

ALTERATIONS & ADDITIONS AT 42 BIX ROAD, DEE WHY NSW 2099

Notes:

1. Do not scale off drawings. *(If in doubt- ask.)*
2. All measurements to be checked on site prior to commencement of construction.
3. Check all levels, roof pitch, location of services and boundary lines, site and building conditions before commencing work or ordering materials.
4. Supply & install selected smoke alarm system to comply with AS3786.
5. All storm water to be connected to street gutters as per council requirements
6. The work shown on this and associated drawings shall be carried in a tradesmanlike manner and shall be in accordance with the standards, codes, ordinances, regulations, of the Standards Association of Australia, the Building Code of Australia and any statutory authority having jurisdiction over the works.
7. Setting out dimensions shown on the drawings shall be verified by the builder
8. During construction the structure shall be maintained in a stable condition, and no part shall be overstressed.
9. Flashings and dampproof course to be placed in accordance with good building principles whether shown on the details or not.
10. Supply and install lift off hinges to all wet area doors.

Areas Calculations:

F.S.R CALCULATIONS

EXISTING AREAS:

EX. GROUND FLOOR PLAN	-	94.40m2
EX. PAVED COURTYARD	-	30.85m2

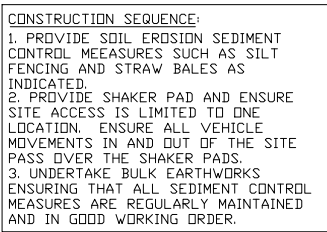
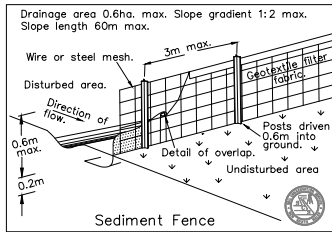
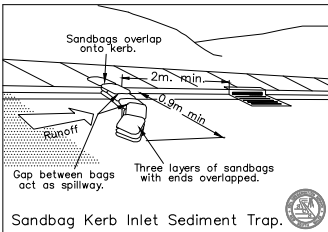
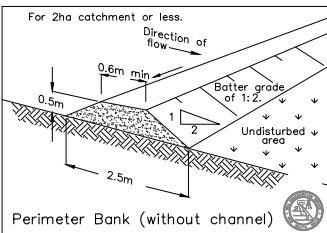
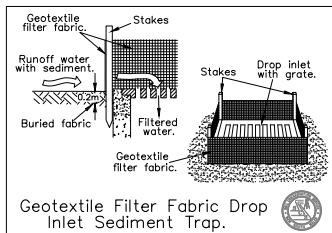
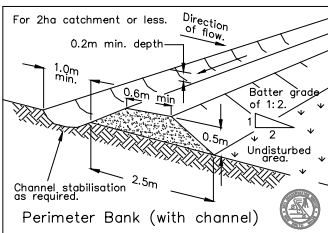
NEW AREAS:

NEW ROUND FLOOR	-	133.75m2
NEW UPPER DECK	-	26.30m2
NEW CABANA	-	8.50m2

LANDSCAPE AREA (45.73%)	-	268.99m2
TOTAL SITE AREA	-	588.20m2

Drawing List:

Dwg No:	Title:	Scale:
DA00	Title Page & Notes	N/A
DA01	Site Analysis Plan	1:175
DA02	Existing Ground Floor Plan	1:100
DA03	Existing Roof Plan	1:100
DA04	New Ground Floor Plan	1:100
DA05	New Roof Plan	1:100
DA06	Landscape Areas Calculations Plan	1:150
DA07	North & South Elevation	1:100
DA08	East & West Elevation	1:100
DA09	Section A-A, Long Pool Section & Section J Notes	1:100



Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Height (m)	Distance (m)	Shading device	Frame and glass type
W1	N	4.3	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2/D3	W	8.64	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W3	W	2.4	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W4	S	2.6	4.29	3	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W8	W	1.5	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W9	W	1.5	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Construction	Additional insulation required (R-value)	Other specifications
suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)	
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R3.00 (up), roof: foil/sarking	dark (solar absorptance > 0.70)
raked ceiling, pitched/skillion roof: framed	ceiling: R3.00 (up), roof: foil/sarking	dark (solar absorptance > 0.70)

Soil Erosion and Sediment Control Details:

BASIX Notes:

Notes:
Builder/Contractor shall verify job dimensions before job commences. Figured dimensions take precedence over drawings and job dimensions. All wall set-out dimensions are dimensioned to the external faces of the studs.

A	26.03.2022	DA Submission
Revision:	Date:	Amentment:

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Project. Proposed Alterations & Additions
Address. 42 Bix Road
Dee Why NSW 2099
LOT 45 DP15318
Client. Enrico Sini

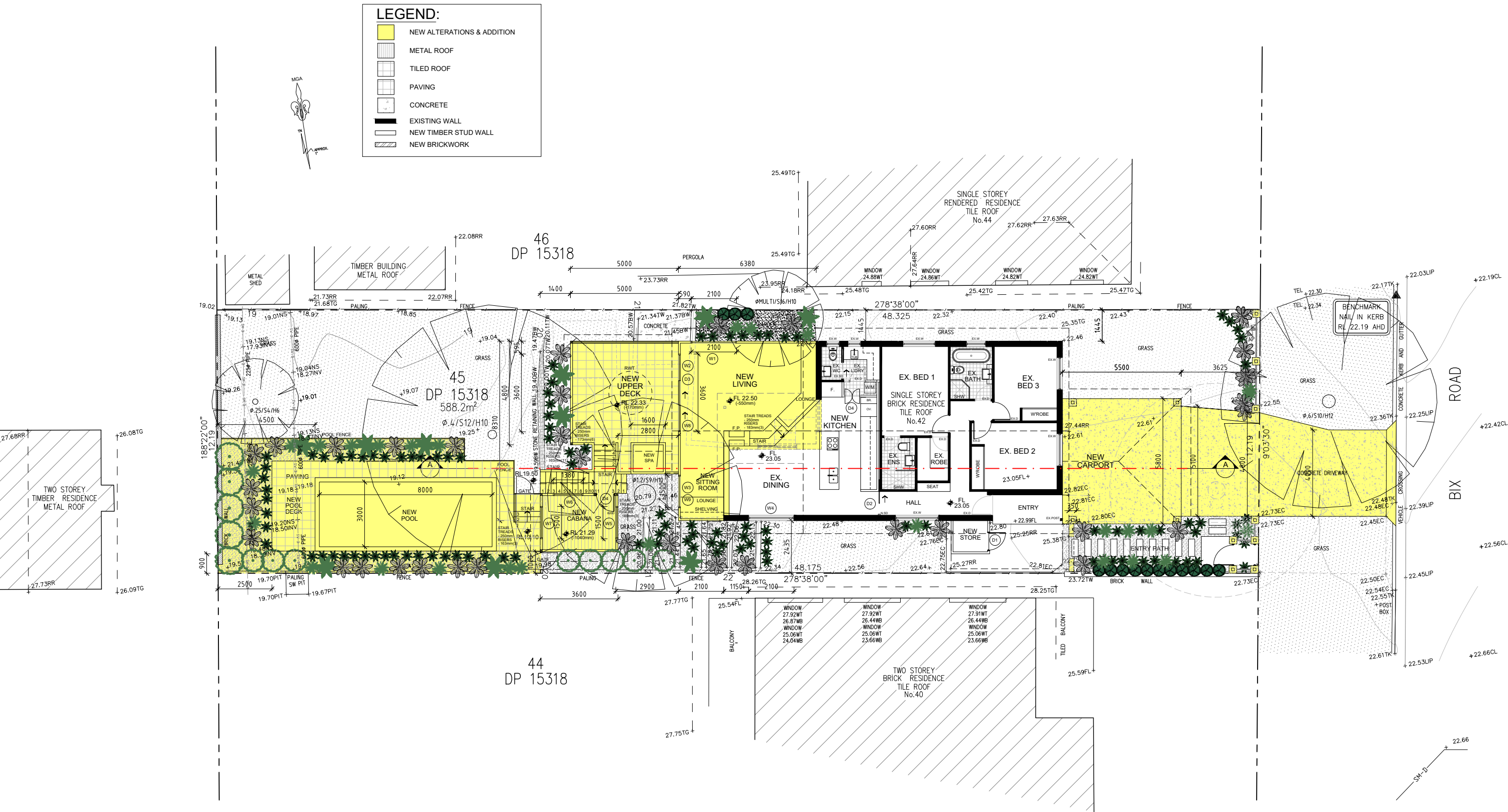
Title. **TITLE PAGE & NOTES**

Issue. DELOPMENT APPLICATION

Job No. 2011
Date. Mar 2022
Drawn. DW
Checked. PZ
Scale. N.T.S @A3

Drawing No.
DA00
Revision.

A



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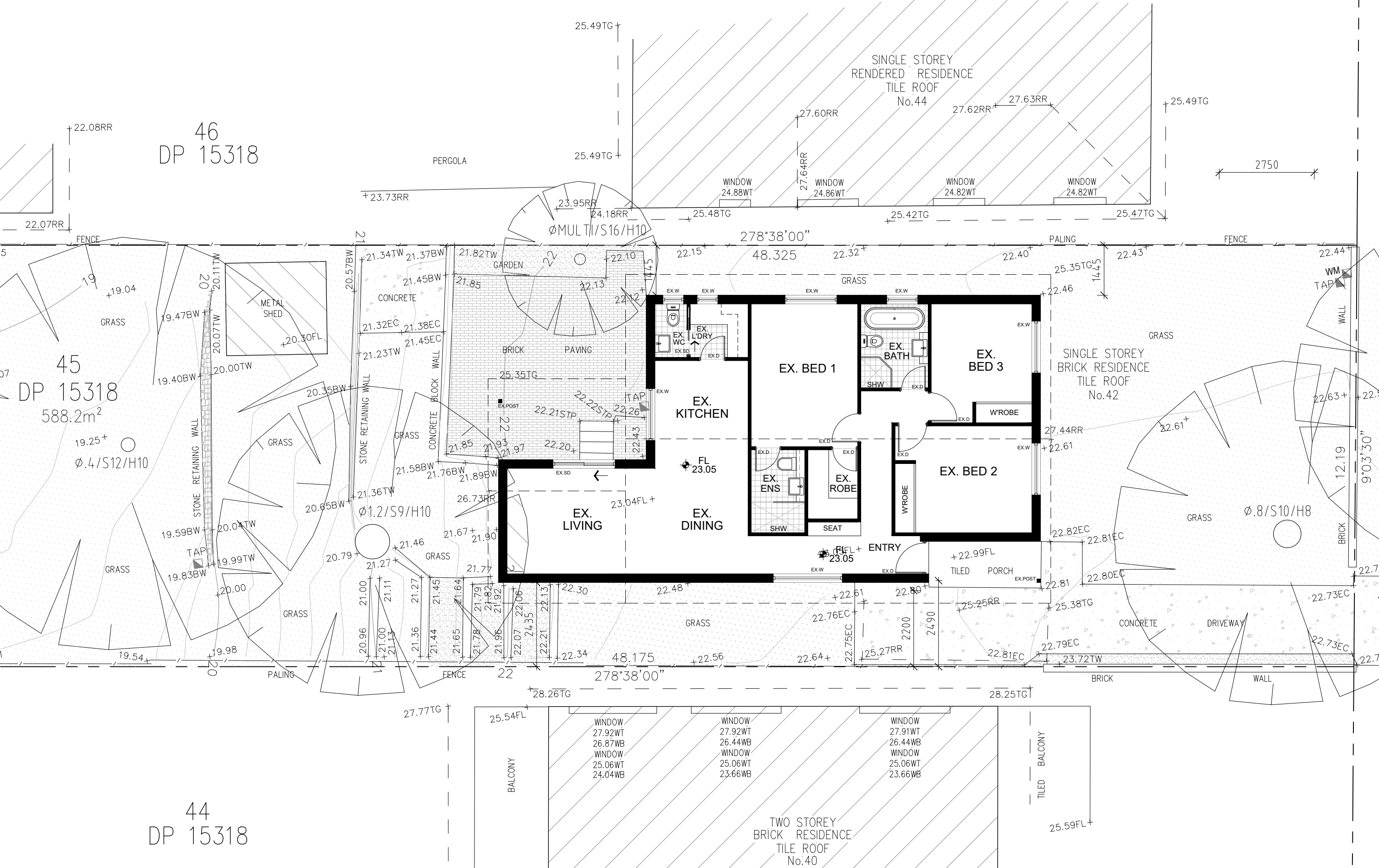
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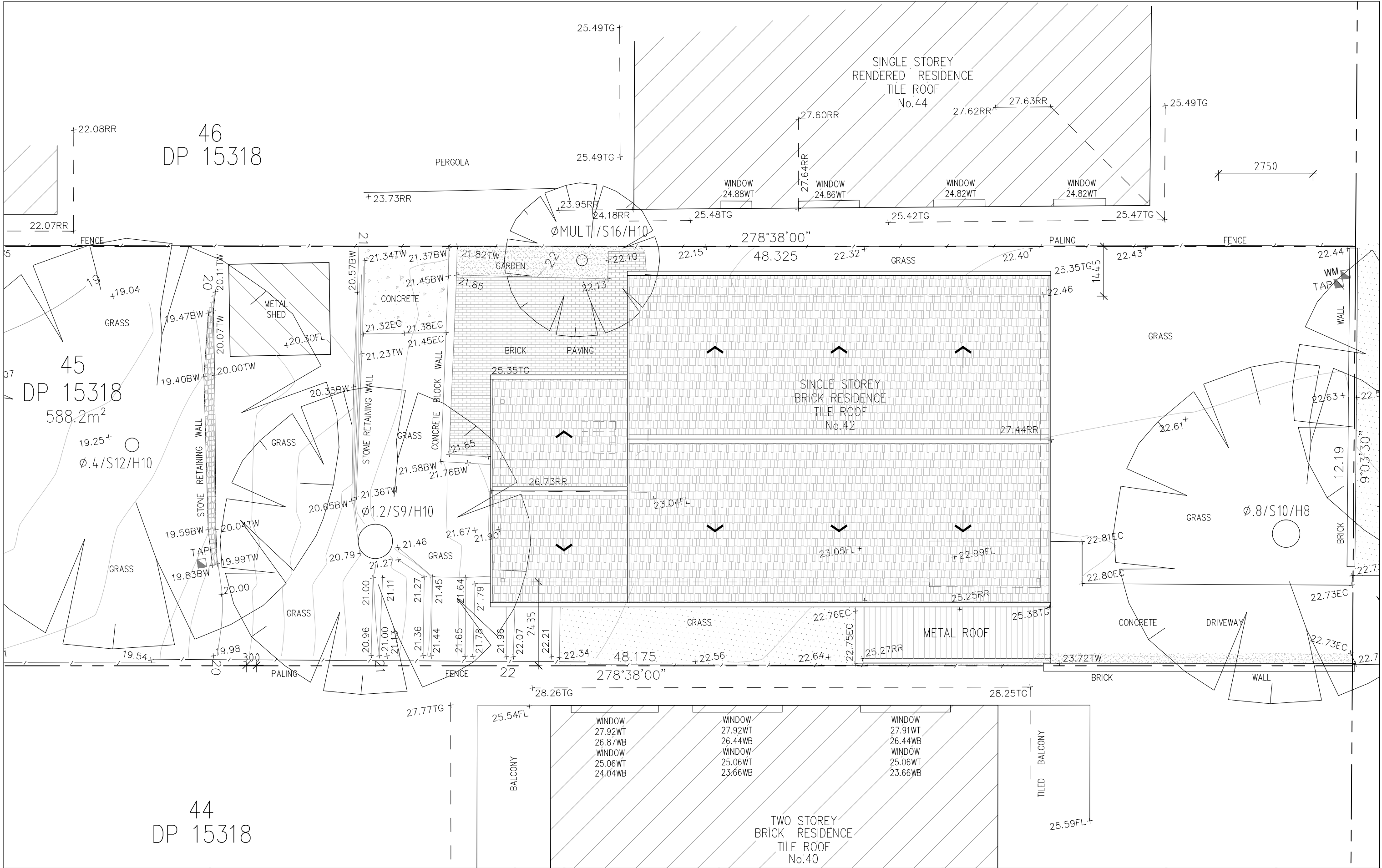
Title. **SITE ANALYSIS PLAN**
Issue. DELOPMENT APPLICATION

Job No. 2011
Date. Mar 2022
Drawn. DW
Checked. PZ
Scale. 1:150 @A3

Drawing No. **DA01**
Revision. **A**



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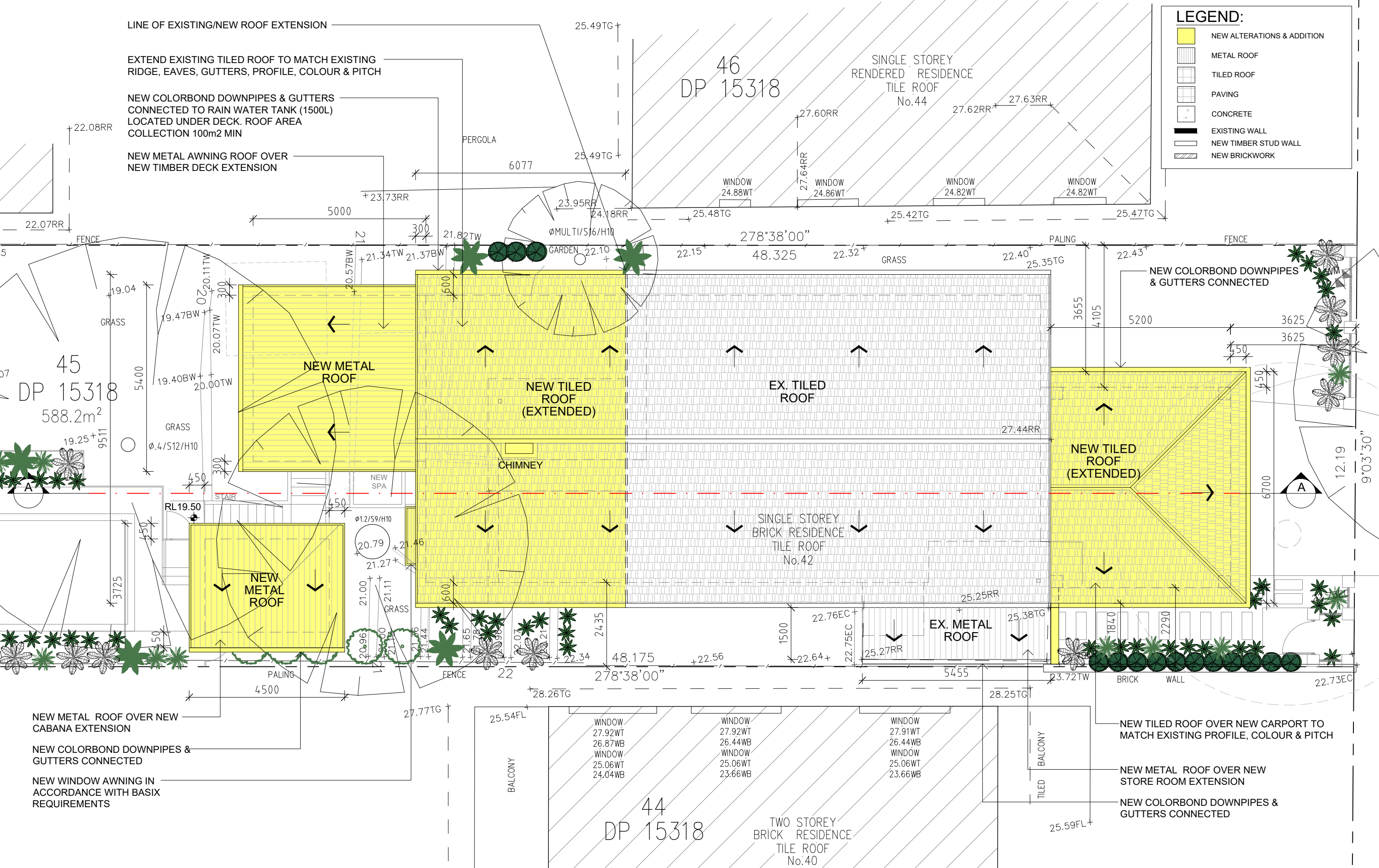
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Address. 42 Bix Road
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Title. **EXISTING ROOF PLAN**
Issue. DELOPMENT APPLICATION

Job No. 2011
Date. Mar 2022
Drawn. DW
Checked. PZ
Scale. 1:100 @ A3

Drawing No. **DA03**
Revision. **A**

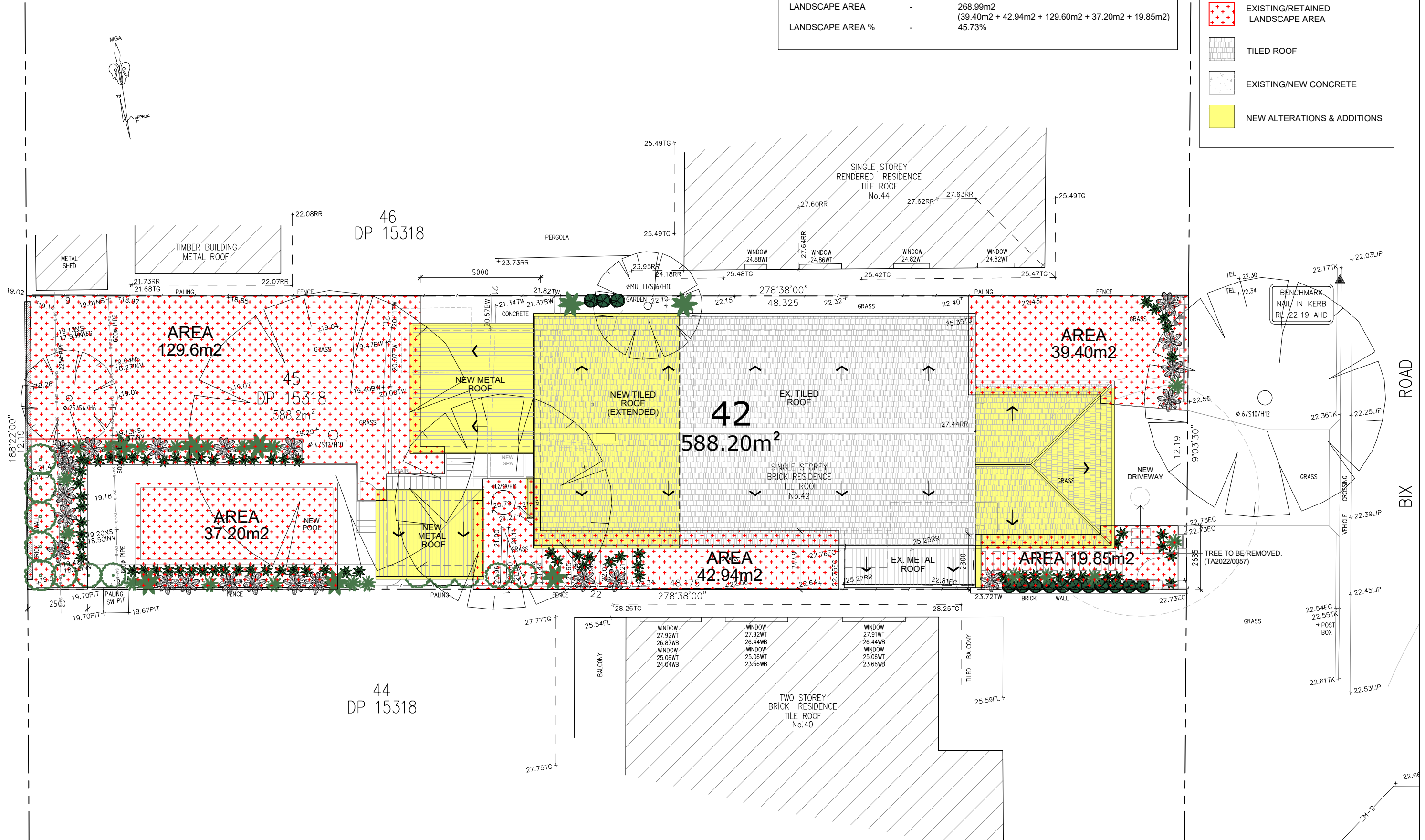


LANDSCAPE AREA CALCULATIONS:

TOTAL SITE AREA	-	588.20m2
LANDSCAPE AREA	-	268.99m2
	-	(39.40m2 + 42.94m2 + 129.60m2 + 37.20m2 + 19.85m2)
LANDSCAPE AREA %	-	45.73%

LEGEND:

	EXISTING/RETAINED LANDSCAPE AREA
	TILED ROOF
	EXISTING/NEW CONCRETE
	NEW ALTERATIONS & ADDITIONS



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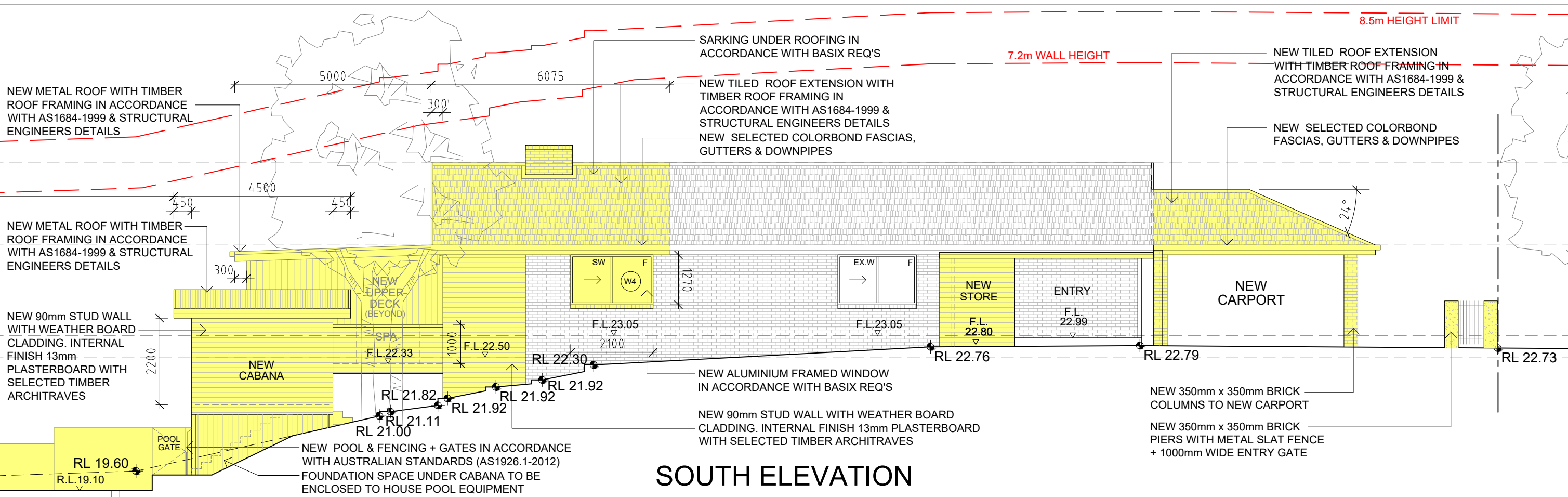
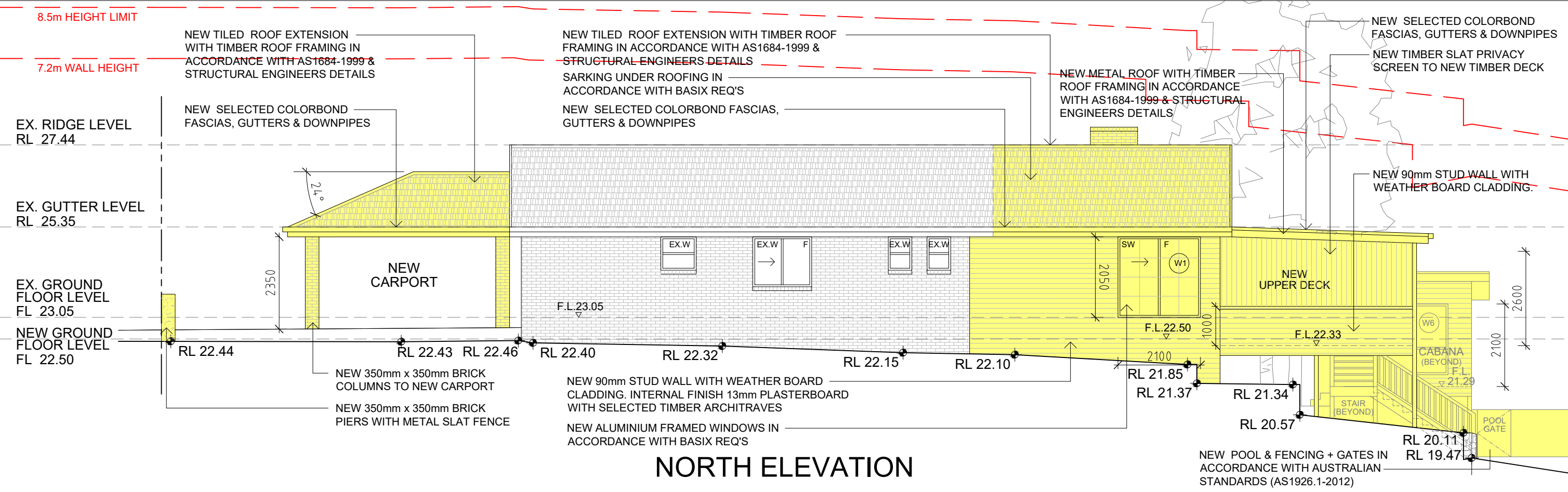
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Title. **LANDSCAPE AREAS CALCULATIONS**
Issue. DELOPMENT APPLICATION

Job No. 2011
Date. Mar 2022
Drawn. DW
Checked. PZ
Scale. 1:150 @A3

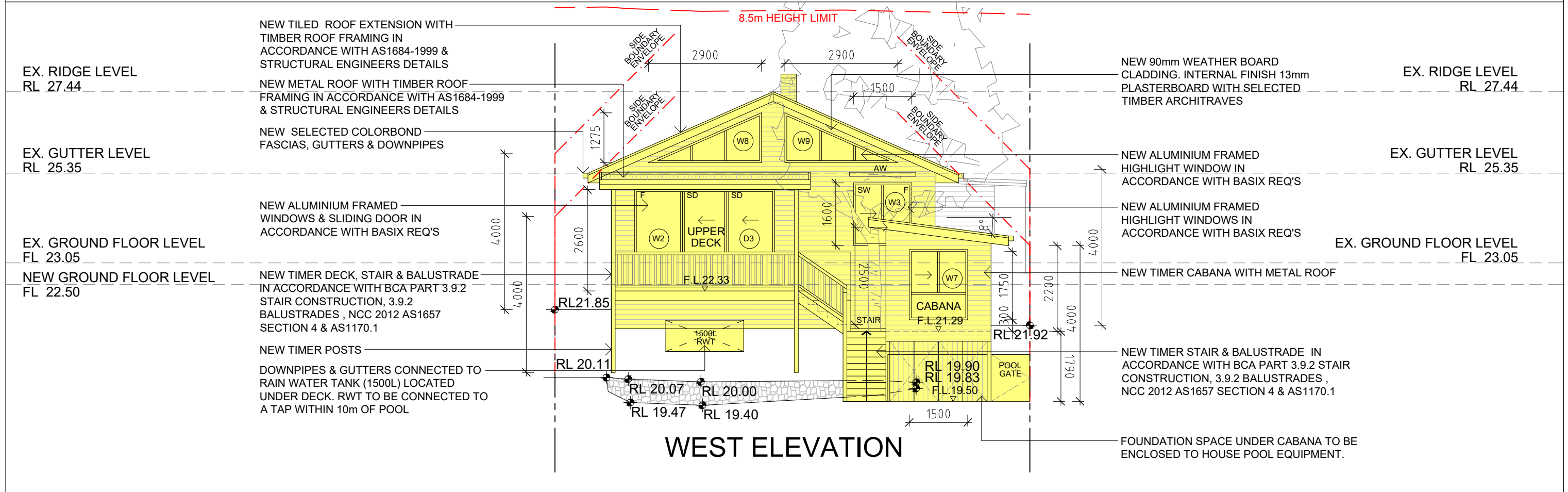
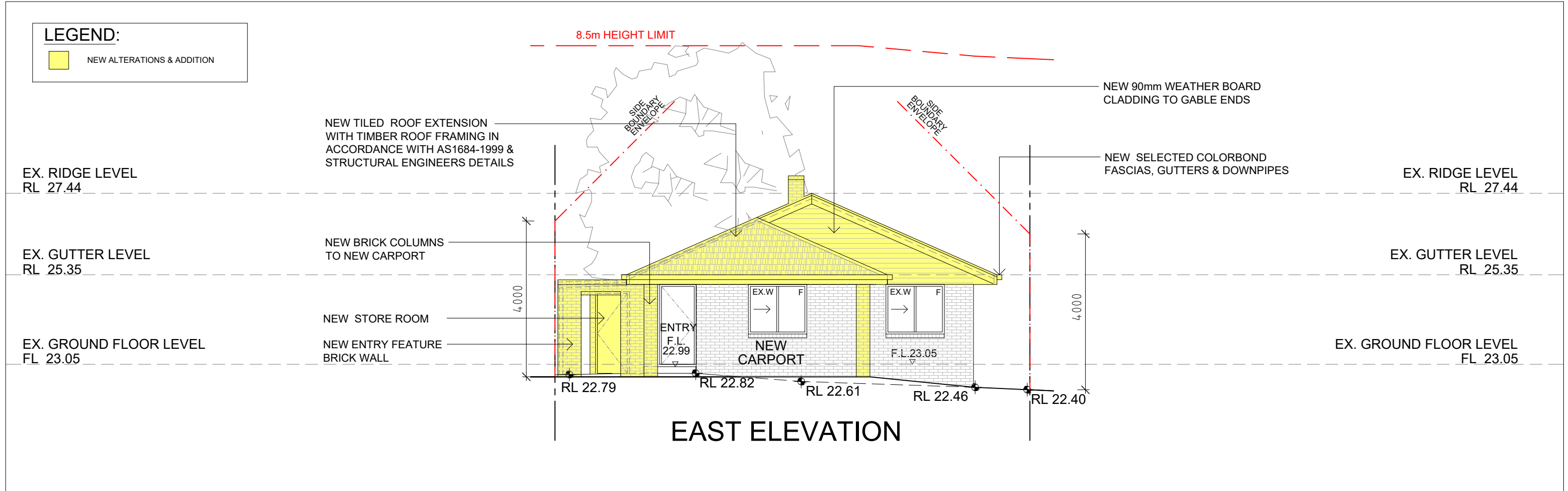
Drawing No. **DA06**
Revision. **A**



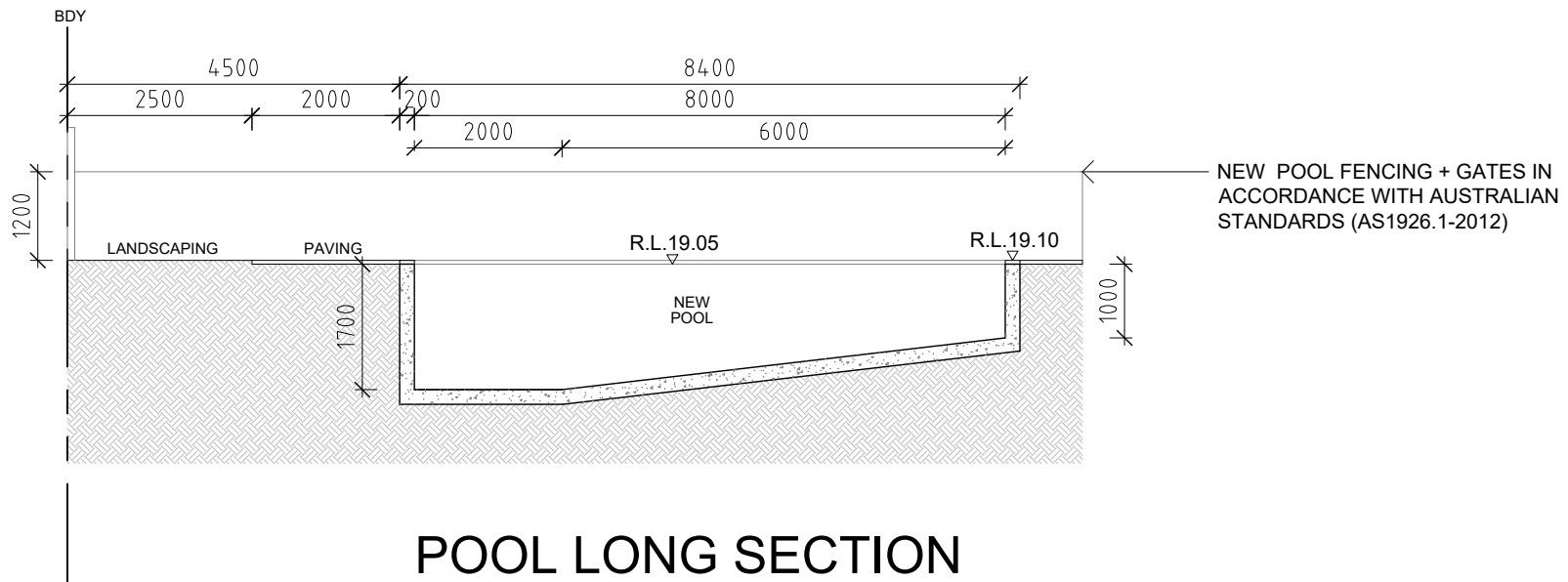
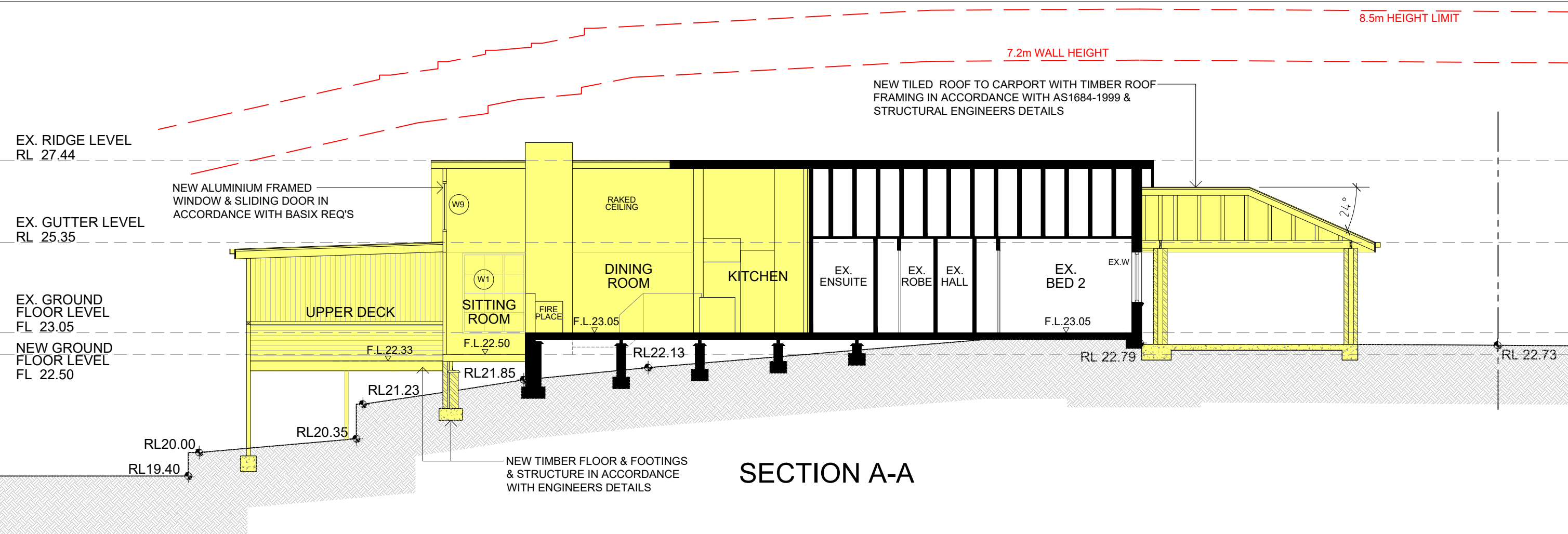
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LEGEND:

NEW ALTERATIONS & ADDITION



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Title. **SECTION A-A**
Issue. DELOPMENT APPLICATION

Job No. 2011
Date. Mar 2022
Drawn. DW
Checked. PZ
Scale. 1:100 @A3

Drawing No. **DA09**
Revision. **A**