

GROUND FLOOR PLAN

Door Schedule

Doors to be aluminium framed

Legend	Height x Width	Description
D4	2100 x 3900	Stacking glass doors

Glazing Note

Doors to be glazed with single clear glass to achieve a total system U-value: 6.70, SHGC: 0.57



John Wright

NETWORK DESIGN

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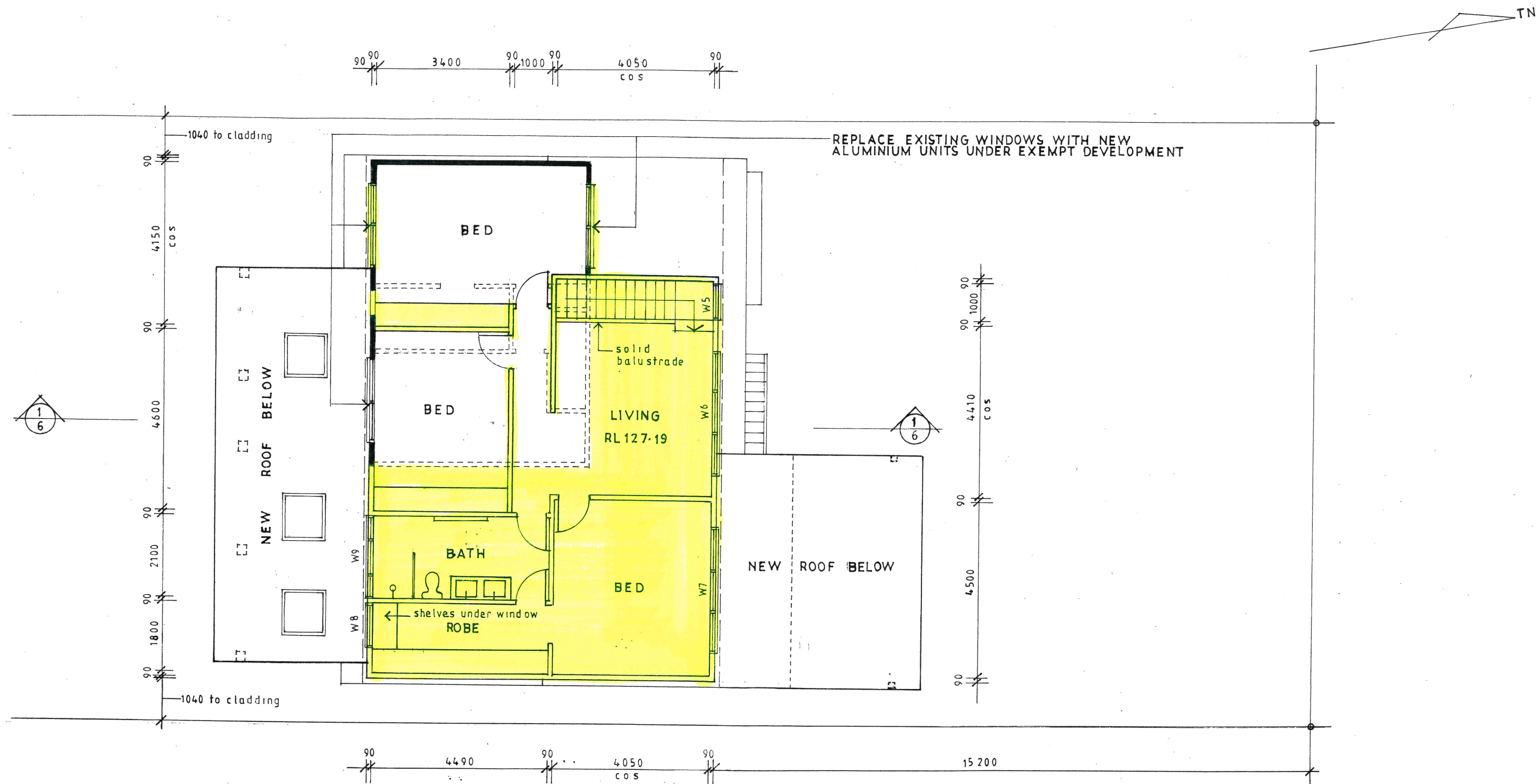
ALTERATIONS AND ADDITIONS

INCLUDING SECONDARY DWELLING
13 CAROLYN AVENUE, BEACON HILL LOT 7 DP205199

CLIENT
ROBYN MAIOLO

GROUND FLOOR PLAN

DATE	DRAWN	DRG. NO.
FEBRUARY 2021	J.WRIGHT	02-21-CAR
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1:100	DA	2



FIRST FLOOR PLAN

Window & Door Schedule

All windows to be aluminium framed

Legend	Height	x	Width	Description
W5	1400	x	900	Awning window
W6	1400	x	3200	Awning windows
W7	1400	x	3200	Awning windows
W8	900	x	1100	Awning windows
W9	700	x	2100	Awning windows

Glazing Note

All windows to be glazed with single clear glass to achieve a total system U-value: 6.70, SHGC: 0.57



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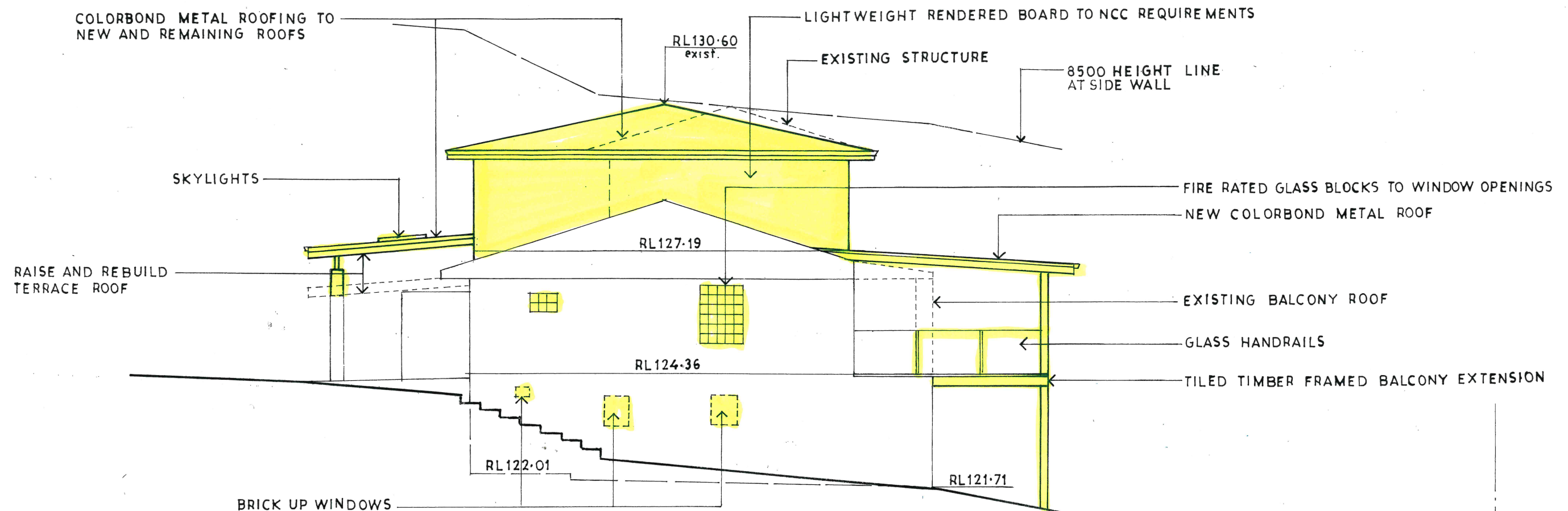
13 CAROLYN AVENUE, BEACON HILL LOT 7 DP205199

CLIENT

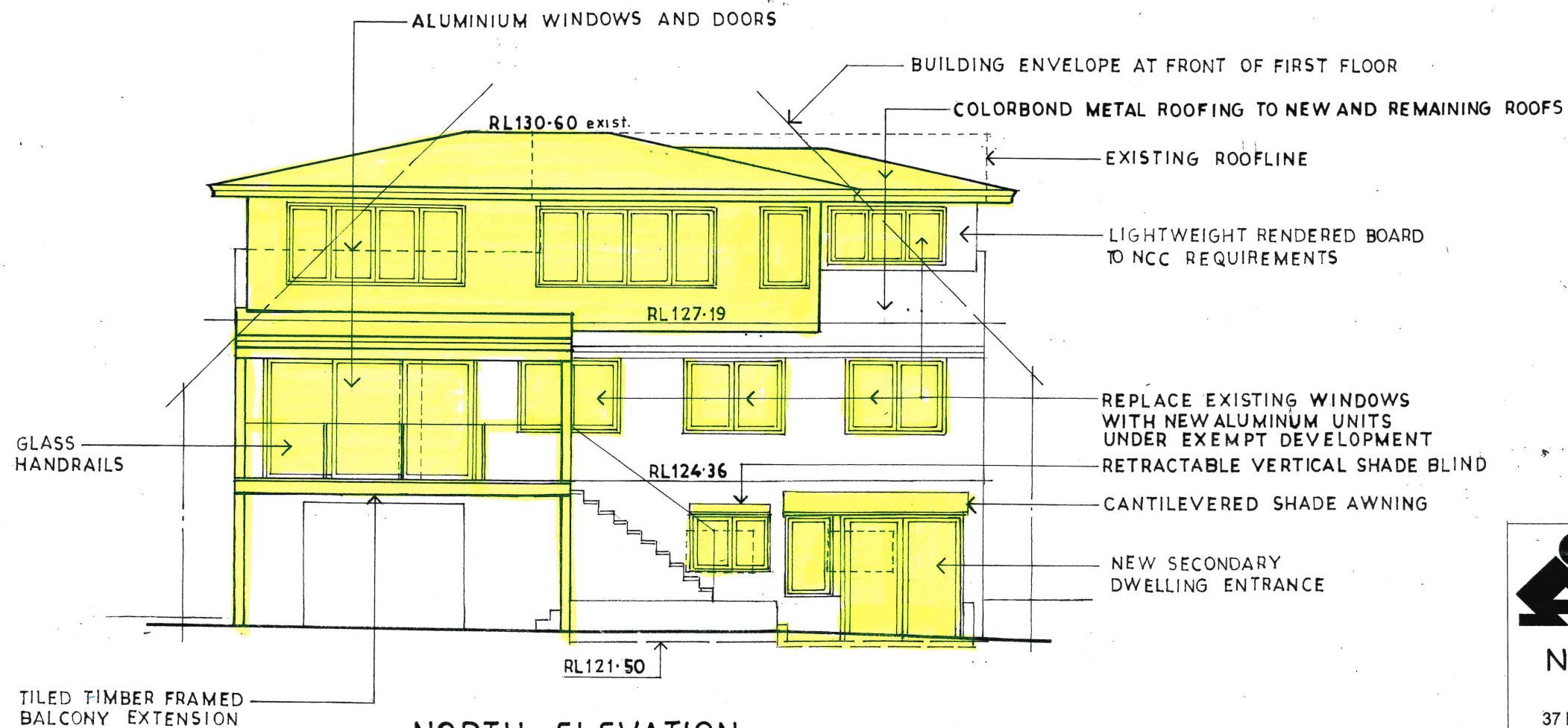
ROBYN MAIOLO

FIRST FLOOR PLAN

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EAST ELEVATION



NORTH ELEVATION



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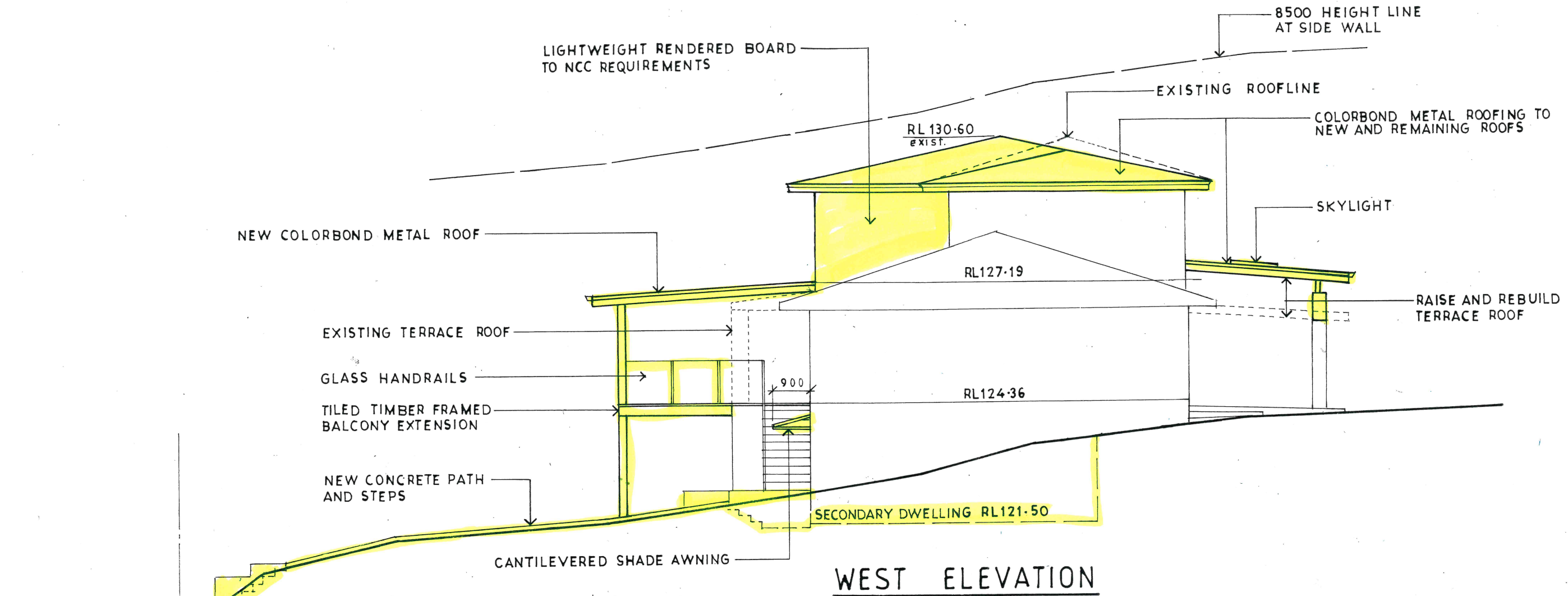
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**ALTERATIONS AND ADDITIONS
INCLUDING SECONDARY DWELLING
13 CAROLYN AVENUE, BEACON HILL LOT 7 DP205199**

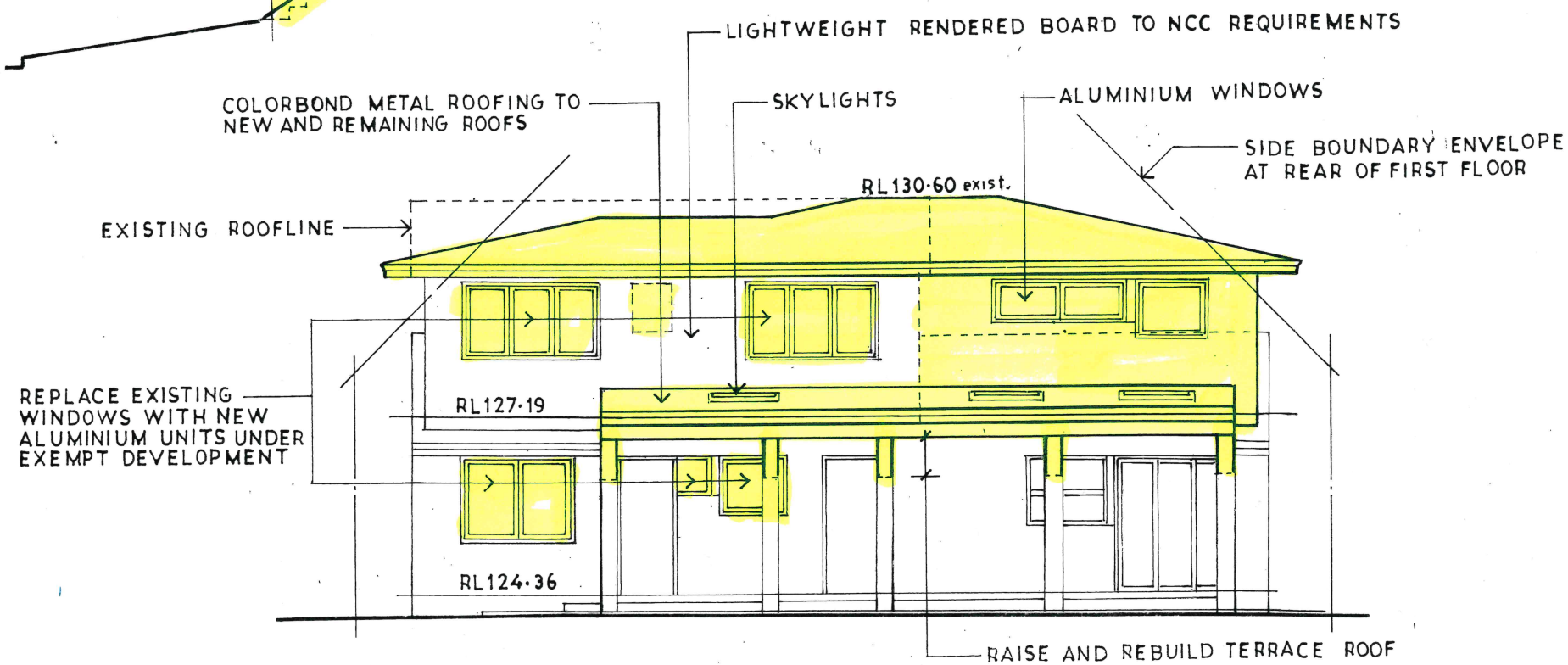
CLIENT
ROBYN MAIOLO

EAST AND NORTH ELEVATION

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WEST ELEVATION



SOUTH ELEVATION



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ALTERATIONS AND ADDITIONS
INCLUDING SECONDARY DWELLING
13 CAROLYN AVENUE, BEACON HILL LOT 7 DP205199

CLIENT
ROBYN MAIOLO

WEST AND SOUTH ELEVATION

DATE
FEBRUARY 2021

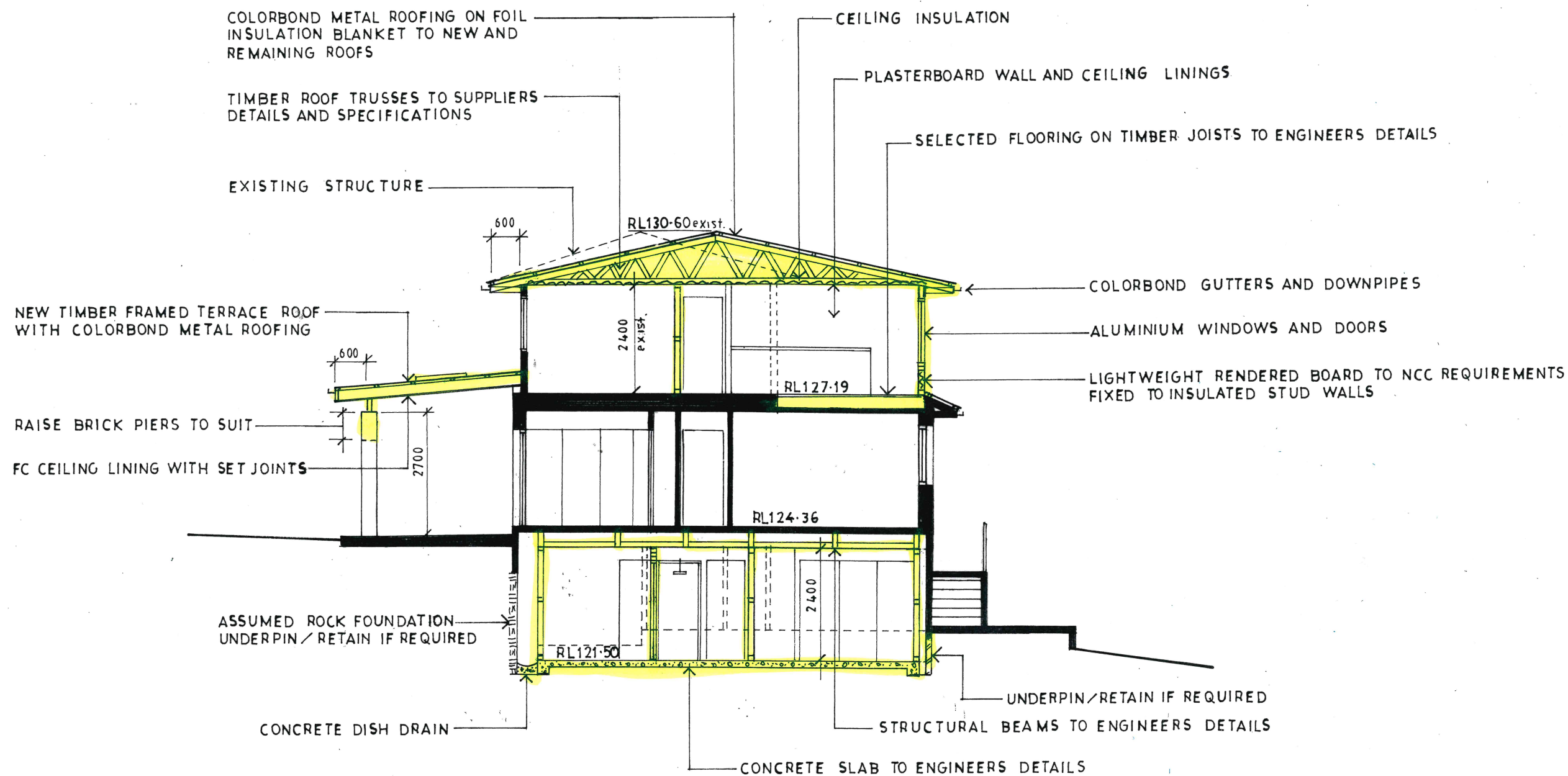
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DRG. NO.
02-21-CAR

SCALE
1:100

ISSUE:
DA

SHEET NO.
5



SECTION 1

Notes

1. All dimensions to be checked on site by builder prior to the commencement of works. Figured dimensions to be used. Do not scale drawing.
All dimensions in millimetres unless shown otherwise.
2. Concrete works to be in accordance with AS3600 and Engineers details.
3. All timber framing to AS1684 & 1720 and Engineers details where relevant.
4. All steelwork to AS4100 and Engineers details.
5. All brickwork to be in accordance with AS3700.
6. All new glazing to be in accordance with AS1288. Windows and doors to be installed in accordance with manufacturers specifications. Flashing details to comply with the relevant exposure condition for each window or door.
7. All new roof drainage to be connected to existing stormwater system draining to street.
8. All works generally to be in accordance with local council bylaws and the Building Code of Australia.
9. All work to be left in a safe and stable condition at the end of each day.



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ALTERATIONS AND ADDITIONS

INCLUDING SECONDARY DWELLING

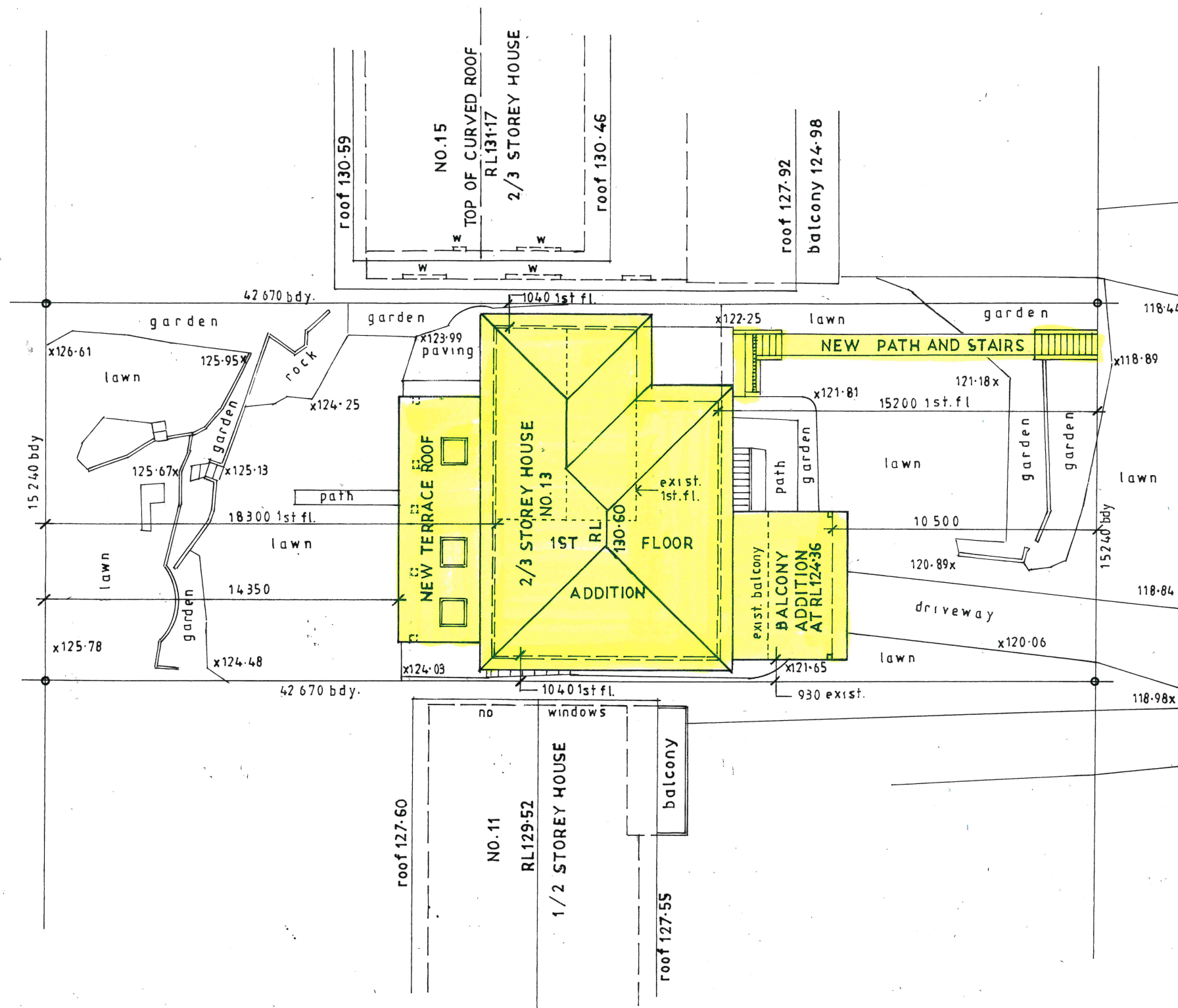
13 CAROLYN AVENUE, BEACON HILL LOT 7 DP205199

CLIENT

ROBYN MAIOLO

SECTION AND NOTES

DATE FEBRUARY 2021	DRAWN J.WRIGHT	DRG. NO. 02-21-CAR
SCALE 1:100	ISSUE: DA	SHEET NO. 6



CAROLYN AVENUE

TN

Site Calculations m²

Site Area 650.3

Floor Areas

Primary Residence

Ground Floor 110.9

First Floor 101.5

Lower Ground Floor Secondary Dwelling 49.0

Landscaped Area > 2m

Proposed 317.5 (48.8%)

SITE PLAN



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INCLUDING SECONDARY DWELLING

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CLIENT

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SITE PLAN AND CALCULATIONS

DATE
FEBRUARY 2021

DRAWN
J.WRIGHT

DRG. NO.
02-21-CAR

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1:200

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BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A418001

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Tuesday, 25, May 2021
To be valid, this certificate must be lodged within 3 months of the date of issue.



Fixtures and systems
Lighting
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.
Fixtures
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

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
concrete slab on ground floor.	nil	
floor above existing dwelling or building.	nil	
external wall: brick veneer	R1.16 (or R1.70 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
internal wall shared with garage: single skin masonry (R0.18)	nil	

Description of project

Project address	
Project name	13 Carolyn Avenue, Beacon Hill Alterations and Additions including secondary dwelling conversion
Street address	13 Carolyn Avenue Beacon.Hill 2100
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 205199
Lot number	7
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

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 improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must 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. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.

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.

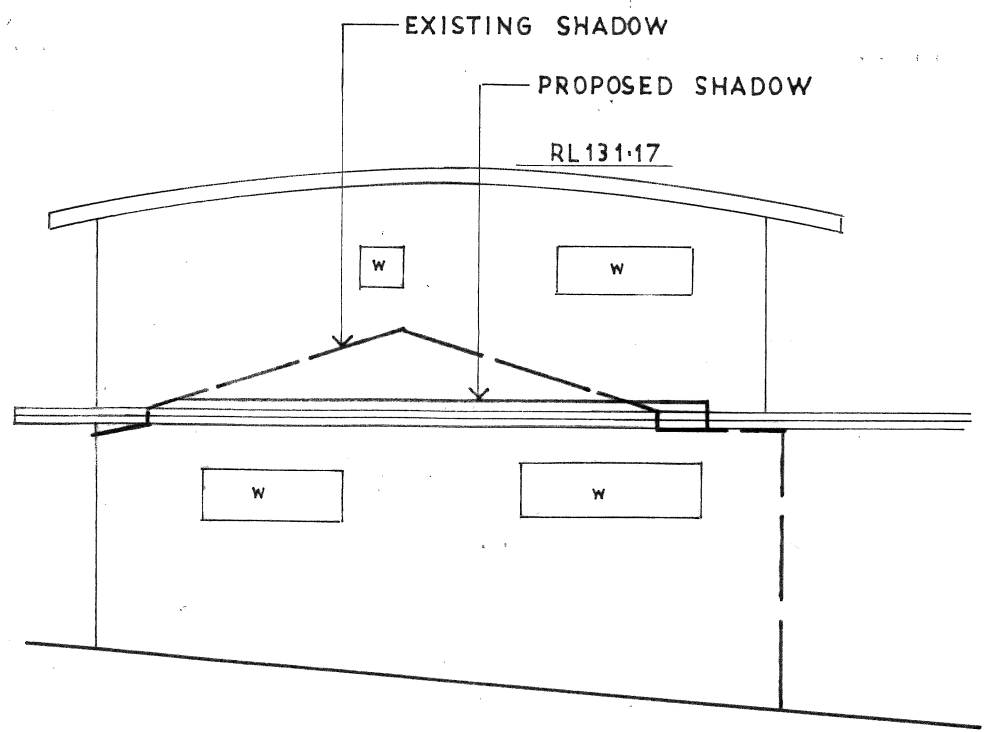
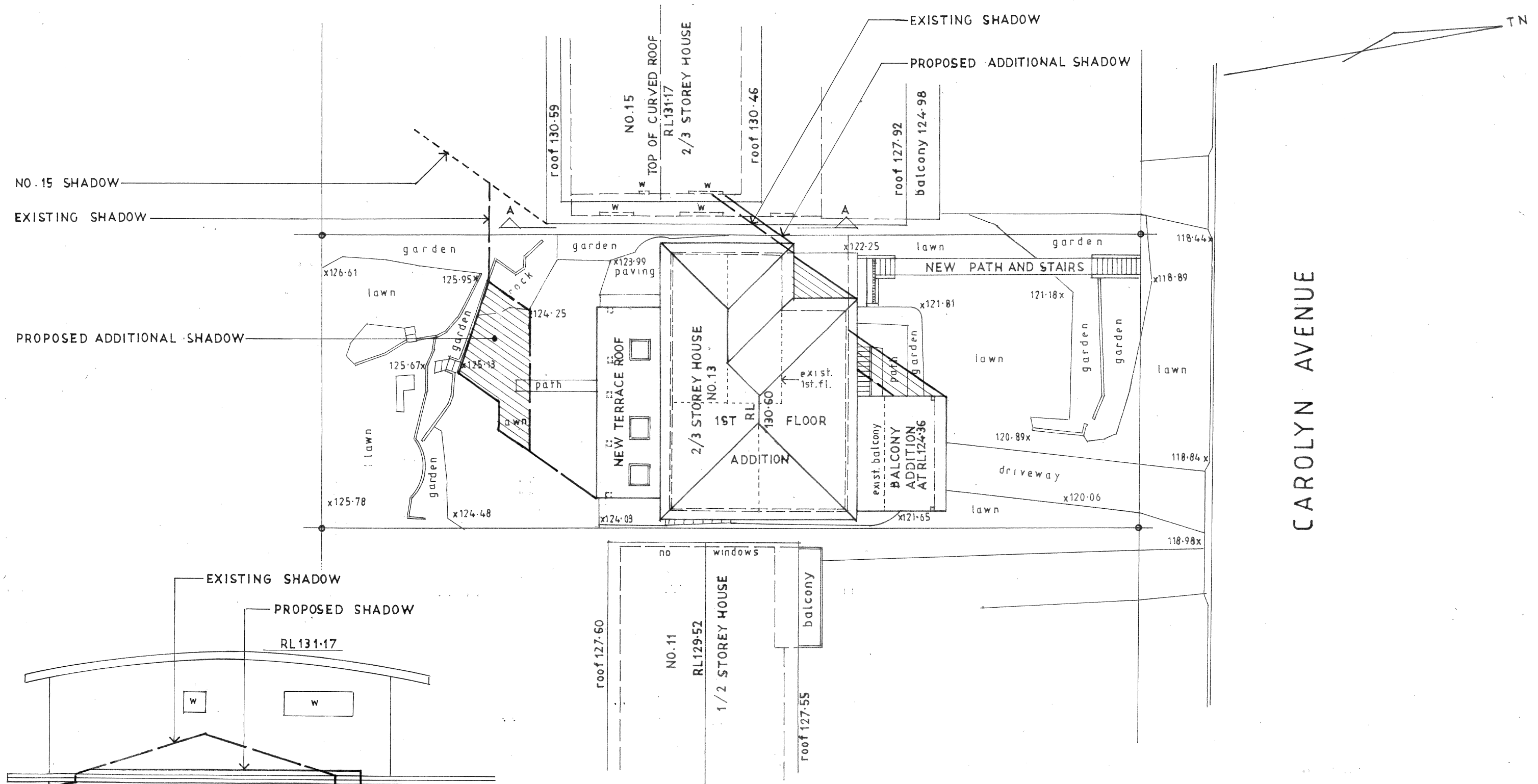
External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.

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.

Windows and glazed doors glazing requirements

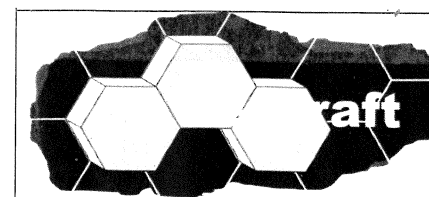
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type
W1	N	1.4	0	0	external louvre/blind (adjustable)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	N	1.4	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D3	N	5.25	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D4	N	8.19	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W5	N	1.26	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W6	N	4.48	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W7	N	4.48	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W8	S	0.99	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W9	S	1.47	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

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	CLIENT ROBYN MAIOLO		
	BASIX COMMITMENTS		
	DATE FEBRUARY 2021	DRAWN J.WRIGHT	DRG. NO. 02-21-CAR
	SCALE NO SCALE	ISSUE: DA	SHEET NO. 8



9AM WINTER SHADOW PLAN

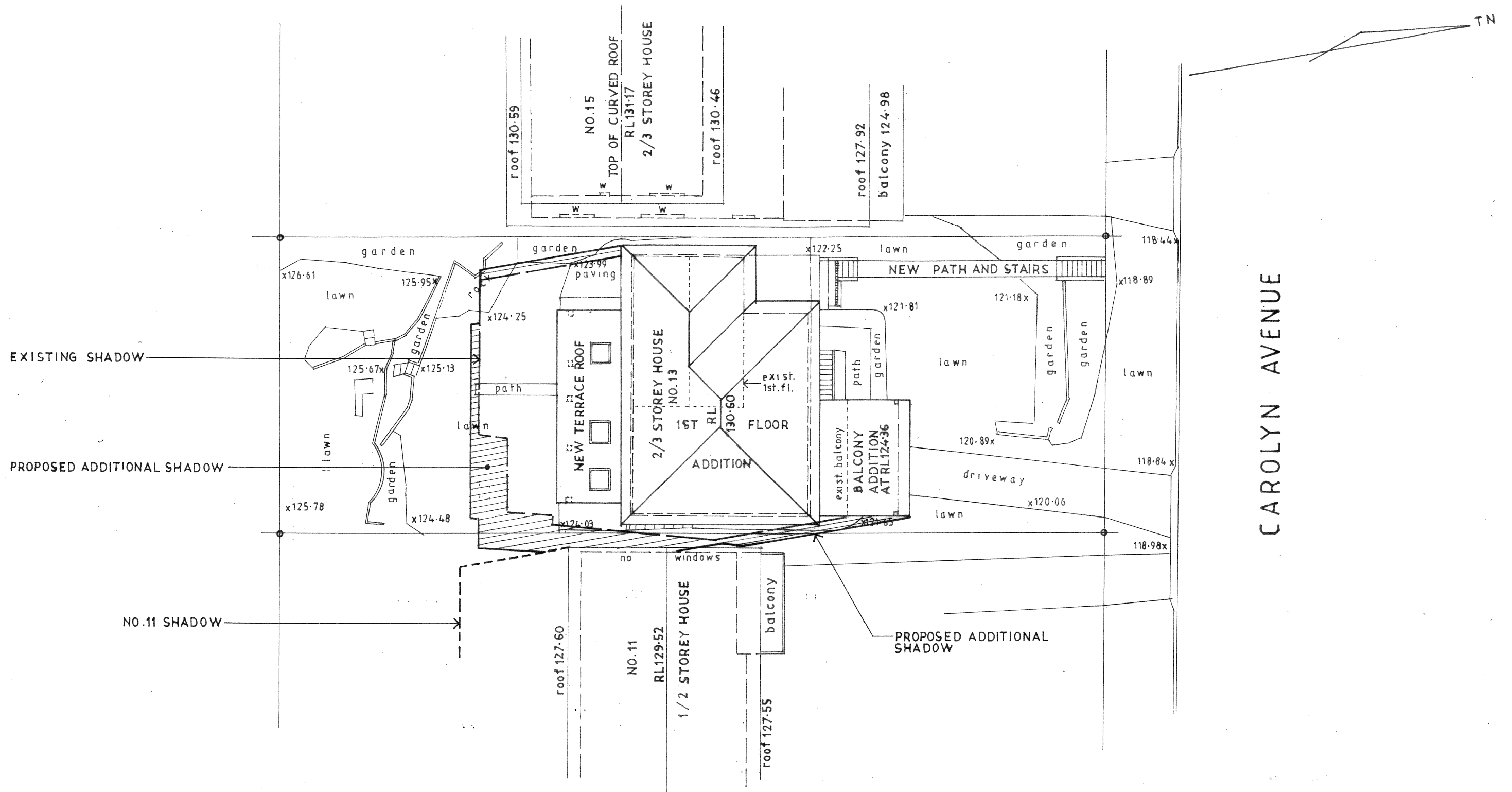
SHADOW ELEVATION A-A



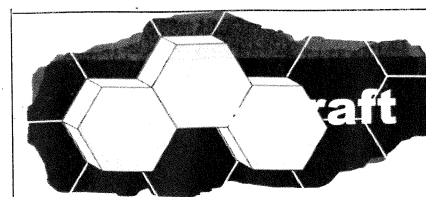
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terrey hills
nsw 2084

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abn 44 002 281 263
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ALTERATIONS AND ADDITIONS INCLUDING SECONDARY DWELLING 13 CAROLYN AVENUE, BEACON HILL LOT 7 DP205199		
CLIENT ROBYN MAIOLO		
9AM WINTER SHADOW PLAN		
DATE FEBRUARY 2021	DRAWN J.WRIGHT	DRG. NO. 02-21-CAR
SCALE 1:200	ISSUE: DA	SHEET NO. 9



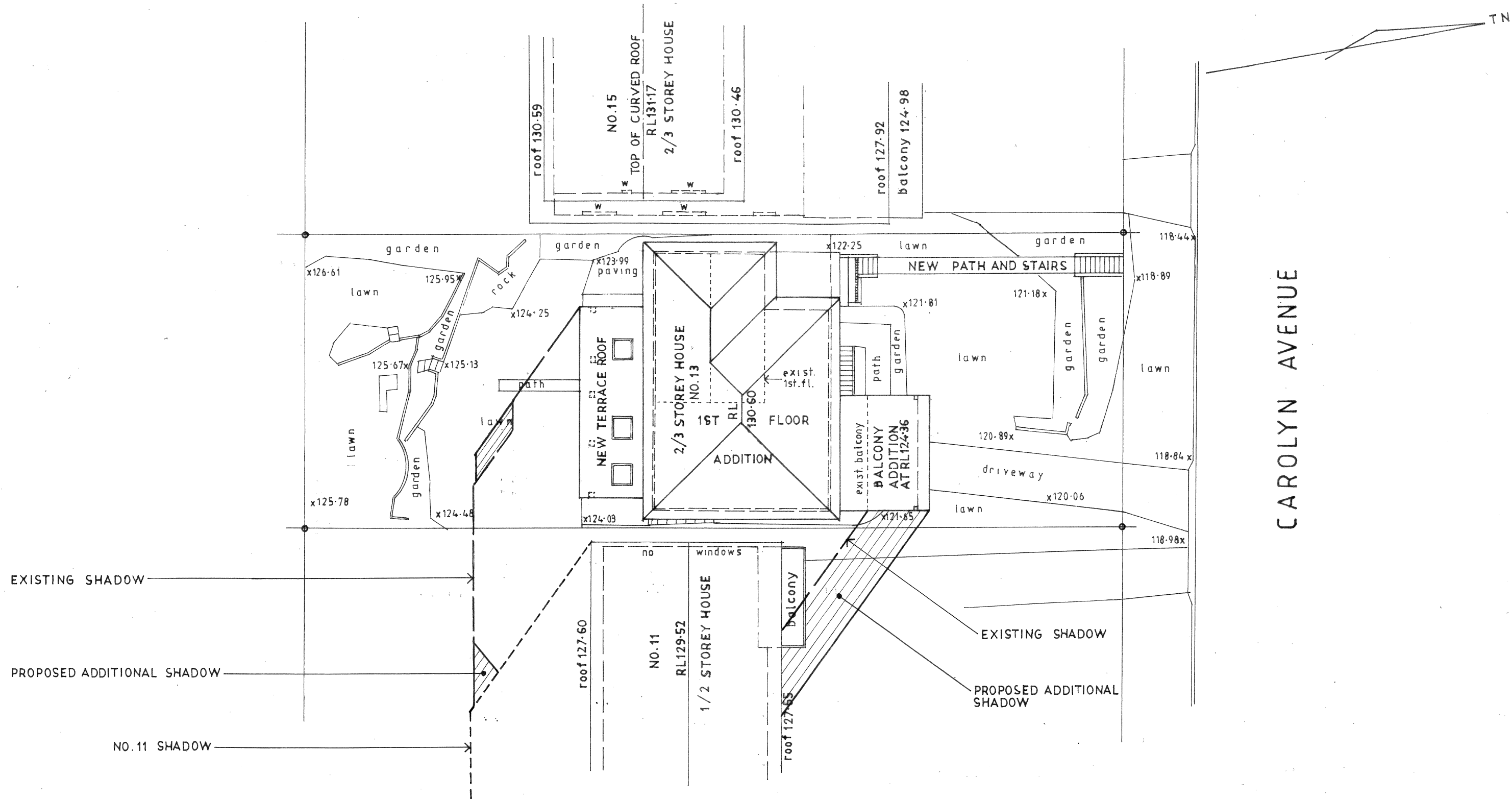
NOON WINTER SHADOW PLAN



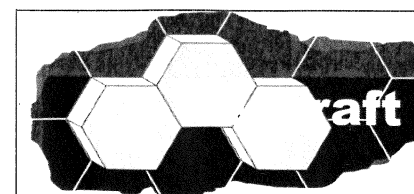
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CLIENT ROBYN MAIOLO		
NOON WINTER SHADOW PLAN		
DATE FEBRUARY 2021	DRAWN J.WRIGHT	DRG. NO. 02-21-CAR
SCALE 1:200	ISSUE: DA	SHEET NO. 10



3PM WINTER SHADOW PLAN



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ALTERATIONS AND ADDITIONS INCLUDING SECONDARY DWELLING 13 CAROLYN AVENUE, BEACON HILL LOT 7 DP205199		
CLIENT ROBYN MAIOLO		
3PM WINTER SHADOW PLAN		
DATE FEBRUARY 2021	DRAWN J.WRIGHT	DRG. NO. 02-21-CAR
SCALE 1:200	ISSUE: DA	SHEET NO. 11

Schedule of Finishes

Alterations and additions
13 Carolyn Avenue, Beacon Hill



NEW METAL ROOFING – COLORBOND MONUMENT

NEW RENDERED WALLS PAINTED TO MATCH EXISTING

NEW ALUMINIUM WINDOWS AND DOORS – WHITE

NEW BALCONY HANDRAIL – GLASS TO MATCH EXISTING