

DEVELOPMENT APPLICATION

4 BANGALOW AVE, MONA VALE 2103

Prepared By JJ Drafting



EXISTING

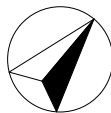


PROPOSED

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

TRUE NORTH:



NOTES (E & OE)

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REV:	DATE:	DESCRIPTION:
A	20.10.2021	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	30.11.2021	AMENDMENTS TO DA DRAWINGS

PROPOSED ALTERATIONS AND ADDITIONS
4 BANGALOW AVE, MONA VALE.

CLIENT:
LEONIE & MATT

DRAWING TITLE:
COVER PAGE

DATE:
OCT/21

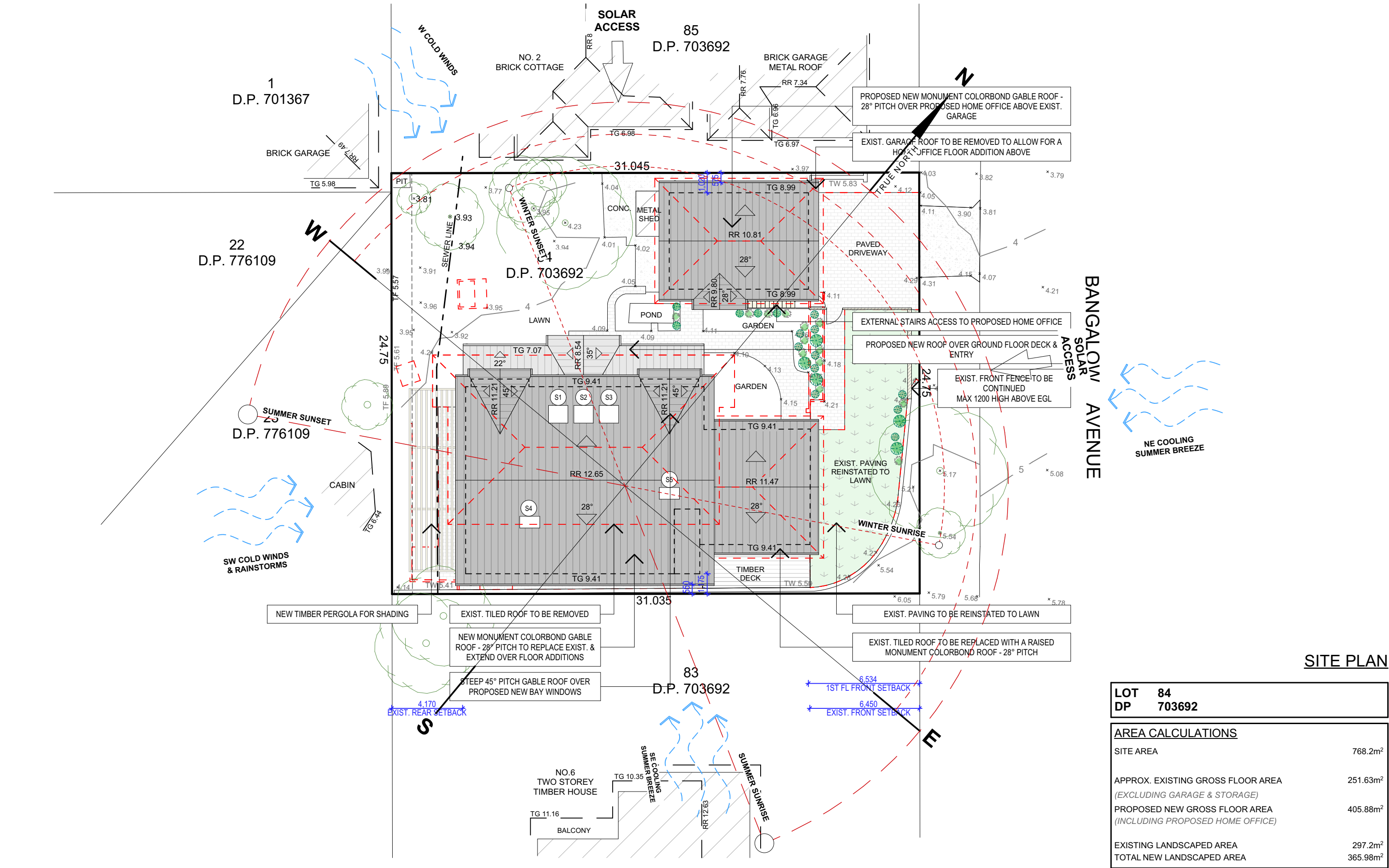
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SCALE:
1:1 @ A3

JOB No:
950/21

CHECKED BY:
JJ

DRAWING No:
DA.01



SITE PLAN

LOT	84
DP	703692
AREA CALCULATIONS	
SITE AREA	768.2m ²
APPROX. EXISTING GROSS FLOOR AREA (EXCLUDING GARAGE & STORAGE)	251.63m ²
PROPOSED NEW GROSS FLOOR AREA (INCLUDING PROPOSED HOME OFFICE)	405.88m ²
EXISTING LANDSCAPED AREA	297.2m ²
TOTAL NEW LANDSCAPED AREA	365.98m ²

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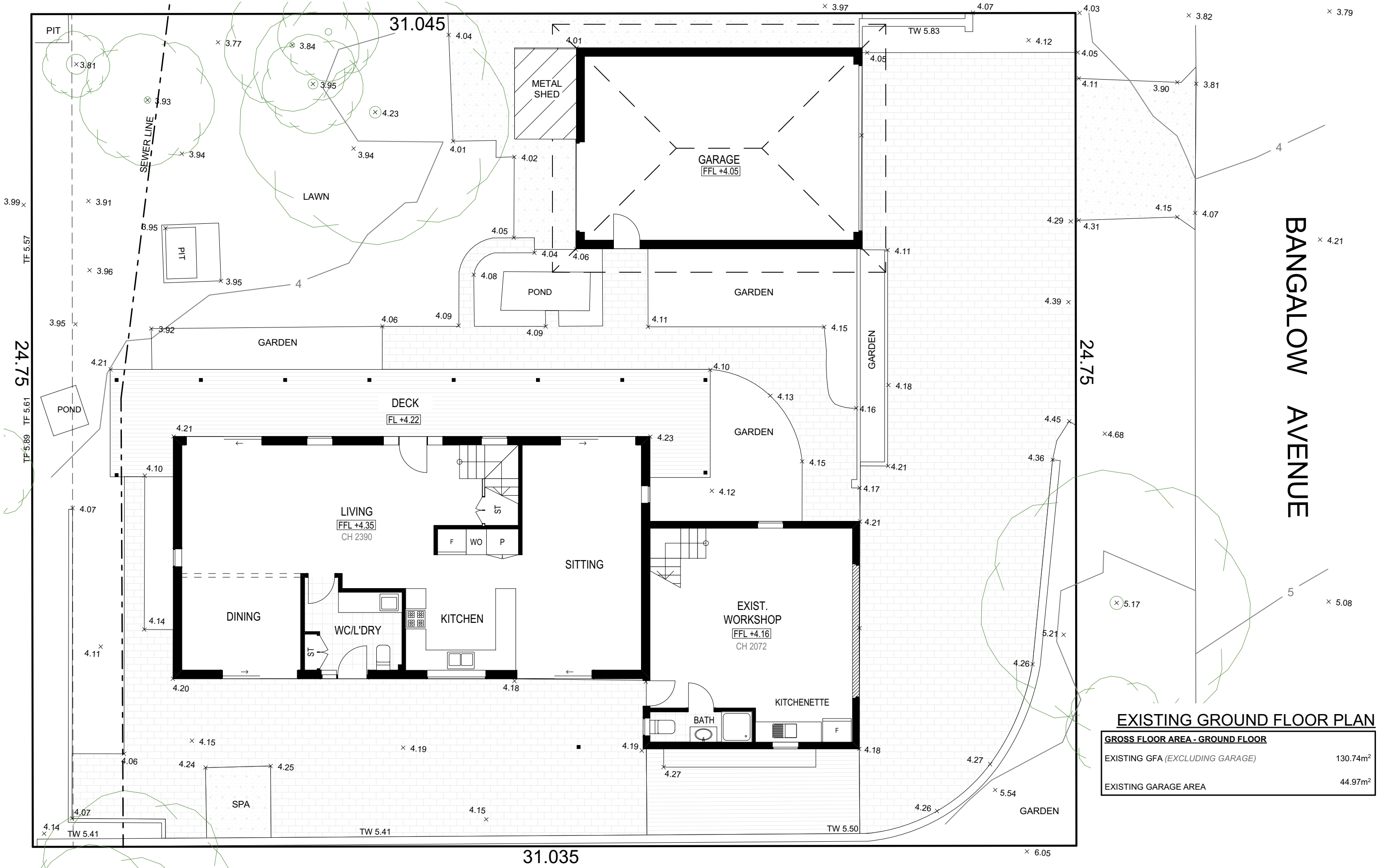
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4 BANGALOW AVE, MONA VALE.

CLIENT:
LEONIE & MATT

DRAWING TITLE:
SITE ANALYSIS PLAN

DATE: OCT/21	DRAWN BY: CA	SCALE: 1:200 @ A3
JOB No: 950/21	CHECKED BY: JJ	DRAWING No: DA.02



EXISTING GROUND FLOOR PLAN

GROSS FLOOR AREA - GROUND FLOOR	
EXISTING GFA (EXCLUDING GARAGE)	130.74m ²
EXISTING GARAGE AREA	44.97m ²

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PROPOSED ALTERATIONS AND ADDITIONS

4 BANGALOW AVE, MONA VALE.

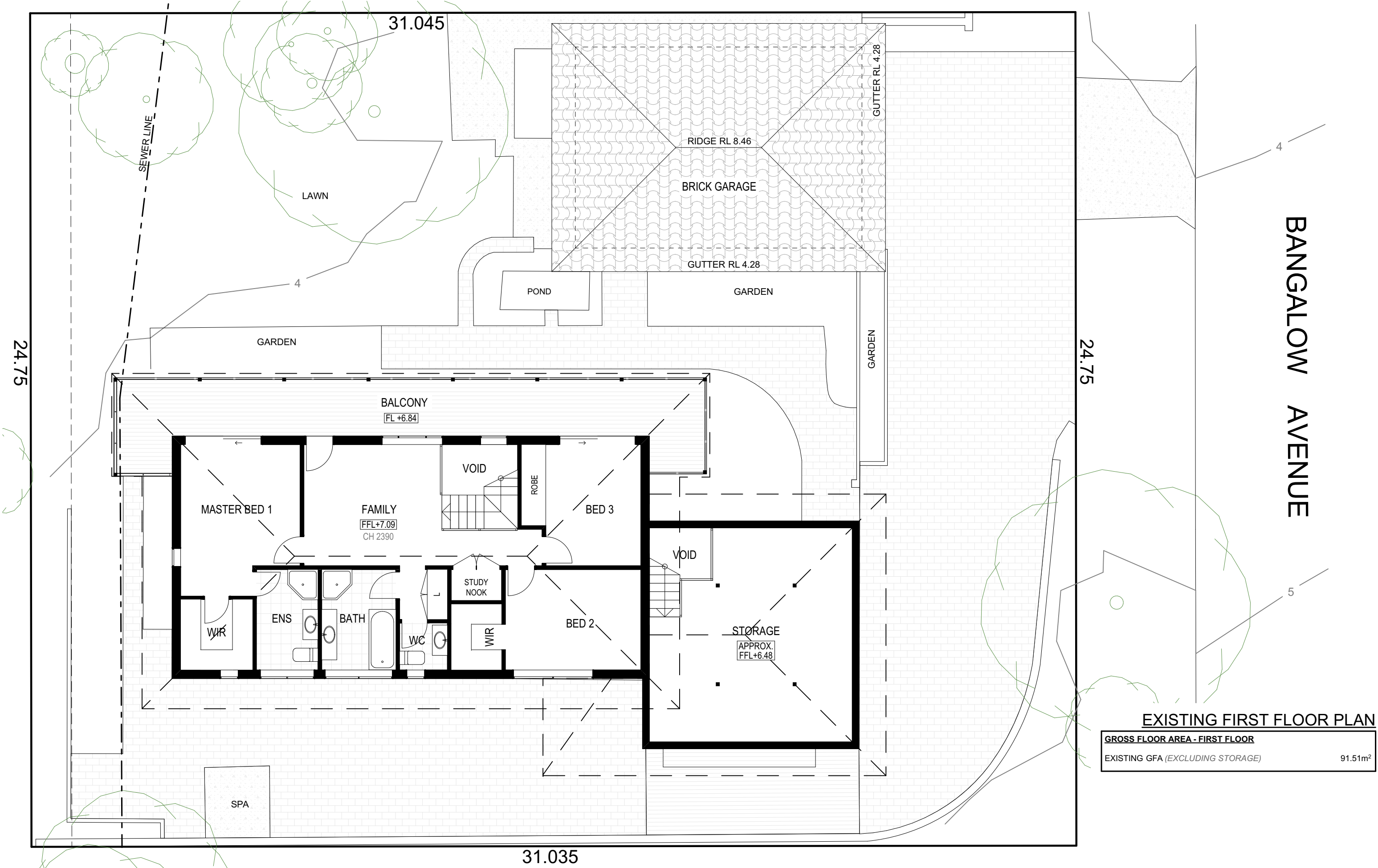
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EXISTING GROUND FLOOR PLAN

DATE:	OCT/21	DRAWN BY:	CA	SCALE:	1:100 @ A3
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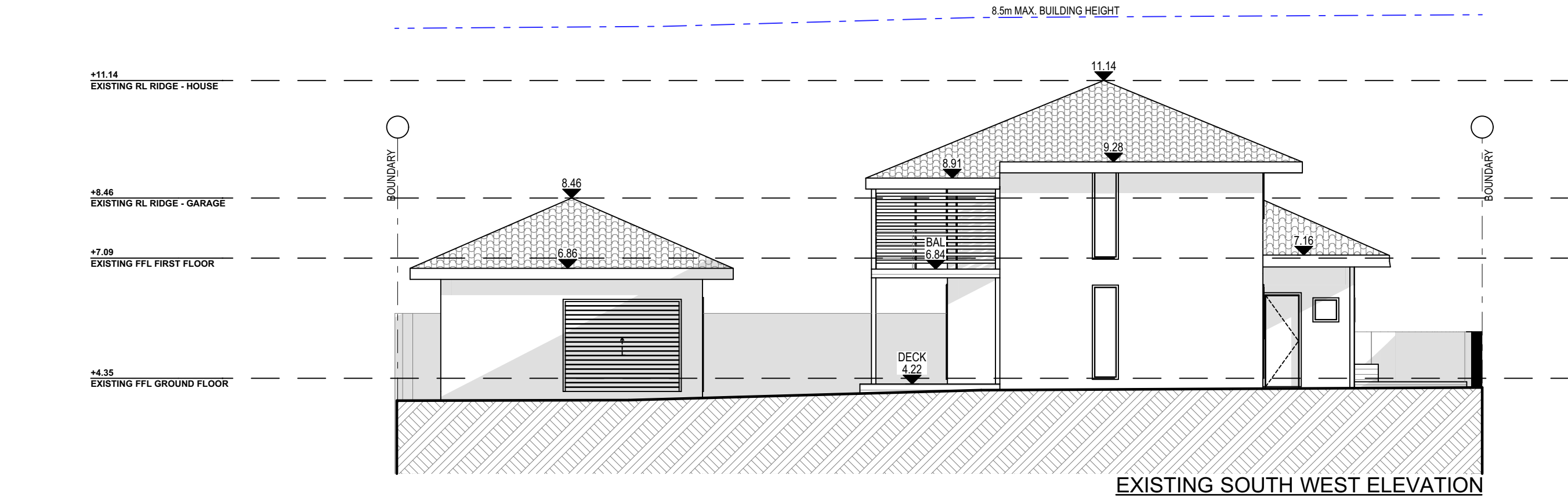
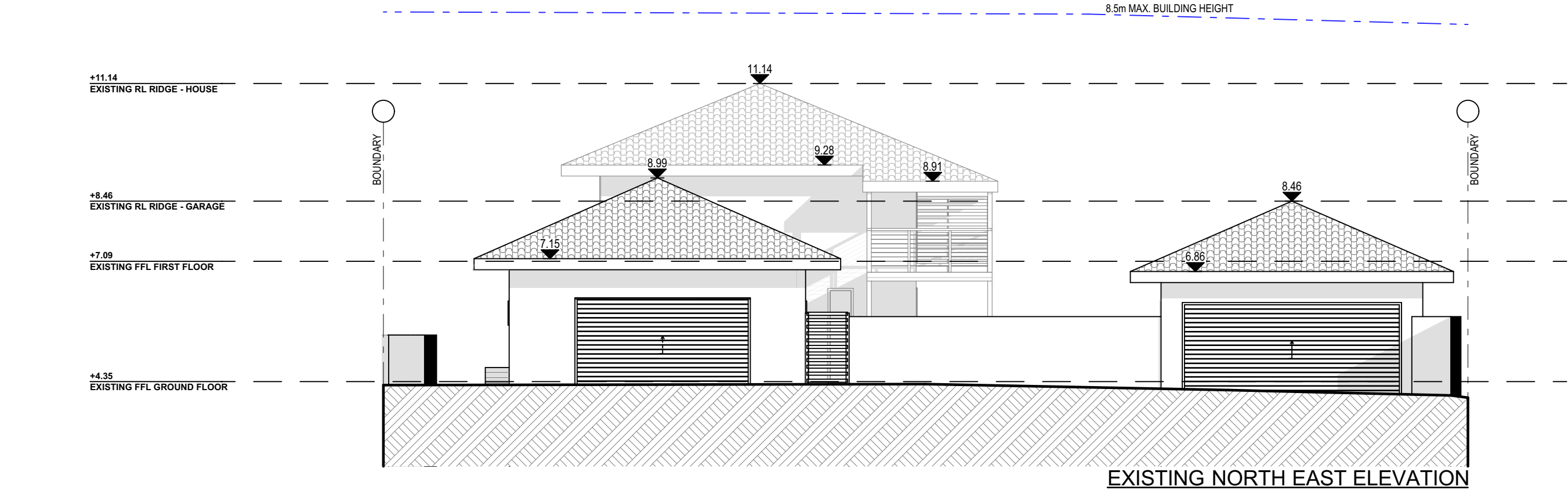
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CLIENT: LEONIE & MATT
DRAWING TITLE: EXISTING FIRST FLOOR PLAN

DATE: OCT/21	DRAWN BY: CA	SCALE: 1:100 @ A3
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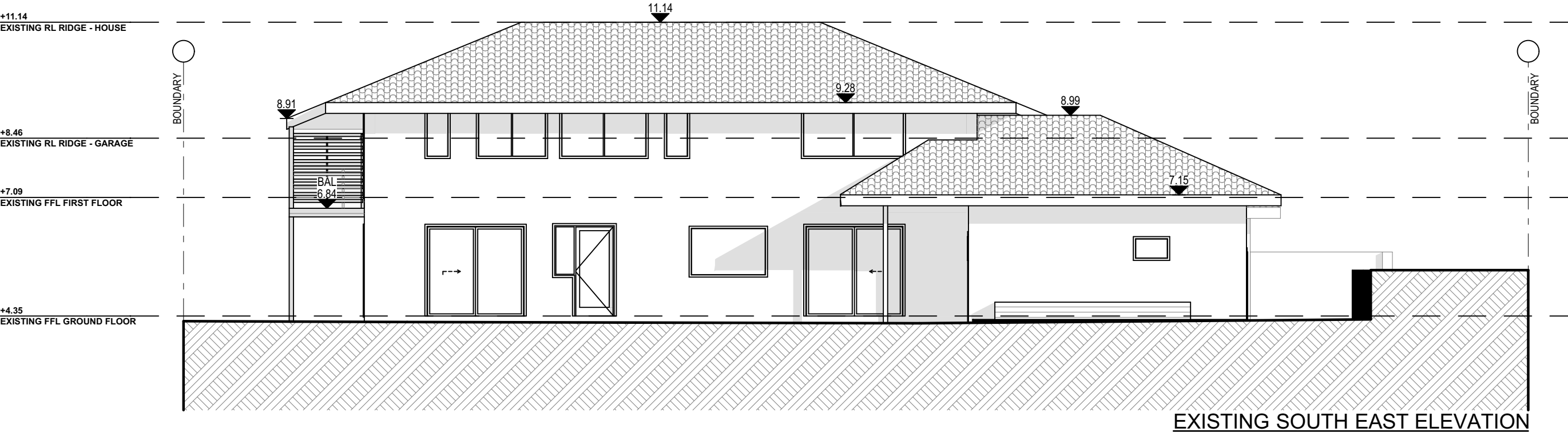
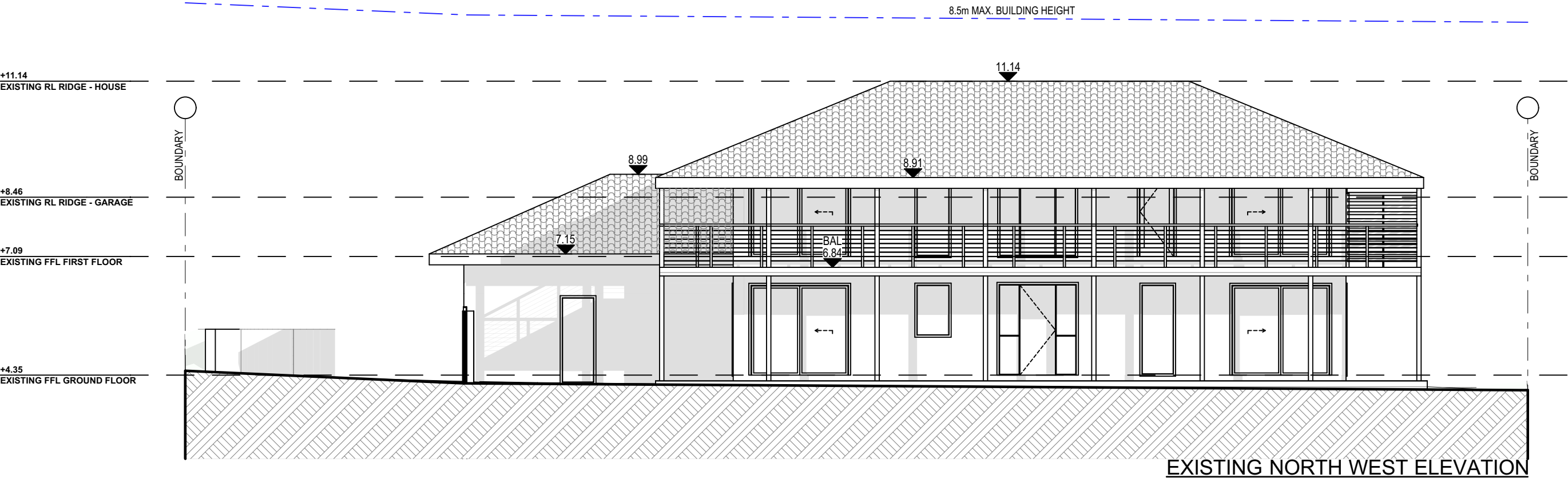
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PROPOSED ALTERATIONS AND ADDITIONS 4 BANGALOW AVE, MONA VALE.
CLIENT: LEONIE & MATT
DRAWING TITLE: EXISTING ELEVATIONS SHEET 1

DATE: OCT/21	DRAWN BY: CA	SCALE: 1:100 @ A3
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PROPOSED ALTERATIONS AND ADDITIONS
4 BANGALOW AVE, MONA VALE.

CLIENT:
LEONIE & MATT

DRAWING TITLE:
EXISTING ELEVATIONS SHEET 2

DATE:
OCT/21

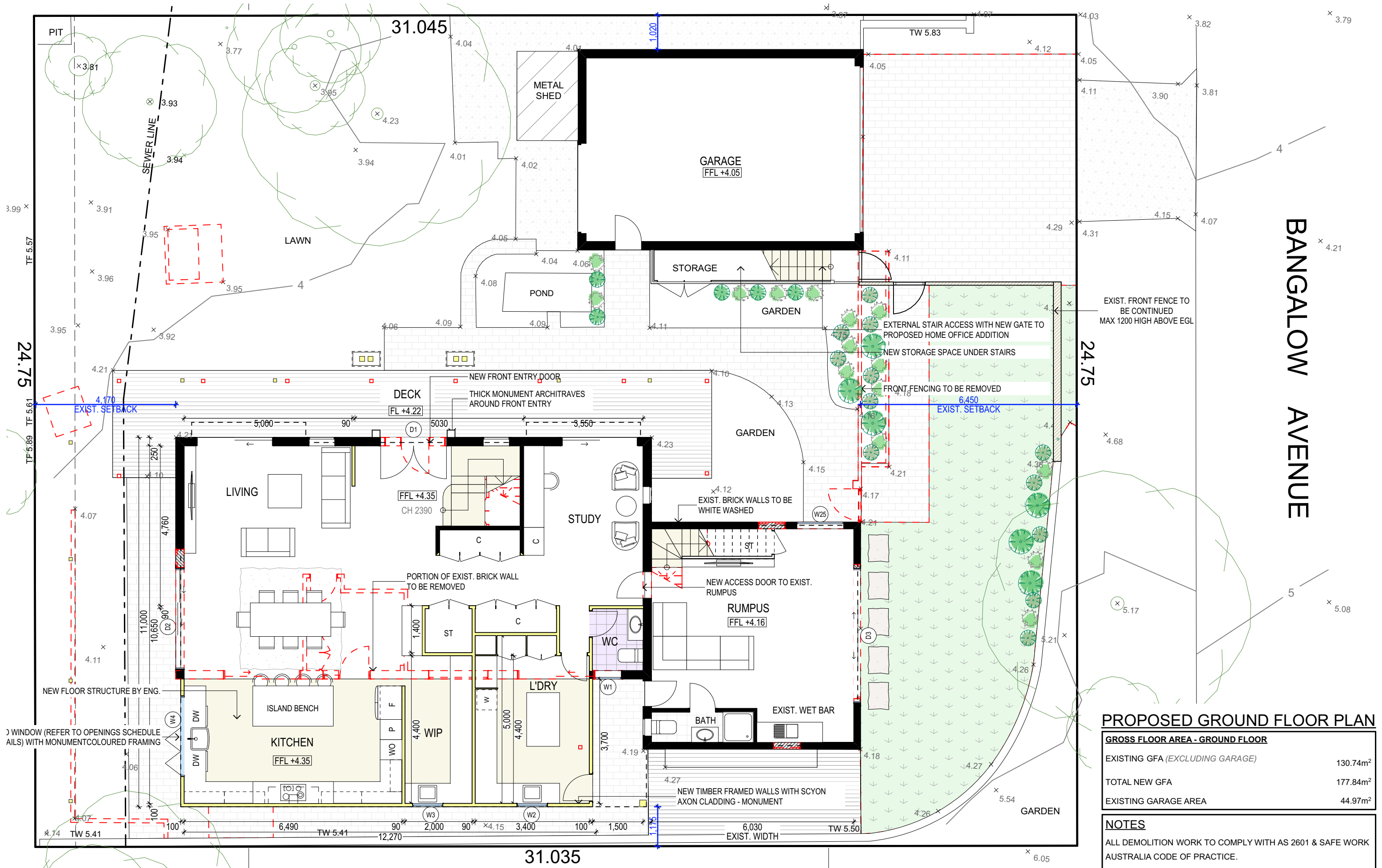
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950/21

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JJ

DRAWING No:
DA.06



PROPOSED GROUND FLOOR PLAN

GROSS FLOOR AREA - GROUND FLOOR	
EXISTING GFA (EXCLUDING GARAGE)	130.74m ²
TOTAL NEW GFA	177.84m ²
EXISTING GARAGE AREA	44.97m ²

NOTES

ALL DEMOLITION WORK TO COMPLY WITH AS 2601 & SAFE WORK AUSTRALIA CODE OF PRACTICE.

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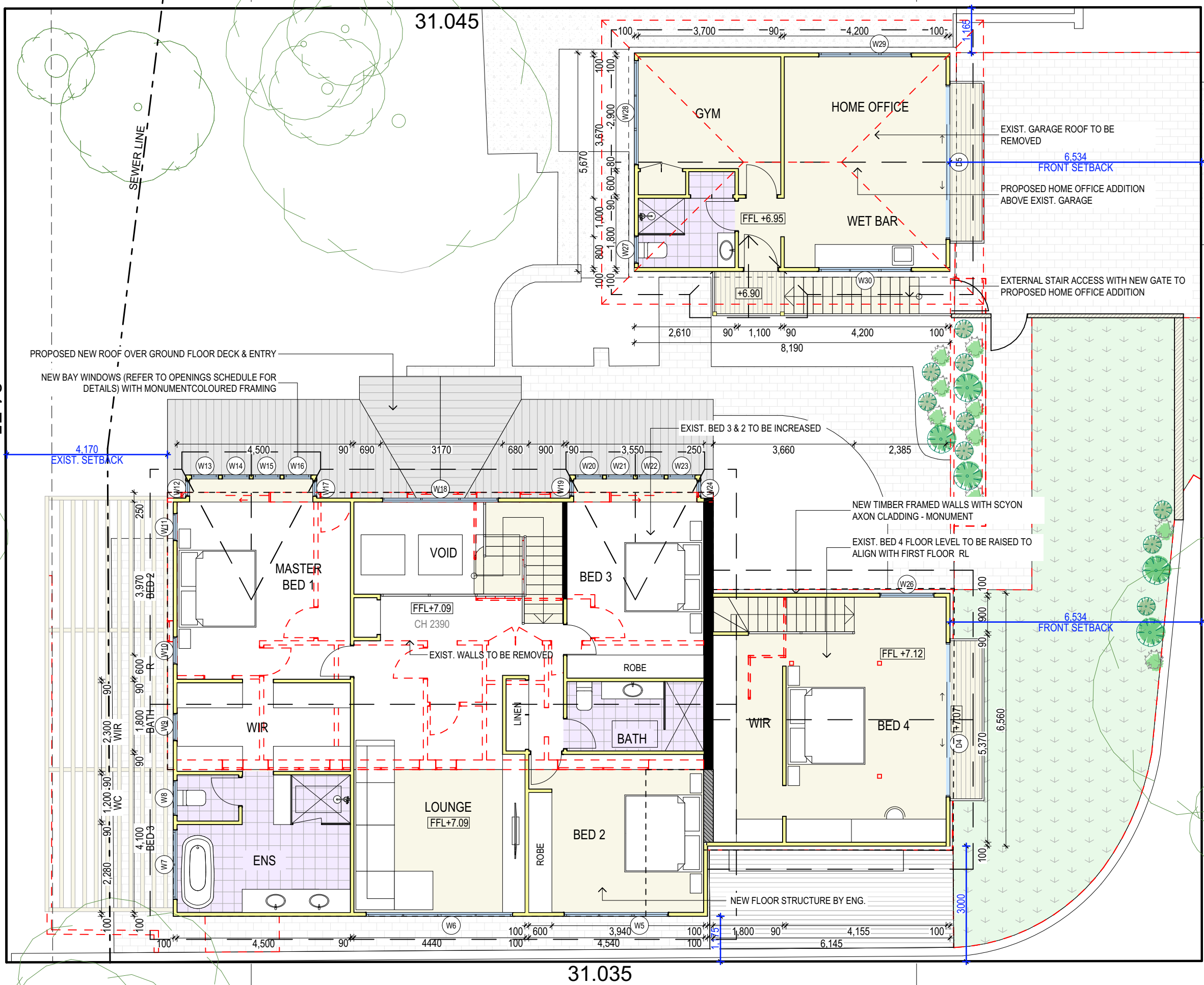
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4 BANGALOW AVE, MONA VALE.

CLIENT:
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DRAWING TITLE:
PROPOSED GROUND FLOOR PLAN

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JOB No: 950/21	CHECKED BY: JJ	DRAWING No: DA.07

BANGALOW AVENUE



PROPOSED FIRST FLOOR PLAN

GROSS FLOOR AREA - FIRST FLOOR	
EXISTING GFA (EXCLUDING STORAGE)	91.51m ²
TOTAL NEW GFA	184.58m ²
HOME OFFICE GFA	43.46m ²

NOTES	
ALL DEMOLITION WORK TO COMPLY WITH AS 2601 & SAFE WORK AUSTRALIA CODE OF PRACTICE.	

TRUE NORTH:



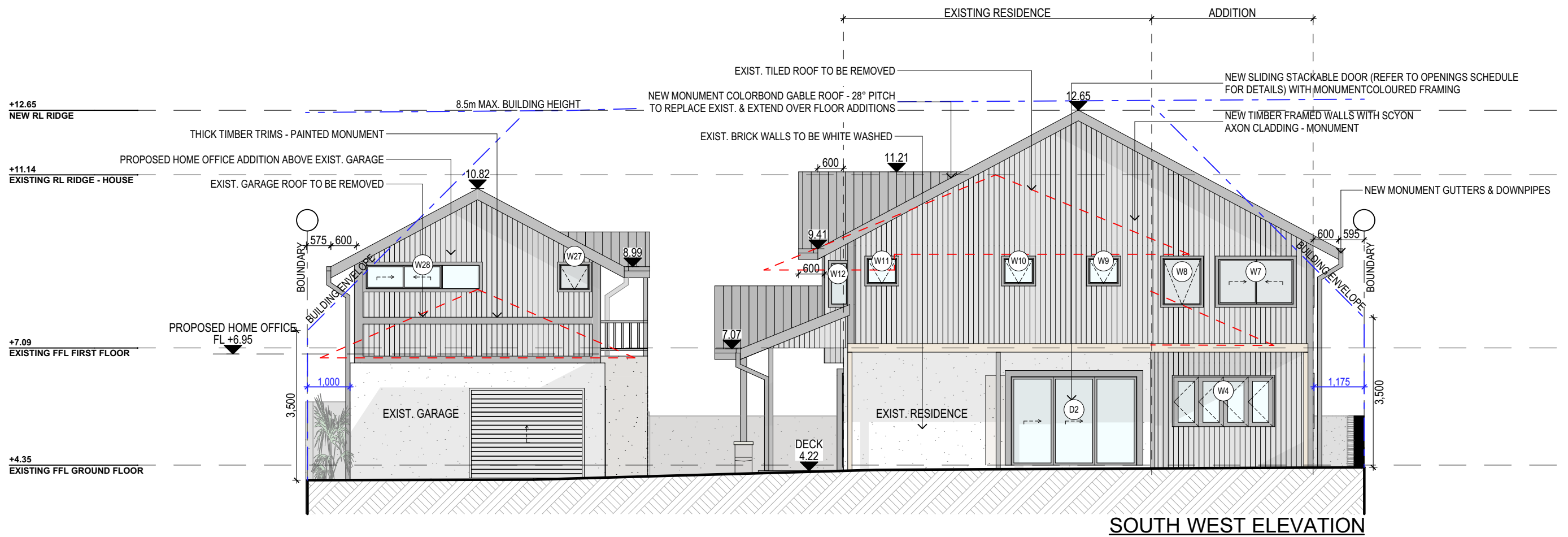
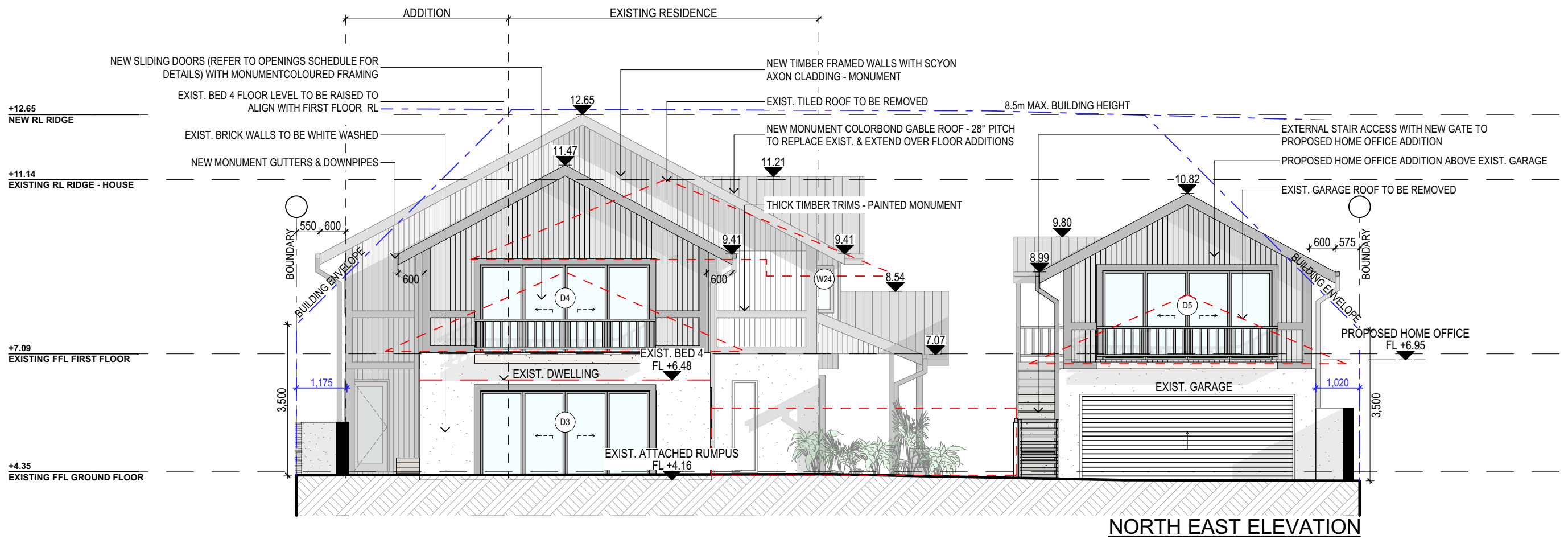
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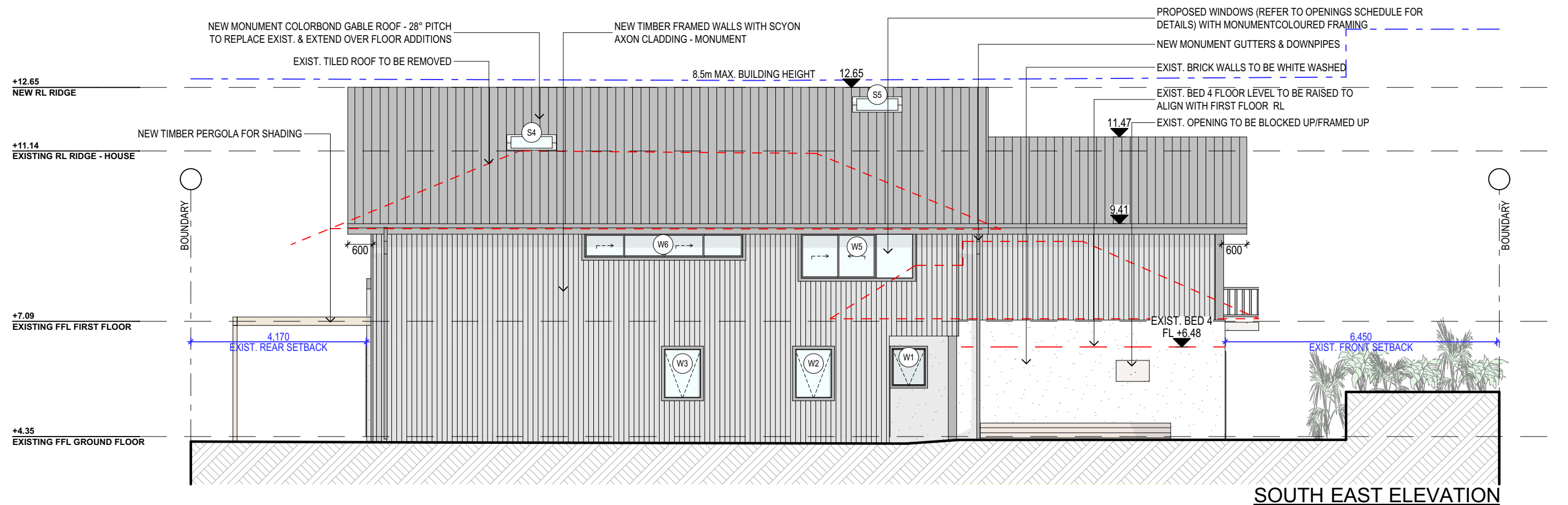
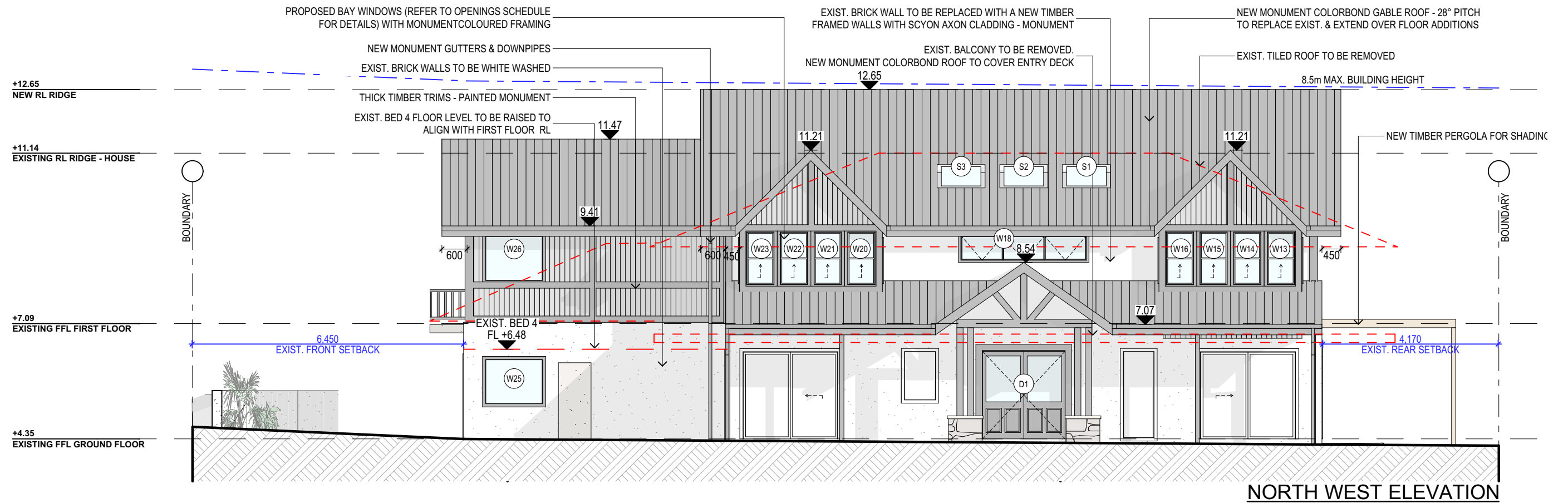
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CLIENT: LEONIE & MATT
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4 BANGALOW AVE, MONA VALE.

CLIENT:
LEONIE & MATT

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PROPOSED ELEVATIONS SHEET 2

DATE:
OCT/21

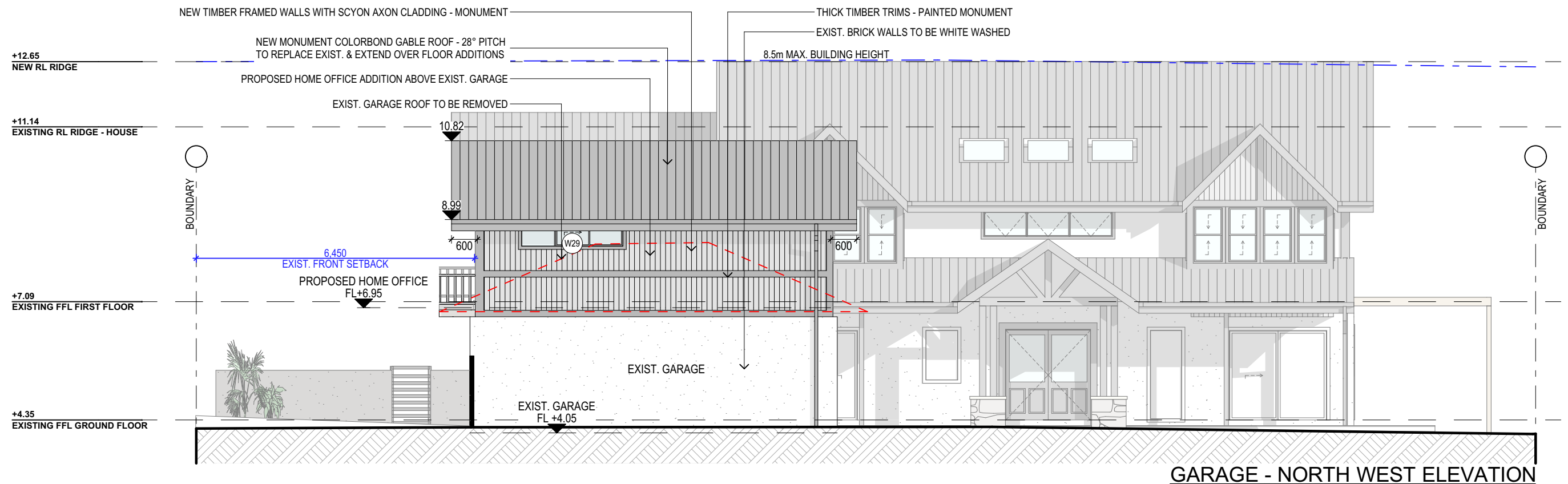
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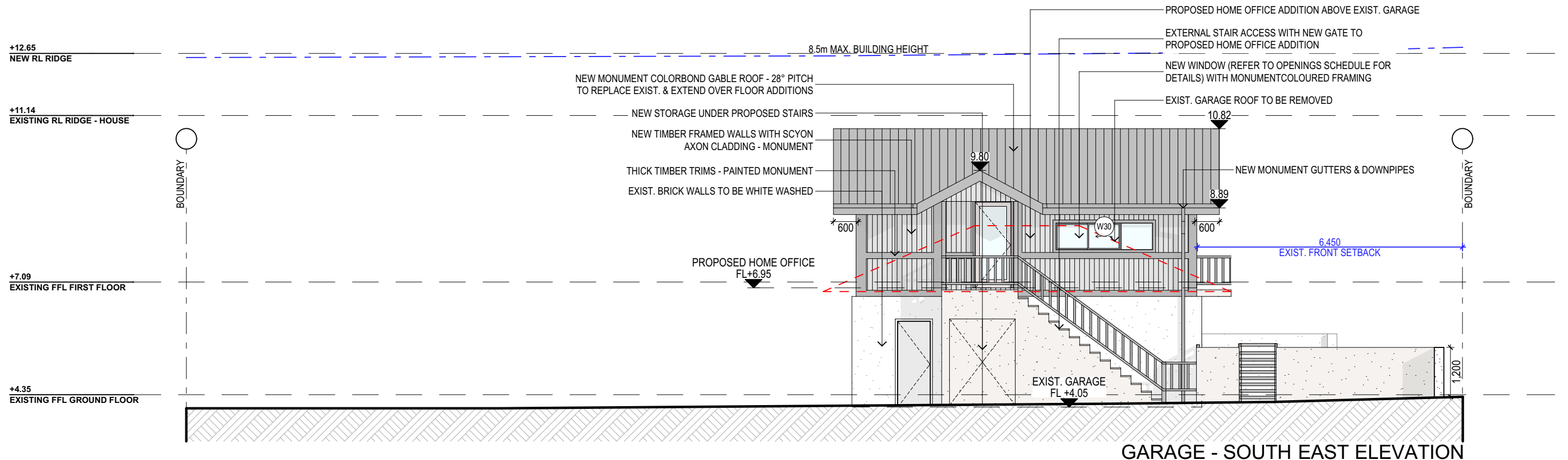
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950/21

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DA.10



GARAGE - NORTH WEST ELEVATION



GARAGE - SOUTH EAST ELEVATION

TRUE NORTH:

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PROPOSED ALTERATIONS AND ADDITIONS

4 BANGALOW AVE, MONA VALE.

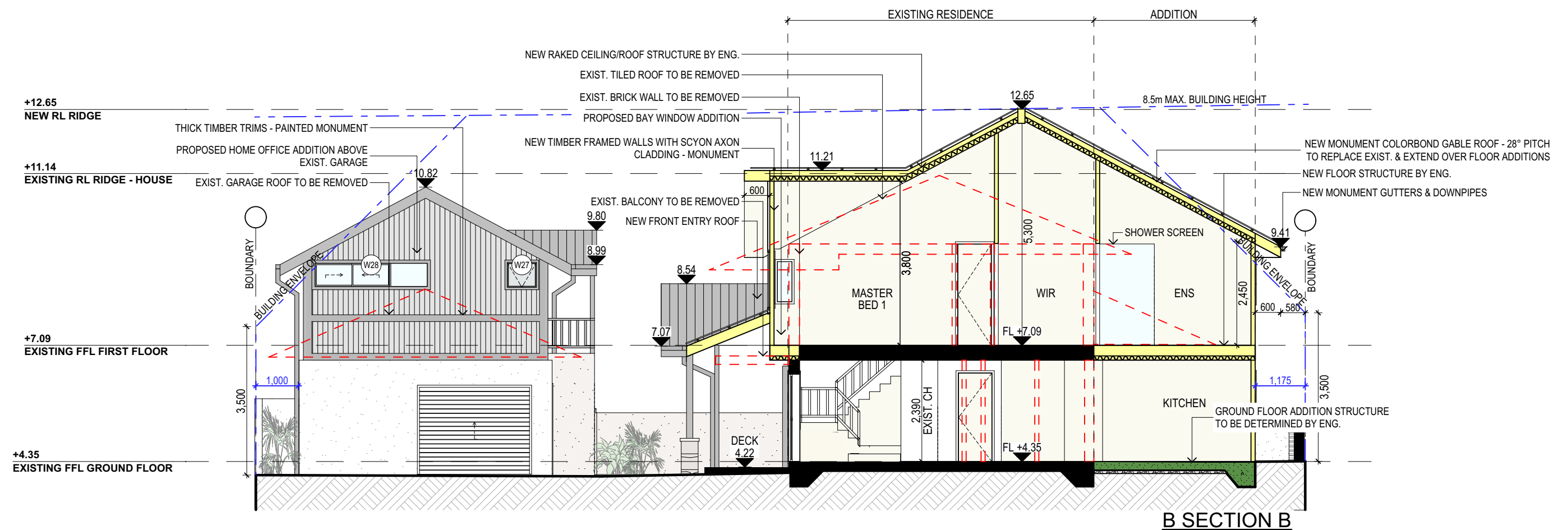
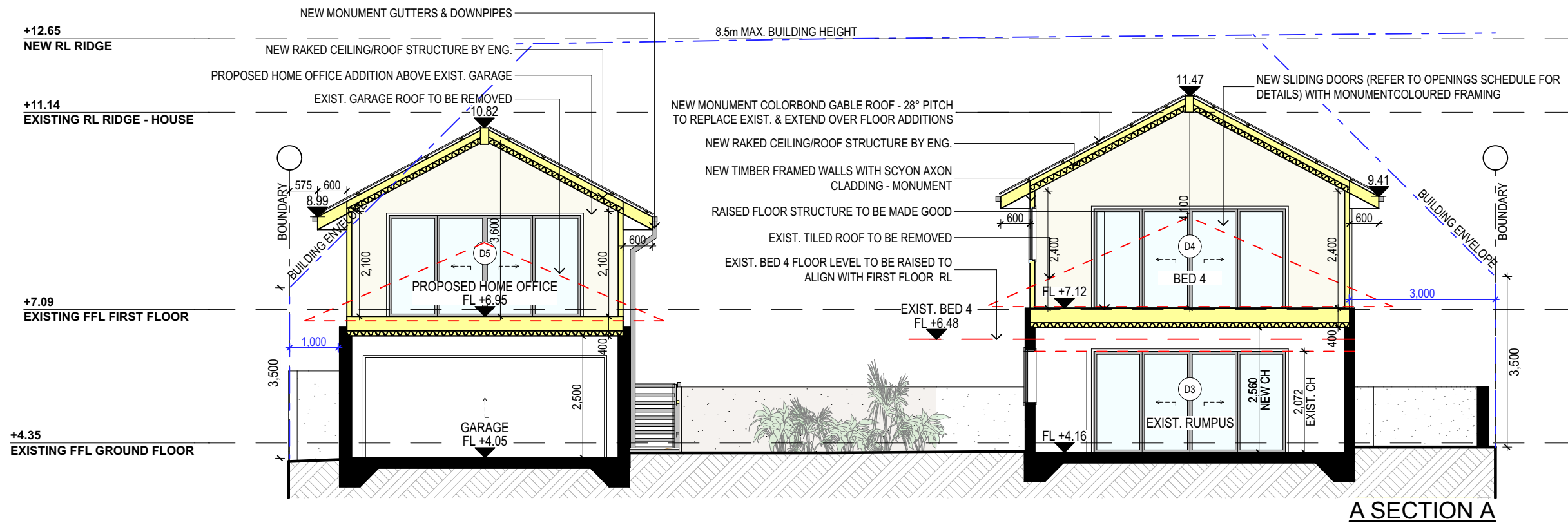
CLIENT:

LEONIE & MATT

DRAWING TITLE:

PROPOSED ELEVATIONS SHEET 3

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DRAWING TITLE:
SECTIONS

JOB No:
950/21

CHECKED BY:
JJ

DRAWING No:

DA.12

BASIX REQUIREMENTS

BASIX INCLUSIONS FOR 4 BANGALOW AVE, MONA VALE 2103.

LIGHTING

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	MIN. 3 STARS
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)	Nil
Floor above existing dwelling or building	Nil
External wall: Framed (Weatherboard, fibro, Metal clad)	R1.30 (or R1.70 including construction)
Raked ceiling, pitched/skillion 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

INTERNAL LINING

- PROVIDE PLASTERBOARD LINING.
- INSTALL TO MANUFACTURERS SPECIFICATIONS & AS 2589

EXTERNAL WALLS:

- 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.

FLOOR:

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

WET AREAS:

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

BEARERS AND JOISTS:

- 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.

ANT CAPS:

- SHALL BE INSTALLED IN ACCORDANCE WITH AS3660.

PROFILED STEEL ROOF:

- COLORBOND ROOF CLADDING
- NCC VOL.2 PART 3.5.1.
- DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH AS/NZS 1562.

ROOF TILES OR SHINGLES:

- NCC VOL.2 PART 3.5.2.

CONCRETE:

- 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 AS3600.

FOOTINGS:

- 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.

CARPENTRY:

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

TIMBER FRAMING:

- 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.

LIGHTING:

- 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 AS1657.
- 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.

SLIP RESISTANCE:

- 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 VOL 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

GLAZING:

- 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.

NOTE:

ALL PLANS ARE TO BE READ IN CONJUNCTION AND COMPLY WITH THE BASIX CERTIFICATE, BUSHFIRE AND GEOTECH REPORTS.

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.

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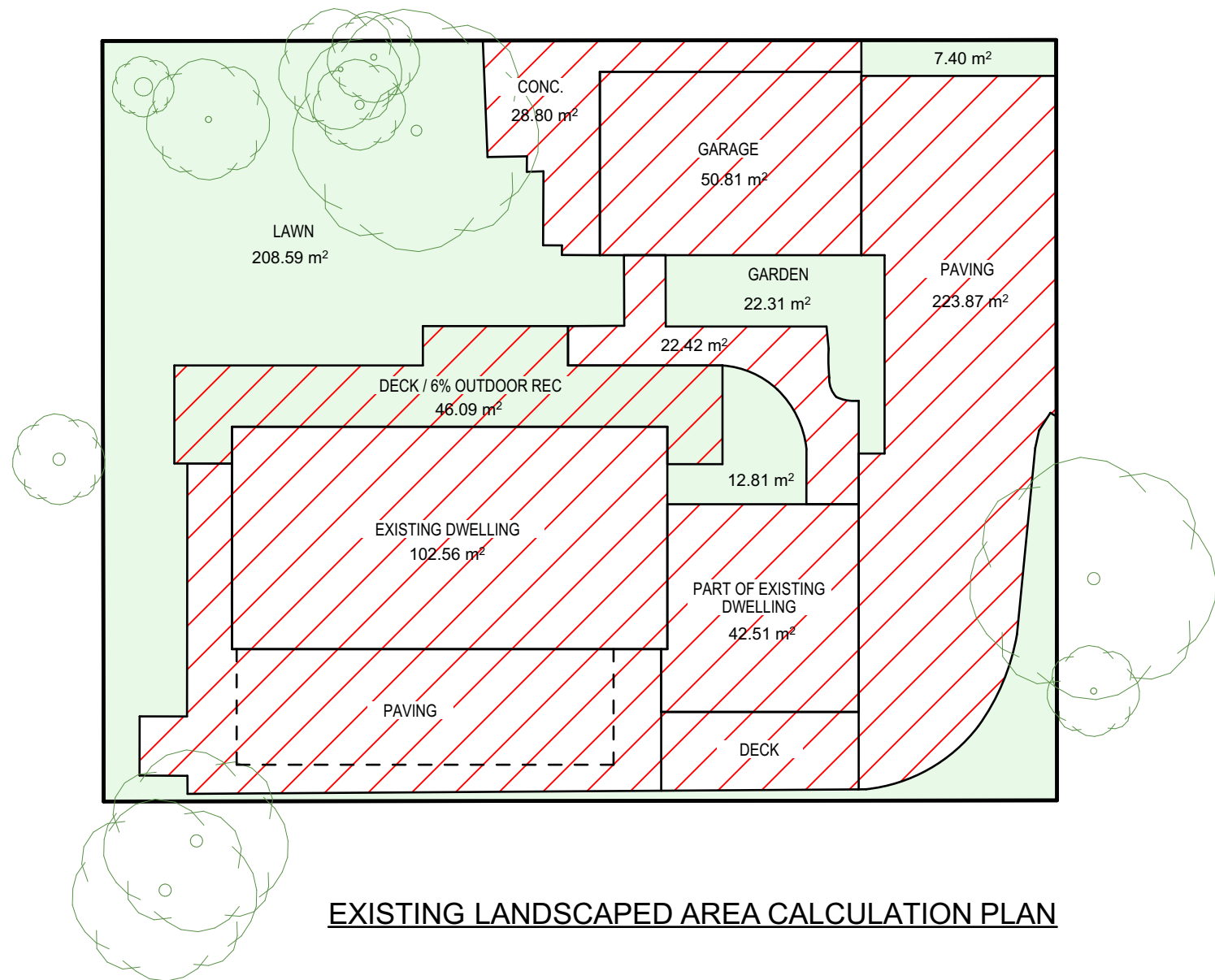
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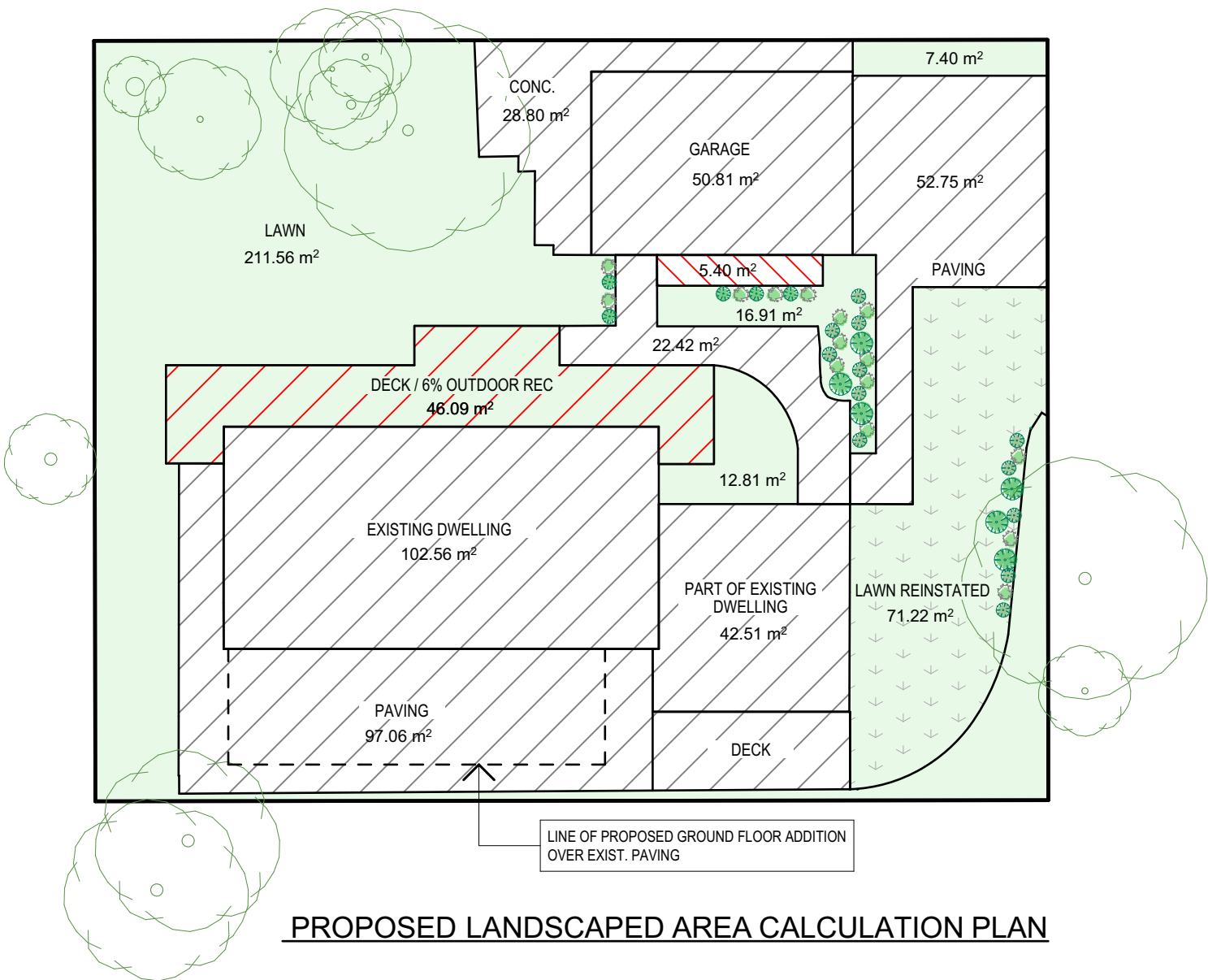
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D	23.11.2021	DA DRAWINGS ISSUED
E	30.11.2021	AMENDMENTS TO DA DRAWINGS

PROPOSED ALTERATIONS AND ADDITIONS 4 BANGALOW AVE, MONA VALE. CLIENT: LEONIE & MATT	DRAWING TITLE: BASIX / SPEC NOTES
--	--------------------------------------

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



EXISTING LANDSCAPED AREA CALCULATION PLAN



PROPOSED LANDSCAPED AREA CALCULATION PLAN

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

TRUE NORTH:

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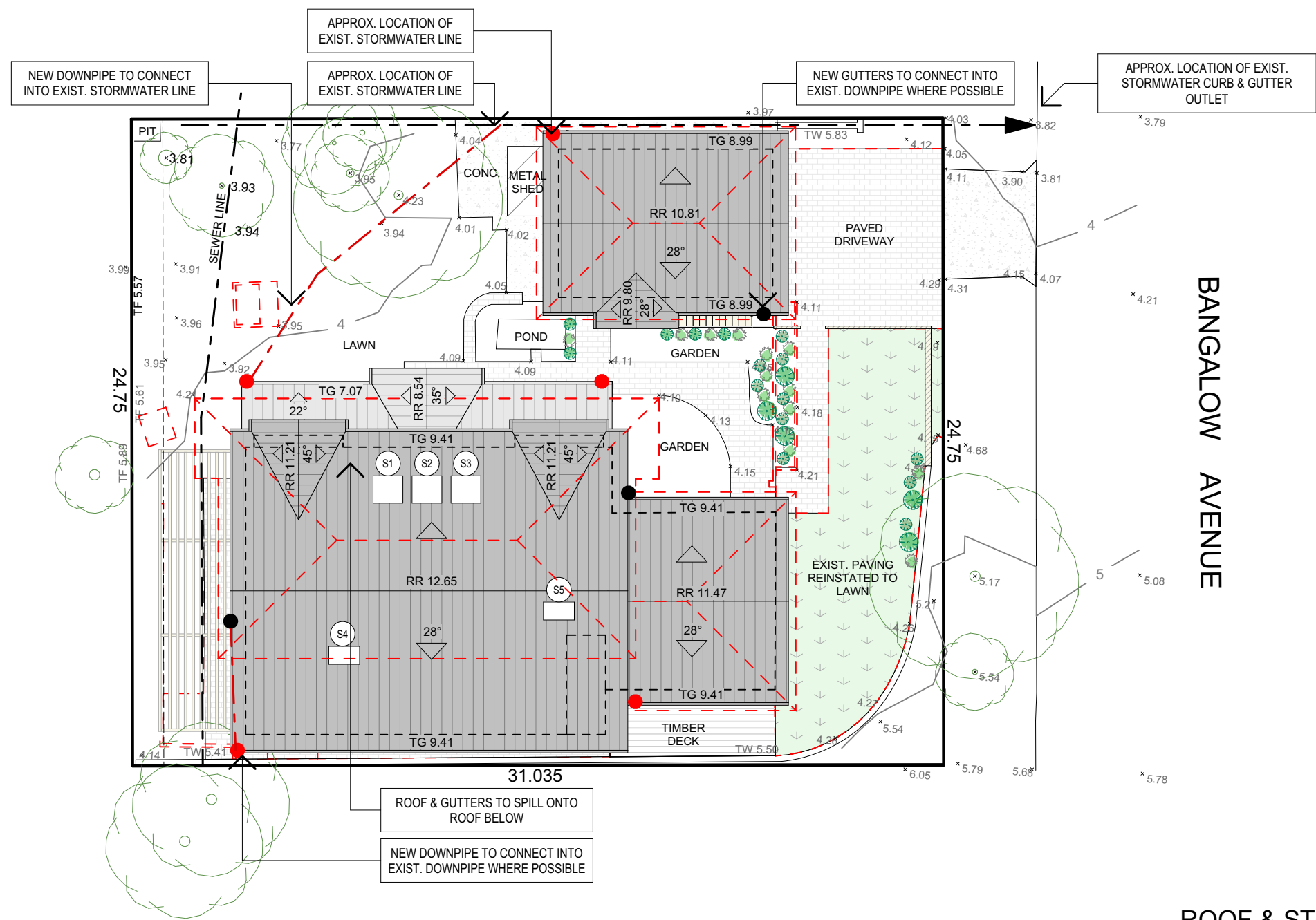
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PROPOSED ALTERATIONS AND ADDITIONS
4 BANGALOW AVE, MONA VALE.

CLIENT:
LEONIE & MATT

DRAWING TITLE:
LANDSCAPED AREA CALCULATION PLAN

DATE: OCT/21	DRAWN BY: CA	SCALE: 1:1, 1:200 @ A3
JOB No: 950/21	CHECKED BY: JJ	DRAWING No: DA.14



ROOF & STORMWATER CONCEPT PLAN

STORMWATER CONCEPT LEGEND	
EXISTING DOWNPIPES	●
NEW DOWNPIPES	●
EXISTING STORMWATER LINE	- - - - -
NEW STORMWATER LINE	- - - - -

TRUE NORTH:



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PROPOSED ALTERATIONS AND ADDITIONS
4 BANGALOW AVE, MONA VALE.

CLIENT:
LEONIE & MATT

DRAWING TITLE:
ROOF & STORMWATER CONCEPT PLAN

DATE:
OCT/21

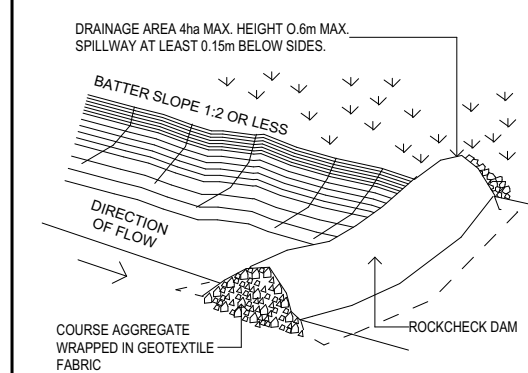
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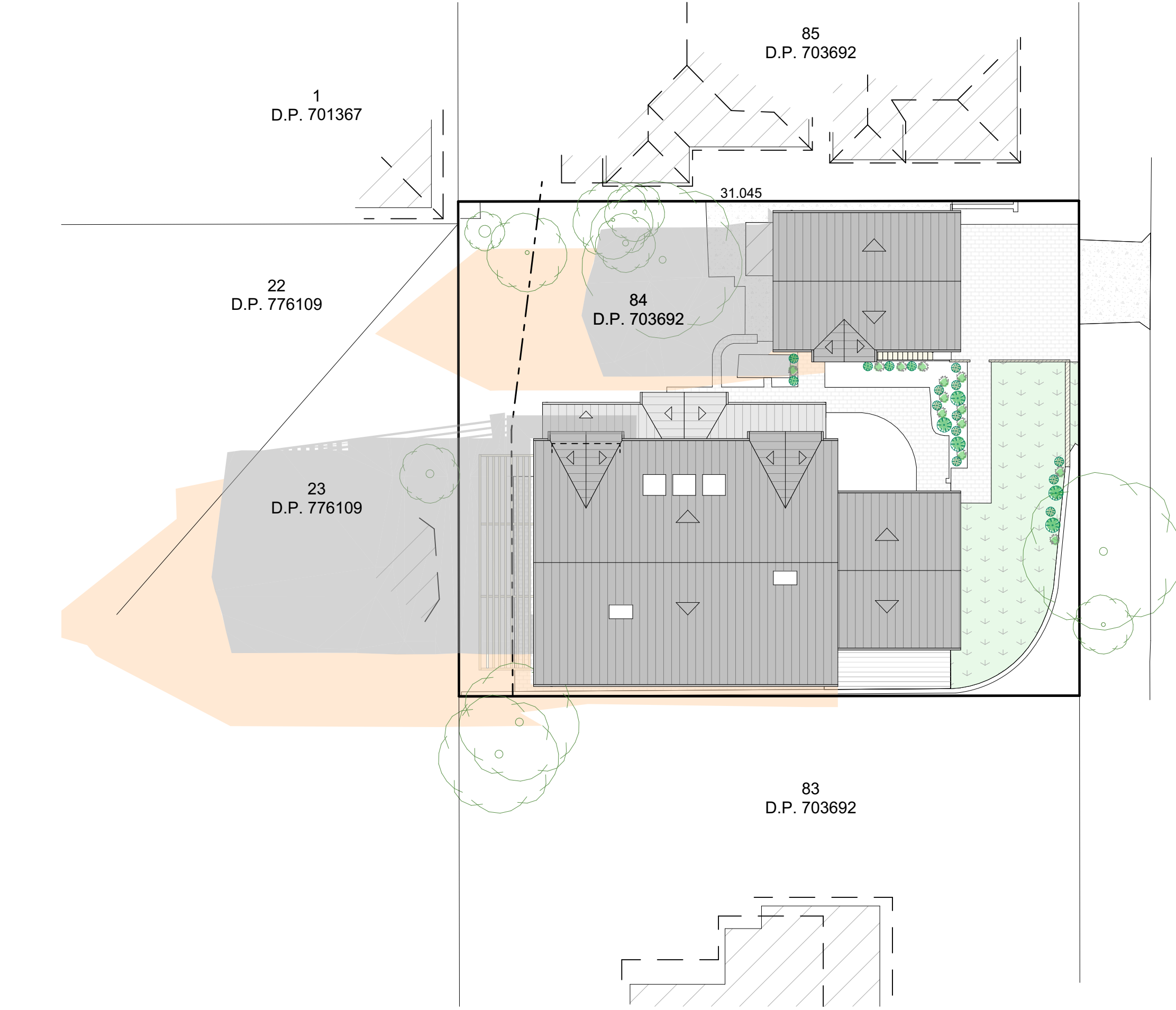
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950/21

CHECKED BY:
JJ

DRAWING No:
DA.15





SHADOW DIAGRAM JUNE 21 9AM

21 JUNE SHADOW DIAGRAM LEGEND		
EXISTING SHADOWS		
NEW SHADOWS		

TRUE NORTH:

NOTES (E & OE)

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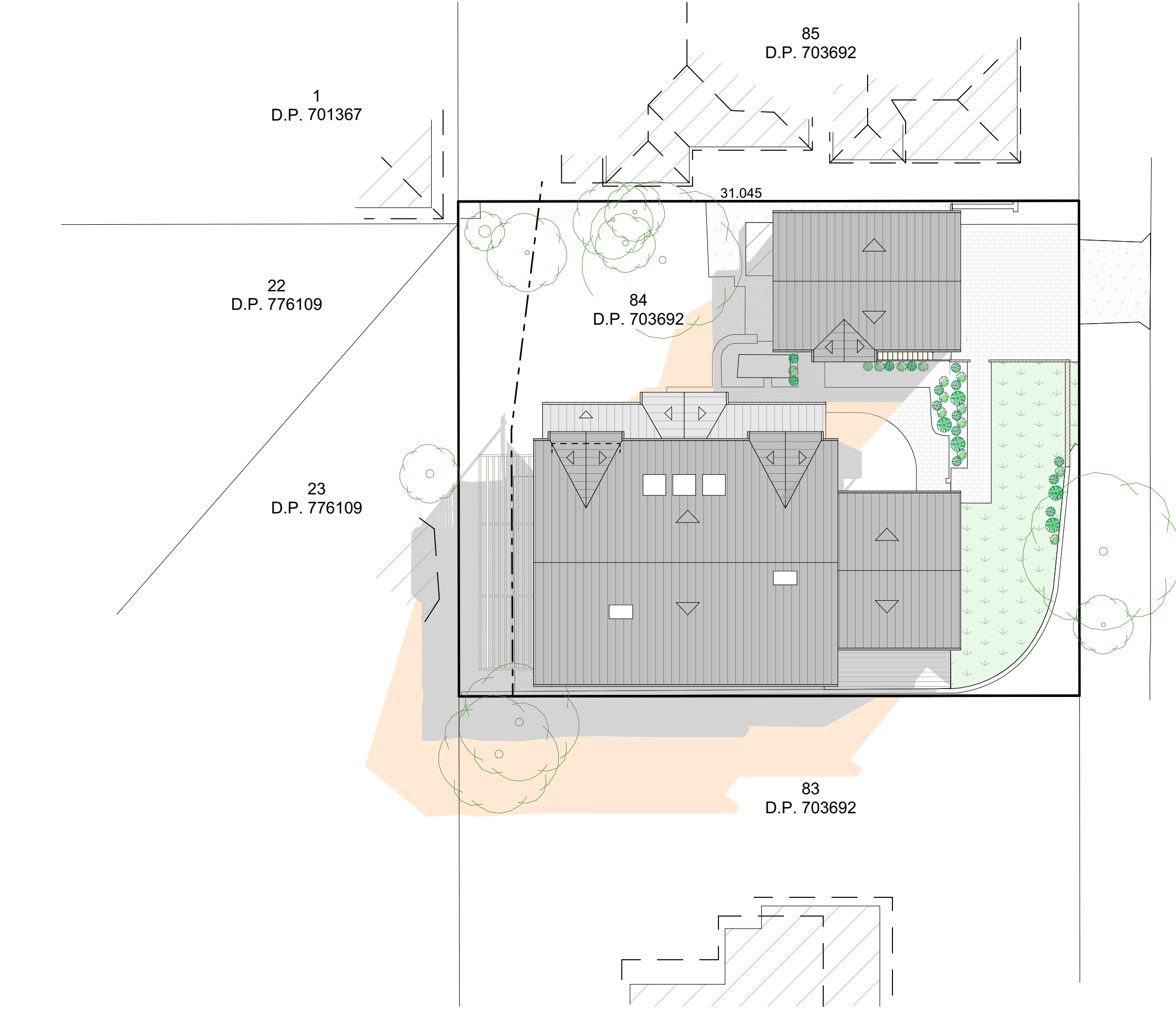
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PROPOSED ALTERATIONS AND ADDITIONS
4 BANGALOW AVE, MONA VALE.
CLIENT:
LEONIE & MATT

DRAWING TITLE:
SHADOW DIAGRAM JUNE 21 9:00 am

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



SHADOW DIAGRAM JUNE 21 12PM

21 JUNE SHADOW DIAGRAM LEGEND		
EXISTING SHADOWS		
NEW SHADOWS		

TRUE NORTH:


NOTES (E & OE)

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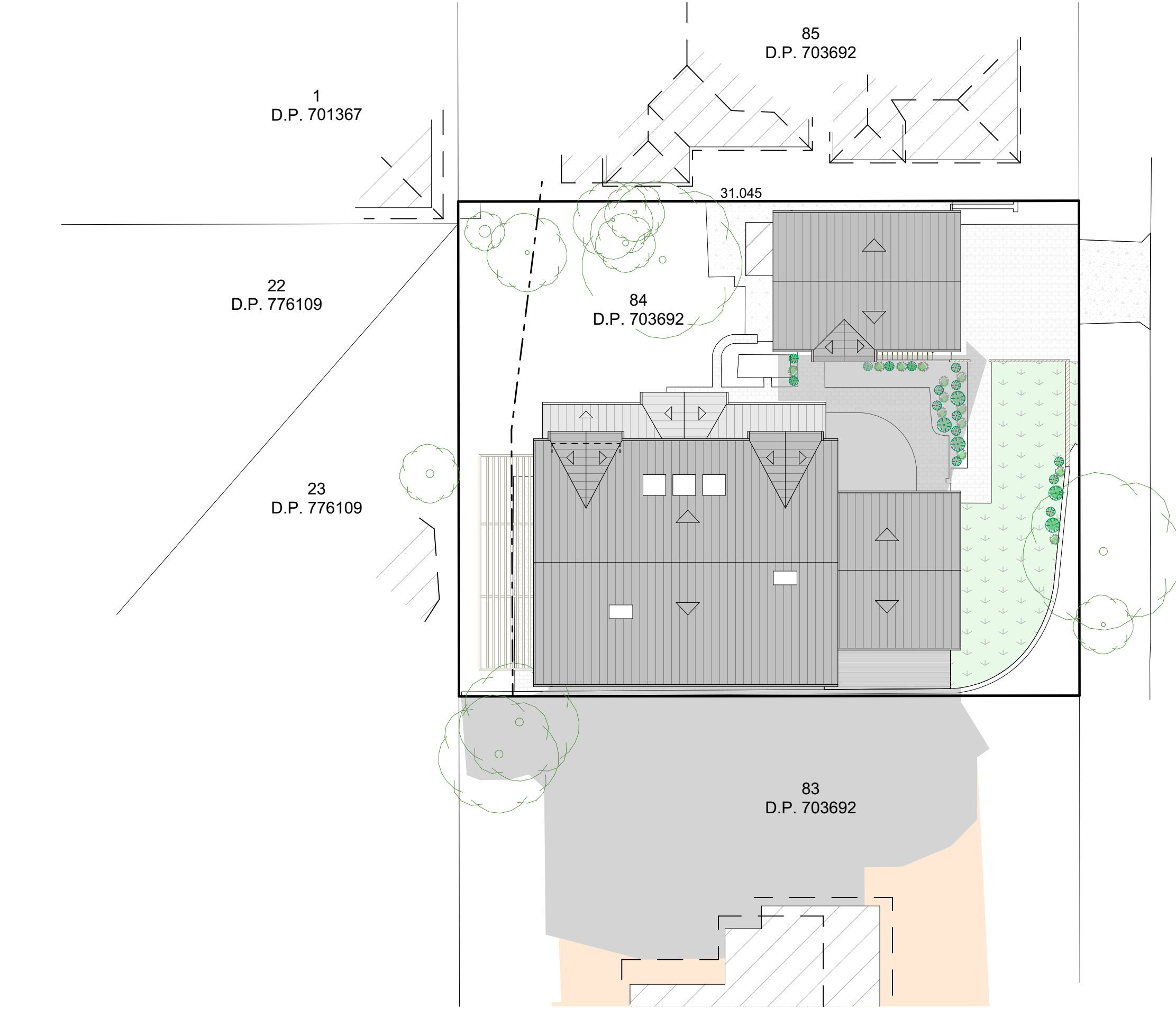
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PROPOSED ALTERATIONS AND ADDITIONS
4 BANGALOW AVE, MONA VALE.
CLIENT:
LEONIE & MATT

DRAWING TITLE:
SHADOW DIAGRAM JUNE 21 12 noon

DATE: OCT/21	DRAWN BY: CA	SCALE: 1:200 @ A3
JOB No: 950/21	CHECKED BY: JJ	DRAWING No: DA.18



SHADOW DIAGRAM JUNE 21 3PM

21 JUNE SHADOW DIAGRAM LEGEND		
EXISTING SHADOWS		
NEW SHADOWS		

TRUE NORTH:


NOTES (E & OE)

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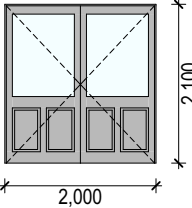
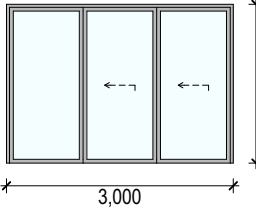
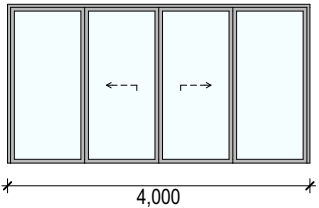
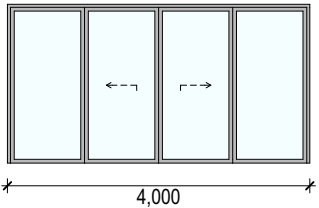
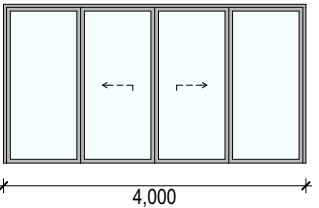
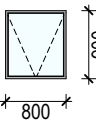
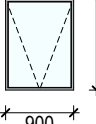
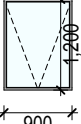
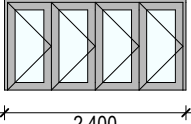
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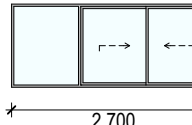
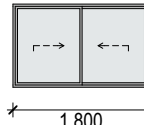
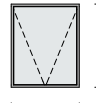
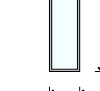
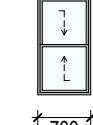
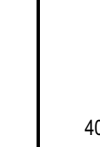
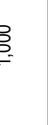
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PROPOSED ALTERATIONS AND ADDITIONS
4 BANGALOW AVE, MONA VALE.
CLIENT:
LEONIE & MATT

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SHADOW DIAGRAM JUNE 21 3:00 pm

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

LABEL ID	D1	D2	D3	D4	D5	W1	W2	W3	W4
ORIENTATION	NORTH WEST	SOUTH WEST	NORTH EAST	NORTH EAST	NORTH EAST	SOUTH EAST	SOUTH EAST	SOUTH EAST	SOUTH WEST
ELEVATION									
SILL HEIGHT	0	0	0	0	0	1,200	900	900	900
LOCATION	GROUND FLOOR - ENTRY DOOR	GROUND FLOOR - DINING/KITCHEN	GROUND FLOOR - RUMPUS	FIRST FLOOR - BED 4	FIRST FLOOR - HOME OFFICE	GROUND FLOOR - WC	GROUND FLOOR - L'DRY	GROUND FLOOR - WIP	GROUND FLOOR - KITCHEN
TYPE	DOUBLE FRENCH DOOR - HALF GLASS	SLIDING STACKABLE DOOR	SLIDING DOOR	SLIDING DOOR	SLIDING DOOR	TOP HUNG OR OTHER	TOP HUNG OR DOUBLE HUNG OR OTHER	TOP HUNG OR DOUBLE HUNG OR OTHER	SLIDING BIFOLD WINDOW
GLAZING AND FRAME MATERIAL	TIMBER PAINTED MONUMENT FRAMING, CLEAR 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, LOW-E GLASS	TIMBER PAINTED MONUMENT FRAMING, CLEAR GLASS	TIMBER PAINTED MONUMENT FRAMING, CLEAR GLASS	TIMBER PAINTED MONUMENT FRAMING, CLEAR GLASS	TIMBER PAINTED MONUMENT FRAMING, CLEAR GLASS
AREA FOR BASIX	4.20	6.30	8.40	8.40	8.40	0.72	1.08	1.08	2.88

LABEL ID	W5	W6	W7	W8	W9	W10	W11	W12	W13	W14	W15	W16	W17	
ORIENTATION	SOUTH EAST	SOUTH EAST	SOUTH WEST	SOUTH WEST	SOUTH WEST	SOUTH WEST	SOUTH WEST	SOUTH WEST	NORTH WEST	NORTH WEST	NORTH WEST	NORTH WEST	NORTH EAST	
ELEVATION														
SILL HEIGHT	1,000	1,500	1,000	1,000	1,500	1,500	1,500	1,000	900	900	900	900	1,000	
LOCATION	FIRST FLOOR - BED 3	FIRST FLOOR - LOUNGE	FIRST FLOOR - ENS	FIRST FLOOR - WC IN ENS	FIRST FLOOR - WIR	FIRST FLOOR - MASTER BED 1	FIRST FLOOR - MASTER BED 1	FIRST FLOOR - MASTER BED 1 - BAY WINDOW	FIRST FLOOR - MASTER BED 1 - BAY WINDOW	FIRST FLOOR - MASTER BED 1 - BAY WINDOW	FIRST FLOOR - MASTER BED 1 - BAY WINDOW	FIRST FLOOR - MASTER BED 1 - BAY WINDOW	FIRST FLOOR - MASTER BED 1 - BAY WINDOW	
TYPE	SLIDING WINDOW OR OTHER	SLIDING WINDOW OR OTHER	FROSTED GLASS - SLIDING WINDOW OR OTHER	FROSTER GLASS - TOP HUNG WINDOW OR OTHER	TOP HUNG WINDOW OR OTHER	TOP HUNG WINDOW OR OTHER	TOP HUNG WINDOW OR OTHER	FIXED GLASS	DOUBLE HUNG WINDOW	DOUBLE HUNG WINDOW	DOUBLE HUNG WINDOW	DOUBLE HUNG WINDOW	FIXED GLASS	
GLAZING AND FRAME MATERIAL	TIMBER PAINTED MONUMENT FRAMING, CLEAR GLASS	TIMBER PAINTED MONUMENT FRAMING, CLEAR GLASS	TIMBER PAINTED MONUMENT FRAMING, CLEAR GLASS	TIMBER PAINTED MONUMENT FRAMING, CLEAR GLASS	TIMBER PAINTED MONUMENT FRAMING, CLEAR GLASS	TIMBER PAINTED MONUMENT FRAMING, CLEAR GLASS	TIMBER PAINTED MONUMENT FRAMING, CLEAR 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, LOW-E GLASS	TIMBER PAINTED MONUMENT FRAMING, LOW-E GLASS	TIMBER PAINTED MONUMENT FRAMING, CLEAR GLASS	
AREA FOR BASIX	2.97	2.28	1.98	0.99	0.42	0.42	0.42	0.40	0.91	0.91	0.91	0.91	0.40	

NOTES

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

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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
Mob. 0414 717 541 | Email. jjdraft@tpg.com.au
www.jjdrafting.com.au
ACN 651 693 346

REV:	DATE:	DESCRIPTION:
A	20.10.2021	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	30.11.2021	AMENDMENTS TO DA DRAWINGS

PROPOSED ALTERATIONS AND ADDITIONS
4 BANGALOW AVE, MONA VALE.

CLIENT:
LEONIE & MATT

DRAWING TITLE:
OPENINGS SCHEDULE

DATE:

OCT/21

DRAWN BY:

CA

SCALE:

1:1 @ A3

JOB No:

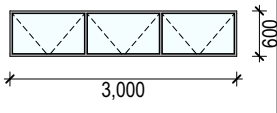
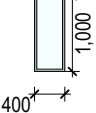
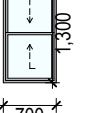
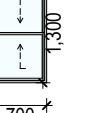
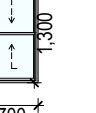
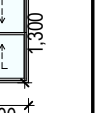
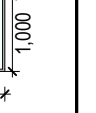
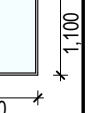
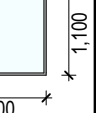
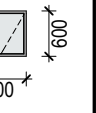
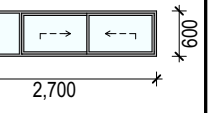
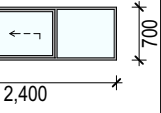
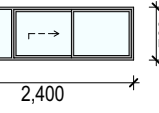
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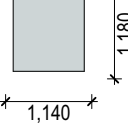
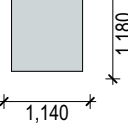
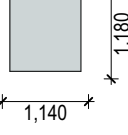
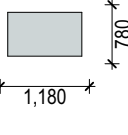
CHECKED BY:

JJ

DRAWING No:

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													
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 POTHER	SLIDING WINDOW OR OTHER	SLIDING WINDOW OR OTHER
GLAZING AND FRAME MATERIAL	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, LOW-E GLASS	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				
AREA FOR BASIX	1.35	1.35	1.35	0.92

SKYLIGHT SCHEDULE

NOTES

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TRUE NORTH:

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