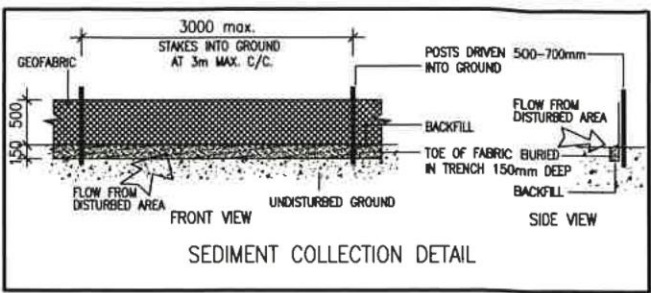
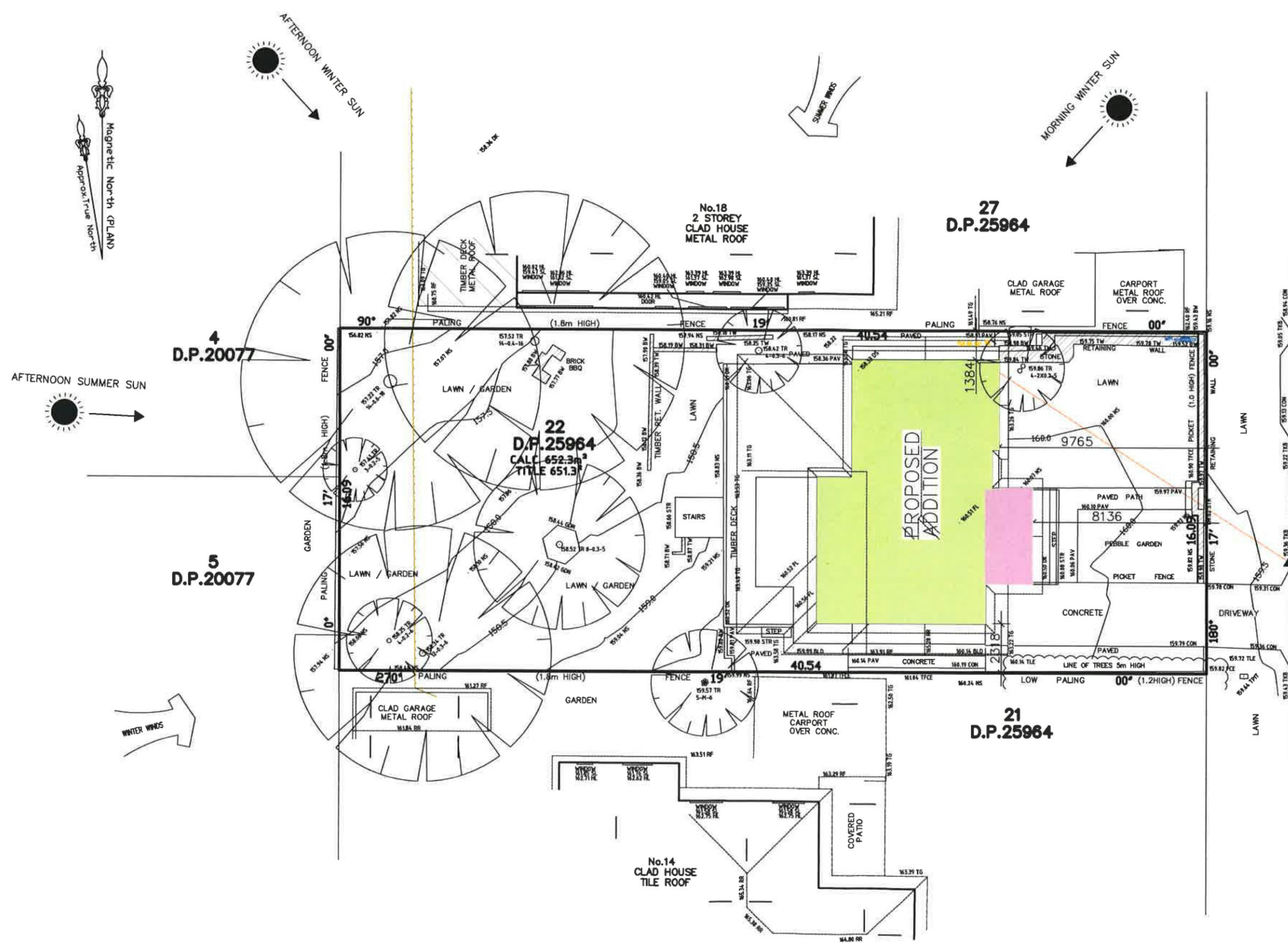


DESIGN & DRAFTING SERVICES PHONE 0407224563



- 1. ALL WORK IS TO COMPLY WITH WORKCOVER HEALTH AND SAFETY REGULATIONS
- 2. ALL EROSION AND SEDIMENTATION MEASURES "MUST" BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION. ANY TRADES NEGLECTING TO COMPLY WITH THIS STATUTORY REGULATION WILL INCUR AN EXTENSIVE FINE.

PROVISIONAL AREA FOR STOCKPILING OF MATERIALS (FINAL EXTENT & LOCATION DETERMINED ON SITE)

GEOTEXTILE TRADE WASTE RECEPTACLE (2.0m x 2.0) (FINAL EXTENT & LOCATION DETERMINED ON SITE)

GEOTEXTILE SEDIMENT FABRIC FILTER FENCE (FINAL EXTENT & LOCATION DETERMINED ON SITE)

AVENUE HURDIS

← N S E



THIS PLAN TO BE READ IN CONJUNCTION WITH DA2017/ 1188 NORTHERN BEACHES COUNCIL

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General Notes		Project Details		BUILDER:		DESIGN BY:		FIRST DRAWN:		ISSUE:	
All Dimensions to be checked and verified before work is commenced. Drawings to be read in conjunction with engineers details. All work is to be carried out in accordance with councils requirements and relevant codes and standards.		Design :		RAISE THE ROOF		PROPOSED ADDITIONS AT 16 HURDIS AVENUE, FRENCHS FOREST 2086 MR & MRS BRADLEY		20.11.17		A	
		Style :		1/101 DARLEY STREET				AMENDED:		SCALE: 1 : 200	
		Sheet Title:		MONA VALE NSW 2103				FINAL PLAN:		COUNCIL: NTHN BEACHES	
		SITE ANALYSIS PLAN				SYDNEY DESIGN & DEVELOPMENTS PTY LTD Architectural Design & Drafting Solutions Phone: 0407 224 563		DRAWN: MA		SHEET 1 OF 1	



PROPOSED FRONT ELEVATION (east)

NOTE:
WINDOWS AS PER
BASIX REQUIREMENTS

THIS PLAN TO BE READ IN
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PROPOSED REAR ELEVATION (west)

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Project Details

Design :

Style :

Sheet Title:

PROPOSED ELEVATIONS

BUILDER:

RAISE THE ROOF
1/101 DARLEY STREET
MONA VALE NSW 2103

PROPOSED ADDITIONS AT
16 HURDIS AVENUE,
FRENCHS FOREST 2086
MR & MRS BRADLEY

DESIGN BY:

SYDNEY DESIGN
& DEVELOPMENTS PTY LTD
Architectural Design & Drafting Solutions
Phone: 0407 224 563

FIRST DRAWN:
20.11.17

AMENDED:

FINAL PLAN:

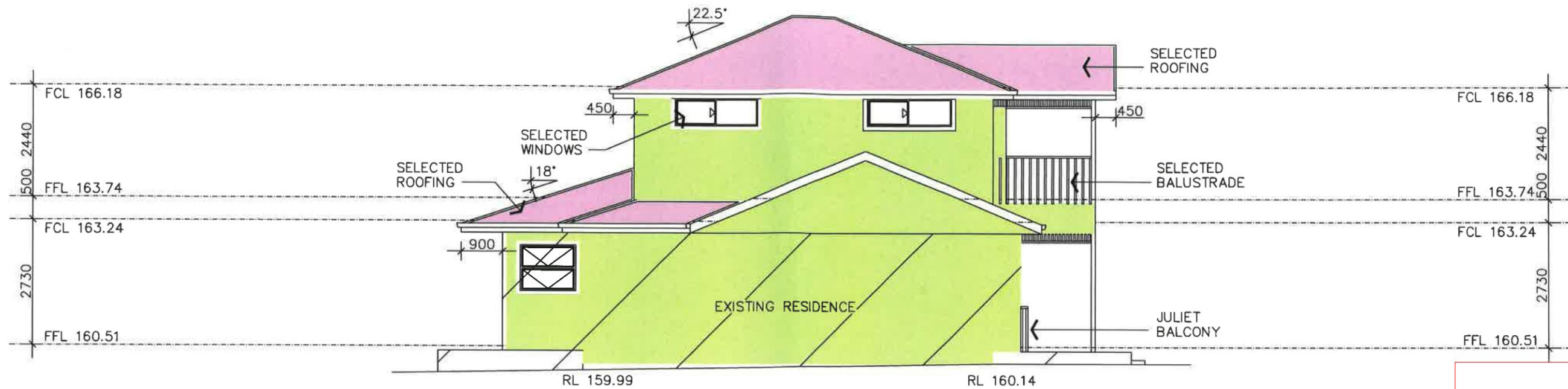
DRAWN: MA

ISSUE: A

SCALE: 1 : 100

COUNCIL:
NTHN BEACHES

SHEET 6 of 8



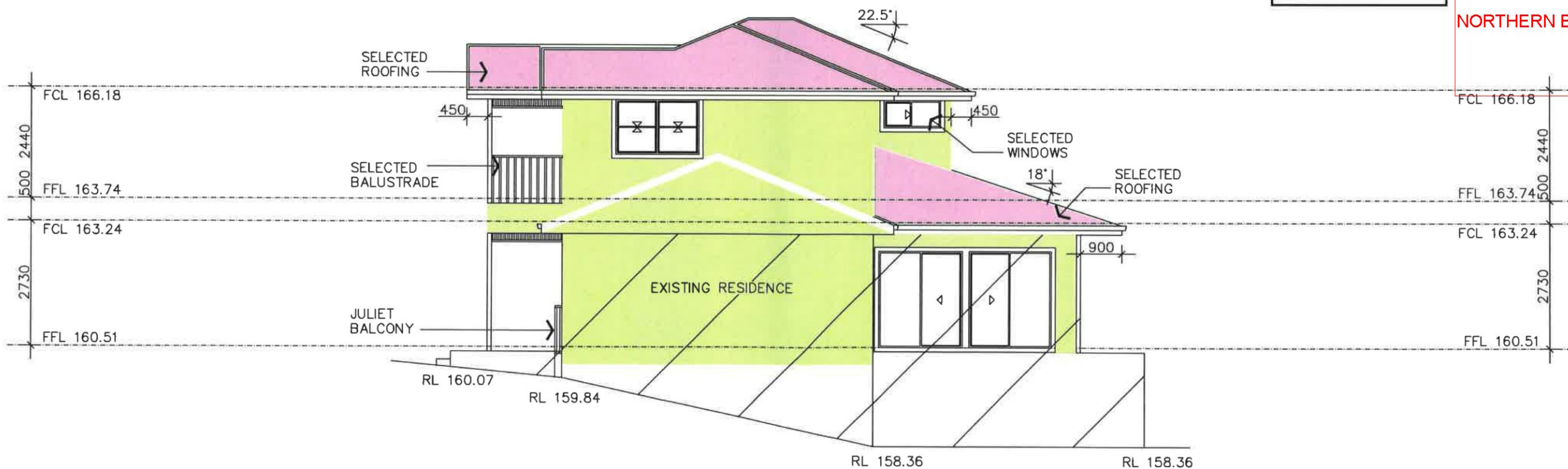
PROPOSED SIDE ELEVATION (south)

NOTE:
WINDOWS AS PER
BASIX REQUIREMENTS

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PROPOSED SIDE ELEVATION (north)

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Project Details

Design :

Style :

Sheet Title:

PROPOSED ELEVATIONS

BUILDER:

RAISE THE ROOF
1/101 DARLEY STREET
MONA VALE NSW 2103

PROPOSED ADDITIONS AT
16 HURDIS AVENUE,
FRENCHS FOREST 2086
MR & MRS BRADLEY

DESIGN BY:

SYDNEY DESIGN
& DEVELOPMENTS PTY LTD
Architectural Design & Drafting Solutions
Phone: 0407 224 563

FIRST DRAWN:
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AMENDED:

FINAL PLAN:

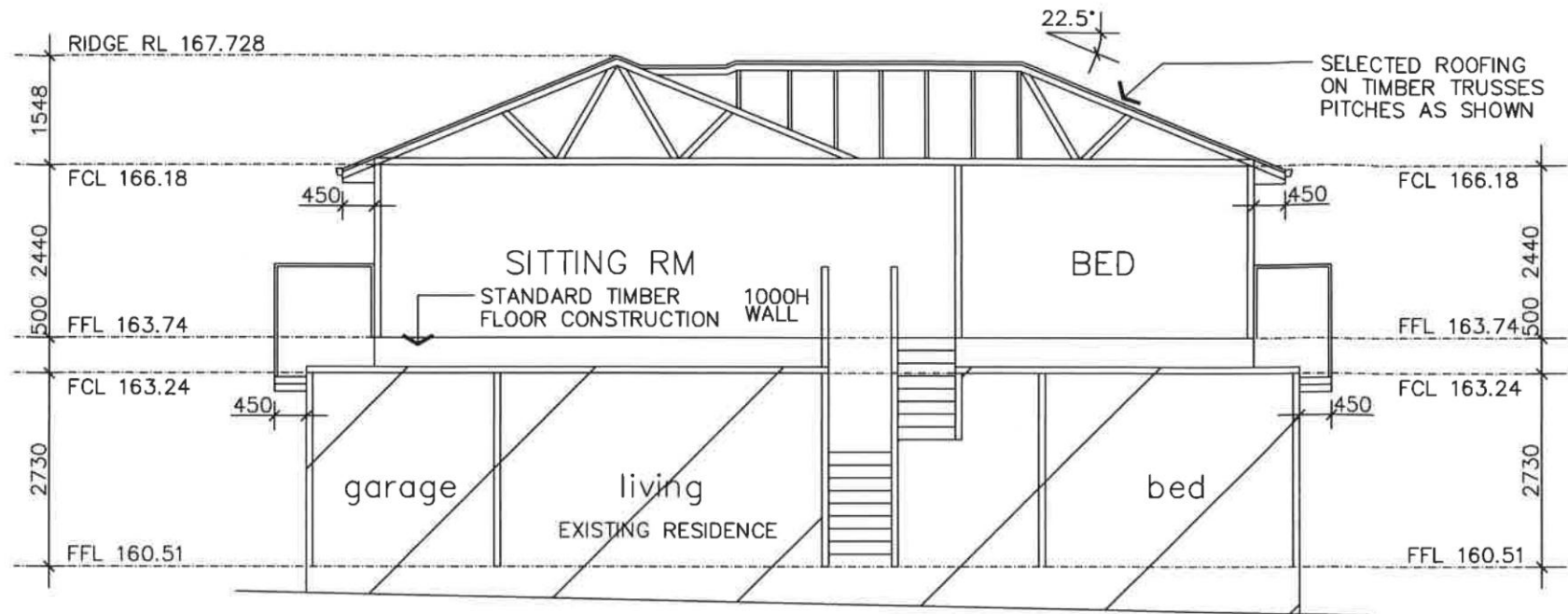
DRAWN: MA

ISSUE: A

SCALE: 1 : 100

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SHEET 7 OF 8



TYPICAL SECTION

BASIX – WINDOWS & GLAZED DOOR SCHEDULE

No.	Orient.	Area (m ²)	Overshadowing	Shading Device	Frame & Glass Type
W1	East	2.88 m ²	Not overshadowed	eave >= 450	Improved Aluminium, Single Pyrolytic Low-e (U-value: 4.48, SHGC: 0.46)
W2	East	1.35 m ²	Not overshadowed	eave >= 600	Improved Aluminium, Single Pyrolytic Low-e (U-value: 4.48, SHGC: 0.46)
W3	East	5.04 m ²	Not overshadowed	eave >= 900	Improved Aluminium, Single Clear (U-value: 6.44, SHGC: 0.75)
W4	East	1.35 m ²	Not overshadowed	eave >= 600	Improved Aluminium, Single Pyrolytic Low-e (U-value: 4.48, SHGC: 0.46)
W5	South	1.08 m ²	Not overshadowed	eave >= 600	Improved Aluminium, Single Clear (U-value: 6.44, SHGC: 0.75)
W6	South	1.08 m ²	Not overshadowed	eave >= 600	Improved Aluminium, Single Clear (U-value: 6.44, SHGC: 0.75)
W7	West	2.16 m ²	Not overshadowed	eave >= 600	Improved Aluminium, Single Pyrolytic Low-e (U-value: 4.48, SHGC: 0.46)
W8	West	2.16 m ²	Not overshadowed	eave >= 600	Improved Aluminium, Single Pyrolytic Low-e (U-value: 4.48, SHGC: 0.46)
W9	North	0.72 m ²	Not overshadowed	eave >= 600	Improved Aluminium, Single Clear (U-value: 6.44, SHGC: 0.75)
W10	West	0.48 m ²	Not overshadowed	eave >= 600	Improved Aluminium, Single Clear (U-value: 6.44, SHGC: 0.75)
W11	West	0.48 m ²	Not overshadowed	eave >= 600	Improved Aluminium, Single Pyrolytic Low-e (U-value: 4.48, SHGC: 0.46)
W12	North	2.70 m ²	Not overshadowed	eave >= 600	Improved Aluminium, Single Clear (U-value: 6.44, SHGC: 0.75)

BASIX & SITE INFORMATION

PROJECT INFO
MR & MRS BRADLEY
LOT 22 (16) HURDIS AVE,
FRENCHS FOREST 2086
25964
NTHN BEACHES

PROJECT TYPE
SEPERATE DWELLING HOUSE

THERMAL COMFORT/ENERGY
FLUORESCENT LIGHTING TO: MIN. 40% OF NEW OR
ALTERED LIGHTS TO BE
FLOURESCENT OR LED

WATER COMMITMENTS
NEW/ALTERED SHOWERHEAD RATING: 3 STAR
NEW/ALTERED TOILET RATING: 3 STAR
NEW/ALTERED TAP RATING: 3 STAR

THERMAL COMFORT/ENERGY
EXT. WALL SURFACE: SELECTED CLADDING
EXT. WALL INSULATION: R1.5
WALL COLOUR: SEE SEPERATE INFO
ROOFING MATERIAL: SELECTED ROOF
ROOF INSULATION: FOIL SARKING
ROOF COLOUR: SEE SEPERATE INFO
CEILING INSULATION: R2.5

WINDOW SHADING DEVICES
PROVIDE WINDOW TYPES AS PER BASIX INFO

THIS PLAN TO BE READ IN
CONJUNCTION WITH

DA2017/ 1188

NORTHERN BEACHES COUNCIL

GENERAL CONSTRUCTION NOTES

- ALL CONCRETE IS TO COMPLY WITH AS2870-1996 WITH UNDER SLAB CHEMICAL SPRAY - ANT CAPPING TO BRICKWORK TO COMPLY TO BCA 3.1.3.3 & 3.1.3.4 TO FORM A "FULL SYSTEM" TERMITE BARRIER.
- TERMITE BARRIER MUST BE INSTALLED IN ACCORDANCE WITH BCA 3.1.3.3 OR 3.1.3.4 & AS3660.1.
- AROUND SLAB AREAS ARE TO BE KEPT CLEAN & DRAINAGE INSTALLED WHERE NECESSARY TO AVOID POOLING OF WATERS.
- ALL TIMBER WORK IS TO COMPLY WITH AS1684-2 RESIDENTIAL TIMBER FRAMING CONSTRUCTION.
- 70mm INTERNAL & 90mm EXTERNAL STUD WALLS PROVIDED. (U.N.O)
- ALL STAIRS TO BE CONSTRUCTED TO COMPLY WITH BCA 3.9.1.
- ALL TIE DOWNS & FIXINGS TO COMPLY WITH AS1684.2-1999 (SECTION 9) RESIDENTIAL TIMBER FRAMED CONSTRUCTION.
- DIRECT WIRED SMOKE DETECTORS MUST BE INSTALLED TO COMPLY WITH AS3786-1994.
- ALL REQ'D AREAS ARE TO BE PROTECTED AGAINST WATER IN ACCORDANCE WITH BCA 3.8.1.2 TO 3.8.1.6.

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PROPOSED ADDITIONS AT
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FRENCHS FOREST 2086
MR & MRS BRADLEY

DESIGN BY:

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& DEVELOPMENTS PTY LTD
Architectural Design & Drafting Solutions
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FIRST DRAWN:
20.11.17

AMENDED:

FINAL PLAN:

DRAWN: MA

ISSUE: A

SCALE: 1 : 100

COUNCIL:
NTHN BEACHES

SHEET 8 OF 8