

THIS PLAN TO BE READ IN CONJUNCTION WITH
MOD2018/ 0589
NORTHERN BEACHES COUNCIL

NOTES

All work is to comply with the Building Code of Australia, the requirements of the local council, the requirements of the legally constituted Authorities for services and the relevant standards by the Standards Association of Australia.

The Builder is to give all notices, obtain all permits and pay all fees.

Finished ground levels on the plan are subject to site conditions.

Do not scale from drawings. Use figured dimensions only and report any discrepancies to the designer prior to commencement.

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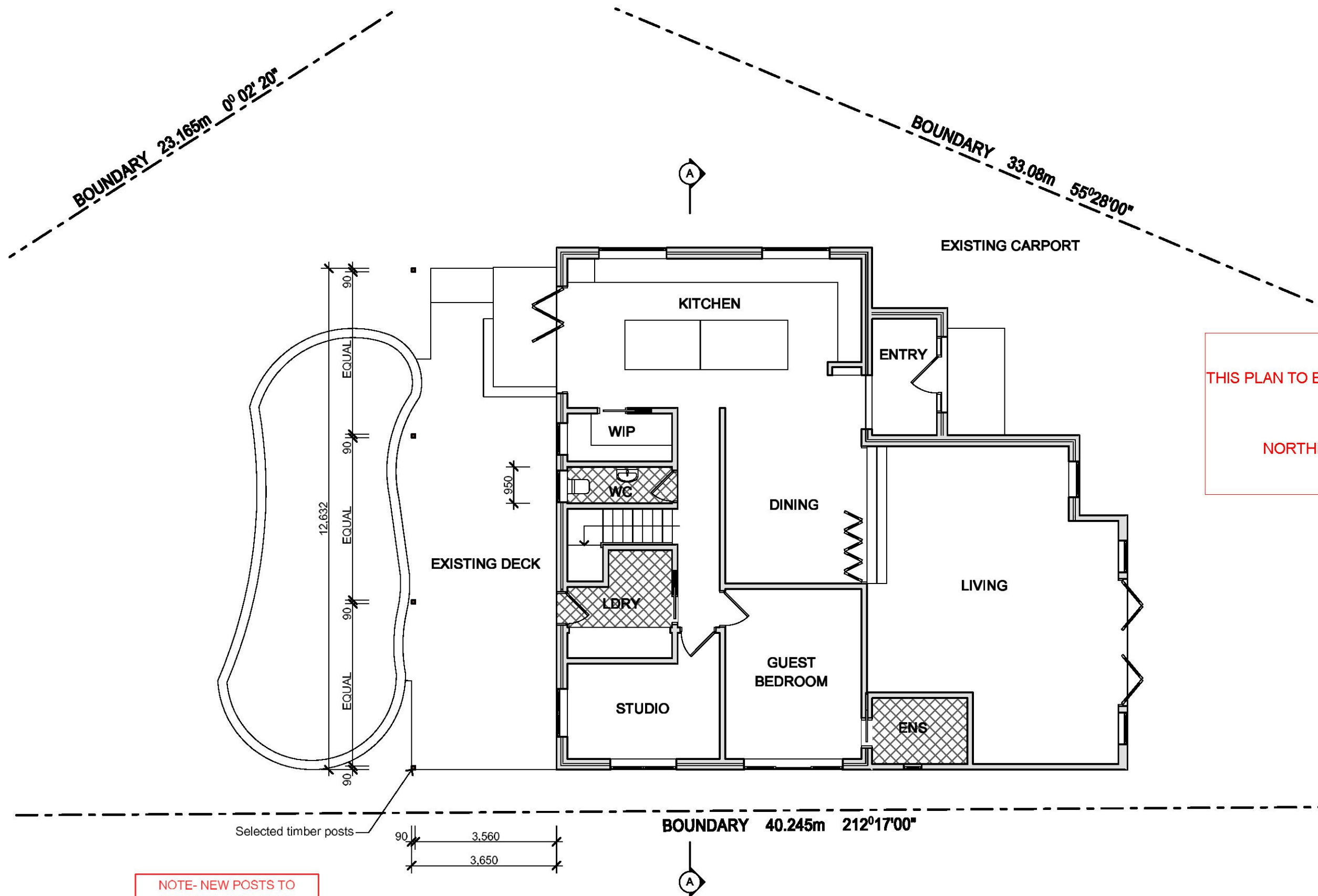
Client

MR & MRS DOBSON
Project Name
PROPOSED ALTERATIONS + ADDITIONS
9 EVELYN PLACE
LOT 6 , DP 31077
BELROSE NSW 2085

JAH
DESIGN SERVICES
ABN 22 630 690 834
9 LOCKWOOD AVENUE, FRENCHS FOREST NSW 2086
PH. 0410 410 084 EMAIL: julie@jahdesigns.com.au

Drawing Title: SITE PLAN	
Scale: 1:200 @ A3	Date: SEPTEMBER 2018
Status: S96 submission	Checked By: JAH
Project No: 1812	Drawing No.: S9601
Plot Date: 5/11/2018	

1 SITE PLAN 1:200
& SITE ANALYSIS / ENVIRONMENTAL SITE MANAGEMENT



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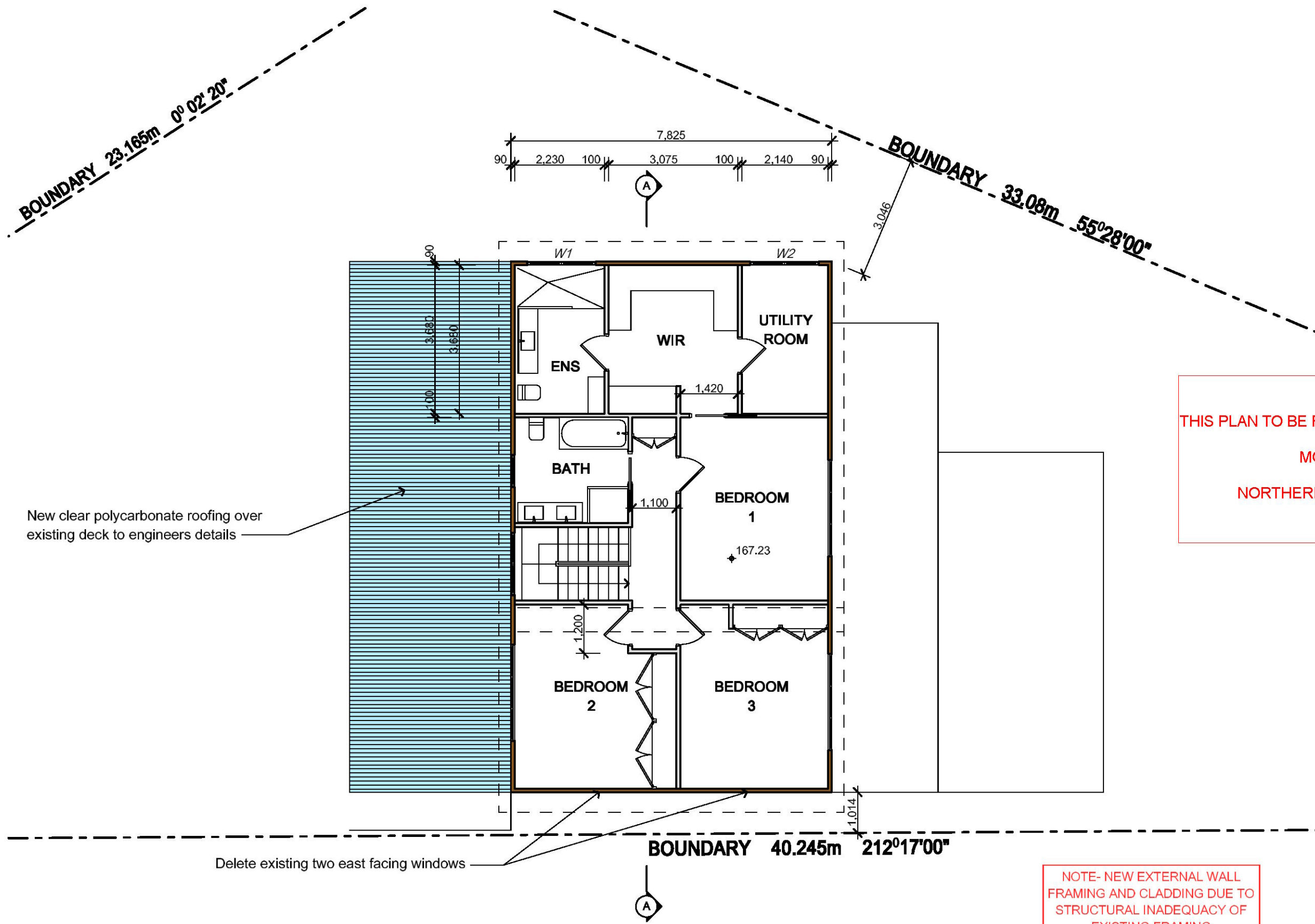
Client
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Project Name
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BELROSE NSW 2085



Drawing Title:
PROPOSED GROUND FLOOR

Scale: 1:100 @ A3	Date: SEPTEMBER 2018
Status: S96 submission	Checked By: JAH
Project No: 1812	Drawing No.: S9602
Plot Date: 5/11/2018	

1 PROPOSED GROUND FLOOR PLAN 1:100



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Drawing Title:			
PROPOSED FIRST FLOOR			
Scale:	1:100 @ A3	Date:	SEPTEMBER 2018
Status:	S96 submission	Checked By:	JAH
Project No:	1812	Drawing No.:	S9603
Plot Date:	5/11/2018		

1 PROPOSED FIRST FLOOR 1:100

PROPOSED UPPER RIDGE LEVEL

RL 171.53

PROPOSED PITCHING POINT

RL 169.63

PROPOSED FIRST FLOOR LEVEL

RL 167.23

EXISTING GROUND FLOOR LEVEL

RL 164.03

New clear polycarbonate
roofing over existing deck to
engineers details

Existing deck cover to be
demolished shown dotted

Selected timber posts

Line of approved roof structure

Selected Colorbond roofing on timber
framing to engineers details

Delete first floor east facing windows

Selected vertical cladding on timber framing

WORKS TO GROUND FLOOR
APPROVED UNDER CDC

1

EAST ELEVATION

1:100

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MOD2018/ 0589

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PROPOSED UPPER RIDGE LEVEL

RL 171.53

PROPOSED PITCHING POINT

RL 169.63

PROPOSED FIRST FLOOR LEVEL

RL 167.23

EXISTING GROUND FLOOR LEVEL

RL 164.03

Line of approved roof structure

Selected Colorbond roofing on timber
framing to engineers details

Reposition approved louvre windows

Selected vertical cladding on timber framing

New clear polycarbonate roofing
over existing deck to engineers
details. Roof pitch 8°

Existing deck cover to be
demolished shown dotted

Selected timber posts

WORKS TO GROUND FLOOR
APPROVED UNDER CDC

2

WEST ELEVATION

1:100

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Drawing Title:

EAST & WEST ELEVATIONS

Scale: 1:100 @ A3

Date: SEPTEMBER 2018

Status: S96 submission

Checked By: JAH

Project No:

1812

Drawing No.:

S9604

Plot Date:

5/11/2018

PROPOSED UPPER RIDGE LEVEL

RL 171.53

PROPOSED PITCHING POINT

RL 169.63

PROPOSED FIRST FLOOR LEVEL

RL 167.23

EXISTING GROUND FLOOR LEVEL

RL 164.03

Line of approved roof structure

Proposed western roof pitch 12°

Selected timber posts

WORKS TO GROUND FLOOR
APPROVED UNDER CDC

Existing deck cover to be
demolished shown dotted

Side boundary envelope

Selected Colorbond roofing on timber
framing to engineers details. Roof pitch 8°

Reposition approved windows

Selected vertical cladding on timber framing

New clear polycarbonate roofing over
existing deck to engineers details

BOUNDARY

1

SOUTH ELEVATION

1:100

PROPOSED UPPER RIDGE LEVEL

RL 171.53

PROPOSED PITCHING POINT

RL 169.63

PROPOSED FIRST FLOOR LEVEL

RL 167.23

EXISTING GROUND FLOOR LEVEL

RL 164.03

Side boundary envelope

Proposed eastern roof
pitch 8°

Reposition approved windows

BOUNDARY

Line of approved roof structure

Selected Colorbond roofing on timber
framing to engineers details. Roof pitch 12°

Selected vertical cladding on timber framing

WORKS TO GROUND FLOOR
APPROVED UNDER CDC

2

NORTH ELEVATION

1:100

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Drawing Title:

NORTH & SOUTH ELEVATIONS

Scale: 1:100 @ A3

Date: SEPTEMBER 2018

Status: S96 submission

Checked By: JAH

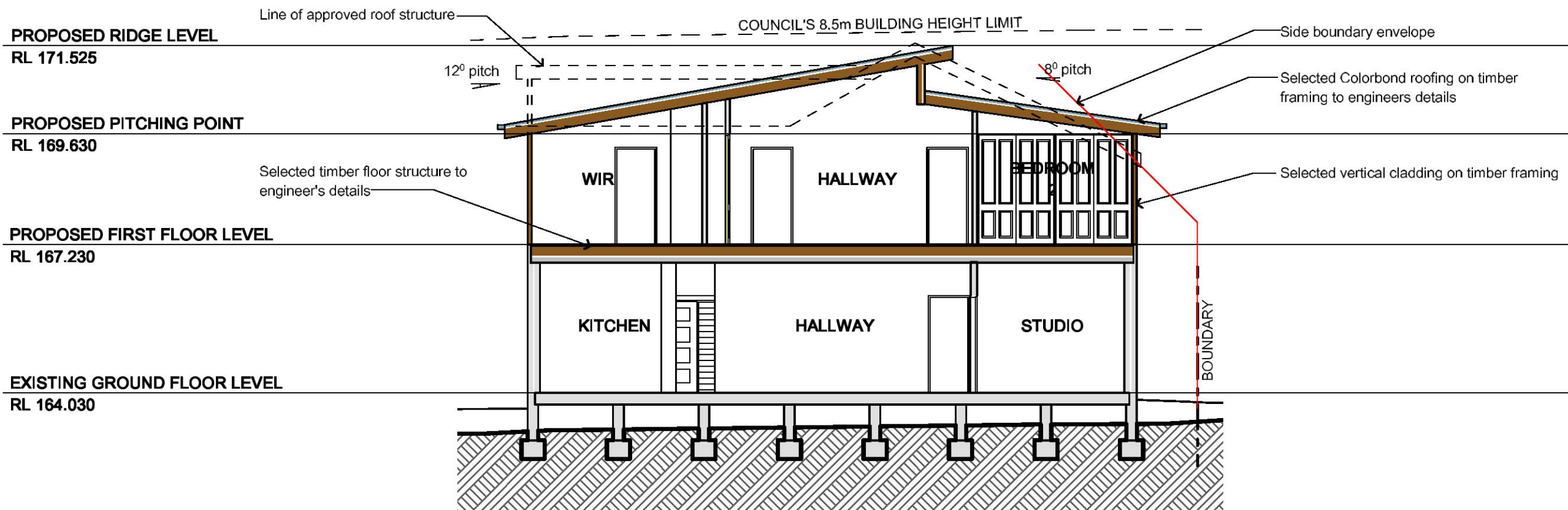
Project No:

1812

Drawing No.:

S9605

Plot Date: 5/11/2018



1

SECTION A-A

1:100

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Drawing Title:

SECTIONS

Scale: 1:100, 1:50 @ A3	Date: SEPTEMBER 2018
Status: S96 submission	Checked By: JAH
Project No.: 1812	Drawing No.: S9606
Plot Date:	5/11/2018