

DRAWING LIST

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04 DEMOLITION GROUND FLOOR	DEMOLITION GROUND FLOOR	4
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06 NORTH / EAST ELEVATION	NORTH ELEVATION	6
	EAST ELEVATION	
07 SOUTH / WEST ELEVATION	SOUTH ELEVATION	7
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08 SECTIONS	SECTION/A	8
	SECTION/B	
09 BASIX / SEDIMENT CONTROL	BASIX / SEDIMENT CONTROL	9
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14 LANDSCAPE PLAN	LANDSCAPE PLAN	14

LOT : 23
DP : 31468

ADDRESS : 11 Bayview Place,
Bayview NSW 2104

COUNCIL : Northern Beaches
Council



Raw Concept Designs

Alterations - Bayview Residence

Ms Katy Muyt
11 Bayview Place, Bayview NSW 2104

Lot: 23 / DP: 31468

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E katymuyt@gmail.com

Raw Concept Designs

ABN 40 878 478 415

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General Notes
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COVER PAGE

1

1:1.0

5,

1:100

10/11/20

CONSTRUCTION NOTES:

ALL WORKS TO BE CONSTRUCTED AS PER ENGINEERS SPECIFICATIONS
AND COMPLY WITH RELEVANT BCA CODES AND AUSTRALIAN STANDARDS

BUILDER'S WASTE AND MATERIALS STORAGE AREA - GENERAL WASTE BIN AND RECYCLING BIN MUST BE USED
TO SORT ALL WASTE MATERIAL.

GUTTERING AND DOWNPIPES TO BE CONNECTED TO EXISTING GRAVITY FEED STORMWATER AND TO COMPLY WITH AS:3500.3

AREA CALCULATIONS

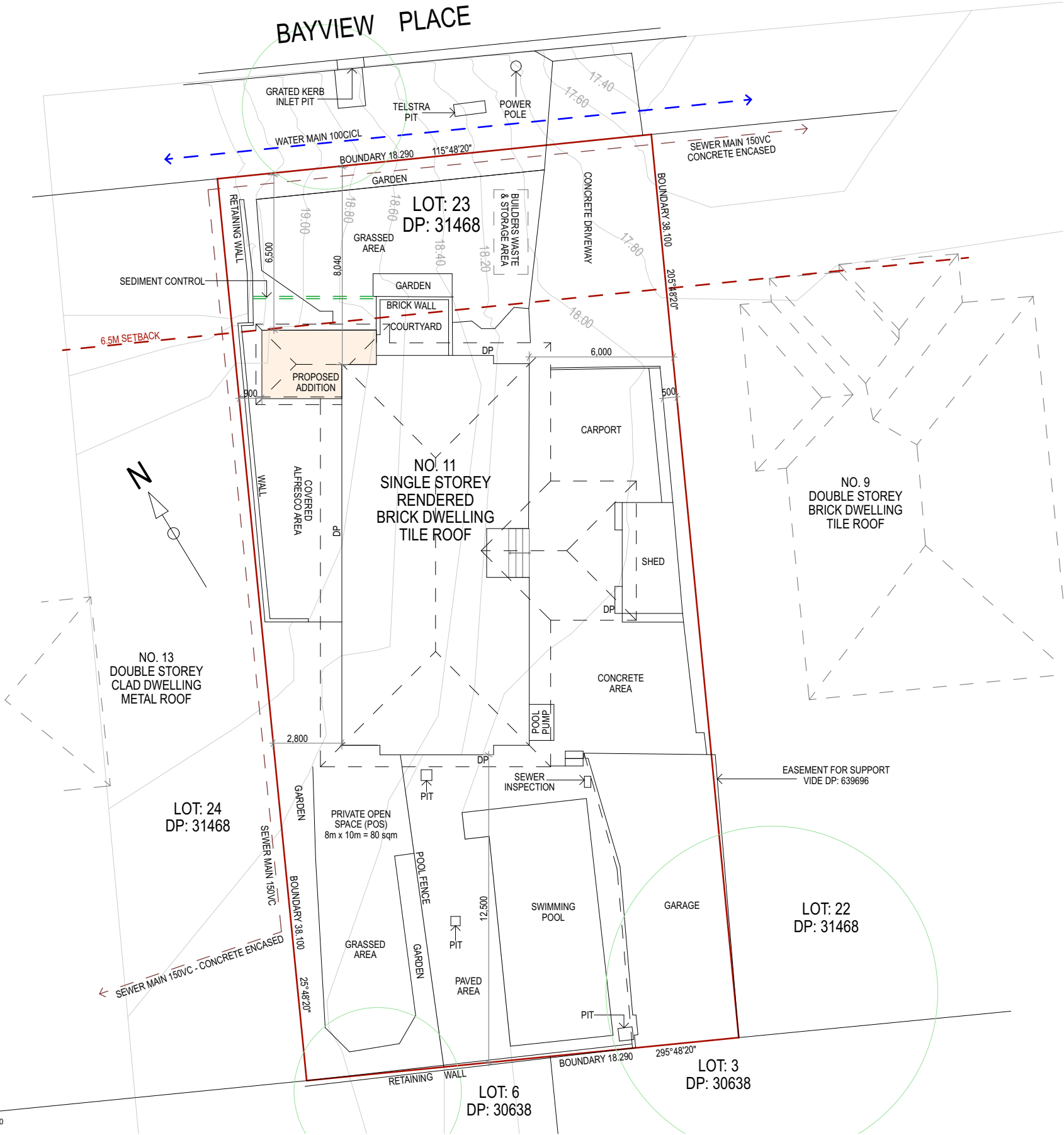
SITE AREA:	695.6 sqm
EXISTING DWELLING FLOOR AREA:	114.3 sqm
PROPOSED DWELLING FLOOR AREA:	125.8 sqm
SITE COVERAGE:	192.9 sqm 27.7 %
PRIVATE OPEN SPACE (POS):	80.0 sqm

PROPOSED LANDSCAPING

INCREASED LANDSCAPING:	11.6 sqm
PROPOSED LANDSCAPING AREA:	226.5 sqm 32.5 %

KEY

DP	EXISTING DOWNPIPE
DP	PROPOSED DOWNPIPE
==	SEDIMENT CONTROL - AS PER DETAIL
- - -	SEWER
- - -	WATER
	PROPOSED ADDITION



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SITE PLAN / ANALYSIS

2

1:200

10/11/20

BUILDING NOTES

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DEMOLITION

BUILDING SPECIFICATIONS:

ALL HABITABLE ROOMS ARE TO BE PROVIDED WITH LIGHT AND VENTILATION IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (BCA), HOUSING PROVISIONS.

LIFT OFF HINGES ARE TO BE PROVIDED TO ANY NEW WC'S TO COMPLY WITH CLAUSE 3.8.3.3 BCA

ALL STORMWATER DRAINAGE CONNECTION TO COMPLY WITH AS 3500 AND COUNCIL DCP

FOOTINGS AND SLABS TO AS 2870 OR STRUCTURAL ENGINEERS DETAILS

ELECTRICAL TO AS 3000

TIMBER FRAMING TO AS 1684

PLASTERBOARD TO AS 2589

ROOF CLADDING TO AS 1562

GLAZING TO AS 1288

WET AREAS TO AS 3740

TERMITE PROTECTION TO AS 3660

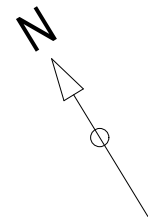
SMOKE DETECTORS TO AS 3786

BALUSTRADES AND STAIRS TO BCA REQUIREMENTS

BRICK ARTICULATION JOINTS AS PER CLAUSE No. 3.3.1.8

TOUGHENED GLAZING TO ANY ENSUITE OR BATHROOM WINDOWS AS REQUIRED PER CLAUSE 3.6.4.5

WINDOWS TO COMPLY WITH BCA REQUIREMENTS 'PREVENTION OF FALLS FROM WINDOWS'



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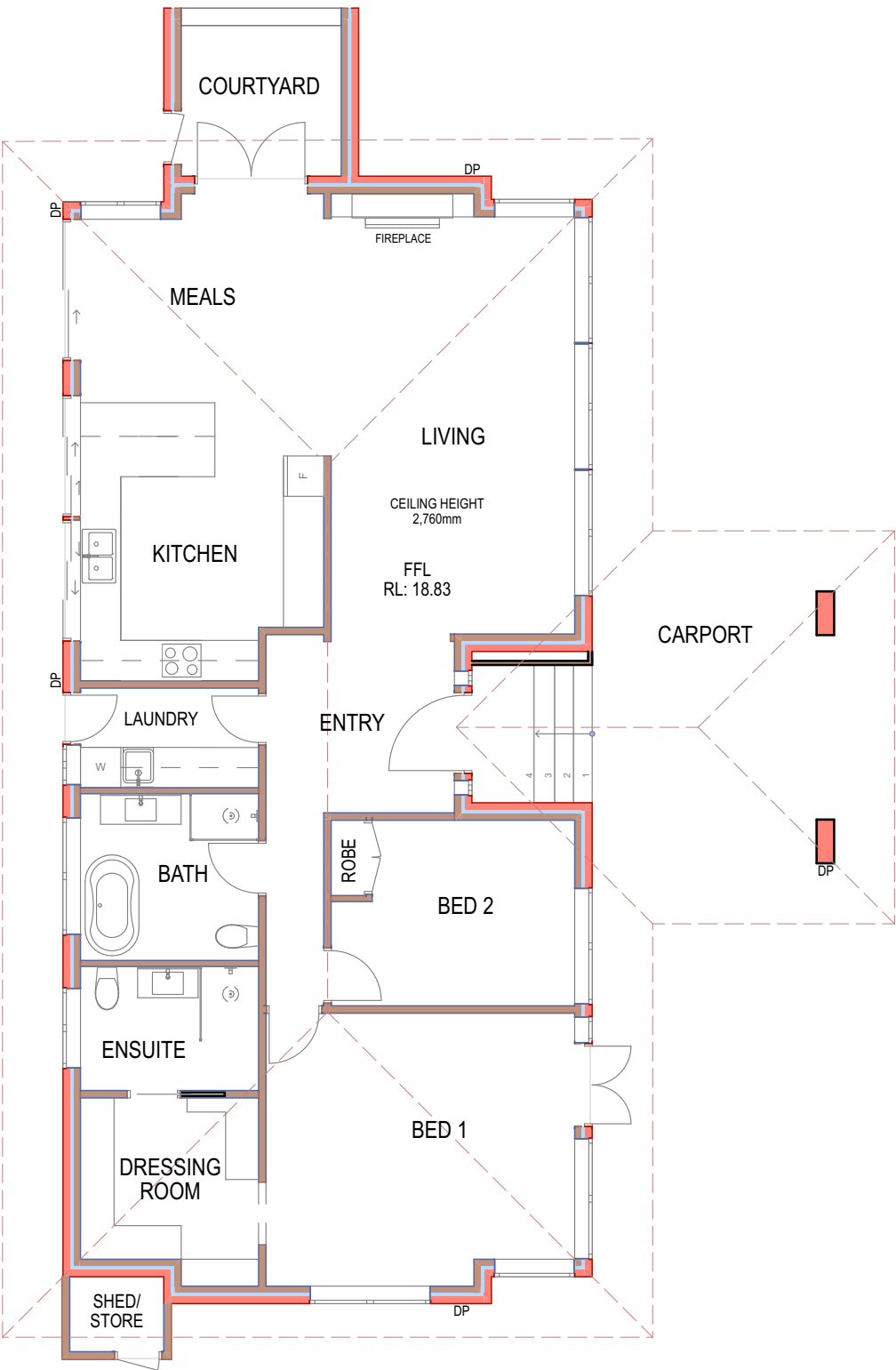
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EXISTING GROUND FLOOR

3

1:100
10/11/20



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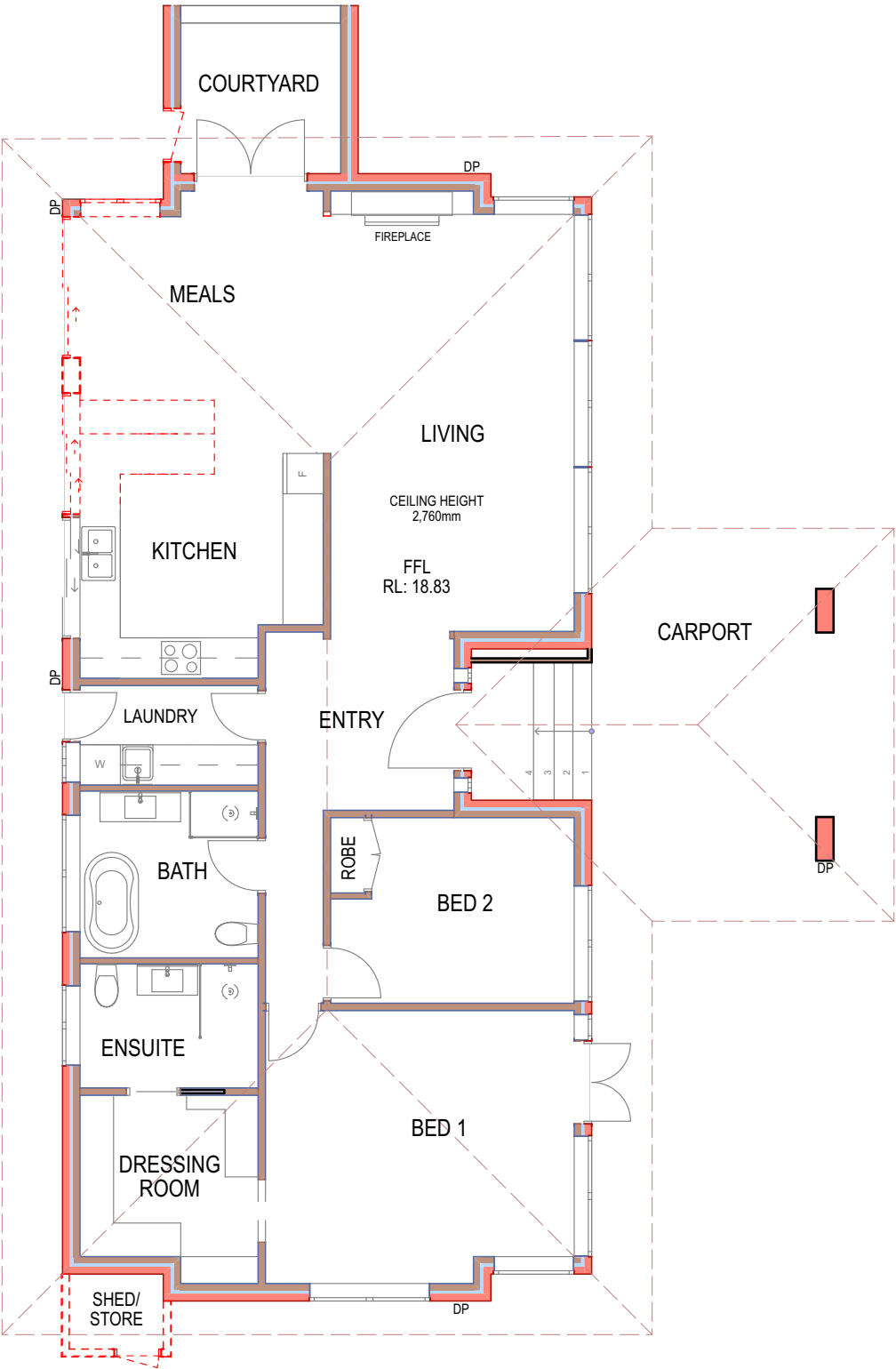
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DEMOLITION GROUND FLOOR 1:100
4 10/11/20

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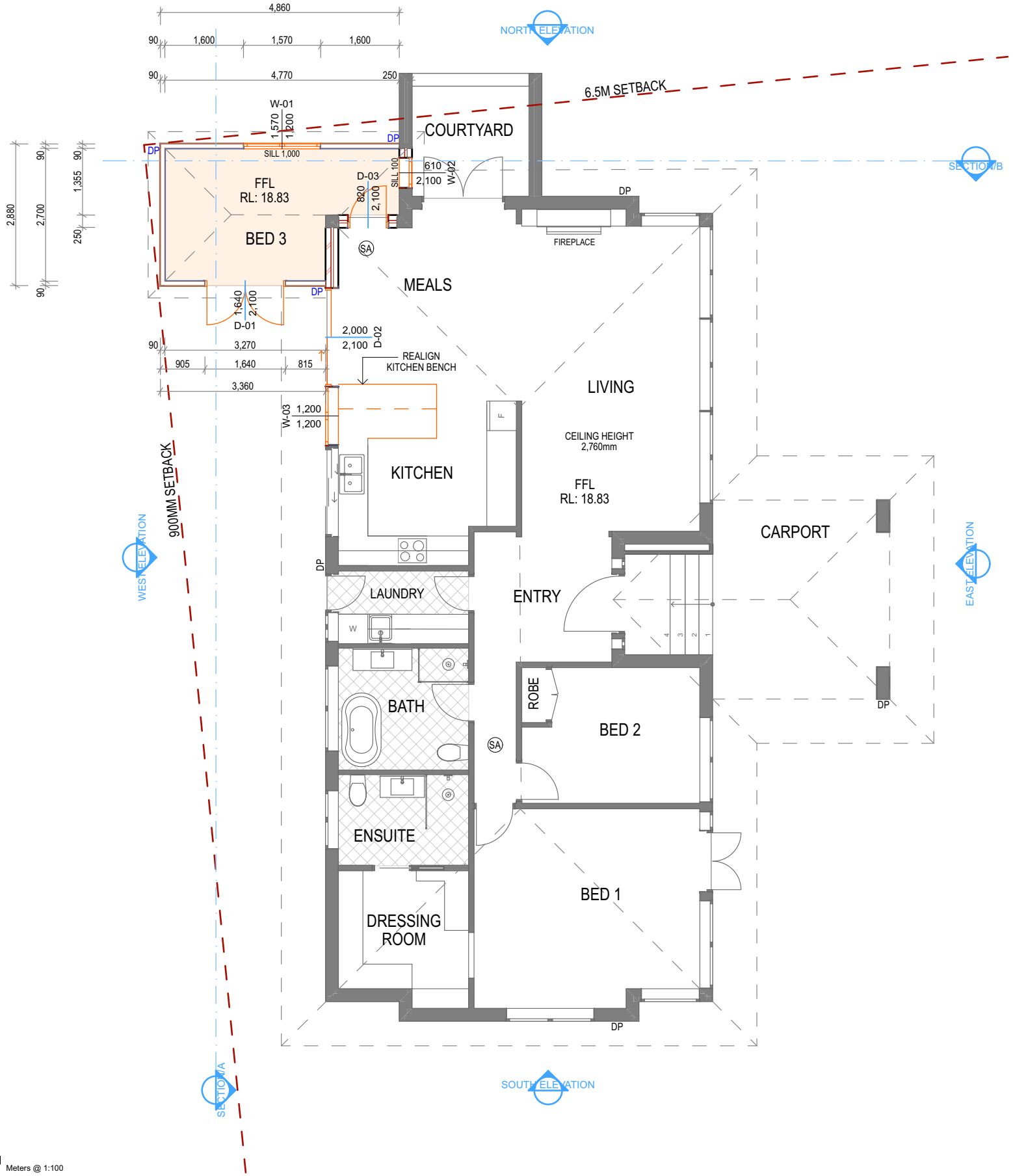
- PROPOSED ADDITION
- NEW FIXTURES
- SA

SMOKE ALARM

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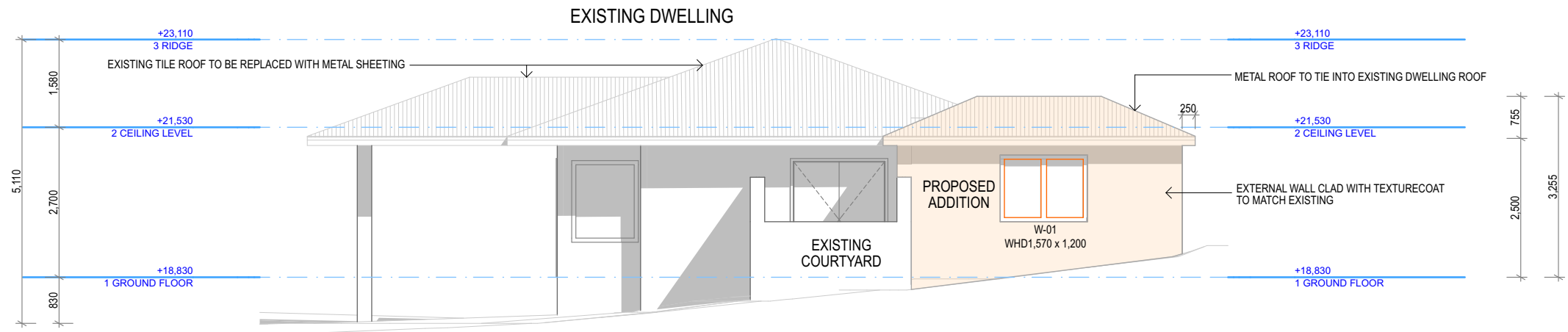
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PROPOSED GROUND FLOOR

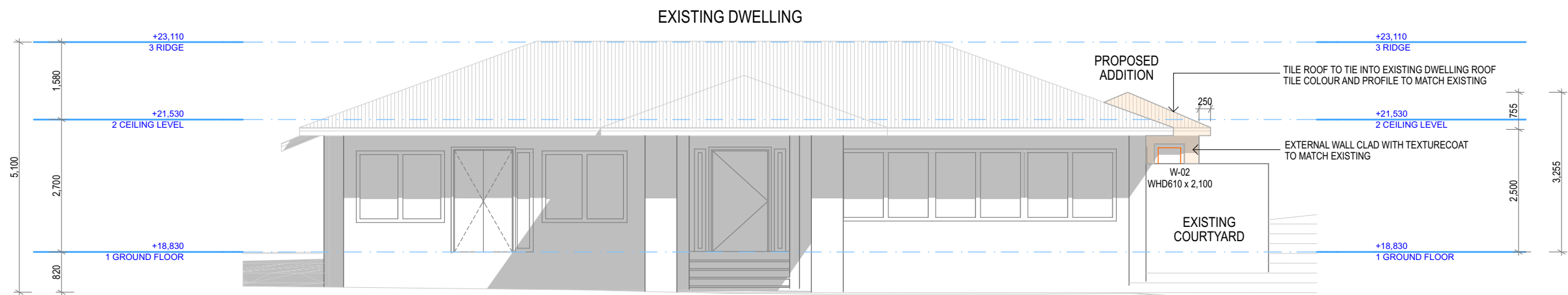
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1:100

10/11/20



NORTH ELEVATION



EAST ELEVATION



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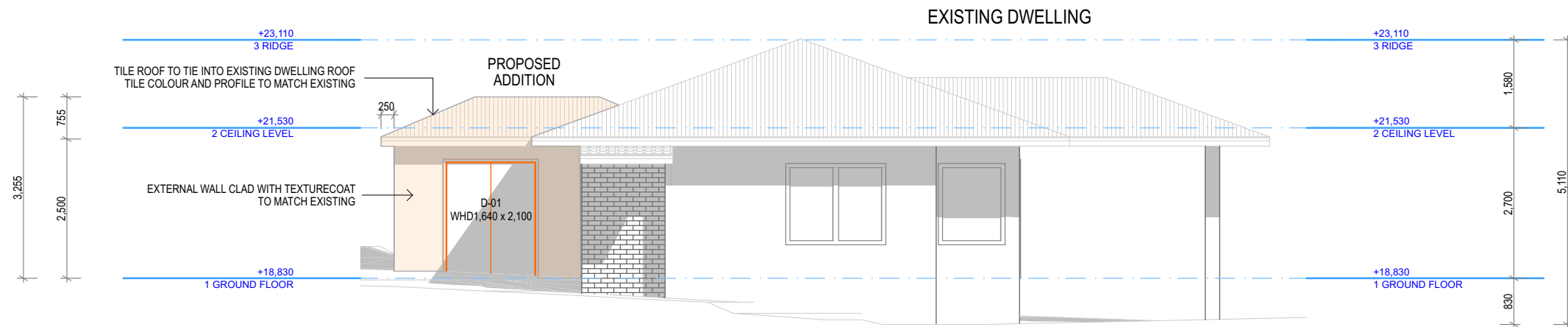
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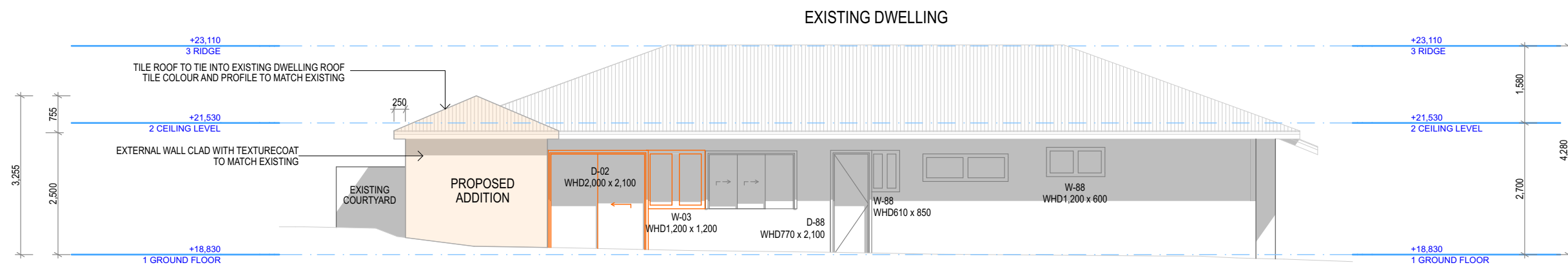
NORTH / EAST ELEVATION

6

1:100
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SOUTH ELEVATION



WEST ELEVATION



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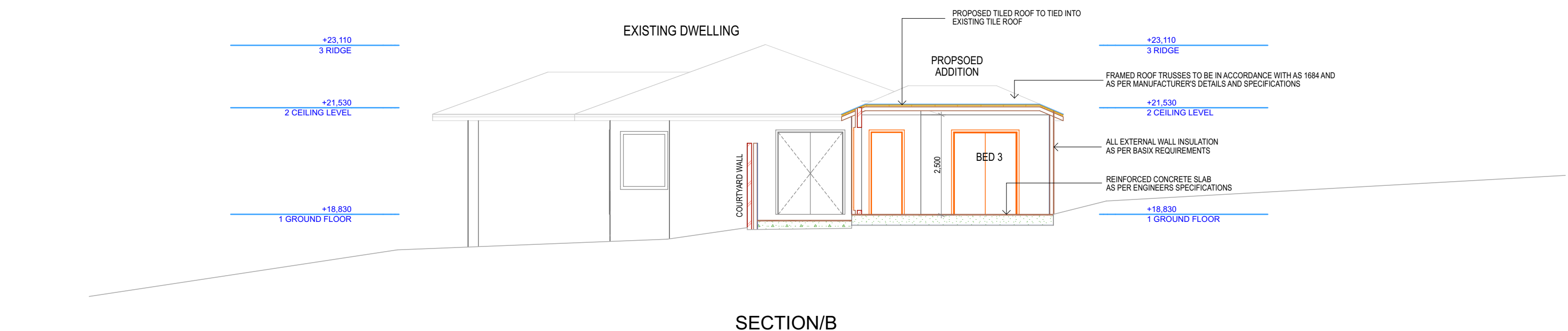
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SOUTH / WEST ELEVATION

7

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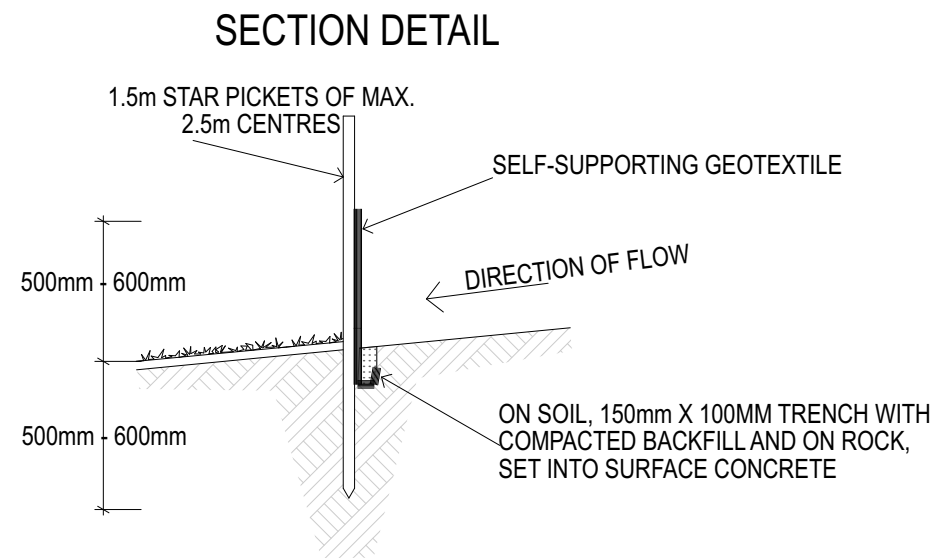
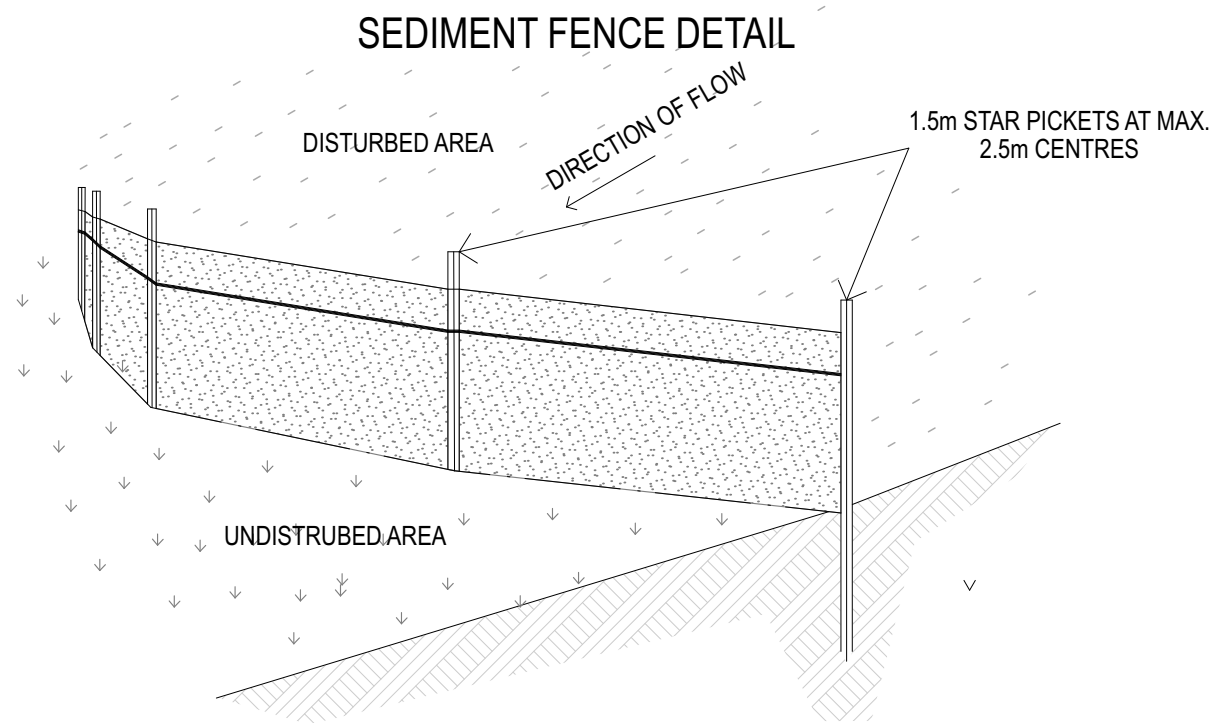
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SECTIONS

8

1:100
10/11/20



SEDIMENT CONTROL NOTES

1. All erosion and sediment control measures, including revegetation and storage of soil and topsoil, shall be implemented to the standard of the Soil Conservation of NSW.
2. Drainage shall be connected to stormwater system as soon as possible.
3. Sediment traps shall be constructed around all inlet pits, consisting of a deep trench.
4. All sediment basins and traps shall be cleaned when the structures are a maximum of 60% full of soil material.
5. All disturbed area shall be revegetated as soon as the relevant works are completed.
6. Soil and topsoil stockpiles shall be located away from drainage pipes and areas where water may concentrate.
7. Silt fence construction as per detail shown or by using an approved equivalent measure. The silt fence is to be constructed prior to any other construction activities. The silt fences are to be cleared of silt and/or other built up materials.

BASIX NOTES

BASIX CERTIFICATE NUMBER: A394111

LIGHTING

- ENSURE A MINIMUM OF 40% OF NEW OR ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT OR LED LAMPS.

FIXTURES

- NEW OR ALTERED SHOWER HEADS ARE TO HAVE A MINIMUM 3 STAR FLOW RATING.
- NEW OR ALTERED TAPS TO BE FITTED WITH A MINIMUM 3 STAR FLOW RATING.
- NEW OR ALTERED TOILETS ARE TO HAVE A MINIMUM 3 STAR FLOW RATING.

INSULATION REQUIREMENTS

- EXTERNAL TIMBER WALL INSULATION : R1.30 OR (R1.70 INCLUDING CONSTRUCTION)
- CEILING INSULATION : R2.50 (UP)
- ROOF INSULATION : FOIL/SARKING

WINDOWS

- THE APPLICANT MUST INSTALL THE WINDOWS, GLAZED DOORS AND SHADING DEVICES IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE BASIX CERTIFICATE.
- ALL WINDOWS AND GLAZED DOORS ARE TO HAVE A U-VALUE AND SOLAR HEAT GAIN COEFFICIENT (SHGC) NO GREATER THAN SHOWN IN THE BASIX CERTIFICATE.
- TOAL SYSTEM U-VALUES AND SHGCS MUST BE CALCULATED IN ACCORDANCE WITH NATIONAL FENESTRATION RATING COUNCIL (NFRC) CONDITIONS.
- PROJECTIONS DESCRIBED IN MILLIMETRES, THE LEADING EDGE OF EACH EAVE AND AWNING MUST BE NO MORE THAN 500mm ABOVE THE HEAD OF THE WINDOW AND NO MORE THAN 2400mm ABOVE THE SILL.
- FOR PROJECTIONS DESCRIBED AS A RATIO, THE RATIO OF THE PROJECTION FROM THE WALL TO THE HEIGHT ABOVE THE WINDOW OR GLAZED DOOR SILL MUST BE AT LEAST THAT SHOWN IN THE BASIX CERTIFICATE.
- PERGOLAS WITH POLY CARBONATE ROOF OR SIMILAR TRANSLUCENT MATERIAL MUST HAVE A SHADING COEFFICIENT OF LESS THAN 0.35.
- PERGOLAS WITH FIXED BATTENS MUST HAVE BATTENS PARALLEL TO THE WINDOW OR GLAZED DOOR ABOVE WHICH THEY ARE SITUATED, UNLESS THE PERGOLA ALSO SHADES A PERPENDICULAR WINDOW. THE SPACING BETWEEN BATTENS MUST NOT BE MORE THAN 50mm.

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W1	N	1.8	0	0	none	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)
W2	E	1.2	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W3	W	1.4	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D1	S	3.4	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D2	W	4.2	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)



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BASIX / SEDIMENT CONTROL

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1:200

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21ST MARCH

21ST JUNE



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SHADOW DIAGRAMS 9:00AM

1:200

10

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21ST MARCH

21ST JUNE



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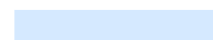
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SHADOW DIAGRAMS 12:00PM

1:200



21ST MARCH



21ST JUNE



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SHADOW DIAGRAMS 3:00PM

1:200

12

10/11/20

DOOR SCHEDULE					
NAME	ID	FROM	W x H		COMMENTS
Double Door 23	D-01	<Undefined>	1,640×2,100	☒	
Sliding Door 23	D-02	<Undefined>	2,000×2,100	-	
Door 23	D-03	<Undefined>	820×2,100	☒	

1.

DOOR LIST

1:1

NAME	ID	FROM	W x H	2D	ELEVATION	CUSTOM
Double Sash Window 23	W-01	<Undefined>	1,570×1,200			
Window 23	W-02	<Undefined>	610×2,100			
Double Window 23	W-03	<Undefined>	1,200×1,200			

2.

WINDOW LIST

1:1

WINDOW AND DOOR CONSTRUCTION NOTES

- CONFIRM ALL WINDOWS AND DOORS WITH BUILDER AND OWNER PRIOR TO ORDERING
- ALL WINDOWS AND DOORS ARE ALUMINIUM FRAMED
- BUILDER TO COMPLY WITH RELEVANT BASIX & ABSA COMMITMENTS IN REGARDS TO GLAZING REQUIREMENTS
- ALL BEDROOM WINDOWS MORE THAN 2M ABOVE NATURAL GROUND WITH A SILL HEIGHT <1.7M MUST PROVIDE EITHER CRIMSAFE SCREENING TO OPENING PORTION OR FIXED TO OPEN MAX. 125MM IN ACCORDANCE WITH CLAUSE 3.9.2.5 (PROTECTION OF OPENABLE WINDOWS) OF V2 BCA



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LANDSCAPED AREA






EXISTING LANDSCAPING

EXISTING LANDSCAPED AREA:	214.9 sqm 30.8 %
FRONT LANDSCAPED AREA:	92.9 sqm
EXISTING REAR LANDSCAPED AREA:	77.8 sqm
SWIMMING POOL WATER SURFACE AREA:	44.2 sqm

PROPOSED LANDSCAPING

INCREASED LANDSCAPING:	11.6 sqm
PROPOSED LANDSCAPING AREA:	226.5 sqm 32.5 %
FRONT LANDSCAPED AREA:	92.9 sqm
PROPOSED REAR LANDSCAPED AREA:	89.4 sqm

KEY

	PROPOSED ADDITION
	IMPERVIOUS AREA - EXISTING & REMAIN
	EXISTING LANDSCAPED AREA
	ADDITIONAL PROPOSED LANDSCAPING AREA
	WATER SURFACE AREA



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