

ALTERATIONS AND ADDITIONS

AT

13 ATHOL STREET

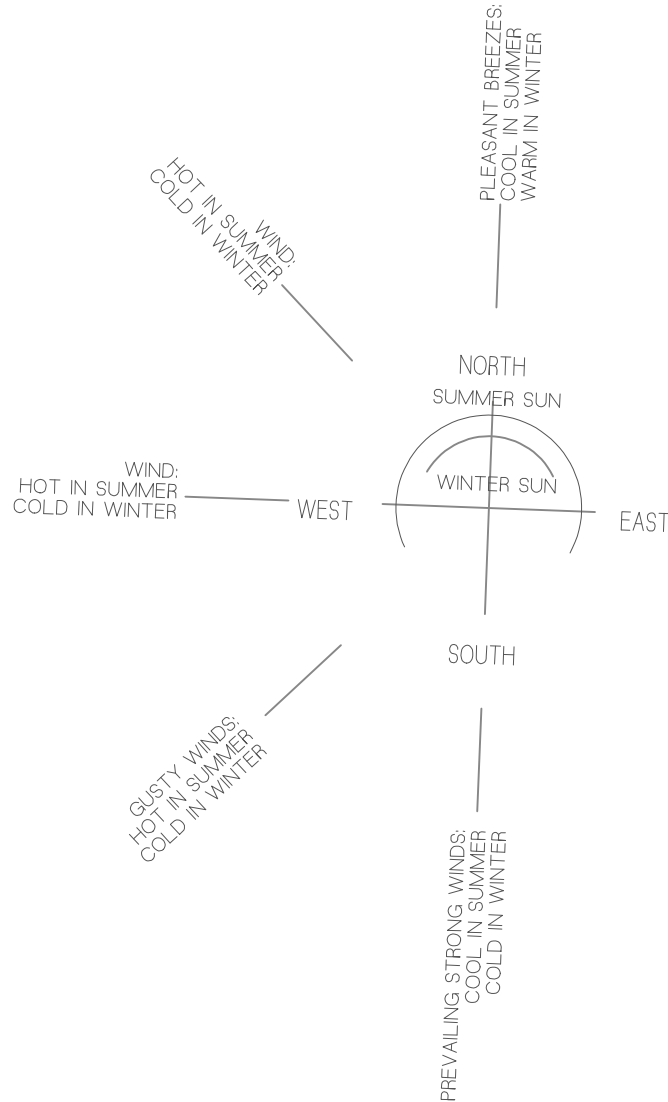
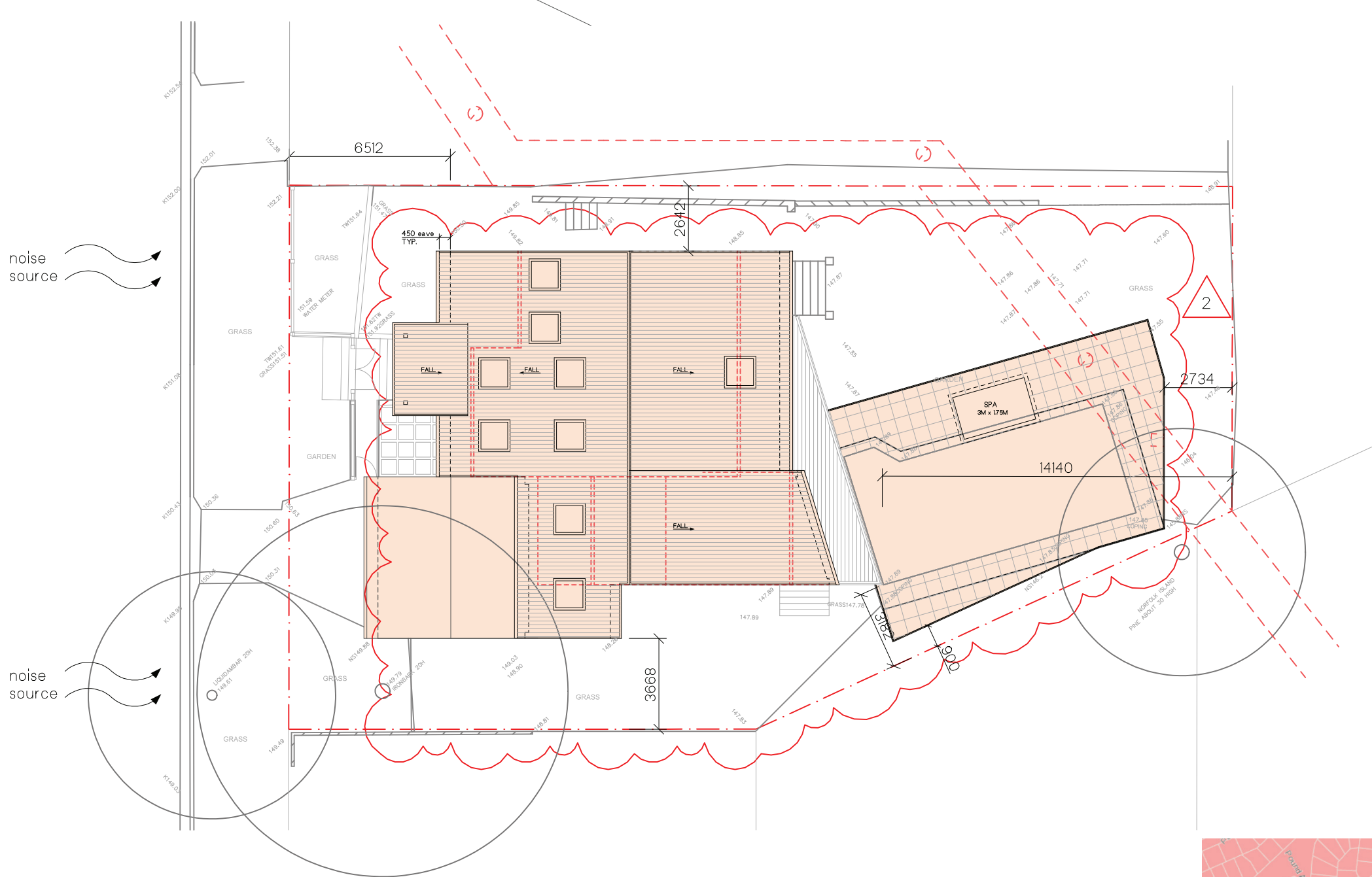
FRENCHS FOREST, 2086

DRAWING LIST

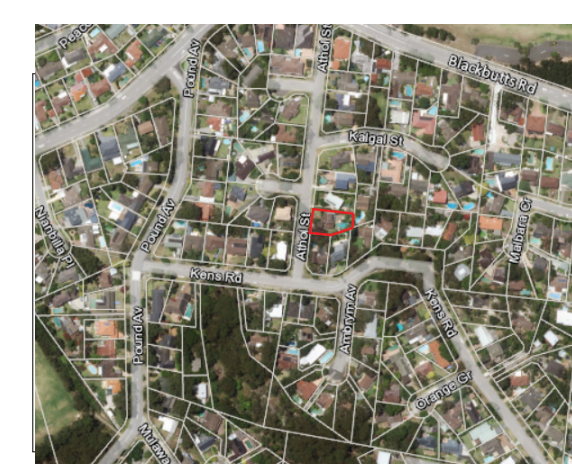
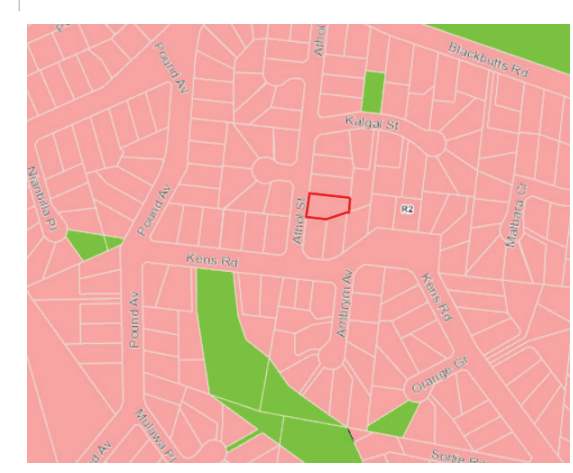
DA-00	Title Sheet
DA-01	Site Plan & Analysis
DA-05	Lower Floor Plan
DA-06	Ground Floor Plan
DA-08	Roof Plan
DA-09	Elevations - Sheet 1
DA-10	Elevations - Sheet 2
DA-11	Elevations - Sheet 3
DA-12	Sections - Sheet 1
DA-19	Notifcation Plan

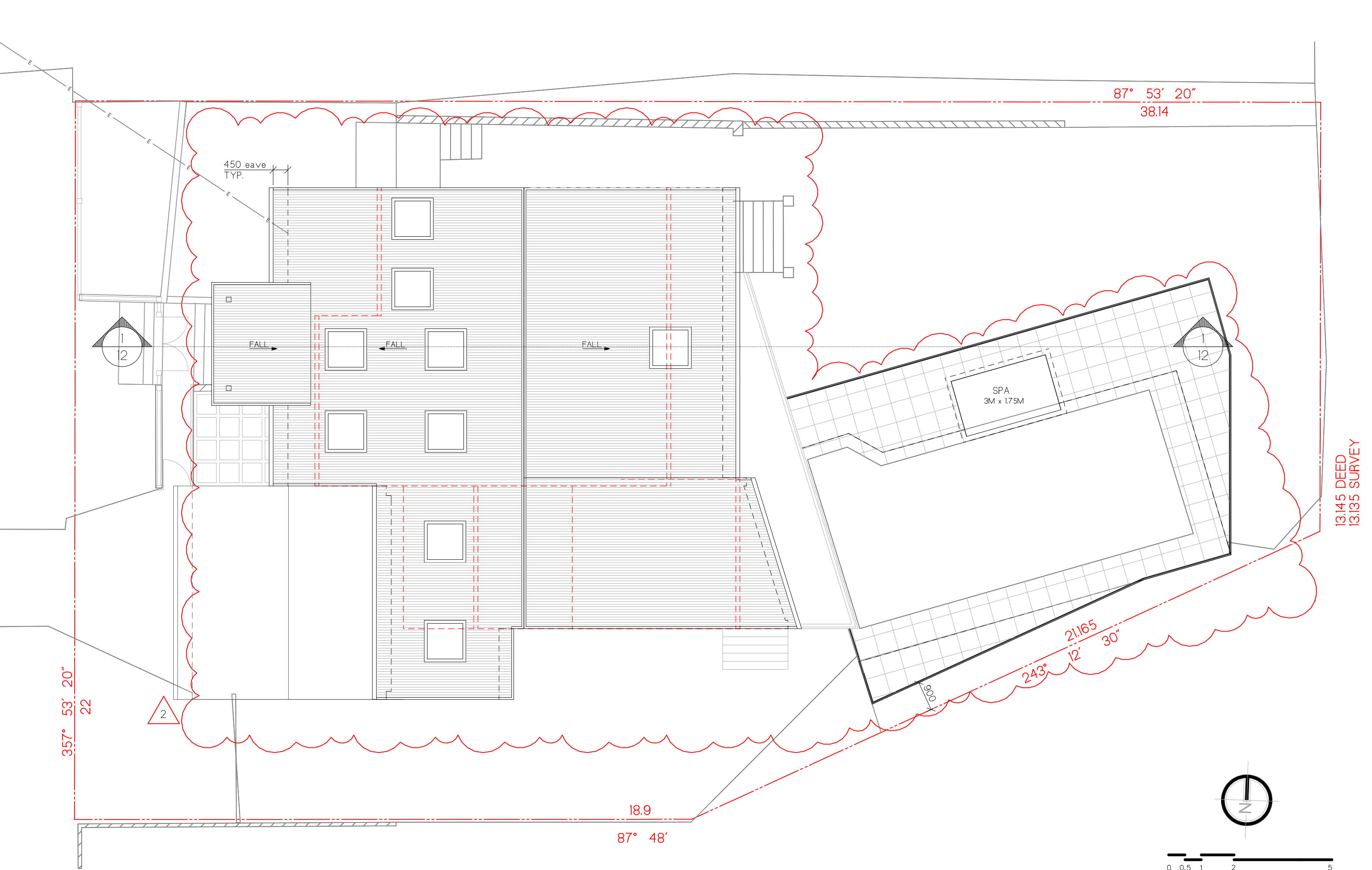
NOTE:

- Approved means by the 'The Relevant Local Authority' or 'Council'.
- The Owner will directly pay the fees associated with the following: building approval from council, footpath and kerb deposits with the local council, insurance fee to Building Services Corporation, Long Service Leave levy fee and approval fee by water and sewerage authority. All other fees are to be paid by the builder. The amount of any local authority deposits which are forfeited due to damage or other cause will be deducted from the payments due to the builder.
- The Builder is to provide at his/her own expense adequate Public Risk Insurance and arrange indemnification under the Workers Compensation Act. Works insurance to be as stated in the contract conditions.
- All tenderers are to visit the site to satisfy themselves as to the nature and extent of the Works, facilities available and difficulties entailed in the works as Variations will not be allowed due to work arising owing to neglect of this clause.
- All work and materials to comply with the current Australian Standards at the time of commencement where applicable.
- These drawings shall be read in conjunction with all structural and other consultants drawings and specifications and with any such written instructios as may be issued during the course of the contract.
- Set out dimensions shown on this drawing shall be varified by the builder on site before commencement of any work. Dimensions shall not be obtained by scaling the drawings. Use only figured dimensions. All dimension are in millimetres.
- The Builder is to ensure all construction, levels and other items comply with the conditions of the Building Approval.
- The Builder is to comply with all Ordinances, Local Authority regulations and the requirements of all services supply authorities having jurisdiction over the works.
- All new downpipes are to be connected to the existing Stormwater system that discharges to an existing Council Stormwater system.
- All Power and Stormwater outlet locations shall be determined on site by the Owner.
- Any detailing in addition to what is supplied shall be resolved between the Owner and the Builder to the Owner approval, except for any structural details or design which is supplied by the engineer.
- All timber sizes and concrete details to be confirmed by the builder prior to commencement of any work.
- Any work indicated on the plans but not specified, and any item not shown on the plan which is obviously necessary as part of proper construction and/or finish is to be considered as shown and specified, and is to be done as part of the contract.
- Variations will not be permitted without the written consent of the Owner.
- The Builder shall provide sediment and siltration control measures as required by council and maintain them throughout the duration of the works.
- A legible copy of the plans bearing approval stamps must be maintained on the job at all times. Hours of construction shall be restricted to the times as required by the Building Approval.
- The Builder is to arrange for all inspections required by the authorities and lending institutions to their requirements.
- The Builder is to obtain approval for interruptions to existing services and minimise the duration and number of interruptions. Any interruptions with existing services and equipment to be to by appropriatey skilled tradesmen.
- The Builder shall restore, reinstate or replace any damage caused to existing structures or landscaping by construction work or workmen. Provide protection to existing trees to remain as required by Approval Conditions.



Site Area:	753.4m ²
Existing Residential Area:	103.9m ² or 13.8%
Additional Residential Area:	76.6m ² or 10.2%
Total Residential Area:	180.5m ² or 24%
Existing Developed Area:	415.4m ² or 55.1%
Demolished Developed Area:	-70.8m ² or -9.4%
Total Proposed Area:	344.6m ² or 45.7%
NOTE: NO ADDITIONAL HARD SURFACE AREA	





13.145 DEED
13.135 SURVEY



M. +61 422 050 001 | E. info@pittwaterdd.com.au | www.pittwaterdd.com.au

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ISSUE
1
2

DATE
06.09.17
27.08.19

AMENDMENT
PIPE INVERT LEVELS ADDED
MODIFICATION OF CONSENT ISSUE

ADDRESS:
13 ATHOL STREET, FRENCHS FOREST

CLIENT:
T. KIEHNE

SHEET TITLE:
ROOF PLAN

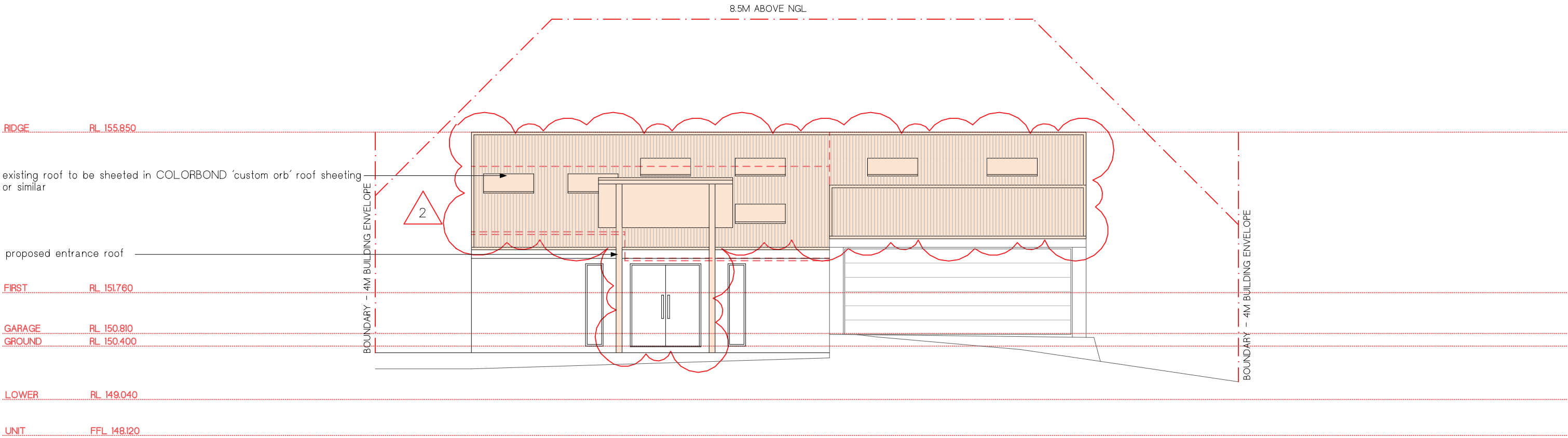
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PROJECT No:
1522

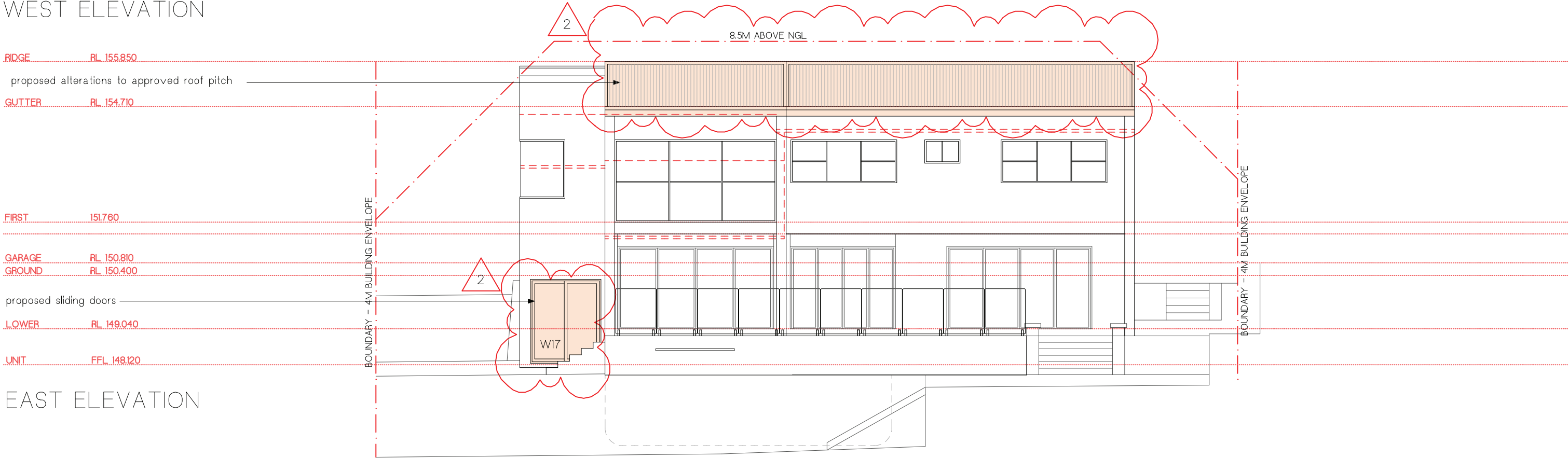
DWG No:
DA-08

DATE
27.08.19

ISSUE
2

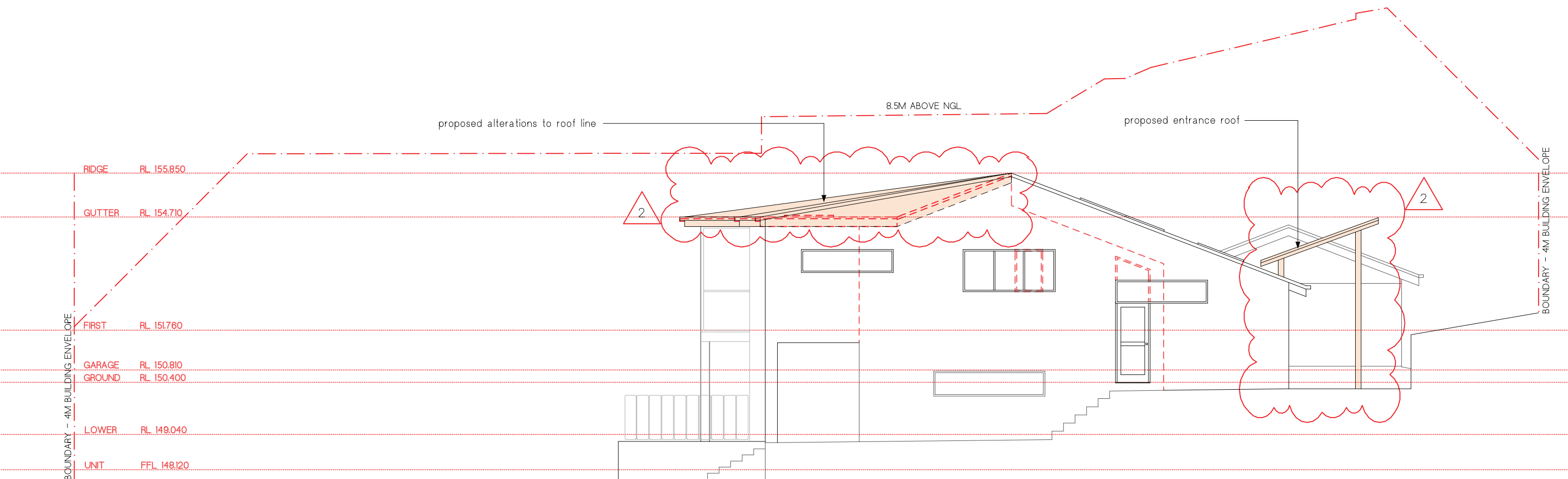


WEST ELEVATION



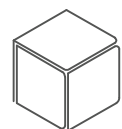
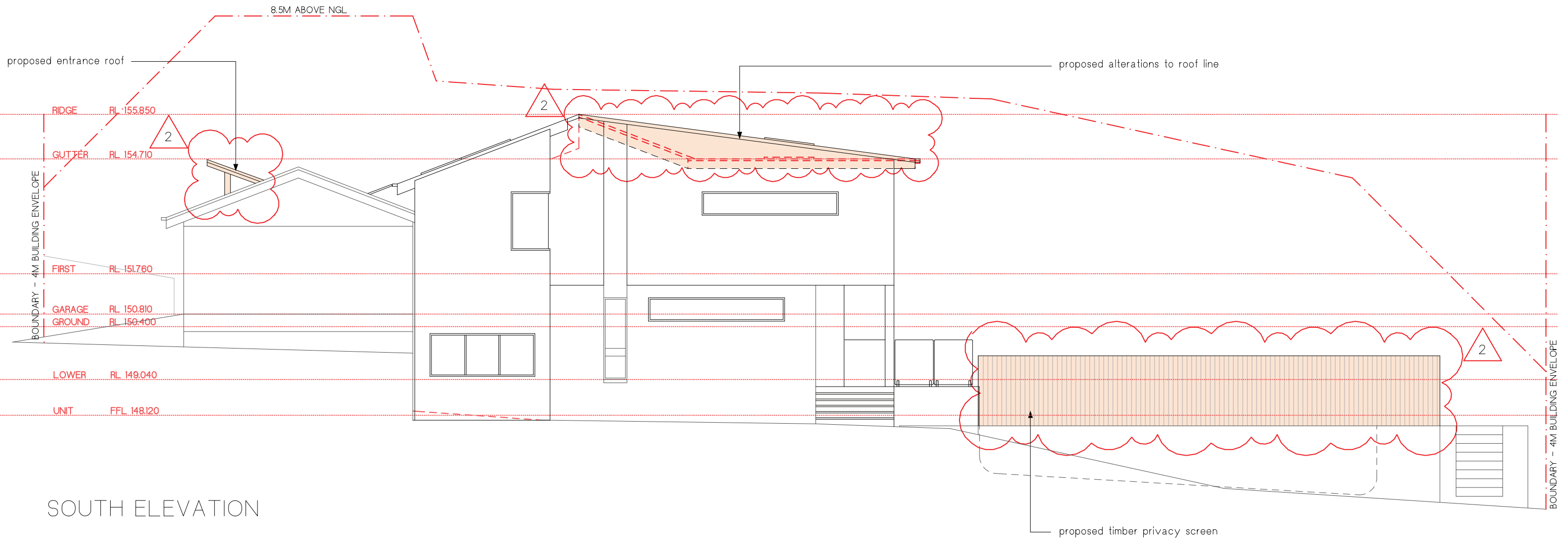
EAST ELEVATION





NORTH ELEVATION





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ISSUE
1
2

DATE
06.09.17
27.08.19

AMENDMENT
PIPE INVERT LEVELS ADDED
MODIFICATION OF CONSENT ISSUE

ADDRESS:
13 ATHOL STREET, FRENCHS FOREST

CLIENT:
T. KIEHNE

SHEET TITLE:
ELEVATIONS - SHEET 3

SCALE:
1:100 @ A3

PROJECT No:
1522

DWG No:
DA-11

DATE
27.08.19

ISSUE
2