

THIS PLAN TO BE READ IN
CONJUNCTION WITH

Mod2018/0232

NORTHERN BEACHES COUNCIL

GROUND FLOOR PLAN

FLOOR AREA OF PROPOSED ADDITION - 238.39m²

AMENDMENTS

MAY 2018 - 'A' - GAS FIREPLACE ADDED

NOTES

- All structure including stormwater & drainage to engineers details
- Do not obtain dimensions by scaling drawings
- All dimensions are to be checked on site prior to starting work
- These drawings are to be read in conjunction with all other consultants drawings & specifications
- All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the relevant SAA Codes of Practice, the Building Code of Australia & elements
- New materials are to be used throughout unless otherwise noted
- Concrete footings, slab, structural beams or any other structural members are to be designed & endorsed by a practising engineer

JJDrafting

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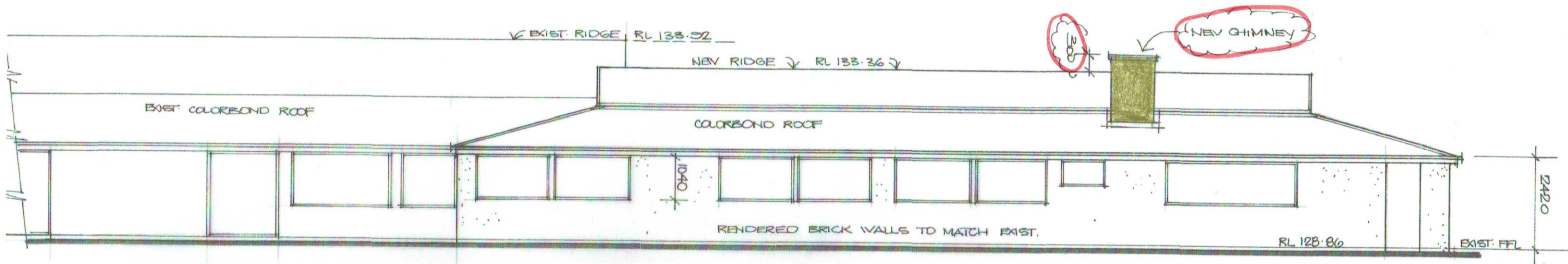
Project: MODIFICATION SEC.4-55
PROPOSED ALTERATIONS AND ADDITIONS
TO AN EXISTING DWELING AT
17 MINKARA RD. BAYVIEW

Title: GROUND FLOOR PLAN

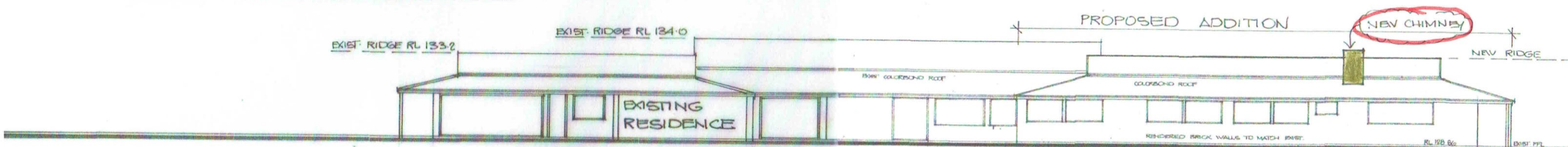
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Date: September 2015

Job No.: 489/15

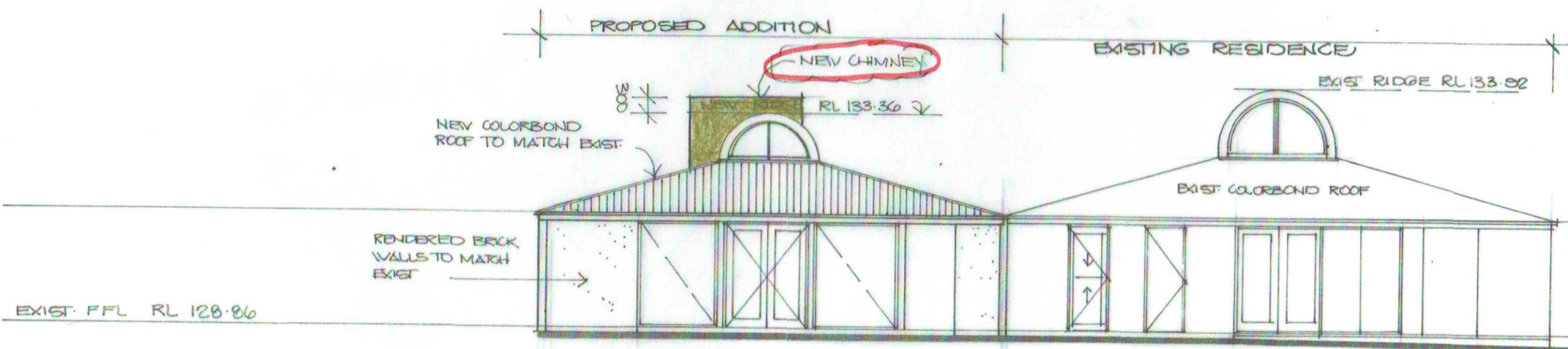
Dwg No. DA 2 A



SOUTH ELEVATION



SOUTH ELEVATION - (1:200)



EAST ELEVATION

AMENDMENT

MAY 2018 - A - CHIMNEY ADDED

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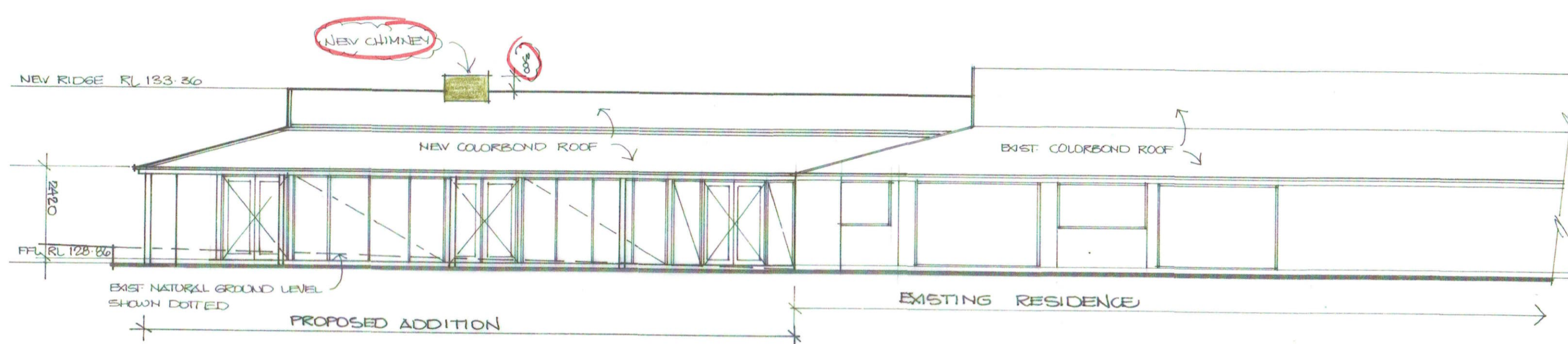
Title: ELEVATIONS

Scale: 1:100, 1:200
Date: September 2015

Job No.: 489/15

Dwg No. DA 4A

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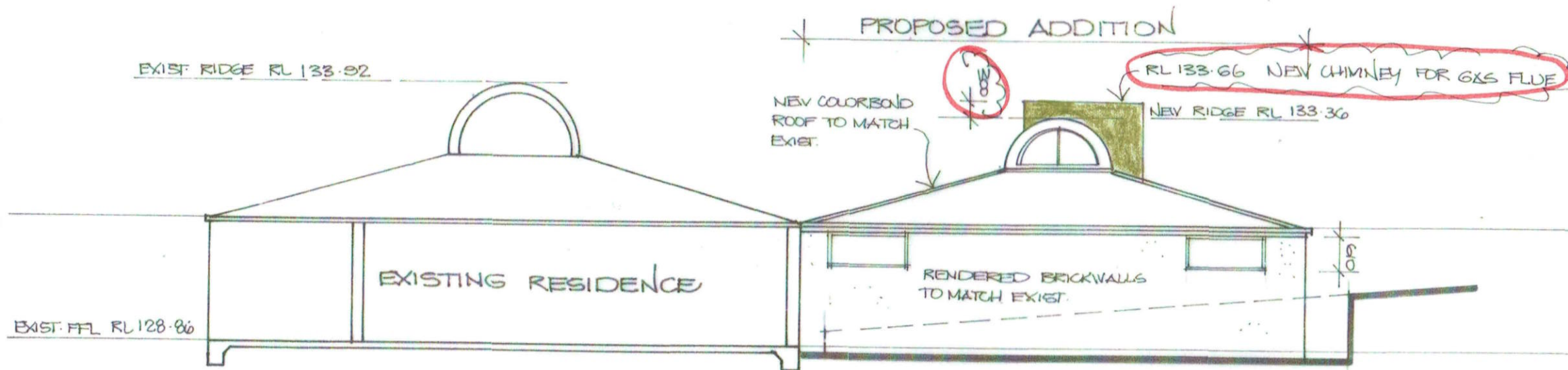


NORTH ELEVATION

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WEST ELEVATION

AMENDMENT

MAY 2018 - A - CHIMNEY ADDED

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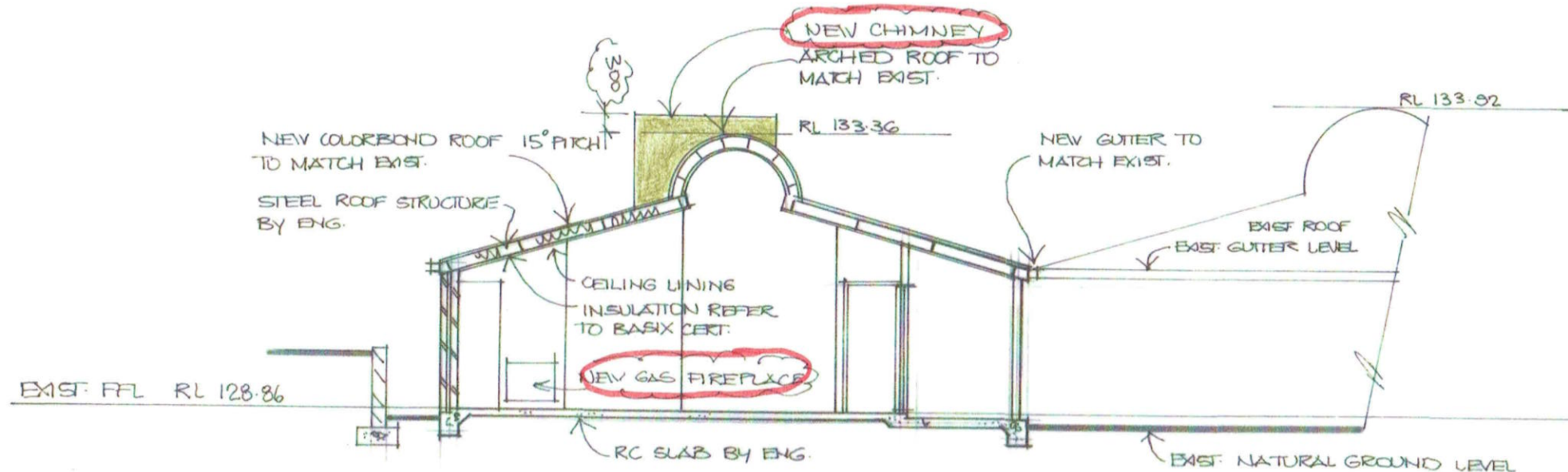
Title: ELEVATIONS

Scale : 1:100
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SECTION A - A

NOTE

Additions and alterations are to be read in conjunction and comply with the BASIX certificate, bushfire and geo tech report

BASIX COMMITMENTS

WATER

SHOWER RATING - Minimum 3 STAR

TAP RATING - Minimum 3 STAR

WC'S RATING - Minimum 3 STAR

INSULATION REQUIREMENTS

- External wall - Double Brick ----- Nil
- Concrete slab on ground ----- Nil
- Ceiling and roof -
 - # flat ceiling/ pitched roof - ceiling R1.75(up)
 - Roof - foil/sarking
 - # Raked ceiling, pitched/skillion roof: framed - Ceiling R1.76 (up),
 - Roof-foil/sarking

LIGHTING REQUIREMENTS

40% of new or altered light fixtures to be fitted with fluorescent, compact fluorescent, or light-emitting-diode(LED) lamps

WINDOW AND DOOR SCHEDULE - REFER TO BASIX CERTIFICATE

- 1-----1570 x 610h- low E
- 2-----1570 x 610h- low E
- 3, 4, 5, 7 ---4000 x 1040h-single clear
- 6-----1200 x 610h-single clear
- 8-----5400 x 2400h-single clear
- 9, 11-----1810 x 2400h-single clear
- 10, 12-----4000 x 2400h- single clear
- 13-----3300 x 2400h-single clear
- 14-----1570 x 2400h-single clear

All window and door sizes are to be verified on site before ordering

SPECIFICATION NOTES

EXTERNAL WALLS

- Double brick walls finished off with render to match existing

DOORS AND WINDOWS

- Alum. frame windows & doors
- Weather stripping is to be provided to all external windows & doors.

FLOORS

- Concrete slab
- Tiles on a waterproof membrane to bathrooms and ensuites

ROOFING

- Colorbond roof to match existing

BATHROOMS and ENSUITES

- All waterproofing to AS 3740
- Provide a guaranteed flexible waterproof membrane to all wet area floors & shower walls to manufacturers instructions

STORMWATER

- New downpipes to be connected into existing rainwater tanks

GUTTERS AND DOWNPIPES

- Colorbond gutters and downpipes
- Minimum slope of eaves and gutters 1:200

FLASHING AND CAPPINGS

- Selection and installation of metal rainwater goods refer to AS 2180
- Flash projections above the roof with two part flashings consisting of an apron flashing & over flashing, with at least 100mm overlap. Provide for independent movement between roof and projection.

TERMITE CONTROL

- To AS 3660.1

TIMBER FRAMING

- Use treated timber where required for durability
- Do not use timber unsuitable for exposure to moisture in exposed location
- All workmanship & materials shall be in accordance with AS 1684 and 1720 as applicable
- Provide structure bracing in accordance with AS 1684
- Provide structure tie down in accordance with AS 1684 use galvanised fixings where exposed to weather.

CONCRETE

- All workmanship & materials shall be in accordance with current editions of the AS 3600
- Footings to be in accordance with AS 1480
- All reinforcement shall conform to AS 1302, AS 1303 & AS 1304

INTERNAL LININGS

- Provide plasterboard lining

SMOKE ALARMS

- Connect to consumer mains power & install to AS 1670.6, 1997 (Fire detection, warning control & intercom systems- systems design, installation & commissioning- Smoke Alarms) & AS 3786- 1996 (Smoke Alarms)

LIGHTING

- Provide fluorescent, compact fluorescent, or light-emitting-diode(LED) lamps

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 & taken away by an approved contractor to an approved land fill site

SERVICES

- All services are existing and shall be connected to the proposed new additions.

SEDIMENT CONTROL

- A filter cloth system shall be installed to stop any sediment entering councils stormwater system

AMENDMENT

MAY 2018 - A - CHIMNEY AND
FIREPLACE ADDED

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