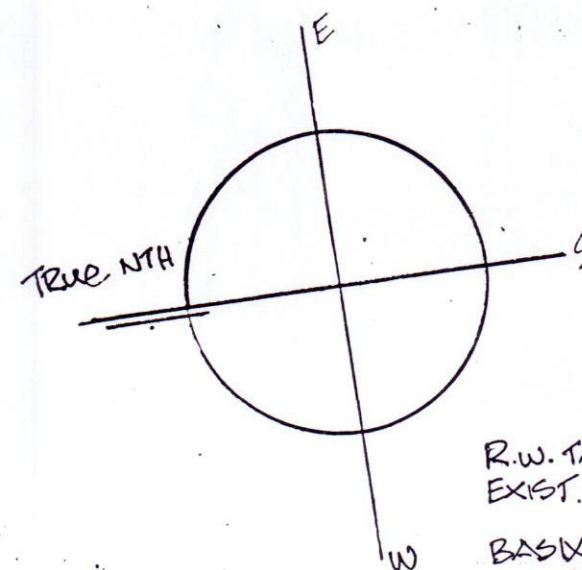


NORTHERN BEACHES COUNCIL

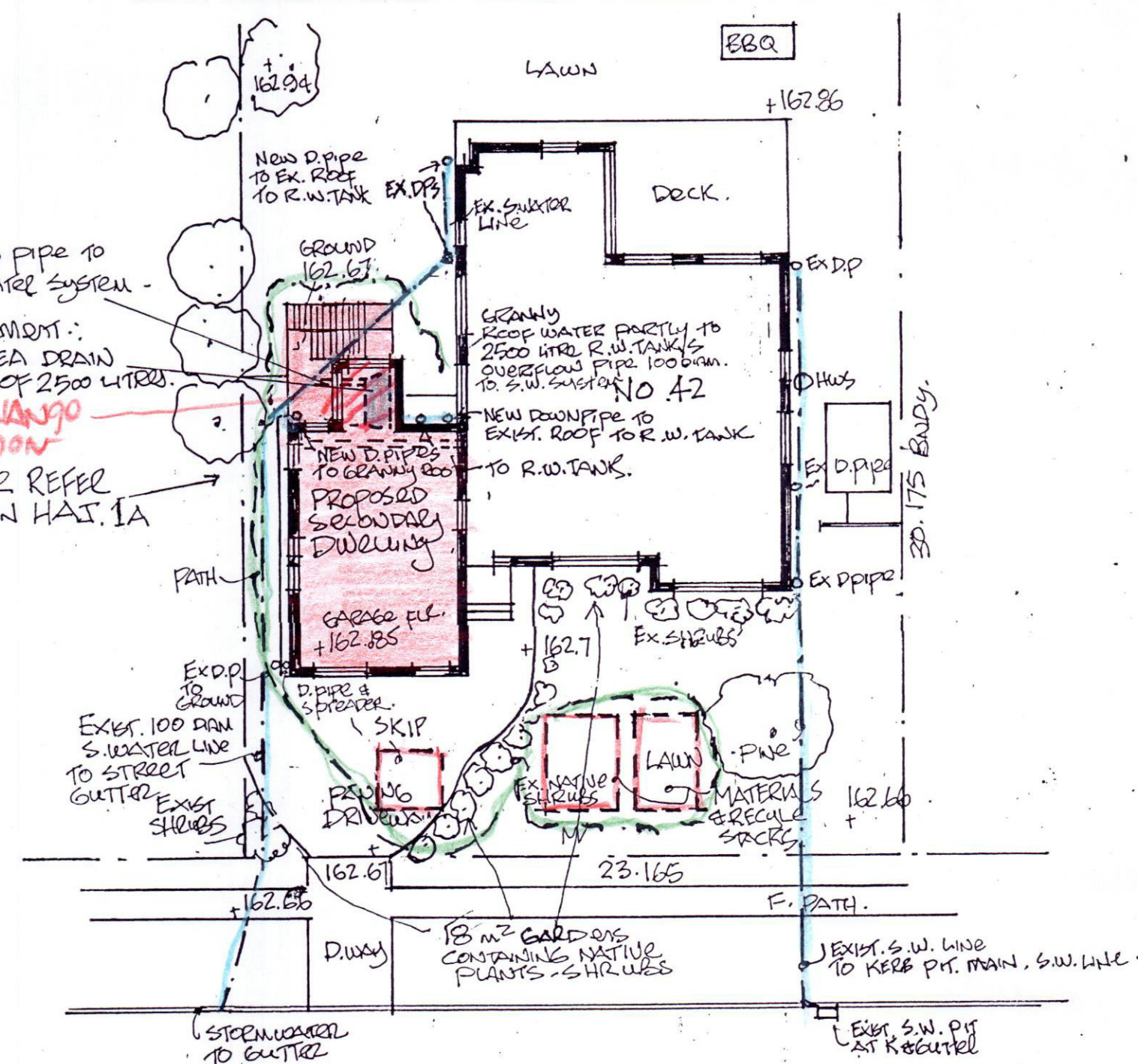
250 MM DIAM. CONTINUOUS SAND FILLED GEOTEXTILE FABRIC
BAGS, CONTINUOUS LENGTHS.
* Remain in place until construction finished.

23.165



BASIC REQUIREMENT: :
95m² ROOF AREA DRAIN
TO R.W. TANK OF 2500 LTR

SECT. 96. CHANGE —
MEALS ROOM
STORM WATER REFER
DETAIL PLAN HAT. 1A



PRINGLE AVE.

LANDSCAPING & STORM WATER PLAN: 1:200

15.2.19	A.	* SITE ANALYSIS PLAN GRANNY MEALS ROOM MOVED NORTH 1050 AWAY FROM HOUSE * STOREN WATER PLAN REVISED AS HAST.1
DATE	NO	AMENDMENT.

Newbuild design and Drafting
Robert Geoghegan
m. 0419907222 e. robgetbigpond.com
17 Jocelyn Street North Curl Curl 2099

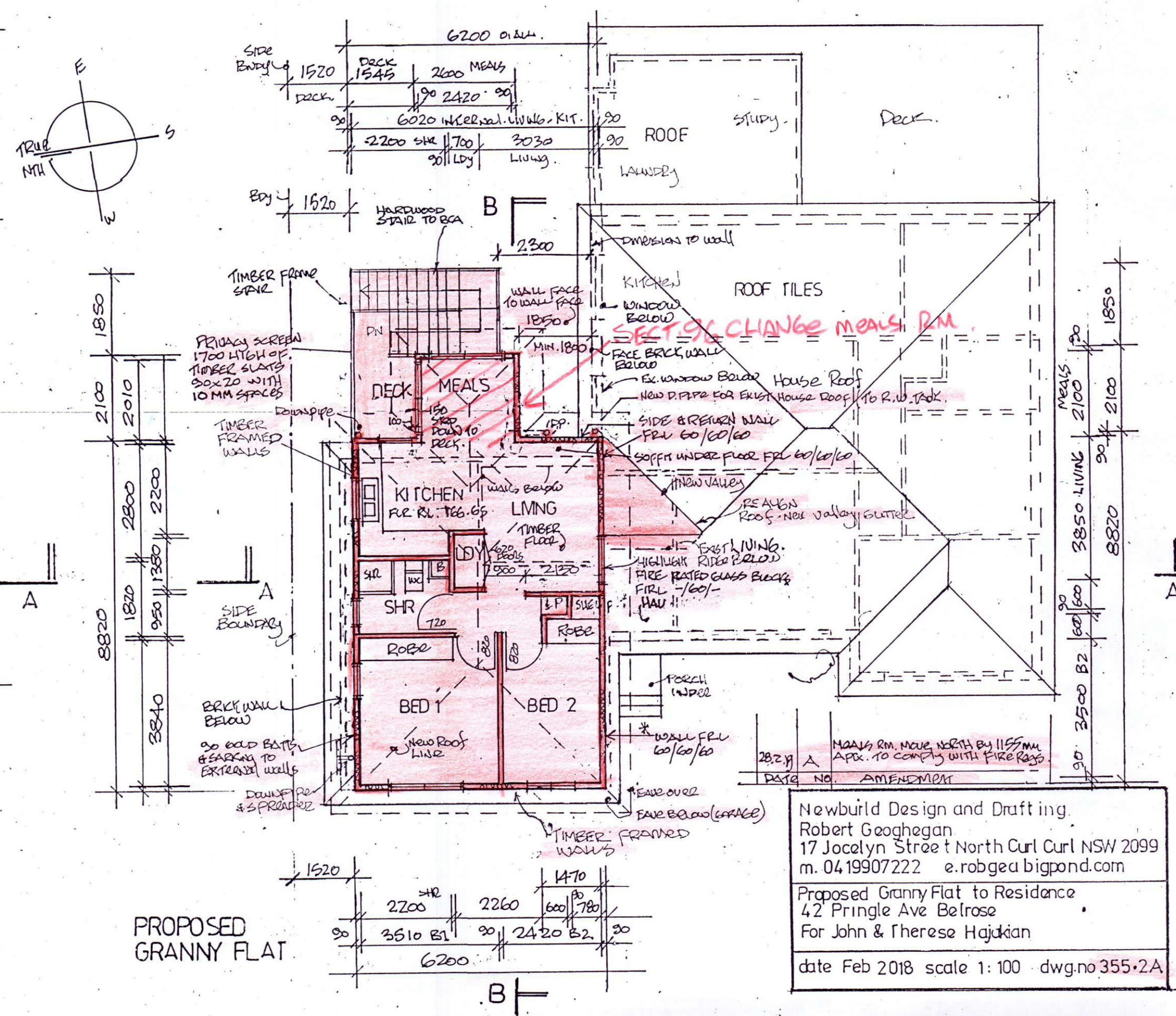
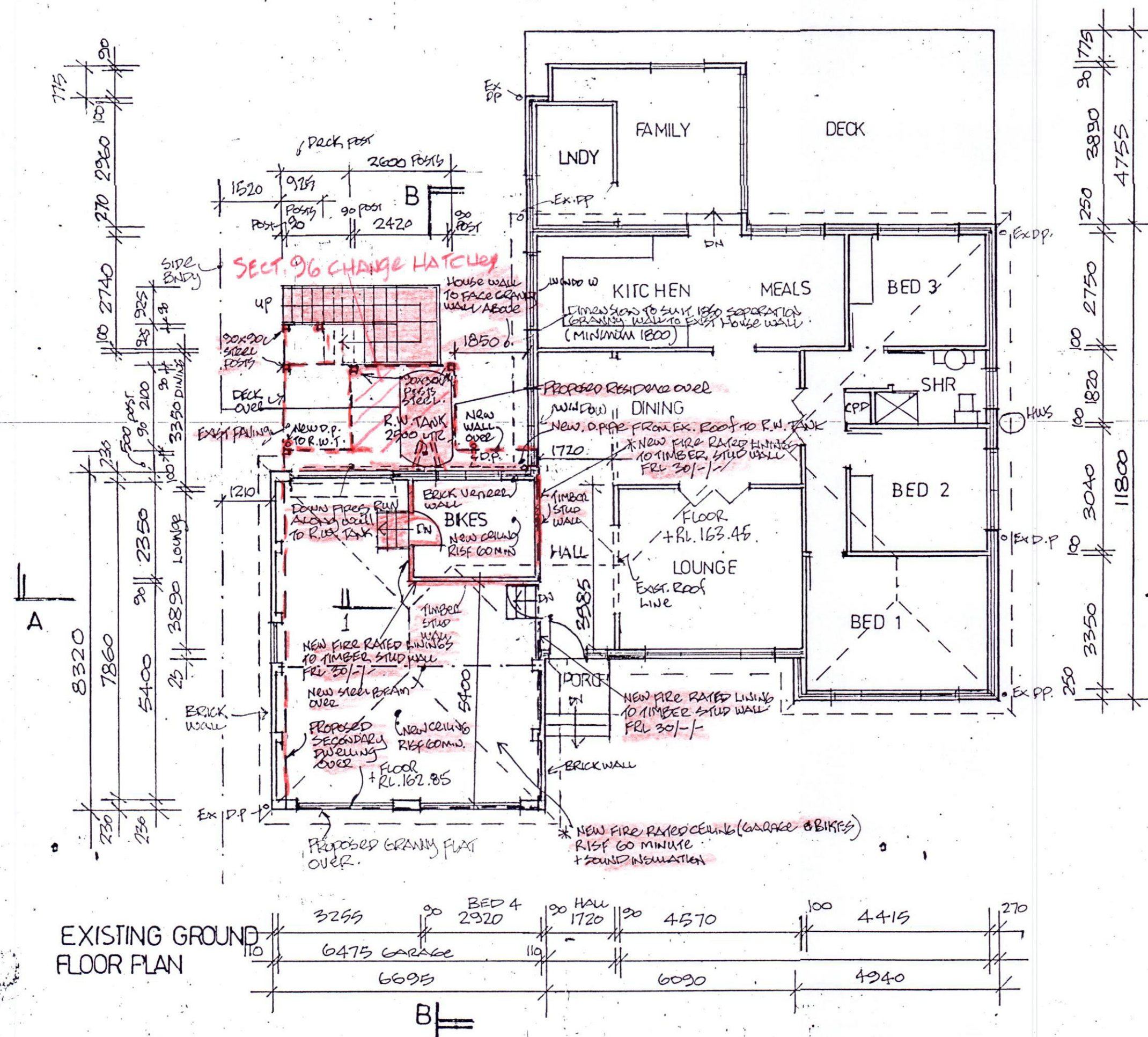
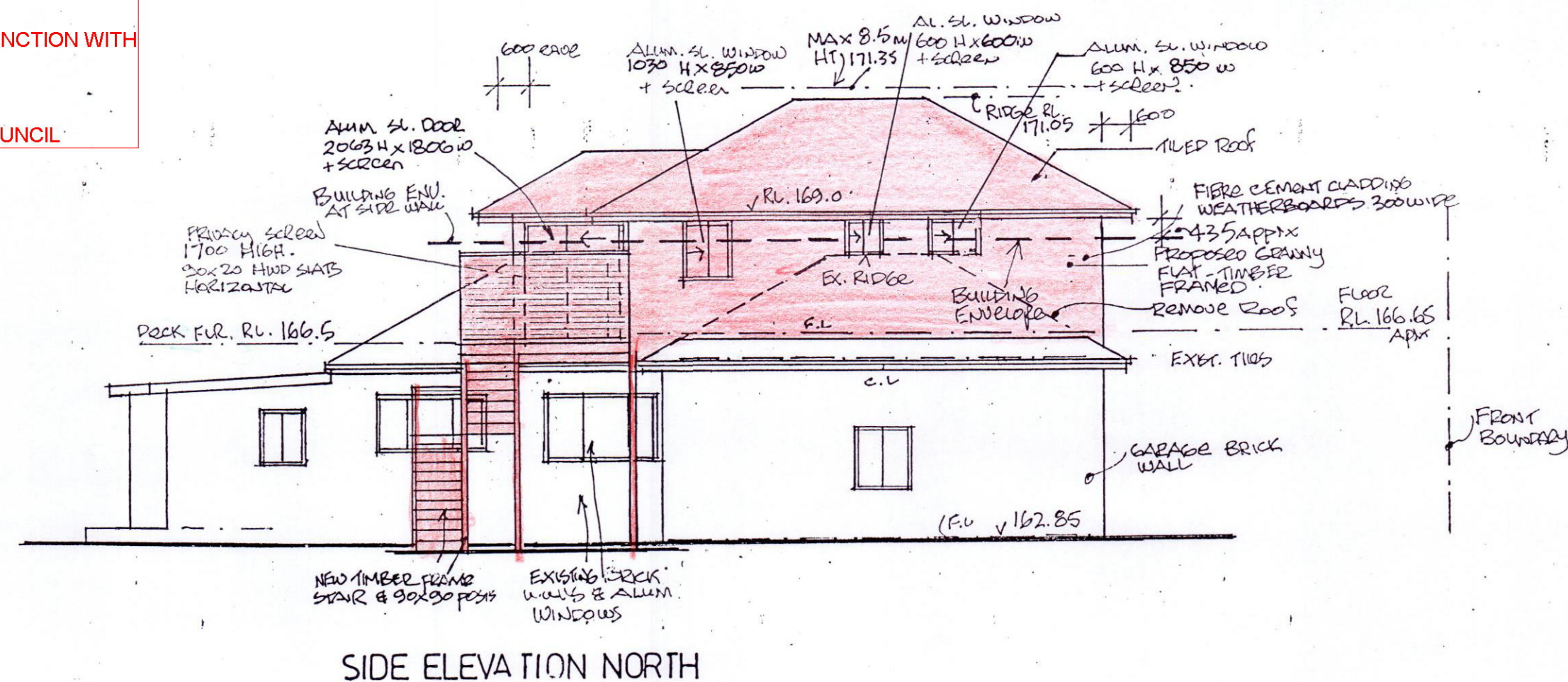
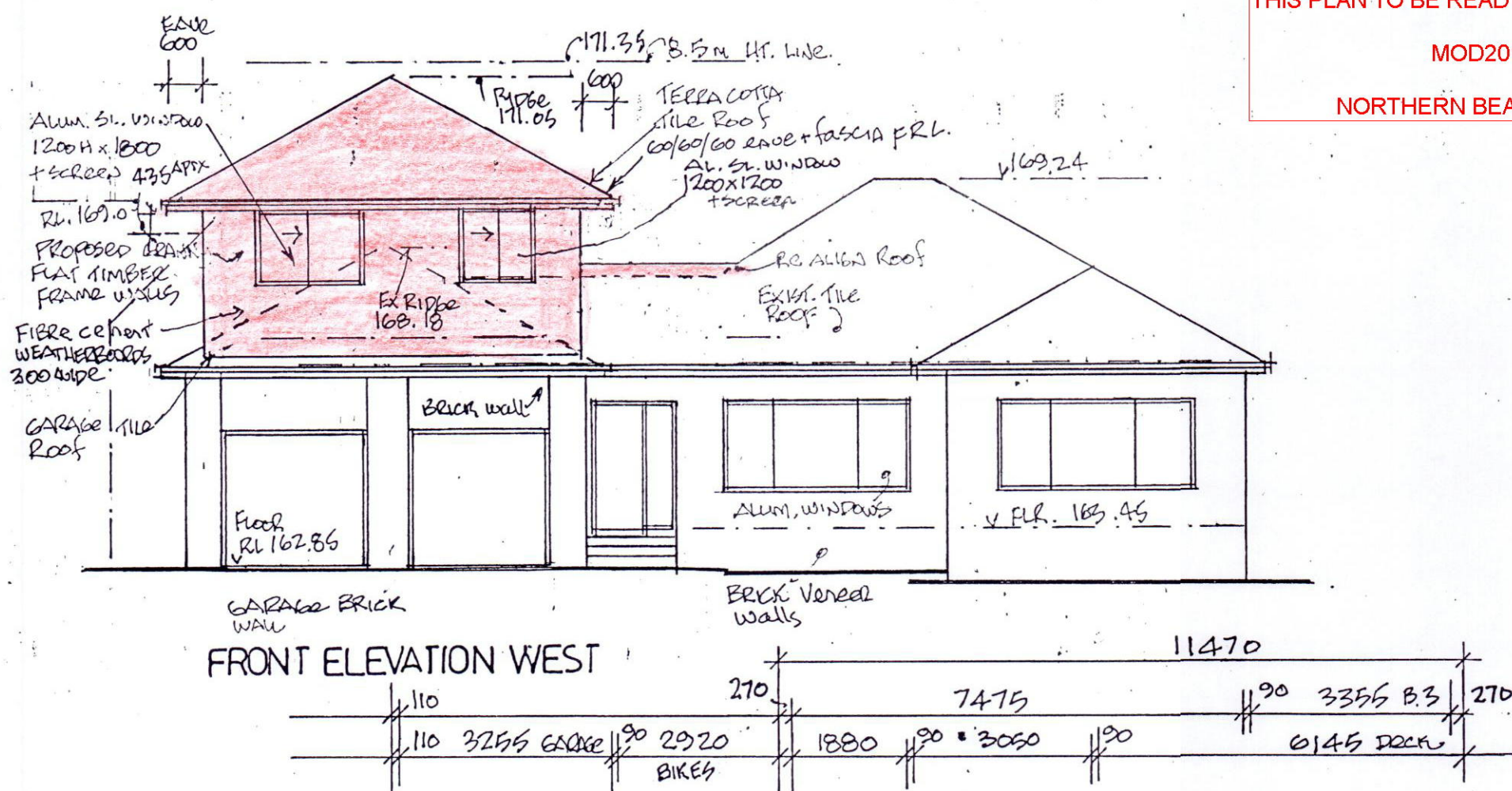
Proposed secondary dwelling to residence at
42 Pringle Ave Belrose
for John and Therese Hajtkian

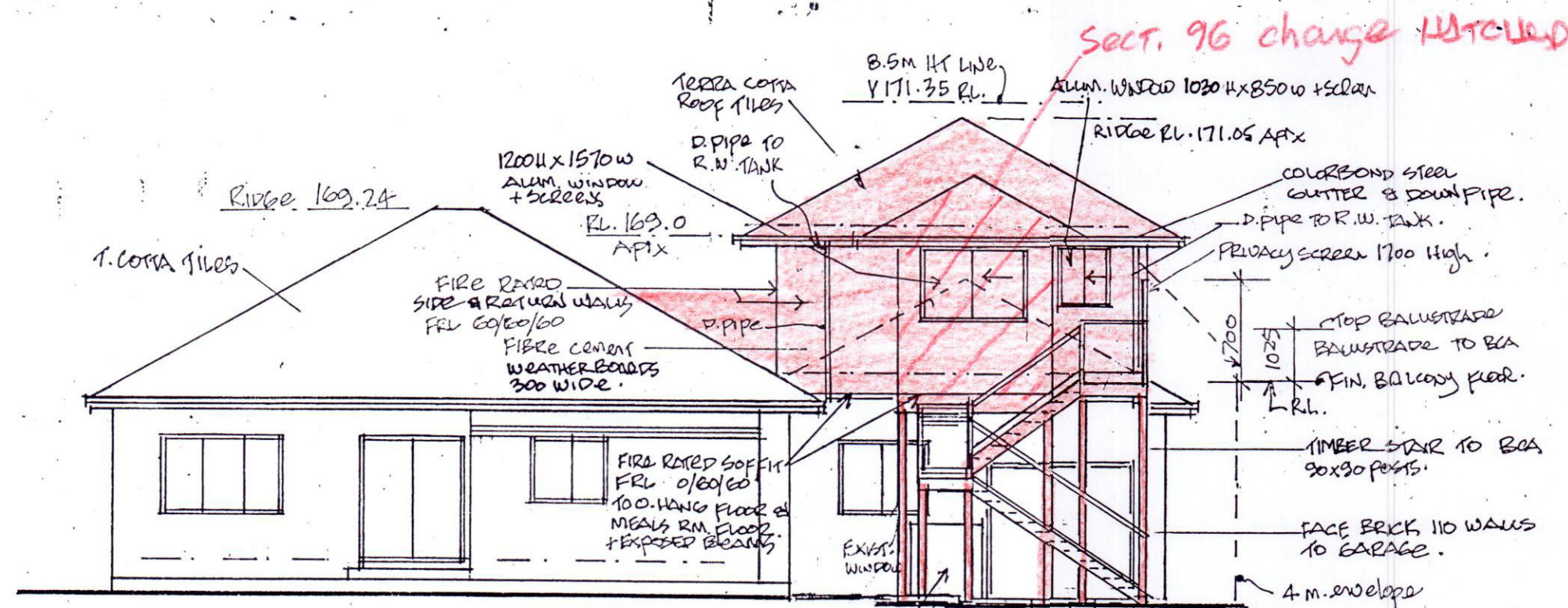
date:	scale	dwg. no.
July 2018	1: 200	355.1A

SITE-SITE ANALYSIS PLAN 1:200

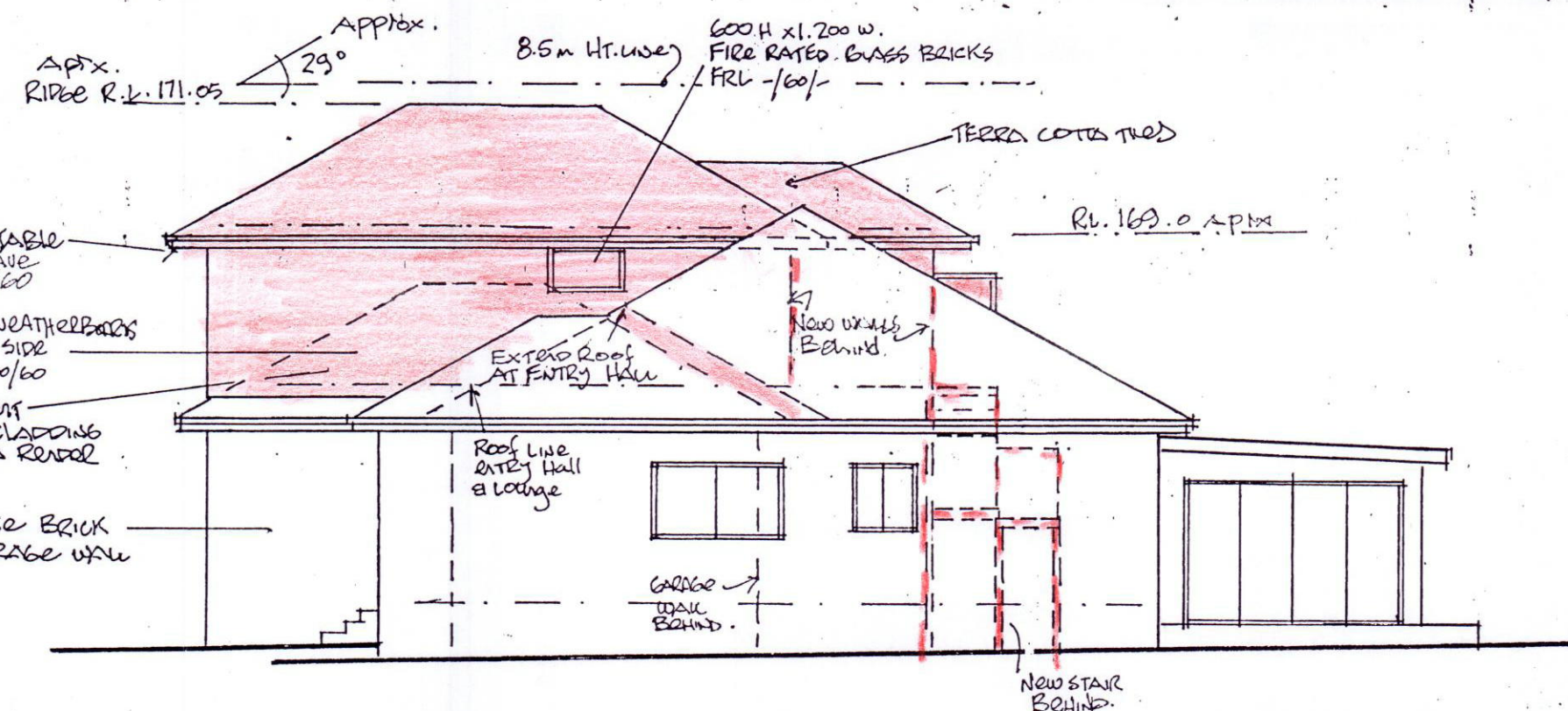
PRINGLE AVE

THIS PLAN TO BE READ IN CONJUNCTION WITH
MOD2019/0091
NORTHERN BEACHES COUNCIL

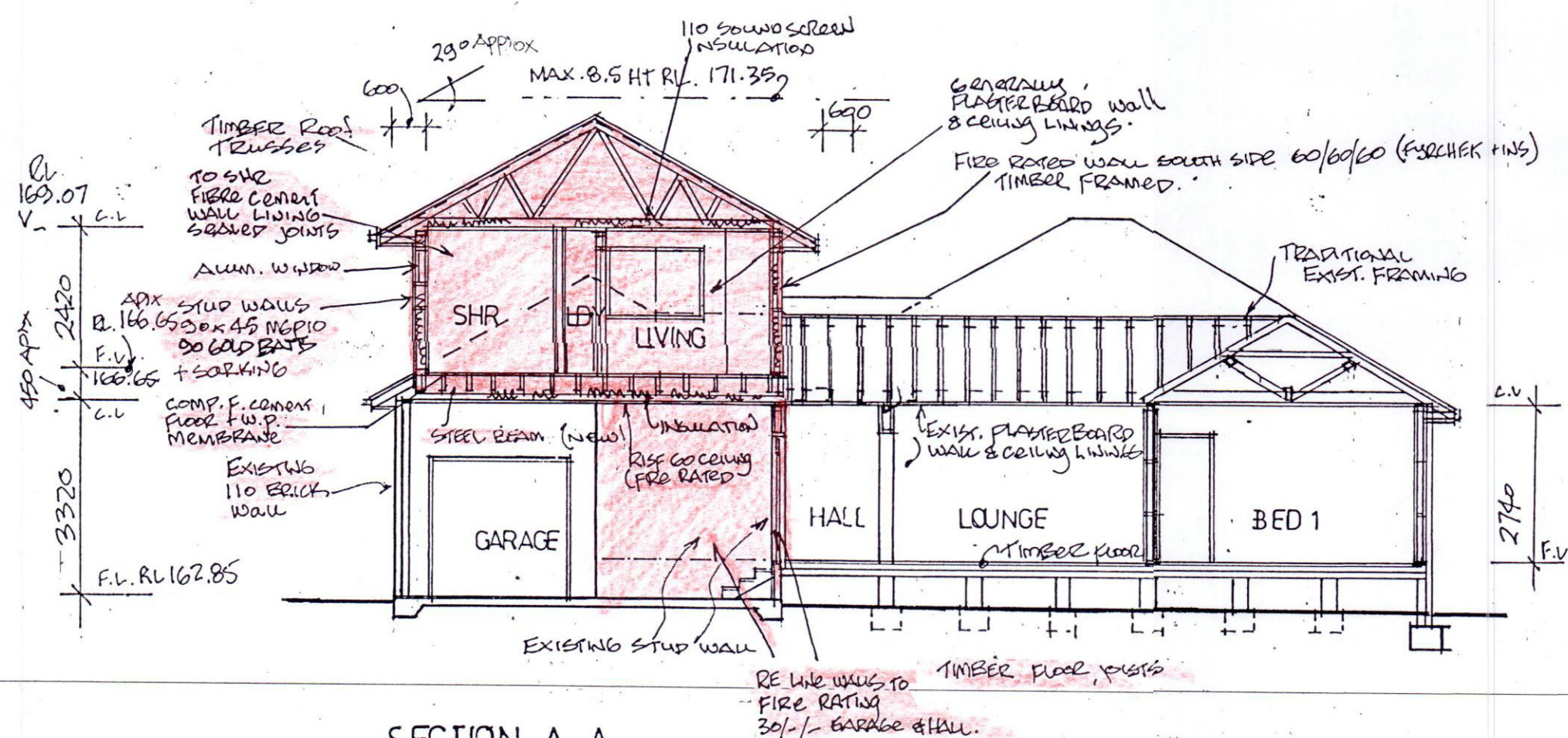




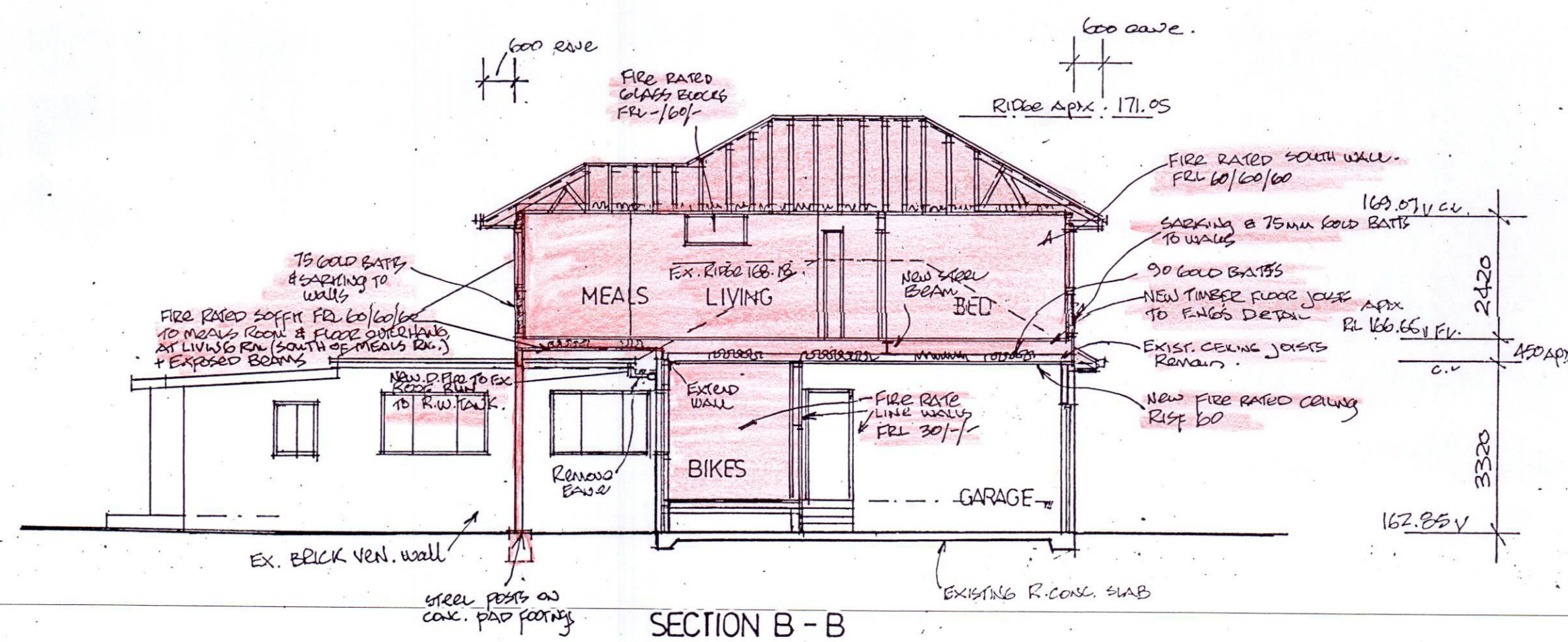
REAR ELEVATION EAST



SIDE ELEVATION SOUTH



SECTION A-A



SECTION B-B

Thermal Comfort Inclusions - 42 Pringle Avenue

Glazing Doors/windows	Aluminium framed single clear low-e glazing: B - sliding doors/windows + fixed glazing U-Value: 5.40 (equal to or lower than) SHGC: 0.58 (±10%)
Given values are NFRC, total window values	
Roof	Tiled roof with sarking. Default medium colour
Ceiling	Plasterboard ceiling, R3.1 bulk insulation where roof is above; Note: Loss of ceiling insulation due to penetrations from down lights have been accounted for in accordance with BCA Technical Note 2 and assume non-ventilated LED down lights.
External wall	Lightweight frame with a minimum R2.0 insulation (insulation only value) Medium colour (0.475<SA<0.7)
Walls with-in dwellings	Plasterboard on studs - no insulation required
Floors	Suspended timber with a minimum R2.0 insulation (insulation only value).
Floor Covering	Tiles to wet areas and carpet elsewhere;

- THERMAL COMFORT. NATHERS SIMULATION METHOD
- AREA ADJUSTED HEATING LOAD 30.5 MJ/m².YEAR
- AREA ADJUSTED COOLING LOAD 24.1 MJ/m².YEAR
- HEATING - THIS PROJECT LOAD 30.3 (MAX LOAD 47.8)
- COOLING - THIS PROJECT LOAD 24.1 (MAX LOAD 26.7)

ASSESSOR NO. BDAN/12/1473
CERT. NO. 0003042272-01
ZONE 5G

THIS PLAN TO BE READ IN CONJUNCTION WITH
MOD2019/0091
NORTHERN BEACHES COUNCIL

28.2.19	A	Due to fire separation 1200 Road, Bug-Bug, MEALS ROOM MOVED NORTH BY APPROX. 1155mm TO COMPLY WITH FIRE RGS.
DATE	NO	AMENDMENT

Newbuild Design and Drafting Robert Geoghegan 17 Jocelyn Street North Curl Curl 2099 m. 0419907222 e. robge@bigpond.com		
PROPOSED SECONDARY DWELLING TO SINGLE RESIDENCE 42 PRINGLE AVE BEUROSE FOR JOHN & THERESE HAJAKIAN		
date	scale	dwg.no.
July 2018	1:100	355-3A