

20th May, 2011

BA 2288/1.5.04

2202/281 Elizabeth Street, Sydney – Scope of Works A

External

1. Openings

- Removal of existing fixed glazing to existing entry lobby (W1) and replacing with a three leaved operable bifold door.
- Enlarge central window (W2) in eastern elevation to widen and lower sill to level with openings either side.

2. Additions

- New Conservatory along southern edge of rear terrace on level 22 to rear Castlereagh Street elevation and returning 1,085mm to north to align with southern edge of existing door opening (W12). New walls to be operable glazing to the north and western elevations and bifold doors to the north on to remaining terrace area. Steel tray roofing set to minimum 1° pitch to drain to existing floor wastes in terrace with skylights in roof to allow maximum daylight to area outside Bedroom3.
- Retain and rebuild steel framed pergolas over the terrace to conform to new layout.

Internal

1. Demolition

- New entry door from lift lobby (D2) to apartment
- Reduce blade column building grid 4 between grid G&F as recommended by Ducros Design as shown on drawing DA 2288/301.
- Reduce duct grid 4 between grid G&F to living room as shown on drawing DA 2288/301
- Reduce duct west of grid 4 between grid H&G as shown on drawing DA 2288/301

2. New Structural

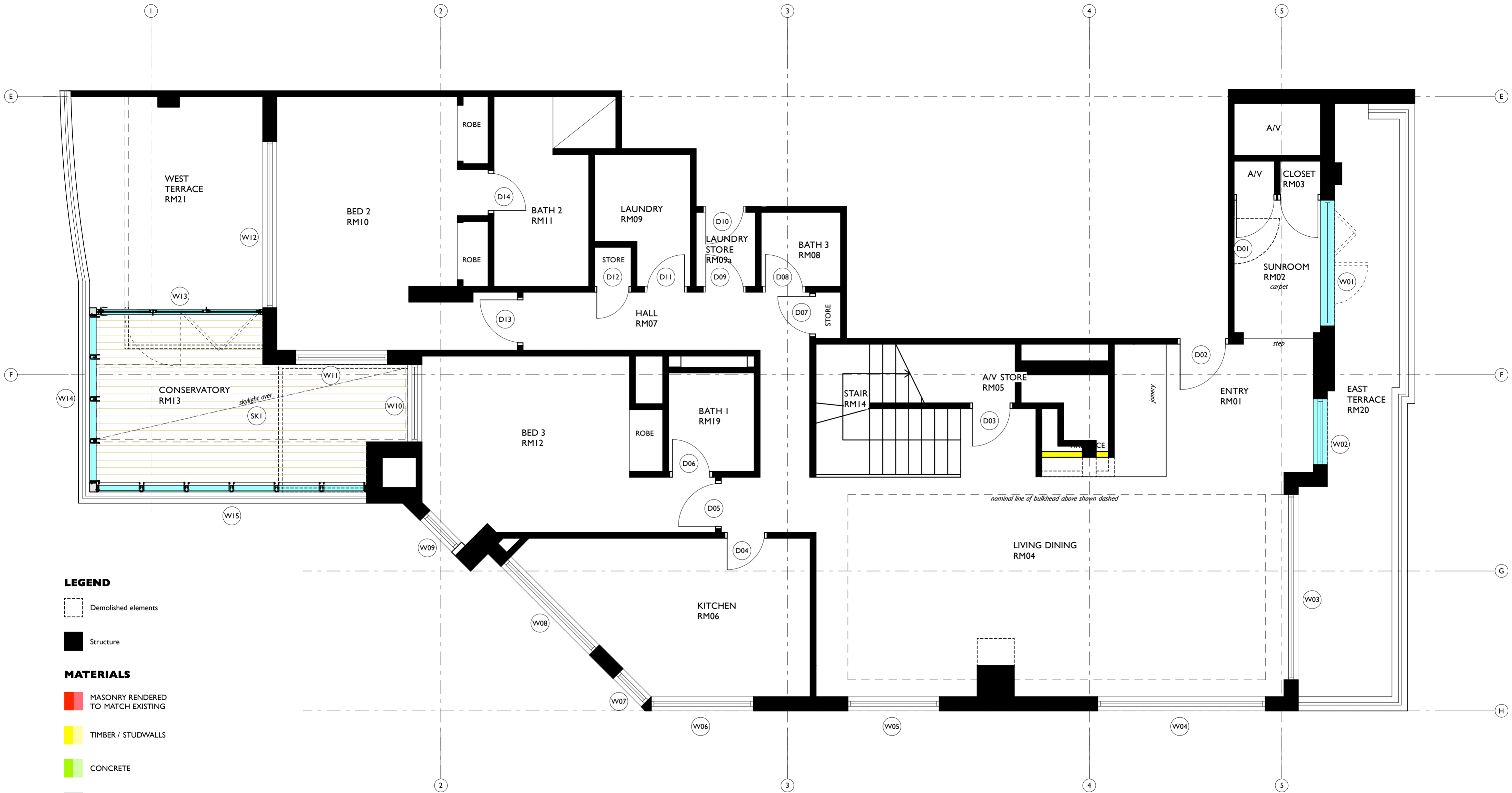
- New steel column and beam grid 4
- Infill any redundant openings in the floor with removal of ducts with appropriate fire rated construction.
- New walls to reduced ducts to be appropriate fire rated construction.

3. New partition walls/construction

- New wall to duct northern side of living/dining room level 22 to include spirit fireplace

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File	LH.doc	Date	12/04/10	Revision	2.0	Approved - BH	Page	1/1
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- LEGEND**
- Demolished elements
 - Structure
- MATERIALS**
- MASONRY RENDERED TO MATCH EXISTING
 - TIMBER / STUDWALLS
 - CONCRETE
 - METAL
 - GLASS
 - TILES PAVING & ROOFING
 - EARTH FILL

A
301
DEMOLITION / PROPOSED LOWER FLOOR PLAN
scale 1:50

DRAWINGS NOT FOR CONSTRUCTION

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architecture/interior design/urban design

20 Jesmond Street Surry Hills NSW 2010 / T: 61 (02) 9361 0400 / F: 61 (02) 9331 2761
E: sydney@buzacottarchitects.com / W: www.buzacottarchitects.com

Nominated Architect: Stephen Buzacott BArch (Hons) MB Env FRAIA NSW Architects Registration Board No. 4245 ABN 63 074 407 453

Notes:

- Verify all dimensions, setbacks, falls and connections on site prior to commencement of work.
- Verify existing RL's on site.
- Advise architect of any discrepancies before commencement.
- Allow for adjustments to suit discrepancies.
- Do not scale off drawings.
- Comply with relevant authorities requirements.
- Comply with Building Code of Australia requirements.
- Comply with relevant Australian Standards for materials and construction practice.

Client:
Barry & Maggie Fitzgibbon

2202/281 Elizabeth Street
Sydney, NSW 2000

Project:
2288 - 2202/281 Elizabeth Street Alterations

2202/281 Elizabeth Street
Sydney, NSW 2000

#	Revision	Date
A	Issued for client review	04/04/11
B	Issued for client review of changes	21/04/11
C	Issued for client review & management committee meeting	03/05/11
D	Issued for Body Corporate approval	16/5/11
E	Issued for EGM	20/5/11

Drawing title:		Sheet:	
Demolition / Existing Lower Floor Plan		DA 301	
Drawn: BH	Approved: SB	Scale: 1:50 @ A2	Date: 20/05/11
		Issue: E	

LEGEND

 Demolished elements

 Structure

MATERIALS

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 TIMBER / STUDWALLS

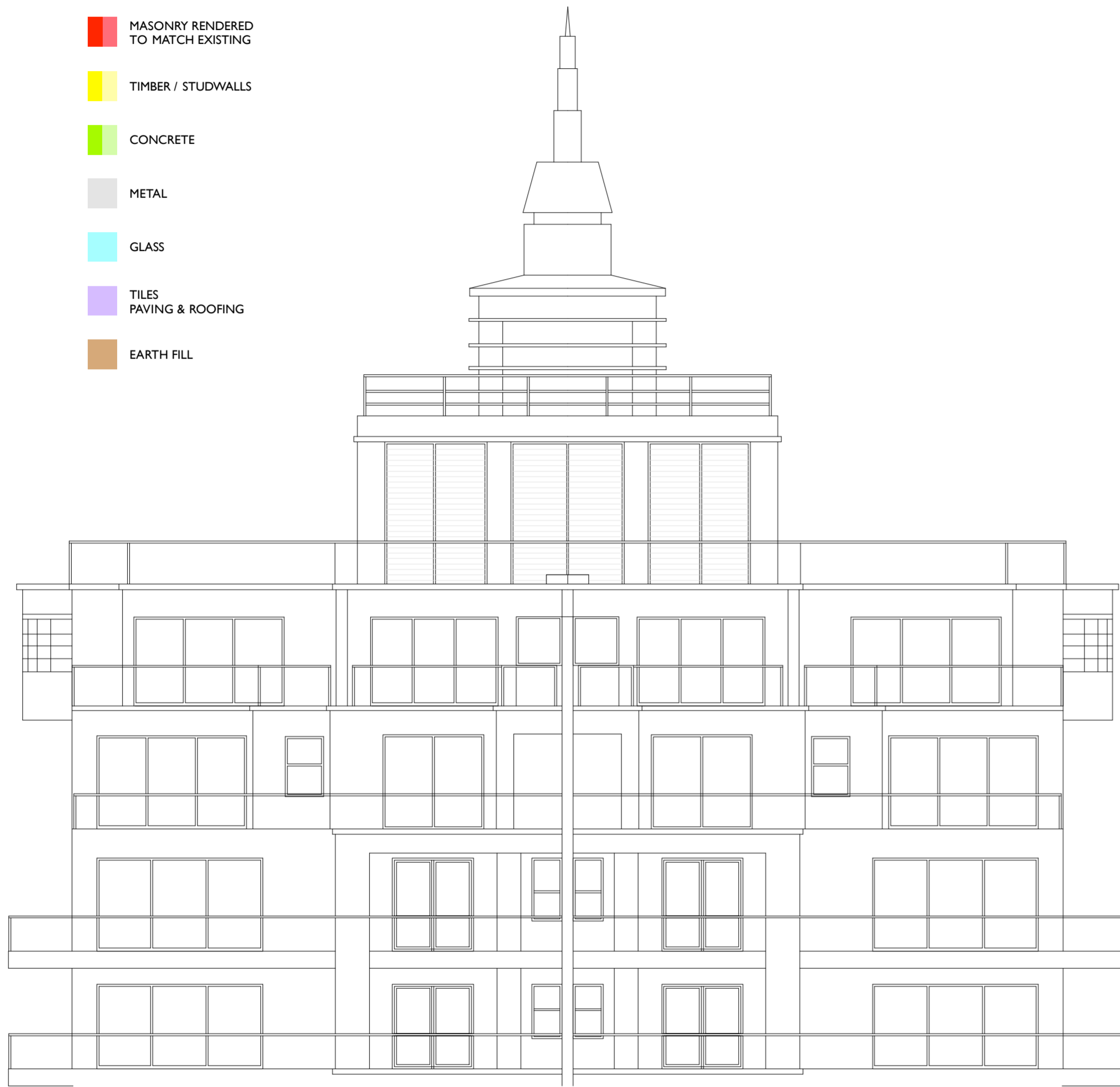
 CONCRETE

 METAL

 GLASS

 TILES PAVING & ROOFING

 EARTH FILL

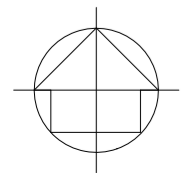


A EXISTING EAST ELEVATION
401 scale 1:100



B PROPOSED EAST ELEVATION
401 scale 1:100

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Existing & Proposed East Elevations

DA 401

LEGEND

Demolished elements

Structure

MATERIALS

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TIMBER / STUDWALLS

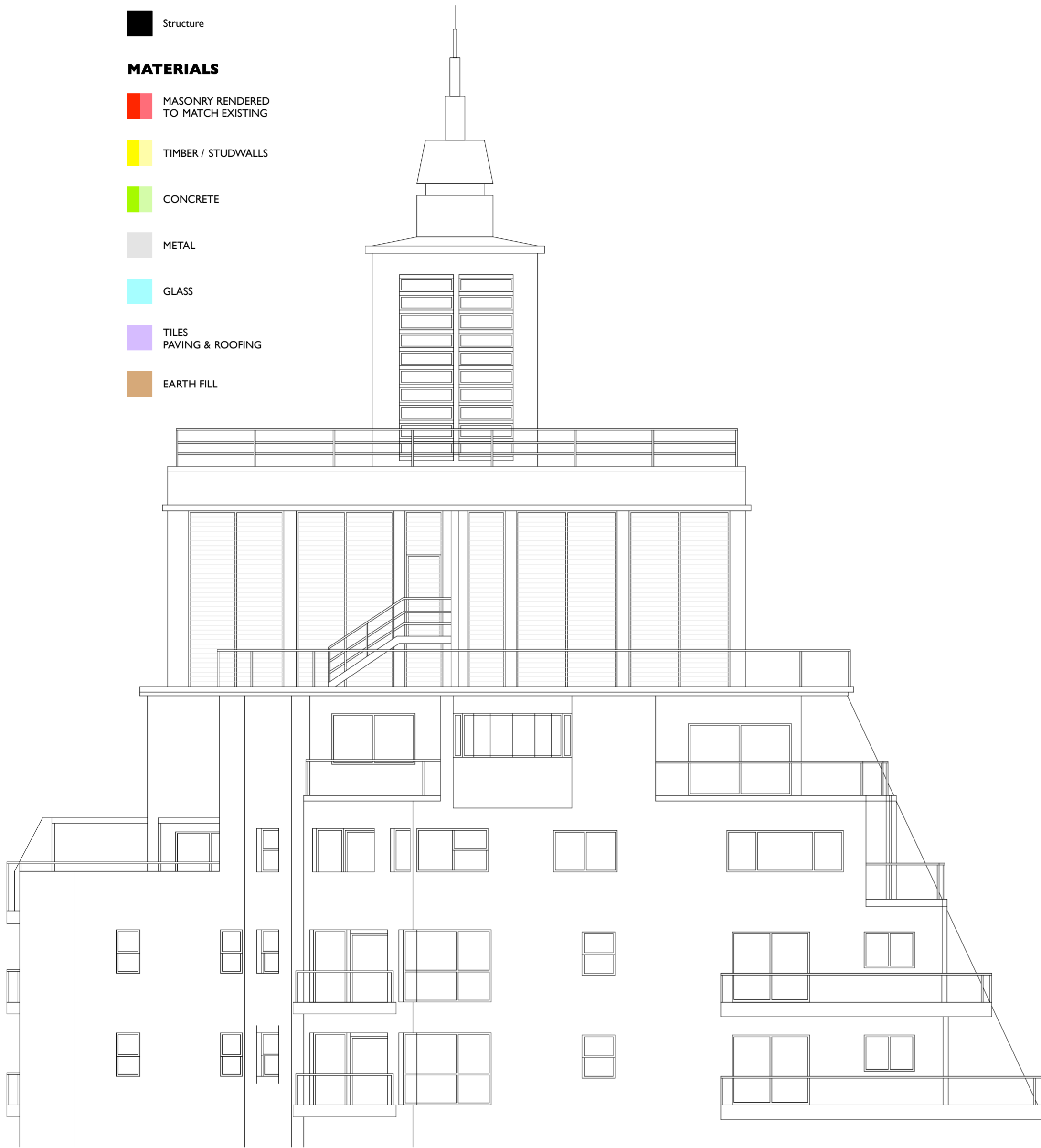
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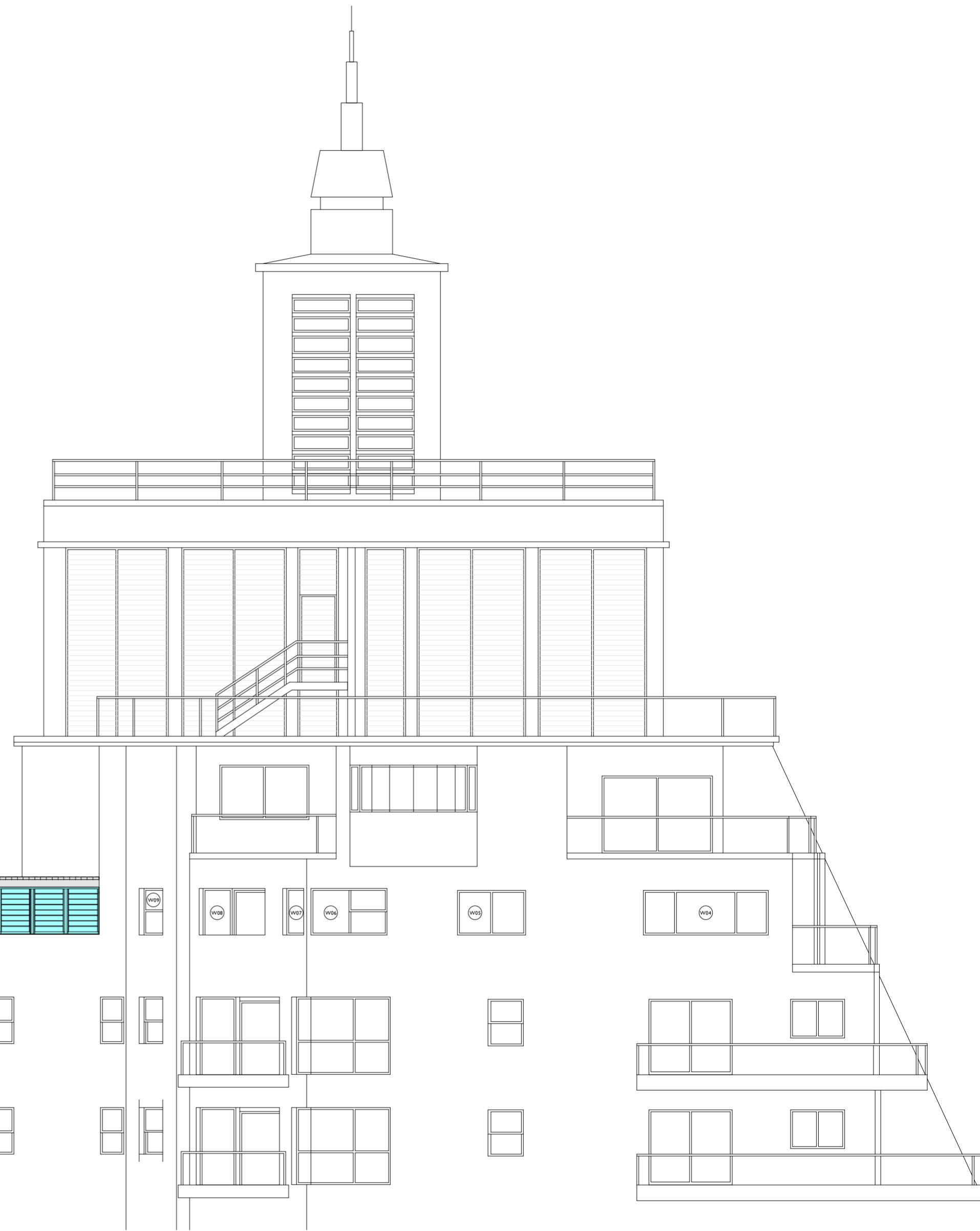
GLASS

TILES PAVING & ROOFING

EARTH FILL

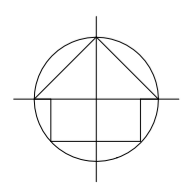


A EXISTING SOUTH ELEVATION
402 scale 1:100



B PROPOSED SOUTH ELEVATION
402 scale 1:100

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
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Drawing title:		Sheet:	
Existing & Proposed South Elevations		DA 402	
Drawn:	Approved:	Scale:	Date:
BH	SB	1:100 @ A2	20/05/11
Issue:			C

LEGEND

 Demolished elements

 Structure

MATERIALS

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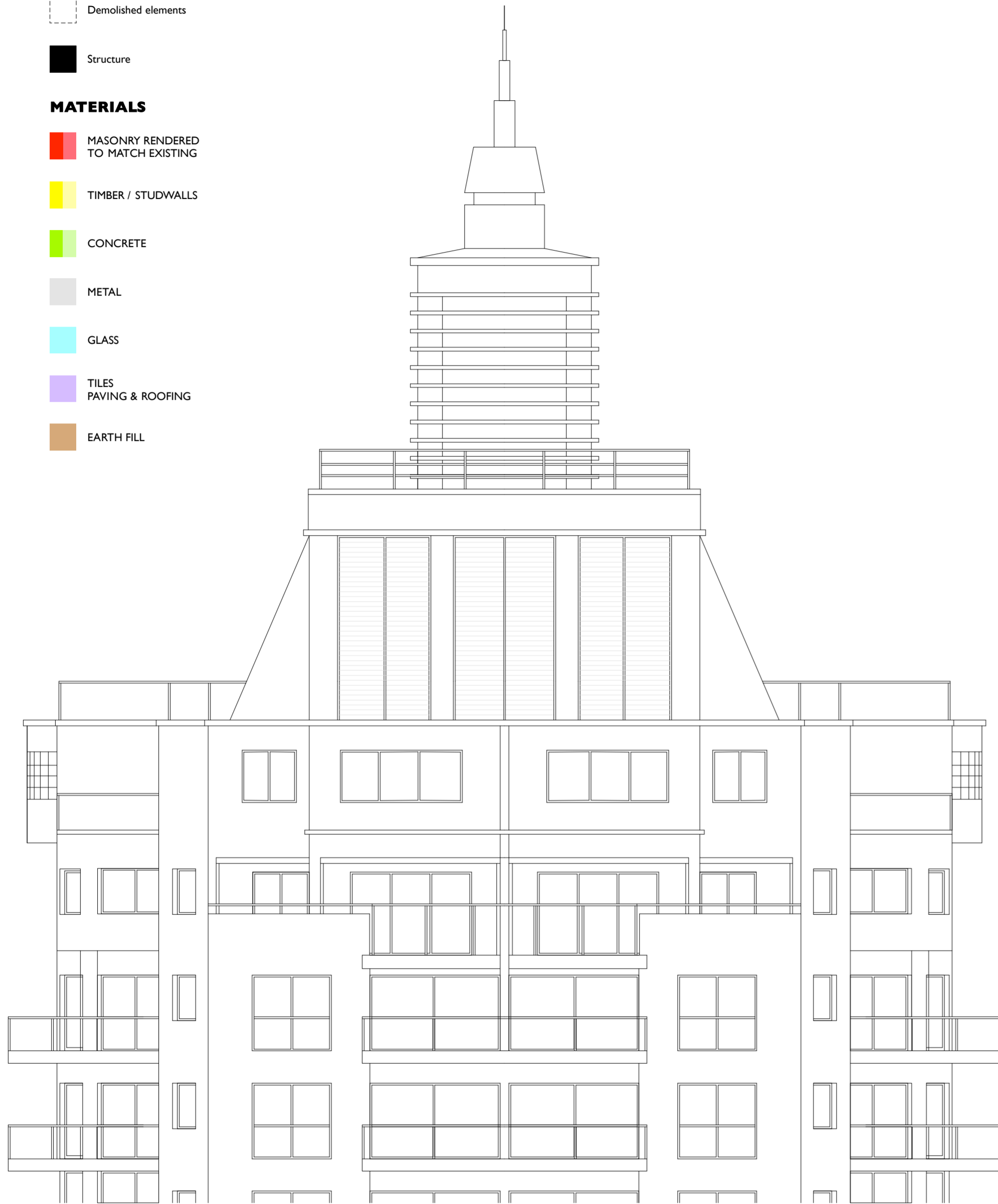
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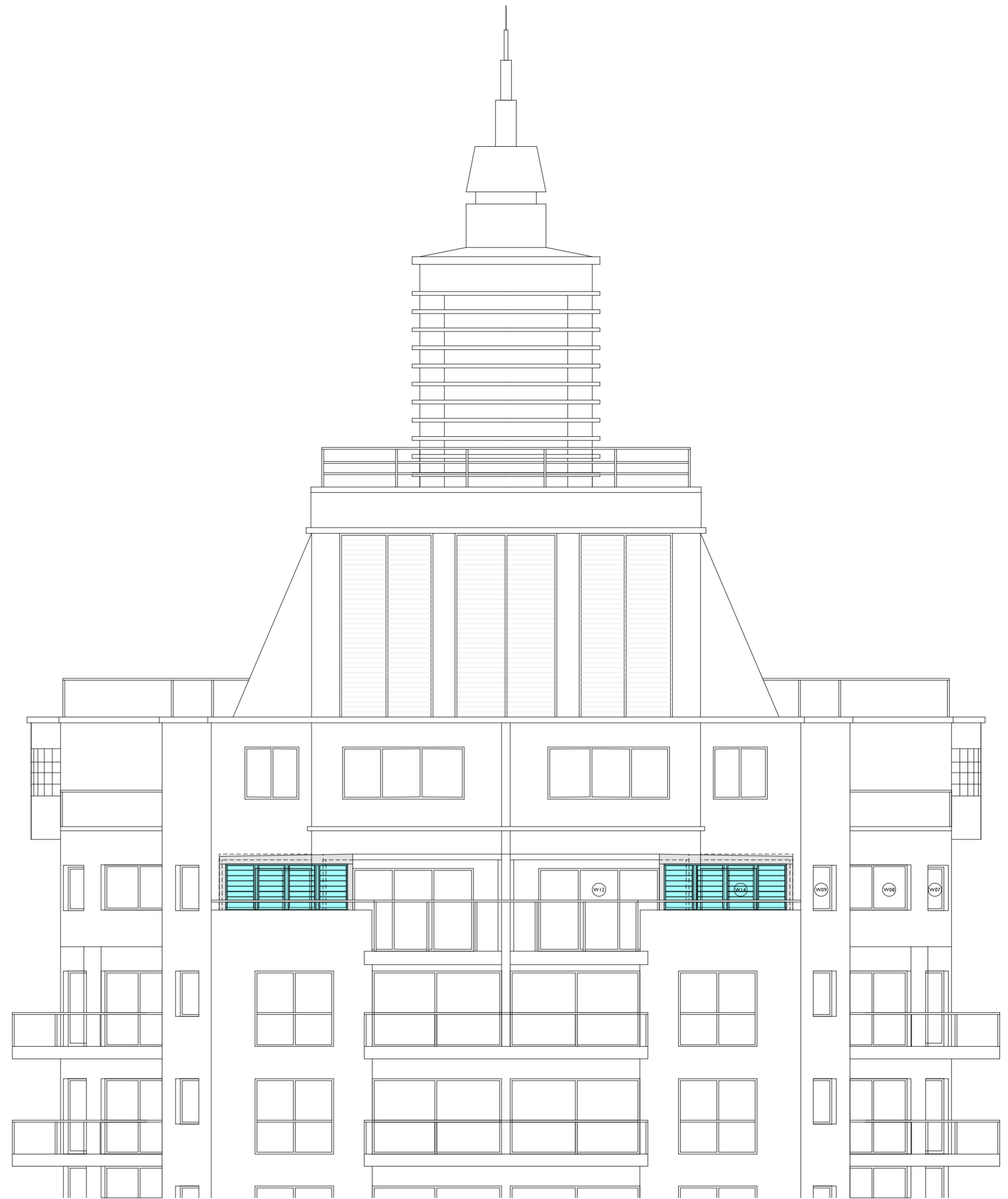
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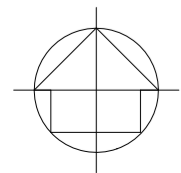


A EXISTING WEST ELEVATION
403 scale 1:100



B PROPOSED WEST ELEVATION
403 scale 1:100

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Existing & Proposed West Elevations
Sheet:
DA 403

Drawn: BH Approved: SB Scale: 1:100 @ A2 Date: 20/05/11 Issue: C