

NOTES:
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Finished ground levels on the plan are subject to the site conditions.
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SITE RATIO'S - EXISTING:

SITE AREA	943m ²
FOOTPRINT OF RESIDENCE (Including Attached Garage)	203m ²
SHED	4m ²
VERANDAH / PORCH / COVERED DECK	47m ²
PAVED AREAS & PATHWAYS	21m ²
POOL PATIO	20m ²
POOL SURROUNDS	20m ²
DRIVEWAY & PARKING AREAS	82m ²
SUM TOTAL	400m ²
LESS PATHWAY UNDER 1m wide	-m
LESS 6% SITE AREA (IMPERVIOUS LANDSCAPING TREATMENT)	-56.5m ²
SUM TOTAL	343.5m ²
SITE COVERAGE %	36.4%
EXISTING LANDSCAPED AREA	63.6%

SITE RATIO'S - PROPOSED:

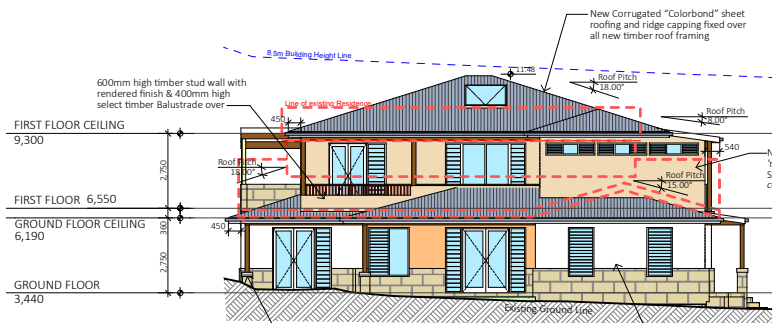
SITE AREA	943m ²
FOOTPRINT OF RESIDENCE	218m ²
DOUBLE CARPORT	33m ²
SHED	4m ²
VERANDAH	7.5m ²
PAVED AREAS & PATHWAYS	91m ²
POOL SURROUNDS	11m ²
DRIVEWAY	20m ²
SUM TOTAL	431.5m ²
LESS PATHWAY UNDER 1m wide	-m
LESS 6% SITE AREA (IMPERVIOUS LANDSCAPING TREATMENT)	-56.5m ²
SUM TOTAL	375m ²
SITE COVERAGE %	39.7%
PROPOSED LANDSCAPED AREA	60.3%



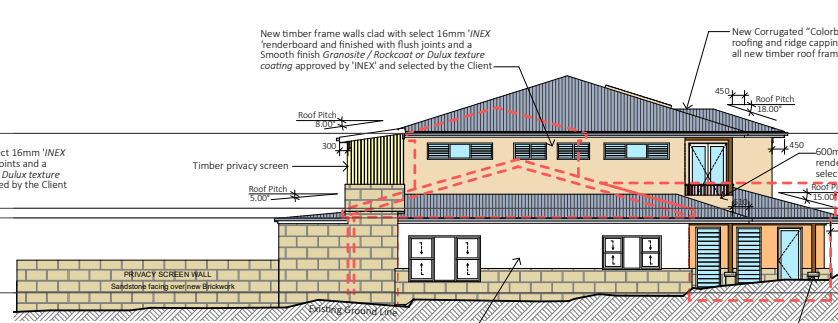
Client: **MR & MRS HUTCHINSON**
Project Name: **Alterations & Additions 18 YACHTSMANS PARADISE LOT 1 D.P.537303 NEWPORT NSW 2106**

Drawing Title: **SITE PLAN**

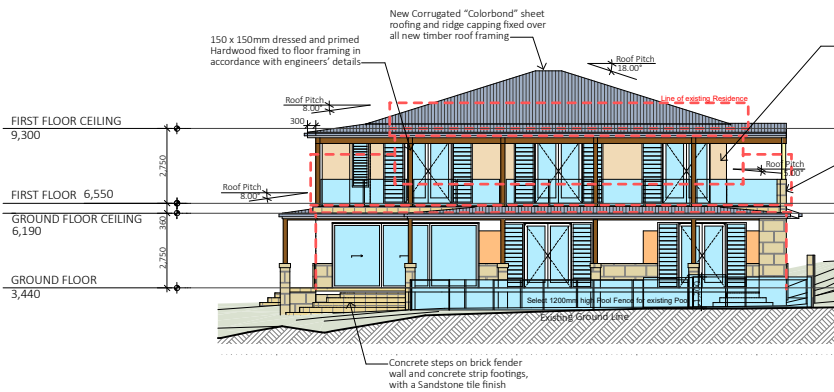
Scale: 1:100 (A1) Date: NOVEMBER 2019
Council: NORTHERN BEACHES Checked By: J. Adams
Project No: **1708** Drawing No.: **DA 01**
ANNEXURE "A" Plot Date: 17/12/2019



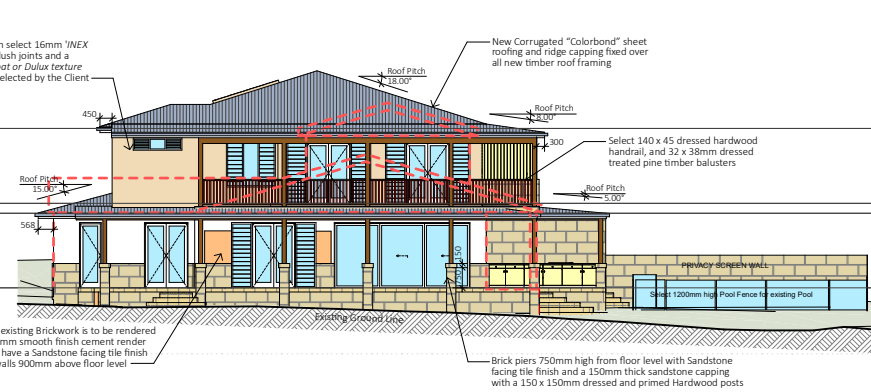
1 SOUTHEAST ELEVATION 1:100



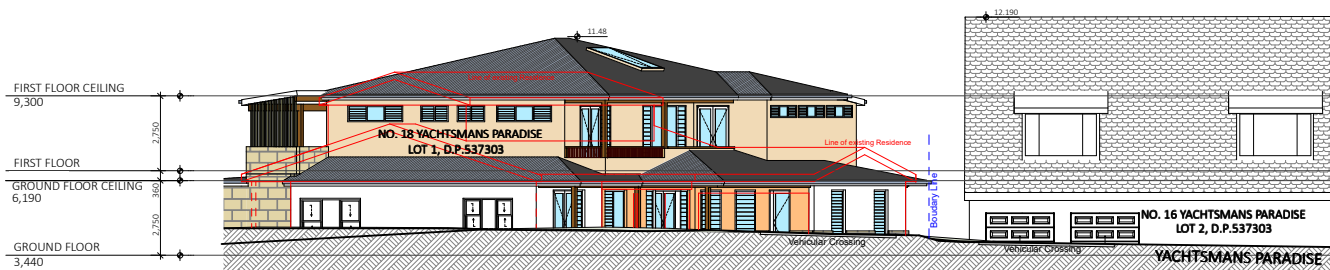
2 SOUTHWEST ELEVATION 1:100



3 NORTHWEST ELEVATION 1:100



4 NORTHEAST ELEVATION 1:100



5 STREET VIEW NO 18- NO 16 1:100

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BASIC INFORMATION REQUIREMENTS:

LIGHTING:

A minimum of 40% of all new or altered light fixtures are to be fluorescent, compact fluorescent or L.E.D. lamps

WATER COMMITMENTS:

Fixtures: All new Shower heads, toilets and taps shall have a minimum 3 Star rating

HOT WATER SYSTEM:

Existing Hot water system shall remain.

INSULATION REQUIREMENTS:

Suspended Floor: The suspended floor with enclosed sub-floor shall meet minimum R 1.30 (including construction)

Floor above existing: Nil

External walls - Brick veneer: The external walls shall meet minimum R 1.70 (including construction)

External walls - framed: The external walls shall meet minimum R 1.70 (including construction)

Ceilings: The new ceilings shall meet minimum R 0.70 (up)

Roof: The roof shall have a foil backed blanket (75mm) and be of light colour (solar absorption <0.475)

WINDOWS & GLAZED DOORS:

All window and door numbers shown on the window and door schedule correspond to matching window / door numbers shown in the Basic certificate.

Window sizes: The total area of glazing for each window shall be no greater than that shown on the Basic certificate

Shading devices: Shading devices shall be installed in accordance with the Basic certificate

Frames and glazing: Frame and glazing types shall meet the requirements of the Basic certificate

SKYLIGHTS:

All Skylight numbers shown on the window and door schedule correspond to matching skylight numbers shown in the Basic certificate.

All new skylights shall meet the requirements of the Basic certificate



Project North



Client

MR & MRS HUTCHINSON

Project Name

Alterations & Additions

18 YACHTSMANS PARADISE

LOT 1 D.P.537303

NEWPORT NSW 2106

Drawing Title:

ELEVATIONS

Scale: 1:100 (A1)

Date: NOVEMBER 2019

Council: NORTHERN BEACHES Checked By: J. Adams

Project No: 1708 Drawing No: DA 04

ANNEXURE "A" Plot Date: 17/12/2019