

NOTES

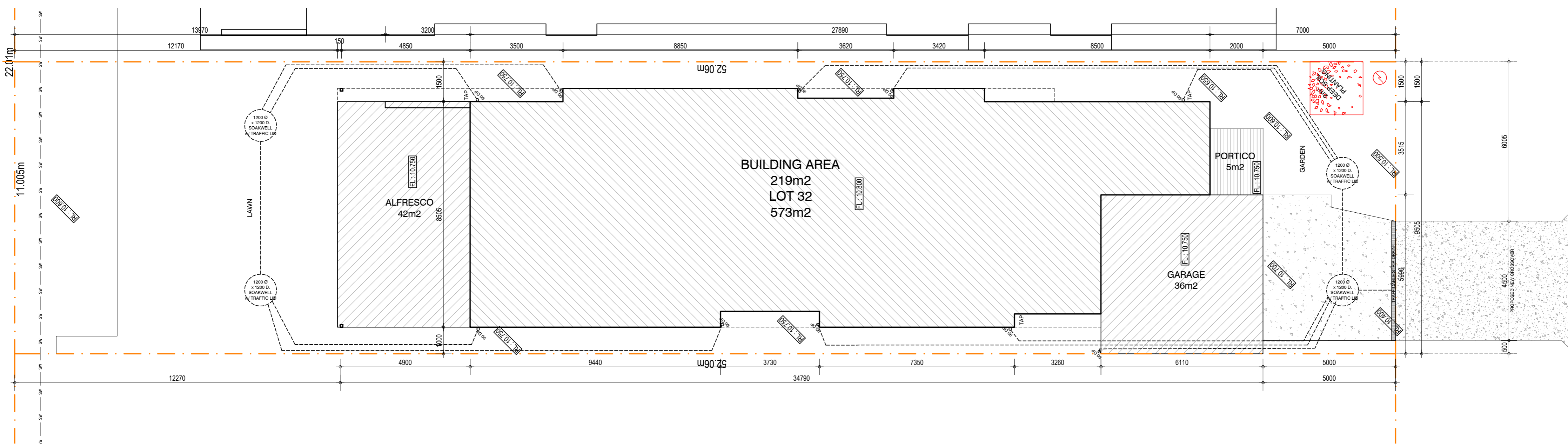
Termination points in accordance with NCC 2022 Amendment 1 Volume 2 Clause H2D8 and AS 4654.1 & AS 4654.2.

Waterproofing of wet areas in accordance with NCC 2022 Amendment 1 Volume 2 Clause H4D2 and AS 3740.

Interconnected Smoke detectors in accordance with NCC 2022 Amendment 1 Volume 2 Clause H3D6.

Condensation and water vapour management to be in accordance with NCC 2022 Amendment 1 Volume 2 Clause H4

KEYPLAN



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REV: BY: CHK: DATE:

PROJECT PALMYRA RESIDENCE

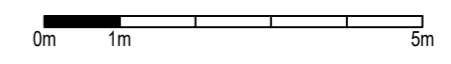
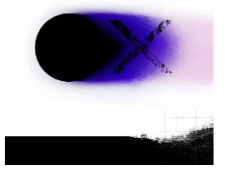
TITLE:
 SITE PLAN
 77 AURELIAN STREET, PALMYRA

DRAWING NO: 2533_AZ_01 REV: 3 SCALE @ A2 1:100
 BY: DO CHK: DATE: 11.03.2026

XREFS USED IN THIS DRAWING:

INFORMATION OX STUDIO

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 MOSMAN PARK, 6012
 WESTERN AUSTRALIA.
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 E drew@oxstudio.com.au



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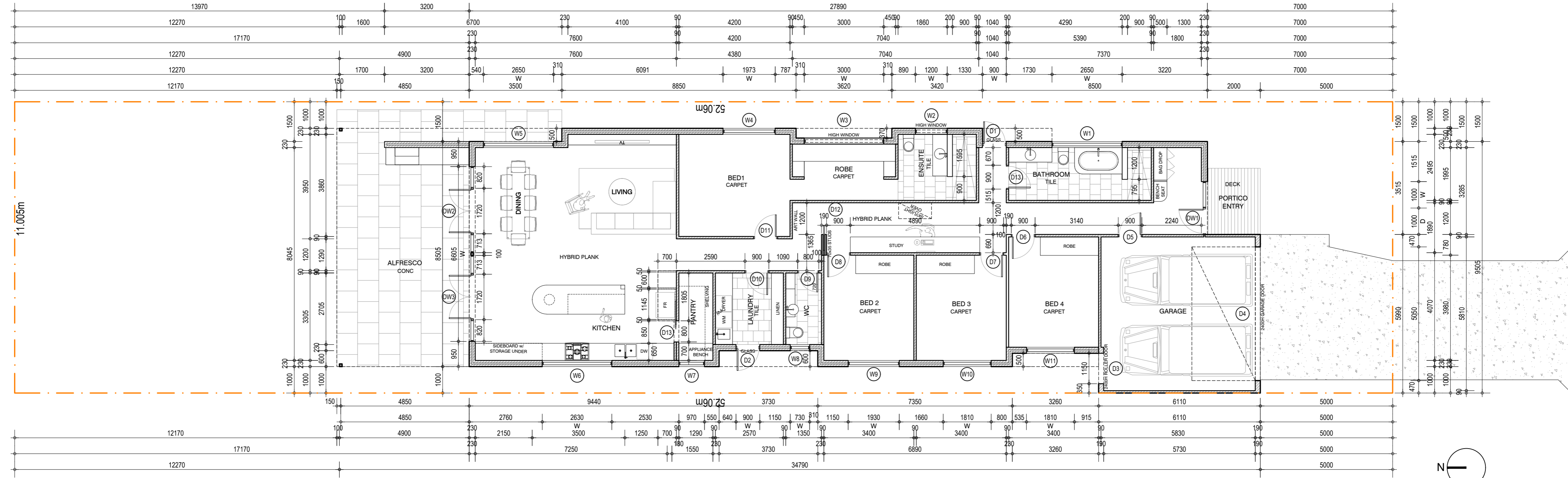
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KEYPLAN



GENERAL NOTES:

- BUILDER TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS DRAWINGS.
- ALL BUILDING WORKS TO BE EXECUTED IN ACCORDANCE WITH AUSTRALIAN STANDARDS, BUILDING CODE OF AUSTRALIA LOCAL & REGULATORY AUTHORITIES.
- BUILDER TO NOTIFY DESIGNERS IMMEDIATELY OF ANY SERVICE LOCATION DISCREPANCIES OR CLASHES ON SITE. NO WORK TO COMMENCE UNTIL APPROVED BY DESIGNERS.

PLAN NOTES

ALL POOL FENCING TO BE ISOLATION FENCING AND COMPLY WITH AS1926.1, BCA 3.9.3 AND COUNCIL REQUIREMENTS

TERMITE TREATMENT TO COMPLY WITH AS3660.1-2014

SMOKE ALARMS TO AS3786

UPPER FLOOR BEDROOM WINDOWS TO COMPLY WITH BCA 3.9.2.5

STORM WATER TO COMPLY WITH LG & BCA REG AS5500 SECTION 3

HEATING APPLIANCES TO COMPLY WITH BCA 3.7.3

BIFLEX CHEMICAL SPRAY TO AS3960.1-2014 & HOME GUARD PHYSICAL BARRIER TO ALL BOUNDARY WALLS

WET AREAS TO COMPLY WITH BCA 3.8.1 & AS3740

STAIR CONSTRUCTION TO COMPLY WITH BCA 3.9.1

WALL TYPE LEGEND:

- SINGLE BRICK INTERIOR - 110mm
10mm Plaster Rock internal both sides (external)
10mm Masonry Brick (2. Max Spk)
- DOUBLE BRICK - 220mm
10mm Plaster Rock internal (external)
10mm Masonry Brick (external)
10mm Masonry Brick (2. Max Spk)
(wall insulation to energy consultants detail)
- NEW STUD FRAME WALL - 110mm
10mm TYPED STUD FRAME
10mm Plaster Rock internal (external)
10mm Masonry Brick (external)
10mm Masonry Brick (2. Max Spk)
(wall insulation to energy consultants detail)

ENERGY EFFICIENCY NOTES

- R4.0 INSULATION TO NEW ALTERED CEILING
- R5.0 INSULATION TO NEW EXTERNAL BRICK VENEER WALLS
- R5.0 FILL POKED CAVITY INSULATION TO NEW EXTERNAL BRICK CAVITY WALLS
- GLAZING STANDARD SINGLE GLAZED GLASS IN STANDARD ALUMINIUM FRAMES

REV: BY: CHK: DATE:

PROJECT
PALMYRA RESIDENCE

TITLE:
FLOOR PLAN
77B AURELIAN STREET, PALMYRA

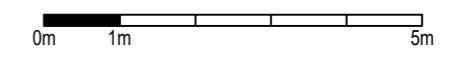
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REV: 1
SCALE @ A2: 1:100

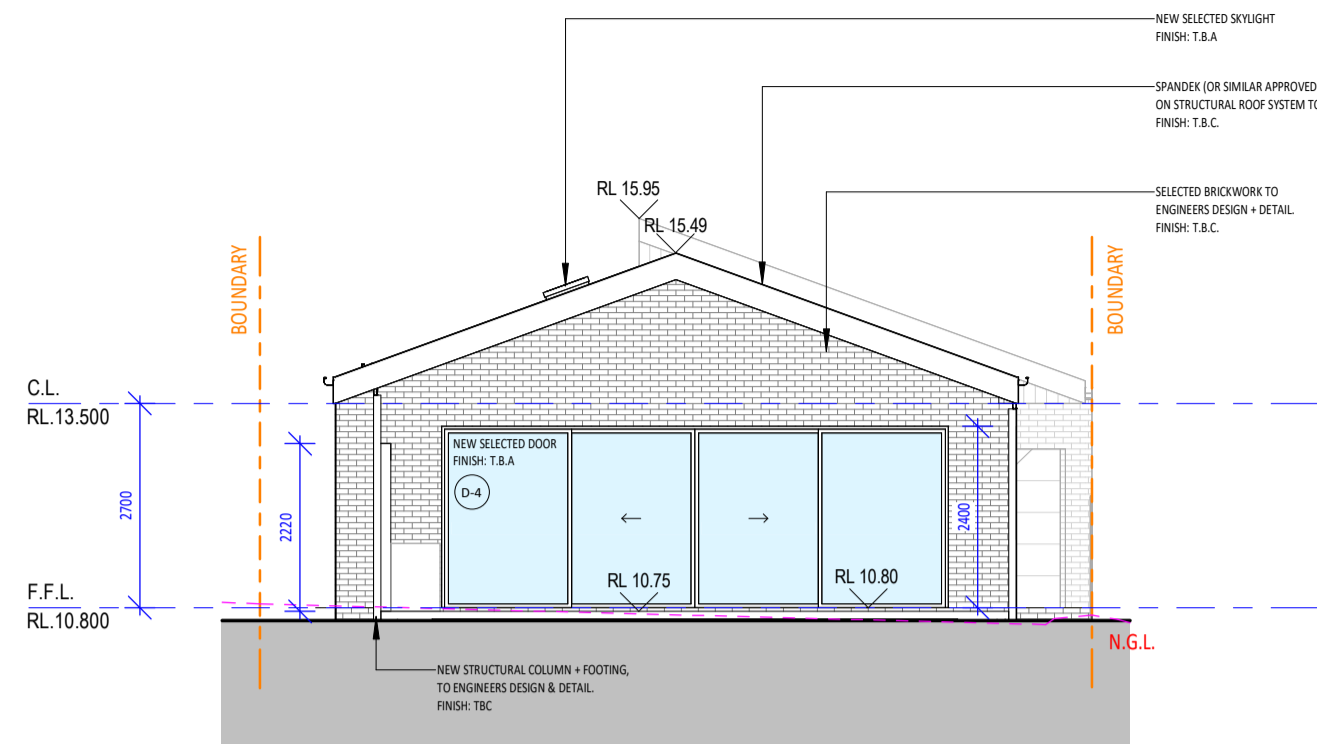
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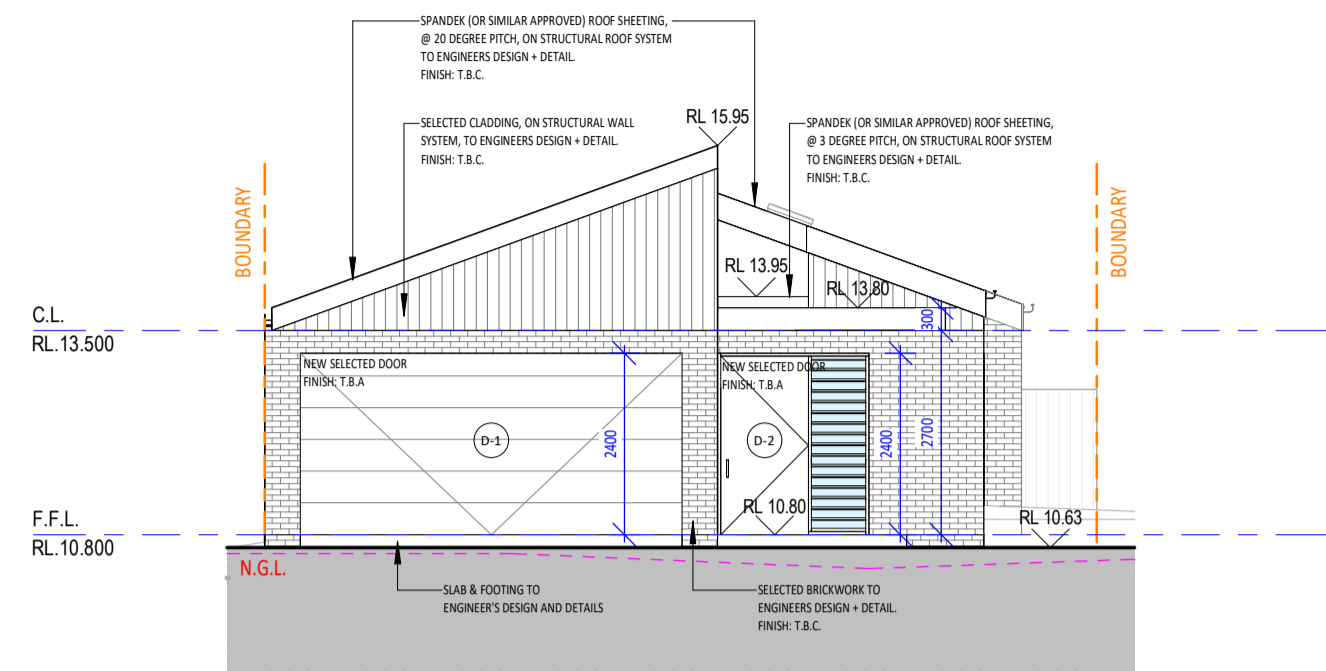
BUILD LICENSE
OX STUDIO

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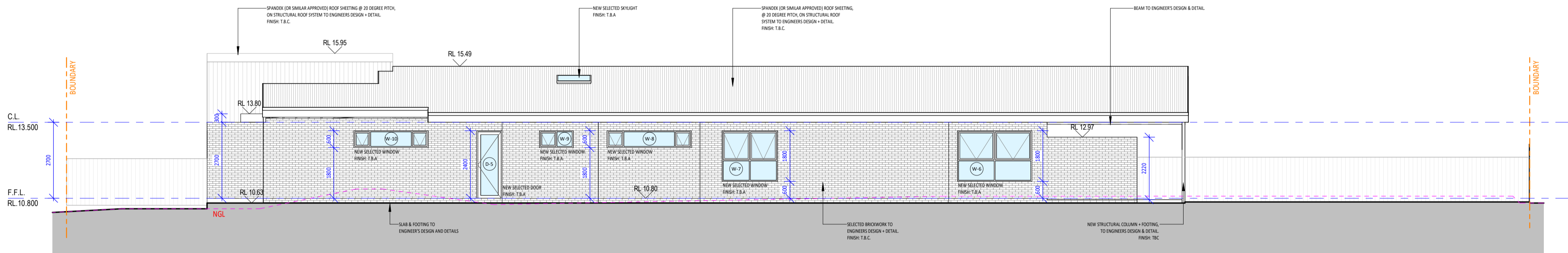




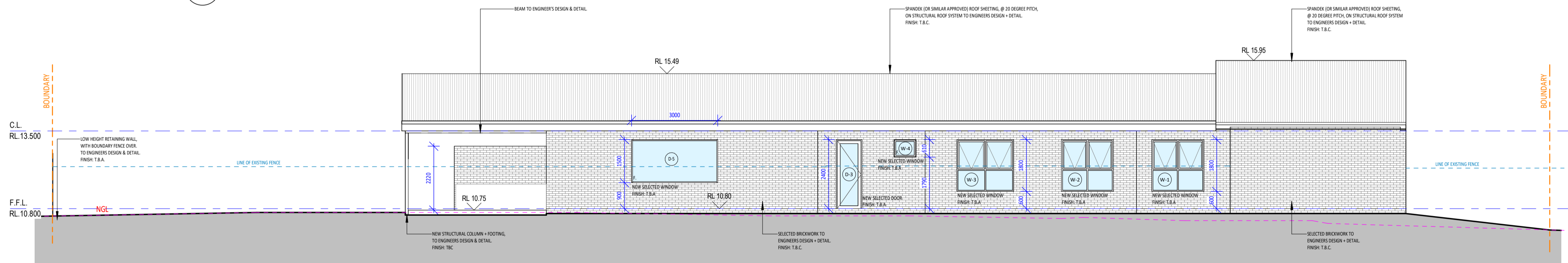
1 ELEVATION NORTH
WD-101 SCALE: 1 : 100



2 ELEVATION SOUTH
WD-101 SCALE: 1 : 100



3 ELEVATION EAST
WD-101 SCALE: 1 : 100



4 ELEVATION WEST
WD-101 SCALE: 1 : 100

Rev.	AMENDMENT	DATE