

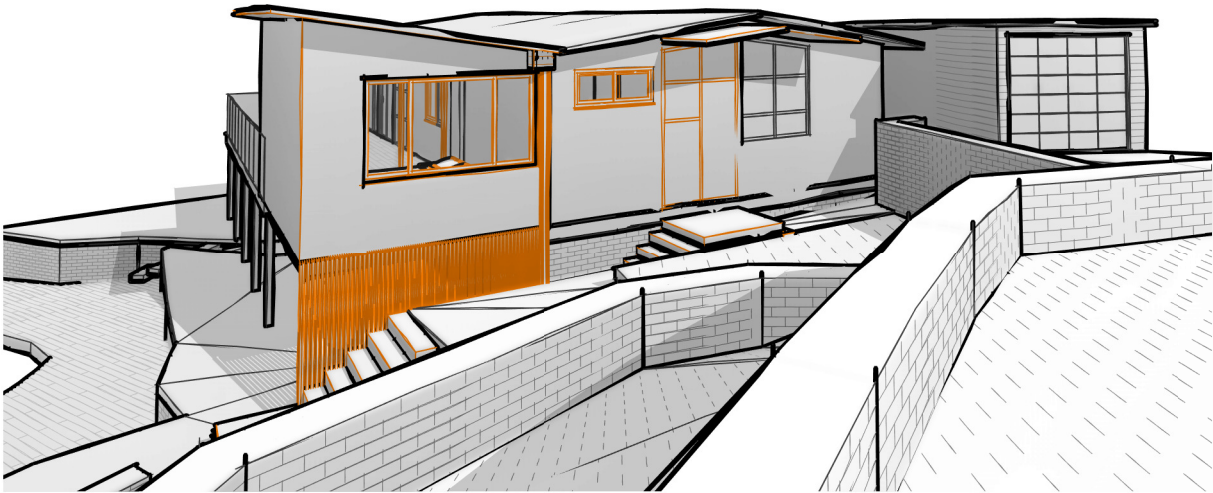
ALTERATIONS & ADDITIONS

7 ROUNCE AVENUE, FORESTVILLE NSW 2087 - lot 11, dp 200198



SHEET LIST		
NUMBER	NAME	REVISION
21022-01	COVER SHEET	2
21022-10	EXISTING SITE PLAN & ANALYSIS	
21022-11	PROPOSED SITE PLAN AND LANDSCAPE PLAN	
21022-12	EROSION & SEDIMENT CONTROL PLAN	
21022-14	BASIX COMMITMENTS & WINDOW & DOOR SCHEDULE	
21022-21	EXISTING GROUND FLOOR PLAN	
21022-22	EXISTING FIRST FLOOR PLAN	
21022-31	PROPOSED FIRST FLOOR PLAN	
21022-40	ELEVATIONS	
21022-41	ELEVATIONS	
21022-42	SECTION VIEWS	
21022-80	GROSS FLOOR AREA PLANS	
21022-90	SHADOWS DIAGRAMS 21ST JUNE	
21022-91	SETBACK PLAN	
21022-92	SETBACK PLAN	
21022-100	PERSPECTIVES	

REVISION SCHEDULE		
REVISION #	REVISION DESCRIPTION	REVISION DATE
1	DA ISSUE	16/09/21
2	DA ISSUE - REVISED TO SHOW SETBACKS	26/10/21



2
DP 28629

CODE	DESCRIPTION
------	-------------

1
DP 28629

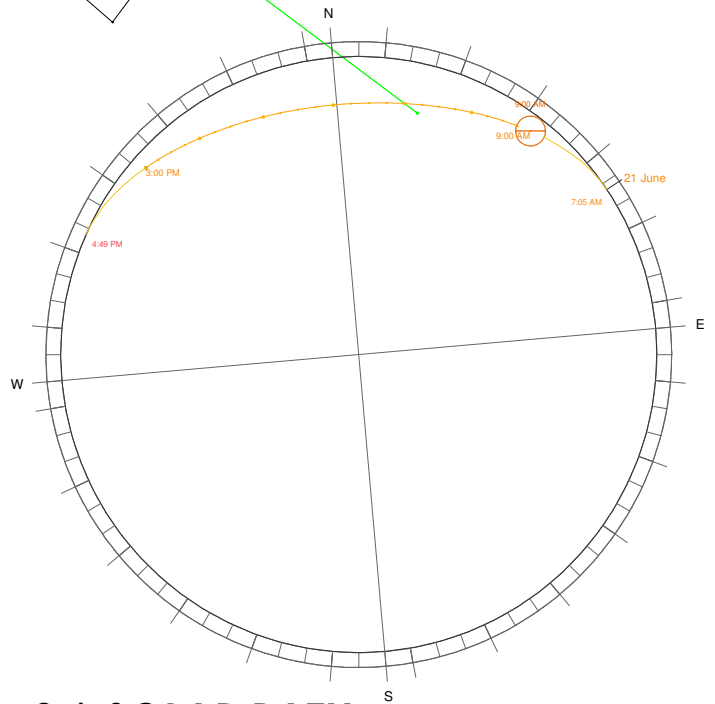
X
DP 417487

11
DP 28629



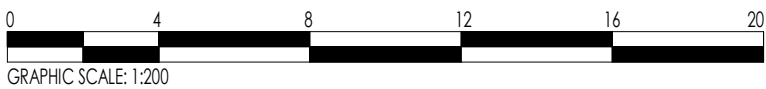
1.1km to forestville park

10
DP 200198
ONE STOREY
BRICK HOUSE
TILE ROOF
No. 8

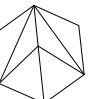


2 | SOLAR PATH

SCALE: 1 : 950



GRAPHIC SCALE: 1:200



NOTE: NO REDUCTION OF LANDSCAPED
AREA BY PROPOSAL

2
DP 28629

CODE	DESCRIPTION
------	-------------

1
DP 28629

X
DP 417487

11
DP 28629

3
41

2
40

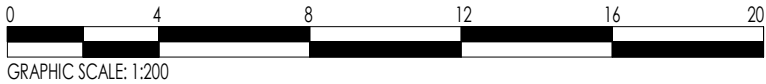
1
40

10
DP 200198

ONE STOREY
BRICK HOUSE
TILE ROOF
No. 8

12
DP 200198

ONE STOREY
BRICK HOUSE
TILE ROOF
No. 6



(02) 8719 0569
PO BOX 107, BELMORE NSW 2192
WWW.RENOVATEPLANS.COM.AU



CLIENT NAME: JARI HYVARINEN
PROJECT TYPE: ALTERATIONS & ADDITIONS
PROJECT DETAILS: 7 ROUNCE AVENUE, FORESTVILLE NSW
2087 - lot 11, dp 200198

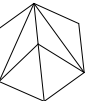
GENERAL ARRANGEMENT

PROPOSED SITE PLAN AND LANDSCAPE PLAN

DRAWN BY:
MV
1 : 200

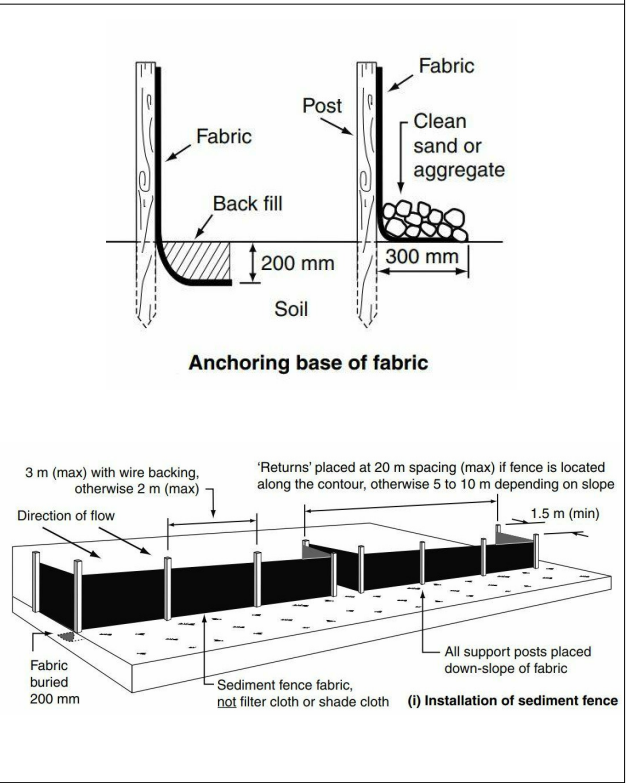
DRAWING NUMBER

11



JOB ID:21022

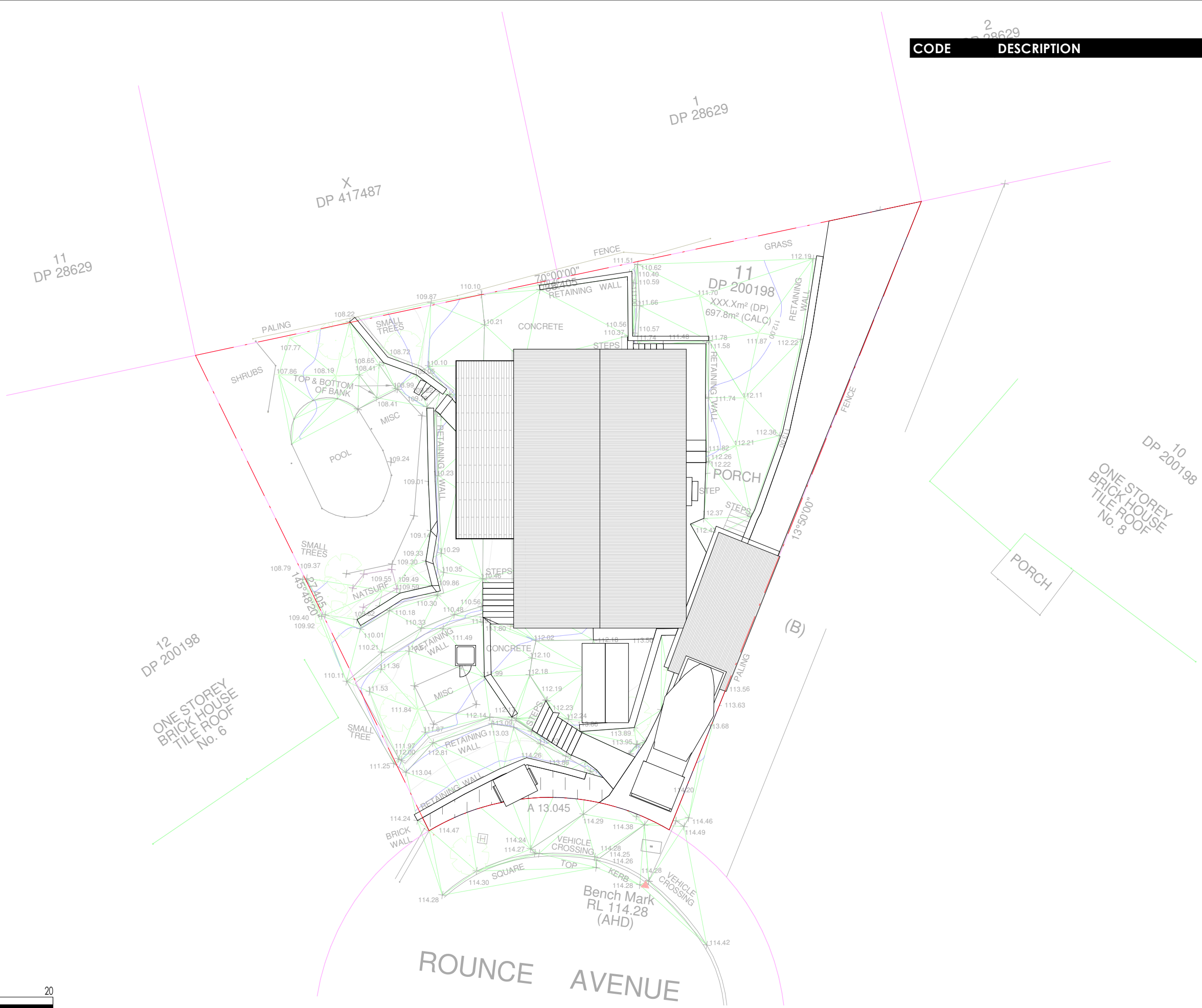
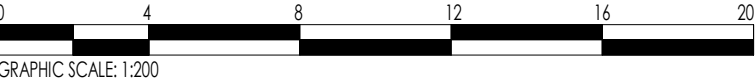
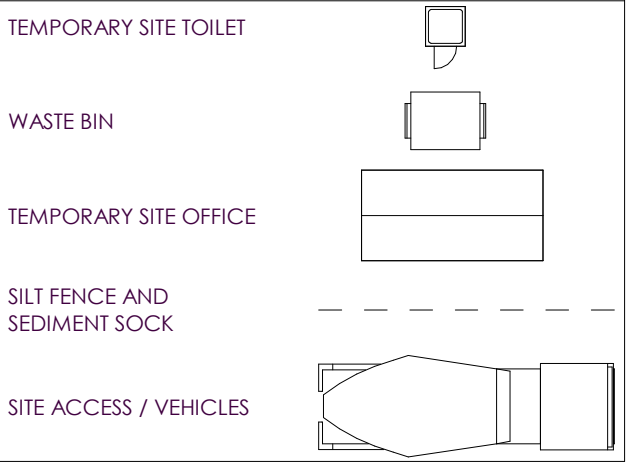
FENCE DETAILS:



GENERAL NOTES:

1. Sediment fence to be installed along a line of constant ground elevation wherever practical.
2. Both end of the sediment fence to extend up the slope at least 1m.
3. Support post to be spaced a maximum 2m unless the fence is supported by a top wire or mesh backing, in which case 3m maximum spacing.
4. Fence 'returns' shall be installed at maximum 20m spacing if fence is installed along the contour, otherwise 5 to 10m spacing.
5. Minimum 4 staples or tie wires per stake.

EROSION AND SEDIMENT CONTROL PLAN LEGEND



DOOR SCHEDULE										
MARK	LEAF DIMENSIONS				OPENING		ORIENTATION	GLAZING	FRAME	COMMENTS
	W1	W2	H	T	W	H				

FIRST FLOOR

gd1	892		2350	40	2700	2400	N	(none)	(none)	
gd2	1035		2350	40	2170	2400	E	(none)	(none)	
gd3					1644	2685	S	(none)	(none)	1645 x 2685 x 2885

WINDOW SCHEDULE						
MARK	DESCRIPTION		ORIENTATION	DIMENSIONS		
				W	H	AREA

FIRST FLOOR

w1	Sliding Window	S	1500	600	0.90 m²
w2	Sliding Window	S	2650	1460	3.87 m²
w4	Fixed Window	N	610	1540	0.94 m²
w5	Fixed Window	N	610	1540	0.94 m²
w6	Fixed Window	N	610	1540	0.94 m²
w7	Awning Window	W	850	1460	1.24 m²

BASIX NO a431953

Lighting type

A minimum of 40% of new or altered light fixtures must be fitted with fluorescent, compact fluorescent, or light-emitting diode (LED) lamps

New or altered fixture requirements

Showerheads must have a flow rate no greater than 9 litres per minute or a 3 star water rating.Toilets must have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.Taps must have a flow rate no greater than 9 litres per minute or a minimum 3 star water rating.

Additional Insulation Requirements

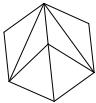
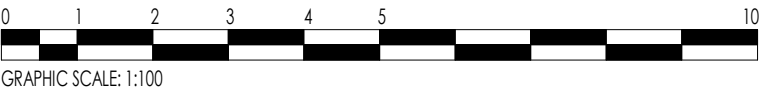
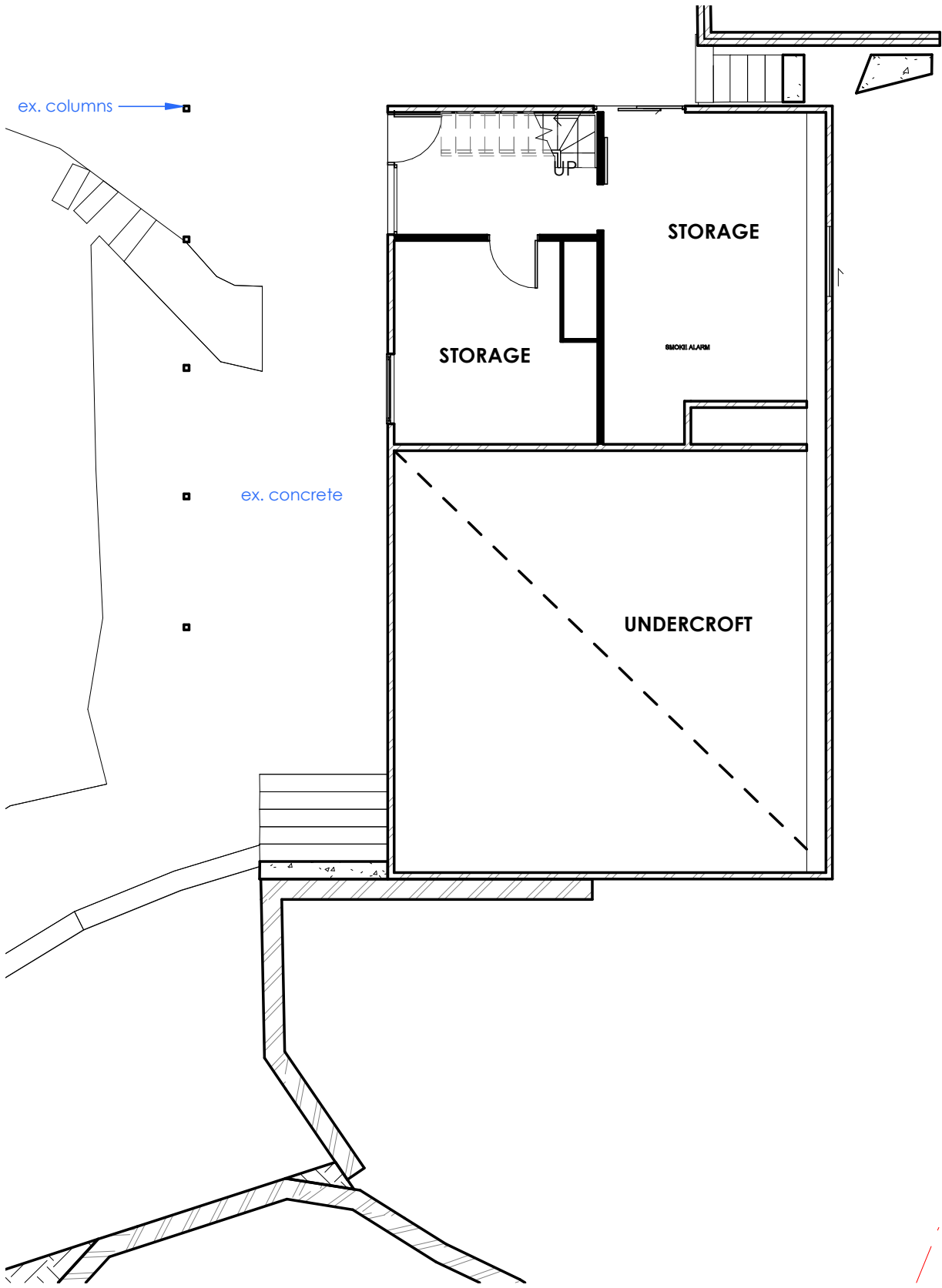
Construction	Additional insulation requirement (R-value)
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)
external wall: framed (weatherboard, fibro, metal clad) (R0.40)	R1.30 (or R1.70 including construction)
flat ceiling, flat roof: framed	ceiling: R3.00 (up), roof: foil/sarking
See BASIX for window and door shading devices	

LEGEND	
COLOUR LEGEND	
EXISTING	<div></div>
DEMOLITION	<div></div>
NEW	<div></div>
SYMBOLS	
RL (REDUCED LEVEL TO AHD)	<div></div>
REVISION TAG NUMBER	<div></div>
SMOKE ALARM	<div></div>

GENERAL / SMOKE ALARM NOTE
-HARD WIRED PHOTO-ELECTRIC SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NCC PART 3.7.2 & AS 3786. - INTERNAL WALLS TO BE FINISHED WITH AS SELECTED BY CLIENT - EXTERNAL WALLS TO BE FINISHED AS PER ELEVATIONS AND FINISHES SCHEDULE - CONTRACTOR TO ENSURE WALLS ARE SET BACK FOR PROVISION OF CLADDING THICKNESS. ALL MEASUREMENTS OF CLADDING THICKNESS TO BE CONFIRMED PRIOR TO SET OUT OF WALLS - CLADDING THICKNESS HAS NOT BEEN SHOWN ON THIS DRAWING FOR THE PURPOSES OF CLARITY. ALL EXTERIOR WALLS TO BE SET BACK AS PER THESE PLANS. ANY CLADDING TO BE IN LINE WITH SETBACK SHOWN IN DRAWINGS AND TO BE PROVISIONED DURING WALL SET OUT.

CODE	DESCRIPTION
------	-------------

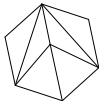
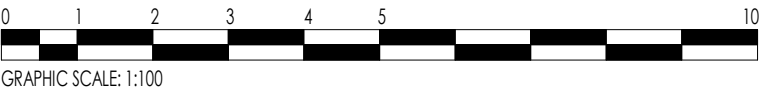
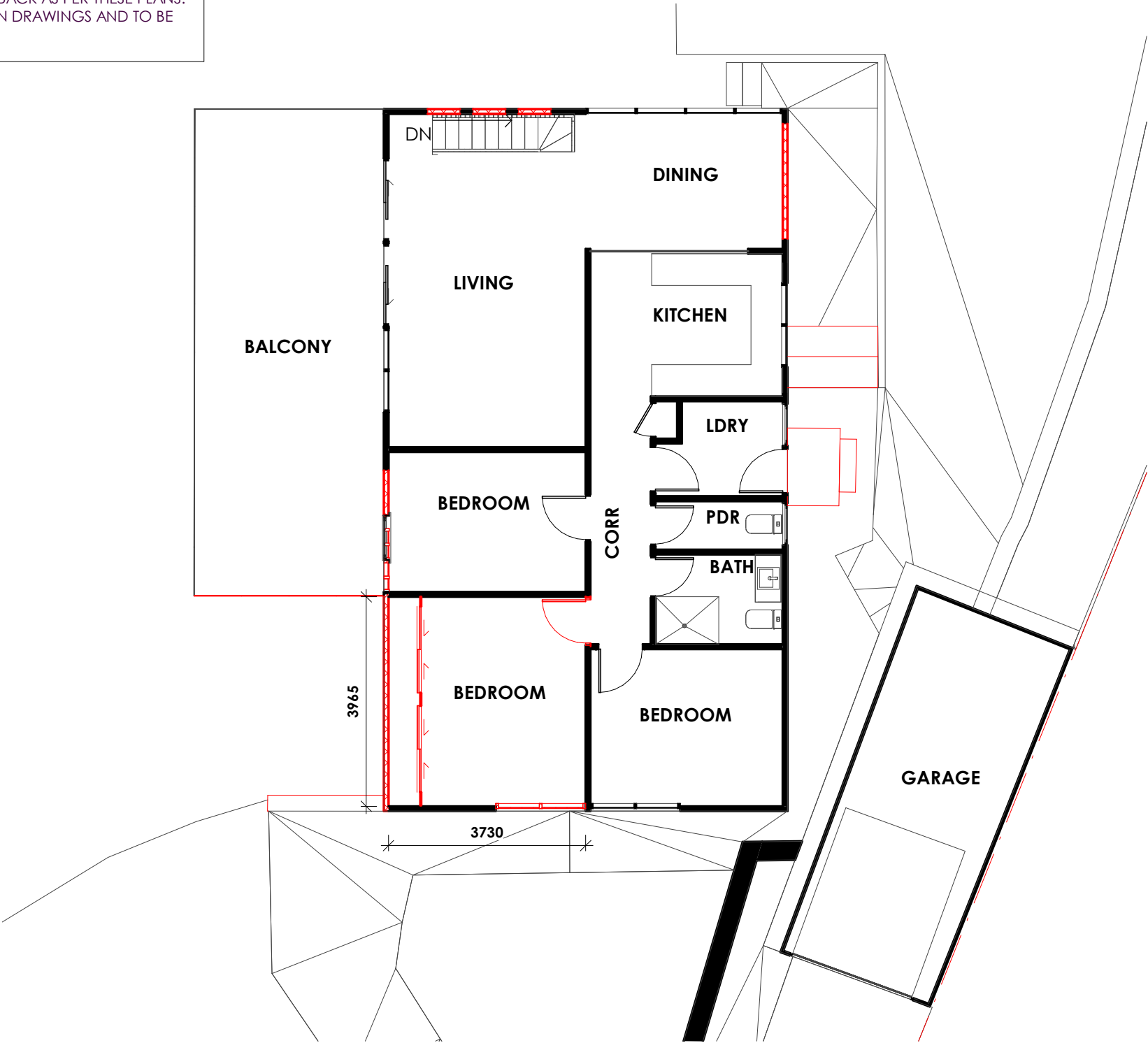
NO CHANGES TO GROUND FLOOR / LOWER LEVEL



LEGEND	
COLOUR LEGEND	
EXISTING	<div></div>
DEMOLITION	<div></div>
NEW	<div></div>
SYMBOLS	
RL (REDUCED LEVEL TO AHD)	<div></div>
REVISION TAG NUMBER	<div></div>
SMOKE ALARM	<div></div>

GENERAL / SMOKE ALARM NOTE
-HARD WIRED PHOTO-ELECTRIC SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NCC PART 3.7.2 & AS 3786.
- INTERNAL WALLS TO BE FINISHED WITH AS SELECTED BY CLIENT
- EXTERNAL WALLS TO BE FINISHED AS PER ELEVATIONS AND FINISHES SCHEDULE
- CONTRACTOR TO ENSURE WALLS ARE SET BACK FOR PROVISION OF CLADDING THICKNESS. ALL MEASUREMENTS OF CLADDING THICKNESS TO BE CONFIRMED PRIOR TO SET OUT OF WALLS
- CLADDING THICKNESS HAS NOT BEEN SHOWN ON THIS DRAWING FOR THE PURPOSES OF CLARITY. ALL EXTERIOR WALLS TO BE SET BACK AS PER THESE PLANS. ANY CLADDING TO BE IN LINE WITH SETBACK SHOWN IN DRAWINGS AND TO BE PROVISIONED DURING WALL SET OUT.

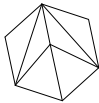
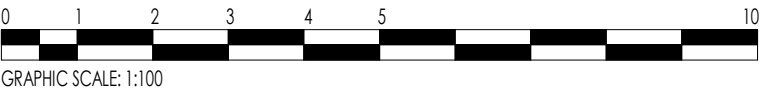
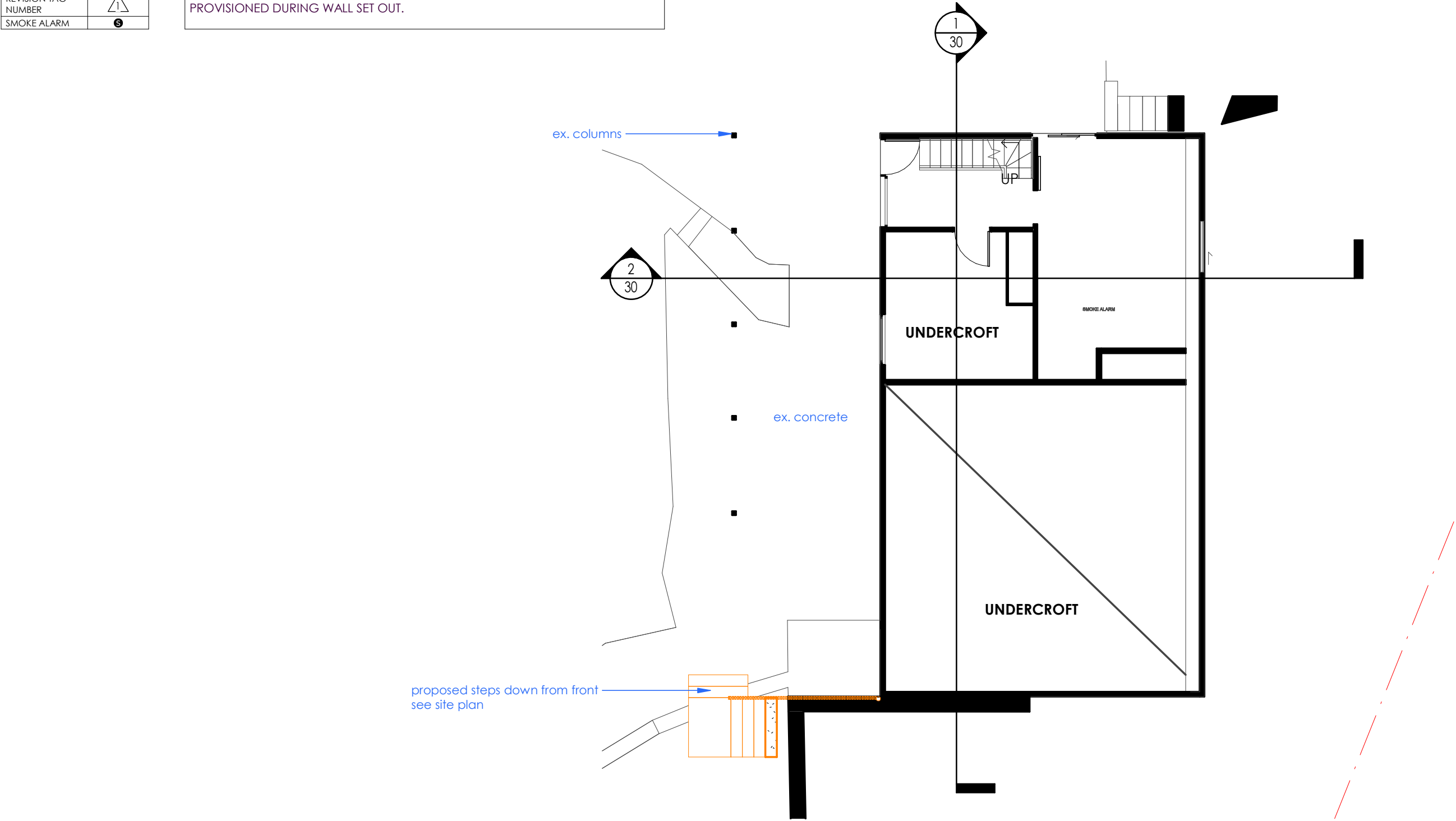
CODE	DESCRIPTION
------	-------------



LEGEND	
COLOUR LEGEND	
EXISTING	<div></div>
DEMOLITION	<div></div>
NEW	<div></div>
SYMBOLS	
RL (REDUCED LEVEL TO AHD)	<div></div>
REVISION TAG NUMBER	<div></div>
SMOKE ALARM	<div></div>

GENERAL / SMOKE ALARM NOTE
-HARD WIRED PHOTO-ELECTRIC SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NCC PART 3.7.2 & AS 3786.
- INTERNAL WALLS TO BE FINISHED WITH AS SELECTED BY CLIENT
- EXTERNAL WALLS TO BE FINISHED AS PER ELEVATIONS AND FINISHES SCHEDULE
- CONTRACTOR TO ENSURE WALLS ARE SET BACK FOR PROVISION OF CLADDING THICKNESS. ALL MEASUREMENTS OF CLADDING THICKNESS TO BE CONFIRMED PRIOR TO SET OUT OF WALLS
- CLADDING THICKNESS HAS NOT BEEN SHOWN ON THIS DRAWING FOR THE PURPOSES OF CLARITY. ALL EXTERIOR WALLS TO BE SET BACK AS PER THESE PLANS. ANY CLADDING TO BE IN LINE WITH SETBACK SHOWN IN DRAWINGS AND TO BE PROVISIONED DURING WALL SET OUT.

CODE	DESCRIPTION
------	-------------

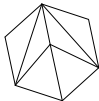
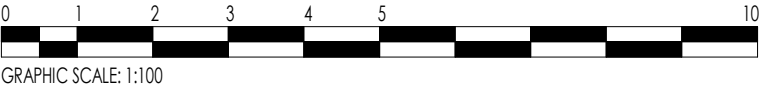
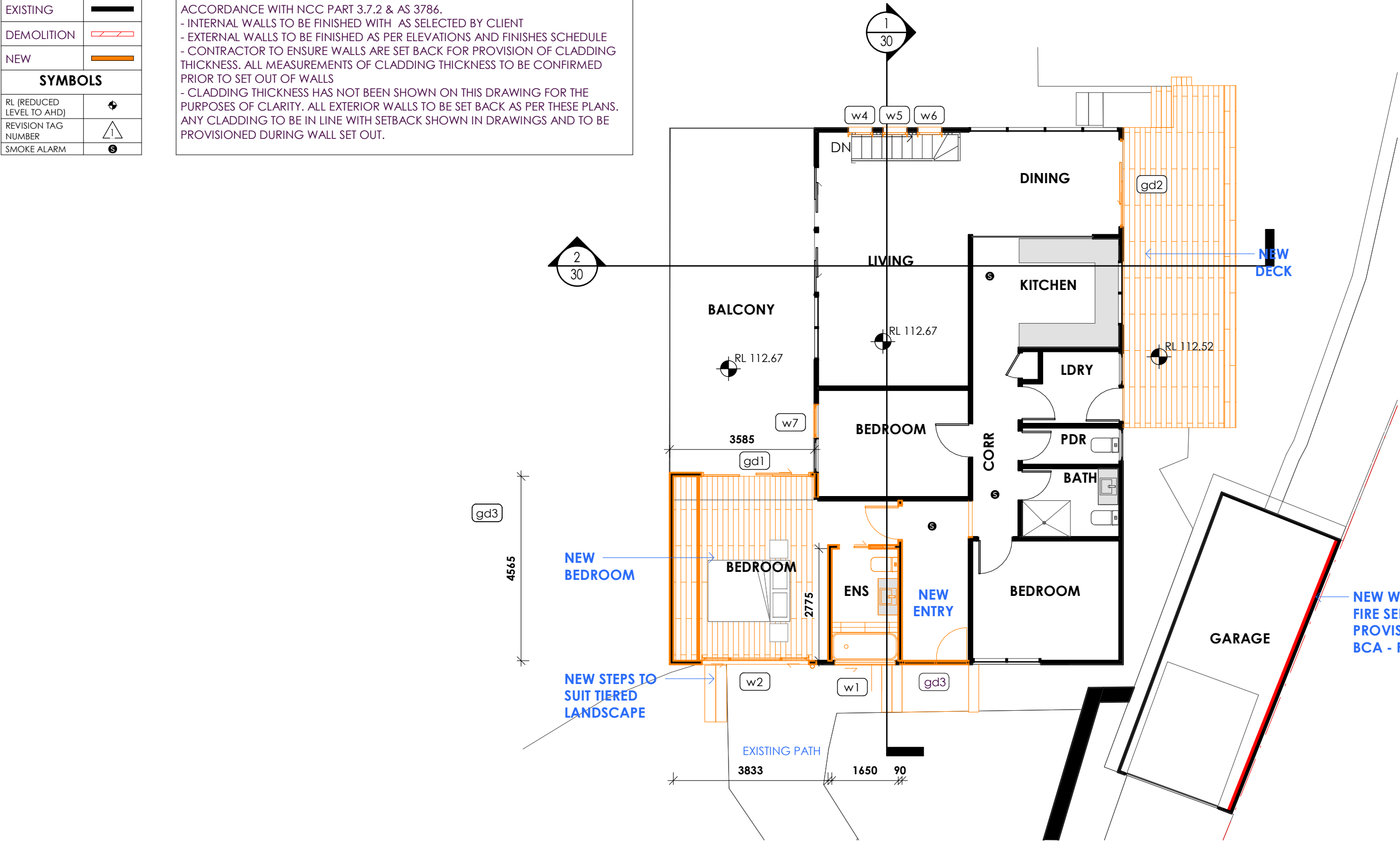


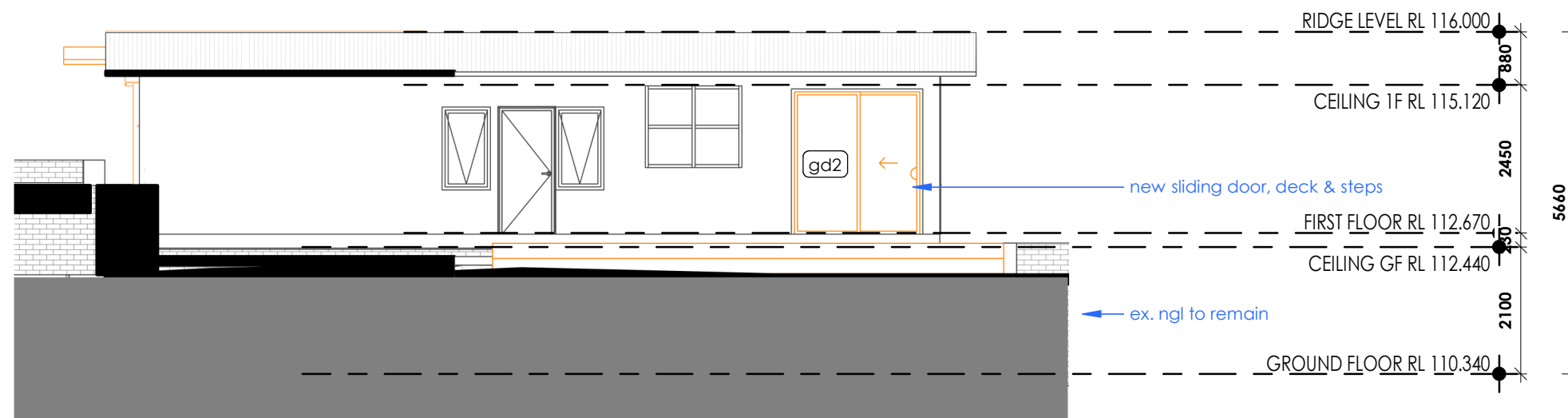
LEGEND	
COLOUR LEGEND	
EXISTING	<div></div>
DEMOLITION	<div></div>
NEW	<div></div>
SYMBOLS	
RL (REDUCED LEVEL TO AHD)	<div></div>
REVISION TAG NUMBER	<div></div>
SMOKE ALARM	<div></div>

GENERAL / SMOKE ALARM NOTE

- HARD WIRED PHOTO-ELECTRIC SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NCC PART 3.7.2 & AS 3786.
- INTERNAL WALLS TO BE FINISHED WITH AS SELECTED BY CLIENT
- EXTERNAL WALLS TO BE FINISHED AS PER ELEVATIONS AND FINISHES SCHEDULE
- CONTRACTOR TO ENSURE WALLS ARE SET BACK FOR PROVISION OF CLADDING THICKNESS. ALL MEASUREMENTS OF CLADDING THICKNESS TO BE CONFIRMED PRIOR TO SET OUT OF WALLS
- CLADDING THICKNESS HAS NOT BEEN SHOWN ON THIS DRAWING FOR THE PURPOSES OF CLARITY. ALL EXTERIOR WALLS TO BE SET BACK AS PER THESE PLANS. ANY CLADDING TO BE IN LINE WITH SETBACK SHOWN IN DRAWINGS AND TO BE PROVISIONED DURING WALL SET OUT.

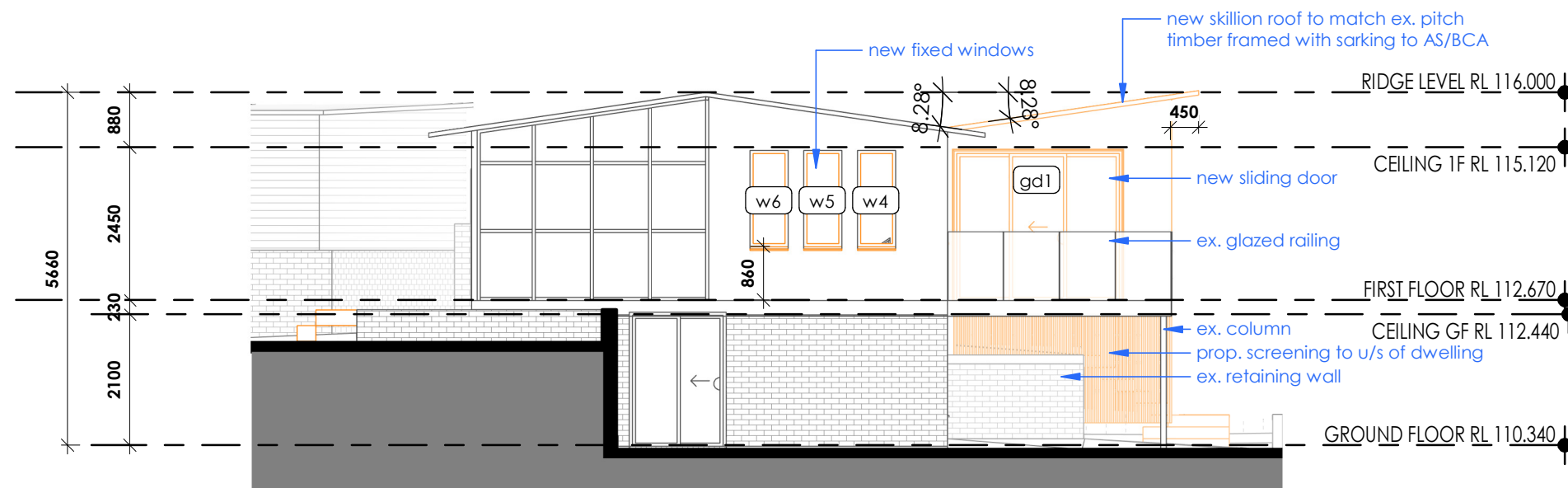
CODE	DESCRIPTION
------	-------------





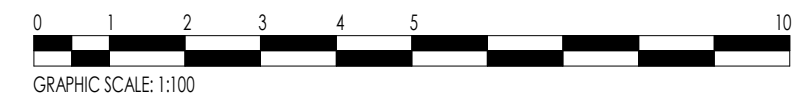
1 | ELEVATION 1

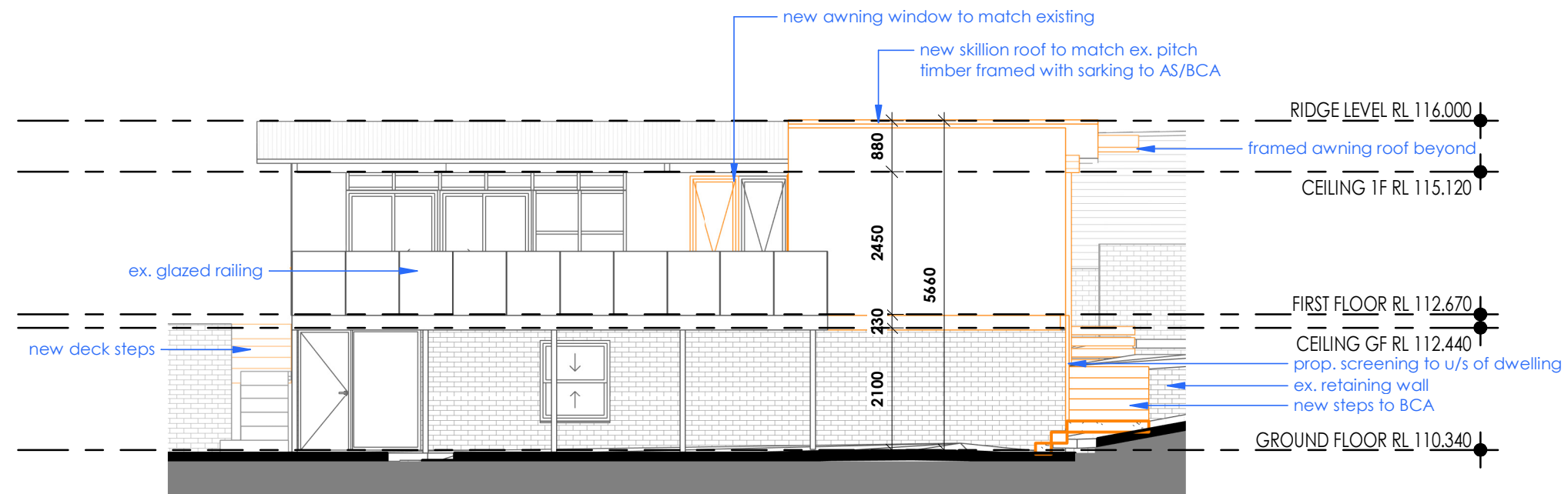
SCALE: 1 : 100



2 | ELEVATION 2

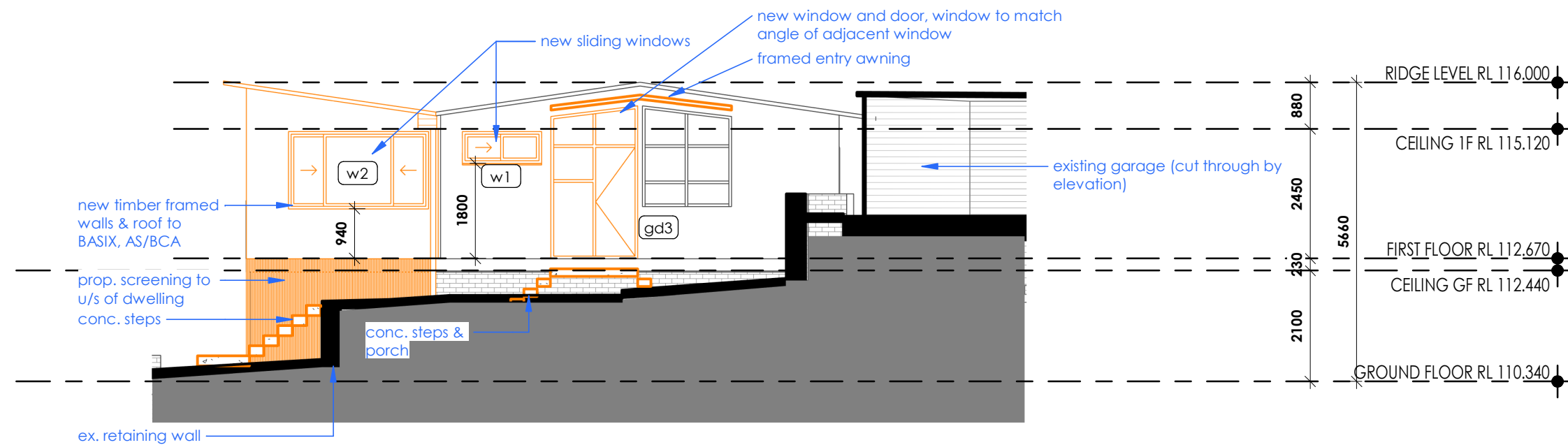
SCALE: 1 : 100





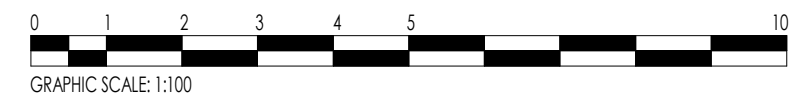
3 | ELEVATION 3

SCALE: 1 : 100



4 | ELEVATION 4

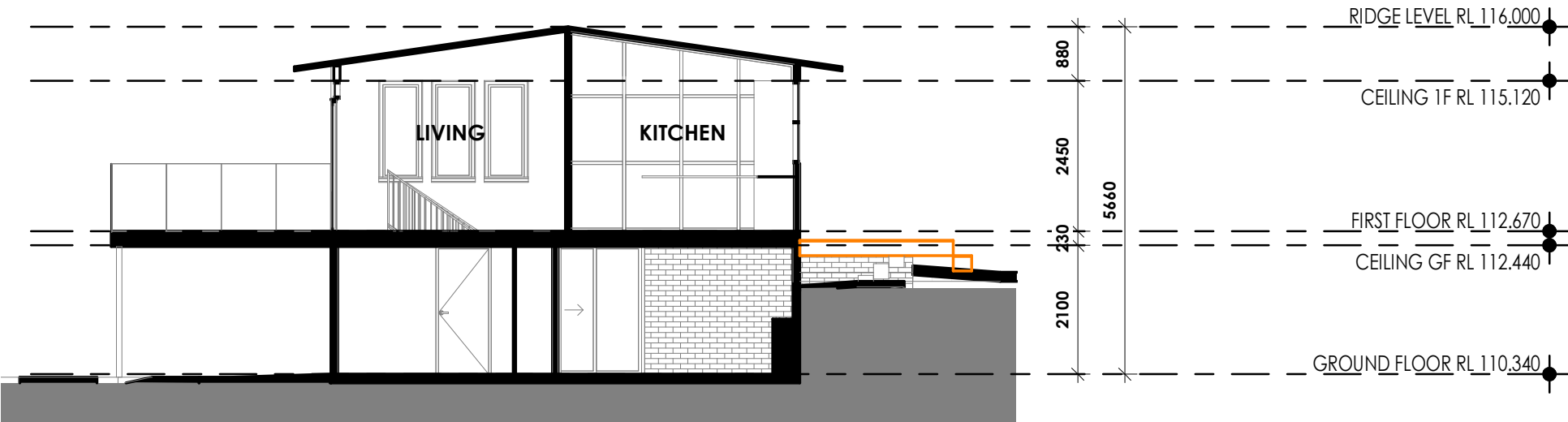
SCALE: 1 : 100





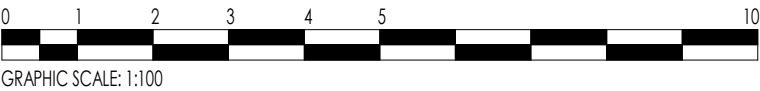
1 | SECTION 1

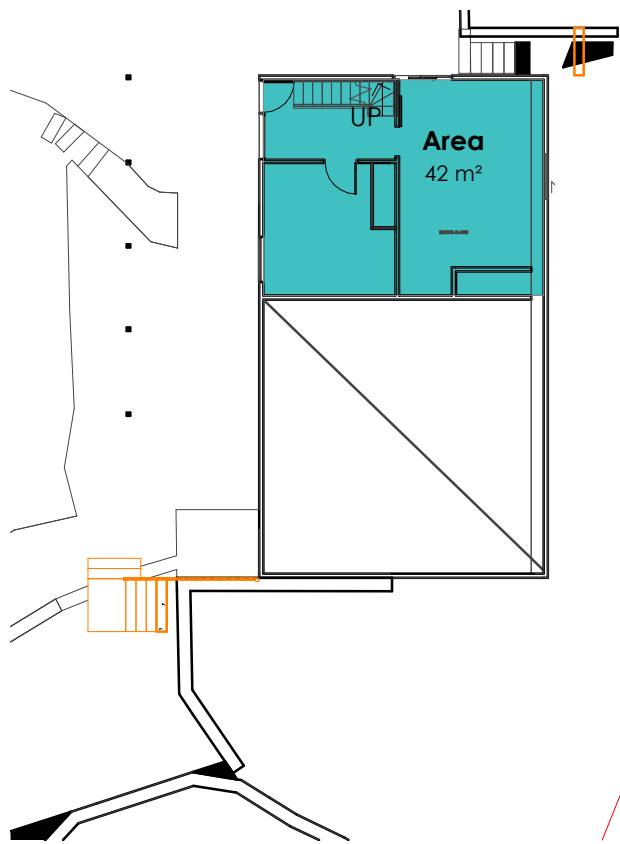
SCALE: 1 : 100



2 | SECTION 2

SCALE: 1 : 100





1 | GROUND FLOOR

SCALE: 1 : 200



2 | LEVEL 1

SCALE: 1 : 200

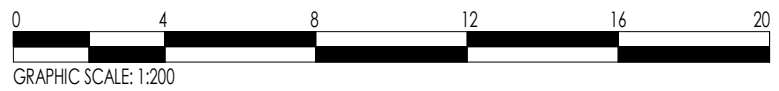
NAME	AREA
------	------







GROUND FLOOR

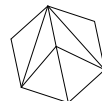
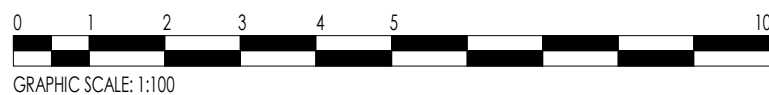
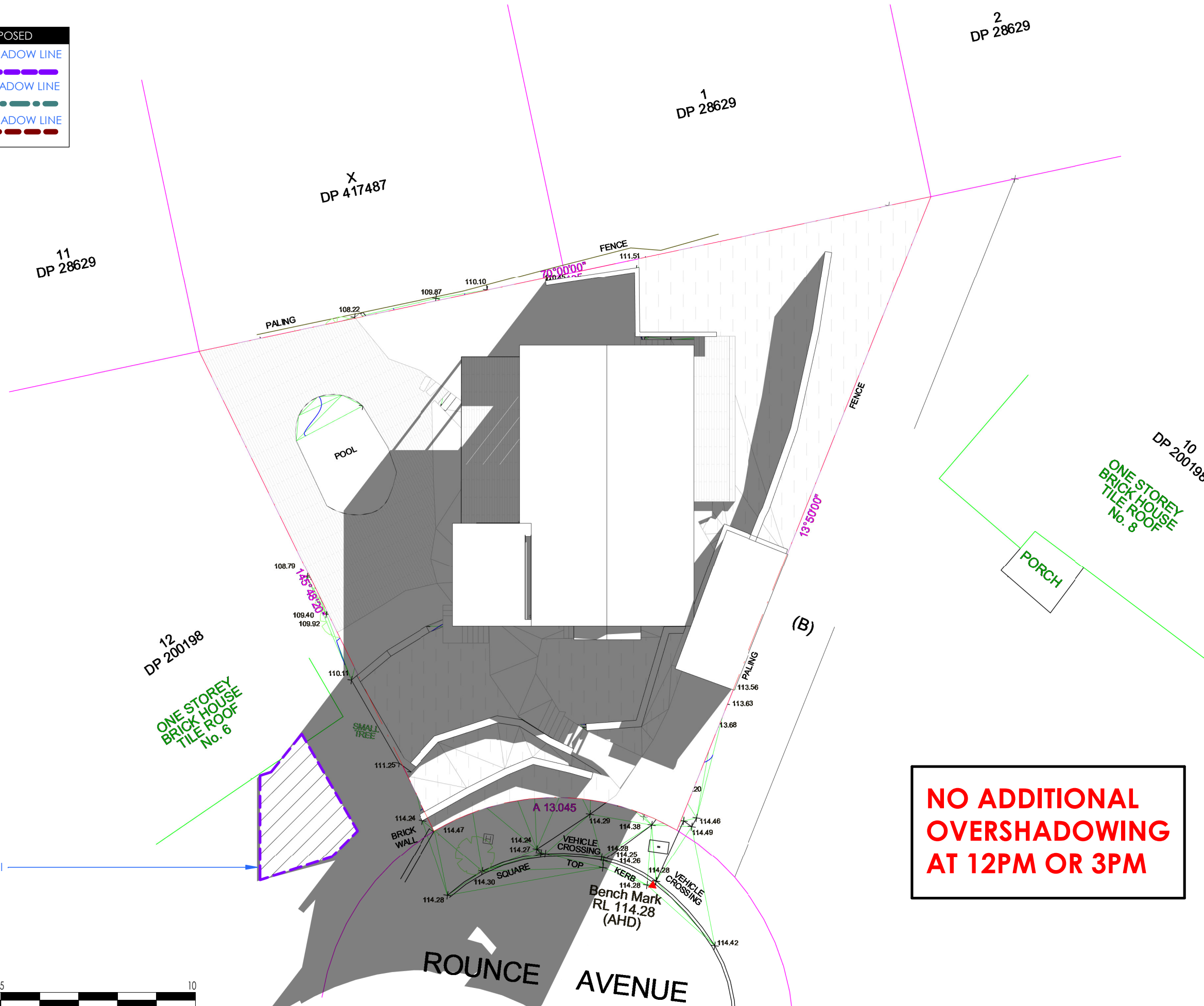
Area	42.29 m²
	42.29 m²

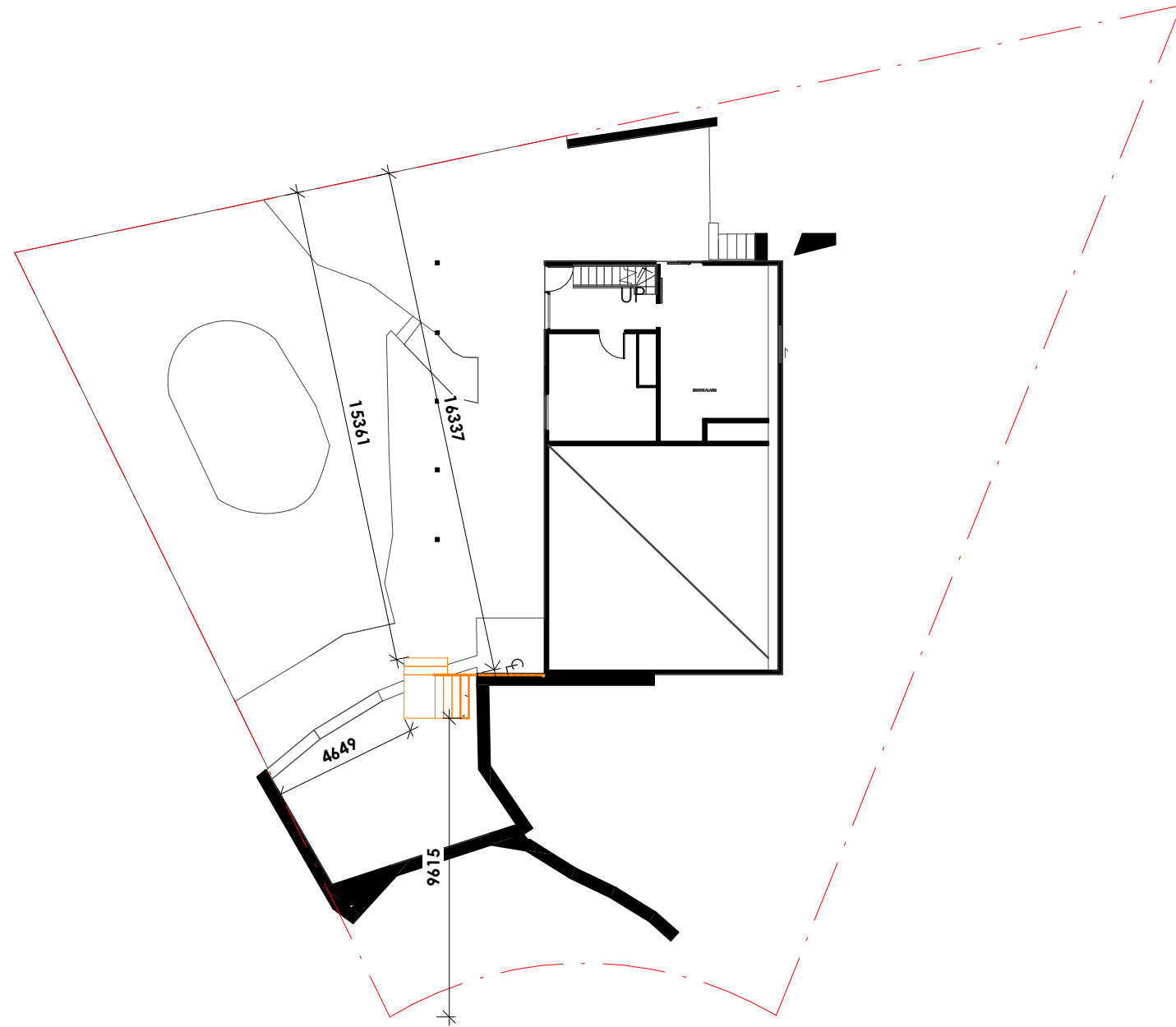
FIRST FLOOR

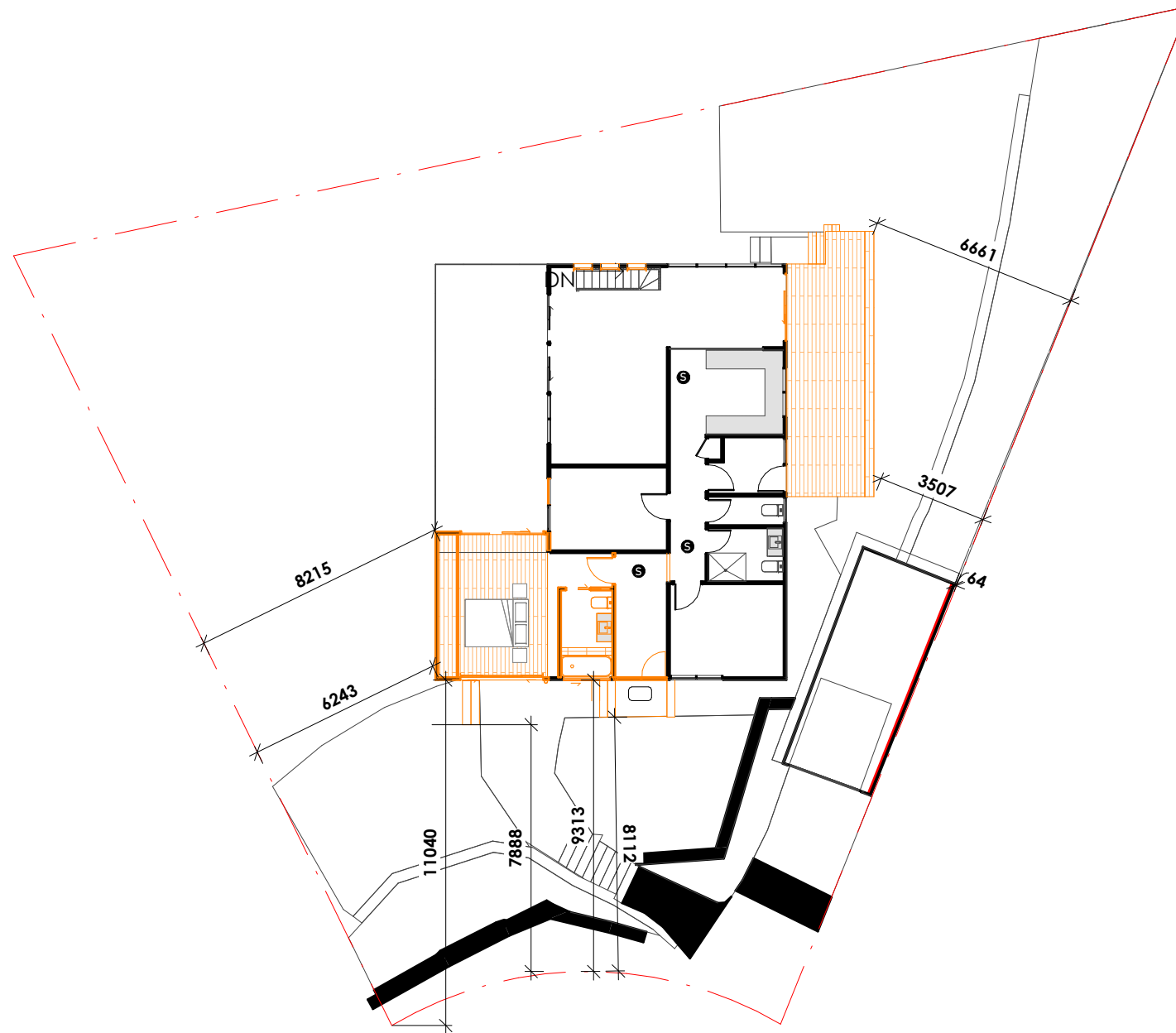
Area	114.09 m²
	114.09 m²
	156.39 m²

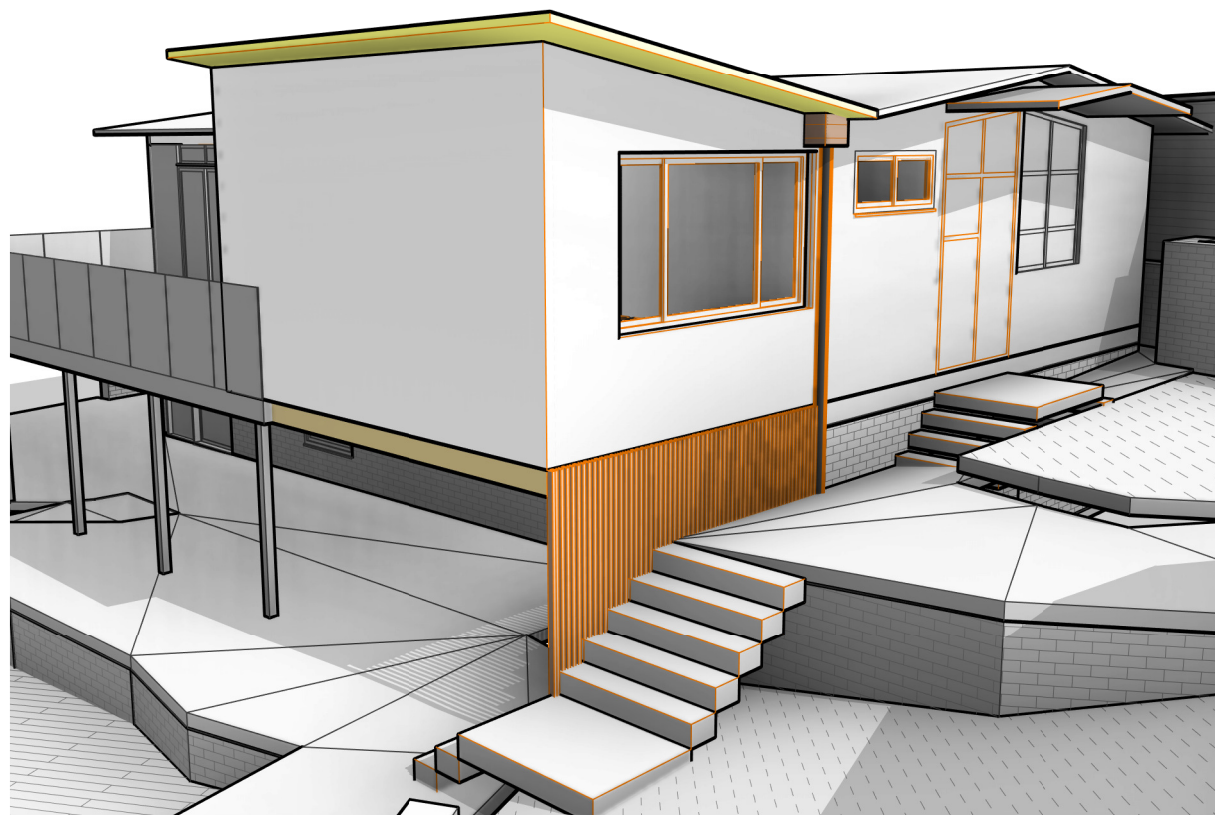


EXISTING	PROPOSED
9:00am SHADOW LINE 	9:00am SHADOW LINE 
12pm SHADOW LINE 	12pm SHADOW LINE 
3:00pm SHADOW LINE 	3:00pm SHADOW LINE 



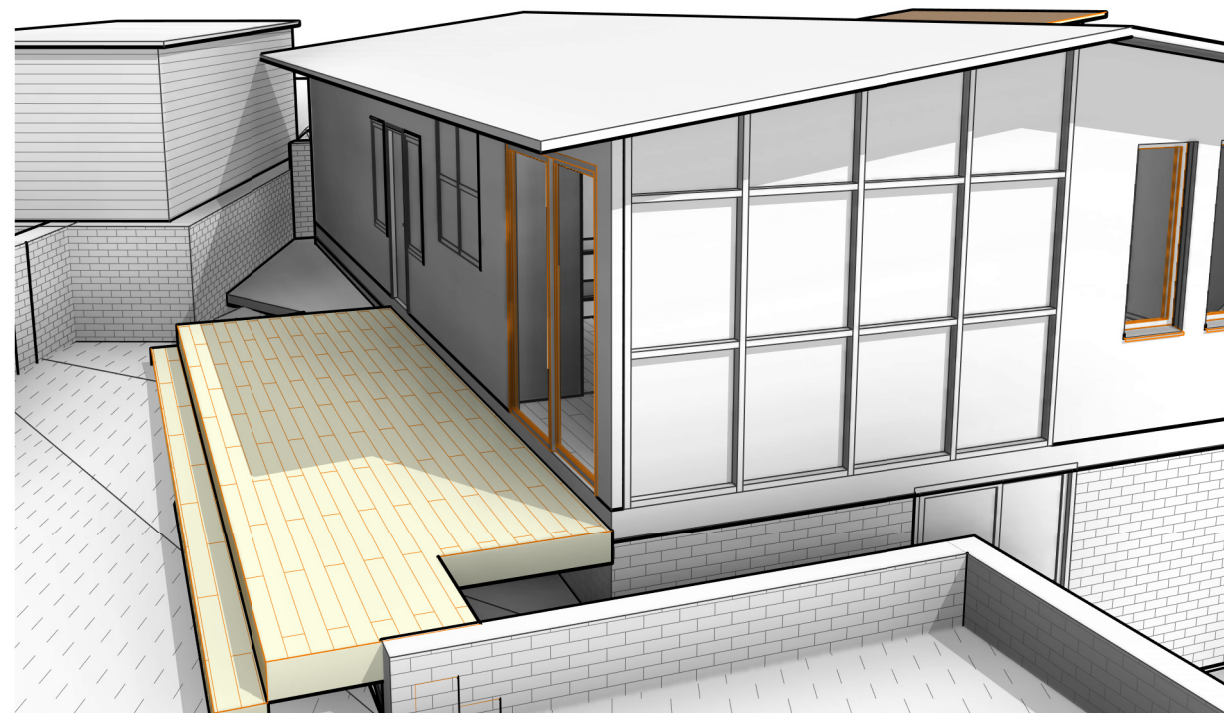






1 | 3D View 1

SCALE: NTS



2 | 3D View 2

SCALE: NTS