



- specifications.

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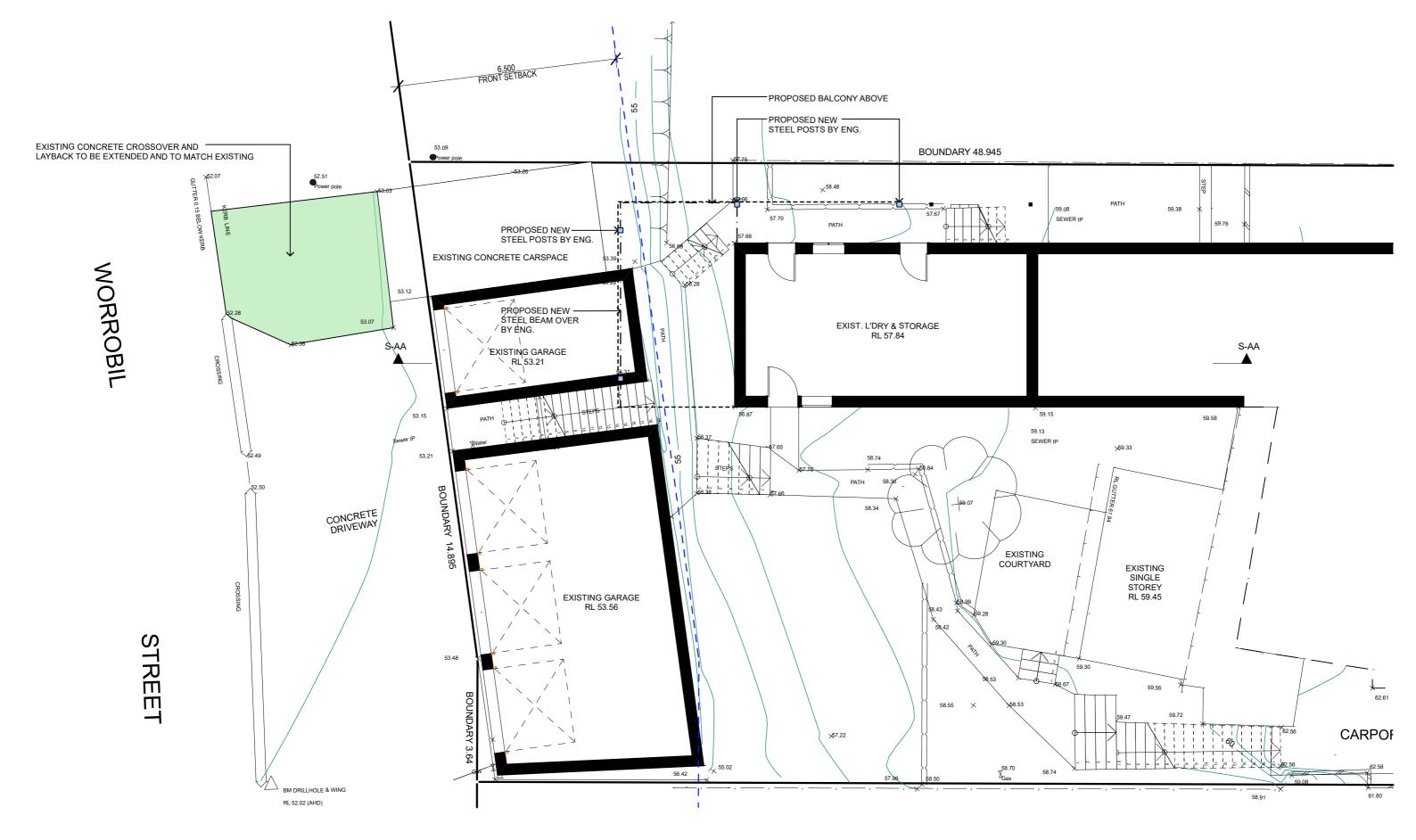
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PROPOSED ALTERATIONS AND ADDITIONS 2 WORROBIL ST, NORTH BALGOWLAH
DRAWING TITLE: SITE ANALYSIS PLAN

DATE: MAY/20	DRAWN BY:	SCALE: 1:200 @ A3
JOB No: 797/20	CHECKED BY:	DRAWING No:
191120		DA.01





TRUE NORTH:

- NOTES (E & O.E.)

 All structures including stormwater & drainage to engineer's details.

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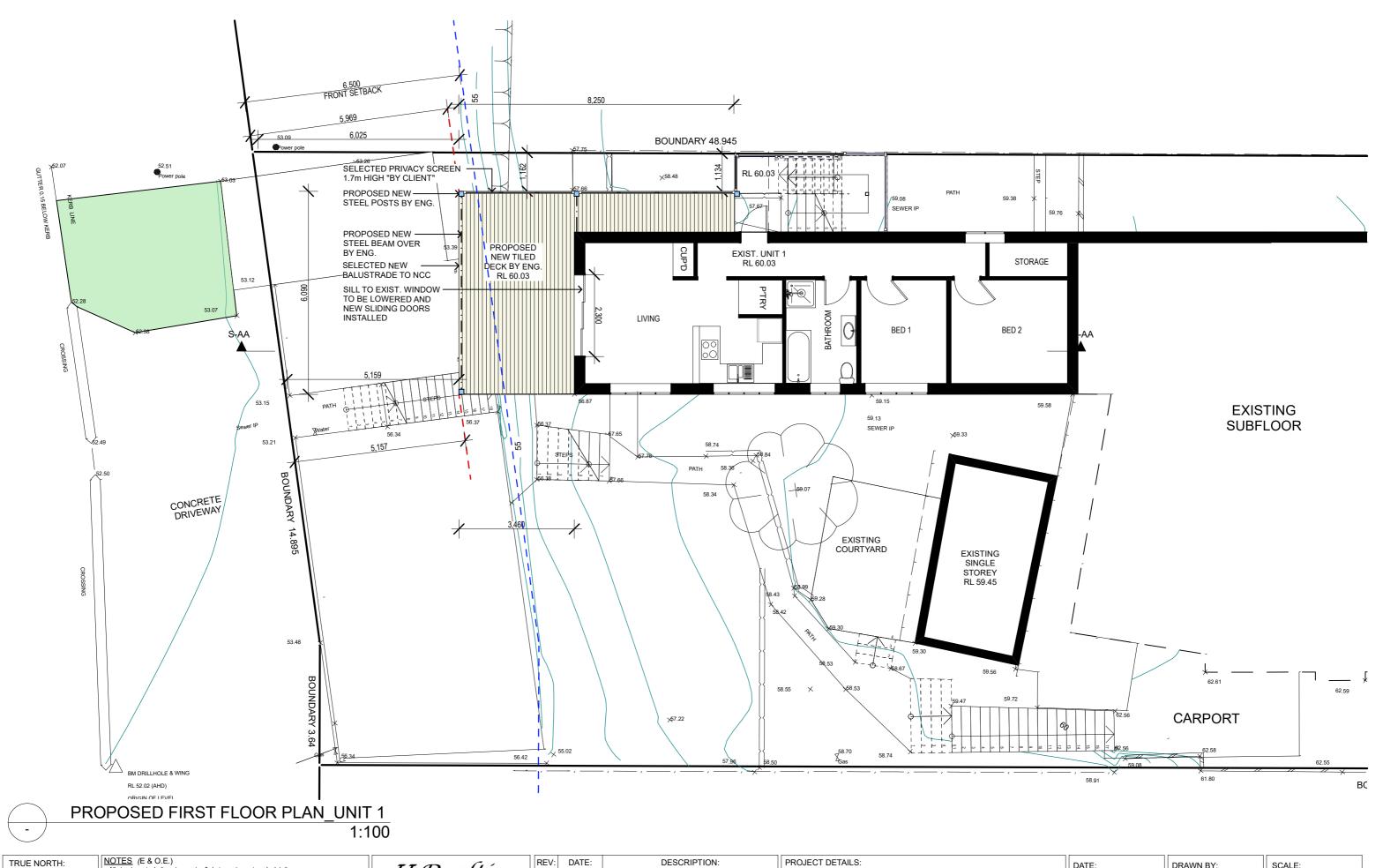
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PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 2 WORROBIL ST. NORTH BALGOWLAH	DATE: MAY/20	DRAWN BY:	SCALE: 1:100 @ A3
DRAWING TITLE: PROPOSED GROUND FLOOR PLAN	JOB No: 797/20	CHECKED BY:	DRAWING No: DA.02



TRUE NORTH:

- NOTES (E & O.E.)

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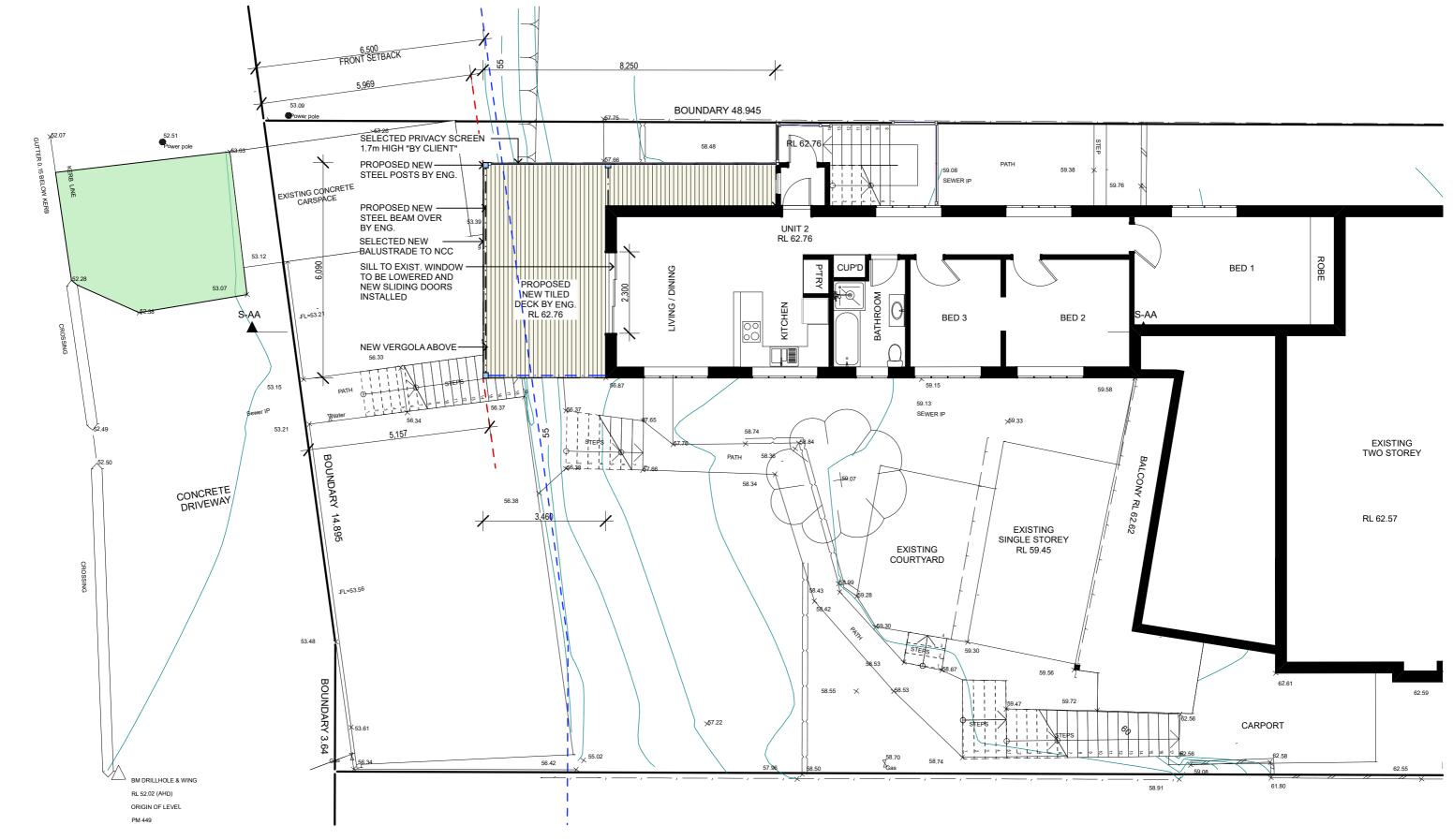
PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 2 WORROBIL ST, NORTH BALGOWLAH	DATE: MAY/20	DRAWN BY:
DRAWING TITLE: PROPOSED FLOOR PLAN _ UNIT 1	JOB No: 797/20	CHECKED BY:

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DA.03

DRAWING No:





PROPOSED SECOND FLOOR PLAN UNIT 2

1:100

TRUE NORTH:

- NOTES (F & O.E.)

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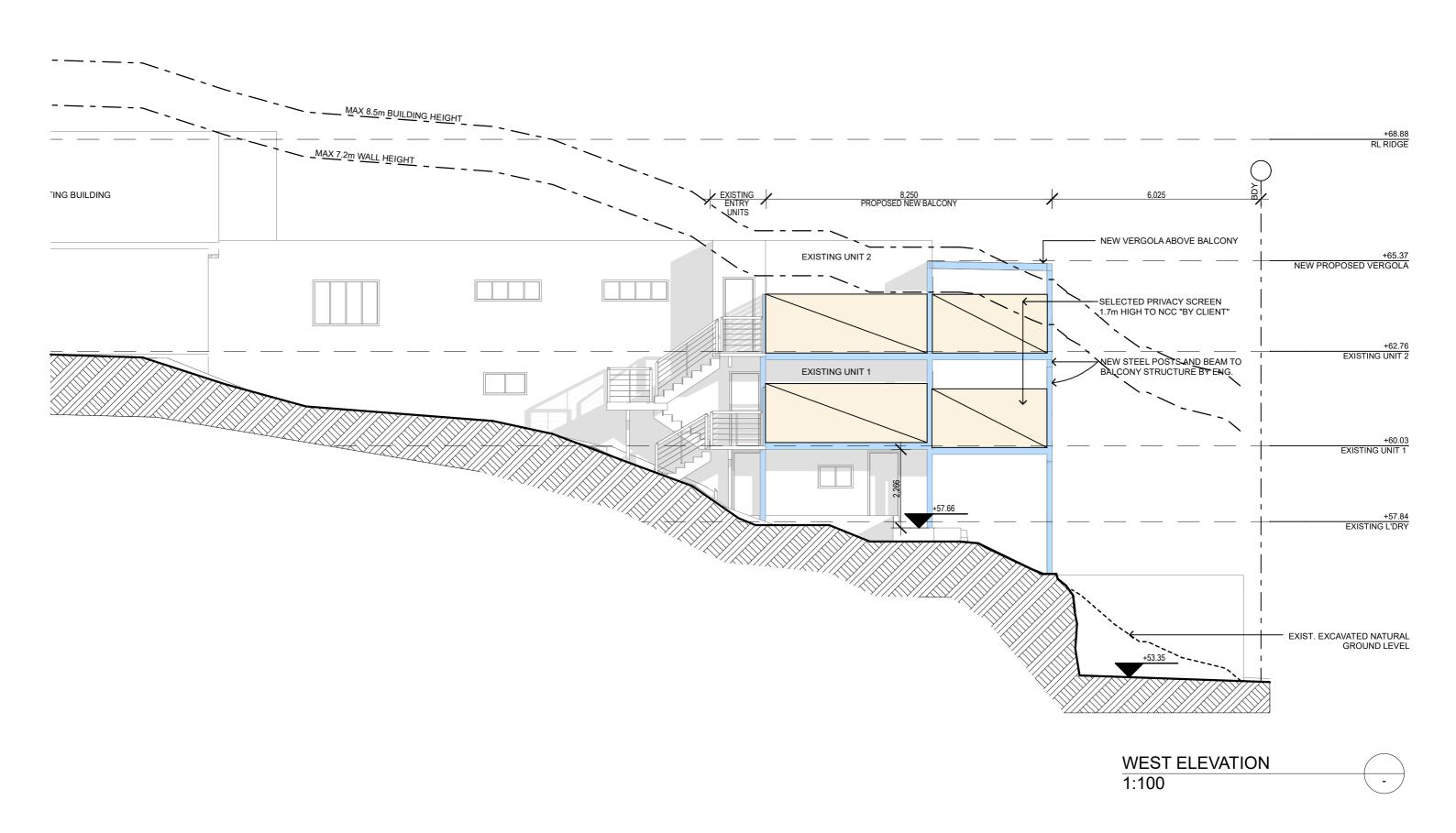
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DRAWING TITLE: PROPOSED FLOOR PLAN _ UNIT 2	JOB No: 797/20	CHECKED BY:	DRAWING No: DA.04



NOTES (E & O.E.)

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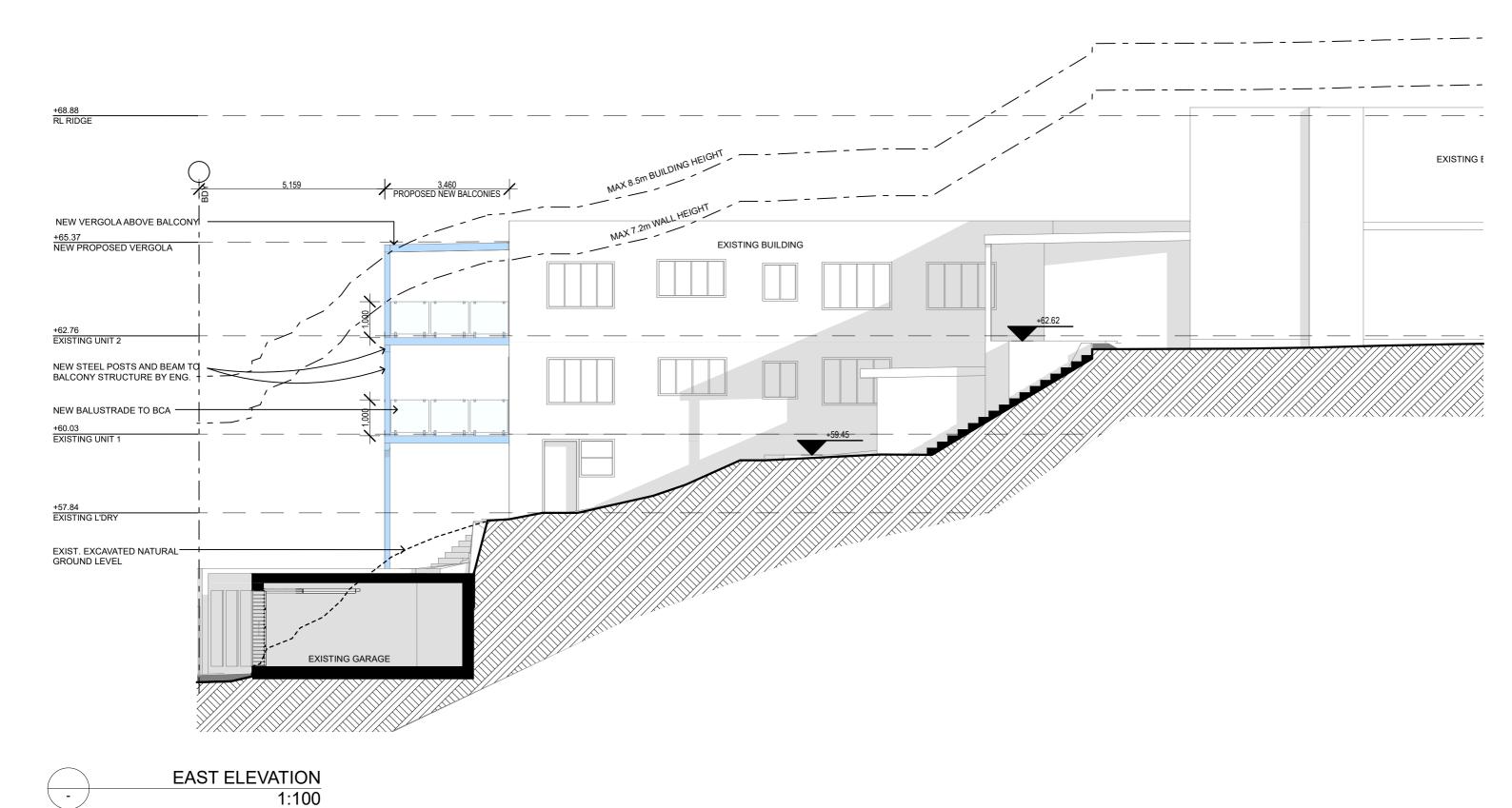
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PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 2 WORROBIL ST, NORTH BALGOWLAH	DATE: MAY/20	DRAWN BY:	SCALE: 1:100 @ A3
DRAWING TITLE: WEST ELEVATION	JOB No: 797/20	CHECKED BY:	DRAWING No: DA.05



NOTES (E & O.E.)

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• All workmanship & materials shall be in accordance with the requirements of current editions

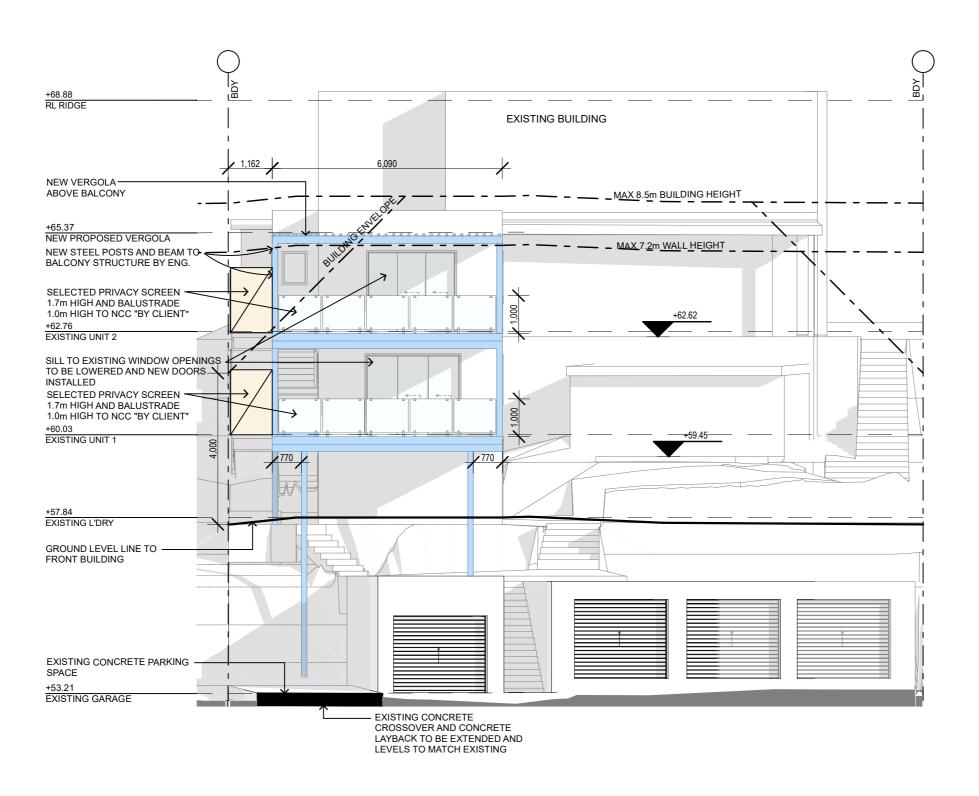
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V:	DATE:	DESCRIPTION:	PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 2 WORROBIL ST, NORTH BALGOWLAH	DATE: MAY/20	DRAWN BY:	SCALE: 1:100 @ A3
			DRAWING TITLE: EAST ELEVATION	JOB No: 797/20	CHECKED BY:	DRAWING No: DA.06



SOUTH ELEVATION 1:100

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PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 2 WORROBIL ST, NORTH BALGOWLAH	DATE: MAY/20	DRAWN BY:	SCALE: 1:100 @ A3
DRAWING TITLE: SOUTH ELEVATION	JOB No: 797/20	CHECKED BY:	DRAWING No: DA.07

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 as 3786 - 1996 (smoke alarms)

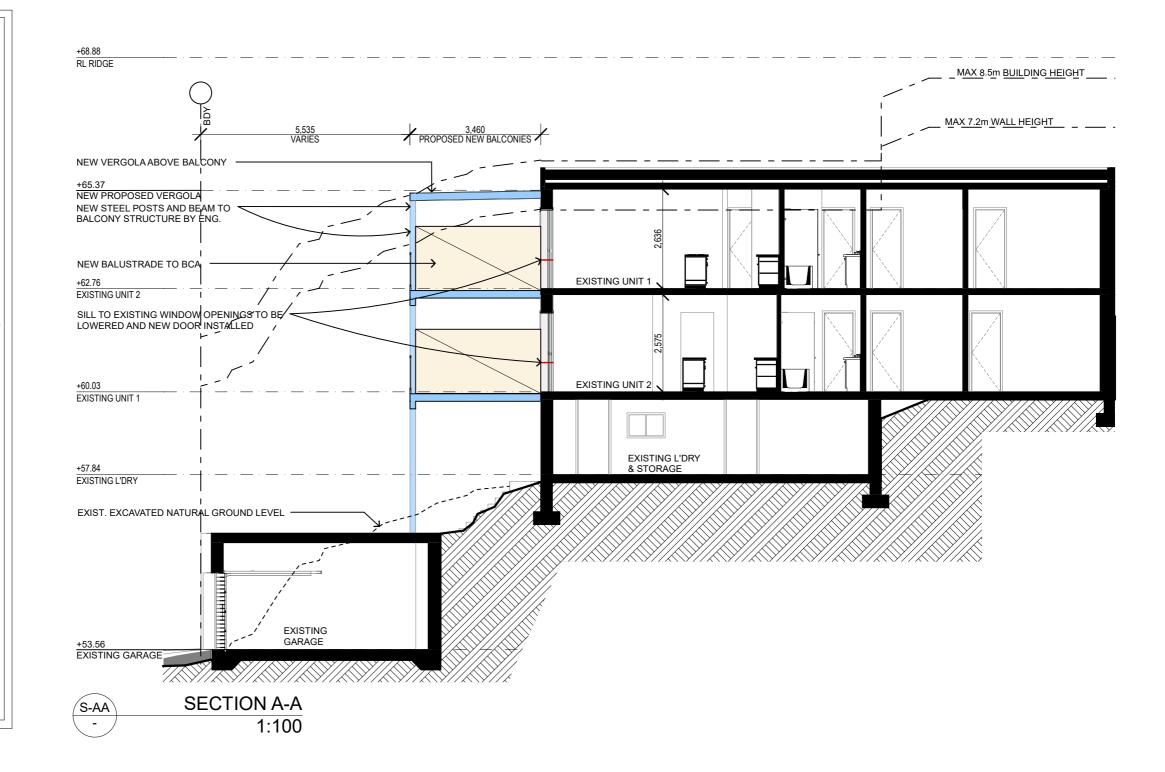
WASTE MANAGEMENT

- 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 LANDEILL SITE

SEDIMENT CONTROL

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

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



NOTES (E & O.E.)

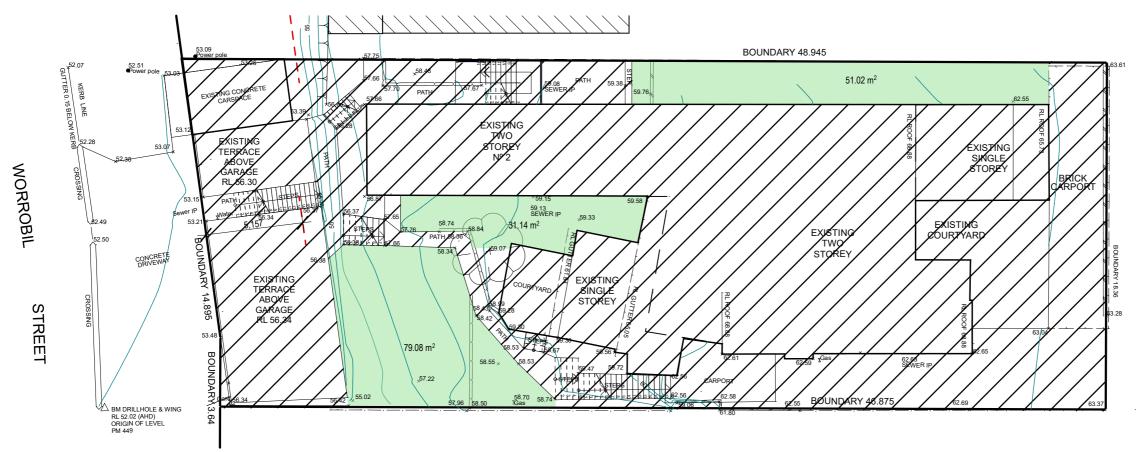
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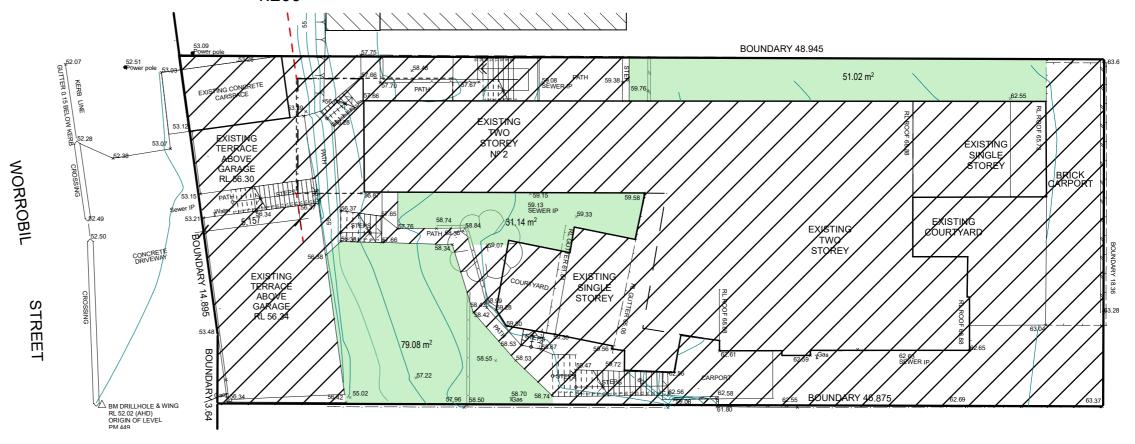
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ROJECT DETAILS: ROPOSED ALTERATIONS AND ADDITIONS WORROBIL ST, NORTH BALGOWLAH	DATE: MAY/20	DRAWN BY:	SCALE: 1:100 @ A3
RAWING TITLE: ECTION / BASIX	JOB No: 797/20	CHECKED BY:	DRAWING No: DA.08



EXISTING LANDSCAPED OPEN SPACE CALCULATION PLAN 1:200

CALCULATIONS		
SITE AREA		876.60m ²
LANDSCAPE CONTROL	40%	350.64m ²
EXISTING LANDSCAPED AREA	18.39%	161.24m ²
TOTAL NEW LANDSCAPED AREA NO CHANGE	18.39%	161.24m ²



NEW LANDSCAPED OPEN SPACE CALCULATION PLAN 1:200

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	DRAWING TITLE: LANDSCAPED OPEN SPACE CALCULATION PLAN	JOB No: 797/20	CHECKED BY:	DRAWING No:

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

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 MPERVIOUS 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.

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

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

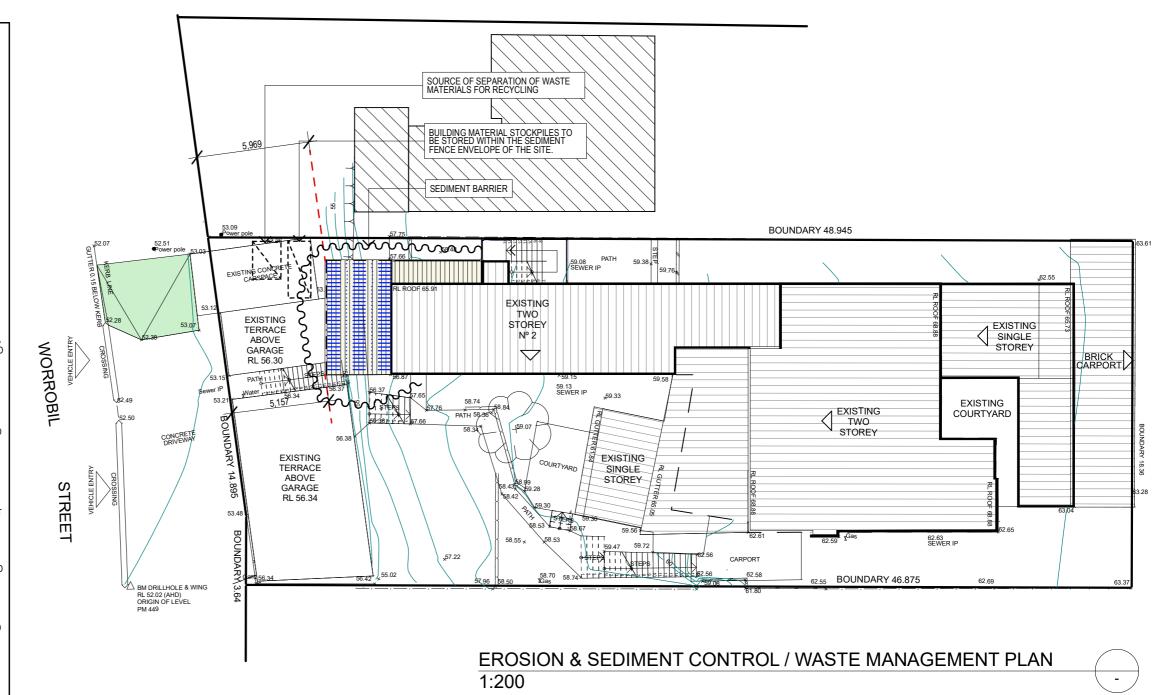
WHERE A SEDIMENT FENCE IS NOT USED APPROPRIATE SEDIMENT TRAPS SHOULD BE LOCATED AT ALL POINTS WHERE STORMWATER LEAVES THE CONSTRUCTION SITE OR LEAVES THE GUTTER AND ENTERS THE DRAINAGE SYSTEM. A COMMON TECHNIQUE IS THE GRAVEL SAUSAGE.

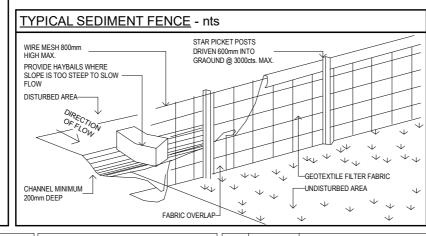
DIVERSION CHANNELS

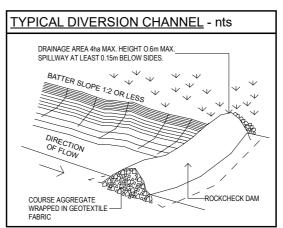
A DIVERSION CHANNEL IS AN EXCAVATED EARTH DITCH OR PATH. THESE STRUCTURES ARE USED TO INTERCEPT AND DIRECT RUN-OFF TO A DESIRED LOCATION WHERE POSSIBLE. ALL STORMWATER RUN-OFF FLOWING ONTO DISTURBED AREAS, INCLUDING STOCKPILES, MUST BE INTERCEPTED, DIVERTED AND/OR SAFELY DISPOSED OF. THIS CAN BE ACHIEVED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

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.







TRUE NORTH:



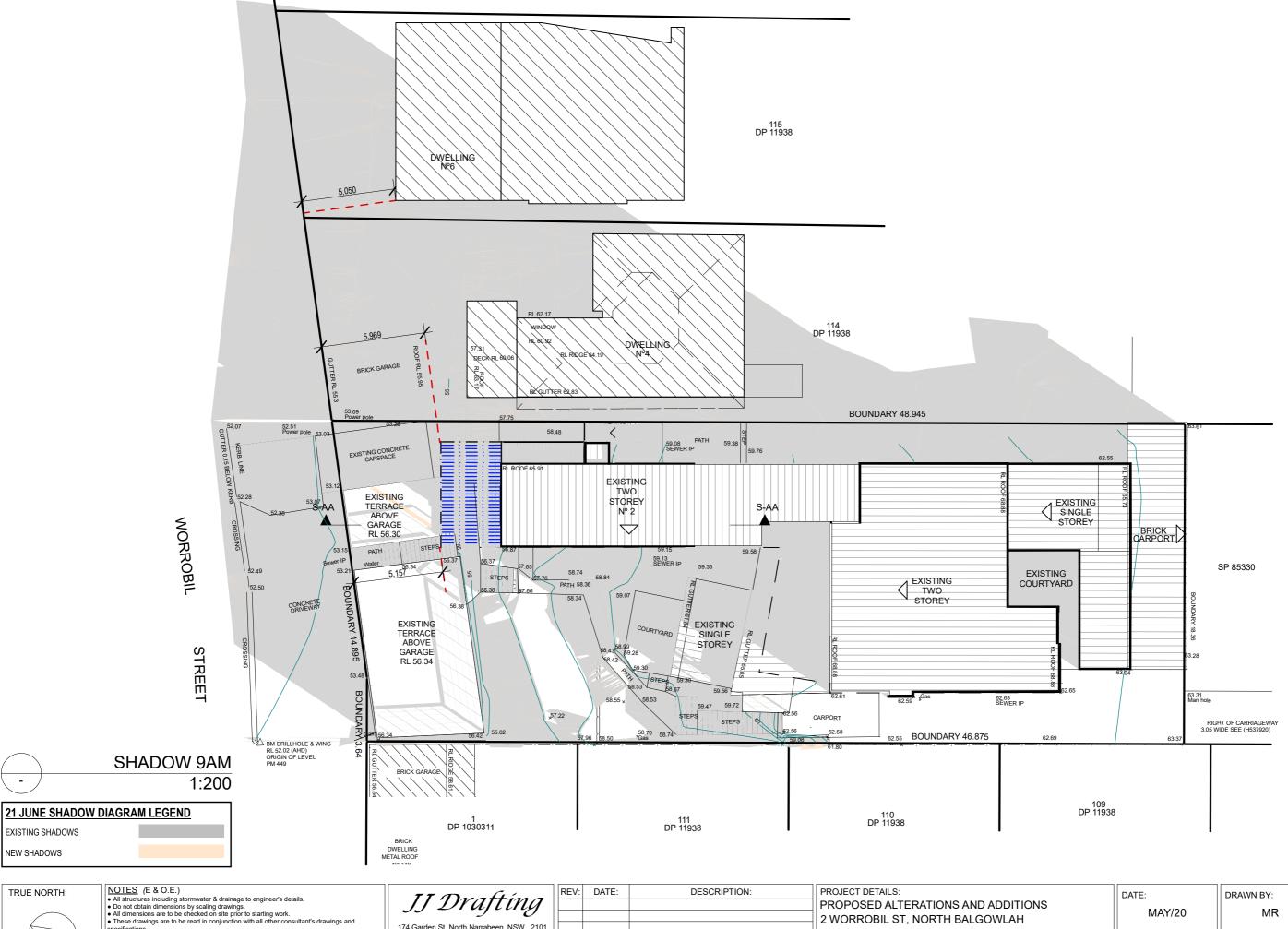
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Mob. 0414 717 541			
Email. jjdraft@tpg.com.au			
www.jjdrafting.com.au			

1	PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 2 WORROBIL ST, NORTH BALGOWLAH	DATE: MAY/20	DRAWN BY:	SCALE: 1:200 @ A3
ı	DRAWING TITLE: EROSION & SEDIMENT CONTROL / WASTE MANAGEMENT PLAN	JOB No: 797/20	CHECKED BY:	DRAWING No: DA.10

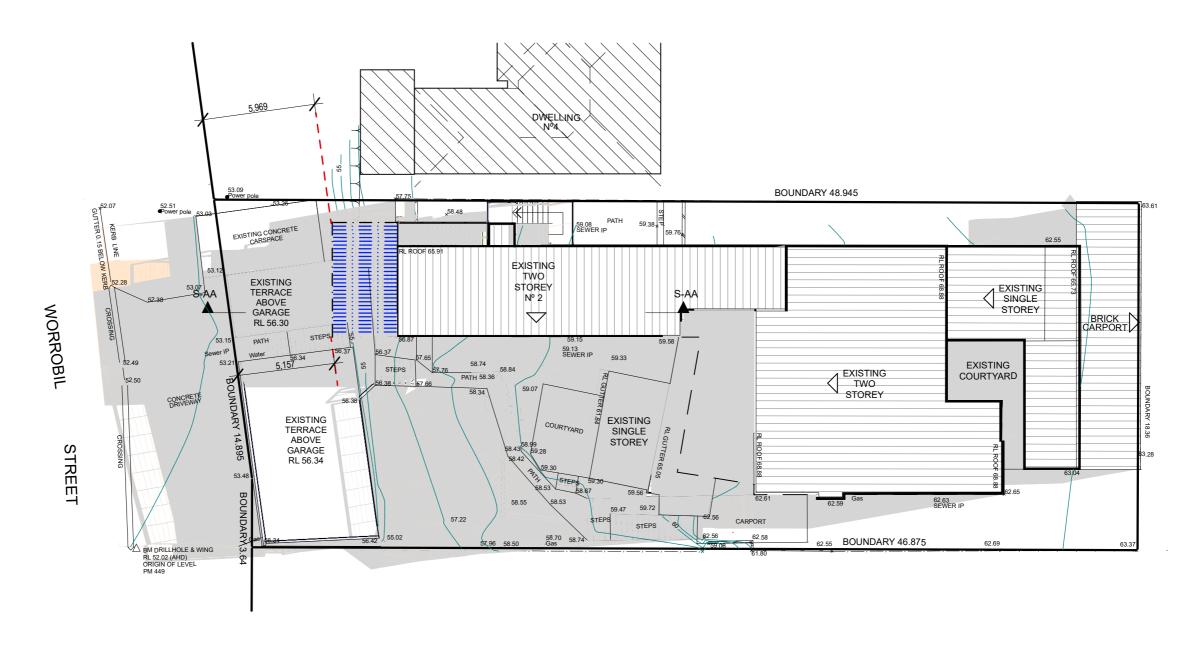


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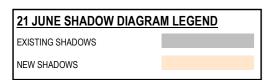
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PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 2 WORROBIL ST, NORTH BALGOWLAH	DATE: MAY/20	DRAWN BY:	SCALE: 1:200 @ A3
DRAWING TITLE: SHADOW DIAGRAM JUNE 21 9:00 am	JOB No: 797/20	CHECKED BY:	DRAWING No: DA.11







TRUE NORTH:

- NOTES (E & O.E.)

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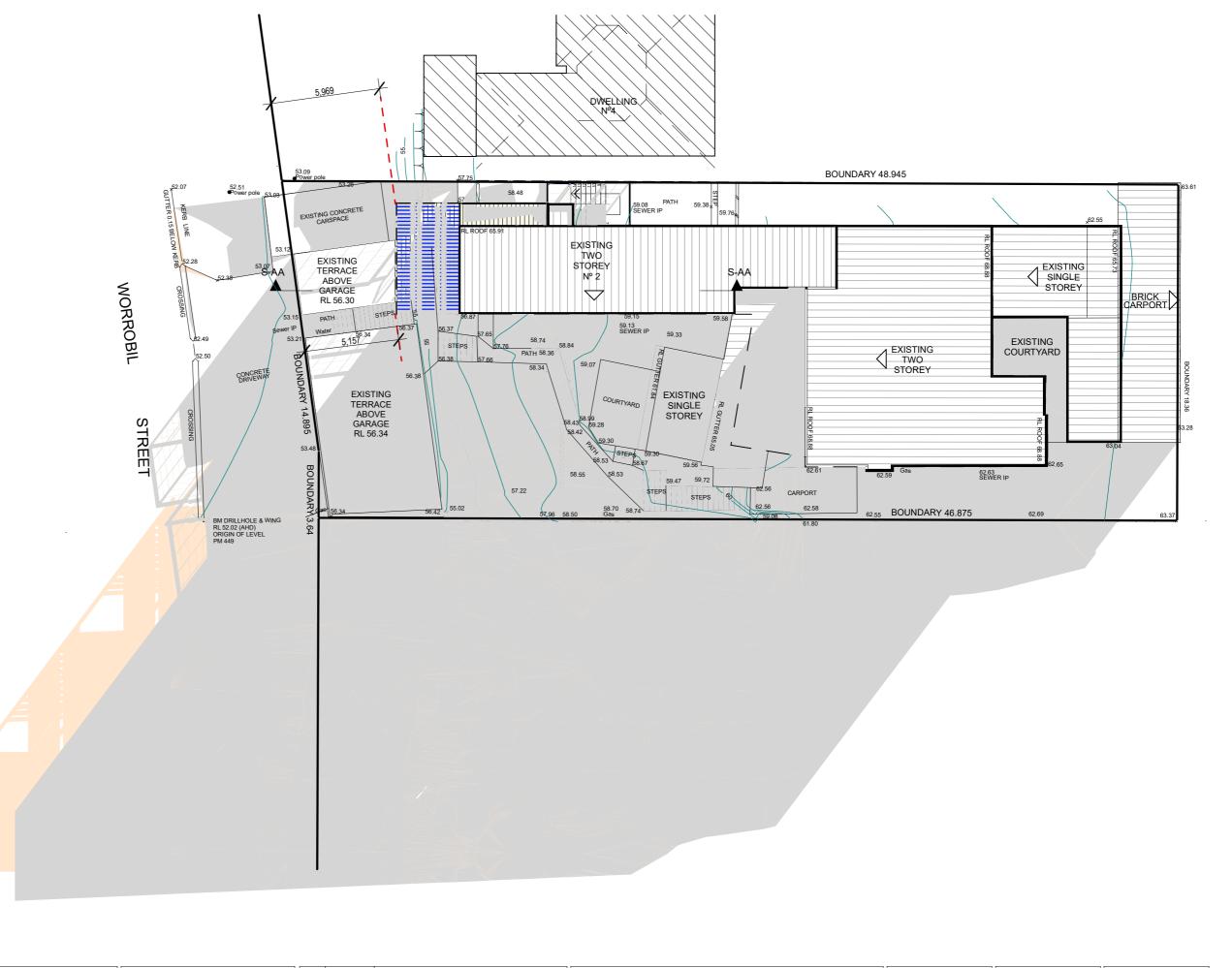
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DRAWING TITLE: SHADOW DIAGRAM JUNE 21 12 noon	JOB No: 797/20	CHECKED BY:	DRAWING No: DA.12





SHADOW 3PM 1:200

21 JUNE SHADOW DIAGRAM LEGEND

EXISTING SHADOWS

NEW SHADOWS

TRUE NORTH:



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			DRAWING TITLE: SHADOW DIAGRAM JUNE 21 3:00 pm	JOB No: 797/20	CHECKED BY:

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DRAWING No: