

CODE

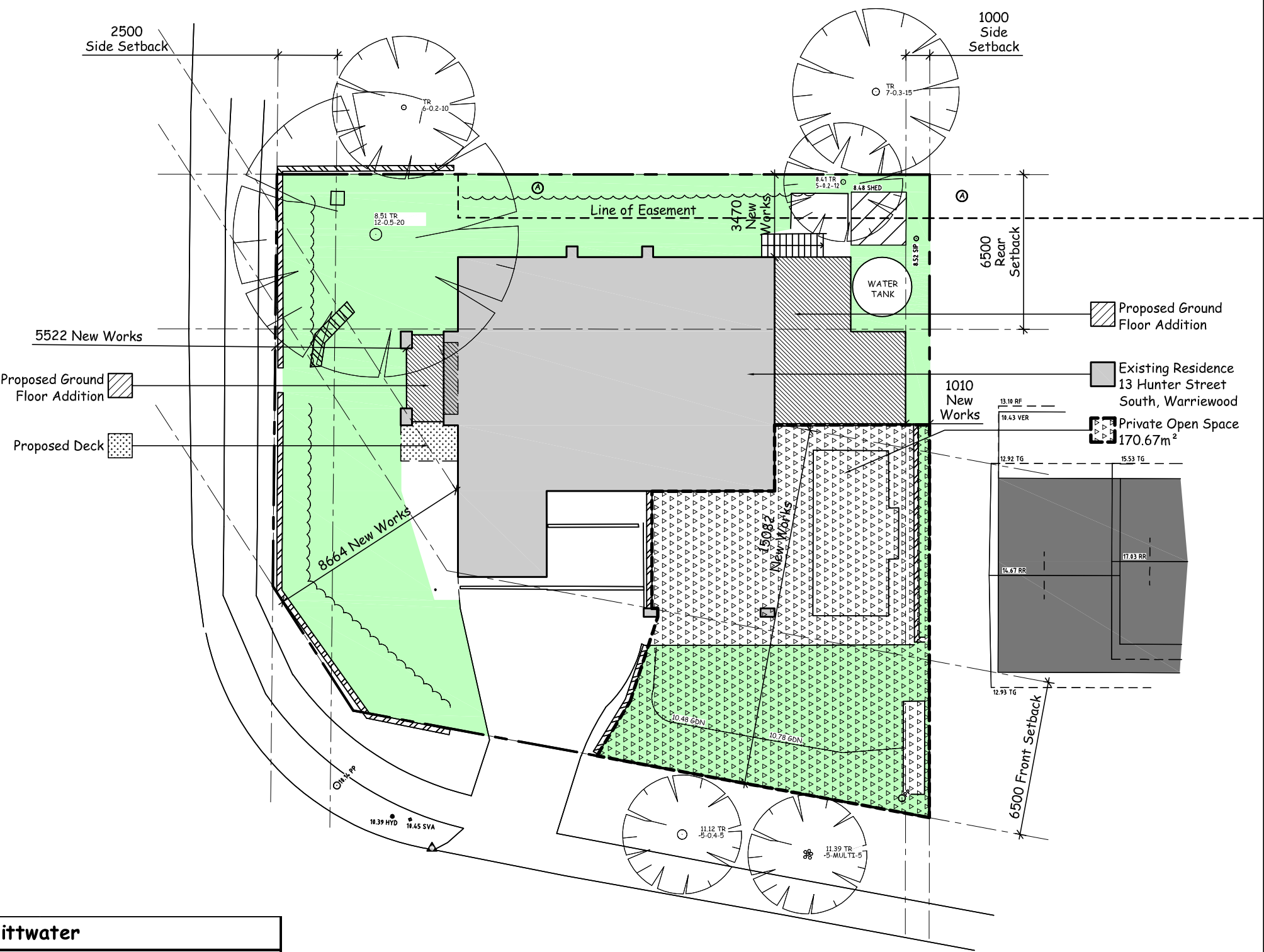
Existing Residence

Landscape area

Proposed Ground Floor Addition

Proposed Deck

Private open Space
80m2 at 3m minimum



Site Calculations		Northern Beaches Council - Pittwater			
Site Area		665.8 m2			
	Existing		Proposed		Control Complys
Residence	147.08 m2	22.09%	184.49 m2	27.71%	
Driveway	43.48 m2	6.53%	43.48 m2	6.53%	
Decks + Paving	155.99 m2	23.43%	129.58 m2	19.46%	
Site Coverage	346.55 m2	52.05%	357.55 m2	53.70%	
Pervious	319.25 m2	47.95%	308.25 m2	46.30%	
Landscaping	293.81 m2	44.13%	281.84 m2	42.33%	332.9 m2 50% No. decrease of 1.8%/11.97m2



METAL FASCIA BOARDS
Metal fascia boards to be installed.
These are to be fully non-combustible.

ROOF
All roofs to be clad in Lysaght colorbond steel 'Klip lok' 406mm profile roof sheeting or similar to match existing roof outside of laundry.
Fix to structure in accordance with manufacturers specifications.
Reflective sarking to be installed under roof sheeting.
Provide all ridges barges and other fittings required to complete the roof and leave fully cleaned.
Refer to BASIX commitments for Colour and sections for Pitch.

CEILING
Flat ceiling to match existing so new addition seems seamless.

SMOKE + FIRE DETECTION
Provide mains powered smoke and fire detection devices.
Smoke alarms to be installed to AS3786 and to Part 3.7.2 of the B.C.A.
Confirm location on site.

WINDOWS + DOORS
Provide and install new timber framed doors and windows where tagged in correspondence with BASIX report.
Timber framed windows to match existing and finished to suit.
Liaise with client in regards to finish.
Install in accordance with manufacturers instructions.

CLADDING TO EXTERNAL TIMBER FRAMED WALLS
James Hardie Sycon Axon vertical cladding or similar (hatched linear) to all new external walls.
All external timber framed walls to be wrapped in a breathable membrane.
Fix cladding to 35mm battens to provide 'air void' to prevent condensation in accordance with manufacturers recommendations.
Paint out all cladding to match existing timber cladding as per clients selection.

F = Fixed Glass Panel

Elevation - North East

BALUSTRADE
Infill section of existing balustrade to hide angle of new roof.
Balustrade to all three sides to be clad in same way.
balustrade to be clad in James Hardie Sycon Axon vertical cladding or similar to match new addition.
Install to N.C.C. requirements.
Minimum 1m high from finished floor level.

DOOR D3
Carefully remove existing pivot entry door (middle panel below) and insert as Door D3.
Refer to plan for further clarification



WINDOW TRIMS
Provide timber trims to all new windows in timber framed external walls.
Trims to clients selection



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RL 17.589 Ex. Roof Ridge

Ex. Upper Ceiling

RL 12.770 Ex. Upper

Ex. Ground Ceiling

RL 9.870 Ex. Ground



13 Hunter Street South, Warriewood, NSW 2102
Lot 10, DP 243737 - 665.8m²
Brick + Clad residence, tile roof
Proposed alterations and addition - brick + clad residence, tile and metal roof

Elevation - South East



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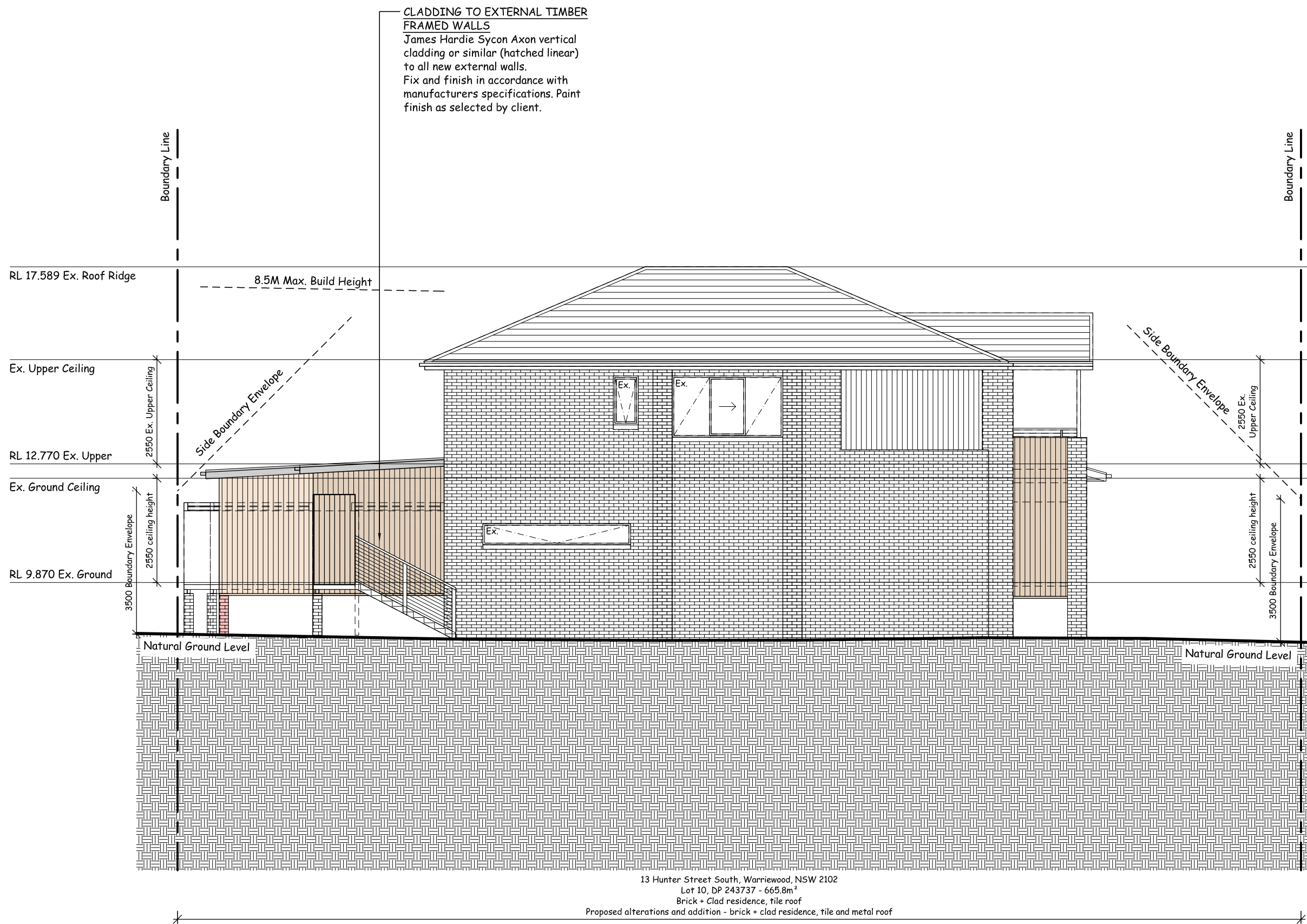
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Elevation - South West



Elevation - North West