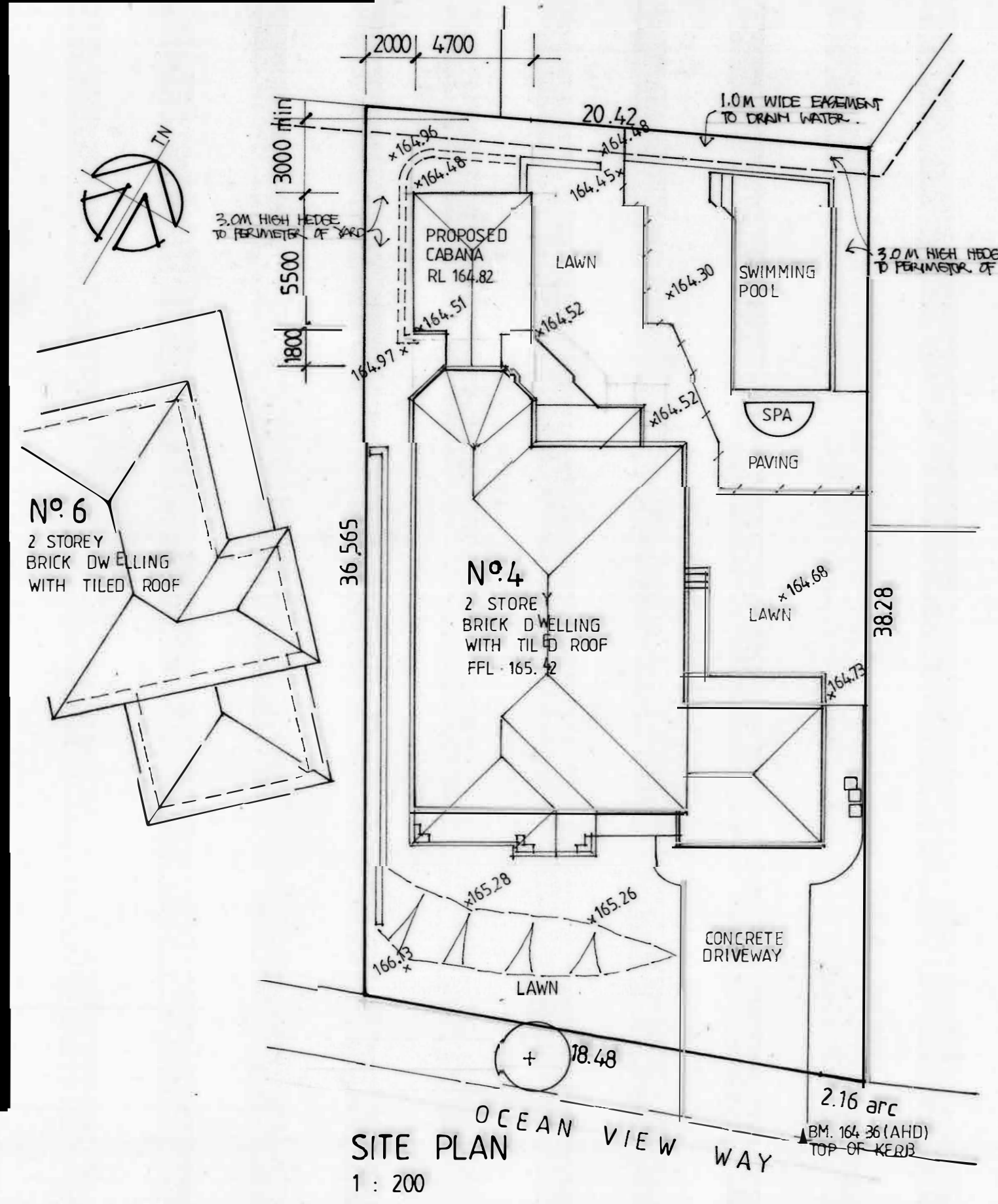
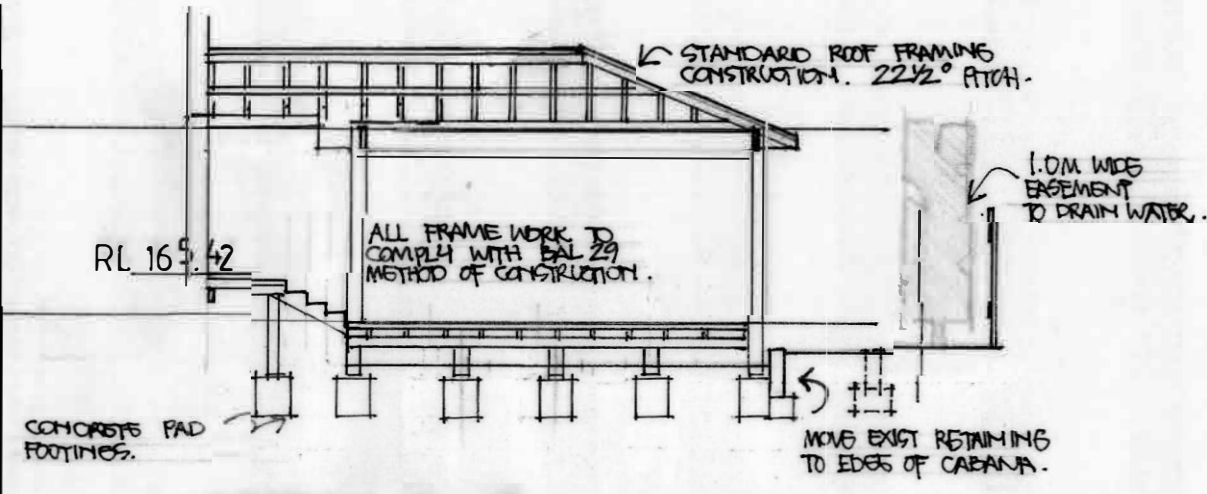


AREAS	M2
Site Area	761.70
Existing Residence	
Ground Floor	182.84
Garage	34.80
Front Porch	16.75
First floor	182.84
Balcony	6.75
Swimming Pool/Spa	38.50
Paving	45.75
Driveway	42.50
Proposed Additions	
Cabana	28.20
Decking	17.04
Site Coverage - Max 33.3%	30.80%
Landscape - Min 40%	41.50%
Private Open Space - Min 60m2	102.75m2



SPECIFICATION

ALL WORK TO BE DONE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, THE LOCAL COUNCIL HEALTH AND BUILDING CODE, THE STANDARD SPECIFICATION AND ALL GENERAL FINISHES TO BE AS SPECIFIED BY THE OWNER PRIOR TO START. ALL MEASUREMENTS, GROUND LINES TO BE VERIFIED BY THE BUILDER PRIOR TO COMMENCEMENT OF WORKS.

EXCAVATOR
THE BUILDER TO CLEAR THE BUILDING SITE, REMOVE ALL RUBISH AND DEMOLISH MATERIALS PRIOR TO ANY BULK EXCAVATION AND LEVELLING OF THE BUILDING PLATFORM.

CONCRETOR
SLABS AND FOOTINGS SHALL BE CAPABLE OF CARRING THE DEAD AND LIVE LOADS SUPERIMPOSED THEREON. ALL CONCRETE WORK TO COMPLY WITH THE PROVISIONS OF AS 3600 AND ALL RESPECTIVE SAA CODES AND AS DETAILED ON THE STRUCTURAL ENGINEERS DRAWINGS.

DRAINER
PROVIDE A SEWERED DRAINAGE SYSTEM WC'S AND FROM THE WASTES OF ALL FITTINGS AND CONNECT TO THE EXISTING SEWER DISPOSAL LINE, ALL IN ACCORDANCE WITH THE RULES AND REQUIREMENTS OF THE AUTHORITY FOR WATER SUPPLY AND SEWERAGE. PROVIDE AT LEAST ONE GULLY OUTSIDE THE BUILDING. THE AUTHORITY'S APPROVAL TO BE OBTAINED AT COMPLETION OF THE WORKS. LAY STORMWATER DRAINS FROM ALL DISCHARGE POINTS. DRAINS TO BE SOCKETED VITRIFIED CLAY PIPES OR PVD PIPES OF SIZES SPECIFIED ON ENGINEER'S DRAINAGE DRAWING Laid TO AN EVEN AND REGULAR FALL SO FAR AS TO HAVE A MINIMUM COVER OF 150mm.

BRICKLAYER
GENERAL - ALL BRICKWORK TO BE ACCURATELY BONDED AND CARRIED UP TRUE AND PLUMB IN LEVEL COURSES TO THE VARIOUS HEIGHTS AND THICKNESSES AS SHOWN ON THE PLANS. BRICKS TO COMPLY WITH THE FOLLOWING STANDARDS:
CLAY AND OR SHALE ORIGIN.....AS1225
CONCRETE BRICKS.....AS1346
SANDLIME (Calcium Silicate).....AS1653
MORTARS - MORTARS TO CONSIST OF FRESH PORTLAND CEMENT, HYDRATED LIME OR LIME PUTTY AND CLEAN SHARP SAND, NOMINALLY PROPORTIONED BY VOLUME AND MIXED WITH FRESH CLEAN WATER AT TIME OF USE.
COLOURED MORTAR: THE SHADE AND UNIFORMITY OF COLOUR OF THE MORTAR SHALL BE CONSISTENT THROUGHOUT THE JOB.

TERMITE PROTECTION
TO BE IN ACCORDANCE WITH AS3660.1 - 2000 TERMITE MANAGEMENT - NEW BUILDING WORK AND COUNCIL'S REQUIREMENTS.

CARPENTER
THE TIMBER USED SHALL BE THE NOMINAL SIZES AS MENTIONED AND SET DOWN BY THE SAA AND TIMBER FRAMING CODE AS 1684.

PLUMBER
THE WHOLE OF THE WORK TO BE PERFORMED IN ACCORDANCE WITH RULES AND REQUIREMENTS OF THE AUTHORITY CONCERNED AND OBTAIN CERTIFICATE.

ELECTRICIAN
THE ELECTRICAL INSTALLATION SHALL BE CARRIED OUT BY A LICENSED ELECTRICIAN IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL ELECTRICAL AUTHORITY, THE CURRENT WIRING CODES. THE INSTALLATION IS TO SATISFY ANY TEST REQUIRED BY THE SUPPLY AUTHORITY ON COMPLETION.
AIR CONDITIONING - SUPPLY, INSTALL COMMISSION AND PROVIDE WARRANTY MAINTENANCE OF AIR CONDITIONING SYSTEMS (IF REQUIRED) TO THE ENTIRE JOB. DESIGN TO THE SYSTEM TO COMPLY WITH COUNCIL'S VENTILATION CODE AND AS1684.11.

WINDOWS AND DOORS
ALL WINDOWS AND DOORS SHOWN ON PLAN ARE TO BE APPROVED MANUFACTURE COMPLETE WITH ALL NECESSARY FASTENERS, HANDLES AND FITTINGS. FIXED WITH SUITABLE FLASHING ACCORDING TO THE MANUFACTURES SPECIFICATION.

ROOFER
COVERING - COVER ALL ROOFS WITH EITHER TILE OR METAL SHEETING AS SELECTED. SELECTED MATERIAL TO BE FIXED AT REQUIRED SPACINGS STRICTLY IN ACCORDANCE WITH MANUFACTURERS FIXING INSTRUCTIONS. ALL NECESSARY FLASHINGS FOR NEW AND EXISTING BRICKWORK TO BE INSTALLED.

TILING
INSTALLATION OF TILES SHALL BE IN ACCORDANCE WITH AS 3281.1. MANUFACTURER'S RECOMMENDATIONS OR ACCEPTED PRACTICES, WHERE PRACTICABLE, SPACING BETWEEN TILES SHOULD BE EVEN AND REGULAR. PROVIDE EXPANSION JOINTS WHERE NECESSARY. ALL VERTICAL AND HORIZONTAL JOINTS BETWEEN WALLS AND FIXTURES EG BENCH TOP, BATH, ETC AND WALL/FLOOR JUNCTIONS TO BE FLEXIBLE WITH FLEXIBLE MOULD RESISTANT SEALANT. ALL JOINTS IN THE BODY OF TILED SURFACES SHALL BE NEATLY FILLED WITH APPROPRIATE GROUT MATERIAL AS SPECIFIED BY THE TILE MANUFACTURER OR ACCEPTED BUILDING PRACTICE.

JOINER
JOINERY TIMBER TO BE DURABLE SPECIES, SEASONED AND FREE OF DEFECTS WHICH MIGHT AFFECT ITS APPEARANCE AND DURABILITY. ALL TO BE ACCURATELY CUT AND FITTED AND SECURELY FIXED.

PAVING SLABS
CONSTRUCT CONCRETE SLABS AS SPECIFIED ON THE ENGINEER'S DRAWINGS. JOINTS IN THE SURFACE OF THE SLAB TO BE AS DETAILED ON THE ENGINEER'S DRAWING. FORM ALL KERBS AND SLOPS IN POSITIONS SHOWN AS DETAILED ON THE DRAWINGS OR OTHERWISE SPECIFIED. PROVIDE STEEL TROWEL FINISH TO ALL EXPOSED SURFACES.

PAINTER
ALL PAINT, ENAMEL, VARNISH, ETC. TO BE OF THE BEST QUALITY APPROVED BRANDS BROUGHT ONTO THE JOB IN UNOPENED CONTAINERS APPLIED STRICTLY ACCORDING TO MANUFACTURERS SPECIFICATIONS.

COMPLETION
THE BUILDING IS TO BE COMPLETED IN EVERY TRADESMAN MANNER. THE BUILDING IN ALL RESPECT TO BE LEFT CLEAN AND FIT FOR OCCUPATION. ALL SURPLUS MATERIALS TO BE REMOVED BY THE BUILDER.



15.10.18 A DA SUBMISSION
DATE ISSUE AMENDMENT

PROJECT
PROPOSED
ALTERATIONS AND ADDITIONS
CABANA AND DECKING

CLIENT
MR AND MRS PHILLIPS

JOB ADDRESS
LOT 17 DP 285490
4 OCEAN VIEW WAY
BELROSE NSW 2085

DRAWN
robertbeck and ASSOCIATES
RESIDENTIAL DESIGN AND INTERIOR LAYOUTS
42/24 WARRANGI STREET TURRAMURRA NSW 2074
Email: robertbeckdesign@gmail.com
Mobile: 0439 964 960

CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCING ANY WORK.
ALL WORK TO COMPLY WITH AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA AND LOCAL GOVERNMENT STATUTORY AUTHORITY REQUIREMENTS

DATE SCALE
09 OCTOBER 2018 1:100 1:200
DRAWING No. ISSUE JOB No.
1 A 181010