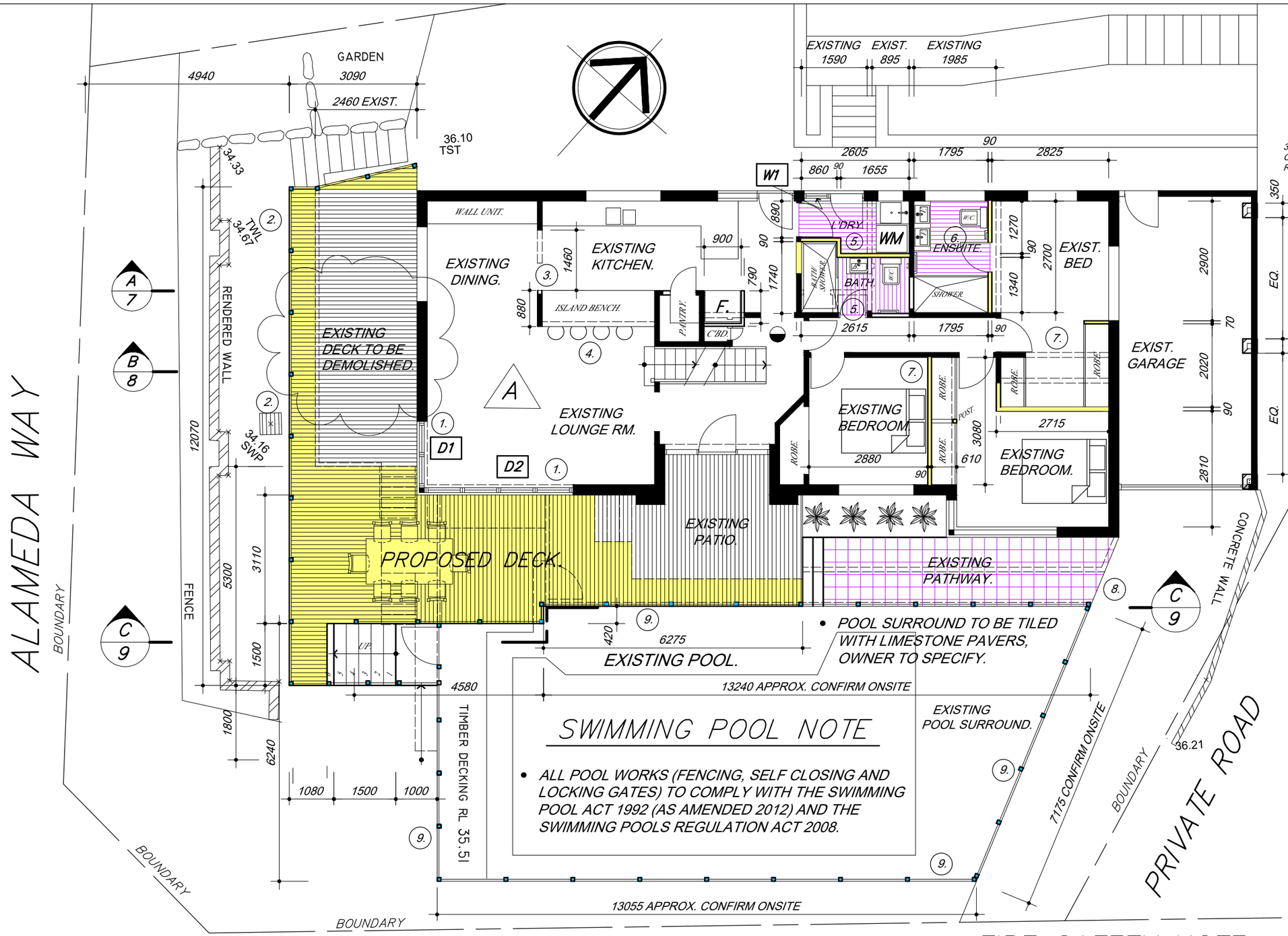


- POOL SURROUND TO BE TILED WITH LIMESTONE PAVERS, OWNER TO SPECIFY.

SWIMMING POOL NOTE

- ALL POOL WORKS (FENCING, SELF CLOSING AND LOCKING GATES) TO COMPLY WITH THE SWIMMING POOL ACT 1992 (AS AMENDED 2012) AND THE SWIMMING POOLS REGULATION ACT 2008.

SCOPE OF WORKS

1. NEW TIMBER FRAMED STACKER DOOR UNITS TO BE INSTALLED, OWNER TO SPECIFY.
2. EXISTING DECK TO BE EXTENDED AS SHOWN ON PLAN.
3. EXISTING WALL TO HAVE OPENING WIDENED.
4. PART REMOVE EXISTING KITCHEN WALL, NEW BREAKFAST BAR/ KITCHEN CABINETRY TO BE INSTALLED.
5. EXISTING WALLS TO BE REMOVED, NEW TIMBER FRAMED PARTITION WALL FOR LAUNDRY/BATH, REFER TO PLAN FOR DETAILS.
6. EXISTING BATHROOM TO BE REMOVED, EXISTING PARTITION WALL TO BE REMOVED, NEW WALL TO BE CONSTRUCTED.
7. EXISTING WALLS TO BE PART REMOVED, FLOOR ABOVE TO BE RE-SUPPORTED. NEW TIMBER FRAMED PARTITION WALLS TO BE CONSTRUCTED.
8. EXISTING PATHWAY WIDENED AND RE-TILED, OWNER TO SPECIFY.
9. EXISTING POOL FENCE TO BE REMOVED AND NEW POOL FENCE TO BE INSTALLED.

FIRE SAFETY NOTE

AS 3786 COMPLIANT SMOKE ALARM TO BE HARD WIRED TO ELECTRICAL SYSTEM.

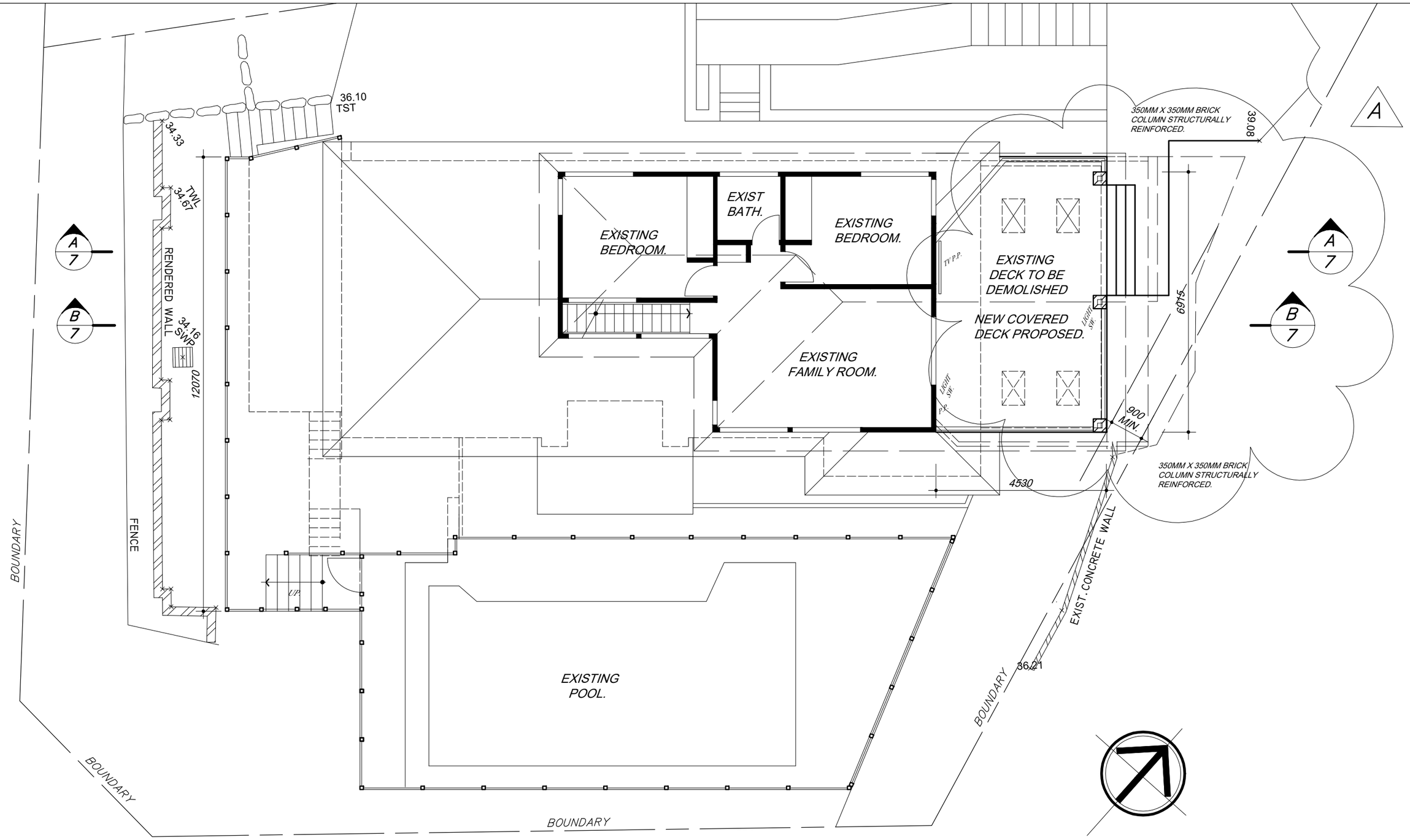
IRAMIR PLACE

PROPOSED GROUND FLOOR ALTERATION PLAN

Project	Title	Building Design
PROPOSED ALTERATION & ADDITIONS AT 76 ALAMEDA WAY WARRIEWOOD FOR E BARTOLL	WORKING DRAWING.	ALINEA DZINE PTY LTD 5 MONA VALE RD 94888999 PYMBLE 2073 0406 099 987

Rev	Amendment	Date
A	AMENDMENTS MADE TO PLAN ADDRESSING COUNCIL REQUIREMENTS AND N.C.C.CONTROLS. SHOWN THUS ON PLAN. A	22.06.20

Drawn	Date	Scale	
B B	JUNE 2019	1 : 100	
Approved Director		Drawing No. 19035–1	Rev A



SWIMMING POOL NOTE

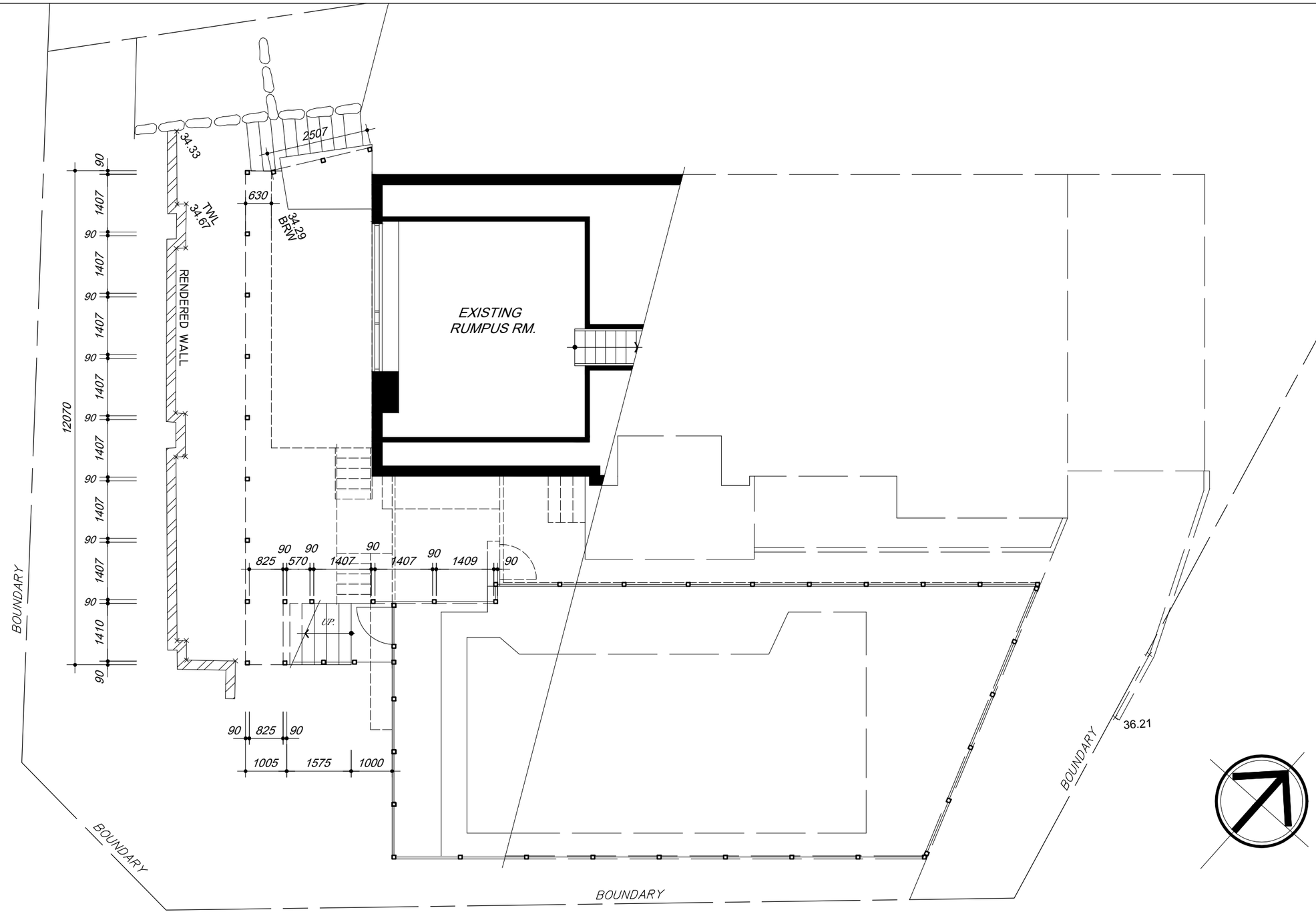
- ALL POOL WORKS (FENCING, SELF CLOSING AND LOCKING GATES) TO COMPLY WITH THE SWIMMING POOL ACT 1992 (AS AMENDED 2012) AND THE SWIMMING POOLS REGULATION ACT 2008.
- POOL SURROUND TO BE TILED WITH LIMESTONE PAVERS, OWNER TO SPECIFY.

PROPOSED DECK PLAN

Project	Title	Building Design
PROPOSED ALTERATION & ADDITIONS AT 76 ALAMEDA WAY WARRIEWOOD FOR E BARTOLL	WORKING DRAWING.	ALINEA DZINE PTY LTD 5 MONA VALE RD 94888999 PYMBLE 2073 0406 099 987

Rev	Amendment	Date
A	AMENDMENTS MADE TO PLAN ADDRESSING COUNCIL REQUIREMENTS AND N.C.C.CONTROLS. SHOWN THUS A ON PLAN.	22.06.20

Drawn	Date	Scale	
B B	JUNE 2019	1 : 100	
Approved Director		Drawing No. 19035-2	Rev A

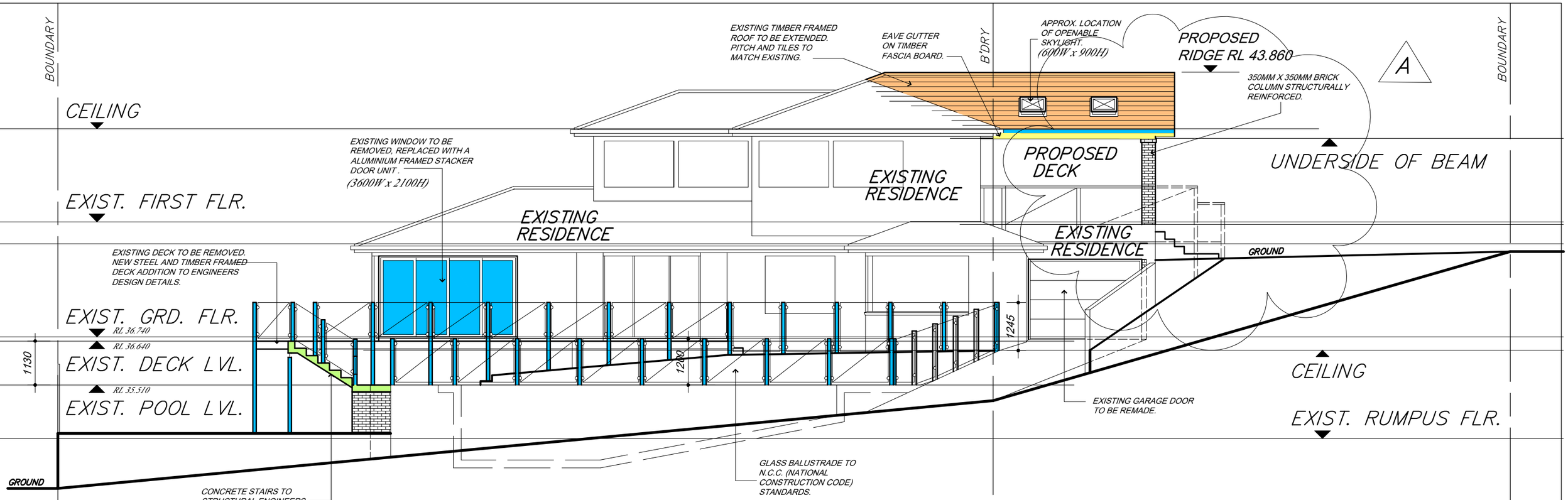


EXISTING LOWER GRD. FLOOR PLAN

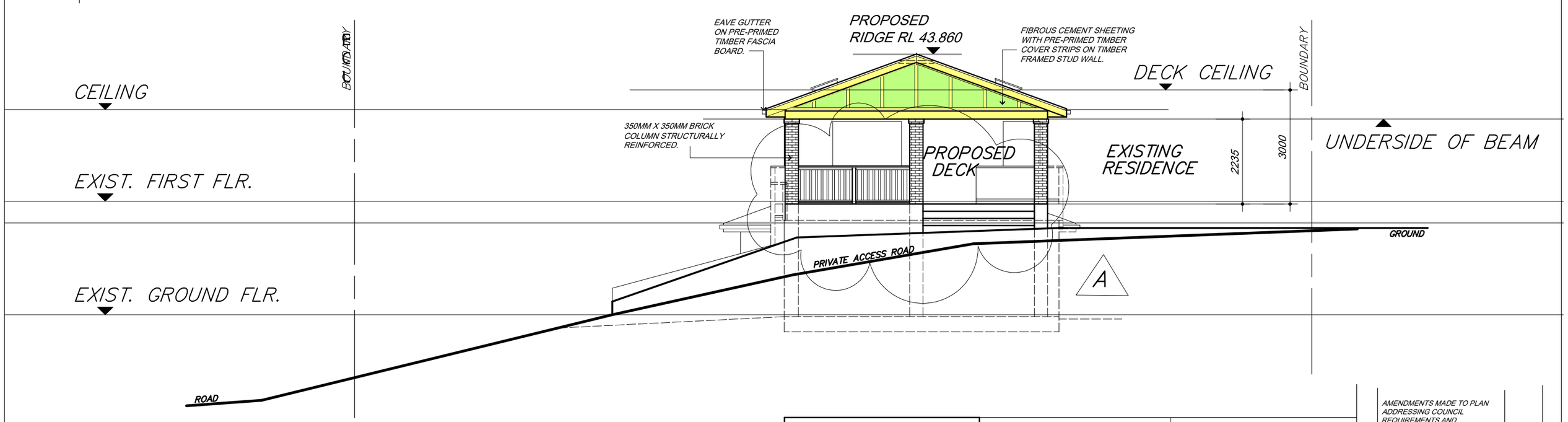
Project PROPOSED ALTERATION & ADDITIONS AT 76 ALAMEDA WAY WARRIEWOOD FOR E BARTOLL	Title WORKING DRAWING.	Building Design ALINEA DZINE PTY LTD 5 MONA VALE RD 94888999 PYMBLE 2073 0406 099 987	

Rev	Amendment	Date
A	AMENDMENTS MADE TO PLAN ADDRESSING COUNCIL REQUIREMENTS AND N.C.C.CONTROLS SHOWN THUS ON PLAN. A	22.06.20

Drawn	Date	Scale	
B B	JUNE 2019	1 : 100	
Approved Director		Drawing No. 19035–3	Rev A



SOUTH EAST ELEVATION



NORTH EAST ELEVATION

Project	Title	Building Design
PROPOSED ALTERATION & ADDITIONS AT 76 ALAMEDA WAY WARRIEWOOD FOR E BARTOLL	SOUTH EAST ELEVATION NORTH EAST ELEVATION	ALINEA DZINE PTY LTD 5 MONA VALE RD 94888999 PYMBLE 2073 0406 099 987

Rev	Amendment	Date
A	AMENDMENTS MADE TO PLAN ADDRESSING COUNCIL REQUIREMENTS AND N.C.C.CONTROLS SHOWN THUS ON PLAN. A	22.06.20

Drawn	Date	Scale	
B B	JUNE 2019	1 : 100	
Approved Director		Drawing No. 19035-4	Rev A

SITE NOTES

- SITE AREA ..... 703.90 M²
- EXIST.FLOOR AREA ..... 192.00 M²
- NEW FLOOR AREA ..... 00.00 M²
- TOTAL FLOOR AREA ..... 192.00 M²
- F.S.R ..... 0.28 TO 1

LANDSCAPING NOTE.

- NO INCREASE IN HARD SURFACES / SITE COVERAGE DUE TO PROPOSED DEVELOPMENT.
- EXISTING SOFT LANDSCAPED AREA HAS BEEN CALCULATED AT 176.70SQM OR 25.00% OF SITE AREA, SHOWN THUS ON PLAN.
- ADDITIONAL SOFT LANDSCAPED AREA HAS BEEN CALCULATED AT 31.00SQM, SHOWN THUS ON PLAN.
- TOTAL SOFT LANDSCAPED AREA HAS BEEN CALCULATED AT 207.70SQM OR 29.50% OF SITE AREA.

FINISH SCHEDULE

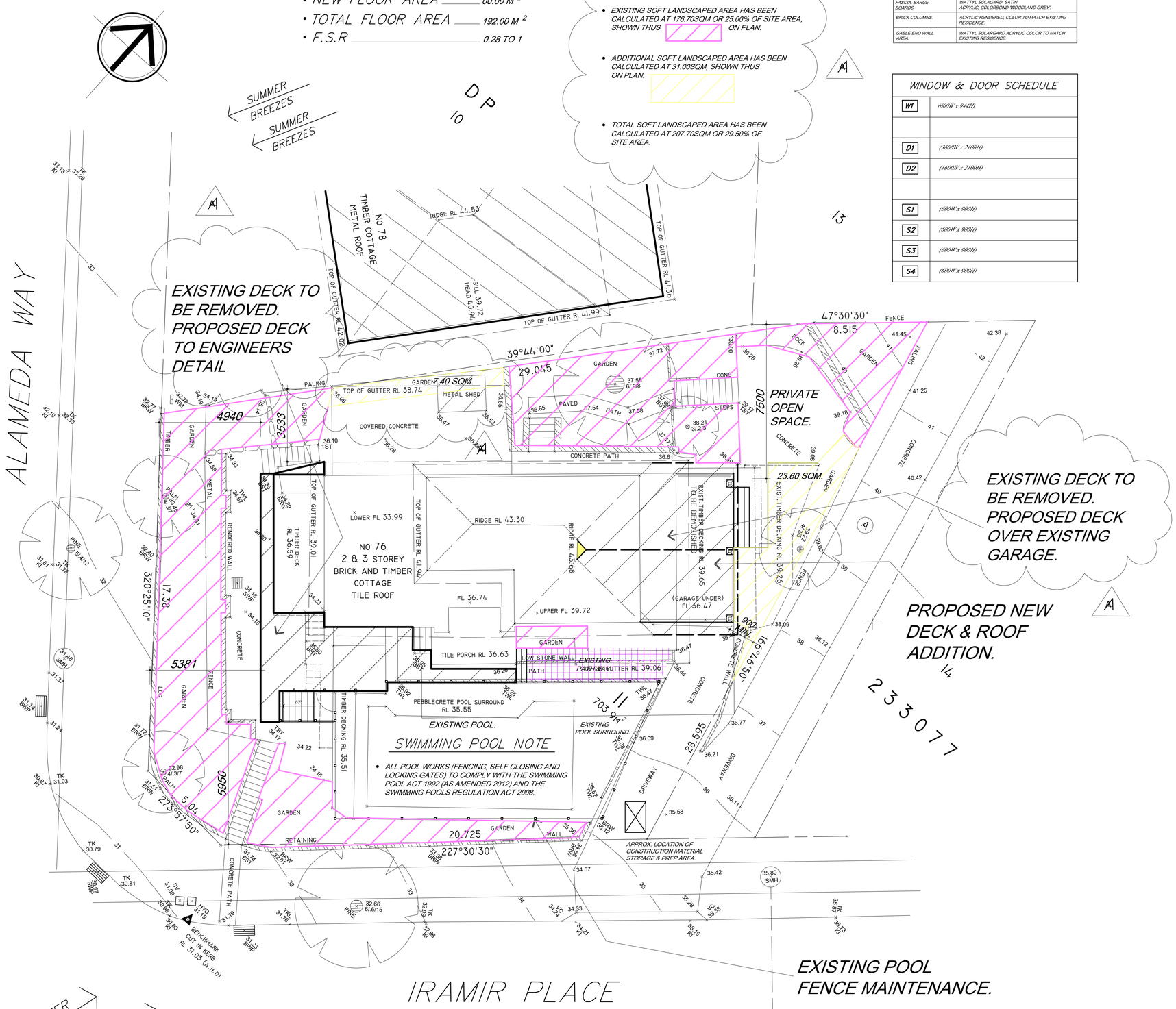
EXISTING DECK ROOF.	CONCRETE TILES TO MATCH EXISTING RESIDENCE.
GUTTERS AND DOWNPIPES.	COLORBOND 'WOODLAND GREY'.
WINDOWS AND DOORS.	CLEAR ANODISED ALUMINUM.
FASCIA, BARGE BOARDS.	WATTYL SOLAGARD SATIN ACRYLIC, COLORBOND 'WOODLAND GREY'.
BRICK COLUMNS.	ACRYLIC RENDERED, COLOR TO MATCH EXISTING RESIDENCE.
GABLE END WALL AREA.	WATTYL SOLARGARD ACRYLIC COLOR TO MATCH EXISTING RESIDENCE.

WINDOW & DOOR SCHEDULE

W1	(600W x 944H)
D1	(3600W x 2100H)
D2	(1500W x 2100H)
S1	(600W x 900H)
S2	(600W x 900H)
S3	(600W x 900H)
S4	(600W x 900H)

STORMWATER NOTE

- ALL NEW GUTTERS AND DOWNPIPES TO BE CONNECTED TO THE EXISTING STORMWATER DRAINAGE SYSTEM, GRAVITY FED TO COUNCIL INFRASTRUCTURE IN ALAMEDA WAY.



SWIMMING POOL NOTE

- ALL POOL WORKS (FENCING, SELF CLOSING AND LOCKING GATES) TO COMPLY WITH THE SWIMMING POOL ACT 1992 (AS AMENDED 2012) AND THE SWIMMING POOLS REGULATION ACT 2008.

(A) - RIGHT OF CARRIAGEWAY APPURTENANT TO THE SUBJECT LAND (VIDE DP233077)

SITE PLAN

page 1 / 3

BASIX® Certificate

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

Alterations and Additions

Certificate number: A354631

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: Wednesday, 31, July 2019
To be valid, this certificate must be lodged within 3 months of the date of issue.

NSW Planning & Environment

Description of project

Project address	
Project name	76 Alameda Way
Street address	76 Alameda Way Warriewood 2102
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 233077
Lot number	11
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).

Certificate Prepared by (please complete before submitting to Council or PCA)

Name / Company Name: Seachange Design & Build Pty Ltd

ABN (if applicable): 56633949854

BASIX Certificate number: A354631 page 2 / 3

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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.		✓	✓

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Overshadowing Distance (m)	Shading device	Frame and glass type
W1	NW	0.56	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D1	SW	7.56	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D2	SE	3.36	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Planning & Environment — Building Sustainability Index www.basix.nsw.gov.au

BASIX Certificate number: A354631 page 3 / 3

Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

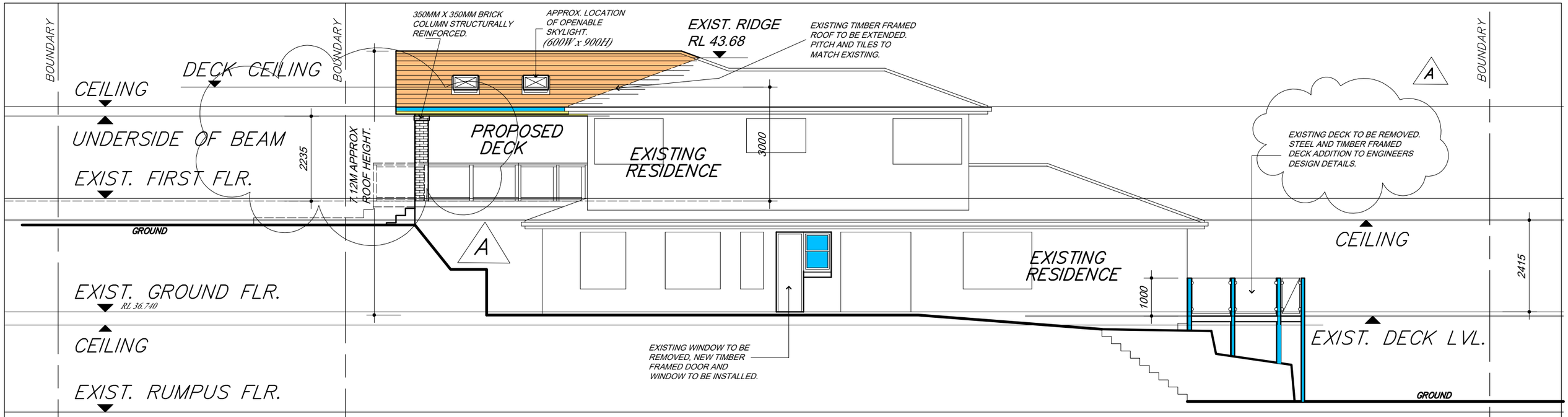
Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

Planning & Environment — Building Sustainability Index www.basix.nsw.gov.au

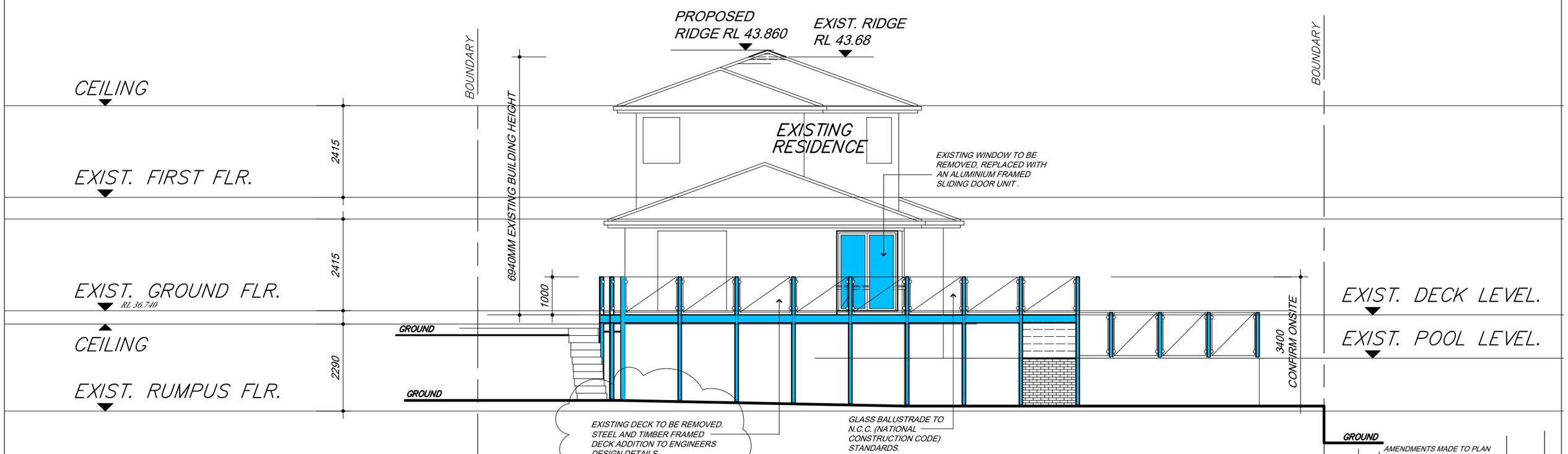
Project	Title	Building Design
PROPOSED ALTERATION & ADDITIONS AT 76 ALAMEDA WAY WARRIEWOOD FOR E BARTOLL	SITE PLAN	ALINEA DZINE PTY LTD 5 MONA VALE RD 94888999 PYMBLE 2073 0406 099 987

Rev.	Amendment	Date
A	AMENDMENTS MADE TO PLAN ADDRESSING COUNCIL REQUIREMENTS AND N.C.C.CONTROLS, SHOWN THUS ON PLAN. A	22.06.20

Drawn	Date	Scale	Rev.
B B	JUNE 2019	1 : 100	A
Approved Director		Drawing No. 19035-5	



NORTH WEST ELEVATION

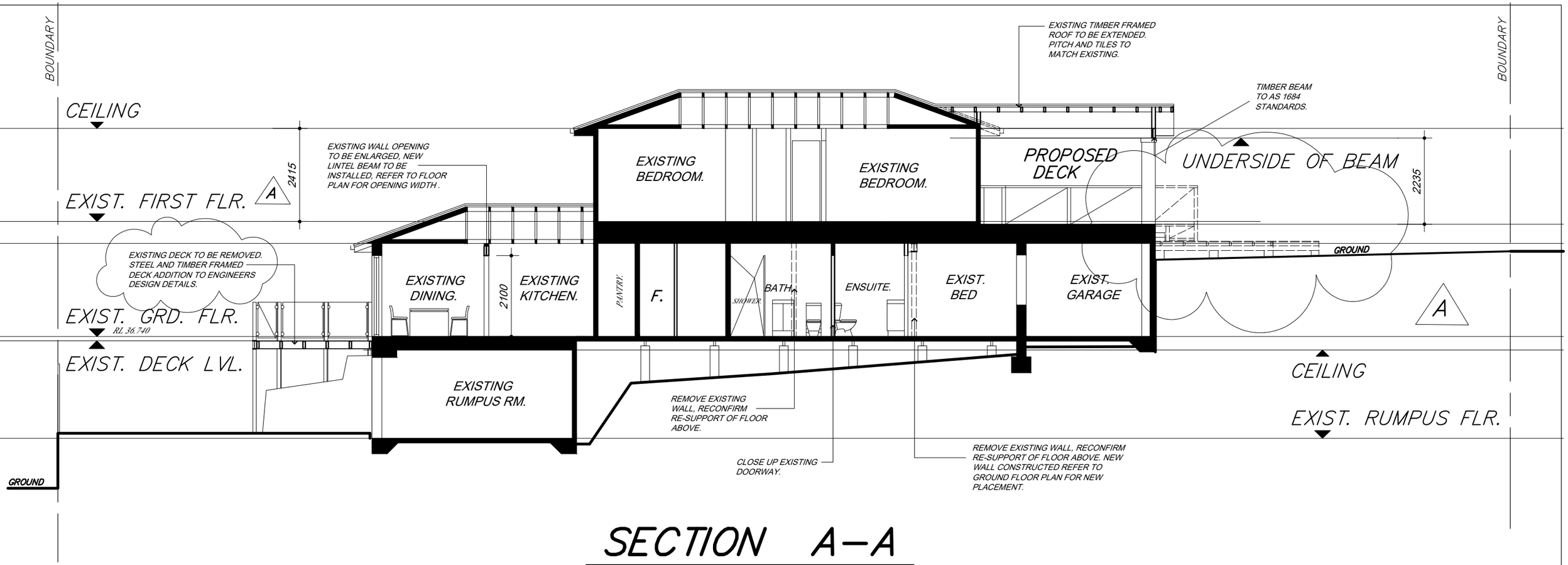


SOUTH WEST ELEVATION

Project PROPOSED ALTERATION & ADDITIONS AT 76 ALAMEDA WAY WARRIEWOOD FOR E BARTOLL	Title SOUTH WEST ELEVATION NORTH WEST ELEVATION	Building Design ALINEA DZINE PTY LTD 5 MONA VALE RD 94888999 PYMBLE 2073 0406 099 987	

Rev	Amendment	Date
A	AMENDMENTS MADE TO PLAN ADDRESSING COUNCIL REQUIREMENTS AND N.C.C.CONTROLS SHOWN THUS ON PLAN. A	22.06.20

Drawn B B	Date JUNE 2019	Scale 1 : 100	
Approved Director		Drawing No. 19035-6	Rev A

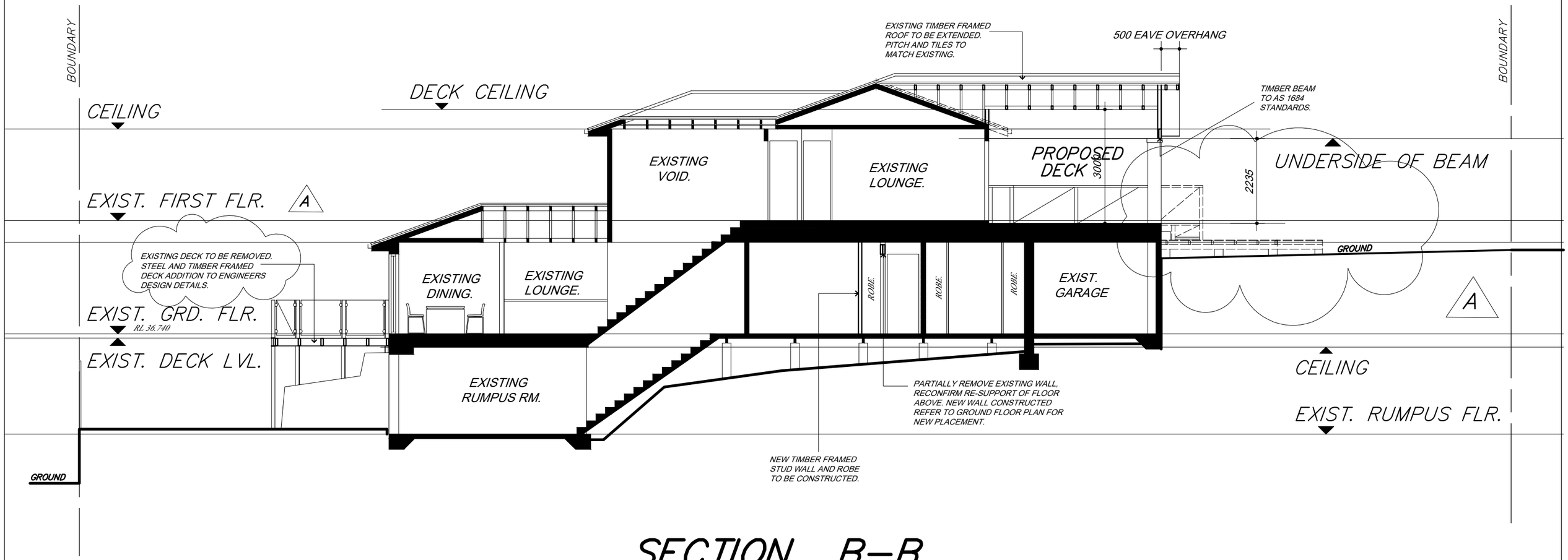


SECTION A–A

Project	Title	Building Design
PROPOSED ALTERATION & ADDITIONS AT 76 ALAMEDA WAY WARRIEWOOD FOR E BARTOLL	SECTION A-A	ALINEA DZINE PTY LTD 5 MONA VALE RD 94888999 PYMBLE 2073 0406 099 987

Rev	Amendment	Date
A	AMENDMENTS MADE TO PLAN ADDRESSING COUNCIL REQUIREMENTS AND N.C.C.CONTROLS. SHOWN THUS A ON PLAN.	22.06.20

Drawn	Date	Scale	
B B	JUNE 2019	1:100	
Approved Director		Drawing No. 19035–7	Rev A

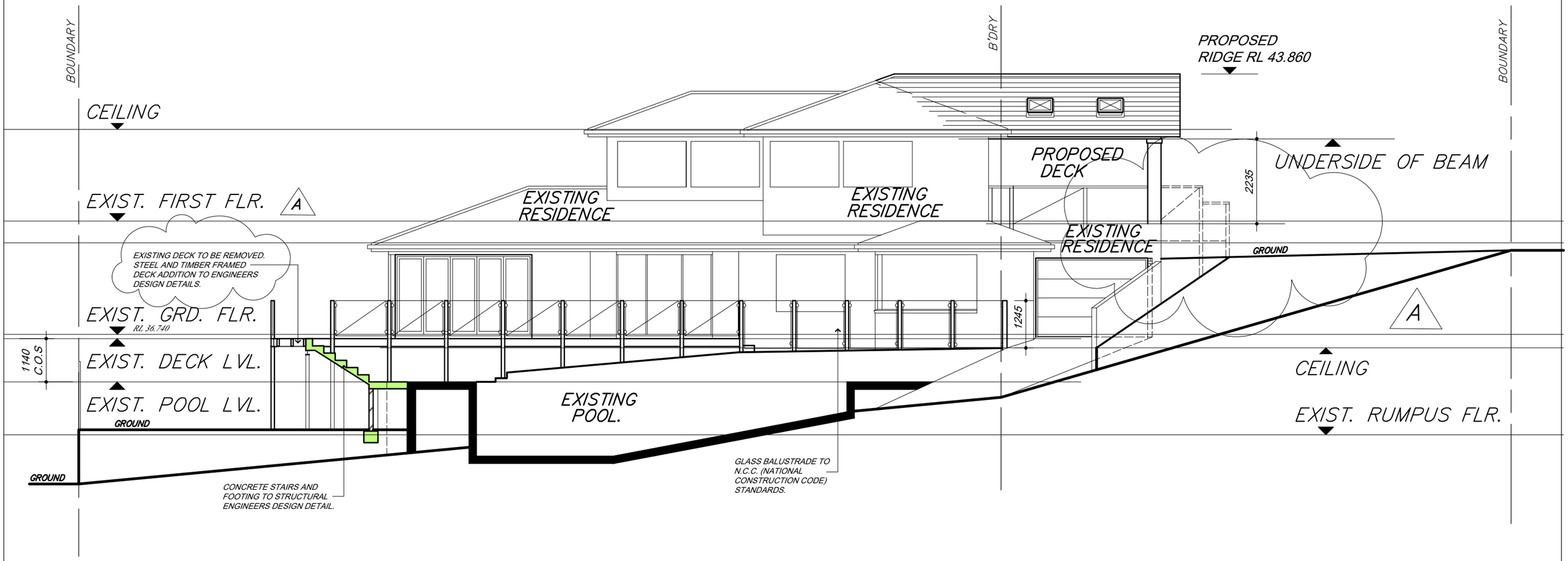


SECTION B–B

Project	Title	Building Design
PROPOSED ALTERATION & ADDITIONS AT 76 ALAMEDA WAY WARRIEWOOD FOR E BARTOLL	SECTION B-B	ALINEA DZINE PTY LTD 5 MONA VALE RD 94888999 PYMBLE 2073 0406 099 987

Rev	Amendment	Date
A	AMENDMENTS MADE TO PLAN ADDRESSING COUNCIL REQUIREMENTS AND N.C.C.CONTROLS SHOWN THUS A ON PLAN.	22.06.20

Drawn	Date	Scale	
B B	JUNE 2019	1 : 100	
Approved Director		Drawing No. 19035–B	Rev A

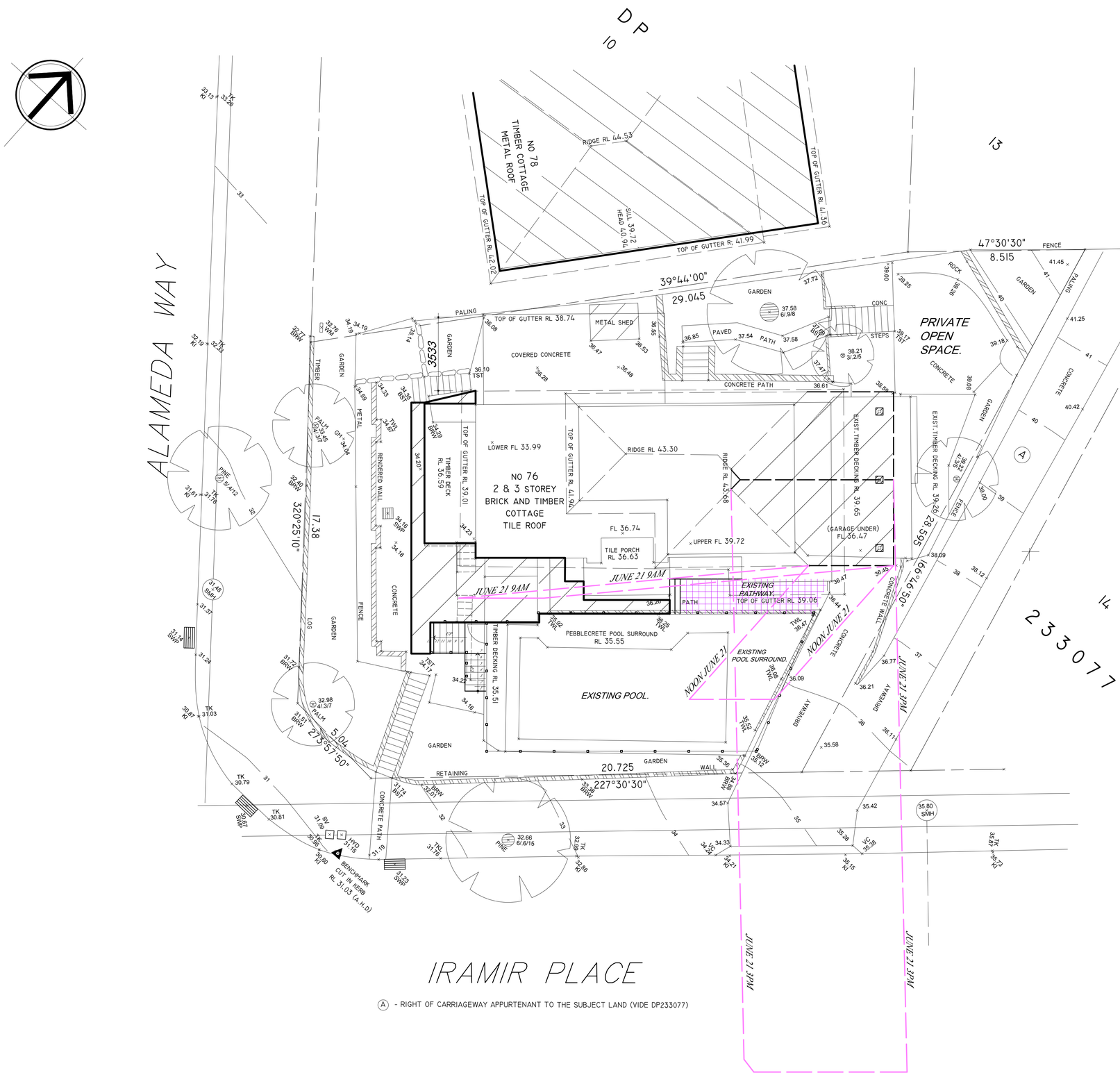


SECTION C–C

Project	Title	Building Design
PROPOSED ALTERATION & ADDITIONS AT 76 ALAMEDA WAY WARRIEWOOD FOR E BARTOLL	SECTION C-C	ALINEA DZINE PTY LTD 5 MONA VALE RD 94888999 PYMBLE 2073 0406 099 987

Rev	Amendment	Date
A	AMENDMENTS MADE TO PLAN ADDRESSING COUNCIL REQUIREMENTS AND N.C.C.CONTROLS. SHOWN THUS A ON PLAN.	22.06.20

Drawn	Date	Scale	
B B	JUNE 2019	1 : 100	
Approved Director		Drawing No. 19035–9	Rev A



NEW SHADOWING NOTE

- ALL NEW SHADOWING FALLS ON THE EXISTING PROPERTY OPEN SPACE AND IRAMIR PLACE AT 9AM NOON & 3PM JUNE 21

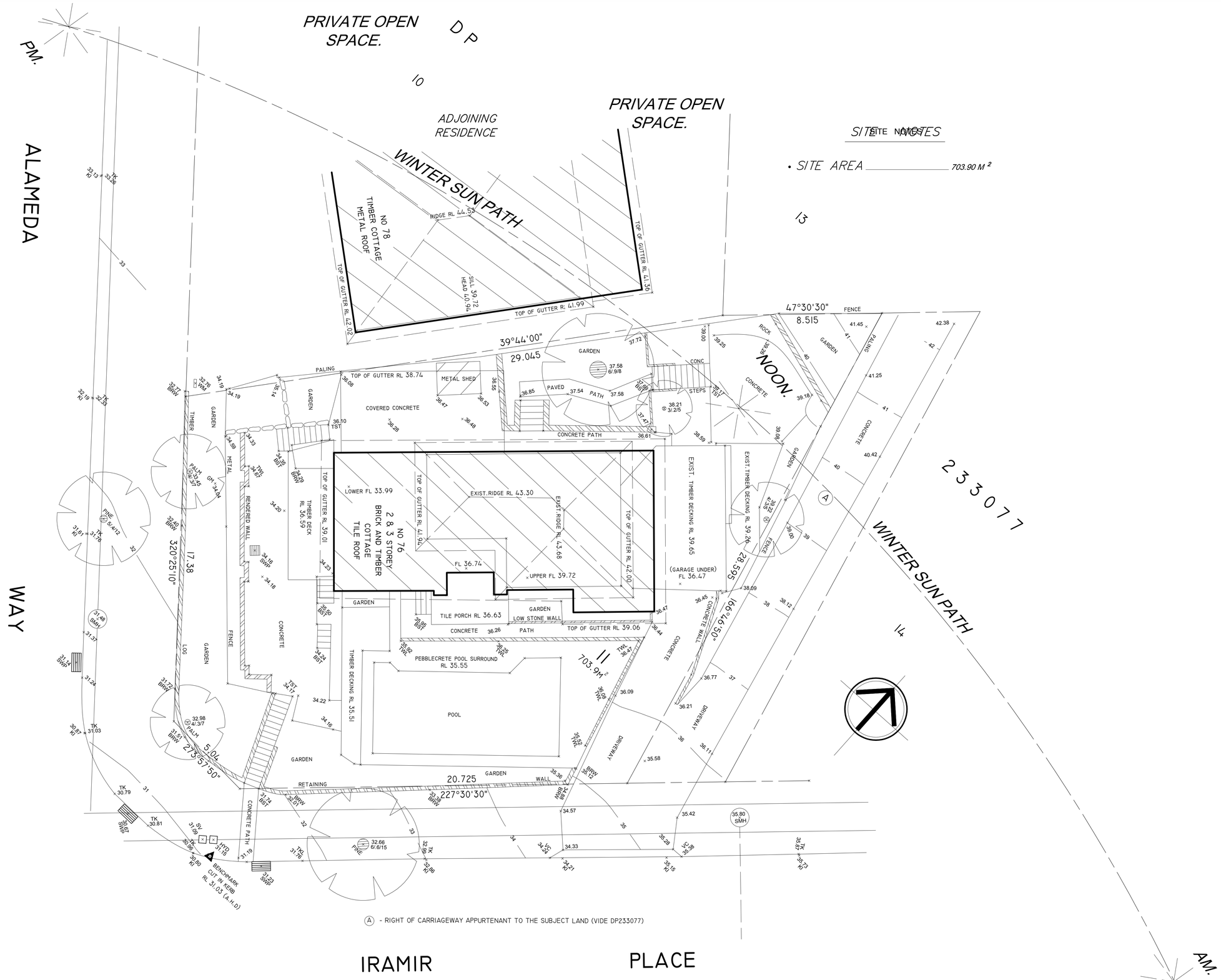
IRAMIR PLACE

(A) - RIGHT OF CARRIAGEWAY APPURTENANT TO THE SUBJECT LAND (VIDE DP233077)

SHADOW DIAGRAMS PLAN

(9AM 3PM NOON JUNE 21)

Project	Title	Building Design	
PROPOSED ALTERATION & ADDITIONS AT 76 ALAMEDA WAY WARRIEWOOD FOR E BARTOLL	SHADOW DIAGRAMS PLAN	ALINEA DZINE PTY LTD 5 MONA VALE RD 94888999 PYMBLE 2073 0406 099 987	Rev / Amendment / Date Drawn B B Date JUNE 2019 Scale 1 : 100 Approved / Director Drawing No. 19035-10 Rev



(A) - RIGHT OF CARRIAGEWAY APPURTENANT TO THE SUBJECT LAND (VIDE DP233077)

SITE ANALYSIS PLAN

Project	Title	Building Design			
PROPOSED ALTERATION & ADDITIONS AT 76 ALAMEDA WAY WARRIEWOOD FOR E BARTOLL	SITE ANALYSIS PLAN	ALINEA DZINE PTY LTD 5 MONA VALE RD 94888999 PYMBLE 2073 0406 099 987	Rev / Amendment / Date		
			Drawn: B B	Date: JUNE 2019	Scale: 1 : 100
			Approved / Director	Drawing No. 19035-12	Rev

SCHEDULE OF COLOURS AND MATERIALS

Address: 76 Alameda Way, Warriewood
Contact name: Eva Bartoll Navas

EXTERNAL	Finish Schedule
Existing Deck Roof	Concrete Tiles to match existing residence
Gutters and Downpipes	Colorbond "Woodland Grey"
Windows and Doors	Clear Anodised Aluminium
Fascia, Barge Boards	Wattyk Solagard Satin Acrylic, Colorbond "Woodland Grey"
Brick Columns	Acrylic Rendered, colour to match existing residence
Gable End Wall Area	Wattyk Solagard Acrylic, colour to match existing residence