

SCOPE OF WORKS

Overview:

New dwelling over existing foundations / garage area

Level 01:

Retain foundations

Renovations include external stairs to patio

Wider garage, New bed 4, Bathroom & Internal stairs

Carport and landscaping

Level 02:

Extend bed 1 by 1.3m

Extend rear wall by 0.7 - 0.8m

New Veranda to rear 4m wide

Demolish Level 02 existing dwelling

New dwelling over - lightweight construction

New skillion roof with atrium

New aluminium windows and doors, patio and glass balustrade

Wall insets and setback generally remain as existing

DRAWING SCHEDULE

- 1 COVER
- 2 SITE PLAN, SITE ANALYSIS
- 3 FLOOR PLAN - L1 GARAGE
- 4 FLOOR PLAN - L2 ENTRY
- 5 ROOF PLAN
- 6 ELEVATION - EAST & NORTH
- 7 ELEVATION - WEST & SOUTH
- 8 SECTIONS
- 10 LANDSCAPE
- 11 EROSION CONTROL AND WASTE PLAN
- 12 WINDOW DOOR SCHEDULE AND FINISHES
- 13 SHADOWS 9AM
- 14 SHADOWS 12 NOON
- 15 SHADOWS 3PM
- 16 BASIX SHEET

689161 SURVEY

SPECIFICATION

Structural Details:

* Footings to AS2870

* Structural details to engineers design

Concrete:

* To AS3600 - Concrete Code

Timber:

* To AS1684 - Timber Code

Termites:

* To AS3660 Protection of Buildings from Subterranean Termites

Insulation:

* Refer to BASIX Certificate

Drainage:

* To AS3500 - Drainage code and council requirements

Electrical:

* To AS3000 - Wiring Rules

* Outlets and services as directed by owner.

General

* Verify all schedules and dimensions on site before commencement of works or ordering of materials.

* All works in accordance with provisions of Building Code of Australia, any Australian Standard, Council Requirements and in a tradesman like manner

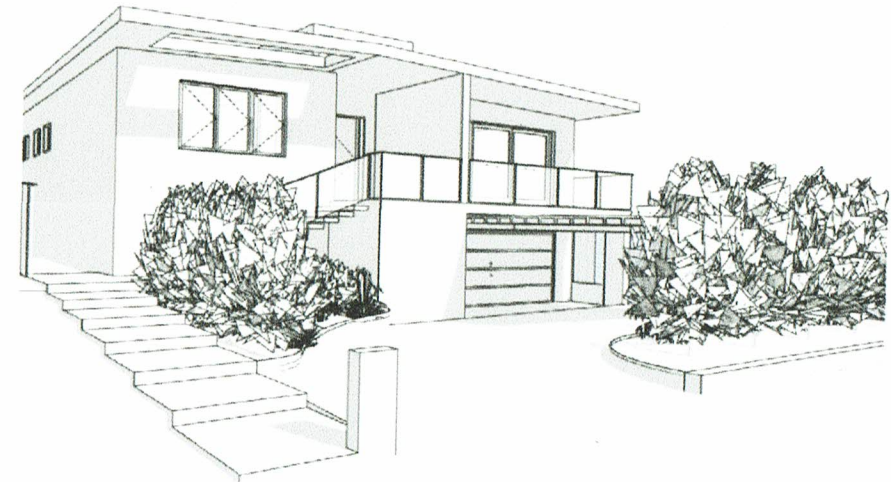
NOTE

* Contractor must verify all dimensions on site prior to the commencement of any construction work or shop drawings.

* Only figured dimensions to be used.

* All scaled dimensions must be verified.

Floors Concrete slab on ground Suspended timber with a minimum 1.5 insulation (insulation on value)	Ceilings Plasterboard ceiling with an R2.5 insulation where roof above or total roof and ceiling system R3.9 R2.0 insulation to internal garage floor Ceiling penetrations not to exceed allocation on NatHERS certificate
External Walls QT Eco Series panel total wall value R2.5 (Note: no insulation is required to garage walls) External colour Default colour modelled Walls within dwellings Plasterboard on studs with a R1.5 to internal garage walls Plasterboard on studs no insulation elsewhere	Roof Bondor solarspan insulated panel R1.4 or total roof and ceiling system R3.9 External colour Dark (SA > 0.7)
Windows: Aluminium framed clear performance glazing A - awning windows + hinged glazed doors U-Value 4.80 (equal to or lower than) SHGC 0.51 (+/- 10%) Given values are AFRC total window system values (glass and frame) Note: operability modelled as per BASIX thermal protocol 4.14.2 and NatHERS Technical Note 1.2.0.10.11 with regard to restricted openings	Floor Coverings Carpet to bedrooms, tiles to bathrooms and laundry timber elsewhere
	External Shading Eaves as per plans
	Ventilation All external doors have weather seals, all exhaust fans and chimneys have dampers, any down lights proposed will have capped fittings



B	S455 submission	17.05.2020
A	DA submission	10.06.2018
issue	amendment	date

LOT 5
DP22233
641 sqm



date
MAY 2020
scale
1:100

project no.
N/A
revision
B

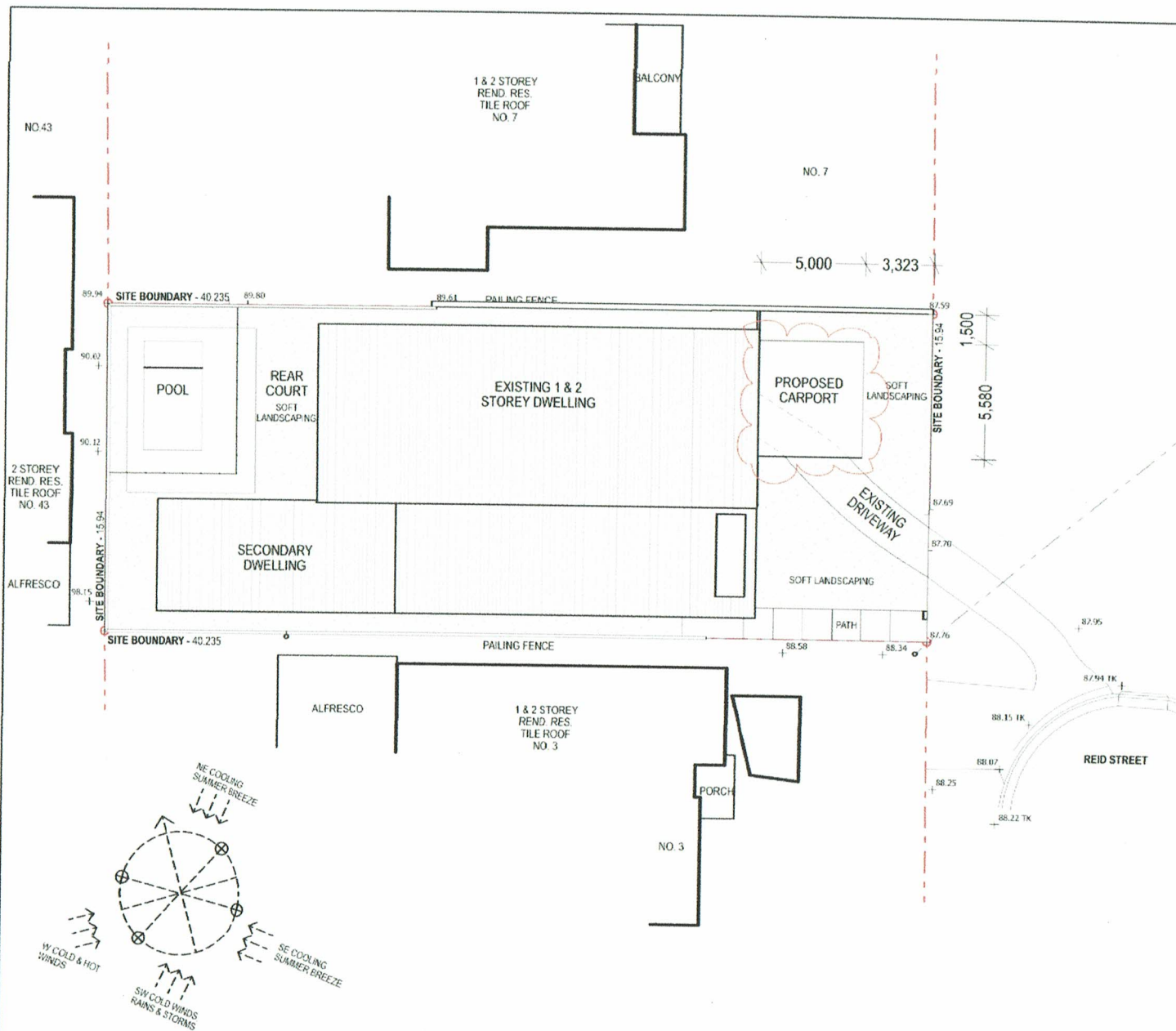
project
NEW 2 STOREY DWELLING
OVER EXISTING FOUNDATIONS

client
C & P RICHARDS
address
5 REID STREET, SEAFORTH

drawing title
COVER

sheet

01



LOT 5
DP 22233
LGA MANLY

SITE AREA	641 sqm.
BLOCK WIDTH	15.94 sqm.

FLOOR AREA

F.S.R = 25% + 150 = 310sqm. + 18sqm. Garage = **328 sqm.**
 * including garage
 * excluding porch, verandah, stair void

L1 (inc. garage)	84 sqm.
L2	241 sqm.
TOTAL	325 sqm. ✓

LANDSCAPED OPEN SPACE

L.O.S. = 50% + 100 = **221sqm.**
 * min width > 1.5m
 * excluding driveway
 * 50% behind dwelling

FRONT	101 sqm. - 29 sqm. = 72 sqm.
REAR	162 sqm.
TOTAL	234 sqm. ✓

SITE COVERAGE

50% = **320.5 sqm.**
 * excluding balconies & terraces
 * including 1 car space

HOUSE + SECONDARY DWELLING	236 sqm.
CARPORT	29 sqm.
TOTAL	263 sqm. ✓

MAX. HEIGHT	Max. 3.8m	= 3.6m ✓
SIDE BOUNDARY SETBACK	Min. 0.9m	= 1.5m ✓
REAR BOUNDARY SETBACK	Min. 3.0m	= 3.0m ✓

B	S455 submission	17.05.2020
A	DA submission	10.06.2018
issue	amendment	date

LOT 5
DP22233
641 sqm.



date
MAY 2020
scale
1:200

project no.
N/A
revision
B

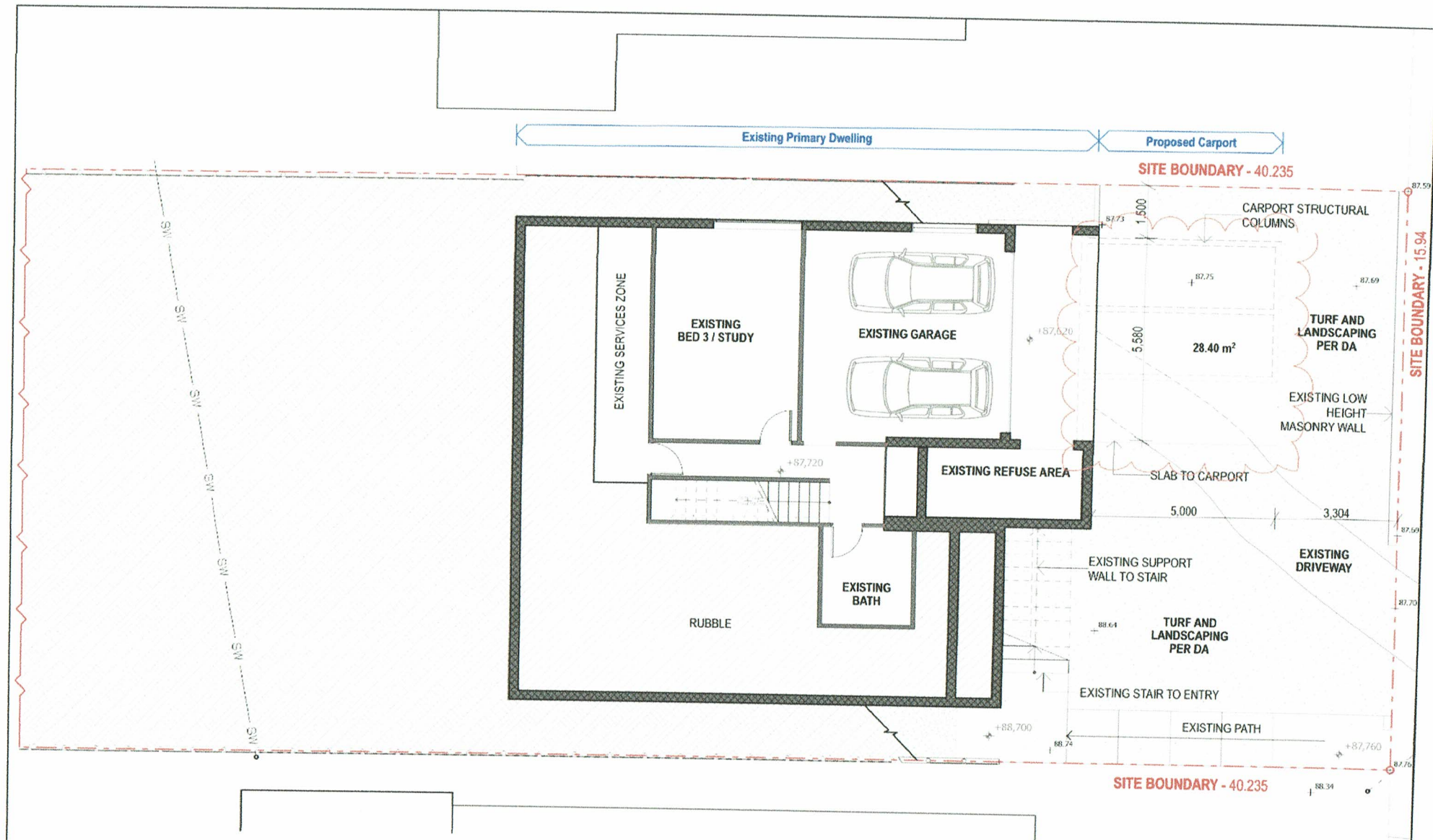
project
NEW 2 STOREY DWELLING
OVER EXISTING FOUNDATIONS

client
C & P RICHARDS
address
5 REID STREET, SEAFORTH

drawing title
SITE PLAN

sheet

02



NOTE
1. Refer to elevations for RL's above AHD.

B	S455 submission	17.05.2020
A	DA submission	10.06.2018
issue	amendment	date

LOT 5
DP22233
641 sqm.



date
MAY 2020
scale
1:100

project no.
N/A
revision
B

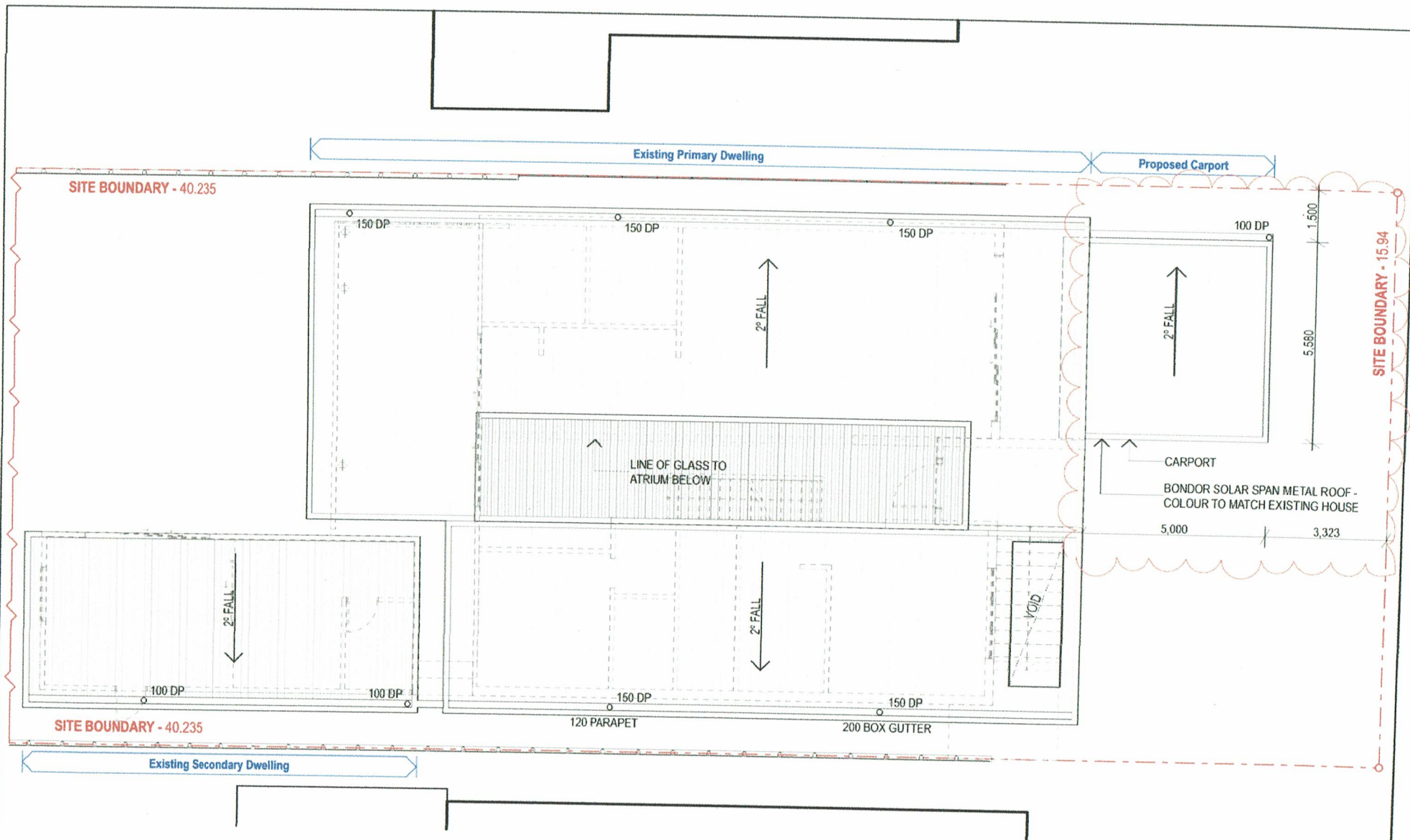
project
NEW 2 STOREY DWELLING
OVER EXISTING FOUNDATIONS

client
C & P RICHARDS
address
5 REID STREET, SEAFORTH

drawing title
GROUND FLOOR

sheet

03



NOTE

1. Refer to elevations for RL's above AHD.

B	S455 submission	17.05.2020
A	DA submission	10.06.2018
issue	amendment	date

LOT 5
DP22233
641 sqm.



date
MAY 2020
scale
1:100

project no.
N/A
revision
B

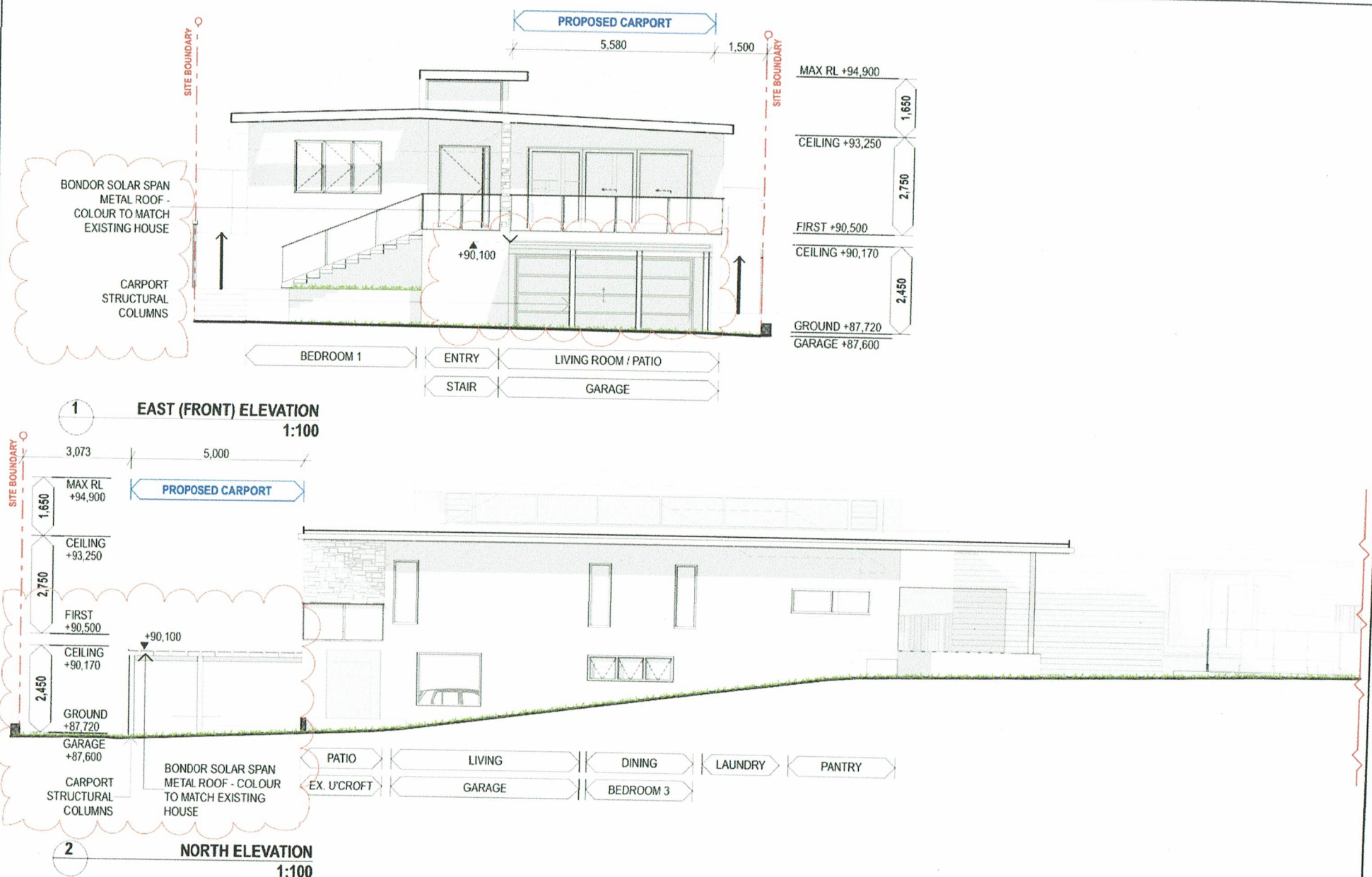
project
NEW 2 STOREY DWELLING
OVER EXISTING FOUNDATIONS

client
C & P RICHARDS
address
5 REID STREET, SEAFORTH

drawing title
ROOF PLAN

sheet

05



B	S455 submission	17.05.2020
A	DA submission	10.06.2018
issue	amendment	date

LOT 5
DP22233
641 sqm

date
MAY 2020
scale
1:100

project no.
N/A
revision
B

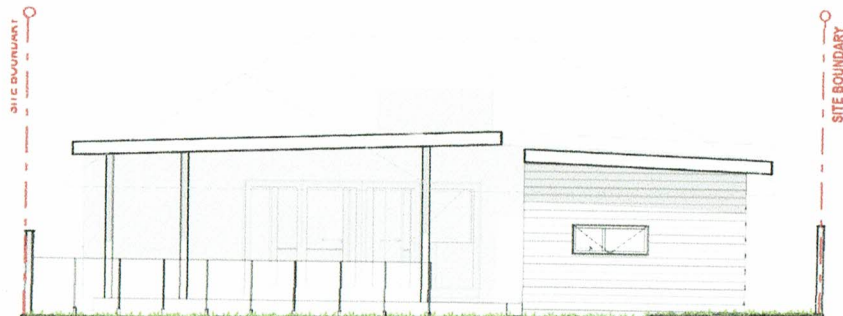
project
NEW 2 STOREY DWELLING
OVER EXISTING FOUNDATIONS

client
C & P RICHARDS
address
5 REID STREET, SEAFORTH

drawing title
EAST & NORTH ELEVATIONS

sheet

06

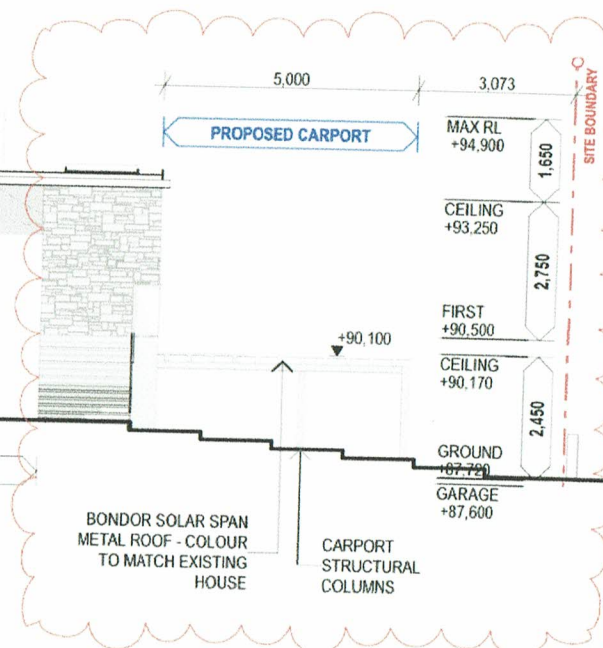
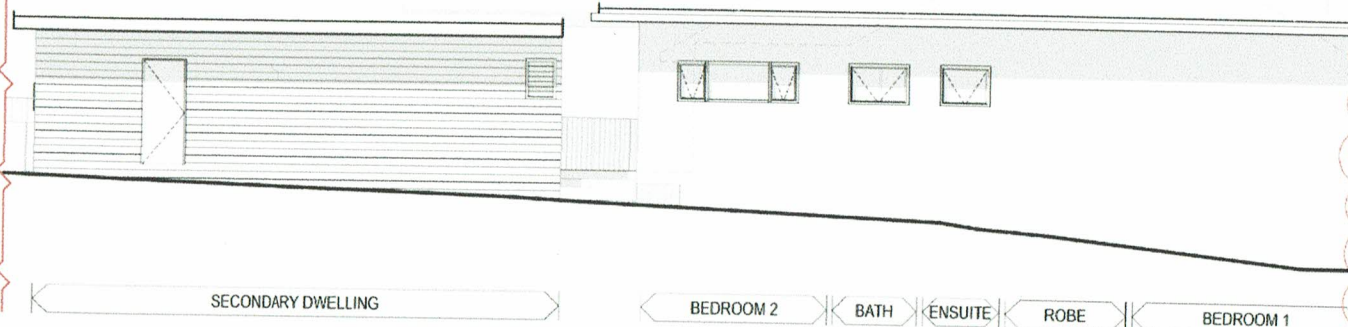


MAX RL +94,900
 CEILING +93,250
 FIRST +90,500

1,650
 2,750

PANTRY KITCHEN SECONDARY DWELLING

1 EAST (FRONT) ELEVATION
 1:100



2 NORTH ELEVATION
 1:100

B	S455 submission	17.05.2020
A	DA submission	10.06.2018
issue	amendment	date

LOT 5
 DP22233
 641 sqm.

date
 MAY 2020
 scale
 1:100

project no.
 N/A
 revision
 B

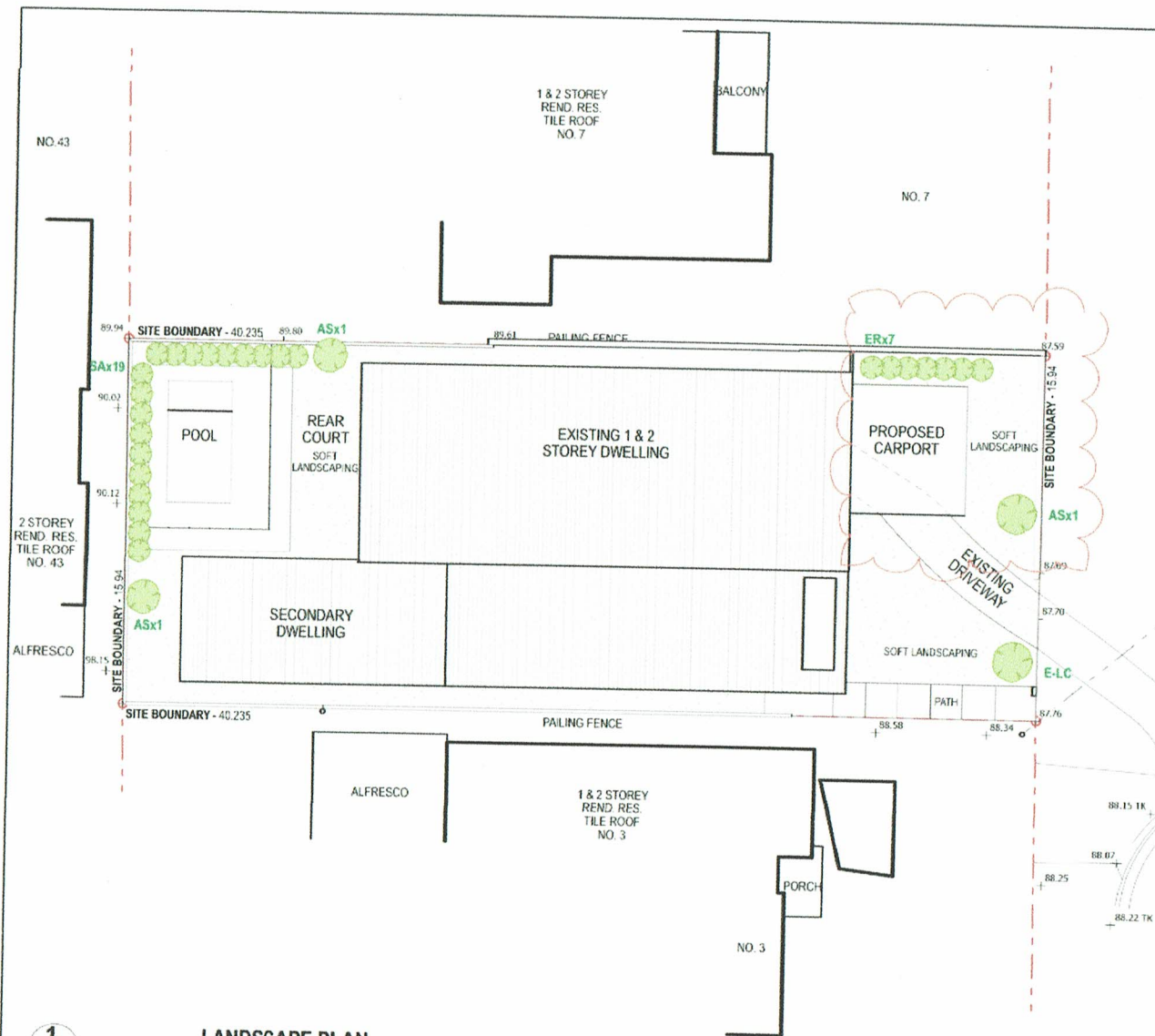
project
 NEW 2 STOREY DWELLING
 OVER EXISTING FOUNDATIONS

client
 C & P RICHARDS
 address
 5 REID STREET, SEAFORTH

drawing title
 WEST & SOUTH ELEVATIONS

sheet

07



LANDSCAPING SCHEDULE

Botanical Name (Common Name)	Height	Span
SA Syzygium Australe Compact (Lilly Pilly Hedge)	3 - 4m	1 - 2m
ER Elaeagnus Reticulatus (Blueberry Ash)	4 - 6m	1 - 2m
AS Acmena Smithii (Lilly Pilly)	10 - 12m	4 - 6m
E-LC Chamaecyparis (Lawson Cypress)	3m	1 - 2m

1 LANDSCAPE PLAN
1:200

B	S455 submission	17.05.2020
A	DA submission	10.06.2018
issue	amendment	date

LOT 5
DP22233
641 sqm.

date
MAY 2020
scale
1:100

project no.
N/A
revision
B

project
NEW 2 STOREY DWELLING
OVER EXISTING FOUNDATIONS

client
C & P RICHARDS
address
5 REID STREET, SEAFORTH

drawing title
LANDSCAPE PLAN

sheet

10