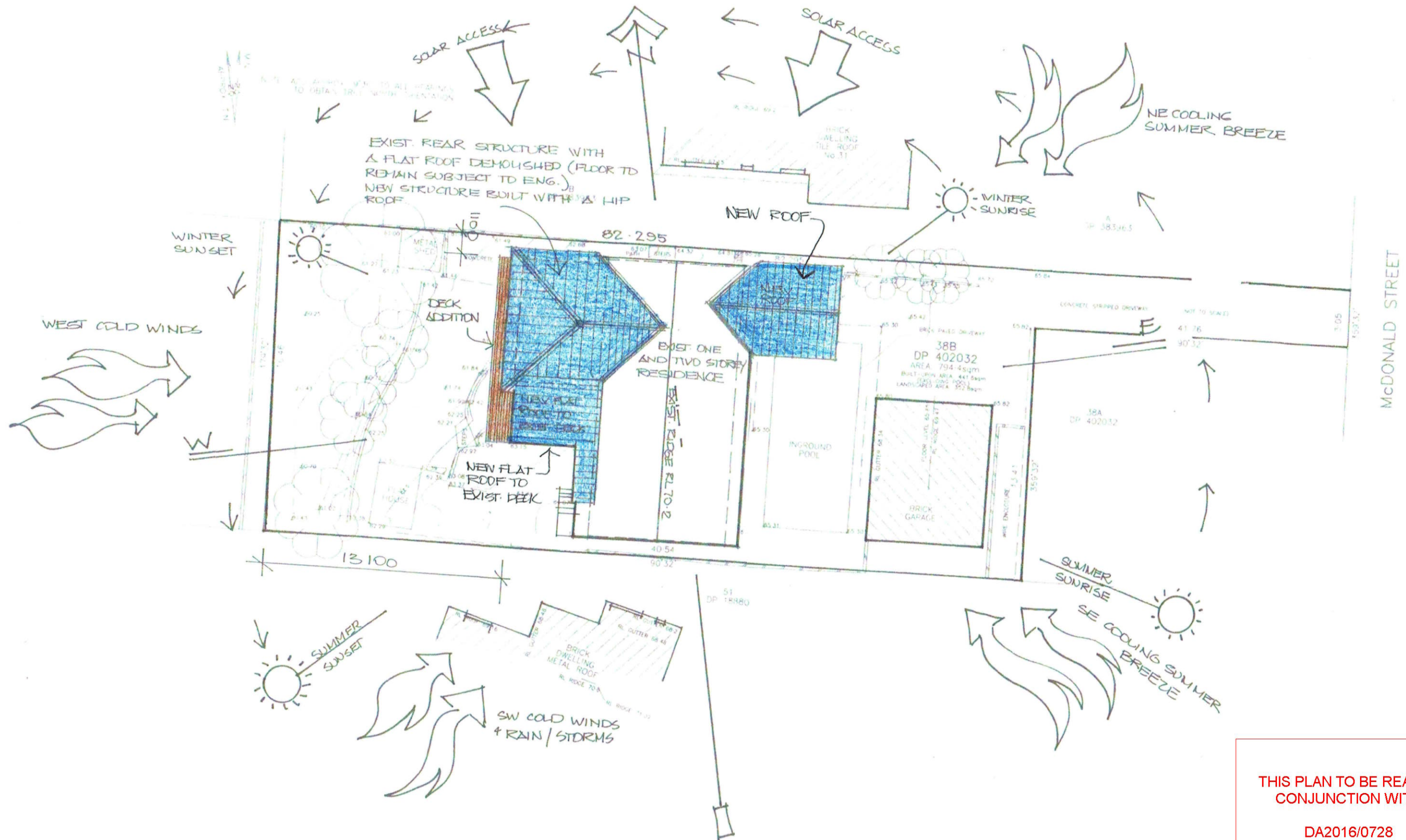




THIS PLAN TO BE READ IN
CONJUNCTION WITH

DA2016/0728

NORTHERN BEACHES COUNCIL

SITE ANALYSIS PLAN

SITE AREA - 794.4m²

LOT 38 B DP 402032

NOTES

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- New materials are to be used throughout unless otherwise noted
- Concrete footings, slab, structural beams or any other structural members are to be designed & endorsed by a practising engineer

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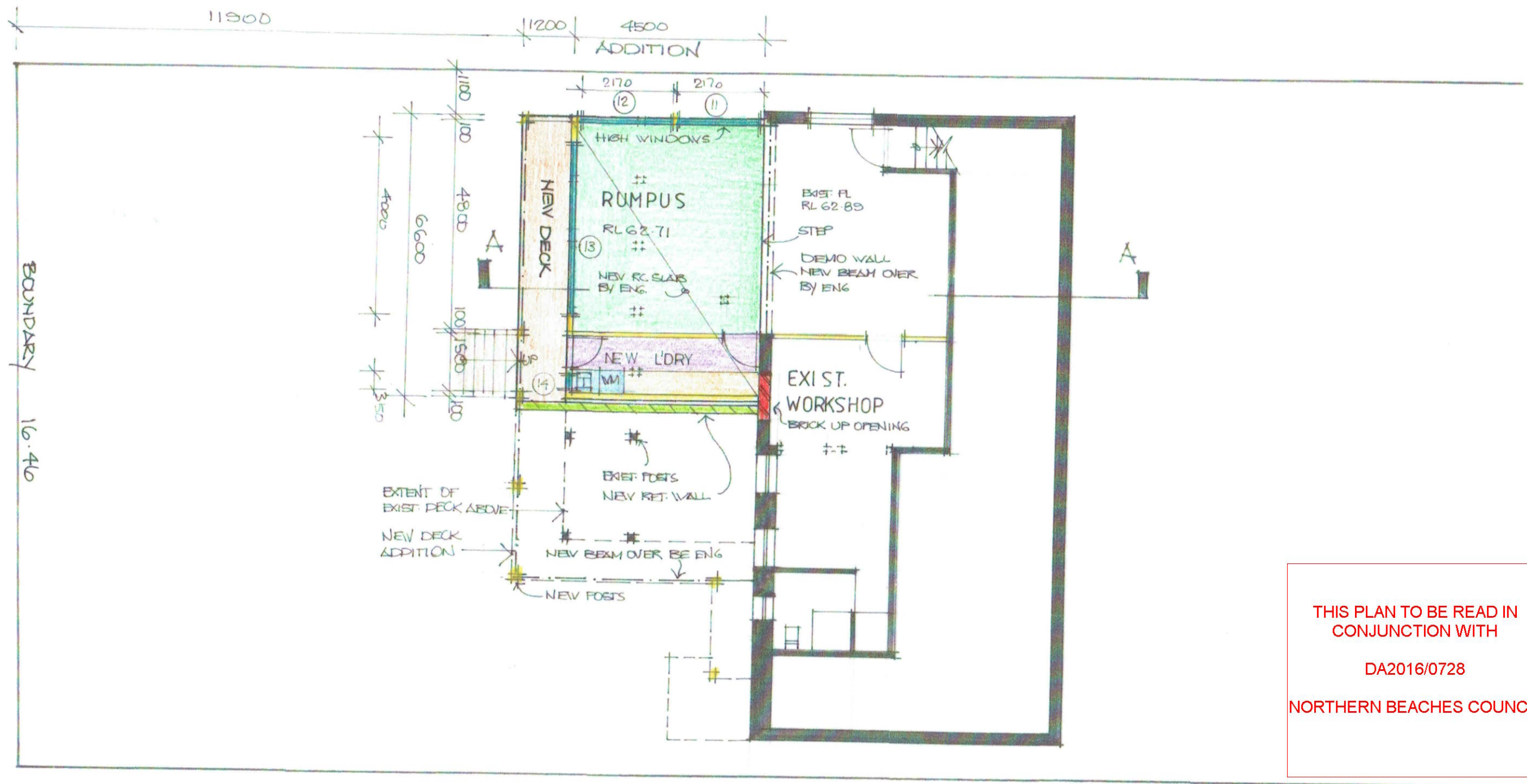
Project :
PROPOSED ALTERATIONS AND ADDITIONS
TO AN EXISTING DWELLING AT
27B MacDONALD STREET, FRESHWATER

Title: SITE ANALYSIS PLAN

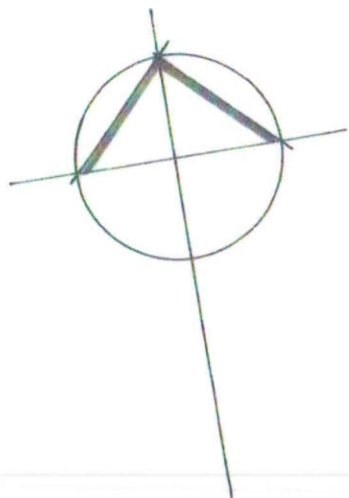
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Date : April, 2015

Job No. : 464/15

Dwg No. DA 1



LOWER GROUND FLOOR PLAN



NOTES

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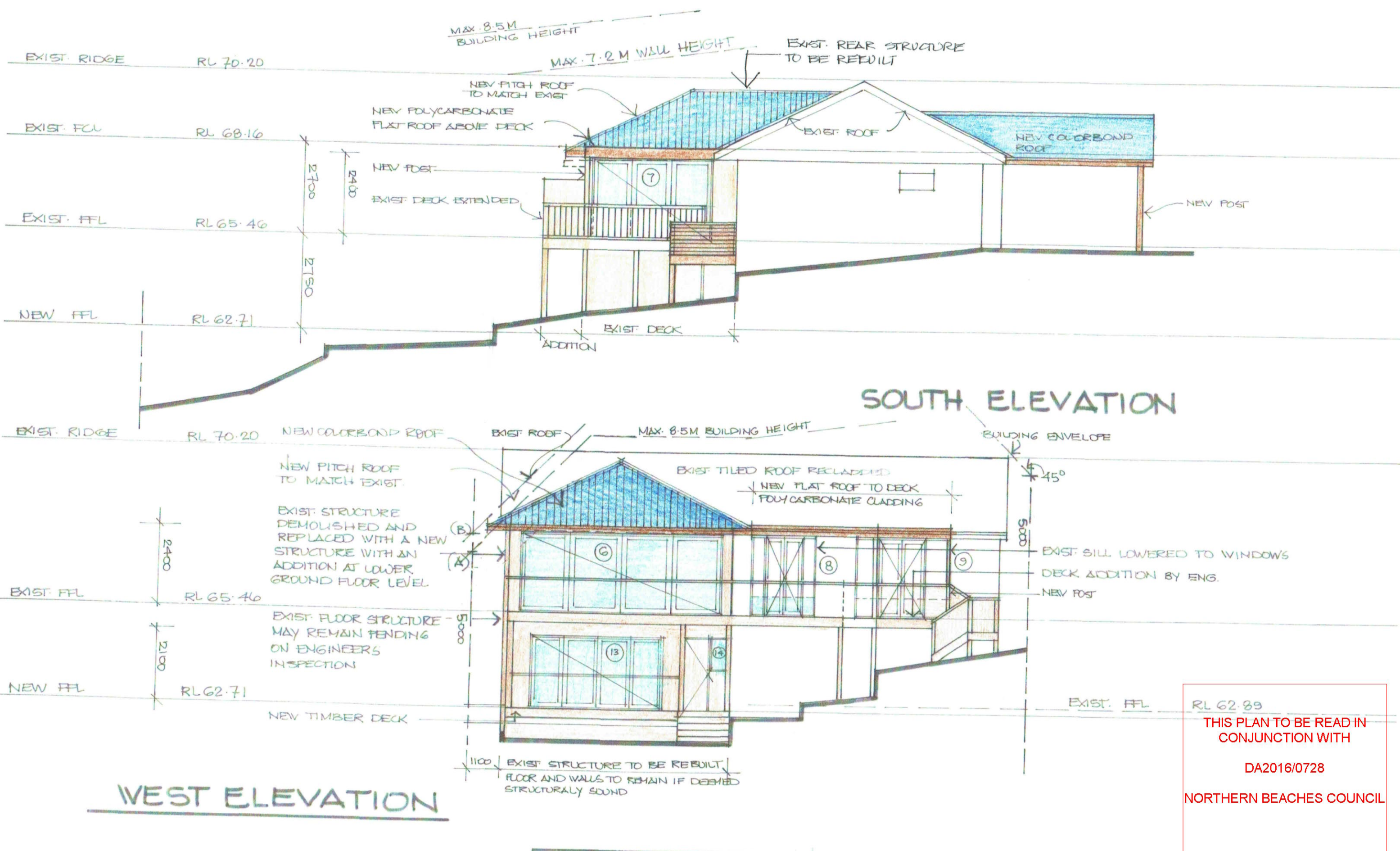
Project :
**PROPOSED ALTERATIONS AND ADDITIONS
TO AN EXISTING DWELLING AT
27B MACDONALD STREET, FRESHWATER**

Title: **LOWER GROUND FLOOR PLAN**

Scale : 1:100
Date : April, 2015

Job No. : **464/15**

Dwg No. **DA 3**



NOTES

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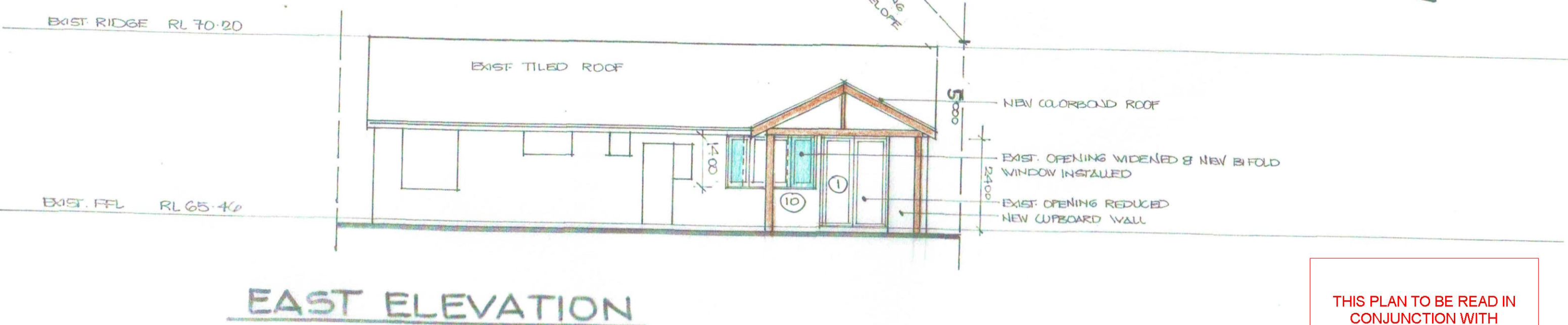
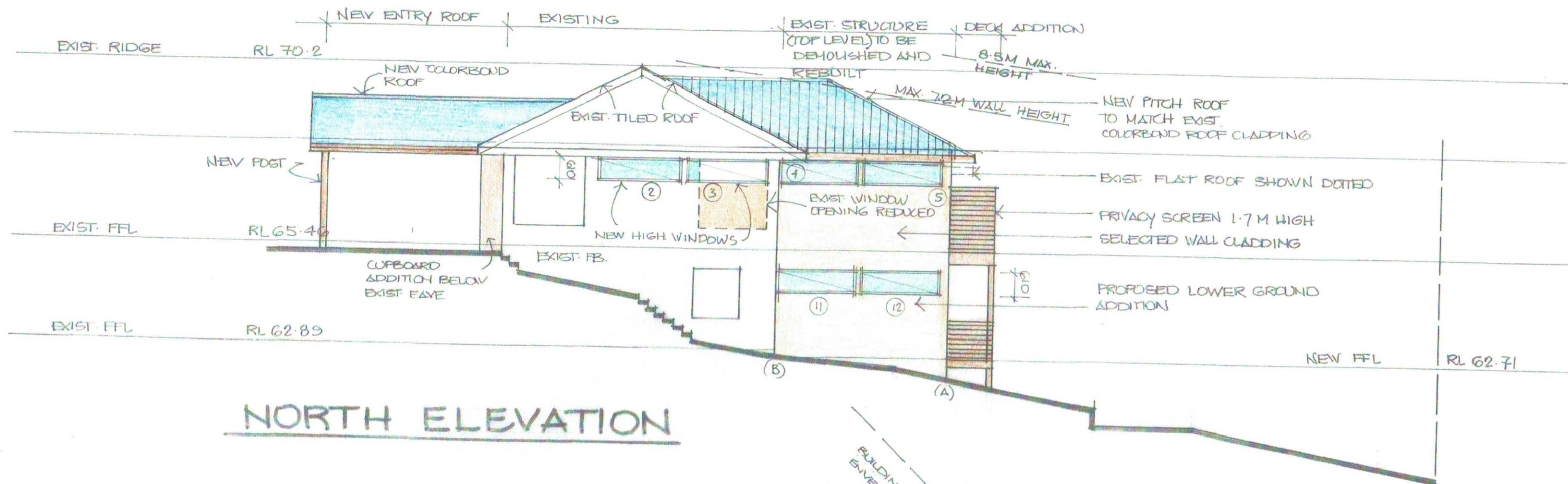
Project :
**PROPOSED ALTERATIONS AND ADDITIONS
 TO AN EXISTING DWELLING AT
 27B MACDONALD STREET, FRESHWATER**

Title: ELEVATIONS

Scale : 1:100
 Date : April, 2015

Job No. : 464/15

Dwg No. DA 4



THIS PLAN TO BE READ IN
CONJUNCTION WITH

DA2016/0728

NORTHERN BEACHES COUNCIL

NOTES

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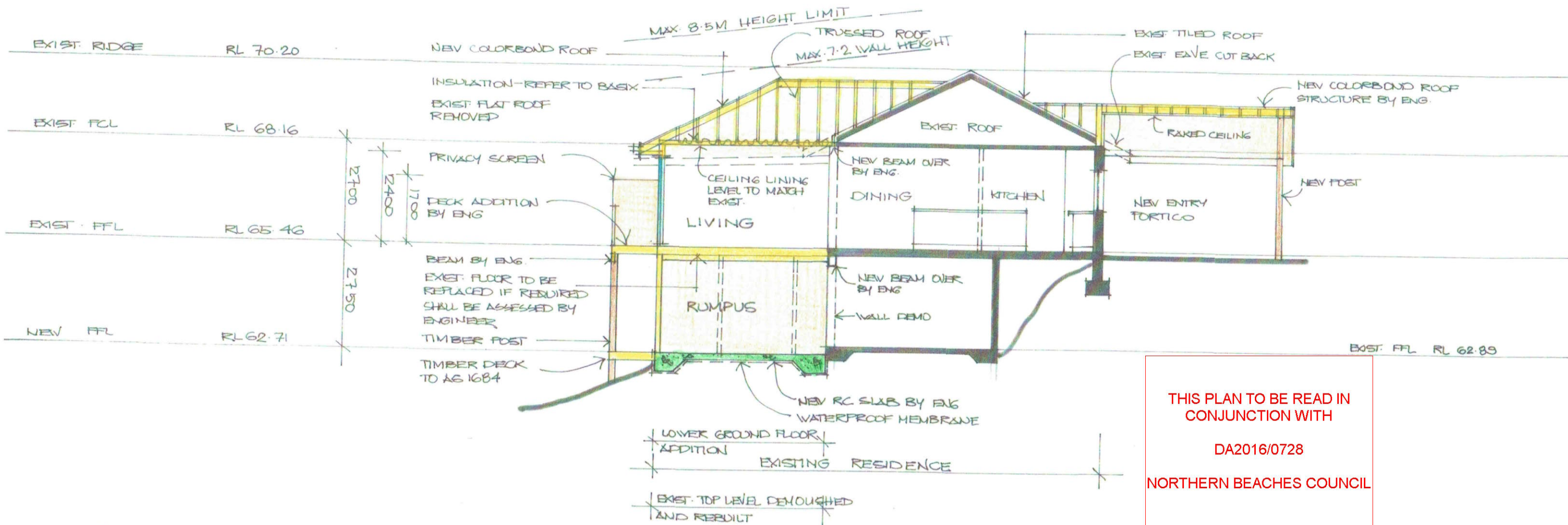
Project :
**PROPOSED ALTERATIONS AND ADDITIONS
TO AN EXISTING DWELLING AT
27B MACDONALD STREET, FRESHWATER**

Title: ELEVATIONS

Scale : 1:100
Date : April. 2015

Job No. : 464/15

Dwg No. DA 5



THIS PLAN TO BE READ IN
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DA2016/0728
NORTHERN BEACHES COUNCIL

SECTION A-A

SPECIFICATION NOTES

EXTERNAL WALLS

- Light frame walls finished off with selected cladding

DOORS AND WINDOWS

- Aluminium frame windows & doors
- Weather stripping is to be provided to all external windows & doors.

FLOORS

- Timber floor framing finished off with selected floor finish to living
- Concrete slab to rumpus room on lower ground floor
- Tiles on waterproof membrane to laundry

BALUSTRADE

- 1000mm high balustrade to BCA

STORMWATER

- New downpipes to be connected into new absorption trench

LAUNDRY

- All waterproofing to AS 3740
- Provide a guaranteed flexible waterproof membrane to all wet area floors & shower walls to manufacturers instructions
- Provide fibre cement sheeting to laundry

DECK

- Timber decking with rounded edge & 3mm gap

ROOFING

- Tiled roof cladding to match existing

GUTTERS AND DOWNPIPES

- Colorbond gutters and downpipes to match existing
- 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
- Provide structure tie down in accordance with AS 1684 use galvanised fixings where exposed to weather.

CONCRETE

- All workmanship & materials shall be in accordance with current editions of the AS 3600
- Footings to be in accordance with AS 1480
- All reinforcement shall conform to AS 1302, AS 1303 & AS 1304

INTERNAL LININGS

- Provide plasterboard linin

SMOKE ALARMS

- Connect to consumer mains power & install to AS 1670.6. 1997 (Fire detection, warning control and intercom systems- systems design, installation and commissioning- Smoke Alarms) and AS 3786- 1996 (Smoke Alarms)

NOTES

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Project :
PROPOSED ALTERATIONS AND ADDITIONS
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27B MACDONALD STREET, FRESHWATER

Title: SECTION

Scale : 1:100
Date : April. 2015

Job No. : 464/15

Dwg No. DA 6

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 & taken away by an approved contractor to an approved land fill site.

SEDIMENT CONTROL

- A filter cloth system shall be installed to stop any sediment entering councils stormwater system

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION
WITH THE BASIX REPORT

BASIX COMMITMENTS FOR MAIN RESIDENCE

WATER

TAP RATING - Minimum 3 STAR

INSULATION REQUIREMENTS

- External wall - framed (weatherboard, fibre cement, metal clad) - 1.30 (or 1.70 including construction)
- Flat ceiling, pitched roof: framed - Ceiling R2.50 (up), Roof-foil/sarking
- Floor above existing dwelling - nil
- Concrete slab on ground - nil

LIGHTING REQUIREMENTS

40% of new or altered light fixtures to be fitted with fluorescent, compact fluorescent, or light-emitting-diode(LED) lamps