

SITE PLAN Scale 1:200



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

DA2019/0890

### DRAWING NOTES

All new RWP to be connected to the Council's satisfaction

All timber sizes to comply with timber codes of Australia

All reinforced concrete slabs, footings, beams, etc to be engineers details and sizes.

All building works to be in compliance with the building code of Australia.

DO NOT SCALE FROM DRAWINGS - USE FIGURED DIMENSIONS
ONLY

DIMENSIONS TO BE CHECKED ON SITE.

### CONSTRUCTION

Construct new first floor and new stair access from ground floor

Common wall to be masonry construction as required.

First floor walls constructed of timber stud with weatherboard external cladding.

Internal walls timber stud with plasterboard lining.

Construct new balcony to Bed1

Roof is timber framed, insulated and clad with tiles and metal decking as shown.

Balcony to first floor is timber framed with timber decking boards

Floor to first floor area is timber framed.

Windows are aluminium and timber framed

#### **GENERALLY**

stormwater system

All new sewer fittings to be connected to existing sewerage system. New stormwater downpipes from first floor to drain to existing roof

Provide plumbing services to new bathroom facilities.

Provide electrical services to all new work

### **BASIX**

As per Basix Certificate Number: A355760

<u>Lighting</u> - minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

<u>Fixtures</u> - New or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

New or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.

New or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

<u>Insulation-</u> floor/walls/ceiling/roof:

Floor above existing building: Nil

External wall: Framed: R1.3 or R1.7 incl construction

External wall:Reverse brick: R1.16 or R1.7 incl construction

Flat Ceiling Pitched roof: Ceiling 2.5 up -Roof foil sarking - med solar 0.475-0.7  $\,$ 

Raked ceiling, Pitched roof: ceiling 2.5 up -Roof foil sarking - med solar 0.475-0.7

Flat ceiling, flat roof: ceiling: Nil (up), roof: foil backed blanket (100 mm) light (solar absorptance < 0.475)

<u>Windows & Glazed Doors -</u> Each window or glazed door with standard aluminium or timber frames and single clear glass

or have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than U-value:7.63, SHGC: 0.75
Other windows to have alternate glass options as per the glazing

requirements

<u>AREAS</u>

DATE

SITE AREA 315.4 m2

FSR Allowed 0.6:1 Proposed 0.6:1

Proposed 0.6:1

Neil Harvey - B.Arch

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Alterations & Additions Mr & Mrs S.Holmes

12 Crescent Street, Fairlight NSW 2094

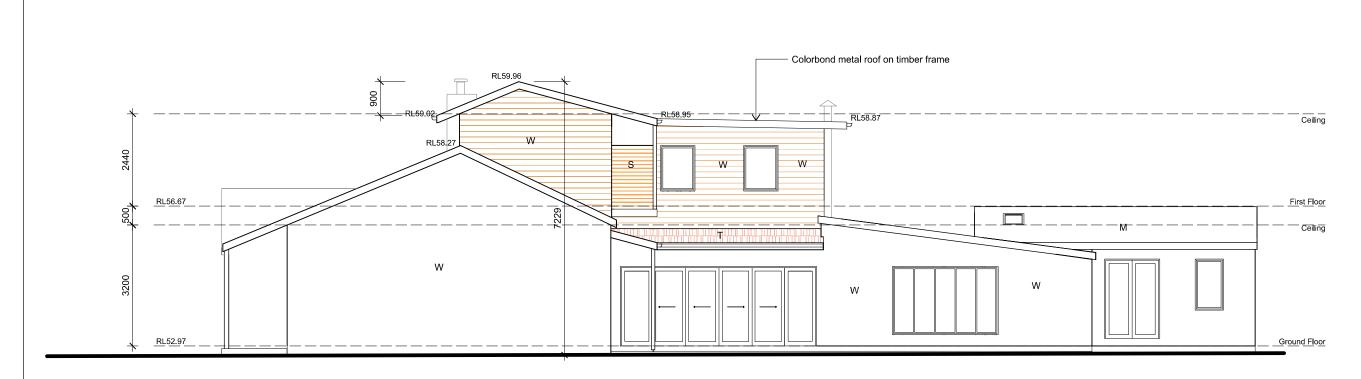
## SITE PLAN

SCALE: 1:2

 DRAWN:
 JOB No:
 2040

 DATE:
 9 August 2019
 LOT REF:
 Lot 1 DP 815149

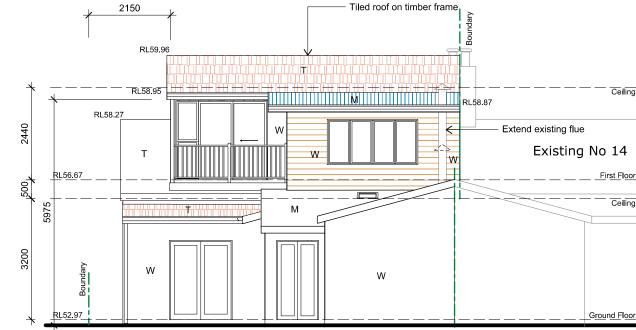
DWG SIZE: A3 SHEET: DA-1



# **ELEVATION - SOUTH**







# **ELEVATION - EAST**



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Alterations & Additions Mr & Mrs S.Holmes

Tiled roof on timber frame

12 Crescent Street, Fairlight NSW 2094

# **ELEVATIONS**

SCALE:	1:100		
DRAWN:		JOB No:	2040
DATE:	9 August 2019	LOT REF:	Lot 1 DP 815149
DWG SIZE:	A3	SHEET:	DA-4

### **LEGEND**

- METAL ROOF-COLORBOND
- RENDER FINISH
- PRIVACY SCREEN
- TILED ROOF WEATHERBOARD