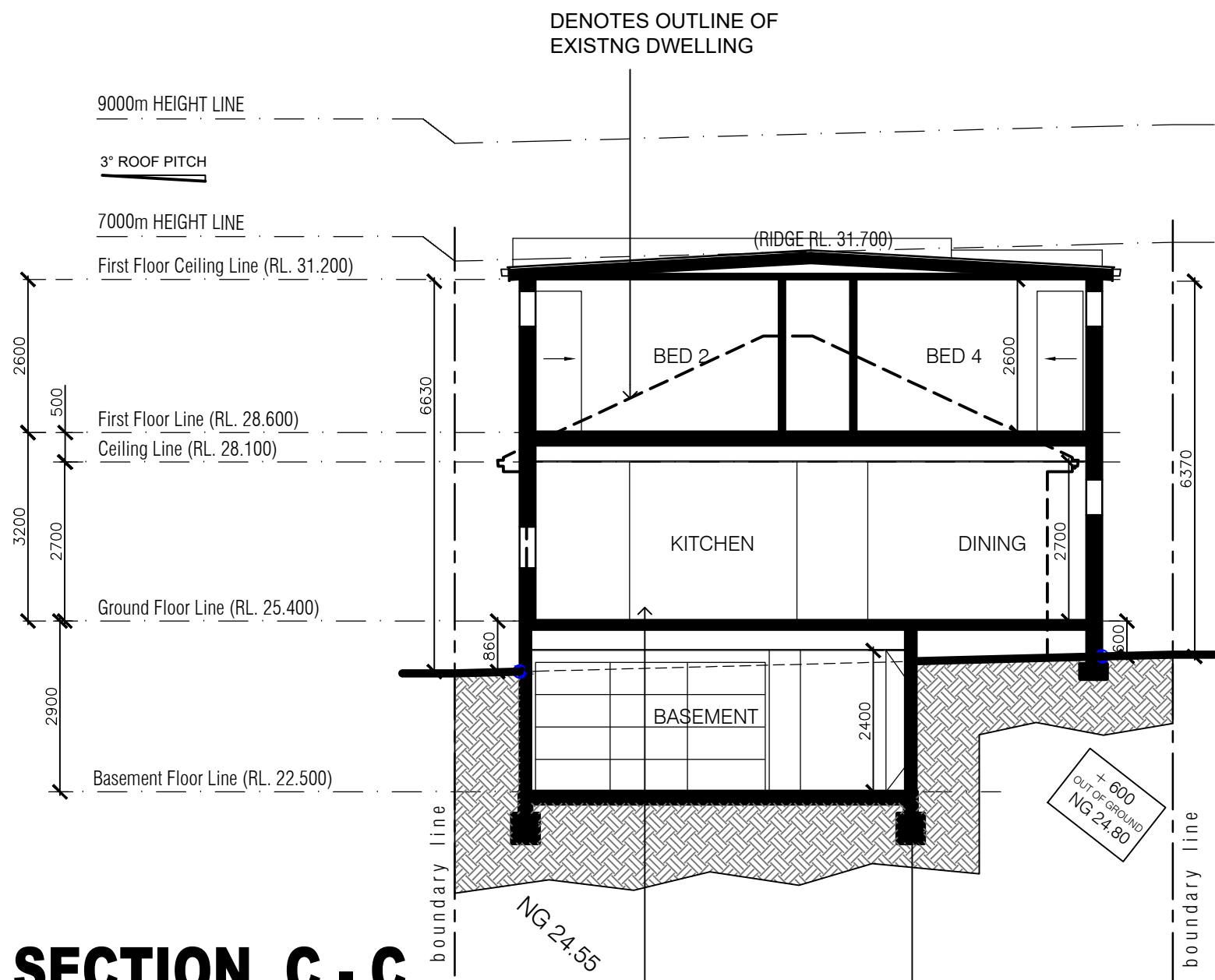
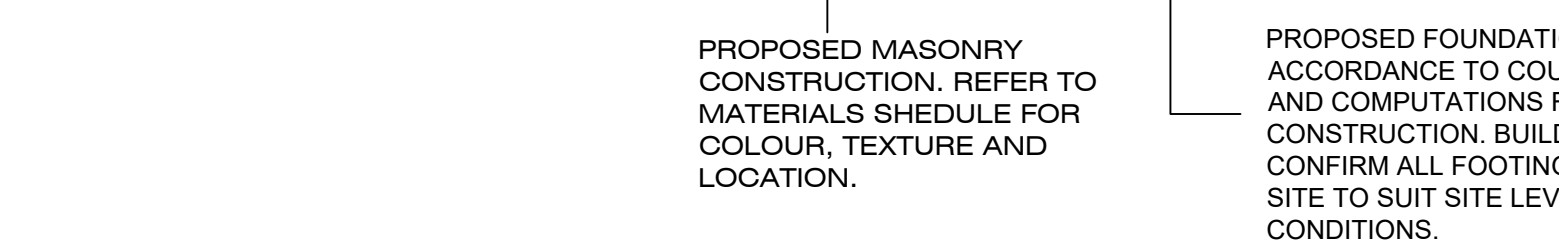


SECTION A - A

VERTICAL JOINT IN MASONRY CONSTRUCTION
VERTICAL JOINTS INDICATED AS (VJ) ARE APPROXIMATES ONLY. ALL VERTICAL JOINTS ARE TO BE IN STRICT ACCORDANCE WITH AS-3700 MASONRY CODE. PROVIDE VERTICAL ARTICULATION JOINTS IN BRICK WALLS AS PER CLAUSE 3.3.5.13 OF THE NATIONAL CONSTRUCTION CODE AND AS PER STRUCTURAL ENGINEER'S DETAILS.
NOTE: PROVIDE CONTROL JOINT TO ANY UNBROKEN CEILING GREATER THAN 12m IN LENGTH



SECTION C - C



ROOF SHEET NOTE:
BUILDER TO CONFIRM THE SELECTED ROOF SHEET SPECIFICATIONS ARE SUITABLE FOR THE ROOF PITCH PROPOSED AND SARKING DETAILS. REFER TO MANUFACTURERS DETAILS AND SPECIFICATIONS TO ENSURE PITCH REQUIREMENTS ARE MET.

DIAL 1100 BEFORE YOU DIG
PRIOR TO ANY EXCAVATION ON OR NEAR THE SUBJECT SITE THE PERSON/S HAVING BENEFIT OF THIS CONSENT ARE REQUIRED TO CONTACT THE NSW DIAL BEFORE YOU DIG SERVICE (NDBYD) ON 1100 TO RECEIVE WRITTEN CONFIRMATION FROM NDBYD THAT THE PROPOSED EXCAVATION WILL NOT CONFLICT WITH ANY UNDERGROUND UTILITY SERVICES. THE PERSON/S HAVING THE BENEFIT OF THIS CONSENT ARE REQUIRED TO FORWARD THE WRITTEN CONFIRMATION FROM NDBYD TO THEIR PRINCIPAL CERTIFYING AUTHORITY (PCA) PRIOR TO ANY EXCAVATION OCCURRING.
REASON: TO ENSURE COUNCIL'S ASSETS ARE NOT DAMAGED.

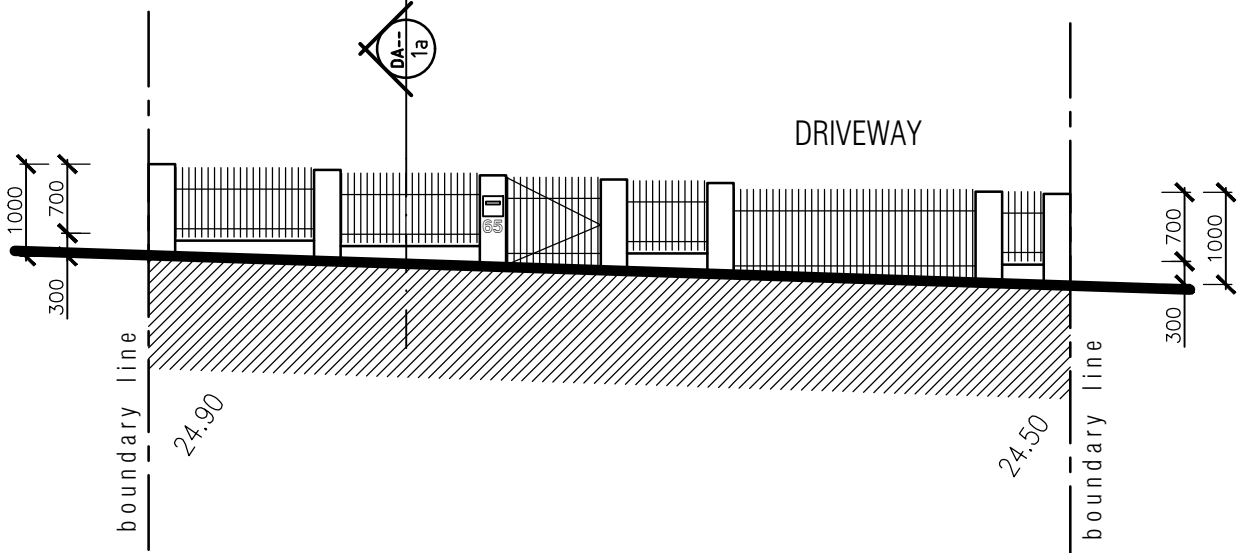


Termite Protection:
Install physical barriers for termite protection to comply with Part 3.1.3 of the NCC (Housing Provisions) and AS 3660.1 (2014) Part 1 3.1.3 of the NCC

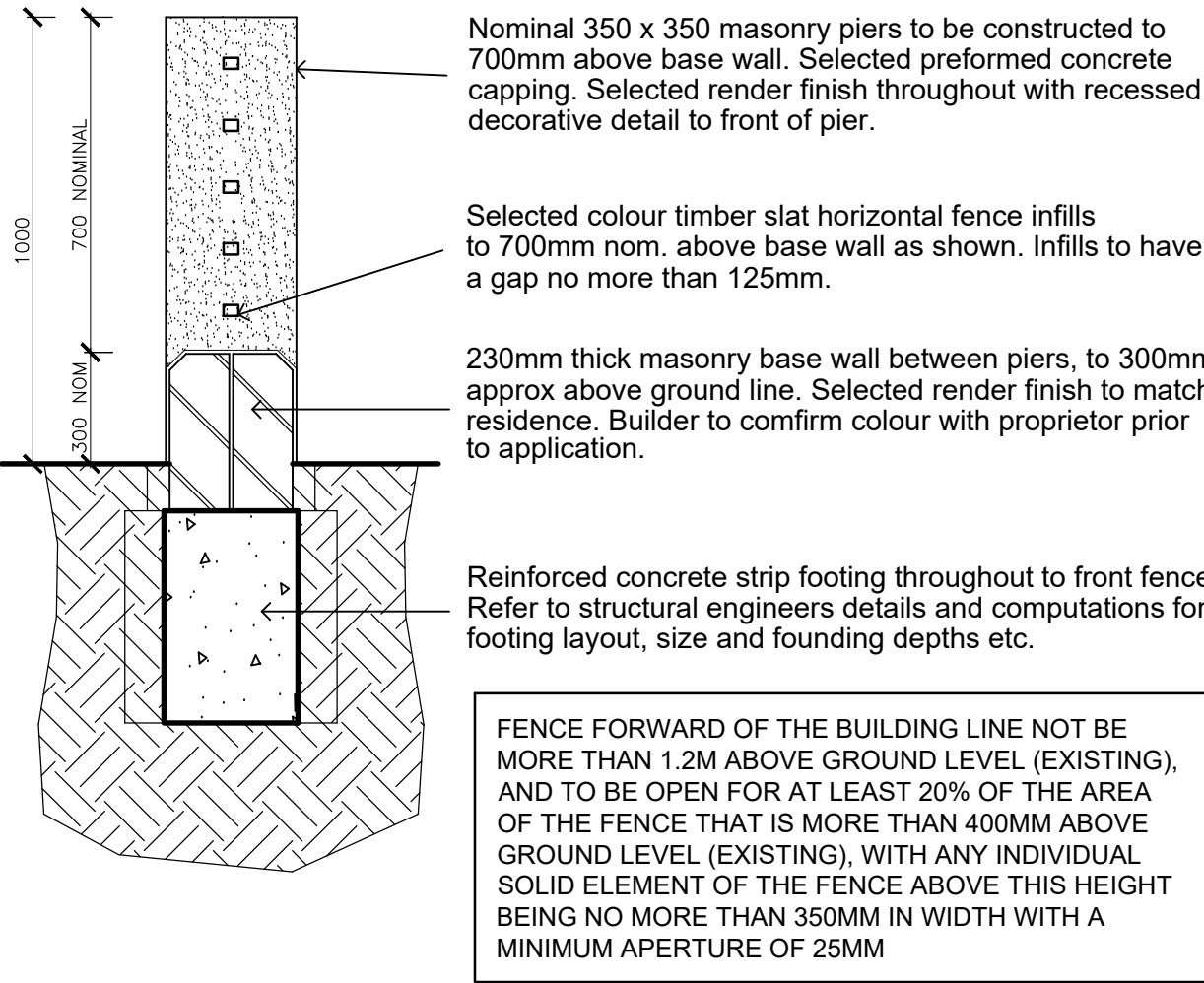
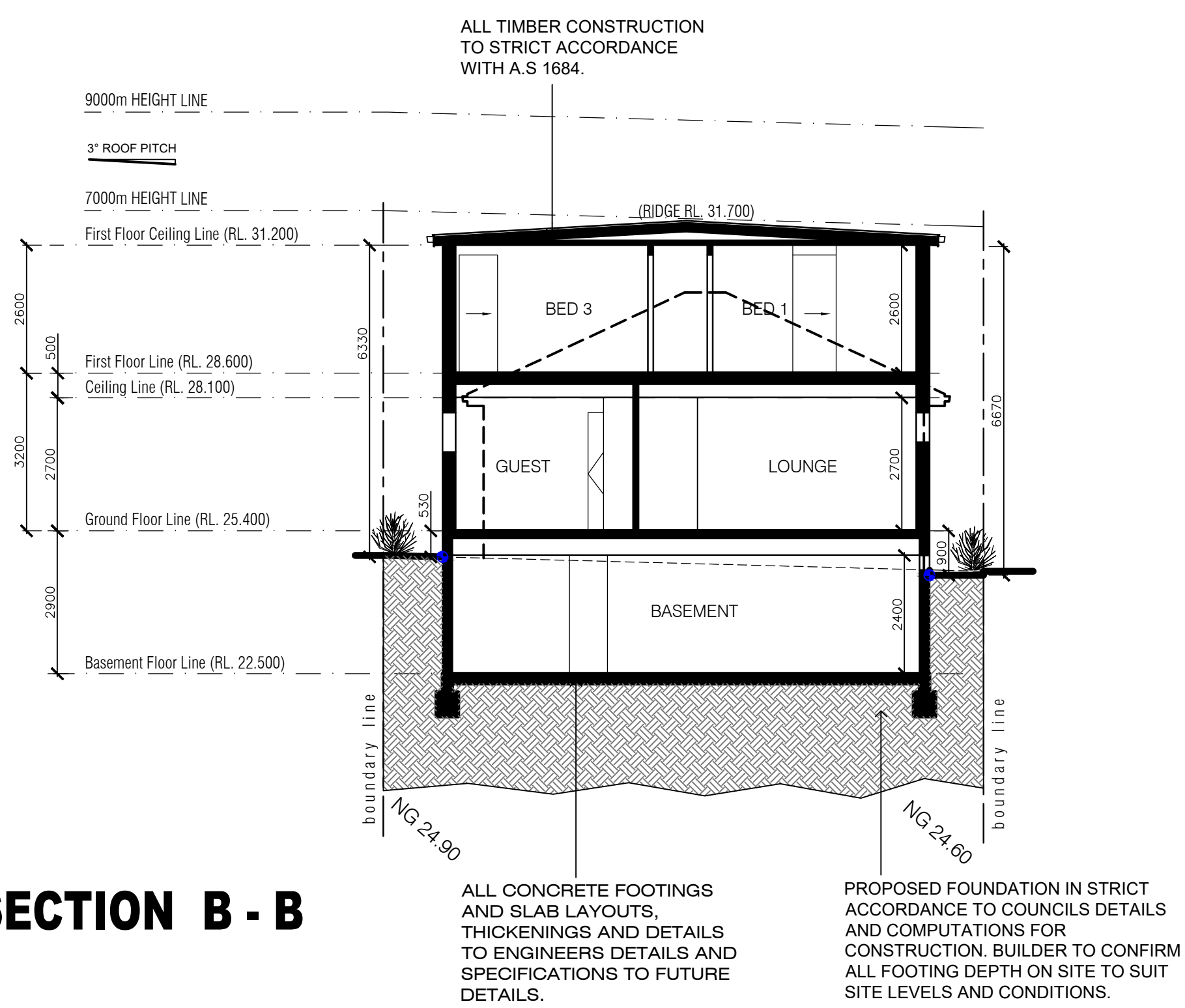
FRONT FENCE ELEVATION

(kelvin Parade)

scale 1:100



SECTION B - B



FRONT FENCE SECTION - 1a

scale 1:20

CLAUSE OF THE BCA AND 3.9.2.6
FIRST FLOOR BEDROOM OPENABLE WINDOWS TO BE FITTED WITH A DEVICE TO LIMIT OPENING OR SUITABLE SCREEN SO A 125mm SPHERE CANNOT PASS THROUGH.
THE DEVICE OR SCREEN CAN HAVE A CHILD RESISTANT RELEASE MECHANISM WHICH CAN ENABLE THE DEVICE OR SCREEN TO BE REMOVED, UNLOCKED OR OVERRIDDEN AND RESTRICT THE FORCE OF 250N. WHERE A CHILD RESISTANT MECHANISM IS UTILISED, THE WINDOW MUST ALSO BE PROVIDED WITH A BARRIER BELOW IT THAT HAS A MINIMUM HEIGHT OF 865MM, DOES NOT PERMIT A 125MM SPHERE TO PASS THROUGH IT, AND DOES NOT HAVE ANY HORIZONTAL OR NEAR HORIZONTAL ELEMENTS BETWEEN 150MM AND 760MM THAT FACILITATE CLIMBING. FIXED GLAZING UNDER THE OPENABLE PART OF THE WINDOW WHICH MEETS THE HEIGHT REQUIREMENTS (I.E. TRANSOM AT LEAST 865MM ABOVE THE FLOOR ETC.) WOULD SATISFY THE BARRIER REQUIREMENT.
WHERE A DEVICE OR SCREEN IS SECURELY FIXED IN POSITION (EG A SCREEN POP RIVETED TO THE WINDOW FRAME) SO IT CANNOT BE UNLOCKED, OVERRIDDEN, OR IS VERY DIFFICULT TO REMOVE WITHOUT FOR EXAMPLE A DRILL, THE 865MM BARRIER WOULD NOT BE REQUIRED AS THE SECURING METHOD IS CONSIDERED A FIXTURE AND NOT A CHILD RESISTANT RELEASE MECHANISM.
PROTECTION OF THE OPENING IS NOT REQUIRED FOR WINDOWS WHERE THE LOWEST PART OF THE OPENING IS 1.7M OR MORE ABOVE THE FLOOR

DRAWING No.: DA:10



THE DRAWING A DESIGN NOT BE COPIED, IN PART OR WHOLE, WITHOUT THE WRITTEN APPROVAL OF THE DESIGNER.
DESIGNER: N.D.G. PROJECT NO: KEL-2022
DATE: 10.12.22 SCALE: 1:100@A3
DRAWN: N.D.G. DATE: 10.12.22

AMENDMENTS	DATE
REV: COMMENTS	
A ISSUE FOR APPROVAL	10.12.22
A S4.55 MODIFICATION	24.02.24

GENERAL NOTES:

note:

- CHECK AND VERIFY ALL DIMENSIONS AND DETAILS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS, AND REPORT ANY DISCREPANCIES OR INADEQUACIES TO THE OFFICE OF ARCHITECTURAL DESIGN GROUP FOR CONSTRUCTION.
- ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH ALL CURRENT BUILDING CODES AND RELEVANT AUSTRALIAN STANDARDS, AND TO THE SATISFACTION OF THE GOVERNING LOCAL AUTHORITIES.
- ALL BUILDING OCCUPATION/TO BE READ IN CONSULTATION WITH STAMPED TOWN PLANNING DRAWINGS.
- BUILDER TO MAINTAIN ALL FENCES AND CURBS FROM SITE PRIOR TO CONSTRUCTION IN PREPARATION FOR NEW WORKS.
- BUILDER TO MAINTAIN AS REQUIRED TO SUIT NEW CONSTRUCTION WORKS, HAVE GOOD ALL NEW WORKS CUT AND FILL AS REQUIRED.

PROJECT: No. 65 KELVIN PARADE, PICNIC POINT.
LOT 28 IN D.P. 13775 - SITE - 488,8sqm
OWNER: MRS & MRS DOUHE
DRAWING: ELEVATIONS