



LEGEND	DESCRIPTION
AFW	ALUMINIUM FRAMED WINDOW
ALD	ALUMINIUM SLIDING DOORS
BDY	BOUNDARY
BL	150MM REINFORCED BLOCKWORK
BTH	BATHROOM
CT	CERAMIC TILES
LDY	LAUNDRY
MR	KLIPLOK ROOF
MRM	MUSIC ROOM
PBP	PLASTERBOARD PAINTED
PR	POWDER ROOM
RB	ROBE
RL	RELATIVE LEVEL
TF	T&G TIMBER FLOOR ON WFS ON PLYS
TST	TIMBER STAIR TREADS
TH	TIMBER HANDRAIL
WB	WEATHERBOARDS
WFS	WATERPROOF MEMBRANE
W1 - W11	ALUMINIUM WINDOWS AND DOORS
XALD	EXISTING ALUMINIUM SLIDING DOORS
XAFW	EXISTING ALUMINIUM FRAMED WINDOW
XBL	EXISTING BLOCKWORK
XBTH	EXISTING BATHROOM
XEN	EXISTING ENSUITE
XMR	EXISTING KLIPLOK ROOF
XPLB	EXISTING PLASTERBOARD LINING
XRB	EXISTING ROBE
XRT	EXISTING ROOF TILES
XTD	EXISTING TIMBER DECK
XTF	EXISTING TIMBER FENCE
XTFB	EXISTING TIMBER FLOOR BOARDS
XWB	EXISTING WEATHERBOARDS

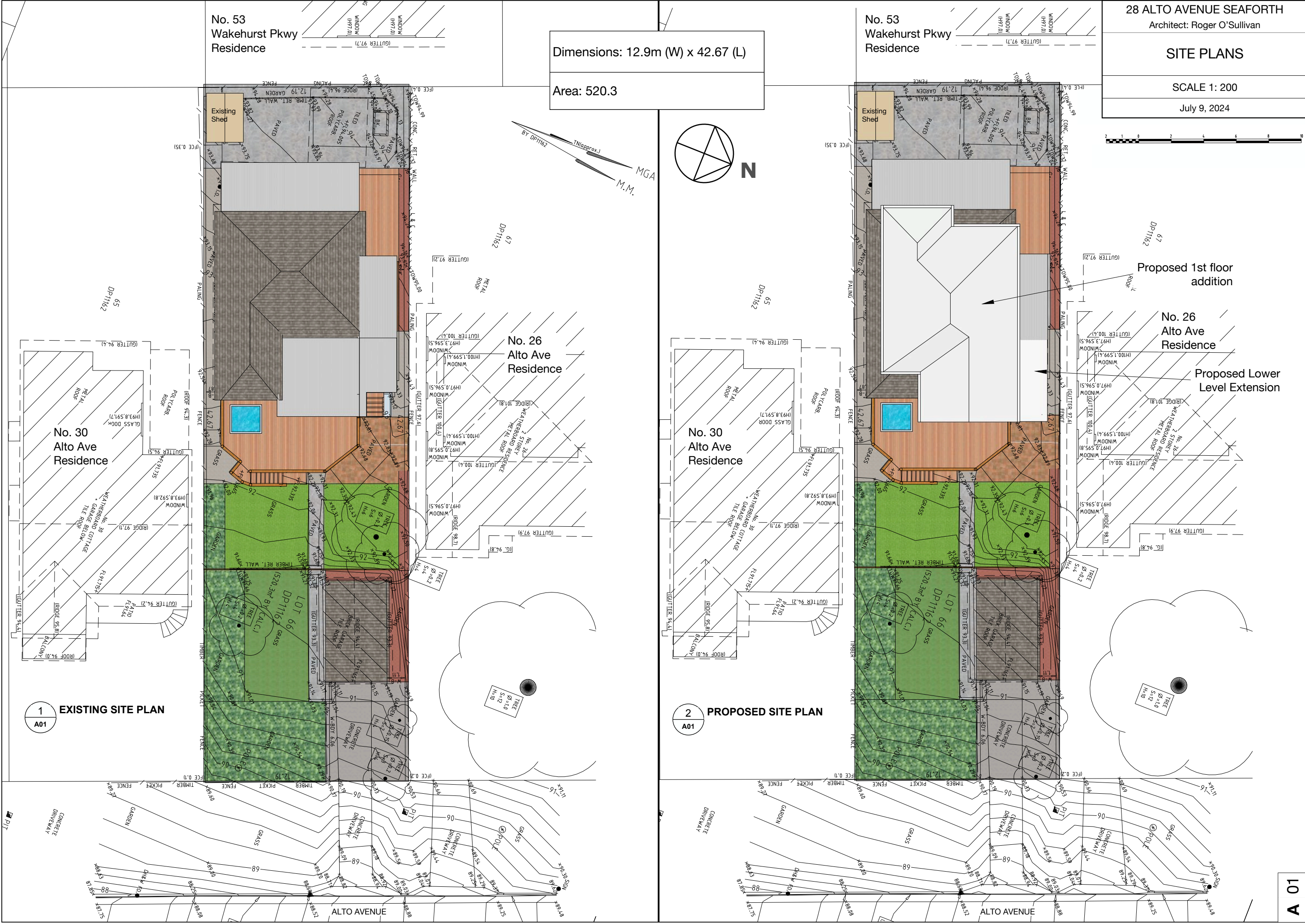
DRAWING SCHEDULE	
PAGE NO.	PAGE TITLE
1	SITE PLAN
2	SITE ANALYSIS
3	EXISTING FLOOR PLAN
4	PROPOSED LOWER FLOOR PLAN
5	PROPOSED UPPER FLOOR PLAN
6	SETBACKS
7	EAST AND WEST ELEVATION
8	NORTH AND SOUTH ELEVATION
9	ROOF STRUCTURE
10	CROSS SECTION
11	LONG SECTION
12	STAIRCASE
13	BATHROOM DETAIL
14	LIGHTING PLAN
15	WINDOW AND DOOR SCHEDULE
16	SHADOW DIAGRAM - 21ST JUNE 9AM
17	SHADOW DIAGRAM - 21ST JUNE 12PM
18	SHADOW DIAGRAM - 21ST JUNE 3PM
19	WASTE MANAGEMENT PLAN
20	SCHEDULE OF COLOURS AND MATERIALS
21	SIGN PLAN
93421	STRUCTURAL DRAWINGS

ALTERATIONS AND ADDITIONS TO RESIDENTS OF
28 ALTO AVENUE SEAFORTH

Applicants: Roger O’Sullivan,
Geraldine Green, Christopher Rollans
Lot 66 DP11162

Architect: Roger O’Sullivan
July 9, 2024

Document size A3 Landscape

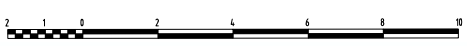


28 ALTO AVENUE SEAFORTH
Architect: Roger O'Sullivan

SITE PLANS

SCALE 1: 200

July 9, 2024



SITE ANALYSIS

SCALE 1: 200

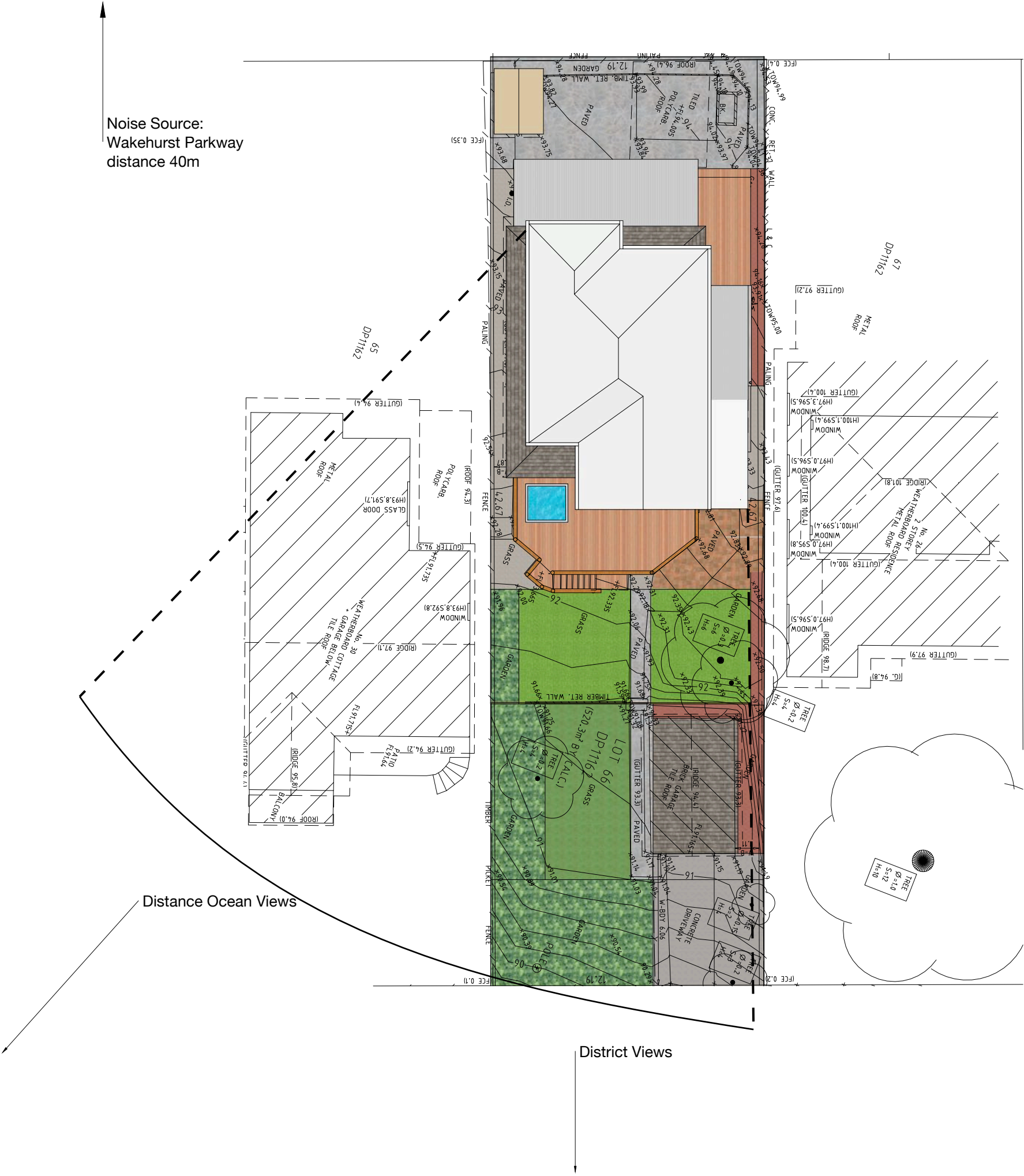
July 9, 2024



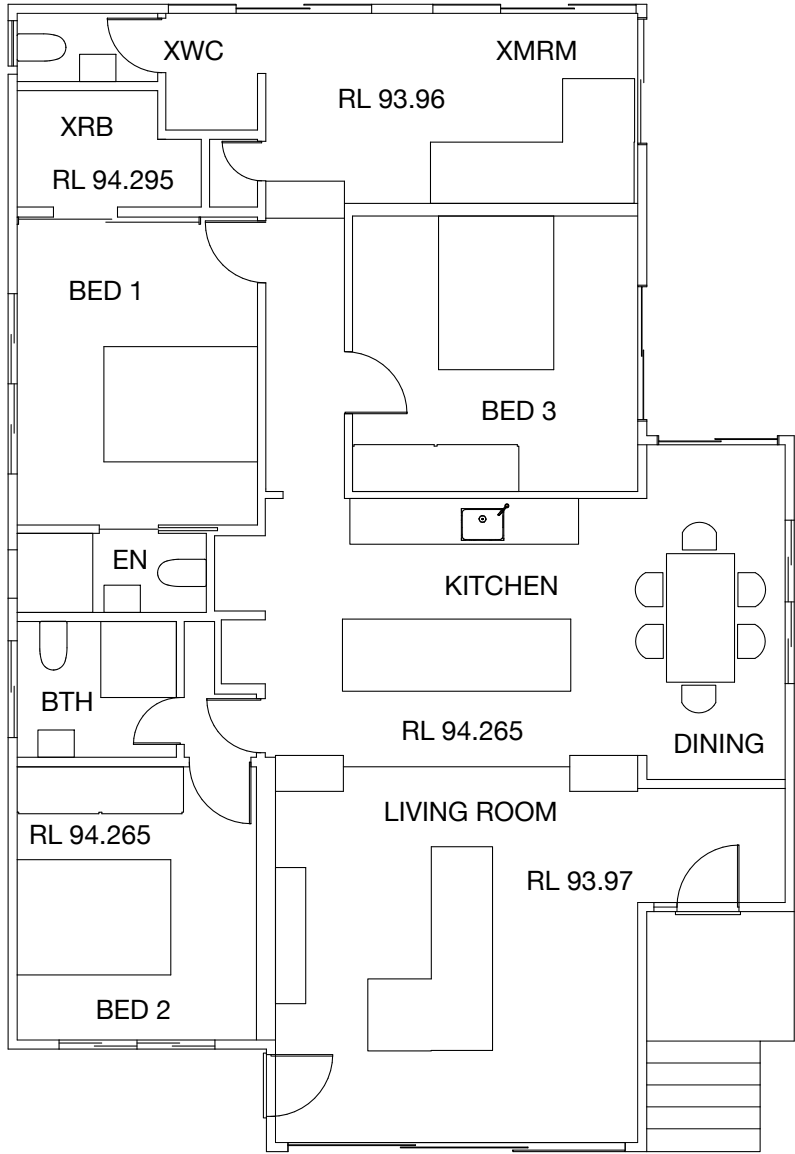
Concept view from street



Existing view from street



Existing Gross Floor Area Lower Level:
129.7m2



1
A03

EXISTING FLOOR PLAN

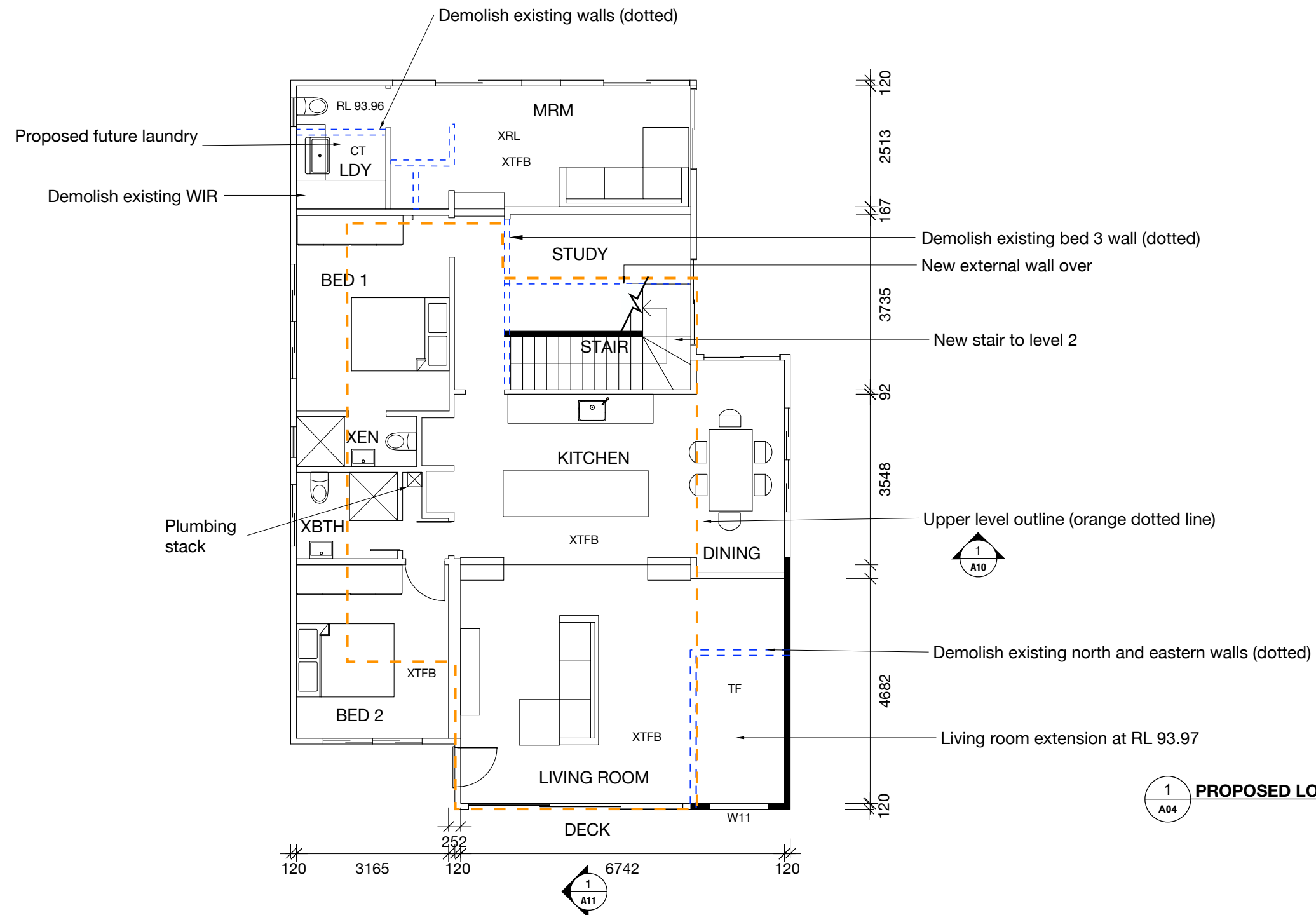


FLOOR PLANS

SCALE 1: 100

July 9, 2024

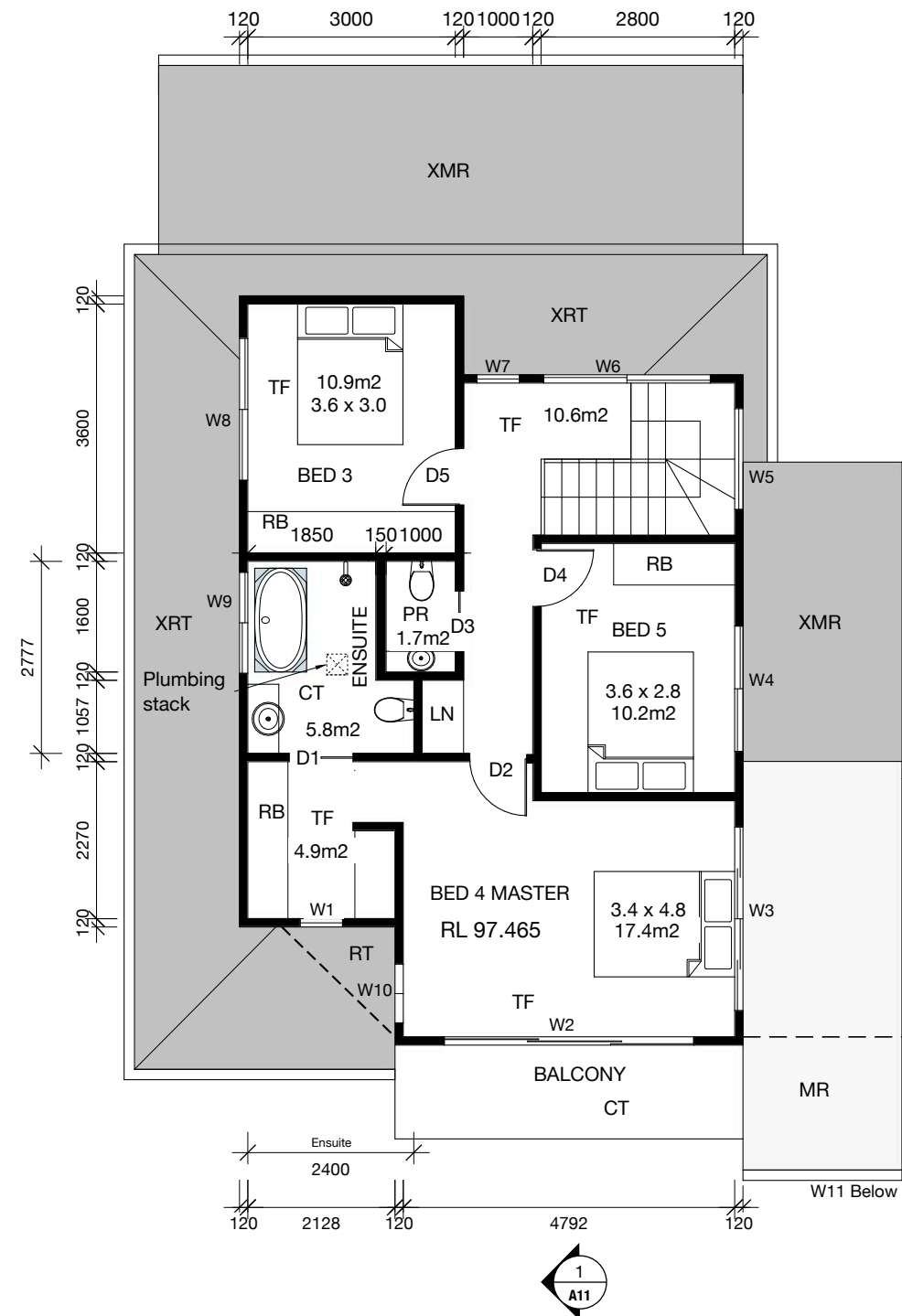
Proposed Gross Floor Area Lower Level:
135.9m²



Walls in black are new timber framed stud walls sheeted both sides to match existing.



Proposed Gross Floor Area Upper Level:
61.5m²



Walls in black are new timber framed stud walls
sheeted both sides to match existing

1 PROPOSED UPPER FLOOR PLAN
A 05



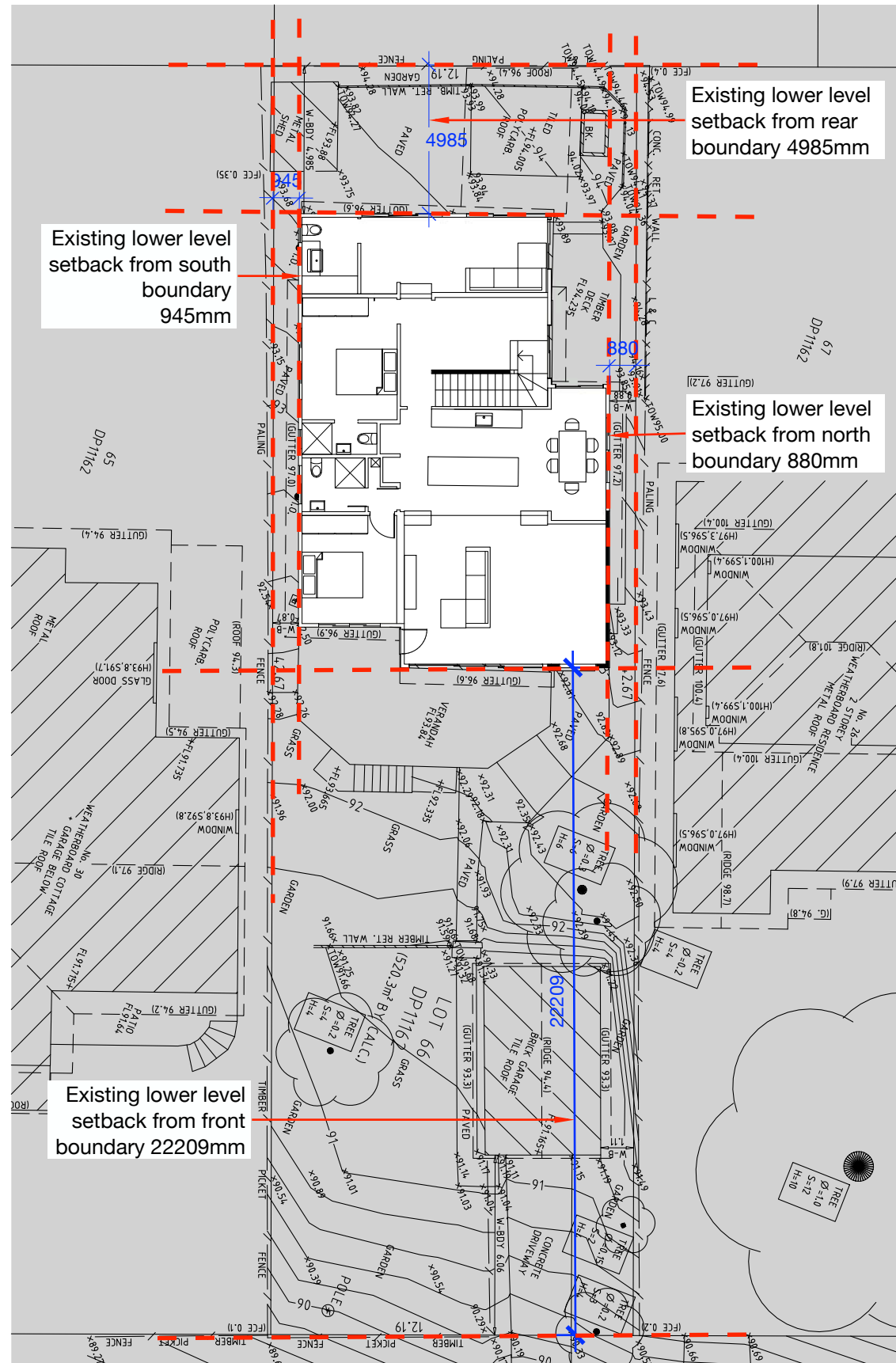
2 PROPOSED UPPER FLOOR PLAN
INCLUDING EXISTING STRUCTURAL
WALLS BELOW
A 05



FLOOR PLANS

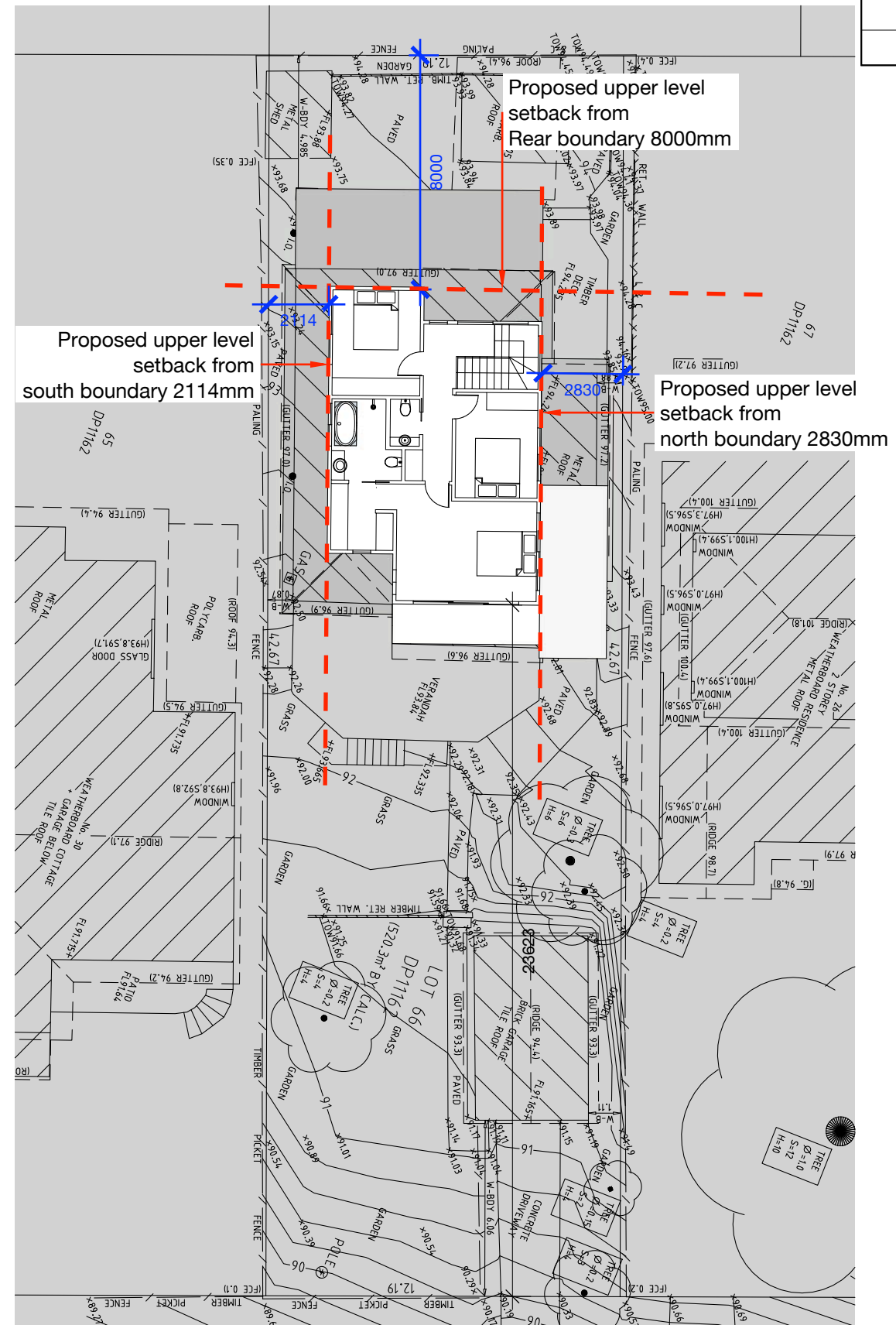
SCALE 1: 200

July 9, 2024



PROPOSED LOWER FLOOR PLAN BOUNDARY SETBACKS

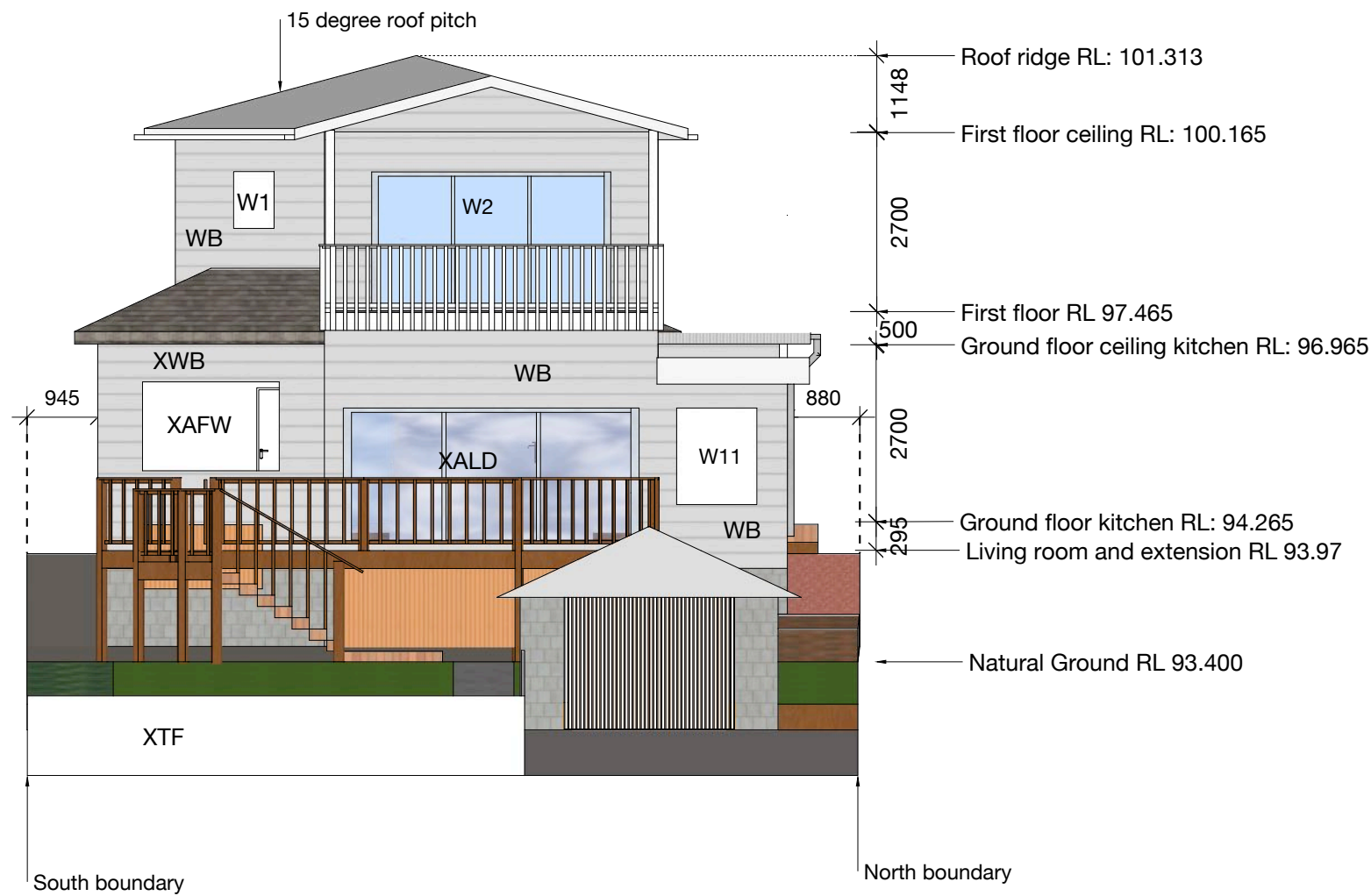
1
A 06



PROPOSED UPPER FLOOR PLAN BOUNDARY SETBACKS

2
A 06





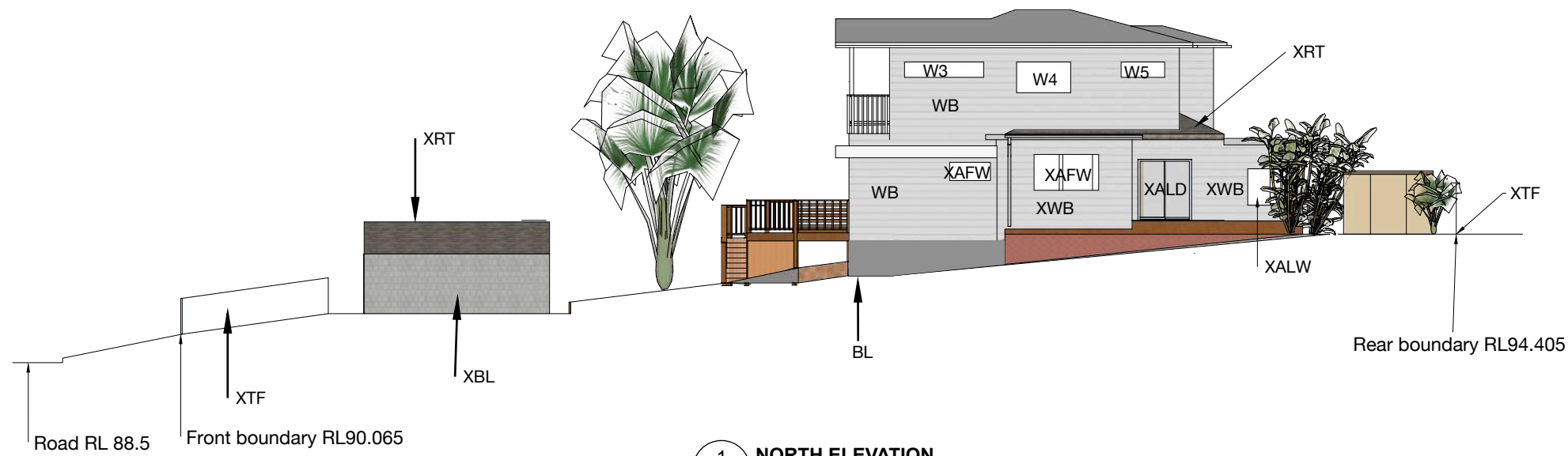
1 EAST ELEVATION

A 07

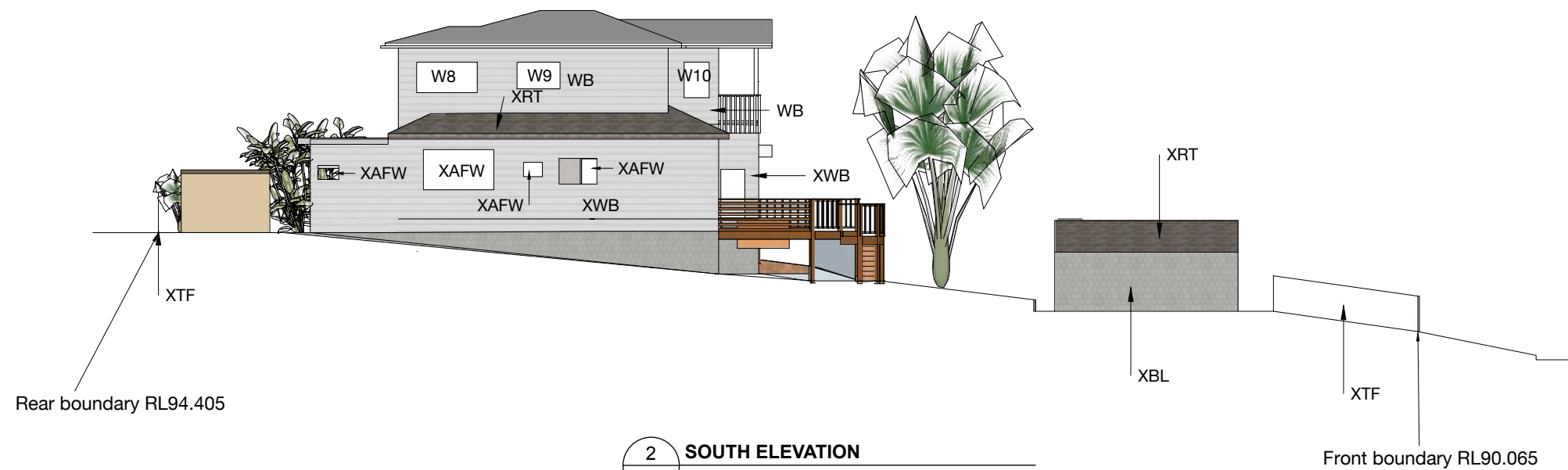


2 WEST ELEVATION

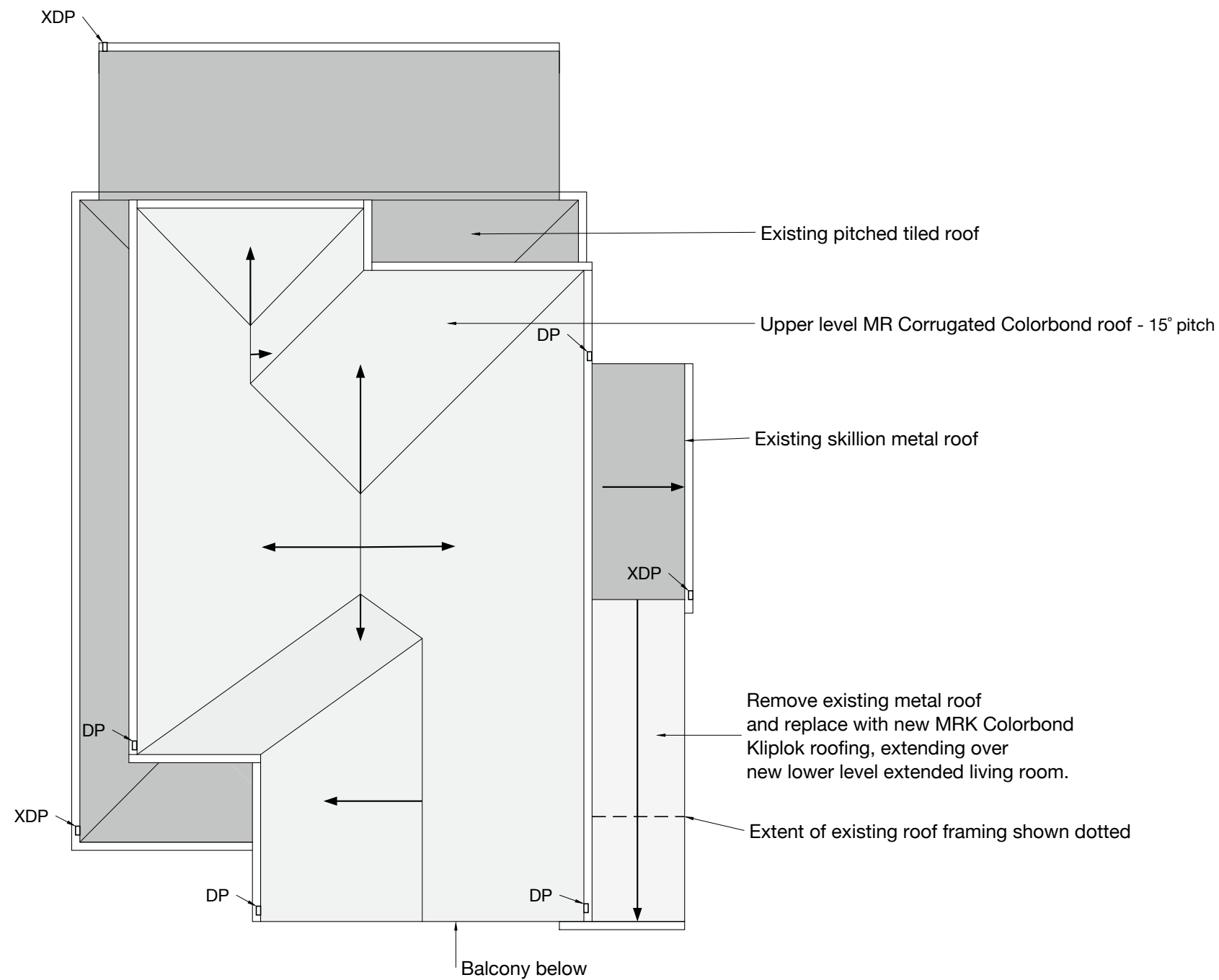
A 07



1 NORTH ELEVATION
A 08



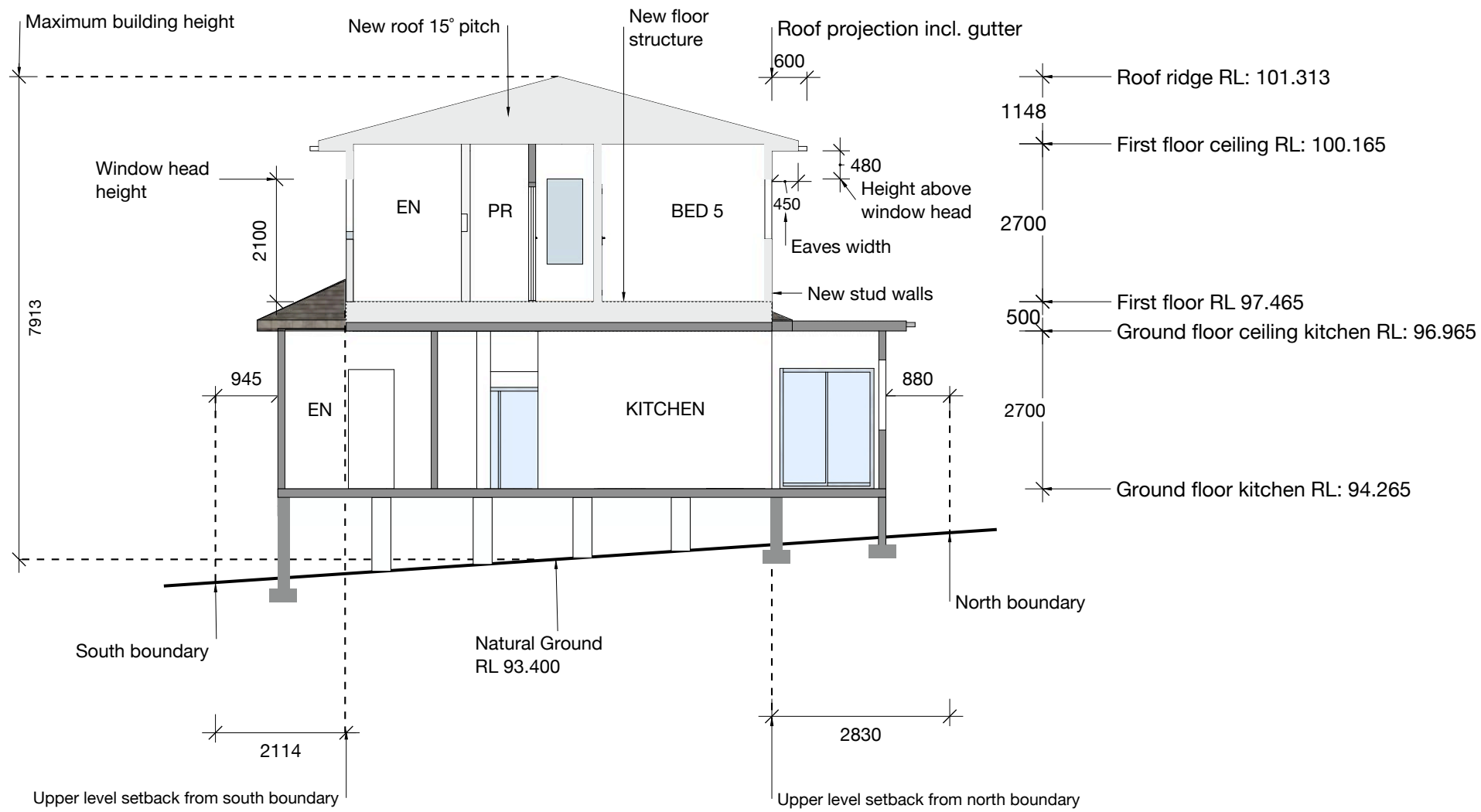
2 SOUTH ELEVATION
A 08



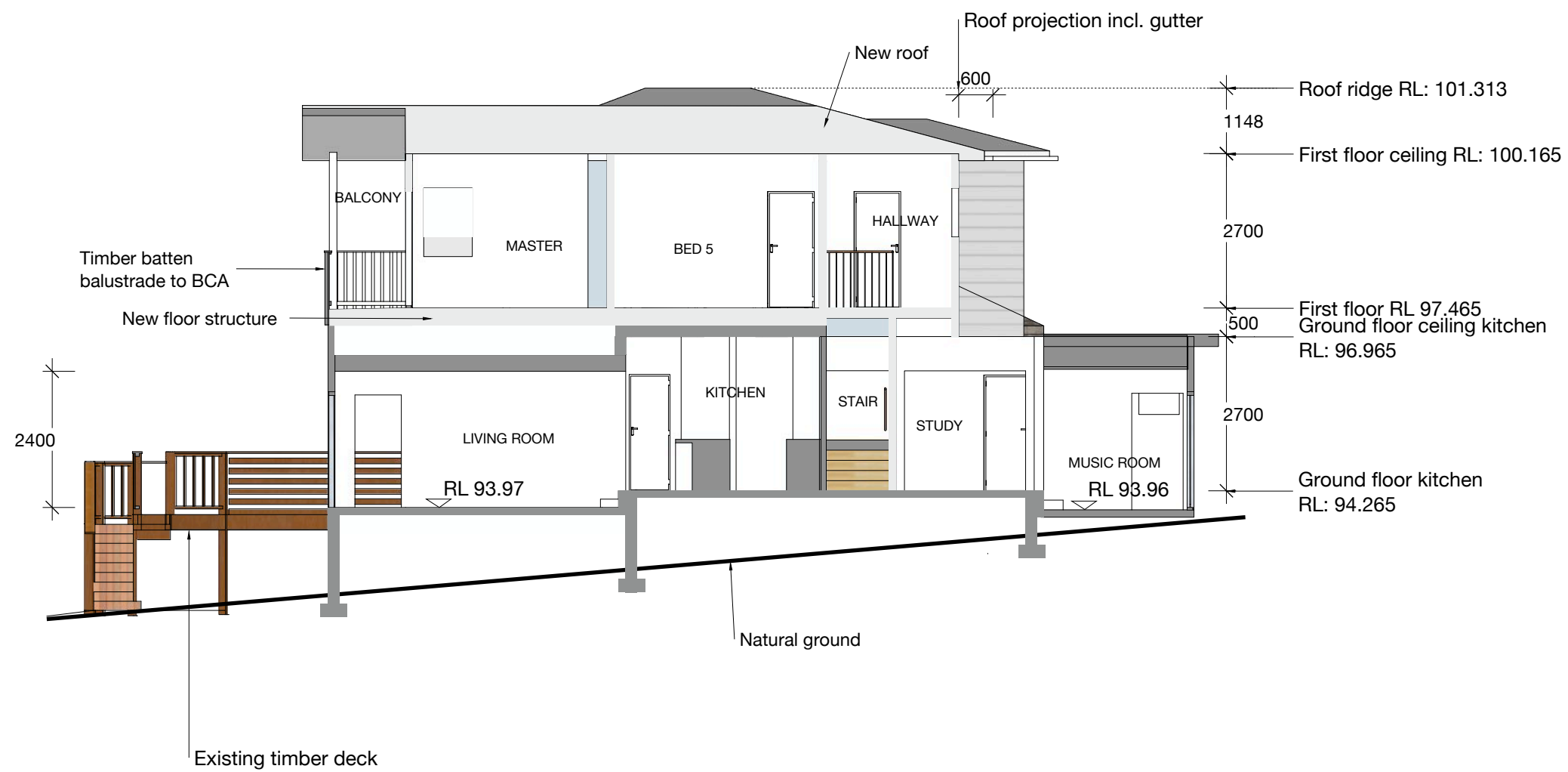
1 ROOF STRUCTURE
A 09



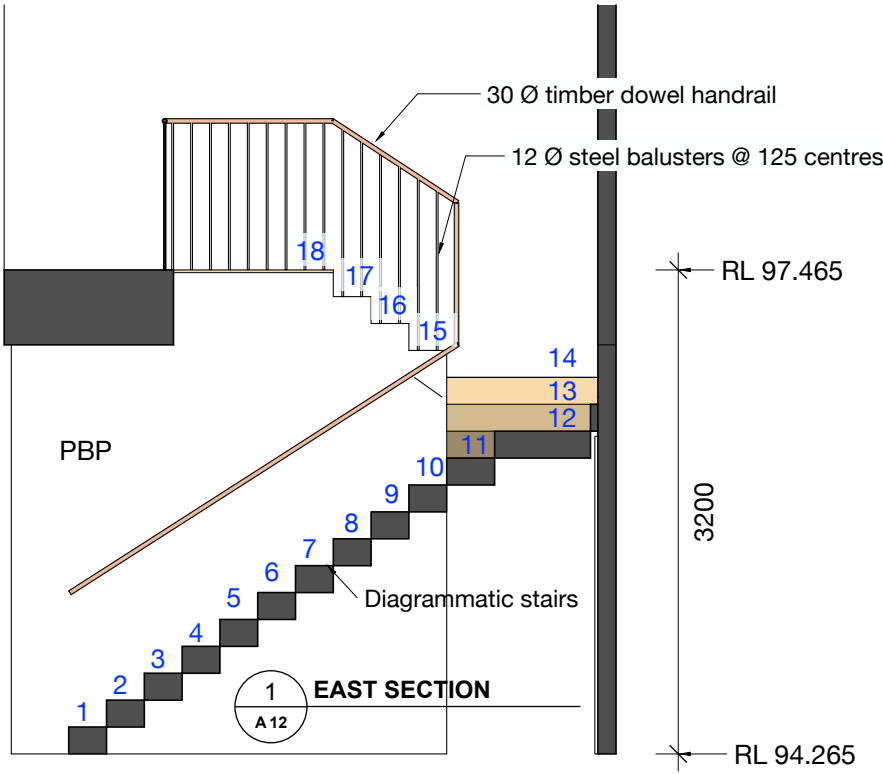
New down pipe (DP) connect to existing down pipe (XDP) below.



1 CROSS SECTION
A 10

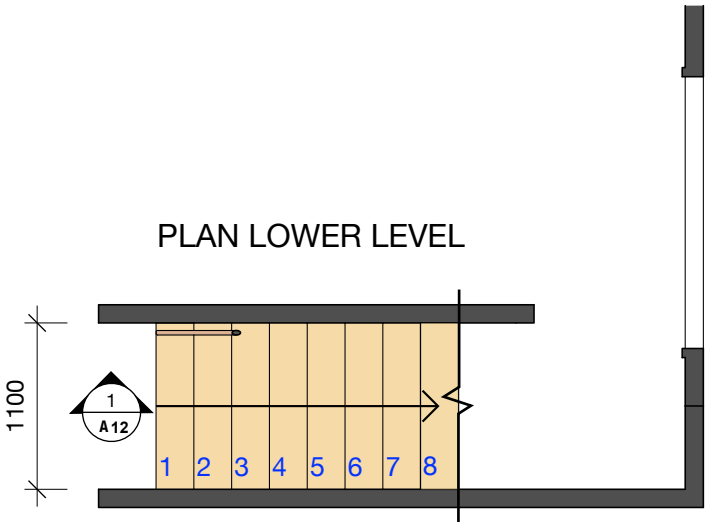
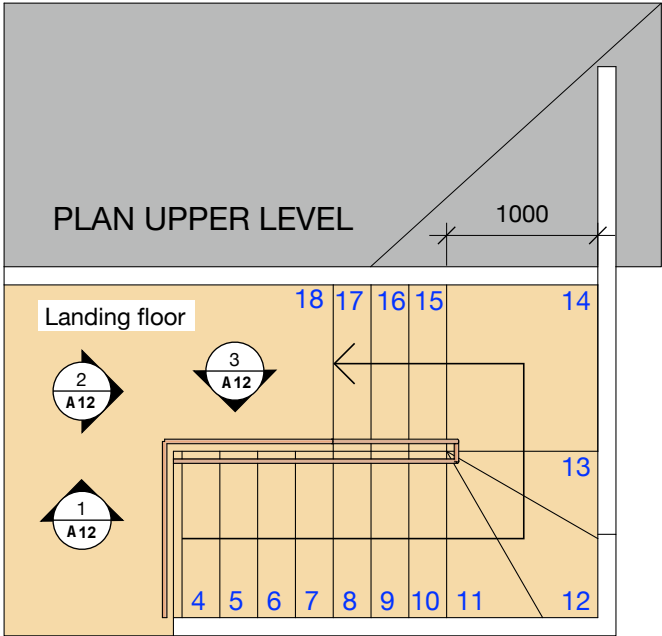
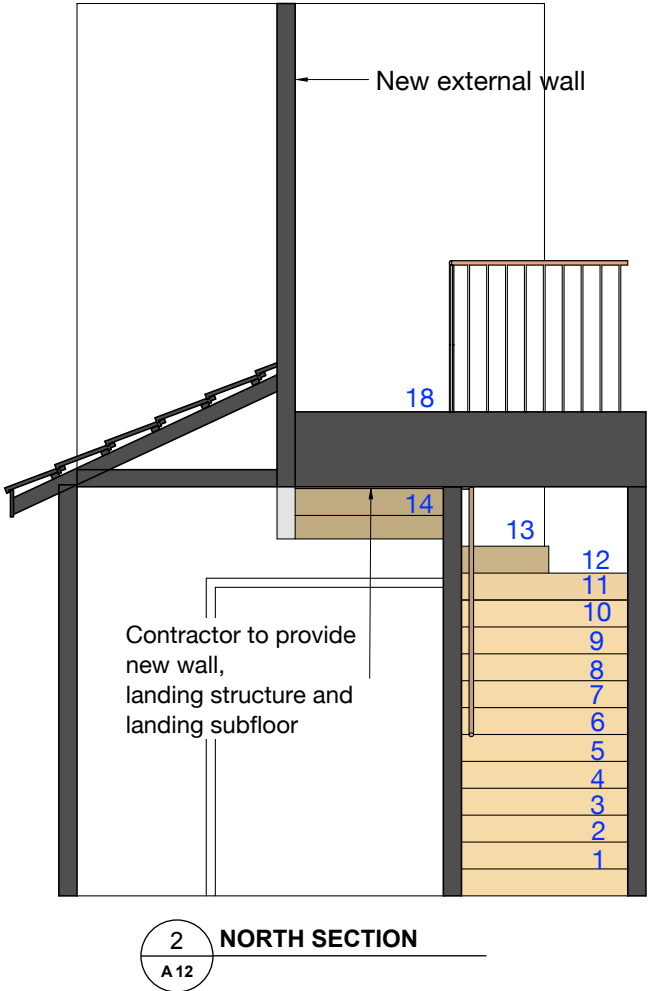
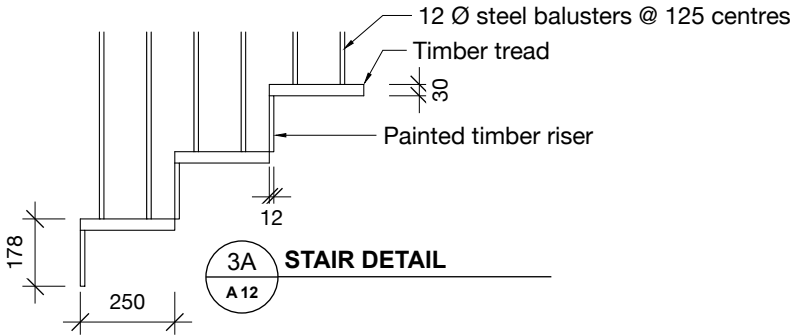
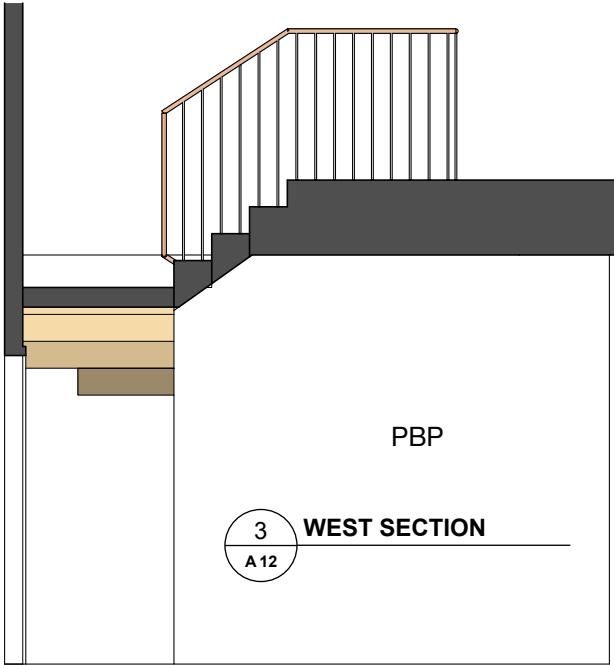


1 LONG SECTION
A 11



$R = 3200 \div 18 = 177.7777$ say 178

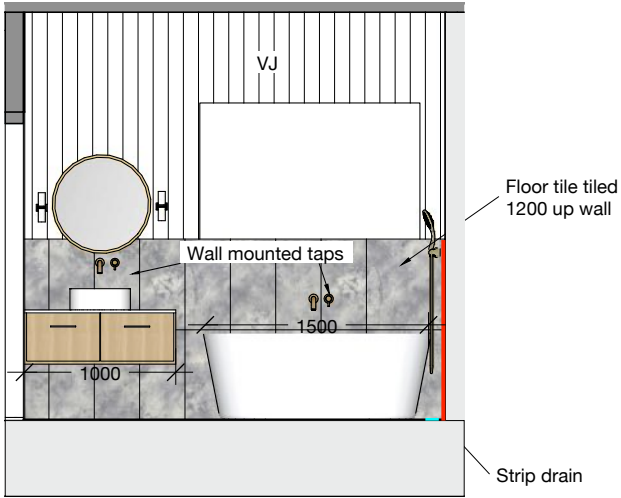
$2R + T = 606$ (complies with BCA)



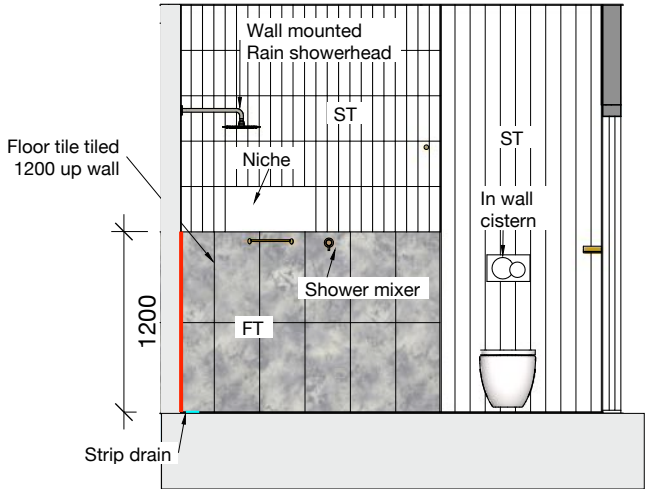
BATHROOM DETAIL

SCALE 1: 50
July 9, 2024

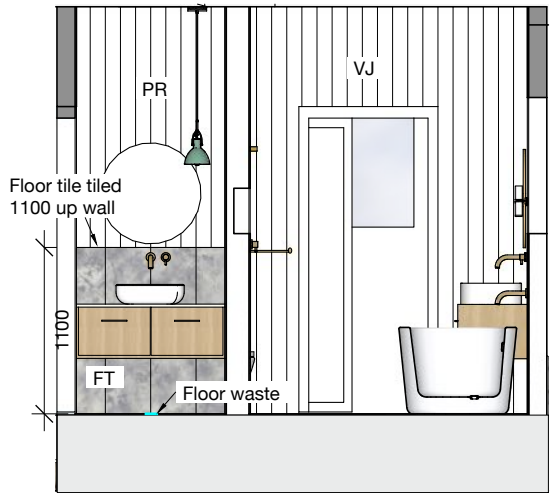
EN	Ensuite	
PR	Powder Room	
ST	Subway tile	75 x 300
FT	Floor tile	600 x 300
VJ	Vj Panel	3000 x 1200



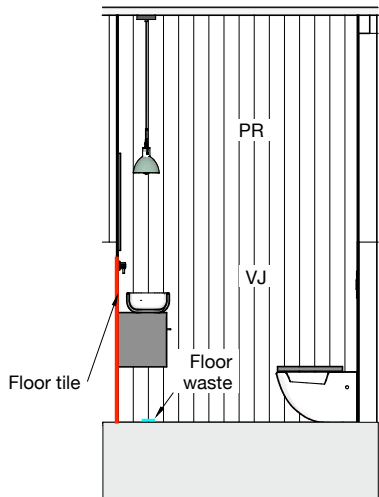
3 SOUTH SECTION
A 13



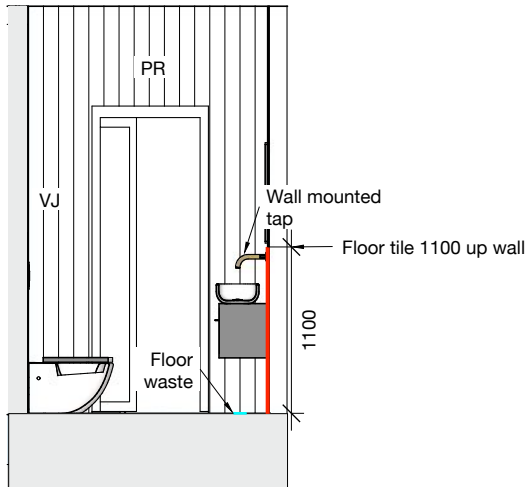
2 NORTH SECTION
A 13



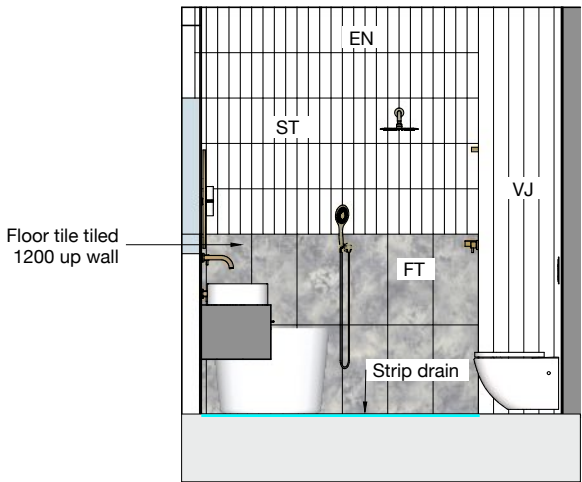
1 EAST SECTION
A 13



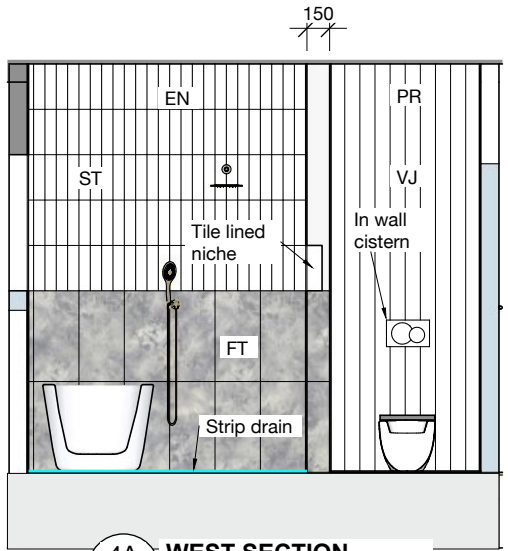
3A SOUTH SECTION
A 13



2A NORTH SECTION
A 13

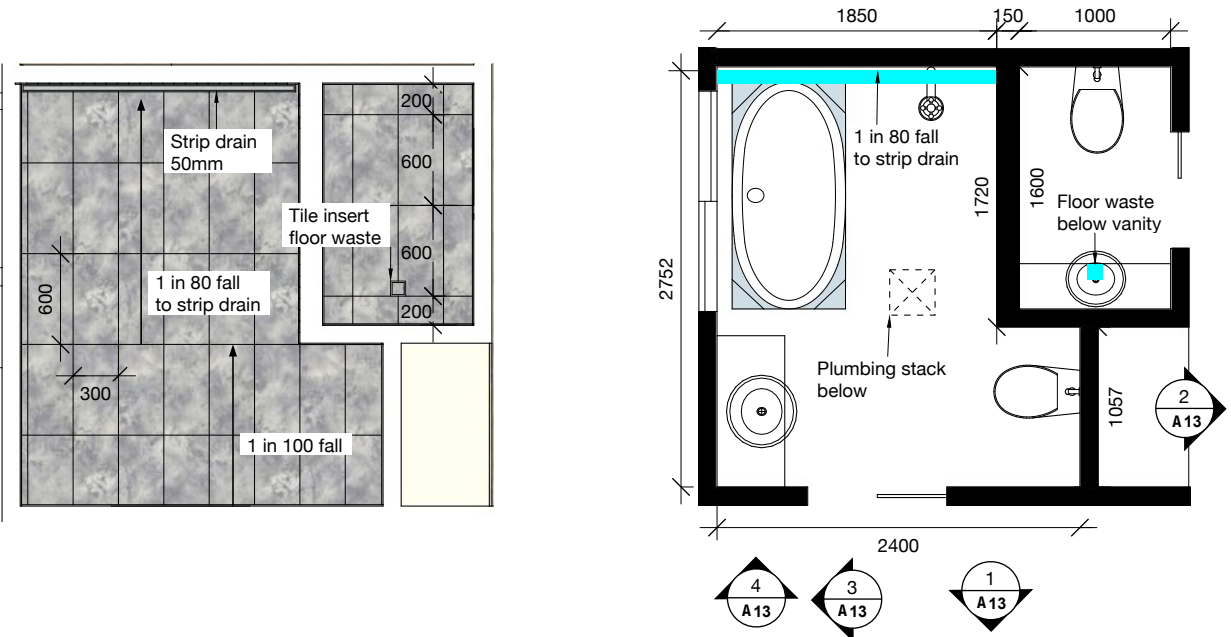


4 WEST SECTION
A 13



4A WEST SECTION
A 13

FLOOR PLAN ENSUITE AND POWDER ROOM





- Downlights x 16
- S Wall sconce x 2
- P Pendant x 2
- Stair Lighting x 6
- Outdoor wall sconce x 2
- Ceiling Fan x 3
- Exhaust Fan x 1
- X Power points x 15
- L Lights switches x 6 (LD = Dimmer)
- L2 2 way lights switches x 3

1
A 14

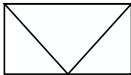
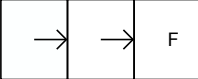
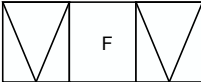
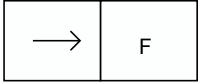

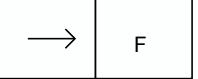
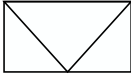
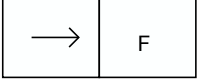
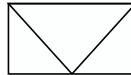
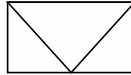

LIGHTING PLAN

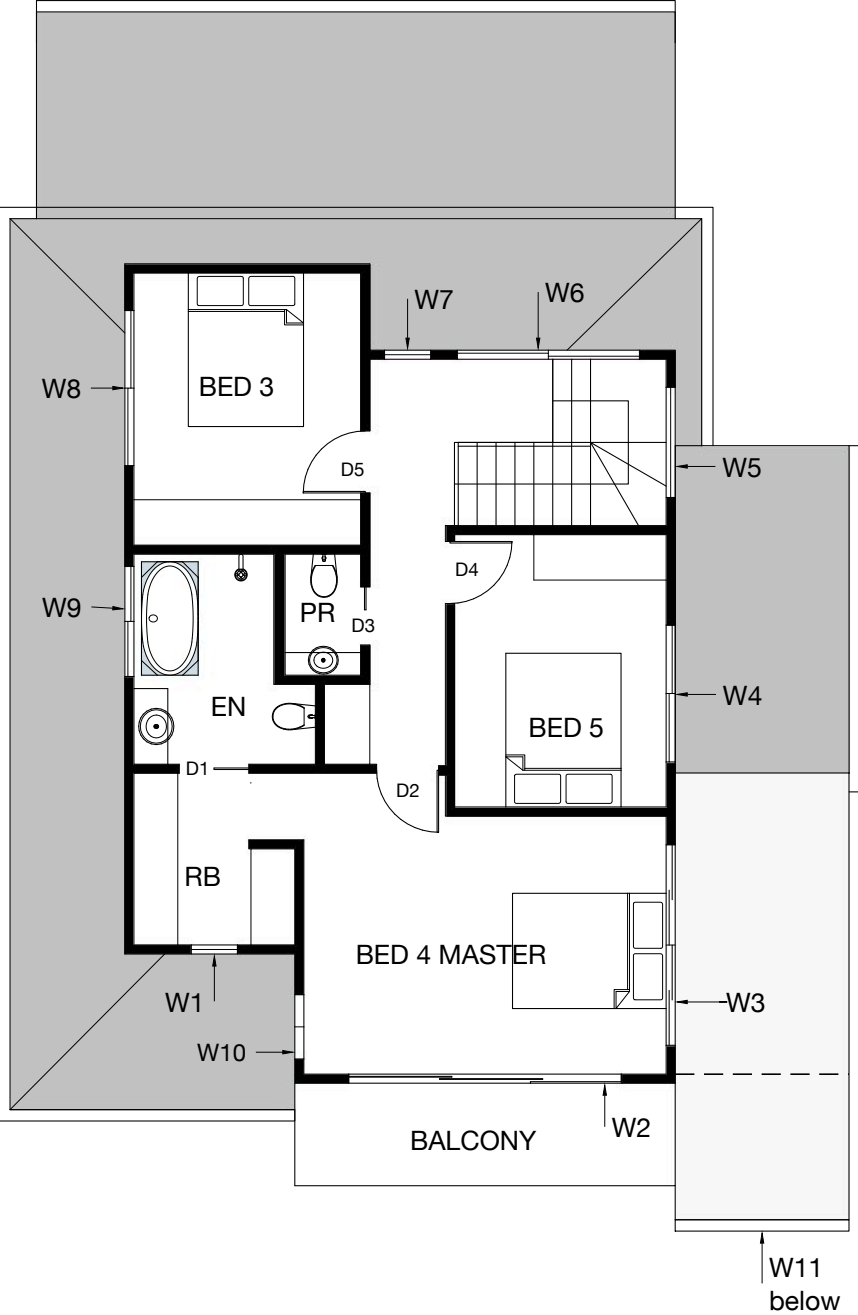


DOOR SCHEDULE

Code	Room	Type	Dimension
D1	Ensuite	Pocket slider	920 x 2040 x 35
D2	Master	Solid core	820 x 2040 x 35
D3	Powder	Pocket slider	770 x 2040 x 35
D4	Bed 5	Hollow core	820 x 2040 x 35
D5	Bed 3	Hollow core	820 x 2040 x 35

WINDOW SCHEDULE

Code	Room/ Orientation	Type	Dimension (WxH)	Configuration	Area	Shading device	Frame and glass type	Overshadowing Height x Distance
W1	RB East	Awning	610 x 857		0.52	eaves and gutter >=600 mm	standard aluminium, single clear	
W2	Master East	Stacker Sliding	3605 x 2095		7.55	eaves and gutter >=600 mm	standard aluminium, single clear	
W3	Master North	Awning	2650 x 514		1.36	eaves and gutter >=600 mm	standard aluminium, single clear	
W4	Bed 5 North	Sliding	1810 x 1029		1.86	eaves and gutter >=600 mm	standard aluminium, single clear	
W5	Stairwell North	Fixed	514 x 1457		0.75	eaves and gutter >=600 mm	standard aluminium, single clear	
W6	Stairwell West	Sliding	2410 x 857		2.06	projection/ height above sill ratio 0.45 (Basix requirement is >=0.43)	standard aluminium, single clear	
W7	Stairwell West	Awning (Low-e glass)	610 x 1457		0.89	eaves and gutter >=600 mm	standard aluminium, single pyrolytic low-e, (Uvalue: 5.7, SHGC: 0.47)	
W8	Bed 3 South	Sliding	2050 x 1029		2.11	eaves and gutter >=600 mm	standard aluminium, single clear	
W9	Ensuite South	Awning	1457 x 900		1.31	eaves and gutter >=600 mm	standard aluminium, single clear	
W10	Master South	Awning	850 x 1200		1.02	eaves and gutter >=600 mm	standard aluminium, single clear	
W11	Living Room East	Fixed	1210 x 1457		1.76	eaves and gutter >=600 mm	standard aluminium, single clear	Tree - 5m x 7.2m



1 WINDOW AND DOOR SCHEDULE
A 15





NO. 51
WAKEHURST
PKWY

NO. 53
WAKEHURST
PKWY

NO. 26
ALTO AVENUE

NO. 53
WAKEHURST
PKWY

NO. 26
ALTO AVENUE

NO. 30
ALTO AVENUE

NO. 30
ALTO AVENUE



NO. 51
WAKEHURST
PKWY

NO. 53
WAKEHURST
PKWY

NO. 26
ALTO AVENUE

NO. 30
ALTO AVENUE

NO. 51
WAKEHURST
PKWY

NO. 53
WAKEHURST
PKWY

NO. 26
ALTO AVENUE

NO. 30
ALTO AVENUE



NO. 51
WAKEHURST
PKWY

NO. 53
WAKEHURST
PKWY

NO. 26
ALTO AVENUE

NO. 30
ALTO AVENUE

NO. 51
WAKEHURST
PKWY

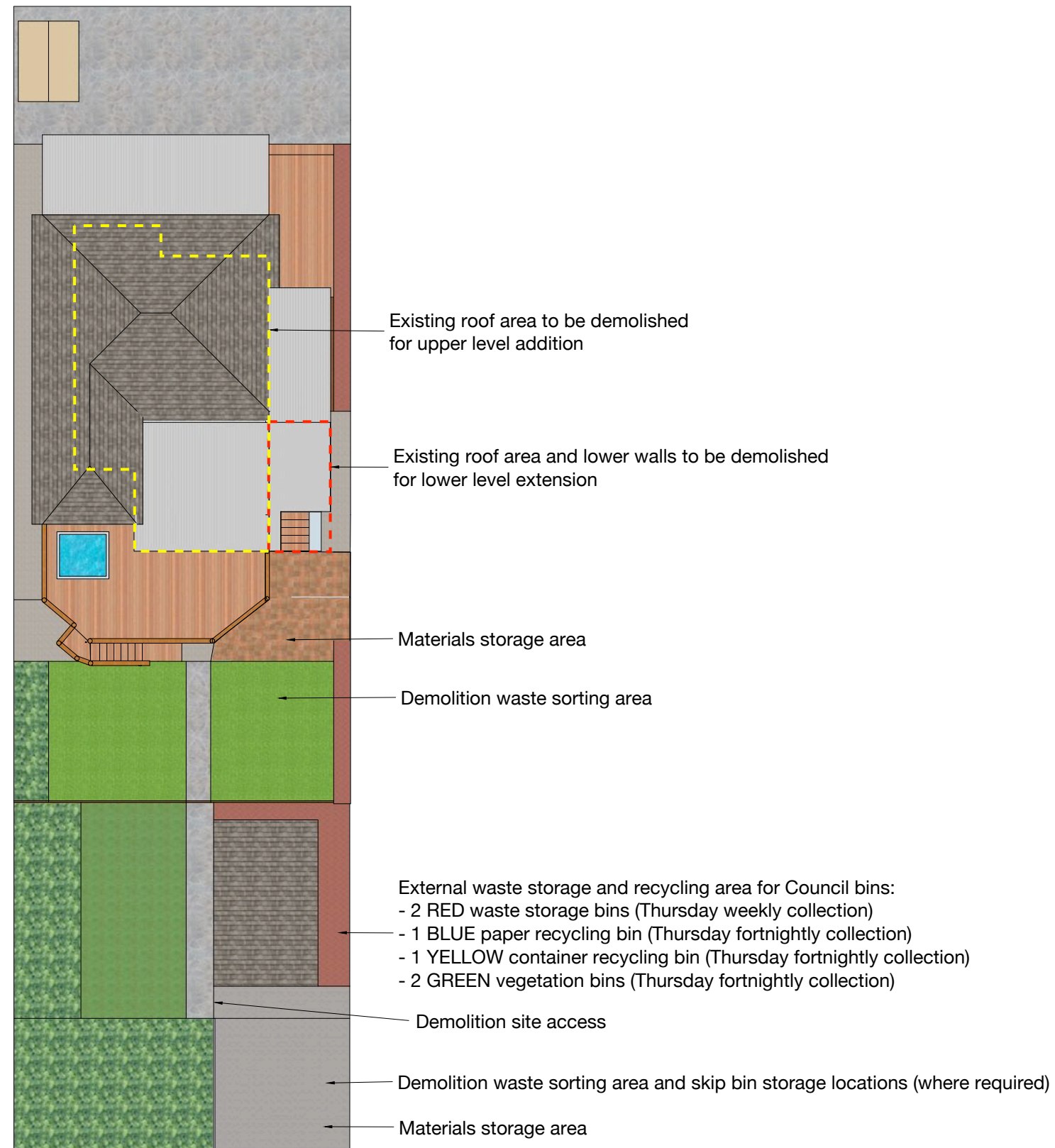
NO. 53
WAKEHURST
PKWY

NO. 26
ALTO AVENUE

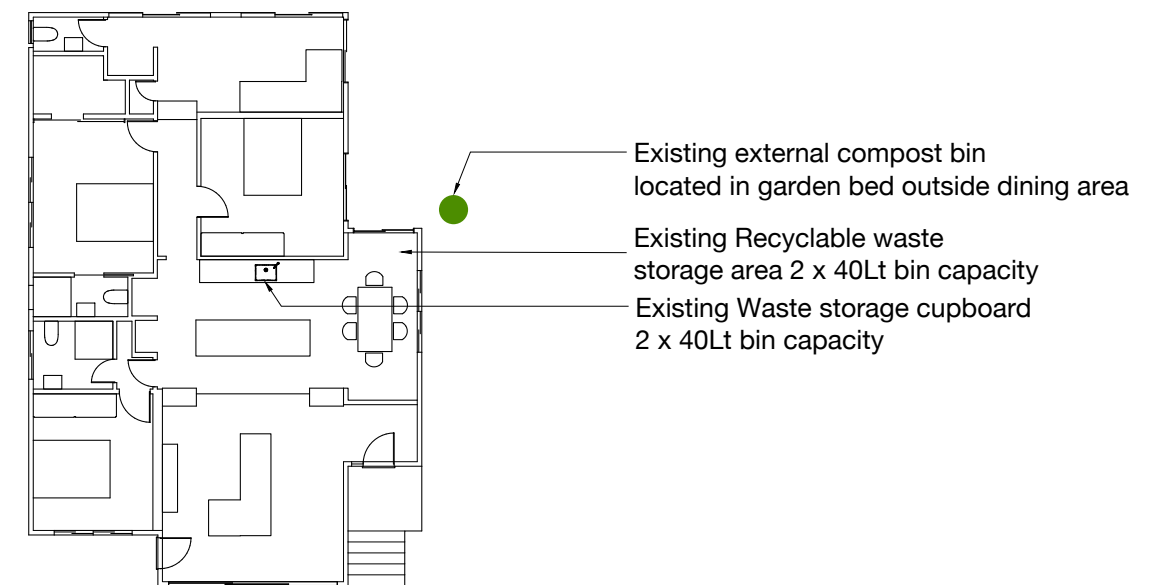
NO. 30
ALTO AVENUE

1 EXISTING CONDITION - 21ST JUNE 3PM

2 PROPOSED CONDITION - 21ST JUNE 3PM



On going waste management in existing dwelling



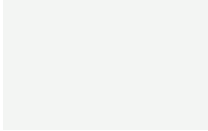
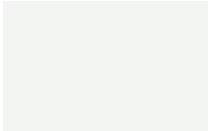

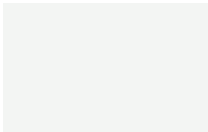





SCHEDULE OF COLOURS
AND MATERIALS

SCALE 1: 1

July 9, 2024

SCHEDULE OF COLOURS AND MATERIALS

Description	Material	Colour	Colour Swatch
Roof	Corrugated Colorbond	Dulux Southerly	
Facia	Timber	Dulux Basalt (closest match to existing)	
Soffits	Fibre Cement	Dulux Lexicon Quarter	
Trims	Timber	Dulux Lexicon Quarter	
Cladding	Fibre Cement Weatherboard	Dulux Silkworth (closest match to existing)	
Balcony Balustrade	Timber	Dulux Lexicon Quarter	
Gutters	Colorbond Alluminium	Dulux Basalt (closest match to existing)	
Downpipes	Colorbond Alluminium	Dulux Basalt (closest match to existing)	
Footing	Brickwork	Dulux Silkworth (closest match to existing)	

SIGN PLAN

SCALE 1: 1

July 9, 2024

Signage Plan

28 Alto Ave, Seaforth

Proposed Site Signage Plan

1. Advertising Structure / Sign:

- A single 900mm x 600mm builders sign will be erected at the front of the site.
- Temporary fencing with mesh branding will also be installed, consistent in colour and writing with the builder's sign.

2. Materials and Installation:

- The builders sign and mesh branding will be made from durable materials suitable for outdoor use.
- Both will be fixed securely to temporary fencing and positioned along the front boundary of the property.

3. Dimensions and Design:

- Builders Sign: 900mm (width) x 600mm (height).
- Mesh Branding: Dimensions to match the temporary fencing.
- Colours and Lettering: Consistent with the builder's branding and design.
- Overall Design: Reflects professional branding and is visually consistent with the builder's identity.

4. Proposed Location:

- The signage will be positioned along the front boundary of the property as indicated in the site plan.
- Distances to boundaries will adhere to local regulations and DCP requirements.

5. Existing Signage:

- There are no existing signage structures on the property that require removal.
- The proposed signage does not necessitate removal of any existing structures.

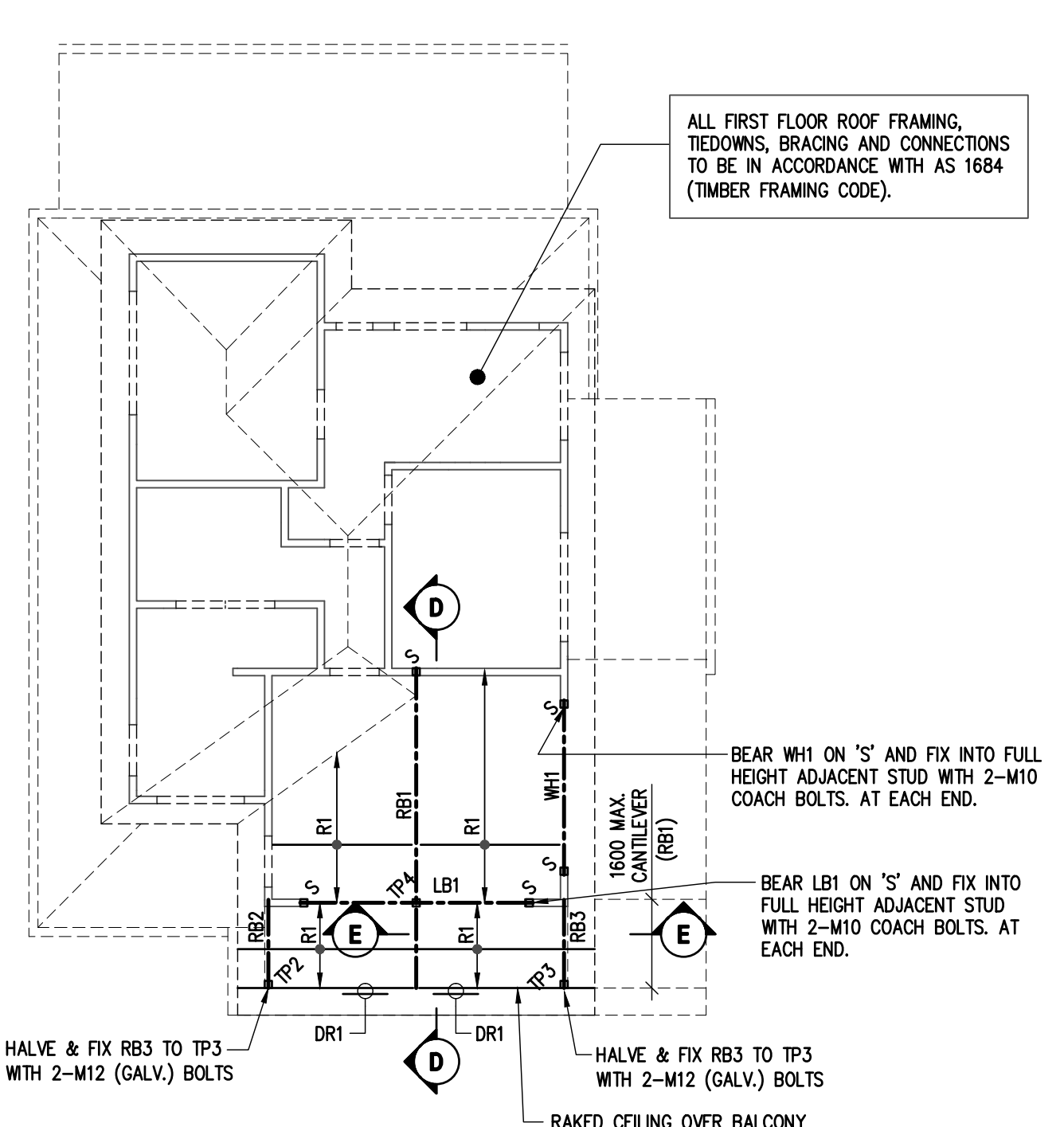
6. Illuminated Signage:

- There will be no illuminated signage as part of this proposal.
- Compliance with SEPP (Industry and Employment) 2021 and DCP requirements is achieved by ensuring no light spill beyond permissible limits.
- A light spill diagram will be available upon request to demonstrate adherence to regulatory standards.

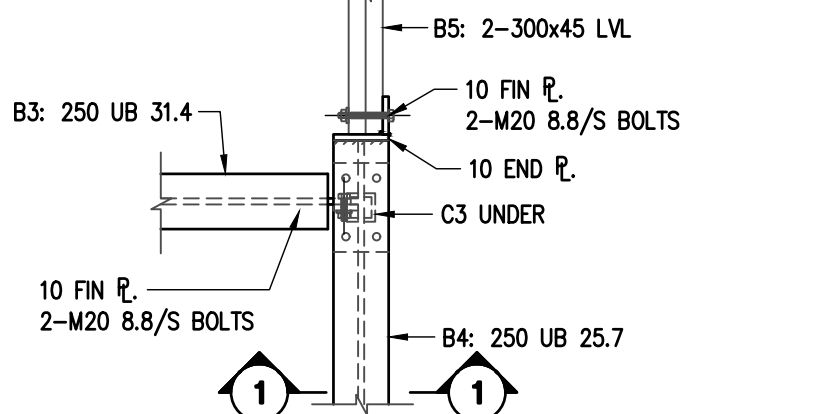
7. SEPP (Industry and Employment) 2021 and DCP Compliance:

- The signage plan has been developed in accordance with SEPP (Industry and Employment) 2021 guidelines and local Development Control Plan (DCP) requirements.
- Specific attention has been given to ensuring the design, dimensions, and placement of signage meet all relevant criteria and standards.

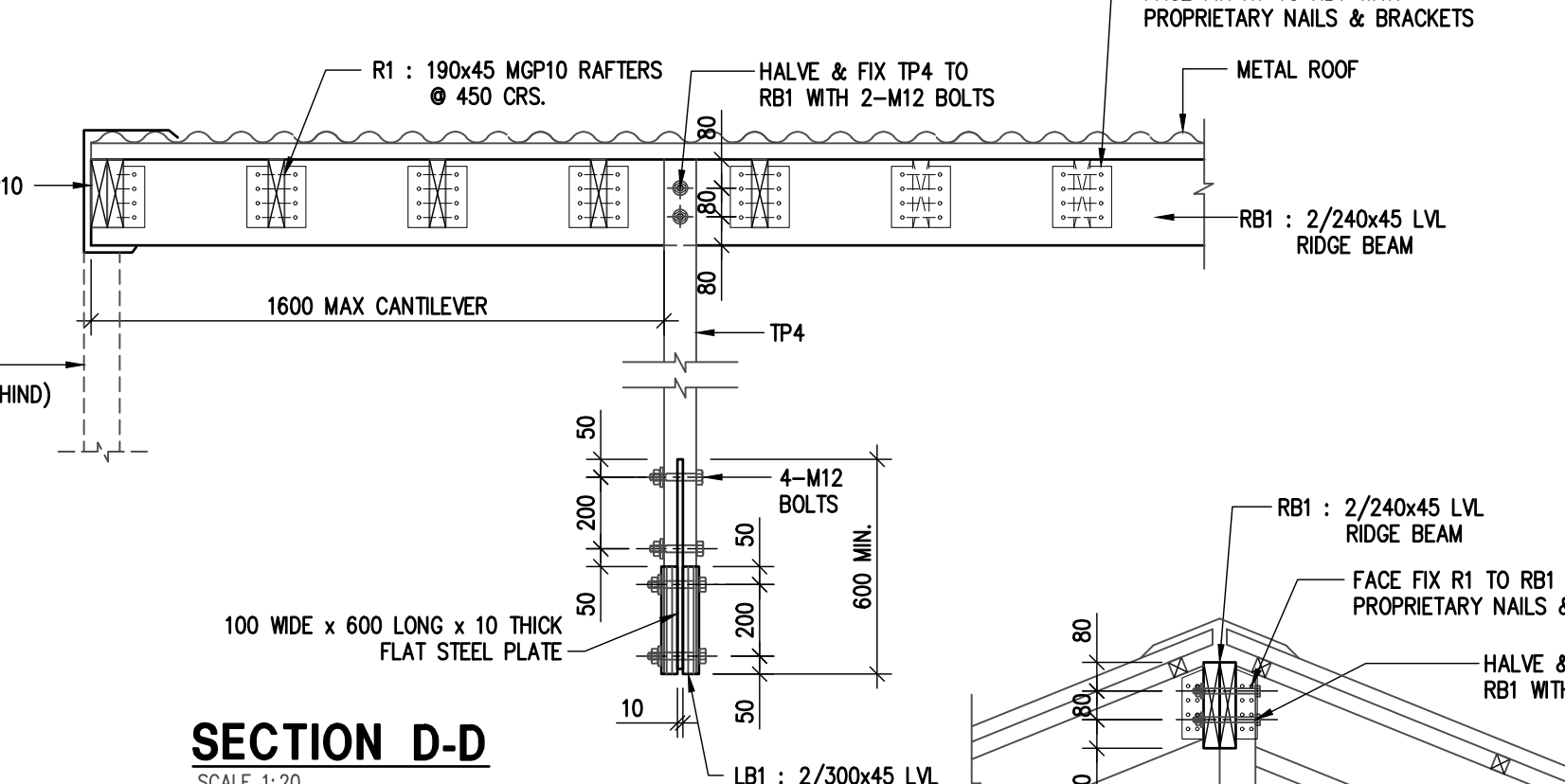




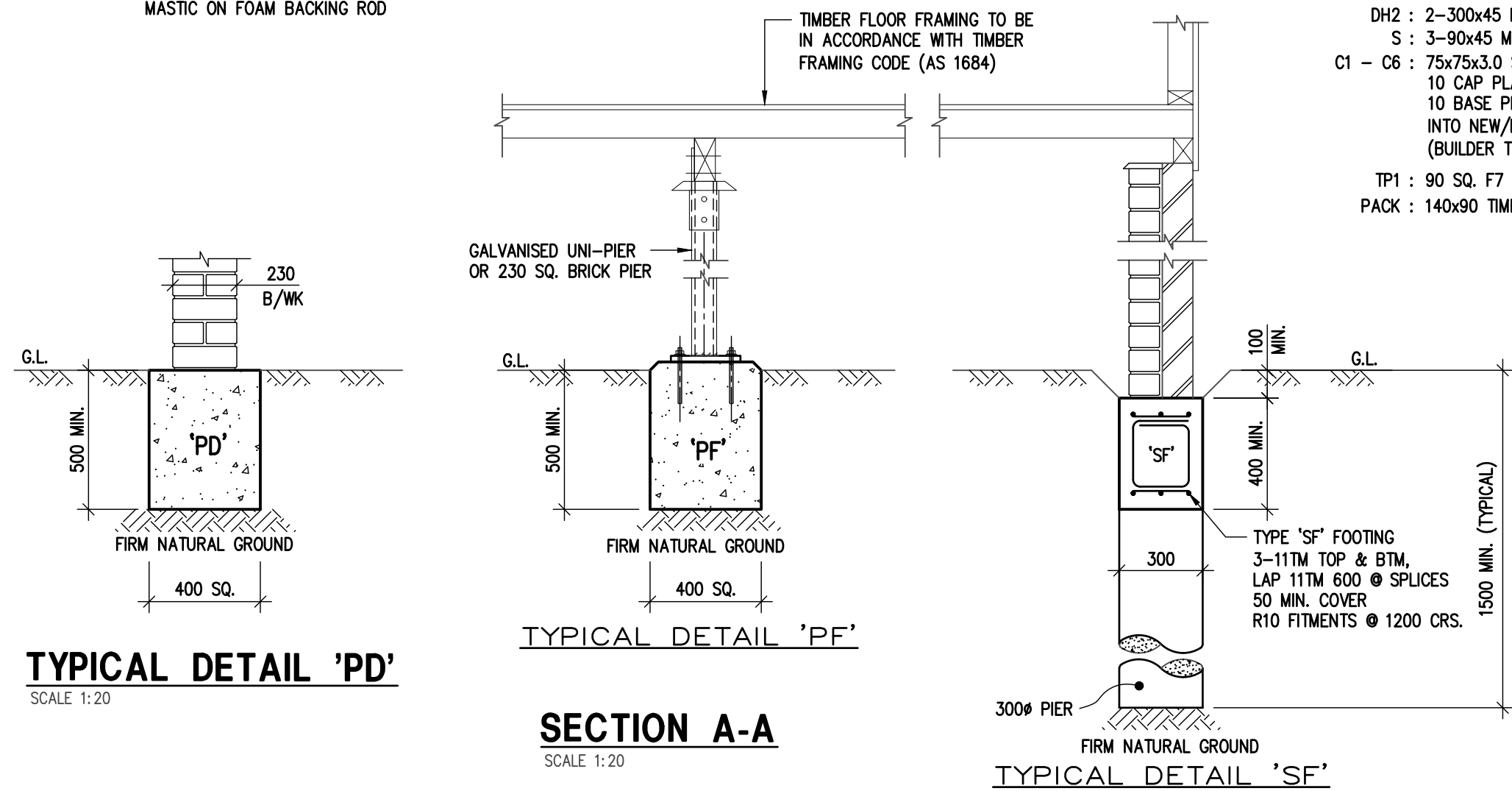
THIS FOOTING DESIGN TAKES INTO ACCOUNT
THE RECOMMENDATIONS OF A.S.2870 IN RESPECT OF
CLASS M (MODERATELY REACTIVE) SITE CONDITIONS
AS WELL AS THE CHARACTERISTICS OBSERVED DURING
OUR INSPECTION ON 18 MARCH 2024
NO GEOTECHNICAL TESTING HAS BEEN CARRIED OUT.



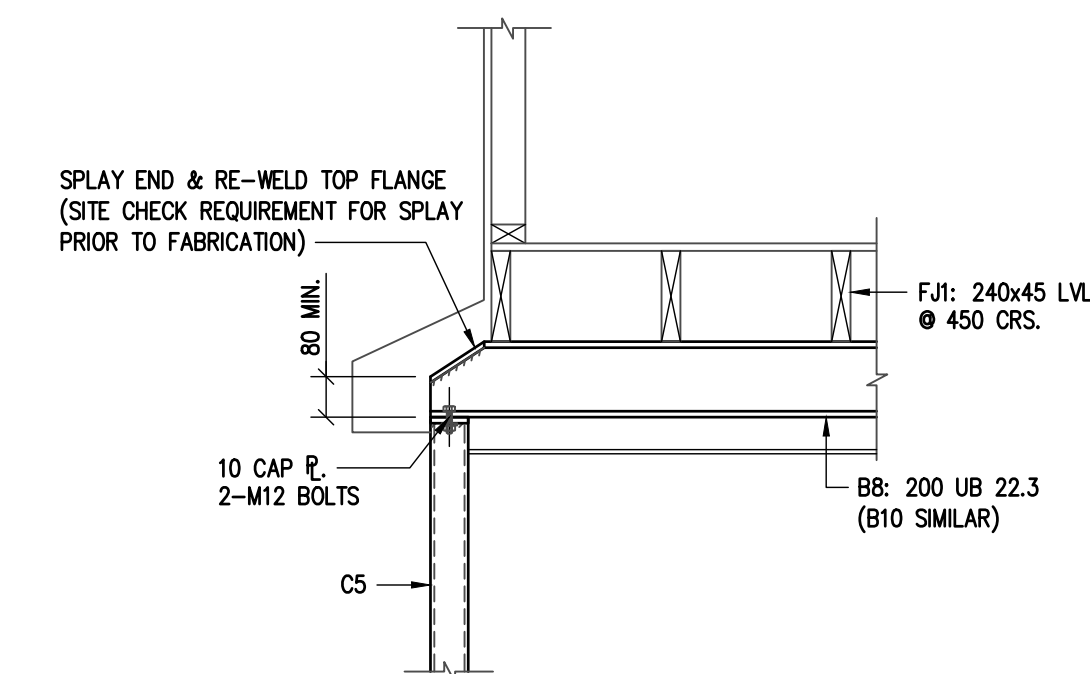
SCALE 1:20



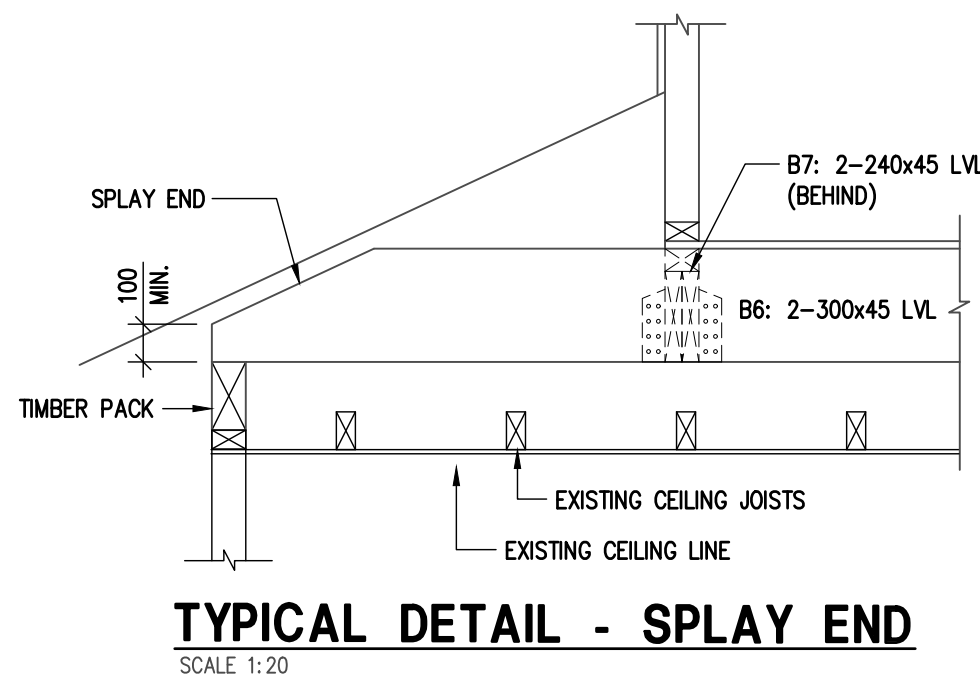
SCALE 1:20



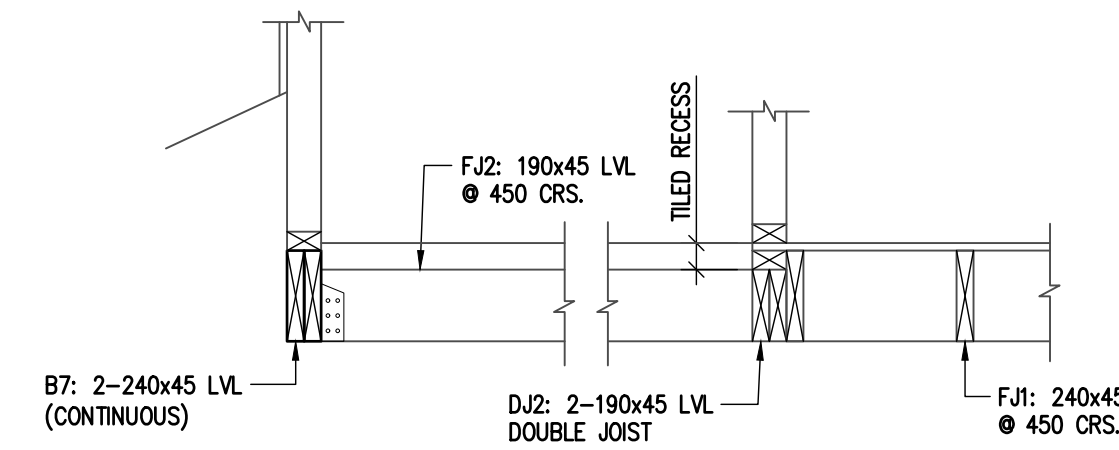
SCALE 1:20



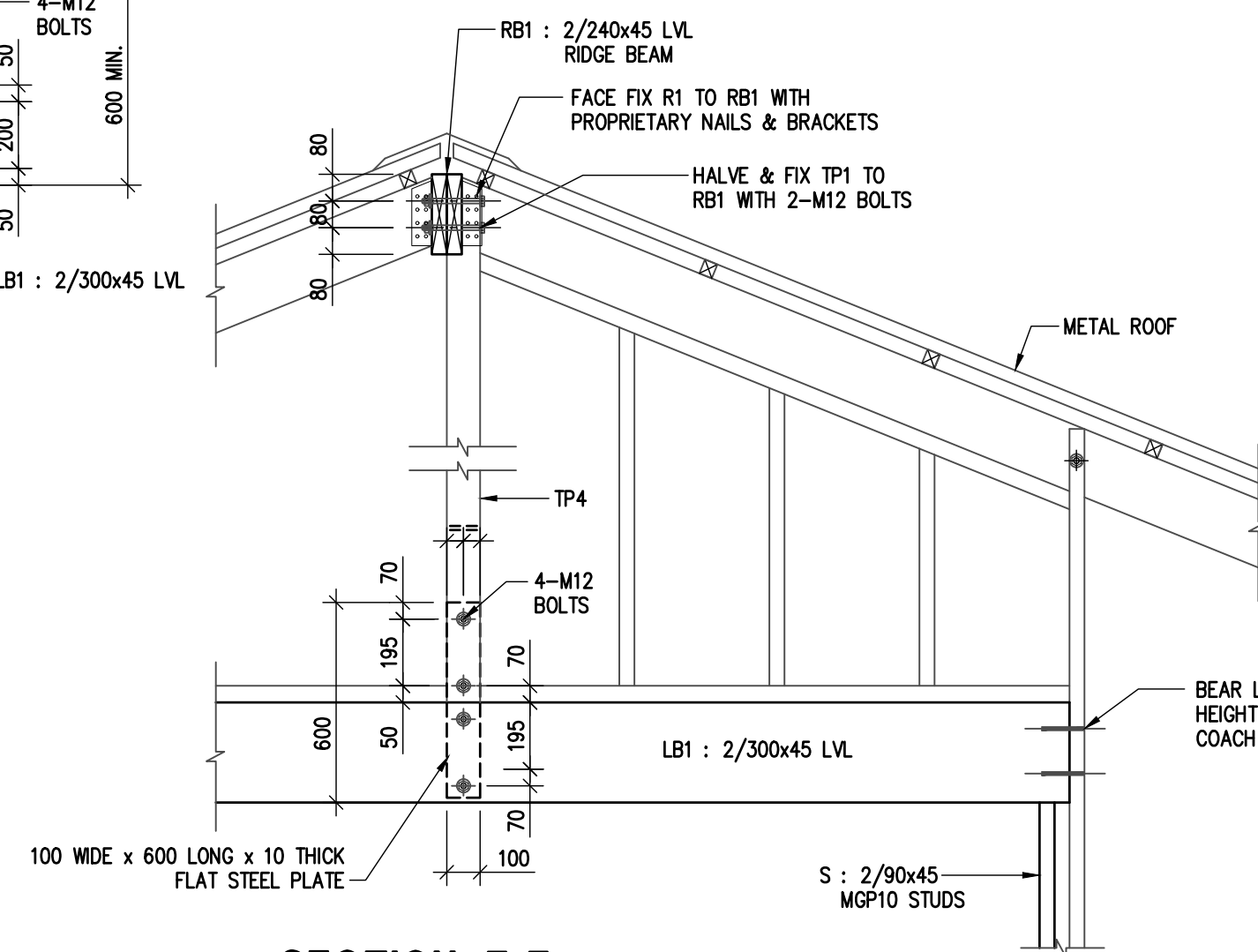
SCALE 1:20



SCALE 1:20



SCALE 1:20



SCALE 1:20

ELEMENT	SLUMP	MAX. AGG. SIZE	GRADE
PIERS	80mm	20mm	N20
PAD FOOTINGS	100mm	20mm	N25
STRIP FOOTINGS	100mm	20mm	N25

3. DO NOT PLACE CONDUITS, PIPES, ETC. IN CONCRETE COVER.
4. CONCRETE IN FOOTINGS TO BE MECHANICALLY VIBRATED DURING PLACING.
5. CURE CONCRETE BY KEEPING CONSTANTLY DAMP FOR AT LEAST 5 DAYS AFTER PLACING.
6. REINFORCEMENT TO BE SUPPORTED ON BAR CHAIRS SPACED AT EVERY 5TH WIRE IN BOTH DIRECTIONS.
7. STRUCTURAL STEELWORK TO BE THOROUGHLY CLEANED OF DIRT, GREASE AND RUST AND PAINT PROTECTED OR GALVANISED AGAINST CORROSION.
8. GRADE FINISHED GROUND SURFACE TO DIVERT WATER AWAY FROM SLAB ON ALL SIDES AND TO PREVENT PONDING.
9. TERMITE PROTECTION TO BE IN ACCORDANCE WITH A.S.3660.1-2014 AND COUNCIL'S REQUIREMENTS.
10. ALL TIMBER FRAMING TO BE IN ACCORDANCE WITH AS 1684 RESIDENTIAL TIMBER FRAMED CONSTRUCTION WHERE NOT SPECIFIED.

STRUCTURAL STEELWORK NOTES

- SI.1 WORKSHIP AND MATERIALS TO BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
AS1163 – STEEL HOLLOW SECTIONS FOR GENERAL STRUCTURAL PURPOSES
AS3678 & AS3679 – STRUCTURAL STEEL – ORDINARY WELDABLE GRADES
AS4100 – STEEL STRUCTURES CODE
AS1554 – STRUCTURAL WELDING CODE
- SI.2. UNLESS OTHERWISE NOTED WELDS TO BE CONTINUOUS FILLETS OF SIZE EQUAL TO THE THICKNESS OF THE THINNER MATERIAL JOINED OR 6mm or WHICHEVER IS THE LESSER, BOLTS TO BE 16mm DIAMETER AND CONNECTION PLATES TO BE 10mm THICK.
- SI.3. BUTT WELDS WHERE INDICATED ON THE DRAWINGS OR APPROPRIATE TO THE JOINT TO BE COMPLETE PENETRATION BUTT WELDS AS DEFINED IN AS1554.
- SI.4. PARTICULAR CARE TO BE TAKEN WITH THE FINISHED APPEARANCE OF EXPOSED WELDS, BOTH THOSE CARRIED OUT IN THE FACTORY AND THOSE PERFORMED ON SITE. THESE ARE TO BE FINISHED TO GIVE A TRADESMANLIKE AND REGULAR APPEARANCE AND ARE TO BE TO THE ARCHITECT'S SATISFACTION.
- SI.5. HIGH STRENGTH BOLTS INDICATED 8.8 TO COMPLY WITH AS1252 AND TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF AS1511 FOR THE JOINT TYPE INDICATED (8.8/8 – SNUG TIGHT, 8.8/7B – BEARING TYPE, 8.8/7F – FRICTION TYPE)
- SI.6. WELDS TO BE DESCALED AND STEELWORK THOROUGHLY CLEANED OF DIRT, GREASE AND RUST. STEEL TO BE GIVEN AT LEAST TWO COATS OF ZINC CHROMATE PRIMER COMPLYING WITH AS K211 FOLLOWED BY 2 COATS OF APPROVED ENAMEL ON EXPOSED SURFACES WHERE REQUIRED BY ARCHITECT.
- SI.7. THE CONTRACTOR SHALL PROVIDE ALL CLEATS AND DRILL ALL HOLES FOR FIXING STEEL TO STEEL AND TIMBER TO STEEL AS REQUIRED BY THE ARCHITECT EVEN IF NOT DETAILED ON THE STRUCTURAL DRAWINGS.
- SI.8. ALL GALVANIZING OF STRUCTURAL STEEL WORK SHALL BE TO AS4680 THE CONTINUOUS AVERAGE ZINC COATING MASS SHALL BE 600g/m² (550g/m² MINIMUM)
- SI.9. SITE WELDING REPAIR : REPAIR PROTECTIVE COATING AFTER SITE WELDING USING AN APPROVED EPOXY ZINC COMPOUND COMPATIBLE WITH THE EXISTING COATING

ISSUE	DATE	APP'D	DESCRIPTION
REVISIONS			

KB
GROUP

KNEEBONE & BERETTA CONSULTING
CONSULTING STRUCTURAL & CIVIL ENGINEERS

ABN 43 734 246 264

UNIT 18, 7 ANELLA AVENUE, CASTLE HILL NSW 2154

P: (02) 8850-0799 E: info@kbgconsulting.com W: www.kbgconsulting.com

PTY LTD

Member of:


CONSULT AUSTRALIA

SCALE	1:100 1:20 © A1
DATE	10-04-2024
DRAWN	AW
CHECKED	RK
APPROVED	<i>Avondont BEMEAst</i>

CLIENT : NEXT STOREY HOME ADDITIONS PTY LTD

PROPOSED ALTERATIONS & ADDITIONS TO RESIDENCE
AT 28 ALTO AVENUE, SEAFORTH
FOR GERI GREEN

PAD FOOTINGS, FIRST FLOOR & ROOF FRAMING

DRAWING NUMBER

93421-1

ISSUE