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FULLY SEALED STORMWATER
SYSTEM TO COLLECTION TANKS

ALL NOTES ARE TO BE READ AND FULLY UNDERSTOOD
PRIOR TO STARTING WORK OR ORDERING MATERIALS
IF UNSURE ABOUT ANY POINT REFER TO AAA DESIGN
FOR CLARIFICATION.
BY COMMENCING WORK AND/ OR ORDERING MATERIALS THE
BUILDER HAS ACKNOWLEDGED HE HAS READ AND FULLY
UNDERSTOOD THE NOTES AND THEIR RAMIFICATIONS

THE BUILDER AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, LEVELS AND SPECIFICATIONS AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION. INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RELEVANT SUPPLY AUTHORITY REQUIREMENTS.

THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTING AND / OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.

~~THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES DURING ALL WORKS.~~

ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA 2001 AND ALL RELEVANT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO WITHIN.

THE APPROVAL BY THIS DESIGNER OF A SUBSTITUTE MATERIAL, WORK PRACTICE, VARIATION OR THE LIKE IS NOT AN AUTHORISATION FOR ITS USE OR A CONTRACT VARIATION. ANY SAID VARIATIONS MUST BE ACCEPTED BY ALL PARTIES TO THE AGREEMENT AND WHERE APPLICABLE THE RELEVANT BUILDING SURVEYOR PRIOR TO IMPLEMENTING THE SAID VARIATION.

ALL STORMWATER TO BE TAKEN TO THE LEGAL POINT
OF DISCHARGE TO THE RELEVANT AUTHORITIES APPROVAL.

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ALL OTHER CONSULTANTS DRAWINGS/ DETAILS AND WITH ANY OTHER WRITTEN INSTRUCTIONS.

SITE PLAN MEASUREMENTS IN METERS- ALL OTHER MEASUREMENTS ARE IN MILLIMETRES.

NO COVENANTS OR OVERLAYS WERE PROVIDED DURING DESIGN/ DRAFTING STAGE. BUILDER TO PROVIDE SUCH OR CONFIRM PROPOSED CONSTRUCTION COMPLIES PRIOR TO CONSTRUCTION. ANY REQUIRED CHANGE TO BE REPORTED BACK TO DRAFTSMAN PRIOR TO SUBMITTING DRAWINGS. NO REPLY WILL BE TAKEN AS CONFIRMATION OF COMPLIANCE

SERVICES
WHERE FOOTINGS ARE TO BE FOUNDED NEXT TO
EXISTING UNDER GROUND SERVICES IT IS NECESSARY
FOR THESE FOOTINGS TO BE FOUNDED AT A DEPTH
BELOW A LINE DRAWN FROM THE INVERT OF THE
SERVICE @ 45deg FOR CLAYS AND 30deg FOR SAND
UP TOWARD THE FOOTING.

THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE BY THE CLIENT OF AAA MOBILE DESIGN AND DRAFTING SERVICE (THE DESIGNER) FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE DESIGNER. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT THE DESIGNER'S WRITTEN CONSENT DOES SO AT THEIR OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE DESIGNER FOR SUCH USE AND /OR RELIANCE. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

THE CLIENT SHALL NOT BE ENTITLED TO REUSE THE PLANS WITHOUT OBTAINING THE EXPRESS WRITTEN CONSENT OF THE BUILDING DESIGNER PERMITTING THE CLIENT TO USE THE BUILDING DESIGNER'S REGISTERED BUILDING PRACTITIONER NUMBER.

THE CLIENT AND/ OR THE CLIENT'S BUILDER SHALL NOT
MODIFY OR AMEND THE PLANS WITHOUT THE KNOWLEDGE AND
WRITTEN CONSENT OF THE BUILDING DESIGNER.

THESE WORKS WILL REQUIRE
A BUILDING PERMIT

ALL DRAWINGS REMAIN THE PROPERTY OF
AAA MOBILE DESIGN AND DRAFTING AND
UPON FULL PAYMENT THE CUSTOMER IS GRANTED
ONE USE ONLY UNLESS WRITTEN APPROVAL
IS OBTAINED FROM AAA MOBILE DESIGN.
ANY FUTURE UNAUTHORIZED USE IS A
BREACH OF COPYRIGHT AND WILL BE PURSUED

DON'T FORGET TO DIAL 100 DIAL BEFORE YOU DIG		BA 12 RAT WIN N
CONFIRM ALL/ ANY EXISTING MEASUREMENTS/ OFFSETS PRIOR TO ORDER OR STARTING WORK		

DO NOT ORDER OR STARTING WORK	N SPE CLIM ZON E
DO NOT ASSUME, CONTACT BUILDING DESIGNER WITH ANY INQUIRIES	
UNLESS ALL BOUNDARY PEGS CAN BE FOUND IT IS RECOMMENDED A RE-ESTABLISHMENT SURVEY AND SETOUT IS DONE. BUILDER IS TO CONFIRM ALL BOUNDARY EXTENTS PRIOR TO SITE START OR MATERIAL ORDER	

BAL	12.5
RATING	
WIND	N3
SPEED	
CLIMATE	
ZONE	6

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THE CLIENT SHALL NOT BE PERMITTED TO REUSE THE BUILDING DESIGNERS REGISTERED BUILDING PRACTITIONERS NUMBER FOR ANY REASON WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF THE BUILDING DESIGNER DESCRIBING THE EXACT PURPOSE FOR WHICH THE BUILDING DESIGNER'S REGISTERED BUILDING PRECTIONERS NUMBER IS TO BE USED.

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DWG No	DWG TITLE		
1A	SITE PLAN	8A	ROOF PLAN
1B	BAL NOTES		
1C	STANDARD NOTES		
2A	LOWER FLOOR PLAN		
2B	UPPER FLOOR PLAN		
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3B	UPPER ELECTRICAL PLAN		
4A	ELEVATIONS AB		
4B	ELEVATIONS CD		
5X	SECTION X		
5Y	SECTION Y		

A.A.A.

	LATEST PLOT TO SUPERCEDE
	PLOT 7/04/2025 19:15

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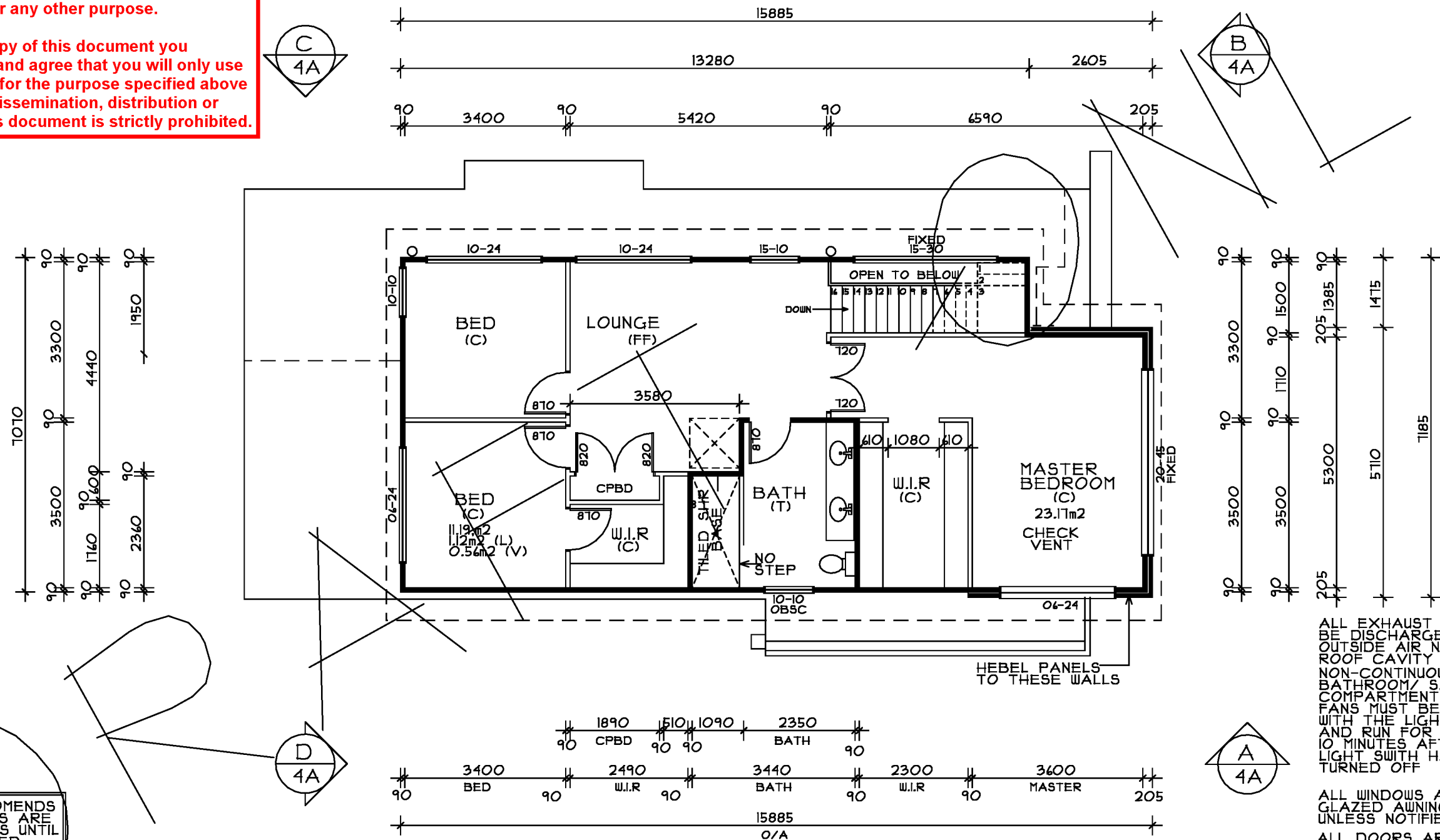
33 BYRNES ROAD
WOODSIDE BEACH

VIC ROADS 104 J2				
DATE	SCALE	DRAWN	DWG No.	PAGES IN SET
03/10/24	1:500	PD	1A	11

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ALL EXHAUST FANS TO BE DISCHARGED TO OUTSIDE AIR NOT THE ROOF CAVITY
NON-CONTINUOUS BATHROOM/ SANITARY COMPARTMENT EXHAUST FANS MUST BE INTERLOCKED WITH THE LIGHT SWITCH AND RUN FOR AT LEAST 10 MINUTES AFTER THE LIGHT SWITCH HAS BEEN TURNED OFF

ALL WINDOWS ARE DOUBLE GLAZED AWNING WINDOWS 2400 HH UNLESS NOTIFIED OTHERWISE

ALL DOORS ARE 2400 ALUMINIUM DOUBLE GLAZED

ALL DOORS ARE 2400 NOM HEIGHT

FIRST FLOOR BEDROOM WINDOWS LOCATED WITHIN 1100 OF THE FLOOR MUST BE RESTRICTED TO OPENING LESS THAN 125mm

AAA DRAFTING RECOMMENDS NO MATERIAL ORDERS ARE MADE OFF THE PLANS UNTIL THIS NOTE IS REMOVED

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AAA

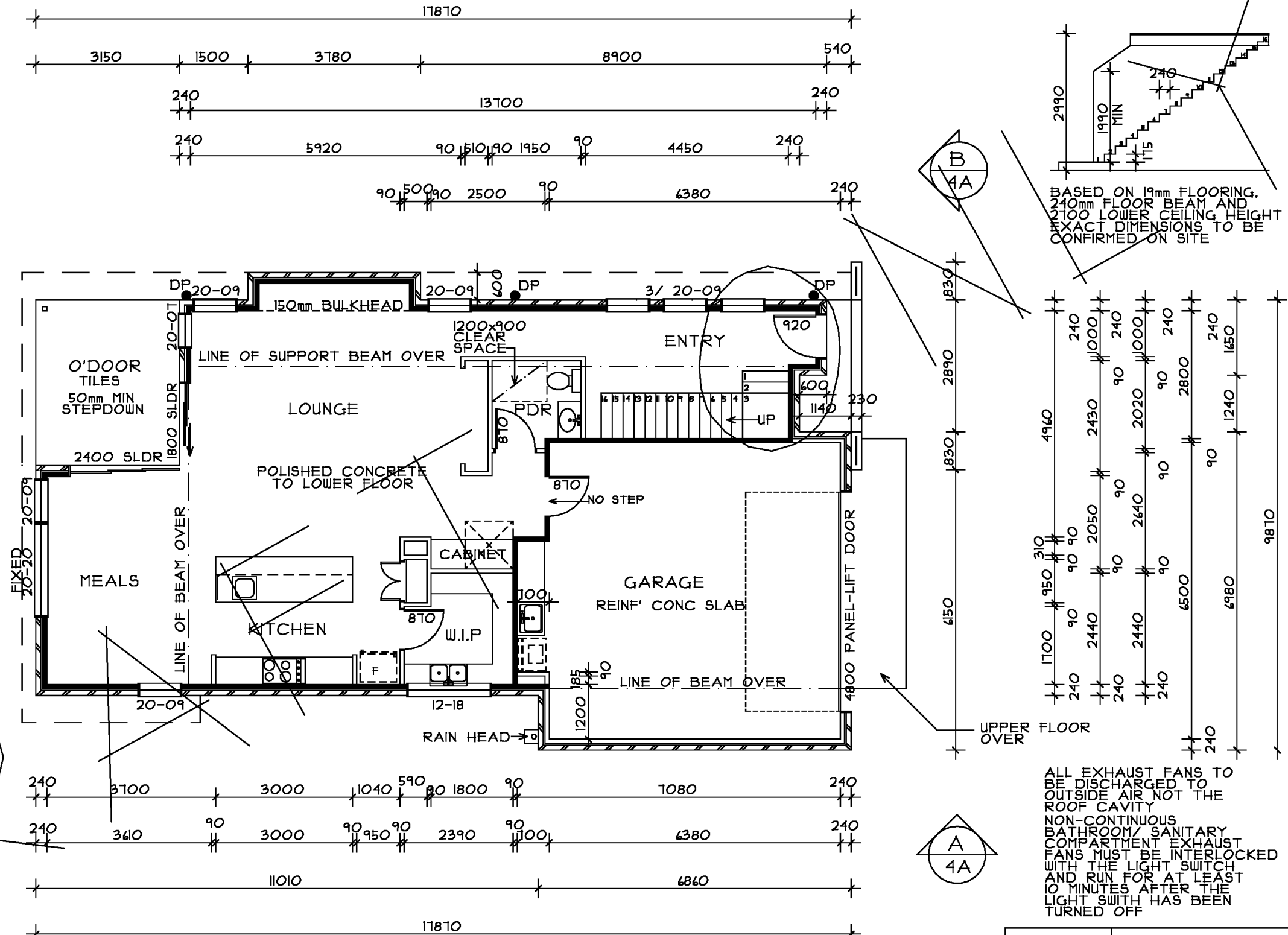
PLAT 6/04/2025 19:25

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33 BYRNES ROAD WOODSIDE BEACH VIC ROADS 104 J2				
DATE	SCALE	DRAWN	DWG No	PAGES IN SET
03/10/24		PD	2B	11

MASONRY TO COMPLY
WITH AS3100 & AS4113.1#2

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BASED ON 19mm FLOORING,
240mm FLOOR BEAM AND
2100 LOWER CEILING HEIGHT
EXACT DIMENSIONS TO BE
CONFIRMED ON SITE

ALL EXHAUST FANS TO
BE DISCHARGED TO
OUTSIDE AIR NOT THE
ROOF CAVITY
NON-CONTINUOUS
BATHROOM/ SANITARY
COMPARTMENT EXHAUST
FANS MUST BE INTERLOCKED
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AND RUN FOR AT LEAST
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ALL DOORS ARE 2400 NOM HEIGHT

R2.5 BATTS

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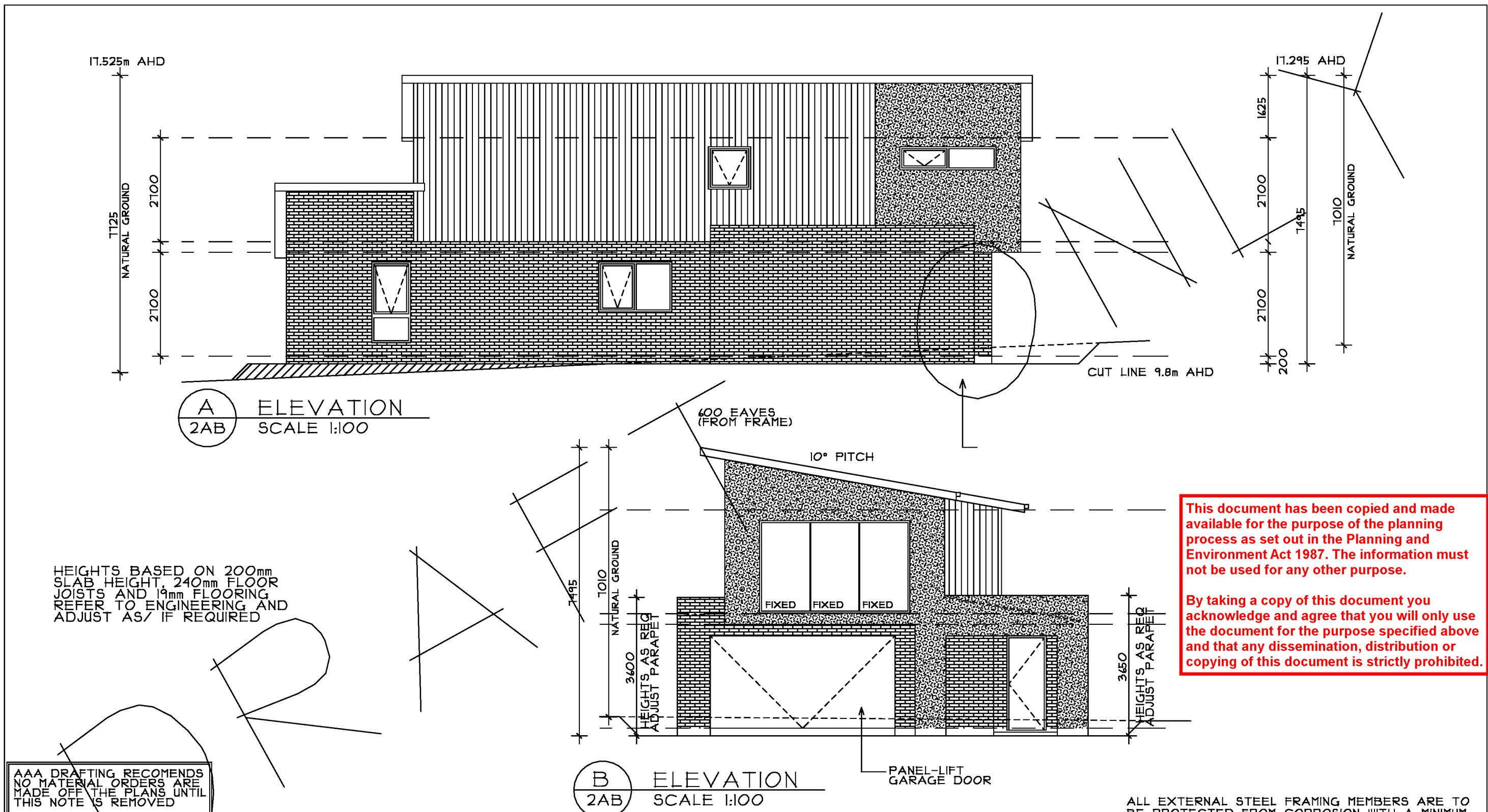
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LATEST PLOT TO SUPERCEDE
PLOT 6/04/2025 19:25

AREA	
DWELLING	104.13 m2
GARAGE	47.56 m2
O'DOOR	11.43 m2
2.1 CEILING / 10° PITCH / 600 EAVES	

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33 BYRNES ROAD WOODSIDE BEACH VIC ROADS 104 J2				
DATE	SCALE	DRAWN	DWG No	PAGES IN SET
03/10/24	1:100	PD	2A	11



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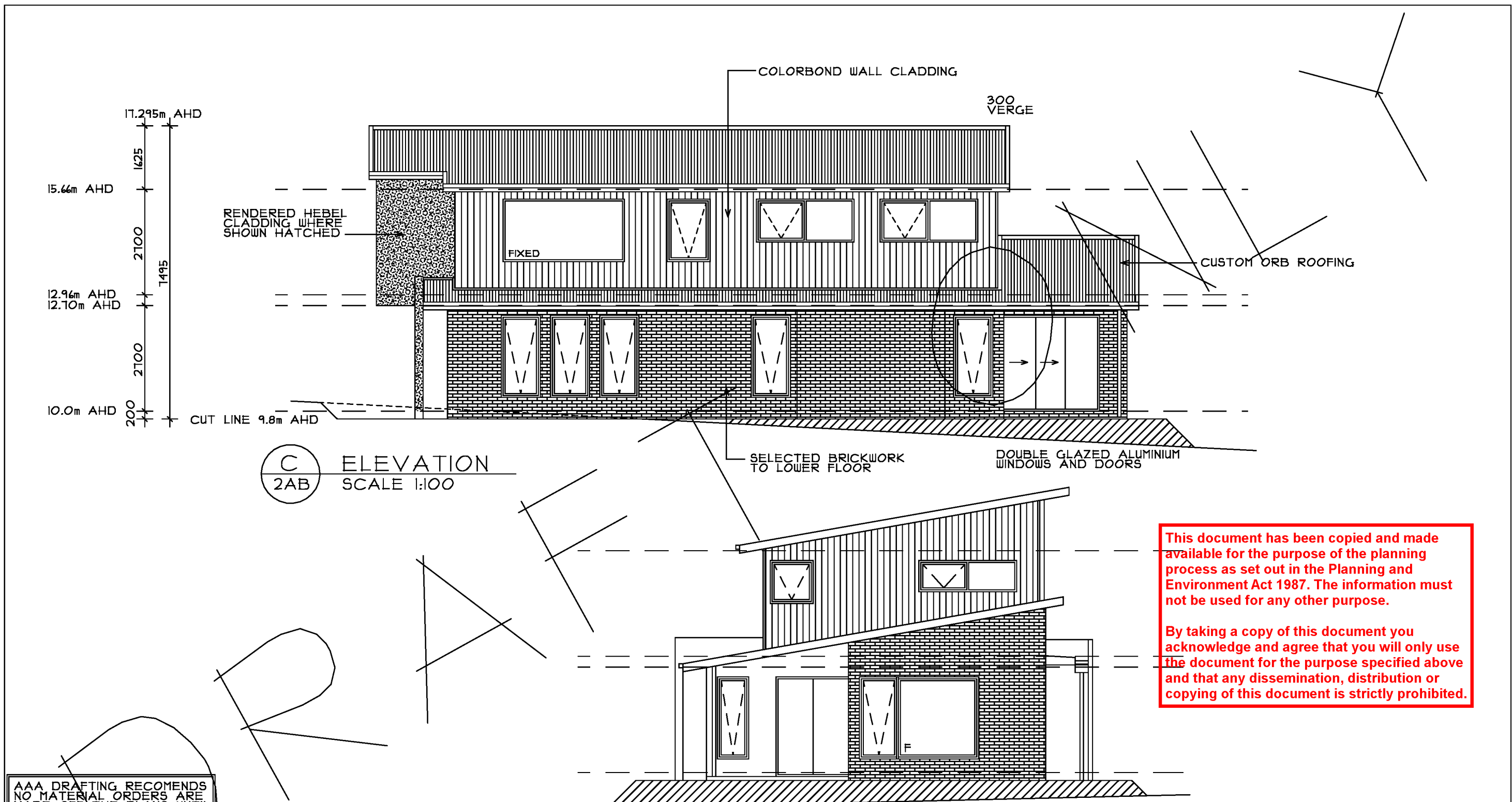
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5X	SECTION X		
5Y	SECTION Y		

AAA
LATEST PLOT TO SUPERCEDE
PLOT 6/04/2025 19:26

ALL EXTERNAL STEEL FRAMING MEMBERS ARE TO
BE PROTECTED FROM CORROSION WITH A MINIMUM
COATING CLASS IN ACCORDANCE WITH A.5 1391 OF
Z275 (275 GRAMS OF ZINC PER SQUIRE METER) OR
AZ 150 (150 GRAMS OF ALUMINIUM ZINC PER S/M)
OR AM150 *150 GRAMS OF ALUMINIUM ZINC MAGNESIUM
PER S/M) - CLAUSE 3.4.2.2 NCC BCA VOLUME 2
FIRST FLOOR BEDROOM WINDOWS LOCATED
WITHIN 1700 OF THE FLOOR MUST BE
RESTRICTED TO OPENING LESS THAN 125mm

NOT FOR CONSTRUCTION PROPOSED DWELLING FOR:				
33 BYRNES ROAD WOODSIDE BEACH VIC ROADS 104 J2				
DATE	SCALE	DRAWN	DWG No	PAGES IN SET
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D ELEVATION SCALE 1:100

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