

LEGEND & GENERAL NOTES

VAR	VARIATION
O.T.A	OWNER TO ADVISE BUILDER
115PP	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

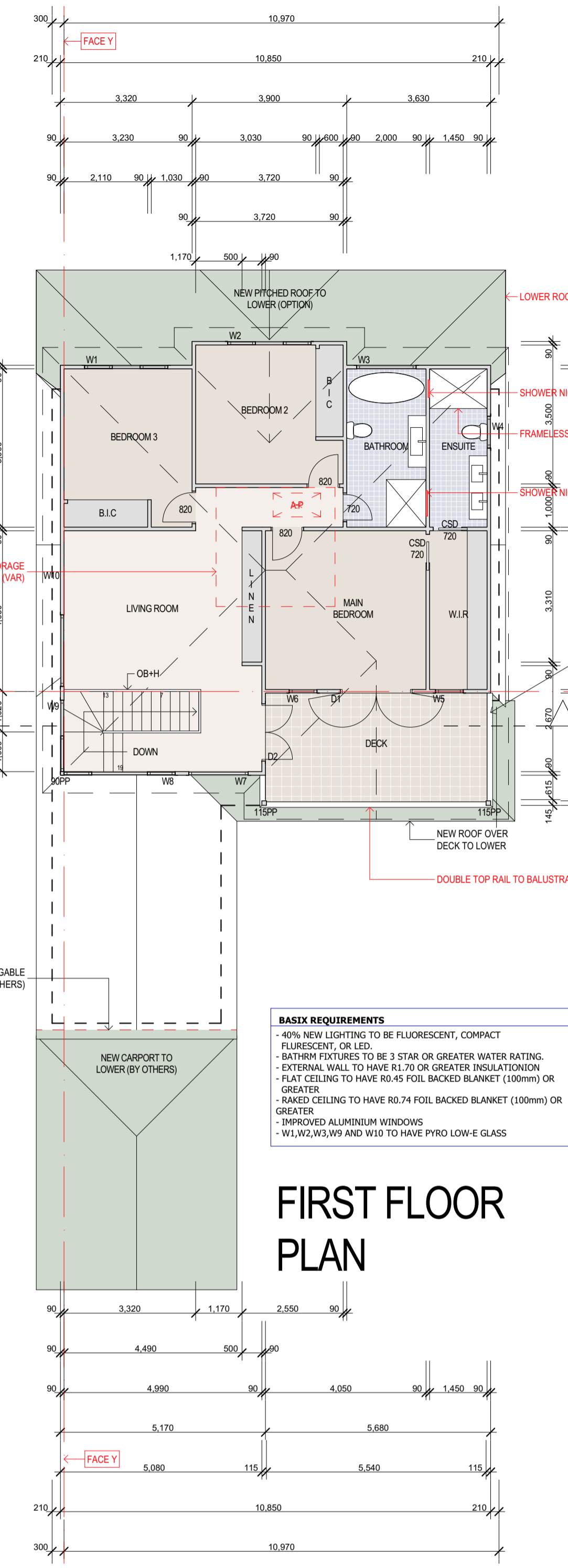
NOTE 1 ALL DIMENSIONS ARE SUBJECT TO AMENDMENT AFTER A CHECK MEASURE ON SITE.

CONSTRUCTION LEVELS SUBCONTRACTOR TO CONFIRM DA LEVELS COMPLIANCE WITH TM WORKING BEFORE FINALISING FLOOR STRUCTURE. ALL 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 TO LINE UP
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	80mm WIDE UNLESS OTHERWISE NOTED

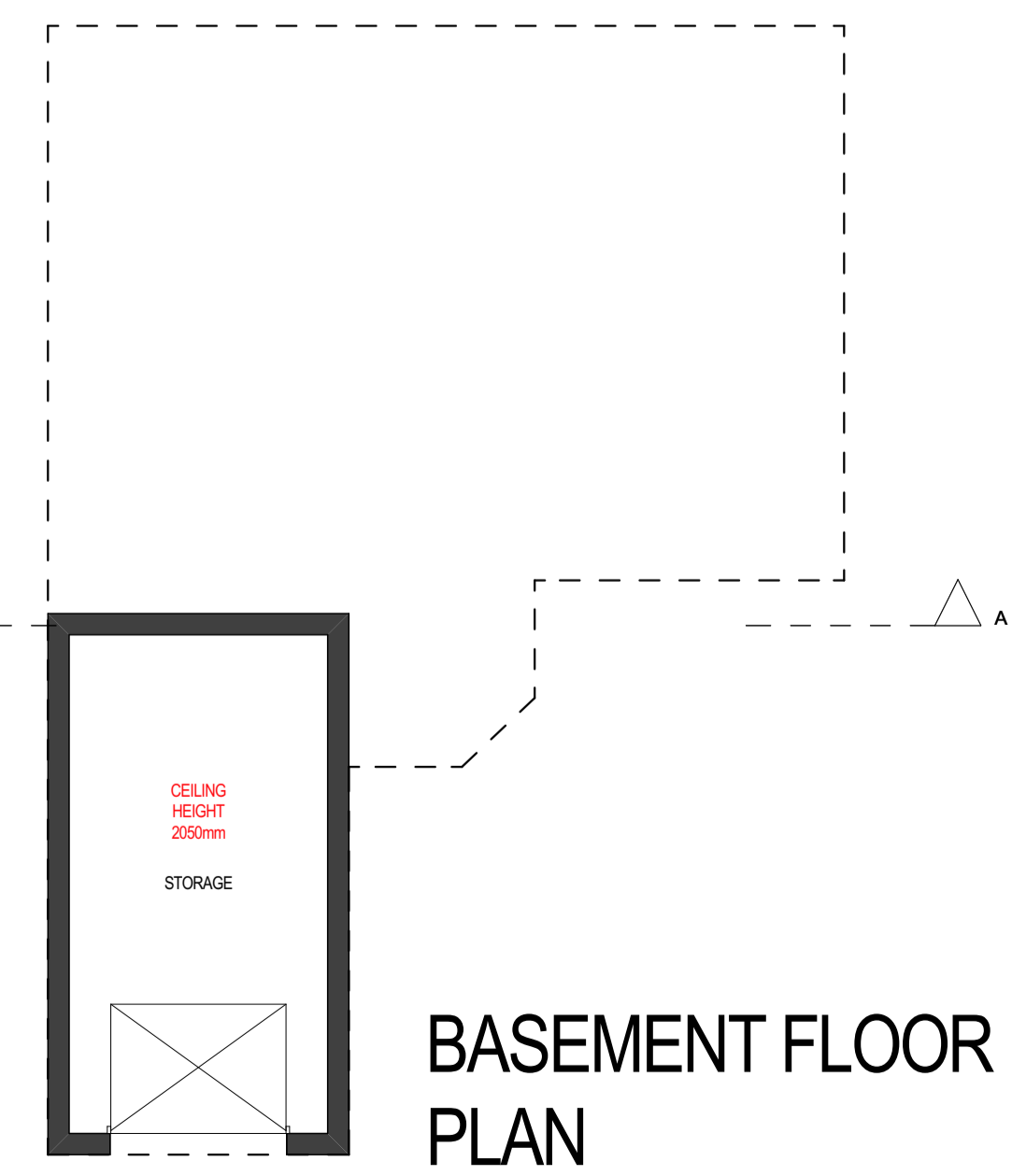
GROUND FLOOR PLAN



BASIX REQUIREMENTS

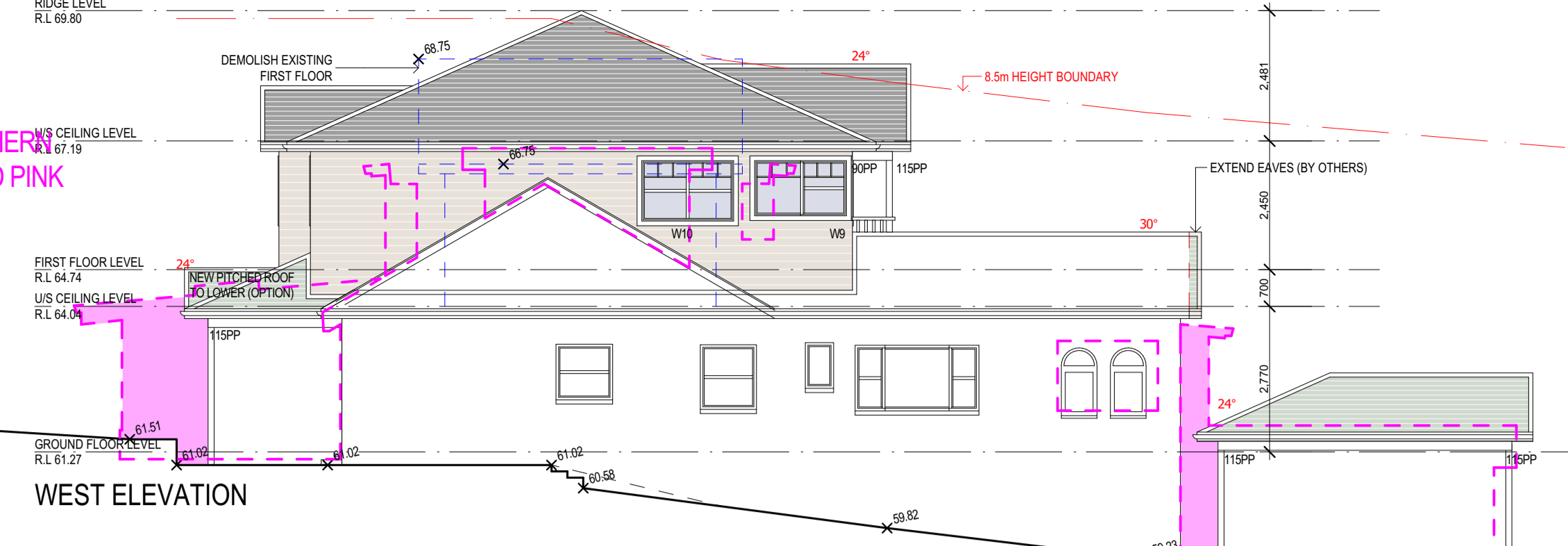
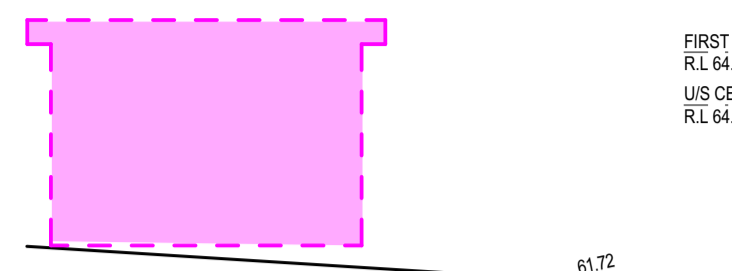
- 40% NEW LIGHTING TO BE FLUORESCENT, COMPACT FLUORESCENT, OR LED.
- BATHROOM FIXTURES TO BE 3 STAR OR GREATER WATER RATING.
- EXTERNAL WALL TO HAVE R1.70 OR GREATER INSULATION.
- FLAT CEILING TO HAVE R0.45 FOIL BACKED BLANKET (100mm) OR GREATER.
- BANKED CEILING TO HAVE R0.74 FOIL BACKED BLANKET (100mm)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

FIRST FLOOR PLAN

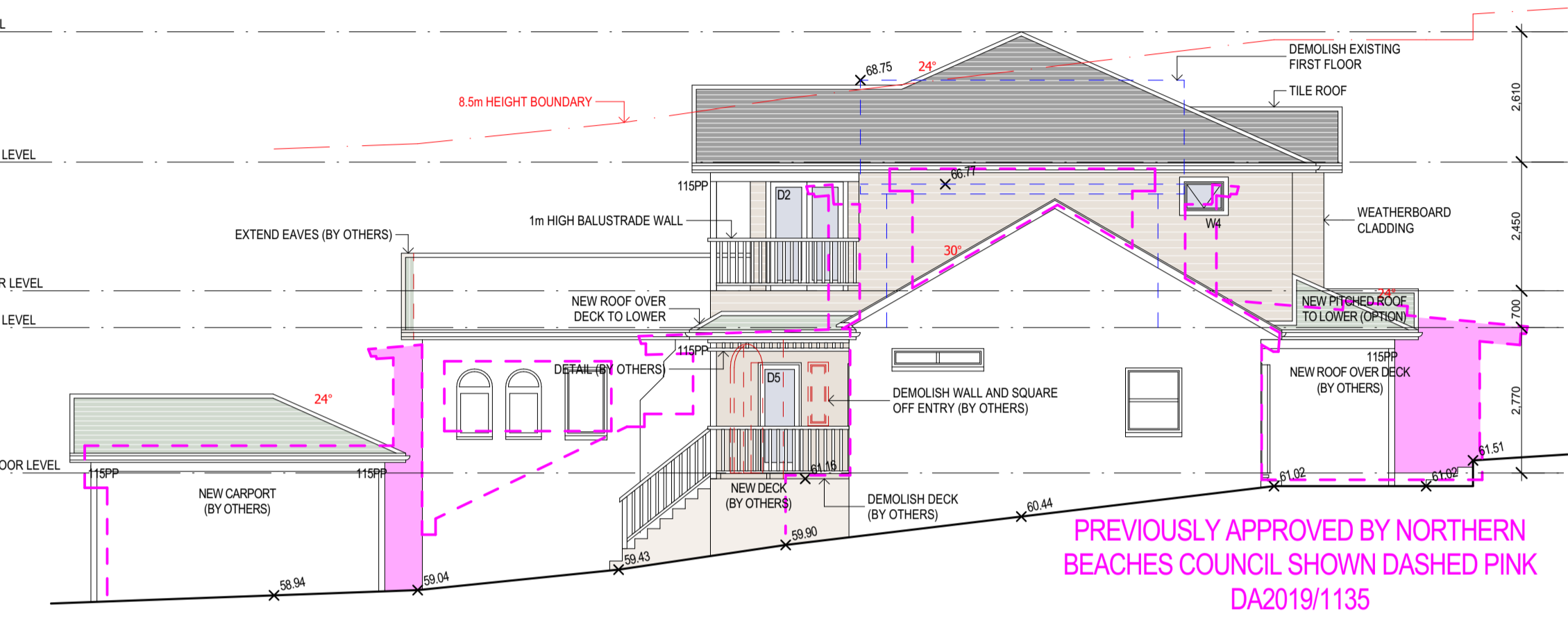


BASEMENT FLOOR PLAN

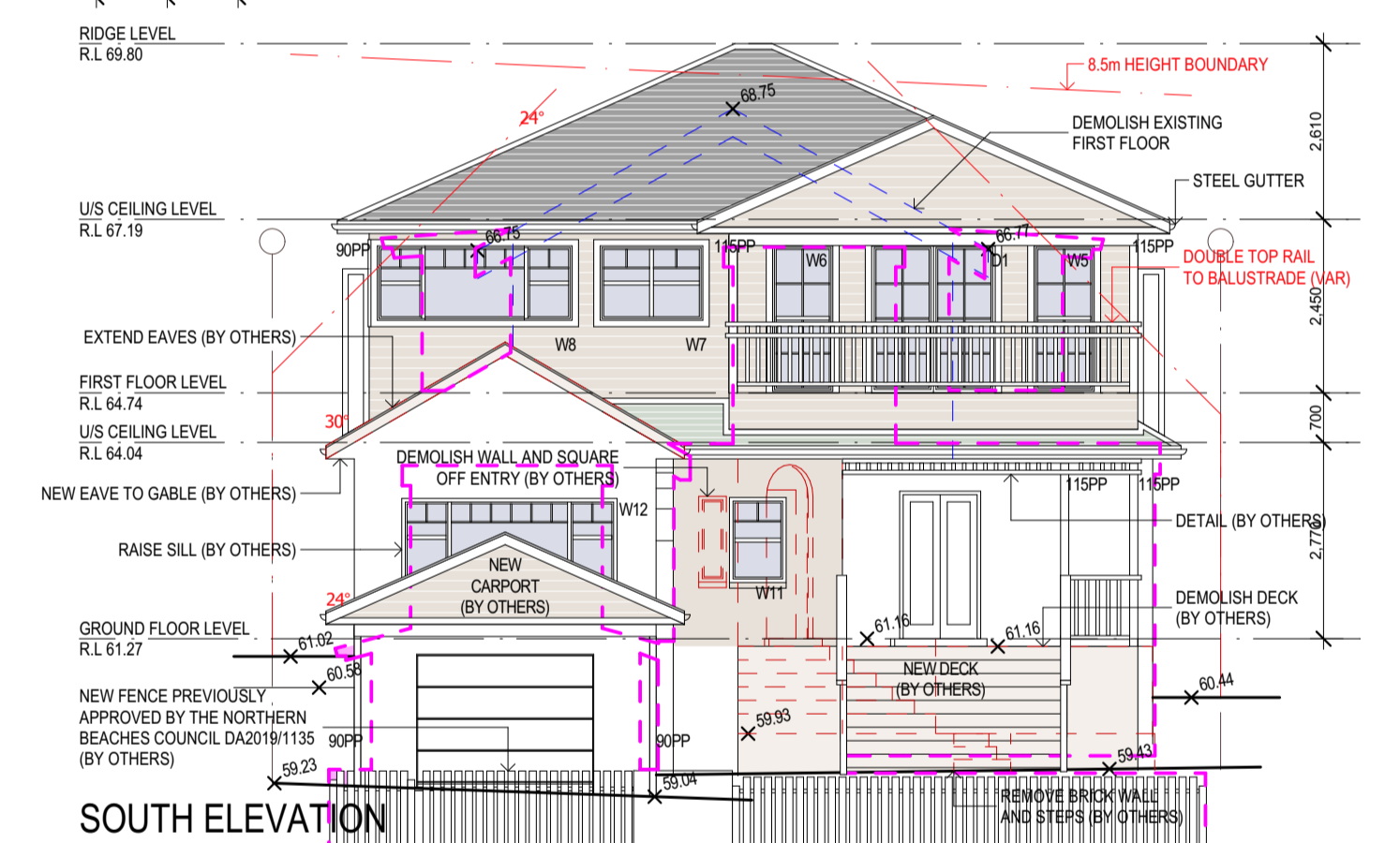
PREVIOUSLY APPROVED BY NORTHERN BEACHES COUNCIL SHOWN DASHED PINK DA2019/1135



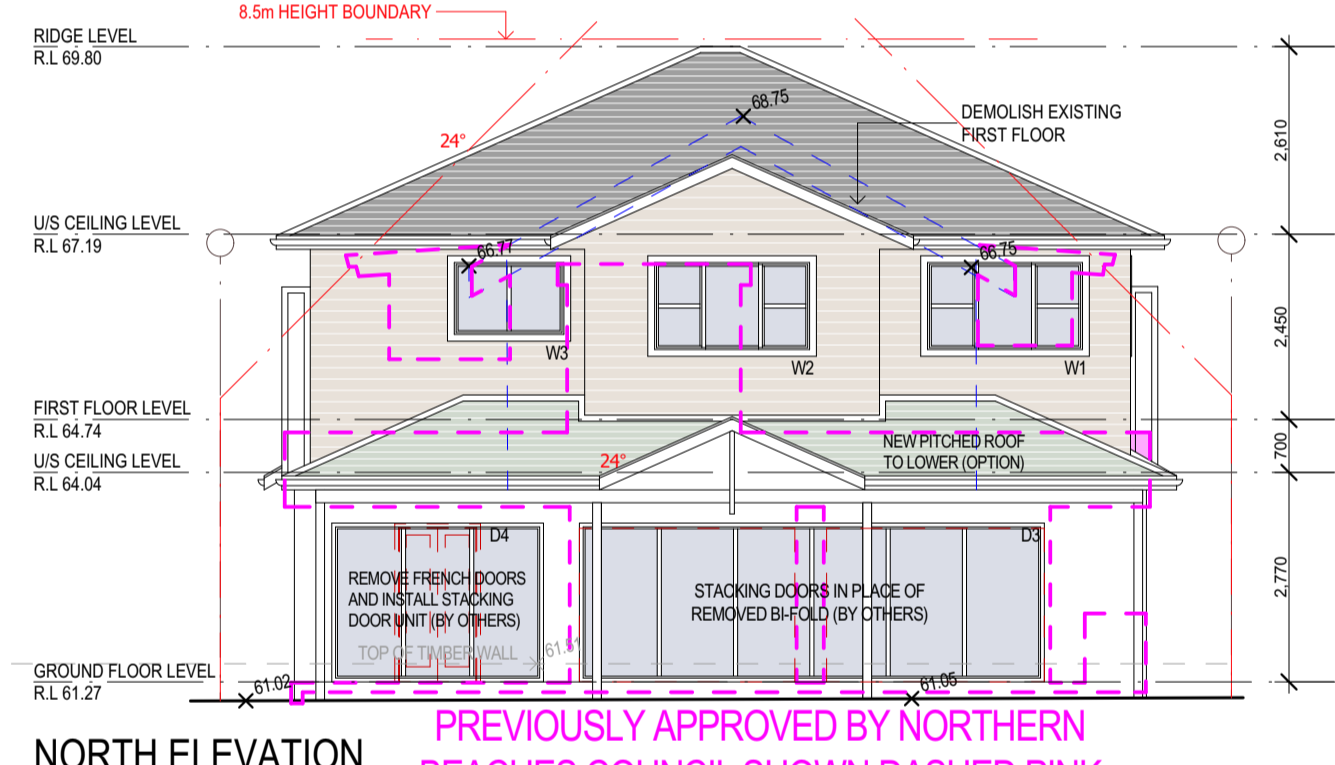
WEST ELEVATION



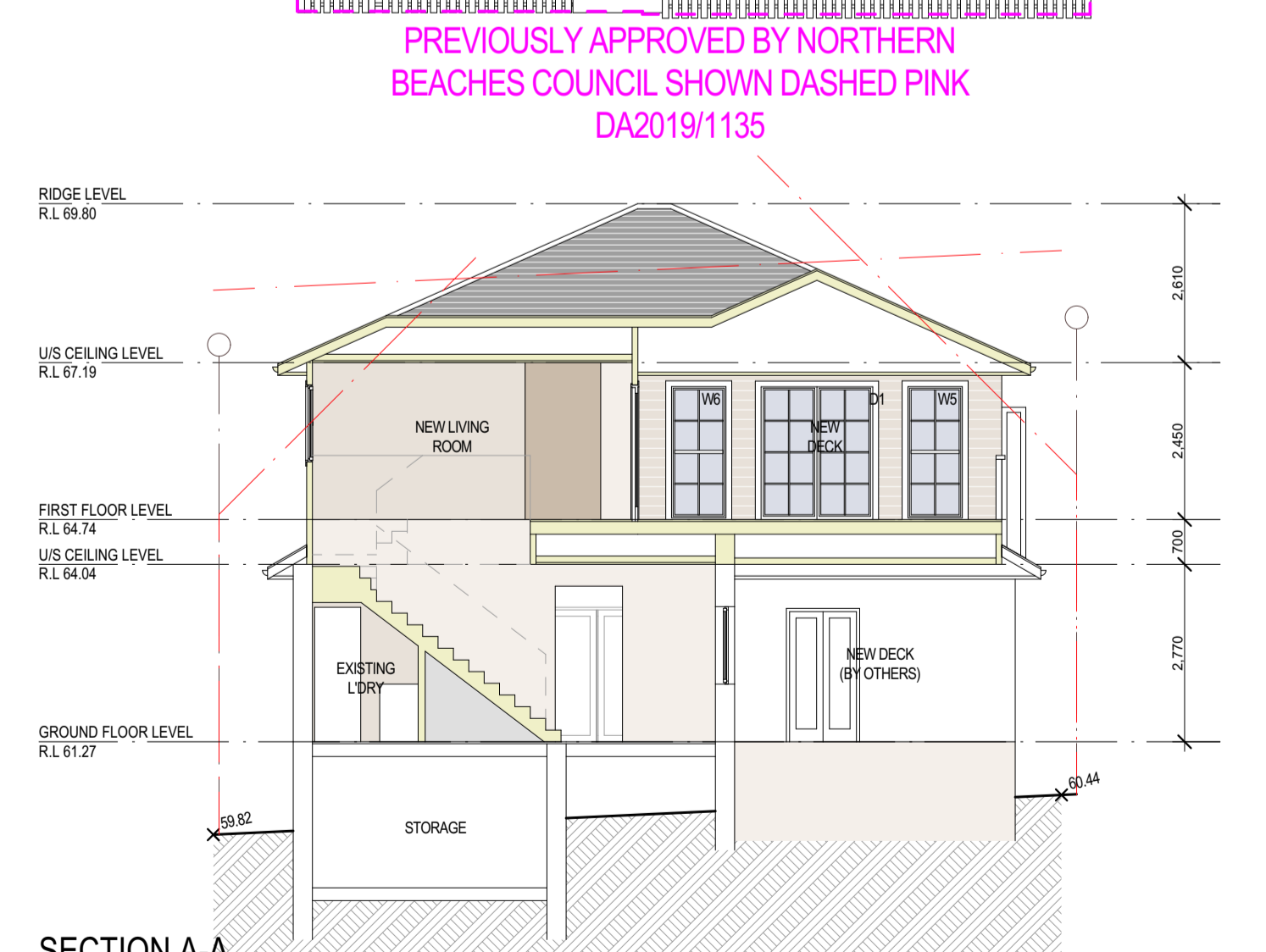
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



SECTION A-A

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

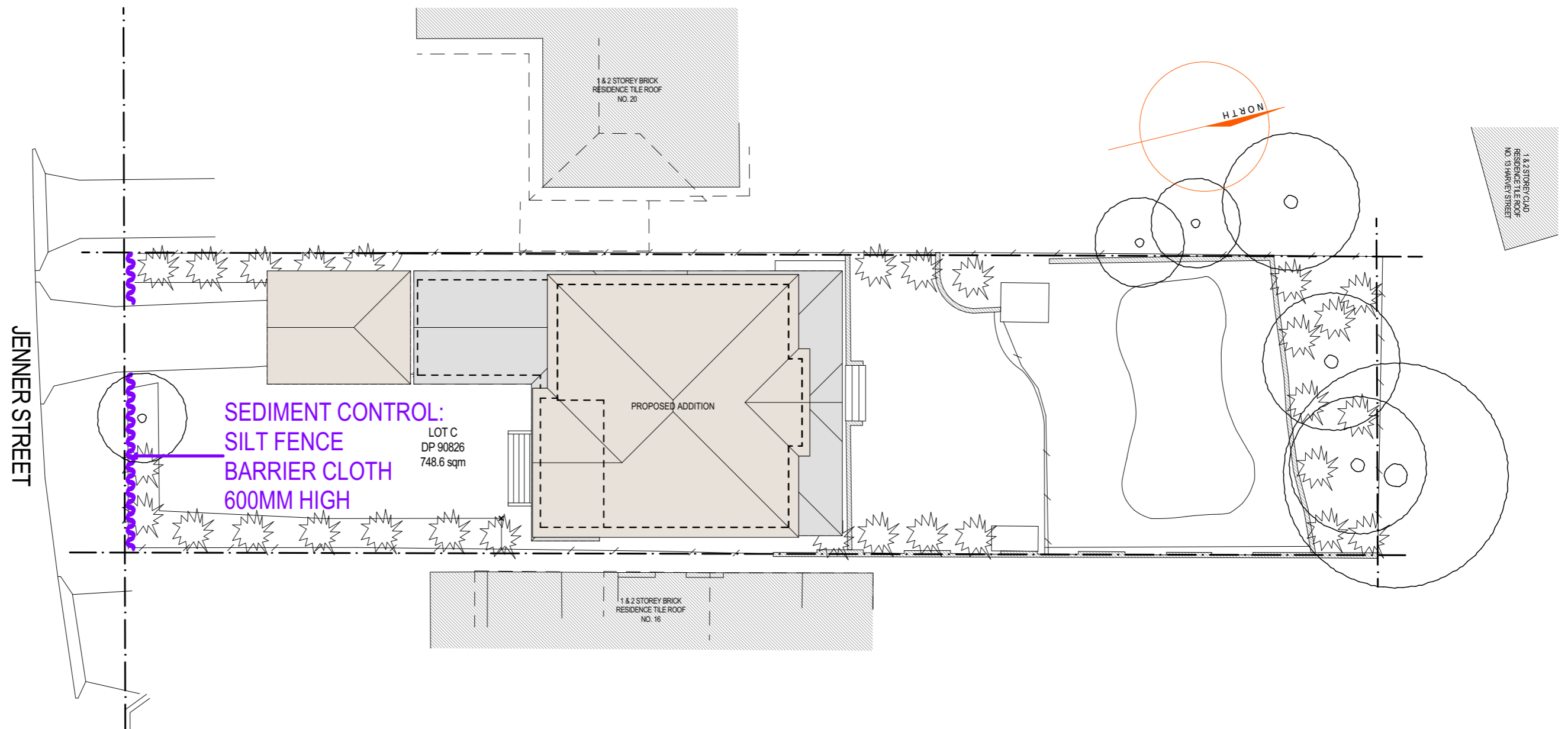
- FRAMELESS SHOWER SCREEN
- 2 x SHOWER NICHE
- DOUBLE TOP RAIL TO BALUSTRADE



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

B FOR COUNCIL	12/03/20	GK
A FOR PLAN MEETING	14/02/20	GK
NO. REVISION	DATE	BY
SCALE: 1:100	DATE: 12/03/20	
DRAWN BY: GK	CHECKED: CW	
TITLE: PLANS, ELEVATIONS AND SECTIONS		
DRAWING NO. 9381 DA 1 ISSUE B		

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

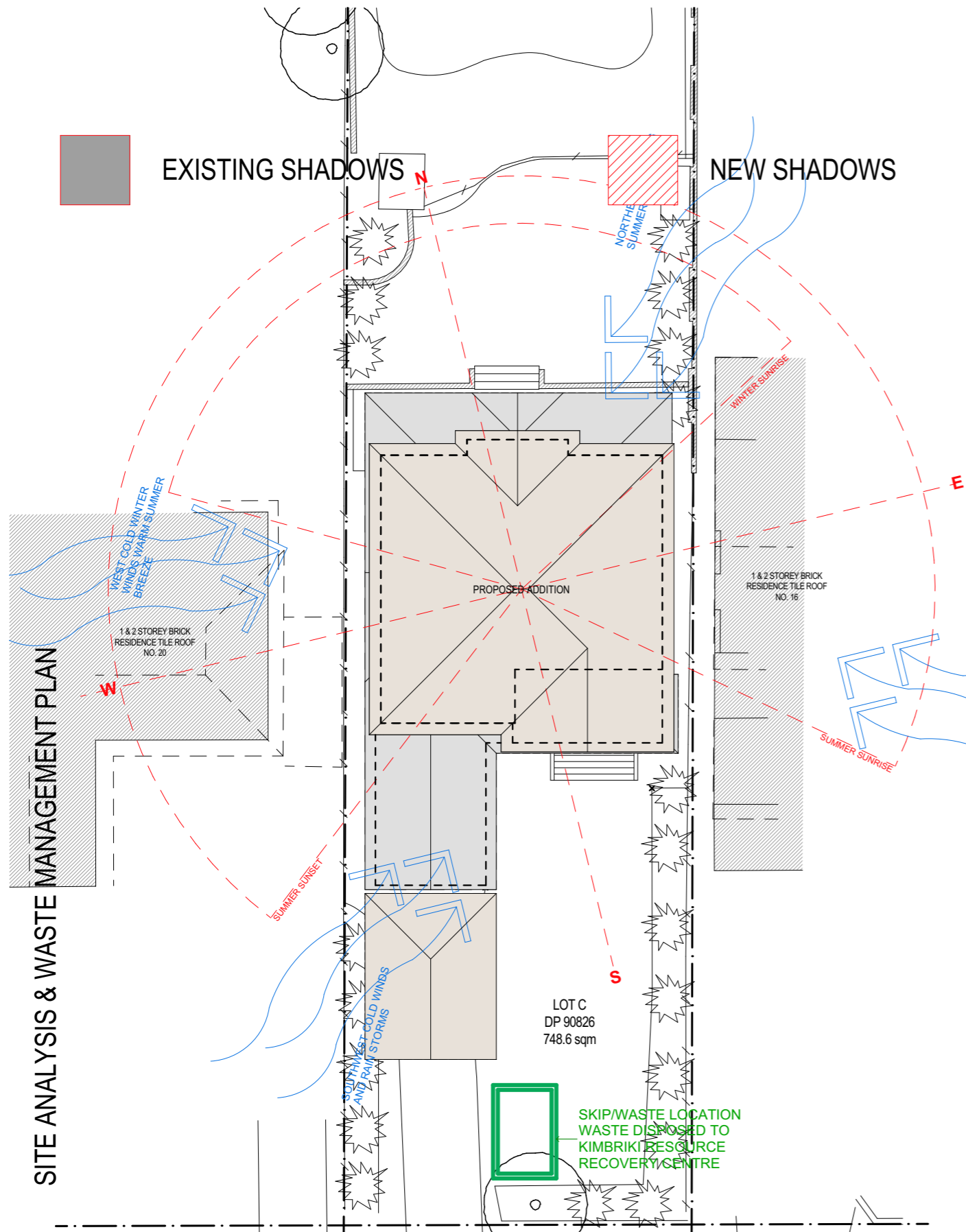


A3 Sediment and Erosion Control Plan

ADD-STYLE
HOME ADDITIONS
Upstairs & On Ground Specialists

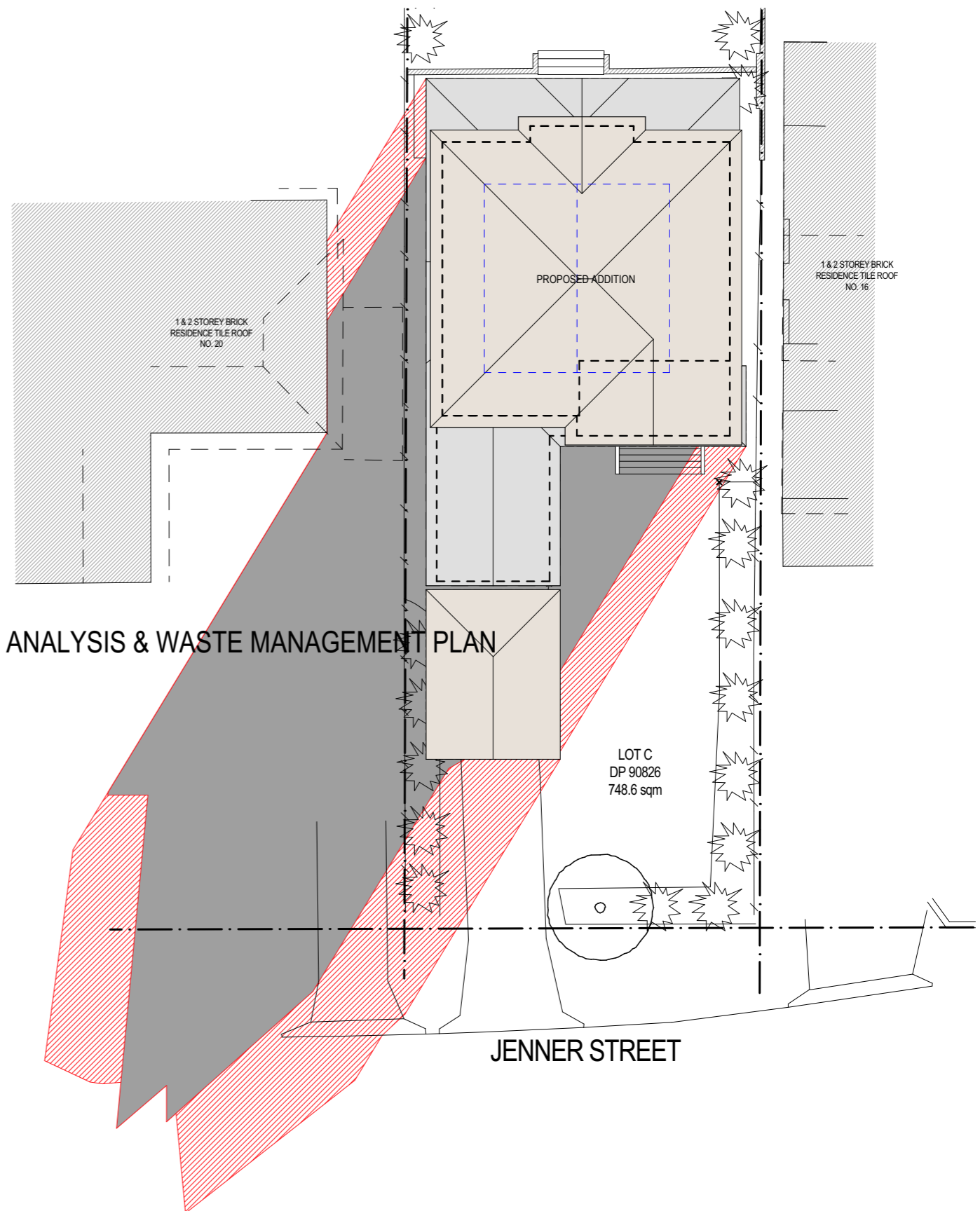
5/319 Condamine Street, MANLY VALE 2093 (02) 9907 9055

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

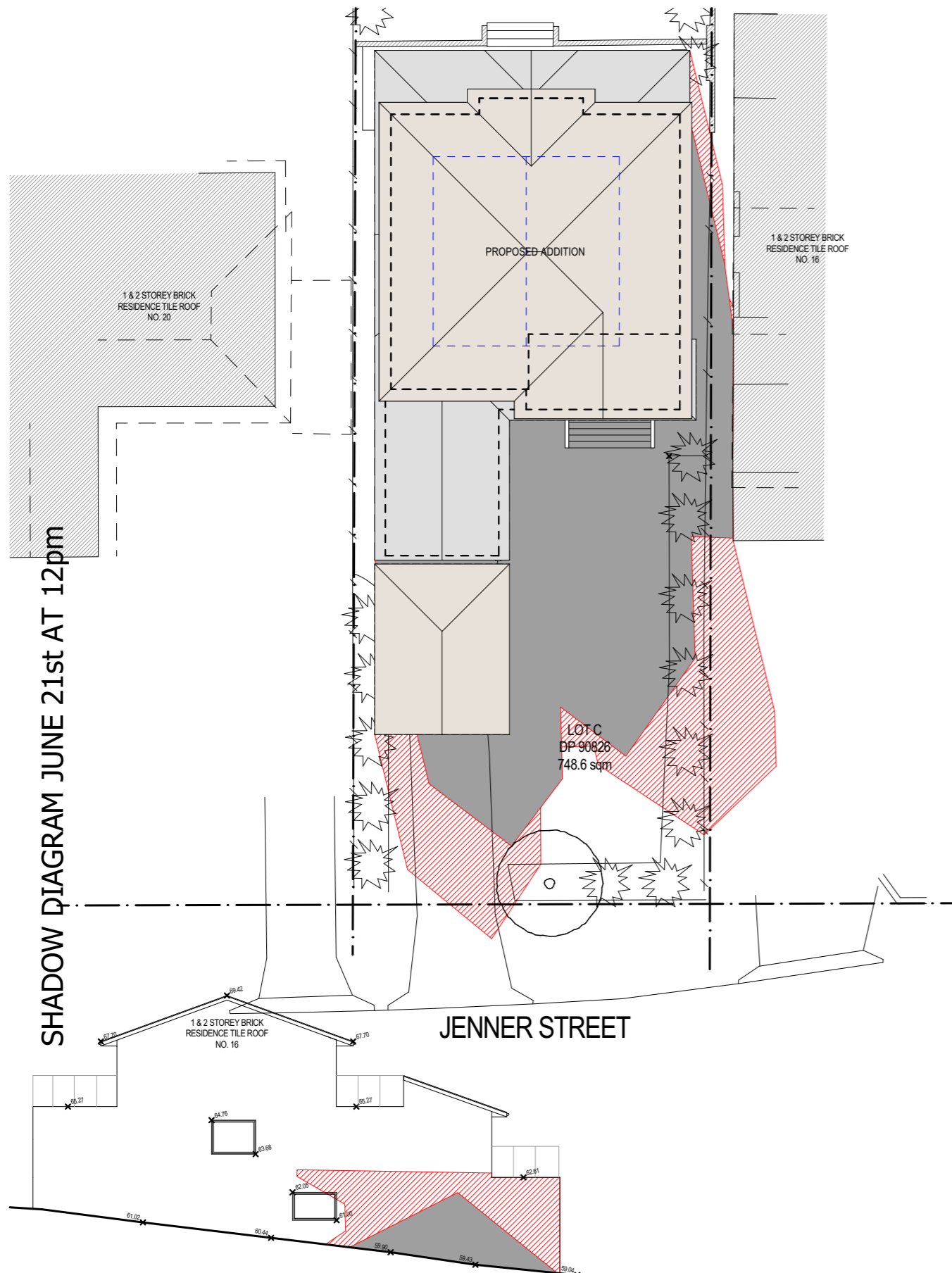
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DRAWN GK

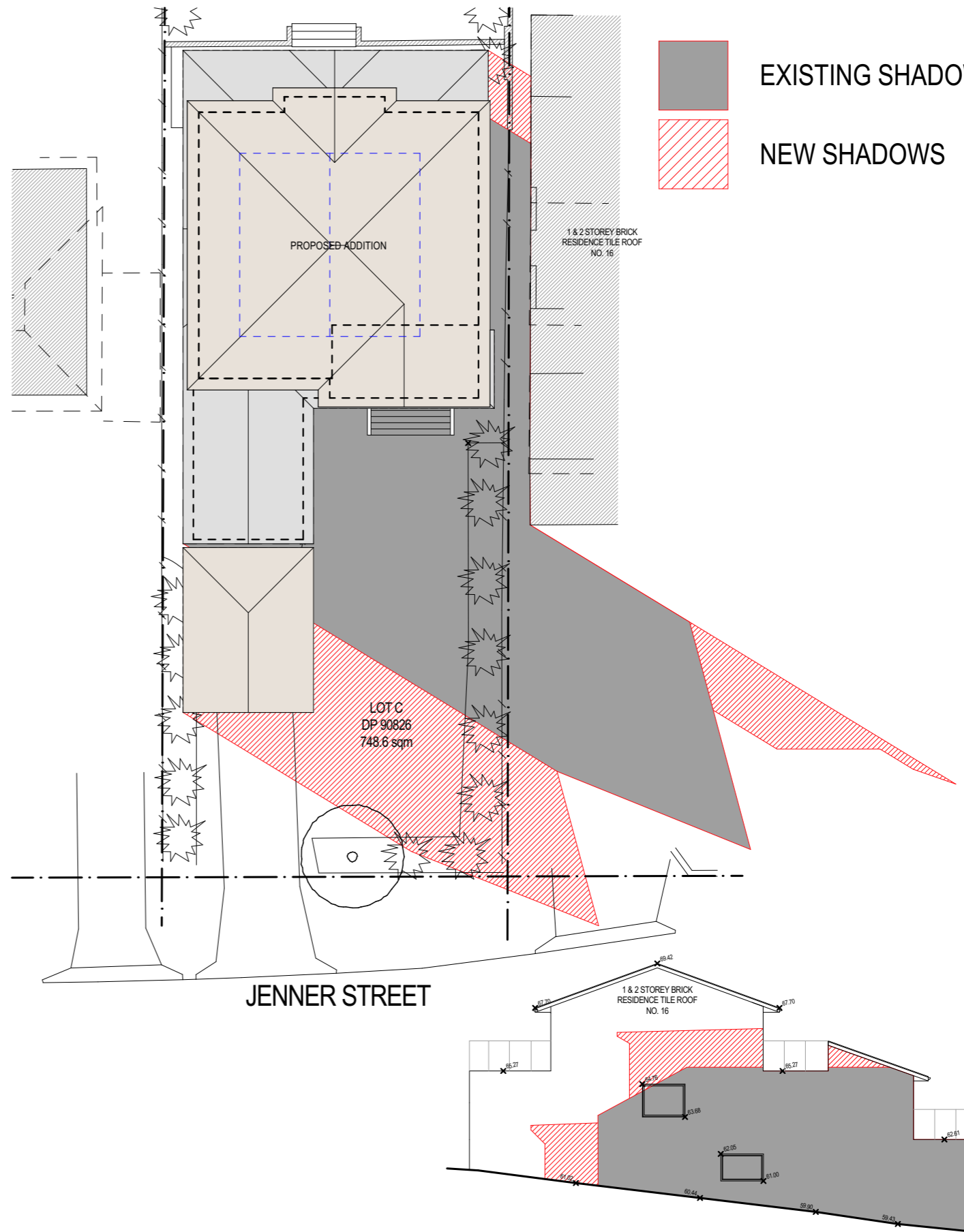
CHECKED CW

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