



LEGEND

ACU	AIR CONDITIONING UNIT
ALW	ALUMINIUM WINDOWS
ASD	ALUMINIUM SLIDING DOOR
CT	CERAMIC TILES
CR	CONCRETE RENDER
EX	EXISTING
GL	GLASS LOUVRES
MR	METAL ROOF
RL	RELATIVE LEVEL TO AHD
RWT	RAINWATER TANK
SC	STEEL COLUMN
	EXISTING
	PROPOSED

BASIX NOTES Certificate No. A243965

Swimming Pool maximum capacity = 36,000 litres
 Swimming Pool is outdoors
 Rainwater tank minimum size = 1804 litres

construction	R value	Other
concrete slab on ground	nil	
suspended floor with enclosed subfloor	nil	
concrete (R0.6)	R0.70 (down) (or R1.30 including construction)	
external wall other/nil	R1.7 including construction	
internal wall other/nil	nil	
decided	ceiling: R2.24 (up), roof: foil backed blanket (55mm)	medium (solar absorptance 0.475-0.7)

Glazing requirements refer to BASIX certificate.
 NOTE: All of the window shading devices meet the requirements of the BASIX certificate.

SITE AREA	912.6 SQM
EXISTING CONCRETE PAVING	51.6 SQM
PROPOSED CONCRETE PAVING	166.0 SQM
EXISTING BUILDING AREA	153.4 SQM
PROPOSED BUILDING AREA	274.2 SQM
INCREASED BUILDING AREA	120.8 SQM

notes	issue	amendment	date issued
do not scale off this drawing used figured dimensions only verify dimensions on site resolve discrepancies with architect before proceeding copyright of this drawing remains vested with Lawton Hurley Pty Ltd Doug Lawton Registration No 5665	A	PRELIMINARY	JAN 2016
	B	AREA REVISIONS, BASIX ADDED	MAR 2016
	C	AREA REVISIONS, TREE SETOUT NOTED	MAR 2016
	D	RETAINING REMOVED	MAR 2016
	E	RETAINING WALLS ADDED	NOV 2016

38 PLEASANT AVENUE, EAST LINDFIELD

LawtonHurley
 Architecture Interiors Planning
 Studio 9, 151 Foveaux Street
 Surry Hills, NSW 2010
 T 61 2 9350 5500
 F 61 2 9350 5552
 info@lawtonhurley.com.au
 lawtonhurley.com.au
 ABN 94 105 274 235
 Doug Lawton Architect No 5665

project	PROPOSED ALTERATIONS & ADDITIONS	scale	1:100 @ A1 1:200 @ A3	drawn	LH	job no	J215
address	38 PLEASANT AVENUE EAST LINDFIELD	dwg no		issue			
drawing	GROUND FLOOR & ROOF PLAN						

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