

project.
Alteration & addition
for
Mr. & Mrs. William
26 Walworth Avenue
Newport Beach NSW 2106

WORKING DRAWINGS-
site- & floor plans, section &
existing elevations

scale. 1:100 /1:200

date. MARCH 2022

Draftperson.

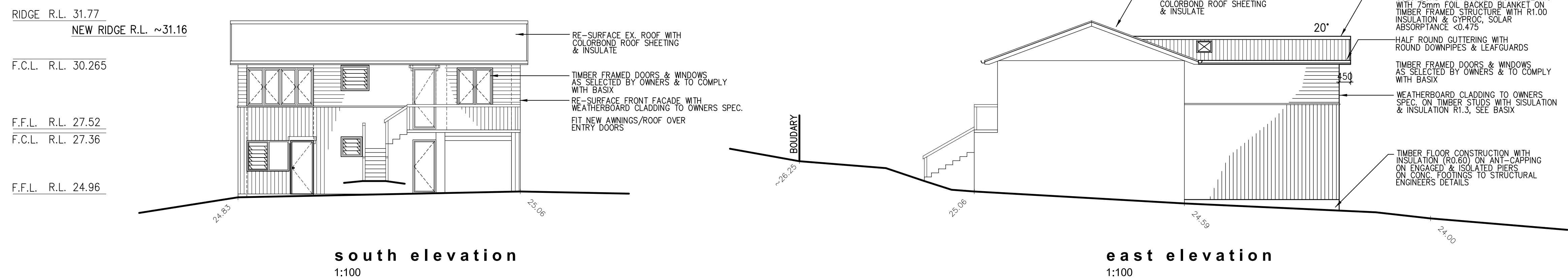
ANNA HENRY
AH DESIGN
59 DRESS CIRCLE ROAD, AVALON BEACH NSW 2101
T. 0415 559 737
E. ahdesign@email.com

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project no. sheet no. of

A-140 **1** **2**

amendments. **A**



BASIX:
THE DRAWINGS SHOULD BE READ IN
CONJUNCTION WITH THE CORRECT BASIX
CERTIFICATE (A COPY IS ATTACHED). ALL
WORKS TO BE CARRIED OUT IN
ACCORDANCE WITH THE REPORT.

NOTES:

- LIGHTING: 40% OF NEW OR ALTERED LIGHT
 FIXTURE TO BE FITTED WITH FLOURESCENT,
 COMPACT OR LED LAMPS.
 *ALL DOORS & WINDOWS TO BE INSTALLED
 AS SPECIFIED ON THE LIST IN BASIX -
 TIMBER SINGLE CLEAR (U-VALUE: 5.71 -
 SHGC: 0.66). WINDOW W6, W7, W8 TO BE FITTED
 WITH EXTERNAL AWNINGS AS PER BASIX.
 *SKYLIGHT TO BE TIMBER DOUBLE CLEAR/
 AIR FILL, U-VALUE : 4.3, SHGC: 0.5
 *ALL TAPS, FIXTURES FITTINGS & TOILETS
 TO BE MINIMUM WATER RATING OF 3 STARS
 *SMOKE ALARM TO BE FITTED IN ACCORDANCE
 TO BCA AS 3786-2014. ●

| | | |
|------|------------------------|--|
| A - | 13/4/2022 23/3/2022 | 8.5m Height limit indication added issue to client for council approval |
| mark | date | amendments. |

project.
Alteration & addition
for
Mr. & Mrs. William
26 Walworth Avenue
Newport Beach NSW 2106

drawing title.

**WORKING DRAWINGS-
site- & roof plan with shadow
diagram, elevations**

scale. date.

1:100 / 1:200 MARCH 2022

Draftperson.

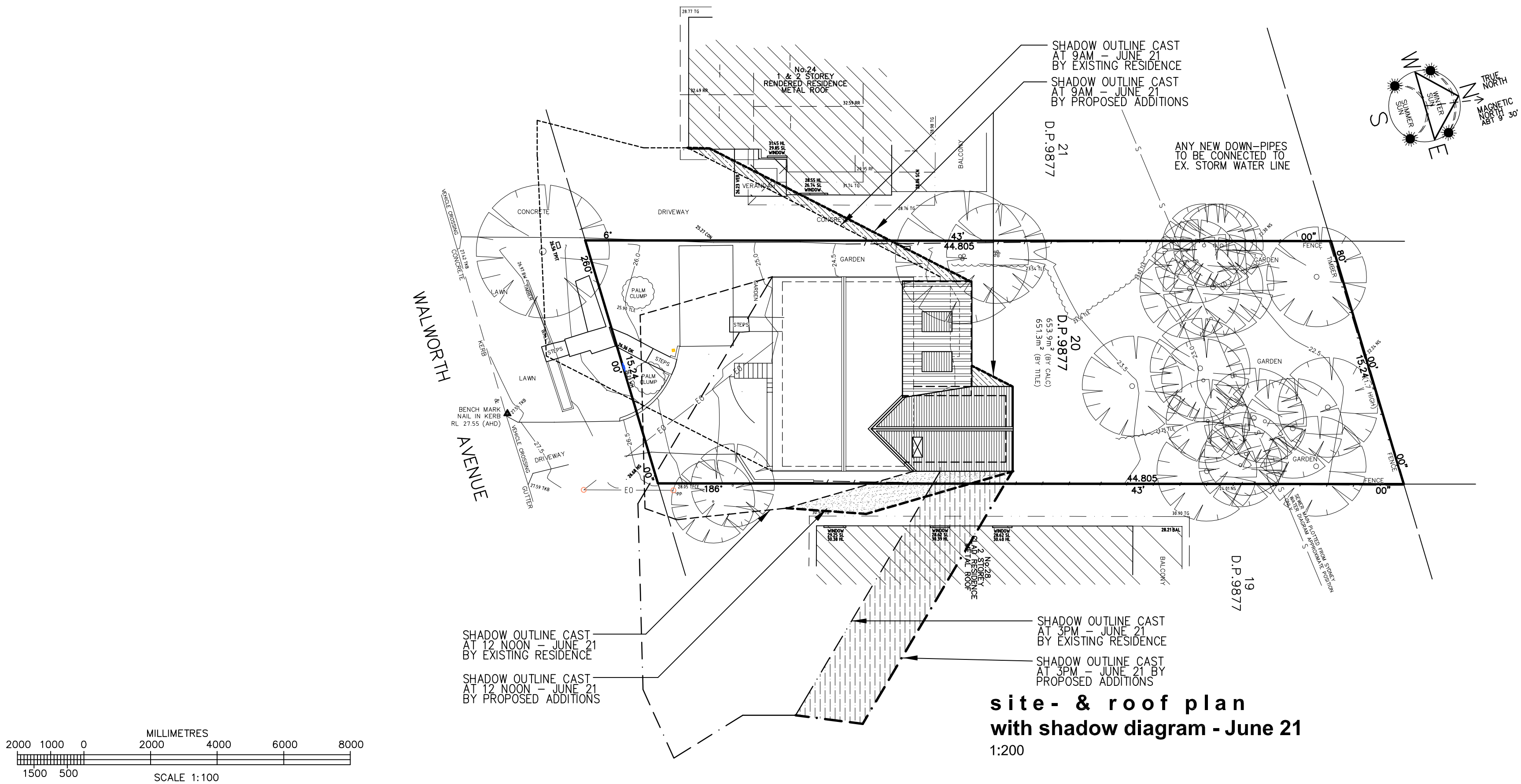
ANNA HENRY
AH DESIGN
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E. ahdesign@email.com

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project no. sheet no. of

A-140 **2** **2**

ammendments. **A**



Specification







This schedule is to be read in conjunction with the enclosed plans.

Material and Colours

Provide material and colours as set out in the following schedule.



THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
DA2022/0574
CONSENT

| Items | Material & Description | Colour | Sample |
|---------------------------|---|---------------------------------|---|
| Roof | Colorbond customorb roof sheeting with insulation (see BASIX) on timber framed roof | Colorbond Windspray or equal |  |
| Guttering & downpipes | Half round guttering with round downpipes, connected to existing stormwater line | See above | |
| Eaves lining | Timber lining boards (or V-jointed pine) to owners specification | Dulux Lexicon Half or similar |  |
| Windows & doors | Timber framed (see BASIX), selected by owners | See above | |
| External walls & features | Cement painted existing brickwork | Dark Charcoal or similar' |  |
| | Weatherboard cladding | 'Dulux' Lexicon Half or similar |  |
| | Letterbox and garden features | Sandstone and natural timber |  |
| Decks | Natural timber | |  |