



GENERAL NOTES

Existing conditions plans assume works as per Permit P31815 have been completed and should be read in conjunction with the works approved by that permit.

Builder / Contractors to verify all dimensions on site prior to commencing any works. Builder / Contractors to notify the Architect of discrepancies.

RLs indicated are Finished Level's (FLs) at the Australian Height Datum (AHD). Plan dimensions are to be taken horizontally. Elevation dimensions to be taken vertically. For dimensional setout of walls, columns etc. refer to Dimensional setout plans. Do not scale drawings, use written dimensions only.

This drawing is to be read in conjunction with schedules and specifications.

- ALL WORKS TO COMPLY TO BCA 2019 VOLUME 2
- ALL WATERPROOFING TO COMPLY TO AS 3740-2010
- WINDOW AND DOOR OPENINGS MUST BE FLASHED IN ACCORDANCE WITH CLAUSE 3.5.4.6 OF THE NCC AND AS 2904
- GLASS AND GLAZING IS TO COMPLY WITH NCC 3.6 AND AS 1288-2006 & AS2047-2014.
- EXTERNAL DOORS TO BE WEATHER STRIPPED AND WINDOWS TO COMPLY WITH AS 2047.
- MINIMUM FLOW RATES OF EXHAUST SYSTEM TO KITCHEN, ENSUITE, POWDER ROOM AND LAUNDRY TO BE 40% MIN.
- EXHAUST SYSTEMS TO DISCHARGE EXTERNALLY OF THE DWELLING.
- GLAZING BANDS REQUIRED TO FULL HEIGHT DOORS AND WINDOWS IN THE FORM OF AN OPAQUE BAND 20MM MIN IN HEIGHT AND LOCATED BETWEEN 700MM-1200MM ABOVE FFL.
- SMOKE DETECTORS THROUGHOUT TO BE INTERCONNECTED AND HARD-WIRED AND TO COMPLY WITH AS 3786-2014.
- ALL TIMBER FRAMING TO COMPLY WITH AS 1684-2010.
- PLUMBING AND DRAINAGE TO COMPLY WITH AS 3500.
- SLABS AND FOOTING TO COMPLY WITH AS 2870-2011.
- POOL FENCE TO COMPLY TO AS 1926.1-2012

- INSULATION SCHEDULE:**
- CEILINGS R5.0 TO GYM & FIRST FLOOR
 - SKYLIGHT SHAFTS >R2.5
 - EXTERNAL WALLS R2.0 & VAPOUR PERMEABLE FOIL TO GYM & LAUNDRY >R1.0 TO GARAGE STAIRS
 - INTERNAL WALLS R2.0 TO GYM SUB FLOOR

- SEALING REQUIREMENTS:**
- ALL EXHAUST FANS TO BE FITTED WITH DAMPERS AS PER NCC.
 - EXTERNAL DOORS TO BE WEATHER STRIPPED AND WINDOWS TO COMPLY WITH AS2047.
 - ALL GAPS FROM SERVICE PENETRATIONS ARE TO BE SEALED.
 - ALL CHIMNEYS AND FLUES TO HAVE DAMPERS AS PER BCA 3.12.3.1, IF APPLICABLE.

REV	DESCRIPTION	DATE	ISSUE PURPOSE
15	Minor Changes to HV, CL	2024.10.15	ISSUED FOR CONSTRUCTION
14	Minor Changes to HV	2024.07.19	
13	Fence Issued for Information	2024.07.02	
12	Issued for information	2024.06.25	
11	Issued for information only	2024.06.14	
10	Issued for Review	2024.04.15	
9	Issued for Information Only	2023.08.31	
8	Issued for Information	2023.08.01	

5 Detail
Proposed Fence Detail 1:10 @ A1

6 Proposed Detailed Elevations
WD-550 Front Fence East Elevation Detail 1:10 @ A1

PROJECT: 117 Kooyong Rd Armadale VIC 3143

DRAWING TITLE: Proposed Front Fence

SCALE: As indicated @ A1

DRAWING NO.: **WD-550B**

DATE: 2024.10.15

REV: **15**

DATE PRINTED: 15/10/2024 4:32:30 PM

FILE PATH: C:\Users\jgall@alcoom\OneDrive\17 Kooyong Road - edge\441007.rvt

trethowan

25 William Street, Cremorne
T 03 9421 5448 - trethowan.com.au

ARCHITECTURE
INTERIORS
HERITAGE