

DRAWING LIST

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05 EXISTING FIRST FLOOR	EXISTING FIRST FLOOR	5
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19 BASIX / SEDIMENT CONTROL	BASIX / SEDIMENT CONTROL	19

LOT : B3
DP : 379509

ADDRESS : 1957 Pittwater Road,
Bayview NSW 2104

COUNCIL : Northern Beaches
Council



Raw Concept Designs

Alterations & Additions Bayview
David & Lyndal Carruthers
1957 Pittwater Road, Bayview NSW 2104

Lot: B3 / DP: 379509

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COVER PAGE
1

1:1.0
5,
1:100

17/2/202

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

KEY

- DP

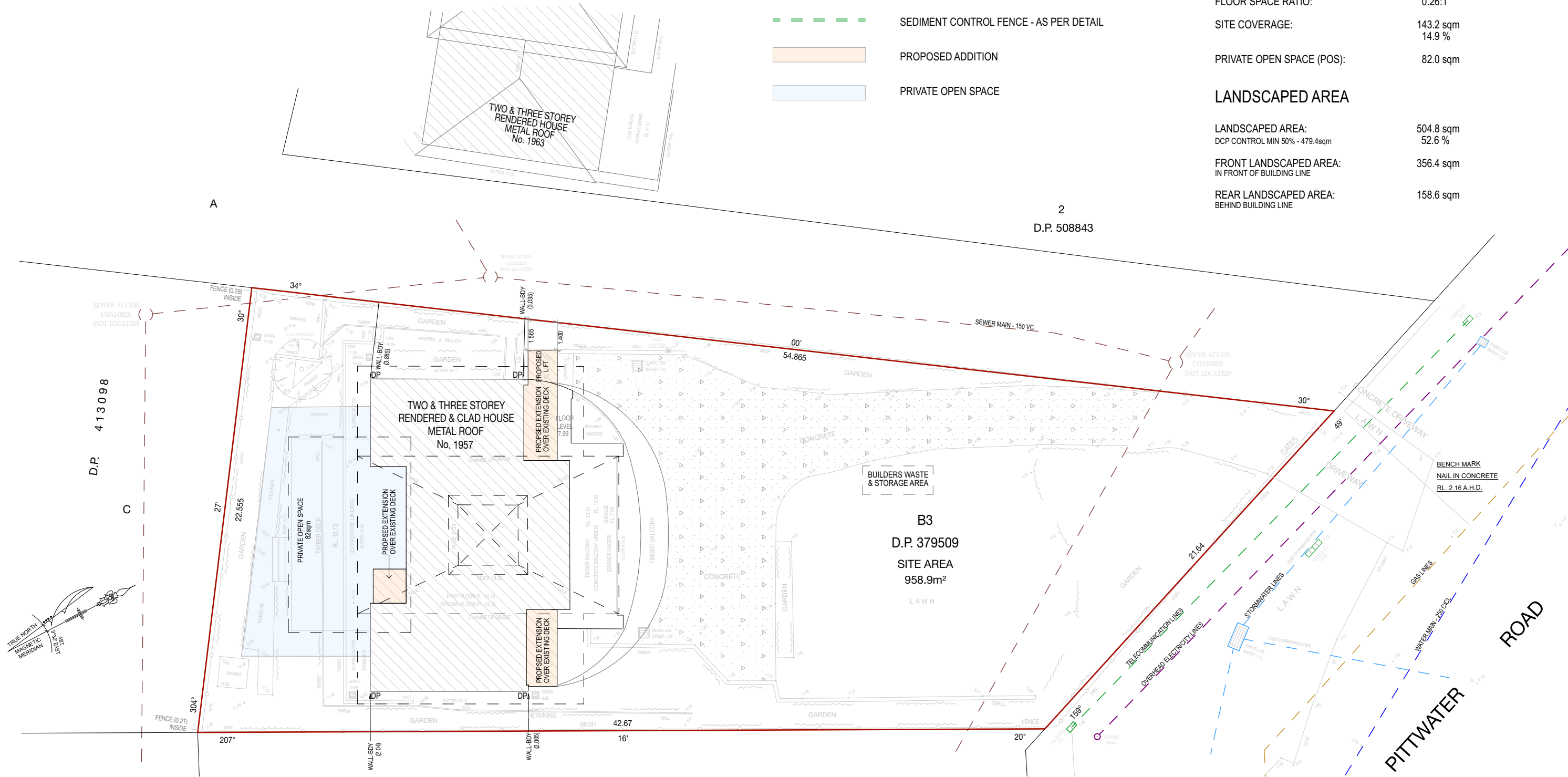
EXISTING DOWNPIPE
- SEWER
- WATER
- SEDIMENT CONTROL FENCE - AS PER DETAIL
- PROPOSED ADDITION
- PRIVATE OPEN SPACE

AREA CALCULATIONS

SITE AREA:	958.9 sqm
EXISTING DWELLING FLOOR AREA:	231.2 sqm
PROPOSED FLOOR AREA:	18.2 sqm
TOTAL PROPOSED FLOOR AREA:	249.4 sqm
FLOOR SPACE RATIO:	0.26:1
SITE COVERAGE:	143.2 sqm 14.9 %
PRIVATE OPEN SPACE (POS):	82.0 sqm

LANDSCAPED AREA

LANDSCAPED AREA:	504.8 sqm
DCP CONTROL MIN 50% - 479.4sqm	52.6 %
FRONT LANDSCAPED AREA: IN FRONT OF BUILDING LINE	356.4 sqm
REAR LANDSCAPED AREA: BEHIND BUILDING LINE	158.6 sqm



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SITE PLAN / ANALYSIS
2

1:200
17/2/2023

BUILDING NOTES

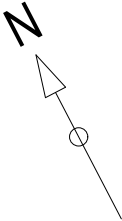
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DEMOLITION

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ELECTRICAL TO AS 3000
TIMBER FRAMING TO AS 1684
PLASTERBOARD TO AS 2589
PLUMBING / STORMWATER TO AS 3500.3
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
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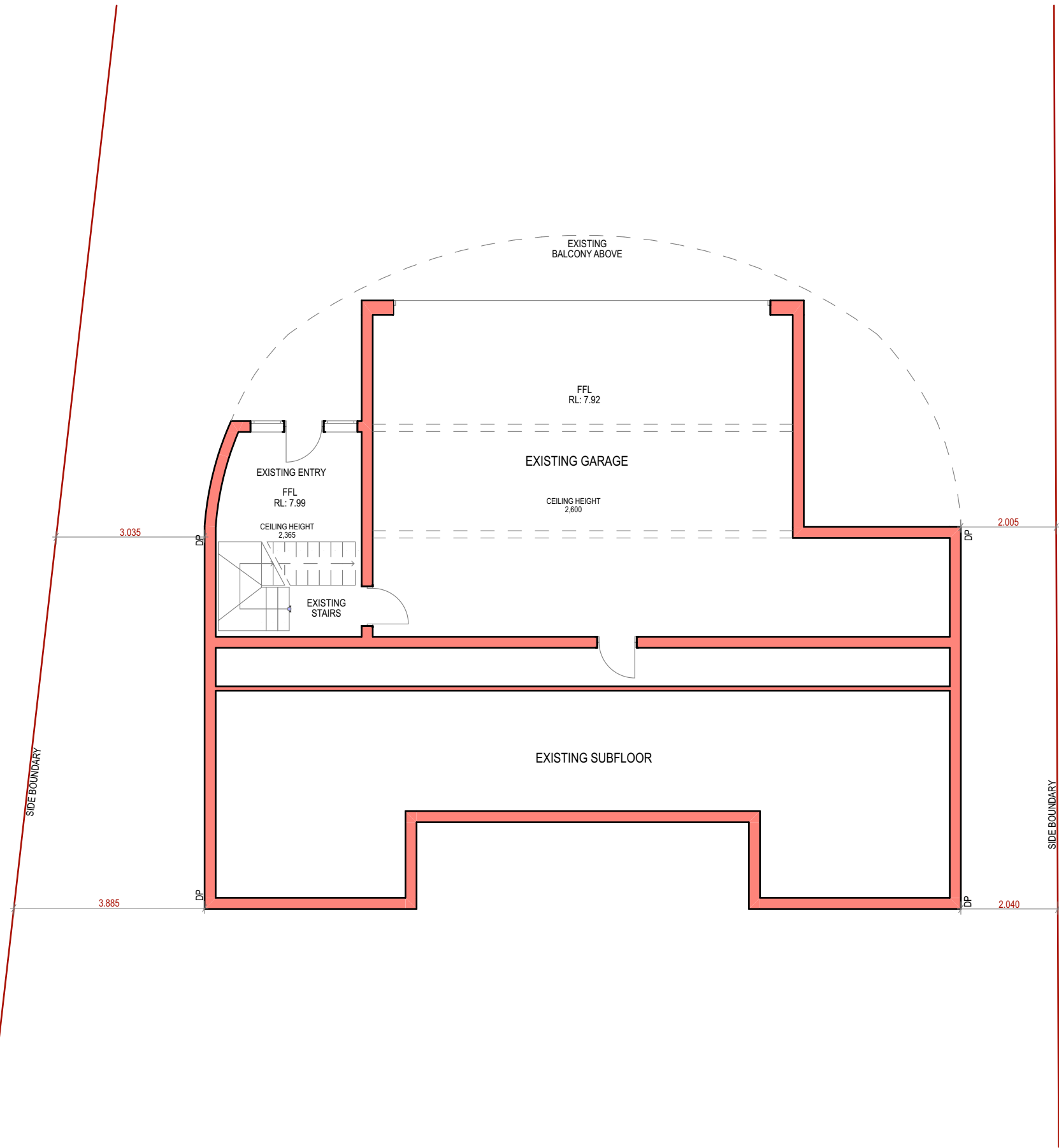
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EXISTING LOWER GROUND FLOOR

3

1:100
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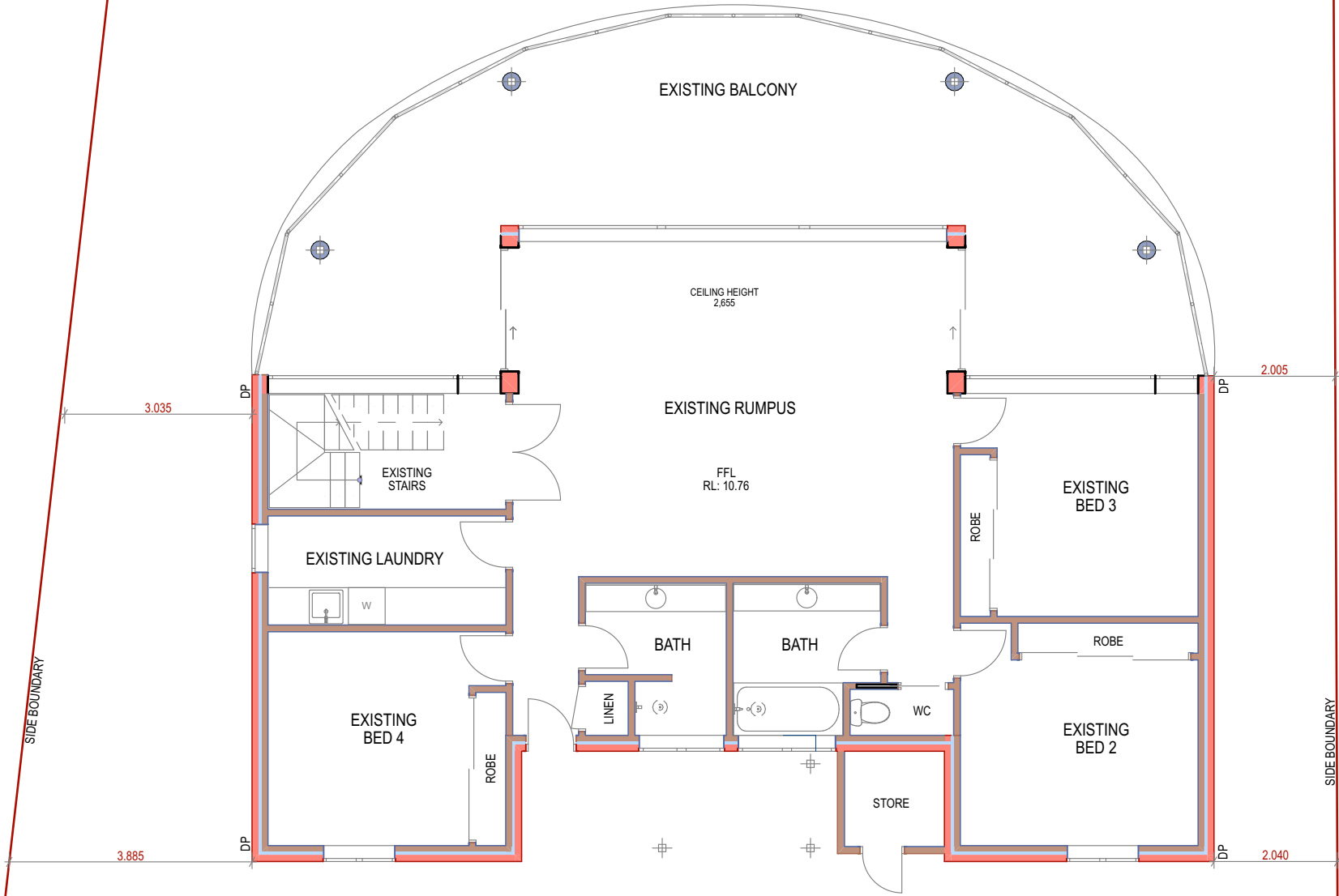
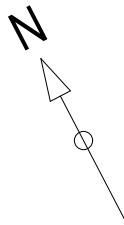
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EXISTING GROUND FLOOR
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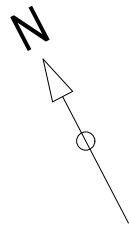
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EXISTING FIRST FLOOR
5

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17/2/2023

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PROPOSED ADDITION

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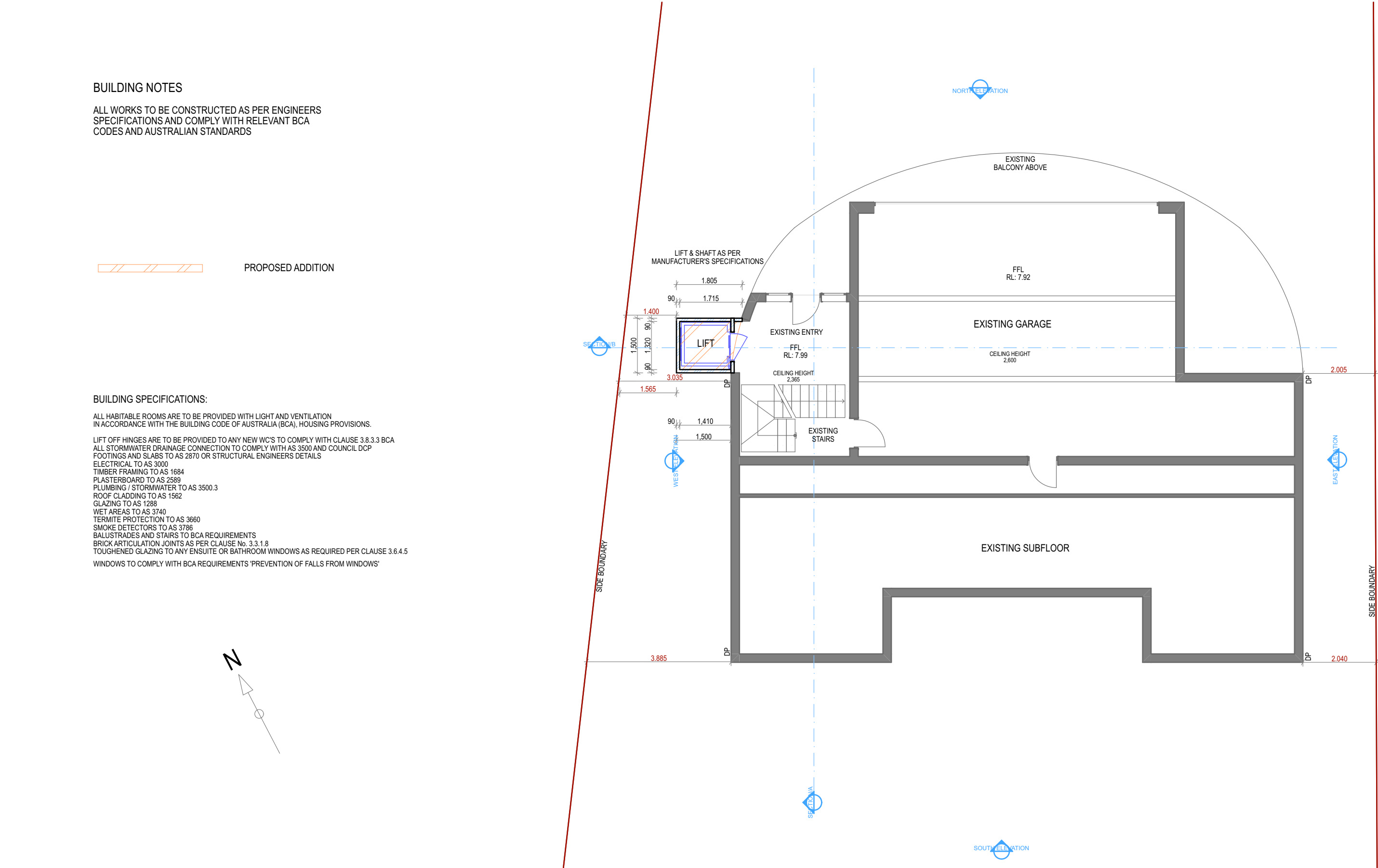
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PROPOSED LOWER GROUND FLOOR

6

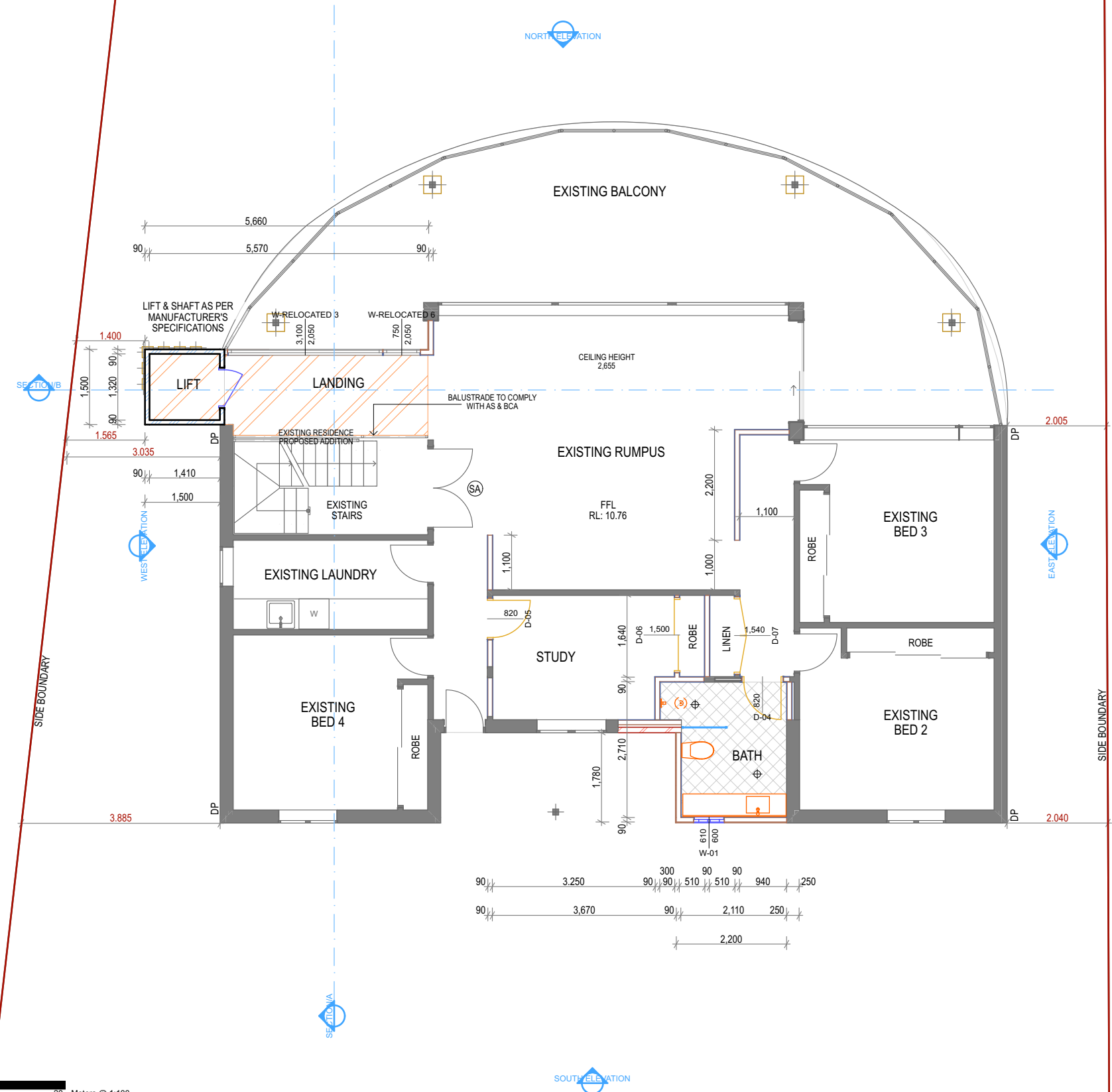
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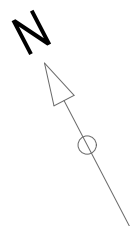
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7/2/2023

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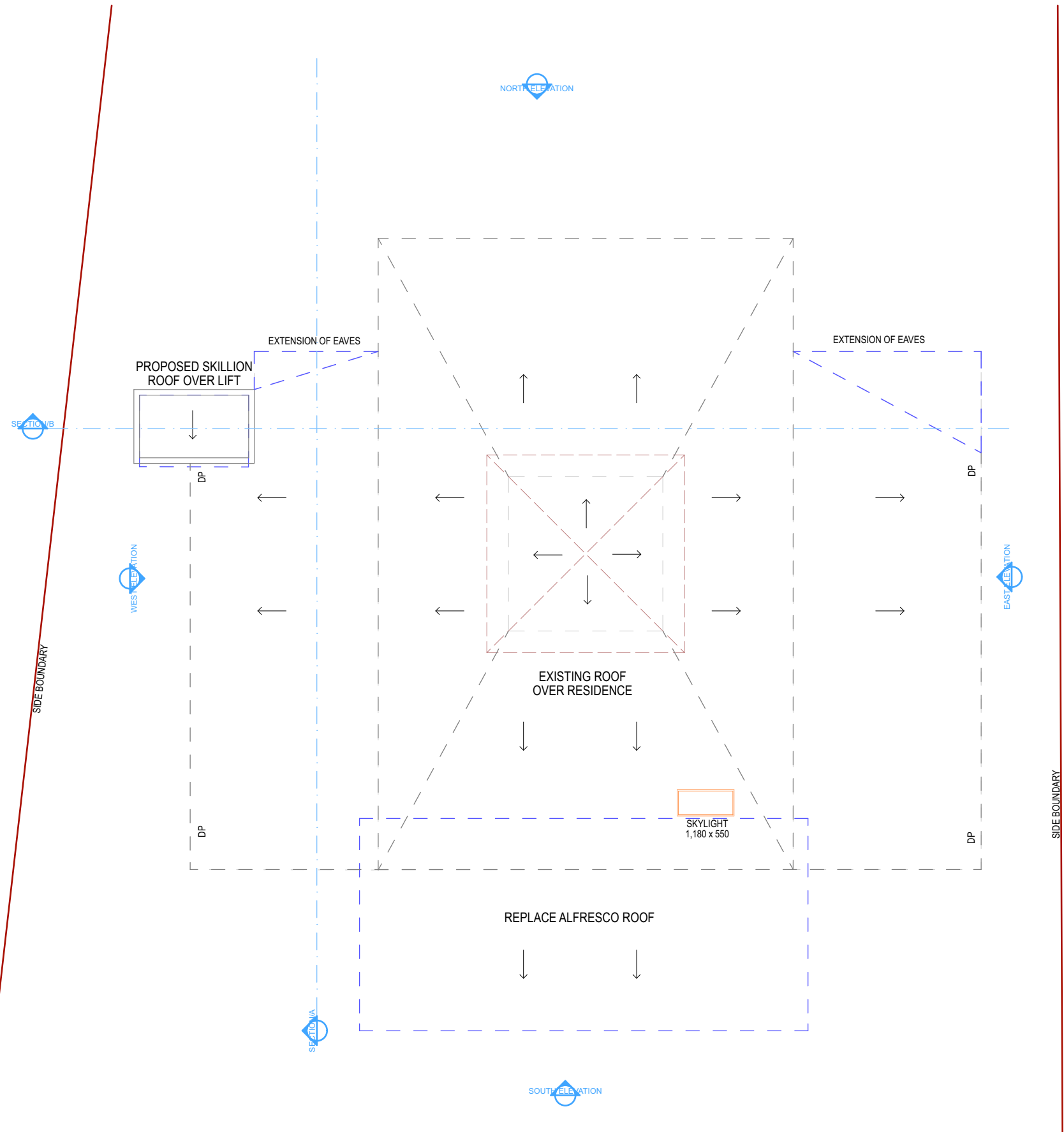
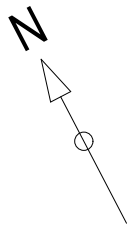
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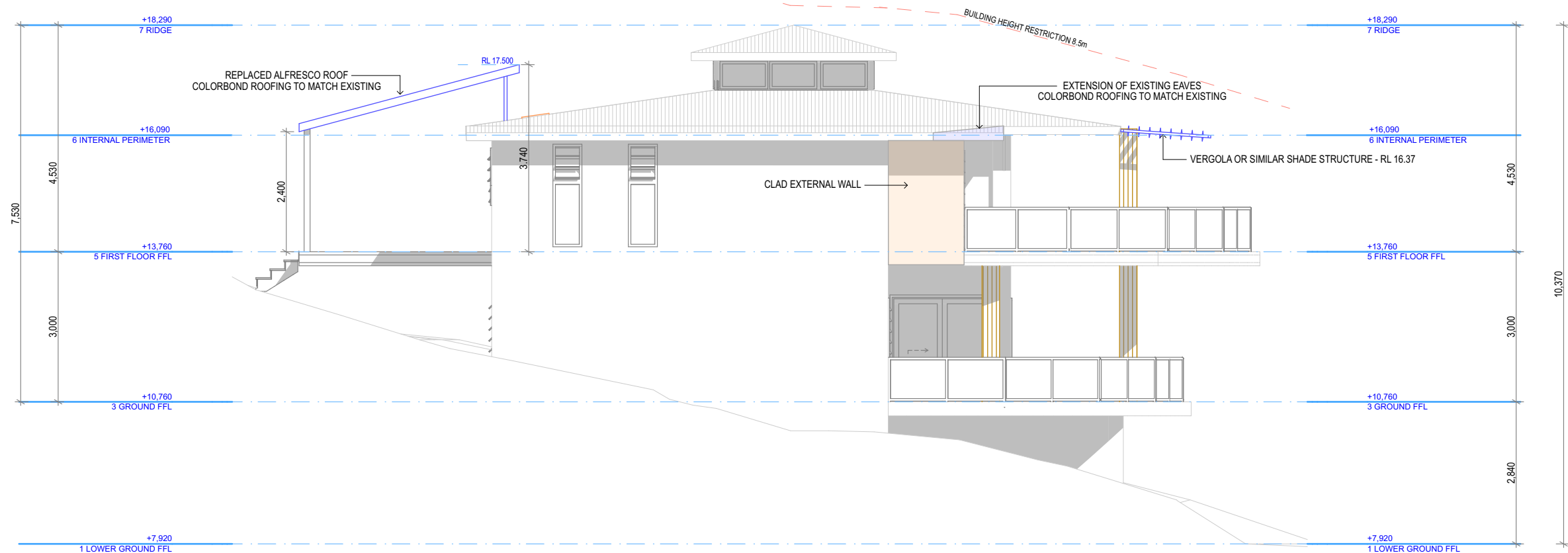
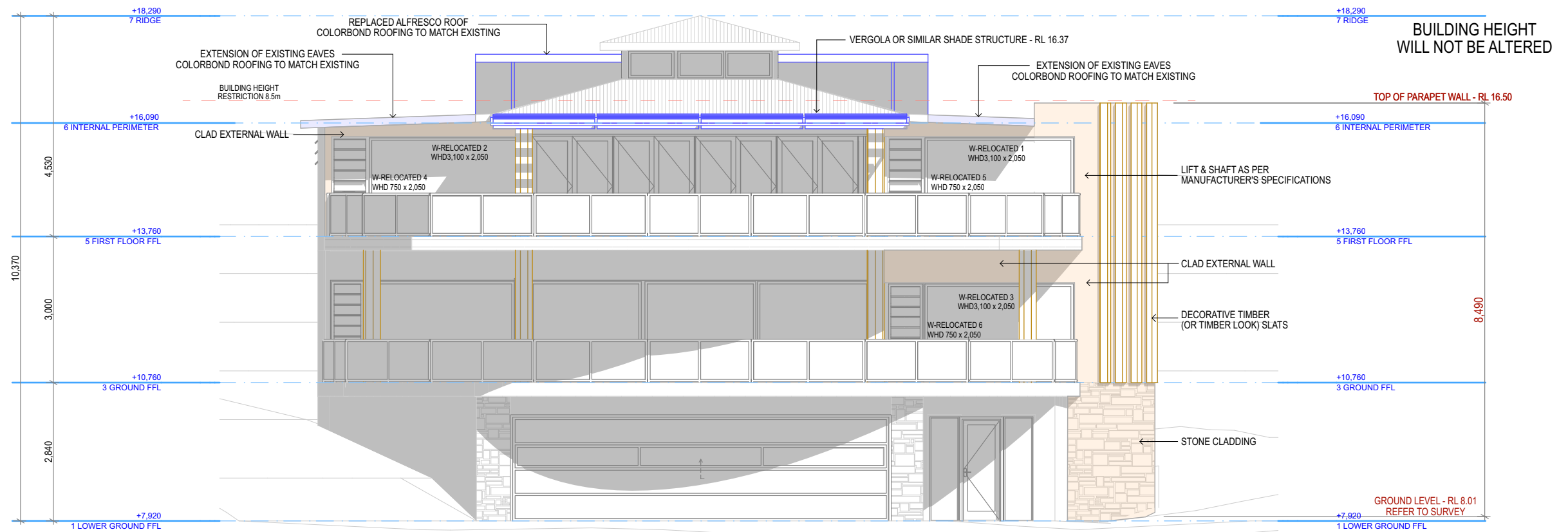
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ROOF PLAN
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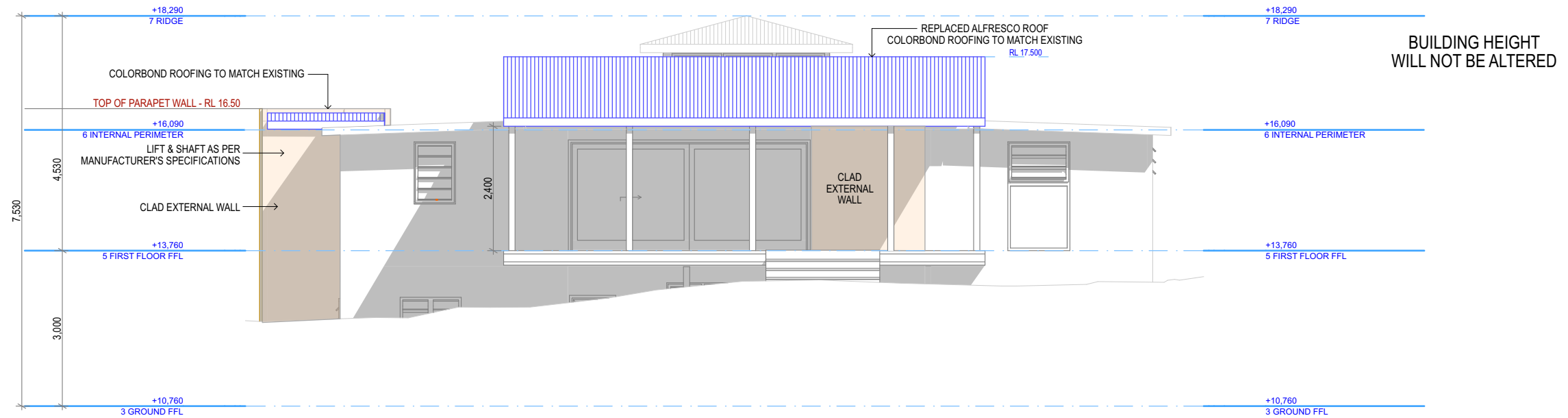
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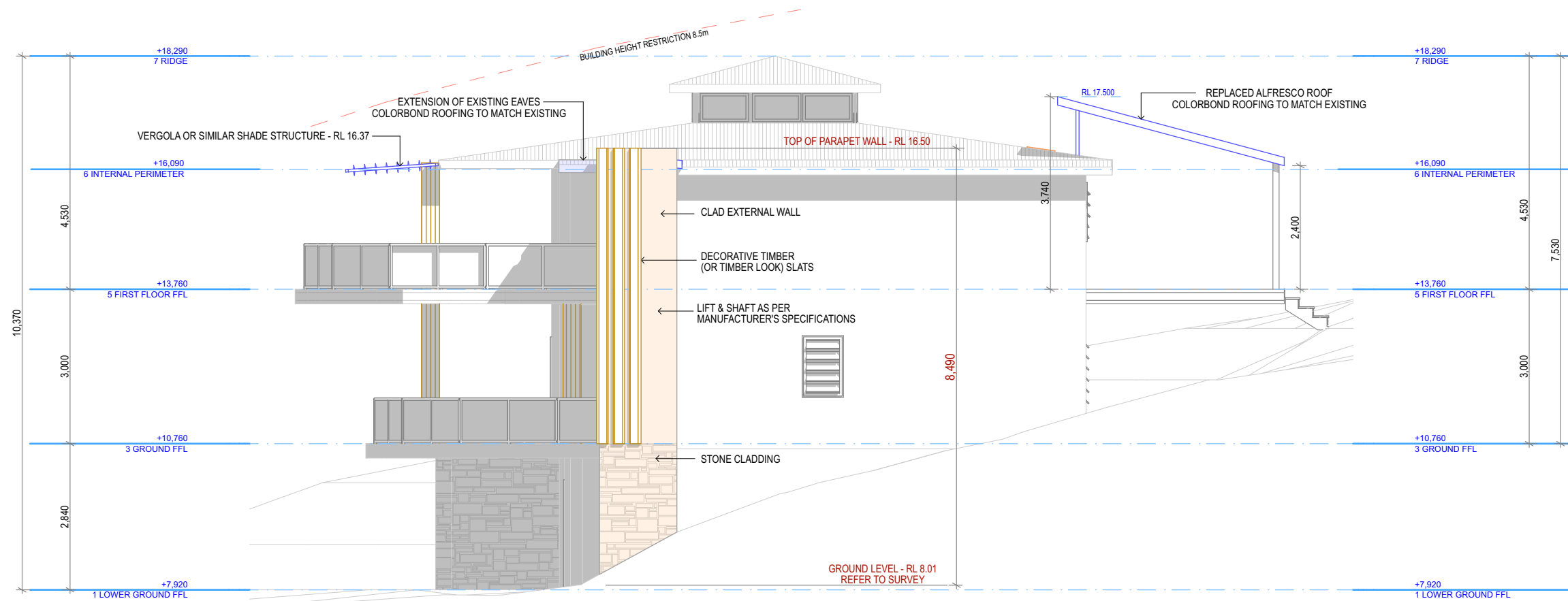
NORTH / EAST ELEVATION

10

1:100
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SOUTH ELEVATION



WEST ELEVATION



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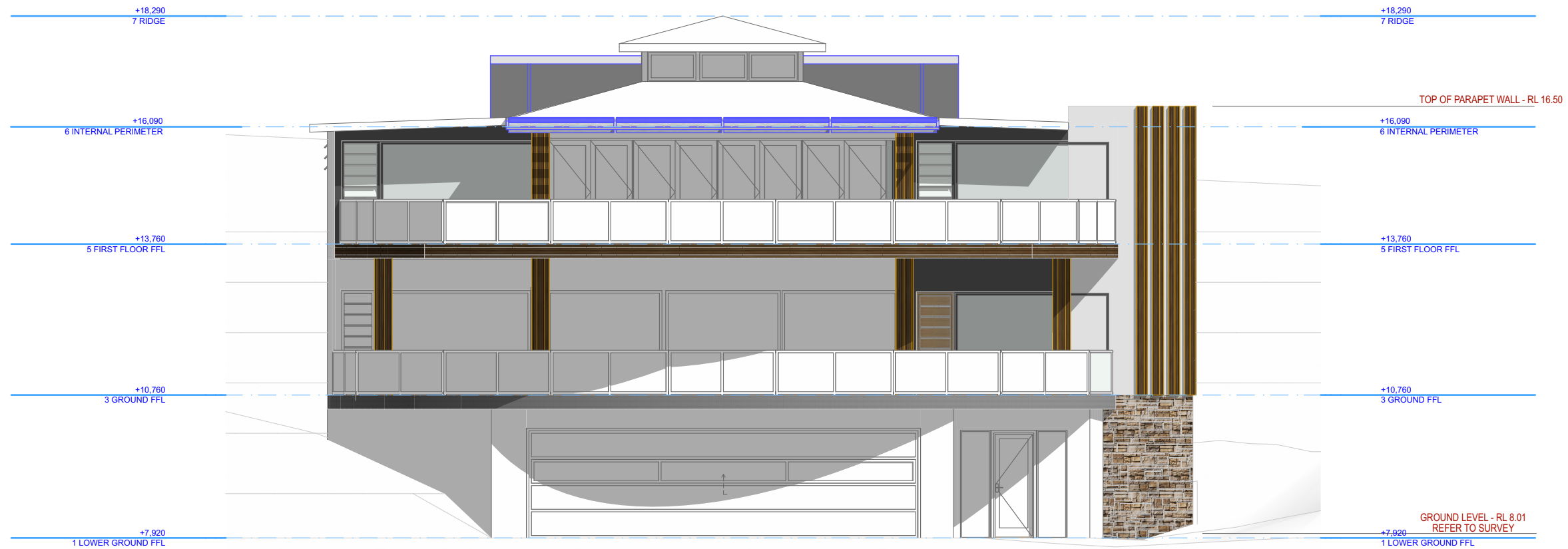
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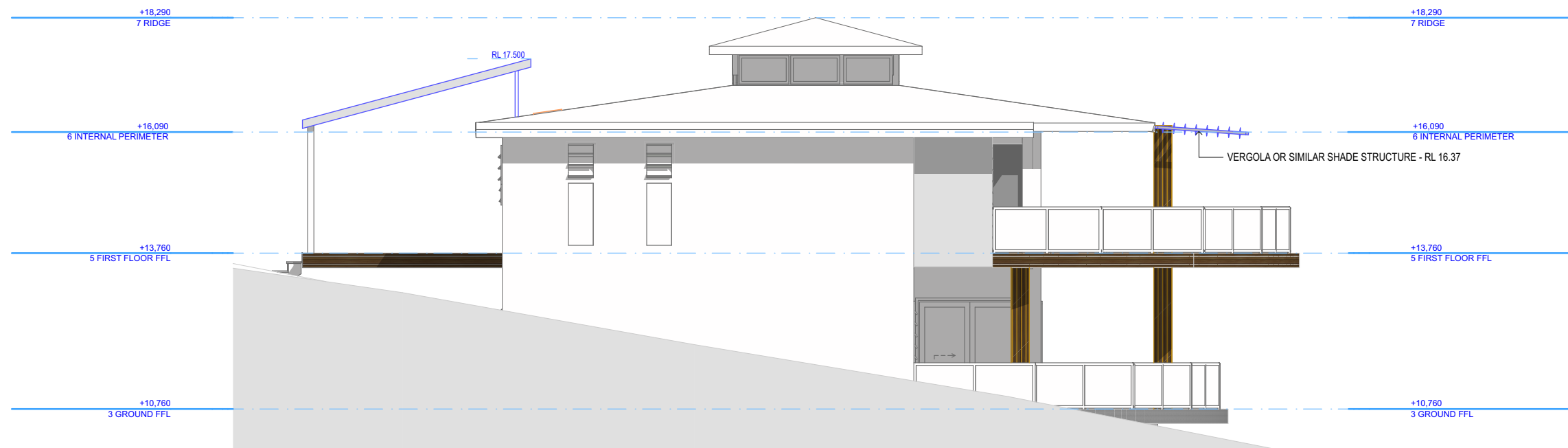
SOUTH / WEST ELEVATION

11

1:100
17/2/2023



NORTH ELEVATION - FINISHES



EAST ELEVATION - FINISHES

0 5 10 15 20 Meters @ 1:100



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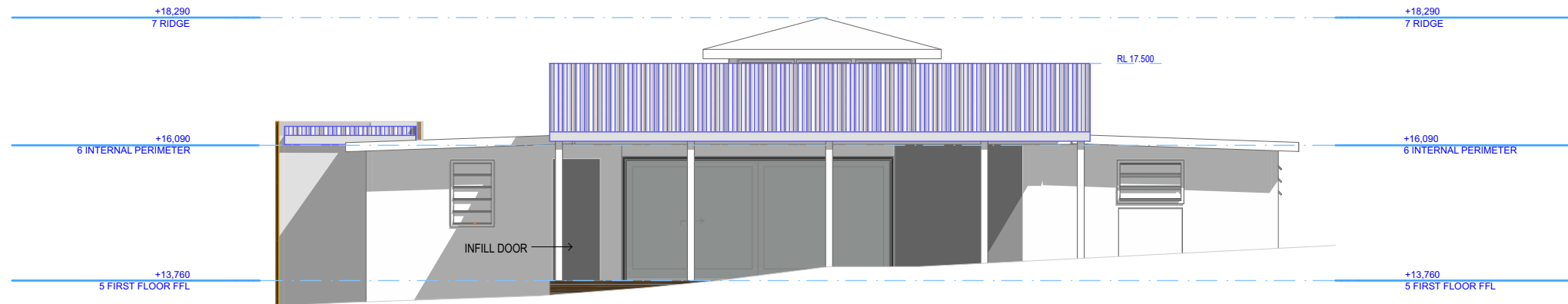
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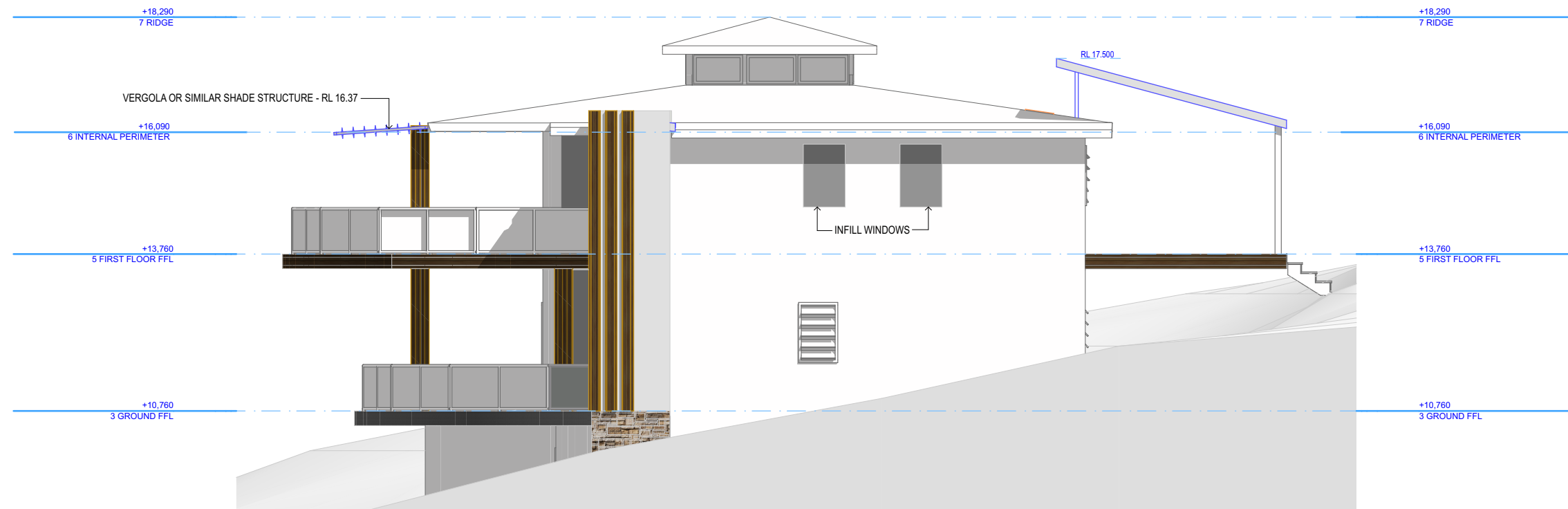
NORTH / EAST ELEVATIONS - FINISHES

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SOUTH ELEVATION - FINISHES



WEST ELEVATION - FINISHES



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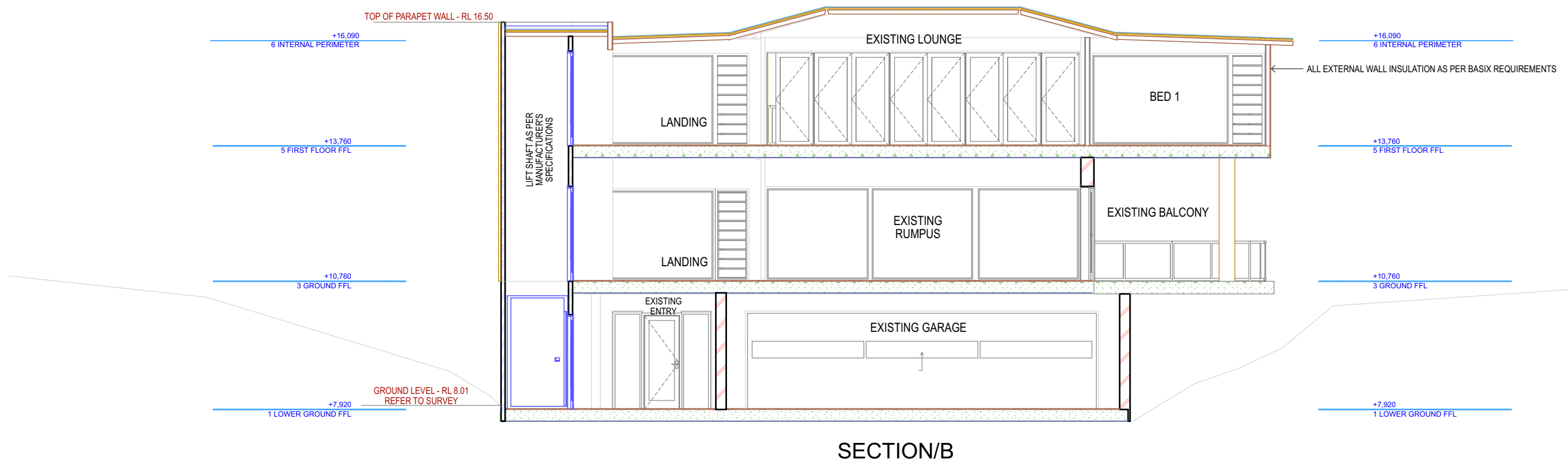
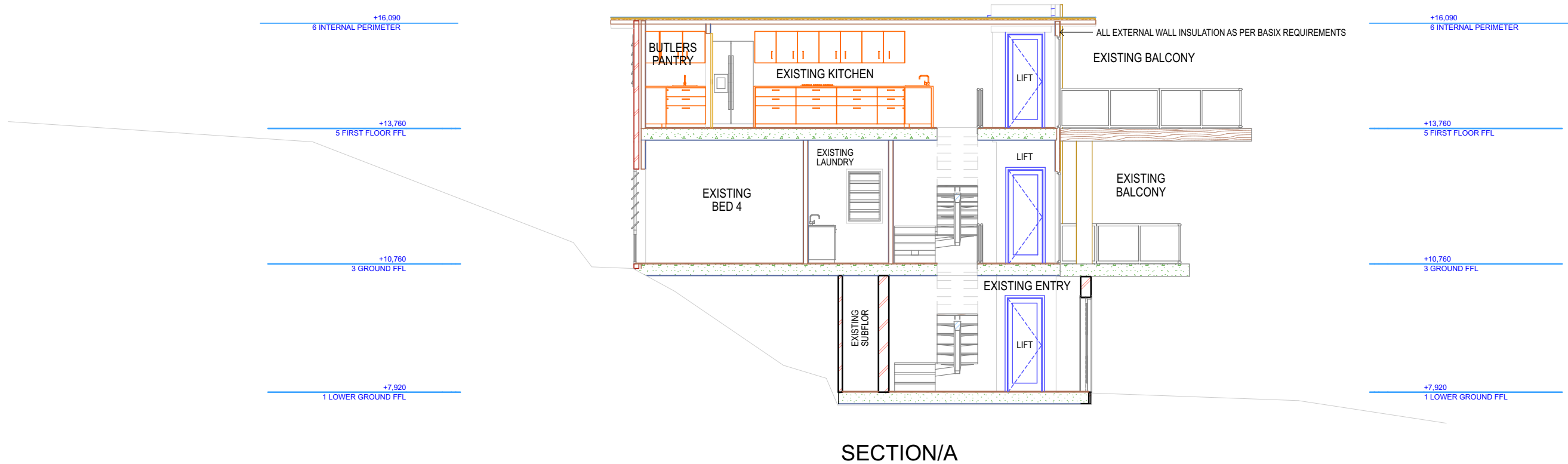
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SOUTH / WEST ELEVATIONS - FINISHES

13

1:100
17/2/2023



1 3 5 15 20 Meters @ 1:100



Raw Concept Designs

Alterations & Additions Bayview

David & Lyndal Carruthers
1957 Pittwater Road, Bayview NSW 2104

Lot: B3 / DP: 379509

P 0414 658 282
E fourhavenue@tpg.com.au

Raw Concept Designs

ABN 40 878 478 415

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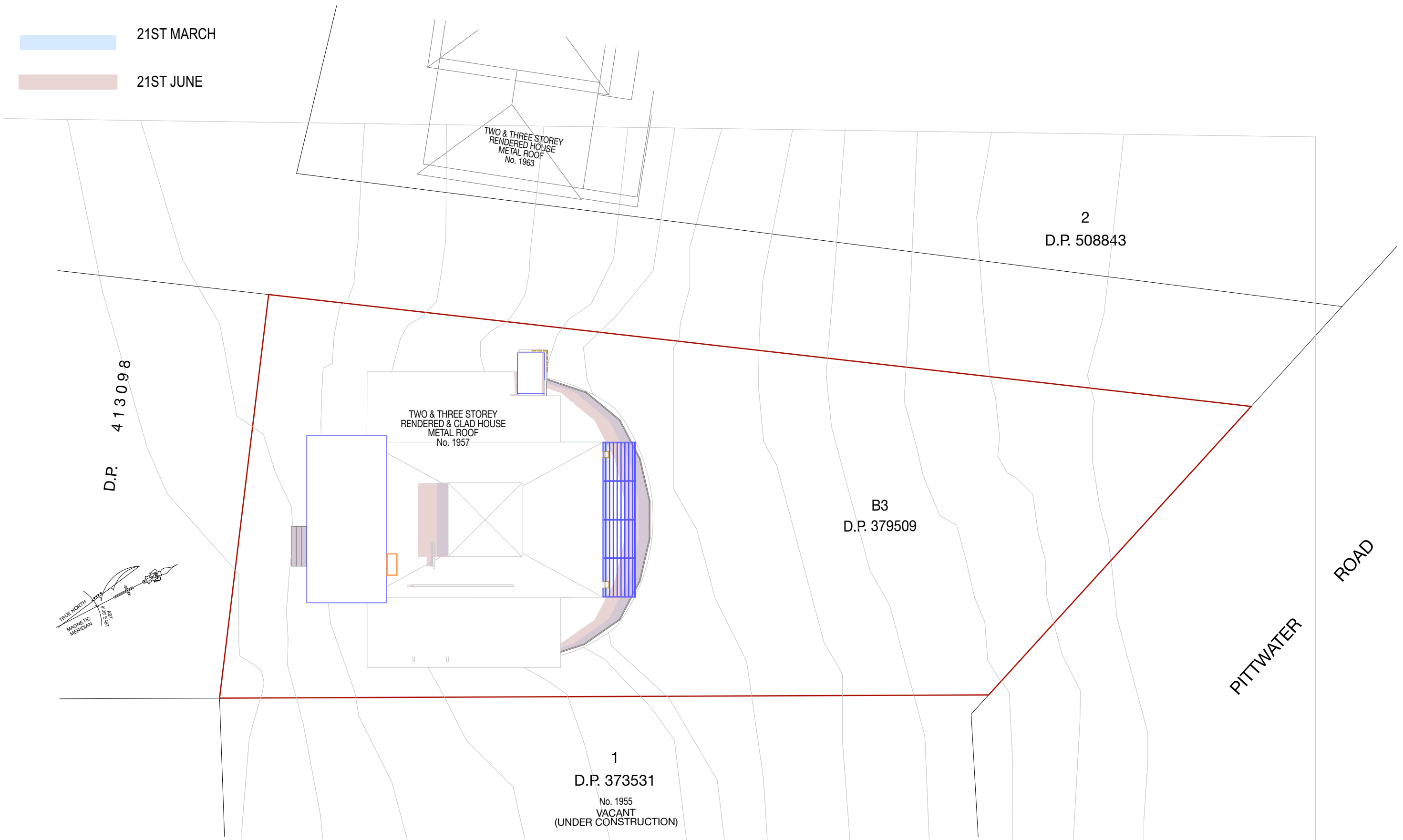
General Notes
The Builder shall check all dimensions and levels on site prior to construction.
Notify any errors, discrepancies or omissions to the Designer.
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SECTIONS

14

1:100
17/2/2023

21ST MARCH
21ST JUNE



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SHADOW DIAGRAMS 12:00PM

16

1:200
17/2/2023



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SHADOW DIAGRAMS 3:00PM

17

1:200
17/2/2023

DOOR SCHEDULE					
NAME	ID	FROM	W x H		COMMENTS
Exterior Sliding Door 25	D-01	<Undefined>	1,000×2,100	-	
Door 25	D-02	<Undefined>	820×2,100	⌘	
Double Door 25	D-03	<Undefined>	1,200×2,100	⌘	
Door 25	D-04	<Undefined>	820×2,100	⌘	
Door 25	D-05	<Undefined>	820×2,100	⌘	
Sliding Door 25	D-06	<Undefined>	1,500×2,100	-	
Double Door 25	D-07	<Undefined>	1,540×2,100	⌘	

1.

DOOR LIST

1:1

WINDOW SCHEDULE						
NAME	ID	FROM	W x H	2D	ELEVATION	CUSTOM
Window 25	W-01	<Undefined>	610×600			

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 EXTERNAL SLIDING 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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DOOR / WINDOW SCHEDULE



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: A473089_02

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.

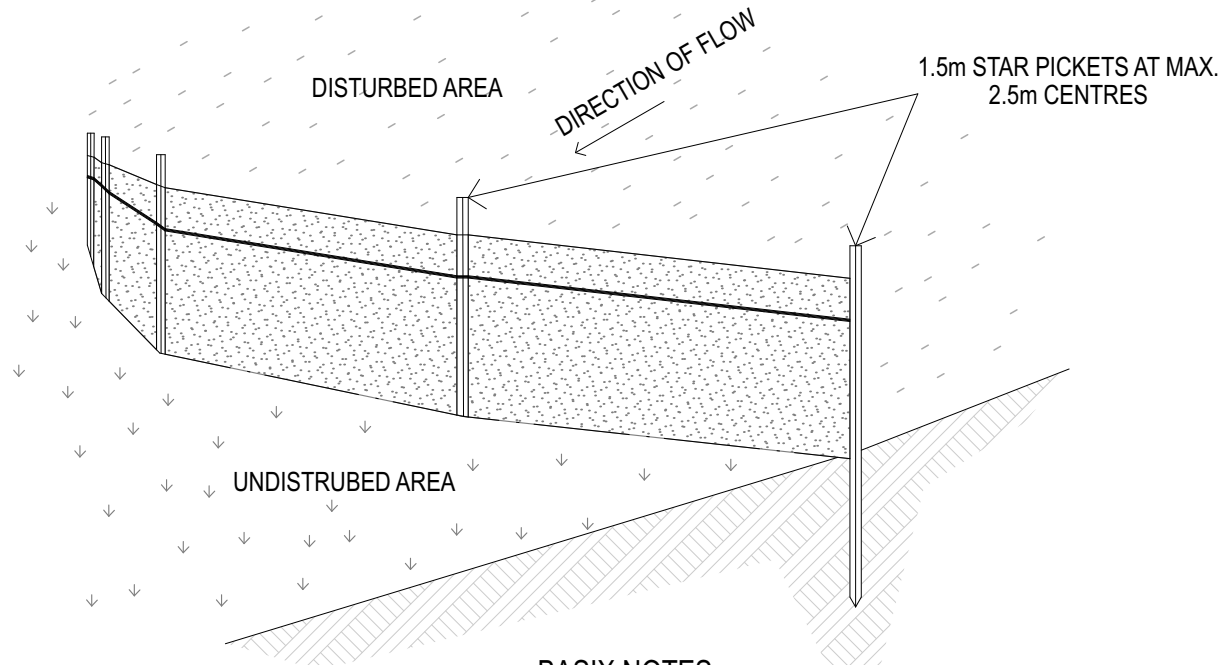
INSULATION REQUIREMENTS

- SUSPENDED FLOOR : R1.30 OR (R1.70 INCLUDING CONSTRUCTION)
- EXTERNAL WALL CLAD : R1.70 OR (INCLUDING CONSTRUCTION)
- CEILING INSULATION : R3.00 (UP)
- ROOF INSULATION : FOIL/SARKING

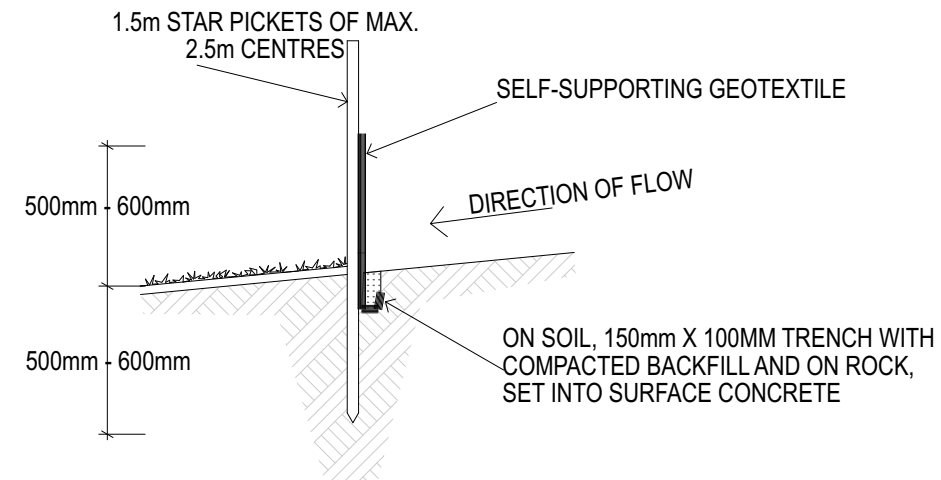
WINDOWS

- 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.

SEDIMENT FENCE DETAIL



SECTION DETAIL



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	S	0.3	0	0	eave/verandah/ pergola/ balcony ≥900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
RW1	N	6.3	0	0	eave/verandah/ pergola/ balcony ≥900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
RW2	N	6.3	0	0	eave/verandah/ pergola/ balcony ≥900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
RW3	N	6.3	0	0	eave/verandah/ pergola/ balcony ≥900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
RW4	N	1.5	0	0	eave/verandah/ pergola/ balcony ≥900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
RW5	N	1.5	0	0	eave/verandah/ pergola/ balcony ≥900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
RW6	N	1.5	0	0	eave/verandah/ pergola/ balcony ≥900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Skylights glazing requirements

Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type
S1	0.6	no shading	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)