

LEGEND :

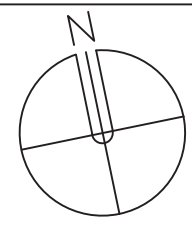
- EXISTING STRUCTURE TO BE DEMOLISHED
- NEW GLASS / DOOR / WINDOW / STRUCTURES
- EXISTING WALLS
- NEW WALLS
- NEW ADDITION

CODE COMPLIANCE
SITE AREA COMBINED: 696 SQ.M.

	BY CODE	EXISTING	PROPOSED
LANDSCAPE PERVIOUS MIN	54% 375.84 SQ.M.	56.75% 397 SQ.M.	53.5% 372.5 SQ.M.
LANDSCAPE IMPERVIOUS MAX. (RECREATION)	6% 41.76sq.m.	6% 41.76sq.m.	6% 41.76sq.m.
HARD SURFACE AREA MAX.	40% 278.4SQ.M.	37.1% 257.24SQ.M.	42.2% 293.84SQ.M.
Floor area		207.9SQ.M.	277.5SQ.M.
Height maximum	8.5metres	7.6metres	7.6metres

BASIX COMMITMENTS
REFER TO BASIX CERTIFICATE DETAILS AND D09 FOR DETAILS

AMENDMENTS
ISSUE A 26.10.20 DA REVISED-CARPORT ALTERED



LINDSAY LITTLE & ASSOCIATES PTY LTD

ARCHITECTS BUILDING CONSULTANTS PROJECT MANAGERS
77 Telegraph Road , Pymble NSW 2073 Ph: 9416 6300 Mob:0414 975 225
Directors: Denis Leach - Nominated Architect Reg No. 3980; Harvey Little - Licence No.36549; Email: harveylittle@lindsaylitttle.com.au

ALTERATIONS AND ADDITIONS TO EXISTING RESIDENCE
87 ALEXANDRA CRESCENT BAVIEW
FOR: ARNAUD AND JANE DIEMONT

ALL DIMENSIONS TO BE CHECKED ON SITE BY BUILDER PRIOR TO CONSTRUCTION
FIGURE DIMENSIONS TO BE USED IN PREFERENCE TO SCALE
ALL BOUNDARIES AND LEVELS SUBJECT TO SURVEY PLAN
RETAIN ALL TREES UNLESS OTHERWISE NOTED

JOB No. 1281/19	SCALE 1:200	DRAWN J.S.	DATE JUNE 2020
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DRAWING TITLE SITE ANALYSIS PLAN	DRAWING NO A02A
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THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2020/0820

NEW LEVELS TO EXISTING DRIVEWAY IN ACCORDANCE WITH NORTHERN BEACHES COUNCIL DRIVEWAY SPECIFICATIONS, DCP 21 PART B6, AND AS2890.1-2004

DEMOLISH EXISTING CARPORT & CONSTRUCT NEW METAL FRAMED DOUBLE CARPORT TO ENGINEERS DETAILS

9.2 METRE TREE PROTECTION RADIUS

EXISTING BRICK/STONE RETAINING WALLS TO REMAIN

W2 SILL 75.1' LINTEL 77

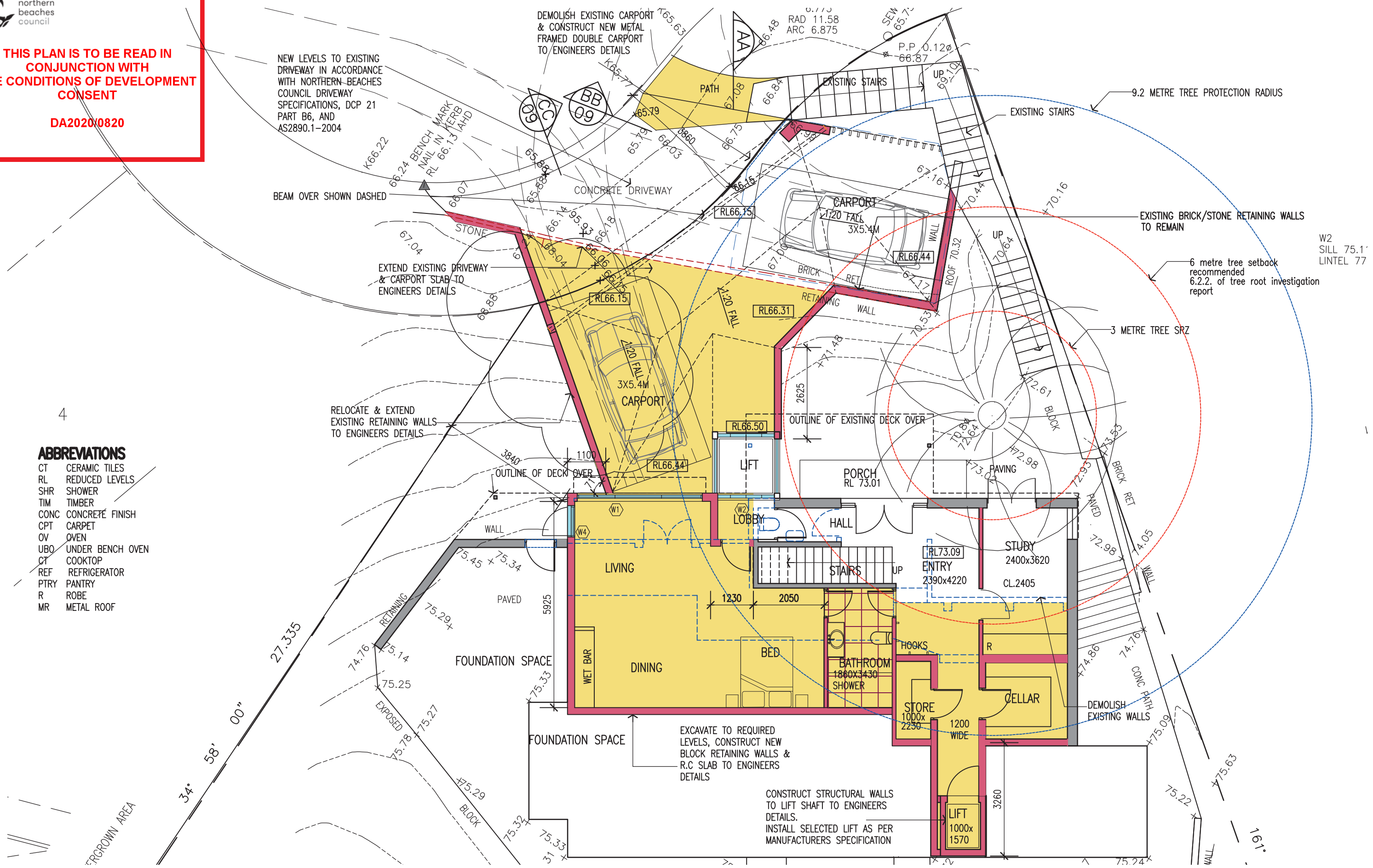
6 metre tree setback recommended 6.2.2. of tree root investigation report

3 METRE TREE SRZ

4

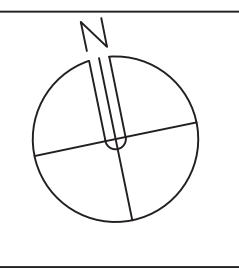
ABBREVIATIONS

- CT CERAMIC TILES
- RL REDUCED LEVELS
- SHR SHOWER
- TIM TIMBER
- CONC CONCRETE FINISH
- CPT CARPET
- OV OVEN
- UBO UNDER BENCH OVEN
- CT COOKTOP
- REF REFRIGERATOR
- PTRY PANTRY
- R ROBE
- MR METAL ROOF



AMENDMENTS
 ISSUE A 26.10.20 DA REVISED-CARPORT ALTERED

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JOB No.	SCALE	DRAWN	DATE
1281/19	1:100	J.S.	JUNE 2020

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 FOR: ARNAUD AND JANE DIEMONT

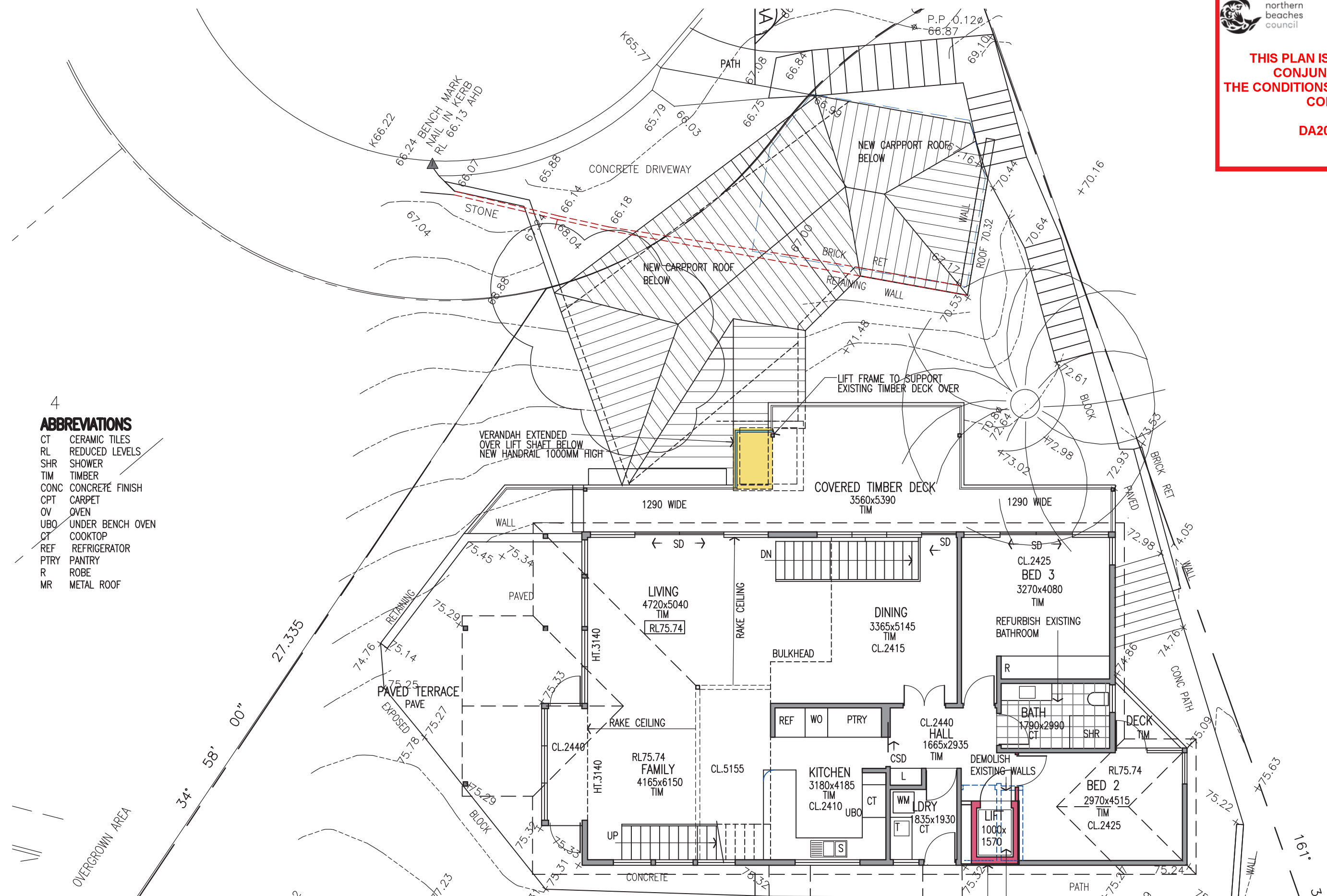
DRAWING TITLE	DRAWING NO
LOWER GROUND FLOOR PLAN	A04 A

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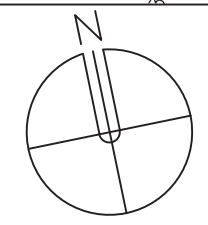
DA2020/0820

W2
SILL 75.1'
LINTEL 77

- 4
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REVISIONS
UE A 26.10.20 DA REVISED-CARPORT ALTERED



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JOB No. 1281/19	SCALE 1:100	DRAWN J.S.	DATE JUNE 2020
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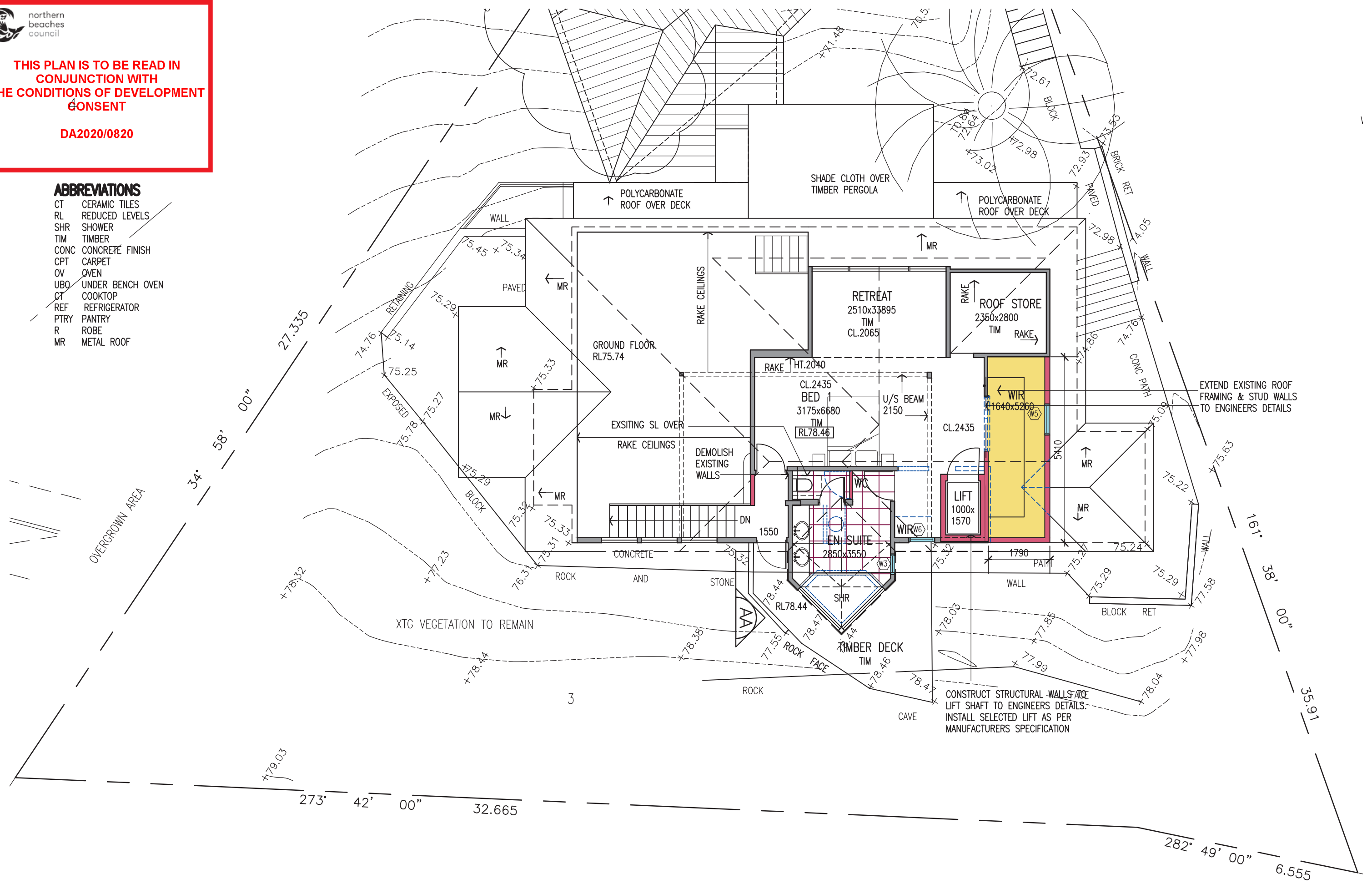
DRAWING TITLE GROUND FLOOR PLAN	DRAWING NO A05 A
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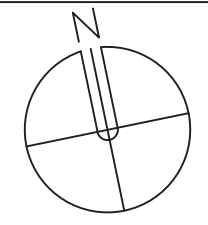
DA2020/0820

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AMENDMENTS
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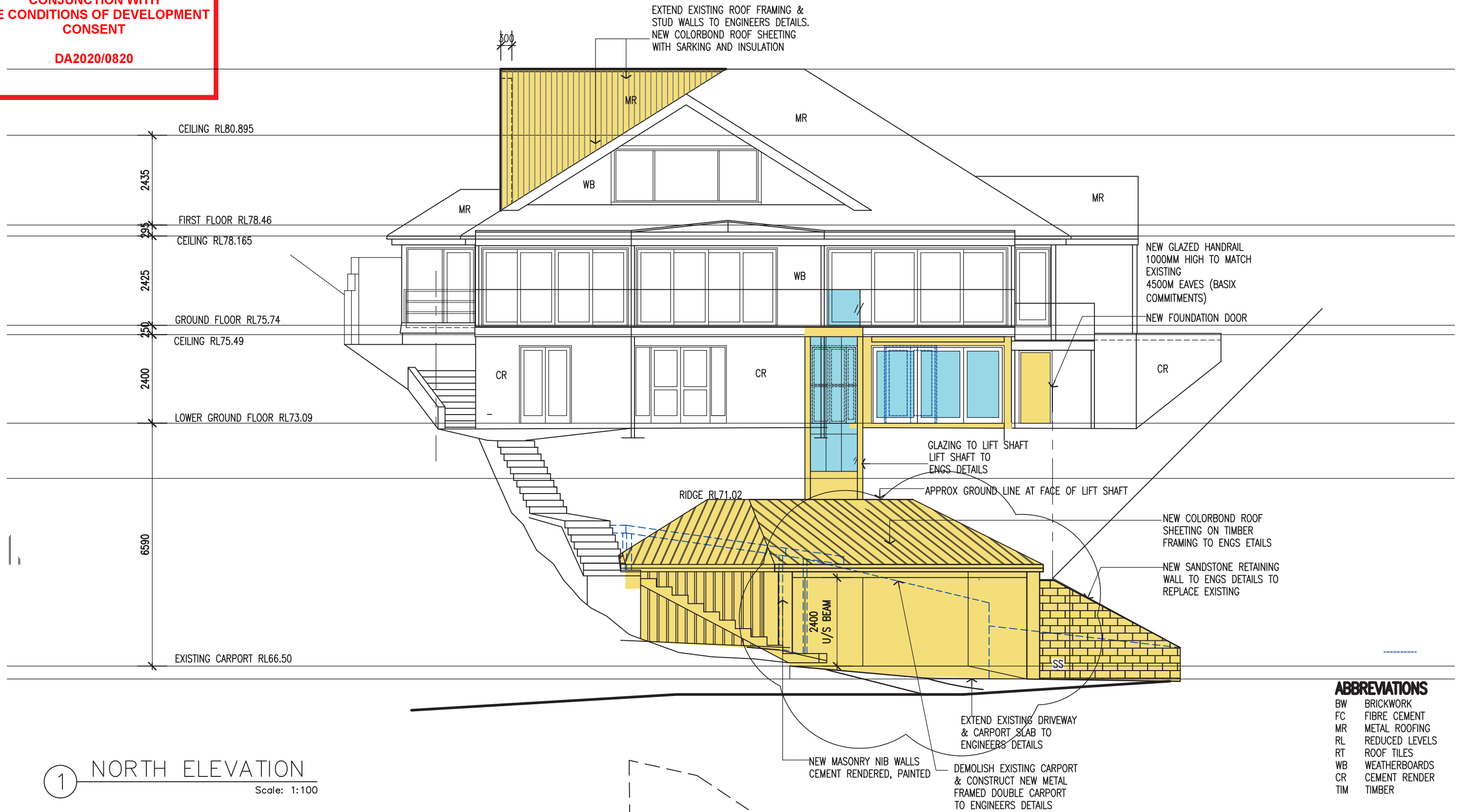
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DRAWING TITLE FIRST FLOOR PLAN	DRAWING NO A06 A
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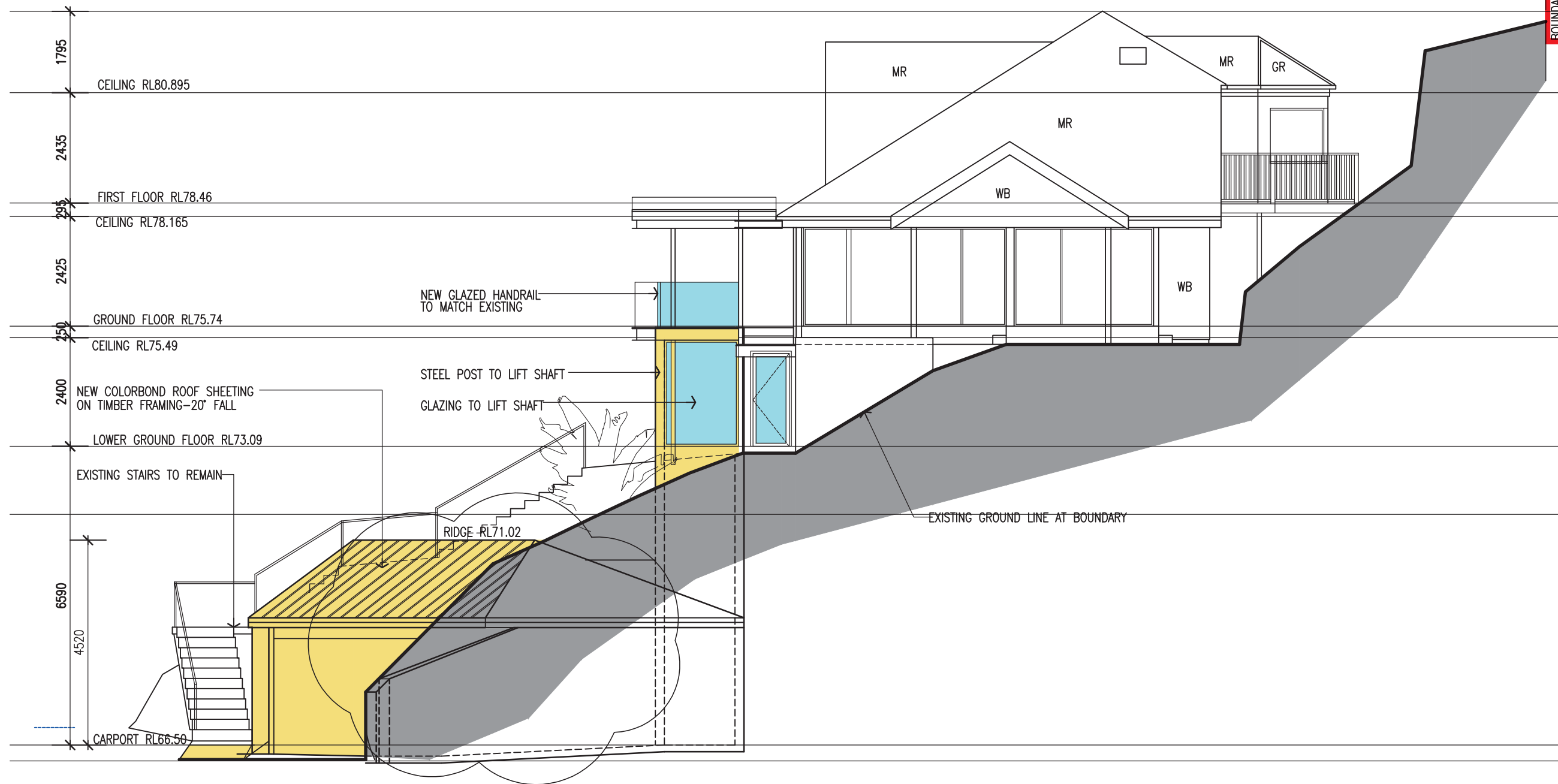
DA2020/0820



ABBREVIATIONS

- BW BRICKWORK
- FC FIBRE CEMENT
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- RT ROOF TILES
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- CR CEMENT RENDER
- TIM TIMBER

<p>AMENDMENTS ISSUE A 26.10.20 DA REVISED-CARPORT ALTERED</p>	<p>LINDSAY LITTLE & ASSOCIATES PTY LTD ABN 78 055 729 363 ARCHITECTS BUILDING CONSULTANTS PROJECT MANAGERS 77 Telegraph Road , Pymble NSW 2073 Ph: 9416 6300 Mob:0414 975 225 Directors: Denis Leach - Nominated Architect Reg No. 3980; Harvey Little - Licence No.36549; Email: harveylittle@lindsaylittle.com.au</p>			<p>ALTERATIONS AND ADDITIONS TO EXISTING RESIDENCE 87 ALEXANDRA CRESCENT BAVIEW FOR: ARNAUD AND JANE DIEMONT</p>		
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ABBREVIATIONS

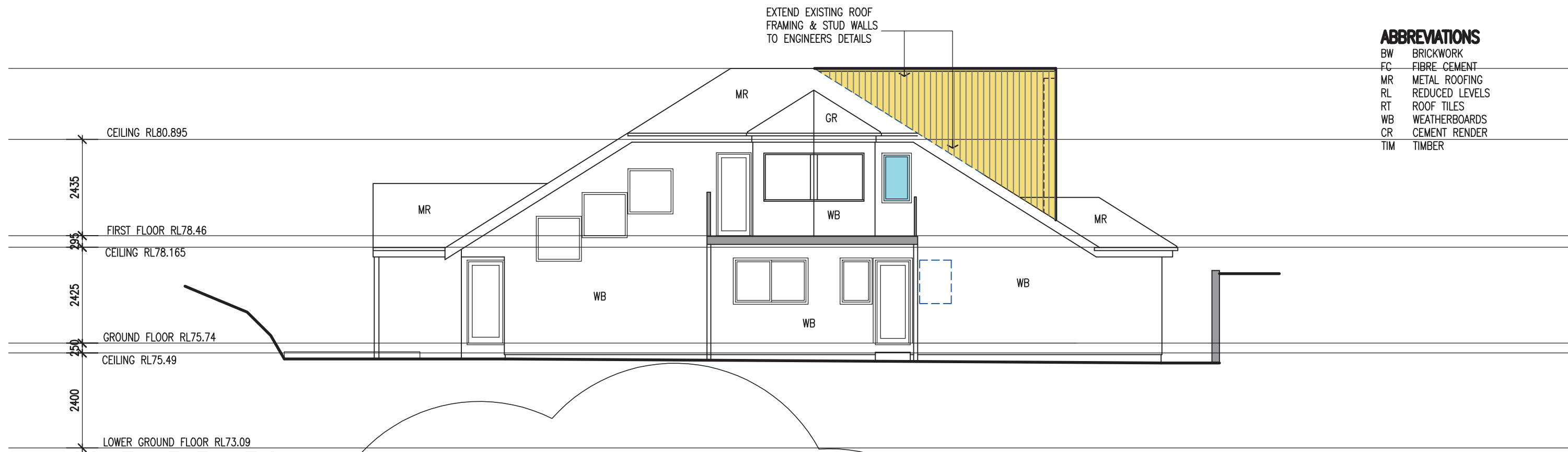
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TIM	TIMBER

2 WEST ELEVATION
Scale: 1:100

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ABBREVIATIONS

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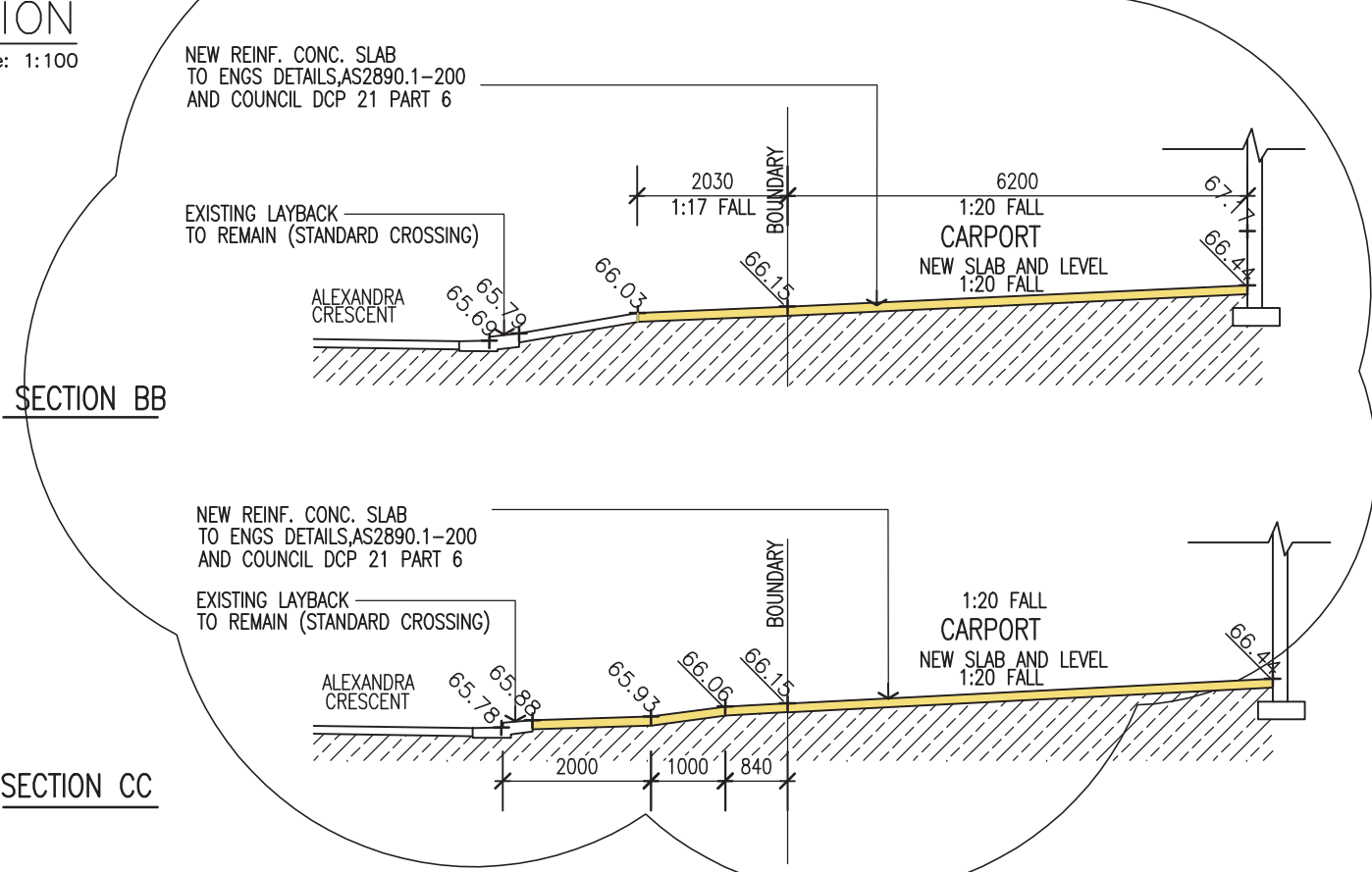


3 SOUTH ELEVATION
Scale: 1:100

northern beaches council

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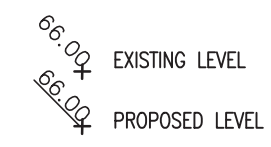
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BASIX COMMITMENTS

REFER TO BASIX CERTIFICATE DETAILS

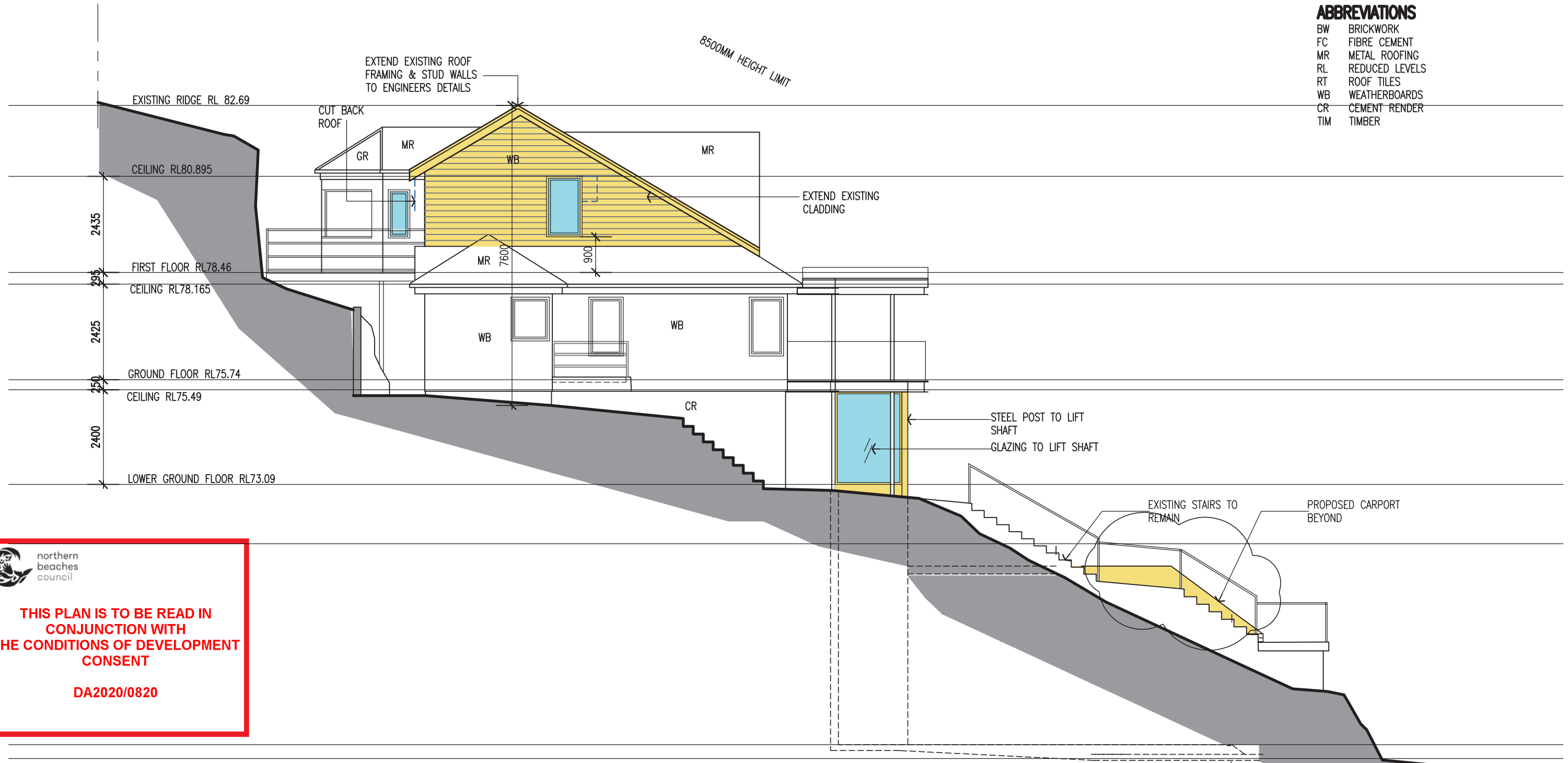
- HOT WATER**
- GAS INSTANTANEOUS 3 STAR
- LIGHTING**
- INSTALL MINIMUM 40% LED OR COMPACT FLUORESCENT
 - SHOWERHEADS MIN 3 STAR (LESS THAN 9L/MINUTE)
 - TOILETS MIN 3 STAR (4L/MINUTE)
 - TAPS MIN 3 STAR (LESS THAN 9L/MINUTE)
- CONSTRUCTION, AND ADDITIONAL INSULATION REQUIRED (R VALUE)**
- FLOOR CONCRETE SLAB ON GROUND, NIL
 - SUSPENDED FLOOR WITH ENCLOSED SUBFLOOR R1.3 INC CONSTRUCTION
 - FLOOR ABOVE EXISTING DWELLING, NIL
 - INTERNAL WALL SHARED WITH GARAGE, SINGLE SKIN MASONRY-NIL
 - EXTERNAL WALL BRICK VENEER R 1.16 OR 1.70 INCLUDING CONSTRUCTION
 - EXTERNAL WALL CAVITY BRICK -NIL
 - EXTERNAL WALL FRAMED R1.3 OR 1.7 INCLUDING CONSTRUCTION
 - FLAT CEILING PITCHED ROOF, CEILING R2.5 UP, ROOF FOIL/SARKING
 - RAKED CEILING PITCHED ROOF, CEILING R2.5 UP, ROOF FOIL/SARKING
 - FLAT CEILING FLAT ROOF, CEILING R1.08 UP, ROOF FOIL BACKED BLANKET 75MM
- THERMAL COMFORT COMMITMENTS**
- WINDOW COMMITMENTS**
- ALL GLAZING TO BE TIMBER OR UPVC CLEAR/AIR GAP/CLEAR SHGC 0.59 U VALUE 3.67 EXCEPT
 - W1 TO BE TIMBER OR UPVC TONED/AIRGAP/CLEAR SHGC 0.42 U VALUE 3.64 W1, W2, WB, W9



<p>AMENDMENTS</p> <p>ISSUE A 26.10.20 DA REVISED-CARPORT ALTERED</p> <p>ALL DIMENSIONS TO BE CHECKED ON SITE BY BUILDER PRIOR TO CONSTRUCTION</p> <p>FIGURE DIMENSIONS TO BE USED IN PREFERENCE TO SCALE</p> <p>ALL BOUNDARIES AND LEVELS SUBJECT TO SURVEY PLAN</p> <p>RETAIN ALL TREES UNLESS OTHERWISE NOTED</p>	<p>LINDSAY LITTLE & ASSOCIATES PTY LTD</p> <p>ABN 78 055 729 363</p> <p>ARCHITECTS BUILDING CONSULTANTS PROJECT MANAGERS</p> <p>77 Telegraph Road , Pymble NSW 2073 Ph: 9416 6300 Mob:0414 975 225</p> <p>Directors: Denis Leach - Nominated Architect Reg No. 3980; Harvey Little - Licence No.36549; Email: harveylittle@lindsaylittle.com.au</p>			<p>ALTERATIONS AND ADDITIONS TO EXISTING RESIDENCE</p> <p>87 ALEXANDRA CRESCENT BAVIEW</p> <p>FOR: ARNAUD AND JANE DIEMONT</p>	
	<p>JOB No.</p> <p>1281/19</p>	<p>SCALE</p> <p>1:100</p>	<p>DRAWN</p> <p>J.S.</p>	<p>DATE</p> <p>JUNE 2020</p>	<p>DRAWING TITLE</p> <p>SOUTH ELEVATION, DRIVEWAY SECTIONS</p>

ABBREVIATIONS

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 northern beaches council

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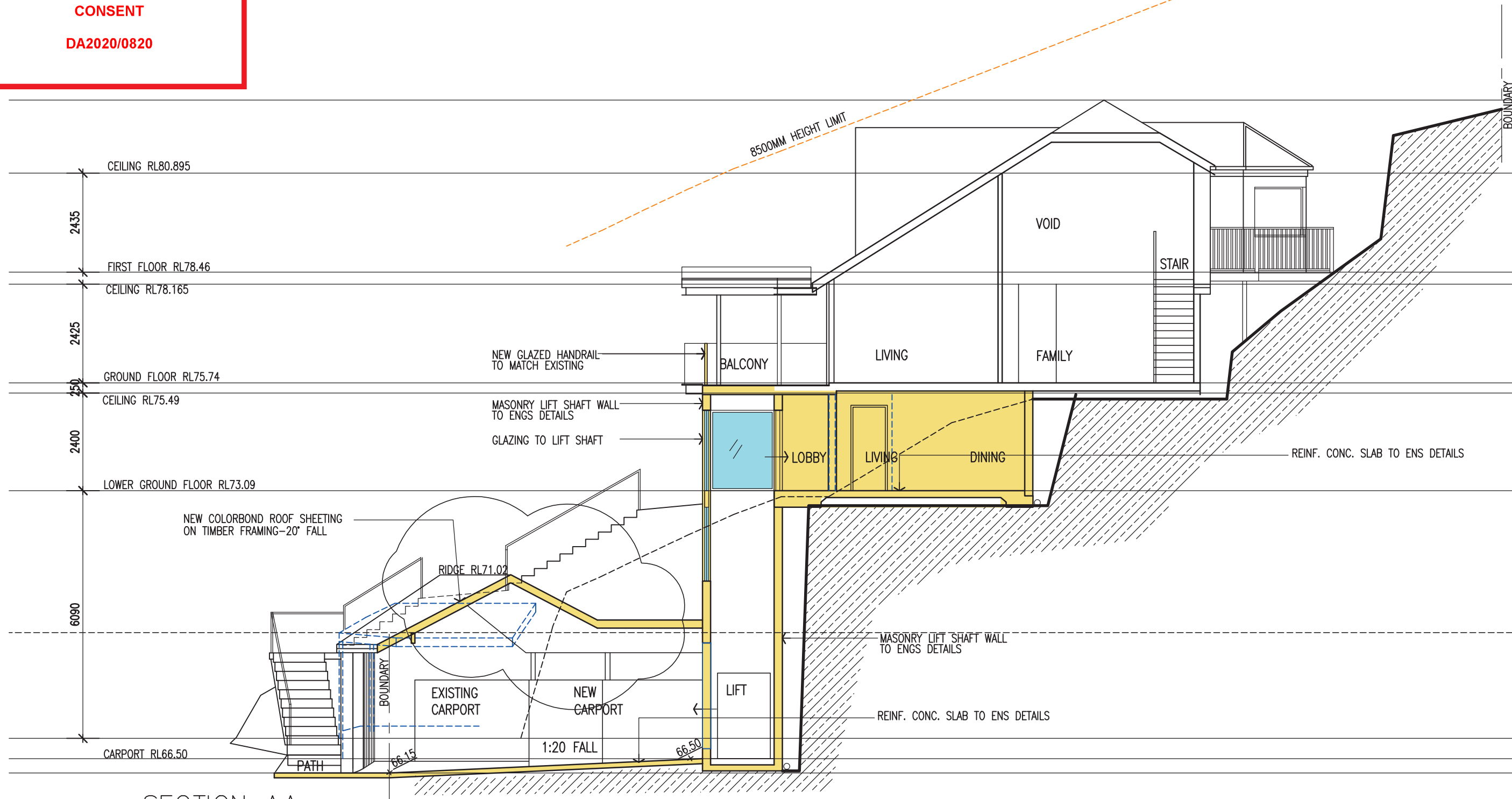
DA2020/0820

④ EAST ELEVATION
Scale: 1:100

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1281/19	1:100	J.S.	JUNE 2020											
DRAWING TITLE	DRAWING NO													
EAST ELEVATION	A10A													

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DA2020/0820



AA SECTION AA
Scale: 1:100

AMENDMENTS
ISSUE A 26.10.20 DA REVISED-CARPORT ALTERED

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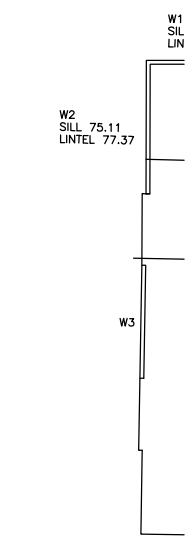
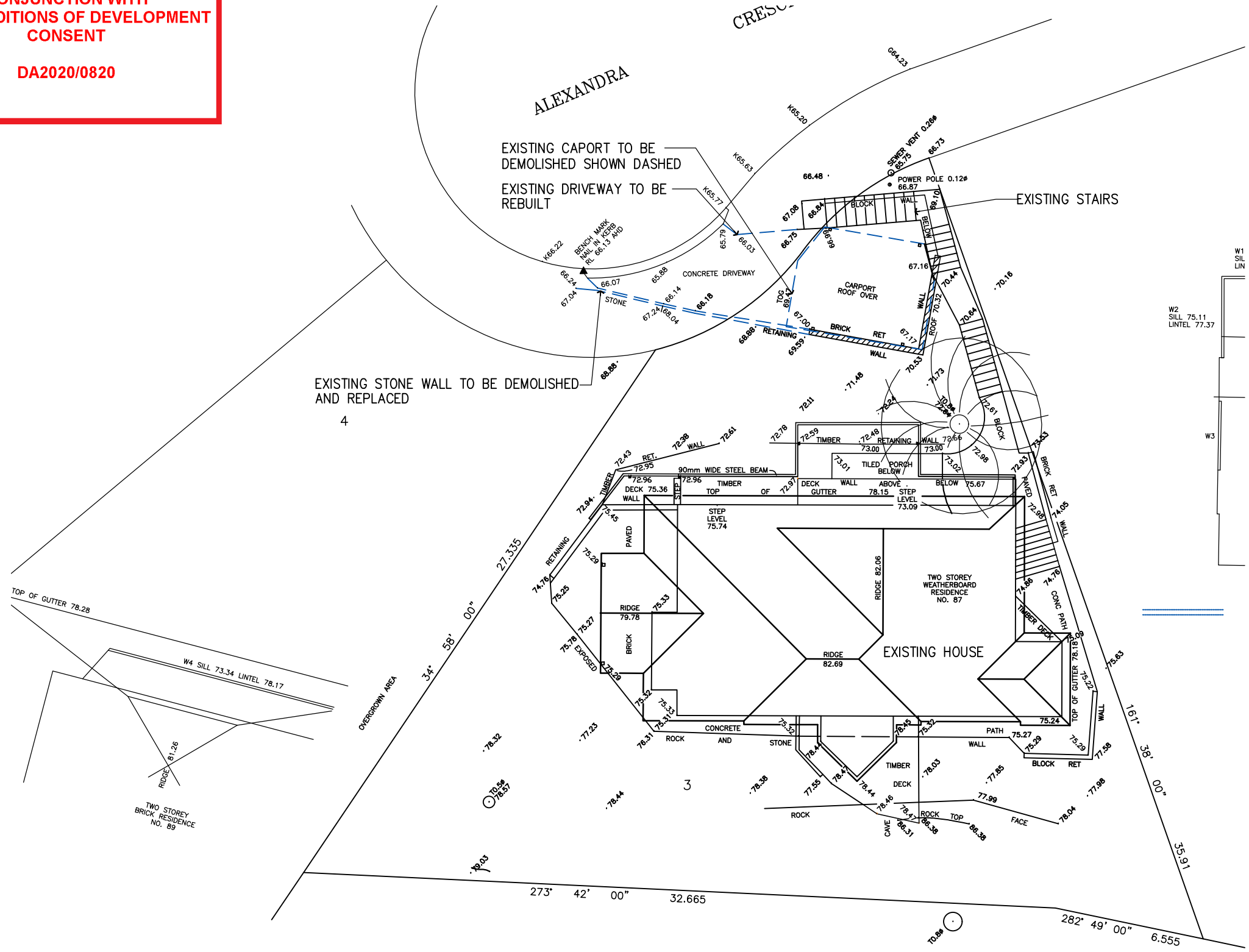
DATE
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DRAWING TITLE
SECTION AA

DRAWING NO
A11A

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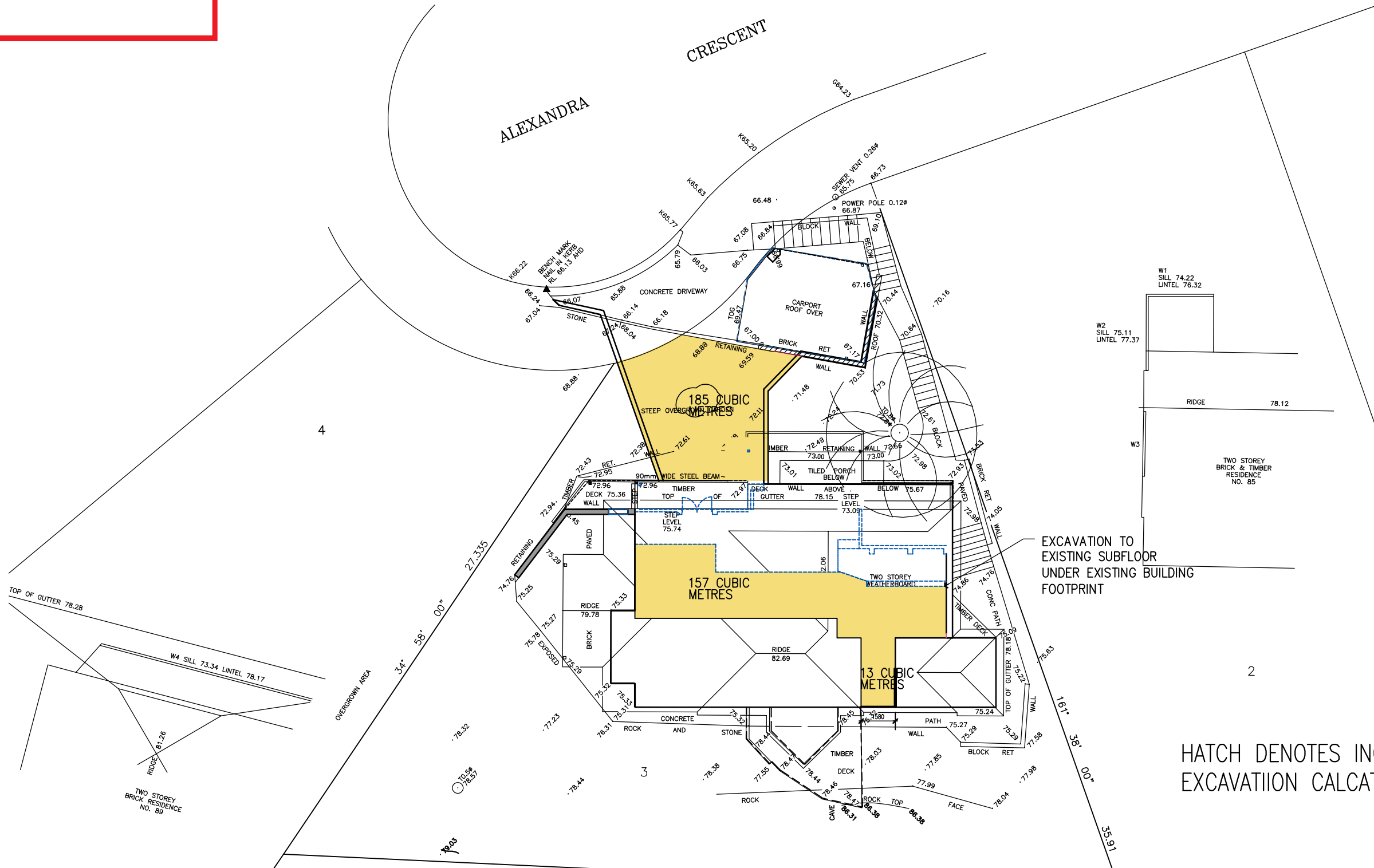
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DASHED LINE DENOTES STRUCTURE TO BE DEMOLISHED

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		JOB No. 1281/19	SCALE 1:200	DRAWN J.S.	DATE JUNE 2020	DRAWING TITLE DEMOLITION PLAN



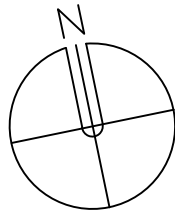
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DA2020/0820



HATCH DENOTES INCLUSION IN EXCAVATION CALCULATIONS

AMENDMENTS
ISSUE A 8.12.20- UPDATED



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DRAWN
J.S.

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DRAWING TITLE
EXCAVATION PLAN

DRAWING NO
EP-01A

