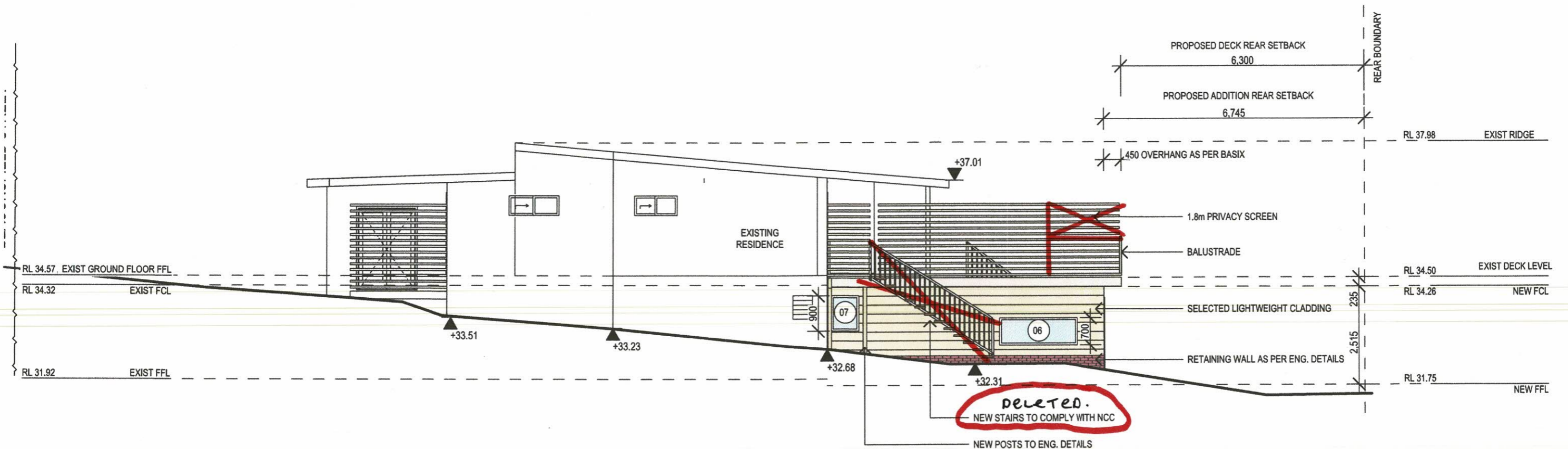
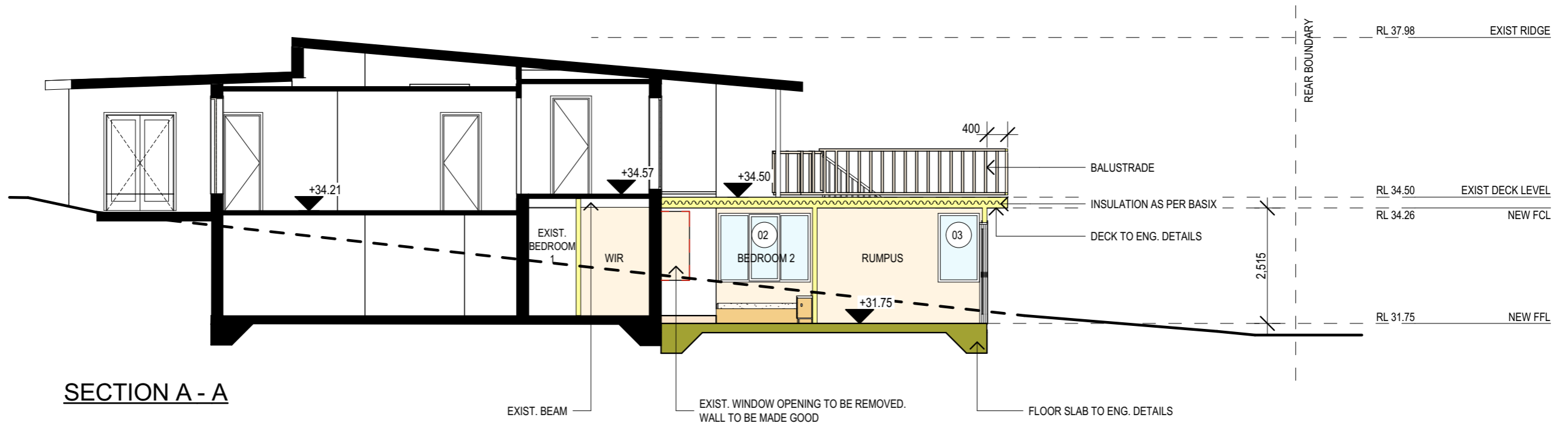


WEST ELEVATION



EAST ELEVATION

TRUE NORTH:	<div>NOTES:</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 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.	<div>JJ Drafting</div> <div>174 Garden St, North Narrabeen, NSW, 2101</div> <div>PO Box 687, Dee Why, NSW, 2099</div> <div>Mob. 0414 717 541</div> <div>Email. jjdraft@tpg.com.au</div> <div>www.jjdrafting.com.au</div>	<div>REV:</div> <div>DATE:</div> <div>DESCRIPTION:</div>	<div>PROJECT DETAILS:</div> <div>PROPOSED ALTERATIONS AND ADDITIONS</div> <div>18 BEACONSFIELD STREET, NEWPORT</div>	<div>DATE:</div> <div>SEPTEMBER/2019</div>	<div>DRAWN BY:</div> <div>DB</div>	<div>SCALE:</div> <div>1:100 @ A3</div>
			<div>Rev. B - 10/07/2020</div>	<div>DRAWING TITLE:</div> <div>ELEVATIONS</div>	<div>JOB No:</div> <div>735/19</div>	<div>CHECKED BY:</div> <div>JJ</div>	<div>DRAWING No:</div> <div>DA.05</div>



SECTION A - A

BASIX REQUIREMENT:

BASIX Inclusions for 18 Beaconsfield Street - Newport

LIGHTING REQUIREMENTS

40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS

WATER

- SHOWER RATING _____ MINIMUM 3 STAR
- TAP RATING _____ MINIMUM 3 STAR
- WC'S RATING _____ MINIMUM 3 STAR

INSULATION REQUIREMENTS

CONSTRUCTION	ADDITIONAL INSULATION REQUIREMENT (R-VALUE)
CONCRETE SLAB ON GROUND	NIL
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R 1.30 (OR R 1.70 INCLUDING CONSTRUCTION)
FLAT CEILING, FLAT ROOF:FRAMED	Ceiling: R1.58 (up), roof: foil backed blanket (55 mm)

GLAZING DOORS / WINDOWS

- STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (U-value: 5.7, SHGC: 0.47)
WINDOWS - W1
- STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (U-value: 5.7, SHGC: 0.47)
WINDOWS - W2, W3, W4, W5, W6,
- STANDARD ALUMINIUM, SINGLE PYROLYTIC LOW-E, (U-value: 7.63, SHGC: 0.75)
WINDOWS - W7

SPECIFICATION NOTES:

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

- REINFORCED CONCRETE SLAB ON GROUND TO GROUND FLOOR
- - TIMBER FLOOR FRAMING TO BE FINISHED WITH T&G
HARDWOOD FLOORING TO FIRST FLOOR

BATHROOM/LAUNDRY/ENSUITES

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

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

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, AS1304

INTERNAL LININGS

- PROVIDE PLASTERBOARD LINING

STAIR

- DRESSED & WELL SEASONED PINE TREADS WITH 5mm PENCIL ROUND NOSING AND CLOSED RISERS.

SMOKE ALARMS

- CONNECT TO CONSUMER MAINS POWER AND INSTALL TO AS1670.6. 1997 (FIRE DETECTION, WARNING CONTROL AND INTERCOM SYSTEMS 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

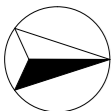
SEDIMENT CONTROL

- A FILTER CLOTH SYSTEM SHALL BE INSTALLED TO STOP ANY SEDIMENT ENTERING COUNCILS STORMWATER SYSTEM

NOTE:

ADDITIONS AND ALTERATIONS ARE TO BE READ IN CONJUNCTION AND COMPLY WITH THE BASIX CERTIFICATE, BUSHFIRE AND GEO TECH REPORTS.

TRUE NORTH:



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.
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REV:	DATE:	DESCRIPTION:
	Rev. B - 10/07/2020	

PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 18 BEACONSFIELD STREET, NEWPORT	DATE: SEPTEMBER/2019	DRAWN BY: DB	SCALE: 1:100 @ A3
DRAWING TITLE: SECTION & BASIX	JOB No: 735/19	CHECKED BY: JJ	DRAWING No: DA.06