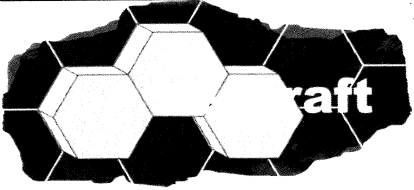
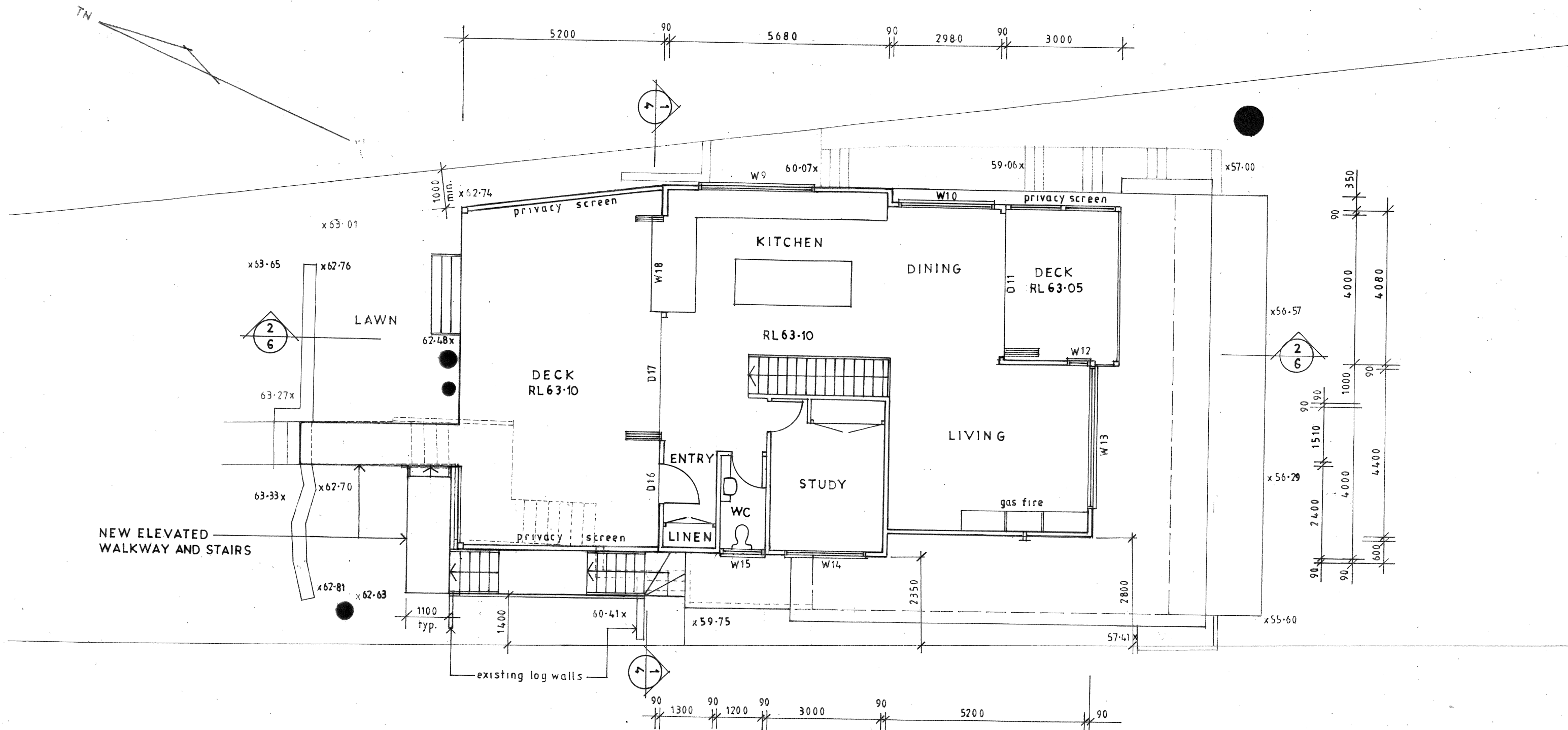


LOWER GROUND FLOOR PLAN

These plans are for formal planning assessment (DA or CDC) only not for construction		
		
ALTERATIONS AND ADDITIONS 49 GRANDVIEW DRIVE NEWPORT LOT 25 DP16029		
CLIENT BEN WEATHERALL AND MARIELA SANCHEZ		
LOWER GROUND FLOOR PLAN		
DATE JANUARY 2021	DRAWN J.WRIGHT	DRG. NO. 01-21-GRA
SCALE 1:100	ISSUE: DA	SHEET NO. 1

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Window & Door Schedule

All windows to be aluminium framed

Legend Height x Width Description

W9	750/1000	x 3000	Raked fixed window
W10	750	x 2500	Glass louvre/fixed/louvre window
D11	2250	x 3800	Bifold glass doors
W12	1800	x 600	Glass louvres
W13	1800	x 3600	Sashless/fixed/sashless window (bottom fixed)
W14	1350	x 2100	Casement windows
W15	1350	x 1200	Awning window
D16	2400	x 1000	Glass door
D17	2400	x 3200	Bifold glass doors
W18	1500	x 2500	Bifold server windows

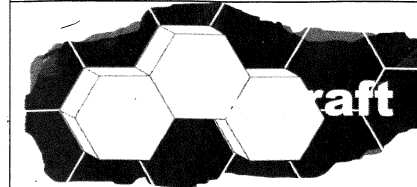
Glazing Note

D11 – W18 to be glazed with single clear glass to achieve a total system U-value: 6.70, SHGC: 0.57.
W9 & W10 to be glazed with single pyrolytic low-e glass to achieve a total system U-value: 5.6, SHGC: 0.36

FIRST FLOOR PLAN

Issue	Date	Revision
A	12-11-21	Eastern side wall stepped. Privacy screen added to eastern side of rear deck.

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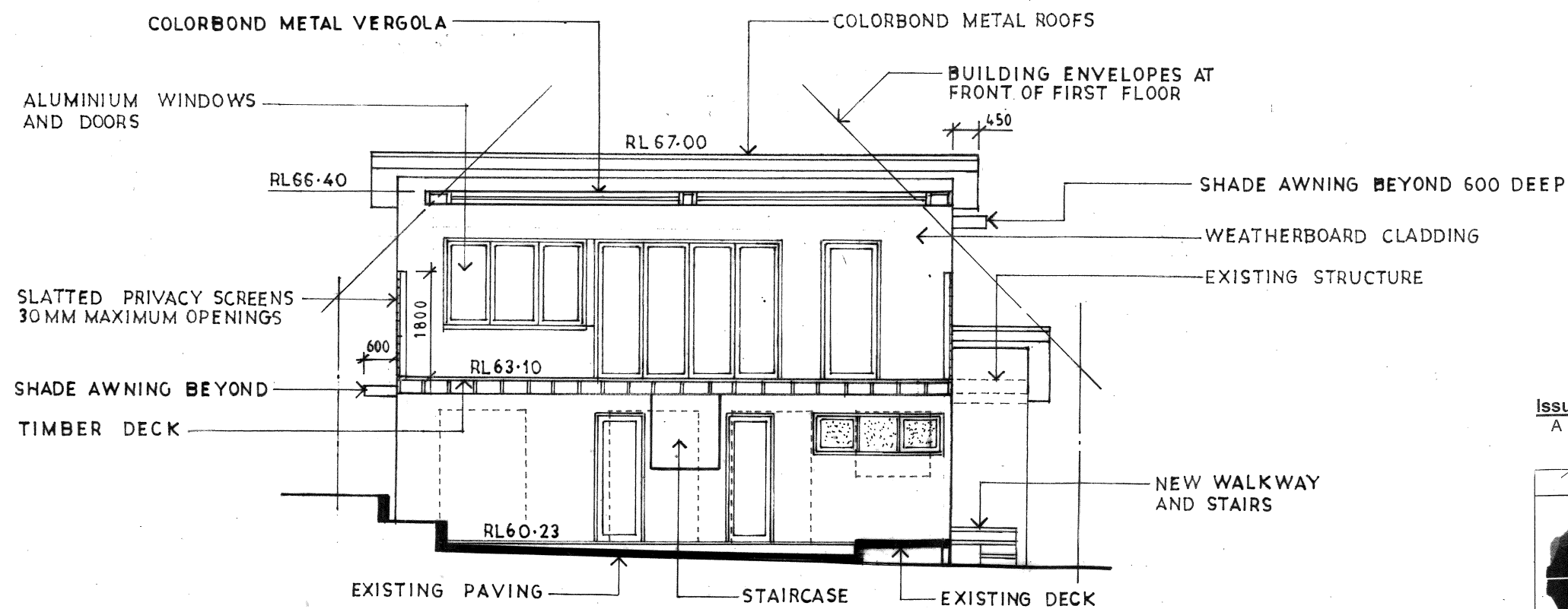
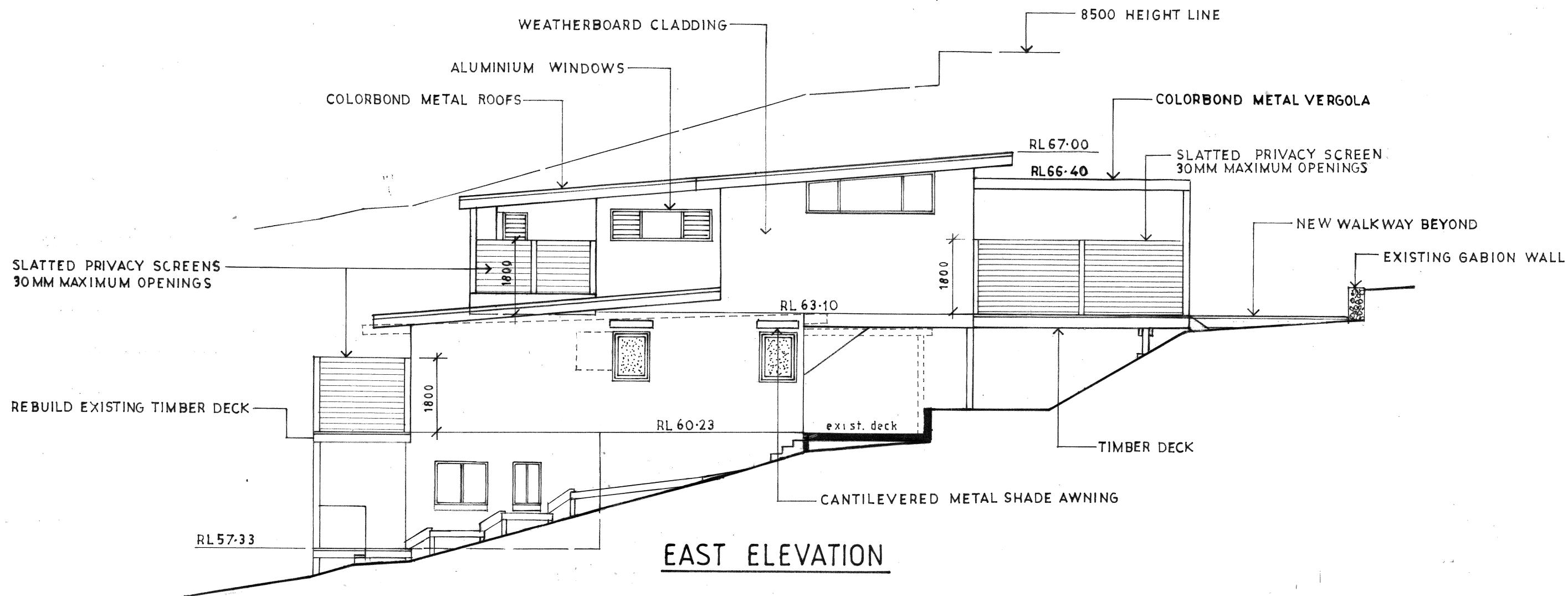
ALTERATIONS AND ADDITIONS

49 GRANDVIEW DRIVE
NEWPORT LOT 25 DP16029

CLIENT
BEN WEATHERALL AND MARIELA SANCHEZ

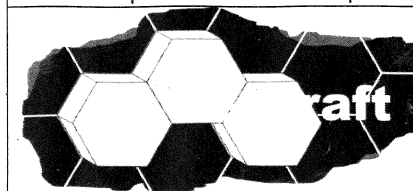
FIRST FLOOR PLAN

DATE	DRAWN	DRG. NO.
JANUARY 2021	J. WRIGHT	01-21-GRA
SCALE	ISSUE:	SHEET NO.
1:100	DA	3A



Issue	Date	Revision
A	12-11-21	First floor eastern side wall stepped and privacy screens added to eastern side of ground and first floor rear decks.

These plans are for formal planning assessment (DA or CDC) only not for construction



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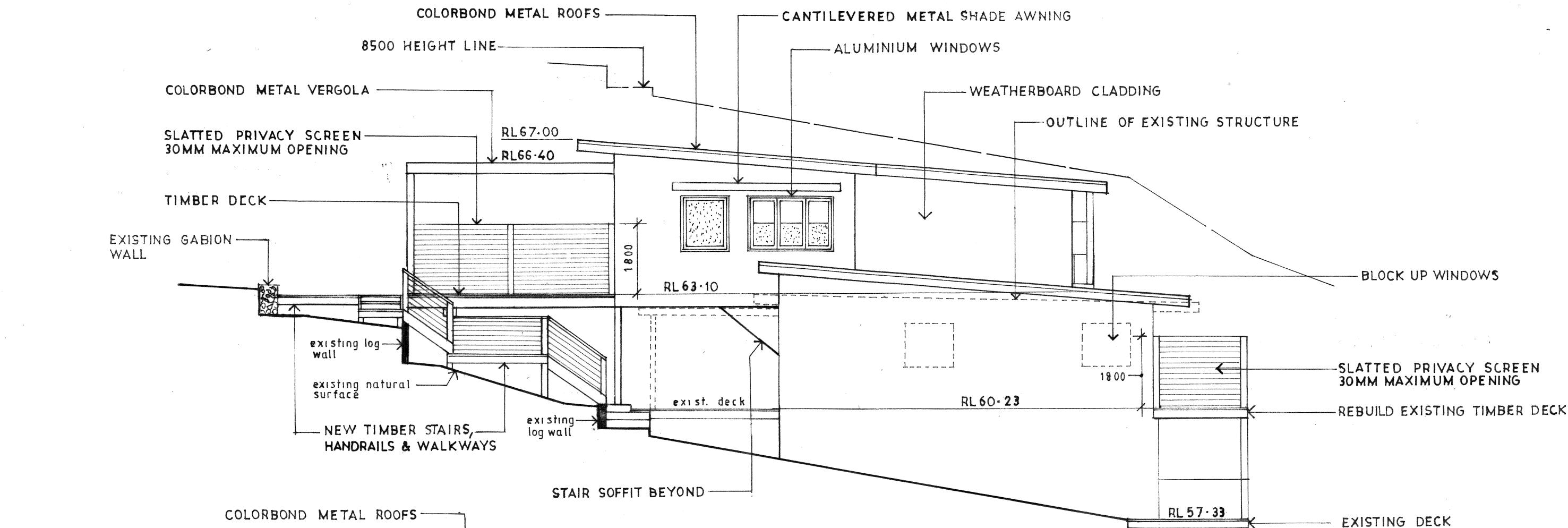
ALTERATIONS AND ADDITIONS

49 GRANDVIEW DRIVE
NEWPORT LOT 25 DP16029

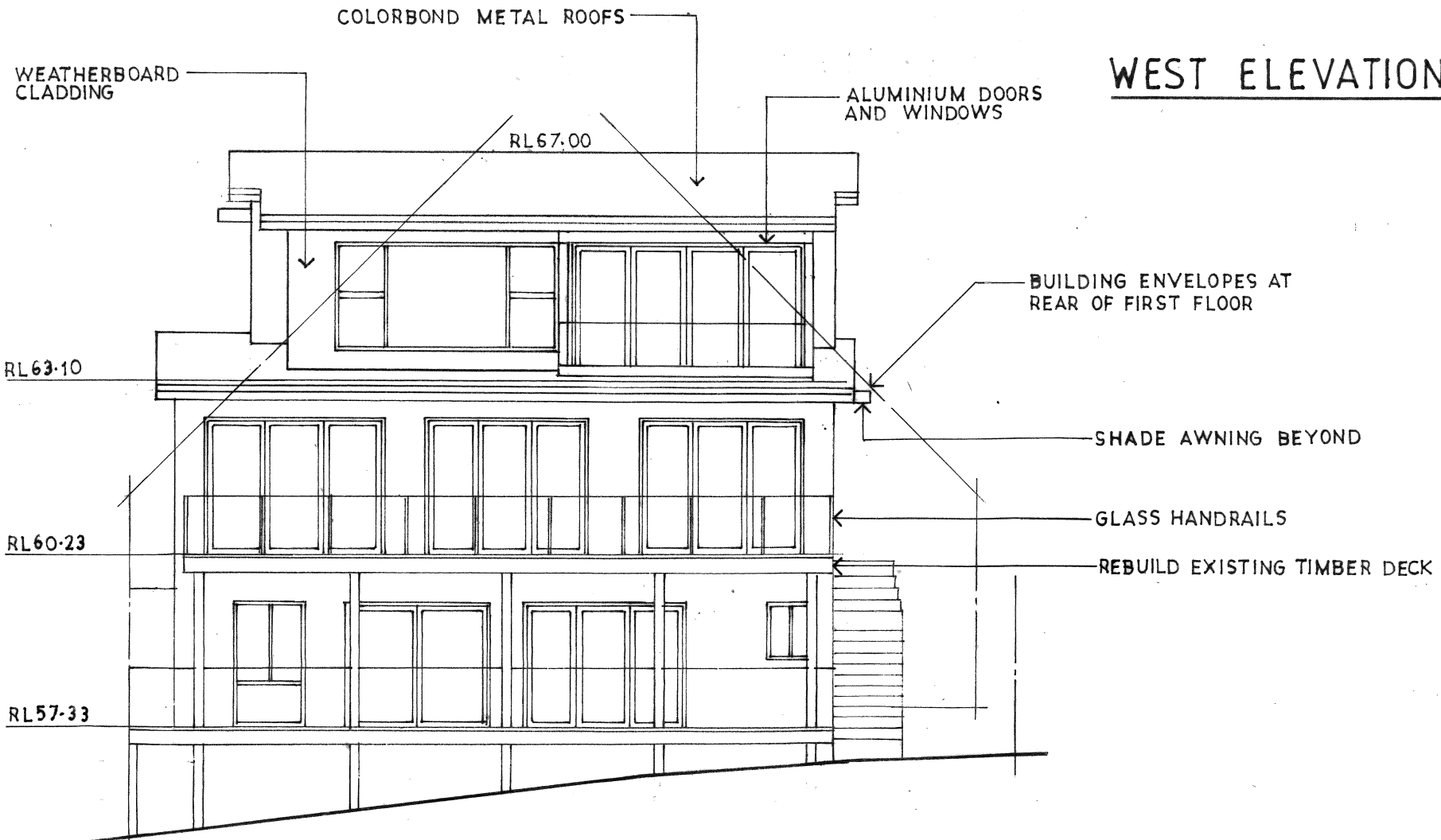
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EAST AND NORTH ELEVATION

DATE	DRAWN	DRG. NO.
JANUARY 2021	J.WRIGHT	01-21-GRA
SCALE	ISSUE:	SHEET NO.
1:100	DA	4A



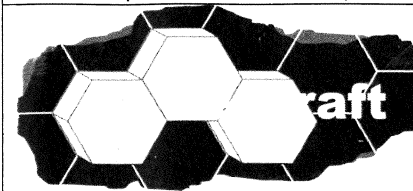
WEST ELEVATION



SOUTH ELEVATION

Issue	Date	Revision
A	12-11-21	Privacy screens added to both ends of ground floor rear deck. First floor eastern side wall stepped and privacy screen added to eastern side of rear deck.

These plans are for formal planning assessment (DA or CDC) only not for construction



ALTERATIONS AND ADDITIONS

49 GRANDVIEW DRIVE
NEWPORT LOT 25 DP16029

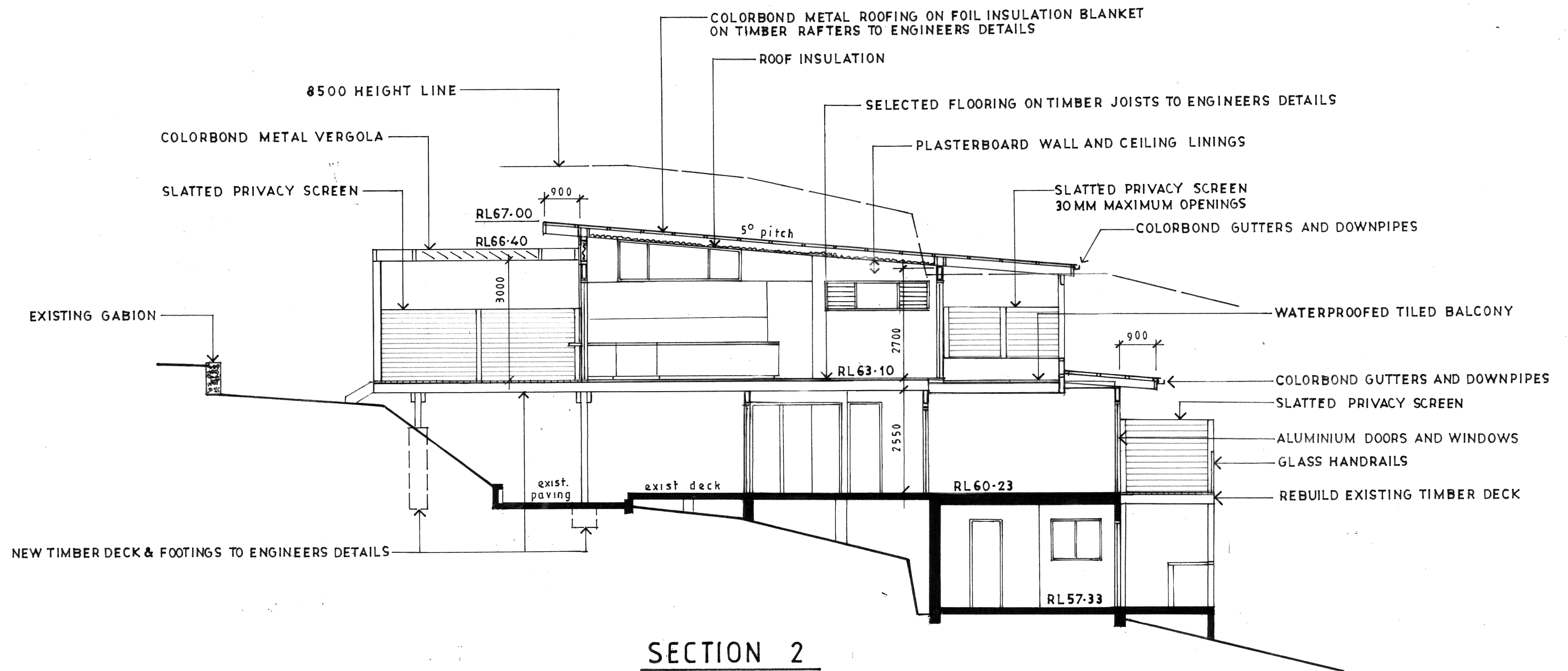
CLIENT
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WEST AND SOUTH ELEVATION

DATE JANUARY 2021	DRAWN J.WRIGHT	DRG. NO. 01-21-GRA
SCALE 1:100	ISSUE: DA	SHEET NO. 5A

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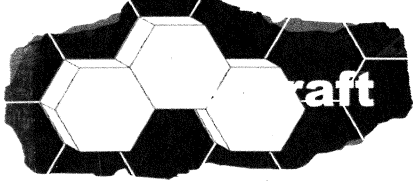
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Notes

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 works generally to be in accordance with local council bylaws and the Building Code of Australia.
8. All work to be left in a safe and stable condition at the end of each day.

Issue	Date	Revision
A	12-11-21	First floor eastern side wall stepped and privacy screens added to eastern side of ground and first floor rear decks.

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ALTERATIONS AND ADDITIONS 49 GRANDVIEW DRIVE NEWPORT LOT 25 DP16029 CLIENT BEN WEATHERALL AND MARIELA SANCHEZ		
SECTION AND NOTES		
DATE JANUARY 2021	DRAWN J.WRIGHT	DRG. NO. 01-21-GRA
SCALE 1:100	ISSUE: DA	SHEET NO. 6A

GRANDVIEW DRIVE

TN

1 STOREY HOUSE
NO.47

NO.49
PROPOSED
FIRST FLOOR ADDITION
& GROUND FLOOR ALTERATIONS

1 STOREY HOUSE
RL64.12
NO.51

SITE PLAN

Site Calculations m²

Site Area 1052.0

Landscaping

Proposed (63.2%) 664.9

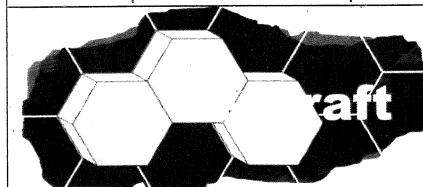
(excludes any impervious landscape allowance)

Required (60%) 631.2

Additional Built Upon Area 34.3

Issue	Date	Revision
A	12-11-21	First floor eastern side wall stepped.

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ALTERATIONS AND ADDITIONS

49 GRANDVIEW DRIVE
NEWPORT LOT 25 DP16029

CLIENT
BEN WEATHERALL AND MARIELA SANCHEZ

SITE PLAN AND CALCULATIONS

DATE	DRAWN	DRG. NO.
JANUARY 2021	J.WRIGHT	01-21-GRA
SCALE	ISSUE:	SHEET NO.
1:200	DA	7A

Alterations and Additions

Certificate number: A422430_02

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: Friday, 12, November 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
suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)	
floor above existing dwelling or building.	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
raked ceiling, pitched/skillion roof: framed	ceiling: R2.24 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)

Project address	
Project name	49 Grandview Drive, Newport_02
Street address	49 Grandview Drive Newport 2106
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 16029
Lot number	25
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.						
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.						
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						
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m) Distance (m)		Shading device	Frame and glass type
W1	E	1.08	0	0	projection/height above sill ratio >=0.43	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	E	1.08	0	0	projection/height above sill ratio >=0.43	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D3	S	6.1	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D4	S	6.1	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D5	S	6.1	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W6	N	1.58	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D7	N	1.94	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D8	N	1.94	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W9	E	2.63	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W10	E	1.88	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D11	S	8.55	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W12	E	1.08	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W13	S	6.48	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W14	W	2.84	0	0	projection/height above sill ratio >=0.36	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W15	W	1.62	0	0	projection/height above sill ratio >=0.36	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D16	N	2.4	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D17	N	7.68	10.4	5.3	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W18	N	3.75	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

Issue Date	Revision
A 12-11-21	W10 and D11 revised.

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ALTERATIONS AND ADDITIONS 49 GRANDVIEW DRIVE NEWPORT LOT 25 DP16029			
CLIENT BEN WEATHERALL AND MARIELA SANCHEZ			
BASIX COMMITMENTS			
DATE JANUARY 2021	DRAWN J.WRIGHT	DRG. NO. 01-21-GRA	
SCALE NO SCALE	ISSUE: DA	SHEET NO. 8 A	

GRANDVIEW DRIVE

TN

STRAP NEW PIPEWORK TO
UNDERSIDE OF DECK

600 x 600 CONTROL PIT
WITH TRASH SCREEN

STORMWATER MANAGEMENT PLAN

STRAP NEW PIPEWORK TO
UNDERSIDE OF DECK

EXISTING STORMWATER DISCHARGE PIPE

Stormwater Notes

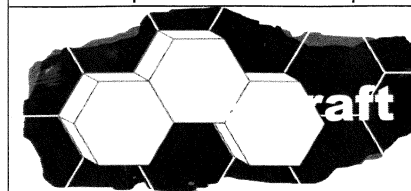
- DP denotes new downpipe
- SP denotes downpipe and spreader to roof below
- New pipework to be 100mm dia. UPVC to AS 1254 -1973
- New pipework to be laid at 1% minimum grade
- All downpipes to be 100mm dia.
- Provide cleaning eyes at all down pipes.
- All work to be in accordance with local council standards and specifications.
- All levels shown are to AHD.
- All works to be in accordance with AS 3500 -1990 National Plumbing and Drainage Code Part 3 - Stormwater Drainage.

Built Upon Area Calculation m²

Existing..... 352.8
Proposed 387.1
Increase in BUA 34.3

Issue	Date	Revision
A	12-11-21	First floor eastern side wall stepped.

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ALTERATIONS AND ADDITIONS

49 GRANDVIEW DRIVE
NEWPORT LOT 25 DP16029

CLIENT
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STORMWATER MANAGEMENT PLAN

DATE	DRAWN	DRG. NO.
JANUARY 2021	J.WRIGHT	01-21-GRA
SCALE	ISSUE:	SHEET NO.
1:200	DA	9A