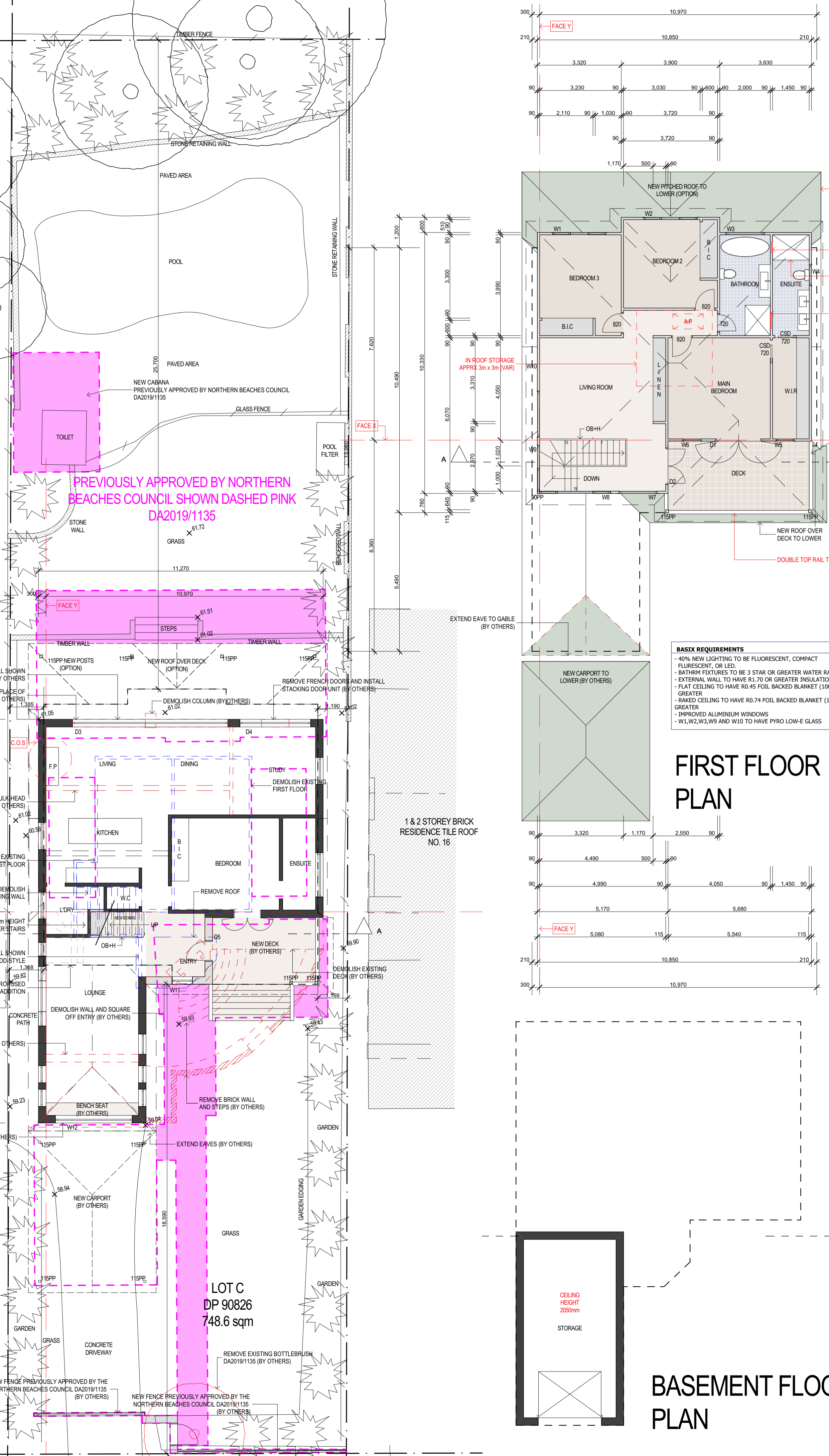


LEGEND & GENERAL NOTES	
VAR	VARIATION
O.T.A	OWNER TO ADVISE BUILDER
11SP	115 x 115 PRIME POST
S.L.	SKY LIGHT
SHV	SHOWER ENCLOSURE
V	VANITY UNIT
WC	TOILET SUITE (WATER CLOSET)
BIC	BUILT IN CUPBOARD
ST	STORE
COS	TO BE CHECKED ON SITE
OPT	OPTION
OBH	OPEN BALUSTRADE AND HANDRAIL
DP	DOWNPIPE
DRS	DOWNPIPE AND SPREADER
NOTE 1	ALL DIMENSIONS ARE SUBJECT TO AMENDMENT AFTER A CHECK MEASURE ON SITE.
CONSTRUCTION LEVELS	SUBCONTRACTOR TO CONFIRM DA LEVELS COMPLIANCE WITH TM WORKERS BEFORE FINALSING FLOOR STRUCTURE
CONSTRUCTION LEVELS MARKED ON PLAN TO BE STRICTLY COMPLIED WITH	

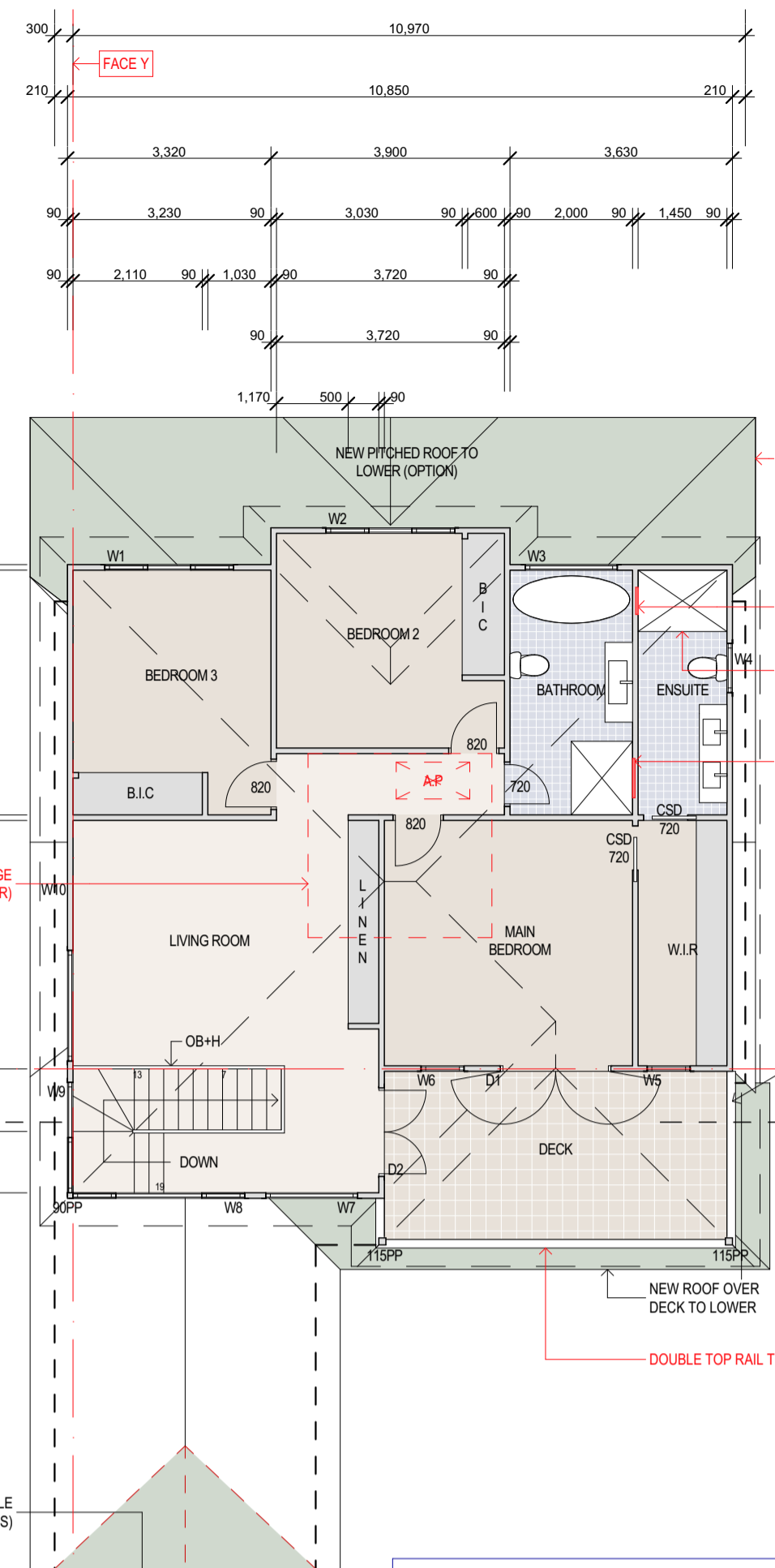
FRAMING NOTES	
ROOF PITCH	NEW: 24° EXISTING: 30° TO BE CHECKED
FRAME HEIGHT	2450mm
EAVE OVERHANGS	450mm
EXTERNAL DOOR AND WINDOW HEAD HEIGHT	2130mm TO LINE UP
INTERNAL DOOR	2110mm
B.I.C DOOR	2130mm TO LINE UP
DOOR AND WINDOW NIBS	90mm MIN UNLESS OTHERWISE NOTED
FRAME AND TRUSS CENTRES	600mm
DOOR STUD OPENINGS	800mm WIDE UNLESS OTHERWISE NOTED

GROUND FLOOR PLAN



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

LOT C
DP 90826
748.6 sqm

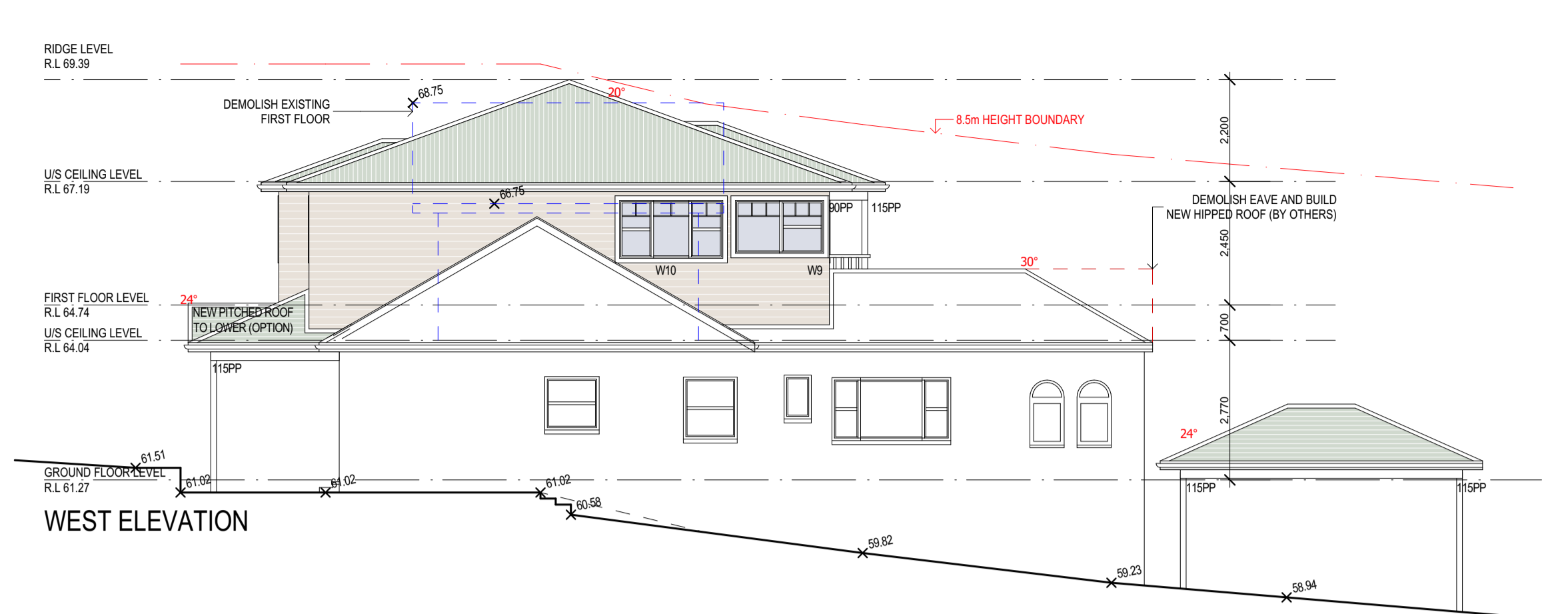


BASEMENT FLOOR PLAN

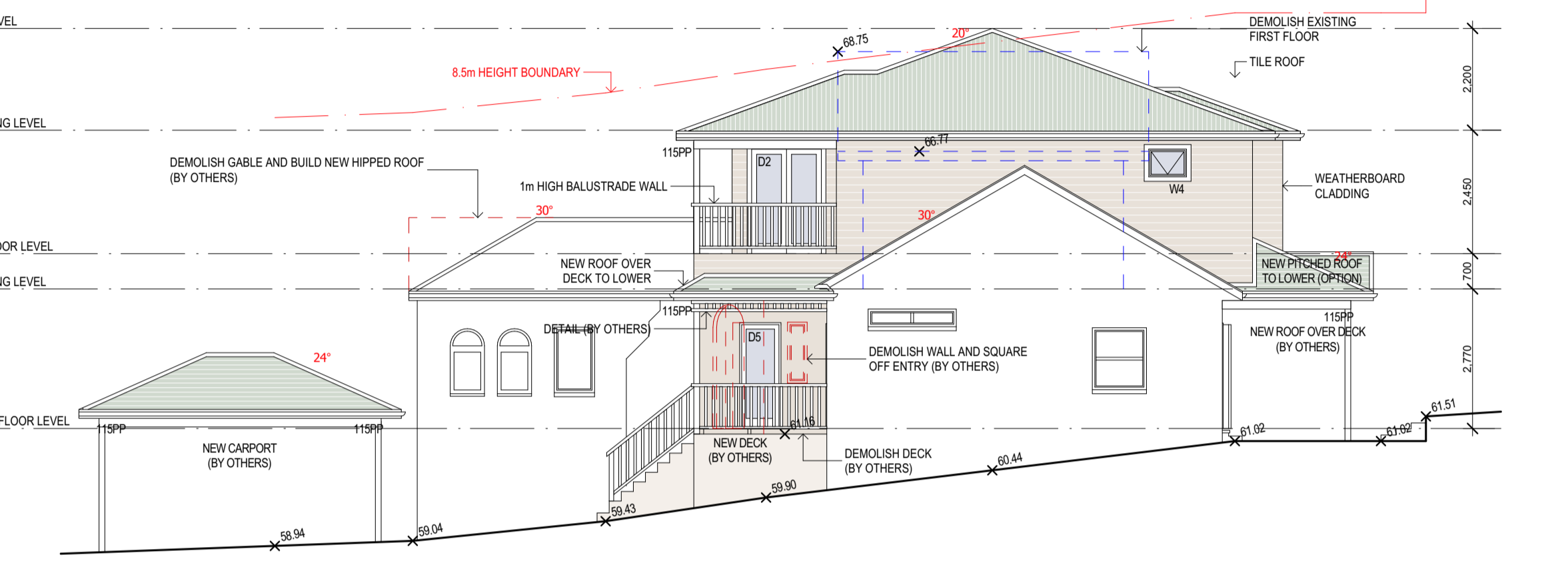
BASIS REQUIREMENTS	
-	40% NEW LIGHTING TO BE FLUORESCENT, COMPACT FLUORESCENT, OR LED.
-	BATHROOM FIXTURES TO BE 3 STAR OR GREATER WATER RATING.
-	EXTERNAL WALL TO HAVE R.1.0 OR GREATER INSULATION.
-	FLAT CEILING TO HAVE R0.45 FOIL BACKED BLANKET (100mm) OR GREATER.
-	BANKED CEILING TO HAVE R0.74 FOIL BACKED BLANKET (100mm) OR GREATER.
-	IMPROVED ALUMINIUM WINDOWS.
-	W1, W2, W3 AND W10 TO HAVE PYRO LOW-E GLASS.

FIRST FLOOR PLAN

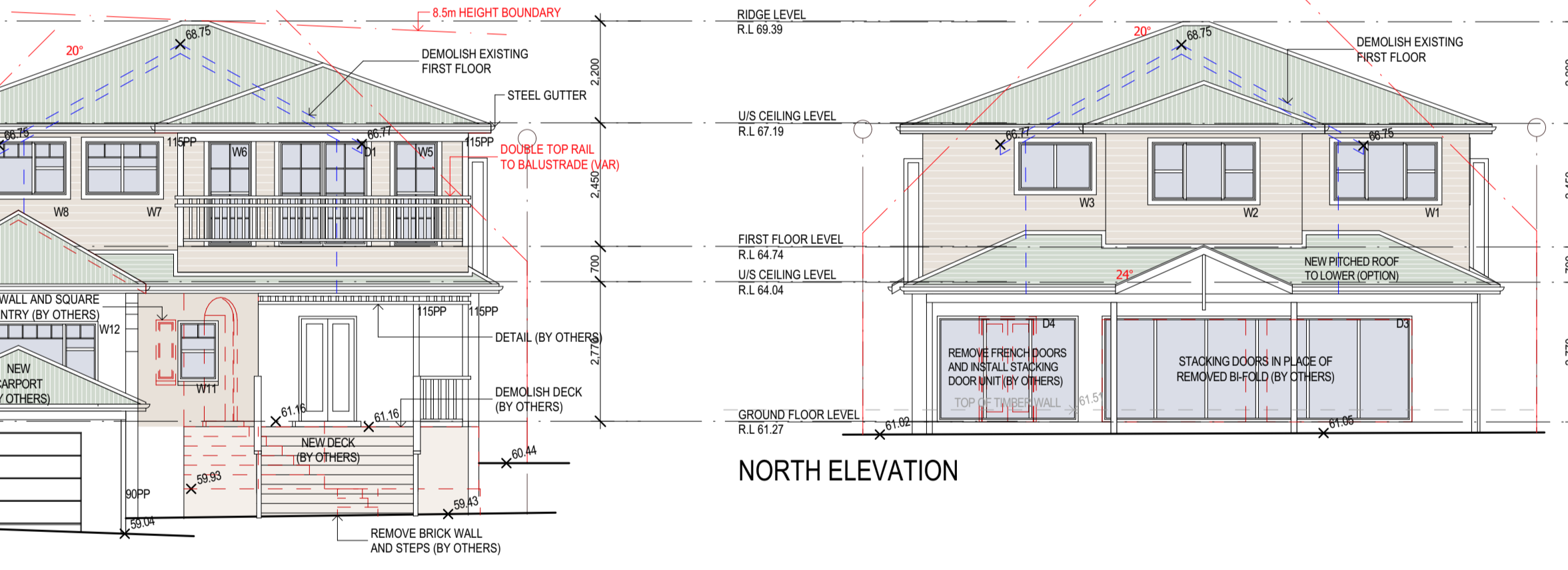
OPEN SPACE CALCULATIONS	
SITE AREA	748.6 sqm
GROSS FLOOR AREA	211.5 sqm
EXIST. IMPERVIOUS AREA	496.4 sqm 66%
PROPOSED IMPERVIOUS AREA	481.2 sqm 64%
EXIST. LANDSCAPED AREA	252.2 sqm 34%
PROPOSED LANDSCAPED AREA	267.4 sqm 36%
EXIST FLOOR SPACE	112.7 sqm 0.15:1
PROPOSED FLOOR SPACE	211.5 sqm 0.28:1



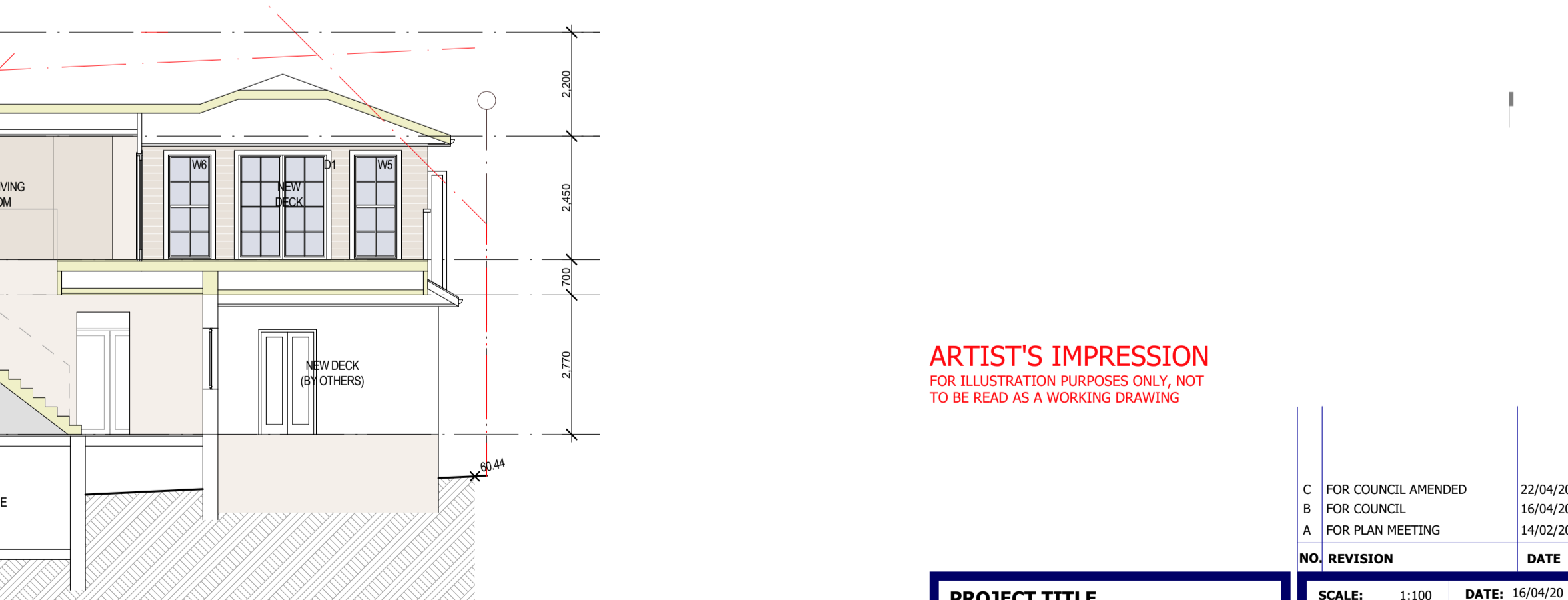
WEST ELEVATION



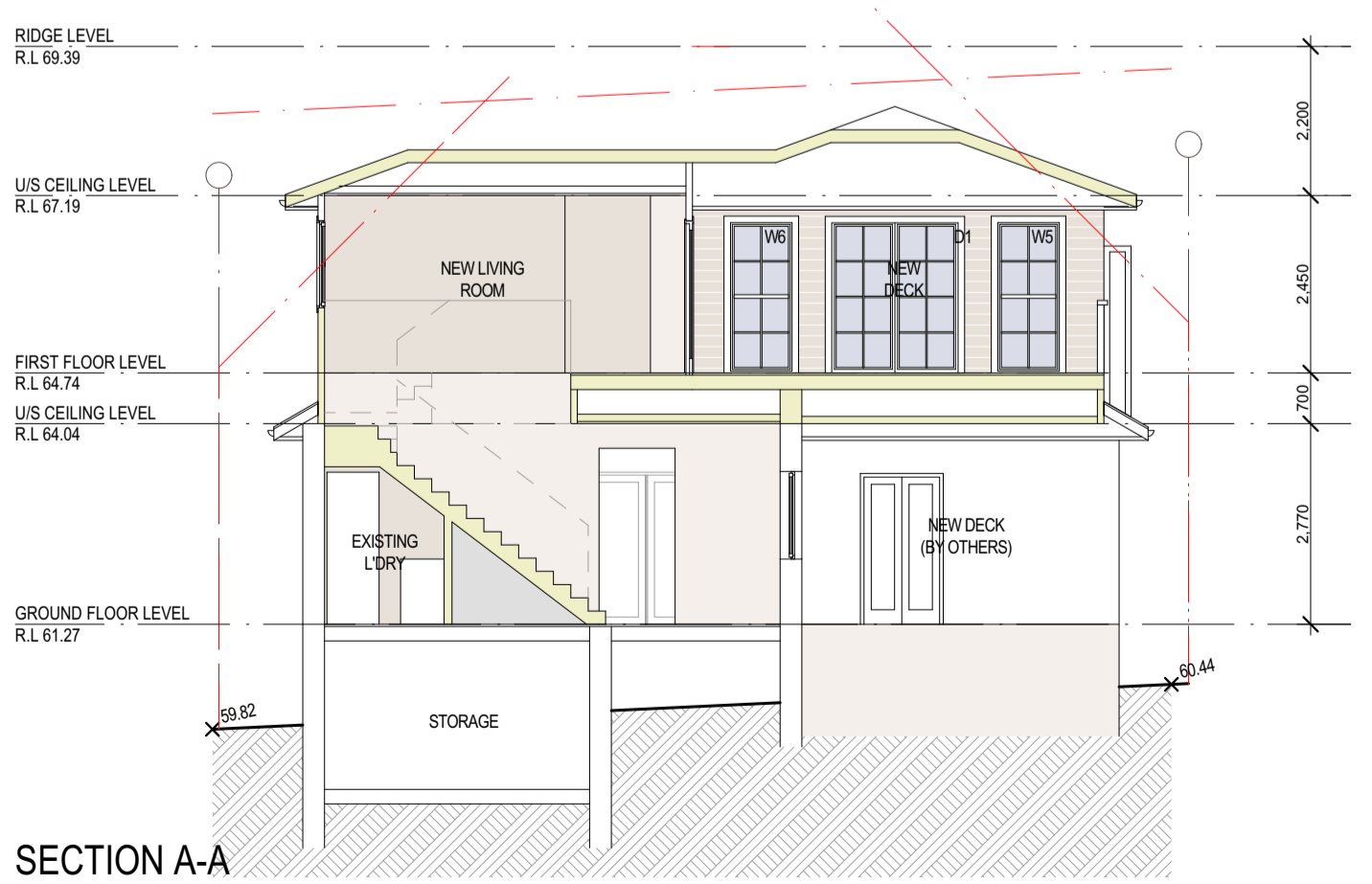
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



SECTION A-A

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

NO.	REVISION	DATE	BY
C	FOR COUNCIL AMENDED	22/04/20	CW
B	FOR COUNCIL	16/04/20	GK
A	FOR PLAN MEETING	14/02/20	GK

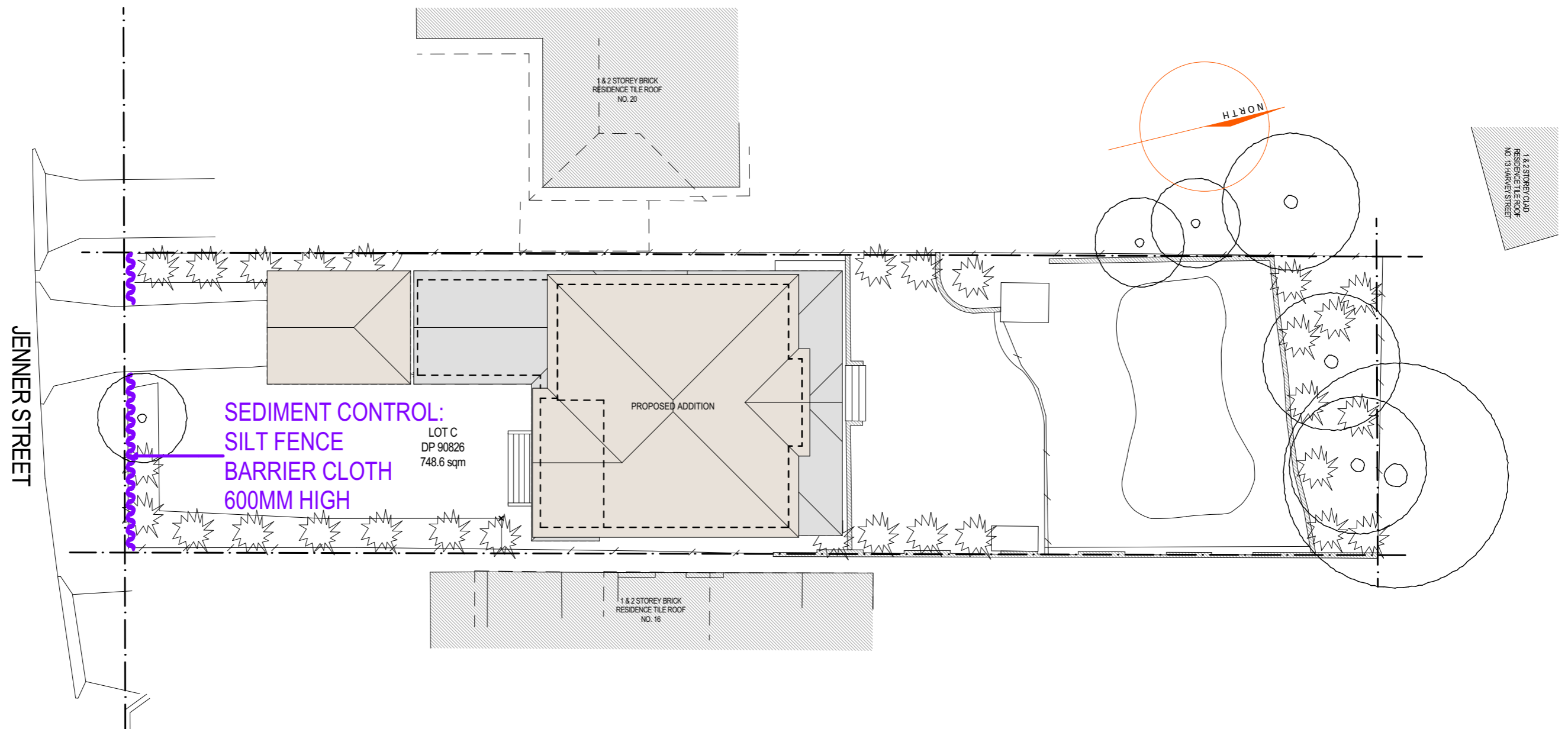
PROJECT TITLE:
 FIRST FLOOR ADDITION AT
 18 Jenner St Seaforth NSW 2092

SCALE: 1:100 **DATE:** 16/04/20
DRAWN BY: GK **CHECKED:** CW

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

ADD-STYLE
HOME ADDITIONS
Upstairs & On Ground Specialists

ADD-STYLE HOME ADDITIONS
5/319 CONDOMINE STREET
MANLY VALE 2093
PAGER: 99799955
EMAIL: info@addstyle.com.au

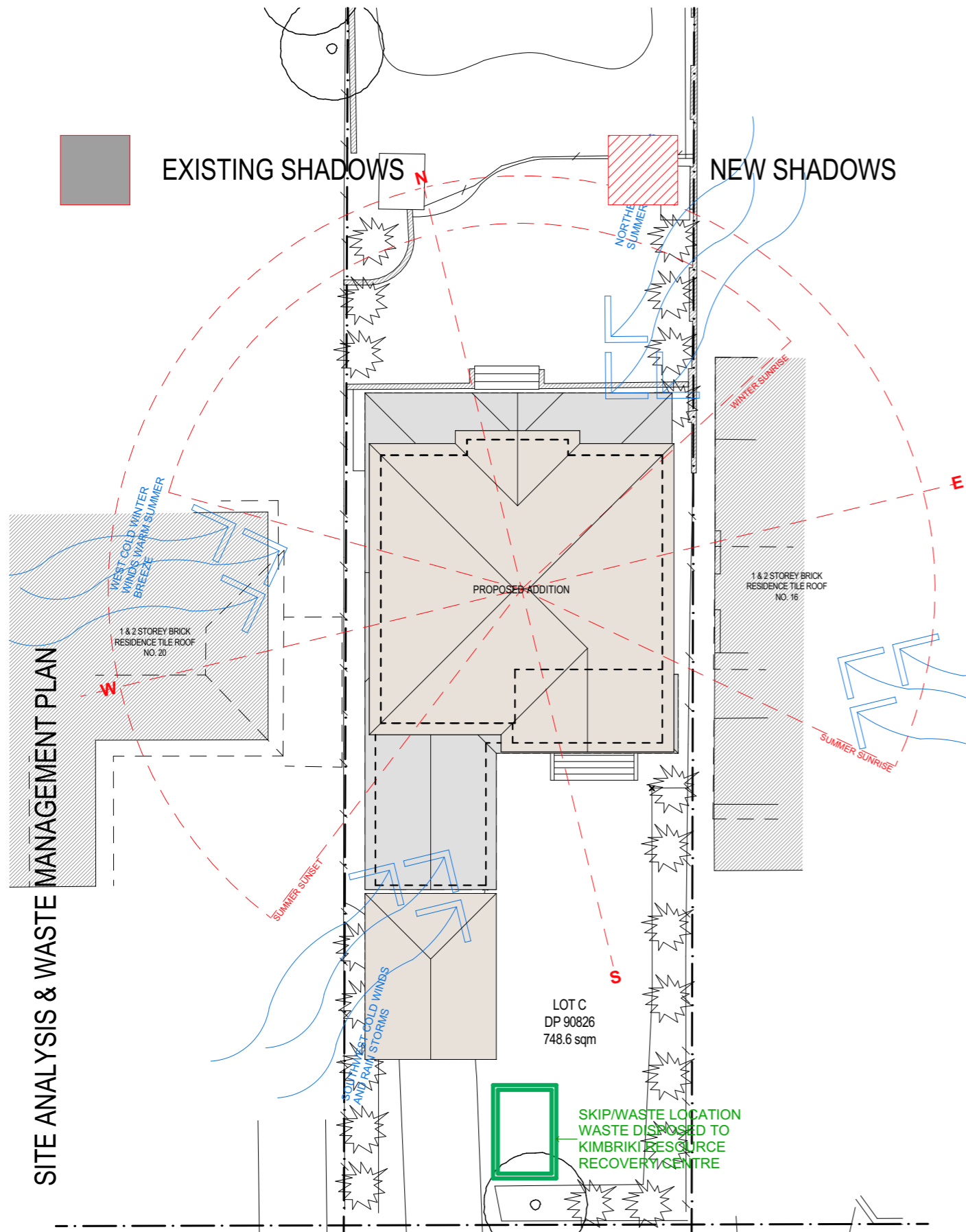


A3 Sediment and Erosion Control Plan

ADD-STYLE
HOME ADDITIONS
Upstairs & On Ground Specialists

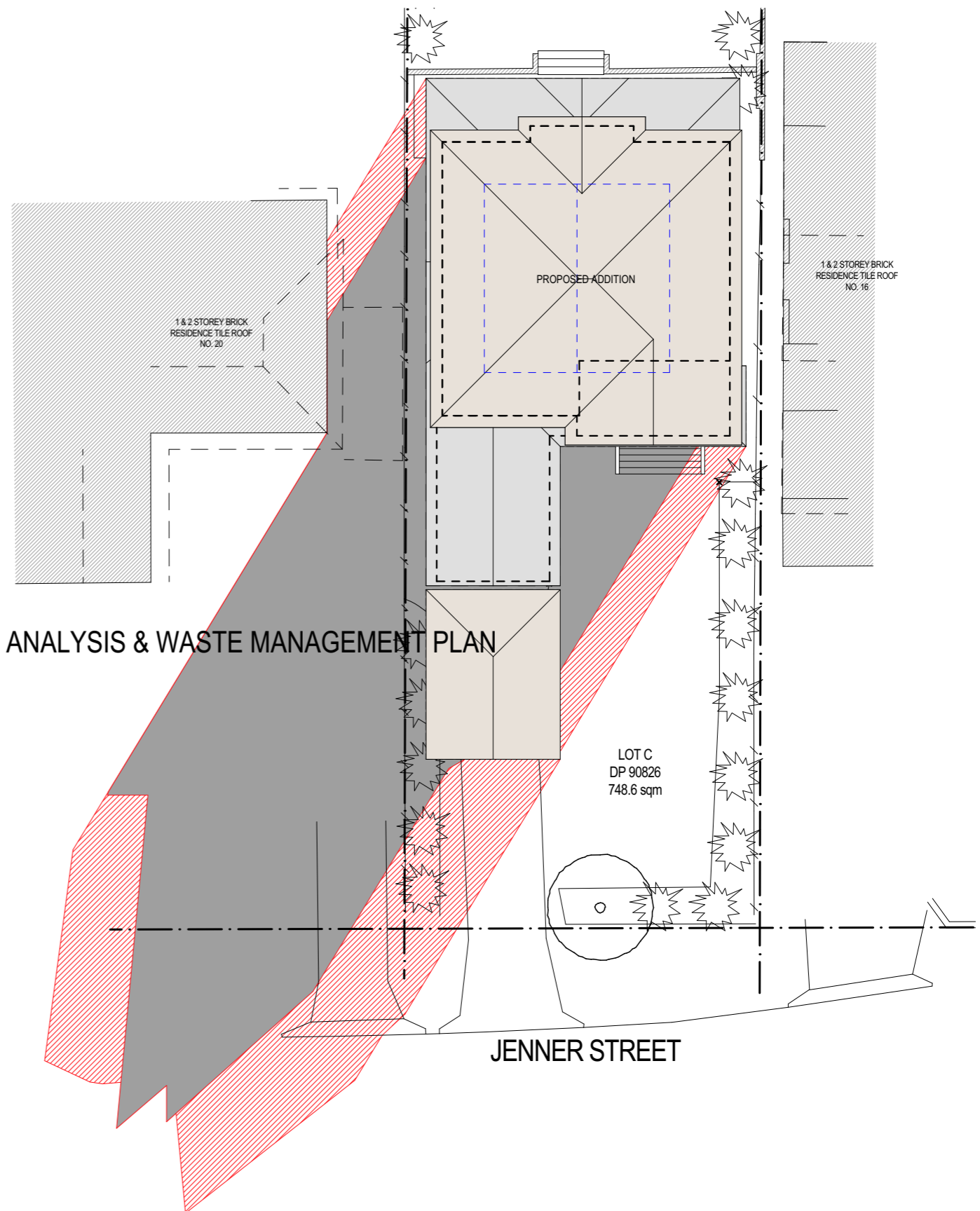
5/319 Condamine Street, MANLY VALE 2093 (02) 9907 9055

PROJECT TITLE Sediment and Erosion Control Plan		DRAWING TITLE Sediment and Erosion Control Plan		DRAWING NO. 9381 DA 1	ISSUE A				
18 JENNER ST, SEAFORTH NSW 2092		DATE 13/03/20	SCALE 1:200	DRAWN GK	CHECKED CW	A	FOR COUNCIL	13/03/20	GK
NO.	REVISION	DATE	BY						



SITE ANALYSIS & WASTE MANAGEMENT PLAN

SHADOW DIAGRAM JUNE 21st AT 9am



ADD-STYLE
HOME ADDITIONS
Upstairs & On Ground Specialists

5/319 Condamine Street, MANLY VALE 2093 (02) 9907 9055

PROJECT TITLE
Site Analysis & Shadow Diagrams

18 Jenner St Seaforth NSW 2092

DRAWING TITLE SITE ANALYSIS AND SHADOW DIAGRAMS

DATE 28/02/20

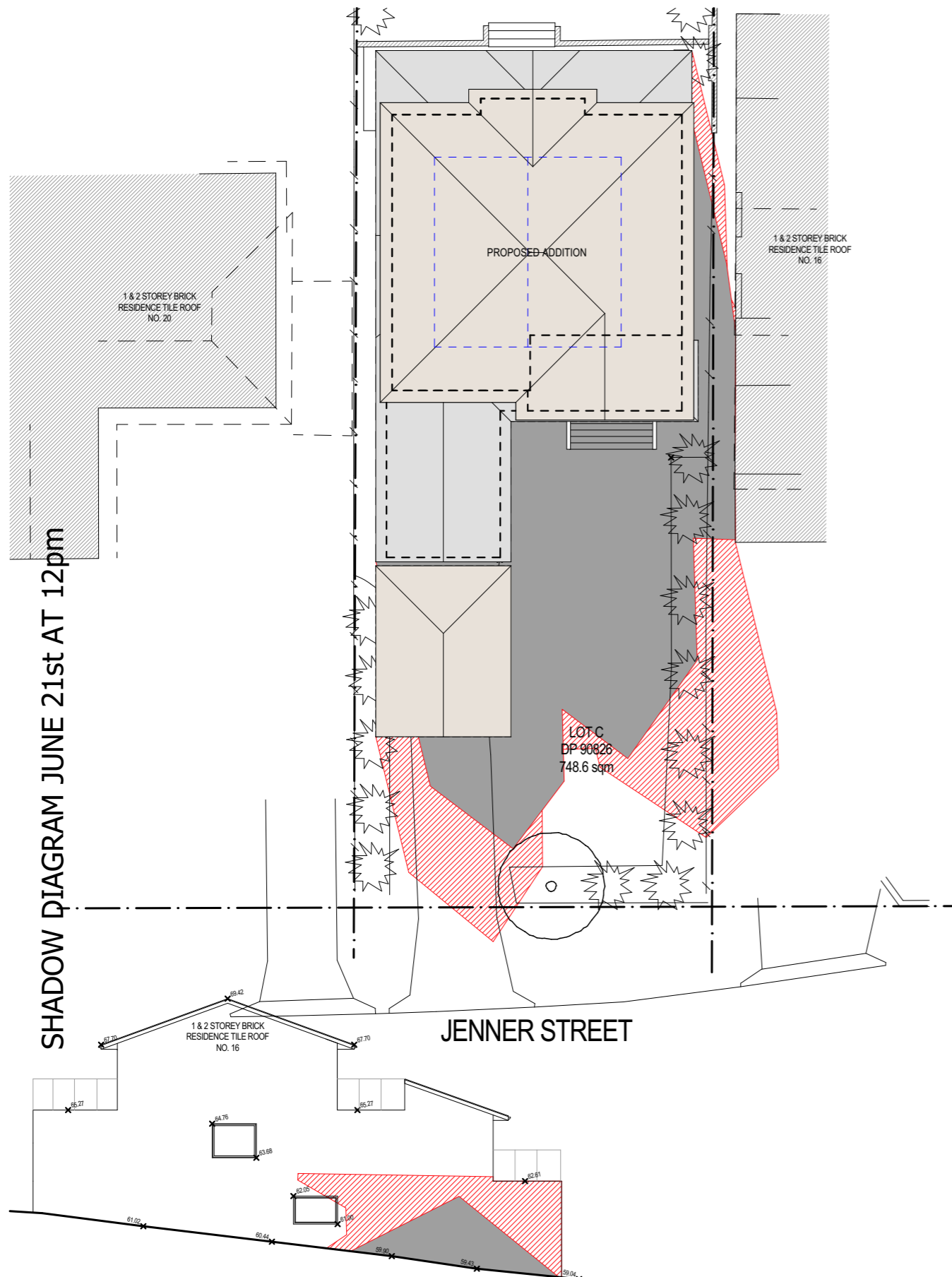
SCALE 1:200

DRAWN GK

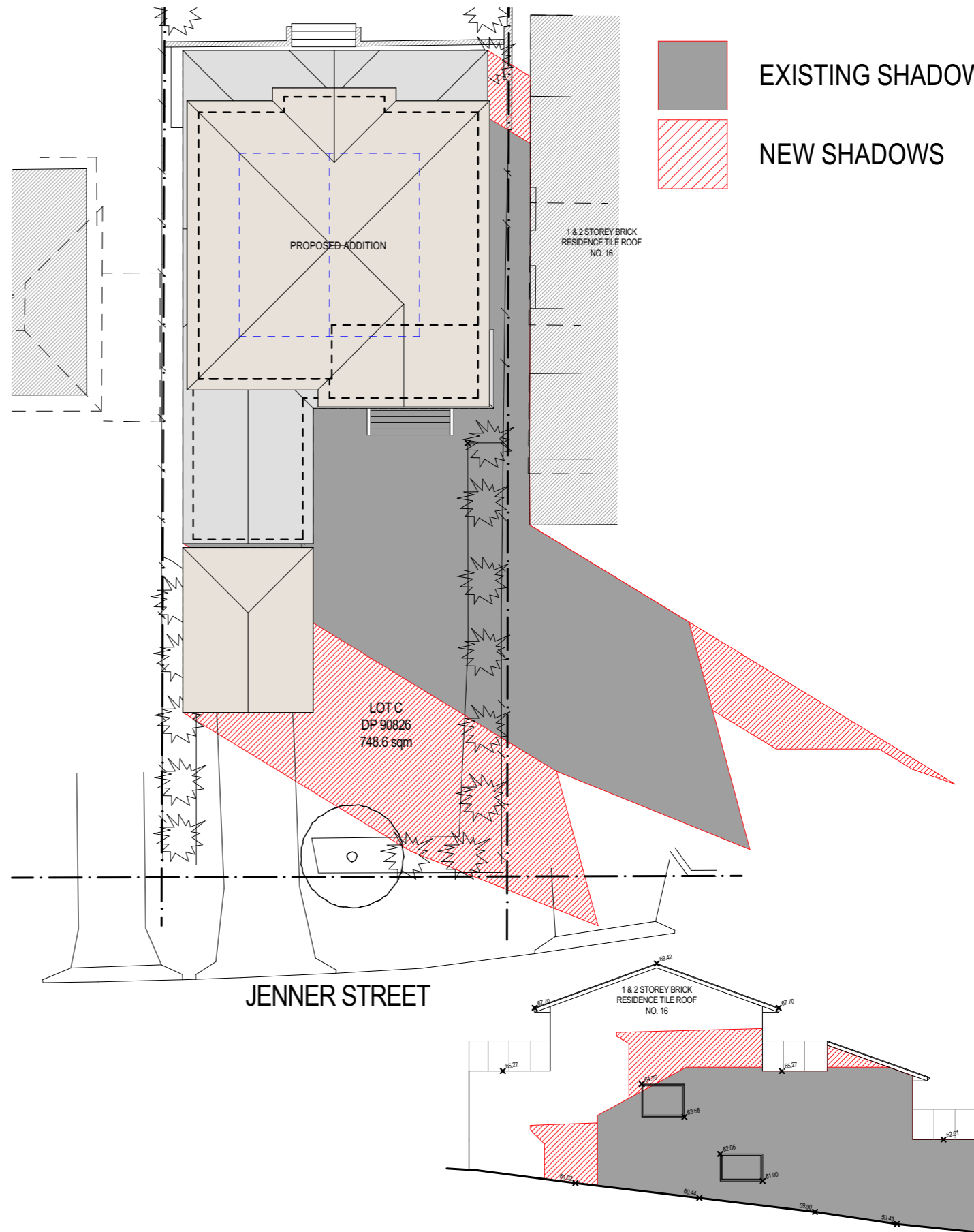
CHECKED CW

DRAWING NO. 9381 DA 1

ISSUE					
A	FOR COUNCIL	28/02/20	GK		
NO.	REVISION	DATE	BY		



SHADOW DIAGRAM JUNE 21st AT 12pm



SHADOW DIAGRAM JUNE 21st AT 3pm

EXISTING SHADOWS
 NEW SHADOWS

ADD-STYLE
HOME ADDITIONS
Upstairs & On Ground Specialists

5/319 Condamine Street, MANLY VALE 2093 (02) 9907 9055

PROJECT TITLE
Site Analysis & Shadow Diagrams

18 Jenner St Seaforth NSW 2092

DRAWING TITLE SITE ANALYSIS AND SHADOW DIAGRAMS

DATE 28/02/20

SCALE 1:200

DRAWN GK

CHECKED CW

DRAWING NO.
9381 DA 1

ISSUE		NO.	REVISION	DATE	BY
A			FOR COUNCIL	28/02/20	GK