TRUE NORTH:	NOTES (E & OE)
	<ul> <li>All structures including</li> <li>Do not obtain dimensional events</li> <li>All dimensional structures are to specifications.</li> <li>All workmanship &amp; maincluding amendments or council requirements.</li> <li>New materials are to b</li> <li>Concrete footings, slat by a practicing engineer.</li> </ul>

NOTES (E & OE)

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nship & materials shall be in accordance with the requirements of current editions endments of the National Construction Code, relevant Australian Standards & loca

rements. ials are to be used throughout unless otherwise noted. potings, slab, structural beams or any other structural members are to be designe

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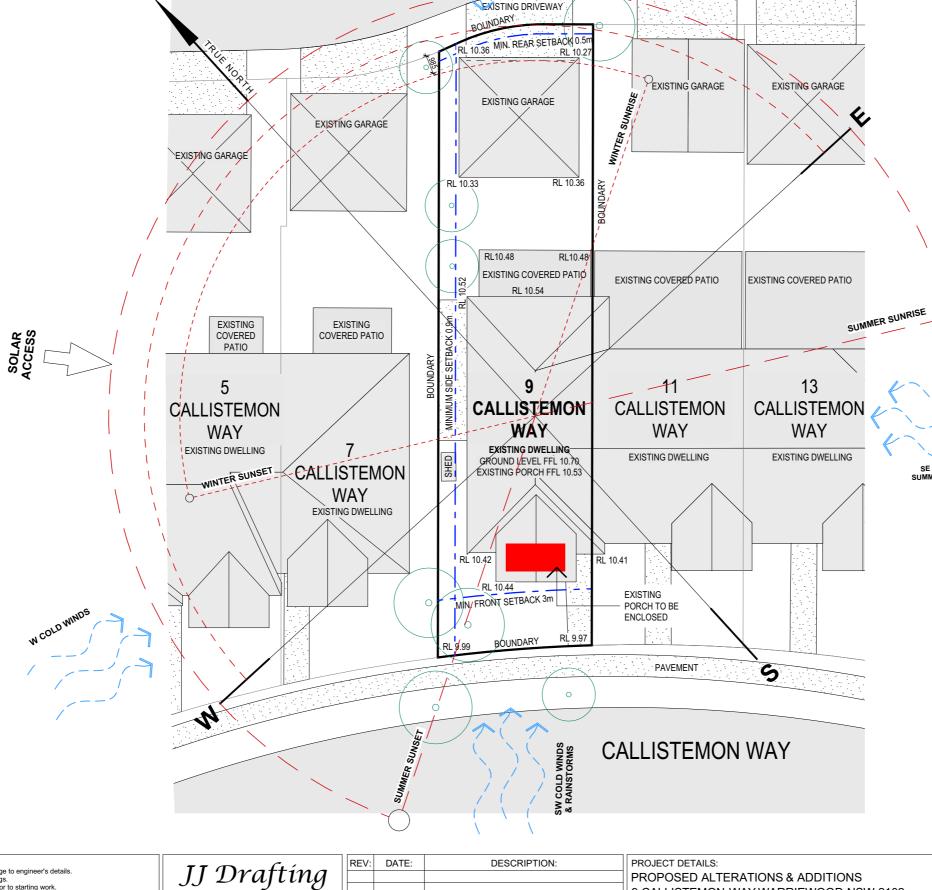
174 Garden St, North Narrabeen, NSW, 2101 PO Box 687, Dee Why, NSW, 2099 Mob. 0414 717 541 Email. jjdraft@tpg.com.au www.jjdrafting.com.au

**PROPOSED ALTERATIONS & ADDITIONS** 9 CALLISTEMON WAY WARRIEWOOD NSW 2102 DRAWING TITLE: SITE ANALYSIS PLAN

SITE AREA = 266.9 m<sup>2</sup>

AREA CALULATIONS

1801
1103124



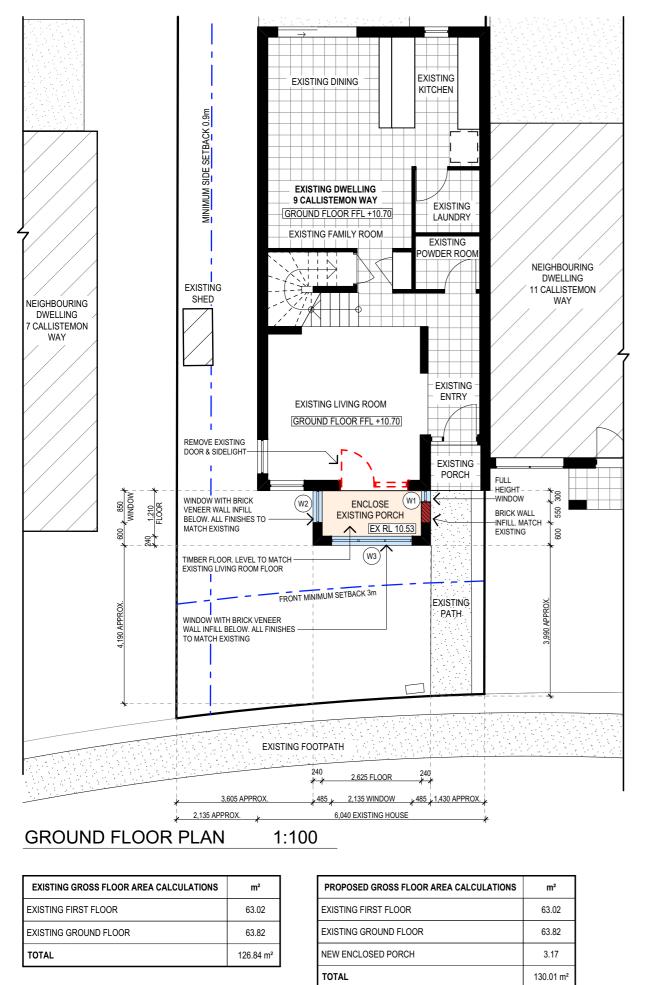
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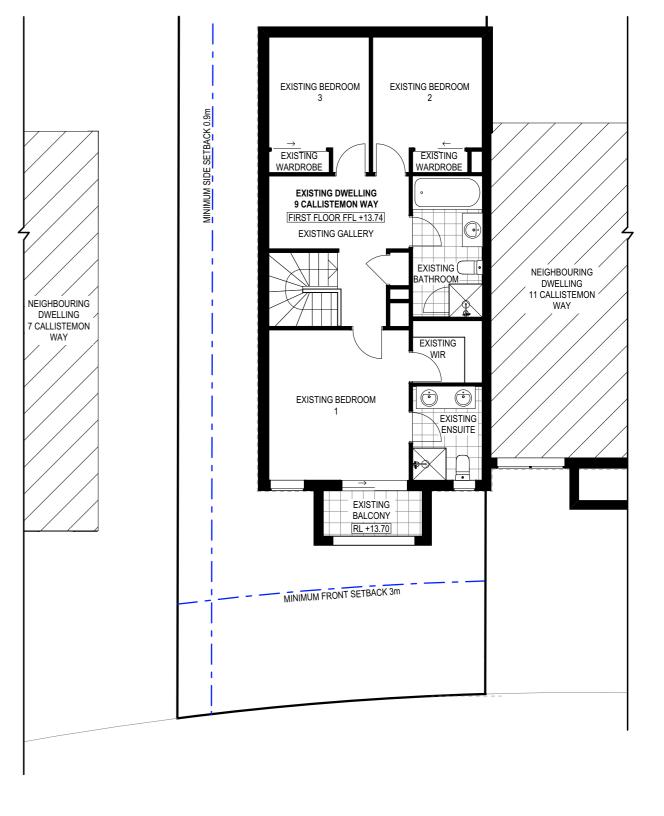
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SE COOLING SUMMER BREEZE

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# EXISTING FIRST FLOOR PLAN - NO WORKS 1:100



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 Do not obtain dimensions by scaling drawings.
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 These drawings are to be read in conjunction with all other consultant's drawings and PROPOSED ALTERATIONS & ADDITIONS 9 CALLISTEMON WAY WARRIEWOOD NSW 2102 174 Garden St, North Narrabeen, NSW, 2101 specifications. All workmanship & materials shall be in accordance with the requirements of current editions PO Box 687, Dee Why, NSW, 2099 DRAWING TITLE: All working the industrial state of the National Construction wind unle requirements of current each local council requirements.
 New materials are to be used throughout unless otherwise noted.
 Concrete footings, slab, structural beams or any other structural members are to be designed Mob. 0414 717 541 FLOOR PLANS Email. jjdraft@tpg.com.au www.jjdrafting.com.au by a practicing engineer.

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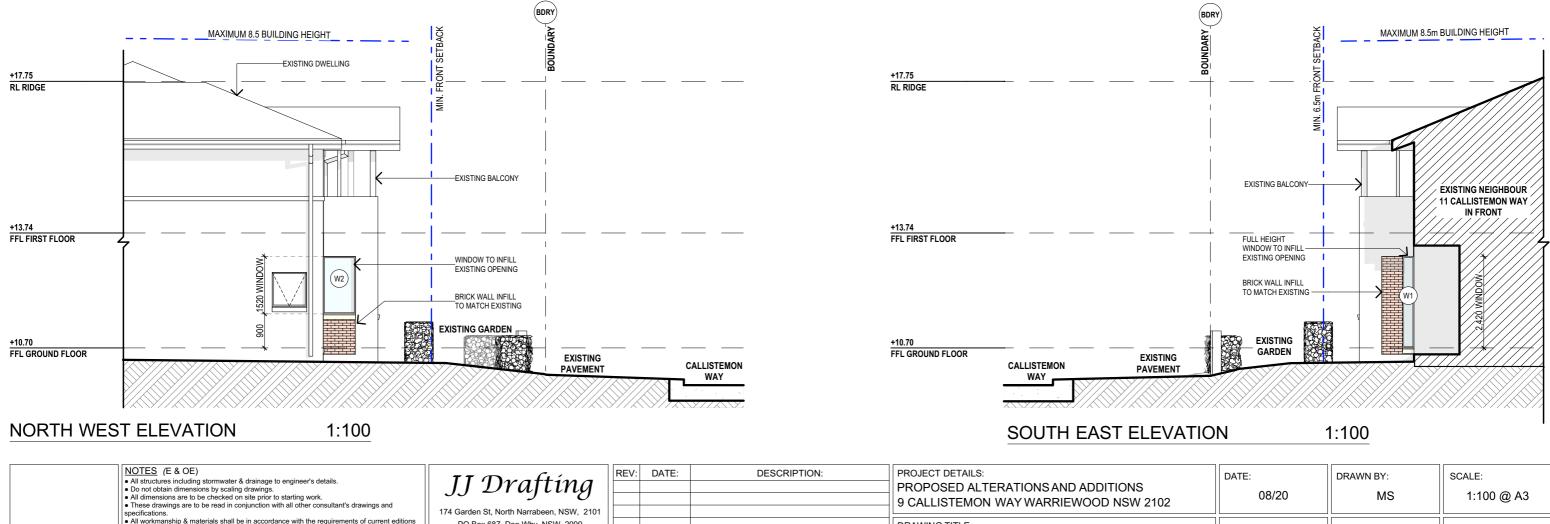
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An working and the the National Construction Code, relevant Australian Standards & loca council requirements.
 New materials are to be used throughout unless otherwise noted.
 Concrete footings, slab, structural beams or any other structural members are to be designed.

by a practicing engineer.



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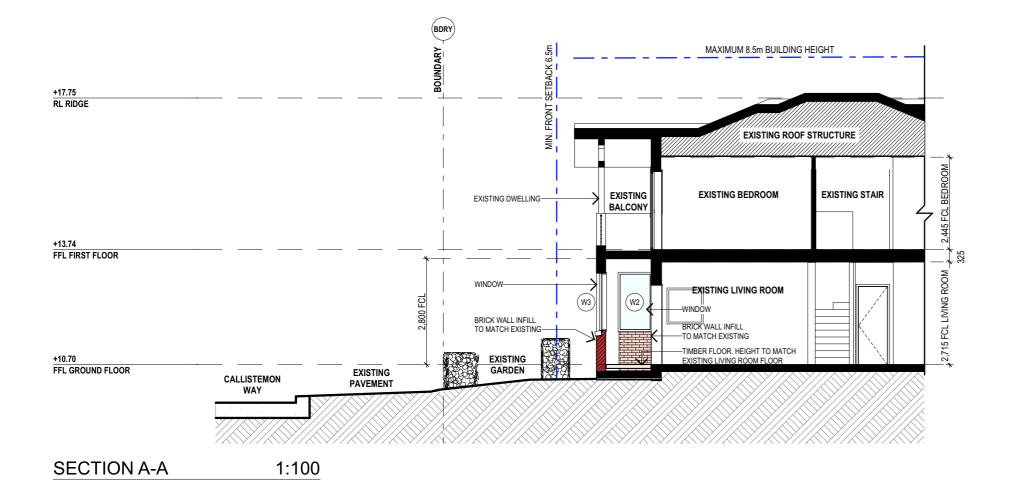
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NOTES (E & OE)	TT Des flier	REV:	DATE:	DESCRIPTION:	PROJECT DETAILS:
<ul> <li>All structures including stormwater &amp; drainage to engineer's details.</li> <li>Do not obtain dimensions by scaling drawings.</li> </ul>	JJ Drafting				PROPOSED ALTERATIONS AND ADDITIONS
<ul> <li>All dimensions are to be checked on site prior to starting work.</li> <li>These drawings are to be read in conjunction with all other consultant's drawings and</li> </ul>					9 CALLISTEMON WAY WARRIEWOOD NSW 2102
specifications.	174 Garden St, North Narrabeen, NSW, 2101				
All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the National Construction Code, relevant Australian Standards & local	PO Box 687, Dee Why, NSW, 2099				DRAWING TITLE:
council requirements.	Mob. 0414 717 541				EXISTING ELEVATIONS
New materials are to be used throughout unless otherwise noted.	Email. jjdraft@tpg.com.au				
Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.	www.jjdrafting.com.au				

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## SPECIFICATION NOTES

### GENERAL NOTES: ALL PLANS ARE TO BE READ IN CONJUNCTION

BASIX 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 LIGTHWEIGHT 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:

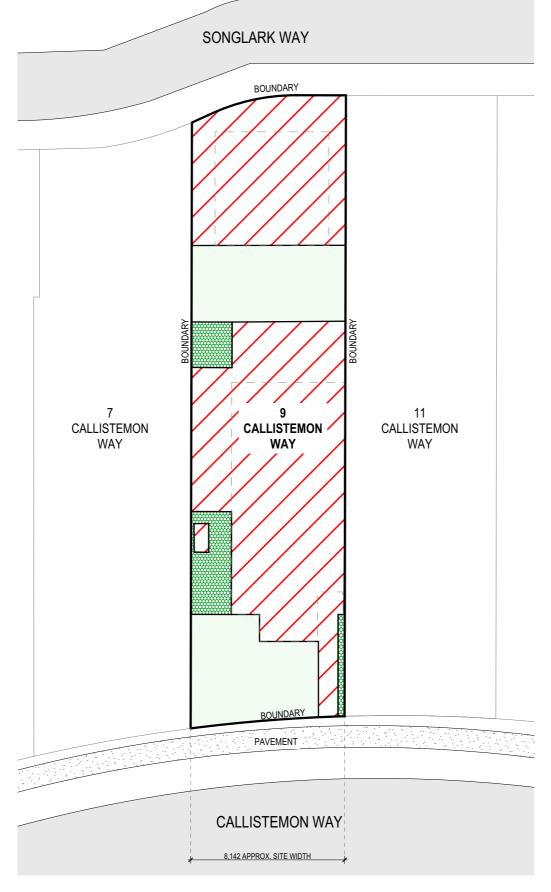
- A FILTER CLOTH SYSTEM SHALL BE INSTALLED TO STOP ANY SEDIMENT ENTERING COUNCILS STORMWATER SYSTEM.

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) REV: DATE: DESCRIPTION: PROJECT DETAILS: All structures including stormwater & drainage to engineer's de
 Do not obtain dimensions by scaling drawings.
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 New materials are to be used throughout unless otherwise noted.
 Concrete footings, slab, structural beams or any other structural members are to be designed. Mob. 0414 717 541 SECTION & SPECIFICATION NOTES Email. jjdraft@tpg.com.au www.jjdrafting.com.au by a practicing engineer.

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# LANDSCAPE AREA CALCULATION PLAN 1:200

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	<ul> <li>All structures including stormwater &amp; drainage to engineer's details.</li> <li>Do not obtain dimensions by scaling drawings.</li> </ul>	JJ Drafting				PROPOSED ALTERATIONS & ADDITIONS
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	specifications.	174 Garden St, North Narrabeen, NSW, 2101				
	All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the National Construction Code, relevant Australian Standards & local	PO Box 687, Dee Why, NSW, 2099				DRAWING TITLE:
	council requirements.	Mob. 0414 717 541				LANDSCAPED AREA CALCULATION PLAN
	New materials are to be used throughout unless otherwise noted.	Email. jjdraft@tpg.com.au				LANDSCAFED AREA CALCULATION FLAN
	Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.	www.jjdrafting.com.au				

# 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 <sup>2</sup>			
LANDSCAPE CONTROL MINIMUM		25%	66.73 m <sup>2</sup>			
EXISTING LANDSCAPED AREA		25.21%	67.28 m <sup>2</sup>			
EXISTING HARD SURFACE AREA			182.15 m <sup>2</sup>			
EXISTING LANDSCAPED AREA < 3m WIDE NOT COUNTED			17.47 m <sup>2</sup>			

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JOB No:	CHECKED BY:	DRAWING No:	
824/20	JJ	DA.06	

# NOTES

# DESIGNATED SITE MANAGER/BUILDER

PRIOR TO COMMENCEMENT OF WORK A SITE MANAGER OR BUILDER MUST BE NOMINATED. THE SITE MANAGER OR BUILDER WILL BE RESPONSIBLE AND LIABLE FOR ALL WORKS CARRIED OUT ON THE SITE. THIS ASSUMES THE RESPONSIBILITY FOR THE ACTIONS OF ALL SUBCONTRACTED PARTIES AS WELL AS ADVISING THEM OF COUNCIL'S REQUIREMENTS WHEN CARRYING OUT WORKS.

# TOPSOIL MANAGEMENT

PRIOR TO THE STRIPPING OF TOPSOIL, THE VEGETATIVE COVER MUST BE REDUCED BY EITHER SLASHING OR MOWING. ALL TOPSOIL IS TO BE RETAINED AND PROTECTED FOR REUSE ON SITE. SOIL STOCKPILES MUST NOT BE LOCATED ON NATURE STRIPS, FOOTPATHS, ROADWAYS, KERBS, ACCESSWAYS, WITHIN DRAINAGE LINES/FLOWS/PATHS OR AROUND OR AGAINST TREE SHRUBS. SEDIMENT CONTROL MEASURES MUST BE INCORPORATED WITH ANY RESULTING STOCKPILE. THE STOCKPILE CAN BE PROTECTED FROM EROSION BY COVERING IT WITH AN IMPERVIOUS MATERIAL, IN CONJUNCTION WITH THE INSTALLATION OF A SEDIMENT FENCE AROUND IT. IF STOCKPILES ARE TO REMAIN FOR MORE THAN ONE MONTH THEY ARE TO BE GRASSED IMMEDIATELY AND STABILISED WITHIN FOURTEEN DAYS. SURPLUS TOPSOIL MUST BE REASONABLY REMOVED FROM SITE.

# BUILDING MATERIAL STOCKPILING

SUFFICIENT AREA MUST BE ALLOCATED WITHIN THE SITE FOR SUCH STORAGE OF BUILDING MATERIALS, DEMOLITION WASTE, WASTE CONTAINERS, ETC. AS WILL BE REQUIRED.

## SEDIMENT FENCES

A SEDIMENT FENCE SHOULD BE LOCATED ALONG THE DOWNSLOPE BOUNDARY(S) OF THE SITE, ON THE CONSTRUCTION SIDE OF THE TURF FILTER STRIP OR NATIVE VEGETATION, AND AROUND ALL STOCKPILES OF MATERIAL ON THE SITE.

## DUST CONTROL

ALL TRUCKS/UTES MUST COVER THEIR LOADS AT ALL TIMES. APPROPRIATE METHODS ARE TO BE EMPLOYED TO PREVENT BLOWING DUST CREATING AN UNACCEPTABLE HAZARD OR NUISANCE ON THE SITE OR DOWN WIND. PRODUCTION OF DUST CAN BE MINIMISED BY LIMITING AREA OF EARTHWORKS, WATERING AND PROGRESSIVE VEGETATION. WHERE DUST IS CREATED AS A RESULT WORKS AND/OR SOIL EXPOSURE, THE BARE SOIL AREAS MUST BE WATERED, DURING AND/OR AT THE END OF EACH DAY TO LAY THE DUST. EARTH MOVING ACTIVITIES SHOULD BE AVOIDED WHERE WINDS ARE SUFFICIENTLY STRONG ENOUGH TO RAISE VISIBLE DUST.

# EROSION & SEDIMENT CONTROLS

APPROPRIATE EROSION AND SEDIMENT CONTROLS MUST BE IMPLEMENTED ON ALL SITES THAT INVOLVE SOIL DISTURBANCE. THE MEASURES MUST BE IN PLACE PRIOR TO THE COMMENCEMENT OF WORK. THOSE CONTROLS ARE TO BE MONITORED AND MAINTAINED IN ORDER TO SERVE THEIR INTENDED FUNCTION FOR THE DURATION OF THE WORKS OR UNTIL SUCH TIME AS THE SITE IS FULLY STABILISED. IF ANY CONTROLS ARE DAMAGED OR BECOME INEFFECTIVE DURING THE COURSE OF THE WORKS THEY ARE TO BE REINSTATED OR REPLACED IMMEDIATELY. SUFFICIENT ACCESS TO THESE CONTROLS MUST BE PROVIDED IN CASE OF THE NEED TO REPAIR.

# SEDIMENT TRAPS

WHERE A SEDIMENT FENCE IS NOT USED APPROPRIATE SEDIMENT TRAPS SHOULD BE LOCATED AT ALL POINTS WHERE STORMWATER LEAVES THE CONSTRUCTION SITE OR LEAVES THE GUTTER AND ENTERS THE DRAINAGE SYSTEM. A COMMON TECHNIQUE IS THE GRAVEL SAUSAGE.

# DIVERSION CHANNELS

A DIVERSION CHANNEL IS AN EXCAVATED EARTH DITCH OR PATH. THESE STRUCTURES ARE USED TO INTERCEPT AND DIRECT RUN-OFF TO A DESIRED LOCATION WHERE POSSIBLE. ALL STORMWATER RUN-OFF FLOWING ONTO DISTURBED AREAS, INCLUDING STOCKPILES, MUST BE INTERCEPTED, DIVERTED AND/OR SAFELY DISPOSED OF. THIS CAN BE ACHIEVED BY CONSTRUCTING A TEMPORARY EARTH BANK AROUND THE UPSLOPE EXTENT OF THE CONSTRUCTION SITE WHERE THE DIVERSION DOES NOT AFFECT THE NEIGHBOURING PROPERTIES.

# VEHICLE MOVEMENTS

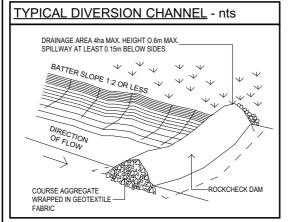
TO LIMIT DISTURBANCE TO THE SITE AND TRACKING OF MATERIAL ONTO THE STREET ALL VEHICLES AND PLANT EQUIPMENT ARE TO USE A SINGLE ENTRY/EXIT POINT UNLESS COUNCIL HAS APPROVED ALTERNATIVE ARRANGEMENTS. ACCESS POINTS AND PARKING AREAS ARE TO BE STABILISED WITH COMPACTED SUB-GRADE ASAP AFTER THEIR FORMATION. IF SPILLAGE DOES OCCUR IT IS TO BE CONTAINED IMMEDIATELY AND CAREFULLY REMOVED. THE AREA AFFECTED IS TO BE RESTORED TO A STANDARD EQUAL TO OR BETTER THAN ITS PREVIOUS CONDITION. ALL VEHICLES ARE TO BE WASHED PRIOR TO EXISTING THE SITE. THIS SERVES THE PURPOSE OF REMOVING SITE MATERIAL ON THE VEHICLE AND PREVENTS IT FROM BEING DEPOSITED ON THE ROAD NETWORK ADJACENT TO THE SITE AND THUS, THE STORMWATER SYSTEM. NO VEHICLE ASSOCIATED WITH THE WORK IS TO BE PARKED ON A FOOTPATH OR PUBLIC RESERVE. ALL VEHICLES VISITING THE SITE DURING DEMOLITION, EXCAVATION AND/OR CONSTRUCTION WORKS, ARE TO COMPLY WITH THE PARKING REQUIREMENTS IN THAT AREA.

# TRUE NORTH: NOTES (E & OE)



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# TYPICAL SEDIMENT FENCE - nts

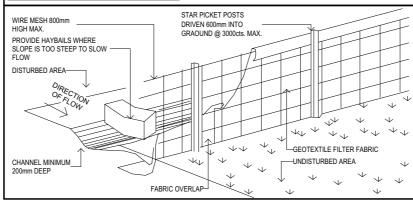
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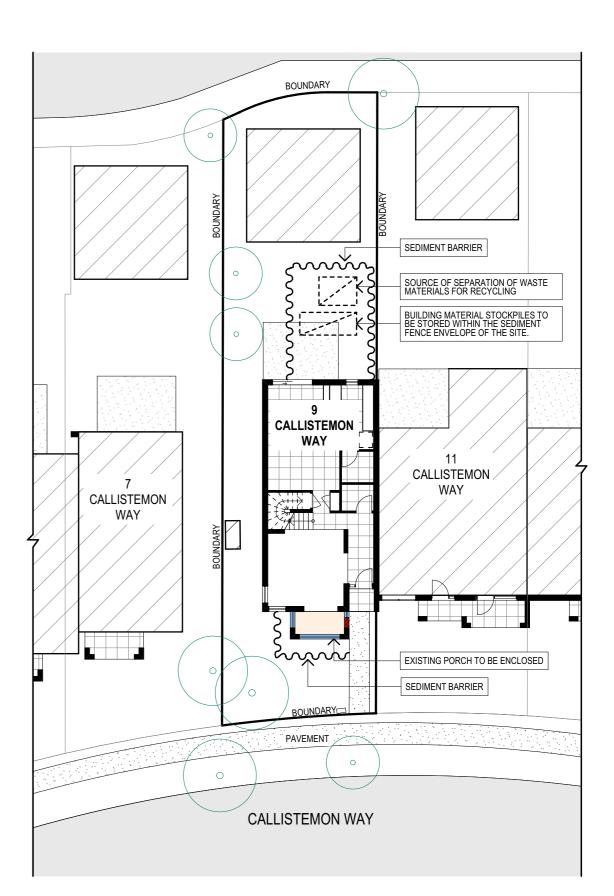
Mob. 0414 717 541

Email. jjdraft@tpg.com.au www.jjdrafting.com.au



REV: DATE:

DESCRIPTION



# **EROSION & SEDIMENT CONTROL PLAN**

DN:	PROJECT DETAILS: PROPOSED ALTERATIONS & ADDITIONS 9 CALLISTEMON WAY WARRIEWOOD NSW 2102	DATE: 08/20	DRAWN BY: MS	SCALE: 1:200 @ A3
	DRAWING TITLE: EROSION & SEDIMENT CONTROL / WASTE MANAGEMENT PLAN	JOB No: 824/20	CHECKED BY: JJ	DRAWING No: DA.07

NTROL PLAN 1:200