

G1	THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND WITH SUCH DURING THE COURSE OF THE PROJECT. ANY DISCREPANCY SHALL BE REFERRED TO THE PRINCIPAL FOR DECISION BEFORE PROCEEDING WITH THE WORK.
G2	ALL DIMENSIONS RELATIVE TO SETTING OUT AND OFF-SITE FABRICATION WORK SHALL BE GIVEN BY THE BUILDING OFFICE. DIMENSIONING SHALL BE COMMENCED. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS.
G3	DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION. THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION.
G4	ALL WORKSMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SAA CODES AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITY.
G5	ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE. ALL LEVELS ARE EXPRESSED IN METRES.
G6	FLASHINGS AND DAMPROOF COURSE TO BE PLACED IN ACCORDANCE WITH GOOD PRACTICE.
G7	ALL BUILDING PRINCIPLES ARE HEREBY SHOWN ON THE DETAILS OR NOT. THIS DRAWING TO BE READ IN CONJUNCTION WITH HIS GENERAL HOUSING SPECIFICATION.

F1. UNDERFLOOR FILL SHALL BE IN ACCORDANCE WITH AS 2870.

F2. TERMITE TREATMENT SHALL BE IN ACCORDANCE WITH AS 3660.1

F3. THE UNDERFLOOR VAPOUR BARRIER SHALL BE IN ACCORDANCE WITH AS 2870

F4. REINFORCEMENT SHALL CONFORM AND BE PLACED IN ACCORDANCE WITH AS 3600, AS 2870 AND THE ENGINEERS RECOMMENDATIONS,

F5. STRUCTURAL CONCRETE SHALL BE IN ACCORDANCE WITH AS 3600. PRE MIXED CONCRETE SHALL BE MANUFACTURED IN ACCORDANCE WITH AS 1379.

F6. PROVIDE ADEQUATE CROSS FLOOR VENTILATION TO THE SPACE UNDER SUSPENDED GROUND FLOOR.

F7. ALL SLABS SHALL BE CURED IN ACCORDANCE WITH AS 3600.

- M1. ALL CLAY BRICKS AND BRICKWORK SHALL COMPLY WITH AS/NZS 4455, AS/NZS 4456 AND AS 3700.
- M2. CONCRETE BLOCKS ARE TO BE IN ACCORDANCE WITH AS 2733.
- M3. ALL DAMP PROOF COURSES SHALL COMPLY WITH AS 3700 AND AS 2904.
- M4. CAVITY VENTILATION (WEEP HOLES) SHALL BE IN ACCORDANCE WITH AS 3700.
- M5. MORTAR SHALL COMPLY WITH AS 3700, JOINT TOLERANCES SHALL BE IN ACCORDANCE WITH AS 3700.
- M6. ALL WALL TIES SHALL BE MANUFACTURED IN ACCORDANCE WITH AS 2699 AND BE INSTALLED IN ACCORDANCE WITH AS 3700.

- T1. ALL TIMBER FRAMEWORK SHALL COMPLY WITH AS 1684.
- T2. ROOF FRAMING TO BE IN ACCORDANCE WITH AS 1684.
- T3. TIMBER ROOF TRUSSES TO MANUFACTURERS DETAILS AND SPECIFICATIONS.
- T4. TIMBER BRACING TO BE IN ACCORDANCE WITH AS 1684.

T1. CEMENT MORTAR AND OTHER ADHESIVES SHALL COMPLY WITH AS 3958.1
T2. INSTALLATION OF TILES SHALL BE IN ACCORDANCE WITH AS 3958.

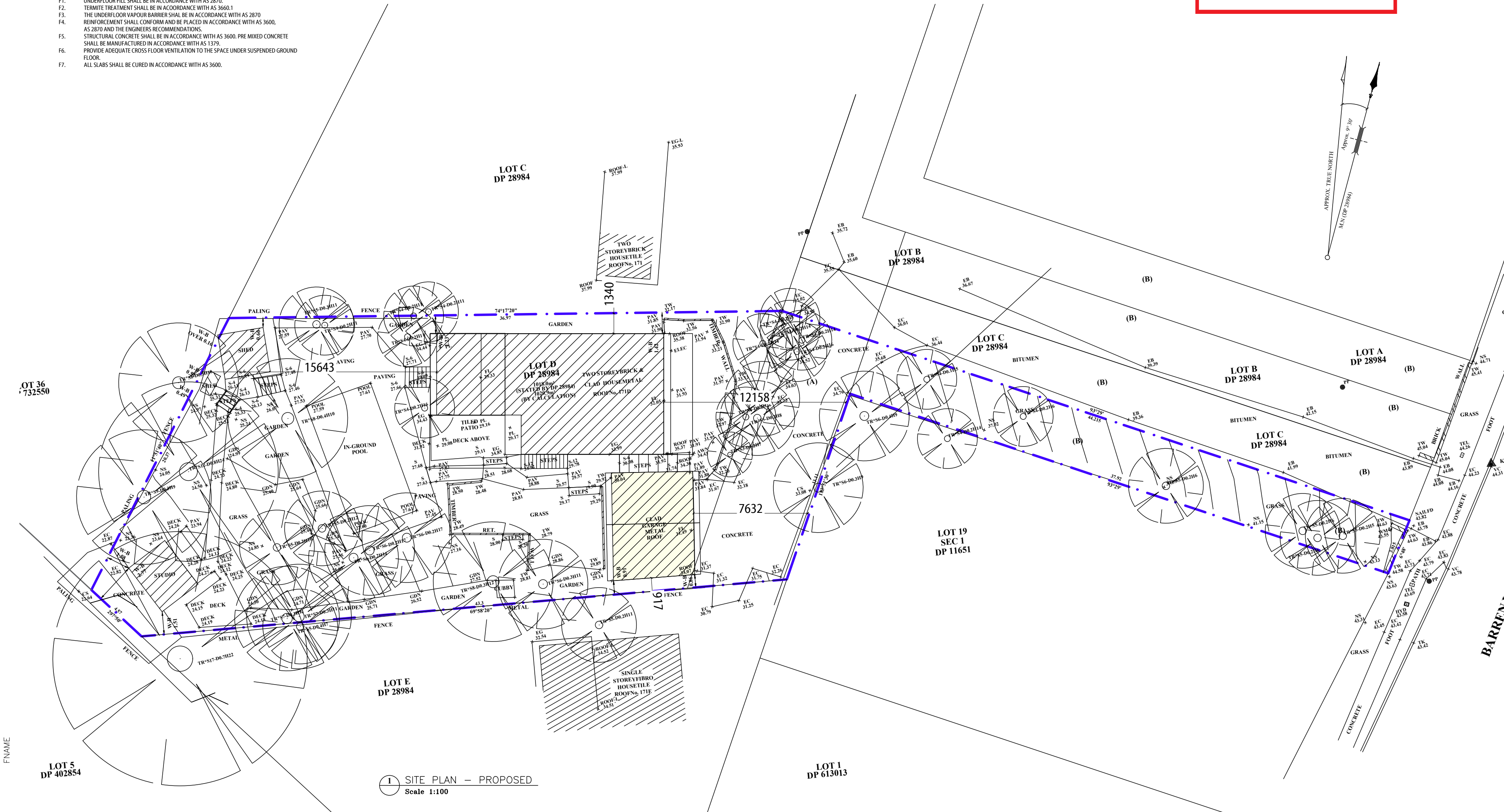
C1. THE LINING OF WET AREA WALLS SHALL BE CONSTRUCTED IN
C2. ACCORDANCE WITH AS 3740.
ALL INTERNAL WET AREAS AND BALCONIES OVER INHABITABLE ROOMS
TO BE WATER
PROOFED TO AS 3740.

J1. ALL INTERNAL AND EXTERNAL TIMBER DOOR AND DOOR SETS SHALL BE IN ACCORDANCE WITH AS 1909. TIMBER DOORS AND DOOR SETS SHALL BE MANUFACTURED IN ACCORDANCE WITH AS 2688 AND AS 2689.

J2. ALL GLAZING SHALL COMPLY WITH AS 1288.

ALL STEEL FRAMING INCLUDING FLOORS, WALLS AND ROOF FRAMING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND AS 3623.

- R1. CONCRETE AND TERRACOTTA TILES SHALL COMPLY WITH AS 2049 AND BE INSTALLED IN ACCORDANCE WITH AS 2050.
- R2. METAL RAINWATER GOODS SHALL BE MANUFACTURED IN ACCORDANCE WITH AS 2179 AND INSTALLED IN ACCORDANCE WITH AS 2180.
- R3. SARKING TO COMPLY AND BE FIXED IN ACCORDANCE WITH AS/NZS 4200.1 & AS/NZS4200.2.
- R4. WEATHERPROOFINGS AND FLASHINGS SHALL COMPLY WITH AS 2904, AS 1804 AND AS 3700.



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LEGEND:

 **EXISTING BUILDING OUTLINE**

 **PROPOSED WORK**

General Notes



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Project ADDITONS AND ALTERATIONS	Sheet
Date 12/05/2021	SP
Scale 1:200	

DP No. 28984

LOT No. **D**

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No.	Revision/Issue	Date



Project Name and Address

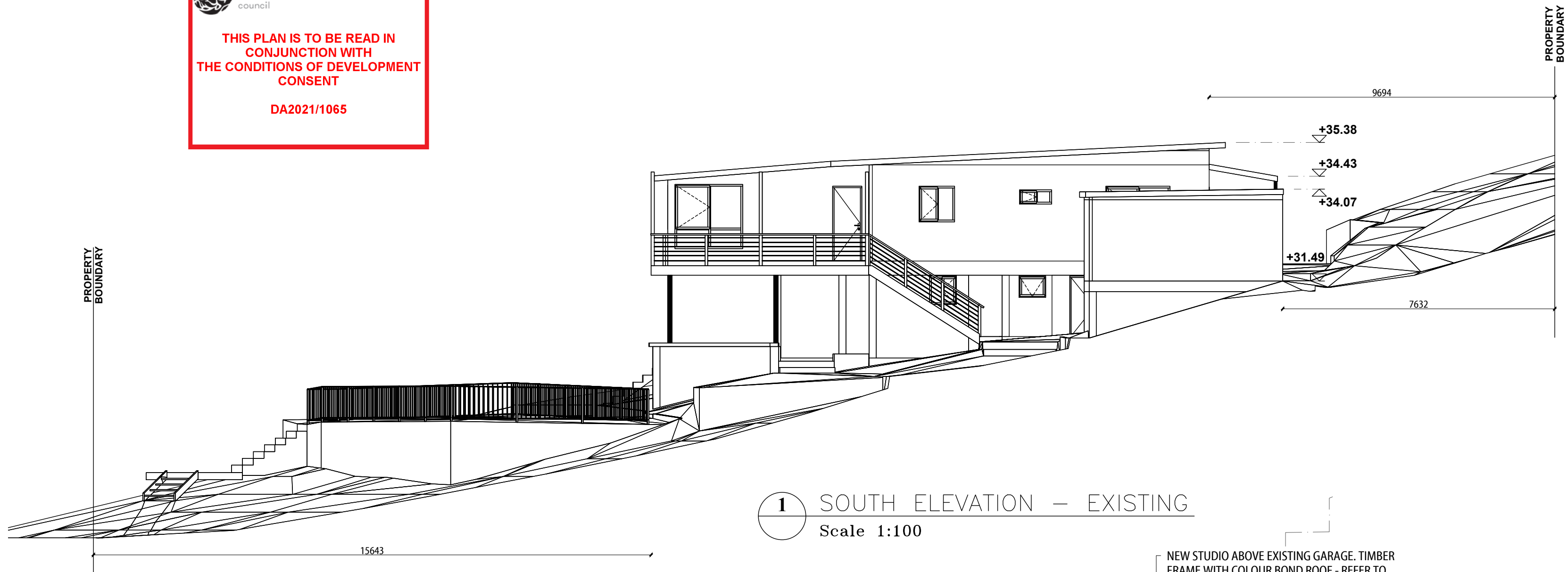
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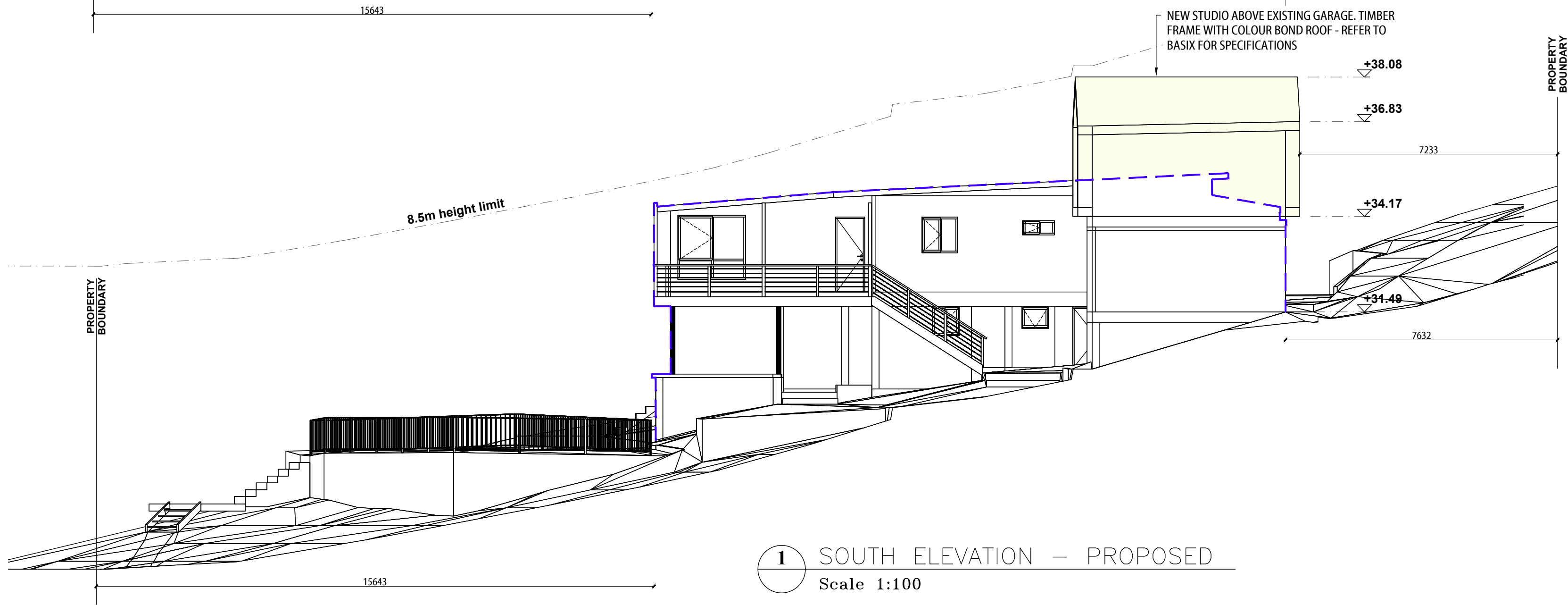
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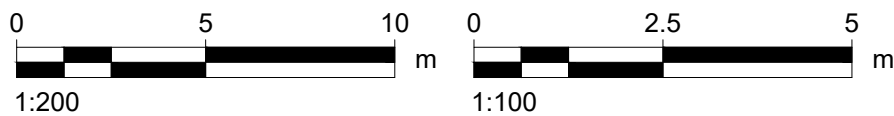
1 SOUTH ELEVATION – EXISTING
Scale 1:100



1 SOUTH ELEVATION – PROPOSED
Scale 1:100

GENERAL NOTES

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LEGEND:

EXISTING BUILDING OUTLINE - - - -

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LEGEND:

EXISTING BUILDING OUTLINE

PROPOSED WORK

General Notes

proudly
supporting



bear
cottage

division of
the children's hospital at westmead

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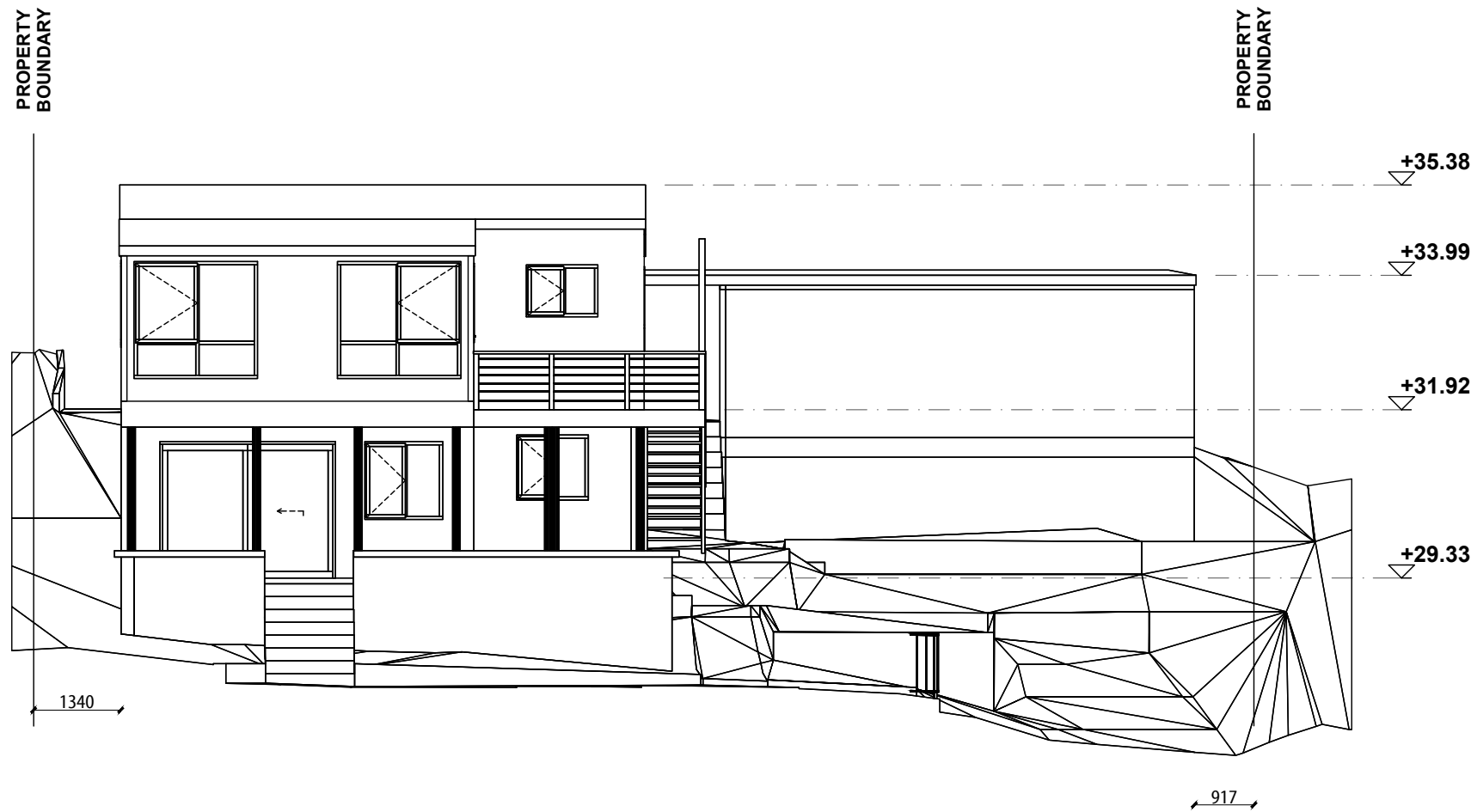
Project ADDITIONS AND ALTERATIONS		Sheet
Date 12/09/2021		4
Scale 1:100		
DP No. 28984		
LOT No. D		
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No.	Revision/Issue	Date



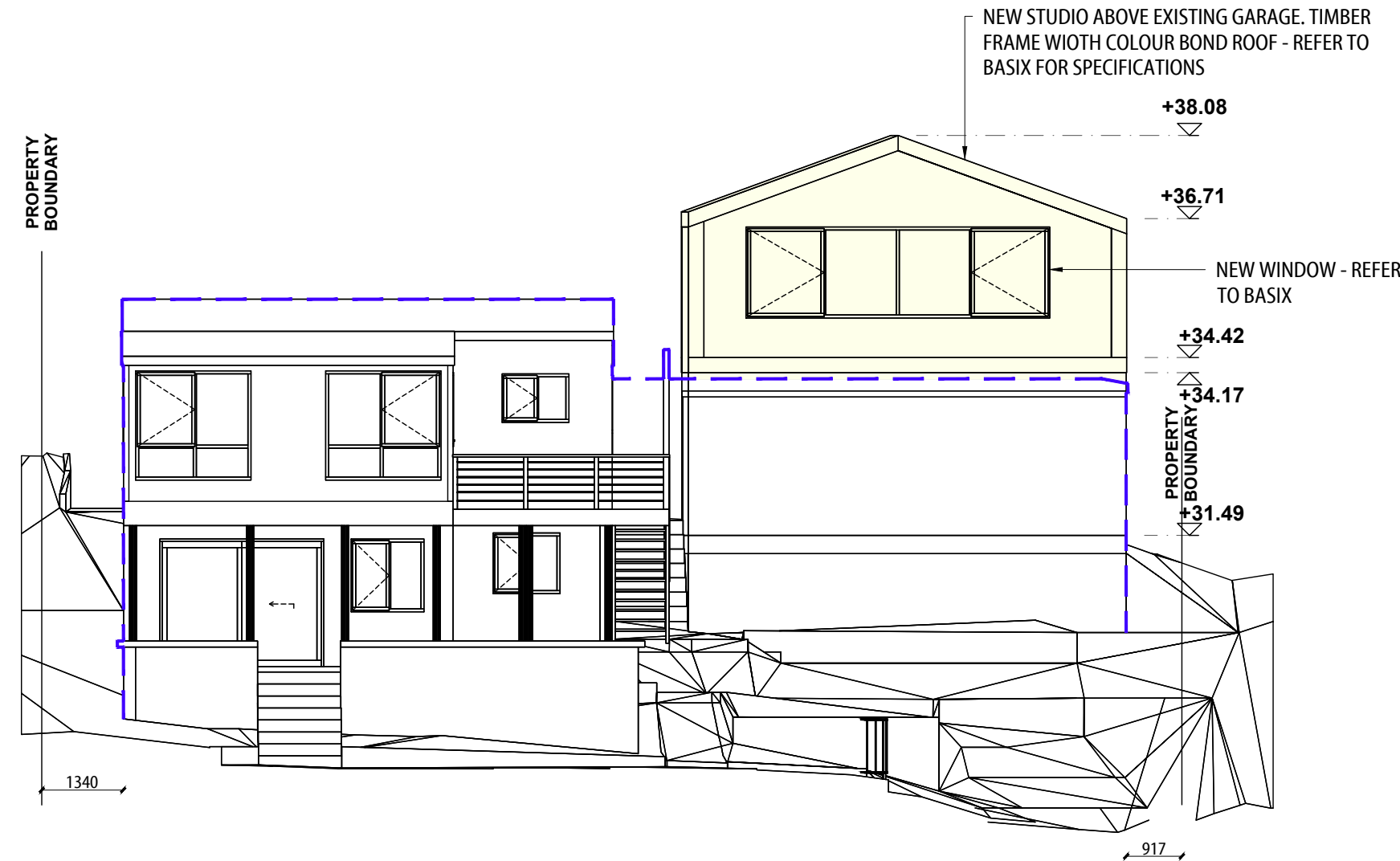
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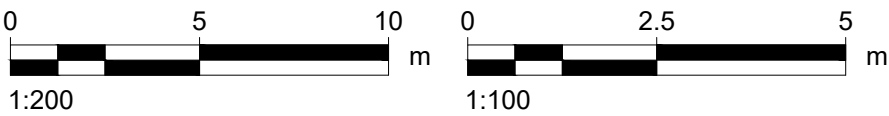
1 WEST ELEVATION – EXISTING
Scale 1:100



1 WEST ELEVATION – PROPOSED
Scale 1:100

GENERAL NOTES

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LEGEND:
 EXISTING BUILDING OUTLINE
 PROPOSED WORK

General Notes



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Project ALTERATIONS, ADDITIONS AND Date 12/05/2021 Scale 1:100	Sheet 5
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DP No. 28984

LOT No. D

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No.	Revision/Issue	Date

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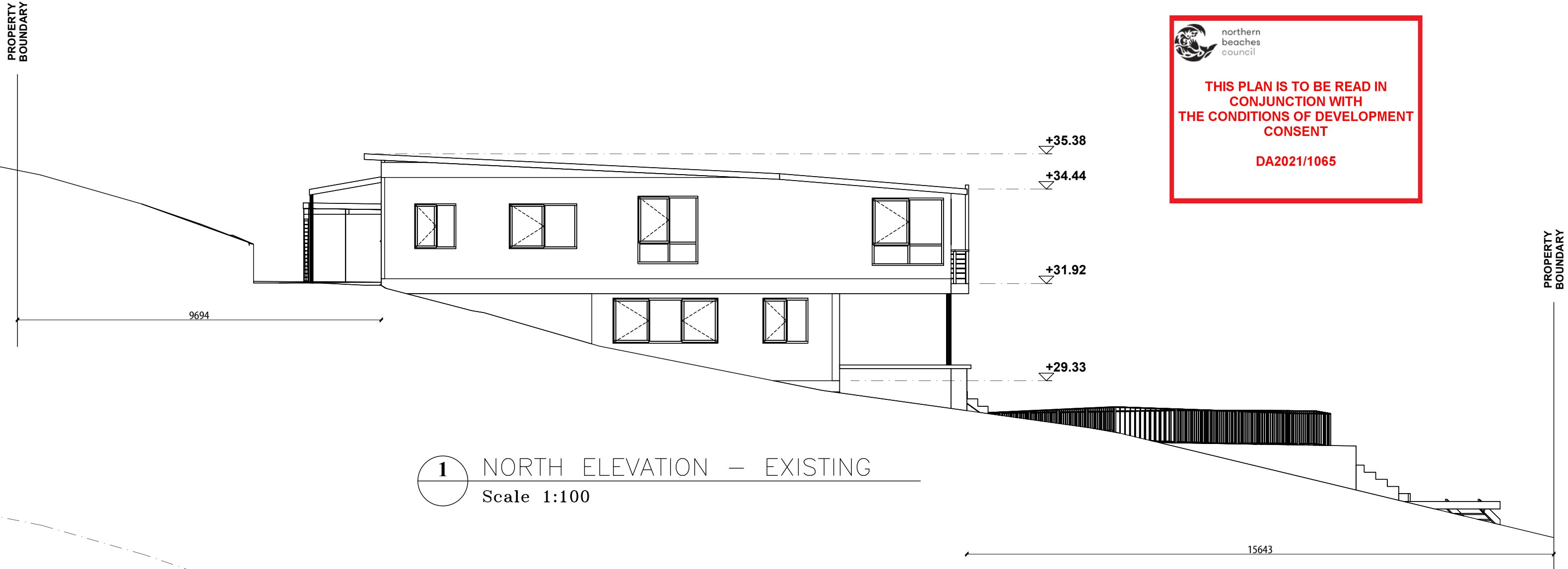
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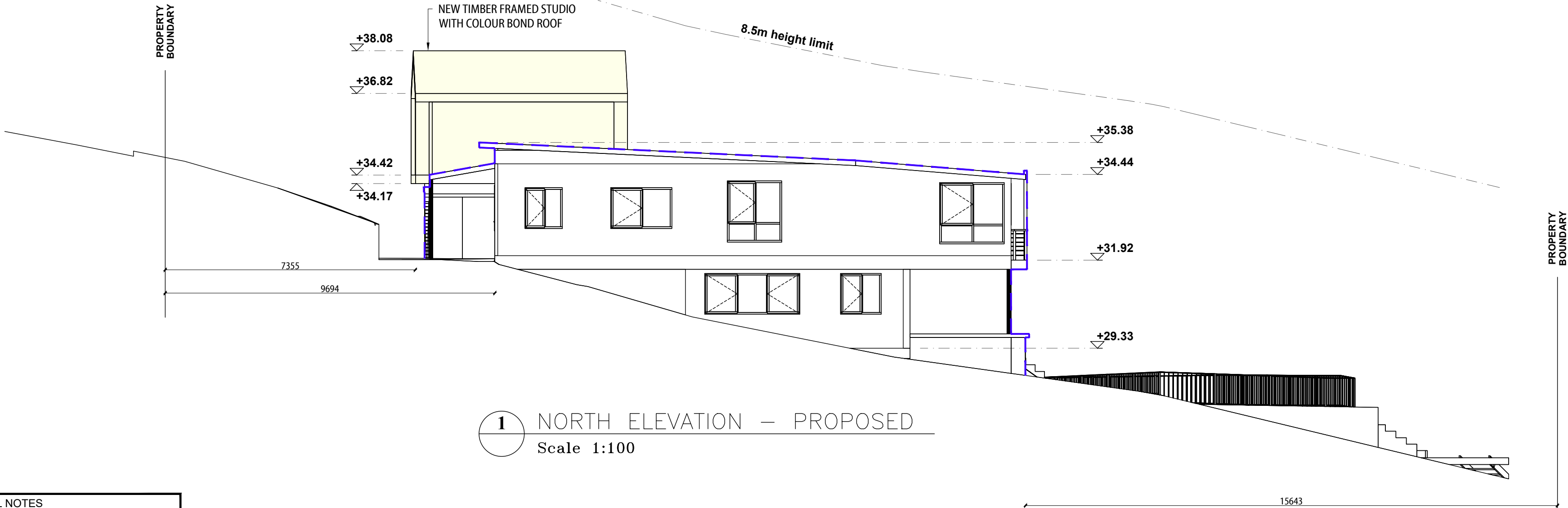
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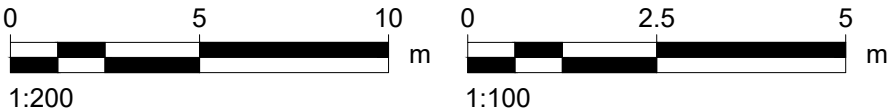
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1 NORTH ELEVATION – EXISTING
Scale 1:100



1 NORTH ELEVATION – PROPOSED
Scale 1:100



LEGEND:

EXISTING BUILDING OUTLINE

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DEVELOPMENT APPLICATION
ASSISTANCE
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LEGEND:
EXISTING BUILDING OUTLINE
PROPOSED WORK
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Project ADDITIONS AND ALTERATIONS	Date	12/06/2021	Scale	1:100
DP No.	28984			
LOT No.	D			
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Date				

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Project Name and Address

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NOTES:

PRELIMINARIES

All work to comply with the Building Code of Australia, current editions of the relevant Australian Standards, and industry codes of practice.

Select, store, handle and install proprietry products or systems in accordance with the published recommendations of the manufacturer or supplier.

Dimensions and Setout

Do not scale from drawings. Take figured dimensions in preference to scale. Verify all dimensions on site before commencing work. The site foreman shall be responsible for verifying all dimensions and levels prior to the commencement of the Works. In the event of discrepancies in the setout of the Works, the builder should refer to the Project Designer for clarification before proceeding.

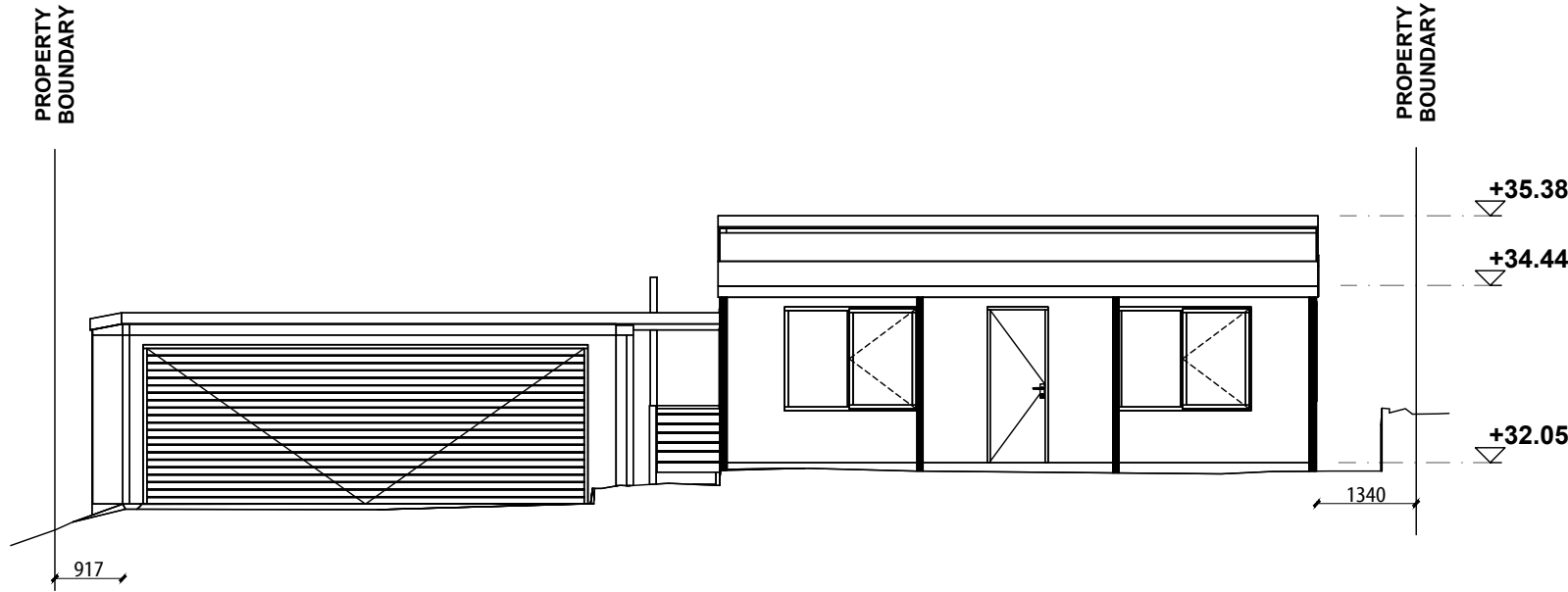
CONCRETE CONSTRUCTION

Concrete structures generally to AS3600.

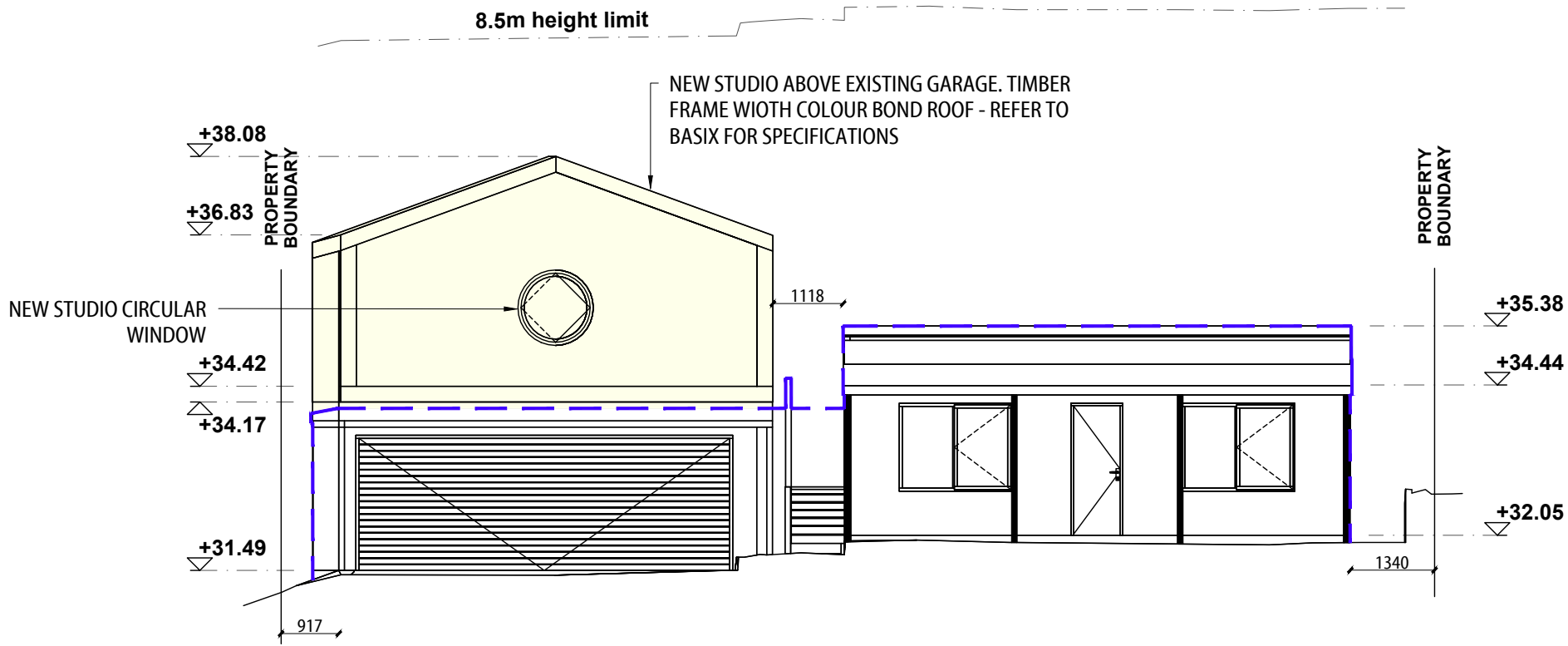
Ground slabs and footings to AS2870.

Ready-mixed concrete to AS1379.

All reinforcement to be in accordance with Engineer's drawings and specification. Place all concrete uniformly over the width of the slab to achieve a level face. Provide construction joints as required. Compaction, curing and formwork stripping to comply with Aust. Stds and codes of practice.



1 EAST ELEVATION – EXISTING
Scale 1:100



1 EAST ELEVATION – PROPOSED
Scale 1:100

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT DA2021/1065

BEARERS AND JOISTS: SPAN AND SPACING OF BEARERS AND JOISTS IS TO CONFORM TO AS1684 SERIES OF STANDARDS IN CONJUNCTION WITH SUP-PORTING SUPPLEMENTS RELEVANT TOT HE APPLCABLE WIND CLASSIFICATION AND STRESS.

ALL TIMBER GENERALLY SHALL BE OF THE DURABILITY AND STRESS GRADE SPECIFIED AND OR COMPLY WITH AS1720 AND AS1684.

ROOF BRACING IN ACCORDANCE WITH TRUSS MANUFACTURERS DETAIL AND SECTION 8 OF AS 1684.

WALL FRAMING: WALL FRAME, SIZES AND SPACING SHALL BE IN ACCORDANCE WITH AS1684 OR AS SPECIFIED BY A PRACTISING ENGINEER.

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LEGEND:
EXISTING BUILDING OUTLINE
PROPOSED WORK

General Notes



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Project ADDITIONS AND ALTERATIONS	Sheet
Date 12/05/2021	7
Scale 1:100	

DP No. 28984

LOT No. D

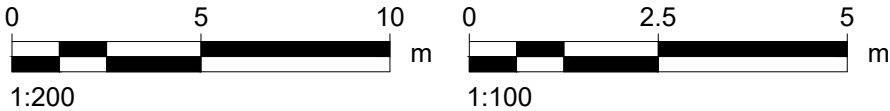
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GENERAL NOTES

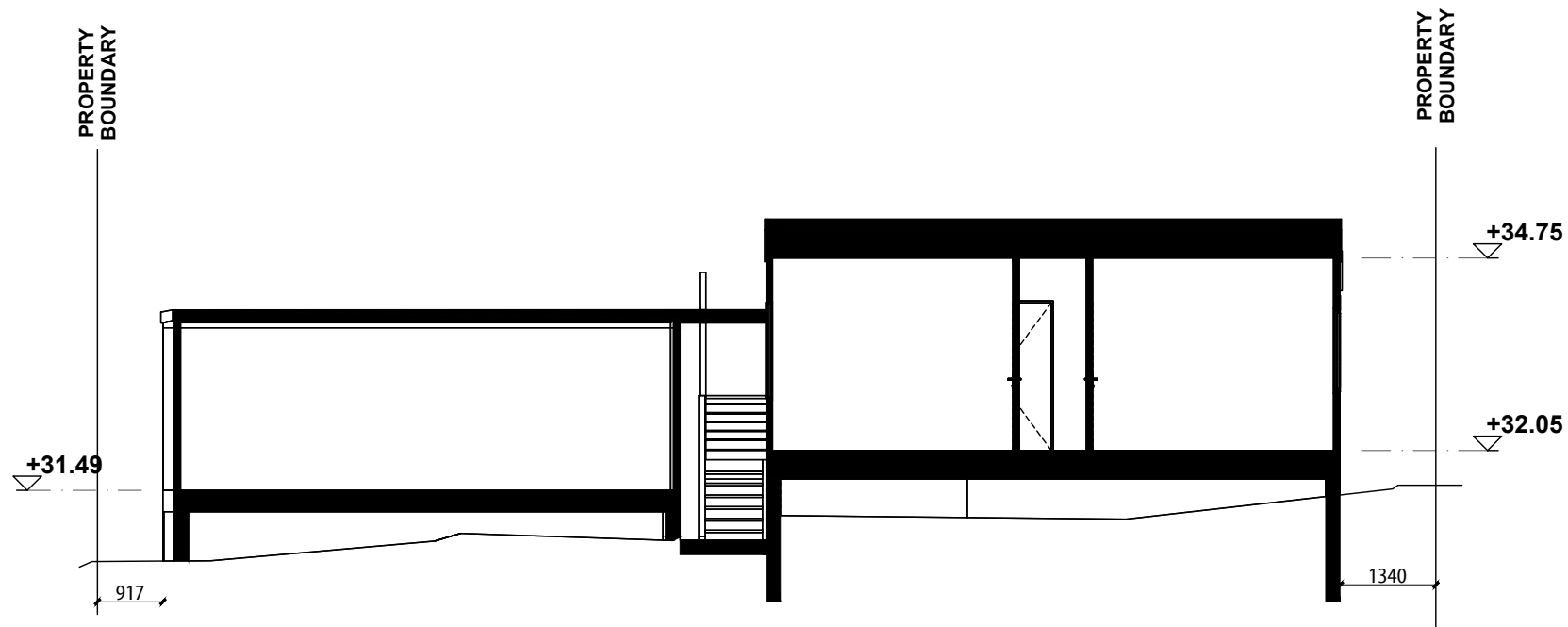
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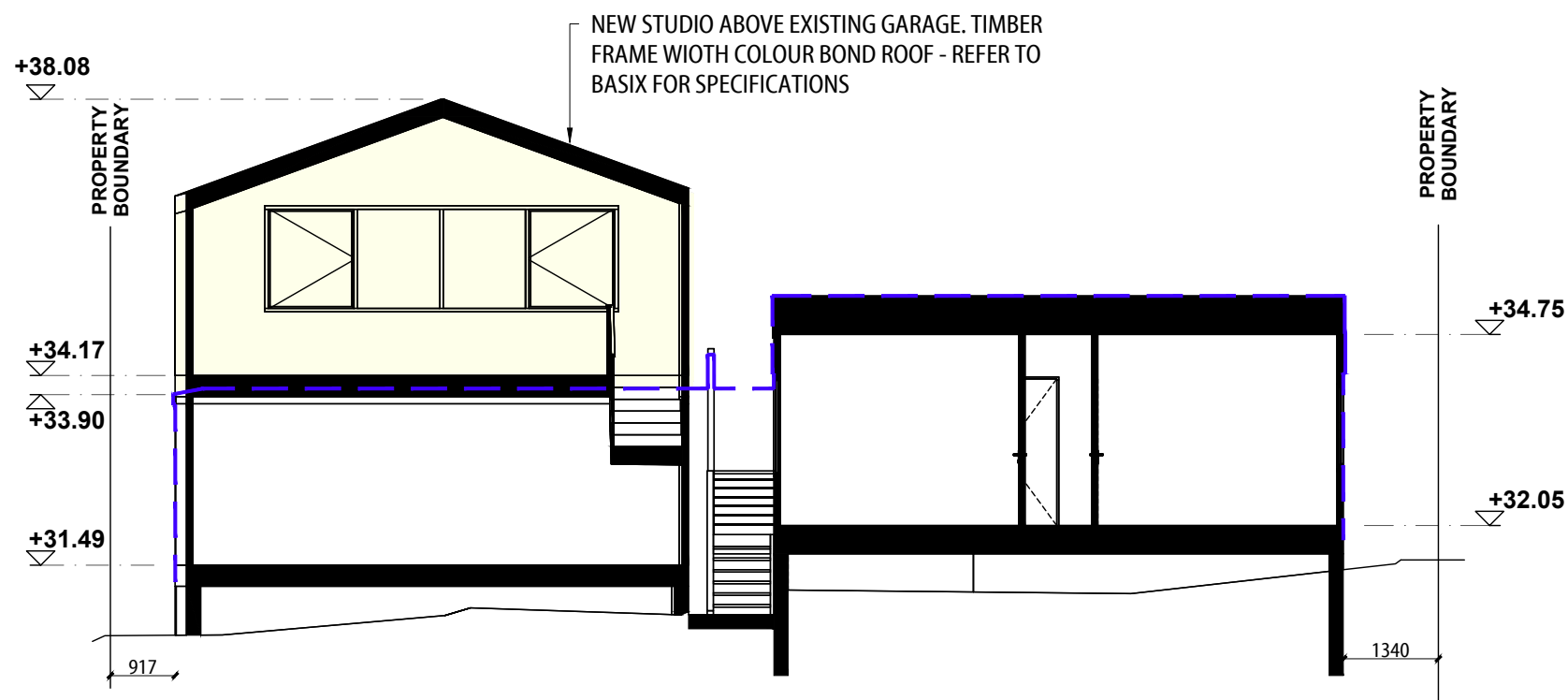
LEGEND:

EXISTING BUILDING OUTLINE - - - -

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1 SECTION – EXISTING
Scale 1:100



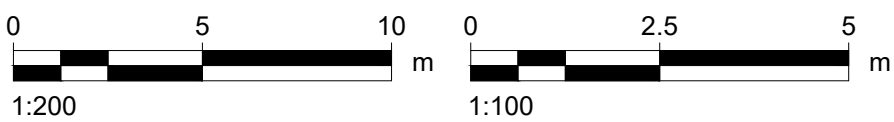
1 SECTION – PROPOSED
Scale 1:100

LEGEND:

EXISTING BUILDING OUTLINE - - - -

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3D VISUALISATION
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LEGEND:

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- PROPOSED WORK

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Project

ADDITIONS AND
ALTERATIONS

Date

12/08/2021

Scale

1:100

Sheet

8

DP No.

28984

LOT No.

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No.

Revision/Issue

Date

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Project Name and Address

MICHAEL CLIFTON
171D BARRENJOEY RD
NEWPORT
NSW 2106

NOTES:
TIMBER AND STEEL CONSTRUCTION
All timber framing and flooring to AS1684, AS1720.1 where relevant.
Structural steelwork to AS4100.
Preparation of metal surfaces to AS1627.
Flashing and damp-proof courses to AS2904.

TERMITE PROTECTION
Termite protection to AS3660.1.
Use a physical barrier system installed by licensed installers to manufacturer's specification.
Obtain all relevant certification from licensed installers to the effect that these works have been executed in accordance with the BCA, Aust. Stds and relevant codes of practice.

Decking
Timber deck in accordance with AS1684. Allow to fix select grade hardwood decking as supplied by Proprietor. All handling, storage, installation and finishing as recommended by the manufacturer. Allow for sufficient acclimatization prior to installation.
New timber decking to AS2796.

GUTTERS AND DOWNPIPES TO TO COMPLY WITH PART 3.5.2 OF THE BCA.
GUTTERS AND DOWNPIPES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH PART 3.5 BCA AND AS 3500.

SMOKE ALARM SHALL BE INSTALLED IN ACCORDANCE WITH PART 3.7.2 BCA AND COMPLY WITH AS 3786.

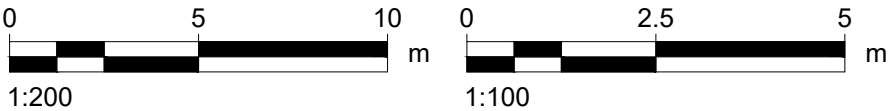
ALL ELECTRICAL WORK SHALL BE COMPLY WITH AS/NZS5033 AND AS3000.

FALLS IN WET AREAS: FLOOR TILES TO BE GRADED TO WASTE AREAS AND WHERE REQUIRED. RECOMMENDED RATIO OF FALL WITHIN THE SHOWER TO BE BETWEEN 1:60 & 1:100.

SANITARY PLUMBING AND DRAINAGE: SHALL BE UNDERTAKEN IN ACCORDANCE WITH LOCAL PCA AND REQUIREMENTS OF REGULATORY AUTHORITY. TO BE CARRIED OUT BY APPROPRIATELY QUALIFIED PERSON.

GENERAL NOTES
•BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS
•ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS AND B.C.A. REQUIREMENTS.
•CONNECT DP'S TO EXISTING STORMWATER SYSTEM. ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS

NOTE:
THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IF USED FOR CONSTRUCTION, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE. ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL CODES. NONE OF THE EMPLOYEES OF DRAFTING HELP ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS. IF DIMENSIONS AND SPECIFICATIONS ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS DRAFTING HELP WILL BE HELD HARMLESS. DRAFTINGHELP ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.



1 SECTION – PROPOSED
Scale 1:100

1 SECTION – PROPOSED
Scale 1:100

LEGEND:
EXISTING BUILDING OUTLINE - - - -

 northern beaches council
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2021/1065
+35.38
+34.75
+32.05
+32.05
7632

ARCHITECTURAL DRAFTING
3D VISUALISATION
DEVELOPMENT APPLICATION
ASSISTANCE
COUNCIL COMPLIANT PLANS

LEGEND:
 EXISTING BUILDING OUTLINE
 PROPOSED WORK

General Notes



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Project ADDITIONS AND ALTERATIONS	Sheet
Date	9
12/06/2021	
Scale	
1:100	

DP No. 28984

LOT No. D

A	ISSUED FOR DA	XXXX
No.	Revision/Issue	Date

 **DRAFTING HELP**
ARCHITECTURAL DRAFTING & VISUAL SERVICES
5/470 Sydney Rd
Balgowlah 2093 NSW
www.draftinghelp.com.au
02 87763474

Project Name and Address
MICHAEL CLIFTON
171D BARRENJOEY RD
NEWPORT
NSW 2106

All timber framing and flooring to AS1684, AS1720.1 where relevant.

Structural steelwork to AS4100.

Preparation of metal surfaces to AS1627.

Flashing and damp-proof courses to AS2904.

Timber deck in accordance with AS1684. Allow to fix select grade hardwood decking as supplied by Proprietor. All handling, storage, installation and finishing as recommended by the manufacturer. Allow for sufficient acclimatization prior to installation.

New timber decking to AS2796.

Use a physical barrier system installed by licensed installers to manufacturer's specification.
Obtain all relevant certification from licensed installers to the effect that these works have been executed in accordance with the BCA, Aust. Stds and relevant codes of practice.



1 STUDIO FLOORPLAN – PROPOSED
Scale 1:100

FSR = 0.17:1

STUDIO FLOOR AREA = 30.70MSQ.

STUDIO
AREA = 30.70MSQ

SANITARY PLUMBING AND DRAINAGE: SHALL BE UNDERTAKEN IN ACCORDANCE WITH LOCAL PCA AND REQUIREMENTS OF REGULATORY AUTHORITY. TO BE CARRIED OUT BY APPROPRIATELY QUALIFIED PERSON.

EXISTING BUILDING OUTLINE

**GUTTERS AND DOWNPIPES TO
TO COMPLY WITH PART 3.5.2 OF
THE BCA.
GUTTERS AND DOWNPIPES
SHALL BE DESIGNED AND
INSTALLED IN ACCORDANCE
WITH PART 3.5 BCA AND AS 3500.**

- BUILDER TO CONFIRM ALL LEVELS AND DIMENSIONS ON SITE BEFORE WORK BEGINS
- ALL WORK TO BE IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS AND B.C.A. REQUIREMENTS.
- CONNECT DP'S TO EXISTING STORMWATER SYSTEM. ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS

NOTE: THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IF USED FOR CONSTRUCTION, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE. ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENT'S BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL CODES. NONE OF THE EMPLOYEES OF DRAFTING HELP ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS. IF DIMENSIONS AND SPECIFICATIONS ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS DRAFTING HELP WILL BE HELD HARMLESS. DRAFTINGHELP ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.

0
1:200