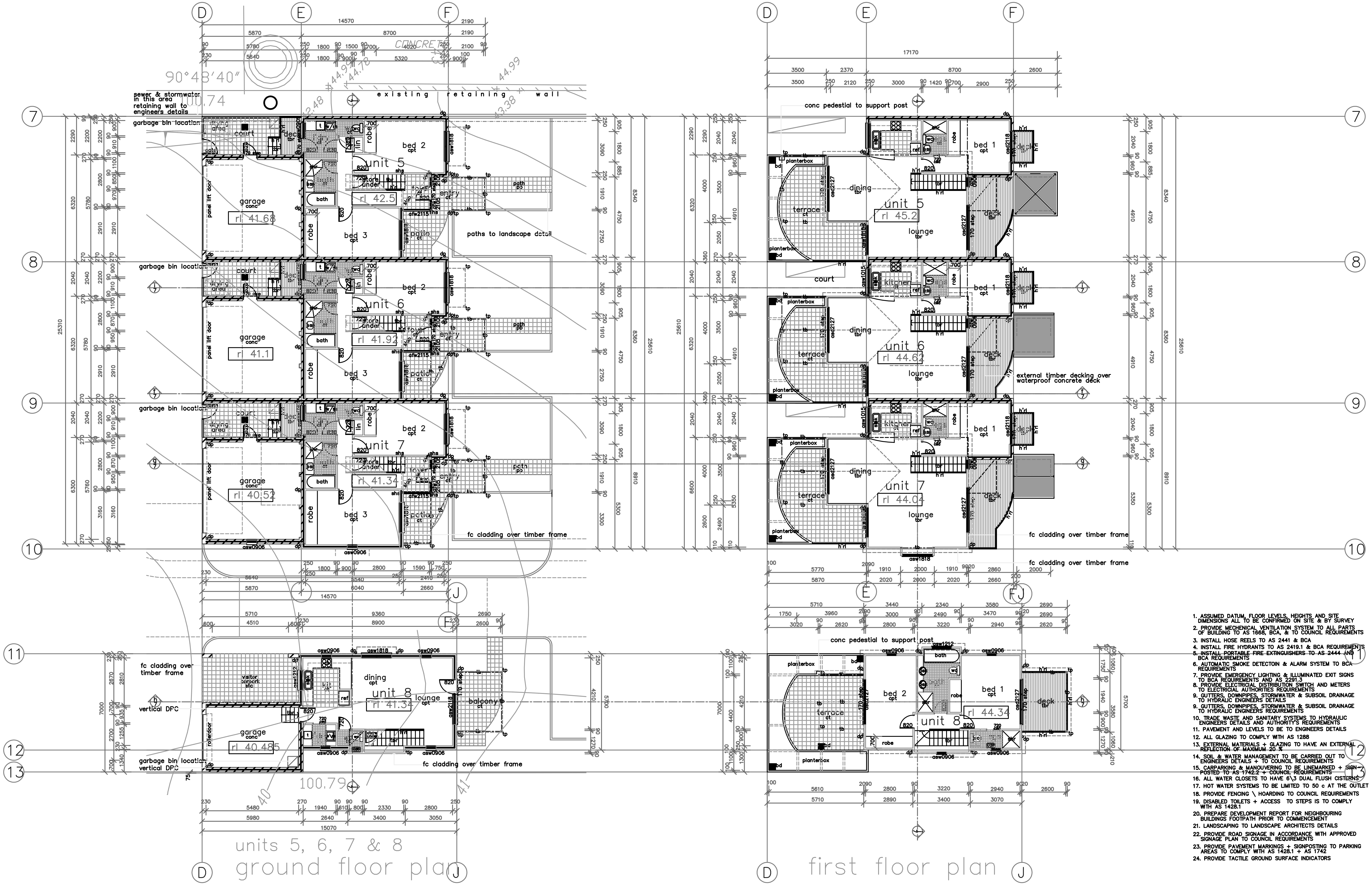

1. ASSUMED DATUM, FLOOR LEVELS, HEIGHTS AND SITE DIMENSIONS ALL TO BE CONFIRMED ON SITE & BY SURVEY
2. PROVIDE MECHENICAL VENTILATION SYSTEM TO ALL PARTS OF BUILDING TO AS 1668, BCA, & TO COUNCIL REQUIREMENTS
3. INSTALL HOSE REELS TO AS 2441 & BCA
4. INSTALL FIRE HYDRANTS TO AS 2419.1 & BCA REQUIREMENTS
5. INSTALL PORTABLE FIRE EXTINGUISHERS TO AS 2444 AND BCA REQUIREMENTS
6. AUTOMATIC SMOKE DETECTOIN & ALARM SYSTEM TO BCA REQUIREMENTS
7. PROVIDE EMERGENCY LIGHTING & ILLUMINATED EXIT SIGNS TO BCA REQUIREMENTS AND AS 2291.3
8. PROVIDE ELECTRICIAL DISTRIBUTION SWITCH AND METERS TO ELECTRICIAL AUTHORITIES REQUIREMENTS
9. GUTTERS, DOWNPIPES, STORMWATER & SUBSOIL DRAINAGE TO HYDRALIC ENGINEERS DETAILS
9. GUTTERS, DOWNPIPES, STORMWATER & SUBSOIL DRAINAGE TO HYDRALIC ENGINEERS REQUIREMENTS
10. TRADE WASTE AND SANITARY SYSTEMS TO HYDRAULIC ENGINEERS DETAILS AND AUTHORITY'S REQUIREMENTS
11. PAVEMENT AND LEVELS TO BE TO ENGINEERS DETAILS
12. ALL GLAZING TO COMPLY WITH AS 1288
13. EXTERNAL MATERIALS + GLAZING TO HAVE AN EXTERNAL REFLECTION OF MAXIMUM 20 %
14. SOIL & WATER MANAGEMENT TO BE CARRIED OUT TO ENGINEERS DETAILS + TO COUNCIL REQUIREMENTS
15. CARPARKING & MANOUVERING TO BE LINEMARKED + SIGN-POSTED TO AS 1742.2 + COUNCIL REQUIREMENTS
16. ALL WATER CLOSETS TO HAVE 6\3 DUAL FLUSH CISTERNS
17. HOT WATER SYSTEMS TO BE LIMITED TO 50 c AT THE OUTLET
18. PROVIDE FENCING \ HOARDING TO COUNCIL REQUIREMENTS
19. DISABLED TOILETS + ACCESS TO STEPS IS TO COMPLY WITH AS 1428.1
20. PREPARE DEVELOPMENT REPORT FOR NEIGHBOURING BUILDINGS FOOTPATH PRIOR TO COMMENCEMENT
21. LANDSCAPING TO LANDSCAPE ARCHITECTS DETAILS
22. PROVIDE ROAD SIGNAGE IN ACCORDANCE WITH APPROVED SIGNAGE PLAN TO COUNCIL REQUIREMENTS
23. PROVIDE PAVEMENT MARKINGS + SIGNPOSTING TO PARKING AREAS TO COMPLY WITH AS 1428.1 + AS 1742
24. PROVIDE TACTILE GROUND SURFACE INDICATORS

NOTE:

1. TIMBER FRAMING AND WIND BRACING TO COMPLY WITH AS1684 AND TO NSW TIMBER FRAMING MANUAL AMENDED TO SUIT WIND TERRAIN CATEGORY.
2. SELECTED WINDOWS AND DOORS TO SUIT DESIGNATED WIND TERRAIN CATEGORY.
3. ALL SITE CONDITIONS INCLUDING LEVELS TO BE CONFIRMED, AND ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT PRIOR TO COMMENCEMENT.
4. DO NOT SCALE THE DRAWING, USE FIGURED DIMENSIONS.
5. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATING ANY ITEM.
6. DRAWINGS TO BE CHECKED AND CERTIFIED BY A PRACTICING STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
7. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.
8. PROVIDE CERTIFIED TERMITE BARRIER SYSTEM TO AS 3660.1

No	DATE	AMENDMENT
A	01.12.00	COUNCIL LOADING BAY OPTION
B	06.12.01	PRELIMINARY TENDER ISSUE
C	06.05.02	AMENDED CONSTRUCTION CERTIFICATE ISSUE – relative levels amended
D	01.07.02	AMENDED CONSTRUCTION CERTIFICATE ISSUE – garbage bins located for DA consent
E	20.11.02	DIMENTIONS REVISED

No	DATE	AMENDMENT

BISHOP HITCHCOCK + IRWIN architects
A.C.N. 003 323 297 A.B.N. 40 239 046 884

NOWRA 9 MOSS STREET 02 4421 2088
KIAMA TERRALONG HOUSE 02 4233 1352
WOLLONGONG 3/2 COOMBE STREET 02 4229 5777
SHELL COVE BRINDABELLA DRIVE 02 4297 2557
BATEMANS BAY 57 BEACH ROAD 02 4472 9827
PENSHURST 19 THE STRAND PENSHURST 02 9570 2469

PROJECT: PROPOSED COMMERCIAL \ MULTI UNIT DEVELOPMENT
SITE: LOT 23, DP 628235 FERN STREET GERRINGONG
CLIENT: Mr N. BURROWS
DRAWING: FLOOR PLANS, UNITS 5 – 8
SCALE: 1:100
DATE: JULY 02
DRAWN: RAC
CHECKED:
JOB No: 3099–CWD–A–
03
SHEET 11
No IN SET