existing elevations
1:200

south elevation

RIDGE R.L. 17.74
F.C.L. R.L. 17.10
F.F.L. R.L. 14.70

WARRIEWOOD ROAD
BOUNDARY

east elevation

BOUNDARY

north elevation

BOUNDARY   WARRIEWOOD ROAD   BOUNDARY

west elevation

HILL STREET
BOUNDARY

---

courtyard
EX. ~51 SQ. M.

RL 13.77

garage
EX. 37.48 SQ. M.

living
RL 14.70
EX. 114.67 SQ. M.

bed
bed
wir
ens

RL 14.58
deck
EX. 25.35 SQ. M.

kitchen   ldry   bath   wc   bed

existing ground floor plan
1:100

HILL STREET

---

section A-A
1:100

8.5m HEIGHT LIMIT

GUTTERING WITH ROUND DOWNPIPES & LEAFGUARDS, CONNECTED TO WATER TANK & EX. STORM WATER LINE

KLIP-LOK ROOFING & INSULATION 75mm FOIL BACKED BLANKET OVER TIMBER RAKED STRUCTURE, R3.0 CONSTRUCTION ROOF COLOUR MEDIUM (0.475-0.70)

F.F.L. R.L. ~20.20
F.C.L. R.L. 19.90

ALUMINUM FRAMED DOORS & WINDOWS AS SELECTED BY OWNERS & TO COMPLY WITH BASIX

LYSAGHT INSEAM 265 CLADDING or EQUAL TO OWNERS SPEC. ON TIMBER STUD WALL WITH R1.30 INSULATION

2550

guest

RIDGE R.L. 17.74
F.C.L. R.L. 17.10

640

F.F.L. R.L. 17.35

300
2700   2400

balcony   family
1000   350   2700

F.F.L. R.L. 14.70

living

F.F.L. R.L. 14.35
300

WARRIEWOOD ROAD
BOUNDARY
12.40   13.51   13.70

EX. FOOTINGS TO BE CONFIRMED, NEW FOOTINGS TO ENG's DETAILS
RE-USE EX. DECK FOOTINGS IF POSSIBLE, MAKE GOOD

SUSPENDED TIMBER FRAMED FLOOR WITH ENCLOSED SUBFLOOR, R1.30 CONSTRUCTION

SUSPENDED TIMBER FRAMED FLOOR ABOVE GARAGE, R0.7 CONSTRUCTION

section B-B
1:100

AWNINGS TO COMPLY WITH BASIX

office   bath

ALUMINUM FRAMED DOORS & WINDOWS AS SELECTED BY OWNERS & TO COMPLY WITH BASIX

LYSAGHT INSEAM 265 CLADDING or EQUAL TO OWNERS SPEC. ON TIMBER STUD WALL WITH R1.30 INSULATION

family

BOUNDARY
~13.50   14.61

EX. FOOTINGS TO BE CONFIRMED, NEW FOOTINGS TO ENG's DETAILS

10mm PLASTERBOARD TO WALLS & CEILINGS
VILLABOARD TO BATH, LAUNDRY & ENSUITE
BATH – CERAMIC FLOOR TILES ON AN APPROVED WATERPROOF MEMBRANE OVER CFC SHEETING SETDOWN 30mm FOR FALLS TO WASTE
STRUCTURAL BEAMS & LINTELS TO ENGINEERS DETAILS
ALL NEW GUTTERS & DOWN PIPES TO BE CONNECTED TO EXISTING LINE

NOTES
1. ALL DIMENSIONS ARE IN MILLIMETRES U.N.O. AND SHOULD BE VERIFIED ON SITE BY THE BUILDER WHO WILL BE RESPONSIBLE FOR THE ACCURATE SETTING OUT OF THE JOB. ANY DISCREPANCIES MUST BE RESOLVED PRIOR TO COMMENCEMENT OF WORK.
2. ALL CONSTRUCTION IS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA (BCA) AND TO THE LOCAL COUNCIL REQUIREMENTS AND OTHER AUTHORITIES CONCERNED.
3. ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES AND EASEMENTS ARE SUBJECT TO VERIFICATION BY A SITE SURVEY.
4. IT IS THE OWNERS RESPONSIBILITY TO DETERMINE THE LOCATION OF ANY SEWER MAINS OR EASEMENTS OR ANY OTHER CONDITIONS WHICH WILL AFFECT THE BUILDING DESIGN
5. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED READINGS.
6. ALL TIMBER CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE NATIONAL TIMBER FRAMING CODE A.S.1684.
7. ROOF WATER AND SUB SOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER OR AS DIRECTED BY LOCAL INSPECTORS.
8. FINAL POSITION OF ALL DOWNPIPES TO BE DECIDED BY ROOF PLUMBER.
9. ANY STRUCTURAL DETAILS OR DESIGN IS TO BE SUPPLIED BY A STRUCTURAL ENGINEER.
10. ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM.
11. ALL ELECTRICAL, POWER & LIGHT OUTLETS AS DETERMINED BY OWNER.
12. MAKE GOOD & REPAIR ALL EXISTING FINISHES AFFECTED BY NEW WORK. RE-USE EXISTING MATERIALS WHERE POSSIBLE.
13. ANY DETAILING IN ADDITION TO WHAT IS SUPPLIED ON THIS DRAWING SHALL BE RESOLVED BETWEEN THE OWNER & THE BUILDER.

mark	date	ammendments.
-	5/11/2023	issue to client for council approval

project.
Alteration & addition
for
Mr. H Wiest &
Ms. J Von Stebut
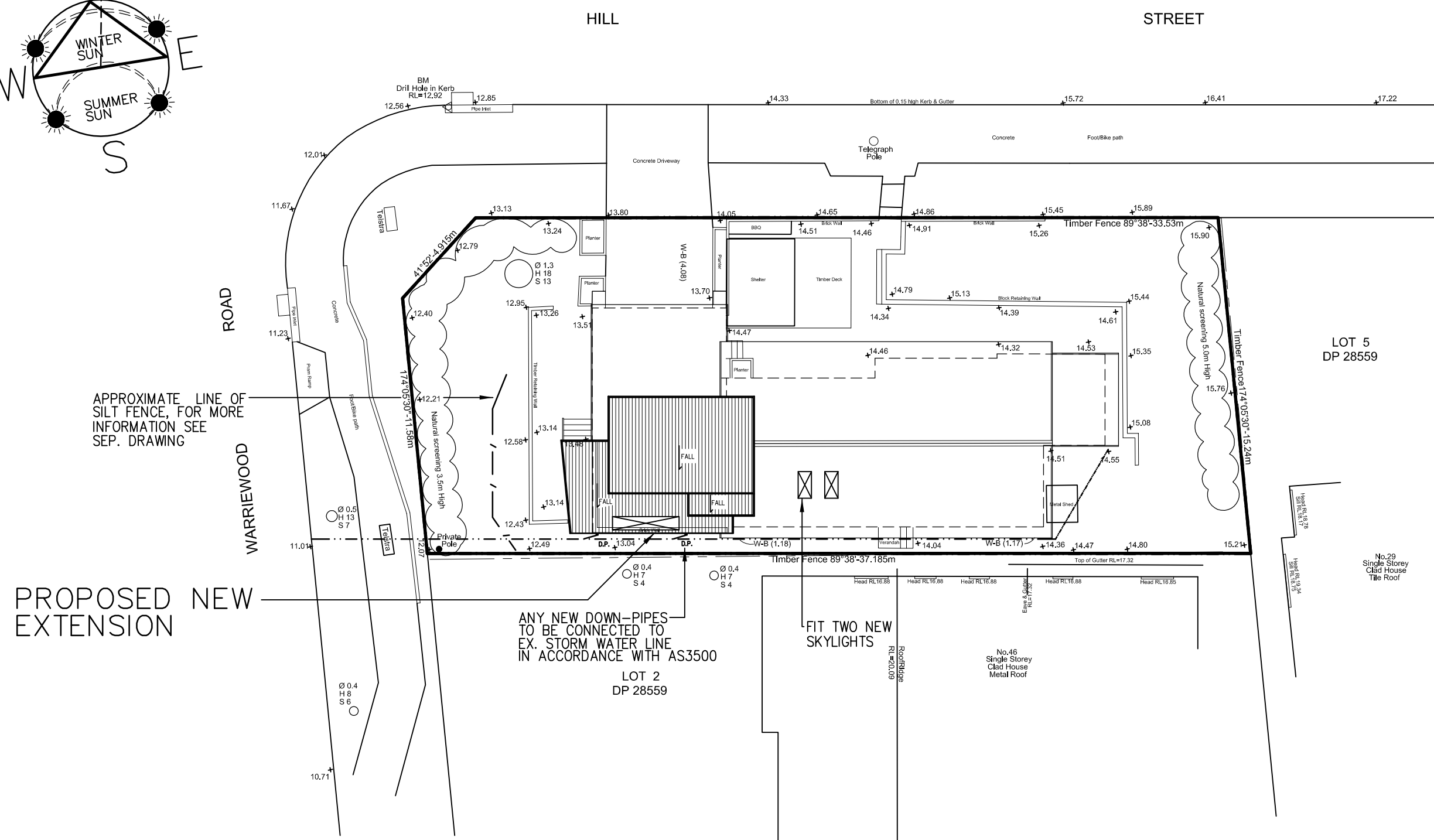48 Warriewood Road
Warriewood NSW 2102

drawing title.
WORKING DRAWINGS-
floor plans, sections &
existing elevations

scale.	date.
1:100, 1:200	NOV 2023

Draftperson.
ANNA HENRY
AH DESIGN
13 CAPRI CLOSE, AVALON BEACH NSW 2107
T. 0415 559 737
E. ahdesign@email.com

project no.	sheet no.	of
A-156	1	2

ammendments. -

89°38' – 33.53m

LANDSCAPED AREA: 155.64 SQ. M.

LANDSCAPED AREA: 114.40 SQ. M.

courtyard

RL 13.77
garage

6.5m BOUNDARY FRONT SET-BACK

3.25m FRONT SET-BACK

STEPS TO GARDEN

LINE OF EXTENSION

CONCRETE & STEEL FOOTINGS/POST & BEAMS, TO ENGINEER's DETAILS

900

STAIRS TO OWNERS SPECIFICATION, TR 250, R176.67

living
RL 14.70

bed   bed   wir   ens

balcony   family
RL 14.35
23.2 SQ. M.

MOVE POST IF POSSIBLE

skylight
2x 600x1200

ldry   bath   wc   bed

kitchen

glass panel   600Hx 3100

shed

A

4200   3900

150   150   910

WARRIEWOOD ROAD
41°52' 4.915m
1.158m
17°40'5"30" 15.24m
17°40'5"30" 1.158m

PROPOSED NEW EXTENSION
EX. DECK TO BE CONVERTED TO NEW INTERNAL FLOOR SPACE

1025   200   6000   150
6200

LINE OF PROPOSED FIRST FLOOR EXTENSION

RAIN WATER TANK TO BE PLACED UNDER DECKS/BUILDING IF POSSIBLE

89°38' – 37.185m

proposed ground floor plan
1:100

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courtyard

AWNING 1200Hx 1800
AWNING 1200Hx 2400
AWNING 600Hx 900
AWNING 600Hx 1800

guest

bath

RL 17.35
28.22 SQ. M.
office
450Hx 1000

600Hx 2700
600Hx 2700

B   **A**

1800

100 3500 100 2800 100
3600   3000
6600

100 1800 100 900 100

PROPOSED NEW FIRST FLOOR EXTENSION

proposed first floor plan
1:100

TRUE NORTH
MAGNETIC NORTH ABT 9° 30'
WINTER SUN
SUMMER SUN
N E S W

west elevation
1:100

GUTTERING WITH ROUND DOWNPIPES & LEAFGUARDS, CONNECTED TO WATER TANK & EX. STORM WATER LINE

KLIP-LOK ROOFING & INSULATION 75mm FOIL BACKED BLANKET OVER TIMBER RAKED STRUCTURE, R3.0 CONSTRUCTION ROOF COLOUR MEDIUM (0.475-0.70)

ALUMINUM FRAMED DOORS & WINDOWS AS SELECTED BY OWNERS & TO COMPLY WITH BASIX

LYSAGHT INSEAM 265 CLADDING or EQUAL TO OWNERS SPEC. ON TIMBER STUD WALL WITH R1.30 INSULATION

F.F.L. R.L. ~20.20
F.C.L. R.L. 19.90
2550
F.F.L. R.L. 17.35
RIDGE R.L. 17.74
300
640
F.C.L. R.L. 17.10
2700
2400
F.F.L. R.L. 14.35
350
F.F.L. R.L. 14.70
300

HILL STREET
BOUNDARY
BOUNDARY
R.L. 20.09
NO: 46
2400
900
1000

13.80 13.51 13.04

south elevation
1:100

8.5m HEIGHT LIMIT

KLIP-LOK ROOFING & INSULATION 75mm FOIL BACKED BLANKET OVER TIMBER RAKED STRUCTURE, R3.0 CONSTRUCTION ROOF COLOUR MEDIUM (0.475-0.70)

LYSAGHT INSEAM 265 CLADDING or EQUAL TO OWNERS SPEC. ON TIMBER STUD WALL WITH R1.30 INSULATION

BUILDING ENVELOPE
3500
WARRIEWOOD ROAD
BOUNDARY
BOUNDARY

1000

SUSPENDED TIMBER FRAMED FLOOR WITH ENCLOSED SUBFLOOR, R1.30 CONSTRUCTION

ALL NEW DOWN PIPES TO BE CONNECTED TO EX. STORM WATER LINE

D.P. D.P.

12.07 12.49 13.04 14.04 14.36 15.21

north elevation
1:100

8.5m HEIGHT LIMIT
BUILDING ENVELOPE

GUTTERING WITH ROUND DOWNPIPES & LEAFGUARDS, CONNECTED TO WATER TANK & EX. STORM WATER LINE

KLIP-LOK ROOFING & INSULATION 75mm FOIL BACKED BLANKET OVER TIMBER RAKED STRUCTURE, R3.0 CONSTRUCTION ROOF COLOUR MEDIUM (0.475-0.70)

ALUMINUM FRAMED DOORS & WINDOWS AS SELECTED BY OWNERS & TO COMPLY WITH BASIX

LYSAGHT INSEAM 265 CLADDING or EQUAL TO OWNERS SPEC. ON TIMBER STUD WALL WITH R1.30 INSULATION

F.F.L. R.L. ~20.20
F.C.L. R.L. 19.90
2550
F.F.L. R.L. 17.35
RIDGE R.L. 17.74
300
640
F.C.L. R.L. 17.10
2700
2400
F.F.L. R.L. 14.35
350
F.F.L. R.L. 14.70
300

BOUNDARY
BOUNDARY

2400 800 1000

15.35 14.61 14.53 14.46 13.70 13.51 12.40

WARRIEWOOD ROAD

east elevation
1:100

BOUNDARY
BOUNDARY

14.36 14.61

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2023/1675

northern beaches council

TRUE NORTH
MAGNETIC NORTH ABT 9° 30'
WINTER SUN
SUMMER SUN
N W E S

site- & roof plan with stormwater line
1:200

HILL STREET

Telegraph Pole

APPROXIMATE LINE OF SILT FENCE, FOR MORE INFORMATION SEE SEP. DRAWNG

PROPOSED NEW EXTENSION

ANY NEW DOWN-PIPES TO BE CONNECTED TO EX. STORM WATER LINE IN ACCORDANCE WITH AS3500

FIT TWO NEW SKYLIGHTS

WARRIEWOOD ROAD

LOT 5 DP 28559
LOT 2 DP 28559

Timber Fence 89° 38'-53.53m
Timber Fence 89° 36'-37.185m

No.46 Single Storey Clad House Metal Roof

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 TAPS, FIXTURES FITTINGS & TOILETS TO BE MINIMUM WATER RATING OF 3 STARS

*ALL DOORS & WINDOWS TO BE INSTALLED AS SPECIFIED ON THE LIST IN BASIX –
WINDOW W3, W4, W5, W6:
STANDARD ALUMINIUM SINGLE PYROLYTIC LOW-E,(U-VALUE: 5.7, SHGC:0.47)
WINDOW W1, W7 & DOOR D1:
STANDARD ALUMINIUM SINGLE CLEAR (U-VALUE: 7.63, SHGC:0.75)
WINDOW W2:
IMPROVED ALUMINIUM SINGLE PYROLYTIC LOW –E (U-VALUE: 4.48, SHGC:0.46)
WINDOW W2, W3, W4, W5, W6 TO BE FITTED WITH AWNINGS AS PER BASIX.

*SKYLIGHT S1, S2 & S3 TO BE OF TIMBER, low-E INTERNAL/ARGON FILL/CLEAR EXTERNAL (or U-VALUE: 2.5, SHGC: 0.456)

*SMOKE ALARM TO BE FITTED IN ACCORDANCE TO BCA AS 3786-2014. ●

SITE CALCULATIONS
SITE AREA   (by calc.) 557.3 SQ. M
                             (by title) 556.4 SQ. M

SITE COVERAGE:
EX. RESIDENCE   114.67 SQ. M
EX. GARAGE AREA   37.48 SQ. M
EX. METAL SHED   5.84 SQ. M
NEW EXTENSION (previous deck area) 25.52 SQ. M
NEW SITE COVERAGE   3183.51 SQ. M
                            33% < 50%

MAXIMUM FLOOR AREA
RESIDENCE (114.67+25.52+26.22-3.15) 163.26 SQ. M
                            <330 SQ. M.

LANDSCAPED AREA
GARDEN   270.0 SQ. M
                            48%

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site- & roof plan with landscaped area
1:200

HILL STREET
WARRIEWOOD STREET

driveway
courtyard

LANDSCAPED AREA: 114.40 SQ. M.
LANDSCAPED AREA: 155.64 SQ. M.

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mark	date	ammendments.
-	5/11/2023	issue to client for council approval

project.
Alteration & addition
for
Mr. H Wiest &
Ms. J Von Stebut
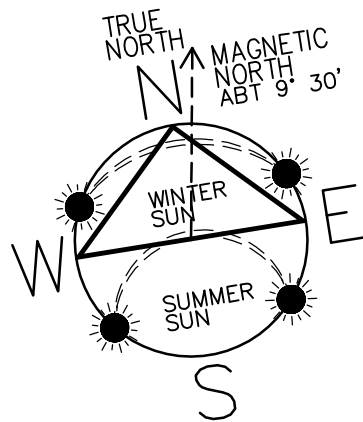48 Warriewood Road
Warriewood NSW 2102

drawing title.

WORKING DRAWINGS-
elevations, site- & roof plan
with storm-water

scale.   date.
1:100, 1:200   NOV 2023

Draftperson.

ANNA HENRY
AH DESIGN
13 CAPRI CLOSE, AVALON BEACH NSW 2107
T. 0415 559 737
E. ahdesign@email.com
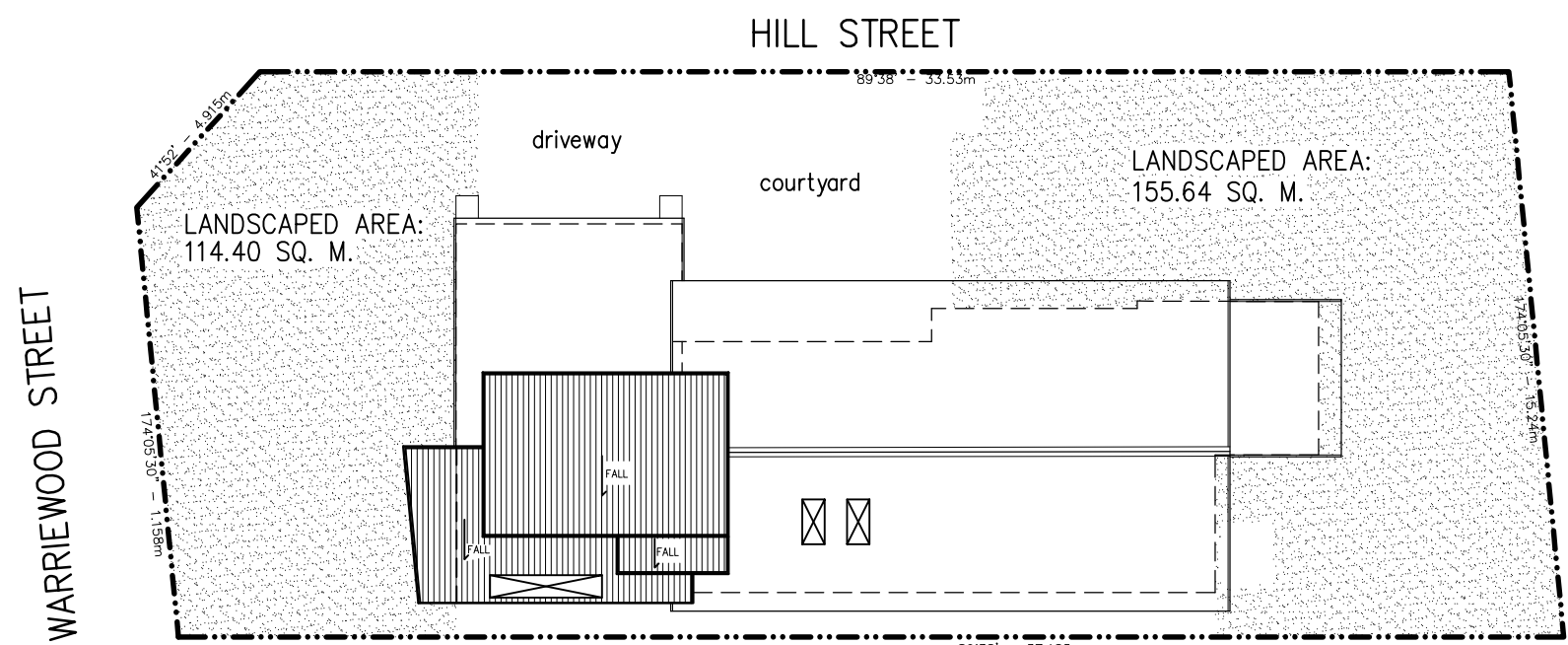
project no.   sheet no.   of
A-156   **2**   **2**
                ammendments. -