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

JJ Drafting
Jilka Jankovec
174 Garden Street,
North Narrabeen NSW 2101
PO Box 687 Dee Why 2099
M - 0414 717 541 Phone: 9913 3884
Email - jjdraft@ppg.com.au

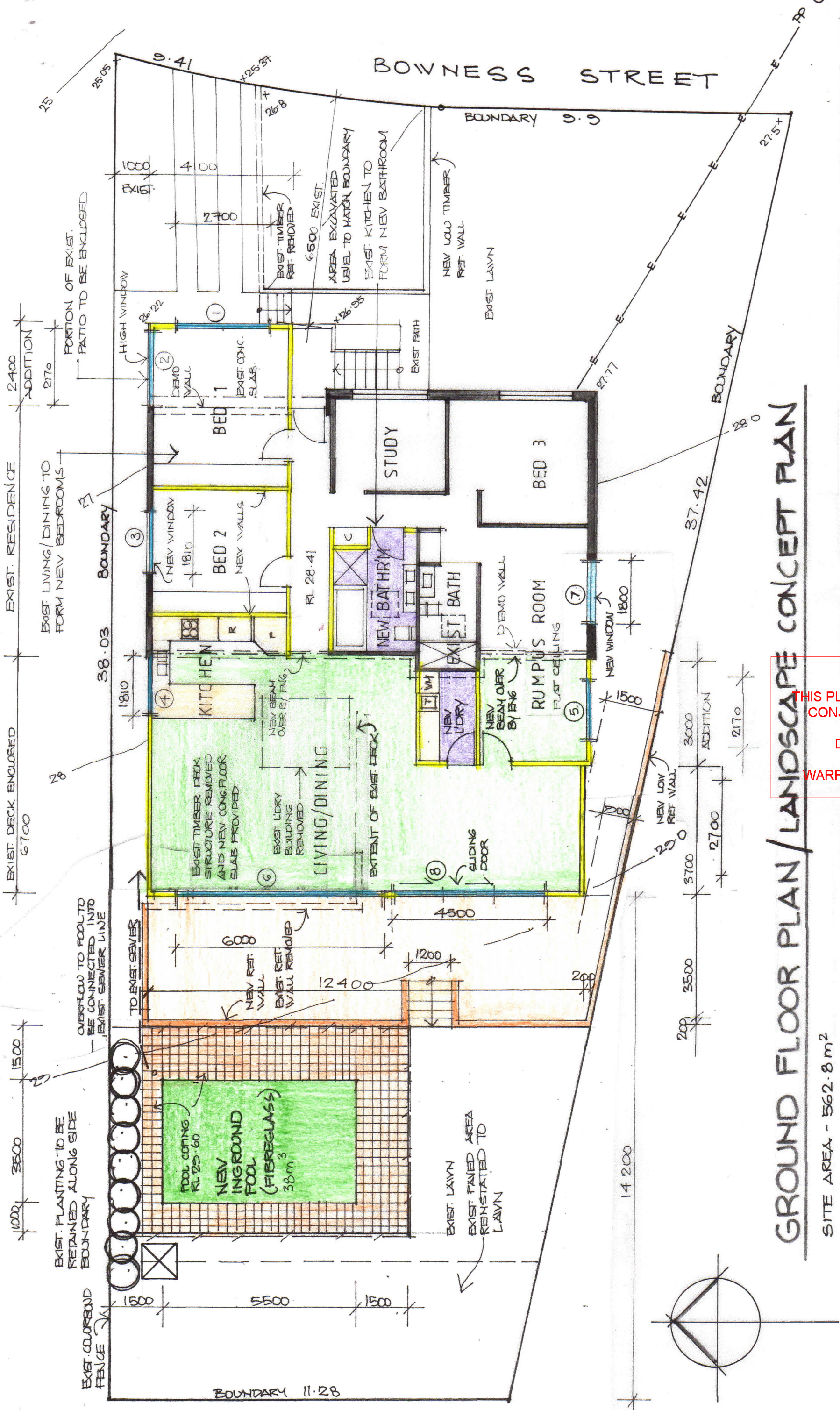
Project : **PROPOSED ALTERATIONS AND ADDITIONS
AND A POOL AT
2BOWNESS STREET, WHEELER HEIGHTS**

Title: **SITE ANALYSIS PLAN**

Scale : 1:200
Date : August 2014

Job No. : 439/14

Dwg No. DA 1



GROUND FLOOR PLAN / LANDSCAPE CONCEPT PLAN

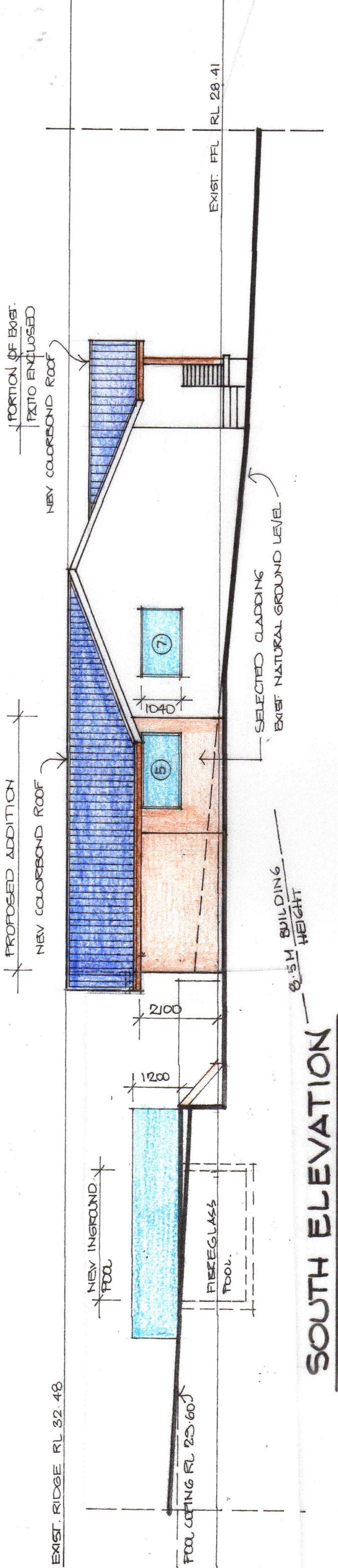
SITE AREA - 562.8 m²

- NOTES**
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 - All workmanship & materials shall be in accordance with the requirements of current editions of the relevant SAA Codes of Practice, the Building Code of Australia & AS/NZS 4586:2001
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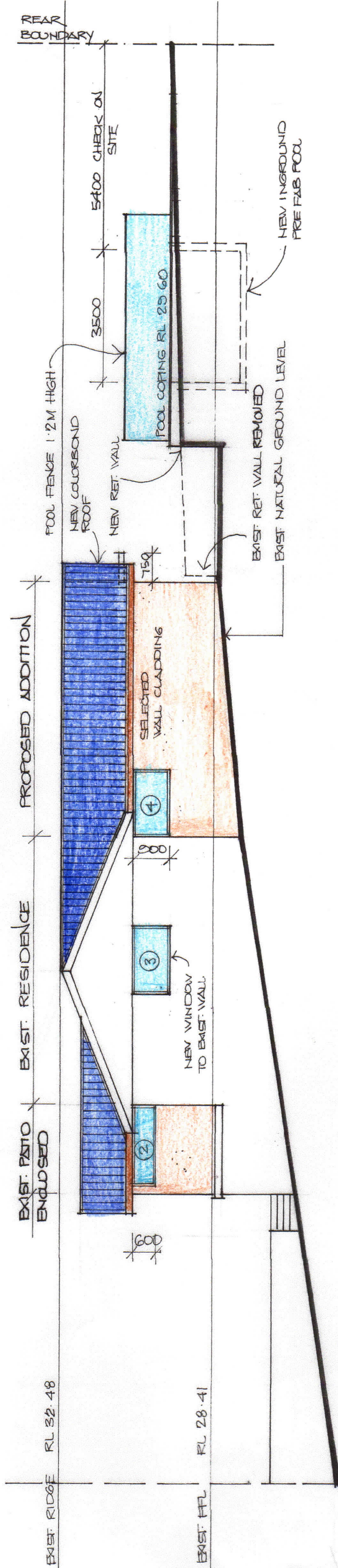
JJ Drafting
Jillka Jankovic
174 Garden Street,
North Narrabeen NSW 2101
PO Box 687 Dee Why 2099
M - 0414 717 541 Phone: 9913 3884
Email - jldraft@jps.com.au

Project :
**PROPOSED ALTERATIONS AND ADDITIONS
AND A POOL AT
2 BOWNESS STREET, WHEELER HEIGHTS**
Title: **GROUND FLOOR PLAN / LANDSCAPE
CONCEPT PLAN**

Scale : 1:100
Date : August 2014
Job No. : 439/14
Dwg No. DA 2



SOUTH ELEVATION



NORTH ELEVATION

THIS PLAN TO BE USED IN CONJUNCTION WITH DA2019/00034 WARRINGAH COUNCIL

NOTES

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- All workmanship & materials shall be in accordance with the requirements of current editions of the relevant Australian Standards & Council requirements
- New materials are to be used throughout unless otherwise noted
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Julia Jankovic
174 Garden Street,
North Narrabeen NSW 2101
PO Box 687 Dee Why 2099
M - 0414 717 541 Phone: 9913 3884
Email - jdraft@jdg.com.au

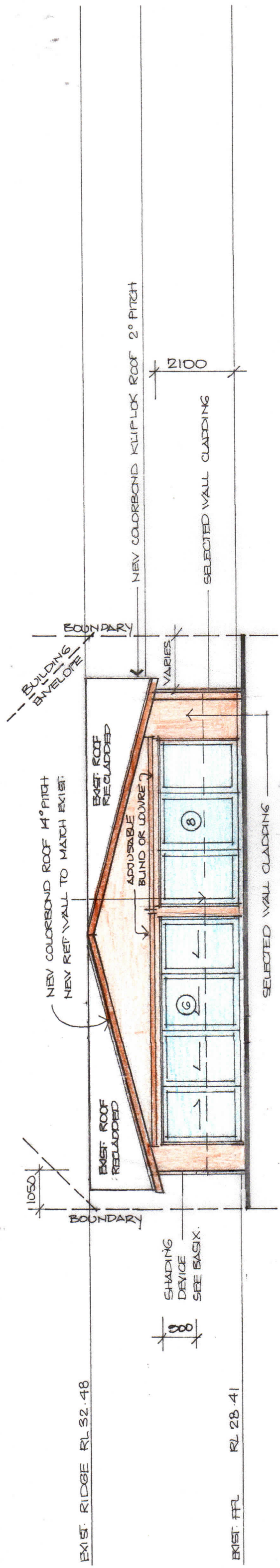
Project :
**PROPOSED ALTERATIONS AND ADDITIONS
AND A POOL AT
2 BOWNESS STREET, WHEELER HEIGHTS**

Title: ELEVATIONS

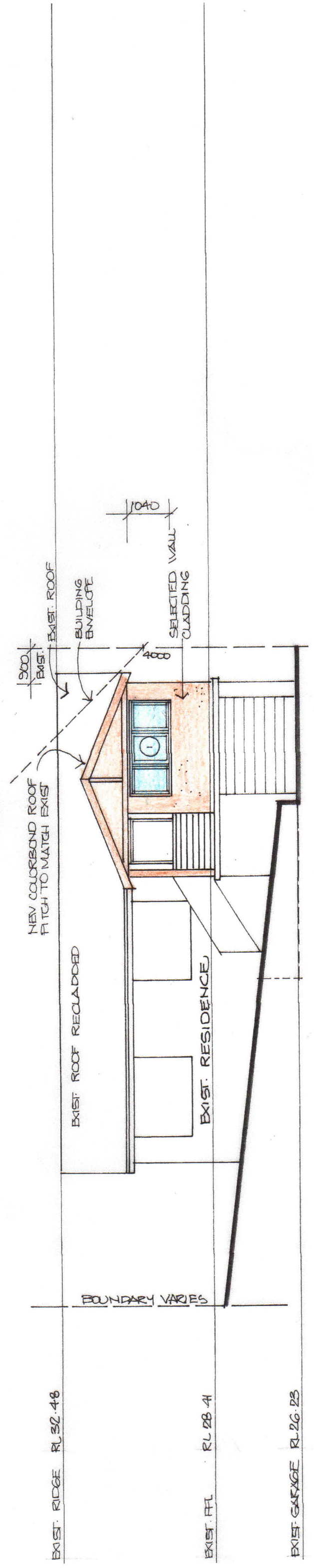
Scale : 1:100
Date : August 2014

Job No. : 439/14

Dwg No. DA 3



WEST ELEVATION



EAST ELEVATION

THIS PLAN TO BE USED IN CONJUNCTION WITH DA2014/0084 WARRINGAH LDC

JJ Drafting
Jillia Jankovic

174 Garden Street,
North Narrabeen NSW 2101
PO Box 687 Dee Why 2099
M - 0414 717 541 Phone: 9913 3884
Email - jldraft@jfg.com.au

Project :
**PROPOSED ALTERATIONS AND ADDITIONS
AND A POOL AT
2 BOWNESS STREET, WHEELER HEIGHTS**

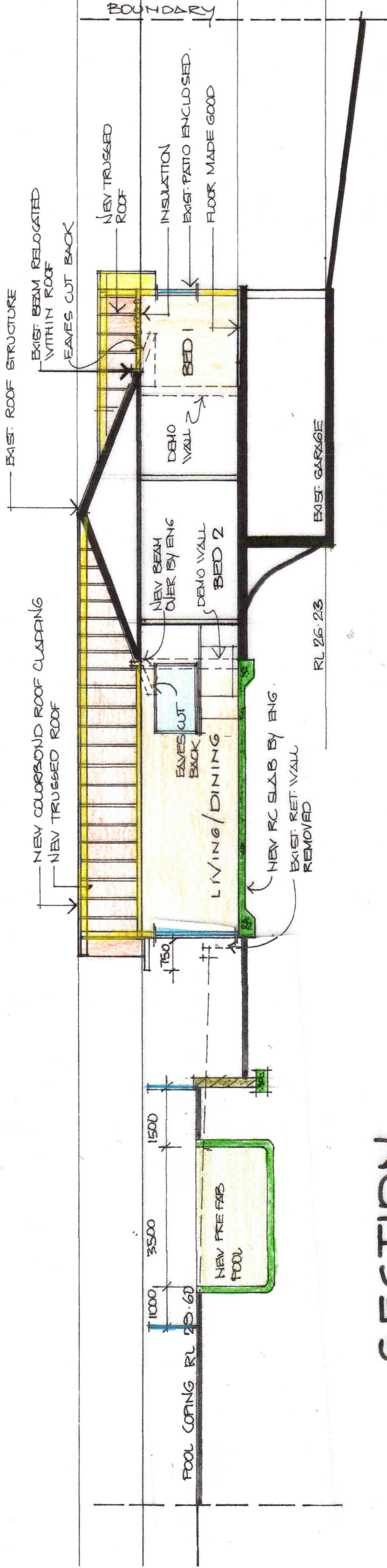
Title: **ELEVATIONS**

Scale : 1:100
Date : August 2014

Job No. : **439/14**
Dwg No. **DA 4**

NOTES

- All structure including stormwater & drainage to engineers details
- Do not obtain any permits or approvals until after starting work
- 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 of the relevant SAA Codes of Practice, the Building Code of Australia & comments
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SECTION

SPECIFICATION NOTES

EXTERNAL WALLS

- Timber framed walls finished off with selected cladding

DOORS AND WINDOWS

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

FLOORS

- Concrete slab finished off with T & G hardwood flooring

ROOFING

- Colorbond roof

BALUSTRADE

- 1000mm high balustrade to BCA

GUTTERS AND DOWNPIPES

- Colorbond gutters and downpipes
- 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.

STORMWATER

- New downpipes to be connected into existing stormwater line

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

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)

LIGHTING

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

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 additions.

SEDIMENT CONTROL

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

NOTE

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

BASIX COMMITMENTS

WATER

- SHOWER RATING - Minimum 3 STAR
- TAP RATING - Minimum 3 STAR
- WC'S RATING - Minimum 3 STAR

LIGHTING REQUIREMENTS

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

NOTES

- All structure including foundations & drainage to be in accordance with the BASIX report.
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THIS PLAN TO BE
CONJUNCTION WITH
DA20150033
WARRINGAH COUNCIL

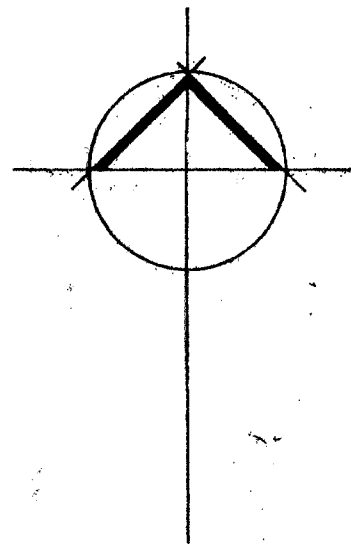
Project :
**PROPOSED ALTERATIONS AND ADDITIONS
AND A POOL AT
2 BOWNESS STREET, WHEELER HEIGHTS**

Title: SECTION

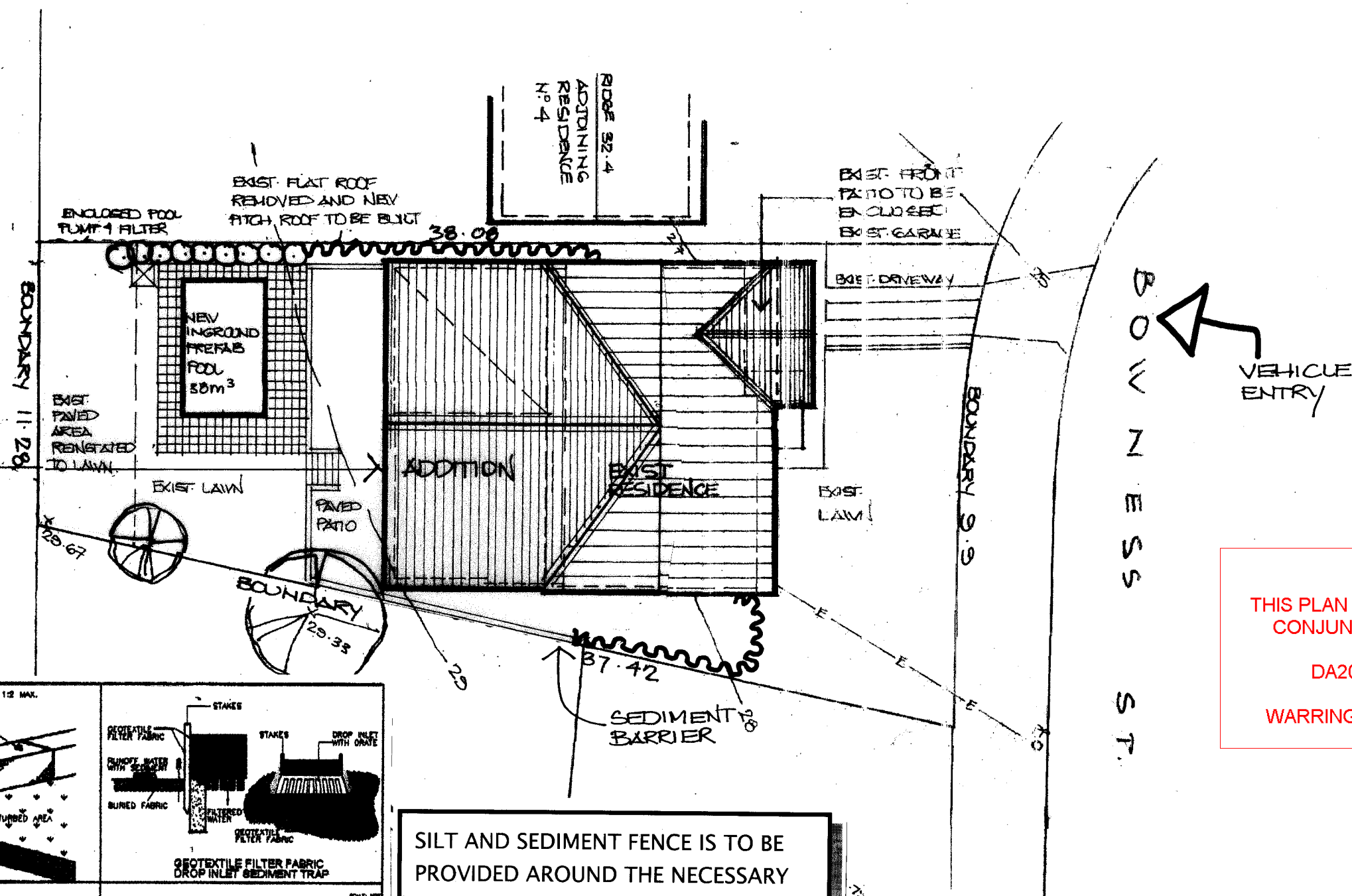
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Date : August 2014

Job No. : 439/14

Dwg No. DA 5



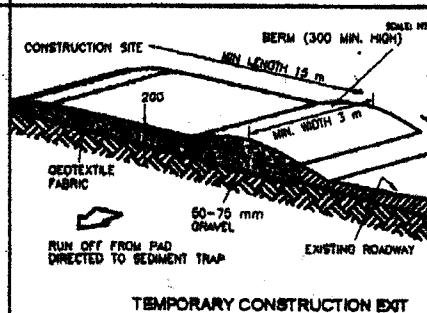
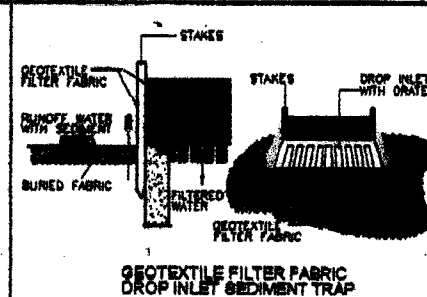
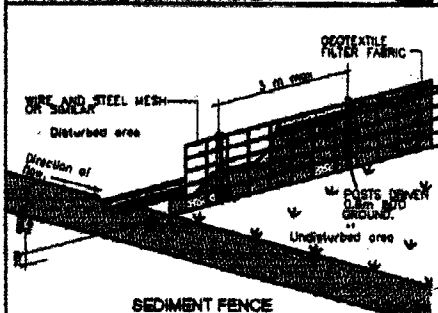
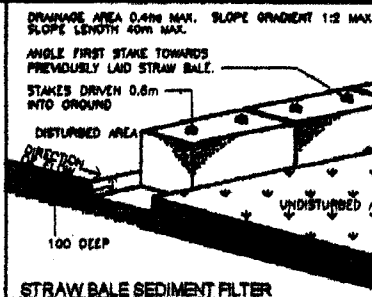
PROPOSED GROUND
FLOOR ADDITIONS



THIS PLAN TO BE READ IN
CONJUNCTION WITH
DA2015/1234
WARRINGAH COUNCIL

SOIL CONSERVATION NOTES

- PRIOR TO ANY CLEARING OR EXCAVATION AT THE PROJECT SITE, A TEMPORARY SEDIMENT TRAP ARRANGEMENT SHALL BE MADE TO ENSURE THE CAPTURE OF ANY WATER BORNE MATERIAL GENERATED FROM THE SITE.
PROVIDE SEDIMENT FENCE AS SHOWN ON PLAN.
CONSTRUCT STEEL SHAKER GRID SIMILAR TO CATTLE FROM STEEL BEDDED ON 50 - 75mm GRAVEL AND AND GEOTEXTILE ACROSS MAIN ACCESS TO SITE AND MAINTAIN UNTIL ALL SURFACES HAVE BEEN REVEGETATED AND PAVED.
- DURING CONSTRUCTION
 - 1) SILTATION PROTECTION DESCRIBED ABOVE SHALL BE MAINTAINED DURING THE COURSE OF CONSTRUCTION.
 - 2) NEWLY CONSTRUCTED PITS SHALL BE PROTECTED FROM ANY SEDIMENT ENTRY.
 - 3) ONCE IN PLACE, NO SILTATION PROTECTION SHALL BE REMOVED WITHOUT COUNCIL APPROVAL.
 - 4) AFTER EACH STORM, ALL SEDIMENT TRAPS SHALL BE CLEANED AND REPLACED (IF REQUIRED) TO COUNCIL'S SATISFACTION.
 - 5) OTHER METHODS OF SEDIMENT CONTROL AS MAY BE REQ'D BY THE COUNCIL SHALL BE COMPLIED WITH.



SILT AND SEDIMENT FENCE IS TO BE PROVIDED AROUND THE NECESSARY AREA. THE EROSION AND SEDIMENT CONTROL FOR STABILISATION TO THE CONSTRUCTION AREA IS TO PROVIDE LEVEL SPREADERS OR STRAW BALES AROUND THE PERIMETER OF THE AREA SUBJECT TO ANY WORK.

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EROSION & SEDIMENT CONTROL PLAN

JJ Drafting

Jika Jankovic
174 Garden Street,
North Narrabeen NSW 2101
PO Box 687 Dee Why 2099
M - 0414 717 541 Phone: 9913 3884
Email - jjdraft@tpg.com.au

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Title: EROSION & SEDIMENT CONTROL PLAN

Scale: 1:200
Date: August 2014

Job No.: 439/14

Dwg No. DA 10