

SITE ANALYSIS PLAN

LOT 18 - DP 9335
SITE AREA: 403.1m2


FSR CONTROL - 0.6 - 60%
* NO CHANGE TO FLOOR AREA

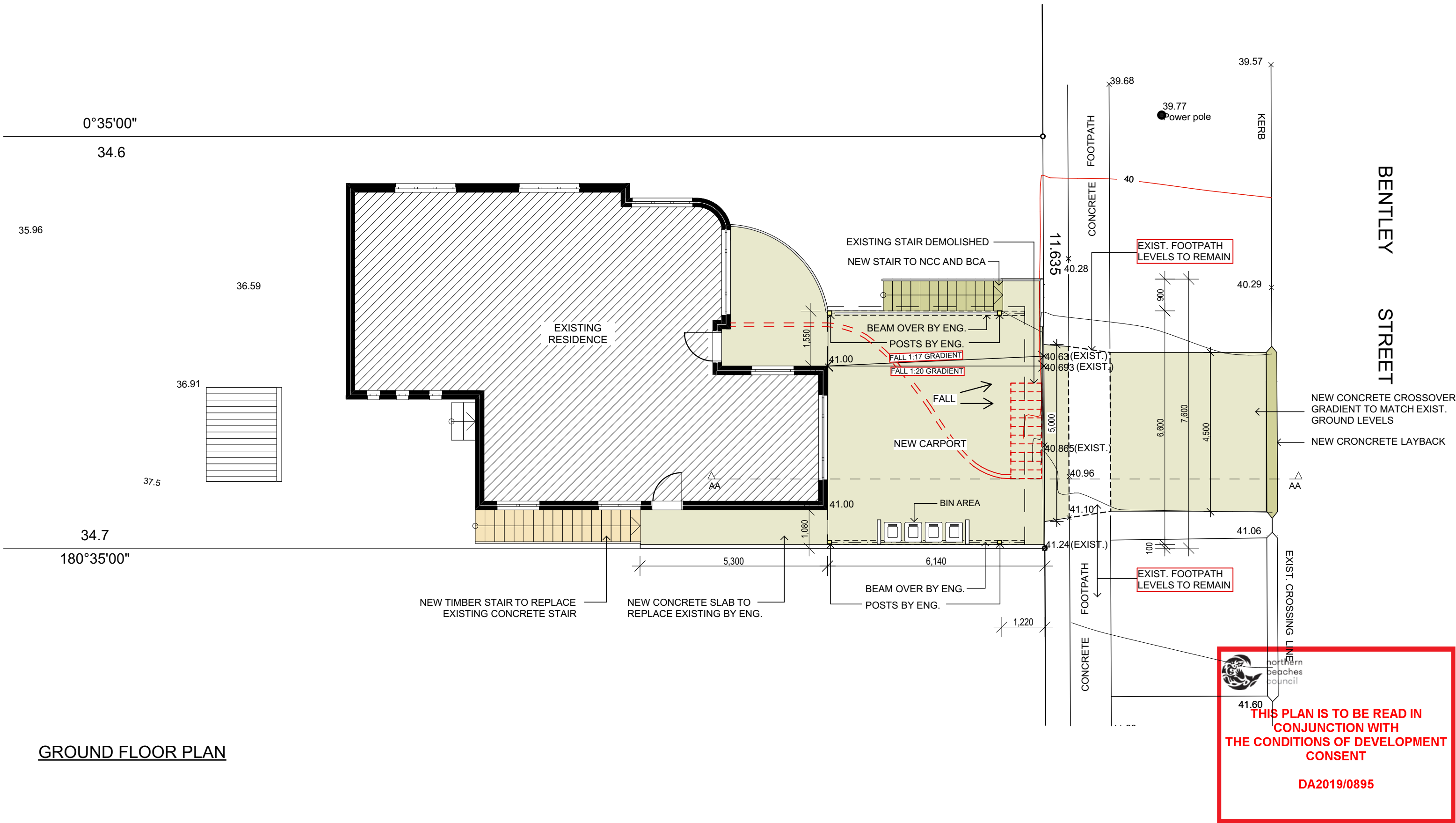


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THIS PLAN IS TO BE READ IN
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CONSENT

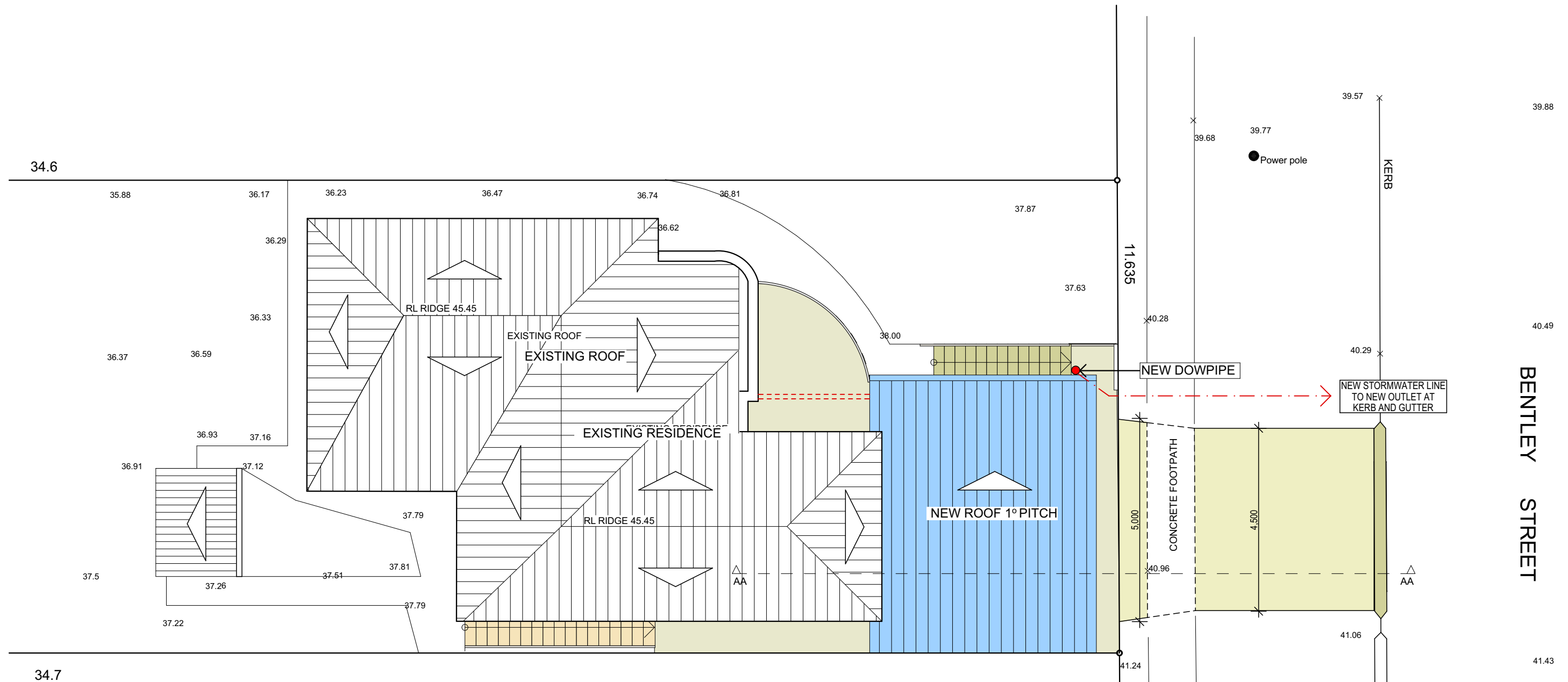
DA2019/0895

TRUE NORTH: 	NOTES: <ul style="list-style-type: none">• 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 174 Garden St, North Narrabeen, NSW, 2101 PO Box 687, Dee Why, NSW, 2099 Mob. 0414 717 541 Email. jjdraft@tpg.com.au www.jjdrafting.com.au	REV: A DATE: 04.09.19 DESCRIPTION: CARPORT LEVEL DECREASED	PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 1 Bentley Street - Balgowlah	DATE: 08/2019	DRAWN BY: LB	SCALE: 1:200 @ A3
				DRAWING TITLE: SITE ANALYSIS PLAN	JOB No: 729/19	CHECKED BY: JJ	DRAWING No: DA.01 A



GROUND FLOOR PLAN

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						DRAWING TITLE: GROUND FLOOR PLAN	JOB No: 729/19	CHECKED BY: JJ	DRAWING No: DA.03 A



LEGEND:

- EXISTING DOWNPIPE
- NEW DOWNPIPE

ROOF PLAN & STORMWATER CONCEPT PLAN

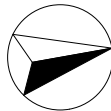
NOTE - DOWPIPES TO BE CONECTED INTO EXISTING
STORMWATER LINE



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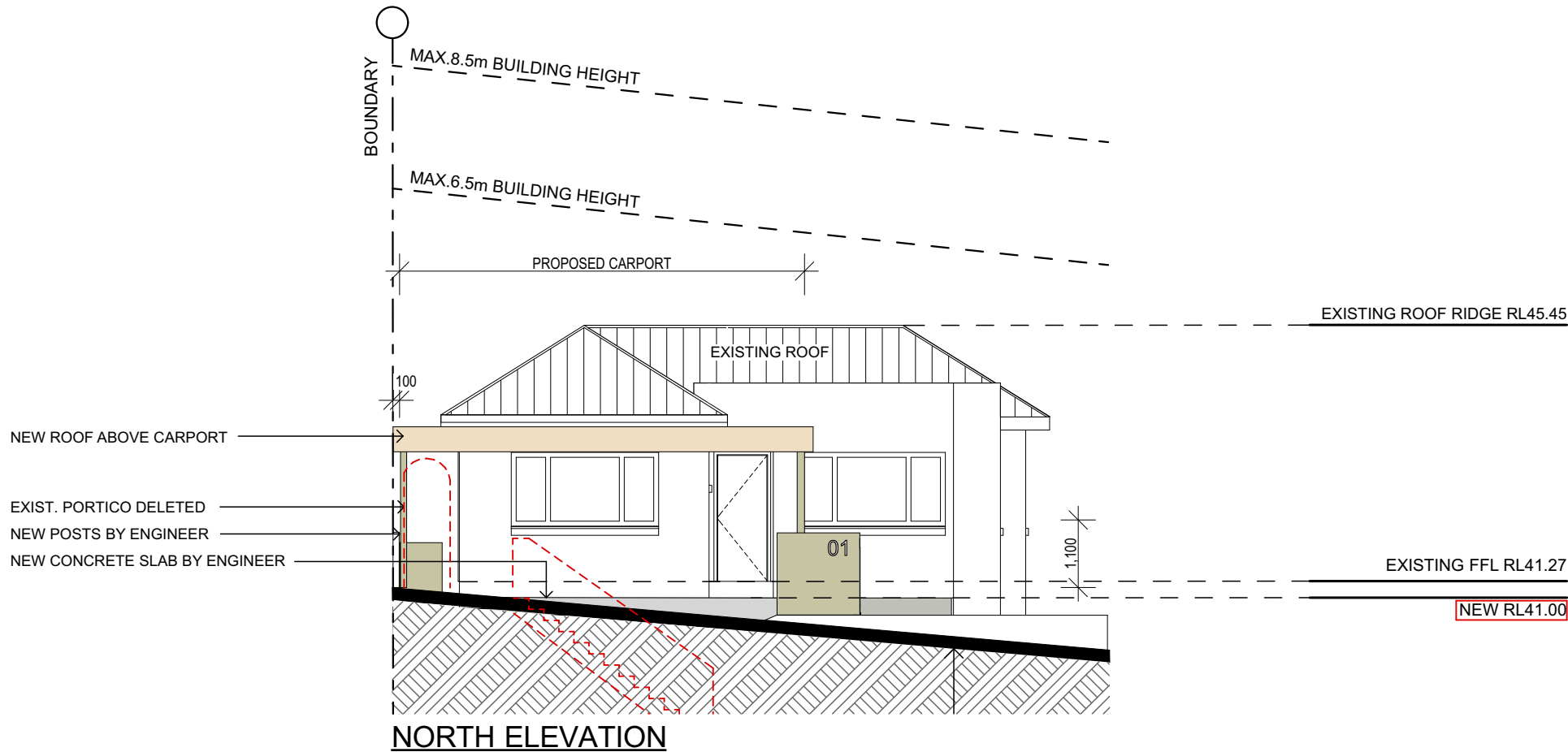
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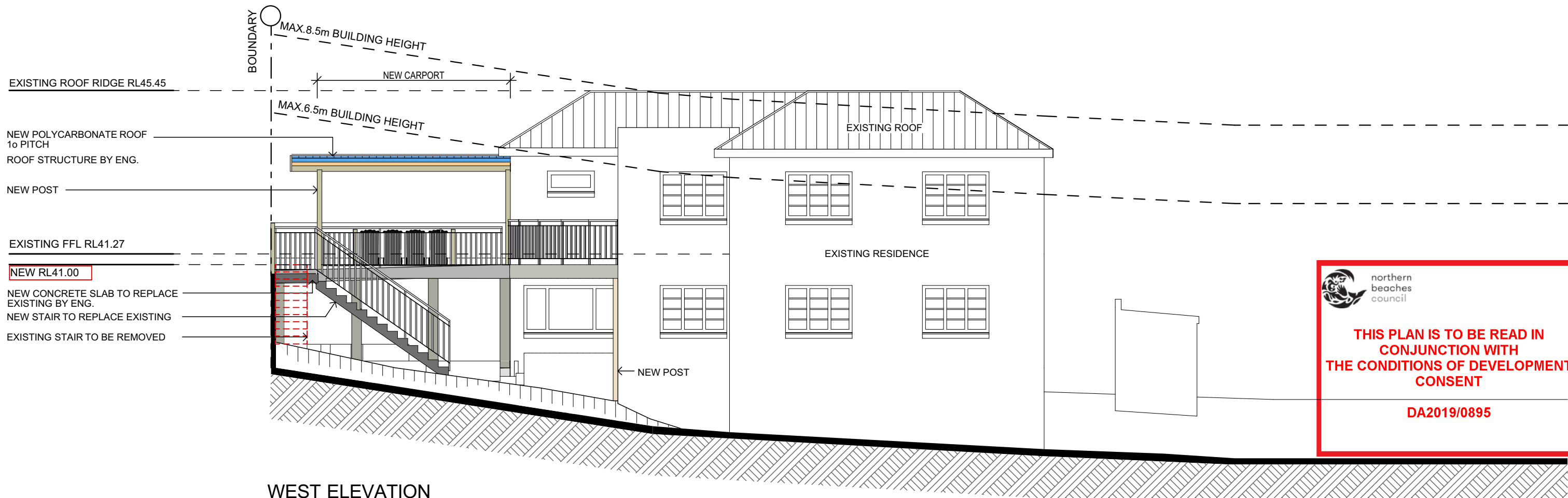
REV:	DATE:	DESCRIPTION:
A	04.09.19	CARPORT LEVEL DECREASED

PROJECT DETAILS:
PROPOSED ALTERATIONS AND ADDITIONS 1 Bentley Street - Balgowlah
DRAWING TITLE:
ROOF PLAN & STORMWATER CONCEPT

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JOB No:	CHECKED BY:	DRAWING No:
729/19	JJ	DA.04 A



NORTH ELEVATION



WEST ELEVATION

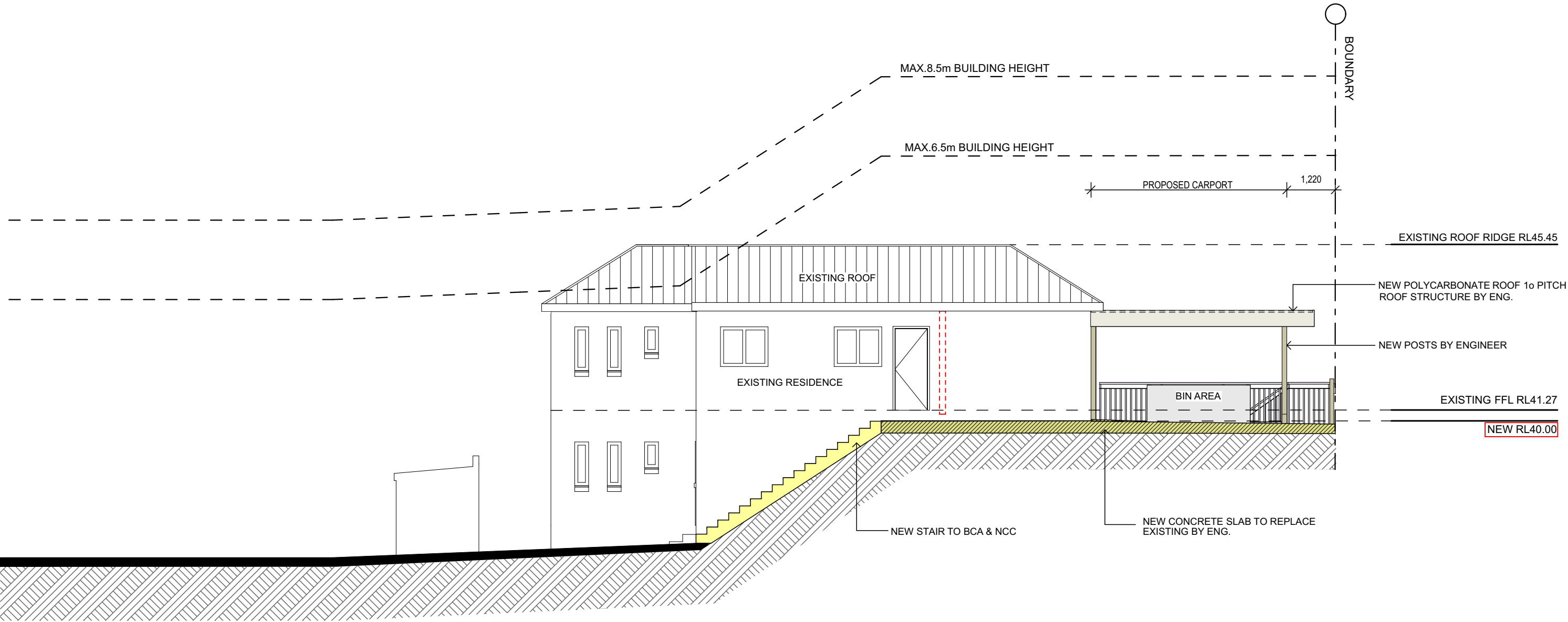


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			A	04.09.19	CARPORT LEVEL DECREASED		08/2019	LB	1:100 @ A3
						DRAWING TITLE: NORTH & WEST ELEVATION	JOB No: 729/19	CHECKED BY: JJ	DRAWING No: DA.05 A



EAST ELEVATION



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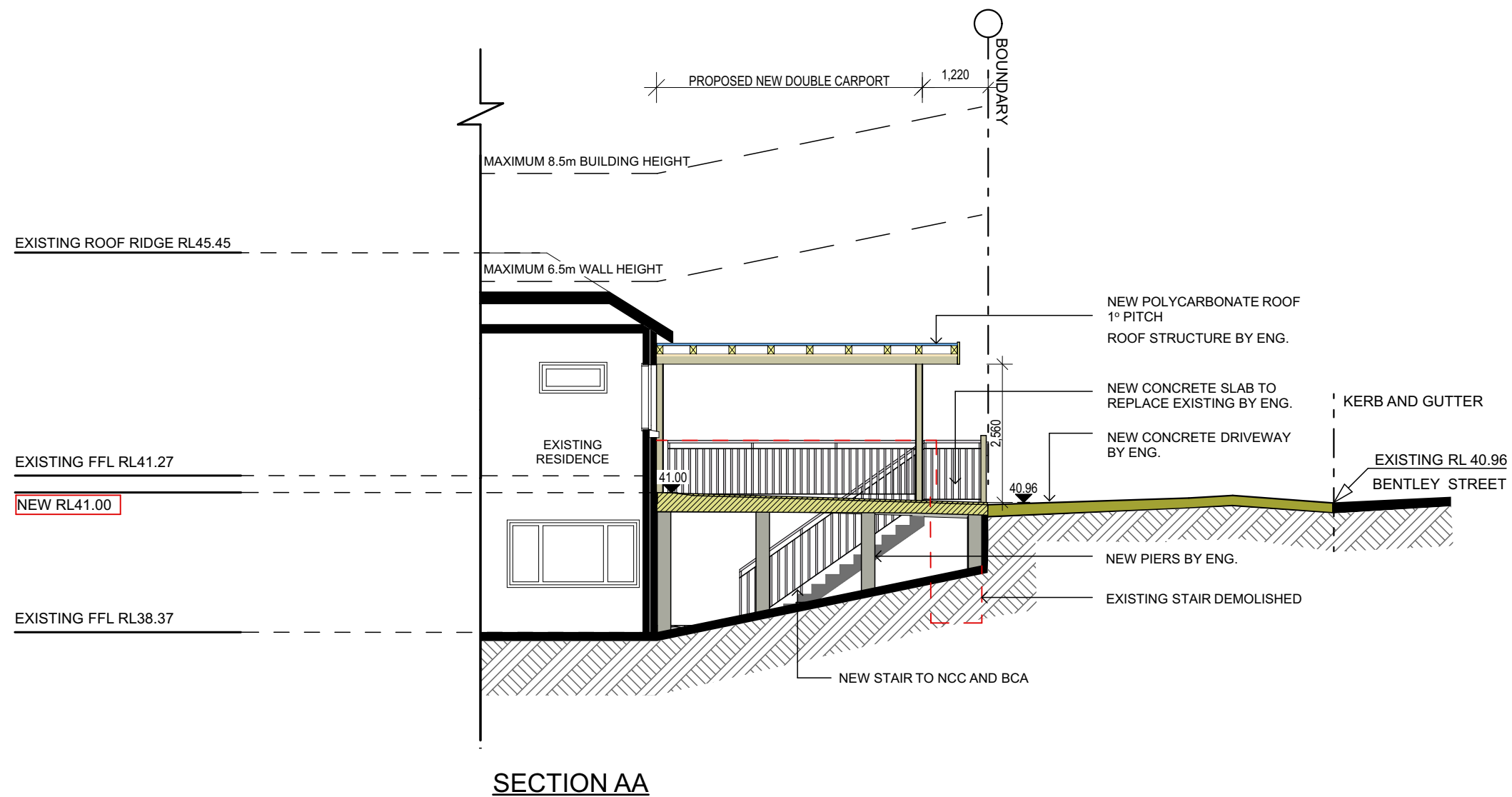
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PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 1 Bentley Street - Balgowlah	DRAWING TITLE: EAST ELEVATION
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DATE: 08/2019	DRAWN BY: LB	SCALE: 1:100 @ A3
JOB No: 729/19	CHECKED BY: JJ	DRAWING No: DA.06 A



SECTION AA

SPECIFICATION NOTES:

ROOFING

- POLYCARBONATE ROOF CLADDING

GUTTERS AND DOWNPIPES

- COLORBOND GUTTERS AND DOWNPIPES
- MINIMUM SLOPE OF EAVES AND GUTTERS 1:200

STORMWATER

- NEW DOWNPIPES TO BE CONNECTED INTO NEW STORMWATER LINE

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, AS1304

SMOKE ALARMS

- CONNECT TO CONSUMER MAINS POWER AND INSTALL TO AS1670.6, 1997 (FIRE DETECTION, WARNING CONTROL AND INTERCOM SYSTEMS AND AS3786 -1996 (SMOKE ALARMS)

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

NOTE:

ADDITIONS AND ALTERATIONS ARE TO BE READ IN CONJUNCTION AND COMPLY WITH THE BASIX CERTIFICATE, BUSHFIRE AND GEO TECH REPORTS.

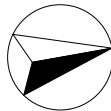


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DRAWING TITLE: SECTION & BASIX

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