



## 23 HOWARD AVENUE DEE WHY

CONVERSION OF A COMMERCIAL TENNANCY INTO A RESIDENTIAL UNIT

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DEMOLITION PLAN	DA030	A	24.08.2020
SITE PLAN	DA010	A	24.08.2020
PROPOSED PLAN	DA100	A	24.08.2020

Project: DA FOR CHANGE OF USE  
23 HOWARD AVENUE DEE WHY  
Client: KEN SNELL

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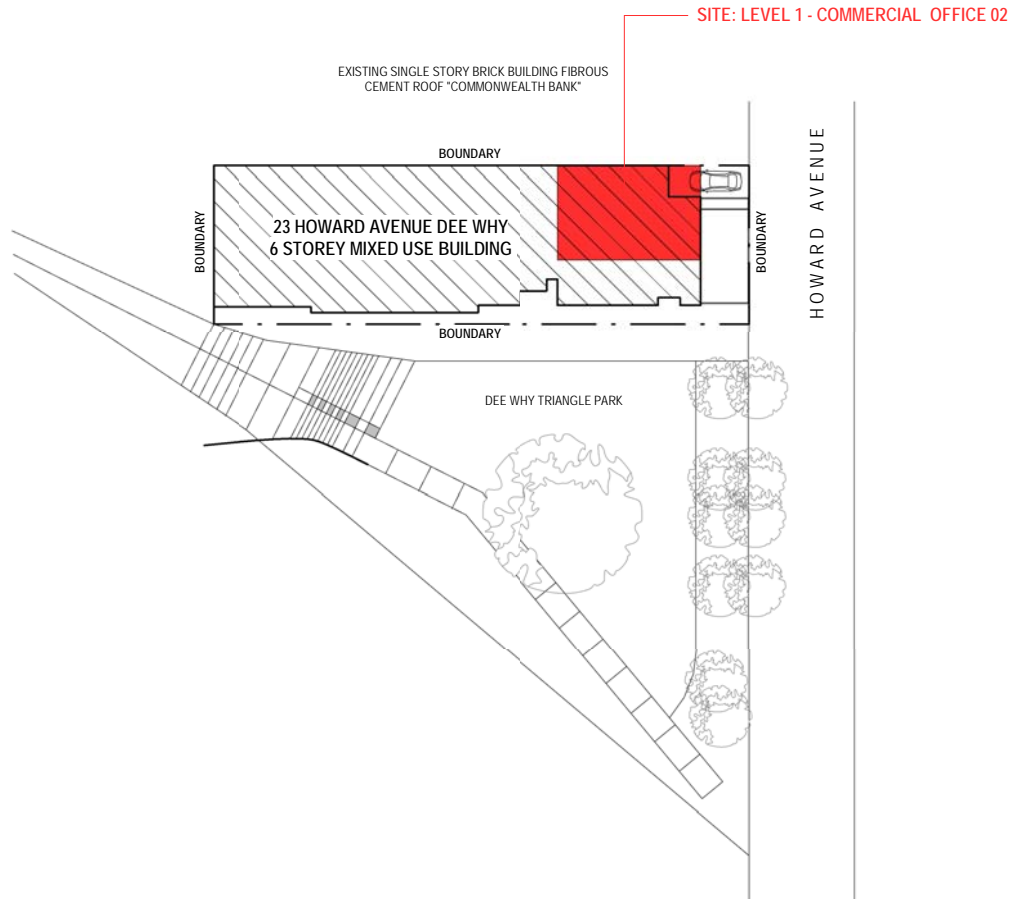
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**COVER PAGE & DRAWING LIST**  
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Number  
**DA000**

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#### CRITICAL NOTES

- ALL SITE LEVELS ARE BASED OFF DATA FROM ACT GOVERNMENT SUBURBAN LAND AGENCY DRAWING NO. 6155-15-037, REVISION G, DATE 04.10.2019. DETAILED LEVEL SURVEY TO BE COMPLETED BEFORE COMMENCEMENT OF SITE WORKS. ARCHITECT TO BE NOTIFIED OF ANY NEW LEVEL INFORMATION.

#### GENERAL NOTES

- WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWING. CONSULT ARCHITECT IF ANY CLARIFICATION IS REQUIRED.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED
- ALL ARCHITECTURAL DRAWINGS MUST BE READ IN CONJUNCTION WITH RELEVANT CONTRACTS, ARCHITECTURAL REPORTS, SCHEDULES AND SPECIFICATIONS AND ALL OTHER CONSULTANT DOCUMENTATION
- ANY DISCREPANCIES IN DOCUMENTATION ARE TO BE NOTIFIED TO THE PROJECT MANAGER AND ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.
- REFER TO MATERIALS AND FINISHES SCHEDULE FOR DETAILS ON MATERIAL SELECTION AND SPECIFICATIONS.
- REFER TO DEVELOPMENT APPLICATION NOTICE OF DECISION FOR ANY AND ALL APPROVAL CONDITIONS.
- ALL WORK TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE INCLUDING RELEVANT AUSTRALIAN STANDARDS AND REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA AND AUSTRALIAN WORK HEALTH AND SAFETY LEGISLATION
- WORK RELATING TO ACCESSIBLE REQUIREMENTS TO MEET AS1428.1, UNLESS NOTED OTHERWISE. IF A DISCREPANCY EXISTS REFER TO PROJECT MANAGER FOR CLARIFICATION.
- WORK RELATING TO OFF-STREET PARKING TO AS2890.1, UNLESS NOTED OTHERWISE. IF A DISCREPANCY EXISTS REFER TO PROJECT MANAGER FOR CLARIFICATION.
- WORK RELATING TO MASONRY TO AS37000.
- INTERIOR LIGHTING LEVELS TO BE COMPLIANT WITH NCC : SECTION J.
- ANY VARIATION IN CONSTRUCTION METHODOLOGY OR IN MATERIAL TYPE OR SPECIFICATION TO BE RECORDED & COMMUNICATED TO THE ARCHITECT & RELATIVE CONSULTANTS TO ENSURE ACCURATE WORK AS EXECUTED DRAWINGS.
- DESIGN DRAWINGS ARE BASED ON SURVEY INFORMATION. PRIOR TO DETAILED DESIGN AND CONSTRUCTION, THE CONTRACTOR IS TO UNDERTAKE A FULL SURVEY TO VERIFY ALL DIMENSIONS AND CONFIRM LOCATION OF EXISTING STRUCTURE, SERVICES, BUILDING FABRIC AND SITE FEATURES.
- INSTALLATION OF SYSTEMS AND PROPRIETARY PRODUCTS TO BE STRICTLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS
- LOCATION AND SPECIFICATION OF ALL ELECTRICAL SERVICES, FIXTURES AND FITTINGS TO BE REFERENCED FROM THE ELECTRICAL ENGINEERS DRAWINGS AND SPECIFICATION. ALL FIXTURES TO BE INSTALLED IN COMPLIANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA.
- LOCATION AND SPECIFICATION OF ALL MECHANICAL SERVICES, FIXTURES AND FITTINGS TO BE REFERENCED FROM THE MECHANICAL ENGINEERS DRAWINGS AND SPECIFICATION. ALL FIXTURES TO BE INSTALLED IN COMPLIANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA.
- LOCATION AND SPECIFICATION OF ALL HYDRAULIC SERVICES, FIXTURES AND FITTINGS TO BE REFERENCED FROM THE HYDRAULIC ENGINEERS DRAWINGS AND SPECIFICATION. ALL FIXTURES TO BE INSTALLED IN COMPLIANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA.
- ANY CONSULTANT DRAWING INFORMATION SHOWN ON THE ARCHITECTURAL DRAWINGS ARE TO BE USED AS A GUIDE ONLY. BUILDER TO ENSURE THEY OVERLAY LATEST CONSULTANT DRAWING.
- ALL STRUCTURAL COLUMN DIMENSIONS SHOWN ON THE ARCHITECTURAL CONCRETE SETOUT DRAWINGS ARE FOR SETOUT PURPOSES ONLY AND SHOULD BE CONFIRMED BY REVIEWING CURRENT STRUCTURAL DRAWINGS
- BUILDER TO UNDERTAKE THEIR OWN DIAL BEFORE YOU DIG

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Sheet Name  
**SITE PLAN**

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Number  
**DA010**

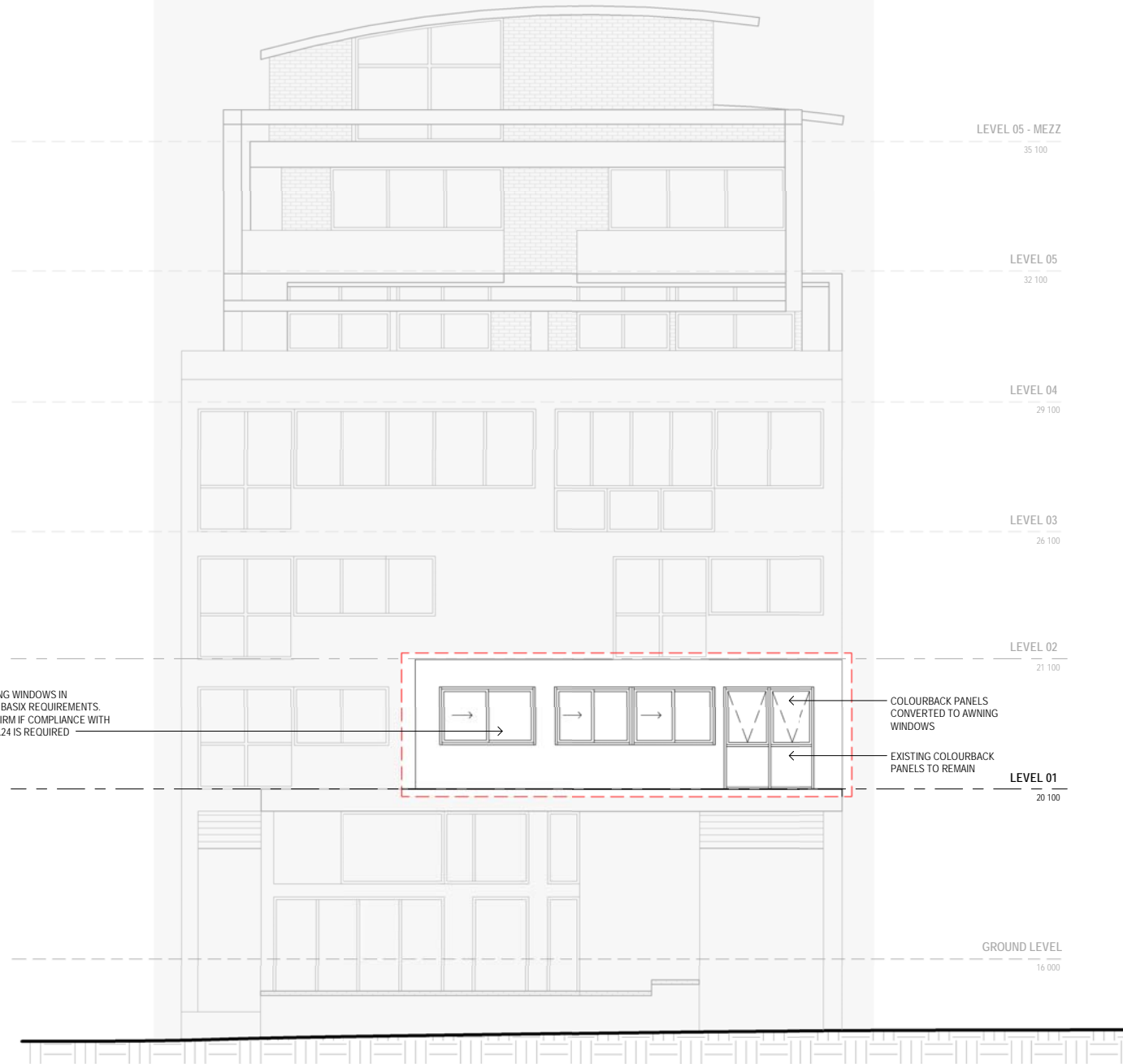
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UPGRADE ALL SLIDING WINDOWS IN  
ACCORDANCE WITH BASIX REQUIREMENTS.  
CERTIFIER TO CONFIRM IF COMPLIANCE WITH  
NCC2019 PART D2, 2.24 IS REQUIRED



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Sheet Name  
**ELEVATIONS**

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