



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)		
W3	N	1.84	0	0	eave/verandah/ pergola/ balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W4/5	N	2.2	0	0	eave/verandah/ pergola/ balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W6/7	S	2.2	0	0	eave/verandah/ pergola/ balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D1	S	7.74	0	0	eave/verandah/ pergola/ balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W1b3	E	1.59	0	0	eave/verandah/ pergola/ balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W1mbed	E	1.59	0	0	eave/verandah/ pergola/ balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W2	N	0.73	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	S	0.73	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
Skylights glazing requirements						
Skylight number	Area of glazing inc. frame (m2)		Shading device		Frame and glass type	
S1	0.76		no shading		timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)	

**SPECIAL NOTES:**  
\* GROUND FLOOR INTERNAL PAINTING TO STAIRCASE ONLY.

REV	DESCRIPTION	DATE	INITIAL
A	COUNCIL REQUEST: ADJUST FIRST FLOOR TO COMPLY WITH SIDE BDY SET BACK AND MAXIMUM RIDGE HEIGHT.	17.11.21	EM

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PROJECT:	ADDRESS:	CLIENT:
ALTERATIONS & ADDITIONS	263 SYDNEY ROAD, FAIRLIGHT	MS J. SURGEON

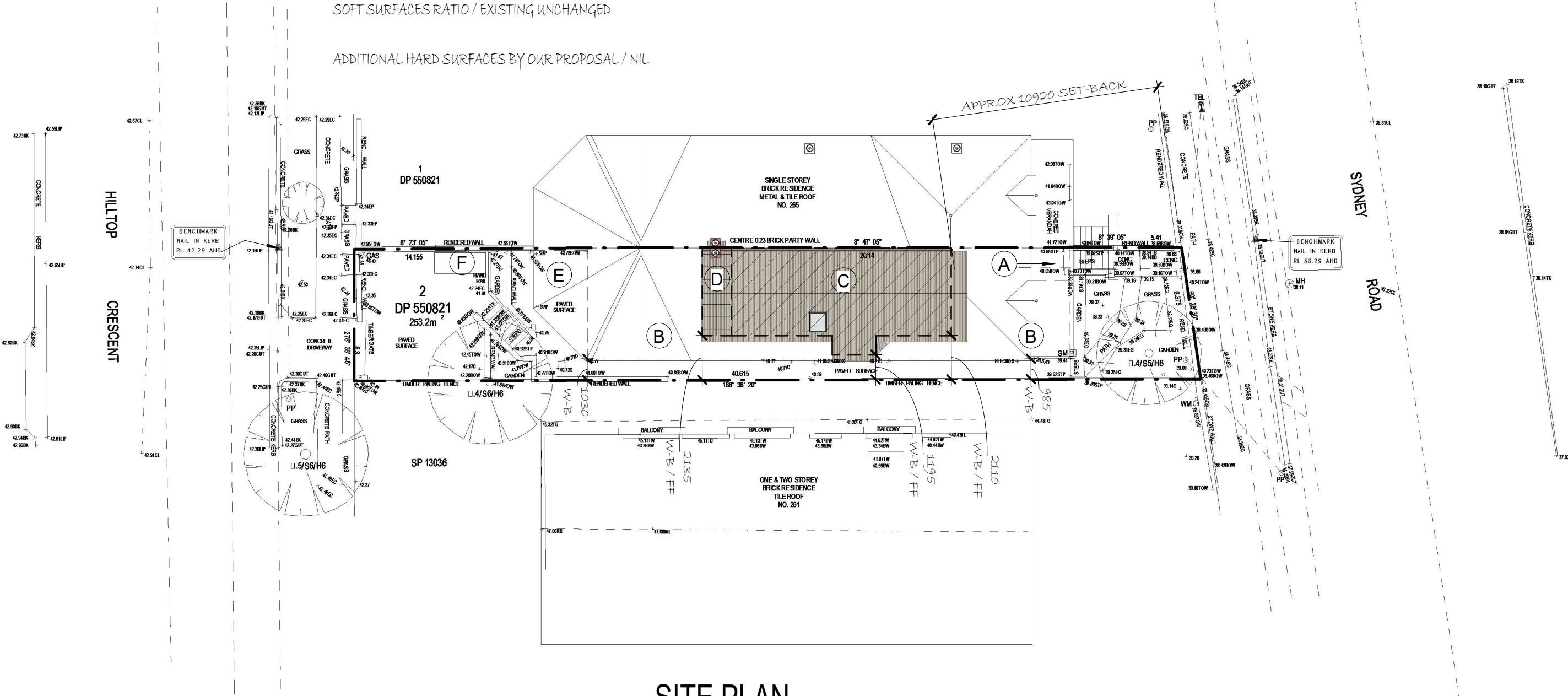
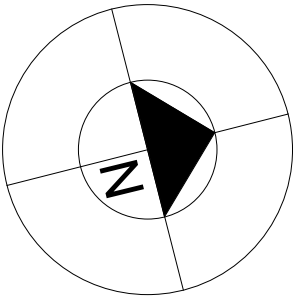
SPECIFICATION SUMMARY				
BRICKWORK:	COMMONS LAID AS FACE - CHIMNEY RE-BUILD & PARTY WALL.			
EXTERNAL CLADDING:	170mm FEDERATION WEATHERTEX BOARDS.			
FLOORING:	GF - T&G PATCHING. FF - STRUCTURAL SHEETING FOR CARPET FINISH BY OWNER. FF WET AREA - TILES AS SELECTED.			
INTERNAL JOINERY:	SKIRTINGS: GF - PATCH EXISTING. / FF - 6x-150mm COLONIAL FOR A PAINT FINISH.			
	ARCHITRAVES: GF - PATCH EXISTING. / FF - 6x-100mm - COLONIAL FOR A PAINT FINISH.			
	PICTURE RAILS: GF - PATCH EXISTING. / FF - N/A.			
ROOF COVERING:	CUSTOM ORB "MATT SHALE GREY" CORRUGATED COLORBOND SHEETING OVER FOIL ADHERED INSULATION BLANKET.			
INTERNAL LININGS:	GF - PATCHWORK TO EXISTING. / FF - PLASTERBOARD SHEETING TO WALLS AND CEILINGS WITH SET CORNERS. VILLABOARD TO WET AREAS.			
EAVES & LININGS	750 - FRONT VERGE / 300 - EAVES, HARDIFLEX SHEETING LINED ON RAKE			
ROOF PLUMBING:	GUTTERS: COLORBOND GUTTERS TO NEW ROOF AREAS - STANDARD COLOURS.			
	DOWNPIPES: 100 X 50 COLORBOND AS PER PLAN - STANDARD COLOURS.			
INTERNAL DOORS:	PRIMED HOLLOW CORE PANEL TYPE - CAMBRIDGE. / ROOF ACCESS DOOR - HOLLOW CORE FLUSH TYPE.			
WINDOWS & EXT DOORS:	ALUMINIUM WINDOWS AND DOORS COMPLETE WITH ALUMINIUM SCREENS TO WINDOWS AS PER SCHEDULE. SCREENS SELECTED FROM STANDARD STEGBAR COLOUR RANGE.			
BUILT-IN ROBES:	BY OWNER.			
LINEN CUPBOARD:	BY OWNER.			
WALK-IN ROBES:	N/A.			
HOT WATER UNIT:	CONNECT TO EXISTING EXTERNAL M/P INSTANT GAS UNIT.			
ELECTRICAL:	RELOCATE METER BOX:	NO	LIGHT POINTS:	16 S.B.F.
	RELOCATE MAINS ENTRY:	NO	POWER POINTS:	10
	RELOCATE LIGHT POINT:	NIL	TWO WAY SWITCH:	1
	RELOCATE PWR POINT:	NIL	SAFETY SWITCH:	2
PAINTING:	GF EXTERNAL:	N/A.	FF EXTERNAL:	BY MODUM.
	GF INTERNAL:	REFER SPECIAL NOTES	FF INTERNAL:	BY MODUM.
INSULATION:	R: 3.0 BATTS TO NEW FF ROOF AREAS.			
	R: 2.0 BATTS TO NEW FF EXTERNAL WALLS.			
STAIRCASE:	CLOSED TIMBER TYPE (MAPLE) COMPLETE WITH HANDRAIL AND LINING UNDER AS PER PLAN.			
<div>MULTI YEARS</div> <div></div> <div>ALTERATIONS &amp; ADDITIONS NEW HOMES</div>	<div>MODUM PTY LTD</div> <div>SUITE 11, 50 GREAT NORTH ROAD FIVE DOCK NSW 2046</div> <div>PHONE:(02) 9713 1500 B.L. 39076 WEB SITE: <a href="http://www.modum.com.au">www.modum.com.au</a> EMAIL: <a href="mailto:webuild@modum.com.au">webuild@modum.com.au</a></div> <div>A.C.N. 003 342 210</div>			<div></div>
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- A. EXISTING PORCH / 2.88 sqm
- B. EXISTING RESIDENCE / 108.07 sqm
- C. PROPOSED FIRST FLOOR ADDITION / 37.64 sqm (EXCLUDES STAIRWELL)
- D. PROPOSED FIRST FLOOR BALCONY / 6.65 sqm
- E. EXISTING COURTYARD / 17.88 sqm
- F. EXISTING SHED / 2.46 sqm

TOTAL FLOOR SPACE AREA / 145.71 sqm (ITEMS: B, C)  
SITE AREA / 253.20 sqm  
F.S. RATIO / 57.55 %

HARD SURFACES COVERAGE / EXISTING UNCHANGED  
SOFT SURFACES COVERAGE / EXISTING UNCHANGED  
SOFT SURFACES RATIO / EXISTING UNCHANGED

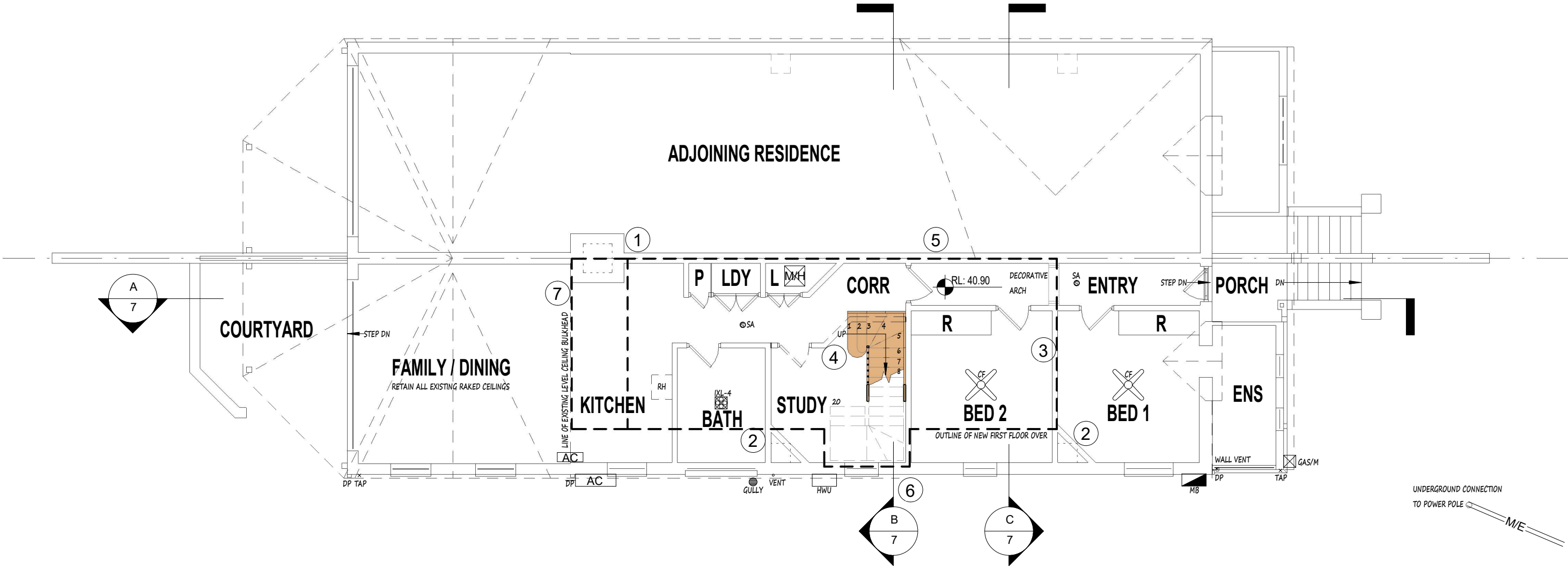
ADDITIONAL HARD SURFACES BY OUR PROPOSAL / NIL



**SITE PLAN** TO BE READ IN CONJUNCTION WITH SURVEY  
1 : 200

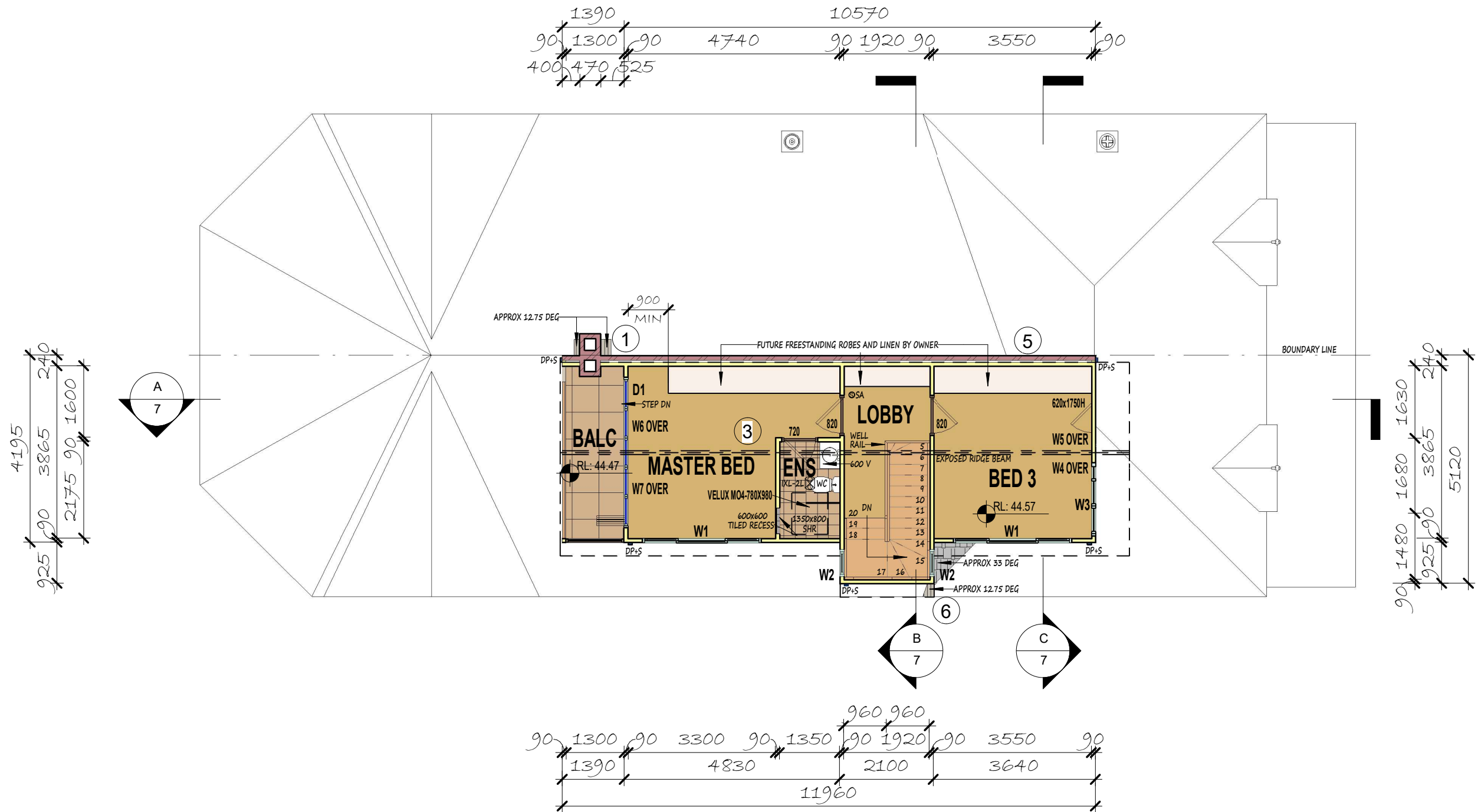


1. FOLLOWING NEIGHBOUR'S CONSENT, REMOVE TERRA COTTA POTS AND DEMOLISH COMBINED CHIMNEY DOWN TO CEILING JOISTS LEVEL. RE-BUILD COMBINED CHIMNEY AS SHOWN AND MARRY TO NEW FIRST FLOOR BALCONY AS PER PLAN. REUSE BEST POTS FROM THIS ITEM OR ITEM 2. REPAIR NEIGHBOUR'S ROOF.
2. REMOVE TERRA COTTA POT AND DEMOLISH CHIMNEY DOWN TO CEILING JOISTS LEVEL. RETAIN BEST POT FOR REUSE IN ITEM 1. RETAIN REMAINING POTS FOR CLIENT TO DECIDE WHAT TO DO WITH THEM.
3. DEMOLISH EXISTING AFFECTED ROOF SECTIONS AND CARRY OUT ALL WORK REQUIRED TO CONSTRUCT NEW FIRST FLOOR ADDITION AS PER PLAN. PROVIDE SERVICES TO SUIT LAYOUT AND ALL STRUCTURAL WORK TO ENGINEERS DETAILS.
4. REMOVE DOOR AND DEMOLISH WALLS SHOWN DASHED DOWN TO FLOOR LEVEL. FORM NEW STAIRWELL AND CONSTRUCT NEW STAIRCASE AS PER PLAN. PATCH/REPAIR AFFECTED FLOOR, WALL, AND CEILING SURFACES.
5. BUILD-UP PARTY WALL AROUND EXISTING ENGAGED PIERS AS PART OF NEW FIRST FLOOR BRICK VENEER WALL.
6. EXTEND EXISTING TILED ROOF AND SHEET ROOF AS SHOWN. FORM VERGE IN BETWEEN AND FLASH ACCORDINGLY.
7. NO ALLOWANCE FOR STRUCTURAL WORK TO EXISTING WALL/BULKHEAD AT THIS STAGE - PENDING FINAL ENGINEERING DETAILS.



# EXIST GROUND FLOOR PLAN WITH PROPOSED ALTERATIONS & ADDITIONS.

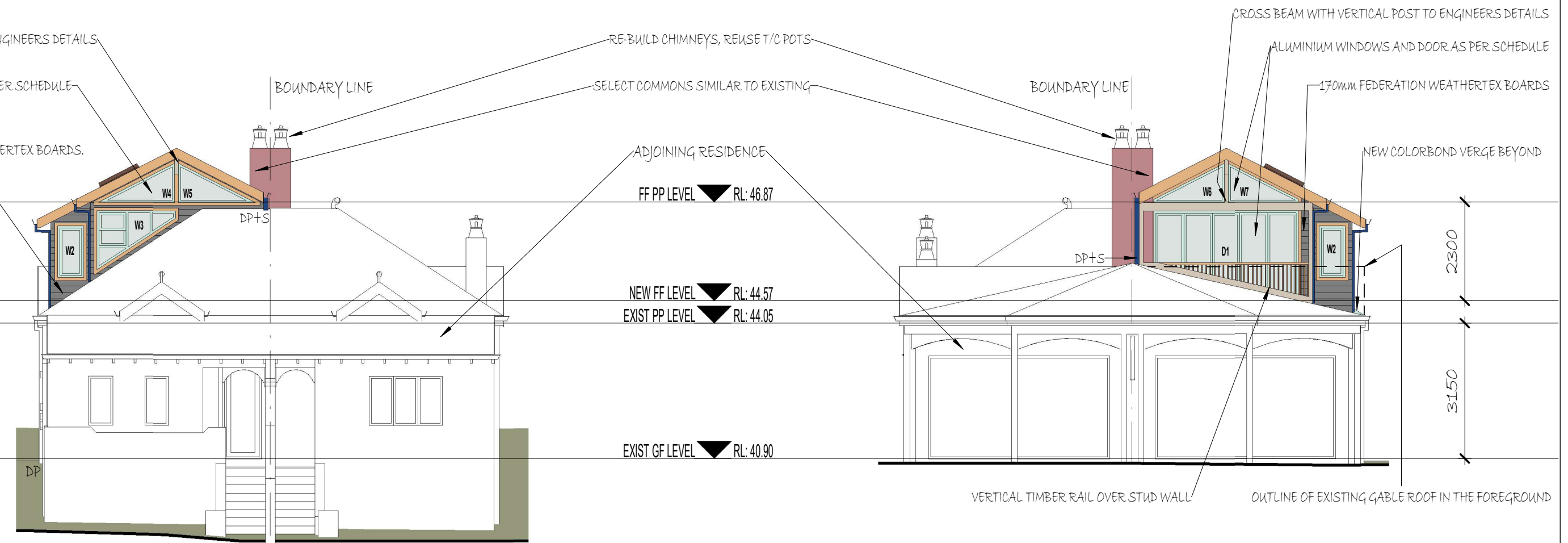
1 : 100



## PROPOSED FIRST FLOOR ADDITION.

1 : 100





## NORTH ELEVATION

1 : 100

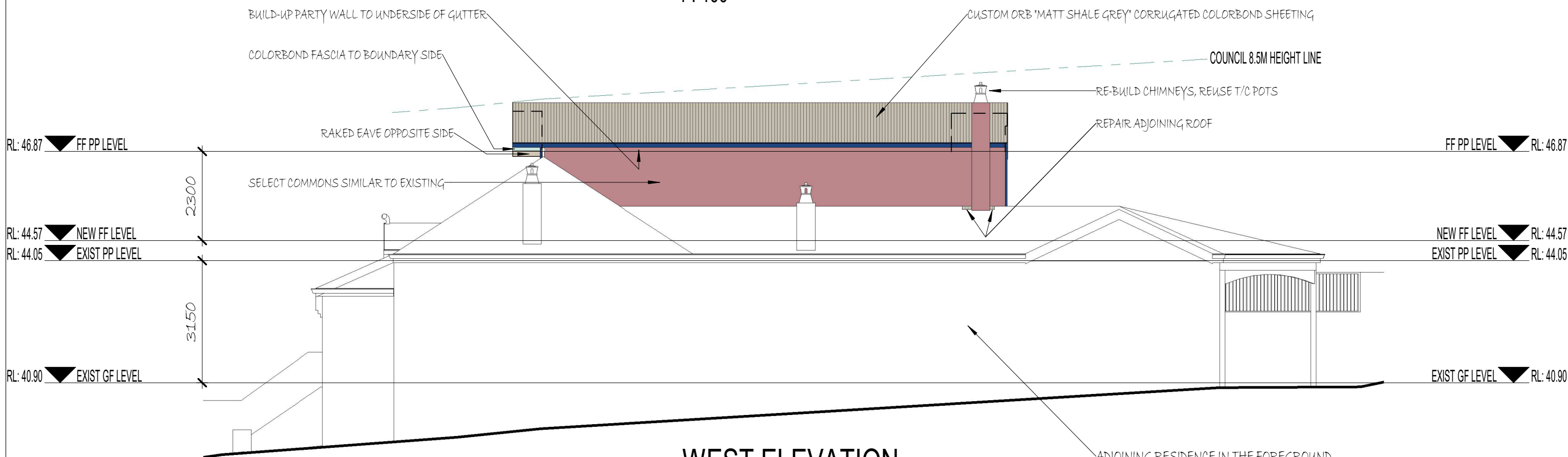
## SOUTH ELEVATION

1 : 100



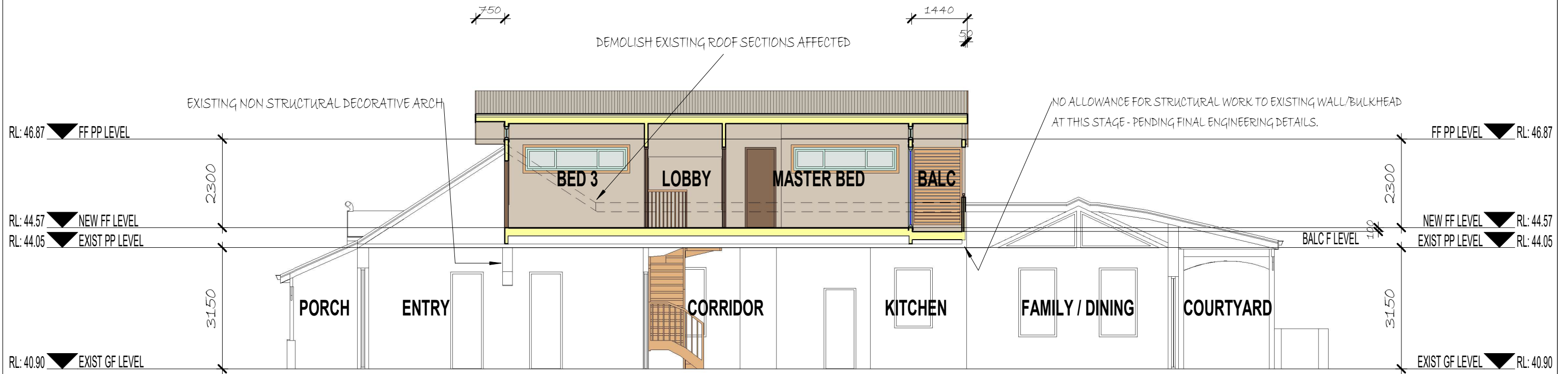
## EAST ELEVATION

1 : 100

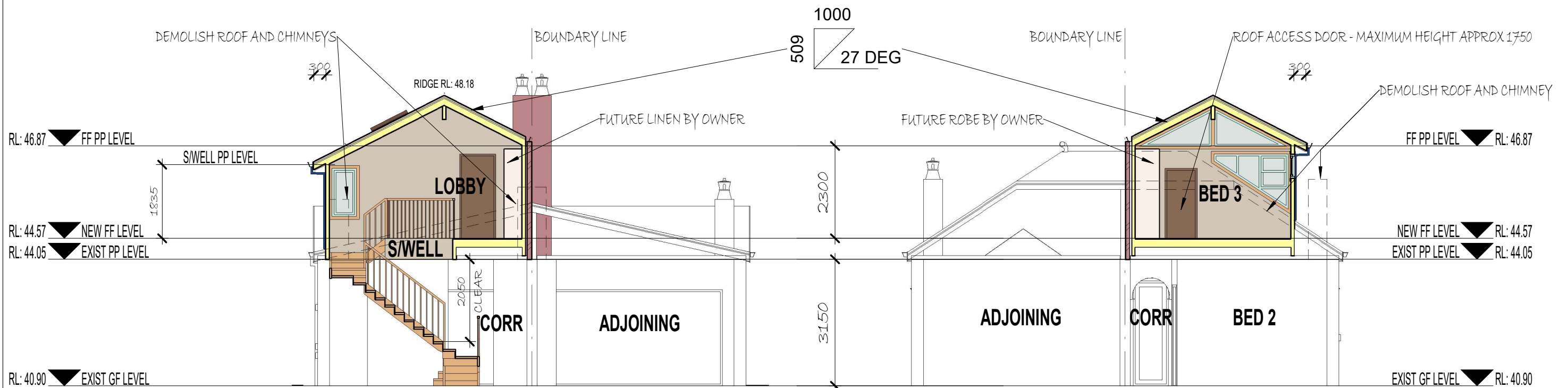


## WEST ELEVATION

1 : 100



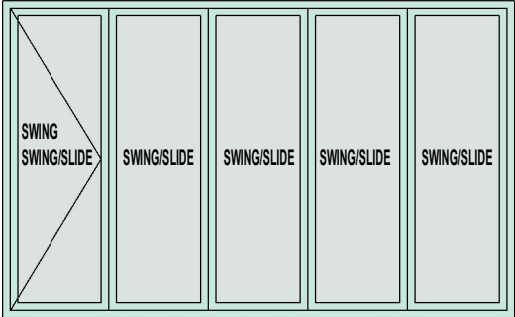
**A** SECTION A  
1 : 100



**B** SECTION B  
1 : 100

**C** SECTION C  
1 : 100

DOOR SCHEDULE - ALL DOORS LISTED AS VIEWED FROM OUTSIDE / READ IN CONJUNCTION WITH FLOOR PLANS & ELEVATIONS											
TAG	QUANTITY	MODEL	OPENING HEIGHT	OPENING WIDTH	FRAME HEIGHT	FRAME WIDTH	OPENING HEAD HEIGHT	FRAME HEAD HEIGHT	FRAME SILL HEIGHT	FLYSCREENS	COMMENTS
D1	1	ABD 2133 SPECIAL	2120	3400	2100	3380	2120	2100	0	YES - ALUMINIUM	
Grand total: 1											

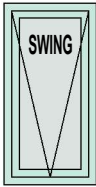


D1  
1 : 50

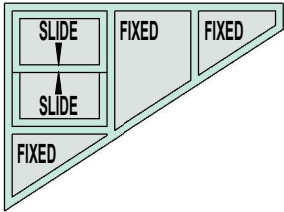
WINDOW SCHEDULE - ALL WINDOWS LISTED AS VIEWED FROM OUTSIDE - WINDOWS TO HAVE RESTRICTED OPENINGS IN ACCORDANCE WITH B.C.A. VOLUME TWO, CLAUSE 3.9.2.5 IF REQUIRED / READ IN CONJUNCTION WITH FLOOR PLANS & ELEVATIONS											
TAG	QUANTITY	MODEL	OPENING HEIGHT	OPENING WIDTH	FRAME HEIGHT	FRAME WIDTH	OPENING HEAD HEIGHT	FRAME HEAD HEIGHT	FRAME SILL HEIGHT	FLYSCREENS	COMMENTS
W1	2	ASW 0626	665	2705	600	2650	2165	2100	1500	YES - ALUMINIUM	LOW-E GLAZING
W2	2	AAW 1206	1265	665	1200	610	1815	1750	550	YES - ALUMINIUM	
W3	1	ADH FIXED SPECIAL								YES - ALUMINIUM	MEASURE ON SITE PRIOR TO MANUFACTURE
W4	1	AFW SPECIAL - FRONT LEFT								NO	MEASURE ON SITE PRIOR TO MANUFACTURE
W5	1	AFW SPECIAL - FRONT RIGHT								NO	MEASURE ON SITE PRIOR TO MANUFACTURE
W6	1	AFW SPECIAL - REAR LEFT								NO	MEASURE ON SITE PRIOR TO MANUFACTURE
W7	1	AFW SPECIAL - REAR RIGHT								NO	MEASURE ON SITE PRIOR TO MANUFACTURE
Grand total: 9											



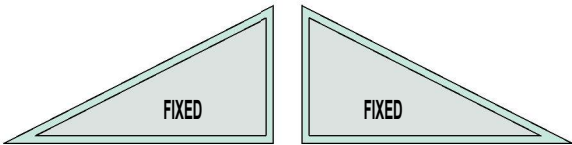
W1  
1 : 50



W2  
1 : 50

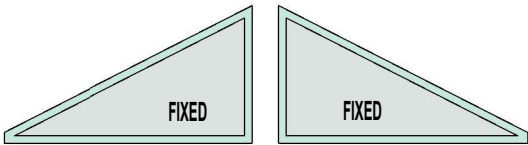


W3  
1 : 50



W4  
1 : 50

W5  
1 : 50

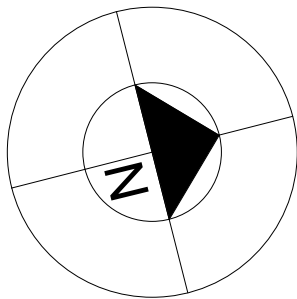


W6  
1 : 50

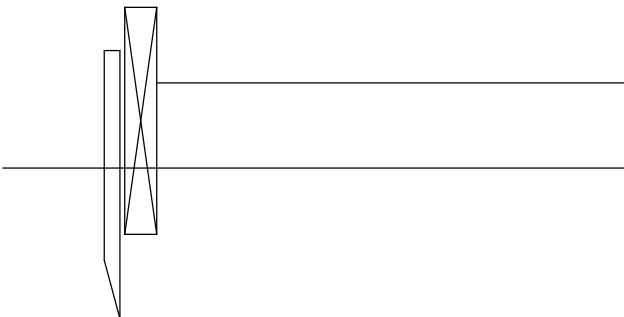
W7  
1 : 50



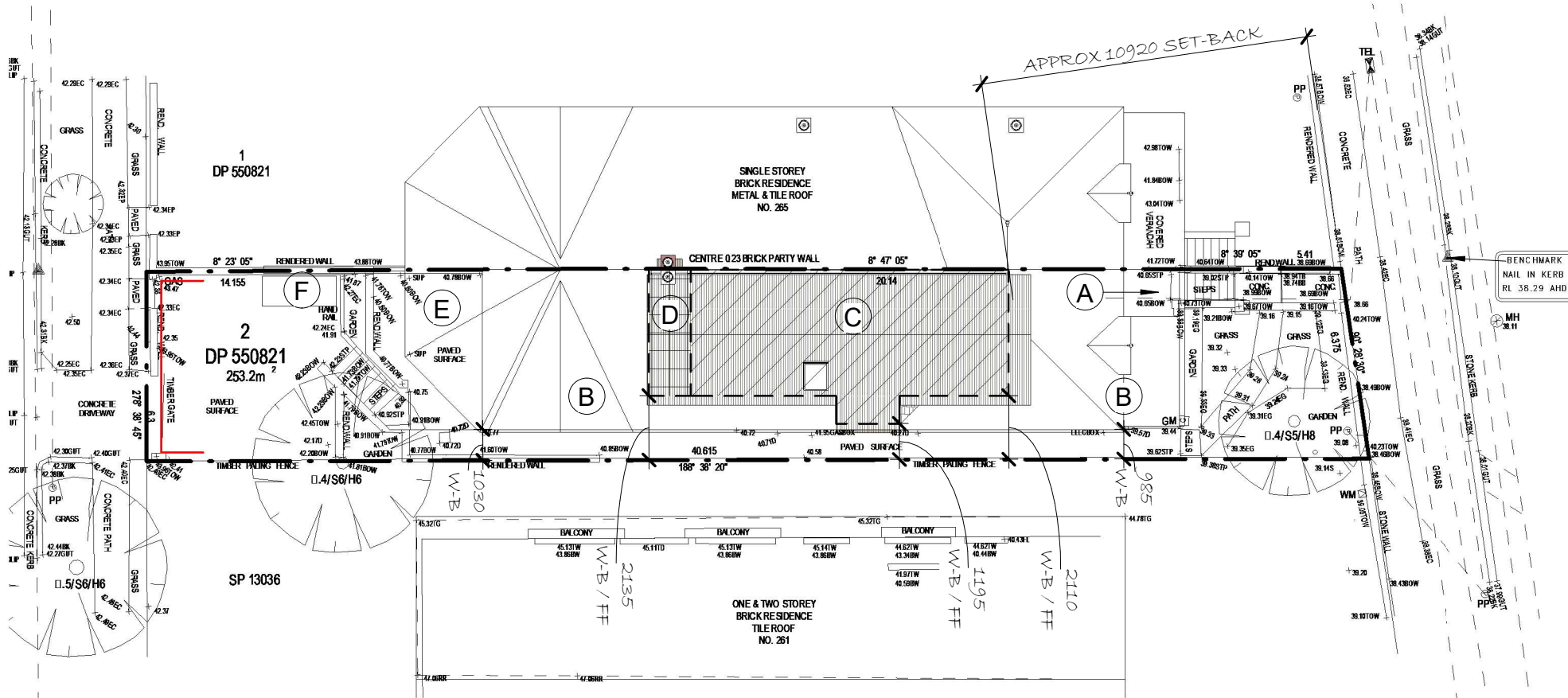
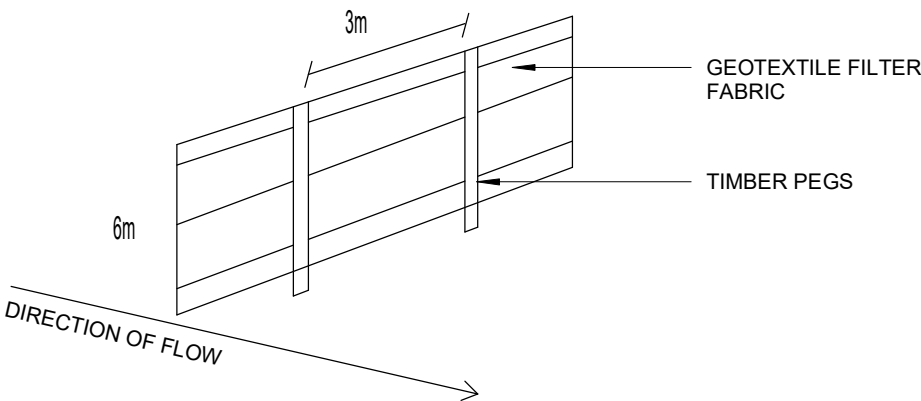
SEDIMENT & EROSION CONTROL PLAN



- PRIOR TO COMMENCEMENT OF CONSTRUCTION, PROVIDE 'SEDIMENT FENCE' 'SEDIMENT TRAP' AND 'WASH-OUT' AREA TO ENSURE THE CAPTURE OF WATER BORNE MATERIAL GENERATED FROM THE SITE.
- MAINTAIN THE ABOVE DURING THE COURSE OF CONSTRUCTION, AND CLEAR THE 'SEDIMENT' TRAP AFTER EACH STORM.



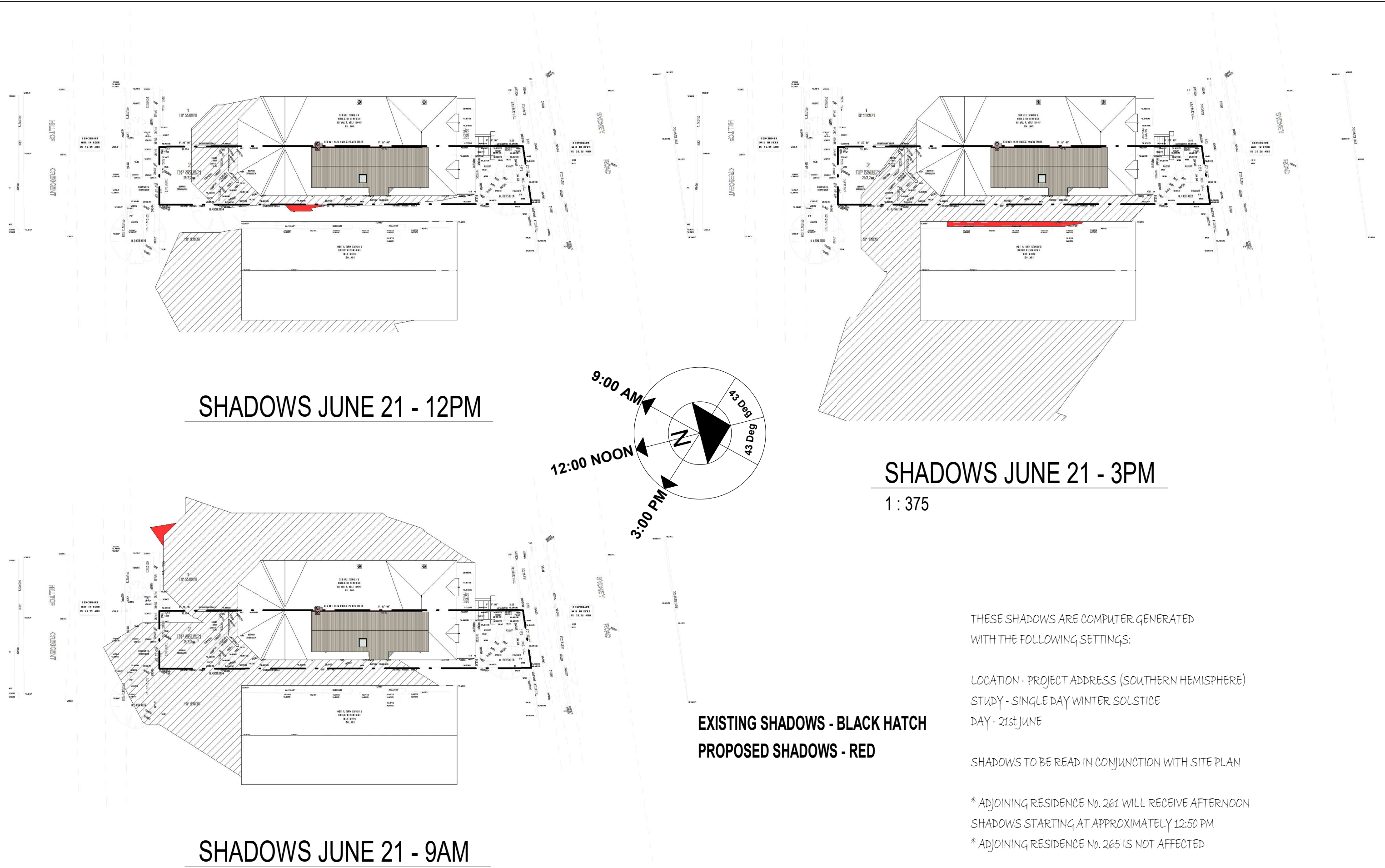
- 'SEDIMENT TRAP' - 500mmx500mm WIDE x 300mm DEEP PIT, LOCATED AT THE LOWEST POINT TO TRAP SEDIMENT.
- 'WASH-OUT AREA' - 1800mmx1800mm ALLOCATED FOR THE WASHING OF TOOLS AND EQUIPMENT
- 'SEDIMENT FENCE' - PROVIDE 'SEDIMENT FENCE' ON DOWNSLOPE BOUNDARY AS SHOWN ON PLAN. FABRIC TO BE BURIED BELOW GROUND AT LOWER EDGE.

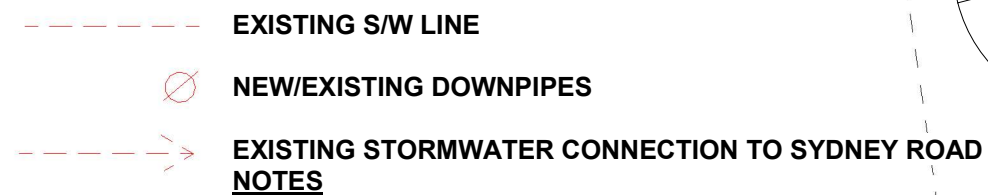


EROSION & SEDIMENT CONTROL PLAN

1 : 200







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- FORMWATER MANAGEMENT PLAN

1 : 200