

SITE ANALYSIS PLAN

LOT 3 - DP 219898

SITE AREA: 1084.8m²

FLOOR AREA CALCULATION:

SITE AREA:	1084.8m ²
EXISTING FLOOR AREA TOTAL	175.58m ²
PROPOSED NEW FLOOR AREA	28.47m ²
TOTAL NEW FLOOR AREA	204.05m ²

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TRUE NORTH:



NOTES:

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- These drawings are to be read in conjunction with all other consultant's drawings and 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 and 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 by a practicing engineer.

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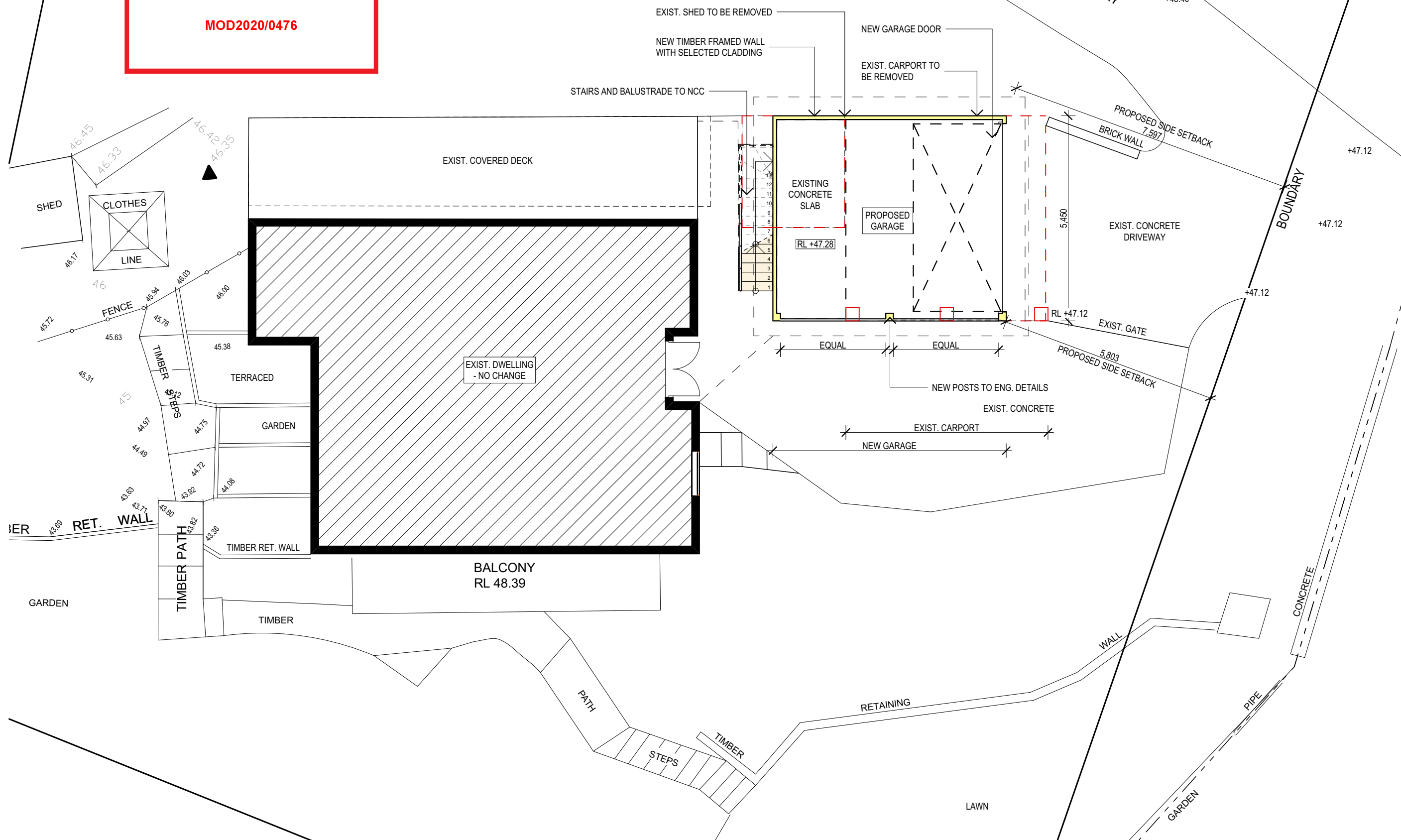
PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 13 CAPUA PLACE, AVALON BEACH
DRAWING TITLE: SITE ANALYSIS PLAN

DATE: NOVEMBER/2019	DRAWN BY: DB	SCALE: 1:200 @ A3
JOB No: 752/19	CHECKED BY: JJ	DRAWING No: DA.01



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GROUND FLOOR PLAN

TRUE NORTH:



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DRAWING TITLE: GROUND FLOOR PLAN

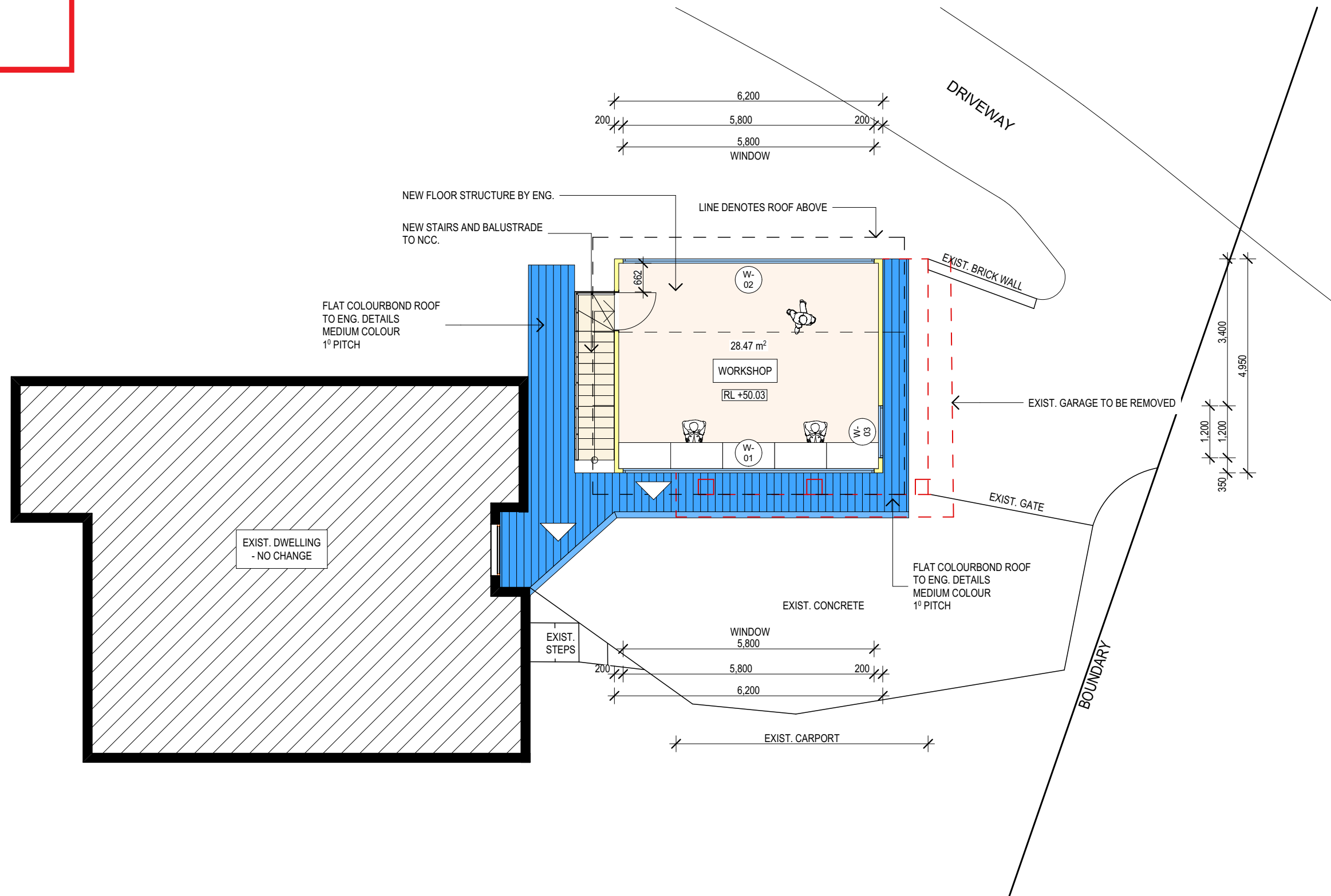
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FIRST FLOOR PLAN

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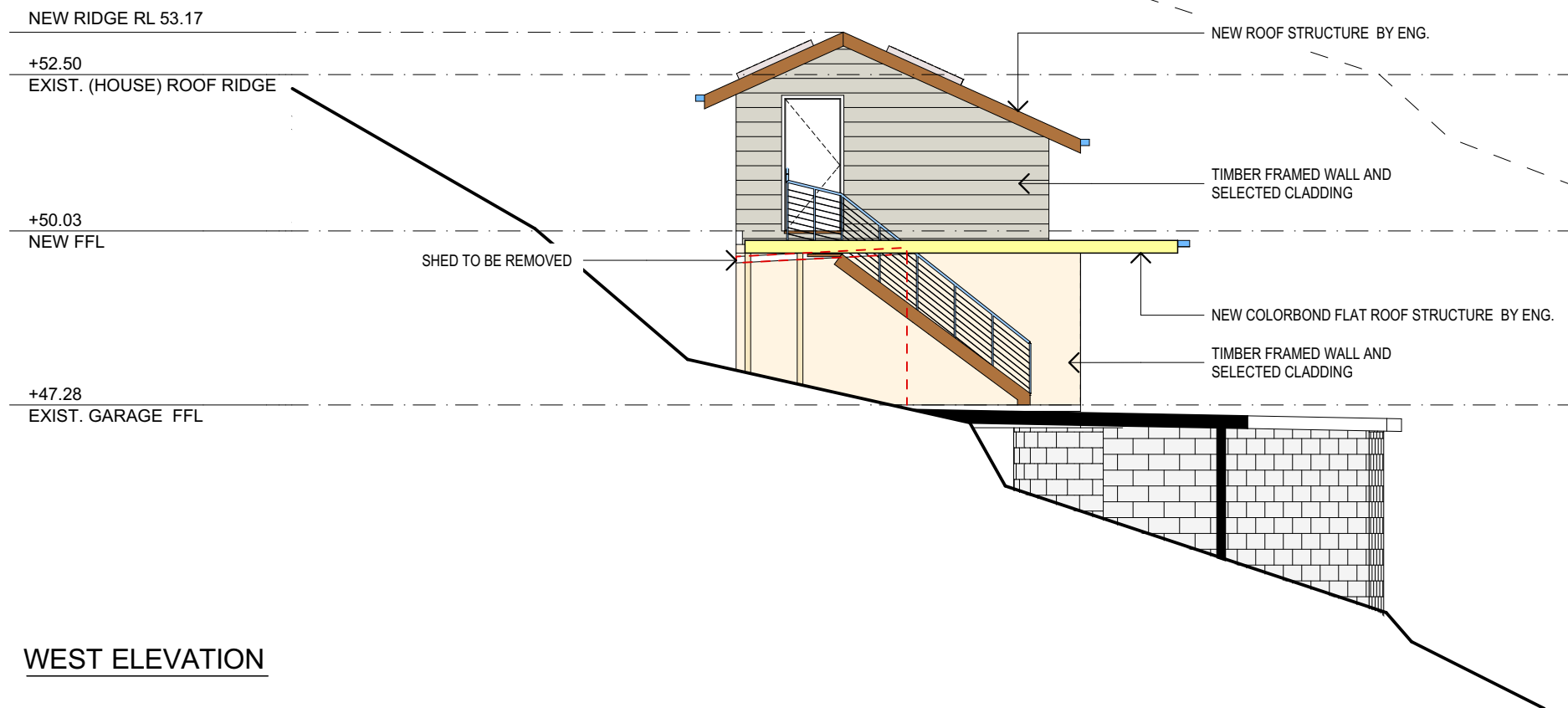
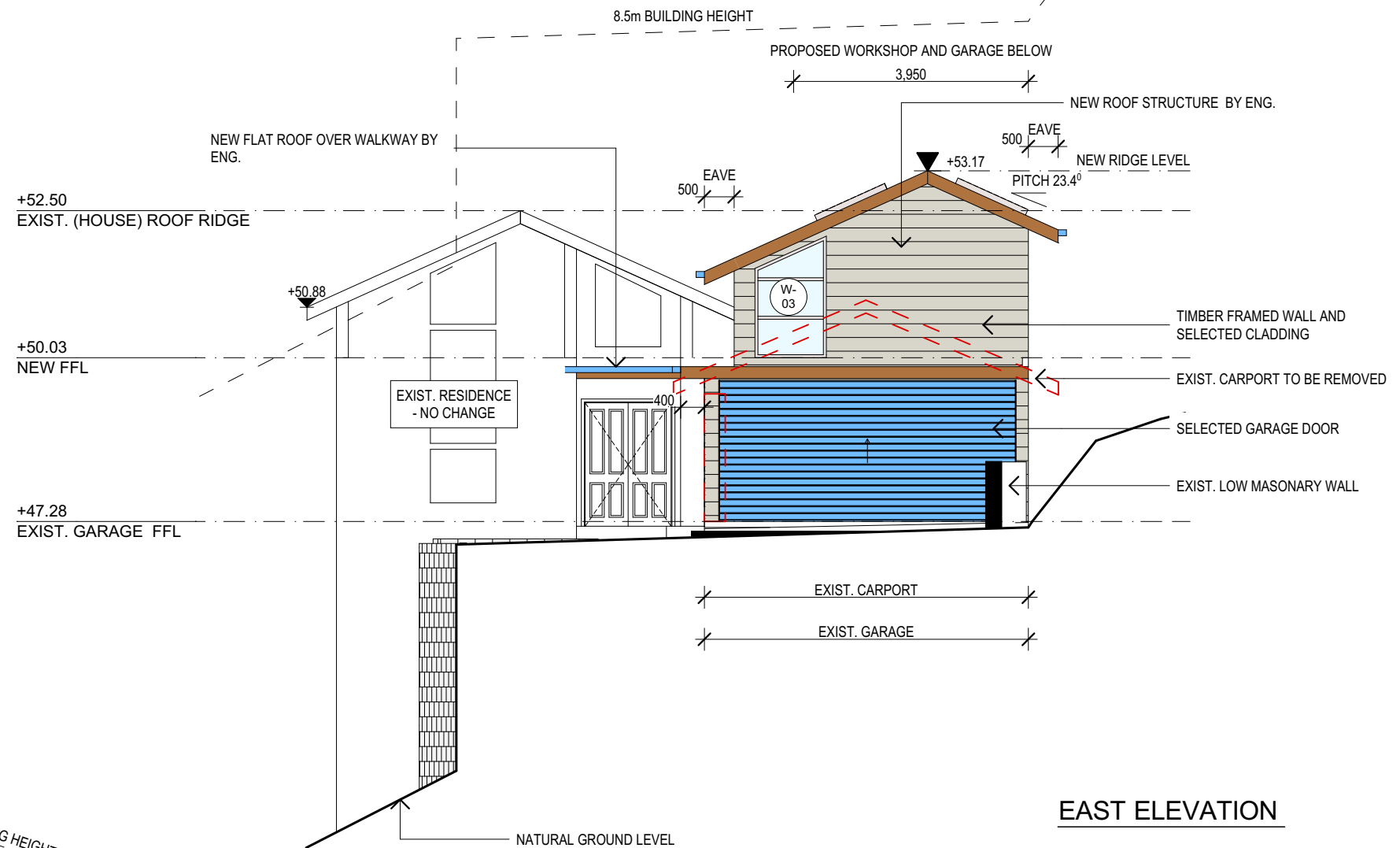
PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 13 CAPUA PLACE, AVALON BEACH
DRAWING TITLE: FIRST FLOOR PLAN

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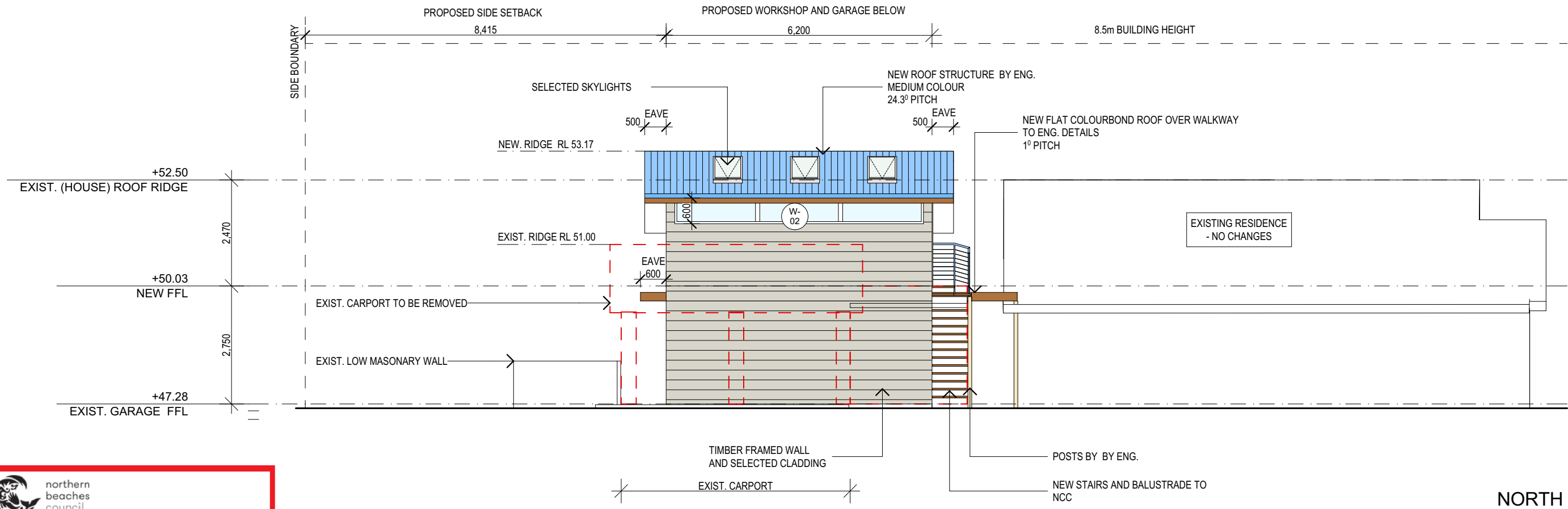
WEST ELEVATION

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						DRAWING TITLE: EAST & WEST ELEVATIONS	JOB No: 752/19	CHECKED BY: JJ	DRAWING No: DA.05

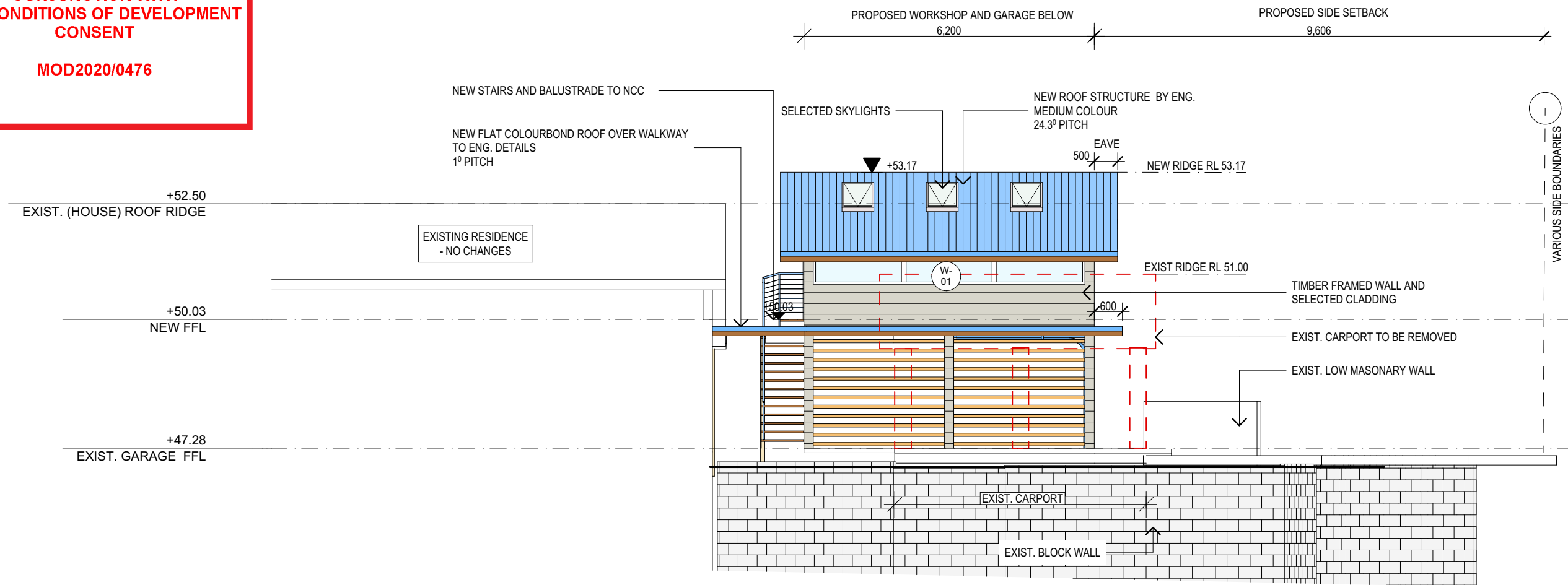
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NORTH ELEVATION



SOUTH ELEVATION

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						DRAWING TITLE: NORTH & SOUTH ELEVATIONS	JOB No: 752/19	CHECKED BY: JJ	DRAWING No: DA.06

EXTERNAL WALLS
- LIGHT FRAME WALLS FINISHED OFF WITH SELECTED CLADDING

DOORS AND WINDOWS
- ALUMINIUM FRAMED WINDOWS AND DOORS
- WEATHER STRIPPING IS TO BE PROVIDED TO ALL EXTERNAL WINDOWS AND DOORS

FLOORS
- REINFORCED CONCRETE SLAB ON GROUND TO GROUND FLOOR
- - TIMBER FLOOR FRAMING TO BE FINISHED WITH T&G HARDWOOD FLOORING TO FIRST FLOOR

ROOFING
- COLORBOND ROOF CLADDING

STORMWATER
- NEW DOWNPIPES TO BE CONNECTED INTO EXISTING STORMWATER LINE

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 AS2180
- FLASH PROJECTIONS ABOVE THE ROOF WITH TWO PART FLASHINGS CONSISTING OF AN APRON FLASHING AND OVER FLASHING, WITH AT LEAST 100mm OVERLAP.
- PROVIDE FOR INDEPENDENT MOVEMENT BETWEEN ROOF AND PROJECTION

TERMITE CONTROL
- TO AS3660.1

TIMBER FRAMING
- USE TREATED TIMBER WHERE REQUIRED FOR DURABILITY
- DO NOT USE TIMBER UNSUITABLE FOR EXPOSURE TO MOISTURE IN EXPOSED LOCATION
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS1684 AND 1720 AS APPLICABLE
- PROVIDE STRUCTURE BRACING IN ACCORDANCE WITH AS1684
- PROVIDE STRUCTURE TIEDOWN IN ACCORDANCE WITH AS1684
- USE GALVANISED FIXINGS WHERE EXPOSED TO WEATHER

CONCRETE
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT EDITIONS OF THE AS3600
- FOOTINGS TO BE IN ACCORDANCE WITH AS1480
- ALL REINFORCEMENTS SHALL CONFORM TO AS1302, AS1303, AS1304

INTERNAL LININGS
- PROVIDE PLASTERBOARD LINING

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

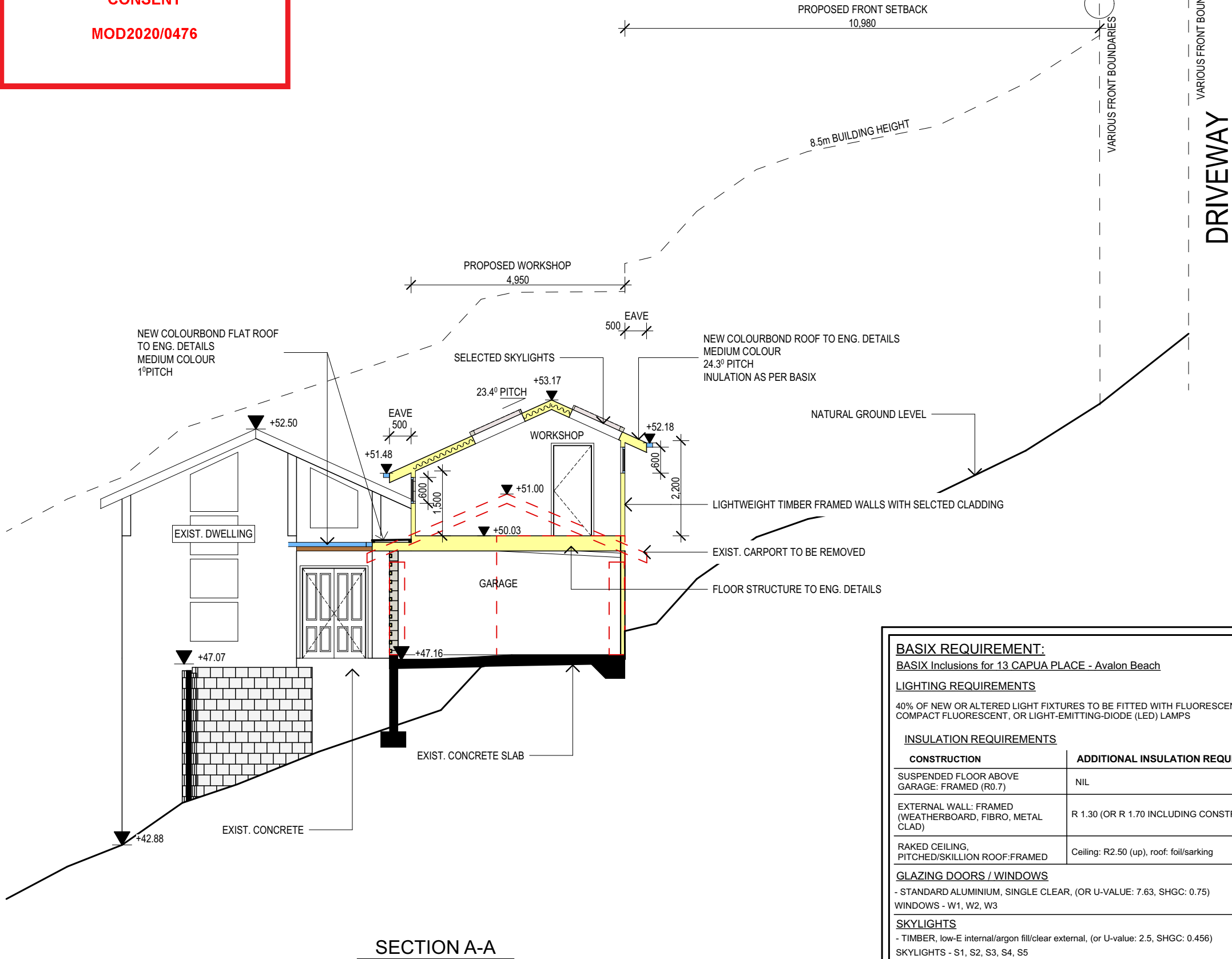
SEDIMENT CONTROL
- A FILTER CLOTH SYSTEM SHALL BE INSTALLED TO STOP ANY SEDIMENT ENTERING COUNCILS STORMWATER SYSTEM

NOTE:
ADDITIONS AND ALTERATIONS ARE TO BE READ IN CONJUNCTION AND COMPLY WITH THE BASIX CERTIFICATE, BUSHFIRE AND GEO TECH REPORTS.



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BASIX REQUIREMENT: BASIX Inclusions for 13 CAPUA PLACE - Avalon Beach	
LIGHTING REQUIREMENTS 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS	
INSULATION REQUIREMENTS	
CONSTRUCTION	ADDITIONAL INSULATION REQUIREMENT (R-VALUE)
SUSPENDED FLOOR ABOVE GARAGE: FRAMED (R0.7)	NIL
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R 1.30 (OR R 1.70 INCLUDING CONSTRUCTION)
RAKED CEILING, PITCHED/SKILLION ROOF:FRAMED	Ceiling: R2.50 (up), roof: foil/sarking
GLAZING DOORS / WINDOWS - STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75) WINDOWS - W1, W2, W3	
SKYLIGHTS - TIMBER, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456) SKYLIGHTS - S1, S2, S3, S4, S5	

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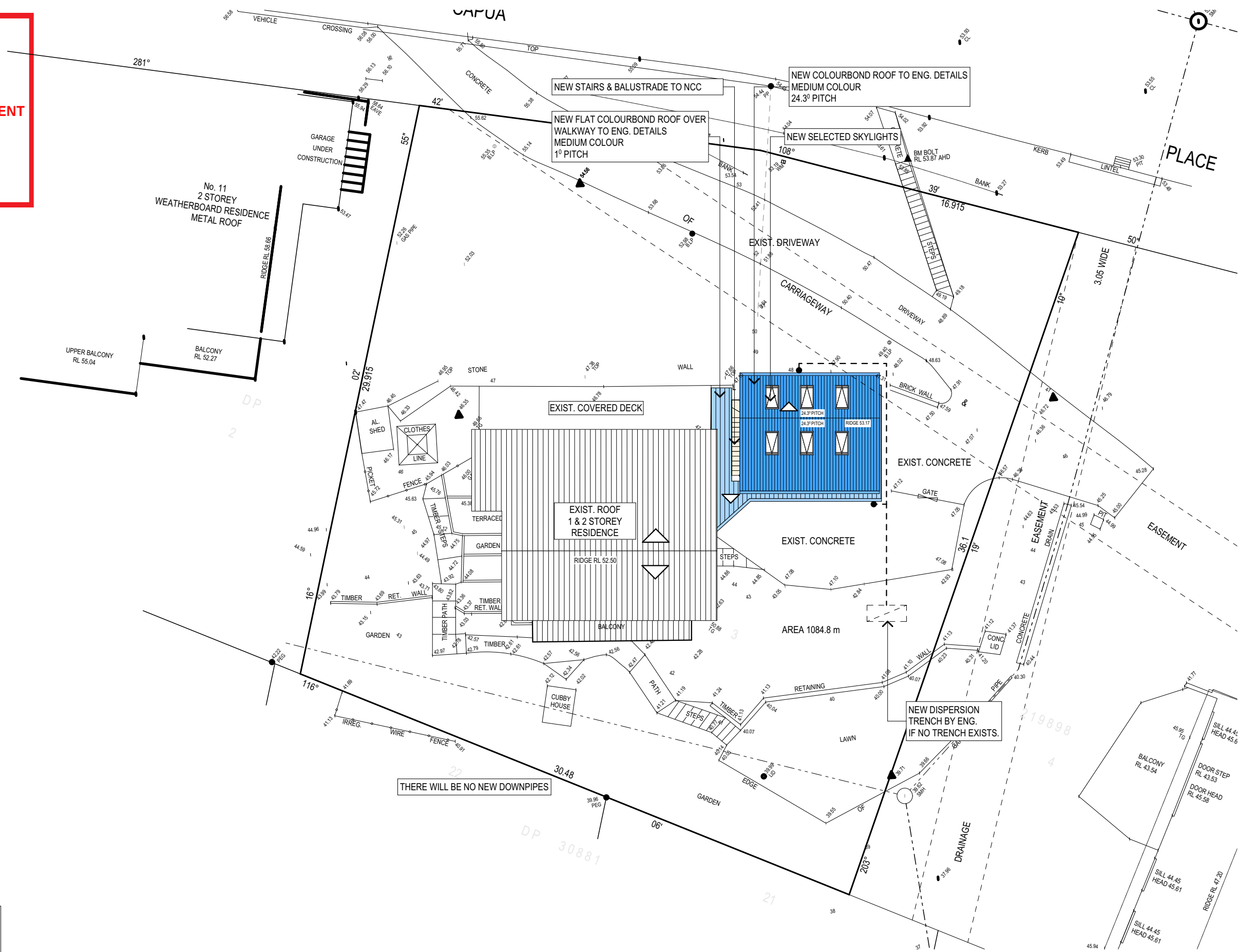
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ROOF PLAN AND STORMWATER CONCEPT PLAN


LEGEND

EXISTING DOWNPIPES

NEW DOWNPIPES





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