

1 SITE AND ROOF PLAN
1 : 200

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2021/2118

IMPORTANT NOTE
THESE DRAWINGS HAVE BEEN ISSUED FOR DEVELOPMENT APPLICATION PURPOSES ONLY. THEY ARE NOT ISSUED FOR CONSTRUCTION OR CONSTRUCTION CERTIFICATE OR FOR THE PURPOSES OF PRICING BY ANY CONTRACTOR

PRELIMINARY
DO NOT USE FOR CONSTRUCTION



GENERAL NOTES
All dimensions are to be confirmed on site by the builder/subcontractor, any incongruities must be reported to the Designer before commencement of any work.
No Survey has been made on the boundaries, all bearings, distances and areas have been taken from the contour survey plan. A Survey must be carried out to confirm the exact boundary locations.
No construction work shall commence until a site survey confirming the site boundaries has been completed. The contractor is to ensure that the boundary setbacks are confirmed and used, the boundary setbacks take precedence over all other dimensions. The Survey work must be performed by a registered Surveyor.
In the event of encountering any discrepancies on these drawings, specification or subsequent instructions issued, the Builder/Subcontractor shall contact the designer before proceeding further with any work.
All construction, control joints and expansion joints in the wall, floors, other locations shall be in strict accordance with the Structural Engineering details. No joints or breaks other than specified, are allowed without written permission from the Engineer.
Measurements for the fabrication of secondary components such as, windows, doors, internal frames, structural steel components and the like, are not to be taken from these documents. Measurements must be taken on site to suit the work as constructed.
All structural components shall be in strict accordance to details and specifications as prepared by a structural engineer.
All existing structures need to be examined for structural adequacy, and it is the Contractor's responsibility to ensure that a certificate of structural adequacy is available prior to the start of any work.

drawn	date	issue	amendment
LS	17/08/21	A	ISSUE FOR DA

project
PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 30 IRRUBEL ROAD, NEWPORT 2106 LOT 17 DP 8184.

client
FLEUR MCNICOL

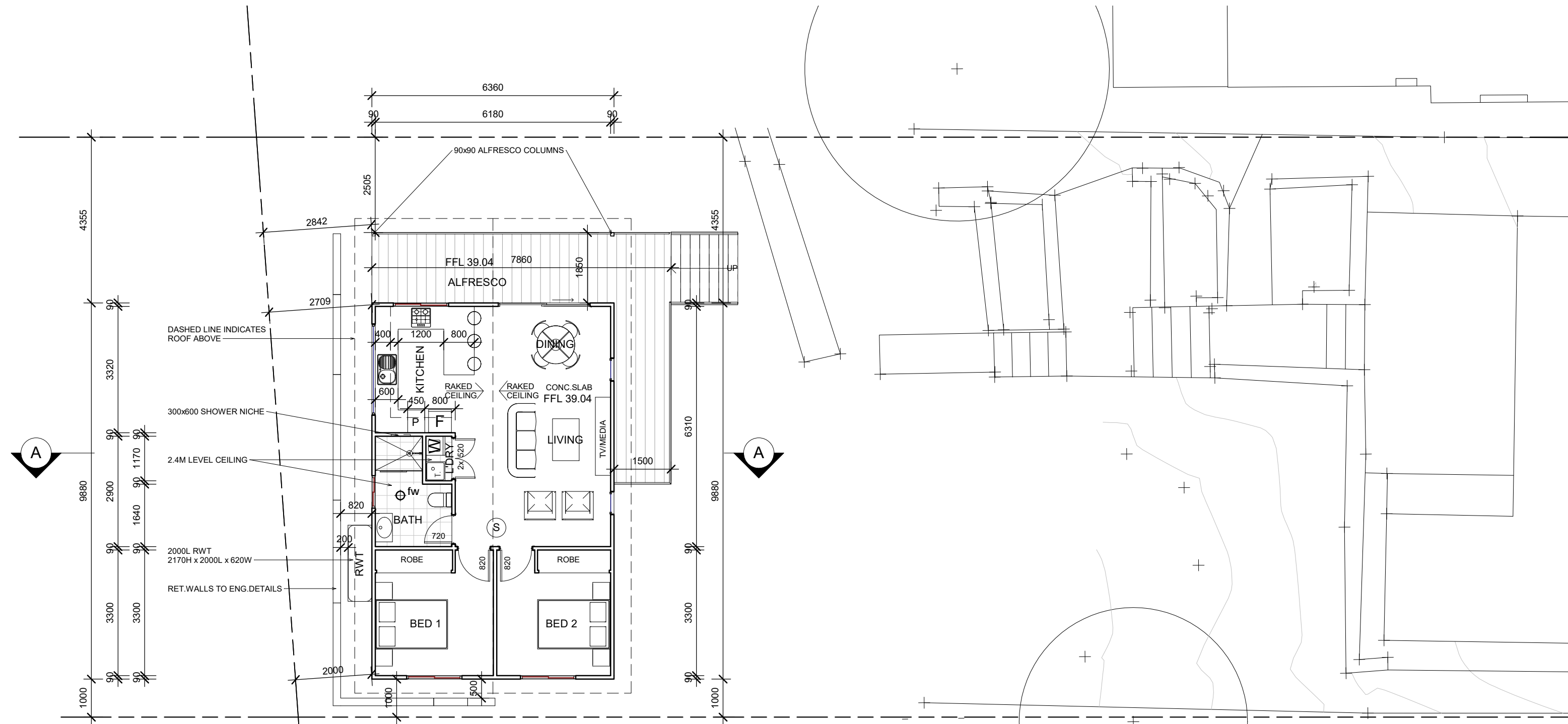


drawing
SITE AND ROOF PLAN
project no 21-89 date 17/08/21 sheet no. 1 scale @ A3 issue drawn 1 : 200 A RK



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- LEGEND**
- FLOOR WASTE fw ⊕
- SMOKE ALARM
(HARD WIRED PHOTO-ELECTRIC SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NCC PART 3.7.5 & AS 3786) (S)

1 **GROUND FLOOR PLAN**
1 : 100

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client
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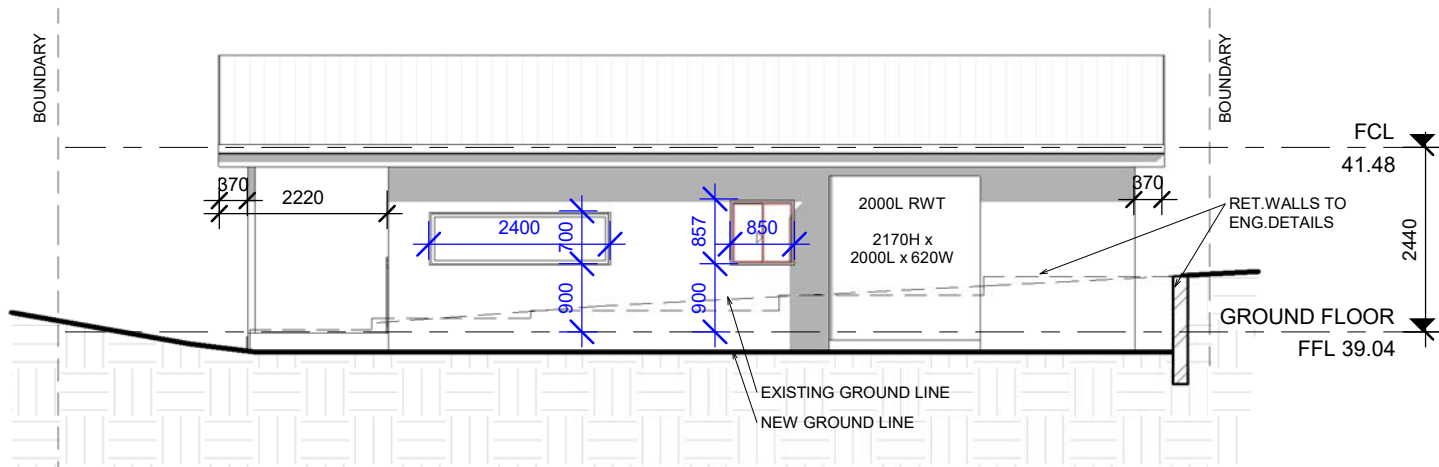


drawing			
GROUND FLOOR PLAN			
project no	date	sheet no.	scale @ A3 issue drawn
21-89	17/08/21	2	1 : 100 A RK

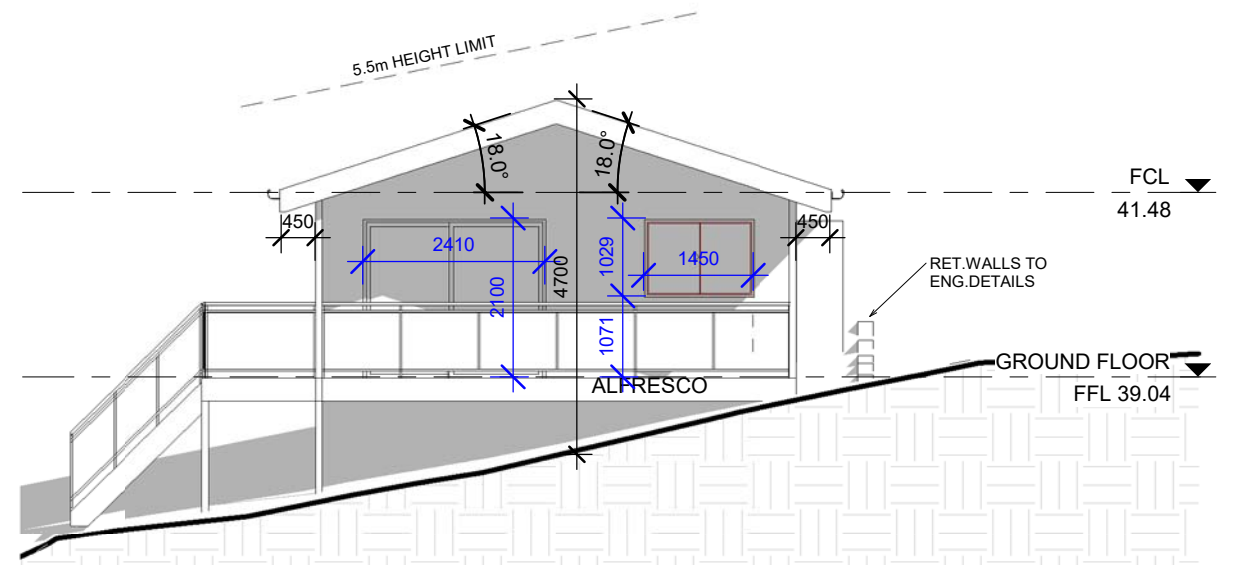


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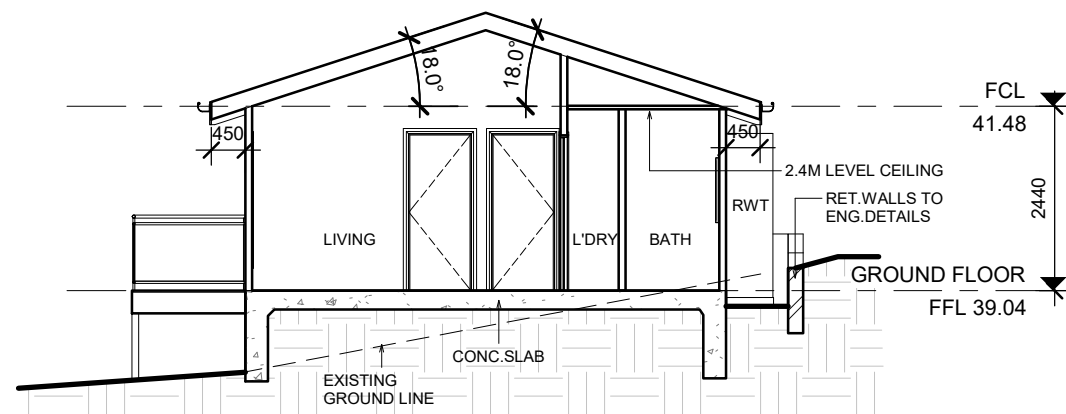




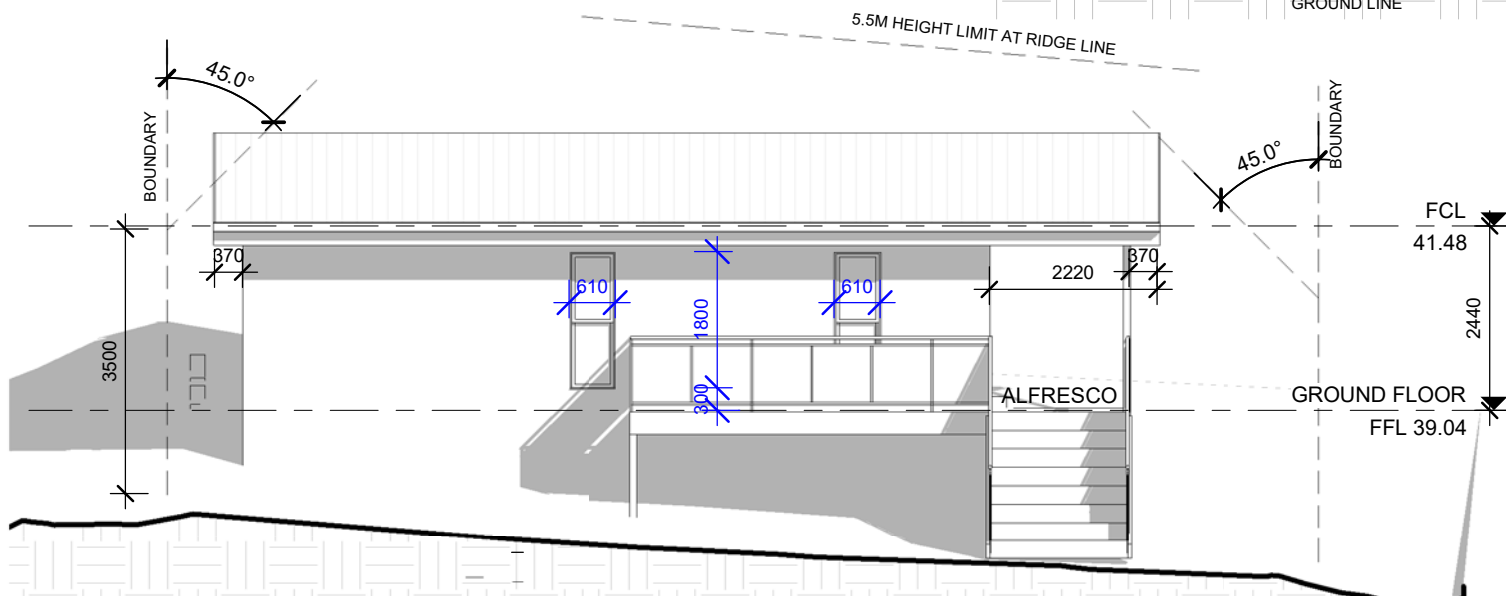
1 NORTH ELEVATION
1 : 100



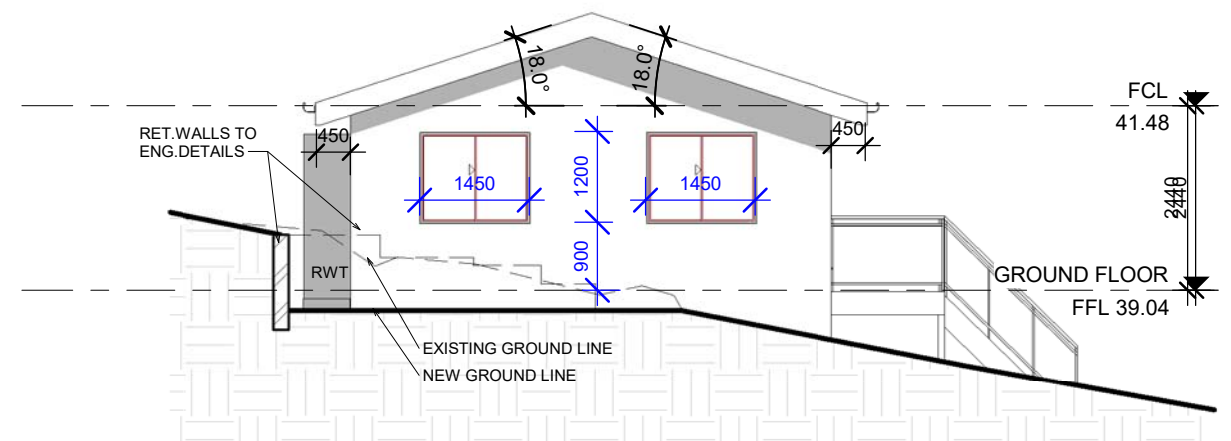
2 EAST ELEVATION
1 : 100



5 SEC A-A
1 : 100



3 SOUTH ELEVATION
1 : 100



4 WEST ELEVATION
1 : 100

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client
FLEUR MCNICOL



true north

drawing
ELEVATIONS AND SECTIONS

project no	date	sheet no.	scale @ A3	issue	drawn
21-89	17/08/21	3	1 : 100	A	RK



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6/10/2021

**PROPOSED EXTERNAL MATERIAL AND COLOUR FINISHES SCHEDULE FOR THE
CONSTRUCTION OF 30 IRRUBEL ROAD, NEWPORT**

EXTERNAL WALLS

Finish	Paint Finish
Manufacturer	Dulux
Colour	Dieskau



ROOF

Type	Gable
Manufacturer	Colorbond
Colour	Contemporary (Windspray)
Finish	Metal Finish



GUTTERS, DOWNPIPES AND FASCIA

Colour	Contemporary (Windspray)
Finish	Paint Finish



WINDOW TRIMS, DOOR TRIMS

Finish	Paint Finish
Paint manufacturer	Dulux
Colour	Vivid White

