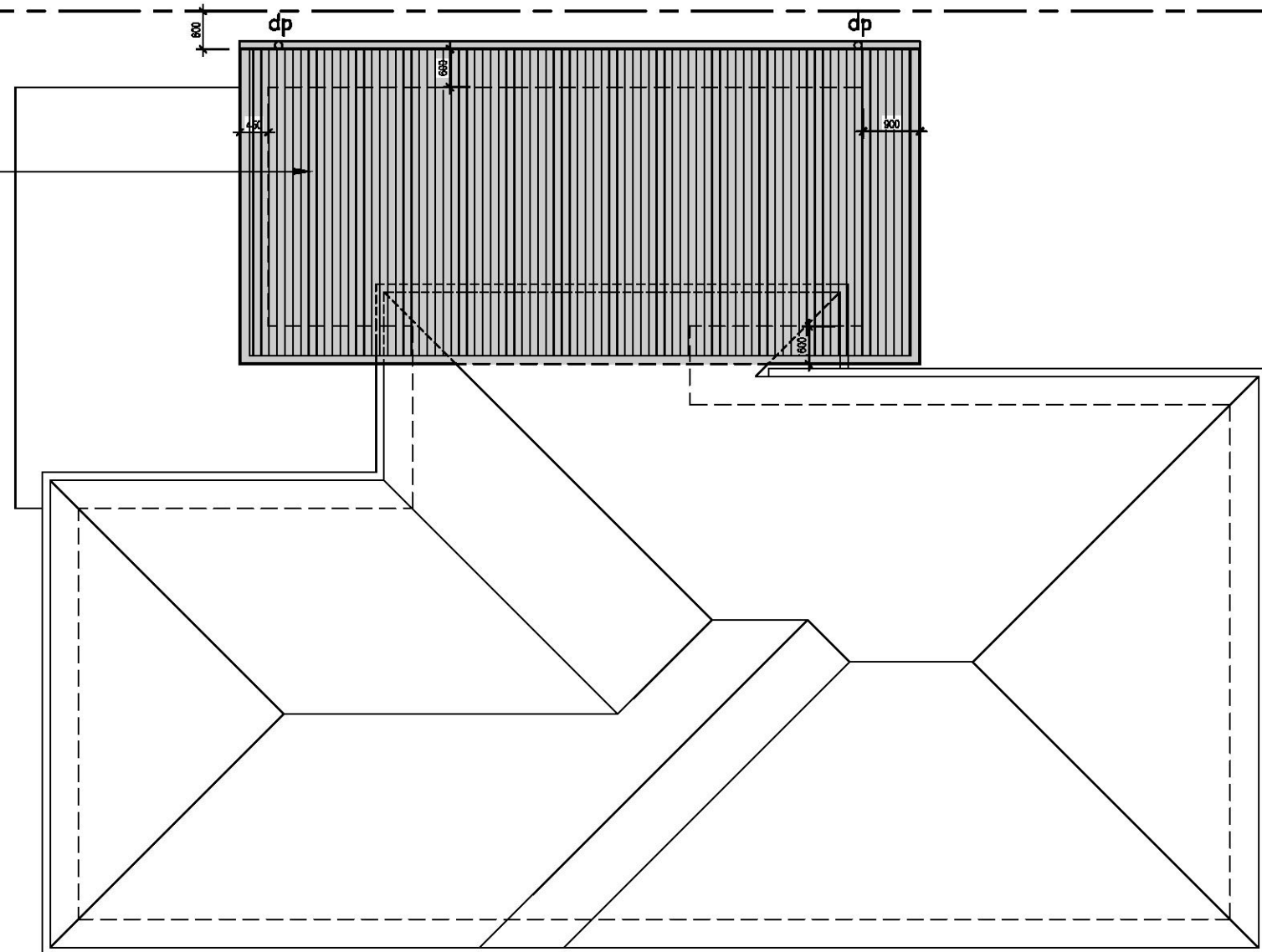


Colorbond 'Custom-orb' Roof Sheeting.
Fixed to Rafters in Accordance with Manufacturers Specifications.
Medium colour Solar Absorbance Range (0.475-0.7).
Reflective sarking to be installed under sheeting. Provide all
ridge, barge and other fittings as required to complete the roof
and leave fully cleaned.

Timber Fascia Boards shall be of seasoned solid timber primed or stained
all round prior to fixing and not less than 19mm finished thickness for
600mm maximum centres.

Provide Colorbond Guttering to all new eaves in accordance
with Hydraulic Engineer's details. Set gutter with
sufficient fall to all downpipes and secure with brackets
max. 1200mm apart.

Provide Colorbond downpipes in accordance with Hydraulic Engineer's
details. Colour as selected by owners. Connect head to gutter & foot
to drainage system with brackets at 2700mm max. spacing, with a
minimum of 2 brackets per downpipe. All new downpipes are to be
connected to the existing stormwater system that discharges to an
existing Council stormwater collection system.



THIS PLAN TO BE READ IN CONJUNCTION WITH
MOD2019/0003
NORTHERN BEACHES COUNCIL

		 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA	 SALLY GARDNER DESIGN AND DRAFT PLANS DRAWN FOR APPROVAL	 SustainAbility Design™ Specialist	47 Towradgi Street, Narrabeena, NSW, 2099 ABN 17 751 732 195 Sally mobile : 0414 731 685 Robert mobile : 0413 572 250 e-mail: robert@designanddraft.com.au http:// www.designanddraft.com.au	Clients Justin SINFIELD	Project	PROPOSED ALTERATIONS & ADDITIONS 58 LAGOON STREET, NARRABEEN		 True North	Scale	1:100 @ A3		Job Number 2-1318			
A	20/12/18						Section 96 Modifications	Drawing Title	ROOF PLAN		Date	21 MAR. 2018	Drawn	R.G.	Drawing Number A1	Rev. A	
	Date						Amendments	Checked			S.G.						

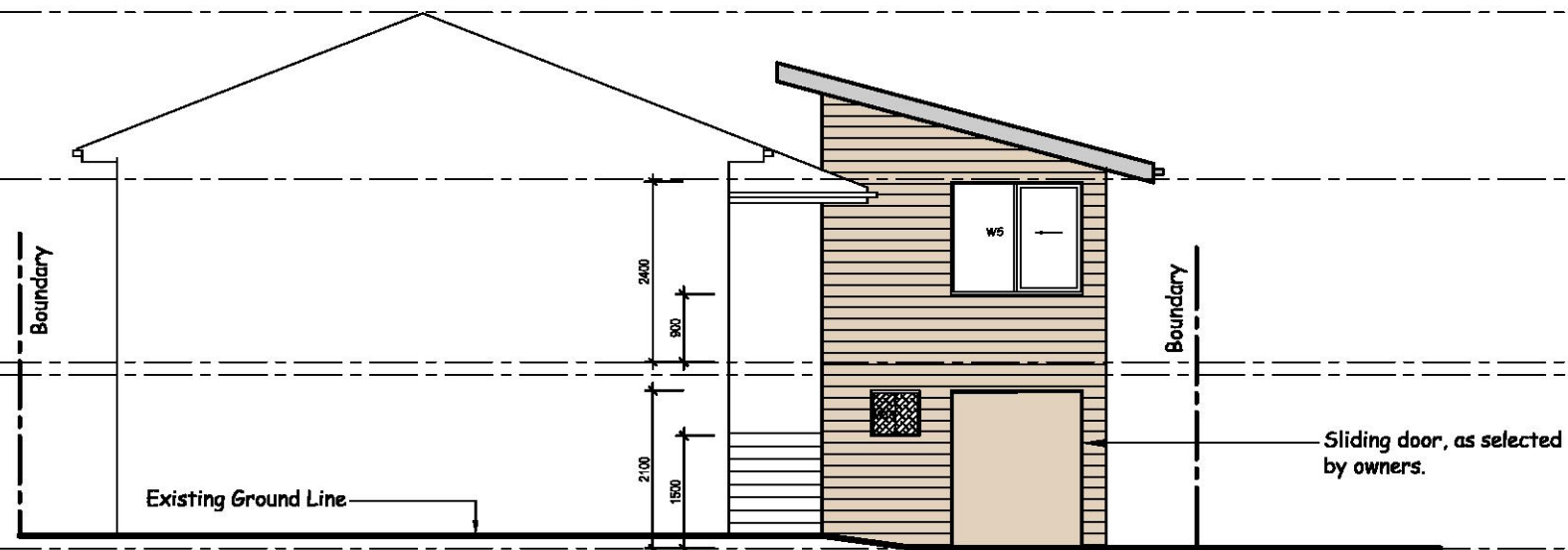
Existing Ridge Level RL10.63

Existing Ceiling Level

Upper Level RL 5.98

Upper Level RL 5.81

Laundry / Storage RL 3.5



THIS PLAN TO BE READ IN CONJUNCTION WITH
MOD2019/0003
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EASTERN ELEVATION

Existing Ridge Level RL10.63

Existing Ceiling Level

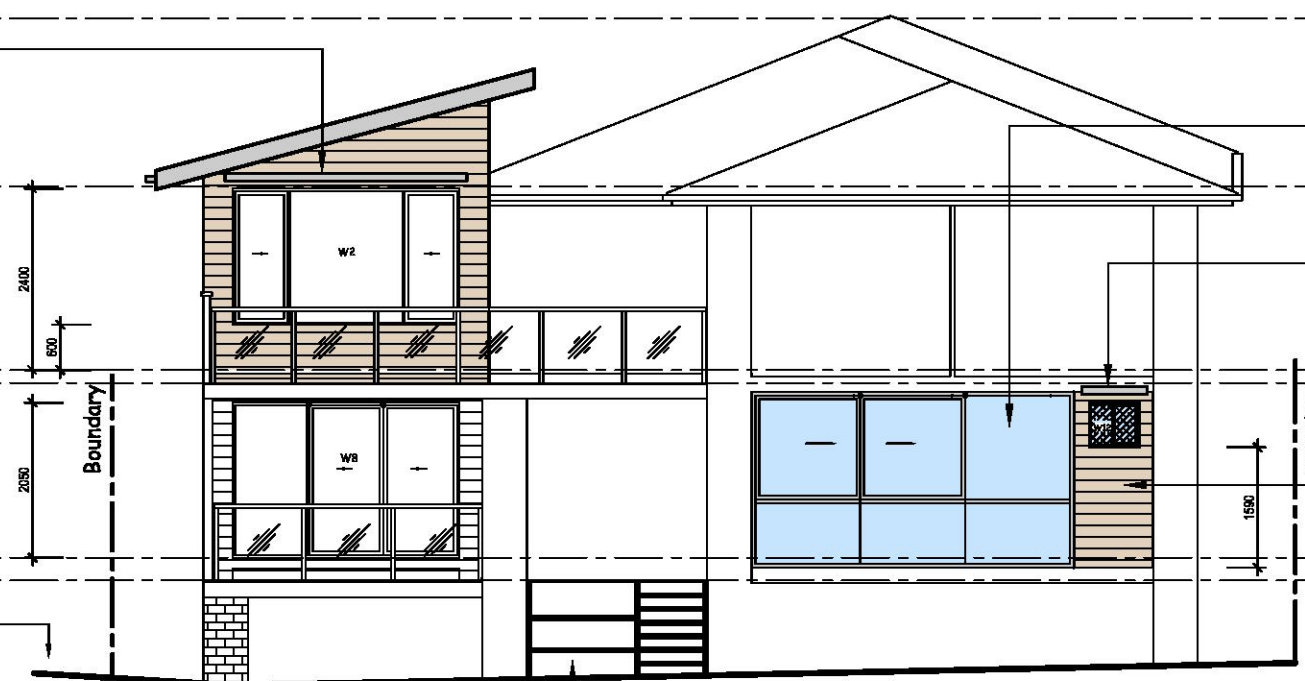
Upper Level RL 5.98

Upper Level RL 5.81

Laundry / Storage RL 3.5

Lower Deck Level RL 3.20

W2 requires a minimum 700mm
shade projection be provided
above window in accordance with
Basix requirements.



WESTERN ELEVATION

			   BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA SALLY GARDNER DESIGN AND DRAFT PLANS DRAWN FOR APPROVAL Sustainability Design™ Specialist	47 Towradgi Street, Narrabeena, NSW, 2099 ABN 17 751 732 195 Sally mobile : 0414 731 685 Robert mobile : 0413 572 250 e-mail: robert@designanddraft.com.au http://www.designanddraft.com.au	Clients Justin SINFIELD	Project PROPOSED ALTERATIONS & ADDITIONS 58 LAGOON STREET, NARRABEEN Drawing Title EAST & WEST ELEVATIONS	True North Scale 1:100 @ A3 Date 21 MAR. 2018	Job Number 2-1318		
B	20/12/18	Section 96 Modifications						Drawn R.G.	Drawing Number A4	Rev. B
A	11/10/18	Lower floor raised to RL3.5 Upper floor raised to RL 3.98						Checked S.G.		
	Date	Amendments								

8.5m Maximum Building Height

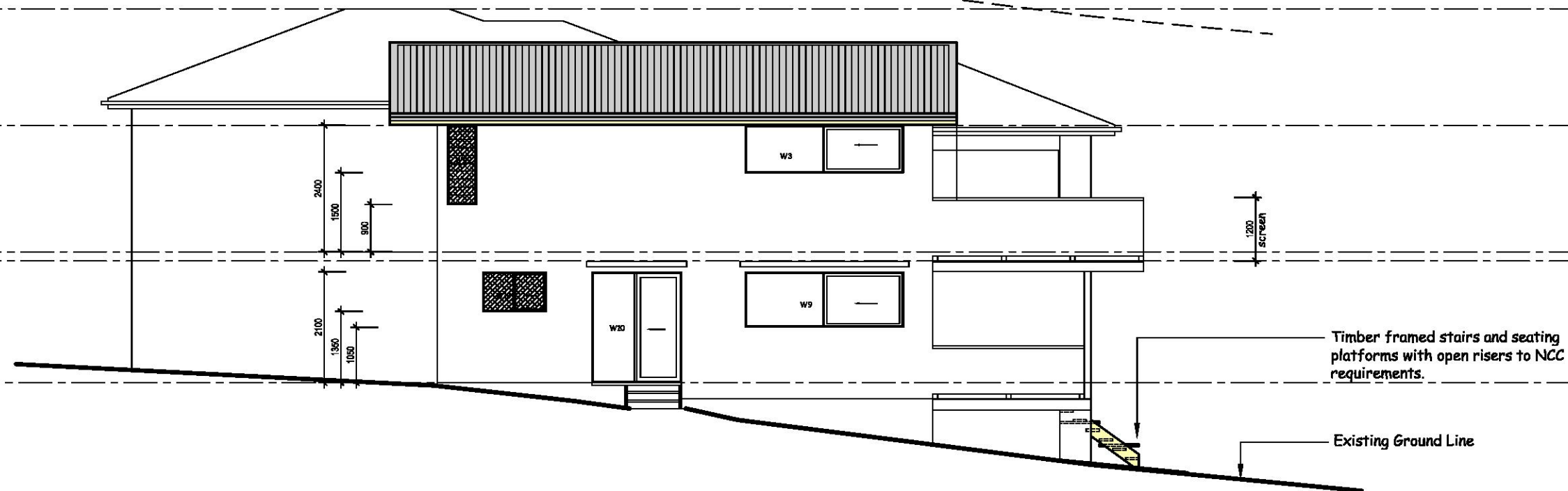
Existing Ridge Level RL10.63

Existing Ceiling Level

Upper Level RL 5.98

Upper Level RL 5.81

Laundry / Storage Level RL 3.50



NORTHERN ELEVATION

Existing Ridge Level RL10.63

Existing Ceiling Level

Upper Level RL 5.98

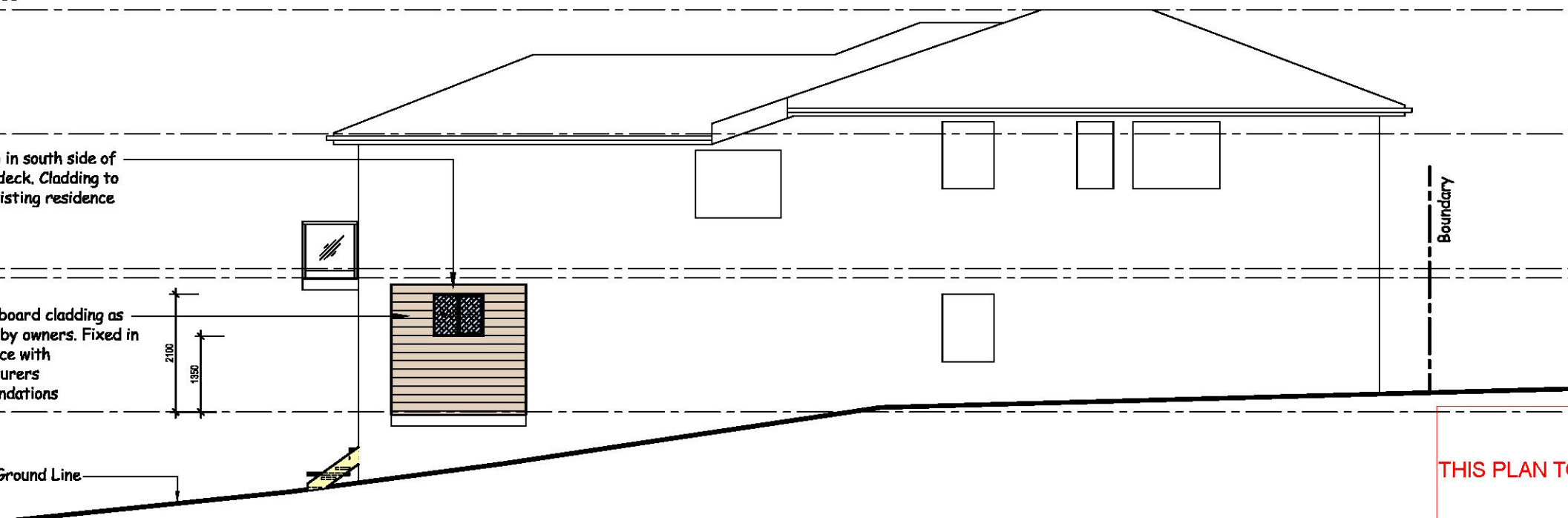
Upper Level RL 5.81

Rumpus RL 3.42

Infill gap in south side of existing deck. Cladding to match existing residence

Weatherboard cladding as selected by owners. Fixed in accordance with manufacturers recommendations

Existing Ground Line



SOUTHERN ELEVATION

THIS PLAN TO BE READ IN CONJUNCTION WITH
MOD2019/0003
NORTHERN BEACHES COUNCIL

			 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA PLANS DRAWN FOR APPROVAL	 SALLY GARDNER DESIGN AND DRAFT	 SustainAbility Design™ Specialist	47 Towradgi Street, Narrabeena, NSW, 2099 ABN 17 751 732 195 Sally mobile : 0414 731 685 Robert mobile : 0413 572 250 e-mail: robert@designanddraft.com.au http:// www.designanddraft.com.au	Clients Justin SINFIELD	Project	PROPOSED ALTERATIONS & ADDITIONS 58 LAGOON STREET, NARRABEEN	True North	Scale	1:100 @ A3	Job Number		2-1318	
B	20/12/18	Section 96 Modifications						Date			Drawn	R.G.	Drawing Number		Rev.	
A	11/10/18	Lower floor raised to RL 3.5 Upper floor raised to RL 3.98									Checked	S.G.	A5	B		
	Date	Amendments														