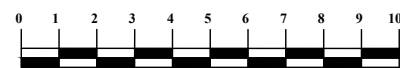
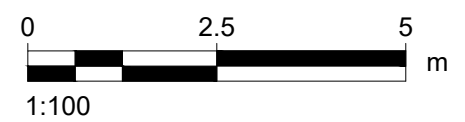


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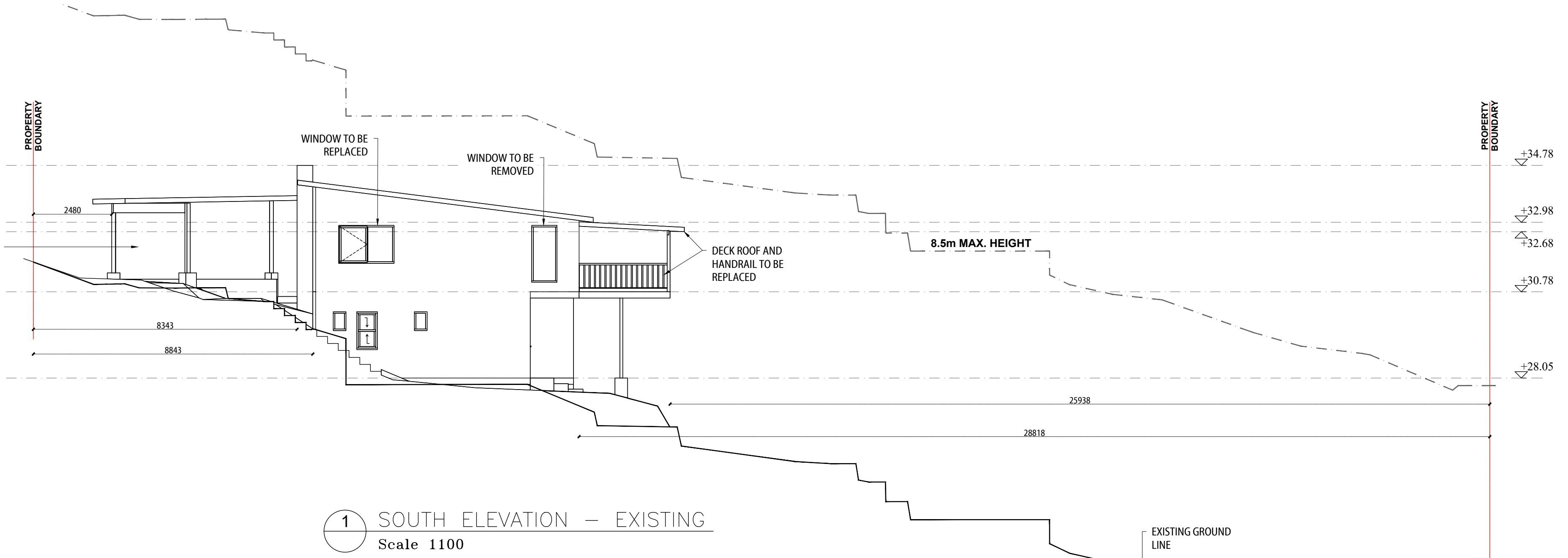
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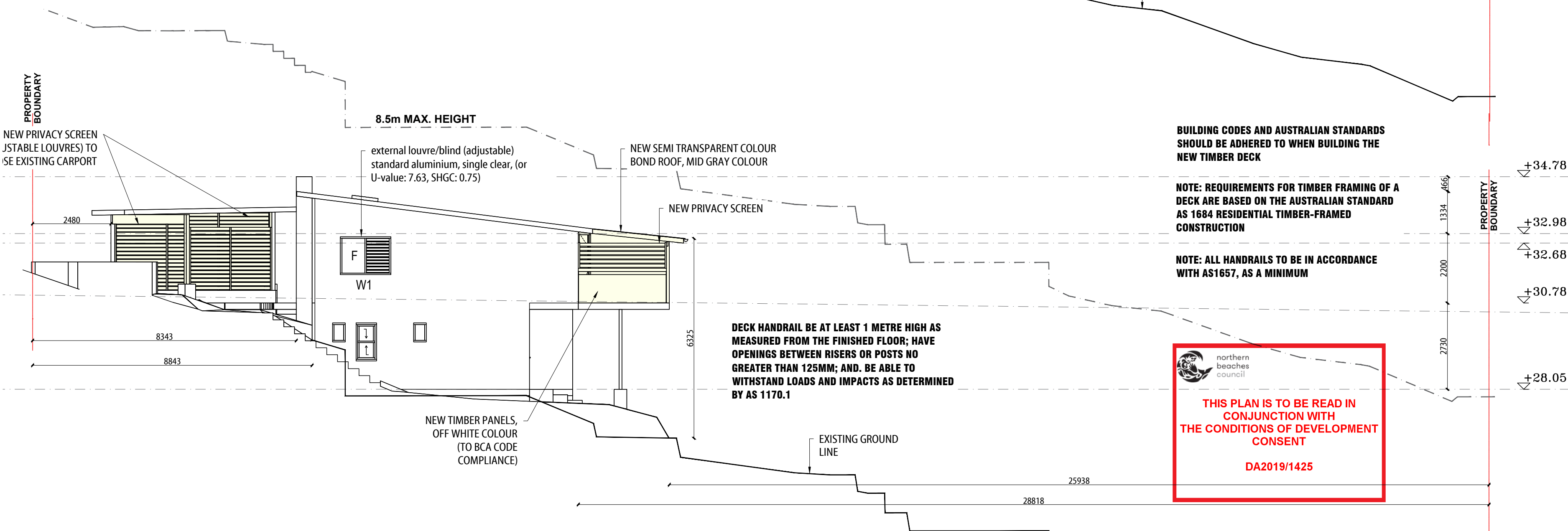
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1 SOUTH ELEVATION – EXISTING
Scale 1100



1 SOUTH ELEVATION – PROPOSED
Scale 1100

BUILDING CODES AND AUSTRALIAN STANDARDS SHOULD BE ADHERED TO WHEN BUILDING THE NEW TIMBER DECK

NOTE: REQUIREMENTS FOR TIMBER FRAMING OF A DECK ARE BASED ON THE AUSTRALIAN STANDARD AS 1684 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION

NOTE: ALL HANDRAILS TO BE IN ACCORDANCE WITH AS1657, AS A MINIMUM

 **THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**
DA2019/1425

LEGEND:

PROPOSED WORK 

General Notes

GENERAL NOTES

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- CONNECT DP'S TO EXISTING STORMWATER SYSTEM. ALL STRUCTURAL DETAILS TO ENGINEERS SPECIFICATIONS

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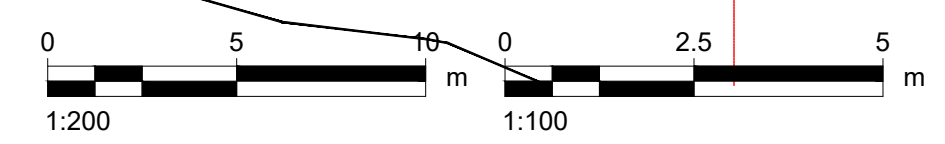
LOT No. 56 SEC 1

A	ISSUED FOR DA	22.11.19
No.	Revision/Issue	Date

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78 SEAVIEW AV
NEWPORT
NSW 2106

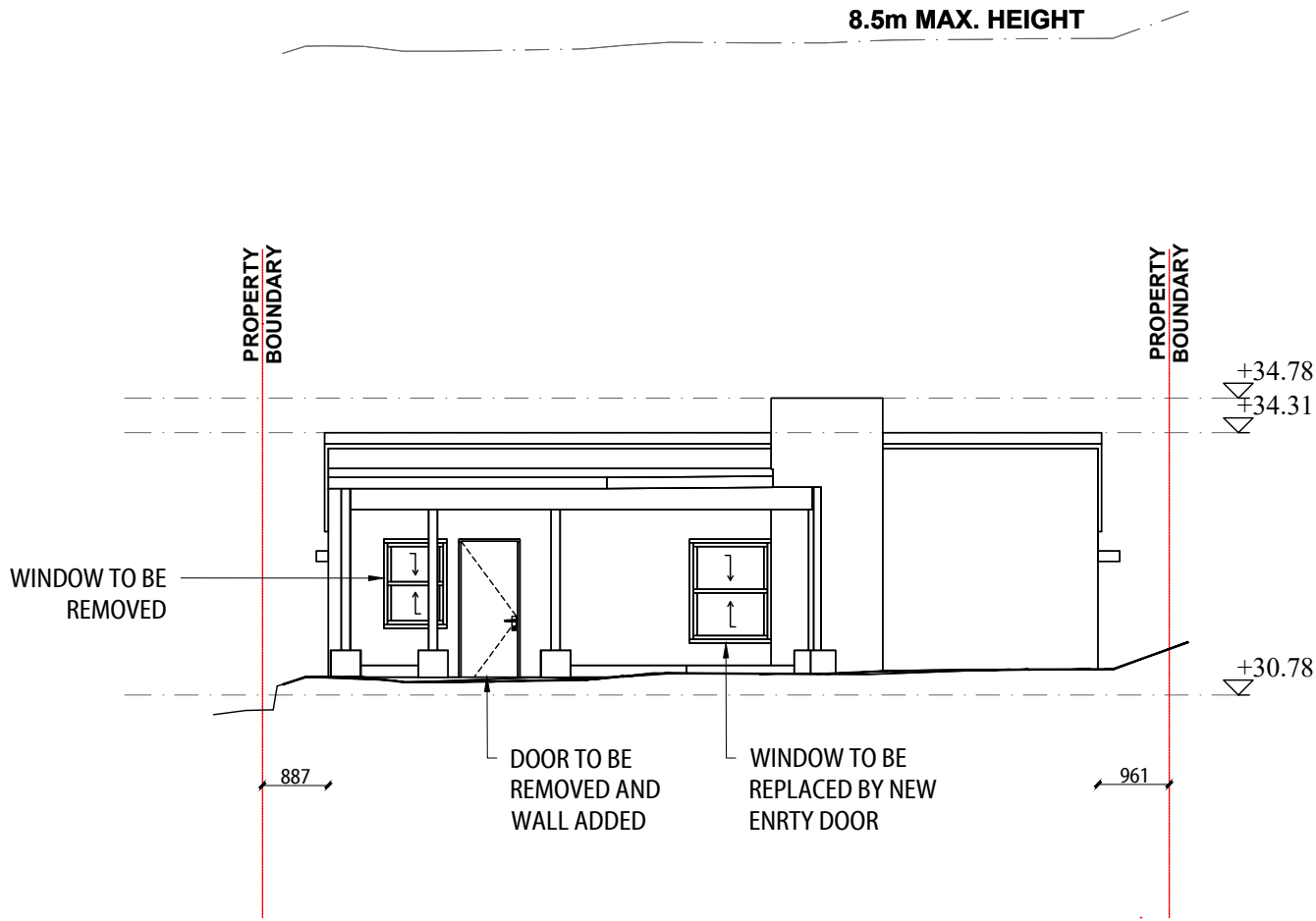
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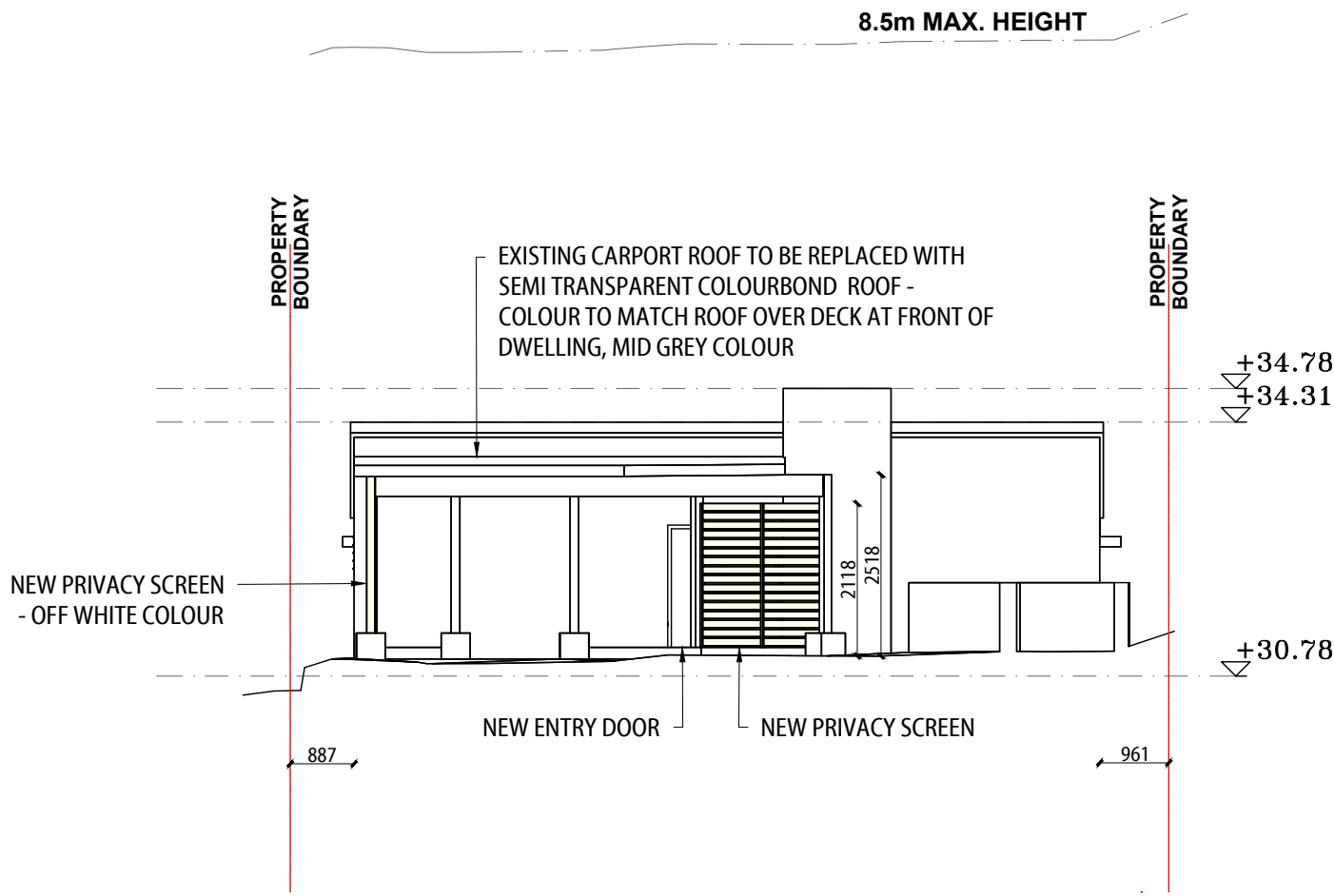
NOTES:
TIMBER AND STEEL CONSTRUCTION
All timber framing and flooring to AS1684, AS1720.1 where relevant.
Structural steelwork to AS4100.
Preparation of metal surfaces to AS1627.
Flashing and damp-proof courses to AS2904.

TERMITE PROTECTION
Termite protection to AS3660.1.
Use a physical barrier system installed by licensed installers to manufacturer's specification.
Obtain all relevant certification from licensed installers to the effect that these works have been executed in accordance with the BCA, Aust. Stds and relevant codes of practice.

Decking
Timber deck in accordance with AS1684. Allow to fix select grade hardwood decking as supplied by Proprietor. All handling, storage, installation and finishing as recommended by the manufacturer. Allow for sufficient acclimatization prior to installation.
New timber decking to AS2796.



1 WEST ELEVATION – EXISTING
Scale 1100



1 WEST ELEVATION – PROPOSED
Scale 1100


 northern
beaches
council

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CONSENT**

DA2019/1425

ARCHITECTURAL DRAFTING
3D VISUALISATION
DEVELOPMENT APPLICATION
MANAGEMENT
COUNCIL COMPLIANT PLANS

LEGEND:

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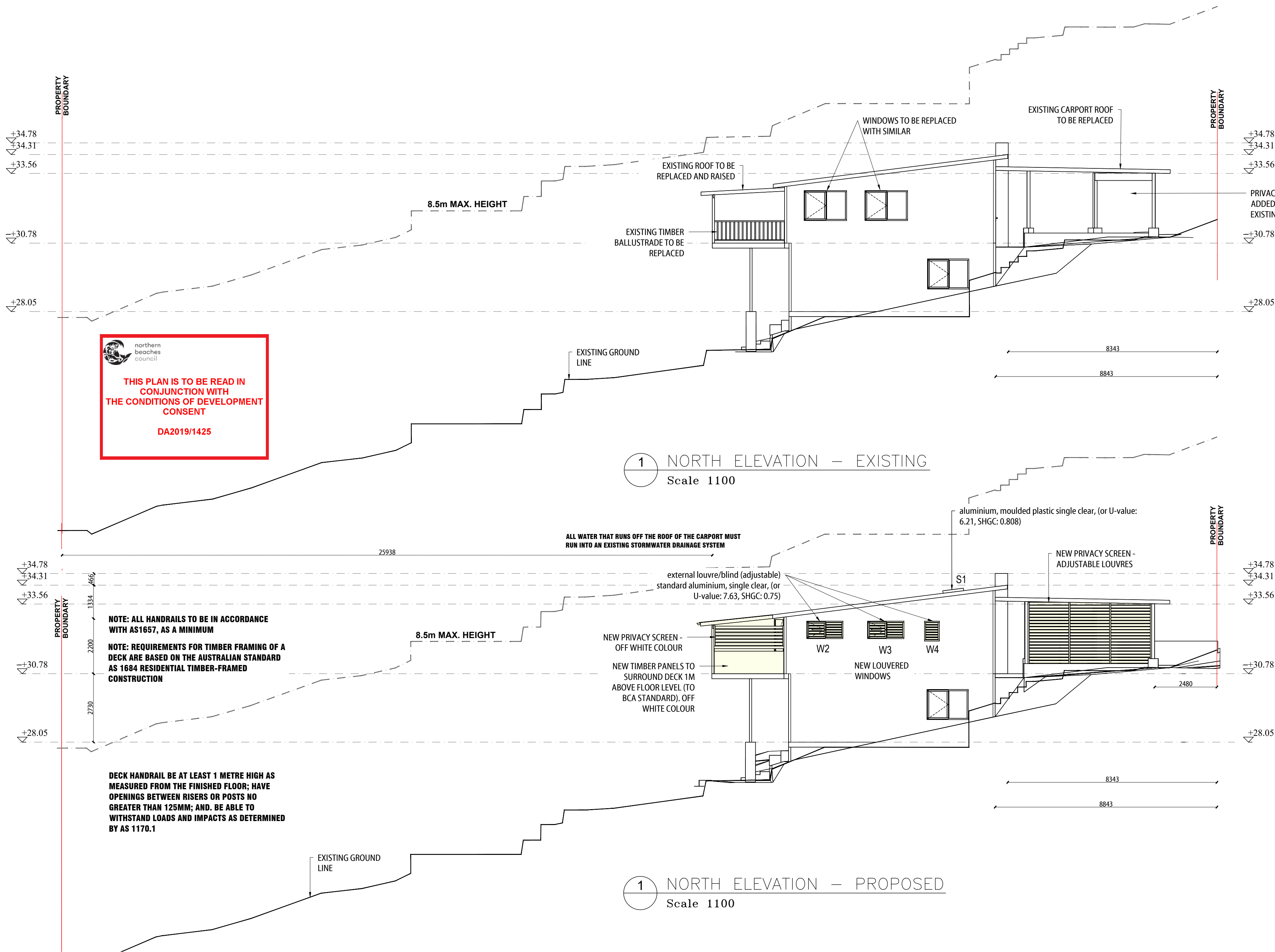
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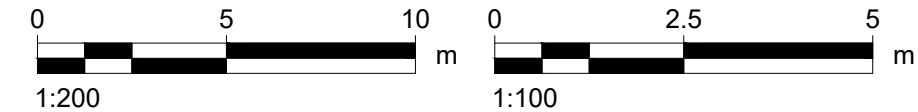
Project Name and Address
**WAYNE & DONNA CONDON
78 SEAVIEW AV
NEWPORT
NSW 2106**

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NAME
REVDATE
USER



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DP No. **882456**

LOT No. **\$6 SEC 1**

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Project Name and Address
WAYNE & DONNA CONDON
78 SEAVIEW AV
NEWPORT
NSW 2106

NOTES:

PRELIMINARIES

All work to comply with the Building Code of Australia, current editions of the relevant Australian Standards, and industry codes of practice.

Select, store, handle and install proprietry products or systems in accordance with the published recommendations of the manufacturer or supplier.

Dimensions and Setout

Do not scale from drawings. Take figured dimensions in preference to scale. Verify all dimensions on site before commencing work. The site foreman shall be responsible for verifying all dimensions and levels prior to the commencement of the Works. In the event of discrepancies in the setout of the Works, the builder should refer to the Project Designer for clarification before proceeding.

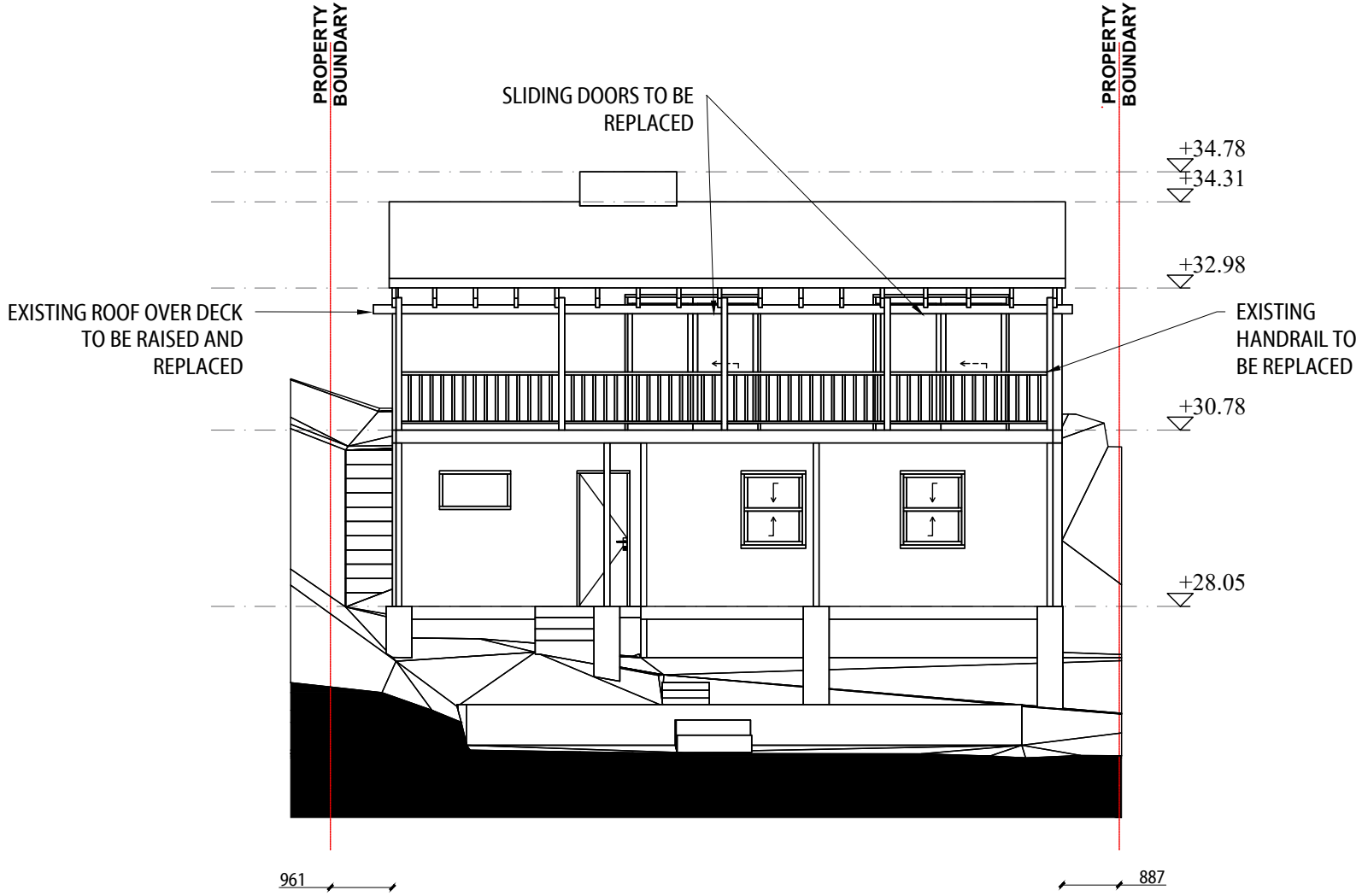
CONCRETE CONSTRUCTION

Concrete structures generally to AS3600.

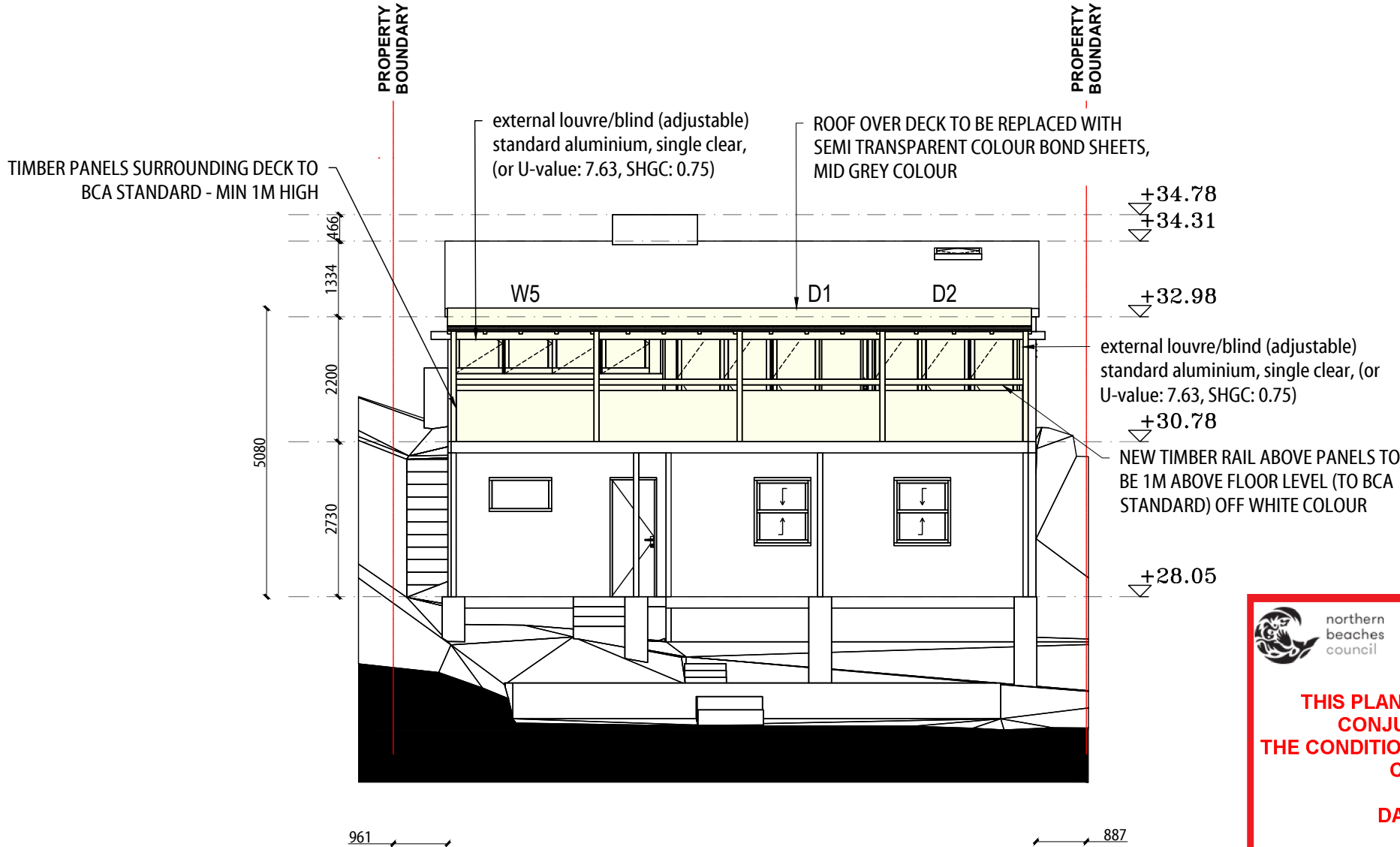
Ground slabs and footings to AS2870.

Ready-mixed concrete to AS1379.

All reinforcement to be in accordance with Engineer's drawings and specification. Place all concrete uniformly over the width of the slab to achieve a level face. Provide construction joints as required. Compaction, curing and formwork stripping to comply with Aust. Stds and codes of practice.



1 EAST ELEVATION – EXISTING
Scale 1100



1 EAST ELEVATION – PROPOSED
Scale 1100

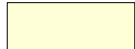
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ARCHITECTURAL DRAFTING
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