

NOTES

FINISHES LEGEND

SR STEEL ROOFING
TC TIMBER CLADDING
HW HARDWOOD
TD HARDWOOD DECKING
S PAINTED STEEL MEMBERS
PCR POLYCARBONATE ROOFING
C CONCRETE SLAB
B-X EXISTING BRICK

GENERAL :

- EXISTING STRUCTURES TO BE DEMOLISHED SHOWN DOTTED RED
- ALL LEVELS IN ACCORDANCE WITH AHD
- ALL BUILDING WORK IN ACCORDANCE WITH BCA, COUNCIL CODES AND ALL RELEVANT AUSTRALIAN STANDARDS, INCLUDING, BUT NOT LIMITED TO :

- AS 1684 - LIGHT TIMBER FRAMING CODE
- AS 2047 - 2014 - SELECTION AND INSTALLATION OF WINDOWS
- AS 2870 - 2011 - RESIDENTIAL SLABS AND FOOTINGS
- AS/NZS 3000 - 2018 - WIRING RULES
- AS/NZS 3500.5:2021 - PLUMBING AND DRAINAGE
- AS 3680.1 - 2014 - TERMITE MANAGEMENT
- AS 3700-2018 - MASONRY STRUCTURES
- AS 3740-2021 - WATERPROOFING OF WET AREAS
- AS 4100 - 2020 - STEEL STRUCTURES
- AS 1926.1 - 2012 - SWIMMING POOL SAFETY

BASIX SPECIFICATIONS

WATER :

- Showers : 3", Taps : 3", Toilets 3"

OUTDOOR SWIMMING POOL:

- Pool must be outdoors
- Must not have a capacity greater than 24kL
- Must install a pool cover and a pool pump timer
- Must install a solar only heating system

FIXTURES:

- Showerheads <9L/min, or 3" water rating
- Toilets <4L/flush, or min. 3" water rating
- Taps <9L/min, or min. 3" water rating

CONSTRUCTION:

- External Walls: R1.30
- Ceiling: R2.50 (up), roof: foil / sarking
- Roof: Medium colour, absorptance 0.475 - 0.70

ALL WINDOWS AND DOORS:

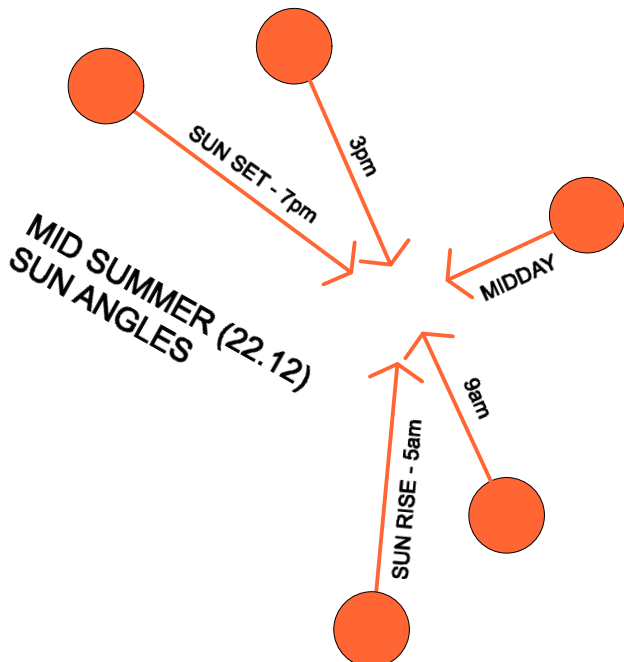
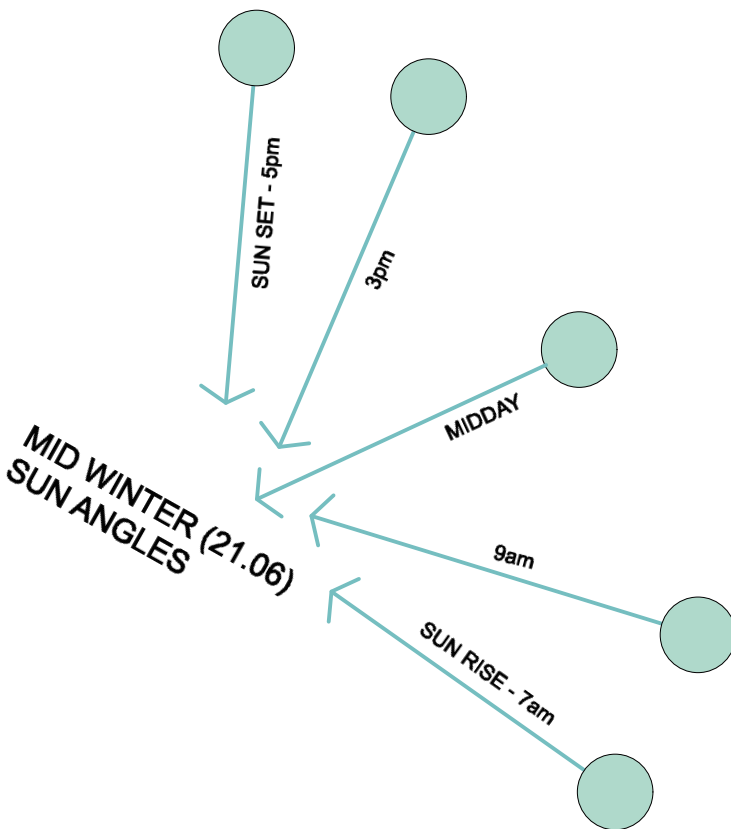
- Timber or uPVC
- U-Value: 5.71
- SHGC: 0.66

STREET ADDRESS.
BUILDING TO PROVIDE LEGIBLE
ENTRY AND VISUAL SCREENING

EXPOSURE TO
COLD WINTER WIND PARTIALLY
SCREENED BY NEIGHBOUR

COLD SUMMER WIND
ASSOCIATED WITH RAIN
FRONTS SCREENED BY
TOPOGRAPHY

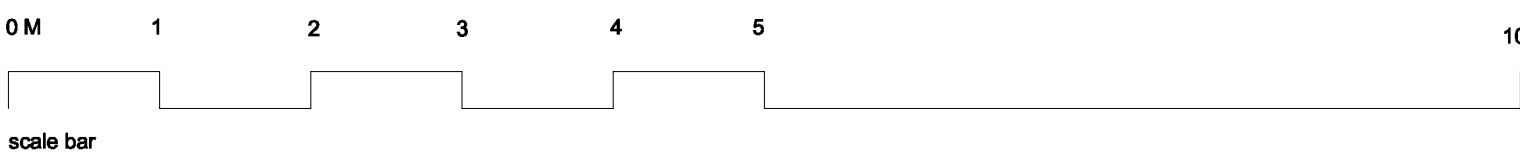
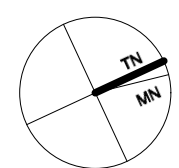
SEWER MAIN PLOTTED FROM
SYDNEY WATER DIAGRAM
APPROXIMATE POSITION ONLY



LEGEND

EXISTING WALLS TO BE RETAINED SHOWN BLACK
EXISTING STRUCTURE TO BE DEMOLISHED

DA1 - 01 SITE PLAN / ANALYSIS 1:100 @ A3



REVISION	DATE	DESCRIPTION	BY

INCIDENTAL
ARCHITECTURE

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS AND DRAWINGS
DO NOT SCALE OFF DRAWINGS. PRECEDENCE IS TO BE GIVEN TO WRITTEN DIMENSIONS, VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION
REPORT ALL DISCREPANCIES TO THE ARCHITECT IMMEDIATELY
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PROJECT: BEKMANN HOUSE - 83 CROWN
ROAD, QUEENSClIFF
On the land of the Gadigal People

DRAWING: SITE PLAN / ANALYSIS

SITE INFORMATION :
- LOT 6 in D.P. 17127
- SITE AREA : 488.1 m²
- LOCAL GOVERNMENT : NOTHERN BEACHES
COUNCIL
- ZONING R2 - LOW DENSITY RESIDENTIAL

DATE: AUG 2024

SCALE: 1:200 @ A3

DA ISSUE

DA1