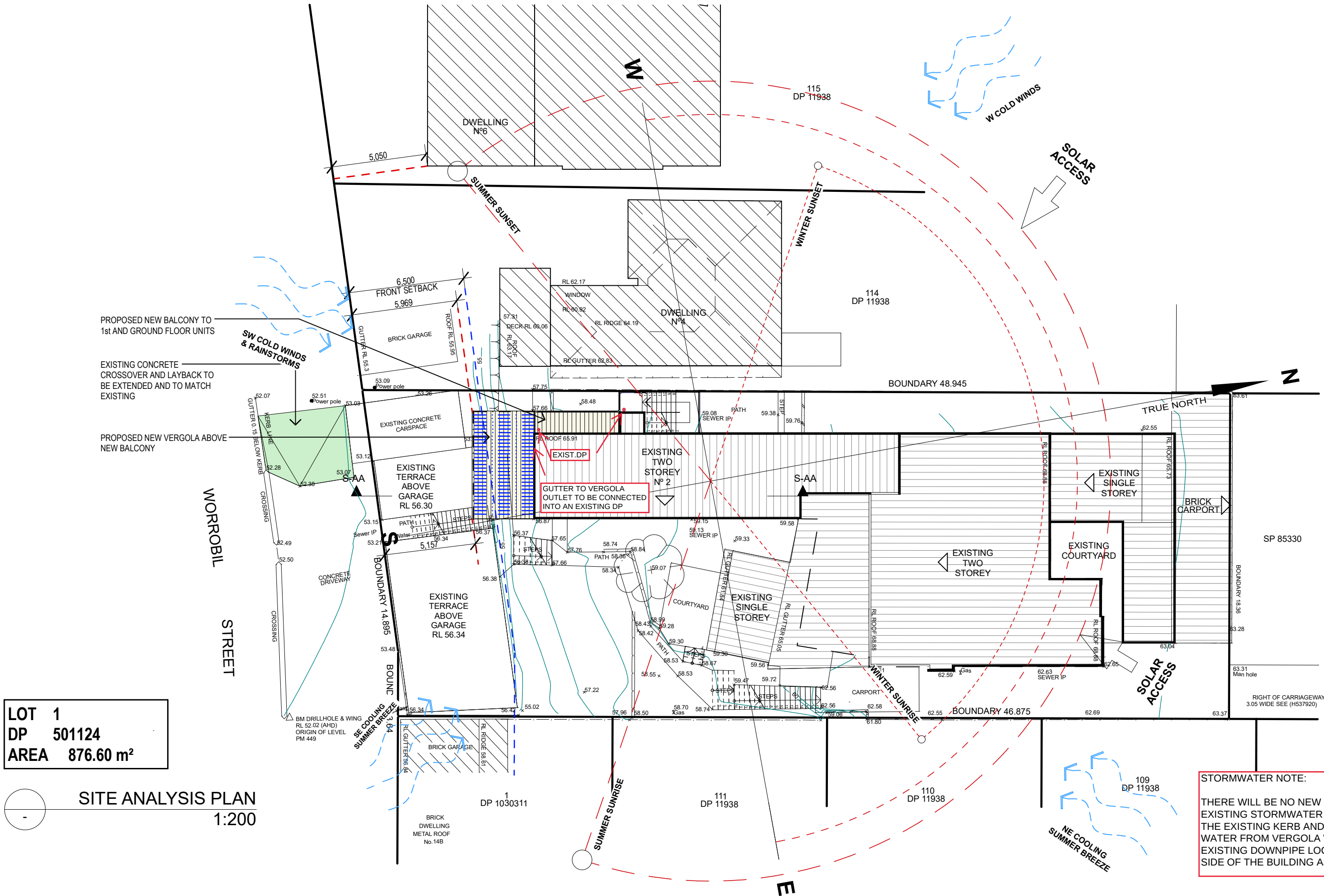




EXISTING CONCRETE CROSSOVER AND LAYBACK TO BE EXTENDED AND TO MATCH EXISTING

WORROBIL

STREET

CONCRETE DRIVEWAY

BM DRILLHOLE & WING
RL 52.02 (AHD)

PROPOSED NEW STEEL POSTS BY ENG.
EXISTING CONCRETE CARSPACE

PROPOSED NEW STEEL BEAM OVER BY ENG.
EXISTING GARAGE
RL 53.21

EXISTING GARAGE
RL 53.56

PROPOSED BALCONY ABOVE
PROPOSED NEW STEEL POSTS BY ENG.

BOUNDARY 48.945

EXIST. L'DRY & STORAGE
RL 57.84

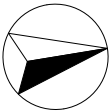
EXISTING COURTYARD

EXISTING SINGLE STOREY
RL 59.45

CARPO

PROPOSED GROUND FLOOR PLAN
1:100

TRUE NORTH:



NOTES (E & O.E.)

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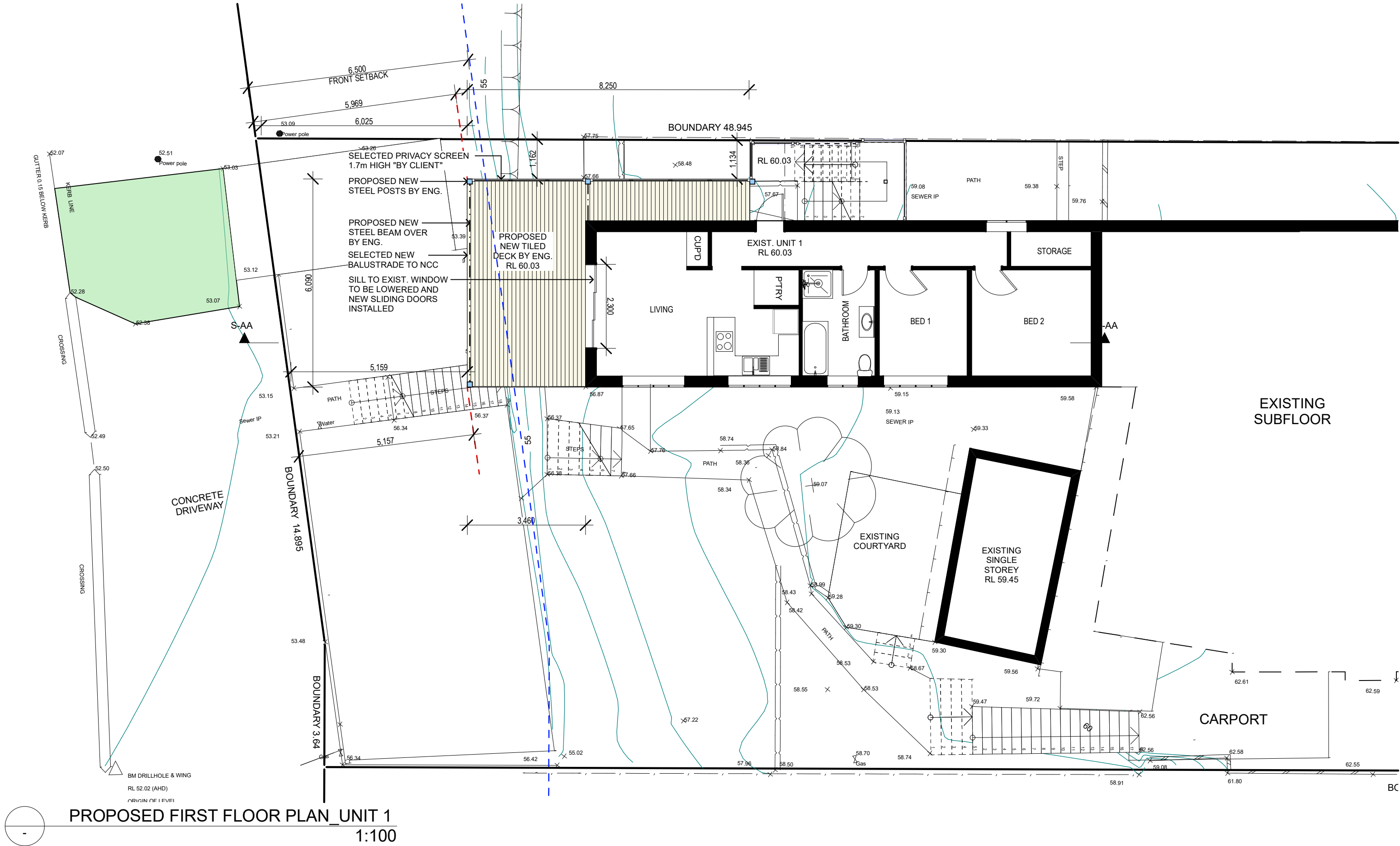
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www.jjdrafting.com.au

REV:	DATE:	DESCRIPTION:

PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 2 WORROBIL ST, NORTH BALGOWLAH
DRAWING TITLE: PROPOSED GROUND FLOOR PLAN

DATE: MAY/20	DRAWN BY: MR	SCALE: 1:100 @ A3
JOB No: 797/20	CHECKED BY: JJ	DRAWING No: DA.02



TRUE NORTH:

NOTES (E & O.E.)

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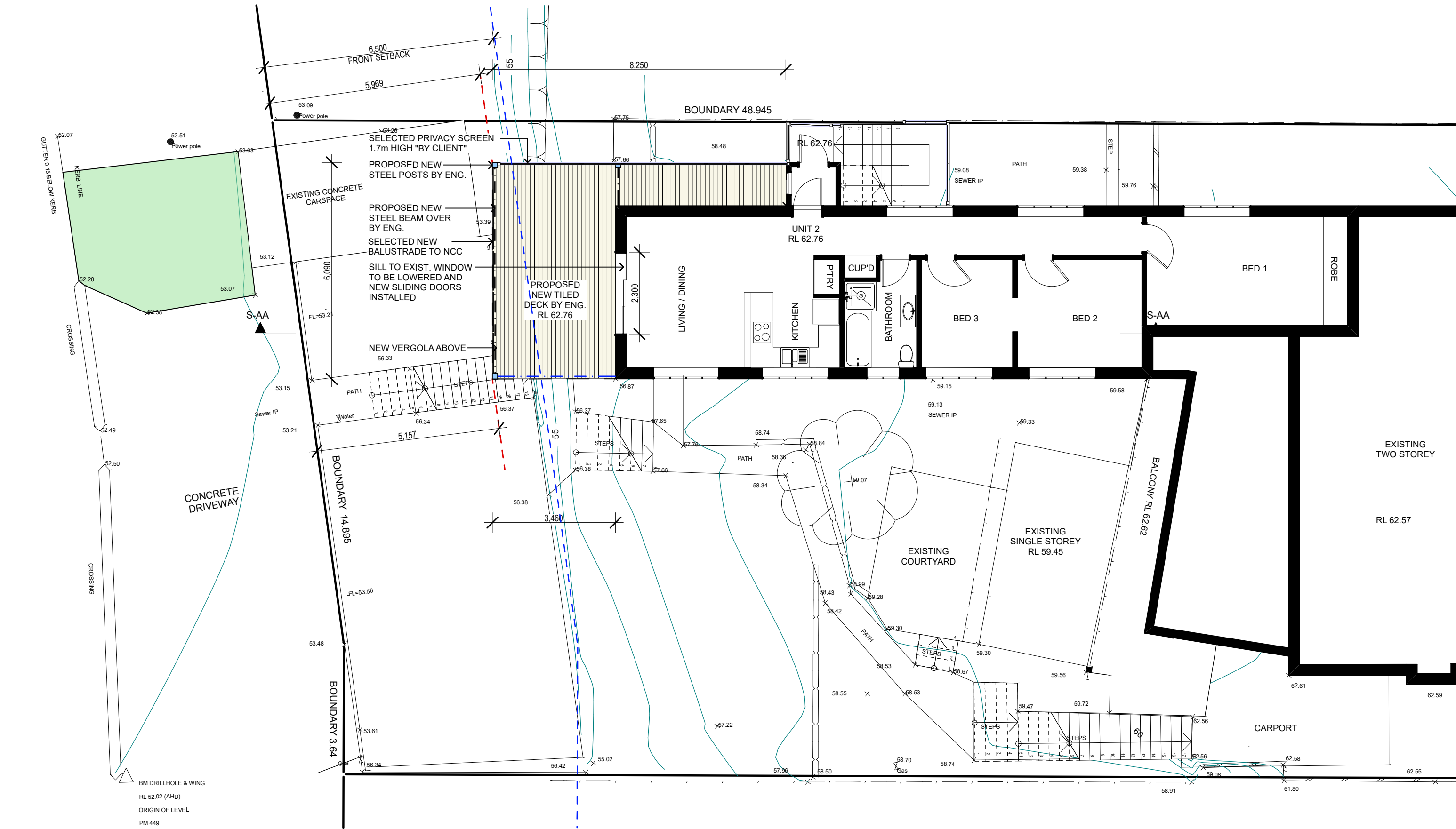
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REV:	DATE:	DESCRIPTION:

PROJECT DETAILS:
**PROPOSED ALTERATIONS AND ADDITIONS
2 WORROBIL ST, NORTH BALGOWLAH**

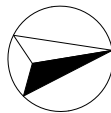
DRAWING TITLE:
PROPOSED FLOOR PLAN _ UNIT 1

DATE: MAY/20	DRAWN BY: MR	SCALE: 1:100 @ A3
JOB No: 797/20	CHECKED BY: JJ	DRAWING No: DA.03



PROPOSED SECOND FLOOR PLAN_UNIT 2
1:100

TRUE NORTH:



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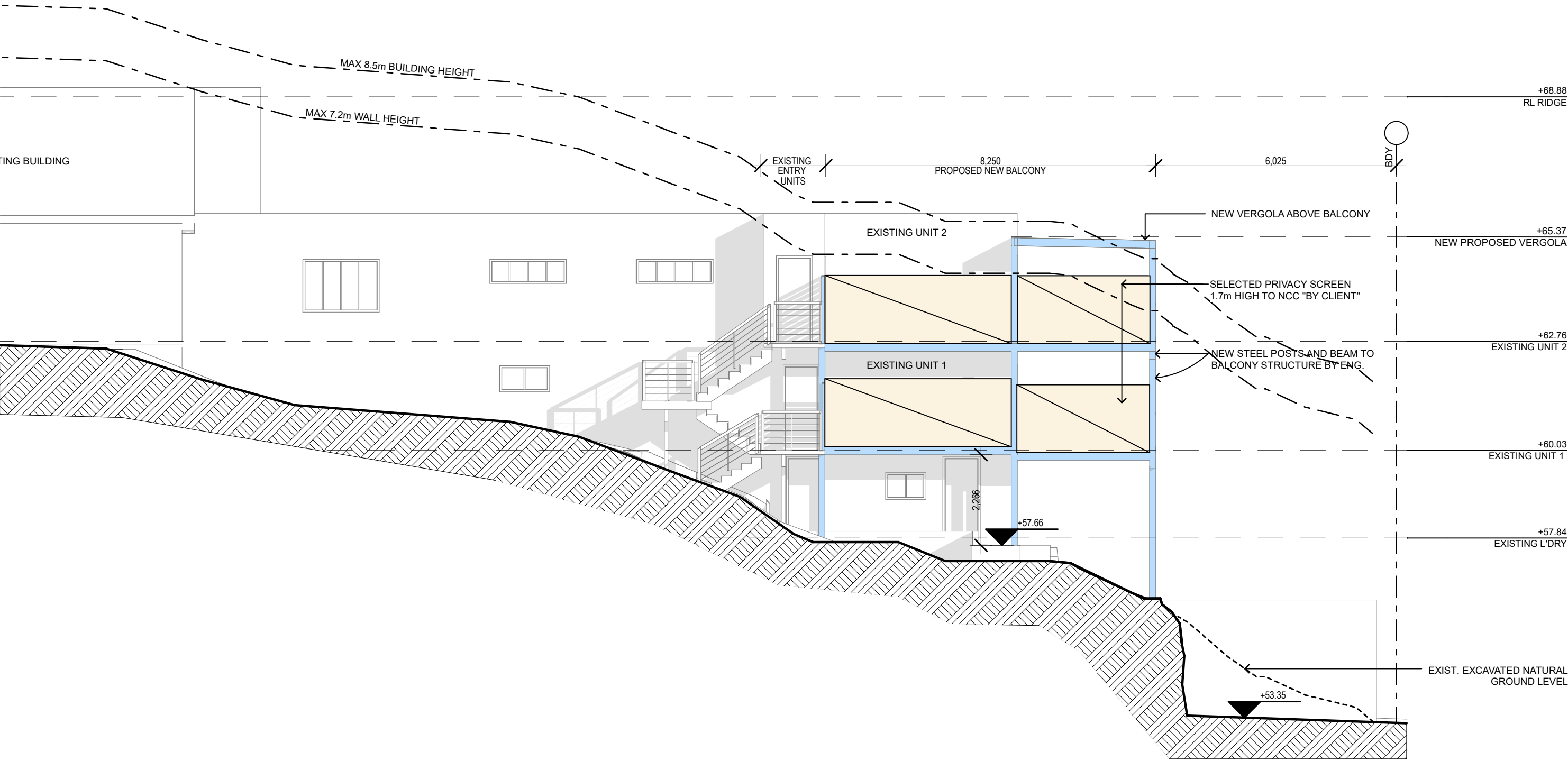
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PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 2 WORROBIL ST, NORTH BALGOWLAH
DRAWING TITLE: PROPOSED FLOOR PLAN _ UNIT 2

DATE: MAY/20	DRAWN BY: MR	SCALE: 1:100 @ A3
JOB No: 797/20	CHECKED BY: JJ	DRAWING No: DA.04



WEST ELEVATION
1:100

NOTES (E & O.E.)

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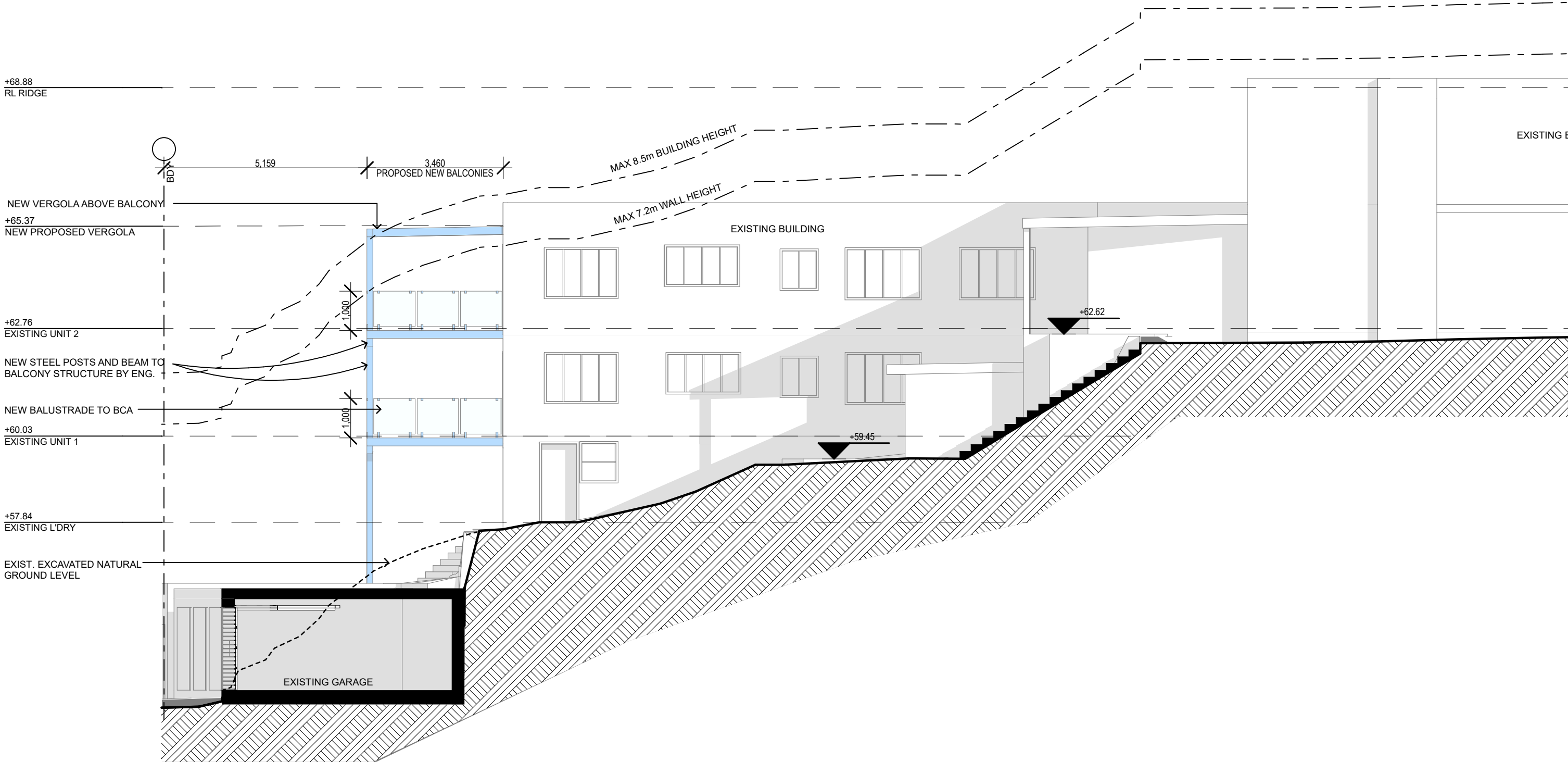
REV:	DATE:	DESCRIPTION:

PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 2 WORROBIL ST, NORTH BALGOWLAH
DRAWING TITLE: WEST ELEVATION

DATE: MAY/20
JOB No: 797/20

DRAWN BY: MR
CHECKED BY: JJ

SCALE: 1:100 @ A3
DRAWING No: DA.05



EAST ELEVATION
1:100

NOTES (E & O.E.)

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PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 2 WORROBIL ST, NORTH BALGOWLAH
DRAWING TITLE: EAST ELEVATION

DATE: MAY/20	DRAWN BY: MR	SCALE: 1:100 @ A3
JOB No: 797/20	CHECKED BY: JJ	DRAWING No: DA.06

SPECIFICATION NOTES:

DOORS AND WINDOWS

- ALUMINIUM FRAMED WINDOWS AND DOORS
- WEATHER STRIPPING IS TO BE PROVIDED TO ALL EXTERNAL WINDOWS AND DOORS

FLOORS

- NEW TILED BALCONY SLAB BY ENG.

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

STRUCTURAL STEEL

- NCC VOL.2 PART 3.4.4 OR VOL.1 PART B1: ALL STEEL WORK IS TO BE FABRICATED TO DETAILS AS SHOWN ON ENGINEERS DRAWINGS AND IN ACCORDANCE WITH AS4100 STEEL STRUCTURES OR AS/NZS 4600 COLD-FORMED STEEL STRUCTURES.

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

SMOKE ALARMS

- CONNECT TO CONSUMER MAINS POWER AND INSTALL TO AS1670.6. 1997
(fire detection, warning control and intercom systems - systems design, installation and commissioning - smoke alarms) and as3786 -1996 (smoke alarms)

WASTE MANAGEMENT

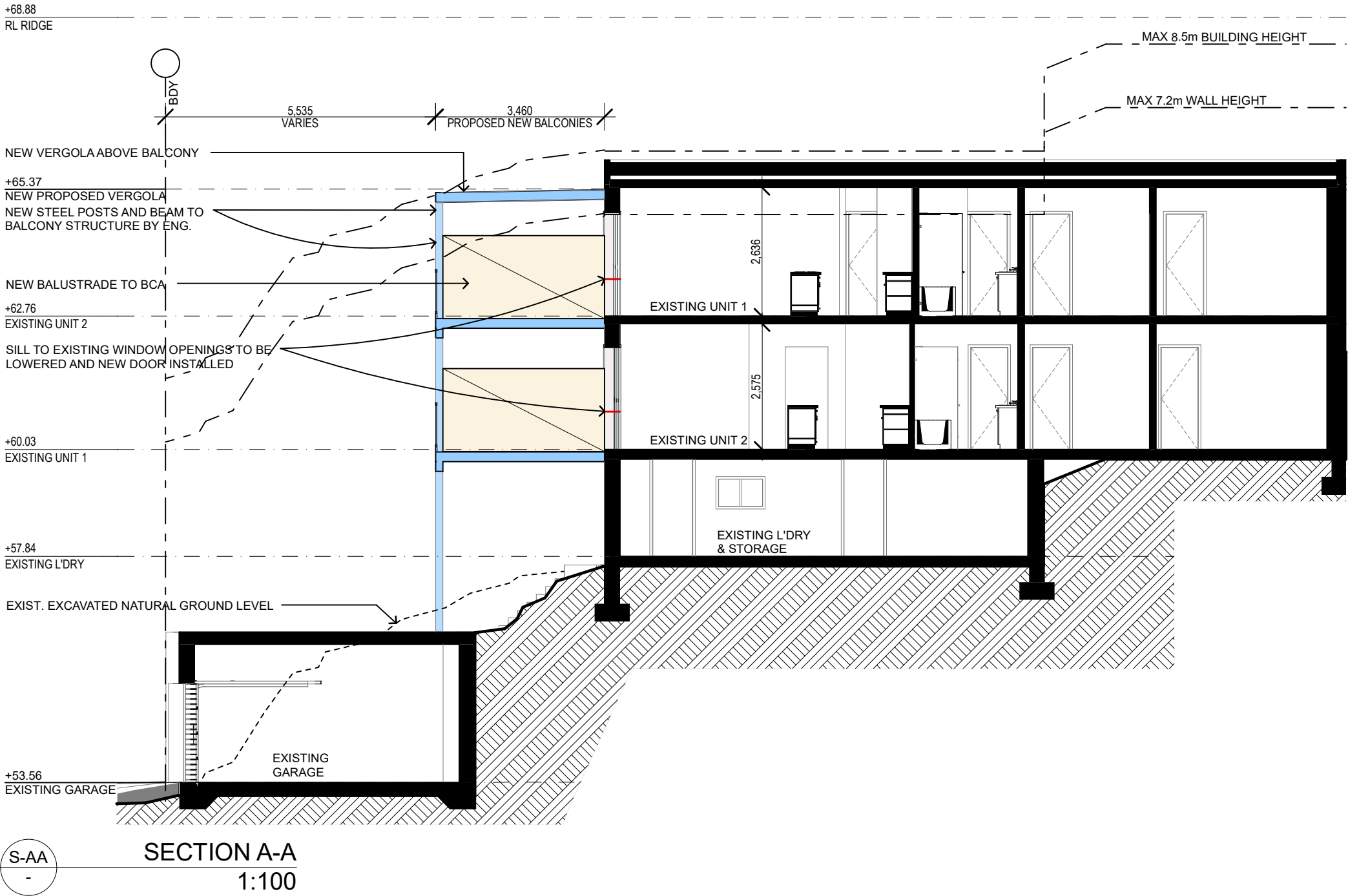
- ALL WASTE SHALL BE TAKEN AWAY BY TRUCKS TO A SUITABLE LANDFILL OR RECYCLE DEPOT
- ALL WASTE SHALL BE COVERED DURING TRANSPORTATION
- WASTE GENERATED DURING CONSTRUCTION SHALL BE PLACED IN STEEL BINS AND TAKEN AWAY BY AN APPROVED CONTRACTOR TO A APPROVED LANDFILL SITE

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.



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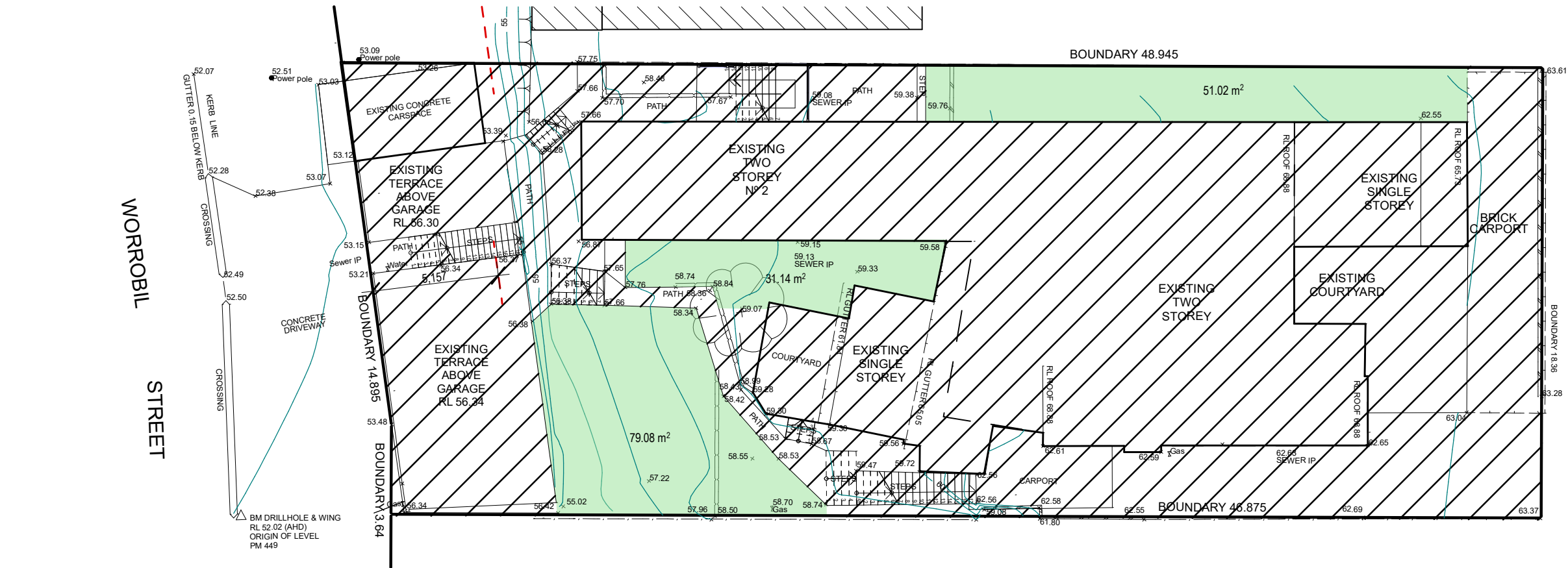
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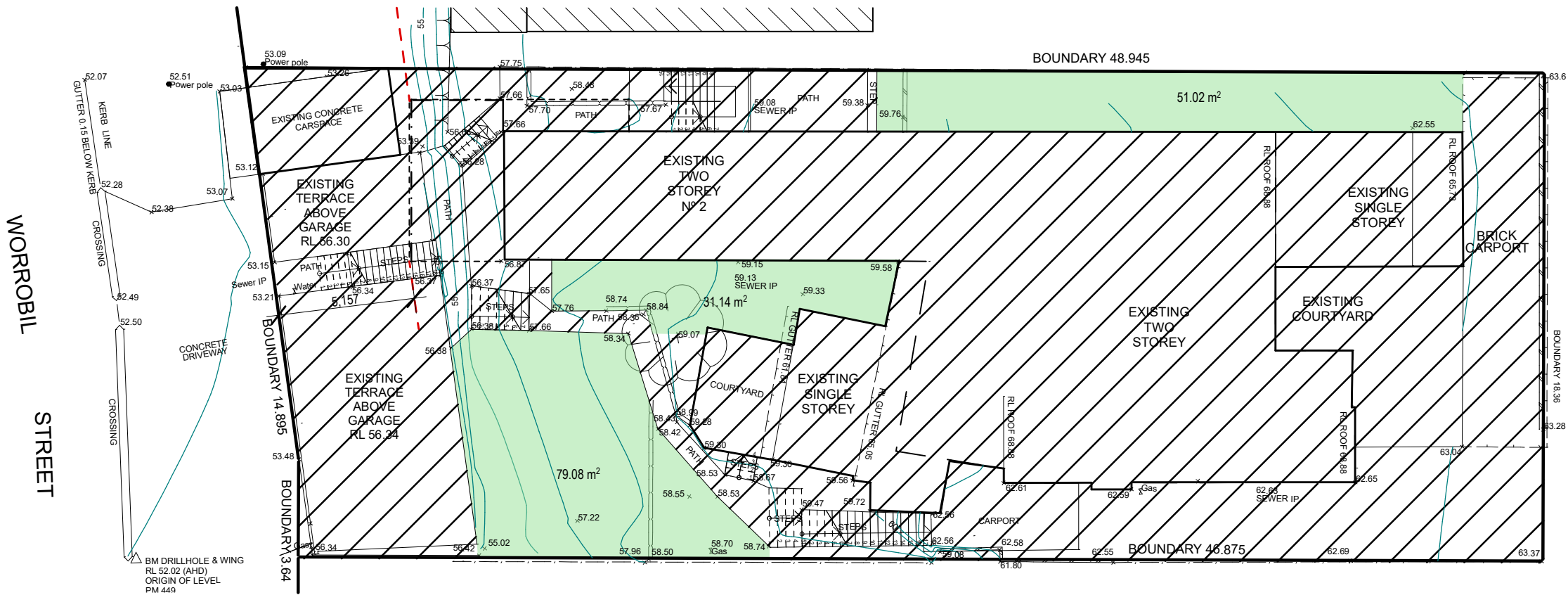
REV:	DATE:	DESCRIPTION:

PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 2 WORROBIL ST, NORTH BALGOWLAH	DRAWING TITLE: SECTION / BASIX
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DATE: MAY/20	DRAWN BY: MR	SCALE: 1:100 @ A3
JOB No: 797/20	CHECKED BY: JJ	DRAWING No: DA.08



CALCULATIONS			
SITE AREA			876.60m²
LANDSCAPE CONTROL		40%	350.64m²
EXISTING LANDSCAPED AREA		18.39%	161.24m²
TOTAL NEW LANDSCAPED AREA NO CHANGE		18.39%	161.24m²



NEW LANDSCAPED OPEN SPACE CALCULATION PLAN
1:200

TRUE NORTH:

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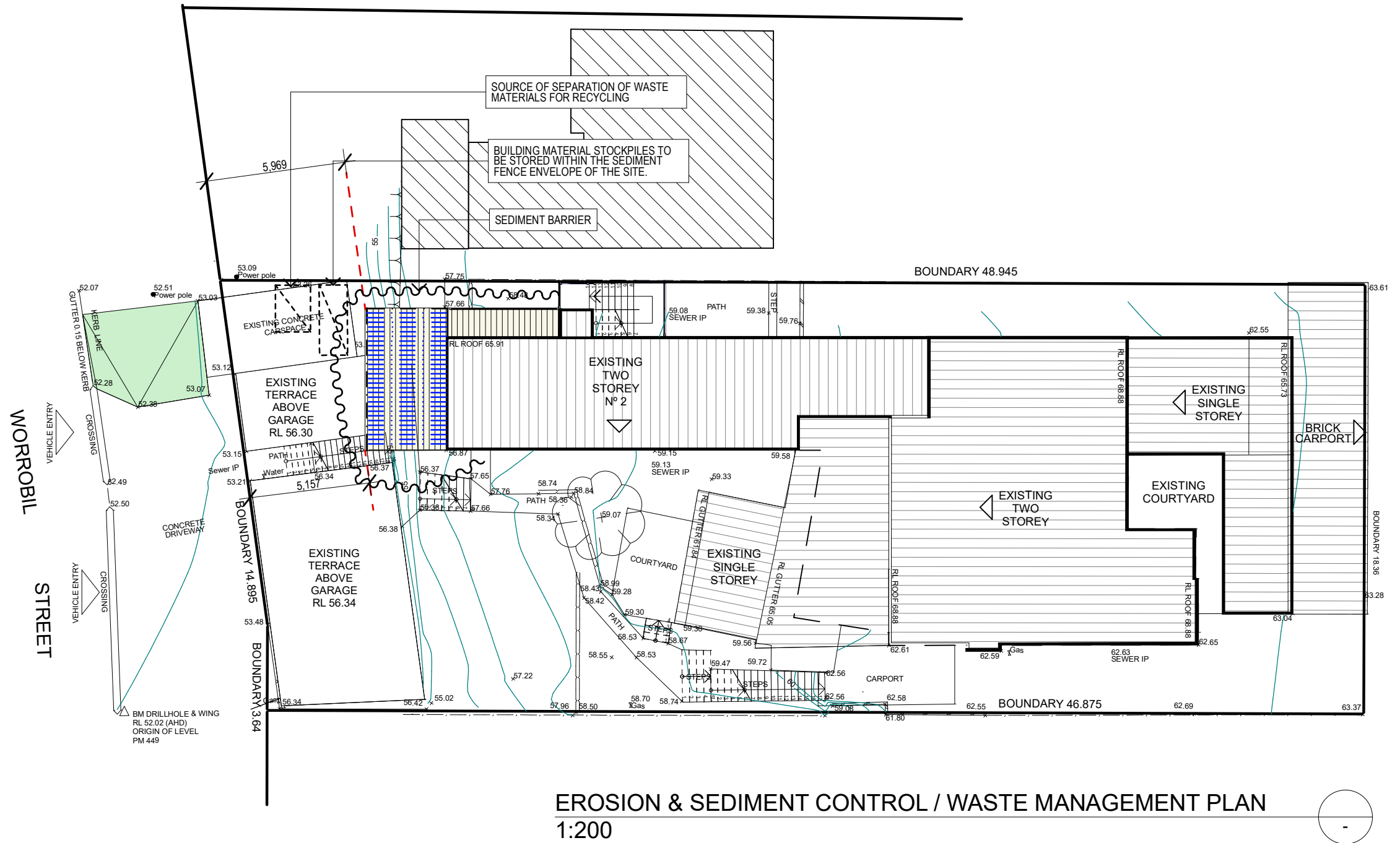
PROJECT DETAILS:
PROPOSED ALTERATIONS AND ADDITIONS
2 WORROBIL ST, NORTH BALGOWLAH

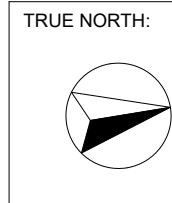
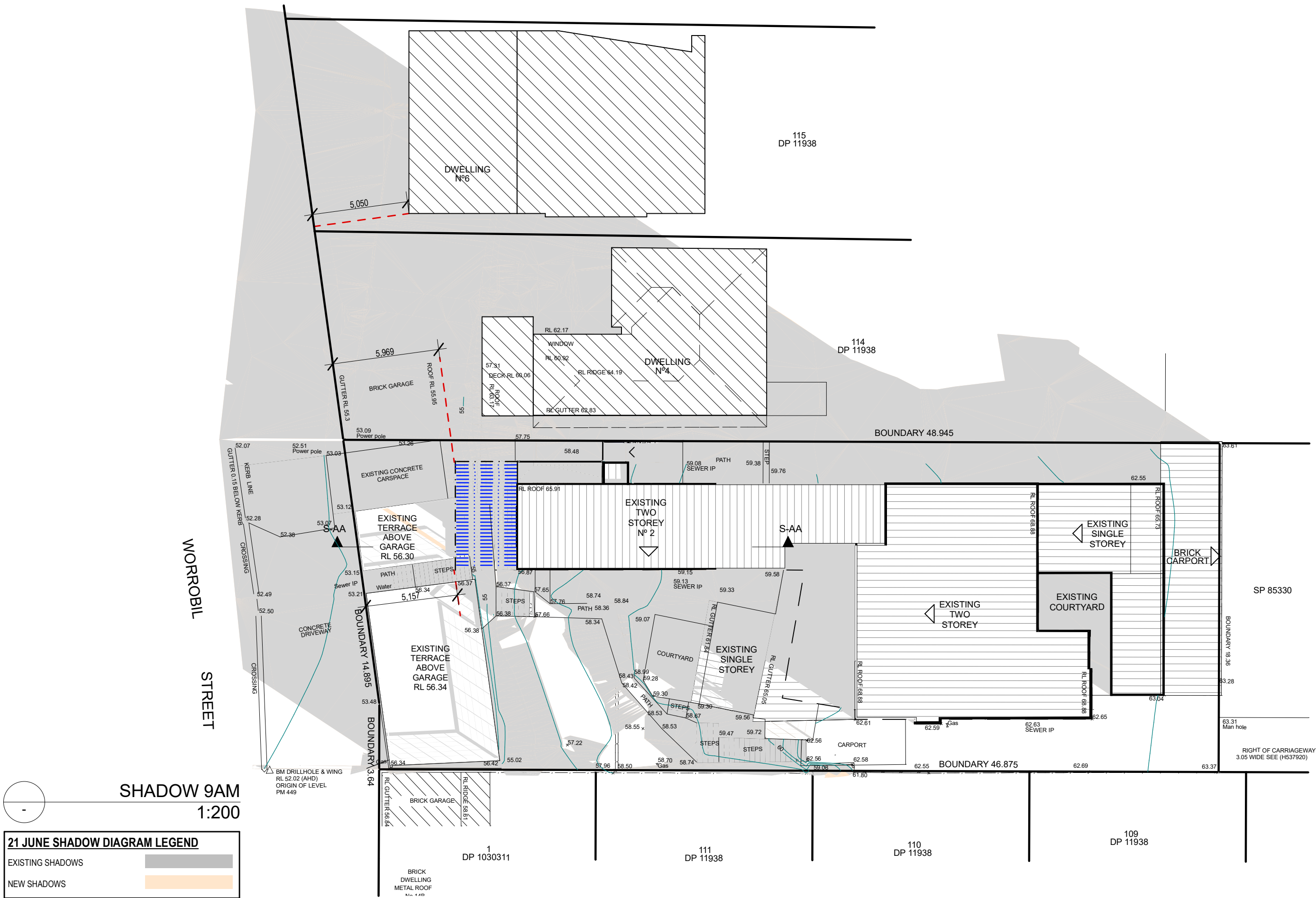
DRAWING TITLE:
LANDSCAPED OPEN SPACE CALCULATION PLAN

DATE: MAY/20	DRAWN BY: MR	SCALE: 1:200 @ A3
JOB No: 797/20	CHECKED BY: JJ	DRAWING No: DA.09

DRAWING No:

DA.10





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REV:	DATE:	DESCRIPTION:

PROJECT DETAILS:
**PROPOSED ALTERATIONS AND ADDITIONS
2 WORROBIL ST, NORTH BALGOWLAH**

DRAWING TITLE:
SHADOW DIAGRAM JUNE 21 9:00 am

DATE:
MAY/20

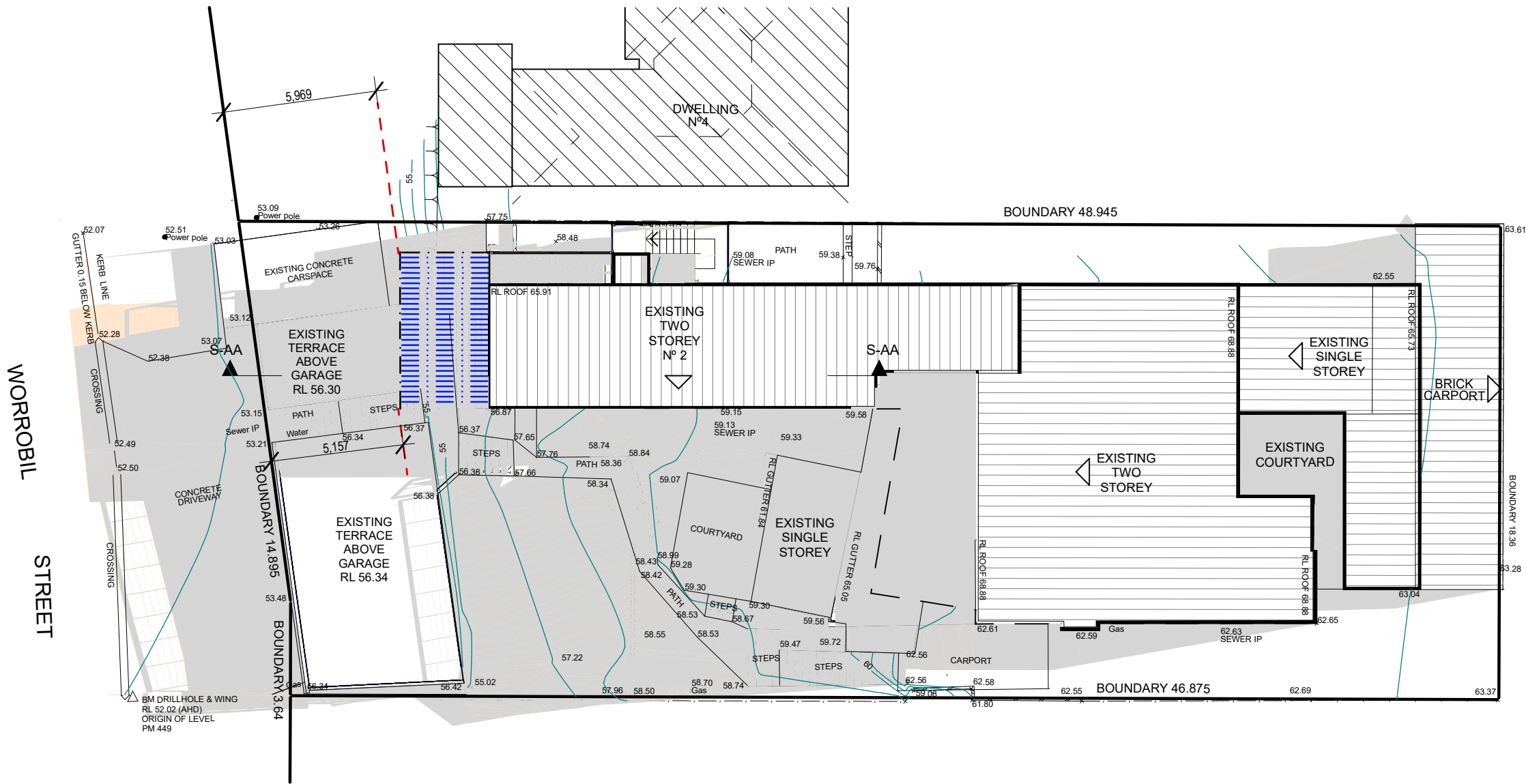
JOB No:
797/20

DRAWN BY:
MR

CHECKED BY:
JJ

SCALE:
1:200 @ A3

DRAWING No:
DA.11



21 JUNE SHADOW DIAGRAM LEGEND	
EXISTING SHADOWS	
NEW SHADOWS	

TRUE NORTH:

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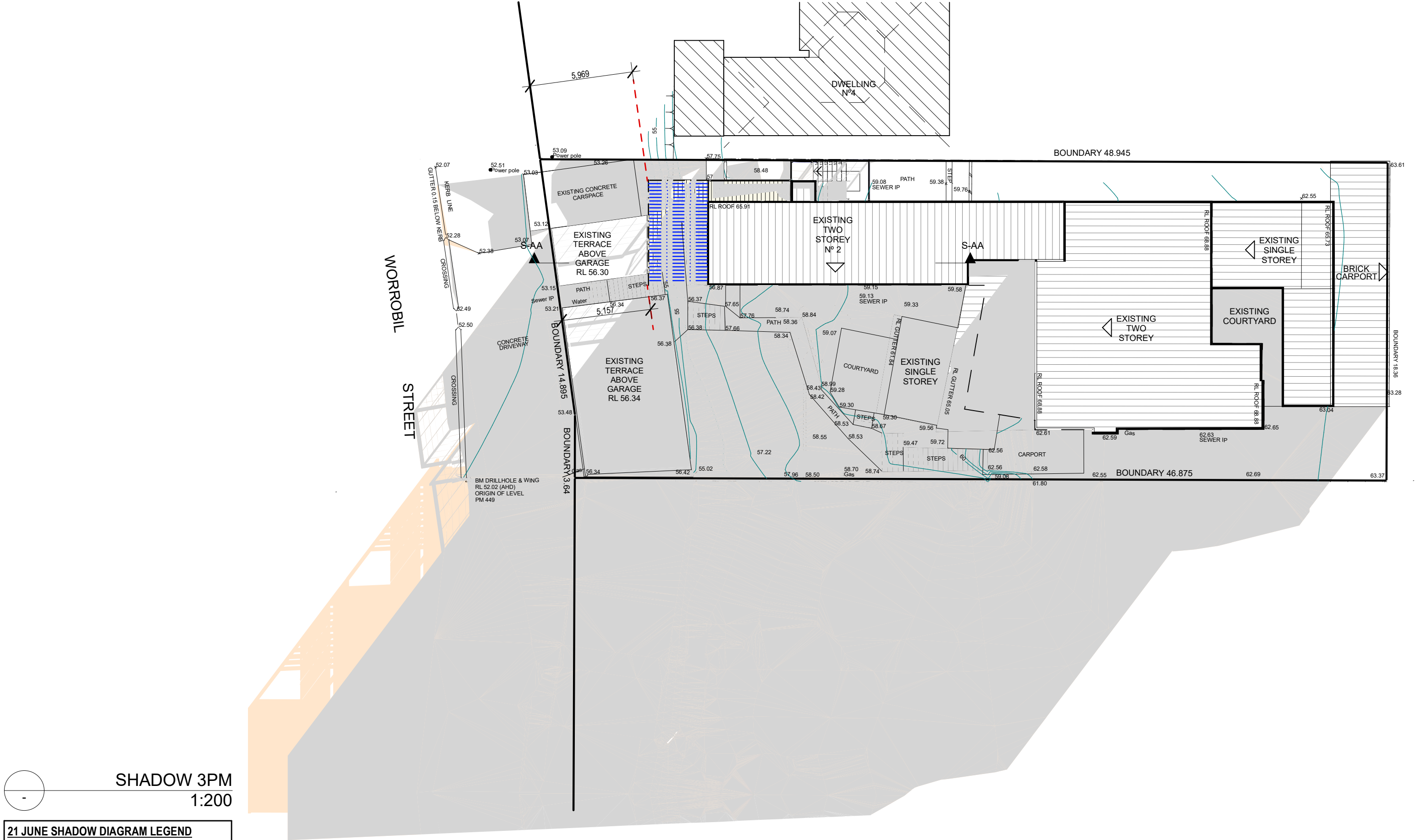
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REV:	DATE:	DESCRIPTION:

PROJECT DETAILS:
PROPOSED ALTERATIONS AND ADDITIONS
2 WORROBIL ST, NORTH BALGOWLAH

DRAWING TITLE:
SHADOW DIAGRAM JUNE 21 12 noon

DATE: MAY/20	DRAWN BY: MR	SCALE: 1:200 @ A3
JOB No: 797/20	CHECKED BY: JJ	DRAWING No: DA.12



SHADOW 3PM
1:200

21 JUNE SHADOW DIAGRAM LEGEND

EXISTING SHADOWS

NEW SHADOWS

TRUE NORTH:	NOTES (E & O.E.) • 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.	JJ Drafting 174 Garden St, North Narrabeen, NSW, 2101 PO Box 687, Dee Why, NSW, 2099 Mob. 0414 717 541 Email. jjdraft@tpg.com.au www.jjdrafting.com.au	REV:	DATE:	DESCRIPTION:	PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 2 WORROBIL ST, NORTH BALGOWLAH	DATE: MAY/20	DRAWN BY: MR	SCALE: 1:200 @ A3
						DRAWING TITLE: SHADOW DIAGRAM JUNE 21 3:00 pm	JOB No: 797/20	CHECKED BY: JJ	DRAWING No: DA.13