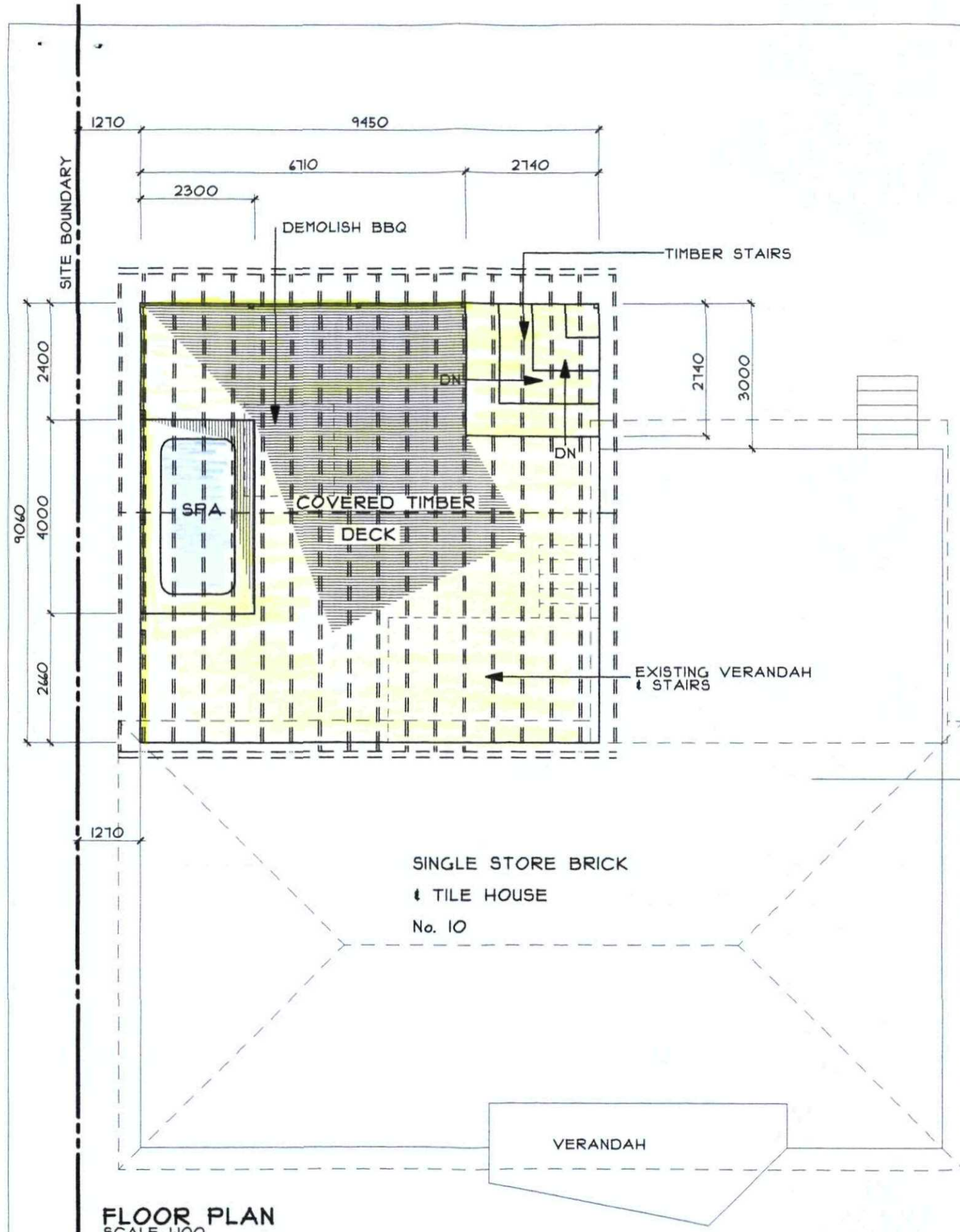
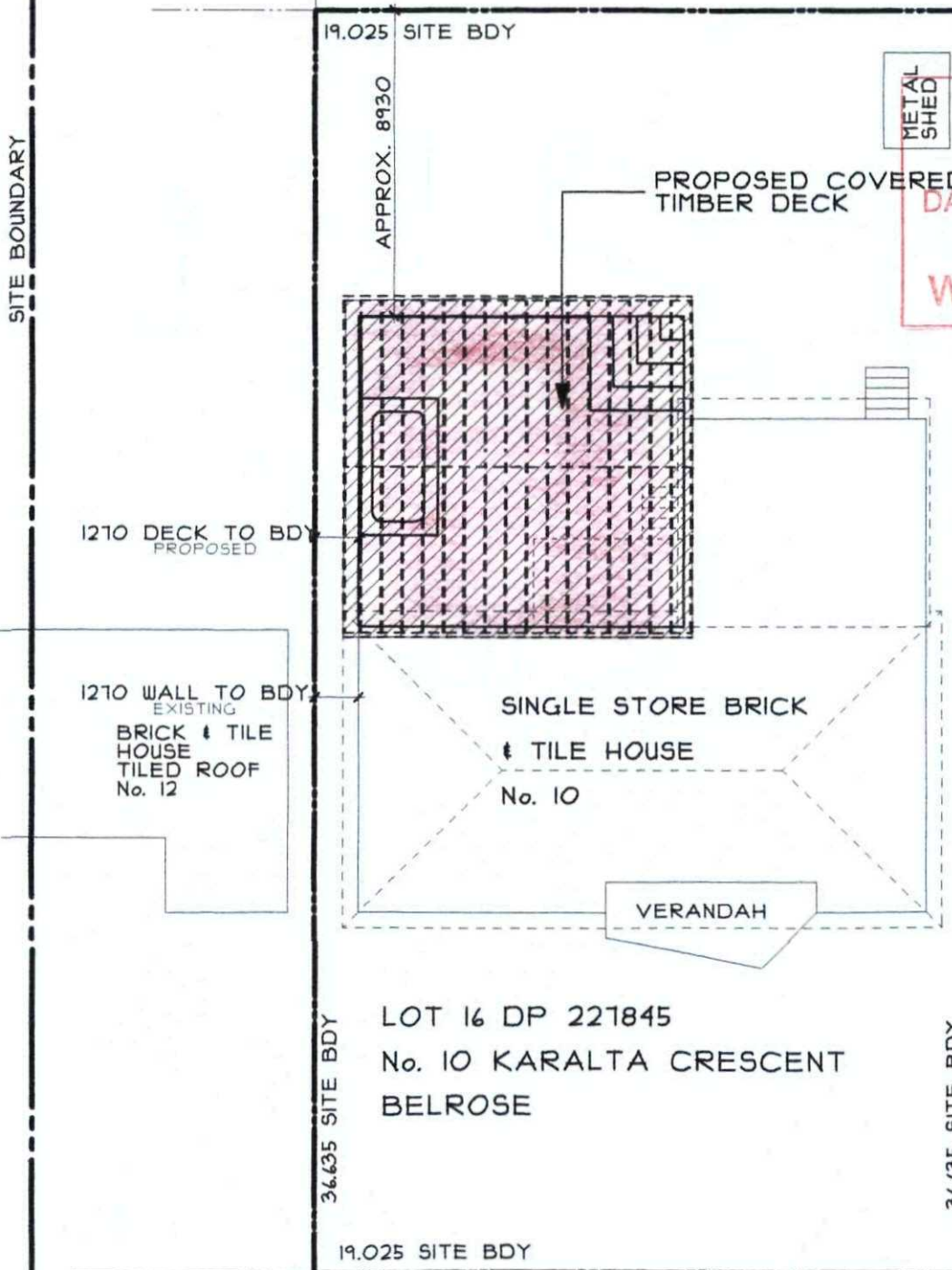




FLOOR PLAN
SCALE 1:100

LANDSCAPE OPEN SPACE CALCULATION
SITE AREA = 697m²
LANDSCAPING = 467m²
LOS = 62.7%



SITE PLAN
SCALE 1:200

KARALTA CRESCENT

IAN HOY.
RESIDENTIAL DESIGN
P.O. BOX 212
KENTHURST
NSW 2156
TEL (02) 9654 0147

BUILDER MUST VERIFY DIMENSIONS
PRIOR TO COMMENCEMENT OF WORK
FIGURED DIMENSIONS TO BE GIVEN
REFERENCE OVER SCALED
DIMENSIONS

NOTE:

REFER TO CONDITIONS

THIS PLAN IS TO BE READ
IN CONJUNCTION WITH

DA 2010 / 0763

WARRINGAH COUNCIL

AMENDMENTS:

PROJECT:
COVERED TIMBER
DECK & STAIRS
ADDRESS:
10 KARALTA CRESCENT
BELROSE
CLIENT:
MRS M. THOMAS
DRAWING TITLE:
SITE PLAN
FLOOR PLAN
X

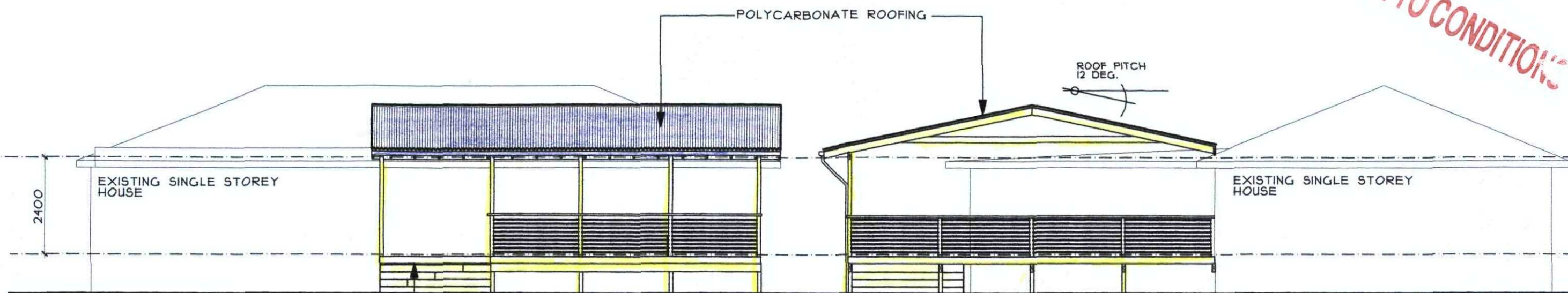
CUSTOMER NO:
THOMAS BELROSE 01-10
DRAWING NO:
09/010-023

DATE: 28-04-2010
DRW BY: IAN T. HOY

SHEET NUMBER:
A3-02/01

REV.
00

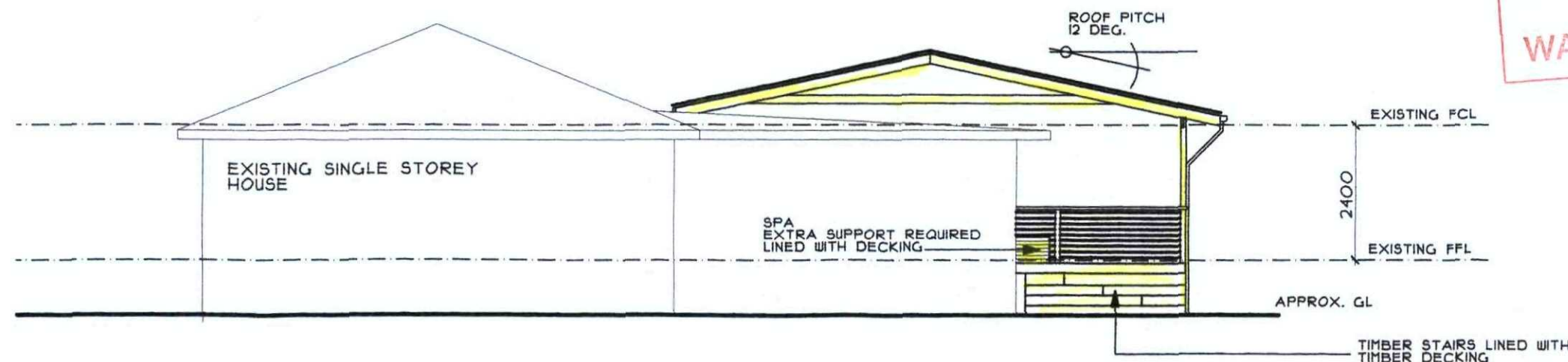
REFER TO CONDITIONS



NORTH EAST ELEVATION
SCALE 1:100

NORTH WEST ELEVATION
SCALE 1:100

THIS PLAN IS TO BE READ
IN CONJUNCTION WITH
DA 2010 / 0763
WARRINGAH COUNCIL



SOUTH EAST ELEVATION
SCALE 1:100

AMENDMENTS:	
PROJECT:	
COVERED TIMBER DECK & STAIRS	
ADDRESS:	
10 KARALTA CRESCENT BELROSE	
CLIENT:	
MRS M. THOMAS	
DRAWING TITLE:	
ELEVATIONS	
CUSTOMER NO:	
THOMAS BELROSE 01-10	
DRAWING NO:	
09/010-023	
DATE: 28-04-2010	
DRN BY: IAN T. HOY	
SHEET NUMBER:	REV.
A3-03/02	00

SPECIFICATIONS :

*ALL TIMBER SIZES ACCORDING TO AS 1684 - NATIONAL TIMBER FRAMING CODE.

DECK

- POSTS - 90x90 TREATED PINE F5 OR BETTER ON GALVANISED SUPPORTS IN CONCRETE
- LEDGER - 200x50 TREATED PINE F5 OR BETTER BOLTED TO EXISTING BRICK HOUSE WITH 12mm R/H GAL BOLTS AT 900 CTRS
- BEARER - 200x15 TREATED PINE F8 OR BETTER BOLTED TO POSTS WITH 12MM R/H GAL BOLTS AT 2400mm CTRS MAX
- JOISTS - 150x50 TREATED PINE F5 OR BETTER AT 450mm CTRS MAX
- DECKING - 90x20 HARDWOOD DECKING SECURED WITH GAL. NAILS

PERGOLA

- POSTS - 90x90 TREATED PINE F5 OR BETTER ON GALVANISED SUPPORTS IN CONCRETE
- PLATE - 175x50 TREATED PINE F5 OR BETTER BOLTED TO POSTS WITH 2x12mm GAL BOLTS
 - PLATE ATTACHED TO EXISTING HOUSE USING PERGOLA "EXTENDA" BRACKETS (TO MANUFACTURES DETAILS)
- RAFTERS - 175x50 TREATED PINE F1 OR BETTER AT 600mm CTRS MAX
- TIES - 90x45 TREATED PINE F5 OR BETTER BOLTED TO ALTERNATE RAFTERS.
- ROOFING - POLYCARBONATE ROOFING FIXED TO MANUFACTURES DETAILS. OWNER TO SPECIFY PROFILE & COLOUR.
- BATTENS - 50x50 TREATED PINE F5 OR BETTER AT 1200mm CTRS MAX

RAILING

- RAILS - 100x50 MOULDED TREATED PINE F5 OR BETTER TOP & BOTTOM
- HORIZONTALS - STAINLESS STEEL WIRE SPACED TO COUNCIL REQUIREMENTS

STAIRS

- POSTS - 90x90 TREATED PINE F5 OR BETTER ON GALVANISED SUPPORTS IN CONCRETE
- STRINGERS - 250x50 TREATED PINE F5 OR BETTER
- TREADS - 300x50 HWD OR TREATED PINE

CONCRETE FOOTINGS

- FOOTING - 300mm x 300mm x 450mm DEEP MIN 20 MPA MIN

DOWNPIPES.

- DOWNPIPES & GUTTERING - CONNECT DOWNPIPES TO EXISTING COUNCIL STORMWATER.

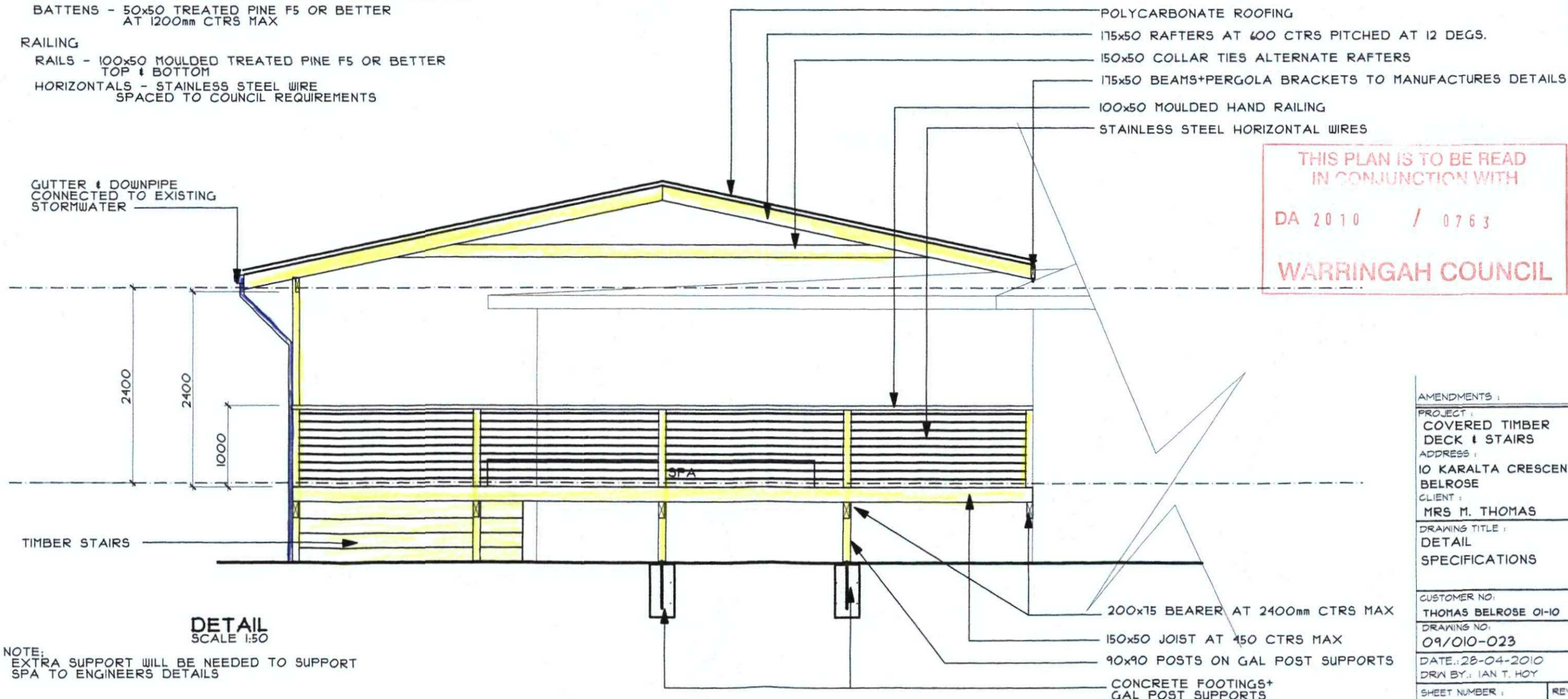


IAN HOY.
RESIDENTIAL DESIGN
P.O. BOX 212
KENTHURST
NSW 2156

TEL (02) 9654 0147

BUILDER MUST VERIFY DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. FIGURED DIMENSIONS TO BE GIVEN PREFERENCE OVER SCALED DIMENSIONS.

REFER TO CONDITIONS



AMENDMENTS :

PROJECT : COVERED TIMBER DECK & STAIRS
ADDRESS : 10 KARALTA CRESCENT BELROSE
CLIENT : MRS M. THOMAS
DRAWING TITLE : DETAIL SPECIFICATIONS

CUSTOMER NO. : THOMAS BELROSE 01-10
DRAWING NO. : 09/010-023

DATE: 28-04-2010
DRN BY: IAN T. HOY

SHEET NUMBER : A3-03/03
REV. : 00