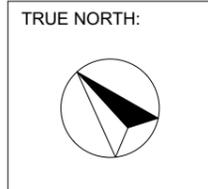


LOT 1801
 DP 1103124

AREA CALCULATIONS
 SITE AREA = 266.9 m²



NOTES (E & OE)

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- Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.

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REV:	DATE:	DESCRIPTION:

PROJECT DETAILS:
 PROPOSED ALTERATIONS & ADDITIONS
 9 CALLISTEMON WAY WARRIEWOOD NSW 2102

DRAWING TITLE:
 SITE ANALYSIS PLAN

DATE:
 08/20

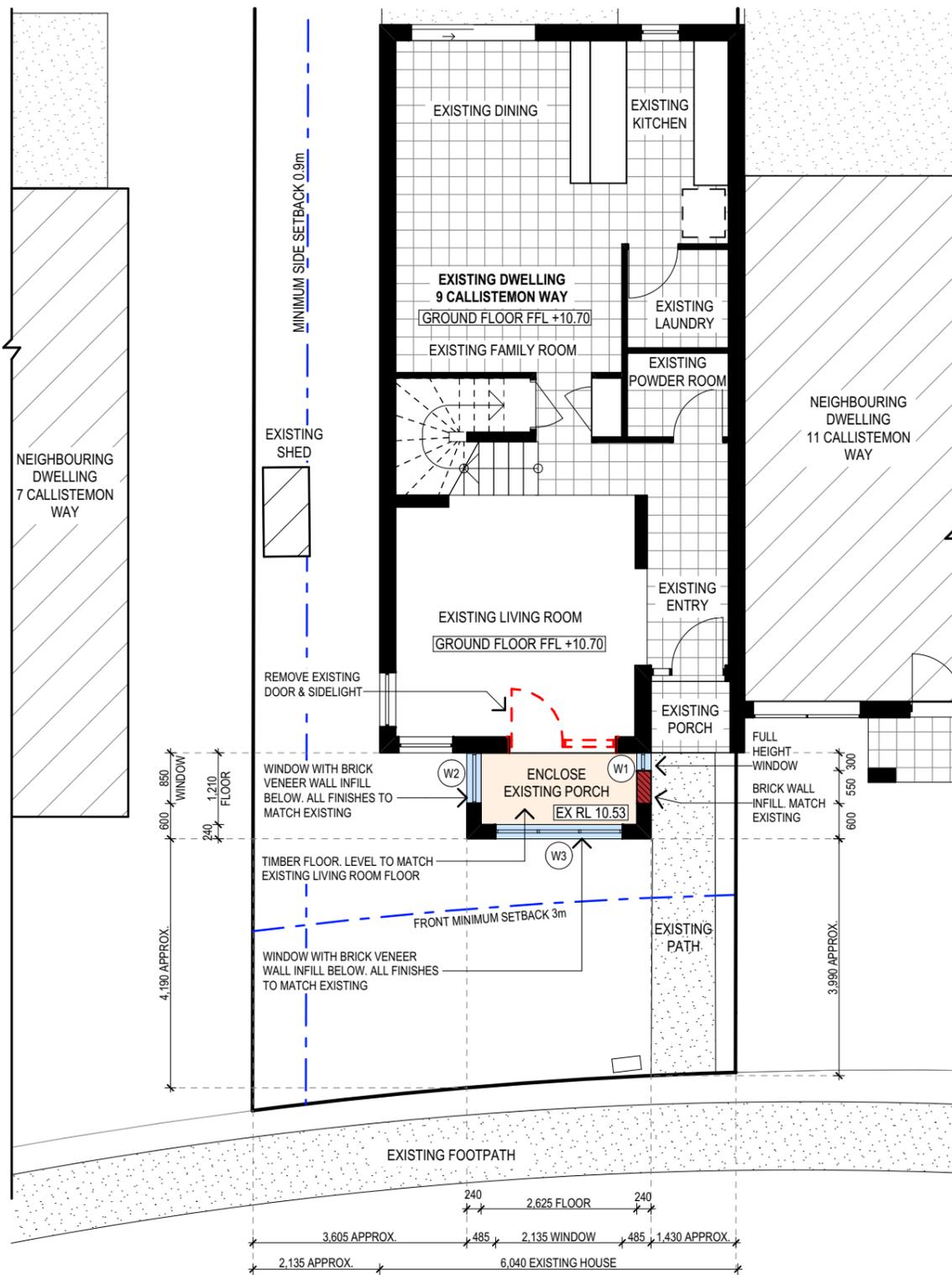
JOB No:
 824/20

DRAWN BY:
 MS

CHECKED BY:
 JJ

SCALE:
 1:200 @ A3

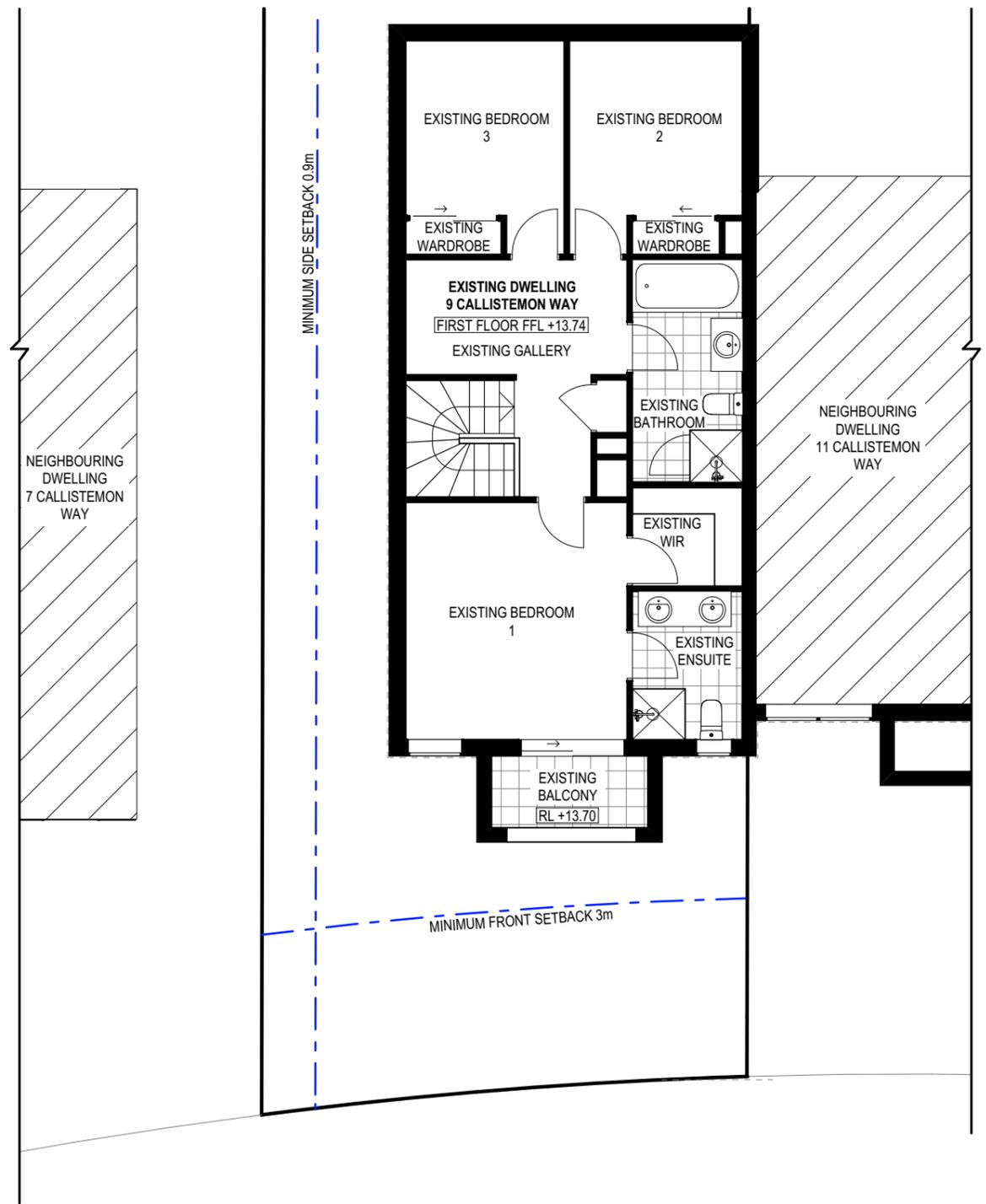
DRAWING No:
DA.01



GROUND FLOOR PLAN 1:100

EXISTING GROSS FLOOR AREA CALCULATIONS	m ²
EXISTING FIRST FLOOR	63.02
EXISTING GROUND FLOOR	63.82
TOTAL	126.84 m²

PROPOSED GROSS FLOOR AREA CALCULATIONS	m ²
EXISTING FIRST FLOOR	63.02
EXISTING GROUND FLOOR	63.82
NEW ENCLOSED PORCH	3.17
TOTAL	130.01 m²



EXISTING FIRST FLOOR PLAN - NO WORKS 1:100

NOTE:
NO WORKS TO EXISTING FIRST FLOOR LEVEL

TRUE NORTH:

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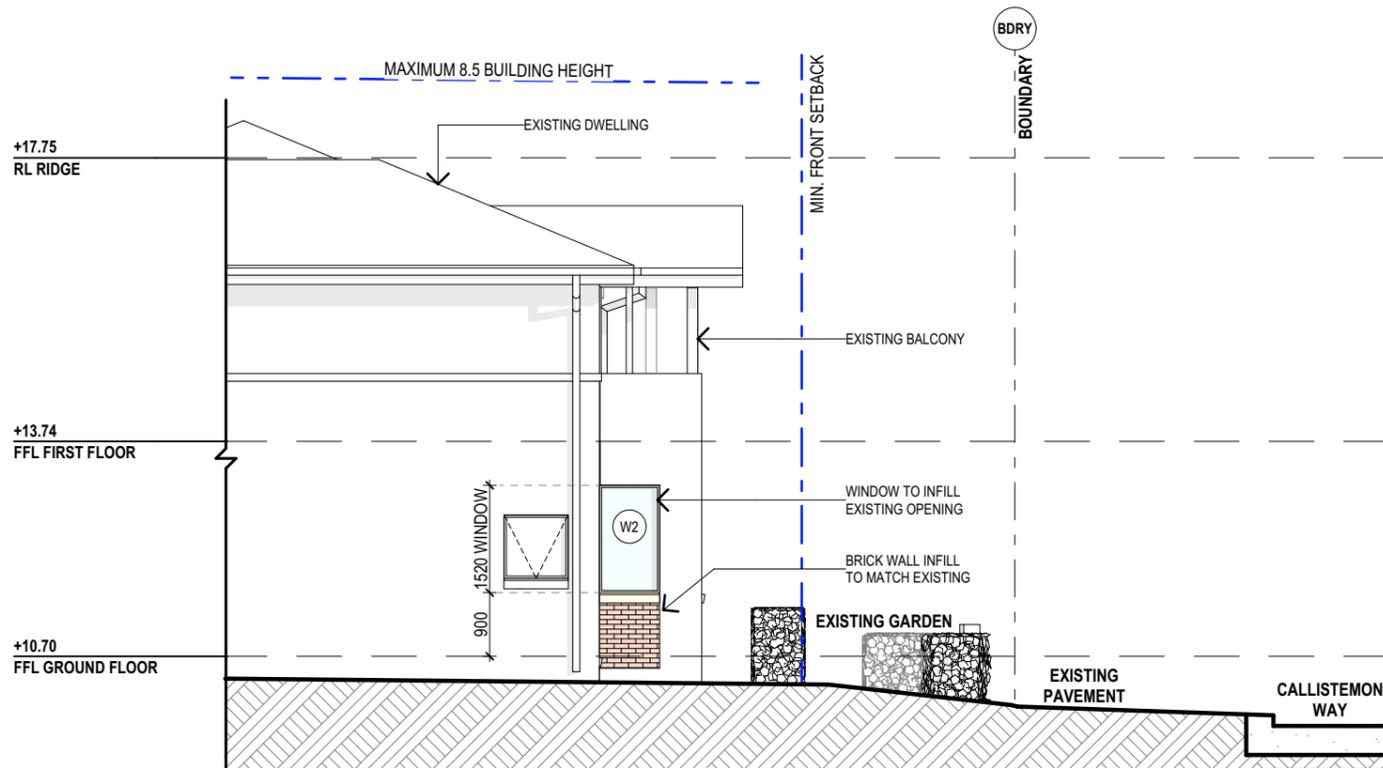
PROJECT DETAILS:
 PROPOSED ALTERATIONS & ADDITIONS
 9 CALLISTEMON WAY WARRIEWOOD NSW 2102

DRAWING TITLE:
 FLOOR PLANS

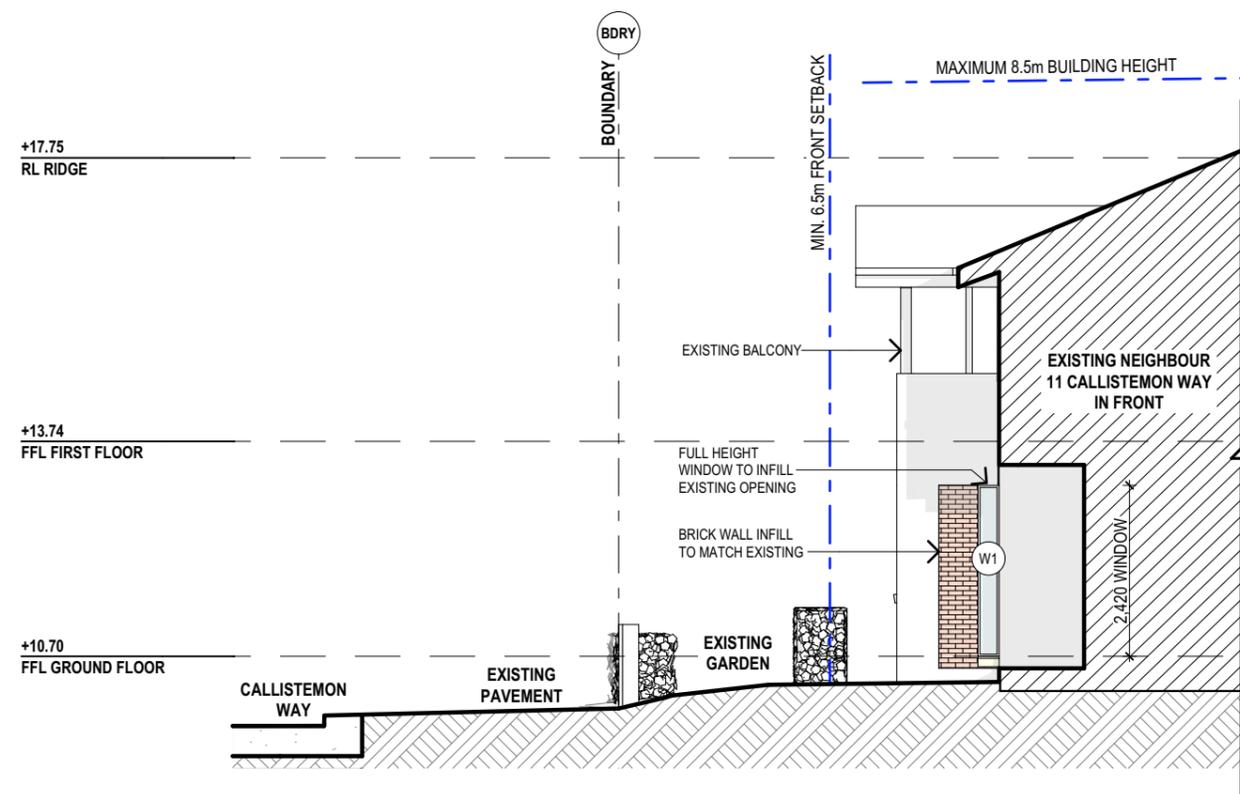
DATE: 08/20	DRAWN BY: MS	SCALE: 1:100 @ A3
JOB No: 824/20	CHECKED BY: JJ	DRAWING No: DA.02



SOUTH WEST ELEVATION 1:100



NORTH WEST ELEVATION 1:100



SOUTH EAST ELEVATION 1:100

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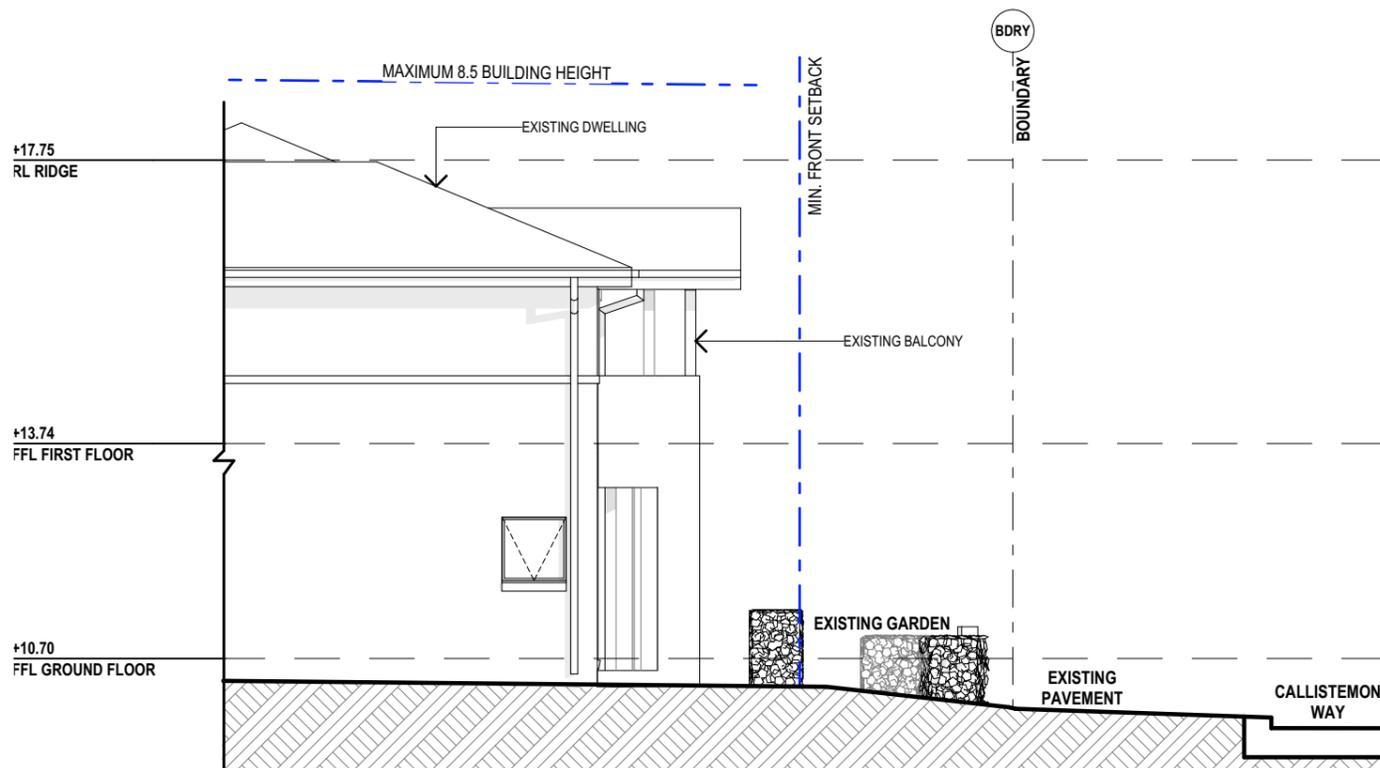
REV:	DATE:	DESCRIPTION:

PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 9 CALLISTEMON WAY WARRIEWOOD NSW 2102
DRAWING TITLE: ELEVATIONS

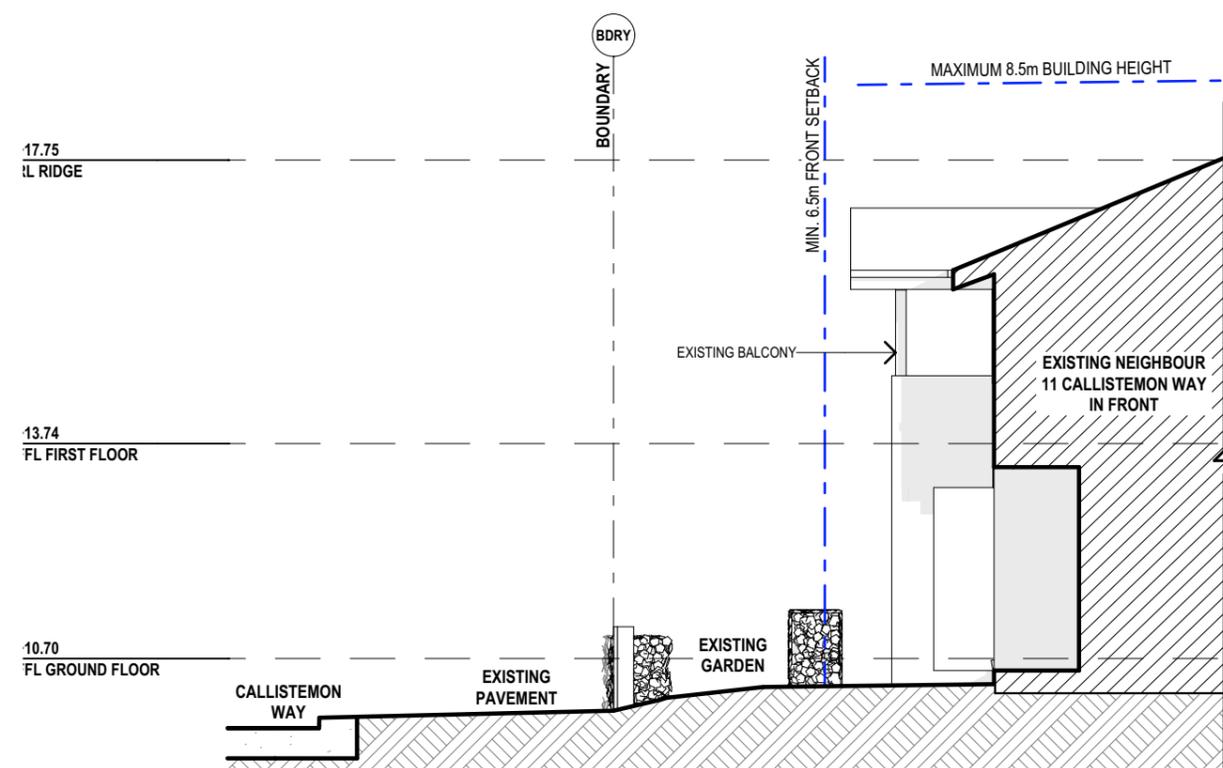
DATE: 08/20	DRAWN BY: MS	SCALE: 1:100 @ A3
JOB No: 824/20	CHECKED BY: JJ	DRAWING No: DA.03



EXISTING SOUTH WEST ELEVATION 1:100



EXISTING NORTH WEST ELEVATION 1:100



EXISTING SOUTH EAST ELEVATION 1:100

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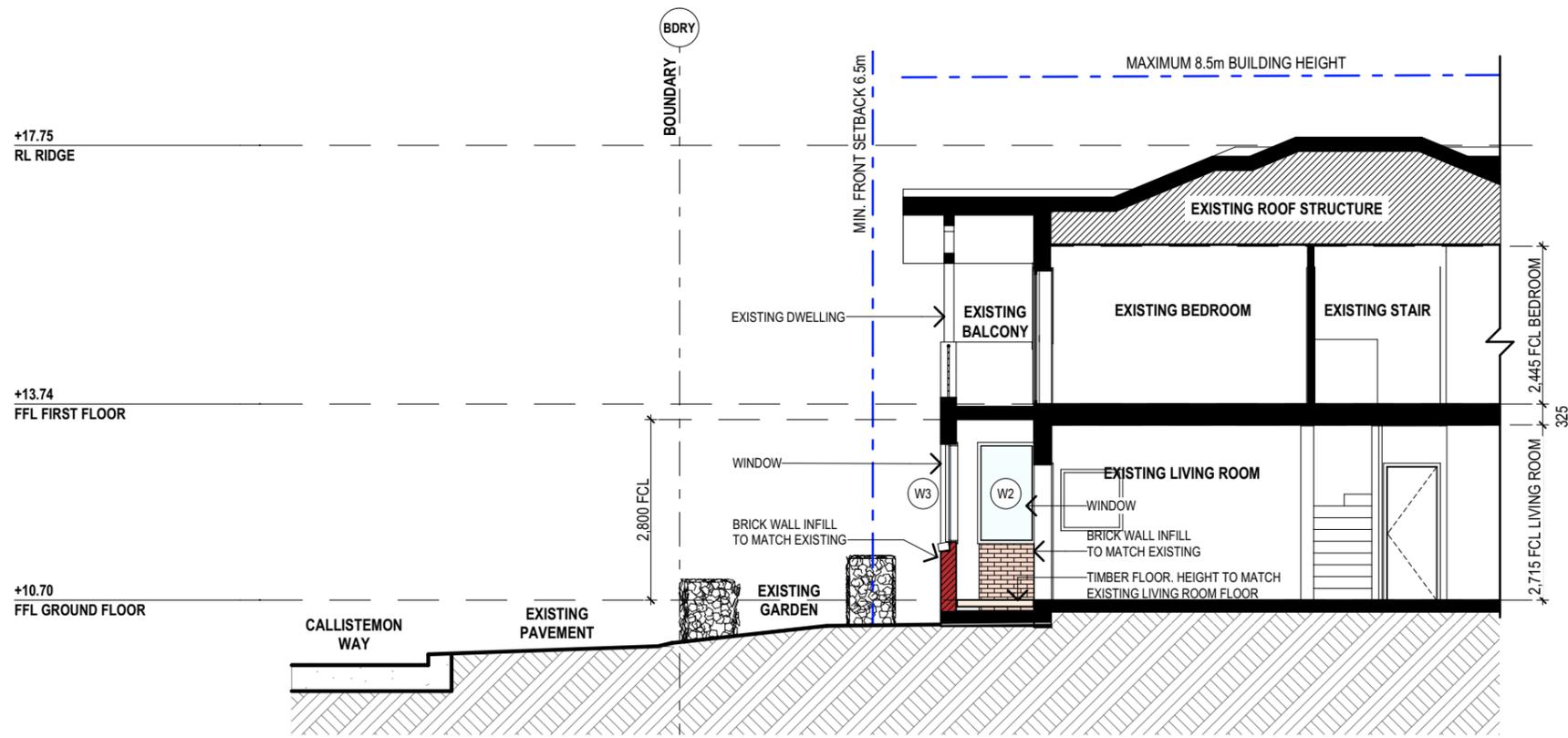
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PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 9 CALLISTEMON WAY WARRIEWOOD NSW 2102
DRAWING TITLE: EXISTING ELEVATIONS

DATE: 08/20	DRAWN BY: MS	SCALE: 1:100 @ A3
JOB No: 824/20	CHECKED BY: JJ	DRAWING No: DA.04



SECTION A-A 1:100

SPECIFICATION NOTES

GENERAL NOTES:
 ALL PLANS ARE TO BE READ IN CONJUNCTION.
 BASIS CERTIFICATE NOT REQUIRED AS ESTIMATED COST OF WORKS < \$50,000

INTERNAL LINING
 - PROVIDE PLASTERBOARD LINING.
 - INSTALL TO MANUFACTURERS SPECIFICATIONS & AS 2589

EXTERNAL WALLS:
 - BRICK VENEER WALLS WITH SELECTED BRICKS TO MATCH EXISTING DWELLING.

FLOOR:
 - NEW FLOOR TO BE TIMBER FRAMED FINISHED WITH T&G HARDWOOD FLOORING.
 - TIMBER TO BE REUSED OR TO COME FROM SUSTAINABLE FORESTRY PRACTICES.

BEARERS AND JOISTS:
 - SHALL BE INSTALLED TO COMPLY WITH AS1684 AS AMENDED FOR TIMBER COMPONENTS OR AS3620 FOR LIGHTWEIGHT STEEL FRAMING SECTIONS OR AS PER THE NASH ALTERNATIVES TO AS 3623.

ANT CAPS:
 - SHALL BE INSTALLED IN ACCORDANCE WITH AS3660.

FOOTINGS:
 - FOOTINGS TO BE IN ACCORDANCE WITH AS1480.
 - FOOTINGS TO BE IN ACCORDANCE WITH NCC VOL.2 PARTS 3.2.3, 3.2.4 AND 3.2.5
 - ALL REINFORCEMENTS SHALL CONFORM TO AS1302, AS1303 AND AS1304.

BRICK AND BLOCKWORK:
 - CONSTRUCTION OF MASONRY BUILDINGS SHALL BE AS PER AS3700 OR AS4773.
 - BRICKS TO MATCH EXISTING.

CARPENTRY:
 - TIMBER TO COMPLY WITH AS1170.2 OR AS4055.
 - ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS1684 AND 1720 AS APPLICABLE.

TIMBER FRAMING:
 - TO COMPLY WITH NCC VOL.2 PART 3.4
 - GROUND FLOOR TIMBERS SHALL BE ONLY OF HARDWOOD, CYPRESS PINE OR PRESSURE TREATED RADIATA OR CANADA PINE BELOW A HEIGHT OF 300mm ABOVE FINISHED GROUND LEVEL AND MUST NOT BE BUILT INTO BRICKWORK.
 - SUBFLOOR VENTILATION SHALL CONFORM TO NCC VOL.2 PART 3.4.1.
 - IN BUSHFIRE PRONE AREAS SPECIAL CONDITIONS APPLY.
 - WHERE TERMITE BARRIERS NEED TO BE INSPECTED, 400mm CLEARANCE IS REQUIRED BETWEEN THE UNDERSIDE OF BEARER AND GROUND SURFACE.
 - USE TREATED TIMBER WHERE REQUIRED FOR DURABILITY.
 - DO NOT USE TIMBER UNSUITABLE FOR EXPOSURE TO MOISTURE IN EXPOSED LOCATION.
 - PROVIDE STRUCTURE BRACING IN ACCORDANCE WITH AS1684
 - PROVIDE STRUCTURE TIEDOWN IN ACCORDANCE WITH AS1684
 - USE GALVANISED FIXINGS WHERE EXPOSED TO WEATHER.

TERMITE CONTROL:
 - TO BE IN ACCORDANCE WITH TO AS3660.1
 - SHALL BE IN ACCORDANCE WITH NCC VOL.2 PART 3.1.3 OR VOL.1 PART B1.4.

FLASHING AND CAPPINGS:
 - SELECTION AND INSTALLATION OF METAL RAINWATER GOODS REFER TO AS2180

LIGHTING:
 - 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS

DOOR & WINDOWS:
 - ALL FRAMED WINDOWS SHALL BE INSTALLED IN ACCORDANCE WITH AS2047-48 FOR ALUMINIUM WINDOWS AND AS2047 FOR TIMBER WINDOWS.
 - ALUMINIUM FRAMED WINDOWS AND DOORS.
 - WEATHER STRIPPING IS TO BE PROVIDED TO ALL EXTERNAL WINDOWS AND DOORS.
 - WINDOW FRAMING FINISHES AND COLOURS TO MATCH EXISTING

SLIP RESISTANCE:
 - MATERIALS TO BE USED FOR SURFACES OF FLOORS, STAIR LANDING, STEPS AND NOSINGS SHALL BE IN ACCORDANCE WITH THE CLASSIFICATIONS FOR SLIP RESISTANCE AS APPLY IN AS4586 AND HB198.

GLAZING:
 - NCC VOL.1 PARTS B 1.4, D 3.12, F1.13 OR NCC VOL.2 PART 3.6

SMOKE DETECTORS/ALARMS:
 - NCC VOL 2 PART 3.7.2. FIRE/SMOKE DETECTORS COMPLYING WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT ACT AND/OR STATE OR TERRITORY REGULATIONS MUST BE FITTED IN THE LOCATIONS REQUIRED AND APPROVED BY THE AUTHORITY AND SHALL BE INSTALLED IN ACCORDANCE WITH AS3786.
 - INSTALLATIONS IN BUILDINGS OTHER THAN CLASS 1 AND 10 MUST BE INSTALLED AND MANAGED TO COMPLY WITH NCC SPEC. E2.2a.
 - MULTIPLE ALARMS WITHIN HOUSES AND SOLE OCCUPANCY UNITS MUST BE HARD WIRED AND INTERCONNECTED.

WASTE MANAGEMENT:
 - ALL WASTE SHALL BE TAKEN AWAY BY TRUCKS TO A SUITABLE LANDFILL OR RECYCLE DEPOT.
 - ALL WASTE SHALL BE COVERED DURING TRANSPORTATION.
 - WASTE GENERATED DURING CONSTRUCTION SHALL BE PLACED IN STEEL BINS AND TAKEN AWAY BY AN APPROVED CONTRACTOR TO A APPROVED LANDFILL SITE.

SEDIMENT CONTROL:
 - A FILTER CLOTH SYSTEM SHALL BE INSTALLED TO STOP ANY SEDIMENT ENTERING COUNCILS STORMWATER SYSTEM.

VEGETATION:
 ALL EXISTING TREES AND VEGETATION ON AND ADJACENT TO THE SITE TO BE RETAINED

SITE SECURITY:
 THE SITE TO BE PROTECTED BY SITE FENCING FOR THE DURATION OF THE WORKS

NOTES (E & OE)

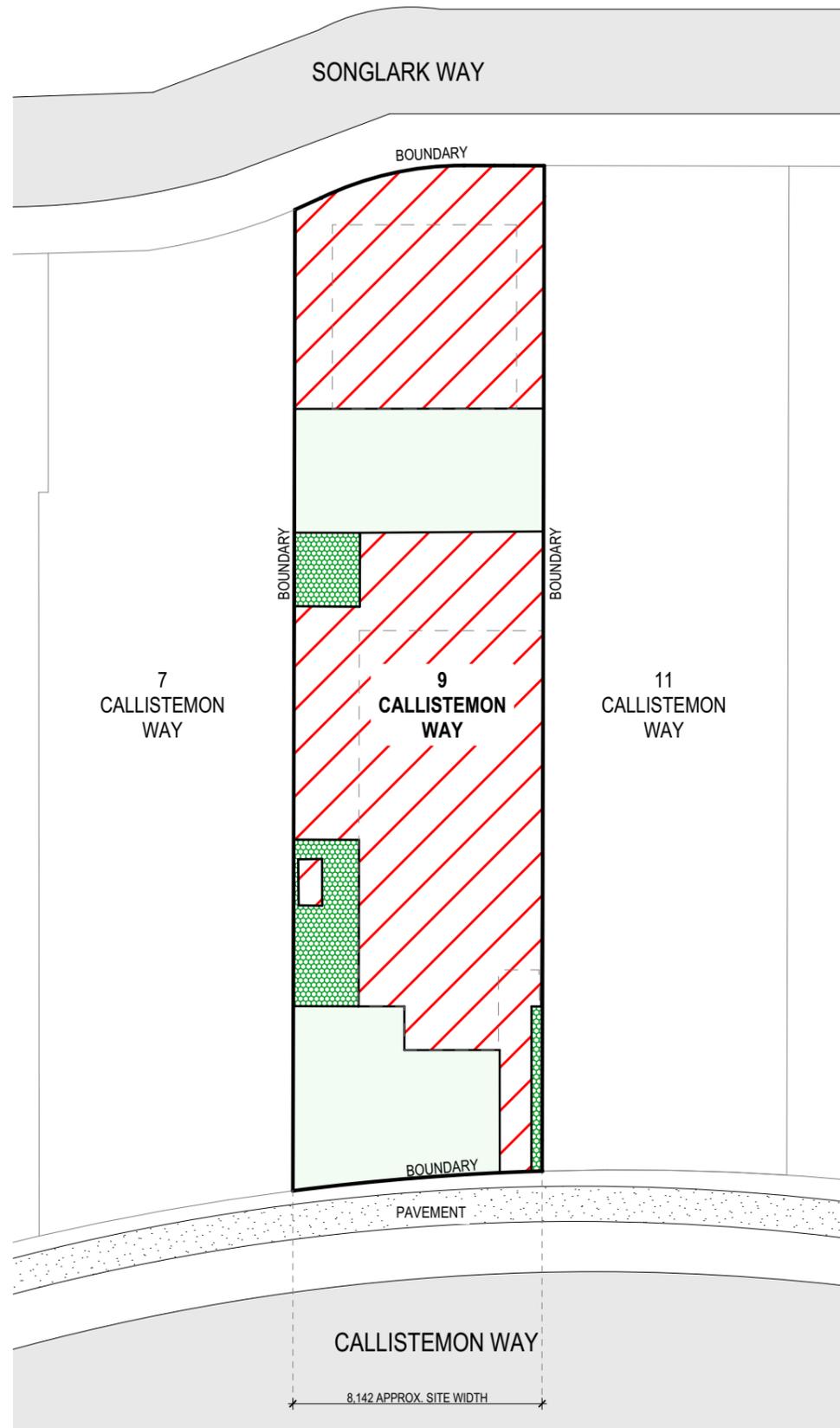
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REV:	DATE:	DESCRIPTION:

PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 9 CALLISTEMON WAY WARRIEWOOD NSW 2102
DRAWING TITLE: SECTION & SPECIFICATION NOTES

DATE: 08/20	DRAWN BY: MS	SCALE: 1:100 @ A3
JOB No: 824/20	CHECKED BY: JJ	DRAWING No: DA.05



LANDSCAPE AREA CALCULATION PLAN 1:200

NOTES:
NO INCREASE IN HARD SURFACE AREA IS PROPOSED.
NO CHANGE TO EXISTING LANDSCAPED AREAS IS PROPOSED.
 EXISTING TREES & VEGETATION TO BE RETAINED.

CALCULATIONS			
SITE AREA			266.9 m ²
LANDSCAPE CONTROL MINIMUM		25%	66.73 m ²
EXISTING LANDSCAPED AREA		25.21%	67.28 m ²
EXISTING HARD SURFACE AREA			182.15 m ²
EXISTING LANDSCAPED AREA < 3m WIDE NOT COUNTED			17.47 m ²

TRUE NORTH:

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REV:	DATE:	DESCRIPTION:

PROJECT DETAILS:
 PROPOSED ALTERATIONS & ADDITIONS
 9 CALLISTEMON WAY WARRIEWOOD NSW 2102

DRAWING TITLE:
 LANDSCAPED AREA CALCULATION PLAN

DATE: 08/20	DRAWN BY: MS	SCALE: 1:200 @ A3
JOB No: 824/20	CHECKED BY: JJ	DRAWING No: DA.06

