

ABBREVIATIONS LEGEND

AC	Air Conditioner
COS	Confirm on Site
DDB	Data Distribution Board
DP	Downpipe
EDB	Electrical Distribution Board
EX	Existing
GM	Gas Meter
GT	Garden Tap
HWU	Hot Water Unit
LD	Leaf Diverter
RH	Rainwater Head
RL	Relative Level
RL-EX	Relative Level - Existing
RL-F	Relative Level - Finished
RL-S	Relative Level - Structural
RWT	Rain Water Tank
SG	Sewer Gully
WM	Water Meter
WO	Window Opening

GRAPHICS LEGEND

Section - existing structure	
Section - existing ground	
Section - new timber	
Section - new brickwork	
Section - new blockwork core filled	
Section - new steel	
Section - new concrete	
Section - new gravel fill	
Surface - new concrete	
Surface - new masonry	
Surface - new timber	
Surface - new fibre cement	
Surface - new plasterboard	
Surface - new tiles	
Surface - new metal	
Surface - new joinery	
Surface - new glass	

Boundary Line
Relative Level Line
Ground Line
Existing Elements to be Demolished
Outline Under or Beyond
Outline Over

SCOPE OF WORKS SPECIFICATION

GENERALLY:
All works to comply with current relevant Australian Codes, Standards and the NCC.
All materials and finishes to be installed in accordance with manufacturers recommendations.
All demolition is to comply with authorities requirements including AS 2601
All concrete is to comply with authorities requirements including AS 2870 and AS 3600
All masonry is to comply with authorities requirements including AS 3700
All steelwork is to comply with authorities requirements including AS 4100 and AS 4600
All timber framing to be plantation grown and comply with Timber Framing Code and AS 1684
All roofing is to comply with AS 1562 (sheet roofing), AS 2050 (roofing tiles)
All electrical works are to comply with Basix Certificate NCC and AS 3000.
All plumbing works are to comply with Basix Certificate, NCC and AS 3500.
All insulation is to comply with Basix Certificate and AS 3999
All windows and doors are to comply with NCC and AS 2047
All windows requiring restricted openings are to comply with NCC Part 3.9.2 and AS 5203
All glass is to comply with Basix Certificate and AS 1288
All linings and plastering is to comply with NCC and AS 2589.
All ceramic tiling is to comply with AS 3958 (ceramic tiles)
All paint is to comply with AS 2311 + 2312 (metal surfaces)
Provide termite barrier to comply with AS 3660.1, with certification to Authorities requirements.
Provide smoke alarms in accordance with NCC Part 3.7.5 and AS 3786.
Provide waterproofing to wet areas in accordance with NCC Part 3.8.1.2 and AS 3740.

MATERIALS AND FINISHES:	
Floor Substrate:	
FSEx	Existing substrate to remain
FS1	New concrete slab to str. eng. details
FS2	New timber framing to str. eng. details, with particleboard sheeting
FS3	New timber framing to str. eng. details, with CFC sheeting.

Wall Substrate:	
WS1	New timber stud wall with bracing, R2.0 insulation, building paper
WS2	New brickwork tied to timber studs internally
WS3	New concrete blockwork core filled to str. eng. details

Roof Substrate:	
RS1	Timber framing to manufacturers details with 50mm sarking blanket
RS2	Timber framing to timber framing code, with 50mm sarking blanket

Ceilings:	
Internal Generally	Timber frame, R3.0 batts, plasterboard, cornices set or shadow line to match existing, with paint finish.
External Generally	Timber frame, James Hardie 6mm fibre cement HardiFlex sheets, straight PV jointer at junctions, with paint finish

Windows and Doors:	
External Openings	All new windows to be aluminium framed system with powdercoat paint finish, equal to Stegbar residential system. W2.1, 2.2, 2.3, 2.4, 3.1, 3.2, 3.3, 3.6, 3.7, 3.8 = Standard Aluminium Framed, single toned, (or U-value: 7.57, SHGC: 0.57) - refer to Basix. W2.5, 2.6, 3.4, 3.5, 3.9, 3.10 = Standard Aluminium Framed, single pyrolytic low-e, (or U-value: 5.7, SHGC: 0.47) - refer to Basix.
External Awnings	W2.2, 2.3, 2.4 to have external fixed 600 wide awnings installed - refer to Basix - Equal to Heka Hoods in Colourbond Monument. W2.5 to have external fixed 450 wide awnings installed - refer to Basix - Equal to Heka Hoods in Colourbond Monument.
Internal Openings	All new internal doors to be solid core to match existing with paint finish
Trims	All new architraves and sills to match existing with paint finish

Hot Water:
Provide a new gas instantaneous hot water unit to service the new upper level, equal to Rinnai Infinity 26.

Wet Area Fixtures:
All new showerheads to have flow rate no greater than 9ltrs per minute or a 3 star water rating.
All new toilets to have average flow rate of 4 liters per flush or a minimum 3 star water rating
All new taps to have flow rate no greater than 9ltrs per minute or a minimum 3 star rating.

Lighting:
Primary type of artificial lighting to be fluorescent, compact fluorescent or LED lamps.
Basix minimum requirement is 40% of new or altered lighting.

DEMOLITION:
Remove all floor, wall and roof areas to make way for the new works as noted on the detail drawings.
No asbestos is expected to be encounter in the works, if found provide an allowance to remove to Authorities requirements.
Salvage items as noted on the detail drawings.

LANDSCAPING:
Existing landscaping on the site to be protected and retained during the works make good if damaged following the construction works.

STORMWATER:
All new downpipes are to be located for connection into the existing downpipes where removed with the existing roof.
Confirm all lines run to the street gutter and advise owners if not connected.

BASIX:
All new works to comply with requirements established in Basix Certificate: A459322

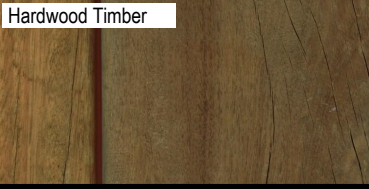
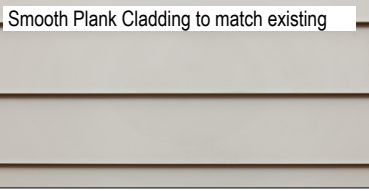
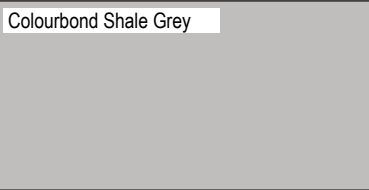
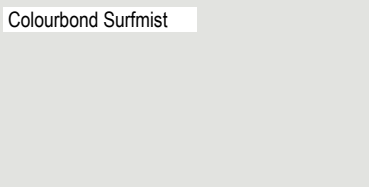
MATERIALS AND FINISHES:	
Floor Finish:	
FFEx	Existing finish to remain - protect during works
FS1	New timber to owners selection
FS2	New carpet to owners selection
FS3	New tiles to owners selection

Wall Finish:	
WF1	New fibre cement sheet cladding to match existing, paint finish
WF2	New render to match existing for paint finish

Roof Finish:	
RF1	New corrugated sheet metal in colourbond monument
RF2	New klip lok sheet metal in colourbond monument

MATERIALS, FINISHES, COLOURS

The following materials, finishes and colours are indicative.
Minor changes may occur as they are developed for construction certificate approval and to meet budget constraints



DEVELOPMENT APPLICATION

SITE ANALYSIS:	
AS1	Aerial Photo Plan
AS2	Existing Site Photos

ARCHITECTURAL DRAWINGS:	
AD1	Existing Floor Plans and Elevations, Demolition Highlighted
AD2	Proposed Site Plan, Area Calculations
AD3	Proposed Basement Floor Plan
AD4	Proposed Ground Floor Plan
AD5	Proposed Upper Floor Plan
AD6	Proposed North Elevation, South Elevation
AD7	Proposed East Elevation, West Elevation
AD8	Proposed Short Section, Long Section

SHADOW DIAGRAMS:	
SD1	Winter 9am 21st June
SD2	Winter 12pm 21st June
SD3	Winter 3pm 21st June

LANDSCAPE PLAN	
LP1	David Hunt Architect

STORMWATER PLAN	
SP1	David Hunt Architect

BASIX CERTIFICATE	
A459322	David Hunt Architect

STATEMENT ON ENVIRONMENTAL EFFECTS	
Date: 27/05/22	David Hunt Architect

SURVEY PLAN	
Ref: 17524	CMS Surveyors Pty Ltd

NBC COST SUMMARY REPORT	
Date: 17/05/22	Ben Eves - Bldrs Licence # 329100C

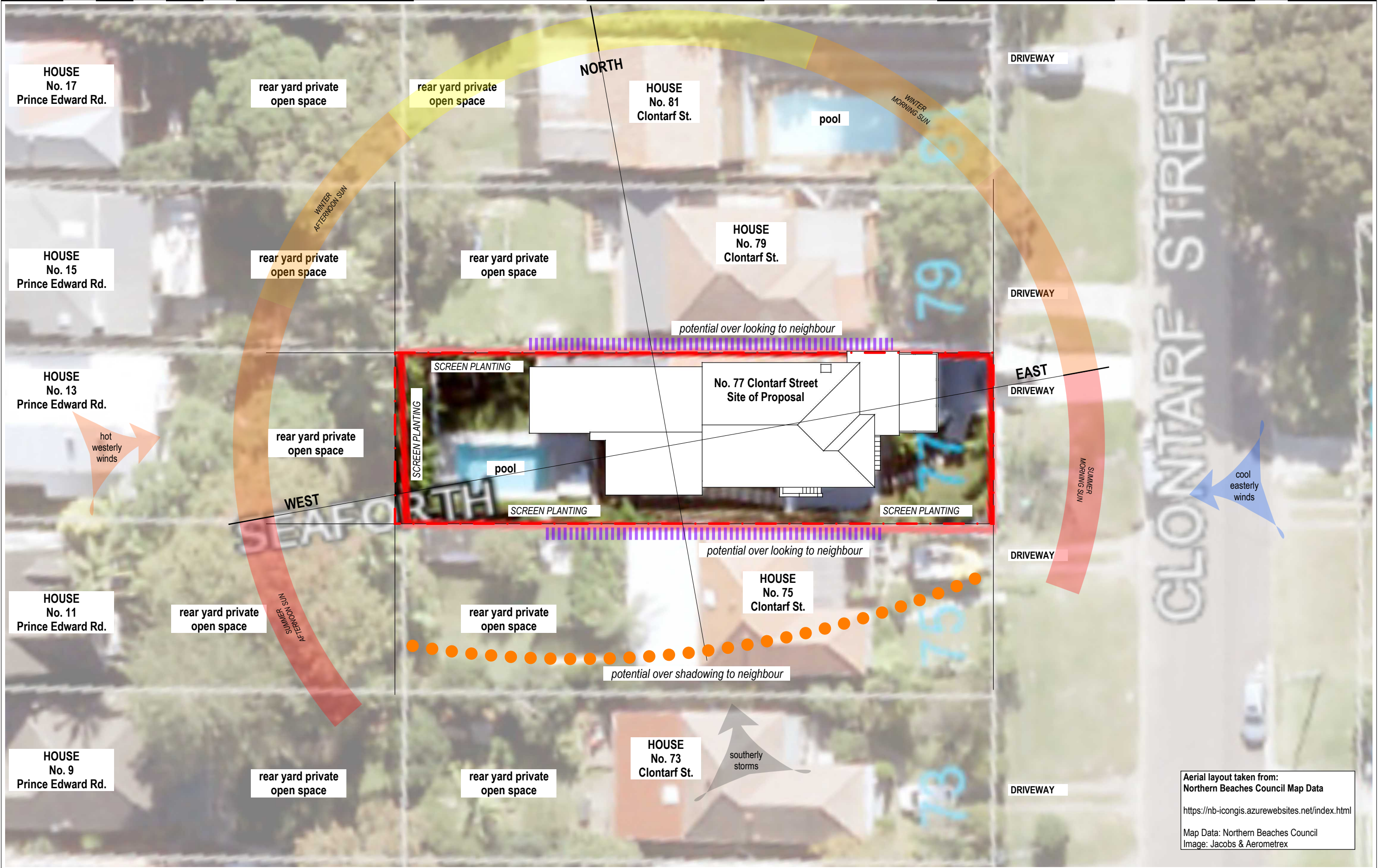
NBC WASTE MANAGEMENT PLAN	
Date: 17/05/22	Ben Eves - Bldrs Licence # 329100C

SUBMISSION ISSUE

Project:	ALTERATIONS AND ADDITIONS 77 Clontarf Street, Seaforth Lot 165 in DP 11162
Client:	Jose and Oliver Gilbert

Job No:	Date:	Issue:
2106GHS	27th May 2022	DA-A
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PO Box 5244, Turramurra, NSW 2074		ABN: 33 138 189 607
ARB # 6660	BDPA Class 2	# DEP0001355 + PDP0000455



Aerial layout taken from:
Northern Beaches Council Map Data
<https://nb-icongis.azurewebsites.net/index.html>
Map Data: Northern Beaches Council
Image: Jacobs & Aerometrex



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Rev	Date:	Status & Issue for:
A	27/05/22	Issue for DA Submission

NORTH

Project:

**Alterations and Additions
77 Clontarf Street, Seaforth
Lot 165 in DP 11162**

Client:

Jose and Oliver Gilbert

Title:

**SITE ANALYSIS
AERIAL PHOTO PLAN**

Job No:

2106GHS

Doc No - Revision:

SA1-A

Date:

27/05/2022

CAD by:

DjH

1:250 Scale

CAD File Name:

2106GHS-AD-Arch Dwg-Analysis Layout



Original Drawing Size = A3	87.5	85	82.5	80	77.5	75	62.5	50	37.5	25	12.5	10	7.5	5	2.5	m	1:250	Scale Bar
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David Hunt
Architect

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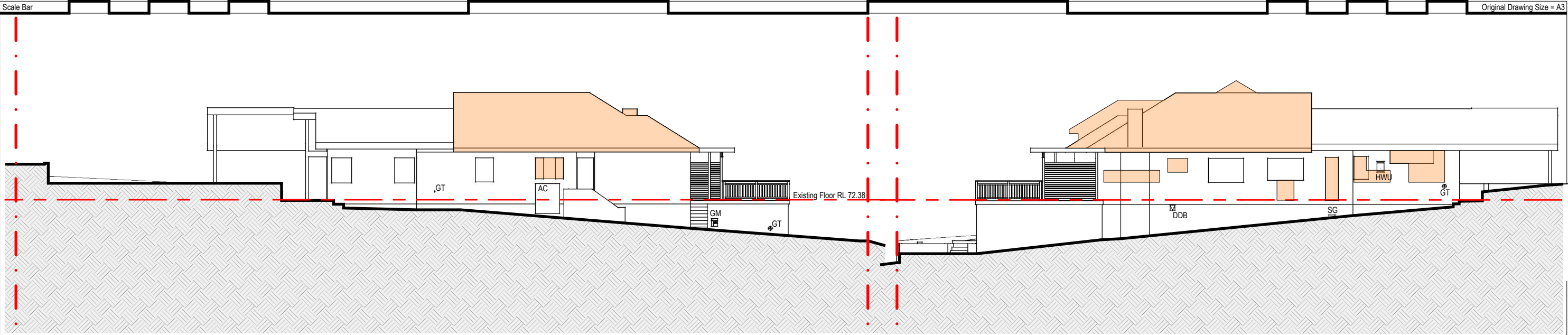
Rev	Date:	Status & Issue for:
A	27/05/22	Issue for DA Submission

Client: **Jose and Oliver Gilbert**

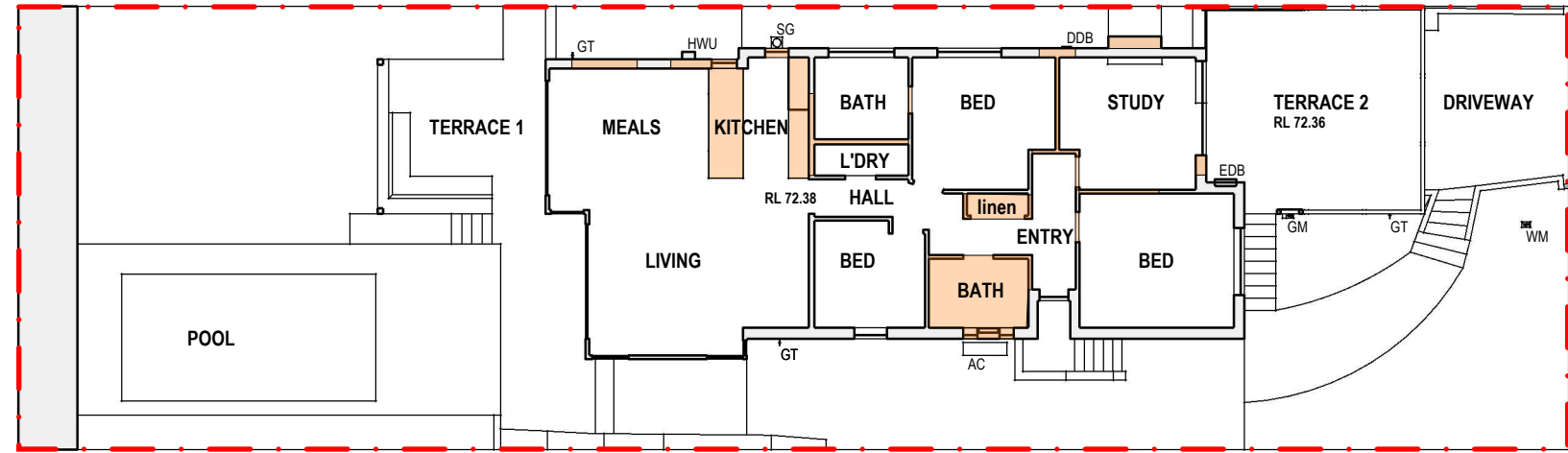
SITE ANALYSIS

EXISTING SITE PHOTOS

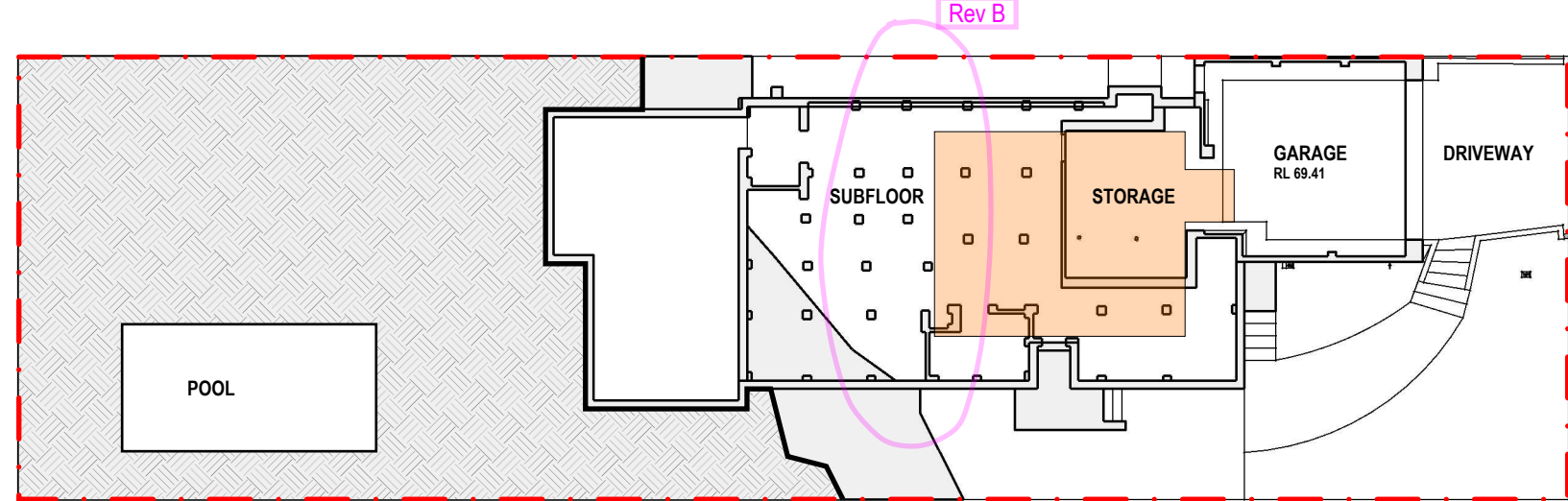
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3 - South Elevation - Scale 1:200 - demolition highlighted

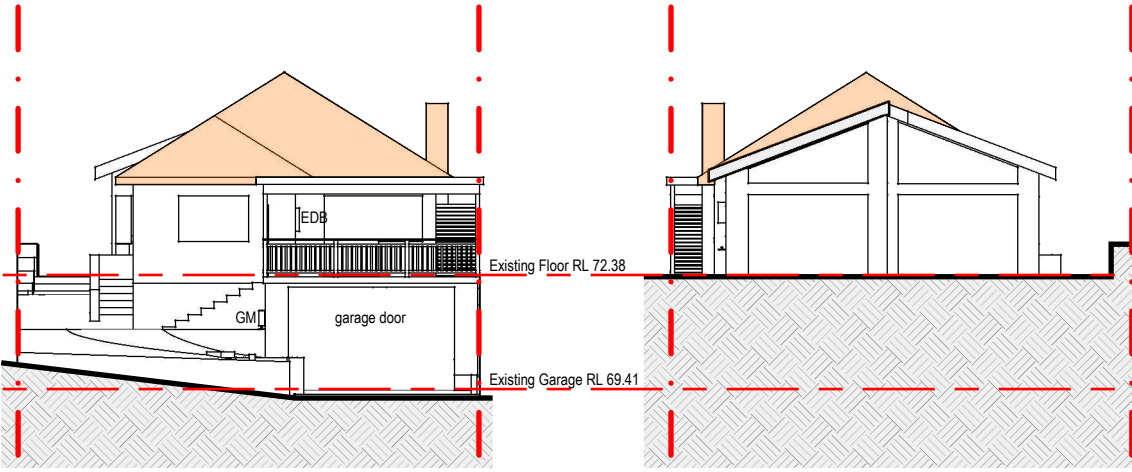


2 - Level 2 Floor Plan - Scale 1:200 - demolition highlighted



1 - Level 1 Floor Plan - Scale 1:200 - demolition highlighted

4 - North Elevation - Scale 1:200 - demolition highlighted



5 - East Elevation - Scale 1:200
demolition highlighted

6 - West Elevation - Scale 1:200
demolition highlighted

SITE UTILITIES:

Gas:	Metered supply
Water:	Metered supply
Hot Water Unit:	Instantaneous gas
Sewer Main:	Between front boundary and street
Sewer Gully:	Northern side of house
Rainwater Tank:	None
Stormwater:	Gravity feed to street gutter
Power:	Metered supply
EDB:	Located on Terrace 2
PV Panels:	None
Data Supply:	Northern side of house
Cable Supply:	Northern side of house
TV Aerial:	Located on existing chimney
Pool Heating:	Northern side of rear roof

Original Drawing Size = A3 70 68 66 64 62 60 50 40 30 20 10 8 6 4 2 m 1:200 Scale Bar

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Rev	Date:	Status & Issue for:
B	15/09/22	Basement demo reduced, Issue for DA
A	27/05/22	Issue for DA Submission
draft	19/04/22	Issue for Review
draft	31/03/22	Issue for Review
draft	18/02/22	Issue for Review
draft	15/02/22	Issue for Review

REFER TO COVER SHEET FOR ABBREVIATIONS AND GRAPHICS LEGENDS

NORTH

Project: **Alterations and Additions**
77 Clontarf Street, Seaforth
Lot 165 in DP 11162

Client: **Jose and Oliver Gilbert**

Title: **APPLICATION DRAWING**
EXISTING FLOOR PLANS
AND ELEVATIONS
DEMOLITION HIGHLIGHTED

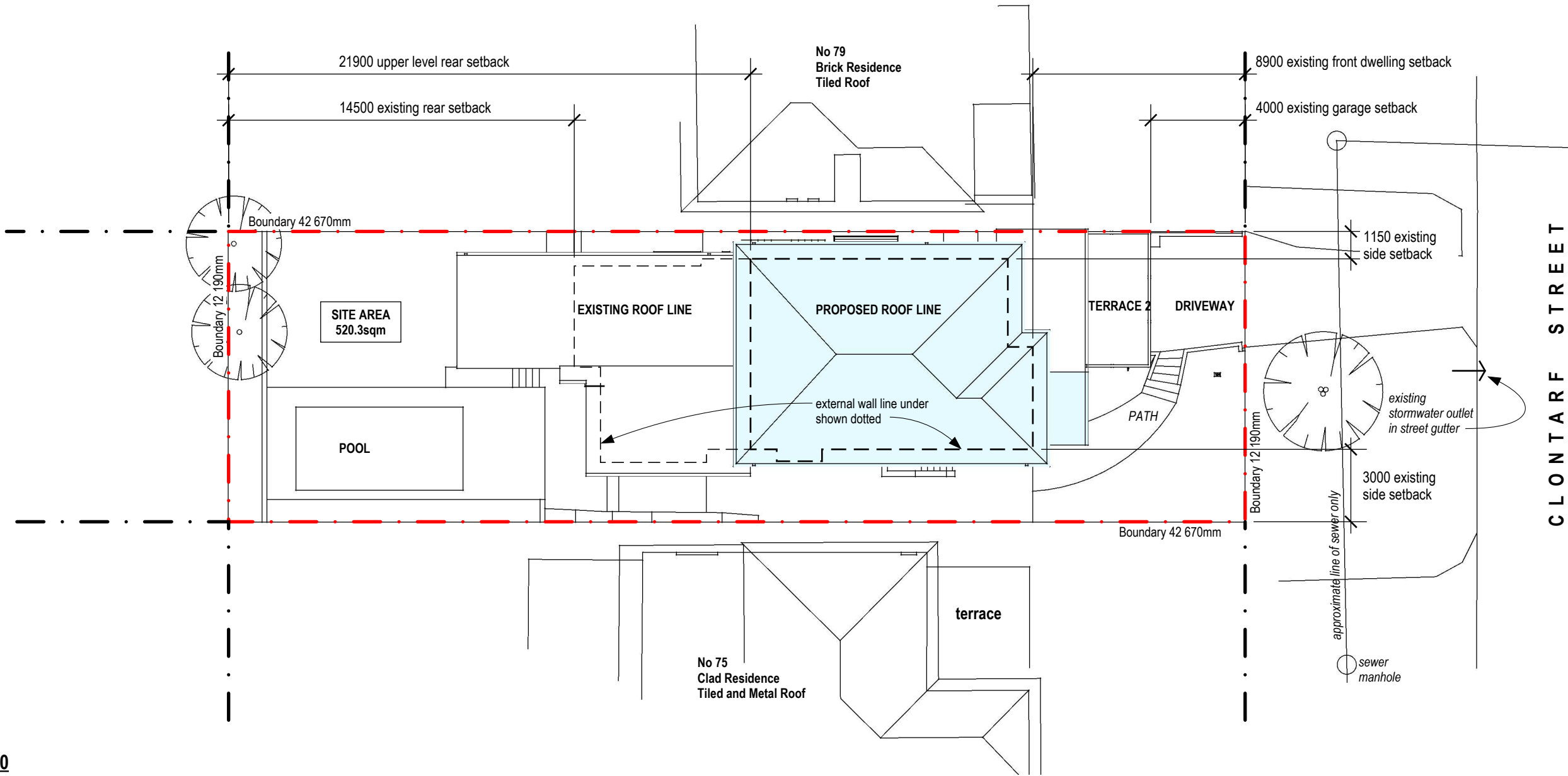
Job No: **2106GHS** Doc No - Revision:

Date: **15/09/2022**

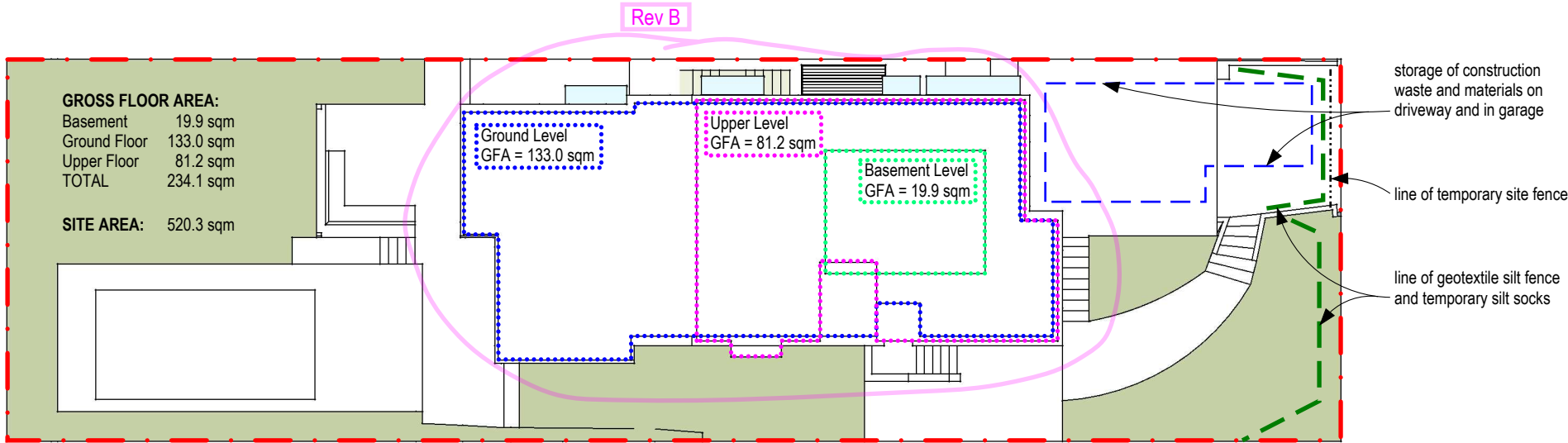
CAD by: **DjH** 1:200 Scale

CAD File Name: 2106GHS-AD-Arch Dwg-Pins+Elev+Sec.Layout

AD1-B

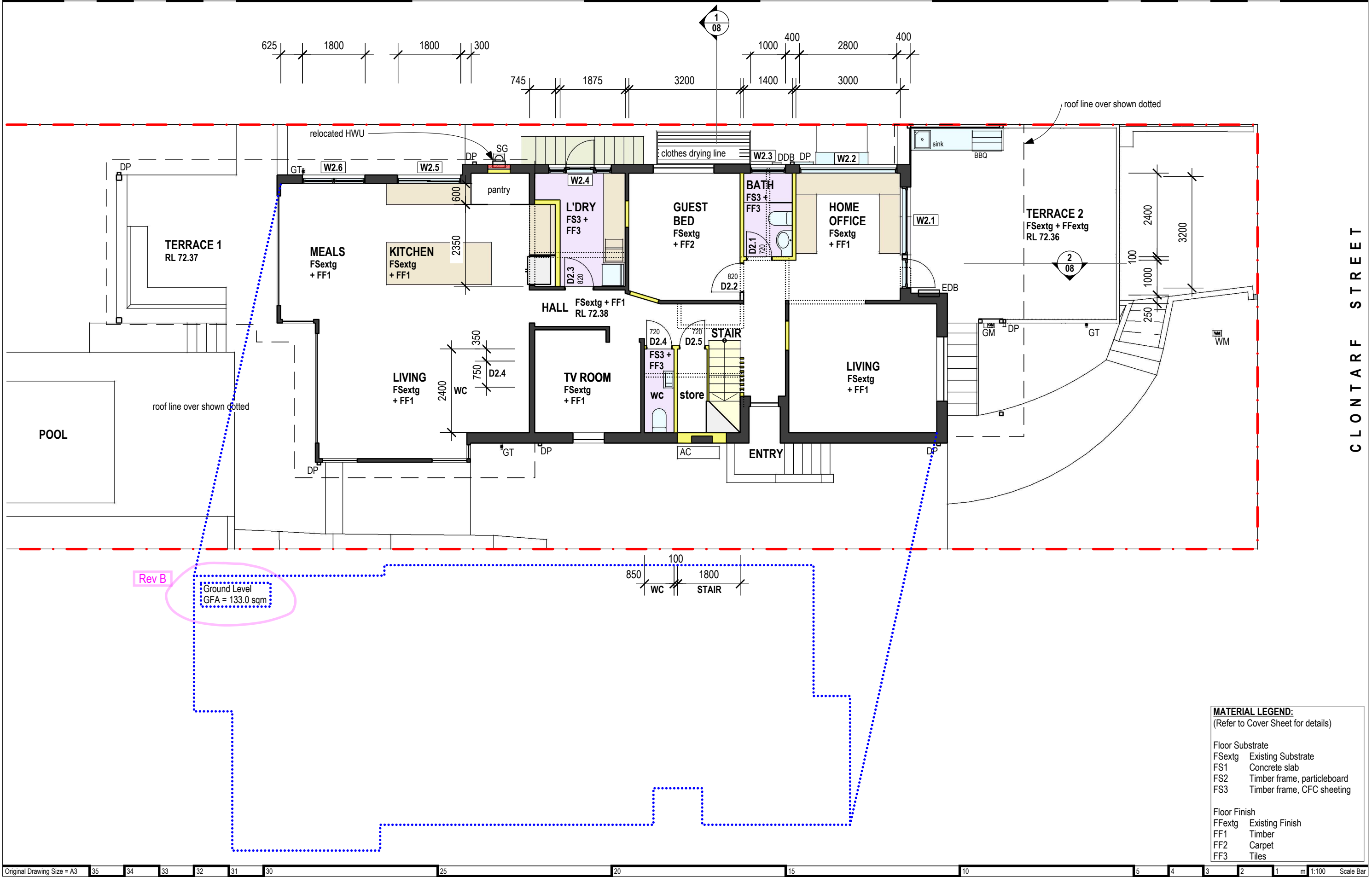


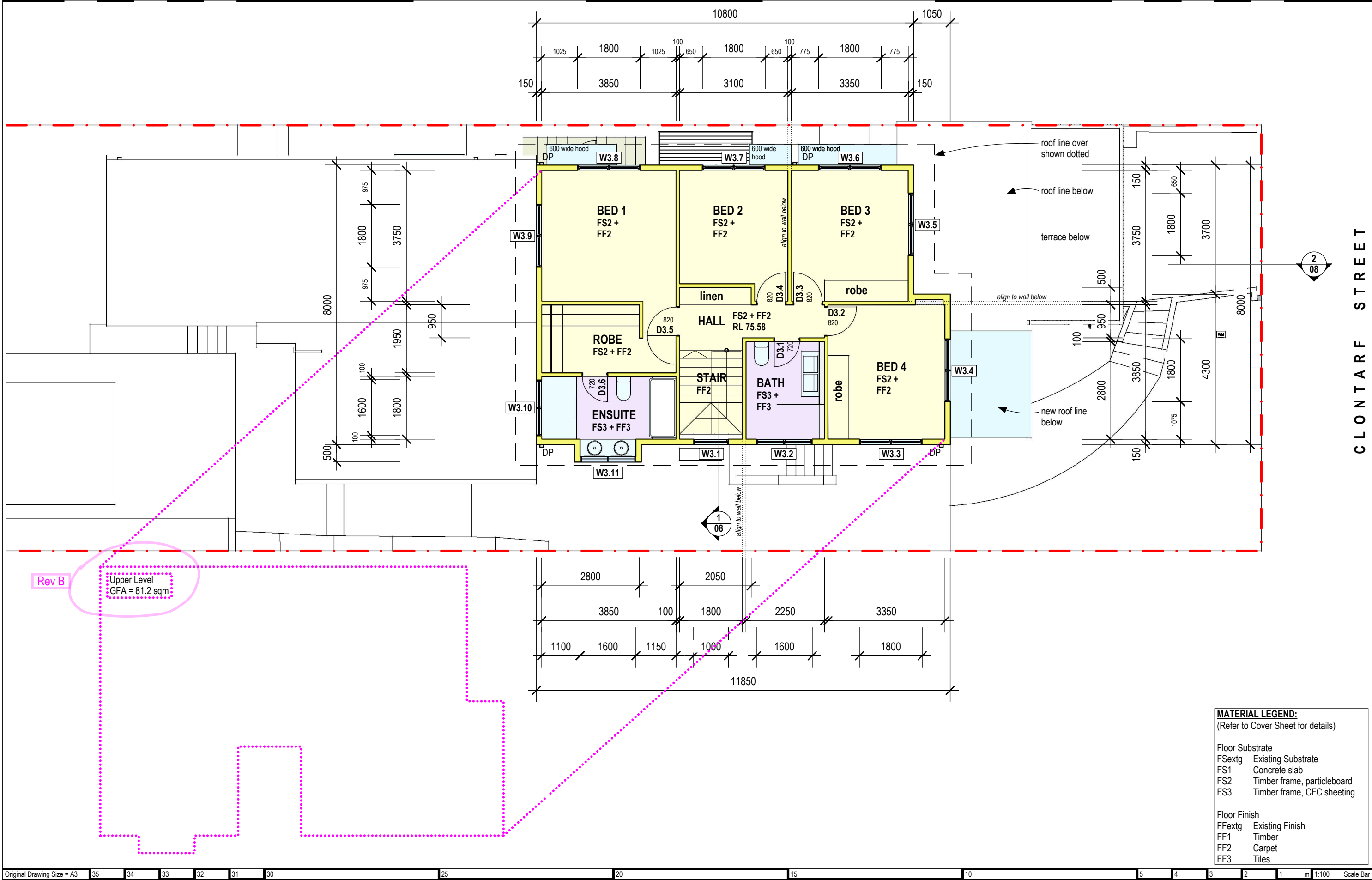
1 - Site Plan - Scale 1:200



SITE MANAGEMENT DURING THE CONSTRUCTION WORKS:
Security by existing fencing around the site boundaries and temporary gate across the driveway. Erosion and sediment control during construction by silt fences and movable silt socks. Site works not to start until the erosion and sediment control works are installed and functional. Storage of waste and materials on site as indicated. Approved bins for building waste, concrete and mortar slurries, paints, acid washings and litter to be provided and arrangements made for regular collection and disposal. Guttering to be connected to the stormwater system as soon as practicable. All erosion and sediment controls to be checked at least weekly and after rain to ensure they are maintained in a fully functional condition.

2 - Area Calculations + Site Management Plan - Scale 1:200





MATERIAL LEGEND:	
(Refer to Cover Sheet for details)	
Floor Substrate	
FSextg	Existing Substrate
FS1	Concrete slab
FS2	Timber frame, particleboard
FS3	Timber frame, CFC sheeting
Floor Finish	
FFextg	Existing Finish
FF1	Timber
FF2	Carpet
FF3	Tiles

Original Drawing Size = A3

3534333231302520151054321m1:100Scale Bar

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B	15/09/22	FSR Calcs added - Issue for DA
A	27/05/22	Issue for DA Submission
draft	19/04/22	Issue for Review
draft	31/03/22	Issue for Review
draft	18/02/22	Issue for Review
draft	15/02/22	Issue for Review

REFER TO COVER SHEET FOR ABBREVIATIONS AND GRAPHICS LEGENDS

NORTH

Project:

Alterations and Additions
77 Clontarf Street, Seaforth
Lot 165 in DP 11162

Client:

Jose and Oliver Gilbert

Title:

APPLICATION DRAWING
PROPOSED UPPER
FLOOR PLAN

Job No:

2106GHS

Doc No - Revision:

AD5-B

Date:

15/09/2022

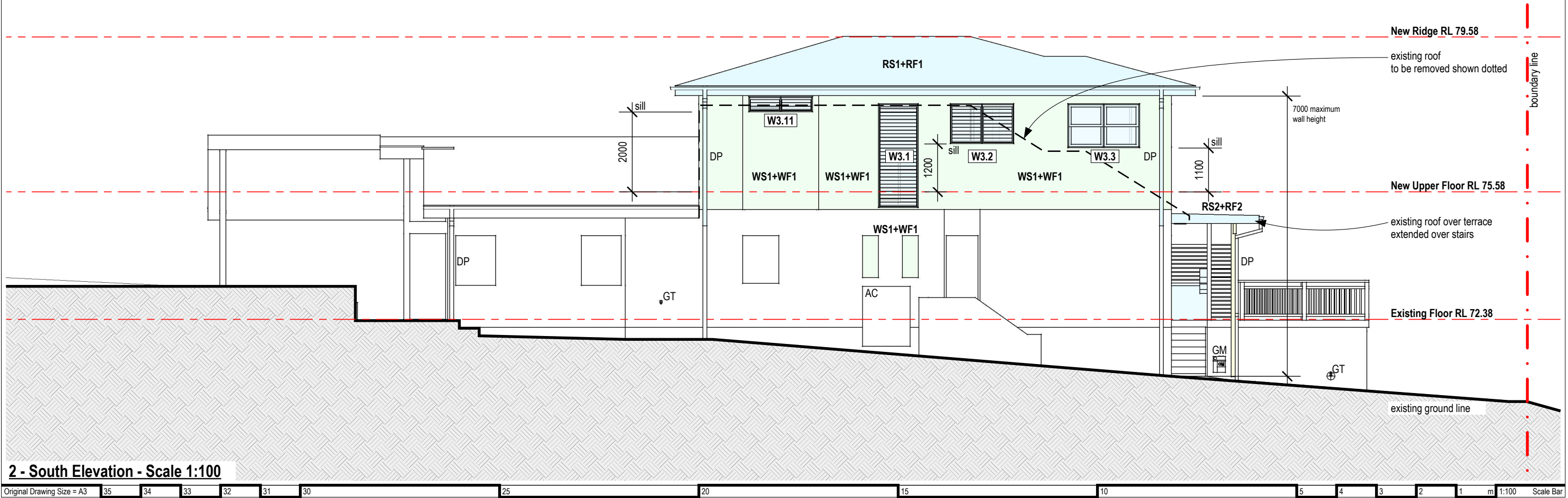
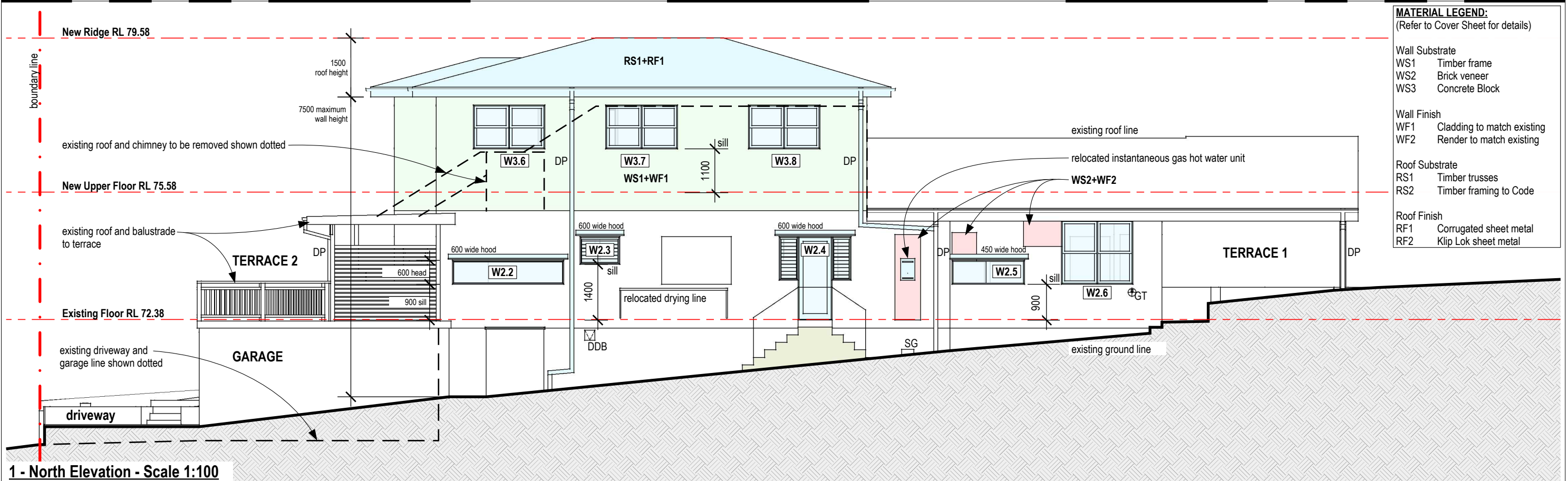
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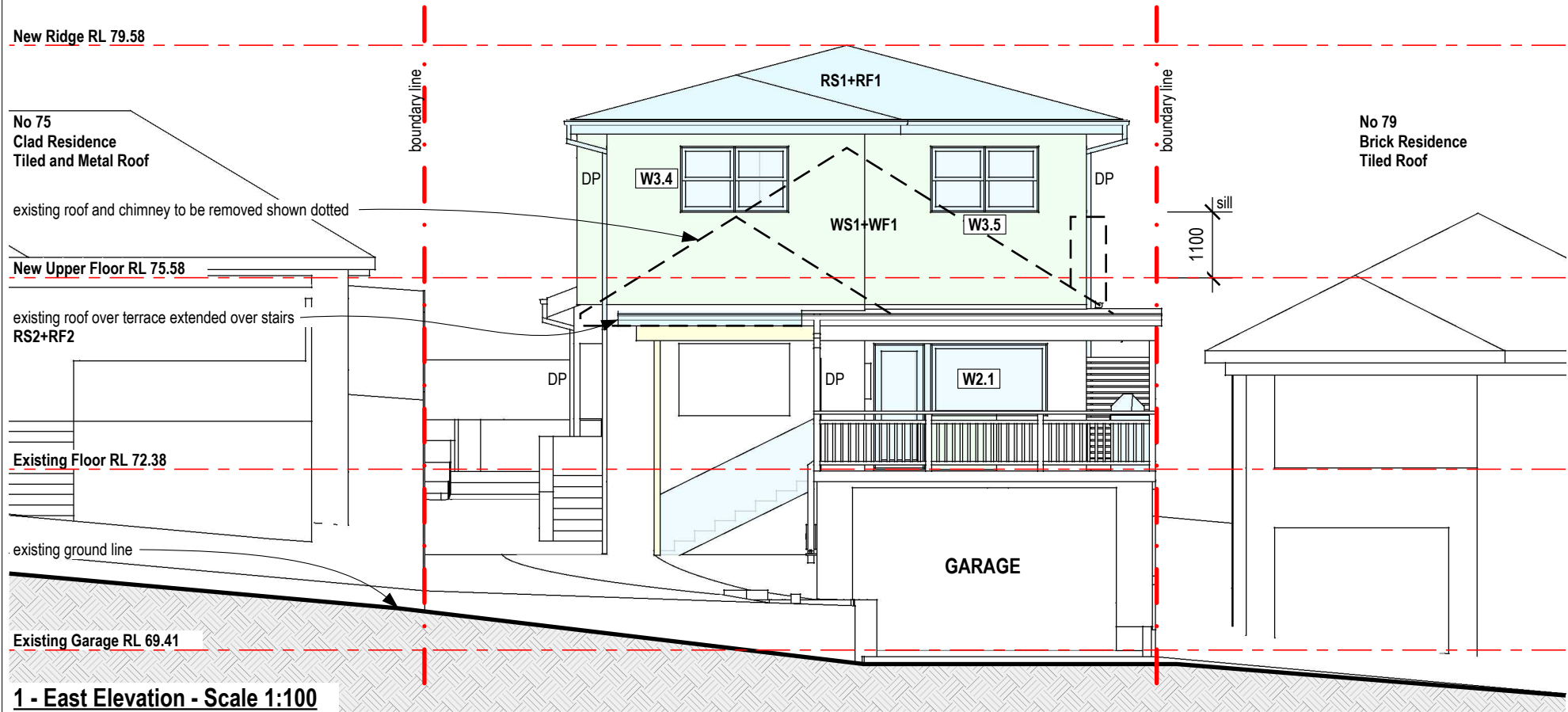
DjH

1:100 Scale

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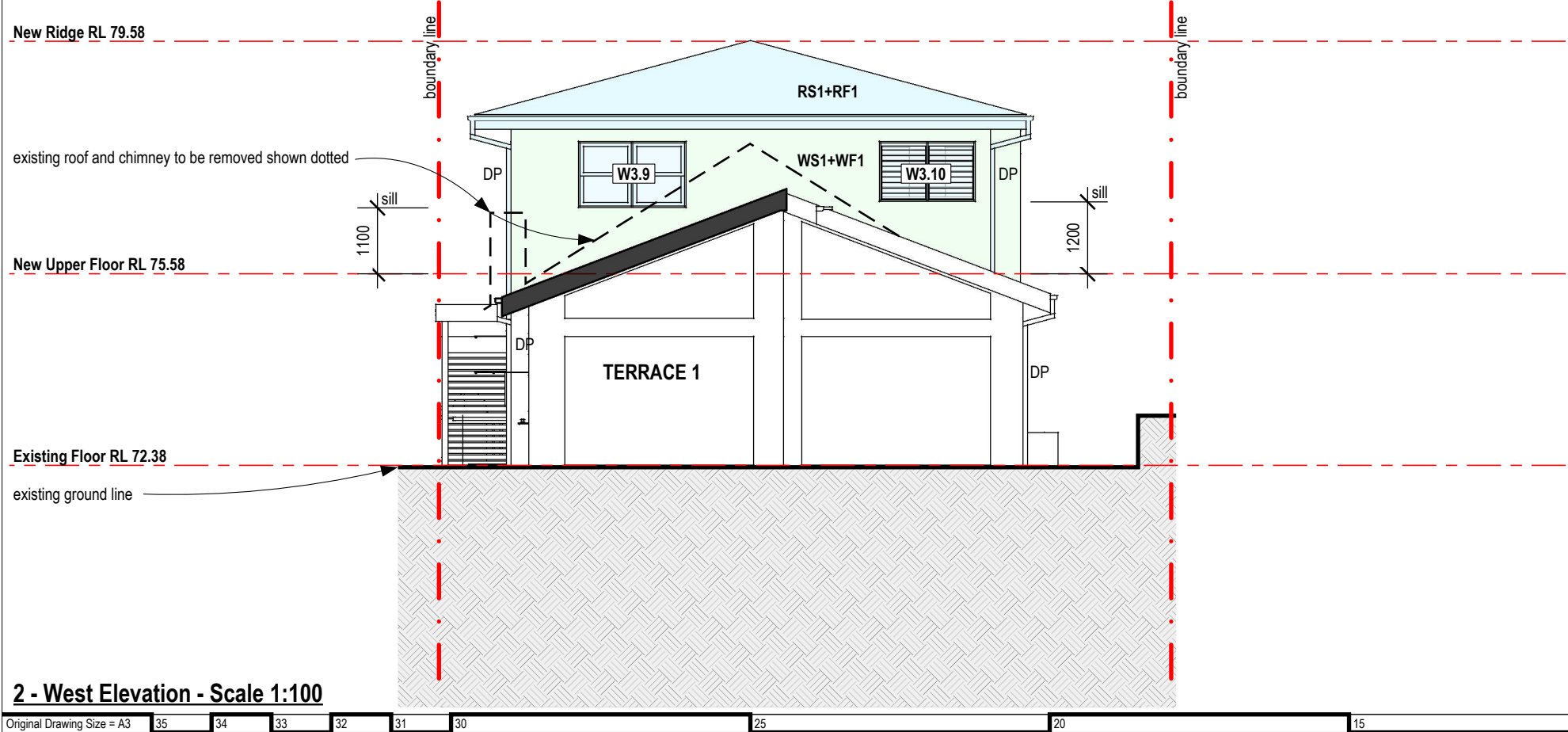
MATERIAL LEGEND:
(Refer to Cover Sheet for details)

Wall Substrate
WS1 Timber frame
WS2 Brick veneer
WS3 Concrete Block

Wall Finish
WF1 Cladding to match existing
WF2 Render to match existing

Roof Substrate
RS1 Timber trusses
RS2 Timber framing to Code

Roof Finish
RF1 Corrugated sheet metal
RF2 Klip Lok sheet metal



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draft	15/02/22	Issue for Review

Project:

Alterations and Additions
77 Clontarf Street, Seaforth
Lot 165 in DP 11162

Client:

Jose and Oliver Gilbert

Title:

APPLICATION DRAWING
PROPOSED
EAST ELEVATION
WEST ELEVATION

Job No:

2106GHS

Doc No - Revision:

AD7-A

Date:

27/05/2022

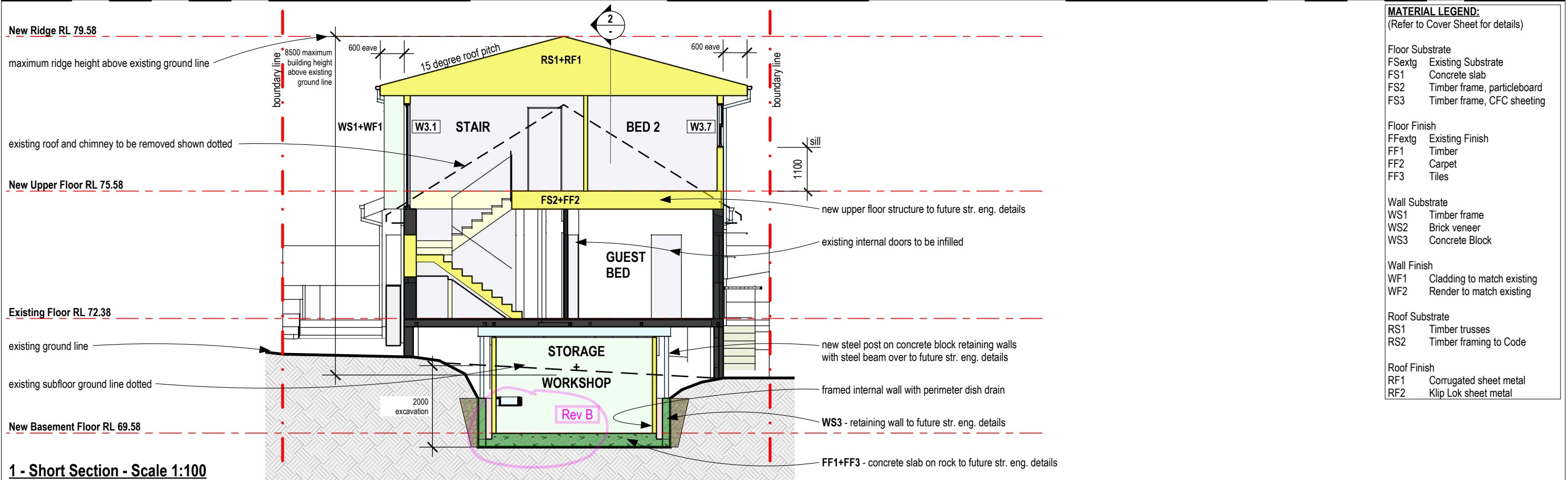
CAD by:

DjH

CAD File Name:

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1:100 Scale



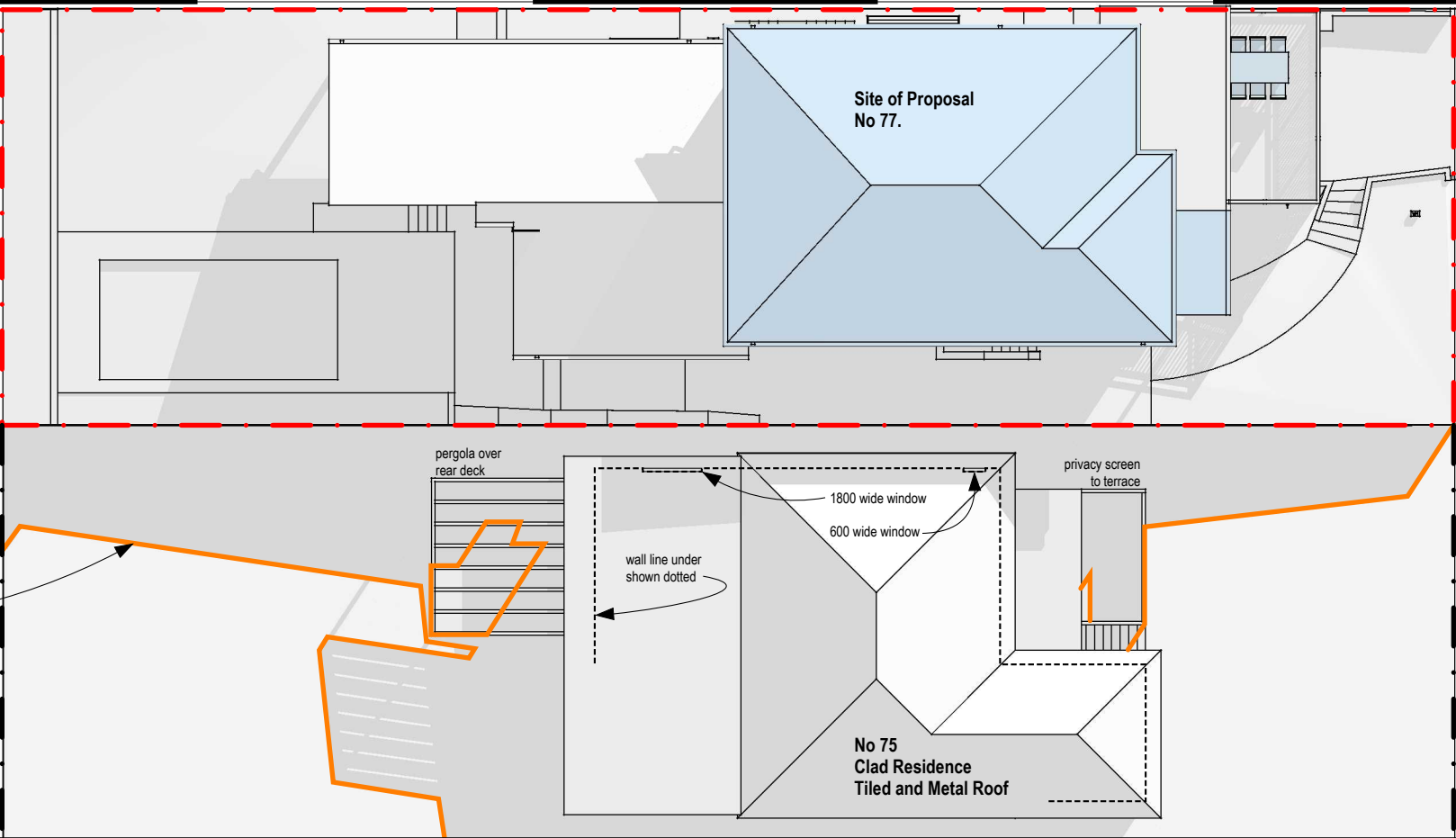
Shadow Diagrams Certification:

I David Hunt, certify that the shadow diagrams depicted here have been prepared as follows:
Computer modelled at scale using SketchUp then imported into Layout to prepare the drawing.
The computer model is based on the detailed survey prepared by: CMS Surveyors Pty Ltd, reference 17524A, dated 20/12/2021, Issue 3
The model is oriented to true north and matches true north on the survey.
The model is geolocated to Latitude 32.870S and Longitude 151.210E

David Hunt, Architect
Architect's Registration Board Number 6660
BDPA Class 2 # DEP0001355 + PDP0000455
Australian Institute of Architects A+ Member

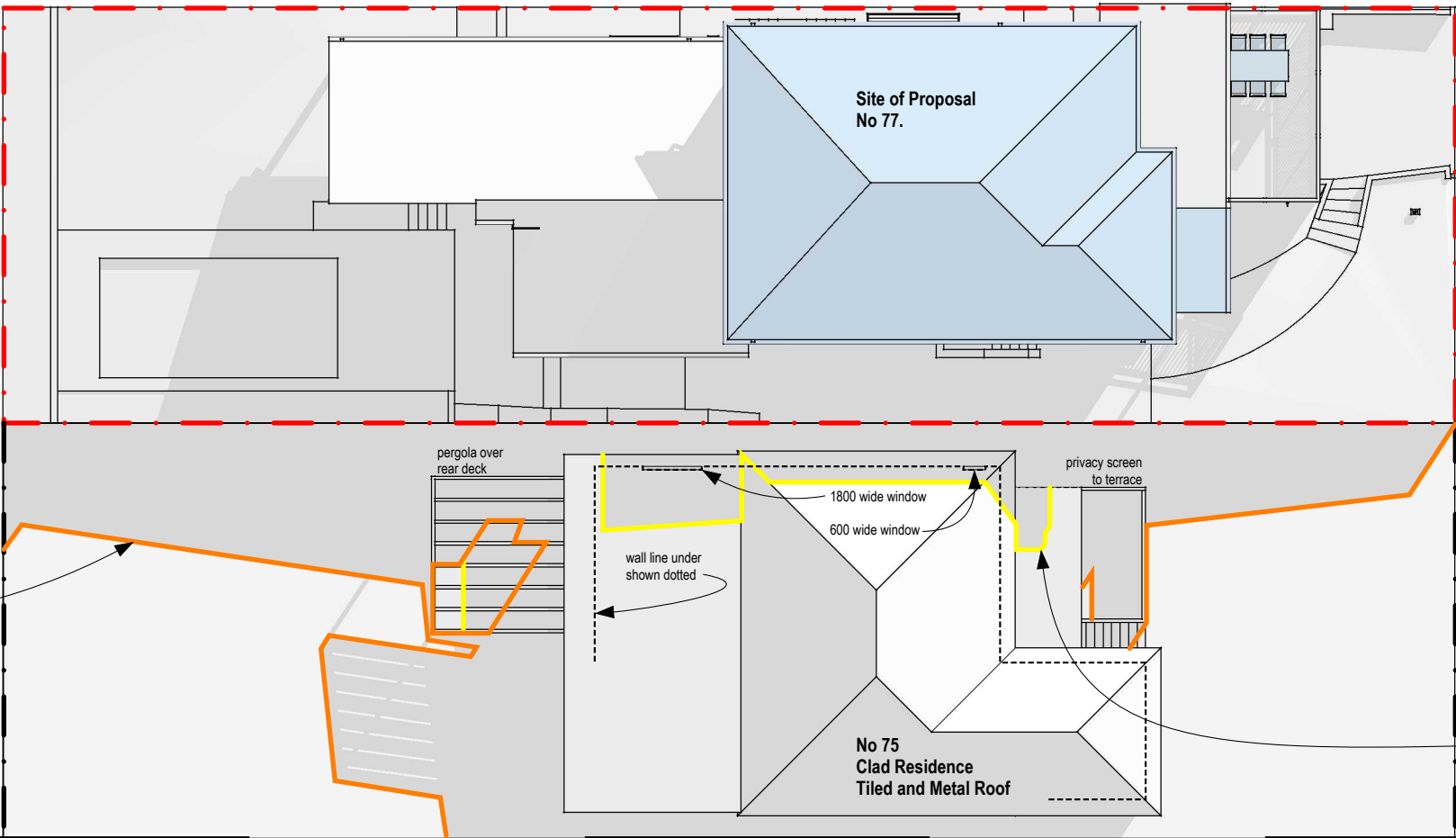
David Hunt

line of existing shadow line cast at 9am



1 - Existing Shadows Plan - Scale 1:200

line of existing shadow line cast at 9am



line of proposed shadow line cast at 9am

2 - Proposed Shadows Plan - Scale 1:200

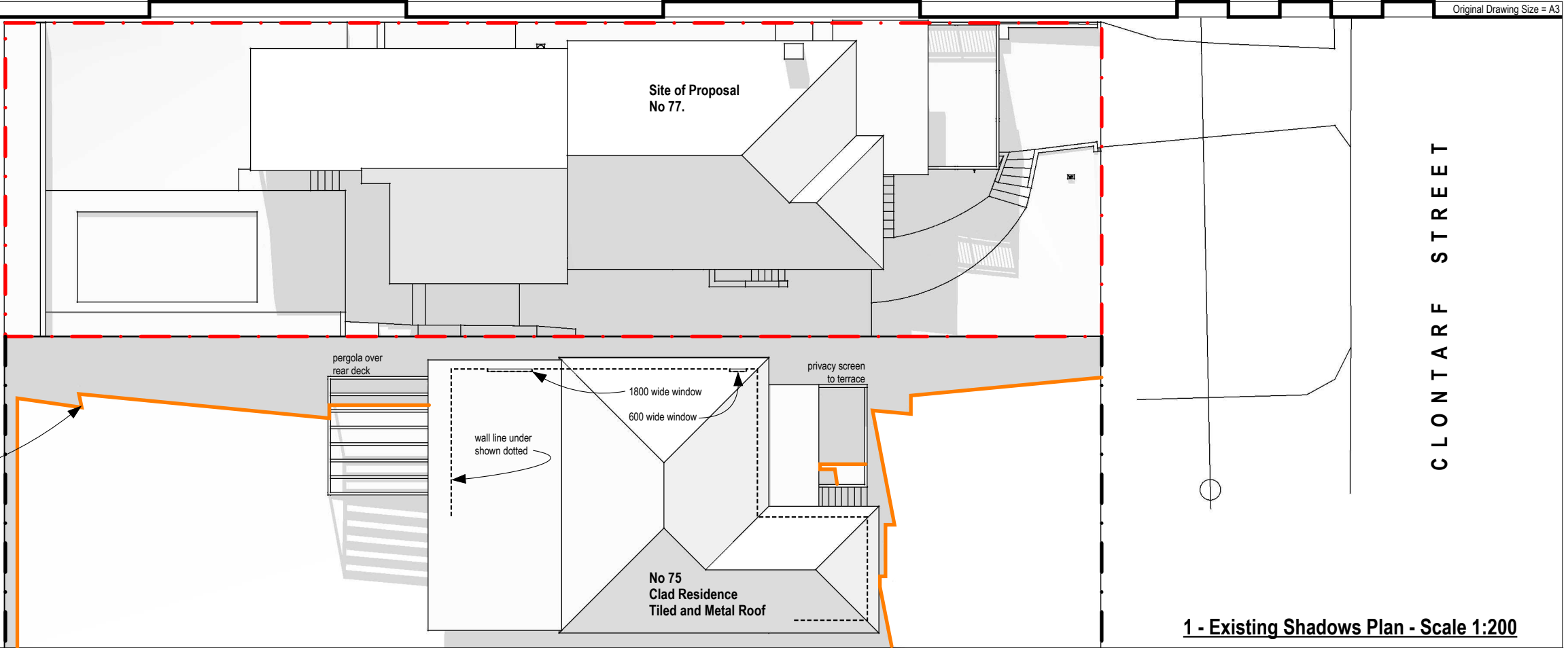
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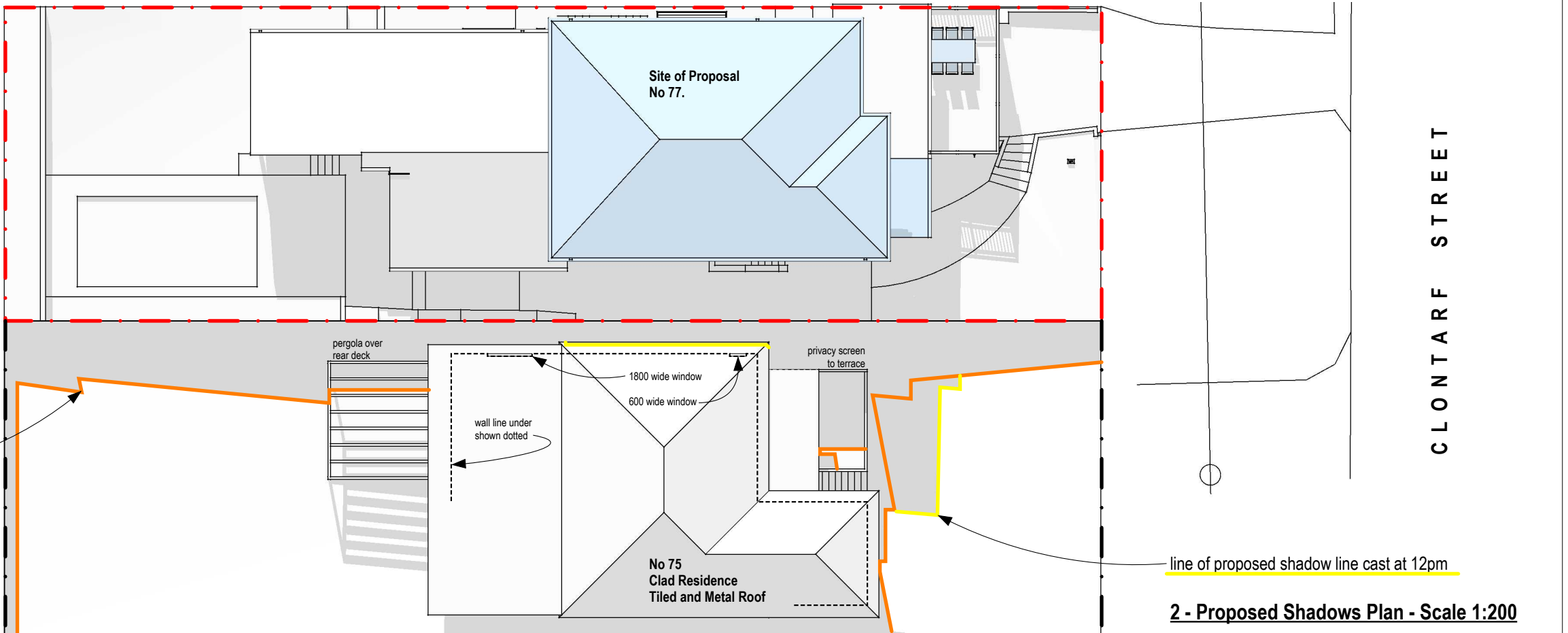
David Hunt, Architect
Architect's Registration Board Number 6660
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Australian Institute of Architects A+ Member

David Hunt

line of existing shadow line cast at 12pm



line of existing shadow line cast at 12pm



line of proposed shadow line cast at 12pm

Shadow Diagrams Certification:

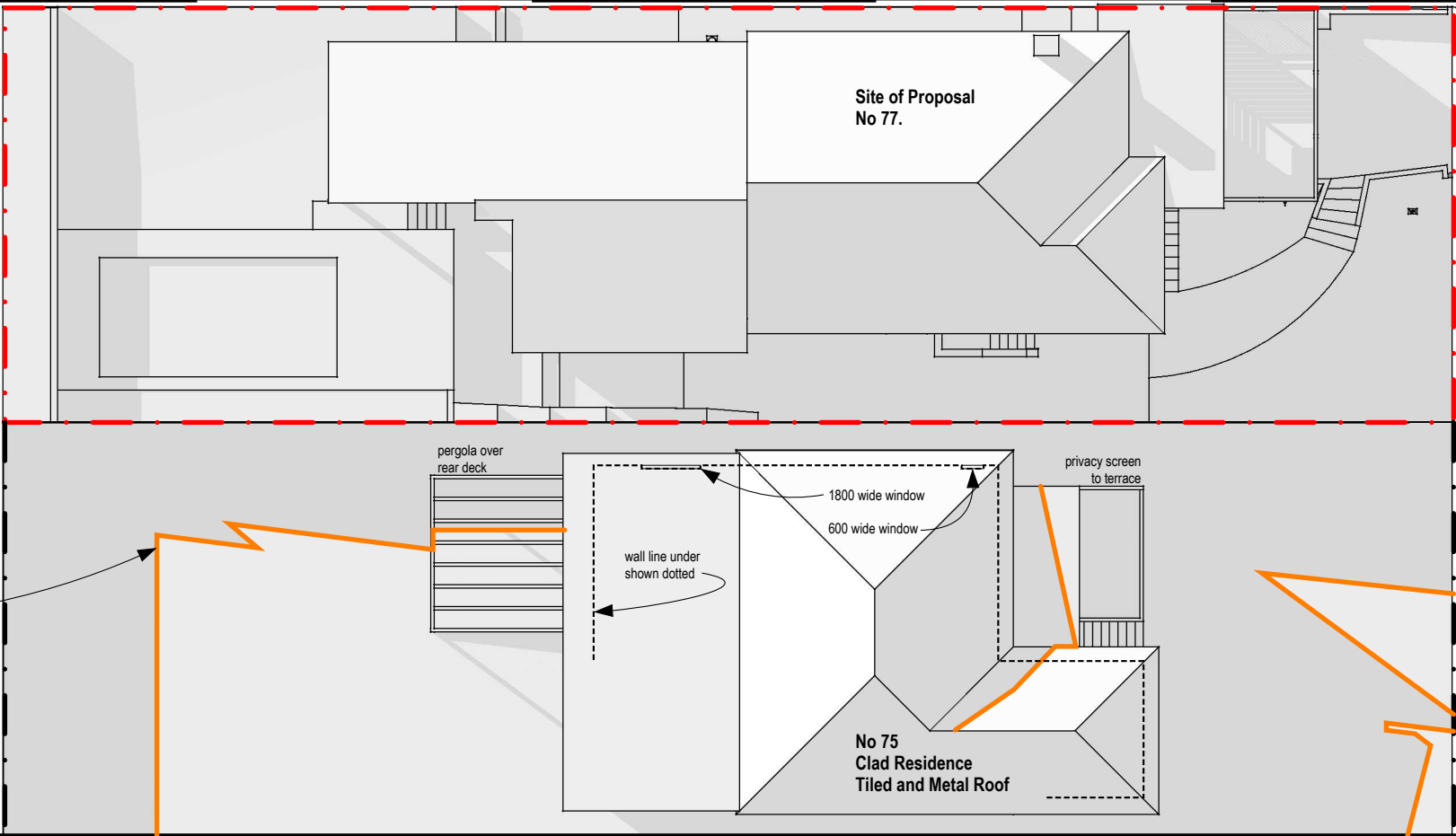
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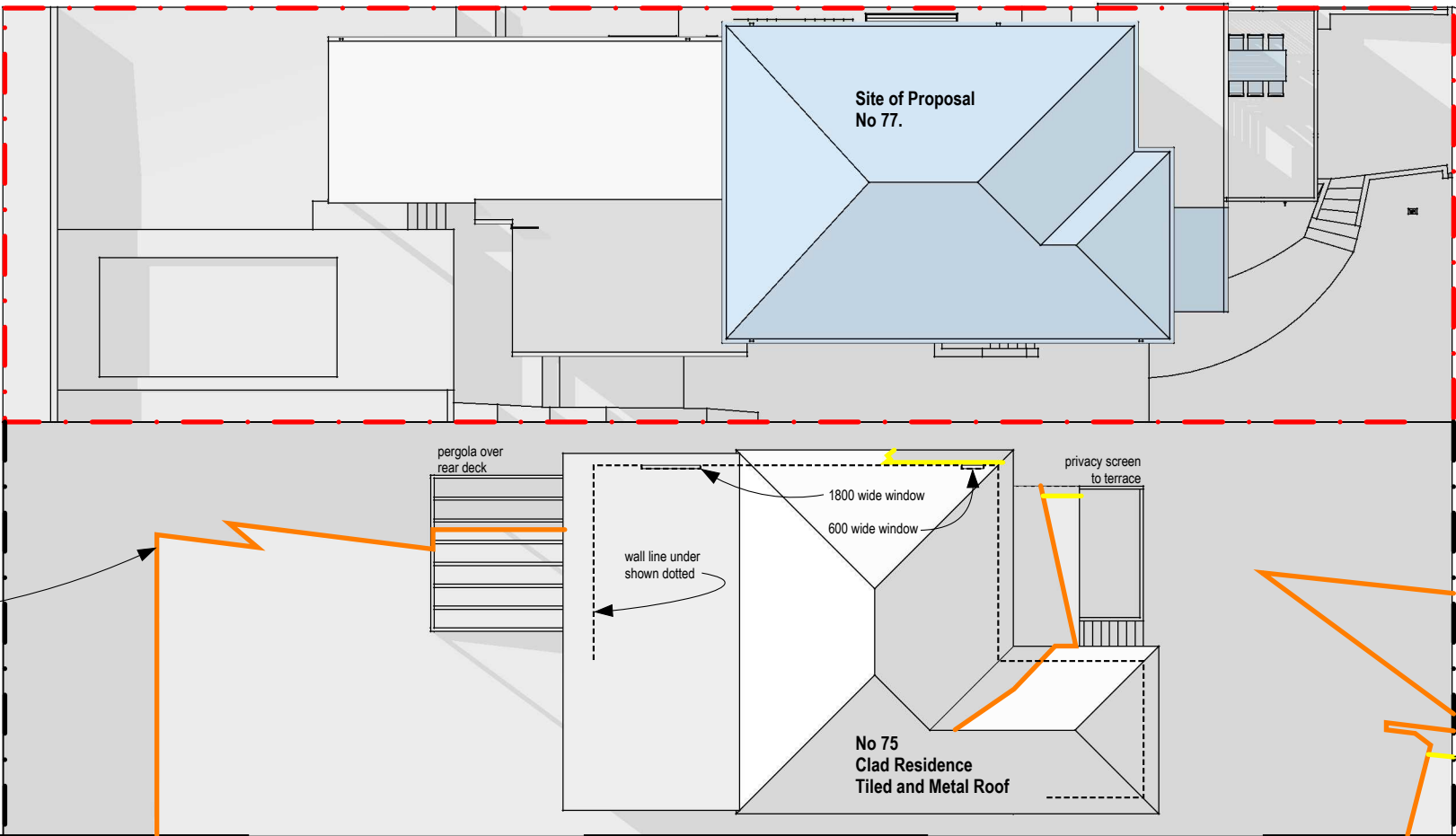
David Hunt

line of existing shadow line cast at 3pm



1 - Existing Shadows Plan - Scale 1:200

line of existing shadow line cast at 3pm



line of proposed shadow line cast at 3pm

2 - Proposed Shadows Plan - Scale 1:200

Shadow Diagrams Certification:

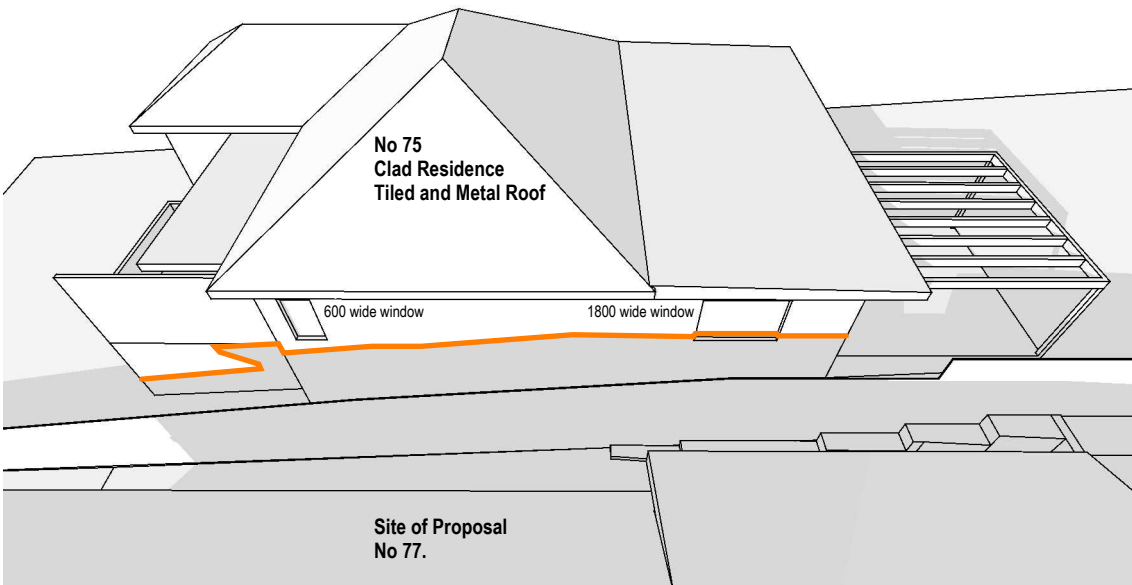
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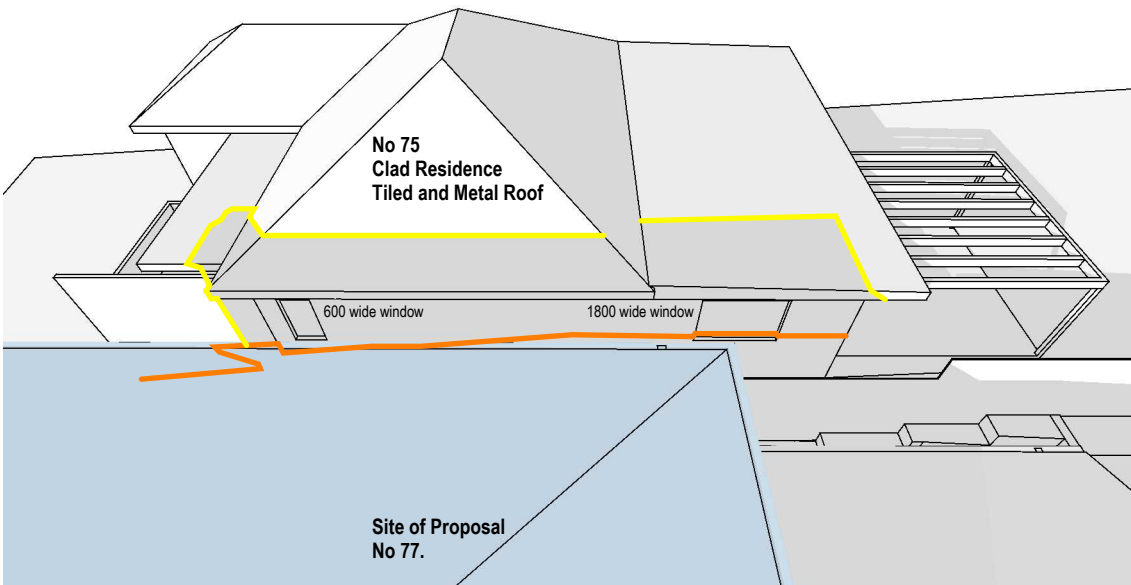
David Hunt

line of existing shadow line cast at 12pm

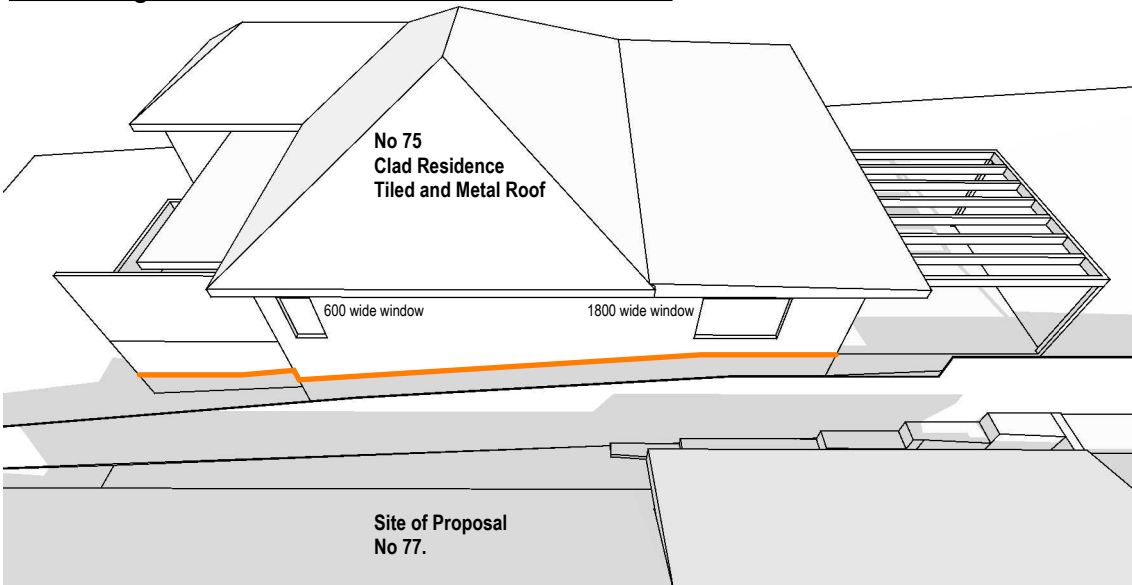
line of proposed shadow line cast at 9am



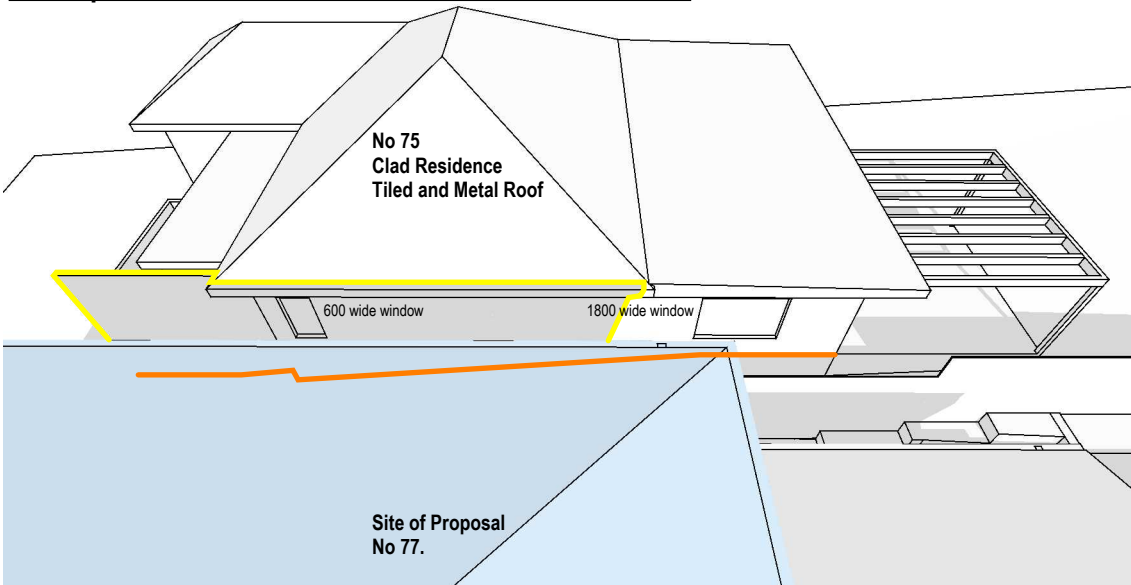
1 - Existing Shadows Elevation Winter 9am - no scale



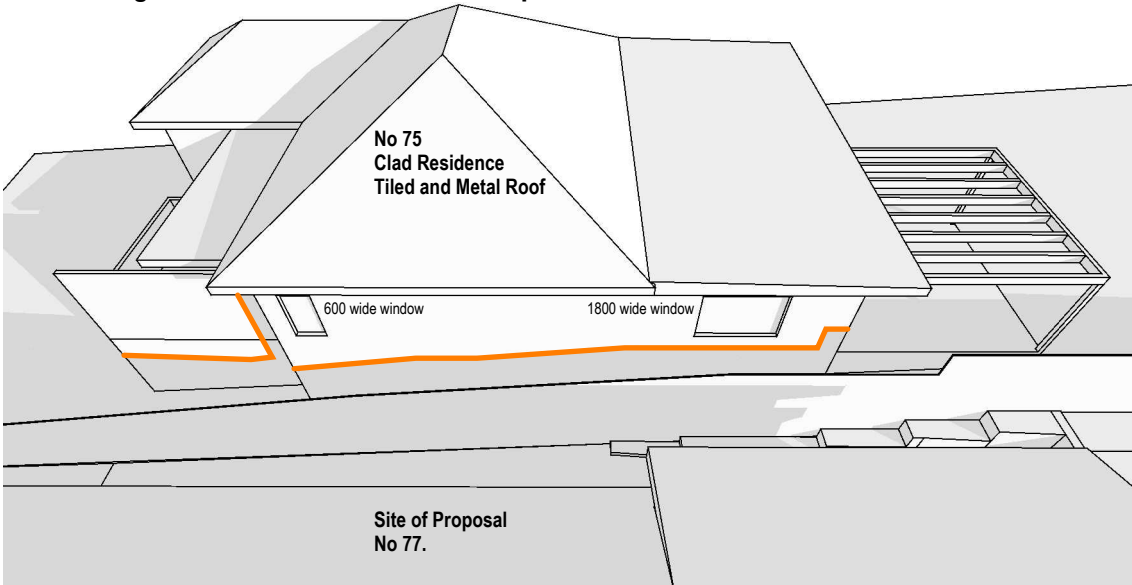
2 - Proposed Shadows Elevation Winter 9am - no scale



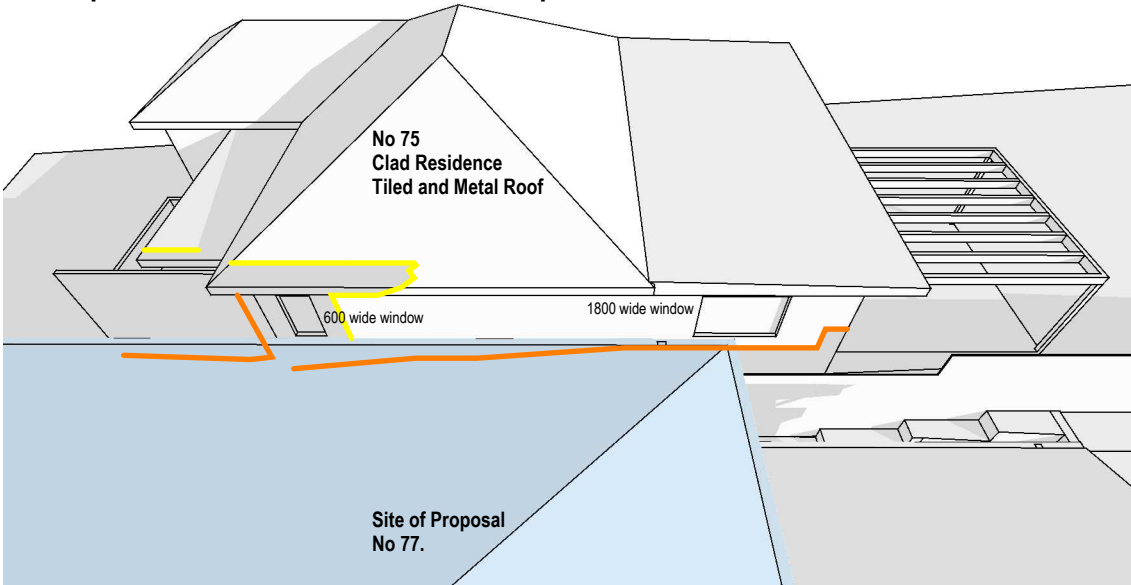
3 - Existing Shadows Elevation Winter 12pm - no scale



4 - Proposed Shadows Elevation Winter 12pm - no scale



5 - Existing Shadows Elevation Winter 3pm - no scale



6 - Proposed Shadows Elevation Winter 3pm - no scale



Detail
600 wide window



Context
600 wide window



Detail
1800 wide window



Context
1800 wide window



Context photograph showing both windows

Prepared By:
David Hunt
Architect

Mobile: 0408 059 441 Email: djhunt@bigpond.com
PO Box 5244, Turramurra, NSW 2074 ABN: 33 138 189 607
ARB # 6660 BDPA Class 2 # DEP0001355 + PDP0000455

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Print File Copied:		
Rev	Date:	Status & Issue for:
A	16/08/22	Issue for DA Submission, Council request
draft	12/08/22	Issue for Review

Project: **Alterations and Additions**
77 Clontarf Street, Seaforth
Lot 165 in DP 11162

Client: **Jose and Oliver Gilbert**

Title: **SHADOW DIAGRAM**
ELEVATIONS
WINTER 21st JUNE

Job No: **2106GHS** Doc No - Revision:

Date: 16/08/2022 **SD4-A**

CAD by: DjH no scale Scale

CAD File Name: 2106GHS-AD-Arch Dwg-Cover,Shadows,Layout

Shadow Diagrams Certification:

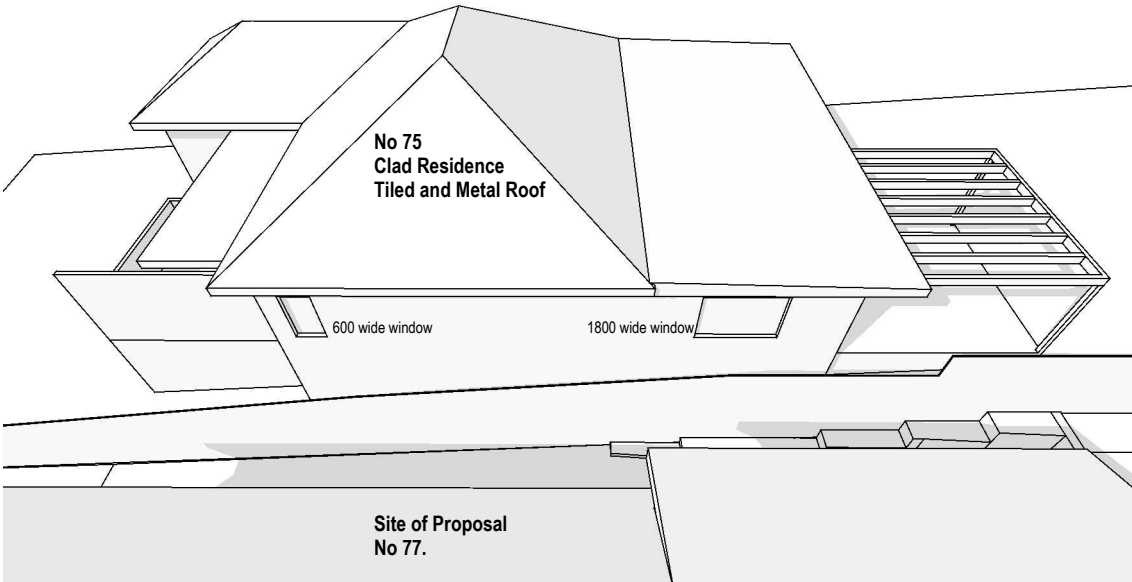
I David Hunt, certify that the shadow diagrams depicted here have been prepared as follows:
Computer modelled at scale using SketchUp then imported into Layout to prepare the drawing.
The computer model is based on the detailed survey prepared by: CMS Surveyors Pty Ltd, reference 17524A, dated 20/12/2021, Issue 3
The model is oriented to true north and matches true north on the survey.
The model is geolocated to Latitude 32.870S and Longitude 151.210E

David Hunt, Architect
Architect's Registration Board Number 6660
BDPA Class 2 # DEP0001355 + PDP0000455
Australian Institute of Architects A+ Member

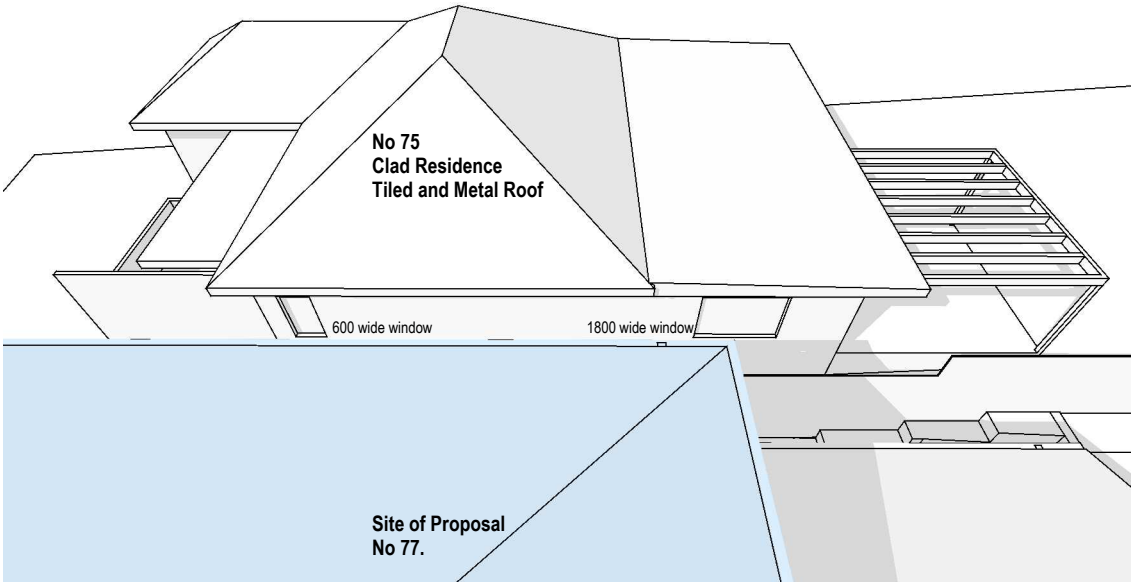
David Hunt

line of existing shadow line cast at 12pm

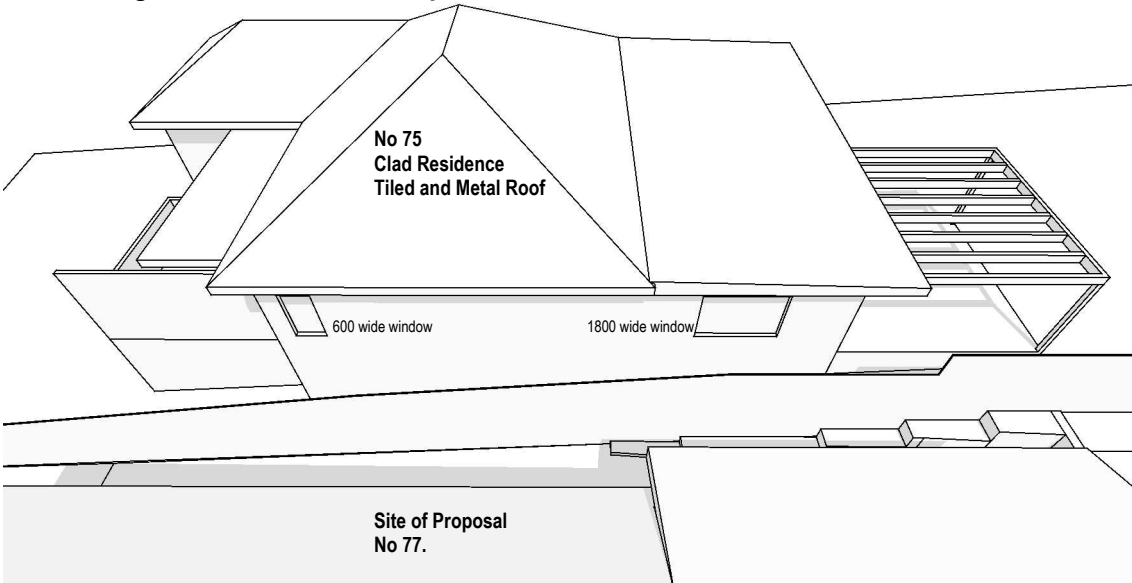
line of proposed shadow line cast at 9am



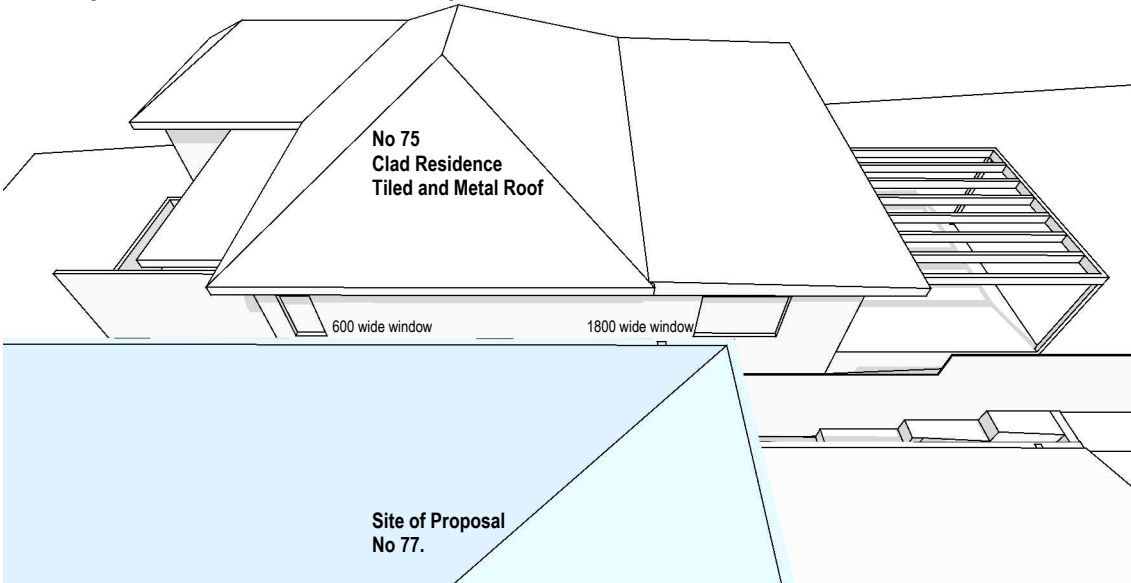
1 - Existing Shadows Elevation Equinox 9am - no scale



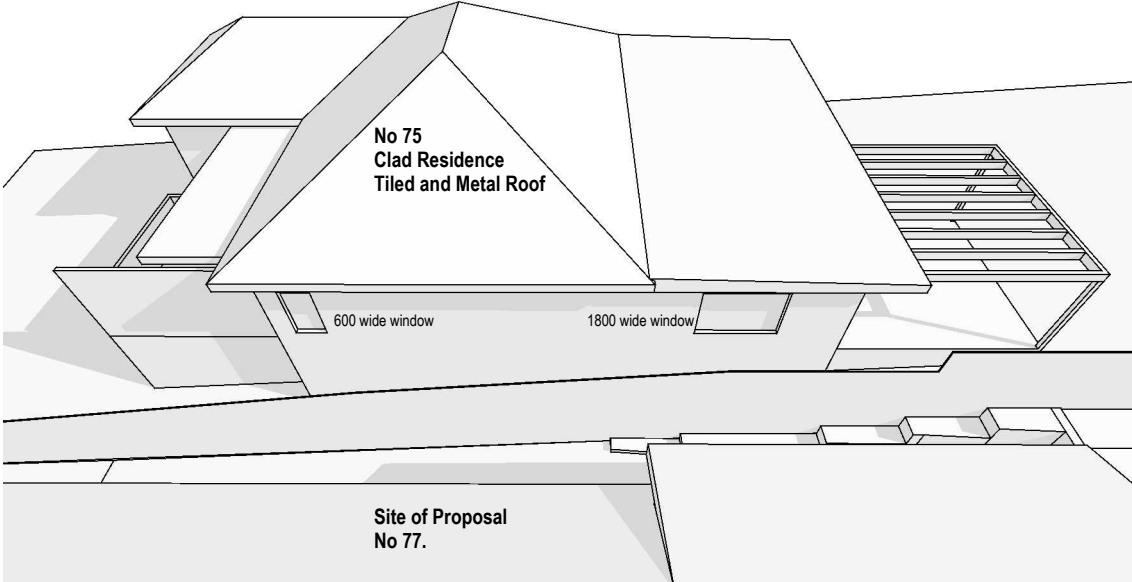
2 - Proposed Shadows Elevation Equinox 9am - no scale



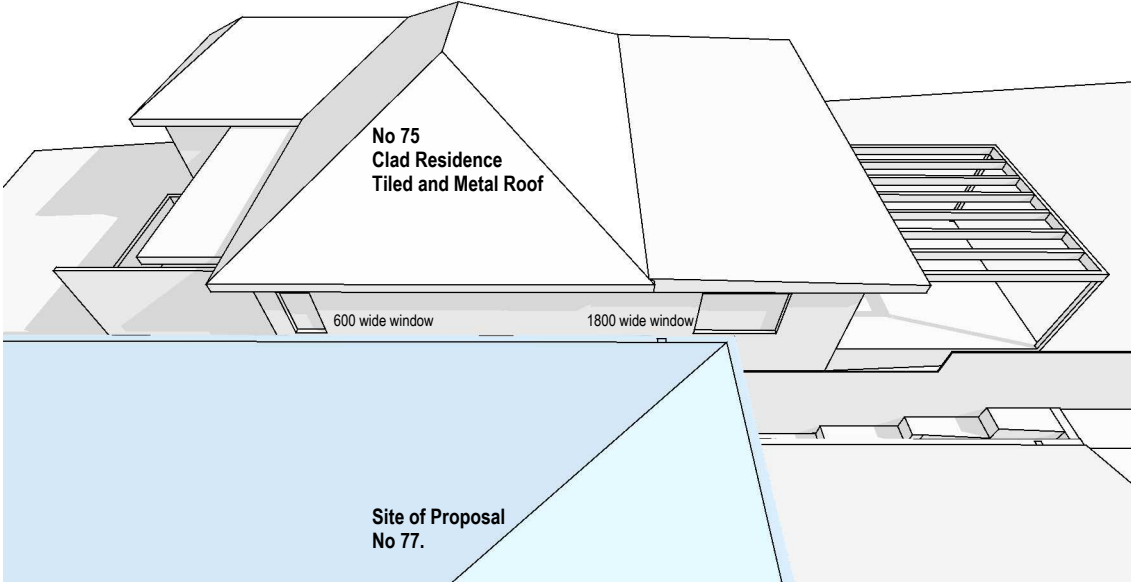
3 - Existing Shadows Elevation Equinox 12pm - no scale



4 - Proposed Shadows Elevation Equinox 12pm - no scale



5 - Existing Shadows Elevation Equinox 3pm - no scale



6 - Proposed Shadows Elevation Equinox 3pm - no scale



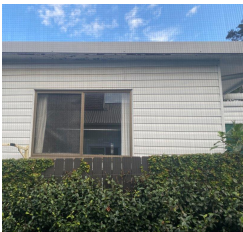
Detail
600 wide window



Context
600 wide window



Detail
1800 wide window



Context
1800 wide window



Context photograph showing both windows