

THIS PLAN TO BE READ IN
CONJUNCTION WITH

DA2018/1328

NORTHERN BEACHES COUNCIL

EXISTING FLOOR PLAN

NOTES:

- * All structures including stormwater & drainage to engineer's 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 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.

JJ Drafting

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Project: PROPOSED ALTERATIONS AND ADDITIONS
32 ARA CRESCENT, NARRAWEENA

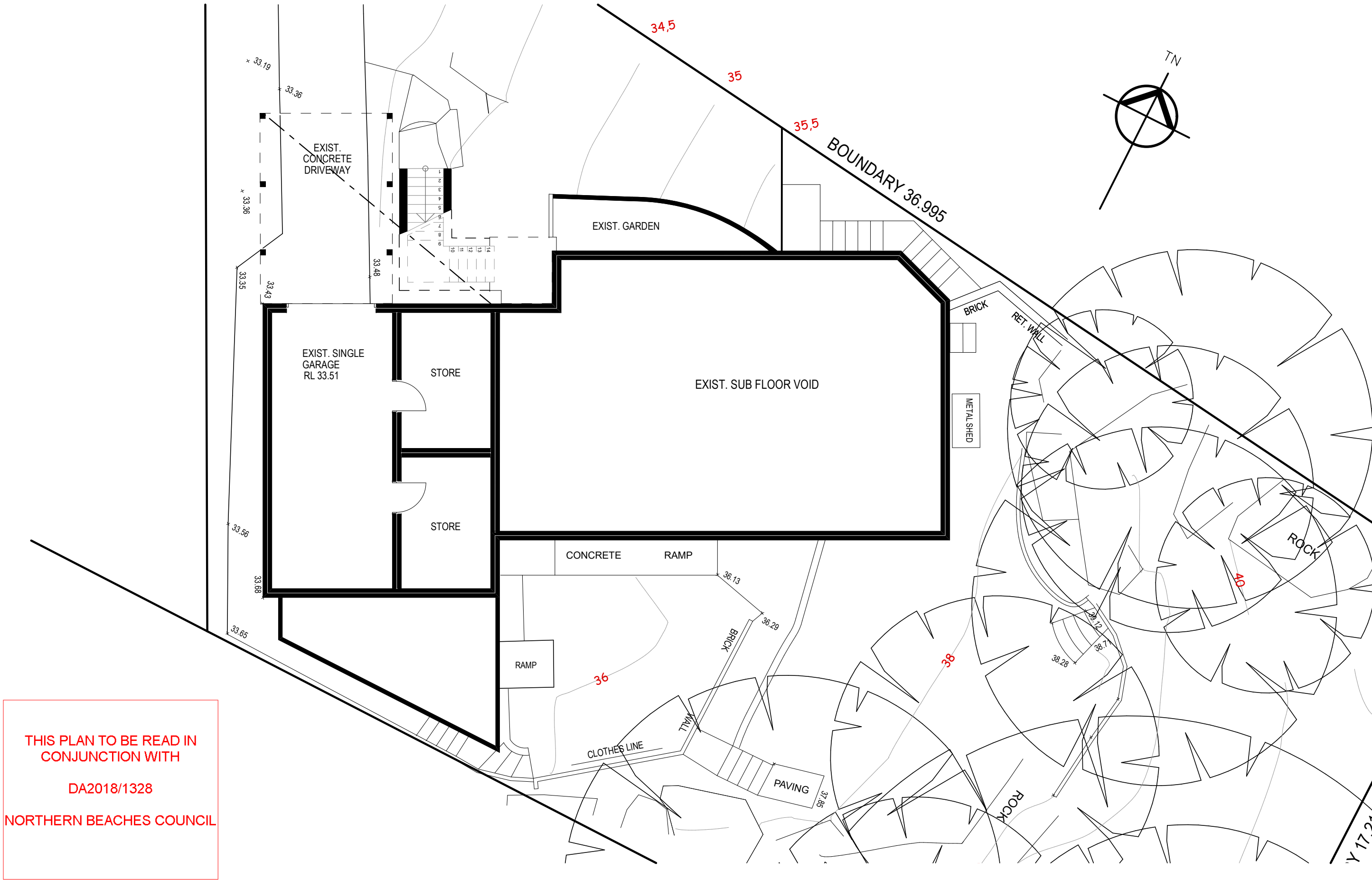
Title: EXISTING GROUND
FLOOR PLAN

Job No. :
627/18

Scale: 1:100 @A3

Date: March 2018

Dwg No. DA 2C



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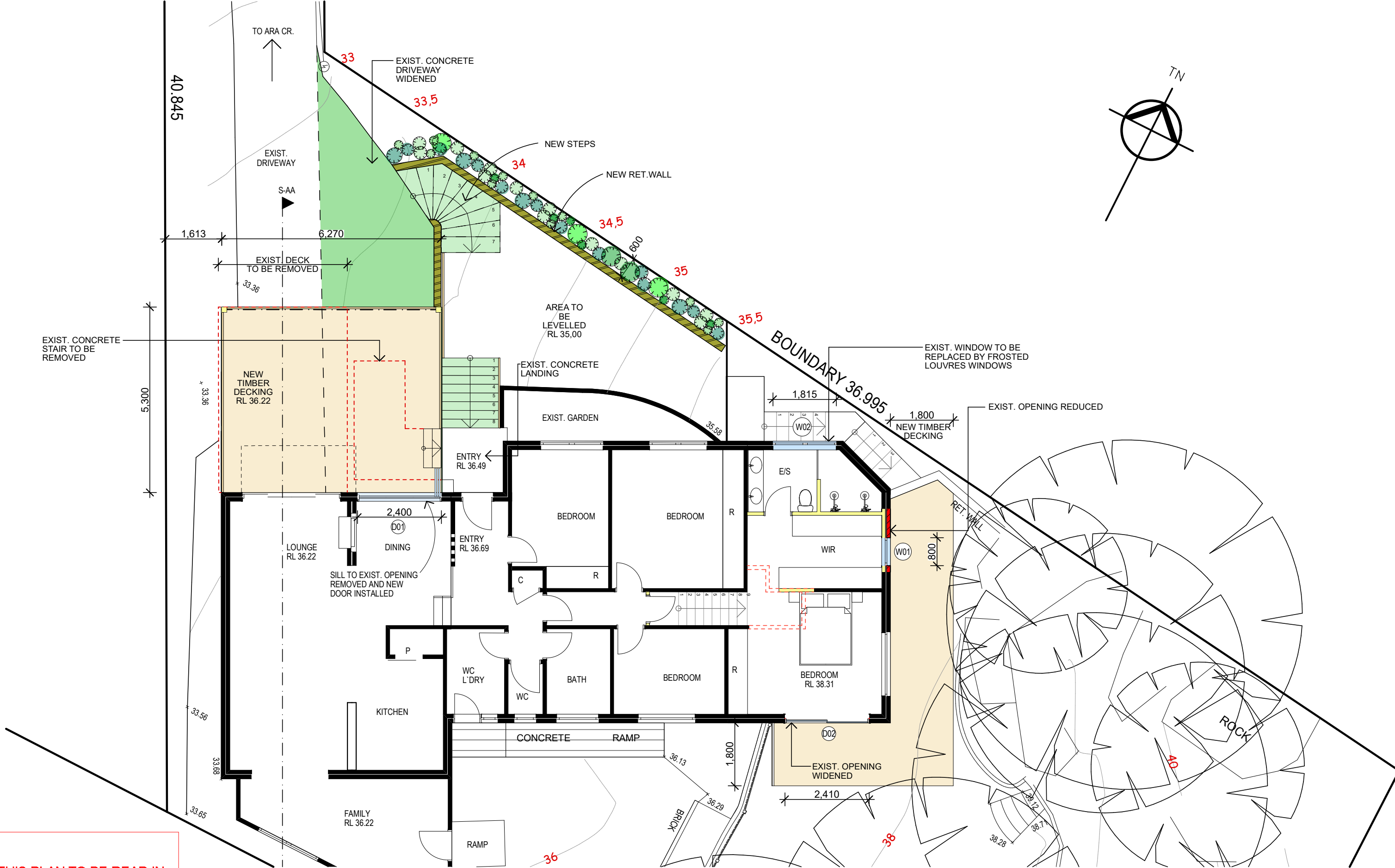
EXIST. LOWER FLOOR

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Project: PROPOSED ALTERATIONS AND ADDITIONS 32 ARA CRESCENT, NARRAWEENA	
Title: EXIST. LOWER FLOOR	Job No. : 627/18

Scale: 1:100 @A3
Date: March 2018
Dwg No. DA 3C



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NORTHERN BEACHES
COUNCIL

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Project: PROPOSED ALTERATIONS AND ADDITIONS
32 ARA CRESCENT, NARRAWEENA

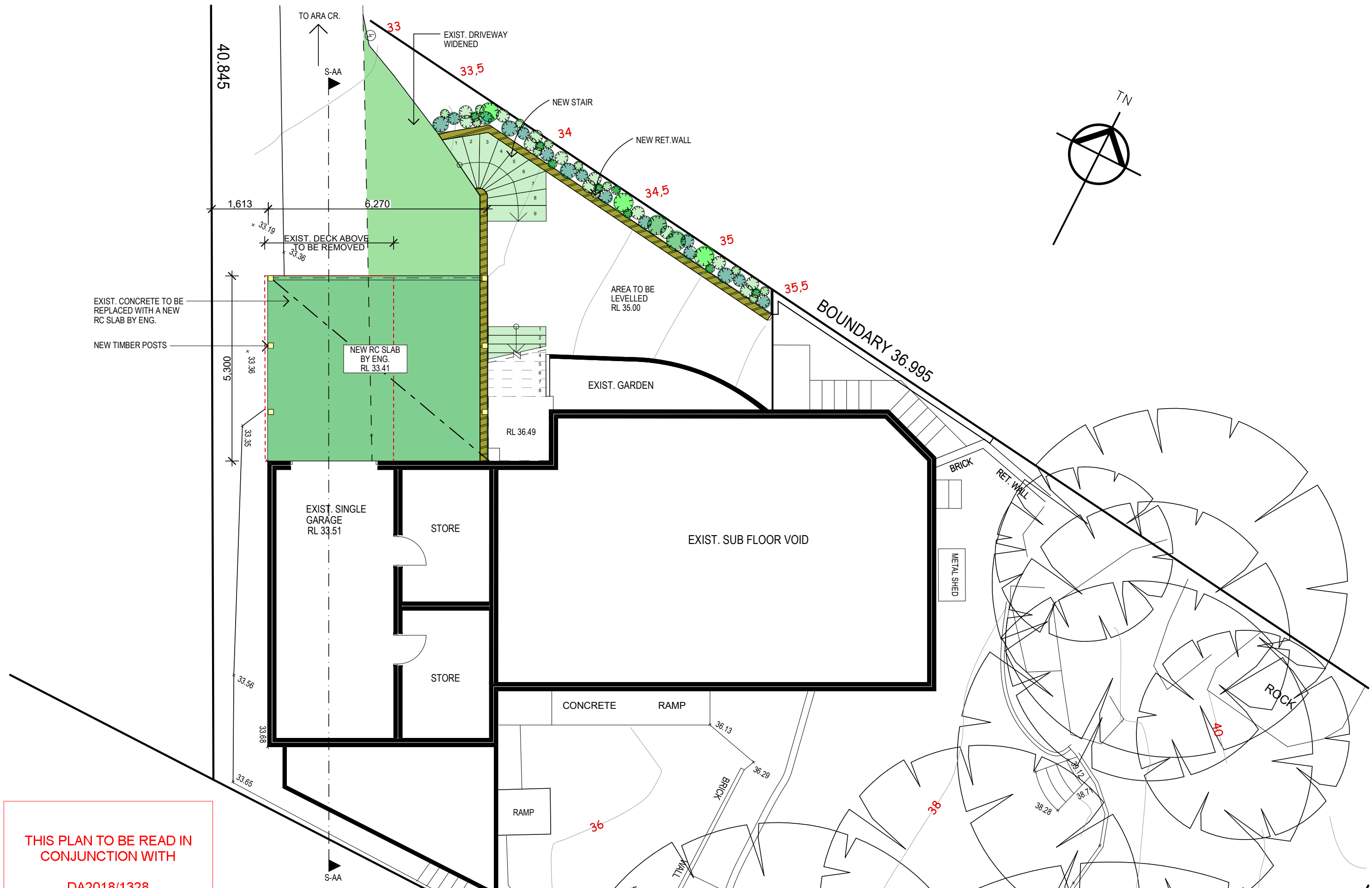
Title: PROPOSED GROUND
FLOOR PLAN

Job No. :
627/18

Scale: 1:100 @A3

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Dwg No. DA 4C



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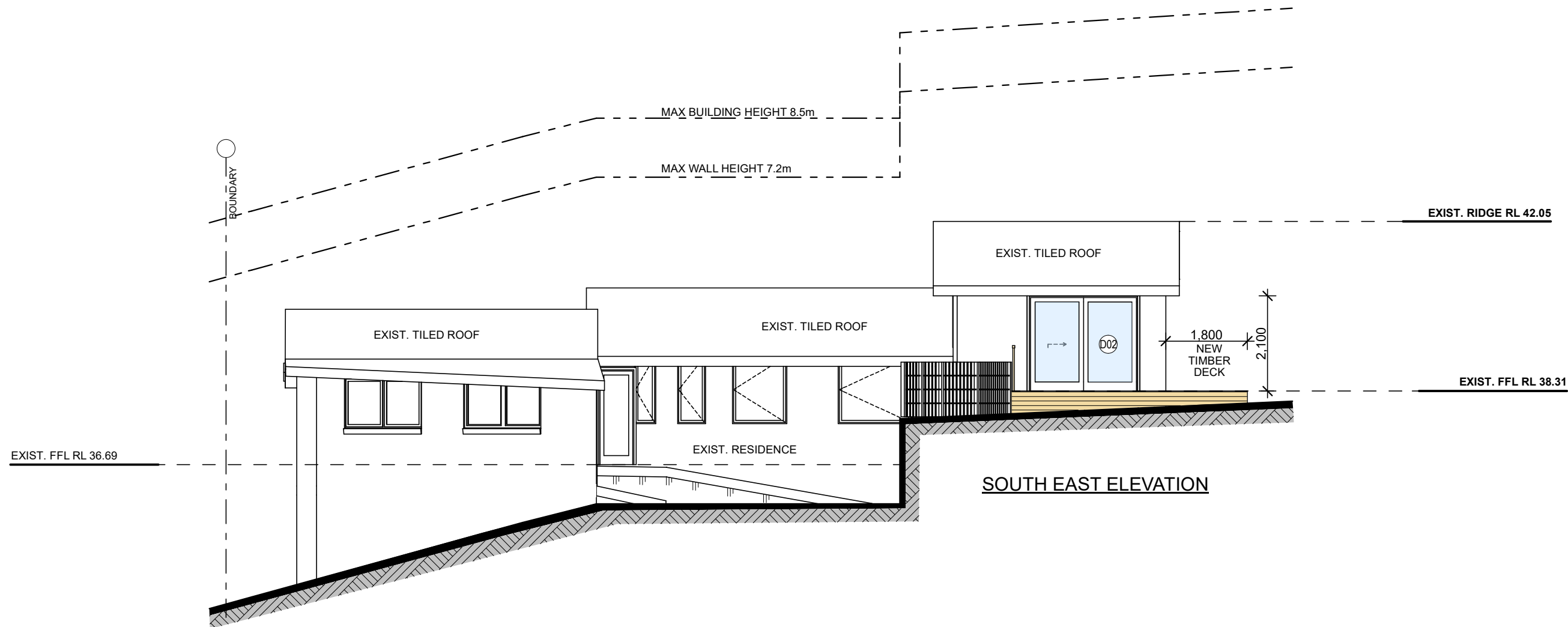
Title: PROPOSED LOWER
GROUND FLOOR PLAN

Job No. :
627/18

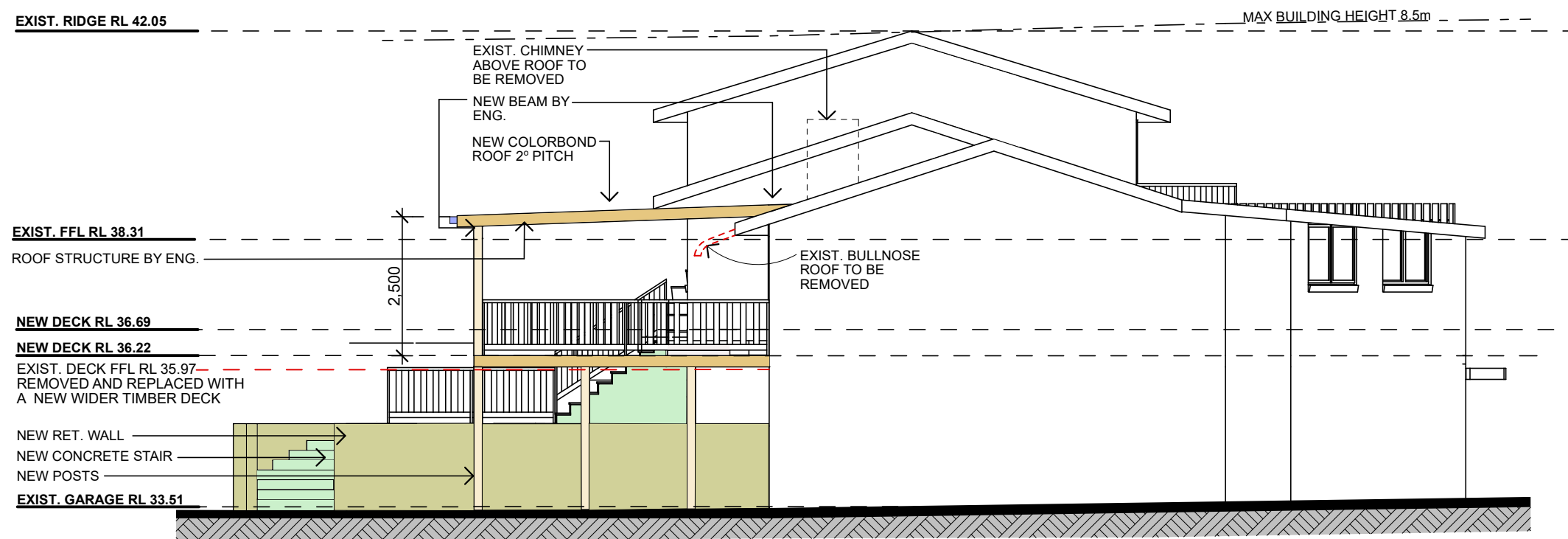
Scale: 1:100 @A3

Date: March 2018

Dwg No. DA 5C



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION

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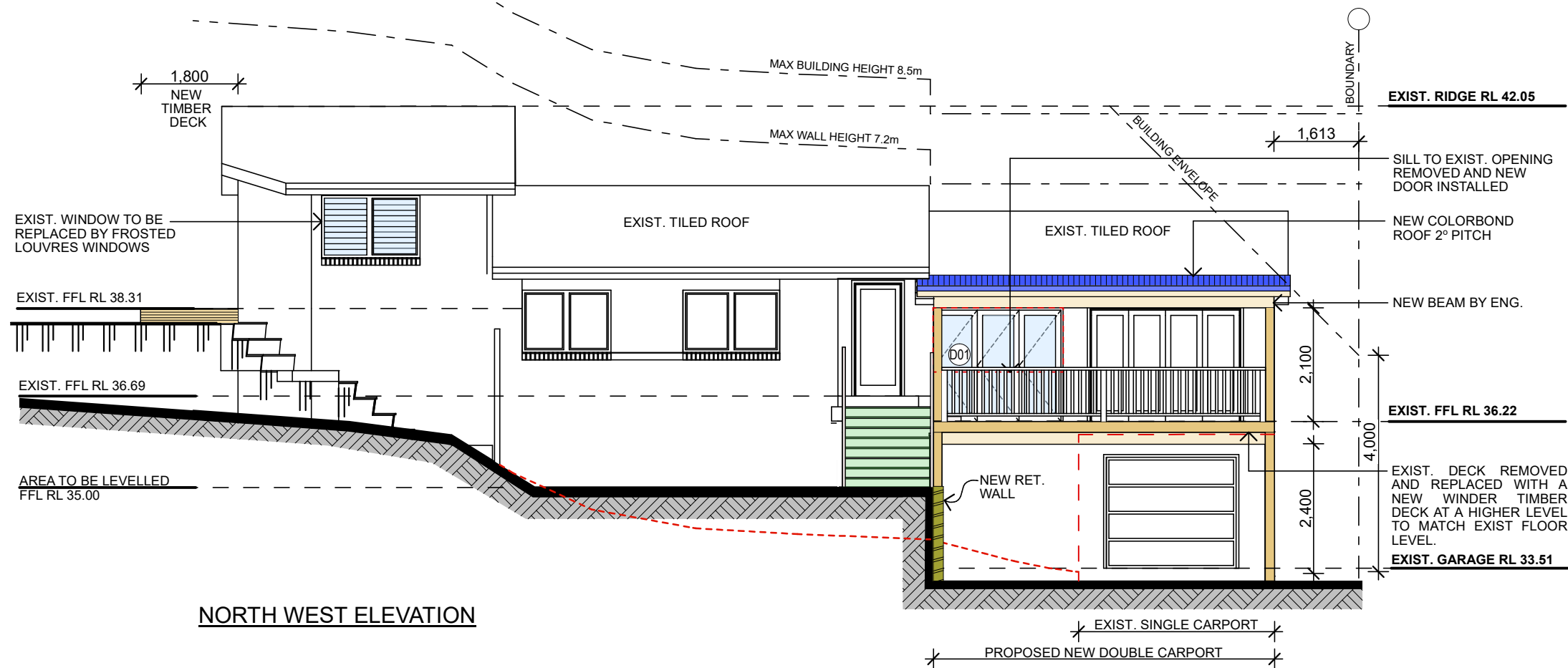
Title: SOUTH EAST AND
SOUTH WEST
ELEVATIONS

Job No. :
627/18

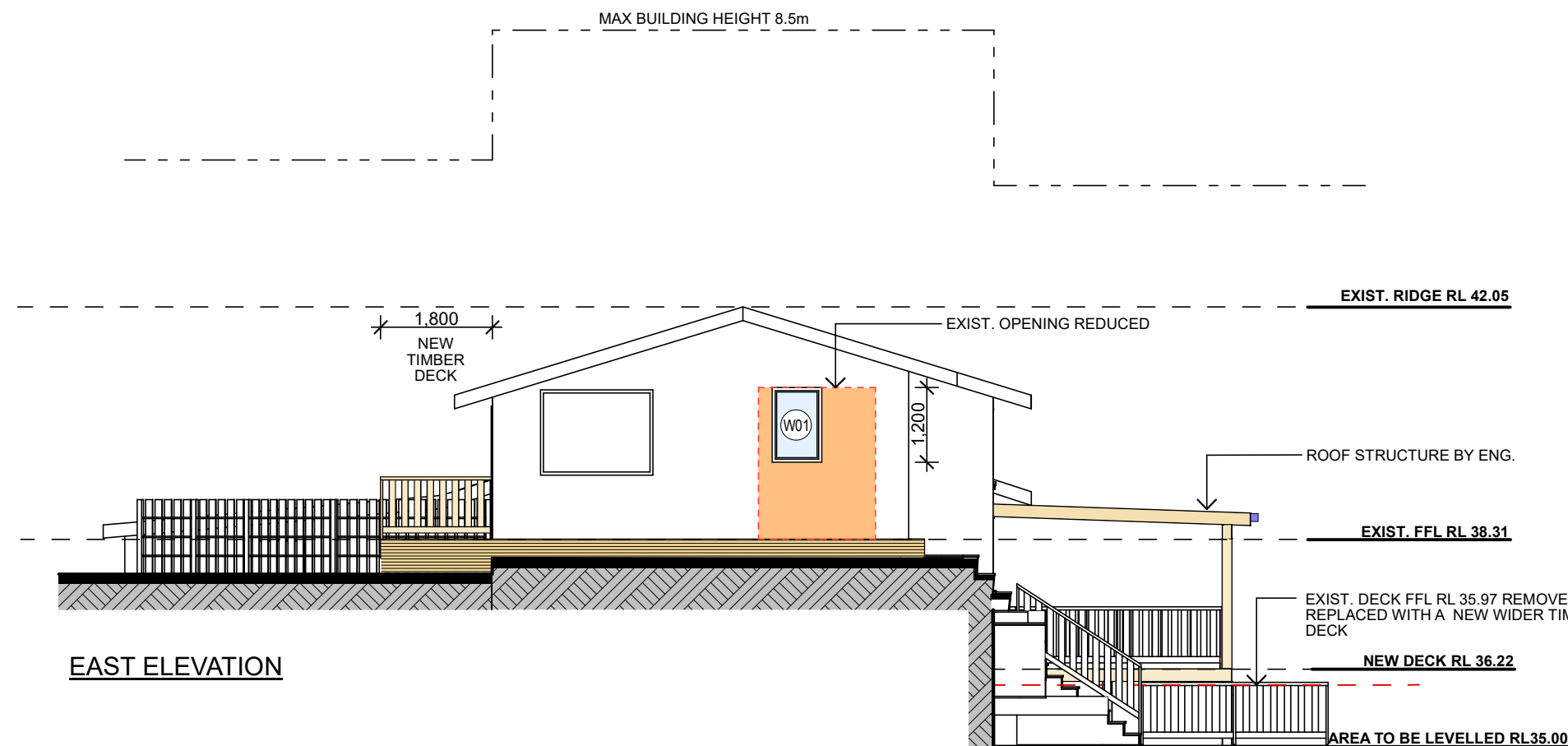
Scale: 1:100 @A3

Date: March 2018

Dwg No. DA 6C



NORTH WEST ELEVATION



EAST ELEVATION

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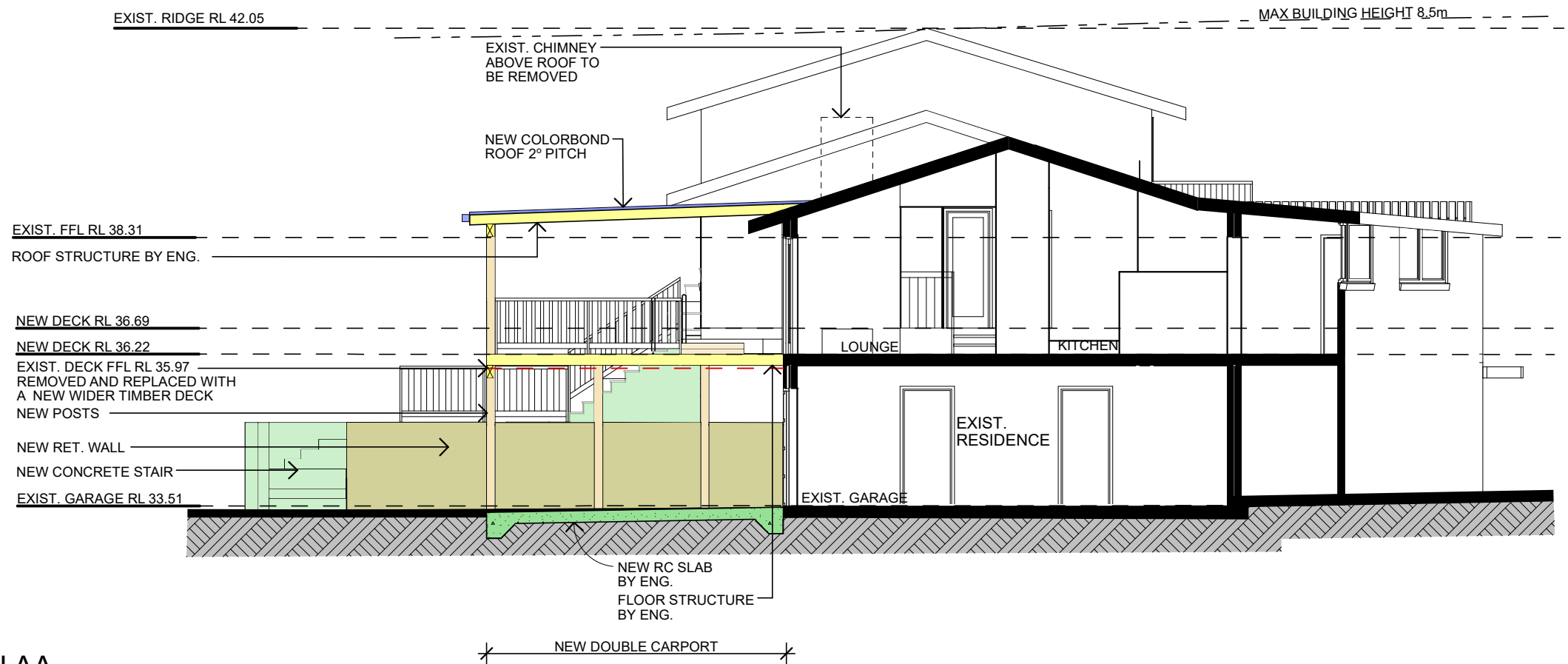
Title: NORTH WEST &
EAST ELEVATION

Job No. :
627/18

Scale: 1:100 @A3

Date: March 2018

Dwg No. DA 7C



SECTION AA

SPECIFICATION NOTES:

DOORS AND WINDOWS

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

FLOORS

- CONCRETE FLOOR SLAB TO CARPORT

ROOFING

- COLORBOND ROOF CLADDING

BALUSTRADE

- 100mm HIGH BALUSTRADE TO BCA

DECK

- TIMBER DECKING WITH ROUNDED EDGE & 3mm GAP

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 AND AS1304

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

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Title: SECTIONS AA

Job No. :
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