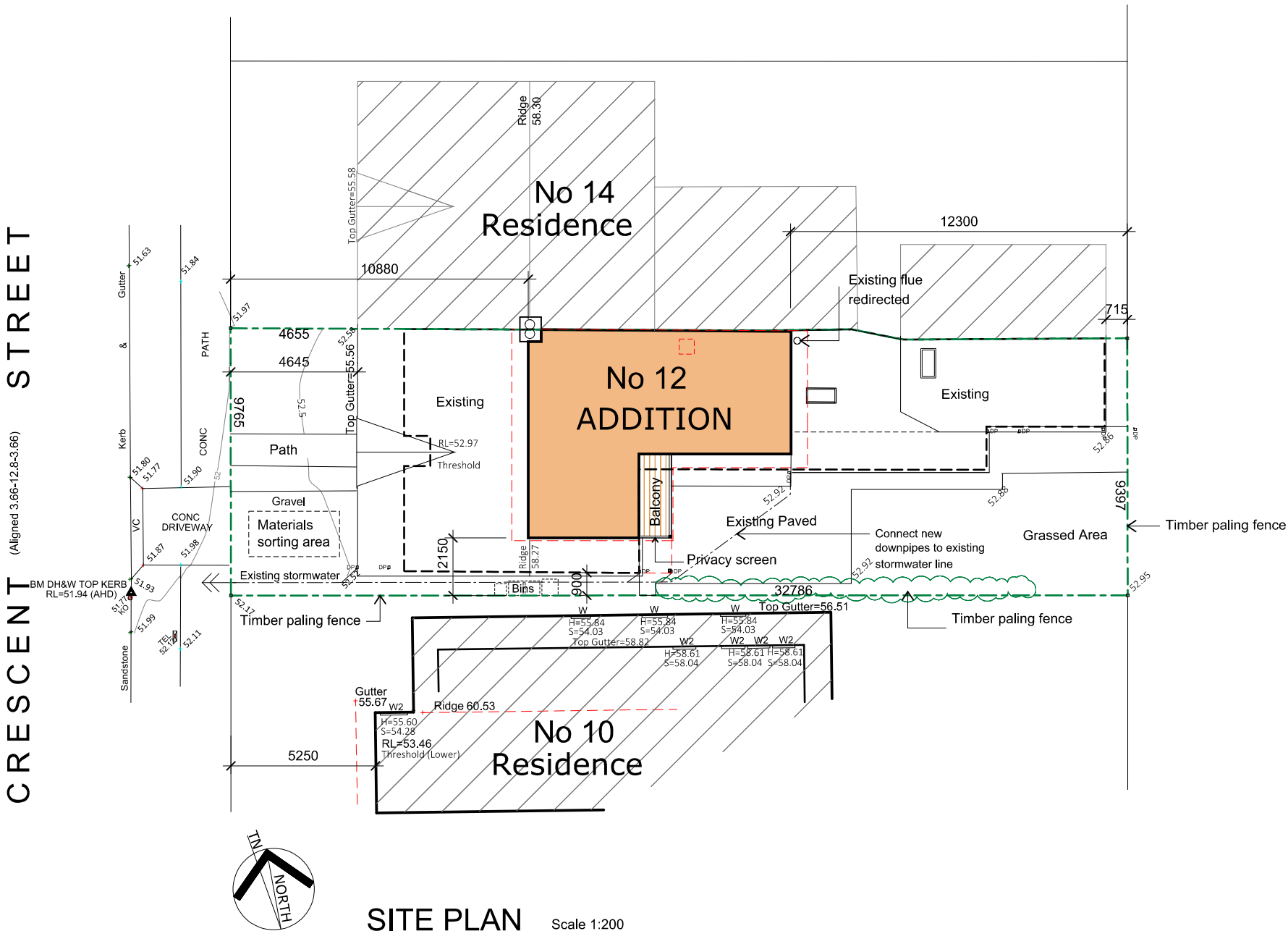


CRESCENT STREET

(Aligned 3.66-12.8-3.66)



SITE PLAN Scale 1:200

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

All new sewer fittings to be connected to existing sewerage system.
New stormwater downpipes from first floor to drain to existing roof stormwater system.
Provide plumbing services to new bathroom facilities.
Provide electrical services to all new work

BASIX

As per Basix Certificate Number: A355760

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

Fixtures - 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.

Insulation-

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)

Windows & Glazed Doors - 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

AREAS

SITE AREA	315.4 m2
FSR	Allowed 0.6:1 Proposed 0.6:1

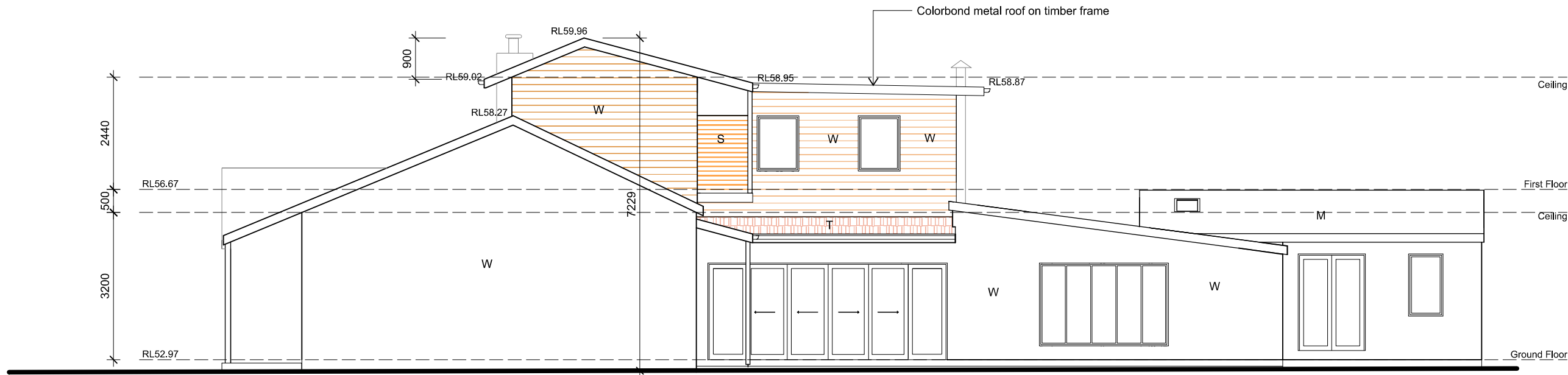
DATE	Amdt.
Neil Harvey - B.Arch Ph: 0403 505 322 14 Farrer Place, Frenchs Forest NSW 2086 Email: nharvey@bigpond.com	

Alterations & Additions
Mr & Mrs S.Holmes
12 Crescent Street, Fairlight NSW 2094

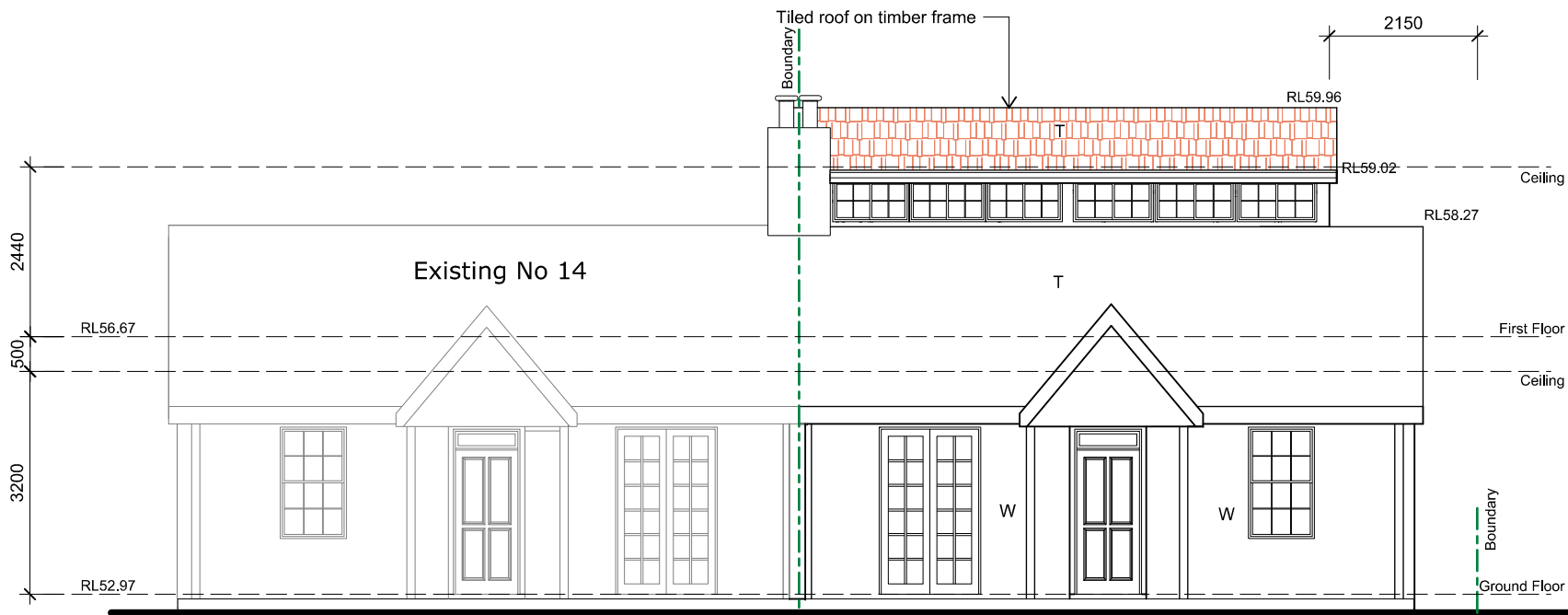
SITE PLAN

SCALE: 1:200

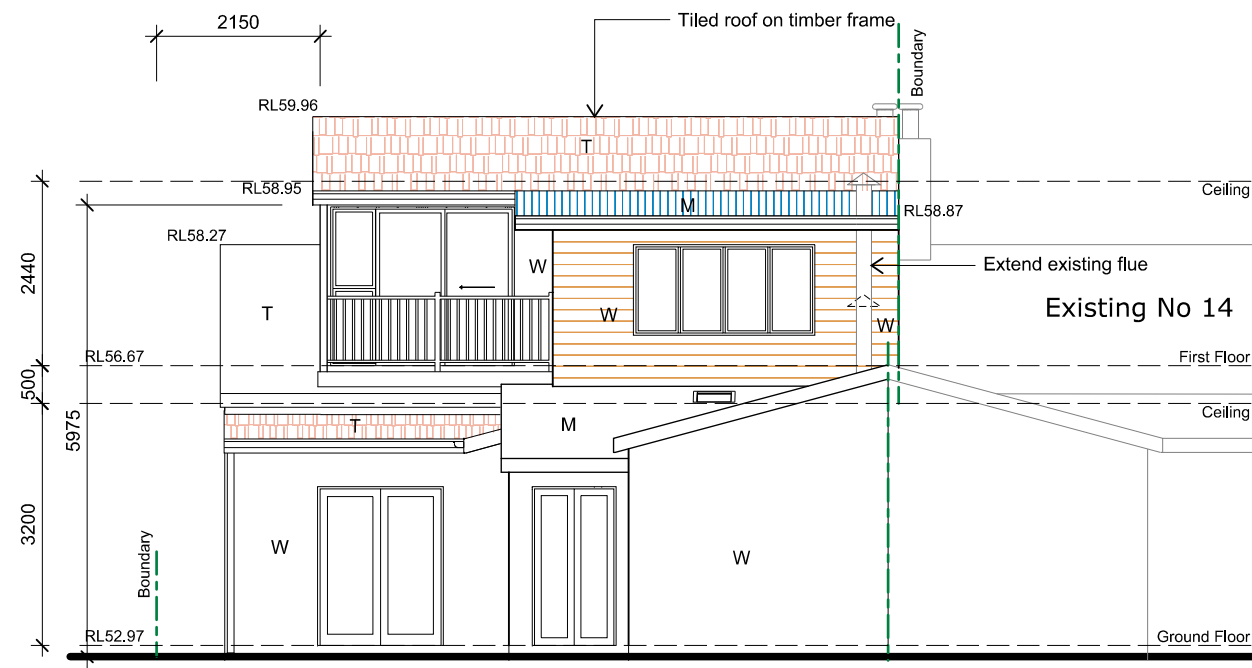
DRAWN:	JOB No:	2040
DATE:	LOT REF:	Lot 1 DP 815149
DWG SIZE:	SHEET:	DA-1



ELEVATION - SOUTH



ELEVATION - WEST



ELEVATION - EAST

LEGEND

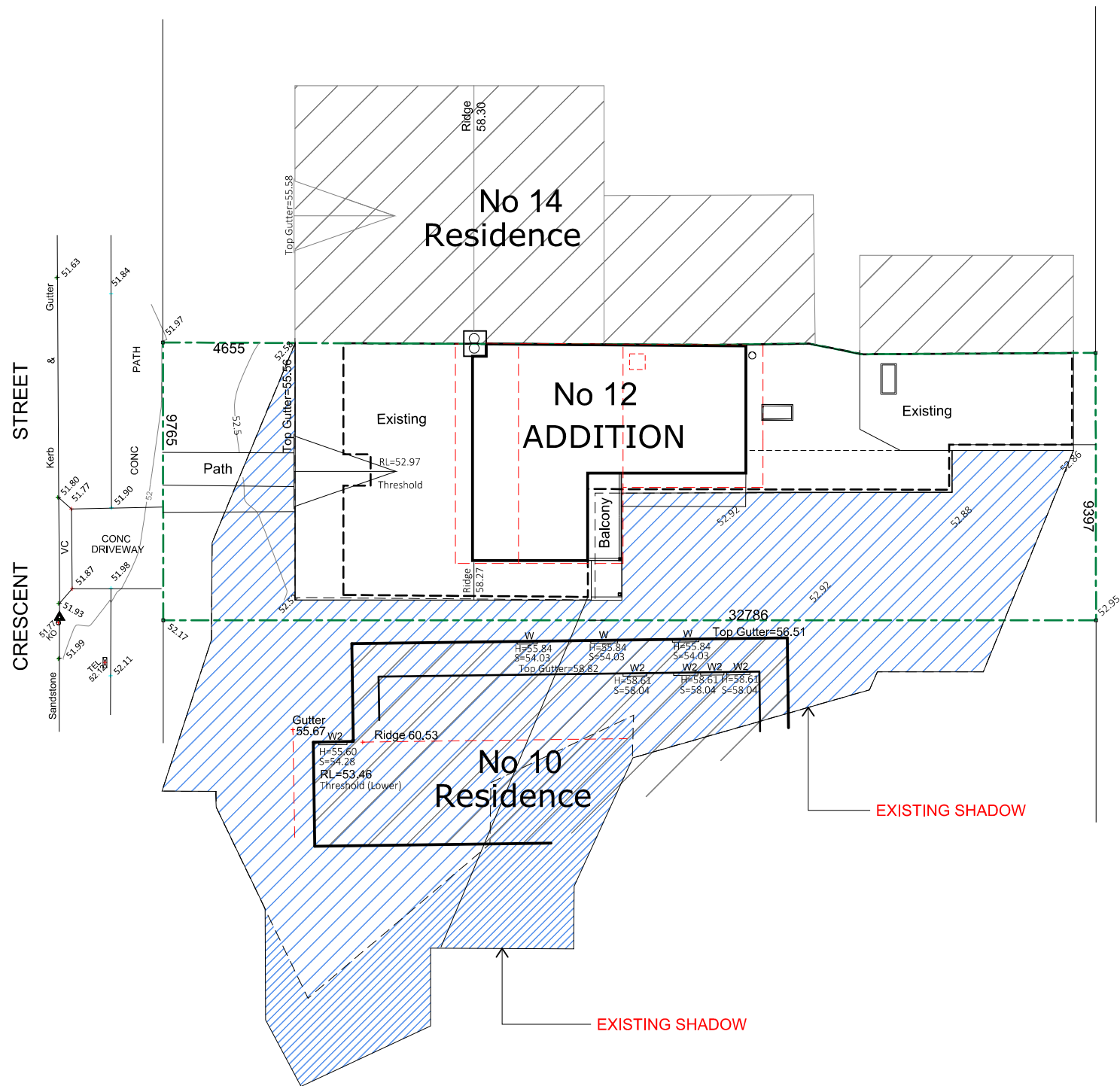
M	METAL ROOF-COLORBOND
R	RENDER FINISH
S	PRIVACY SCREEN
T	TILED ROOF
W	WEATHERBOARD

DATE	Amdt.
Neil Harvey - B.Arch	Ph: 0403 505 322
14 Farrer Place, Frenchs Forest NSW 2086	Email: nharvey@bigpond.com

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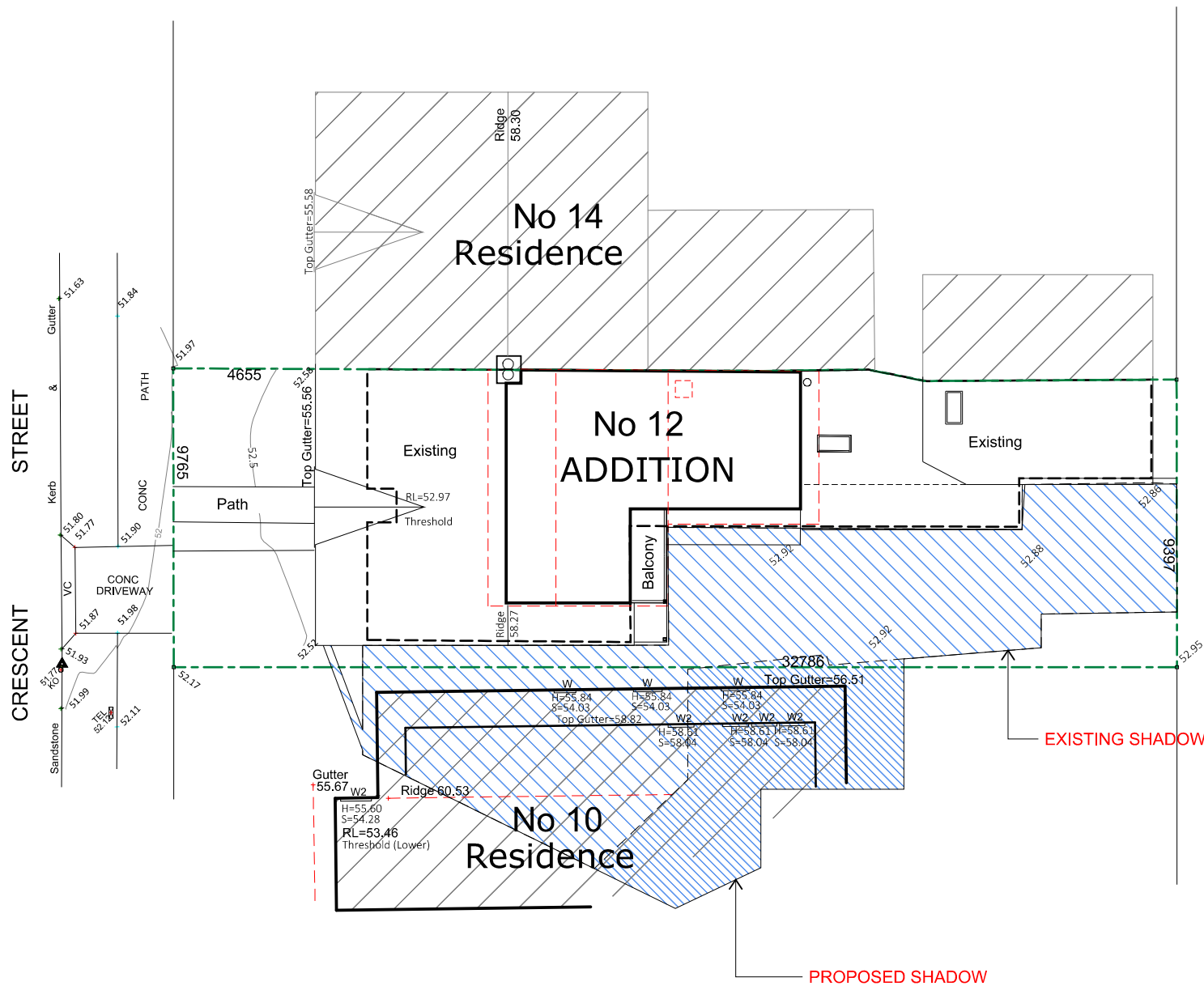
ELEVATIONS

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



9am June 21

Note:
Shadows were cast to true north at the winter solstice.
The shadows projected at 9am from the proposed first floor addition, provide an additional shadow to one ground floor window at No 10 -leaving one clear.
Generally minimal overshadowing to the neighbouring residence.



12noon June 21



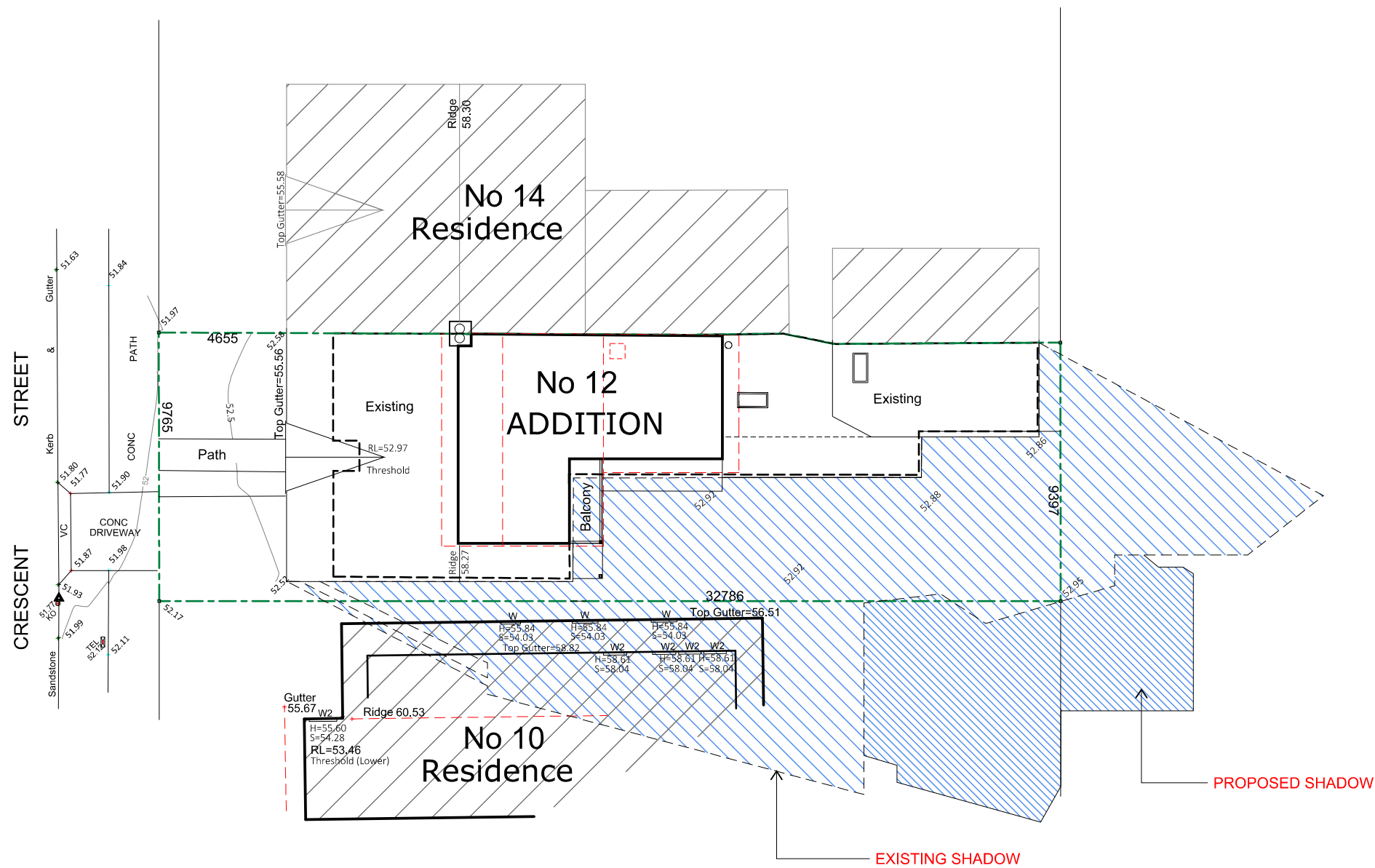
Note:
Shadows were cast to true north at the winter solstice.
The shadows projected at 12pm from the proposed first floor addition, provide an additional shadow to one ground floor window at No 10. Generally minimal overshadowing to the neighbouring residence.

DATE	Amdt.
Neil Harvey - B.Arch 14 Farrer Place, Frenchs Forest NSW 2086	
Ph: 0403 505 322 Email: nharvey@bigpond.com	

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12 Crescent Street, Fairlight NSW 2094

SHADOWS 1

SCALE:	1:200
DRAWN:	JOB No: 2040
DATE: 9 August 2019	LOT REF: Lot 1 DP 815149
DWG SIZE: A3	SHEET: DA-SH-1



3pm June 21



Note:
Shadows were cast to true north at the winter solstice.
The shadows projected from the proposed first floor
addition provide no additional overshadowing to the
ground floor windows to residence at No 10.

DATE	Amdt.
Neil Harvey - B.Arch 14 Farrer Place, Frenchs Forest NSW 2086	
Ph: 0403 505 322 Email: nharvey@bigpond.com	

Alterations & Additions
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12 Crescent Street, Fairlight NSW 2094

SHADOWS 2

SCALE:	1:200
DRAWN:	JOB No: 2040
DATE: 9 August 2019	LOT REF: Lot 1 DP 815149
DWG SIZE: A3	SHEET: DA-SH-2