

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

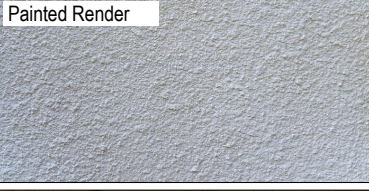
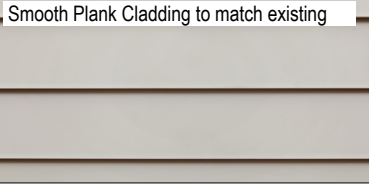
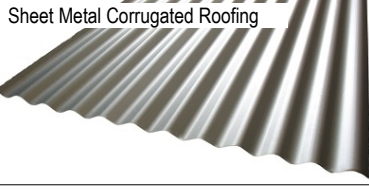
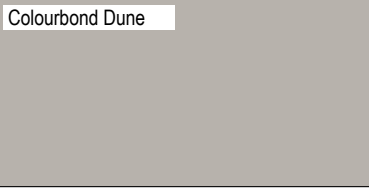
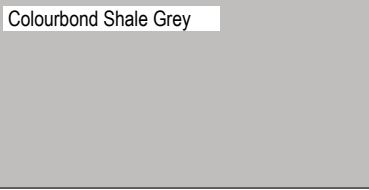
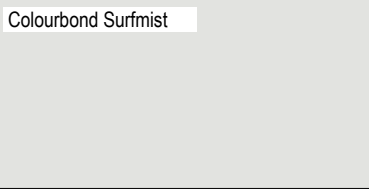
MATERIALS AND FINISHES:
Floor Finish:
FFEx Existing finish to remain - protect during works
FS1 New timber to owners selection
FS2 New carpet to owners selection
FS3 New tiles to owners selection

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

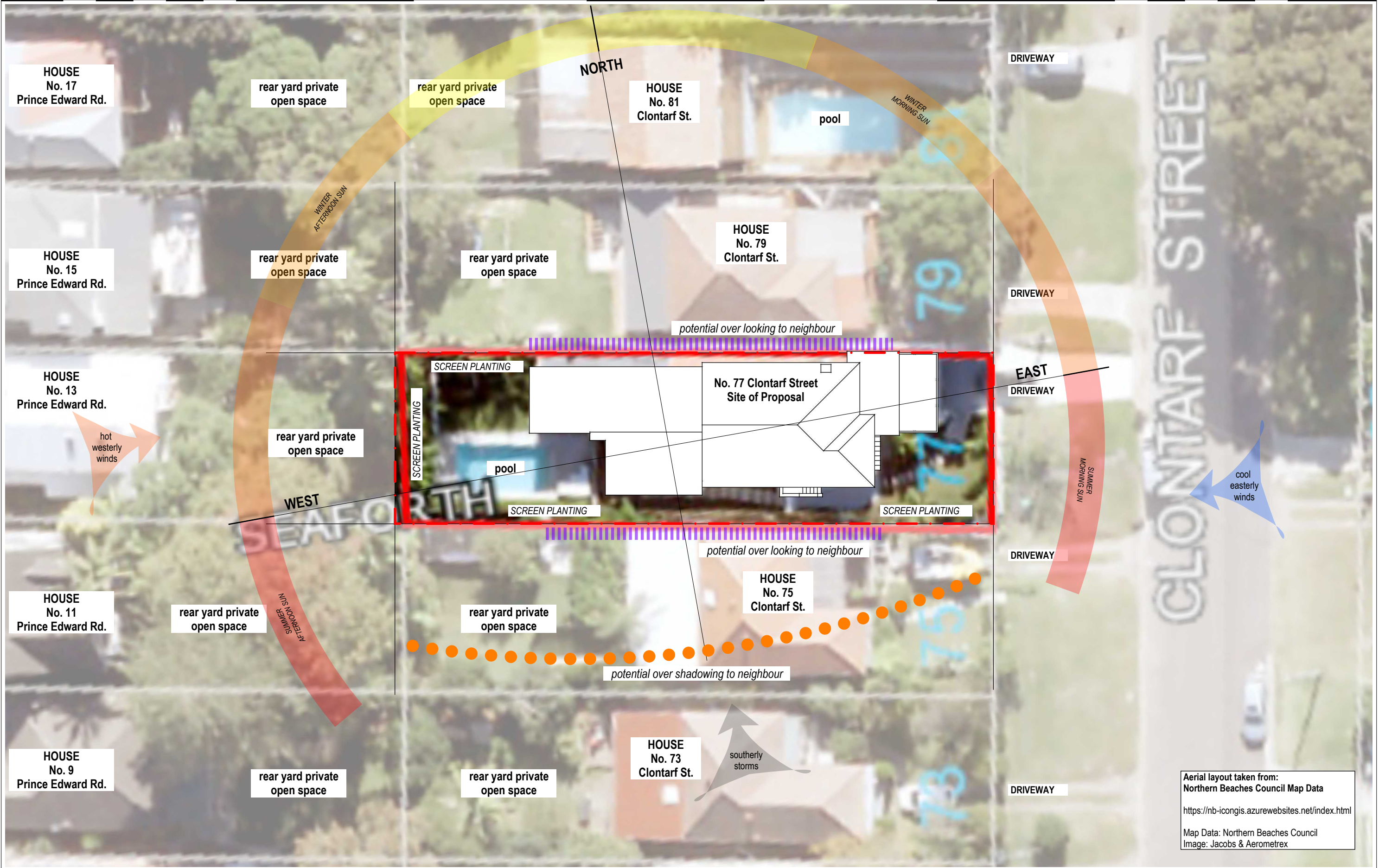
NBC WASTE MANAGEMENT PLAN
Date: 17/05/22 Ben Eves - Bldrs Licence # 329100C

SUBMISSION ISSUE

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

Job No: **2106GHS** Date: **27th May 2022** Issue: **DA-A**
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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

Prepared By:

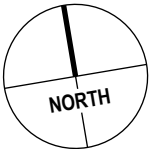
David Hunt
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77 Clontarf Street, Seaforth
Lot 165 in DP 11162

Client: **Jose and Oliver Gilbert**

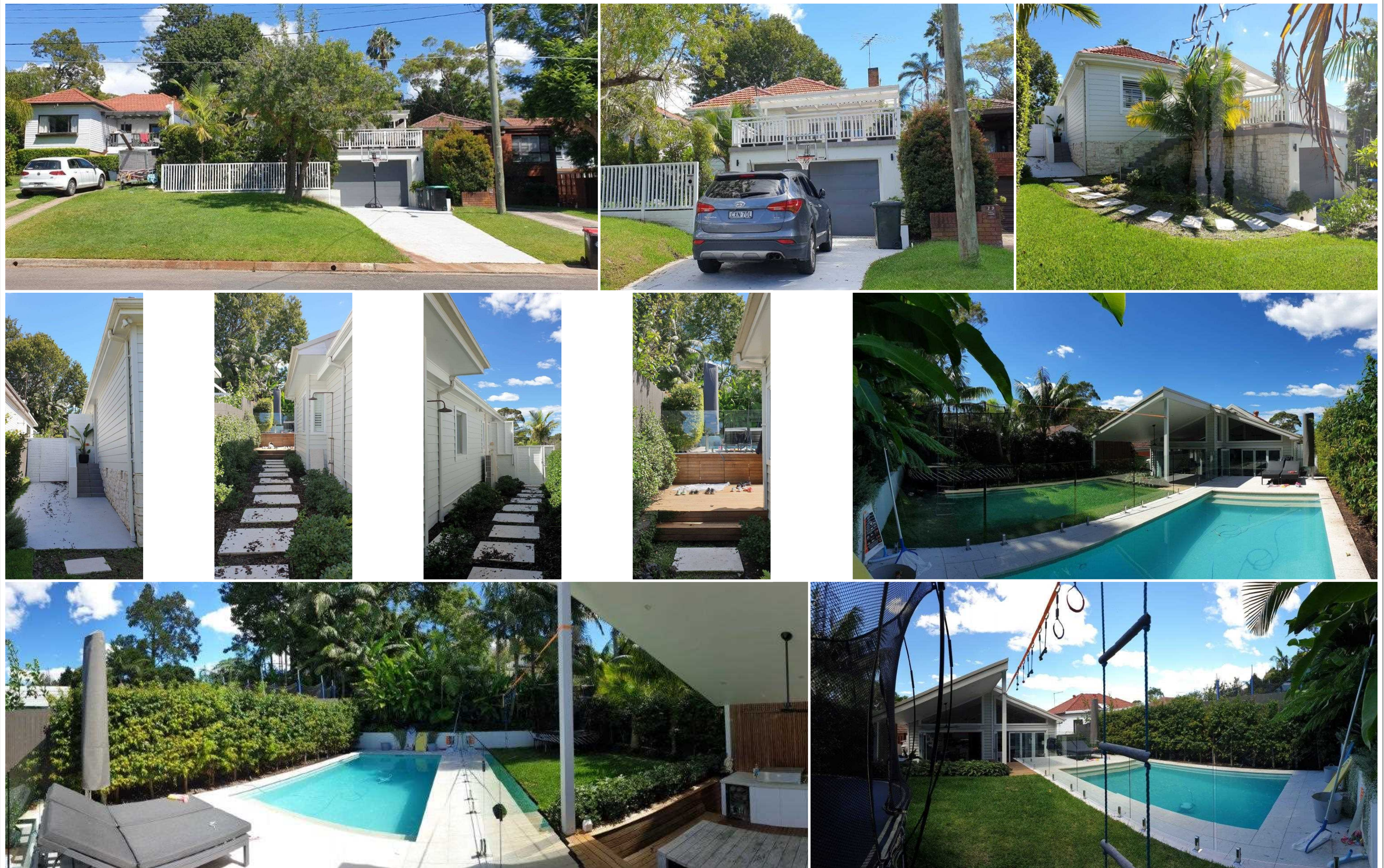
Title: **SITE ANALYSIS**
AERIAL PHOTO PLAN

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

Date: **27/05/2022** **SA1-A**

CAD by: **DjH** 1:250 Scale

CAD File Name: 2106GHS-AD-Arch Dwg-Analysis Layout



Prepared By:

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

Client:

Jose and Oliver Gilbert

Title:

SITE ANALYSIS
EXISTING SITE PHOTOS

Job No:

2106GHS

Doc No - Revision:

SA2-A

Date:

27/05/2022

CAD by:

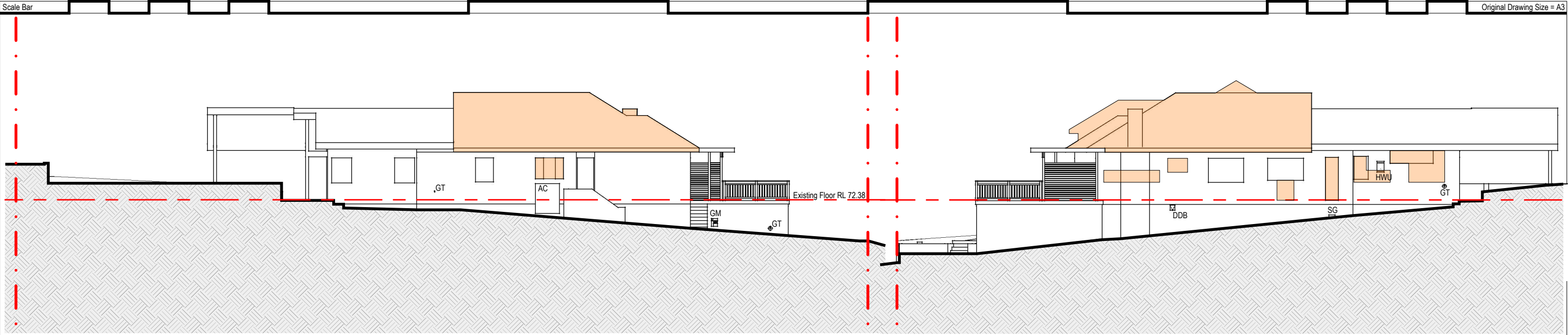
DjH

CAD File Name:

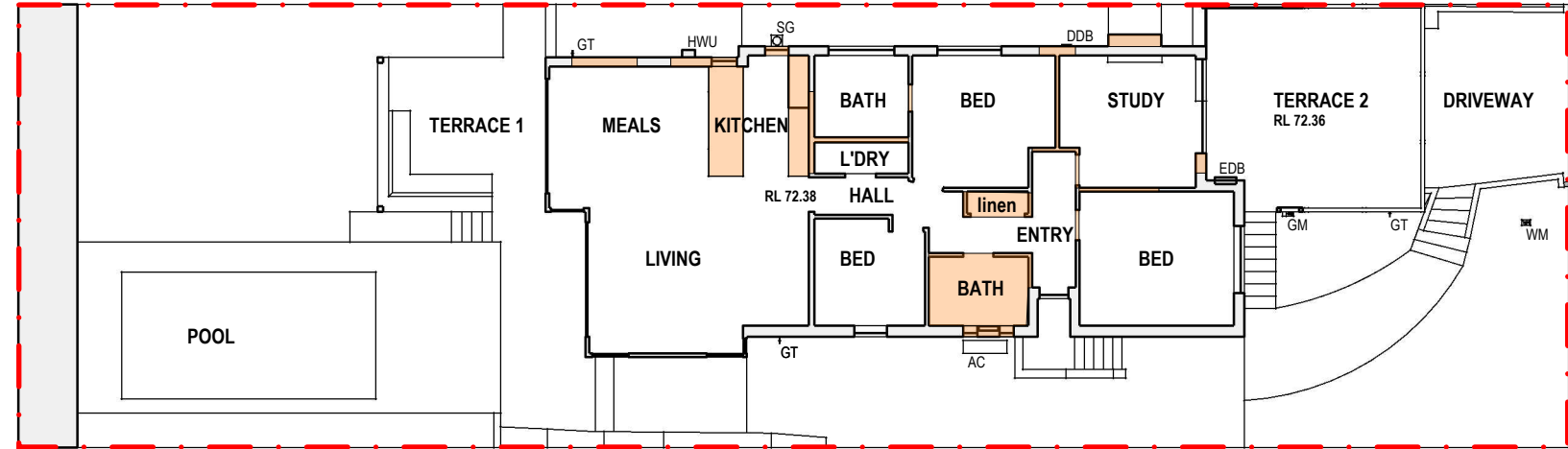
2106GHS-AD-Arch Dwg-Analysis Layout

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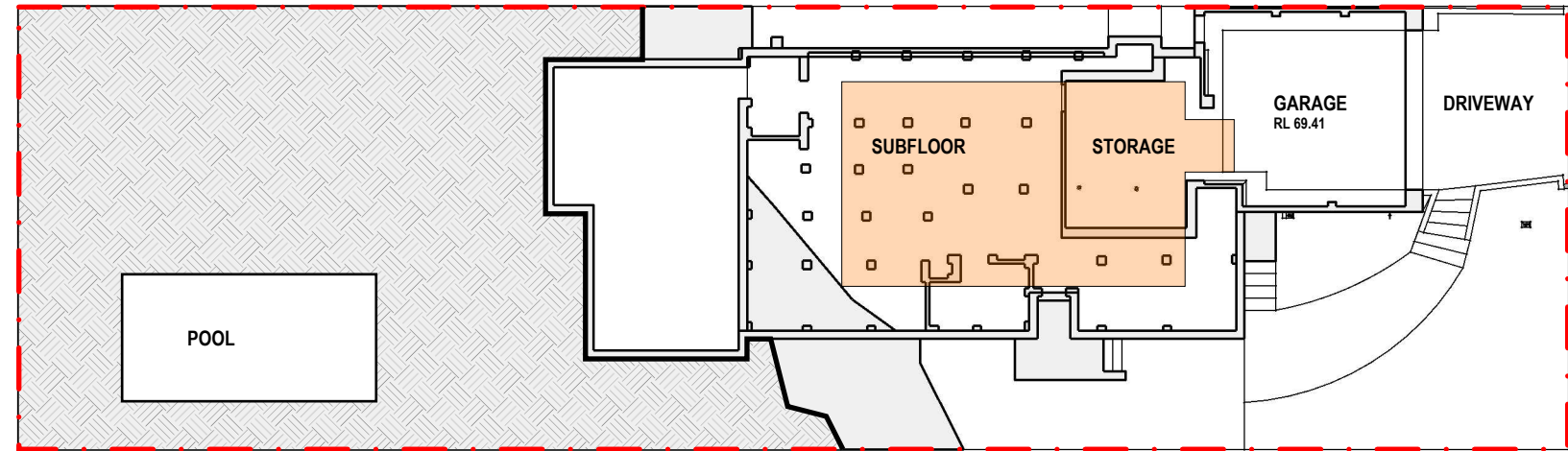
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3 - South Elevation - Scale 1:200 - demolition highlighted

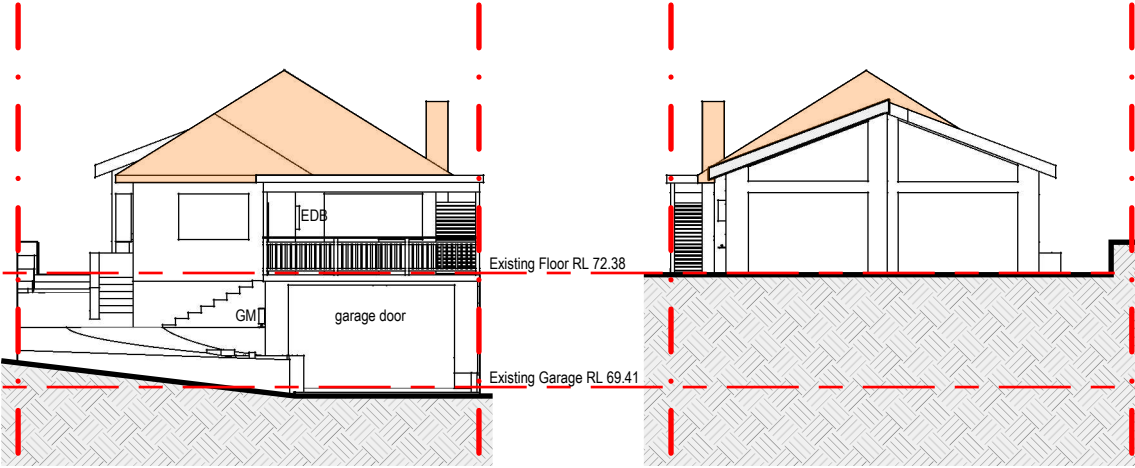


2 - Level 2 Floor Plan - Scale 1:200 - demolition highlighted



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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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

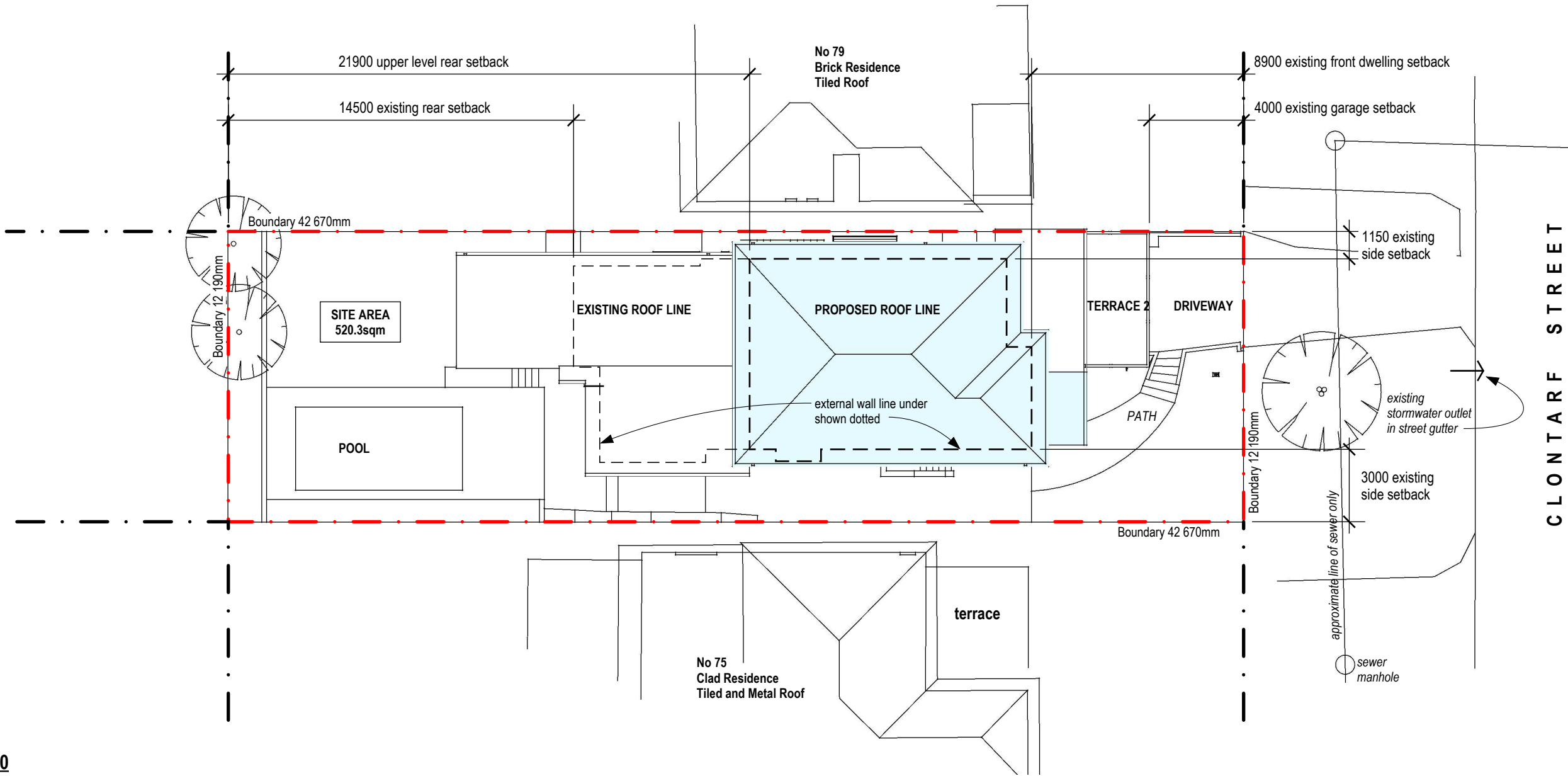
Job No: **2106GHS** Doc No - Revision:

Date: **27/05/2022**

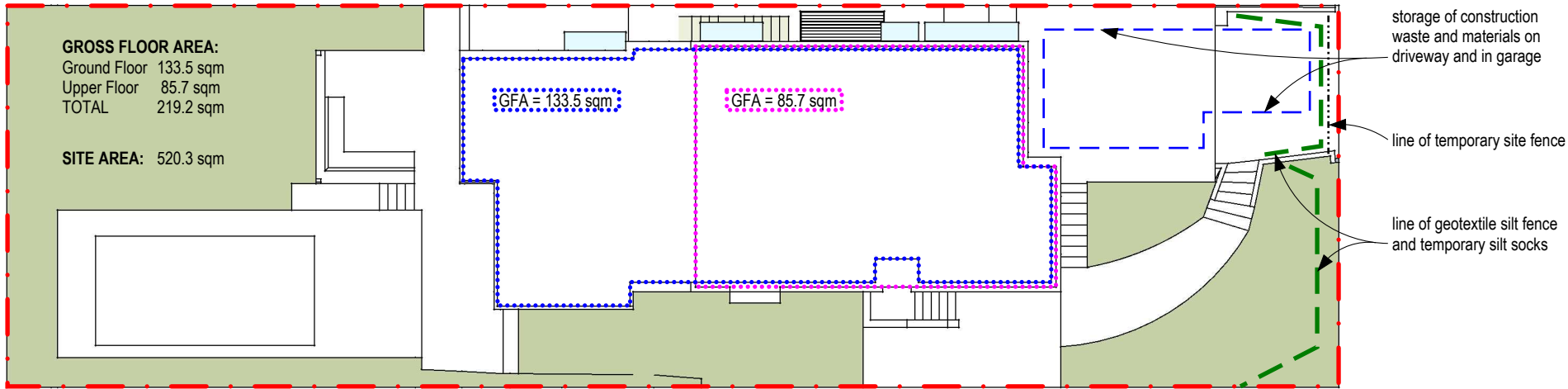
CAD by: **DjH** 1:200 Scale

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

AD1-A



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

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draft 15/02/22 Issue for Review

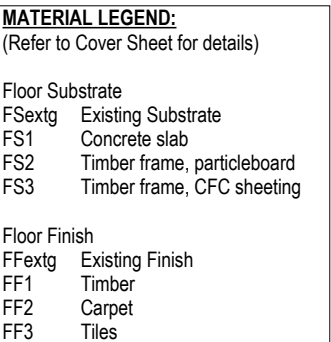
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Project: **Alterations and Additions**
77 Clontarf Street, Seaforth
Lot 165 in DP 11162
Client: **Jose and Oliver Gilbert**

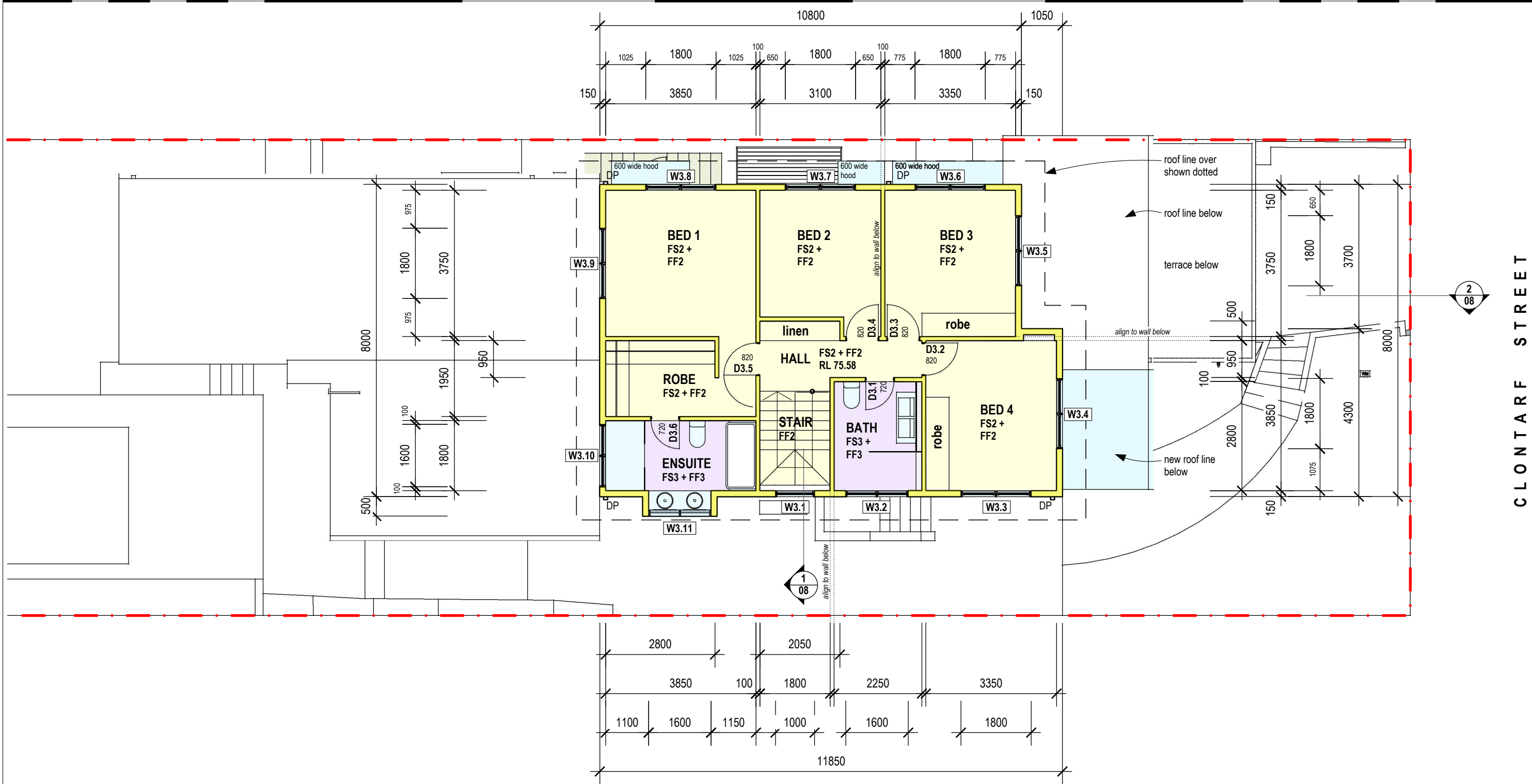
Title: **APPLICATION DRAWING**
PROPOSED SITE PLAN
AREA CALCULATIONS

Job No: **2106GHS** Doc No - Revision:
Date: **27/05/2022**
CAD by: **DjH**
CAD File Name: 2106GHS-AD-Arch Dwg-Pins+Elev+Sec.Layout
AD2-A
1:200 Scale





<u>MATERIAL LEGEND:</u>	
(Refer to Cover Sheet for details)	
Floor Substrate	
F5extg	Existing Substrate
FS1	Concrete slab
FS2	Timber frame, particleboard
FS3	Timber frame, CFC sheeting
Floor Finish	
F5extg	Existing Finish
FF1	Timber
FF2	Carpet
FF3	Tiles



MATERIAL LEGEND:	
(Refer to Cover Sheet for details)	
Floor Substrate	
FSextg	Existing Substrate
FS1	Concrete slab
FS2	Timber frame, particleboard
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REFER TO COVER SHEET FOR ABBREVIATIONS AND GRAPHICS LEGENDS

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

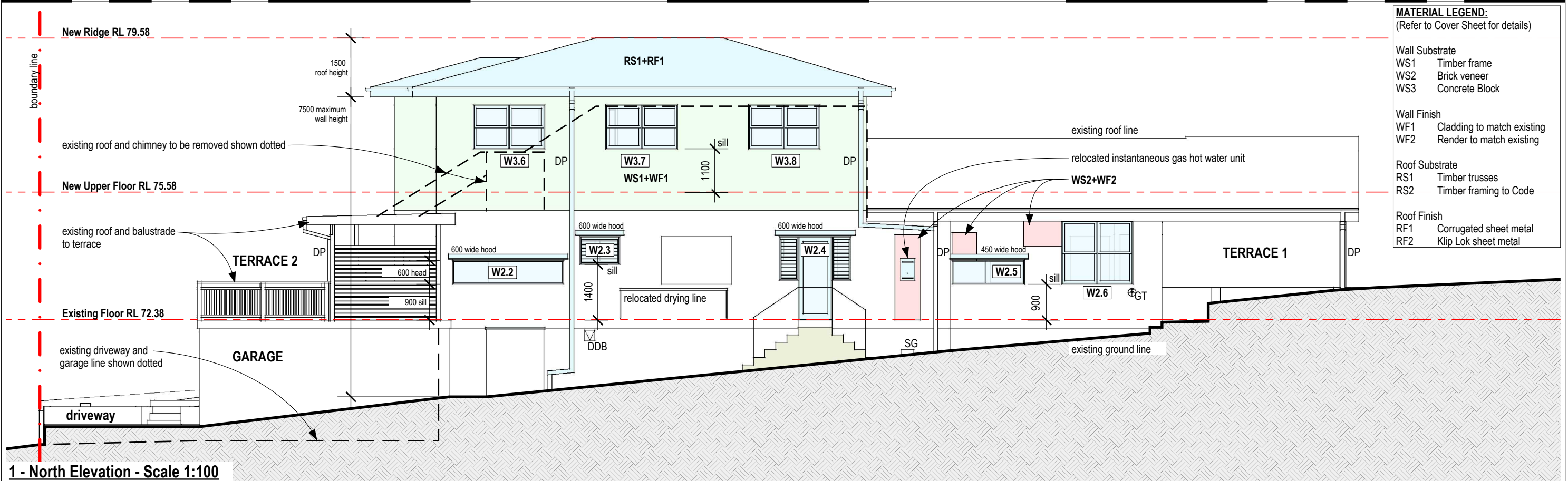
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Date: 27/05/2022

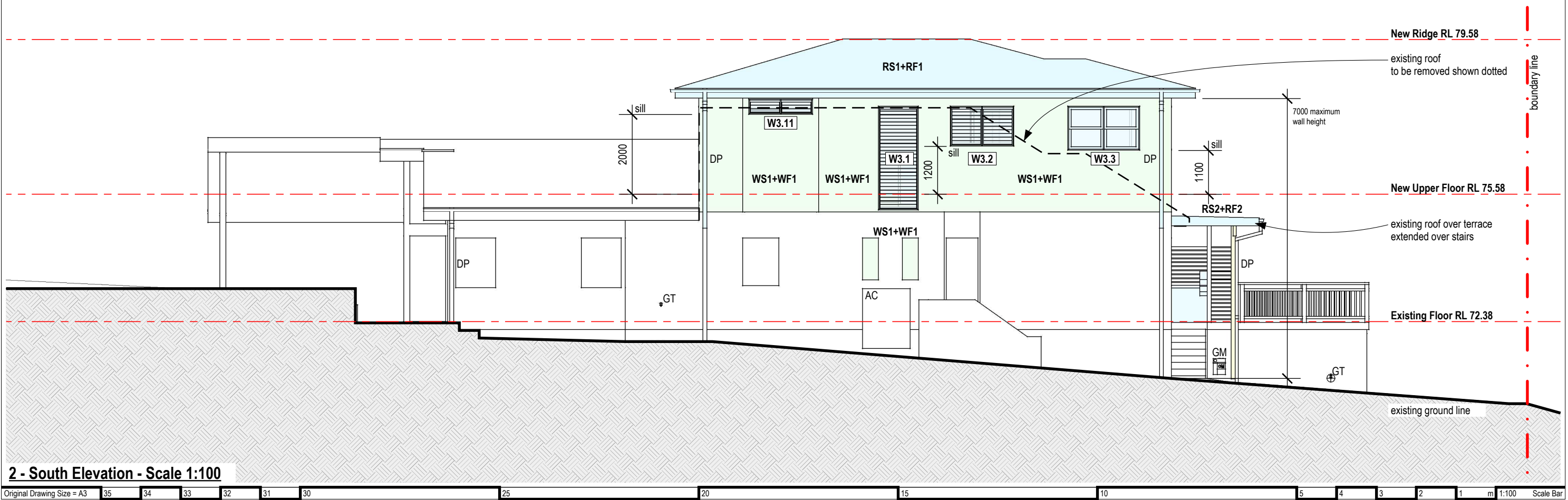
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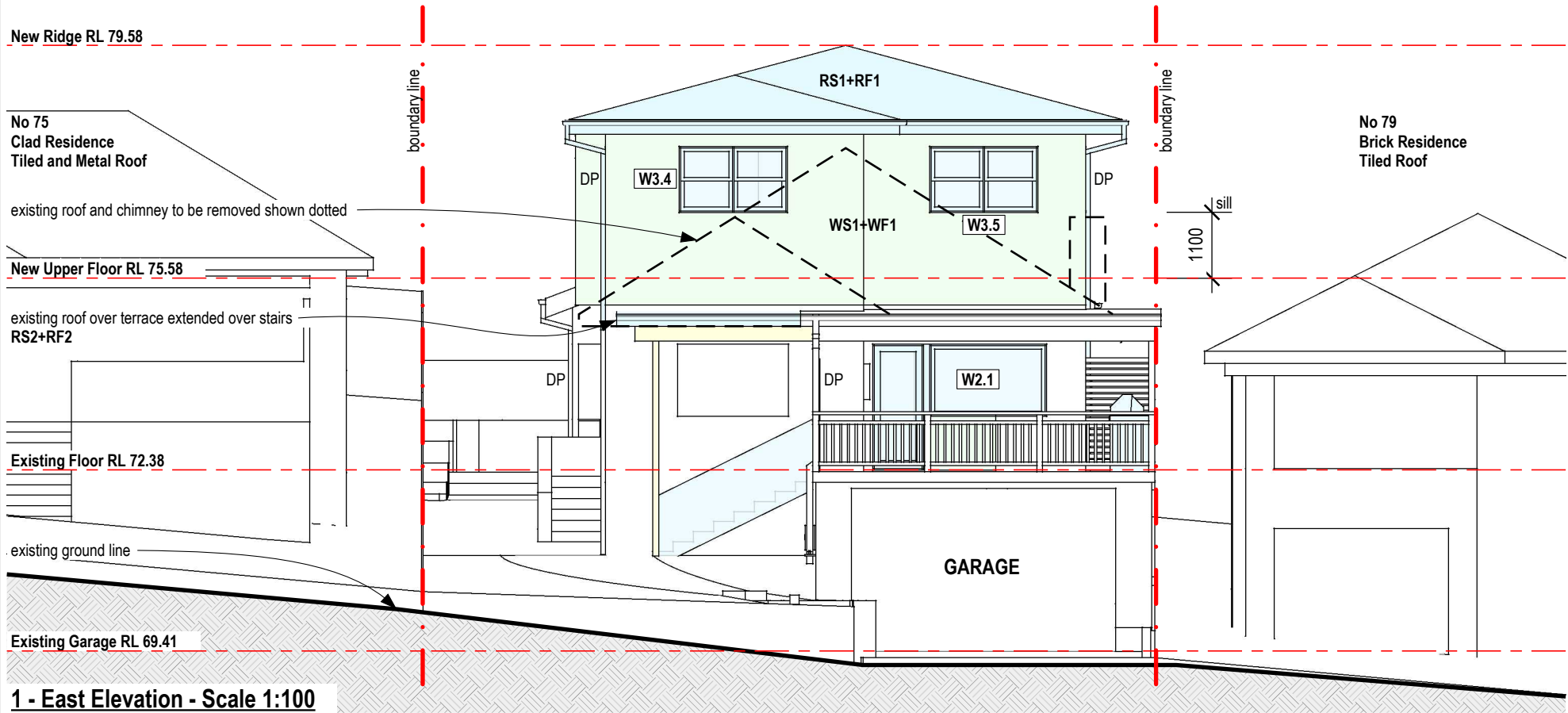
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AD5-A
1:100 Scale

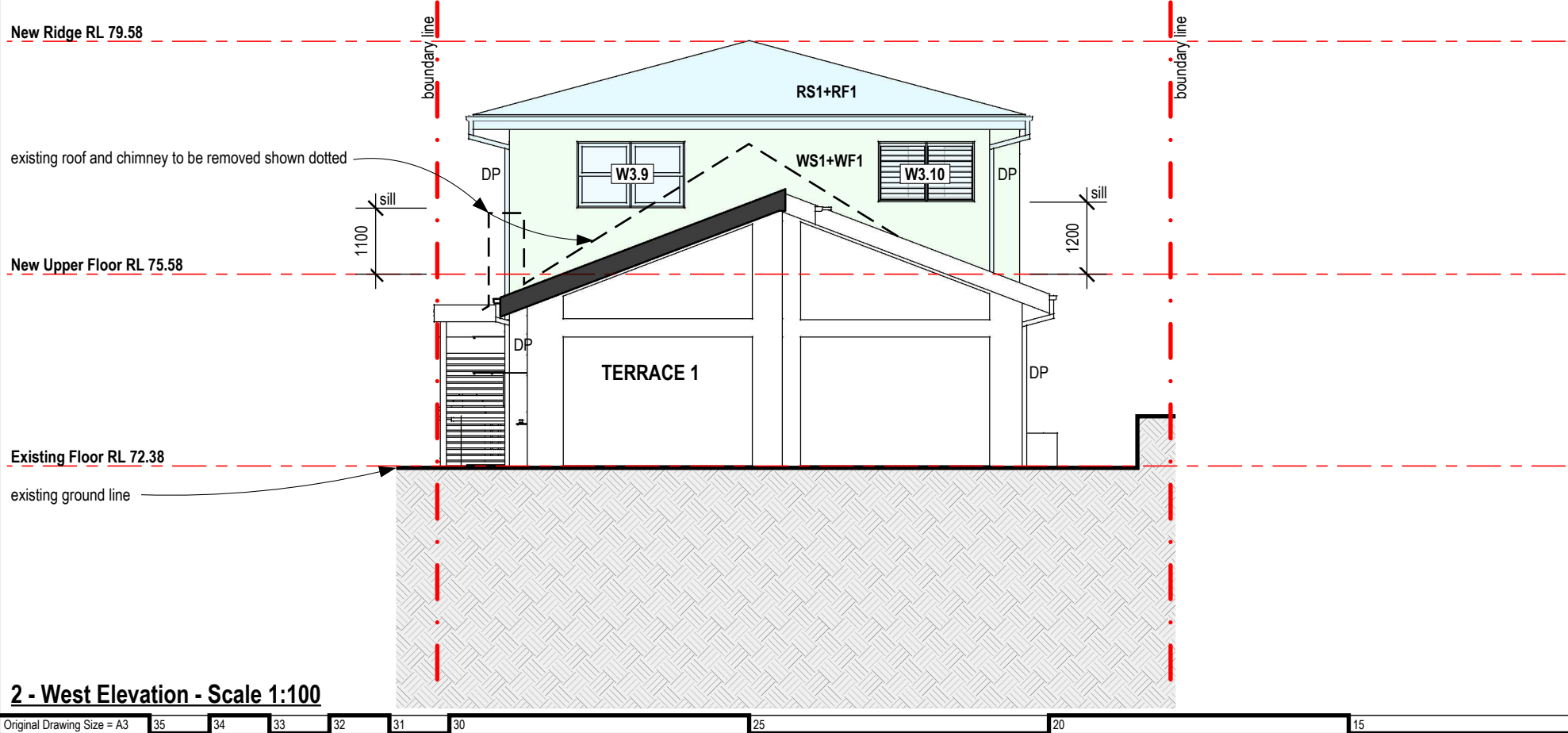


MATERIAL LEGEND:	
(Refer to Cover Sheet for details)	
Wall Substrate	
WS1	Timber frame
WS2	Brick veneer
WS3	Concrete Block
Wall Finish	
WF1	Cladding to match existing
WF2	Render to match existing
Roof Substrate	
RS1	Timber trusses
RS2	Timber framing to Code
Roof Finish	
RF1	Corrugated sheet metal
RF2	Klip Lok sheet metal





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
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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

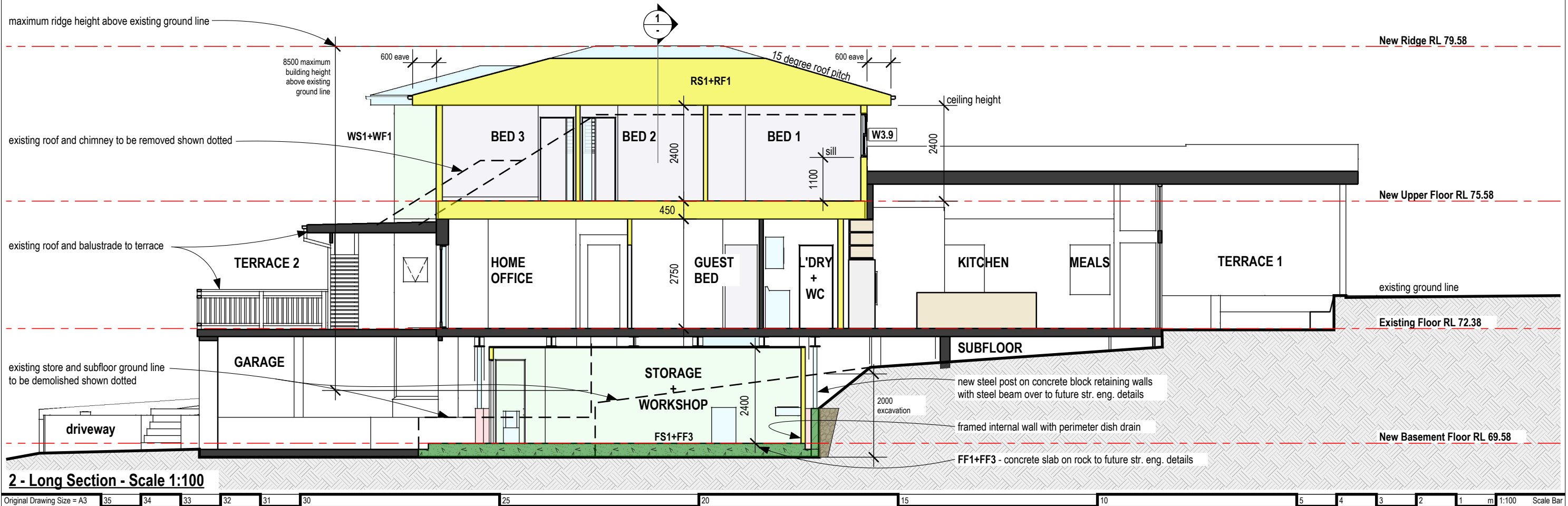
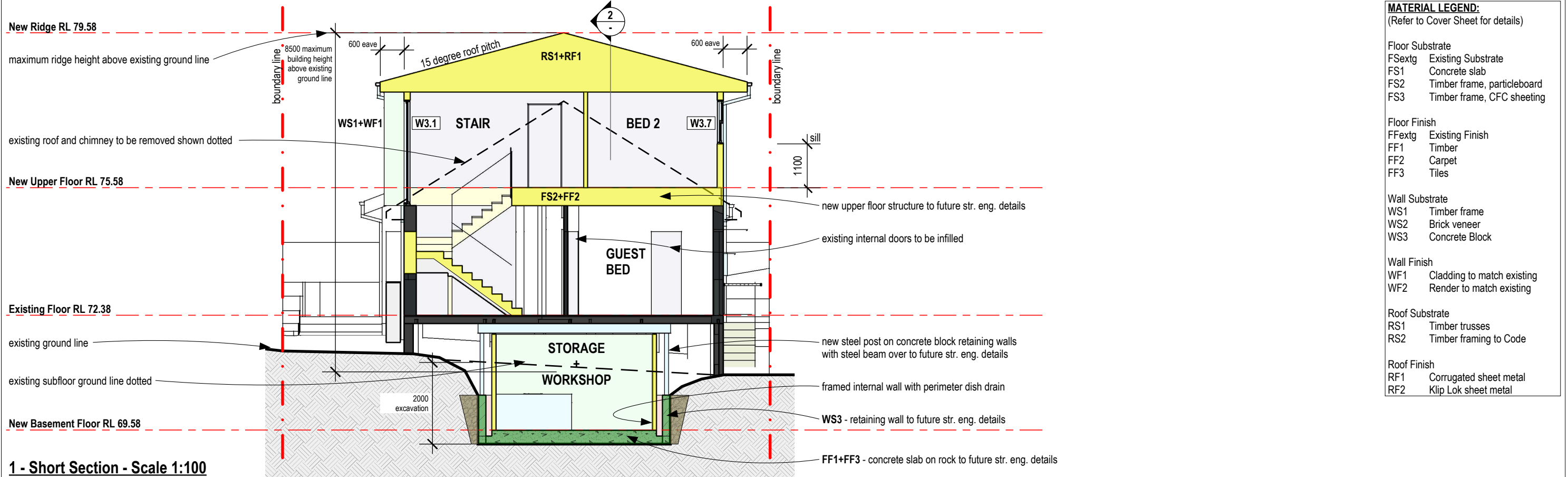
CAD by:

DjH

CAD File Name:

2106GHS-AD-Arch Dwg-Pins+Elev+Sec.Layout

1:100 Scale



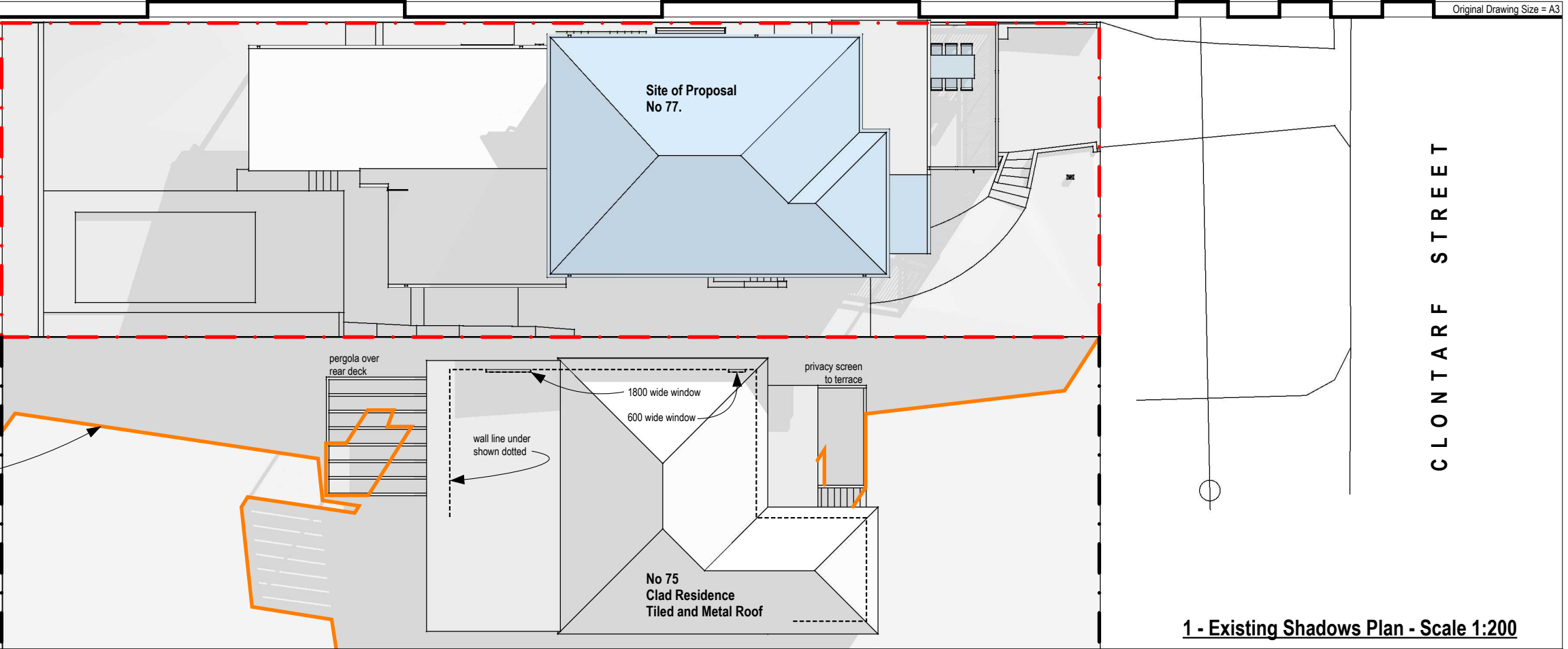
Shadow Diagrams Certification:

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

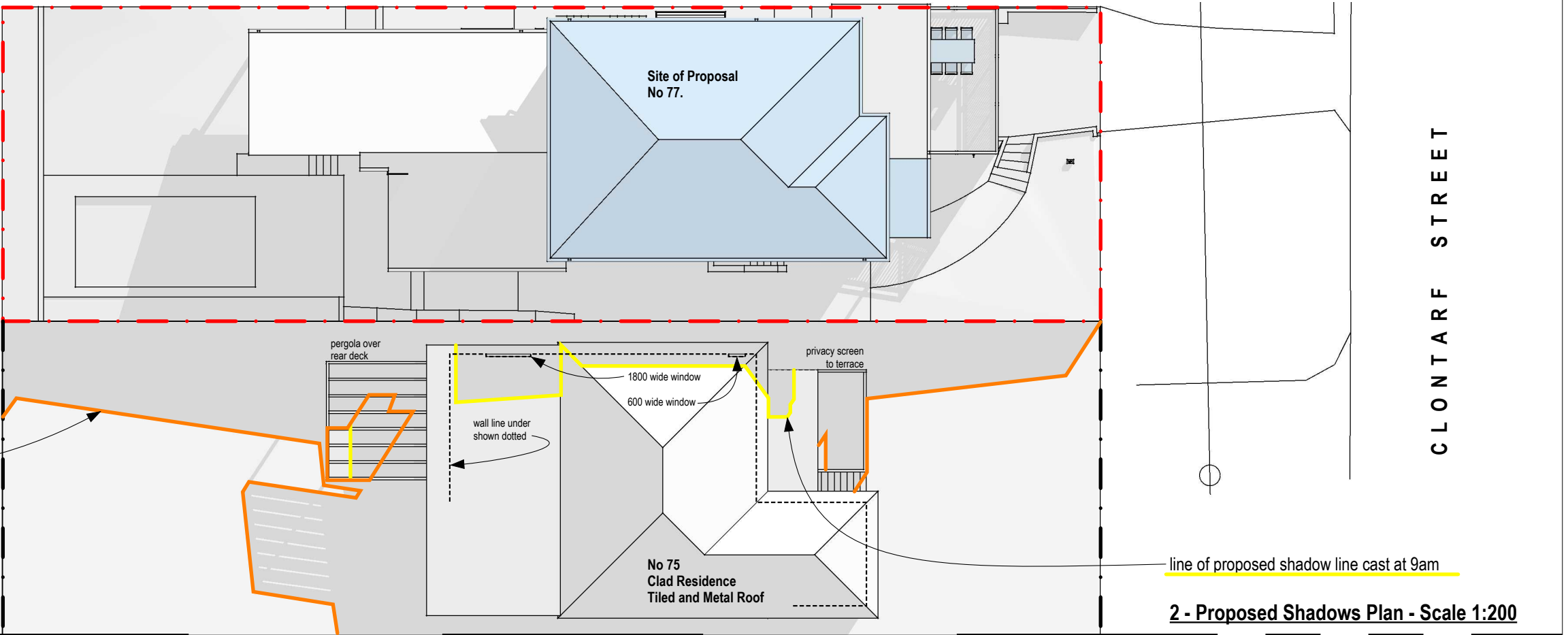
David Hunt

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

Shadow Diagrams Certification:

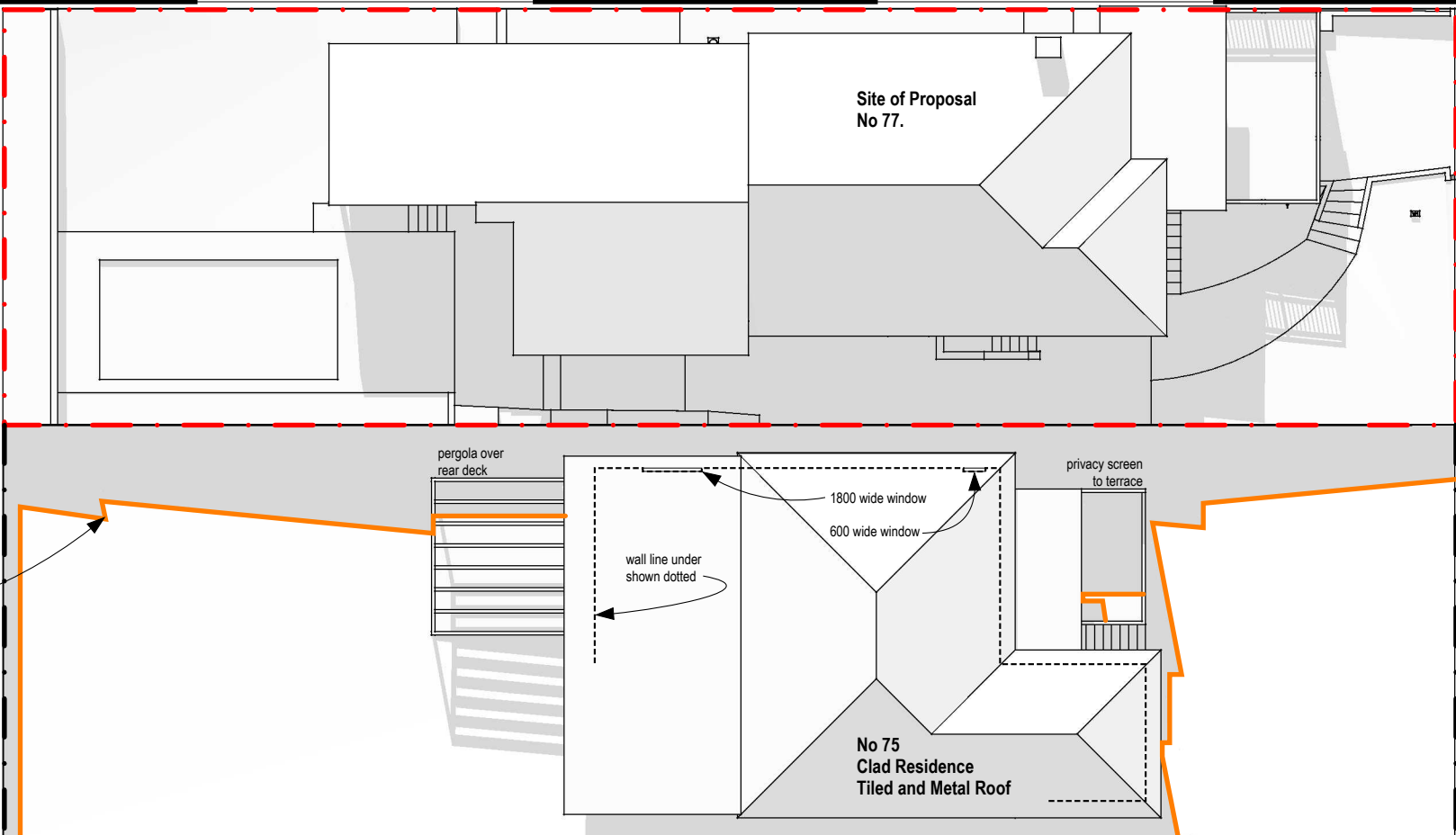
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David Hunt, Architect

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

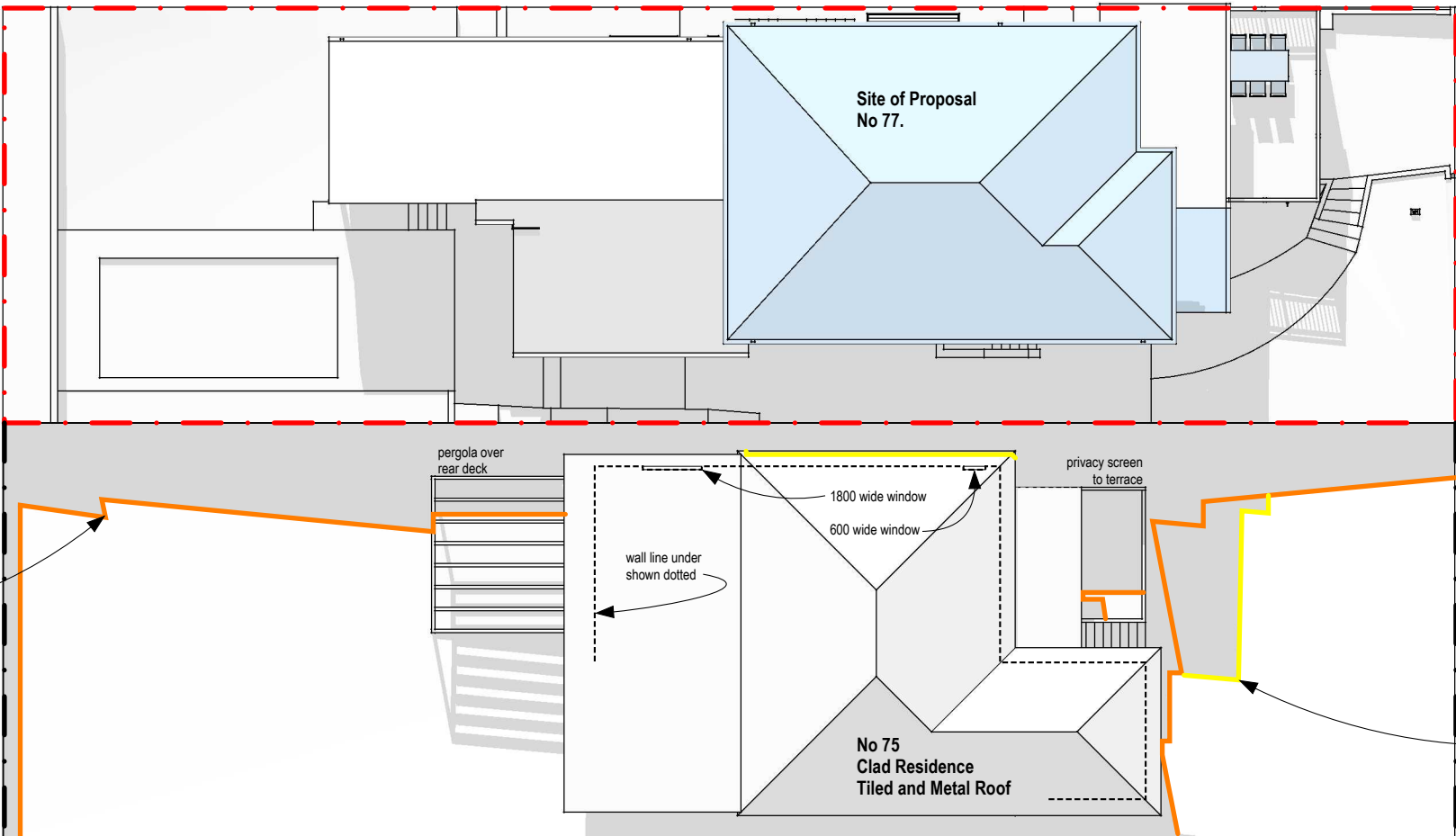
David Hunt

line of existing shadow line cast at 12pm



1 - Existing Shadows Plan - Scale 1:200

line of existing shadow line cast at 12pm



2 - Proposed Shadows Plan - Scale 1:200

Prepared By:

David Hunt
Architect

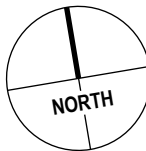
Mobile: 0408 059 441 Email: djhunt@bigpond.com
PO Box 5244, Turramurra, NSW 2074 ABN: 33 138 189 607
ARB # 6660 BDPA Class 2 # DEP0001355 + PDP0000455

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Rev	Date	Status & Issue for:
A	27/05/22	Issue for DA Submission
draft	29/04/22	Issue for Review



Project: Alterations and Additions
77 Clontarf Street, Seaforth
Lot 165 in DP 11162
Client: Jose and Oliver Gilbert

Title: SHADOW DIAGRAM
WINTER 12pm 21st JUNE

Job No: 2106GHS Doc No - Revision:
SD2-#
Date: 27/05/2022
CAD by: DjH 1:200 Scale
CAD File Name: 2106GHS-AD-Arch Dwg-Cover,Shadows,Layout

Shadow Diagrams Certification:

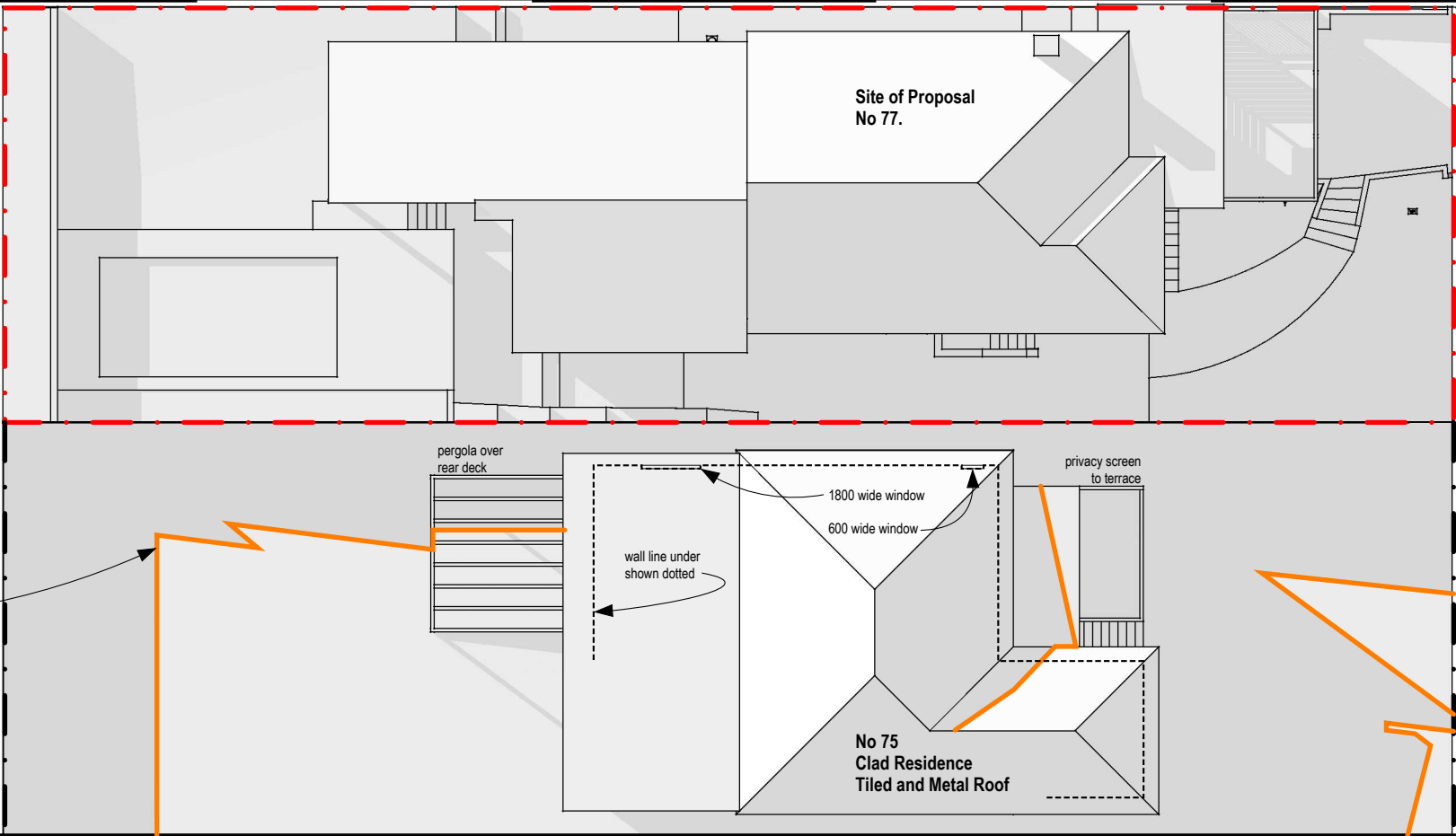
I David Hunt, certify that the shadow diagrams depicted here have been prepared as follows:
Computer modelled at scale using SketchUp then imported into Layout to prepare the drawing.
The computer model is based on the detailed survey prepared by: CMS Surveyors Pty Ltd, reference 17524A, dated 20/12/2021, 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

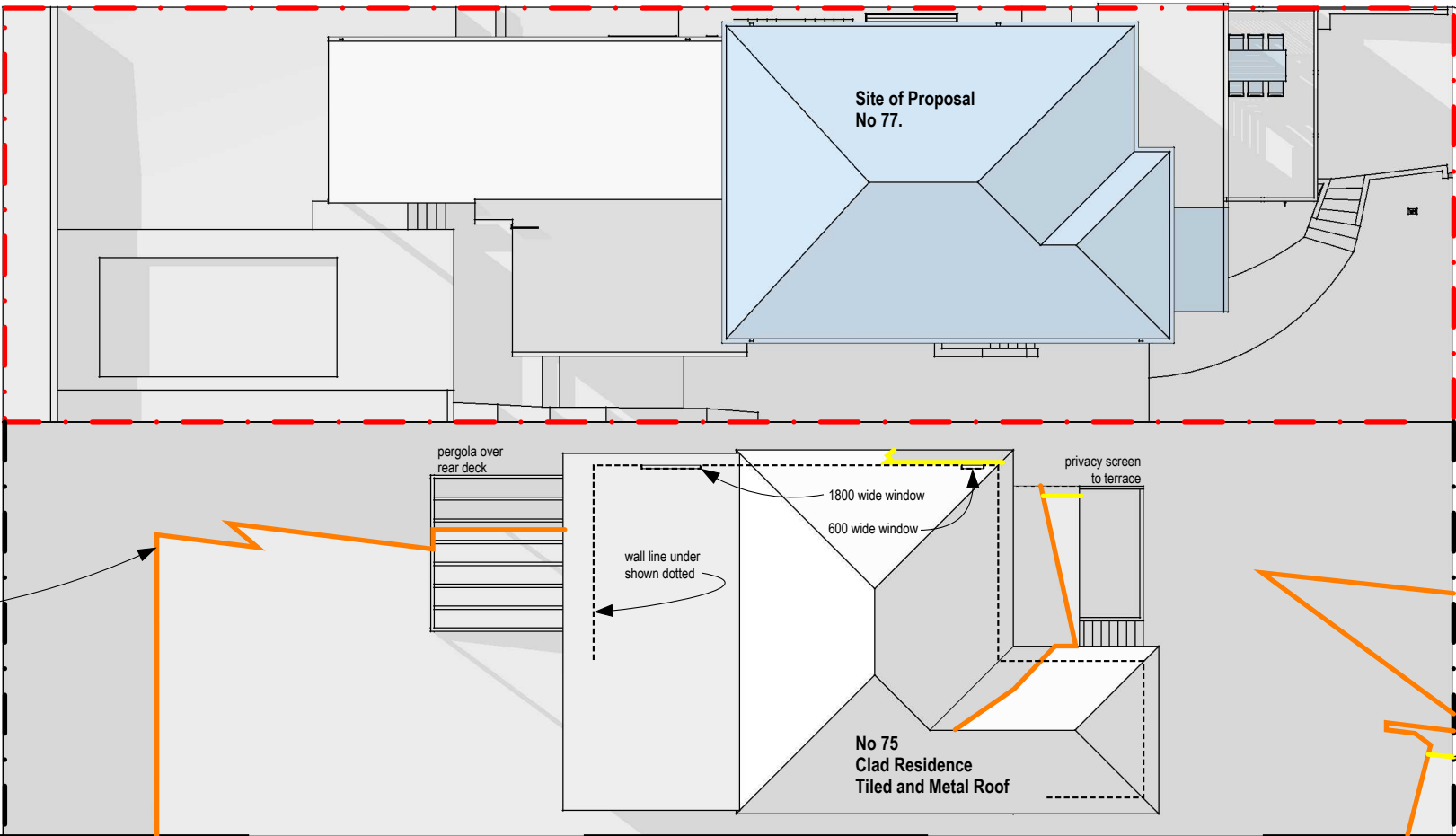
David Hunt

line of existing shadow line cast at 3pm



1 - Existing Shadows Plan - Scale 1:200

line of existing shadow line cast at 3pm



2 - Proposed Shadows Plan - Scale 1:200

Shadow Diagrams Certification:

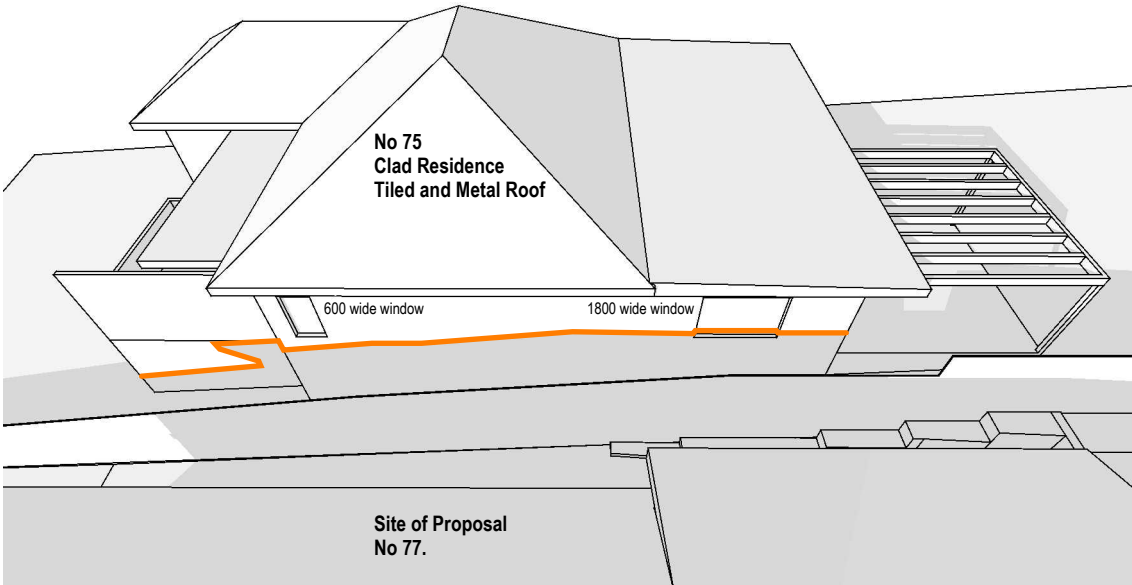
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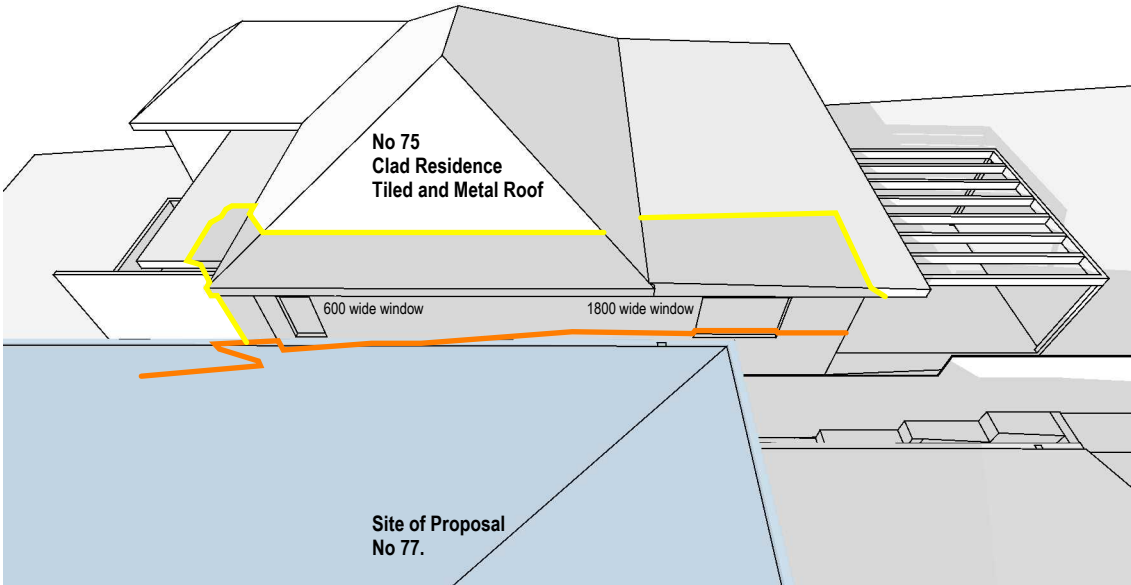
David Hunt

line of existing shadow line cast at 12pm

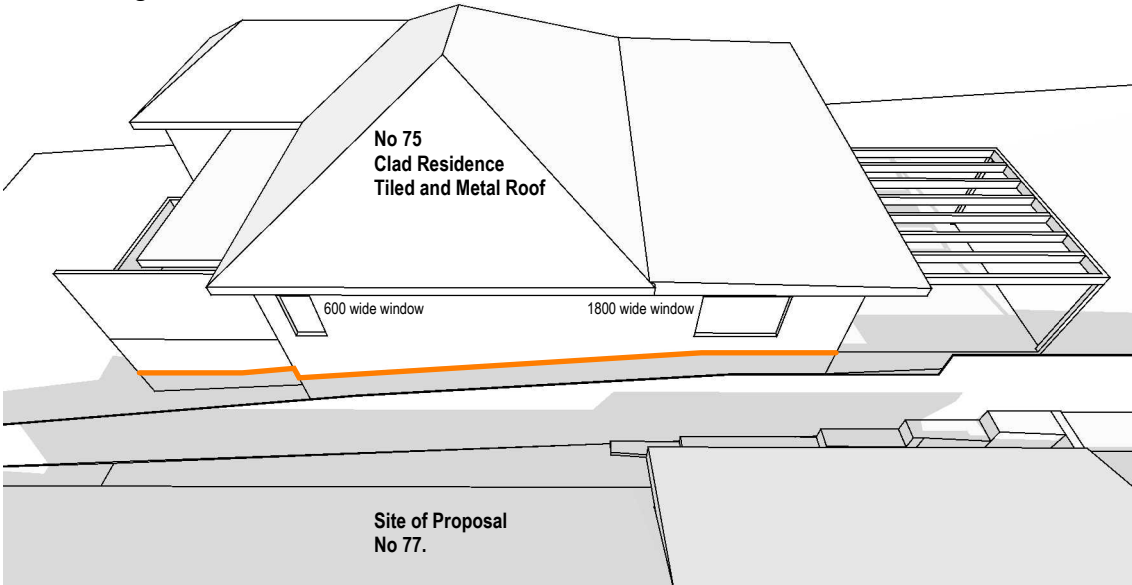
line of proposed shadow line cast at 9am



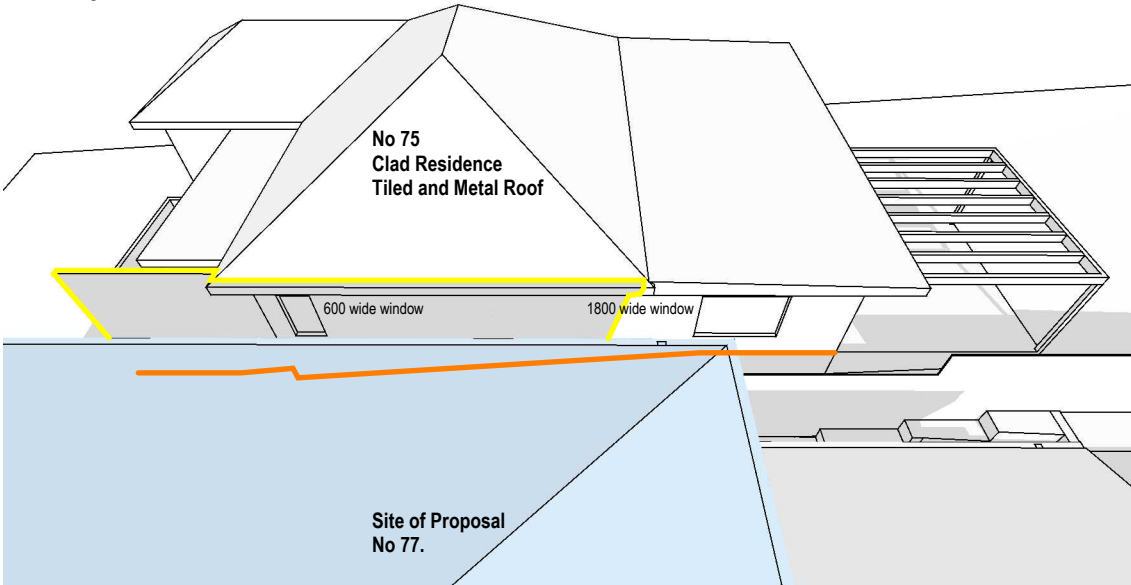
1 - Existing Shadows Elevation Winter 9am - no scale



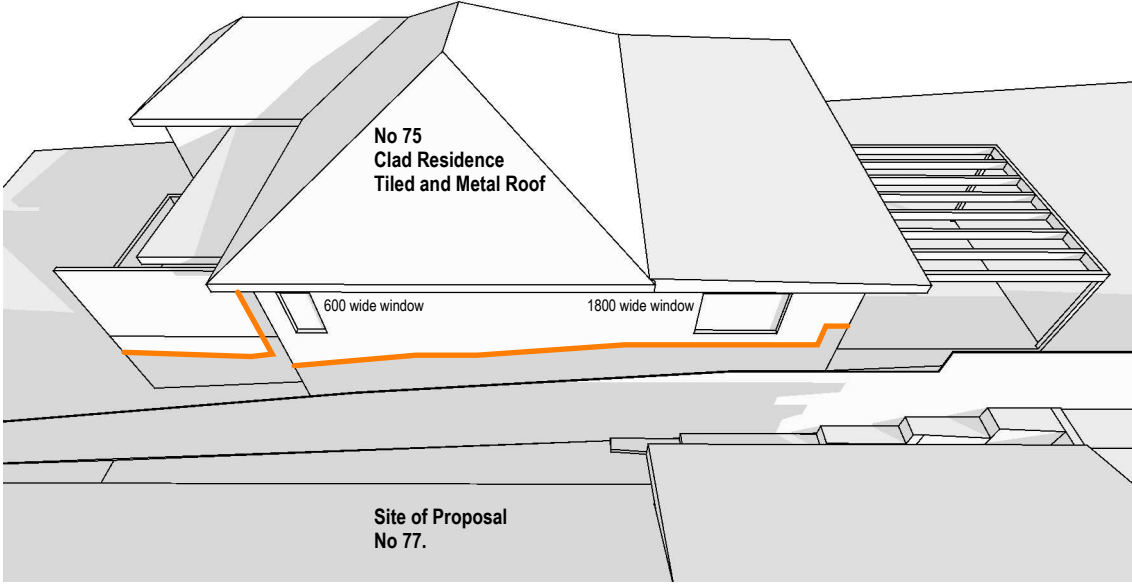
2 - Proposed Shadows Elevation Winter 9am - no scale



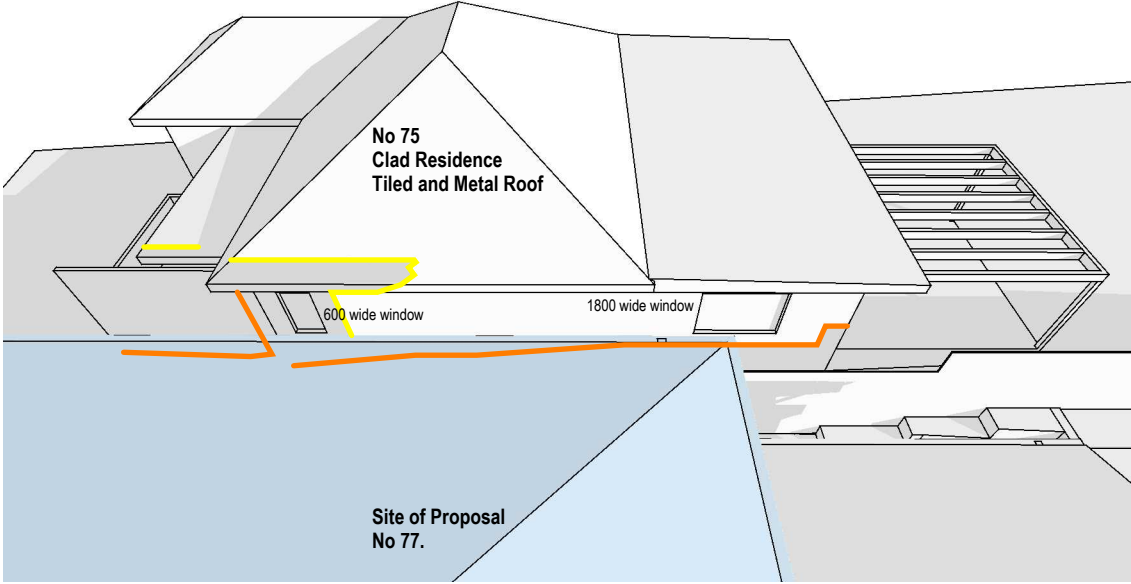
3 - Existing Shadows Elevation Winter 12pm - no scale



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

Shadow Diagrams Certification:

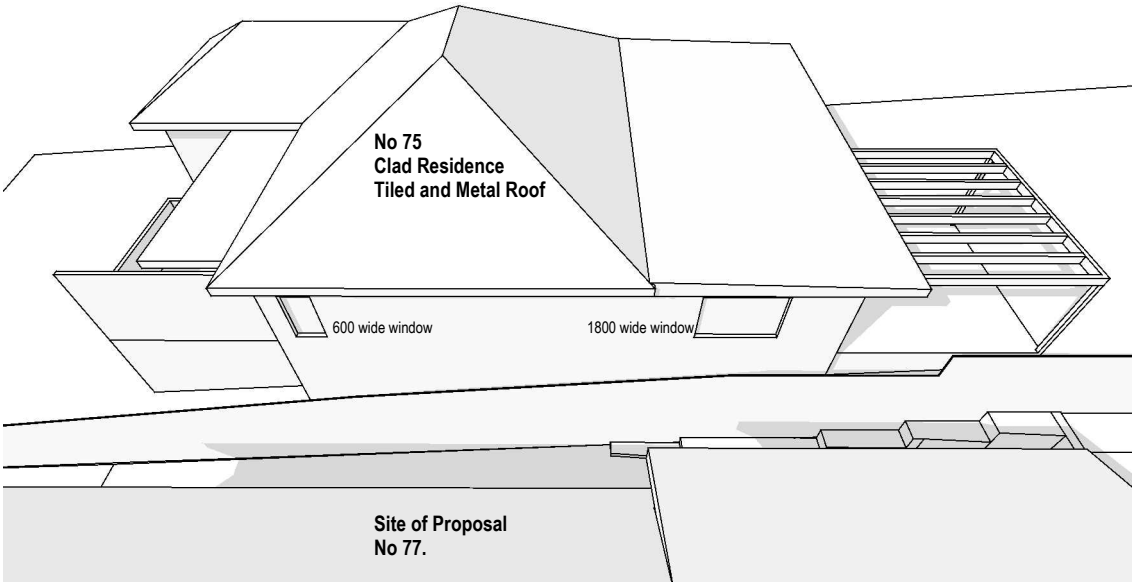
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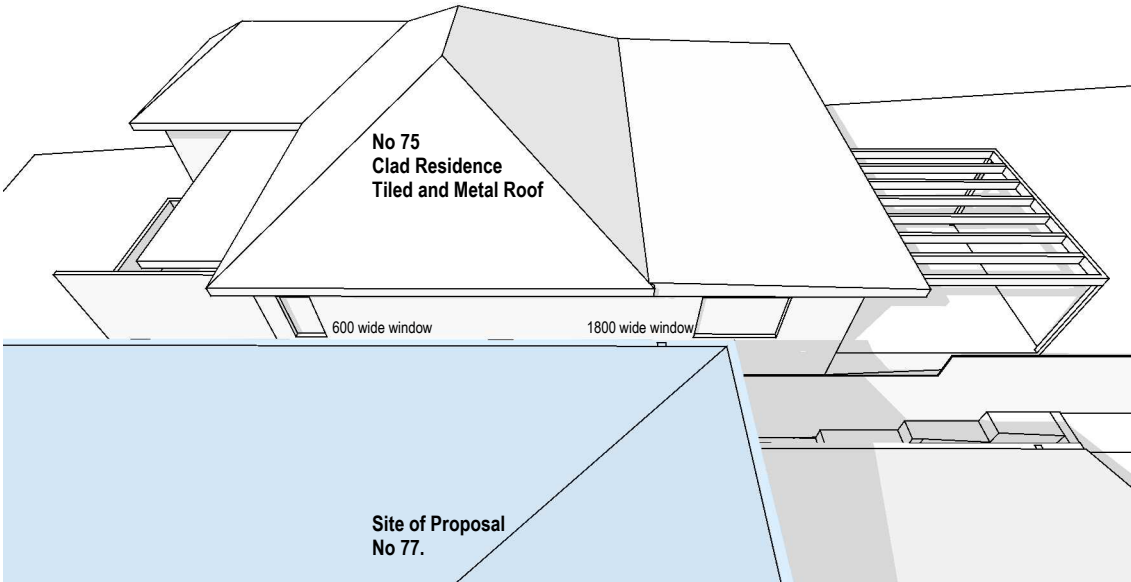
David Hunt

line of existing shadow line cast at 12pm

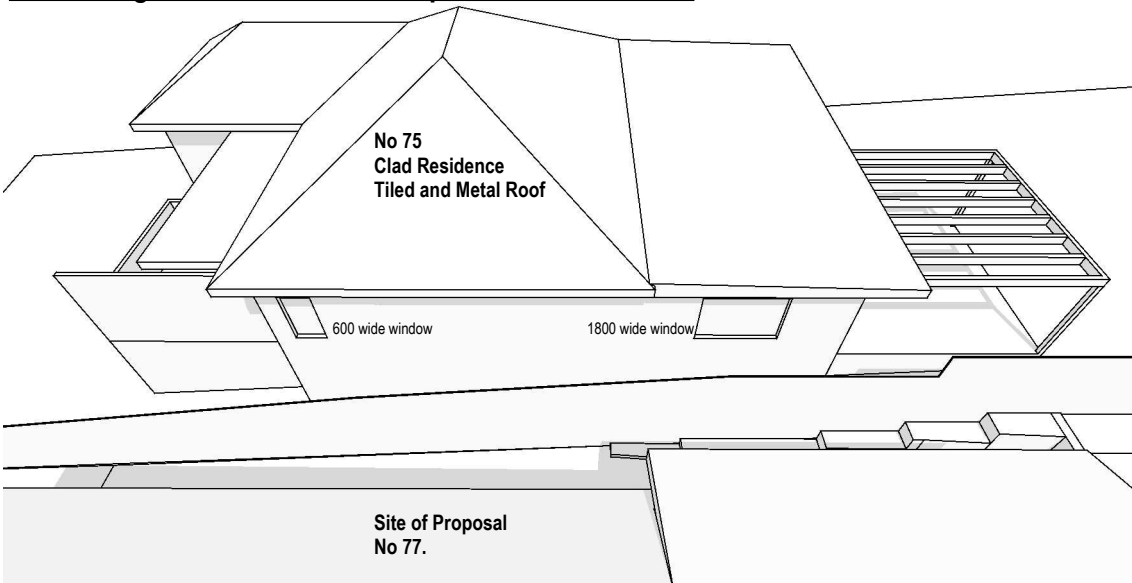
line of proposed shadow line cast at 9am



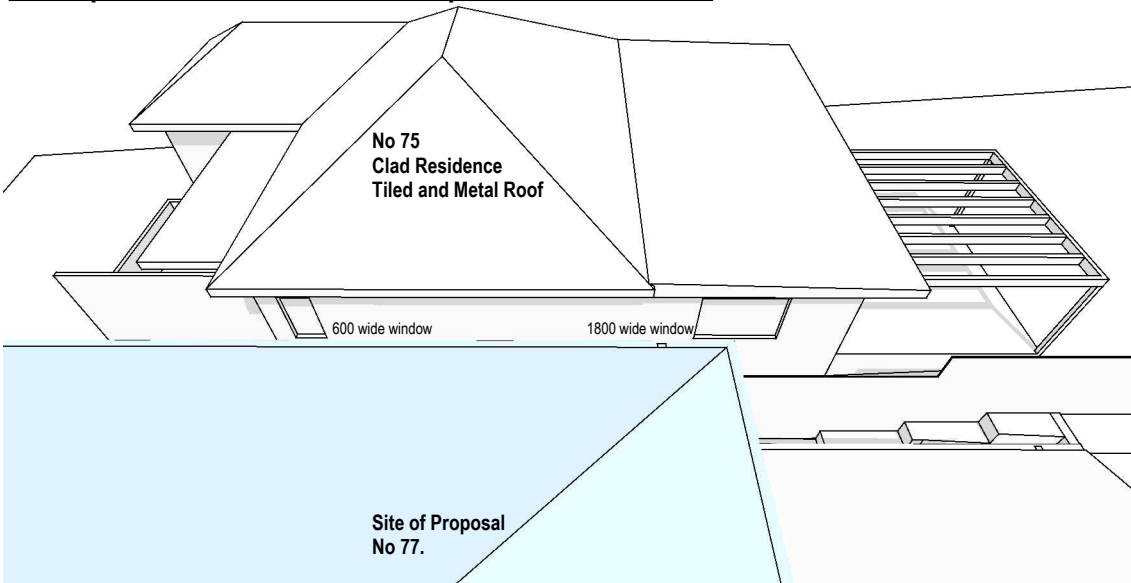
1 - Existing Shadows Elevation Equinox 9am - no scale



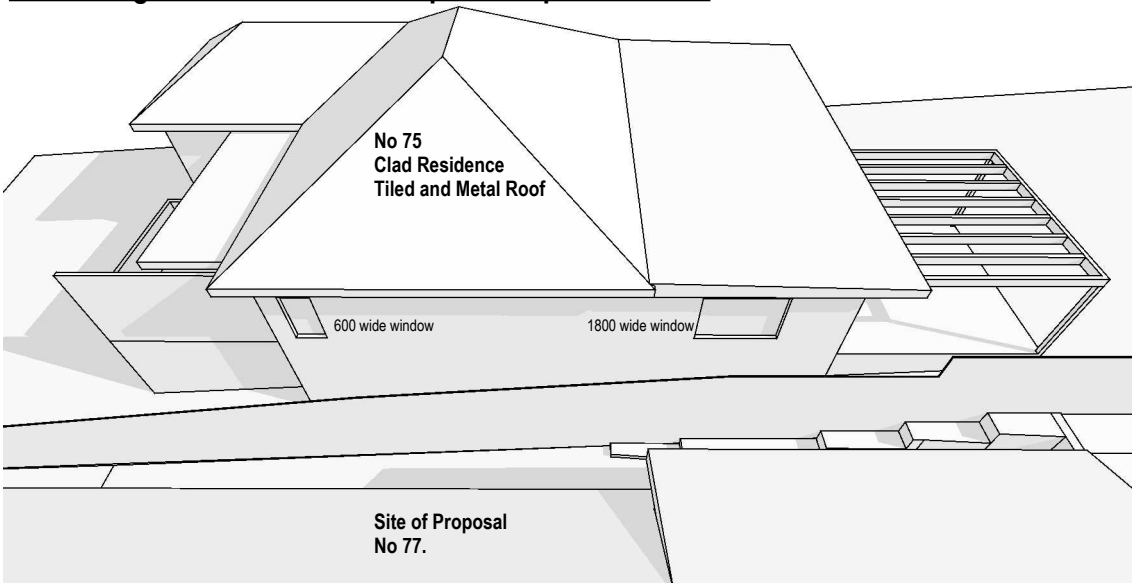
2 - Proposed Shadows Elevation Equinox 9am - no scale



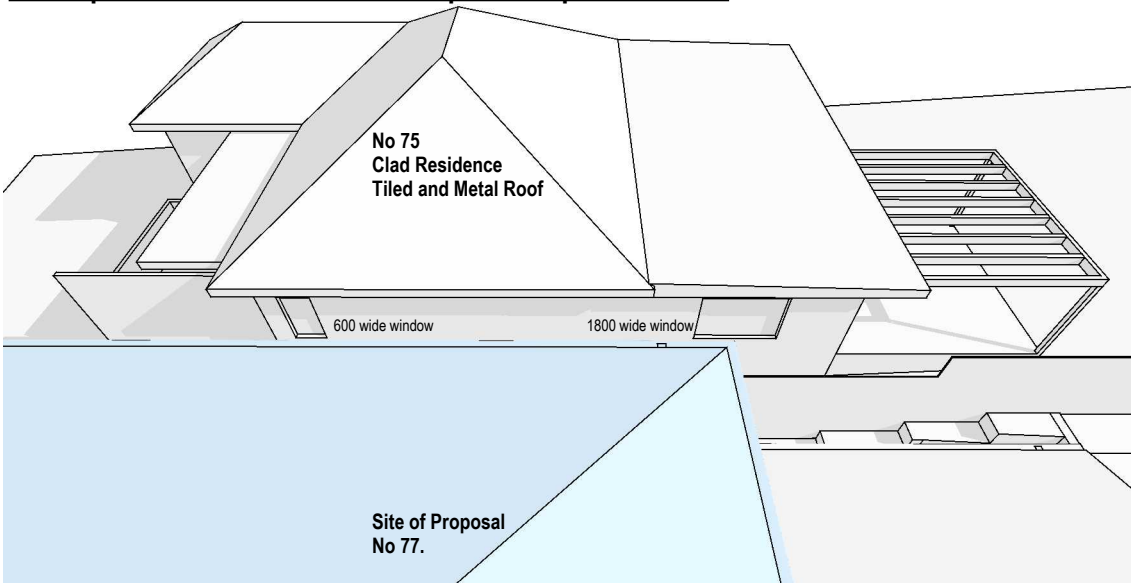
3 - Existing Shadows Elevation Equinox 12pm - no scale



4 - Proposed Shadows Elevation Equinox 12pm - no scale



5 - Existing Shadows Elevation Equinox 3pm - no scale



6 - Proposed Shadows Elevation Equinox 3pm - no scale



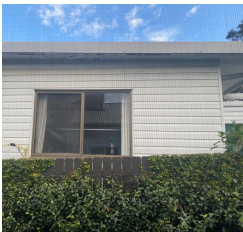
Detail
600 wide window



Context
600 wide window



Detail
1800 wide window



Context
1800 wide window



Context photograph showing both windows