

LOT	A
DP	304102
AREA CALCULATIONS	
SITE AREA	464.5m ²
APPROX. EXISTING GROSS FLOOR AREA	121.50m ²
PROPOSED NEW GROSS FLOOR AREA (EXCL PROPOSED GARAGE & SECONDARY DWELLING)	187.50m ²
SECONDARY DWELLING GROSS FLOOR AREA	37m ²

TRUE NORTH:

NOTES (E & OE)

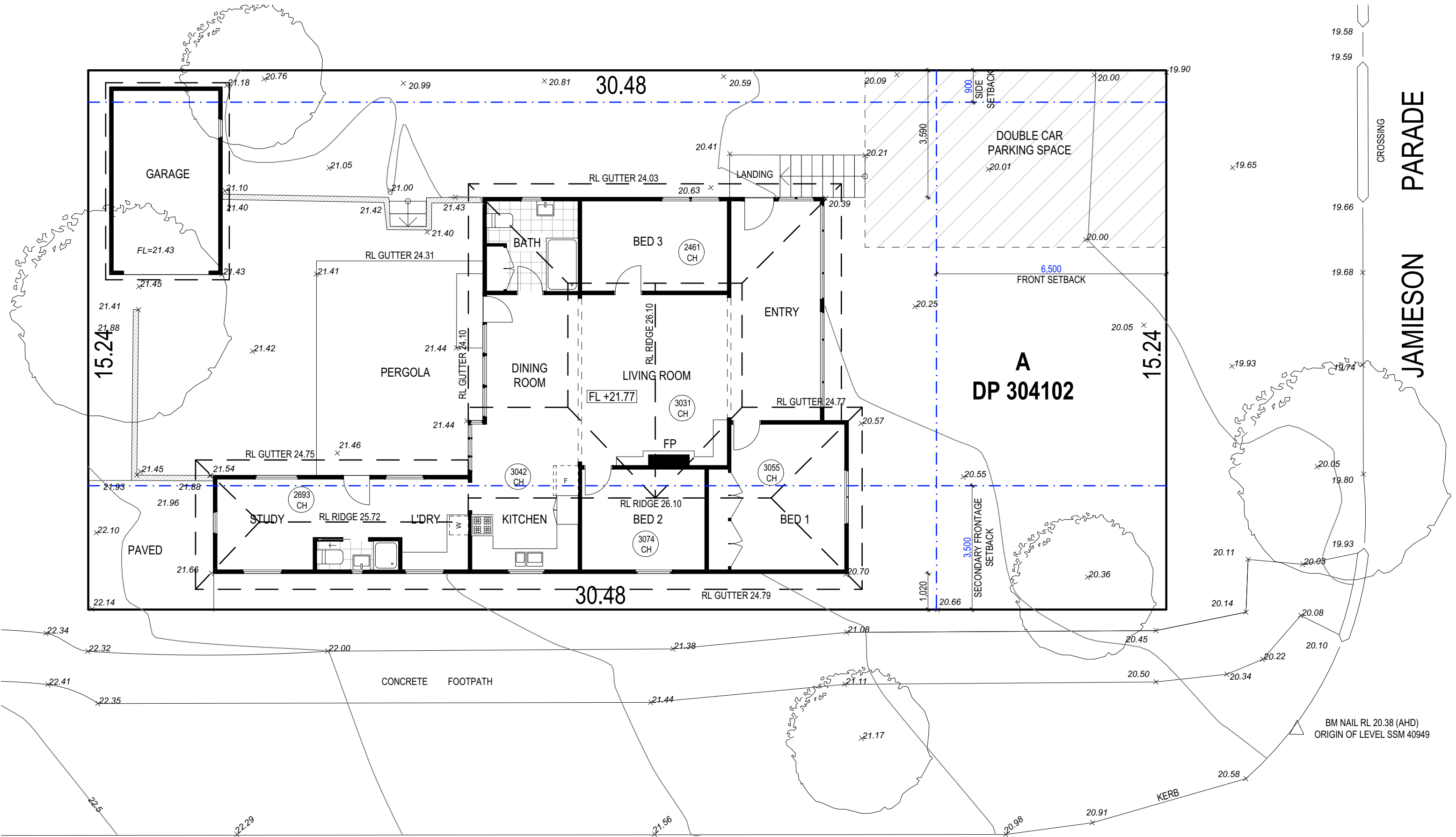
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REV:	DATE:	DESCRIPTION:
A	12/07/2021	AMENDMENTS TO PRELIM DRAWINGS
B	20/08/2021	AMENDMENTS TO PRELIM DRAWINGS
C	08/09/2021	DA DRAWINGS COMPLETION
D	14/09/2021	MINOR AMENDMENTS TO DA DRAWINGS

PROJECT DETAILS: PROPOSED ALTERATIONS, ADDITIONS AND A SECONDARY DWELLING 26 JAMIESON PARADE, COLLAROY.	DATE: MAY/21	DRAWN BY: CA	SCALE: 1:200 @ A3
DRAWING TITLE: SITE ANALYSIS PLAN	JOB No: 906/21	CHECKED BY: JJ	DRAWING No: DA.01

SITE PLAN



APPROX. EXISTING GROSS FLOOR AREA **121.50m²**

OCEAN GROVE

EXISTING GROUND FLOOR PLAN

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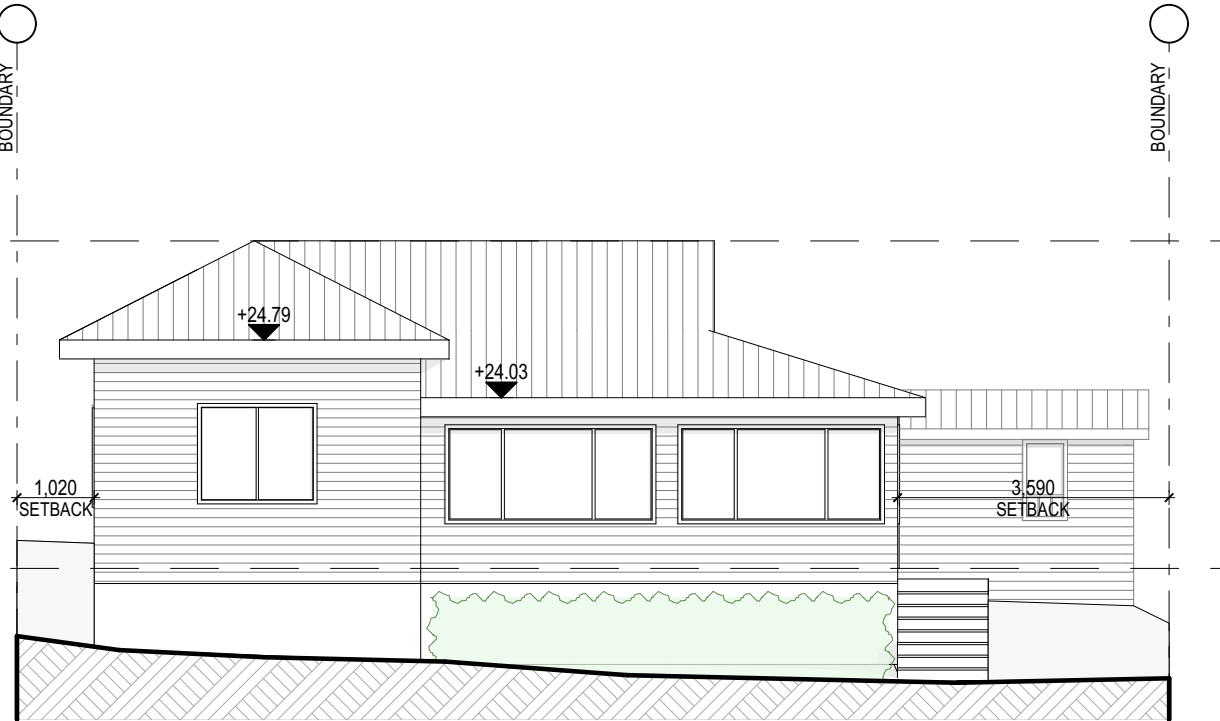
PROJECT DETAILS:
PROPOSED ALTERATIONS, ADDITIONS AND A SECONDARY DWELLING
26 JAMIESON PARADE, COLLAROY.

DRAWING TITLE:
EXISTING GROUND FLOOR PLAN

DATE: MAY/21	DRAWN BY: CA	SCALE: 1:100 @ A3
JOB No: 906/21	CHECKED BY: JJ	DRAWING No: DA.02

+26.10
EXISTING RL RIDGE

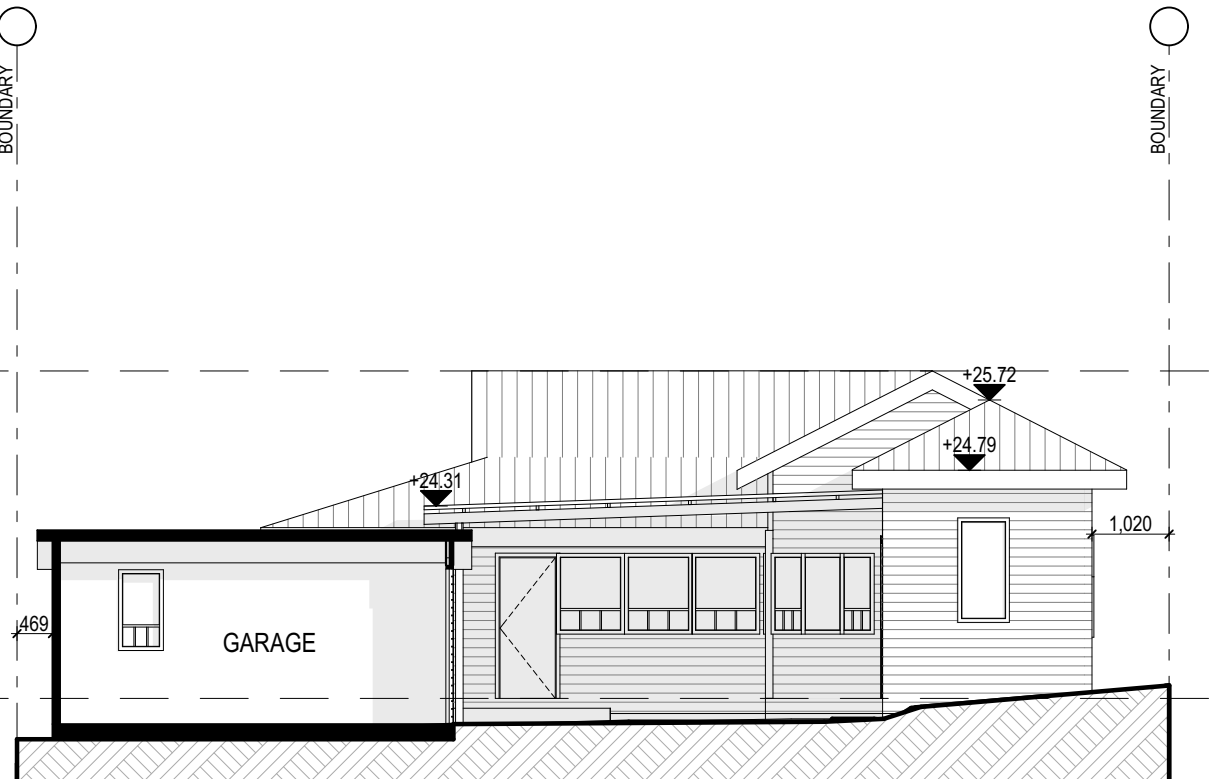
+21.77
EXISTING FFL GROUND FLOOR



EXISTING EAST ELEVATION

+26.10
EXISTING RL RIDGE

+21.77
EXISTING FFL GROUND FLOOR



EXISTING WEST ELEVATION

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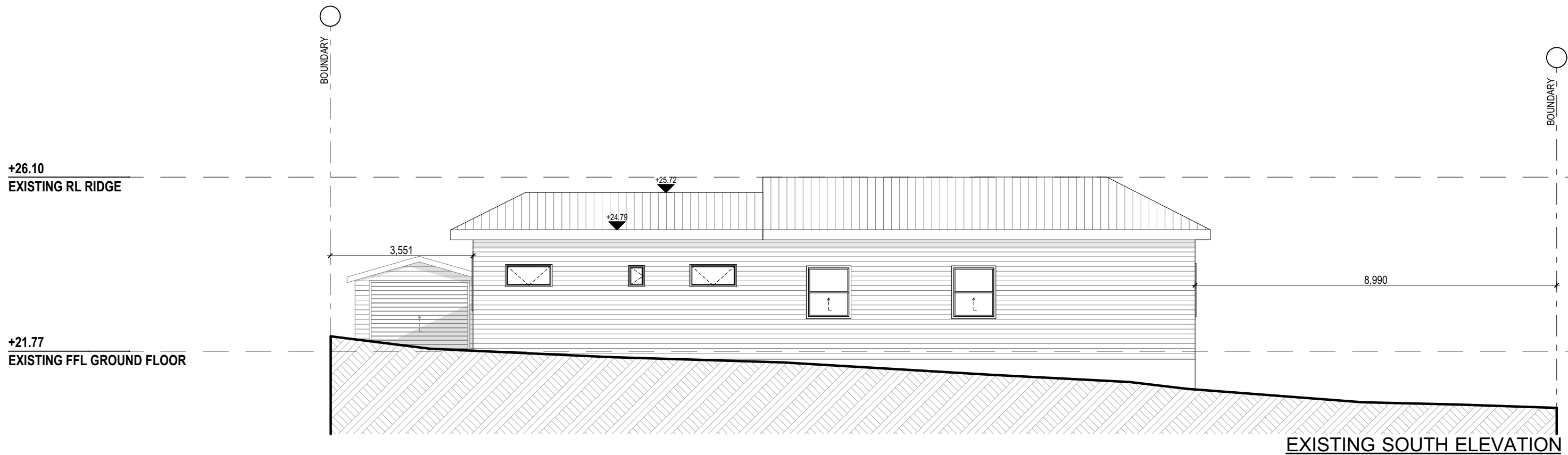
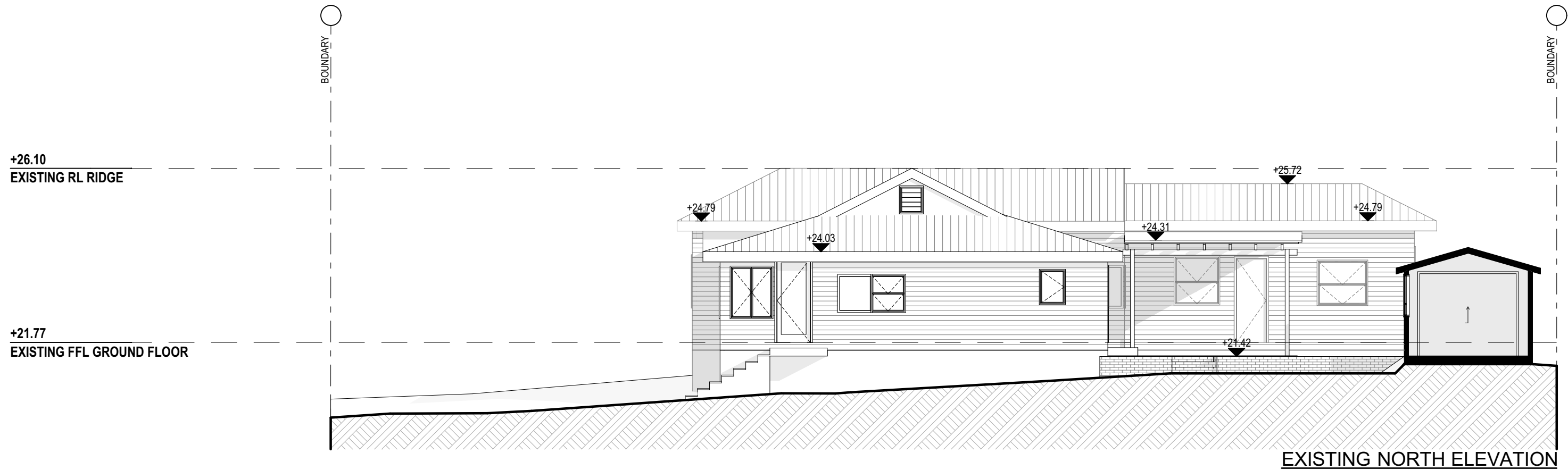
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DRAWING TITLE: EXISTING ELEVATIONS SHEET 1

DATE: MAY/21	DRAWN BY: CA	SCALE: 1:100 @ A3
JOB No: 906/21	CHECKED BY: JJ	DRAWING No: DA.03



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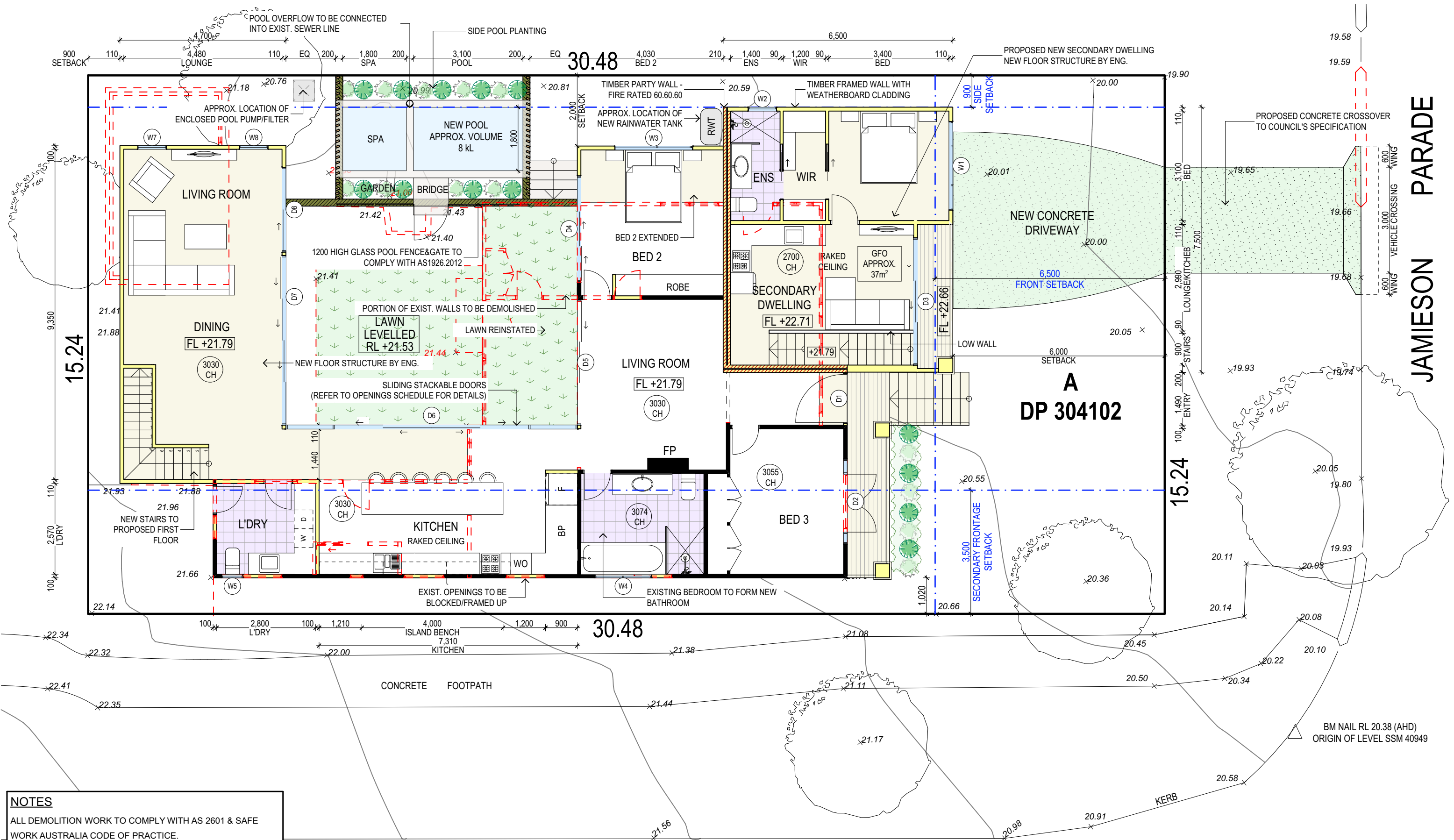
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PROJECT DETAILS:
PROPOSED ALTERATIONS, ADDITIONS AND A SECONDARY DWELLING
26 JAMIESON PARADE, COLLAROY.

DRAWING TITLE:
EXISTING ELEVATIONS SHEET 2

DATE: MAY/21	DRAWN BY: CA	SCALE: 1:100 @ A3
JOB No: 906/21	CHECKED BY: JJ	DRAWING No: DA.04



NOTES
ALL DEMOLITION WORK TO COMPLY WITH AS 2601 & SAFE WORK AUSTRALIA CODE OF PRACTICE.

APPROX. EXISTING GROSS FLOOR AREA121.50m²

NEW GROUND FLOOR GROSS FLOOR AREA149.50m²
(EXCL PROPOSED GARAGE & SECONDARY DWELLING)

SECONDARY DWELLING GROSS FLOOR AREA37m²

TRUE NORTH:

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PROPOSED ALTERATIONS, ADDITIONS AND A SECONDARY DWELLING
26 JAMIESON PARADE, COLLAROY.

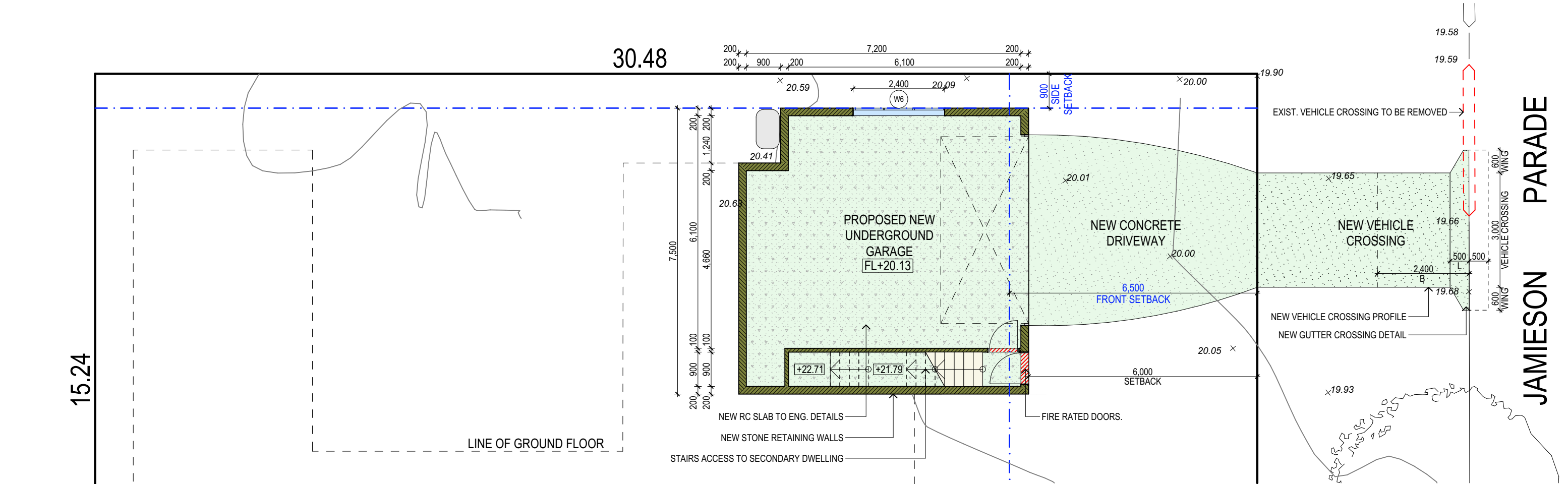
DRAWING TITLE:
PROPOSED GROUND FLOOR PLAN

DATE: MAY/21	DRAWN BY: CA	SCALE: 1:100 @ A3
JOB No: 906/21	CHECKED BY: JJ	DRAWING No: DA.05

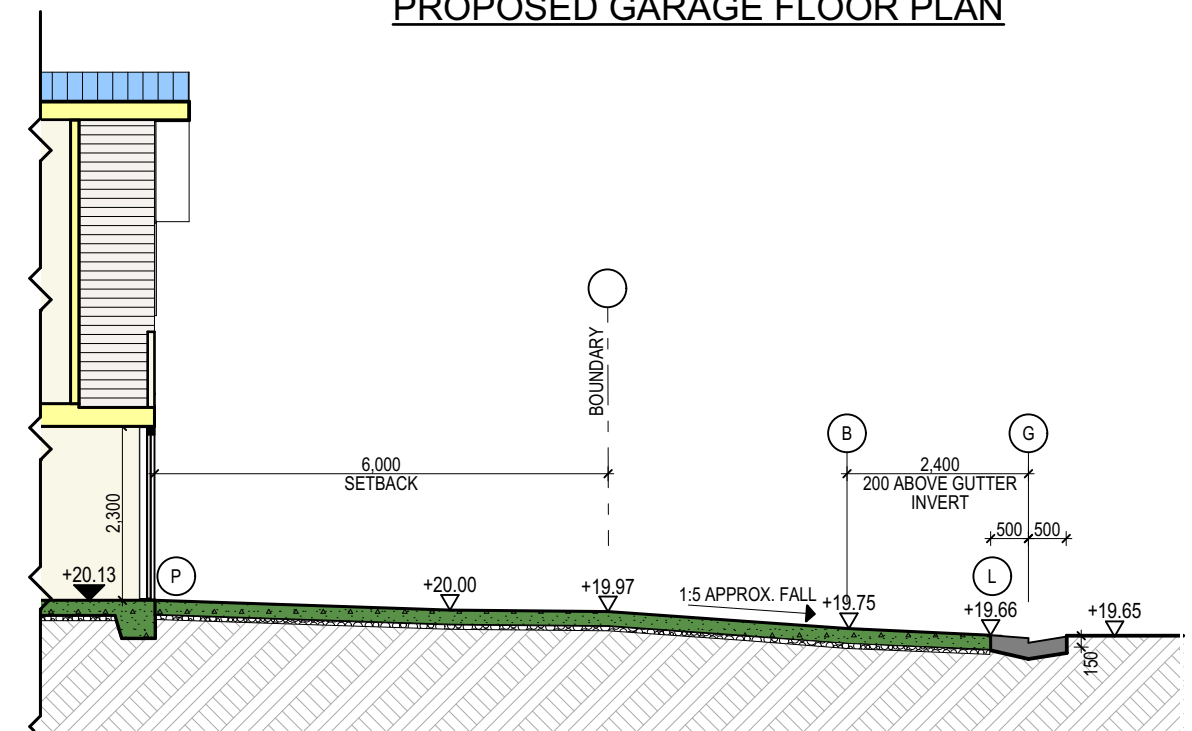
OCEAN GROVE

PROPOSED GROUND FLOOR PLAN

JAMIESON PARADE



PROPOSED GARAGE FLOOR PLAN



VEHICLE CROSSING PROFILE

G	GUTTER INVERT	ROAMING DATUM FOR VEHICLE CROSSING SET OUT
L	REAR OF LAYBACK	100mm ABOVE GUTTER INVERT (PLACE 10mm EXPANSION JOINT)
B	2400mm BEHIND GUTTER INVERT	200mm ABOVE GUTTER INVERT
A	BOUNDARY ALIGNMENT	PLACE 10mm EXPANSION JOINT
P	PARKING FACILITY	MAX GRADE PARALLEL TO THE ANGLE OF PARKING 1V:20H OTHERWISE, 1V:16H IN ANY OTHER DIRECTION

OCEAN GROVE

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PROPOSED ALTERATIONS, ADDITIONS AND A SECONDARY DWELLING

26 JAMIESON PARADE, COLLAROY.

DRAWING TITLE:

PROPOSED GARAGE FLOOR PLAN & DRIVEWAY PROFILE

DATE:	DRAWN BY:	SCALE:
MAY/21	CA	1:100 @ A3

JOB No:	CHECKED BY:	DRAWING No:
906/21	JJ	DA.07

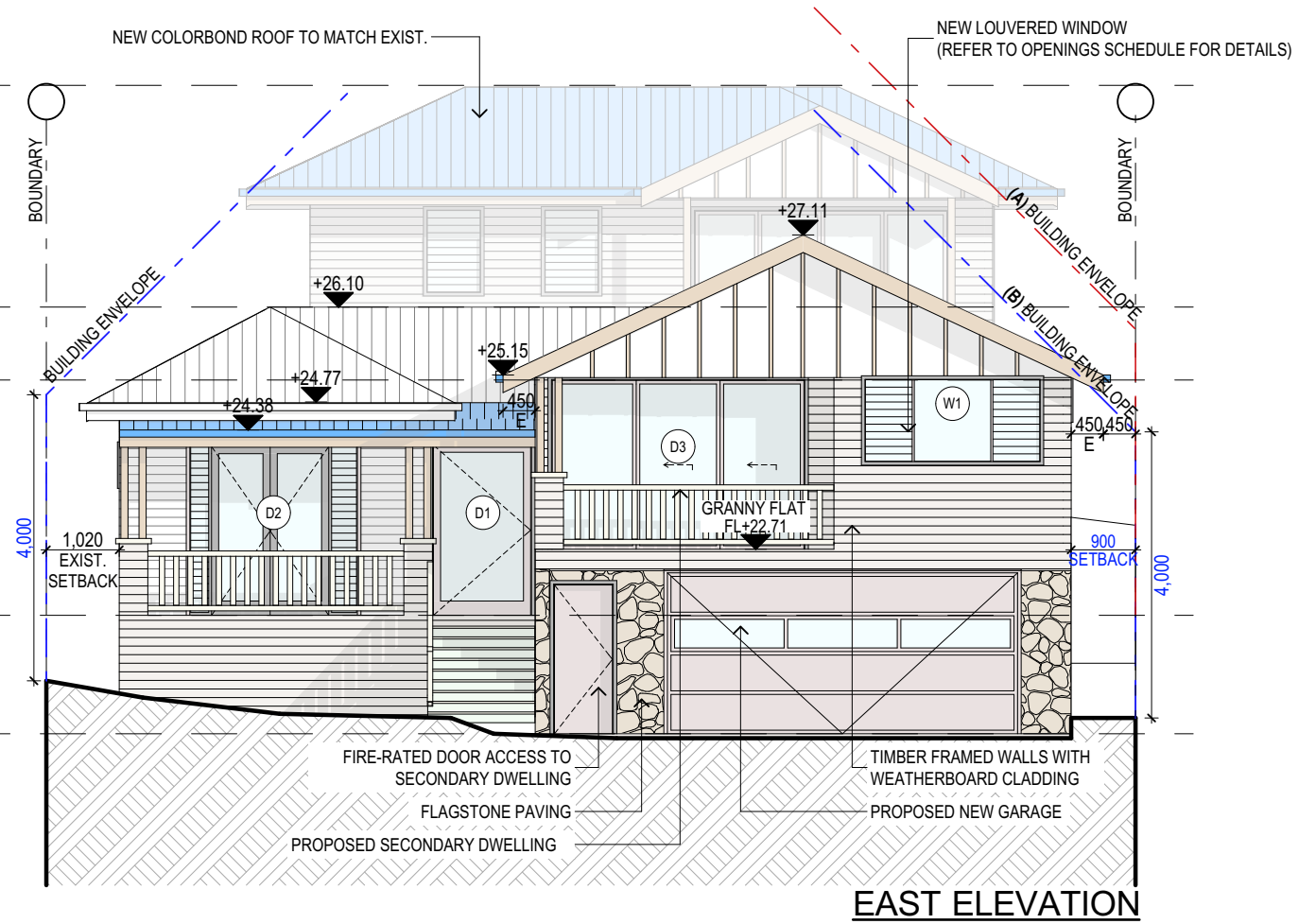
+29.20
PROPOSED RL RIDGE

+26.10
EXISTING RL RIDGE

+25.08
PROPOSED FFL FIRST FLOOR

+21.79
EXISTING FFL GROUND FLOOR

+20.13
PROPOSED FFL GARAGE

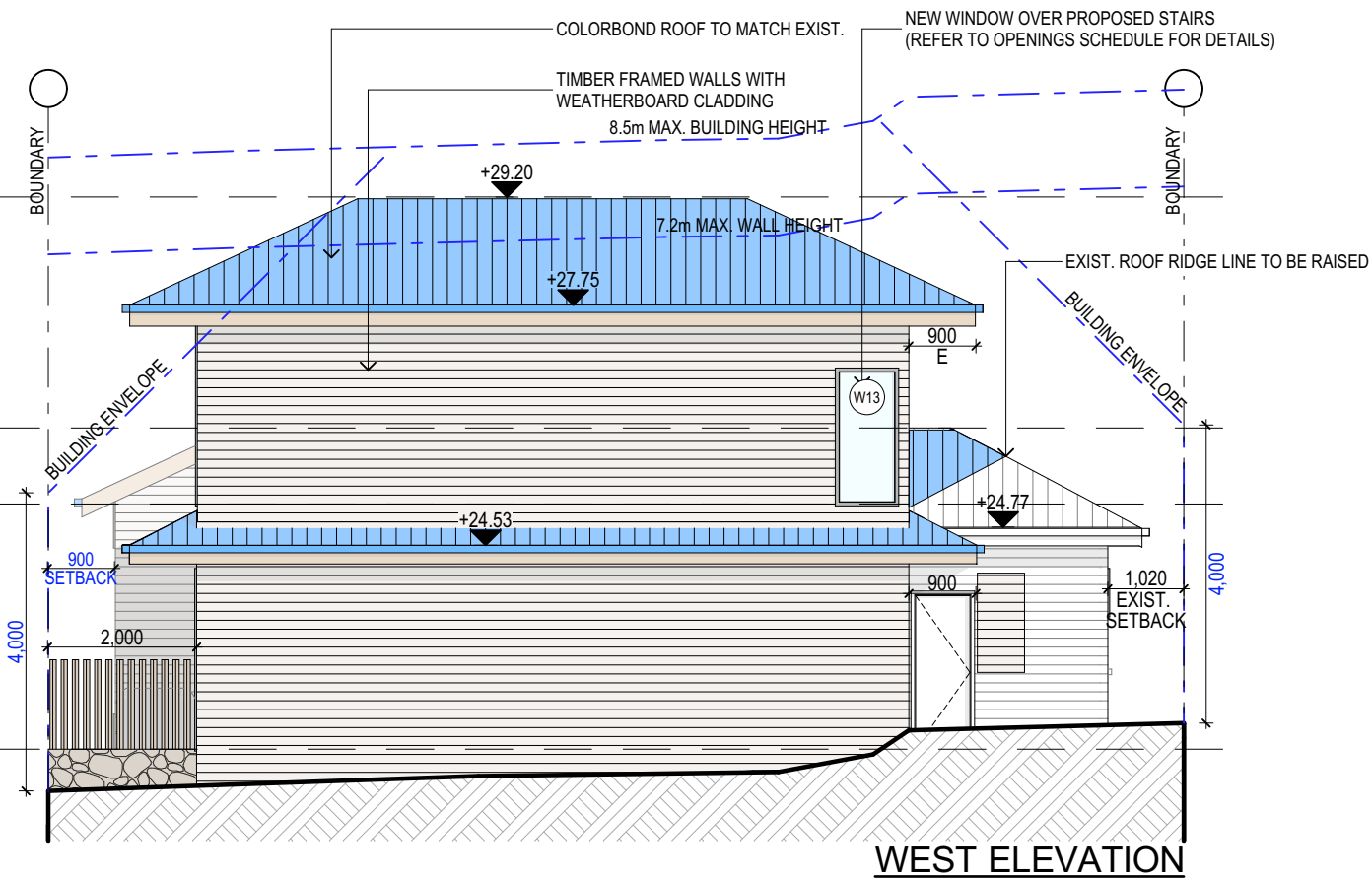


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DRAWING TITLE: PROPOSED ELEVATIONS SHEET 1

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JOB No: 906/21	CHECKED BY: JJ	DRAWING No: DA.08

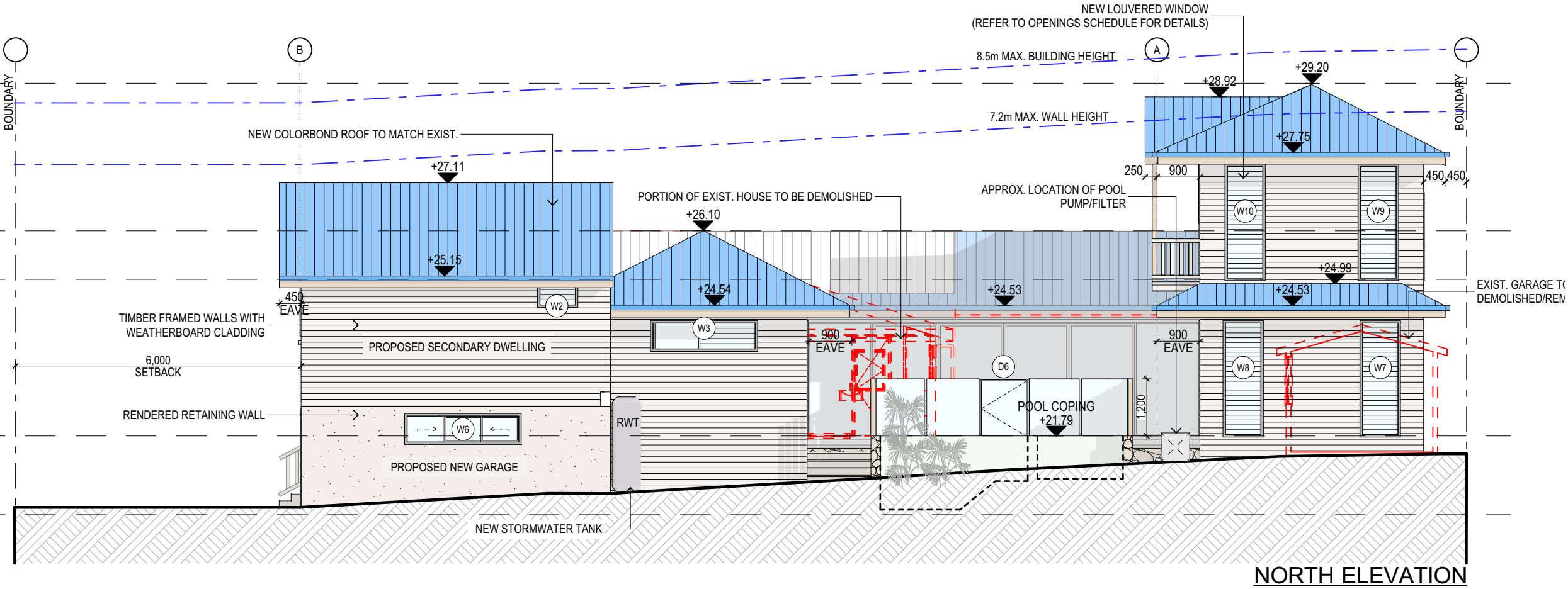
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PROPOSED FFL GARAGE



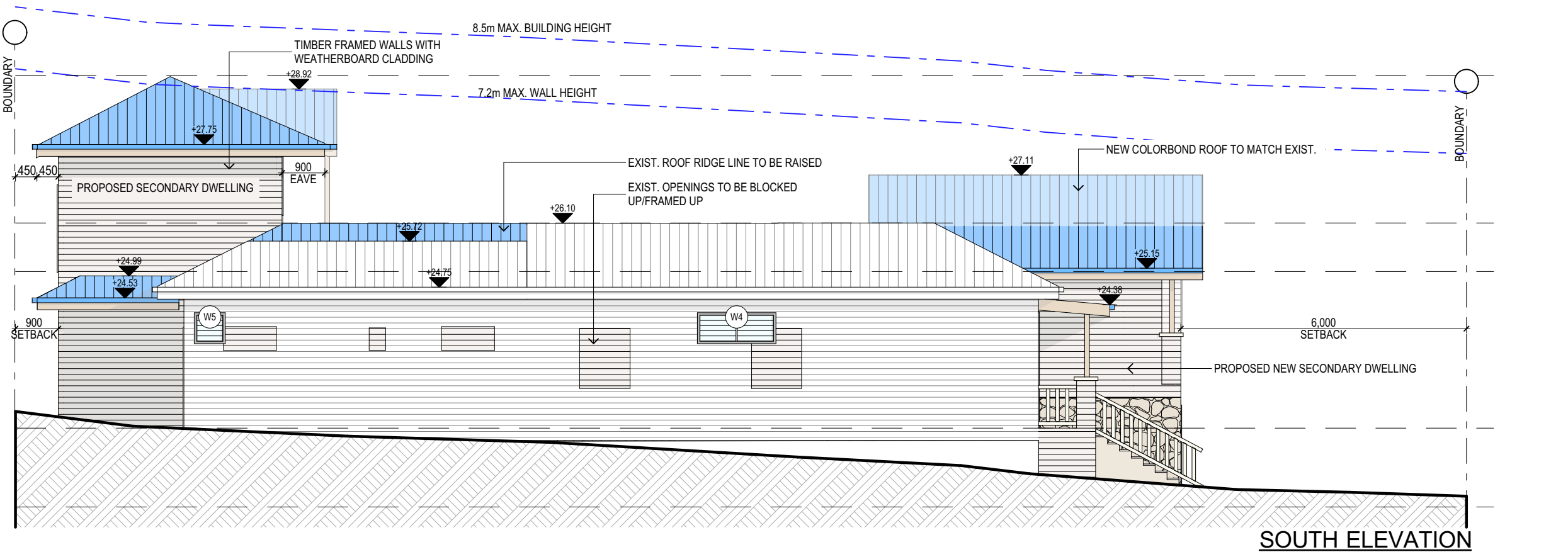
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PROPOSED FFL GARAGE



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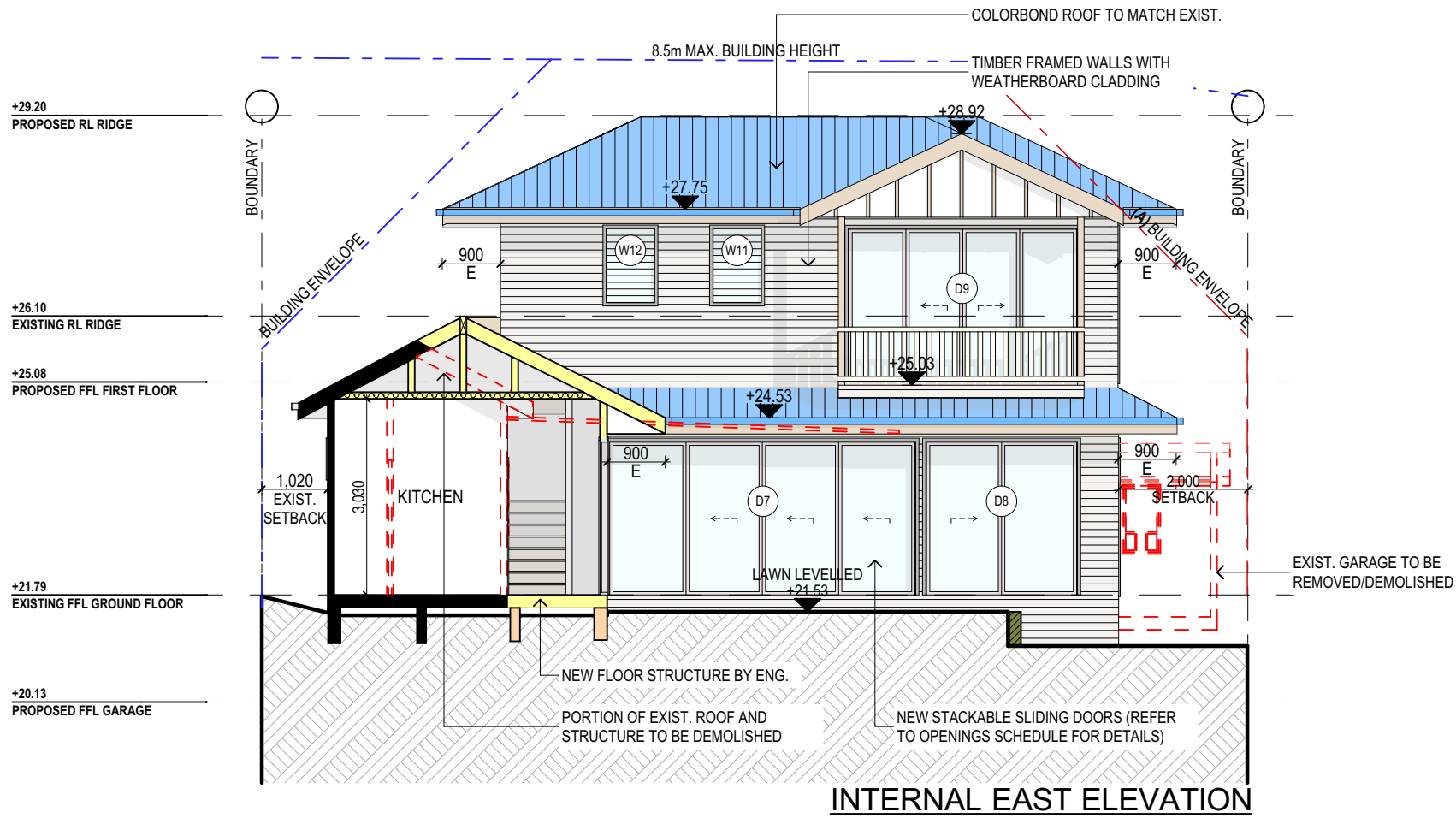
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26 JAMIESON PARADE, COLLAROY.

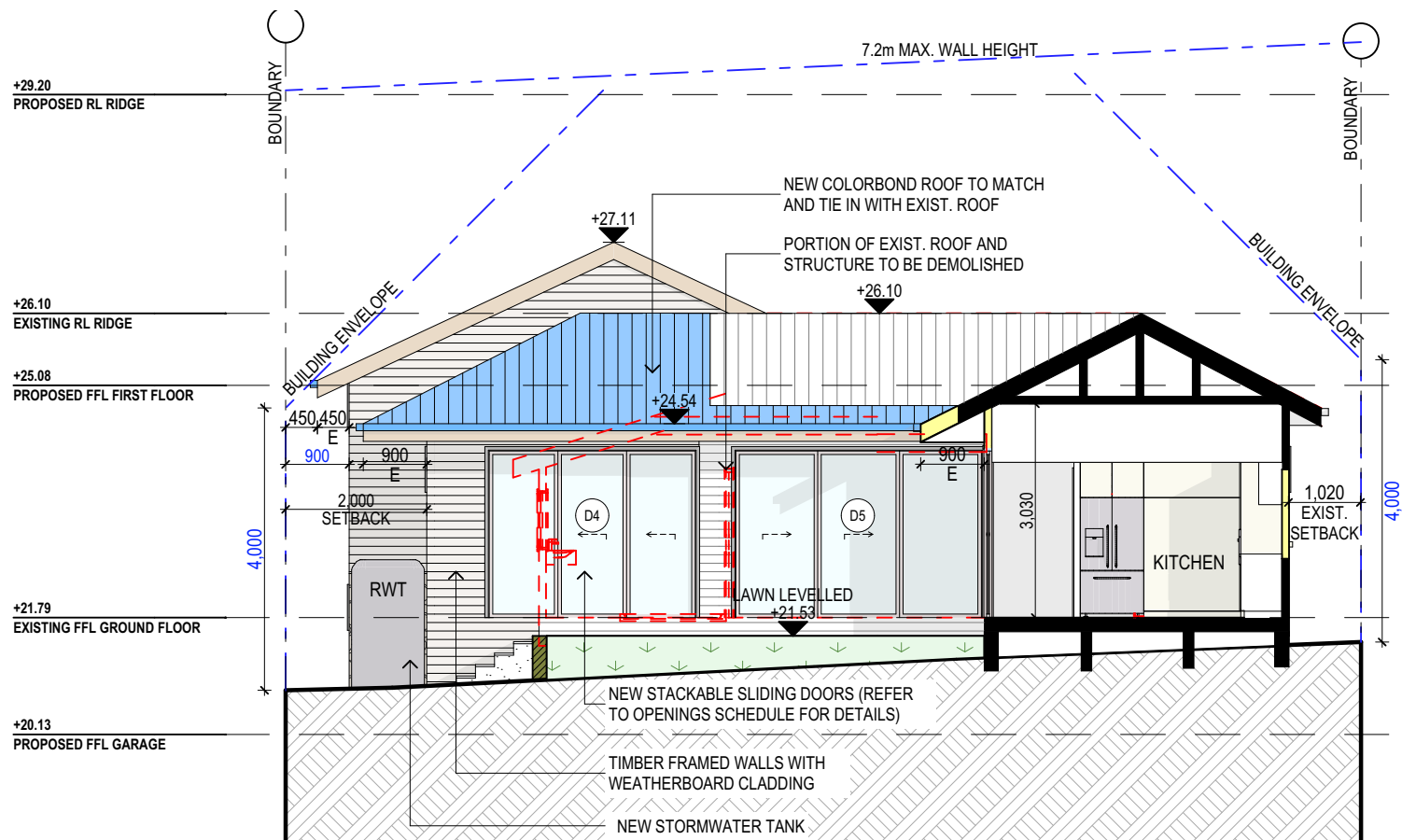
DRAWING TITLE:

PROPOSED ELEVATIONS SHEET 2

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MAY/21	CA	1:100 @ A3
JOB No:	CHECKED BY:	DRAWING No:
906/21	JJ	DA.09



INTERNAL EAST ELEVATION



INTERNAL WEST ELEVATION

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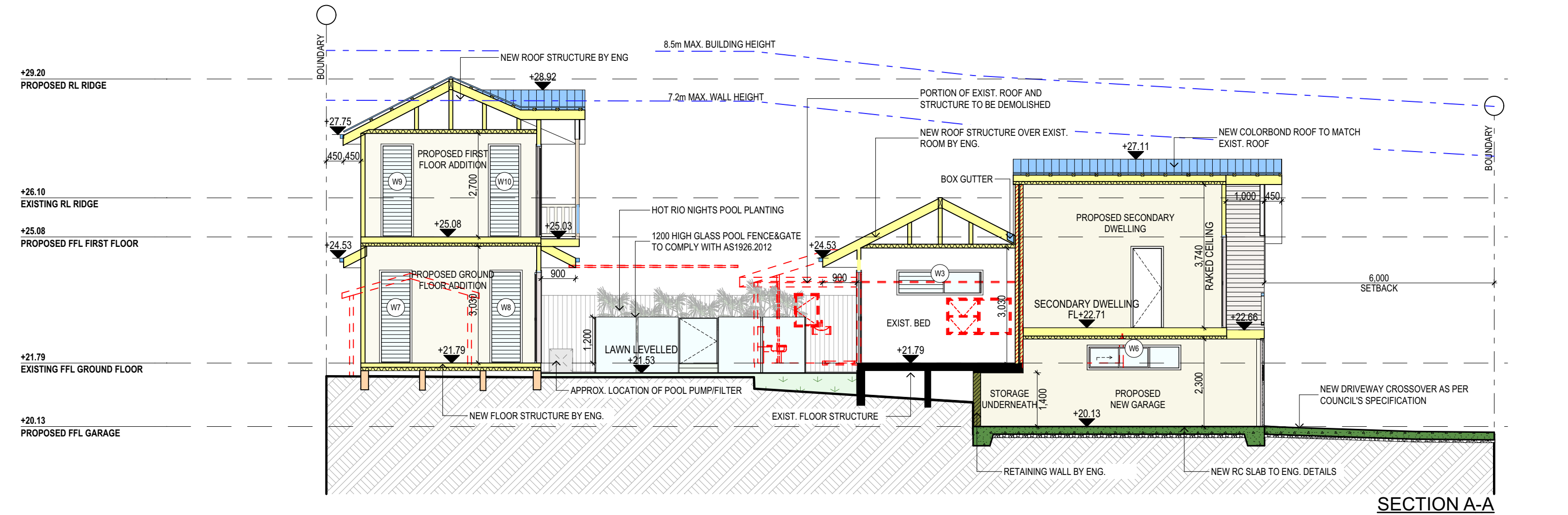
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PROPOSED ALTERATIONS, ADDITIONS AND A SECONDARY DWELLING
26 JAMIESON PARADE, COLLAROY.
DRAWING TITLE:
PROPOSED ELEVATIONS SHEET 3

DATE:	DRAWN BY:	SCALE:
MAY/21	CA	1:100 @ A3
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906/21	JJ	DA.10



SECTION A-A

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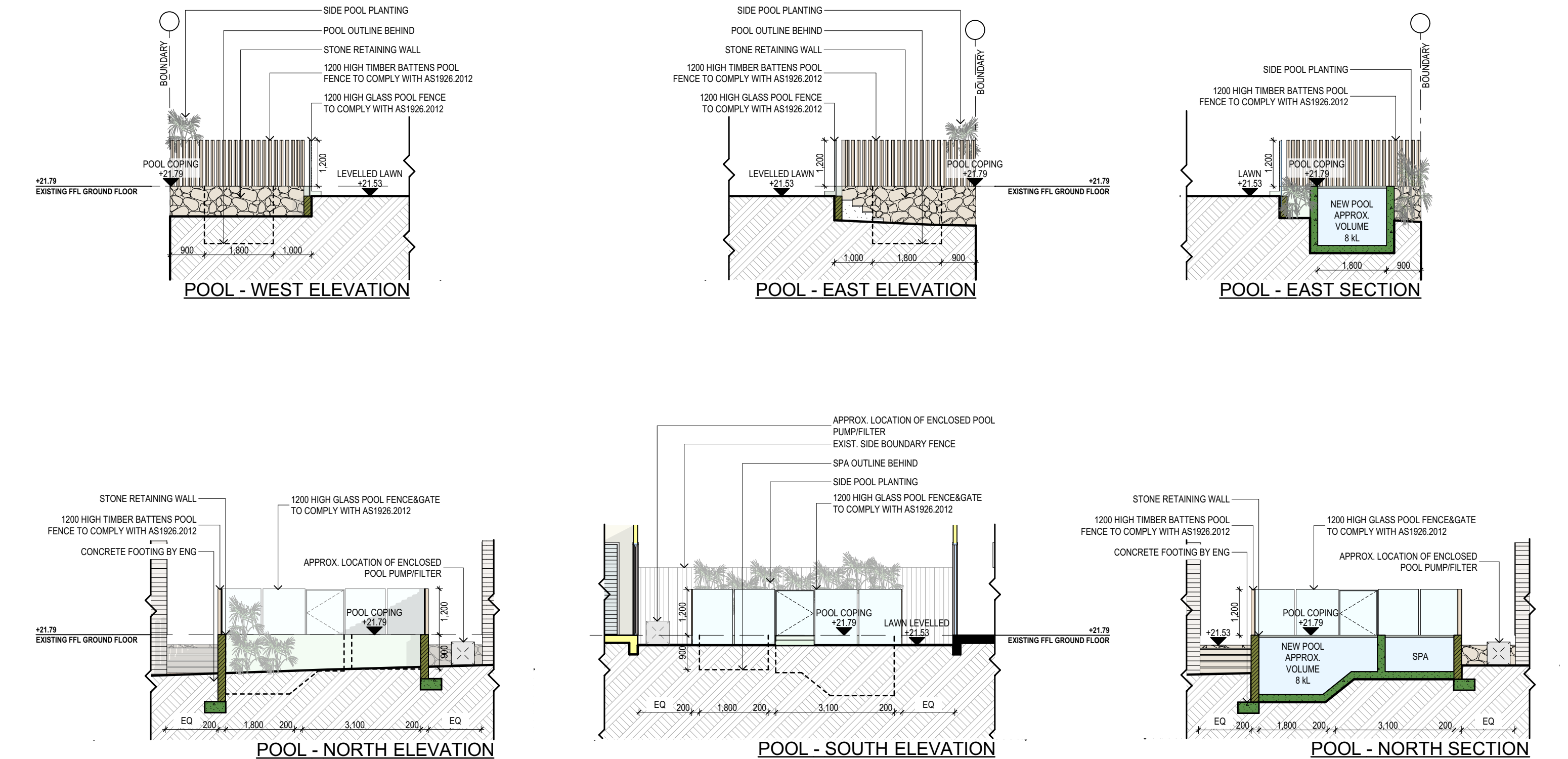
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26 JAMIESON PARADE, COLLAROY.
DRAWING TITLE:
SECTION

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JOB No:	CHECKED BY:	DRAWING No:
906/21	JJ	DA.11



<div>NOTES (E & OE)</div> <div><ul style="list-style-type: none">• 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 National Construction Code, relevant Australian Standards & 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.</div>	<div>JJ Drafting</div> <div>Division of JJ DRAFTING AUSTRALIA PTY LTD</div> <div>26/90 Mona Vale Road, Mona Vale, NSW, 2103</div> <div>PO Box 687, Dee Why, NSW, 2099</div> <div>Mob. 0414 717 541 Email. jjdraft@tpg.com.au</div> <div>www.jjdrafting.com.au</div> <div>ACN 651 693 346</div>	REV:	DATE:	DESCRIPTION:	PROJECT DETAILS: PROPOSED ALTERATIONS, ADDITIONS AND A SECONDARY DWELLING 26 JAMIESON PARADE, COLLARROY.	DATE: MAY/21	DRAWN BY: CA	SCALE: 1:100 @ A3
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		D	14/09/2021	MINOR AMENDMENTS TO DA DRAWINGS	DRAWING TITLE: POOL ELEVATIONS & SECTIONS	JOB No: 906/21	CHECKED BY: JJ	DRAWING No: DA.12

BASIX REQUIREMENTS

BASIX INCLUSIONS FOR 26 JAMIESON PARADE, COLLAROY 2097.

LANDSCAPE

Must plant indigenous or low water use species of vegetation throughout 100m² of the site.

FIXTURES/WATER

- Shower Rating;	Minimum 4 Star
- Toilet Rating;	Minimum 5 Star
- Kitchen Taps Rating;	Minimum 5 Star
- Bathroom Basin Taps Rating;	Minimum 5 Star

Must install a rainwater tank of at least 2000 litres on site.
Must configure the rainwater tank to collect rain runoff from at least 30m² of the roof area
Must connect at least 1 outdoor tap to the rainwater tank.

CONSTRUCTION

- Floor: suspended floor above garage, framed.	- nil
- External wall: Framed (Weatherboard, fibro, Metal clad)	- 2.00 (or 2.40 including construction)
- Raked ceiling/pitched or skillion roof, framed	- Ceiling: 3.5 (up), Roof: foil backed blanket(55mm). Medium solar absorptance 0.475 - 0.70

Insulation specified must be installed in accordance with part 3.12.1.1 of the BCA

GLAZING

Aluminium, single clear
W1

Aluminium, single Lo-Tsol Low-e (U-value 5.6, SHGC 0.369-0.451)
W2, D3.

HOT WATER

- Gas instantaneous hot water system;	Minimum 5 Stars
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COOLING SYSTEM

- Living areas must install ceiling fan cooling system.
- Bedrooms must install ceiling fan cooling system.

HEATING SYSTEM

- Living areas must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.
- Bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.

VENTILATION

The following exhaust systems must be installed;

- At least 1 bathroom - no mechanical ventilation (i.e natural); Operation control: n/a.
- Kitchen - individual fan, ducted to facade or roof; operation control: manual switch on/off.
- Laundry - natural ventilation only, or no laundry; Operation control: n/a.

<u>BASIX REQUIREMENTS</u>	
BASIX INCLUSIONS FOR 26 JAMIESON PARADE, COLLAROY 2097.	
<u>LIGHTING</u>	
40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.	
<u>WATER</u>	
SHOWER RATING	MIN. 3 STARS
TAP RATING	MIN. 3 STARS
WC RATING	MIN. 3 STARS
<u>INSULATION</u>	
CONSTRUCTION	ADDITIONAL INSULATION REQUIRED (R-VALUE)
Concrete slab on ground floor	Nil
Suspended floor with open subfloor: framed (R0.7)	R0.8 (down) (or R1.50 including construction)
Floor above existing dwelling or building	Nil
External wall: Framed (Weatherboard, fibro, Metal clad)	R1.30 (or R1.70 including construction)
Flat ceiling, pitched roof	Ceiling: R1.95 (up), Roof: foil backed blanket (55mm). Medium solar absorptanced 0.475 - 0.70)
Raked ceiling, pitched/skillion roof: framed	Ceiling: R2.24 (up), Roof: foil backed blanket (55mm). Medium solar absorptanced 0.475 - 0.70)
<u>GLAZING - DOORS & WINDOWS</u>	
Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	
W3, W4, W5, W6(GARAGE), W7, W8, W9, W10, W11, W12, W13, D1, D2, D4, D5, D6, D7, D8, D9.	

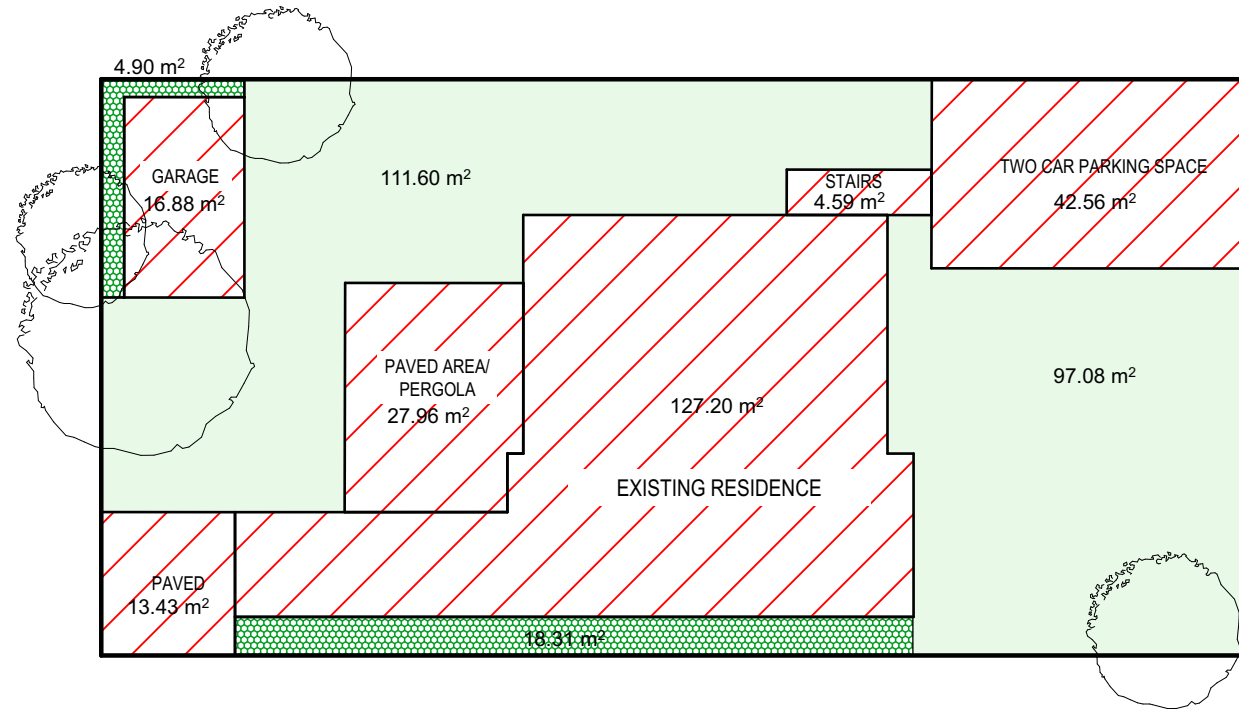
	<p>NOTES (E & OE)</p> <ul style="list-style-type: none"> ● All structures including stormwater & drainage to engineer's details. ● Do not obtain dimensions by scaling drawings. ● All dimensions are to be checked on site prior to starting work. ● These drawings are to be read in conjunction with all other consultant's drawings and specifications. ● All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the National Construction Code, relevant Australian Standards & 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.
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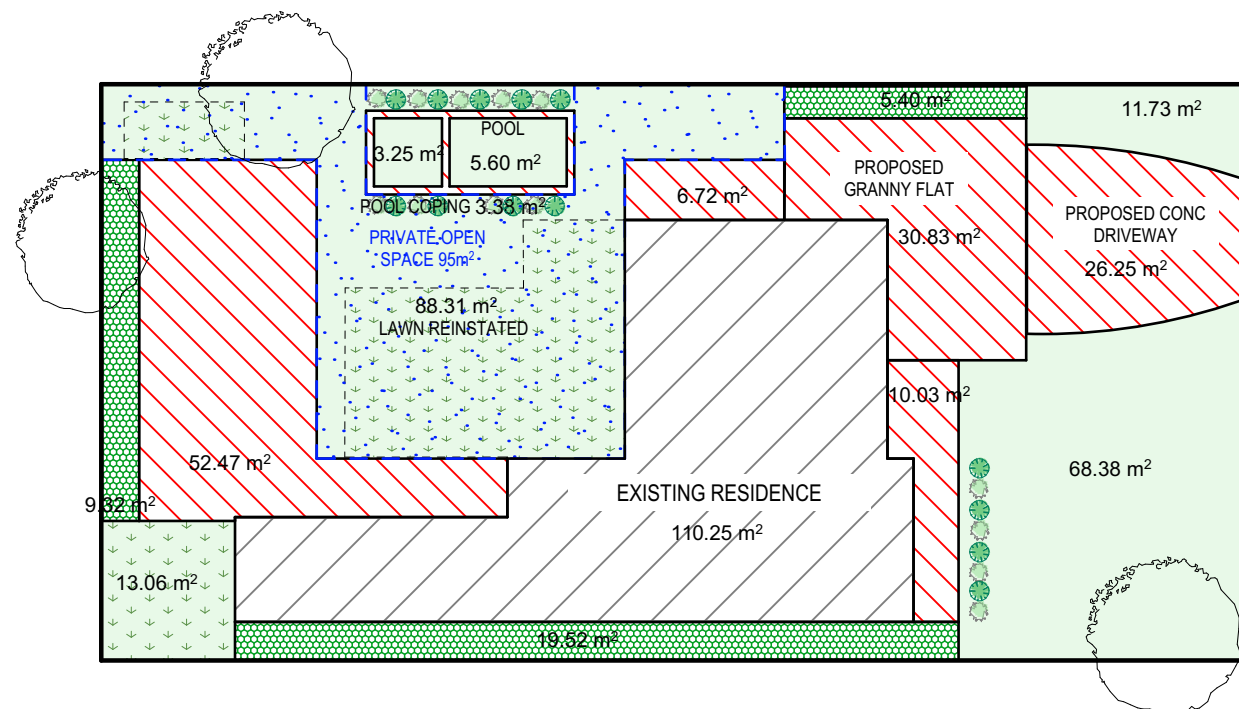
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B	20/08/2021	AMENDMENTS TO PRELIM DRAWINGS
C	08/09/2021	DA DRAWINGS COMPLETION
D	14/09/2021	MINOR AMENDMENTS TO DA DRAWINGS

PROJECT DETAILS: PROPOSED ALTERATIONS, ADDITIONS AND A SECONDARY DWELLING 26 JAMIESON PARADE, COLLAROY.
DRAWING TITLE: BASIX/SPECIFICATION NOTES

DATE: MAY/21	DRAWN BY: CA	SCALE: @ A3
JOB No: 906/21	CHECKED BY: JJ	DRAWING No: DA.13



EXISTING LANDSCAPE CALCULATION PLAN



PROPOSED LANDSCAPE CALCULATION PLAN

CALCULATIONS			
SITE AREA			464.5m ²
LANDSCAPE CONTROL		40%	185.8m ²
EXISTING LANDSCAPED AREA		44.93%	208.68m ²
TOTAL NEW LANDSCAPE AREA		40.98%	190.33m ²
LANDSCAPED AREA NOT COUNTED			34.24m ²
EXISTING HARD SURFACE AREA			232.62m ²
HARD SURFACE AREA TO BE RETAINED			110.25m ²
NEW HARD SURFACE AREA			129.68m ²
TOTAL HARD SURFACE AREA			239.93m ²

TRUE NORTH:

NOTES (E & OE)

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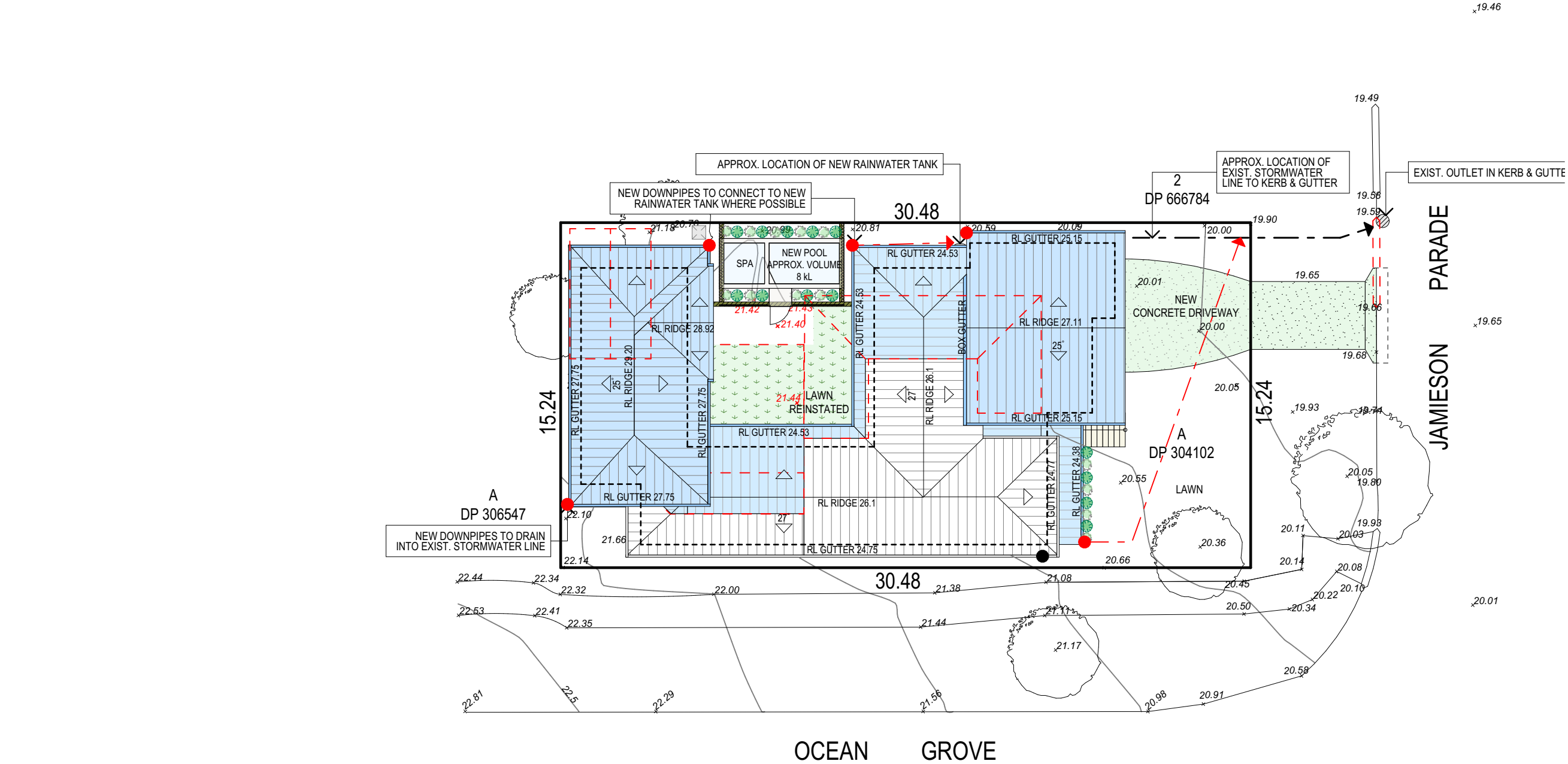
PROJECT DETAILS:

PROPOSED ALTERATIONS, ADDITIONS AND A SECONDARY DWELLING
26 JAMIESON PARADE, COLLAROY.

DRAWING TITLE:

LANDSCAPED AREA CALCULATION PLAN

DATE:	DRAWN BY:	SCALE:
MAY/21	CA	1:1, 1:200 @ A3
JOB No:	CHECKED BY:	DRAWING No:
906/21	JJ	DA.14



STORMWATER CONCEPT LEGEND

EXISTING DOWNPIPES ●

NEW DOWNPIPES ●

EXISTING STORMWATER LINE - - - - -

NEW STORMWATER LINE - - - - -

TRUE NORTH:

NOTES (E & OE)

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PROJECT DETAILS:

PROPOSED ALTERATIONS, ADDITIONS AND A SECONDARY DWELLING

26 JAMIESON PARADE, COLLAROY.

DRAWING TITLE:

ROOF & STORMWATER CONCEPT PLAN

DATE:	DRAWN BY:	SCALE:
MAY/21	CA	1:200 @ A3
JOB No:	CHECKED BY:	DRAWING No:
906/21	JJ	DA.15

NOTES

DESIGNATED SITE MANAGER/BUILDER

PRIOR TO COMMENCEMENT OF WORK A SITE MANAGER OR BUILDER MUST BE NOMINATED. THE SITE MANAGER OR BUILDER WILL BE RESPONSIBLE AND LIABLE FOR ALL WORKS CARRIED OUT ON THE SITE. THIS ASSUMES THE RESPONSIBILITY FOR THE ACTIONS OF ALL SUBCONTRACTED PARTIES AS WELL AS ADVISING THEM OF COUNCIL'S REQUIREMENTS WHEN CARRYING OUT WORKS.

TOPSOIL MANAGEMENT

PRIOR TO THE STRIPPING OF TOPSOIL, THE VEGETATIVE COVER MUST BE REDUCED BY EITHER SLASHING OR MOWING. ALL TOPSOIL IS TO BE RETAINED AND PROTECTED FOR REUSE ON SITE. SOIL STOCKPILES MUST NOT BE LOCATED ON NATURE STRIPS, FOOTPATHS, ROADWAYS, KERBS, ACCESSWAYS, WITHIN DRAINAGE LINES/FLOWS/PATHS OR AROUND OR AGAINST TREE SHRUBS. SEDIMENT CONTROL MEASURES MUST BE INCORPORATED WITH ANY RESULTING STOCKPILE. THE STOCKPILE CAN BE PROTECTED FROM EROSION BY COVERING IT WITH AN IMPERVIOUS MATERIAL, IN CONJUNCTION WITH THE INSTALLATION OF A SEDIMENT FENCE AROUND IT. IF STOCKPILES ARE TO REMAIN FOR MORE THAN ONE MONTH THEY ARE TO BE GRASSED IMMEDIATELY AND STABILISED WITHIN FOURTEEN DAYS. SURPLUS TOPSOIL MUST BE REASONABLY REMOVED FROM SITE.

BUILDING MATERIAL STOCKPILING

SUFFICIENT AREA MUST BE ALLOCATED WITHIN THE SITE FOR SUCH STORAGE OF BUILDING MATERIALS, DEMOLITION WASTE, WASTE CONTAINERS, ETC. AS WILL BE REQUIRED.

SEDIMENT FENCES

A SEDIMENT FENCE SHOULD BE LOCATED ALONG THE DOWNSLOPE BOUNDARY(S) OF THE SITE, ON THE CONSTRUCTION SIDE OF THE TURF FILTER STRIP OR NATIVE VEGETATION, AND AROUND ALL STOCKPILES OF MATERIAL ON THE SITE.

DUST CONTROL

ALL TRUCKS/UTES MUST COVER THEIR LOADS AT ALL TIMES. APPROPRIATE METHODS ARE TO BE EMPLOYED TO PREVENT BLOWING DUST CREATING AN UNACCEPTABLE HAZARD OR NUISANCE ON THE SITE OR DOWN WIND. PRODUCTION OF DUST CAN BE MINIMISED BY LIMITING AREA OF EARTHWORKS, WATERING AND PROGRESSIVE VEGETATION. WHERE DUST IS CREATED AS A RESULT WORKS AND/OR SOIL EXPOSURE, THE BARE SOIL AREAS MUST BE WATERED, DURING AND/OR AT THE END OF EACH DAY TO LAY THE DUST. EARTH MOVING ACTIVITIES SHOULD BE AVOIDED WHERE WINDS ARE SUFFICIENTLY STRONG ENOUGH TO RAISE VISIBLE DUST.

EROSION & SEDIMENT CONTROLS

APPROPRIATE EROSION AND SEDIMENT CONTROLS MUST BE IMPLEMENTED ON ALL SITES THAT INVOLVE SOIL DISTURBANCE. THE MEASURES MUST BE IN PLACE PRIOR TO THE COMMENCEMENT OF WORK. THOSE CONTROLS ARE TO BE MONITORED AND MAINTAINED IN ORDER TO SERVE THEIR INTENDED FUNCTION FOR THE DURATION OF THE WORKS OR UNTIL SUCH TIME AS THE SITE IS FULLY STABILISED. IF ANY CONTROLS ARE DAMAGED OR BECOME INEFFECTIVE DURING THE COURSE OF THE WORKS THEY ARE TO BE REINSTATED OR REPLACED IMMEDIATELY. SUFFICIENT ACCESS TO THESE CONTROLS MUST BE PROVIDED IN CASE OF THE NEED TO REPAIR.

SEDIMENT TRAPS

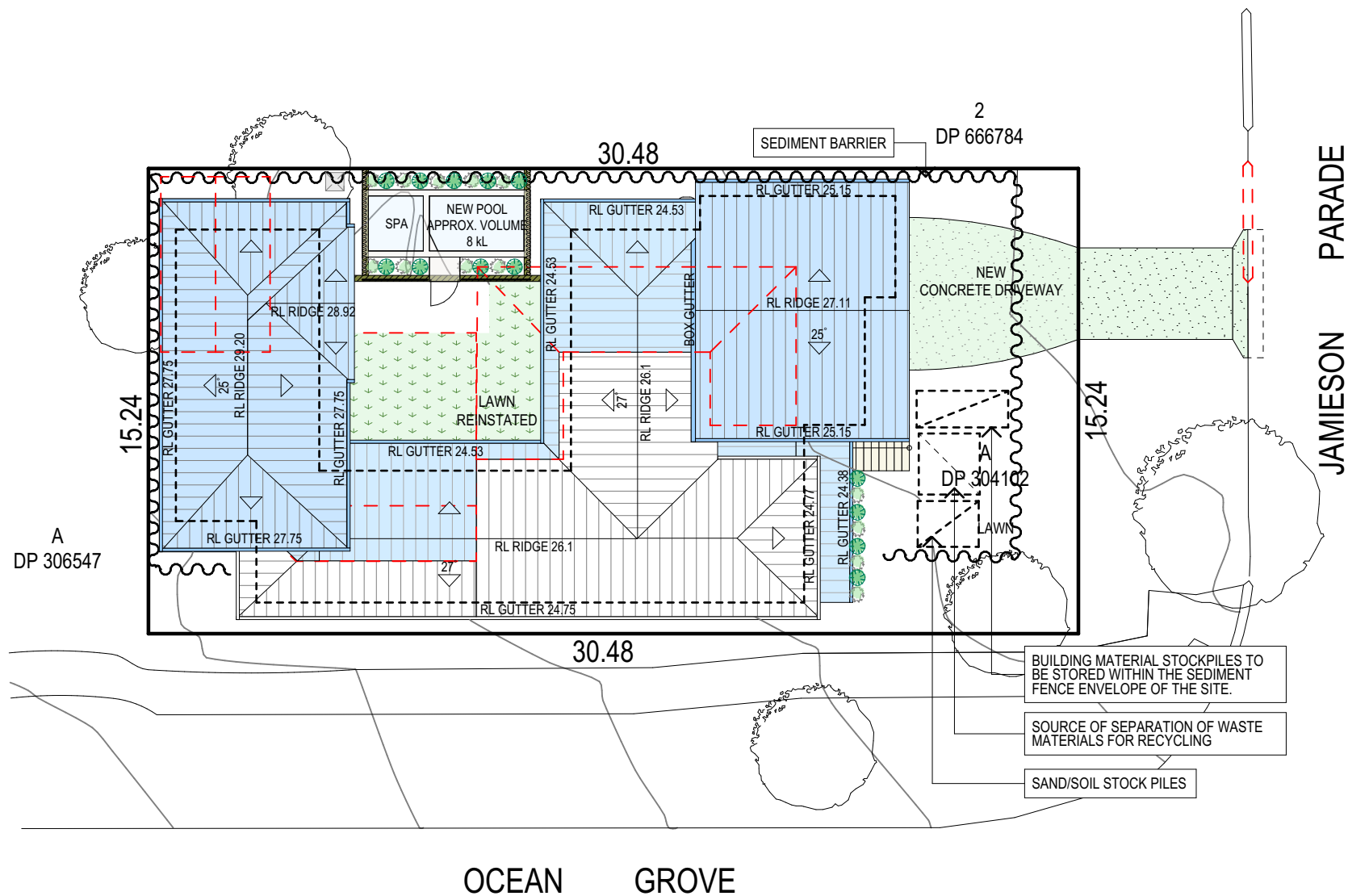
WHERE A SEDIMENT FENCE IS NOT USED APPROPRIATE SEDIMENT TRAPS SHOULD BE LOCATED AT ALL POINTS WHERE STORMWATER LEAVES THE CONSTRUCTION SITE OR LEAVES THE GUTTER AND ENTERS THE DRAINAGE SYSTEM. A COMMON TECHNIQUE IS THE GRAVEL SAUSAGE.

DIVERSION CHANNELS

A DIVERSION CHANNEL IS AN EXCAVATED EARTH DITCH OR PATH. THESE STRUCTURES ARE USED TO INTERCEPT AND DIRECT RUN-OFF TO A DESIRED LOCATION WHERE POSSIBLE. ALL STORMWATER RUN-OFF FLOWING ONTO DISTURBED AREAS, INCLUDING STOCKPILES, MUST BE INTERCEPTED, DIVERTED AND/OR SAFELY DISPOSED OF. THIS CAN BE ACHIEVED BY CONSTRUCTING A TEMPORARY EARTH BANK AROUND THE UPSLOPE EXTENT OF THE CONSTRUCTION SITE WHERE THE DIVERSION DOES NOT AFFECT THE NEIGHBOURING PROPERTIES.

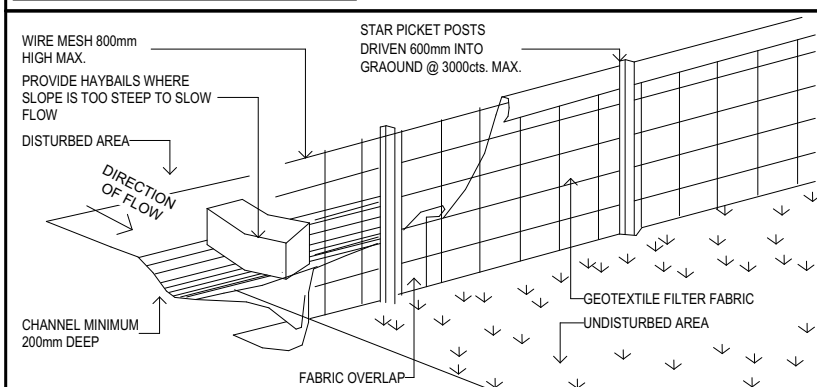
VEHICLE MOVEMENTS

TO LIMIT DISTURBANCE TO THE SITE AND TRACKING OF MATERIAL ONTO THE STREET ALL VEHICLES AND PLANT EQUIPMENT ARE TO USE A SINGLE ENTRY/EXIT POINT UNLESS COUNCIL HAS APPROVED ALTERNATIVE ARRANGEMENTS. ACCESS POINTS AND PARKING AREAS ARE TO BE STABILISED WITH COMPACTED SUB-GRADE ASAP AFTER THEIR FORMATION. IF SPILLAGE DOES OCCUR IT IS TO BE CONTAINED IMMEDIATELY AND CAREFULLY REMOVED. THE AREA AFFECTED IS TO BE RESTORED TO A STANDARD EQUAL TO OR BETTER THAN ITS PREVIOUS CONDITION. ALL VEHICLES ARE TO BE WASHED PRIOR TO EXISTING THE SITE. THIS SERVES THE PURPOSE OF REMOVING SITE MATERIAL ON THE VEHICLE AND PREVENTS IT FROM BEING DEPOSITED ON THE ROAD NETWORK ADJACENT TO THE SITE AND THUS, THE STORMWATER SYSTEM. NO VEHICLE ASSOCIATED WITH THE WORK IS TO BE PARKED ON A FOOTPATH OR PUBLIC RESERVE. ALL VEHICLES VISITING THE SITE DURING DEMOLITION, EXCAVATION AND/OR CONSTRUCTION WORKS, ARE TO COMPLY WITH THE PARKING REQUIREMENTS IN THAT AREA.

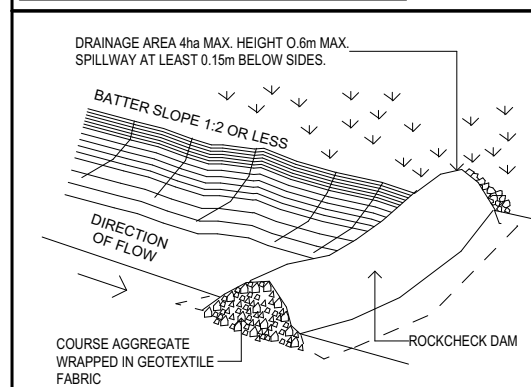


EROSION & SEDIMENT CONTROL / WASTE MANAGEMENT PLAN

TYPICAL SEDIMENT FENCE - nts



TYPICAL DIVERSION CHANNEL - nts



TRUE NORTH:



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PROJECT DETAILS:
PROPOSED ALTERATIONS, ADDITIONS AND A SECONDARY DWELLING
26 JAMIESON PARADE, COLLAROY.

DRAWING TITLE:
EROSION & SEDIMENT CONTROL / WASTE MANAGEMENT
PLAN

DATE: MAY/21

JOB No: 906/21

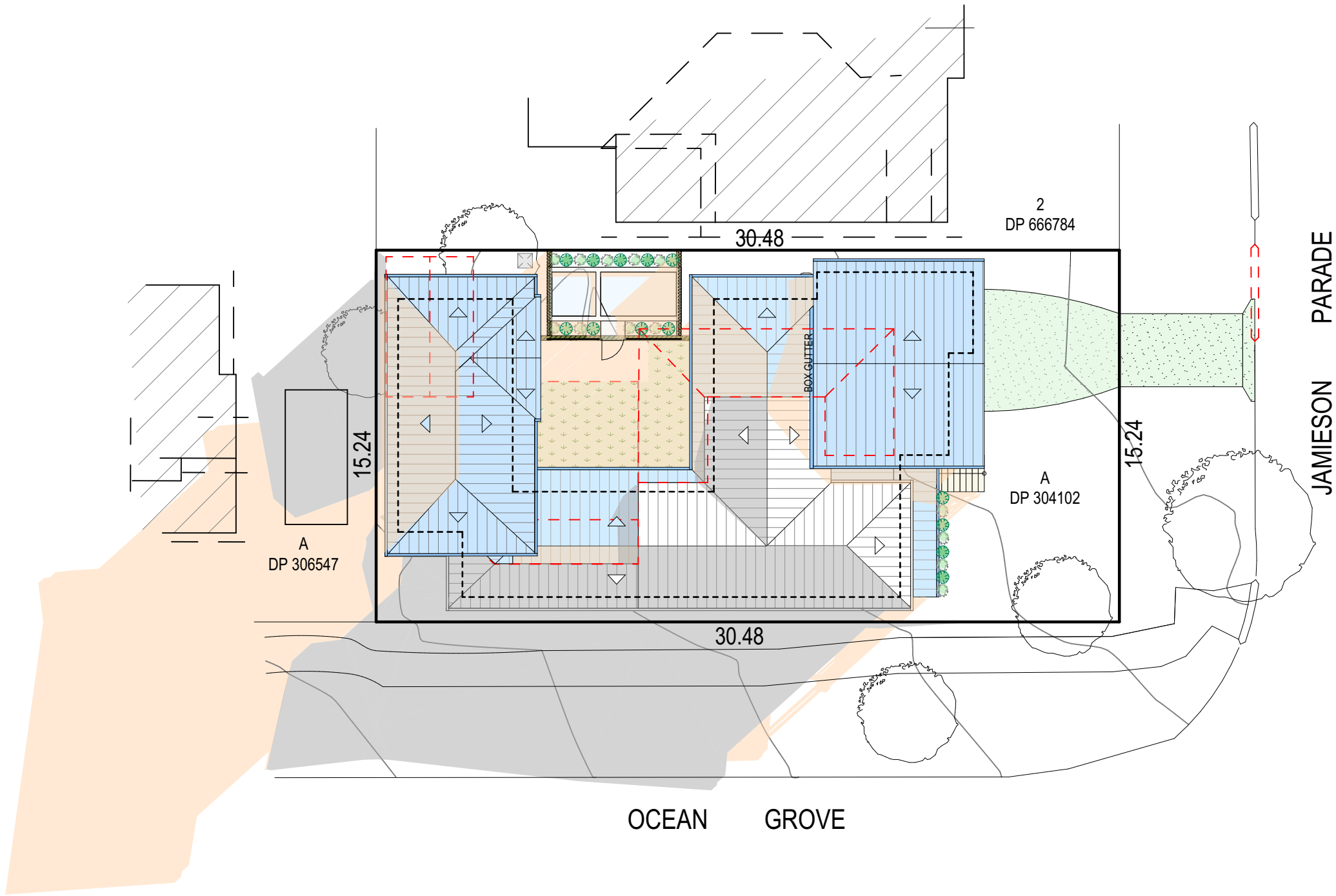
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CHECKED BY:
JJ

SCALE:
1:200 @ A3

DRAWING No:

DA.16



21 JUNE SHADOW DIAGRAM LEGEND

EXISTING SHADOWS



NEW SHADOWS



SHADOW DIAGRAM JUNE 21 9AM

TRUE NORTH:



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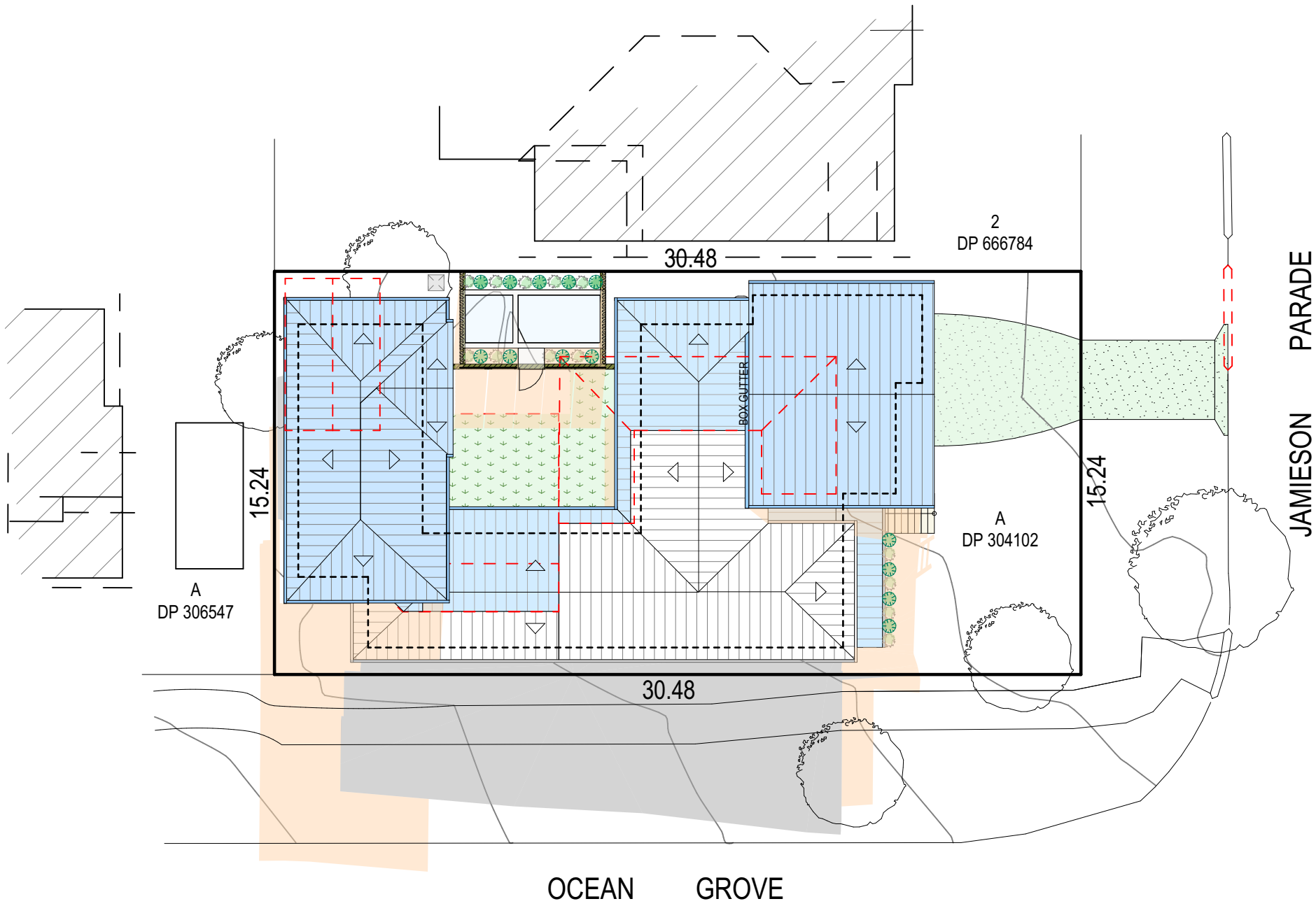
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PROJECT DETAILS: PROPOSED ALTERATIONS, ADDITIONS AND A SECONDARY DWELLING 26 JAMIESON PARADE, COLLAROY.
DRAWING TITLE: SHADOW DIAGRAM JUNE 21 9:00 am

DATE: MAY/21	DRAWN BY: CA	SCALE: 1:200 @ A3
JOB No: 906/21	CHECKED BY: JJ	DRAWING No: DA.17



21 JUNE SHADOW DIAGRAM LEGEND

EXISTING SHADOWS

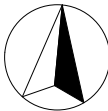


NEW SHADOWS



SHADOW DIAGRAM JUNE 21 12PM

TRUE NORTH:



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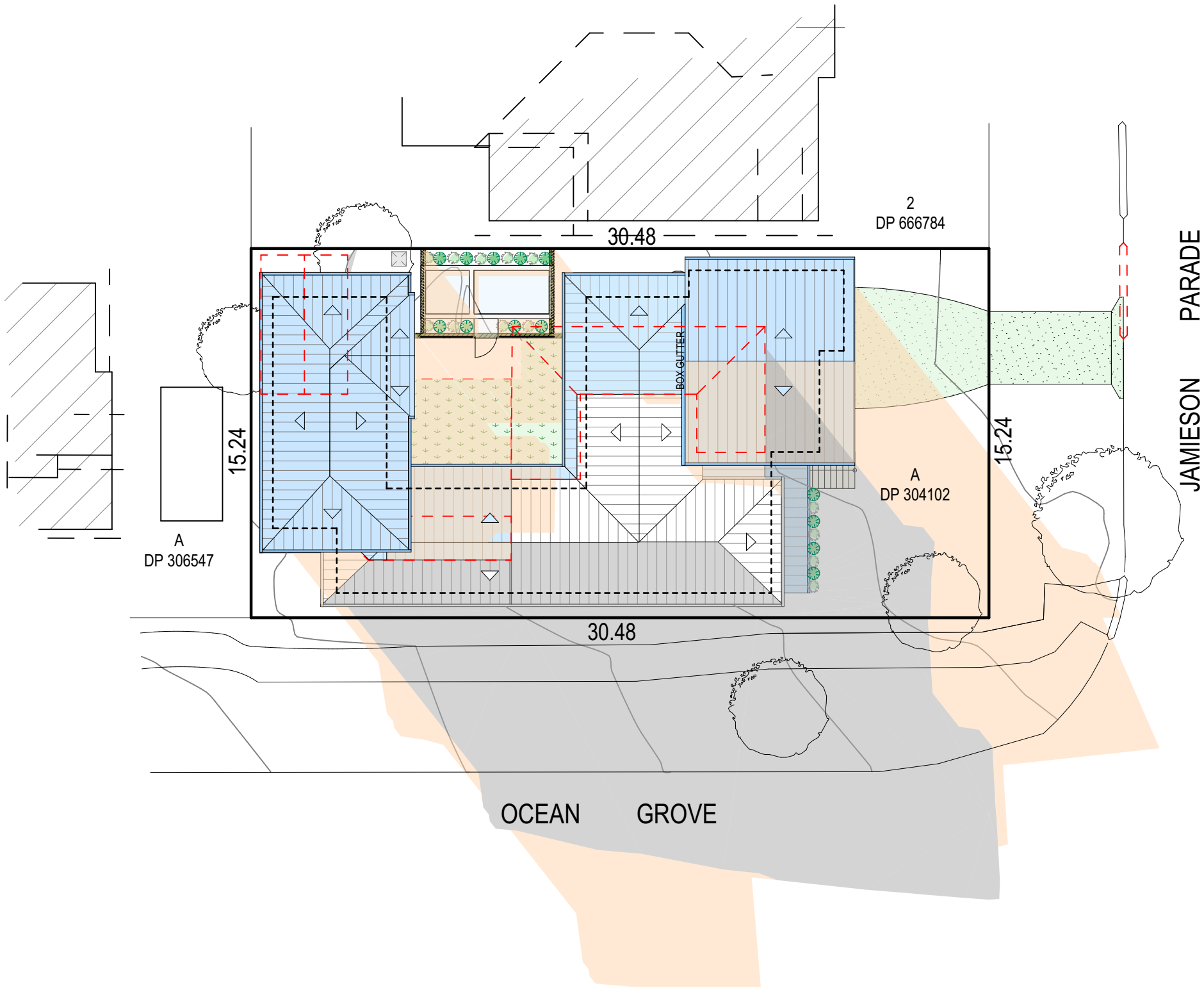
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PROJECT DETAILS: PROPOSED ALTERATIONS, ADDITIONS AND A SECONDARY DWELLING 26 JAMIESON PARADE, COLLAROY.
DRAWING TITLE: SHADOW DIAGRAM JUNE 21 12 noon

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21 JUNE SHADOW DIAGRAM LEGEND

EXISTING SHADOWS



NEW SHADOWS



SHADOW DIAGRAM JUNE 21 3PM

TRUE NORTH:



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PROJECT DETAILS:
PROPOSED ALTERATIONS, ADDITIONS AND A SECONDARY DWELLING
26 JAMIESON PARADE, COLLAROY.

DRAWING TITLE:
SHADOW DIAGRAM JUNE 21 3:00 pm

DATE:
MAY/21

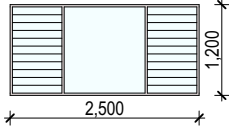
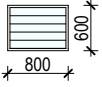
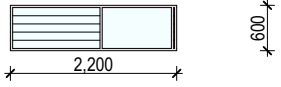
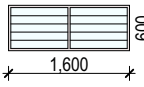

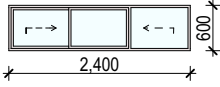
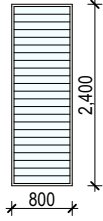
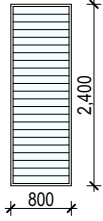
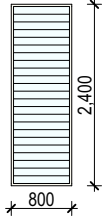
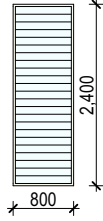
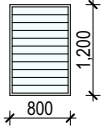
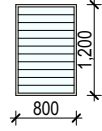
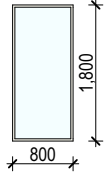
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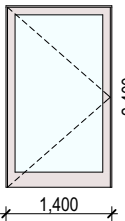
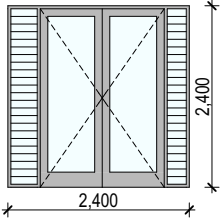
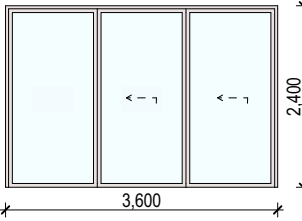
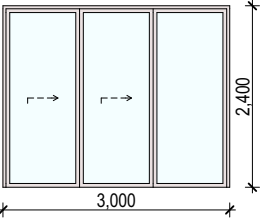
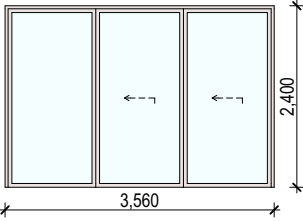
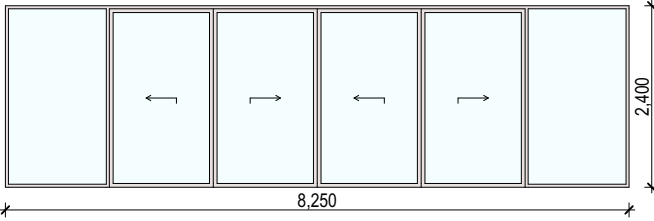
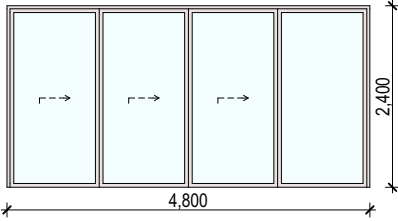
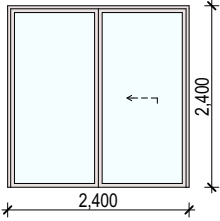
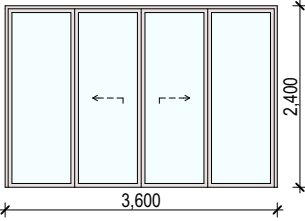
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DRAWING No:
DA.19

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ORIENTATION	EAST	NORTH	NORTH	SOUTH	SOUTH	NORTH	NORTH	NORTH	NORTH	NORTH	EAST	EAST	WEST
ELEVATION													
SILL HEIGHT	1,200	1,800	1,800	1,800	1,800	1,500	0	0	0	0	1,200	1,200	0
LOCATION	GRANNY FLAT - BEDROOM	GRANNY FLAT - BATH	GROUND FLOOR - BED 3	GROUND FLOOR - BATH	GROUND FLOOR - LAUNDRY	GARAGE	GROUND FLOOR - LIVING ROOM 2	GROUND FLOOR - LIVING ROOM 2	FIRST FLOOR - MASTER BEDROOM	FIRST FLOOR - MASTER BEDROOM	FRIST FLOOR - ENSUITE	FRIST FLOOR - ENSUITE	FIRST FLOOR - ABOVE STAIRS
TYPE	LOUVERED GLASS + FIXED PANE	LOUVERED WINDOW OR OTHER	LOUVERED GLASS + FIXED PANE	LOUVERED WINDOW OR OTHER	LOUVERED WINDOW OR OTHER	SLIDING WINDOW	LOUVERED WINDOW OR OTHER	LOUVERED WINDOW OR OTHER	LOUVERED WINDOW OR OTHER	LOUVERED WINDOW OR OTHER	LOUVERED WINDOW OR OTHER	LOUVERED WINDOW OR OTHER	FIXED PANE
AREA FOR BASIX	3.00	0.48	1.32	0.96	0.36	1.44	1.92	1.92	1.92	1.92	0.96	0.96	1.44

WINDOW SCHEDULE

D1	D2	D3	D4	D5	D6	D7	D8	D9
EAST	EAST	EAST	WEST	WEST	NORTH	EAST	EAST	EAST
								
GROUND FLOOR - ENTRY	GROUND FLOOR - BED 3	GRANNY FLAT - LIVING ROOM	GROUND FLOOR - BED 2	GROUND FLOOR - LIVING	GROUND FLOOR - KITCHEN	GROUND FLOOR - DINING	GROUND FLOOR - LIVING 2	FIRST FLOOR - MASTE BEDROOM 1
HINGED DOOR	FRENCH DOOR WITH LOUVERED SIDE LIGHTS	STACKABLE SLIDING	STACKABLE SLIDING	STACKABLE SLIDING	STACKABLE SLIDING	STACKABLE SLIDING	STACKABLE SLIDING	STACKABLE SLIDING
3.36	5.76	8.64	7.20	8.54	19.80	11.52	5.76	8.64

DOOR SCHEDULE

<div>NOTES (E & OE)</div> <ul style="list-style-type: none">• 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 National Construction Code, relevant Australian Standards & 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.	<div>JJ Drafting</div> <div>Division of JJ DRAFTING AUSTRALIA PTY LTD</div> <div>26/90 Mona Vale Road, Mona Vale, NSW, 2103</div> <div>PO Box 687, Dee Why, NSW, 2099</div> <div>Mob. 0414 717 541 Email. jjdraft@tpg.com.au</div> <div>www.jjdrafting.com.au</div> <div>ACN 651 693 346</div>	REV:	DATE:	DESCRIPTION:	<div>PROJECT DETAILS:</div> <div>PROPOSED ALTERATIONS, ADDITIONS AND A SECONDARY DWELLING</div> <div>26 JAMIESON PARADE, COLLAROY.</div>	DATE:	DRAWN BY:	SCALE:
		A	12/07/2021	AMENDMENTS TO PRELIM DRAWINGS		MAY/21	CA	1:1 @ A3
		B	20/08/2021	AMENDMENTS TO PRELIM DRAWINGS				
		C	08/09/2021	DA DRAWINGS COMPLETION				
		D	14/09/2021	MINOR AMENDMENTS TO DA DRAWINGS				
					<div>DRAWING TITLE:</div> <div>OPENINGS SCHEDULE</div>	JOB No:	CHECKED BY:	DRAWING No:
						906/21	JJ	1 of 1