

NOTES

All work to conform to current Building Code of Australia and NSW supplement and all current relevant AS codes.

All dimensions are in millimetres and figured dimensions take precedence over scaling.

Builder to verify all dimensions on site and seek instructions prior to proceeding if any discrepancies are found.

Footings and slabs to comply with current AS 2870 and in accordance with accompanying structural engineering drawings.

Light and ventilation to comply with part F4 of the Building Code of Australia.

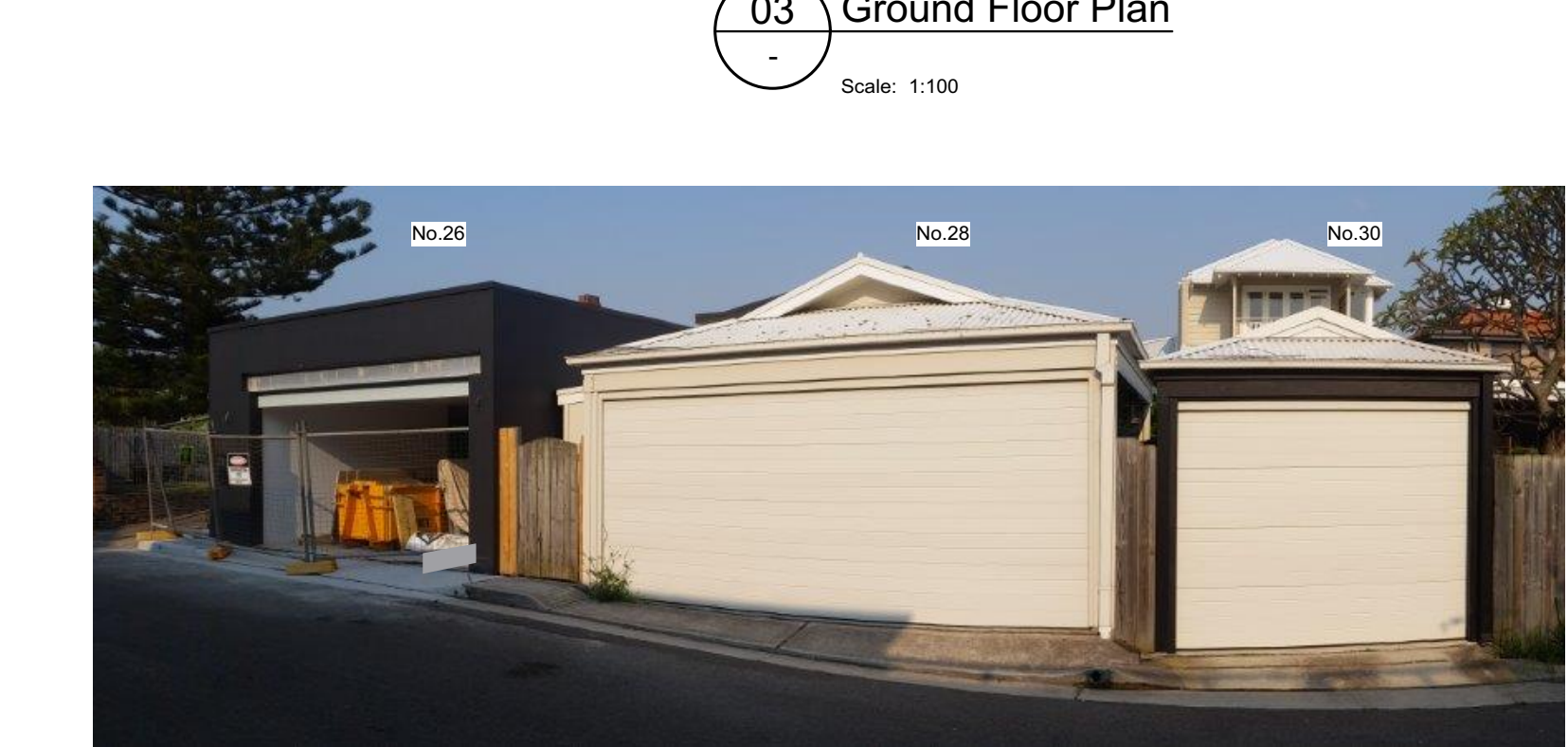
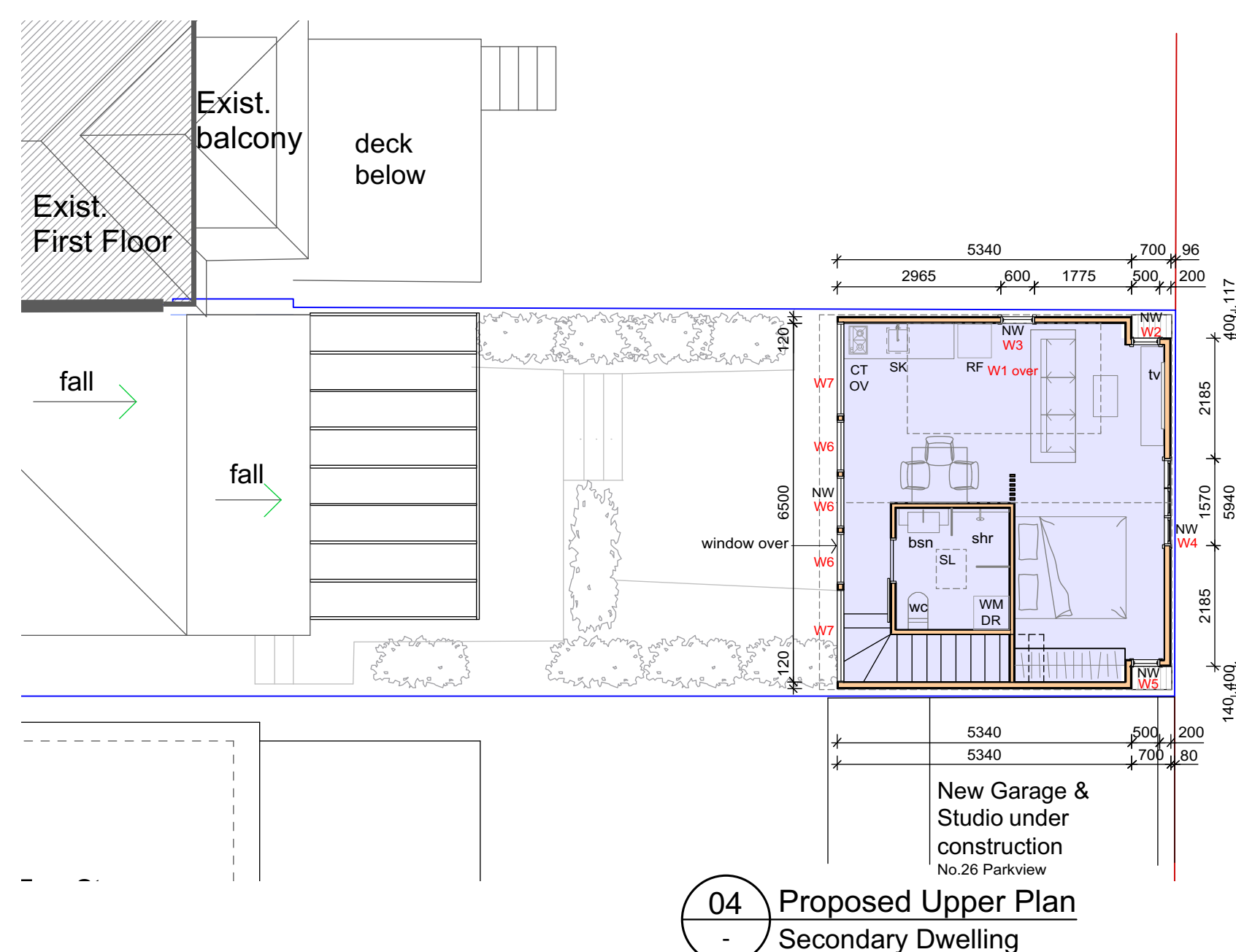
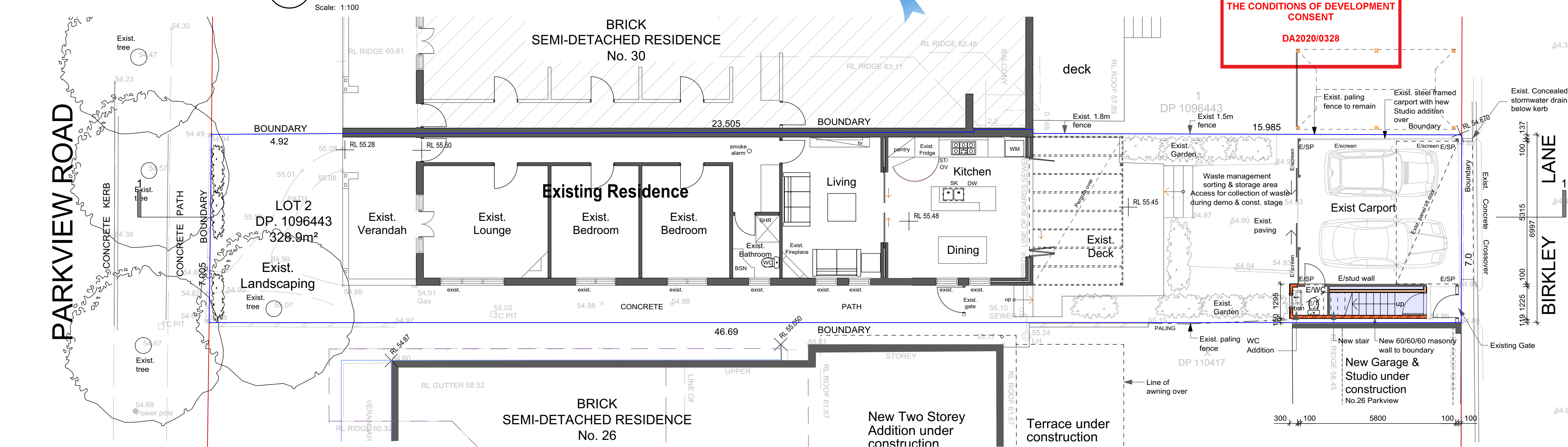
All wall framing to comply with current AS 1684 light timber framing code and relevant supplements.

All downpipes and stormwater collection points to be connected to existing stormwater lines.

Provide insulation to all ceiling spaces and wall cavities in external walls to BASIX requirements.

Smoke alarms to be installed in accordance with Australian building code and local fire regulations.

All drawings to be read in conjunction with structural engineer's details.

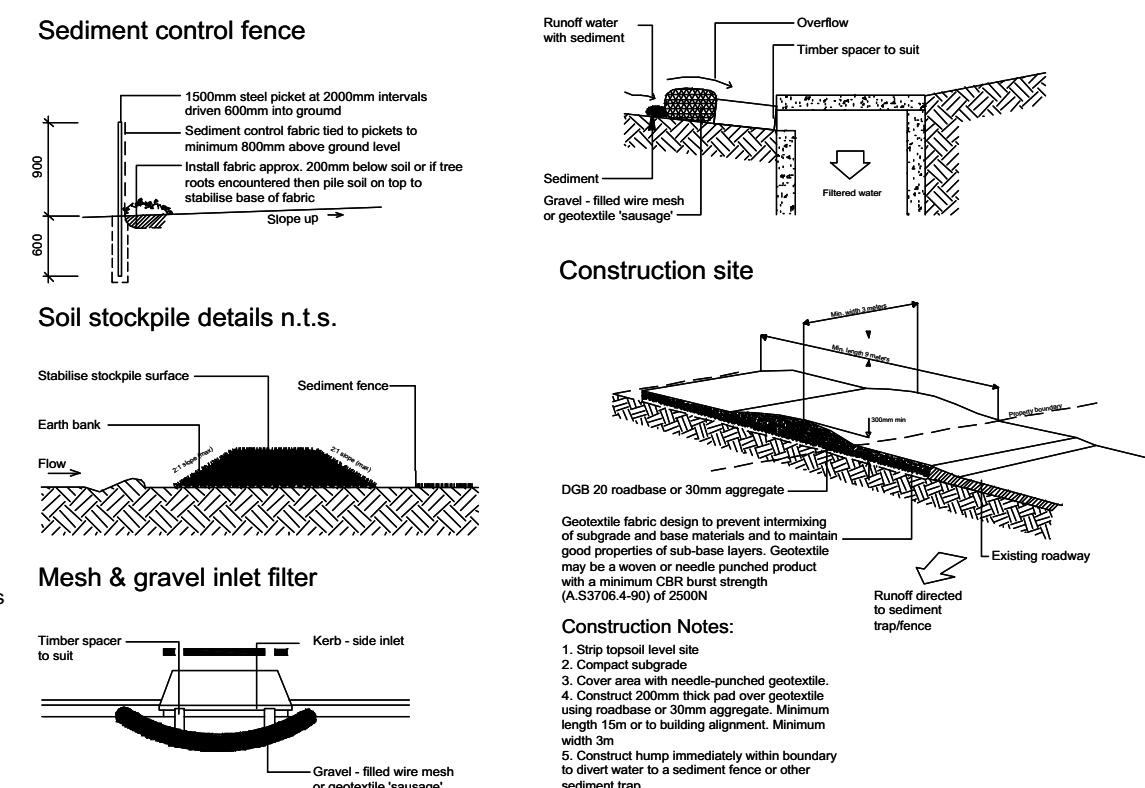


View to Existing Carport (Subject site) No.28 Parkview Road from Birkley Lane

View to Existing Carport (Subject site) No.28 Parkview Road looking East

View to Existing Residence (Subject site) No.28 Parkview Road from rear yard and to Adjoining Residence No.30

Legend	
BVK	Brickwork
CP	Concrete Paver
CPT	Carpet
CR	Cement Render
CS	Concrete slab
CT	Ceramic Tile
DP	Door
DP	Downpipe
ES	Eaves Soffit
E/	Existing
FA	Fabric Fascia
EG	Eaves Gutter
FC	Fibre Cement
FFL	Finished Floor Level
FG	Fixed Glass
GFA	Gable Fascia
LW	Louvre Window
ND	New Door
MR	Metal Roof Sheet
SR	Eaves Soffit (Raked)
P	Paint Finish
PB	Plasterboard
PCR	Polycarbonate Roof Sheet
SD	Sliding Door
SP	Steel Post
SPR	Spread
SSL	Structural Slab Level
ST	Stone
STP	Stone Paving
T	Timber Batten
TB	Timber Cladding
TC	Timber Decking
TD	Timber Decking
TFA	Timber Fascia
TF	Timber Flooring
TP	Timber Post
TR	Tile Roof
VB	Villaboard
W	Window



05 Sediment & Erosion Control

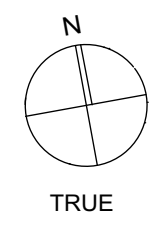
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Scale 1:100	Scale 1:200	Scale 1:500
1 2 3 4 5 6 7	2 4 6 8 10 12 14	10 20 30

REV	DATE	DESCRIPTION
A	23.3.20	DA Issue

ALTERATIONS & ADDITIONS

FOR
Ms N. Kinsey
AT
28 PARKVIEW ROAD, FAIRLIGHT, NSW 2094
LOT 2, DP 1096443



KvB Drafting Services
M: 0425 284 927
Drawing Title **Site Analysis / Roof / Ground & Upper Floor Plans**

Scale at A1 1:100	Date 4/7/2019
Project No. 1806	Plot Date 23/3/2020
Drawing No. DA100	Drawn KvB
	Revision A

Water Commitments	Construction	Additional insulation required (R-Value)	Other specifications	Skylight no.	Maximum area (square metres)	Type	Shading device
Landscape	floor - suspended floor above open subfloor, framed	0.8 (or 1.5 including construction) (down)		S01	0.40	timber, low-E/double/argon fill	no shading
	external wall - framed (weatherboard, fibre cement, metal clad)	2.00 (or 2.40 including construction)					
	ceiling and roof - raked ceiling / pitched or skillion roof, framed	ceiling: 4 (up), roof: foil/sarking	framed; medium (solar absorptance 0.475-0.70)				
Alternative water	Note	Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.					
Rainwater tank	Note	In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.					
The applicant must install a rainwater tank of at least 3000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.							
Thermal Comfort Commitments	Thermal Comfort Commitments						
General features	Windows, glazed doors and skylights						
The dwelling must not have more than 2 storeys.	The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.						
The conditioned floor area of the dwelling must not exceed 300 square metres.	The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.						
The dwelling must not contain open mezzanine area exceeding 25 square metres.	The following requirements must also be satisfied in relation to each window and glazed door:						
The dwelling must not contain third level habitable attic room.	<ul style="list-style-type: none">For the following glass and frame types, the certifier check can be performed by visual inspection.<ul style="list-style-type: none">Aluminium single clearAluminium double (air) clearTimber/uPVC/fibreglass single clear						
Floor, walls and ceiling/roof	The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.						

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North facing					
W02	1000	500	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	none	not overshadowed
East facing					
W03	1200	600	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	none	not overshadowed
South facing					
W04	1500	1570	U-value: 5.6, SHGC: 0.324 - 0.396 (aluminium, single, Lo-Tsol Low-e)	none	not overshadowed
West facing					
W05	1000	500	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	none	not overshadowed
North facing					
W06	750	2900	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	eave 300 mm, 100 mm above head of window or glazed door	not overshadowed
W07	1800	900	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	eave 300 mm, 100 mm above head of window or glazed door	not overshadowed

BWK	Brickwork	PB	Plasterboard
CP	Concrete Paver	PCR	Polycarbonate Roof Sheetting
CPT	Carpet	SD	Sliding Door
CR	Cement Render	SP	Steel Post
CS	Concrete slab	SPR	Spreader
CT	Ceramic Tile	SSL	Structural Slab Level
D	Door	ST	Stone
DP	Downpipe	STP	Stone Paving
ES	Eaves Soffit	T	Timber lining board
E/	Existing	TB	Timber Battens
EA	Eaves Fascia	TC	Timber Cladding
EG	Eaves Gutter	TD	Timber Decking
FC	Fibre Cement	TFA	Timber Fascia
FFL	Finished Floor Level	TF	Timber Flooring
FG	Fixed Glass	TP	Timber Post
GFA	Gable Fascia	TR	Tile Roof
LW	Louvre Window	VB	Villaboard
ND	New Door	W	Window
MR	Metal Roof Sheetting		
SR	Eaves Soffit (Raked)		
P	Paint Finish		

Legend	

Legend

BWK	Brickwork	PB	Plasterboard
CP	Concrete Paver	PCR	Polycarbonate Roof Sheet
CPT	Carpet	SD	Sliding Door
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CS	Concrete slab	SPR	Spreader
CT	Ceramic Tile	SSL	Structural Slab Level
D	Door	ST	Stone
DP	Downpipe	STP	Stone Paving
ES	Eaves Soffit	T	Timber lining board
EJ	Existing	TB	Timber Battens
FA	Eaves Fascia	TC	Timber Cladding
EG	Eaves Gutter	TD	Timber Decking
FC	Fibre Cement	TFA	Timber Fascia
FFL	Finished Floor Level	TF	Timber Flooring
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MR	Metal Roof Sheet		
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Finishes Legend

	Metal Deck Roofing (MR)
	'Surfmist'
	Metal Downpipes and Gutters (DP,EG)
	Colorbond Metal Downpipes, Gutters
	'Surfmist'
	Window & Door Frames
	Soffits
	Paint finish 'White'
	Wall Face (CR, GFA)
	Paint finish 'White'
	Timber Cladding (FC)
	Vertical Fibre Cement weatherboards
	Dulux - 'JIPING'

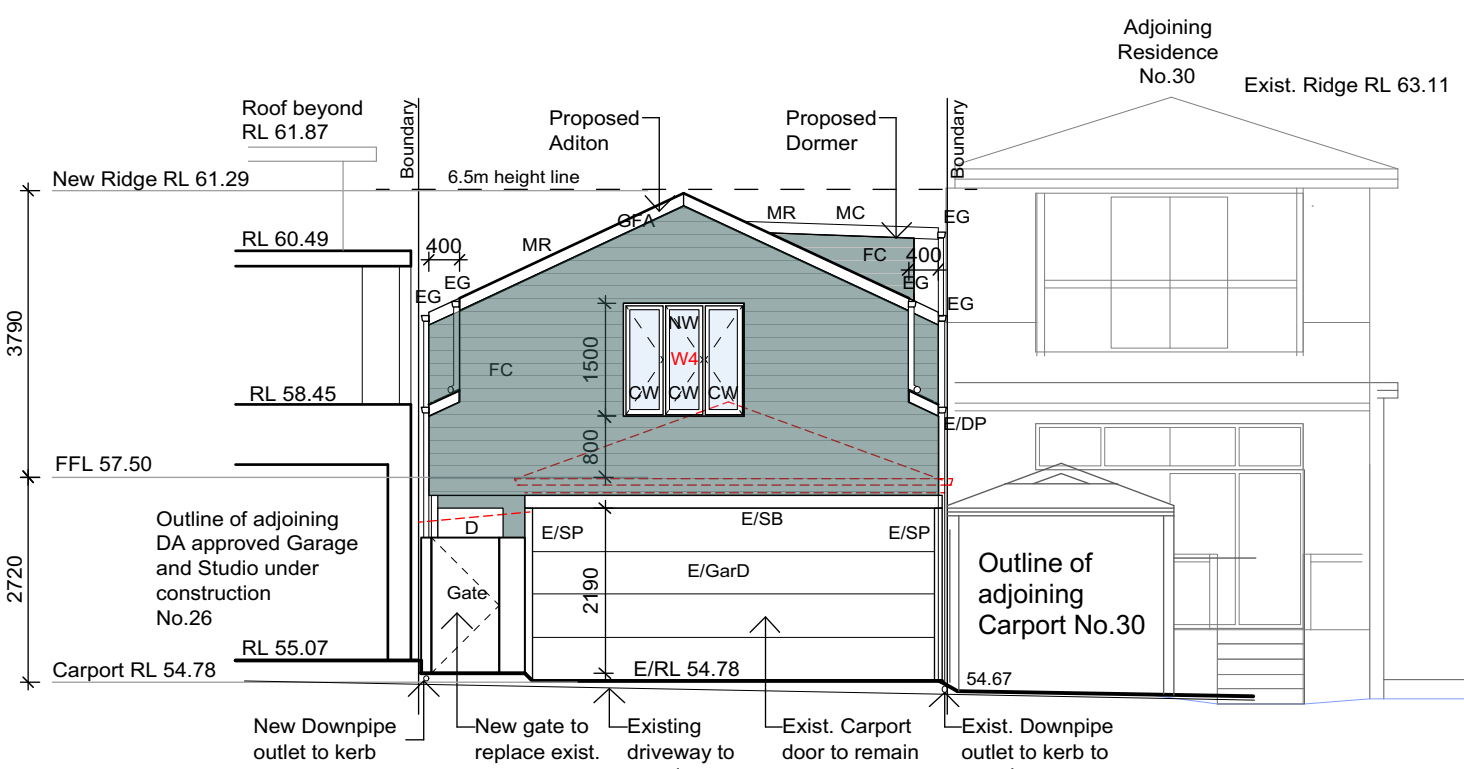
Colour Legend

Coloured areas indicate new or altered work as a generality

	Brick
	Glass
	Metal Roof
	Timber
	Concrete

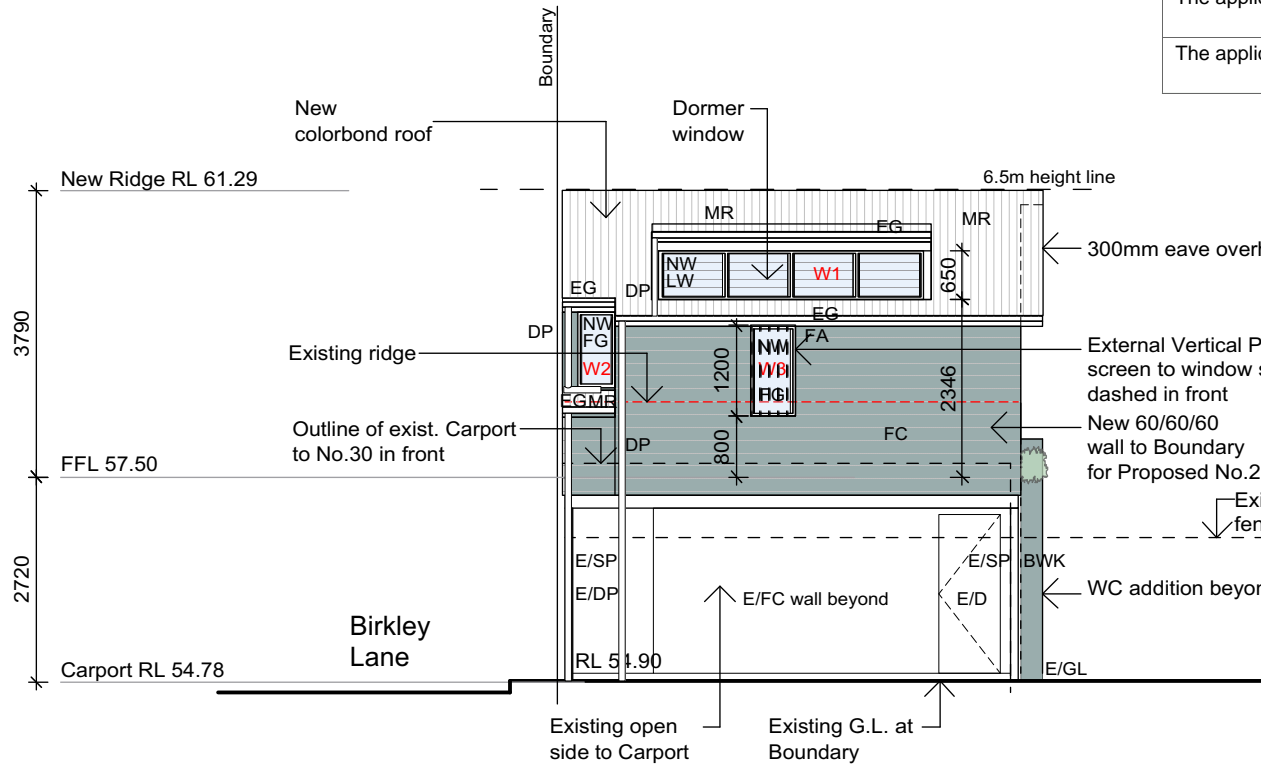
08 Basix Commitments

Certificate No.1061146S_02



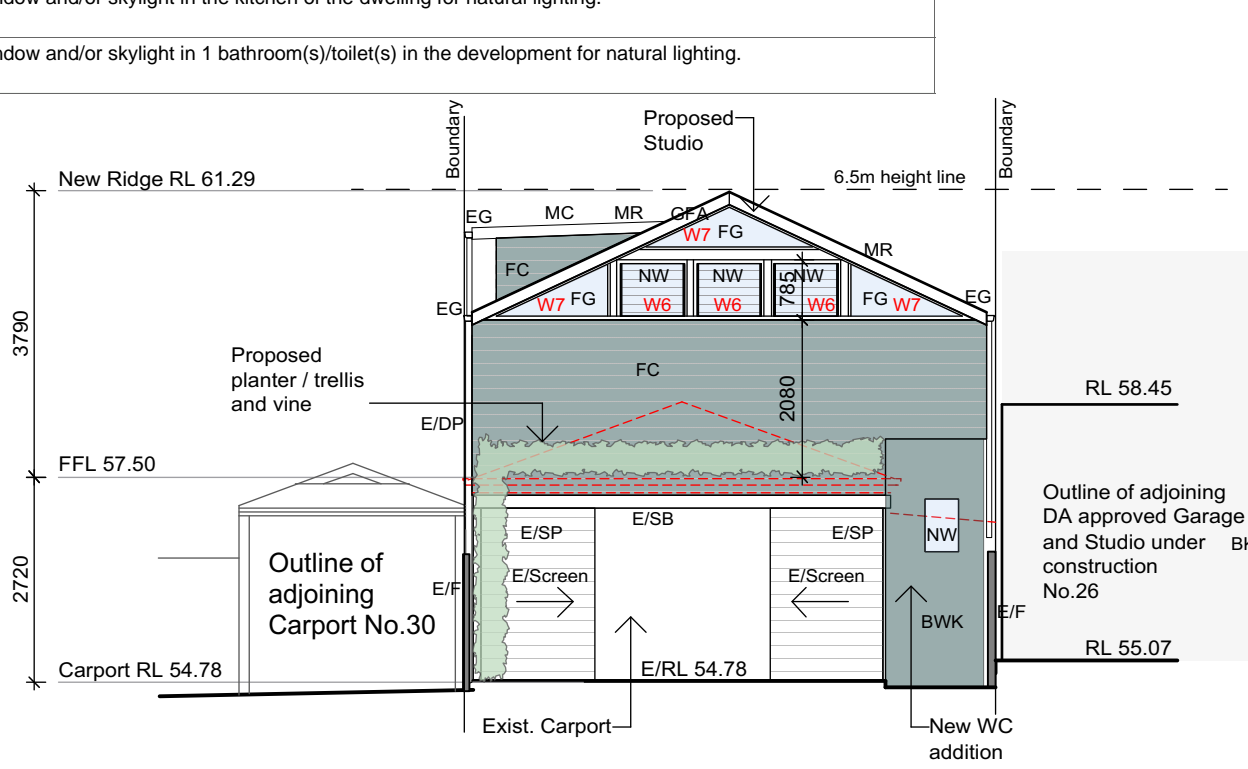
01 East Elevation

Scale: 1:100



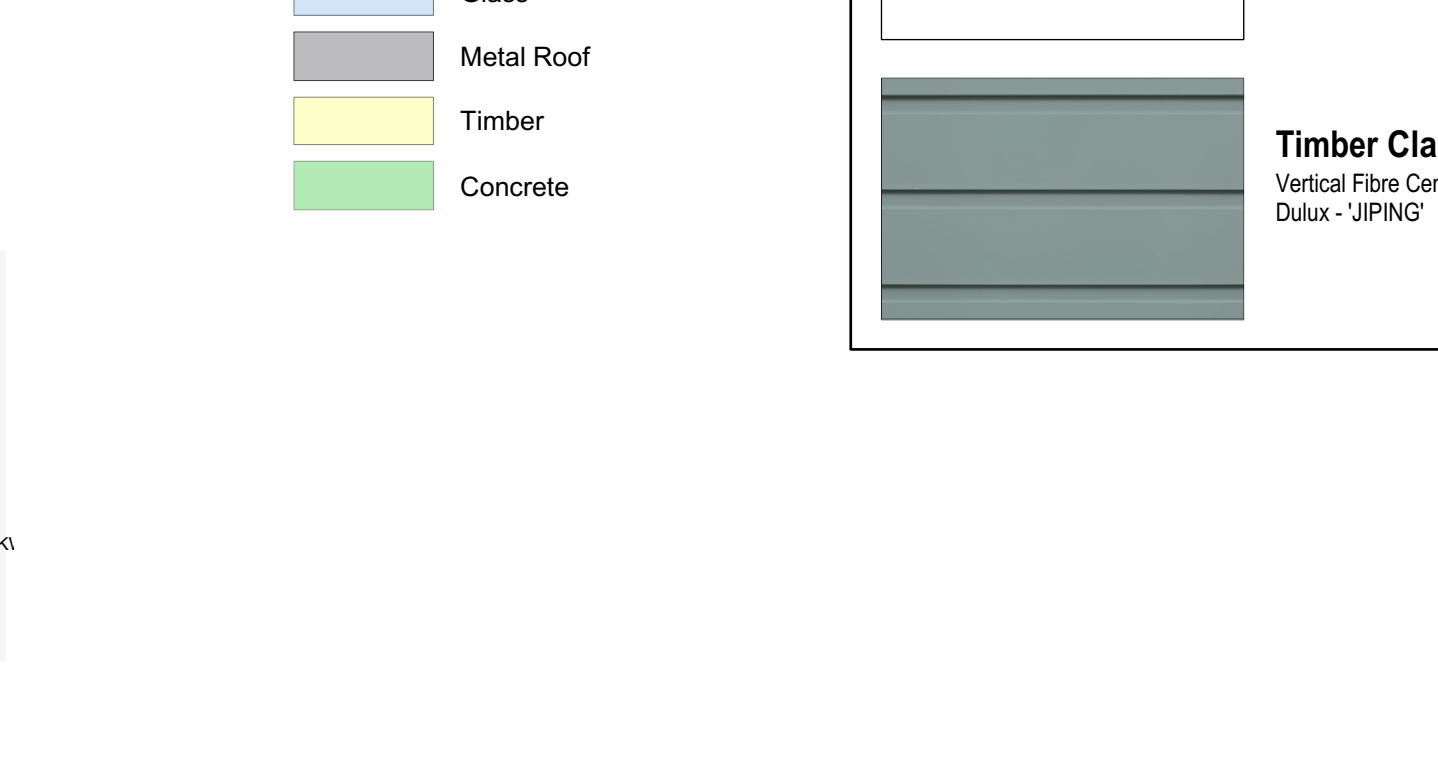
02 North Elevation

Scale: 1:100



03 West Elevation (Carport & Studio)

Scale: 1:100

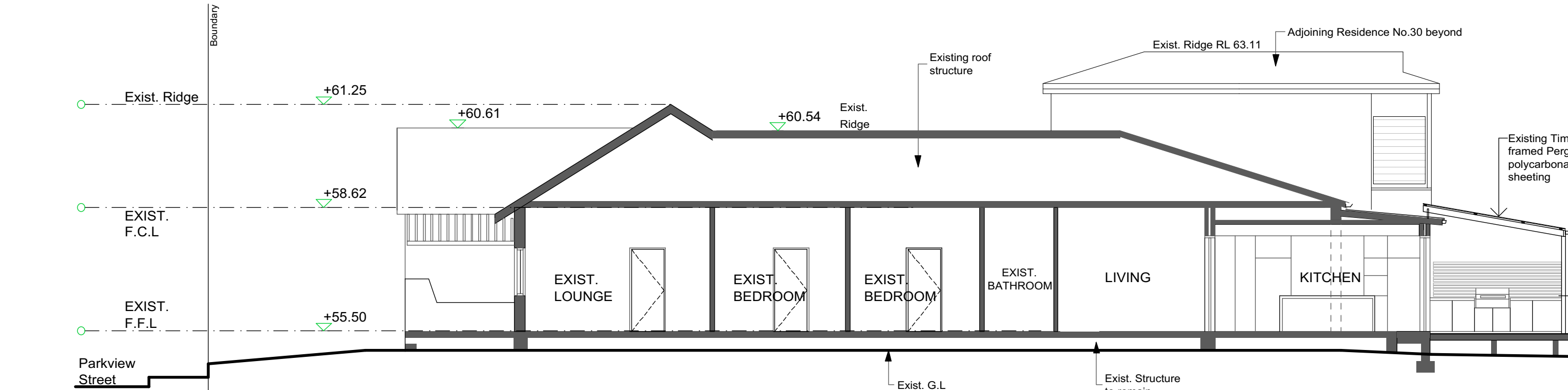


05 West Elevation (Exist. House)

Scale: 1:100

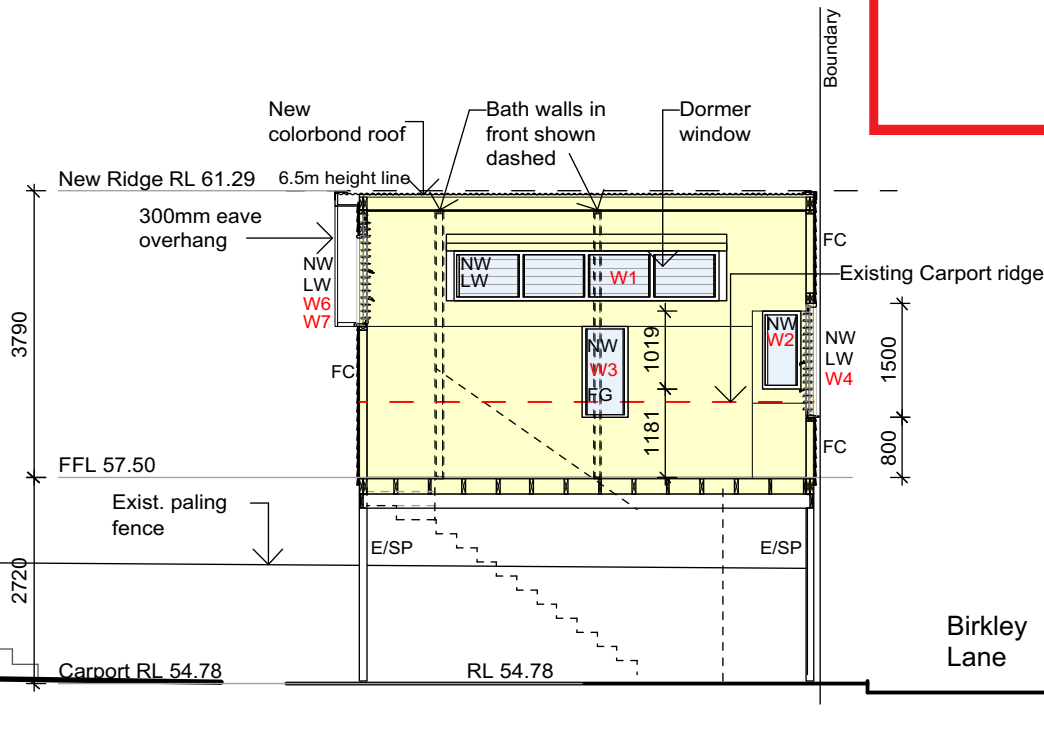
04 South Elevation

Scale: 1:100



06 Section 1

Scale: 1:100



07 Section 2

Scale: 1:100

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT DA2020/0328

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	1 2 3 4 5 6 7	A	23.3.20	DA Issue					
	Scale 1:200								
	2 4 6 8 10 12 14								
	Scale 1:500								
	10 20 30								