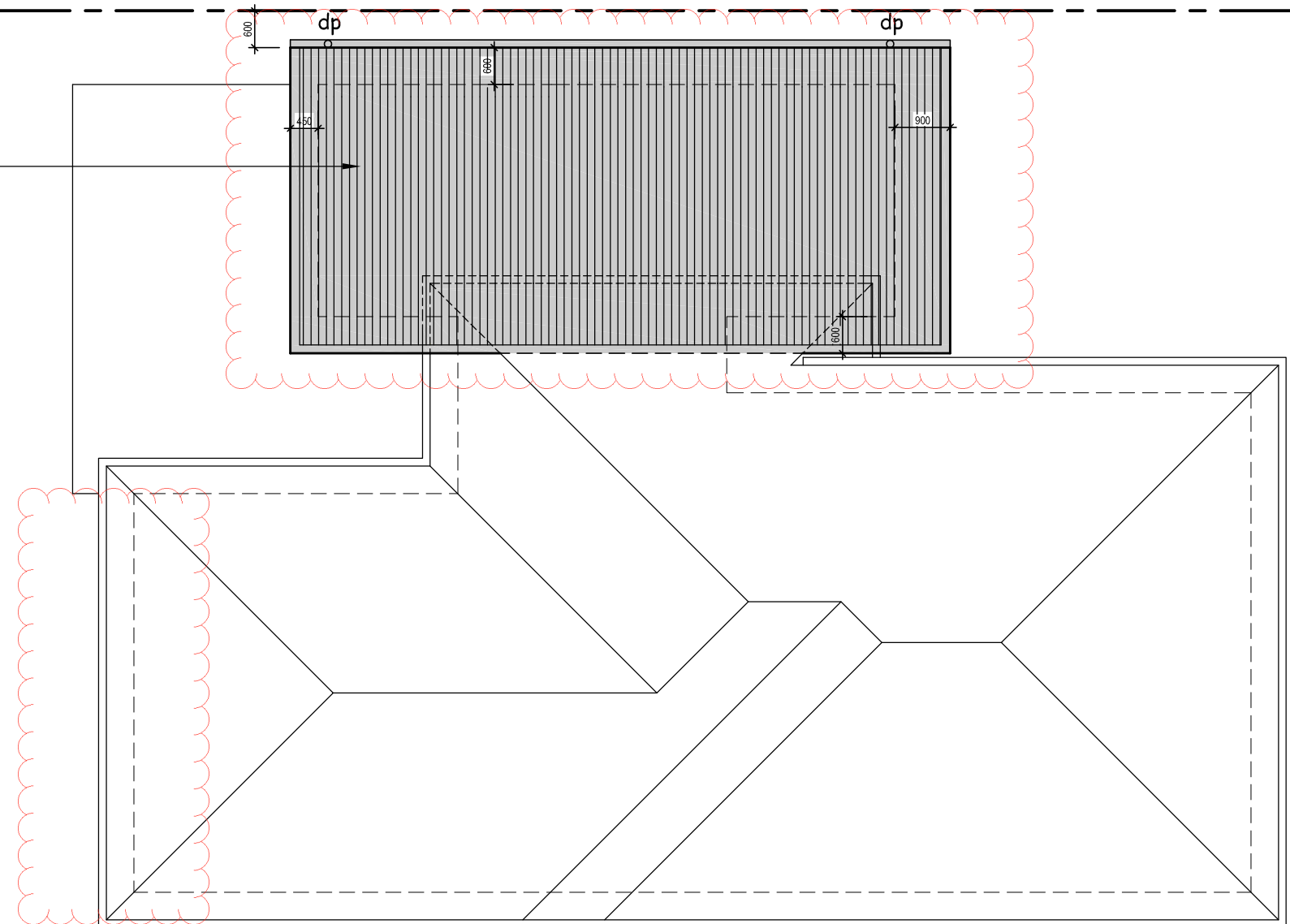


Provide Colorbond downpipes in accordance with Hydraulic Engineer's details. Colour as selected by owners. Connect head to gutter & foot to drainage system with brackets at 2700mm max. spacing, with a minimum of 2 brackets per downpipe. All new downpipes are to be connected to the existing stormwater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



			   BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA PLANS DRAWN FOR APPROVAL SALLY GARDNER DESIGN AND DRAFT Sustainable 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.						

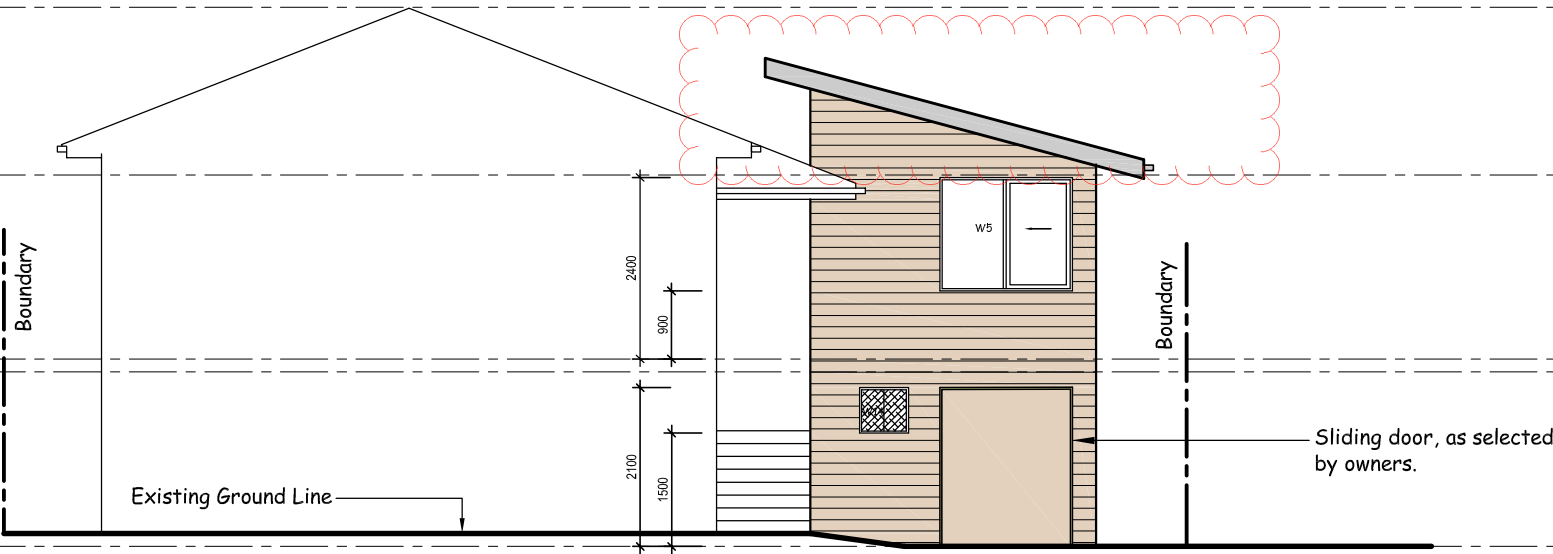
Existing Ridge Level RL10.63

Existing Ceiling Level

Upper Level RL 5.98

Upper Level RL 5.81

Laundry / Storage RL 3.5



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

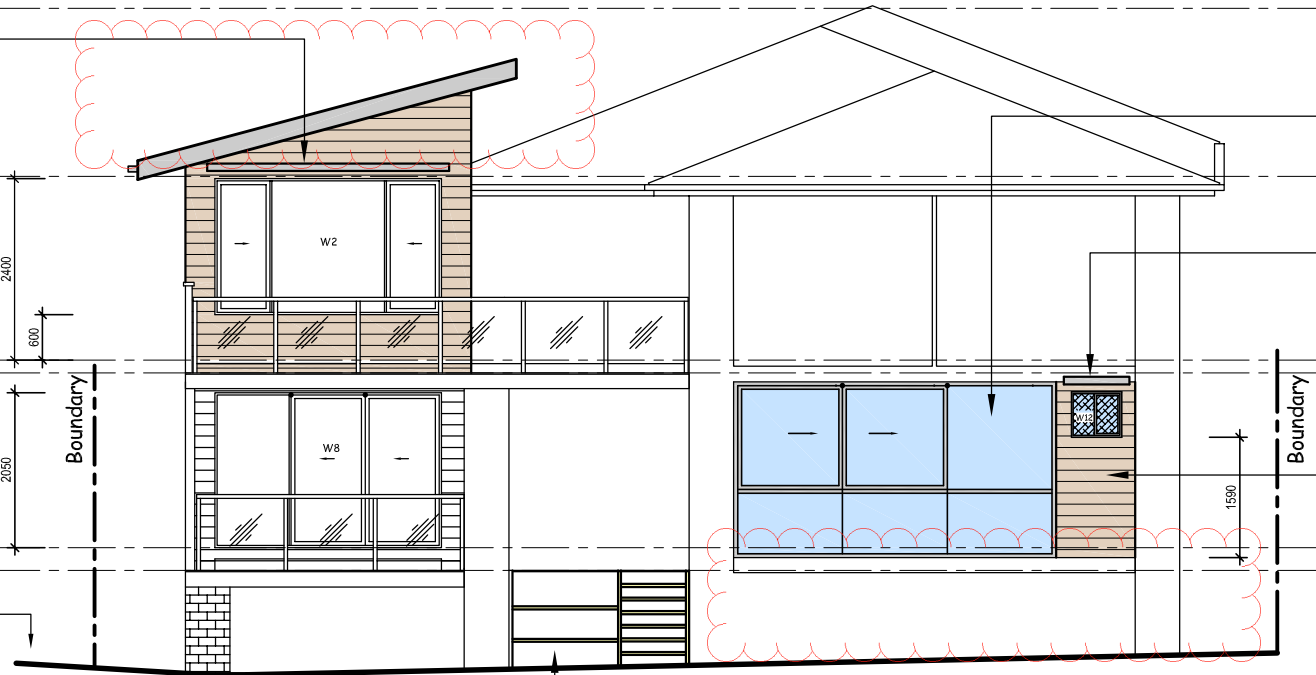
W2 requires a minimum 700mm shade projection be provided above window in accordance with Basix requirements.

Infill gap in west side of existing deck. Glazed partition to owners selection.

W12 requires a minimum 300mm shade projection be provided above window in accordance with Basix requirements.

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

Timber framed stairs and seating platforms with open risers to NCC requirements.



WESTERN ELEVATION

			 		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	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	 				Justin SINFIELD	Drawing Title	EAST & WEST ELEVATIONS			Date	21 MAR. 2018	Drawn	R.G.	Drawing Number	A4	Rev.
A	11/10/18	Lower floor raised to RL 3.5 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

Timber framed stairs and seating
platforms with open risers to NCC
requirements.

Existing Ground Line

NORTHERN ELEVATION

Existing Ridge Level RL10.63

Existing Ceiling Level

Upper Level RL 5.98

Upper Level RL 5.81

Rumpus RL 3.42

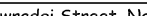
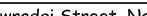
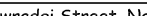
Infill gap in south side of
existing deck. Cladding to
match existing residence

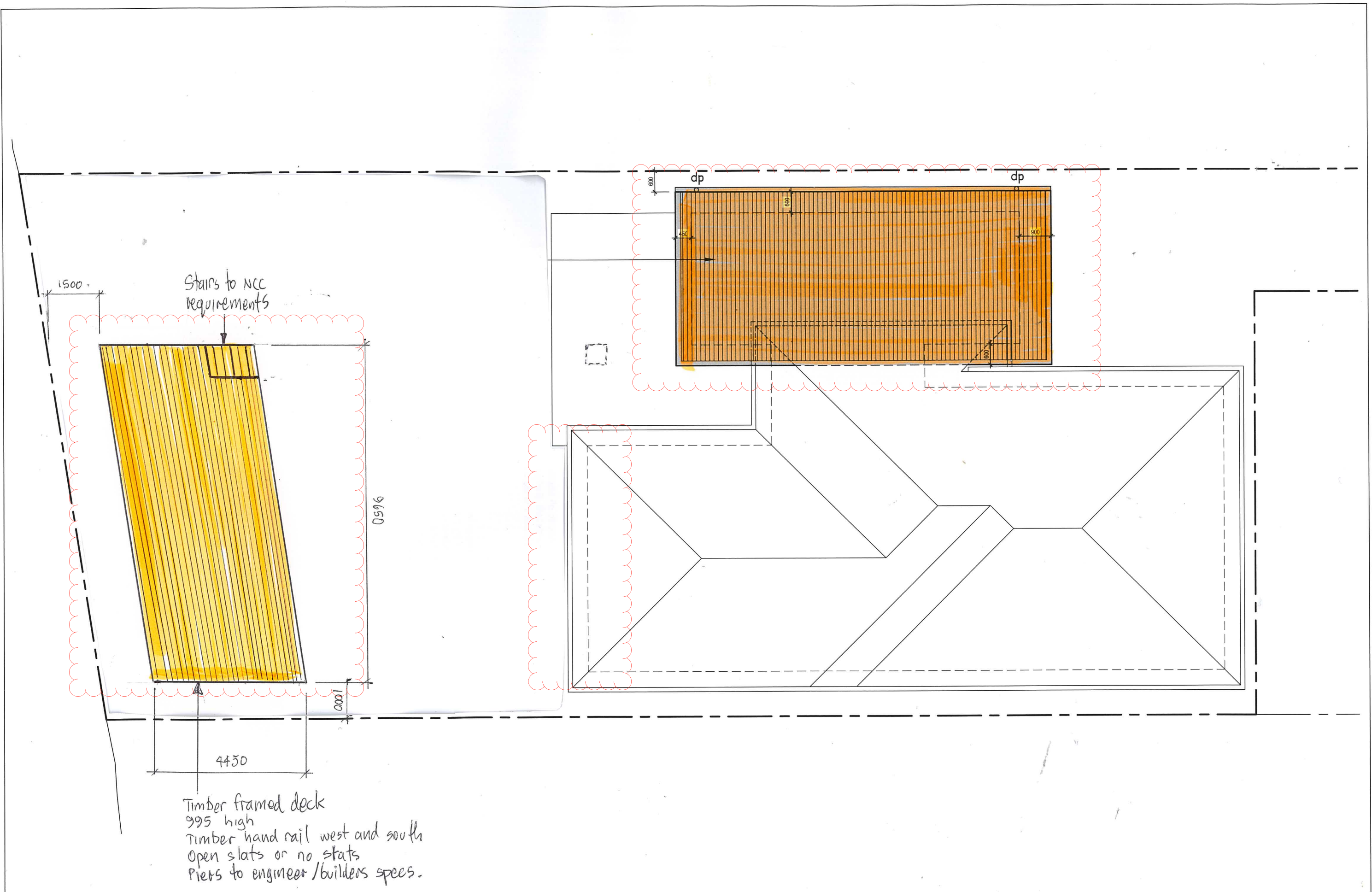
Weatherboard cladding as
selected by owners. Fixed in
accordance with
manufacturers
recommendations

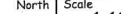
Existing Ground Line

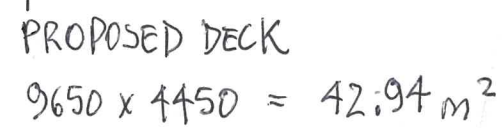
Boundary

SOUTHERN ELEVATION

			  			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	  								Drawing Title NORTH & SOUTH ELEVATIONS				Date 21 MAR. 2018		Drawn R.G.		Drawing Number A5		Rev. B	
A	11/10/18	Lower floor raised to RL3.5 Upper floor raised to RL 3.98													Checked S.G.							
	Date	Amendments	  																			



			 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		
A	20/12/18	Section 96 Modifications					Date	21 MAR. 2018	Drawn		R.G.	Drawing Number	A1	Rev.	A
	Date	Amendments					Checked	S.G.							



SITE DEVELOPMENT CALCULATIONS

SITE DEVELOPMENT CALCULATIONS				NSW Housing Code Control	Compliance
Site Area:	Proposed				
	611.6m ²				
Site Coverage maximum	23.44%	(143.33m ²)	50%	(305.8m ²)	YES
Landscaped Area minimum >= 1.5m wide	38.63%	(236.23m ²)	30%	(183.48m ²)	YES
Proposed deck		(42.94m ²)			
Landscaped area becomes		(193.29m ²)			

			 	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			Scale	1:200 @ A3	Job Number 2-1913		
A	24/5/16	Section 96 modifications				Drawing Title	SITE PLAN & CALCULATIONS			Date	19 JUNE 2019	Drawn R.G.	Drawing Number S1	Rev. A
	Date	Amendments								Checked S.G.				

WINDOW SCHEDULE

NO.	HEIGHT	WIDTH	LOCATION	FRAME / GLAZING STYLE	U value : SHGC	Additional Basix Requirements
W1	2.400	0.820	Main Bedroom	Powder Coated Aluminium framed Hinged door with clear glazing	6.44 : 0.75	
W2	1.800	3.000	Main Bedroom	Powder Coated Aluminium framed Sliding / Fixed window with clear glazing	6.44 : 0.75	Provide a fixed Shade Projection to min. 700mm
W3	0.900	3.000	Main Bedroom	Powder Coated Aluminium framed Sliding window with clear glazing	6.44 : 0.75	
W4	1.500	0.550	En-suite	Powder Coated Aluminium framed Louvred window with frosted glazing	6.39 : 0.56	
W5	1.500	1.750	En-suite	Powder Coated Aluminium framed Sliding window with clear glazing	6.44 : 0.75	
W6	2.100	0.725	Entry	Timber framed fixed sidelight with clear glazing	6.44 : 0.75	
W7	2.050	1.800	Laundry / Storage	Powder Coated Aluminium framed Sliding door with clear glazing	6.44 : 0.75	
W8	2.050	3.000	Laundry / Storage	Powder Coated Aluminium framed Sliding door with clear glazing	6.44 : 0.75	
W9	1.050	3.000	Laundry / Storage	Powder Coated Aluminium framed Sliding window with clear glazing	6.44 : 0.75	Provide a fixed Shade Projection to min. 450mm
W10	2.100	1.700	Laundry / Storage	Powder Coated Aluminium framed Sliding door with clear Pyrolytic low-e glazing	4.48 : 0.46	Provide a fixed Shade Projection to min. 530mm
W11	0.750	0.900	Shower	Powder Coated Aluminium framed Sliding window with frosted glazing	6.39 : 0.56	
W12	0.600	0.670	Shower	Powder Coated Aluminium framed Sliding window with frosted glazing	6.39 : 0.56	Provide a fixed Shade Projection to min. 300mm
W13	0.750	1.200	M.B. Garage	Powder Coated Aluminium framed Sliding window with frosted glazing		
W14	0.600	0.650	M.B. Garage	Powder Coated Aluminium framed Sliding window with frosted glazing		

All sizes listed include the frame and are nominal sizes for BASIX Certification.
All glazing assemblies will comply with AS2047 and AS1288
All external glazing is to have a maximum reflectivity index of 25%.

DOOR & WINDOW NOTE:
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 NCC requirements, for child safety.
Wind loading compliance to all new windows and glazed doors to be confirmed by the Engineer prior to ordering and installation.

BASIX INSULATION SCHEDULE

Construction	Additional insulation required (R-value)
concrete slab on ground floor.	nil
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)
external wall: framed (weatherboard, fibro, metal clad) (R0.40)	R1.30 (or R1.70 including construction)
internal wall shared with garage: plasterboard (R0.36)	nil
raked ceiling, pitched/skillion roof: framed	ceiling: R2.26 (up), roof: foil/sarking

BASIX NOTES

TAPS: Must have a flow rate no greater than 9 litres per minute or a minimum 3 star water rating.
TOILETS: Must have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
SHOWER HEADS: Must have a flow rate no greater than 9 litres per minute or a 3 star water rating.
Install aerators on bathroom hand basins & kitchen sinks.

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

COLOUR SCHEDULE

Colour Classification in accordance with NSW Basix ; Light Solar Absorptance <= 0.475
COLORBOND ROOF to be either PAPERBARK; SANDBANK OR SHALE GREY

