





- NOTES (E & OE)

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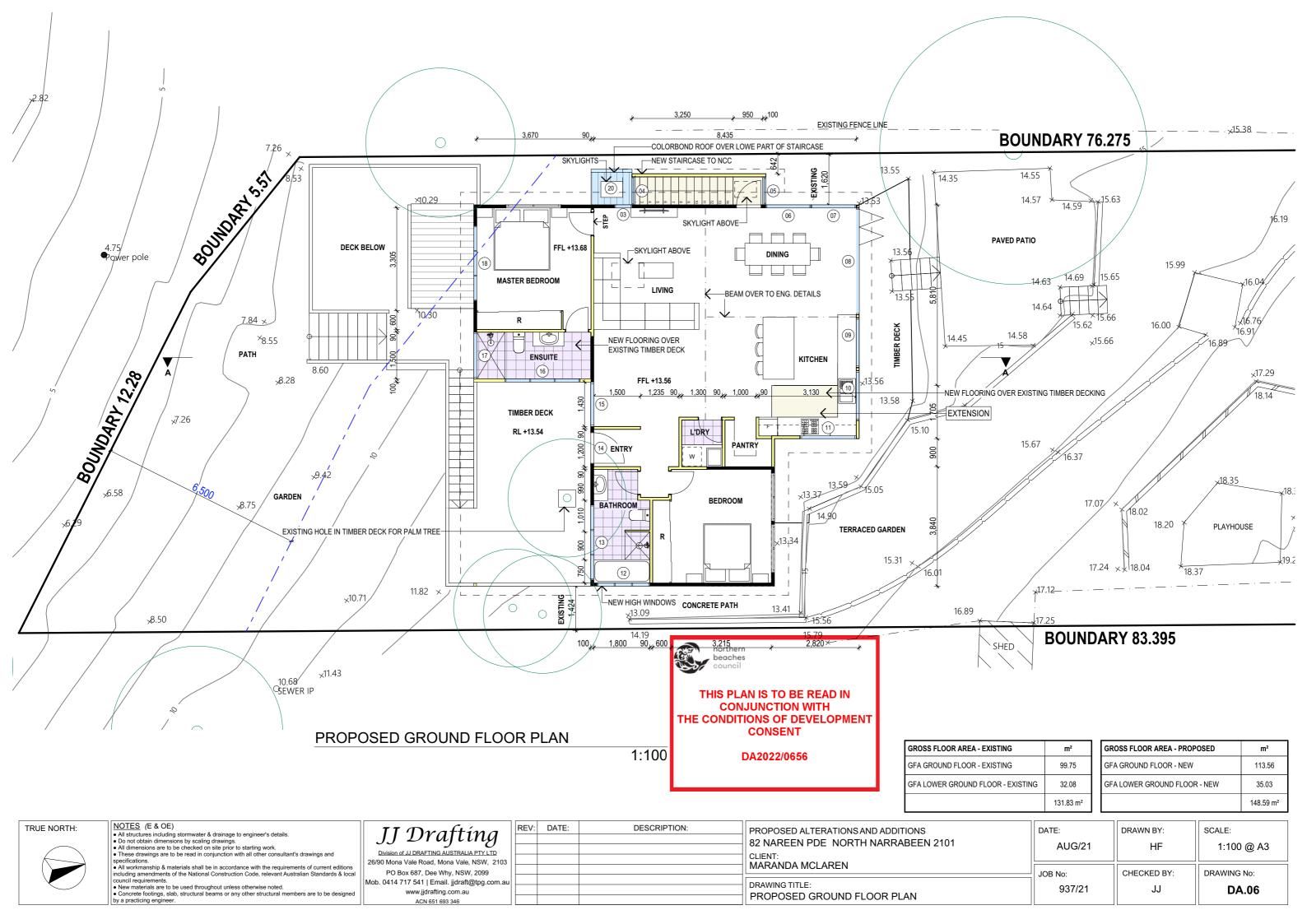
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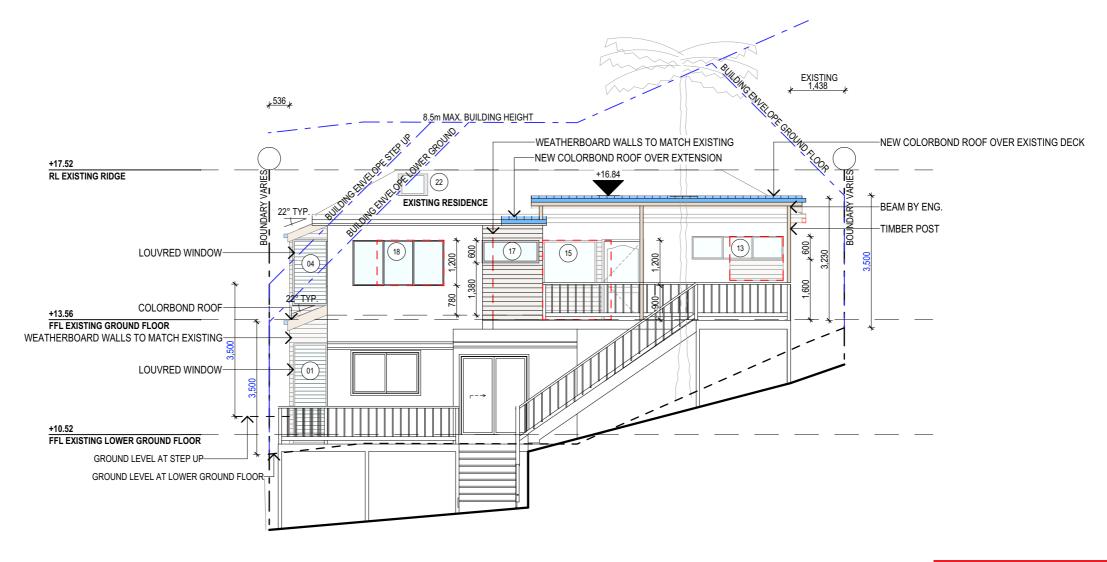
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+	PROPOSED ALTERATIONS AND ADDITIONS 82 NAREEN PDE NORTH NARRABEEN 2101 CLIENT: MARANDA MCLAREN	
-	DRAWING TITLE: PROPOSED LOWER GROUND FLOOR PLAN	

DATE:	DRAWN BY:	SCALE:
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937/21	JJ	DA.05





**SOUTH ELEVATION** 

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

DA2022/0656

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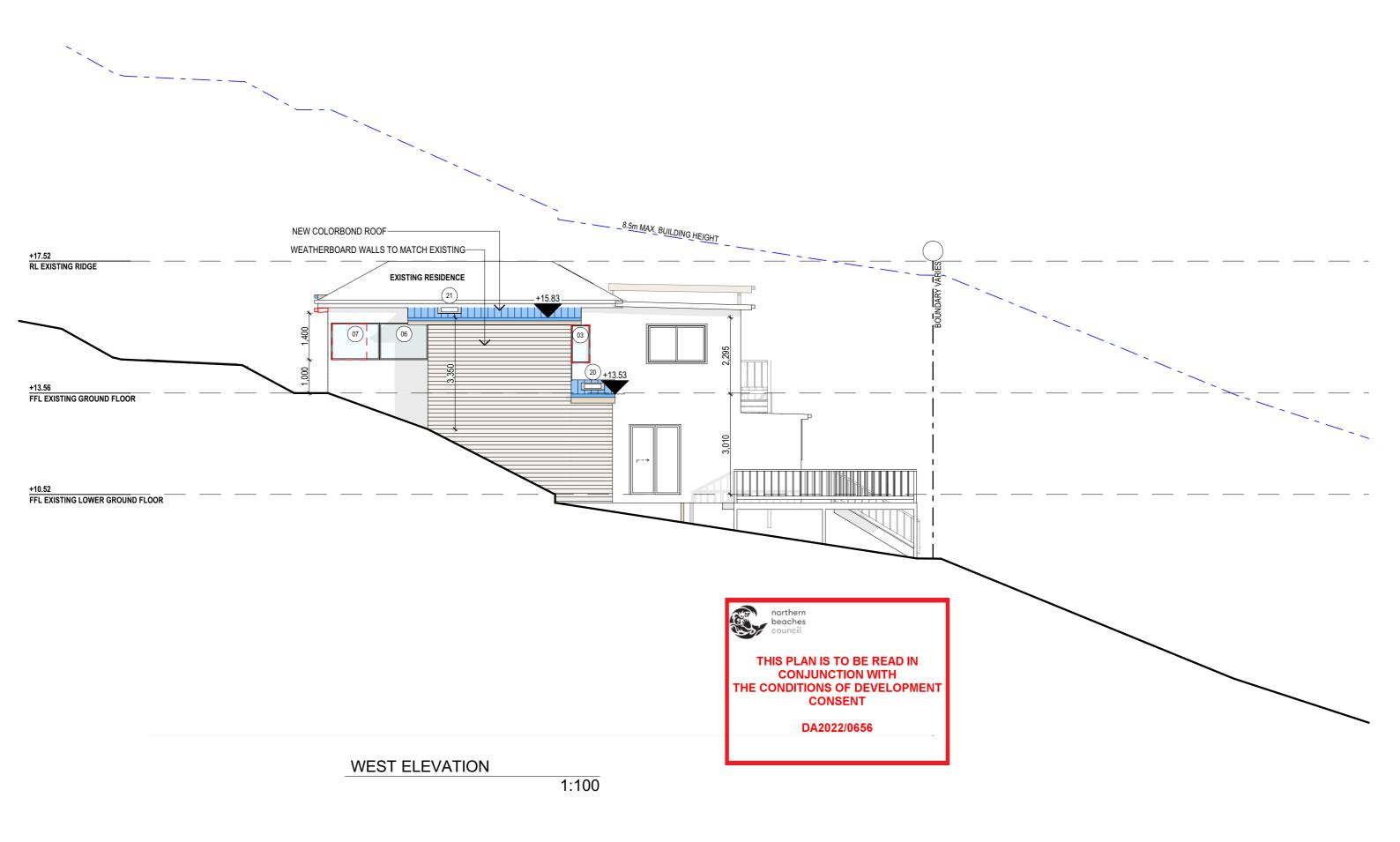
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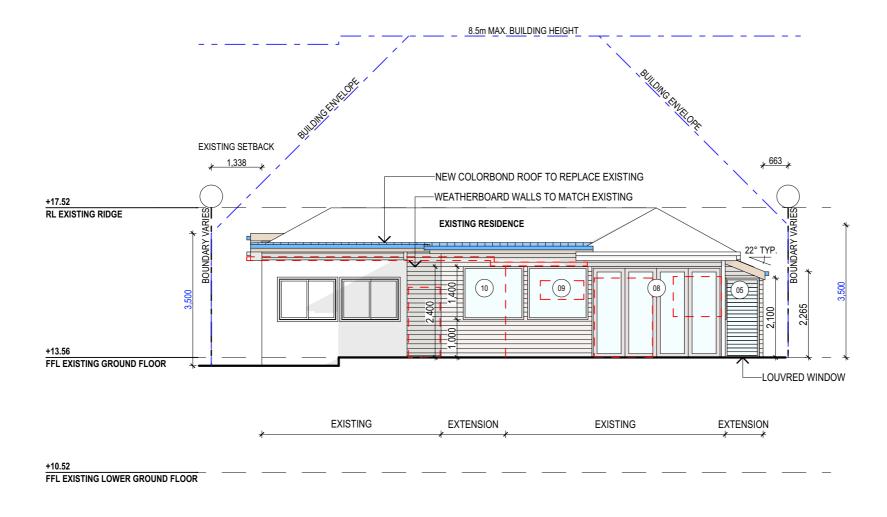
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NORTH ELEVATION

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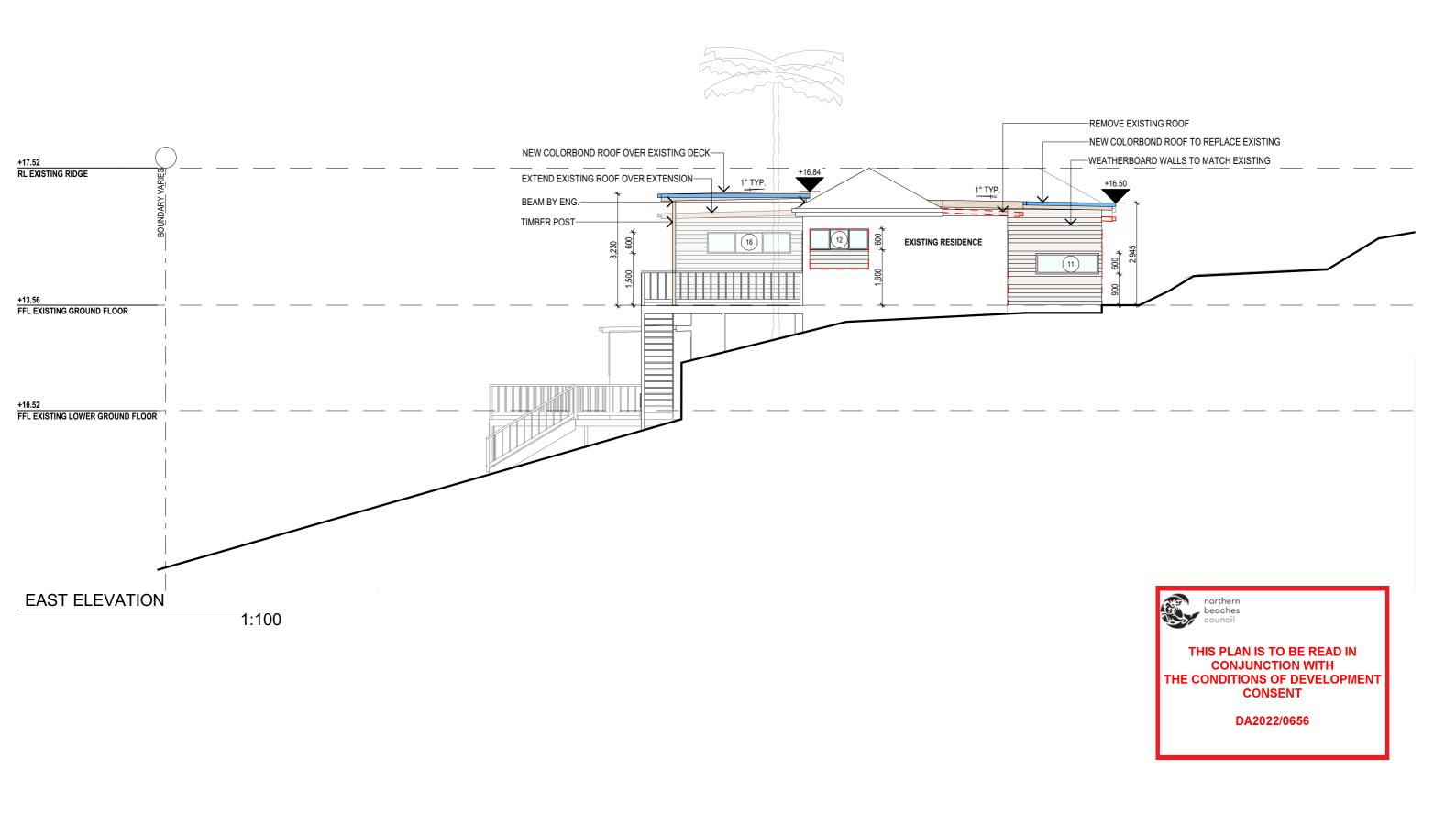
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ACN 651 693 346	

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### **BASIX REQUIREMENTS**

### BASIX INCLUSIONS FOR 82 NAREEN PARADE, NORTH NARRABEEN

40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.

SHOWER RATING MIN. 3 STARS WC RATING

### INSULATION

ADDITIONAL INSULATION REQUIRED (R-VALUE) CONSTRUCTION

Suspended floor with open subfloor R1.50 (down) (including construction)

External wall: Framed (Weatherboard, fibro, Metal

R1.30 (or R1.70 including construction)

Flat ceiling, flat roof: framed

Ceiling: R2.08 (up), Roof: foil backed blanket (55mm). Medium solar absorptanced 0.475 - 0.70)

### **GLAZING - DOORS & WINDOWS**

Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

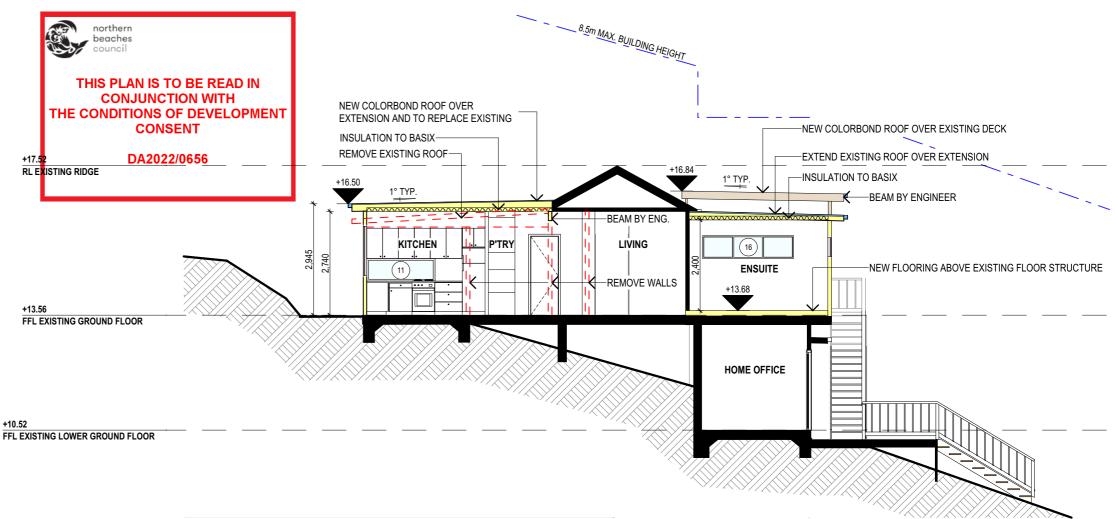
W1 W2 W3 W4 W5 W6 W7 D8 W12 W13 D14 W15 W16 W17 W18

Standard aluminium, single pyrolytic low-e, (or U-value: 5.7, SHGC: 0.47)

### **GLAZING - SKYLIGHTS**

Timber, low-E internal / argon fill/clear external (or U-value: 2.5, SHGC:0.456)

S19, S20, S21, S22



### SECTION A-A

### 1:100

### **SPECIFICATION NOTES**

PROVIDE PLASTERBOARD LINING.

- INSTALL TO MANUFACTURERS SPECIFICATIONS & AS 2589

- LIGHTWEIGHT TIMBER OR COMPOSITE WALL CLADDING IN ACCORDANCE WITH NCC VOL 2 PART 3.5.4. - LIGHTWEIGHT METAL WALL CLADDING IN ACCORDANCE WITH NCC VOL 2 PART 3.5.5.

- GROUND FLOOR TO BE REINFORCED CONCRETE SLAB IN ACCORDANCE WITH AS2870.

- FIRST FLOOR TO BE TIMBER FRAMED FINISHED WITH T&G HARDWOOD FLOORING

### WET AREAS:

- ALL WATERPROOFING TO AS 3740 - PROVIDE A GUARANTEED FLEXIBLE WATERPROOF MEMBRANE TO ALL WET AREA FLOORS & SHOWERS WALLS TO MANUFACTURES INSTRUCTIONS

- SHALL BE INSTALLED TO COMPLY WITH AS1684 AS AMENDED FOR TIMBER COMPONENTS OR AS3620 FOR LIGHTWEIGHT STEEL FRAMING SECTIONS OR AS PER THE NASH ALTERNATIVES TO AS 3623.

SHALL BE INSTALLED IN ACCORDANCE WITH AS3660.

### PROFILED STEEL ROOF:

- COLORBOND ROOF CLADDING

- NCC VOL 2 PART 3.5.1

- DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH AS/NZS 1562.

# ROOF TILES OR SHINGLES: - NCC VOL.2 PART 3.5.2.

- SHALL BE IN ACCORDANCE WITH NCC VOL.1 PART B1.4 OR VOL.2 PART 3.2.3.

- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT EDITIONS OF THE

- -FOOTINGS TO BE IN ACCORDANCE WITH AS1480.
   FOOTINGS TO BE IN ACCORDANCE WITH NCC VOL.2 PARTS 3.2.3, 3.2.4 AND 3.2.5
- ALL REINFORCEMENTS SHALL CONFORM TO AS1302, AS1303 AND AS1304

BRICK AND BLOCKWORK:
- CONSTRUCTION OF MASONRY BUILDINGS SHALL BE AS PER AS3700 OR AS4773.

TIMBER TO COMPLY WITH AS1170.2 OR AS4055.

- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS1684 AND 1720 AS APPLICABLE.

### TIMBER FRAMING:

- TO COMPLY WITH NCC VOL 2 PART 3.4

- GROUND FLOOR TIMBERS SHALL BE ONLY OF HARDWOOD, CYPRESS PINE OR PRESSURE TREATED RADIATA OR CANADA PINE BELOW A HEIGHT OF 300mm ABOVE FINISHED GROUND LEVEL AND MUST NOT BE BUILT INTO BRICKWORK.

- SUBFLOOR VENTILATION SHALL CONFORM TO NCC VOL.2 PART 3.4.1.
- IN BUSHFIRE PRONE AREAS SPECIAL CONDITIONS APPLY.
- WHERE TERMITE BARRIERS NEED TO BE INSPECTED, 400mm CLEARANCE IS REQUIRED BETWEEN THE UNDERSIDE OF BEARER AND GROUND SURFACE.
- USE TREATED TIMBER WHERE REQUIRED FOR DURABILITY.
- DO NOT USE TIMBER UNSUITABLE FOR EXPOSURE TO MOISTURE IN EXPOSED LOCATION.
- PROVIDE STRUCTURE BRACING IN ACCORDANCE WITH AS1684 - PROVIDE STRUCTURE TIEDOWN IN ACCORDANCE WITH AS1684
- USE GALVANISED FIXINGS WHERE EXPOSED TO WEATHER

### TERMITE CONTROL:

- TO BE IN ACCORDANCE WITH TO AS3660.1
- SHALL BE IN ACCORDANCE WITH NCC VOL.2 PART 3.1.4 OR VOL.1 PART B1.4.

### **FLASHING AND CAPPINGS:**

- SELECTION AND INSTALLATION OF METAL RAINWATER GOODS REFER TO AS2180 FLASH PROJECTIONS ABOVE THE ROOF WITH TWO PART FLASHINGS CONSISTING OF AN APRON
- FLASHING AND OVER FLASHING, WITH AT LEAST 100mm OVERLAP.
- PROVIDE FOR INDEPENDENT MOVEMENT BETWEEN ROOF AND PROJECTION.

### CONCRETE BLOCKS OR BRICKS:

TO COMPLY WITH TO AS4455 MASONRY BUILDING BLOCKS/PAVER.

- 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS

### DOORS & WINDOWS:

- ALL FRAMED WINDOWS SHALL BE INSTALLED IN ACCORDANCE WITH AS2047-48 FOR ALUMINIUM WINDOWS AND AS2047 FOR TIMBER WINDOWS.
- ALUMINUM FRAMED WINDOWS AND DOORS.
   WEATHER STRIPPING IS TO BE PROVIDED TO ALL EXTERNAL WINDOWS AND DOORS.

### STAIRS, HANDRAILS AND BALUSTRADES:

- NCC VOL.2 PARTS 3.9.1 AND 3.9.2
- RELATIONSHIP OF RISER TO GOING SHALL BE BETWEEN 1:2 AND 1:1.35 UNLESS OTHERWISE DIRECTED TO GOING SHALL BE BETWEEN 1:2 AND 1:1.35 UNLESS OTHERWISE DIRECTED OR AS PERMITTED IN
- BALUSTRADES SHALL BE PROVIDED TO ALL LANDINGS, RAMPS, DECKS, ROOFS AND OTHER ELEVATED PLATFORMS WHERE THE VERTICAL DISTANCE FROM THAT LEVEL IS MORE THAN 1m ABOVE THE ADJOINING FLOOR OR FINISHED GROUND LEVEL.
- THE HEIGHT OF BALUSTRADE MUST BE A MINIMUM OF 1m HIGH ABOVE LANDING AND NOT LESS THAN 865mm ABOVE THE NOSINGS OF ANY STAIR TREADS OR FLOOR RAMP AND HAVE NO OPENING GREATER
- THAN IZSIIIII.
   THE HEIGHT OF BALUSTRADE TO THE NEW STAIRCASES IS TO BE MEASURED A MINIMUM 865mm ABOVE
   THE NOSING LINE AND HAVE NO OPENING GREATER NO OPENING GREATER THAN 125mm.

- MATERIALS TO BE USED FOR SURFACES OF FLOORS, STAIR LANDING, STEPS AND NOSINGS SHALL BE IN ACCORDANCE WITH THE CLASSIFICATIONS FOR SLIP RESISTANCE AS APPLY IN AS4586 AND HB198

### STORMWATER:

### EAVES GUTTERS. VALLEY GUTTERS AND DOWPIPES

- TO COMPLY WITH AS/NZS 2179 FOR METAL AND AS1273 FOR UPVC COMPONENTS.
- IN ACCORDANCE WITH NCC VOI 2 PART 3 5 3
- NEW DOWNPIPES TO BE CONNECTED INTO EXISTING STORMWATER LINE COLORBOND GUTTERS AND DOWNPIPES MINIMUM SLOPE OF EAVES AND GUTTERS 1:200

WATERPROOFING FOR EXTERNAL TILED BALCONIES: - WATERPROOFING TO COMPLY WITH AS4654

-NCC VOL.1 PARTS B 1.4, D 3.12, F1.13 OR NCC VOL.2 PART 3.6

### SMOKE DETECTORS/ALARMS:

- NCC VOL 2 PART 3.7.5. FIRE/SMOKE DETECTORS COMPLYING WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT ACT AND/OR STATE OR TERRITORY REGULATIONS MUST BE FITTED IN THE LOCATIONS REQUIRED AND APPROVED BY THE AUTHORITY AND SHALL BE INSTALLED IN ACCORDANCE WITH AS3786. - INSTALLATIONS IN BUILDINGS OTHER THAN CLASS 1 AND 10 MUST BE INSTALLED AND MANAGED TO COMPLY WITH NCC SPEC. E2.2a.
- MULTIPLE ALARMS WITHIN HOUSES AND SOLE OCCUPANCY UNITS MUST BE HARD WIRED AND INTERCONNECTED

### WASTE MANAGEMENT:

STORMWATER SYSTEM

AND GEOTECH REPORTS

- ALL WASTE SHALL BE TAKEN AWAY BY TRUCKS TO A SUITABLE LANDFILL OR RECYCLE DEPOT. - ALL WASTE SHALL BE COVERED DURING TRANSPORTATION.

- A FILTER CLOTH SYSTEM SHALL BE INSTALLED TO STOP ANY SEDIMENT ENTERING COUNCILS

- -WASTE GENERATED DURING CONSTRUCTION SHALL BE PLACED IN STEEL BINS AND TAKEN AWAY BY AN APPROVED CONTRACTOR TO A APPROVED LANDFILL SITE. SEDIMENT CONTROL:

ALL PLANS ARE TO BE READ IN CONJUNCTION AND COMPLY WITH THE BASIX CERTIFICATE, BUSHFIRE

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REV:	DATE:	DESCRIPTION:

PROPOSED ALTERATIONS AND ADDITIONS 32 NAREEN PDE NORTH NARRABEEN 2101
CLIENT: MARANDA MCLAREN
DRAWING TITLE: SECTION / BASIX

DATE:	DRAWN BY:	SCALE:
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