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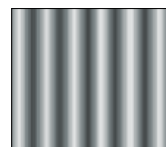
private residence

27 francis st, fairlight

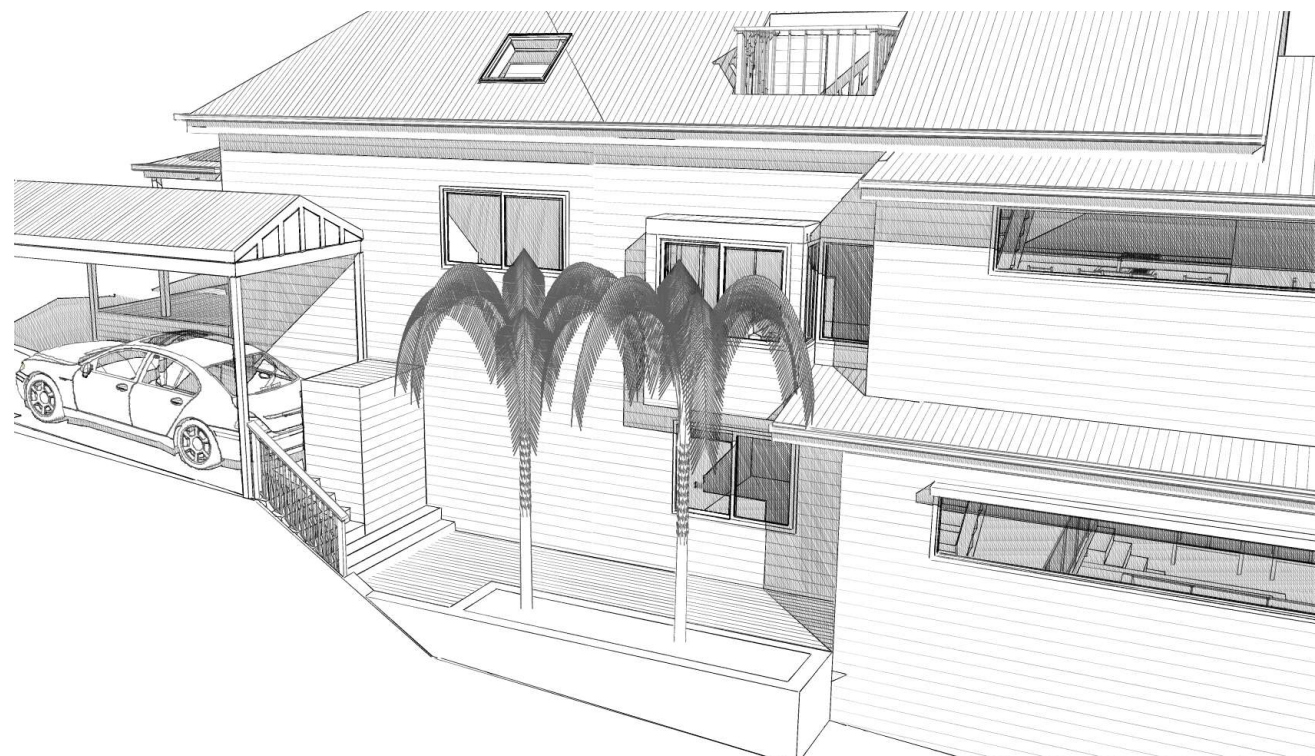
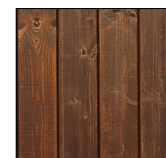
alterations & additions
development application

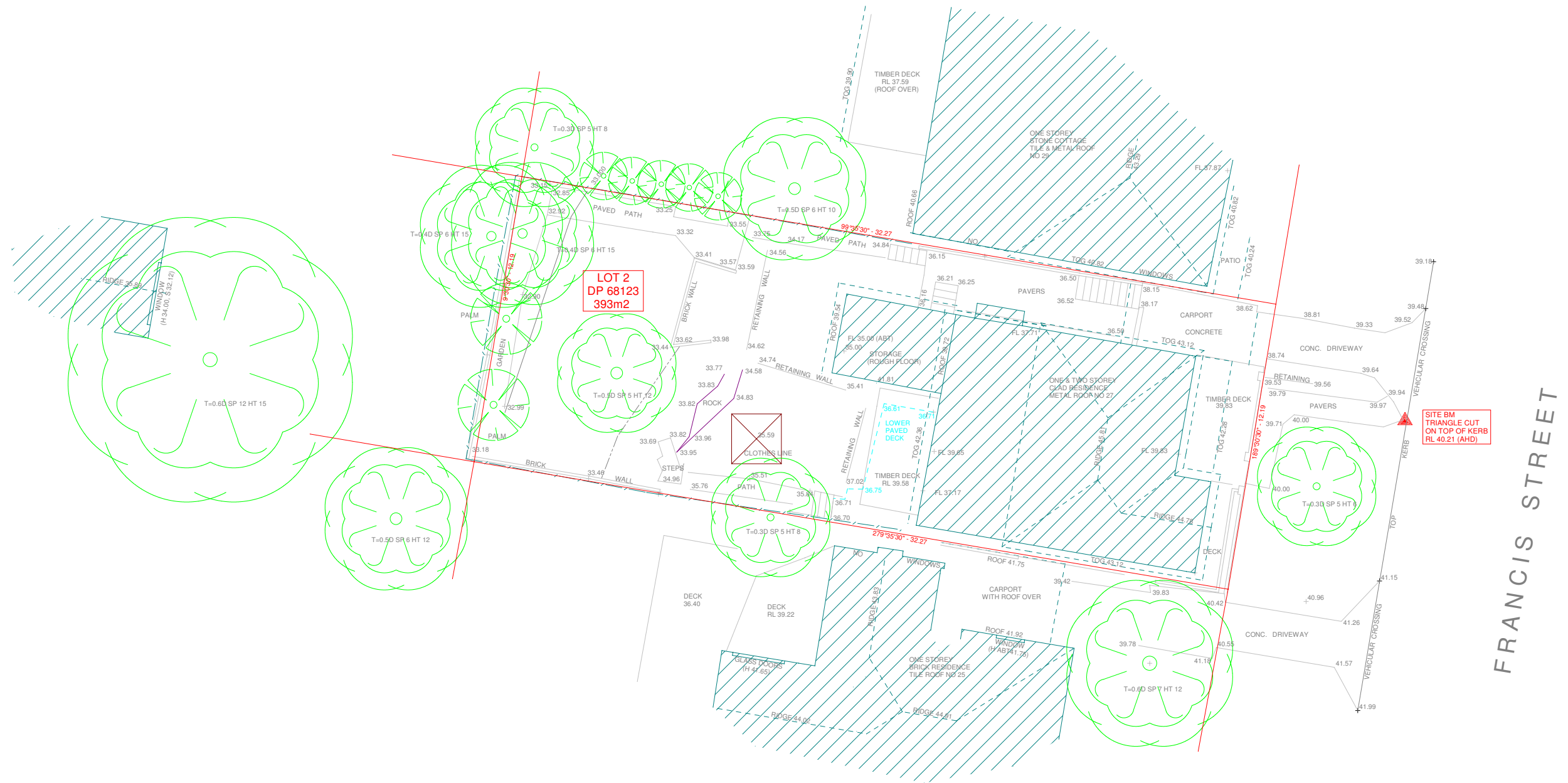
architectural perspectives

ROOF
COLORBOND
WINDSPRAY
or similar
to match existing



TIMBER
TO DECK
or similar





THIS PLAN IS PREPARED FOR DETAIL AND LEVEL PURPOSES ONLY AND THE BOUNDARIES OF THE LAND HAVE NOT BEEN MARKED.

THIS SURVEY IS LIMITED TO THOSE PARTS OF THE SUBJECT BUILDING AND OTHER IMPROVEMENTS THAT WERE VISIBLE AND ACCESSABLE. ANY FUTURE DEVELOPMENT OR FENCING WOULD REQUIRE THE BOUNDARIES TO BE MARKED ON THE GROUND.

ANY STRUCTURES RELATED TO PHYSICAL FEATURES (BUILDINGS, TREES, ETC.) MUST BE CONFIRMED PRIOR TO FINAL DESIGN.

ALL SERVICES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

THE DIAMETER OF TREE TRUNKS CONTAINED WITHIN TREE SYMBOLS ARE NOT TO SCALE AND ARE INDICATIVE ONLY.

THE BEARINGS ON THESE PLAN BOUNDARIES ARE FROM LAND PROPERTY INFORMATION PLANS. THEY ARE ON ISG NORTH. IF ACCURATE TRUE NORTH IS REQUIRED A FURTHER SURVEY WOULD BE NECESSARY.

ORIGIN OF RL'S: PM 10939 - RL 47.307 (A.H.D.)



16 / 9 NARABANG WAY, BELROSE 2085
TEL : 94500868 FAX : 94500268 EMAIL : admin@truenorthsurveys.com.au

PROJECT : DETAIL AND LEVELS OVER LOT 2 IN DP 68123
BEING NO 27 FRANCIS STREET, FAIRLIGHT.

CLIENT : JAMES CHENG

DATUM : AHD

DATE : 4/05/2016

SCALE : 1:100

SHEET No. 1 OF SHEETS

DRAWING No. : 8259DU

JOB REF : 8259

P

PROPOSED

POS

PRIVATE OPEN SPACE (EXISTING)

ED

EXISTING DWELLING

MS

MATERIAL STOCKPILE

95.51

EXISTING LEVELS

CAR ENTRY POINT

HARDSTAND AREA

BOUNDARY

WM

WASTE MANAGEMENT

Site Analysis Plan
1:200

TN

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.
The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

REV	DATE	DESCRIPTION

sketchArc

Po Box 377 Manly 1655
m : 0422 521 871
e : power@sketcharc.com.au
w : www.sketcharc.com.au

PROJECT: 27 Francis St, Fairlight, 2094, NSW
Additions & Alterations
LOT 2 in DP 68123 - 393m2

CLIENT: Private

= Proposed Work

= Demolition

= Existing

STATUS: DA

DATE: 111120

STAGE: DA

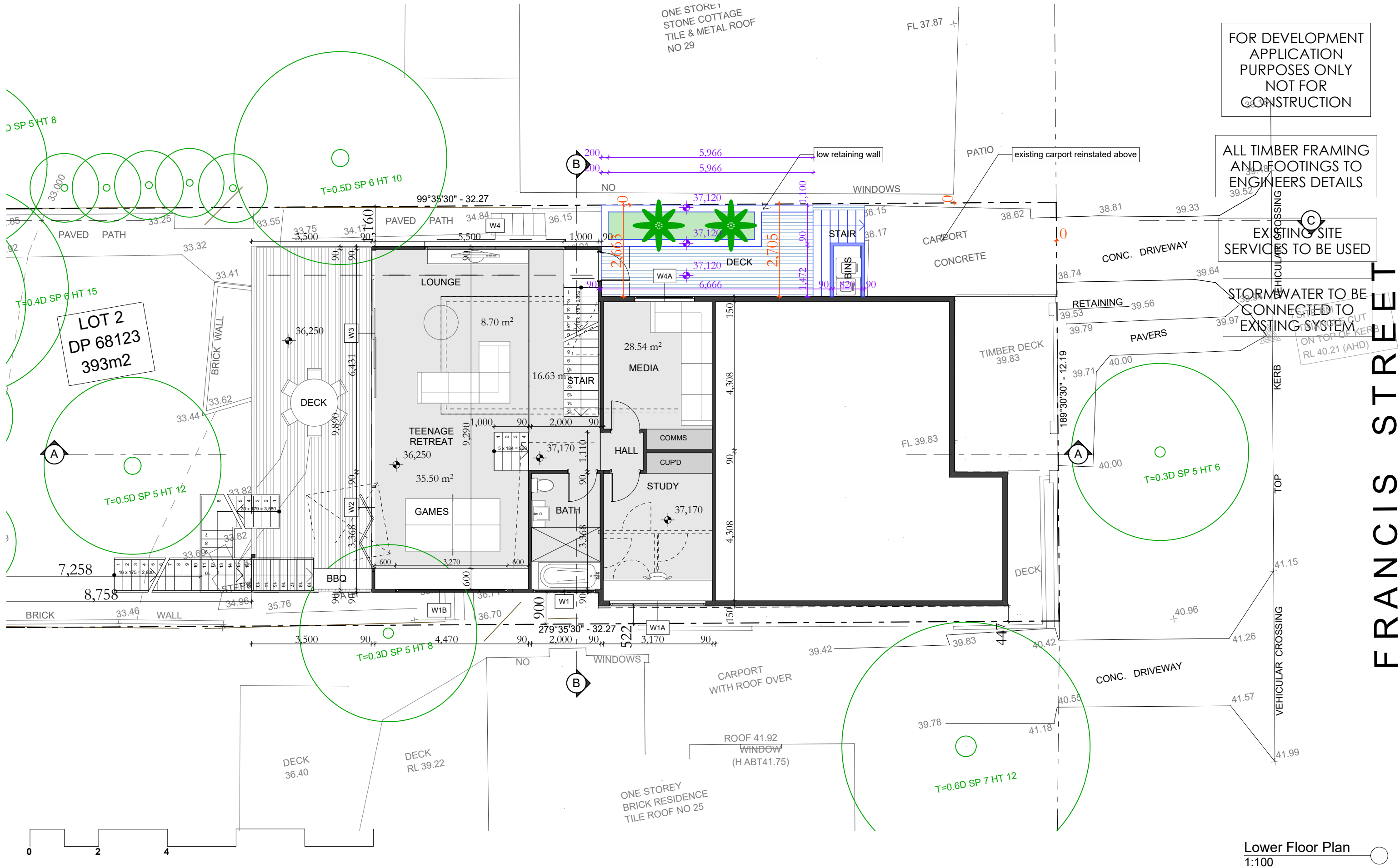
DRAWING NO: DA3

SCALE: 1:200@A3

DRAWN/DESIGNED: PB / MP

PROJECT NUMBER: 1623

ISSUE:



FOR DEVELOPMENT
APPLICATION
PURPOSES ONLY
NOT FOR
CONSTRUCTION

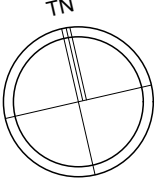

ALL TIMBER FRAMING
AND FOOTINGS TO
ENGINEERS DETAILS

EXISTING SITE
SERVICES TO BE USED

STORMWATER TO BE
CONNECTED TO
EXISTING SYSTEM

FRANCIS STREET

Lower Floor Plan
1:100




DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
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w : www.sketcharc.com.au

PROJECT: 27 Francis St, Fairlight, 2094,
NSW
Additions & Alterations
LOT 2 in DP 68123 - 393m2

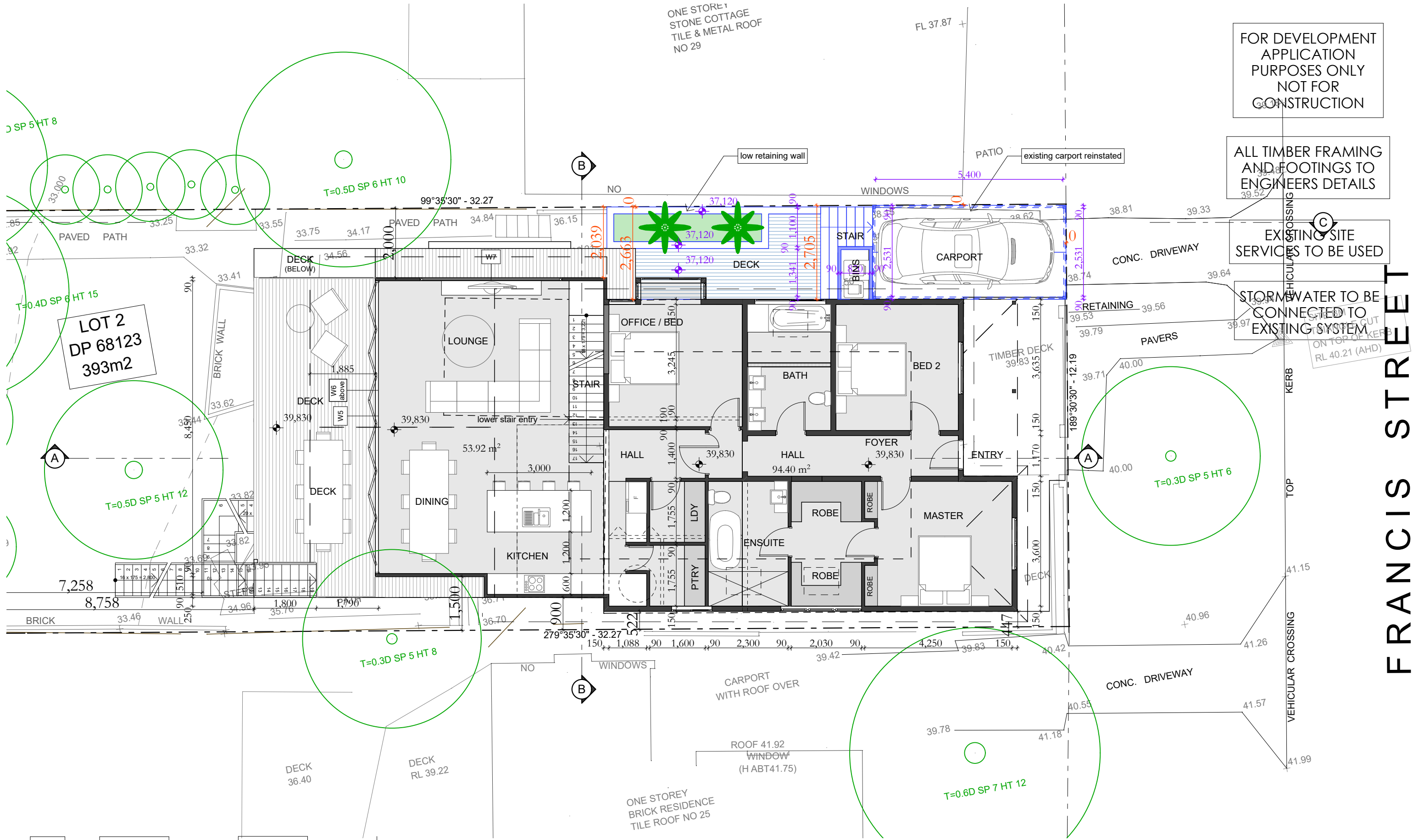
CLIENT:
Private



STATUS:
DA

DATE: 111120	SCALE: 1:100@A3	PROJECT NUMBER: 1623
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:

DRAWING NO:
DA4



FOR DEVELOPMENT
APPLICATION
PURPOSES ONLY
NOT FOR
CONSTRUCTION

ALL TIMBER FRAMING
AND FOOTINGS TO
ENGINEERS DETAILS

EXISTING SITE
SERVICES TO BE USED

STORMWATER TO BE
CONNECTED TO
EXISTING SYSTEM

FRANCIS STREET

Ground Floor Plan
1:100





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NSW
Additions & Alterations
LOT 2 in DP 68123 - 393m2

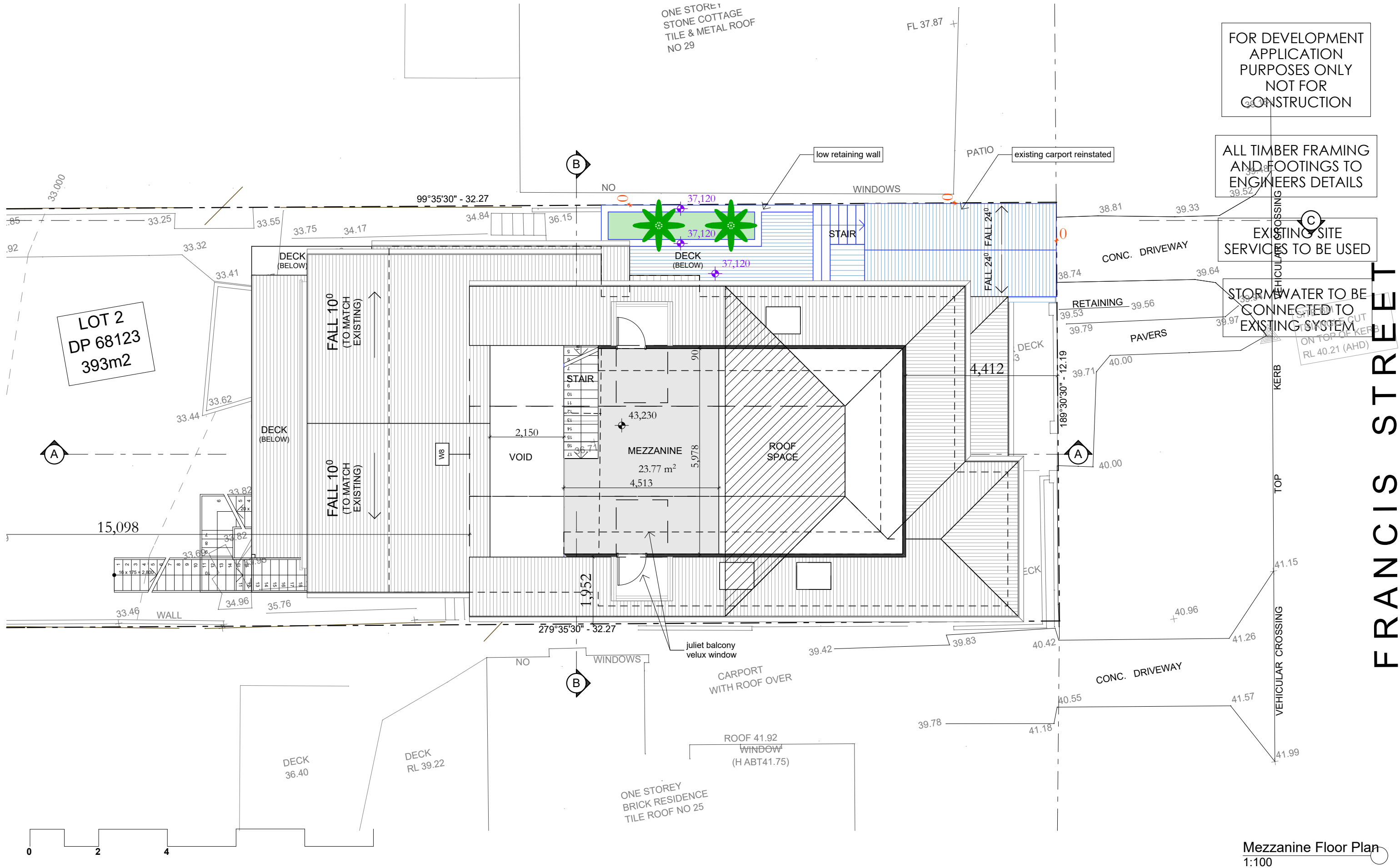
CLIENT:
Private

 = Proposed Work	 = Demolition	 = Existing

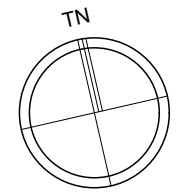

STATUS:
DA

DATE: 111120	SCALE: 1:100@A3	PROJECT NUMBER: 1623
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:

DRAWING NO:
DA5



Mezzanine Floor Plan
1:100



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sketchArc
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w : www.sketcharc.com.au

PROJECT: 27 Francis St, Fairlight, 2094, NSW
Additions & Alterations
LOT 2 in DP 68123 - 393m2

CLIENT: Private

= Proposed Work

= Demolition

= Existing

STATUS: DA
DATE: 111120
STAGE: DA
DRAWING NO: DA6

SCALE: 1:100@A3
DRAWN/DESIGNED: PB / MP

PROJECT NUMBER: 1623
ISSUE:

- CR

WB

AW

RA

PS

SK
- timber framed roof with Colorbond cladding

timber framed wall with weatherboard cladding

aluminium window

rail to BCA

privacy screen

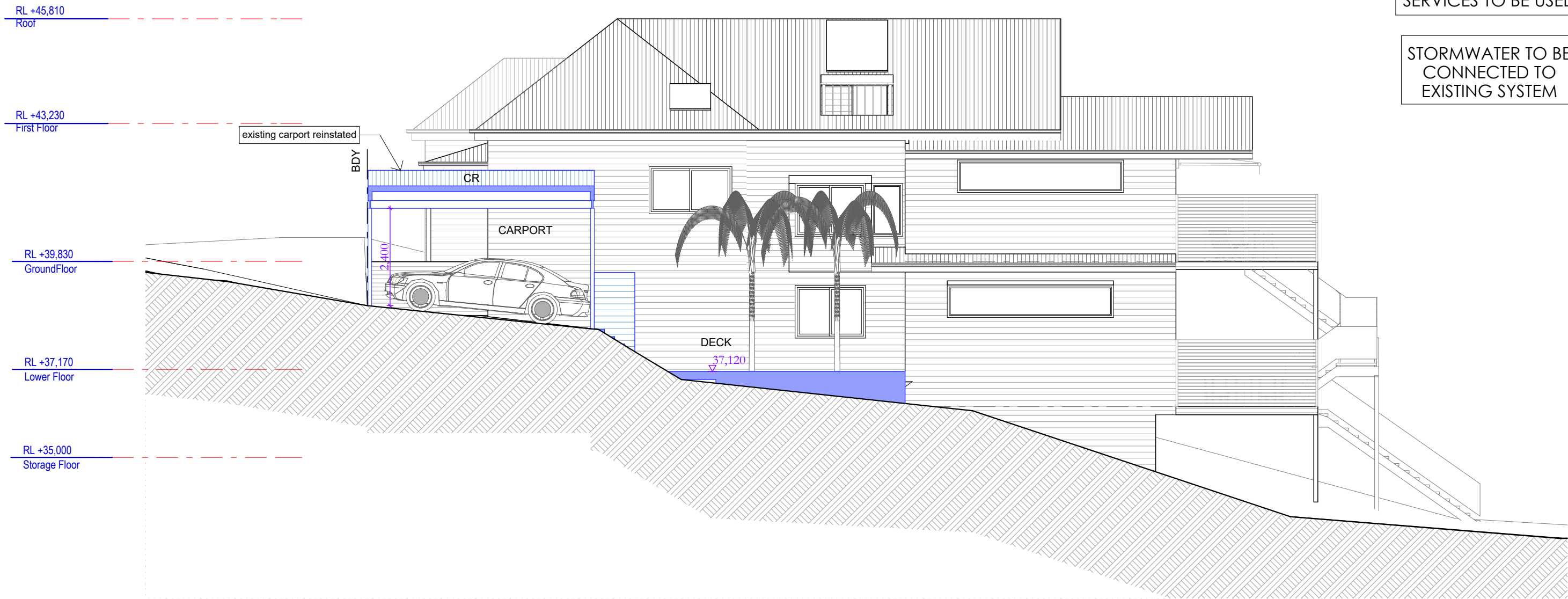
skylight

FOR DEVELOPMENT
APPLICATION
PURPOSES ONLY
NOT FOR
CONSTRUCTION

ALL TIMBER FRAMING
AND FOOTINGS TO
ENGINEERS DETAILS

EXISTING SITE
SERVICES TO BE USED

STORMWATER TO BE
CONNECTED TO
EXISTING SYSTEM



North Elevation
1:100



Signature

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PROJECT: 27 Francis St, Fairlight, 2094,
NSW
Additions & Alterations
LOT 2 in DP 68123 - 393m2

CLIENT:
Private

= Proposed Work
= Demolition
= Existing

STATUS: DA		
DATE: 111120	SCALE: 1:100@A3	PROJECT NUMBER: 1623
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA8		

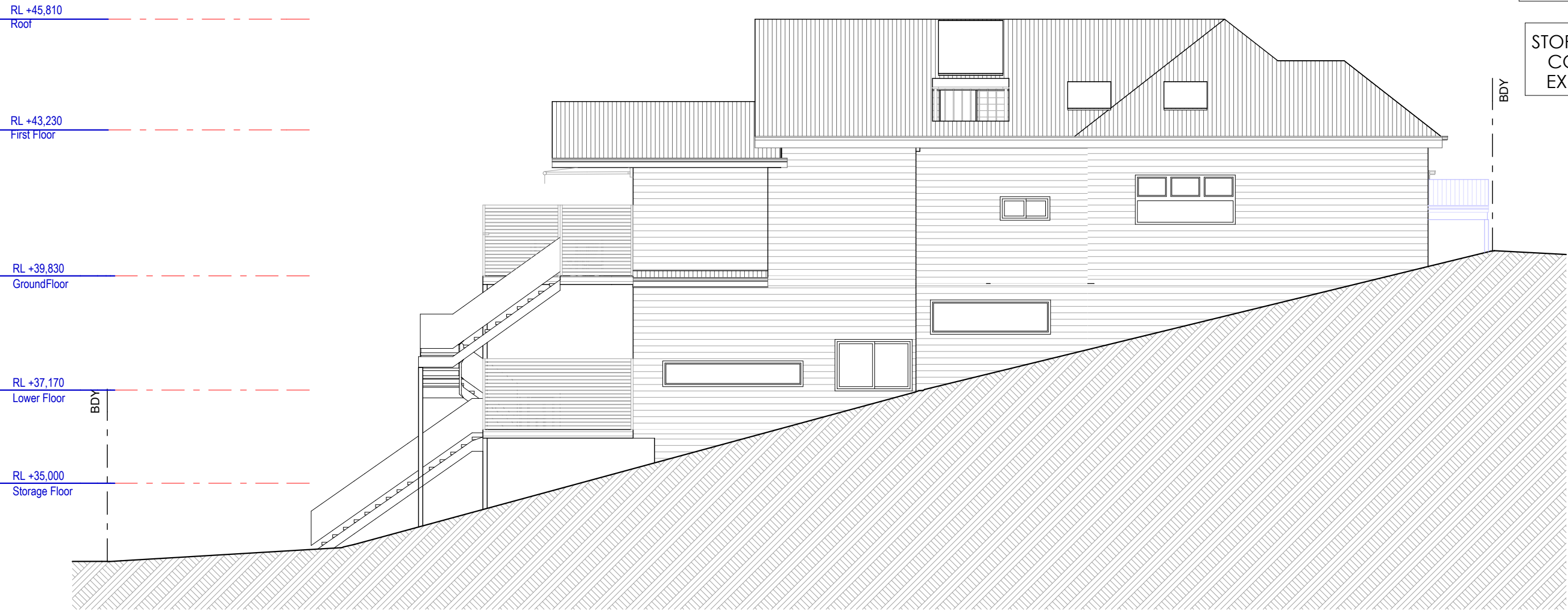
CR timber framed roof with Colorbond cladding
WB timber framed wall with weatherboard cladding
AW aluminium window
RA rail to BCA
PS privacy screen
SK skylight

FOR DEVELOPMENT
APPLICATION
PURPOSES ONLY
NOT FOR
CONSTRUCTION

ALL TIMBER FRAMING
AND FOOTINGS TO
ENGINEERS DETAILS

EXISTING SITE
SERVICES TO BE USED

STORMWATER TO BE
CONNECTED TO
EXISTING SYSTEM



South Elevation
1:100



SketchArc

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PROJECT: 27 Francis St, Fairlight, 2094,
NSW
Additions & Alterations
LOT 2 in DP 68123 - 393m2

CLIENT:
Private

= Proposed Work
= Demolition
= Existing

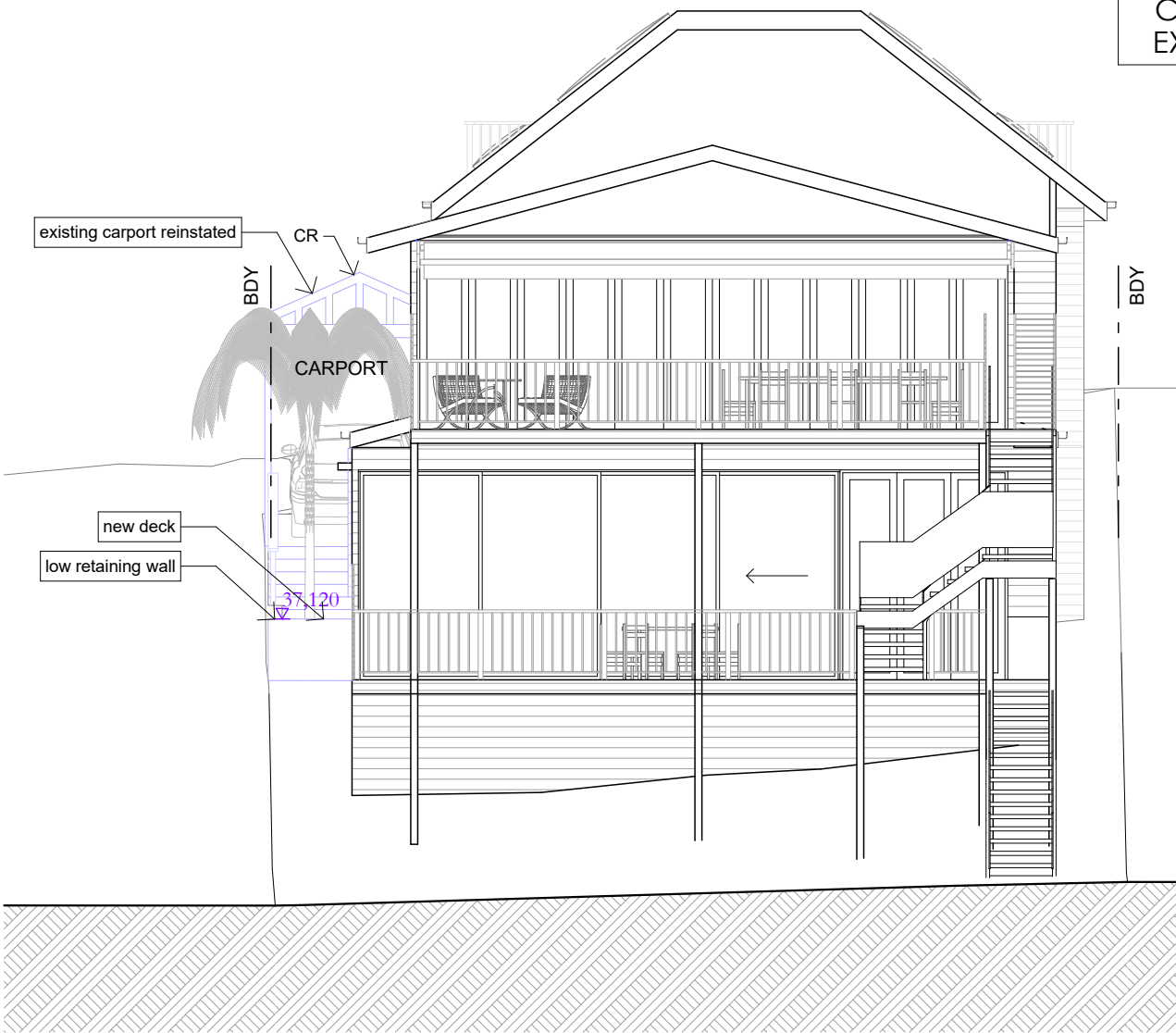
STATUS: DA		
DATE: 111120	SCALE: 1:100@A3	PROJECT NUMBER: 1623
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA9		

FOR DEVELOPMENT
APPLICATION
PURPOSES ONLY
NOT FOR
CONSTRUCTION

ALL TIMBER FRAMING AND FOOTINGS TO ENGINEERS DETAILS


EXISTING SITE SERVICES TO BE USED


STORMWATER TO BE
CONNECTED TO
EXISTING SYSTEM



East Elevation

1:100



West Elevation 



Sr.

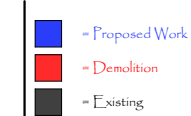
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE
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PROJECT: **27 Francis St, Fairlight, 2094,
NSW**
Additions & Alterations
LOT 2 in DP 68123 - 393m2

CLIENT: Private



STATUS: DA		
DATE: 111120	SCALE: 1:100@A3	PROJECT NUMBER: 1623
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA10		

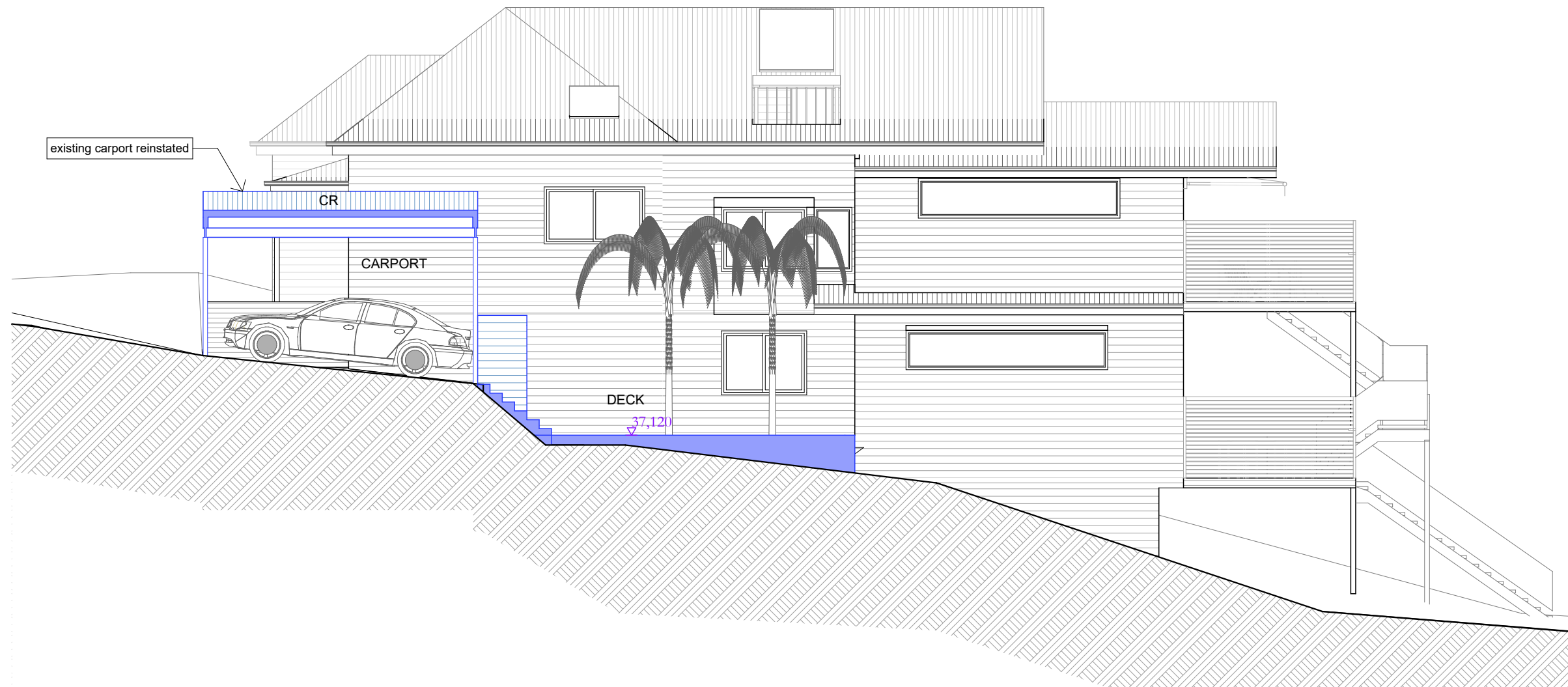
CR timber framed roof with Colorbond cladding
WB timber framed wall with weatherboard cladding
AW aluminium window
RA rail to BCA
PS privacy screen
SK skylight

FOR DEVELOPMENT
APPLICATION
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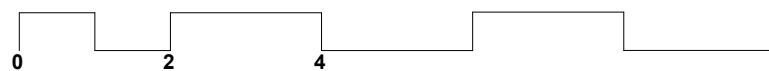
ALL TIMBER FRAMING
AND FOOTINGS TO
ENGINEERS DETAILS

EXISTING SITE
SERVICES TO BE USED

STORMWATER TO BE
CONNECTED TO
EXISTING SYSTEM



Section C-C
1:100



SketchArc logo

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NSW
Additions & Alterations
LOT 2 in DP 68123 - 393m2

CLIENT:
Private

= Proposed Work
= Demolition
= Existing

STATUS: DA		
DATE: 111120	SCALE: 1:100@A3	PROJECT NUMBER: 1623
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA11		

SITE AREA = 393m²

OPEN SPACE Min 55%/35%



EXISTING OPEN SPACE



EXISTING SOFT OPEN SPACE

= 216.15m² / 75.65m²

= 217.95m² (55.4%)

= 139.11m² (63.8%)

SITE AREA = 393m²

OPEN SPACE Min 55%/35%



PROPOSED OPEN SPACE



PROPOSED OPEN SPACE ABOVE GROUND

= 216.15m² / 75.65m²

= 143.37m²

= 67.54m²



+



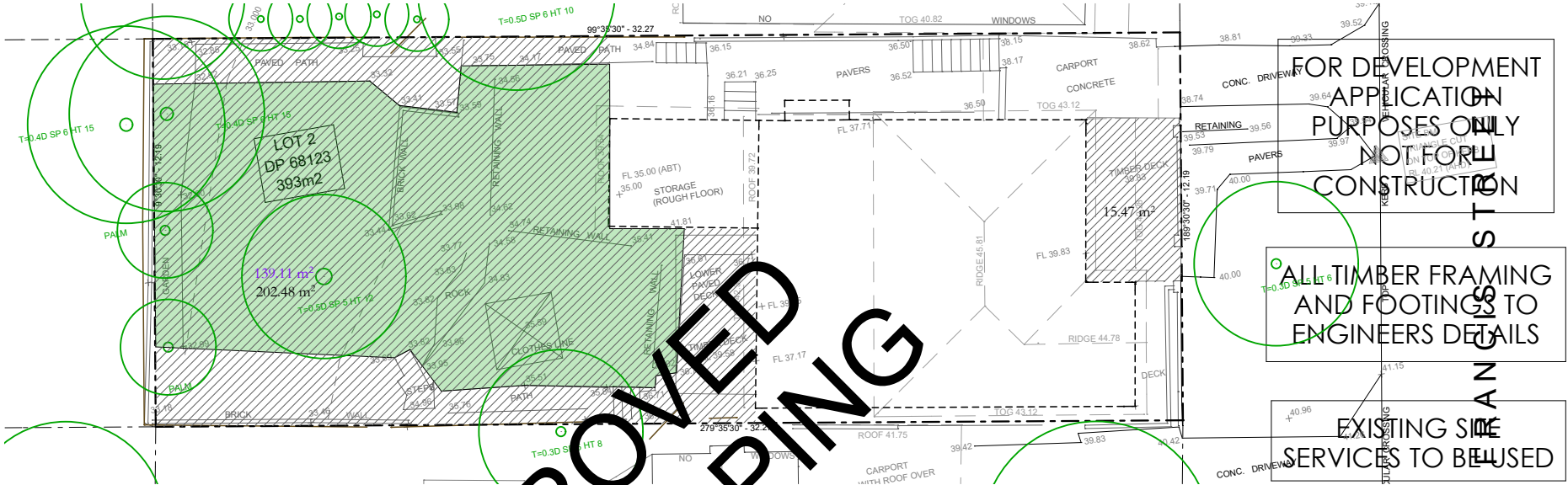
PROPOSED TOTAL OPEN SPACE

= 210.91m² (53.6%)

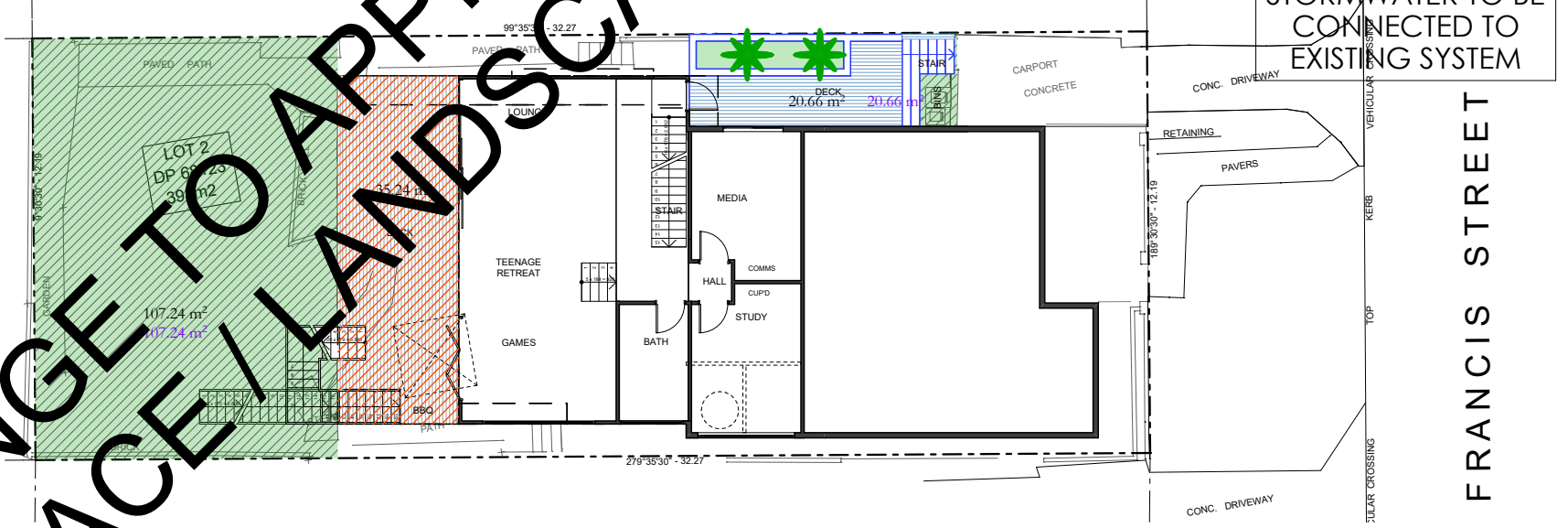


SOFT OPEN SPACE PROPOSED

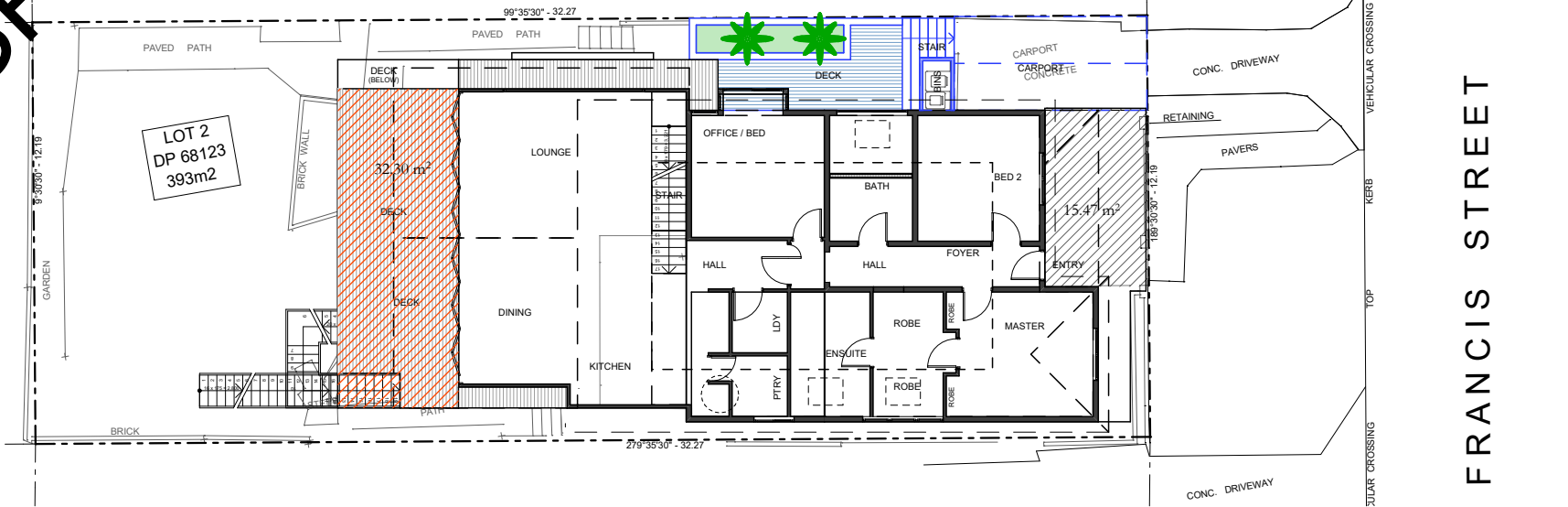
= 127.9m² (58.4%)



Landscape Plan Existing
1:200



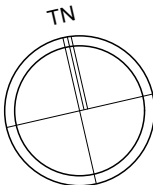
Landscape Plan Lower
1:200



Landscape Plan Ground
1:200



Signature



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PROJECT: 27 Francis St, Fairlight, 2094,
NSW
Additions & Alterations
LOT 2 in DP 68123 - 393m²

CLIENT:
Private

Legend:
Blue box = Proposed Work
Red box = Demolition
Black box = Existing

STATUS:
DA
DATE:
111120
STAGE:
DA
DRAWING NO:
DA12
SCALE:
1:100@A3
DRAWN/DESIGNED:
PB / MP
PROJECT NUMBER:
1623
1:200 @ A3