FEES REQUIRED BY THE AUTHORITIES.

THE CONDITIONS OF THE DEVELOPMENT APPLICATION APPROVAL FROM ACTPLA ARE TO BE ADHERED DO

ALL WORK TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS AND LOCAL BUILDING REGULATIONS.

DO NOT SCALE DRAWINGS. ALWAYS REFER TO WRITTEN DIMENSIONS

CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING CONSTRUCTION OR PRODUCING SHOP DRAWINGS OR FABRICATING COMPONENTS. TENDERS ARE TO VISIT THE SITE AND FAMILIARISE THEMSELVES WITH ALL EXISTING CONDITIONS. NO EXTRA CLAIMS FOR FAILING TO ALLOW FOR EXISTING CONDITIONS WILL BE ADMISSABLE

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE ENGINEERS DETAILS. CONFIRM STEEL SIZES PRIOR TO CONSTRUCTION. ALL MATERIALS AND FINISHES SHALL BE APPROVED BY THE CLIENT. VARIATIONS TO THE PLAN AND SPECIFICATIONS SHALL NOT BE MADE WITHOUT THE CONSENT OF THE OWNERS.

THIS PLAN IS PREPARED FROM A COMBINATION OF FIELD SURVEYS AND EXISTING RECORDS PROVIDED BY CONSULTANTS ENGAGED BY THE CLIENT. SERVICES AND INFORMATION SHOWN HEREON HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. IF NOT ABLE TO BE LOCATED, SERVICES HAVE BEEN PLOTTED FROM RECORDS OF RELEVANT AUTHORITIES WHERE AVAILABLE AND HAVE BEEN NOTED ACCORDINGLY ON THIS PLAN.

PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, RELEVANT AUTHORITY SHOULD BE CONTACTED FOR THE POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATION OF THOSE SERVICES.

ALL MATERIALS AND ASSEMBLIES SHALL COMPLY WITH C1.10 OF THE NCC. ALL WET AREA FLOORS SHALL BE GRADED AND DRAINED TO FLOOR WASTES TO COMPLY WITH PLUMBING CODES AND THE NCC REQUIREMENTS.

PROVIDE IMPERVIOUS WALL TO FLOOR JOINTS TO THE PERIMETER OF ALL WET AREAS. WATER PROOFING SHALL COMPLY WITH C1.F1.7 OF THE NCC. CONFIRM LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION.

TILES & FLASHINGS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS

ALL WINDOWS ARE TO BE CHECKED ON SITE FOR SIZES, AND INSTALLATION REQUIREMENTS PRIOR TO MANUFACTURE BY THE WINDOW MANUFACTURER. ALL WINDOWS TO BE AS PER ENERGY RATING REPORT

WATER HEATER IN HOT WATER SUPPLY SYSTEM TO COMPLY WITH CLAUSE 3.12.5.6 OF THE BCA

LIGHTING TO COMPLY WITH CLAUSE 3.12.5.5 OF THE BCA

BRICK PIERS TO COMPLY WITH BCA AND AS4773

PROVIDE TERMITE BARRIER TO COMPLY WITH AS.1694 'PHYSICAL BARRIERS' & AS.3660, INSTALL STRICTLY IN ACCORDANCE WITH MANUFACTURERS WRITTEN RECOMMENDATIONS

STAIR RISER AND GOINGS SHALL BE IN ACCORDANCE WITH THE NCC:  
RISER 190max. 155min  
GOINGS 355max. 240min  
QUANTITY (2xRISER + GOING) 700max. 550min

STAIRS SHALL BE BALUSTRADED WHERE HEIGHT TO FINISHED GROUND LEVEL EXCEEDS 1.0m. THE BALUSTRADE SHALL BE 1000mm HIGH AND NOT LESS THAN 865mm ABOVE STAIR NOSINGS. NO OPENING IN THE BALUSTRADE MUST ALLOW A 125mm SPHERE TO PASS THROUGH. LOADING FORCES MUST BE IN ACCORDANCE WITH AS1170.1

WHERE HEIGHT OF STAIR IS GREATER THAN 570 ABOVE FINISHED GROUND LEVEL A LANDING IN ACCORDANCE WITH CLAUSE 3.9.1.3 SHALL BE PROVIDED.

LICENSED PLUMBER TO SUBMIT WORKS EXECUTED PLAN

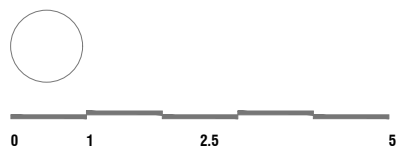
LICENSED ELECTRICIAN TO SUBMIT CES FORM. SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH THE BCA Part 3.7.2 AND AS 3786



VIEW FROM BENTHAM STREET FACING WEST ELEVATION



DETAIL VIEW OF TOWNHOUSE FACING HUTCHINS STREET



YARRALUMLA TOWNHOUSES  
BLOCK 19 SECTION 64  
YARRALUMLA  
1912

COVER PAGE  
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