

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.

ISSUE 1
15/01/2021
DA

GENERAL NOTES:

PROVIDE TERMITE PROTECTION AS PER AS 3660.1

ALL DOWNPIPES TO BE VERIFIED ON ON SITE BY BUILDER AND PLUMBER

PROVIDE WATERPROOF MEMBRANE AS PER STRUCTURAL ENG. DETAILS

ALL STEEL BEAMS TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS. DETAILS

ALL ARTICULATIONS JOINTS TO STRUCTURAL ENG. DETAILS

ALL R.L LEVEL TO BE C.O.S WITH BUILDER

CUT & FILL C.O.S WITH BUILDER

REIN. CONC. SLAB AS PER ENGINEER DETAILS / SPEC.

AREA CALCULATIONS

SITE AREA:	215m2
GROUND FLOOR	80.1m2
FIRST FLOOR	96.4m2
GARAGE	25.7m2
GROSS TOTAL:	202.2m2

IMPORTANT CONSTRUCTION NOTES

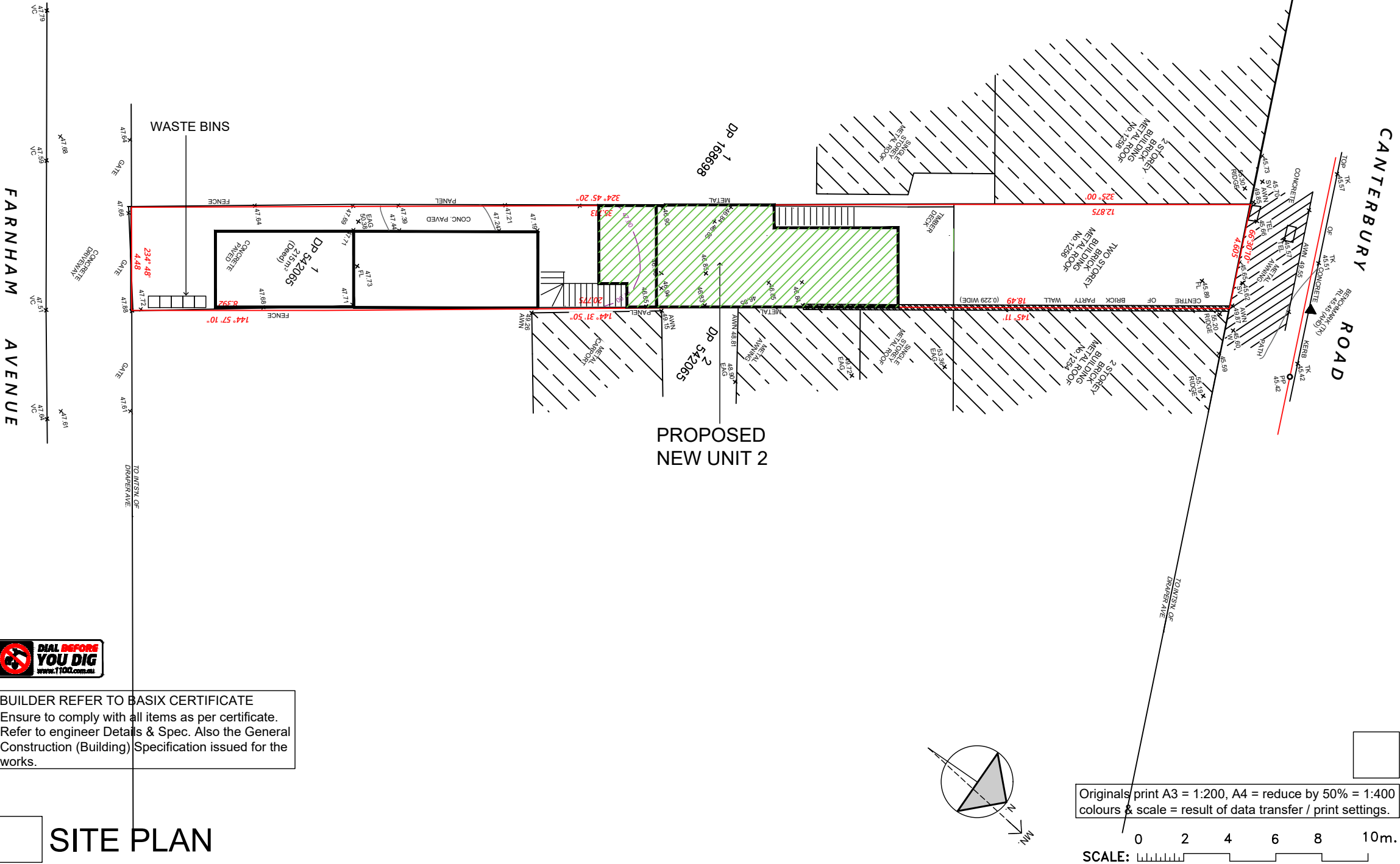
THESE NOTES APPLY TO ALL OWNER-S BUILDER, TRADES, SUPPLIER, MANUFACTURE, WORKERS, CONTRACTORS, CONSULTANTS ETC. ALL MUST READ THESE NOTES PRIOR TO PROVIDING QUOTES. SERVICES, LEGAL AGREEMENTS, SITE WORKS ETC.

- 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/s 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!**

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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 menthods/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.)



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

Project; #1803 Alteration & Additions
For; George Moussa
At; 1256 Canterbury Road, Roselands
Title; SITE PLAN
Drwg; 1 of 7 Scale; Noted LGA; Bankstown
Issue; DA

CA Design
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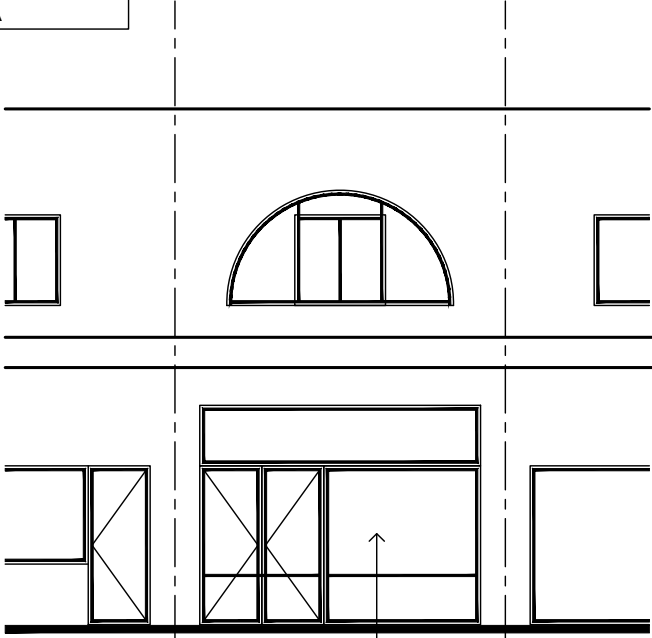
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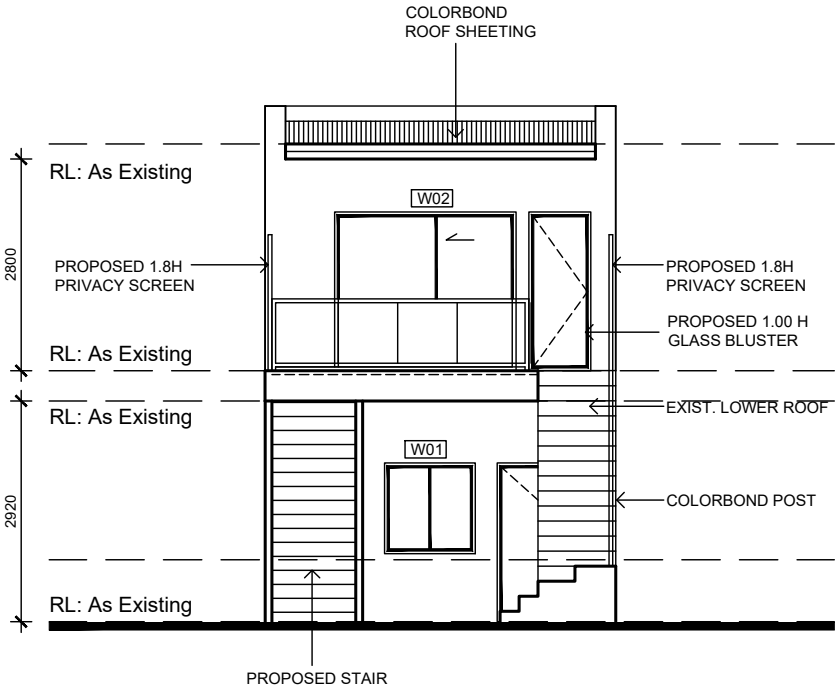
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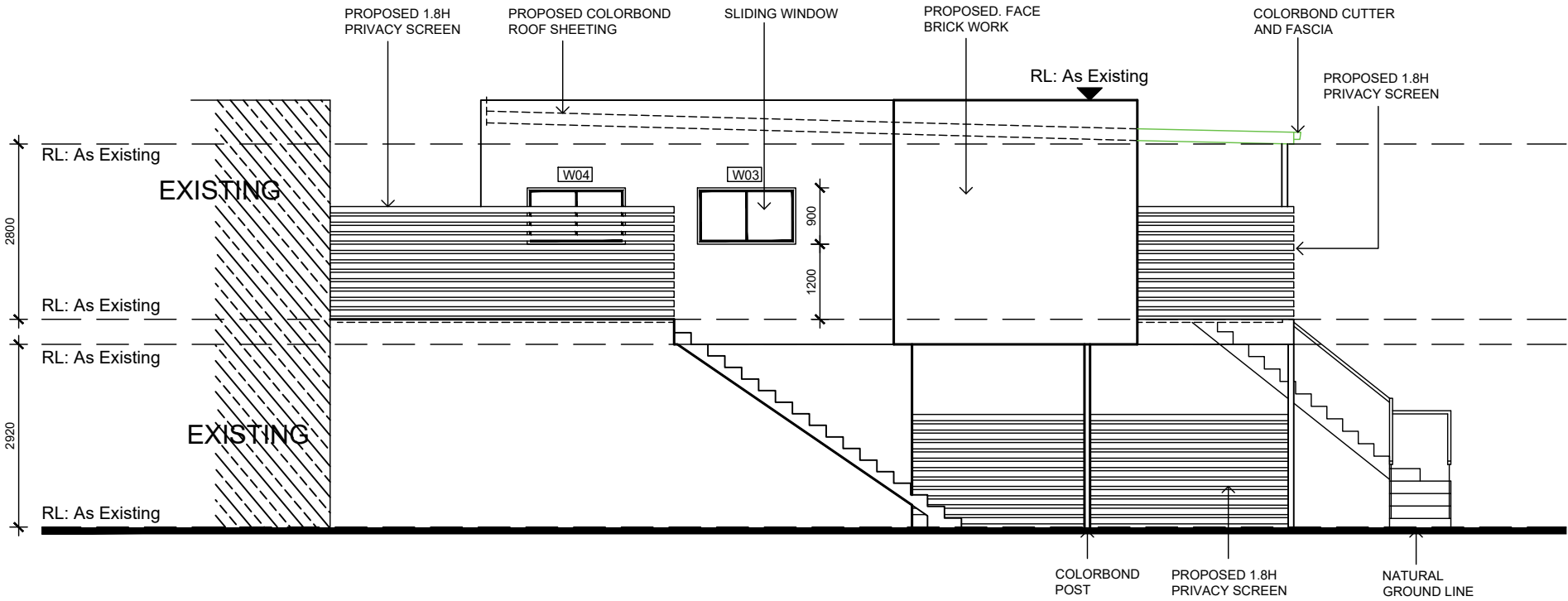
EXIST. SHOP FRONT TO
REMAIN AS EXISTING NO
CHANGE

NORTH ELEVATION

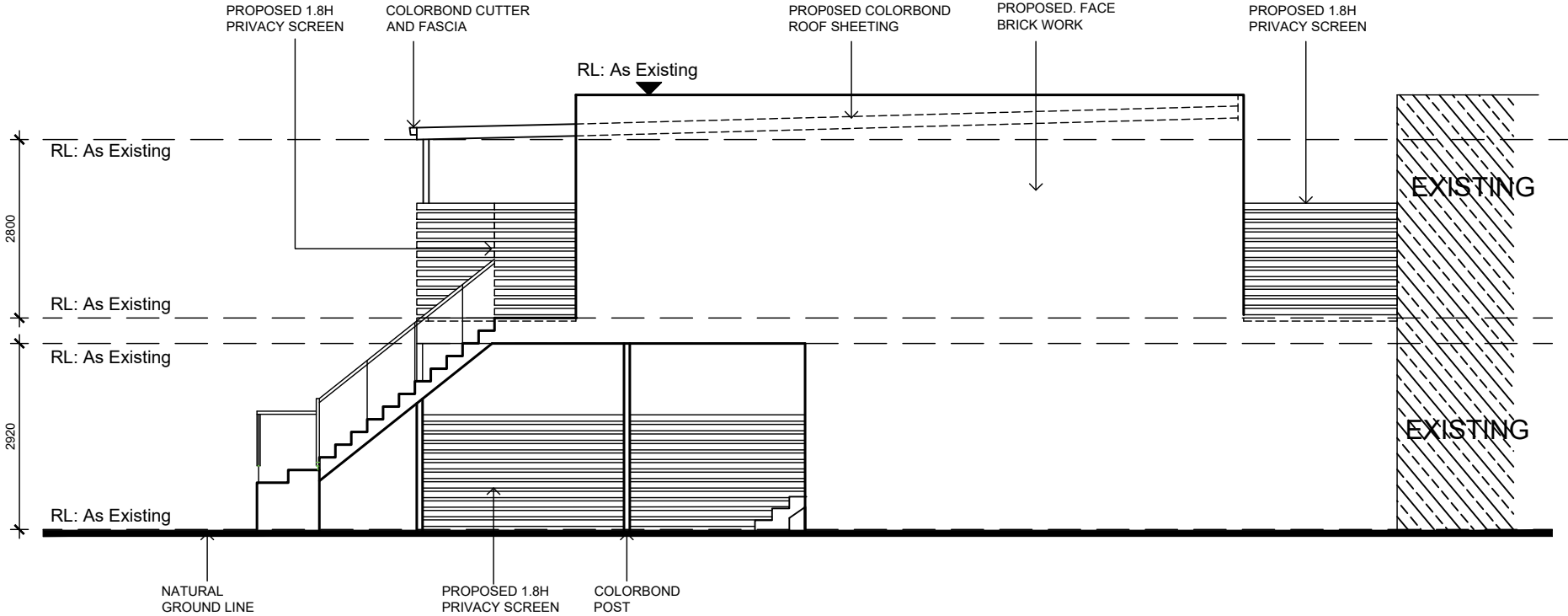


PROPOSED STAIR

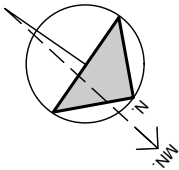
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



Originals print A3 = 1:100, A4 = reduce by 50% = 1:200
colours & scale = result of data transfer / print settings.

SCALE: 0 1 2 3 4 5 m.

Project; #1803	Alteration & Additions	CA Design P: 0416784743 E: chris@ca-design.com.au www.ca-design.com.au RESIDENTIAL COMMERCIAL INDUSTRIAL <i>Design Plans to Your Needs</i>
For; George Moussa		
At; 1256 Canterbury Road, Roselands		
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Drwg; 4 of 7		
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