ARCHITECTURAL DRAWING SCHEDULE :

1901/MOD01	COVER SHEET
1901/MOD03	SITE PLAN
1901/MOD04	GARAGE FLOOR PLAN
1901/MOD05	GROUND FLOOR PLAN
1901/MOD06	FIRST FLOOR PLAN
1901/MOD08	SECTIONS
1901/MOD09	ELEVATIONS SHEET 1
1901/MOD10	ELEVATIONS SHEET 2
1901/MOD11	PERSPECTIVE VIEWS
1901/MOD15	DETAIL GARAGE PLAN
1901/MOD16	DETAIL GARAGE SECTIONS SHEET 1
1901/MOD17	DETAIL GARAGE SECTIONS SHEET 2
1901/MOD18	DETAIL GARAGE SECTIONS SHEET 3
1901/MOD19	DETAIL STREET ELEVATION GARAGE
1901/MOD20	SWEPT PATH ANALYSIS EAST ENTER
1901/MOD21	SWEPT PATH ANALYSIS EAST ENTER
1901/MOD22	SWEPT PATH ANALYSIS EAST ENTER
1901/MOD23	SWEPT PATH ANALYSIS EAST ENTER

AREA SCHEDULE :

Site area = 430.50m^2

Existing floor area = 124.70m^2 (ground floor) + 101.14m^2 (first floor) = 225.84m^2
Existing garage (less than 2.1m in height - 1.90m) = 23.95m^2 (to become storage area)
Approved proposed additional floor area (first floor addition) = 4.29m^2 (approved in DA2020/0706)
Proposed additional floor area (proposed garage) = 34.33m^2 MOD4.55
Proposed total GFA area = 230.13m^2 (excludes garage as garage included in allowable parking area)

GENERAL NOTES :

All works to comply with the Building code of Australia, all other relevant Australian Standards and Codes and the Manly LEP 2013 and Manly DCP 2013.

Architectural drawings form PART ONLY of the DEVELOPMENT APPLICATION and are to be read in conjunction with the other components of the of the application, including :
- Statement of Environmental Effects
- BASIX Certificate
- Survey drawing prepared by the land surveyor

BASIX COMPLIANCE REQUIREMENTS : Extract from Certificate No A380895_02

Lighting

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.

The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	

Windows and glazed doors

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.

The following requirements must also be satisfied in relation to each window and glazed door:

Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.

Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.

For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.

Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.

External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.

Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.

Windows and glazed doors glazing requirements

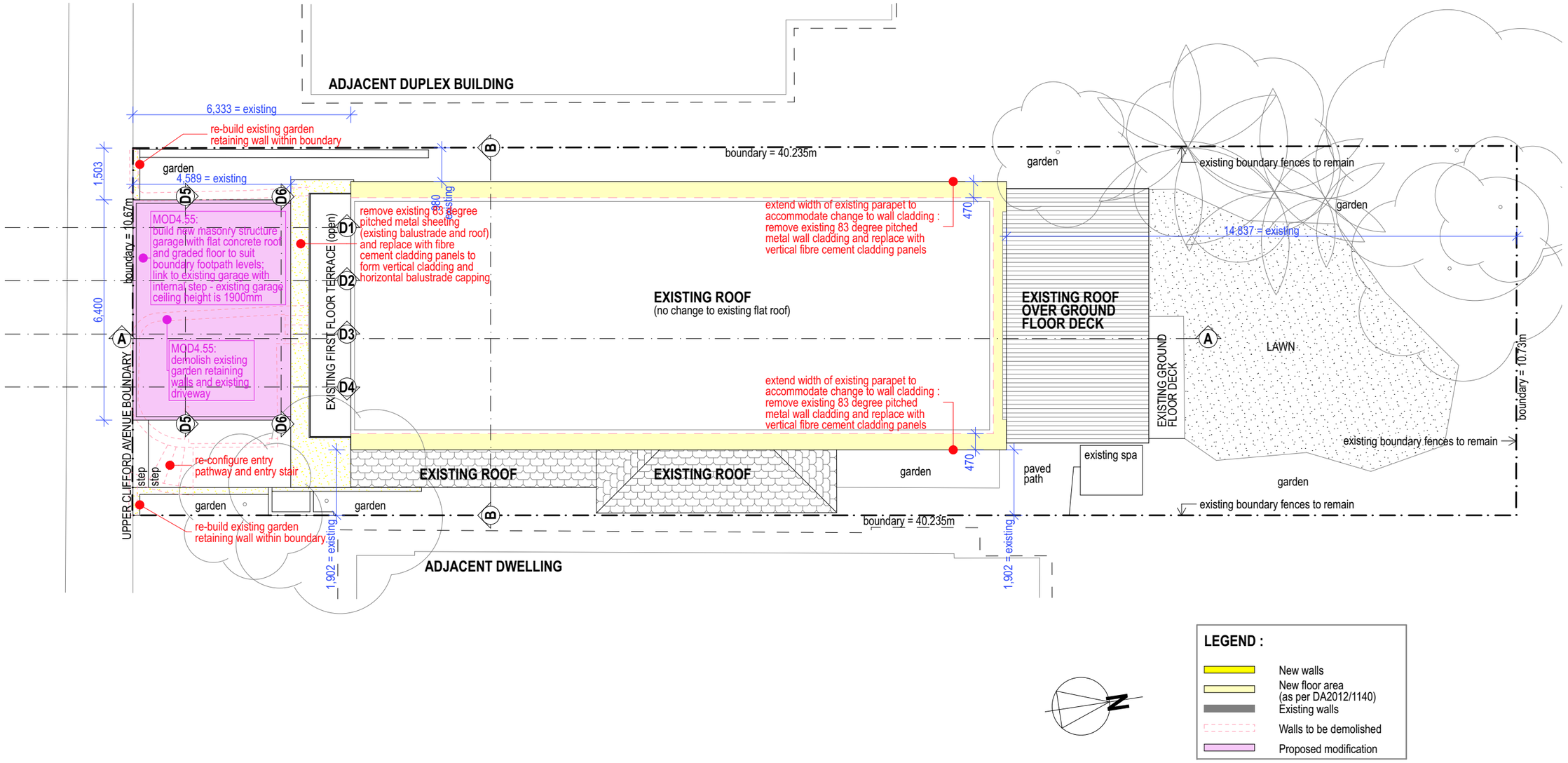
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
D3	S	15.91	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	W	1.92	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W3	E	0.91	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W4	E	2.06	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W5	W	2.06	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W6	E	2.76	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

4.55 MODIFICATION APPLICATION (DA2020/0706) : COVER SHEET

PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING AT 42 UPPER CLIFFORD AVE, FAIRLIGHT

Stewart DESIGN STUDIO
1 LAKESIDE ROAD, NARRABEEN, NSW, 2101 • TELEPHONE 02 99849836 or 0403069606 • EMAIL jsa@bigpond.net.au

Date: Oct 2020	Scale:	Drawing No: **1901/ MOD01**	Plot Date: 8/11/20

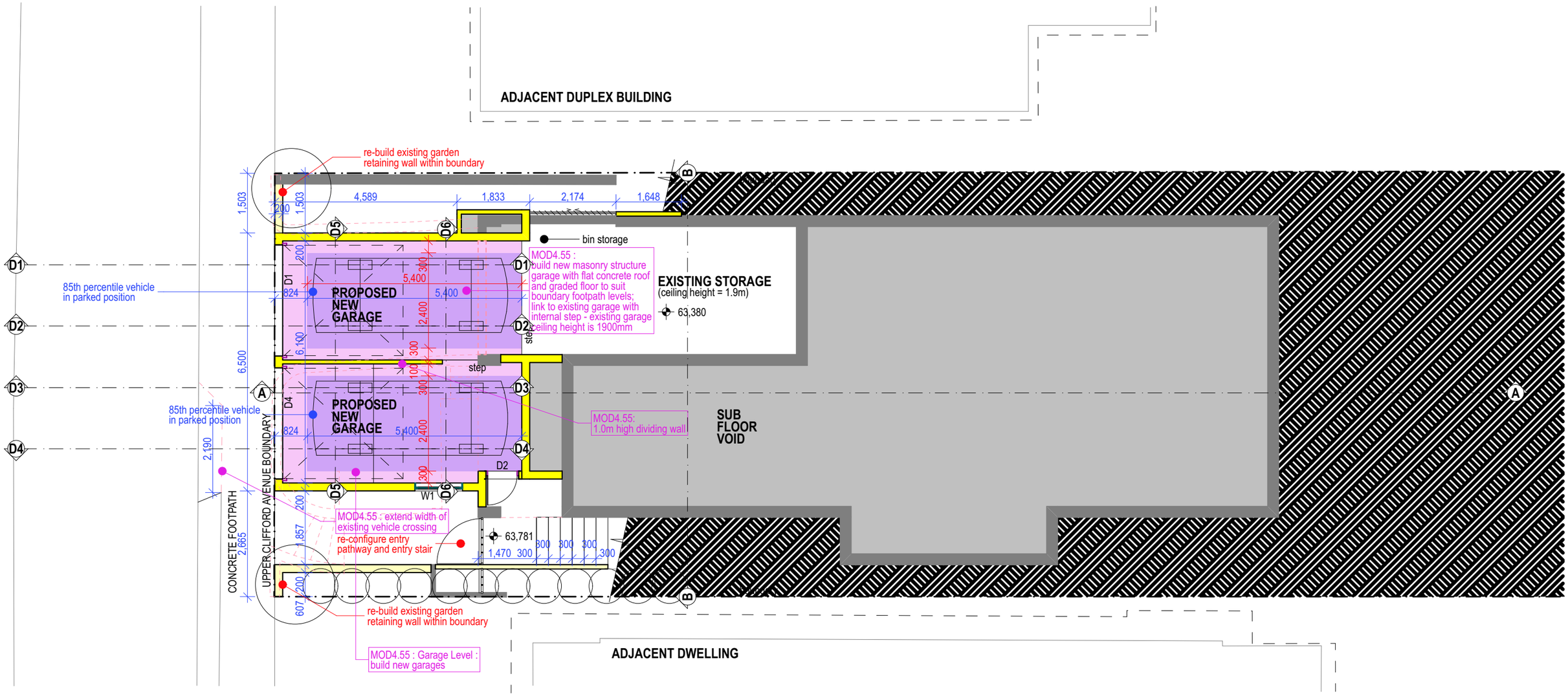


4.55 MODIFICATION APPLICATION (DA2020/0706) : SITE PLAN

PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING AT 42 UPPER CLIFFORD AVE, FAIRLIGHT

Stewart DESIGN STUDIO
1 LAKESIDE ROAD, NARRABEEN, NSW, 2101 • TELEPHONE 02 99849836 or 0403069606 • EMAIL jsa@bigpond.net.au

Date: Oct 2020	Scale: 1:125	Drawing No: **1901/ MOD03**	Plot Date: 8/11/20



LEGEND :

- New walls
- New floor area (as per DA2012/1140)
- Existing walls
- Walls to be demolished
- Proposed modification

N

4.55 MODIFICATION APPLICATION (DA2020/0706) : GARAGE LEVEL FLOOR PLAN

PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING AT 42 UPPER CLIFFORD AVE, FAIRLIGHT

Stewart DESIGN STUDIO
1 LAKESIDE ROAD, NARRABEEN, NSW, 2101 • TELEPHONE 02 99849836 or 0403069606 • EMAIL jsa@bigpond.net.au

Date: Oct 2020	Scale: 1:100	Drawing No: **1901/ MOD04**	Plot Date: 8/11/20

ADJACENT DUPLEX BUILDING

remove existing 83 degree pitched metal cladding and replace with vertical fibre cement cladding panels, forming deep surrounds around existing windows

new fixed louvre full height privacy screen to existing verandah

boundary

alter existing bathroom to form bathroom and dressing room

MOD4.55 : replace existing kitchen window with vertical format new window

W2

remove existing 83 degree pitched metal cladding and replace with vertical fibre cement cladding panels, forming deep surrounds around existing windows

garden

new adjustable louvre privacy screen behind bbq

existing boundary fences to remain

4,589 | 1,503 | 926 | 984 | 1,009

D5 D6 D1 D2 D3 D4

66,200 (top of parapet wall)

GARAGE ROOF

66,100

5,124 | 200 | 900 | 200

66,650 (top of wall)

65,650

SOUTH COVERED VERANDAH

ENSUITE BATHROOM

900 | 110

DRESSING ROOM

LAUNDRY

POWDER ROOM

STAIR

walk-in pantry

fridge

820

KITCHEN

alter existing kitchen/dining rooms to form open plan space : demolish walls, build in new structural beams to structural engineer's design

NORTH COVERED DECK

MOD4.55 : build new masonry structure garage with flat concrete roof

A

B

2,030 | 110 | 2,138 (check on site)

BEDROOM 1

PLANTER

build new masonry structure planter at south edge of existing covered verandah

ENTRY HALL

LIVING ROOM 1

DINING ROOM

step in ceiling to form bulkhead to conceal new beams

UPPER CLIFFORD AVENUE BOUNDARY

2,765

re-configure entry pathway and entry stair

existing entry paved path

garden

boundary

paved path

garden

existing spa

paved path

1,802

remove existing 83 degree pitched metal cladding and replace with vertical fibre cement cladding panels, forming deep surrounds around existing windows

garden

existing boundary fences to remain

ADJACENT DWELLING

N

LEGEND :

- New walls
- New floor area (as per DA2012/1140)
- Existing walls
- Walls to be demolished
- Proposed modification

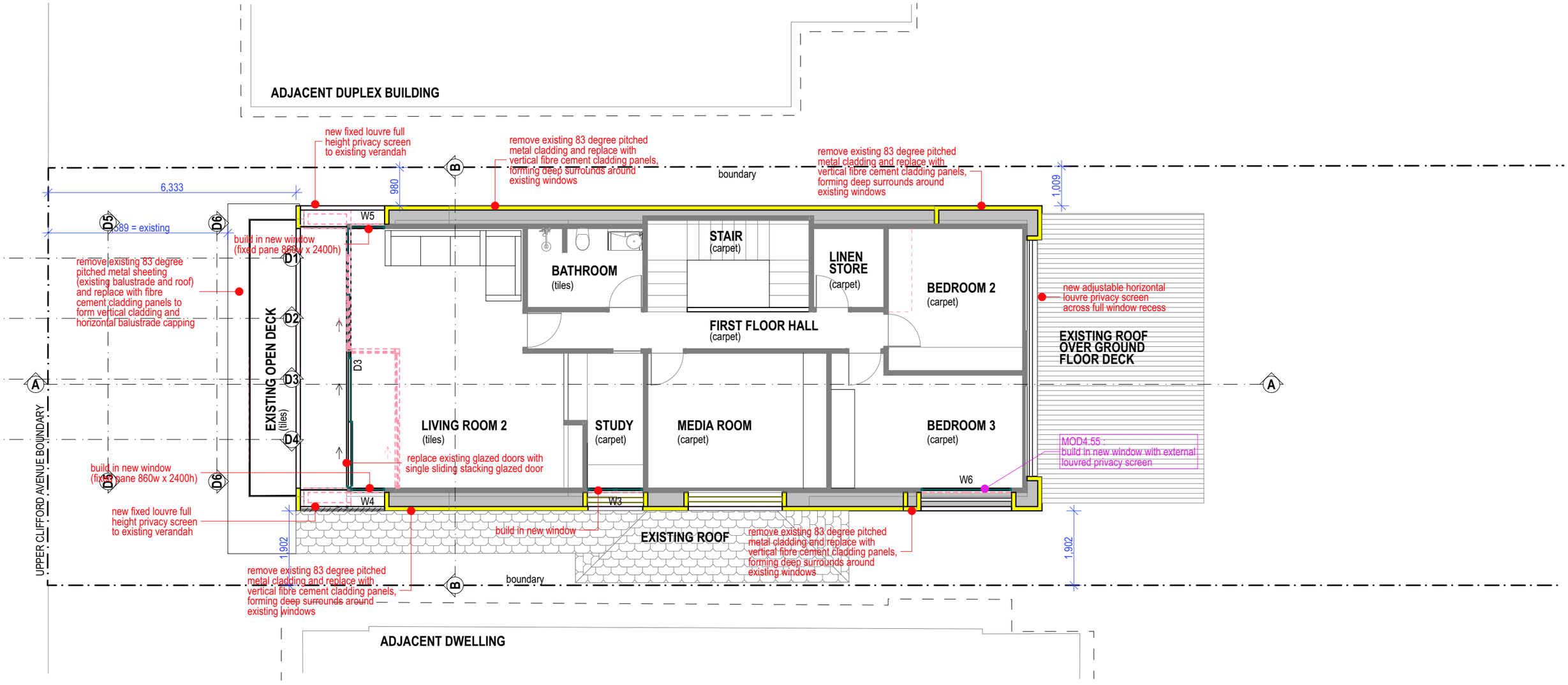
4.55 MODIFICATION APPLICATION (DA2020/0706) : GROUND FLOOR PLAN

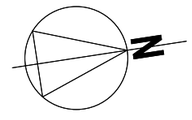
PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING AT 42 UPPER CLIFFORD AVE, FAIRLIGHT

Stewart DESIGN STUDIO

1 LAKESIDE ROAD, NARRABEEN, NSW, 2101 • TELEPHONE 02 99849836 or 0403069606 • EMAIL jsa@bigpond.net.au

Date: Oct 2020	Scale: 1:100	Drawing No: **1901/ MOD05**	Plot Date: 8/11/20





LEGEND :

- New walls
- New floor area (as per DA2012/1140)
- Existing walls
- Walls to be demolished
- Proposed modification

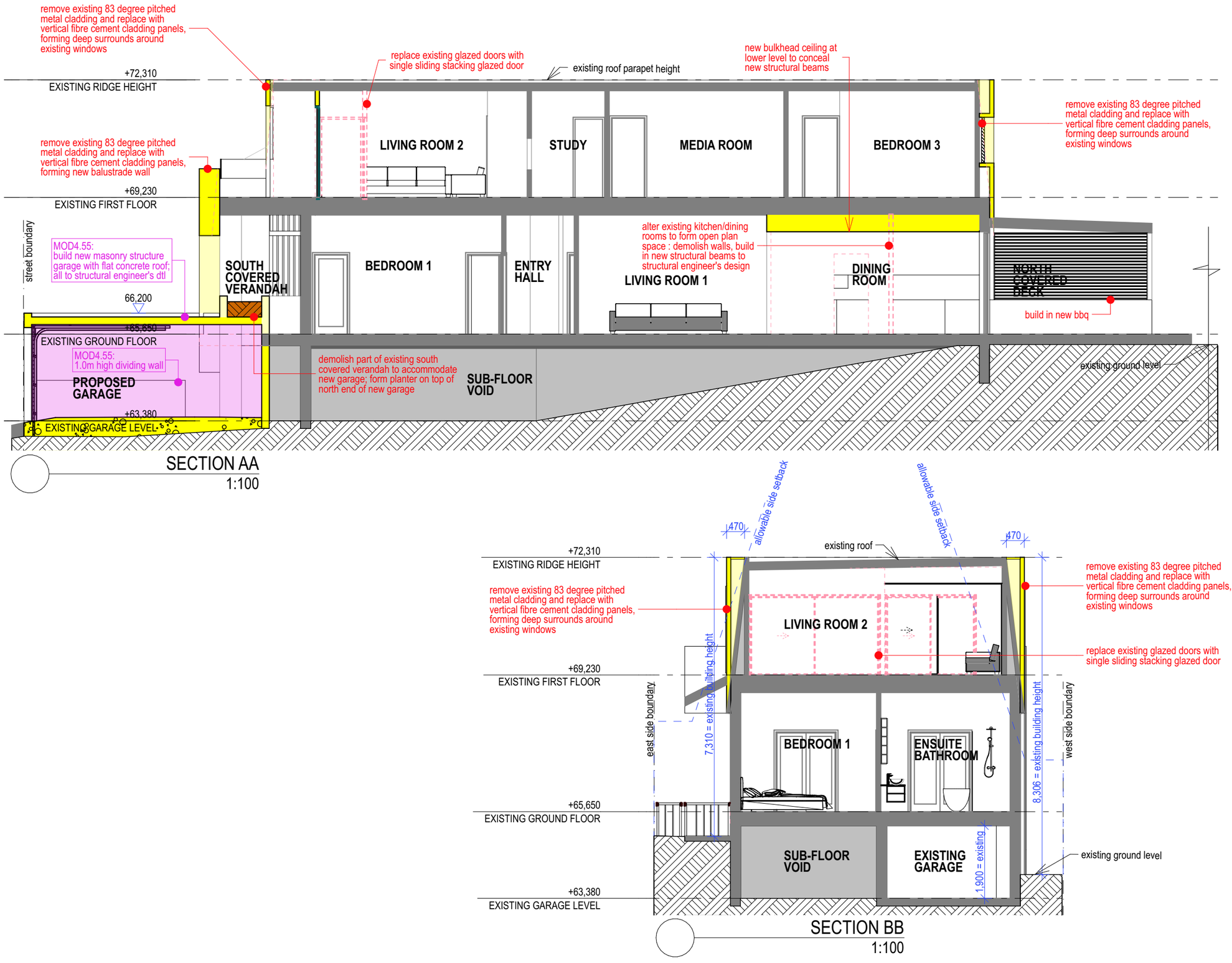
4.55 MODIFICATION APPLICATION (DA2020/0706) : FIRST FLOOR PLAN

PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING AT 42 UPPER CLIFFORD AVE, FAIRLIGHT

Stewart DESIGN STUDIO

1 LAKESIDE ROAD, NARRABEEN, NSW, 2101 • TELEPHONE 02 99849836 or 0403069606 • EMAIL jsa@bigpond.net.au

Date: Oct 2020	Scale: 1:100	Drawing No: **1901/ MOD06**	Plot Date: 8/11/20

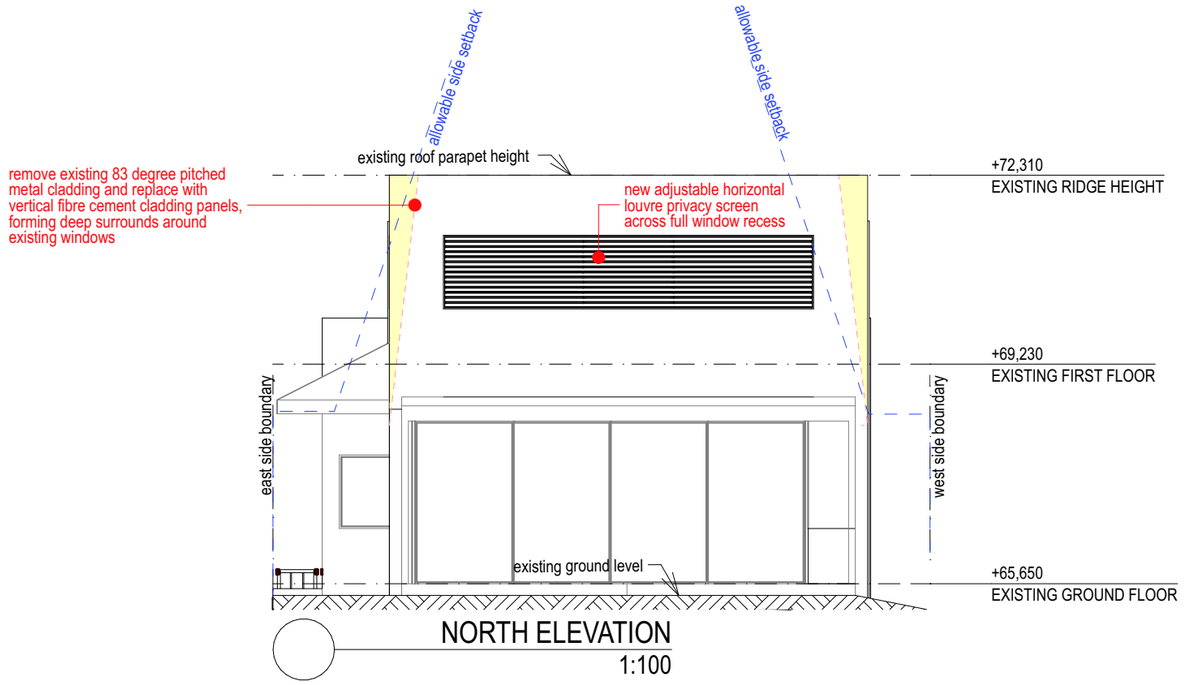


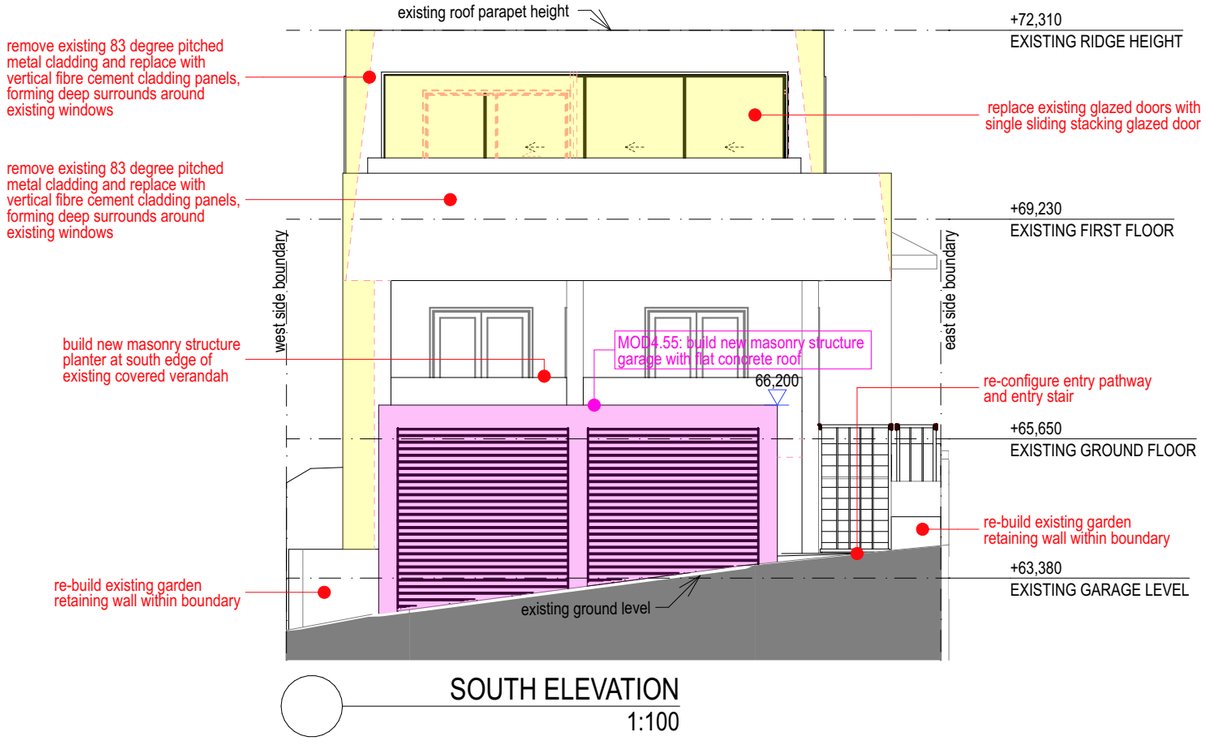
4.55 MODIFICATION APPLICATION (DA2020/0706) : SECTIONS

PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING AT 42 UPPER CLIFFORD AVE, FAIRLIGHT

Stewart DESIGN STUDIO
1 LAKESIDE ROAD, NARRABEEN, NSW, 2101 • TELEPHONE 02 99849836 or 0403069606 • EMAIL jsa@bigpond.net.au

Date: Oct 2020	Scale: 1:100	Drawing No: **1901/ MOD08**	Plot Date: 8/11/20



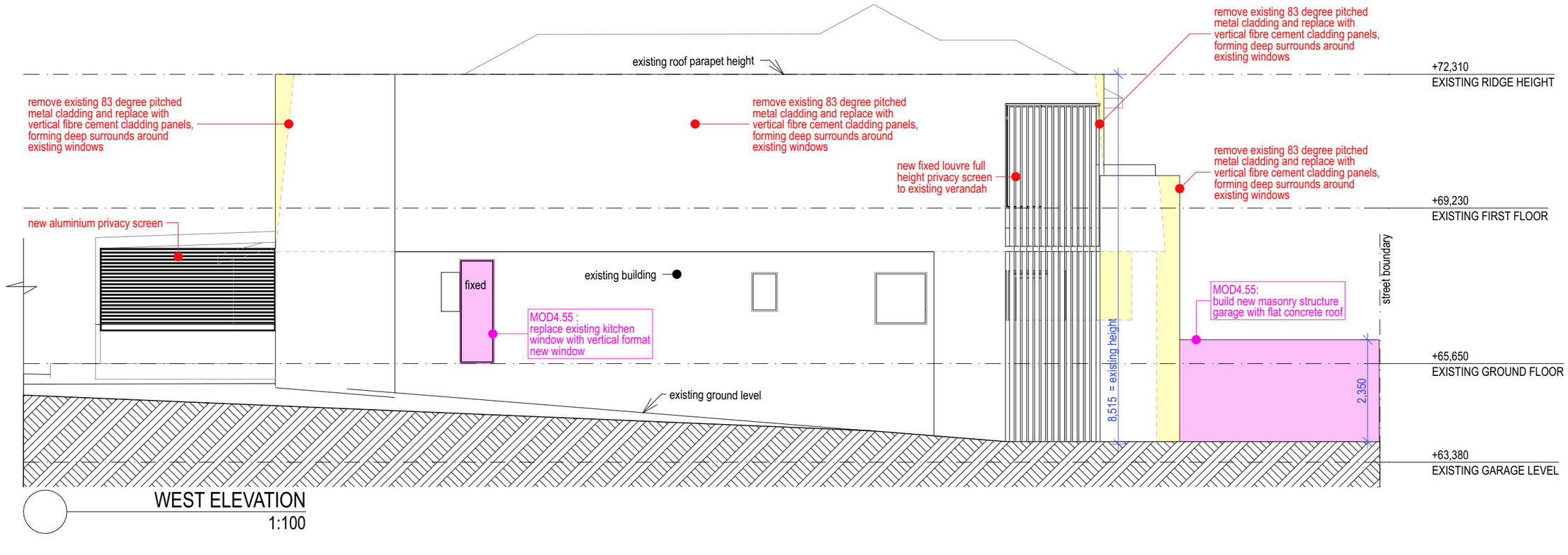


4.55 MODIFICATION APPLICATION (DA2020/0706) : ELEVATIONS SHEET 1

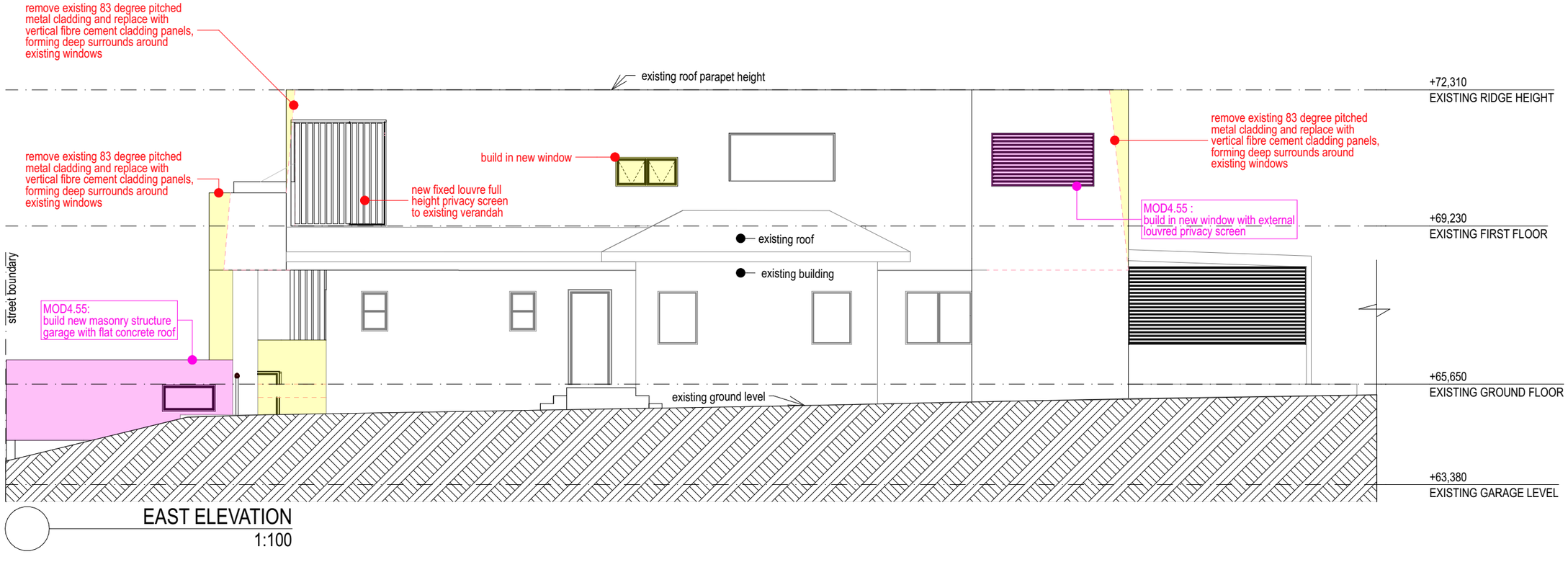
PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING AT 42 UPPER CLIFFORD AVE, FAIRLIGHT

Stewart DESIGN STUDIO
1 LAKESIDE ROAD, NARRABEEN, NSW, 2101 • TELEPHONE 02 99849836 or 0403069606 • EMAIL jsa@bigpond.net.au

Date: Oct 2020	Scale: 1:100	Drawing No: **1901/ MOD09**	Plot Date: 8/11/20



WEST ELEVATION
1:100



EAST ELEVATION
1:100

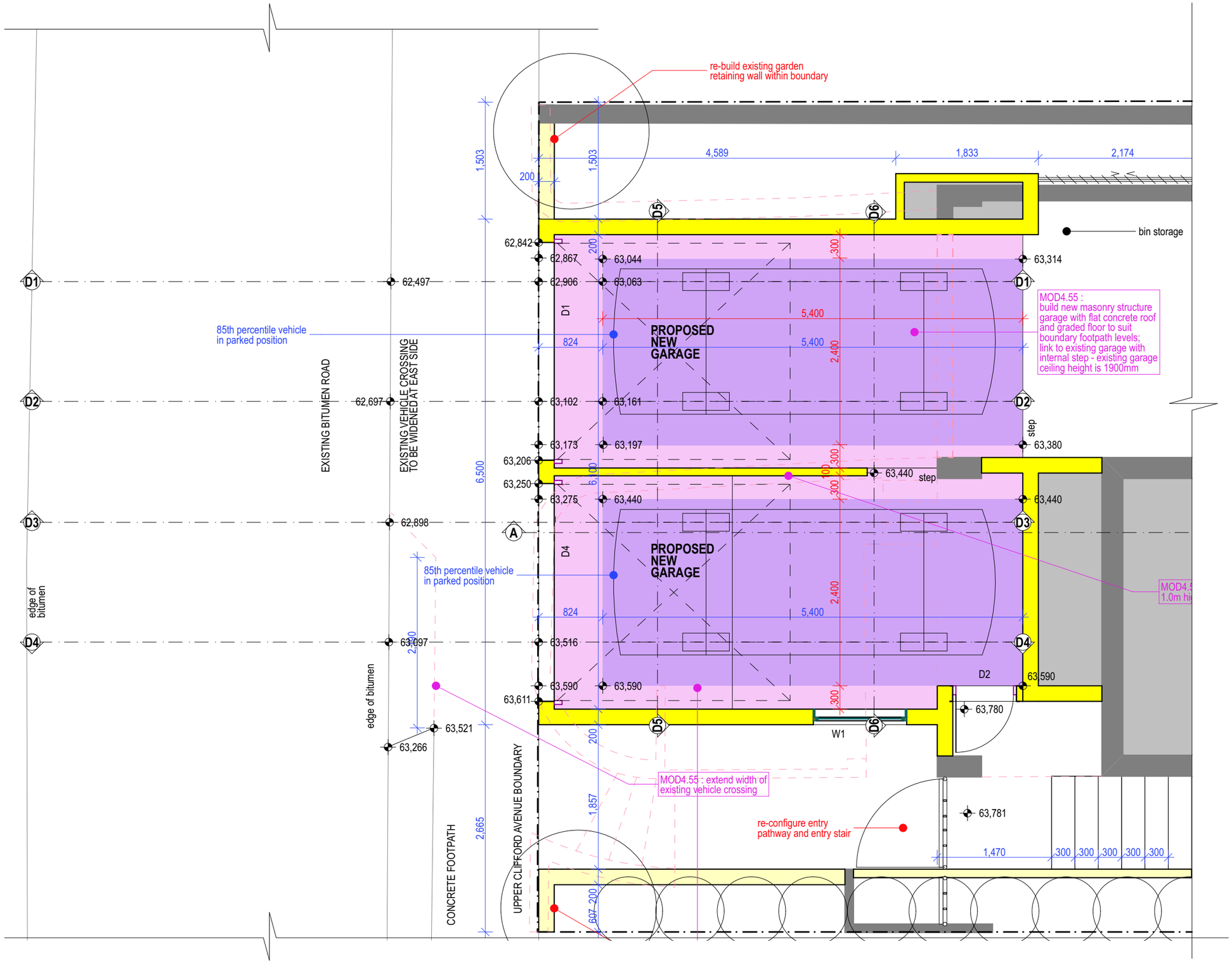
4.55 MODIFICATION APPLICATION (DA2020/0706) : ELEVATIONS SHEET 2

PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING AT 42 UPPER CLIFFORD AVE, FAIRLIGHT

Stewart DESIGN STUDIO
1 LAKESIDE ROAD, NARRABEEN, NSW, 2101 • TELEPHONE 02 99849836 or 0403069606 • EMAIL jsa@bigpond.net.au

Date: Oct 2020	Scale: 1:100	Drawing No: **1901/ MOD10**	Plot Date: 8/11/20

A3



4.55 MODIFICATION APPLICATION (DA2020/0706) : DETAIL GARAGE PLAN

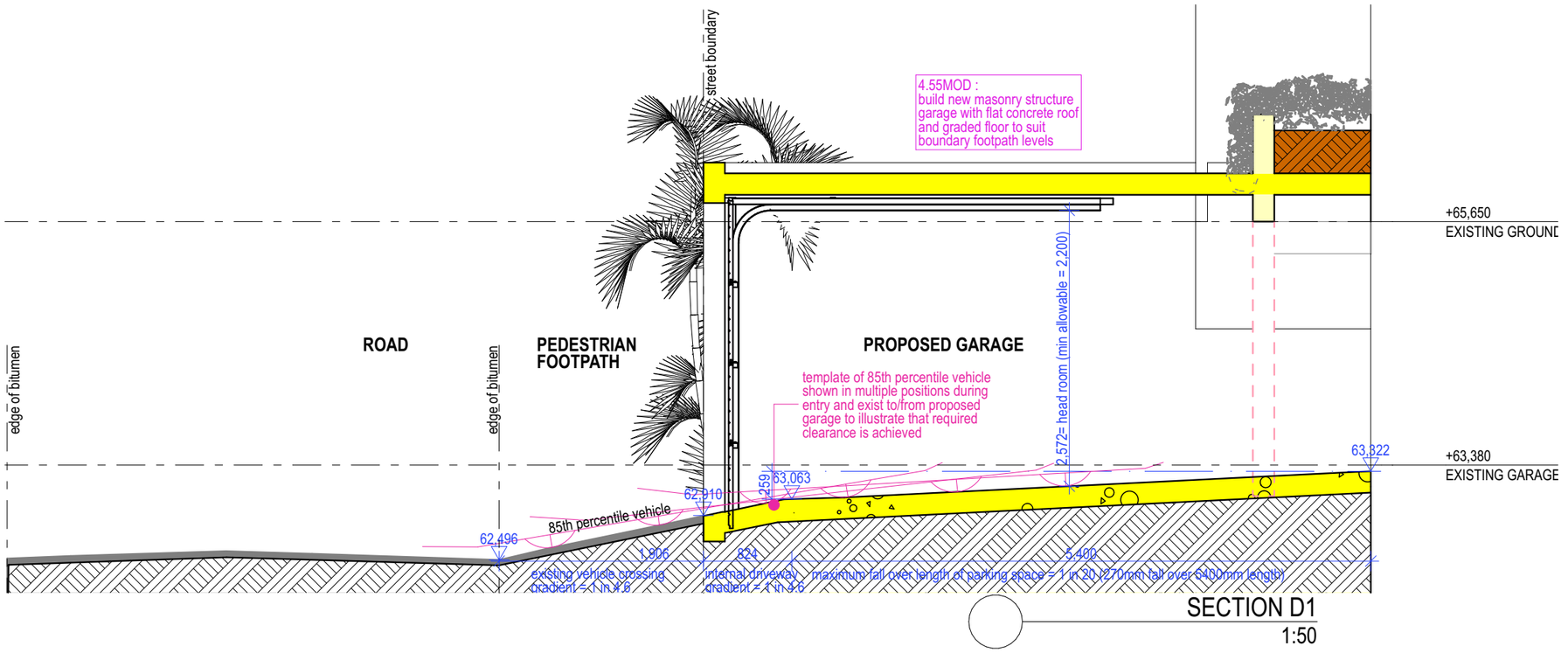
PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING AT 42 UPPER CLIFFORD AVE, FAIRLIGHT

Stewart DESIGN STUDIO

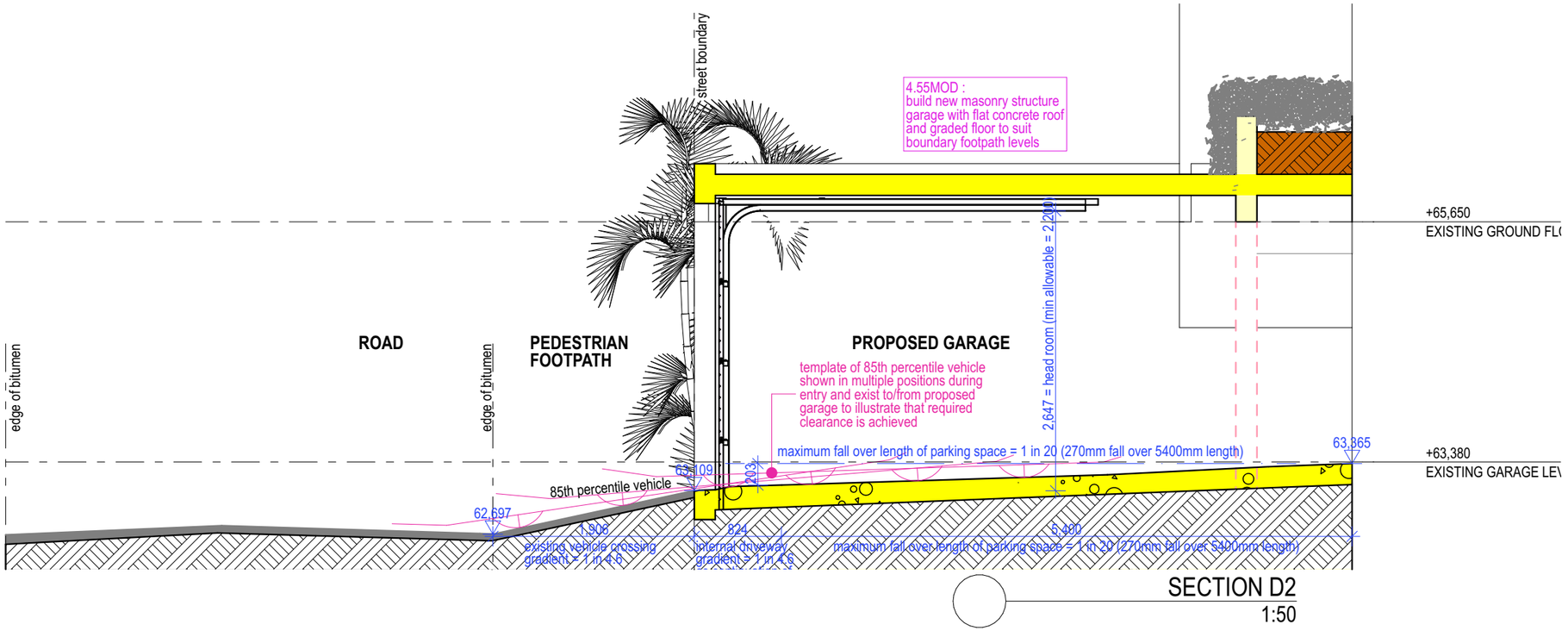
1 LAKESIDE ROAD, NARRABEEN, NSW, 2101 • TELEPHONE 02 99849836 or 0403069606 • EMAIL jsa@bigpond.net.au

Date: Oct 2020	Scale: 1:50	Drawing No: **1901/ MOD15**	Plot Date: 8/11/20

A3



SECTION D1
1:50



SECTION D2
1:50

4.55 MODIFICATION APPLICATION (DA2020/0706) : DETAIL GARAGE SECTIONS SHEET 1

PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING AT 42 UPPER CLIFFORD AVE, FAIRLIGHT

Stewart DESIGN STUDIO

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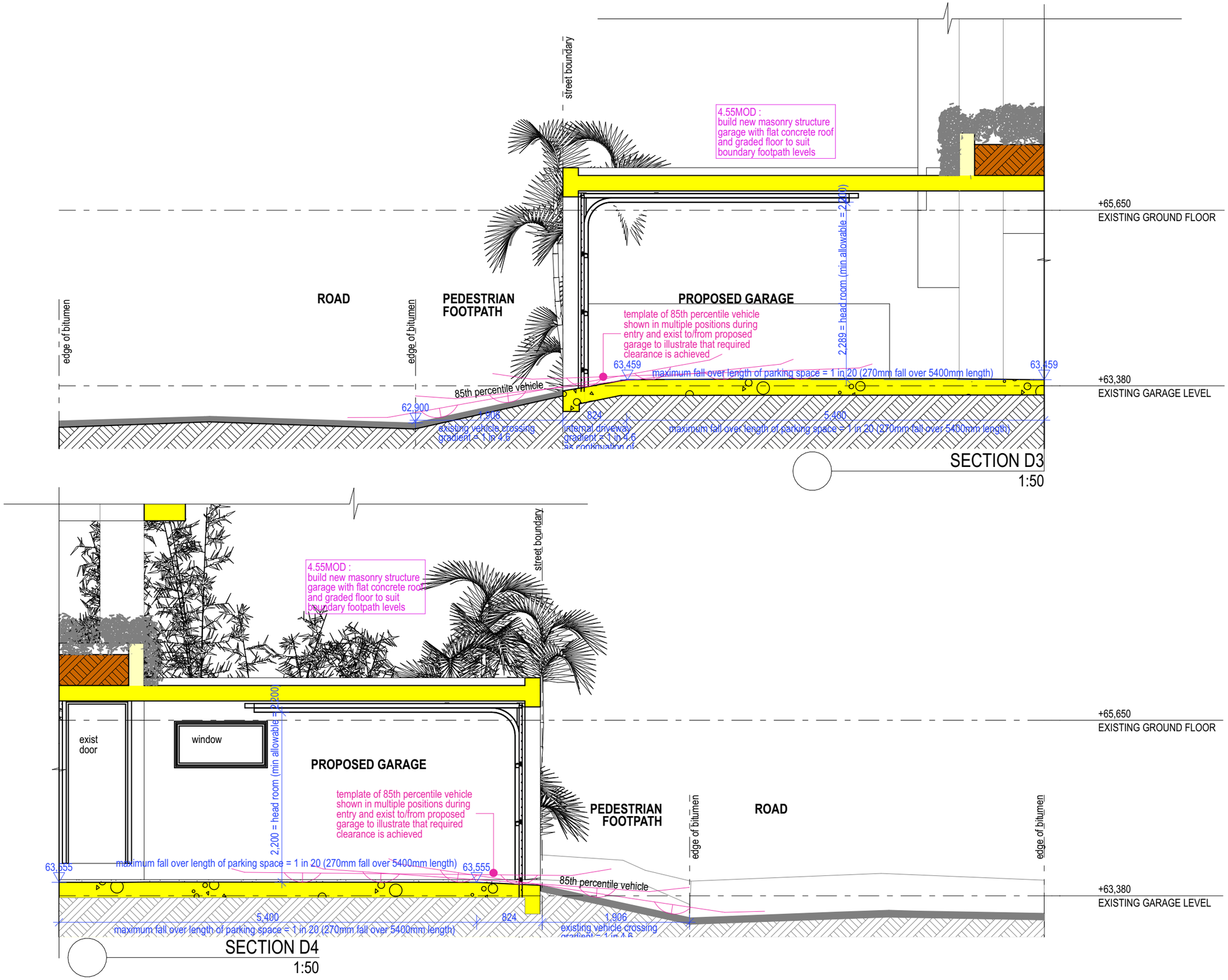
Date: Oct 2020	Scale: 1:50	Drawing No: **1901/ MOD16**	Plot Date: 8/11/20

A3



4.55 MODIFICATION APPLICATION (DA2020/0706) : DETAIL GARAGE SECTIONS SHEET 2 **PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING AT 42 UPPER CLIFFORD AVE, FAIRLIGHT**

Stewart DESIGN STUDIO
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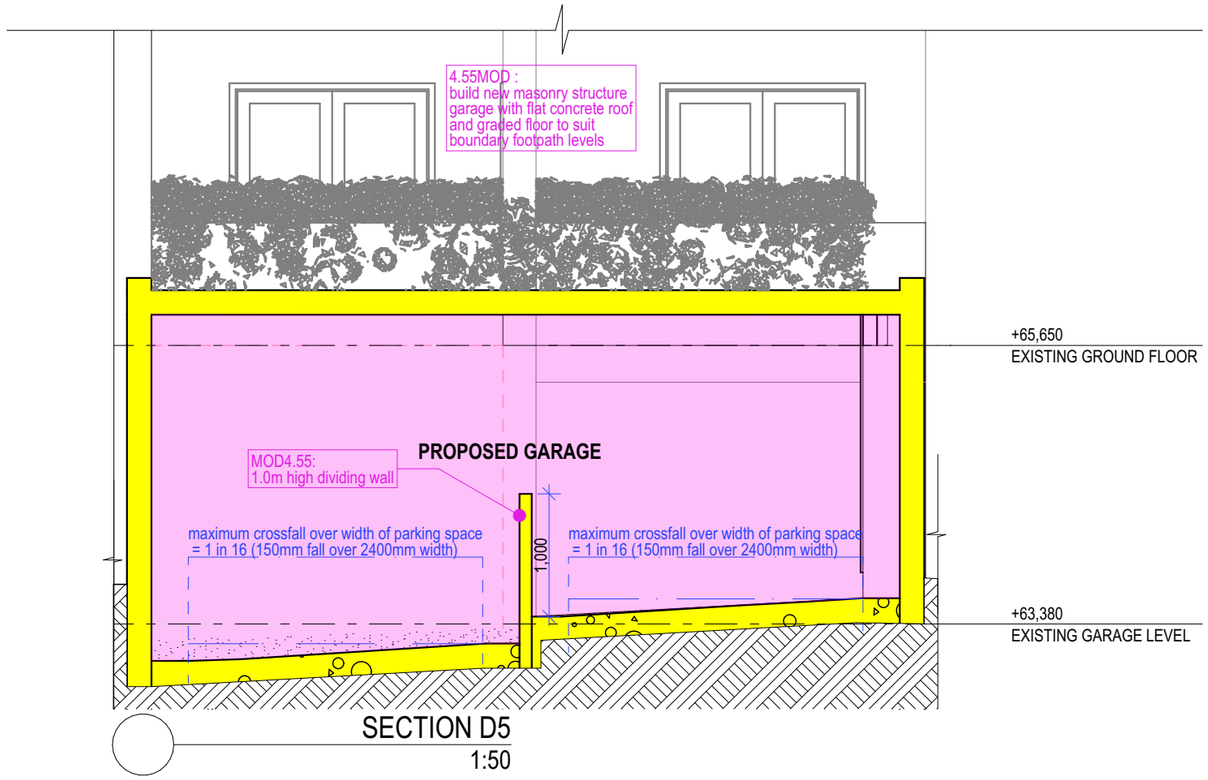
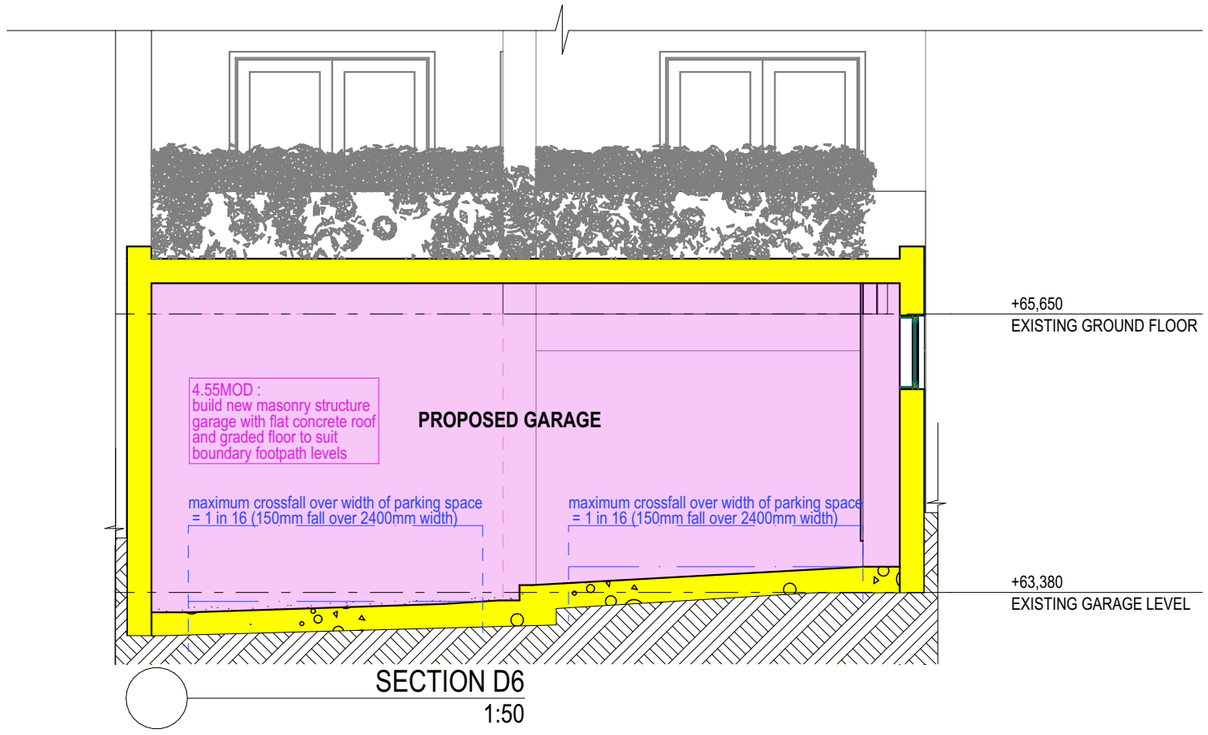
Date: Oct 2020	Scale: 1:50	Drawing No: **1901/ MOD17**	Plot Date: 8/11/20

A3



SECTION D5
1:50



SECTION D6
1:50

4.55 MODIFICATION APPLICATION (DA2020/0706) : DETAIL GARAGE SECTIONS SHEET 3 **PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING AT 42 UPPER CLIFFORD AVE, FAIRLIGHT**

Stewart DESIGN STUDIO
1 LAKESIDE ROAD, NARRABEEN, NSW, 2101 • TELEPHONE 02 99849836 or 0403069606 • EMAIL jsa@bigpond.net.au

Date: Oct 2020	Scale: 1:50	Drawing No: **1901/ MOD18**	Plot Date: 8/11/20

A3

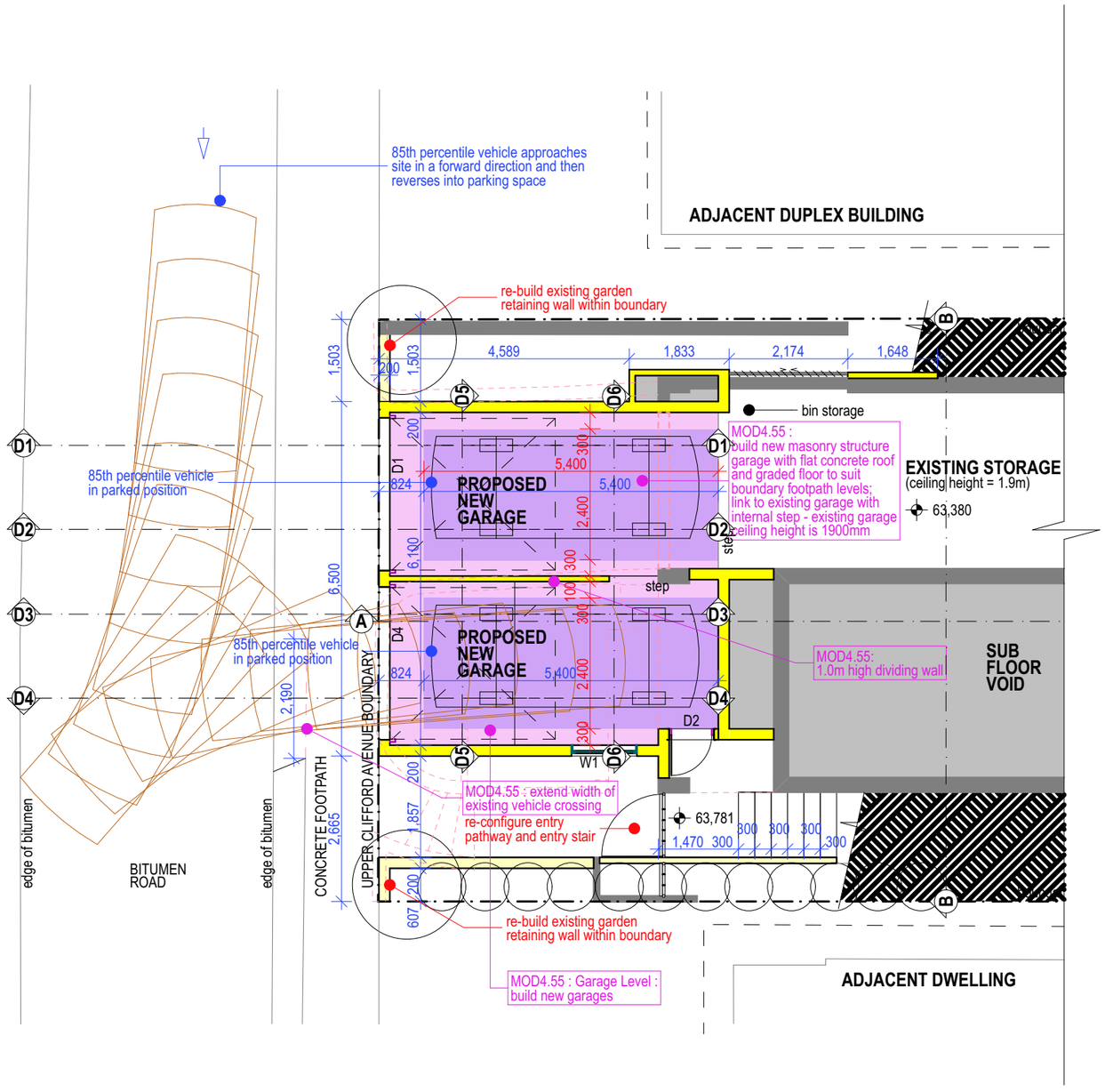
STREET (SOUTH) ELEVATION
1:50

4.55 MODIFICATION APPLICATION (DA2020/0706) : DETAIL STREET ELEVATION GARAGE **PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING AT 42 UPPER CLIFFORD AVE, FAIRLIGHT**

Stewart DESIGN STUDIO
1 LAKESIDE ROAD, NARRABEEN, NSW, 2101 • TELEPHONE 02 99849836 or 0403069606 • EMAIL jsa@bigpond.net.au

Date: Oct 2020	Scale: 1:50	Drawing No: **1901/ MOD19**	Plot Date: 8/11/20

A3



4.55 MODIFICATION APPLICATION (DA2020/0706) : SWEPT PATH ANALYSIS EAST ENTER

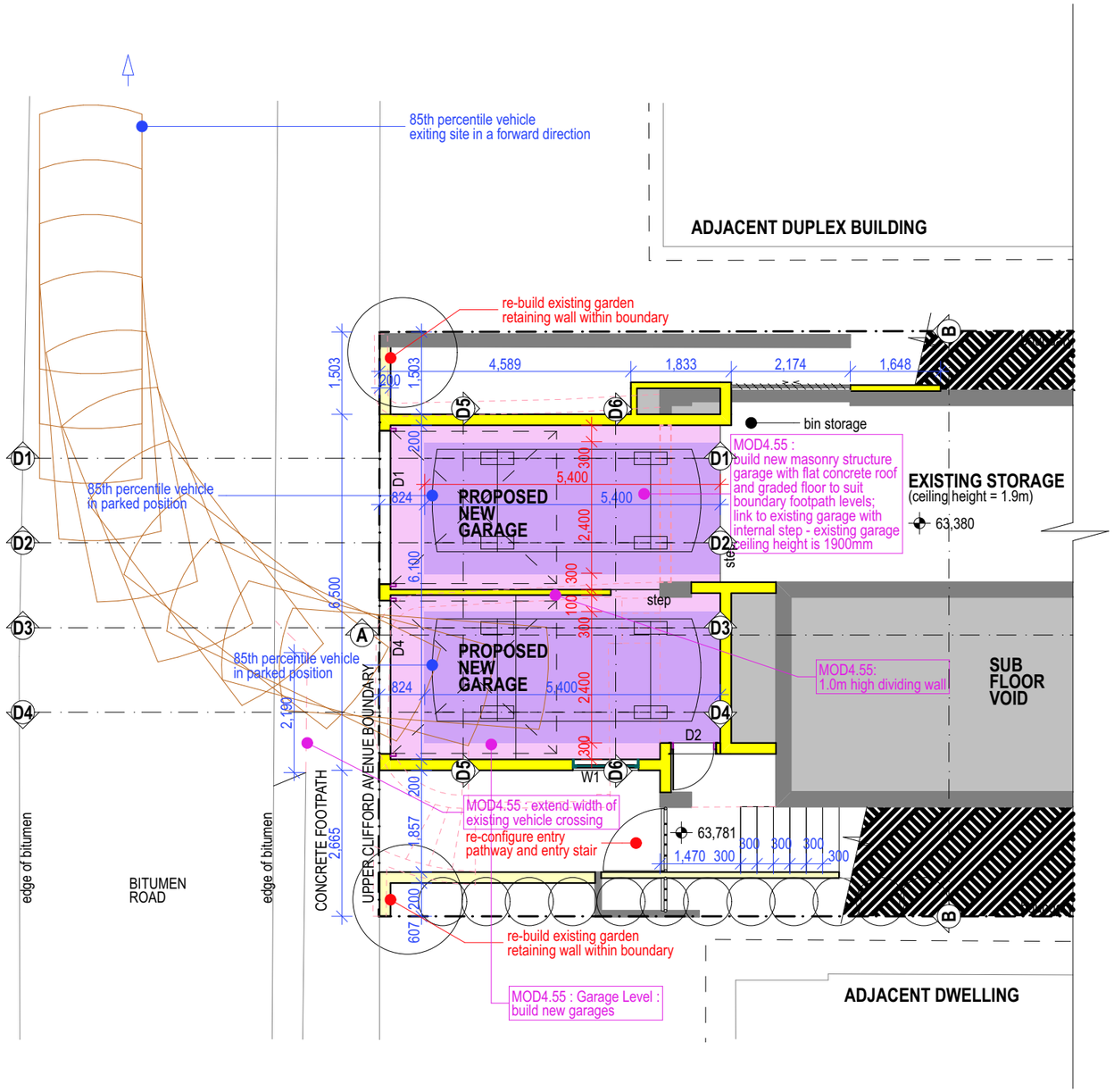
PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING AT 42 UPPER CLIFFORD AVE, FAIRLIGHT

Stewart DESIGN STUDIO

1 LAKESIDE ROAD, NARRABEEN, NSW, 2101 • TELEPHONE 02 99849836 or 0403069606 • EMAIL jsa@bigpond.net.au

Date: Oct 2020	Scale: 1:100	Drawing No: **1901/ MOD20**	Plot Date: 8/11/20

A3



4.55 MODIFICATION APPLICATION (DA2020/0706) : SWEPT PATH ANALYSIS EAST EXIT

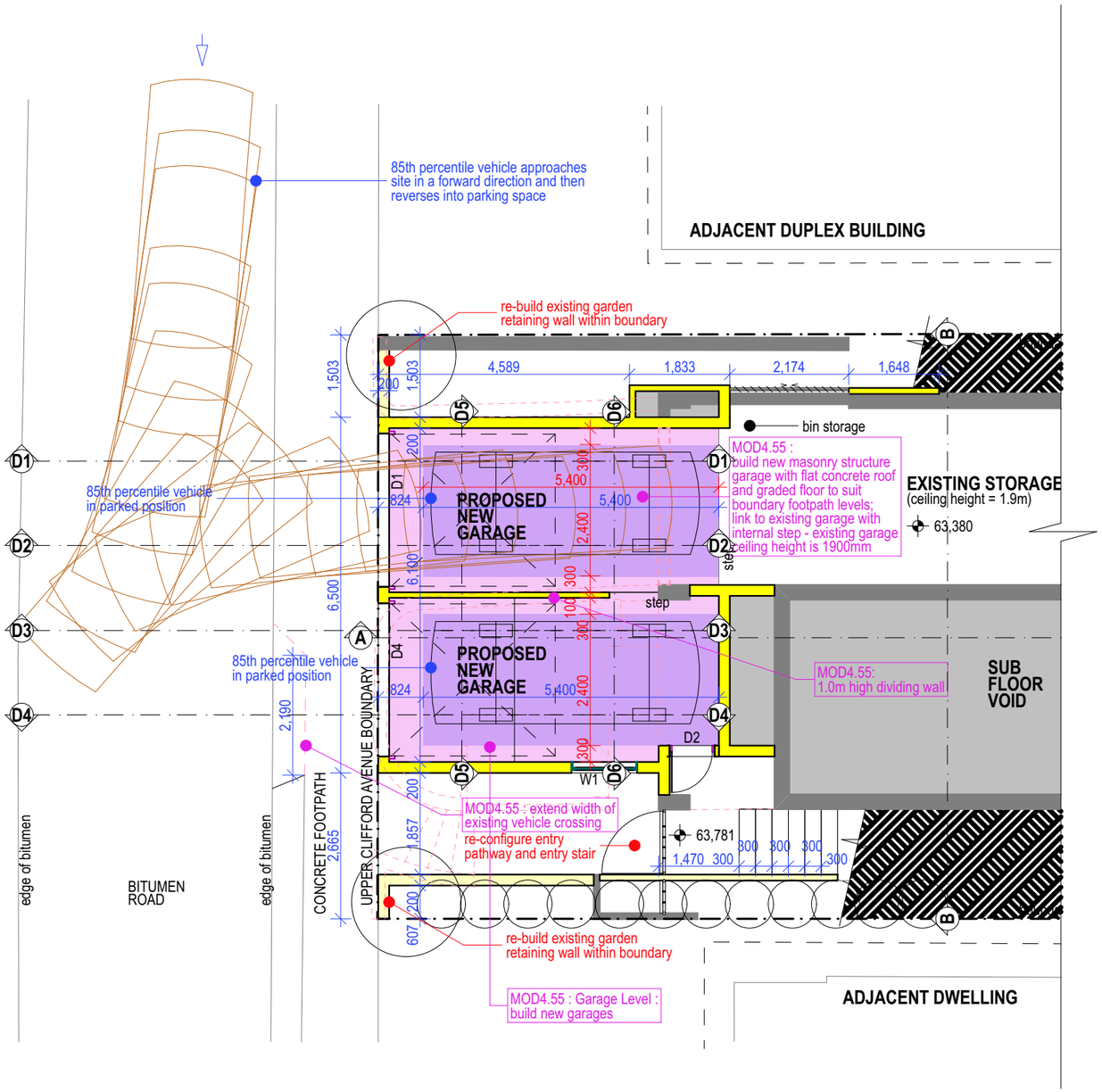
PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING AT 42 UPPER CLIFFORD AVE, FAIRLIGHT

Stewart DESIGN STUDIO

1 LAKESIDE ROAD, NARRABEEN, NSW, 2101 • TELEPHONE 02 99849836 or 0403069606 • EMAIL jsa@bigpond.net.au

Date: Oct 2020	Scale: 1:100	Drawing No: **1901/ MOD21**	Plot Date: 8/11/20

A3

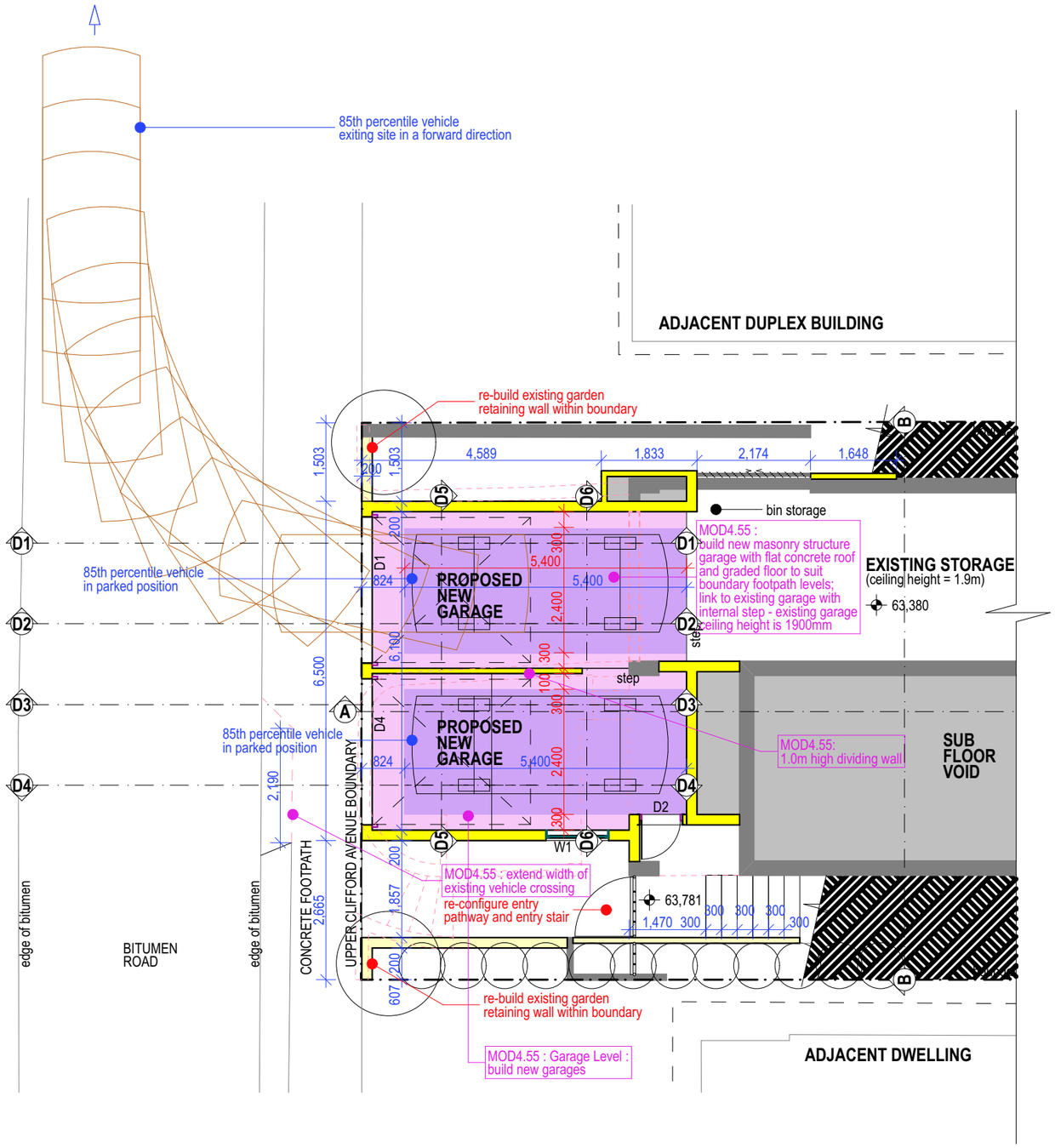


4.55 MODIFICATION APPLICATION (DA2020/0706) : SWEPT PATH ANALYSIS WEST ENTER **PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING AT 42 UPPER CLIFFORD AVE, FAIRLIGHT**

Stewart DESIGN STUDIO
1 LAKESIDE ROAD, NARRABEEN, NSW, 2101 • TELEPHONE 02 99849836 or 0403069606 • EMAIL jsa@bigpond.net.au

Date: Oct 2020	Scale: 1:100	Drawing No: **1901/ MOD22**	Plot Date: 8/11/20

A3



4.55 MODIFICATION APPLICATION (DA2020/0706) : SWEPT PATH ANALYSIS WEST EXIT

PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING AT 42 UPPER CLIFFORD AVE, FAIRLIGHT

Stewart DESIGN STUDIO

1 LAKESIDE ROAD, NARRABEEN, NSW, 2101 • TELEPHONE 02 99849836 or 0403069606 • EMAIL jsa@bigpond.net.au

Date: Oct 2020	Scale: 1:100	Drawing No: **1901/ MOD23**	Plot Date: 8/11/20

VIEW FROM STREET

VIEW FROM NORTH BOUNDARY

AERIAL VIEW FROM SOUTH WEST

AERIAL VIEW FROM SOUTH

4.55 MODIFICATION APPLICATION (DA2020/0706) : PERSPECTIVE VIEWS

PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING AT 42 UPPER CLIFFORD AVE, FAIRLIGHT

Stewart DESIGN STUDIO

1 LAKESIDE ROAD, NARRABEEN, NSW, 2101 • TELEPHONE 02 99849836 or 0403069606 • EMAIL jsa@bigpond.net.au

Date: Oct 2020	Scale: 1:333.33	Drawing No: **1901/ MOD11**	Plot Date: 8/11/20