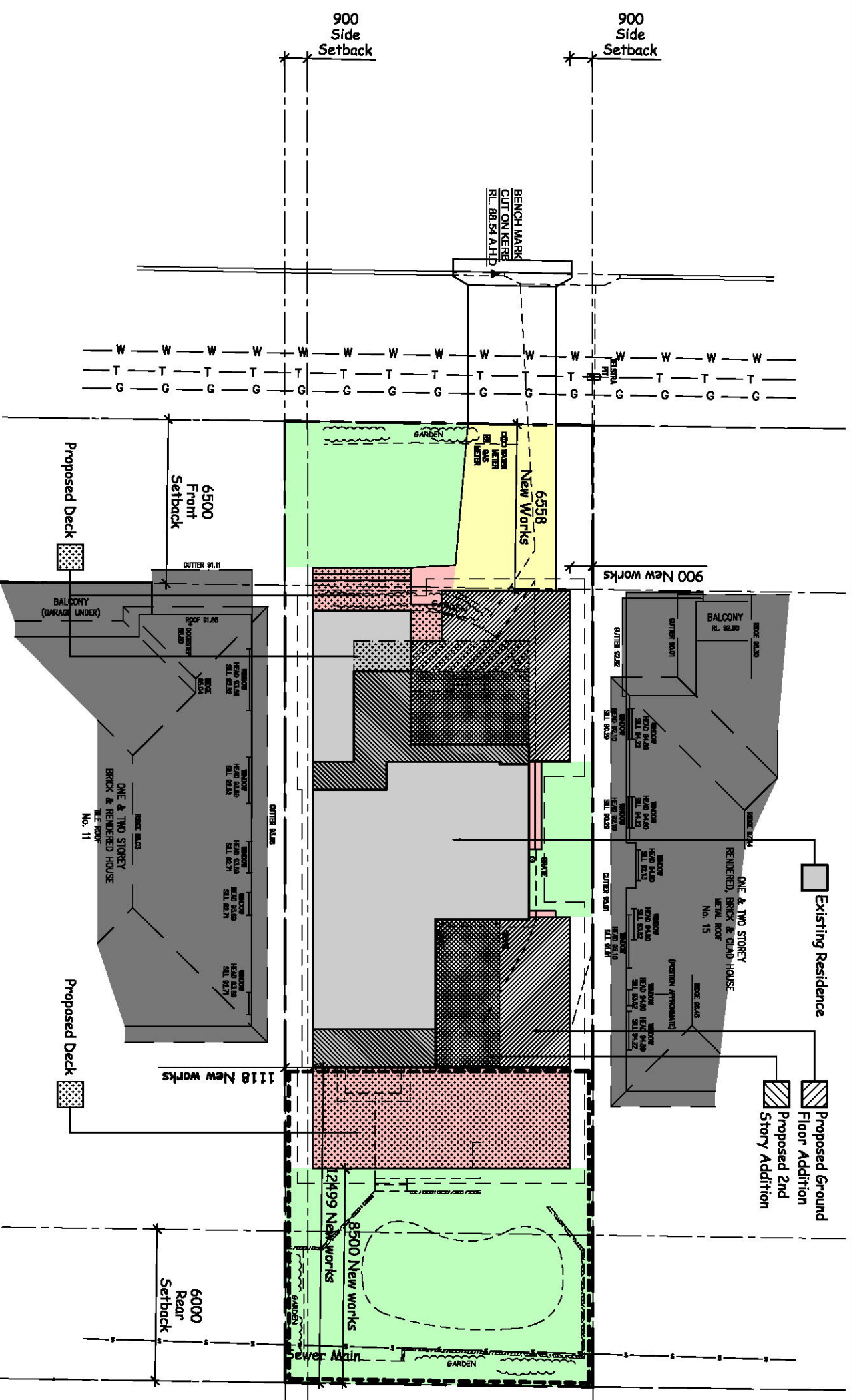


THIS PLAN TO BE READ IN
CONJUNCTION WITH
DA2018/ 1255
NORTHERN BEACHES COUNCIL

NORTHERN BEACHES COUNCIL



CODE

residence/outbuilding

Proposed Works

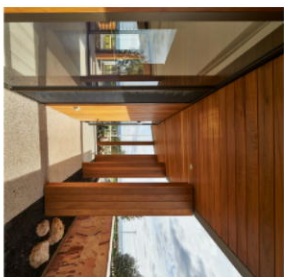
Driveway

deck/Paved areas

landscape area
excludes areas less than 2m wide

Private open Space
60m² at 5m minimum

BUILDING UNDER
Line of building shown dashed under.



CEILING
Timber paneling to ceiling over upper deck
Seal/strait/ all exposed surfaces prior to construction.
Finish to owners selection and to BCA requirements.

TILED DECK
New balcony as indicated.
Floor finish to be tile finish as selected by client.
FC sheet flooring fixed to joists in accordance to manufacturers instructions.
Seal with approved waterproof membrane.
Lay mortar bed for floor tiles with minimum 1:100 fall.

CATHEDRAL CEILING
Provide internal structure to created cathedral ceiling to Bed 1 - shown dotted.
Flat ceiling elsewhere.

LINEN CUPBOARD
provide five 18mm edge stripped particle board shelves x 450x300mm wide. Shelves to be supported on 50 x 25 battens to both sides and back edge along with a similar batten under front edge (unless owners direct otherwise.)

EAVE
Ensure eave is a minimum of 450mm from the boundary.

SKYLIGHT S3
S3 - 0.7m² max. skylight can be exempt from B.A.S.I.X. requirements.

WARDROBES
All wardrobes allow for 1x 18mm thick x 450mm deep edged stripped particle board shelf.
Shelf to be supported on 50mm x 25mm battens to sides and back.
Similar size batten under front.
Provide 20mm dia. hanging rail with fittings and supports to underside of shelf (unless directed by owners otherwise.)

EXTERNAL WALL CLADDING
Weatherboard cladding to match existing
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 as per clients selection.

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

TIMBER FASCIA BOARDS
Timber fascia boards shall be of seasoned solid timber.
Prime or stain all surfaces prior to fixing.
Board to be not less than 19mm finished thickness for 600mm maximum centres.

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.

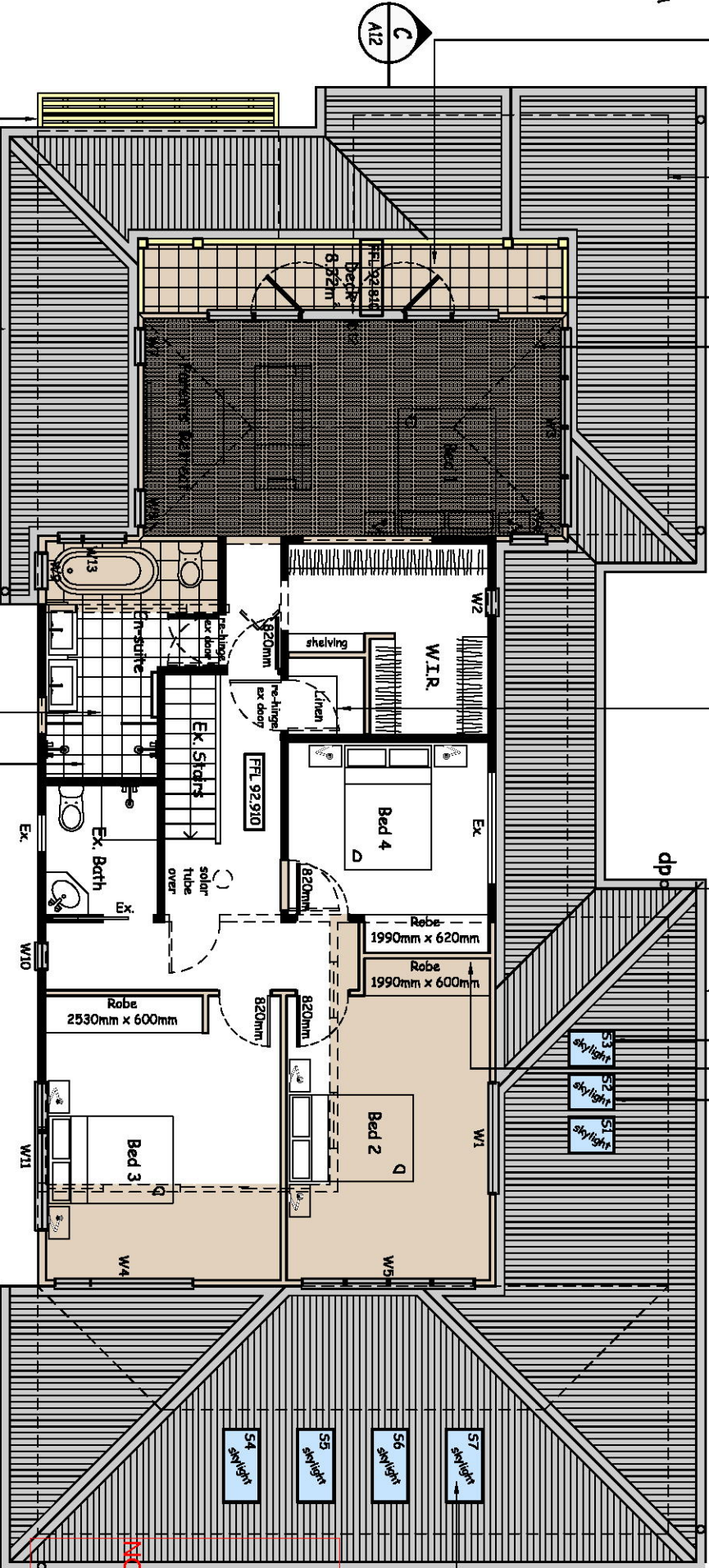
GUTTERS
Provide colorbond gutters to all new eaves as nominated by hydraulic engineer
Set with sufficient fall to all down pipes and secure with brackets max 1200mm apart.

ROOF
All roofs to be clad in Lysaght colorbond ' custom orb ' roof sheeting.
Fix to structure in accordance with manufacturers specifications.
Reflective sarking to be installed under roof sheeting.
Provide all ridges bargees and other fittings required to complete the roof and leave fully cleaned.
Note: Pitch of all existing roofs to be amended. Refer to sections for further details
Refer to BASIX commitments for Colour and sections for Pitch.

CATHEDRAL/VAULTED CEILING
Cathedral ceiling to Bedroom 1 and lower rear open living area.
Flat ceiling everywhere else.

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.

EXISTING BRICKWORK
Existing Brickwork to subfloor of building to be re-painted to clients selection.



THIS PLAN TO BE READ IN CONJUNCTION WITH DA2018/ 1255

NORTHERN BEACHES COUNCIL

PERGOLA
Timber framed pergola in accordance with BASIX requirements.

ROOF
Replace existing roof with new to suit new pitch.
Refer to sections for details.

TILE FIXING
Floors
Provide floor tiles as selected by client to bathroom, with falls in accordance with B.C.A. standards.
Walls:
Provide wall tiles as selected by client to bathroom.
Full height wall tiling to all bathroom and laundry unless specified by client otherwise.
Ensure old and new floor finishes are flush.
provide set down in bathroom if required.

WET AREAS
Wet Areas shall be adequately flashed to ensure no water penetration to adjoining construction.
Shower recess shall be water proofed with an appropriate flexible epoxy coating to the whole of the shower floor area.
All wall junctions in the shower area shall be flashed to a height of at least 1800mm.
Install aerators to all bathroom basins.

WINDOWS + DOORS
Provide and install new improved aluminium doors and windows where tagged in correspondence with BASIX report.
Doors and windows to clients selection.
Install in accordance with manufacturers instructions.

GROSS FLOOR AREA
Total Lower Floor - 176.82m²
Lower floor Timber Decks - 7.58m²
Lower floor Timber Decks - 66.84m²
Total Upper Floor - 114.37m²
Upper Floor Deck - 8.32m²

BEDROOM WINDOWS
In accordance with B.C.A. Requirements for child safety, all bedroom windows where the floor level of the room is 2 metres or more above the outside finished ground level, windows must be supplied with:
Permanently fixed robust mesh screens, or permanent window locks which prevent the window opening more than 125mm.

EXISTING POOL _____
Existing pool to be demolished

LAWN _____
Grade lawn so backyard is one
consistent level.

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.

EXISTING BRICKWORK
Existing Brickwork to subfloor of building to be re-painted to clients selection.

EXTERNAL WALL CLADDING
Weatherboard Cladding to match existing

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.

WINDOWS + DOORS
Provide and install new improved
aluminum doors and windows where
tagged in correspondence with BASIX
report.
Doors and windows to clients selection.
Install in accordance with manufacturer
instructions.

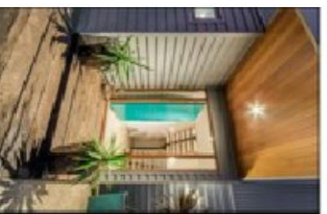
BEDROOM WINDOWS
In accordance with B.C.A. Requirements for child safety, all bedroom windows where the floor level of the room is 2 metres or more above the outside finished ground level, windows must be supplied with:
Permanently fixed robust mesh screens, or permanent window locks which prevent the window opening more than 125mm.

GROSS FLOOR AREA
Total Lower Floor - 176,82m²
 Lower floor Timber Decks - 7.58m²
 Lower floor Timber Decks - 66,84m²
 Total Upper Floor - 114,37m²
 Upper Floor Deck - 8,32m²

Refer to drawing A5 for all dimensions.

THIS PLAN TO BE READ IN
CONJUNCTION WITH
DA2018/ 1255

NORTHERN BEACHES COUNCIL



-TIMBER DECK
New timber deck as selected by owners.
timber to be fixed to joists.
seal/stain/paint all exposed surfaces prior to
construction.
Finish to owners selection and to BCA
requirements.

LAUNDRY _____

Allow for separate taps for the washing machine and keep separate for those of the laundry tub. Exact layout to be confirmed.

Liaise with client.

DEMOLITION _____

Demolish items as indicated (dashed) or as required to allow for new construction.

Allow for rubbish removal if necessary.

Make good floors and walls to match existing.

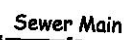
Protect all items for reuse from damage.

Disconnect and terminate existing services, pipelines etc. as necessary to protect the existing property and persons within the work area.

CATHEDRAL CEILING _____
Cathedral ceiling over outdoor living area.

DA2018/ 1255

Sewer Main



THIS PLAN TO BE READ IN CONJUNCTION WITH

DA2018/ 1255

NORTHERN BEACHES COUNCIL



PRIVACY SCREEN/LOUVERS

Powdercoated metal louvered privacy screen above BBQ as selected by clients.

ROOF
All roofs to be Lysaght colorbond metal 'Custom Orb' roof sheeting to clients selection.

SOLAR PANELS
Relocate existing solar panels from existing garage to new roof as indicated.

WINDOW W17
Window W17 to have white frosted glazing in accordance with BASIX requirements.

WINDOW W2
Window W2 to have white frosted glazing in accordance with BASIX requirements.

Contractor to Provide splitter drains from deck for drainage of covered deck.

EXISTING BUILDING
Line of existing building to be demolished shown dashed.

ROOF
All roofs to be clad in Lysaght colorbond 'custom orb' roof sheeting. Fix to structure in accordance with manufacturers specifications. Reflective sarking to be installed under roof sheeting. Provide all ridges barge and other fittings required to complete the roof and leave fully cleaned. Note: Pitch of all existing roofs to be amended. Refer to sections for further details Refer to BASIX commitments for Colour and sections for Pitch.

CATHEDRAL/VAULTED CEILING
Cathedral ceiling to Bedroom 1 and lower rear open living area. Flat ceiling everywhere else.

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.

EXISTING BRICKWORK
Existing Brickwork to subfloor of building to be re-painted to clients selection.

EXTERNAL WALL CLADDING
Weatherboard Cladding to match existing
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. Point out as per clients selection.

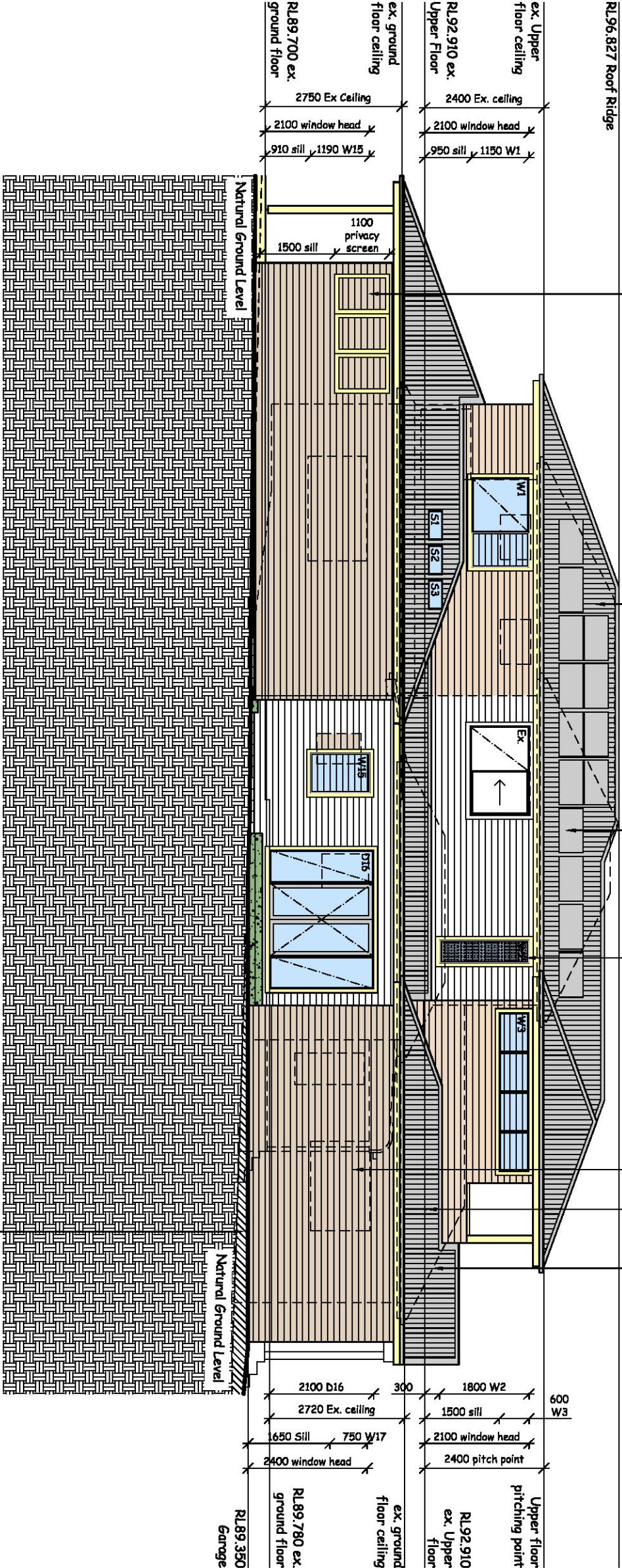
WINDOWS + DOORS
Provide and install new improved aluminium doors and windows where tagged in correspondence with BASIX report. Doors and windows to clients selection. Install in accordance with manufacturers instructions.

BEDROOM WINDOWS
In accordance with B.C.A. Requirements for child safety, all bedroom windows where the floor level of the room is 2 metres or more above the outside finished ground level, windows must be supplied with:
Permanently fixed robust mesh screens, or permanent window locks which prevent the window opening more than 125mm.

Elevation - North

13 Garrameen Avenue, North Balgowlah, NSW 2093
Lot 98, DP 13871 - 464.5m2
Existing one and two storey Brick and clad house, tile roof
Proposed alterations and addition - two storey clad house, metal roof

FTLL
Existing ground line shown hatched. Build up to suit new garage level with compact granular fill.



THIS PLAN TO BE READ IN
CONJUNCTION WITH

DA2018/ 1255

NORTHERN BEACHES COUNCIL

CATHEDRAL CEILING
Provide internal structure to created hipped cathedral ceiling over deck
Refer to drawing A12 for further details.

BUILDING ENVELOPE
4M High building envelope shown dashed.

CLADDING

Weatherboard cladding to new addition to match existing.
Fix and finish in accordance with manufacturers specifications. Paint finish as selected by client.



WINDOW W18
Window W18 to be a bi-fold serveny window.
8.5M max. build height

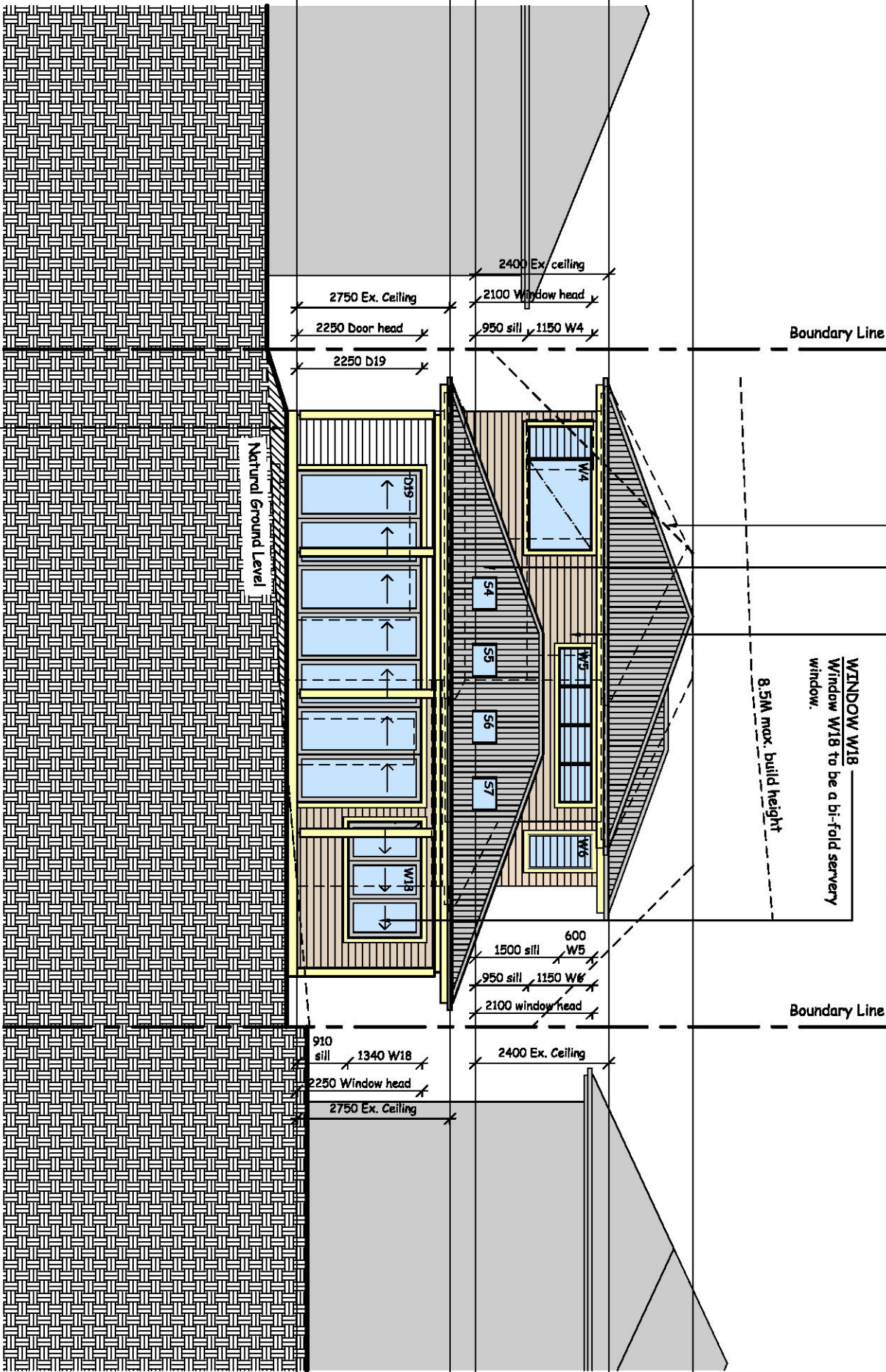
RL96.827 Roof Ridge

ex. Upper floor ceiling

RL92.910 ex. Upper floor

ex. ground floor ceiling

RL89.700 ex. ground floor



Elevation - East

Existing ground line shown dashed.
Grade ground level so backyard is one level as shown.
Fill in with compact granular fill where necessary and Two storey brick, rendered and clad house
Metal roof

13 Garrameen Avenue, North Balgowlah, NSW 2093
Lot 98, DP 13871 - 464.5m2
Existing one and two storey brick and clad house, tile roof
Proposed alterations and addition - two storey clad house, metal roof

15 Garrameen Avenue, North Balgowlah, NSW 2093
Lot 99, DP 13871

15 Garrameen Avenue, North Balgowlah, NSW 2093
Lot 99, DP 13871
Metal roof

ROOF

All roofs to be clad in Lysaght colorbond ' custom orb' roof sheeting.
Fix to structure in accordance with manufacturers specifications.
Reflective surfacing to be installed under roof sheeting.
Provide all ridges barge and other fittings required to complete the roof and leave fully cleaned.
Note: Pitch of all existing roofs to be amended. Refer to sections for further details
Refer to BASIX commitments for Colour and sections for Pitch.

CATHEDRAL/VAULTED CEILING
Cathedral ceiling to Bedroom 1 and lower rear open living area.
Flat ceiling everywhere else.

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.

EXISTING BRICKWORK
Existing Brickwork to subfloor of building to be re-painted to clients selection.

EXTERNAL WALL CLADDING
Weatherboard Cladding to match existing
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.
Point out as per clients selection.

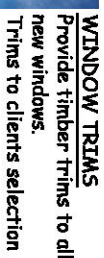
WINDOWS + DOORS
Provide and install new improved aluminium doors and windows where tagged in correspondence with BASIX report.
Doors and windows to clients selection.
Install in accordance with manufacturers instructions.

BEDROOM WINDOWS
In accordance with B.C.A. Requirements for child safety, all bedroom windows where the floor level of the room is 2 metres or more above the outside finished ground level, windows must be supplied with:
Permanently fixed robust mesh screens, or permanent window locks which prevent the window opening more than 125mm.

THIS PLAN TO BE READ IN
CONJUNCTION WITH
DA2018/ 1255
NORTHERN BEACHES COUNCIL

NORTHERN BEACHES COUNCIL

- WINDOW W10
Window W10 to have white frosted glazing in accordance with BASIX requirements.



CATHEDRAL/VAULTED CEILING
Cathedral ceiling to Bedroom 1 and lower
near open living area.
Flat ceiling everywhere else.

Existing Brickwork to subfloor of building to be re-painted to clients selection.

WINDOWS + DOORS

Provide and install new improved aluminum doors and windows where tagged in correspondence with BASIX report.

Doors and windows to clients selection.

Install in accordance with manufacturers instructions.

-Existing ground line shown dashed.

Proposed amendments with annotation - (two story cedar house, attached two



THIS PLAN TO BE READ IN
CONJUNCTION WITH

DA2018/ 1255

NORTHERN BEACHES COUNCIL

BUILDING ENVELOPE
4M High building
envelope shown
dashed.

DOOR D24
Door D24 to be solid feature door
to owners selection.

NEW GARAGE DOOR
New automatic tilt, garage door as
selected by clients.
Install in accordance with
manufacturers instructions.

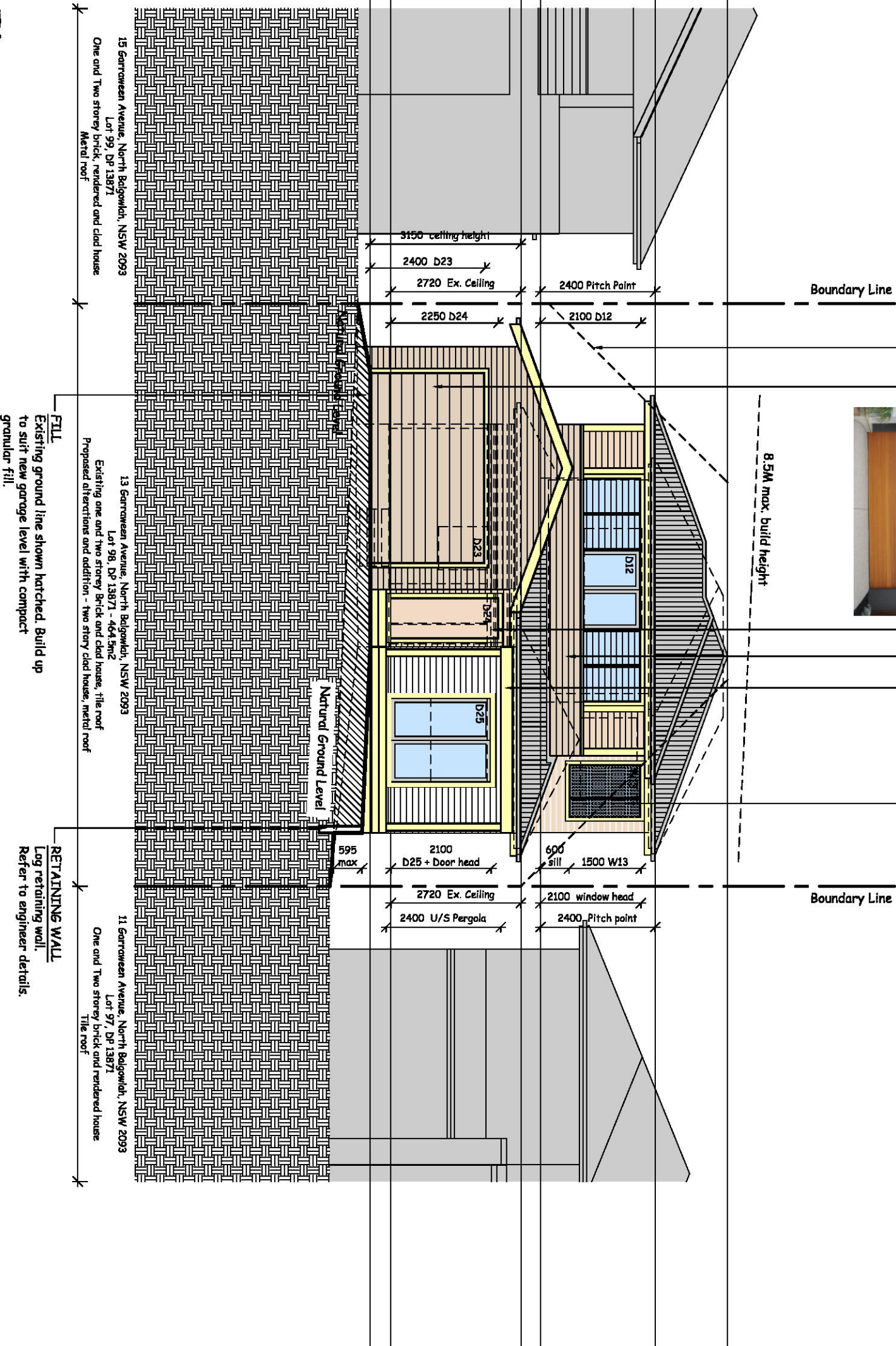


BALUSTRADE
Timber clad Balustrade to owners selection.
Install to B.C.A. requirements.
Minimum 1m high from finished floor level.

PERGOLA
Timber finish to pergola to clients
selection.
Pergola to BASIX requirements.

WINDOW W13
Window W13 to have
white frosted glazing in
accordance with BASIX
requirements.

8.5M max. build height



ROOF

All roofs to be clad in Lysaght colorbond
'custom orb' roof sheeting.
Fix to structure in accordance with
manufacturers specifications.
Reflective sarking to be installed under
roof sheeting.
Provide all ridges barge and other
fittings required to complete the roof
and leave fully cleaned.
Note: Pitch of all existing roofs to be
amended. Refer to sections for further
details
Refer to BASIX commitments for Colour
and sections for Pitch.

CATHEDRAL/VAULTED CEILING
Cathedral ceiling to Bedroom 1 and lower
rear open living area.
Flat ceiling everywhere else.

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.

EXISTING BRICKWORK
Existing Brickwork to subfloor of
building to be re-painted to clients
selection.

EXTERNAL WALL CLADDING
Weatherboard Cladding to match
existing
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 as per clients selection.

WINDOWS + DOORS
Provide and install new improved
aluminium doors and windows where
tagged in correspondence with BASIX
report.
Doors and windows to clients selection.
Install in accordance with manufacturers
instructions.

BEDROOM WINDOWS
In accordance with B.C.A. Requirements
for child safety, all bedroom windows
where the floor level of the room is 2
metres or more above the outside
finished ground level, windows must be
supplied with:
Permanently fixed robust mesh screens,
or permanent window locks which prevent
the window opening more than 125mm.

Elevation - West

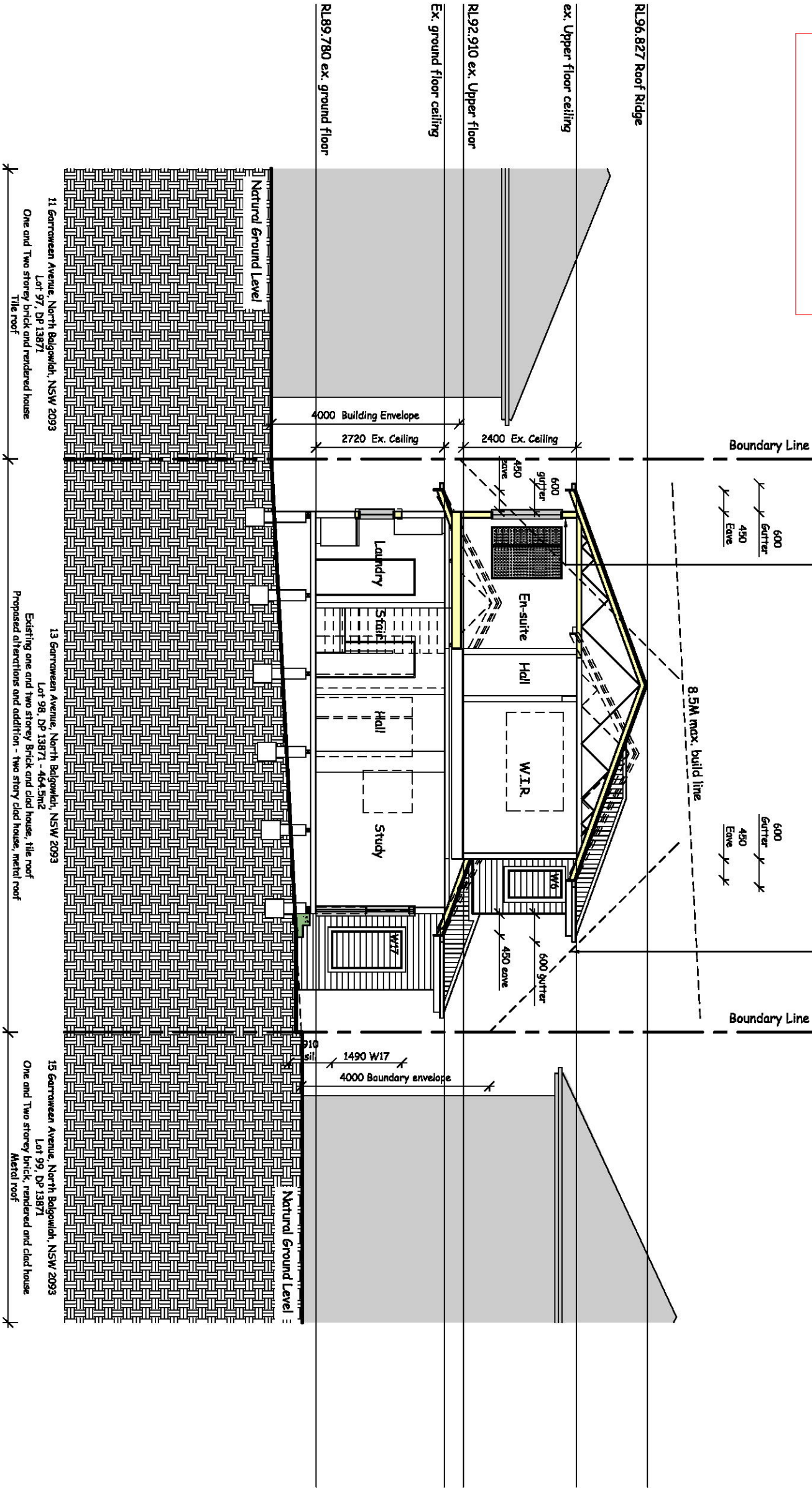
THIS PLAN TO BE READ IN
CONJUNCTION WITH

DA2018/ 1255

NORTHERN BEACHES COUNCIL

INTERNAL WALLS
All new internal timber framed walls to be provided with gypsum board.
Gypsum board lining to all general areas and 'Hardies' villoboard or similar to all wet areas. Fix and finish in accordance with manufacturers specifications.

BUILDING ENVELOPE
Line of building envelope



ROOF

All roofs to be clad in Lysaght colorbond 'custom orb' roof sheeting.
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.
Note: Pitch of all existing roofs to be amended. Refer to sections for further details
Refer to BASIX commitments for Colour and sections for Pitch.

CATHEDRAL/VAULTED CEILING

Cathedral ceiling to Bedroom 1 and lower rear open living area.
Flat ceiling everywhere else.

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.

EXISTING BRICKWORK

Existing Brickwork to subfloor of building to be re-pointed to clients selection.

EXTERNAL WALL CLADDING

Weatherboard Cladding to match existing
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 as per clients selection.

WINDOWS + DOORS

Provide and install new improved aluminium doors and windows where tagged in correspondence with BASIX report.
Doors and windows to clients selection. Install in accordance with manufacturers instructions.

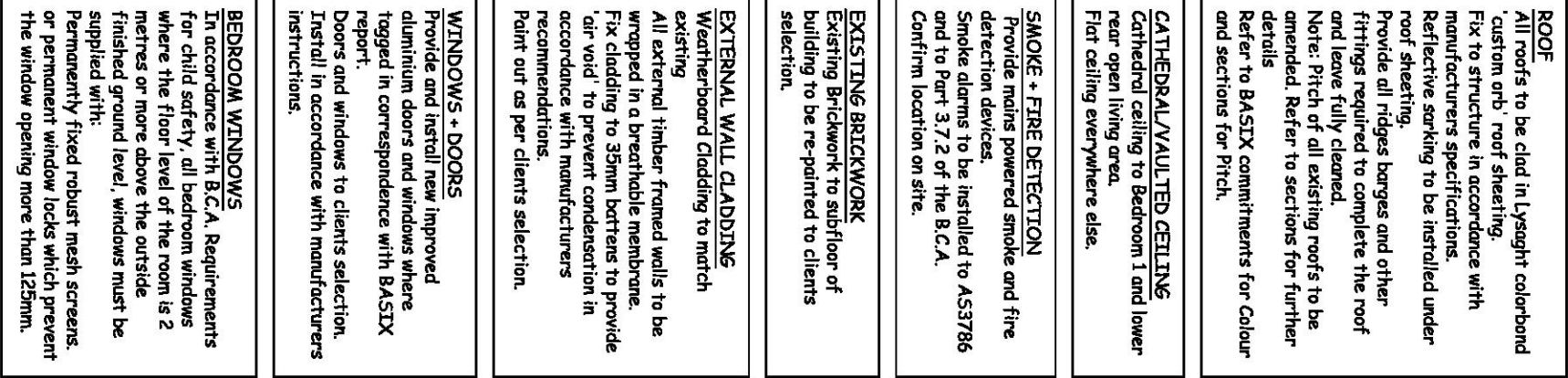
BEDROOM WINDOWS

In accordance with B.C.A. Requirements for child safety, all bedroom windows where the floor level of the room is 2 metres or more above the outside finished ground level, windows must be supplied with:
Permanently fixed robust mesh screens, or permanent window locks which prevent the window opening more than 125mm.

A-A Cross Section

THIS PLAN TO BE READ IN
CONJUNCTION WITH
DA2018/ 1255
NORTHERN BEACHES COUNCIL

NORTHERN BEACHES COUNCIL



BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accreditation Number 6255

SALLY GARDNER DESIGN AND DRAFT

SDS

Sustainable Design™ Specialists



SDS
Sustainability Design™ Specialist

47 Towradgi Street, Narrabeen, NSW, 2099
ABN 17 751 732 195

Clients
Tania + Gavin
BOYD

Project	Proposed Alterations + Addition 13 Garraween Avenue, North Baldgowlah, N.S.W. 2093
Drawing Title	B-B Cross Section

sheet size	A3
Checked	56

Job Number	11-1017
Drawing Number	A11
Revision	-

