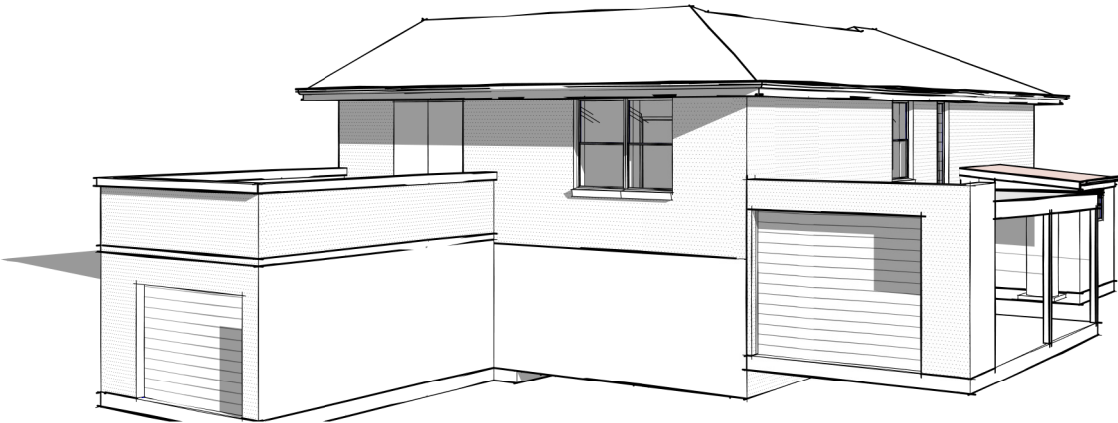
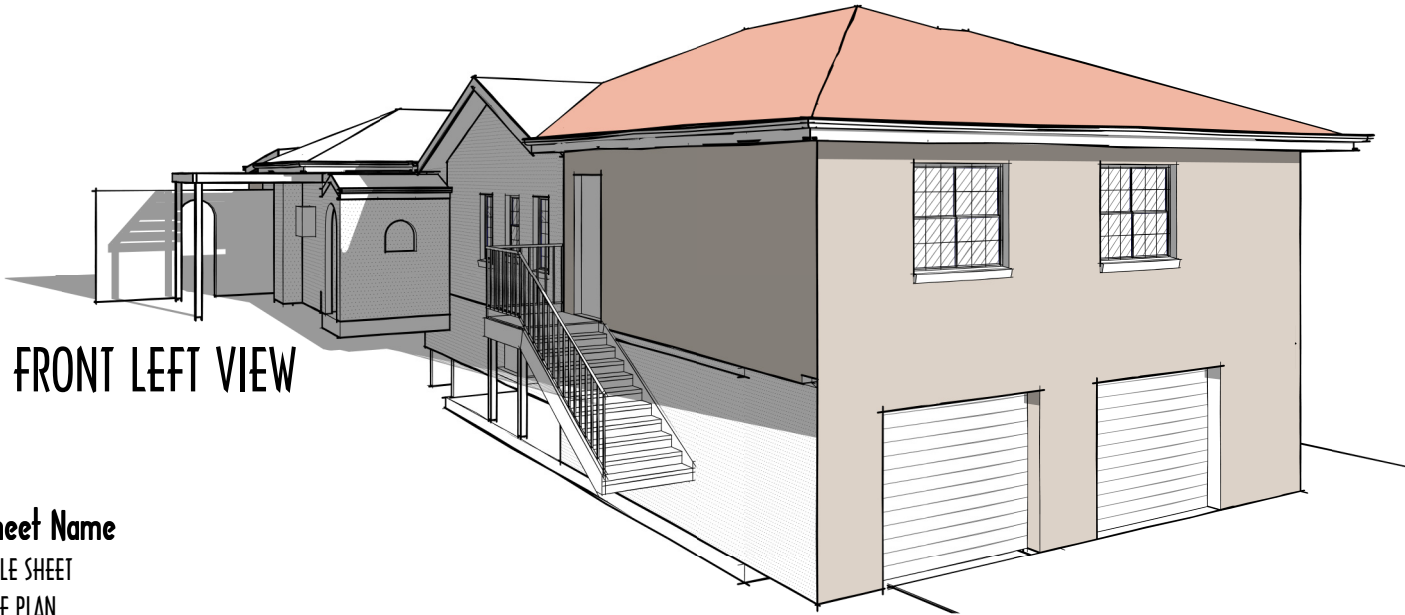


FRONT LEFT VIEW (EXISTING)



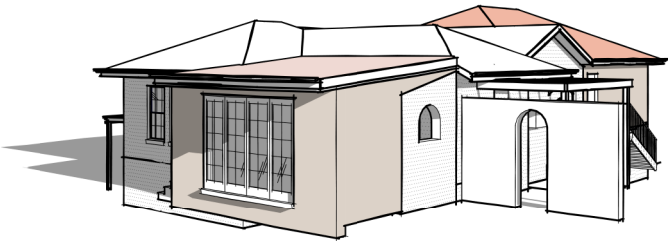
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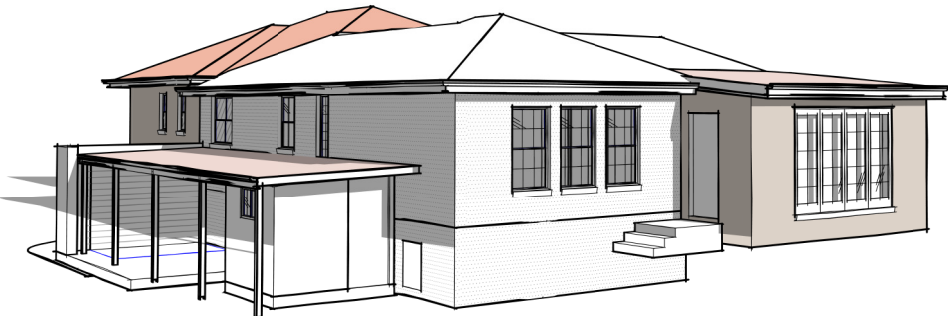
FRONT LEFT VIEW



FRONT RIGHT VIEW



REAR VIEW



REAR VIEW

Dwg No.	Sheet Name
01	TITLE SHEET
02	SITE PLAN
03	EXISTING FLOOR PLAN
04	EXISTING SUBFLOOR
05	PROPOSED GROUND FLOOR
06	PROPOSED SUB-FLOOR
07	SOUTH ELEVATION
08	EAST ELEVATION
09	NORTH ELEVATION
10	WEST ELEVATION
11	SECTIONS B & EXISTING
12	SECTION X,Y & Z
13	ELECT. GAS, & AIR SERVICE
14	PROPOSED SHADOW DIAGRAM
15	EXISTING SHADOW DIAGRAM
16	DEMOLITION PLAN
17	SITE ANALYSIS PLAN
18	ROOF PLAN
19	STORMWATER CONCEPT PLAN

TITLE SHEET

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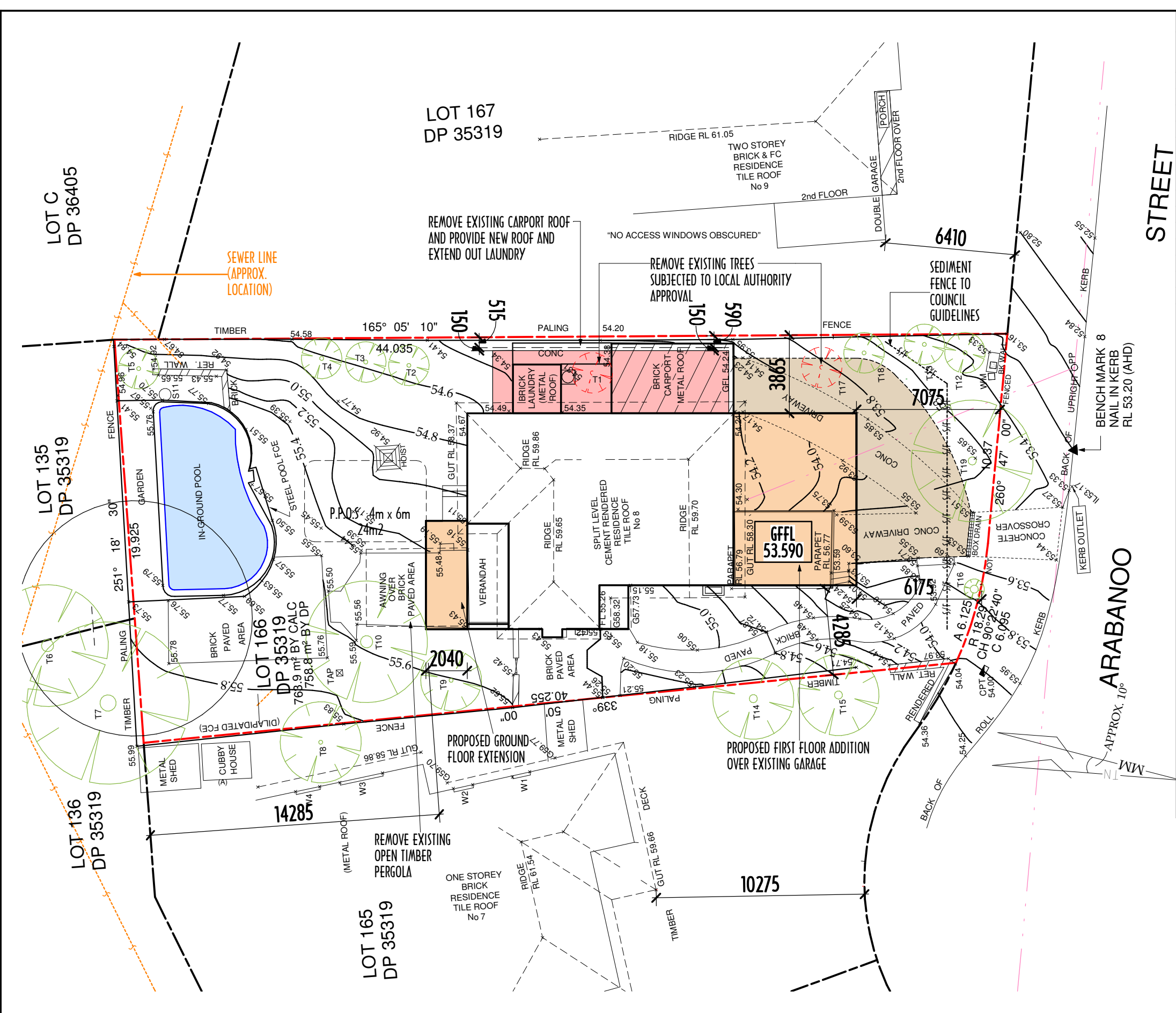
PROPOSED ALTERATION & ADDITIONALS
MR SAWAKI
8 ARABANOO STREET, SEATHFORTH
POST 2092 LOT 166 IN DP 35319
LGA: NORTHERN BEACHES COUNCIL

FIXED PRICE
BUILDING SOLUTIONS
PTY LTD



DESIGN & CONSTRUCTION ✓
BUILDING APPROVALS ✓
GRANNY FLATS ✓
NEW HOMES ✓
SHEDS ✓

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JOB NO:	2013
DATE:	22.06.2020
SCALE:	1:100
SHEET:	01
ISSUE:	DA PLAN



Soil Conservation Notes

1. Prior to commencement of construction provide sediment fence, sediment trap and wash-out area to ensure the capture water borne material generated from the site.
2. Maintain the above all of the above during the course of construction, & clear the sediment trap after each storm.

Sediment Trap
500mm x 500mm wide, 300mm deep pit, located at the lowest point to the trap sediment
Wash-out Area
to be 1800mm x 1800mm allocated for the washing of tool & equipment
Sediment Fence
Provide sediment fence on down slope boundary as shown on plan. Fabric to be buried below ground at lower edge
Vehicle Access to Site
Vehicle access to the building site should be restricted to a single point, to reduce the amount of soil deposited on the street pavement
Building Material Stockpiles
All stockpiles of building materials such as sand & soil must be protected to prevent scour and erosion.
Sand Bag Kerb Sediment Trap
In certain circumstances extra sediment trapping maybe needed in the street gutter.

Sediment Trap

Vehicle Access to Site

Building Material Stockpiles

SITE PLAN

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PROPOSED ALTERATION & ADDITIONALS

MR SAWAKI

8 ARABANOO STREET, SEATHFORTH

POST 2092 LOT 166 IN DP 35319

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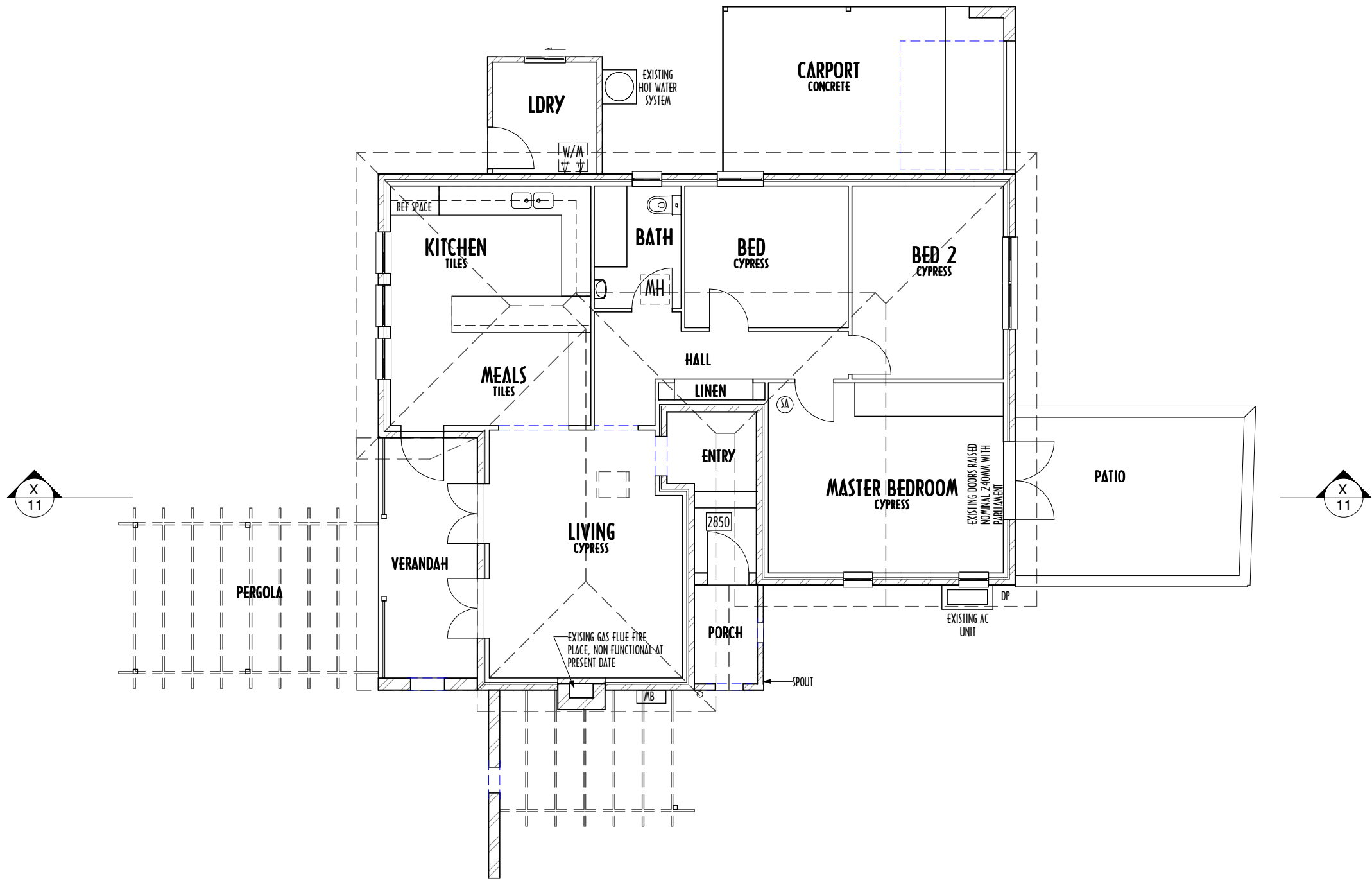
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FLOOR AREA (EXISTING)		
TYPE	AREA	SQ
GROUND FLOOR (EXISTING)	115.16 m²	12.40
REAR VERANDAH (EXISTING)	20.66 m²	2.22
GARAGE (EXISTING)	39.82 m²	4.29
CARPORT (EXISTING)	20.72 m²	2.23
LAUNDRY (EXISTING)	5.71 m²	0.61
PORCH (EXISTING)	3.09 m²	0.33
PATIO (EXISTING)	17.48 m²	1.88
Total (Measured from external face)	222.64 m²	23.97



EXISTING FLOOR PLAN

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POST 2092 LOT 166 IN DP 35319
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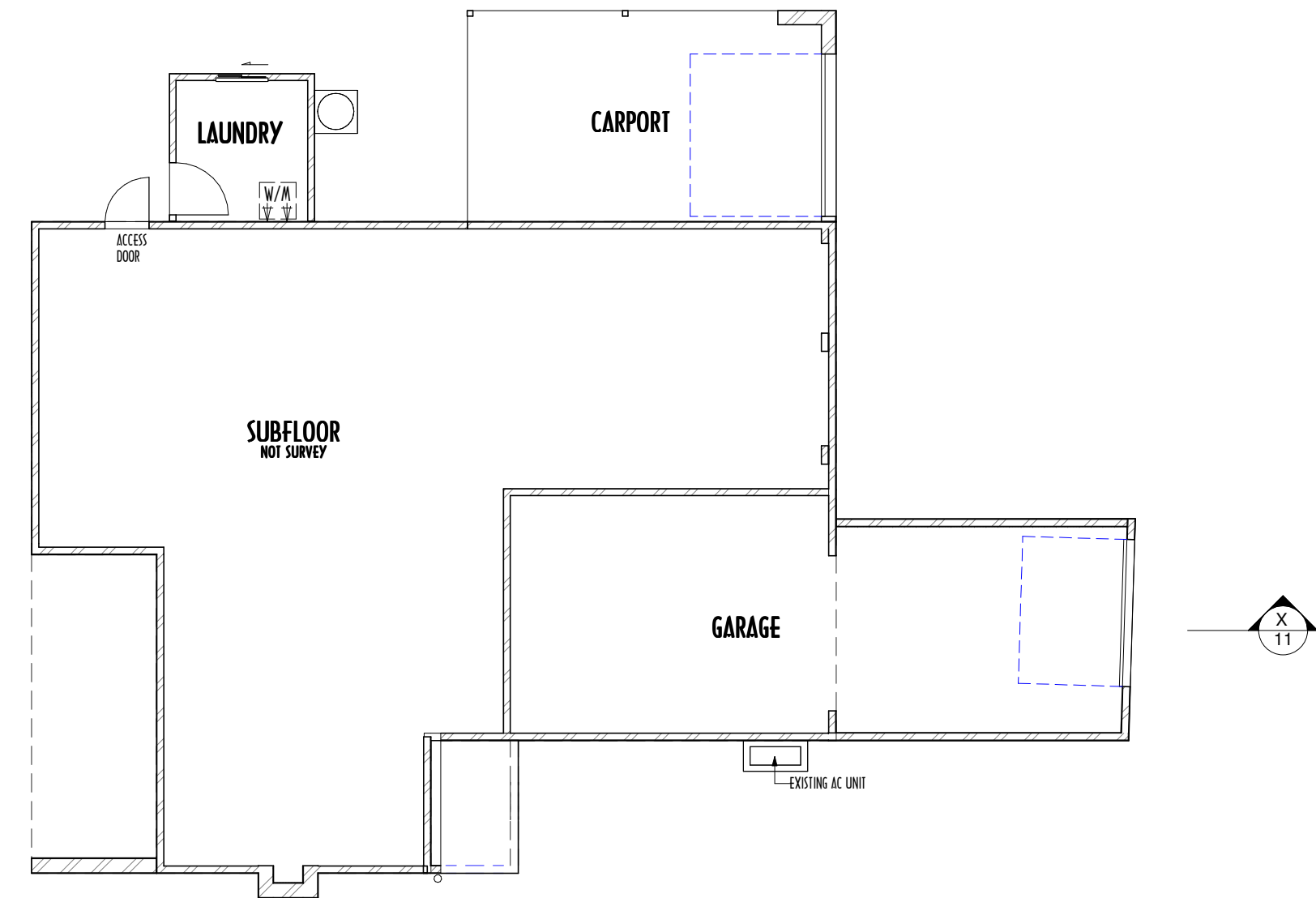
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EXISTING SUBFLOOR



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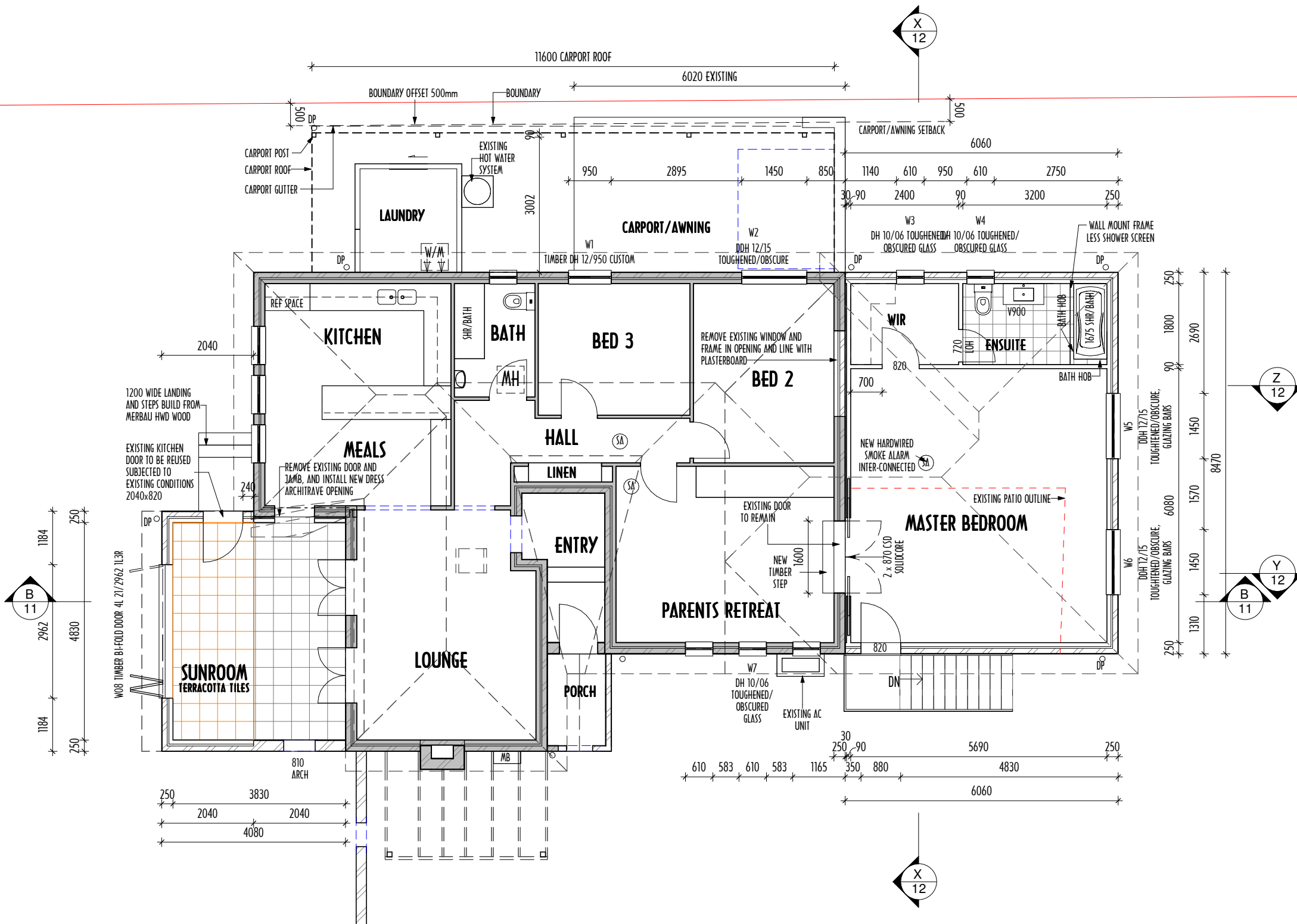
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ISSUE:	DA PLAN



GENERAL LEGEND			
KEY	DESCRIPTION	KEY	DESCRIPTION
AJ	ARTICULATION JOINT	MB	METER BOX
BULKHEAD (OVER)		MWS	MICROWAVE SPACE
DP	DOWNPipes	OHC	OVERHEAD CUPBOARDS
D/W SPACE	DISHWASHER SPACE	# P	PANEL DOOR (EUP UPGRADE OR CLIENT REQUEST)
EXHAUST FAN		RH-C	RANGEHOOD - CANOPY
FLOOR WASTE		RH-R	RANGEHOOD - RETRACTABLE
FLOOR STEP DOWN		SD	SMOKE DETECTOR
LOH	LIFT-OFF HINGE	STOVE	FREE STANDING UPRIGHT OVEN AND COOKTOP
MH	MANHOLE	UBO	UNDER BENCH OVEN

NOTE:
1. GENERAL LEGEND IS INDICATIVE ONLY - NOT ALL ITEMS IN LEGEND ARE INCLUDED. REFER TO SIGNED QUOTATION FOR SELECTED ITEMS / QUANTITIES.

FLOOR AREA		
TYPE	AREA	SQ
GROUND FLOOR (EXISTING)	115.15 m ²	12.40
SUNROOM EXTENSION	10.89 m ²	1.17
SUNROOM/VERANDAH	10.61 m ²	1.14
MASTER BEDROOM EXTENSION	51.33 m ²	5.53
PORCH	3.09 m ²	0.33
PROPOSED STORAGE	29.40 m ²	3.16
Total (Measured from external face)	220.47 m ²	23.73

GROSS FLOOR AREA MEASURED FROM INTERNAL FACE OF EXTERNAL WALLS
GROUND FLOOR = 102.67 m²
EXTENSION = 68.60 m²
TOTAL GROSS FLOOR AREA = 171.27 m²
763.9m² / 171.27m² = 22.4%

PROPOSED GROUND FLOOR

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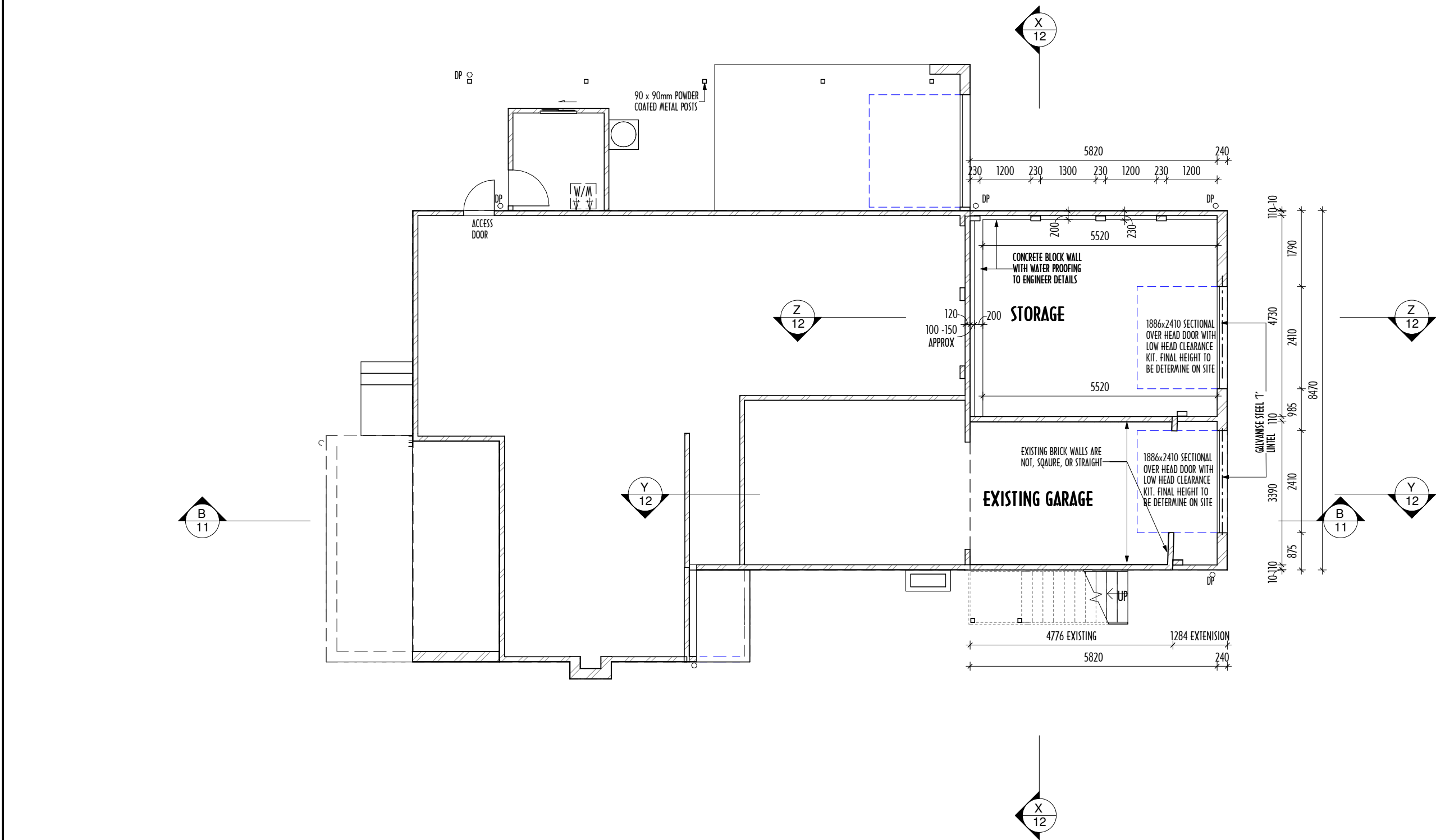
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PROPOSED ALTERATION & ADDITIONALS
MR SAWAKI
8 ARABANOO STREET, SEATHFORTH
POST 2092 LOT 166 IN DP 35319
LGA: NORTHERN BEACHES COUNCIL

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PROPOSED SUB-FLOOR

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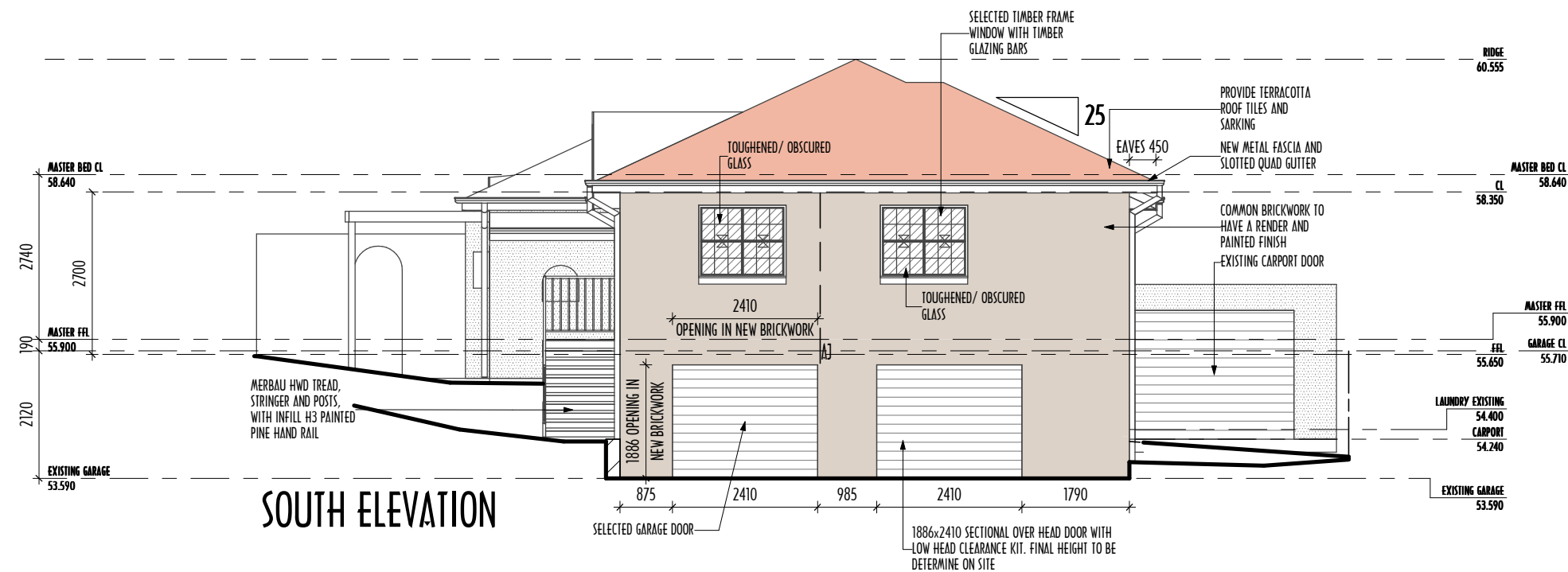
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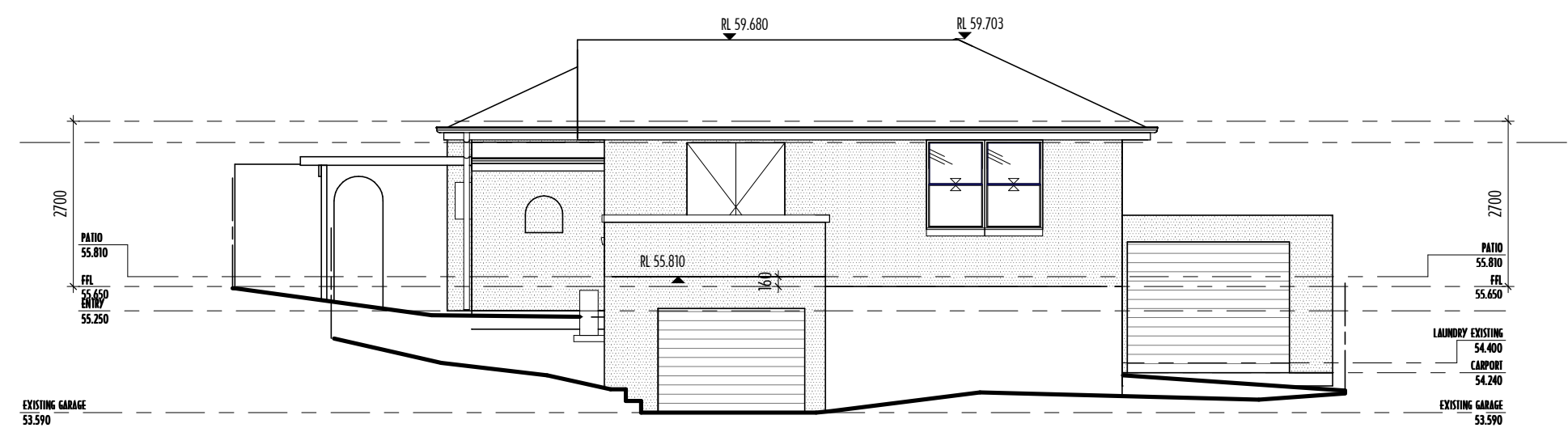
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SOUTH ELEVATION

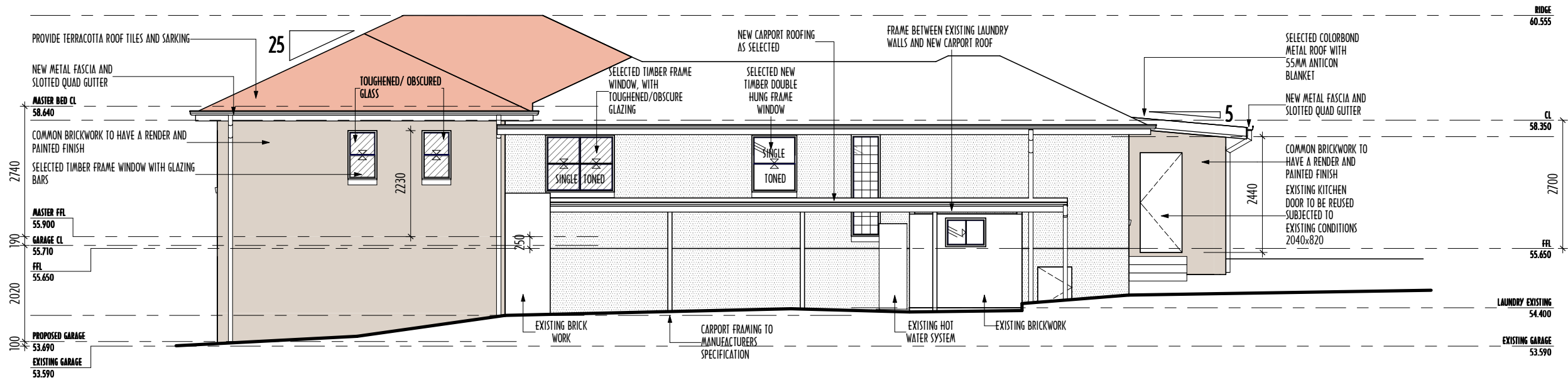


SOUTH ELEVATION (EXISTING)

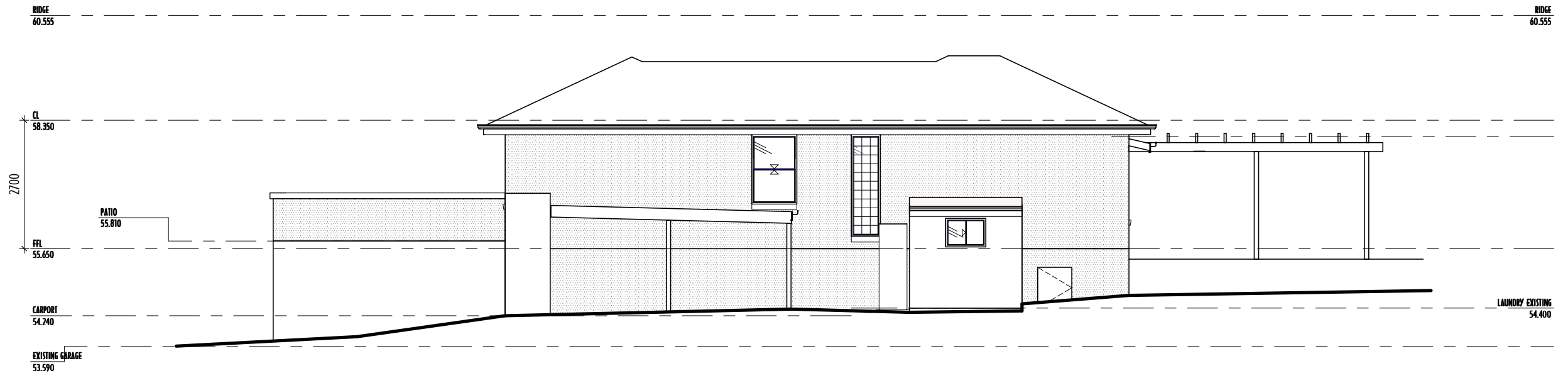
PROVIDE RESTRICTED OPENING TO THE OPENABLE PORTION OF FIRST FLOOR BEDROOM SLIDING WINDOW OPENINGS TO COMPLY WITH BCA CLAUSE 3.9.2.6 " PROTECTION OF OPENABLE WINDOWS "

SOUTH ELEVATION

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	I					DATE:	22.06.2020
	H					SCALE:	1:100
	G					SHEET:	07
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EAST ELEVATION



EAST ELEVATION (EXISTING)

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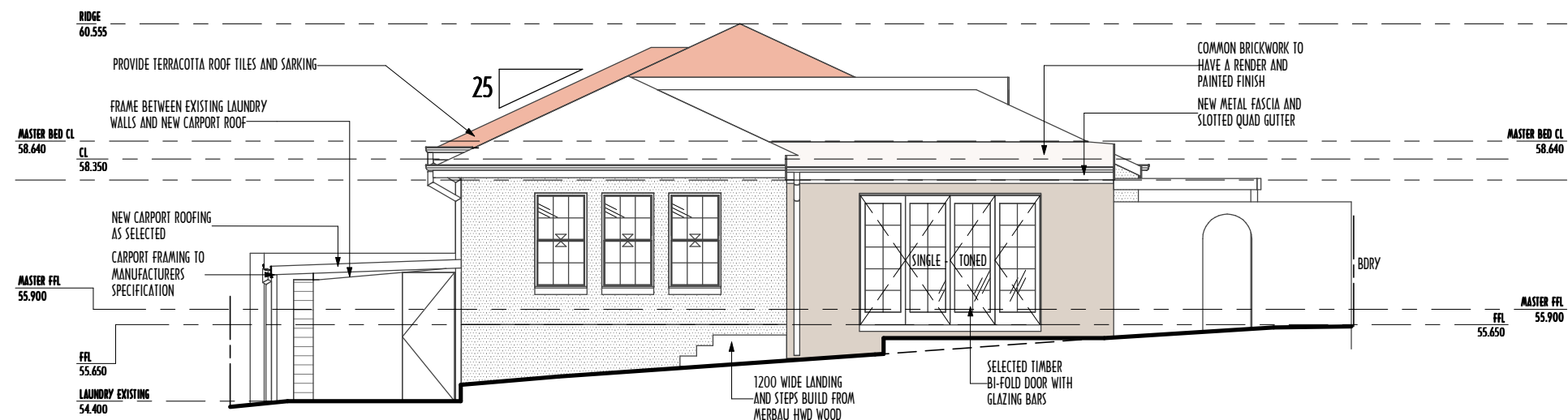
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PROPOSED ALTERATION & ADDITIONALS
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POST 2092 LOT 166 IN DP 35319
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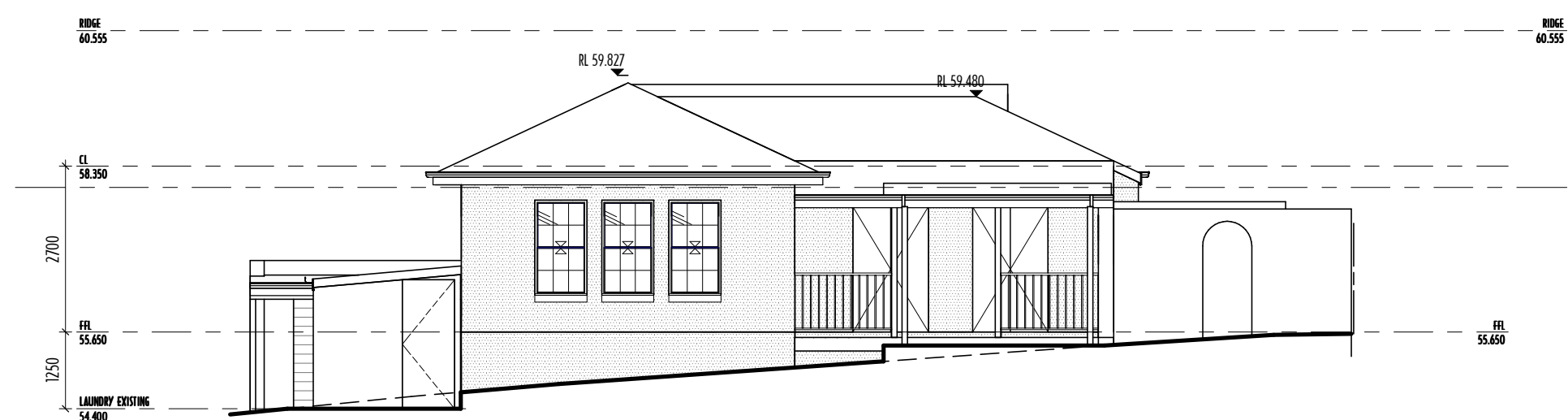
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SHEDS ✓

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NORTH ELEVATION



NORTH ELEVATION (EXISTING)

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NORTH ELEVATION

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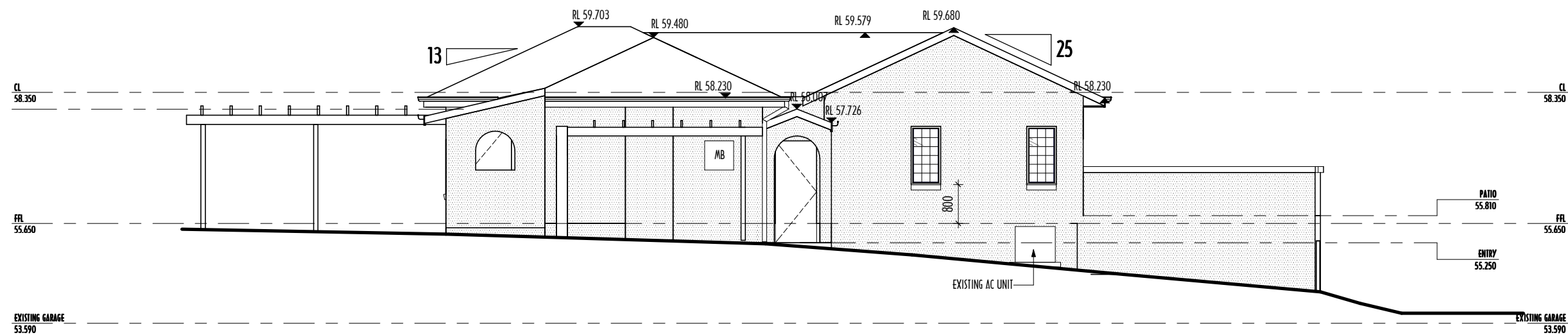
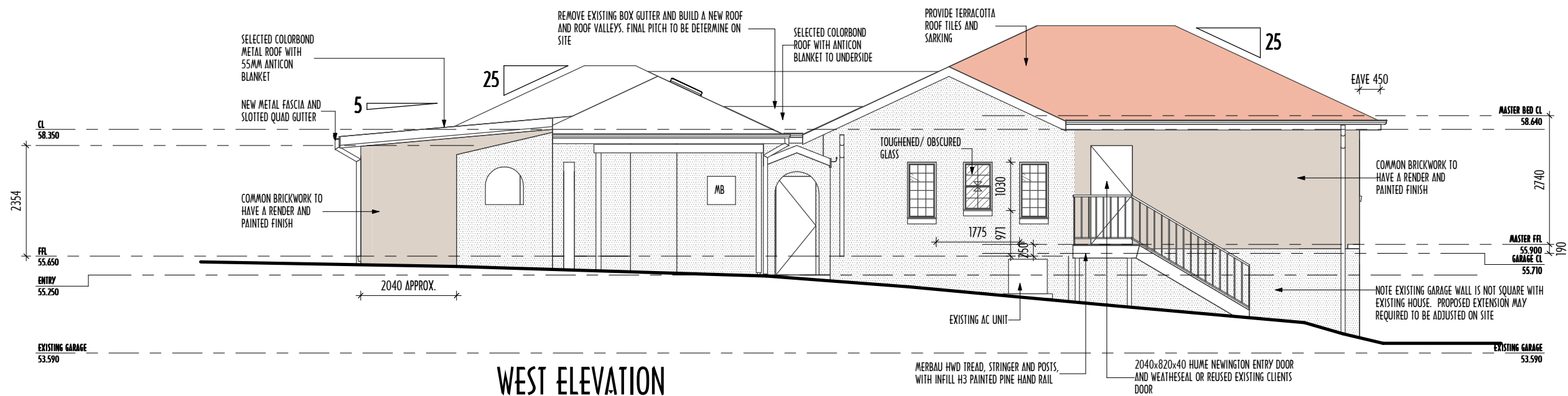
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PROPOSED ALTERATION & ADDITIONALS
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8 ARABANOO STREET, SEATHFORTH
POST 2092 LOT 166 IN DP 35319
LGA: NORTHERN BEACHES COUNCIL

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WEST ELEVATION

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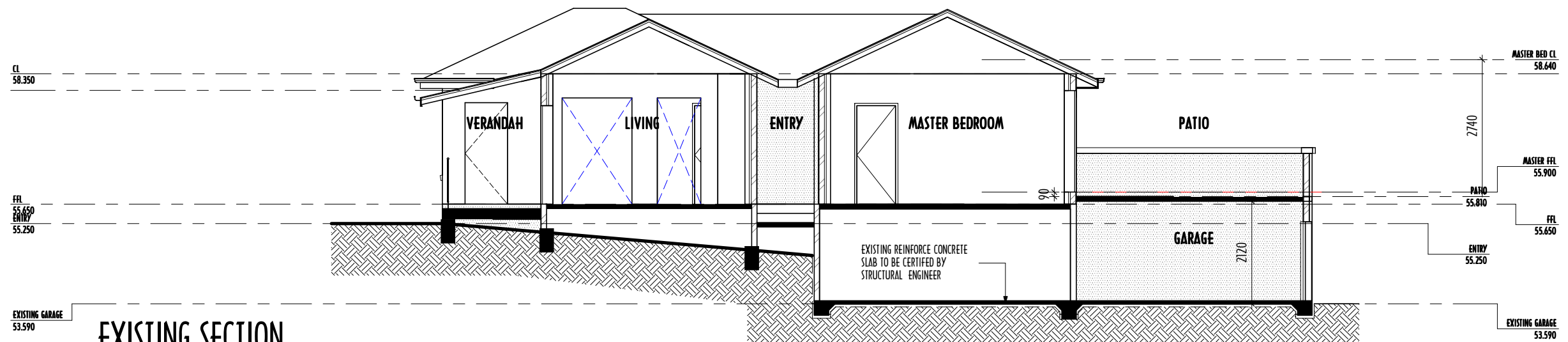
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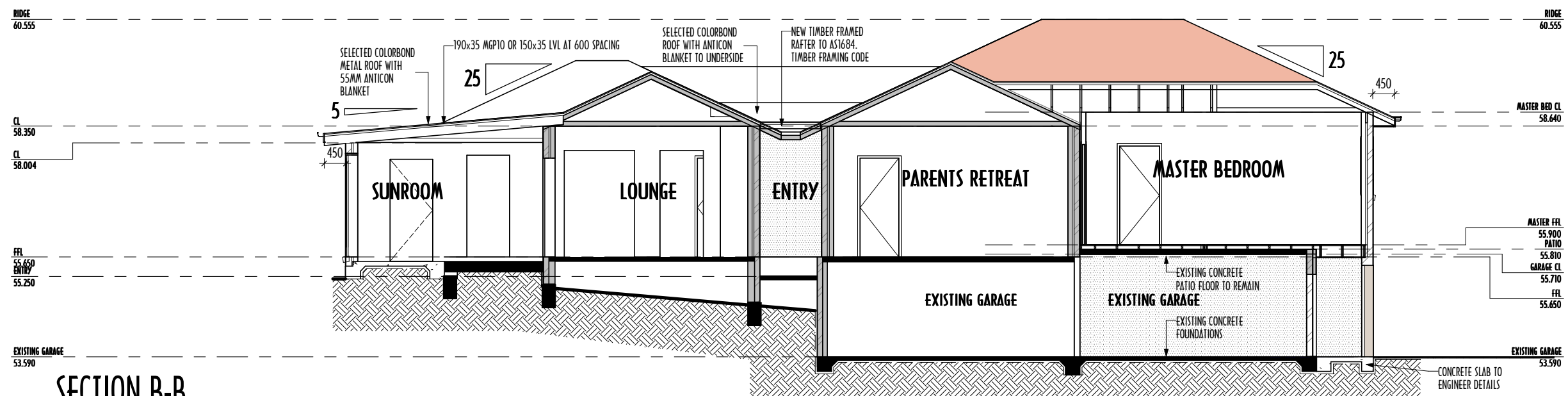
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SHEET:	10
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EXISTING SECTION



SECTION B-B

SECTIONS B & EXISTING

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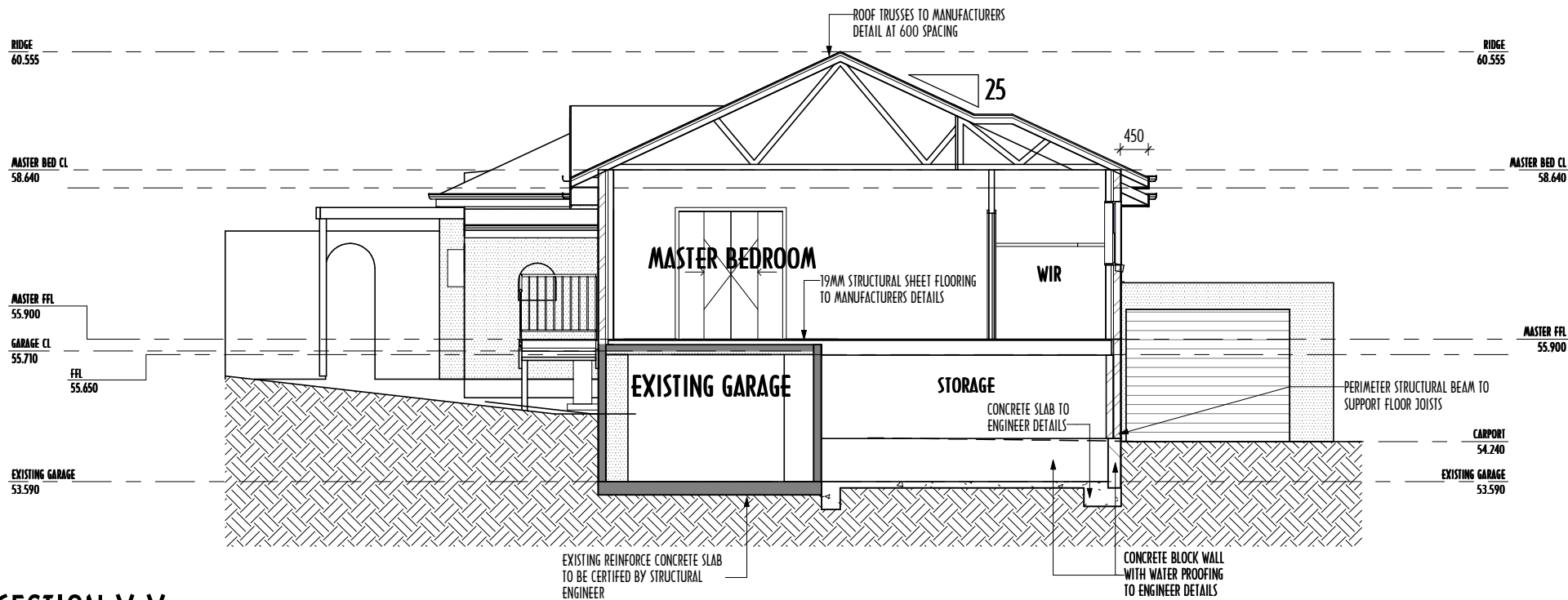
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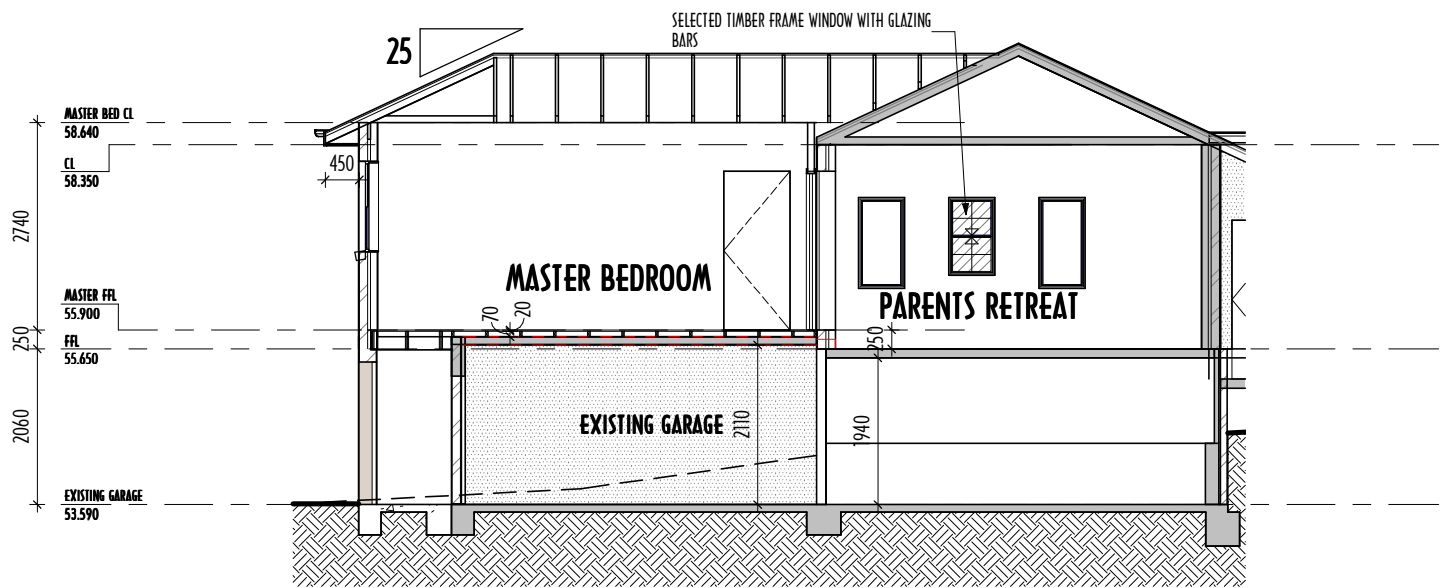
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GRANNY FLATS ✓
NEW HOMES ✓
SHEDS ✓

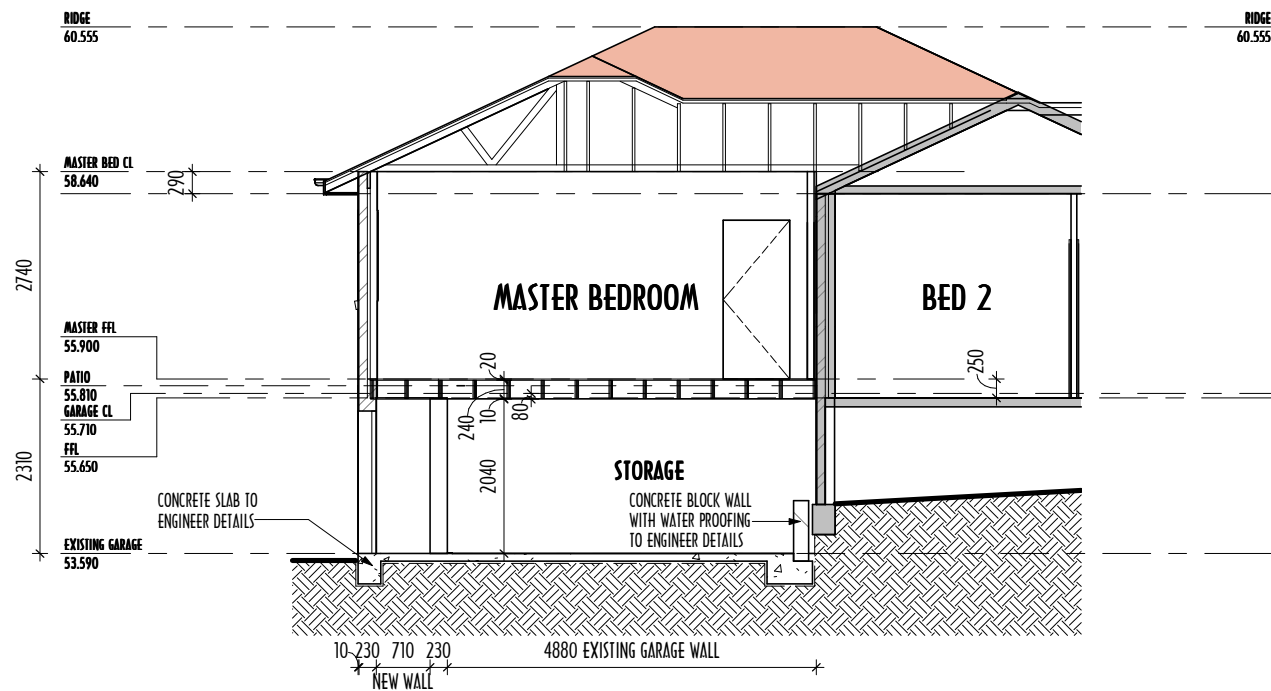
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SECTION X-X



SECTION Y-Y



SECTION Z-Z

SECTION X,Y & Z

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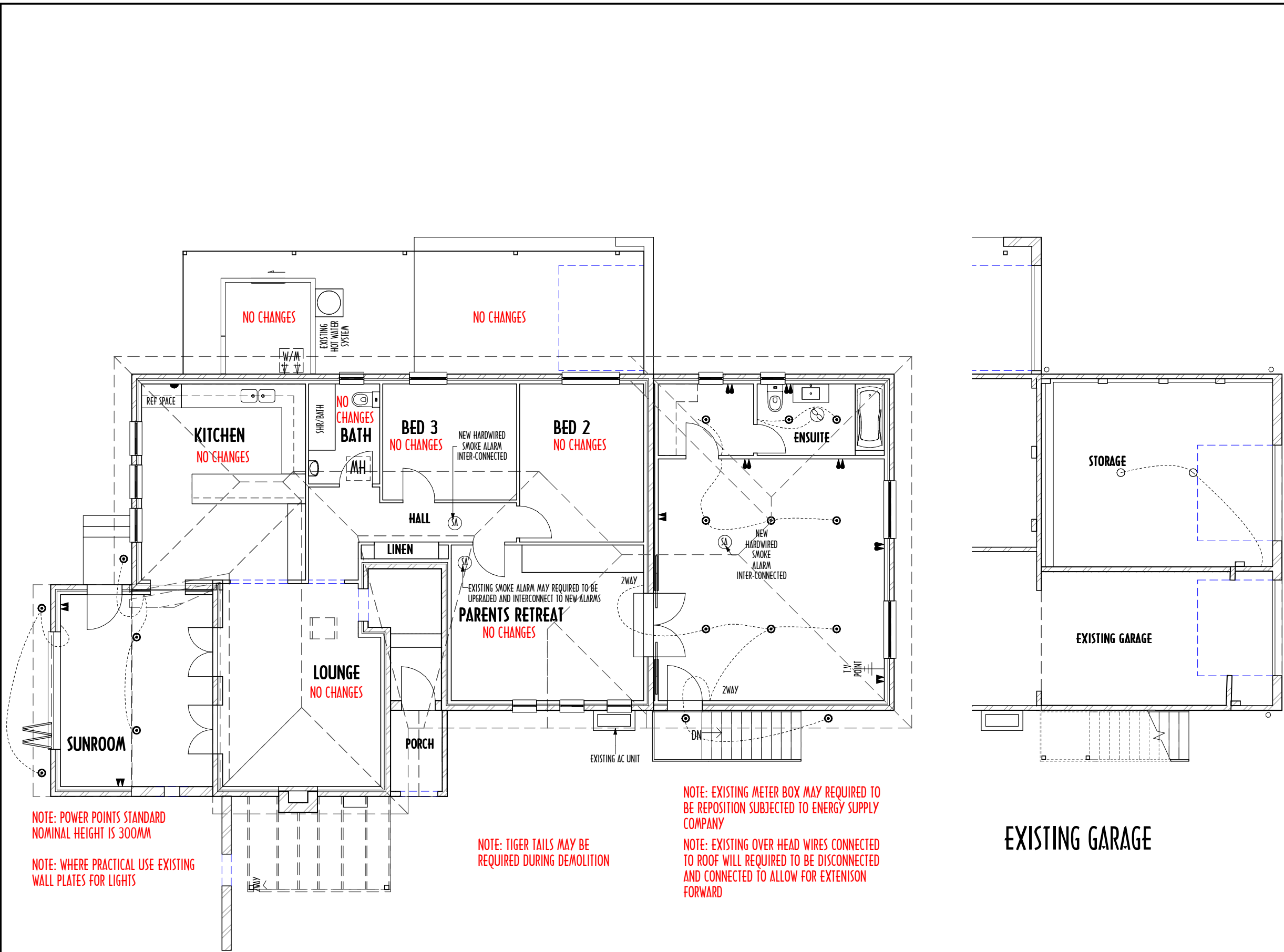
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BUILDING APPROVALS
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ISSUE:	DA PLAN



LIGHTING/CEILING LEGEND			
KEY	DESCRIPTION	KEY	DESCRIPTION
	A/C DROPPER (FINAL POSIT. TBC ON SITE)		2 x EXH. FAN/HEAT/LIGHT- ADDITIONAL CIRCUIT WITH SAFETY SWITCH REQUIRED
	A/C OUTLET (FINAL POSIT. TBC ON SITE)		4 x EXH. FAN/HEAT/LIGHT- ADDITIONAL CIRCUIT WITH SAFETY SWITCH REQUIRED
	CEILING FAN		FLOOR LIGHT
	CEILING FAN WITH LIGHT		FLUORESCENT LIGHT
	CEILING LIGHT POINT		PENDANT LIGHT
	DOWN LIGHT		OYSTER LIGHT
	EXHAUST FAN		SPOT LIGHT
	BULKHEAD (OVER)		WALL LIGHT POINT
			JUNCTION BOX
POWER LEGEND		MISC LEGEND	
KEY	DESCRIPTION	KEY	DESCRIPTION
	APPLIANCE POINT/S		T.V. POINT
	POWER POINT/S (BENCH HEIGHT)		TV POINT + DGPO
	POWER POINT/S		GAS POINT
	WEATHERPROOF POINT/S		GAS POINT
	POWER POINT/S (CEILING)		SMART WIRING BOX + DGPO
			SMART WIRING POINT
			TELEPHONE POINT
			TWO WAY SWITCH
NOTE: 1. DOES NOT INCLUDE THE SUPPLY OR FITTING OF LIGHT FIXTURES. 2. LEGEND IS INDICATIVE ONLY - NOT ALL ITEMS IN LEGEND ARE INCLUDED. REFER TO SIGNED QUOTATION FOR SELECTED ITEMS / QUANTITIES.			

ELECT. GAS, & AIR SERVICE

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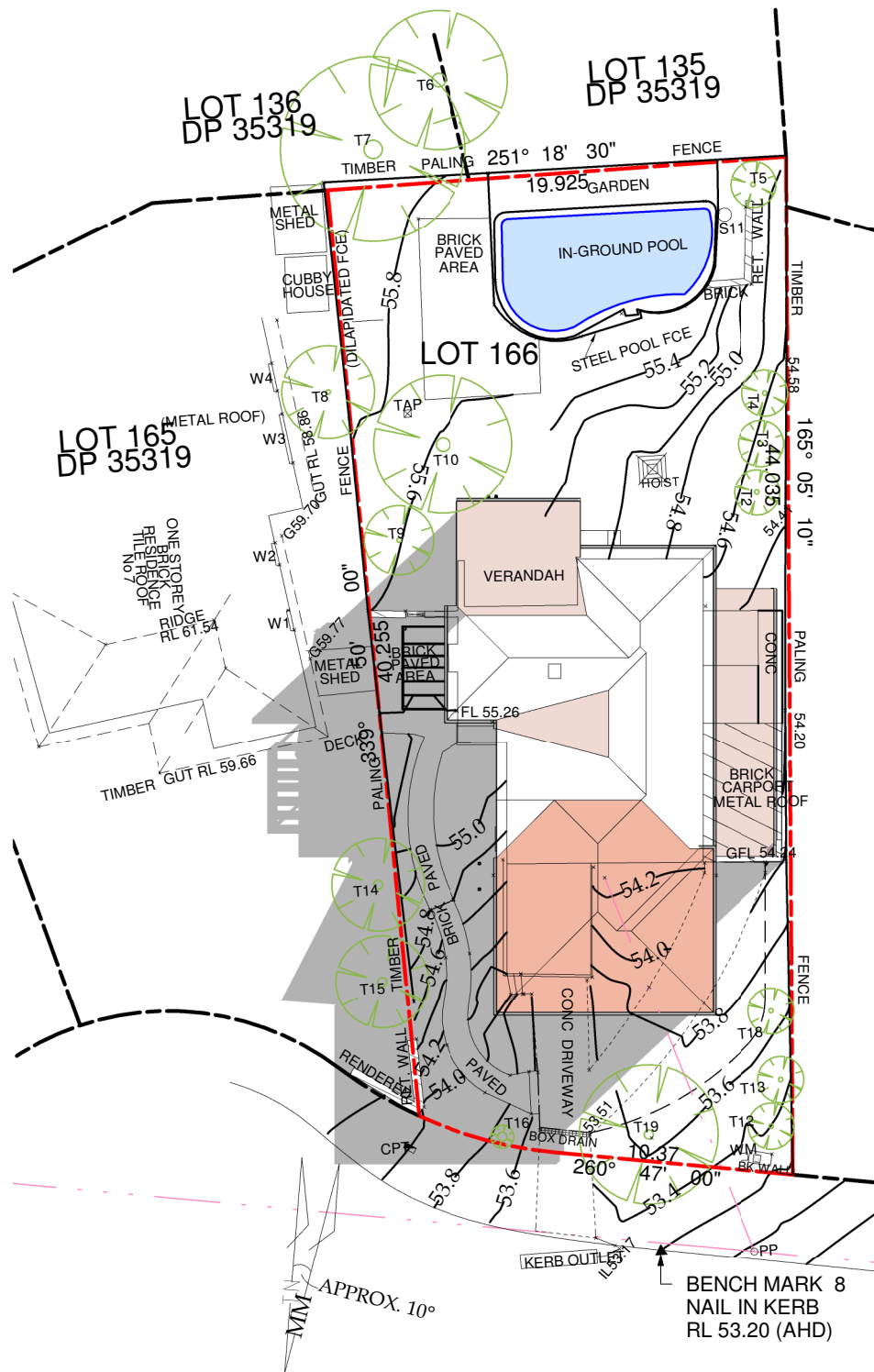
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F	CLIENT CHANGES TO ENSUITE	04.08.20

PROPOSED ALTERATION & ADDITIONALS
MR SAWAKI
8 ARABANOO STREET, SEATHFORTH
POST 2092 LOT 166 IN DP 35319
LGA: NORTHERN BEACHES COUNCIL

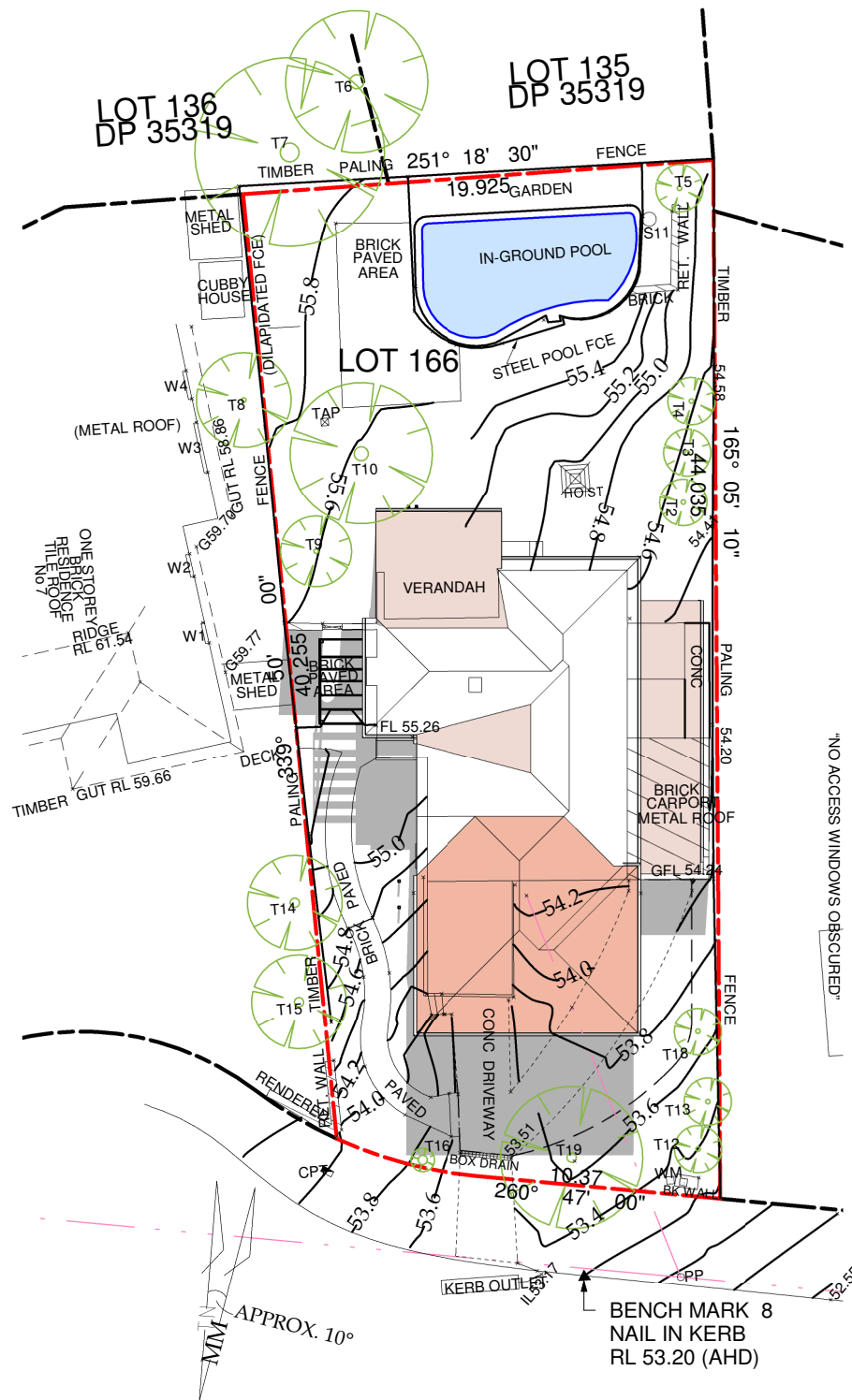
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DESIGN & CONSTRUCTION ✓
BUILDING APPROVALS ✓
GRANNY FLATS ✓
NEW HOMES ✓
SHEDS ✓

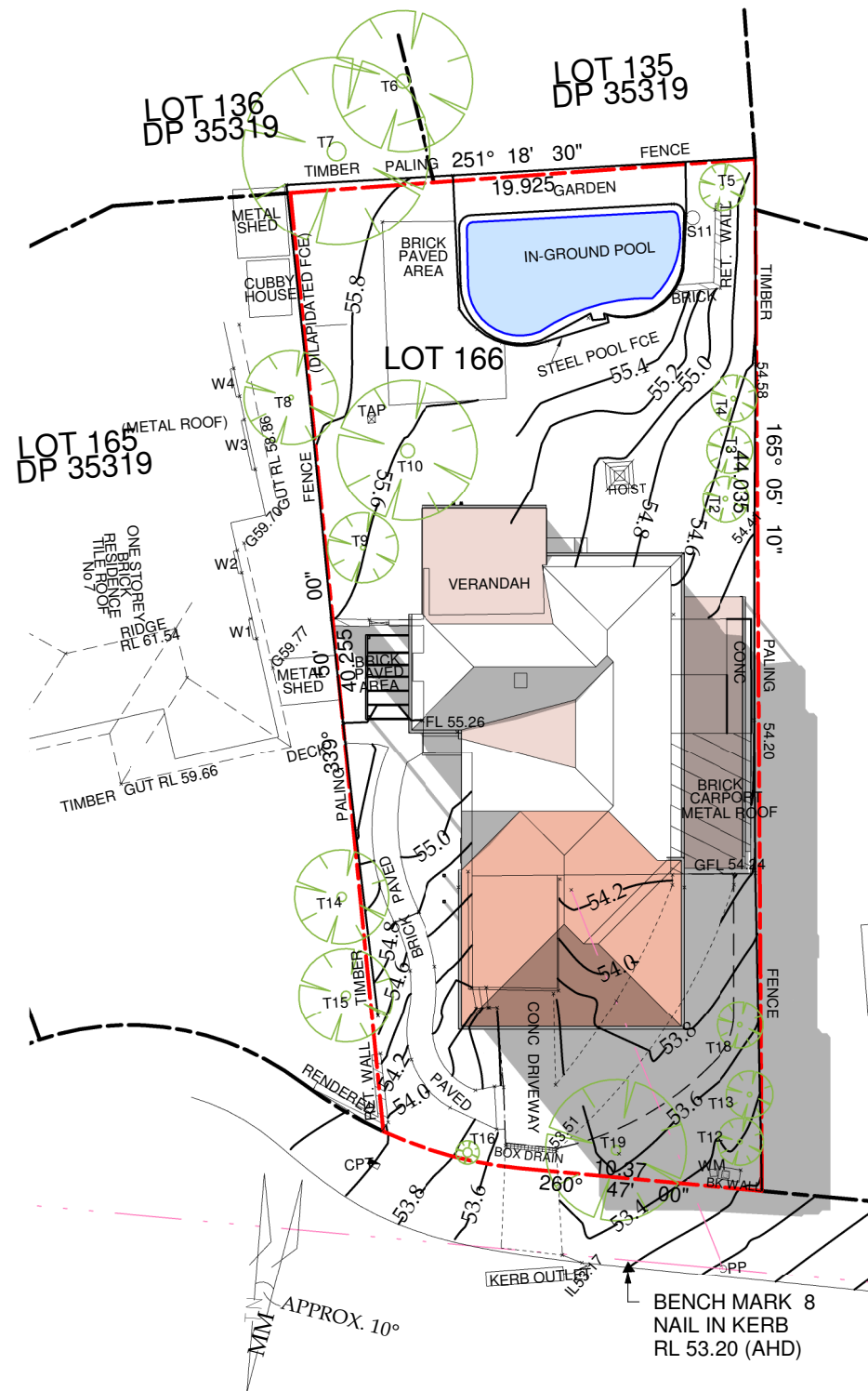
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SCALE:	1:100
SHEET:	13
ISSUE:	DA PLAN



Shadow Diagram June 21 - 9.00am



Shadow Diagram June 21 - 12.00pm



Shadow Diagram June 21 3.00pm

PROPOSED
SHADOW DIAGRAM

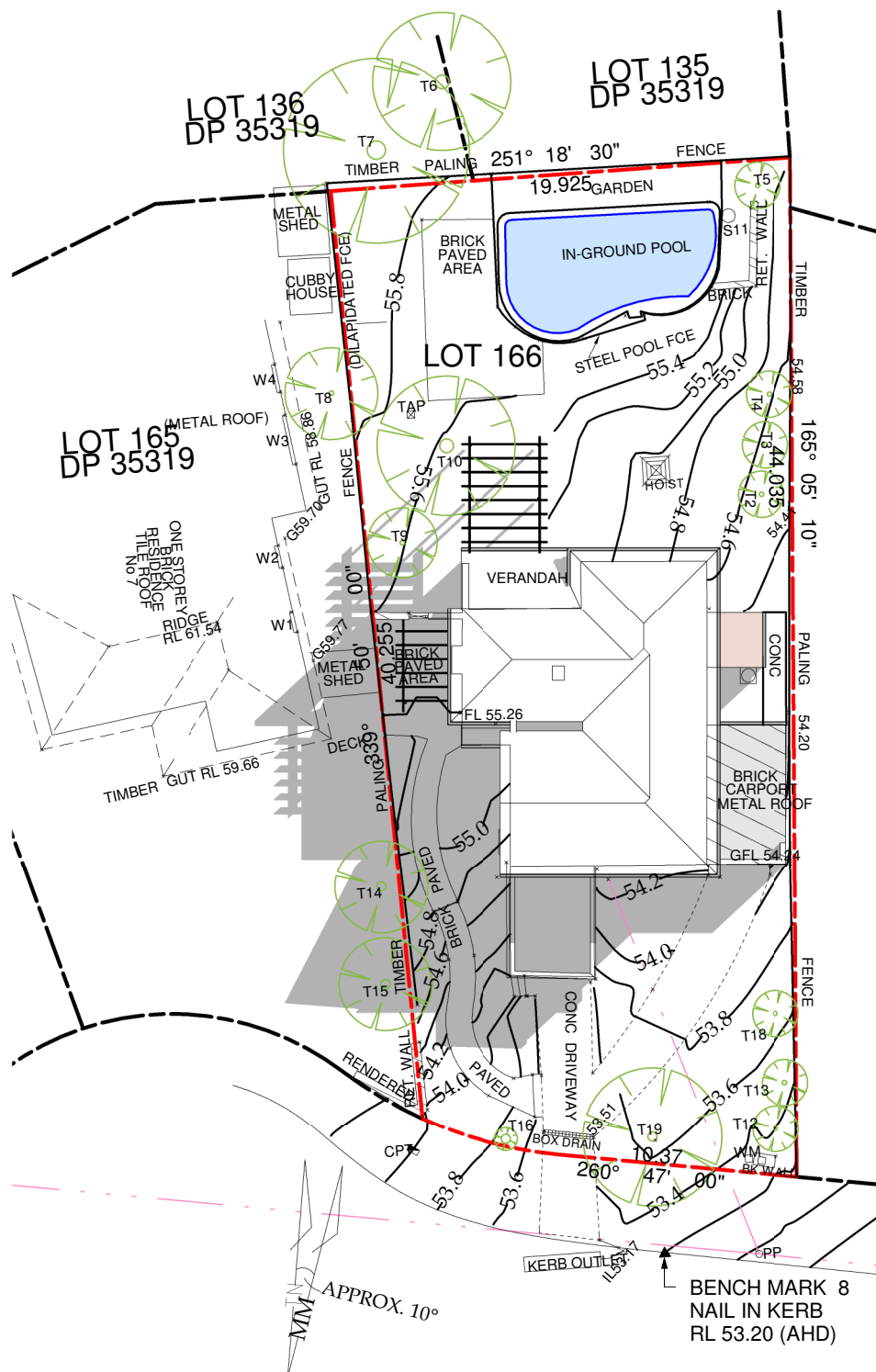
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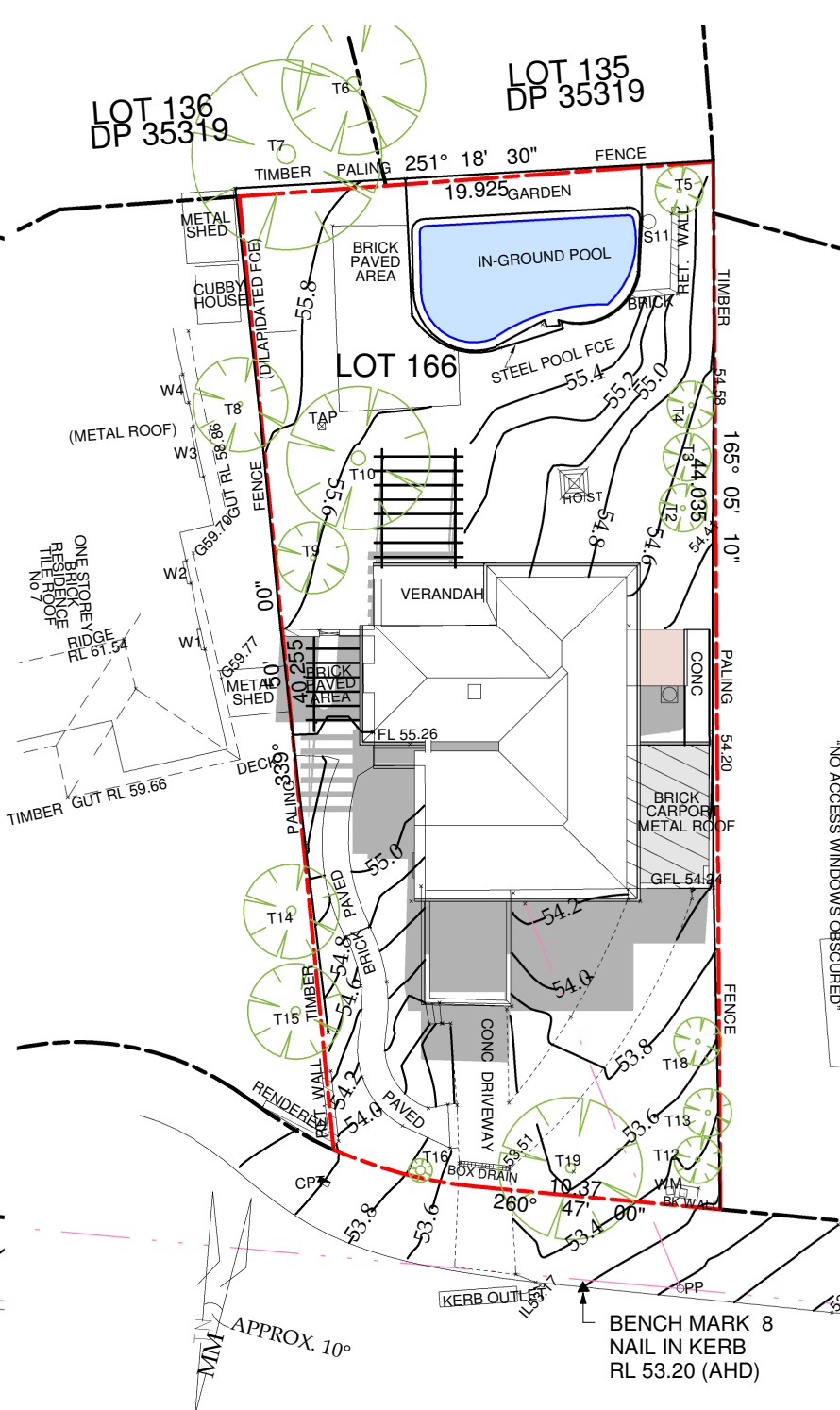
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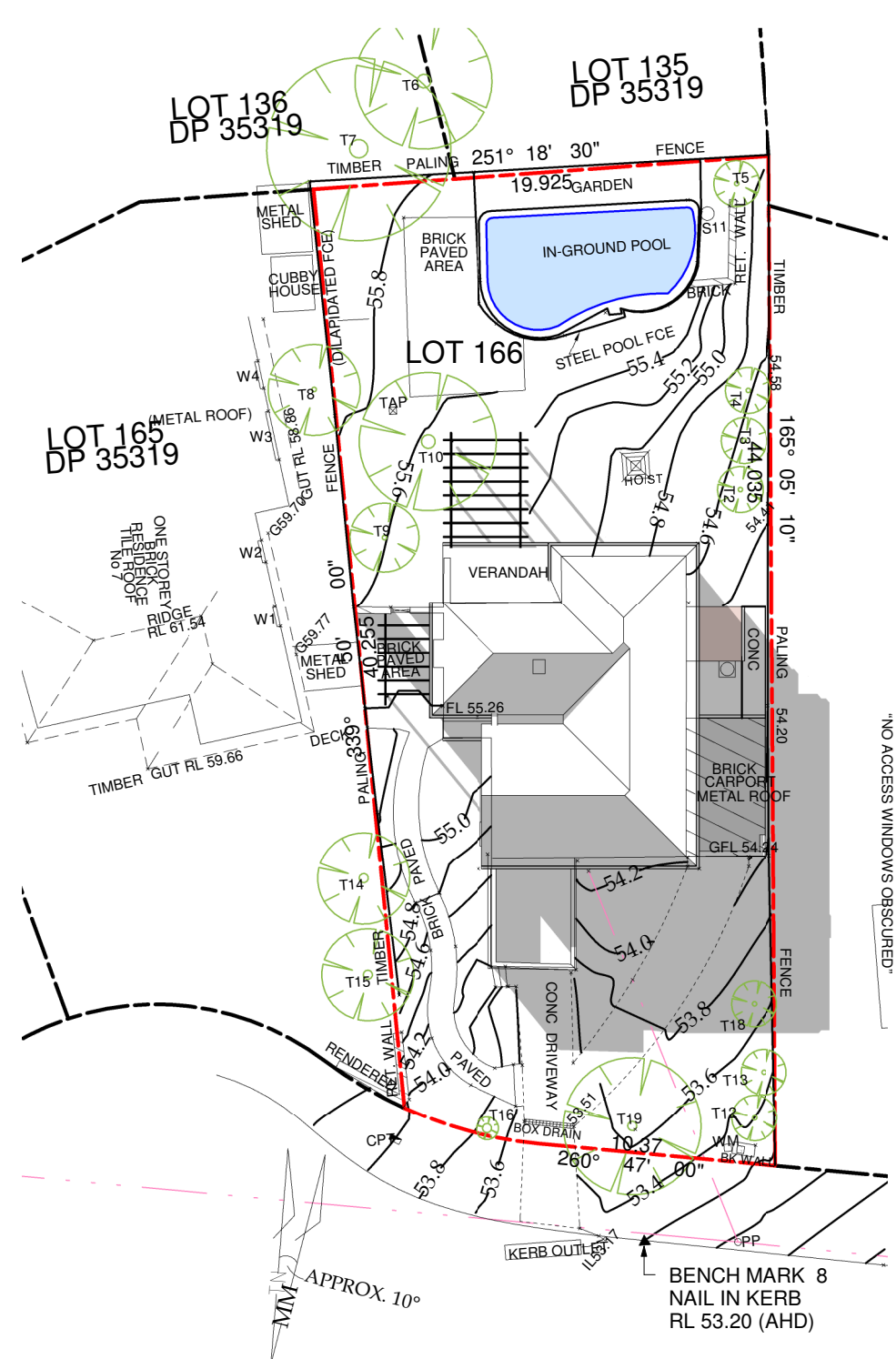
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Shadow Diagram June 21 - 9.00am Existing



Shadow Diagram June 21 - 12.00pm Existing



Shadow Diagram June 21 3.00pm Existing

EXISTING SHADOW
DIAGRAM

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DEMOLITION LEGEND

EXISTING WALLS

EXISTING WALL TO BE DEMOLISH

NEW WALL FRAMES

EXISTING ROOF, DOORS, JOINERY, PC- ITEMS TO BE DEMOLISH

ROOF LINE OVER

GENERAL NOTES:

ALL DEMOLITION WORK TO COMPLY TO AS.2601

THE BUILDER SHALL SUPPLY AND ERECT A SUITABLE TEMPORARY FENCE TO SECURE THE DEMOLITION SITE AND PROVIDE SUITABLE PERSON PROTECTIVE EQUIPMENT AND SIGNAGE.

THE BUILDER SHALL PROVIDE TEMPORARY TOILET FACILITIES FOR SITE WORKERS

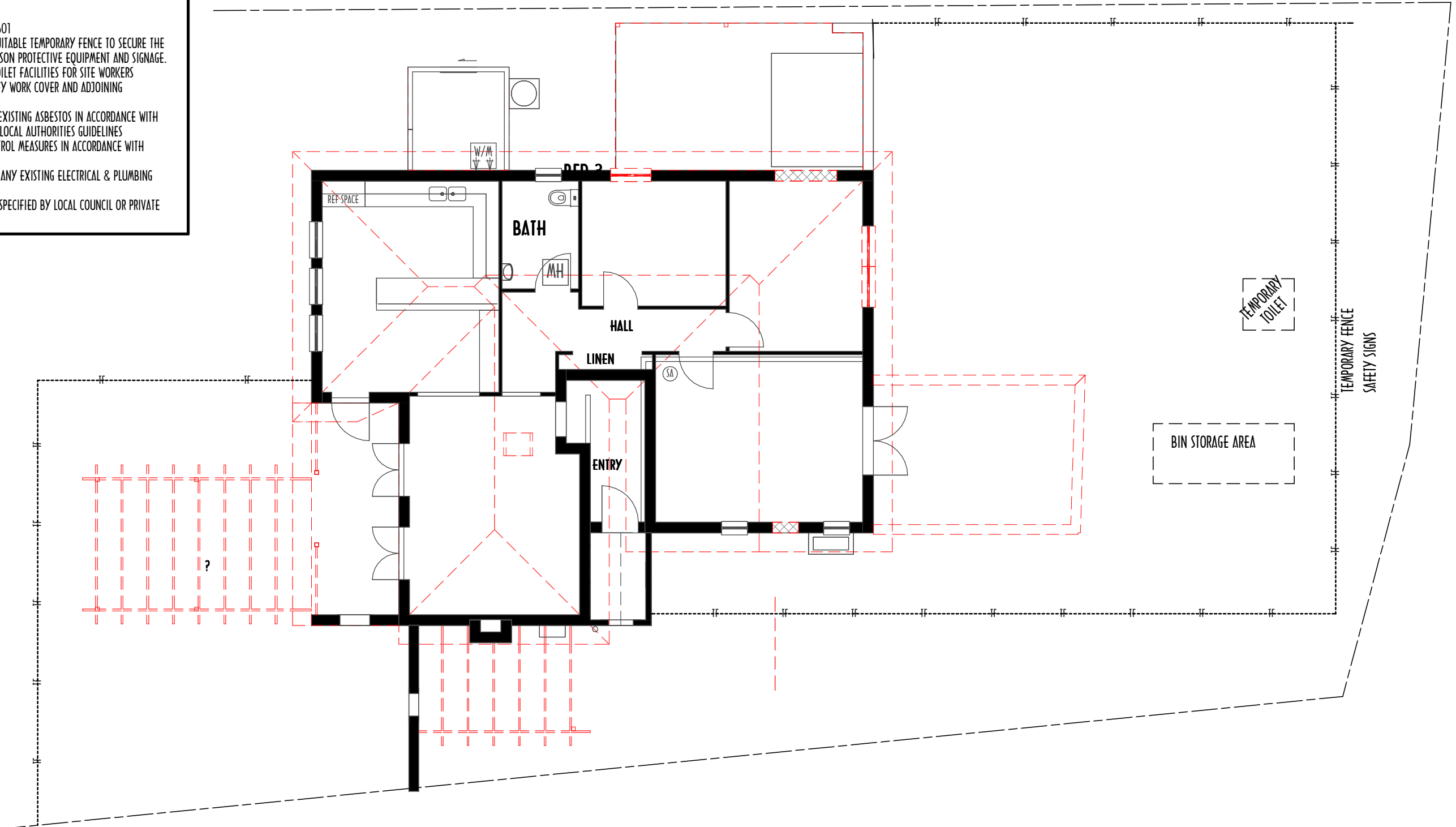
WHERE REQUIRED THE BUILDER SHALL NOTIFY WORK COVER AND ADJOINING NEIGHBOURS BEFORE START OF WORKS.

BUILDER TO REMOVE AND DISPOSAL OF ALL EXISTING ASBESTOS IN ACCORDANCE WITH CONTAMINATION REPORTS, WORK COVER AND LOCAL AUTHORITIES GUIDELINES

BUILDER TO MAINTAIN SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH COUNCIL REQUIREMENTS

BUILDER TO DISCONNECT AND MAKE SAFETY ANY EXISTING ELECTRICAL & PLUMBING SERVICES.

BUILDER TO WORK BETWEEN THE HOURS AS SPECIFIED BY LOCAL COUNCIL OR PRIVATE CERTIFIER AUTHORITY.



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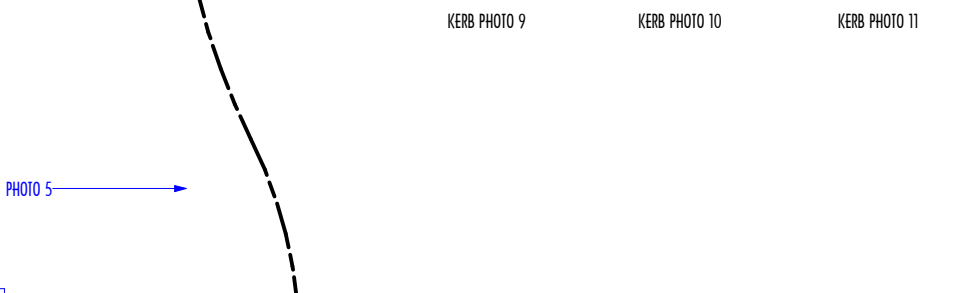
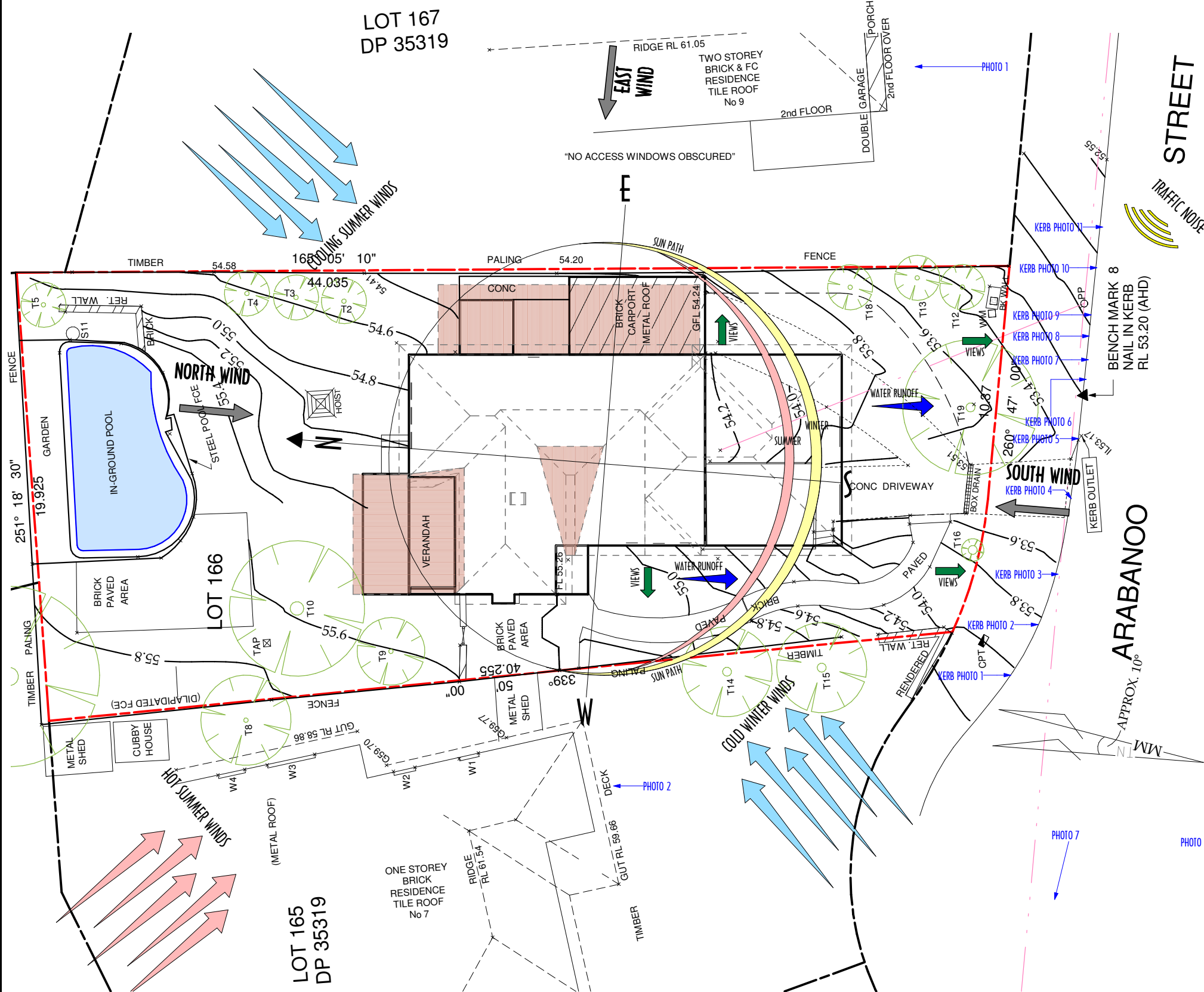
GRANNY FLATS ✓

NEW HOMES ✓

SHEDS ✓

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DEMOLITION PLAN



SITE ANALYSIS PLAN

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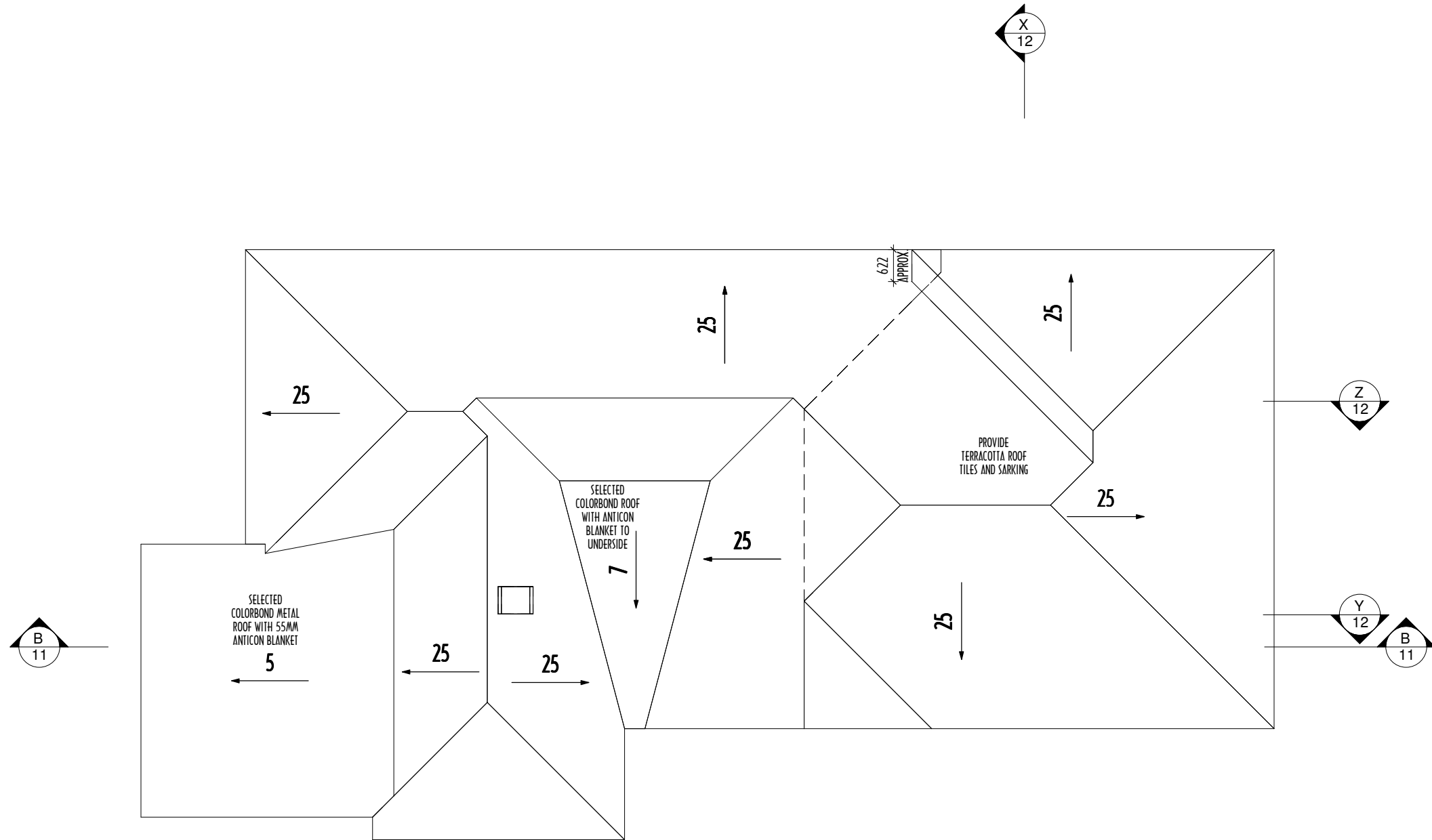
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ROOF PLAN



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MR SAWAKI
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POST 2092 LOT 166 IN DP 35319
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STORMWATER CONCEPT PLAN

LOT C
DP 36405

LOT 135
DP 35319

LOT 136
DP 35319

EXISTING DRAINAGE MAY BE LOCATED IN DIFFERENCE LOCATION, OR MAY NOT BE IN GOOD WORKING ORDER. PLUMBER TO CONFIRM ALL STORMWATER PIPES POSITION AND MAY REQUIRED TO UPGRADE THE EXISTING SERVICES TO COMPLY WITH CURRENT PLUMBING AND DRAINAGE CODES. BUILDER CAN'T CONFIRM LOCATIONS OF UNDERGROUND SERVICES WHICH MAY EFFECT THE EXTENSIONS. EG. WATER, GAS, NBN, POWER, AND SEWER

EXISTING STORMWATER
(APPROX. LOCATION)

NEW STORMWATER (APPROX. LOCATION)

EXISTING STORMWATER
(APPROX. LOCATION)

BENCH MARK 8
NAIL IN KERB
RL 53.20 (AHD)

APPROX. 10°

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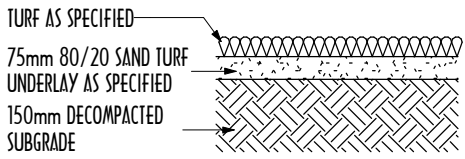
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- BUILDING APPROVALS ✓
- GRANNY FLATS ✓
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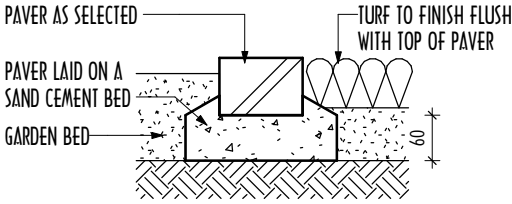
4/08/2020 3:37:20 PM FAX 100 Clients 2013 - Yujin - 8 Arabanoo Street Seaforth\Revit\8 Arabanoo Street, Seaforth - Rev.dwg

Basis Certificate			Building Sustainability Index	
Fixtures and Systems				
Lighting				
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.				
Fixtures				
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.				
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.				
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.				
Construction				
Insulation requirements				
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m ² , b) insulation specified is not required for parts of altered construction where insulation already exists.				
Construction	Additional insulation (R-value)		Other specification	
concrete slab on ground floor	nil			
suspended floor with enclosed subfloor; framed (R0.7)	R0.60 (down) (or R1.30 including construction)			
suspended floor above garage; concrete (R0.60).	nil			
external wall: brick veneer	R1.16 (or R1.70 including construction)			
internal wall shared with garage: single skin masonry (R0.18)	nil			
flat ceiling, pitched roof	ceiling: R3.0 (up), roof: foil/sarking		Medium (solar absorptance 0.475 - 0.70)	
rake ceiling, pitched/skillion roof: framed	ceiling: R2.24 (up), roof: foil backed blanket (55mm)		Medium (solar absorptance 0.475 - 0.70)	
Glazing requirements				
Window / Door No.	Orientation	Area of Glass (m²)	Shading Device	Frame and glass type
W1	E	1.14	eave/verandah/pergola/balcony >=600mm	timber or uPVC, single toned (U-value: 5.67, SHGC: 0.49)
W2	E	1.74	eave/verandah/pergola/balcony >=600mm	timber or uPVC, single toned (U-value: 5.67, SHGC: 0.49)
W3	E	0.62	eave/verandah/pergola/balcony >=600mm	timber or uPVC, single toned (U-value: 5.67, SHGC: 0.49)
W4	S	0.62	eave/verandah/pergola/balcony >=600mm	timber or uPVC, single clear (U-value: 5.71, SHGC: 0.66)
W5	S	1.74	eave/verandah/pergola/balcony >=600mm	timber or uPVC, single clear (U-value: 5.71, SHGC: 0.66)
W6	W	1.74	eave/verandah/pergola/balcony >=600mm	timber or uPVC, single clear (U-value: 5.71, SHGC: 0.66)
W7	W	0.62	None	timber or uPVC, single clear (U-value: 5.71, SHGC: 0.66)
W8	N	6.22	eave/verandah/pergola/balcony >=600mm	timber or uPVC, single tone (U-value: 5.67, SHGC: 0.49)
W9				
W10				
W11				
W12				
W13				
W14				
W15				

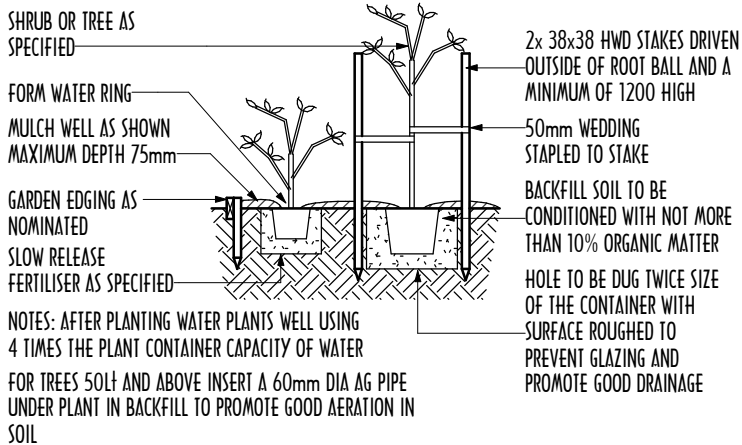
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TURF DETAIL



GARDEN EDGE DETAIL



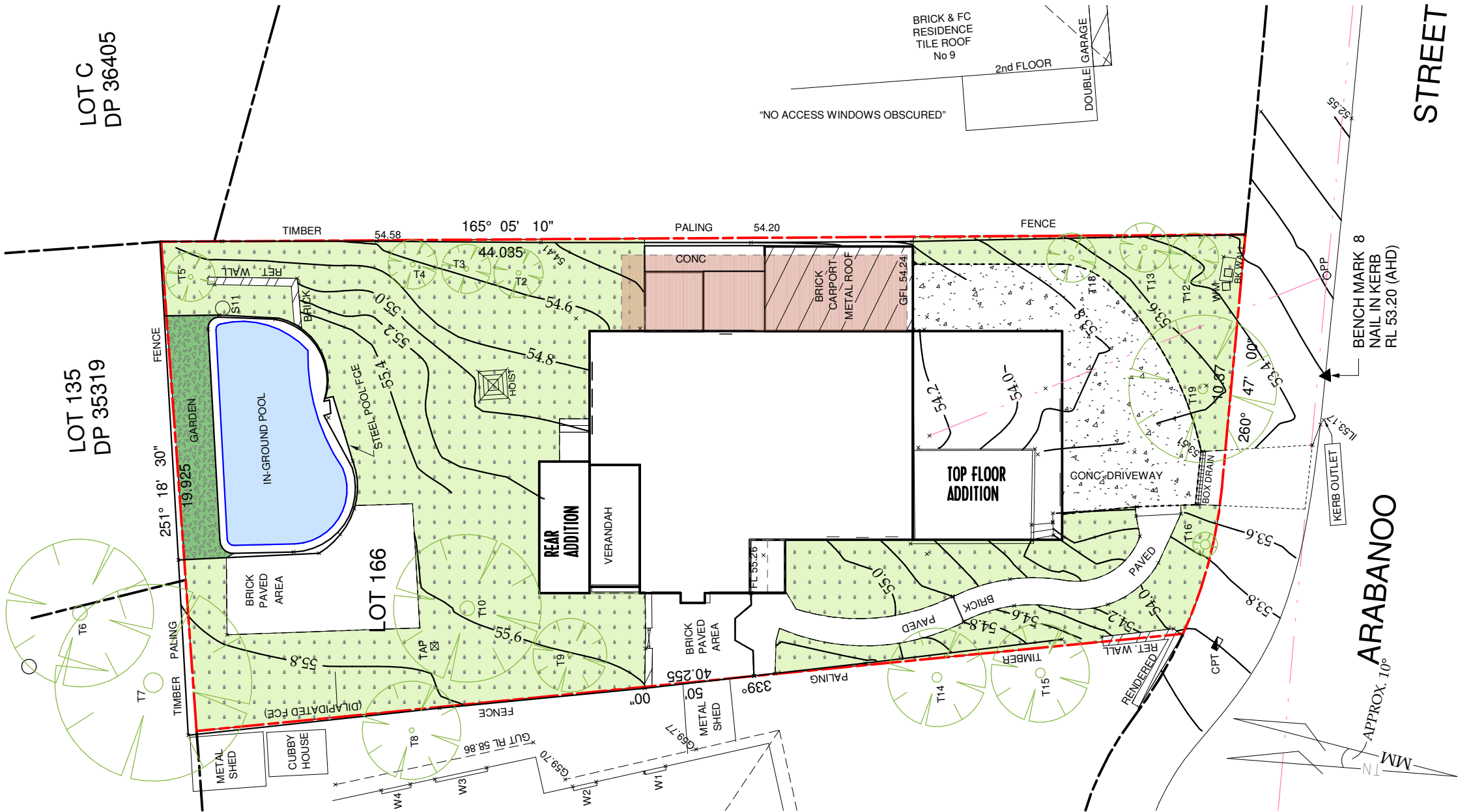
TYPICAL PLANTING DETAIL

LANDSCAPE LEGEND			
	TURF		COLOURED CONCRETE
	VEGETATION MULCH		CONCRETE (NO COLOUR ADD)
	HEDGES, PLANTS, SHRUBS, & TREES		RECYCLED CRUSHED ROCKS OR GRAVEL

LANDSCAPE AREA	
TYPE	AREA
DRIVEWAY (CONCRETE)	58.94 m ²
VEGETATION AND MULCH	15.78 m ²
EXISTING SOFT LANDSCAPING	334.98 m ²
Total	409.70 m ²

SOFT LANDSCAPING IS 350.76m2
SITE AREA BY CALC: 763.9m2
SITE AREA BY TITLE: 758.8m2
350.76/763.9m2 = 45.9%

EXISTING LANDSCAPING TO REMAIN



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