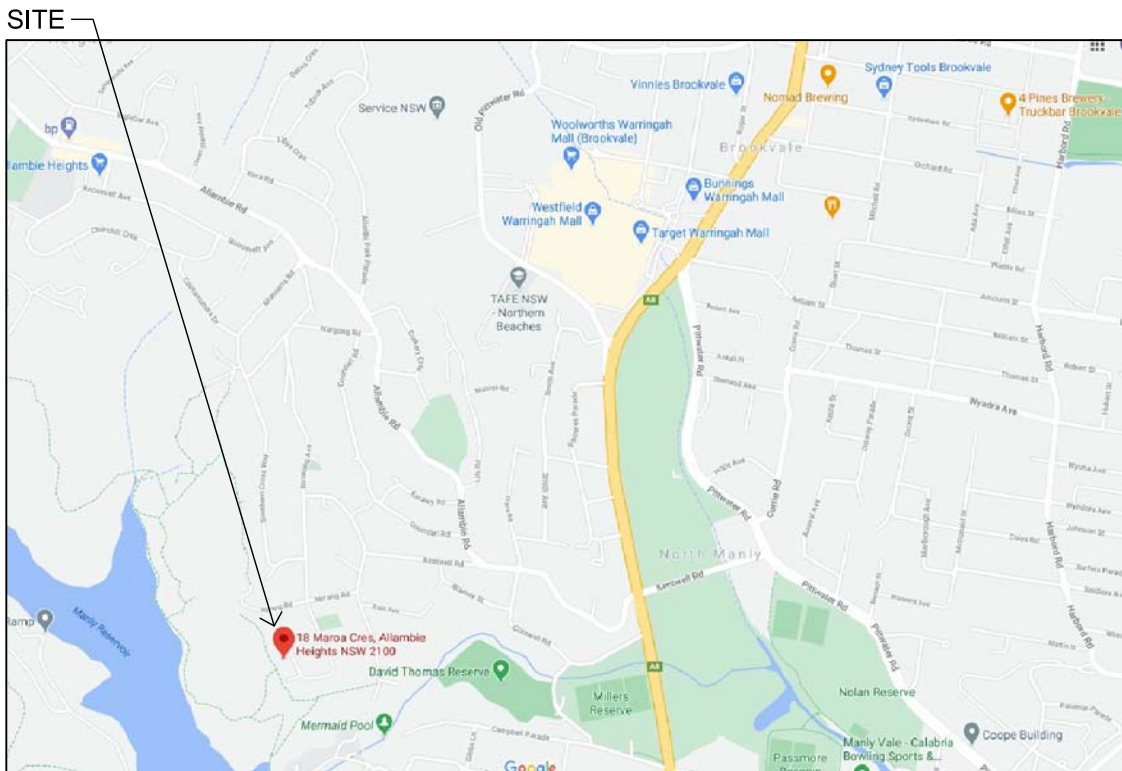


ALTERATIONS & ADDITIONS AT 18 MAROA CRESCENT ALLAMBIE HEIGHTS



Notes:

1. Do not scale off drawings. *(If in doubt- ask.)*
2. All measurements to be checked on site prior to commencement of construction.
3. Check all levels, roof pitch, location of services and boundary lines, site and building conditions before commencing work or ordering materials.
4. Supply & install selected smoke alarm system to comply with AS3786.
5. All storm water to be connected to street gutters as per council requirements
6. The work shown on this and associated drawings shall be carried in a tradesmanlike manner and shall be in accordance with the standards, codes, ordinances, regulations, of the Standards Association of Australia, the Building Code of Australia and any statutory authority having jurisdiction over the works.
7. Setting out dimensions shown on the drawings shall be verified by the builder
8. During construction the structure shall be maintained in a stable condition, and no part shall be overstressed.
9. Flashings and dampproof course to be placed in accordance with good building principles whether shown on the details or not.
10. Supply and install lift off hinges to all wet area doors.

Areas Calculations:

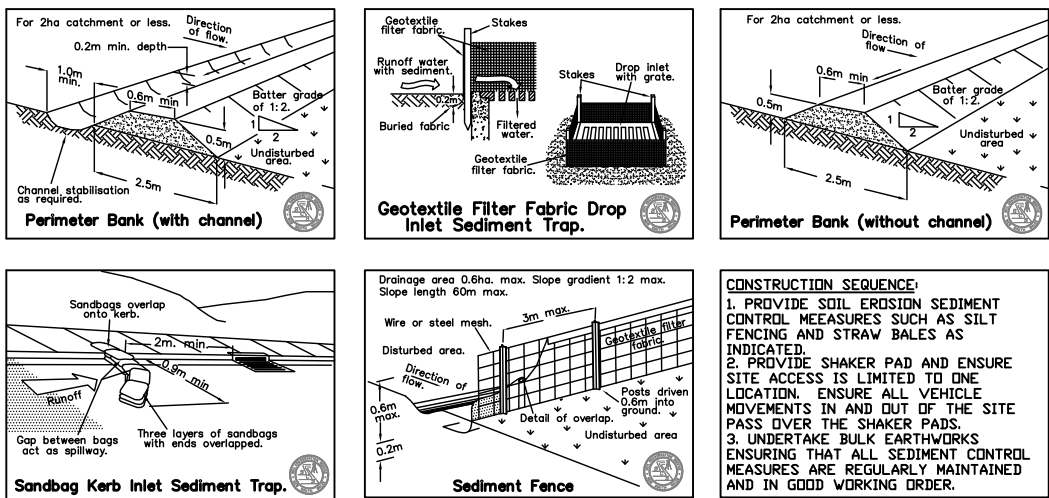
F.S.R CALCULATIONS

TOTAL SITE AREA	-	649.90m2
LANDSCAPE AREA (45.80%)	-	269.60m2
EXISTING GROUND FLOOR	-	121.15m2
EXISTING GROUND FLOOR PORCH	-	9.00m2
EXISTING COURTYARD	-	65.35m2
NEW FIRST FLOOR	-	47.65m2
NEW FIRST FLOOR DECK	-	3.25m2

Drawing List:

Dwg No:	Title:	Scale:
DA00 -	Title Page & Notes	N/A
DA01 -	Site Analysis Plan	1:150
DA02 -	Existing Ground Floor Plan	1:100
DA03 -	Ground Floor Plan	1:100
DA04 -	First Floor Plan	1:100
DA05 -	Roof Plan	1:100
DA06 -	Landscape Areas Calculations Plan	1:125
DA07 -	East & West Elevation	1:100
DA08 -	North & South Elevation	1:100
DA09 -	Section A-A	1:100
DA10 -	Shadow Diagram No: 1 June 22nd 9:00am	1:150
DA11 -	Shadow Diagram No: 2 June 22nd 12:00pm	1:150
DA12 -	Shadow Diagram No: 3 June 22nd 3:00pm	1:150

Location Plan:



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 R 1.70 including construction)	
flat ceiling, pitched roof	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorbance 0.475 - 0.70)

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Overshadowing Distance (m)	Shading device	Frame and glass type
W1	SE	0.52	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Soil Erosion and Sediment Control Details:

BASIX Notes:

Notes:
Builder/Contractor shall verify job dimensions before job commences. Figured dimensions take precedence over drawings and job dimensions. All wall set-out dimensions are dimensioned to the external faces of the studs.

A	28.02.2021	DA Submission
Revision:	Date:	Amentment:



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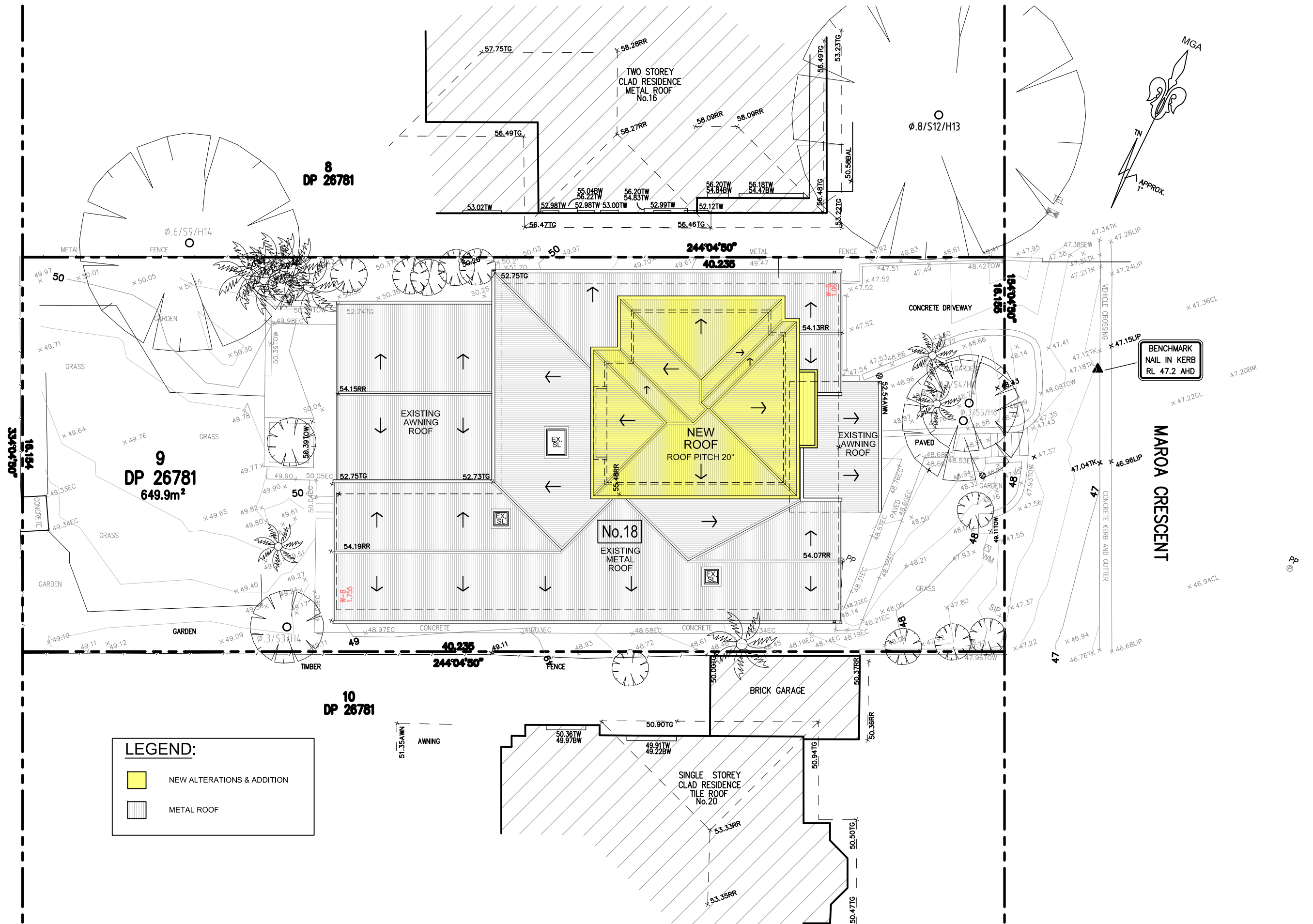
PO Box 6572
Frenchs Forest NSW 1540
ABN 24 292 958 837
M 0413 095 560
E peter@zavagliadesign.com.au

Project. Proposed Alterations & Addition to Existing Dwelling
Address. 18 Maroa Crescent Allambie Heights LOT 3 DP 14843
Client. S + T McCabe

Title. **TITLE PAGE & NOTES**
Issue. DELOPMENT APPLICATION

Job No. 2013
Date. Feb 2021
Drawn. DW
Checked. PZ
Scale. N.T.S @A3

Drawing No. **DA00**
Revision. **A**



LEGEND:

- NEW ALTERATIONS & ADDITION
- METAL ROOF

Notes:
Builder/Contractor shall verify job dimensions before job commences. Figured dimensions take precedence over drawings and job dimensions. All wall set-out dimensions are dimensioned to the external faces of the studs.

A	28.02.2021	DA Submission
Revision:	Date:	Amentment:



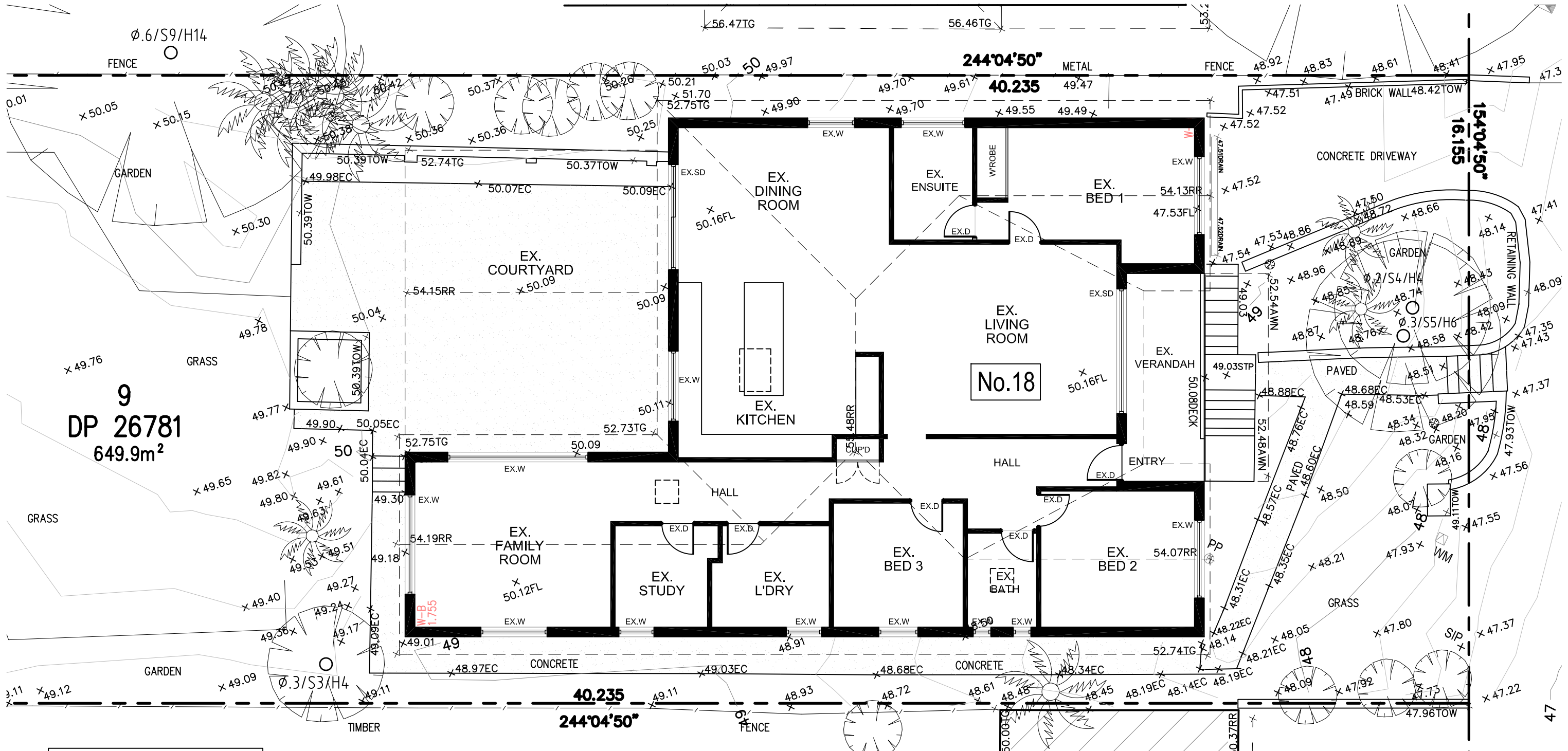
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Project. Proposed Alterations & Addition to Existing Dwelling
Address. 18 Maroa Crescent
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Client. S + T McCabe

Title. **SITE ANALYSIS PLAN**
Issue. DELOPMENT APPLICATION

Job No. 2013
Date. Feb 2021
Drawn. DW
Checked. PZ
Scale. 1:150
@A3

Drawing No. **DA01**
Revision. **A**

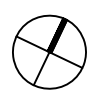


LEGEND:

- NEW ALTERATIONS & ADDITION
- METAL ROOF
- EXISTING PAVING
- EXISTING CONCRETE
- EXISTING WALL
- NEW TIMBER STUD WALL

Notes:
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A	28.02.2021	DA Submission
Revision:	Date:	Amentment:



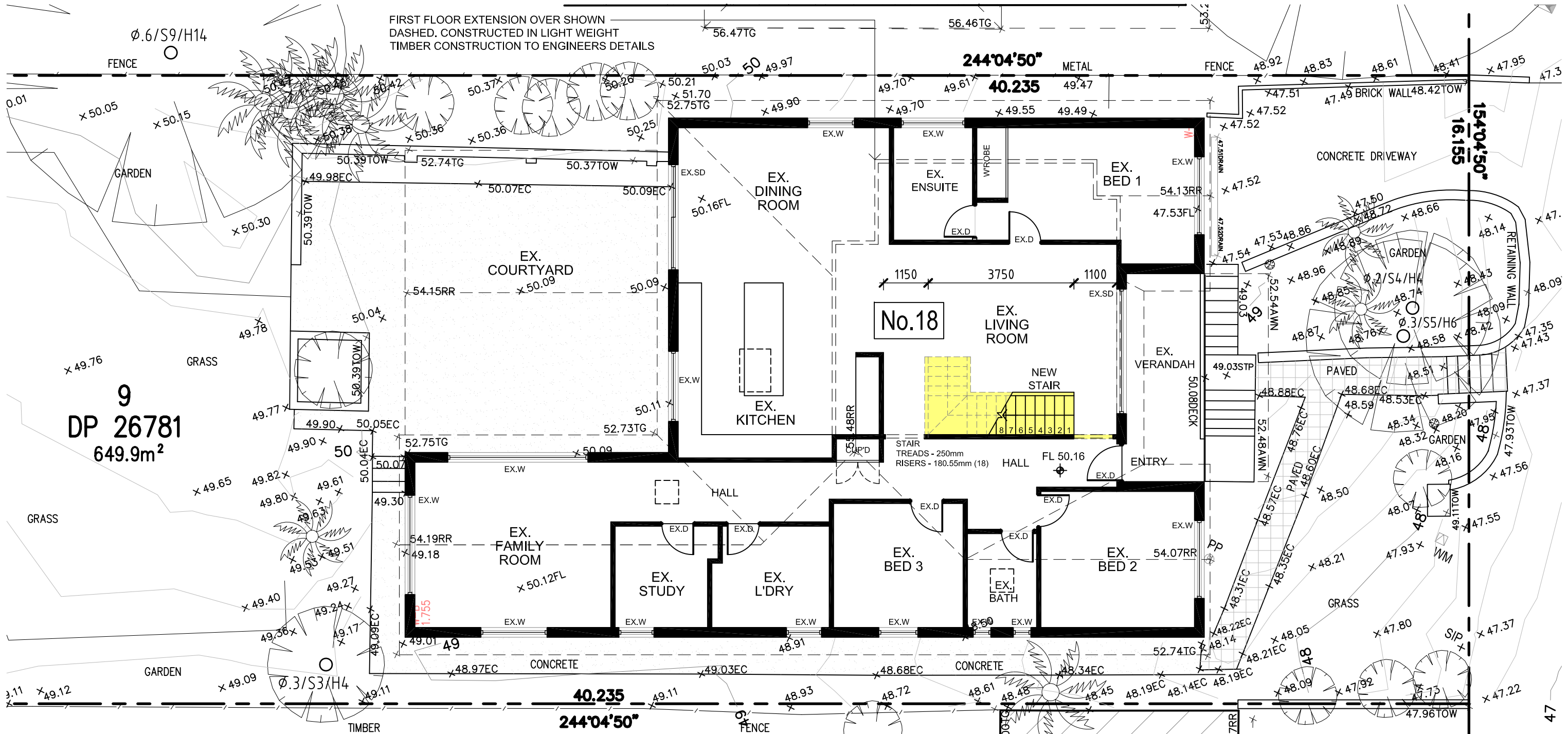
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Project. Proposed Alterations & Addition to Existing Dwelling
Address. 18 Maroa Crescent
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Client. S + T McCabe

Title. **EXISTING GROUND FLOOR PLAN**
Issue. DELOPMENT APPLICATION

Job No. 2013
Date. Feb 2021
Drawn. DW
Checked. PZ
Scale. 1:100
@A3

Drawing No. **DA02**
Revision. **A**



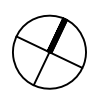
LEGEND:

- NEW ALTERATIONS & ADDITION
- METAL ROOF
- EXISTING PAVING
- EXISTING CONCRETE
- EXISTING WALL
- NEW TIMBER STUD WALL

STAIR:
TREAD - 250mm
RISERS - 182mm
(22 RISERS)

Notes:
Builder/Contractor shall verify job dimensions before job commences. Figured dimensions take precedence over drawings and job dimensions. All wall set-out dimensions are dimensioned to the external faces of the studs.

A	28.02.2021	DA Submission
Revision:	Date:	Amentment:



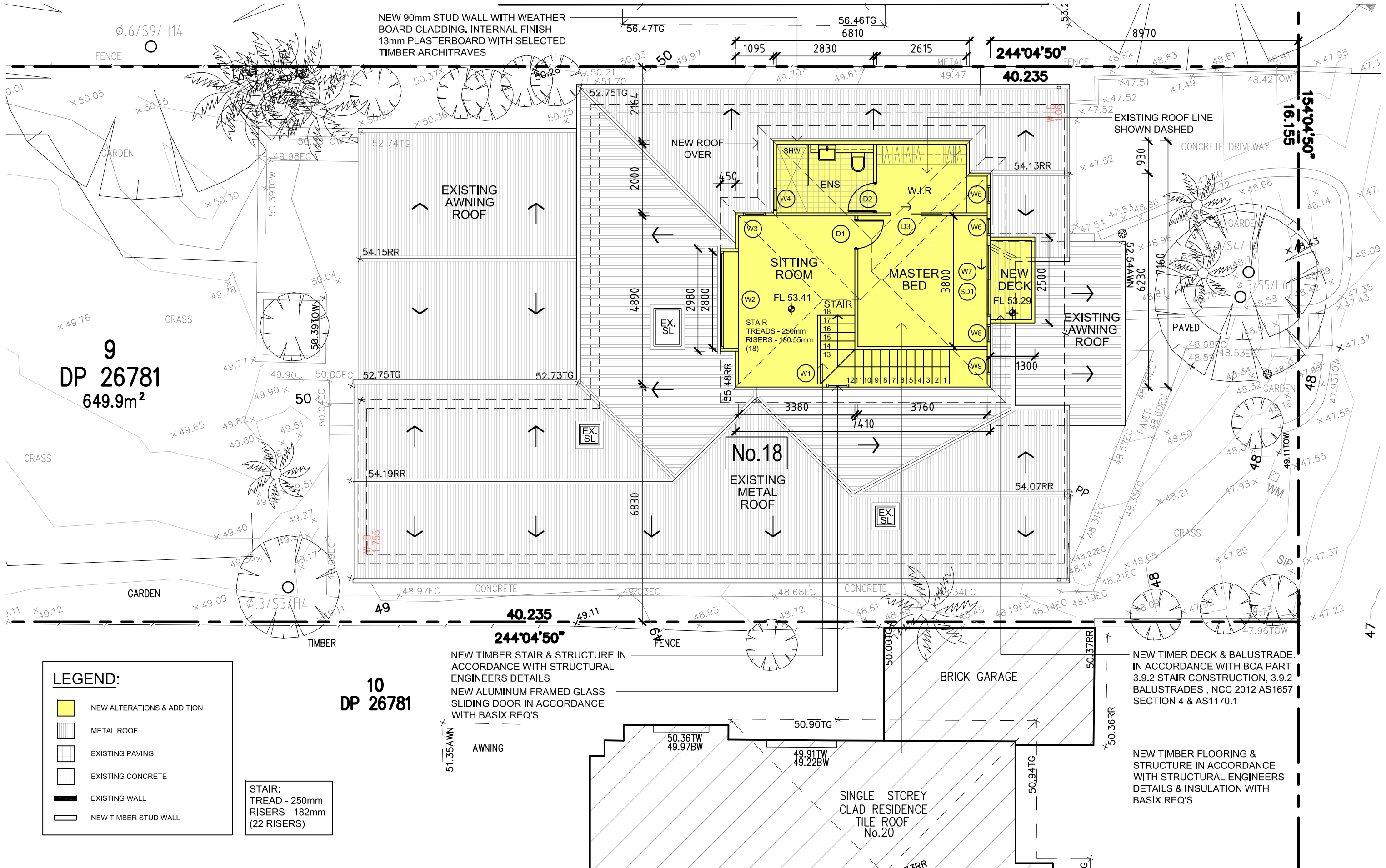
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Project. Proposed Alterations & Addition to Existing Dwelling
Address. 18 Maroa Crescent
Allambie Heights
LOT 3 DP 14843
Client. S + T McCabe

Title. GROUND FLOOR PLAN
Issue. DELOPMENT APPLICATION

Job No. 2013
Date. Feb 2021
Drawn. DW
Checked. PZ
Scale. 1:100
@A3

Drawing No. DA03
Revision. A



LEGEND:

- NEW ALTERATIONS & ADDITION
- METAL ROOF
- EXISTING PAVING
- EXISTING CONCRETE
- EXISTING WALL
- NEW TIMBER STUD WALL

STAIR:
TREAD - 250mm
RISERS - 182mm
(22 RISERS)

Notes:
Builder/Contractor shall verify job dimensions before job commences. Figured dimensions take precedence over drawings and job dimensions. All wall set-out dimensions are dimensioned to the external faces of the studs.

A	28.02.2021	DA Submission
Revision:	Date:	Amentment:



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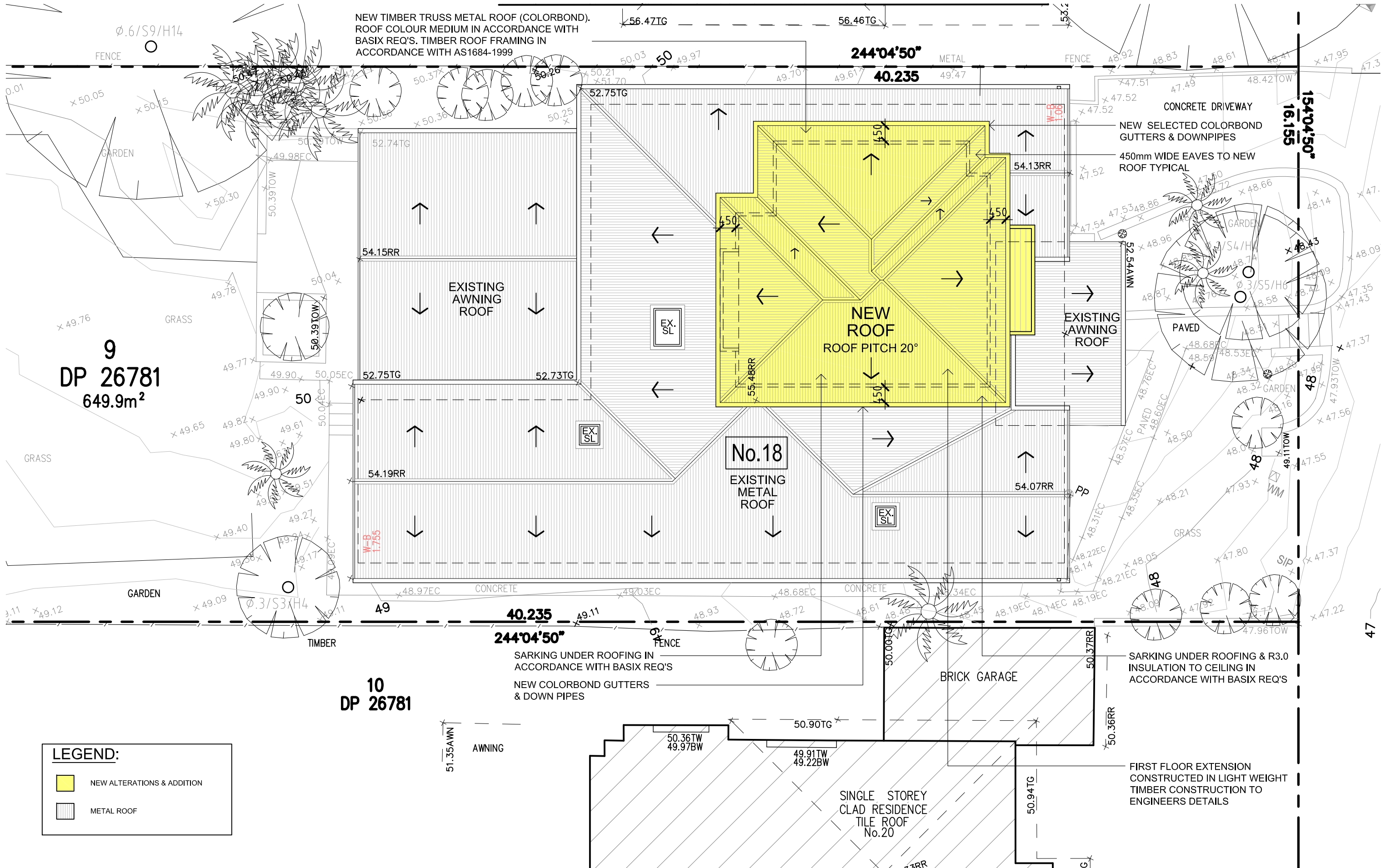
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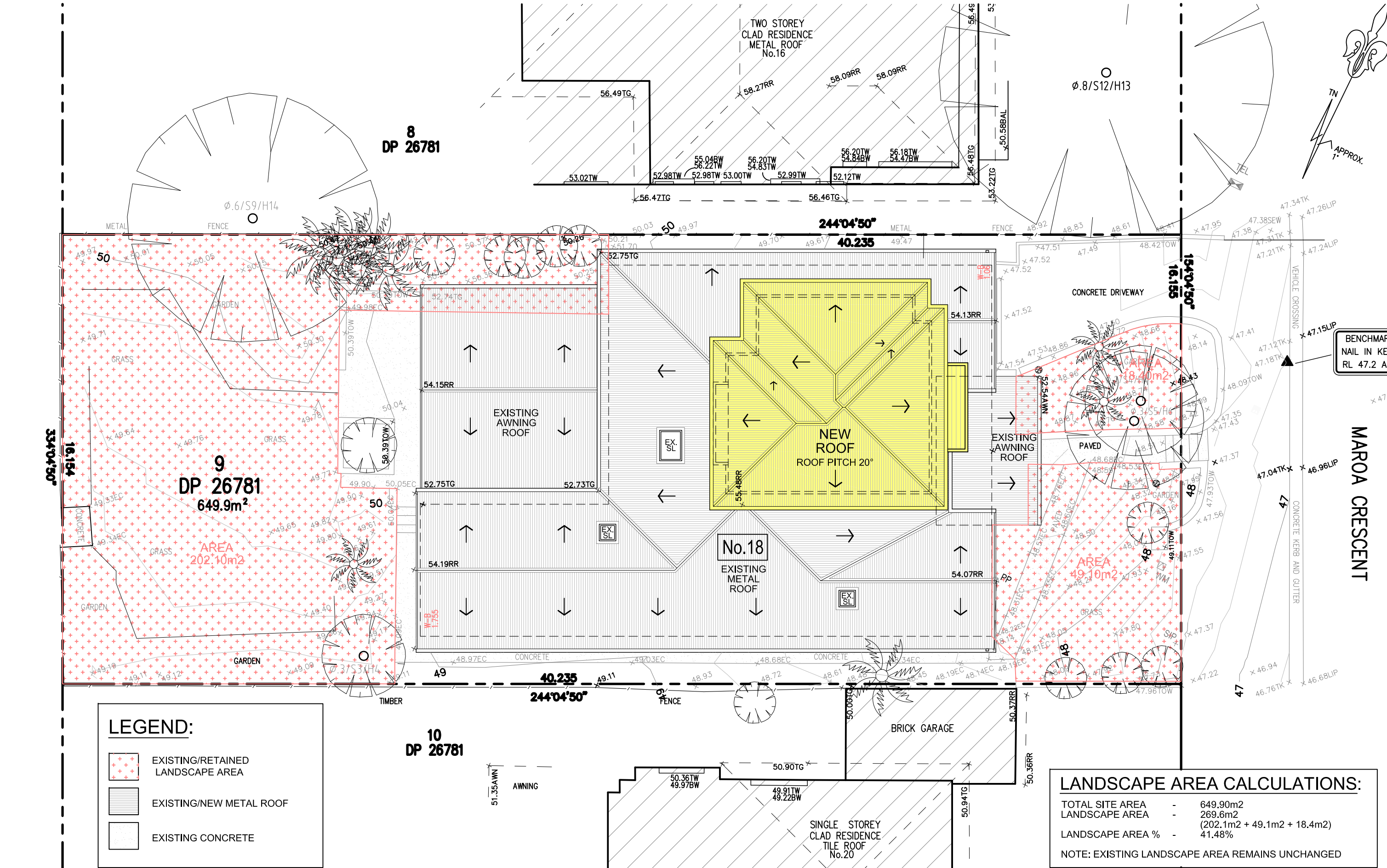
Project. Proposed Alterations & Addition to Existing Dwelling
Address. 18 Maroa Crescent
Allambie Heights
LOT 3 DP 14843
Client. S + T McCabe

Title. **FIRST FLOOR PLAN**
Issue. DELOPMENT APPLICATION

Job No. 2013
Date. Feb 2021
Drawn. DW
Checked. PZ
Scale. 1:100
@A3

Drawing No. **DA04**
Revision. **A**





Notes:
Builder/Contractor shall verify job dimensions before job commences. Figured dimensions take precedence over drawings and job dimensions. All wall set-out dimensions are dimensioned to the external faces of the studs.

A	28.02.2021	DA Submission
Revision:	Date:	Amentment:



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Project. Proposed Alterations & Addition to Existing Dwelling
Address. 18 Maroia Crescent
Allambie Heights
LOT 3 DP 14843
Client. S + T McCabe

Title. **LANDSCAPE AREAS CALCULATIONS**
Issue. DELOPMENT APPLICATION

LANDSCAPE AREA CALCULATIONS:	
TOTAL SITE AREA	- 649.90m ²
LANDSCAPE AREA	- 269.6m ² (202.1m ² + 49.1m ² + 18.4m ²)
LANDSCAPE AREA %	- 41.48%
NOTE: EXISTING LANDSCAPE AREA REMAINS UNCHANGED	

Job No.	2013	Drawing No.	DA06
Date.	Feb 2021	Revision.	
Drawn.	DW		
Checked.	PZ		
Scale.	1:125 @A3		

LEGEND:

NEW ALTERATIONS & ADDITION

CEILING LEVELRL 53.41

FIRST FLOOR LEVELFL 53.41

CEILING LEVELRL 52.91

GROUND FLOOR LEVELFL 50.16

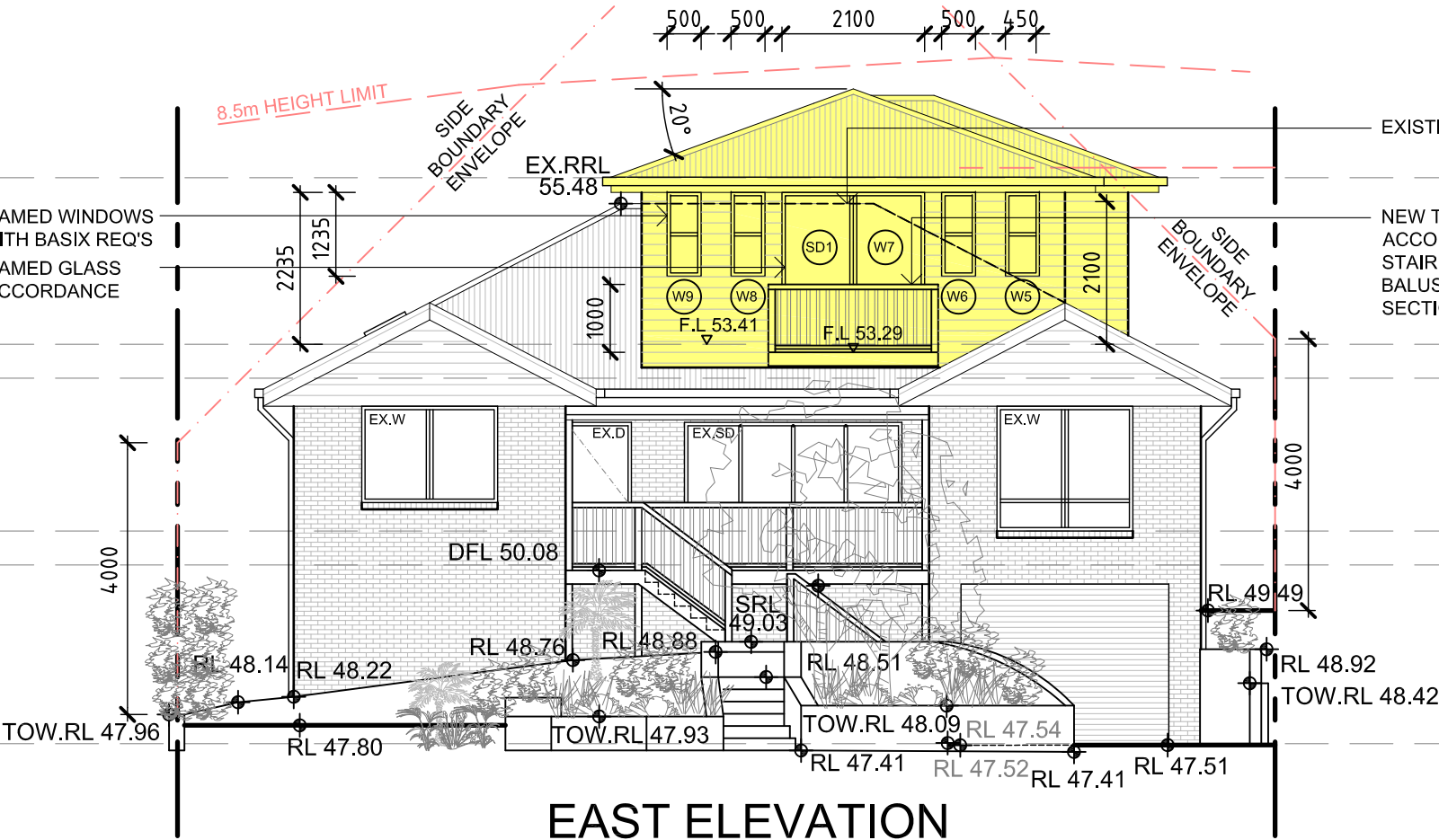
GARAGE FLOOR LEVELFL 47.53

NEW ALUMINUM FRAMED WINDOWS
IN ACCORDANCE WITH BASIX REQ'S

NEW ALUMINUM FRAMED GLASS
SLIDING DOOR IN ACCORDANCE
WITH BASIX REQ'S

EXISTING ROOF LINE SHOWN DASHED

NEW TIMER DECK & BALUSTRADE. IN
ACCORDANCE WITH BCA PART 3.9.2
STAIR CONSTRUCTION, 3.9.2
BALUSTRADES , NCC 2012 AS1657
SECTION 4 & AS1170.1



EAST ELEVATION

CEILING LEVELRL 53.41

FIRST FLOOR LEVELFL 53.41

CEILING LEVELRL 52.91

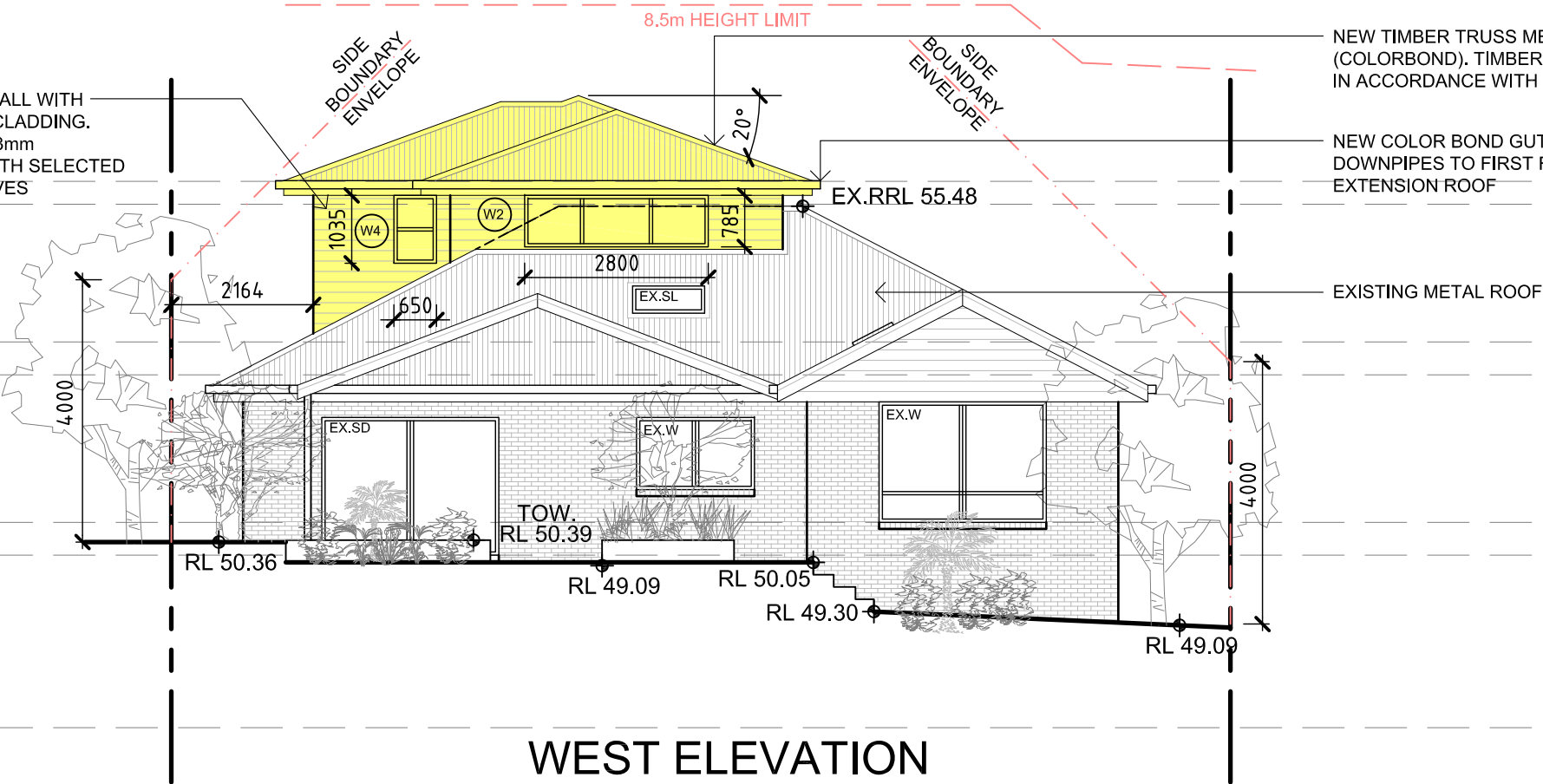
GROUND FLOOR LEVELFL 50.16

GARAGE FLOOR LEVELFL 47.53

NEW 90mm STUD WALL WITH
WEATHER BOARD CLADDING.
INTERNAL FINISH 13mm
PLASTERBOARD WITH SELECTED
TIMBER ARCHITRAVES

NEW TIMBER TRUSS METAL ROOF
(COLORBOND), TIMBER ROOF FRAMING
IN ACCORDANCE WITH AS1684-1999

NEW COLOR BOND GUTTERS &
DOWNPIPES TO FIRST FLOOR
EXTENSION ROOF



WEST ELEVATION

Notes:
Builder/Contractor shall verify job dimensions before
job commences. Figured dimensions take precedence
over drawings and job dimensions. All wall set-out
dimensions are dimensioned to the external faces of
the studs.

A	28.02.2021	DA Submission
Revision:	Date:	Amentment:



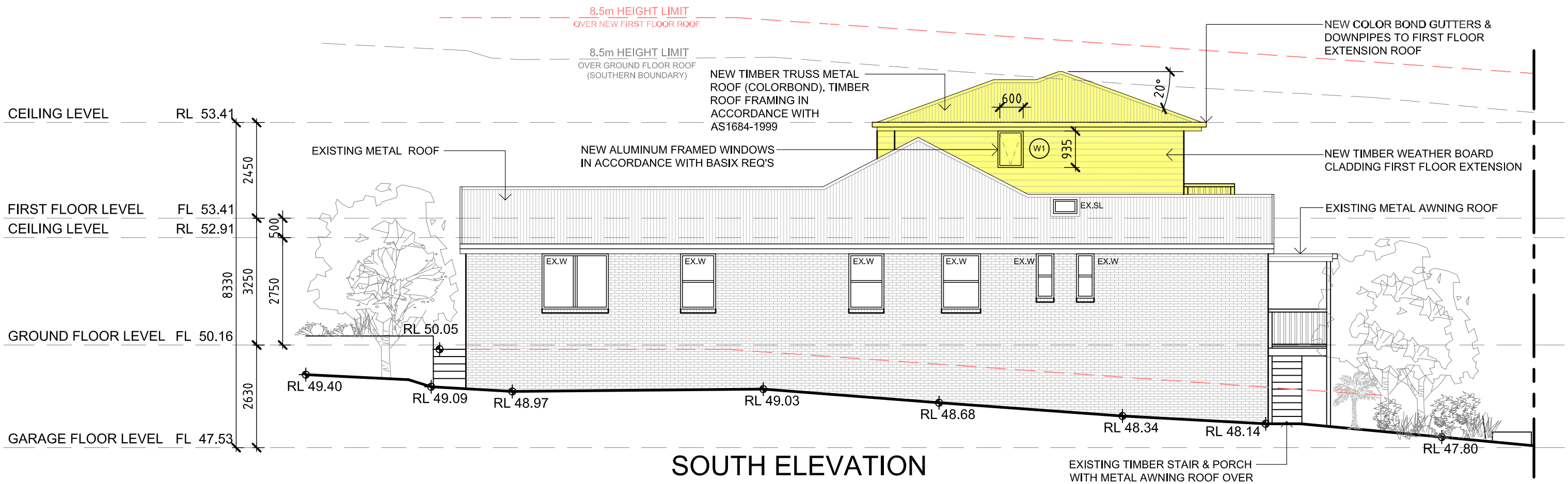
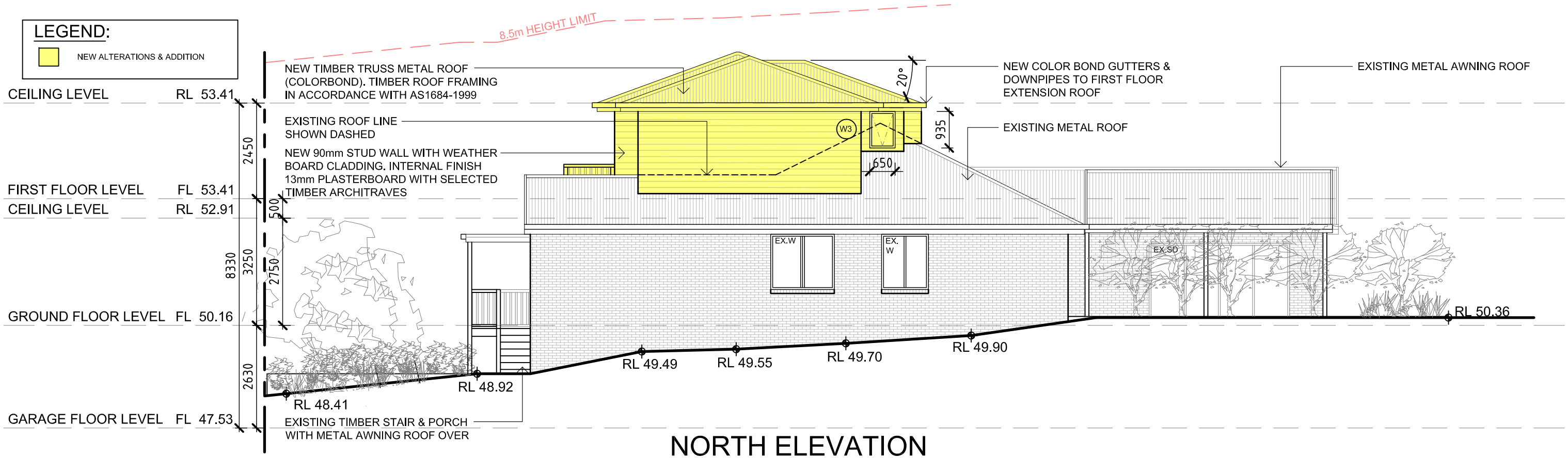
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Project. Proposed Alterations & Addition to
Existing Dwelling
Address. 18 Maroa Crescent
Allambie Heights
LOT 3 DP 14843
Client. S + T McCabe

Title. **EAST & WEST ELEVATIONS**
Issue. DELOPMENT APPLICATION

Job No. 2013
Date. Feb 2021
Drawn. DW
Checked. PZ
Scale. N.T.S
@A3

Drawing No. **DA07**
Revision. **A**



Notes:
Builder/Contractor shall verify job dimensions before job commences. Figured dimensions take precedence over drawings and job dimensions. All wall set-out dimensions are dimensioned to the external faces of the studs.

A	28.02.2021	DA Submission
Revision:	Date:	Amentment:



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Project. Proposed Alterations & Addition to Existing Dwelling

Address. 18 Maroa Crescent
Allambie Heights
LOT 3 DP 14843

Client. S + T McCabe

Title. **NORTH & SOUTH ELEVATIONS**

Issue. DELOPMENT APPLICATION

Job No. 2013

Date. Feb 2021

Drawn. DW

Checked. PZ

Scale. N.T.S @A3

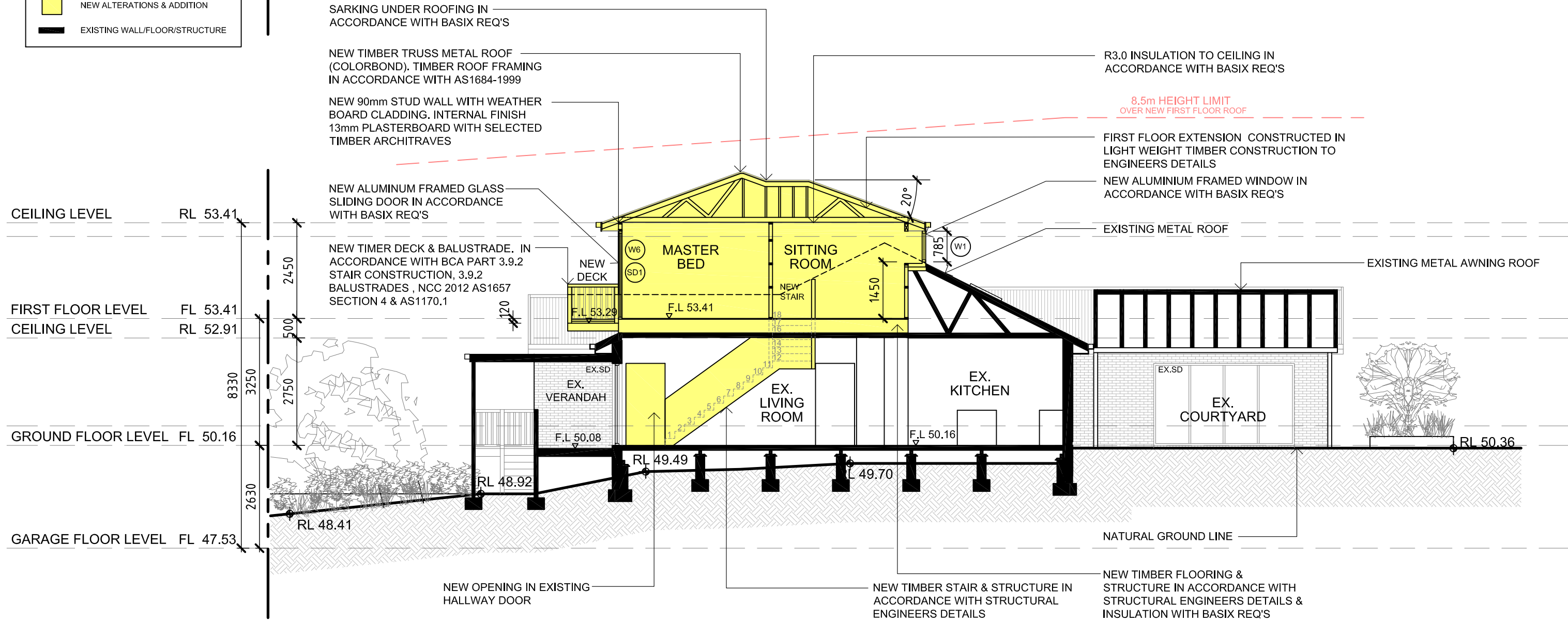
Drawing No. **DA08**

Revision. **A**

LEGEND:

NEW ALTERATIONS & ADDITION

EXISTING WALL/FLOOR/STRUCTURE



SECTION A-A

Notes:
Builder/Contractor shall verify job dimensions before job commences. Figured dimensions take precedence over drawings and job dimensions. All wall set-out dimensions are dimensioned to the external faces of the studs.

A	28.02.2021	DA Submission
Revision:	Date:	Amentment:



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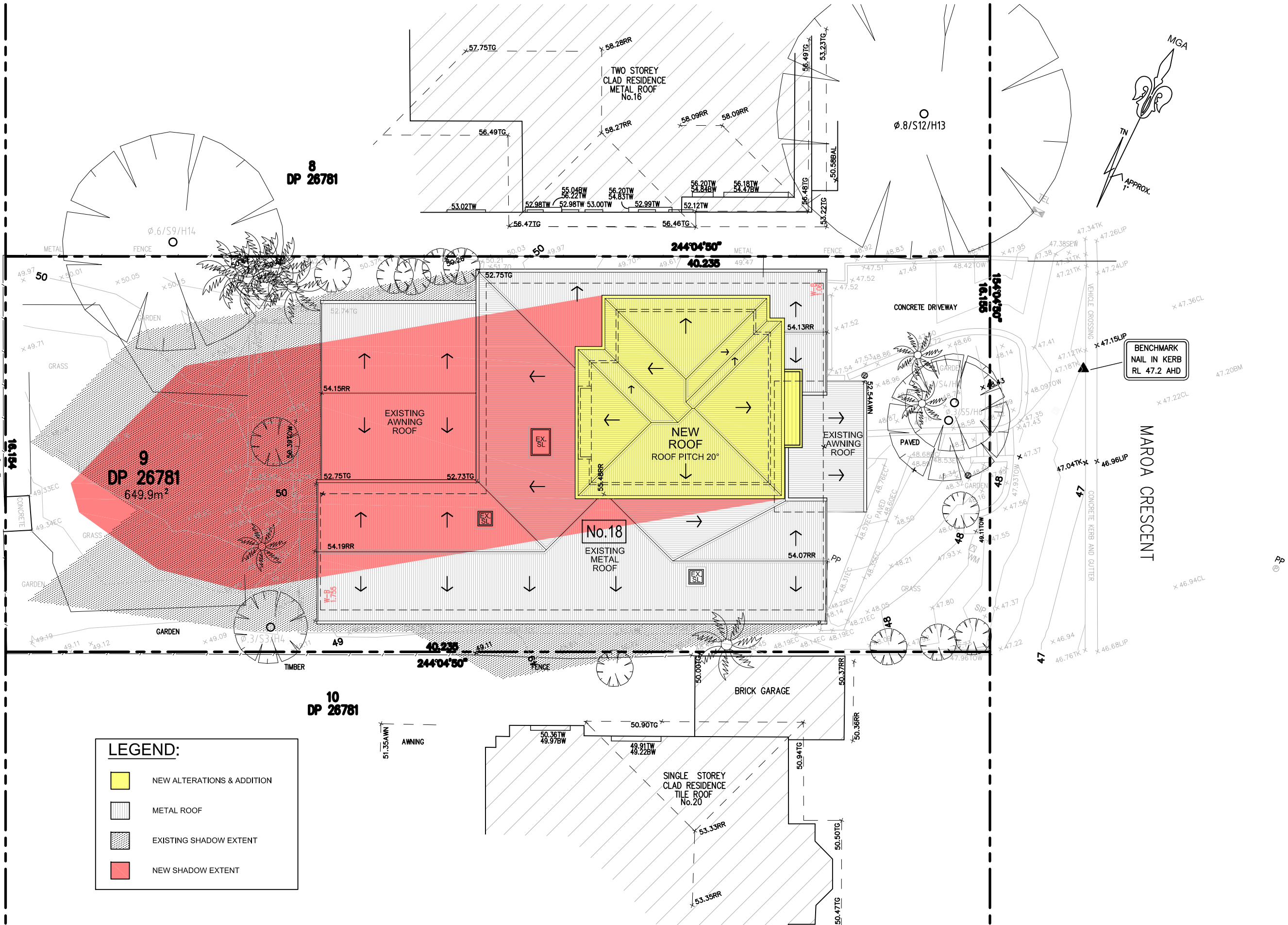
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Project. Proposed Alterations & Addition to Existing Dwelling
Address. 18 Maroa Crescent Allambie Heights LOT 3 DP 14843
Client. S + T McCabe

Title. **TITLE PAGE & NOTES**
Issue. DELOPMENT APPLICATION

Job No. 2013
Date. Feb 2021
Drawn. DW
Checked. PZ
Scale. N.T.S @A3

Drawing No. **DA09**
Revision. **A**



Notes:
Builder/Contractor shall verify job dimensions before job commences. Figured dimensions take precedence over drawings and job dimensions. All wall set-out dimensions are dimensioned to the external faces of the studs.

A	28.02.2021	DA Submission
Revision:	Date:	Amentment:



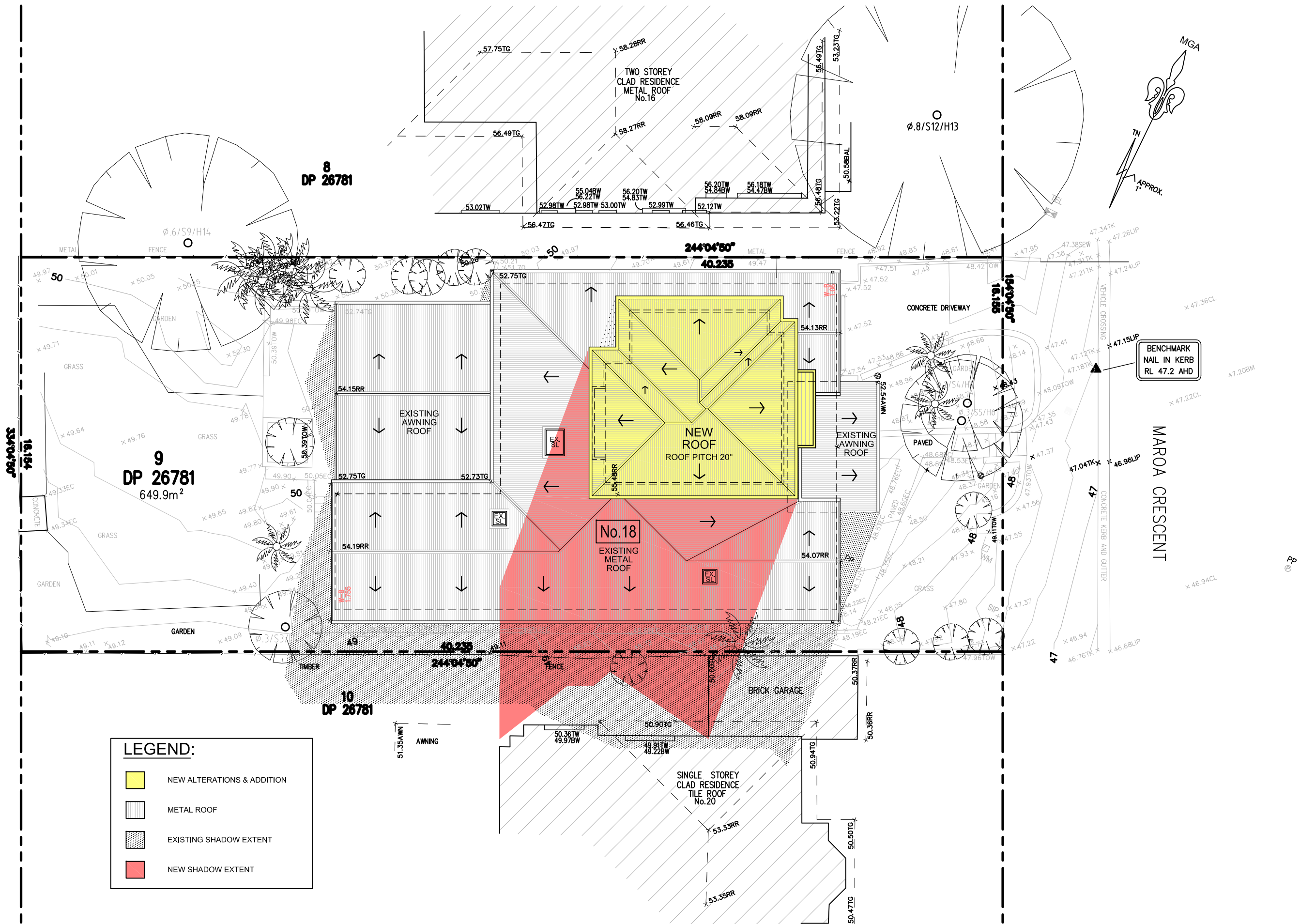
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Project. Proposed Alterations & Addition to Existing Dwelling
Address. 18 Maroa Crescent
Allambie Heights
LOT 3 DP 14843
Client. S + T McCabe

Title. **SHADOW DIAGRAM No: 1**
JUNE 22nd 9:00am
Issue. DELOPMENT APPLICATION

Job No. 2013
Date. Feb 2021
Drawn. DW
Checked. PZ
Scale. 1:150
@A3

Drawing No. **DA10**
Revision. **A**



Notes:
Builder/Contractor shall verify job dimensions before job commences. Figured dimensions take precedence over drawings and job dimensions. All wall set-out dimensions are dimensioned to the external faces of the studs.

A	28.02.2021	DA Submission
Revision:	Date:	Amentment:



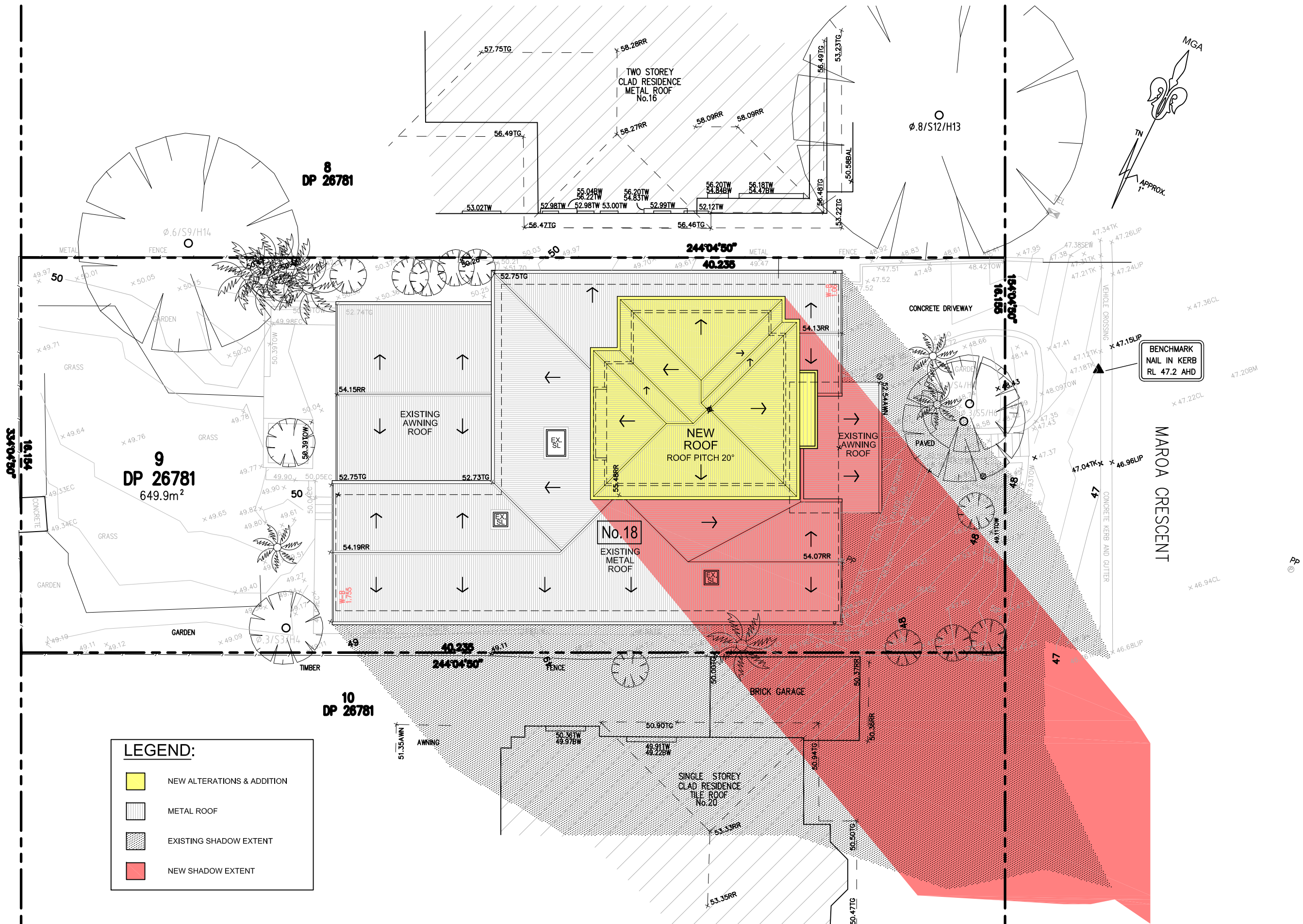
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Project. Proposed Alterations & Addition to Existing Dwelling
Address. 18 Maroa Crescent
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Client. S + T McCabe

Title. **SHADOW DIAGRAM No: 2**
JUNE 22nd 12:00pm
Issue. DELOPMENT APPLICATION

Job No. 2013
Date. Feb 2021
Drawn. DW
Checked. PZ
Scale. 1:150
@A3

Drawing No. **DA11**
Revision. **A**



LEGEND:

- NEW ALTERATIONS & ADDITION
- METAL ROOF
- EXISTING SHADOW EXTENT
- NEW SHADOW EXTENT

Notes:
Builder/Contractor shall verify job dimensions before job commences. Figured dimensions take precedence over drawings and job dimensions. All wall set-out dimensions are dimensioned to the external faces of the studs.

A	28.02.2021	DA Submission
Revision:	Date:	Amentment:



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Project. Proposed Alterations & Addition to Existing Dwelling
Address. 18 Maroia Crescent
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Client. S + T McCabe

Title. **SHADOW DIAGRAM No: 3**
JUNE 22nd 3:00pm
Issue. DELOPMENT APPLICATION

Job No. 2013
Date. Feb 2021
Drawn. DW
Checked. PZ
Scale. 1:150
@A3

Drawing No. **DA12**
Revision. **A**