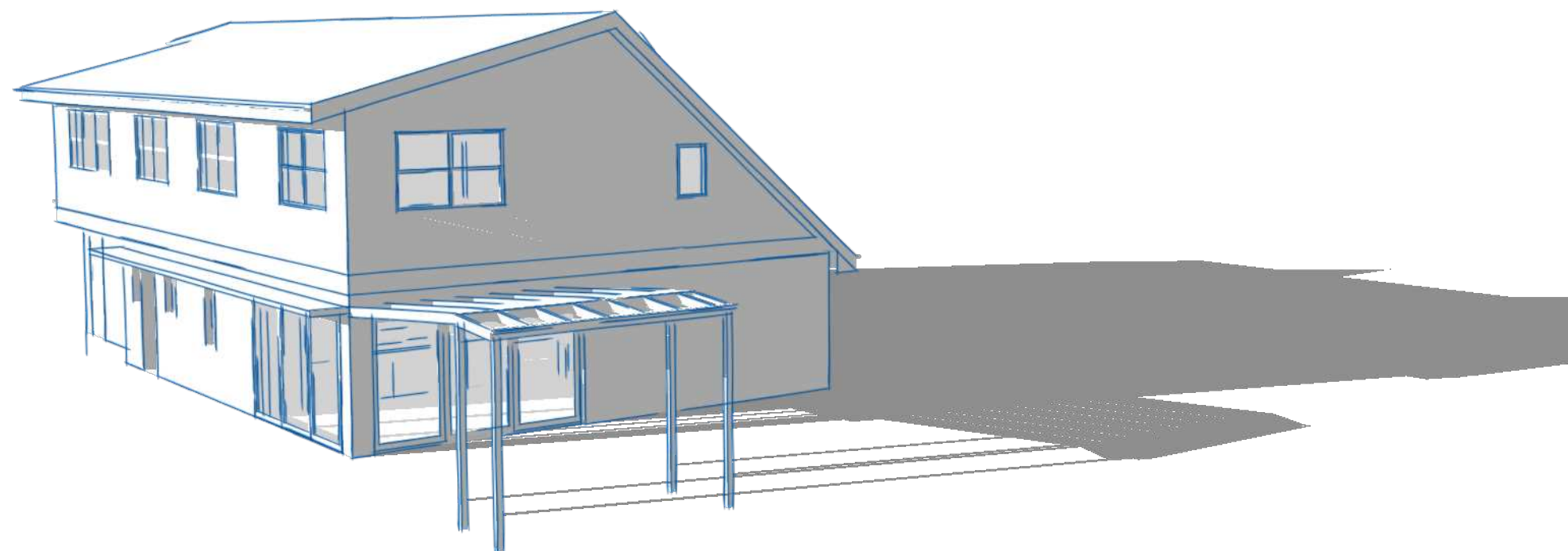
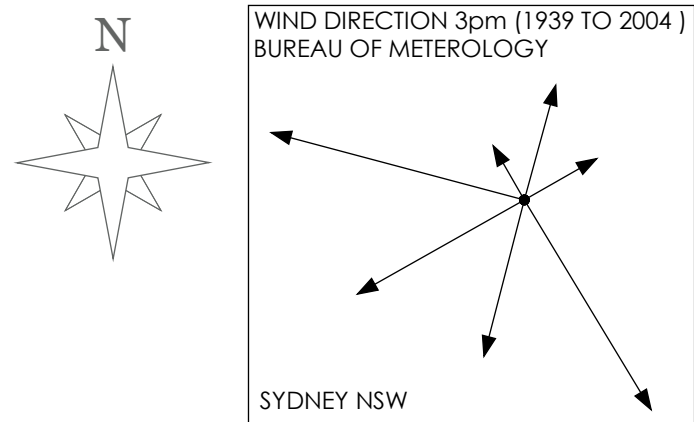


PAGE SUMMARY	
A00	COVER PAGE
A01	SITE PLAN
A02	SITE ANALYSIS PLAN
A03	WASTE MANAGEMENT PLAN
A03	SEDIMENT CONTROL PLAN
A04	LANDSCAPE PLAN
A05	GROUND FLOOR PLAN EXISTING
A06	GROUND FLOOR PLAN PROPOSED
A07	FIRST FLOOR PLAN EXISTING
A08	FIRST FLOOR PLAN PROPOSED
A09	NORTH ELEVATION EXISTING & PROPOSED
A10	EAST ELEVATION EXISTING
A11	EAST ELEVATION PROPOSED
A12	SOUTH ELEVATION EXISTING & PROPOSED
A13	WEST ELEVATION EXISTING
A14	WEST ELEVATION PROPOSED
A15	SECTION A-A
A16	SECTION B-B & C-C
A17	SHADOW DIAGRAM 9.00am
A18	SHADOW DIAGRAM 12.00noon
A19	SHADOW DIAGRAM 3.00pm



1 COTENTIN ROAD BELROSE



SITE FENCING
Temporary fencing to be maintained throughout at building line

SITE SIGNAGE
BUILDERS SIGN
To be in place for the duration of works

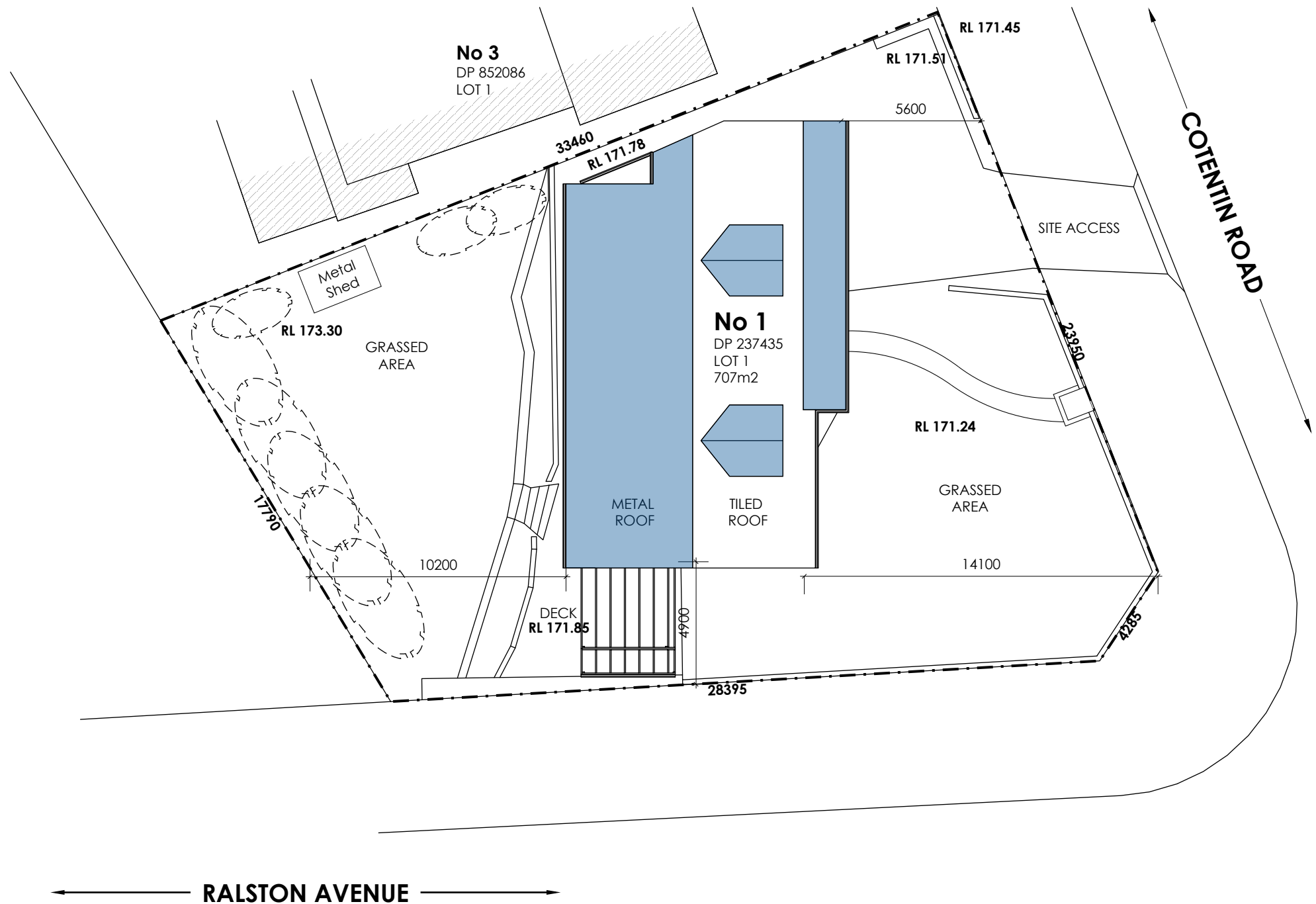
CERIFIERS SIGN
To be in place for the duration of works

ALL RELEVANT SAFETY SIGNS
To be in place for the duration of works

BIN
Bin to be placed on driveway

DEMOLITION
Rear of building to be hand demolition sorted in year yard and placed in appropriate recycling bins

CONCRETE
A small trailer pump will be placed on the drive and small concrete truck used on drive. All works will be within the property boundaries.



SITE PLAN



PROPOSED EXTENSION

NOTES:
PLANS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS PLANS AND DETAILS
PLANS ARE FOR APPROVALS ONLY & NOT TO BE USED FOR CONSTRUCTION OR TENDER PERPOSES.
DO NOT SCALE DRAWING.
VERIFY ALL SETTING OUT DIMENSIONS ON SITE.

DRAWING TITLE: **SITE PLAN**
SHOWING: ALTERATIONS AND ADDITIONS

PROJECT: **1 COTENTIN ROAD BELROSE**
LOT 1 DP237435

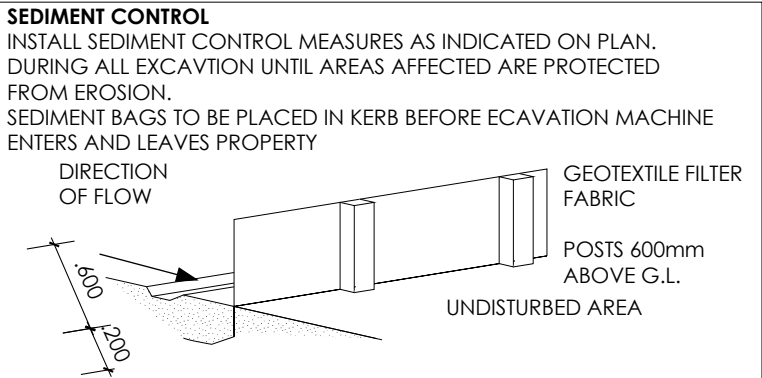
KATHERINE & STUART ARDLIE

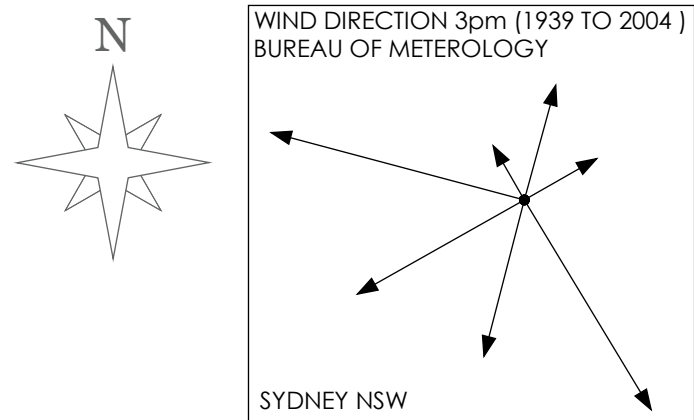
24/02/2020

A01

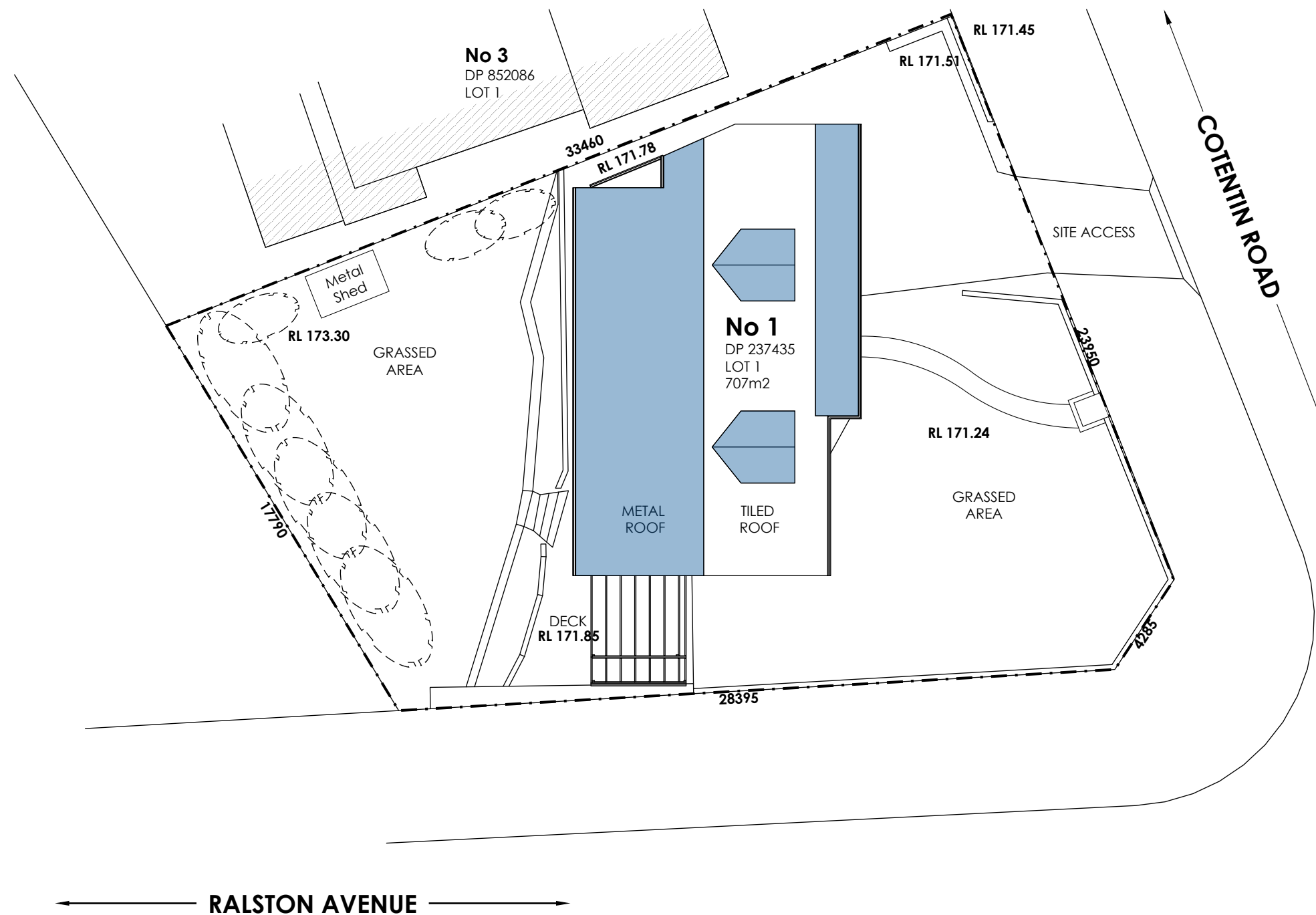
W.ARDIE BUILDERS P/L
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SCALE:1:200





COTENTIN ROAD
This is a quite residential street running North South with some through traffic.
The block is a corner block with the secondary frontage being Ralston Avenue.



SITE ANALYSIS PLAN: 1 COTENTIN ROAD BELROSE

PROPOSED EXTENSION

NOTES:
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DRAWING TITLE: **SITE ANALYSIS PLAN**
SHOWING: SITE INFORMATION

PROJECT: **1 COTENTIN ROAD BELROSE**
LOT 1 DP237435

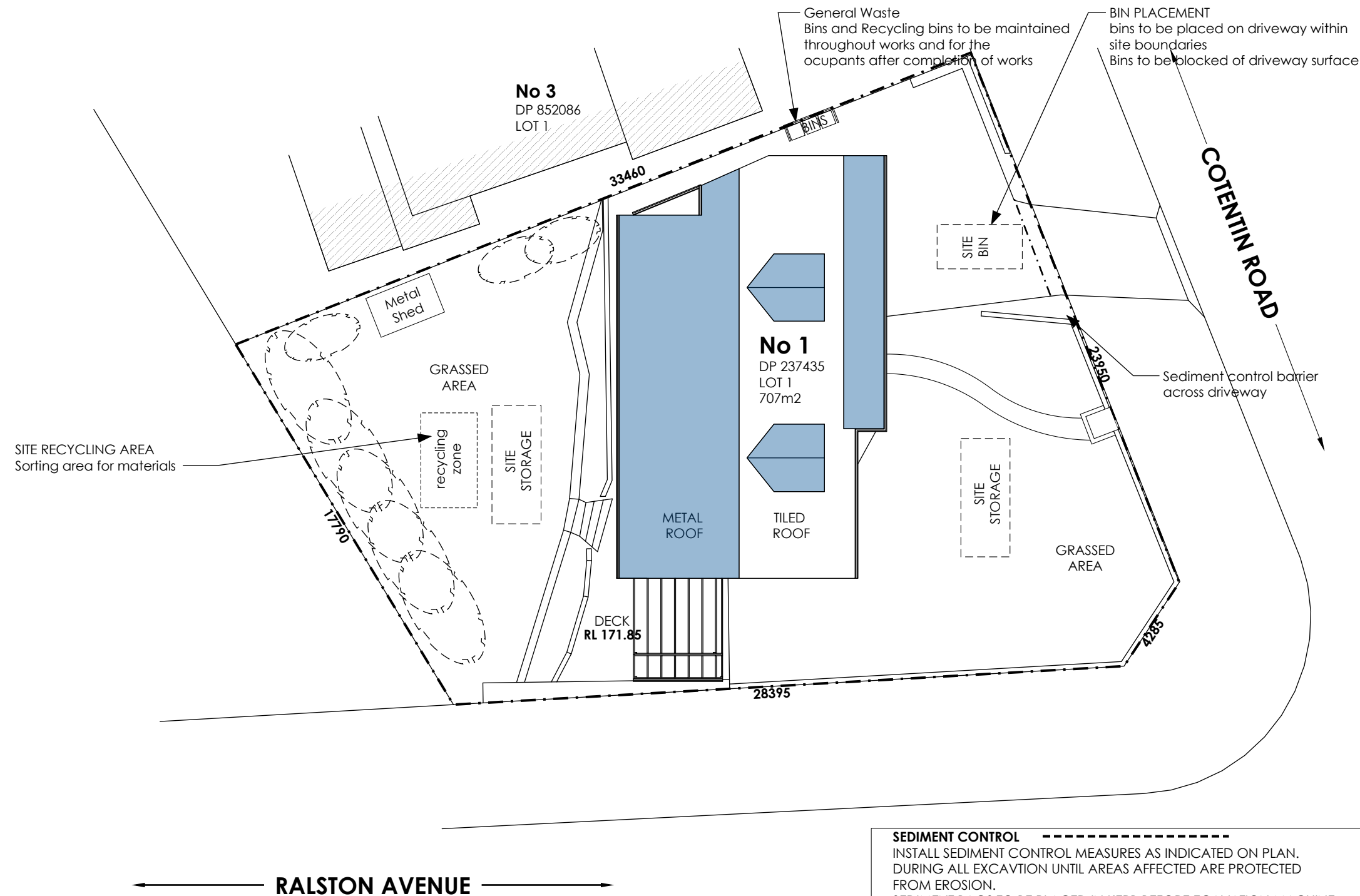
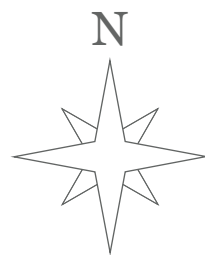
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A02



WASTE MANAGEMENT PLAN: 1 COTENTIN ROAD BELROSE

SEDIMENT CONTROL PLAN: 1 COTENTIN ROAD BELROSE

SEDIMENT CONTROL -----

INSTALL SEDIMENT CONTROL MEASURES AS INDICATED ON PLAN. DURING ALL EXCAVATION UNTIL AREAS AFFECTED ARE PROTECTED FROM EROSION. SEDIMENT BAGS TO BE PLACED IN KERB BEFORE ECAVATION MACHINE ENTERS AND LEAVES PROPERTY

DIRECTION OF FLOW

GEOTEXTILE FILTER FABRIC

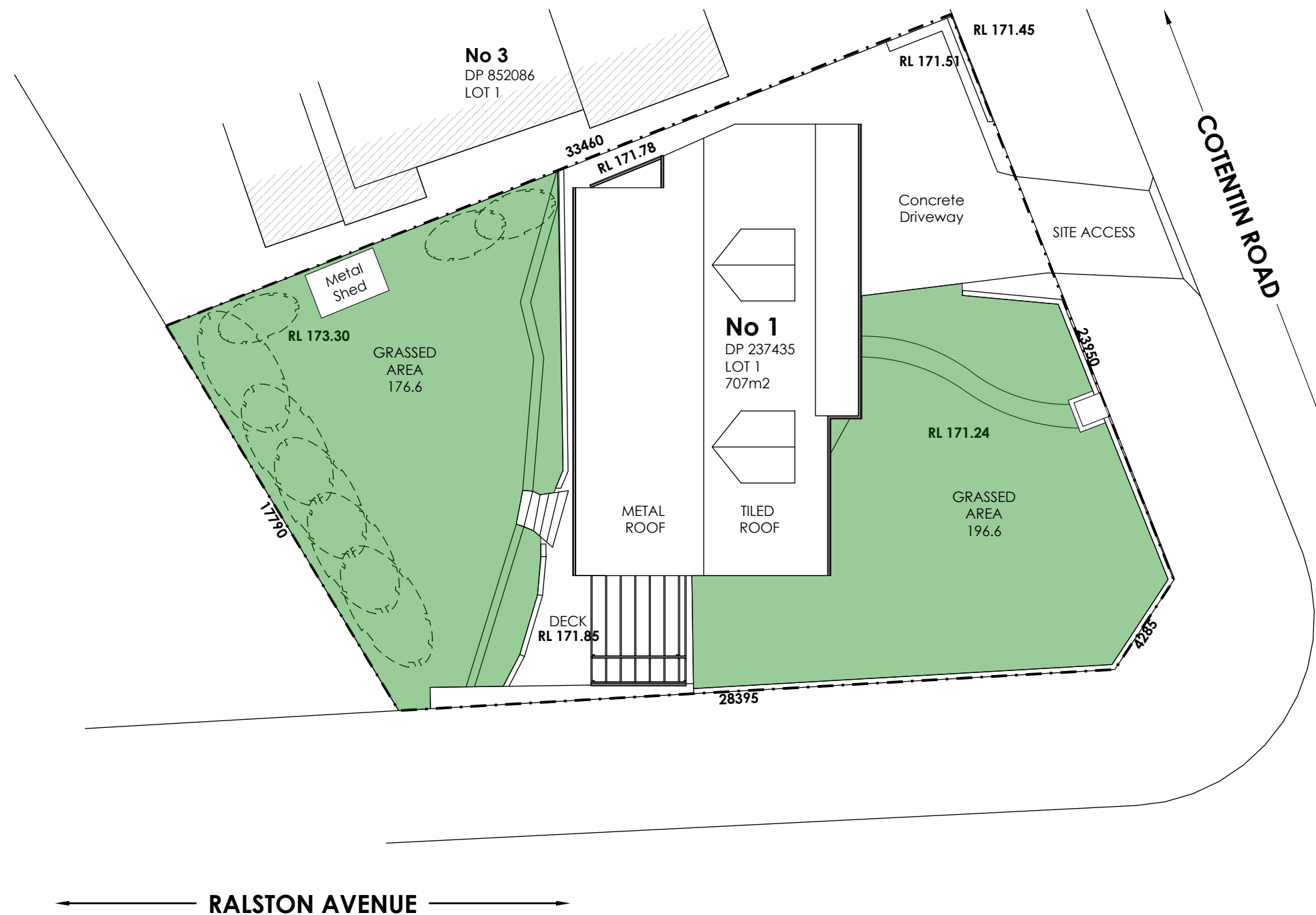
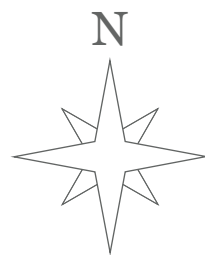
POSTS 600mm ABOVE G.L.

UNDISTURBED AREA

100

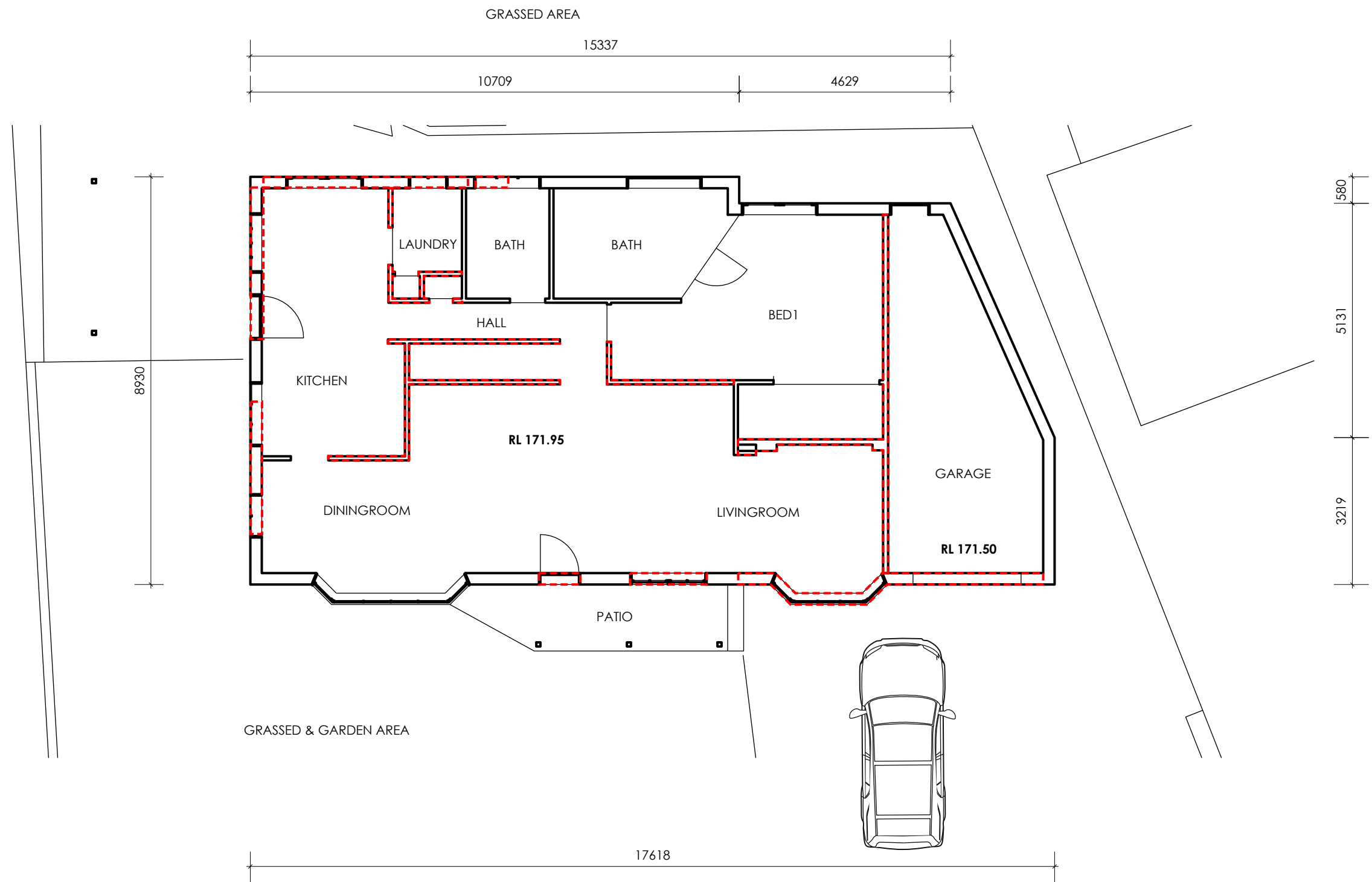
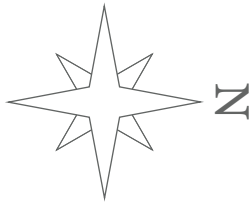
200

FILTER BAGS
PLACED ACROSS DRIVEWAY DURING EXCAVATION
TILL PLACEMENT OF CONCRETE



SCHEDULE OF AREAS	EXISTING	PROPOSED	COMPLIES
SITE AREA	707.00		YES
Landscaping garden		373.3	YES

LANDSCAPE PLAN: 1 COTENTIN ROAD BELROSE



PLAN VIEW EXISTING DEMOLITION PLAN

DEMOLITION PLAN
IN ACCORDANCE WITH AS 2601- 2001
THE DEMOLITION OF STRUCTURES

REMOVE WALLS, ROOF AND FLOOR AS INDICATED ON PLAN
CUT NEW DOOR OPENING POSITION FOR STAIRWELL
TRIM LEVELS FOR NEW LOWER DECK SLAB
DIG FOOTINGS TO ENGINEERS DESIGN
CUT NEW DOOR OPENINGS AS MARKED
INFILL WINDOW OPENINGS AS MARKED

 **PROPOSED DEMOLITION**

NOTES:
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AND DETAILS
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DRAWING TITLE: **PLAN VIEW**
SHOWING: EXISTING & PROPOSED DEMOLITION

PROJECT: **1 COTENTIN ROAD BELROSE**
LOT 1 DP237435

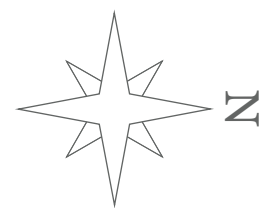
KATHERINE & STUART ARDLIE

24/02/2020

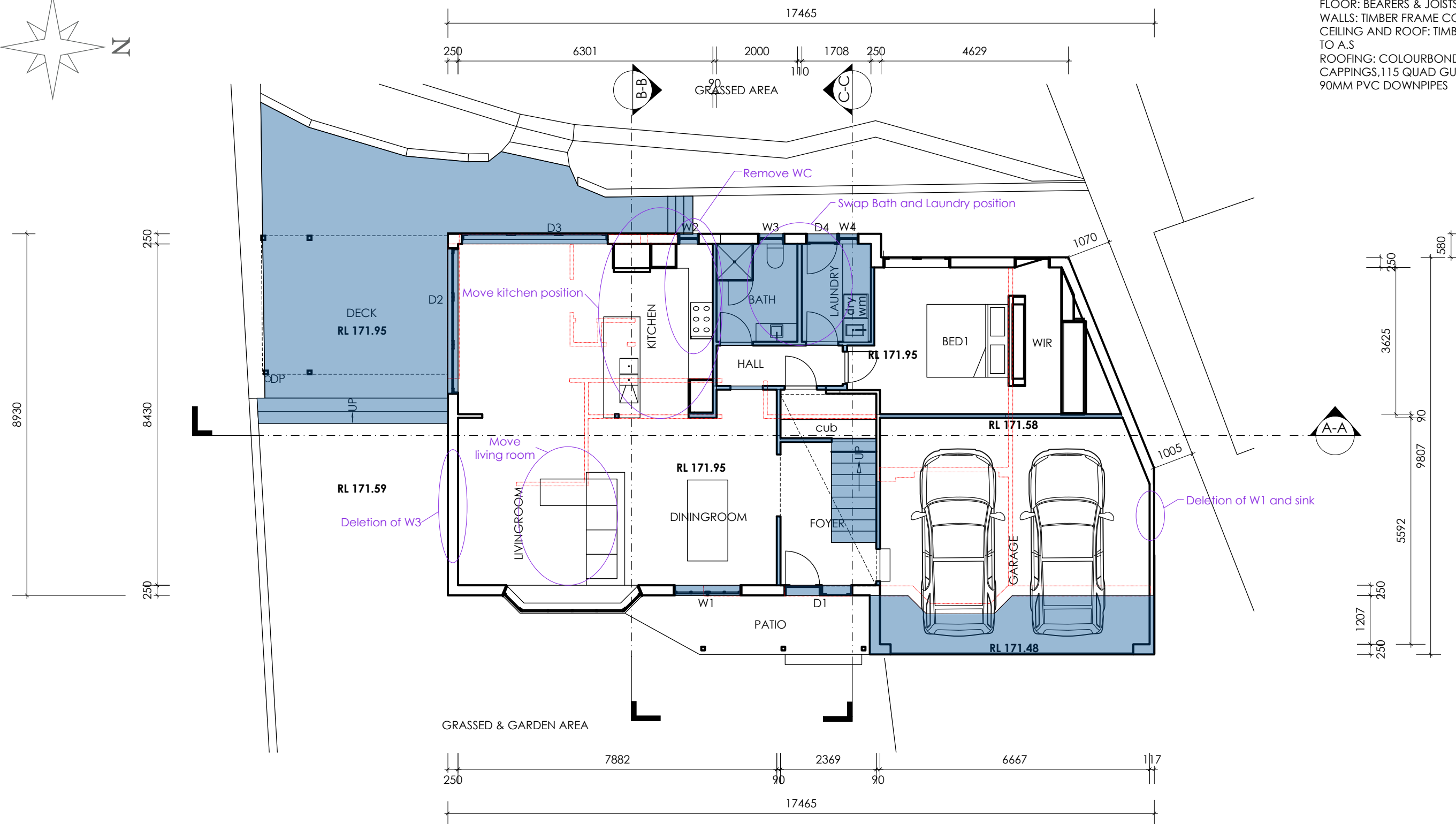
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SCALE 1:100

A05



PROPOSED TIMBER FRAME EXTENSION
FLOOR: BEARERS & JOISTS & T & G FLOORING
WALLS: TIMBER FRAME CONSTRUCTION TO A.S
CEILING AND ROOF: TIMBER FRAME CONSTRUCTION TO A.S
ROOFING: COLOURBOND CORRUGATED IRON
CAPPINGS, 115 QUAD GUTTER & FLASHINGS
90MM PVC DOWNPIPES



PLAN VIEW PROPOSED GROUND FLOOR EXTENSION



GENERAL:
BUILD NEW TIMBER FRAME WALLS
IN 90 BY 45 H2 MPG10 PINE
TO A.S
LINE WALLS IN 10mm GYPROCK & VILLABOARD
TO BATHROOM AND LAUNDRY WALLS
WATER PROOF BATHROOM AND LAUNDRY TO A.S
SA SMOKE ALARM TO AS
HW INSTANTANIOUS HOT WATER SYSTEM

NOTES:
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DRAWING TITLE: **PLAN VIEW**
SHOWING: PROPOSED GROUND FLOOR

PROJECT: **1 COTENTIN ROAD BELROSE**
LOT 1 DP237435

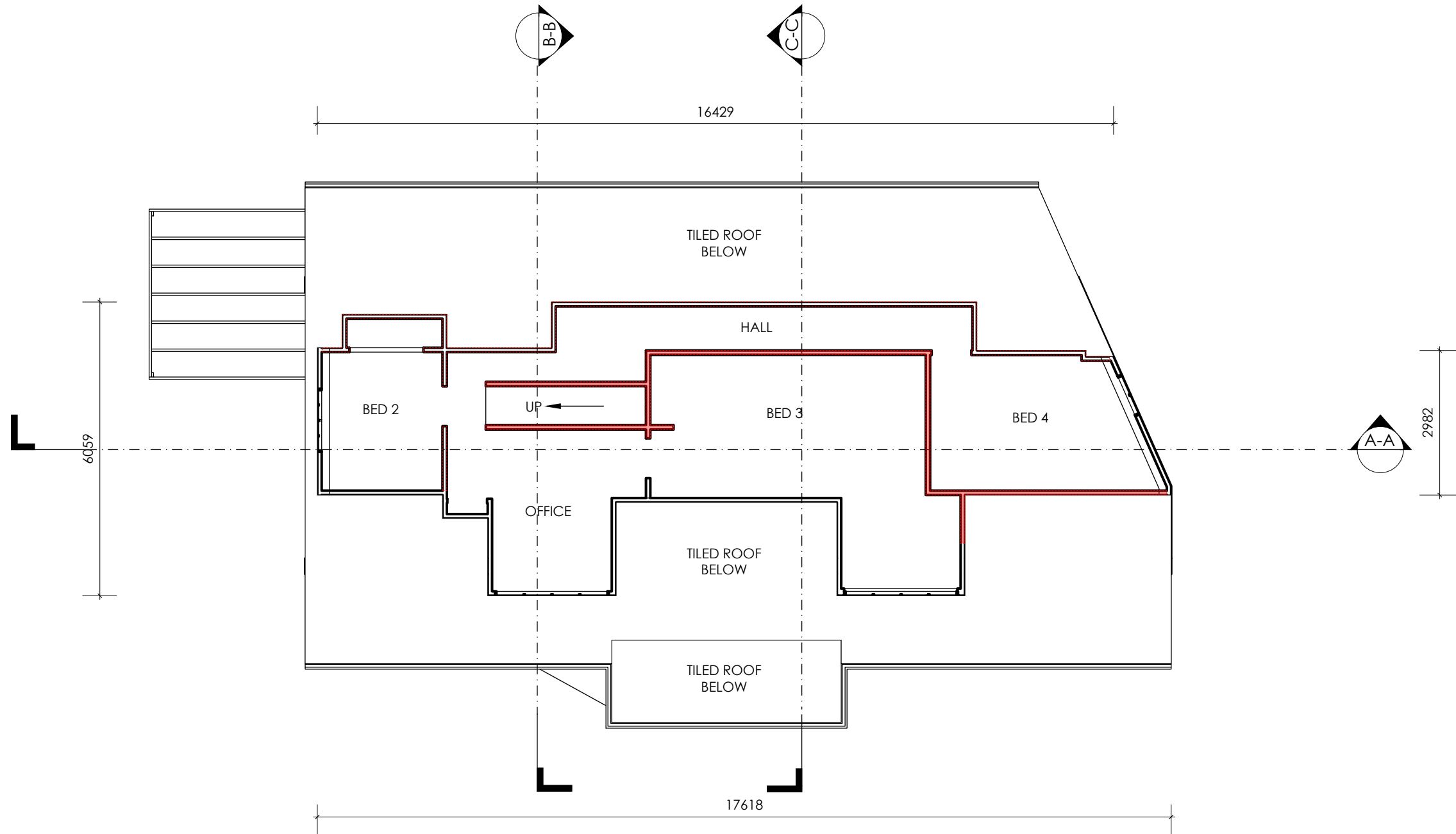
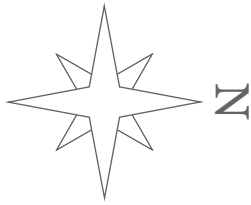
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A06



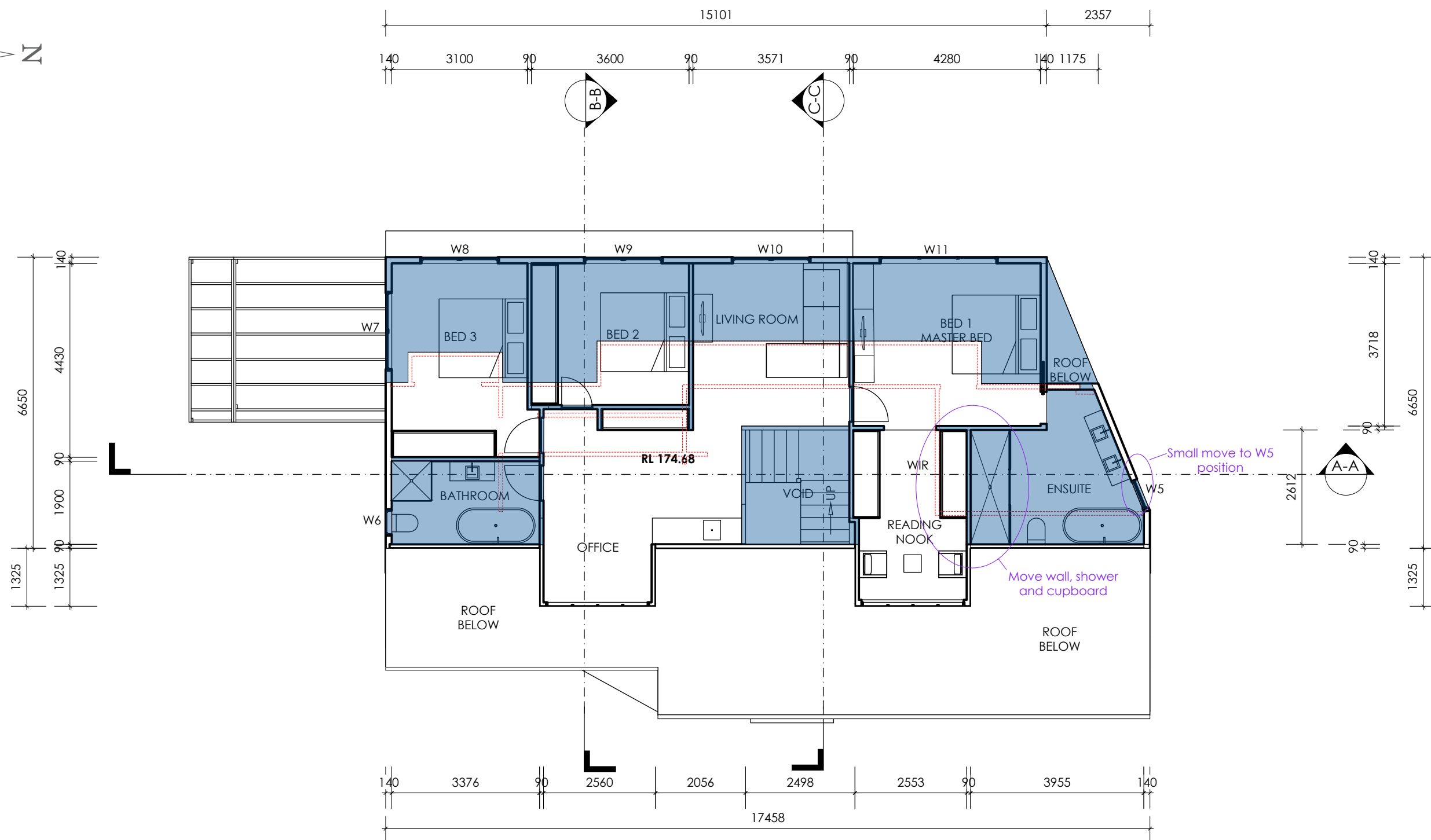
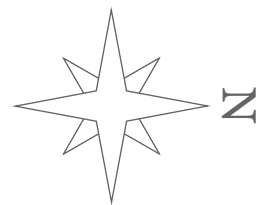
PLAN VIEW EXISTING



GENERAL:
BUILD NEW TIMBER FRAME WALLS
IN 90 BY 45 H2 MPG10 PINE
TO A.S
LINE IN 10mm GYPROCK & VILLABOARD
TO BATHROOM AND LAUNDRY WALLS
WATER PROOF BATHROOM AND LAUNDRY TO A.S
SA
⊕ HARDWIRED INTERCONNECTED SMOKE ALARM TO AS

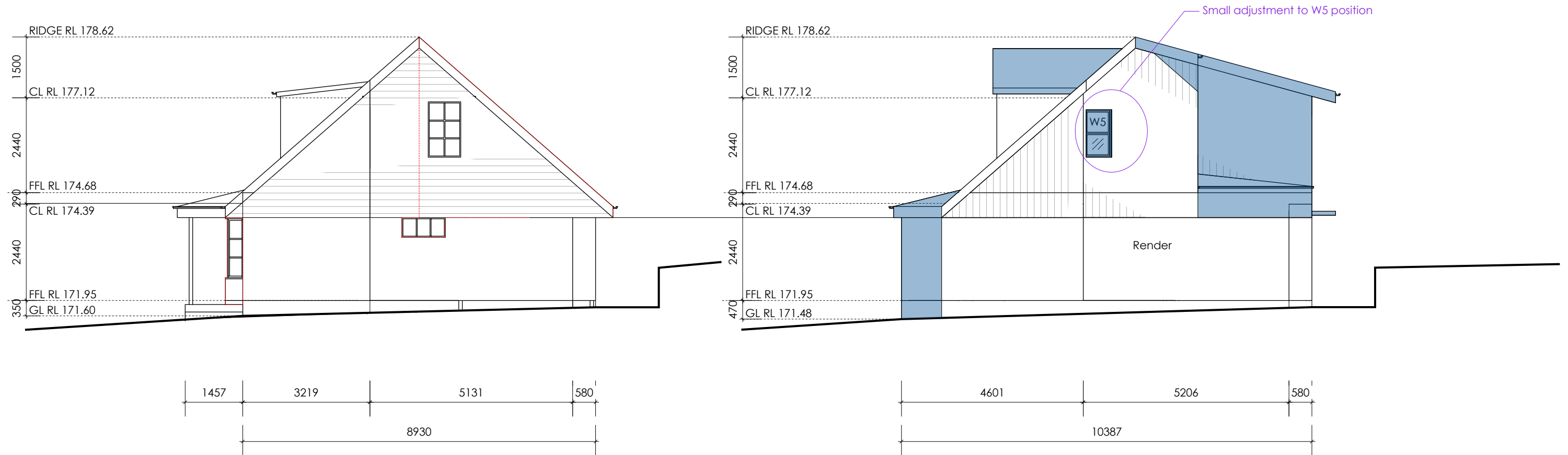
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DRAWING TITLE: PLAN VIEW SHOWING: EXISTING FIRST FLOOR EXTENSION		A07
PROJECT: 1 COTENTIN ROAD BELROSE LOT 1 DP237435		
KATHERINE & STUART ARDLIE	W.ARDLE BUILDERS P/L Copyright (c)	
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PLAN VIEW PROPOSED

	GENERAL: BUILD NEW TIMBER FRAME WALLS IN 90 BY 45 H2 MPG10 PINE TO A.S LINE IN 10mm GYPROCK & VILLABOARD TO BATHROOM AND LAUNDRY WALLS WATER PROOF BATHROOM AND LAUNDRY TO A.S SA ⊕ HARDWIRED INTERCONNECTED SMOKE ALARM TO AS		NOTES: PLANS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS PLANS AND DETAILS PLANS ARE FOR APPROVALS ONLY & NOT TO BE USED FOR CONSTRUCTION OR TENDER PERPOSES. DO NOT SCALE DRAWING. VERIFY ALL SETTING OUT DIMENSIONS ON SITE.		A08	
	DRAWING TITLE: PLAN VIEW SHOWING: PROPOSED FIRST FLOOR EXTENSION		PROJECT: 1 COTENTIN ROAD BELROSE LOT 1 DP237435		KATHERINE & STUART ARDLIE	
	24/02/2020		W.ARDIE BUILDERS P/L Copyright (c)		SCALE:1:100	



NORTH ELEVATION EXISTING DEMOLITION
IN ACCORDANCE WITH AS 2601- 2001
THE DEMOLITION OF STRUCTURES

NORTH ELEVATION PROPOSED



Ardlie

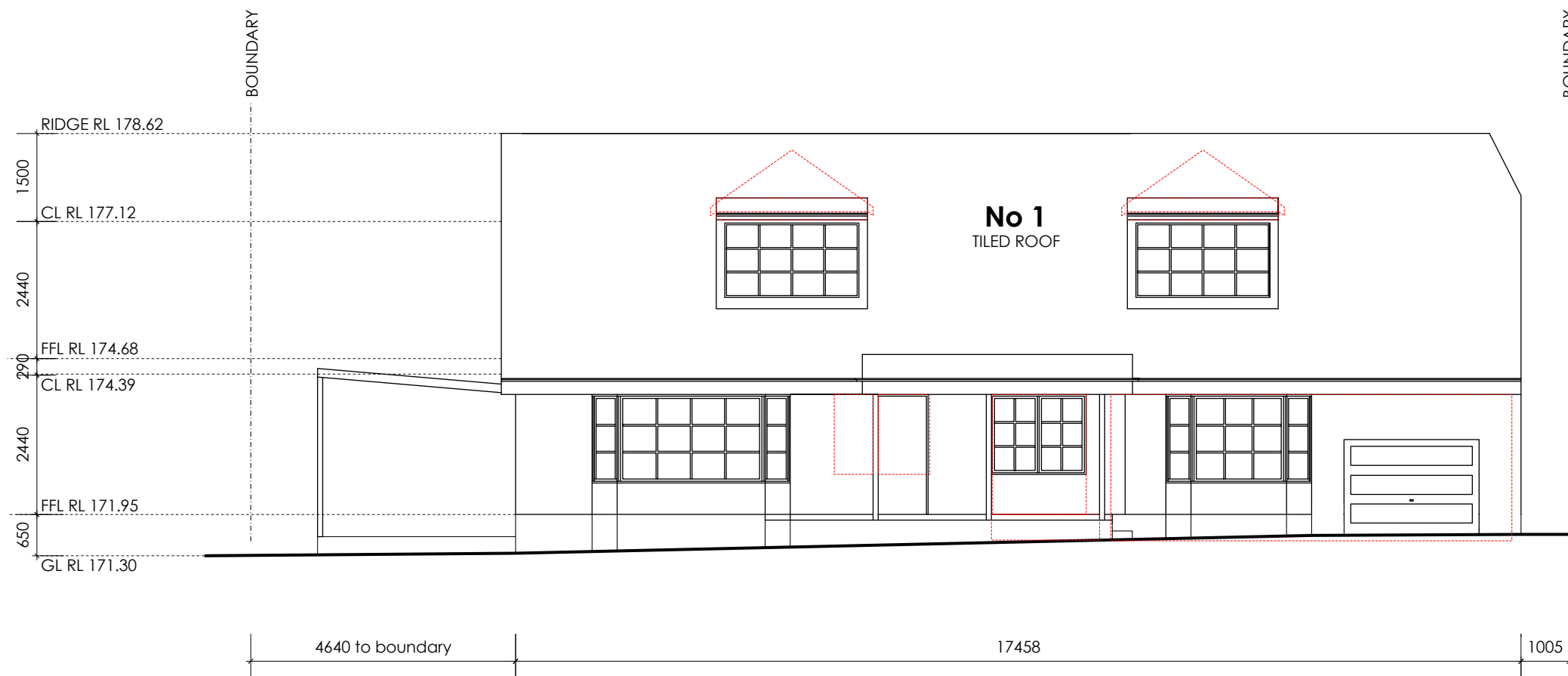
DESIGN & DRAFTING

NOTES:

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AND DETAILS
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DRAWING TITLE: NORTH ELEVATION SHOWING: EXISTING AND PROPOSED		A09
PROJECT: 1 COTENTIN ROAD BELROSE LOT 1 DP237435		
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EAST ELEVATION EXISTING DEMOLITION PLAN

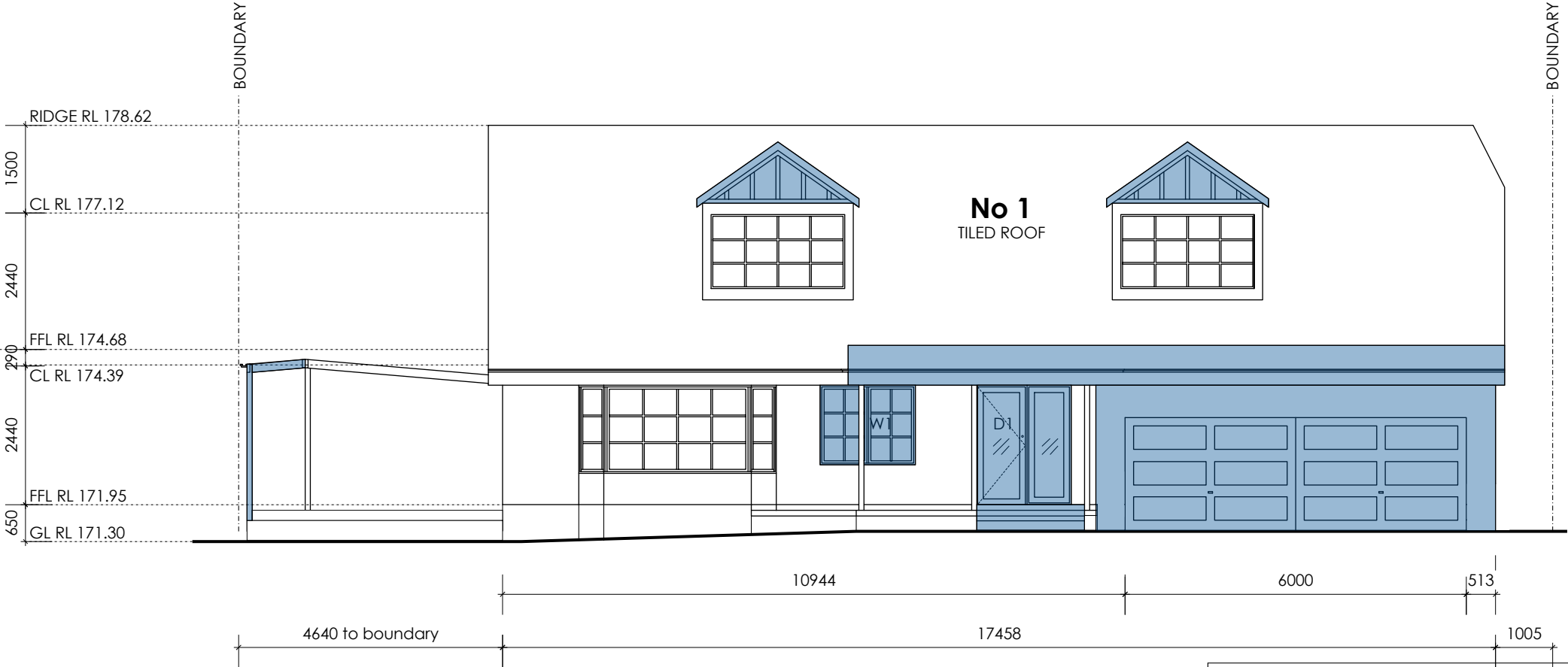


legend
HW: instantaneous hot water unit

NOTES:
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WITH STRUCTURAL ENGINEERS PLANS
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ON SITE.

DRAWING TITLE: EAST ELEVATION SHOWING: EXISTING BUILDING & SCOPE OF DEMOLITION		A10
PROJECT: 1 COTENTIN ROAD BELROSE LOT 1 DP237435		
KATHERINE & STUART ARDLIE	W.ARDIE BUILDERS P/L Copyright (c)	
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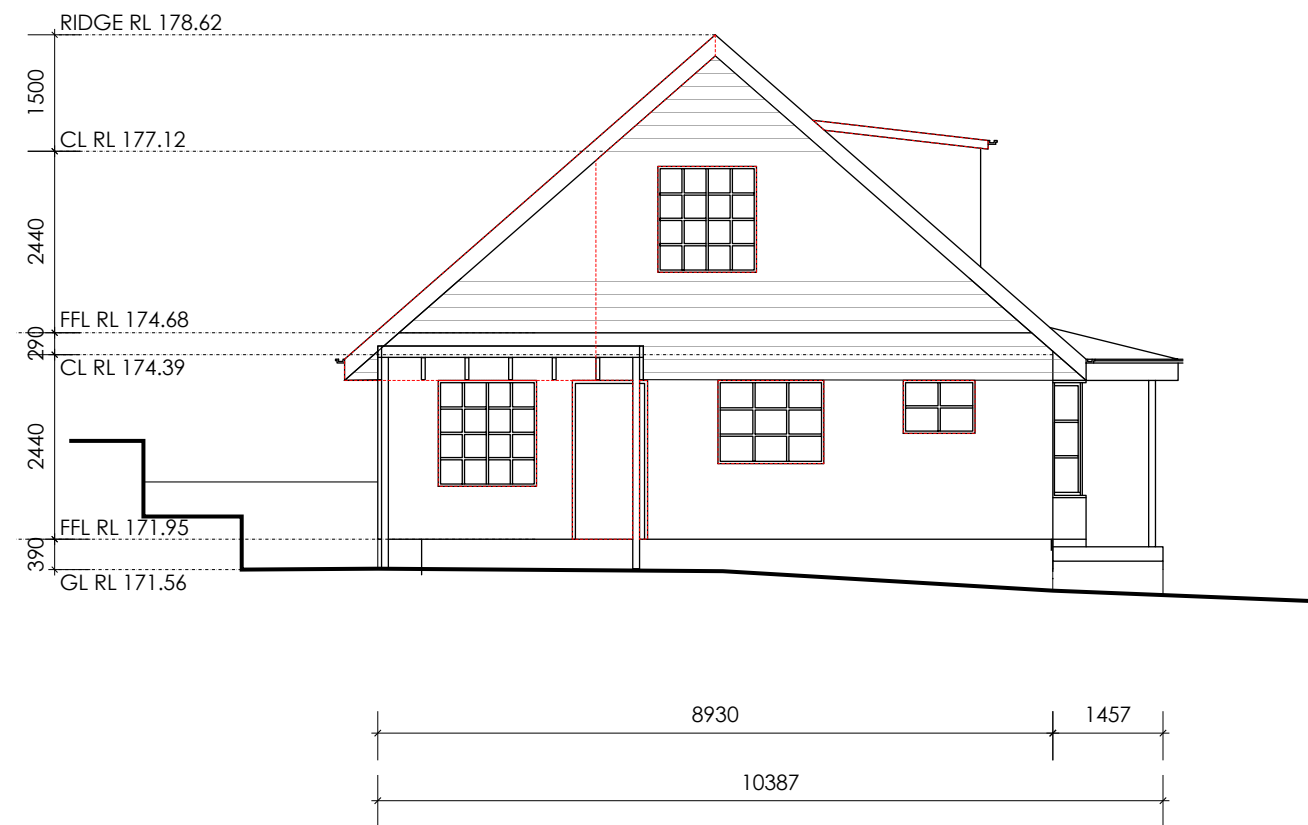
BASIX CERTIFICATE		CERTIFICATE NUMBER A332237_03
LIGHTING		
40% OF NEW OR ALTERED LIGHT FIXTURES ARE FLUORESCENT, COMPACT FLUORESCENT, OR LED		
FIXTURES		
NEW OR ALTERED SHOWERHEADS: 9L PER MINUTE OR 3 STAR RATING		
NEW OR ALTERED TOILETS: 4L PER FLUSH OR 3 STAR RATING		
NEW OR ALTERED TAPS: 9L PER MINUTE OR 3 STAR RATING		
CONSTRUCTION	ADDITIONAL INSULATION REQUIRED (R-VALUE)	OTHER SPECIFICATIONS
Concrete slab on ground	Nil	
Suspended floor above garage:framed (R0.7)	Nil	
Floor above existing dwelling	Nil	
External wall: framed weatherboard	R1.30 (or R1.70 including construction)	
Flat ceiling, pitched roof	Ceiling: R1.45 (up), roof: 55mm foil blanket	dark (solar absorptance > 0.70)



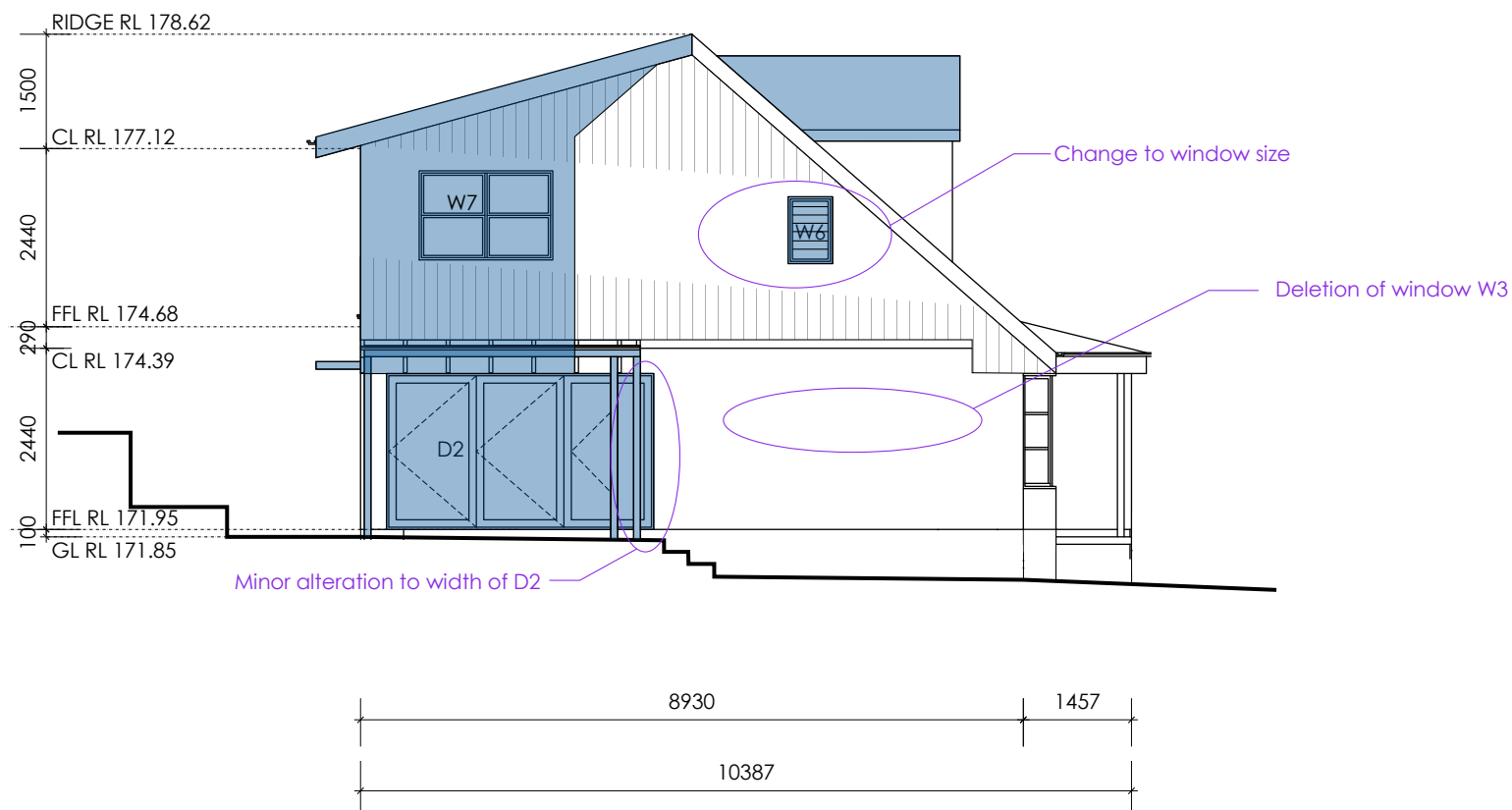
EAST ELEVATION PROPOSED

BASIX GLAZING REQUIREMENTS				CERTIFICATE NUMBER: A332237_03		
W & D	ORIENT	m2	SHADING	OVERSHADOWING	FRAME AND GLASS TYPE	
W1	E	2.34	Eave/>=900mm	0.0	0.0	Improved aluminium, clear/airgap/clear or (U4.12, SHGC 0.66)
W2	W	1.2	P/H >=0.43	0.0	0.0	Timber or uPVC, clear/air/clear, (U3.67, SHGC 0.59)
W3	W	0.55	P/H >=0.43	0.0	0.0	Improved aluminium, clear/airgap/clear or (U4.12, SHGC 0.66)
W4	W	0.42	P/H >=0.43	0.0	0.0	Improved aluminium, clear/airgap/clear or (U4.12, SHGC 0.66)
W5	N	0.84	None	0.0	0.0	Improved aluminium, clear/airgap/clear or (U4.12, SHGC 0.66)
W6	S	0.58	None	0.0	0.0	Improved aluminium, single clear or (U6.44, SHGC 0.75)
W7	S	2.16	None	0.0	0.0	Improved aluminium, clear/airgap/clear or (U4.12, SHGC 0.66)
W8	W	2.16	Eave/>=750mm	0.0	0.0	Improved aluminium, clear/airgap/clear or (U4.12, SHGC 0.66)
W9	W	2.16	Eave/>=750mm	0.0	0.0	Improved aluminium, clear/airgap/clear or (U4.12, SHGC 0.66)
W10	W	2.16	Eave/>=750mm	0.0	0.0	Improved aluminium, clear/airgap/clear or (U4.12, SHGC 0.66)
W11	W	3.24	Eave/>=750mm	0.0	0.0	Improved aluminium, clear/airgap/clear or (U4.12, SHGC 0.66)
D1	E	3.5	Eave/>=900mm	0.0	0.0	Timber or uPVC, clear/air/clear, (U3.67, SHGC 0.59)
D2	S	6.93	None	0.0	0.0	Improved aluminium, clear/airgap/clear or (U4.12, SHGC 0.66)
D3	W	9.45	P/H >=0.43	0.0	0.0	Improved aluminium, clear/airgap/clear or (U4.12, SHGC 0.66)
D4	W	1.68	P/H >=0.43	0.0	0.0	Improved aluminium, clear/airgap/clear or (U4.12, SHGC 0.66)

DEMOLITION
IN ACCORDANCE WITH AS 2601- 2001
THE DEMOLITION OF STRUCTURES
BIN
Machine only needed for minor trim and edge thickenings to slab area
Bin to be placed after entry for spoil
DEMOLITION
Rear of building to be hand demolition sorted in rear yard and placed in appropriate recycling bins
CONCRETE
A small trailer pump will be placed on the drive and small concrete truck used on drive. All works will be within the property boundaries.



SOUTH ELEVATION EXISTING DEMOLITION PLAN



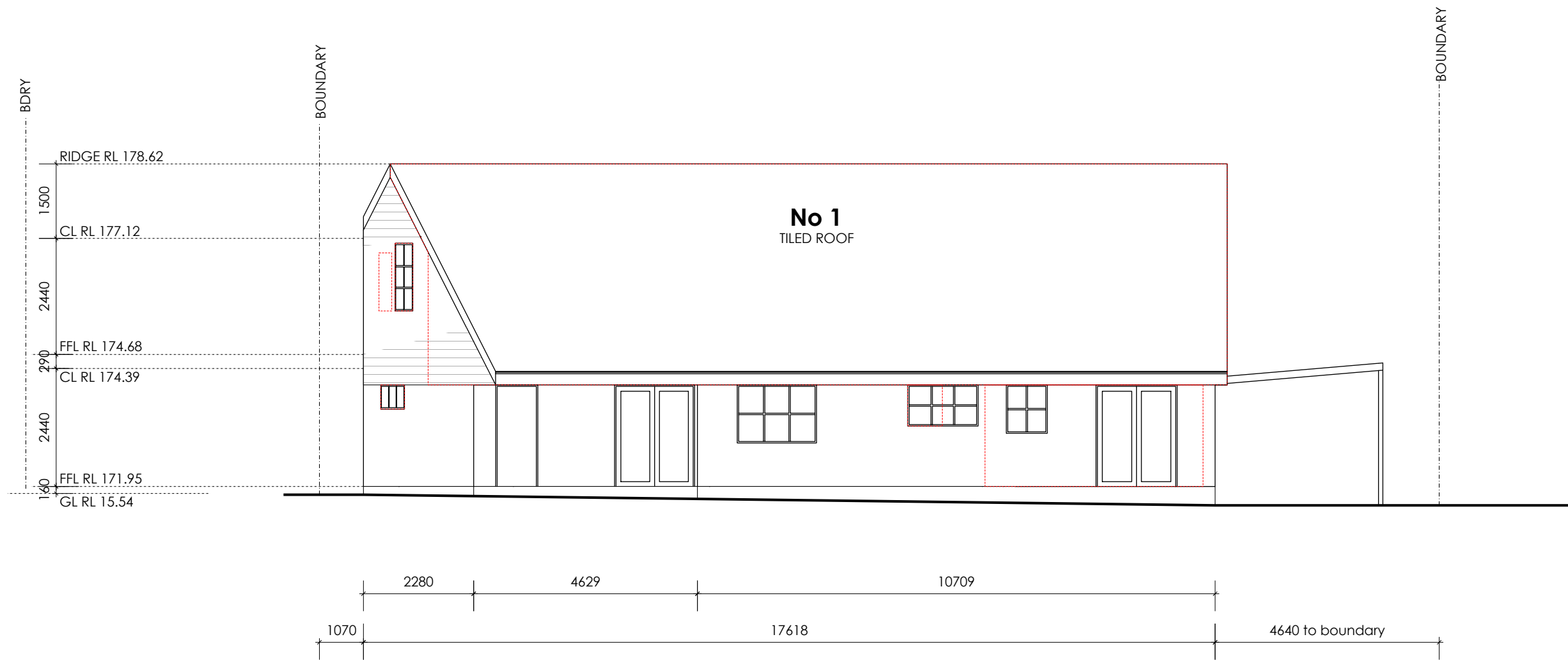
SOUTH ELEVATION PROPOSED



NOTES:
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DRAWING TITLE: SOUTH ELEVATION SHOWING: EXISTING WITH DEMOLITION & PROPOSED		A12
PROJECT: 1 COTENTIN ROAD BELROSE LOT 1 DP237435		
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24/02/2020		SCALE:1:100

DEMOLITION
IN ACCORDANCE WITH AS 2601- 2001
THE DEMOLITION OF STRUCTURES
BIN
Machine only needed for minor trim and edge thickenings to slab area
Bin to be placed after entry for spoil
DEMOLITION
Rear of building to be hand demolition sorted in year yard and placed in appropriate recycling bins
CONCRETE
A small trailer pump will be placed on the drive and small concrete truck used on drive. All works will be within the property boundaries.



WEST ELEVATION EXISTING DEMOLITION PLAN

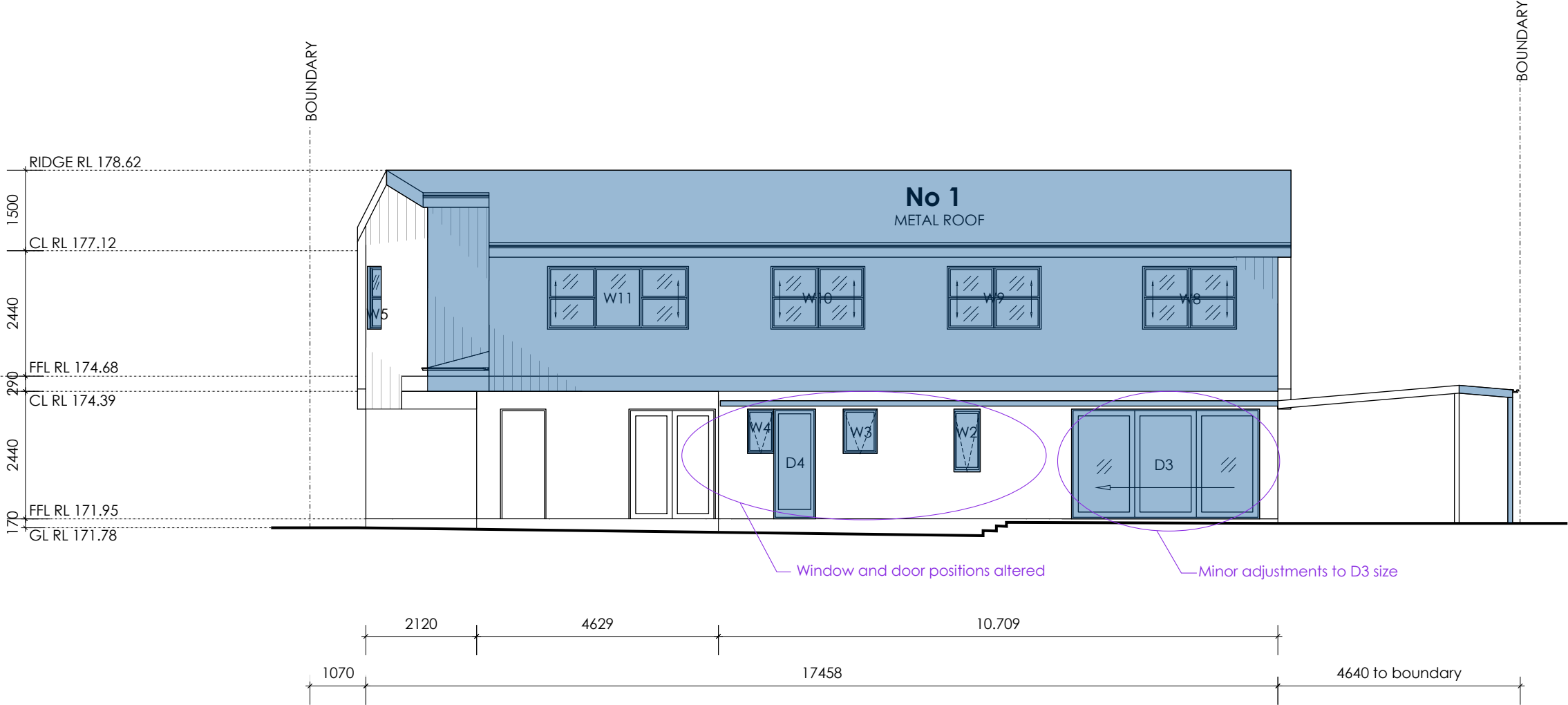


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DRAWING TITLE: WEST ELEVATION SHOWING: EXISTING & DEMOLITION		A13
PROJECT: 1 COTENTIN ROAD BELROSE LOT 1 DP237435		
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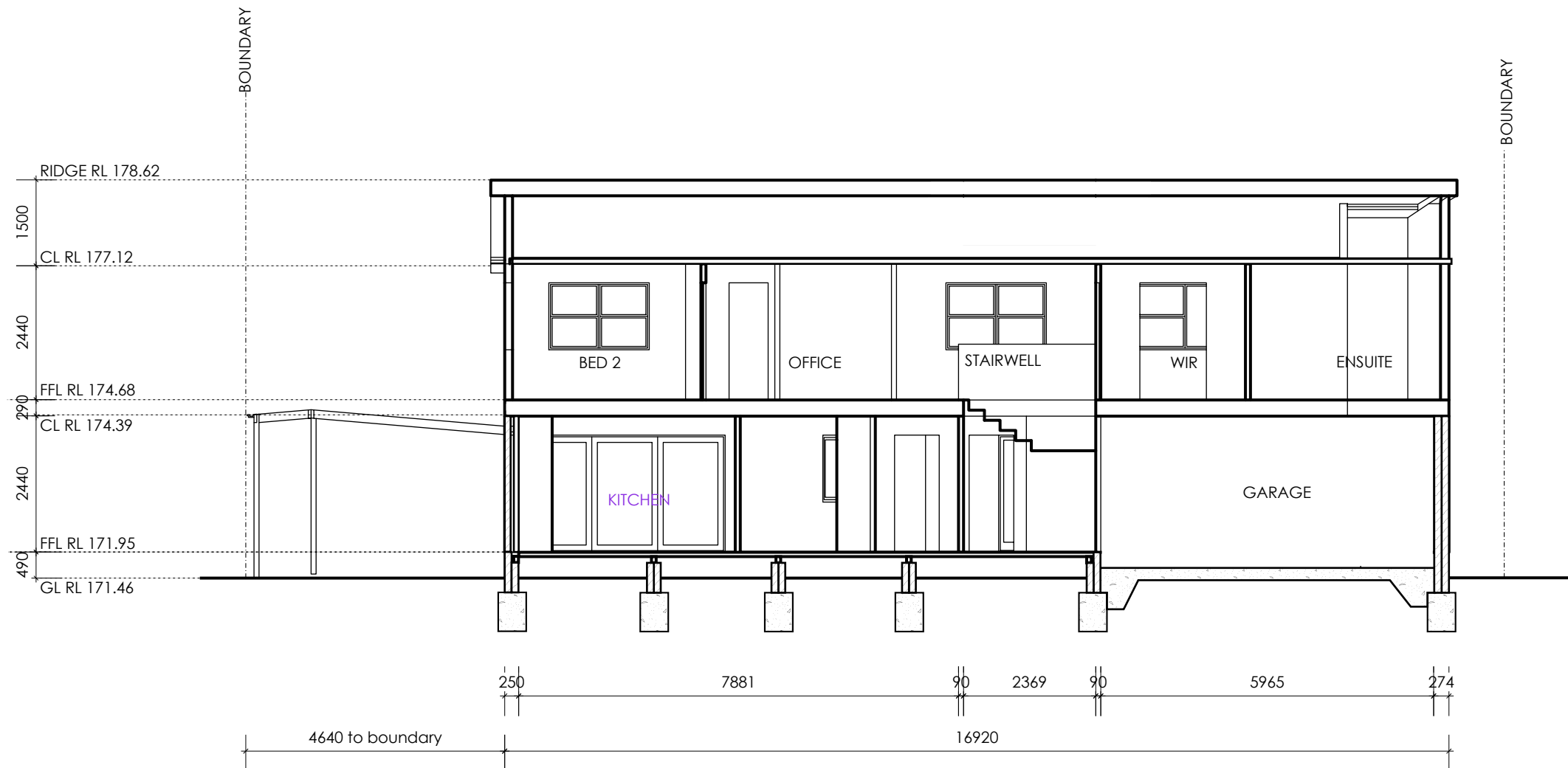
ROOFING
'COLOURBOND' METAL
ROOFING, CAPPINGS AND FLASHINGS
STANDARD 115 QUAD GUTTER
90mm PVC DOWNPIPE

PROPOSED EXTENSION FRAMING
TIMBER FRAME TO A.S 1684.2 -2010
RESIDENTIAL TIMBER FRAMED
CONSTRUCTION
WALL FRAME
H2/T2 90 BY 45 MPG10 STUDS NOGGINS AND PLATES
ROOF FRAME
H2/T2 200 BY 45 LVL RAFTERS & CEILING JOISTS
22mm LSOP FASCIA BOARD



WEST ELEVATION PROPOSED

	NOTES: PLANS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS PLANS AND DETAILS PLANS ARE FOR APPROVALS ONLY & NOT TO BE USED FOR CONSTRUCTION OR TENDER PERPOSES. DO NOT SCALE DRAWING. VERIFY ALL SETTING OUT DIMENSIONS ON SITE.		DRAWING TITLE: WEST ELEVATION SHOWING: ALTERATIONS AND ADDITIONS	A14
	PROJECT: 1 COTENTIN ROAD BELROSE LOT 1 DP237435		KATHERINE & STUART ARDLIE	
	24/02/2020		W.ARDIE BUILDERS P/L Copyright (c)	SCALE:1:100



WALL FRAMES
 90 BY 45 H2 STUDS @ 600c
 90 BY 45 H2 NOGGINS @ 1.200c MAX
 90 BY 45 H2 PLATES/ 2 TOP 1 BOTTOM
 EXTERIOR WALLS CLAD IN Weathertex
 Eaves 4.5mm fibro, H mold
 19 LOSP fascia board
 T2 pine 19 by 45 wall batten between sarking and cladding
 Insulation and sarking to BASIX requirements
 Tie down and bracing to AS NCC and BCA requirements
Concrete
 Raft slab to engineers design
 Blob and strip footing to engineers design

SECTION A-A SCALE:1:100

GENERAL
 TIMBER FRAME TO A.S 1684.2 -2010
 RESIDENTIAL TIMBER FRAMED CONSTRUCTION
 TIMBER FRAME H2 MINIMUM TREATMENT
 CONCRETE TO ENGINEERS DESIGN
 LVL BEAMS, RAFTERS & LINTEL SPANS TO BE PROVIDED

NOTES:
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DRAWING TITLE: **SECTION A-A**
 SHOWING: SECTION CUT OF PROPOSED EXTENSION

PROJECT: **1 COTENTIN ROAD BELROSE**
 LOT 1 DP237435

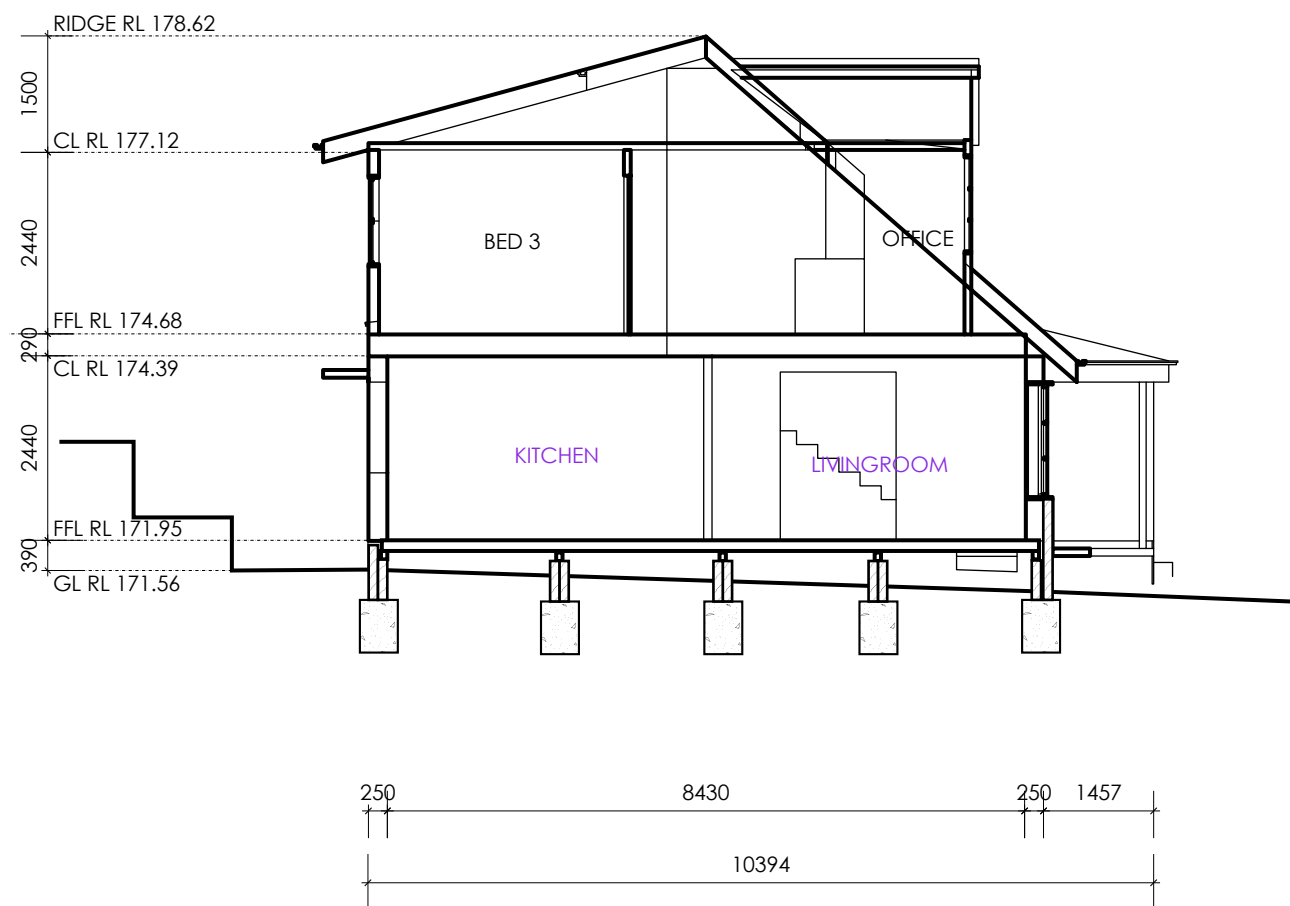
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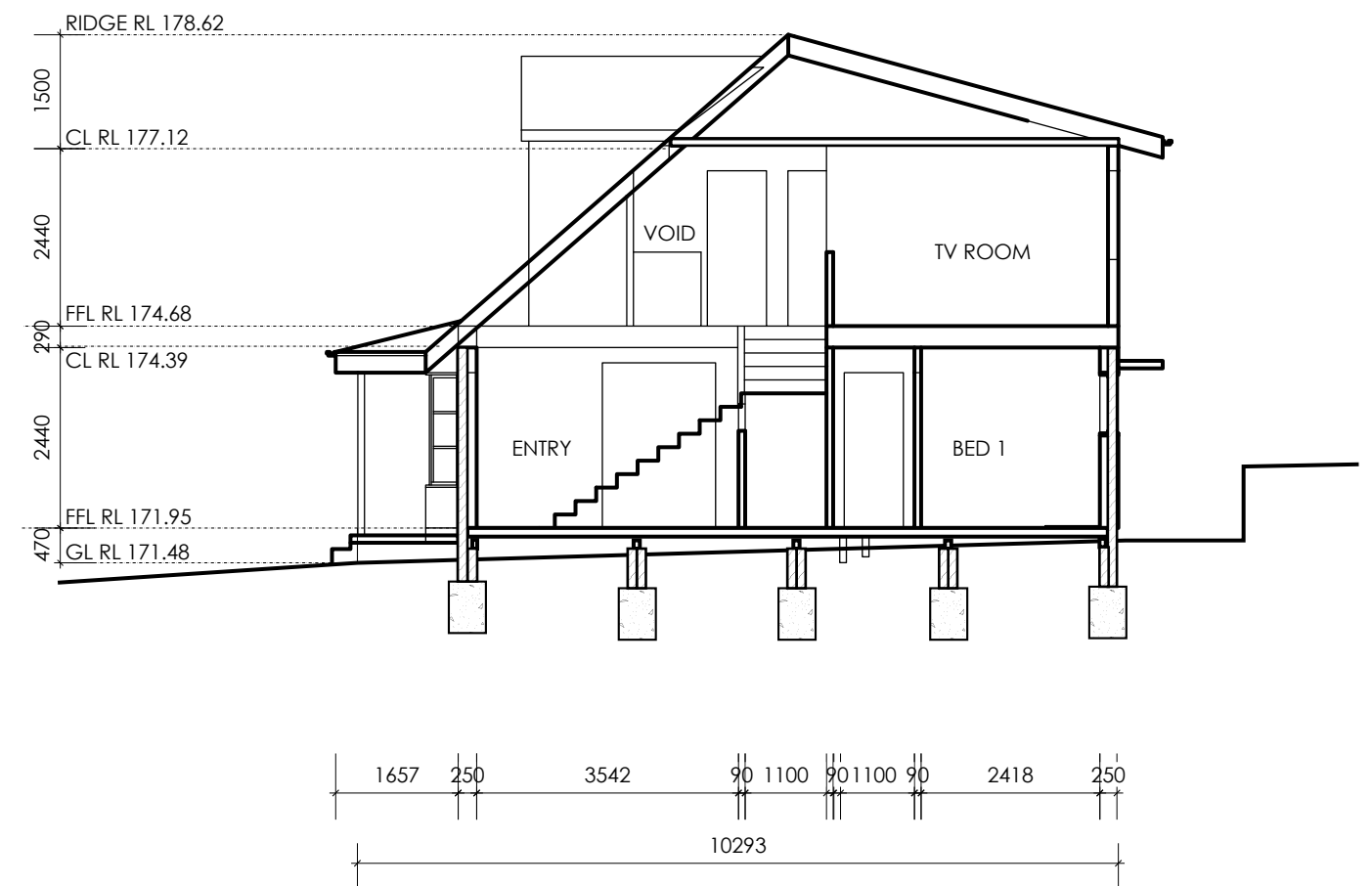
24/02/2020

SCALE:1:100

A15



SECTION B-B SCALE1:100



SECTION C-C SCALE1:100

GENERAL
 TIMBER FRAME TO A.S 1684.2 -2010
 RESIDENTIAL TIMBER FRAMED CONSTRUCTION
 TIMBER FRAME H2 MINIMUM TREATMENT
 CONCRETE TO ENGINEERS DESIGN
 LVL BEAMS, RAFTERS & LINTEL SPANS TO BE PROVIDED

NOTES:
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 ON SITE.

DRAWING TITLE: **SECTION B-B, C-C**
 SHOWING: SECTION CUT OF PROPOSED EXTENSION

PROJECT: **1 COTENTIN ROAD BELROSE**
 LOT 1 DP237435

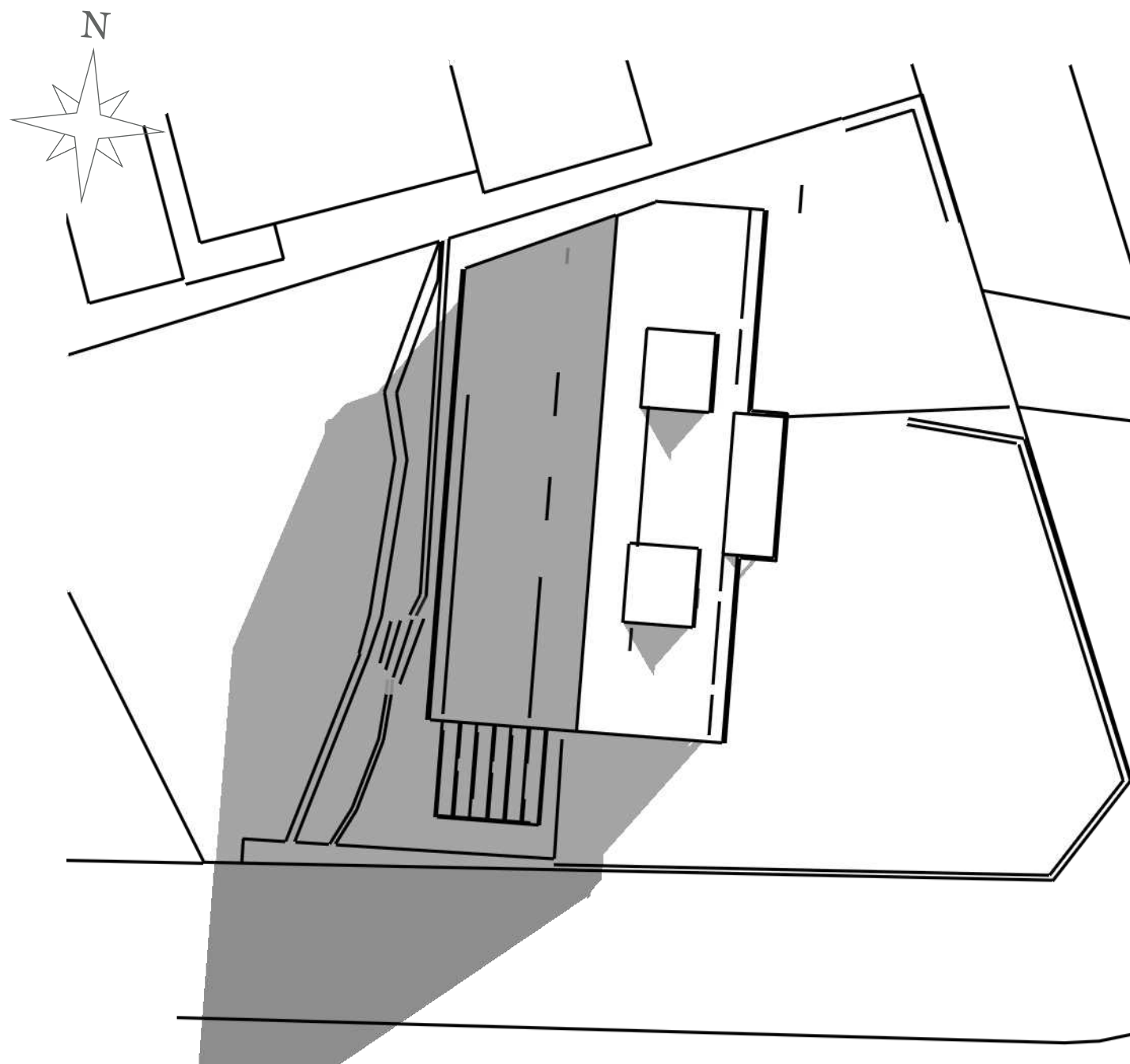
KATHERINE & STUART ARDLIE

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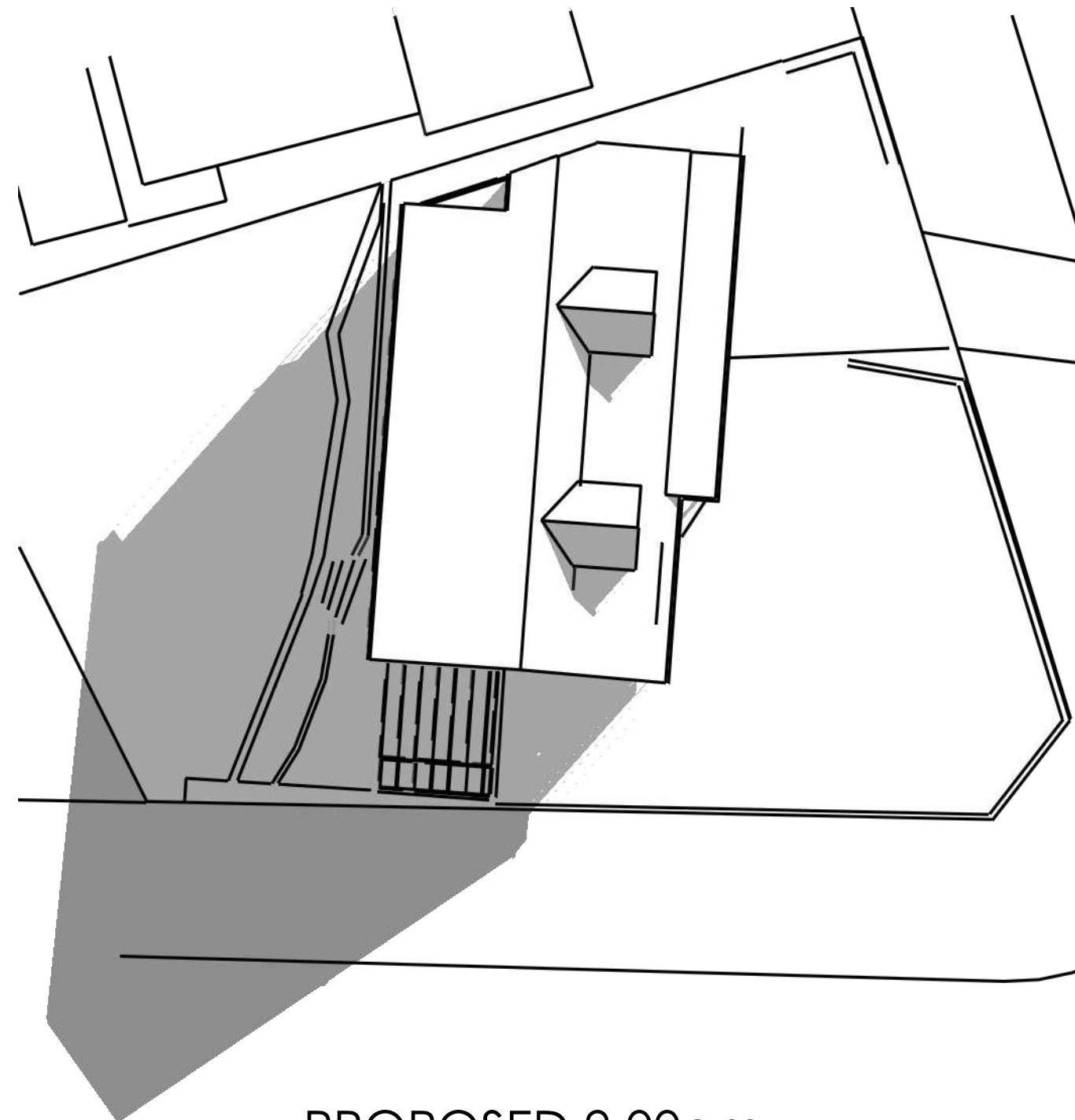
24/02/2020

SCALE:1:100 & 1:50

A16



EXISTING 9.00am



PROPOSED 9.00am

SHADOW DIAGRAM A: June 22nd 9.00am

GENERAL
 TIMBER FRAME TO A.S 1684.2 -2010
 RESIDENTIAL TIMBER FRAMED CONSTRUCTION
 TIMBER FRAME H2 MINIMUM TREATMENT
 CONCRETE TO ENGINEERS DESIGN
 LVL BEAMS, RAFTERS & LINTEL SPANS TO BE PROVIDED

NOTES:
 PLANS TO BE READ IN CONJUNCTION
 WITH STRUCTURAL ENGINEERS PLANS
 AND DETAILS
 PLANS ARE FOR APPROVALS ONLY &
 NOT TO BE USED FOR CONSTRUCTION
 OR TENDER PERPOSES.
 DO NOT SCALE DRAWING.
 VERIFY ALL SETTING OUT DIMENSIONS
 ON SITE.

DRAWING TITLE: **SHADOW DIAGRAM**
 SHOWING: 9.00AM EXISTING & PROPOSED

PROJECT: **1 COTENTIN ROAD BELROSE**
 LOT 1 DP237435

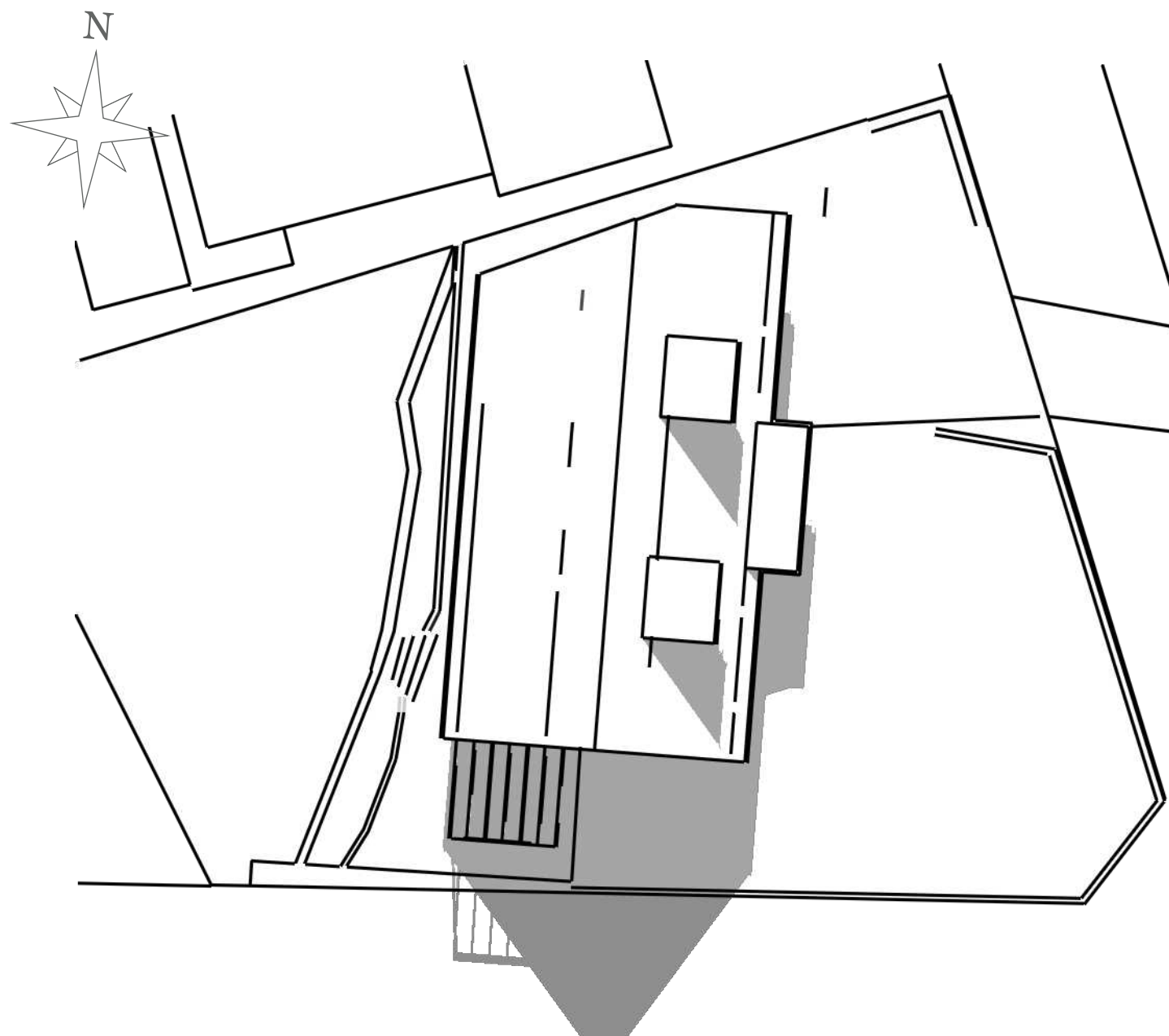
KATHERINE & STUART ARDLIE

24/02/2020

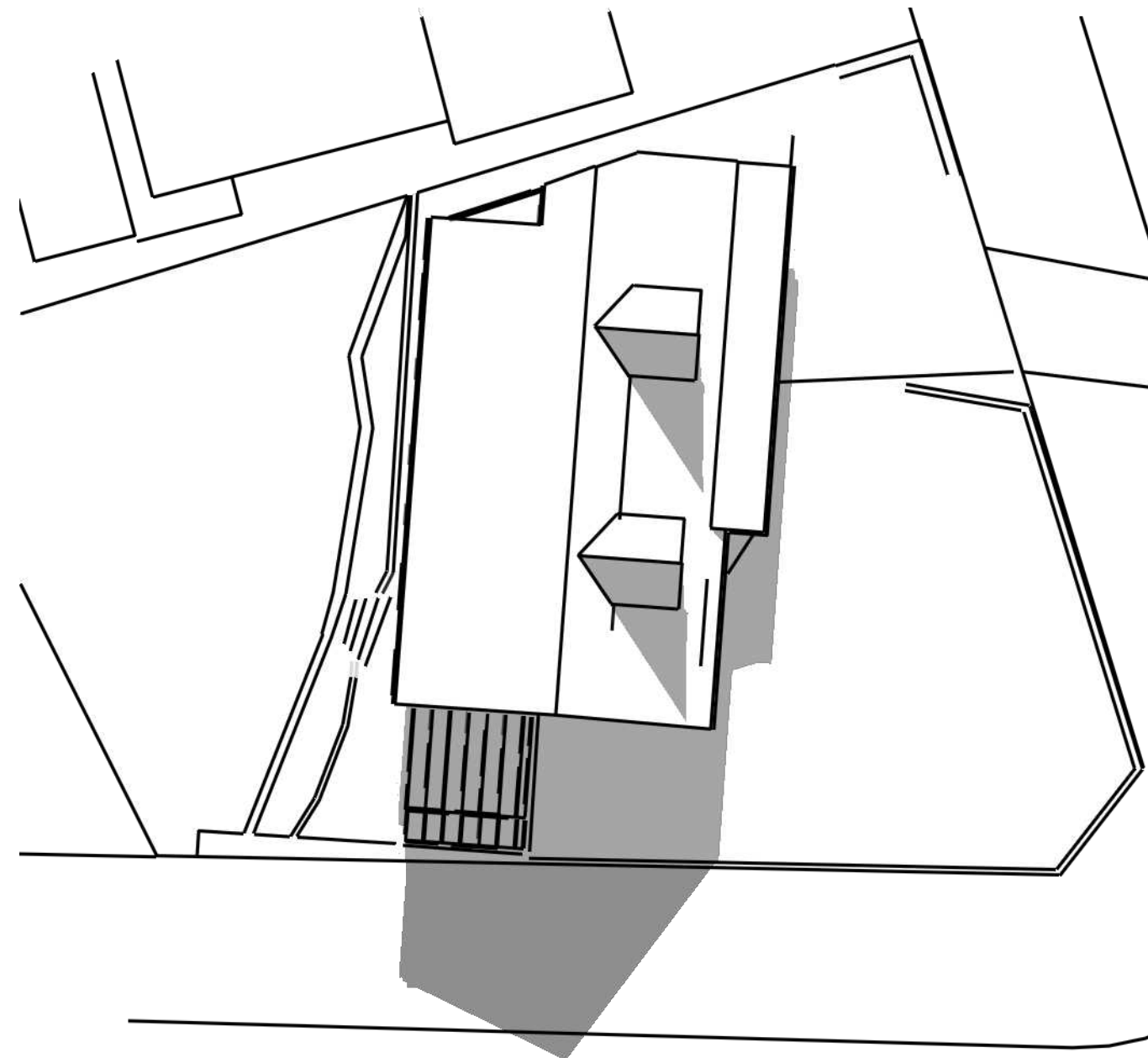
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SCALE:1:100 & 1:50

A17



EXISTING 12.00 noon



PROPOSED 12.00 noon

SHADOW DIAGRAM B: June 22nd 12.00 noon

GENERAL

TIMBER FRAME TO A.S 1684.2 -2010
RESIDENTIAL TIMBER FRAMED CONSTRUCTION
TIMBER FRAME H2 MINIMUM TREATMENT
CONCRETE TO ENGINEERS DESIGN
LVL BEAMS, RAFTERS & LINTEL SPANS TO BE PROVIDED



NOTES:

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OR TENDER PERPOSES.
DO NOT SCALE DRAWING.
VERIFY ALL SETTING OUT DIMENSIONS
ON SITE.

DRAWING TITLE: **SHADOW DIAGRAM**
SHOWING: 12.00 NOON EXISTING & PROPOSED

PROJECT: **1 COTENTIN ROAD BELROSE**
LOT 1 DP237435

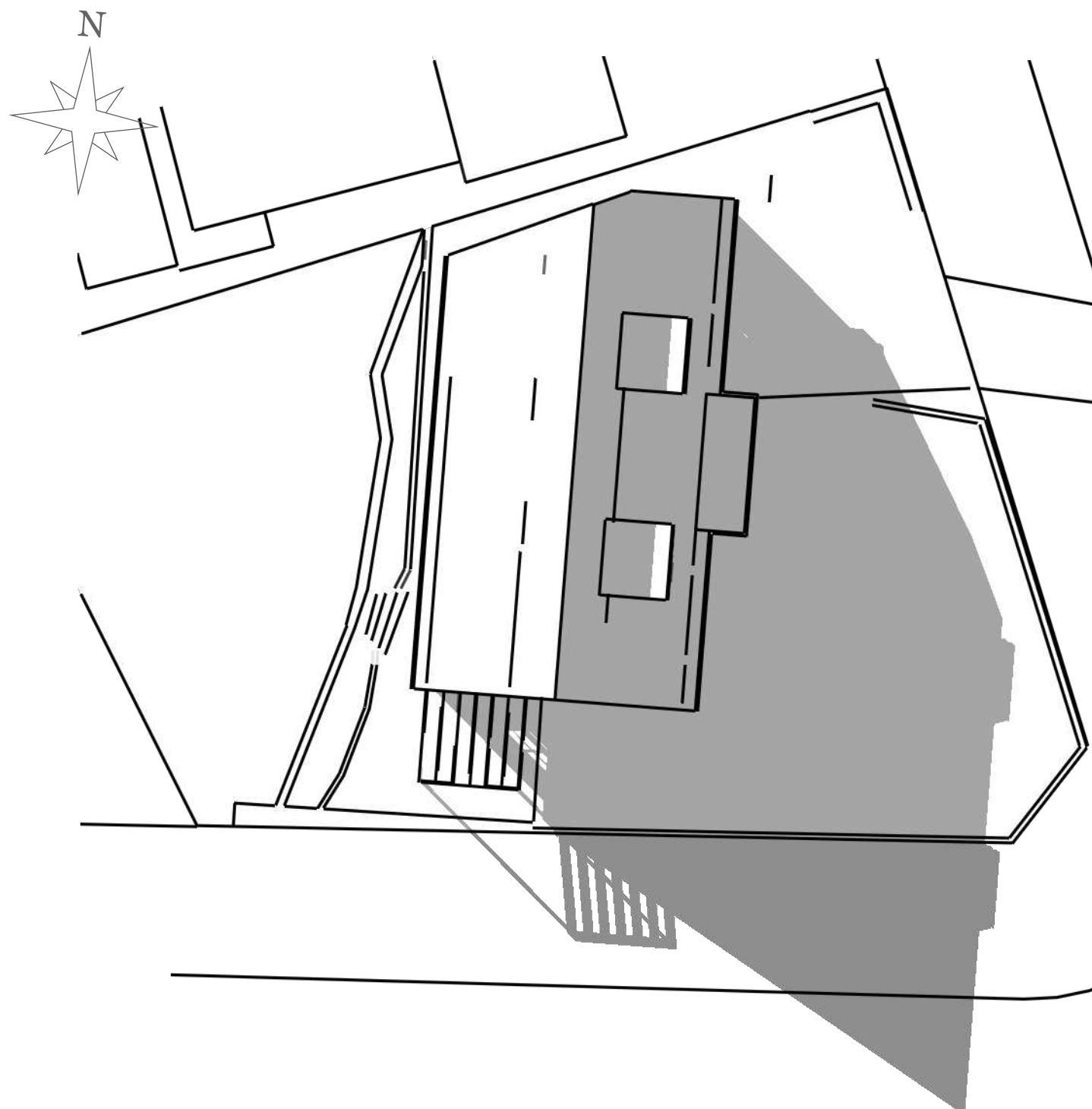
KATHERINE & STUART ARDLIE

24/02/2020

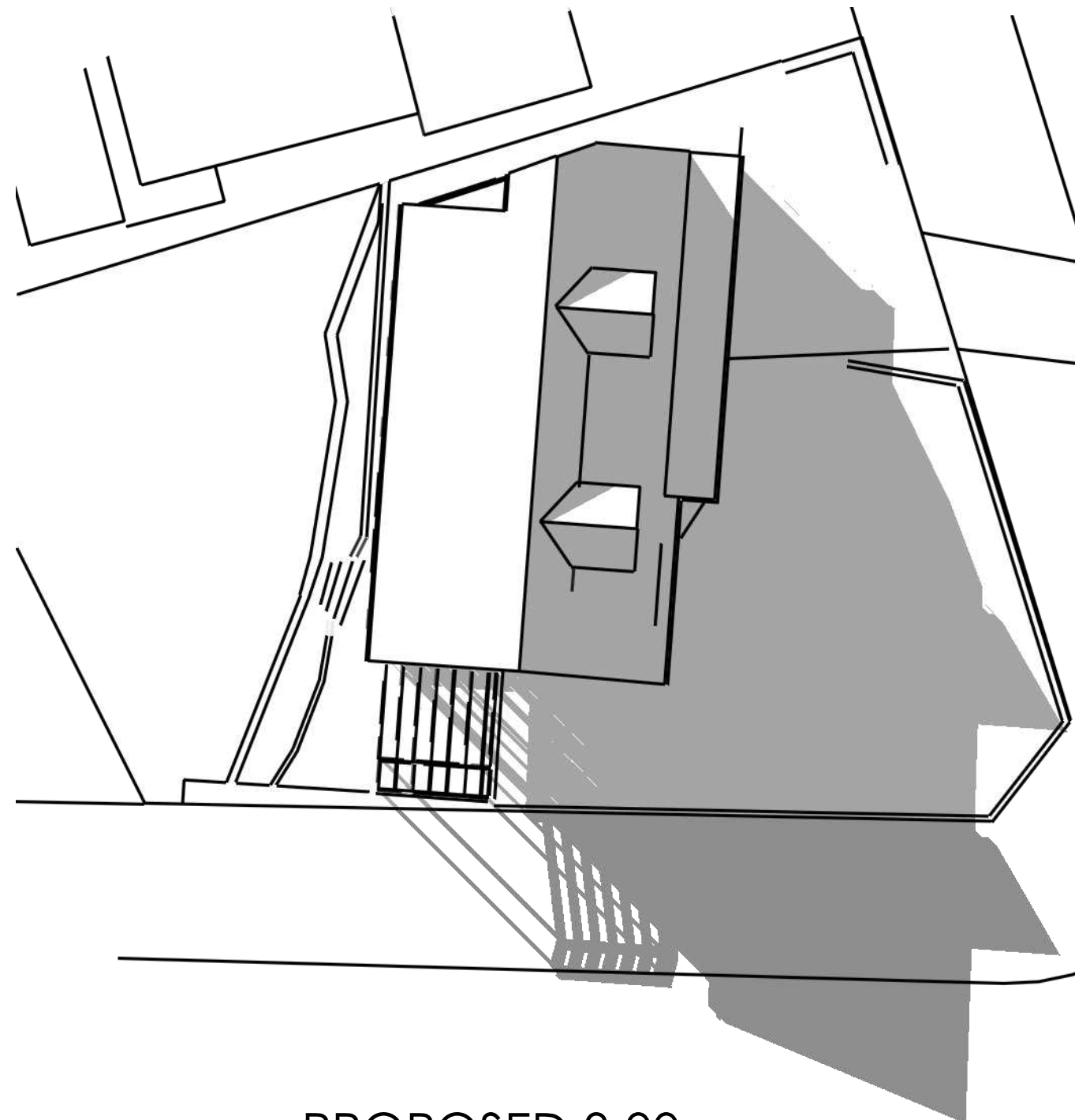
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SCALE:1:100 & 1:50

A18



EXISTING 3.00pm



PROPOSED 3.00pm

SHADOW DIAGRAM C: June 22nd 3.00pm

GENERAL

TIMBER FRAME TO A.S 1684.2 -2010
 RESIDENTIAL TIMBER FRAMED CONSTRUCTION
 TIMBER FRAME H2 MINIMUM TREATMENT
 CONCRETE TO ENGINEERS DESIGN
 LVL BEAMS, RAFTERS & LINTEL SPANS TO BE PROVIDED



NOTES:

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 DO NOT SCALE DRAWING.
 VERIFY ALL SETTING OUT DIMENSIONS
 ON SITE.

DRAWING TITLE: **SHADOW DIAGRAM**
 SHOWING: 3.00PM EXISTING & PROPOSED

PROJECT: **1 COTENTIN ROAD BELROSE**
 LOT 1 DP237435

KATHERINE & STUART ARDLIE

24/02/2020

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SCALE:1:100 & 1:50

A19