

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



**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

MOD2020/0263

PLAN VIEW PROPOSED GROUND FLOOR EXTENSION

GENERAL:
BUILD NEW TIMBER FRAME WALLS
IN 90 BY 45 H2 MPG10 PINE
TO A.S
LINE WALLS IN 10mm GYPROCK & VILABOARD
TO BATHROOM AND LAUNDRY WALLS
WATER PROOF BATHROOM AND LAUNDRY TO A.S
SA SMOKE ALARM TO AS
HW INSTANTANIOUS HOT WATER SYSTEM

NOTES:
PLANS TO BE READ IN CONJUNCTION
WITH STRUCTURAL ENGINEERS PLANS
AND DETAILS
PLANS ARE FOR APPROVALS ONLY &
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VERIFY ALL SETTING OUT DIMENSIONS
ON SITE.

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

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

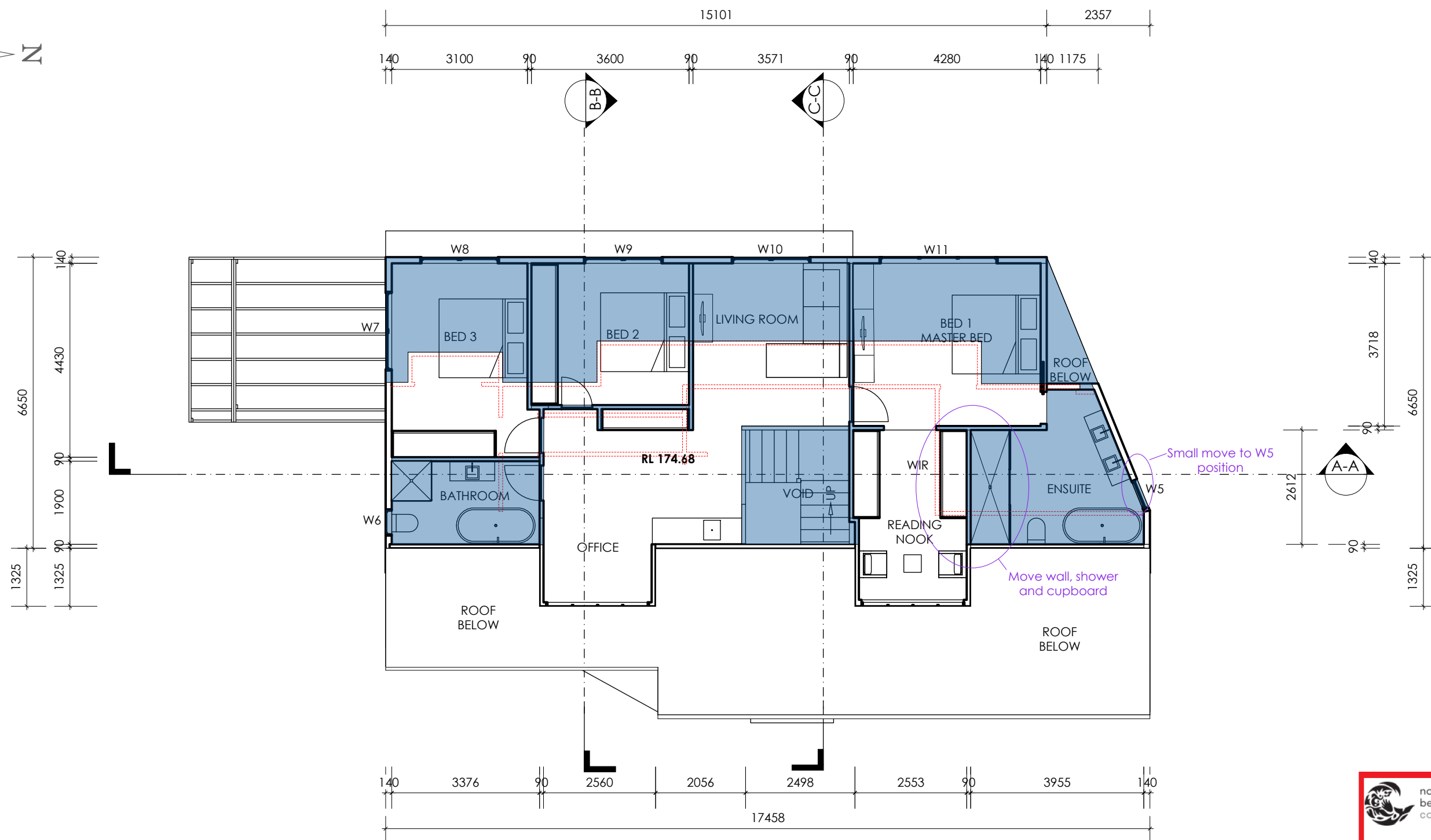
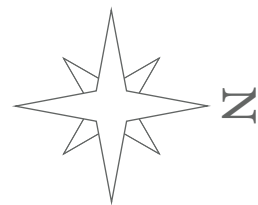
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A06



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PLAN VIEW PROPOSED



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

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DRAWING TITLE: **PLAN VIEW**
SHOWING: PROPOSED FIRST FLOOR EXTENSION

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

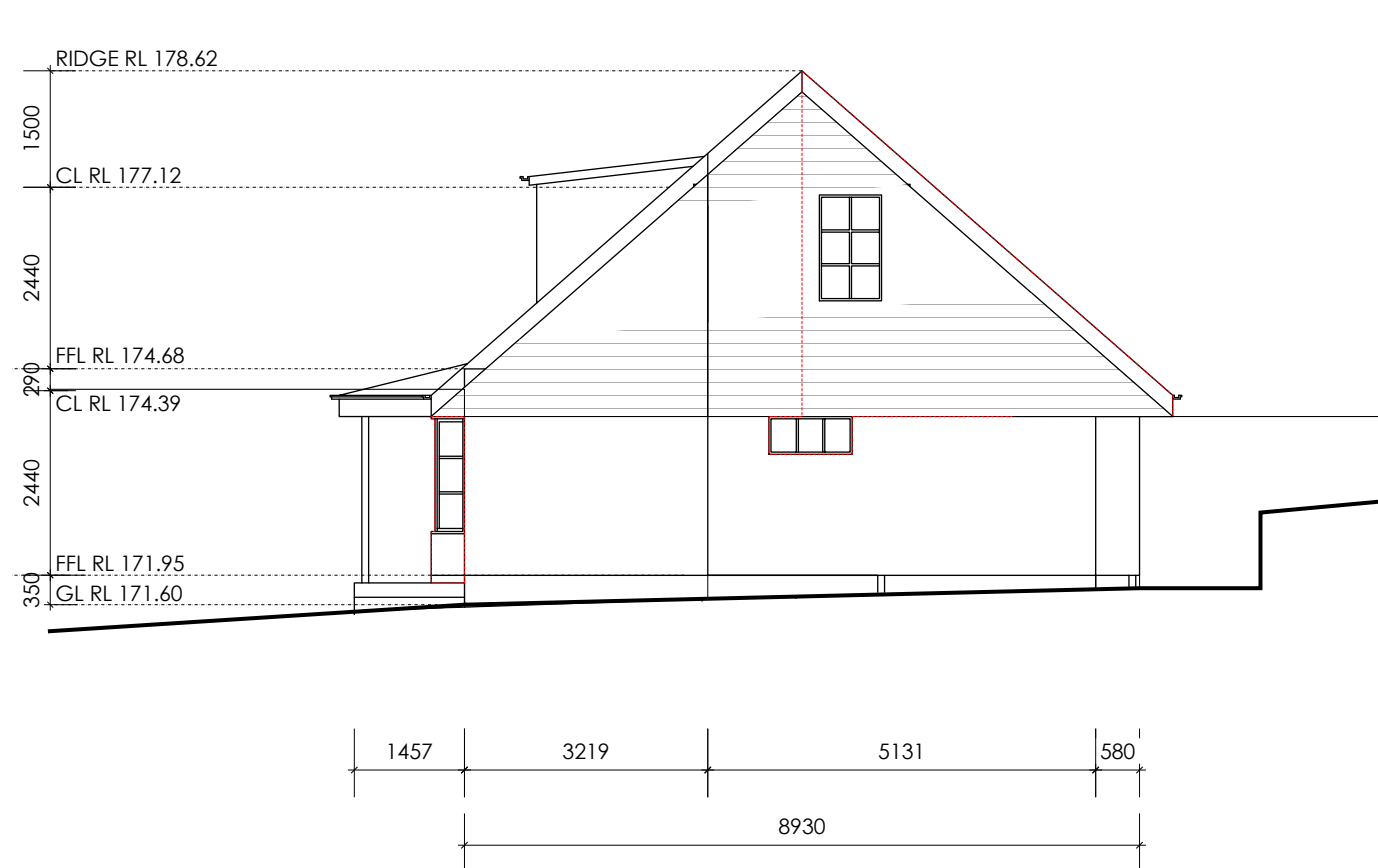
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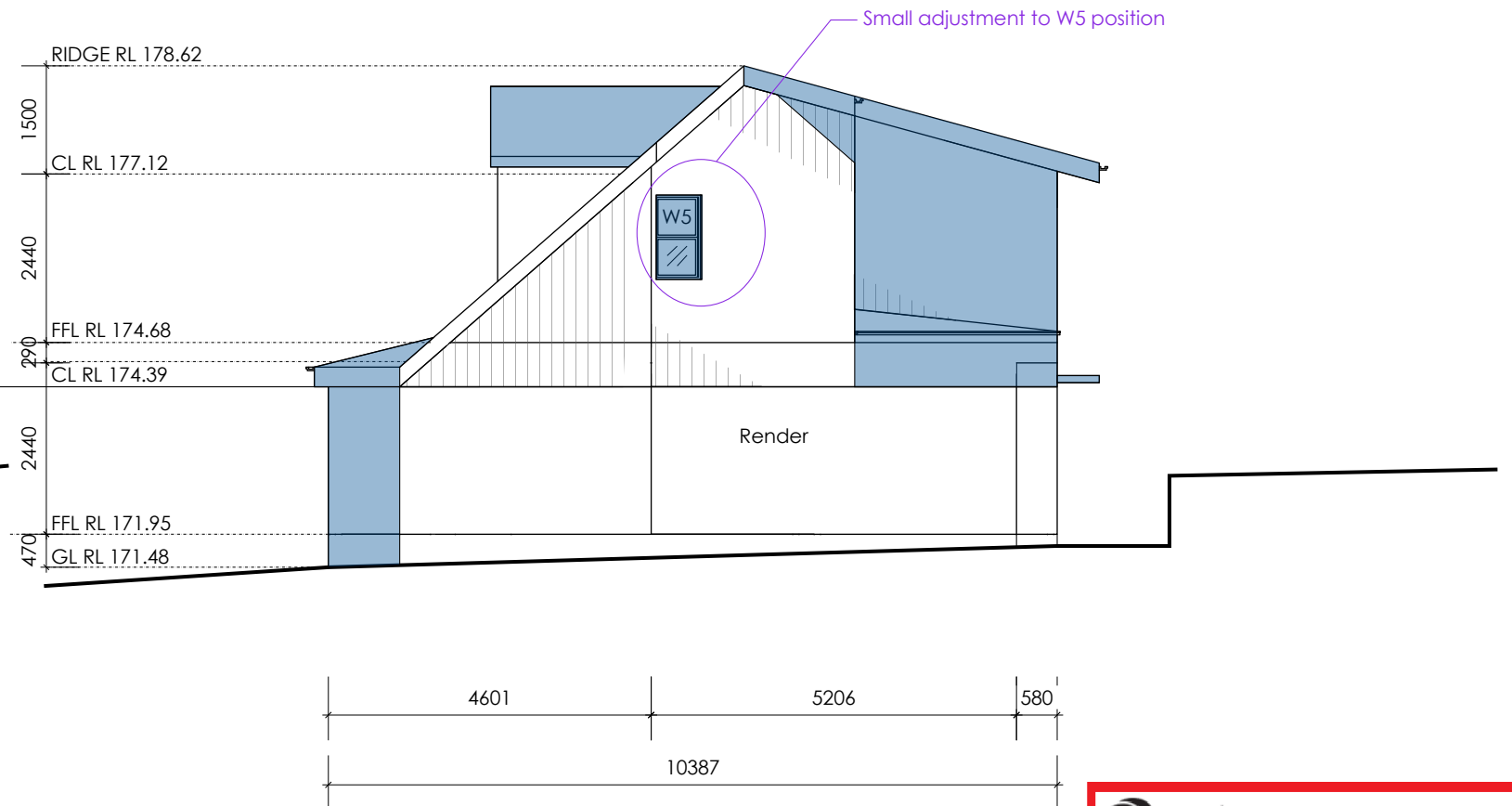
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NORTH ELEVATION EXISTING DEMOLITION
IN ACCORDANCE WITH AS 2601- 2001
THE DEMOLITION OF STRUCTURES



NORTH ELEVATION PROPOSED

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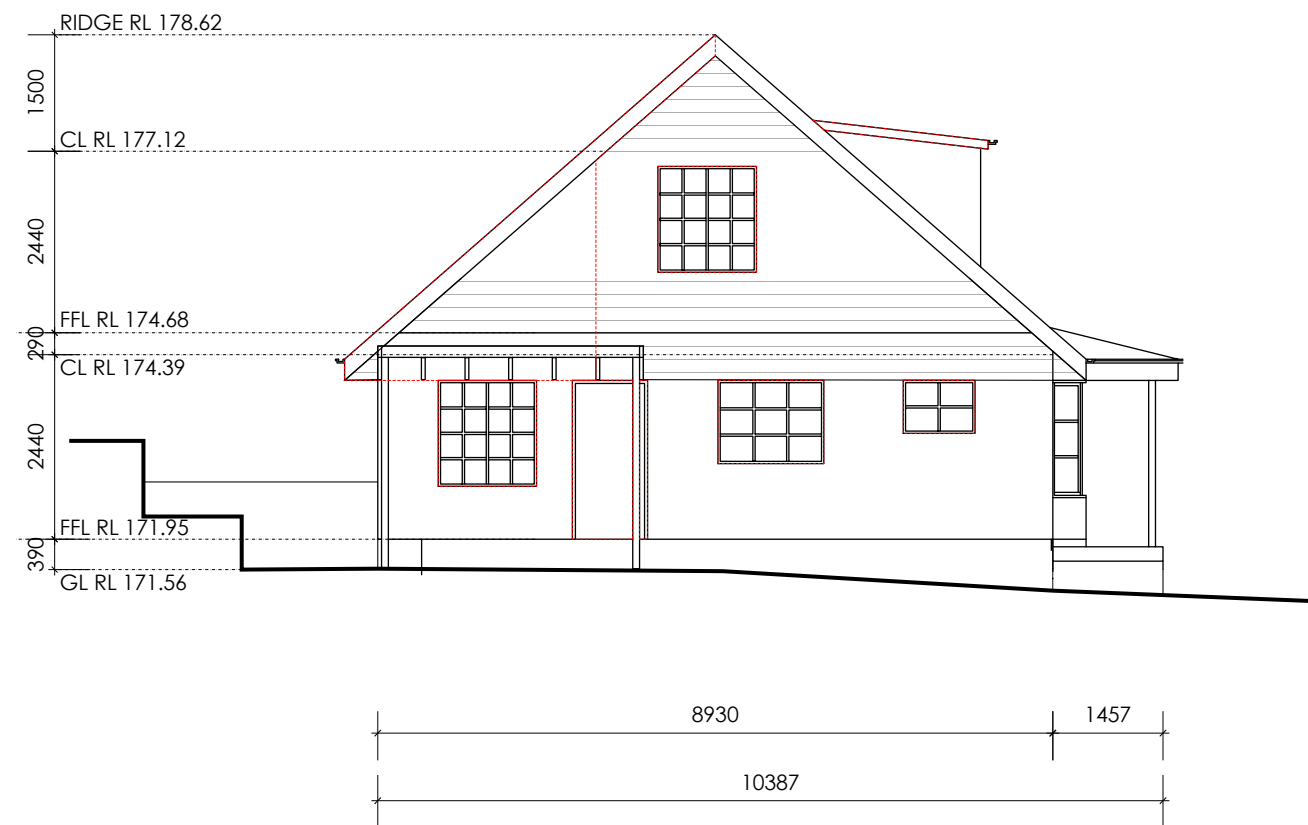
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DEMOLITION
IN ACCORDANCE WITH AS 2601- 2001
THE DEMOLITION OF STRUCTURES

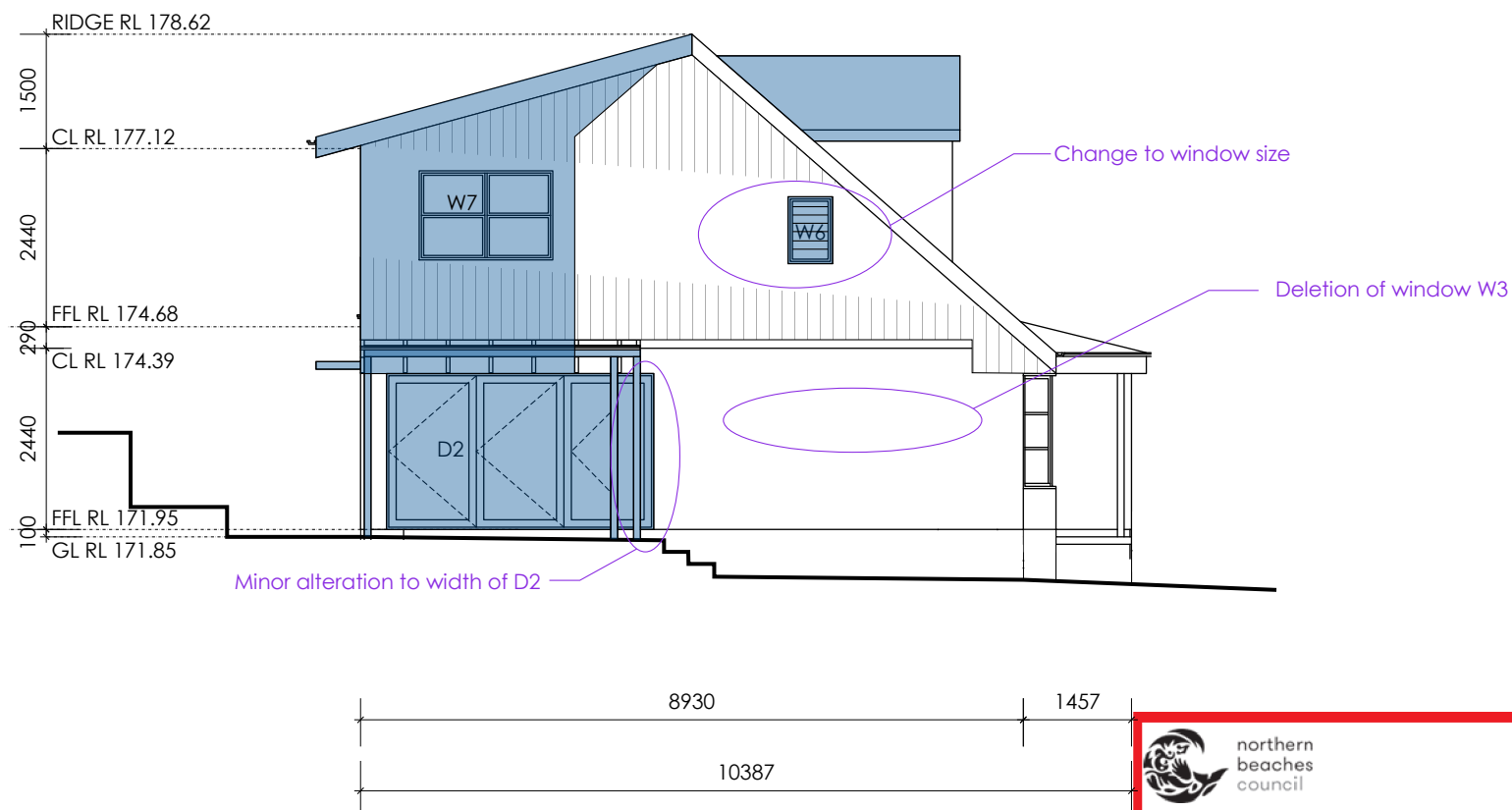
BIN
Machine only needed for minor trim and edge thickenings to slab area
Bin to be placed after entry for spoil

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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DRAWING TITLE: **SOUTH ELEVATION**
SHOWING: EXISTING WITH DEMOLITION & PROPOSED

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 DOWNSPIPE

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





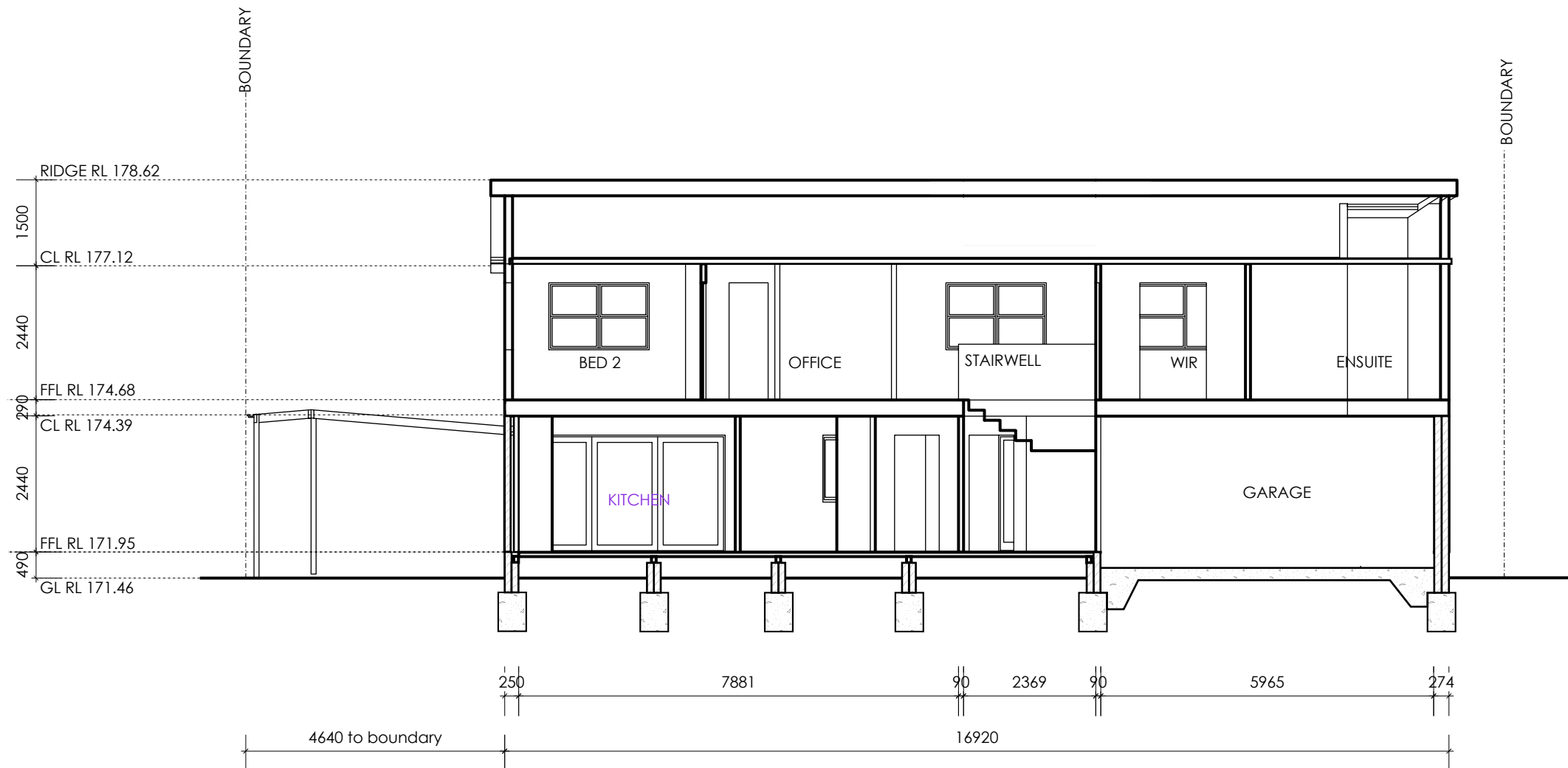
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WEST ELEVATION PROPOSED

| | | | | | |
|--|--|--|--|---------------------------------------|--|
|  Ardlie DESIGN & DRAFTING | NOTES: PLANS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS PLANS AND DETAILS PLANS ARE FOR APPROVALS ONLY & NOT TO BE USED FOR CONSTRUCTION OR TENDER PERPOSES. DO NOT SCALE DRAWING. VERIFY ALL SETTING OUT DIMENSIONS ON SITE. | DRAWING TITLE: WEST ELEVATION SHOWING: ALTERATIONS AND ADDITIONS | | A14 | |
| | | PROJECT: 1 COTENTIN ROAD BELROSE LOT 1 DP237435 | | | |
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SECTION A-A SCALE:1:100

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



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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 A-A**
SHOWING: SECTION CUT OF PROPOSED EXTENSION

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

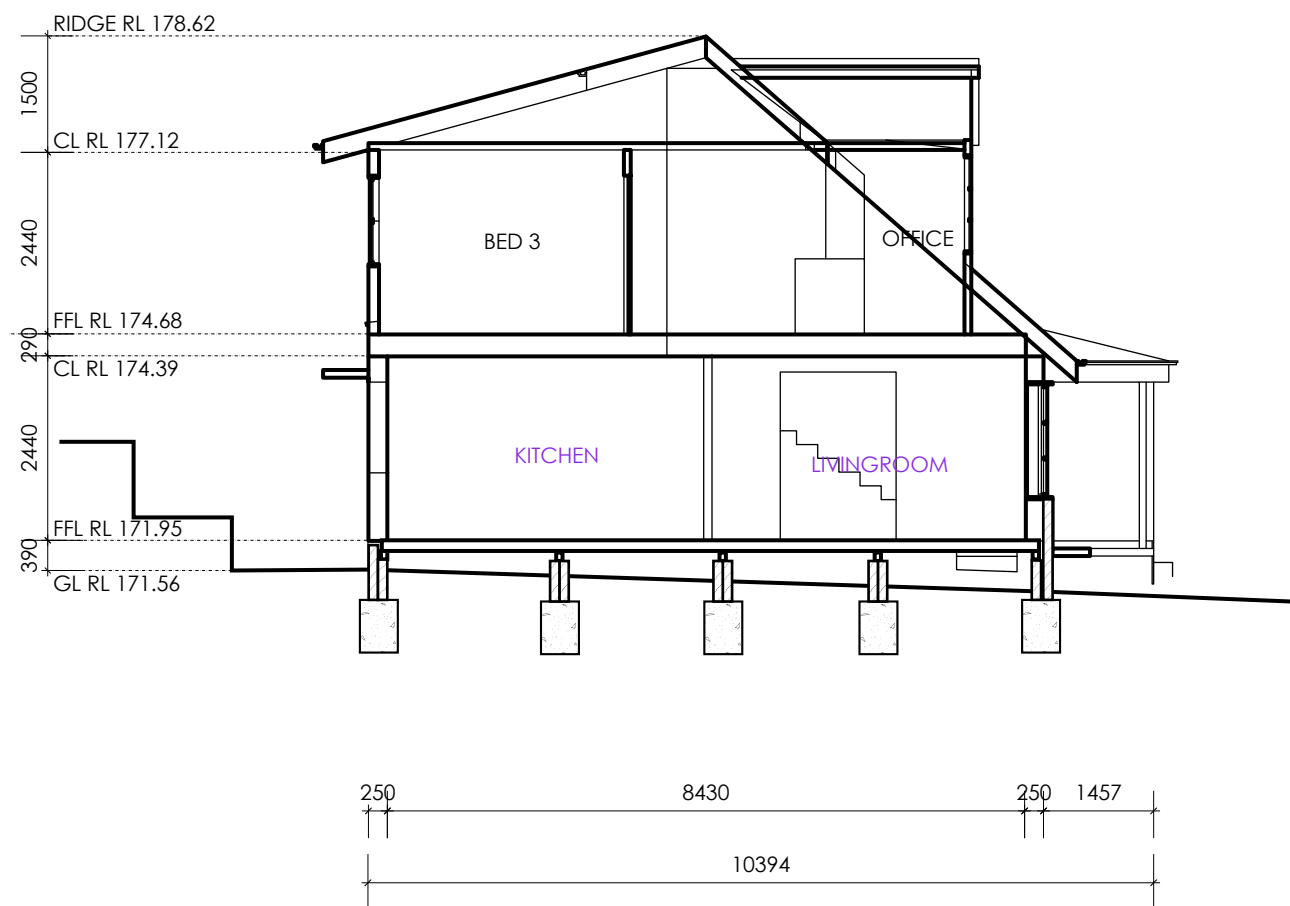
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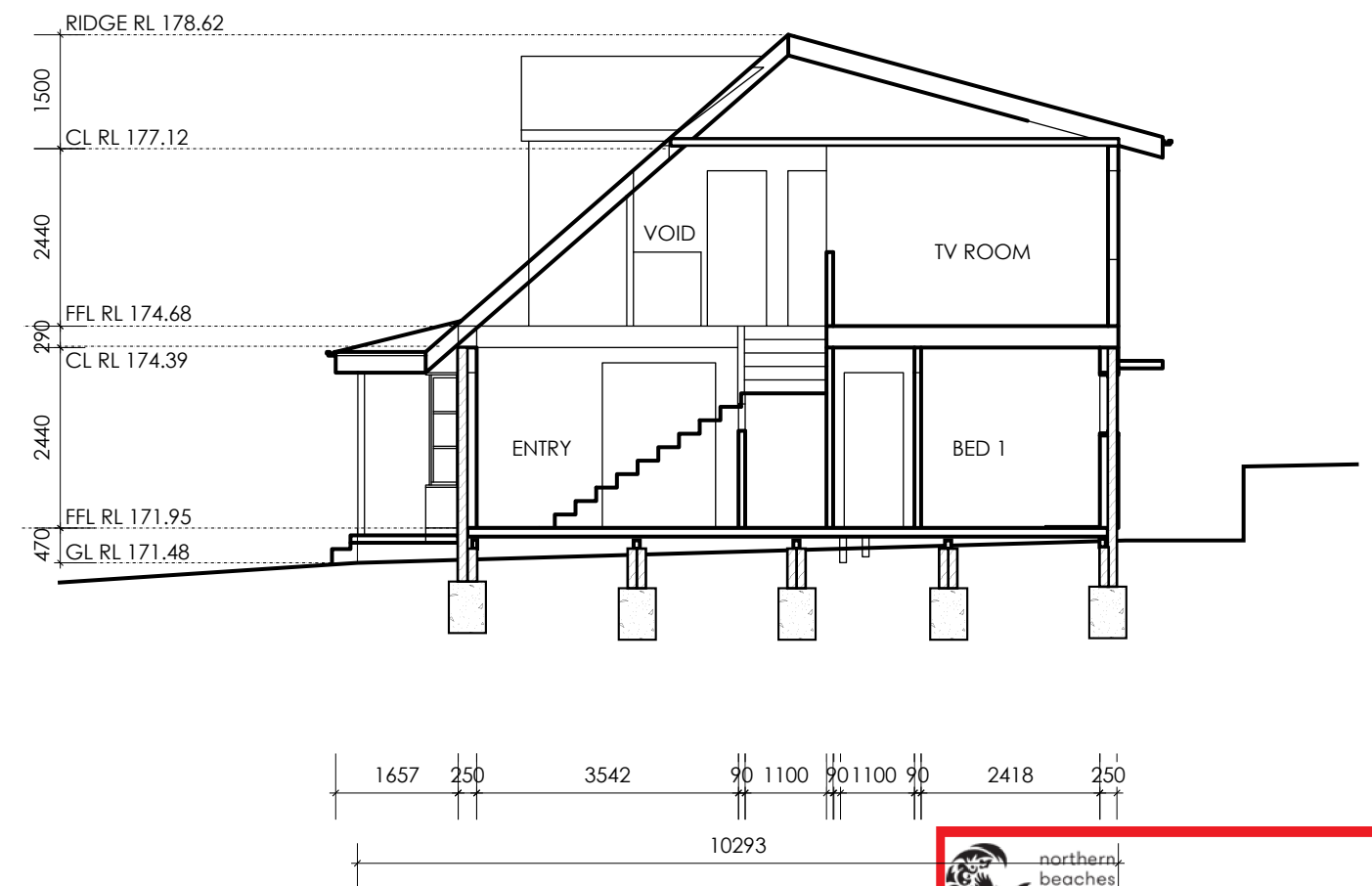
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A15



SECTION B-B SCALE1:100



SECTION C-C SCALE1:100

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GENERAL
TIMBER FRAME TO A.S 1684.2 -2010
RESIDENTIAL TIMBER FRAMED CONSTRUCTION
TIMBER FRAME H2 MINIMUM TREATMENT
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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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