### **LIST OF ABBREVIATIONS**

ABOVE FINISHED FLOOR LEVEL AGRICULTURAL PIPE - SLOTTED PVC PIPE ADJUSTABLE SHELVES AWNING WINDOW BATH SPOUT BASIN COMPRESSED FIBRE CEMENT WALL CLADDING CENTRE LINE CONCRETE BLOCKWORK CONCRETE BROOM FINISH CONCRETE STEEL TROWEL FINISH CONTROL JOINT COLUMN CHECK ON SITE CARPET CEMENT RENDER CEMENT RENDER WATERPROOF CERAMIC TILING CFC CLB CBF CST COL COS CPT CR CRW CT DOUBLE GLAZED
DINCEL CONCRETE WALL SYSTEM
DOWNPIPE
DAMP PROOF COURSE
DAMP PROOF MEMBRANE

ELECTRICAL DISTRIBUTION BOARD EXISTING GROUND LEVEL EXPRESSED JOINT EXHAUST LOUVRE EXISTING

FIBROUS CEMENT FIBROUS CEMENT PANEL FINISHED FLOOR LEVEL FINISHED GROUND LEVEL FIXED GLAZING FRAMELESS SHOWER SCREEN FLOOR TILE FLOOR WASTE

GLASS BALUSTRADE GARAGE DOOR

GLAZING GALVANISED MESH GRATE GRATED PIT GENERAL PURPOSE OUTLET GUTTER

HOSE COCK HAND RAIL HEATED FLOOR HEATED TOWEL RAIL HYDRANT

LINEAR DRAIN

MIRROR
METAL BALUSTRADE
METAL CAPPING
MIXER DIVERTER
MIXER B50 AFFL
METAL ROOFING
METAL SCREEN
MOSAIC TILE TYPE 1
MASONRY WALL
METAL WALL CLADDING

OVERFLOW SPITTER OFF FORM CONCRETE OPAQUE / OBSCURE GLAZING

PLASTERBOARD FLASTERBOARD MOISTURE RESISTANT PARALLEL FLANGE CHANNEL PLANTER DRAIN - SLOTTED UPVC / ACCESS RISER PLANTER

PAINTED PAVING CONCRETE

RANGEHOOD RECTANGULAR HOLLOW SECTION RAINWATER HEAD RAINWATER OUTLET - UPVC SEWER GRADE RAINWATER SPREADER

RAINWATER SPREADER

STONE
SMOKE DETECTOR
SASHLESS DOUBLE HUNG WINDOW
STRUCTURAL FLOOR LEVEL
SHOWER HEAD 2000 AFFL UNO
SILICONE JOINT
SKIRTING
SKYLIGHT
SQUARE HOLLOW STEEL SECTION
SLIDING DOOR / IVINDOW
SETOUT REFERENCE POINT
STEEL STAINLESS
STEEL
STEEL FRAME
SASHLESS SLIDING WINDOW
STRIP DRAIN
STORMWATER PIPE
SANDSTONE WALL
STORMWATER PIT

TIMBER FLOOR BOARDS TIMBER LINING BOARDS TIMBER DECKING BOARDS TIMBER WALL CLADDING TOLLET PAPER HOLDER 500 AFFL TOWEL RAIL 850 AFFL UNO TIMBER VENEER TIMBER WALL CLADDIN G

UNIVERSAL STEEL BEAM UNIVERSAL STEEL COLUMN UNLESS NOTED OTHERWISE UNDERSIDE

VILLABOARD VENT PIPE

WINDOW AWNING
WEATHERBOARDS
WATER CLOSET
WASHING MACHINE
WALL PANEL CLADDING
WATER PROOF MEMBRANE
WALL TILE
WALL OVEN

### **LOCATION PLAN**



### **BASIX REQUIREMENTS**

# **BASIX**°Certificate

Alterations and Additions



Project name	25 Crescent Street, Fairlight
Street address	25 Crescent Street Fairlight 2094
Local Government Area	Manly Council
Plan type and number	Deposited Plan 33413
Lot number	A
Section number	0
Project type	
Dwelling type	Attached dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more and does not include a pool (and/or spa).

Certificate Prepared	by (please complete before submitting to Council or PCA)
Name / Company Name: E	Efficient Living Pty Ltd
ABN (if applicable): 82116	346082

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Hot water			
The applicant must install the following hot water system in the development: gas instantaneous.	/	1	~
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		~	~
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		1	~
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		~	1
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		~	

Construction			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
nsulation requirements					
	ed construction (floor(s), walls, and ceilings/roofs) ation is not required where the area of new const where insulation already exists.		<b>V</b>	<b>V</b>	~
Construction	Additional insulation required (R-value)	Other specifications			
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)				
external wall: cavity brick	nil				
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)			
flat ceiling, flat roof: framed	ceiling: R1.58 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows a	nd glazed do	ors						49.100	
					nading devices, in accordance with to each window and glazed door.	the specifications listed in the table below.	~	~	~
The following	g requirements	must also	be satisf	ied in relation	to each window and glazed door:			~	1
have a U-val	lue and a Solar	Heat Gair	n Coeffici	ent (SHGC) r	ber frames and single clear or tone no greater than that listed in the tabl n Rating Council (NFRC) conditions	d glass may either match the description, or, e below. Total system U-values and SHGCs		<b>~</b>	~
have a U-val must be calc	lue and a Solar	Heat Gair dance with	n Coefficie n Nationa	ent (SHGC) r I Fenestration	no greater than that listed in the tabl	ar glazing, or toned/air gap/clear glazing must le below. Total system U-values and SHGCs . The description is provided for information		<b>√</b>	~
	ns described as own in the table		he ratio o	f the projection	on from the wall to the height above	the window or glazed door sill must be at	1	~	~
least that sh External lou	own in the table ares and blinds	below. must fully	shade th	e window or	glazed door beside which they are s		<b>✓</b>	✓ ✓	✓ ✓
least that sh External low Windows	own in the table vres and blinds and glazed of	below. must fully doors g	shade th	e window or	glazed door beside which they are s	situated when fully drawn or closed.	1	✓ ✓	✓ ✓
least that sh External low Windows Window / do	own in the table ares and blinds	below. must fully doors g	shade th	e window or	glazed door beside which they are s		✓	√ √	✓ ✓
least that sh External lour Windows Window / do no.	own in the table vres and blinds and glazed of	must fully doors g Area of glass inc. frame	shade the	e window or requirement adowing Distance	glazed door beside which they are s	situated when fully drawn or closed.	✓	✓ ✓	✓ ✓
least that sh External lour Windows Window / do no. W2.01	own in the table vies and blinds and glazed of our Orientation	must fully doors g Area of glass inc. frame (m2)	shade the lazing r Overshade Height (m)	e window or sequirement adowing Distance (m)	glazed door beside which they are s nts Shading device	situated when fully drawn or closed.  Frame and glass type  standard aluminium, single clear, (or	✓	✓ ✓	√ ✓
least that shi External lour Windows Window / do no. W2.01	own in the table vies and blinds and glazed of or Orientation	doors g Area of glass inc. frame (m2) 9.6	shade the lazing recovership of the lazing r	e window or equirement adowing Distance (m)	glazed door beside which they are s ts Shading device external louvre/blind (adjustable)	situated when fully drawn or closed.  Frame and glass type  standard aluminium, single clear, (or U-value: 7.83, SHGC: 0.79.	~	✓ ✓	✓ ✓
least that sh External low Windows	own in the table wres and blinds i and glazed of our Orientation  N  N	must fully doors g Area of glass inc. frame (m2) 9.6	shade the lazing r Overship Height (m)	e window or equirement adowing Distance (m)	glazed door beside which they are stats Shading device external louvre/bilind (adjustable) external louvre/bilind (adjustable) projection/height above sill ratio	situated when fully drawn or closed.  Frame and glass type  standard aluminium, single clear, (or U-valuer, 7.83, SHGC: 0.77)  standard aluminium, single clear, (or U-valuer, 7.83, SHGC: 0.776)  standard aluminium, single clear, (or U-valuer, 7.83, SHGC: 0.776)	<b>√</b>	√ √	✓ ✓

Glazing requ	irements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifi
Window / door no.	Orientation	Area of glass inc. frame (m2)	Oversha Height (m)	adowing Distance (m)	Shading device	Frame and glass type			
					>=0.23	(U-value: 5.7, SHGC: 0.47)	7		
W2.05	E	3.4	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W2.06	W	12.3	0	0	projection/height above sill ratio >=0.36	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W3.01	N	7	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W3.02	N	3.95	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W3.03	N	5.3	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W3.04	W	1.35	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W3.05	W	8.1	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

### **DRAWING LIST**

Cover Sheet

DA00

DA01 Site Analysis Demolition Plan DA02 DA03 Site Plan DA04 Ground Floor Plan DA05

First Floor Plan DA06 Garage Floor Plan DA07 Section Short

DA08 Section Long

DA09 Elevations, North, West & East DA10 Elevations, South & Schedule of Colours and Materials

DA11 Calculations

Excavation and Fill Plan DA12

Shadow Diagrams Site Plan 9AM Existing DA13 Shadow Diagrams Site Plan, 9AM Proposed DA14 Shadow Diagrams Site Plan, 12PM DA15

Shadow Diagrams Site Plan, 3PM DA16

Shadow Diagrams 23 Crescent St, 12 & 12:30PM DA17

**DA18** Shadow Diagrams 23 Crescent St, 1 & 2PM Shadow Diagrams 23 Crescent St, 3PM DA19

DA20 Landscape Plan

ESC01 Erosion & Sediment Control Plan

### Legend

	Existing structure to remain
	Existing structure to be demolished
	New lightweight structure
	New masonry structure
D. S. Bara	New concrete & blockwork structure
	New external works, sealed floor finish and roofs
	New landscaping works
	New internal works

### **DA Issue D**

## November 2018

for

**Alterations & Additions** 

at

**25 Crescent Street** 

for

# **Robbie & Anna Begg**



architecture interiors landscapes

Address: L1 / 167 Pittwater Rd, Manly Phone: 02 9977 1076 Fax: 02 9976 0625 info@watersheddesign.com.au













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- REVISIONS no amendment
  A PRE-DA ISSUE date 30.08.18 B ISSUE FOR INFORMATION 18.10.18
  C ISSUE FOR INFORMATION 25.10.18 D DA ISSUE 09.11.18

	Watersh design	architecture interiors
<b>V V</b>		landscapes

Phone: 02 9977 1076 Fax: 02 9976 0625 info@watersheddesign.com.au

true	north

Begg	LIENT	Robb Begg
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bie & Anna

PROJECT Alterations and Additions

ADDRESS 25 Crescent Street Fairlight

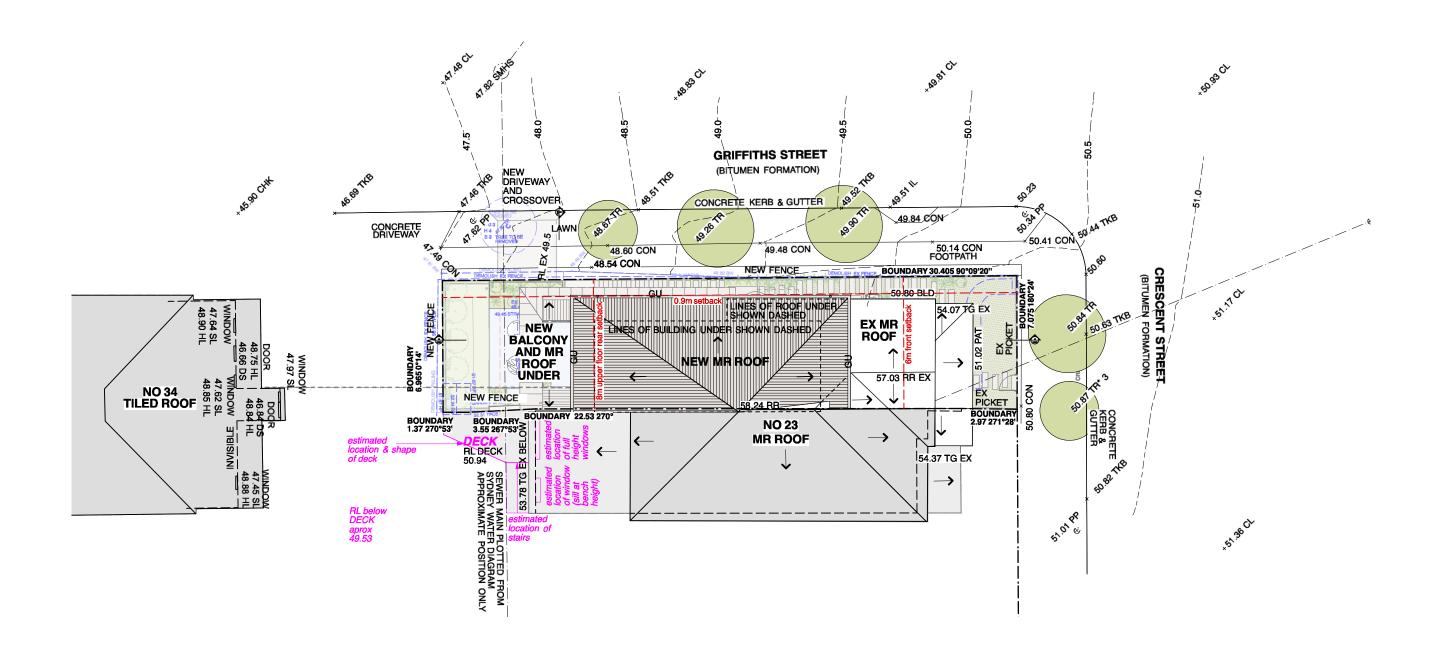
TITLE **Site Analysis** 

18002 JOB NO DRAWN JK CHECKED MK

1:200

SCALE

DRAWING NO **DA01** ISSUE



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	TEVIOIONO							
no	amendment	date						
Α	PRE-DA ISSUE	30.08.18						
В	ISSUE FOR INFORMATION	18.10.18						
С	ISSUE FOR INFORMATION	25.10.18						
D	DA ISSUE	09.11.18						

**I REVISIONS** 

WATERSHED
DESIGN architecture interiors landscapes

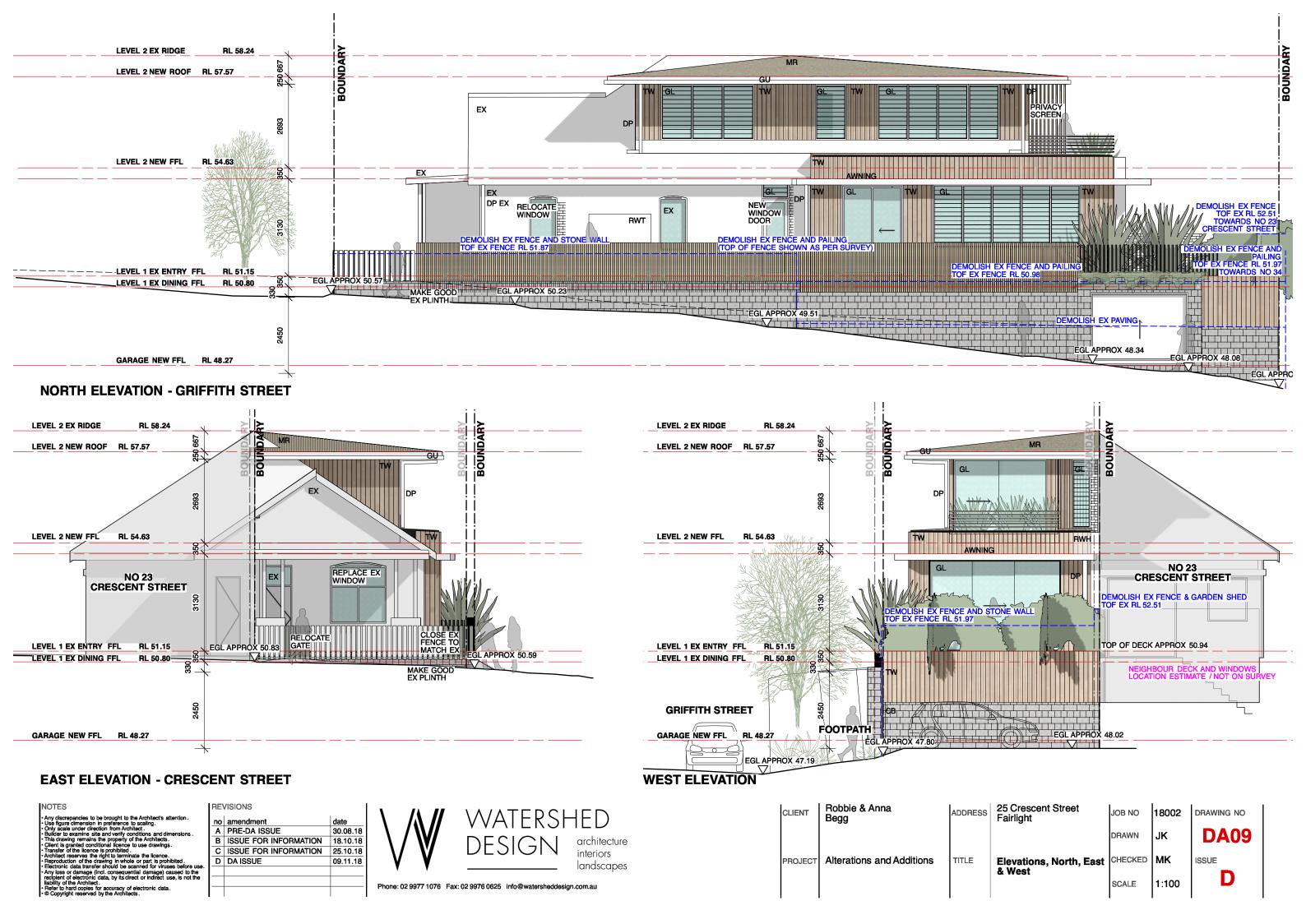
Phone: 02 9977 1076 Fax: 02 9976 0625 info@watersheddesign.com.au

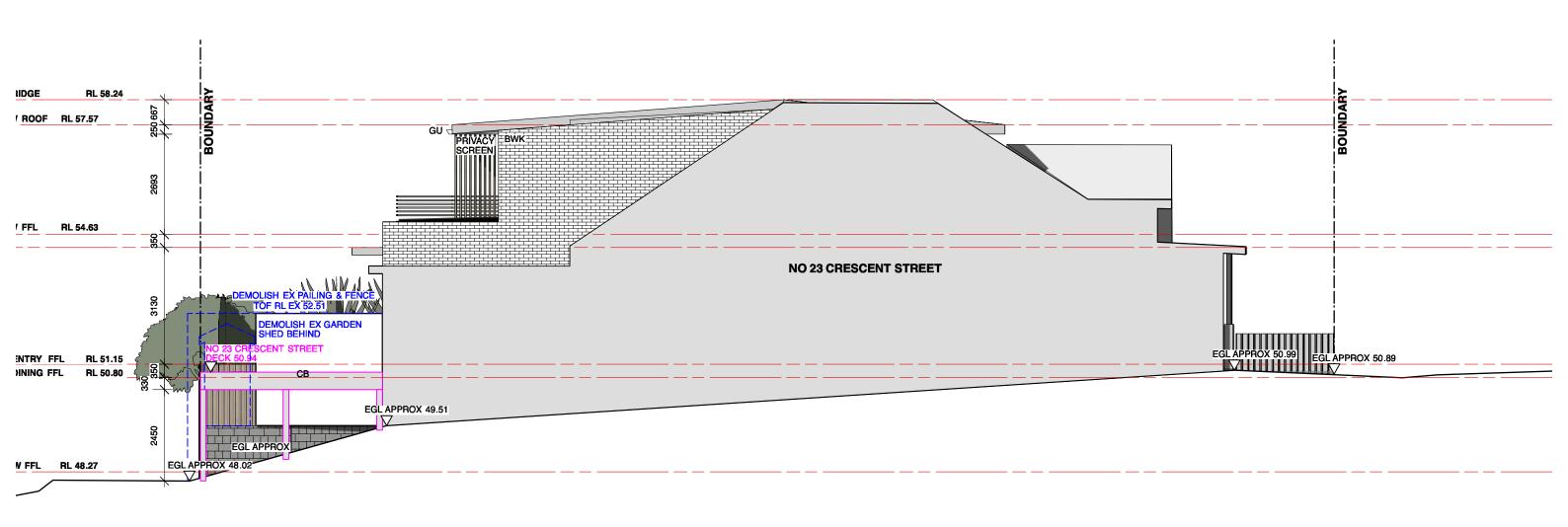
true	north

CLIENT	Robbie & Anna Begg
PROJECT	Alterations and Additions

ADDRESS	25 Crescent Stree Fairlight
TITLE	Site & Roof Plan

JOB NO	18002	DRAWING NO
DRAWN	JK	DA03
CHECKED	MK	ISSUE
SCALE	1:200	D



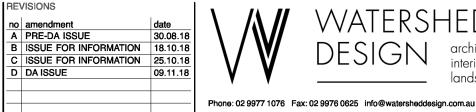


### **SOUTH ELEVATION - VIEW FROM 23 CRESCENT STREET**



#### **SCHEDULE OF COLOURS AND MATERIALS**







CLIENT	Robbie & Anna Begg	ADDRESS	25 Crescent Street Fairlight	JOB NO	18002	DRAWING NO	
				DRAWN	JK	<b>DA10</b>	
PROJECT	Alterations and Additions	TITLE	Elevation, South & Schedule of Colours	CHECKED	MK	ISSUE	
			and Materials	SCALE	1:100	D	