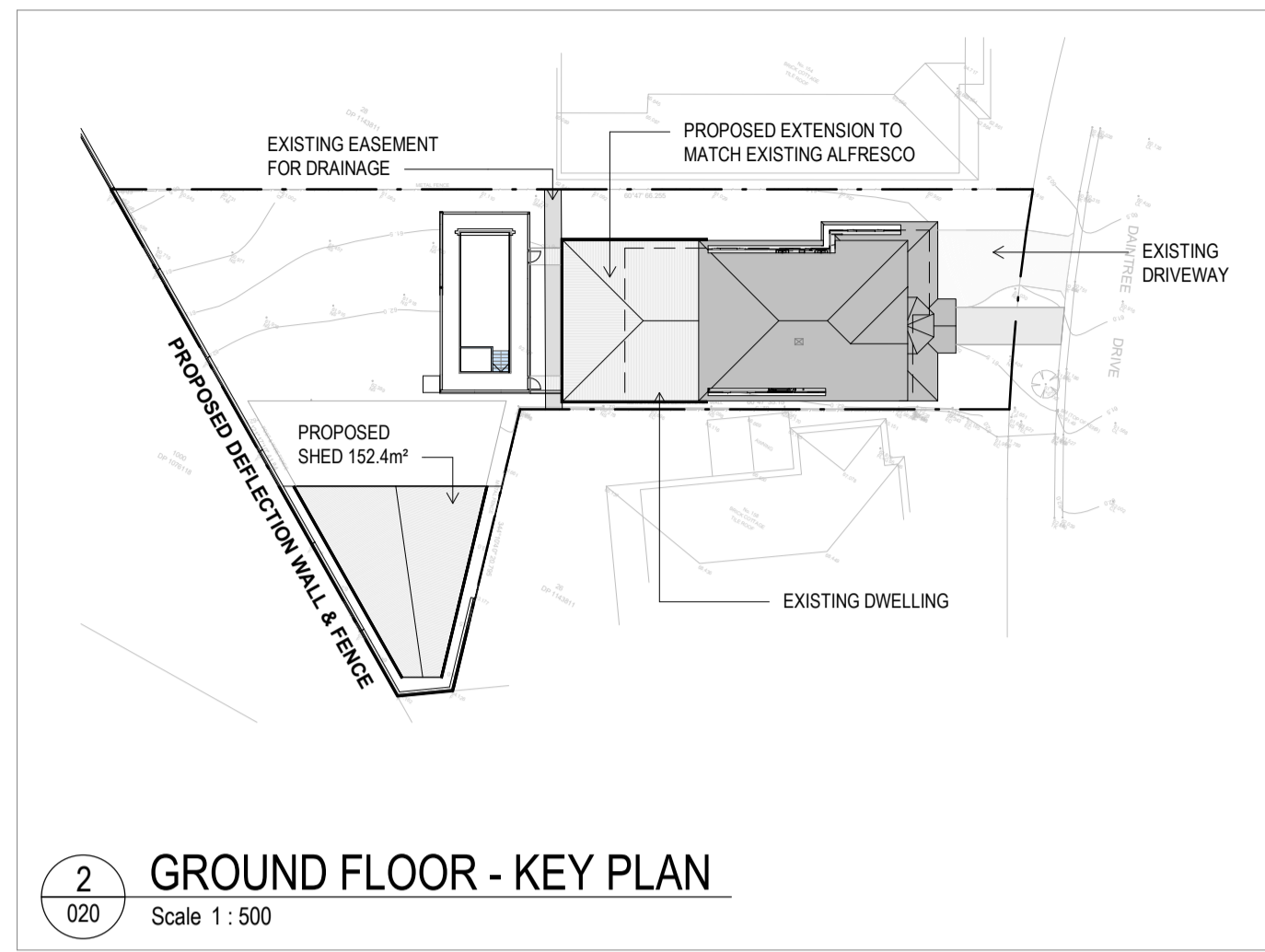


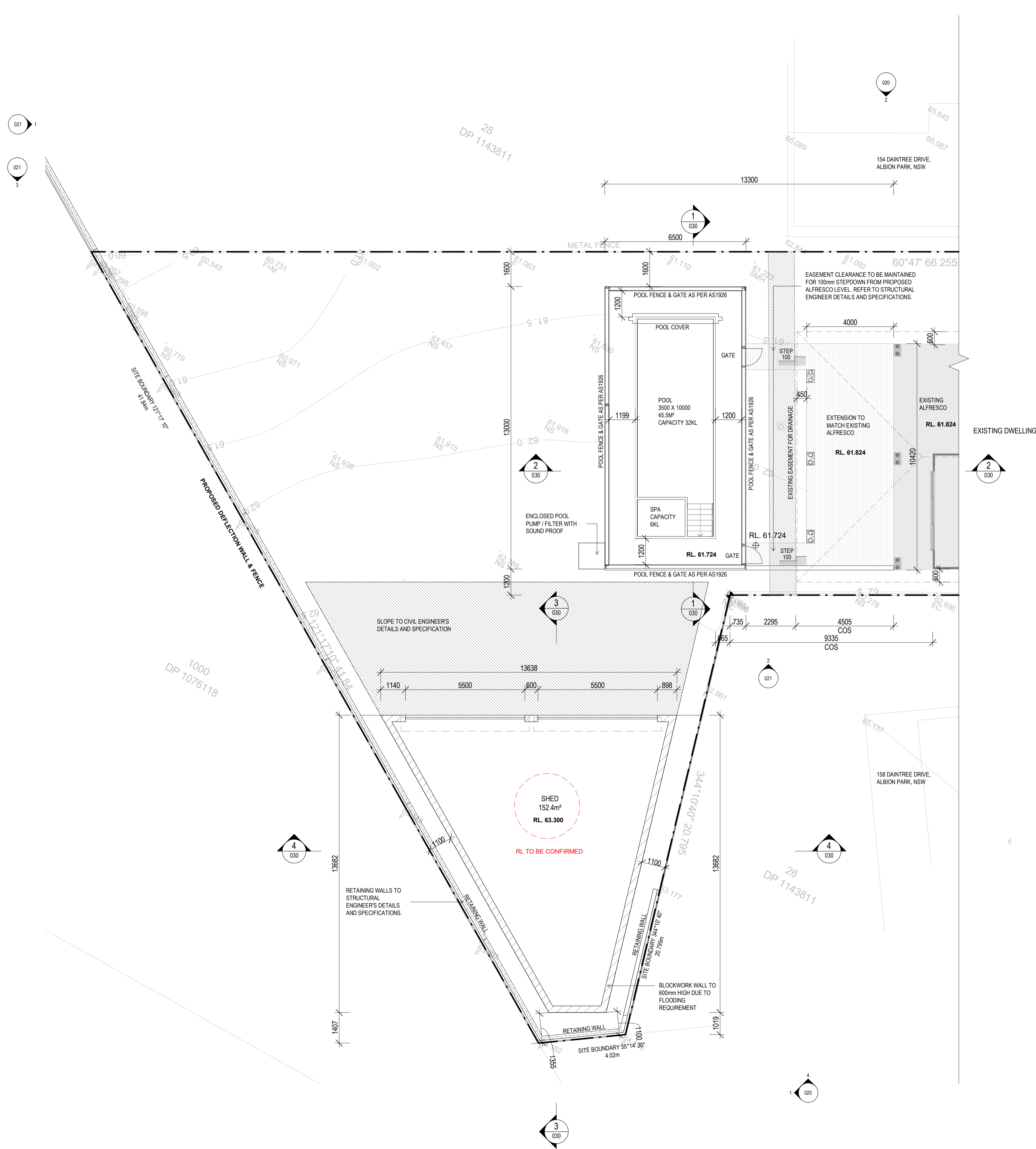
DISCLAIMER		
All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work. Copyright of DWA.		
REV	DATE	DESCRIPTION
A	XX.06.2022	PRELIMINARY

- CONSTRUCTION NOTES:**
- General Requirements
- Window sizes are approximate and are to be verified on site prior to fabrication.
  - All glass thickness to be suitable to current glazing code.
  - All frames to windows shall be selected powdercoat aluminum.
  - All windows to comply with current wind loads.
  - All windows and doors to be complete with weather strips, trims, deadlocks and fly screens to match.
  - Do not scale window openings off drawings.
  - Do not scale window openings off drawings.
  - Glazing to sliding doors and areas subject to potential human impact to comply with Part 3.6 Glazing of the BCANCC.
  - All glass balustrades to comply with Australian Standards, shop drawings to be provided for approval prior to any fabrication. To be confirmed by structural engineer.
  - Painting to AS2311, builder to discuss and confirm all paint systems and applications with client prior to any work commencing.
  - Expansion joints in brickwork to engineering details.
  - All brick ties, lintels and structural steel to be stainless unless otherwise noted.
  - All mortar and brickwork to be salt resistant.
  - Provide falls in all areas to achieve adequate drainage required to outside. Builder to provide topping to ensure acceptance by structural and hydraulic engineers.
  - Waterproofing to all areas to be suitable for purpose. All waterproofing to be confirmed by appointed hydraulic consultant.
  - All warranties and guarantees to be provided for all waterproofing.
  - Sound transmission and insulation - builder to achieve BCANCC compliance for sound rating in accordance with relevant BCANCC.
  - Service ducts and pipes to comply with BCANCC requirements. Builder to appoint an acoustic engineer to provide specialist advice for strict compliance.
  - All service ducts/penetrations to be fully sound and fire rated to BCANCC and Australian standard requirements.
  - Mechanical ventilation zones to be constructed in compliance with Part 3.8.5 Ventilation of the BCANCC.
  - Builder to provide full certificate of roofing material used and warranty of supply and installation.
  - All steelwork to be hot dipped galvanneal as specified by engineer.
  - Steelwork, 3 tier paint system - 2 pack epoxy system 1 waterproof / hardener; 2 primer / hardener; 3 colour / hardener.
  - All steel lintels to be fire rated. Smoke seals in accordance with BCANCC and Australia standards.
  - Fire separation to all floor and cavities in accordance to BCANCC.
  - Exposed timber to be selected by builder. All timbers to be suitable for outdoor exposure.
  - "Koroguard" termite management barriers to be used to cover all aspects of termite protection to comply with AS 3669.1.
  - Builder and all trades must register and obtain relevant information from "deal before you dig" (over 100mm soil) prior to commencing works.
  - All DA conditions to be complied with.
  - Full compliance with Section J requirements.
  - Full compliance with BASIX & NatHERS requirements.
  - All Mechanical, Electrical Hydraulic to specialist consultants details.
  - External cladding to be Non-Combustible in accordance with NCC 2019, and Australian Standards.
  - All elements within wall systems to be Non-Combustible in accordance with NCC 2019, and Australian Standards.
  - All building products in the building need to comply with the applicable law and regulatory obligation, included but not limited to the Building Code of Australia, the National Construction Code of Australia, any relevant Australian Standards, approved Conditions, Use or Application.
  - Building Products and systems which purports to meet specific requirements needs to be verified by relevant specialist consultants prior to any use or application within the building.
  - Full compliance with the following Australian Standards:
    - AS 4508 Wet Areas Membranes
    - AS 3740 Waterproofing of domestic areas
    - AS 4554.1 Waterproofing membranes for external above-ground use - Materials
    - AS 4554.2 Waterproofing membranes for external above-ground use - Design & Installation
- DWA hereby repeats, for clarity and for the avoidance of doubt, you understand, acknowledge and agree that if any building product or item (Building Product) is referred to in the documentation or plans prepared pursuant to the Scope of Works, then that Building Product is not specified unless expressly stated, and in any event you must ensure that any Building Product meets all and any relevant standards, codes or practices relevant to the Site and accordingly satisfy yourself as to compliance, and further that you provide the warranty and undertaking set out in the attached Terms of Engagement.



**LEGEND:**

EXISTING DWELLING



**1**  
020  
GROUND FLOOR  
Scale 1:100

**PRELIMINARY - CC**

STRUCTURAL TRAFFIC: -		PHONE: -
-		MOBILE: -
-		EMAIL: -
SURVEY: -		PHONE: -
-		MOBILE: -
-		EMAIL: -
<b>PRELIMINARY CONSTRUCTION CERTIFICATE</b>		
<b>DWA</b> DESIGN WORKSHOP AUSTRALIA Wollongong 81a Princes Highway, Fairy Meadow Tel: (02) 4227 1861 P.O. Box 3091, Balgownie NSW 2519 Sydney Level 10, 6 Mount Olympus Boulevard, Woll Creek Email: info@designworkshop.com.au Web: http://www.designworkshop.com.au Nominated Architect: Robert Gizzi (Reg. 8286)		
PROJECT	A + A TO RESIDENCE	
ADDRESS	156 DAINTREE DRIVE, ALBION PARK	
CLIENT	REALTA	
DRAWING NAME	GROUND FLOOR PLAN	
SCALE	As indicated	
DESIGN	DWA	DRAWN MH QA RG
PROJECT No.	2043	DWG. No. CC-010 REVISION A