

1

SITE PLAN  
1:100

NOTE

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REVISION NOTE

REV	DESCRIPTION	BY	DATE
A	ISSUE FOR SECTION 455 APPLICATION	MMO	19/11/20

REVISION NOTE

REV	DESCRIPTION	BY	DATE

MOSTAGHIM

a L2, 17 federation rd, newtown nsw 2042

w mostaghim.com.au

e info@mostaghim.com.au

p 02 9557 2002

NORTH POINT:

CLIENT:

PROJECT ADDRESS:

195-197 SYDNEY ROAD  
FAIRLIGHT NSW 2094

PROJECT TITLE:

FAIRLIGHT BOARDING HOUSE

DRAWING TITLE:

SITE PLAN

DRAWN BY:

MMO

CHECKED BY:

AM

100 mm ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE HUNDRED MILLIMETERS (100 mm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

SCALE:

1:100 @ A1

PROJECT NUMBER:

20025

A disc

A00.01 stage / dwg no.

A revision





**CLOUDED MODIFICATIONS:**

1. RECONFIGURE HEIGHT OF SLAB TO MAINTAIN 350mm CLEARANCE FOR TRUCK
2. OSD TANKS SHOWN TO BE CONSISTENT WITH REVISED STORMWATER DRAWINGS
3. MINOR RECONFIGURATION TO STEPS AND LANDSCAPING.

DRAWN BY: <b>MO, LN &amp; KL</b>	CHECKED BY: <b>MO</b>
-------------------------------------	--------------------------

**100 mm ACTUAL**


IF THE ABOVE DIMENSION DOES NOT MEASURE ONE HUNDRED MILLIMETERS (100 mm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

[illegible]

DRAWN BY: MO, LN & KL	CHECKED BY: MO
<div style="text-align: center;"> <b>100 mm ACTUAL</b> </div> <p>IF THE ABOVE DIMENSION DOES NOT MEASURE ONE HUNDRED MILLIMETERS (100 mm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.</p>	
SCALE: 1:100 @ A1	PROJECT NUMBER: 20025
<div style="text-align: center;"> <b>A</b>          disc       </div>	<div style="text-align: center;"> <b>A01.01</b>          stage / dwg no.       </div>
<div style="text-align: right;"> <b>B</b>          revision       </div>	



1 LEVEL 2  
1:100

 northern  
beaches  
council

**THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT**

**MOD2020/0655**

NOTE

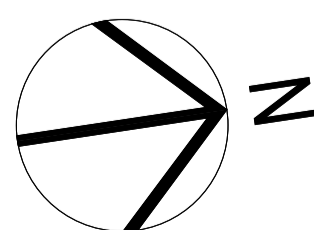
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**MOSTAGHIM**  
a L2, 17 federation rd, newtown nsw 2042  
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e info@mostaghim.com.au  
p 02 9557 2002

NORTH POINT:



CLIENT:



PROJECT ADDRESS:  
195-197 SYDNEY ROAD  
FAIRLIGHT NSW 2094

PROJECT TITLE:

FAIRLIGHT BOARDING HOUSE

DRAWING TITLE:

LEVEL 2 PLAN

CLOUDED MODIFICATIONS:

- ROOMS MIRRORED FOR IMPROVED ACOUSTICS.
- RECONFIGURED FIRE STAIRS.

DRAWN BY: MMO	CHECKED BY: AM
<b>100 mm ACTUAL</b>	
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE HUNDRED MILLIMETERS (100 mm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.	
SCALE: 1:100 @ A1	PROJECT NUMBER: 20025
A disc	A01.02 stage / dwg no.
A revision	



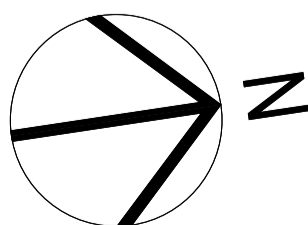


SCALE: 1:100 @ A1	PROJECT NUMBER: 20025	
A disc	A01.04 stage / dwg no.	A revision

[illegible]

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e [info@mostaghim.com.au](mailto:info@mostaghim.com.au)  
p 02 9557 2002



CLIENT:

 micronest

---

PROJECT ADDRESS:

195-197 SYDNEY ROAD  
FAIRLIGHT NSW 2094

PROJECT TITLE:

FAIRLIGHT BOARDING HOUSE

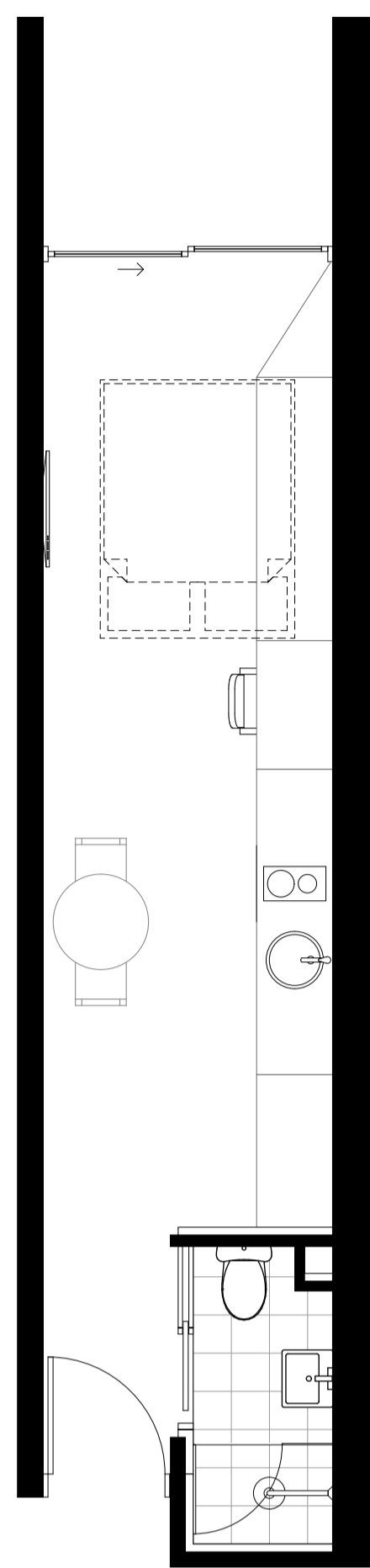
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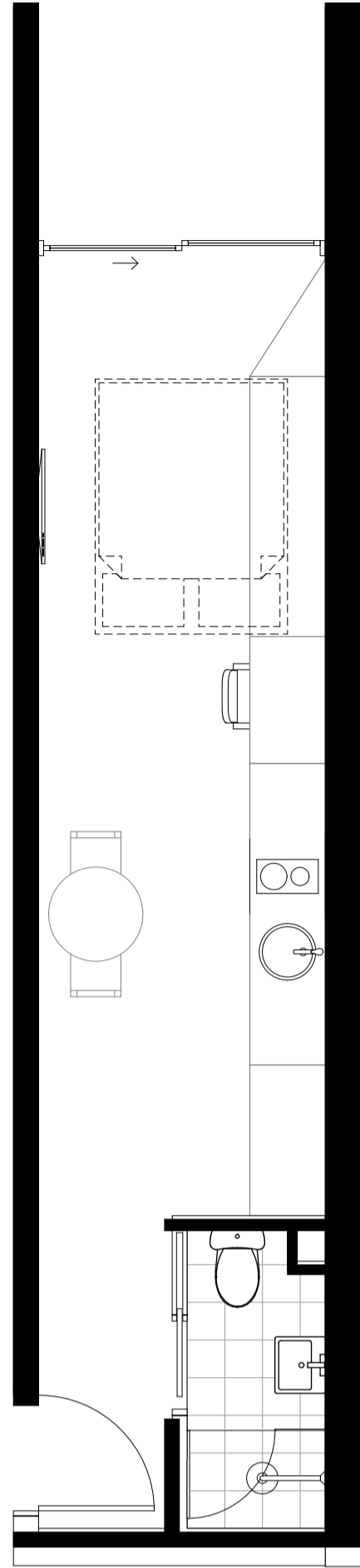
LEVEL 4 PLAN



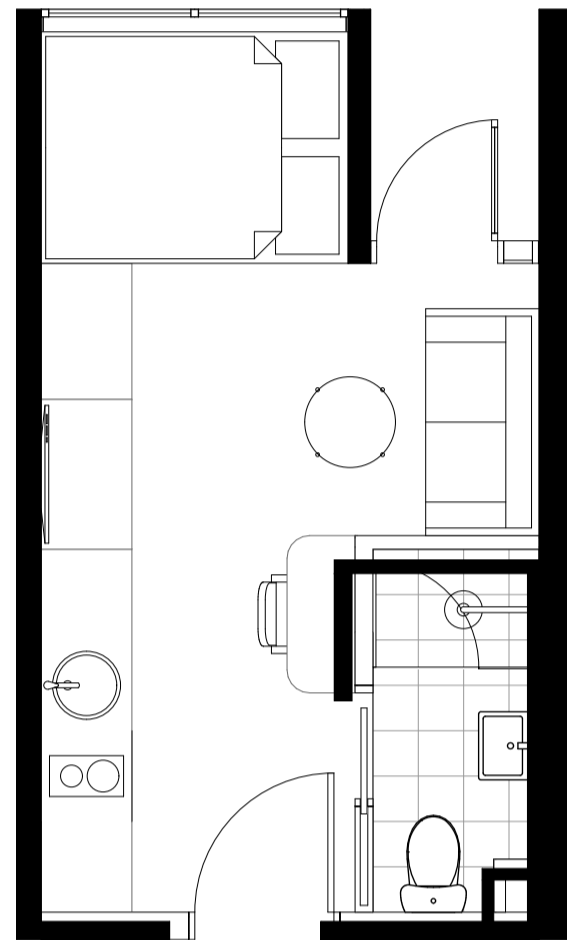




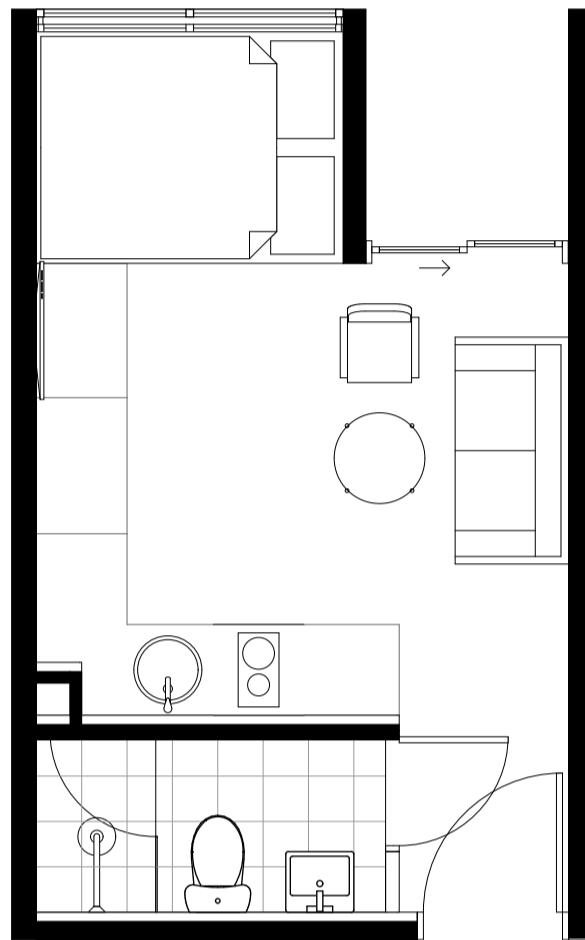
1 ROOM TYPE 1  
1:50  
total area = 22.50 sqm  
nett area = 19.72 sqm



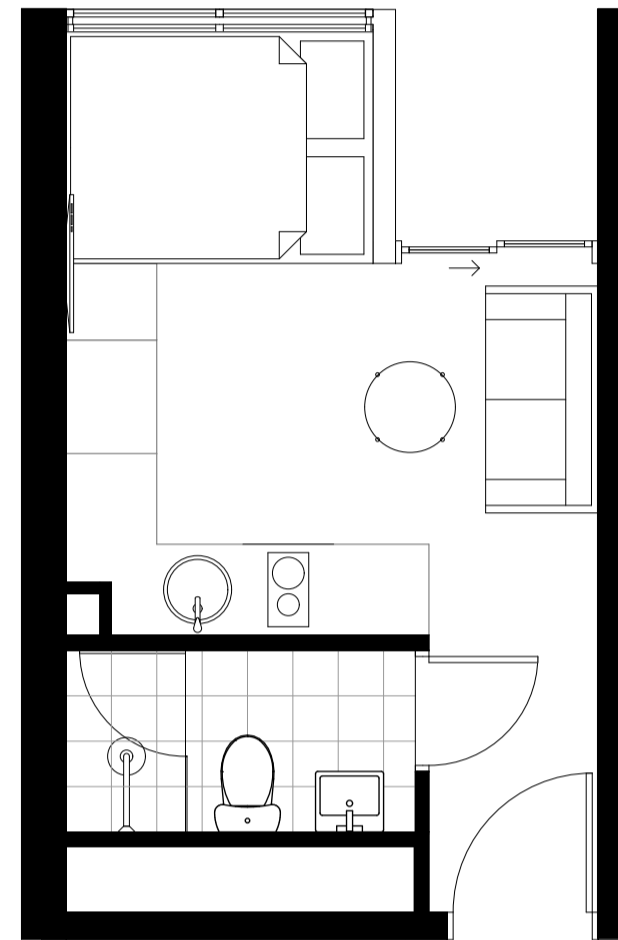
2 ROOM TYPE 2  
1:50  
total area = 23.32 sqm  
nett area = 20.53 sqm



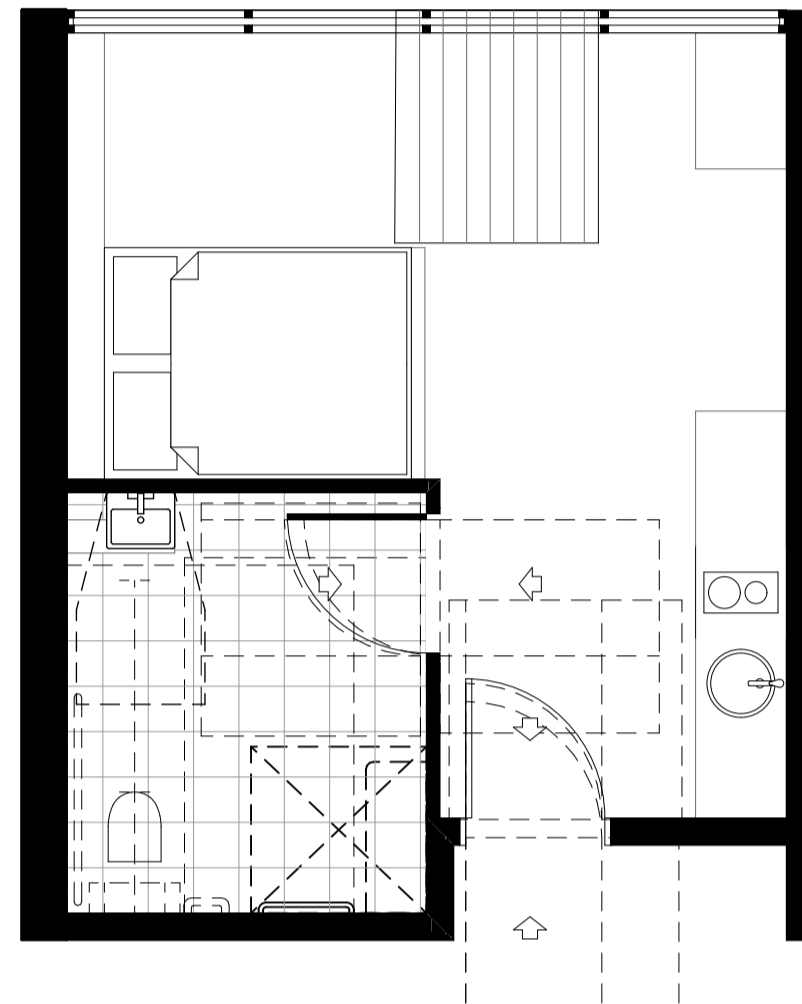
3 ROOM TYPE 3A  
1:50  
total area = 17.38 sqm  
nett area = 14.77 sqm



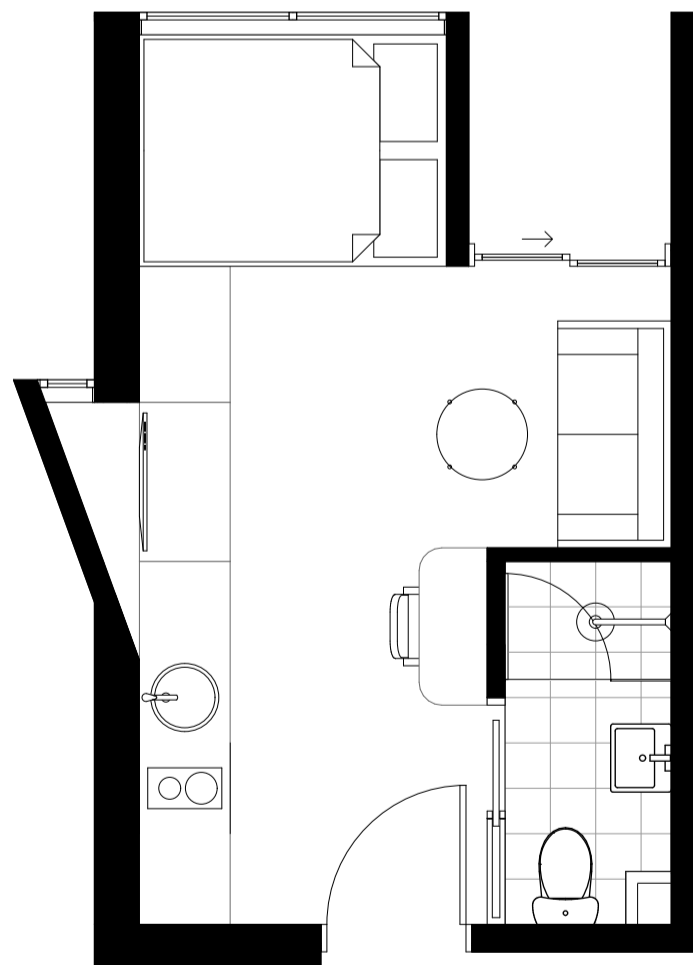
4 ROOM TYPE 3B  
1:50  
total area = 18.36 sqm  
nett area = 15.59 sqm



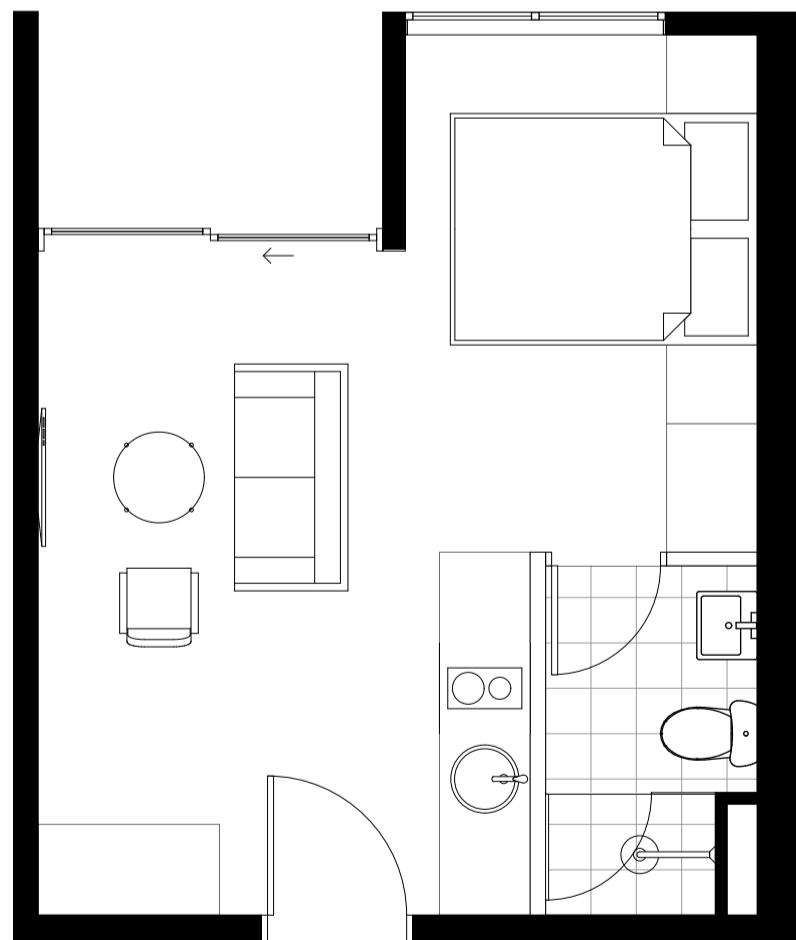
5 ROOM TYPE 3C  
1:50  
total area = 18.42 sqm  
nett area = 15.55 sqm



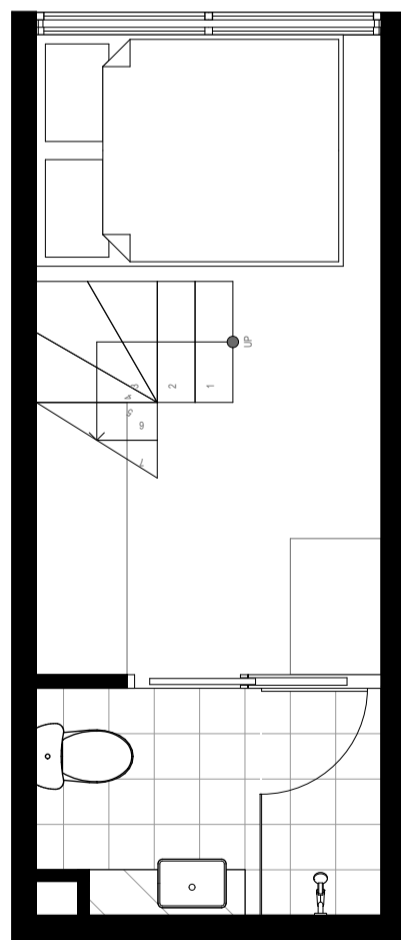
6 ACCESSIBLE ROOM B  
1:50  
total area = 18.33 sqm  
nett area = 15.56 sqm



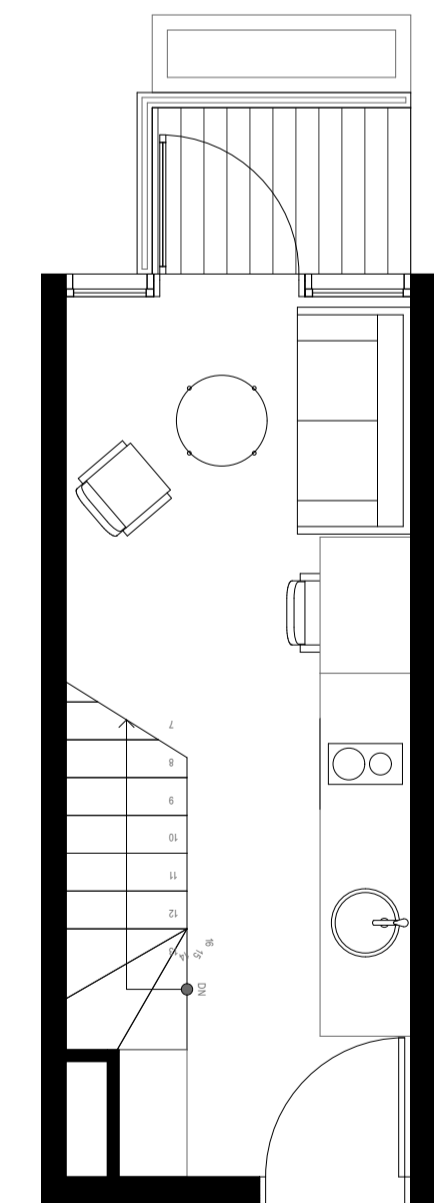
7 ROOM TYPE 3D  
1:50  
total area = 24.36 sqm  
nett area = 21.21 sqm



8 ROOM TYPE 4  
1:50  
total area = 13.33 sqm  
nett area = 10.45 sqm



8a ROOM TYPE 5 LOWER  
1:50  
total & nett area = 11.86 sqm



9 ROOM TYPE 5 UPPER  
1:50  
total area = 26.38 sqm  
nett area = 19.76 sqm

3

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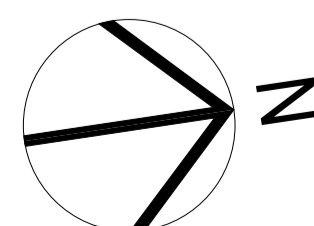
#### REVISION NOTE

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**MOSTAGHIM**

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e info@mostaghim.com.au  
p 02 9557 2002

NORTH POINT:



CLIENT:



PROJECT ADDRESS:  
195-197 SYDNEY ROAD  
FAIRLIGHT NSW 2094

PROJECT TITLE:

FAIRLIGHT BOARDING HOUSE

DRAWING TITLE:

TYPICAL UNIT LAYOUT PLAN

CLOUDED MODIFICATIONS:

1. ROOM LAYOUTS AMENDED.

DRAWN BY:

MMO

CHECKED BY:

AM

100 mm ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE HUNDRED MILLIMETERS (100 mm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

SCALE:

1:50 @ A1

PROJECT NUMBER:

20025

A

disc

A02.01

stage / dwg no.

A

revision



Quarried on-site sandstone   Render in timber colour   Clear glazing & dark metal mullions   External venetian louvres   Render in bronze colour   Light coloured profiled metal   Glass blocks   Landscaped roof and ground   Smooth concrete

#### NOTE

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#### REVISION NOTE

REV	DESCRIPTION	BY	DATE
A	ISSUE FOR SECTION 455 APPLICATION	MMO	19/11/20
B	REVISED ISSUE FOR SECTION 4.55 APPLICATION		2/2/21

#### REVISION NOTE

REV	DESCRIPTION	BY	DATE

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p 02 9557 2002

NORTH POINT:

CLIENT:



PROJECT ADDRESS:  
195-197 SYDNEY ROAD  
FAIRLIGHT NSW 2094

PROJECT TITLE:

FAIRLIGHT BOARDING HOUSE

DRAWING TITLE:

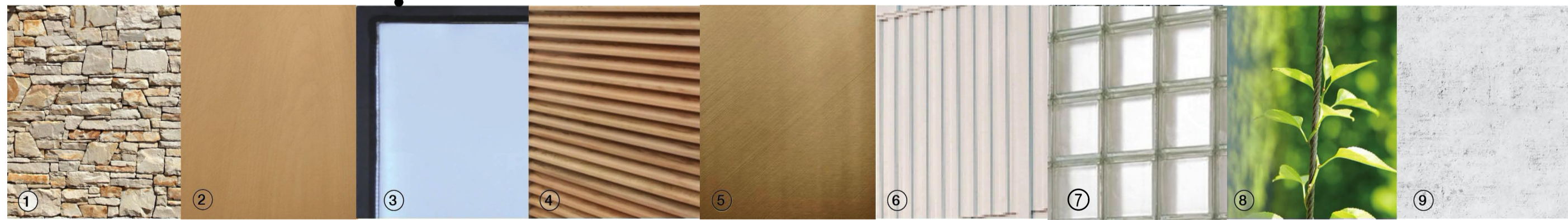
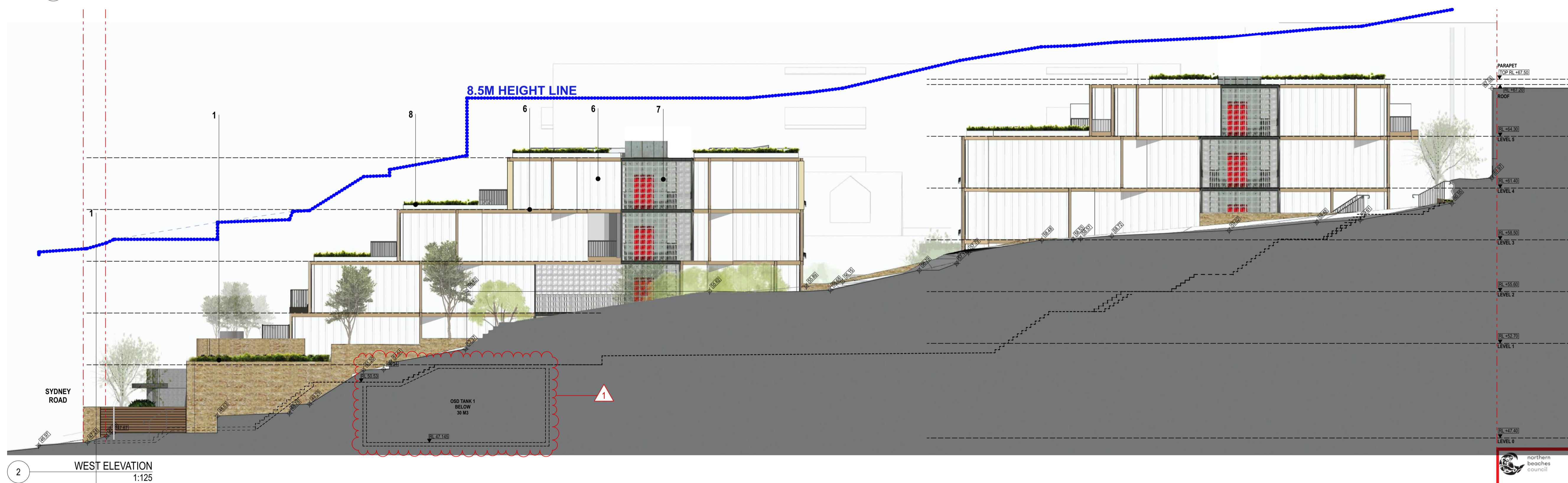
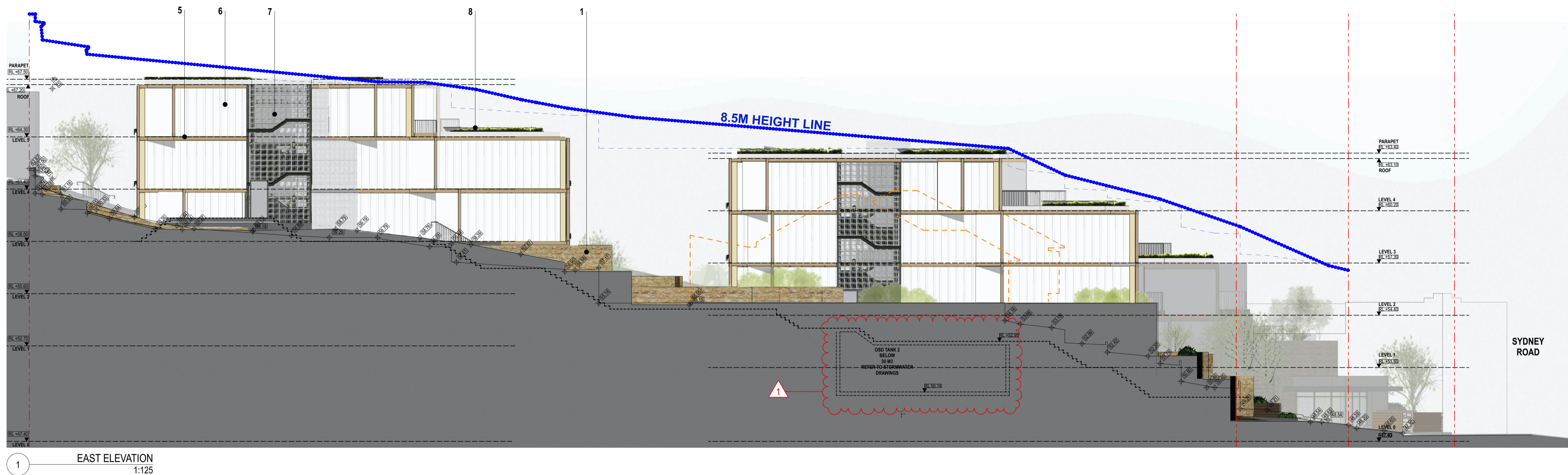
ELEVATION NORTH + SOUTH



#### CLOUDED MODIFICATIONS:

- FIRE BOOSTER/HYDRANT, GAS METER & WATER METER CUPBOARD HEIGHT AMENDED FOR COMPLIANT.
- FINISHES No. 7 AMENDED FROM SCREEN BLOCKS TO GLASS BLOCKS FOR FRL 90 MINS COMPLIANT.
- CHANGE DOUBLE HINGED GARAGE FULL HEIGHT DOOR TO A ROLLER DOOR.
- RAISE WALL TO ACHIEVE 3500mm CLEARANCE TO TRUCK FOR ACCESS TO LEVEL 0.
- ADD GATE.

DRAWN BY: MO, LN & KL	CHECKED BY: MO
100 mm ACTUAL	
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE HUNDRED MILLIMETERS (100 mm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.	
SCALE: 1:125, 1:1 @ A1	PROJECT NUMBER: 20025
A disc	A03.01 stage / dwg no.
B revision	



Sandstone cladding    Render in timber colour    Clear glazing & dark metal mullions    External venetian louvres    Render in bronze colour    Light coloured profiled metal    Glass blocks    Landscaped roof and Ground    Smooth concrete

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#### REVISION NOTE

REV	DESCRIPTION	BY	DATE
A	ISSUE FOR SECTION 455 APPLICATION	MMO	19/11/20
B	REVISED ISSUE FOR SECTION 4.55 APPLICATION		18/2/21
C	REVISED ISSUE FOR SECTION 4.55 APPLICATION		10/3/21

#### REVISION NOTE

REV	DESCRIPTION	BY	DATE

**MOSTAGHIM**

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e info@mostaghim.com.au  
p 02 9557 2002

NORTH POINT:

CLIENT:



PROJECT ADDRESS:  
195-197 SYDNEY ROAD  
FAIRLIGHT NSW 2094

PROJECT TITLE:

FAIRLIGHT BOARDING HOUSE

DRAWING TITLE:

ELEVATION EAST + WEST

#### CLOUDED MODIFICATIONS:

1. OSD TANK 1 AND 2. BOTTOM OF TANK TOP OF SLAB LEVELS AMENDED TO BE CONSISTENT WITH REVISED STORMWATER DRAWINGS.

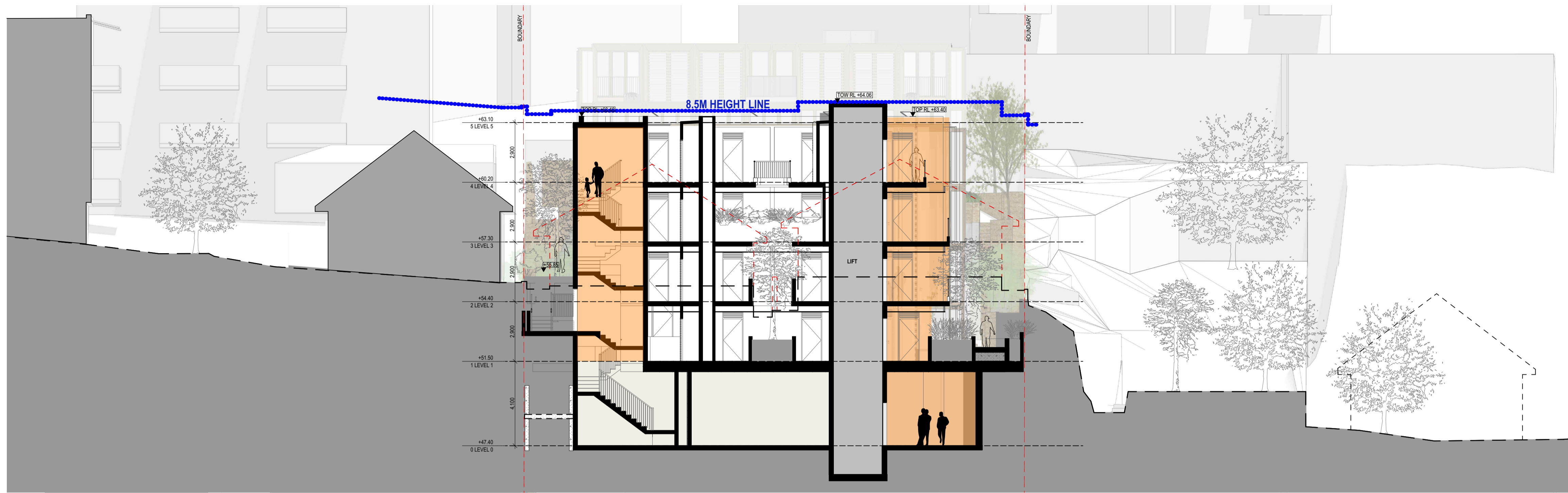
DRAWN BY:  
MO, LN & KL  
CHECKED BY:  
MO

**100 mm ACTUAL**  
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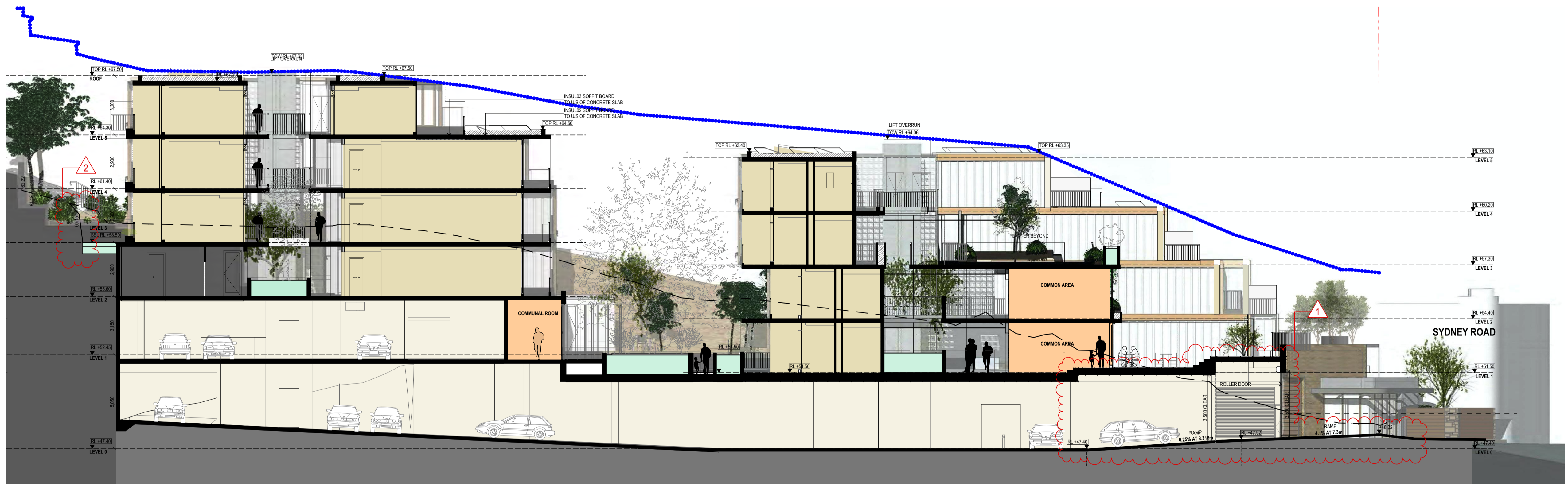
SCALE:  
1:125, 1:1 @ A1  
PROJECT NUMBER:  
20025

A      A03.02      C  
disc      stage / dwg no.      revision

**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**  
**MOD2020/0655**



1 SECTION B-B  
1:125



2 SECTION A-A  
1:125



1 Quarried on-site sandstone 2 Render in timber colour 3 Clear glazing & dark metal mullions 4 External venetian louvres 5 Render in bronze colour 6 Light coloured profiled metal 7 Glass blocks 8 Landscaped roof and Ground 9 Smooth concrete

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B	REVISED ISSUE FOR SECTION 4.55 APPLICATION		2/2/21

#### REVISION NOTE

REV	DESCRIPTION	BY	DATE

## MOSTAGHIM

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e info@mostaghim.com.au  
p 02 9557 2002

NORTH POINT:

CLIENT:



PROJECT ADDRESS:  
195-197 SYDNEY ROAD  
FAIRLIGHT NSW 2094

PROJECT TITLE:

FAIRLIGHT BOARDING HOUSE

DRAWING TITLE:

SECTION A-A + SECTION B-B



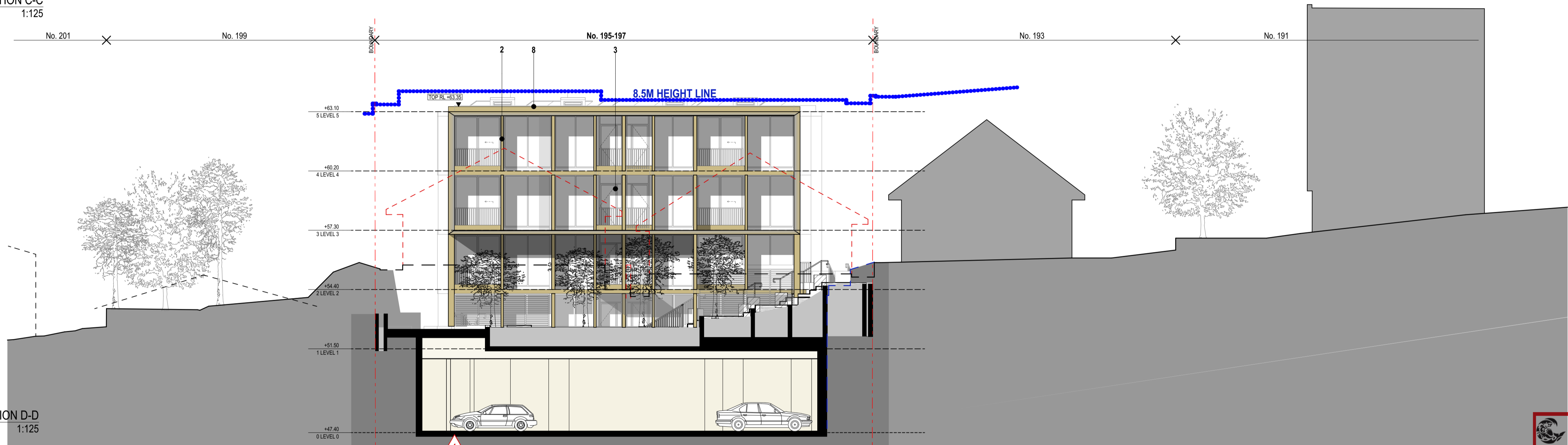
#### CLOUDED MODIFICATIONS:

- CARPARK ENTRY RAMP ADDED & ASSOCIATED LEVEL 1 SLAB AMENDED TO ACHIEVE 3500mm CLEARANCE TO WASTE TRUCK.
- REMOVE RETAINING WALL AND REPLACE WITH NATURAL ROCK FACE WALL.
- FINISHES No. 7 AMENDED FROM SCREEN BLOCKS TO GLASS BLOCKS FOR FRL 90 MINS COMPLIANT.

DRAWN BY: MO, LN & KL	CHECKED BY: MO
100 mm ACTUAL	
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE HUNDRED MILLIMETERS (100 mm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.	
SCALE: 1:125, 1:1 @ A1	PROJECT NUMBER: 20025
A disc	A04.01 stage / dwg no.
	B revision



1 SECTION C-C  
1:125



2 SECTION D-D  
1:125



Quarried on-site sandstone   Render in timber colour   Clear glazing & dark metal mullions   External venetian louvres   Render in bronze colour   Light coloured profiled metal   Glass blocks   Landscaped roof and Ground   Smooth concrete

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NORTH POINT:

CLIENT:



PROJECT ADDRESS:  
195-197 SYDNEY ROAD  
FAIRLIGHT NSW 2094

PROJECT TITLE:

FAIRLIGHT BOARDING HOUSE

DRAWING TITLE:

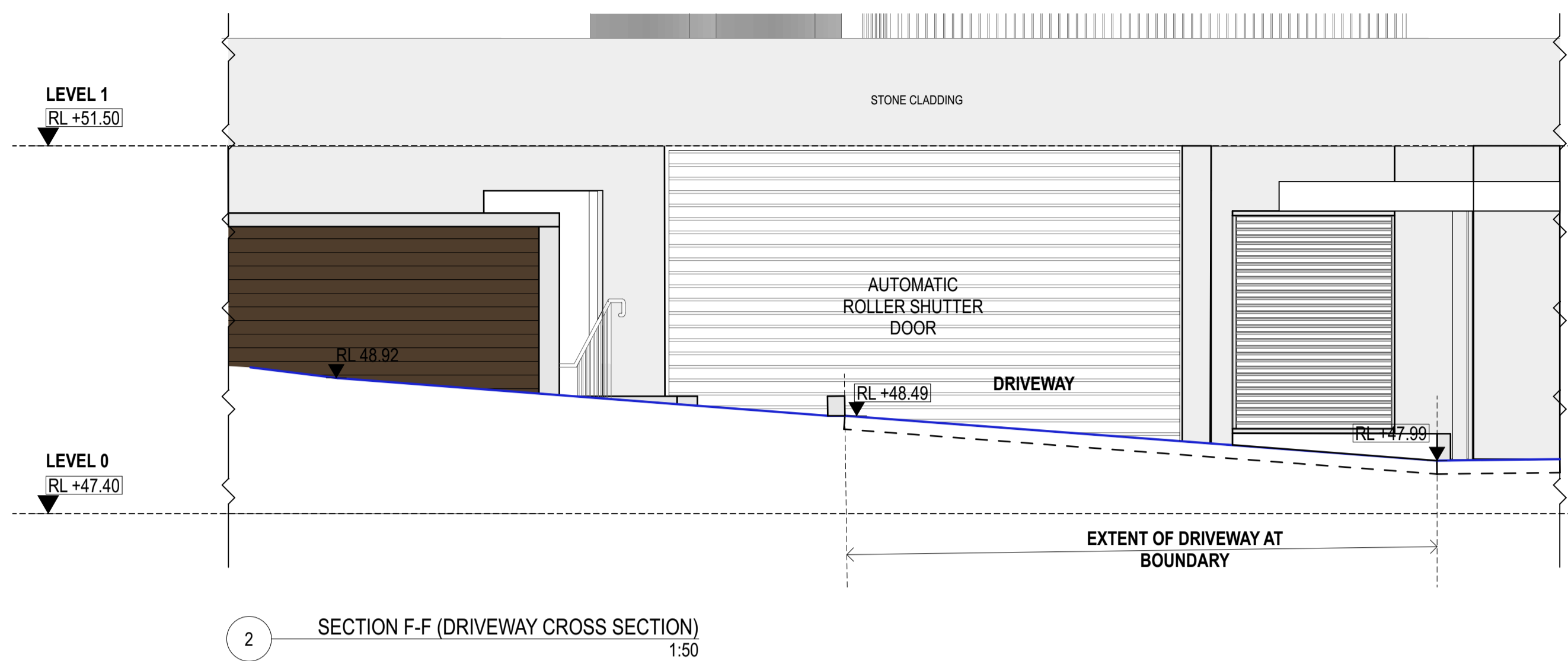
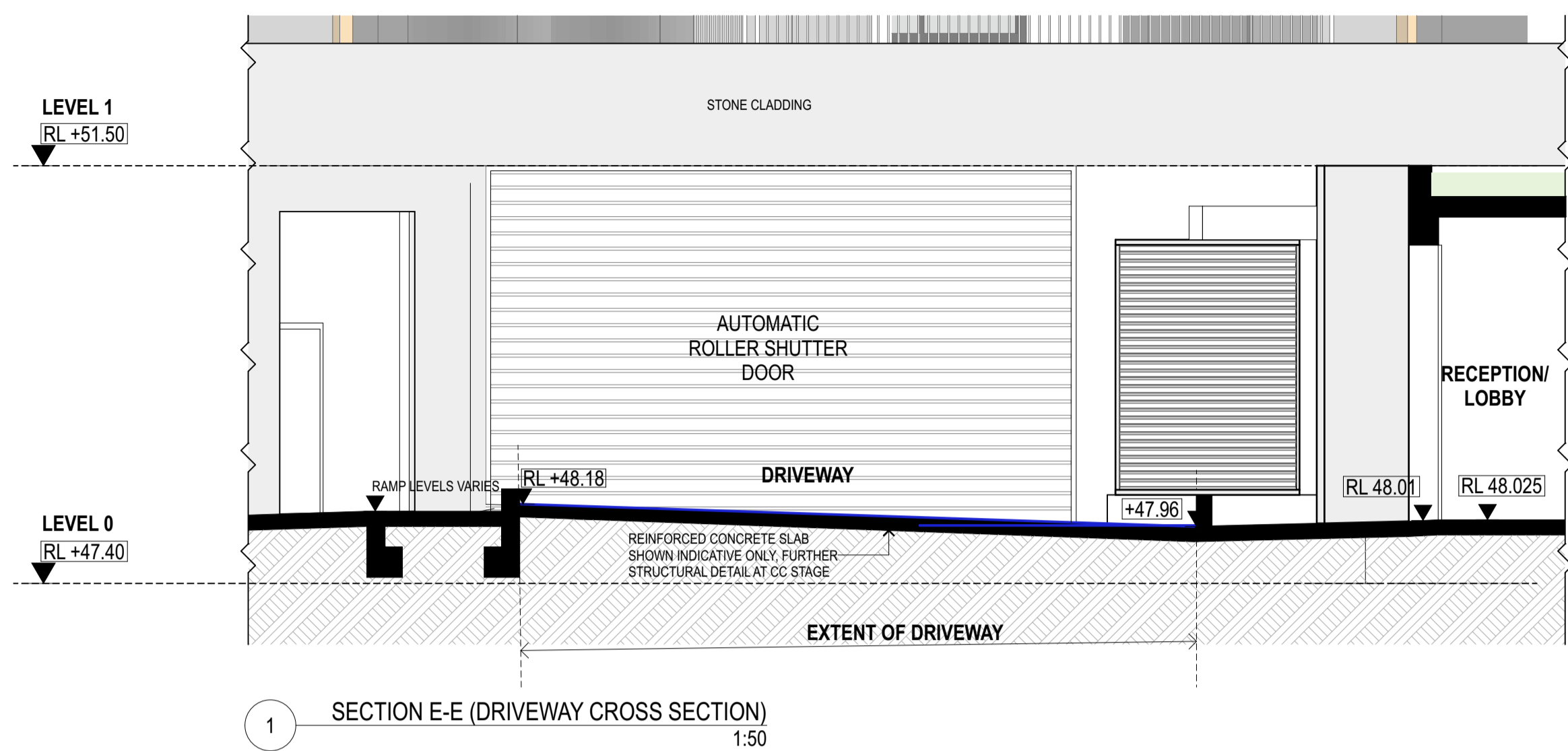
SECTION C-C + SECTION D-D




#### CLOUDED MODIFICATIONS:

1. FINISHES No. 7 AMENDED FROM SCREEN BLOCKS TO GLASS BLOCKS FOR FRL 90 MINS COMPLIANT.

DRAWN BY: MO, LN & KL	CHECKED BY: MO
100 mm ACTUAL	
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE HUNDRED MILLIMETERS (100 mm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.	
SCALE: 1:125, 1:1 @ A1	PROJECT NUMBER: 20025
A disc	A04.02 stage / dwg no.
B revision	



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MOD2020/0655

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REVISION NOTE

REV	DESCRIPTION	BY	DATE
A	REVISED ISSUE FOR SECTION 4.55 APPLICATION		10/3/21

REVISION NOTE

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e info@mostaghim.com.au  
p 02 9557 2002

NORTH POINT:

CLIENT:



PROJECT ADDRESS:  
195-197 SYDNEY ROAD  
FAIRLIGHT NSW 2094

PROJECT TITLE:

FAIRLIGHT BOARDING HOUSE

DRAWING TITLE:

DRIVEWAY SECTIONS

DRAWN BY:

MO, LN & KL

CHECKED BY:

MO

**100 mm ACTUAL**

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE HUNDRED MILLIMETERS (100 mm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

SCALE:

1:50 @ A1

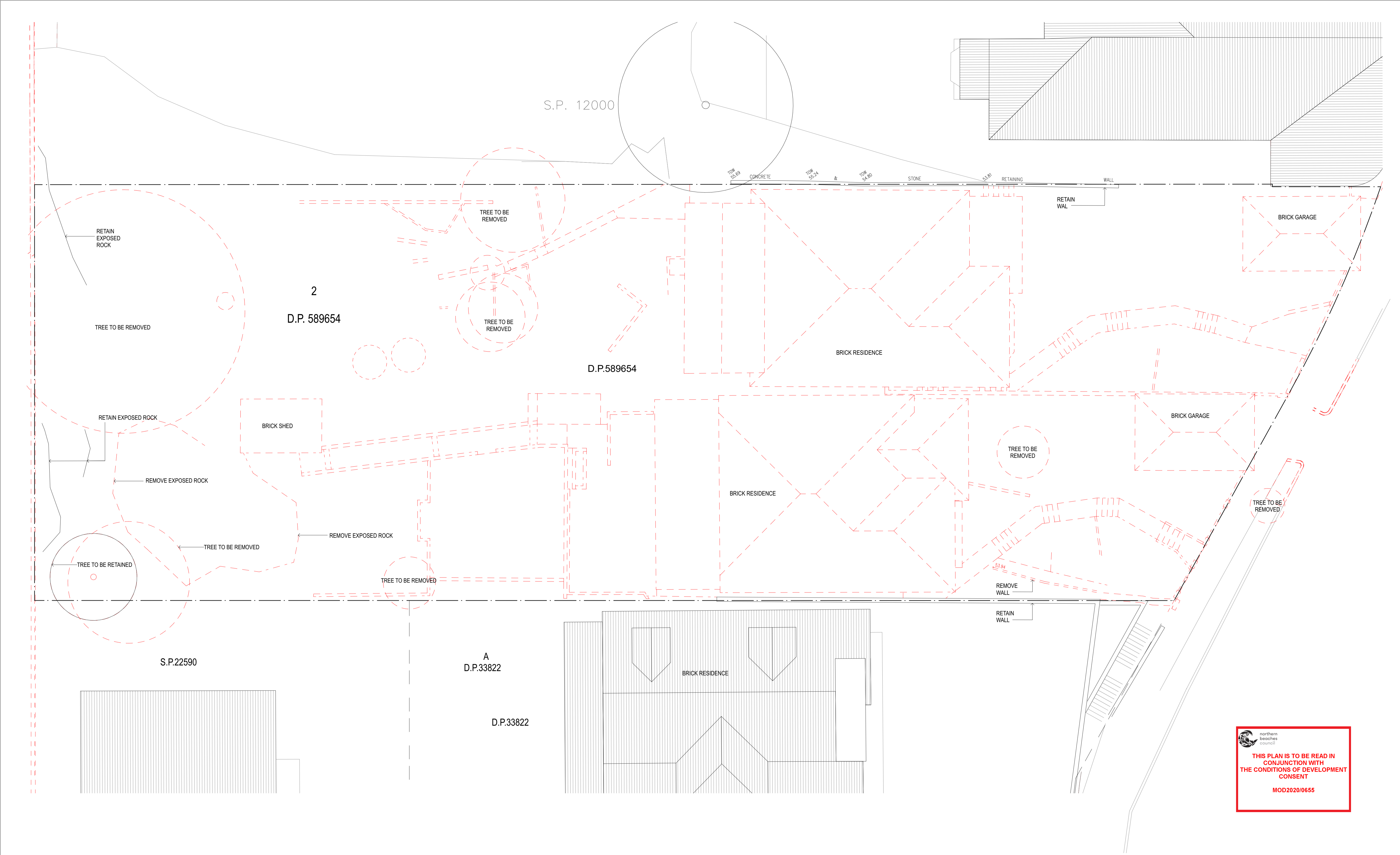
PROJECT NUMBER:

20025

A  
disc

A04.03  
stage / dwg no.

A  
revision



1

DEMOLITION PLAN

1:100

NOTE

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REVISION NOTE

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REVISION NOTE

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p 02 9557 2002

NORTH POINT:

CLIENT:

PROJECT ADDRESS:

195-197 SYDNEY ROAD  
FAIRLIGHT NSW 2094

PROJECT TITLE:

FAIRLIGHT BOARDING HOUSE

DRAWING TITLE:

DEMOLITION PLAN

DRAWN BY:

CHECKED BY:

100 mm ACTUAL

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SCALE:

1:100 @ A1

PROJECT NUMBER:

20025

A

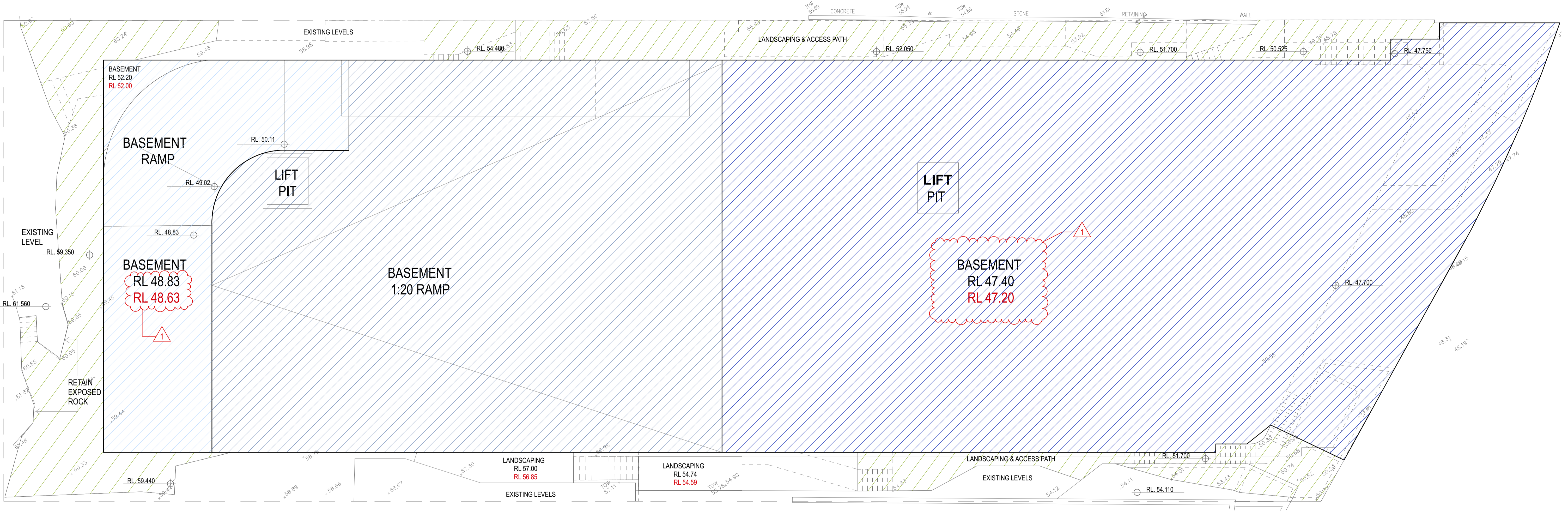
A08.01

A

disc

stage / dwg no.

revision



 BUILDINGS / BASEMENT EXCAVATION

 LANDSCAPING RE-CONTOURING

 RL. XX.XX PROPOSED FFL

 RL. XX.XX SLAB EXCAVATION LEVELS

 RL. XX.XX EXISTING LEVELS

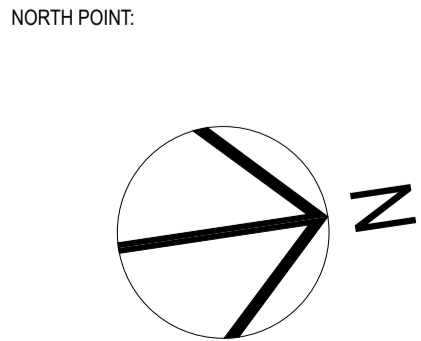
1 EXCAVATION PLAN  
1:100

  
THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT  
MOD2020/0655

**NOTE**  
1. Contractors to verify all dimensions on site before any shop drawings or work is commenced.  
2. Any discrepancies between drawings of differing scales or between drawings and specification where appropriate to be notified to superintendent and/or the architects for decision.  
3. Figured dimensions to be taken in preference to scaled dimensions.  
4. Critical dimensions to be taken from site.  
5. This drawing is to be read in conjunction with the specification and engineers' drawings.  
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REVISION NOTE					REVISION NOTE			
REV	DESCRIPTION	BY	DATE		REV	DESCRIPTION	BY	DATE
A	ISSUE FOR SECTION 4.55 APPLICATION		25/11/20					

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CLIENT:  
  
PROJECT ADDRESS:  
195-197 SYDNEY ROAD  
FAIRLIGHT NSW 2094

PROJECT TITLE:  
FAIRLIGHT BOARDING HOUSE  
DRAWING TITLE:  
EXCAVATION PLAN

**CLOUDED MODIFICATIONS:**  
1. REVISE EXCAVATION LEVELS DUE TO LOADING TRUCK CLEARANCE REQUIREMENTS.  
DRAWN BY: CHECKED BY:  
**100 mm ACTUAL**  
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE HUNDRED MILLIMETERS (100 mm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.  
SCALE: PROJECT NUMBER:  
1:100, 1:50 @ A1 20025  
A A08.02 A  
disc stage / dwg no. revision