

SITE NOTES

Property Address: 87 FREYCINET DRIVE
 Title Reference: 108917 / 34
 Site Area: 1415m²
 Municipality: GLAMORGAN SPRING BAY COUNCIL
 Owner: MARK EDWARDS

SITE KEY

- (A)** OUTLINE OF EXISTING RESIDENCE.
- (B)** OUTLINE OF EXISTING DECK.
- (C)** OUTLINE OF PROPOSED UPPER FLOOR EXTENSION (SHOWN HATCHED)
- (D)** OUTLINE OF PROPOSED LOWER FLOOR EXTENSION (SHOWN HATCHED)
- (E)** OUTLINE OF PROPOSED DECK SHOWN HATCHED

EXISTING FLOOR AREAS

EX. BUILDING FOOTPRINT AREA = 85.4 sqm +/-
 PROPOSED BUILDING FOOTPRINT AREA = 150 sqm +/-
 EX. LOT SIZE = 1415 sqm +/-

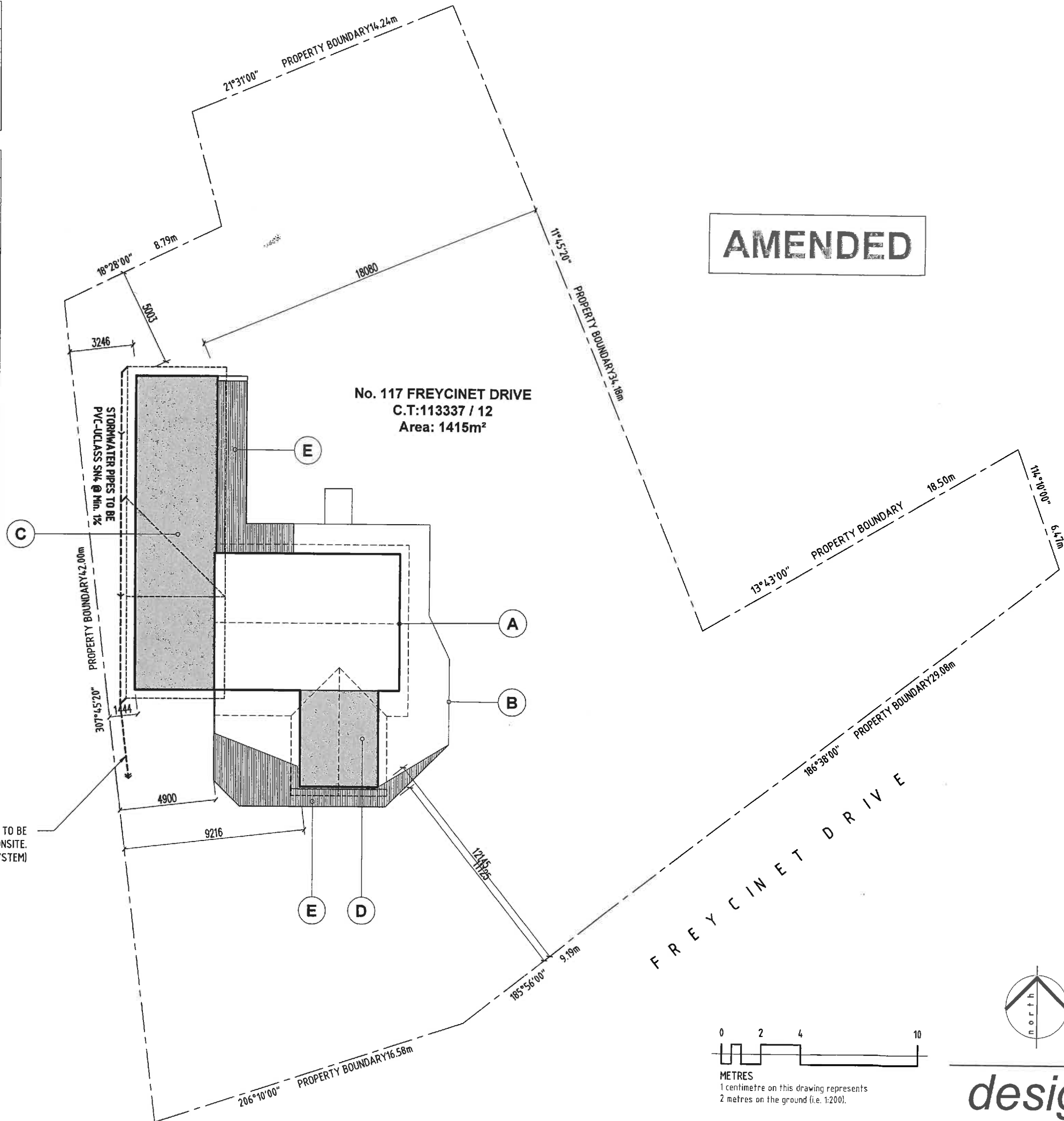
BUILDING FOOTPRINT EXISTING

EX. BUILDING FOOTPRINT AREA INCLUDING SHEDS = 85 sqm +/-
 AS % OF SITE AREA = 6.00%

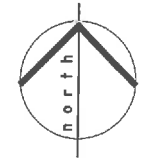
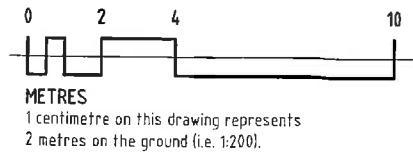
BUILDING FOOTPRINT PROPOSED

PROPOSED BUILDING FOOTPRINT AREA INCLUDING SHEDS = 150 sqm +/-
 AS % OF SITE AREA = 10.60%

ALL STORM WATER TO BE RETAINED ONSITE. (EXISTING WATER TANK SYSTEM)



A02. SITE PLAN - 1:200



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
153 Davey Street Hobart
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SCALE: 1:200 @ A3
 DRG.NO: A02
 DATE: 14.11.17
 DRAWN: WD

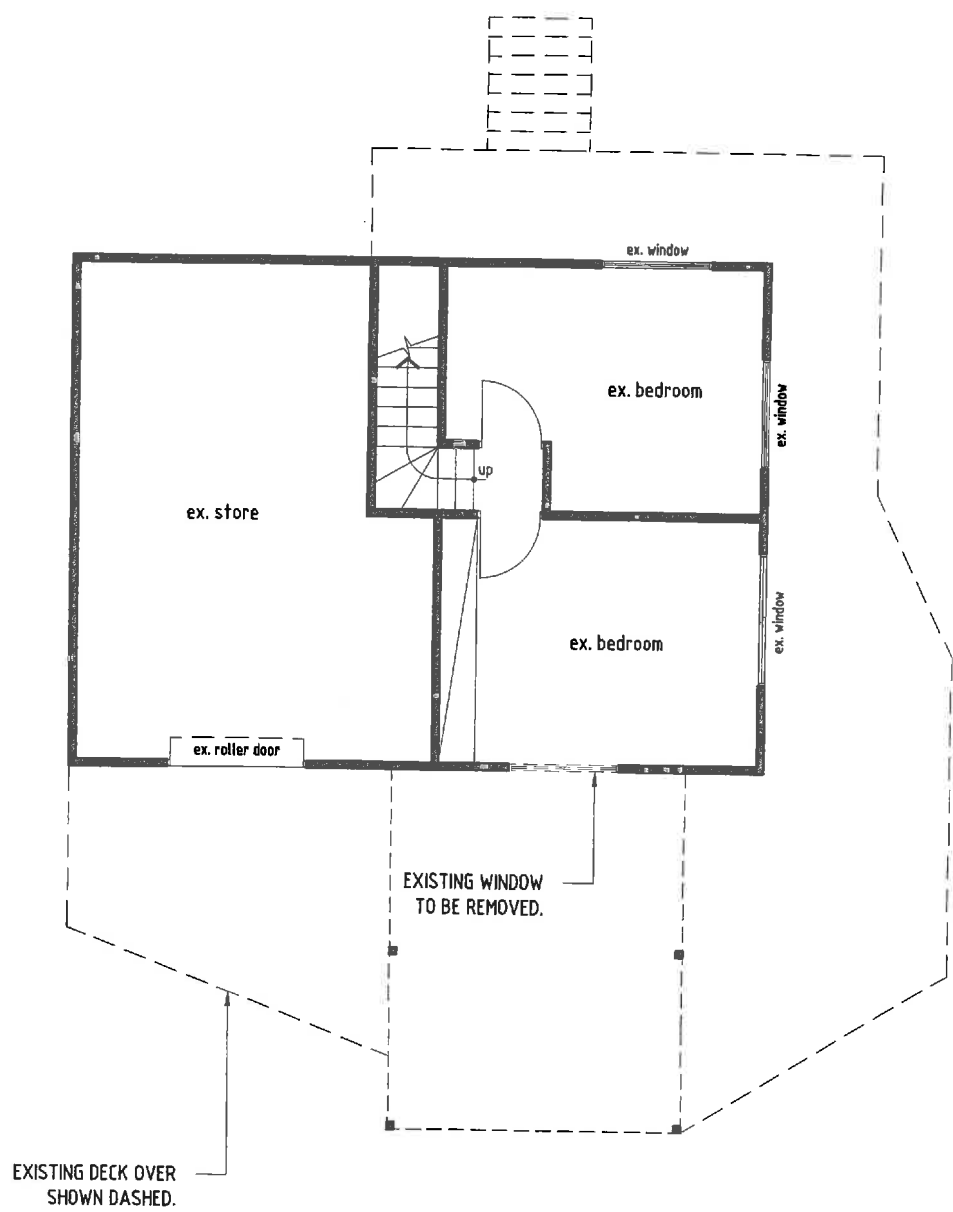
Project: PROPOSED EXTENSION & ALTERATIONS AT No. 87 FREYCINET DRIVE, COLSE BAY FOR MARK EDWARDS
 Drawing: SITE PLAN
 design: EAST registered trading name for design: EAST Pty. Ltd.

| ISSUE | DESCRIPTION | DATE | DRAWN |
|-------|---|----------|-------|
| 2 | BUILDING ENVELOPE AND AMENDED SITE PLAN | 14.11.17 | JF |

SHEET No. 2 OF 11

| LEGEND | |
|---|----------------------------------|
| MARK | DESCRIPTION |
|  | EXISTING WALLS TO BE RETAINED. |
|  | EXISTING WALLS TO BE DEMOLISHED. |

| FLOOR AREA (LOWER FLOOR EXISTING) |
|--|
| EXISTING LOWER FLOOR INTEERNAL AREA: 62.78 sqm |



| ISSUE | DESCRIPTION | DATE | DRAWN |
|-------|---|----------|-------|
| 2 | BUILDING ENVELOPE AND AMENDED SITE PLAN | 14.11.17 | JF |

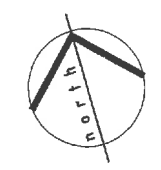
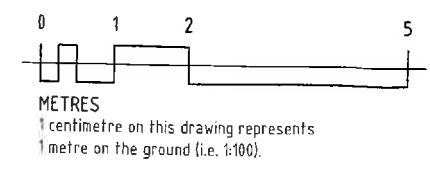
Project: PROPOSED EXTENSION & ALTERATIONS
 AT No. 87 FREYCINET DRIVE, COLSE BAY
 FOR MARK EDWARDS

Drawing: EXISTING GROUND FLOOR / DEMOLITION PLAN
 design.EAST registered trading name for design.EAST Pty. Ltd.

| SCALE: | DRG. NO: | DATE: |
|---------------|----------|----------|
| 1:100 @ A3 | A03 | 14.11.17 |

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A03. EXISTING GROUND FLOOR / DEMOLITION PLAN - 1:100



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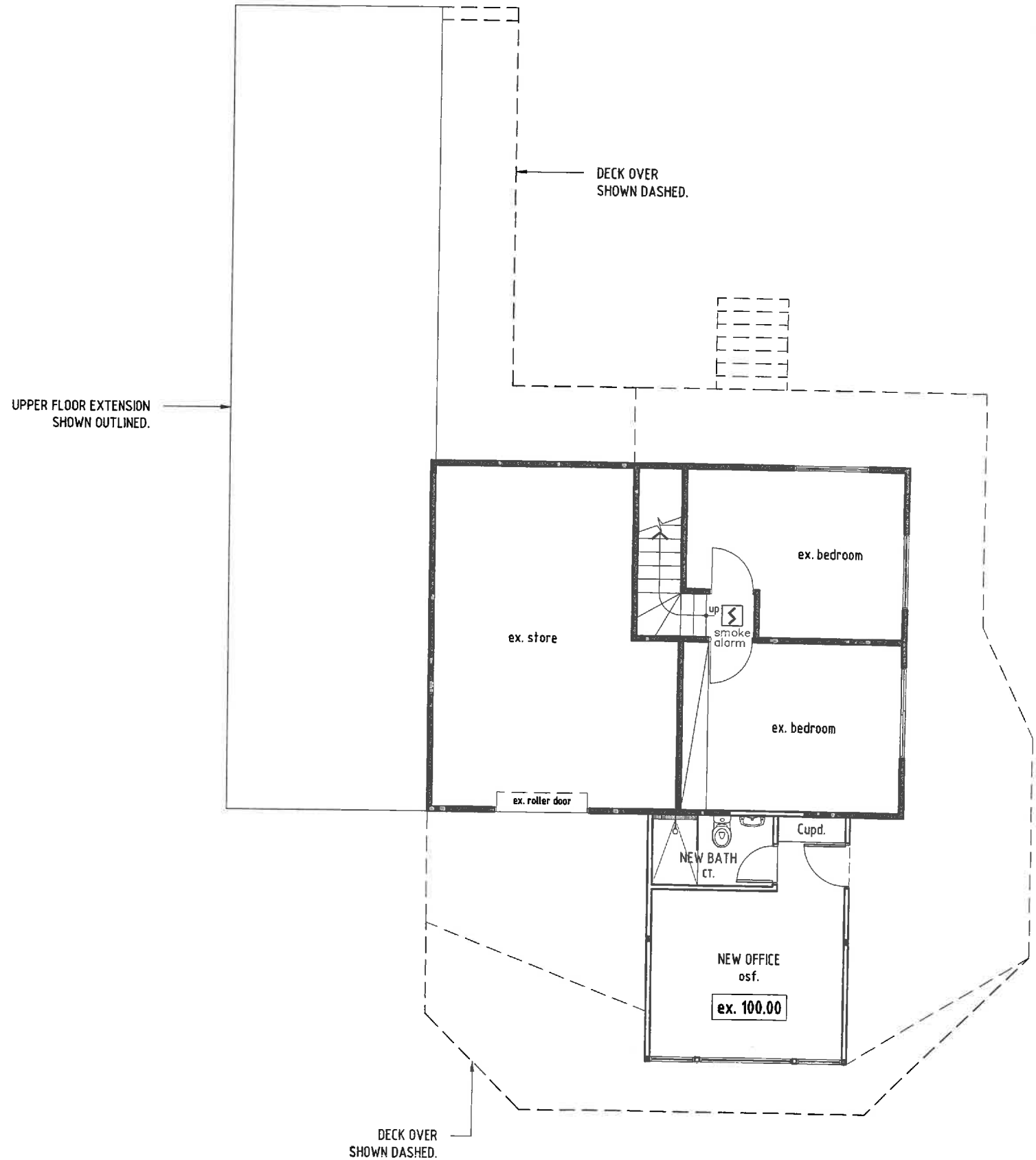
| LEGEND | |
|--------|-------------------------------------|
| MARK | DESCRIPTION |
| | EXISTING WALLS TO BE RETAINED. |
| | 90mm STUDWORK WALL (internal wall). |

| PROPOSED LOWER FLOOR AREAS | |
|------------------------------------|----------------|
| PROPOSED LOWER FLOOR (USABLE) AREA | = ± 71.26 sqm. |

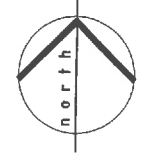
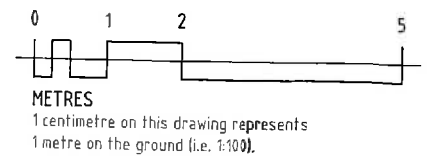
| KEY | |
|------|--|
| MARK | DESCRIPTION |
| | PHOTOELECTRIC SMOKE ALARM (HARD WIRED) TO COMPLY WITH BCA 3.7.2 & AS 3786 (must be interconnected where there is more than one alarm). |

| SETOUT NOTES | |
|--------------|--|
| 1. | USE WRITTEN DIMENSIONS ONLY, DO NOT SCALE DRAWINGS. |
| 2. | ALL LEVELS, DATUMS & DIMENSIONS SHALL BE VERIFIED ON-SITE BEFORE COMMENCING ANY WORK OR SHOP DRAWINGS. ANY ANOMALIES ARE TO BE DIRECTED TO THE DESIGNER. |

| FLOOR FINISHES | |
|----------------|--|
| MARK | DESCRIPTION |
| DB | SPOTTED GUM DECKING BOARDS. Size: NOM. 90 x 19mm. Finish: LOW VOC (eg. water based) DECKING OIL. |
| OSF | 19mm 'STRUCTAFLO' SUBSTRATE. OVERLAY TIMBER STRIP FLOORING TO MATCH EXISTING. Size: TO MATCH EXISTING. Finish: POLISHED FINISH. |
| CT | 19mm 'STRUCTAFLO' SUBSTRATE. CERAMIC TILES. Size: OWNER TO SPECIFY Finish: OWNER TO SPECIFY |



A04. PROPOSED LOWER FLOOR PLAN - 1:100



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SHEET No. 4 OF 11

| ISSUE | DESCRIPTION | DATE | DRAWN |
|-------|---|----------|-------|
| 2 | BUILDING ENVELOPE AND AMENDED SITE PLAN | 14.11.17 | JF |

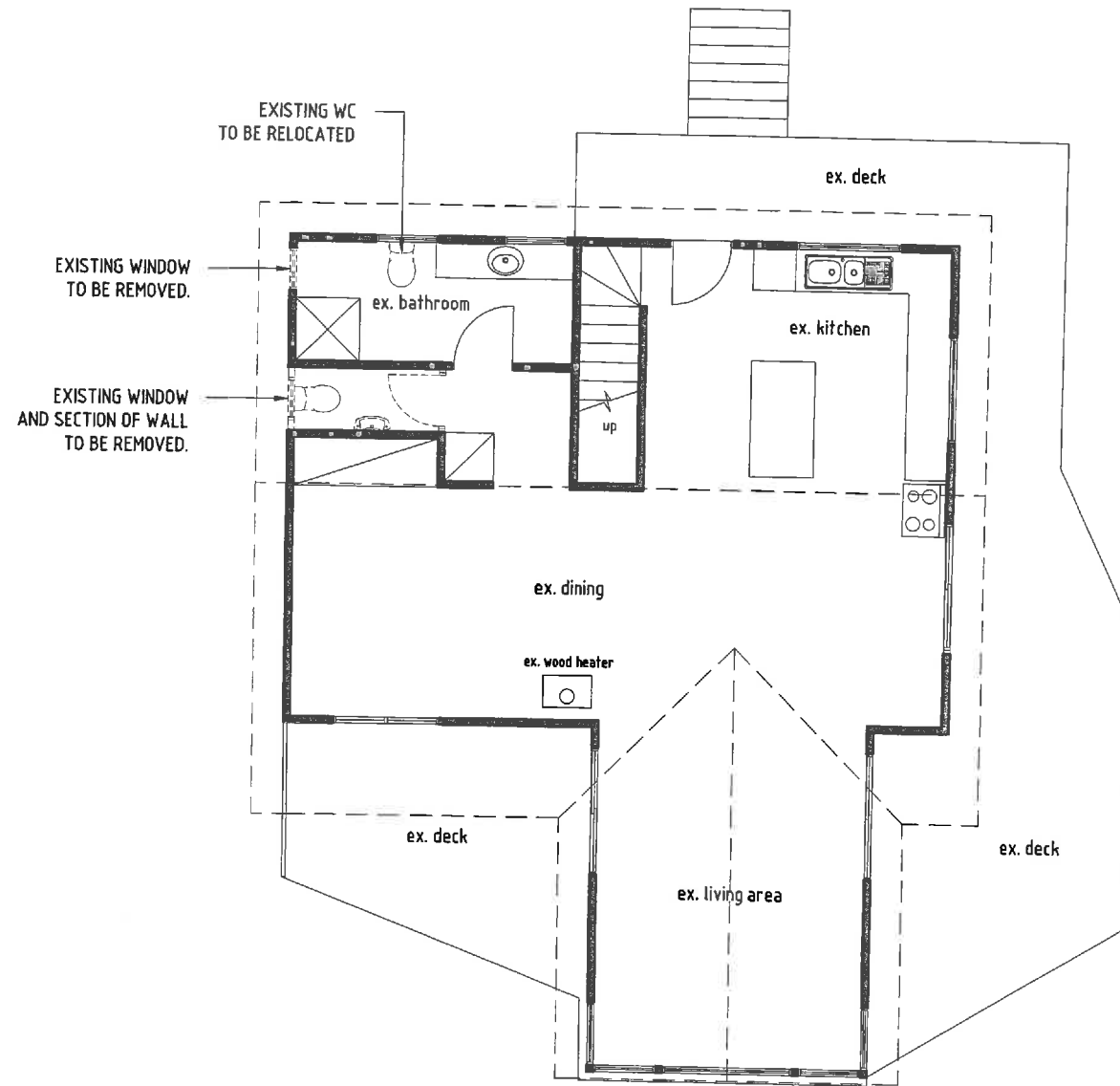
Project: PROPOSED EXTENSION & ALTERATIONS AT No. 87 FREYCINET DRIVE, COLSE BAY FOR MARK EDWARDS
 Drawing: PROPOSED LOWER FLOOR PLAN
 design.EAST registered trading name for design.EAST Pty. Ltd.

| SCALE: | DRG. NO: | DATE: |
|------------|----------|----------|
| 1:100 @ A3 | A04 | 14.11.17 |

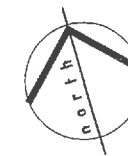
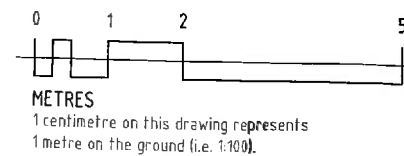
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| LEGEND | |
|--------|----------------------------------|
| MARK | DESCRIPTION |
| | EXISTING WALLS TO BE RETAINED. |
| | EXISTING WALLS TO BE DEMOLISHED. |

| FLOOR AREA (UPPER FLOOR EXISTING) | |
|-----------------------------------|-------------|
| EXISTING UPPER FLOOR AREA: | 81.6Sqm +/- |
| EXISTING UPPER DECK AREA: | 50.8Sqm +/- |



A05. EXISTING UPPER FLOOR PLAN / DEMOLITION PLAN - 1:100





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| | |
|------------|----------|
| SCALE: | DRG.NO: |
| 1:100 @ A3 | A05 |
| DRAWN: | DATE: |
| WD | 14.11.17 |

Project: PROPOSED EXTENSION & ALTERATIONS AT No. 87 FREYCINET DRIVE, COLSE BAY FOR MARK EDWARDS
Drawing: EXISTING UPPER FLOOR / DEMOLITION PLAN
design.EAST registered trading name for design.EAST Pty. Ltd.

| | | | |
|-------|---|----------|-------|
| ISSUE | DESCRIPTION | DATE | DRAWN |
| 2 | BUILDING ENVELOPE AND AMENDED SITE PLAN | 14.11.17 | JF |

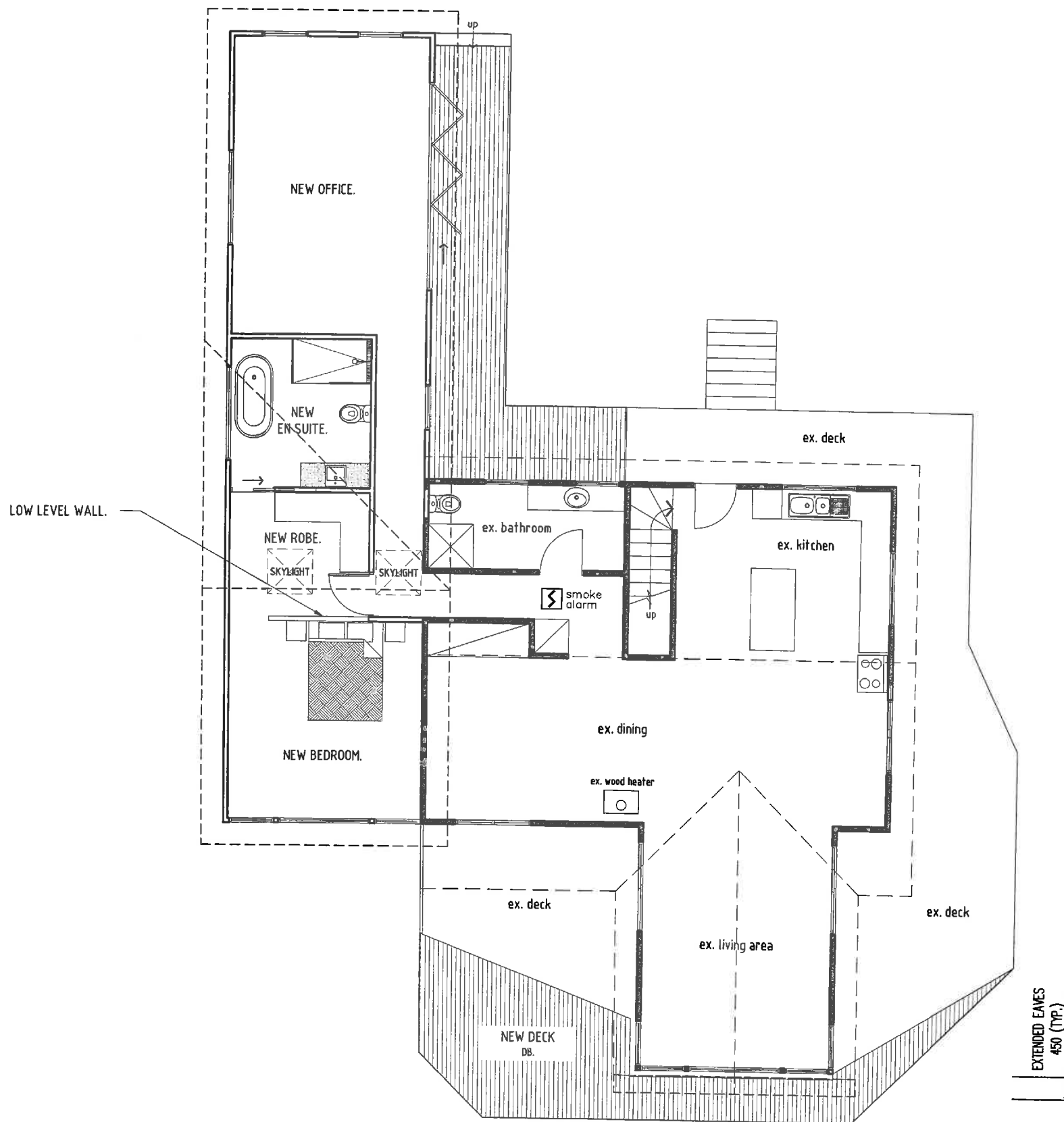
| LEGEND | |
|---|-------------------------------------|
| MARK | DESCRIPTION |
|  | EXISTING WALLS TO BE RETAINED. |
|  | 90mm STUDWORK WALL (internal wall). |

| PROPOSED UPPER FLOOR AREAS | |
|------------------------------------|----------------|
| PROPOSED UPPER FLOOR (USABLE) AREA | = ± 143.1 sqm. |
| PROPOSED UPPER FLOOR DECK | = ± 68.14 sqm. |

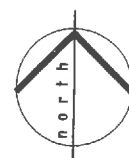
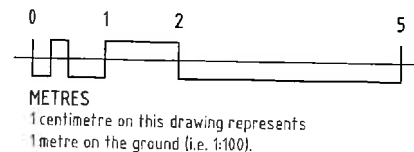
| KEY | |
|---|--|
| MARK | DESCRIPTION |
|  | PHOTOELECTRIC SMOKE ALARM (HARD WIRED) TO COMPLY WITH BEA 3.7.2 & AS 3786 (must be interconnected where there is more than one alarm). |

- SETOUT NOTES**
- USE WRITTEN DIMENSIONS ONLY, DO NOT SCALE DRAWINGS.
 - ALL LEVELS, DATUMS & DIMENSIONS SHALL BE VERIFIED ON-SITE BEFORE COMMENCING ANY WORK OR SHOP DRAWINGS. ANY ANOMALIES ARE TO BE DIRECTED TO THE DESIGNER.

| FLOOR FINISHES | |
|----------------|---|
| MARK | DESCRIPTION |
| DB | SPOTTED GUM DECKING BOARDS. Size: NOM. 90 x 19mm. Finish: LOW VOC (eg. water based) DECKING OIL. |
| OSF | 19mm 'STRUCTAFLOR' SUBSTRATE. OVERLAY TIMBER STRIP FLOORING TO MATCH EXISTING. Size: TO MATCH EXISTING. Finish: POLISHED FINISH. |



A06. PROPOSED UPPER FLOOR PLAN - 1:100



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| | | | |
|----------|------------|--------|----------|
| DRG. NO: | A06 | DATE: | 14.11.17 |
| SCALE: | 1:100 @ A3 | DRAWN: | WD |

Project: PROPOSED EXTENSION & ALTERATIONS
AT No. 87 FREYCINET DRIVE, COLSE BAY
FOR MARK EDWARDS
Drawing: PROPOSED UPPER FLOOR PLAN
design.EAST registered trading name for design.EAST Pty. Ltd.

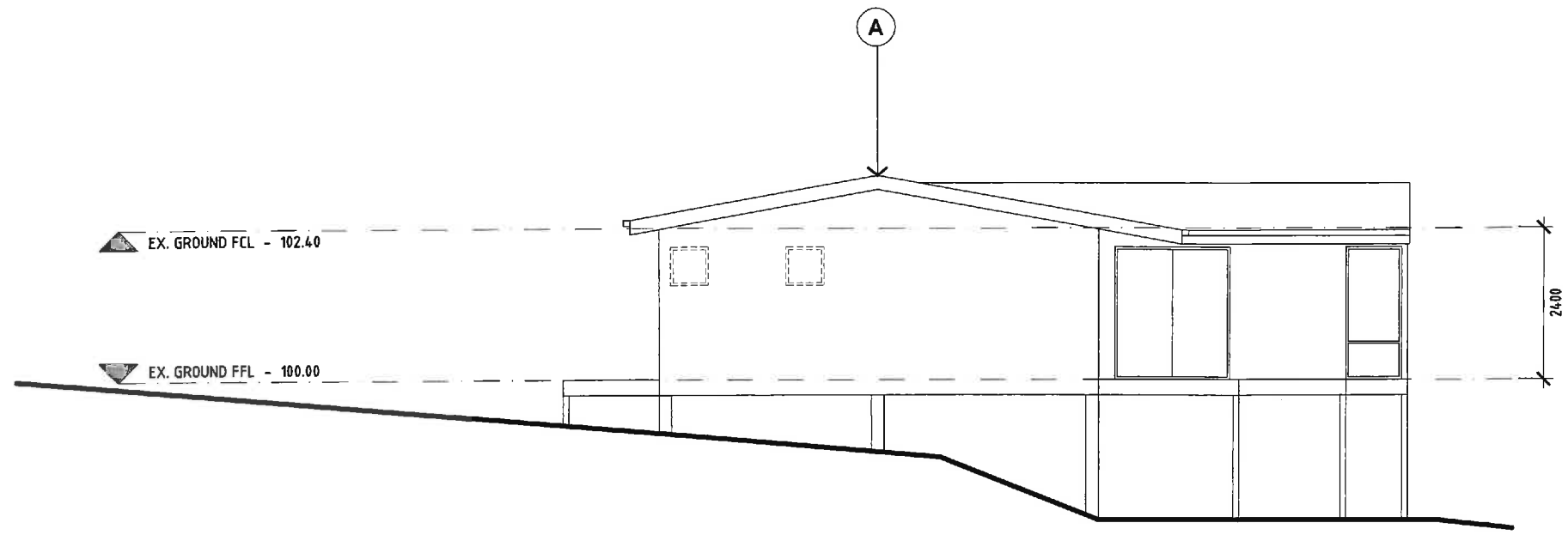
| ISSUE | DESCRIPTION | DATE | DRAWN |
|-------|---|----------|-------|
| 2 | BUILDING ENVELOPE AND AMENDED SITE PLAN | 14.11.17 | JF |

EXTERNAL FINISHES

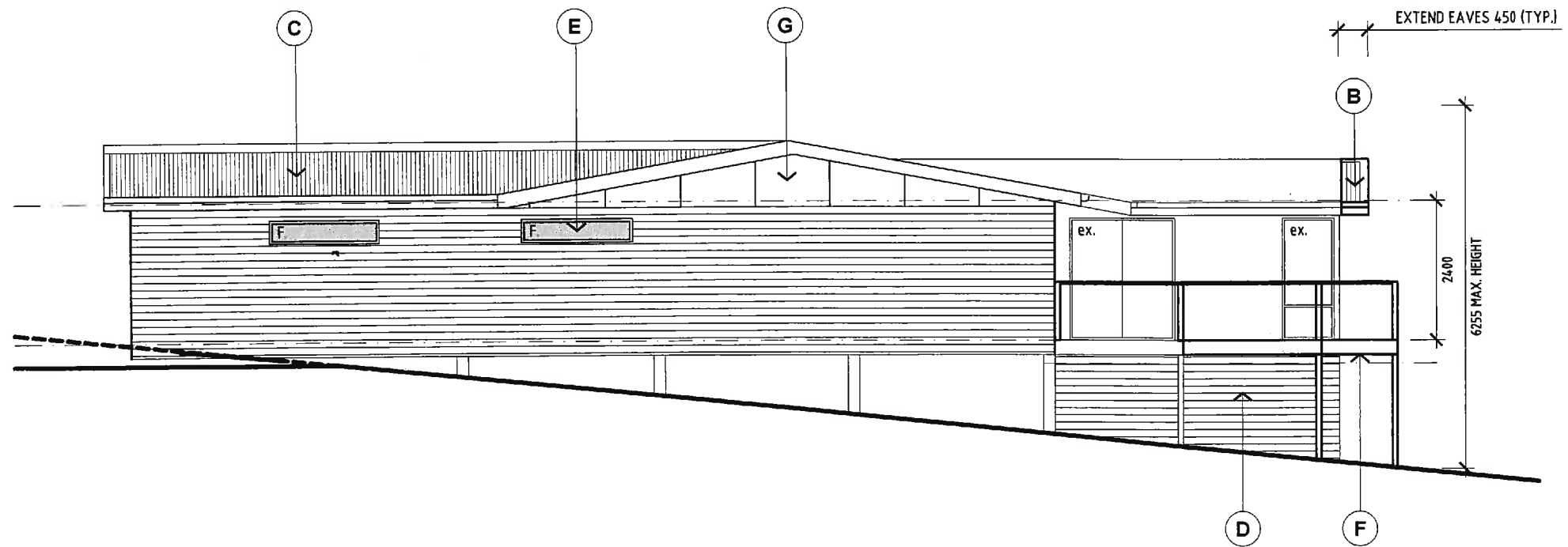
- A** EXISTING RESIDENCE
- B** COLORBOND 'CUSTOM ORB' SHEETING. COLOUR AS SELECTED
- C** COLORBOND FASCIA & AND GUTTERING. COLOUR AS SELECTED.
- D** 'HARDIEPLANK' WOOD GRAIN
- E** ALUMINIUM FRAMED WINDOWS & DOORS. POWDERCOAT FINISH. COLOUR AS SELECTED.
- F** PROPOSED DECK EXTENSION
- G** MATRIX BOARD

LEGEND

- EX. - EXISTING WINDOW / DOOR.
- F. - FIXED WINDOW.
- A. - AWNING WINDOW.
- G. - GLAZED HINGED DOOR.
- S. - SLIDING WINDOW.



EXISTING ELEVATION



PROPOSED ELEVATION

| ISSUE | DESCRIPTION | DATE | DRAWN |
|-------|---|----------|-------|
| 2 | BUILDING ENVELOPE AND AMENDED SITE PLAN | 14.11.17 | JF |

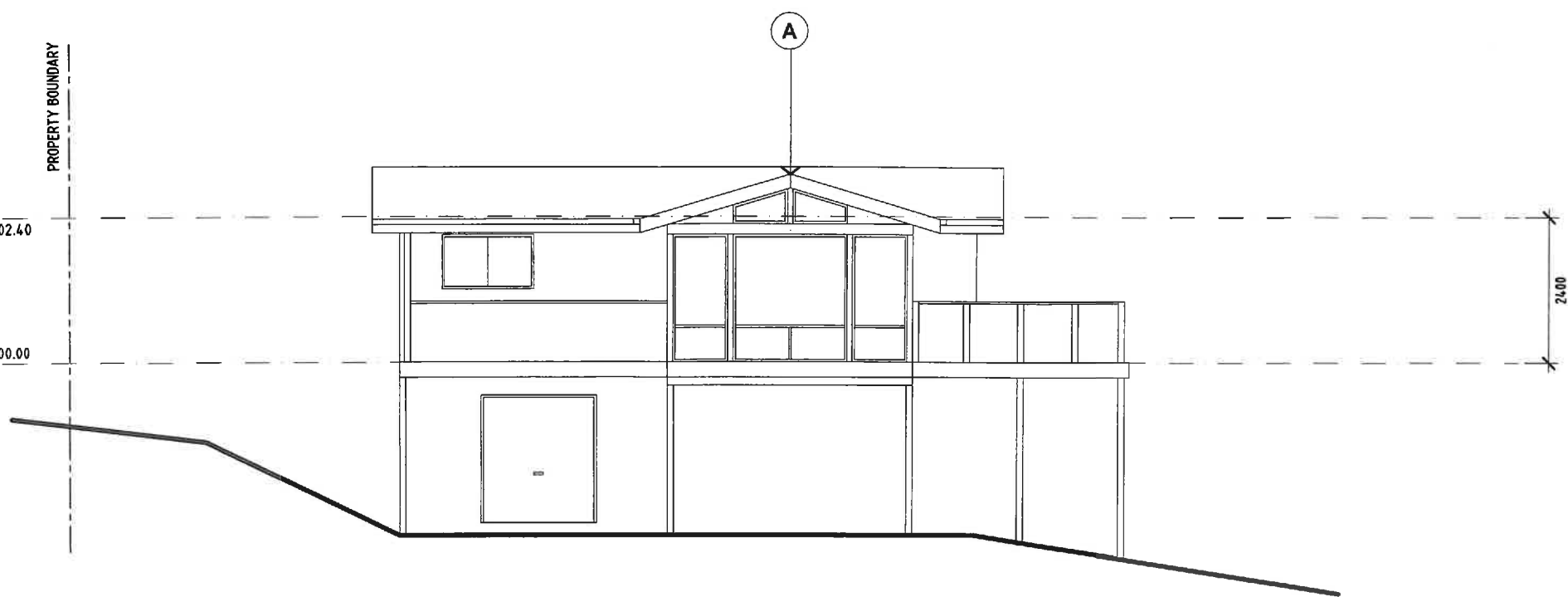
Project: PROPOSED EXTENSION & ALTERATIONS
 AT No. 87 FREYCINET DRIVE, COLSE BAY
 FOR MARK EDWARDS
 Drawing: EXISTING/DEMO & PROPOSED SOUTH-WEST ELEVATION
 design:EAST registered trading name for design EAST Pty. Ltd.

| SCALE: | DRG. NO: | DATE: |
|------------|----------|----------|
| 1:100 @ A3 | A09 | 14.11.17 |

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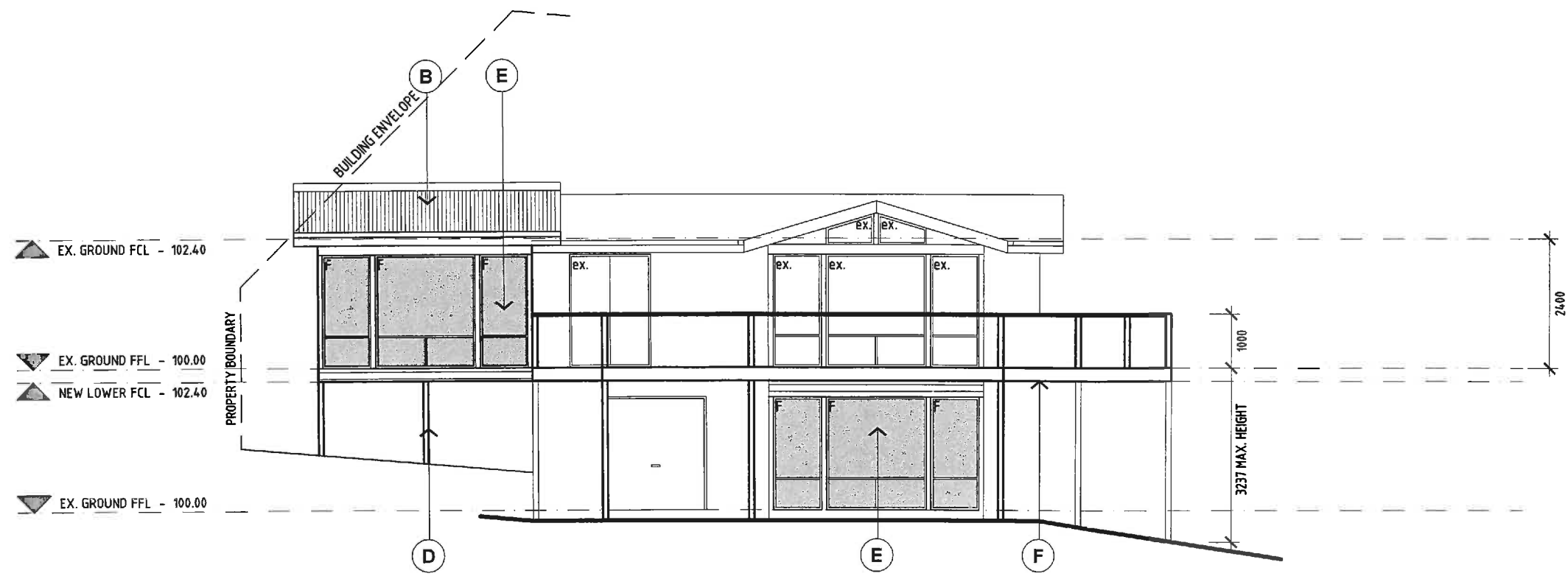
| EXTERNAL FINISHES | |
|-------------------|---|
| (A) | EXISTING RESIDENCE |
| (B) | COLORBOND 'CUSTOM ORB' SHEETING. COLOUR AS SELECTED |
| (C) | COLORBOND FASCIA & AND GUTTERING. COLOUR AS SELECTED. |
| (D) | 'HARDIEPLANK' WOOD GRAIN |
| (E) | ALUMINIUM FRAMED WINDOWS & DOORS. POWDERCOAT FINISH. COLOUR AS SELECTED. |
| (F) | PROPOSED DECK EXTENSION |

| LEGEND | |
|--------|---------------------------|
| EX. | - EXISTING WINDOW / DOOR. |
| F. | - FIXED WINDOW. |
| A. | - AWNING WINDOW. |
| G. | - GLAZED HINGED DOOR. |
| S. | - SLIDING WINDOW. |



EXISTING ELEVATION

AMENDED



PROPOSED ELEVATION

| ISSUE | DESCRIPTION | DATE | DRAWN |
|-------|---|----------|-------|
| 2 | BUILDING ENVELOPE AND AMENDED SITE PLAN | 14.11.17 | JF |

Project: PROPOSED EXTENSION & ALTERATIONS
AT No. 87 FREYCINET DRIVE, COLISE BAY
FOR MARK EDWARDS

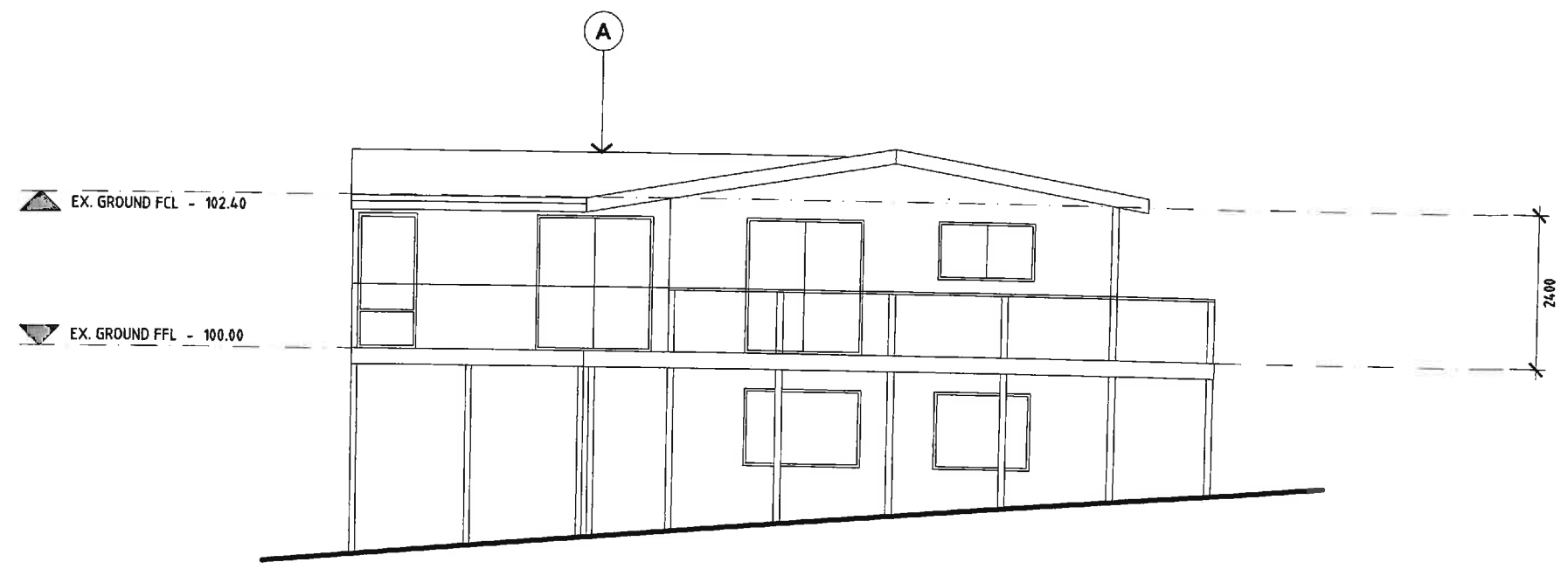
Drawing: EXISTING/DEMO & PROPOSED SOUTH-EAST ELEVATION
design:EAST registered trading name for design:EAST Pty. Ltd.

| SCALE: | DRG. NO: | DATE: |
|---------------|----------|----------|
| 1:100 @ A3 | A10 | 14.11.17 |

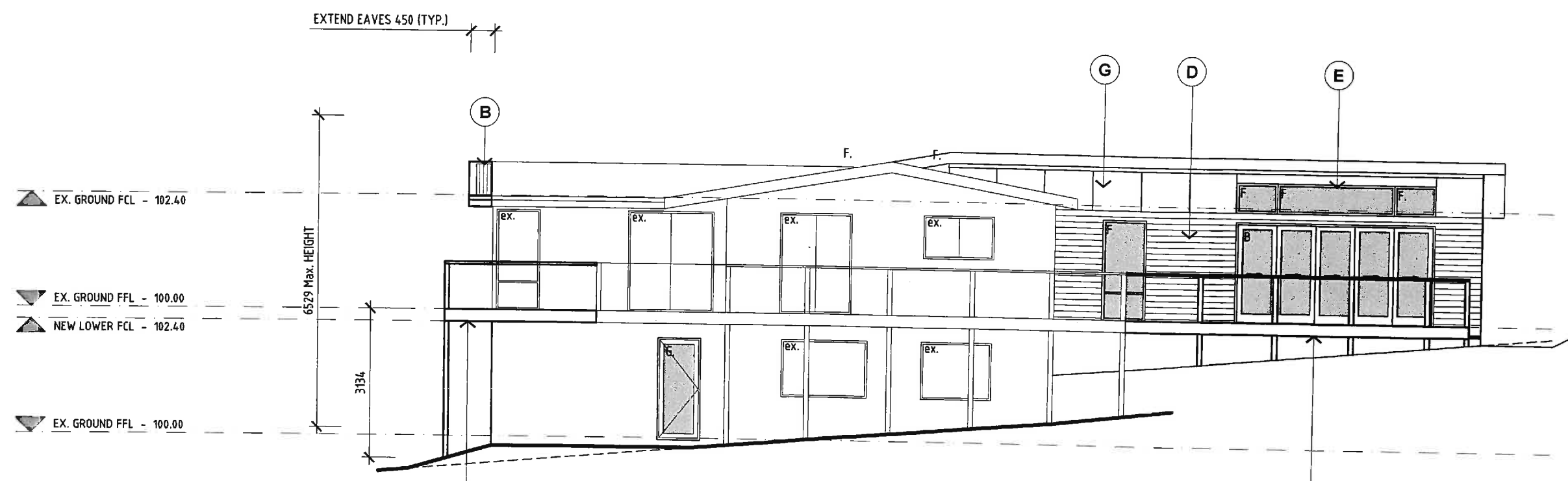
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Accreditation No. CC191 O

| EXTERNAL FINISHES | |
|-------------------|--|
| (A) | EXISTING RESIDENCE |
| (B) | COLORBOND 'CUSTOM ORB' SHEETING. COLOUR AS SELECTED |
| (C) | COLORBOND FASCIA & AND GUTTERING. COLOUR AS SELECTED. |
| (D) | 'HARDIEPLANK' WOOD GRAIN |
| (E) | ALUMINIUM FRAMED WINDOWS & DOORS. POWDERCOAT FINISH. COLOUR AS SELECTED. |
| (F) | PROPOSED DECK EXTENSION |
| (G) | MATRIX BOARD |

| LEGEND | |
|--------|---------------------------|
| ex. | - EXISTING WINDOW / DOOR. |
| F. | - FIXED WINDOW. |
| A. | - AWNING WINDOW. |
| G. | - GLAZED HINGED DOOR. |
| S. | - SLIDING WINDOW. |
| B. | - BI - FOLD DOOR. |



EXISTING ELEVATION



PROPOSED ELEVATION

| ISSUE | DESCRIPTION | DATE | DRAWN |
|-------|---|----------|-------|
| 2 | BUILDING ENVELOPE AND AMENDED SITE PLAN | 14.11.17 | JF |

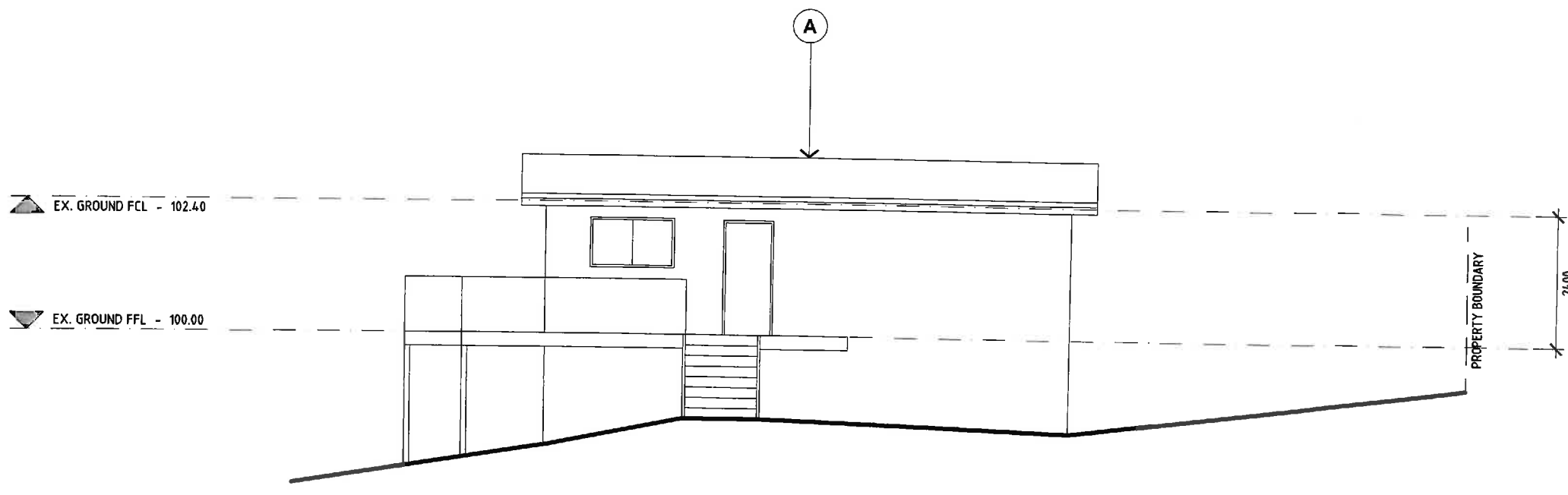
Project: PROPOSED EXTENSION & ALTERATIONS AT No. 87 FREYNET DRIVE, COLSE BAY FOR MARK EDWARDS
 Drawing: EXISTING/DEMO & PROPOSED NORTH-EAST ELEVATION
 design:EAST registered trading name for design:EAST Pty. Ltd.

| SCALE: | DRG. NO: | DATE: |
|------------|----------|----------|
| 1:100 @ A3 | A07 | 14.11.17 |

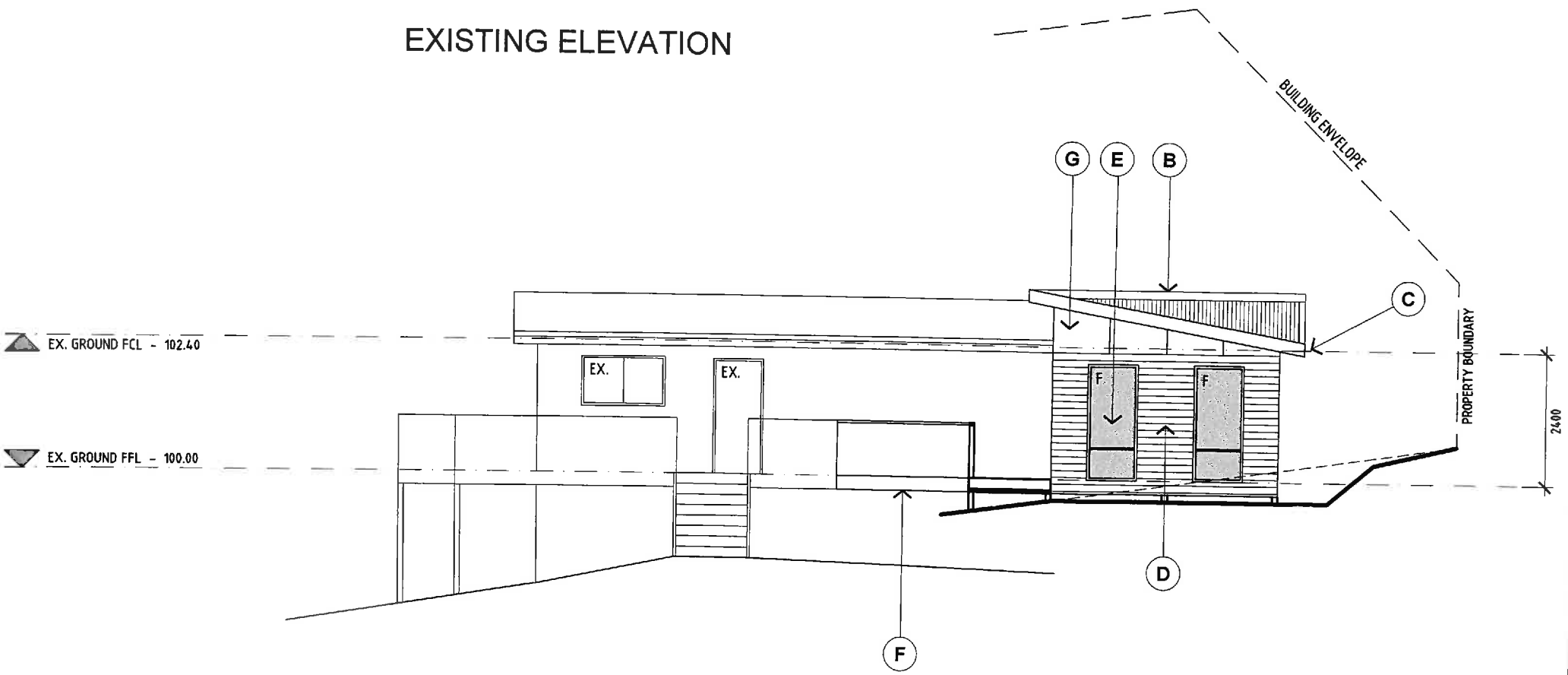
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 Email design@designeast.com.au
 Web www.designeast.com.au
 Accreditation No. CC191 O

| EXTERNAL FINISHES | |
|-------------------|---|
| (A) | EXISTING RESIDENCE |
| (B) | COLORBOND 'CUSTOM ORB' SHEETING. COLOUR AS SELECTED |
| (C) | COLORBOND FASCIA & AND GUTTERING. COLOUR AS SELECTED. |
| (D) | 'HARDIEPLANK' WOOD GRAIN |
| (E) | ALUMINIUM FRAMED WINDOWS & DOORS. POWDERCOAT FINISH. COLOUR AS SELECTED. |
| (F) | PROPOSED DECK EXTENSION |
| (G) | MATRIX BOARD |

| LEGEND | |
|--------|---------------------------|
| EX. | - EXISTING WINDOW / DOOR. |
| F. | - FIXED WINDOW. |
| A. | - AWNING WINDOW. |
| G. | - GLAZED HINGED DOOR. |
| S. | - SLIDING WINDOW. |



EXISTING ELEVATION



EXISTING ELEVATION

AMENDED

| ISSUE | DESCRIPTION | DATE | DRAWN |
|-------|---|----------|-------|
| 2 | BUILDING ENVELOPE AND AMENDED SITE PLAN | 14.11.17 | JF |

Project: PROPOSED EXTENSION & ALTERATIONS
AT No. 87 FREYCINET DRIVE, COLSE BAY
FOR MARK EDWARDS
Drawing: EXISTING/DEMO & PROPOSED NORTH-WEST ELEVATION
design.EAST registered trading name for design.EAST Pty. Ltd.

| SCALE: | DRG. NO: | DATE: |
|------------|----------|----------|
| 1:100 @ A3 | A08 | 14.11.17 |

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