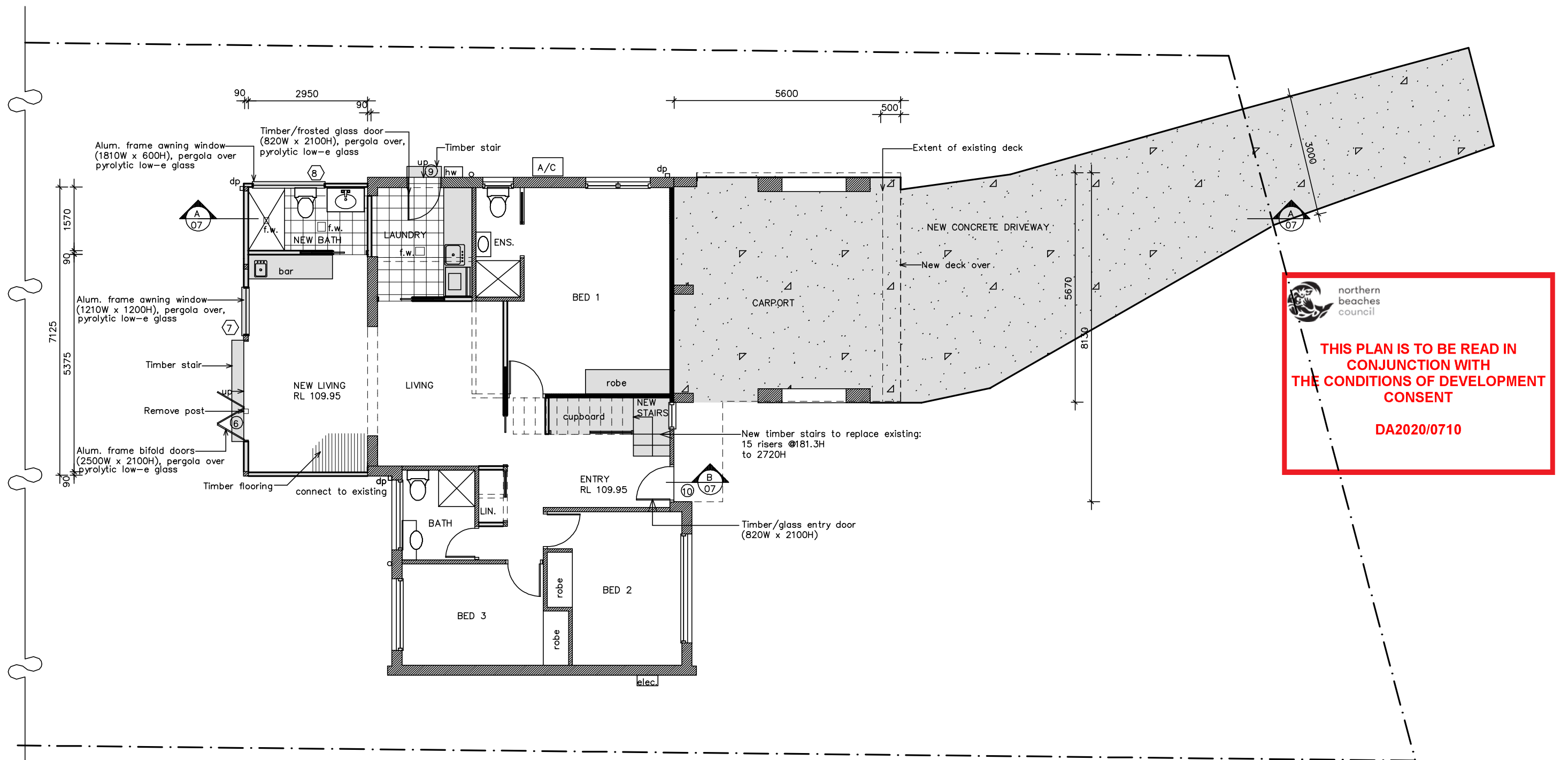


Drawing No. DA-01



northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2020/0710

BASIX WINDOWS AND GLAZED DOORS REQUIREMENTS:
 Door frames 9 and 10 to be timber.
 Window frames 1 – 8 to be improved aluminum.
 Windows and doors 3 – 9 to have single pyrolytic low-e glass
 All other windows to have single clear glass.
 Door 6 and window 7 to have 600D pergola over.
 Window 8 and door 9 to have 450D pergola over.

LEGEND

----	Demolish timber frame wall
=====	Existing brick veneer wall
=====	Existing timber frame wall
=====	New timber frame wall

NOTES:
 This drawing is the copyright of Duffy Regan Design and may not be altered, reproduced or transmitted without permission of Duffy Regan Design.
 All levels and dimensions are to be checked on site prior to commencement of any work.
 All new and altered works to relevant BCA and AS/NZ standards.
 NOT FOR CONSTRUCTION

Project: ALTERATIONS AND ADDITIONS

Job. No. 638/19

for: T. & F. Bradshaw
 at: 11 Darmour Avenue, Allambie Heights

Title: **GROUND FLOOR PLAN**

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

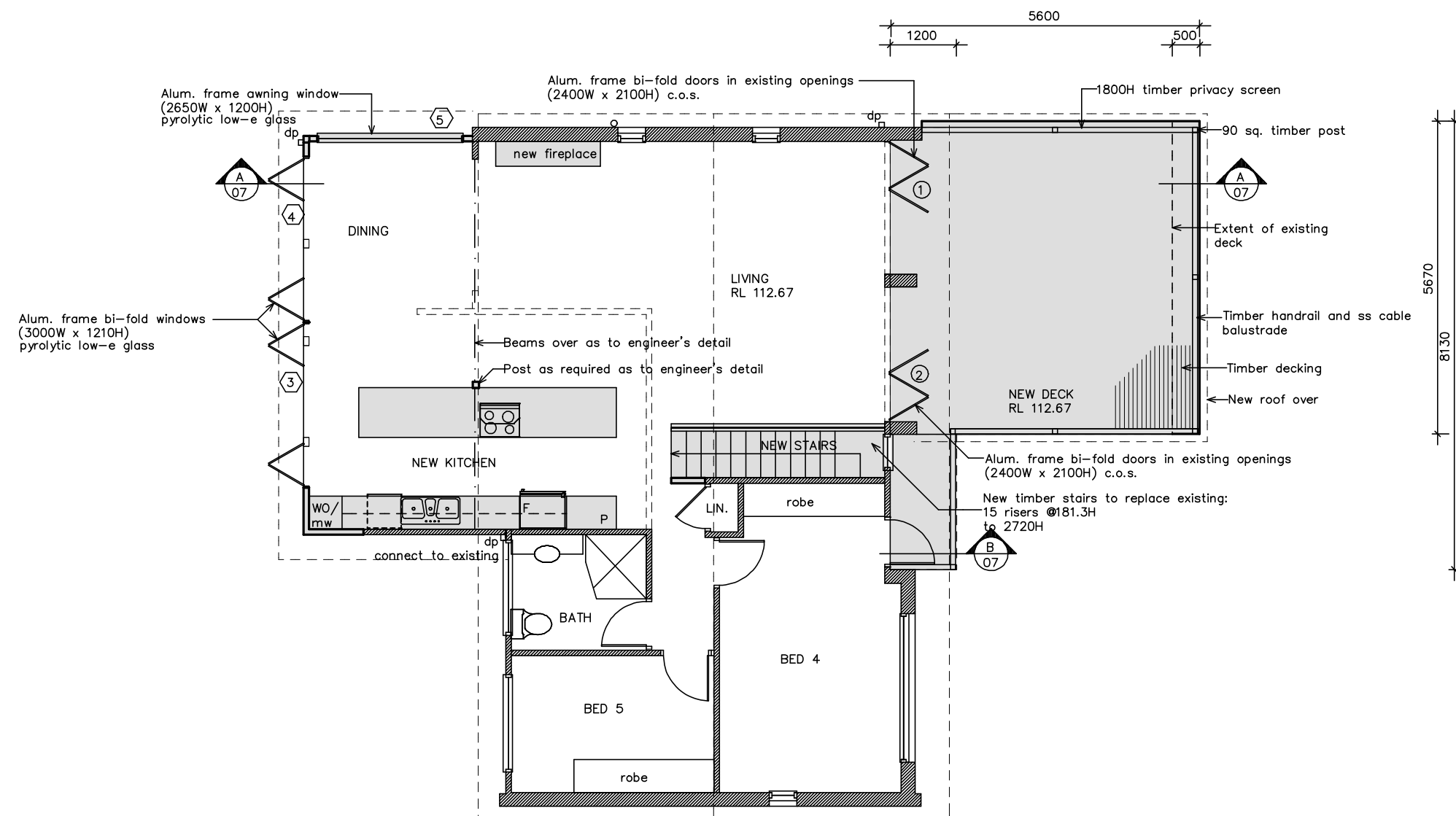
Revision:

DUFFY REGAN DESIGN
 121 Soldiers Ave., Freshwater NSW 2096

Telephone: (02) 9905 6009
 Mobile: 0416 037 847
 Email: dregandesign@gmail.com

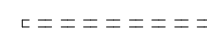



Drawing No. **DA-03**





BASIX WINDOWS AND GLAZED DOORS REQUIREMENTS:
Door frames 9 and 10 to be timber.
Window frames 1 – 8 to be improved aluminum.
Windows and doors 3 – 9 to have single pyrolytic low-e glass
All other windows to have single clear glass.
Door 6 and window 7 to have 600D pergola over.
Window 8 and door 9 to have 450D pergola over.

LEGEND

	Demolish timber frame wall
	Existing brick veneer wall
	Existing timber frame wall
	New timber frame wall

NOTES:
This drawing is the copyright of Duffy Regan Design and may not be altered, reproduced or transmitted without permission of Duffy Regan Design.
All levels and dimensions are to be checked on site prior to commencement of any work.
All new and altered works to relevant BCA and AS/NZ standards.
NOT FOR CONSTRUCTION

Project: ALTERATIONS AND ADDITIONS

Job. No. 638/19

for: T. & F. Bradshaw
at: 11 Darmour Avenue, Allambie Heights

Title:
FIRST FLOOR PLAN

Scale: 1:100 @ A3

Revision:

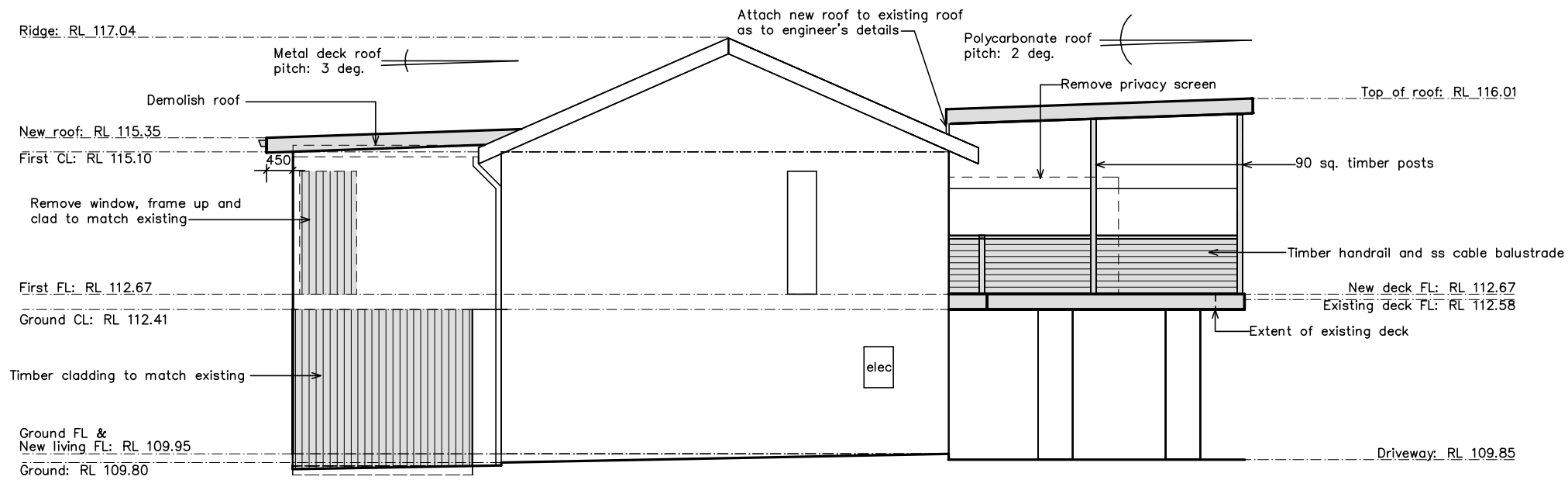
Date: JUNE 2020

Drawn: D.R.

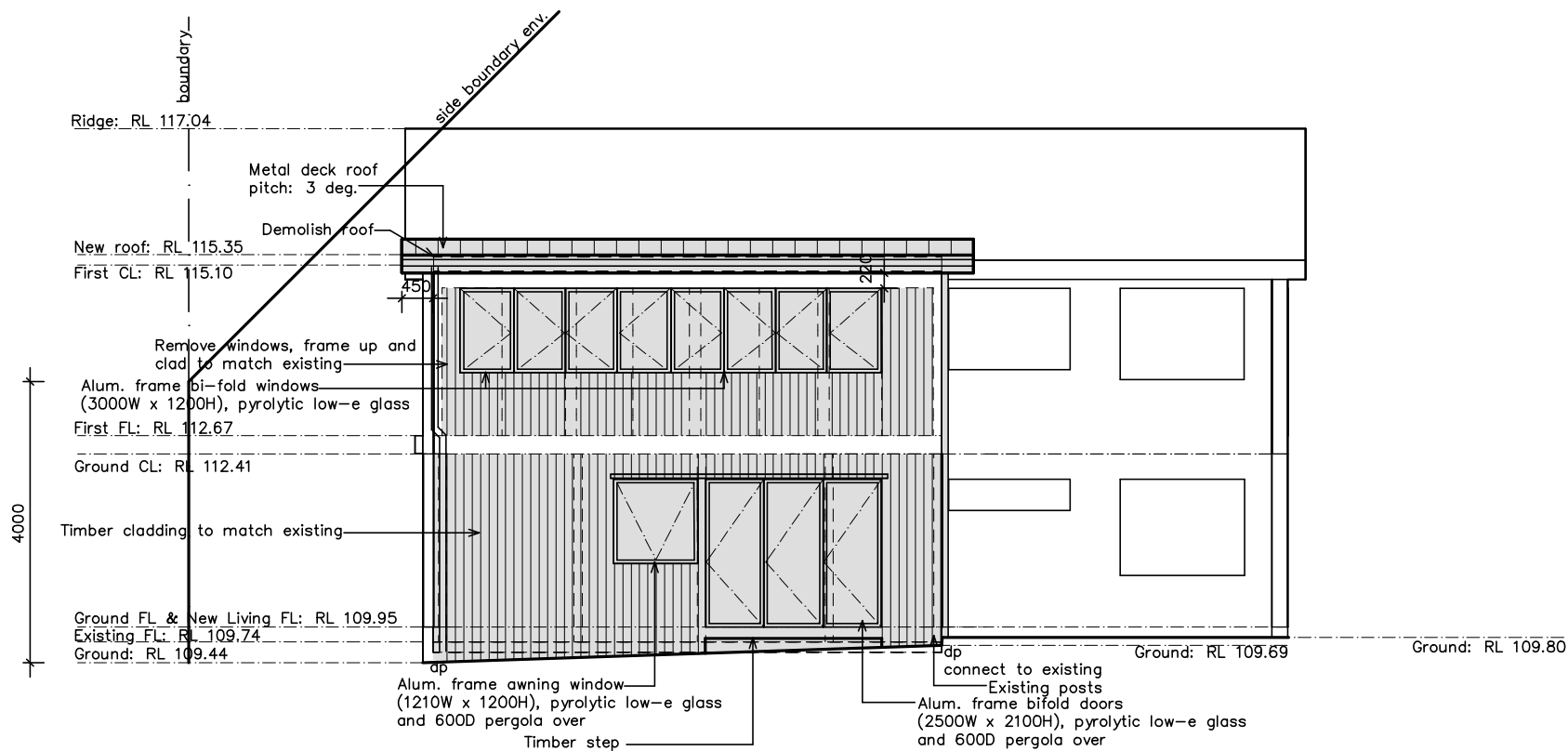
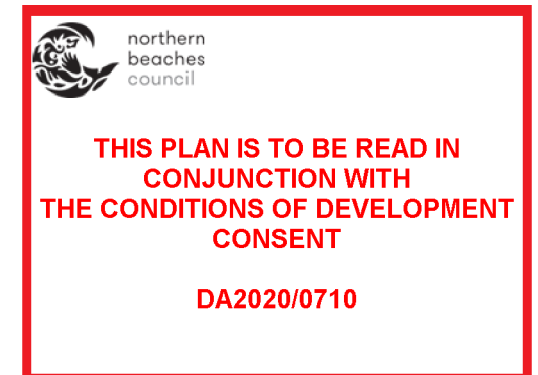
DUFFY REGAN DESIGN
121 Soldiers Ave., Freshwater NSW 2096

Telephone: (02) 9905 6009
Mobile: 0416 037 847
Email: dregandesign@gmail.com

Drawing No. **DA-04**



SOUTH WEST ELEVATION



NORTH WEST ELEVATION

NOTES:
This drawing is the copyright of Duffy Regan Design and may not be altered, reproduced or transmitted without permission of Duffy Regan Design.
All levels and dimensions are to be checked on site prior to commencement of any work.
All new and altered works to relevant BCA and AS/NZ standards.
NOT FOR CONSTRUCTION

Project: ALTERATIONS AND ADDITIONS

Job. No. 638/19

for: T. & F. Bradshaw
at: 11 Darmour Avenue, Allambie Heights

Title:

Scale: 1:100 @ A3

Revision:

ELEVATIONS

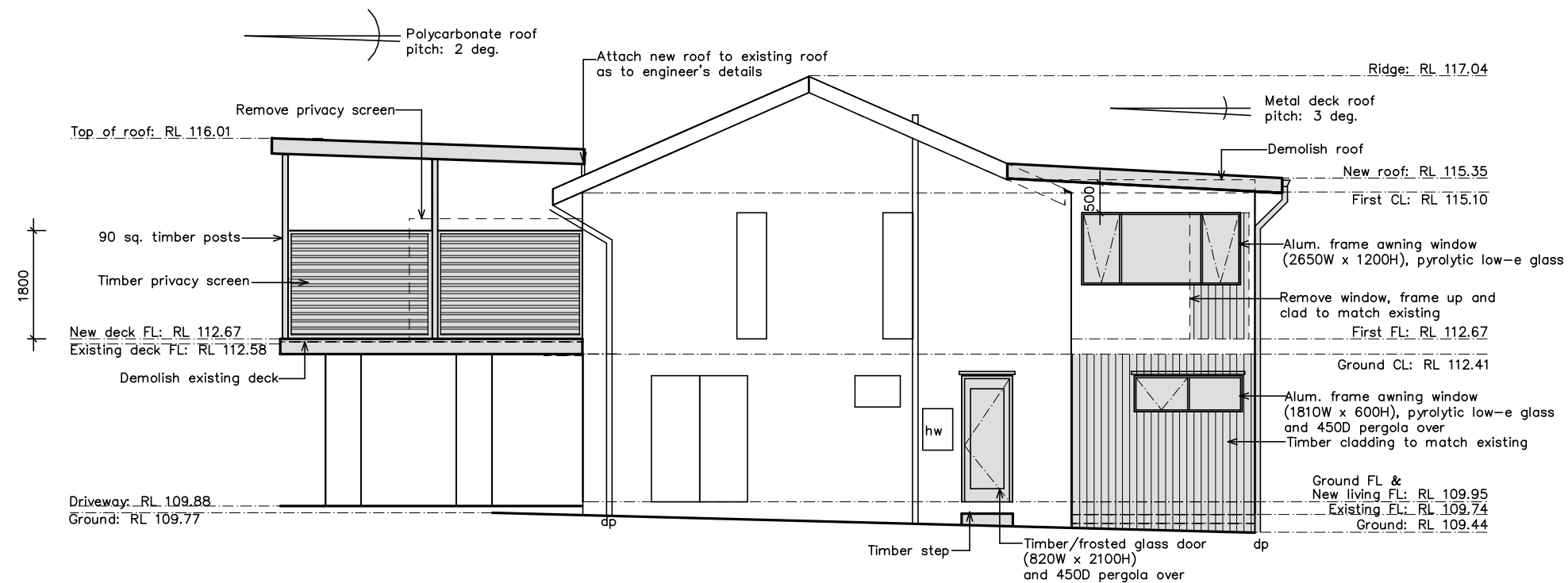
Date: JUNE 2020

Drawn: D.R.

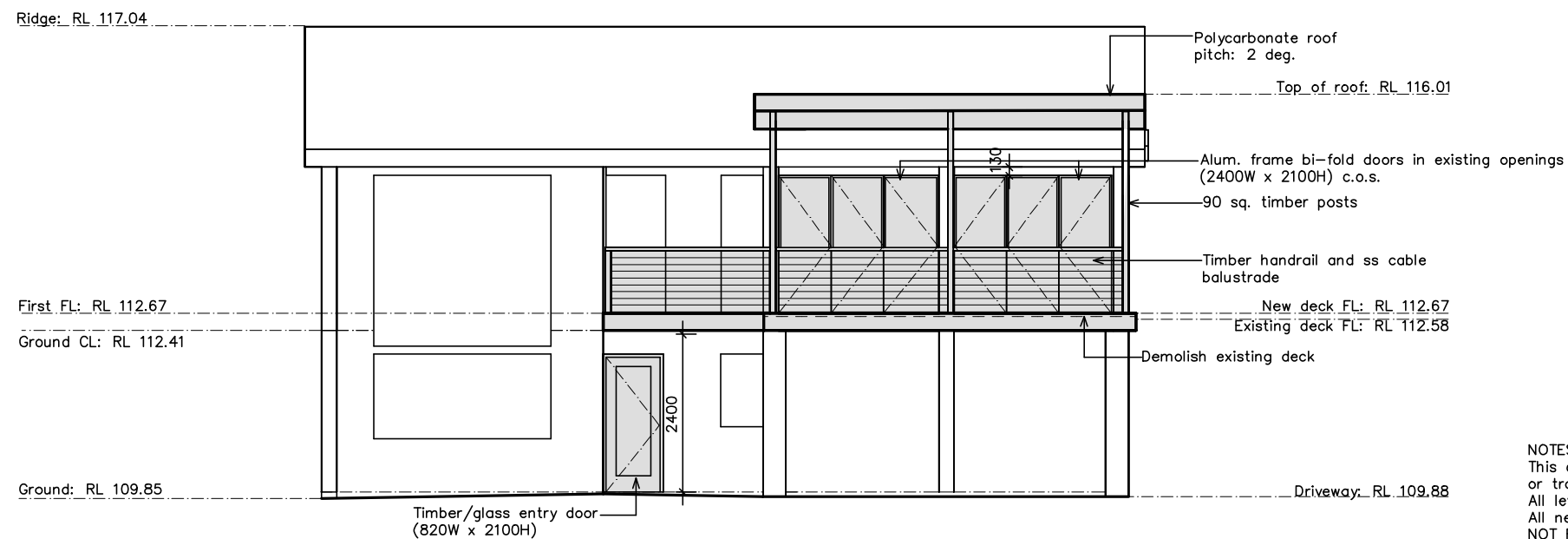
DUFFY REGAN DESIGN
121 Soldiers Ave., Freshwater NSW 2096

Telephone: (02) 9905 6009
Mobile: 0416 037 847
Email: dregandesign@gmail.com

Drawing No. DA-05



NORTH EAST ELEVATION



SOUTH EAST ELEVATION



**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2020/0710

NOTES:
This drawing is the copyright of Duffy Regan Design and may not be altered, reproduced or transmitted without permission of Duffy Regan Design.
All levels and dimensions are to be checked on site prior to commencement of any work.
All new and altered works to relevant BCA and AS/NZ standards.
NOT FOR CONSTRUCTION

Project: ALTERATIONS AND ADDITIONS

Job. No. 638/19

for: T. & F. Bradshaw
at: 11 Darmour Avenue, Allambie Heights

Title:
ELEVATIONS

Scale: 1:100 @ A3

Revision:

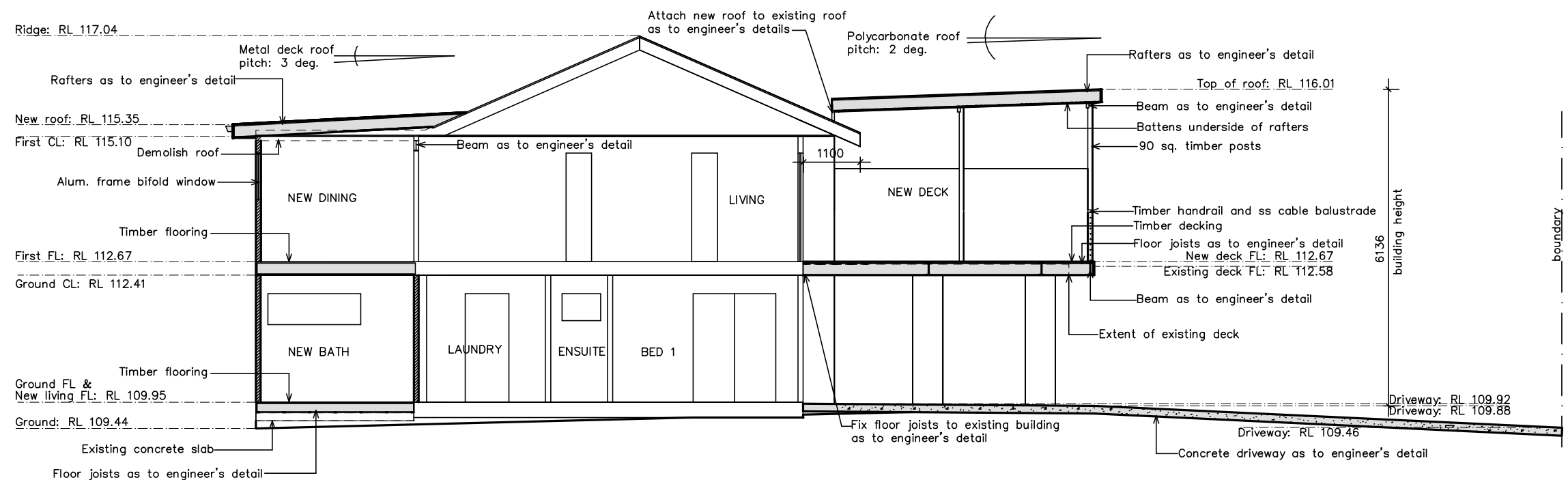
Date: JUNE 2020

Drawn: D.R.

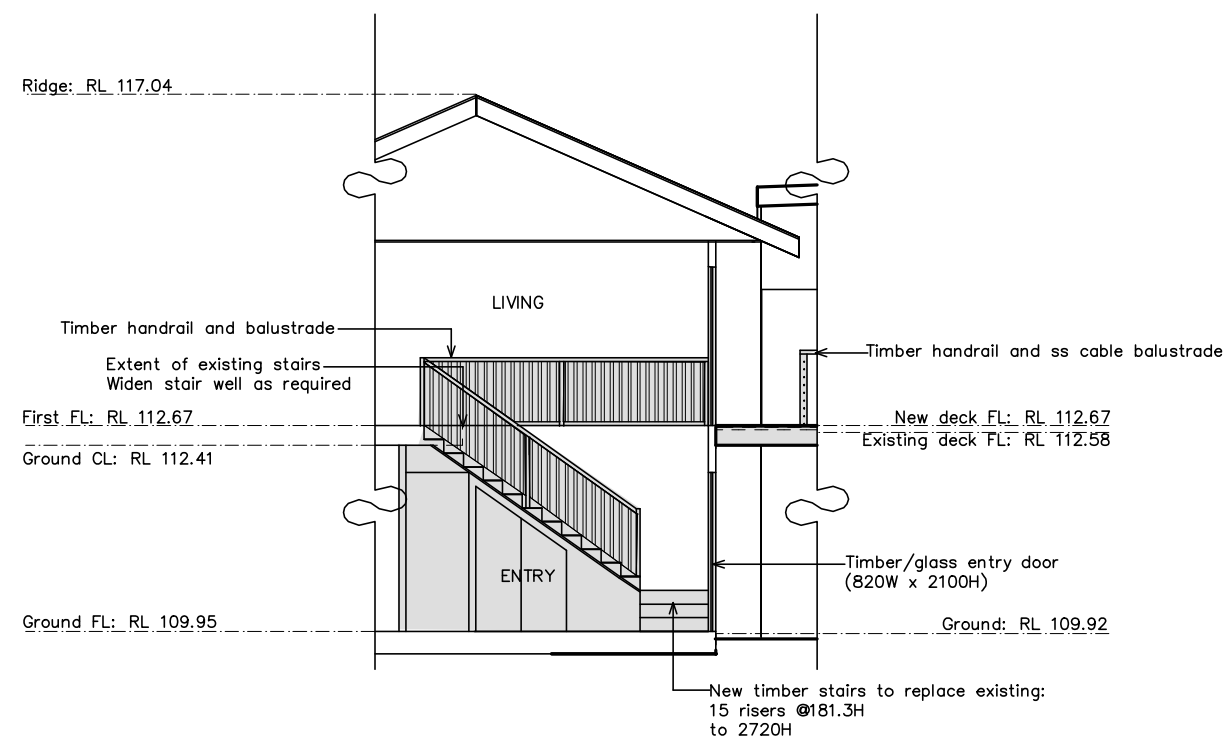
DUFFY REGAN DESIGN
121 Soldiers Ave., Freshwater NSW 2096

Telephone: (02) 9905 6009
Mobile: 0416 037 847
Email: dregandesign@gmail.com

Drawing No. **DA-06**



SECTION A - A



SECTION B

BASIX INSULATION REQUIREMENTS:

External wall: framed (weatherboard, fibro, metal clad) - R1.30 (or R1.70 including construction)
 Roof: foil backed blanket (55 mm)
 Flat ceiling, flat roof: framed - ceiling: R1.58 (up)
 Roof colour: medium (solar absorptance 0.475 - 0.70)



NOTES:
 This drawing is the copyright of Duffy Regan Design and may not be altered, reproduced or transmitted without permission of Duffy Regan Design.
 All levels and dimensions are to be checked on site prior to commencement of any work.
 All new and altered works to relevant BCA and AS/NZ standards.
 NOT FOR CONSTRUCTION

Project: ALTERATIONS AND ADDITIONS

Job. No. 638/19

for: T. & F. Bradshaw
 at: 11 Darmour Avenue, Allambie Heights

Title:

Scale: 1:100 @ A3

Revision:

SECTIONS

Date: JUNE 2020

Drawn: D.R.

DUFFY REGAN DESIGN
 121 Soldiers Ave., Freshwater NSW 2096

Telephone: (02) 9905 6009
 Mobile: 0416 037 847
 Email: dregandesign@gmail.com

Drawing No. DA-07

[illegible]

NOTES:
This drawing is the copyright of Duffy Regan Design and may not be altered, reproduced or transmitted without permission of Duffy Regan Design.
All levels and dimensions are to be checked on site prior to commencement of any work.
All new and altered works to relevant BCA and AS/NZ standards.
NOT FOR CONSTRUCTION

Drawing No. DA-08