

Note:

① Waterproof / seal and provide floor wastes to all wet areas to current Australian Standards / BCA requirements.

② Support beam over to support existing roof to timber frame code.

③ Kitchen layout / design to owners choice.

④ Kitchen recycle bin located in Kitchen cupboard.

⑤ Bins location.

⑥ Stairs to be installed in accordance with Part 3.9.1 of the NCC BCA and slip resistance to be in accordance with clause 3.9.1.4

MB existing meter box location.

GM existing gas meter location

SA Smoke alarm installed to manufacturers specifications / Australian Standards.

AC Airconditioning unit location. To comply with BASIX requirements.

OT oven tower to owners choice / kitchen layout.

NOTE: All windows are to be installed to comply with Part 3.9.2 of the NCC BCA and comply with clauses 3.9.2.5 as applicable.

⑦ Square set finish (no cornice) to all new proposed areas.

⑧ covered carport roof over. 3° roof pitch

⑨ outdoor shower location. (wash rinse sand off from beach use)

⑩ ducted airconditioning to be provided to all new and existing areas of dwelling excluding wet areas. to comply with BASIX conditions.

⑪ WIW fitout to owners choice.

⑫ fixed glass panel to all showers. no glass door.

⑬ fill in existing window / door with new double timber frame. flash / seal all construction joints to AS / NCC requirements.

⑭ all existing windows are to be replaced with new windows to match proposed windows to match proposed commitments.

⑮ all existing internal doors are to be replaced with new doors in the proposed addition.

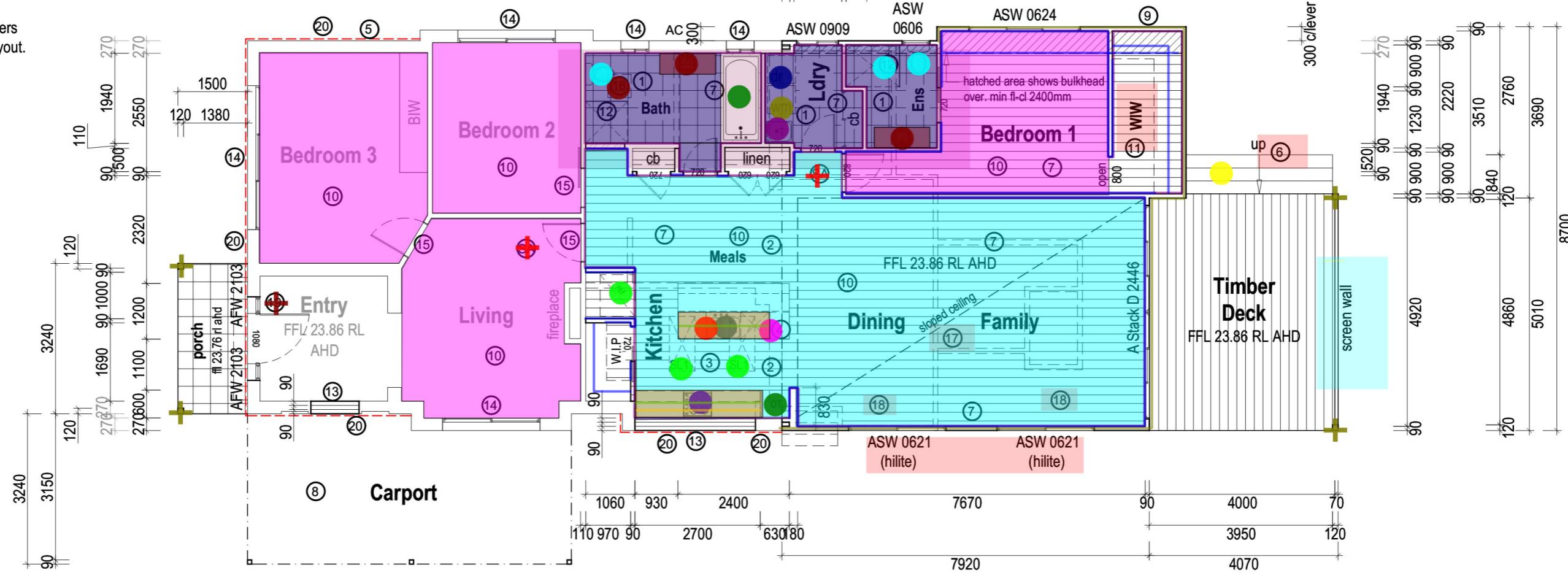
⑯ update / replace existing skylight in owners choice, make good finish to

⑰ sloped ceiling to new Dining / Farm

⑱ see section for sloped ceiling / bulkhead

⑲ remove existing window. new feature window to owners choice with fixed sidelite window to manufacturers specifications.

| | |
|---|---|
| Water Proofing Seals | |
| Ducted Air Conditioning In Bed Room | |
| Ducted Air Conditioning Meals & Dining Area | |
| ⑩ 1080mm Wide New Feature Solid Core Door | dashed line shows extent of new cladding over existing brickwork to match proposed. |
| ⑪ Square Set Finish On Ceiling And Wall Joints | |
| ⑫ New Smoke Alarm | |
| ⑬ (1180x550) Skylight | |
| ⑭ 600mm Wide WIW | |
| ⑮ Glass Panel Shower Compartment | |
| ⑯ Existing Skylight To Be Removed Or Replaced | |
| ⑰ Oven Tower | |
| ⑱ Refrigerator | |
| ⑲ Kitchen Stove | |
| ⑳ Kitchen Recycle Bin | |
| ⑳ Water Closet | |
| ⑳ Lavatory | |
| ⑳ Bath Tub | |
| ⑳ Washing Machine | |
| ⑳ Dryer | |
| ⑳ Laundry Tub | |
| ⑳ Kitchen Double Sink | |
| ⑳ Dishwasher - Assumed | |
| ⑳ 600mm Wide Base Cabinet | SL1 1180mm x 550mm skylight installed to manufacturers specifications / Australian Standards. |
| ⑳ 350mm Wide Wall Cabinet | provide ceiling void between existing roof frame up to skylight / |
| ⑳ 450 mm Wide Pantry Closet W.I.P | gyproc lined and painted finish. |
| ⑳ Kitchen Countertop | |
| ⑳ Lavatory Countertop | |
| ⑳ Skirting | |
| ⑳ 110mm Brickwork W/. (230x230)mm Engaged Brick Piers @ 1500mm C/C -750mm H | |
| ⑳ (130x130) Timber Posts - 3900mm H | |
| ⑳ 3100mm Wide Three Steps Stair | |
| ⑳ 230mm High Bulkhead | |
| ⑳ Floor Plan | |



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OT oven tower to owners choice / kitchen layout.

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- ⑩ ducted airconditioning to be provided to all new and existing areas of dwelling excluding wet areas. to comply with BASIX conditions.
- ⑪ WIW fitout to owners choice.
- ⑫ fixed glass panel to all showers. no glass door.
- ⑬ fill in existing window / door with new double timber frame. flash / seal all construction joints to AS / NCC requirements.

⑭ all existing windows are to be replaced windows to match proposed windows, commitments.

⑮ all existing internal doors are to be replaced doors in the proposed addition.

⑯ update / replace existing skylight in bath owners choice, make good finish to ceiling.

⑰ sloped ceiling to new Dining / Family area

⑱ see section for sloped ceiling / bulkhead details.

⑲ remove existing window. new feature solid core external door to owners choice with fixed sidelite windows. installed to manufacturers specifications.

| |
|--|
| New Tiled Flooring |
| Hardwood/ Laminated Plank Flooring |
| 100mm Thick New Wall In Dry Area |
| 100mm Thick New Wall In Wet Area |
| Plasterboard Ceiling In Bed Room W/. Insulation |
| 100mm Wide Exterior Wall |
| Raked Plasterboard Ceiling W/. Insulation |
| Carport Roof - TBC |
| (40x200) Joist @ 450mm C/C - TBC W/. Insulation Sheet |
| Standard Joist |
| Moisture Resistant Plasterboard Ceiling W/. Insulation - TBC |
| Plasterboard Ceiling In Kitchen & Meals W/. Insulation |

dashed line shows extent of new cladding over existing brickwork to match proposed.

SL1 1180mm x 550mm skylight installed to manufacturers specifications / Australian Standards.

provide ceiling void between existing roof frame up to skylight / painted finish.

SL2 550mm x 550mm fixed skylight installed to manufacturers specifications / Australian Standards.

hatched area shows proposed new hardwood / laminated plank floor to owners choice.

hatched area shows proposed new tiled flooring to owners choice.

hatched area shows proposed new hardfloor to owners choice.

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- 14 all existing windows are to be replaced with new windows to match proposed windows, to meet owners commitments.

15 all existing internal doors are to be replaced with doors in the proposed addition.

16 update / replace existing skylight in bath room, owners choice, make good finish to ceiling.

17 sloped ceiling to new Dining / Family area.

18 see section for sloped ceiling / bulkhead details.

19 remove existing window. new feature solid core external door to owners choice with fixed sidelite windows. installed to manufacturers specifications.

 Paint aluminum

 Existing Dry Area Walls To Be Painted

 Wall Tiles In Bath Room - 1500mm H

 New Wet Area Walls To Be Painted

 New Dry Area Walls To Be Painted

 Existing Dry Area Ceiling To Be Painted

 New Dry Area Ceiling To Be Painted

 New Wet Area Ceiling To Be Painted

(20) dashed line shows extent of new cladding over existing proposed.

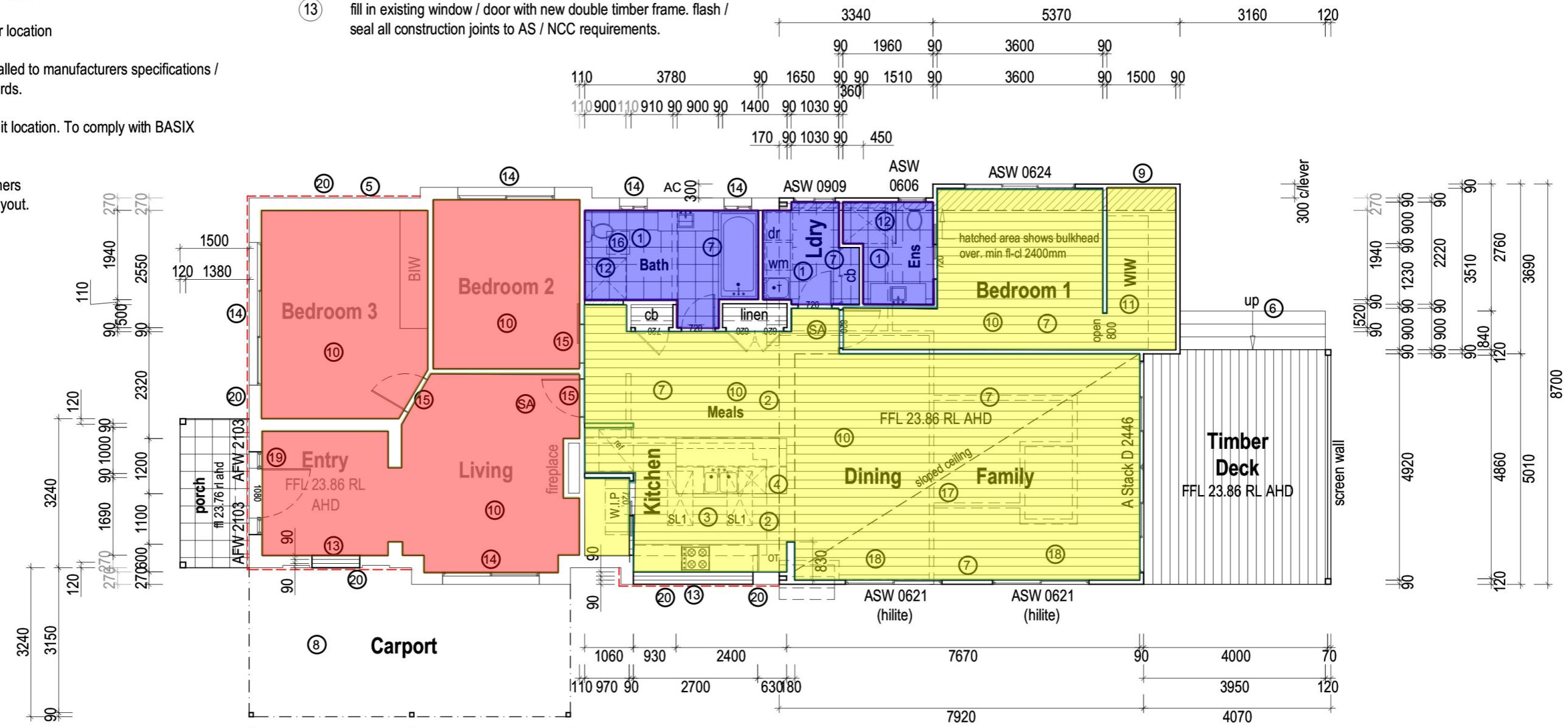
550mm skylight installed to manufacturers specifications / Australian Standards.

between existing roof frame up to skylight and painted finish.

SL2 550mm x 550mm fixed skylight installed to manufacturers specifications / Australian Standards.

 hatched area shows proposed new hardwood / laminate to owners choice.

 hatched area shows proposed new tiled flooring to owners choice.



Note:

All roof water to be piped to the existing stormwater system that is directed to the street gutter.

All roof plumbing and stormwater systems must be installed to the requirements of the relevant Australian/New Zealand Standards and the BCA.

Metal Sheet Roofing

New Ridge

Metal Sheet Roofing

New Gutter And Fascia

New Valley

Roof

237.7 SQ M

20.3 M

22.6 SQ M

35.7 M

2.8 M

1.0 M

DP: Downpipes to Australian Standards.

1800
600

9010

3280

600

600

→ Arrows show direction of fall.

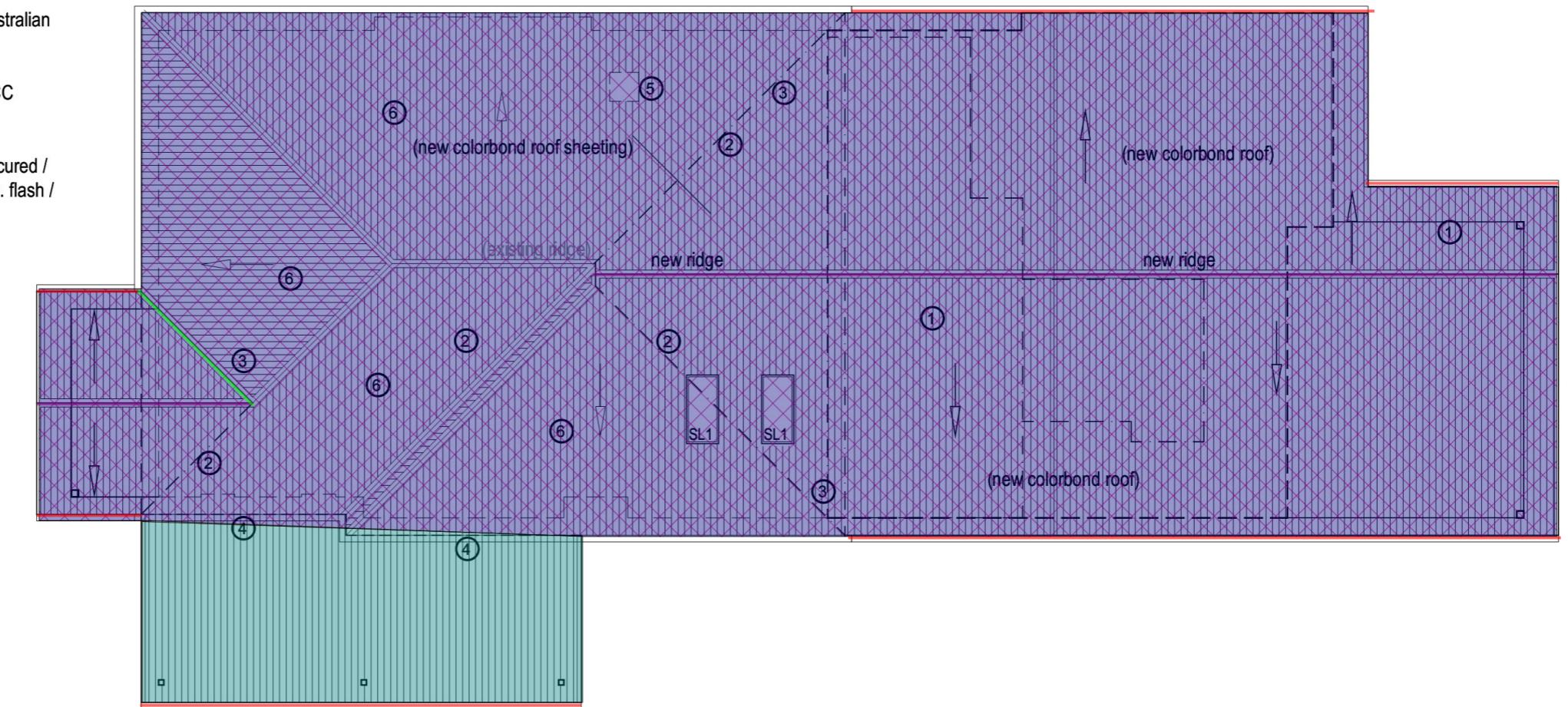
① Proposed new 25° pitch colorbond metal roof, colour to owners choice / match existing.

② flash / seal and overlap all roof construction joints to Australian Standards / NCC requirements.

③ proposed new timber roof frame bolted to existing to NCC requirements / Australian Standards.

④ 3° flat colorbond roof to match dwelling, roof timbers secured / bolted to existing fascia to AS / NCC 2019 requirements. flash / seal construction joint to AS.

300
7080
300
3240
300



⑤ update / replace existing skylight in bathroom or remove to owners choice, make good finish to ceiling.

600

⑥ existing roof timbers to remain. existing timber battens to be replaced for new metal roof to timber frame code / NCC requirements.

12290

3530
4050
300
300
7580

SL1 1180mm x 550mm skylight installed to manufacturers specifications / Australian Standards.

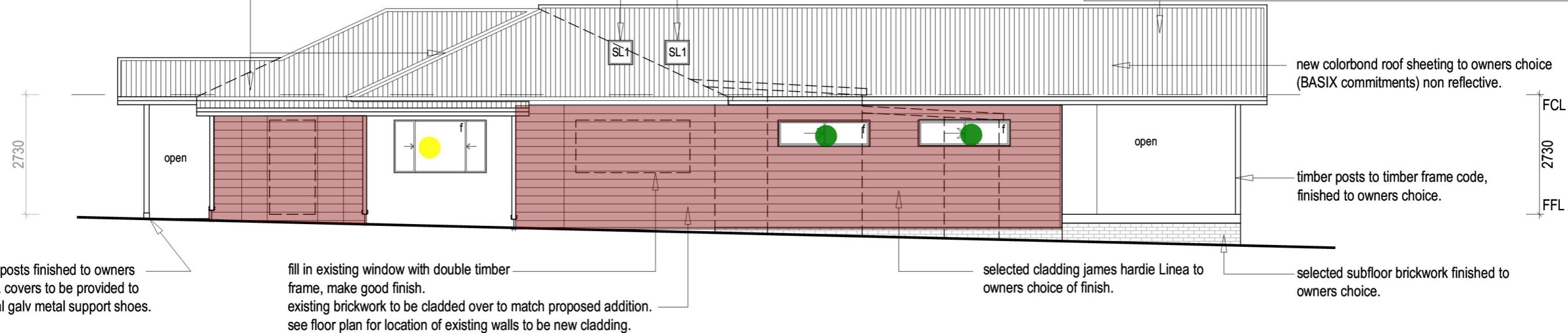
provide ceiling void between existing roof frame up to skylight / gyproc lined and painted finish.

new colorbond roof sheeting to owners choice (BASIX commitments) non reflective. dashed line shows existing roof line

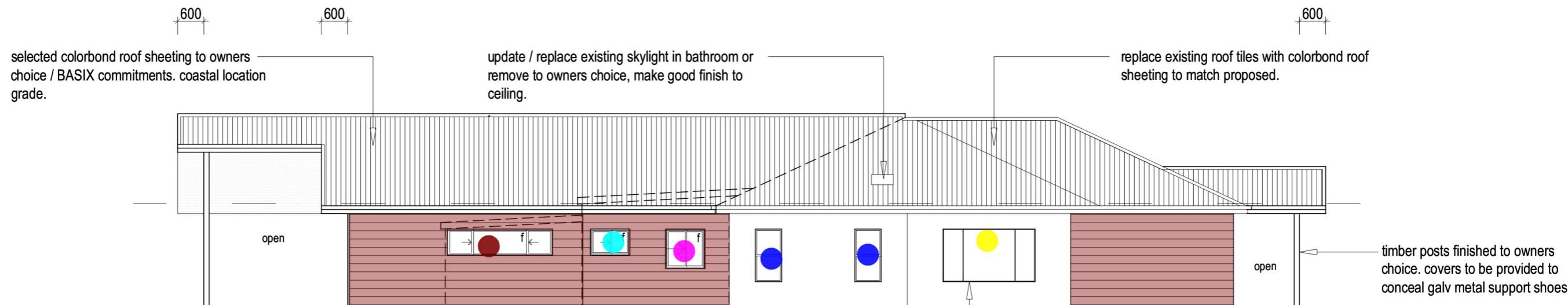
1180mm x 550mm skylight x 2 in kitchen. to comply with BASIX commitments.

- Cladding Over Brickwork
- (1200x2100) Window W/. Aluminium Frame
- (600x1200) WIndow
- (900x900) Window
- (900x600) Window
- (600x2400) Window
- (550x2100) Window
- Exterior

sloped ceiling over timber deck.



Proposed NORTH Elevation



Proposed SOUTH Elevation

new colorbond roof sheeting to owners choice / BASIX commitments. non reflective.

25° roof pitch to match existing

1500mm ht privacy screen to owners choice.

300

300

open

raked ceiling finish over tim

- + Cladding Over Brickwork
- (1550x1200) Window
- (2400x4600) Stack Window
- New Fascia
- New Barge Board
- Exterior Corner Flashing -2750mm

Ridge 28.64 RL AHD

5454
max ridge ht

GL 23.186 RL AHD

300 c/lever

Proposed WEST Elevation

new roof ridge line. dashed line shows existing roof section.

300

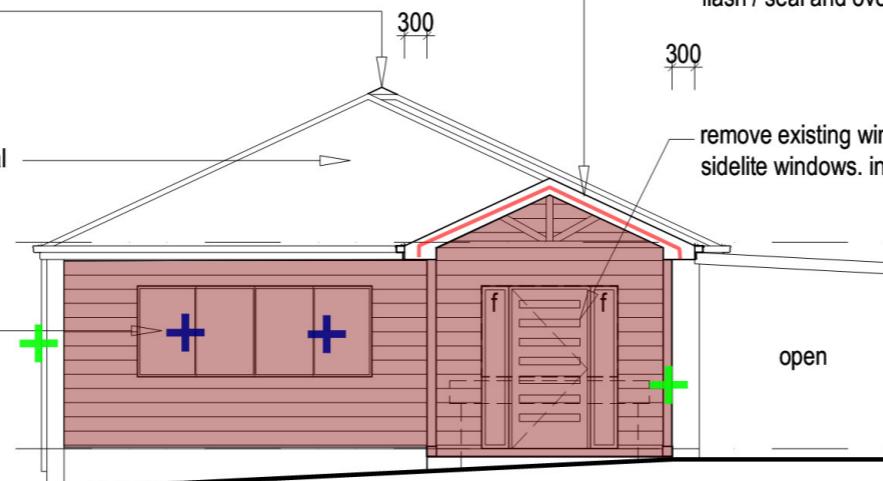
300

proposed new timber roof frame bolted to existing to NCC requirements / Australian Standards. flash / seal and overlap all roof construction joints to Australian Standards / NCC requirements.

existing roof tiles to be removed and replaced with colorbond metal roof sheeting to match proposed. coastal location grade.

remove existing window. new feature solid core external door to owners choice with fixed sidelite windows. installed to manufacturers specifications.

all existing windows are to be replaced with new aluminum framed windows to comply with BASIX commitments / Australian Standards.



26.194 rl ahd
2435
pitch pt carport
ffl 23.76 rl ahd

proposed carport timber posts bolted to existing concrete slab to NCC requirements with galv. metal support shoes.

Proposed EAST Elevation (front)

0.3 SQ M

6.0

6.0

insulation to be provided all round to comply with Australian Standards / BASIX commitments.

timber truss roof to timber frame code / manufacturers specifications.

Hi span timber joists to timber frame code.

all timber posts secured by galv. metal support shoes to NCC requirements.

110mm brickwork with 230mm x 230mm engaged brick piers @ 1500mm c/c.

500mm x 500mm x 500mm reinforced concrete footing to Australian Standards / NCC requirements, taken down to solid even bearing all round.

timber bearers and joists to timber frame code.

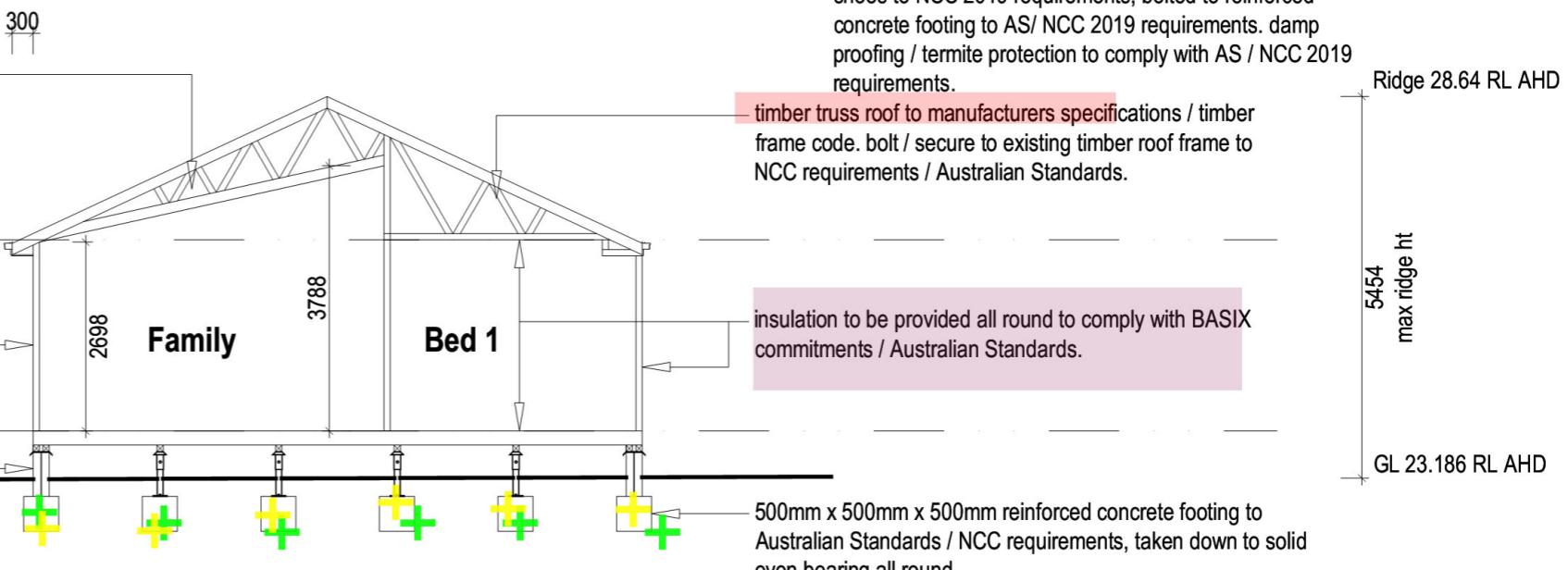
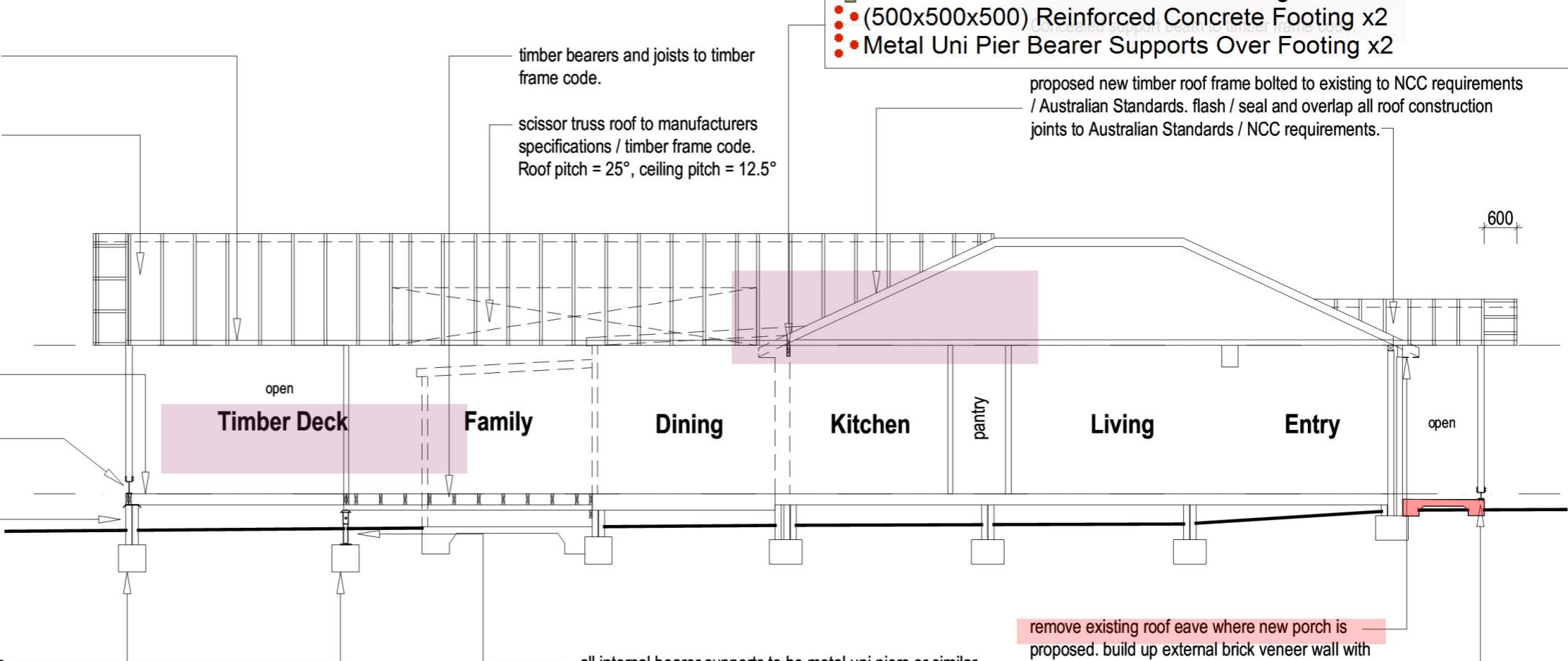
scissor truss roof to manufacturers specifications / timber frame code. Roof pitch = 25°, ceiling pitch = 12.5°

Reinforced Concrete Slab - 3.3m Long

(500x500x500) Reinforced Concrete Footing x2
Metal Uni Pier Bearer Supports Over Footing x2

proposed new timber roof frame bolted to existing to NCC requirements / Australian Standards. flash / seal and overlap all roof construction joints to Australian Standards / NCC requirements.

600



Section B-B

Note:

Generally:

The site has front yard open space with direct access to the street. This area will be used for the waste skip and storage of some materials. Activities in the street will be minimal and will be restricted to entering and exiting the site and unloading.

Safe access to and from the site, protection of road and footpath:

When vehicles are entering or leaving the site the supervisor will warn other road users and pedestrians on the footpath. The front yard open space will be used for equipment and materials delivery.

Loading/unloading to and from trucks:

This will occur at the vehicle entrance. Materials and equipment delivered will be immediately moved onto the site. Excavating machines and cranes are not required.

Storage areas:

Storage areas will be the front yard open space.

Rubbish disposal:

Trade waste will be contained on site until removal.

Silt barrier:

Sediment will be prevented from washing into Council's stormwater system or onto adjoining property by one of the following methods as appropriate:

- geotextile fabric on the inside of the site fencing or steel mesh support
- a continuous straw bale barrier, bales placed in a 100mm deep trench and fixed with stakes

Exit/entrance - access point:

The exit/entrance to the site will be constructed of a bed of 50-75mm aggregate, 200mm deep for the vehicular exit/entrance width and to a length of 5m from the street curb to ensure soil and excavated materials is not transported by vehicle or plant onto surrounding roadways.

Existing paving and vegetation:

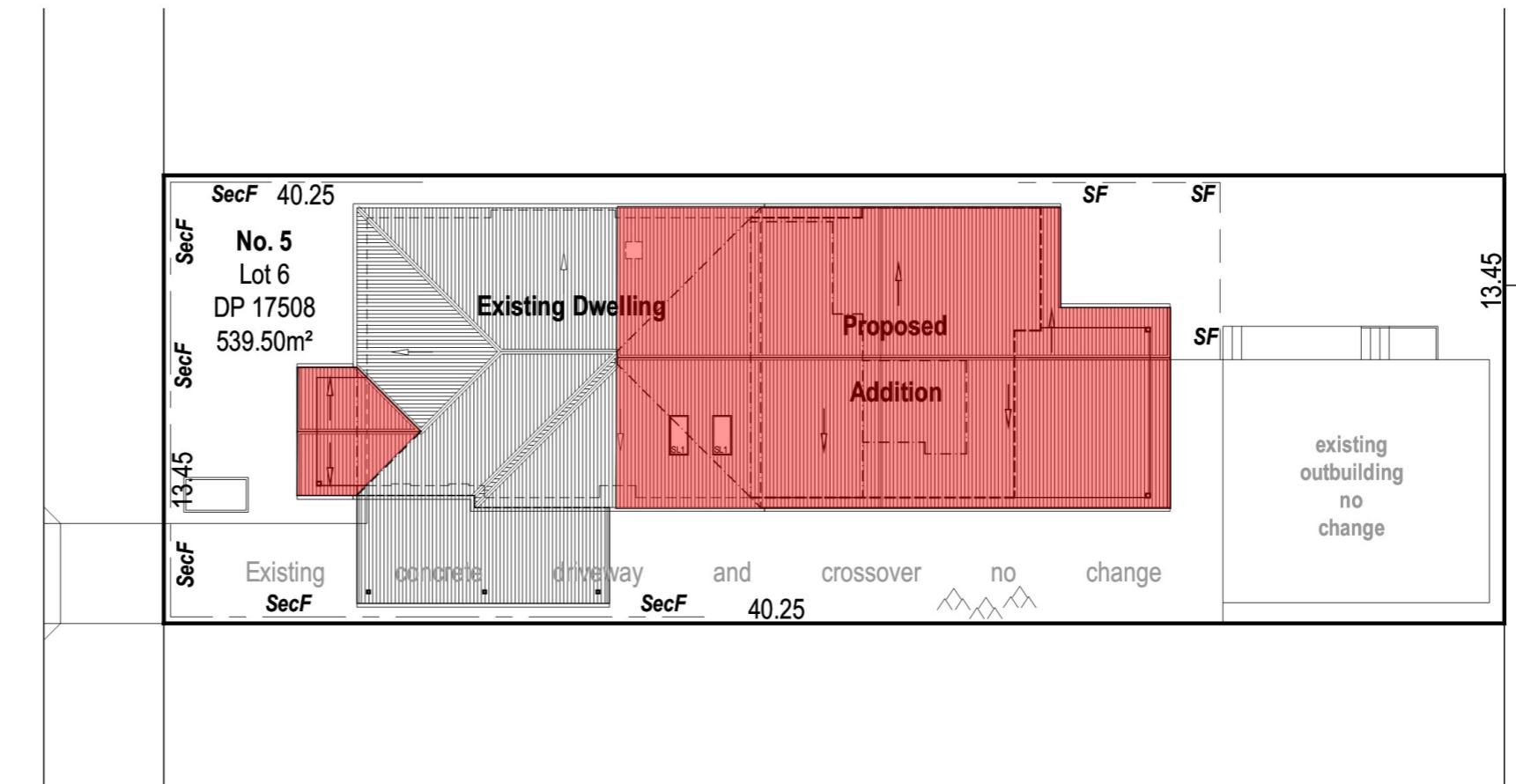
Existing paving and vegetation will be retained as much as possible to minimise the amount of exposed soil.

Materials stockpiles:

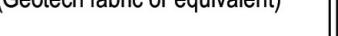
Stockpiles of loose material (sand, gravel, etc) will be contained under cover (below front verandah roof where possible), away from drainage lines and watercourses and within a suitable barrier.

Accidental spills will be cleaned from the roadway each day and before rain. Footpaths and road surfaces will not be used for material stockpiles.

EASTERN AVENUE



LEGEND

| | | |
|---|---|--|
|  |  | SECURITY FENCING |
|  |  | SEDIMENT CONTROL FENCING (Geotech fabric or equivalent) |
|  |  | MATERIAL STOCKPILES |
|  |  | WASTE MATERIALS BIN 7 CUBIC MTR |