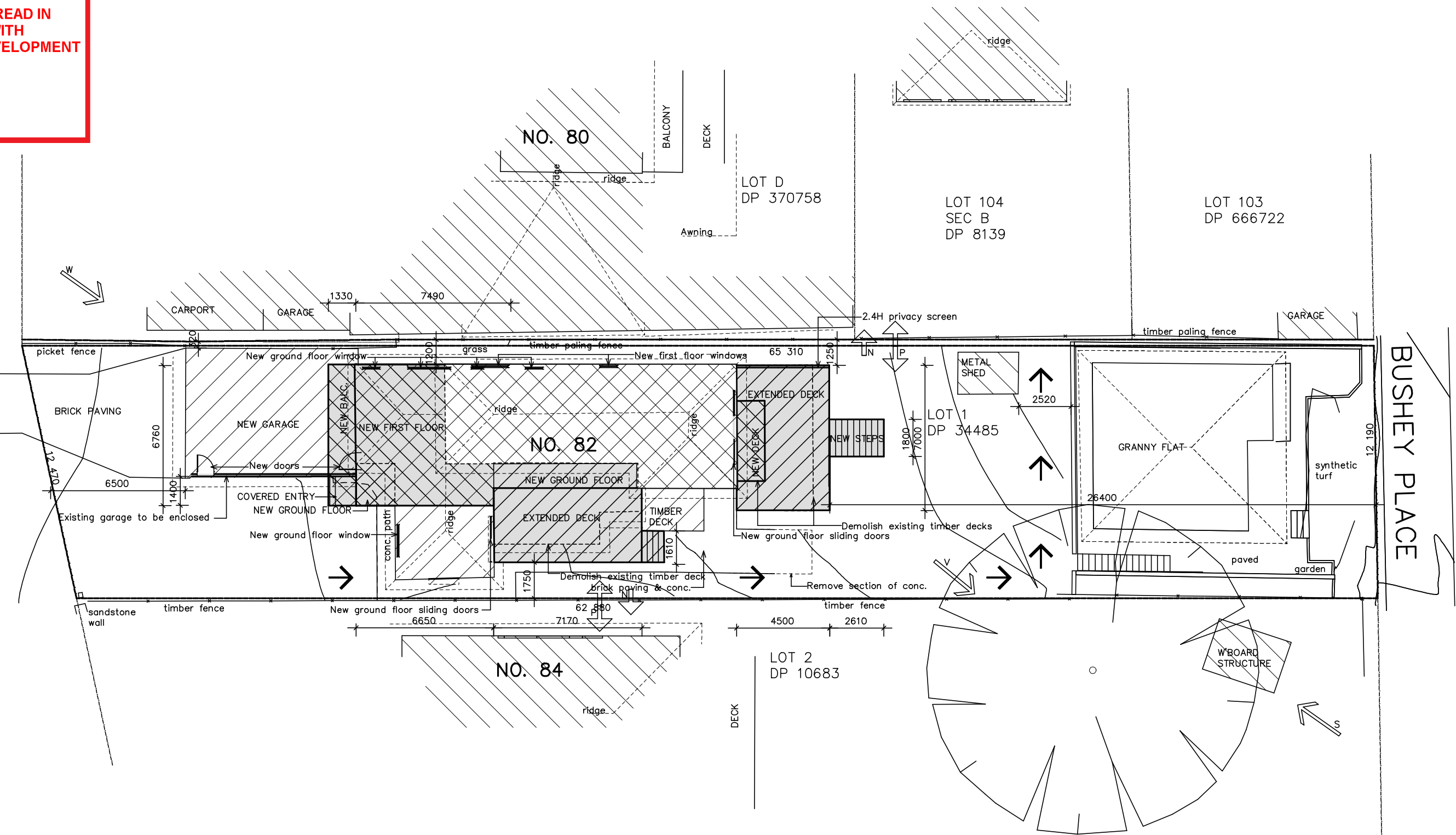


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DA2020/1659

QUIRK STREET

BUSHEY PLACE



KEY

S → PREVAILING WINDS (SUMMER)

W → PREVAILING WINDS (WINTER)

P → PRIVACY CONSIDERATIONS

N → NOISE CONSIDERATIONS

V → VIEWS TO OCEAN

A — DECK

→ FALLS FOR DRAINAGE

— — — BOUNDARY

▲ CAR ENTRY POINT

INDICATES GROUND FLOOR

INDICATES FIRST FLOOR

SITE AREA: 781.3 sq.m.
EXISTING CARPORT: 49.9 sq.m.
EXISTING GROUND FLOOR: 120 sq.m.
EXISTING FIRST FLOOR: 72.9 sq.m.
EXISTING GRANNY FLAT: sq.m.
EXISTING DECKS: 53.4 sq.m.
NEW SECTION OF GROUND FLOOR: 12 sq.m.
NEW SECTION OF FIRST FLOOR: 14.8 sq.m.
NEW SECTION OF GROUND FLOOR DECKS: 19.2 sq.m.
NEW FIRST FLOOR BALC.: 6.76 sq.m.

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Project: ALTERATIONS & ADDITIONS

Job. No. 644/20

for: B. & T. van Eck
at: 82 Quirk Street, Dee Why

Title:
**SITE PLAN &
SITE ANALYSIS PLAN**

Scale: 1:200 @ A3

Revision:

Date: DEC 2020

Drawn: D.R.

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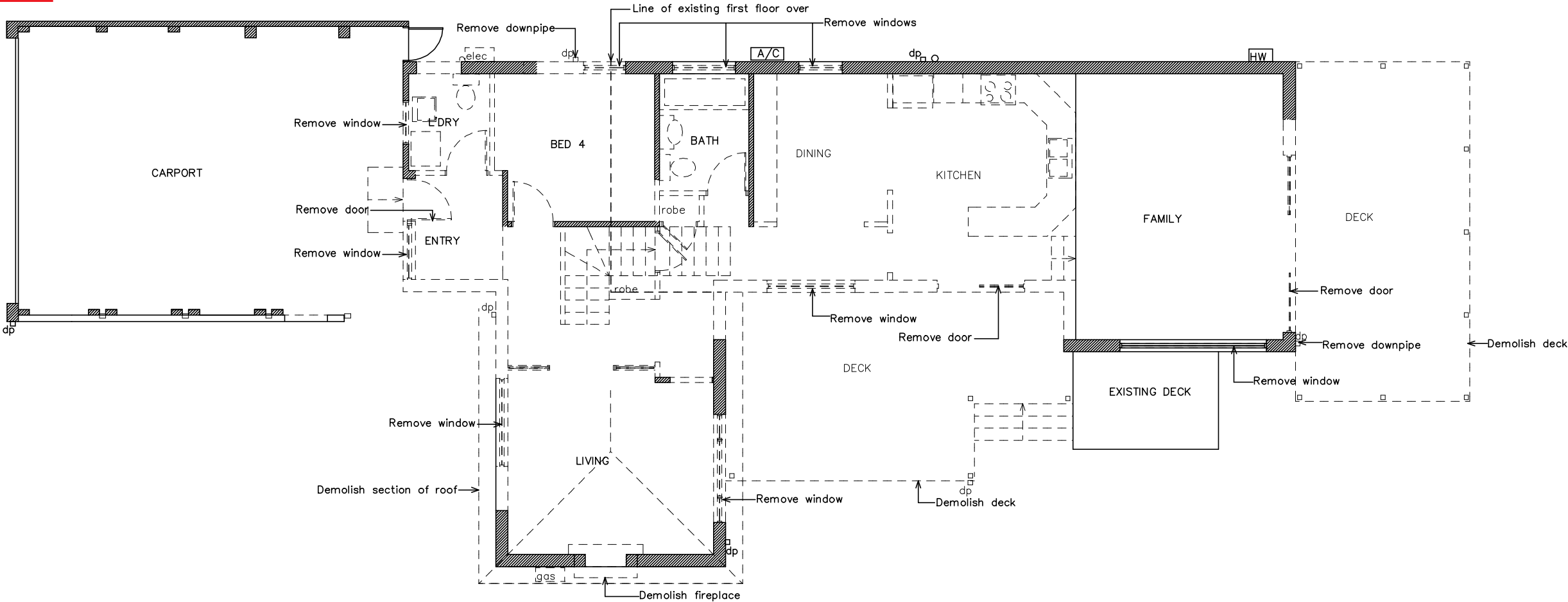
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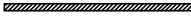
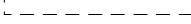

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LEGEND

	Existing double brick wall
	Existing single brick wall
	Existing timber frame wall
	Demolish brick veneer wall
	Demolish timber frame wall

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Project: ALTERATIONS & ADDITIONS

Job. No. 644/20

for: B. & T. van Eck
at: 82 Quirk Street, Dee Why

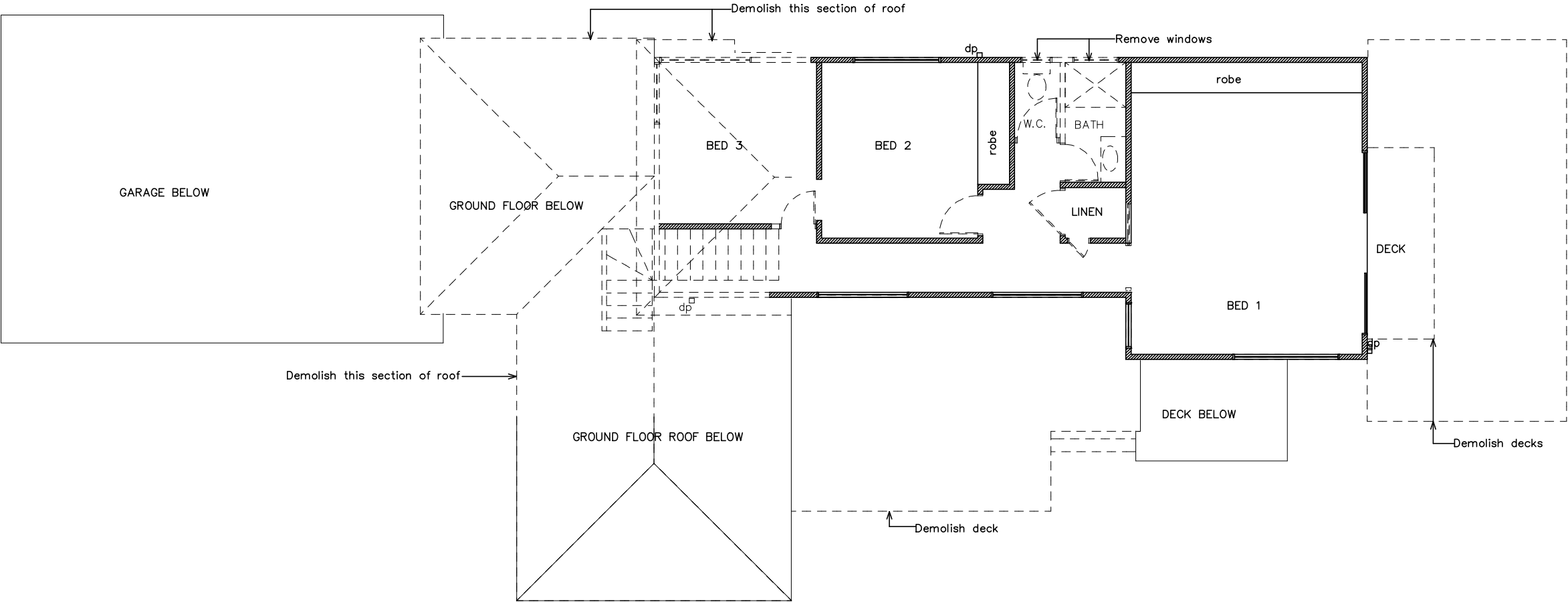
Title: GROUND FLOOR
DEMOLITION PLAN

Scale: 1:100 @ A3
Date: DEC 2020
Drawn: D.R.

Revision:

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LEGEND

- Existing timber frame wall
Demolish timber frame wall

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Project: ALTERATIONS & ADDITIONS

Job. No. 644/20

for: B. & T. van Eck
at: 82 Quirk Street, Dee Why

Title:
FIRST FLOOR
DEMOLITION PLAN

Scale: 1:100 @ A3
Date: DEC 2020
Drawn: D.R.

Revision:

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Drawing No. DA-03



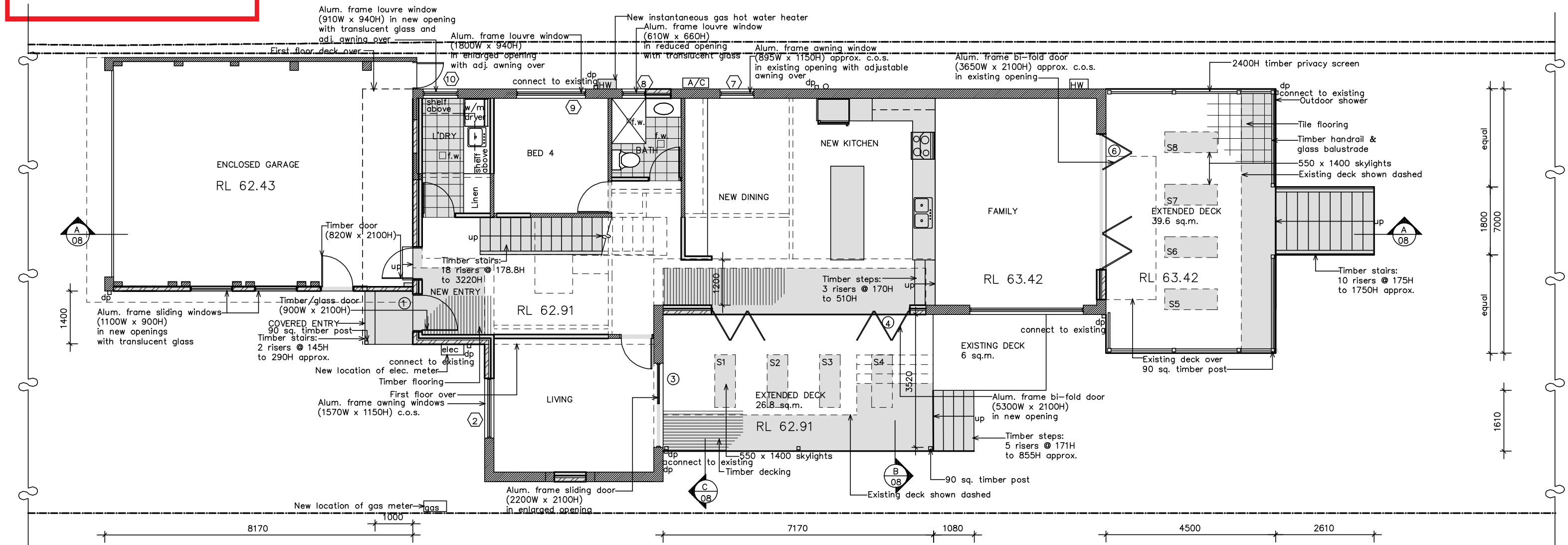


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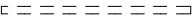

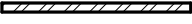

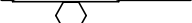

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BASIX WINDOWS AND GLAZED DOORS REQUIREMENTS:
All window and door frames to be improved aluminium except door 1.
Door 1 frame to be timber.
Windows 8, 10, 14–16 to have single toned glass (U–value: 6.39, SHGC: 0.56).
All other windows and doors to have single clear glass.
Windows 7, 9, 10, 13–15 to have awning (adjustable) >= 900mm over.

LEGEND

	Existing double brick wall
	Existing single brick wall
	Existing timber frame wall
	Demolish brick veneer wall
	Demolish timber frame wall
	New brick veneer wall
	New single brick wall
	New timber frame wall
	Window number (basix)
	Door number (basix)

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Job. No. 644/20

for: B. & T. van Eck
at: 82 Quirk Street, Dee Why

Title:

Scale: 1:100 @ A3

Revision:

GROUND FLOOR PLAN

Date: DEC 2020

Drawn: D.R.

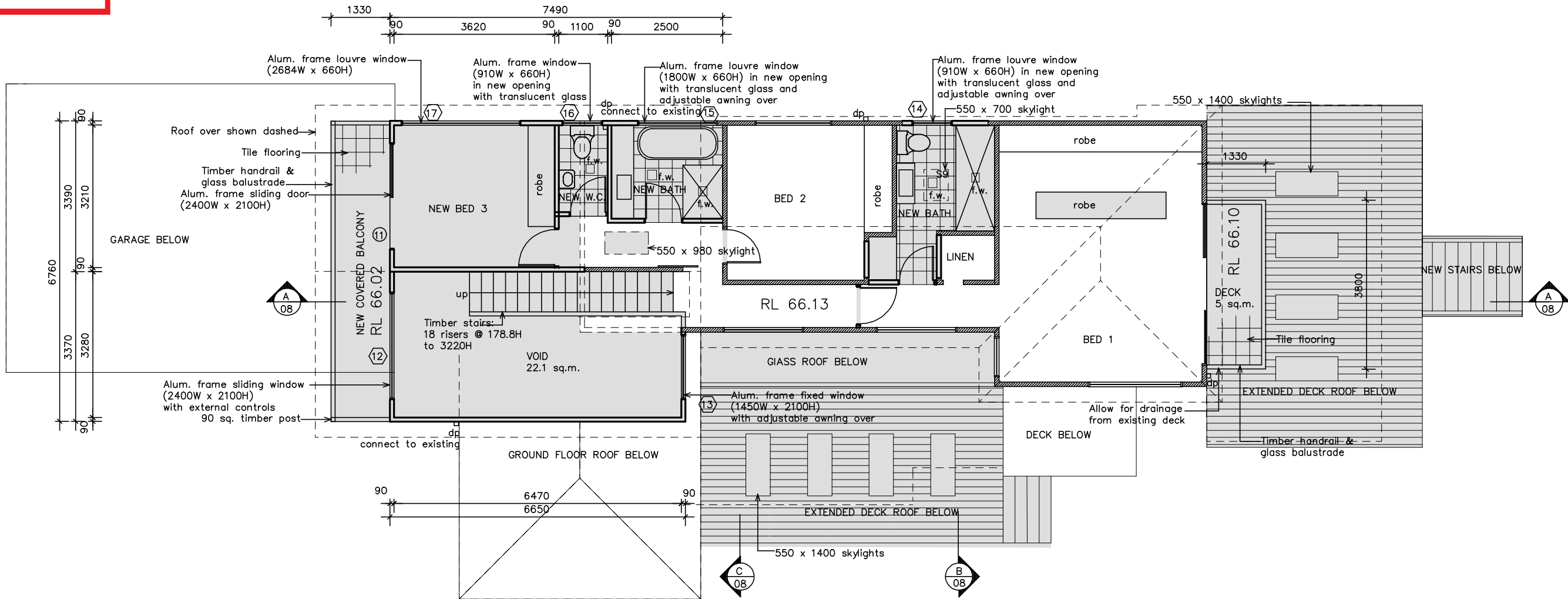
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Drawing No. DA-04





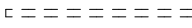



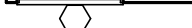

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BASIX WINDOWS AND GLAZED DOORS REQUIREMENTS:
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Door 1 frame to be timber.
Windows 8, 10, 14-16 to have single toned glass (U-value: 6.39, SHGC: 0.56).
All other windows and doors to have single clear glass.
Windows 7, 9, 10, 13-15 to have awning (adjustable) >= 900mm.

LEGEND

	Existing double brick wall
	Existing single brick wall
	Existing timber frame wall
	Demolish brick veneer wall
	Demolish timber frame wall
	New brick veneer wall
	New single brick wall
	New timber frame wall
	Window number (basix)
	Door number (basix)

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Project: ALTERATIONS & ADDITIONS

Job. No. 644/20

for: B. & T. van Eck
at: 82 Quirk Street, Dee Why

Title:

Scale: 1:100 @ A3

Revision:

FIRST FLOOR PLAN

Date: DEC 2020

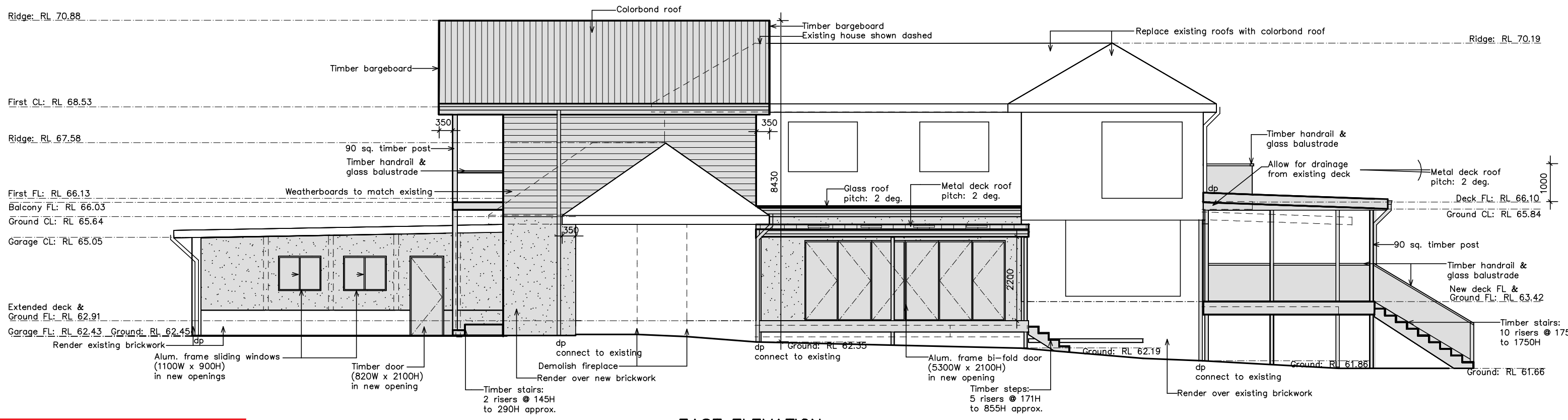
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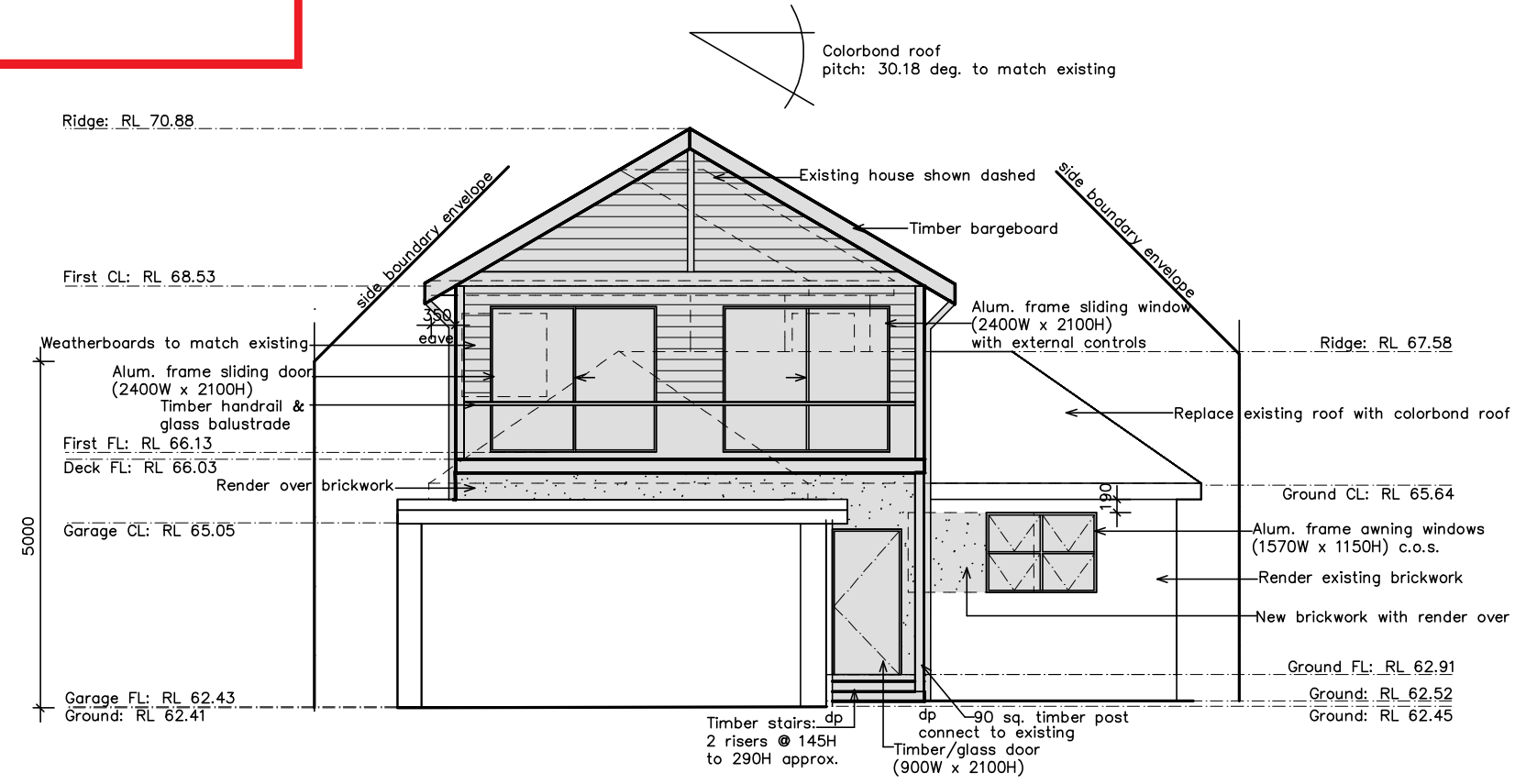


EAST ELEVATION

 northern beaches council

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SOUTH ELEVATION

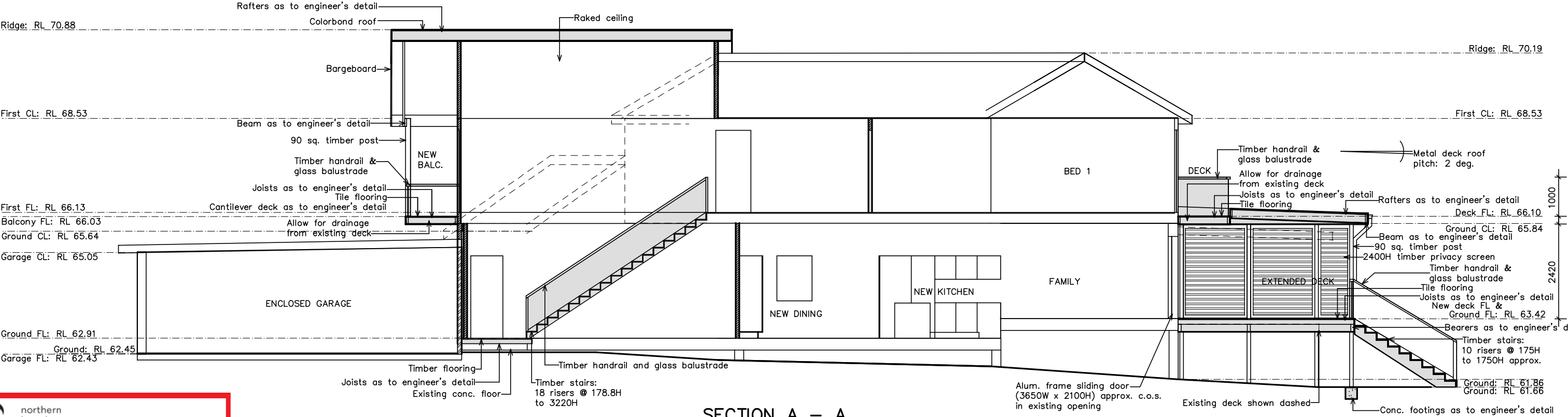
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at: 82 Quirk Street, Dee Why

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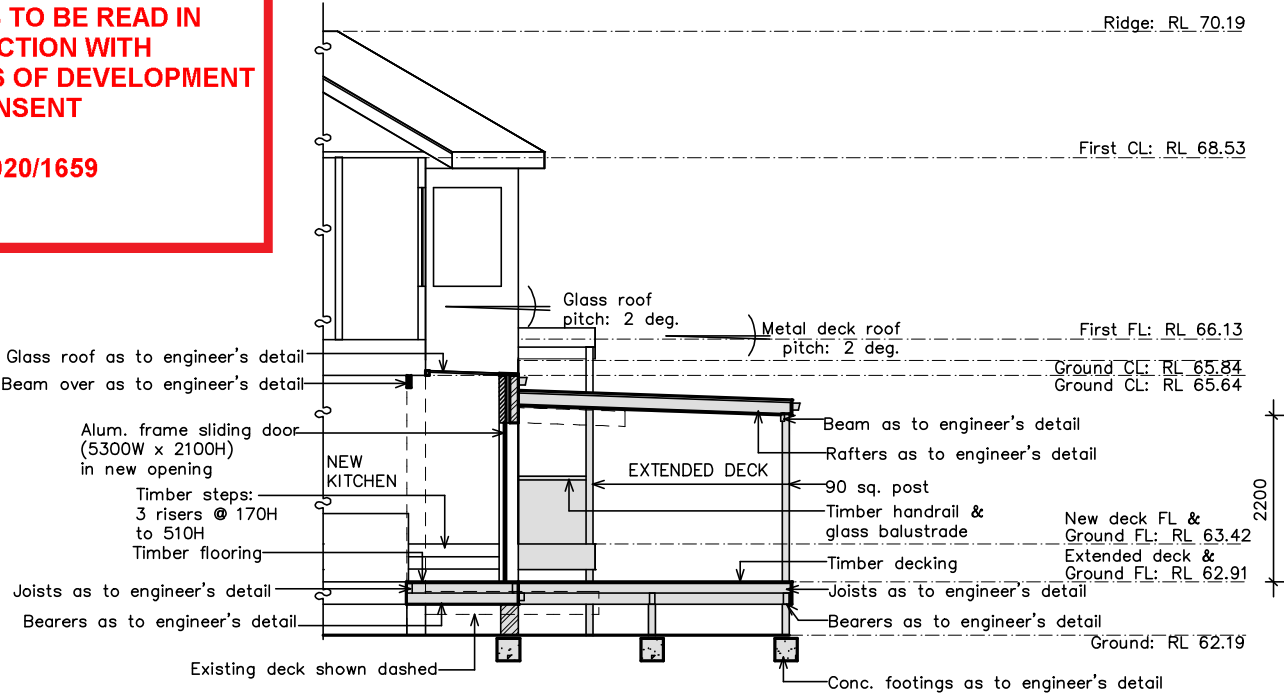
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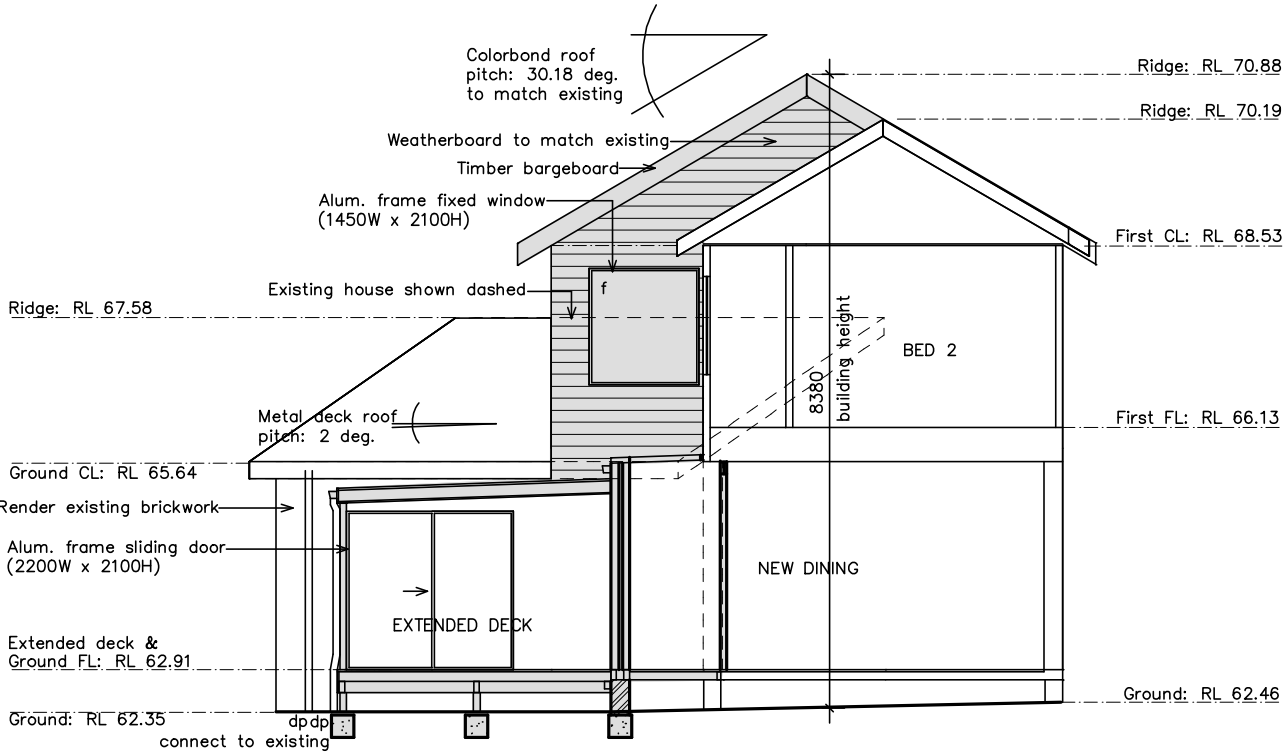
SECTION A – A

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SECTION B



SECTION C

BASIX INSULATION REQUIREMENTS:
Suspended floor with enclosed subfloor: framed (R0.7) – R0.60 (down) (or R1.30 including construction)
Floor above existing dwelling or building: nil
External wall: brick veneer – R1.16 (or R1.70 including construction)
External wall: framed (weatherboard, fibro, metal clad) – R1.30 (or R1.70 including construction)
Roof: foil backed blanket (55 mm)
Flat ceiling, pitched roof: ceiling: R1.95 (up)
Raked ceiling, pitched/skillion roof: framed – ceiling: R2.24 (up),
Roof colour: medium (solar absorptance 0.475 – 0.70)

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for: B. & T. van Eck
at: 82 Quirk Street, Dee Why

Title: Scale: 1:100 @ A3 Revision:
Date: DEC 2020
Drawn: D.R.

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