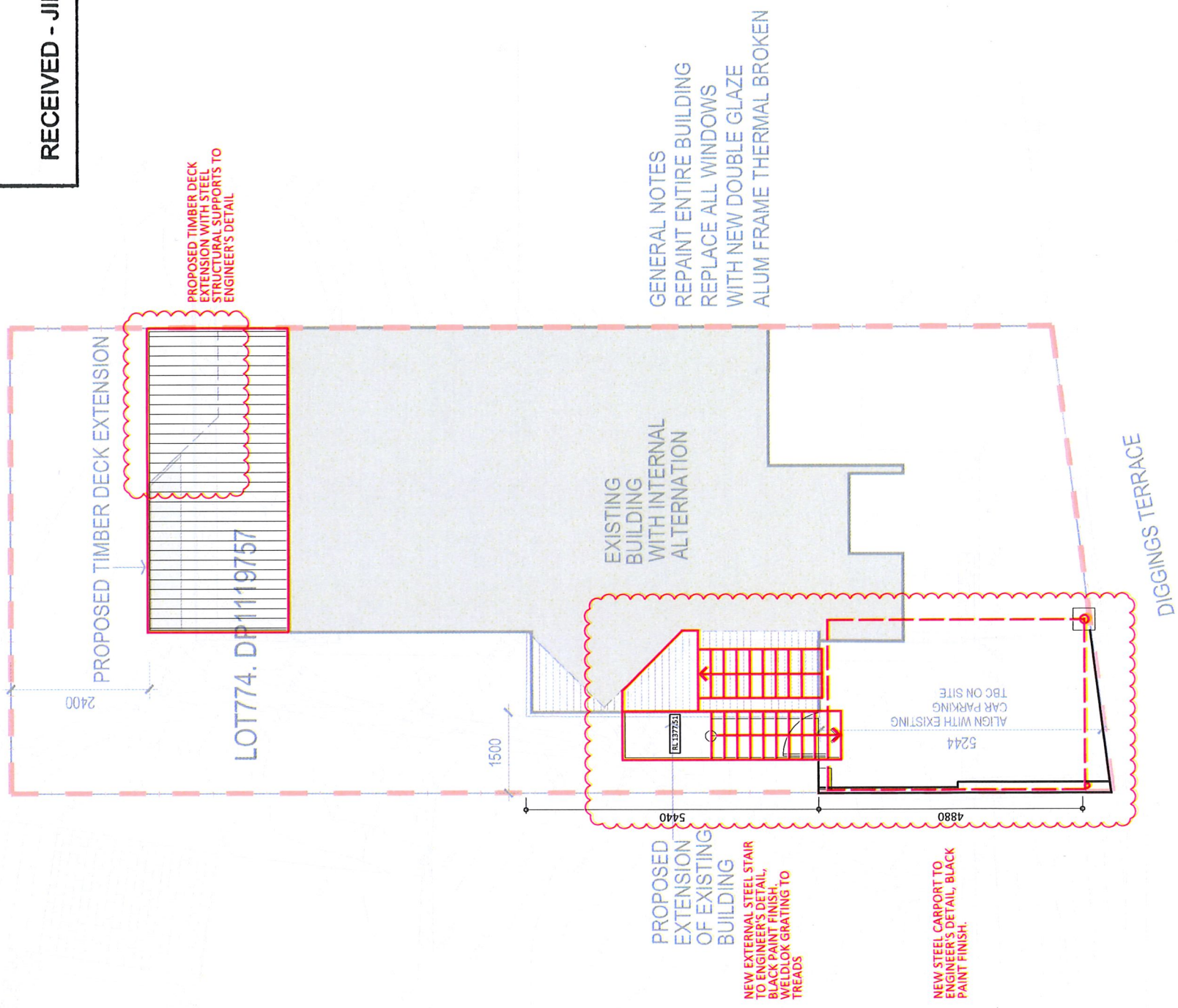




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01 SITE PLAN
SCALE 1:100 @ A3

ALL CONSTRUCTION AS AS3959-2009 BUSH FIRE ATTACK TABLE A2.4.4 IS 'BAL-19'

AREA SCHEDULE		EXISTING GFA	PROPOSED ADDITIONAL	NEW TOTAL
BASEMENT			51.5 m ² 53.4 m²	51.4 m ² STAIR COUNTED AT THIS FLOOR
LEVEL 1	45.9 m ²	10.6 m ²	6.2 m ²	56.5 m ² STAIR COUNTED AT THIS FLOOR
LEVEL 2	54 m ²	6.2 m ²	6.2 m ²	60.2 m ² STAIR NOT COUNTED AT THIS FLOOR
LEVEL 3	23.2 m ²	6.2 m ²	6.2 m ²	29.2 m ² STAIR NOT COUNTED AT THIS FLOOR
TOTAL GFA	123.1 m ²	69.6 m ²		197.3 m ²

NEW TOTAL 53.4m²

DECK	EXISTING	PROPOSED ADDITIONAL	NEW TOTAL
LEVEL 1	8.3 m ²		8.3 m ²
LEVEL 2	11 m ²	1.8 m ² 4.7 m²	12.8 m ² 15.7 m²
TOTAL	19.3 m ²	1.8 m ²	21.1 m ² 24.0 m²

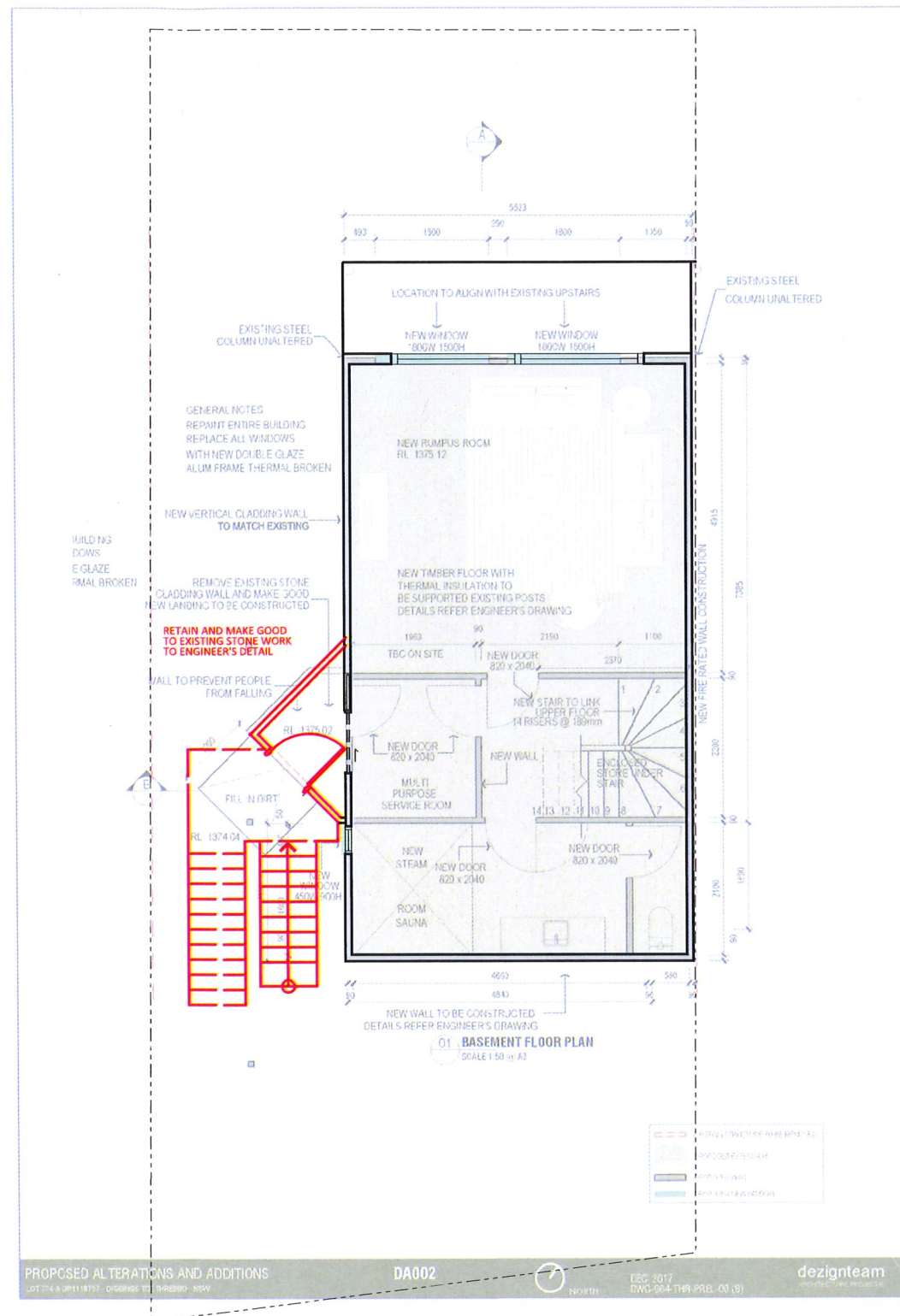
NOTE:
The proposed additions and external alternations are required to be constructed in accordance with BAL-19 construction under AS3959-2009

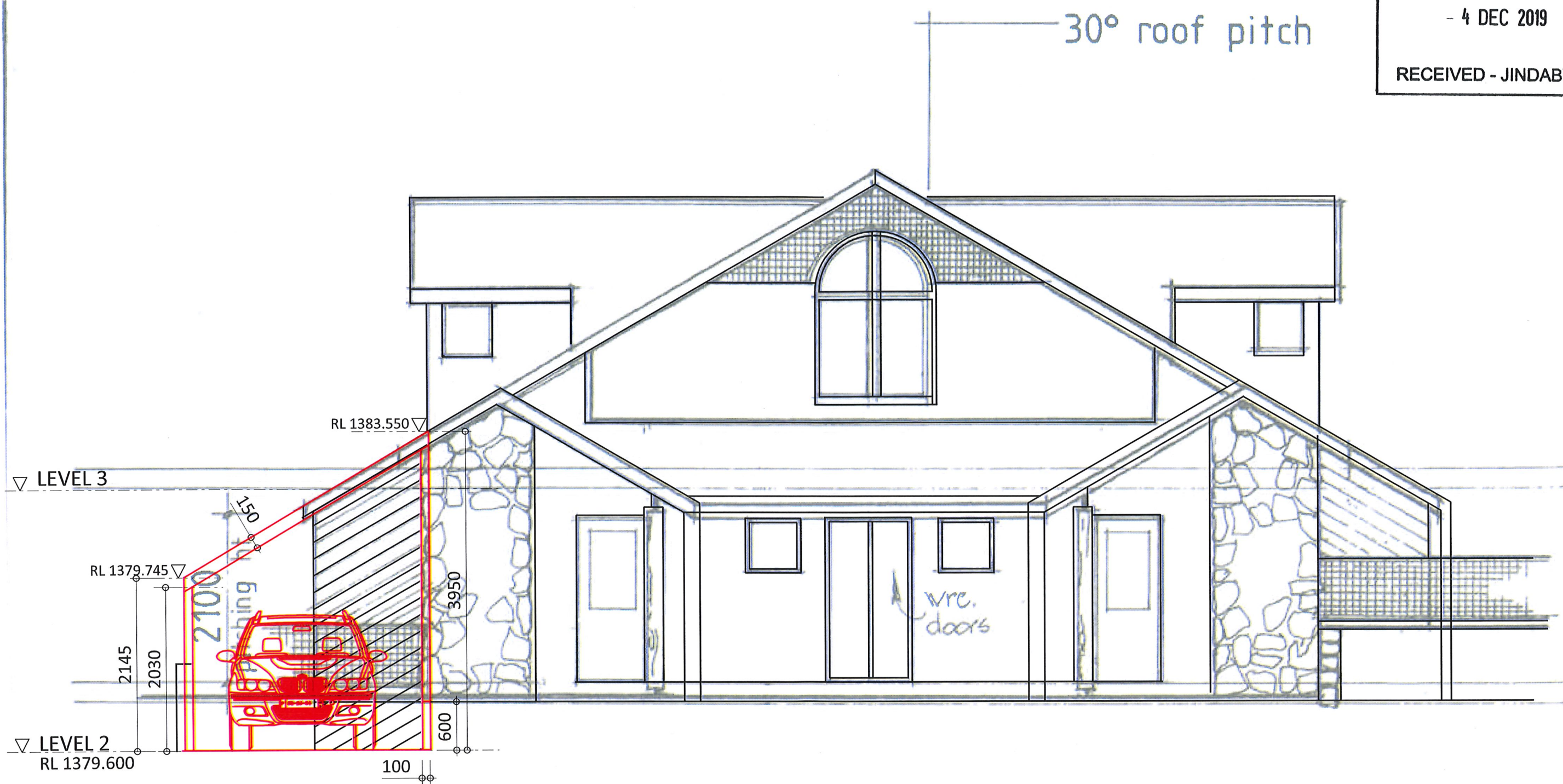




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Planning, Industry & Environment
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GENERAL NOTES
 REPAINT ENTIRE BUILDING
 REPLACE ALL WINDOWS
 WITH NEW DOUBLE GLAZE
 ALUM FRAME THERMAL BROKEN

NEW EXTERNAL CARPORT
 TO ENGINEER'S DETAIL
 LEVEL 3 RL 1383.04
 STRUCTURAL GUTTER AND
 DOWNPIPE TO CARPORT TO
 DRAIN INTO EXISTING
 CULVERT
 LEVEL 2 RL 1380.400
 EXTERNAL STEEL
 STAIRCASE TO ENGINEER'S
 DETAIL. WELDLOK GRATING
 TO TREADS, DULUX
 MONUMENT FINISH
 LEVEL 1 RL 1377.76
 BASEMENT RL 1375.12

NEW STEEL BALUSTRADE
 DULUX MONUMENT FINISH
 ADJOINING PROPERTY
 NEW TIMBER DECK
 EXTENSION TO ENGINEER'S
 DETAIL
 ADJOINING PROPERTY
 NEW VERTICAL CLADDING WALL DARK
 TO MATCH EXISTING
 NEW 4800W 2100H FULL HEIGHT GLASS SLIDING DOOR
 NEW LIMIT TO BE PROVIDED. REFER TO ENGINEER'S DRAWING
 NEW TIMBER DECK
 TO BE CONSTRUCTED
 DETAILS REFER TO
 ENGINEER'S DRAWING
 EXISTING BUILDING
 UNALTERED
 NEW HANDRAIL
 TO MATCH EXISTING
 EXISTING BUILDING
 UNALTERED
 NEW VERTICAL CLADDING WALL
 TO MATCH EXISTING LIGHT

01 NORTH ELEVATION
 SCALE 1:100 @ A3

CARPORT STEEL
 STRUCTURE TO ENGINEER'S
 DETAIL. IN LINE WITH
 EXISTING ROOF PITCH.
 DULUX MONUMENT FINISH
 LEVEL 3 RL 1383.550
 NEW COLOURBOND ROOF
 TO MATCH AND JOIN
 EXISTING ROOF
 150
 3950
 NEW VERTICAL CLADDING WALL DARK
 TO MATCH EXISTING
 LEVEL 3 RL 1383.04
 LEVEL 2 RL 1380.400
 LEVEL 1 RL 1377.76
 BASEMENT RL 1375.12

GENERAL NOTES
 REPAINT ENTIRE BUILDING
 REPLACE ALL WINDOWS
 WITH NEW DOUBLE GLAZE
 ALUM FRAME THERMAL BROKEN

EXISTING STONE WALL TO
 BE RETAINED. SUPPORT
 COLUMNS TO ENGINEER'S
 DETAIL

02 SOUTH ELEVATION
 SCALE 1:100 @ A3

NEW COLORBOND
 ROOF AND FLASHING
 DULUX MONUMENT
 FINISH
 STRUCTURAL GUTTER
 LEVEL 3 RL 1383.04
 NEW CHS COLUMN TO
 ENGINEER'S DETAIL
 EXISTING STONE WALL
 LEVEL 2 RL 1380.400
 CARPORT
 RL 1379.600
 NEW STEEL
 BALUSTRADE TO
 CARPORT
 LEVEL 1 RL 1377.76
 UNDERPIN OR RENEW
 EXISTING COLUMN TO
 ENGINEER'S DETAIL WITH
 ADDITIONAL STRUCTURAL
 DOWNPIPE
 BASEMENT RL 1375.12

NEW BALCONY
 EXTENSION TO
 ENGINEER'S DETAIL
 AND NEW HANDRAIL
 DULUX MONUMENT
 FINISH
 NEW TIMBER DECK
 TO BE CONSTRUCTED
 DETAILS REFER ENGINEER'S DRAWING

GENERAL NOTES
 REPAINT ENTIRE BUILDING
 REPLACE ALL WINDOWS
 WITH NEW DOUBLE GLAZE
 ALUM FRAME THERMAL BROKEN

NEW DOOR TO BE
 CONSTRUCTED IN
 EXISTING STONE WALL
 AND MADE GOOD

03 WEST ELEVATION
 SCALE 1:100 @ A3

REMOVE EXISTING STONE
 CLADDING WALL AND MAKE GOOD
 NEW LANDING TO BE CONSTRUCTED
 NEW COLUMN
 TO BE CONSTRUCTED
 DETAILS REFER TO
 ENGINEER'S DRAWING

AMENDMENT:
 9.1-4-7-18

1. CONSTRUCTION ACCESS STAIR ADDED TO SITE PLAN
2. ELEVATION ALTERED TO ADD COLOUR AND JOINT DIRECTION
3. SECTION CHANGED- NOTE ADDED RE-NO WORK ON NEIGHBOUR PROPERTY
4. EXTERIOR FINISHES DRAWING ADDED

AMENDMENT:
PROPOSED EXTERNAL WORKS:
 Carport, Balcony + Staircase
 12.11.2019

NOTE:
 The proposed additions and external alternations
 are required to be constructed in accordance with
 BAL-19 construction under AS3959-2009

PROPOSED ALTERATIONS AND ADDITIONS
 LOT 774 & DP1119757 - DIGGINGS TOE THREDBO - NSW

DA010

JAN 2018
 DWG-964-THR-PREL-00 (9.1)

designteam
 ARCHITECTURAL PROJECTS