

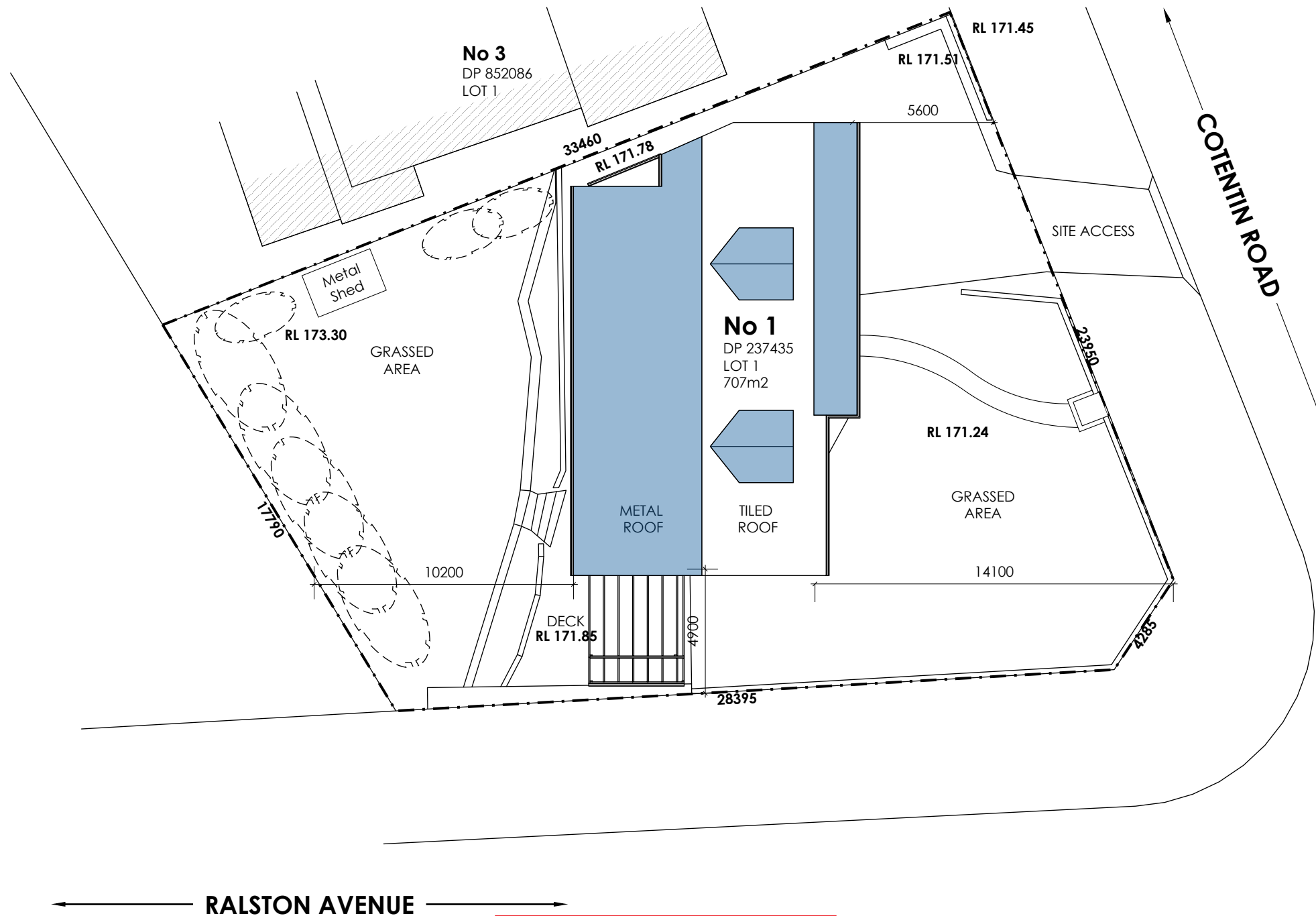
SITE FENCING
Temporary fencing to be maintained throughout at building line

SITE SIGNAGE
BUILDERS SIGN
To be in place for the duration of works
CERIFIERS SIGN
To be in place for the duration of works
ALL RELEVANT SAFETY SIGNS
To be in place for the duration of works

BIN
Bin to be placed on driveway

DEMOLITION
Rear of building to be hand demolition sorted in year yard and placed in appropriate recycling bins

CONCRETE
A small trailer pump will be placed on the drive and small concrete truck used on drive. All works will be within the property boundaries.



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SEDIMENT CONTROL
INSTALL SEDIMENT CONTROL MEASURES AS INDICATED ON PLAN. DURING ALL EXCAVATION UNTIL AREAS AFFECTED ARE PROTECTED FROM EROSION. SEDIMENT BAGS TO BE PLACED IN KERB BEFORE ECAVATION MACHINE ENTERS AND LEAVES PROPERTY

DIRECTION OF FLOW

GEOTEXTILE FILTER FABRIC

POSTS 600mm ABOVE G.L.

UNDISTURBED AREA

SITE PLAN



Ardlie

DESIGN & DRAFTING

PROPOSED EXTENSION

NOTES:

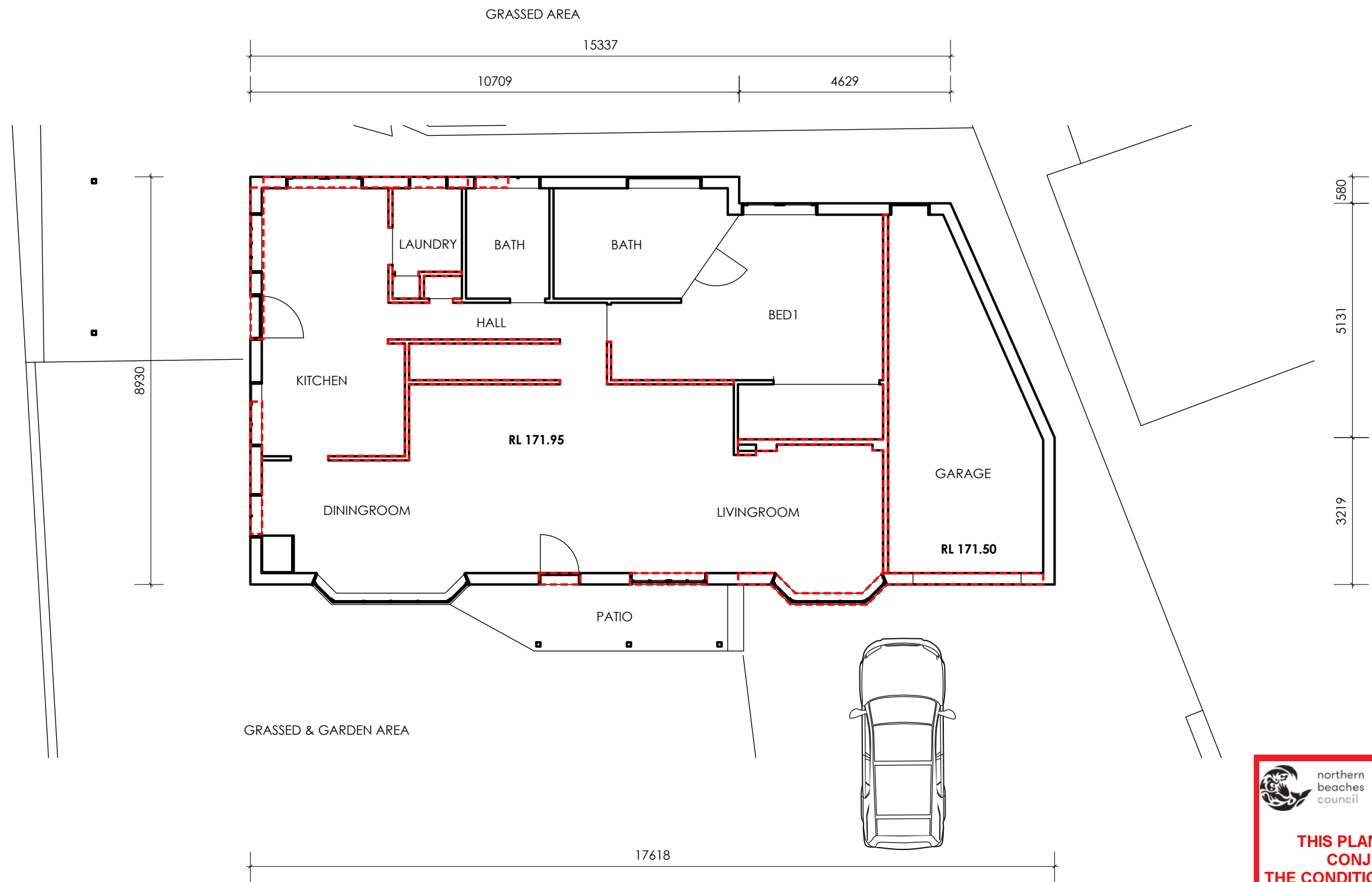
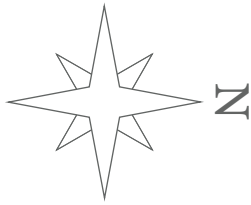
PLANS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS PLANS AND DETAILS


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DO NOT SCALE DRAWING.

VERIFY ALL SETTING OUT DIMENSIONS ON SITE.

DRAWING TITLE: SITE PLAN SHOWING: ALTERATIONS AND ADDITIONS		A01
PROJECT: 1 COTENTIN ROAD BELROSE LOT 1 DP237435		
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PLAN VIEW EXISTING DEMOLITION PLAN



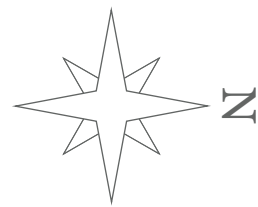
DEMOLITION PLAN
IN ACCORDANCE WITH AS 2601- 2001
THE DEMOLITION OF STRUCTURES

REMOVE WALLS, ROOF AND FLOOR AS INDICATED ON PLAN
CUT NEW DOOR OPENING POSITION FOR STAIRWELL
TRIM LEVELS FOR NEW LOWER DECK SLAB
DIG FOOTINGS TO ENGINEERS DESIGN
CUT NEW DOOR OPENINGS AS MARKED
INFILL WINDOW OPENINGS AS MARKED

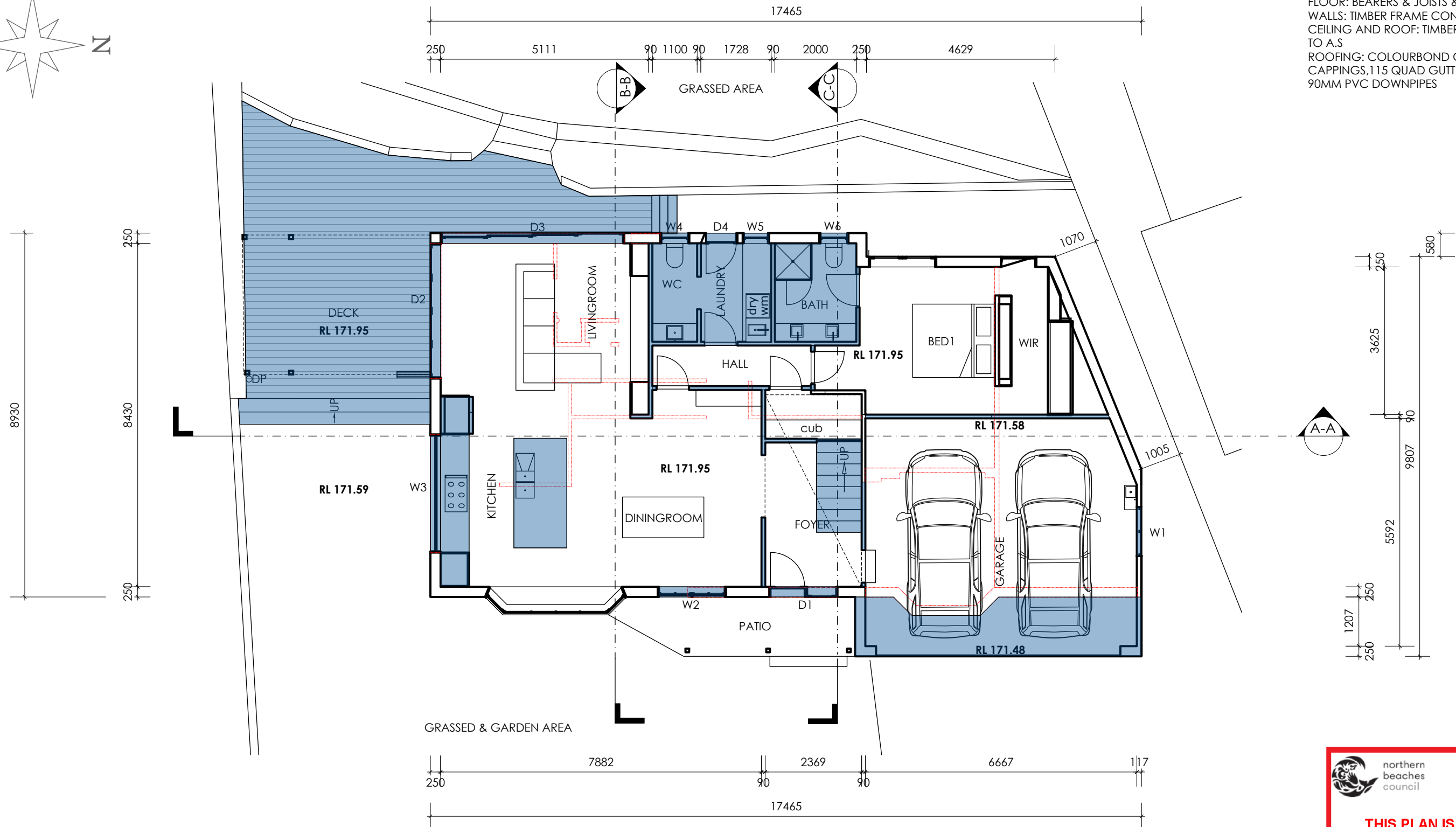
 **PROPOSED DEMOLITION**

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DRAWING TITLE: PLAN VIEW SHOWING: EXISTING & PROPOSED DEMOLITION		A05
PROJECT: 1 COTENTIN ROAD BELROSE LOT 1 DP237435		
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PROPOSED TIMBER FRAME EXTENSION
FLOOR: BEARERS & JOISTS & T & G FLOORING
WALLS: TIMBER FRAME CONSTRUCTION TO A.S
CEILING AND ROOF: TIMBER FRAME CONSTRUCTION TO A.S
ROOFING: COLOURBOND CORRUGATED IRON
CAPPINGS, 115 QUAD GUTTER & FLASHINGS
90MM PVC DOWNPIPES



PLAN VIEW PROPOSED GROUND FLOOR EXTENSION



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GENERAL:
BUILD NEW TIMBER FRAME WALLS
IN 90 BY 45 H2 MPG10 PINE
TO A.S
LINE WALLS IN 10mm GYPROCK & VILLABOARD
TO BATHROOM AND LAUNDRY WALLS
WATER PROOF BATHROOM AND LAUNDRY TO A.S

SA
Ⓢ SMOKE ALARM TO AS
HW INSTANTANIOUS HOT WATER SYSTEM

NOTES:
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DRAWING TITLE: **PLAN VIEW**
SHOWING: PROPOSED GROUND FLOOR

PROJECT: **1 COTENTIN ROAD BELROSE**
LOT 1 DP237435

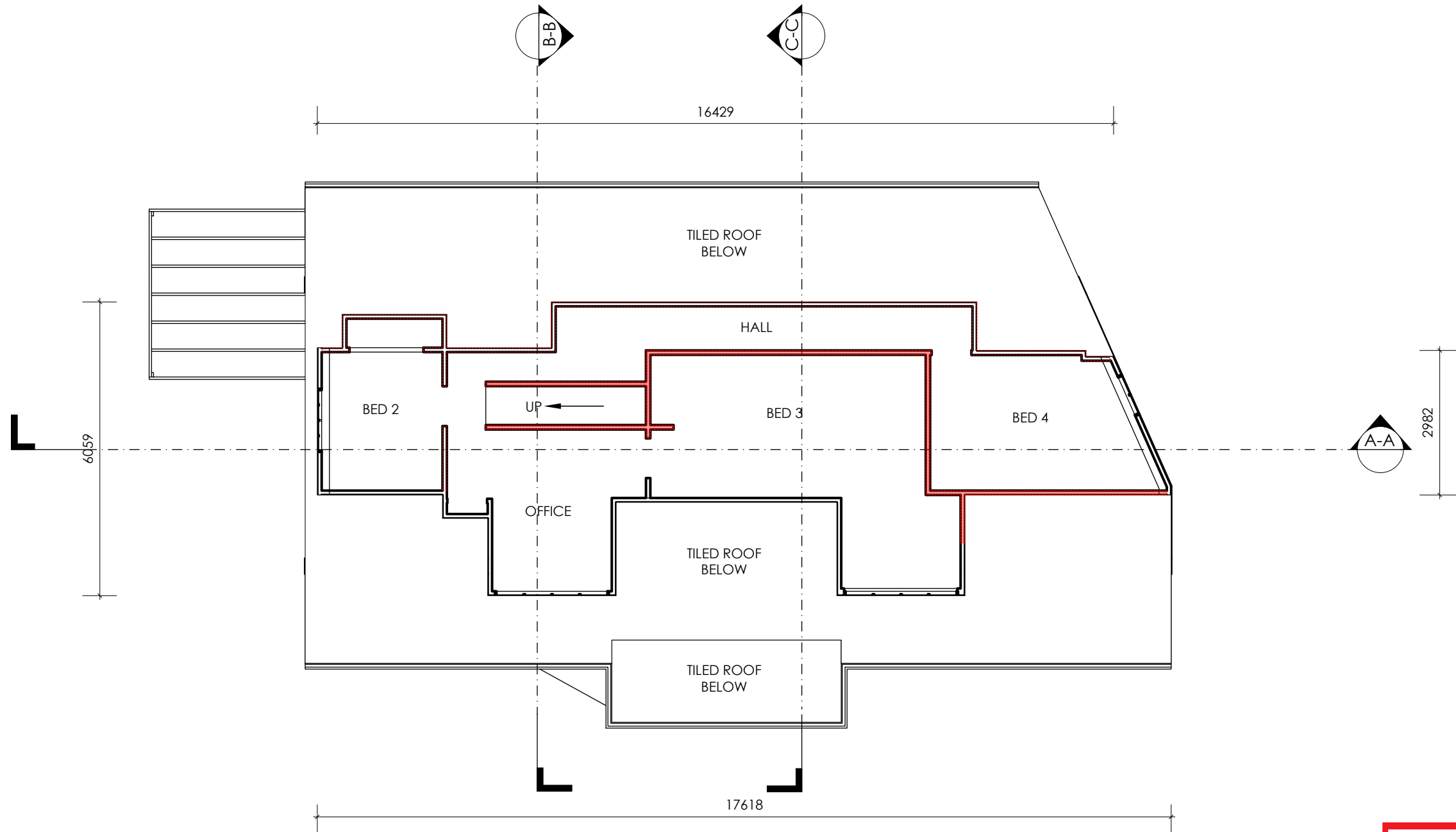
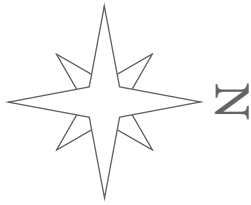
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A06



PLAN VIEW EXISTING



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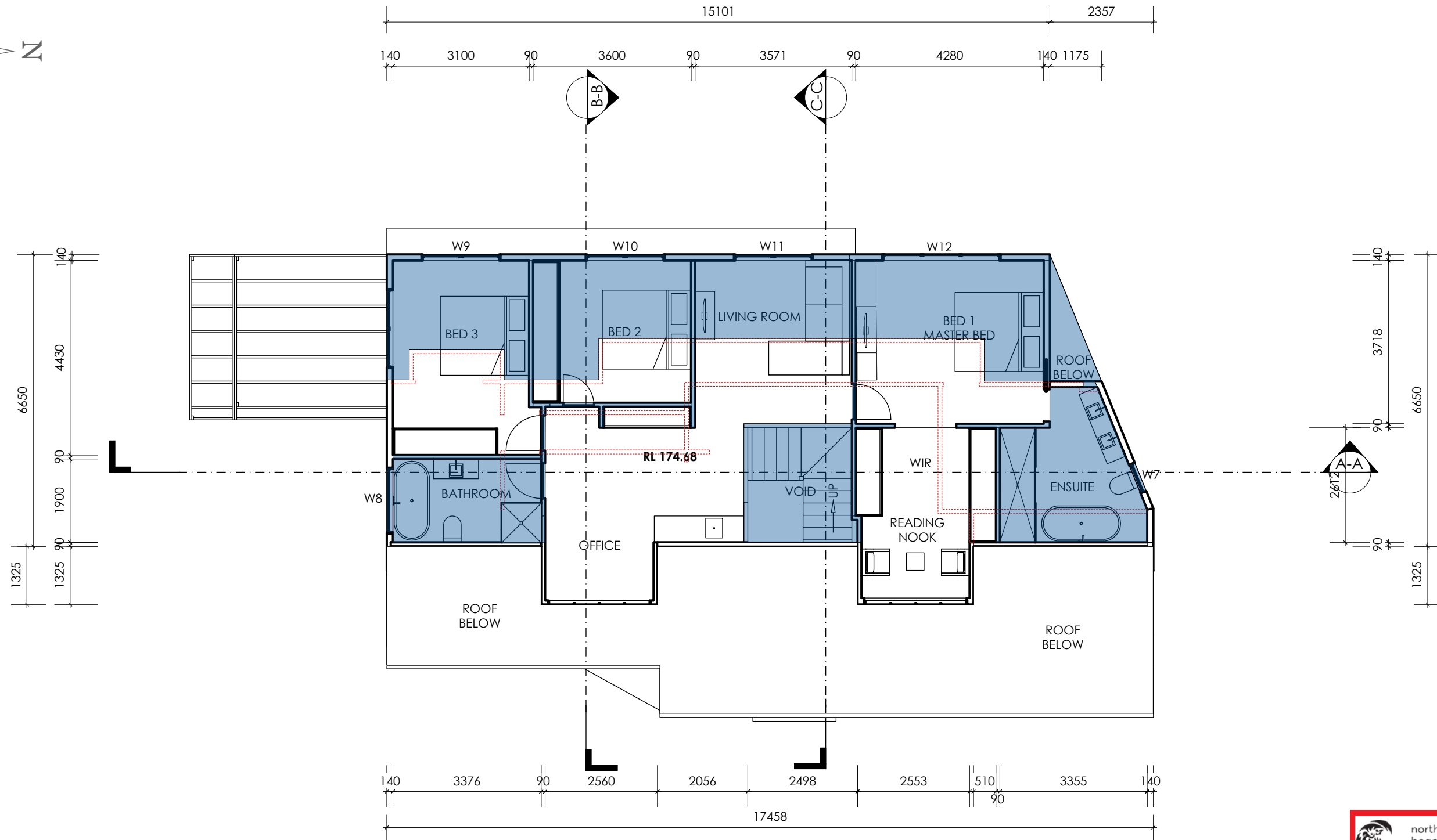
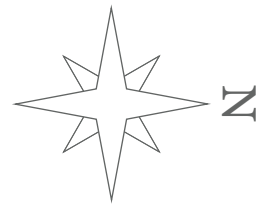
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GENERAL:
BUILD NEW TIMBER FRAME WALLS
IN 90 BY 45 H2 MPG10 PINE
TO A.S
LINE IN 10mm GYPROCK & VILLABOARD
TO BATHROOM AND LAUNDRY WALLS
WATER PROOF BATHROOM AND LAUNDRY TO A.S
SA
⊕ HARDWIRED INTERCONNECTED SMOKE ALARM TO AS

NOTES:
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DRAWING TITLE: PLAN VIEW SHOWING: EXISTING FIRST FLOOR EXTENSION		A07
PROJECT: 1 COTENTIN ROAD BELROSE LOT 1 DP237435		
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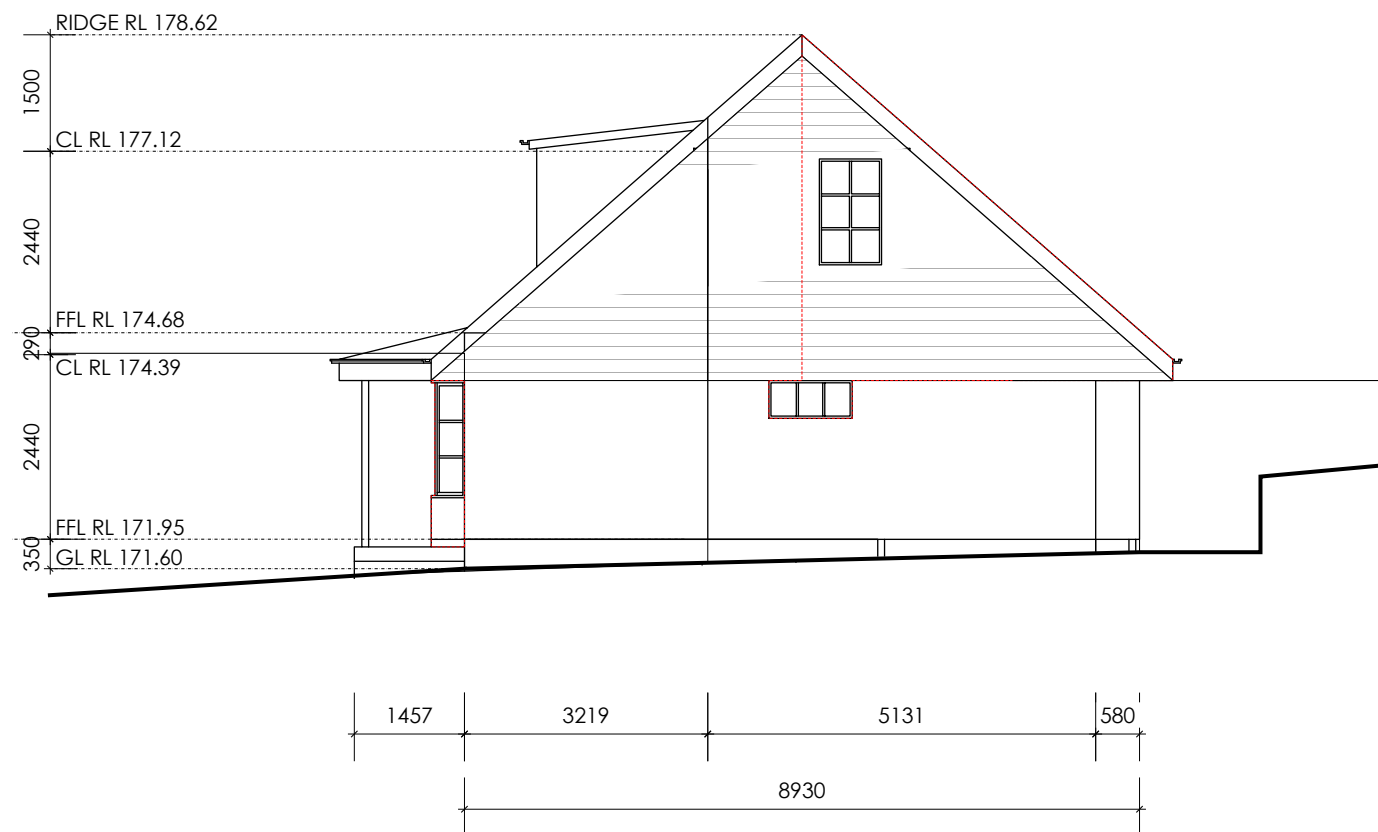


PLAN VIEW PROPOSED

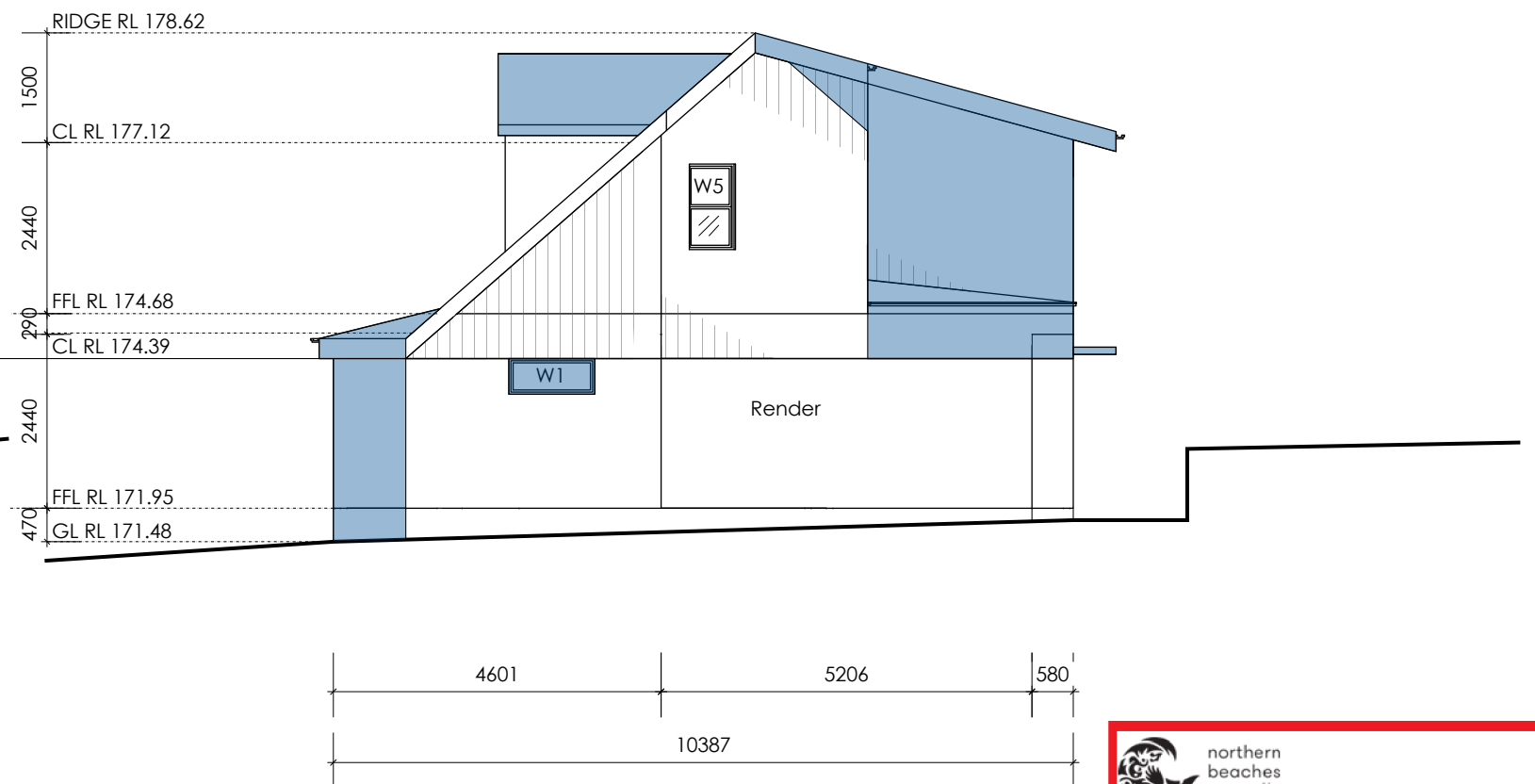
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NORTH ELEVATION EXISTING DEMOLITION
IN ACCORDANCE WITH AS 2601- 2001
THE DEMOLITION OF STRUCTURES



NORTH ELEVATION PROPOSED



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DRAWING TITLE: **NORTH ELEVATION**
SHOWING: EXISTING AND PROPOSED

PROJECT: **1 COTENTIN ROAD BELROSE**
LOT 1 DP237435

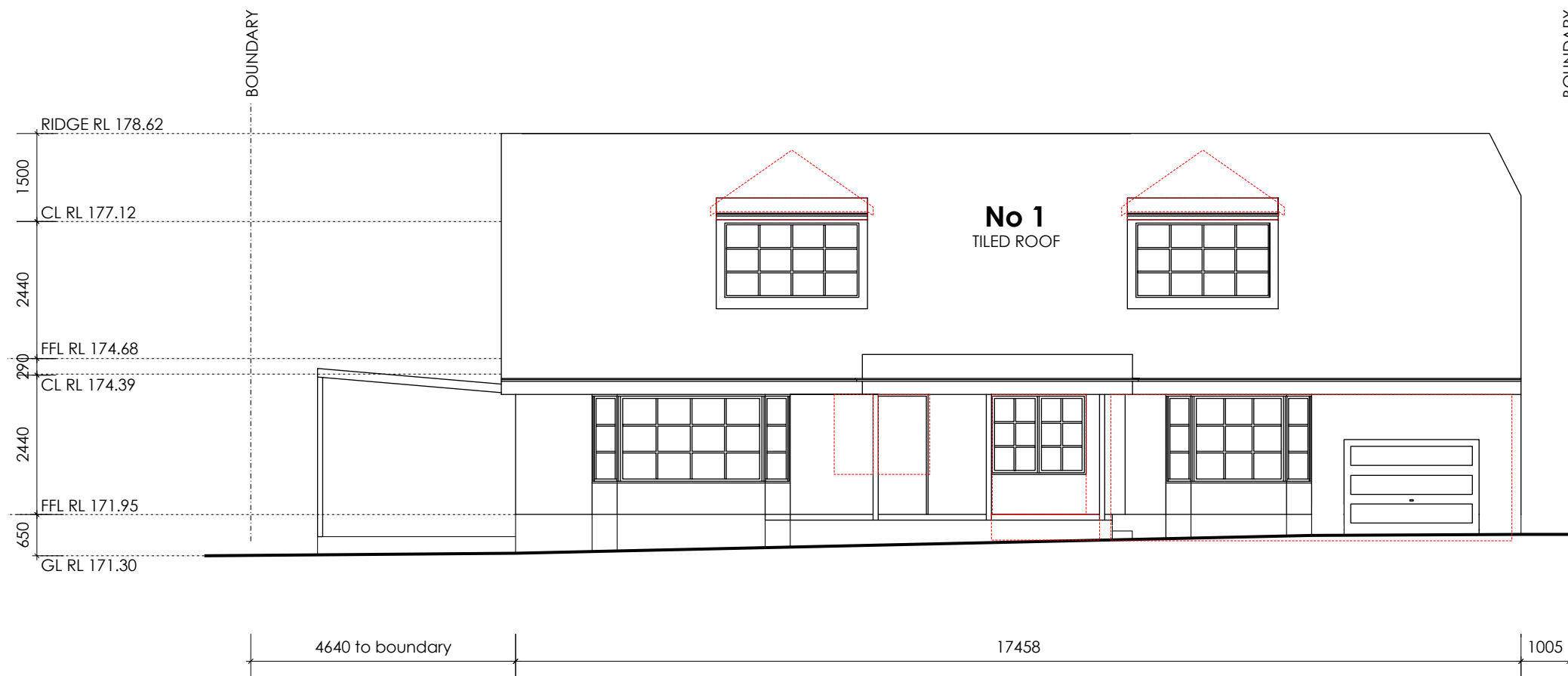
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A09



EAST ELEVATION EXISTING DEMOLITION PLAN

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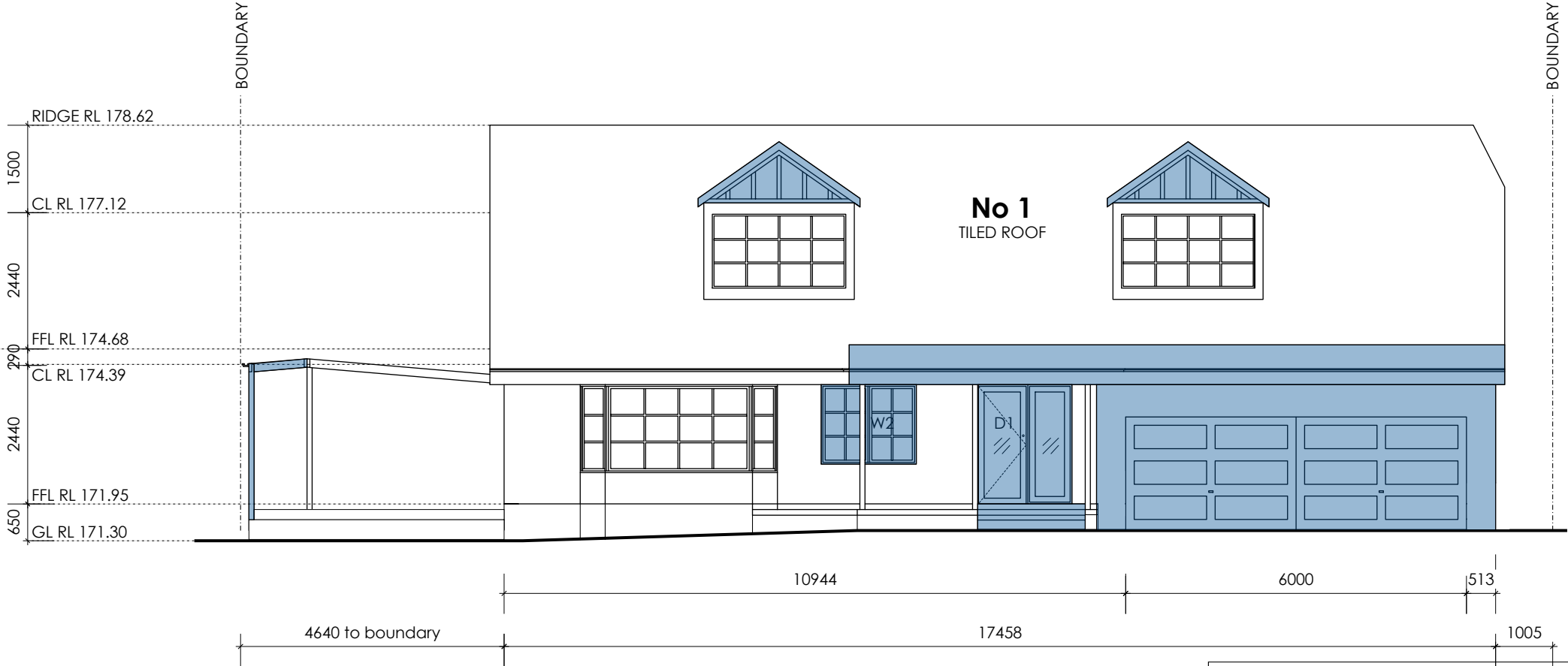


legend
HW: instantaneous hot water unit

NOTES:
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DRAWING TITLE: EAST ELEVATION SHOWING: EXISTING BUILDING & SCOPE OF DEMOLITION		A10
PROJECT: 1 COTENTIN ROAD BELROSE LOT 1 DP237435		
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BASIX CERTIFICATE		CERTIFICATE NUMBER A332237
LIGHTING		
40% OF NEW OR ALTERED LIGHT FIXTURES ARE FLUORESCENT, COMPACT FLUORESCENT, OR LED		
FIXTURES		
NEW OR ALTERED SHOWERHEADS: 9L PER MINUTE OR 3 STAR RATING		
NEW OR ALTERED TOILETS: 4L PER FLUSH OR 3 STAR RATING		
NEW OR ALTERED TAPS: 9L PER MINUTE OR 3 STAR RATING		
CONSTRUCTION	ADDITIONAL INSULATION REQUIRED (R-VALUE)	OTHER SPECIFICATIONS
Concrete slab on ground	Nil	
Suspended floor above garage:framed (R0.7)	Nil	
Floor above existing dwelling	Nil	
External wall: framed weatherboard	R1.30 (or R1.70 including construction)	
Flat ceiling, pitched roof	Ceiling: R1.45 (up), roof: 55mm foil blanket	dark (solar absorptance > 0.70)





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EAST ELEVATION PROPOSED

BASIX GLAZING REQUIREMENTS				CERTIFICATE NUMBER: A332237		
W & D	ORIENT	m2	SHADING	OVERSHADOWING	FRAME AND GLASS TYPE	
W1	N	0.60	None	0.0	0.0	Improved aluminium, clear/airgap/clear or (U4.12, SHGC 0.66)
W2	E	2.34	Eave/>=600mm	0.0	0.0	Timber or uPVC, clear/air/clear, (U3.67, SHGC 0.59)
W3	S	1.88	None	0.0	0.0	Improved aluminium, clear/airgap/clear or (U4.12, SHGC 0.66)
W4	W	0.59	P/H >=0.43	0.0	0.0	Improved aluminium, clear/airgap/clear or (U4.12, SHGC 0.66)
W5	W	0.55	P/H >=0.43	0.0	0.0	Improved aluminium, clear/airgap/clear or (U4.12, SHGC 0.66)
W6	W	0.59	P/H >=0.43	0.0	0.0	Improved aluminium, clear/airgap/clear or (U4.12, SHGC 0.66)
W7	N	0.84	None	0.0	0.0	Improved aluminium, clear/airgap/clear or (U4.12, SHGC 0.66)
W8	S	0.9	None	0.0	0.0	Improved aluminium, single clear or (U6.44, SHGC 0.75)
W9	W	2.16	Eave/>=750mm	0.0	0.0	Improved aluminium, clear/airgap/clear or (U4.12, SHGC 0.66)
W10	W	2.16	Eave/>=750mm	0.0	0.0	Improved aluminium, clear/airgap/clear or (U4.12, SHGC 0.66)
W11	W	2.16	Eave/>=750mm	0.0	0.0	Improved aluminium, clear/airgap/clear or (U4.12, SHGC 0.66)
W12	W	3.24	Eave/>=750mm	0.0	0.0	Improved aluminium, clear/airgap/clear or (U4.12, SHGC 0.66)
D1	E	3.5	Eave/>=900mm	0.0	0.0	Timber or uPVC, clear/air/clear, (U3.67, SHGC 0.59)
D2	S	6.93	None	0.0	0.0	Improved aluminium, clear/airgap/clear or (U4.12, SHGC 0.66)
D3	W	9.45	P/H >=0.43	0.0	0.0	Improved aluminium, clear/airgap/clear or (U4.12, SHGC 0.66)
D4	W	1.68	P/H >=0.43	0.0	0.0	Improved aluminium, clear/airgap/clear or (U4.12, SHGC 0.66)

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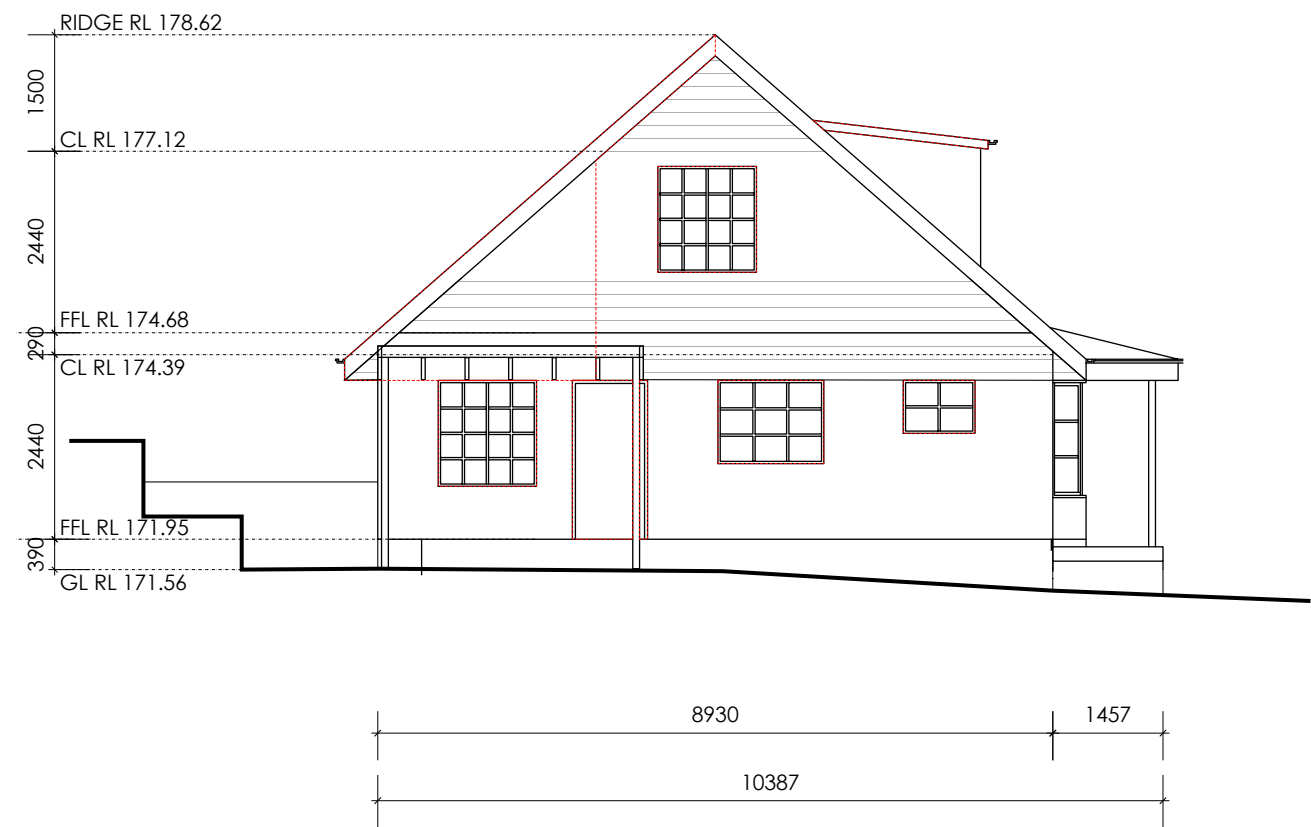
DRAWING TITLE: EAST ELEVATION SHOWING: ALTERATIONS AND ADDITIONS		A11
PROJECT: 1 COTENTIN ROAD BELROSE LOT 1 DP237435		
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DEMOLITION
IN ACCORDANCE WITH AS 2601- 2001
THE DEMOLITION OF STRUCTURES

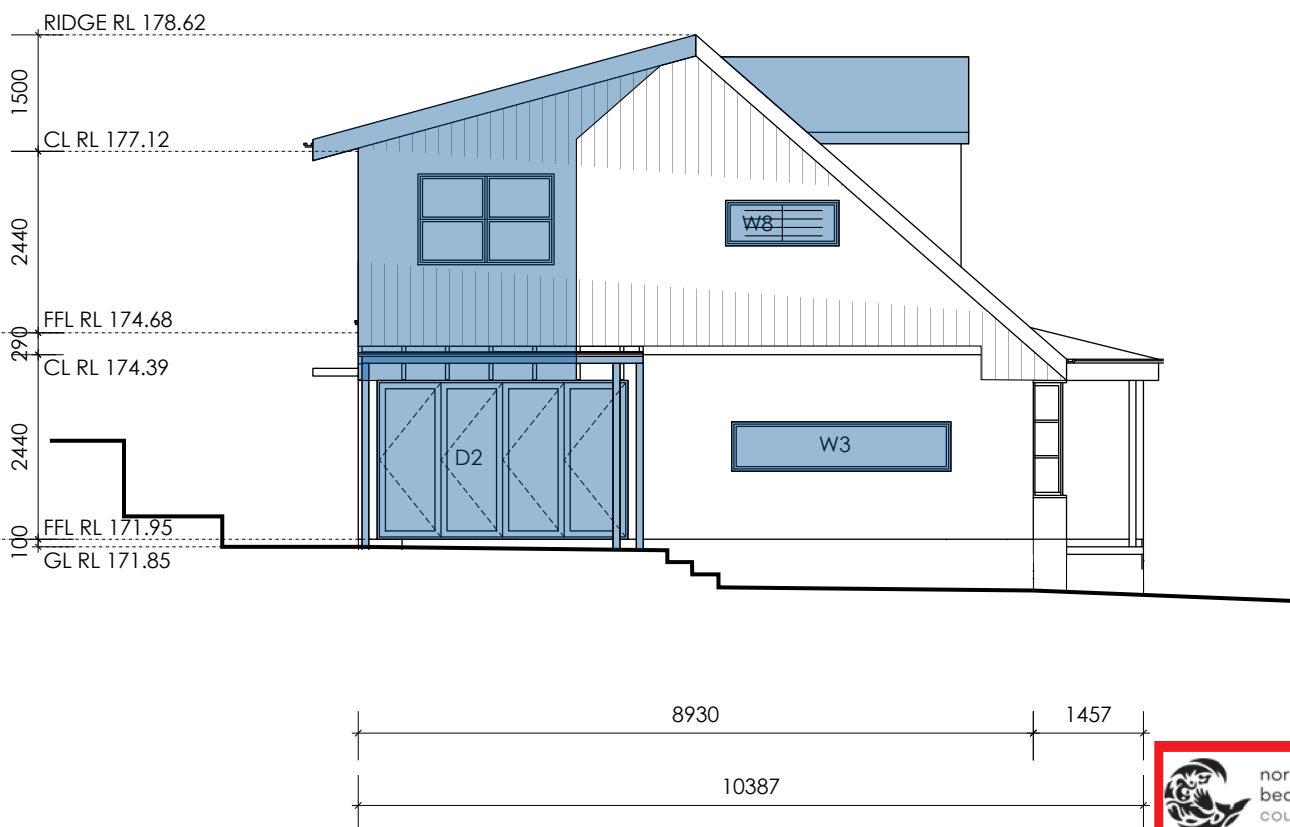
BIN
Machine only needed for minor trim and edge thickenings
to slab area
Bin to be placed after entry for spoil

DEMOLITION
Rear of building to be hand demolition sorted in rear yard
and placed in appropriate recycling bins

CONCRETE
A small trailer pump will be placed on the drive and small
concrete truck used on drive. All works will be within
the property boundaries.



SOUTH ELEVATION EXISTING DEMOLITION PLAN



SOUTH ELEVATION PROPOSED

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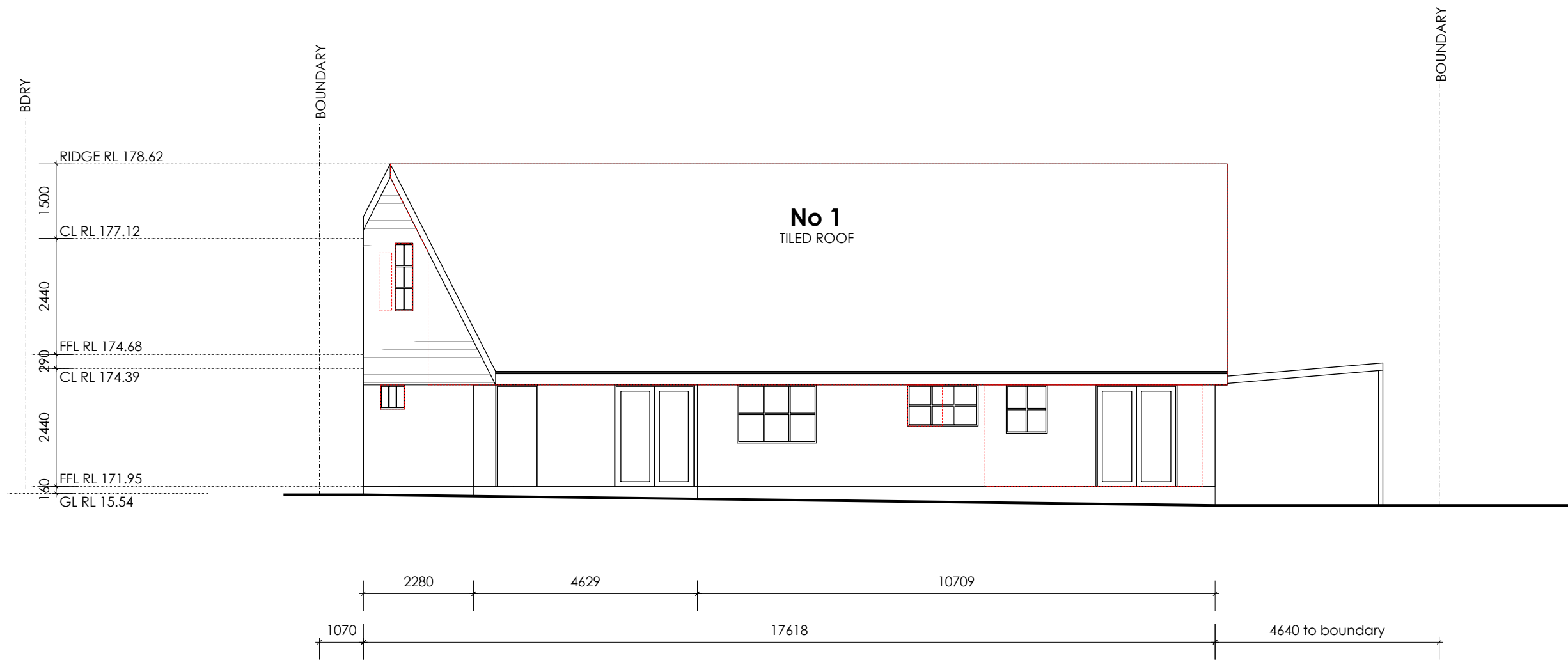
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DRAWING TITLE: SOUTH ELEVATION SHOWING: EXISTING WITH DEMOLITION & PROPOSED		A12
PROJECT: 1 COTENTIN ROAD BELROSE LOT 1 DP237435		
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DEMOLITION
IN ACCORDANCE WITH AS 2601- 2001
THE DEMOLITION OF STRUCTURES
BIN
Machine only needed for minor trim and edge thickenings to slab area
Bin to be placed after entry for spoil
DEMOLITION
Rear of building to be hand demolition sorted in year yard and placed in appropriate recycling bins
CONCRETE
A small trailer pump will be placed on the drive and small concrete truck used on drive. All works will be within the property boundaries.



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WEST ELEVATION EXISTING DEMOLITION PLAN

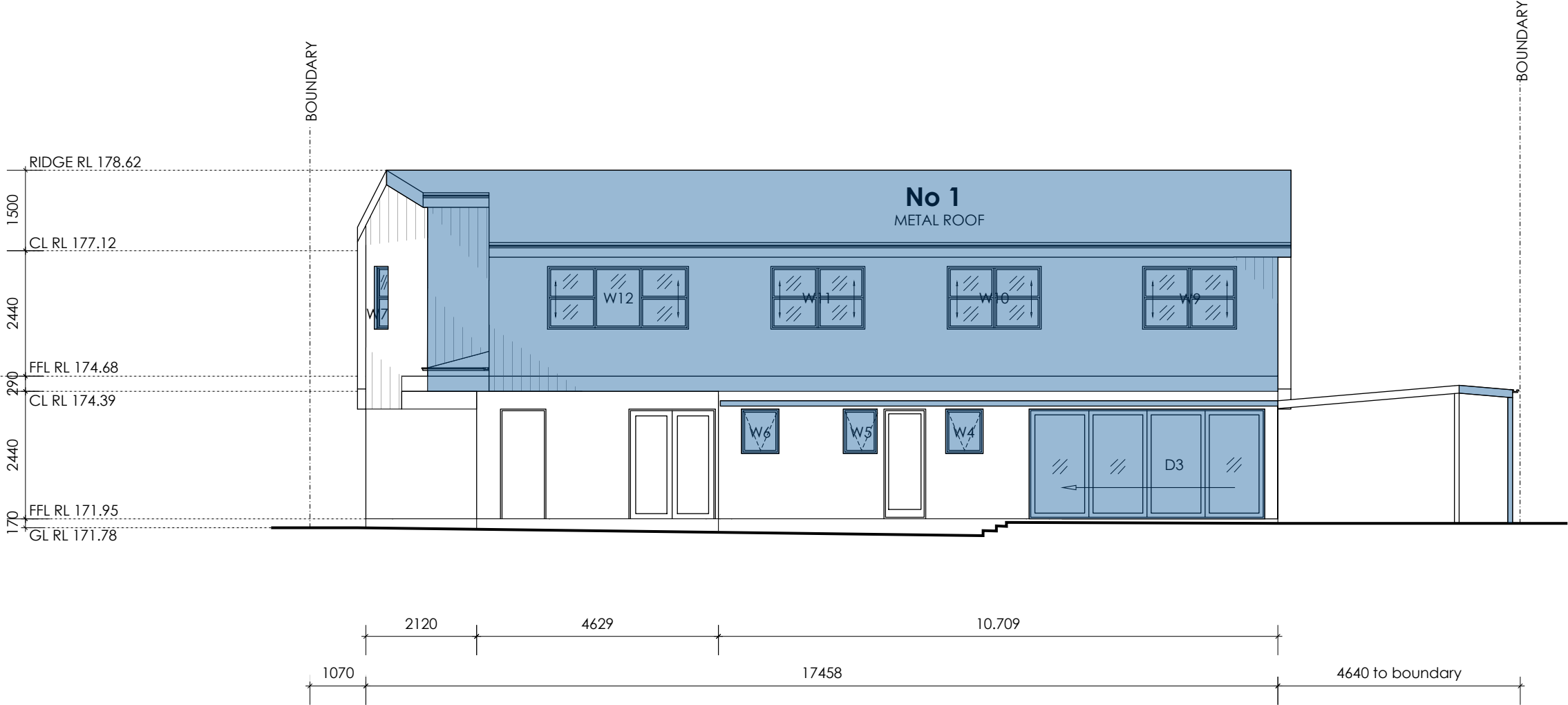


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DRAWING TITLE: WEST ELEVATION SHOWING: EXISTING & DEMOLITION		A13
PROJECT: 1 COTENTIN ROAD BELROSE LOT 1 DP237435		
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ROOFING
'COLOURBOND' METAL
ROOFING, CAPPINGS AND FLASHINGS
STANDARD 115 QUAD GUTTER
90mm PVC DOWNPIPE

PROPOSED EXTENSION FRAMING
TIMBER FRAME TO A.S 1684.2 -2010
RESIDENTIAL TIMBER FRAMED
CONSTRUCTION
WALL FRAME
H2/T2 90 BY 45 MPG10 STUDS NOGGINS AND PLATES
ROOF FRAME
H2/T2 200 BY 45 LVL RAFTERS & CEILING JOISTS
22mm LSOP FASCIA BOARD



WEST ELEVATION PROPOSED

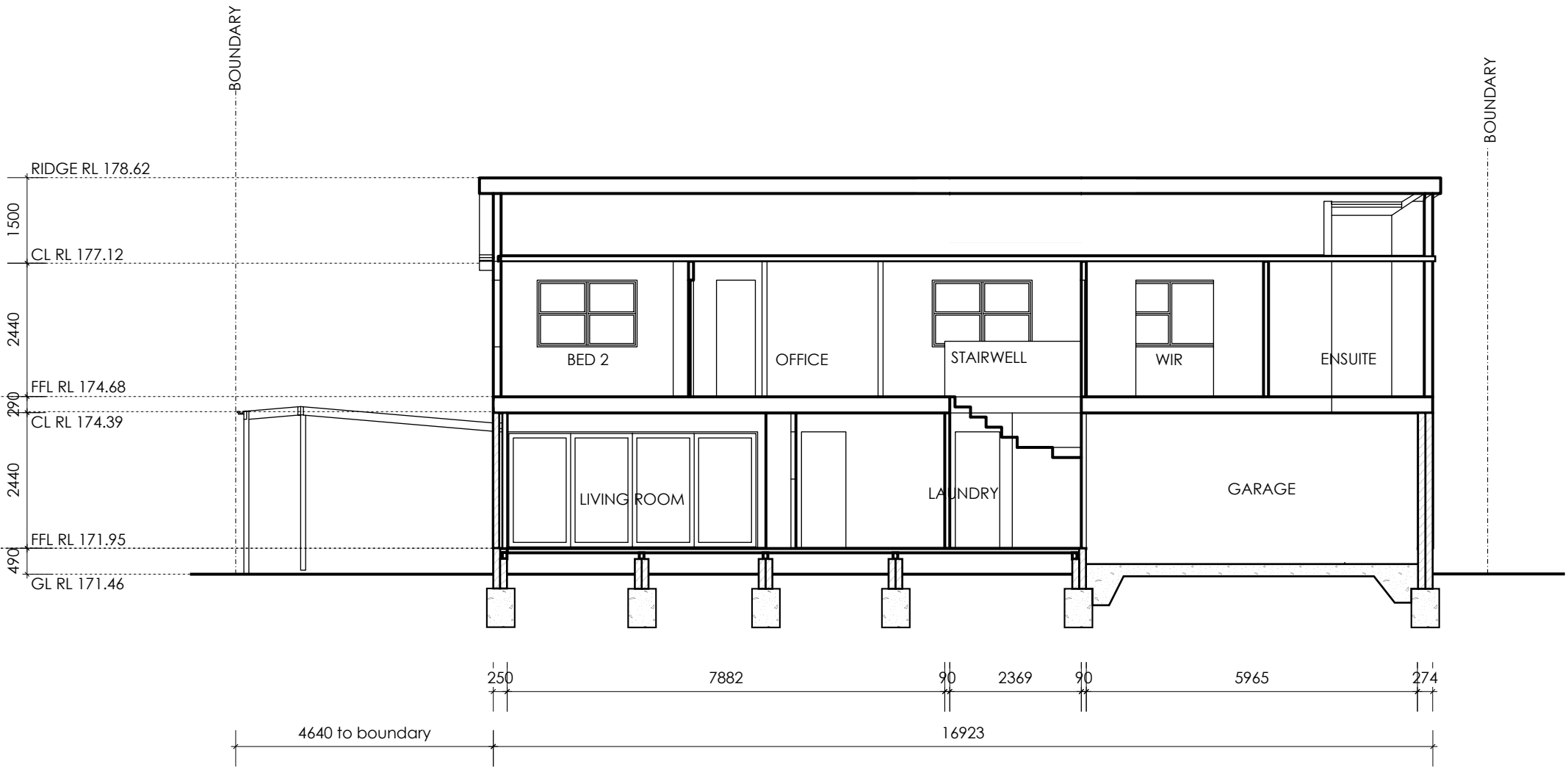


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WALL FRAMES
90 BY 45 H2 STUDS @ 600c
90 BY 45 H2 NOGGINS @ 1.200c MAX
90 BY 45 H2 PLATES/ 2 TOP 1 BOTTOM
EXTERIOR WALLS CLAD IN Weathertex
Eaves 4.5mm fibro, H mold
19 LOSP fascia board
T2 pine 19 by 45 wall batten between sarking and cladding
Insulation and sarking to BASIX requirements
Tie down and bracing to AS NCC and BCA requirements
Concrete
Raft slab to engineers design
Blob and strip footing to engineers design



SECTION A-A SCALE:1:100

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GENERAL
TIMBER FRAME TO A.S 1684.2 -2010
RESIDENTIAL TIMBER FRAMED CONSTRUCTION
TIMBER FRAME H2 MINIMUM TREATMENT
CONCRETE TO ENGINEERS DESIGN
LVL BEAMS, RAFTERS & LINTEL SPANS TO BE PROVIDED

NOTES:
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DRAWING TITLE: **SECTION A-A**
SHOWING: SECTION CUT OF PROPOSED EXTENSION

PROJECT: **1 COTENTIN ROAD BELROSE**
LOT 1 DP237435

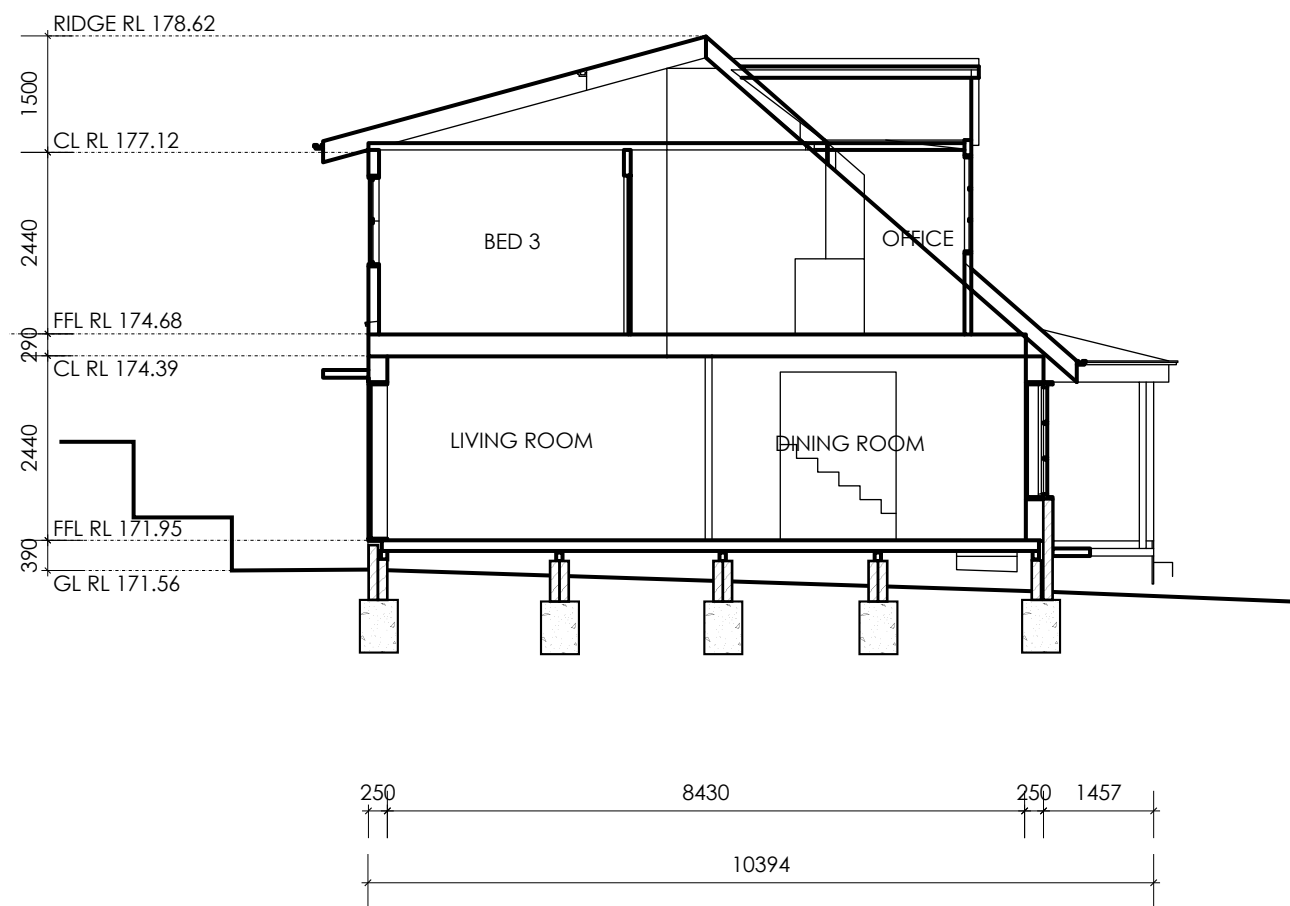
A15

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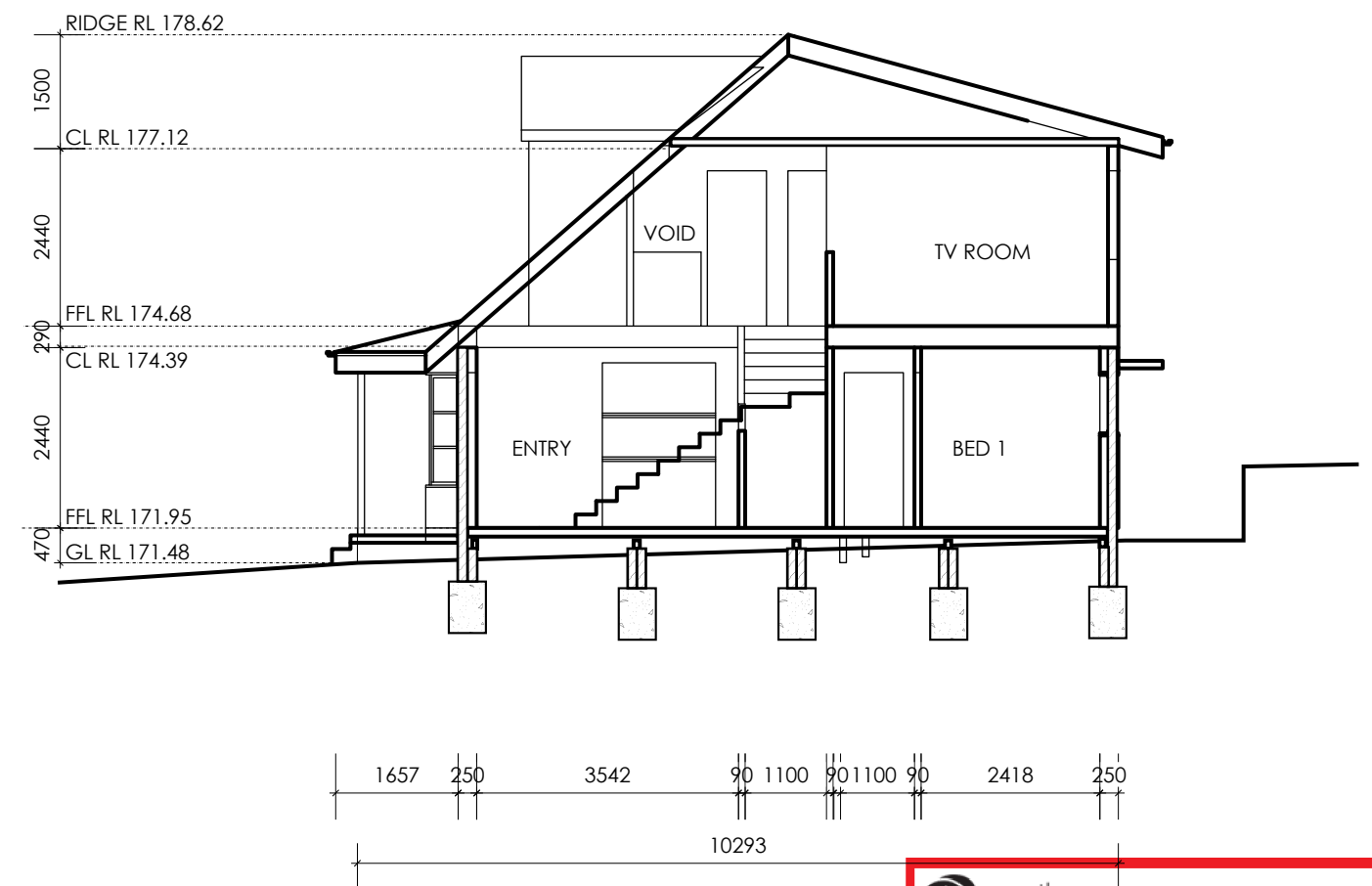
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SCALE:1:100



SECTION B-B SCALE 1:100



SECTION C-C SCALE 1:100

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GENERAL
TIMBER FRAME TO A.S 1684.2 -2010
RESIDENTIAL TIMBER FRAMED CONSTRUCTION
TIMBER FRAME H2 MINIMUM TREATMENT
CONCRETE TO ENGINEERS DESIGN
LVL BEAMS, RAFTERS & LINTEL SPANS TO BE PROVIDED

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DRAWING TITLE: **SECTION B-B, C-C**
SHOWING: SECTION CUT OF PROPOSED EXTENSION

PROJECT: **1 COTENTIN ROAD BELROSE**
LOT 1 DP237435

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SCALE: 1:100 & 1:50

A16