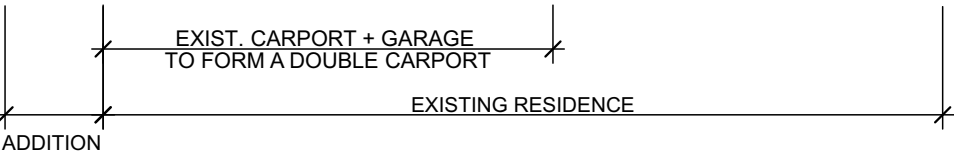
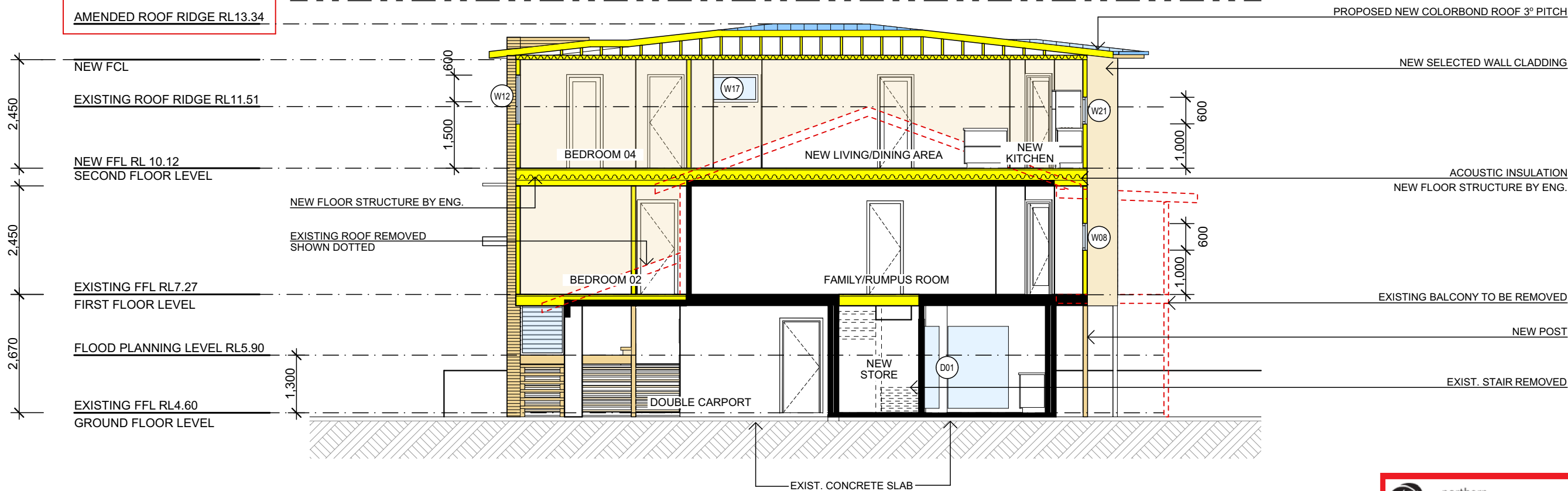


INCORRECT RL13.04 SHOWN
AMENDED TO THE
APPROVED RL13.34

AMENDED ROOF RIDGE RL13.34

MAX. 8.0m BUILDING HEIGHT ABOVE FLOOD PLANNING LEVEL



SECTION AA



northern
beaches
council

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

MOD2019/0595

BASIX COMMITMENTS:

Insulation Requirements:

- Concrete slab on ground floor = nil
- Floor above existing dwelling or building = nil
- External wall (other/undecided) = R1.3 (or 1.7 including construction)
- Flat ceiling, pitched roof = Ceiling: R0.70 (up), roof: foil backed blanket (55mm)
- Raked Ceiling, pitched/skillion roof: framed = Ceiling R1.00 (up), roof: foil backed blanket (55mm)

Lighting:

- A minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or lighth-emitting-diode (LED) lamps.

Fixtures:

- Tap rating = no greater than 9 litres per minute or minimum 3 star water rating.
- Shower rating = no greater than 9 litres per minute or minimum 3 star water rating.
- WC rating = no greater than 4 litres per average flush or minimum 3 star water rating.

SPECIFICATION NOTES:

BALUSTRADE

- 1.000mm HIGH BALUSTRADE TO BCA

EXTERNAL WALLS

- LIGHT FRAME WALLS FINISHED OFF WITH SELECTED CLADDING

DOORS AND WINDOWS

- ALUMINIUM FRAMED WINDOWS AND DOORS
- WEATHER STRIPPING IS TO BE PROVIDED TO ALL EXTERNAL WINDOWS AND DOORS

FLOORS

- TIMBER FLOOR FRAMING TO BE FINISHED WITH SELECTED FLOORING
- TILES ON COMPRESSED FC & WATERPROOF MEMBRANE TO ENSUITES, BATHROOMS AND LAUNDRY

STORMWATER

- NEW DOWNPIPES TO BE CONNECTED INTO EXISTING STORMWATER LINE

INSULATION

- PROVIDE ACOUSTIC INSULATION BETWEEN FLOORS

ROOFING

- COLORBOND ROOF CLADDING

GUTTERS AND DOWNPIPES

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

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

BATHROOMS, LAUNDRY AND ENSUITES

- ALL WATERPROOFING TO AS 3740
- PROVIDE A GUARANTEED FLEXIBLE WATERPROOF MEMBRANE TO ALL WET AREA FLOORS & SHOWERS WALLS TO MANUFACTURERS INSTRUCTIONS

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 AND AS1304

INTERNAL LININGS

- PROVIDE PLASTERBOARD LINING

SMOKE ALARMS

- CONNECT TO CONSUMER MAINS POWER AND INSTALL TO AS1670.6. 1997
(fire detection, warning control and intercom systems - systems design, installation and commissioning - smoke alarms) 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

NOTES:

- * 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.

REV:

B

DATE:

12/11/2019

DESCRIPTION:

CORRECT ROOF RIDGE RL13.34

JJ Drafting

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Project: SECTIONS 4.55 - PROPOSED ALTERATIONS
AND ADDITIONS
1/2 DARLEY ST - EAST MONA VALE

Title: SECTIONS AA

Job No. :

611/17

Scale: 1:100 @A3

Date: NOVEMBER 2019

Dwg No. DA 10 B