

65 Washington Ave

63 Washington Ave

61 Washington Ave

Existing Dwelling
52 Grover

Existing Dwelling
48 Grover

Existing
Building

Rock outcrop

Existing
Dwelling

1800 Existing Deck

Outline of
Proposed Deck

Windometer
and Access
Stairs

Existing
Carport

Existing Stormwater
and Sewerage
drainage lines
(will not be affected)

No trees to
be affected

20115

Grover Avenue

WARRINGAH COUNCIL

DA 2010 11 19 98

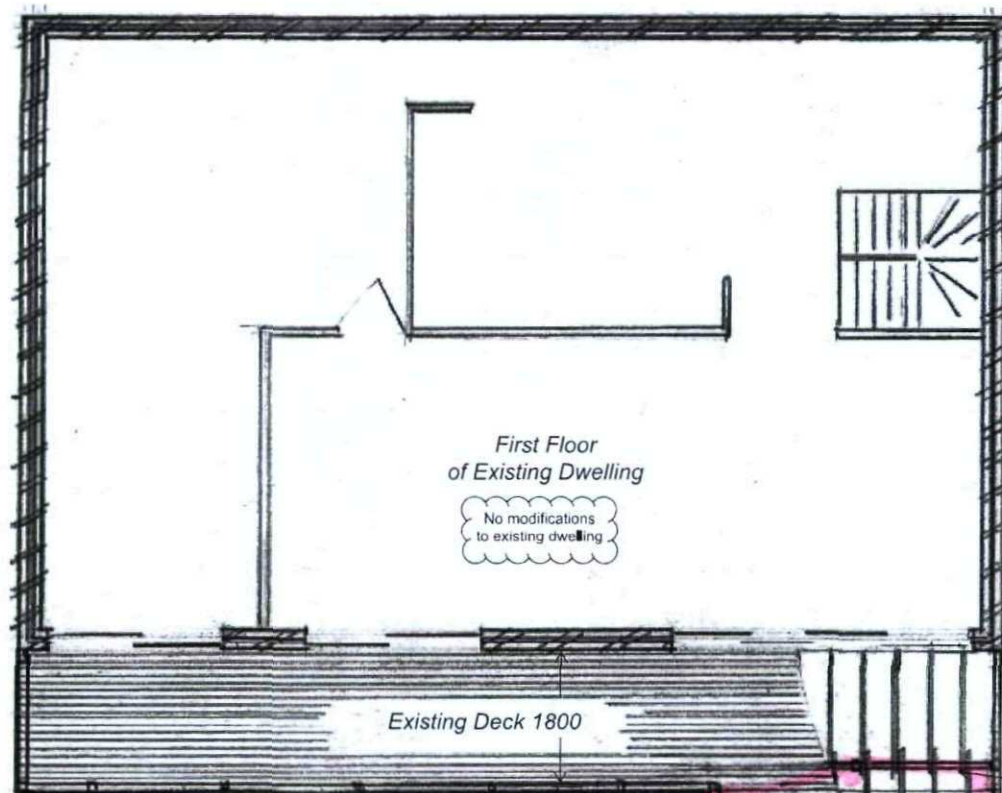
THIS PLAN IS TO BE READ
IN CONNECTION WITH

Drawn By: S. E. Pells
TECHNICAL MANAGER NIS 2034/021

Proposed Deck - 50 Grover Ave, Cymmer

For: S.E. & M.H. Pells

Drawn	Scale	Drawing	Version	Rev
Sept '09	1:200	Site Plan	1	1



First Floor
of Existing Dwelling

No modifications
to existing dwelling

Existing Deck 1800

1500

4000

Treated Pine
decking to
match existing

Proposed addition of
1500 mm by 4000 mm
to existing deck

Balustrade to
match
existing

Treated Pine F7 Joists
240 x 45 @ 450 mm
centres lapped to
existing joists

New joists of extended deck supported by
new bearers comprising 120 x 45 or 2/90 x
45 F17 Seasoned Hardwood or equivalent.
Bearers supported on posts extended from
ground floor deck.

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THIS PLAN IS TO BE READ
IN CONJUNCTION WITH

Proposed Deck - 50 Grover Ave, Cromer

For: S.E & M.H Pellis

Drafted By: S. E Pellis

IE Aust Member No. 2084501

Drawn
Sept '09

Scale
1:100

Drawing
Plan No. 1A

Version
1

Rev
1

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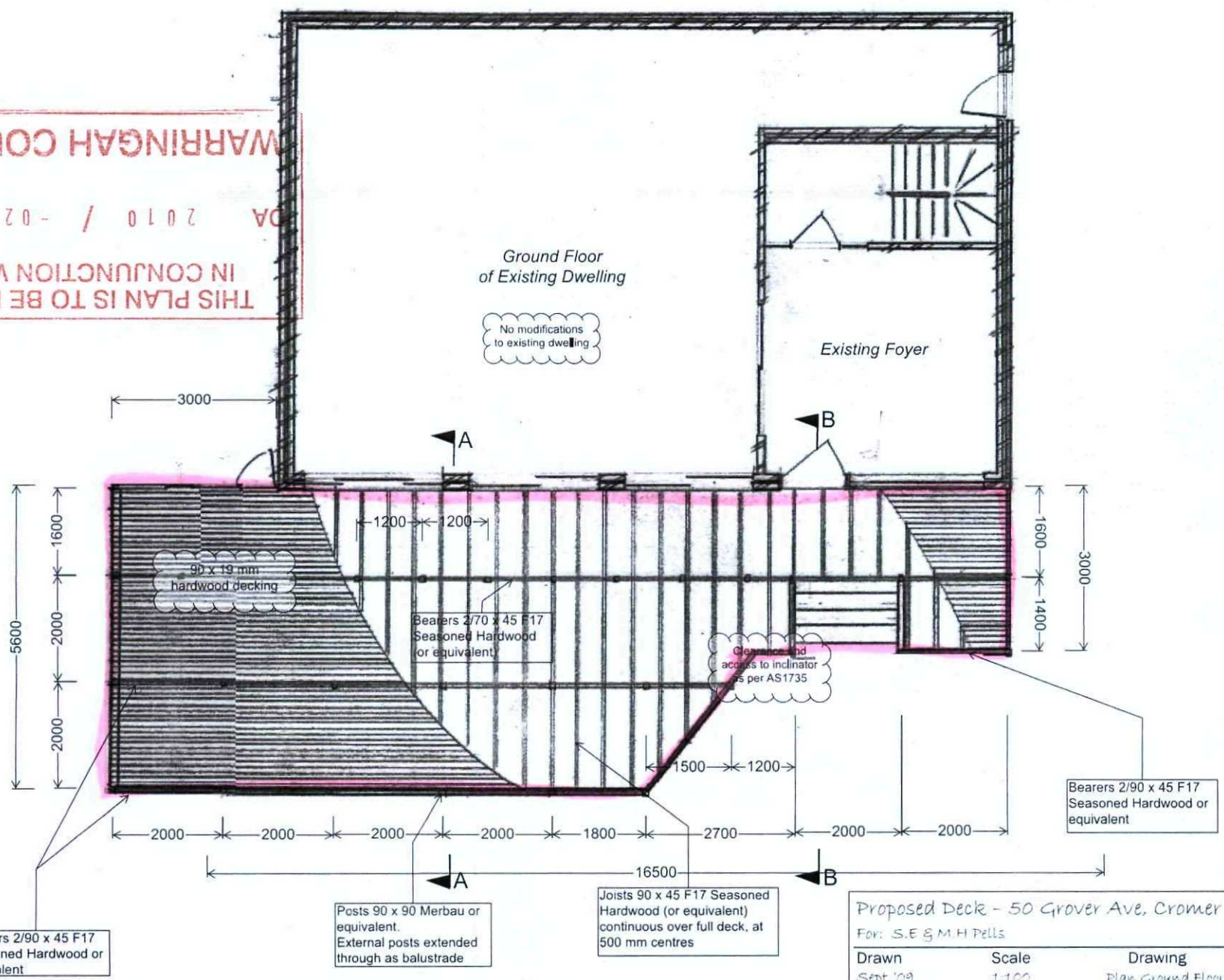
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THIS PLAN IS TO BE READ
IN CONJUNCTION WITH

Ground Floor
of Existing Dwelling

No modifications
to existing dwelling

Existing Foyer



Framing designed
according to AS1684 N3
Supplement 8 2006, for
N3 wind classification,
using F17 seasoned
hardwood, Tables 49, 50
and 53 (for decking), or
engineered to AS1684.1
& AS1720.1

All timber durability class
2 or better

Timber placed closer than
500 mm from ground to
be durability class 1

Bearers 2/90 x 45 F17
Seasoned Hardwood or
equivalent

Bearers 2/90 x 45 F17
Seasoned Hardwood or
equivalent

Posts 90 x 90 Merbau or
equivalent.
External posts extended
through as balustrade

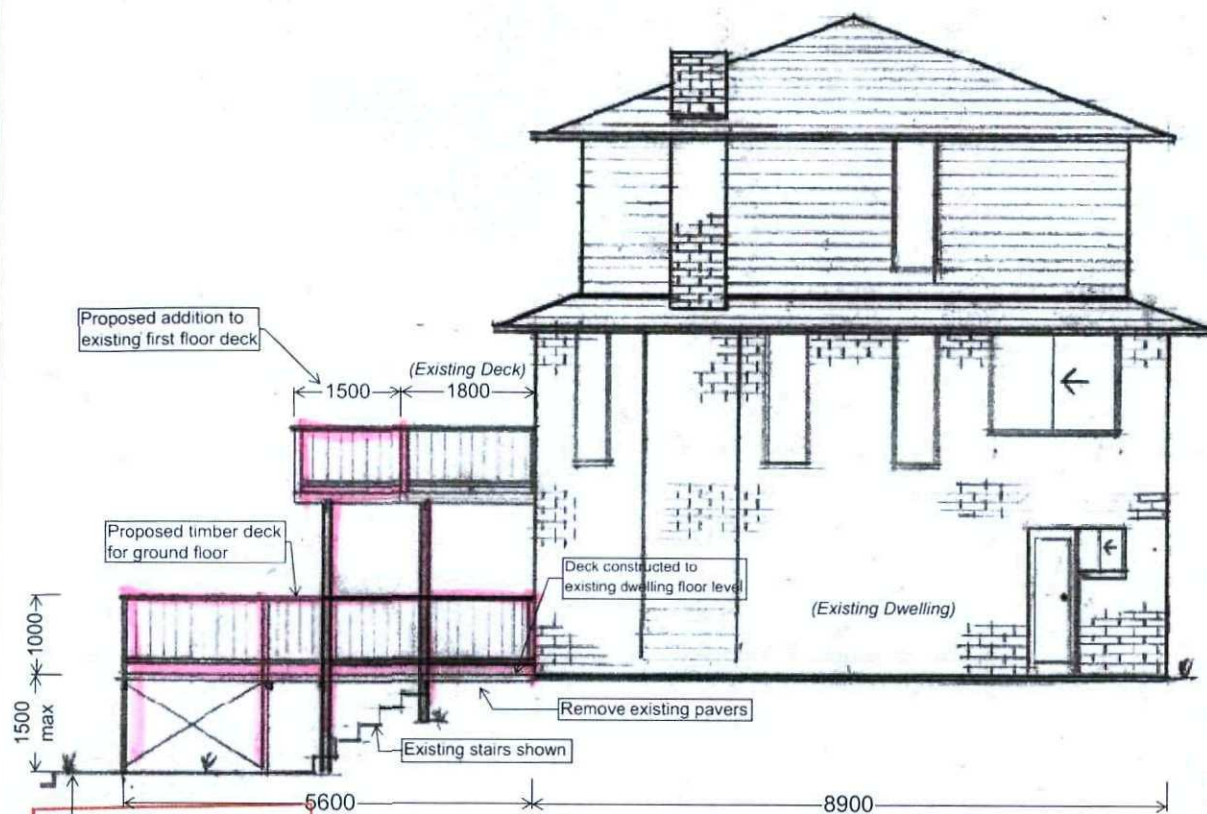
Joists 90 x 45 F17 Seasoned
Hardwood (or equivalent)
continuous over full deck, at
500 mm centres

Clear access to inclinator
as per AS1735

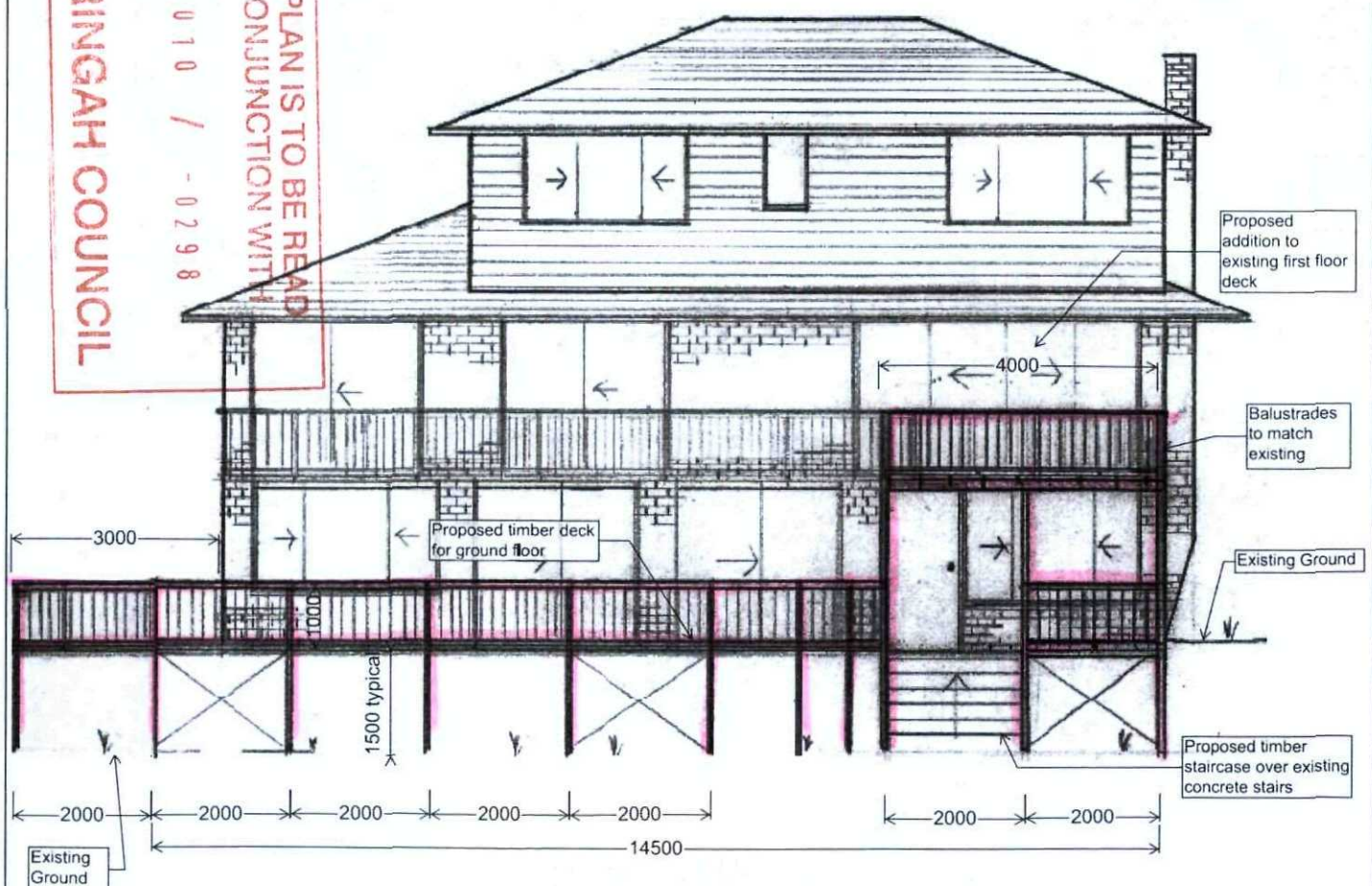
Proposed Deck - 50 Grover Ave, Cromer
For: S.E & M.H Pells

Drafted By: S. E Pells
IEAust Member No: 2034501

Drawn	Scale	Drawing	Version	Rev
Sept '09	1:100	Plan Ground Floor	1	1



EAST ELEVATION
(WEST ELEVATION PROFILE IDENTICAL)



SOUTH ELEVATION
(NORTH ELEVATION UNAFFECTED)

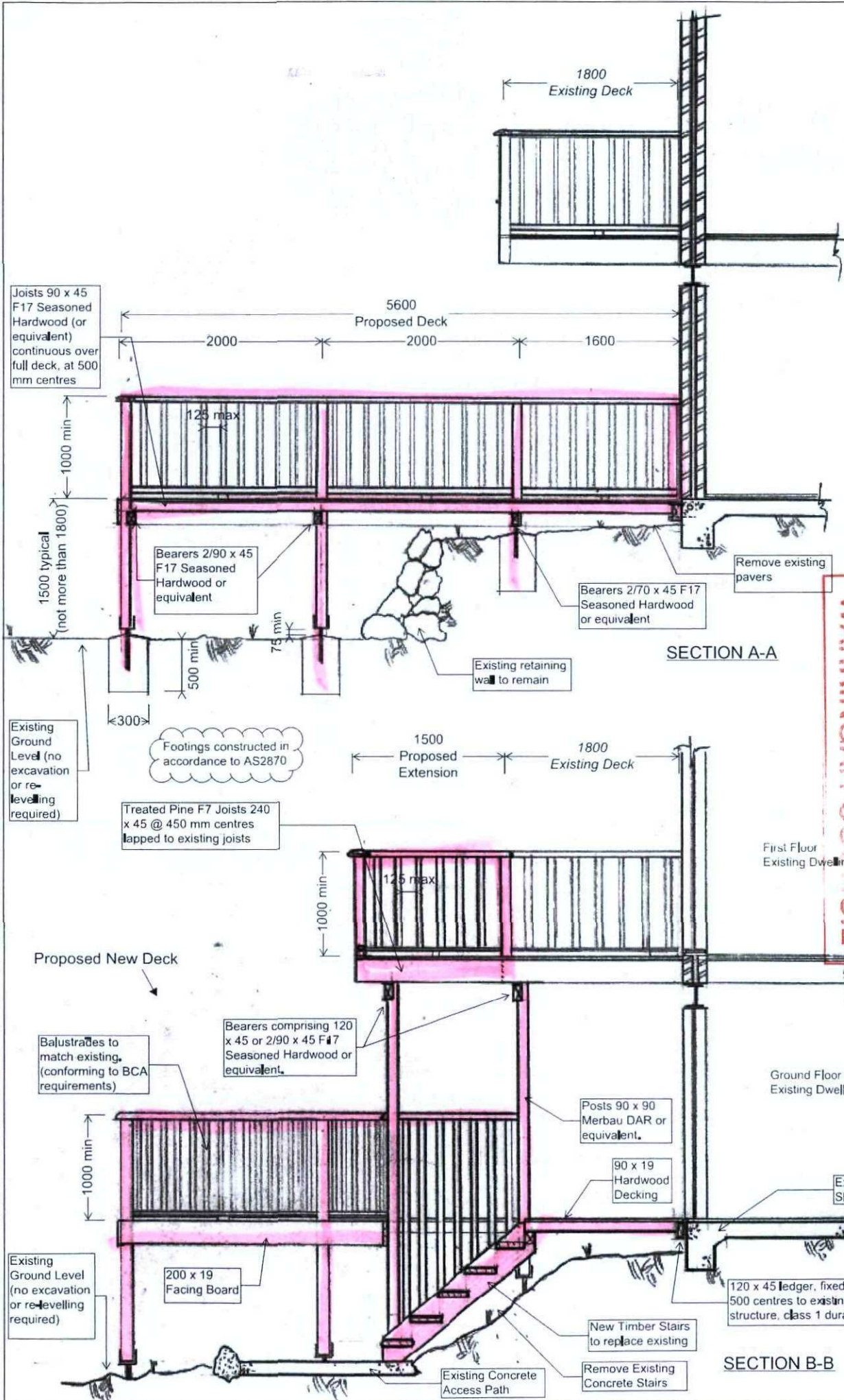
Proposed Deck - 50 Grover Ave, Cromer
For: S.E. & M.H. Pells

Drafted By: S.E. Pells
IF AUST MEMBER No. 2034863

Rev	Version	Drawing	Scale	Drawn
1	1	Plan No.1	1:100	Sept '09

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THIS PLAN IS TO BE READ
IN CONJUNCTION WITH
2010 / - 0298



Rev	Version	Drawing	Scale	Drawn
1	1	Section Plan	1:50	Sept '09

Proposed Deck - 50 Grover Ave, Cromer
 Drafted By: S. E. Pells
 IEAUST Member No: 2034561
 For: S. E. & M. H. Pells

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DA 2010 07 28

THIS PLAN IS TO BE READ
 IN CONJUNCTION WITH

First Floor Existing Dwelling

Ground Floor Existing Dwelling

Existing Dwelling Unchanged