

General Notes

READ ARCHITECTURAL DRAWINGS IN CONJUNCTION
W/ OTHER CONSULTANTS DRAWINGS,
DOCUMENTATION & COORDINATE W/ OTHER
INSTRUCTIONS THAT ARE ISSUED DURING THE
COURSE OF THE WORKS.
VERIFY SET-OUT DIMENSIONS & LEVELS ON SITE
PRIOR TO COMMENCEMENT OF WORKS.
DETAIL DRAWINGS TO LARGER SCALES TAKE
PRECEDENCE OVER SMALLER SCALE DRAWINGS.
EXECUTE THE WORKS IN COMPLIANCE W/ THE
CURRENT EDITION OF THE BCA (AS AMENDED),
CURRENT EDITIONS OF RELEVANT AUSTRALIAN
STANDARDS (AS AMENDED) & THE CURRENT
REQUIREMENTS OF OTHER AUTHORITIES RELEVANT
TO THE EXECUTION OF THE WORK.

Levels

(RL) RELATIVE LEVEL
(SSL) STRUCTURAL SLAB LEVEL
(FFL) FINISHED FLOOR LEVEL
(GND) FINISHED GROUND LEVEL

EXISTING SITE LEVELS TRANSPOSED FROM
SITE SURVEY FOR REFERENCE.
EXISTING SITE LEVELS EXTRAPOLATED BY BH
DESIGN FROM SITE SURVEY INFORMATION.
EXTRAPOLATED LEVEL MAY BE LIMITED IN THEIR
ACCURACY.

Legend

EXISTING WALL
TO BE REMOVED
BRICK VENEER WALL
TIMBER STUD WALL

NEW DOOR

NEW WINDOW

Materials & Finishes Schedule

General
* MATERIALS AND FINISHES ARE TO BE SUPPLIED
AND INSTALLED IN ACCORDANCE WITH THE
MANUFACTURER'S, SUPPLIER'S AND/OR
INSTALLER'S CURRENT WRITTEN RECOMMENDATIONS
AND INSTRUCTIONS.
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DOCUMENTATION AND INSTRUCTIONS.
* STRUCTURAL ELEMENTS TO BE CONSTRUCTED IN
CO-ORDINATION WITH THE STRUCTURAL ENGINEER'S
DOCUMENTATION.

Floors
EXISTING FLOORS TO DWELLING TO REMAIN;
NEW TIMBER FRAMED FLOOR ON BRICK PIERS

Walls
EXTERNAL WALLS
EXISTING TO REMAIN; REPAIR AS REQUIRED
PROPOSED TO MATCH EXISTING

Roof
REPAIR &/OR REPLACE EXISTING TIMBER
STRUCTURE WHERE REQUIRED.
NEW TIMBER ROOF STRUCTURE IN A/W STRUCTURAL
ENGINEERS DETAILS.
ROOF TILES TO MATCH EXISTING
RAINFALL GOODS TO MATCH EXISTING

Miscellaneous
WINDOWS
NEW WINDOWS TO MATCH EXISTING

Area Calculations

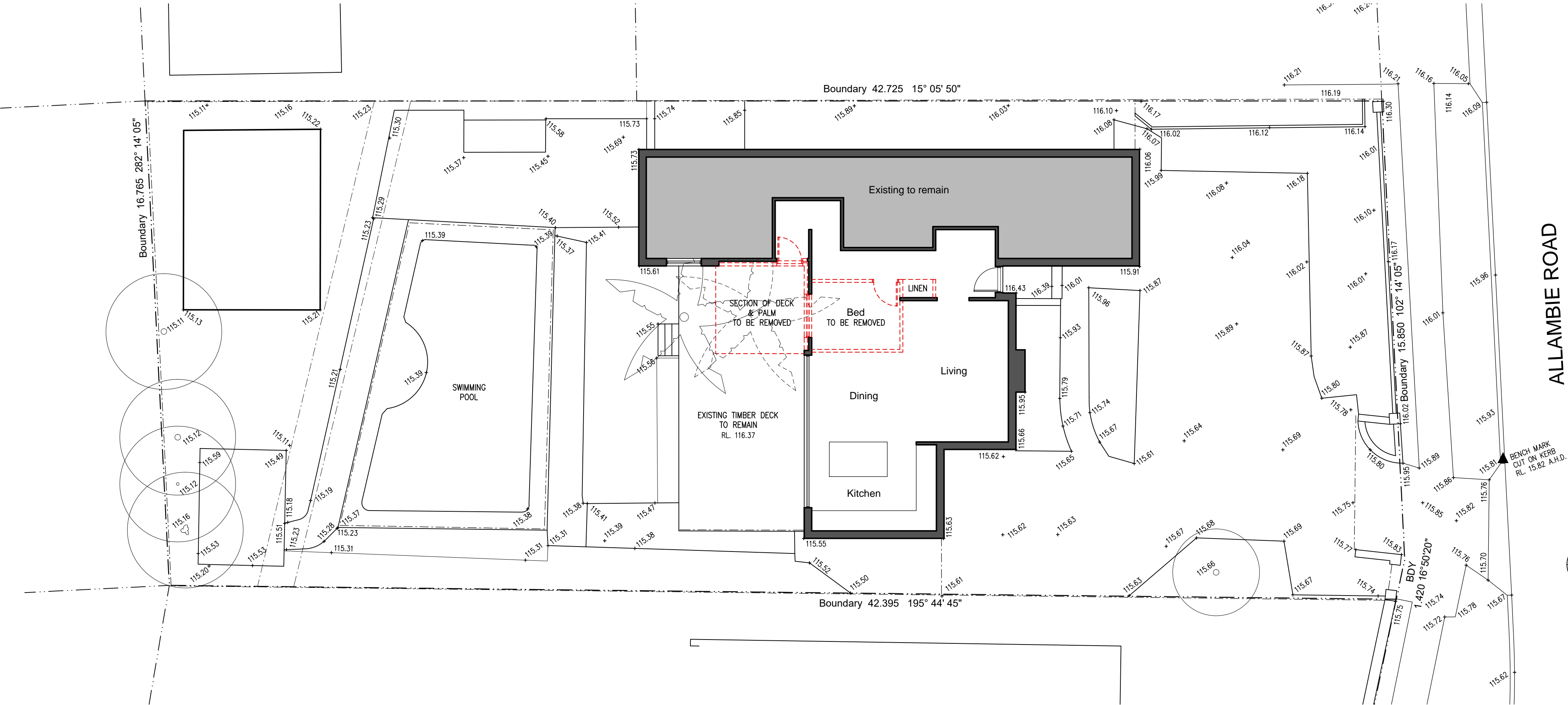
TOTAL SITE AREA = 725.40M²
EXISTING GFA (DWELLING) = 114.50M²
EXISTING GFA (STUDIO) = 29.40M²
TOTAL EXISTING GFA = 143.90M²
PROPOSED GFA (DWELLING) = 123.75M²
TOTAL PROPOSED GFA (INCLUDING STUDIO) = 153.15M²
TOTAL EXISTING LANDSCAPED AREA = 226.21M² (UNCHANGED)

BASIX Compliance

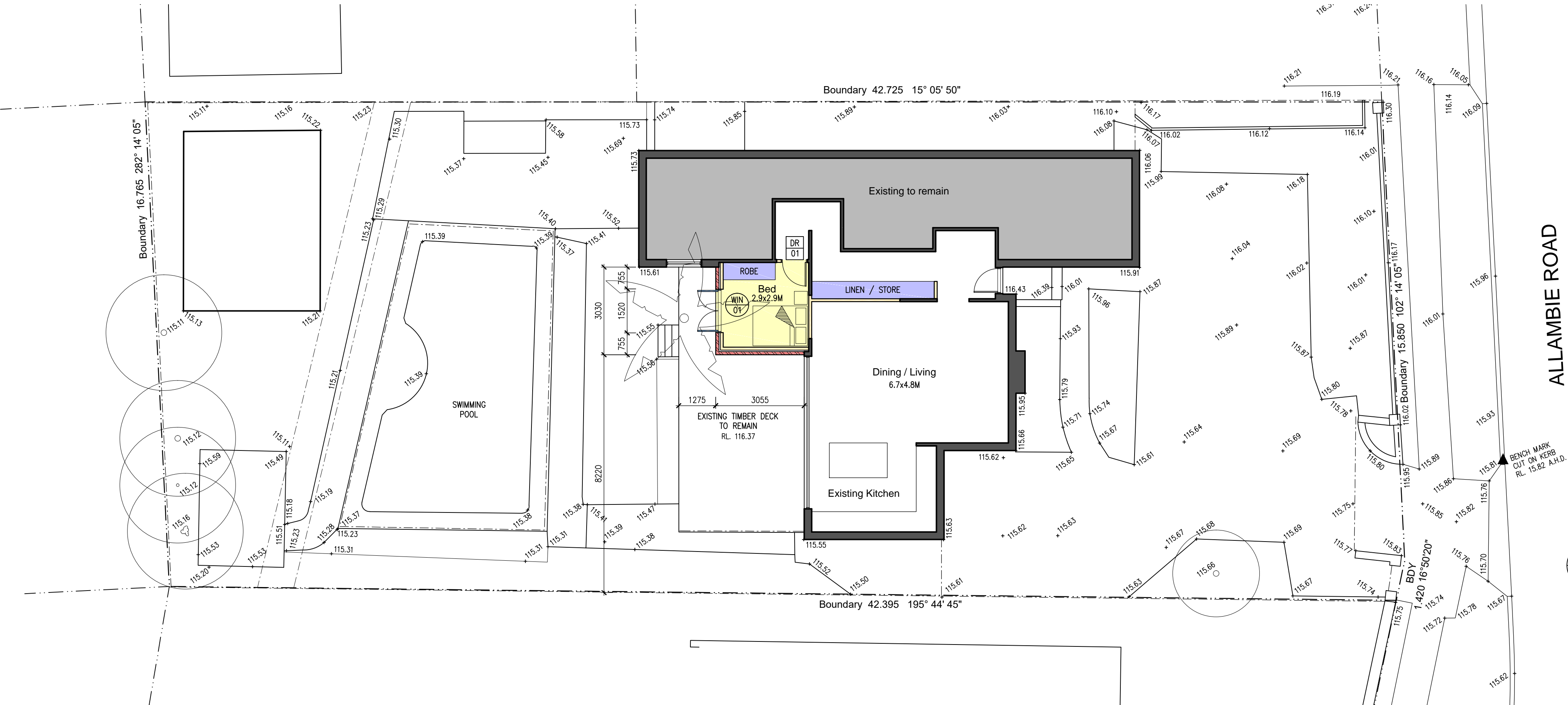
LIGHTING
ENSURE A MIN.40% OF NEW OR ALTERED LIGHT FIXTURES
ARE FITTED W/ FLUORESCENT, COMPACT FLUORESCENT,
OR LIGHT-EMITTING-DIODE LAMPS.

INSULATION REQUIREMENTS
CONSTRUCT NEW OR ALTERED FLOORS, WALLS AND
CEILINGS IN A/W THE SPECIFICATIONS LISTED IN THE
BASIX CERTIFICATE.

GLAZING REQUIREMENTS
INSTALL NEW GLAZED DOOR IN A/W SPECIFICATIONS
LISTED IN THE BASIX CERTIFICATE.
EACH GLAZED DOOR W/ STANDARD ALUMINIUM OR
TIMBER FRAMES & SINGLE CLEAR OR TONED GLASS
MAY EITHER MATCH THE DESCRIPTION OR HAVE A
U-VALUE & A SHGC NO GREATER THAN THAT LISTED
IN THE BASIX CERTIFICATE



Existing Floor Plan
1:100 @ A1



Proposed Floor Plan
1:100 @ A1

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT
DA2022/0008

0 1 2 3 4 5 10m

Development Application

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Amendments

| Issue | Description | By | Date |
|-------|-------------|----|------|
|-------|-------------|----|------|

bhd
BH Designs
building design & drafting services

ABN: 80 356 936 642
Mob: 0418 218 341
Email: brendan@bhdsgns.com.au

Project
Alterations and Additions to an
Existing Dwelling

Client
Sandra Berger

Address
No.127 Allambie Road,
Allambie Heights

Drawing
Existing/Demolition Plan and
Proposed Plan

Scale
1:100@A1

Drawn by
bh

Drawing #

2129/CD-02

Date
February 2022

Checked by

Issue

B

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Legend

EXISTING WALL
TO BE REMOVED
BRICK VENEER WALL
TIMBER STUD WALL

NEW DOOR

NEW WINDOW

Materials & Finishes Schedule

General
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Walls
EXTERNAL WALLS
EXISTING TO REMAIN; REPAIR AS REQUIRED
PROPOSED TO MATCH EXISTING

Roof
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STRUCTURE WHERE REQUIRED.
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Area Calculations

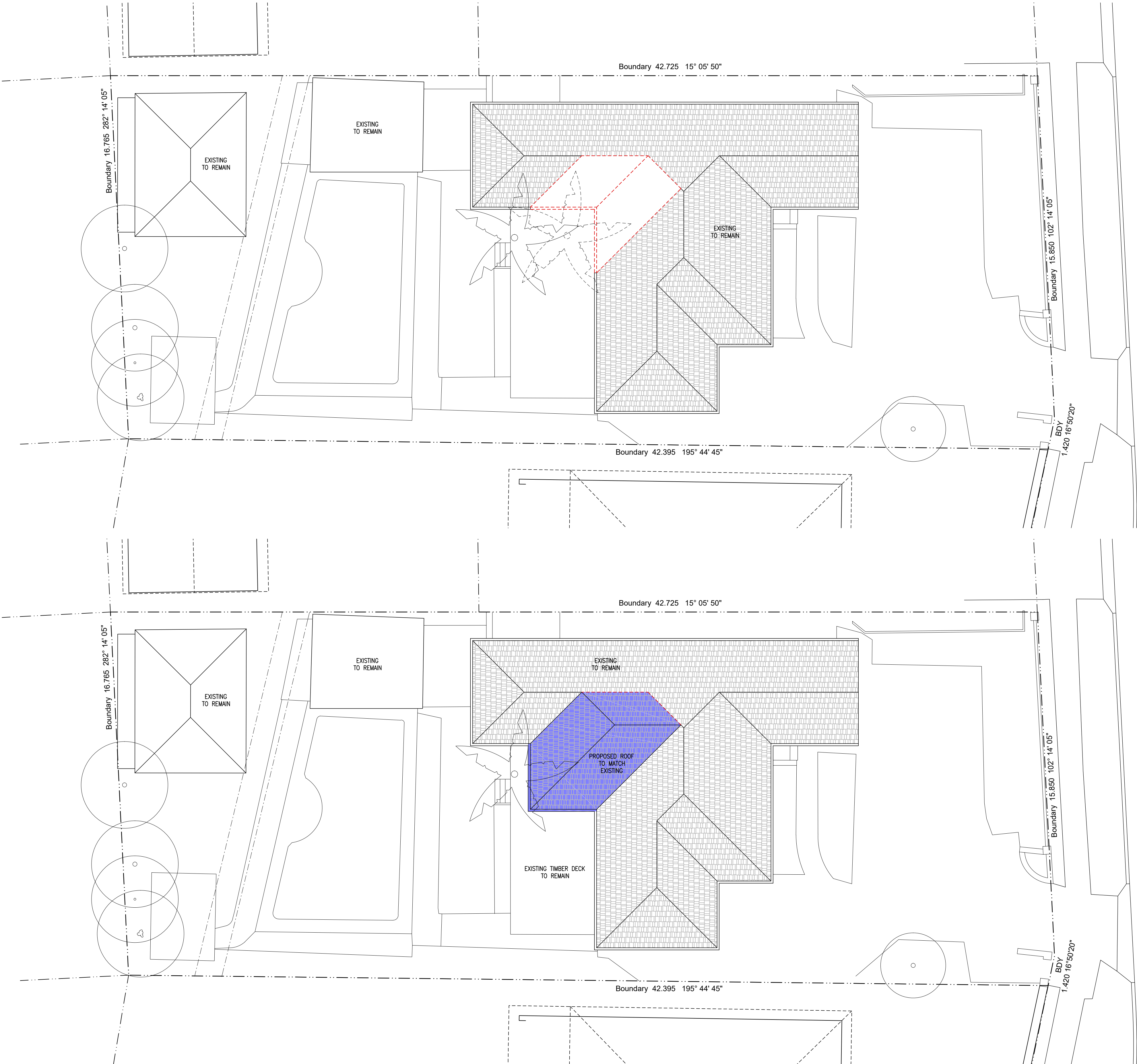
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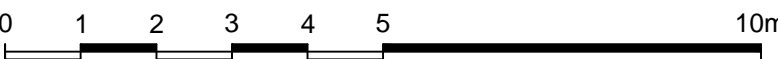
ALLAMBIE ROAD

Existing Roof Plan
1:100 @ A1

ALLAMBIE ROAD

Proposed Roof Plan
1:100 @ A1

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Amendments

Issue Description By Date

bhd
BH Designs
building design & drafting services

ABN: 80 356 936 642
Mob: 0418 218 341
Email: brendan@bhdesigns.com.au

Project

Alterations and Additions to an
Existing Dwelling

Client

Sandra Berger

Address

No.127 Allambie Road,
Allambie Heights

Drawing

Existing & Proposed Roof Plan

Scale

1:100@A1

Drawn by

bh

Drawing #

2129/CD-03

Date

February 2022

Checked by

Issue

B

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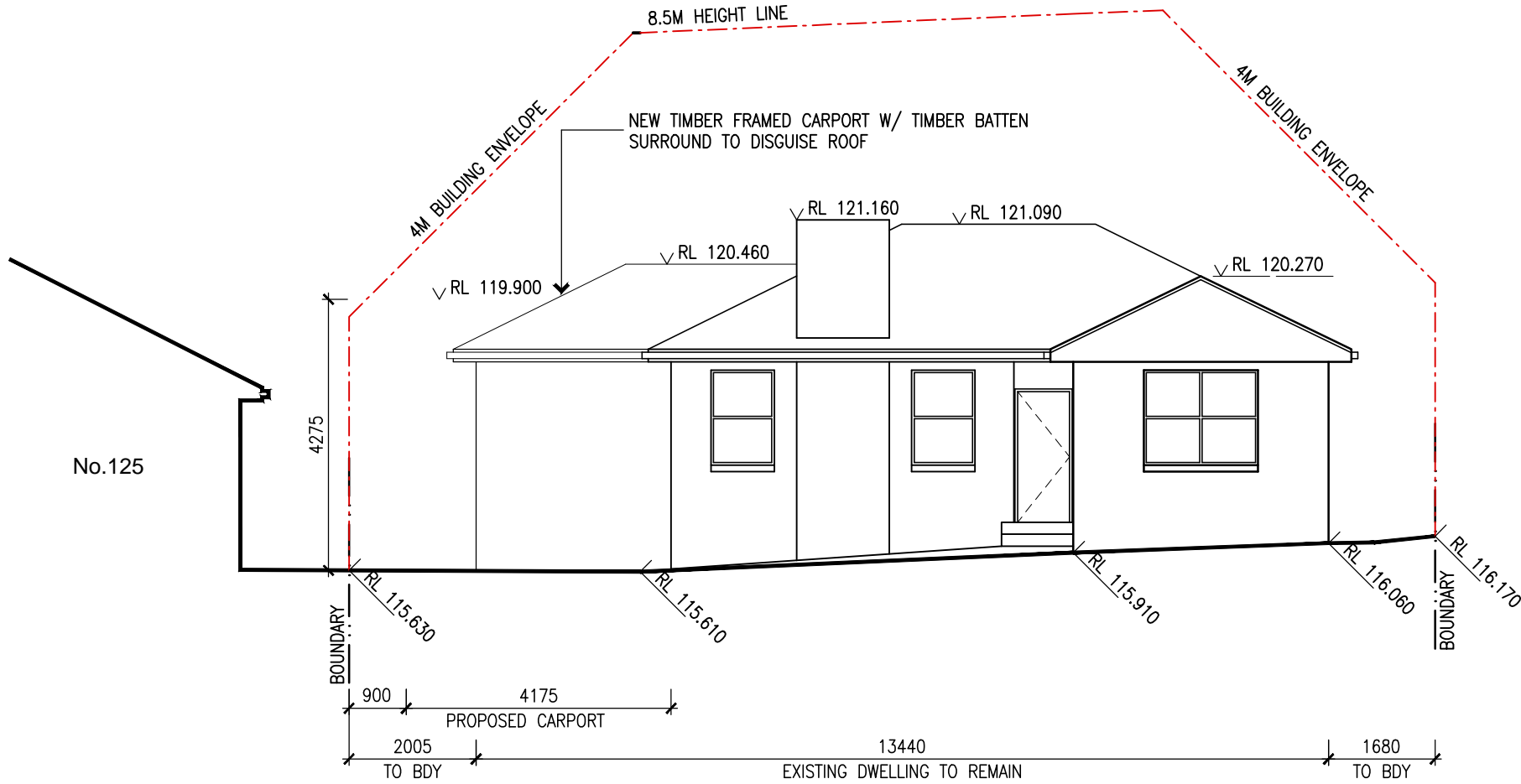
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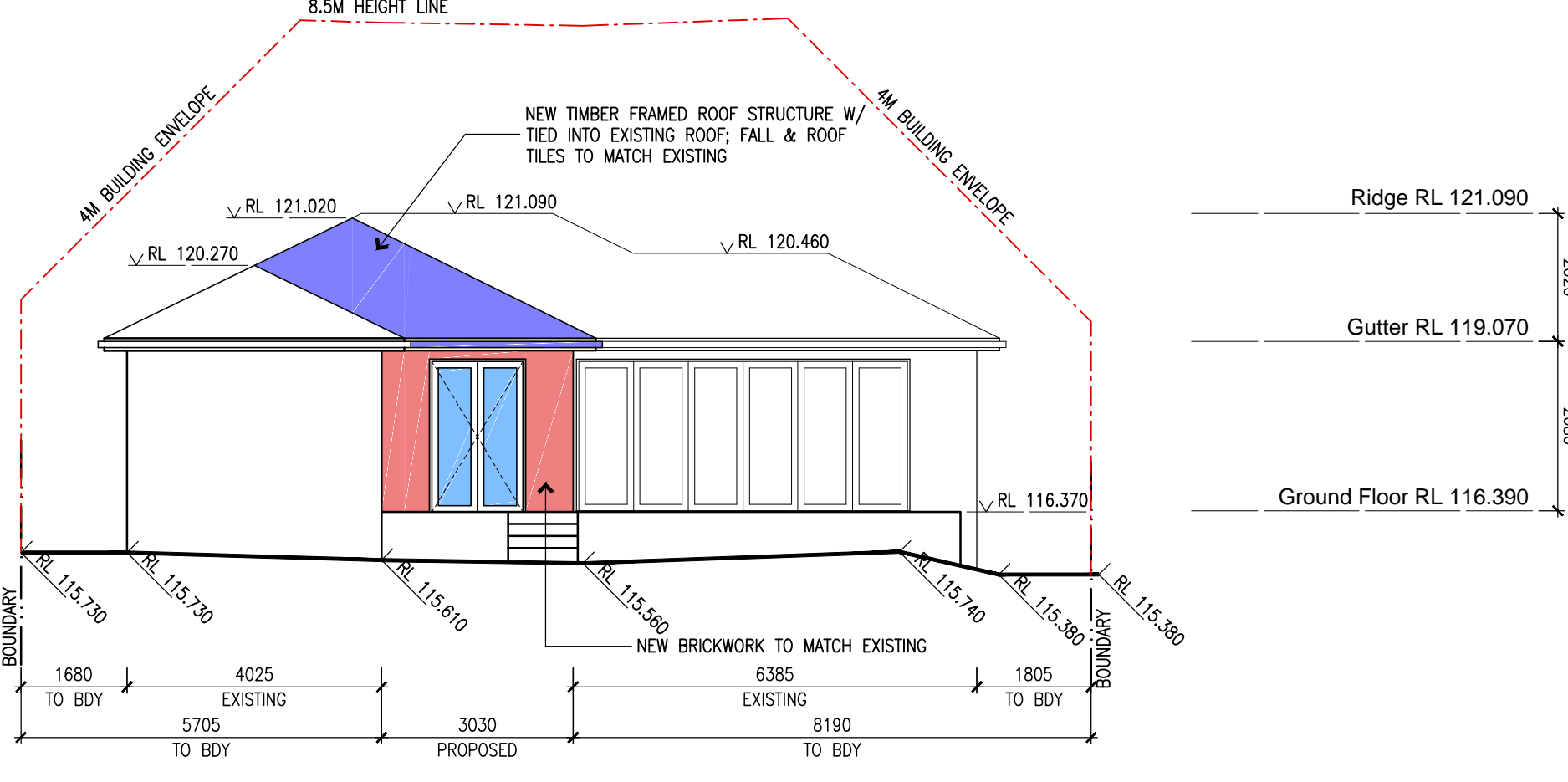
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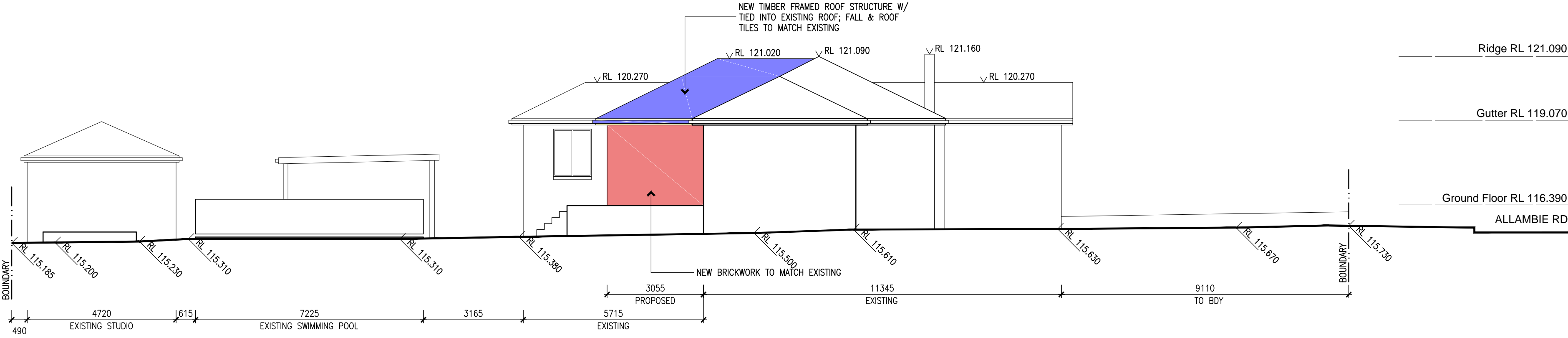
Reference RL 110.000

Proposed North Elevation
1:100 @ A1



Reference RL 110.000

Proposed South Elevation
1:100 @ A1



Reference RL 110.000

Proposed East Elevation
1:100 @ A1

northern
beaches
council

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DA2022/0008

0 1 2 3 4 5 10m

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Project
Alterations and Additions to an
Existing Dwelling

Client
Sandra Berger

Address
No.127 Allambie Road,
Allambie Heights

Drawing
Proposed Elevations

Scale
1:100@A1

Drawn by
bh

Drawing #

2129/CD-04

Date
February 2022

Checked by

Issue

B