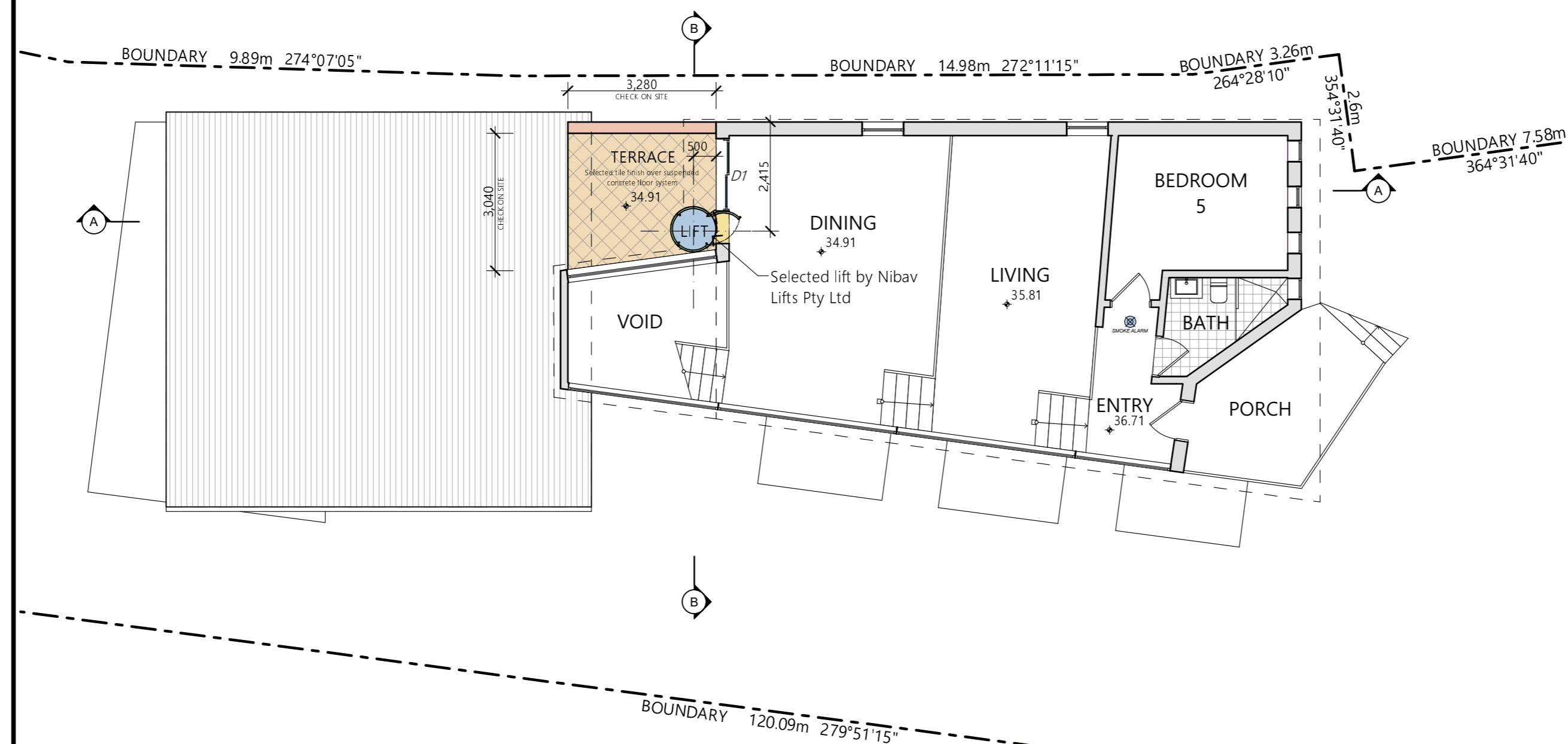








DOOR/WINDOW SCHEDULE		
D 1	1600w x 2340h	Selected Aluminium Framed Sliding Door
W 1	2290w x 1270h	Selected Aluminium Framed Three Pane Fixed Window
<i>Note: The Builder shall check measure all windows and doors on site prior to ordering.</i>		



1 PROPOSED FIRST FLOOR PLAN 1:100

<b>NOTES</b>	
Allwork is to comply with the Building Code of Australia, the requirements of the local council, the requirements of the legally constituted Authorities for services and the relevant standards by the Standards Association of Australia.	
The Builder is to give all notices, obtain all permits and pay all fees.	
Finished ground levels on the plan are subject to site conditions.	
Do not scale from drawings. Use figured dimensions only and report any discrepancies to the designer prior to commencement.	
All figured dimensions to be checked on site.	
<b>BASIX INFORMATION REQUIREMENTS:</b>	
<b>LIGHTING:</b>	
A minimum of 40% of all new or altered light fixtures are to be fluorescent, compact fluorescent or L.E.D. lamps	
<b>WATER COMMITMENTS:</b>	
Fixtures:	All new Shower heads, toilets and taps shall have a minimum 3 Star rating
<b>INSULATION REQUIREMENTS:</b>	
External walls:	The external walls shall be brick veneer and shall meet R170 (including construction)
Floors:	The suspended floor with endosed sub-floor shall meet minimum R130 (including construction)
Ceilings:	The new flat ceiling, flat roof shall meet minimum R3.00 (upl).
Roof:	The roof shall have a fall/sarking and be medium colour (solar absorption 0.475-0.70)
<b>WINDOWS &amp; GLAZED DOORS:</b>	
All window, door & skylight numbers shown on the window/door schedule correspond to matching window/door numbers shown in the Basic certificate.	
Sizes:	The total area of glazing for each window/door shall be no greater than that shown on the Basic certificate
Shading devices:	Shading devices shall be installed in accordance with the Basic certificate
Frames and glazing frame and glazing types shall meet the requirements of the Basic certificate	
 Projected North	
<b>COPYRIGHT</b>	
This plan is the exclusive property of JAH Design Services and must not be used, reproduced or copied without written permission.	
Client <b>MR + MRS HILL</b>	
Project Name <b>PROPOSED ALTERATIONS + ADDITIONS 6 ABERNETHY STREET LOT 2 , DP 1009440 SEAFORTH NSW 2092</b>	
 <b>JAH</b> <b>DESIGN SERVICES</b> ABN: 22 630 690 834 SUITE 105, 138 NABANGWAY, BELROSE NSW 2085 PH: 0410 414 054 EMAIL: jah@jah-designs.com.au	
Drawing Title <b>PROPOSED FIRST FLOOR</b>	
Scale: <b>1:100 @ A3</b>	Date: <b>MAY 2023</b>
Status: <b>DA submission</b>	Checked By: <b>JAH</b>
Project No: <b>2326</b>	Drawing No: <b>DA07</b>
Plot Date: <b>19/06/2024</b>	

EXISTING ROOF RIDGE  
RL 40.72

EXISTING ENTRY LEVEL  
RL 36.71

EXISTING FIRST FLOOR  
RL 34.91

EXISTING UPPER GROUND FLOOR  
RL 32.08

EXISTING LOWER GROUND FLOOR  
RL 29.33

1 NORTH ELEVATION 1:100

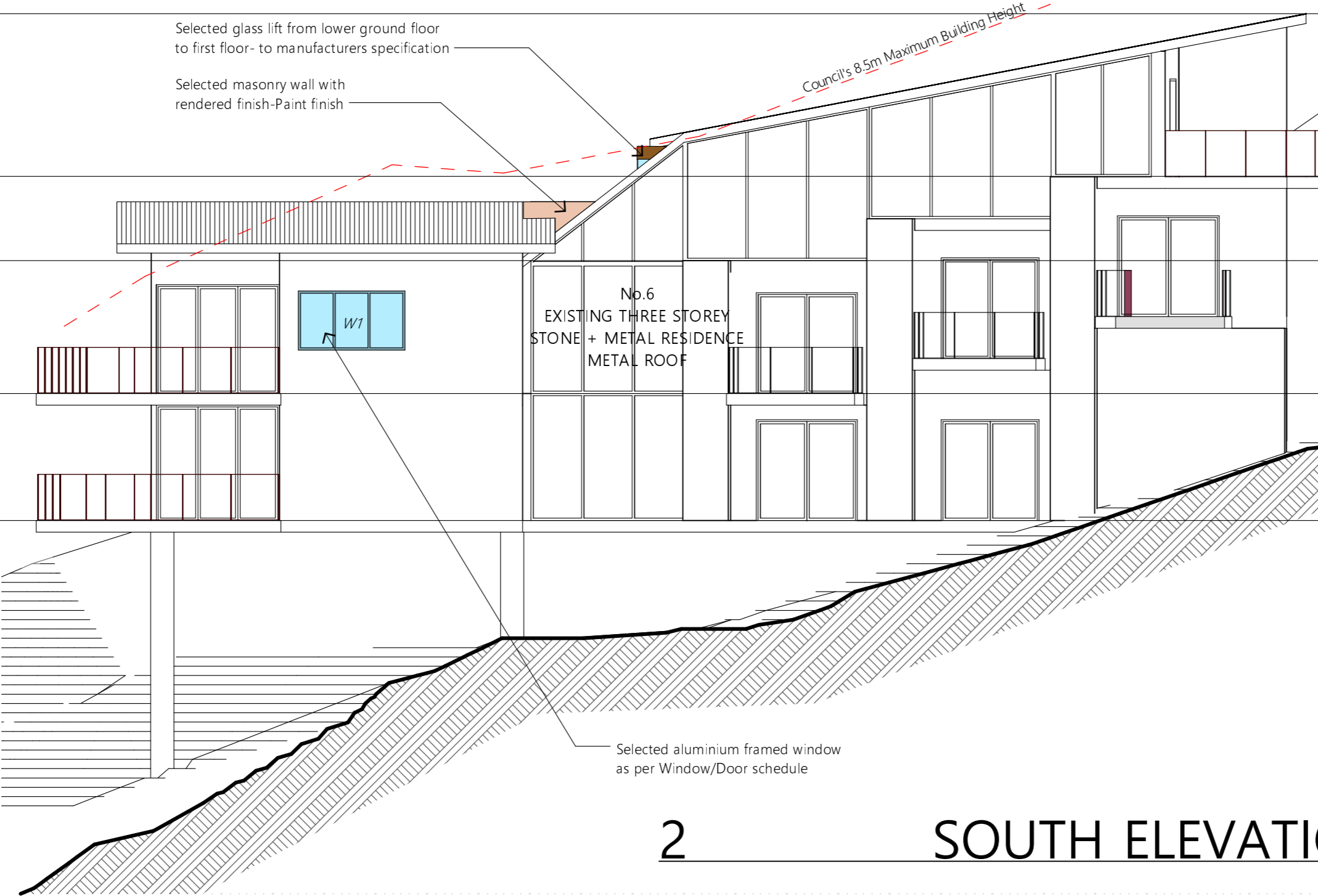
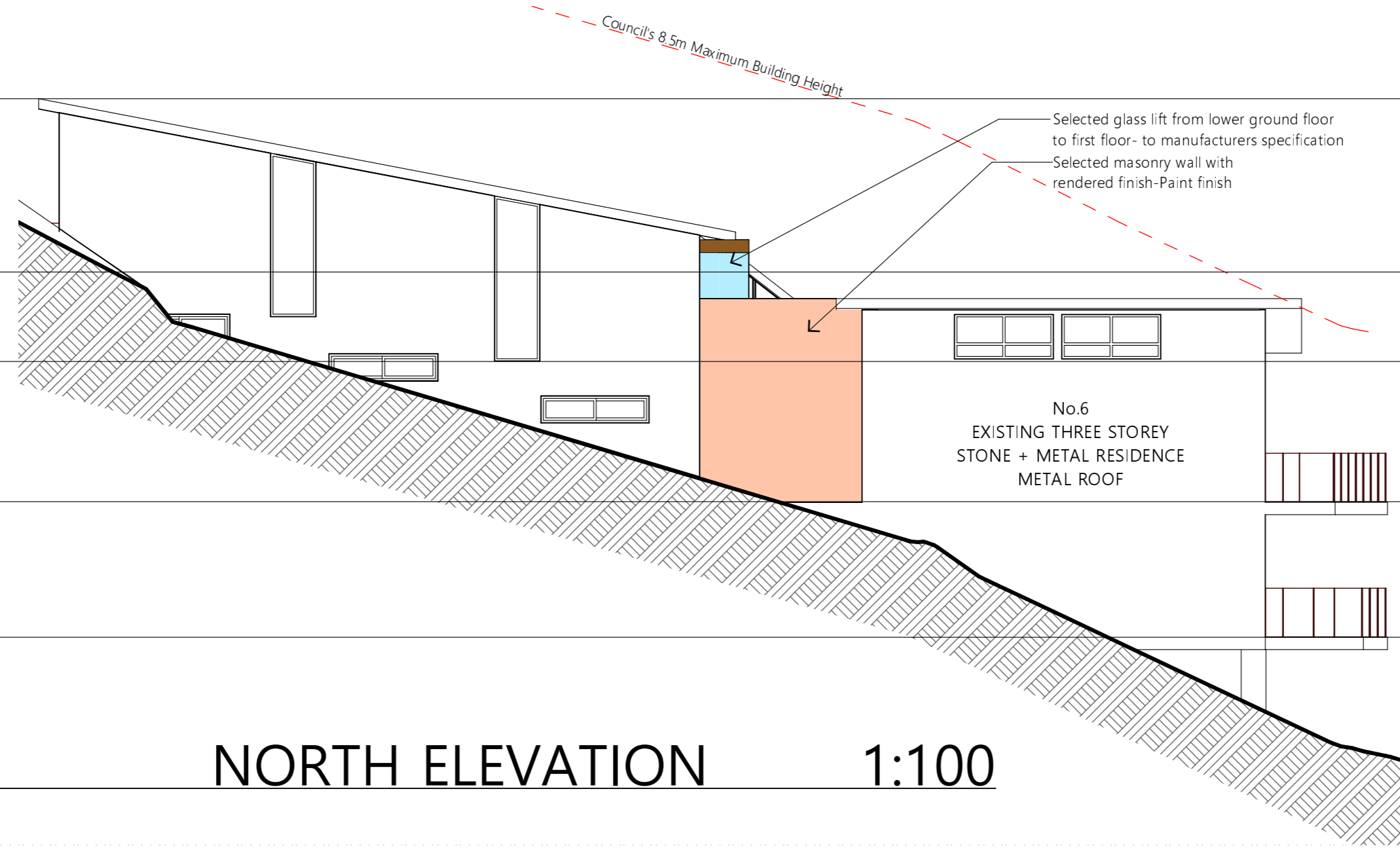
EXISTING ROOF RIDGE  
RL 40.72

EXISTING ENTRY LEVEL  
RL 36.71

EXISTING FIRST FLOOR  
RL 34.91

EXISTING UPPER GROUND FLOOR  
RL 32.08

EXISTING LOWER GROUND FLOOR  
RL 29.33



NOTES

All work is to comply with the Building Code of Australia, the requirements of the local council, the requirements of the legally constituted Authorities for services and the relevant standards by the Standards Association of Australia.

The Builder is to give all notices, obtain all permits and pay all fees.

Finished ground levels on the plan are subject to site conditions.

Do not scale from drawings. Use figured dimensions only and report any discrepancies to the designer prior to commencement.

All figured dimensions to be checked on site.

BASIX INFORMATION REQUIREMENTS:

**LIGHTING:**  
A minimum of 40% of all new or altered light fixtures are to be fluorescent, compact fluorescent or L.E.D. lamps

**WATER COMMITMENTS:**  
Fixtures: All new Shower heads, toilets and taps shall have a minimum 3 Star rating

**INSULATION REQUIREMENTS:**  
External walls: The external walls shall be brick veneer and shall meet R1.70 (including construction)  
Floors: The suspended floor with enclosed sub-floor shall meet minimum R1.30 (including construction)  
Ceilings: The new flat ceiling, flat roof shall meet minimum R3.00 (up).  
Roof: The roof shall have a foil/sarking and be medium colour (solar absorption 0.475>0.70)

**WINDOWS & GLAZED DOORS:**  
All window, door & skylight numbers shown on the window/door schedule correspond to matching window/door numbers shown in the Basix certificate.  
Sizes: The total area of glazing for each window/door shall be no greater than that shown on the Basix certificate  
Shading devices: Shading devices shall be installed in accordance with the Basix certificate  
Frames and glazing: Frame and glazing types shall meet the requirements of the Basix certificate

**COPYRIGHT**  
This plan is the exclusive property of JAH Design Services and must not be used, reproduced or copied without written permission.

Client  
**MR + MRS HILL**

Project Name  
**PROPOSED ALTERATIONS + ADDITIONS**  
**6 ABERNETHY STREET**  
**LOT 2 , DP 1009440**  
**SEAFORTH NSW 2092**



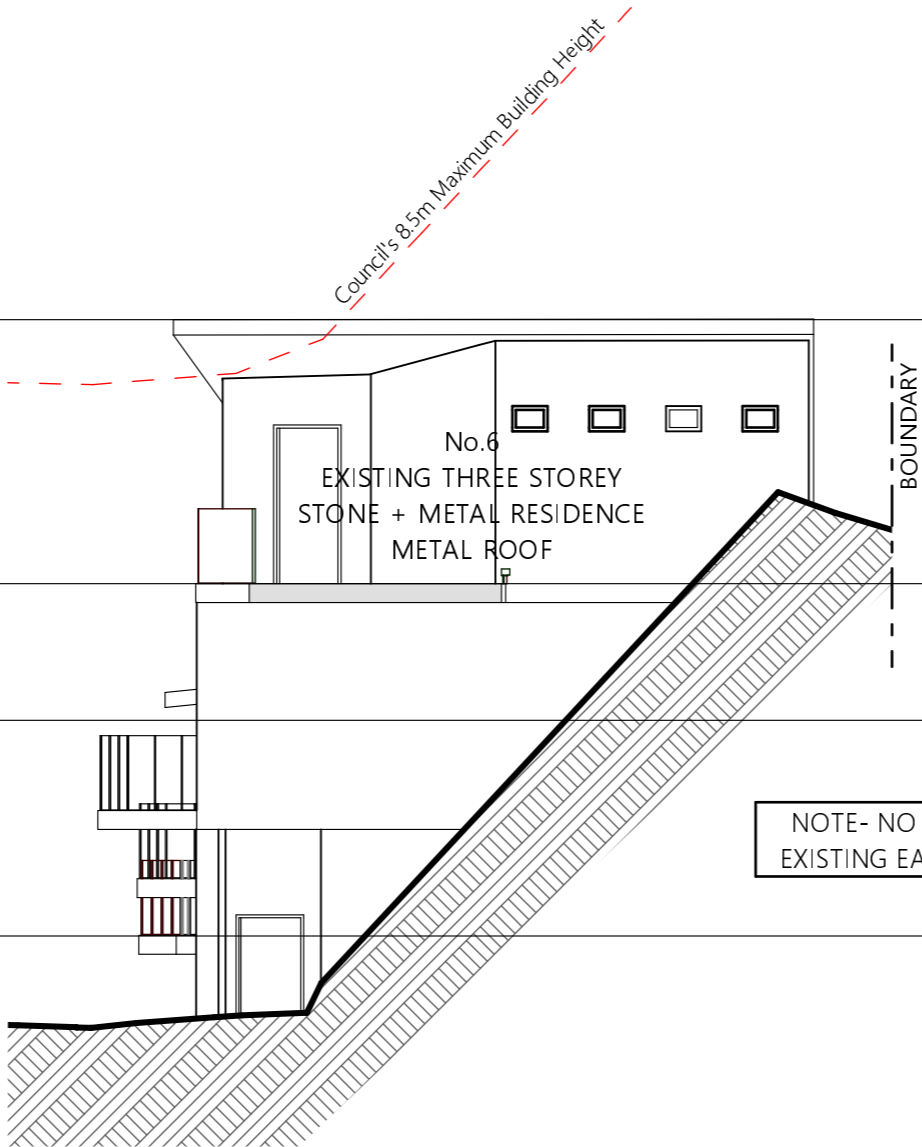
Drawing Title:	
NORTH & SOUTH ELEVATION	
Scale:	1:100 @ A2
Date:	MAY 2023
Status:	DA submission
Checked By:	JAH
Project No:	2326
Drawing No.:	DA08
Plot Date:	19/06/2024

EXISTING ROOF RIDGE  
RL 40.72

EXISTING ENTRY LEVEL  
RL 36.71

EXISTING FIRST FLOOR  
RL 34.91

EXISTING UPPER GROUND FLOOR  
RL 32.08



1

EAST ELEVATION

1:100

EXISTING ROOF RIDGE  
RL 40.72

EXISTING ENTRY LEVEL  
RL 36.71

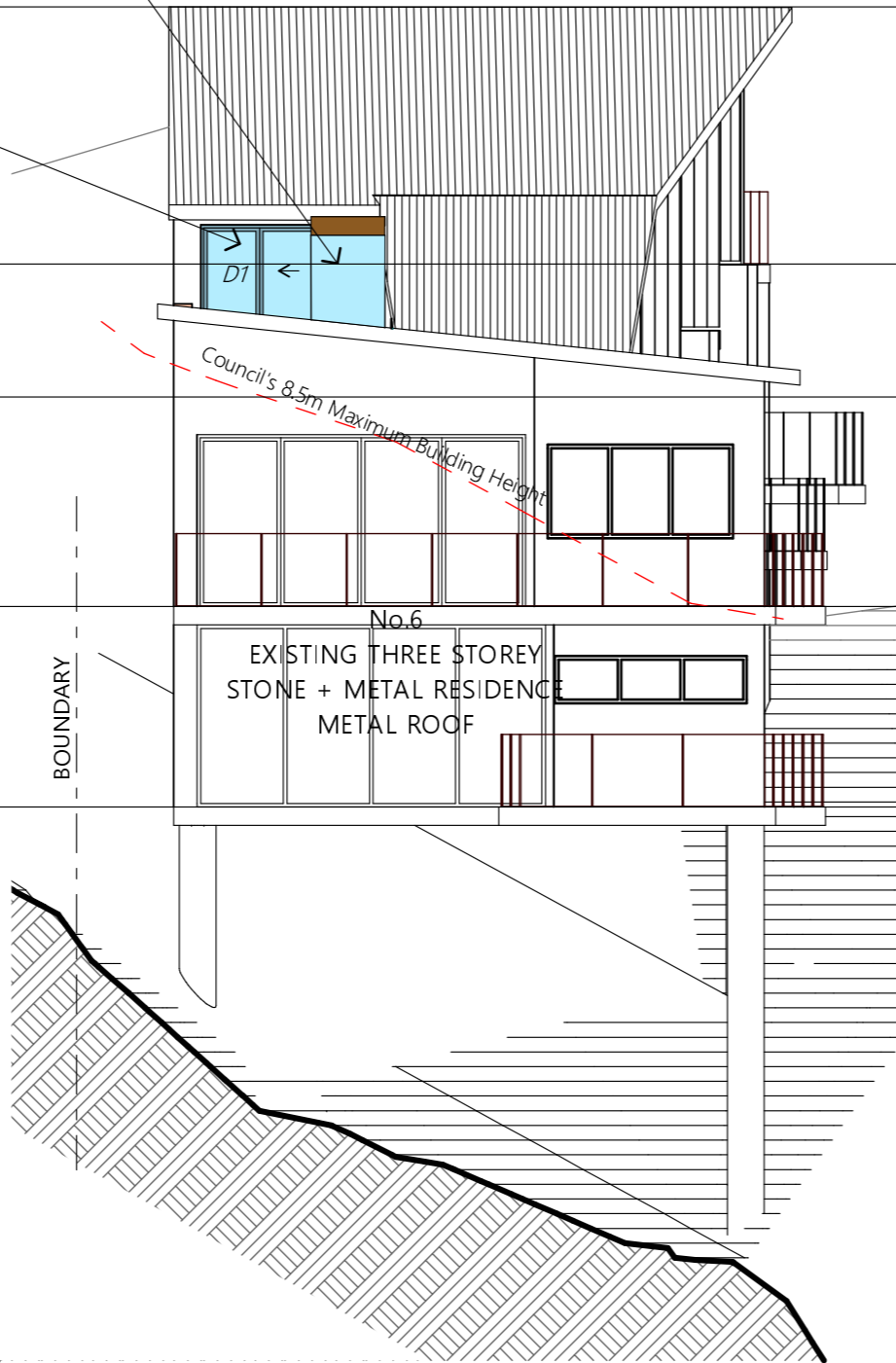
EXISTING FIRST FLOOR  
RL 34.91

EXISTING UPPER GROUND FLOOR  
RL 32.08

EXISTING LOWER GROUND FLOOR  
RL 29.33

Selected glass lift from lower ground floor  
to first floor- to manufacturers specification

Selected aluminium framed Door  
as per Window/Door schedule



2

WEST ELEVATION

1:100

NOTES

All work is to comply with the Building Code of Australia, the requirements of the local council, the requirements of the legally constituted Authorities for services and the relevant standards by the Standards Association of Australia.

The Builder is to give all notices, obtain all permits and pay all fees.

Finished ground levels on the plan are subject to site conditions.

Do not scale from drawings. Use figured dimensions only and report any discrepancies to the designer prior to commencement.

All figured dimensions to be checked on site.

BASIX INFORMATION REQUIREMENTS:

LIGHTING:

A minimum of 40% of all new or altered light fixtures are to be fluorescent, compact fluorescent or L.E.D. lamps

WATER COMMITMENTS:

Fixtures: All new Shower heads, toilets and taps shall have a minimum 3 Star rating

INSULATION REQUIREMENTS:

External walls: The external walls shall be brick veneer and shall meet R1.70 (including construction)

Floors: The suspended floor with enclosed sub-floor shall meet minimum R1.30 (including construction)

Ceilings: The new flat ceiling, flat roof shall meet minimum R3.00 (up)

Roof: The roof shall have a foil/sarking and be medium colour (solar absorption 0.475>0.70)

WINDOWS & GLAZED DOORS:

All window, door & skylight numbers shown on the window/door schedule correspond to matching window/door numbers shown in the Basix certificate.

Sizes: The total area of glazing for each window/door shall be no greater than that shown on the Basix certificate

Shading devices: Shading devices shall be installed in accordance with the Basix certificate

Frames and glazing: Frame and glazing types shall meet the requirements of the Basix certificate

COPYRIGHT

This plan is the exclusive property of JAH Design Services and must not be used, reproduced or copied without written permission.

Client

MR + MRS HILL

Project Name

PROPOSED ALTERATIONS + ADDITIONS

6 ABERNETHY STREET

LOT 2 , DP 1009440

SEAFORTH NSW 2092



ABN 22 630 690 834  
SUITE 106, 138 NARABANG WAY, BELROSE NSW 2085  
PH: 0410 410 064 EMAIL: julie@jahdesigns.com.au

Drawing Title:

EAST & WEST ELEVATION

Scale: 1:100 @ A2

Date: MAY 2023

Status: DA submission

Checked By: JAH

Project No:

2326

Drawing No:

DA09

Plot Date:

19/06/2024

