

**LEGEND :**

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

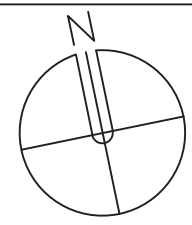
**CODE COMPLIANCE**  
SITE AREA COMBINED: 696 SQ.M.

	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

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



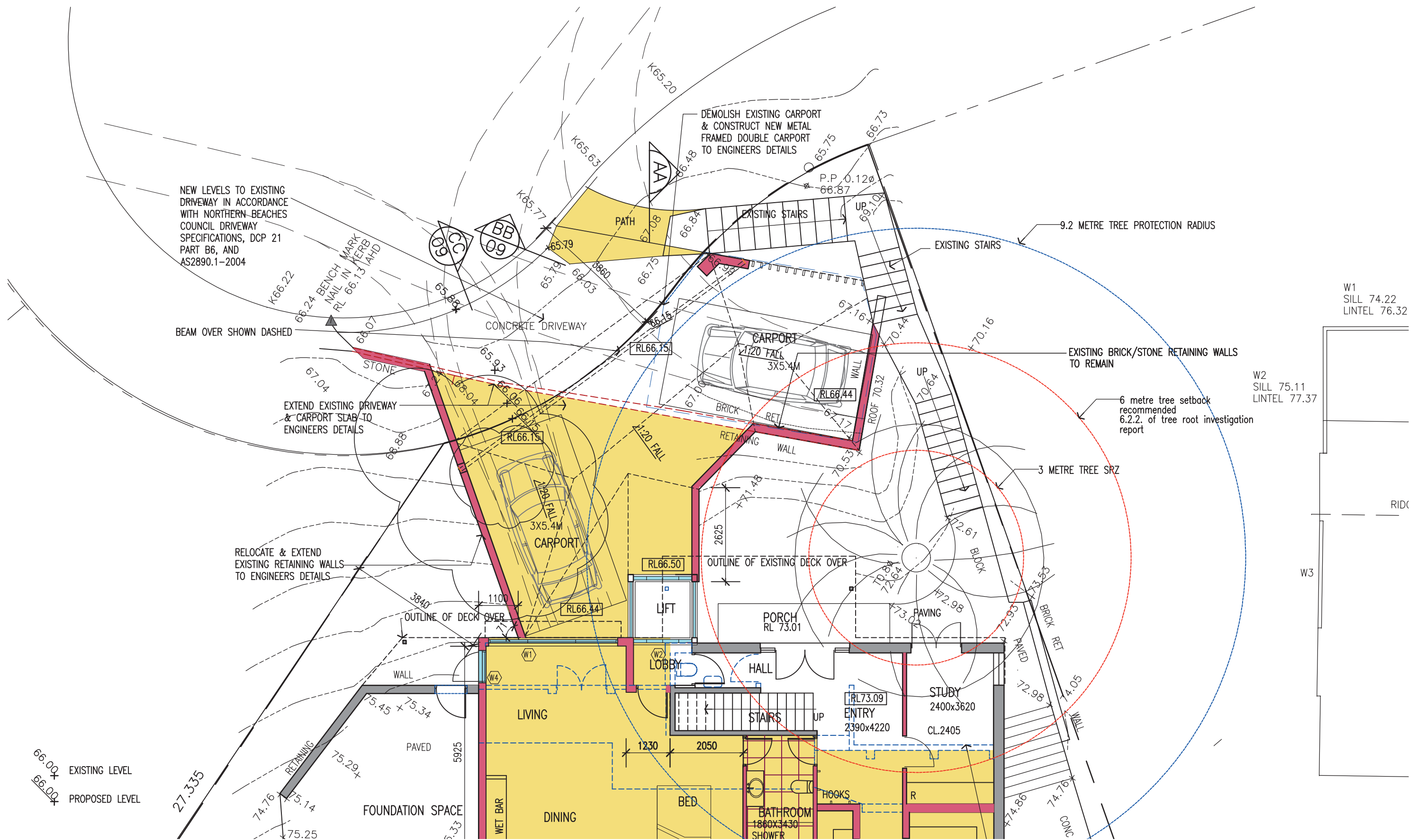
**LINDSAY LITTLE & ASSOCIATES PTY LTD**

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@lindsaylittle.com.au

JOB No. 1281/19	SCALE 1:200	DRAWN J.S.	DATE JUNE 2020
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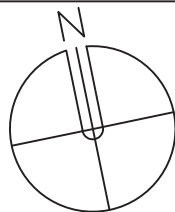
ALTERATIONS AND ADDITIONS TO EXISTING RESIDENCE  
87 ALEXANDRA CRESCENT BAVIEW  
FOR: ARNAUD AND JANE DIEMONT

DRAWING TITLE SITE ANALYSIS PLAN	DRAWING NO A02A
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AMENDMENTS  
 ISSUE A 26.10.20 DA REVISED-CARPORT ALTERED

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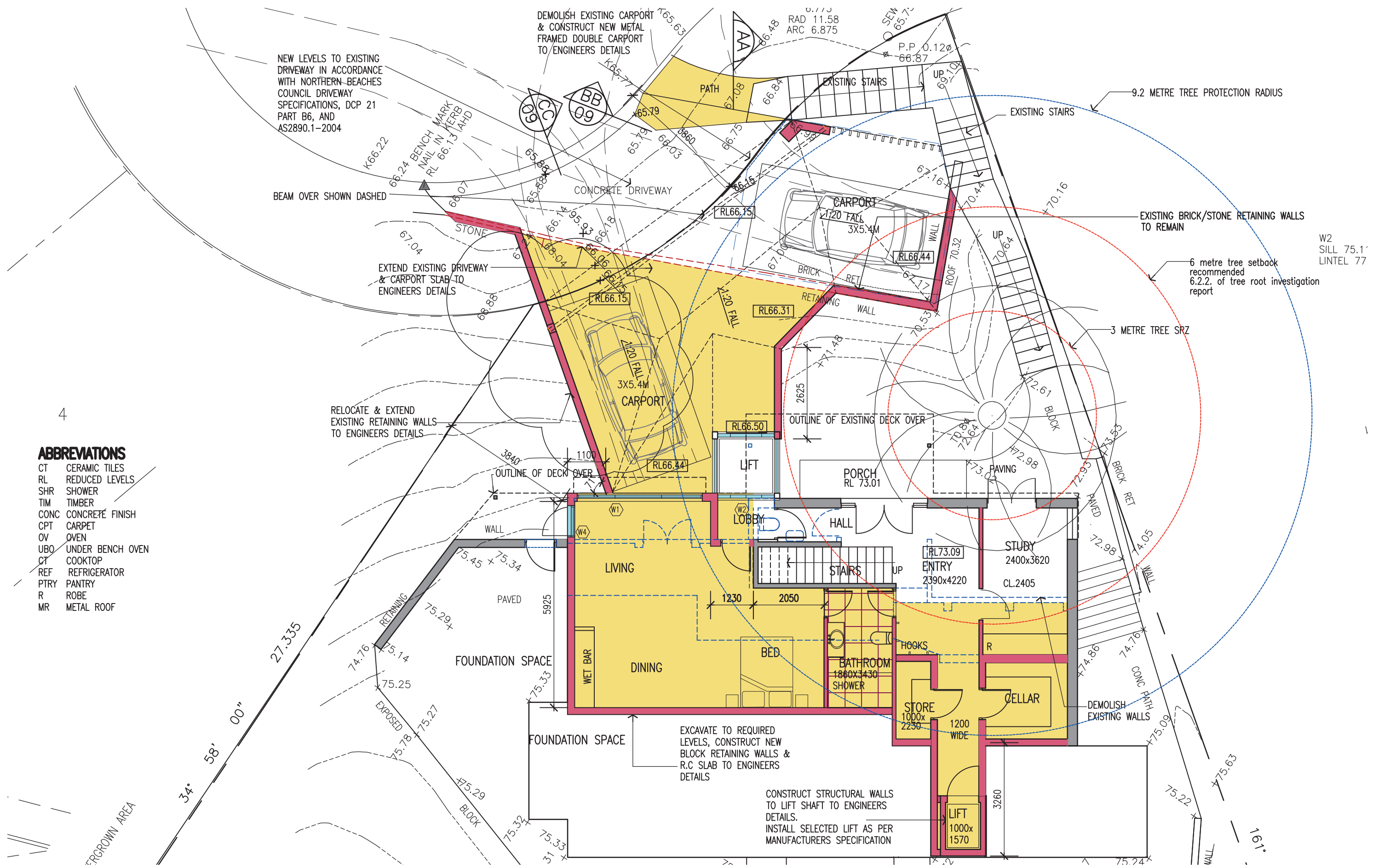
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JOB No.	SCALE	DRAWN	DATE
1281/19	1:100	J.S.	JUNE 2020

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

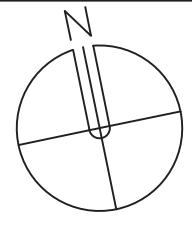
DRAWING TITLE	DRAWING NO
CARPORT PLAN	A03 A



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

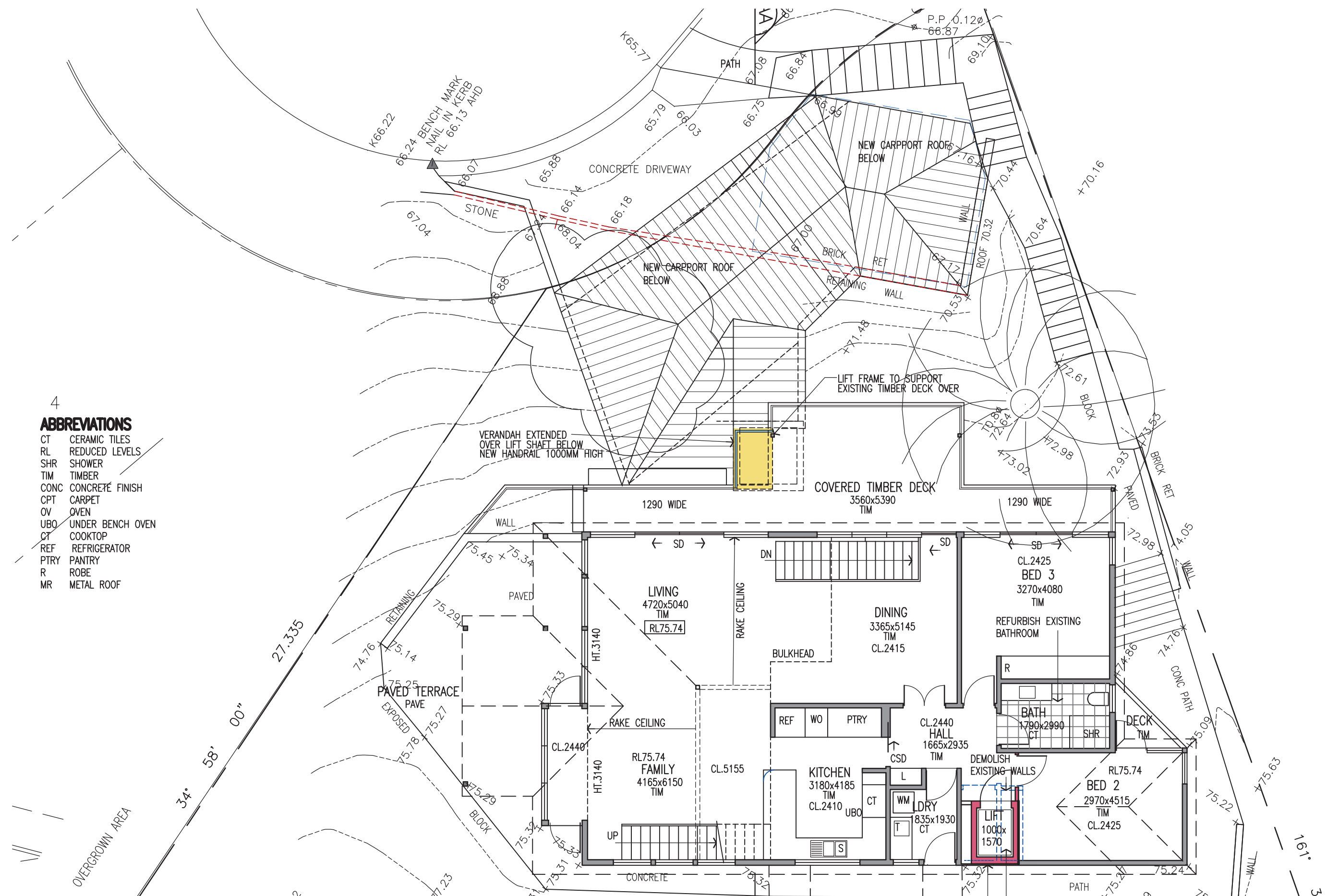
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 FIGURE DIMENSIONS TO BE USED IN PREFERENCE TO SCALE  
 ALL BOUNDARIES AND LEVELS SUBJECT TO SURVEY PLAN  
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JOB No. 1281/19	SCALE 1:100	DRAWN J.S.	DATE JUNE 2020	DRAWING TITLE LOWER GROUND FLOOR PLAN	DRAWING NO A04 A
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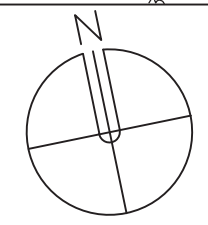
W2  
SILL 75.1'  
LINTEL 77

4  
**ABBREVIATIONS**

- CT CERAMIC TILES
- RL REDUCED LEVELS
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REVISIONS  
UE A 26.10.20 DA REVISED-CARPORT ALTERED



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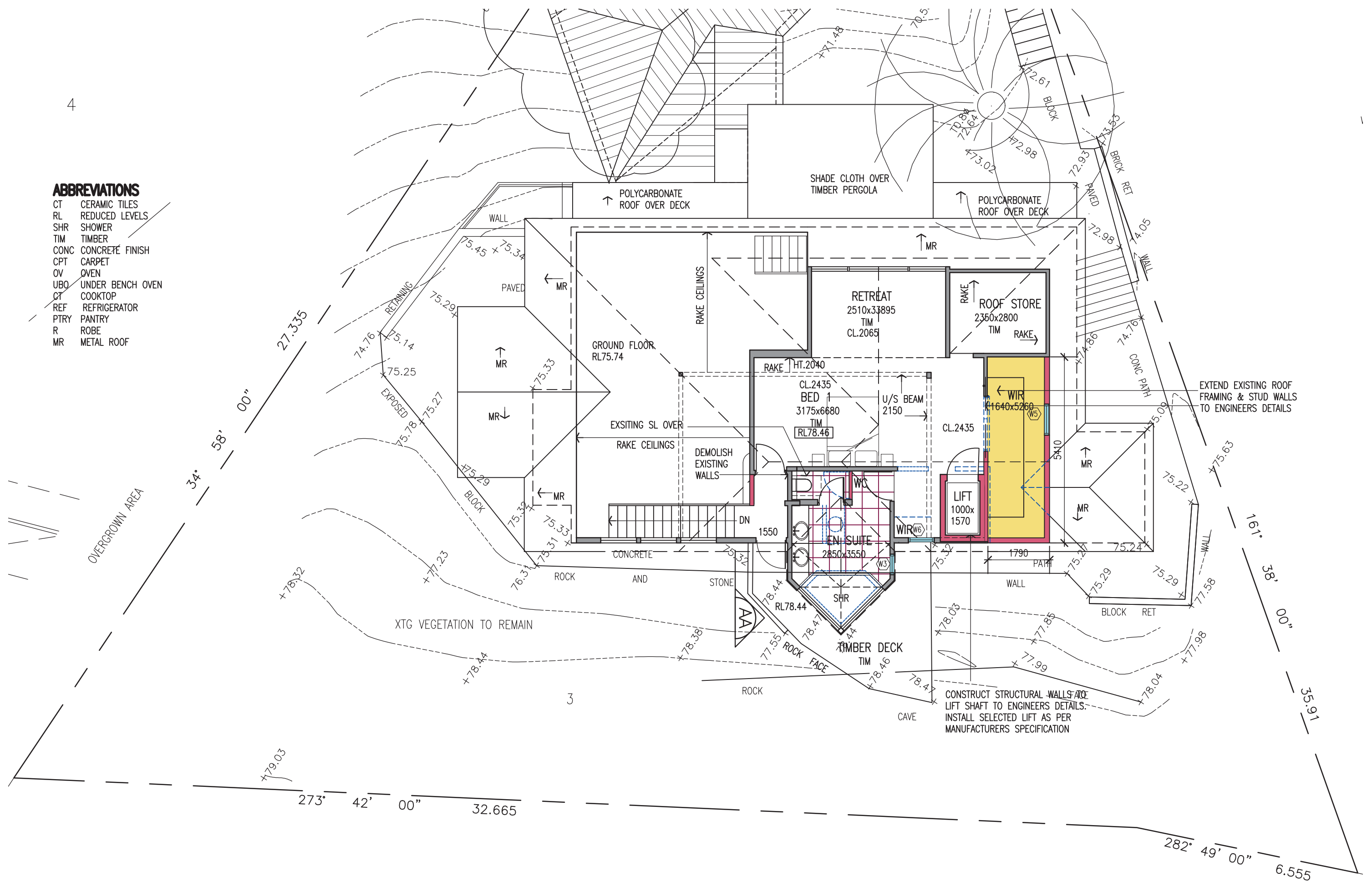
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87 ALEXANDRA CRESCENT BAVIEW  
FOR: ARNAUD AND JANE DIEMONT

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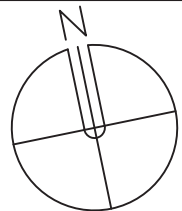
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**ABBREVIATIONS**

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- SHR SHOWER
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- CPT CARPET
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AMENDMENTS  
 ISSUE A 26.10.20 DA REVISED-CARPORT ALTERED



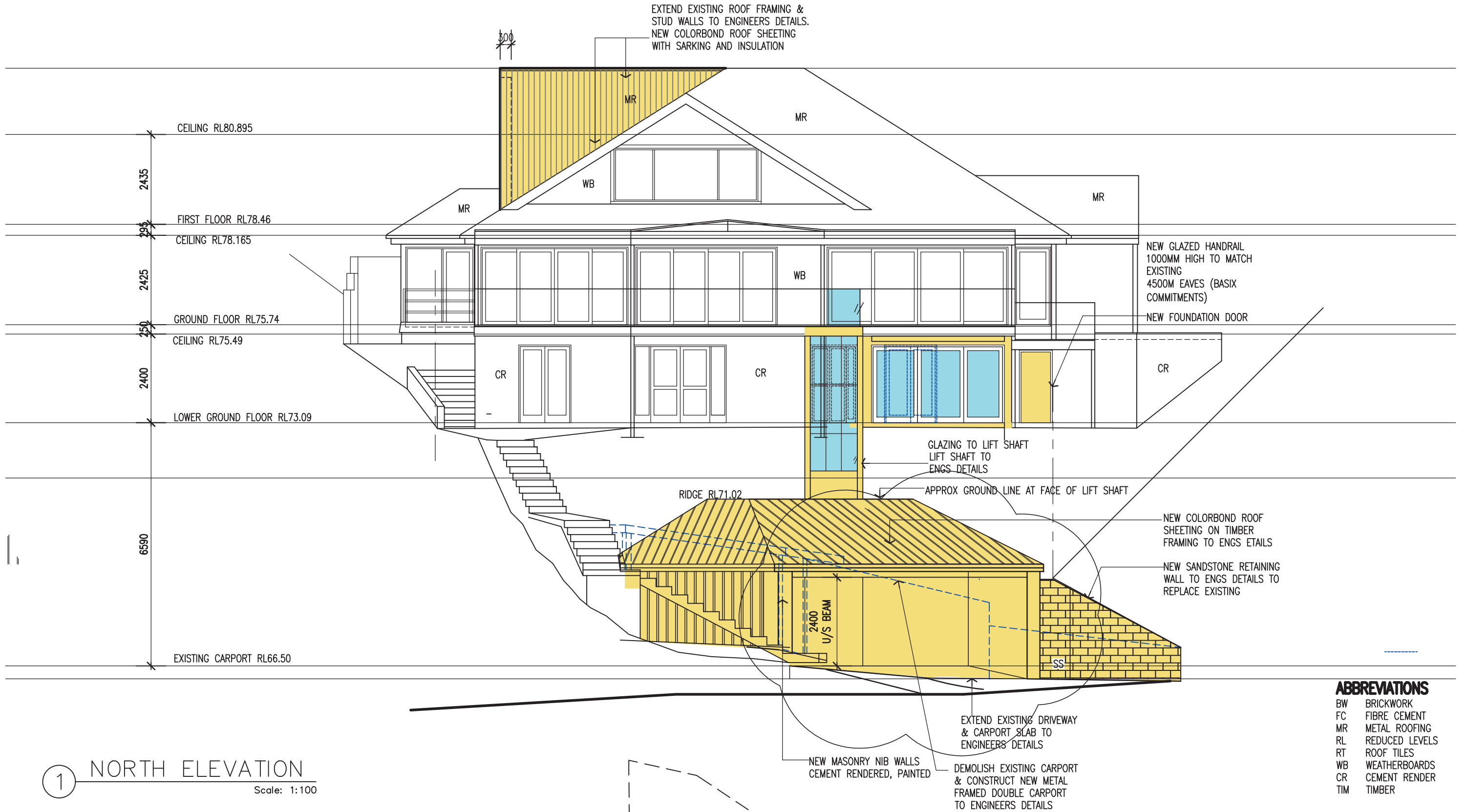
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ALTERATIONS AND ADDITIONS TO EXISTING RESIDENCE  
 87 ALEXANDRA CRESCENT BAVIEW  
 FOR: ARNAUD AND JANE DIEMONT

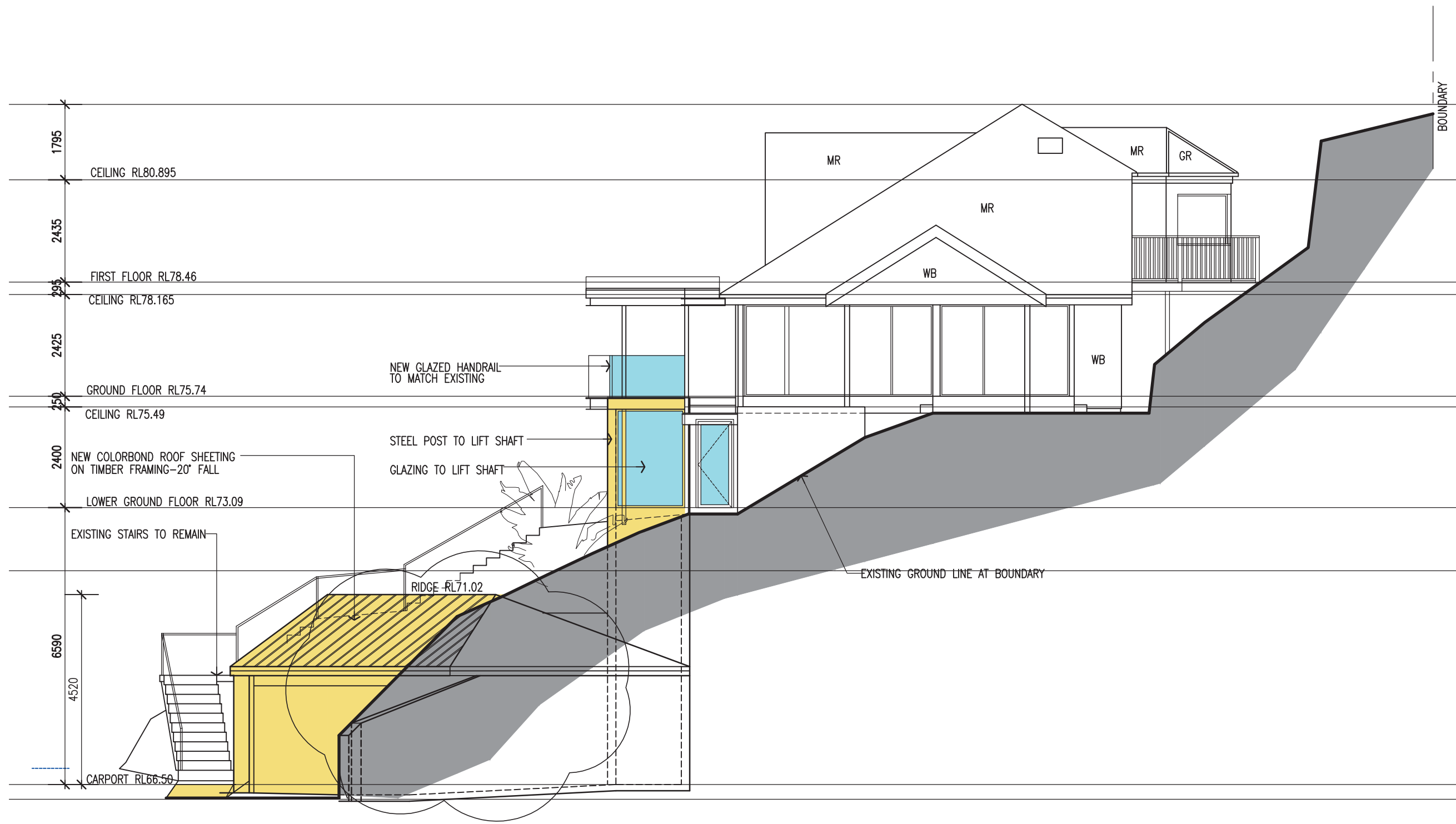
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JOB No. 1281/19	SCALE 1:100	DRAWN J.S.	DATE JUNE 2020	DRAWING TITLE FIRST FLOOR PLAN	DRAWING NO A06 A
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1 NORTH ELEVATION  
Scale: 1:100

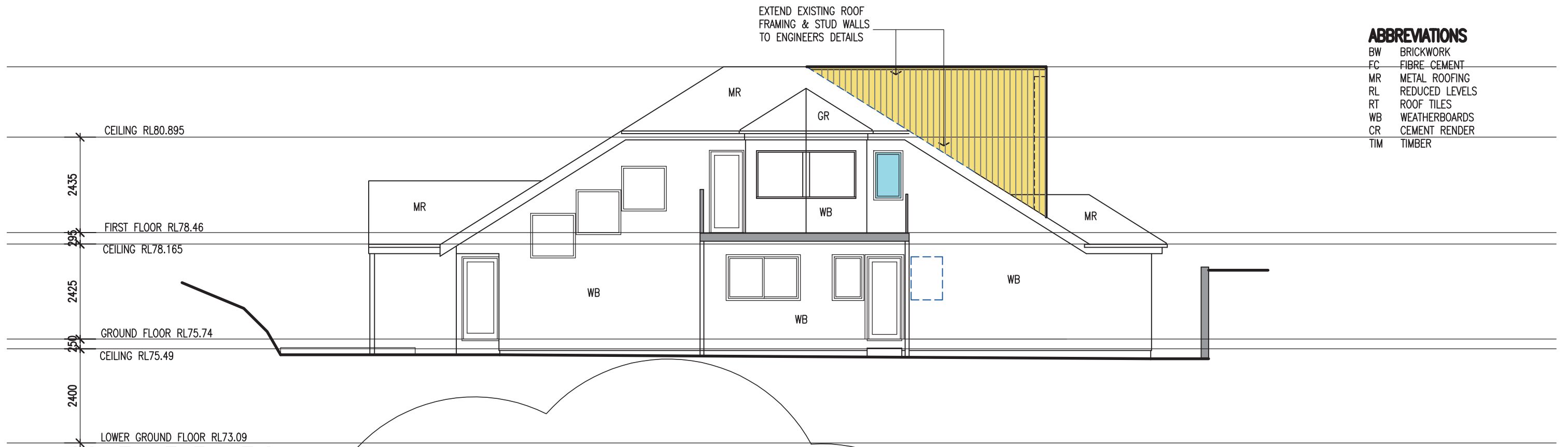
AMENDMENTS ISSUE A 26.10.20 DA REVISED-CARPORT ALTERED  ALL DIMENSIONS TO BE CHECKED ON SITE BY BUILDER PRIOR TO CONSTRUCTION FIGURE DIMENSIONS TO BE USED IN PREFERENCE TO SCALE ALL BOUNDARIES AND LEVELS SUBJECT TO SURVEY PLAN RETAIN ALL TREES UNLESS OTHERWISE NOTED	<b>LINDSAY LITTLE &amp; ASSOCIATES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



- ABBREVIATIONS**
- BW BRICKWORK
  - FC FIBRE CEMENT
  - MR METAL ROOFING
  - RL REDUCED LEVELS
  - RT ROOF TILES
  - WB WEATHERBOARDS
  - CR CEMENT RENDER
  - TIM TIMBER

② WEST ELEVATION  
Scale: 1:100

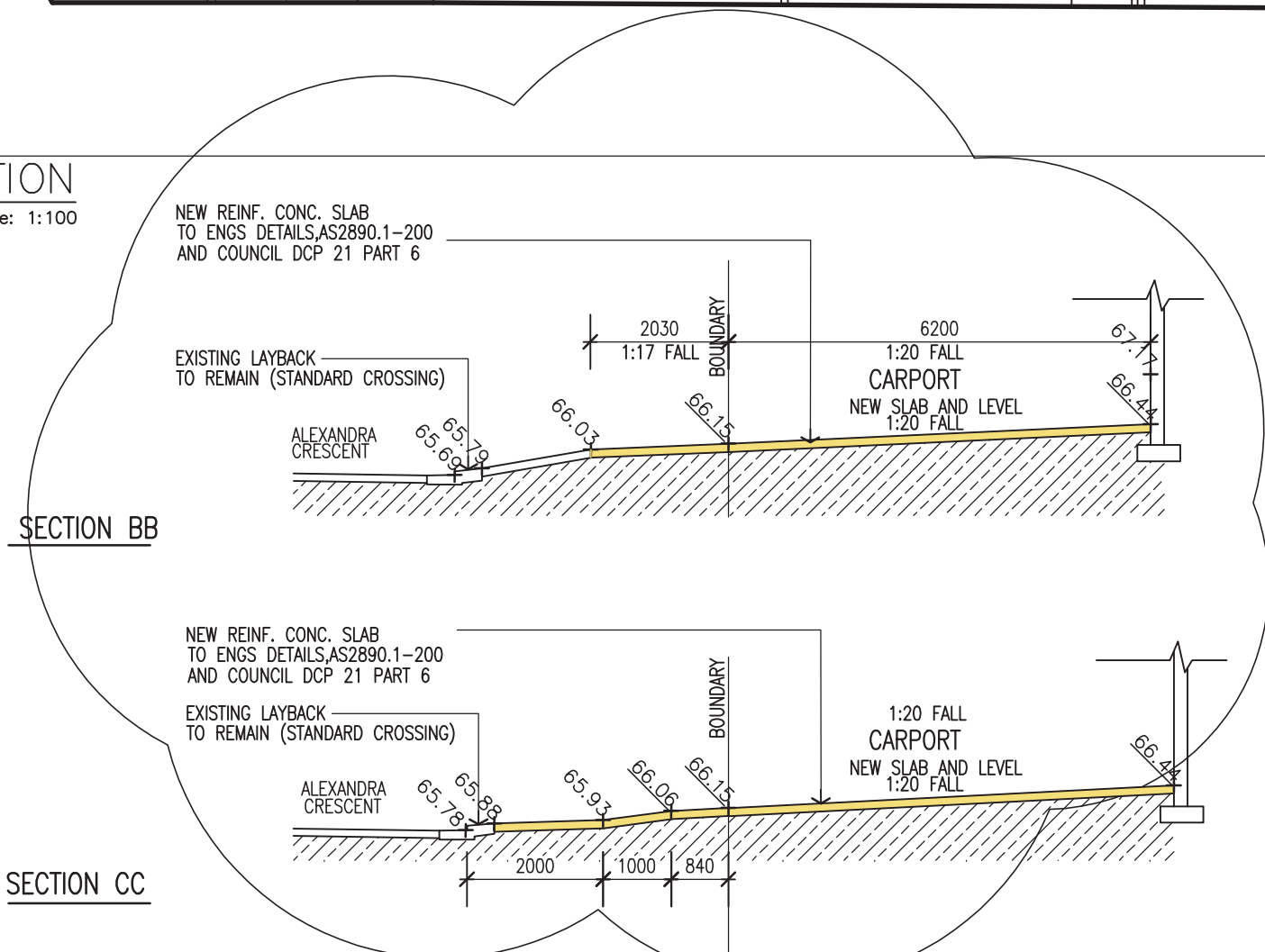
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	<p>JOB No. 1281/19</p>	<p>SCALE 1:100</p>	<p>DRAWN J.S.</p>	<p>DATE JUNE 2020</p>	<p>DRAWING TITLE WEST ELEVATION</p> <p>DRAWING NO A08A</p>



**ABBREVIATIONS**

- BW BRICKWORK
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- MR METAL ROOFING
- RL REDUCED LEVELS
- RT ROOF TILES
- WB WEATHERBOARDS
- CR CEMENT RENDER
- TIM TIMBER

**3 SOUTH ELEVATION**  
Scale: 1:100



**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

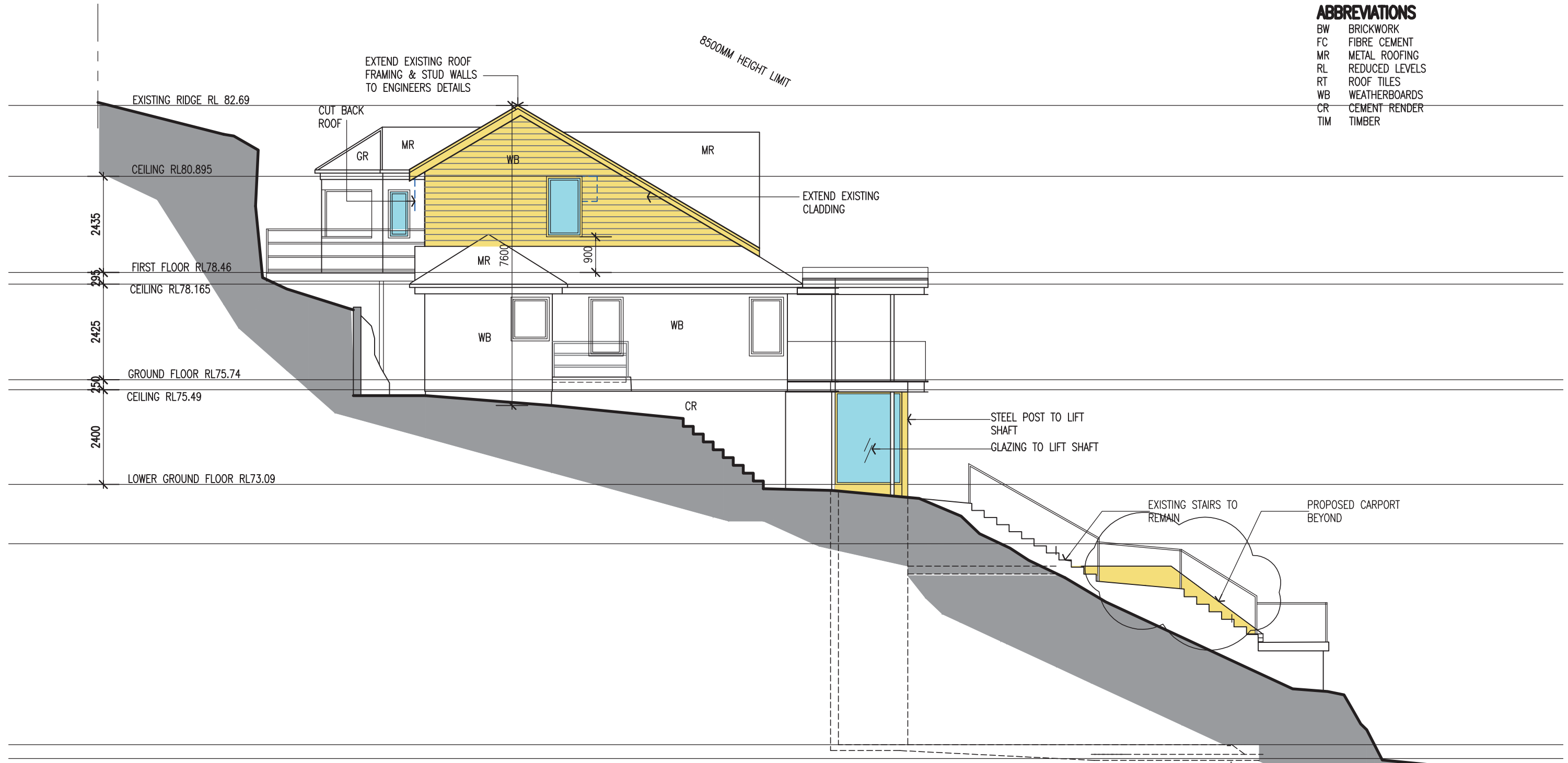
- ALL GLAZING TO BE TIMBER OR UPVC CLEAR/AIR GAP/CLEAR SHGC 0.59 U VALUE 3.67 EXCEPT
- W1 TO BE TIMBER OR UPVC TONED/AIRGAP/CLEAR SHGC 0.42 U VALUE 3.64 W1, W2, WB, W9

<p>AMENDMENTS ISSUE A 26.10.20 DA REVISED-CARPORT ALTERED</p>	<p><b>LINDSAY LITTLE &amp; ASSOCIATES PTY LTD</b></p>			<p>ALTERATIONS AND ADDITIONS TO EXISTING RESIDENCE 87 ALEXANDRA CRESCENT BAVIEW FOR: ARNAUD AND JANE DIEMONT</p>	
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	<p>JOB No. 1281/19</p>	<p>SCALE 1:100</p>	<p>DRAWN J.S.</p>	<p>DATE JUNE 2020</p>	<p>SOUTH ELEVATION, DRIVEWAY SECTIONS A09A</p>



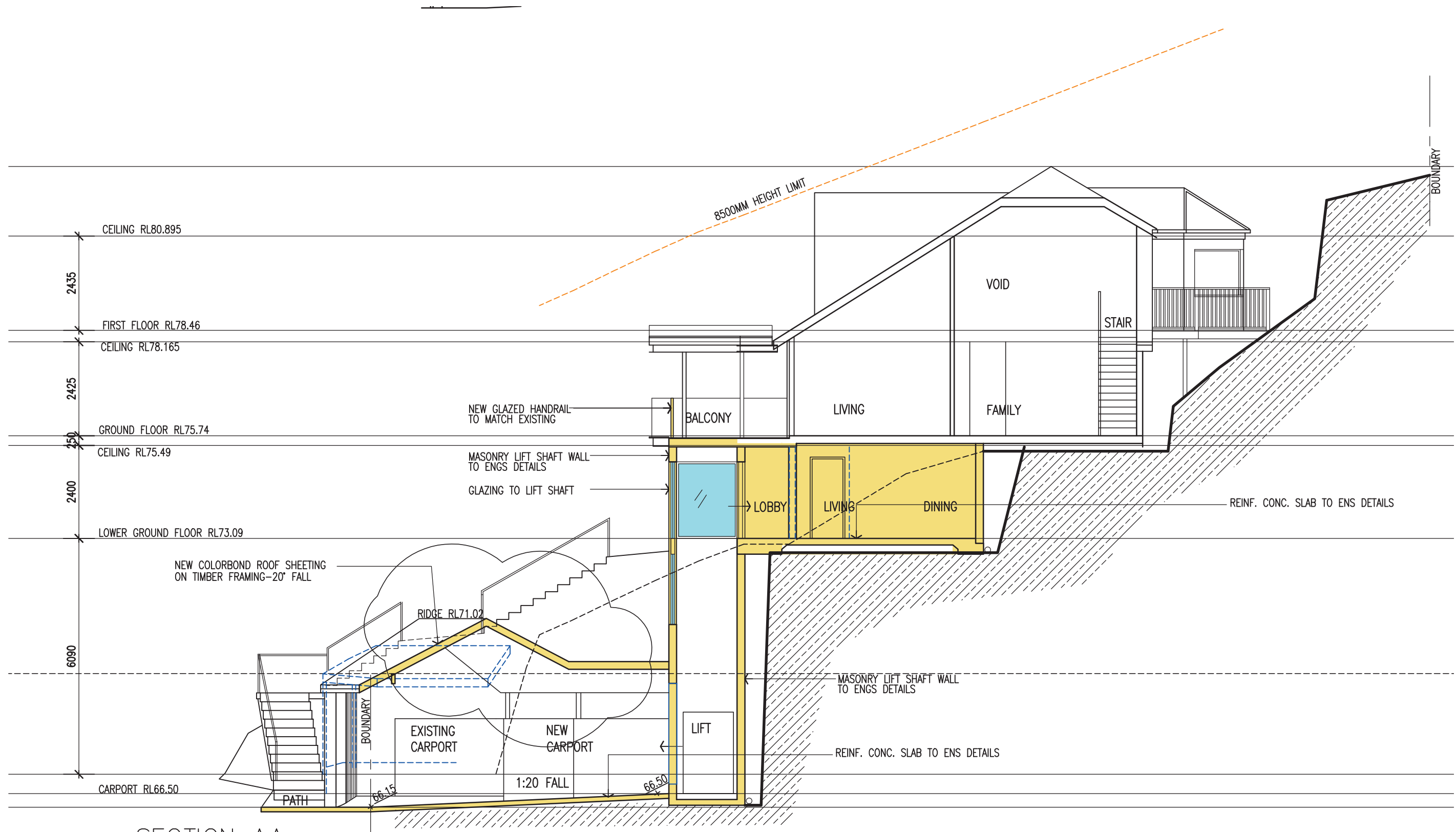
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④ EAST ELEVATION  
Scale: 1:100

<p><b>AMENDMENTS</b> ISSUE A 26.10.20 DA REVISED-CARPORT ALTERED</p>	<p><b>LINDSAY LITTLE &amp; ASSOCIATES PTY LTD</b>  <small>ABN 78 055 729 363</small>          ARCHITECTS BUILDING CONSULTANTS PROJECT MANAGERS          77 Telegraph Road , Pymble NSW 2073 Ph: 9416 6300 Mob:0414 975 225  <small>Directors: Denis Leach - Nominated Architect Reg No. 3980; Harvey Little - Licence No.36549; Email: harveylittle@lindsaylittle.com.au</small></p>	<p>ALTERATIONS AND ADDITIONS TO EXISTING RESIDENCE 87 ALEXANDRA CRESCENT BAVIEW FOR: ARNAUD AND JANE DIEMONT</p>												
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JOB No.	SCALE	DRAWN	DATE											
1281/19	1:100	J.S.	JUNE 2020											
DRAWING TITLE	DRAWING NO													
EAST ELEVATION	A10A													



AA SECTION AA

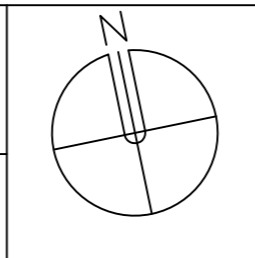
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	<p>JOB No. 1281/19</p>	<p>SCALE 1:100</p>	<p>DRAWN J.S.</p>	<p>DATE JUNE 2020</p>	<p>DRAWING TITLE SECTION AA</p> <p>DRAWING NO A11A</p>



**AMENDMENTS**

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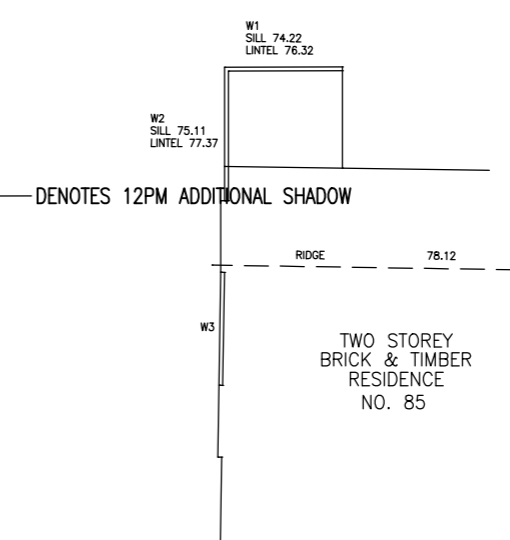
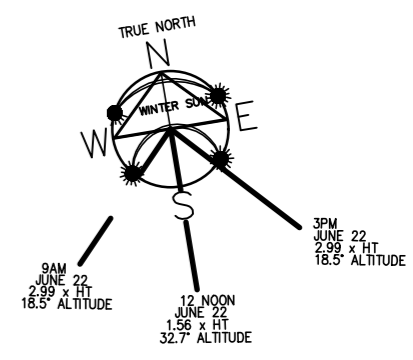
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JOB No. 1281/19	SCALE 1:200	DRAWN J.S.	DATE JUNE 2020
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ALTERATIONS AND ADDITIONS TO EXISTING RESIDENCE  
 87 ALEXANDRA CRESCENT BAVIEW  
 FOR: ARNAUD AND JANE DIEMONT

DRAWING TITLE SHADOW DIAGRAM-9AM JUNE 21	DRAWING NO SD-01
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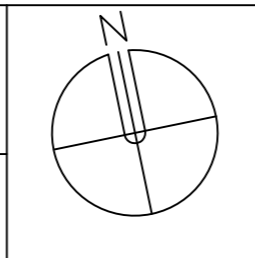


**SHADOWS JUNE 21**

- LEGEND:**
- DENOTES PROPOSED ADDITION
  - DENOTES EXISTING SHADOW
  - DENOTES ADDITIONAL SHADOW

**AMENDMENTS**

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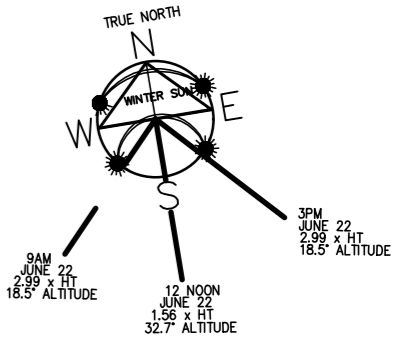
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ALTERATIONS AND ADDITIONS TO EXISTING RESIDENCE  
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 FOR: ARNAUD AND JANE DIEMONT

DRAWING TITLE SHADOW DIAGRAM-12PM JUNE 21	DRAWING NO SD-02
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**SHADOWS JUNE 21**

**LEGEND:**

- DENOTES PROPOSED ADDITION
- DENOTES EXISTING SHADOW
- DENOTES ADDITIONAL SHADOW

AMENDMENTS  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		<b>LINDSAY LITTLE &amp; ASSOCIATES PTY LTD</b> <small>ABN 78 055 729 363</small> ARCHITECTS      BUILDING CONSULTANTS      PROJECT MANAGERS 77 Telegraph Road , Pymble NSW 2073 Ph: 9416 6300      Mob:0414 975 225 <small>Directors: Denis Leach - Nominated Architect Reg No. 3980; Harvey Little - Licence No.36549; Email: harveylittle@lindsaylittle.com.au</small>				ALTERATIONS AND ADDITIONS TO EXISTING RESIDENCE 87 ALEXANDRA CRESCENT BAVIEW FOR: ARNAUD AND JANE DIEMONT	
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		1281/19	1:200	J.S.	JUNE 2020	SHADOW DIAGRAM-3PM JUNE 21 SD-03	

EXTERNAL COLOUR SELECTION

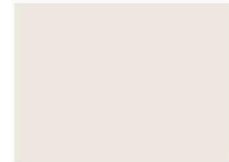
87 ALEXANDRA CRESCENT BAVIEW

JUNE 2020

EXTERNAL BRICKWORK  
RENDERED, PAINT FINSH  
TO MATCH EXISTING



-WINDOWS AND DOORS  
TIMBER AND ALUMINIUM  
DULUX 'ANTIQUÉ WHITE U.S.A.'



COLORBOND ROOF SHEETING, GUTTER  
AND DOWNPIPES  
TO MATCH EXISTING

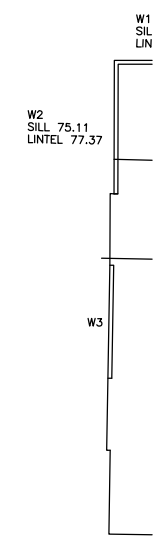
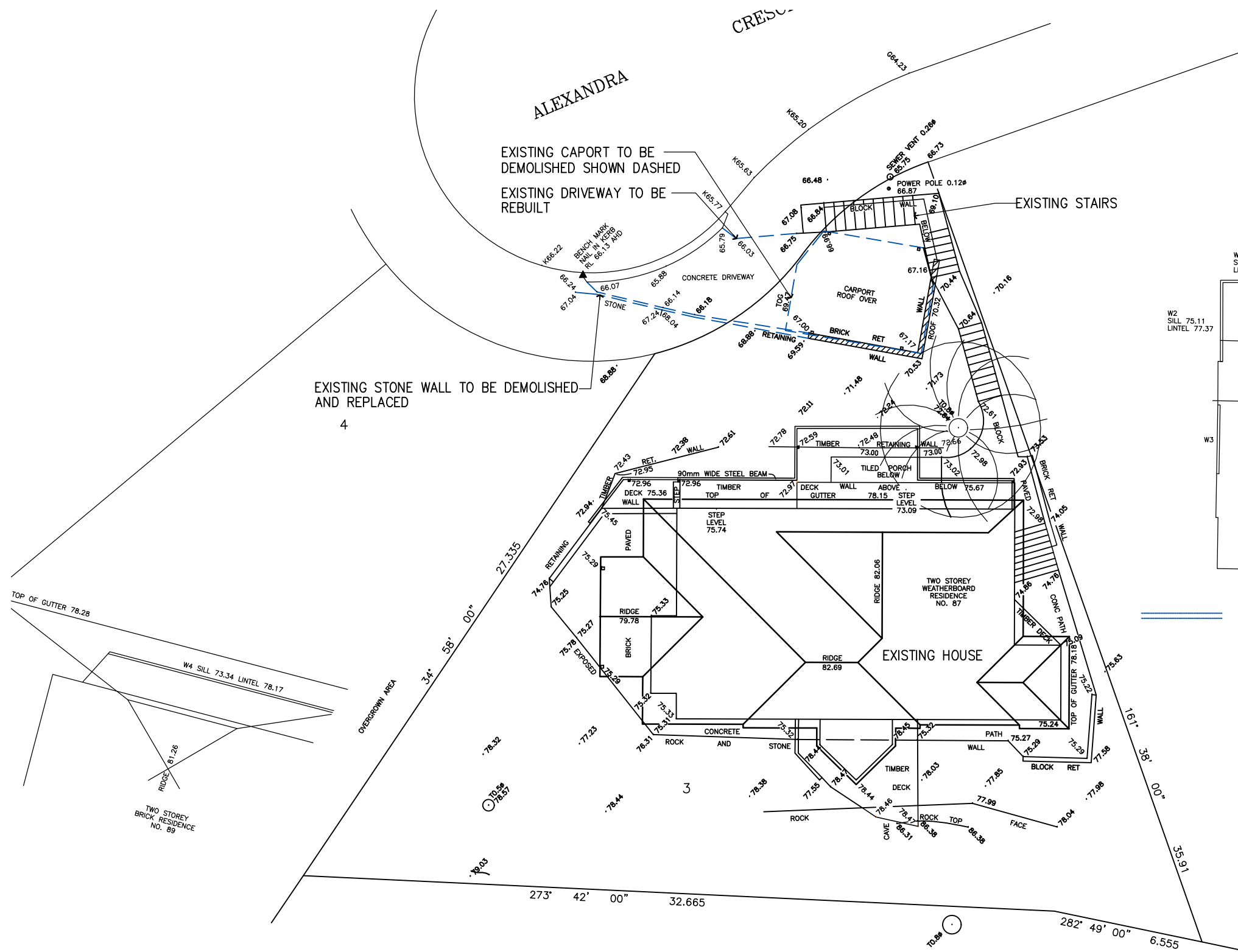


TIMBER SLAT CARPORT DOOR



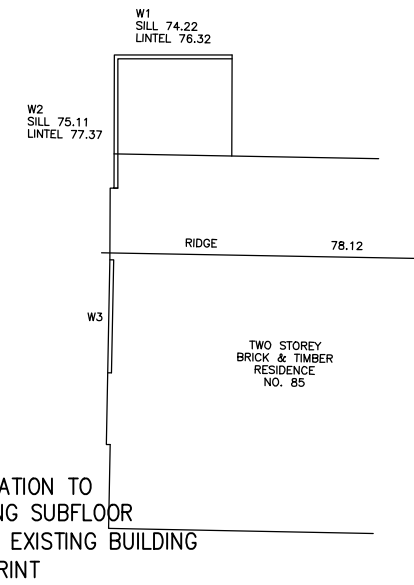
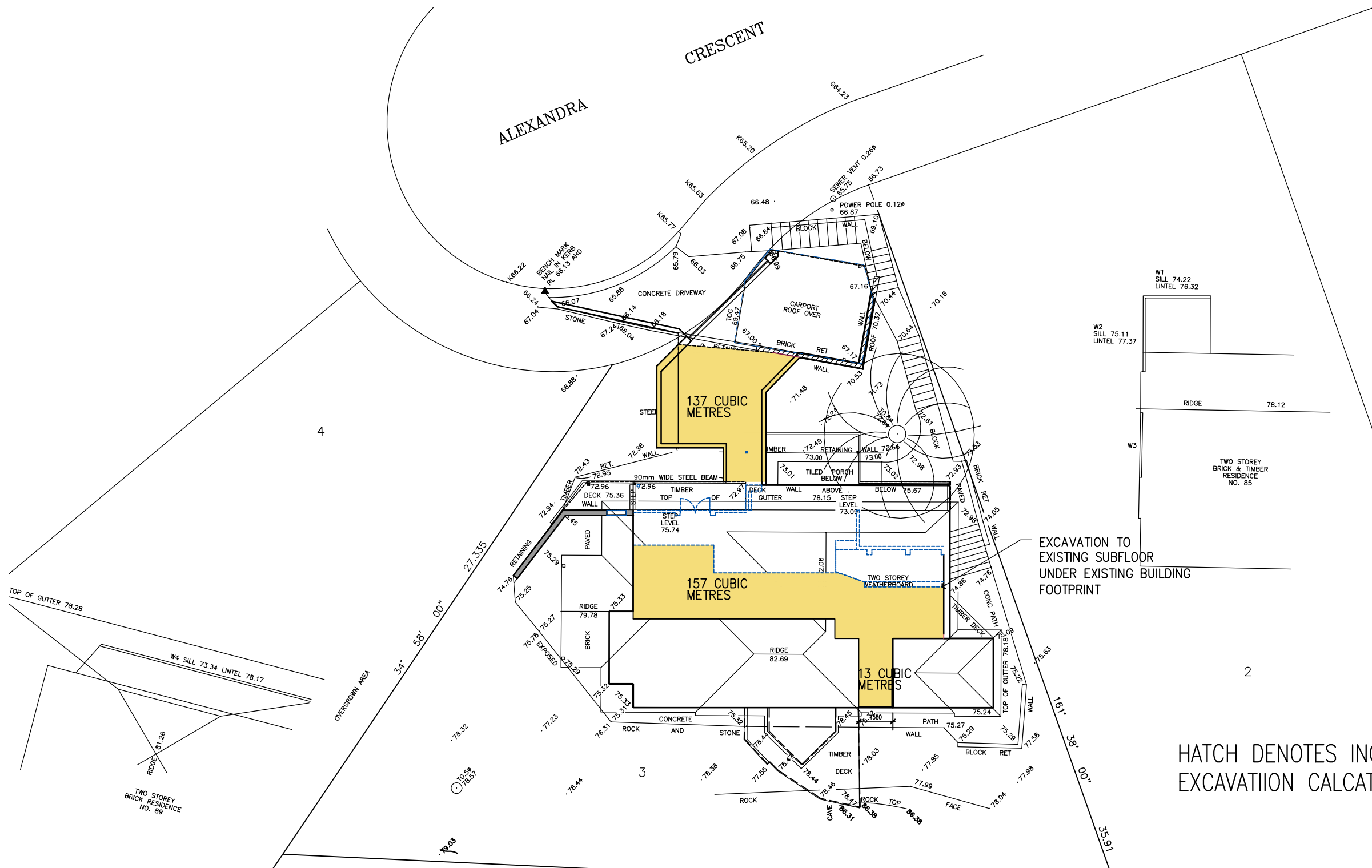
REINFORCED CONCRETE BLOCKWORK  
SANDSTONE CLAD FINISH





==== DASHED LINE DENOTES STRUCTURE TO BE DEMOLISHED

AMENDMENTS  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		<b>LINDSAY LITTLE &amp; ASSOCIATES PTY LTD</b> 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				ALTERATIONS AND ADDITIONS TO EXISTING RESIDENCE 87 ALEXANDRA CRESCENT BAVIEW FOR: ARNAUD AND JANE DIEMONT	
		JOB No. 1281/19	SCALE 1:200	DRAWN J.S.	DATE JUNE 2020	DRAWING TITLE DEMOLITION PLAN	DRAWING NO DP-01

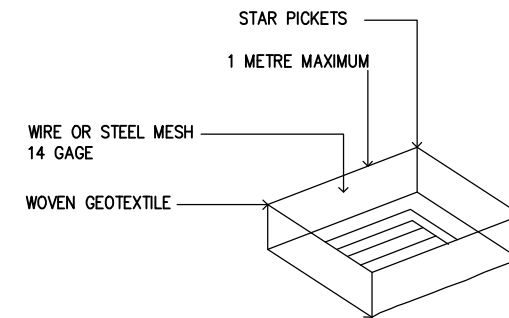
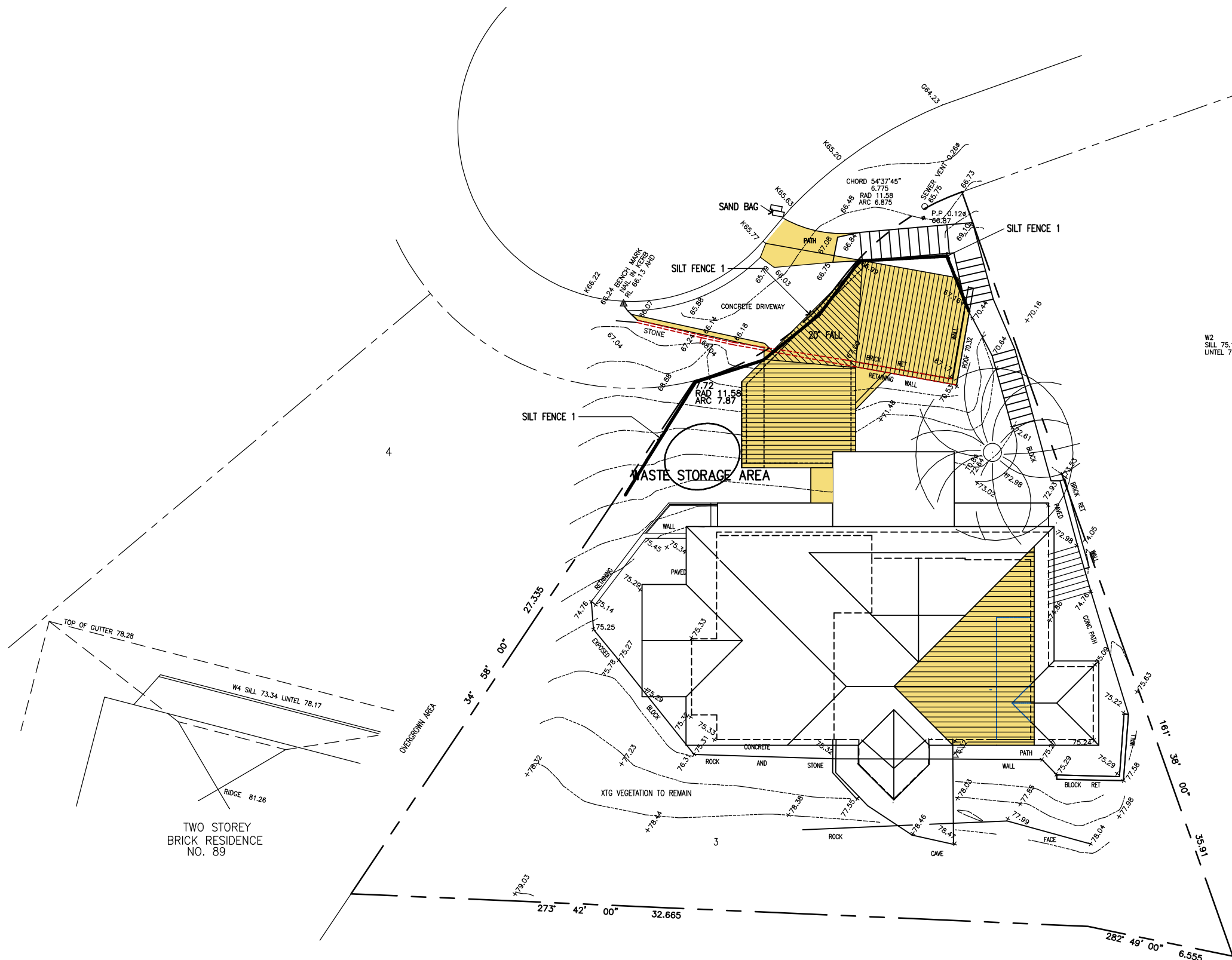


EXCAVATION TO EXISTING SUBFLOOR UNDER EXISTING BUILDING FOOTPRINT

HATCH DENOTES INCLUSION IN EXCAVATION CALCULATIONS

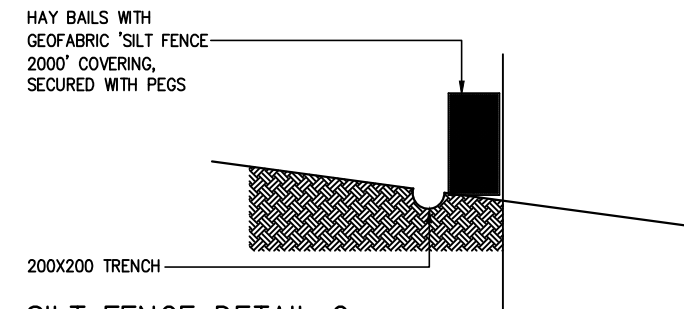
AMENDMENTS  ALL DIMENSIONS TO BE CHECKED ON SITE BY BUILDER PRIOR TO CONSTRUCTION FIGURE DIMENSIONS TO BE USED IN PREFERENCE TO SCALE ALL BOUNDARIES AND LEVELS SUBJECT TO SURVEY PLAN RETAIN ALL TREES UNLESS OTHERWISE NOTED		<b>LINDSAY LITTLE &amp; ASSOCIATES PTY LTD</b> ARCHITECTS BUILDING CONSULTANTS PROJECT MANAGERS 77 Telegraph Road, Pymble NSW 2073 Ph: 9416 6300 Mob: 0414 975 225 <small>Directors: Denis Leach - Nominated Architect Reg No. 3980; Harvey Little - Licence No. 36549; Email: harveylittle@lindsaylittle.com.au</small>			ALTERATIONS AND ADDITIONS TO EXISTING RESIDENCE 87 ALEXANDRA CRESCENT BAVIEW FOR: ARNAUD AND JANE DIEMONT	
		JOB No. 1281/19	SCALE 1:200	DRAWN J.S.	DATE JUNE 2020	DRAWING TITLE EXCAVATION PLAN



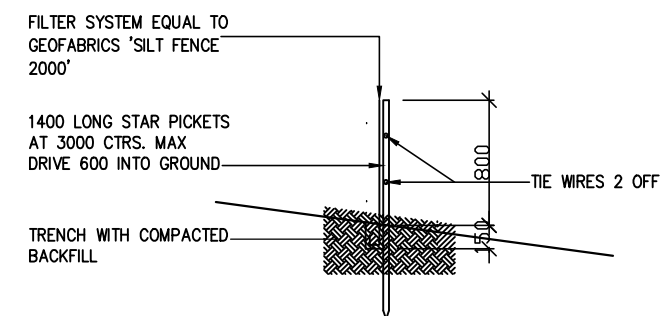


**DETAIL PIT PROTECTION**

SOURCE: LANDCOM SOILS AND CONSTRUCTION 2004



**SILT FENCE DETAIL 2**



**SILT FENCE DETAIL 1**

CONTRACTOR IS TO MAINTAIN SILT FENCE IN GOOD WORKING ORDER

**NOTES:**

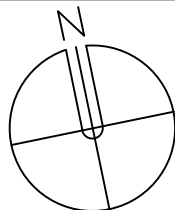
- EROSION CONTROL MEASURES TO BE MAINTAINED IN AN OPERATIONAL CONDITION FOR THE DURATION OF SITE ACTIVITIES AND THE SITE FULLY STABILISED
- REMOVE SEDIMENT FROM THE SITE CONTROLS FOLLOWING HEAVY OR PROLONGED RAIN

REFERENCE: LANDCOM MANAGING URBAN STORMWATER SOILS AND CONSTRUCTION 2004

COUNCIL B8.2 DCP 21 SEDIMENT MANGEMENT PLAN

AMENDMENTS

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



**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  
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JOB No.	SCALE	DRAWN	DATE
1281/19	1:200	J.S.	JUNE 2020

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

DRAWING TITLE	DRAWING NO
SEDIMENT EROSION CONTROL PLAN	SCP-01