

• EXIST. RIDGE LEVEL RL 138.72

8.5 M HEIGHT LIMIT
7.2 M CEILING HEIGHT LIMIT
EXIST. TILED ROOF
W/2 TO BE PROVIDED WITH A 750MM OVERHANG.

NEW FLOOR LEVEL RL 134.94

EXIST. FLOOR LEVEL RL 132.14

EXIST. GARAGE LEVEL RL 129.44

2100
1200
2300
VERGOLA OVER
GLASS BALUSTRADE
NEW WALL RENDERED TO MATCH EXIST.
EXIST. RENDERED BRICK WALL

EAST ELEVATION 1:100

EXIST. RIDGE LEVEL RL 138.72

EXIST. CEILING LEVEL RL 136.73

EXIST. FLOOR LEVEL RL 134.28

EXIST. FLOOR LEVEL RL 131.56

RAISED SILL TO EXIST. WINDOW OPENING
EXIST. TILED ROOF
NEW TILED ROOF
8.5 M HEIGHT LIMIT
ADJUSTABLE VERGOLA ABOVE
NEW TILED ROOF TO MATCH EXIST.
1750mm EAVES OVERHANG AND GUTTER
7.2 M CEILING HEIGHT
SETBACK VARIES
ADJOINING DWELLING
EXIST. GARAGE DOOR
EXIST. NATURAL GROUND LEVEL
NEW FLAT ROOF
EXIST. ROOF REMOVED ABOVE ENTRY PORCH
NEW PIERS
WALL BETWEEN EXIST. WINDOWS TO BE REMOVED TO FORM ONE LARGE OPENING
1800 EXIST.
1450
2450
2720
2100
2500
2700
3400
BOUNDARY AT 'A'
BOUNDARY
EXIST. FLOOR LEVEL RL 132.14
EXIST. GARAGE RL 129.44
EXIST. RIDGE RL 136.20

SOUTH ELEVATION 1:100

NOTES

- All structure including stormwater & drainage to engineers 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 consultants drawings & 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 & local council
- 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

JJ Drafting

Jitka Jankovec

62/2 Forest Rd.
Warriewood, NSW 2102

M - 0414 717 541 Phone - 9979 9286
Email - jjdraft@tpg.com.au

Project :

PROPOSED ALTERATIONS AND ADDITIONS AT
44 SIR THOMAS MITCHELL DRIVE, DAVIDSON
LOT 13 DP 244166

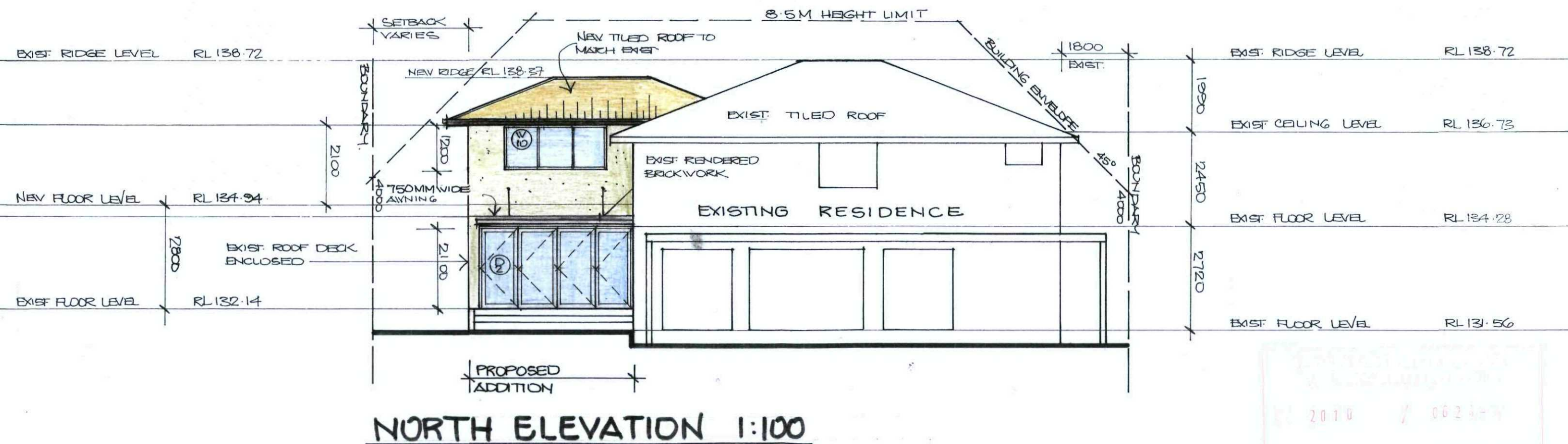
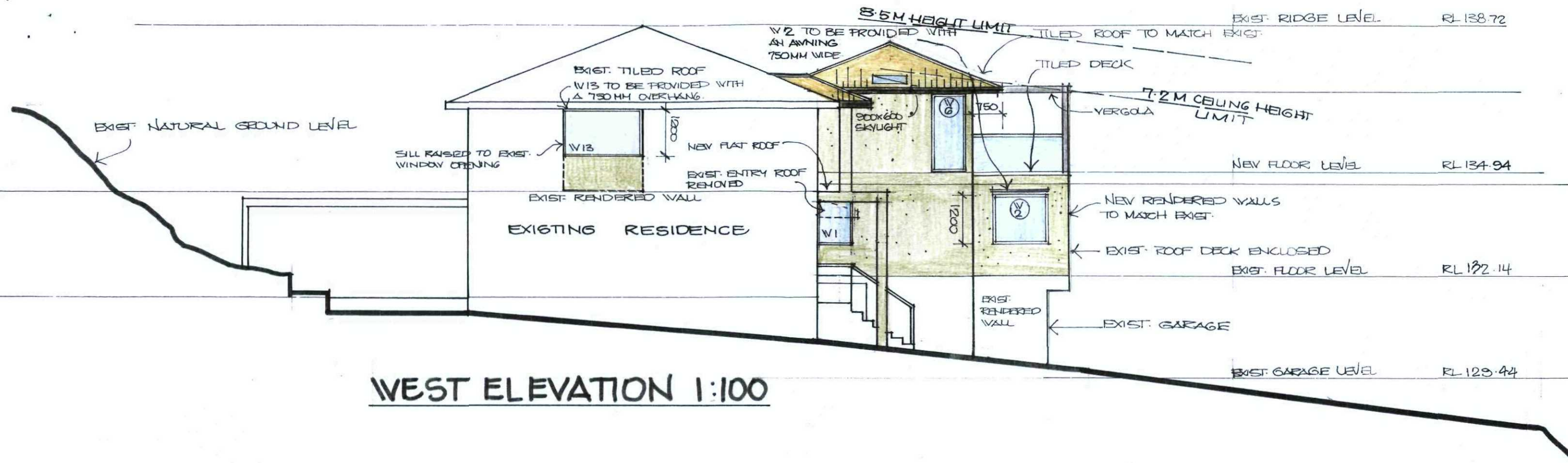
Title: ELEVATIONS

Scale : 1:100

Date : March .2010

Job No. : 309

Drawing No : DA 4



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Jitka Jankovec

62/2 Forest Rd
Warriewood, NSW 2102

M - 0414 717 541 Phone 9979 9286
Email - jjdraft@tpg.com.au

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44 SIR THOMAS MITCHELL DRIVE, DAVIDSON**

LOT 13 DP 244166

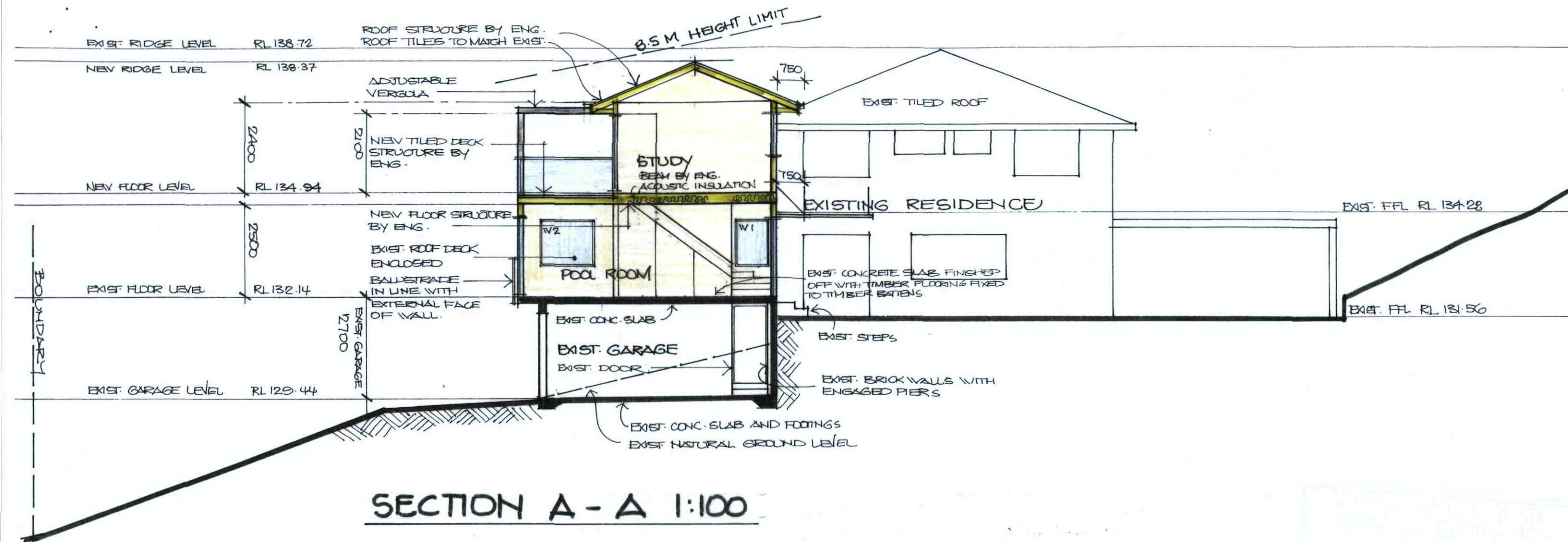
Title: ELEVATIONS

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Drawing No : DA 5



NOTES

EXTERNAL WALLS

- Timber framed walls rendered

DOORS AND WINDOWS

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

INSULATION

- Provide thermal wool insulation (R2.5) to external stud work walls
- Insulation to ceiling (R2.5)
- Provide (R2.5) insulation to the underside of roof cladding
- Provide acoustic insulation (R2.0) between floors and all internal walls

FLOORS

- Timber floor framing to be finished with T & G hardwood flooring

ROOFING

- Tiled roof to match existing.

BALUSTRADE

- 1000mm high balustrade to BCA

DECK

- compressed FC and tiles on a waterproof membrane

STORMWATER

- New downpipes to be connected into exist.stormwater line

GUTTERS AND DOWNPIPES

- Colorbond gutters and downpipes to match exist.
- 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 lining

STAIR

- Dressed & well seasoned pine treads with 5mm pencil round nosing and closed risers, timber stringer to follow line of treads & risers

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)

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Warriewood, NSW 2102

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Email - jjdraft@tpg.com.au

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**PROPOSED ALTERATIONS AND ADDITIONS AT
44 SIR THOMAS MITCHELL DRIVE, DAVIDSON
LOT 13 DP 244166**

Title: SECTION

Scale : 1:100

Date : March .2010

Job No. : 309

Drawing 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

SERVICES

- All services are existing and shall be connected to the proposed new addition.

SEDIMENT CONTROL

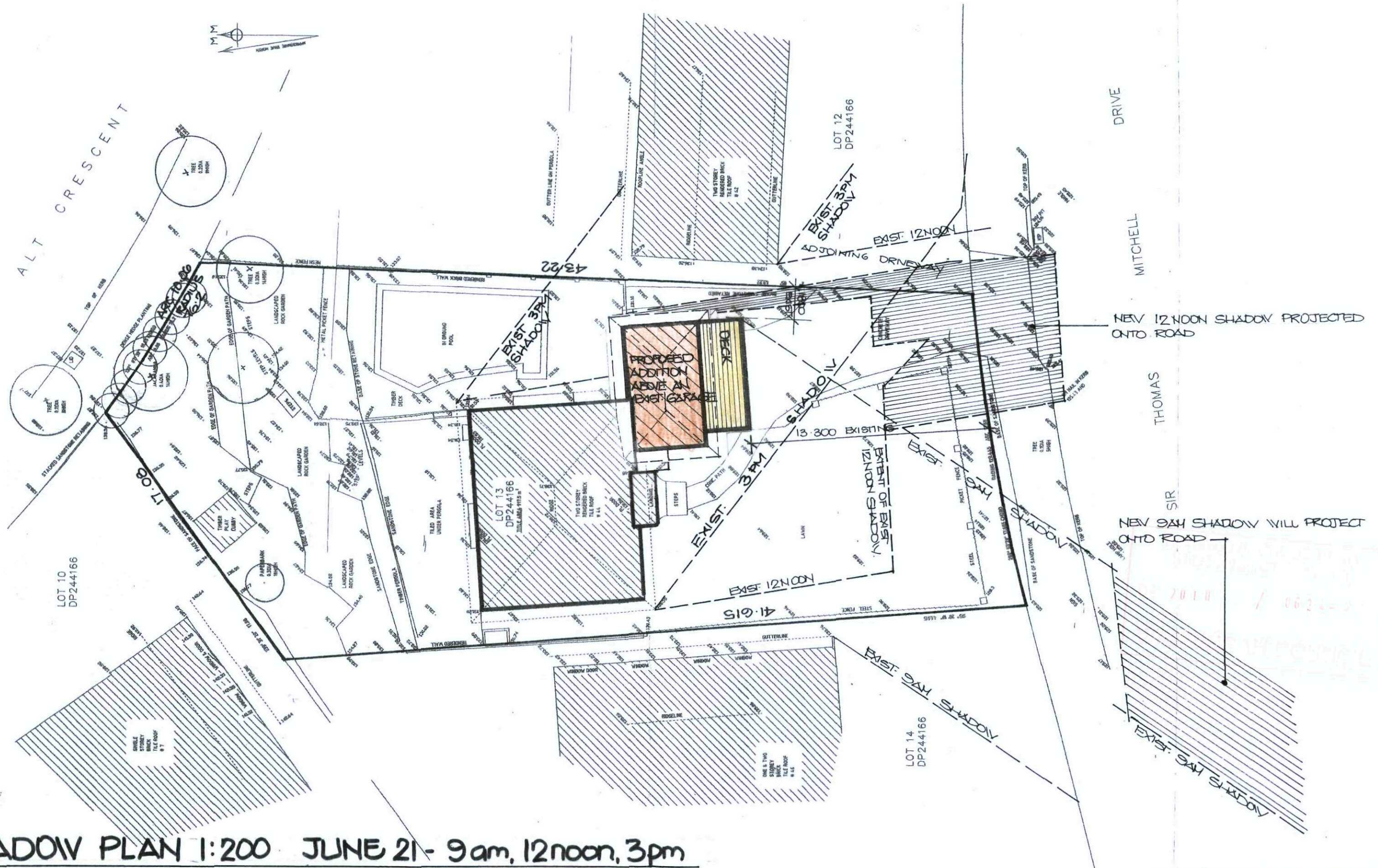
- A filter cloth system shall be installed to stop any sediment entering councils stormwater system

LIGHTING

- Provide fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps

NOTE

Additions and alterations are to be read in conjunction and comply with the BASIX report.



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Warriewood, NSW 2102

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Email - jjdraft@tpg.com.au

Project :

**PROPOSED ALTERATIONS AND ADDITIONS AT
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LOT 13 DP 244166**

Title: SHADOW PLAN

Scale : 1:200

Date : March .2010

Job No. : 309

Drawing No : DA 7