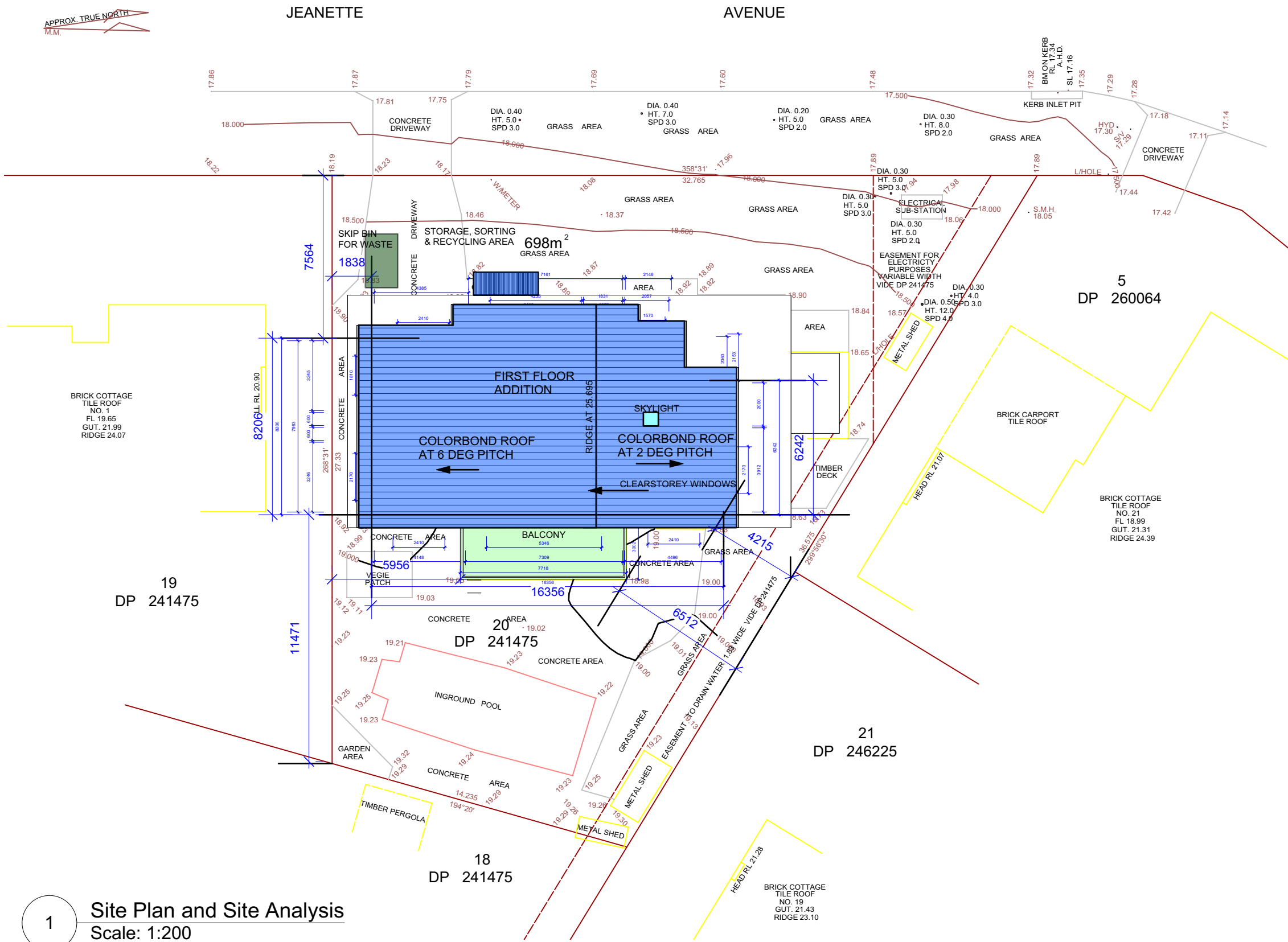

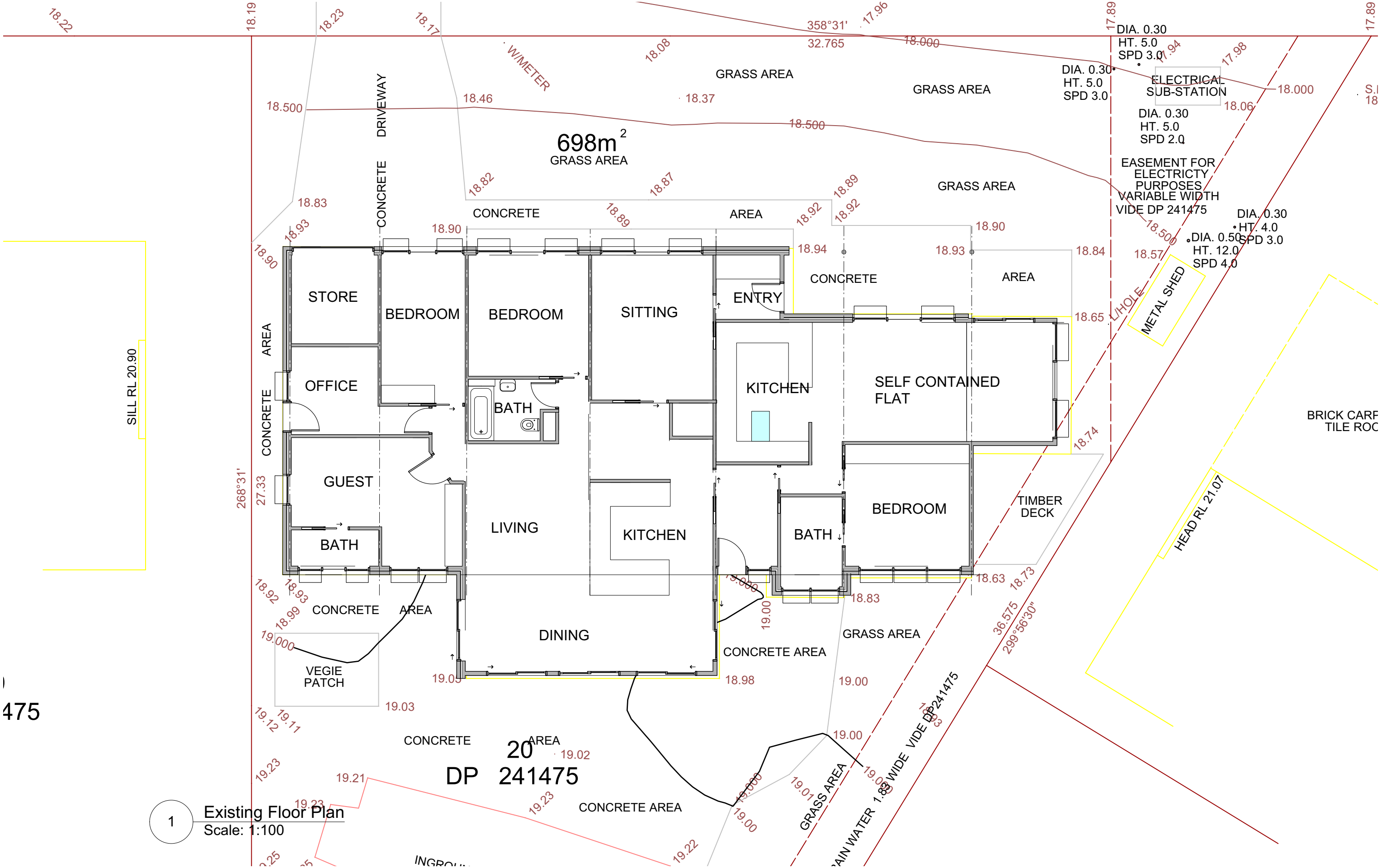


SITE AREAS	AREA	PROPOSED	CONTROL
TOTAL SITE AREA	698msq	-	-
TOTAL OPEN SPACE	226msq	-	-
LANDSCAPE AREA	259msq	37% OF TOS	35% TOS
Ex Ground Floor	194.5msq	-	-
Proposed Ground Floor	174msq	-	-
Proposed First Floor	124.3msq	-	-
TOTAL FLOOR AREA	298.3msq	FSR 0.42:1	




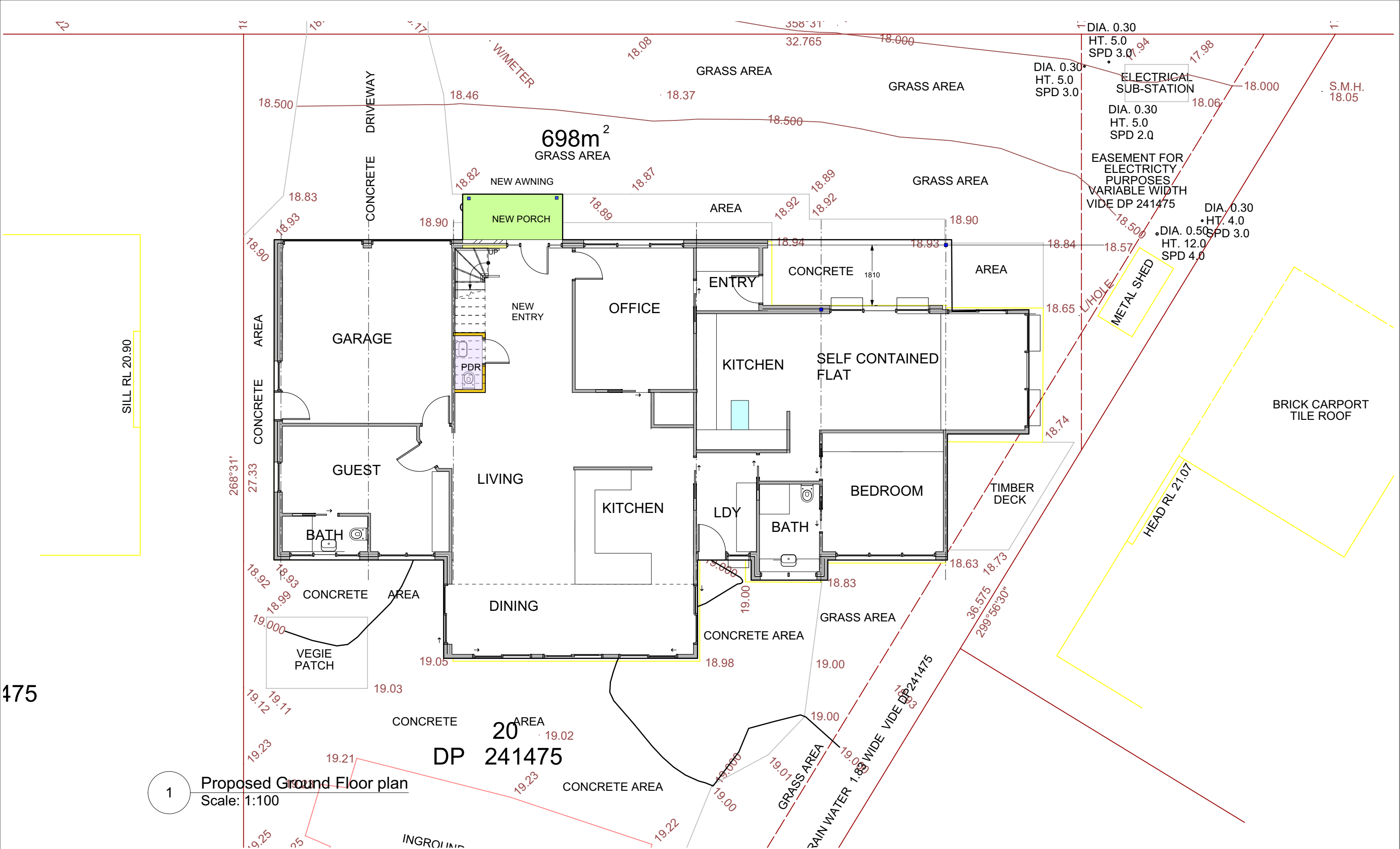
1 Site Plan and Site Analysis
Scale: 1:200

 Designed by: Raise the Roof E info@raisetherooft.com.au Drawn by: Inlet Design Studio E robyn@inletdesign.com.au	REVISION: A DATE: 4/01/2020 REVISION NOTE: Shadow date added	CLIENT: MR AND MRS BAKER ADDRESS: 26 Jeanette Ave Mona Vale	DRAWING: Site Plan and Site Analysis		DRAWN: RJ	SHEET NO: A01
			PROJECT: ALTERATIONS AND ADDITIONS		CHKD: RJ	SCALE @ A3: 1:200
			PROJECT NO: JEA001		ISSUE TYPE: 2	ISSUE DATE: 26/11/2020
					REVISION: A	



1 Existing Floor Plan
Scale: 1:100

<div><p>Designed by: Raise the Roof E info@raisetherooof.com.au</p><p>Drawn by: Inlet Design Studio E robyn@inletdesign.com.au</p></div>	REVISION: A DATE: 4/01/2020 REVISION NOTE: Shadow date added	CLIENT: MR AND MRS BAKER	DRAWING: Existing Floor Plan	DRAWN: RJ	SHEET NO: A02
		ADDRESS: 26 Jeanette Ave Mona Vale	PROJECT: ALTERATIONS AND ADDITIONS	CHKD: RJ	SCALE @ A3: 1:100
			PROJECT NO: JEA001	ISSUE TYPE: 1	ISSUE DATE: 26/11/2020
				REVISION: A	



1

Proposed Ground Floor plan
Scale: 1:100

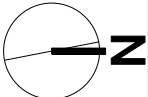
DP 241475



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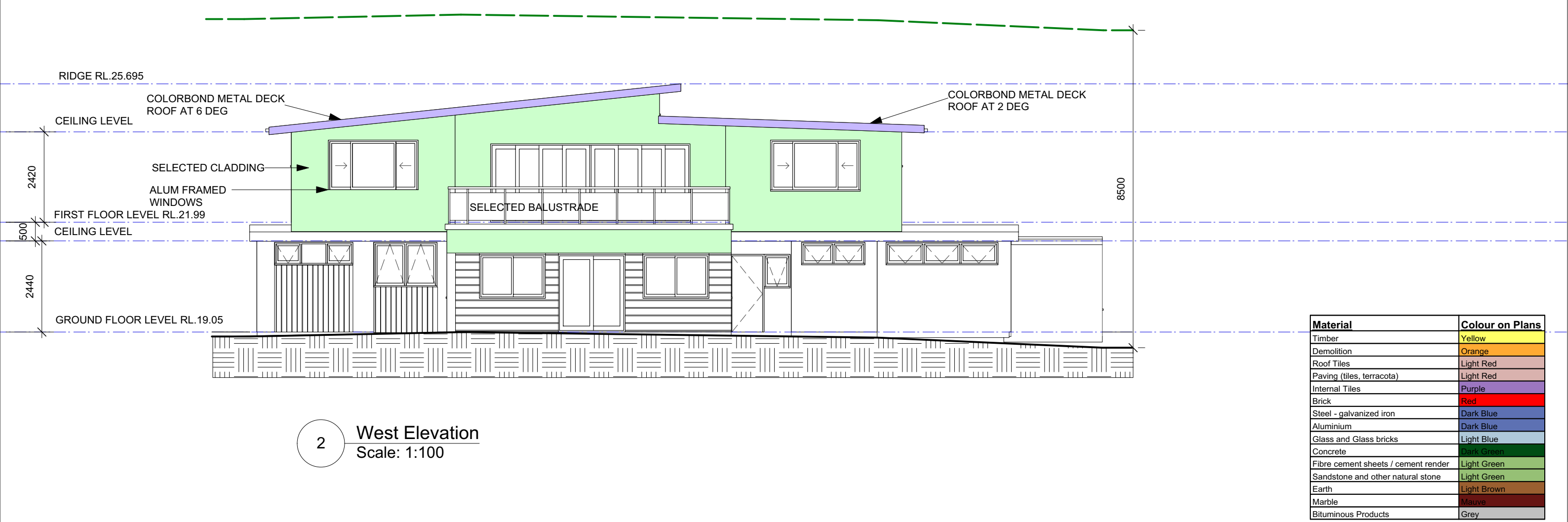
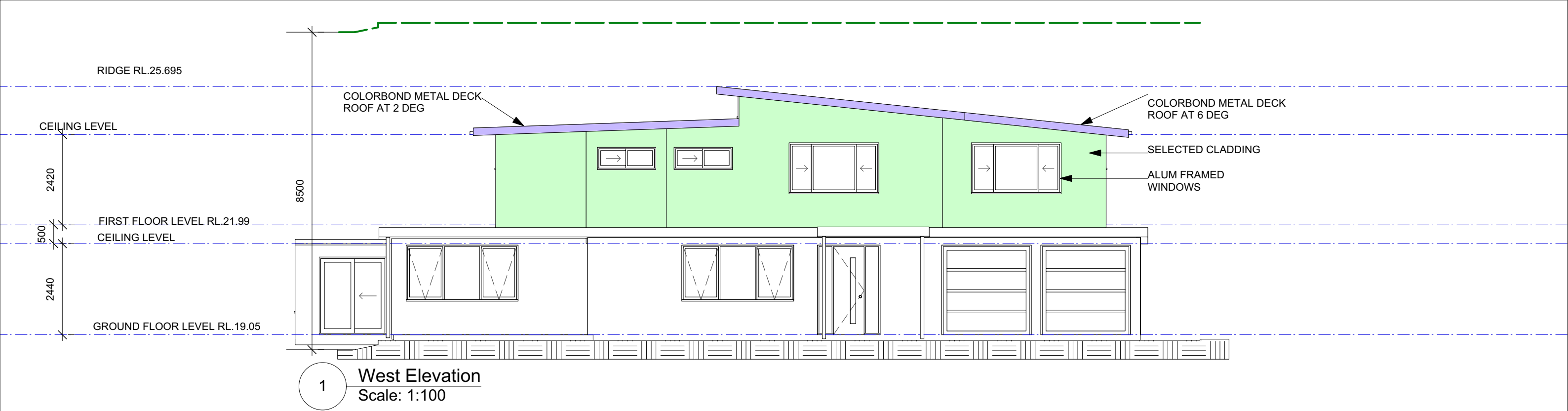
REVISION:	DATE:	REVISION NOTE:
A	4/01/2020	Shadow date added



CLIENT:	MR AND MRS BAKER
ADDRESS:	26 Jeanette Ave Mona Vale

DRAWING:	Proposed Ground Floor Plan
PROJECT:	ALTERATIONS AND ADDITIONS
PROJECT NO:	JEA001
ISSUE TYPE:	1

DRAWN:	RJ	SHEET NO:	A03
CHKD:	RJ	SCALE @ A3:	1:100
ISSUE DATE:	26/11/2020	REVISION:	A



Material	Colour on Plans
Timber	Yellow
Demolition	Orange
Roof Tiles	Light Red
Paving (tiles, terracota)	Light Red
Internal Tiles	Purple
Brick	Red
Steel - galvanized iron	Dark Blue
Aluminium	Dark Blue
Glass and Glass bricks	Light Blue
Concrete	Dark Green
Fibre cement sheets / cement render	Light Green
Sandstone and other natural stone	Light Green
Earth	Light Brown
Marble	Mauve
Bituminous Products	Grey



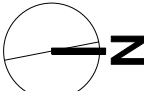
Designed by:
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E info@raisetherooof.com.au

Drawn by:
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E robyn@inletdesign.com.au

REVISION: A

DATE: 4/01/2A

REVISION NOTE: Shadow date added



CLIENT:
MR AND MRS BAKER

ADDRESS:
26 Jeanette Ave Mona Vale

DRAWING:
WEST AND EAST ELEVATIONS

PROJECT:
ALTERATIONS AND ADDITIONS

PROJECT NO:
JEA001

ISSUE TYPE:
1

DRAWN:
RJ

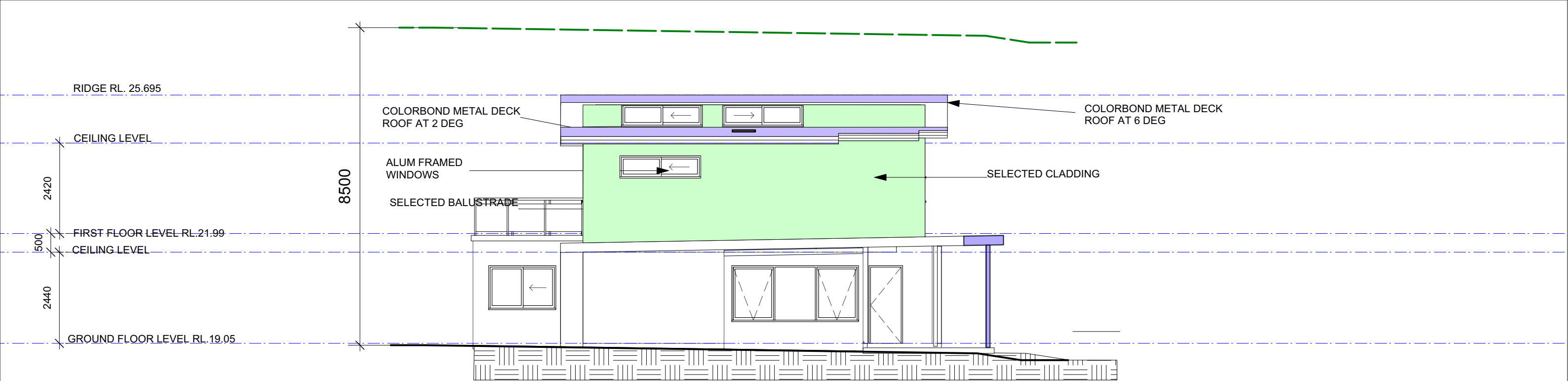
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RJ

ISSUE DATE:
26/11/20

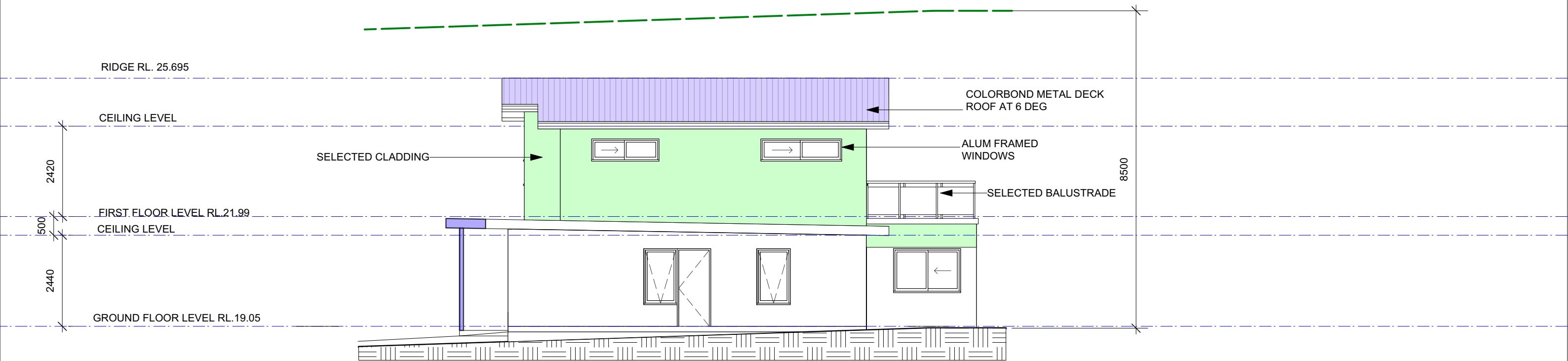
SHEET NO:
A05

SCALE @ A3:
1:100

REVISION:
A



1 North Elevation
Scale: 1:100



2 South Elevation
Scale: 1:100

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E robyn@inletdesign.com.au

REVISION: A DATE: 4/01/2020 REVISION NOTE: Shadow date added

CLIENT: MR AND MRS BAKER

ADDRESS: 26 Jeanette Ave Mona Vale

DRAWING: NORTH AND SOUTH ELEVATIONS

PROJECT: ALTERATIONS AND ADDITIONS

PROJECT NO: JEA001

ISSUE TYPE: 1

DRAWN: RJ

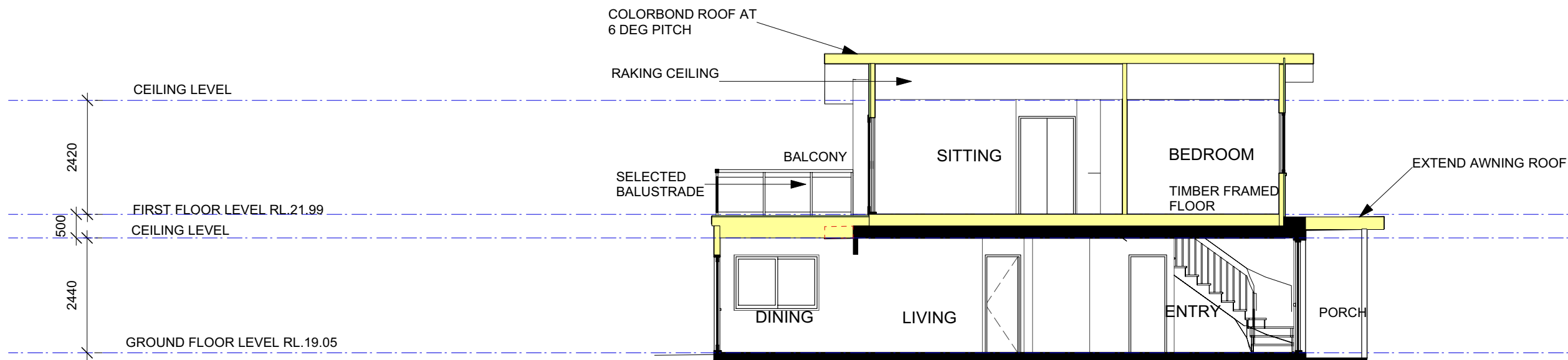
CHKD: RJ

ISSUE DATE: 26/11/2020

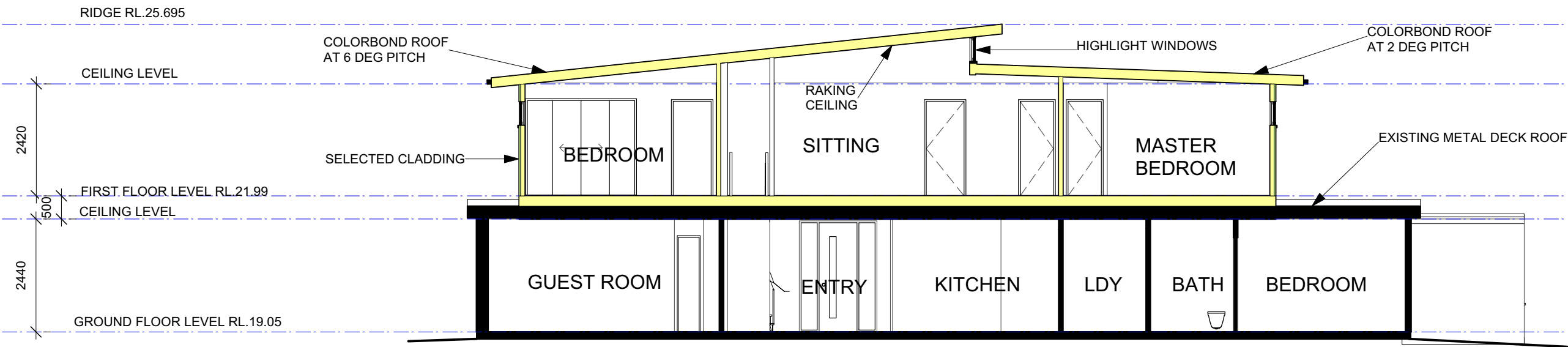
SHEET NO: A06

SCALE @ A3: 1:100

REVISION: A



1 Section A-A
Scale: 1:100



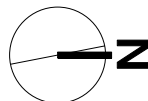
2 Section B-B
Scale: 1:100



Designed by:
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Drawn by:
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E robyn@inletdesign.com.au

REVISION: A DATE: 4/01/2020 REVISION NOTE: Shadow date added



CLIENT:
MR AND MRS BAKER

ADDRESS:
26 Jeanette Ave Mona Vale

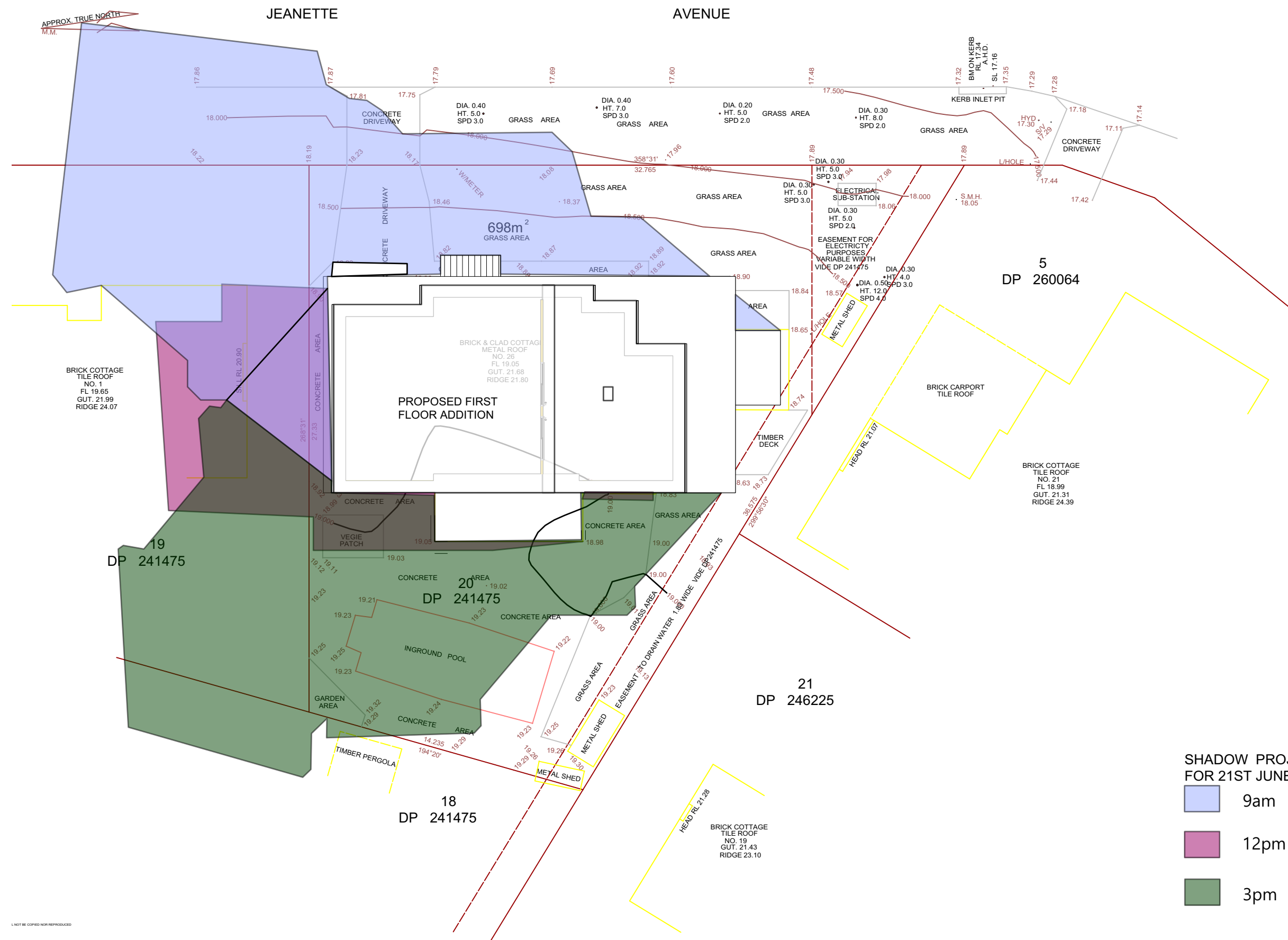
DRAWING:
SECTIONS

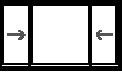




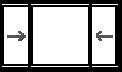





PROJECT:
ALTERATIONS AND ADDITIONS

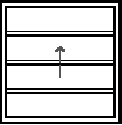
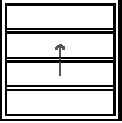





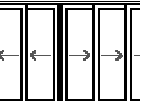

PROJECT NO:
JEA001




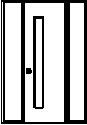
ISSUE TYPE:
1

DRAWN: RJ	SHEET NO: A07
CHKD: RJ	SCALE @ A3: 1:100
ISSUE DATE: 26/11/20	REVISION: A



WINDOWS												
Image	ID	Type	Frame Height	Frame Width	Glazed Area	Hardware	Manufacturer	Model	Screen	Egress	Glazing	Comments
	W1	SP	1370	2410	2.49							
	W2	SP	1370	2410	2.49							
	W3	SR	600	1570	0.54							
	W4	SR	600	1570	0.54							
	W5	SR	600	2170	0.78							
	W6	SP	1370	2410	2.49							
	W7	SP	1370	2410	2.49							
	W8	SR	600	2170	0.78							
	W9	SR	600	1810	0.63							
	W10	SR	600	2170	0.78							
	W11	SR	600	2170	0.78							

DOORS												
Image	ID	Type	Frame Height	Frame Width	Leaf Height	Leaf Width	Thickness	Glazed Area	Hardware	Screen	Glazing	Comments
	D1	OF	2400	2400				0				
	D2	OF	2400	2400				0				
	D3	HL	2080	800				0				
	D4	HL	2080	900				0				
	D5	HL	2080	800				0				
	D6	HL	2080	900				0				
	D7	HL	2080	800				0				
	D8	CU	2100	5346				7.61				
	D9	HL	2080	900				0				

COMBINATION UNITS												
Image	ID	Type	Frame Height	Frame Width	Glazed Area	Hardware	Manufacturer	Model	Screen	Egress	Glazing	Comments
	D10	HL	2080	1200								0
	D11	HL	2080	900								0
	D12	HR	2080	900								0
	C1	CU	2400	1680	1.88							

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Thursday, 26. November 2020
To be valid, this certificate must be lodged within 3 months of the date of issue.


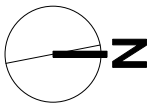


Project address	
Project name	26 Jeanette Ave
Street address	26 Jeanette Avenue Mona Vale 2103
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 241475
Lot number	20
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)
Name / Company Name: Jacaranda Trading International Pty Ltd
ABN (if applicable): 26075061335

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.			
Construction	Additional insulation required (R-value)	Other specifications	
floor above existing dwelling or building.	nil		
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		
raked ceiling, pitched/skillion roof: framed	ceiling: R1.74 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)	

<div><p>Designed by: Raise the Roof E info@raisetherooof.com.au</p><p>Drawn by: Inlet Design Studio E robyn@inletdesign.com.au</p></div>	REVISION: A DATE: 4/01/2A REVISION NOTE: Shadow date added		CLIENT: MR AND MRS BAKER	DRAWING: Basix Requirements	DRAWN: RJ	SHEET NO: A10	
			ADDRESS: 26 Jeanette Ave Mona Vale	PROJECT: ALTERATIONS AND ADDITIONS	CHKD: RJ	SCALE @ A3: 1:100	
				PROJECT NO: JEA001	ISSUE TYPE: 1	ISSUE DATE: 26/11/20	REVISION: A

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check			
Windows and glazed doors						
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓			
The following requirements must also be satisfied in relation to each window and glazed door:		✓	✓			
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓			
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.		✓	✓			
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✓	✓	✓			
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓			
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✓	✓			
Windows and glazed doors glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type
W1	W	2.49	0	0	eave/verandah/pergola/balcony ≥600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W2	W	2.49	0	0	eave/verandah/pergola/balcony ≥600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W3	W	0.54	0	0	eave/verandah/pergola/balcony ≥600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type			
W4	W	0.54	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W5	N	0.78	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W6	E	2.49	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W7	E	2.49	0	0	eave/verandah/pergola/balcony >=600 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W8	S	0.78	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W9	S	0.63	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W10	N	0.78	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W11	N	0.78	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D8	E	7.61	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
C1	W	1.88	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
Skylights									
The applicant must install the skylights in accordance with the specifications listed in the table below.							✓	✓	✓
The following requirements must also be satisfied in relation to each skylight:								✓	✓

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check								
Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.		✓	✓								
Skylights glazing requirements											
<table><tr><th>Skylight number</th><th>Area of glazing inc. frame (m2)</th><th>Shading device</th><th>Frame and glass type</th></tr><tr><td>S1</td><td>0.36</td><td>no shading</td><td>aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)</td></tr></table>	Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type	S1	0.36	no shading	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)			
Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type								
S1	0.36	no shading	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)								

1. PRELIMINARIES

These specifications shall be read with consideration for established ESD (Environmentally Sustainable Design) principles. Reduction of raw materials, use of reclaimed materials, and particular attention to product standards and specifications are paramount.

These specifications shall be adopted in addition to the standard acceptable codes and methods of construction as applicable under the current Building Code of Australia (BCA) and as prescribed in all relevant Australian Standards. Where a more current Standard or Standards have superseded, or have been introduced in addition to, the specific Standards mentioned in this Specification, the Contractor shall refer to the most current Australian Standard(s) applicable.

- 1.1 Additional Work / Costs to be included
- Certification of works in accordance with as required by all regulatory bodies;

NOTE: All statutory fees, bonds, etc, including Sydney Water, Local Government and the like, including all fees stated required for the CC, to be paid by the Owner. Owner Builder to manage co-ordination and notification of all inspections required.
- Street traffic control and street protection measures as necessary and as required by the Council and other relevant authorities;
- Disconnection and protection of all services as required;
- Provision of temporary builder's services as required during construction;
- Surveys by a qualified land surveyor as required and as necessary to facilitate and complete the works;
- Siltation barriers and stormwater/erosion management in accordance with the Sediment & Erosion Control Plan provided
- Co-ordination & facilitation of all nominated sub-contractors at the Owner's request;

1.2 Dimensions of plans

Figured dimensions shall be taken in preference to those scaled off the plans. The Contractor shall verify all dimensions on site through survey of boundaries prior to commencement of ordering or construction of works and notify the Principal Designer of any discrepancy.

1.3 Contractor / Owner Builder responsibilities

The Contractor shall:
1.3.1 Comply with all relevant building codes and regulations,
1.3.2 Comply with Council regulations as per the approved DA or CDC
1.3.3 Inform the Owner or Designer of any discrepancies within the plans or Conditions of Consent.
1.3.4 Carry out the work in accordance with the contract drawings and Specifications.
1.3.5 Shall ensure that work done by others, is maintained in "as new" condition until completion of the works.
1.3.6 Where "approved", "as approved" or "as selected" is mentioned, seek approval from the Owner or their nominated representative (defined in Contract) before materials are ordered or work begins.
1.3.7 Provide all the required Warranties and Insurances as required under the Home Building Act 1989, including the Builders All Risk Insurance for Owner supplied items once delivered to site.
1.3.8 Generally make good all retained building components, surfaces, etc, affected by the works and prepare all surfaces as required for final finishes.
1.3.9 Coordinate site inspections with nominated PCA.

2. SITE PREPARATION AND EXCAVATION

2.1 Site preparation
2.1.1Site clearing shall be carried out by the Contractor prior to the commencement of construction and applies to the area of works only.
2.1.2 Provide a secure site in accordance with the Authorities' requirements.
1.1.1 Install and maintain silt and sedimentation management measures as required by the Conditions of Consent.

2.2 Demolition
2.2.1 All work to conform with AS2601-2001, including the proper methods of disposal of asbestos or other hazardous material to comply with Work Cover regulations and be disposed of in a legal manner.
2.2.2 Prepare a Hazardous substances management plan to AS 2601 clause 1.6. prior to demolition where required.
2.2.3 Demolished materials shall be re-used or recycled off-site where practicable and at no time shall be disposed of without scrutiny.
2.2.4 Demolition and waste recycling shall follow the guidelines outlined in the best practice' standards published by the Waste Wise Construction Program.

2.3 Excavation / Fill

2.3.1 Excavation for slabs, footings and services shall be limited to minimise natural ground disturbance over the site.
2.3.2 All fill to AS 3798 clause 4.4 including inorganic, non-perishable material suitably graded and capable of compaction to the documented density. (where noted in the engineering specification)

3. CONCRETING

3.0.1 All work in accordance with the Australian Standards AS3600 (Concrete Structure), AS1379 (Ready Mixed Concrete), AS 2870 (Residential slabs and Footings) and any other relevant Standard. All reinforcement shall be specified and certified by the consulting Engineer.
3.0.2 All concrete used in-situ for slabs and footings, including Council crossovers, laybacks and kerbs, shall be "Green 3 Star" concrete as supplied by Boral.
3.0.4 Any excess material spillage or splashing shall be cleaned and appropriately removed by the contractor whilst uncured, and any subsequent damage to material shall be the responsibility of the Contractor.
3.0.5 New RC slabs to be finished as required to achieve the finishes and levels shown in the drawings, including matching existing finished levels where necessary.

4.TERMITE PROTECTION

4.1.1 The Contractor shall construct the floor slabs and footings in accordance with AS2870 (residential slabs and footings) or AS 3600 (concrete structures) and AS3660 (termite management) to create a termite barrier.
4.1.2 In addition to the slab as termite barrier, provide the following non-chemical termite protection in accordance with AS3660 (termite management), by appropriately trained and licensed installers:
4.1.3 Install the termite barrier systems in various parts of the buildings as required to achieve a complete termite barrier, generally in perimeter walls, around slab penetrations, along construction/control joints and at building step-downs/retaining walls, all in accordance with manufacturer's instructions, ABCB National Certification and AS3660.
4.1.4 The Contractor is responsible for ensuring that the physical termite barriers used are fully protected during the carrying out of the works and can be fully Certified with a manufacturer's Warranty at the completion of the works

5. TIMBER PRODUCTS, FINISHES & TREATMENT

5.0.1 General: Provide timber products with finishes and treatments including for durability and carrying appropriate certification for the finishing applications.
5.0.2. General: Provide timbers having natural durability appropriate to the conditions of use, or preservative-treated timber of equivalent durability.
Natural durability class: To AS 5604.
5.0.3. Hardwood timber - As selected by Owner
5.0.4. All work to conform with Australian Standards, including AS1684 (residential timber framing), AS1720.1 (timber structures) and all relevant Australian Standards where they apply.
5.0.5. Stopping of clear-finished timbers will match the selected species or most suitable darker alternative. The stopping will match any general knots and natural deviations.

5.1 CARPENTRY

5.1.1All work to conform with Australian Standards, including AS1684 (residential timber framing), AS1720.1 (timber structures) and all relevant Australian Standards where they apply.
5.1.2 Engineered wood products are to be used structurally throughout the works in preference to steel beams and instead of solid hardwood lengths.
5.2 Roof trusses, wall frames, beams and rafters
5.2.1 New timber roof trusses shall be Carter Holt Harvey LASER Frame TERMINATOR Blue. Where engineered timber is required to meet AS1687, or the structural engineers design specification, use HYPSPAN LVL beams as the first preference. All new posts and roof framing to be termite treated.

6. ELECTRICAL

6.0.1 All electrical work to comply with Australian Standards incl. AS3000 and AS3018.
6.0.2 Lighting and electrical layouts to be reviewed and discussed with Owner prior to final installation.
6.0.3 Inspect the existing meter board and upgrade safety switching if required.
6.0.4 Generally install and position electrical switches/plates to match existing.
6.0.5 Owner to supply light fittings incl. bulbs, Contractor to install.

7.0 PLUMBING & DRAINAGE

7.0.1 All work and materials to AS3500.1.2, AS3500.2.2, AS3500.4.2 and AS2179 installed by licensed tradespersons and in accordance with all regulations.
7.0.2 Provide protection against "water hammer" in plumbing as approved.
7.0.3 Connect all new guttering to existing stormwater lines via new matching downpipes.
7.0.4 Provide sub-soil drainage lines behind retaining walls as required and connect to the existing stormwater provisions.
7.0.5 All stormwater runoff to agricultural drains shall be filtered with appropriate means with the aim of maintaining stormwater quality. All stormwater shall be prevented from carrying excessive silt and sediment into the mains system.

8 MECHANICAL VENTILATION

8.1 All mechanical ventilation and air conditioning to comply with AS 1668.2

9. ROOFING

9.0.1 Generally, all work carried out shall comply with all relevant Australian Standards, including AS1397, AS1445, AS2179, AS2049 and AS3500.
9.0.2 New flat roof material to be Lysaght KlipLok (or similar) suitable for 1° fall
9.0.3 New pitched roof material >5° to be Lysaght CustomOrb (or similar)xx4x4
9.0.4 Owner to select roof colour.

10. PAINTING

All painting to comply with Australian Standards including AS2311 and AS3750 and must be in accordance with the Australian Ecolabel Program's Good Environmental Choice Australia (GECA) standards, as outlined in their publication entitled 'Architectural and Protective Coatings'.
All paint specifications to Resene Low VOC standards (including Resene recommended surface preparation) or approved equivalent.
10.0.1 Apply new paint or appropriate surface coating to all new works externally, including areas where making good existing surfaces will necessitate new paint, unless pre-finished surface (such as Colorbond) is supplied.
10.0.2 Contractor to consult with Owner prior to purchasing paint to confirm areas and surfaces to be painted.
10.0.3 Colour schedule to be provided upon request of the Contractor who will sample test all schemes prior to implementation as approved by owner.
10.0.4 All new external cement render to be finished with selected membrane paint.
10.0.5 All finishes applied as recommended by and strictly in accordance with the manufacturer's recommendations.

11.0 SITE CLEAN UP

11.0.1 All building debris and dead vegetation shall be removed from site at the Contractor's cost and all trenches back-filled in accordance with the consulting structural Engineer's specification and/or instructions.
11.0.2 The Contractor will maintain a clean and dry site throughout the construction period where practicable, with regular cleaning of Sub-Contractor waste and rubbish.
11.0.3 The Contractor is to arrange final cleaning of works and site to the satisfaction of the the Owner.

12. STRUCTURAL STEEL General Requirements

12.1 Fabrication and erection of steel shall comply with Australian Standards including AS1252 (steel bolts, etc), AS1554 (structural steel welding), AS3750 (paints for steel), AS4100 (steel structures), AS4680 (hot-dip galvanizing) and other relevant Australian Standards where they apply.
12.3 Generally, all structural steel beams used shall be LiteSteel beams coated with AZ+ corrosion protection, as specified by the consulting structural engineer and erected only by approved or licensed trade.
12.4 Ensure all exposed steel is hot-dipped then galvanized and painted. It is recommended that all galvanized beams and other expressed structural elements are finished with enamel paint.
12.5 All steel reinforcement used in the works shall comply with Australian Standards including AS 4671 (steel reinforcing materials) or AS 4672 (pre-stressed steel). It shall be cut and bent in accordance with AS 3600 (concrete structures) or AS 2870 (slabs and footings).

13. WINDOWS AND GLAZED DOORS

13.1 Window and door selection as selected by owner, to comply with the BASIX certificate
13.2 Selection and installation: To AS 2047.
13.3 For smoke and heat venting, see AS 2665 which is cited in the BCA.
13.4 Glass type and thickness: To AS 1288, where no glass type or thickness is nominated.
13.5 For Glass type and thickness refer to Table 4.1 AS 1288 and to AS/NZS 4667.
13.6 Glass thickness may be governed by human safety and other requirements – see AS 1288 Section 5. The commonly available thicknesses of various glasses are shown on the wind pressure figures of AS 1288, Section 4.
13.7 In other cases the determination of thickness is usually within the competence of the glazing contractor.
Where thickness is determined by loading from wind actions, the 'design wind pressure' needs to be known in order to interpret the figures and tables of glass sizes and thicknesses in AS 1288.
13.8 Design wind pressure: To AS/NZS 1170.2 or AS 4055 as appropriate.
13.9 Materials and installation: To AS 1288.
13.10 Quality requirements for cut-to-size and processed glass: To AS/NZS 4667.
13.11 Terminology for work on glass: To AS/NZS 4668.

14 METALWORK General Requirements

14.1 All work shall comply with Australian Standards, including AS1163 (steel hollow sections), AS3679 (hot rolled steel), AS1231 (anodised aluminium), AS3715 (powder-coated aluminium), AS1627 (metal finishing) AS2047 (windows) and AS1664 (aluminium structures), AS1554 (welding) and all relevant Australian Standards where they apply.
14.2 Construction detail as required shall be provided within the relevant drawing and only modified with the approval of either the Owner or Principal Designer. All steel sections to be approved by the consulting structural engineer.
14.3 All external stainless steel components shall be 316 external marine grade. Where stainless steel components aren't used, ensure all other exposed steel is hot-dipped then galvanized and enamel painted.

15 MASONRY General Requirements

15.1 Generally, all work to comply with Australian Standards, including AS3700 (masonry construction), AS1316 (masonry cement), AS2904 (damp proof courses) and all relevant Australian Standards where they apply.

16 THERMAL INSULATION

16.1 All thermal insulation shall comply with Australian Standards, including AS4859.1 (thermal insulation materials), AS3999 (installation of bulk insulation), AS4200.1 (reflective foil, etc), AS4426 (insulation of pipework, ducts, etc) and all relevant Australian Standards where they apply.
16.2 Install insulation in walls, roofs and ceilings as detailed in the plans and ensure that all insulation complies with BASIX and the current requirements, and is in accordance with the Australian Ecolabel Program's Good Environmental Choice Australia (GECA) standards, as outlined in their publication entitled 'Insulation'.
16.3 Thermal insulation / lagging shall be fixed to all hot water plumbing..

17 Polystyrene / insulated cladding system (Where applicable)

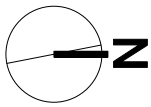
17.1 Where shown in the plans as painted rendered EPS cladding, provide 100mm thick expanded polystyrene board insulation fixed to stud walls, rendered and coloured as specified by owner.
17.2 The EPS cladding system used shall be Uni-TWS supplied by Unitex, or a similar approved system, and installed strictly as per the manufacturer's details by appropriately trained & skilled trades people.
17.3 The rendering system used shall incorporate all items recommended by the manufacturer for correct installation, including collared fixings; mesh reinforcing at joins, corners, etc; water-based polymer render for fixing the mesh; reinforcing corner/edge/sill reveals; expansion joint sealant (with covering expansion joint profiles); lightweight high impact cement-based render (applied 10 min. thick) such as Unitex High Fibre Render; a selected coloured top-coat such as the Unitex Décor Range; and a final protective membrane coat such as Uniflex Membrane.

18 EXTERNAL WALL LININGS / TEXTURE COATING

18.1 All external wall linings and coatings shall comply with all relevant Australian Standards, including AS3972 (cement), AS1672.1 (limes), AS2758.1 (aggregates), AS1478 (admixtures), AS4548 (texture coatings) and AS1580 (paints, etc).
18.2 Where nominated in plans, rendered external masonry walls shall be painted with an approved proprietary render membrane paint.
18.4 All selected finish colours to be pre-approved by supplying sample boards in nominated colours, prior to application on walls.

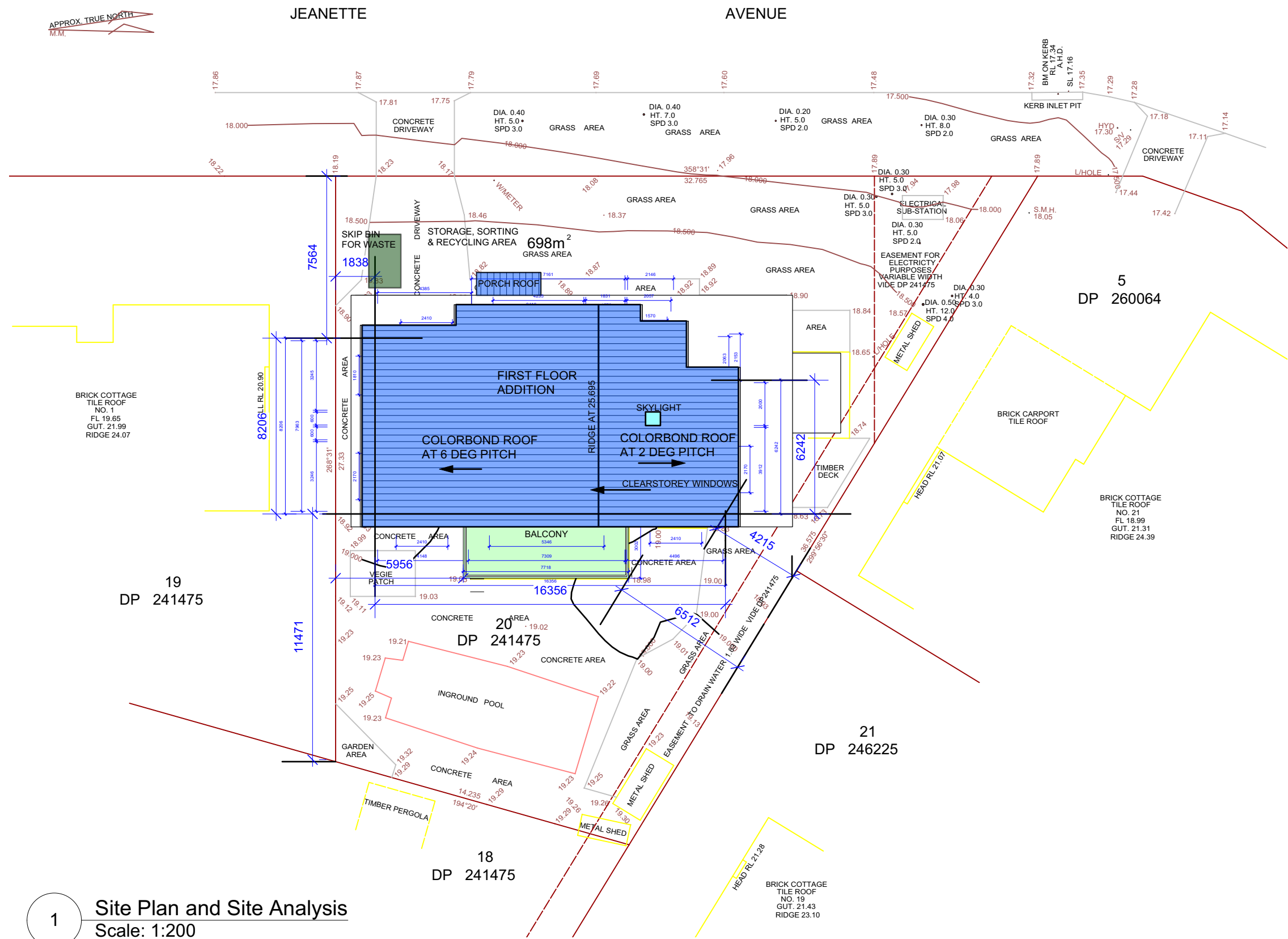
19 GENERAL

19.1 Demolition of existing structur and/or alterations to the existing structure to comply with AS 4361.2 - Guid to lead paint management
19.2 Outdoor lighting to comply with AS 4282:1997
19.3 Pruning of amenity trees to comply with AS 4373-2007
19.4 Tree protection measures where relevant on the development site to comply with AS 4970-2009
19.5 Off-street parking to comply with AS/NZS 2890.1:2004, and Council regulations

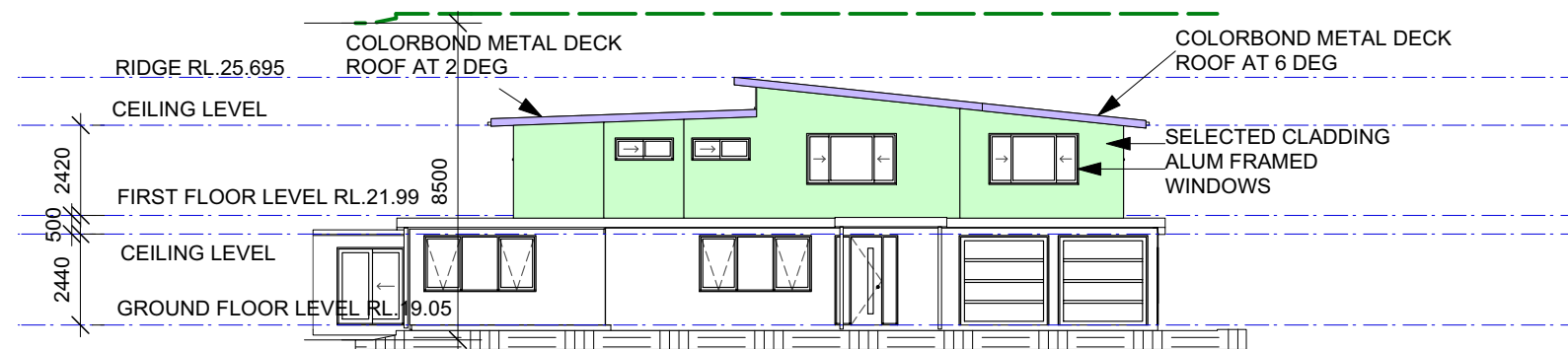


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		ADDRESS: 26 Jeanette Ave Mona Vale	PROJECT: ALTERATIONS AND ADDITIONS	CHKD: RJ	SCALE @ A3: 1:100
			PROJECT NO: JEA001	ISSUE TYPE: 1	ISSUE DATE: 26/11/2020
					REVISION: A

SITE AREAS	AREA	PROPOSED	CONTROL
TOTAL SITE AREA	698msq	-	-
TOTAL OPEN SPACE	226msq	-	-
LANDSCAPE AREA	259msq	37% OF TOS	35% TOS
Ex Ground Floor	194.5msq	-	-
Proposed Ground Floor	174msq	-	-
Proposed First Floor	124.3msq	-	-
TOTAL FLOOR AREA	298.3msq	FSR 0.42:1	

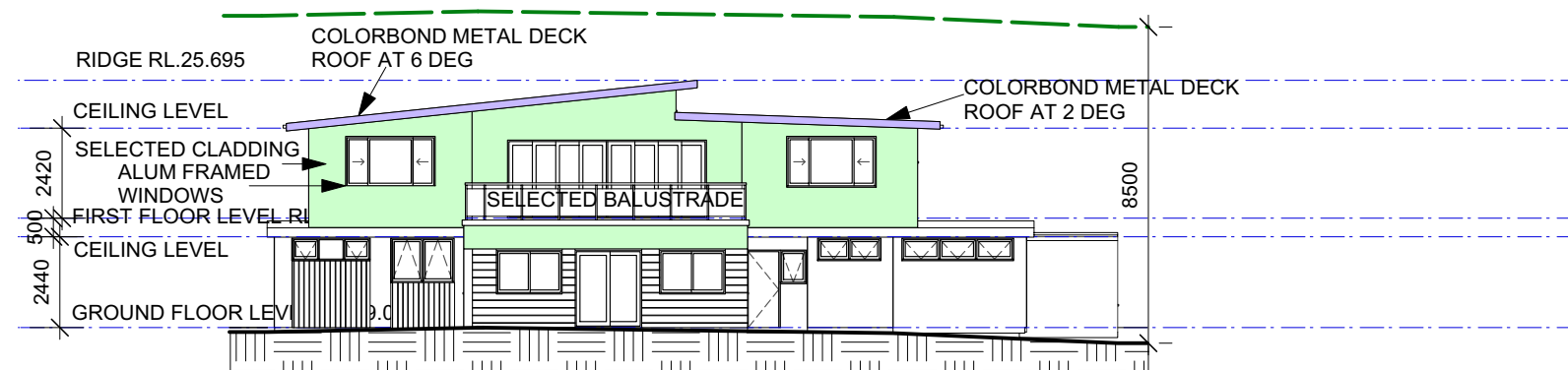


1 Site Plan and Site Analysis
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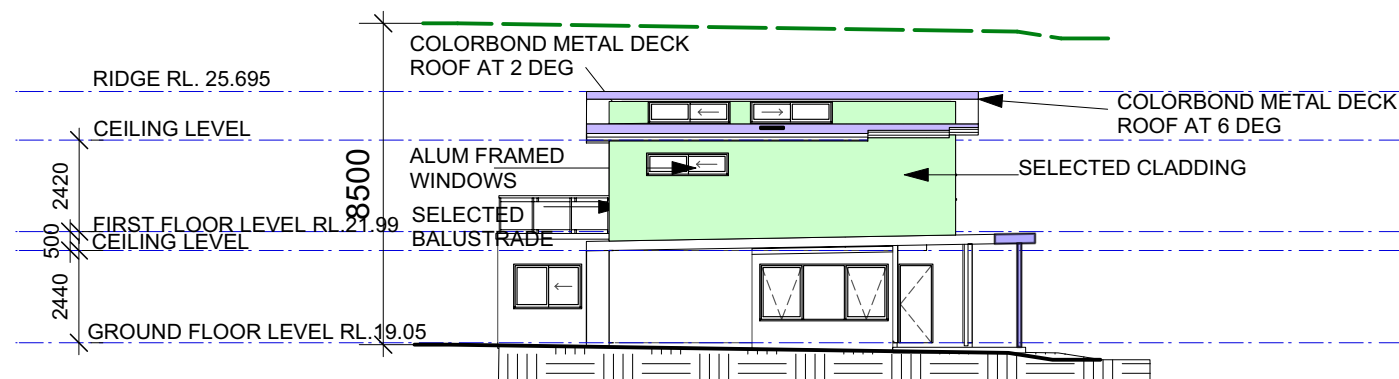


1 West Elevation
Scale: 1:200

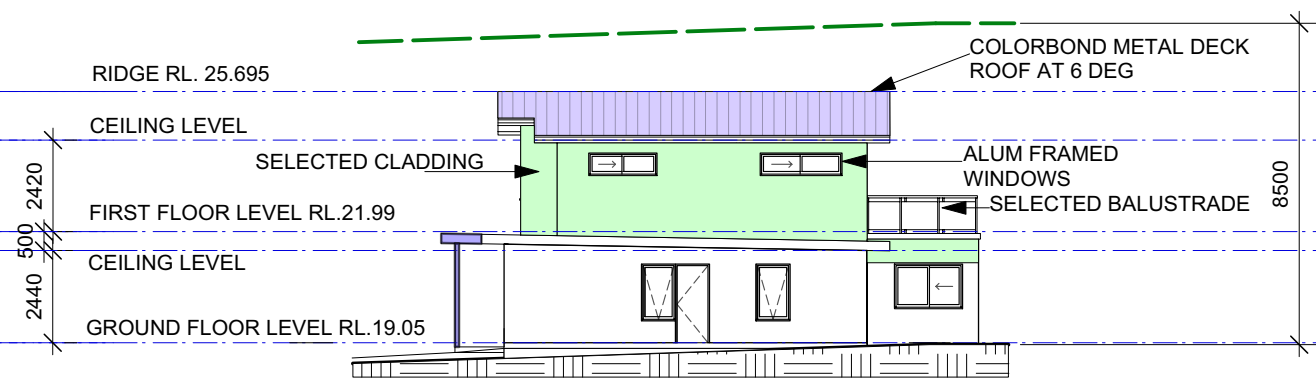
Material	Colour on Plans
Timber	Yellow
Demolition	Orange
Roof Tiles	Light Red
Paving (tiles, terracota)	Light Red
Internal Tiles	Purple
Brick	Red
Steel - galvanized iron	Dark Blue
Aluminium	Dark Blue
Glass and Glass bricks	Light Blue
Concrete	Dark Green
Fibre cement sheets / cement render	Light Green
Sandstone and other natural stone	Light Green
Earth	Light Brown
Marble	Mauve
Bituminous Products	Grey




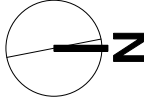
2 West Elevation
Scale: 1:200



3 North Elevation
Scale: 1:200



4 South Elevation
Scale: 1:200

 Designed by: Raise the Roof E info@raisetherooft.com.au Drawn by: Inlet Design Studio E robyn@inletdesign.com.au	REVISION: A DATE: 4/01/2020 REVISION NOTE: Shadow date added		CLIENT: MR AND MRS BAKER	DRAWING: Notification Plan Elevations	DRAWN: RJ	SHEET NO: A13	
			ADDRESS: 26 Jeanette Ave Mona Vale	PROJECT: ALTERATIONS AND ADDITIONS	CHKD: RJ	SCALE @ A3: 1:100	
				PROJECT NO: JEA001	ISSUE TYPE: 1	ISSUE DATE: 26/11/2020	REVISION: A