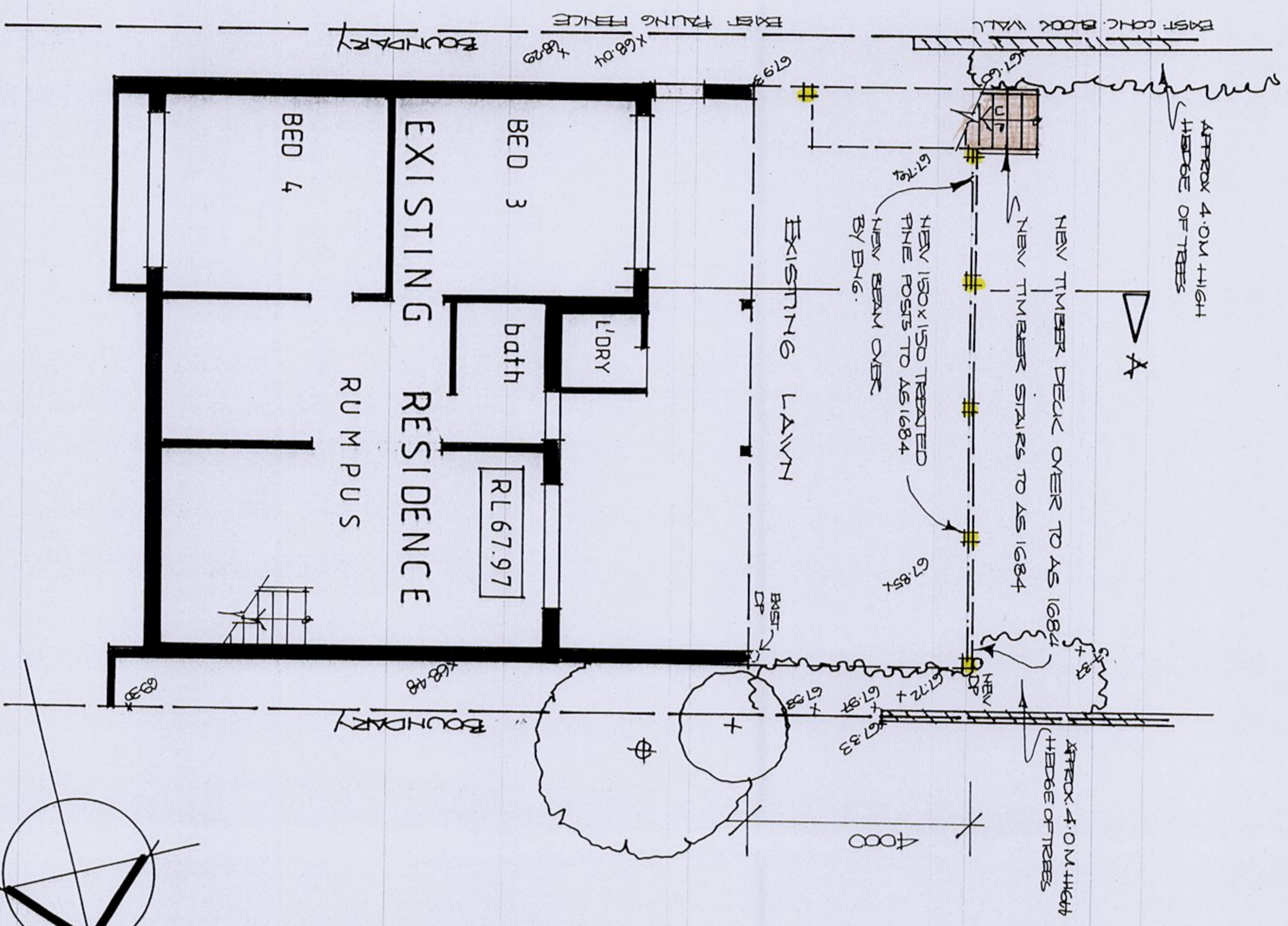


EXISTING LOWER GROUND FLOOR PLAN 1:100

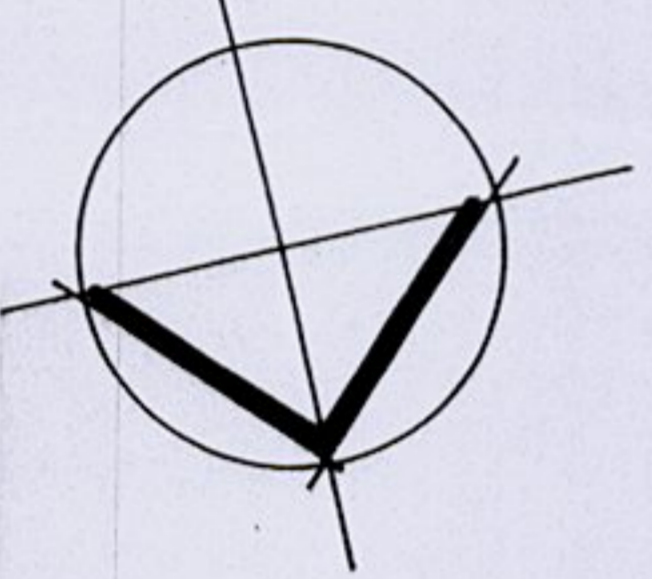


NOTES

- TIMBER DECK**
 - Well seasoned hardwood decking with rounded edge and 3mm gaps.
- BALUSTRADE**
 - 1000mm high balustrade as indicated on drawings
- ROOFING**
 - Colorbond Kliplok roof 1deg roof pitch (slate grey)
- INSULATION**
 - Provide (R2.5) insulation to underside of roof sheeting
- STORMWATER**
 - New downpipes are to be connected into exist. stormwater line
- GUTTERS AND DOWNPIPES**
 - Gutters and downpipes to match new roof sheeting
 - Minimum slope of eaves and gutters 1:200
- FLASHING AND CAPPINGS**
 - Selection and installation of metal rainwater goods refer to AS 2180
 - Flash projections above the roof with two part flashings consisting of an apron flashing & over flashing, with at least 100mm overlap. Provide for independent movement between roof and projection.
- TERMITE CONTROL**
 - To AS 3660.1
- TIMBER FRAMING**
 - Use treated timber where required for durability
 - Do not use timber unsuitable for exposure to moisture in exposed location
 - All workmanship & materials shall be in accordance with AS 1684 and 1720 as applicable
 - Provide structure bracing in accordance with AS 1684
 - galvanised fixings where exposed to weather.
- CONCRETE**
 - All workmanship & materials shall be in accordance with current editions of the AS 3600
- WASTE MANAGEMENT**
 - All waste shall be taken away to a suitable landfill or recycle depot.
 - All waste shall be covered during transportation.

NOTES

- All structure including stormwater & drainage to engineers 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 consultants drawings & 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 & local Council requirements
- New materials are to be used throughout unless otherwise noted
- For concrete footings & any structural beams or any other structural members are to be designed & endorsed by a practising engineer.



JDRAFTING

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Client: MR. and MRS. D. MORAN	Scale: 1:100	Date: Nov. 2006
Project: PROPOSED NEW COVERED TIMBER DECK TO AN EXISTING RESIDENCE AT 183 BARENJOEY ROAD, NEWPORT	Job No. 239	Drawing No. DA 2
Title: LOWER GROUND FLOOR PLAN		