DEVELOPMENT APPLICATION

4 BANGALOW AVE, MONA VALE 2103

Prepared By JJ Drafting



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OS 1 of 2	OPENINGS SCHEDULE
OS 2 oF 2	OPENINGS SCHEDULE



EXISTING



PROPOSED

TRUE NORTH:



NOTES (E & OE)

All structures including stormwater & drainage to engineer's details.

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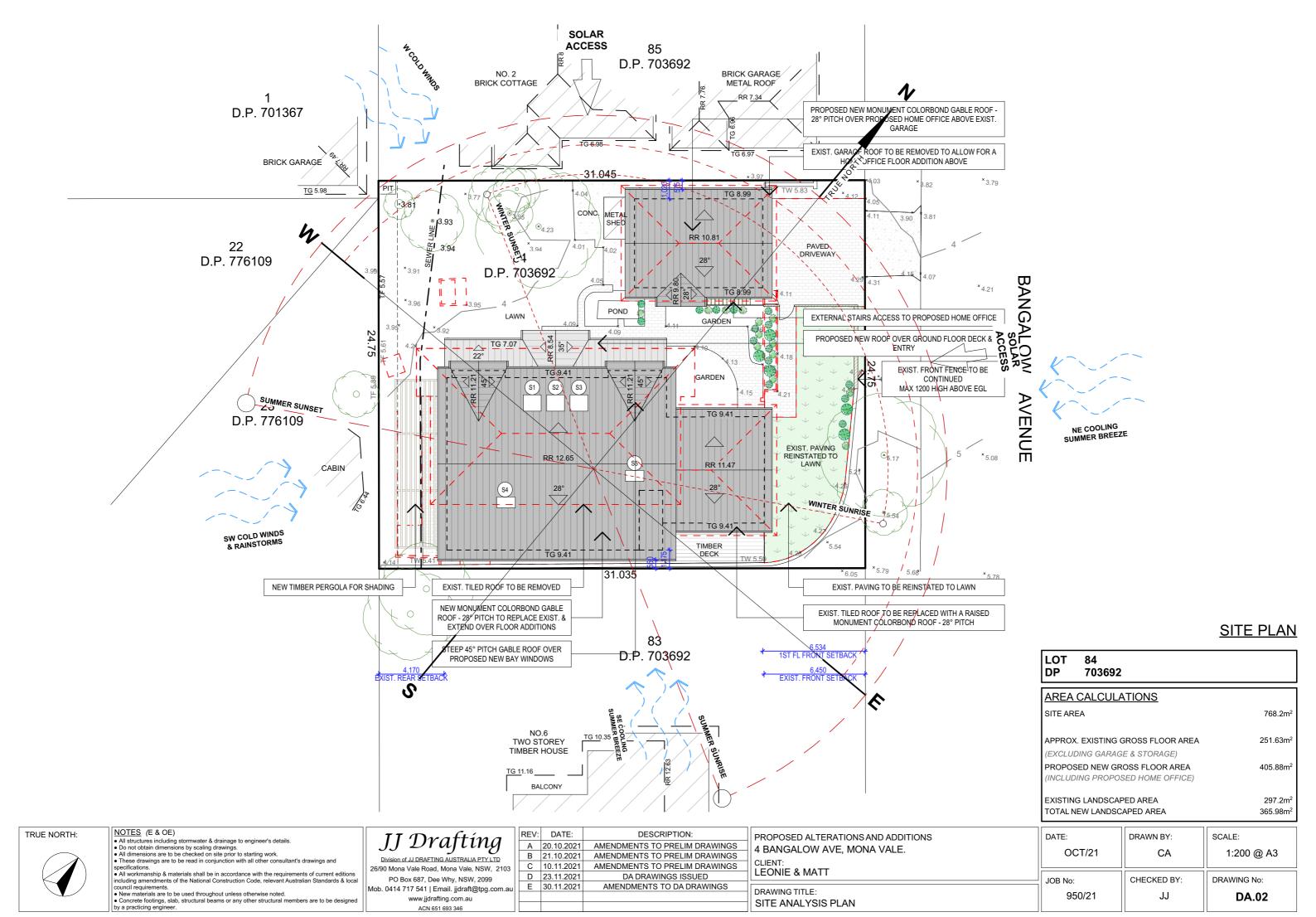
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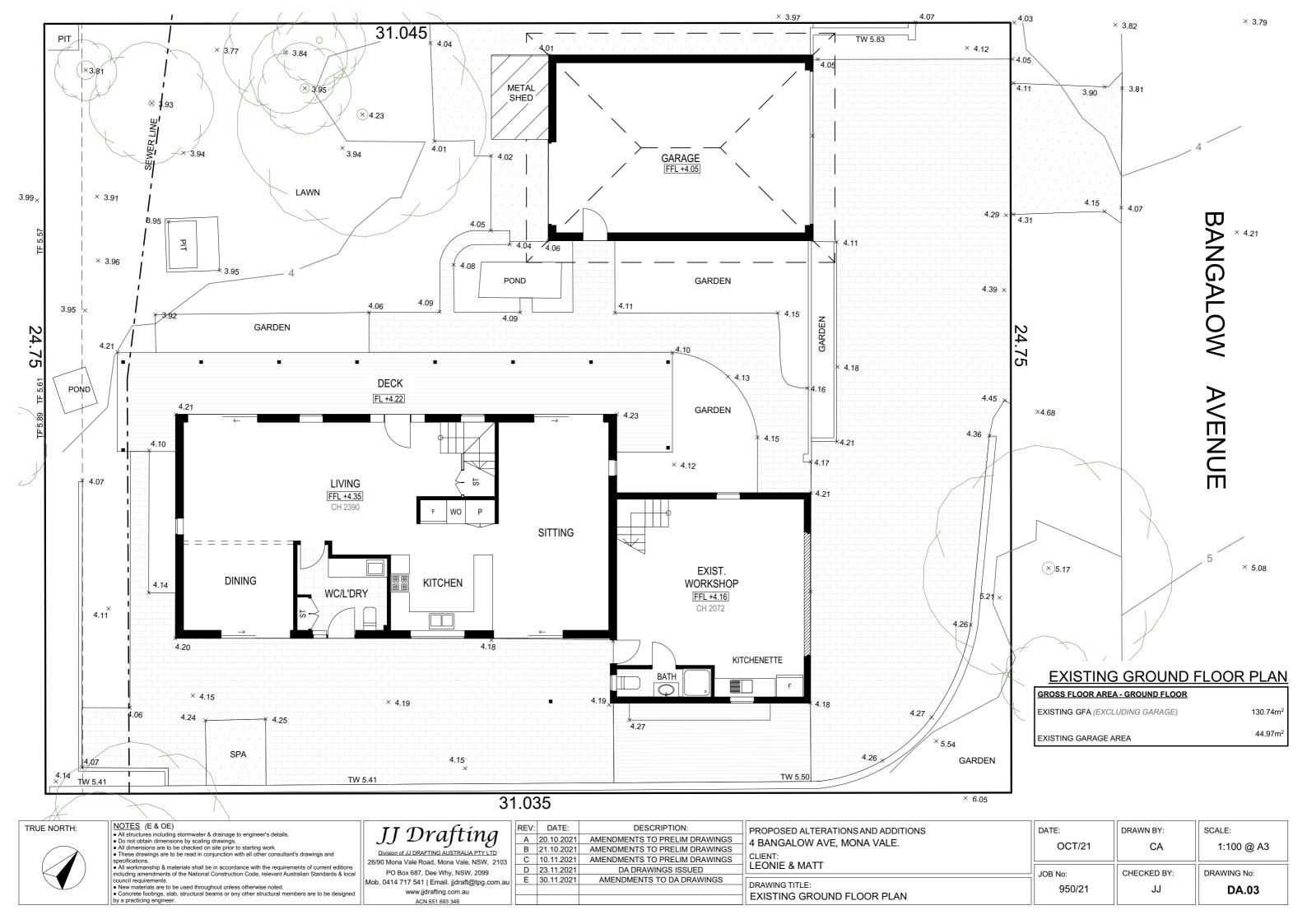
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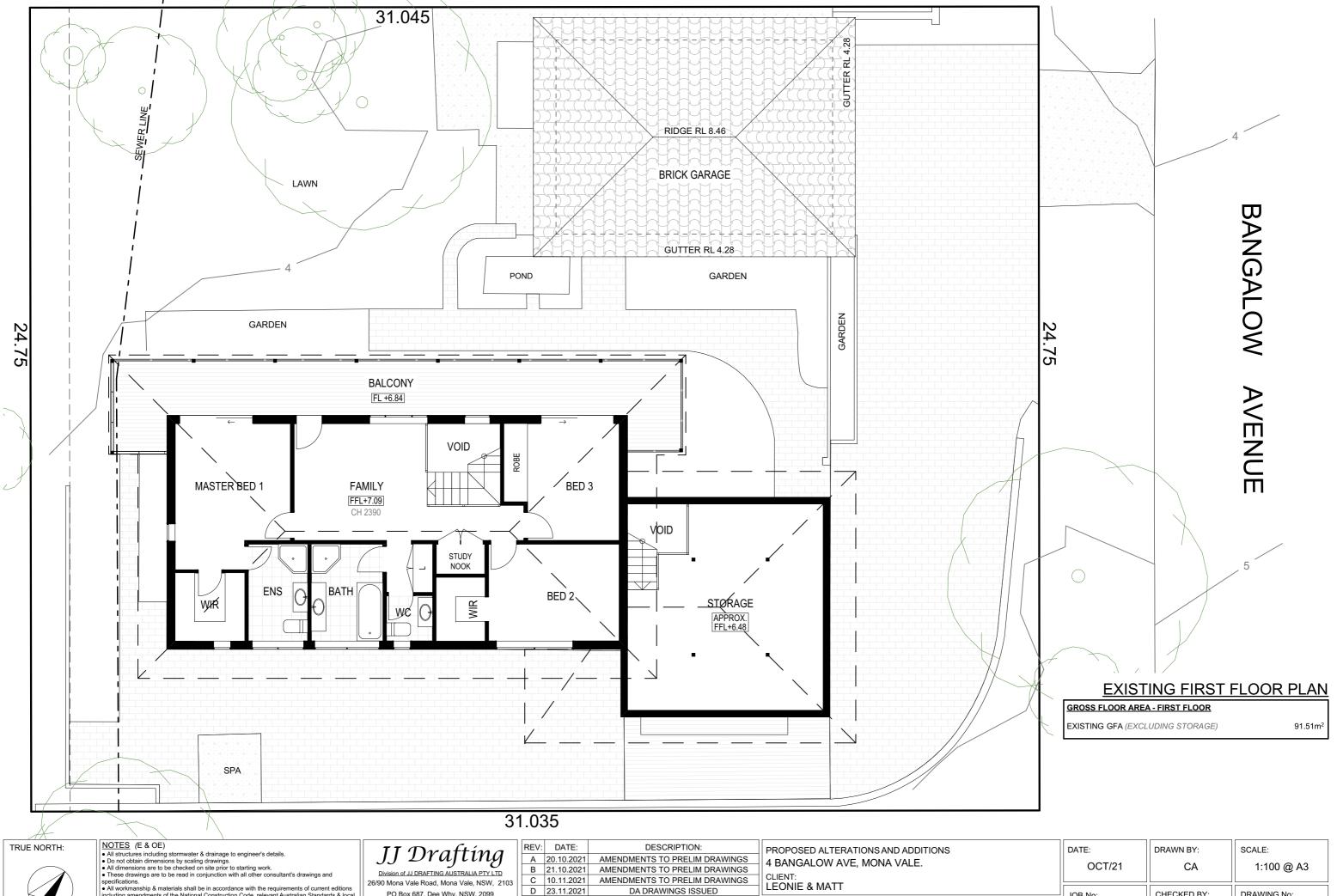
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l	D	23.11.2021	DA DRAWINGS ISSUED
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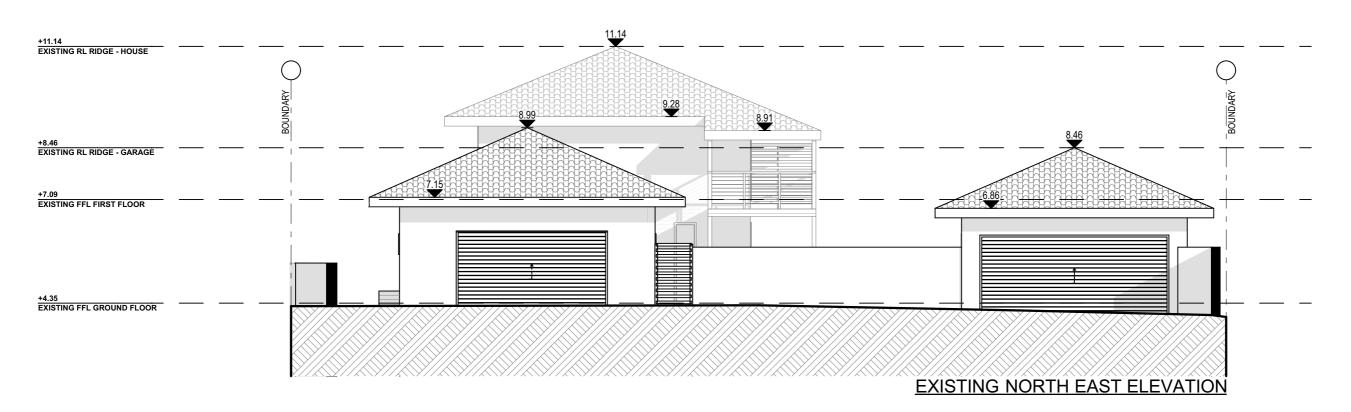
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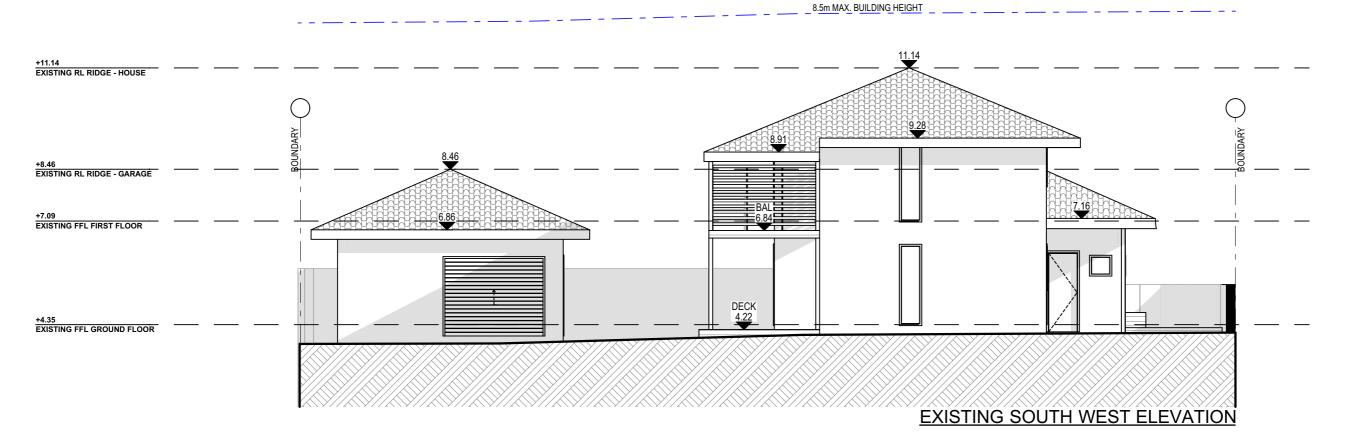
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	CLIENT: LEONIE & MATT	
П	DRAWING TITLE: EXISTING FIRST FLOOR PLAN	

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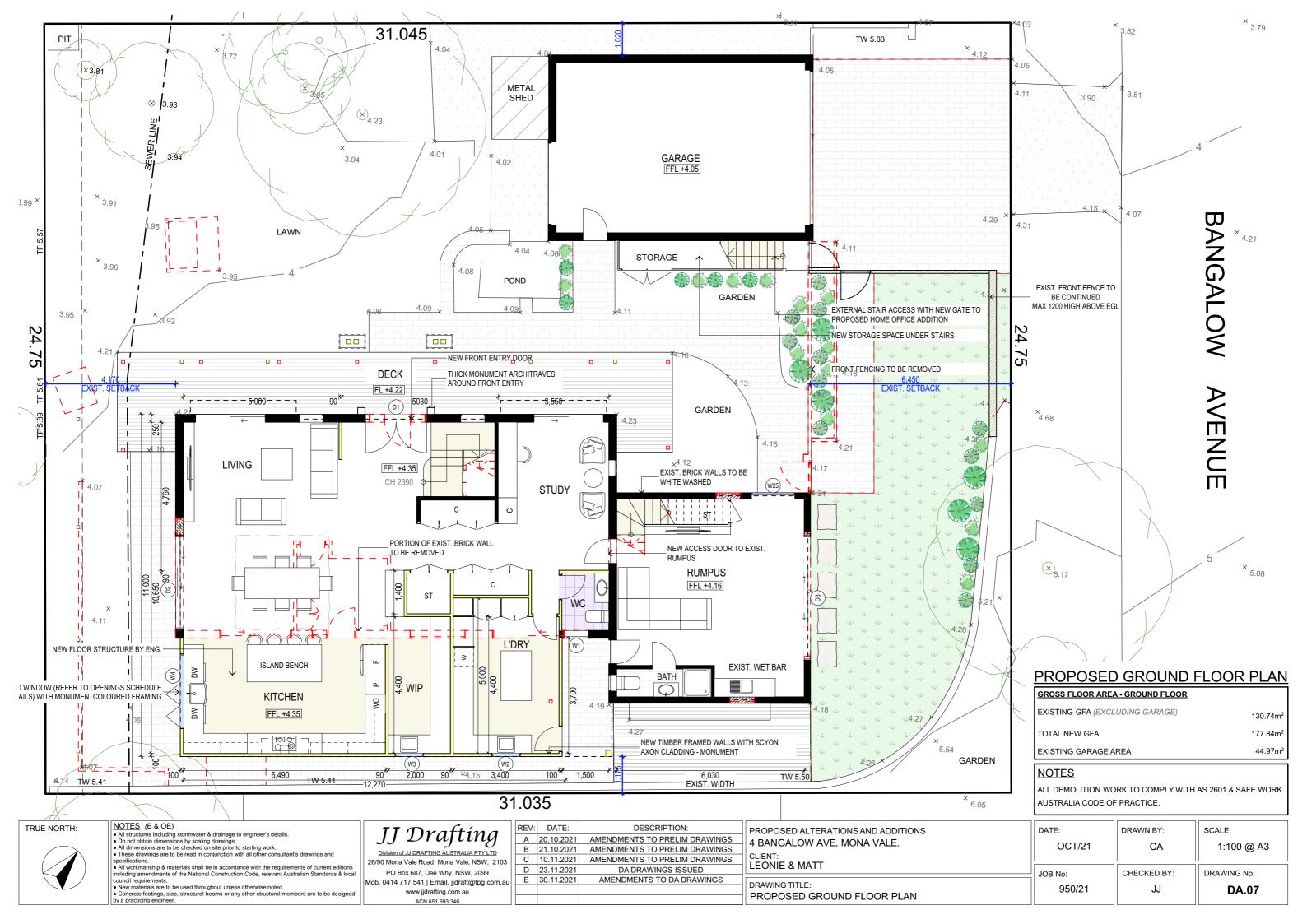
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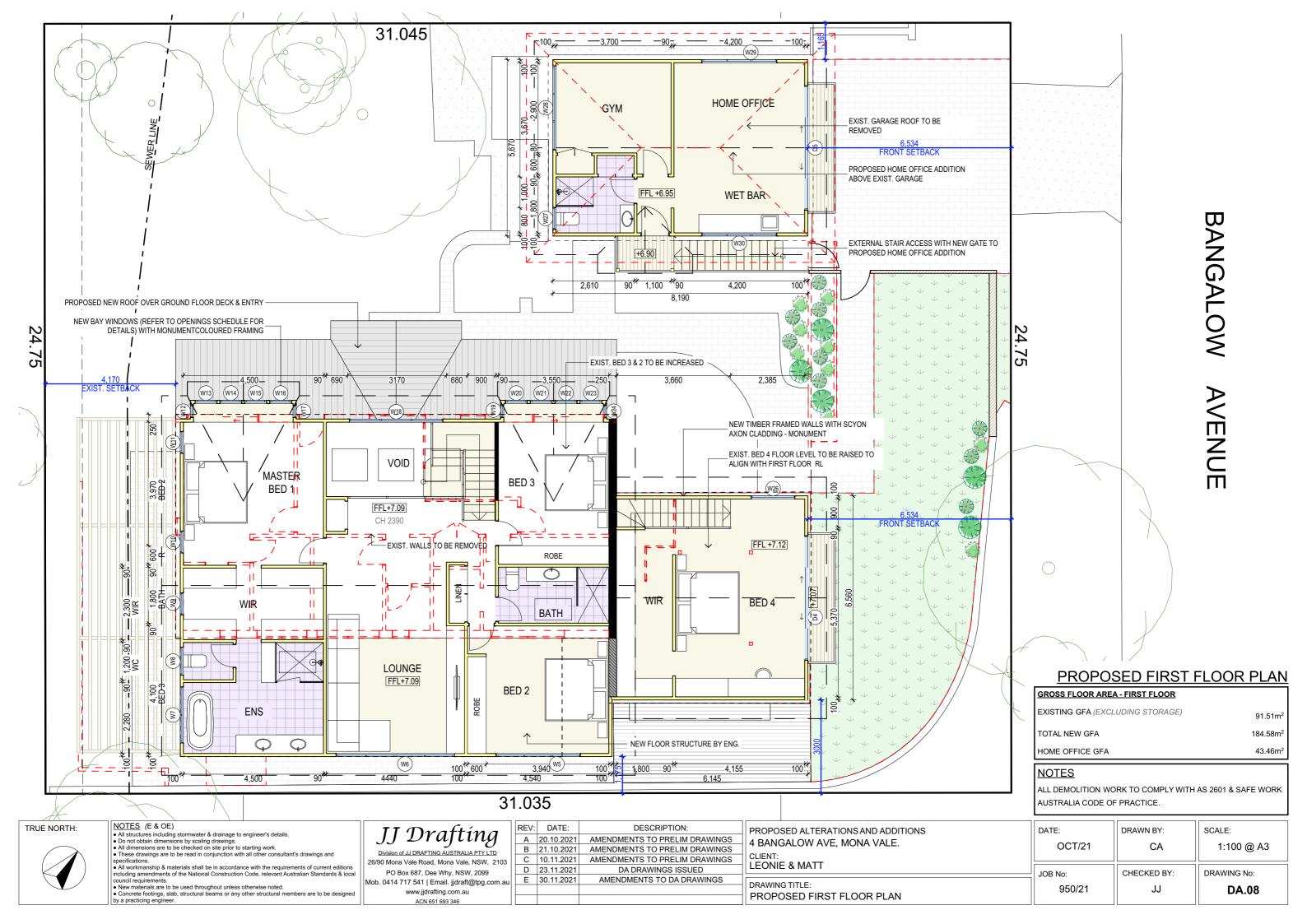
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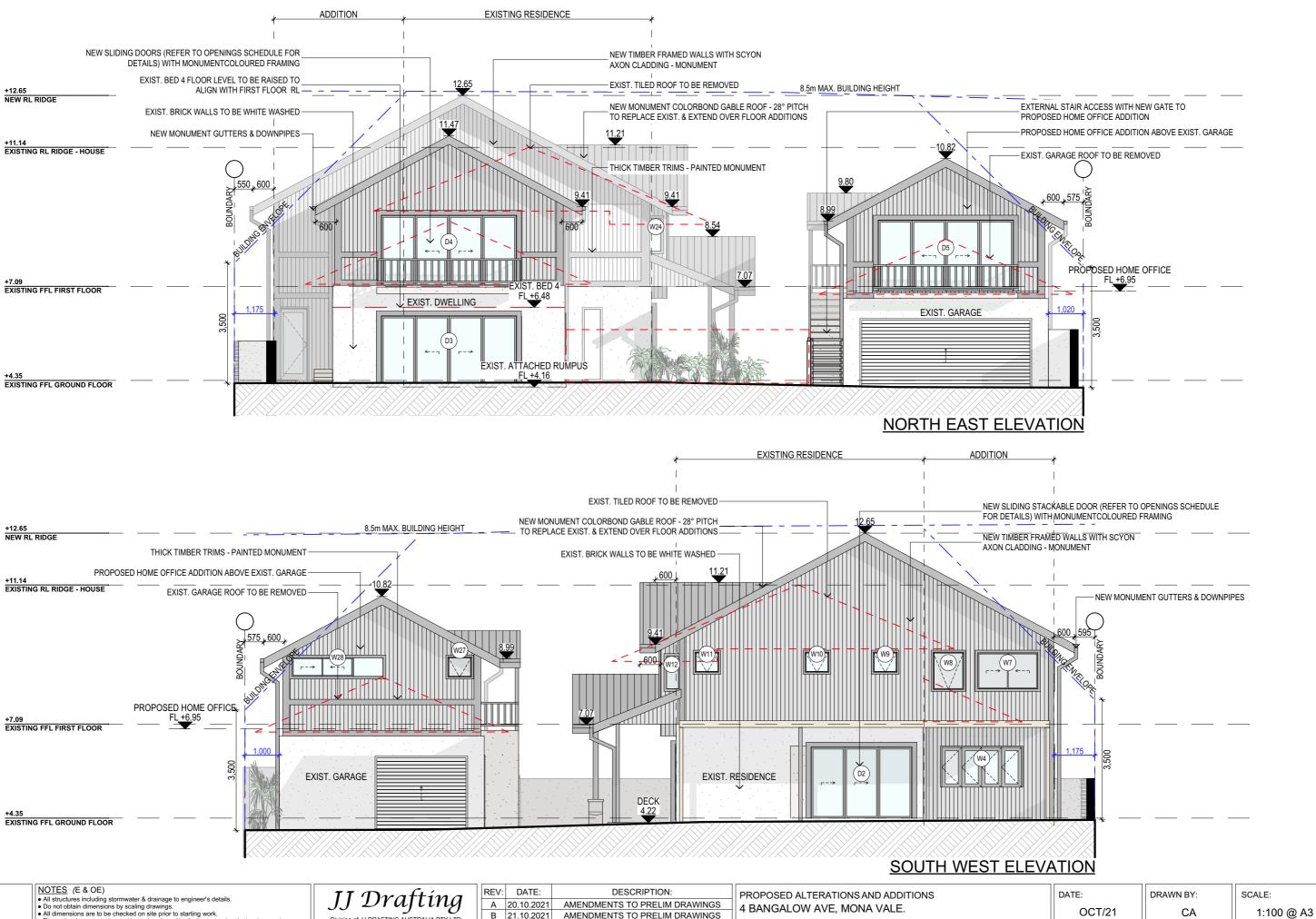
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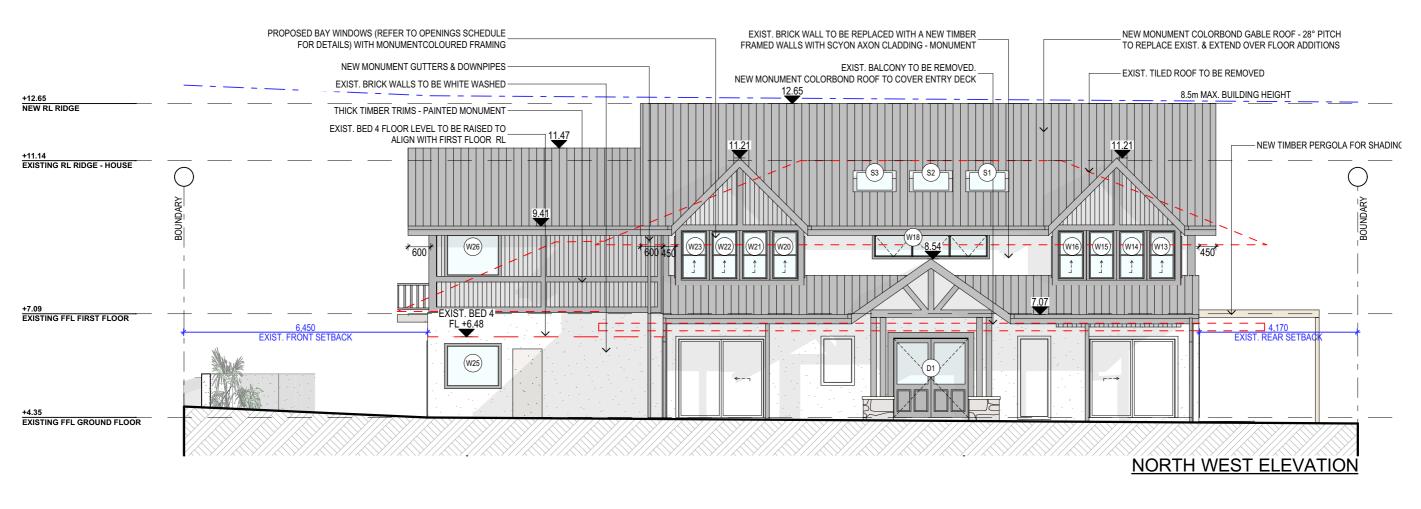
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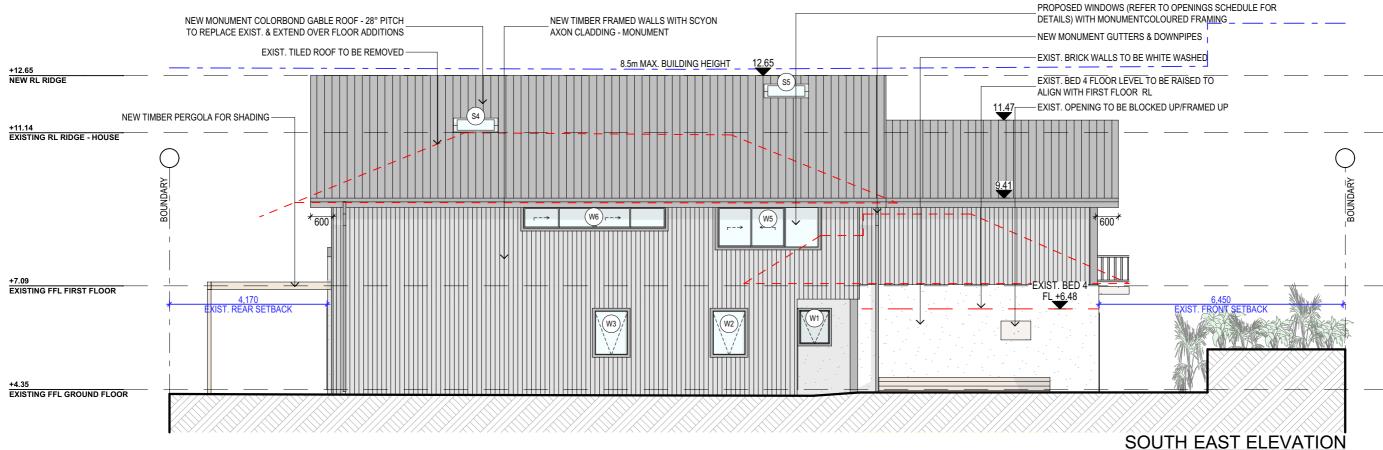
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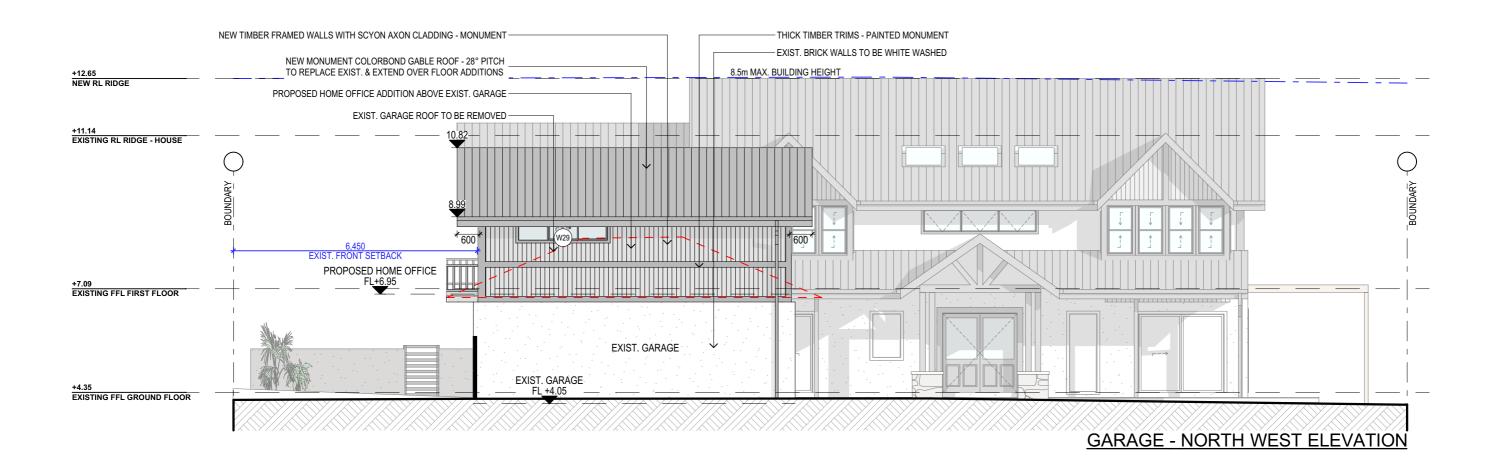
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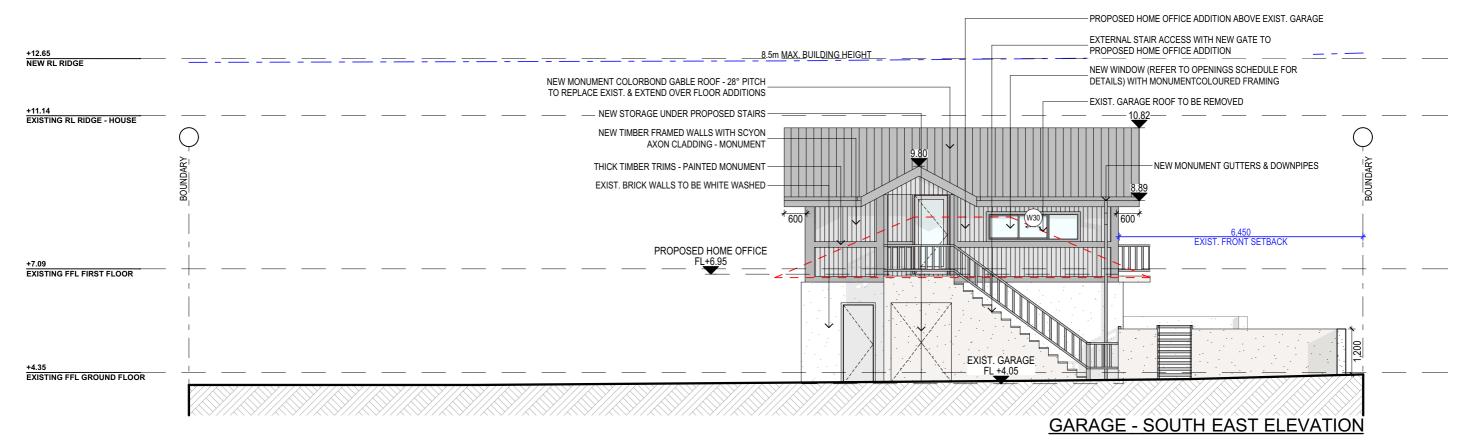
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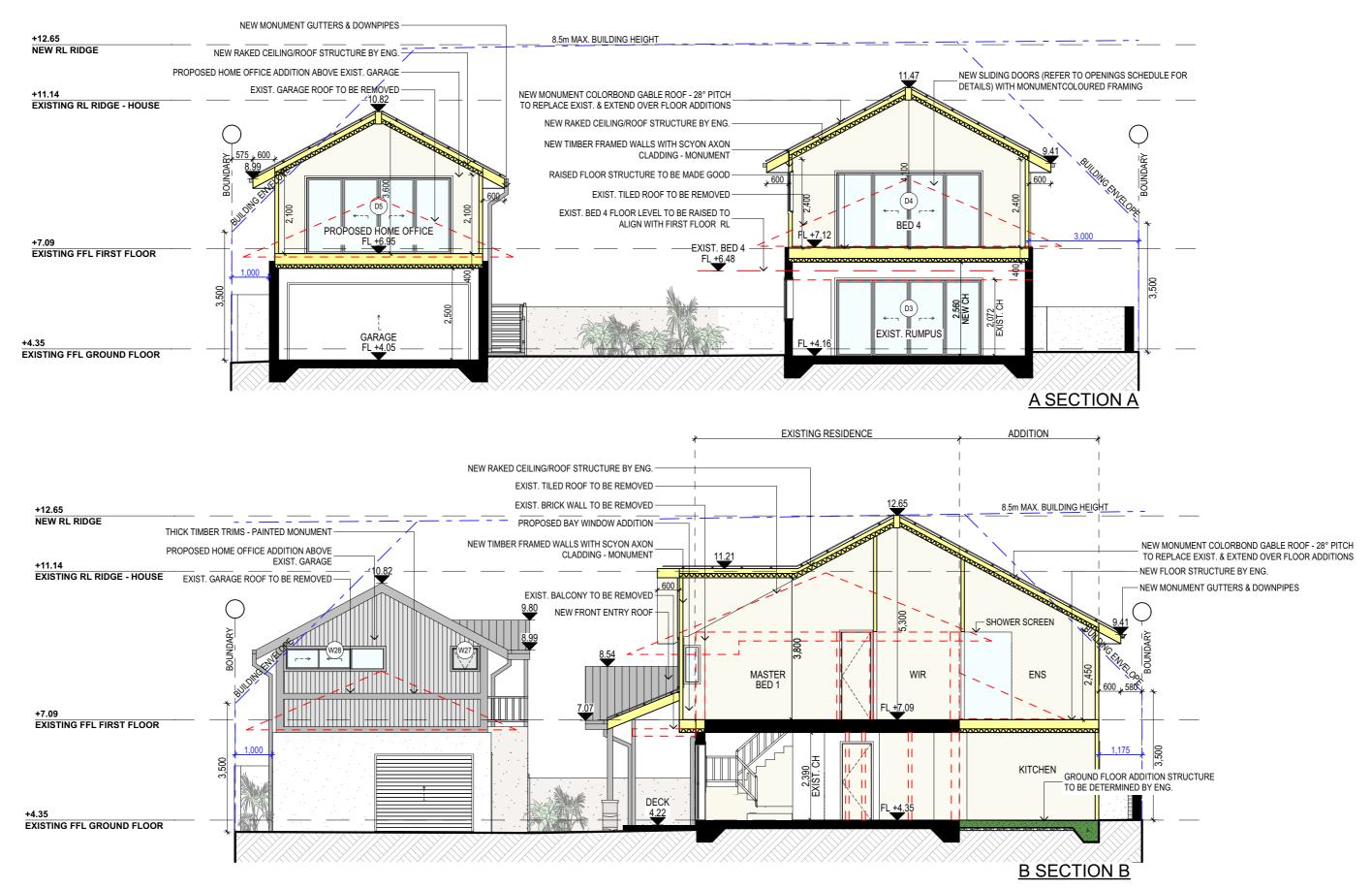
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BASIX REQUIREMENTS

BASIX INCLUSIONS FOR 4 BANGALOW AVE, MONA VALE 2103.

40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT. COMPACT FLUORESCENT. OR LIGHT-EMITTING-DIODE (LED) LAMPS.

WATER

SHOWER RATING MIN. 3 STARS TAP RATING WC RATING MIN 3 STARS

INSULATION

CONSTRUCTION ADDITIONAL INSULATION REQUIRED (R-VALUE)

Suspended floor with open subfloor: framed (R0.7) R0.8 (down) (or R1.50 including construction)

Suspended floor above garage: Framed (R0.70) Floor above existing dwelling or building

External wall: Framed (Weatherboard, fibro, Metal clad) R1.30 (or R1.70 including construction)

Raked ceiling, pitched/skilion roof: framed Ceiling: R2.24 (up), Roof: foil backed blanket (55mm). Dark solar

absorptanced >0.70)

GLAZING - DOORS & WINDOWS

Timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)

D1, D2, W1, W2, W3, W4, W5, W6, W7, W8, W9, W10, W11, W12, W17, W19, W27, W28, W30.

Timber or uPVC, single pyrolytic low-e, (or U-value: 3.99, SHGC: 0.4)

D3. D4. D5. W13. W14. W15. W16. W18. W20. W21. W22. W23. W24. W25. W26. W29.

TImber, Low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)

S1, S2, S3, S4,

SPECIFICATION NOTES

PROVIDE PLASTERBOARD LINING.

- INSTALL TO MANUFACTURERS SPECIFICATIONS & AS 2589

- BRICK VENEER WALLS WITH SELECTED BRICKS TO DWELLING
- LIGHTWEIGHT TIMBER OR COMPOSITE WALL CLADDING IN ACCORDANCE WITH NCC VOL 2 PART 3.5.4. - LIGHTWEIGHT METAL WALL CLADDING IN ACCORDANCE WITH NCC VOL 2 PART 3.5.5.

- GROUND FLOOR TO BE REINFORCED CONCRETE SLAB IN ACCORDANCE WITH AS2870. FIRST FLOOR TO BE TIMBER FRAMED FINISHED WITH T&G HARDWOOD FLOORING

- ALL WATERPROOFING TO AS 3740
- PROVIDE A GUARANTEED FLEXIBLE WATERPROOF MEMBRANE TO ALL WET AREA FLOORS & SHOWERS WALLS TO MANUFACTURES INSTRUCTIONS

SHALL BE INSTALLED TO COMPLY WITH AS1684 AS AMENDED FOR TIMBER COMPONENTS OR AS3620 FOR LIGHTWEIGHT STEEL FRAMING SECTIONS OR AS PER THE NASH ALTERNATIVES TO AS 3623.

- SHALL BE INSTALLED IN ACCORDANCE WITH AS3660.

PROFILED STEEL ROOF:

- COLORBOND ROOF CLADDING
- DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH AS/NZS 1562.

ROOF TILES OR SHINGLES:

- SHALL BE IN ACCORDANCE WITH NCC VOL.1 PART B1.4 OR VOL.2 PART 3.2.3.
 ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT EDITIONS OF THE

- FOOTINGS TO BE IN ACCORDANCE WITH AS1480.
- FOOTINGS TO BE IN ACCORDANCE WITH NCC VOL.2 PARTS 3.2.3, 3.2.4 AND 3.2.5
- ALL REINFORCEMENTS SHALL CONFORM TO AS1302, AS1303 AND AS1304

BRICK AND BLOCKWORK:
- CONSTRUCTION OF MASONRY BUILDINGS SHALL BE AS PER AS3700 OR AS4773.

- TIMBER TO COMPLY WITH AS1170.2 OR AS4055.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS1684 AND 1720 AS APPLICABLE.

- TO COMPLY WITH NCC VOL 2 PART 3 4
- GROUND FLOOR TIMBERS SHALL BE ONLY OF HARDWOOD, CYPRESS PINE OR PRESSURE TREATED RADIATA OR CANADA PINE BELOW A HEIGHT OF 300mm ABOVE FINISHED GROUND LEVEL AND MUST NOT BE BUILT INTO BRICKWORK
- SUBFLOOR VENTILATION SHALL CONFORM TO NCC VOL.2 PART 3.4.1.
- IN BUSHFIRE PRONE AREAS SPECIAL CONDITIONS APPLY.
- WHERE TERMITE BARRIERS NEED TO BE INSPECTED, 400mm CLEARANCE IS REQUIRED BETWEEN THE UNDERSIDE OF BEARER AND GROUND SURFACE.
- USE TREATED TIMBER WHERE REQUIRED FOR DURABILITY.
- DO NOT USE TIMBER UNSUITABLE FOR EXPOSURE TO MOISTURE IN EXPOSED LOCATION. PROVIDE STRUCTURE BRACING IN ACCORDANCE WITH AS1684
- PROVIDE STRUCTURE TIEDOWN IN ACCORDANCE WITH AS1684
- USE GALVANISED FIXINGS WHERE EXPOSED TO WEATHER.

TERMITE CONTROL:

- TO BE IN ACCORDANCE WITH TO AS3660 1
- SHALL BE IN ACCORDANCE WITH NCC VOL.2 PART 3.1.4 OR VOL.1 PART B1.4.

FLASHING AND CAPPINGS:

- SELECTION AND INSTALLATION OF METAL RAINWATER GOODS REFER TO AS2180
- FLASH PROJECTIONS ABOVE THE ROOF WITH TWO PART FLASHINGS CONSISTING OF AN APRON
- FLASHING AND OVER FLASHING, WITH AT LEAST 100mm OVERLAP.
- PROVIDE FOR INDEPENDENT MOVEMENT BETWEEN ROOF AND PROJECTION.

CONCRETE BLOCKS OR BRICKS:

TO COMPLY WITH TO AS4455 MASONRY BUILDING BLOCKS/PAVER.

- 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS

DOORS & WINDOWS:

- ALL FRAMED WINDOWS SHALL BE INSTALLED IN ACCORDANCE WITH AS2047-48 FOR ALUMINIUM WINDOWS AND AS2047 FOR TIMBER WINDOWS.
- ALUMINIUM FRAMED WINDOWS AND DOORS
- WEATHER STRIPPING IS TO BE PROVIDED TO ALL EXTERNAL WINDOWS AND DOORS.

STAIRS, HANDRAILS AND BALUSTRADES:

- NCC VOL.2 PARTS 3.9.1 AND 3.9.2
- RELATIONSHIP OF RISER TO GOING SHALL BE BETWEEN 1:2 AND 1:1.35 UNLESS OTHERWISE DIRECTED TO GOING SHALL BE BETWEEN 1:2 AND 1:1.35 UNLESS OTHERWISE DIRECTED OR AS PERMITTED IN
- BALUSTRADES SHALL BE PROVIDED TO ALL LANDINGS, RAMPS, DECKS, ROOFS AND OTHER ELEVATED PLATFORMS WHERE THE VERTICAL DISTANCE FROM THAT LEVEL IS MORE THAN 1m ABOVE THE ADJOINING FLOOR OR FINISHED GROUND LEVEL.
- THE HEIGHT OF BALUSTRADE MUST BE A MINIMUM OF 1m HIGH ABOVE LANDING AND NOT LESS THAN 865mm ABOVE THE NOSINGS OF ANY STAIR TREADS OR FLOOR RAMP AND HAVE NO OPENING GREATER THAN 125mm
- THE HEIGHT OF BALUSTRADE TO THE NEW STAIRCASES IS TO BE MEASURED A MINIMUM 865mm ABOVE THE NOSING LINE AND HAVE NO OPENING GREATER NO OPENING GREATER THAN 125mm

- MATERIALS TO BE USED FOR SURFACES OF FLOORS, STAIR LANDING, STEPS AND NOSINGS SHALL BE IN ACCORDANCE WITH THE CLASSIFICATIONS FOR SLIP RESISTANCE AS APPLY IN AS4586 AND HB198

STORMWATER:

EAVES GUTTERS, VALLEY GUTTERS AND DOWPIPES

- TO COMPLY WITH AS/NZS 2179 FOR METAL AND AS1273 FOR UPVC COMPONENTS.
- IN ACCORDANCE WITH NCC VOI. 2 PART 3.5.3.
- NEW DOWNPIPES TO BE CONNECTED INTO EXISTING STORMWATER LINE - COLORBOND GUTTERS AND DOWNPIPES
- MINIMUM SLOPE OF EAVES AND GUTTERS 1:200

WATERPROOFING FOR EXTERNAL TILED BALCONIES:

- WATERPROOFING TO COMPLY WITH AS4654

-NCC VOL.1 PARTS B 1.4, D 3.12, F1.13 OR NCC VOL.2 PART 3.6

SMOKE DETECTORS/ALARMS:

- NCC VOL 2 PART 3.7.5. FIRE/SMOKE DETECTORS COMPLYING WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT ACT AND/OR STATE OR TERRITORY REGULATIONS MUST BE FITTED IN THE LOCATIONS REQUIRED AND APPROVED BY THE AUTHORITY AND SHALL BE INSTALLED IN ACCORDANCE WITH AS3786. - INSTALLATIONS IN BUILDINGS OTHER THAN CLASS 1 AND 10 MUST BE INSTALLED AND MANAGED TO COMPLY WITH NCC SPEC. E2.2a.
- MULTIPLE ALARMS WITHIN HOUSES AND SOLE OCCUPANCY UNITS MUST BE HARD WIRED AND INTERCONNECTED.

WASTE MANAGEMENT:

- ALL WASTE SHALL BE TAKEN AWAY BY TRUCKS TO A SUITABLE LANDFILL OR RECYCLE DEPOT.
- ALL WASTE SHALL BE COVERED DURING TRANSPORTATION.
- -WASTE GENERATED DURING CONSTRUCTION SHALL BE PLACED IN STEEL BINS AND TAKEN AWAY BY AN APPROVED CONTRACTOR TO A APPROVED LANDFILL SITE.

SEDIMENT CONTROL: - A FILTER CLOTH SYSTEM SHALL BE INSTALLED TO STOP ANY SEDIMENT ENTERING COUNCILS

STORMWATER SYSTEM

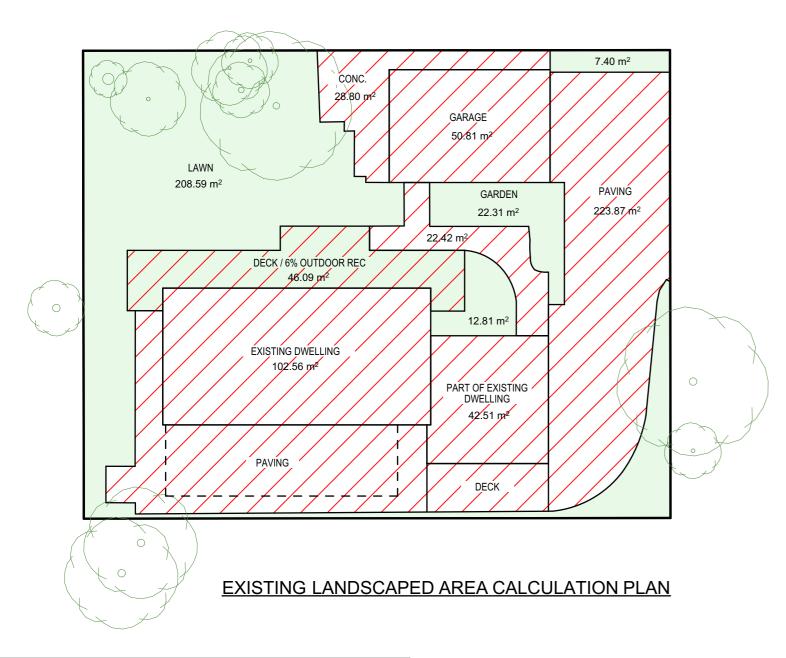
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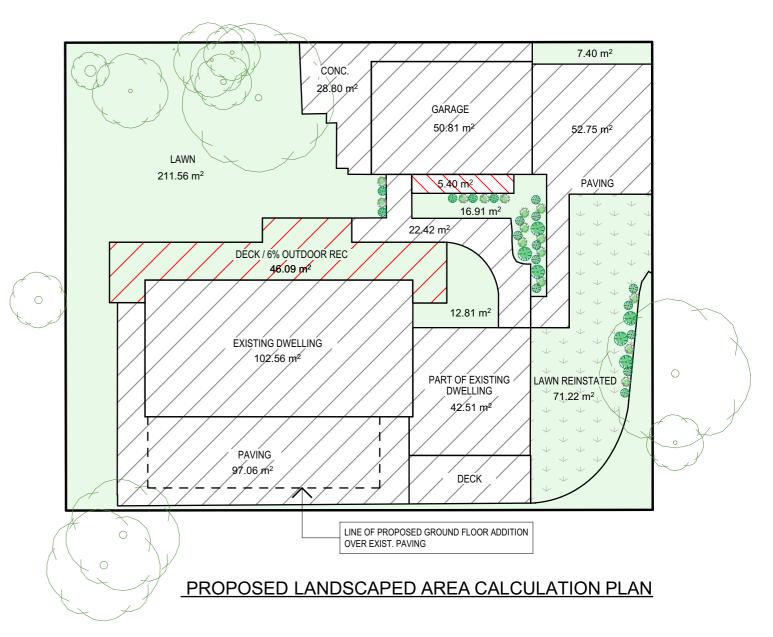
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- DATE: DRAWN BY: SCALE: OCT/21 CA @ A3 CHECKED BY DRAWING No: JOB No: 950/21 JJ **DA.13**





CALCULATIONS					
SITE AREA			768.2m ²		
LANDSCAPE CONTROL		50%	384.1m ²		
EXISTING LANDSCAPED AREA		38.68%	297.2m ²		
TOTAL LANDSCAPE AREA	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	47.64%	365.98m ²		
EXISTING HARD SURFACE AREA			470.97m ²		
HARD SURFACE AREA TO BE RETAINED			396.91m²		
NEW HARD SURFACE AREA			5.40m ²		
TOTAL HARD SURFACE AREA			402.31m ²		

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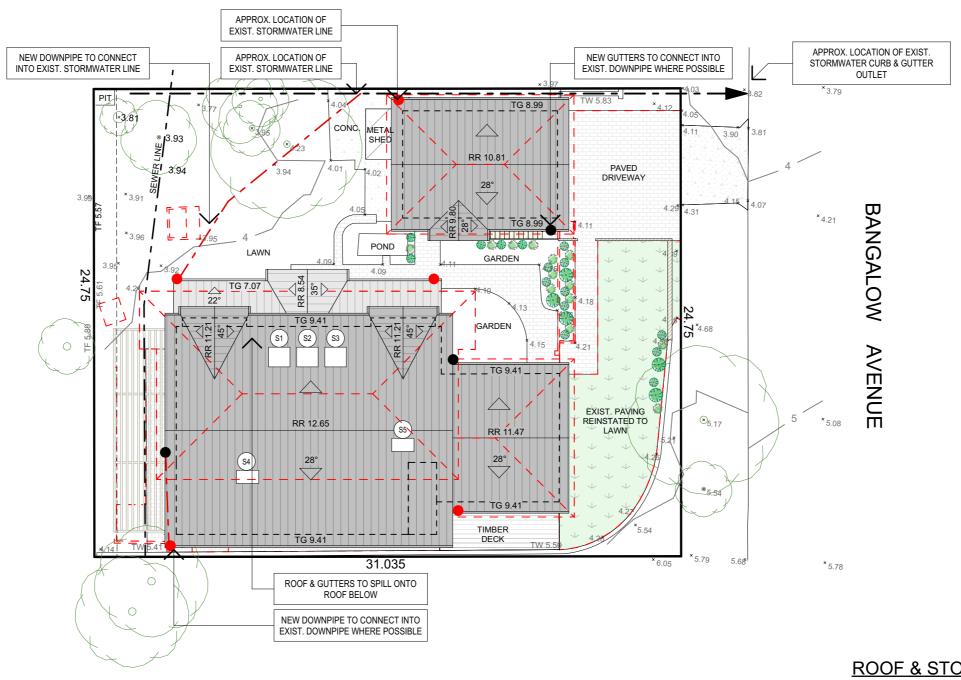
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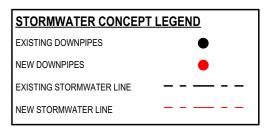
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		Α	20.10.2021	AMENDMENTS TO PRELIM DRAWINGS
		В	21.10.2021	AMENDMENTS TO PRELIM DRAWINGS
)3		С	10.11.2021	AMENDMENTS TO PRELIM DRAWINGS
		D	23.11.2021	DA DRAWINGS ISSUED
au		Е	30.11.2021	AMENDMENTS TO DA DRAWINGS
	П			
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PROPOSED ALTERATIONS AND ADDITIONS 4 BANGALOW AVE, MONA VALE. CLIENT:	DATE: OCT/21	DRAWN BY:	SCALE: 1:1, 1:200 @ A3
LEONIE & MATT	JOB No:	CHECKED BY:	DRAWING No:
DRAWING TITLE: LANDSCAPED AREA CALCULATION PLAN	950/21	JJ	DA.14



ROOF & STORMWATER CONCEPT PLAN



TRUE NORTH:



NOTES (E & OE)

- All structures including stormwater & drainage to engineer's details.
 Do not obtain dimensions by scaling drawings.
 All dimensions are to be checked on site prior to starting work.
- specifications.

 All workmanship & materials shall be in accordance with the requirements of current editions
- New materials are to be used throughout unless otherwise noted.
 Concrete footings, slab, structural beams or any other structural members are to be designed. by a practicing engineer.

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.au	Е	30.11.2021	AMENDMENTS TO DA DRAWINGS

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1	PROPOSED ALTERATIONS AND ADDITIONS	D
1	4 BANGALOW AVE, MONA VALE.	
	CLIENT: LEONIE & MATT	
1	DRAWING TITLE:	JC
ı	ROOF & STORMWATER CONCEPT PLAN	

DATE:	DRAWN BY:	SCALE:
OCT/21	CA	1:200 @ A3
JOB No:	CHECKED BY:	DRAWING No:
950/21	JJ	DA.15

NOTES

DESIGNATED SITE MANAGER/BUILDER

PRIOR TO COMMENCEMENT OF WORK A SITE MANAGER OR BUILDER MUST BE NOMINATED. THE SITE MANAGER OR BUILDER WILL BE RESPONSIBLE AND LIABLE FOR ALL WORKS CARRIED OUT ON THE SITE. THIS ASSUMES THE RESPONSIBILITY FOR THE ACTIONS OF ALL SUBCONTRACTED PARTIES AS WELL AS ADVISING THEM OF COUNCIL'S REQUIREMENTS WHEN CARRYING OUT

TOPSOIL MANAGEMENT

PRIOR TO THE STRIPPING OF TOPSOIL, THE VEGETATIVE COVER MUST BE REDUCED BY EITHER SLASHING OR MOWING. ALL TOPSOIL IS TO BE RETAINED AND PROTECTED FOR REUSE ON SITE. SOIL STOCKPILES MUST NOT BE LOCATED ON NATURE STRIPS, FOOTPATHS, ROADWAYS, KERBS, ACCESSWAYS, WITHIN DRAINAGE LINES/FLOWS/PATHS OR AROUND OR AGAINST TREE SHRUBS. SEDIMENT CONTROL MEASURES MUST BE INCORPORATED WITH ANY RESULTING STOCKPILE. THE STOCKPILE CAN BE PROTECTED FROM EROSION BY COVERING IT WITH AN MPERVIOUS MATERIAL, IN CONJUNCTION WITH THE INSTALLATION OF A SEDIMENT FENCE AROUND IT. IF STOCKPILES ARE TO REMAIN FOR MORE THAN ONE MONTH THEY ARE TO BE GRASSED IMMEDIATELY AND STABILISED WITHIN FOURTEEN DAYS. SURPLUS TOPSOIL MUST BE REASONABLY REMOVED FROM SITE.

BUILDING MATERIAL STOCKPILING

SUFFICIENT AREA MUST BE ALLOCATED WITHIN THE SITE FOR SUCH STORAGE OF BUILDING MATERIALS, DEMOLITION WASTE, WASTE CONTAINERS, ETC. AS WILL BE REQUIRED.

A SEDIMENT FENCE SHOULD BE LOCATED ALONG THE DOWNSLOPE BOUNDARY(S) OF THE SITE. ON THE CONSTRUCTION SIDE OF THE TURF FILTER STRIP OR NATIVE VEGETATION, AND AROUND ALL STOCKPILES OF MATERIAL ON THE SITE.

ALL TRUCKS/UTES MUST COVER THEIR LOADS AT ALL TIMES. APPROPRIATE METHODS ARE TO BE EMPLOYED TO PREVENT BLOWING DUST CREATING AN UNACCEPTABLE HAZARD OR NUISANCE ON THE SITE OR DOWN WIND. PRODUCTION OF DUST CAN BE MINIMISED BY LIMITING AREA OF EARTHWORKS, WATERING AND PROGRESSIVE VEGETATION. WHERE DUST IS CREATED AS A RESULT WORKS AND/OR SOIL EXPOSURE, THE BARE SOIL AREAS MUST BE WATERED, DURING AND/OR AT THE END OF EACH DAY TO LAY THE DUST. EARTH MOVING ACTIVITIES SHOULD BE AVOIDED WHERE WINDS ARE SUFFICIENTLY STRONG ENOUGH TO RAISE VISIBLE

EROSION & SEDIMENT CONTROLS

APPROPRIATE EROSION AND SEDIMENT CONTROLS MUST BE IMPLEMENTED ON ALL SITES THAT INVOLVE SOIL DISTURBANCE. THE MEASURES MUST BE IN PLACE PRIOR TO THE COMMENCEMENT OF WORK. THOSE CONTROLS ARE TO BE MONITORED AND MAINTAINED IN ORDER TO SERVE THEIR INTENDED FUNCTION FOR THE DURATION OF THE WORKS OR UNTIL SUCH TIME AS THE SITE IS FULLY STABILISED. IF ANY CONTROLS ARE DAMAGED OR BECOME INEFFECTIVE DURING THE COURSE OF THE WORKS THEY ARE TO BE REINSTATED OR REPLACED IMMEDIATELY. SUFFICIENT ACCESS TO THESE CONTROLS MUST BE PROVIDED IN CASE OF THE

SEDIMENT TRAPS

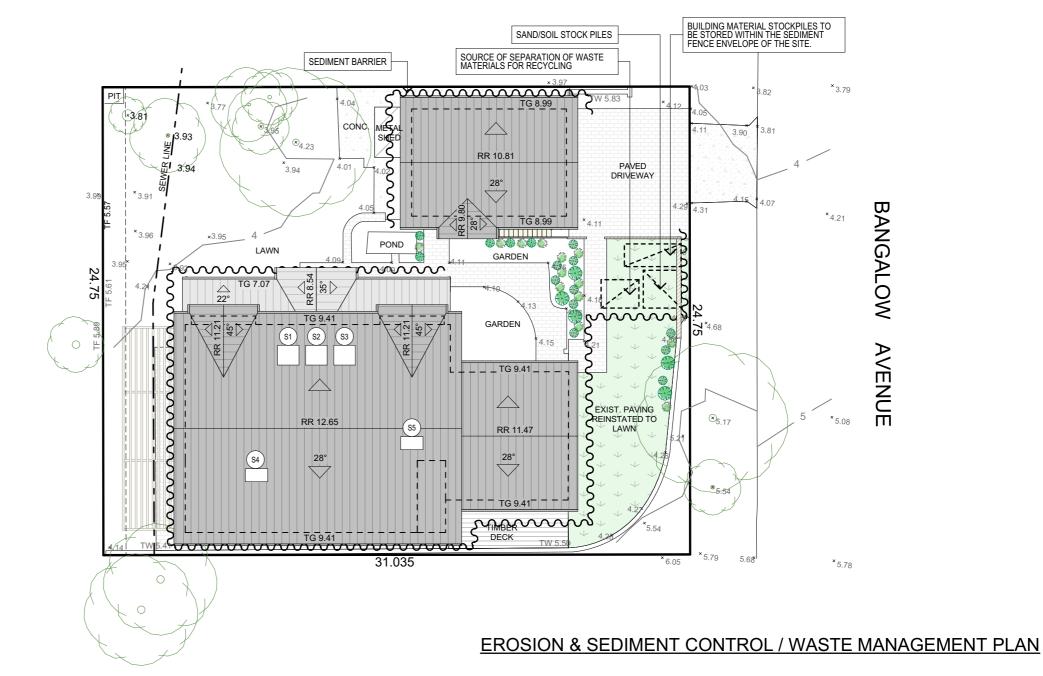
WHERE A SEDIMENT FENCE IS NOT USED APPROPRIATE SEDIMENT TRAPS SHOULD BE LOCATED AT ALL POINTS WHERE STORMWATER LEAVES THE CONSTRUCTION SITE OR LEAVES THE GUTTER AND ENTERS THE DRAINAGE SYSTEM. A COMMON TECHNIQUE IS THE GRAVEL SAUSAGE.

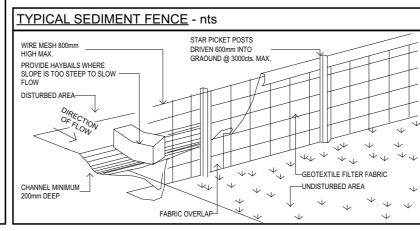
DIVERSION CHANNELS

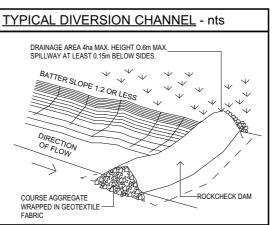
A DIVERSION CHANNEL IS AN EXCAVATED EARTH DITCH OR PATH. THESE STRUCTURES ARE USED TO INTERCEPT AND DIRECT RUN-OFF TO A DESIRED LOCATION WHERE POSSIBLE. ALL STORMWATER RUN-OFF FLOWING ONTO DISTURBED AREAS, INCLUDING STOCKPILES, MUST BE INTERCEPTED, DIVERTED AND/OR SAFELY DISPOSED OF. THIS CAN BE ACHIEVED BY CONSTRUCTING A TEMPORARY EARTH BANK AROUND THE UPSLOPE EXTENT OF THE CONSTRUCTION SITE WHERE THE DIVERSION DOES NOT AFFECT THE NEIGHBOURING

VEHICLE MOVEMENTS

TO LIMIT DISTURBANCE TO THE SITE AND TRACKING OF MATERIAL ONTO THE STREET ALL VEHICLES AND PLANT EQUIPMENT ARE TO USE A SINGLE ENTRY/EXIT POINT UNLESS COUNCIL HAS APPROVED ALTERNATIVE ARRANGEMENTS. ACCESS POINTS AND PARKING AREAS ARE TO BE STABILISED WITH COMPACTED SUB-GRADE ASAP AFTER THEIR FORMATION. IF SPILLAGE DOES OCCUR IT IS TO BE CONTAINED IMMEDIATELY AND CAREFULLY REMOVED. THE AREA AFFECTED IS TO BE RESTORED TO A STANDARD EQUAL TO OR BETTER THAN ITS PREVIOUS CONDITION. ALL VEHICLES ARE TO BE WASHED PRIOR TO EXISTING THE SITE. THIS SERVES THE PURPOSE OF REMOVING SITE MATERIAL ON THE VEHICLE AND PREVENTS IT FROM BEING DEPOSITED ON THE ROAD NETWORK ADJACENT TO THE SITE AND THUS, THE STORMWATER SYSTEM. NO VEHICLE ASSOCIATED WITH THE WORK IS TO BE PARKED ON A FOOTPATH OR PUBLIC RESERVE. ALL VEHICLES VISITING THE SITE DURING DEMOLITION, EXCAVATION AND/OR CONSTRUCTION WORKS, ARE TO COMPLY WITH THE PARKING REQUIREMENTS IN THAT AREA.







TRUE NORTH:



NOTES (E & OE)

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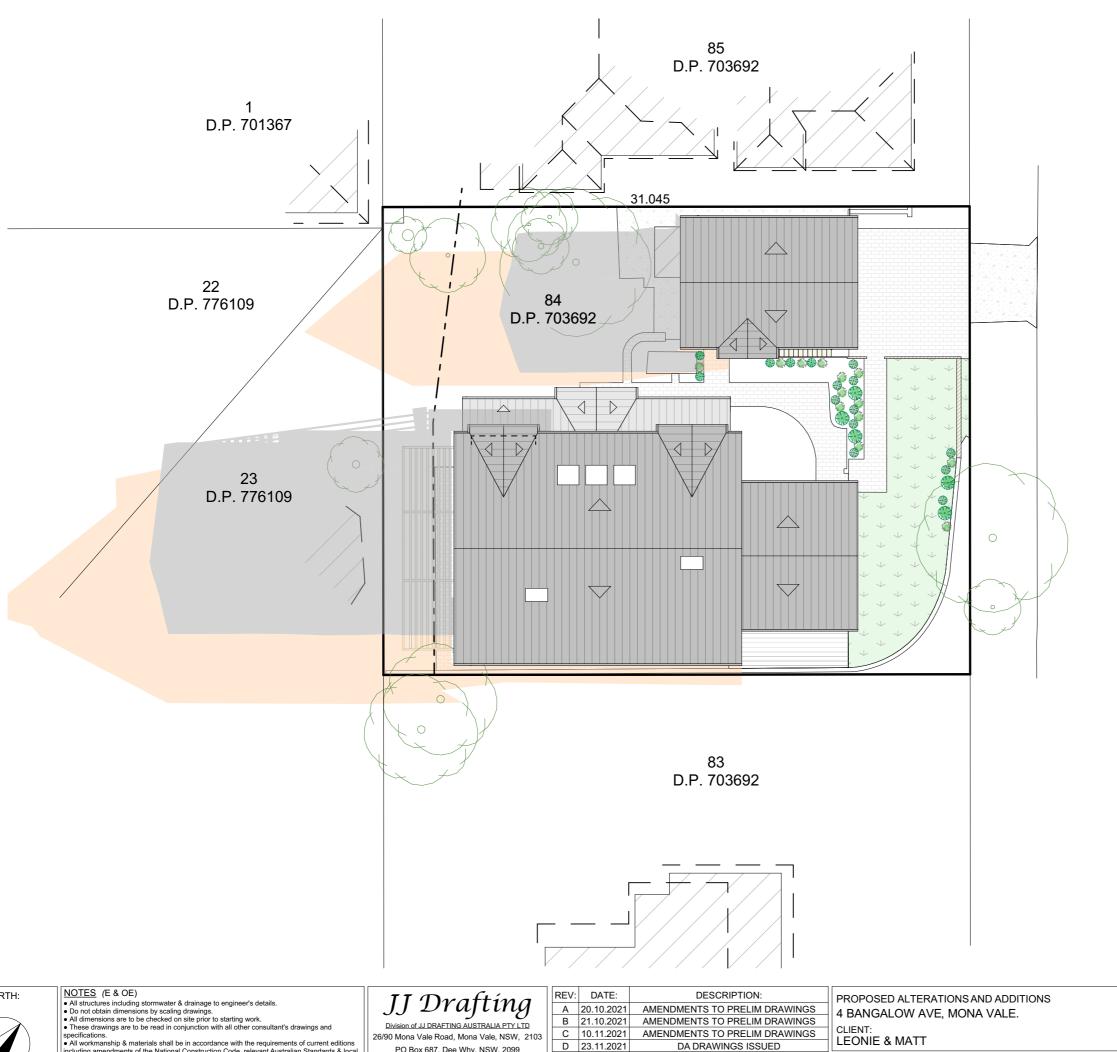
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JJ Drafting	
Division of JJ DRAFTING AUSTRALIA PTY LTD	-
26/90 Mona Vale Road, Mona Vale, NSW, 2103	-
PO Box 687, Dee Why, NSW, 2099	ŀ
Mob. 0414 717 541 Email. jjdraft@tpg.com.au	ŀ
www.iidroffing.com.gu	-1

ACN 651 693 346

B 21.10.2021 AMENDMENTS TO PRELIM DRAWINGS				
B 21.10.2021 AMENDMENTS TO PRELIM DRAWINGS C 10.11.2021 AMENDMENTS TO PRELIM DRAWINGS D 23.11.2021 DA DRAWINGS ISSUED E 20.44.2021 AMENDMENTS TO DA DRAWINGS		REV:	DATE:	DESCRIPTION:
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	au	E	30.11.2021	AMENDMENTS TO DA DRAWINGS

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	PROPOSED ALTERATIONS AND ADDITIONS 4 BANGALOW AVE, MONA VALE. CLIENT:	DATE: OCT/21	DRAWN BY:	SCALE: 1:200 @ A3
1	LEONIE & MATT	JOB No:	CHECKED BY:	DRAWING No:
	DRAWING TITLE: EROSION & SEDIMENT CONTROL / WASTE	950/21	JJ	DA.16
	MANAGEMENT PI AN			



SHADOW DIAGRAM JUNE 21 9AM

21 JUNE SHADOW DIAGRAM LEGEND EXISTING SHADOWS NEW SHADOWS

TRUE NORTH:



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 New materials are to be used throughout unless otherwise noted.

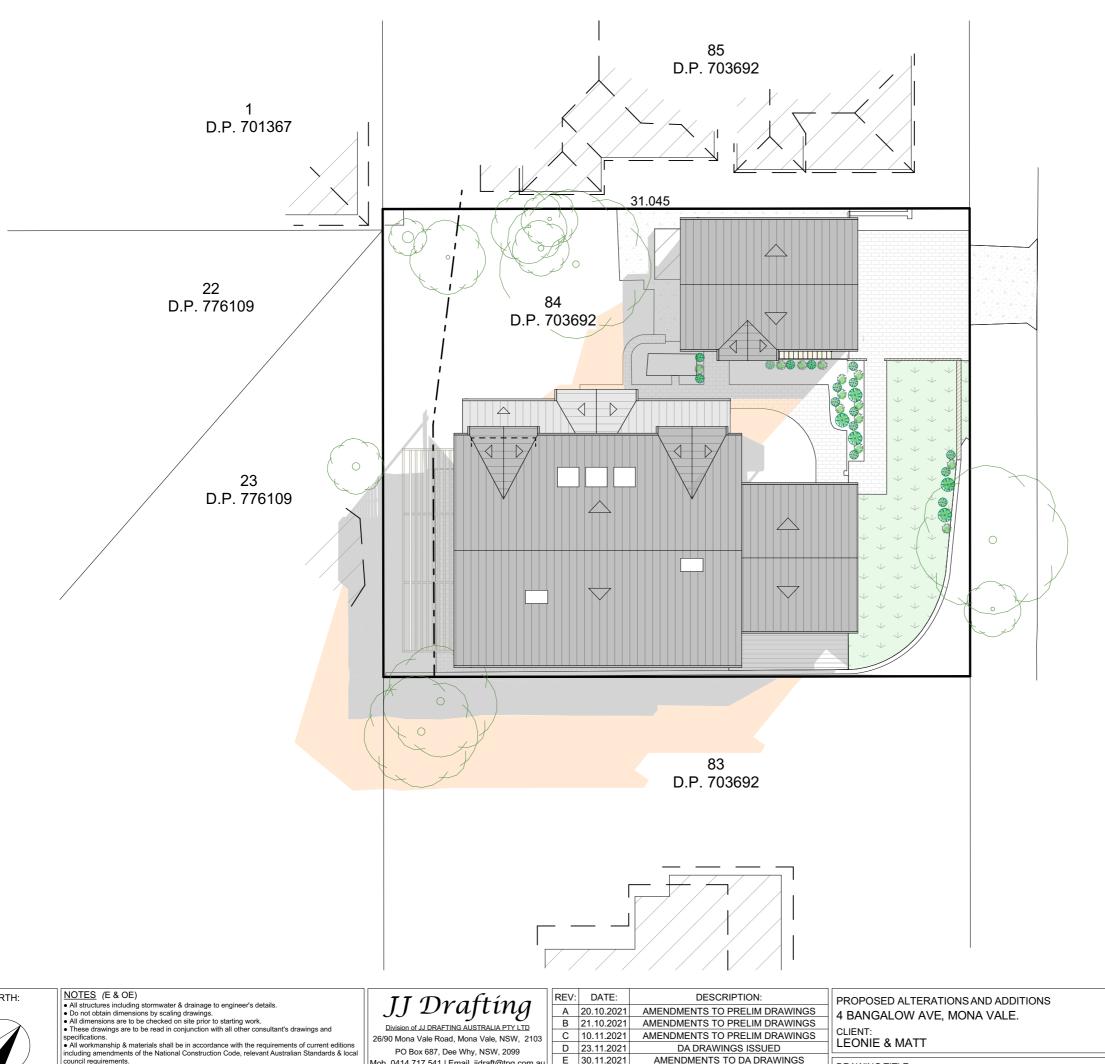
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٦	PROPOSED ALTERATIONS AND ADDITIONS 4 BANGALOW AVE, MONA VALE.	DA
$\frac{1}{2}$	CLIENT: LEONIE & MATT	JC
-	DRAWING TITLE: SHADOW DIAGRAM JUNE 21 9:00 am	30

OCT/21	CA	1:200 @ A3
JOB No: 950/21	CHECKED BY:	DRAWING No: DA.17



SHADOW DIAGRAM JUNE 21 12PM

21 JUNE SHADOW DIAGRAM LEGEND EXISTING SHADOWS NEW SHADOWS

TRUE NORTH:



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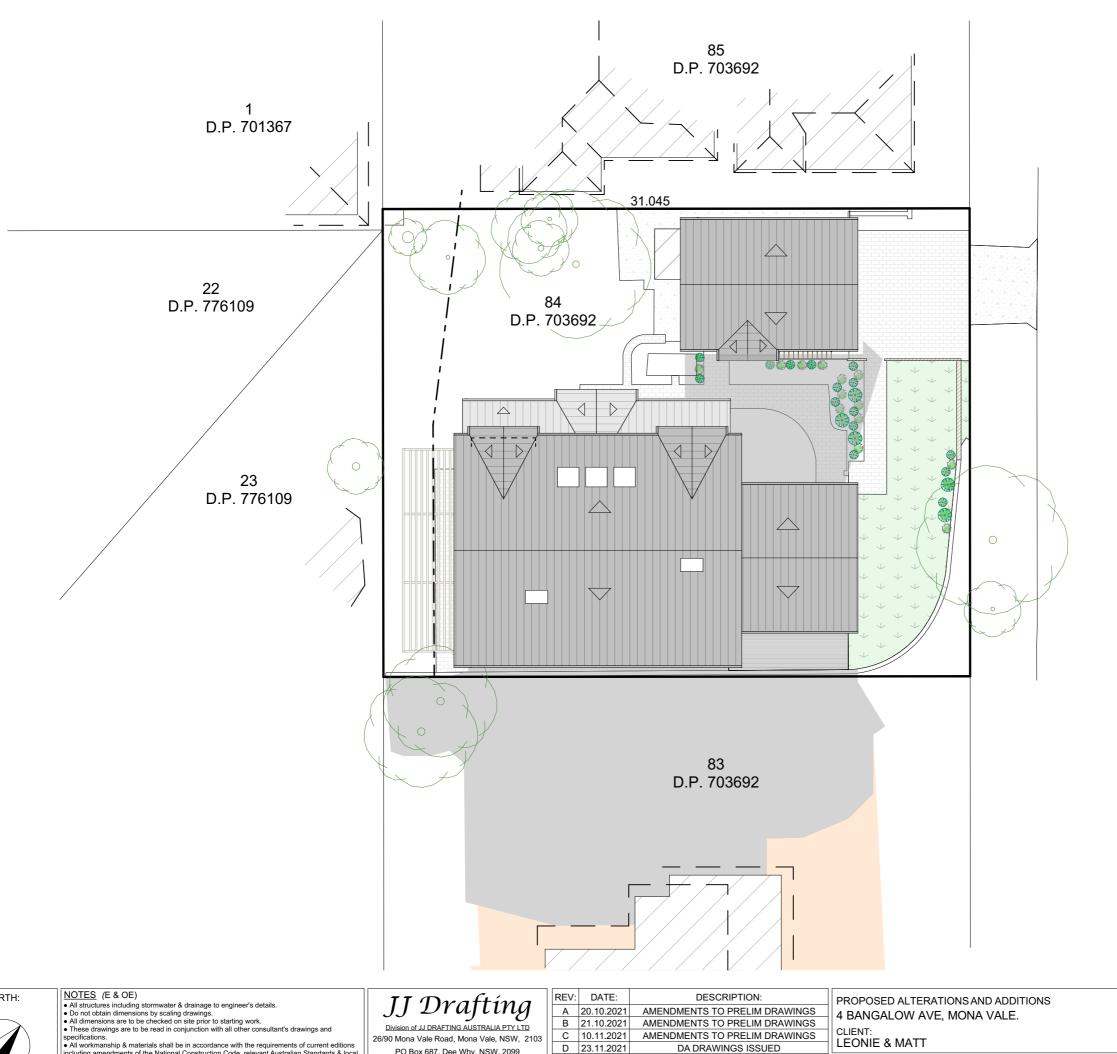
JJ Drafting
Division of JJ DRAFTING AUSTRALIA PTY LTD
90 Mona Vale Road Mona Vale NSW 2103

PO Box 687, Dee Why, NSW, 2099 Mob. 0414 717 541 | Email. jjdraft@tpg.com.au www.jjdrafting.com.au ACN 651 693 346

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٦	PROPOSED ALTERATIONS AND ADDITIONS 4 BANGALOW AVE, MONA VALE.	DA
	CLIENT: LEONIE & MATT	JC
	DRAWING TITLE: SHADOW DIAGRAM JUNE 21 12 noon	

DAT	E: OCT/21	DRAWN BY:	SCALE: 1:200 @ A3
JOB	No: 950/21	CHECKED BY:	DRAWING No: DA.18



SHADOW DIAGRAM JUNE 21 3PM

21 JUNE SHADOW DIAGRAM LEGEND EXISTING SHADOWS NEW SHADOWS

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PROPOSED ALTERATIONS AND ADDITIONS 4 BANGALOW AVE, MONA VALE. CLIENT: LEONIE & MATT	D
DRAWING TITLE: SHADOW DIAGRAM JUNE 21 3:00 pm	J

	DATE:	DRAWN BY:	SCALE:
	OCT/21	CA	1:200 @ A3
ᆜ	JOB No:	CHECKED BY:	DRAWING No:
	950/21	JJ	DA.19

LABEL ID	D1	D2		D3		D4		D5		W1		W2	W3	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	N4
ORIENTATION	NORTH WEST	SOUTH WEST		NORTH EAST		NORTH EAST		NORTH EAST	S	OUTH EAST	SOL	UTH EAST	SOUTH EAST	SOUT	H WEST
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SILL HEIGHT	0	0		0		0		0		1,200		900	900	ę	900
LOCATION	GROUND FLOOR - ENTRY DOOR	GROUND FLOOR - DINING/KITCHEN	GROUN	ND FLOOR - RUMPUS	FIRS	ST FLOOR - BED 4	FIF	RST FLOOR - HOME C	OFFICE	GROUND FLOOR - WC	GROUND	FLOOR - L'DRY	GROUND FLOOR - 1		D FLOOR - CHEN
TYPE	DOUBLE FRENCH DOOR - HALF GLASS	SLIDING STACKABLE DOOR	\$	SLIDING DOOR	S	SLIDING DOOR		SLIDING DOOR		TOP HUNG OR OTHER		NG OR DOUBLE G OR OTHER	TOP HUNG OR DOU HUNG OR OTHER		G BIFOLD NDOW
GLAZING AND FRAME MATERIAL	TIMBER PAINTED MONUMENT FRAMING, CLEAR GLASS	TIMBER PAINTED MONUMENT FRAMING, CLEAR GLASS		PAINTED MONUMENT IING, LOW-E GLASS		PAINTED MONUME ING, LOW-E GLASS		MBER PAINTED MONU FRAMING, LOW-E GL		PAINTED MONUMENT FRAMING, CLEAR	MONUM	ER PAINTED ENT FRAMING, AR GLASS	TIMBER PAINTEI MONUMENT FRAMI CLEAR GLASS	NG, MONUMEN	R PAINTED NT FRAMING, R GLASS
AREA FOR BASIX	4.20	6.30		8.40		8.40		8.40		0.72		1.08	1.08	2	2.88
LABEL ID	W5	W6		W7	W8	W9	W10	W11	W12	W	/13	W14	W15	W16	W17
ORIENTATION	COLITILEACT		-												
į l	SOUTH EAST	SOUTH EAST	•	SOUTH WEST	SOUTH WEST	SOUTH WEST	SOUTH WEST	SOUTH WEST	SOUTH WE	ST NORTH	H WEST	NORTH WEST	NORTH WEST	NORTH WEST	NORTH EAST
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ELEVATION SILL HEIGHT	Γ-→ ←-¬	* 00 	*	, 100 t	1,100	**************************************	0.00	000		- 000 - + 7	1,300	7> 005,7	1,300	1,300	1,000
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SILL HEIGHT LOCATION	1,000 FIRST FLOOR - BED 3 SLIDING WINDOW OF	3,800 1,500 FIRST FLOOR - LOU SLIDING WINDOW OR	UNGE R OTHER NUMENT	1,000 FIRST FLOOR - ENS FROSTED GLASS - SLIDING WINDOW	1,000 FIRST FLOOR - WC IN ENS FROSTER GLASS - TOP HUNG WINDOW	1,500 FIRST FLOOR - WIR TOP HUNG WINDOW OR OTHER	1,500 FIRST FLOOR MASTER BED TOP HUNG WINDOW OR	1,500 1,500 1,500 FIRST FLOOR - MASTER BED 1 TOP HUNG WINDOW OR OTHER TO TIMBER PAINTED MONUMENT FRAMING,	1,000 FIRST FLOC MASTER BI 1 - BAY WINDOW	POR- ED MASTER MASTER BAY WIN	FLOOR - R BED 1 - //INDOW	900 FIRST FLOOR - MASTER BED 1 - BAY WINDOW DOUBLE HUNG WINDOW TIMBER PAINTEL MONUMENT	900 FIRST FLOOR - MASTER BED 1 - BAY WINDOW DOUBLE HUNG WINDOW	* 700 * 900 FIRST FLOOR - MASTER BED 1 - BAY WINDOW DOUBLE HUNG WINDOW	1,000 FIRST FLOOR - MASTER BED 1 - BAY WINDOW FIXED GLASS

<u>NOTES</u>

FRAME OPENING DIMENSIONS FOR WINDOWS & DOORS TO BE CONFIRMED ON SITE PRIOR TO ORDERING.

- NOTES (E & OE)

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	PROPOSED ALTERATIONS AND ADDITIONS 4 BANGALOW AVE. MONA VALE.	DA
$\frac{1}{2}$	CLIENT: LEONIE & MATT	JC
	DRAWING TITLE: OPENINGS SCHEDULE	30

DATE:	DRAWN BY:	SCALE:
OCT/21	CA	1:1 @ A3
JOB No:	CHECKED BY:	DRAWING No:
950/21	JJ	OS 1 of 2

LABEL ID	W18	W19	W20	W21	W22	W23	W24	W25	W26	W27	W28	W29	W30
ORIENTATION	NORTH WEST	SOUTH WEST	NORTH WEST	NORTH WEST	NORTH WEST	NORTH WEST	NORTH EAST	NORTH WEST	NORTH WEST	SOUTH WEST	SOUTH WEST	NORTH WEST	SOUTH EAST
ELEVATION	* 3,000	400*	* 700 *	* 700 *	* 700 *	* 700 *	400***	* 1,400 *	* 1,400 *	* 700 *	₹ 2,700 *	* 2,400 *	₹ 2,400 *
SILL HEIGHT	1,500	1,000	900	900	900	900	1,000	1,000	1,000	1,500	1,500	1,400	900
LOCATION	FIRST FLOOR - OVER VOID	FIRST FLOOR - BED 2 - BAY WINDOW	FIRST FLOOR - BED 2 - BAY WINDOW	FIRST FLOOR - BED 2 - BAY WINDOW	FIRST FLOOR - BED 2 - BAY WINDOW	FIRST FLOOR - BED 2 - BAY WINDOW	FIRST FLOOR - BED 2 - BAY WINDOW	GROUND FLOOR - RUMPUS	FIRST FLOOR - BED 4	FIRST FLOOR- BATH IN HOME OFFICE	FIRST FLOOR - GYM IN HOME OFFICE	FIRST FLOOR - HOME OFFICE	FIRST FLOOR - OVER WET BAR IN HOME OFFICE
TYPE	TOP HUNG WINDOWS OR OTHER	FIXED GLASS	DOUBLE HUNG WINDOW	DOUBLE HUNG WINDOW	DOUBLE HUNG WINDOW	DOUBLE HUNG WINDOW	FIXED GLASS	ANY	ANY	FROSTER GLASS - TOP HUNG WINDOW OR OTHER	SLIDING WINDOW OR PTHER	SLIDING WINDOW OR OTHER	SLIDING WINDOW OR OTHER
GLAZING AND FRAME MATERIAL	TIMBER PAINTED MONUMENT FRAMING, LOW- E GLASS	TIMBER PAINTED MONUMENT FRAMING, CLEAR	TIMBER PAINTED MONUMENT FRAMING, LOW- E GLASS	TIMBER PAINTED MONUMENT FRAMING, CLEAR GLASS	TIMBER PAINTED MONUMENT FRAMING, LOW-E GLASS	TIMBER PAINTED MONUMENT FRAMING, LOW-E GLASS	TIMBER PAINTED MONUMENT FRAMING, CLEAR GLASS	TIMBER PAINTED MONUMENT FRAMING, CLEAR GLASS	TIMBER PAINTED MONUMENT FRAMING, LOW-E GLASS	TIMBER PAINTED MONUMENT FRAMING, CLEAR GLASS			
AREA FOR BASIX	1.80	0.40	0.91	0.91	0.91	0.91	0.40	1.54	1.54	0.42	1.62	1.68	1.68

LABEL ID	S1	S2	S3	S4
ELEVATION	* 1,140 *	* 1,140 *	* 1,140 *	* 1,180 *
AREA FOR BASIX	1.35	1.35	1.35	0.92

SKYLIGHT SCHEDULE

<u>NOTES</u>

FRAME OPENING DIMENSIONS FOR WINDOWS & DOORS TO BE CONFIRMED ON SITE PRIOR TO ORDERING.

TRUE NORTH:



NOTES (E & OE)

• All structures including stormwater & drainage to engineer's details.

• Do not obtain dimensions by scaling drawings.

• All dimensions are to be checked on site prior to starting work.

• These drawings are to be read in conjunction with all other consultant's drawings and specifications.

• All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the National Construction Code, relevant Australian Standards & local council requirements.

• New materials are to be used throughout unless otherwise noted.

• Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.

JJ Drafting
Division of JJ DRAFTING AUSTRALIA PTY LTD
26/90 Mona Vale Road, Mona Vale, NSW, 2103
PO Box 687, Dee Why, NSW, 2099
Nob. 0414 717 541 Email. jjdraft@tpg.com.au

www.jjdrafting.com.au

ACN 651 693 346

1	REV:	DATE:	DESCRIPTION:
ı	Α	20.10.2021	AMENDMENTS TO PRELIM DRAWINGS
ı	В	21.10.2021	AMENDMENTS TO PRELIM DRAWINGS
ı	С	10.11.2021	AMENDMENTS TO PRELIM DRAWINGS
ı	D	23.11.2021	DA DRAWINGS ISSUED
١	E	30.11.2021	AMENDMENTS TO DA DRAWINGS
1			
П			

-	PROPOSED ALTERATIONS AND ADDITIONS 4 BANGALOW AVE, MONA VALE.	DA
	CLIENT: LEONIE & MATT	JC
	DRAWING TITLE: OPENINGS SCHEDULE	

DATE:	DRAWN BY:	SCALE:
OCT/21	CA	1:1 @ A3
IOB No:	CHECKED BY:	DRAWING No:
950/21	JJ	OS 2 oF 2