

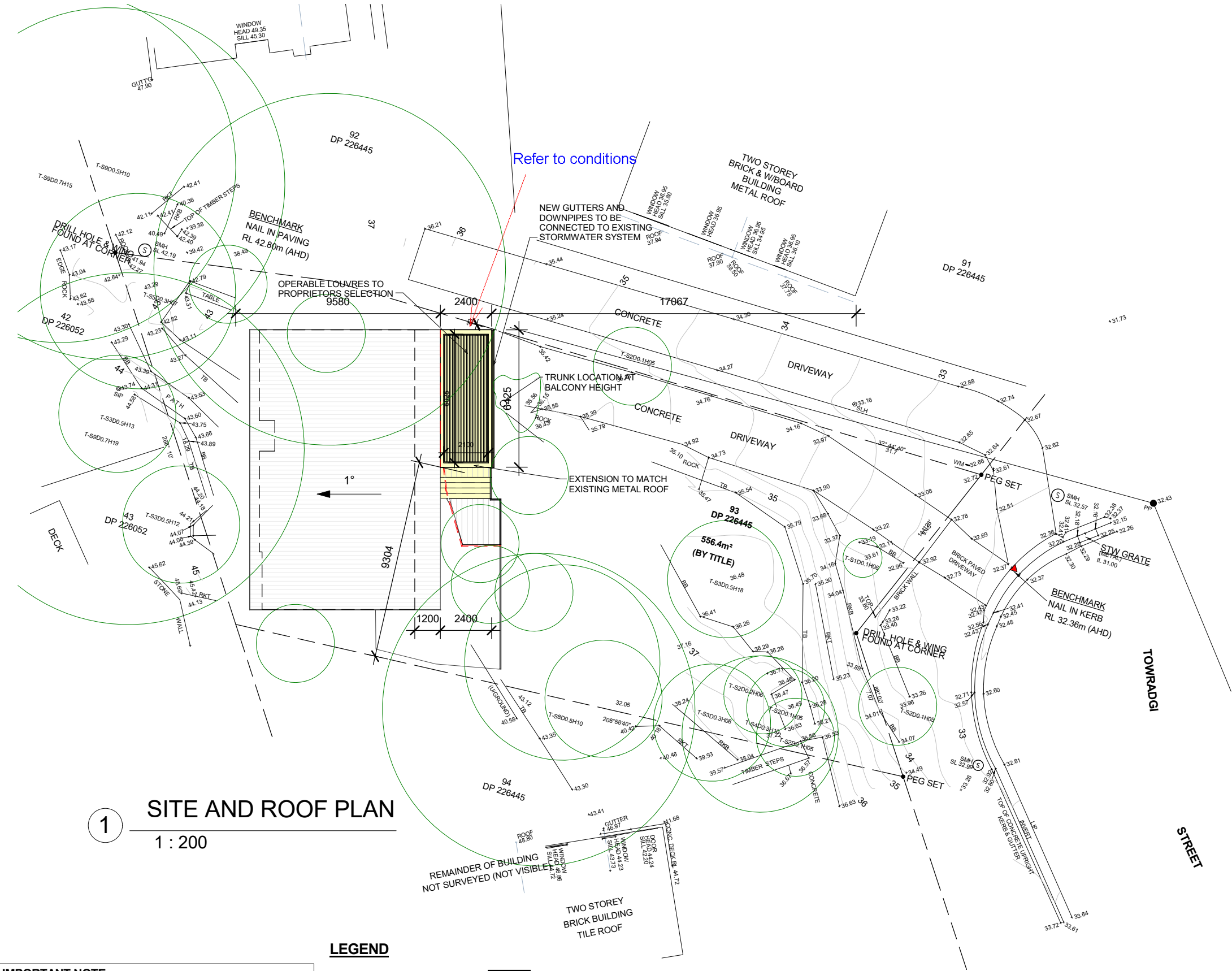
BASIX COMMITMENTS
CERT. NO. A275480

Construction
Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists. Construction Additional insulation required (R-value) Other specifications
suspended floor with open subfloor: framed (R0.7).
R0.8 (down) (or R1.50 including construction)
external wall: framed (weatherboard, fibro, metal clad)
R1.30 (or R1.70 including construction)
flat ceiling, flat roof: framed ceiling: R2.32 (up), roof: foil/sarking light (solar absorptance < 0.475)

Glazing requirements
Windows and glazed doors

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door. The following requirements must also be satisfied in relation to each window and glazed door: Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill. Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35. Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm. Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below. Windows and glazed doors glazing requirements
W1 N 4.6 2 4 eave/verandah/pergola/balcony >=900 mm timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)
D1 N 5.6 2 4 eave/verandah/pergola/balcony >=900 mm timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)



1 SITE AND ROOF PLAN
1 : 200

LEGEND

- EXISTING WORKS
NEW WORKS
TO BE DEMOLISHED



IMPORTANT NOTE
THESE DRAWINGS HAVE BEEN ISSUED FOR DEVELOPMENT APPLICATION PURPOSES ONLY. THEY ARE NOT ISSUED FOR CONSTRUCTION OR CONSTRUCTION CERTIFICATE OR FOR THE PURPOSES OF PRICING BY ANY CONTRACTOR

GENERAL NOTES

- All dimensions are to be confirmed on site by the builder/subcontractor, any incongruencies must be reported to the Designer before commencement of any work
- In the event of encountering any discrepancies on these drawings, specification or subsequent instructions issued, the Builder/Subcontractor shall contact the Designer before proceeding further with any work.
- The Builder/Subcontractor will be held responsible for the watertightness of the whole building for a minimum period of two years after the date of practical completion.
- All construction, control joints and expansion joints in the wall, floors, & other locations shall be in strict accordance with Designer and/or Structural Engineering details. No joints or breaks other than specified, are allowed without written permission from the Designer and/or Engineer.
- Measurements for the fabrication of secondary components such as, windows, doors, internal frames, structural steel components and the like, are not to be taken from these documents. Measurements must be taken on site to suit the work as constructed.
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- No construction work shall commence until a site survey has been completed. This work must be performed by a registered Surveyor.

drawn	date	issue	amendment
SS	13/03/17	A	ISSUE FOR DA

project
ALTERATIONS AND ADDITIONS AT 63 TOWRADGI STREET,
NARRAWEENA

client
JOHN AND KATRINA HEPTONSTALL



drawing
SITE AND ROOF PLAN
project no 16 - 60 date 2016/09/28 sheet no. 1 scale @ A3 issue A drawn RK

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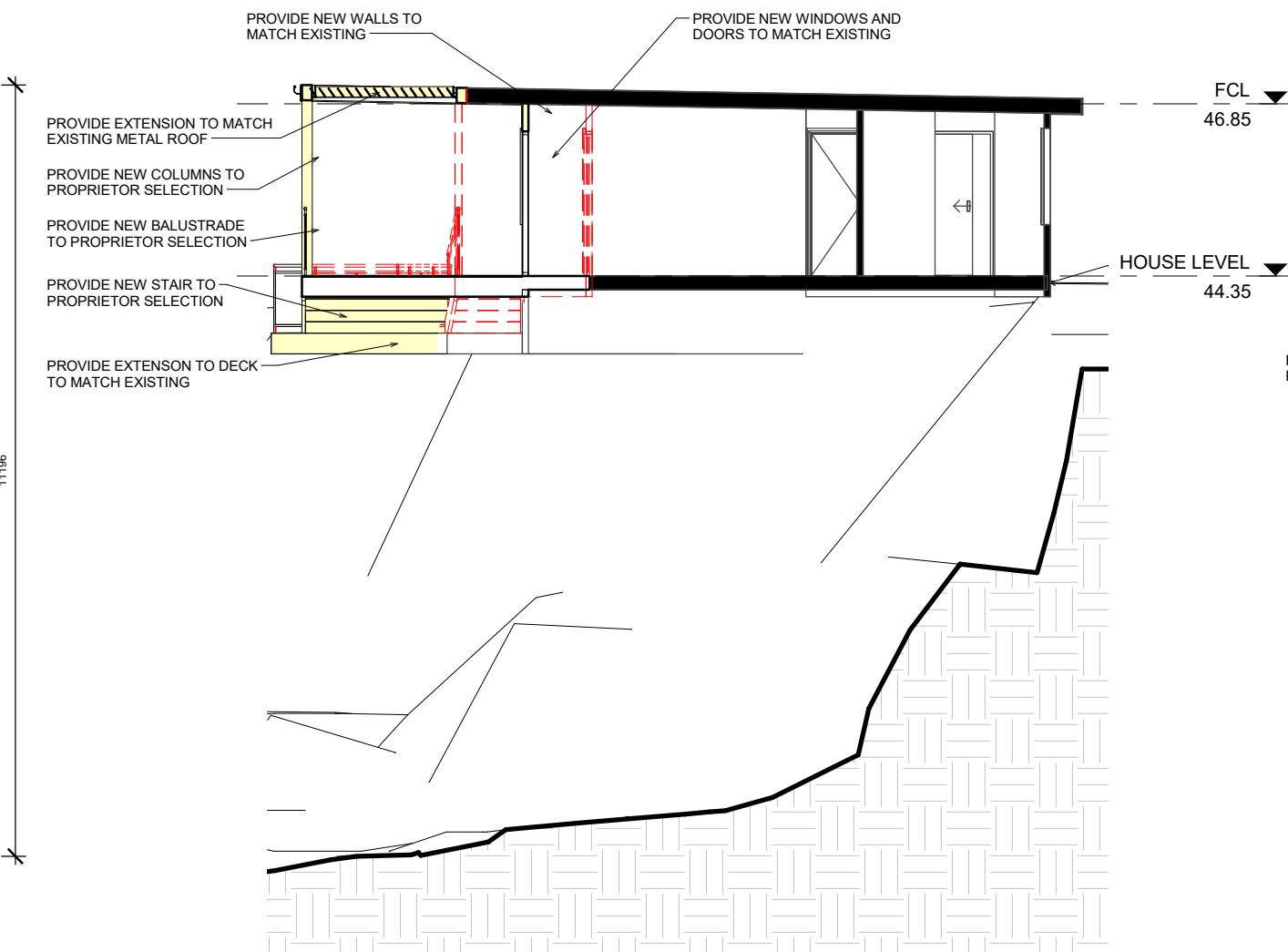
NORTHERN BEACHES
COUNCIL
THIS PLAN TO BE READ IN
CONJUNCTION WITH
DEFERRED
COMMENCEMENT
DA2017/0832

(Activation of consent must be
obtained via written notice

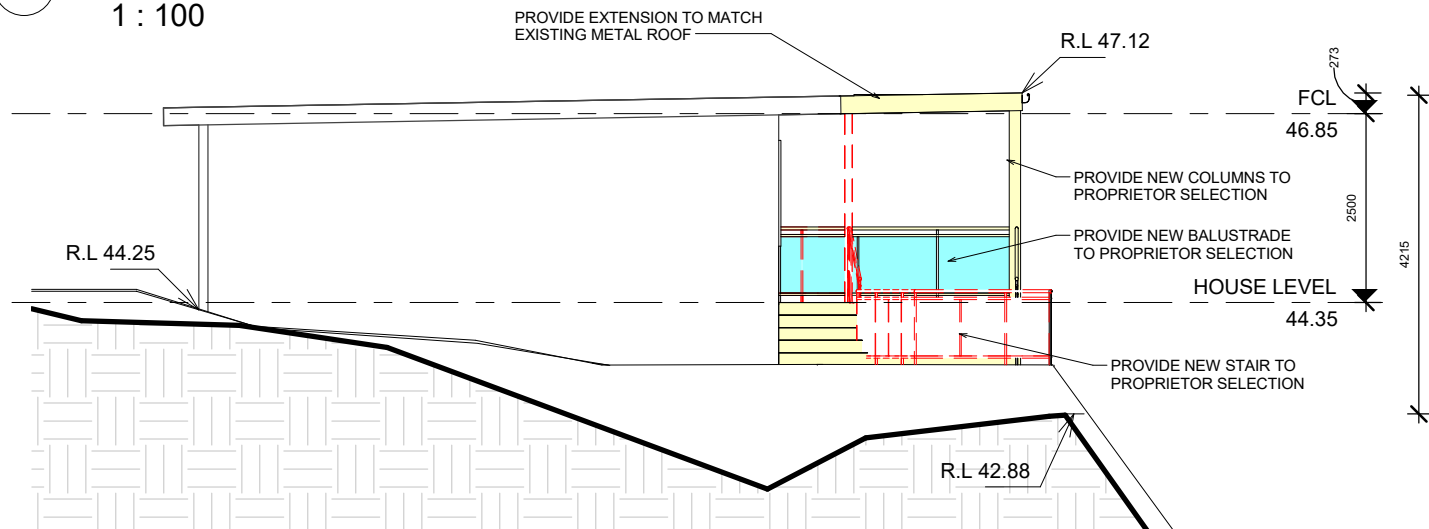
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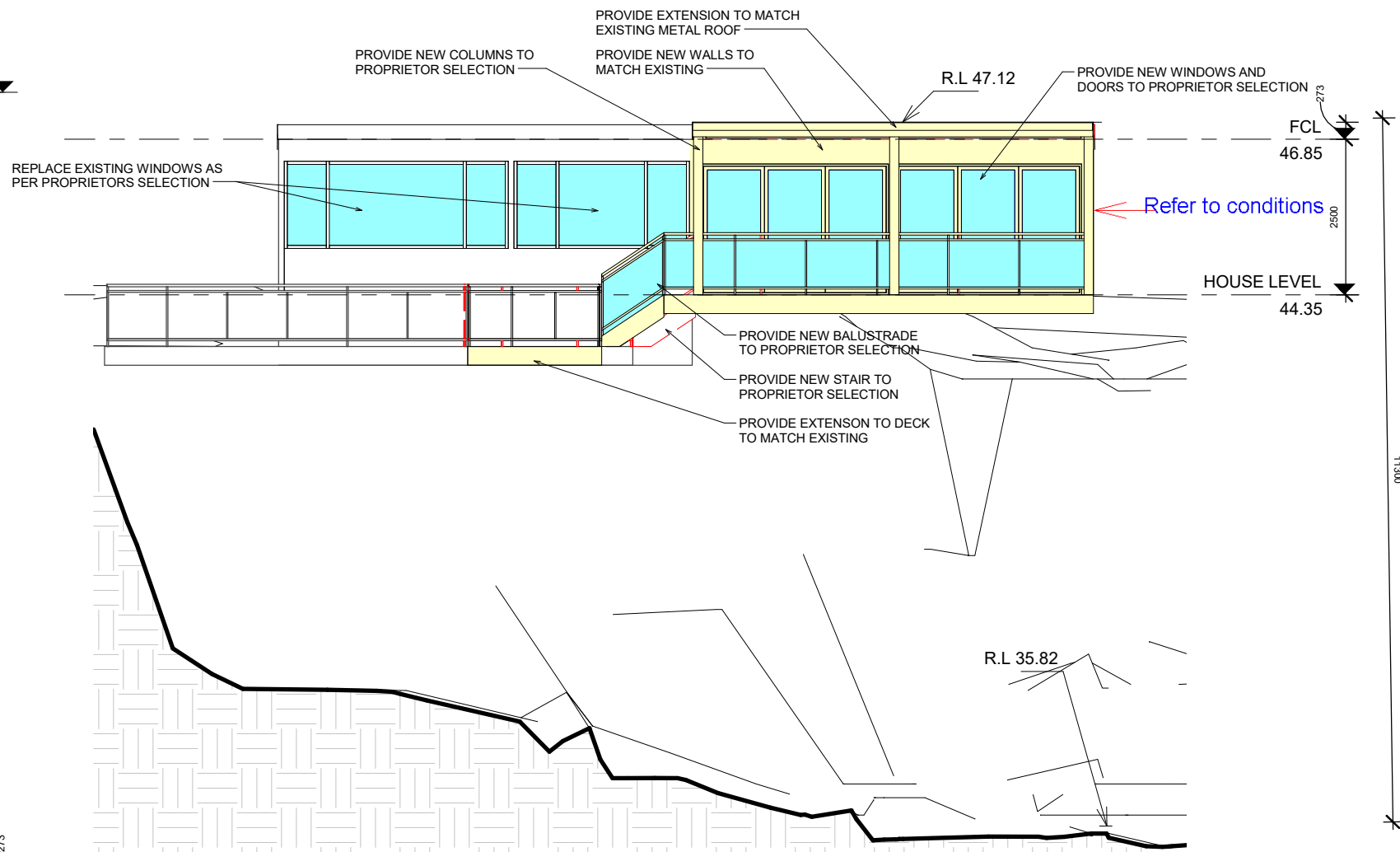
RK
DESIGNS



5 SECTION A-A
1 : 100



1 EAST ELEVATION
1 : 100



3 NORTH ELEVATION
1 : 100

NORTHERN BEACHES COUNCIL
THIS PLAN TO BE READ IN CONJUNCTION WITH DEFERRED COMMENCEMENT DA2017/0832
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LEGEND

EXISTING WORKS [Solid black box]

NEW WORKS [Yellow box] [Blue box]

TO BE DEMOLISHED [Red dashed box]

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SS	13/03/17	A	ISSUE FOR DA

project
ALTERATIONS AND ADDITIONS AT 63 TOWRADGI STREET, NARRAWEENA

client
JOHN AND KATRINA HEPTONSTALL

true north

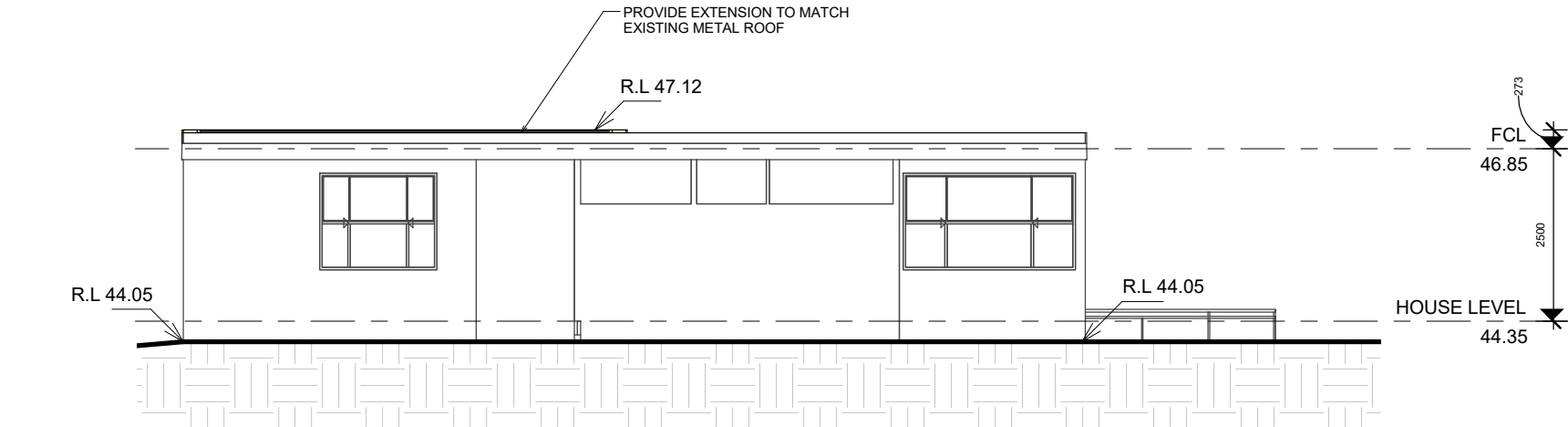
drawing
ELEVATIONS AND SECTION

project no	date	sheet no.	scale @ A3	issue	drawn
16 - 60	2016/09/28	4	1 : 100	A	RK

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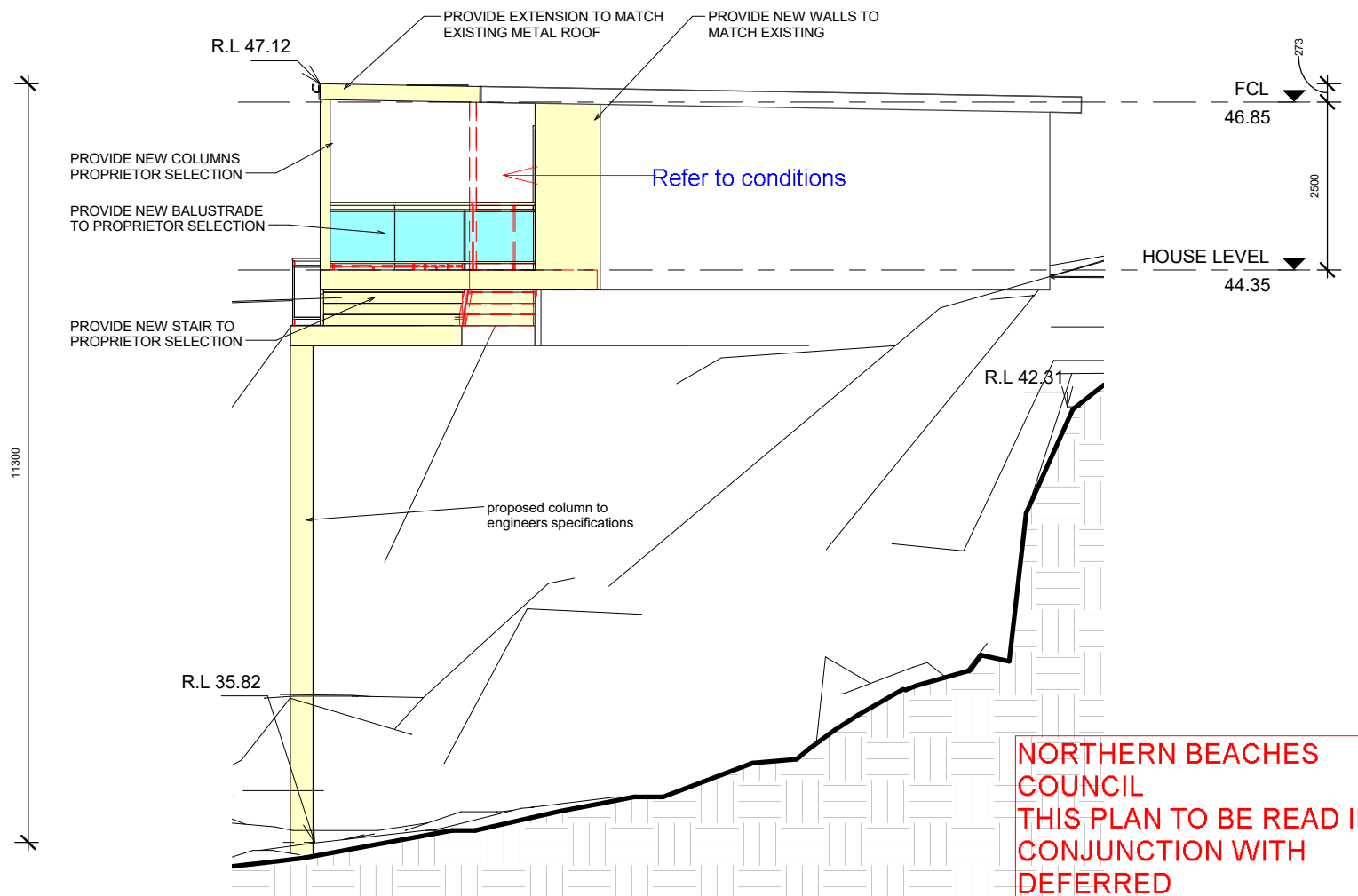


1 SOUTH ELEVATION
1 : 100

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LEGEND

- EXISTING WORKS 
NEW WORKS  
TO BE DEMOLISHED 



2 WEST ELEVATION
1 : 100

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project	ALTERATIONS AND ADDITIONS AT 63 TOWRADGI STREET, NARRAWEENA
client	JOHN AND KATRINA HEPTONSTALL
drawing	ELEVATIONS
project no	16 - 60
date	2016/09/28
sheet no.	5
scale @ A3	1 : 100
issue	A
drawn	RK

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