

8.5m_HEIGHT_LIMIT______ GUTTERING WITH ROUND DOWNPIPES & LEAFGUARDS, CONNECTED TO WATER TANK & EX. STORM WATER LINE - KLIP-LOK ROOFING & INSULATION 75mm FOIL BACKED BLANKET OVER TIMBER RAKED STRUCTURE, R3.0 CONSTRUCTION ROOF COLOUR MEDIUM (0.475-0.70) -AWNINGS TO COMPLY WITH BASIX LYSAGHT INSEAM 265 CLADDING or — EQUAL TO OWNERS SPEC. ON TIMBER STUD WALL WITH R1.30 INSULATION office guest RIDGE R.L. 17.74 F.C.L. R.L. 17.10 R.L. 14.70 1. ALL DIMENSIONS ARE IN MILLIMETRES U.N.O. AND SHOULD BE VERIFIED ON SITE BY THE BUILDER WHO WILL BE RESPONSIBLE FOR THE ACCURATE SETTING OUT OF THE JOB.

ANY DISCREPANCIES MUST BE RESOLVED PRIOR TO COMMENCEMENT OF WORK.

2. ALL CONSTRUCTION IS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA (BCA) AND TO THE LOCAL COUNCIL REQUIREMENTS AND OTHER AUTHORITIES CONCERNED.

3. ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES AND EASEMENTS ARE SUBJECT TO VERIFICATION BY A SITE SURVEY.

4. IT IS THE OWNERS RESPONSIBILITY TO DETERMINE THE LOCATION OF ANY SEWER MAINS OR EASEMENTS OR ANY OTHER CONDITIONS WHICH WILL AFFECT THE BUILDING DESIGN

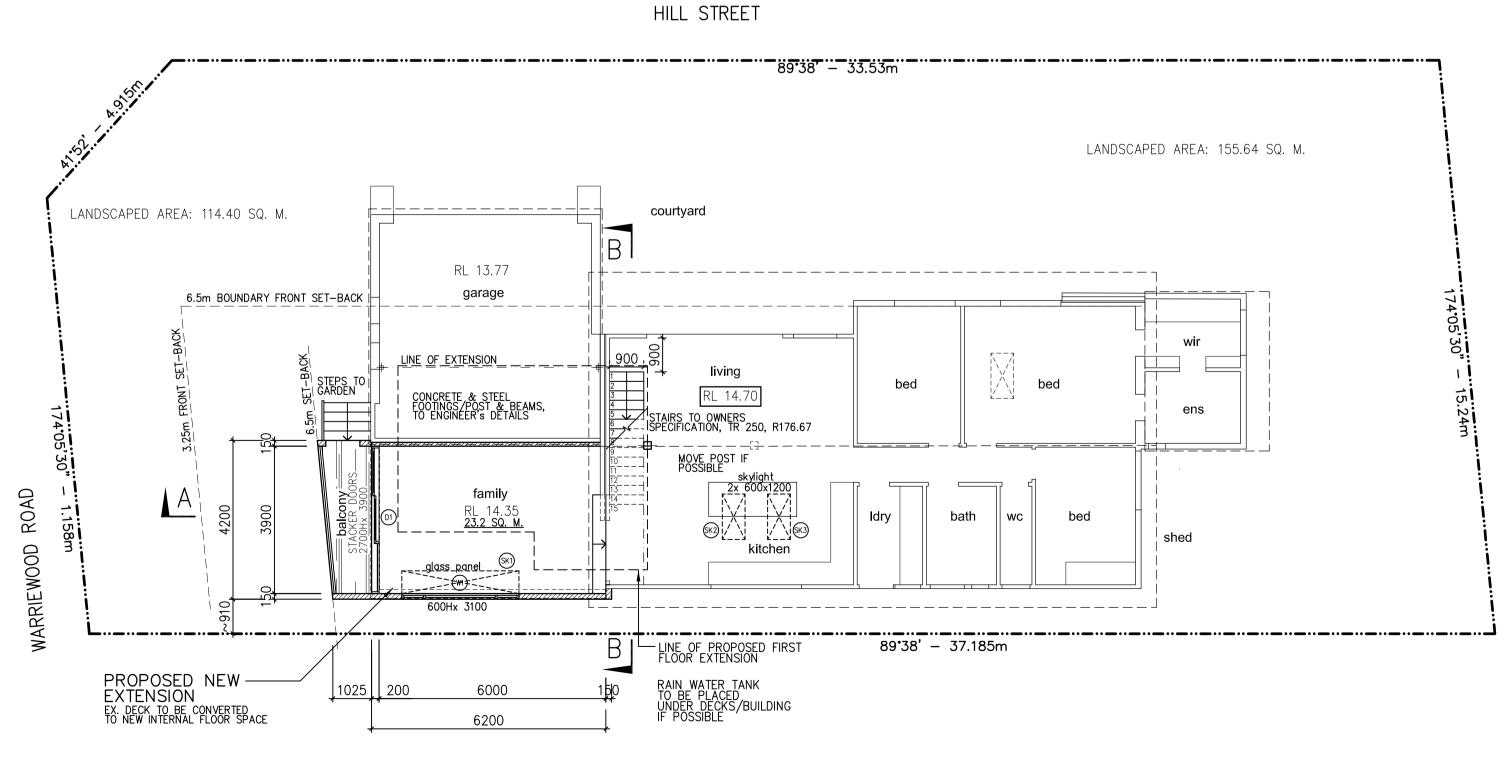
5. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED READINGS.

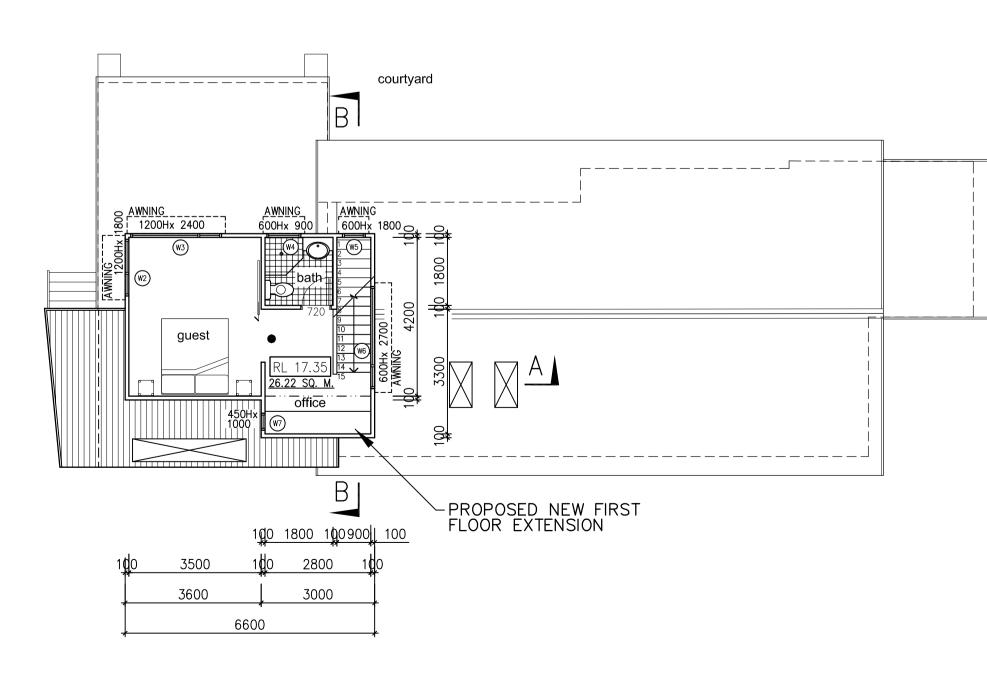
6. ALL TIMBER CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE 'NATIONAL TIMBER FRAMING CODE A.S.1684.

7. ROOF WATER AND SUB SOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER OR AS DIRECTED BY LOCAL INSPECTORS.

8. FINAL POSITION OF ALL DOWNPIPES TO BE DECIDED BY ROOF PLUMBER. EX. FOOTINGS TO BE CONFIRMED, NEW FOOTINGS TO ENG'S DETAILS RE-USE EX. DECK FOOTINGS IF POSSIBLE, MAKE GOOD section A-A section B-B 1:100 1:100

existing ground floor plan





proposed ground floor plan

proposed first floor plan

E. ahdesign@email.com

Information contained on this drawing is the copyright of AH DESIGN. Copying of this drawing or part without written permission infringes copyright.

13 CAPRI CLOSE, AVALON BEACH NSW 2107

10mm PLASTERBOARD TO WALLS & CEILINGS VILLABOARD TO BATH, LAUNDRY & ENSUITE

STRUCTURAL BEAMS & LINTELS TO ENGINEERS DETAILS

ROOF PLUMBER.

9. ANY STRUCTURAL DETAILS OR DESIGN IS TO BE SUPPLIED BY A STRUCTURAL ENGINEER.

10. ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM.

11. ALL ELECTRICAL, POWER & LIGHT OUTLETS AS DETERMINED

12.MAKE GOOD & REPAIR ALL EXISTING FINISHES AFFECTED BY NEW WORK. RE—USE EXISTING MATERIALS WHERE POSSIBLE. 13.ANY DETAILING IN ADDITION TO WHAT IS SUPPLIED ON THIS DRAWING SHALL BE RESOLVED BETWEEN THE OWNER & THE

issue to client for council approval

ammendments.

NOV 2023

- 5/11/2023

project.
Alteration & addition

Mr. H Wiest &

Ms. J Von Stebut

48 Warriewood Road

drawing title.

1:100, 1:200

ANNA HENRY AH DESIGN

T. 0415 559 737

Draftperson.

Warriewood NSW 2102

WORKING DRAWINGS-

floor plans, sections &

existing elevations

ALL NEW GUTTERS & DOWN PIPES TO BE CONNECTED TO EXISTING LINE

BATH — CERAMIC FLOOR TILES ON AN APPROVED WATERPROOF MEMBRANE OVER CFC SHEETING SETDOWN JOISTS 30mm FOR FALLS TO WASTE

project no.

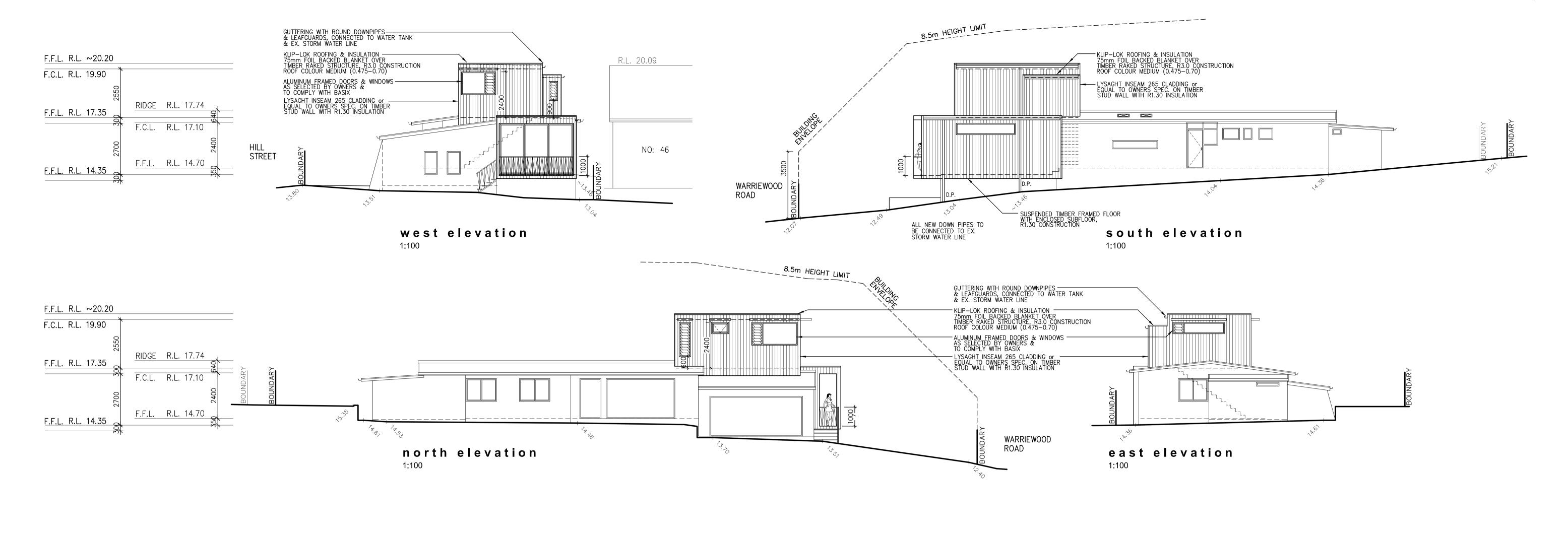
A-156

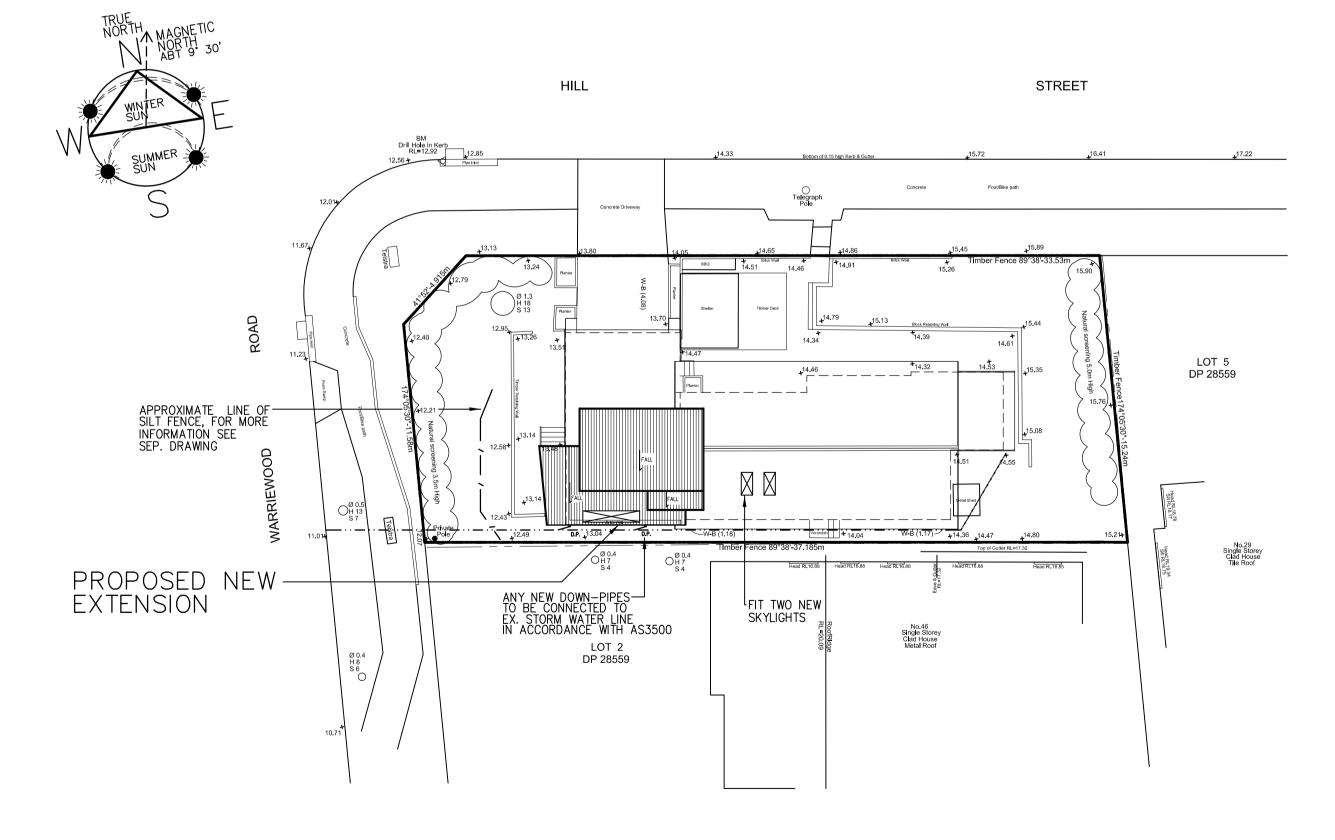
sheet no.

ammendments. **=**

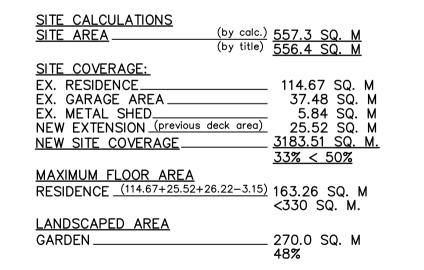
MILLIMETRES 4000

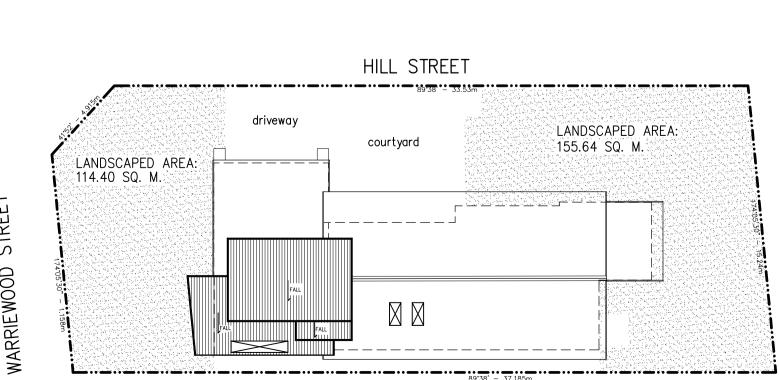
SCALE 1:100





site- & roof plan with stormwater line 1:200





site- & roof plan with landscaped area 1:200

BASIX:
THE DRAWINGS SHOULD BE READ IN
CONJUNCTION WITH THE CORRECT BASIX
CERTIFICATE (A COPY IS ATTACHED). ALL
WORKS TO BE CARRIED OUT IN (
ACCORDANCE WITH THE REPORT.

NOTES:

*LIGHTING: 40% OF NEW OR ALTERED LIGHT FIXTURE TO BE FITTED WITH FLOURESCENT, COMPACT OR LED LAMPS.

*ALL TAPS, FIXTURES FITTINGS & TOILETS TO BE MINIMUM WATER RATING OF 3 STARS

*ALL DOORS & WINDOWS TO BE INSTALLED

AS SPECIFIED ON THE LIST IN BASIX — WINDOW W3, W4, W5, W6:
STANDARD ALUMINIUM SINGLE PYROLYTIC LOW—E,(U—VALUE: 5.7, SHGC: 0.47)
WINDOW W1, W7 & DOOR D1:
STANDARD ALUMINIUM SINGLE CLEAR
(U—VALUE: 7.63, SHGC: 0.75)

WINDOW W2:
IMPROVED ALUMINIUM SINGLE PYROLYTIC
LOW -E (U-VALUE: 4.48, SHGC: 0.46)
WINDOW W2, W3, W4, W5, W6 TO BE
FITTED WITH AWNINGS AS PER BASIX.

*SKYLIGHT S1, S2 & S3 TO BE OF TIMBER, low-E INTERNAL/ARGON FILL/CLEAR EXTERNAL (or U-VALUE: 2.5, SHGC: 0.456)

*SMOKE ALARM TO BE FITTED IN ACCORDANCE TO BCA AS 3786-2014. ●

-	5/11/2023	issue to client for council approval
mark	date	ammendments.

Alteration & addition

Mr. H Wiest & Ms. J Von Stebut

48 Warriewood Road Warriewood NSW 2102

drawing title.

WORKING DRAWINGSelevations, site- & roof plan with storm-water

date. scale. NOV 2023 1:100, 1:200

Draftperson.

ANNA HENRY AH DESIGN

13 CAPRI CLOSE, AVALON BEACH NSW 2107 T. 0415 559 737

© COPYRIGHT:

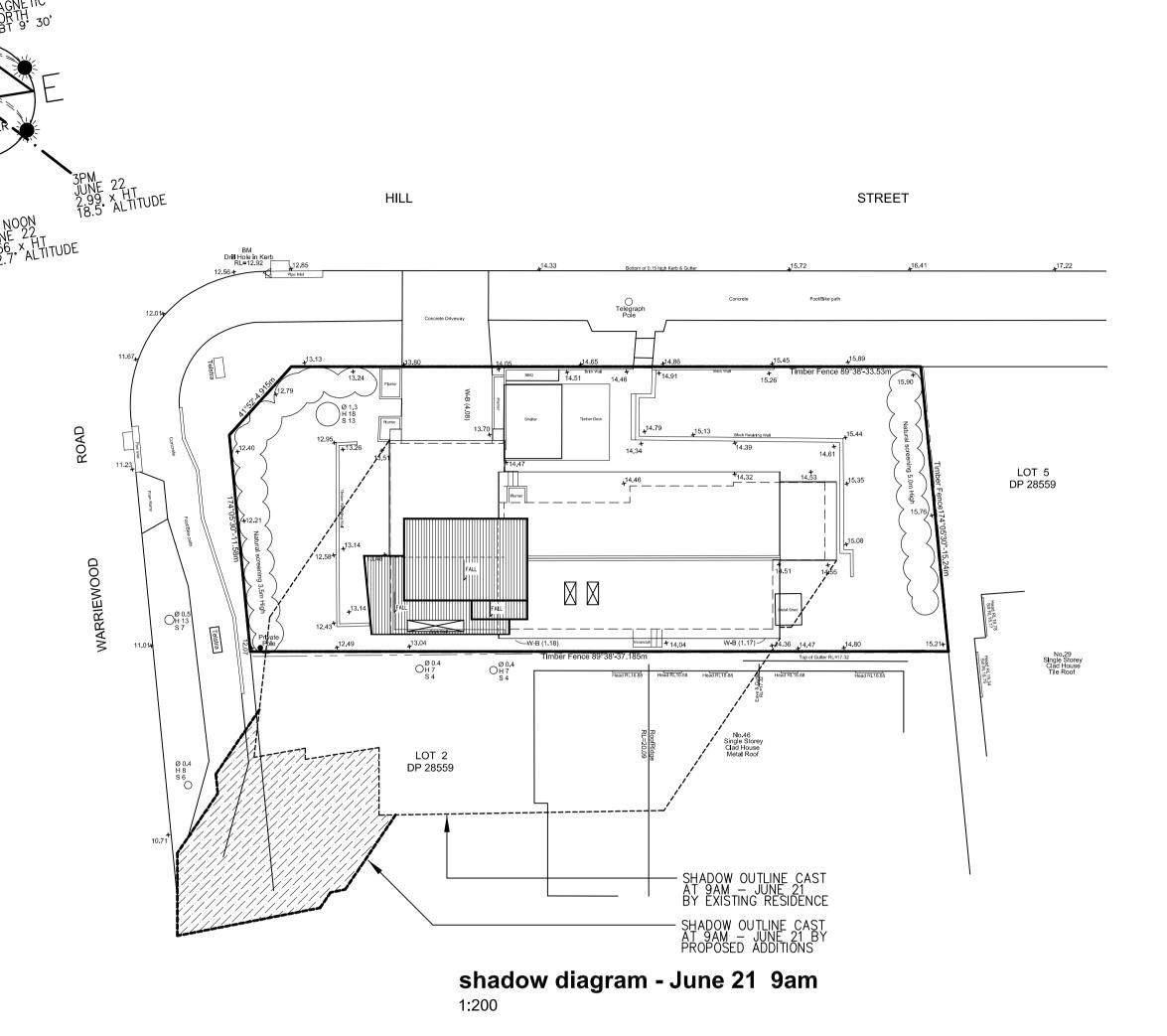
E. ahdesign@email.com

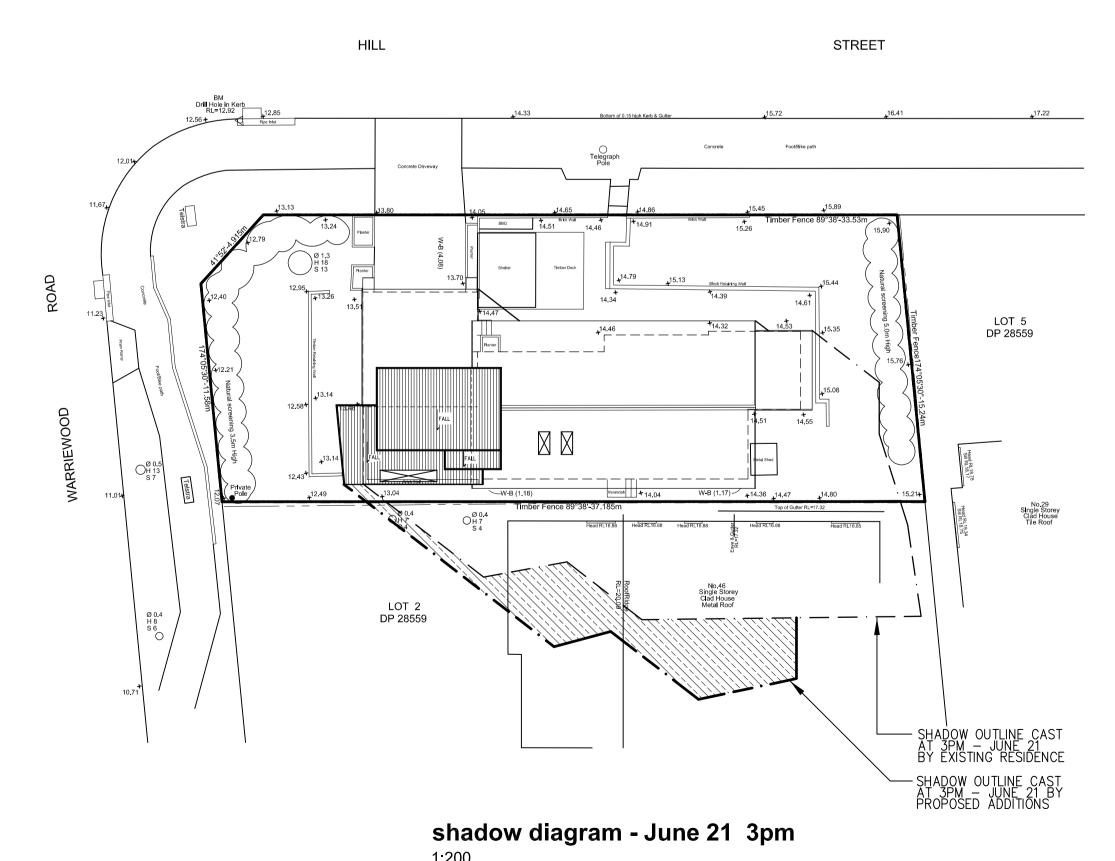
Information contained on this drawing is the copyright of AH DESIGN. Copying of this drawing or part without written permission infringes copyright.

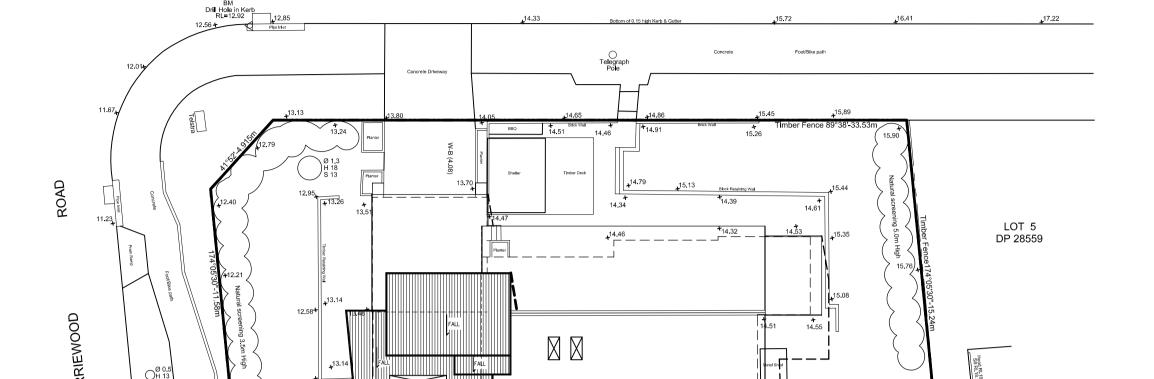
project no.

sheet no. A-156

ammendments. **=**







HILL

STREET

shadow diagram - June 21 12 noon

— SHADOW OUTLINE CAST AT 12 NOON — JUNE 21 BY PROPOSED ADDITIONS

_	5/11/2023	issue to client for council approval
mark	date	ammendments.

project.
Alteration & addition

Mr. H Wiest & Ms. J Von Stebut

48 Warriewood Road Warriewood NSW 2102

drawing title.

SHADOW DIAGRAMS 21 JUNE- 9am, noon & 3pm

date. 1:200 NOV 2023

Draftperson.

ANNA HENRY AH DESIGN

13 CAPRI CLOSE, AVALON BEACH NSW 2107 T. 0415 559 737 E. ahdesign@email.com

Information contained on this drawing is the copyright of AH DESIGN. Copying of this drawing or part without written permission infringes copyright.

project no.

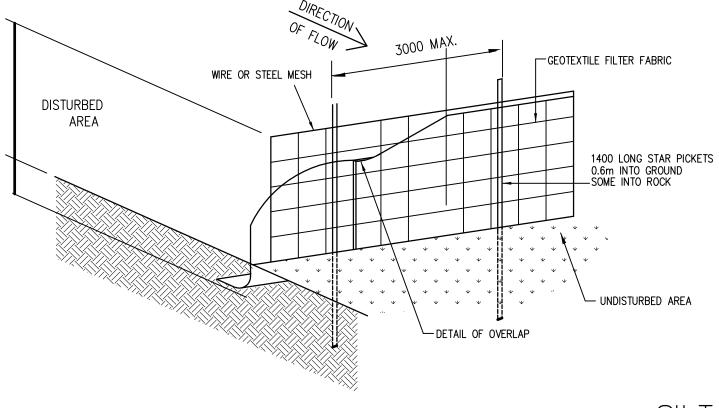
SHADOW-156

ammendments. lacksquare

sheet no.

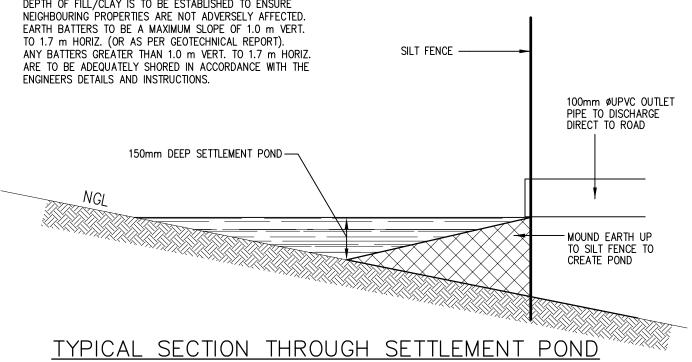
SEDIMENT CONTROL:

- 1. INSTALL SEDIMENT CONTROL STRUCTURES IN LOCATIONS INDICATED ON DRAWINGS AND AS OTHERWISE REQUIRED TO CONTROL SEDIMENT DURING ALL EXCAVATIONS AND WHILST AREAS OF THE SITE ARE EXPOSED TO EROSION.
- 2. CONTROL STRUCTURES TO BE AS DETAILED OR AS OTHERWISE REQUIRED.
- 3. REVIEW CONTROL MEASURES AND MAINTAIN STRUCTURES DURING CONSTRUCTION.



SCHEDULE OF WORKS:

- 1. SILT FENCE AND ASSOCIATED WORKS INCLUDING INTERCEPTOR DRAIN IS TO BE INSTALLED BEFORE THE COMMENCEMENT OF ANY EXCAVATION.
- 2. CUTS TO BE EXECUTED TO THE REQUIRED LEVEL USING CONVENTIONAL EXCAVATION MACHINERY. INITIALLY THE DEPTH OF FILL/CLAY IS TO BE ESTABLISHED TO ENSURE NEIGHBOURING PROPERTIES ARE NOT ADVERSELY AFFECTED. EARTH BATTERS TO BE A MAXIMUM SLOPE OF 1.0 m VERT. TO 1.7 m HORIZ. (OR AS PER GEOTECHNICAL REPORT). ANY BATTERS GREATER THAN 1.0 m VERT. TO 1.7 m HORIZ. ARE TO BE ADEQUATELY SHORED IN ACCORDANCE WITH THE
- 3. ANY PERMANENT RETAINING STRUCTURE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERS DETAILS AND INSTRUCTIONS.
- 4. ALL PERMANENT RETAINING STRUCTURES ARE TO BE COMPLETED WITH MINIMUM DELAY FOLLOWING EXCAVATION.



SCALE = N.T.S.

SILT FENCE DETAIL

SCALE = N.T.S.

SILT FENCE DETAIL 1

CONTRACTOR TO MAINTAIN SILT FENCE IN GOOD WORKING ORDER SECURED WITH PEGS

FILTER SYSTEM EQUAL TO GEOFABRICS "SILT FENCE 2000" SECURED WITH PEGS 200 x 200 TRENCH

SILT FENCE DETAIL (ALTERNATIVE)

IF ADDITIONAL MEASURES ARE REQUIRED FOR EROSION CONTROL OR BY COUNCIL REQUIREMENTS REFER TO "URBAN EROSION AND SEDIMENT CONTROL" GUIDELINES PREPARED BY THE DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT.

Alteration & addition

Mr. H Wiest & Ms. J Von Stebut

48 Warriewood Road Warriewood NSW 2102

drawing title.

SEDIMENTATION DRAWING

scale

date

NTS

NOV 2023

1/1

Draftperson

ANNA HENRY AH DESIGN

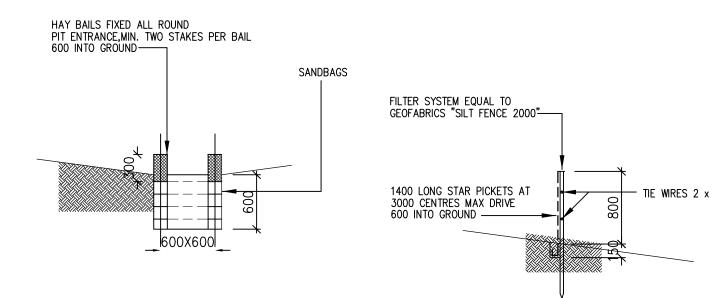
13 CAPRI CLOSE, AVALON BEACH NSW 2107 T. 0415 559 737

E. ahdesign@email.com

Information contained on this drawing is the copyright of AH DESIGN. Copying of this drawing or part without written permission infringes copyright.

project no.

SED-156



SEDIMENTATION PIT (ALTERNATIVE TO SETTLEMENT POND)