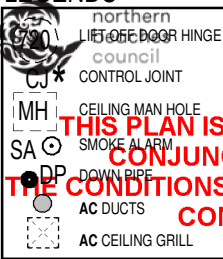


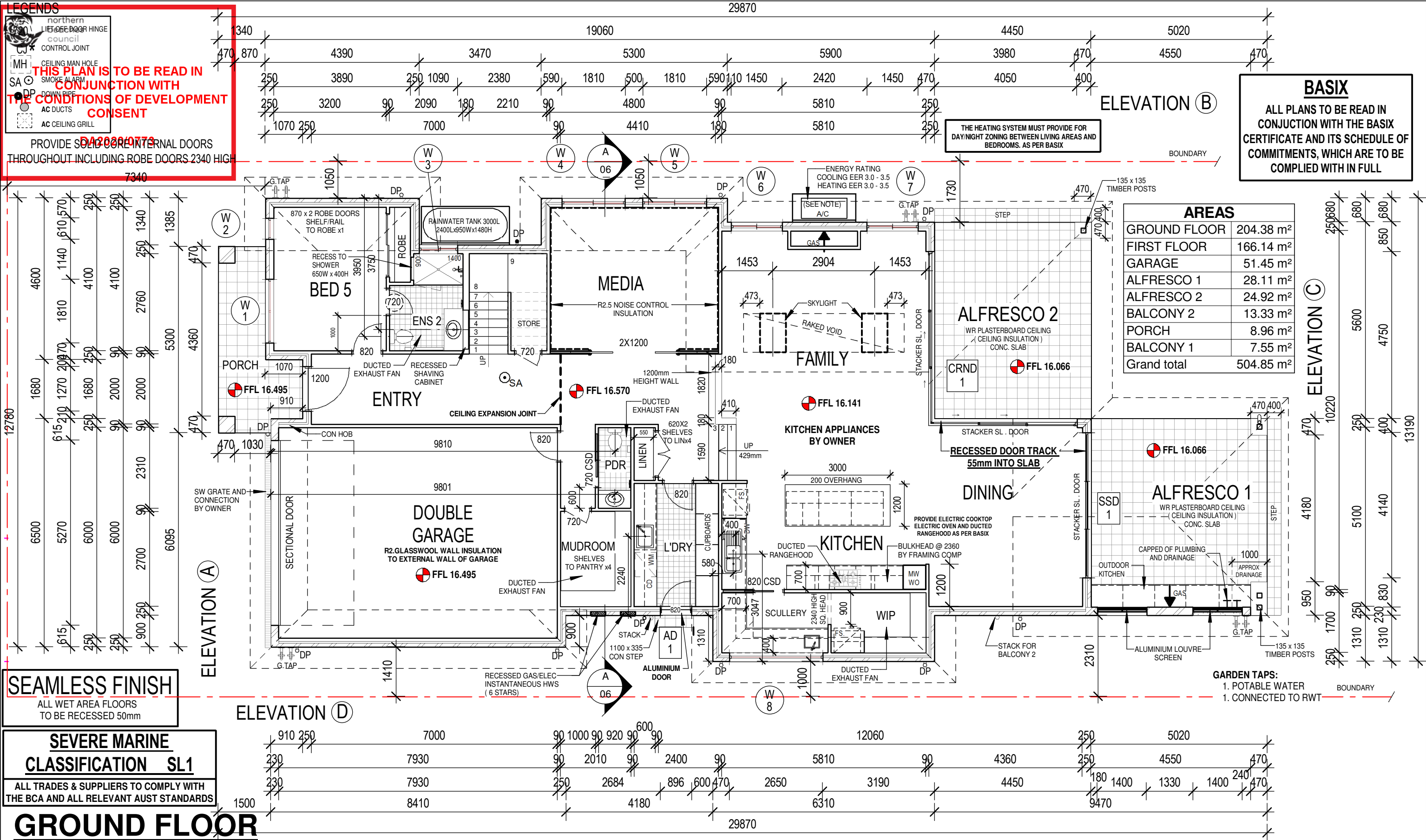
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A	PFD + SV1, 2, 3 & 4. (HT)	29.03.20			CLIENT: MR & MRS DOUGLAS	JOB NO: 17428	DATE: 9.12.19
B	VARY A, B & C (SB)	29.05.20			ADDRESS: LOT 21, No 57 HAY STREET COLLARROY NORTHERN BEACHES COUNCIL	DRAWN: HT	CHECKED: .
C	VARY D & F (SB)	05.06.20				SCALE: As indicated	SHEET NO: 01
D	VARY H & FFD (SB)	30.06.20				PLEASE DISCARD ALL OTHER PLANS	
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LEGENDS



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PROVIDE SOLID CORE INTERNAL DOORS THROUGHOUT INCLUDING ROBE DOORS 2340 HIGH



SEAMLESS FINISH

ALL WET AREA FLOORS
TO BE RECESSED 50mm

SEVERE MARINE
CLASSIFICATION SL1

ALL TRADES & SUPPLIERS TO COMPLY WITH
THE BCA AND ALL RELEVANT AUST STANDARDS

GROUND FLOOR

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C	VARY D & F (SB)	05.06.20			LOT 21, No 57 HAY STREET COLLARROY		SCALE: 1 : 100	SHEET NO: 02
D	VARY H & FFD (SB)	30.06.20			NORTHERN BEACHES COUNCIL		PLEASE DISCARD ALL OTHER PLANS	
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LEGENDS

(720)	LIFT OFF DOOR HINGE
CJ*	CONTROL JOINT
MH	CEILING MAN HOLE
SA	SMOKE ALARM
DP	DOWN PIPE
AC DUCTS	AC DUCTS
AC CEILING GRILL	AC CEILING GRILL

PROVIDE SOLID CORE INTERNAL DOORS
THROUGHOUT INCLUDING ROBE DOORS 2340 HIGH

PROVIDE INSULATION TO
BALCONY CEILINGS

WR PLASTERBOARD
CEILING
EAVE LINING

ELEVATION (A)

SEAMLESS FINISH

ALL WET AREA FLOORS
TO BE RECESSED 50mm

**SEVERE MARINE
CLASSIFICATION SL1**

ALL TRADES & SUPPLIERS TO COMPLY WITH
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FIRST FLOOR

ISSUE	AMENDMENT	DATE
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B	VARY A, B & C (SB)	29.05.20
C	VARY D & F (SB)	05.06.20
D	VARY H & FFD (SB)	30.06.20

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Ph:(02) 9635 1644 Fax:(02) 9633 4806

PROPOSED RESIDENCE FOR:

CLIENT: MR & MRS DOUGLAS

ADDRESS:

LOT 21, No 57 HAY STREET
COLLARROY
NORTHERN BEACHES COUNCIL

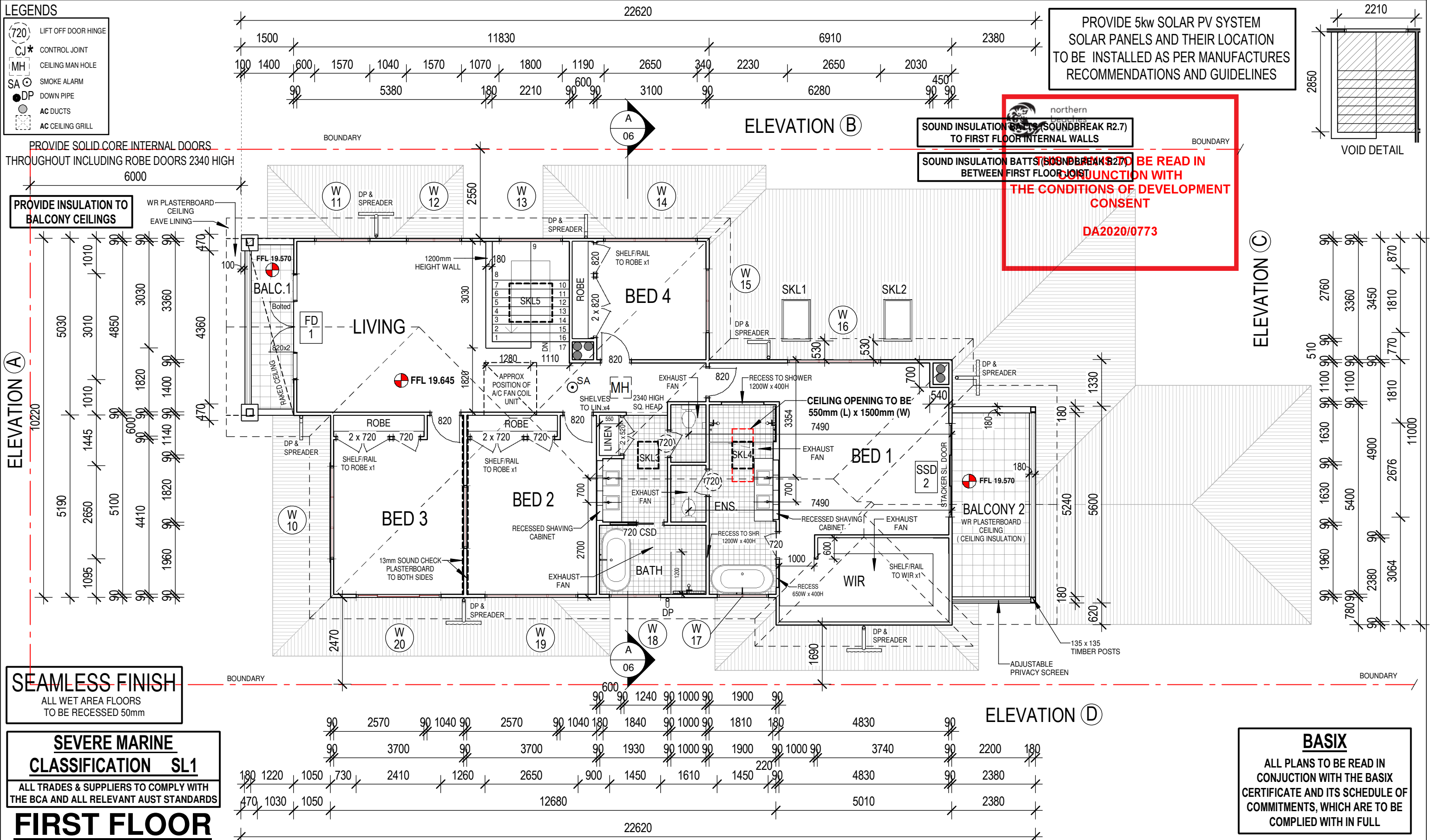
PREMIUM INCLUSIONS

JOB NO: 17428 DATE: 9.12.19

DRAWN: HT CHECKED: .

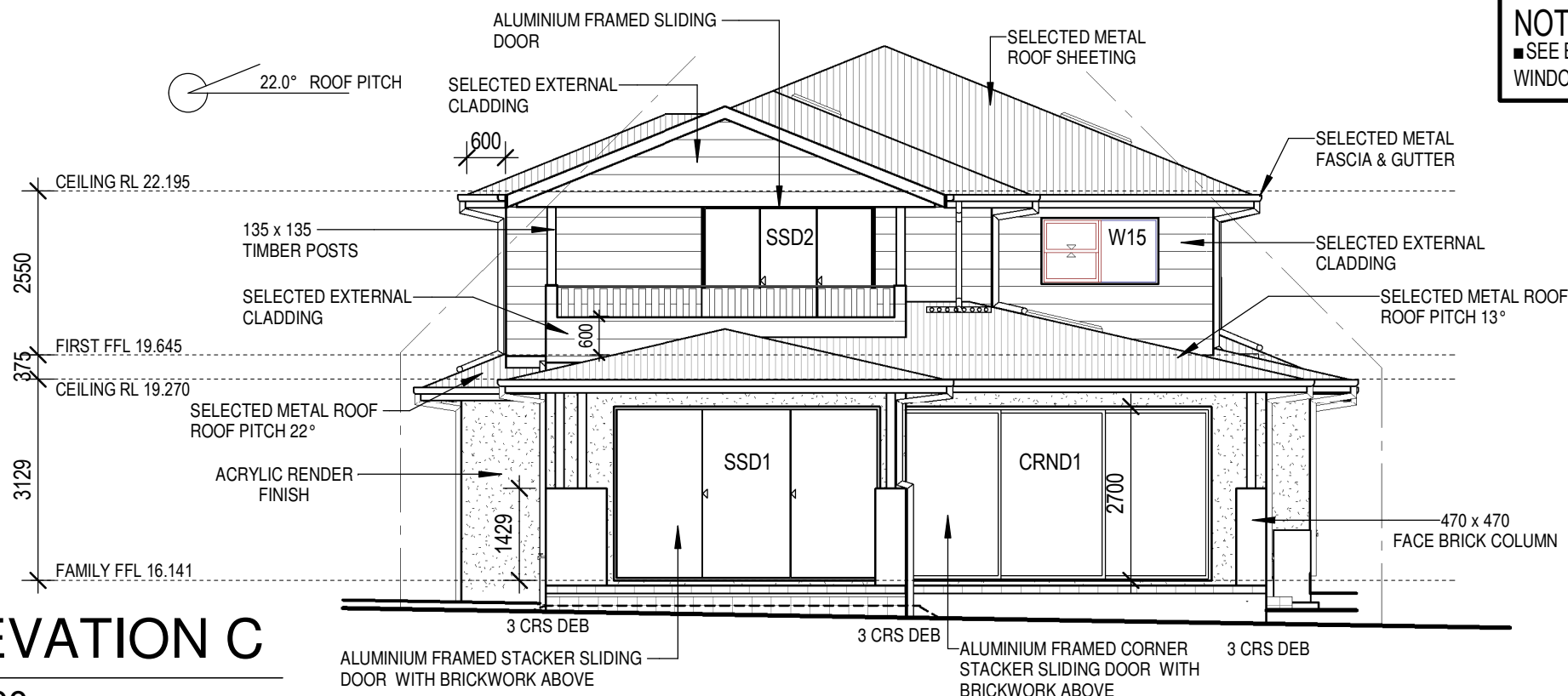
SCALE: 1 : 100 SHEET NO: 03

PLEASE DISCARD ALL OTHER PLANS

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ELEVATION C

1 : 100



NOTE:

SEE ELEVATIONS FOR ALL WINDOW HEADS HEIGHT

PROVIDE 5kw SOLAR PV SYSTEM
SOLAR PANELS AND THEIR LOCATION
TO BE INSTALLED AS PER MANUFACTURES
RECOMMENDATIONS AND GUIDELINES

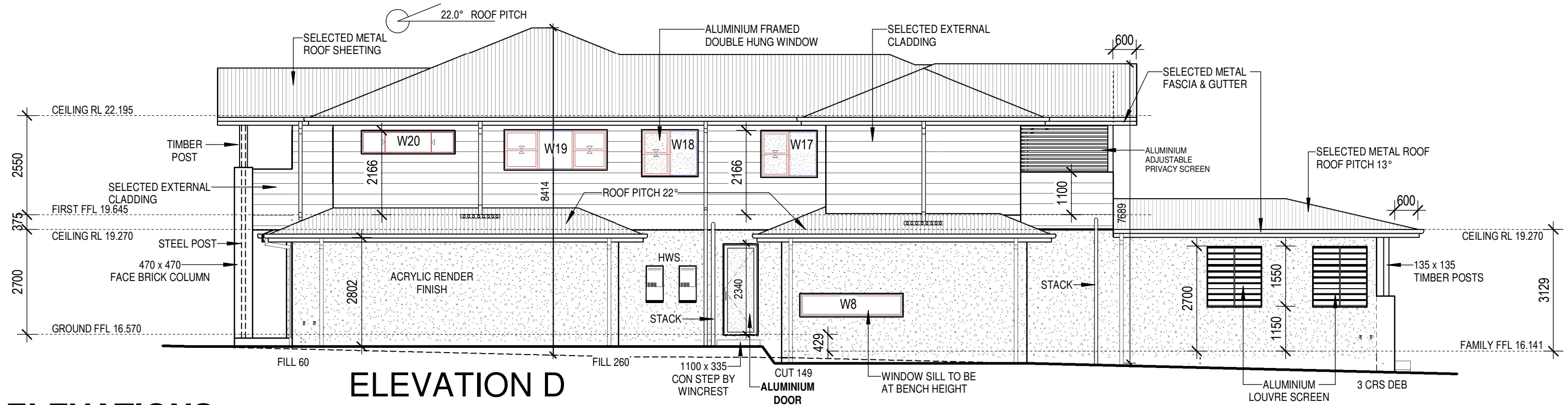


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ELEVATION D

1 : 100



ELEVATIONS

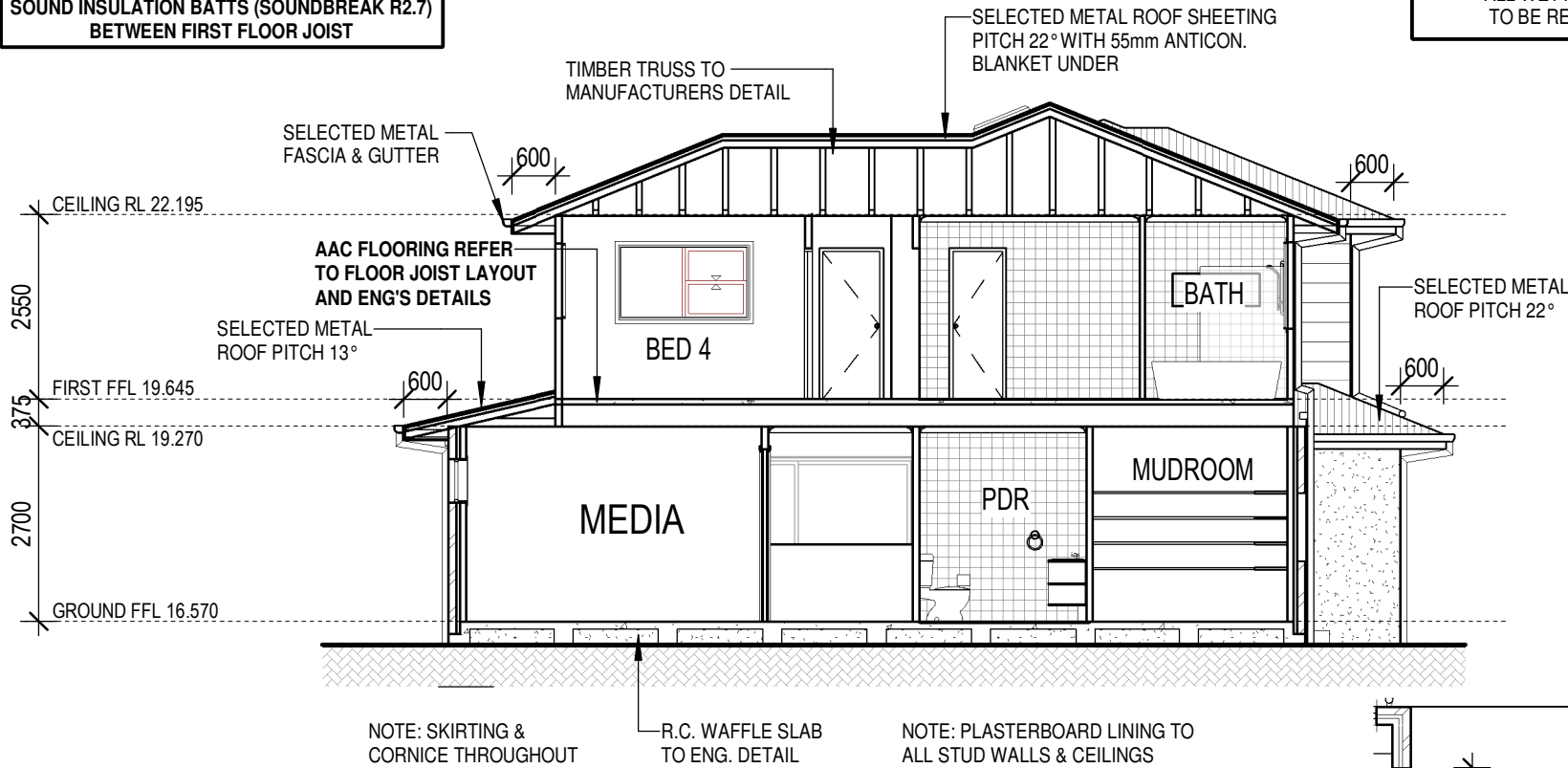
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B	VARY A, B & C (SB)	29.05.20						DRAWN: HT	CHECKED: .
C	VARY D & F (SB)	05.06.20						SCALE: 1 : 100	SHEET NO: 05
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SOUND INSULATION BATTS (SOUNDBREAK R2.7)
TO FIRST FLOOR INTERNAL WALLS

SOUND INSULATION BATTS (SOUNDBREAK R2.7)
BETWEEN FIRST FLOOR JOIST

SEAMLESS FINISH

ALL WET AREA FLOORS
TO BE RECESSED 50mm



SECTION A - A

1 : 100

GENERAL NOTES:

- PROVIDE GRANITGARD PEST CONTROL SYSTEM OR SIMILAR TO PERIMETER OF HOME AS REQUIRED BY CERTIFYING AUTHORITY.
- AS/NZS 3000-2000 ELECTRICAL REQUIREMENTS: SAFETY SWITCH TO FRIDGE & LIGHT CIRCUITS; ISOLATING SWITCH FOR WALL OVEN.
- PROVIDE R4.0 GLASSWOOL CEILING INSULATION TO ROOF SPACE OF LIVING AREAS.
- PROVIDE R2.5 GLASSWOOL WALL INSULATION TO EXTERNAL WALLS OF LIVING AREAS.
- WELS RATED KITCHEN, LAUNDRY & VANITY BASIN TAPS REQUIRED.
- PROVIDE SHOWERHEADS '3 STAR' RATED (>6 BUT <=7.5 L/min) IN ALL SHOWERS.
- WELS RATED TOILET CISTERNS REQUIRED.
- PROVIDE 3,000 LITRE WATER TANK.
- NO EXHAUST FANS UNLESS REQUIRED FOR MECHANICAL VENTILATION
- PROVIDE WEATHER STRIPS TO ALL EXTERNAL HINGED DOORS.
- GAS/ELECTRONIC INSTANTANEOUS HOT WATER SERVICE (6 STARS)
- 75mm GAP BETWEEN FRIDGE & WALL TO BE MAINTAINED.
- PROVIDE NATURAL GAS PLUMBING FOR COOKTOP & 1 INTERNAL HEATING POINT.
- MANHOLE POSITION IS APPROXIMATE ONLY AND MAY BE RE-POSITIONED ON SITE TO SUIT CONSTRUCTION CONSTRAINTS OR REQUIREMENTS



northern
beaches
council

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DA2020/0773

SEVERE MARINE
CLASSIFICATION SL1

ALL TRADES & SUPPLIERS TO COMPLY WITH
THE BCA AND ALL RELEVANT AUST STANDARDS

BASIX

ALL PLANS TO BE READ IN
CONJUNCTION WITH THE BASIX
CERTIFICATE AND ITS SCHEDULE OF
COMMITMENTS, WHICH ARE TO BE
COMPLIED WITH IN FULL

Window and Sl . door Schedule					
WT	Window No.	Height	Width	Window Style	Glazing
W	1	2050	1810	DOUBLE HUNG	CLEAR 6.38mm Comfortplus laminated
W	2	2050	610	FIXED	CLEAR DOUBLE GLAZED
W	3	600	1090	SLIDING	OBSC./TG TILED REVAEL
W	4	600	1810	SLIDING	CLEAR DOUBLE GLAZED
W	5	600	1810	SLIDING	CLEAR DOUBLE GLAZED
W	6	600	1450	SLIDING	CLEAR DOUBLE GLAZED
W	7	600	1450	SLIDING	CLEAR DOUBLE GLAZED
W	8	600	2650	FIXED	CLEAR
W	9	2057	1800	FIXED	
W	10	1200	2650	DOUBLE HUNG	CLEAR 6.38mm Comfortplus laminated
W	11	1030	1570	DOUBLE HUNG	CLEAR 6.38mm Comfortplus laminated
W	12	1030	1570	DOUBLE HUNG	CLEAR 6.38mm Comfortplus laminated
W	13	2057	1800	FIXED	CLEAR DOUBLE GLAZED
W	14	1029	2650	DOUBLE HUNG	CLEAR 6.38mm Comfortplus laminated
W	15	1029	1810	DOUBLE HUNG	CLEAR 6.38mm Comfortplus laminated
W	16	1029	2650	DOUBLE HUNG	CLEAR 6.38mm Comfortplus laminated
W	17	1200	1450	DOUBLE HUNG	OBSC./TG
W	18	1200	1450	DOUBLE HUNG	OBSC./TG
W	19	1029	2650	DOUBLE HUNG	CLEAR 6.38mm Comfortplus laminated
W	20	600	2410	SLIDING	CLEAR DOUBLE GLAZED
SSD	1	2700	4140	STACKER SL.DOOR	CLEAR 6mm VTOUGH GLAZING
SSD	2	2340	2676	STACKER SL.DOOR	CLEAR DOUBLE GLAZED
SKL	1	1180	780	SKYLIGHT	CLEAR DOUBLE GLAZED
SKL	2	1180	780	SKYLIGHT	CLEAR DOUBLE GLAZED
SKL	3	780	550	SKYLIGHT	CLEAR DOUBLE GLAZED
SKL	4	780	550	SKYLIGHT	CLEAR DOUBLE GLAZED
SKL	5	1140	1180	SKYLIGHT	CLEAR DOUBLE GLAZED
FD	1	2100	3010	FRENCH DOOR	CLEAR
CRND	1	2700	SEE DETAIL	CORNER STACKER	CLEAR 6mm VTOUGH GLAZING
AD	1	2340	896	ALUMINIUM DOOR	OBSCURE

NOTE:

Windows typically with standard glass - Awning Uw 6.35 & SHGC 0.64, Sliding Uw 6.42 & SHGC 0.76, Bifold door Uw 6.12 & SHGC 0.76, Double hung Uw 6.24 & SHGC 0.74, Sliding doors and stacking doors Uw 6.25 & SHGC 0.72

NOTE:

Windows typically with **double glazing** - Awning Uw 4.8 & SHGC 0.51, Sliding / fixed Uw 4.4 & SHGC 0.61, Double hung Uw 4.4 & SHGC 0.60

NOTE:

Doors typically with standard glass - Sliding doors and stacking doors Uw 6.25 & SHGC 0.72, Bifold door Uw 6.12 & SHGC 0.76

NOTE:

ALL BED ROOM WINDOW OPENINGS HIGHER THAN 2.0m FROM FINISHED GROUND LEVEL TO BE PROTECTED IN ACCORDANCE WITH CLAUSE 3.9.2.5 VOLUME 2 OF THE BUILDING CODE OF AUSTRALIA

WINDOWS

ALL WINDOWS ON 250mm
BRICK VENEER WALLS

137mm
REVEALS

SECTION/SCHEDULES

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C	VARY D & F (SB)	05.06.20					SCALE: 1 : 100	SHEET NO: 06
D	VARY H & FFD (SB)	30.06.20					PLEASE DISCARD ALL OTHER PLANS	
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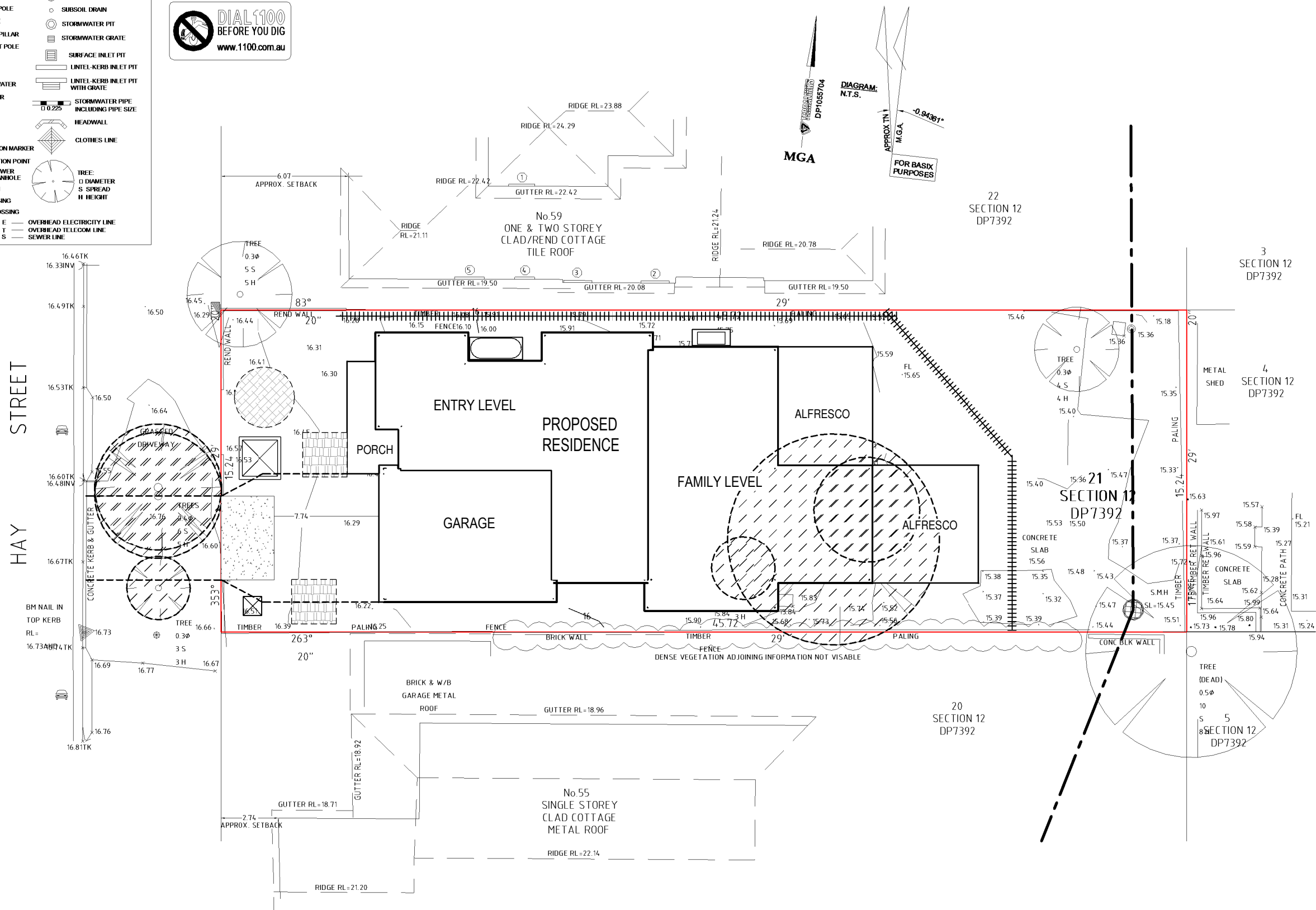
LEGEND

WATER MAIN
TELSTRA PILLAR
TELSTRA MARKER POST
TELSTRA PIT
TELEGRAPHY POLE
POWER POLE
ELECTRICAL PILLAR
POWER LIGHT POLE
LIGHT POLE
HYDRANT
RECYCLED WATER
WATER METER
STOP VALVE
WATER TAP
GAS METER
GAS DIRECTION MARKER
GAS INSPECTION POINT
SEWER MANHOLE
STREET SIGN
PRAM CROSSING
VEHICLE CROSSING

SEWER VENT
SEWER LAMPPIOLE
SEWER INSPECTION POINT
SUBSOIL DRAIN
STORMWATER PIT
STORMWATER GRATE
SURFACE INLET PIT
LUNTEL-KERB INLET PIT
LUNTEL-KERB INLET PIT WITH GRATE
STORMWATER PIPE INCLUDING PIPE SIZE
HEADWALL
CLOTHES LINE
TREE: Ø DIAMETER
S SPREAD
H HEIGHT

OVERHEAD ELECTRICITY LINE
OVERHEAD TELECOM LINE
SEWER LINE

AREA LOT 21 SECTION 12
VIDE DP 7392: 695.6 m²
BY CALC: 696.8 m²



LEGEND

- Material Stockpile area.
- Waste stockpile & material sorting area.
- Storage recycling bins for segregated waste.
- Chemical toilets.
- Temporary builders d/way to E.P.A. requirements.
- Fit standard 600 high green silt fence (refer to detail).
- Trees to be removed.

NOTE: All waste materials to be taken to an approved waste disposal site.



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DA2020/0773

SOIL , SEDIMENT AND SITE MANAGEMENT PLAN

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C	VARY D & F (SB)	05.06.20				SCALE: 1 : 200	SHEET NO: 07
D	VARY H & FFD (SB)	30.06.20				PLEASE DISCARD ALL OTHER PLANS	
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