

WINDOW SCHEDULE

WINDOWS	HEIGHT	WIDTH	ORIENTATION	LOCATION	COMMENTS		
GROUND FLOOR							
NORTH WEST							
W1	0.450 m	3.100 m	North East	Family	Timber frame	single clear glass (U-value:5.71, SHGC: 0.66) or better	Projection/height above sill ratio >=0.43 Existing Eave to be used as projection.
W2	0.450 m	2.600 m	North East	Study	Timber frame	single clear glass (U-value:5.71, SHGC: 0.66) or better	Projection/height above sill ratio >=0.43 Existing Eave to be used as projection.
NORTH EAST							
D3	2.405 m	1.070 m	South East	Entry	Timber frame	single clear glass (U-value:5.71, SHGC: 0.66) or better	
W4	2.250 m	4.100 m	South East	Family	Timber frame	single clear glass (U-value:5.71, SHGC: 0.66) or better	
SOUTH EAST							
W5	2.405 m	2.050 m	South West	Entry	Timber frame	single clear glass (U-value:5.71, SHGC: 0.66) or better	
SOUTH WEST							
D6	2.100 m	0.870 m	North West	Study	Timber frame	single clear glass (U-value:5.71, SHGC: 0.66) or better	
ROOF							
S1	0.600 m	1.600 m	Roof	Family	Aluminium moulded plastic	Single Clear Glass (U-value:6.21, SHGC: 0.808) or better	

BASIX COMMITMENTS

LIGHTING
A minimum of 40% of new or altered light fixtures must be fitted with fluorescent, compact fluorescent or light-emitting diode (LED) lamps.

BASIX INSULATION SCHEDULE

CONSTRUCTION	ADDITIONAL INSULATION REQUIRED (R-VALUE)	OTHER SPECIFICATIONS
Suspended floor with open subfloor: framed (R0.7)	R0.8 (down) (or R1.50 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R3.00 (up), roof: foil/sarking	Dark (solar absorptance > 0.70)

COLOUR SCHEDULE



Colour classification in accordance with NSW Basix:
Dark solar absorptance: >0.70
Colour: Client to confirm - to match existing colorbond roofing outside laundry.
Material - Lysaght colorbond steel 'Klip lok' 406mm profile roof sheeting or similar

WINDOW NOTES

All window + door sizes listed include the frame and are nominal sizes for BASIX Certification.

All glazing assemblies are to comply with AS2047 and AS1288

All external glazing is to have a maximum reflectivity index of 25%.

All Doors and Windows to be keyed alike with deadlocks to all sashes & doors.

Provide weather strips and door seals around openings to prevent drafts.

All new bedroom windows, where the floor level of the room is 2.0m or more above outside finished ground level, must be supplied with either permanently fixed robust mesh screens or permanent window locks which prevent the window from opening more than 125mm, if the lowest openable portion of the window is within 1.7m of the floor, in accordance with N.C.C. requirements, for child safety.

All Bedroom windows facing side boundaries are to be <2m²

Denotes window requiring additional shading device to BASIX certification requirements.
Refer to BASIX certificate for details.

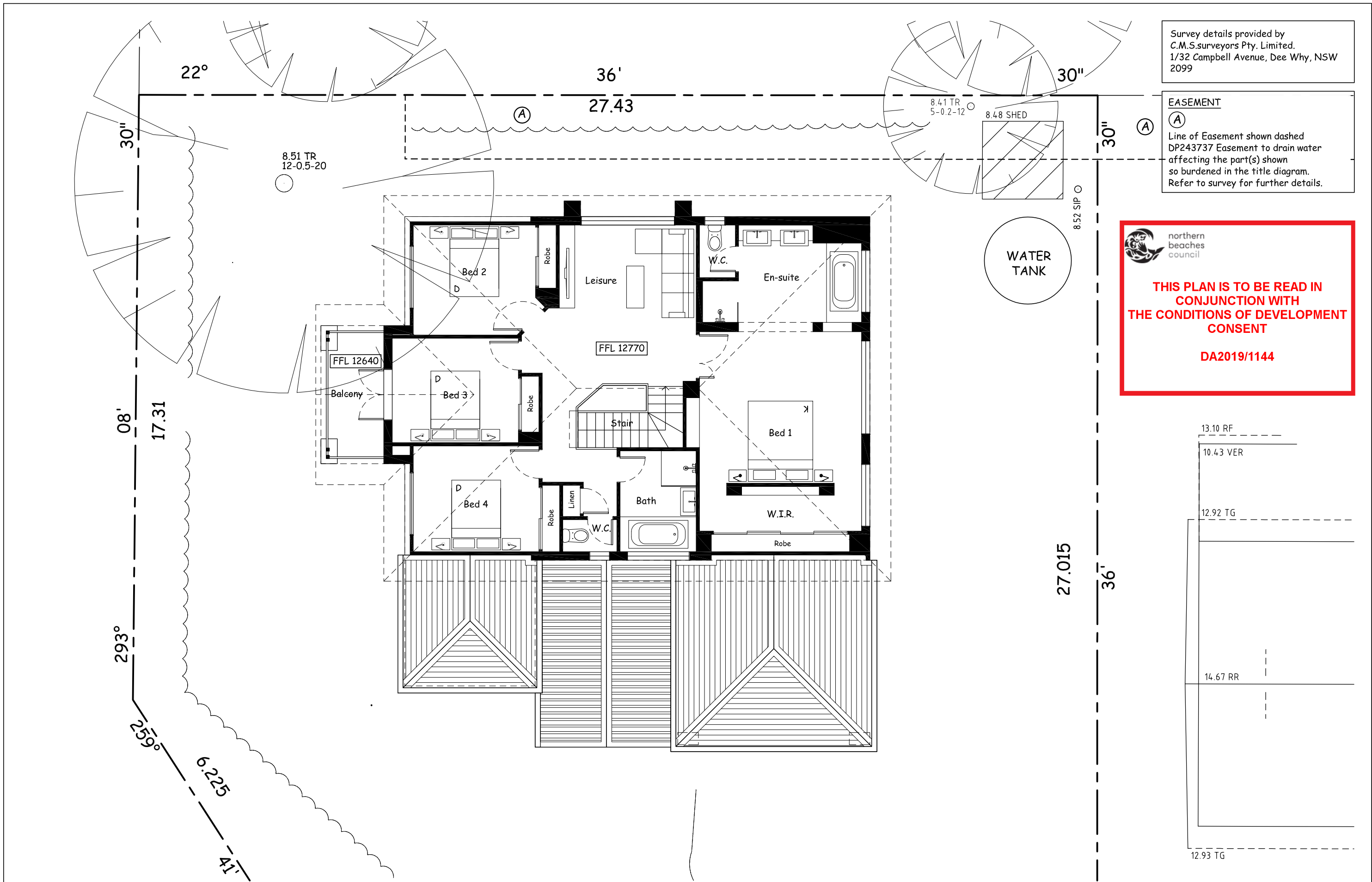
GLAZING NOTE
Window load classification to all new windows and glazed doors to be confirmed by the engineer prior to ordering and installation.
To be installed in accordance with AS4055-2012.

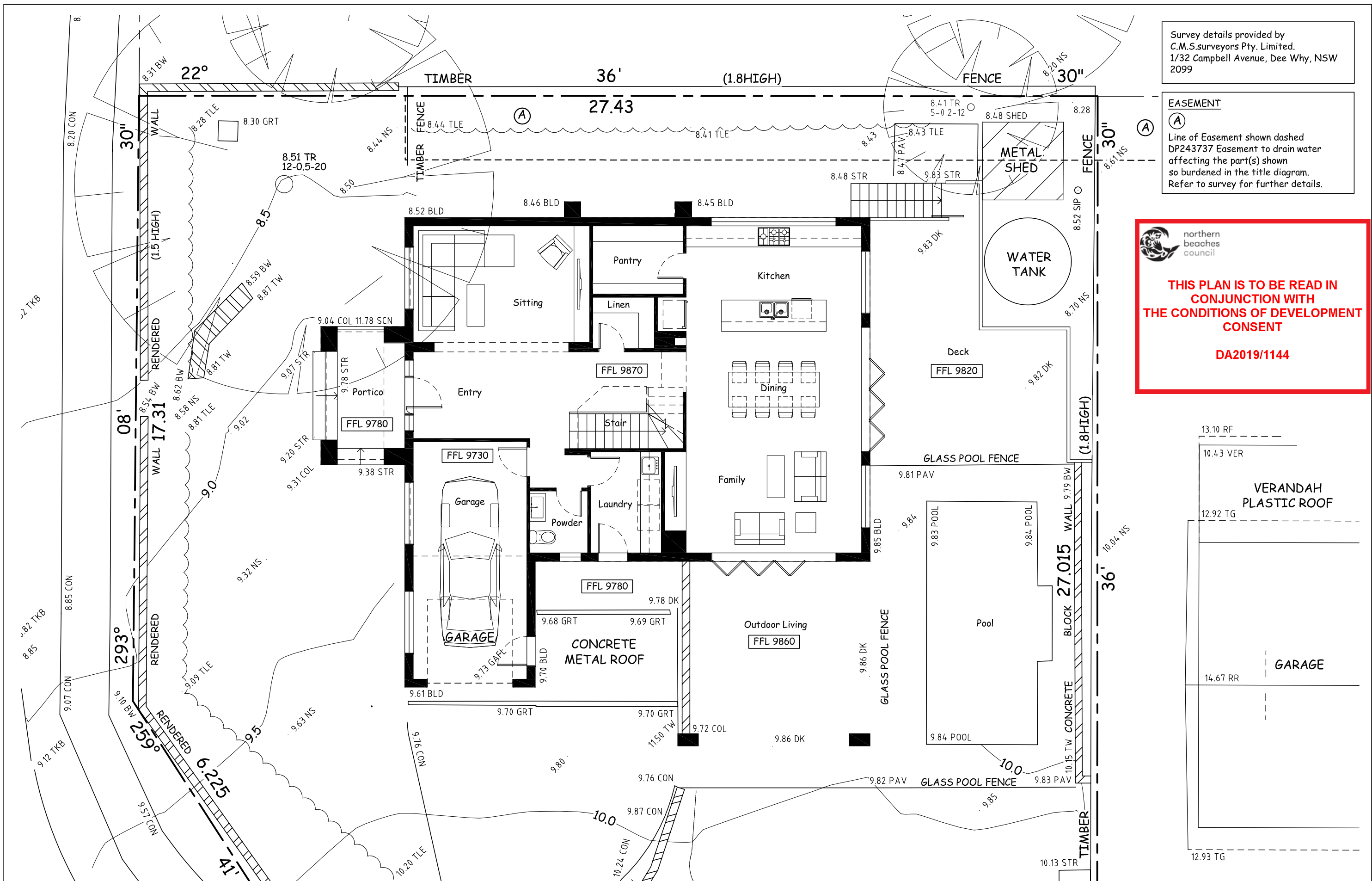


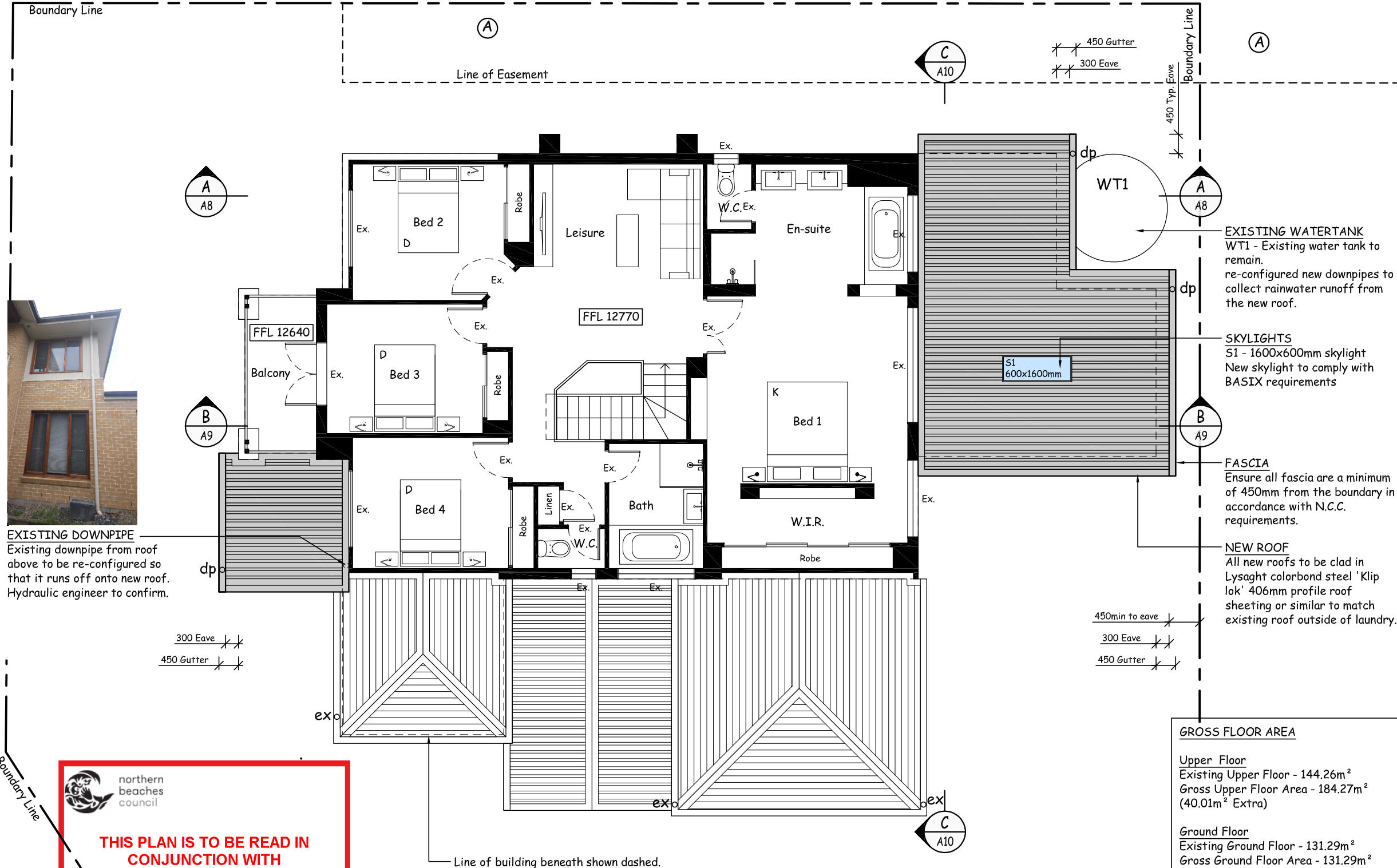
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EXISTING DOWNPIPE
Existing downpipe from roof above to be re-configured so that it runs off onto new roof. Hydraulic engineer to confirm.

300 Eave
450 Gutter

450min to eave
300 Eave
450 Gutter

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EASEMENT
(A)
Line of Easement shown dashed DP243737 Easement to drain water affecting the part(s) shown so burdened in the title diagram. Refer to survey for further details.

o ex
Approximate location of existing Downpipe's.

o dp
Downpipe's indicative only. Hydraulic engineer to confirm exact location. Ensure location is well clear of new windows.

DOWN PIPES
Provide colorbond down pipes to hydraulic engineers details. Location shown on drawings as indicative only. Connect head to gutter and foot to drainage system with brackets at 2700mm max. spacing with a minimum of 2 brackets. All new down pipes are to be connected to the existing storm water system that discharges to an existing council water collection system.

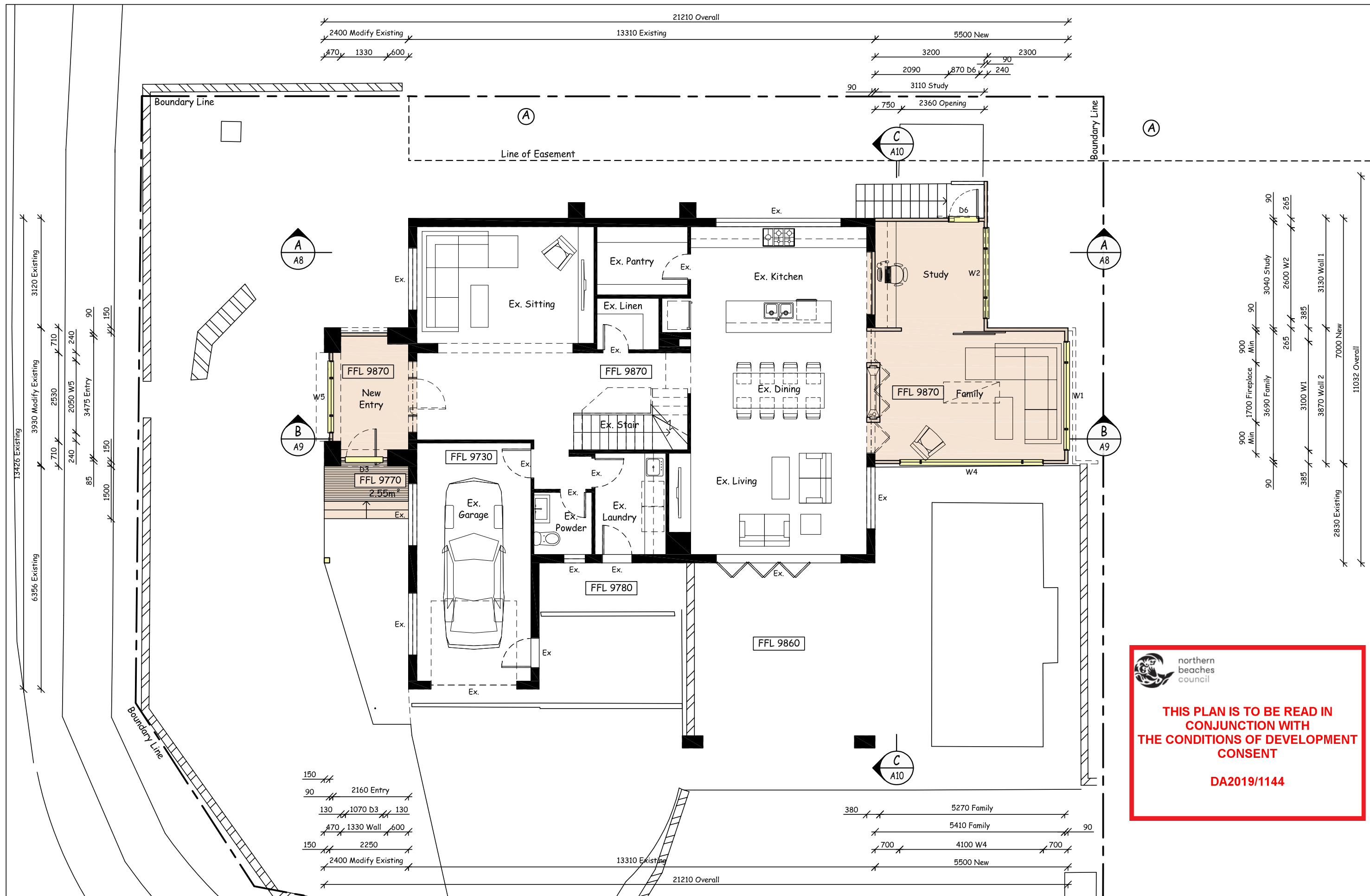
GUTTERS
Provide colorbond gutters to all new eaves as nominated by hydraulic engineer Set with sufficient fall to all down pipes and secure with brackets max 1200mm apart.

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.

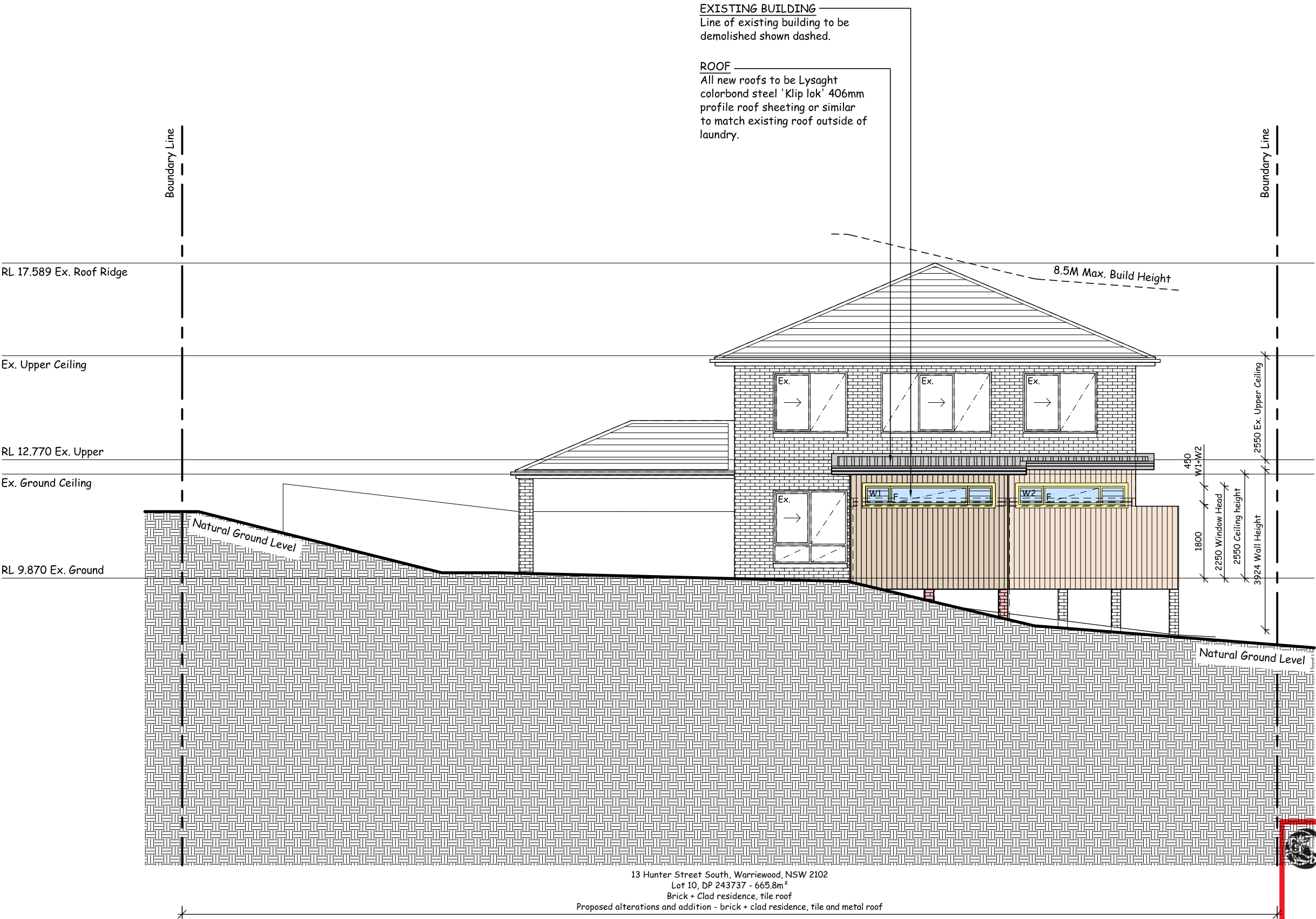
CEILING
Flat ceiling to match existing so new addition seems seamless.

GROSS FLOOR AREA
Upper Floor
Existing Upper Floor - 144.26m²
Gross Upper Floor Area - 184.27m² (40.01m² Extra)
Ground Floor
Existing Ground Floor - 131.29m²
Gross Ground Floor Area - 131.29m² (0m² Extra)



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Elevation - North East

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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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Fix to structure in accordance with manufacturers specifications.
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Provide all ridges barge 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

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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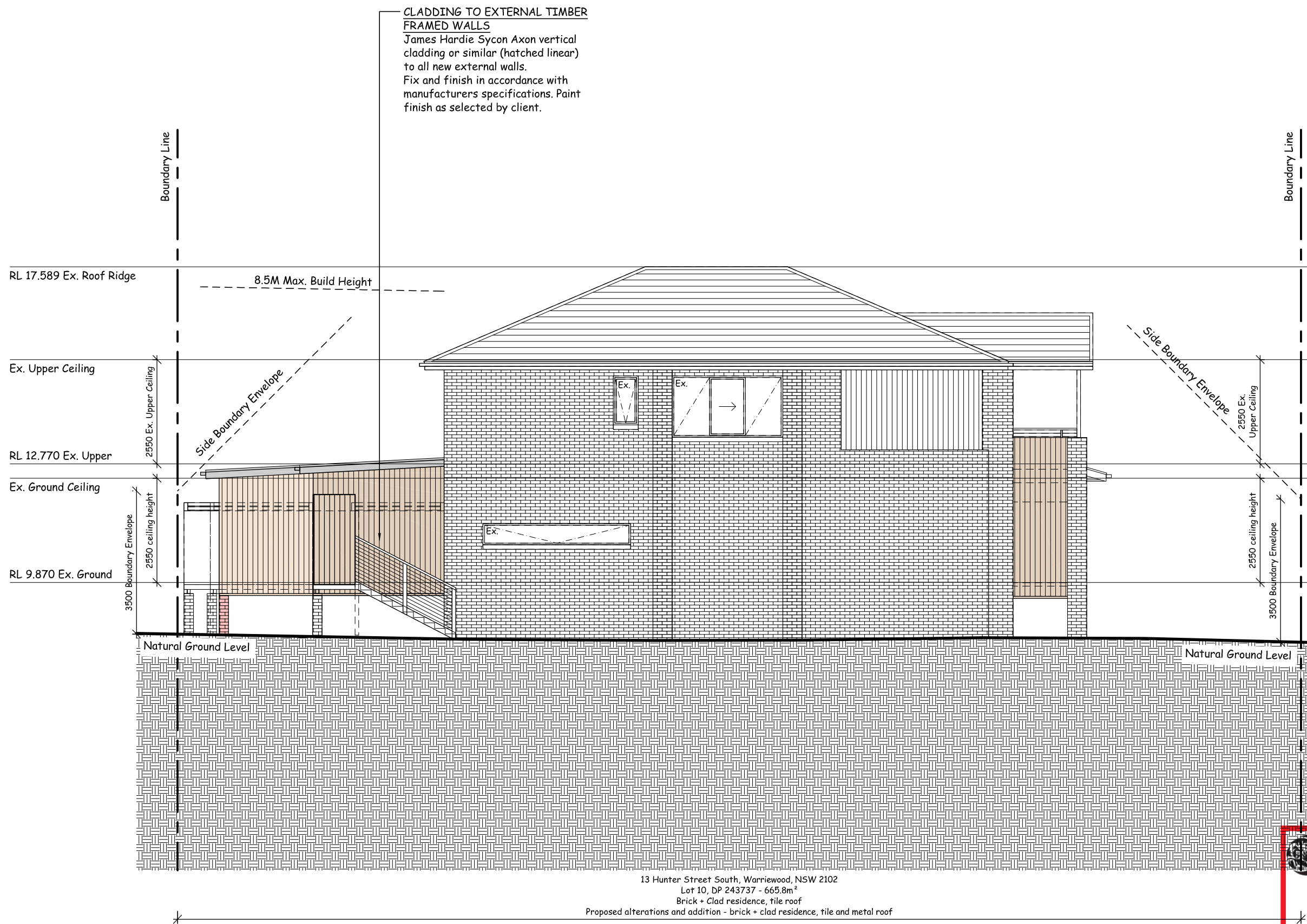


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Elevation - South West



**CLADDING TO EXTERNAL TIMBER
FRAMED WALLS**
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cladding or similar (hatched linear)
to all new external walls.
Fix and finish in accordance with
manufacturers specifications. Paint
finish as selected by client.

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.

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Flat ceiling to match existing so new
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instructions.

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FRAMED WALLS**
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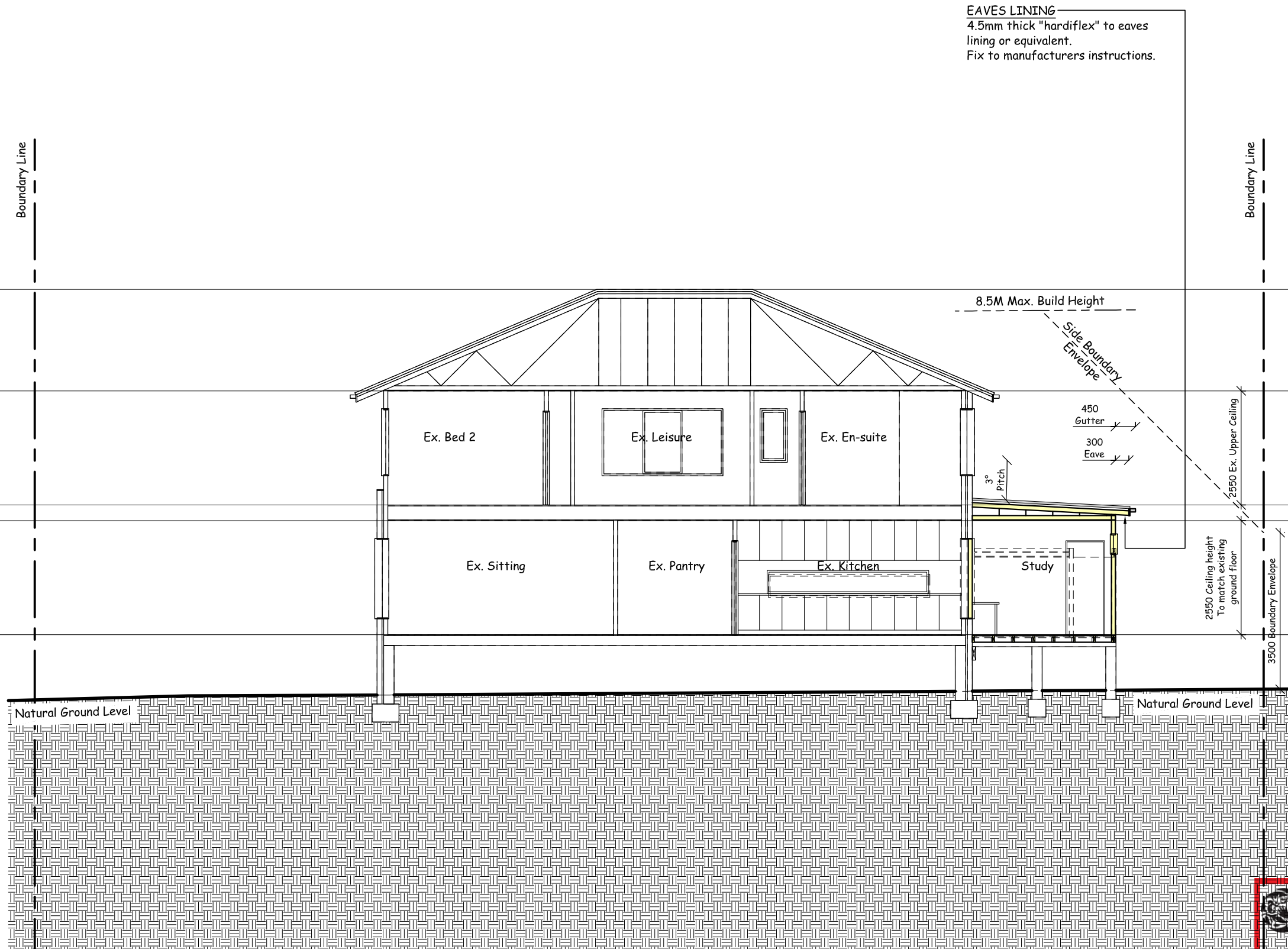


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Elevation - North West



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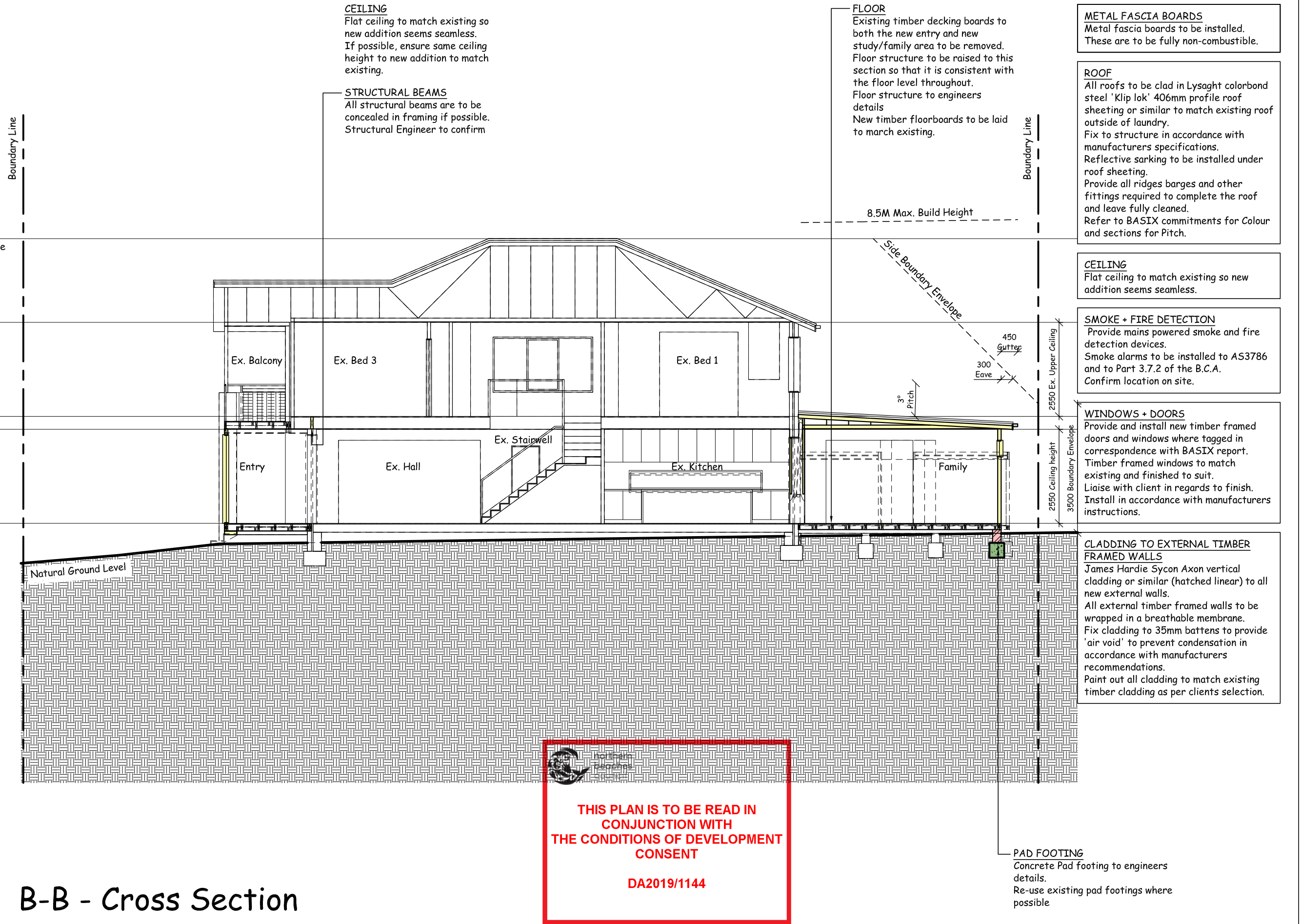
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A-A - Cross Section





Site Location

Address:
13 Hunter Street South, Warriewood, NSW, 2102

Titles:
Lot 10 Sec DP 243737

Land Area:
665.8 SqM

DCP - Pittwater Flood Risk Planning Map
Low Risk Precinct

DCP - Pittwater Landscape Area Map
Area 3

DCP - Pittwater Landscaping
50% of the site.

DCP - Private Open Space
Minimum 80m² of private open space per dwelling at ground level, with no dimension less than 3 metres.
No more than 75% of this private open space is to be provided in the front yard.

DCP - Pittwater Front Building Line
6.5m /10m if adjoining Mona Vale Road

DCP - Pittwater Side Building Line
One side: 1.0m
Other side: 2.5m

DCP - Pittwater Rear Building Line
6.5m

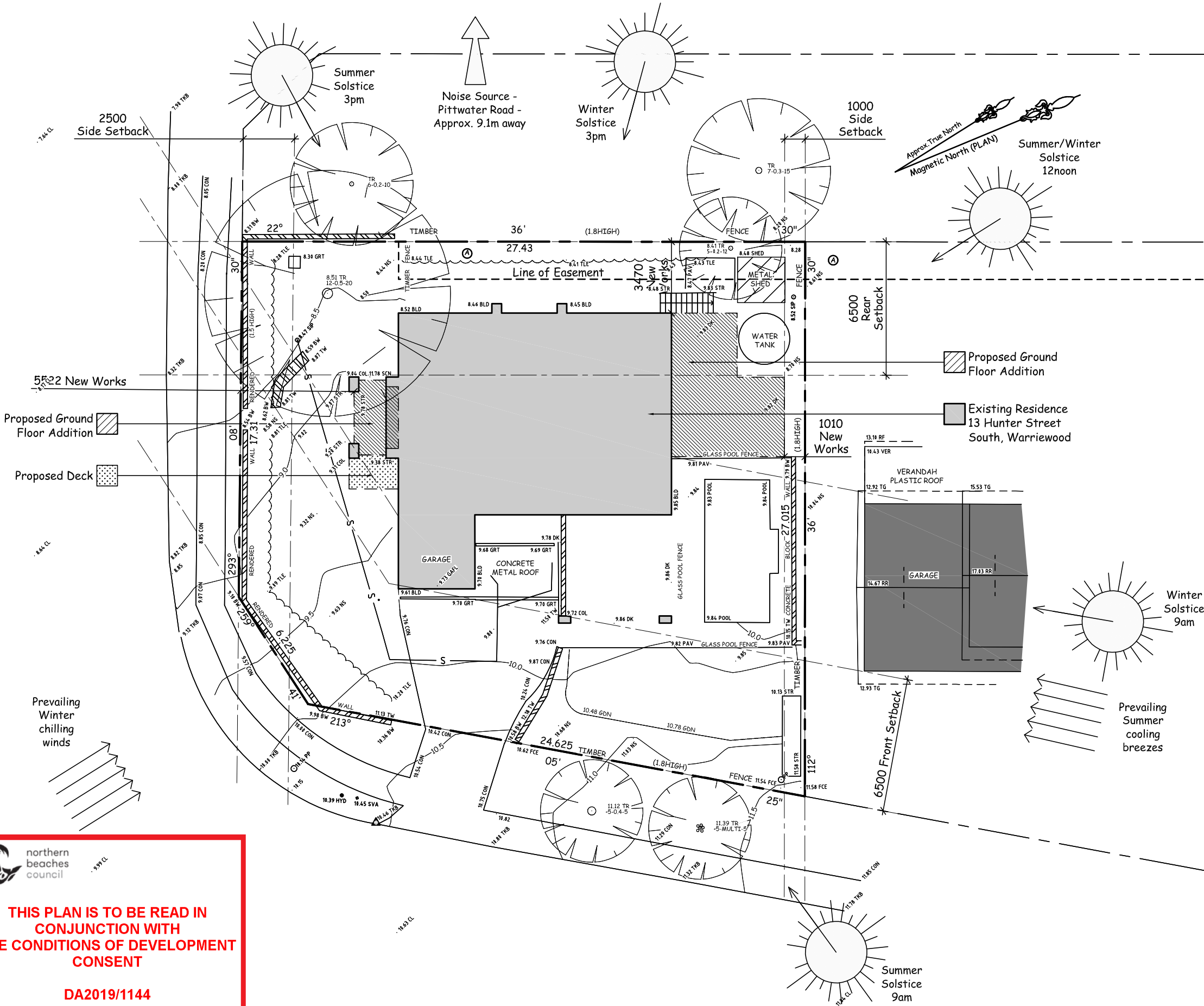
DCP - Pittwater Building Envelope
Planes are to be projected at 45 degrees from a height of 3.5 metres above ground level (existing) at the side boundaries to the maximum building height

LEP - Pittwater Height of Buildings Area Map
I - 8.5m

LEP - Pittwater Land Zoning Map
R2 - Low Density Residential

LEP - Pittwater Lot Size Map
K - 550m²

LEP - Pittwater Acid Sulfate Soils Map
Class 5
Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.



SEDIMENT NOTE :
All Erosion and Sediment Control measures to be inspected and maintained daily by the site manager.
Minimise disturbed areas, remove excess soil from excavated area as soon as possible.
All material stockpile to be clear from drains, gutters and footpaths, or within sediment fence area.
Drainage to be connected to storm water as soon as possible. If stored on site, it must be filtered before releasing into storm water system or waterways.
Roads and footpaths to be swept daily.

ON-SITE PRACTICES :
All trenches must be filled immediately after services are laid.
Excess materials such as cement, water from tool cleaning, paintbrushes and brick and concrete slurry, must not be washed into storm water system. It's against the law to pollute waters with any solid, liquid or gas. Where possible, construct a depression or earth dam below brick, concrete or tile cutting. If this is not possible, pass waste water through a filtration system prior to release.

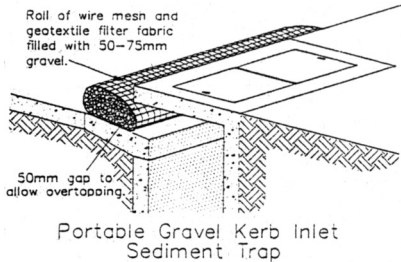
SITE ACCESS :
Vehicular access to the site must be via a single entry point that is stabilised to prevent the tracking of sediment onto the roads and footpath. Soil, earth, mud, clay, concrete washing, paint or similar materials must be removed from the roadway, by means other than washing, on a daily basis.

STOCKPILES :
All stockpiles are to be kept on-site where possible. Any materials placed on the footpaths or nature strips require council's permission.
All stockpiles are to be placed away from the drainage lines and street gutters. It is best to locate these on the highest part of the site if possible. Place waterproof covering over stockpiles. If required provide diversion drain & bank around stockpiles.

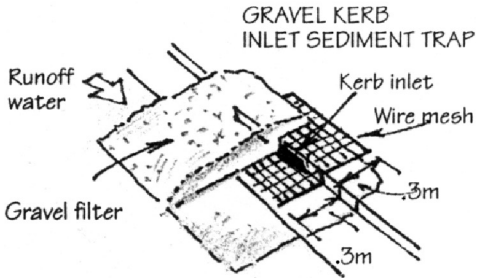
SITE DISTURBANCE MINIMISATION :
This should be achieved by:
restrict machinery and vehicle movement to the building footprint and access corridor.
locating drainage lines close to the building within previously excavated areas
confine storage areas to previously disturbed parts of the site, away from the drip-line of trees to be retained

WASTE MINIMISATION :
This should be achieved by:
ordering the right quantities of materials
prefabrication of materials
careful consideration of design to reduce the need for off-cuts
co-ordination and sequencing of various trades

DUST CONTROL :
To reduce dust generated by wind action, the removal of the top soil is to be minimised. To prevent dust generation, watering down of the site, especially during the movement of machinery is required.
Where excavating into rock, keep the surface moist to minimise dust. Construct a gravel entry/exit point using blue metal and restrict all vehicle movements within the site to a minimum. Ensure wind breaks, such as existing fences are maintained during the construction phase until new landscaping is provided or reinstated. Prevent dust by covering stockpiles.



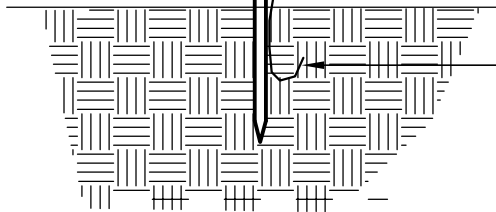
The trap involves a roll of wire mesh and geotextile filter fabric filled with gravel in front of the kerb inlet. It has the benefit of being portable and easily removed for cleaning. Ensure that there is a gap at the top to allow overtopping and prevent flooding.



GUTTER PROTECTION :
Provide protection to downhill grate in gutter by means of sand bags or blue metal wrapped in geotextile fabric. When soil or sand builds up around this sediment barrier, the material should be relocated back to the site for disposal.



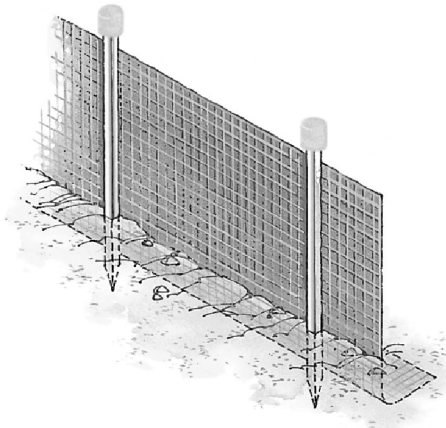
Star picket



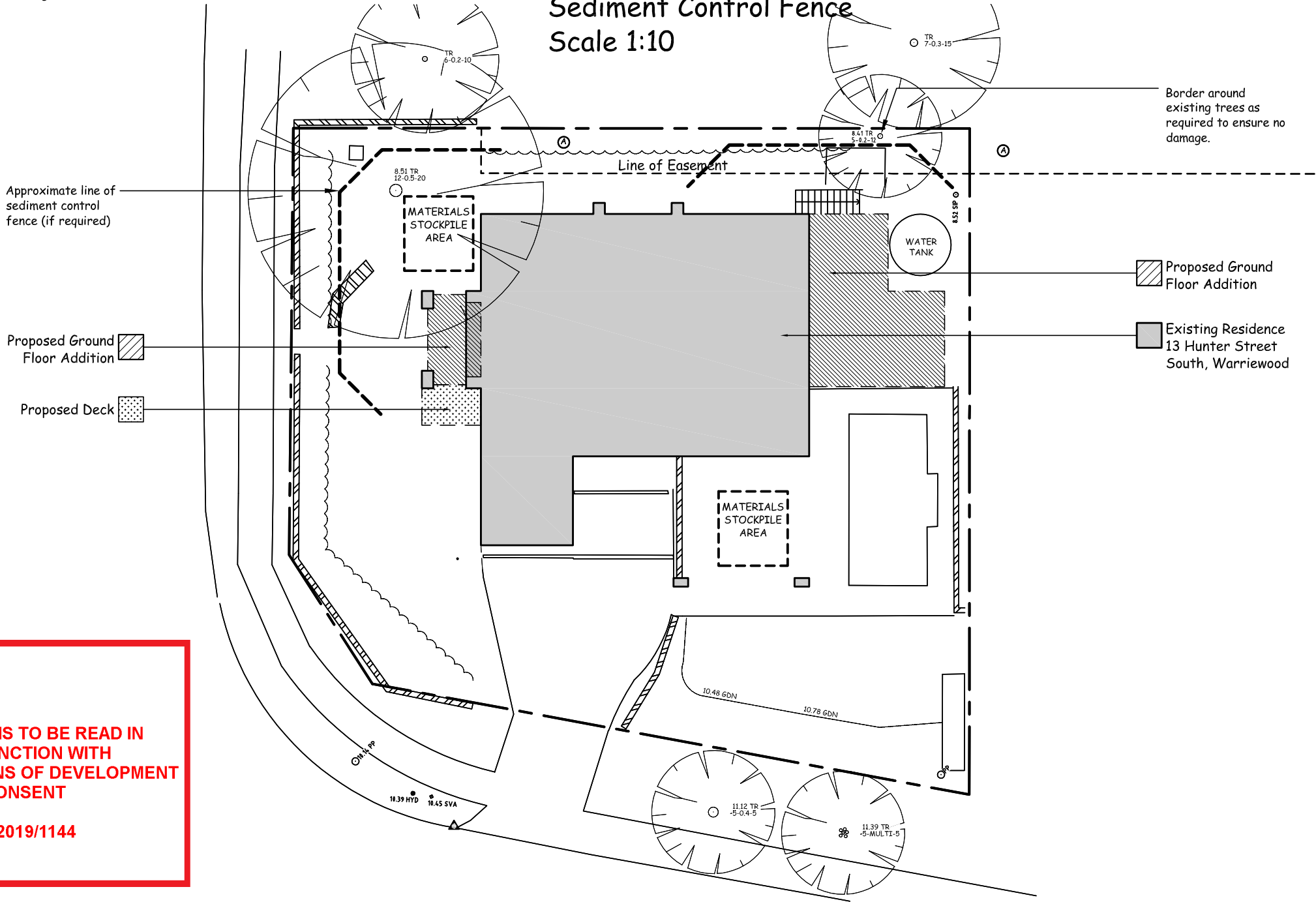
The fabric to the three lengths of horizontal fencing wire.

Geotextile fabric

Bury the end of the fabric min. 150 into the ground.



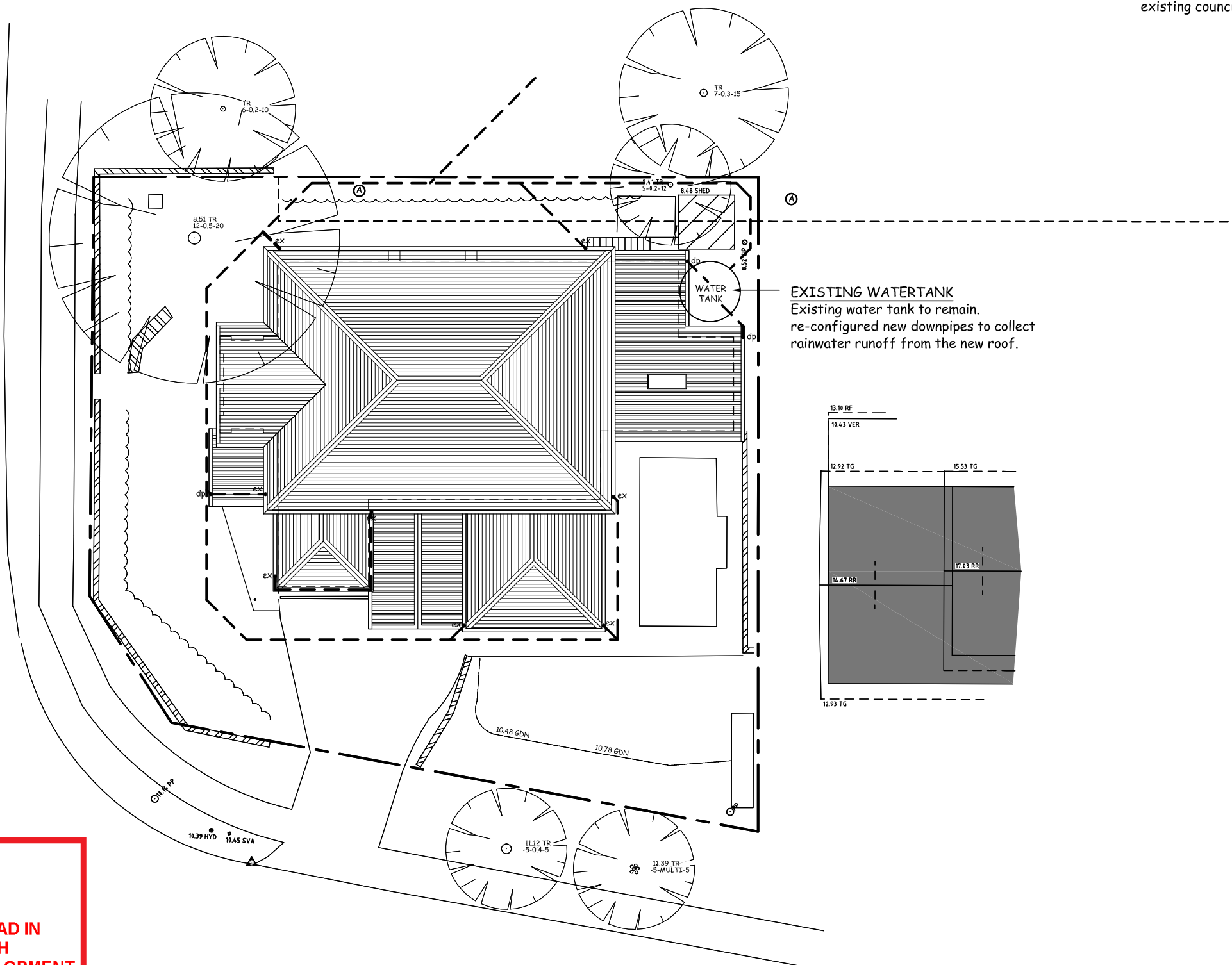
Sediment Control Fence Scale 1:10



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All new down pipes + rainwater tank are to be connected to the existing storm water system that discharges to an existing council water collection system.



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