

A4 NOTIFICATION PLAN

LEGEND & GENERAL NOTES

VAS	VARIATION
O.T.A	OWNER TO ADVISE BUILDER
115PP	115 x 115 PRIME POST
S.L.	SKY LIGHT
SHY	SHOWER ENCLOSURE
V	VANITY UNIT
WC	TOILET SUITE (WATER CLOSET)
BIC	BUILT IN CUPBOARD
ST	STORE
COS	TO BE CHECKED ON SITE
OPT	OPTION
DEH	OPEN BALUSTRADE AND HANDRAIL
DP	DOWNPIPE
DRS	DOWNPIPE AND SPREADER

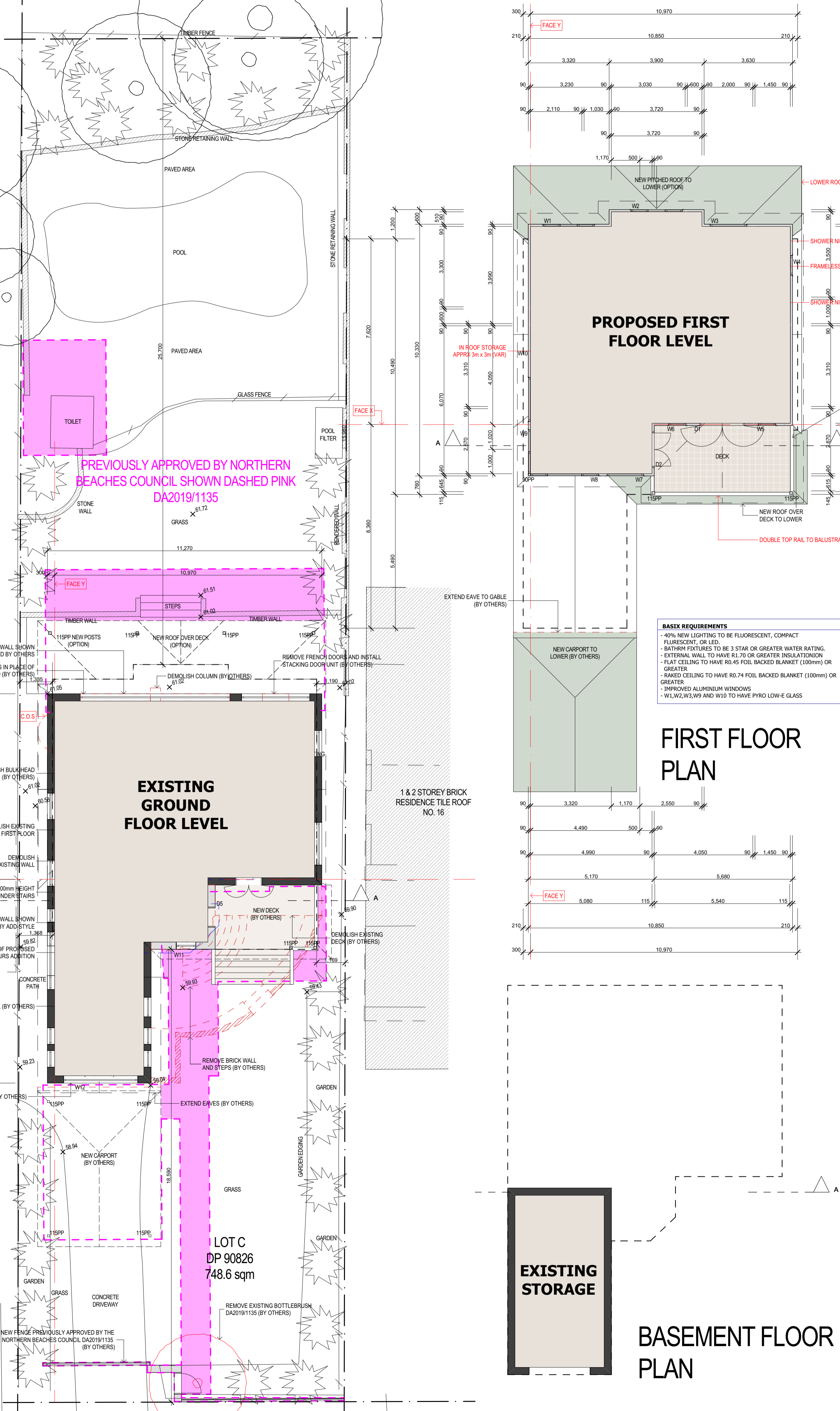
NOTE 1 ALL DIMENSIONS ARE SUBJECT TO AMENDMENT AFTER A CHECK MEASURE ON SITE.

CONTRACTOR TO CONFIRM DA COMPLIANCE WITH TM WORKING BEFORE FINALISING FLOOR STRUCTURE MARKERS TO BE COMPLETED WITHIN 14 DAYS.

FRAMING NOTES

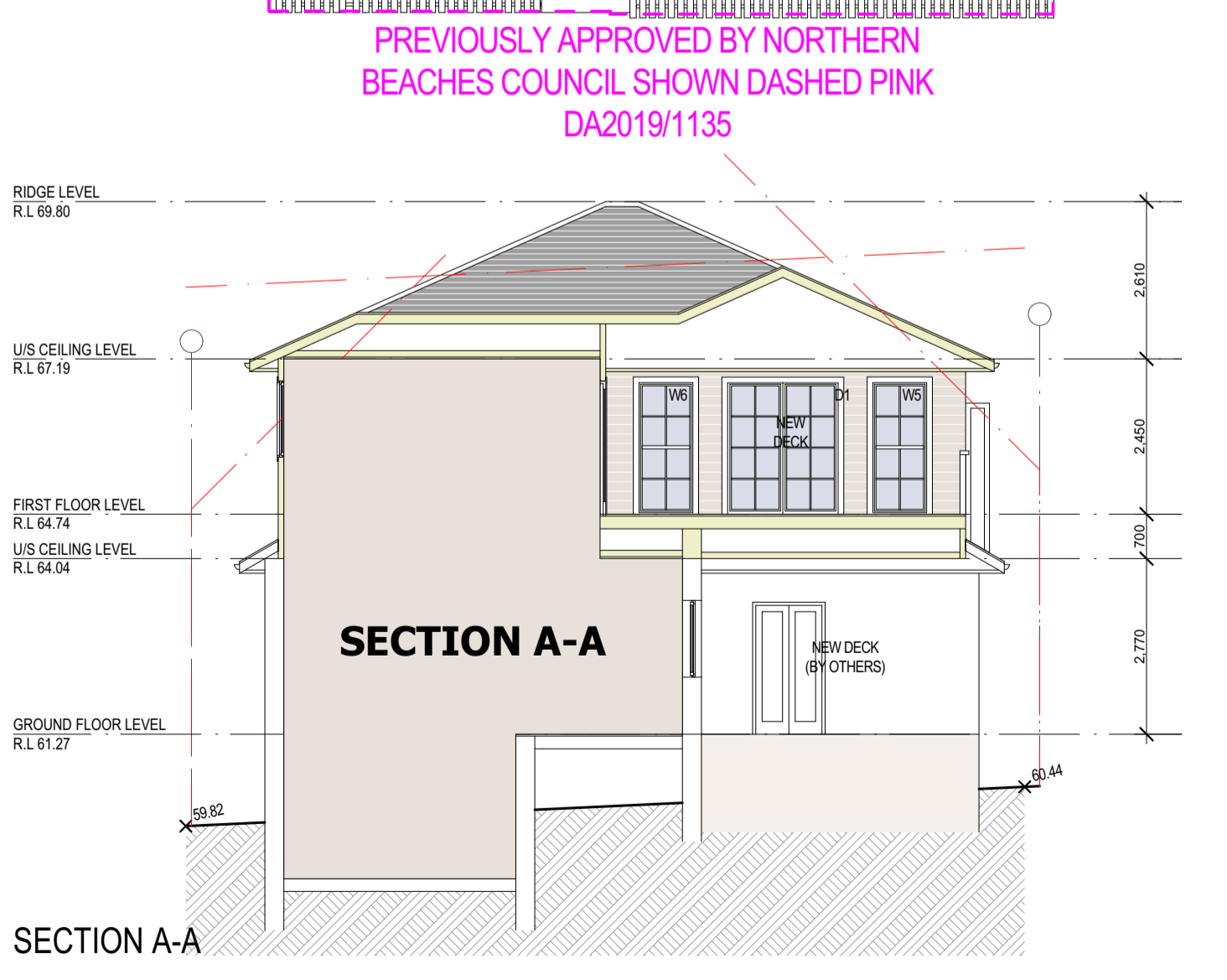
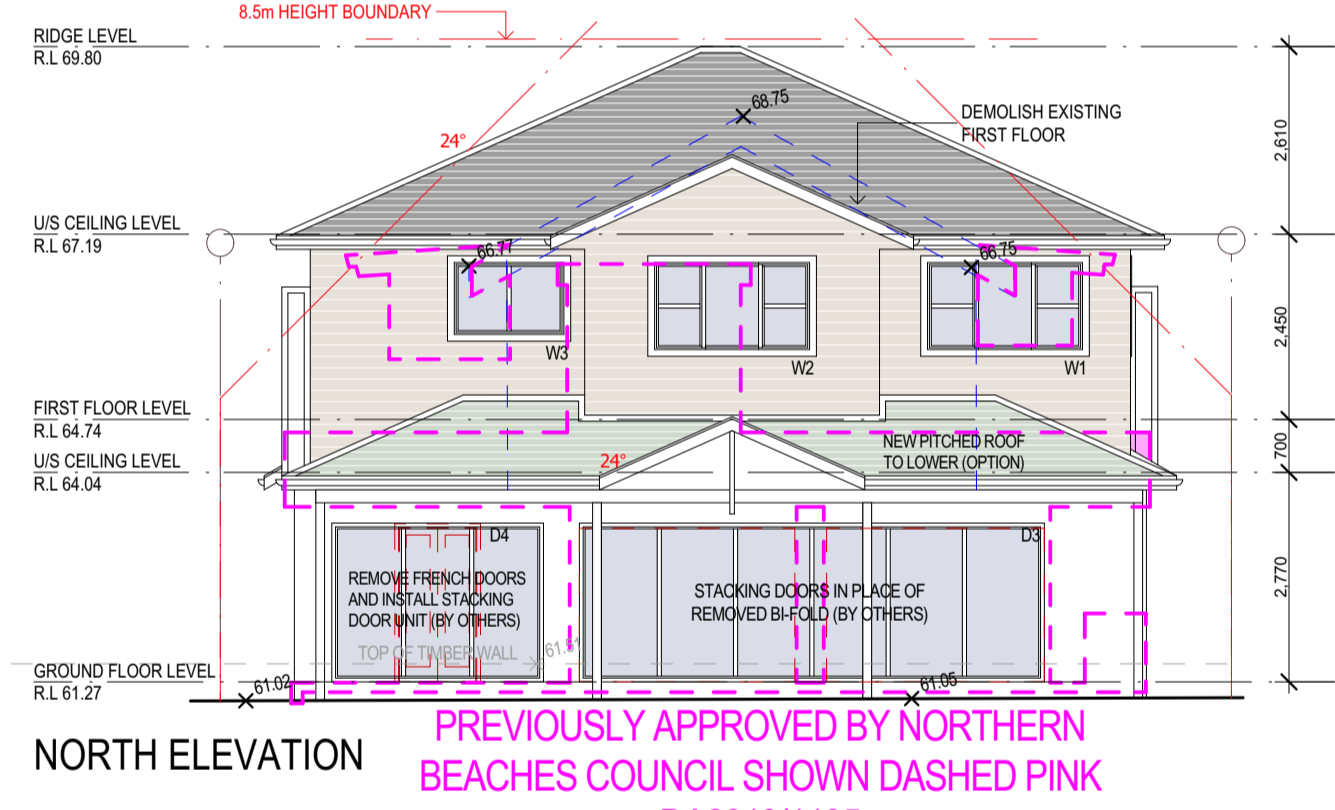
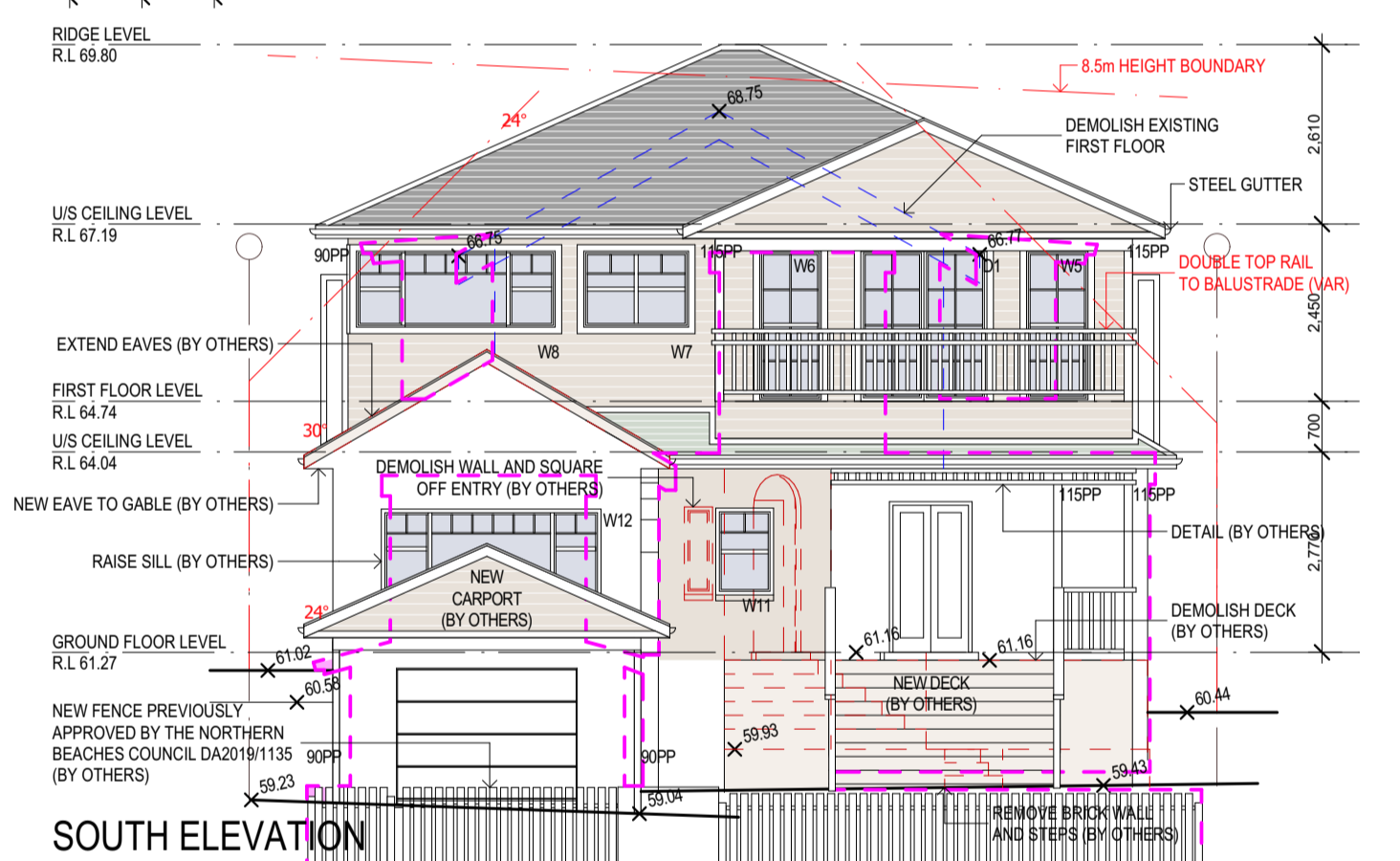
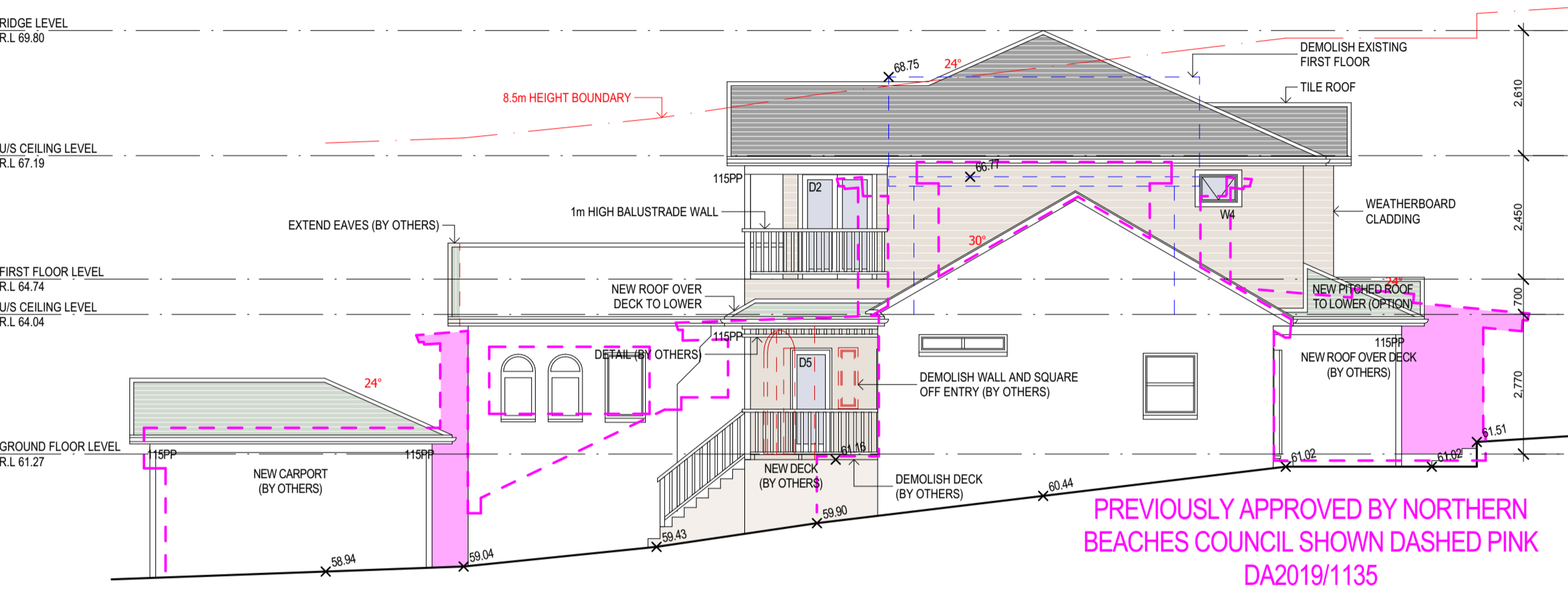
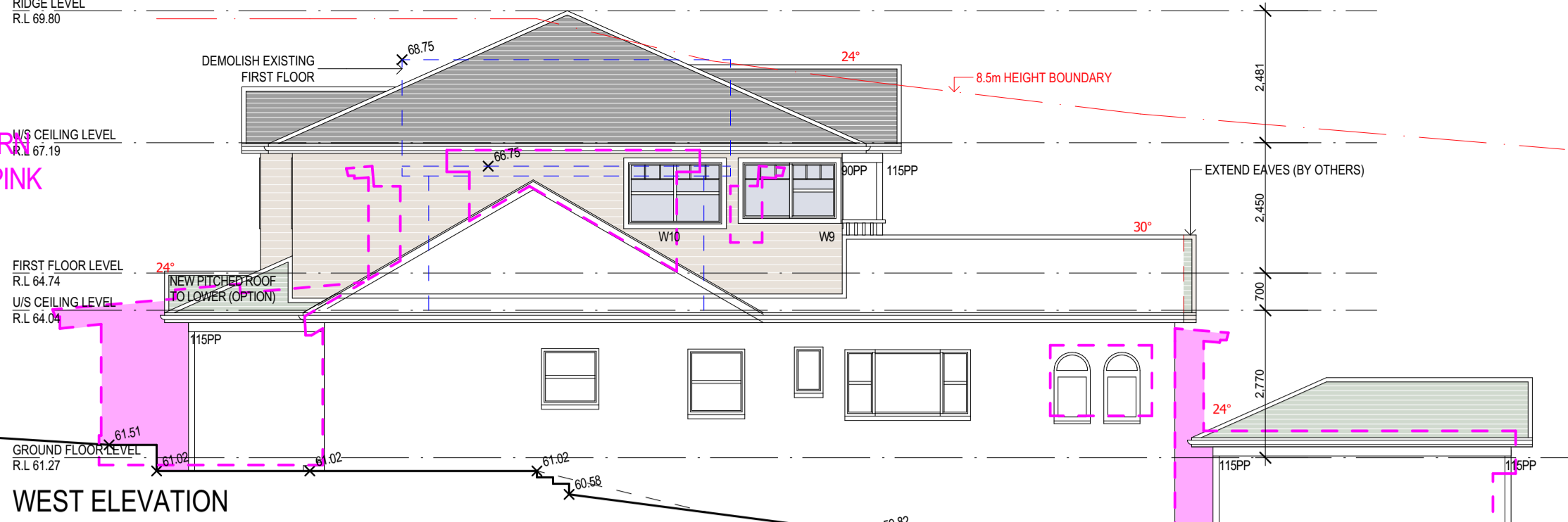
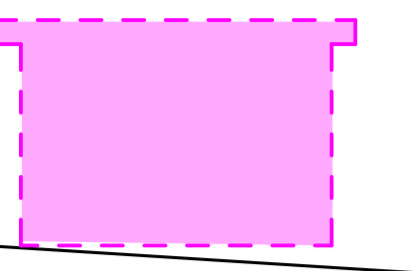
ROOF	NEW EXISTING TO BE CHECKED
FRAMING LIGHT	2450mm
EAVE OVERHANG	100mm
EXTERNAL DOOR AND WINDOW HEAD HEIGHT	2100mm TO LINE UP
INTERNAL DOOR	2100mm TO LINE UP
B.I.C. DOOR	2130mm TO LINE UP
DOOR AND WINDOW NIBS	90mm MIN UNLESS OTHERWISE NOTED
FRAME AND TRUSS CENTRE	600mm
DOOR AND WINDOW OPENING	SOUTH WIDE UNLESS OTHERWISE NOTED

GROUND FLOOR PLAN



- BASIC REQUIREMENTS**
- 40% NEW LIGHTING TO BE FLUORESCENT, COMPACT FLUORESCENT, OR LED.
 - BATHROOM FIXTURES TO BE 3 STAR OR GREATER WATER RATING.
 - EXTERNAL WALL TO HAVE R1.70 OR GREATER INSULATION.
 - FLAT CEILING TO HAVE R0.45 FOIL BACKED BLANKET (100mm) OR GREATER.
 - BANKED CEILING TO HAVE R0.74 FOIL BACKED BLANKET (100mm) OR GREATER.
 - IMPROVED ALUMINIUM WINDOWS.
 - W1, W2, W3 AND W10 TO HAVE PYRO LOW-E GLASS.

PREVIOUSLY APPROVED BY NORTHERN BEACHES COUNCIL SHOWN DASHED PINK DA2019/1135



OPEN SPACE CALCULATIONS

SITE AREA	748.6 sqm
GROSS FLOOR AREA	211.5 sqm
EXIST. IMPERVIOUS AREA	496.4 sqm 66%
PROPOSED IMPERVIOUS AREA	481.2 sqm 64%
EXIST. LANDSCAPED AREA	252.2 sqm 34%
PROPOSED LANDSCAPED AREA	267.4 sqm 36%

EXIST FLOOR SPACE 112.7 sqm 0.15:1
PROPOSED FLOOR SPACE 211.5 sqm 0.28:1

- VARIATIONS**
- FRAMELESS SHOWER SCREEN
 - 2 x SHOWER NICHE
 - DOUBLE TOP RAIL TO BALUSTRADE



ARTIST'S IMPRESSION
FOR ILLUSTRATION PURPOSES ONLY, NOT TO BE READ AS A WORKING DRAWING

B FOR COUNCIL	28/02/20	GK
A FOR PLAN MEETING	14/02/20	GK

PROJECT TITLE:
FIRST FLOOR ADDITION AT
18 Jenner St Seaforth NSW 2092

NO.	REVISION	DATE	BY
1	1:100	28/02/20	
DRAWN BY:	GK	CHECKED:	CW

TITLE: PLANS, ELEVATIONS AND SECTIONS
DRAWING NO.: 9381 DA 1 **ISSUE:** B

ADD-STYLE HOME ADDITIONS
Upstairs & On Ground Specialists

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