

SCOPE OF WORKS

OVERVIEW
NEW DWELLING OVER EXISTING FOUNDATIONS / GARAGE AREA.

LEVEL 1
RETAIN FOUNDATIONS
A RENOVATIONS INCLUDE EXTERNAL STAIRS TO PATIO,
WIDER GARAGE, NEW BED 4, BATHROOM & INTERNAL STAIRS.

LEVEL 2
B EXTEND BED 1 BY 1.3M
C EXTEND REAR WALL BY 0.7-0.8M
D NEW VERANDA TO REAR 4M WIDE
E DEMOLISH LEVEL 2 EXISTING DWELLING
NEW DWELLING OVER - LIGHTWEIGHT CONSTRUCTION
NEW SKILLION ROOF WITH ATRIUM
NEW ALUM WINDOWS & DOORS, PATIO & GLASS BALUSTRADE
WALL INSETS AND SETBACKS GENERALLY REMAIN AS EXISTING.

CALCULATIONS

SITE AREA	641sm
DENSITY	1 PER 500sm

OPEN SPACE	±3M EXC DRIVE	55%	352sm
FRONT COURT	58		
REAR COURT	239	354sm ✓	55.2%

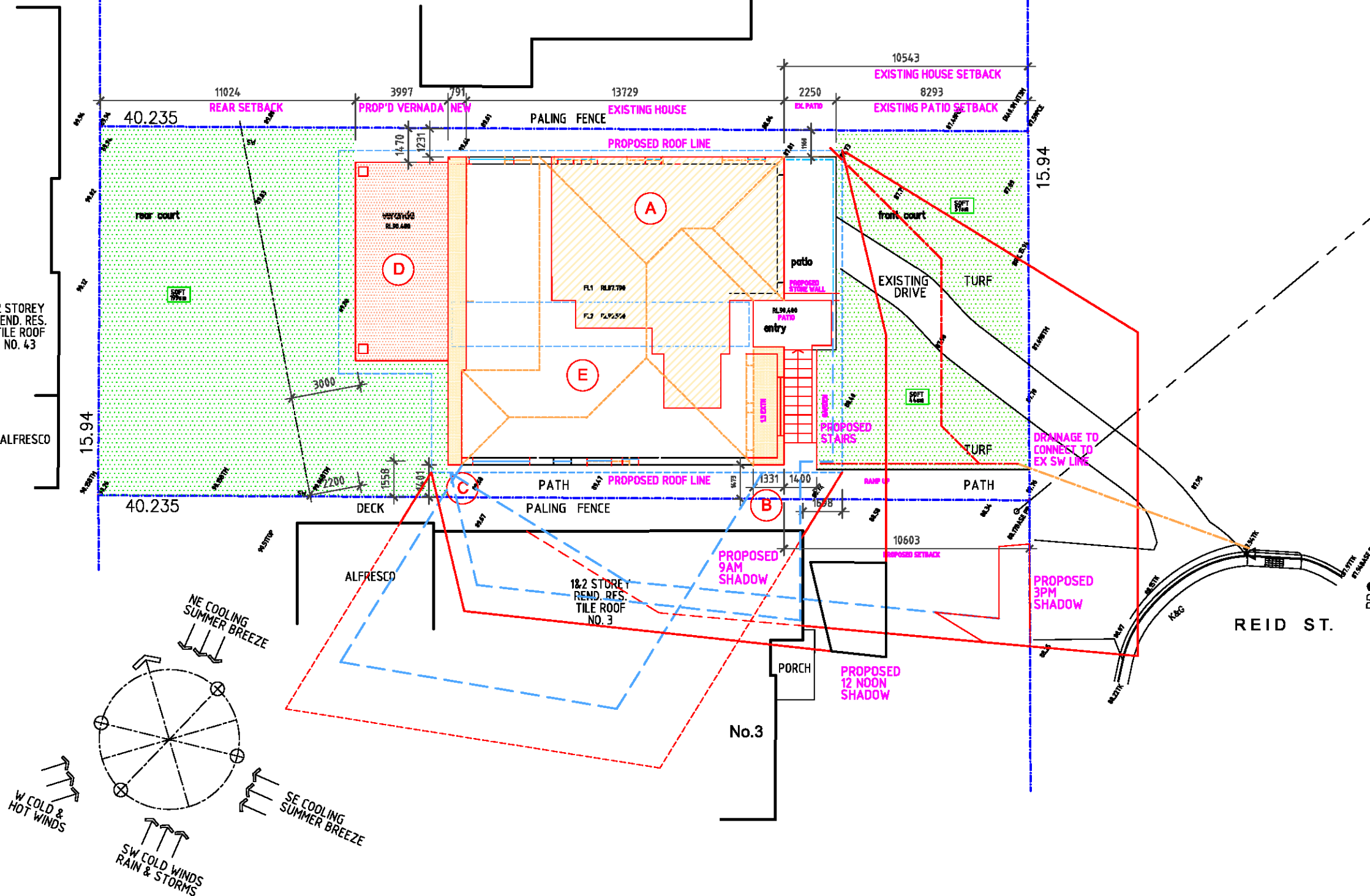
LANDSCAPED OPEN SPACE	35%	123sm
FRONT COURT	44	
REAR COURT	199	300sm ✓
		50%

EXISTING NON PERMEABLE	273sm
PROPOSED NON PERMEABLE	327sm
PROPOSED PERMEABLE	288sm

FLOOR SPACE	ZONE C	45%	288sm
L1	39	+ 45 INC. GARAGE	= 84
L2	170.4	+ 10 + 7	= 187.4
	201.4	+ 62	= 271.4
PARKING ALLOWANCE		-30.0	
		241.4 sm ✓	37.7%

PARKING	2	✓
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BUILD AREAS			
L1	GARAGE, STUDY	84	
L2	LIVING	188	278
L2	PATIOS, STAIRS	26	
L2	VERANDA	34	60
			338sm



LEGEND

—	EXISTING
- - -	DEMOLISH
—	PROPOSED
- - -	OVER



LOT 5
DP22233
641 sm

PAUL CARRICK
ASSOCIATES



building designers
04122 41514
pcadesign@ozemail.com.au

date
MAY 2018
scale
1:200 @A3

project no.
986
revision
A

project
RICHARDS RESIDENCE
5 REID ST, SEAFORTH

title
SITE PLAN
SITE ANALYSIS

sheet
02

40.235

No.7

3354

6440

2250

8323

TURF

89.64

W13
0718

W12
1218

87.73

114.8

bed 3 /
study

5.8x3.3

6.8x5.6

garage

EXISTING
PATIO
OVER

D11
2150

FL1

RL87.790

REMOVE
COLUMN

NEW MASONRY WALL

FOUNDATIONS
REFUSE AREA

NEW WALL

lobby

WINE

bath

1000 EXTN

PROPOSED
STAIRS

GARDEN

RAMP UP

TURF

EX.
DRIVE

TURF

EX.
PATH

EX MASONRY FENCE

15.94

SCOPE OF WORKS

LEVEL 1

RETAIN FOUNDATIONS
RENOVATIONS INCLUDE EXTERNAL STAIRS TO PATIO,
WIDER GARAGE, NEW BED 4, BATHROOM & INTERNAL STAIRS.

LEVEL 2

EXTENSIONS OF BED 1 BY 1M & REAR VERANDA
REPLACEMENT LIGHTWEIGHT WALL CONSTRUCTION
NEW SKILLION ROOF WITH ATRIUM
NEW ALUM WINDOWS & DOORS, PATIO & GLASS BALUSTRADE
WALL INSETS AND SETBACKS GENERALLY REMAIN AS EXISTING.

PROPOSED
veranda
OVER AT REAR
LEVEL 2
CONCRETE

EXISTING
FOUNDATIONS

EXISTING
FOUNDATIONS

PATH

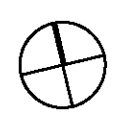
No.3

REID ST

88.15TK

LEGEND

- EXISTING
- DEMOLISH
- PROPOSED
- OVER



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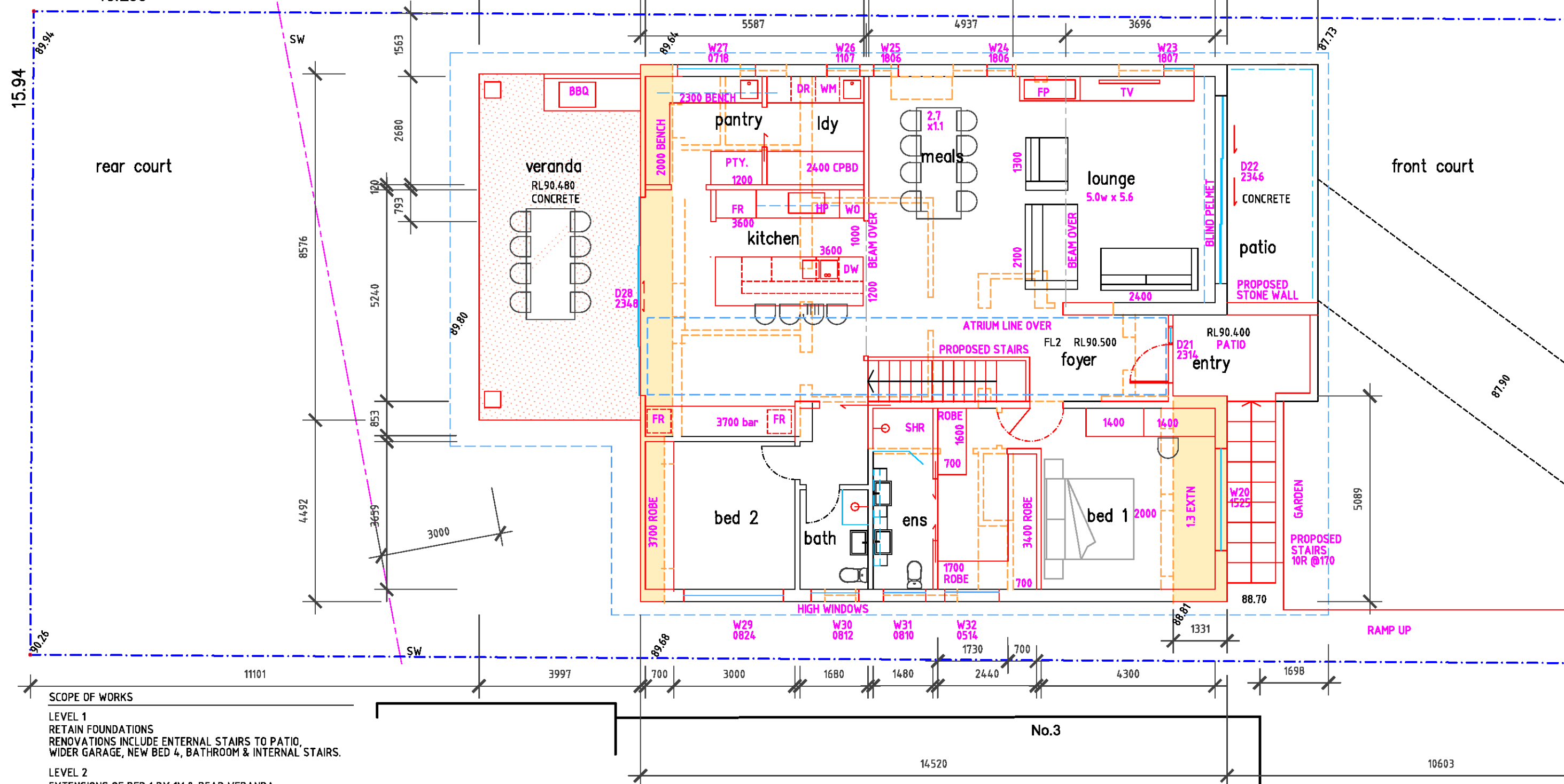
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project
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title
FLOOR PLAN
LEVEL 1 GARAGE

sheet
03



SCOPE OF WORKS

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RENOVATIONS INCLUDE EXTERNAL STAIRS TO PATIO,
WIDER GARAGE, NEW BED 4, BATHROOM & INTERNAL STAIRS.

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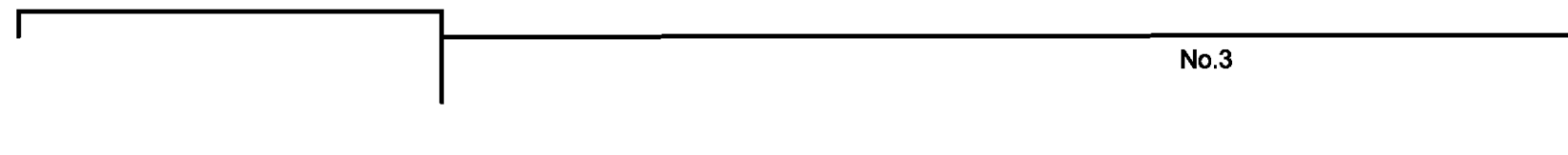
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title
FLOOR PLAN
LEVEL 2 LIVING

sheet
04

8005

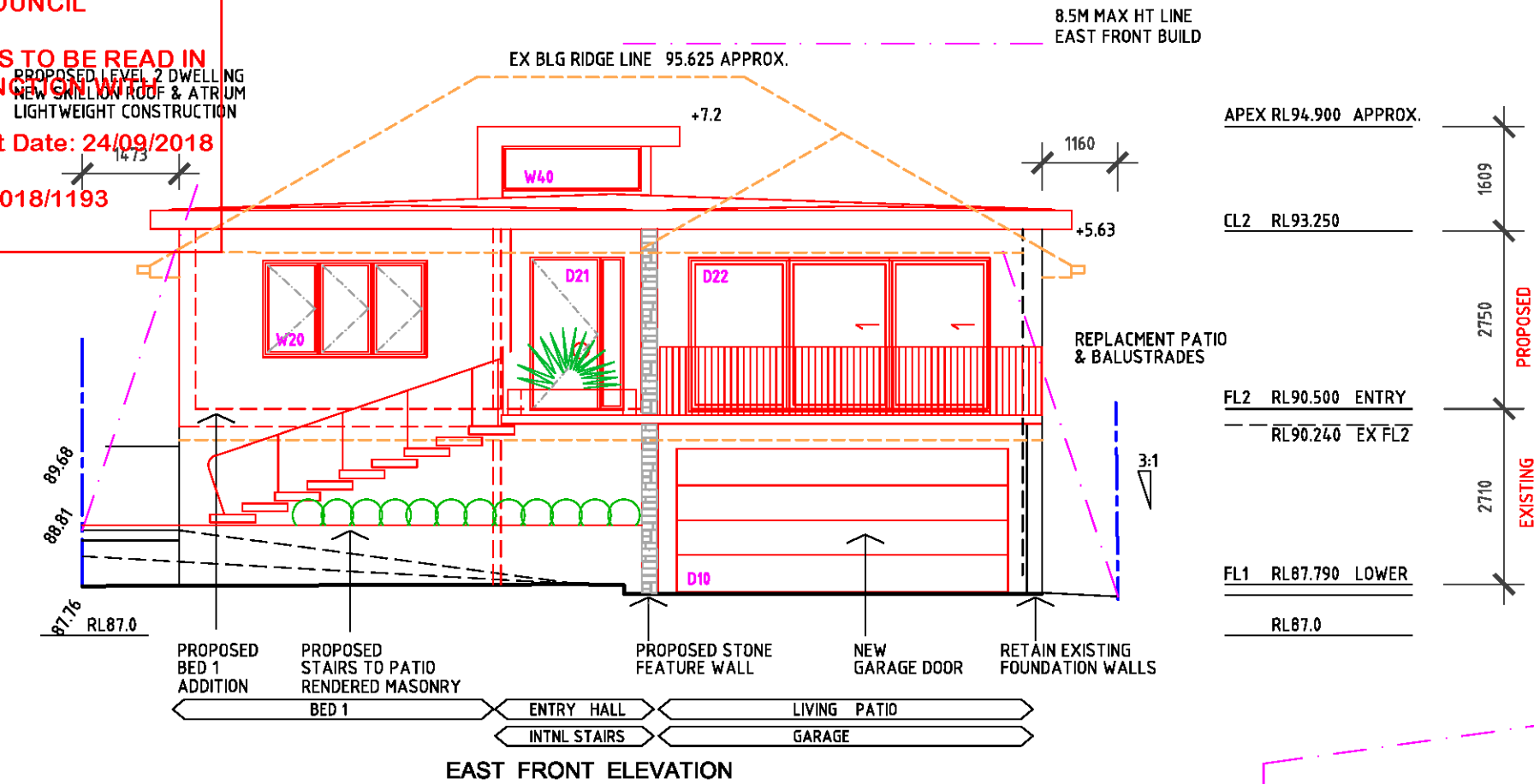


No.3

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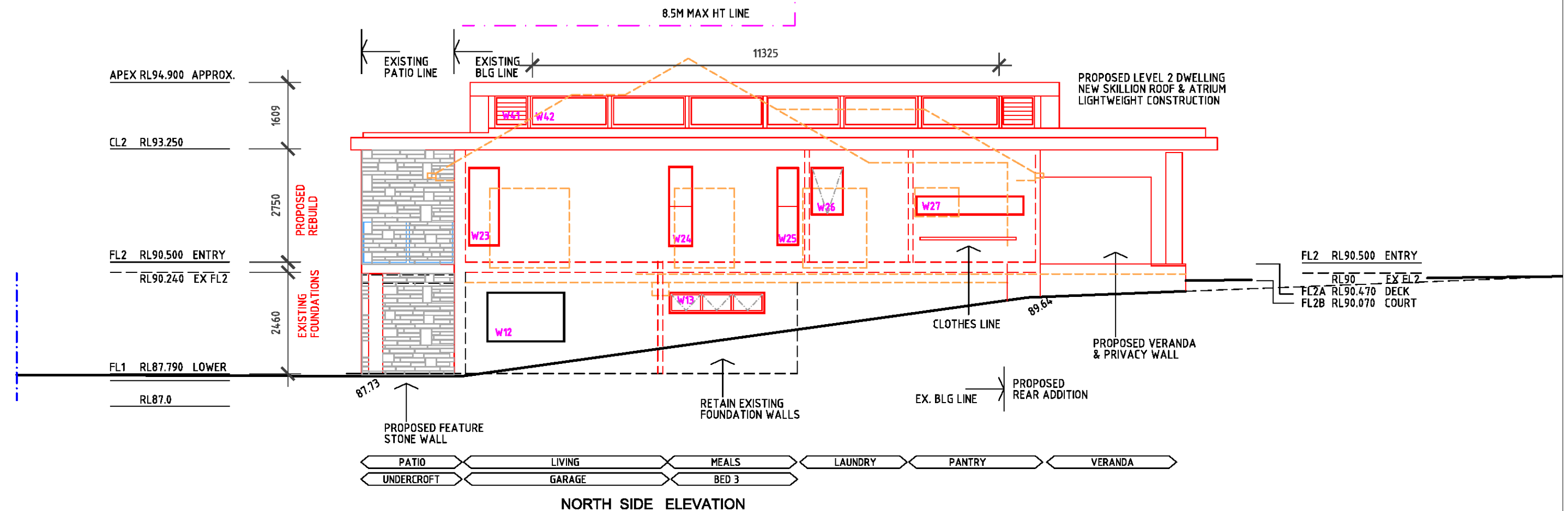


sheet
05



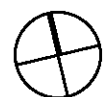
CONSTRUCTION

FLOOR	LVL BEAMS, STRUCTURAL SHEET, HARDWOOD FLOORING
WALLS	LVL STUDS, QT ECO SERIES COMPOSITE PANELS 50MM THK GYPROCK LININGS
ROOFING	BONDOR SOLARSPAN INSULATED ROOF PANELS 2° PITCH LYSAGHT SPANRIB SHEETING OVER ENTRY 1° PITCH HARDIE ECOTEC FACADE SHEETING 9MM THK
WINDOWS & DOORS	ALUM POWDER COATED, LAMINATED GLASS



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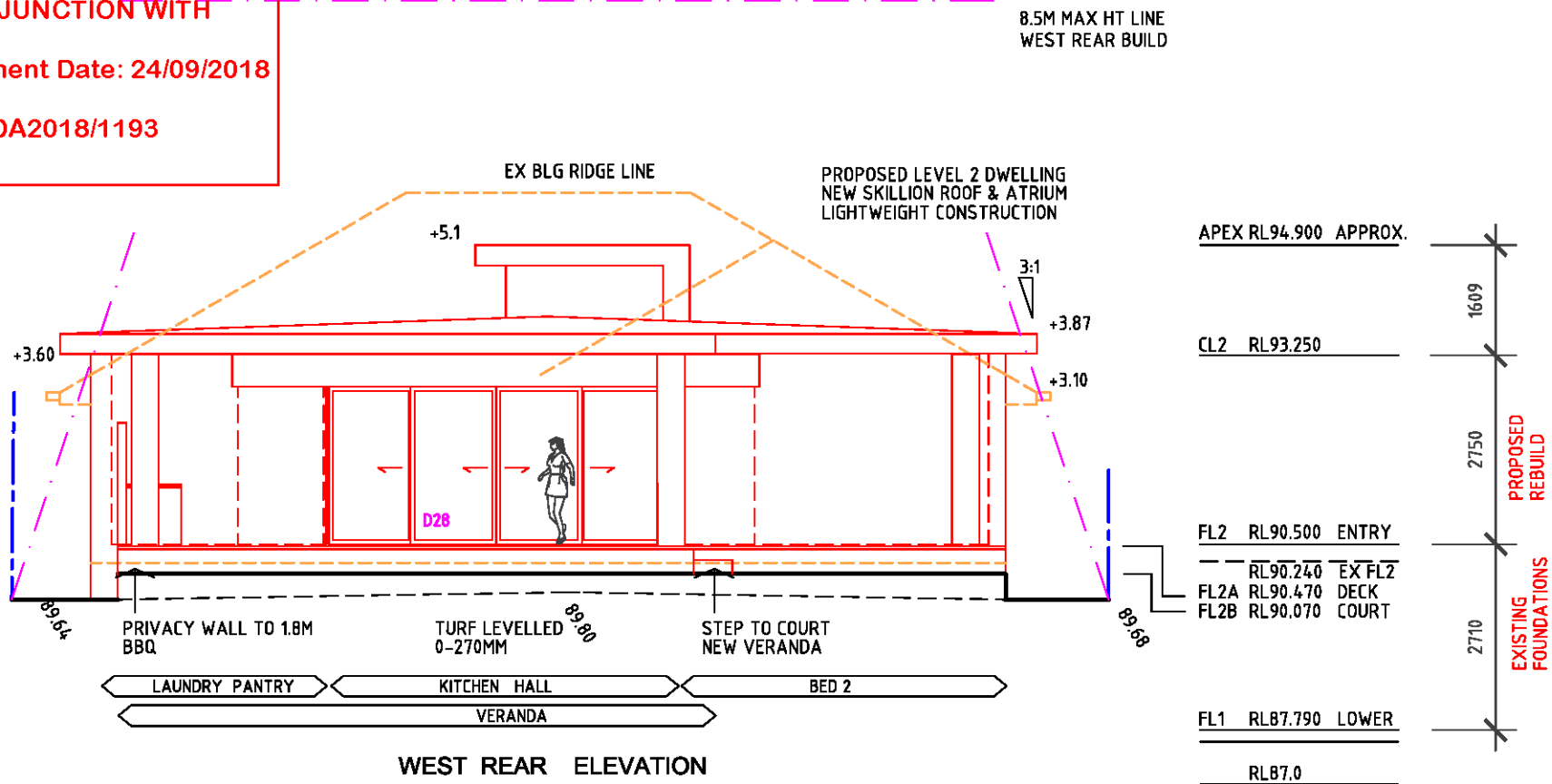
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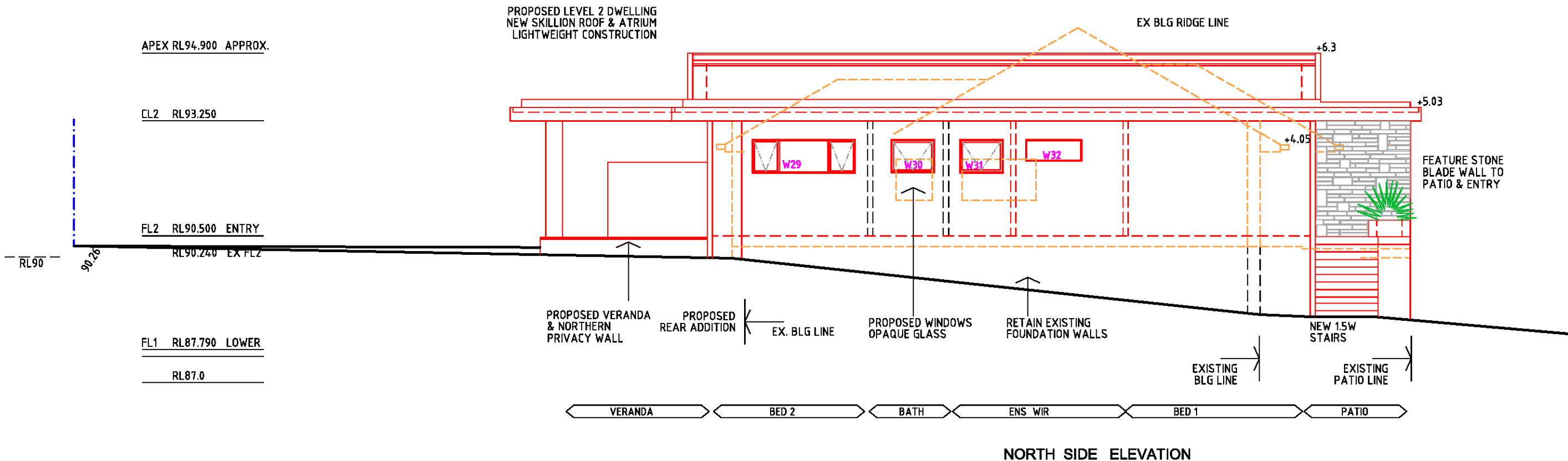
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ELEVATIONS
EAST & NORTH

sheet
06



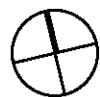
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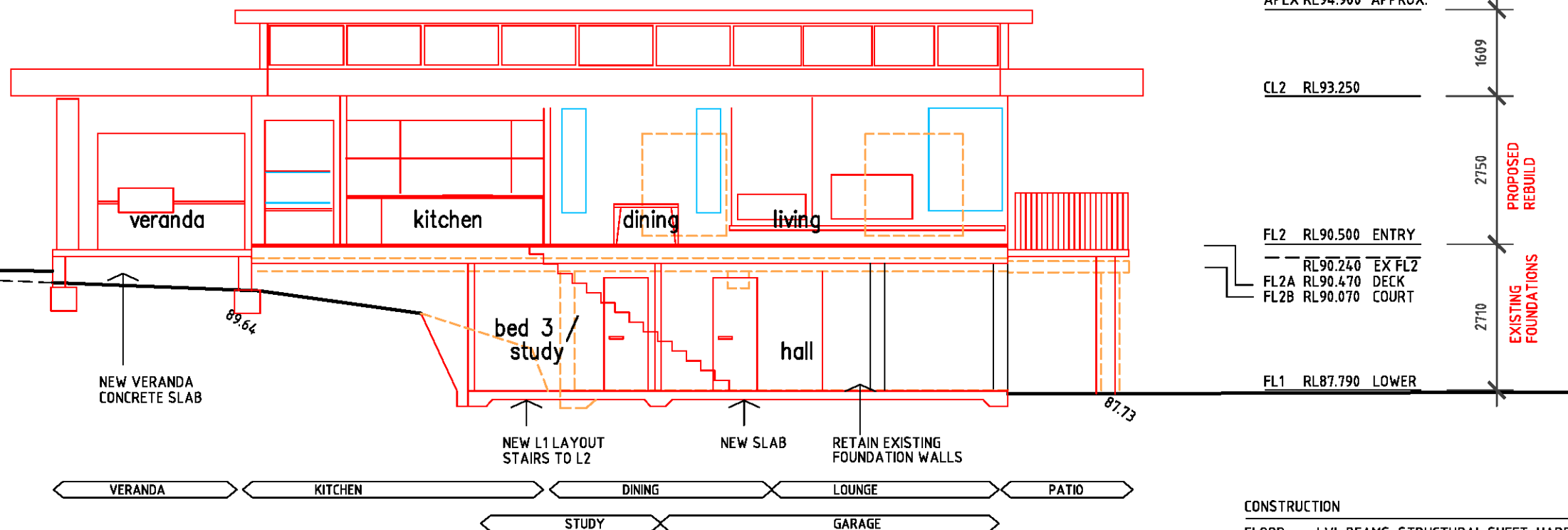
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RICHARDS RESIDENCE
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title
ELEVATIONS
WEST & SOUTH

sheet

07

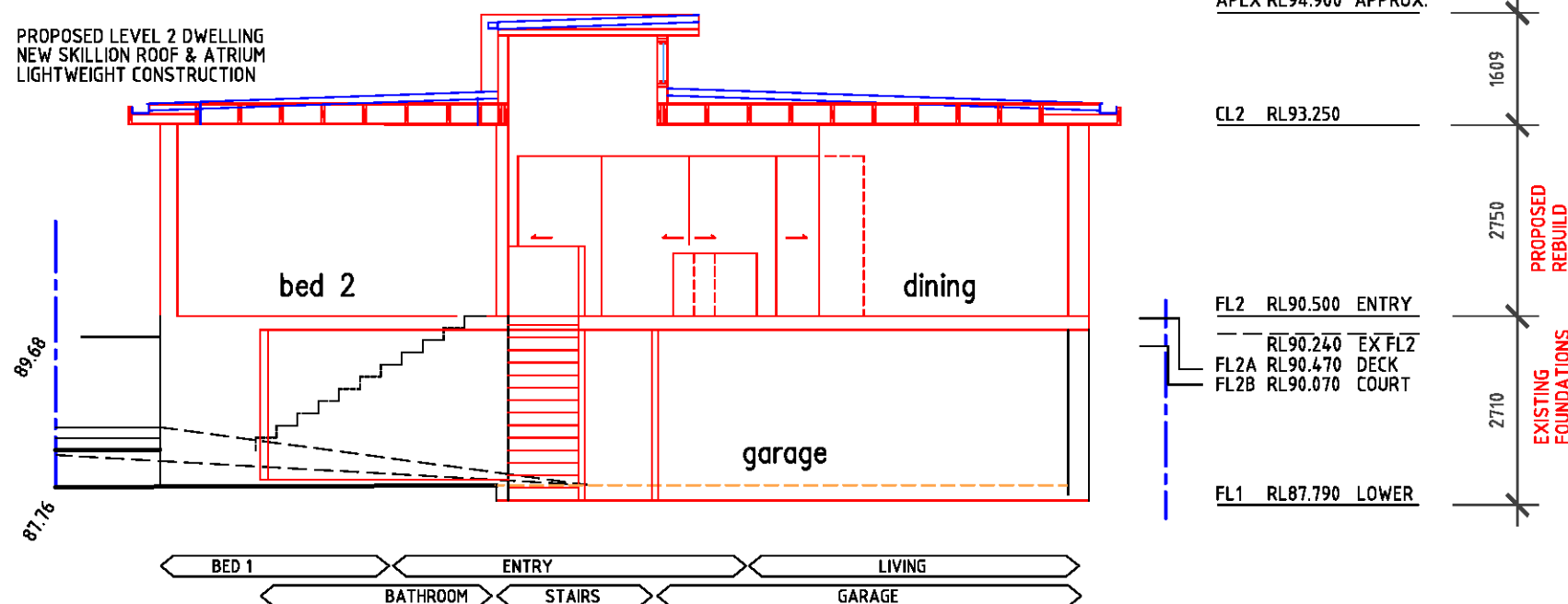
PROPOSED LEVEL 2 DWELLING
NEW SKILLION ROOF & ATRIUM
LIGHTWEIGHT CONSTRUCTION



SECTION W-E

CONSTRUCTION

FLOOR	LVL BEAMS, STRUCTURAL SHEET, HARDWOOD FLOORING
WALLS	LVL STUDS, QT ECO SERIES COMPOSITE PANELS 50MM THK GYPROCK LININGS
ROOFING	BONDOR SOLARSPAN INSULATED ROOF PANELS 2° PITCH LYSAGHT SPANRIB SHEETING OVER ENTRY 1° PITCH HARDIE ECOTEC FACADE SHEETING 9MM THK
WINDOWS & DOORS	ALUM POWDER COATED, LAMINATED GLASS



SECTION S-N

LEGEND

—	EXISTING
- - -	DEMOLISH
—	PROPOSED
- - -	OVER



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DP22233
641 sm

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revision
A

project
RICHARDS RESIDENCE
5 REID ST, SEAFORTH

title
SECTIONS

sheet
08