

2A EDGECLIFFE ESPLANADE, SEAFORTH, NSW 2092

DEVELOPMENT APPLICATION - NEW RESIDENTIAL DWELLING

DRAWING REGISTER

Drawing No.	Sheet No.	Revision	Date	Title
1000 COVER PAGE				
2024-008	A1000	B	03/12/2024	COVER SHEET
2024-008	A1001	B	03/12/2024	BASIX COMMITMENTS & NATHERS SPECIFICATIONS

1010 SITE PLAN & ANALYSIS

2024-008	A1011	B	03/12/2024	SITE ANALYSIS PLAN
2024-008	A1012	B	03/12/2024	SITE PLAN
2024-008	A1013	B	03/12/2024	CONTEXT PLAN & STREET CHARACTER

1030 DEMOLITION DRAWINGS

2024-008	A1031	B	03/12/2024	DEMOLITION PLAN
2024-008	A1032	B	03/12/2024	EROSION & SEDIMENT CONTROL PLAN
2024-008	A1033	B	03/12/2024	EXCAVATION PLAN

1100 PROPOSED FLOOR PLANS

2024-008	A1101	B	03/12/2024	GROUND FLOOR PLAN
2024-008	A1102	B	03/12/2024	FIRST FLOOR PLAN
2024-008	A1103	B	03/12/2024	SECOND FLOOR PLAN
2024-008	A1104	B	03/12/2024	ROOF PLAN

1200 SECTIONS

2024-008	A1201	B	03/12/2024	SECTIONS
2024-008	A1202	B	03/12/2024	SECTIONS
2024-008	A1203	B	03/12/2024	SECTIONS

1300 ELEVATIONS

2024-008	A1301	B	03/12/2024	WEST & SOUTH ELEVATION
2024-008	A1302	B	03/12/2024	EAST & NORTH ELEVATION
2024-008	A1305	B	03/12/2024	STREETSCAPE ELEVATIONS

1400 ANALYSIS

2024-008	A1401	B	03/12/2024	FLOOR SPACE CALCULATIONS
2024-008	A1402	B	03/12/2024	HEIGHT PLAN ANALYSIS

1500 SHADOW DIAGRAMS

2024-008	A1501	B	03/12/2024	SHADOW DIAGRAMS - 21 JUNE - 9AM & 10AM
2024-008	A1502	B	03/12/2024	SHADOW DIAGRAMS - 21 JUNE - 11AM & 12PM
2024-008	A1503	B	03/12/2024	SHADOW DIAGRAMS - 21 JUNE - 1PM & 2PM
2024-008	A1504	B	03/12/2024	SHADOW DIAGRAMS - 21 JUNE - 3PM
2024-008	A1505	B	03/12/2024	SOLAR EYE VIEW - 21st JUNE - 9AM AND 10AM
2024-008	A1506	B	03/12/2024	SOLAR EYE VIEW - 21st JUNE - 11AM AND 12PM
2024-008	A1507	B	03/12/2024	SOLAR EYE VIEW - 21st JUNE - 1PM AND 2PM
2024-008	A1508	B	03/12/2024	SOLAR EYE VIEW - 21st JUNE - 3PM

DRAWING REGISTER

Drawing No.	Sheet No.	Revision	Date	Title
1600 WASTE MANAGEMENT				
2024-008	A1601	B	03/12/2024	WASTE MANAGEMENT PLAN

2000 3D VIEWS

2024-008	A2001	B	03/12/2024	3D VIEW
2024-008	A2002	B	03/12/2024	3D VIEW
2024-008	A2003	B	03/12/2024	3D VIEW
2024-008	A2004	B	03/12/2024	3D VIEW



ARCHITECT



t: 02 8970 5417
e: studio@bjbarchitects.com.au
a: 3.09/77 Dunning Ave,
Rosebery NSW 2018

BJB Architects Pty Ltd
Nominated Architect:
Barry Babikian NSW Reg No. 8806

ISSUE AMENDMENT

ISSUE	AMENDMENT	DATE
A	DA DRAFT	16/08/2024
B	DEVELOPMENT APPLICATION	03/12/2024

DATE

PROJECT

2A EDGECLIFFE ESPLANADE,
SEAFORTH, NSW 2092

DEVELOPMENT APPLICATION - NEW
RESIDENTIAL DWELLING

KATERINA AND EMANUEL POULOS

COVER SHEET

SCALE: N.T.S. DATE: 03/12/2024

ISSUE: B - DEVELOPMENT APPLICATION

THIS DOCUMENT IS THE COPYRIGHT OF BJB ARCHITECTS. ALL
INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE
CHECKED AND VERIFIED ON SITE. IN THE EVENT OF
DISCREPANCIES REFER TO BJB ARCHITECTS PRIOR TO
COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS
MANUALLY OR ELECTRONICALLY

2024-008

A1000

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✓	✓
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✓	✓
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 3200 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 185.71 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to:			
• all toilets in the development		✓	✓
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓
Swimming Pool			
The swimming pool must not have a volume greater than 33.6 kilolitres.	✓	✓	✓

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The swimming pool must have a pool cover.		✓	✓
The swimming pool must be outdoors.	✓	✓	✓

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Construction			
The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below.	✓	✓	✓
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✓

Construction	Area - m ²	Insulation
floor - concrete slab on ground, conventional slab.	89.1	polystyrene
floor - suspended floor above open subfloor, concrete - suspended, frame: no frame.	23	fibreglass batts or roll
floor - above habitable rooms or mezzanine, concrete - suspended, frame: no frame.	89.9	not specified
garage floor - concrete slab on ground.	26.6	polystyrene
external wall: brick veneer, frame: timber - untreated softwood.	168.3	fibreglass batts or roll
external wall: concrete block/plasterboard, frame: no frame.	30.5	none
external garage wall: brick veneer, frame: timber - untreated softwood.	19.2	fibreglass batts or roll
external garage wall: concrete block/plasterboard, frame: no frame.	16.7	none
internal wall: plasterboard, frame: timber - untreated softwood.	163	fibreglass batts or roll
ceiling and roof - flat ceiling / pitched roof, framed - concrete tiles, timber - untreated softwood.	185.71	ceiling: fibreglass batts or roll; roof: foil/sarking

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Construction			
The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below.	✓	✓	✓
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✓

Construction	Area - m ²	Insulation
floor - concrete slab on ground, conventional slab.	89.1	polystyrene
floor - suspended floor above open subfloor, concrete - suspended, frame: no frame.	23	fibreglass batts or roll
floor - above habitable rooms or mezzanine, concrete - suspended, frame: no frame.	89.9	not specified
garage floor - concrete slab on ground.	26.6	polystyrene
external wall: brick veneer, frame: timber - untreated softwood.	168.3	fibreglass batts or roll
external wall: concrete block/plasterboard, frame: no frame.	30.5	none
external garage wall: brick veneer, frame: timber - untreated softwood.	19.2	fibreglass batts or roll
external garage wall: concrete block/plasterboard, frame: no frame.	16.7	none
internal wall: plasterboard, frame: timber - untreated softwood.	163	fibreglass batts or roll
ceiling and roof - flat ceiling / pitched roof, framed - concrete tiles, timber - untreated softwood.	185.71	ceiling: fibreglass batts or roll; roof: foil/sarking

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazing			
The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table.	✓	✓	✓

Frames	Maximum area - m ²
aluminium	117.2
timber	0
uPVC	0
steel	0
composite	0

Glazing	Maximum area - m ²
single	0
double	117.2
triple	0

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.	✓	✓	✓

Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - non ducted, Energy rating: 6 star (average zone)		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - non ducted, Energy rating: 6 star (average zone)		✓	✓

Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - non ducted, Energy rating: 6 star (average zone)		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - non ducted, Energy rating: 6 star (average zone)		✓	✓

Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof, Operation control: please select		✓	✓
Kitchen: individual fan, ducted to façade or roof, Operation control: manual switch on/off		✓	✓
Laundry: natural ventilation only, or no laundry, Operation control: n/a		✓	✓

Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting diode (LED) lamps.		✓	✓

Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓

Swimming pool			
The applicant must install the following heating system for the swimming pool in the development (or alternatively must not install any heating system for the swimming pool): no heating		✓	✓
The applicant must install the following pump for the swimming pool in the development, or a pump with a higher energy rating: dual speed with a performance of 5 stars.		✓	✓
The applicant must install a timer for the swimming pool pump in the development.		✓	✓

Alternative energy			
The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓
The photovoltaic system must consist of:			
• photovoltaic collectors with the capacity to generate at least 1 peak kilowatts of electricity, installed at an angle between 0 degrees and 10 degrees to the horizontal facing north east	✓	✓	✓

Other			
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	✓

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✓ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

NatHERS Building Thermal Modelling Performance Specifications

These are the specifications upon which the certified assessment is based. If details included in these specifications vary from other drawings or written specifications, these specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents. Window and skylight U and SHGC values, if specified, are according to NFRC. Alternate products or specifications may be used if their U-value is lower, and the SHGC value is less than 5% higher or lower, than the U and SHGC values of the product specified above.

Thermal Modelling Software: HERO (Home Energy Rating & Optimisation) v:4.1

2A EDGECLIFFE ESPLANADE, SEAFORTH, NSW							
Unit No.	Additional Treatments Required	Heating Load (MJ/m ² .yr)	Cooling Load (MJ/m ² .yr)	Stars	Pass/Fail	Conditioned Area	Unconditioned Area
Single Dwelling	External Wall - Brick Veneer - R 2.5 - Concrete Block 190mm fully core-filled- Exposed (Refer to Arch.) Structural Form of External Wall: Timber Frame (70x35mm-450mm spacing) Internal wall: Plasterboard Stud - R 2.5 Structural Form of Internal Wall: Timber Frame (70x35mm-450mm spacing) Ground Floor Type: Concrete Slab on Ground 200mm R 2.5 & Slab Edge R 1.75 First Floor Type: - Concrete Slab on Ground 200mm R 2.5 & Slab Edge R 1.75 - Suspended Concrete Slab 200mm Second Floor Type: Suspended Concrete Slab 300mm External Floors: R 2.5 Floor Covering: - Tiles for wet areas - Carpet for bedrooms - Timber for lounge, dining and corridors - None for garage Ground Floor Ceiling: Concrete Slab (150mm) with Exposed Concrete Ceiling. R 7.0 + Reflective Roofspace R 1.3 (Medium Colour) Second Floor Ceiling: Flat Framed/Skillion Tile Roof & Flat PB Ceiling. R 7.0 + Reflective Roofspace R 2.75 (Surfmist Colour) Structural form of second floor ceiling and roof: Timber Frame (140x45mm-600mm spacing) Glazed Windows & Doors type - Aluminium Thermally Broken A DG Argon Fill High Solar Gain Low-E Clear (U=2.91 : SHGC=0.44) (Monument Colour) Aluminium Thermally Broken B DG Argon Fill High Solar Gain Low-E Clear (U=2.90 : SHGC=0.51) (Monument Colour) Ceiling Fans - 6x1200mm diameter (1 for the Living, 1 for the Kitchen/Dining and 1 for each bedroom)	13.5	16.5	7	Pass	189.2	8.3

ARCHITECT



t: 02 8970 5417
 e: studio@bjbarchitects.com.au
 a: 3.09/77 Dunning Ave,
 Rosebery NSW 2018

BBJ Architects Pty Ltd
 Nominated Architect:
 Barry Babikian NSW Reg No. 8806

GENERAL NOTES

- ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING CONDITIONS OF CONSENT
- BBJ DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTATION FROM ALL CONSULTANTS
- CONTRACTORS ARE TO NOTIFY BJB OF ANY DISCREPANCIES OR INCONSISTENCIES AND/ OR SEEK CLARIFICATION PRIOR TO FABRICATION
- BBJ IS TO REVIEW ALL SHOP DRAWINGS PRIOR TO FABRICATION OR MANUFACTURE

ISSUE	AMENDMENT	DATE
A	DA DRAFT	16/08/2024
B	DEVELOPMENT APPLICATION	03/12/2024

PROJECT

2A EDGECLIFFE ESPLANADE, SEAFORTH, NSW 2092

DEVELOPMENT APPLICATION - NEW RESIDENTIAL DWELLING

KATERINA AND EMANUEL POULOS

BASIX COMMITMENTS & NATHERS SPECIFICATIONS

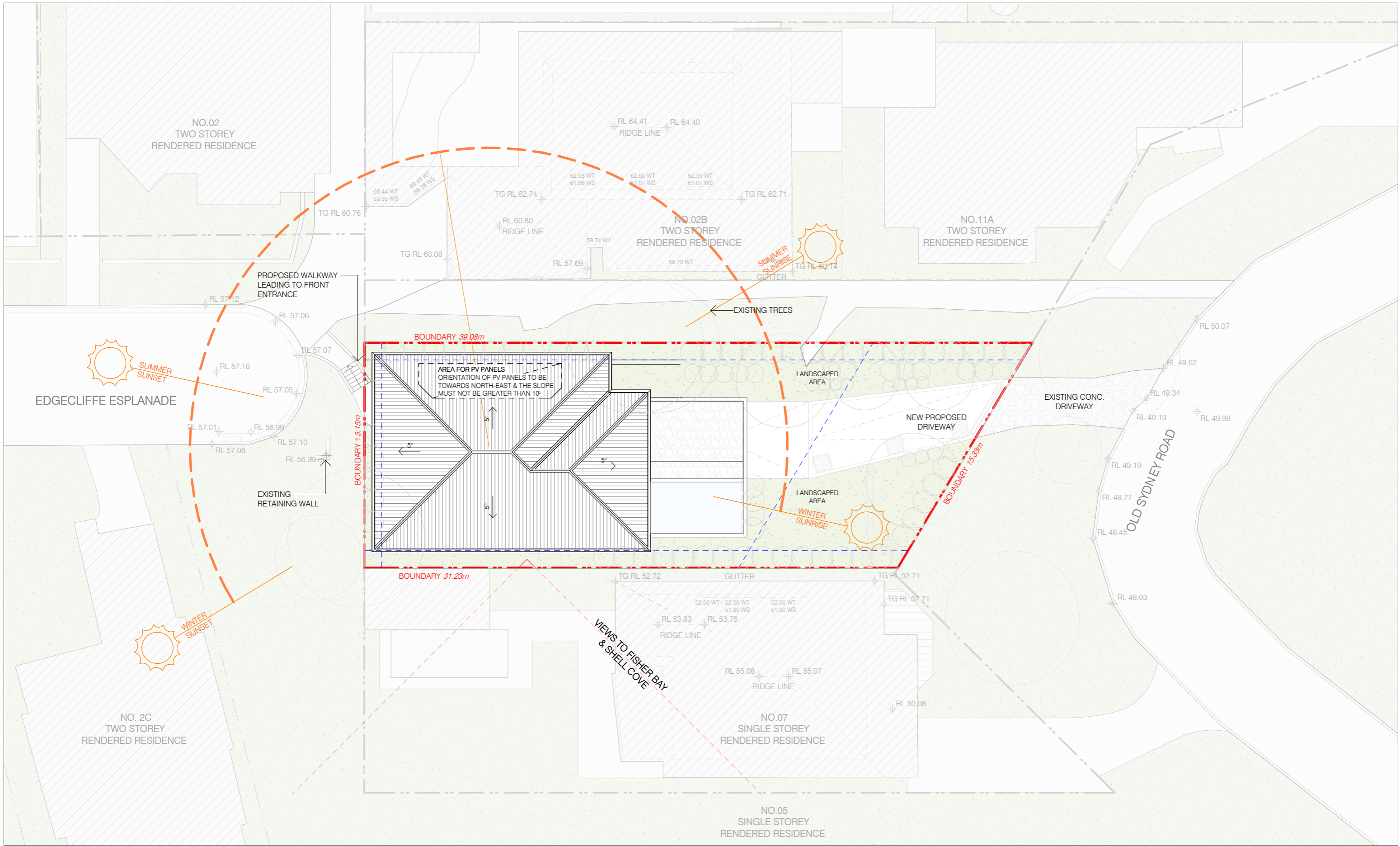
SCALE: N.T.S. DATE: 03/12/2024

ISSUE: B - DEVELOPMENT APPLICATION

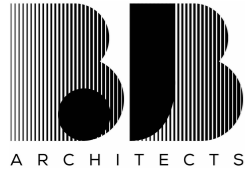
THIS DOCUMENT IS THE COPYRIGHT OF BJB ARCHITECTS. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO BJB ARCHITECTS PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY

2024-008

A1001



ARCHITECT



t: 02 8970 5417
 e: studio@bjbarchitects.com.au
 a: 3.09/77 Dunning Ave,
 Rosebery NSW 2018

BJB Architects Pty Ltd
 Nominated Architect:
 Barry Babikian NSW Reg No. 8806

NORTH



ISSUE	AMENDMENT	DATE
A	DA DRAFT	16/08/2024
B	DEVELOPMENT APPLICATION	03/12/2024

PROJECT

**2A EDGECLIFFE ESPLANADE,
SEAFORTH, NSW 2092**

DEVELOPMENT APPLICATION - NEW
RESIDENTIAL DWELLING

KATERINA AND EMANUEL POULOS

SITE ANALYSIS PLAN

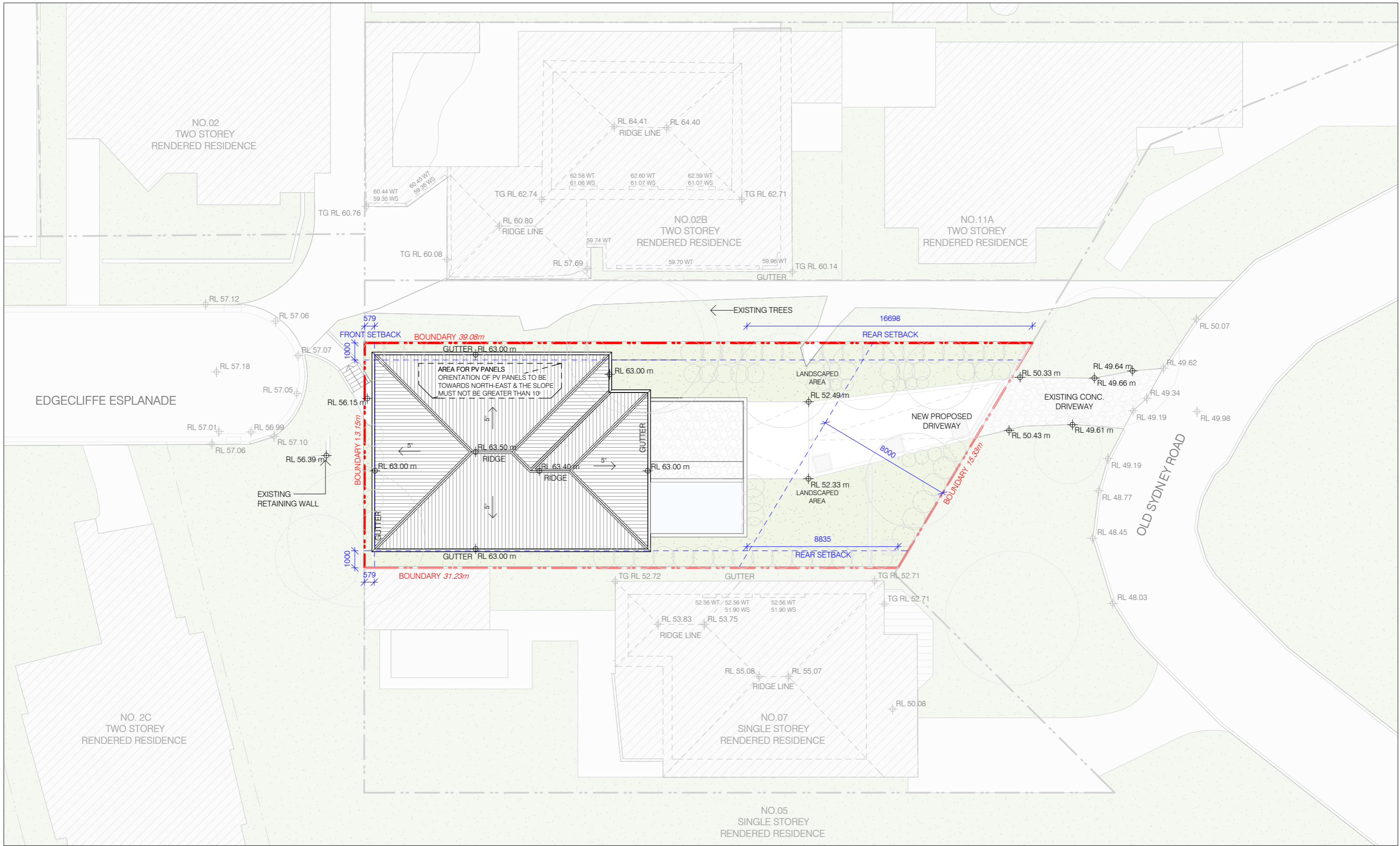
SCALE: 1 : 200@ A3 DATE: 03/12/2024

ISSUE: B - DEVELOPMENT APPLICATION

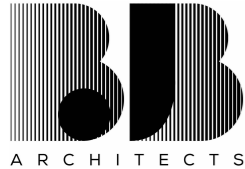
THIS DOCUMENT IS THE COPYRIGHT OF BJB ARCHITECTS. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO BJB ARCHITECTS PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.

2024-008

A1011



ARCHITECT



t: 02 8970 5417
 e: studio@bjbarchitects.com.au
 a: 3.09/77 Dunning Ave,
 Rosebery NSW 2018

BJB Architects Pty Ltd
 Nominated Architect:
 Barry Babikian NSW Reg No. 8806

NORTH



ISSUE	AMENDMENT	DATE
A	DA DRAFT	16/08/2024
B	DEVELOPMENT APPLICATION	03/12/2024

PROJECT

**2A EDGECLIFFE ESPLANADE,
 SEAFORTH, NSW 2092**

DEVELOPMENT APPLICATION - NEW
 RESIDENTIAL DWELLING

KATERINA AND EMANUEL POULOS

SITE PLAN

SCALE: 1 : 200@ A3 DATE: 03/12/2024

ISSUE: B - DEVELOPMENT APPLICATION

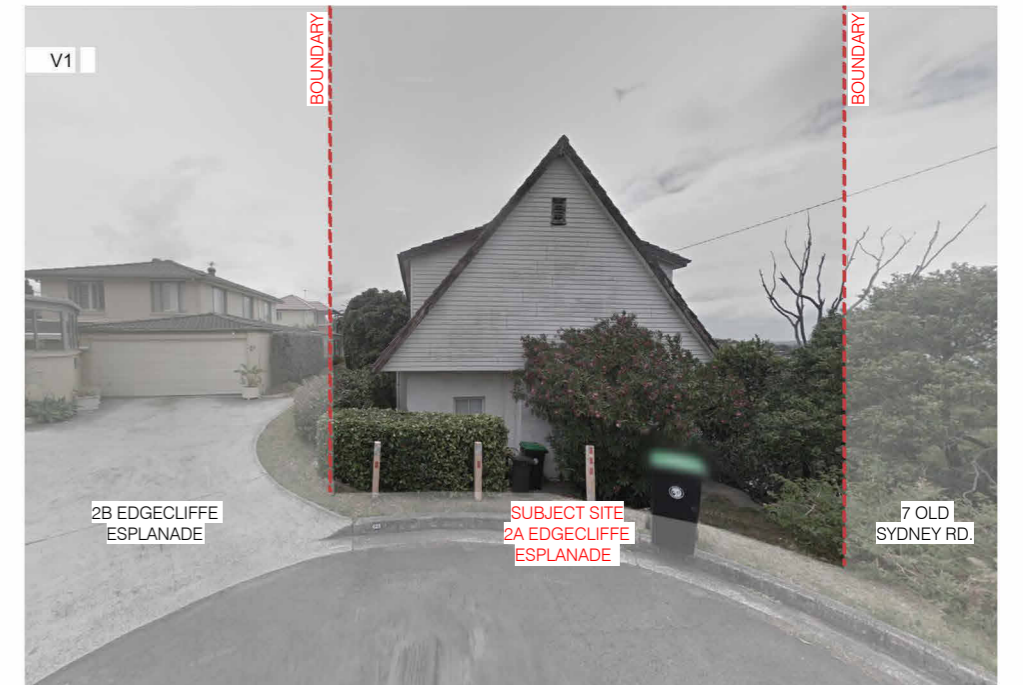
THIS DOCUMENT IS THE COPYRIGHT OF BJB ARCHITECTS. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO BJB ARCHITECTS PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.

2024-008

A1012



2A, EDGECLIFFE ESPLANADE, SEAFORTH



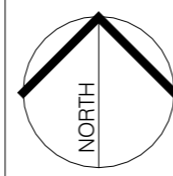
ARCHITECT



t: 02 8970 5417
e: studio@bjbarchitects.com.au
a: 3.09/77 Dunning Ave,
Rosebery NSW 2018

BJB Architects Pty Ltd
Nominated Architect:
Barry Babikian NSW Reg No. 8806

NORTH



ISSUE AMENDMENT

DATE

A	DA DRAFT	16/08/2024
B	DEVELOPMENT APPLICATION	03/12/2024

PROJECT

2A EDGECLIFFE ESPLANADE,
SEAFORTH, NSW 2092

DEVELOPMENT APPLICATION - NEW
RESIDENTIAL DWELLING

KATERINA AND EMANUEL POULOS

CONTEXT PLAN & STREET CHARACTER

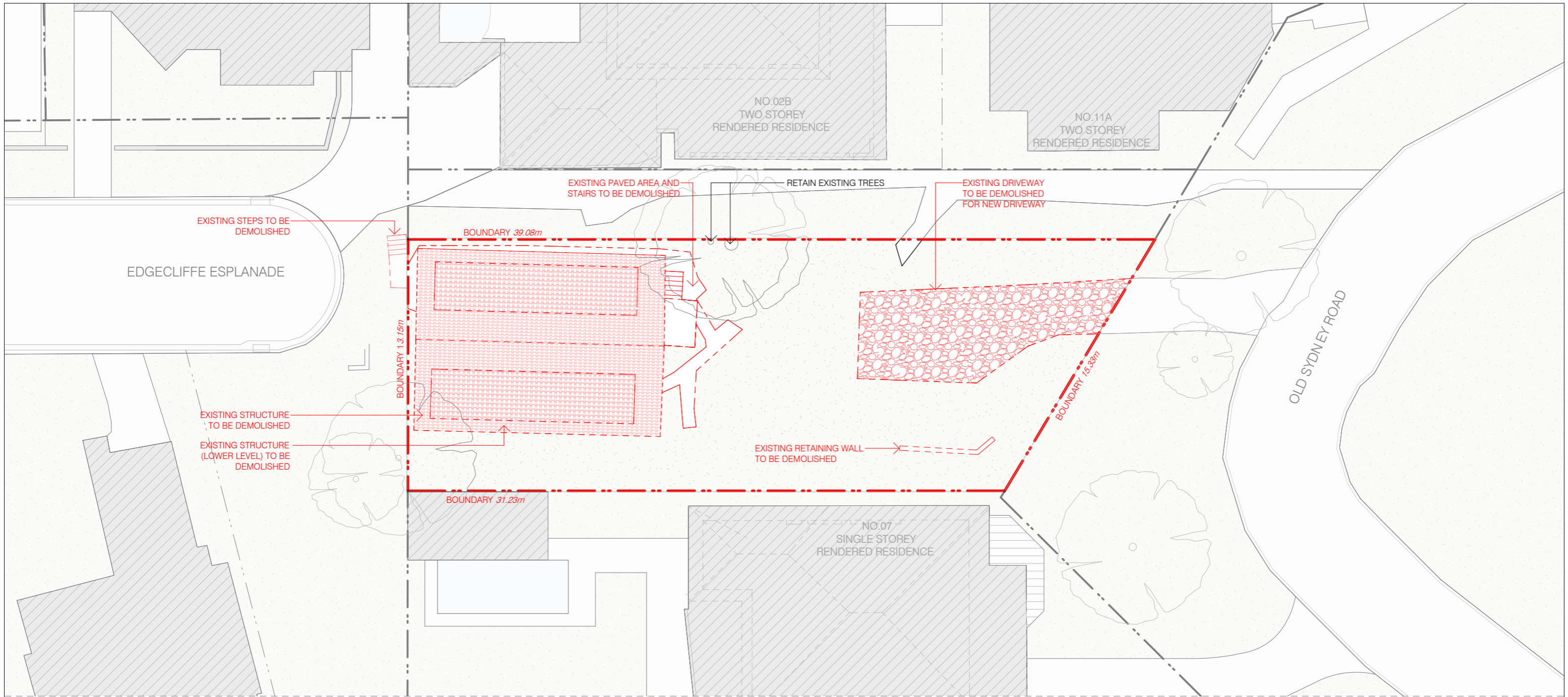
SCALE: @ A3 DATE: 03/12/2024

ISSUE: B - DEVELOPMENT APPLICATION

THIS DOCUMENT IS THE COPYRIGHT OF BJB ARCHITECTS. ALL
INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE
CHECKED AND VERIFIED ON SITE. IN THE EVENT OF
DISCREPANCIES REFER TO BJB ARCHITECTS PRIOR TO
COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS
MANUALLY OR ELECTRONICALLY

2024-008

A1013



DEMOLITION REQUIREMENTS:

ALL DEMOLITION WORK MUST BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING:

- A. COMPLIANCE WITH THE REQUIREMENT OF AUSTRALIAN STANDARD AS 2601 'THE DEMOLITION OF STRUCTURES WITH SPECIFIC REFERENCE TO HEALTH AND SAFETY OF THE PUBLIC, HEALTH AND SAFETY OF THE SITE PERSONNEL, PROTECTION OF ADJOINING BUILDINGS AND PROTECTION OF THE IMMEDIATE ENVIRONMENT.
- B. ALL WORKS INVOLVING THE DEMOLITION, REMOVAL, TRANSPORT AND DISPOSAL OF ASBESTOS CEMENT MUST BE CARRIED OUT IN ACCORDANCE WITH THE 'WORKSAFE CODE OF PRACTICE FOR REMOVAL OF ASBESTOS' AND THE REQUIREMENTS OF THE WORKCOVER AUTHORITY OF NSW AND THE DEPARTMENT OF ENVIRONMENT, CLIMATE CHANGE AND WATER.
- C. ALL BUILDING MATERIALS ARISING FROM THE DEMOLITION MUST BE DISPOSED OF IN AN APPROVED MANNER IN ACCORDANCE WITH THE RELEVANT COUNCIL DEVELOPMENT CONTROL PLAN RECYCLING AND WASTE MANAGEMENT AND ANY APPLICABLE REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENT, CLIMATE CHANGE AND WATER.
- D. SANITARY DRAINAGE, STORMWATER DRAINAGE, WATER, ELECTRICITY AND TELECOMMUNICATIONS MUST BE DISCONNECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPONSIBLE AUTHORITIES.
- E. THE GENERATION OF DUST AND NOISE ON SITE MUST BE CONTROLLED.

DEMOLITION REQUIREMENTS:

- F. THE SITE MUST BE SECURED TO PROHIBIT UNAUTHORISED ENTRY.
- G. SUITABLE PROVISION MUST BE MADE TO CLEAN THE WHEELS AND BODIES OF ALL VEHICLES LEAVING THE SITE TO PREVENT THE TRACKING OF DEBRIS AND SOIL ONTO THE PUBLIC WAY.
- H. ALL TRUCKS AND VEHICLES ASSOCIATED WITH THE DEMOLITION, INCLUDING THOSE DELIVERING TO OR REMOVING MATERIAL FROM THE SITE, MUST ONLY HAVE ACCESS TO THE SITE DURING WORK HOURS NOMINATED BY COUNCIL AND ALL LOADS MUST BE COVERED.
- I. ALL VEHICLES TAKING MATERIALS FROM THE SITE MUST BE LOADED WHOLLY WITHIN THE PROPERTY UNLESS OTHERWISE PERMITTED BY COUNCIL.
- J. NO WASTE COLLECTION SKIPS, SPOIL, EXCAVATION OR DEMOLITION MATERIAL FROM THE SITE MUST BE DEPOSITED ON THE PUBLIC ROAD, FOOT PATH, PUBLIC PLACE OR COUNCIL OWNED PROPERTY WITHOUT THE APPROVAL OF COUNCIL.
- K. THE PERSON ACTING ON THIS CONSENT MUST ENSURE THAT ALL CONTRACTORS AND SUB-CONTRACTORS ASSOCIATED WITH THE DEMOLITION ARE FULLY AWARE OF THESE REQUIREMENTS.

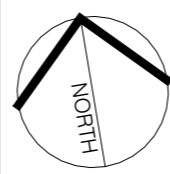
ARCHITECT



t: 02 8970 5417
e: studio@bjbarchitects.com.au
a: 3.09/77 Dunning Ave,
Rosebery NSW 2018

BJB Architects Pty Ltd
Nominated Architect:
Barry Babikian NSW Reg No. 8806

NORTH



ISSUE AMENDMENT

DATE

A	DA DRAFT	16/08/2024
B	DEVELOPMENT APPLICATION	03/12/2024

PROJECT

2A EDGECLIFFE ESPLANADE,
SEAFORTH, NSW 2092

DEVELOPMENT APPLICATION - NEW
RESIDENTIAL DWELLING

KATERINA AND EMANUEL POULOS

DEMOLITION PLAN

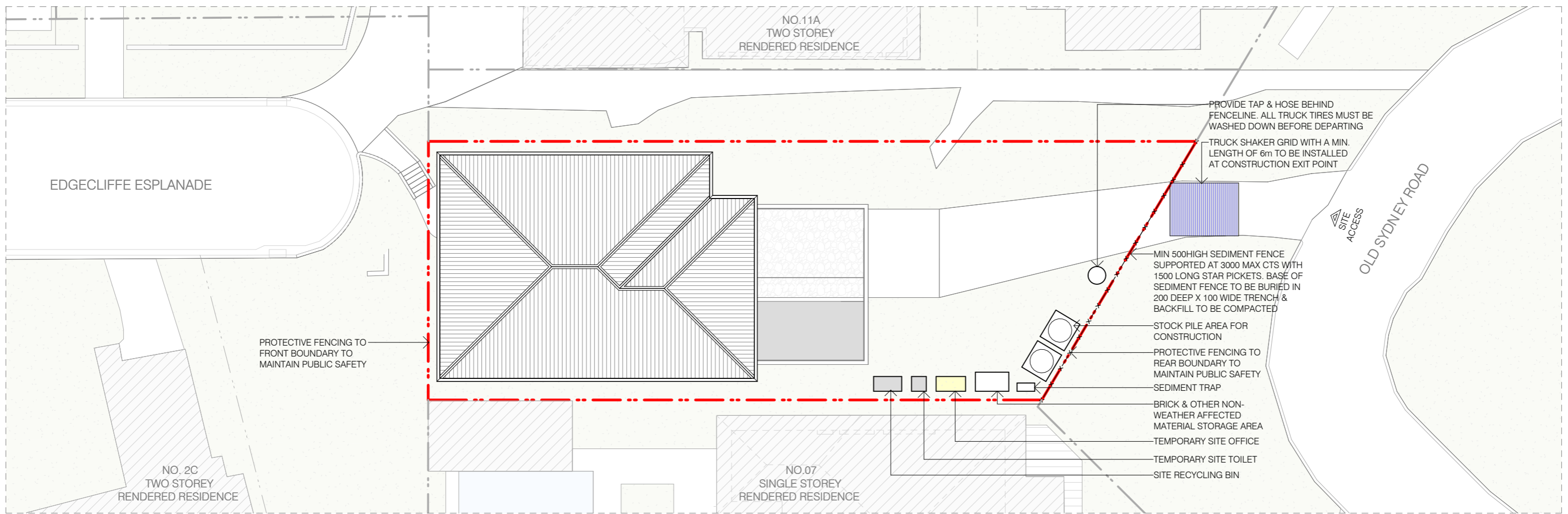
SCALE: As indicated@ A3 DATE: 03/12/2024

ISSUE: B - DEVELOPMENT APPLICATION

THIS DOCUMENT IS THE COPYRIGHT OF BJB ARCHITECTS. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO BJB ARCHITECTS PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.

2024-008

A1031



DRAINAGE NOTES:

ALL WORK CARRIED OUT SHALL COMPLY TO AND BE IN ACCORDANCE WITH THE REQUIREMENTS OF AS 3500, THE NEW SOUTH WALES PLUMBING & DRAINAGE 'CODE OF PRACTICE', AND ALL OTHER RELEVANT AUSTRALIAN STANDARDS AND CODES OF PRACTICE INCLUDING THE B.C.A.

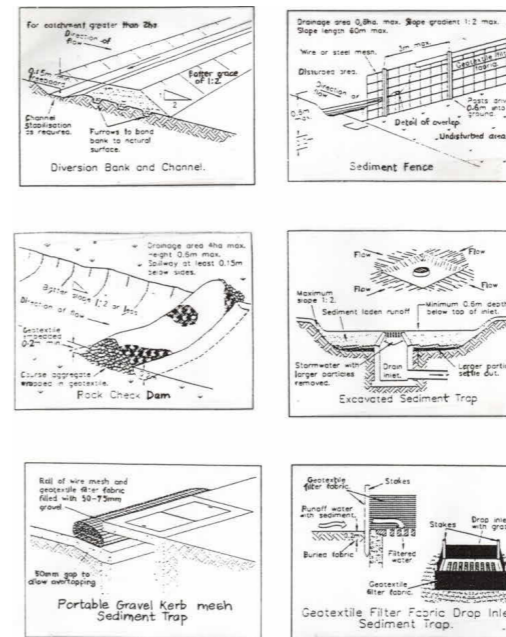
WASTE MANAGEMENT NOTES:

ANY CONSTRUCTION WASTE IS TO BE RECYCLED WHERE APPLICABLE AND DISPOSED OF IN ACCORDANCE WITH RELEVANT COUNCIL'S GUIDELINES.

EROSION CONTROL NOTES:

1. ALL EROSION AND SILTATION CONTROL DEVICES ARE TO BE PLACED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORKS AND ALL SILT TRAPS ARE TO HAVE DEPOSITED SILT REMOVED REGULARLY DURING CONSTRUCTION.
2. INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PITS LIKELY TO COLLECT SILT LADEN WATER, TO COUNCIL STANDARDS.

EROSION CONTROL MEASURE



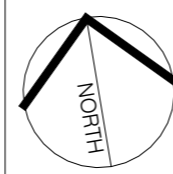
ARCHITECT



t: 02 8970 5417
e: studio@bjbarchitects.com.au
a: 3.09/77 Dunning Ave,
Rosebery NSW 2018

BJB Architects Pty Ltd
Nominated Architect:
Barry Babikian NSW Reg No. 8806

NORTH



ISSUE AMENDMENT

DATE

A	DA DRAFT	16/08/2024
B	DEVELOPMENT APPLICATION	03/12/2024

PROJECT

2A EDGECLIFFE ESPLANADE,
SEAFORTH, NSW 2092

DEVELOPMENT APPLICATION - NEW
RESIDENTIAL DWELLING

KATERINA AND EMANUEL POULOS

EROSION & SEDIMENT CONTROL PLAN

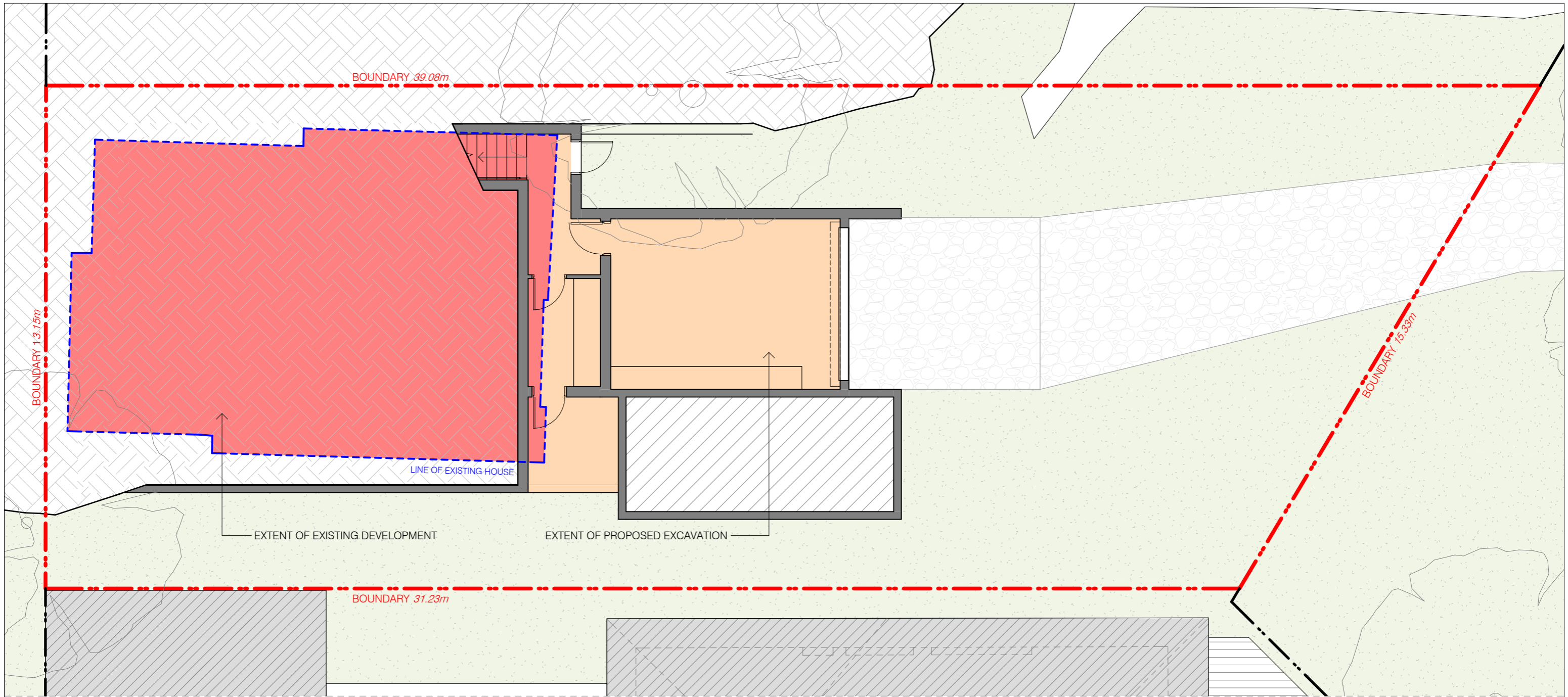
SCALE: 1 : 200@ A3 DATE: 03/12/2024

ISSUE: B - DEVELOPMENT APPLICATION

THIS DOCUMENT IS THE COPYRIGHT OF BJB ARCHITECTS. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO BJB ARCHITECTS PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY

2024-008

A1032

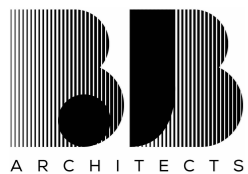


EXCAVATION REQUIREMENTS:

ALL DEMOLITION WORK MUST BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING:

- A. THE EXCAVATION PLAN HAS BEEN PREPARED FOR ESTIMATION PURPOSES ONLY. THE BUILDER IS TO CONFIRM ALL EXCAVATION EXTENTS WITH A SURVEYOR AND STRUCTURAL ENGINEER PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION.
- B. ALL BUILDING MATERIALS ARISING FROM THE DEMOLITION MUST BE DISPOSED OF IN AN APPROVED MANNER IN ACCORDANCE WITH THE RELEVANT COUNCIL DEVELOPMENT CONTROL WASTE MANAGEMENT AND ANY APPLICABLE REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENT, CLIMATE CHANGE AND WATER.
- C. THE GENERATION OF DUST AND NOISE ON SITE MUST BE CONTROLLED.
- D. THE SITE MUST BE SECURED TO PROHIBIT UNAUTHORIZED ENTRY.
- E. SUITABLE PROVISION MUST BE MADE TO CLEAN THE WHEELS AND BODIES OF ALL VEHICLES LEAVING THE SITE TO PREVENT THE TRACKING OF DEBRIS AND SOIL ONTO THE PUBLIC ROADWAY.
- F. ALL TRUCKS AND VEHICLES ASSOCIATED WITH THE EXCAVATION, INCLUDING THOSE DELIVERING TO OR REMOVING MATERIAL FROM THE SITE, MUST ONLY HAVE ACCESS TO THE SITE DURING WORK HOURS NOMINATED BY COUNCIL AND ALL LOADS MUST BE COVERED.
- G. ALL VEHICLES TAKING MATERIALS FROM THE SITE MUST BE LOADED WHOLLY WITHIN THE PROPERTY UNLESS OTHERWISE PERMITTED BY COUNCIL.
- H. NO WASTE COLLECTION SKIPS, SPOIL, EXCAVATION OR DEMOLITION MATERIAL FROM THE SITE MUST BE DEPOSITED ON THE PUBLIC ROAD, FOOT PATH, PUBLIC PLACE OR COUNCIL OWNED PROPERTY WITHOUT THE APPROVAL OF COUNCIL.
- I. THE PERSON ACTING ON THIS CONSENT MUST ENSURE THAT ALL CONTRACTORS AND SUB-CONTRACTORS ASSOCIATED WITH THE DEMOLITION ARE FULLY AWARE OF THESE REQUIREMENTS.

ARCHITECT



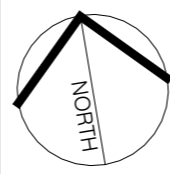
t: 02 8970 5417
 e: studio@bjbarchitects.com.au
 a: 3.09/77 Dunning Ave,
 Rosebery NSW 2018

BJB Architects Pty Ltd
 Nominated Architect:
 Barry Babikian NSW Reg No. 8806

LEGEND:

- EXTENT OF EXISTING DEVELOPMENT
- EXTENT OF PROPOSED FILL
- EXTENT OF PROPOSED EXCAVATION

NORTH



ISSUE AMENDMENT

DATE

A	DA DRAFT	16/08/2024
B	DEVELOPMENT APPLICATION	03/12/2024

PROJECT

**2A EDGECLIFFE ESPLANADE,
 SEAFORTH, NSW 2092**

DEVELOPMENT APPLICATION - NEW
 RESIDENTIAL DWELLING

KATERINA AND EMANUEL POULOS

EXCAVATION PLAN

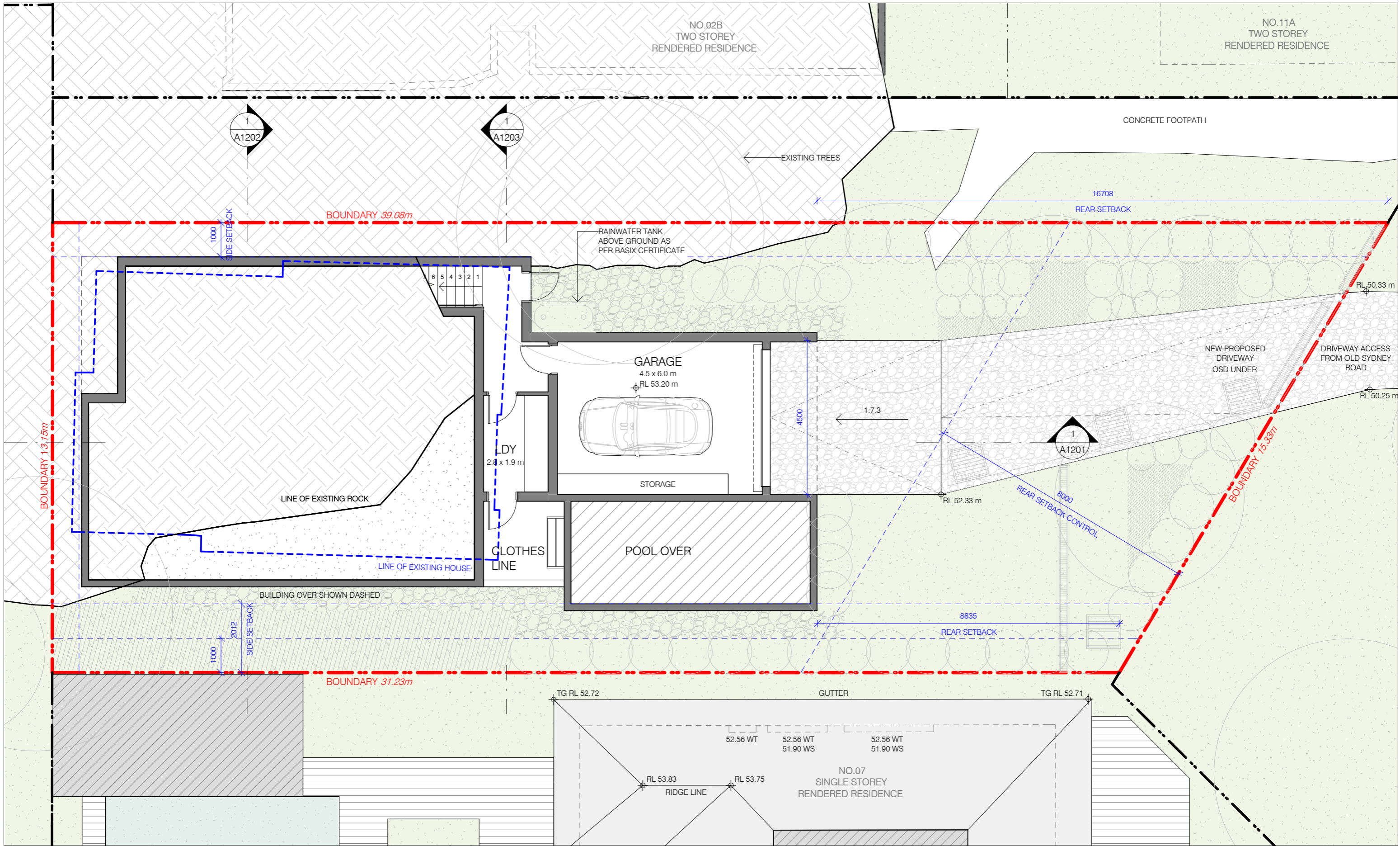
SCALE: As indicated@ A3 DATE: 03/12/2024

ISSUE: B - DEVELOPMENT APPLICATION

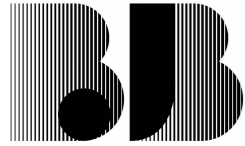
THIS DOCUMENT IS THE COPYRIGHT OF BJB ARCHITECTS. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO BJB ARCHITECTS PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.

2024-008

A1033

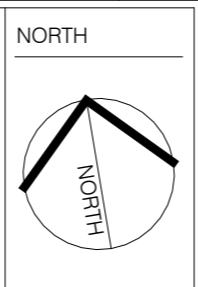


ARCHITECT



t: 02 8970 5417
 e: studio@bjbarchitects.com.au
 a: 3.09/77 Dunning Ave,
 Rosebery NSW 2018

BJB Architects Pty Ltd
 Nominated Architect:
 Barry Babikian NSW Reg No. 8806



ISSUE	AMENDMENT	DATE
A	DA DRAFT	16/08/2024
B	DEVELOPMENT APPLICATION	03/12/2024

PROJECT

**2A EDGECLIFFE ESPLANADE,
SEAFORTH, NSW 2092**

DEVELOPMENT APPLICATION - NEW
RESIDENTIAL DWELLING

KATERINA AND EMANUEL POULOS

GROUND FLOOR PLAN

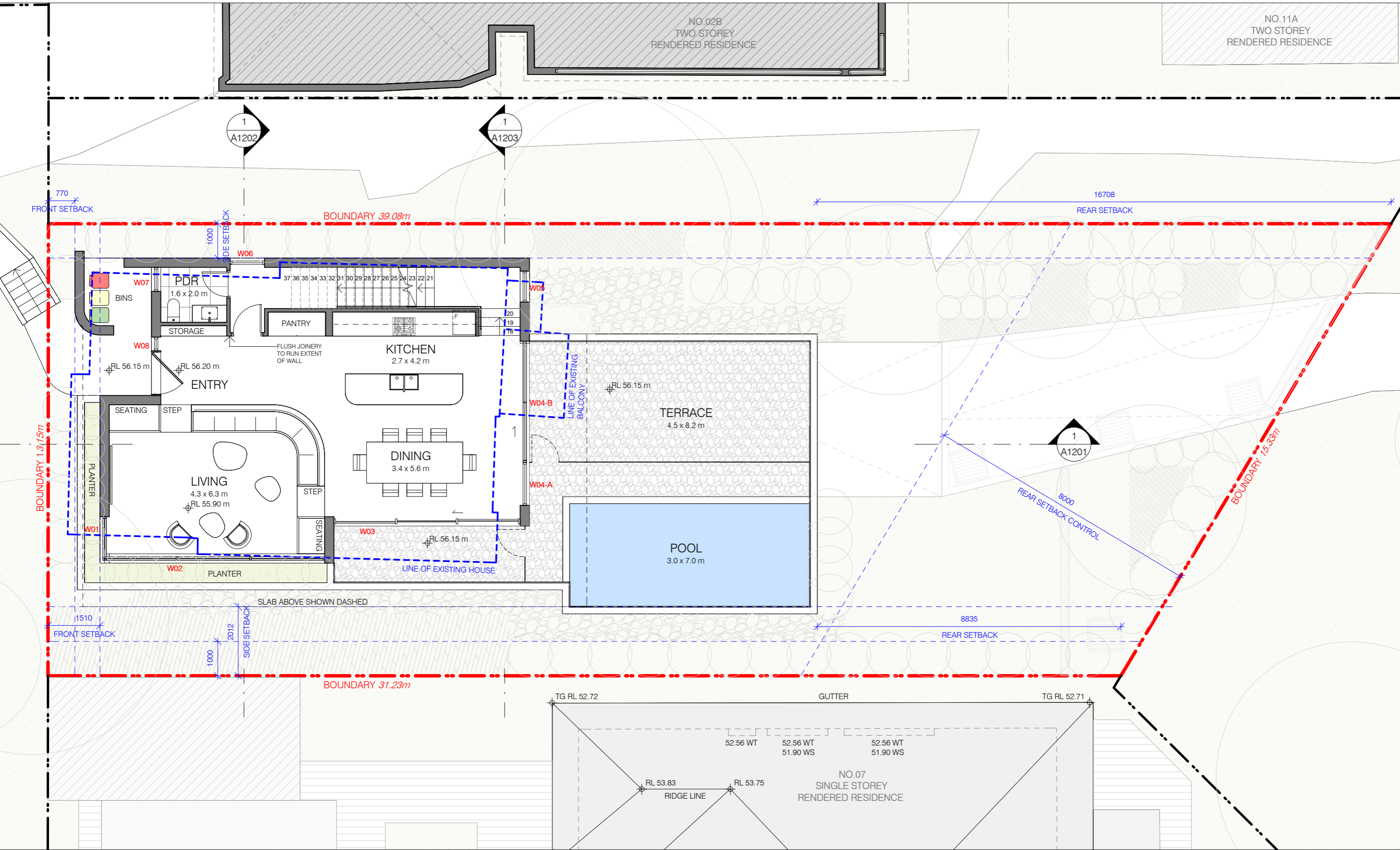
SCALE: 1 : 100@ A3 DATE: 03/12/2024

ISSUE: B - DEVELOPMENT APPLICATION

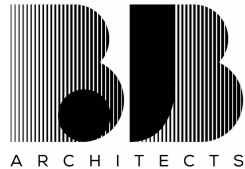
2024-008

A1101

THIS DOCUMENT IS THE COPYRIGHT OF BJB ARCHITECTS. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO BJB ARCHITECTS PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY



ARCHITECT

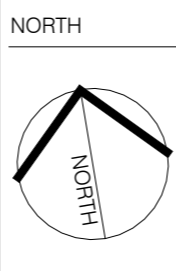


t: 02 8970 5417
 e: studio@bjbarchitects.com.au
 a: 3.09/77 Dunning Ave,
 Rosebery NSW 2018

BJB Architects Pty Ltd
 Nominated Architect:
 Barry Babikian NSW Reg No. 8806

NOTE:

- TAGGED WINDOWS ARE PER NATHERS AND BASIX CERTIFICATES.



ISSUE	AMENDMENT	DATE
A	DA DRAFT	16/08/2024
B	DEVELOPMENT APPLICATION	03/12/2024

PROJECT

**2A EDGECLIFFE ESPLANADE,
 SEAFORTH, NSW 2092**

DEVELOPMENT APPLICATION - NEW
 RESIDENTIAL DWELLING

KATERINA AND EMANUEL POULOS

FIRST FLOOR PLAN

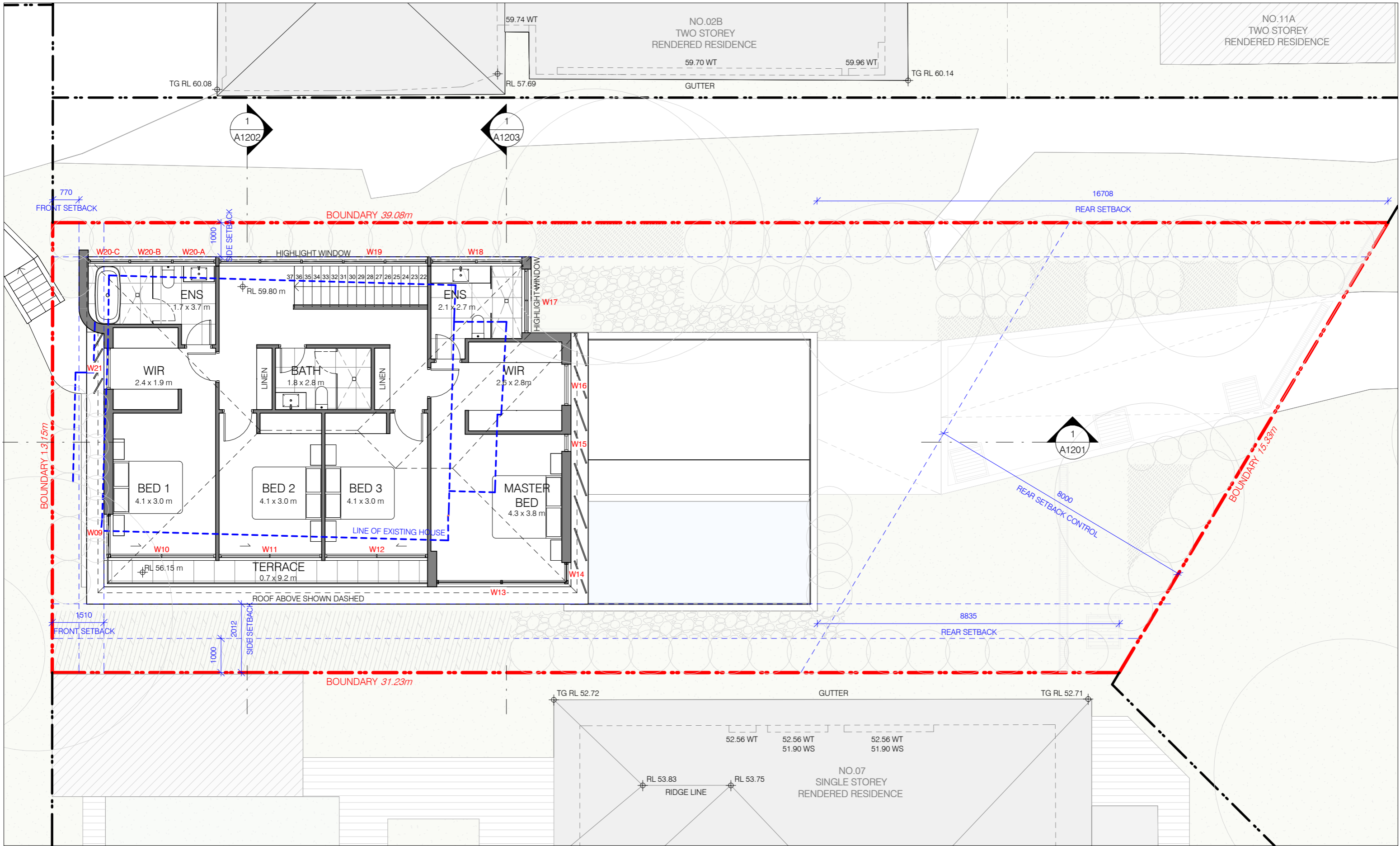
SCALE: As indicated@ A3 DATE: 03/12/2024

ISSUE: B - DEVELOPMENT APPLICATION

THIS DOCUMENT IS THE COPYRIGHT OF BJB ARCHITECTS. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO BJB ARCHITECTS PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY

2024-008

A1102



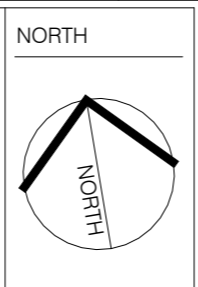
ARCHITECT

t: 02 8970 5417
e: studio@bjbarchitects.com.au
a: 3.09/77 Dunning Ave,
Rosebery NSW 2018

BJB Architects Pty Ltd
Nominated Architect:
Barry Babikian NSW Reg No. 8806

NOTE:

- TAGGED WINDOWS ARE PER NATHERS AND BASIX CERTIFICATES.



ISSUE	AMENDMENT	DATE
A	DA DRAFT	16/08/2024
B	DEVELOPMENT APPLICATION	03/12/2024

PROJECT

**2A EDGECLIFFE ESPLANADE,
SEAFORTH, NSW 2092**

DEVELOPMENT APPLICATION - NEW
RESIDENTIAL DWELLING

KATERINA AND EMANUEL POULOS

SECOND FLOOR PLAN

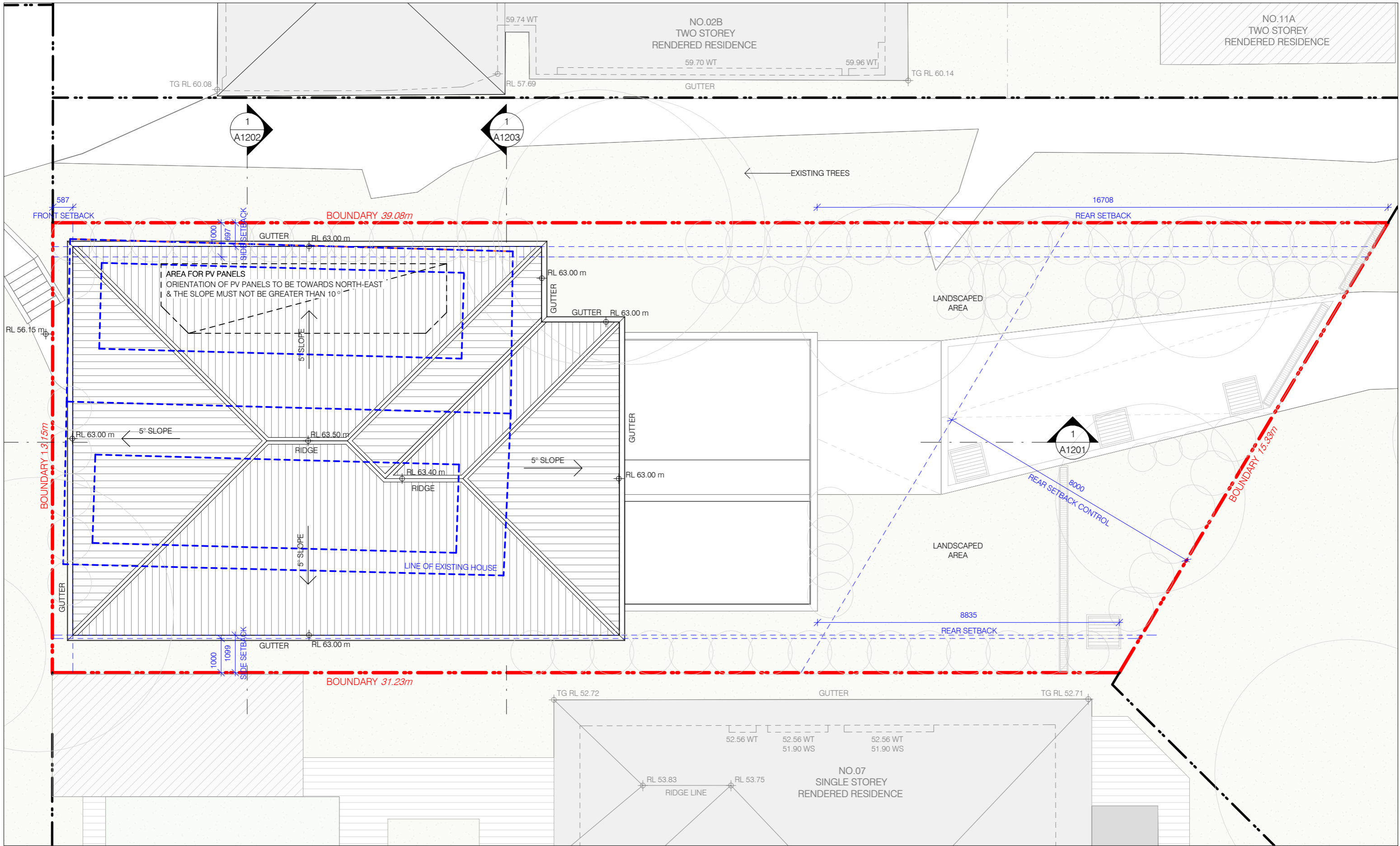
SCALE: As indicated@ A3 DATE: 03/12/2024

ISSUE: B - DEVELOPMENT APPLICATION

THIS DOCUMENT IS THE COPYRIGHT OF BJB ARCHITECTS. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO BJB ARCHITECTS PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.

2024-008

A1103



ARCHITECT



t: 02 8970 5417
 e: studio@bjbarchitects.com.au
 a: 3.09/77 Dunning Ave,
 Rosebery NSW 2018

BJB Architects Pty Ltd
 Nominated Architect:
 Barry Babikian NSW Reg No. 8806



ISSUE	AMENDMENT	DATE
A	DA DRAFT	16/08/2024
B	DEVELOPMENT APPLICATION	03/12/2024

PROJECT

**2A EDGECLIFFE ESPLANADE,
 SEAFORTH, NSW 2092**

DEVELOPMENT APPLICATION - NEW
 RESIDENTIAL DWELLING

KATERINA AND EMANUEL POULOS

ROOF PLAN

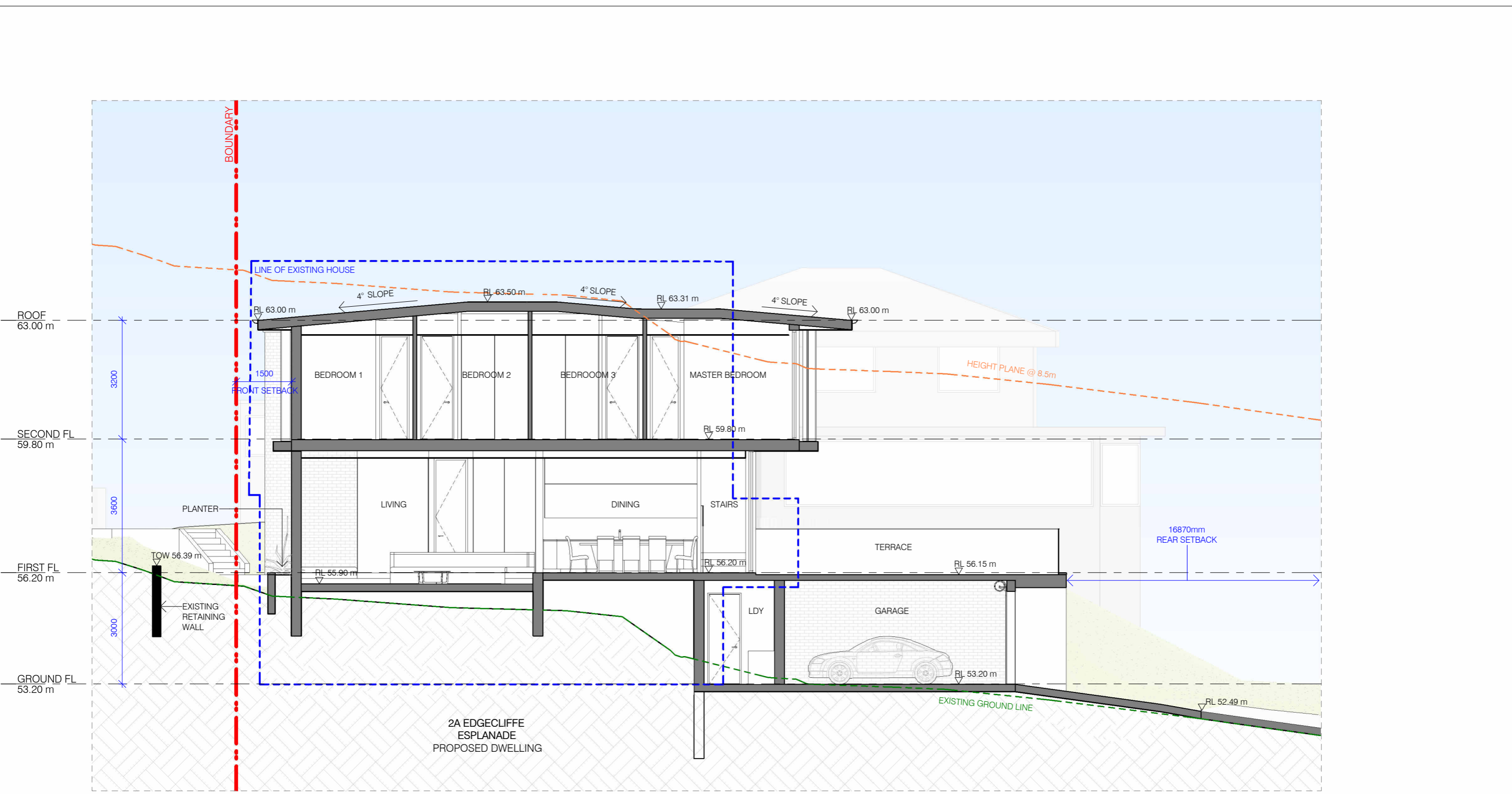
SCALE: 1 : 100@ A3 DATE: 03/12/2024

ISSUE: B - DEVELOPMENT APPLICATION

THIS DOCUMENT IS THE COPYRIGHT OF BJB ARCHITECTS. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO BJB ARCHITECTS PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.

2024-008

A1104



1 SECTION 01
A1101 1 : 100

ARCHITECT



t: 02 8970 5417
e: studio@bjbarchitects.com.au
a: 3.09/77 Dunning Ave,
Rosebery NSW 2018

BJB Architects Pty Ltd
Nominated Architect:
Barry Babikian NSW Reg No. 8806

ISSUE	AMENDMENT	DATE
A	DA DRAFT	16/08/2024
B	DEVELOPMENT APPLICATION	03/12/2024

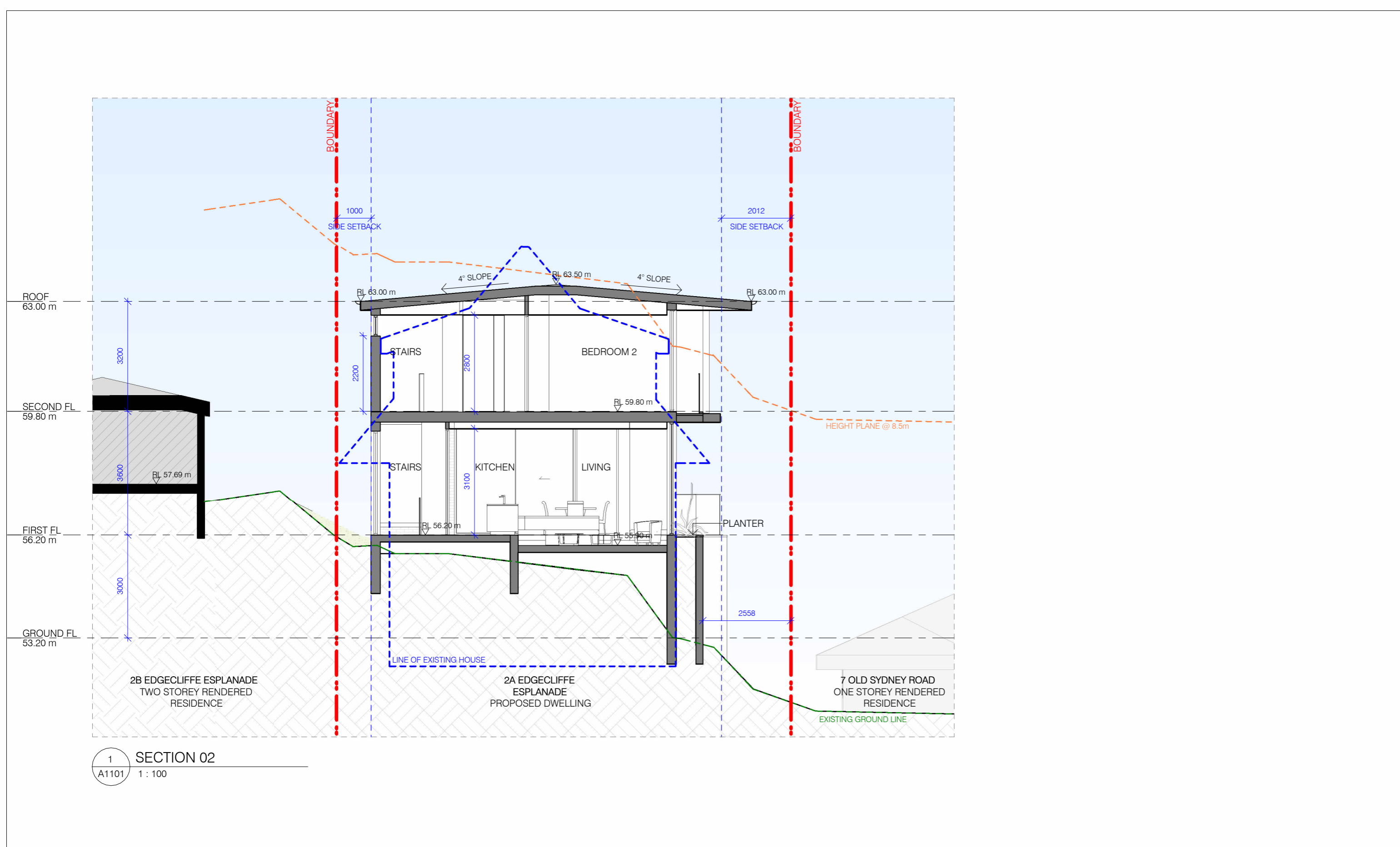
PROJECT
2A EDGECLIFFE ESPLANADE, SEAFORTH, NSW 2092
DEVELOPMENT APPLICATION - NEW RESIDENTIAL DWELLING
KATERINA AND EMANUEL POULOS

SECTIONS
SCALE: 1 : 100@ A3
DATE: 03/12/2024
ISSUE: B - DEVELOPMENT APPLICATION

THIS DOCUMENT IS THE COPYRIGHT OF BJB ARCHITECTS. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO BJB ARCHITECTS PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.

2024-008

A1201



1 SECTION 02
A1101 1 : 100

ARCHITECT



t: 02 8970 5417
e: studio@bjbarchitects.com.au
a: 3.09/77 Dunning Ave,
Rosebery NSW 2018

BJB Architects Pty Ltd
Nominated Architect:
Barry Babikian NSW Reg No. 8806

ISSUE	AMENDMENT	DATE
A	DA DRAFT	16/08/2024
B	DEVELOPMENT APPLICATION	03/12/2024

PROJECT

**2A EDGECLIFFE ESPLANADE,
SEAFORTH, NSW 2092**

DEVELOPMENT APPLICATION - NEW
RESIDENTIAL DWELLING

KATERINA AND EMANUEL POULOS

SECTIONS

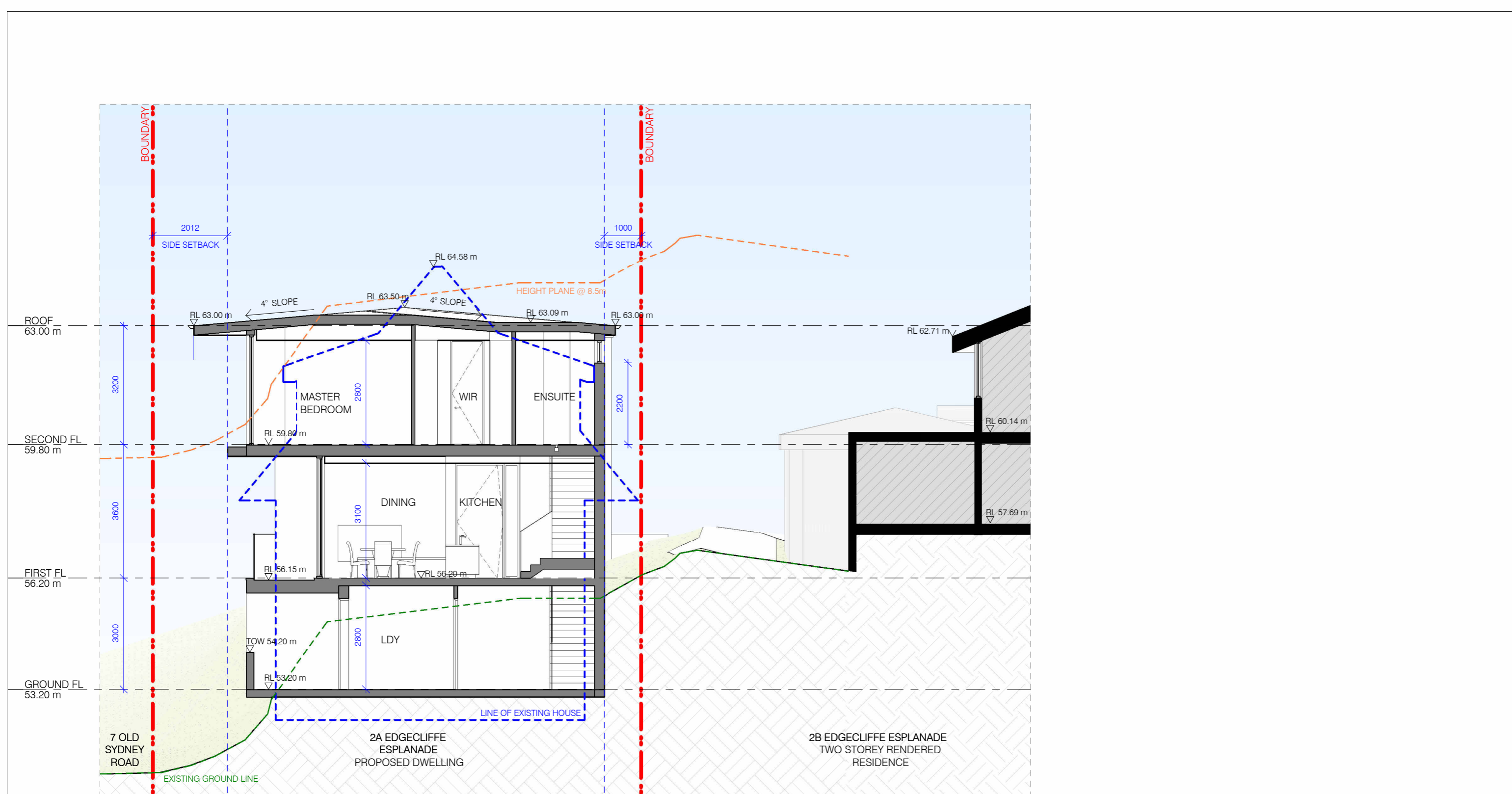
SCALE: 1 : 100@ A3 DATE: 03/12/2024

ISSUE: B - DEVELOPMENT APPLICATION

THIS DOCUMENT IS THE COPYRIGHT OF BJB ARCHITECTS. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO BJB ARCHITECTS PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY

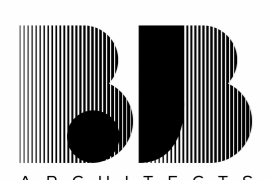
2024-008

A1202



1 SECTION 03
A1101 1 : 100

ARCHITECT



t: 02 8970 5417
e: studio@bjbarchitects.com.au
a: 3.09/77 Dunning Ave,
Rosebery NSW 2018

BJB Architects Pty Ltd
Nominated Architect:
Barry Babikian NSW Reg No. 8806

ISSUE	AMENDMENT	DATE
A	DA DRAFT	16/08/2024
B	DEVELOPMENT APPLICATION	03/12/2024

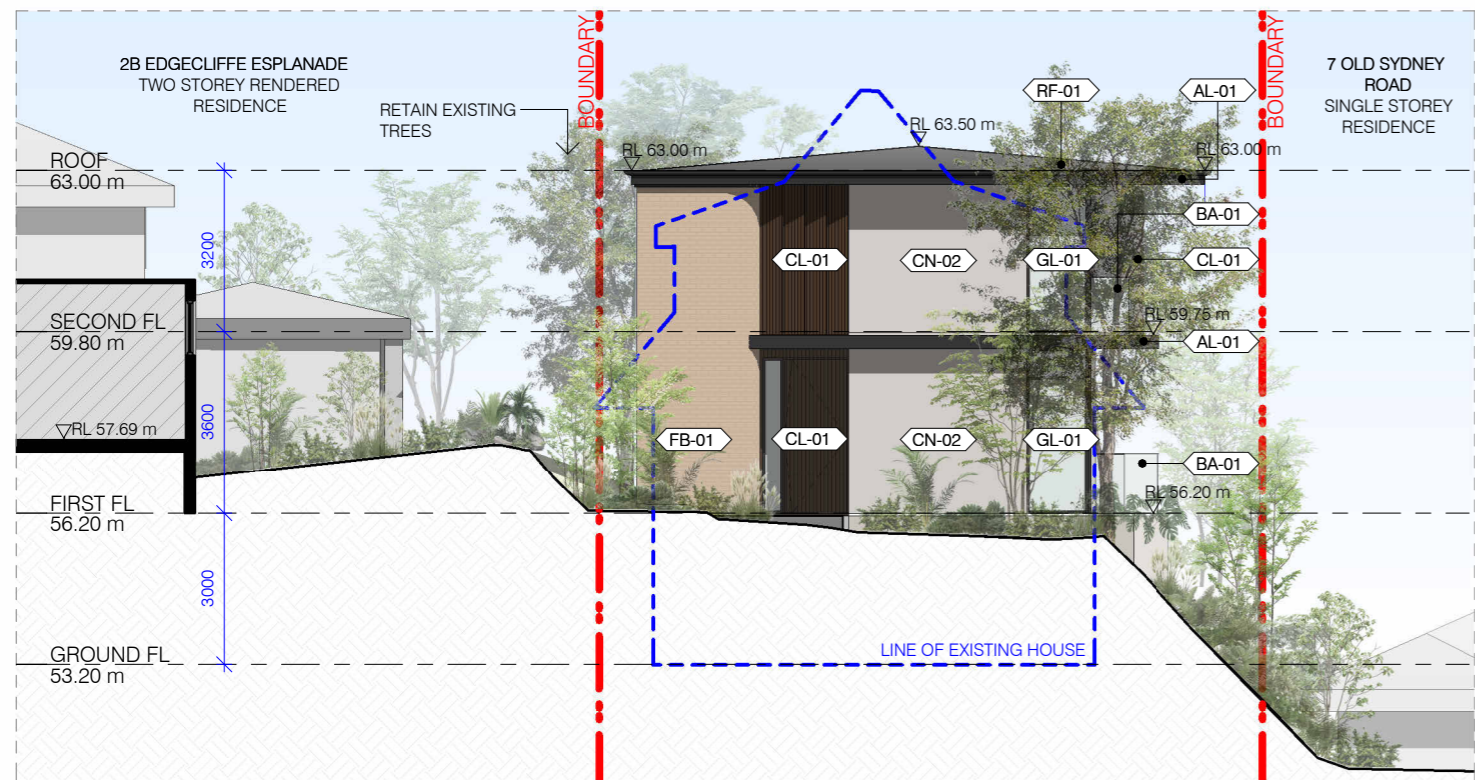
PROJECT
2A EDGECLIFFE ESPLANADE, SEAFORTH, NSW 2092
DEVELOPMENT APPLICATION - NEW RESIDENTIAL DWELLING
KATERINA AND EMANUEL POULOS

SECTIONS
SCALE: 1 : 100@ A3
DATE: 03/12/2024
ISSUE: B - DEVELOPMENT APPLICATION

THIS DOCUMENT IS THE COPYRIGHT OF BJB ARCHITECTS. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO BJB ARCHITECTS PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.

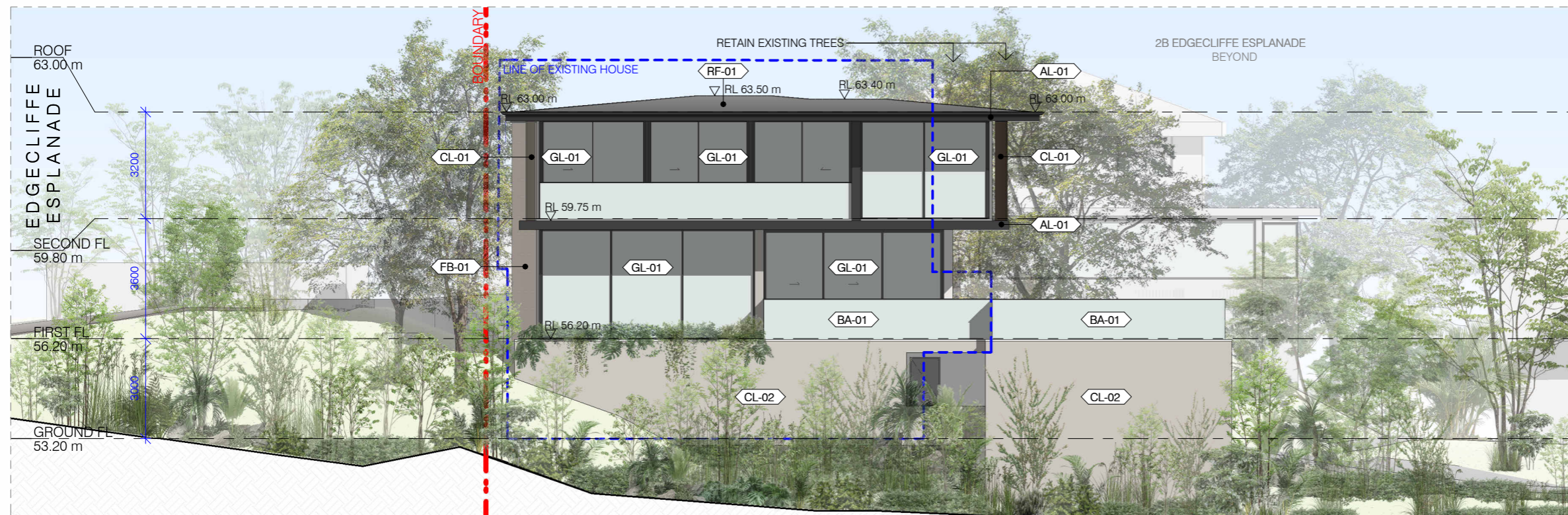
2024-008

A1203



2 WEST (FRONT) ELEVATION





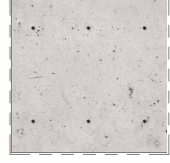
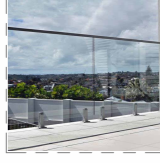
1 : 150



1 SOUTH ELEVATION

1 : 150

EXTERNAL FINISHES SCHEDULE:

	
BR-01 BRICK WITH SOLAR ABSORBANCE (SA) = 0.65	AL-01 ALUMINIUM FASCIA IN MONUMENT OR SIMILAR
	
RF-01 METAL ROOF COLORBOND: SURFMIST SA= 0.33	ST-01 DRIVEWAY COBBLESTONE
	
CL-01 TIMBER CLADDING TERRAIN SA= 0.69	PT-01 PAINT WITH RENDER COLOUR: SURFMIST SURFMIST MATT SA= 0.35
	
CL-02 STONE CLADDING CLASSIC CREAM SA= 0.33	CN-01 CONCRETE FINISH NATURAL FINISH CLASS 2 CONCRETE SA= 0.62
	
GL-01 ALUMINIUM FRAMED GLAZING, DULUX MONUMENT OR SIMILAR MONUMENT SA= 0.73	CN-02 CONCRETE PANEL CONCRETE SA= 0.62
	
BA-01 POWDER-COATED METAL BALUSTRADE COLOUR: MONUMENT OR SIMILAR	

ARCHITECT



t: 02 8970 5417
e: studio@bjbarchitects.com.au
a: 3.09/77 Dunning Ave,
Rosebery NSW 2018

BJB Architects Pty Ltd
Nominated Architect:
Barry Babikian NSW Reg No. 8806

ISSUE AMENDMENT

DATE

A	DA DRAFT	16/08/2024
B	DEVELOPMENT APPLICATION	03/12/2024

PROJECT

2A EDGECLIFFE ESPLANADE,
SEAFORTH, NSW 2092

DEVELOPMENT APPLICATION - NEW
RESIDENTIAL DWELLING

KATERINA AND EMANUEL POULOS

WEST & SOUTH ELEVATION

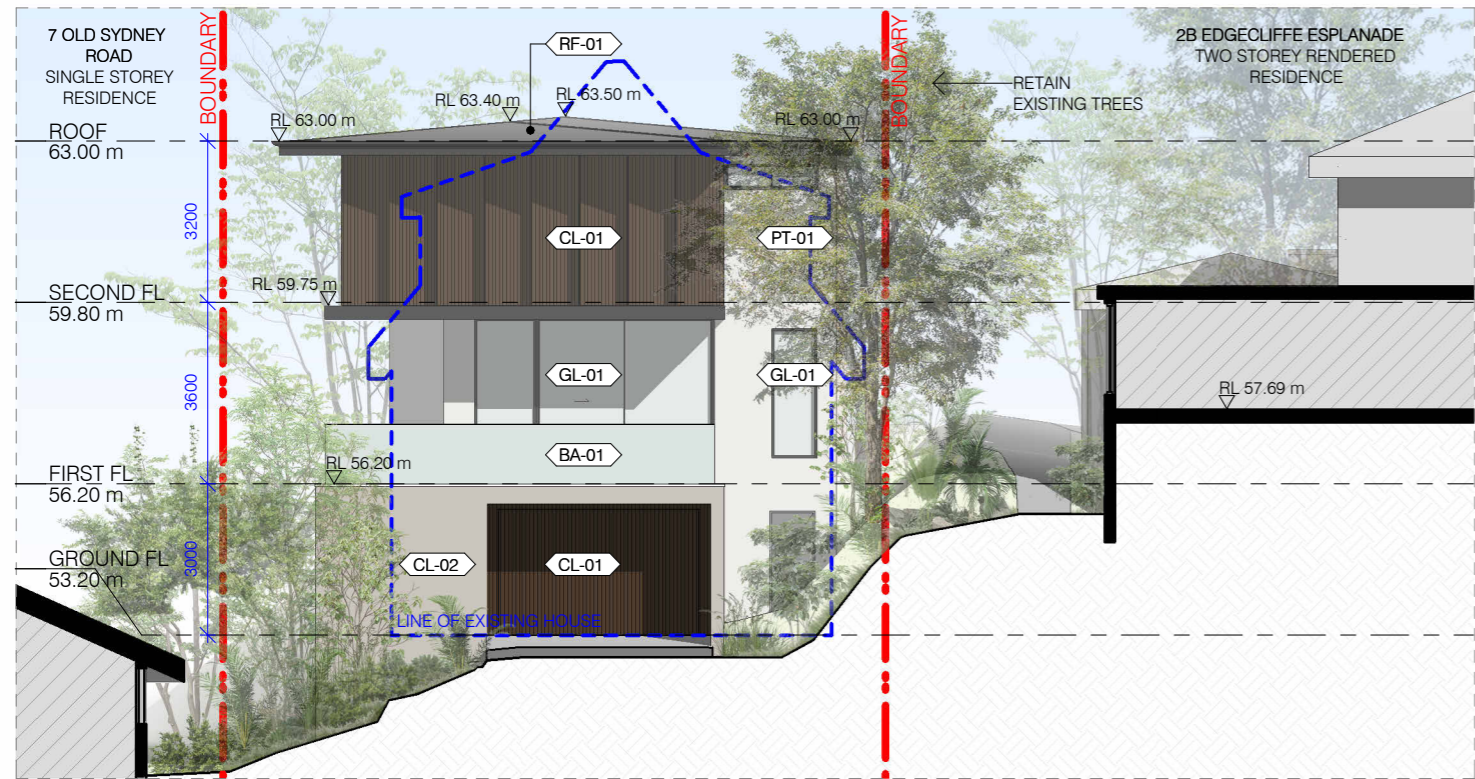
SCALE: As indicated@ A3 DATE: 03/12/2024

ISSUE: B - DEVELOPMENT APPLICATION

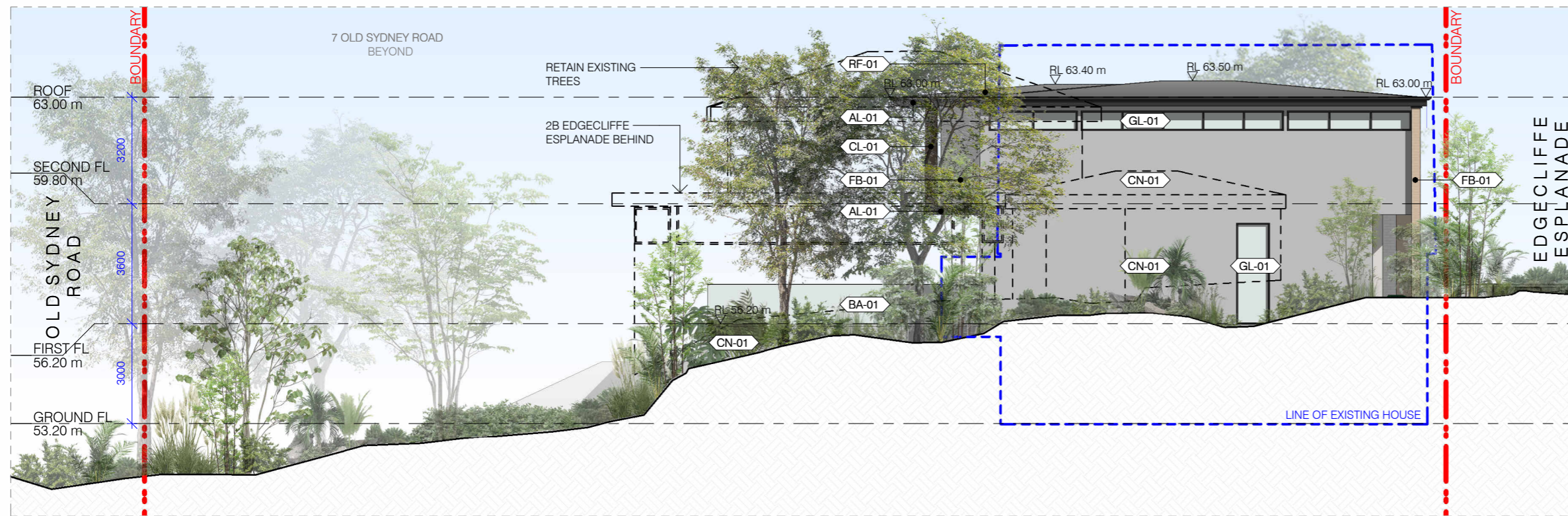
THIS DOCUMENT IS THE COPYRIGHT OF BJB ARCHITECTS. ALL
INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE
CHECKED AND VERIFIED ON SITE. IN THE EVENT OF
DISCREPANCIES REFER TO BJB ARCHITECTS PRIOR TO
COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS
MANUALLY OR ELECTRONICALLY

2024-008

A1301



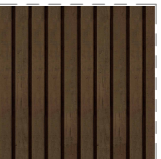


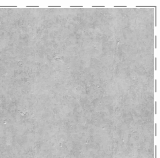

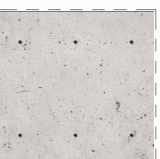



2 EAST ELEVATION
1 : 150



1 NORTH ELEVATION
1 : 150

EXTERNAL FINISHES SCHEDULE:

	
BR-01 BRICK WITH SOLAR ABSORBANCE (SA) = 0.65	AL-01 ALUMINIUM FASCIA IN MONUMENT OR SIMILAR
	
RF-01 METAL ROOF COLORBOND: SURFMIST SA = 0.33	ST-01 DRIVEWAY COBBLESTONE
	
CL-01 TIMBER CLADDING TERRAIN SA = 0.69	PT-01 PAINT WITH RENDER COLOUR: SURFMIST SURFMIST MATT SA = 0.35
	
CL-02 STONE CLADDING CLASSIC CREAM SA = 0.33	CN-01 CONCRETE FINISH NATURAL FINISH CLASS 2 CONCRETE SA = 0.62
	
GL-01 ALUMINIUM FRAMED GLAZING, DULUX MONUMENT OR SIMILAR MONUMENT SA = 0.73	CN-02 CONCRETE PANEL CONCRETE SA = 0.62
	
BA-01 POWDER-COATED METAL BALUSTRADE COLOUR: MONUMENT OR SIMILAR	

ARCHITECT



t: 02 8970 5417
e: studio@bjbarchitects.com.au
a: 3.09/77 Dunning Ave,
Rosebery NSW 2018

BJB Architects Pty Ltd
Nominated Architect:
Barry Babikian NSW Reg No. 8806

ISSUE	AMENDMENT	DATE
A	DA DRAFT	16/08/2024
B	DEVELOPMENT APPLICATION	03/12/2024

PROJECT

**2A EDGECLIFFE ESPLANADE,
SEAFORTH, NSW 2092**

DEVELOPMENT APPLICATION - NEW
RESIDENTIAL DWELLING

KATERINA AND EMANUEL POULOS

EAST & NORTH ELEVATION

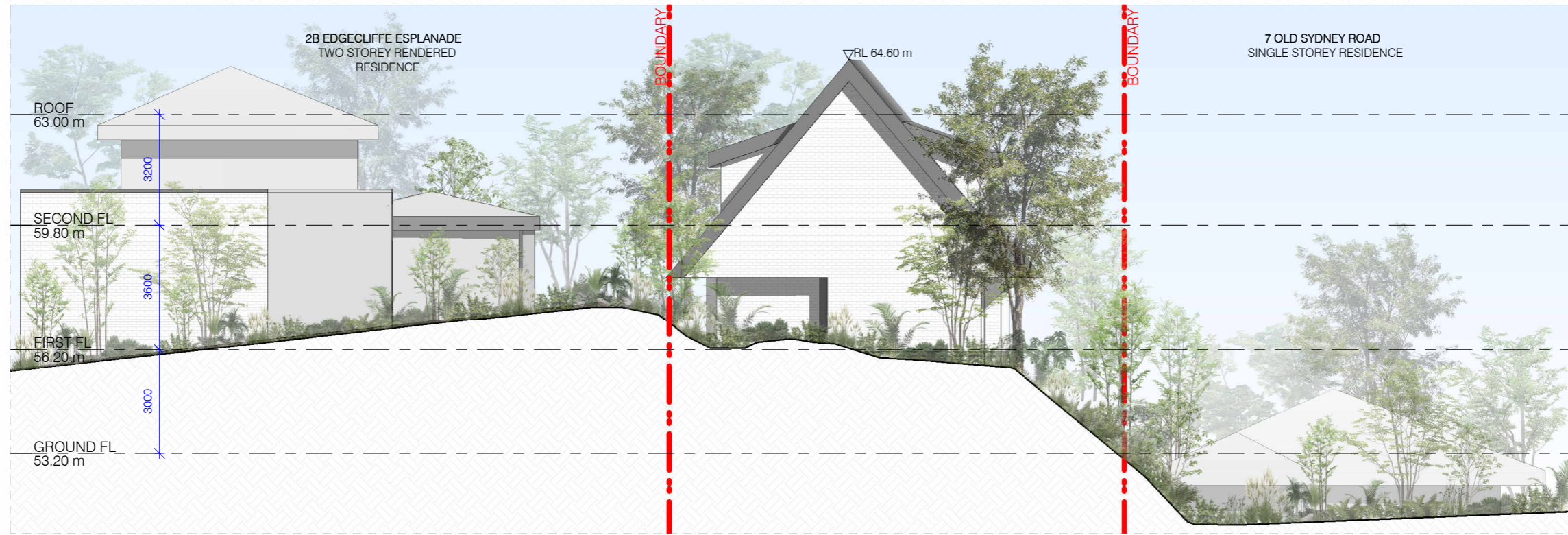
SCALE: As indicated@ A3 DATE: 03/12/2024

ISSUE: B - DEVELOPMENT APPLICATION

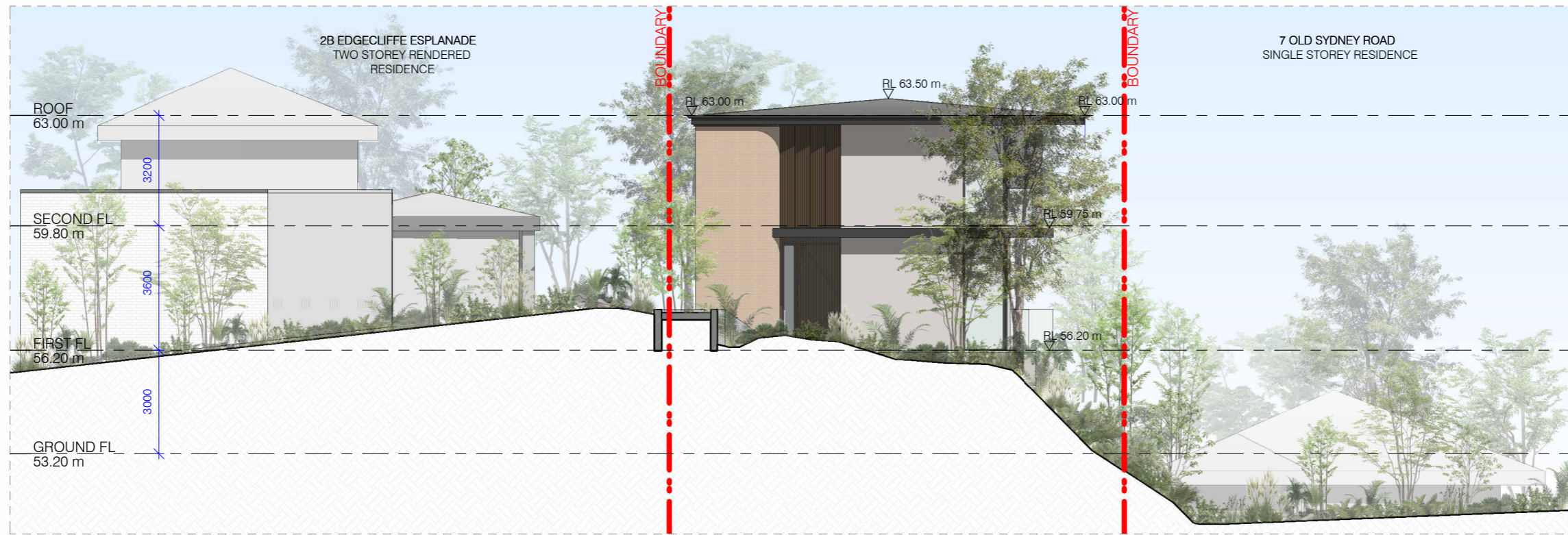
THIS DOCUMENT IS THE COPYRIGHT OF BJB ARCHITECTS. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO BJB ARCHITECTS PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY

2024-008

A1302

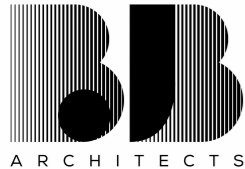


2 STREETScape ELEVATION - EXISTING
1 : 150



1 STREETScape ELEVATION - PROPOSED
1 : 150

ARCHITECT



t: 02 8970 5417
e: studio@bjbarchitects.com.au
a: 3.09/77 Dunning Ave,
Rosebery NSW 2018

BJB Architects Pty Ltd
Nominated Architect:
Barry Babikian NSW Reg No. 8806

ISSUE	AMENDMENT	DATE
A	DA DRAFT	16/08/2024
B	DEVELOPMENT APPLICATION	03/12/2024

PROJECT

**2A EDGECLIFFE ESPLANADE,
SEAFORTH, NSW 2092**

DEVELOPMENT APPLICATION - NEW
RESIDENTIAL DWELLING

KATERINA AND EMANUEL POULOS

STREETScape ELEVATIONS

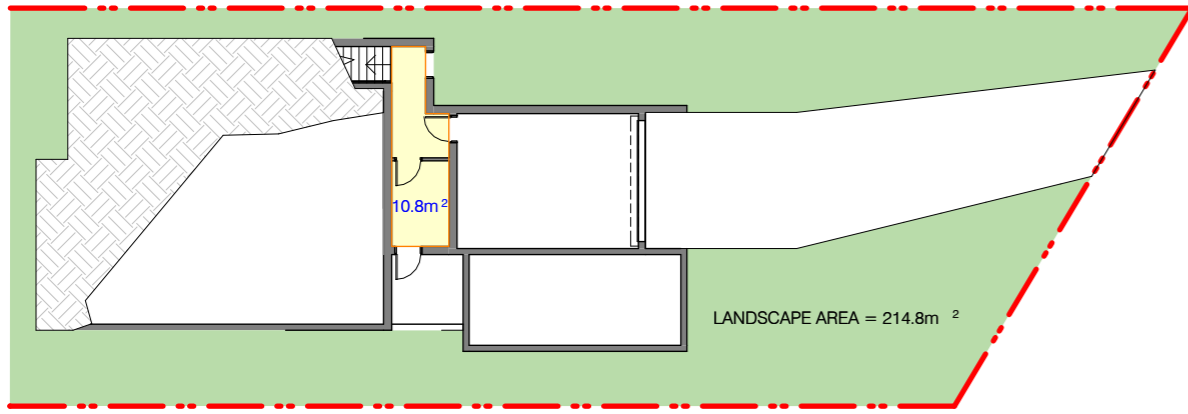
SCALE: 1 : 150@ A3 DATE: 03/12/2024

ISSUE: B - DEVELOPMENT APPLICATION

THIS DOCUMENT IS THE COPYRIGHT OF BJB ARCHITECTS. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO BJB ARCHITECTS PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.

2024-008

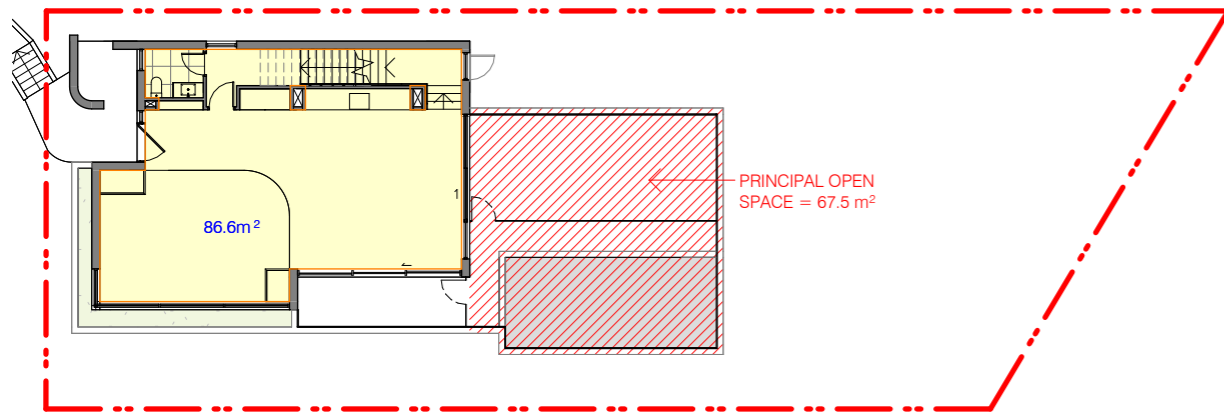
A1305



FLOOR AREA CALCULATIONS	
SITE AREA	462.6m ²
FSR CONTROL	0.4:1 (185m ²)
PROPOSED	
GROUND FLOOR	10.8m ²
FIRST FLOOR	86.6m ²
SECOND FLOOR	106.2m ²
PROPOSED GFA	203.6m ²
PROPOSED FSR	0.44:1 (VARIATION TO STANDARD 10%)

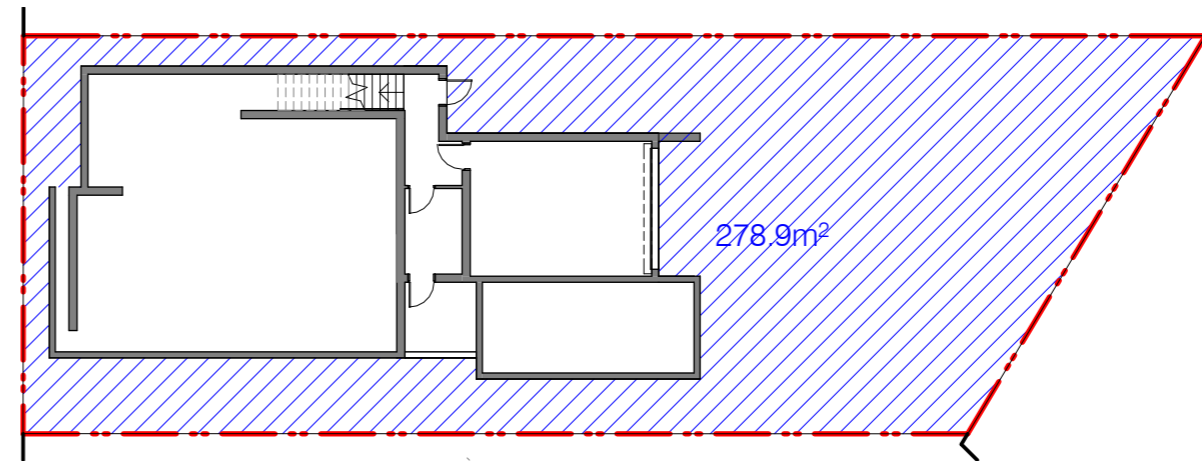
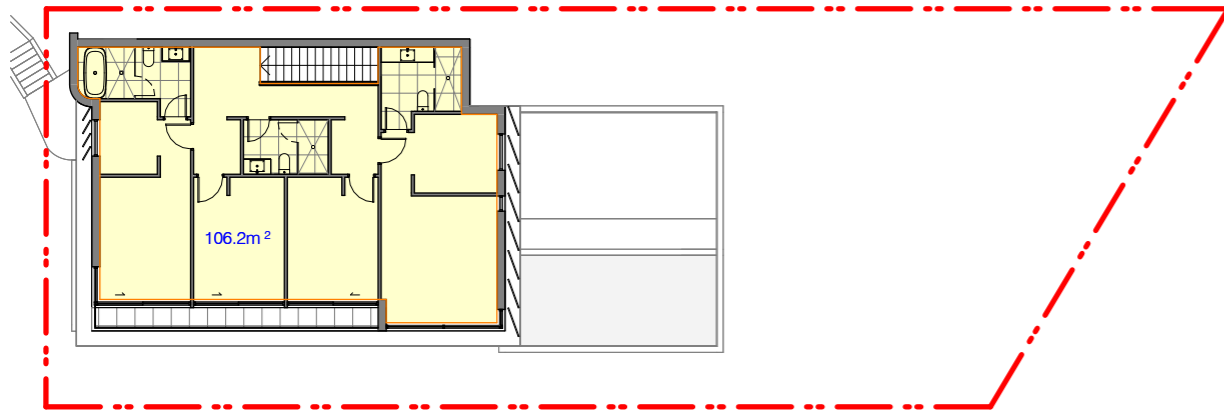
2 GROUND FL - FSR & LANDSCAPE
A1201 1 : 250

LANDSCAPE CALCULATIONS	
PRIVATE OPEN SPACE AREA	281.4m ²
MIN LANDSCAPE AREA	116.0m ² (40% TOTAL OPEN SPACE)
LANDSCAPE AREA	226.3m ²
TOTAL PROPOSED LANDSCAPE	214.8m ² (76%)
COMPLIANCE	YES



TOTAL OPEN SPACE	
SITE AREA	462.6m ²
MIN TOTAL OPEN SPACE	277.6m ² (60% SITE AREA)
MIN PRINCIPAL PRIVATE OPEN SPACE	18m ²
PROPOSED:	
TOTAL OPEN SPACE AREA	278.9m ² (60% SITE AREA)
TOTAL PRINCIPAL OPEN SPACE	67.5m ²
COMPLIANCE	YES

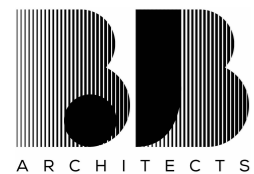
1 FIRST FL - FSR & LANDSCAPE
A1201 1 : 250



3 SECOND FL - FSR & LANDSCAPE
A1201 1 : 250

4 PRIVATE OPEN SPACE
A1201 1 : 250

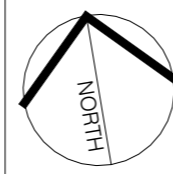
ARCHITECT



t: 02 8970 5417
e: studio@bjbarchitects.com.au
a: 3.09/77 Dunning Ave,
Rosebery NSW 2018

BJB Architects Pty Ltd
Nominated Architect:
Barry Babikian NSW Reg No. 8806

NORTH



ISSUE AMENDMENT

DATE

A	DA DRAFT	16/08/2024
B	DEVELOPMENT APPLICATION	03/12/2024

PROJECT

2A EDGECLIFFE ESPLANADE,
SEAFORTH, NSW 2092

DEVELOPMENT APPLICATION - NEW
RESIDENTIAL DWELLING

KATERINA AND EMANUEL POULOS

FLOOR SPACE CALCULATIONS

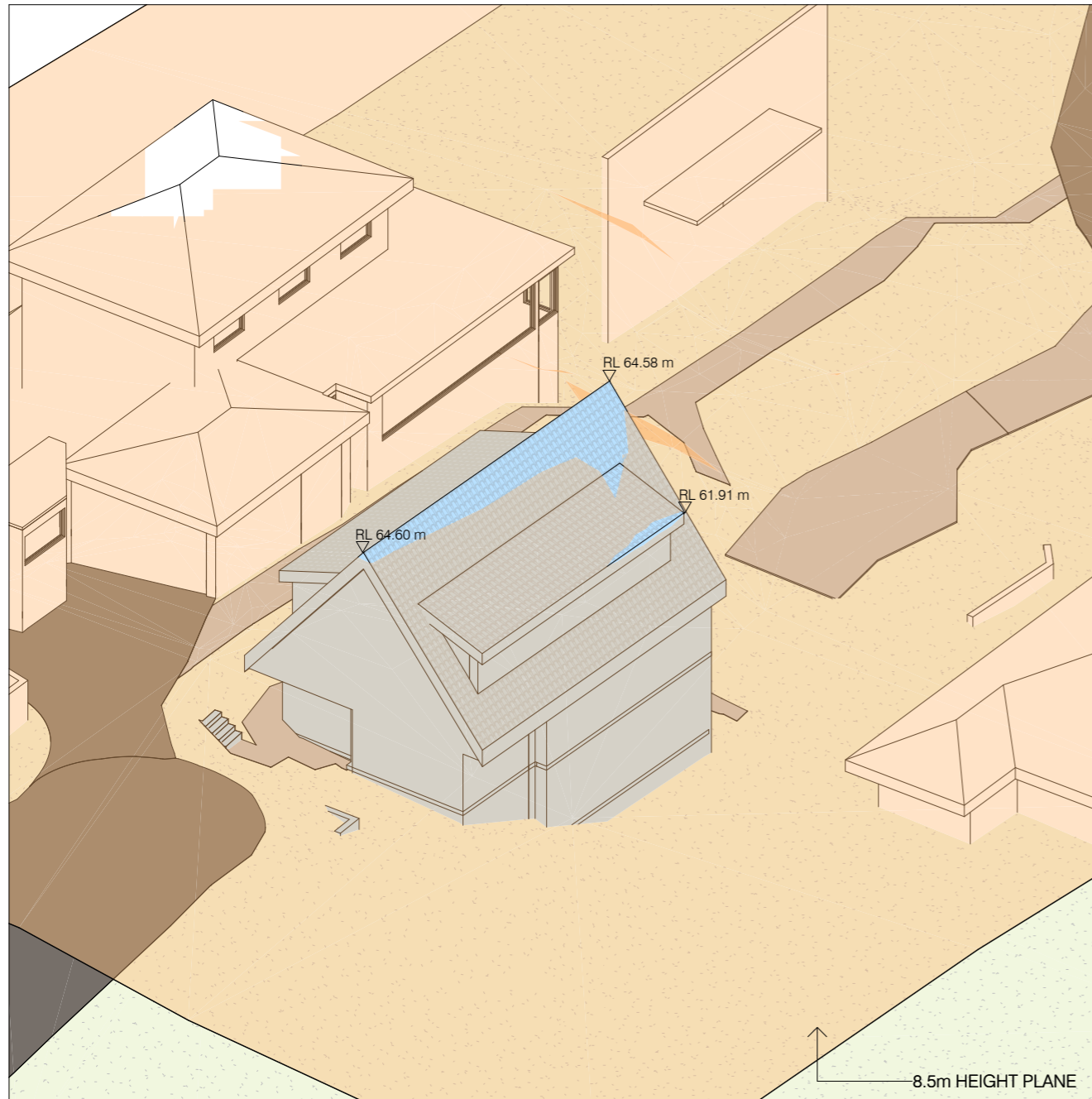
SCALE: As indicated@ A3 DATE: 03/12/2024

ISSUE: B - DEVELOPMENT APPLICATION

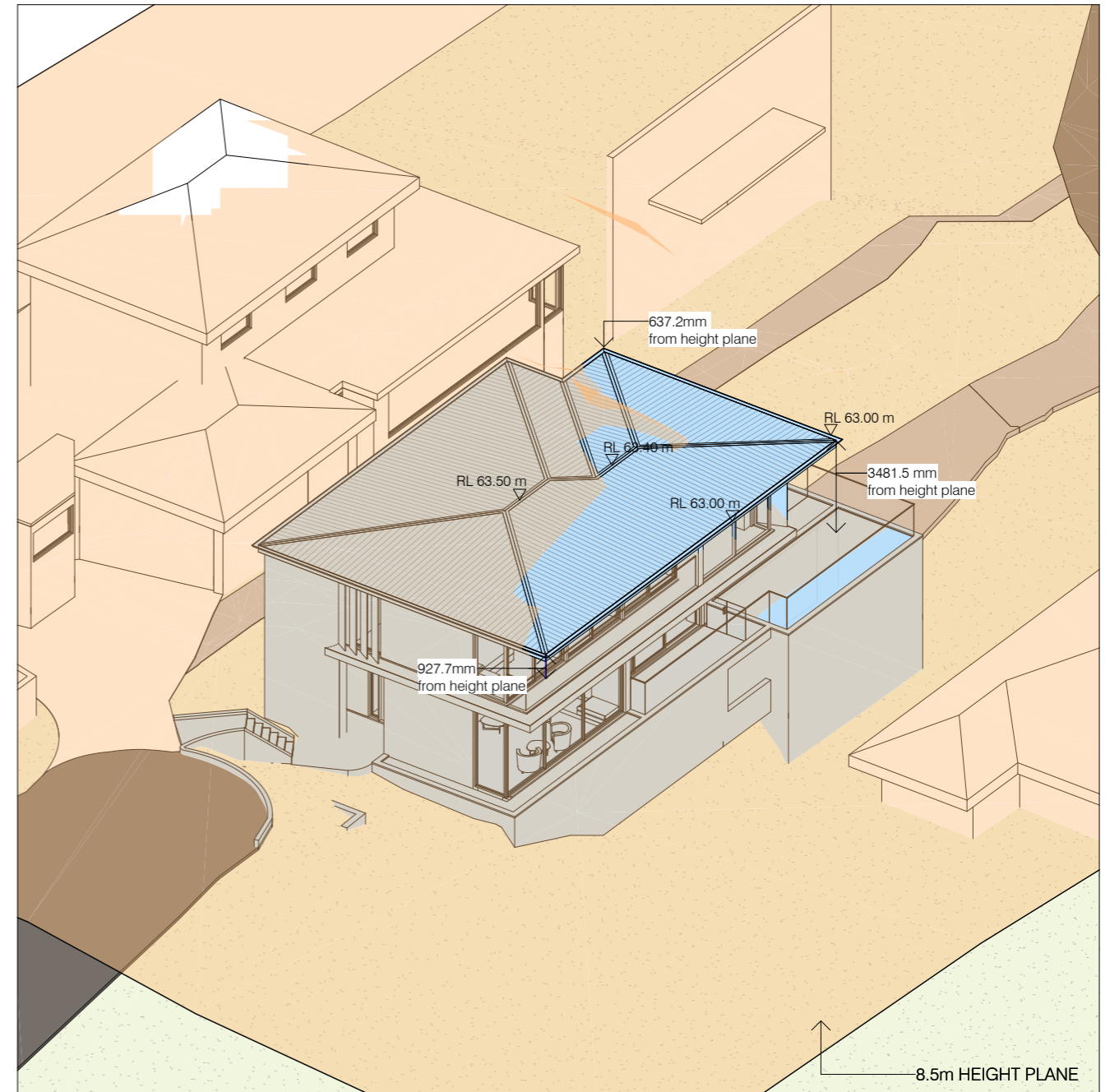
THIS DOCUMENT IS THE COPYRIGHT OF BJB ARCHITECTS. ALL
INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE
CHECKED AND VERIFIED ON SITE. IN THE EVENT OF
DISCREPANCIES REFER TO BJB ARCHITECTS PRIOR TO
COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS
MANUALLY OR ELECTRONICALLY

2024-008

A1401

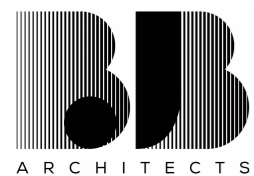


2 HEIGHT PLANE - EXISTING



1 HEIGHT PLANE - PROPOSED

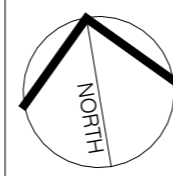
ARCHITECT



t: 02 8970 5417
e: studio@bjbarchitects.com.au
a: 3.09/77 Dunning Ave,
Rosebery NSW 2018

BJB Architects Pty Ltd
Nominated Architect:
Barry Babikian NSW Reg No. 8806

NORTH



ISSUE AMENDMENT

DATE

B DEVELOPMENT APPLICATION 03/12/2024

PROJECT

2A EDGECLIFFE ESPLANADE,
SEAFORTH, NSW 2092

DEVELOPMENT APPLICATION - NEW
RESIDENTIAL DWELLING

KATERINA AND EMANUEL POULOS

HEIGHT PLAN ANALYSIS

SCALE: @ A3

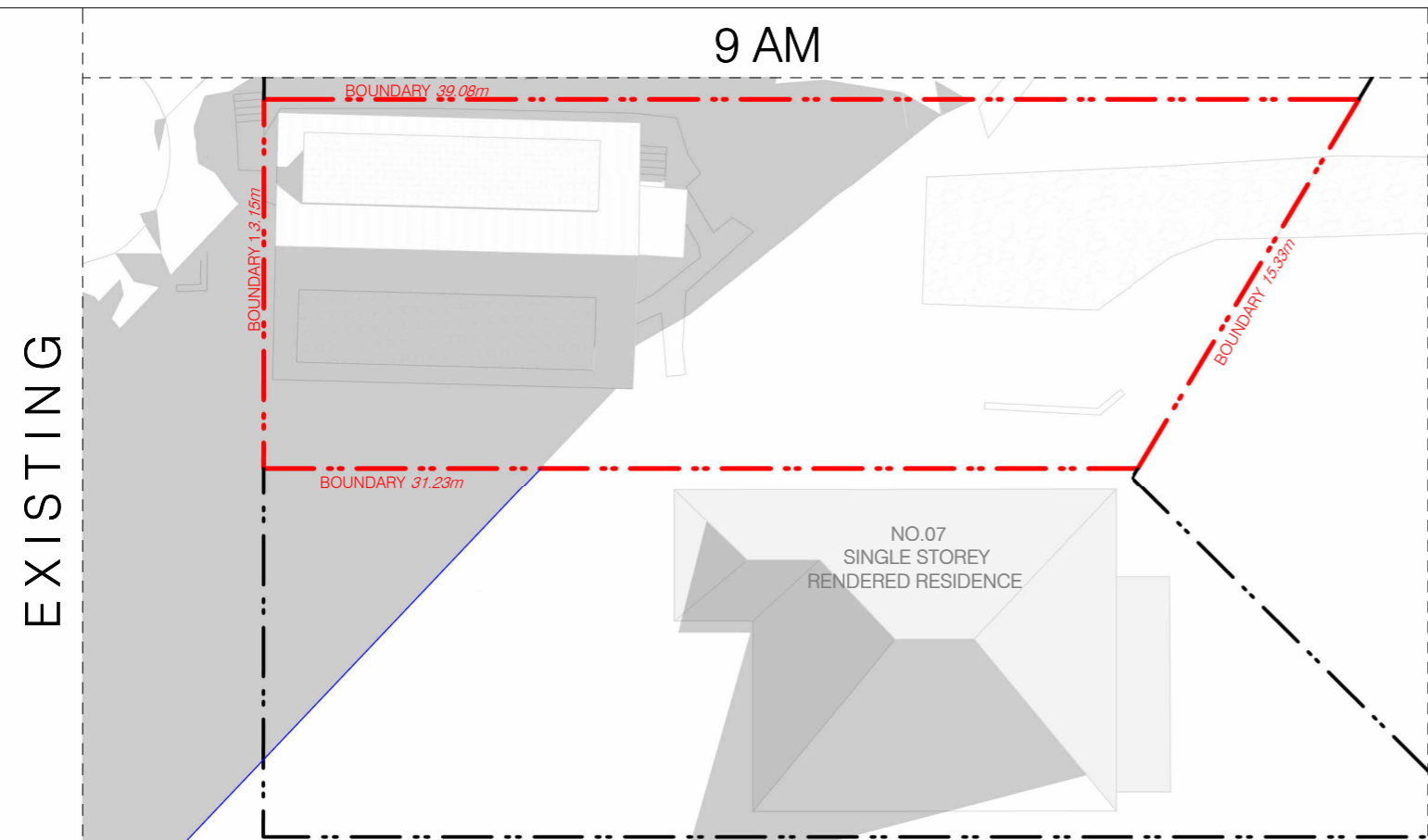
DATE: 03/12/2024

ISSUE: B - DEVELOPMENT APPLICATION

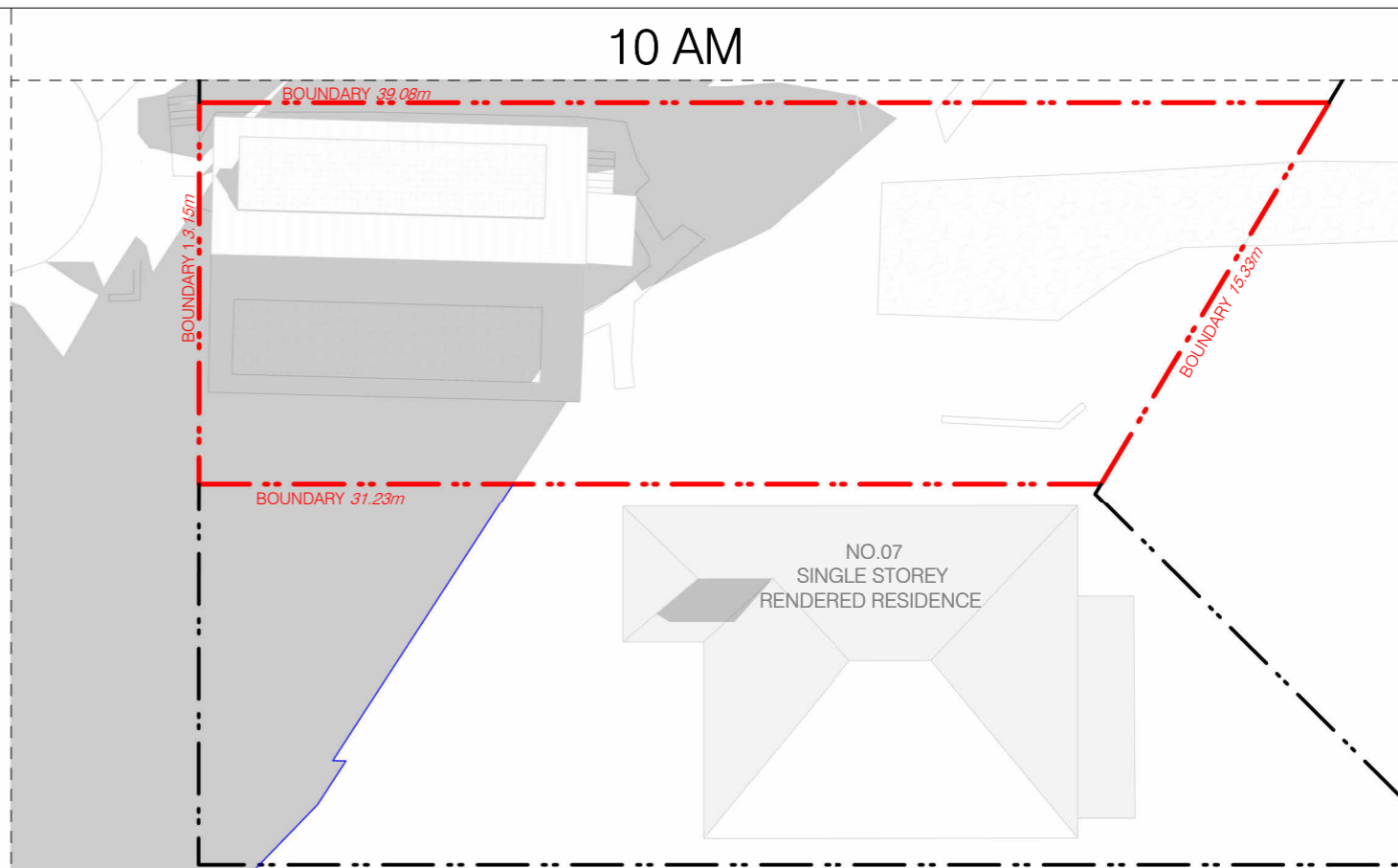
THIS DOCUMENT IS THE COPYRIGHT OF BJB ARCHITECTS. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO BJB ARCHITECTS PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.

2024-008

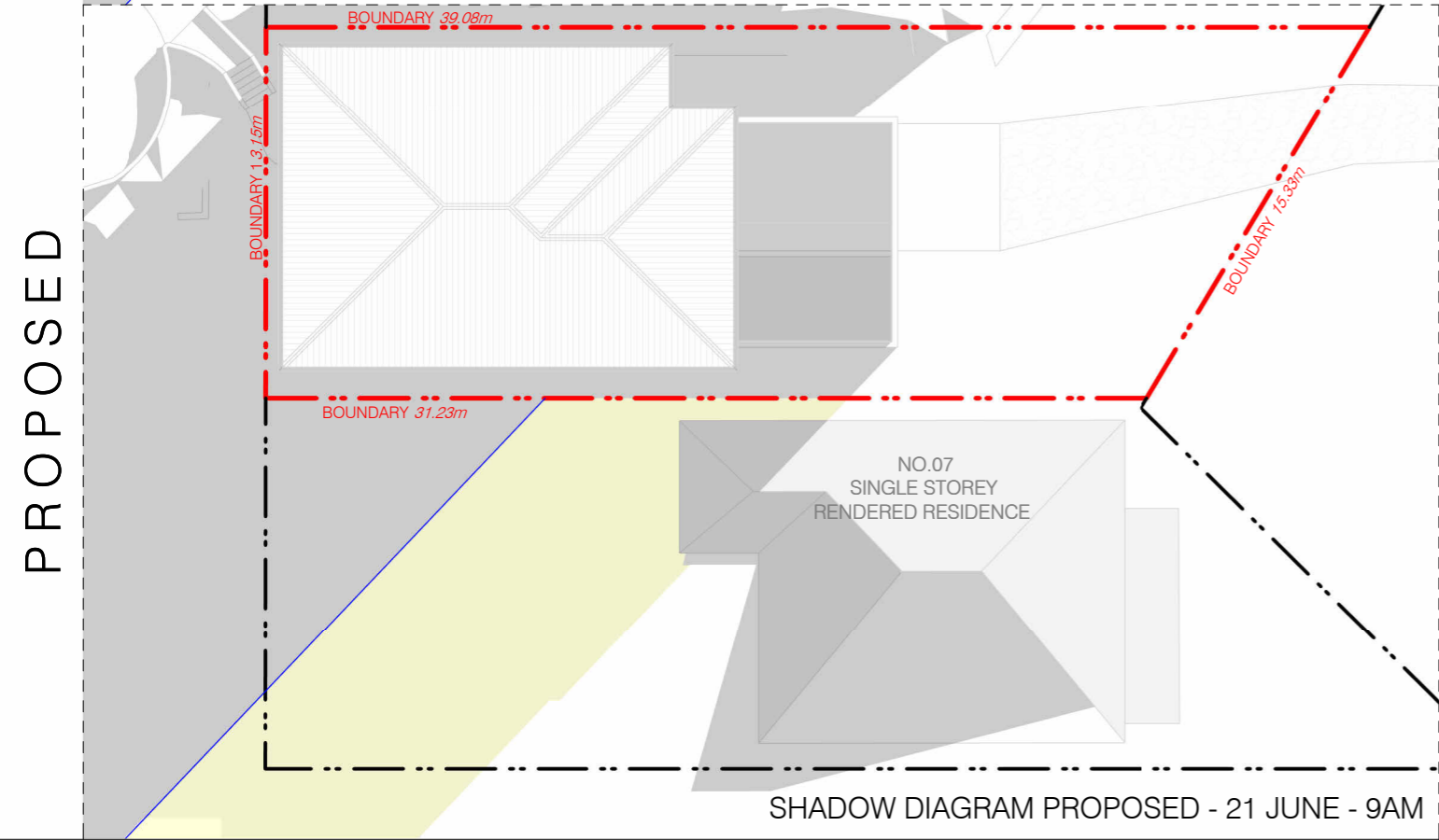
A1402



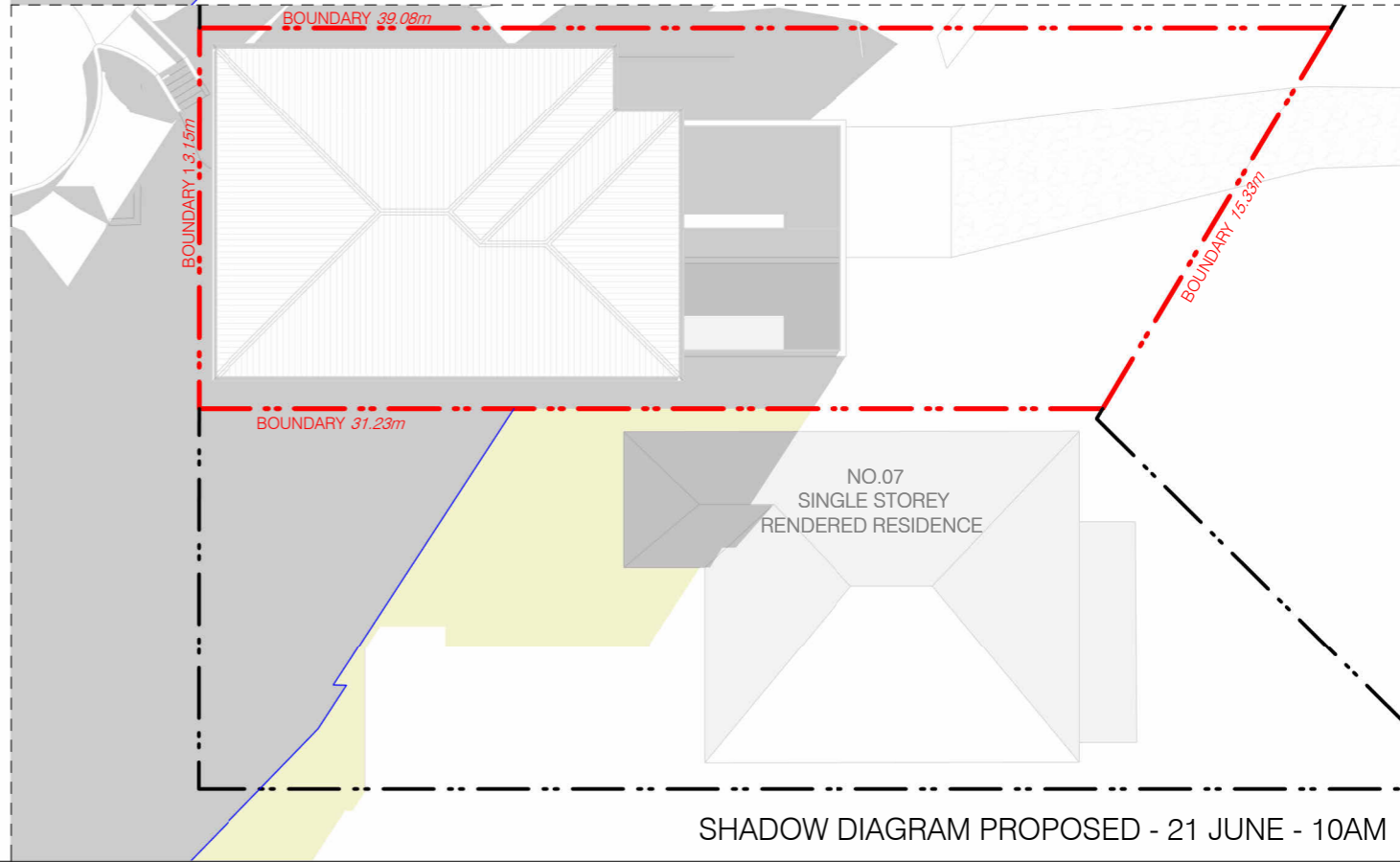
SHADOW DIAGRAM EXISTING - 21 JUNE - 9AM



SHADOW DIAGRAM EXISTING - 21 JUNE - 10AM

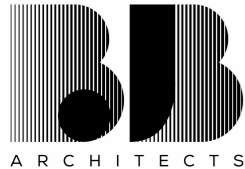


SHADOW DIAGRAM PROPOSED - 21 JUNE - 9AM



SHADOW DIAGRAM PROPOSED - 21 JUNE - 10AM

ARCHITECT

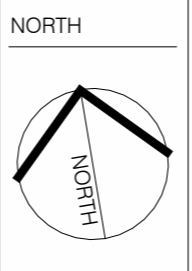


t: 02 8970 5417
e: studio@bjbarchitects.com.au
a: 3.09/77 Dunning Ave,
Rosebery NSW 2018

BJB Architects Pty Ltd
Nominated Architect:
Barry Babikian NSW Reg No. 8806

LEGEND:

- PROPOSED SHADOWS
- ADDITIONAL SHADOWS
- LINE OF EXISTING SHADOW
- SHADOWS FROM BREACHED HEIGHT PLANE



ISSUE	AMENDMENT	DATE
A	DA DRAFT	16/08/2024
B	DEVELOPMENT APPLICATION	03/12/2024

PROJECT

**2A EDGECLIFFE ESPLANADE,
SEAFORTH, NSW 2092**

DEVELOPMENT APPLICATION - NEW
RESIDENTIAL DWELLING

KATERINA AND EMANUEL POULOS

SHADOW DIAGRAMS - 21 JUNE - 9AM & 10AM

SCALE: As indicated@ A3 DATE: 03/12/2024

ISSUE: B - DEVELOPMENT APPLICATION

THIS DOCUMENT IS THE COPYRIGHT OF BJB ARCHITECTS. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO BJB ARCHITECTS PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.

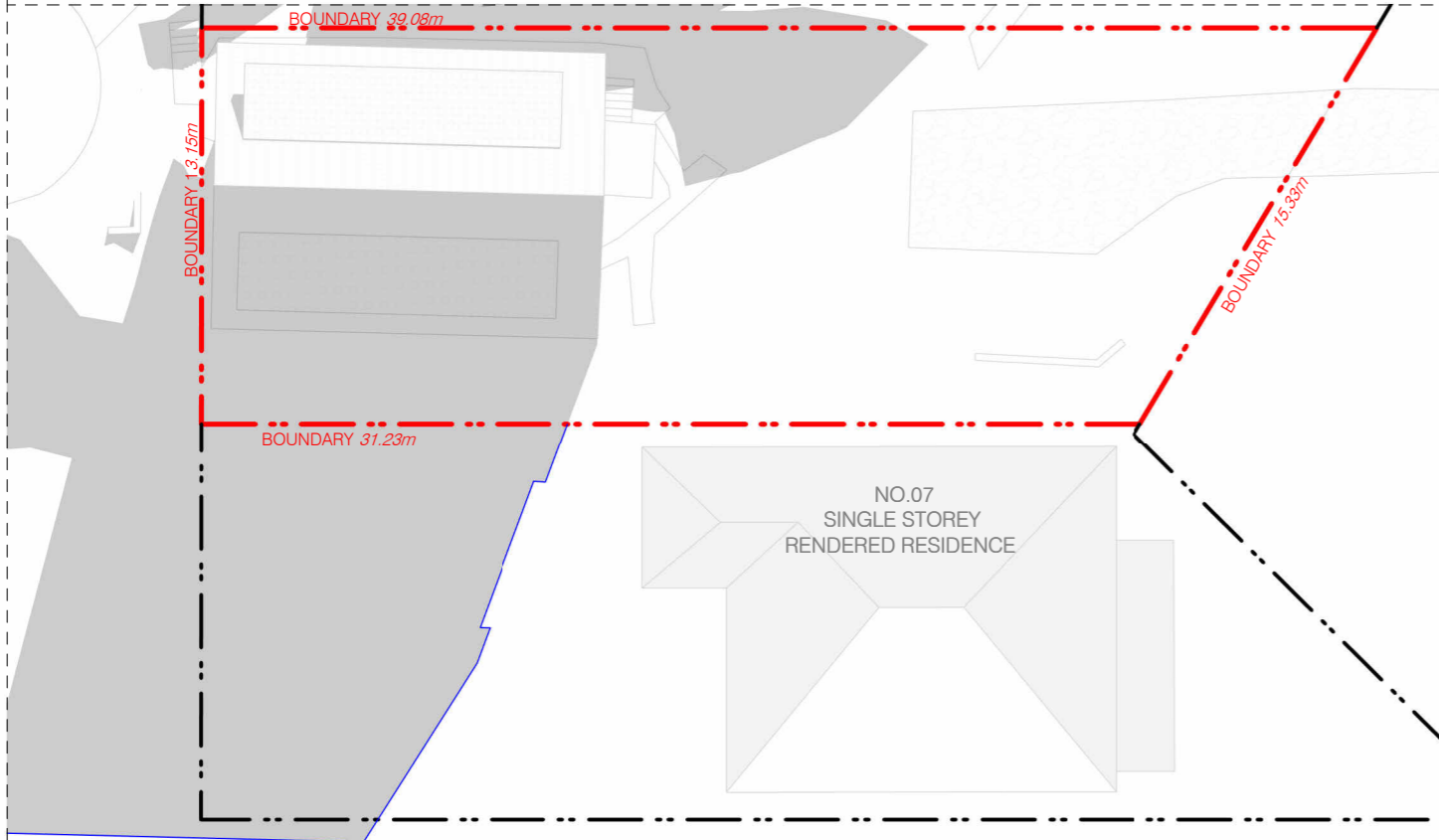
2024-008

A1501

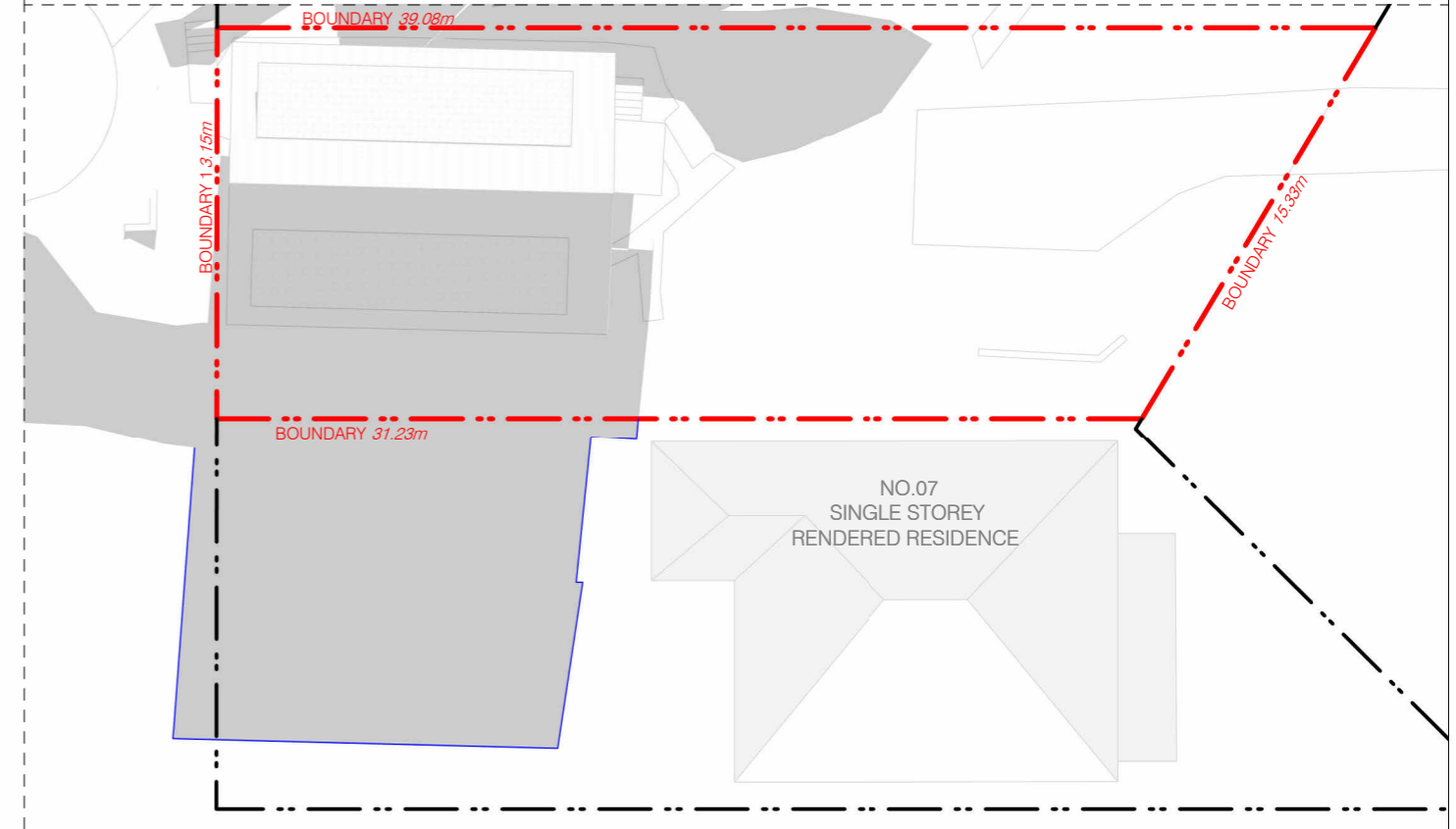
11 AM

12 PM

EXISTING

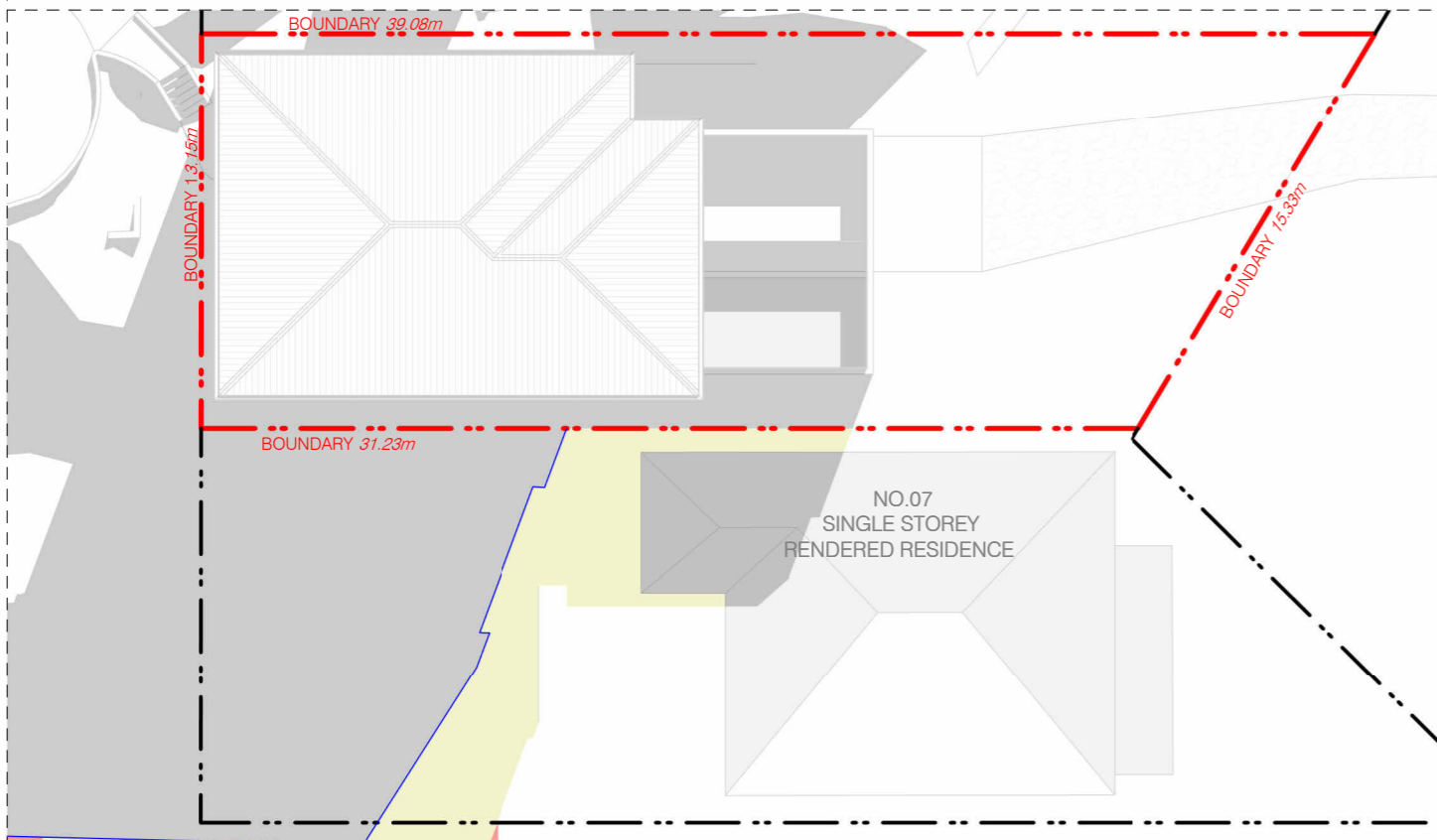


SHADOW DIAGRAM EXISTING - 21 JUNE - 11AM

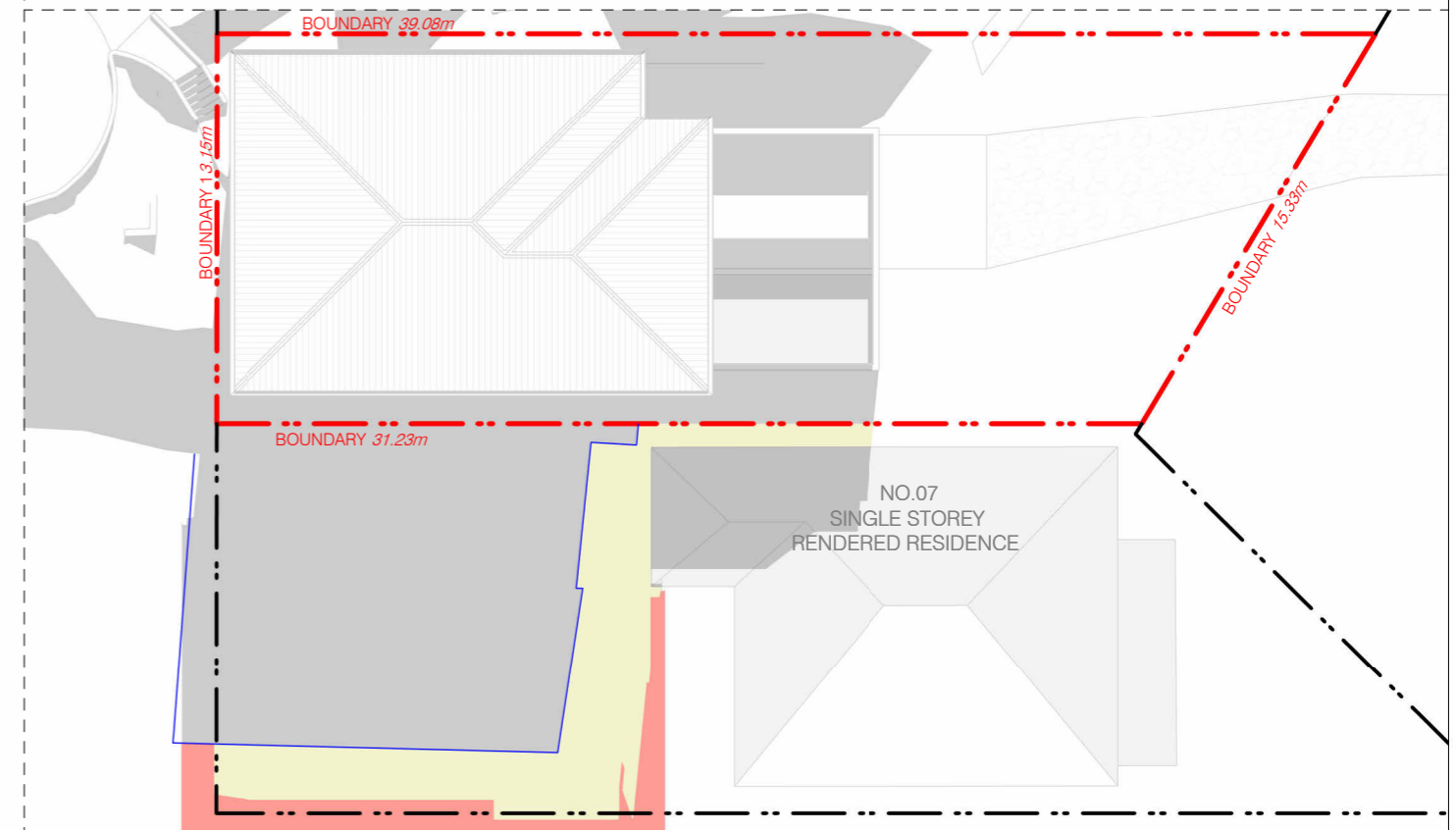


SHADOW DIAGRAM EXISTING - 21 JUNE - 12PM

PROPOSED

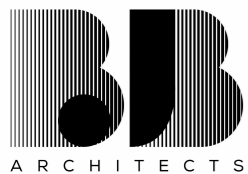


SHADOW DIAGRAM PROPOSED - 21 JUNE - 11AM



SHADOW DIAGRAM PROPOSED - 21 JUNE - 12PM

ARCHITECT



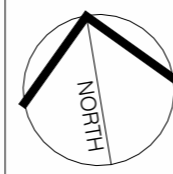
t: 02 8970 5417
 e: studio@bjbarchitects.com.au
 a: 3.09/77 Dunning Ave,
 Rosebery NSW 2018

BJB Architects Pty Ltd
 Nominated Architect:
 Barry Babikian NSW Reg No. 8806

LEGEND:

- PROPOSED SHADOWS
- ADDITIONAL SHADOWS
- LINE OF EXISTING SHADOW
- SHADOWS FROM BREACHED HEIGHT PLANE

NORTH



ISSUE AMENDMENT

DATE

A	DA DRAFT	16/08/2024
B	DEVELOPMENT APPLICATION	03/12/2024

PROJECT

2A EDGECLIFFE ESPLANADE,
 SEAFORTH, NSW 2092

DEVELOPMENT APPLICATION - NEW
 RESIDENTIAL DWELLING

KATERINA AND EMANUEL POULOS

SHADOW DIAGRAMS - 21 JUNE - 11AM & 12PM

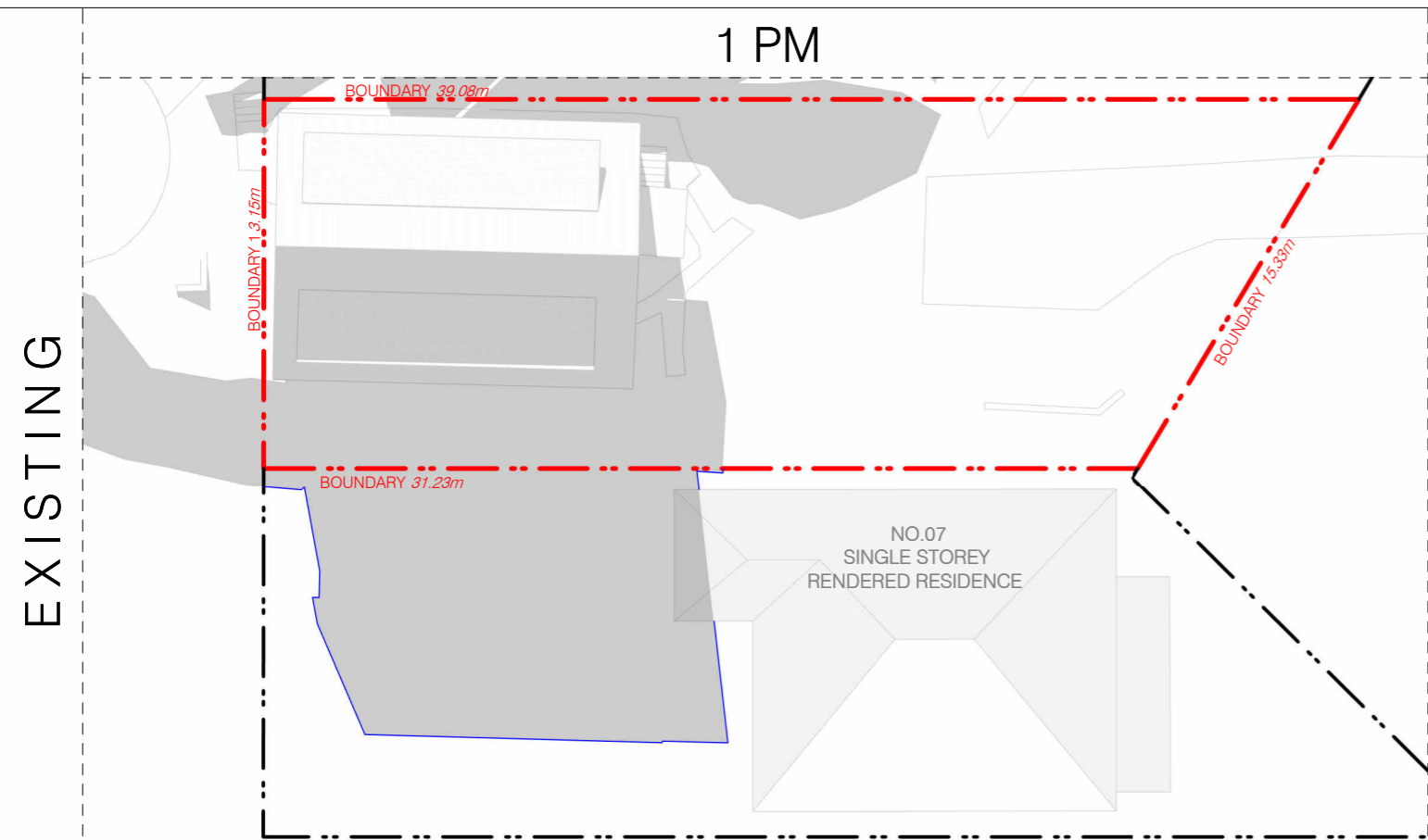
SCALE: As indicated@ A3 DATE: 03/12/2024

ISSUE: B - DEVELOPMENT APPLICATION

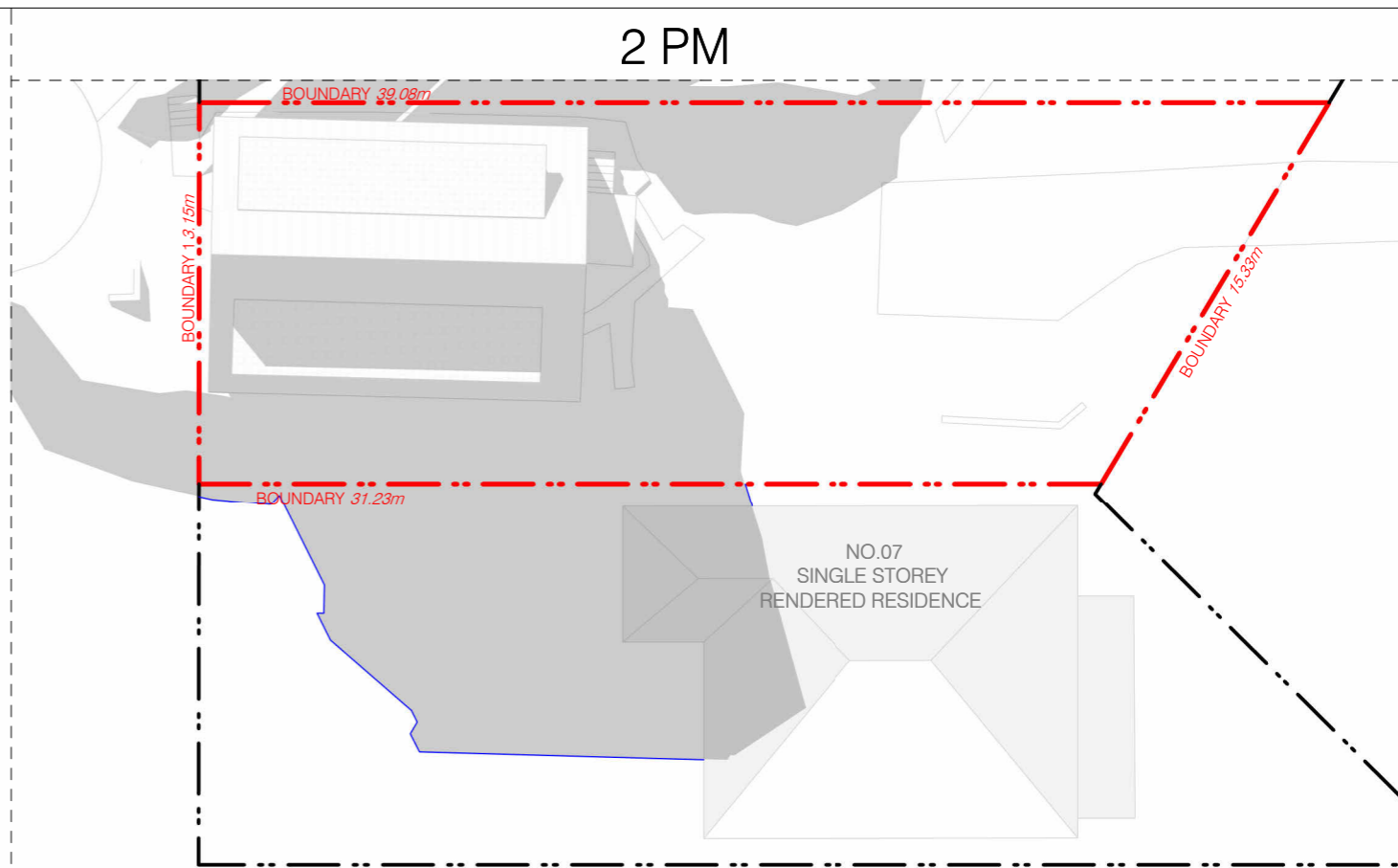
THIS DOCUMENT IS THE COPYRIGHT OF BJB ARCHITECTS. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO BJB ARCHITECTS PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY

2024-008

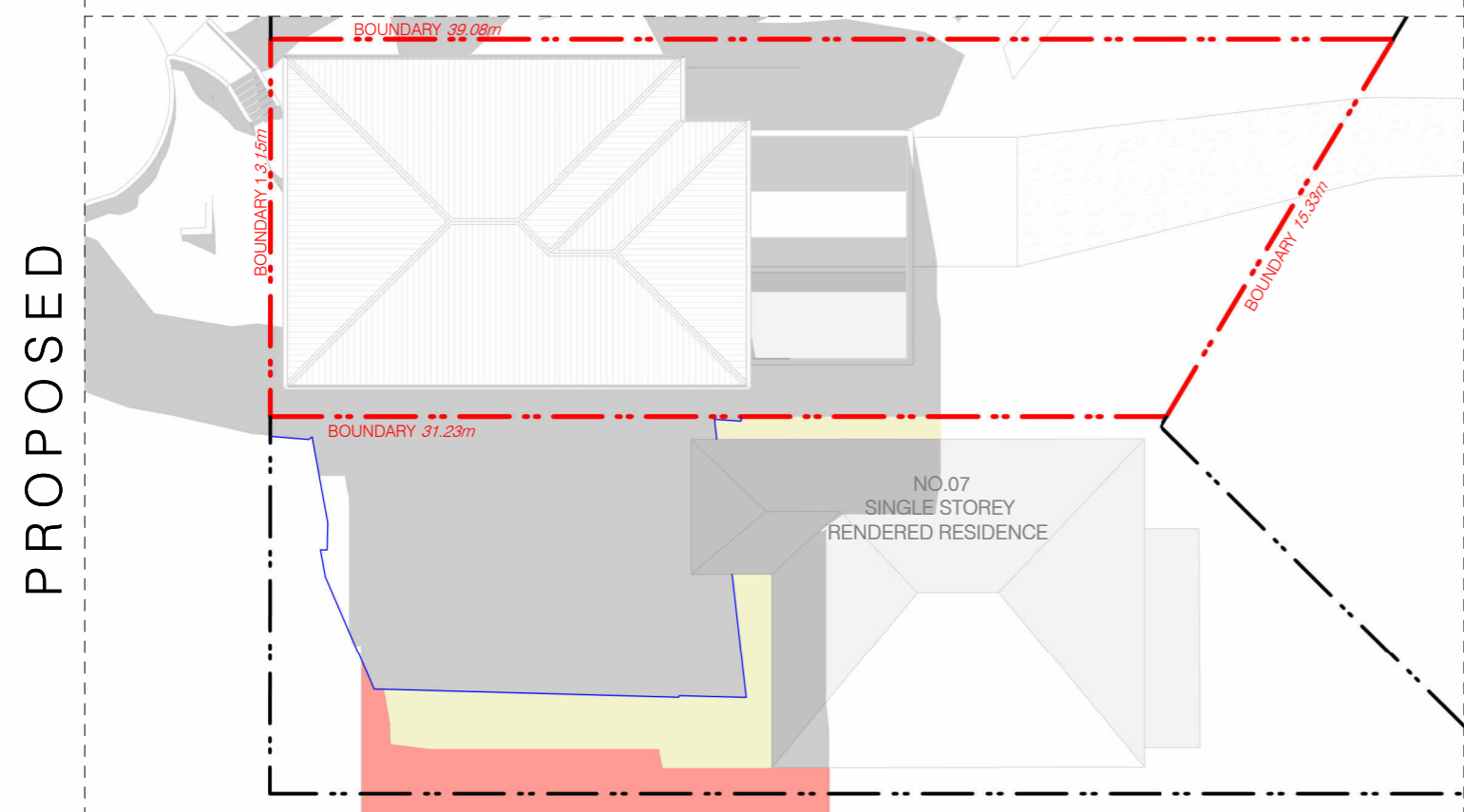
A1502



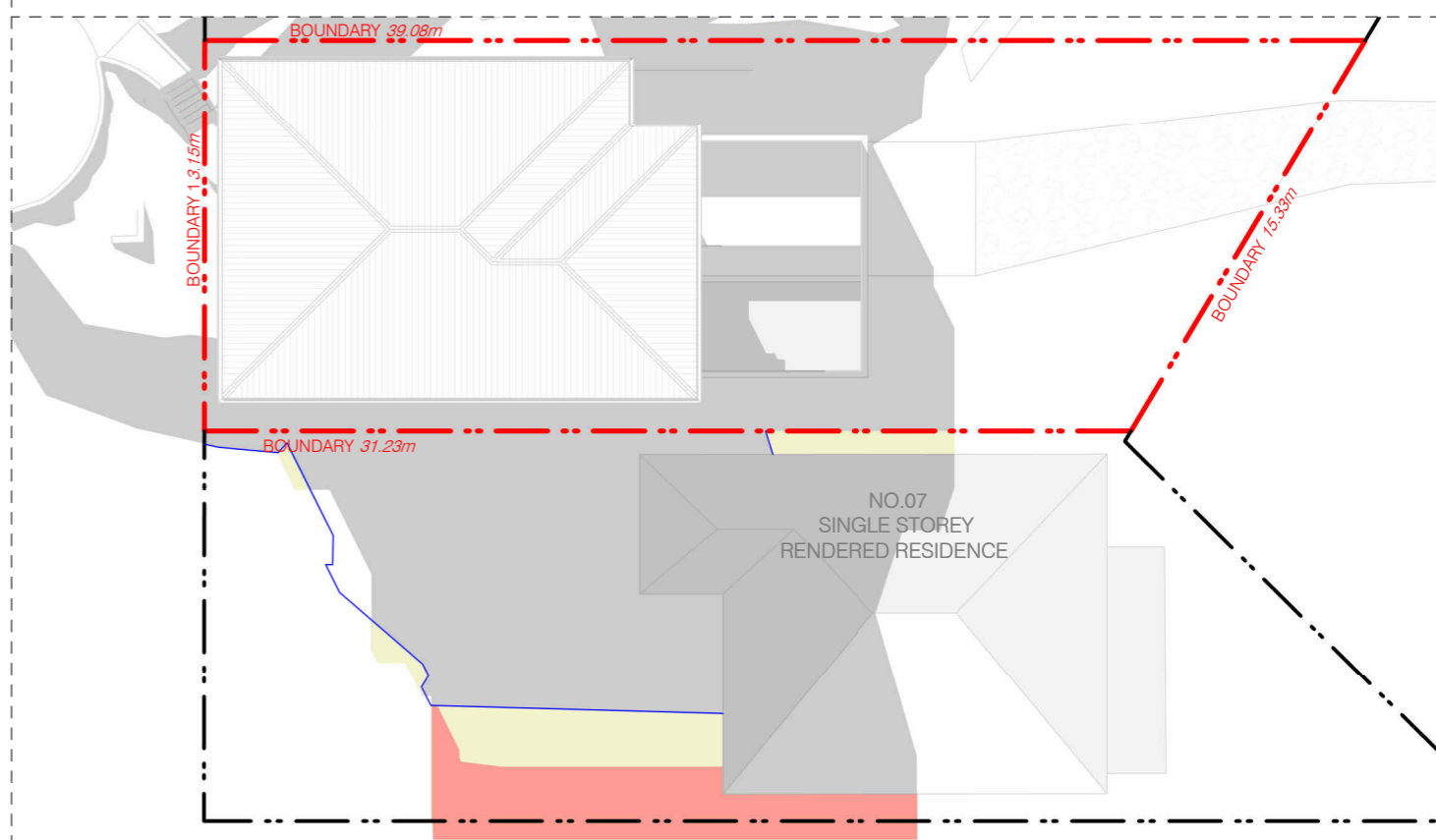
SHADOW DIAGRAM EXISTING - 21 JUNE - 1PM



SHADOW DIAGRAM EXISTING - 21 JUNE - 2PM




SHADOW DIAGRAM PROPOSED - 21 JUNE - 1PM



SHADOW DIAGRAM PROPOSED - 21 JUNE - 2PM

ARCHITECT

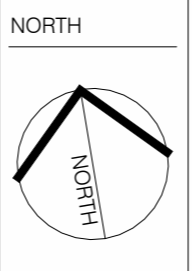


t: 02 8970 5417
e: studio@bjbarchitects.com.au
a: 3.09/77 Dunning Ave,
Rosebery NSW 2018

BJB Architects Pty Ltd
Nominated Architect:
Barry Babikian NSW Reg No. 8806

LEGEND:

- PROPOSED SHADOWS
- ADDITIONAL SHADOWS
- LINE OF EXISTING SHADOW
- SHADOWS FROM BREACHED HEIGHT PLANE



ISSUE	AMENDMENT	DATE
A	DA DRAFT	16/08/2024
B	DEVELOPMENT APPLICATION	03/12/2024

PROJECT

**2A EDGECLIFFE ESPLANADE,
SEAFORTH, NSW 2092**

DEVELOPMENT APPLICATION - NEW
RESIDENTIAL DWELLING

KATERINA AND EMANUEL POULOS

SHADOW DIAGRAMS - 21 JUNE - 1PM & 2PM

SCALE: As indicated@ A3 DATE: 03/12/2024

ISSUE: B - DEVELOPMENT APPLICATION

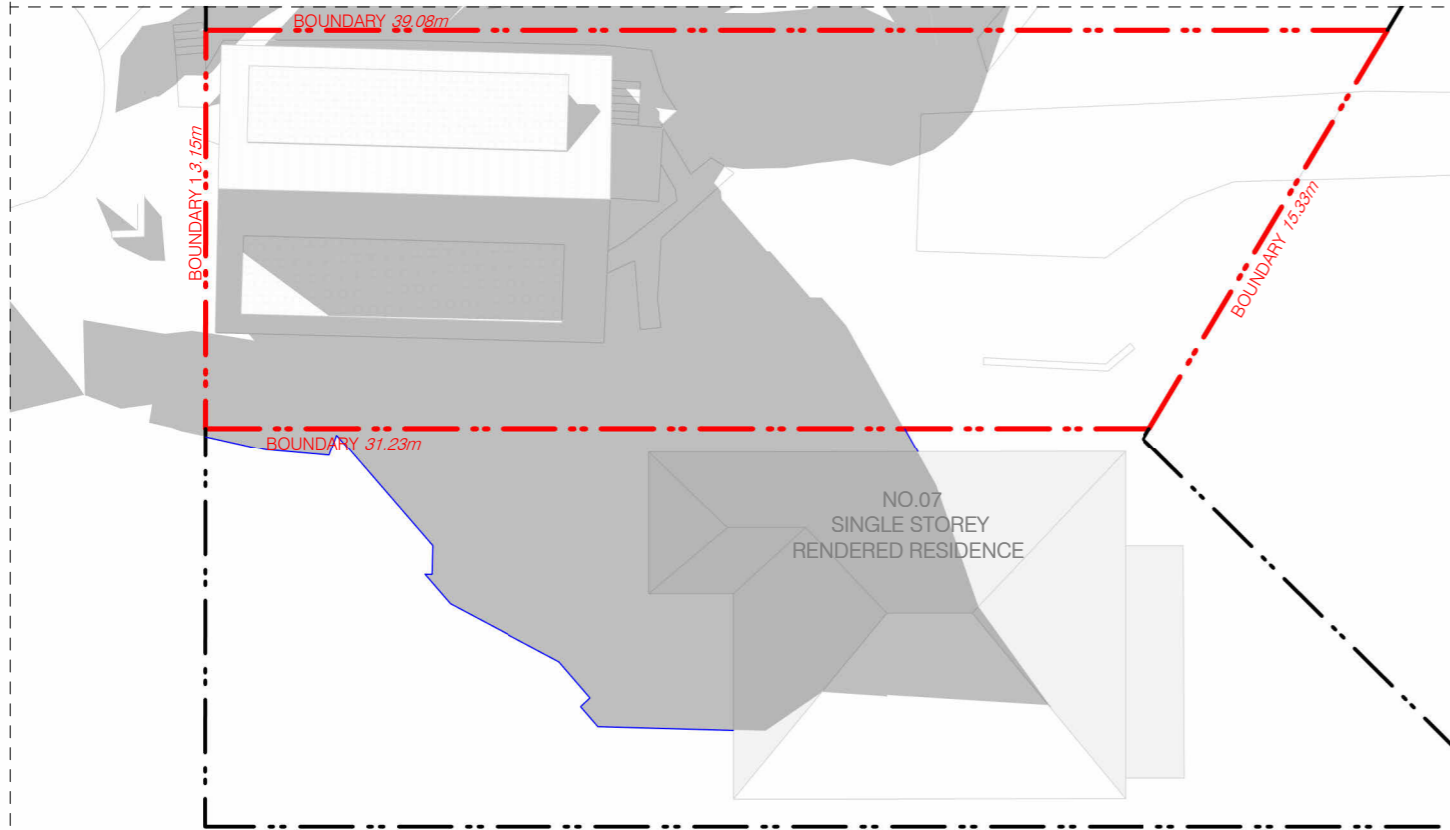
THIS DOCUMENT IS THE COPYRIGHT OF BJB ARCHITECTS. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO BJB ARCHITECTS PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.

2024-008

A1503

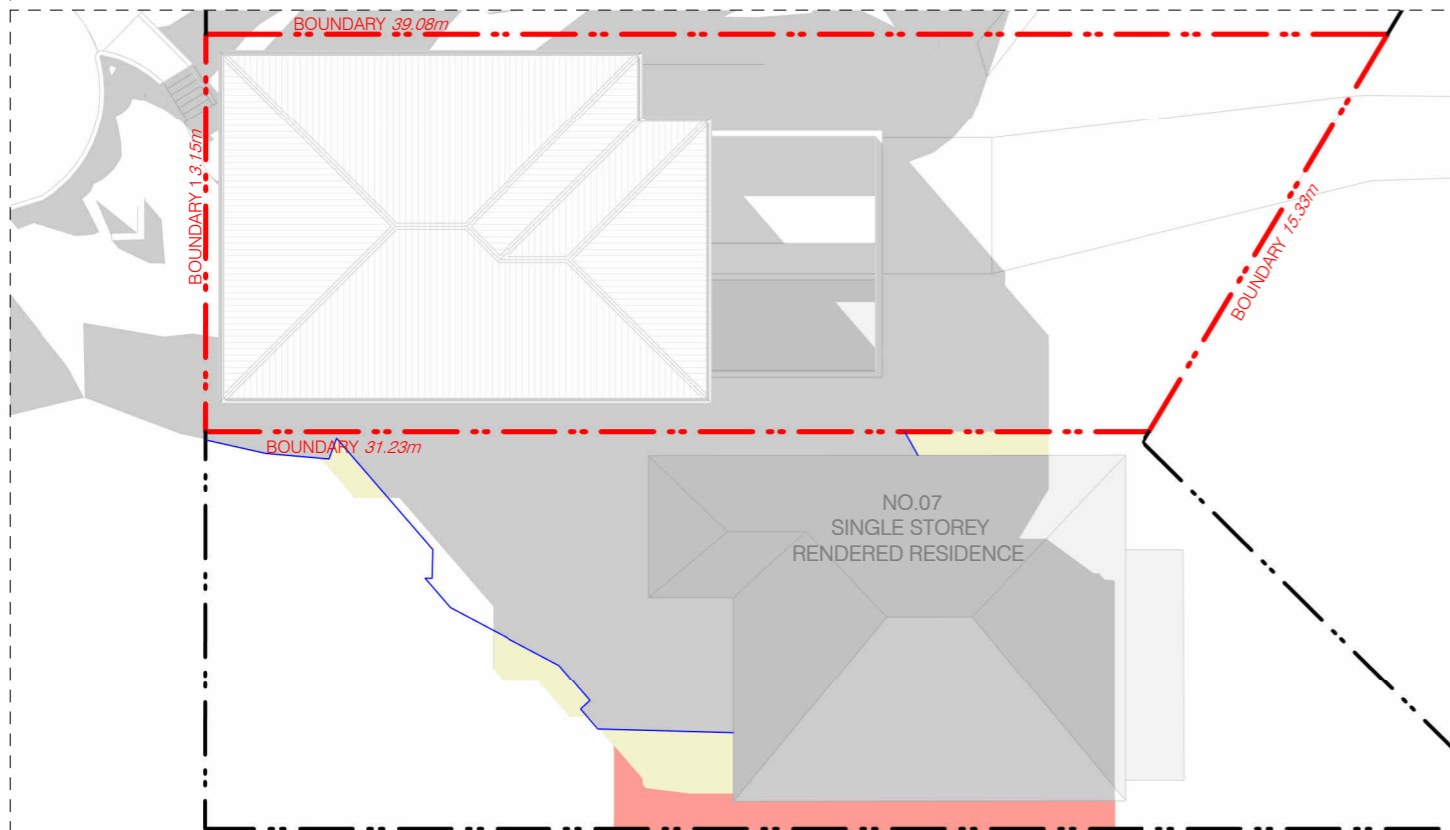
3 PM

EXISTING



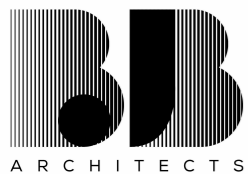
SHADOW DIAGRAM EXISTING - 21 JUNE - 3PM

PROPOSED



SHADOW DIAGRAM PROPOSED - 21 JUNE - 3PM

ARCHITECT



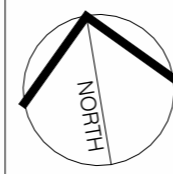
t: 02 8970 5417
 e: studio@bjbarchitects.com.au
 a: 3.09/77 Dunning Ave,
 Rosebery NSW 2018

BJB Architects Pty Ltd
 Nominated Architect:
 Barry Babikian NSW Reg No. 8806

LEGEND:

- PROPOSED SHADOWS
- ADDITIONAL SHADOWS
- LINE OF EXISTING SHADOW
- SHADOWS FROM BREACHED HEIGHT PLANE

NORTH



ISSUE AMENDMENT

DATE

A	DA DRAFT	16/08/2024
B	DEVELOPMENT APPLICATION	03/12/2024

PROJECT

2A EDGECLIFFE ESPLANADE,
 SEAFORTH, NSW 2092

DEVELOPMENT APPLICATION - NEW
 RESIDENTIAL DWELLING

KATERINA AND EMANUEL POULOS

SHADOW DIAGRAMS - 21 JUNE - 3PM

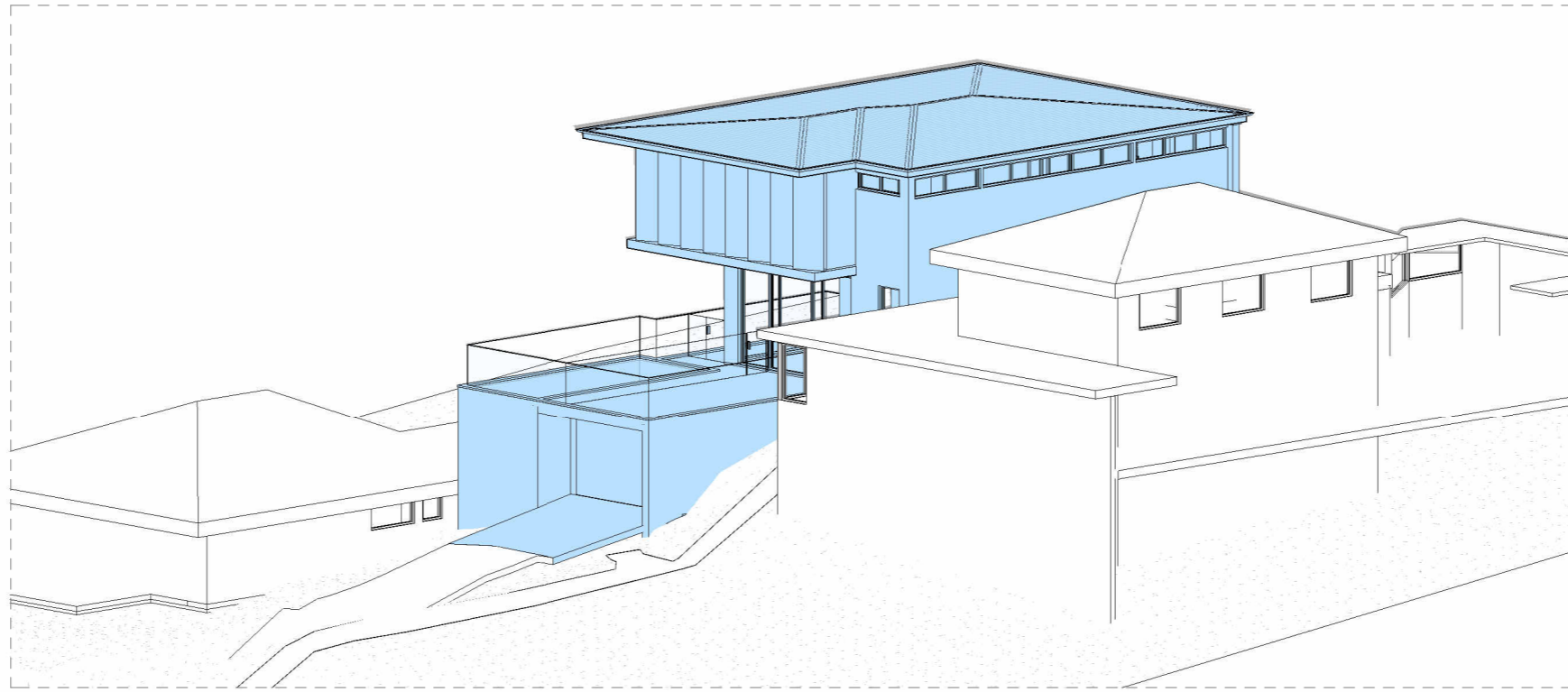
SCALE: As indicated@ A3 DATE: 03/12/2024

ISSUE: B - DEVELOPMENT APPLICATION

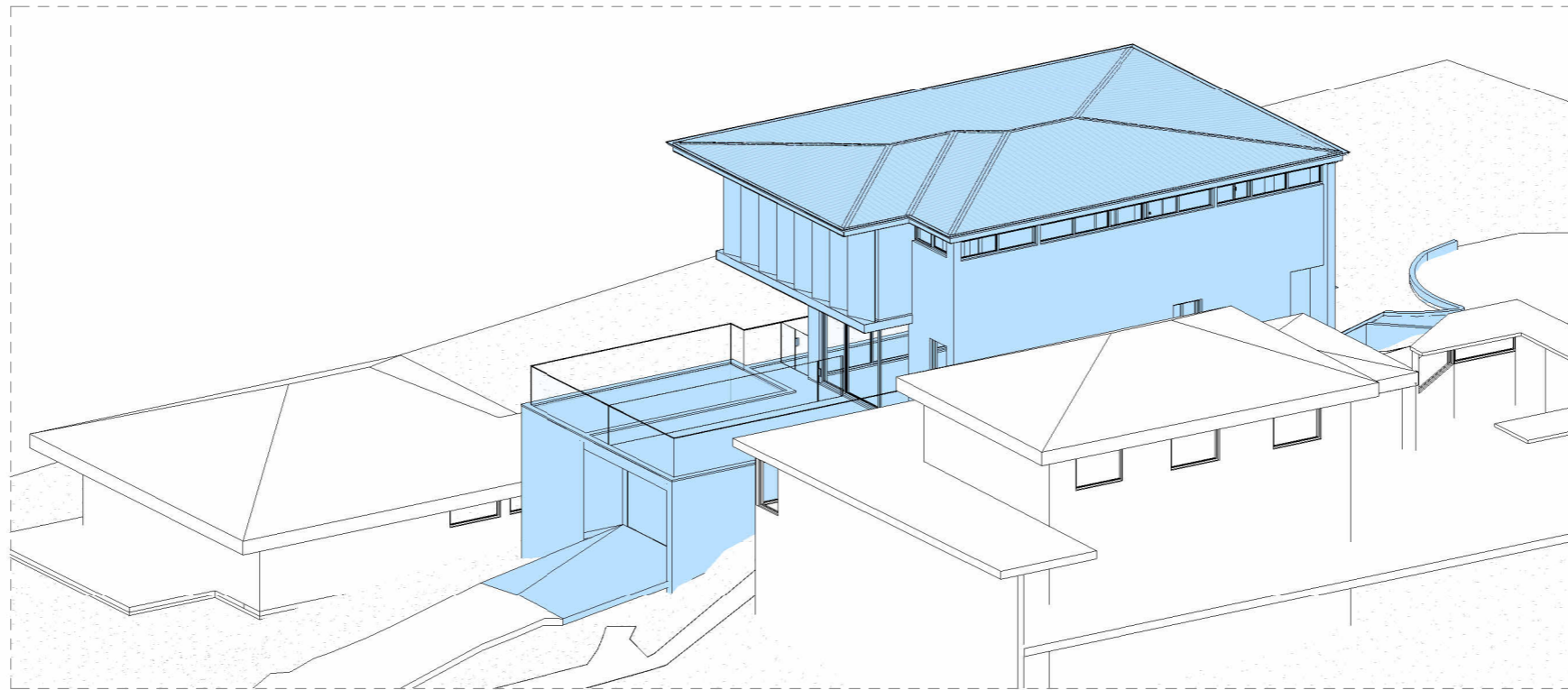
THIS DOCUMENT IS THE COPYRIGHT OF BJB ARCHITECTS. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO BJB ARCHITECTS PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.

2024-008

A1504

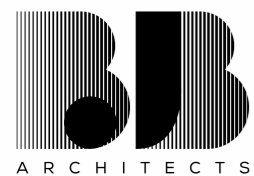


1 21st JUNE @ 9AM



2 21st JUNE @ 10AM

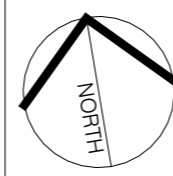
ARCHITECT



t: 02 8970 5417
e: studio@bjbarchitects.com.au
a: 3.09/77 Dunning Ave,
Rosebery NSW 2018

BJB Architects Pty Ltd
Nominated Architect:
Barry Babikian NSW Reg No. 8806

NORTH



ISSUE AMENDMENT

A	DA DRAFT	16/08/2024
B	DEVELOPMENT APPLICATION	03/12/2024

DATE

PROJECT

2A EDGECLIFFE ESPLANADE,
SEAFORTH, NSW 2092

DEVELOPMENT APPLICATION - NEW
RESIDENTIAL DWELLING

KATERINA AND EMANUEL POULOS

SOLAR EYE VIEW - 21st JUNE - 9AM AND 10AM

SCALE: @ A3

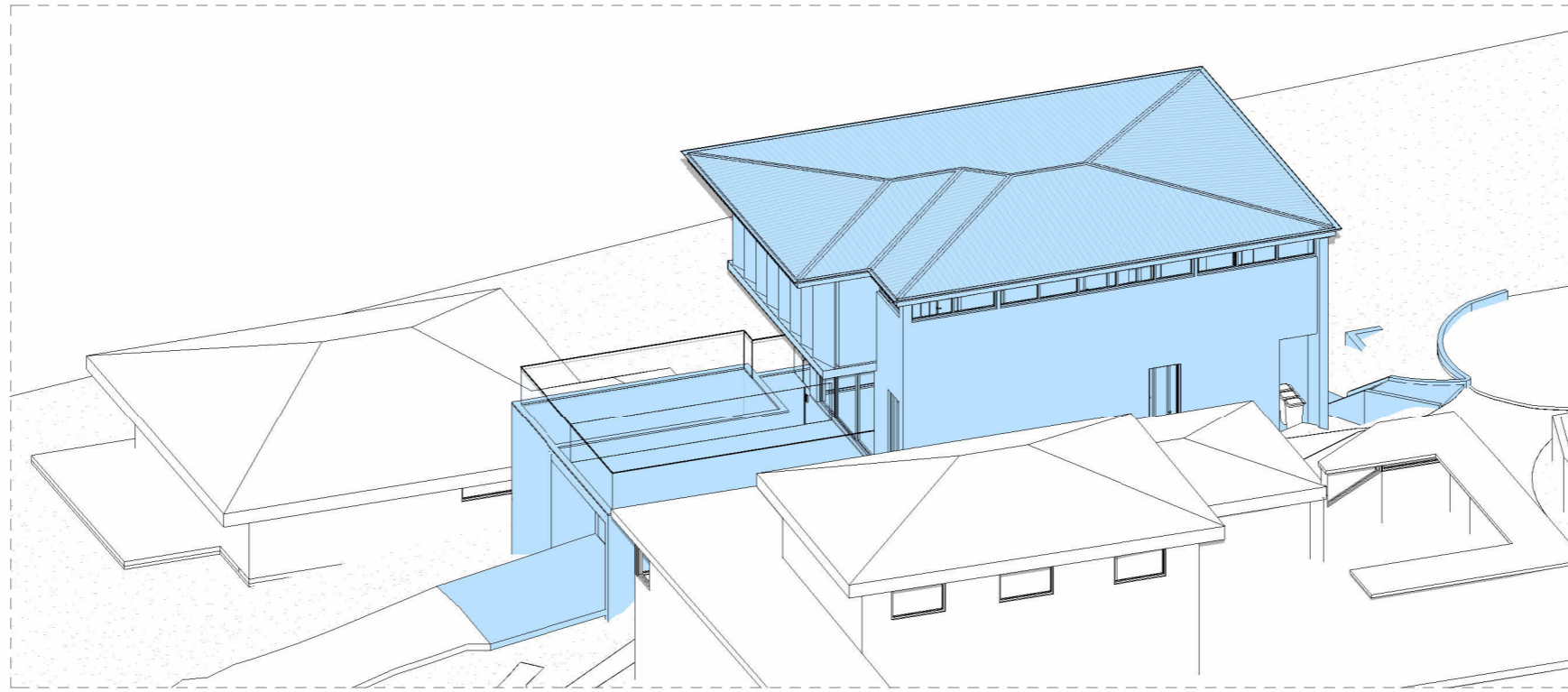
DATE: 03/12/2024

ISSUE: B - DEVELOPMENT APPLICATION

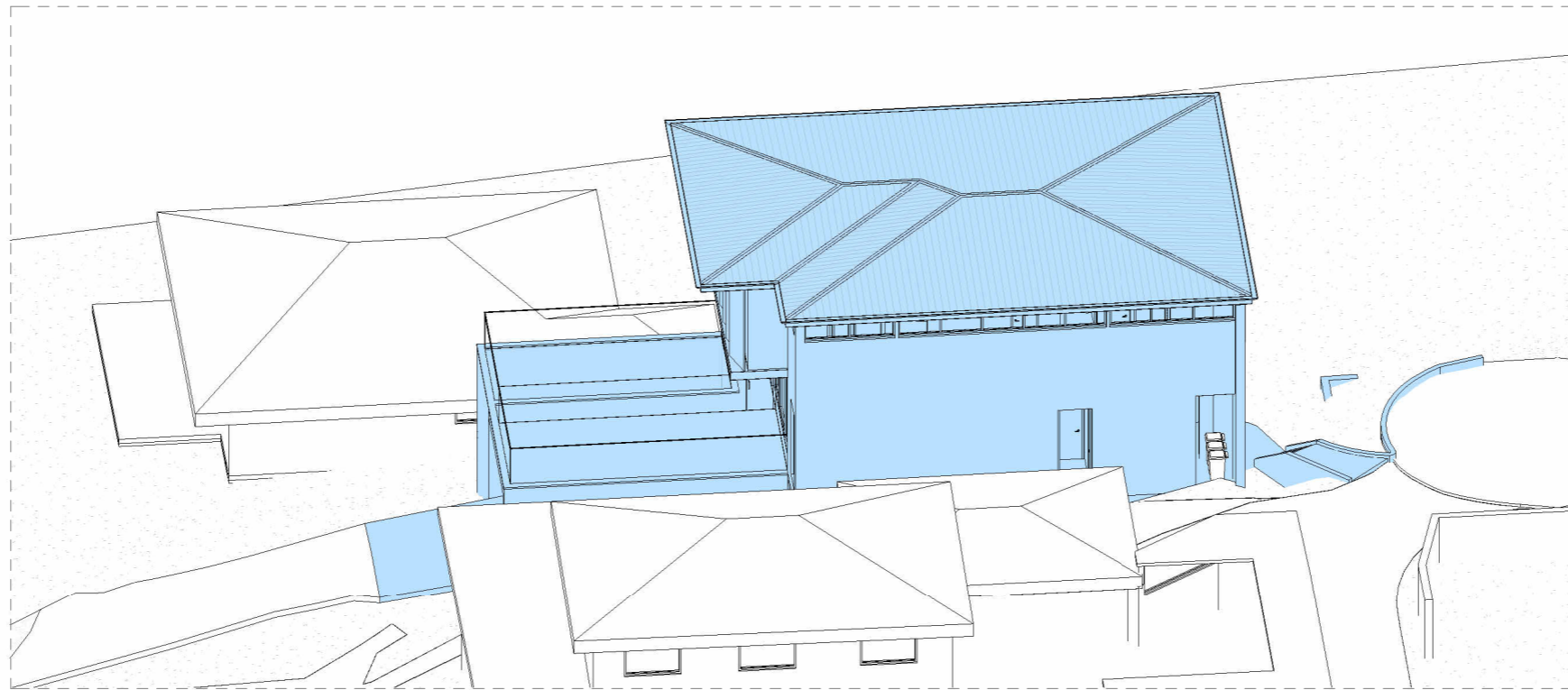
THIS DOCUMENT IS THE COPYRIGHT OF BJB ARCHITECTS. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO BJB ARCHITECTS PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.

2024-008

A1505

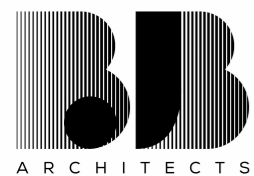


1 21st JUNE @ 11AM



2 21st JUNE @ 12PM

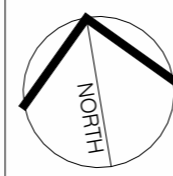
ARCHITECT



t: 02 8970 5417
 e: studio@bjbarchitects.com.au
 a: 3.09/77 Dunning Ave,
 Rosebery NSW 2018

BJB Architects Pty Ltd
 Nominated Architect:
 Barry Babikian NSW Reg No. 8806

NORTH



ISSUE AMENDMENT

A	DA DRAFT	16/08/2024
B	DEVELOPMENT APPLICATION	03/12/2024

DATE

PROJECT

2A EDGECLIFFE ESPLANADE,
 SEAFORTH, NSW 2092

DEVELOPMENT APPLICATION - NEW
 RESIDENTIAL DWELLING

KATERINA AND EMANUEL POULOS

SOLAR EYE VIEW - 21st JUNE - 11AM AND 12PM

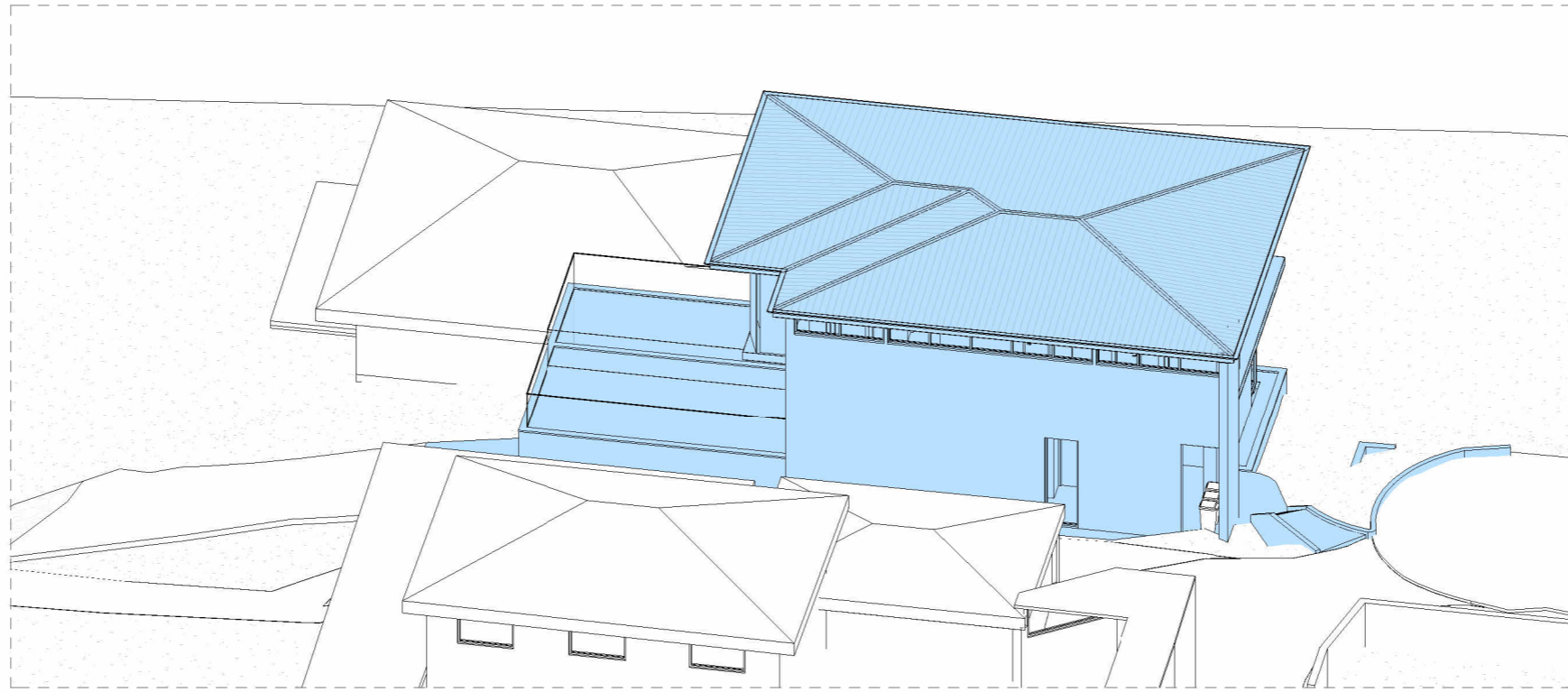
SCALE: @ A3 DATE: 03/12/2024

ISSUE: B - DEVELOPMENT APPLICATION

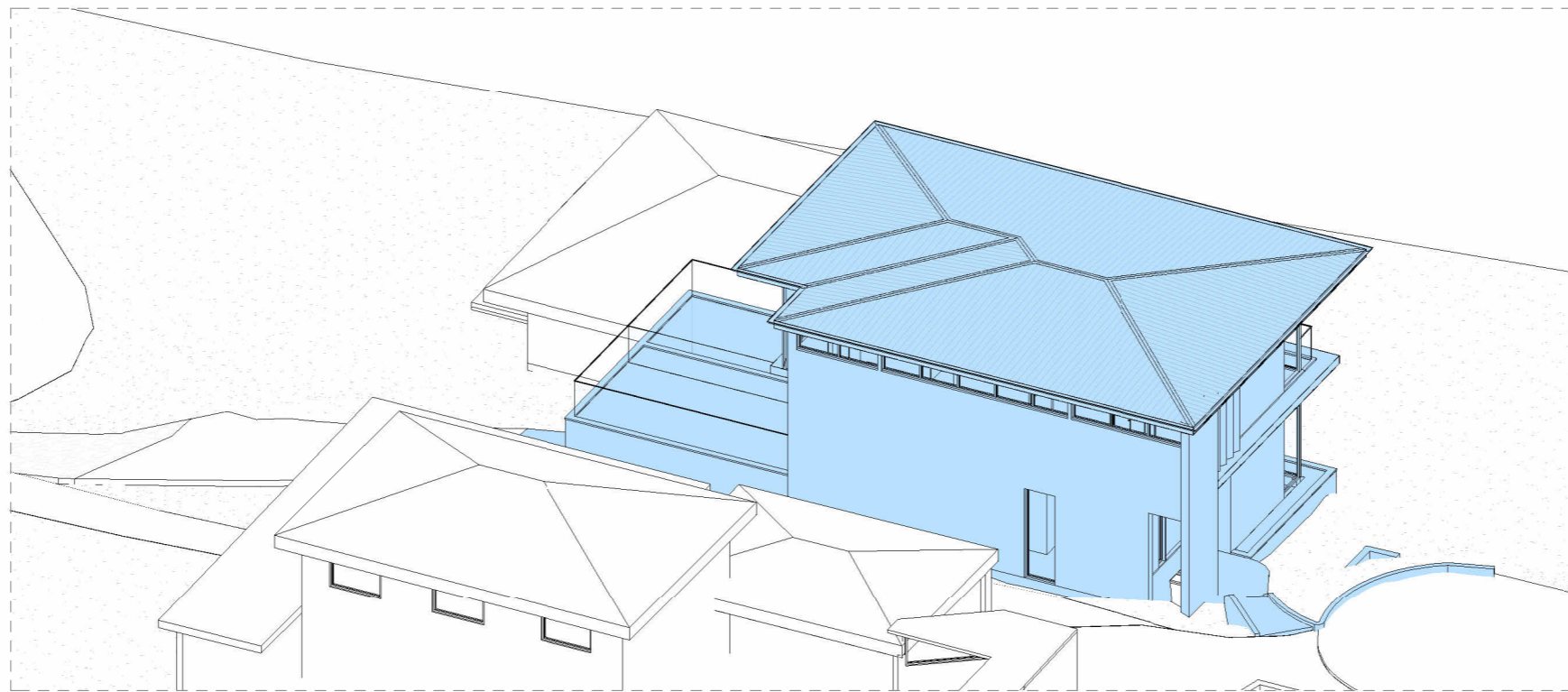
THIS DOCUMENT IS THE COPYRIGHT OF BJB ARCHITECTS. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO BJB ARCHITECTS PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.

2024-008

A1506

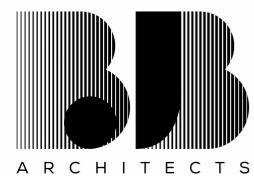


1 21st JUNE @ 1PM



2 21st JUNE @ 2PM

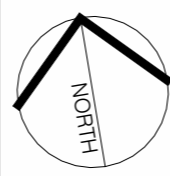
ARCHITECT



t: 02 8970 5417
e: studio@bjbarchitects.com.au
a: 3.09/77 Dunning Ave,
Rosebery NSW 2018

BJB Architects Pty Ltd
Nominated Architect:
Barry Babikian NSW Reg No. 8806

NORTH



ISSUE AMENDMENT

A	DA DRAFT	16/08/2024
B	DEVELOPMENT APPLICATION	03/12/2024

DATE

PROJECT

2A EDGECLIFFE ESPLANADE,
SEAFORTH, NSW 2092

DEVELOPMENT APPLICATION - NEW
RESIDENTIAL DWELLING

KATERINA AND EMANUEL POULOS

SOLAR EYE VIEW - 21st JUNE - 1PM AND 2PM

SCALE: @ A3

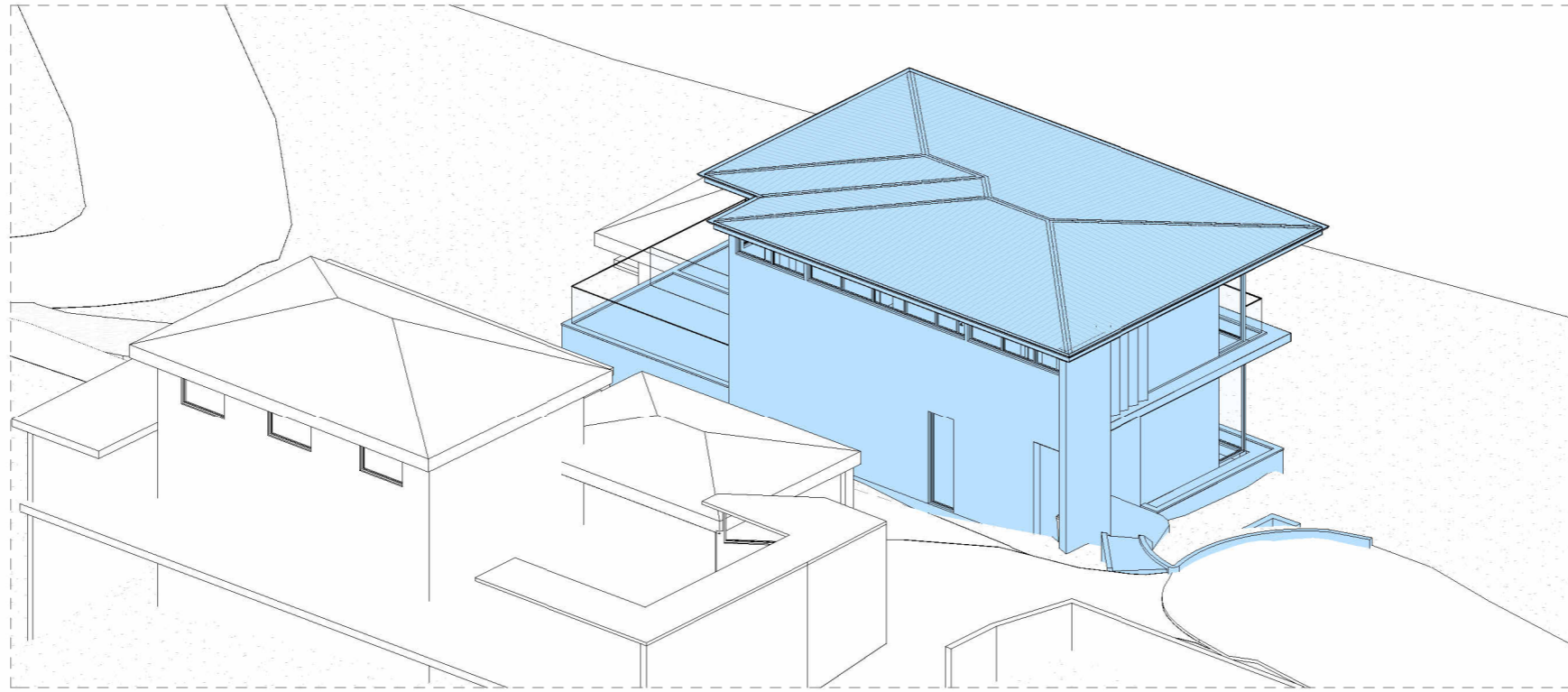
DATE: 03/12/2024

ISSUE: B - DEVELOPMENT APPLICATION

THIS DOCUMENT IS THE COPYRIGHT OF BJB ARCHITECTS. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO BJB ARCHITECTS PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.

2024-008

A1507



1 21st JUNE @ 3PM

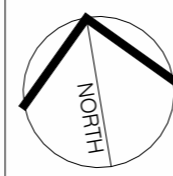
ARCHITECT



t: 02 8970 5417
 e: studio@bjbarchitects.com.au
 a: 3.09/77 Dunning Ave,
 Rosebery NSW 2018

BJB Architects Pty Ltd
 Nominated Architect:
 Barry Babikian NSW Reg No. 8806

NORTH



ISSUE	AMENDMENT	DATE
A	DA DRAFT	16/08/2024
B	DEVELOPMENT APPLICATION	03/12/2024

PROJECT

2A EDGECLIFFE ESPLANADE,
 SEAFORTH, NSW 2092

DEVELOPMENT APPLICATION - NEW
 RESIDENTIAL DWELLING

KATERINA AND EMANUEL POULOS

SOLAR EYE VIEW - 21st JUNE - 3PM

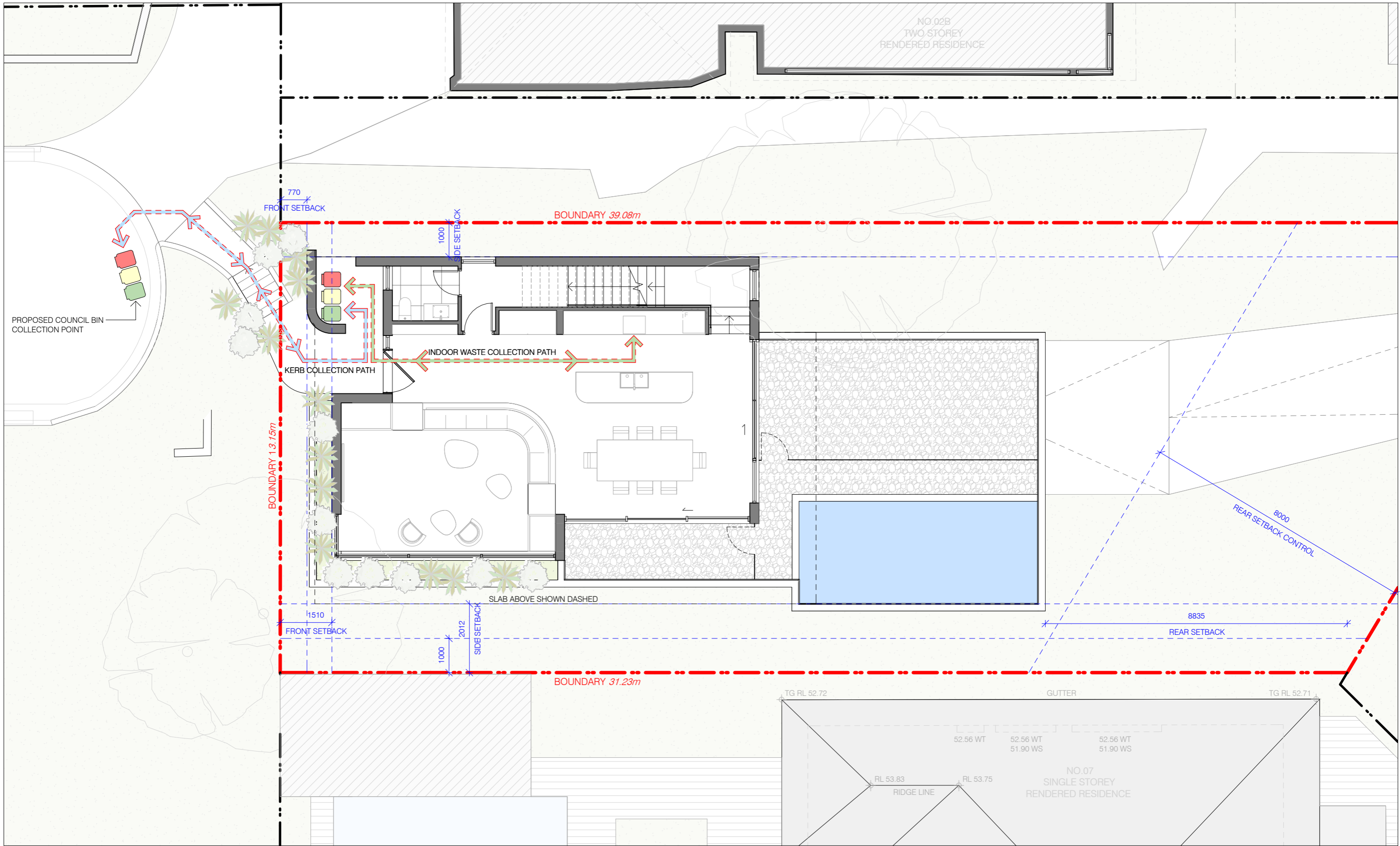
SCALE: @ A3 DATE: 03/12/2024

ISSUE: B - DEVELOPMENT APPLICATION

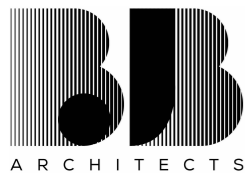
THIS DOCUMENT IS THE COPYRIGHT OF BJB ARCHITECTS. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO BJB ARCHITECTS PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.

2024-008

A1508



ARCHITECT



t: 02 8970 5417
 e: studio@bjbarchitects.com.au
 a: 3.09/77 Dunning Ave,
 Rosebery NSW 2018

BJB Architects Pty Ltd
 Nominated Architect:
 Barry Babikian NSW Reg No. 8806

NORTH



ISSUE	AMENDMENT	DATE
A	DA DRAFT	16/08/2024
B	DEVELOPMENT APPLICATION	03/12/2024

PROJECT

**2A EDGECLIFFE ESPLANADE,
SEAFORTH, NSW 2092**

DEVELOPMENT APPLICATION - NEW
RESIDENTIAL DWELLING

KATERINA AND EMANUEL POULOS

WASTE MANAGEMENT PLAN

SCALE: 1 : 100@ A3 DATE: 03/12/2024

ISSUE: B - DEVELOPMENT APPLICATION

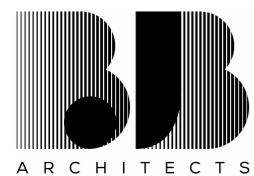
THIS DOCUMENT IS THE COPYRIGHT OF BJB ARCHITECTS. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO BJB ARCHITECTS PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.

2024-008

A1601



ARCHITECT



t: 02 8970 5417
 e: studio@bjbarchitects.com.au
 a: 3.09/77 Dunning Ave,
 Rosebery NSW 2018

BJB Architects Pty Ltd
 Nominated Architect:
 Barry Babikian NSW Reg No. 8806

ISSUE	AMENDMENT	DATE
A	DA DRAFT	16/08/2024
B	DEVELOPMENT APPLICATION	03/12/2024

PROJECT
**2A EDGECLIFFE ESPLANADE,
 SEAFORTH, NSW 2092**

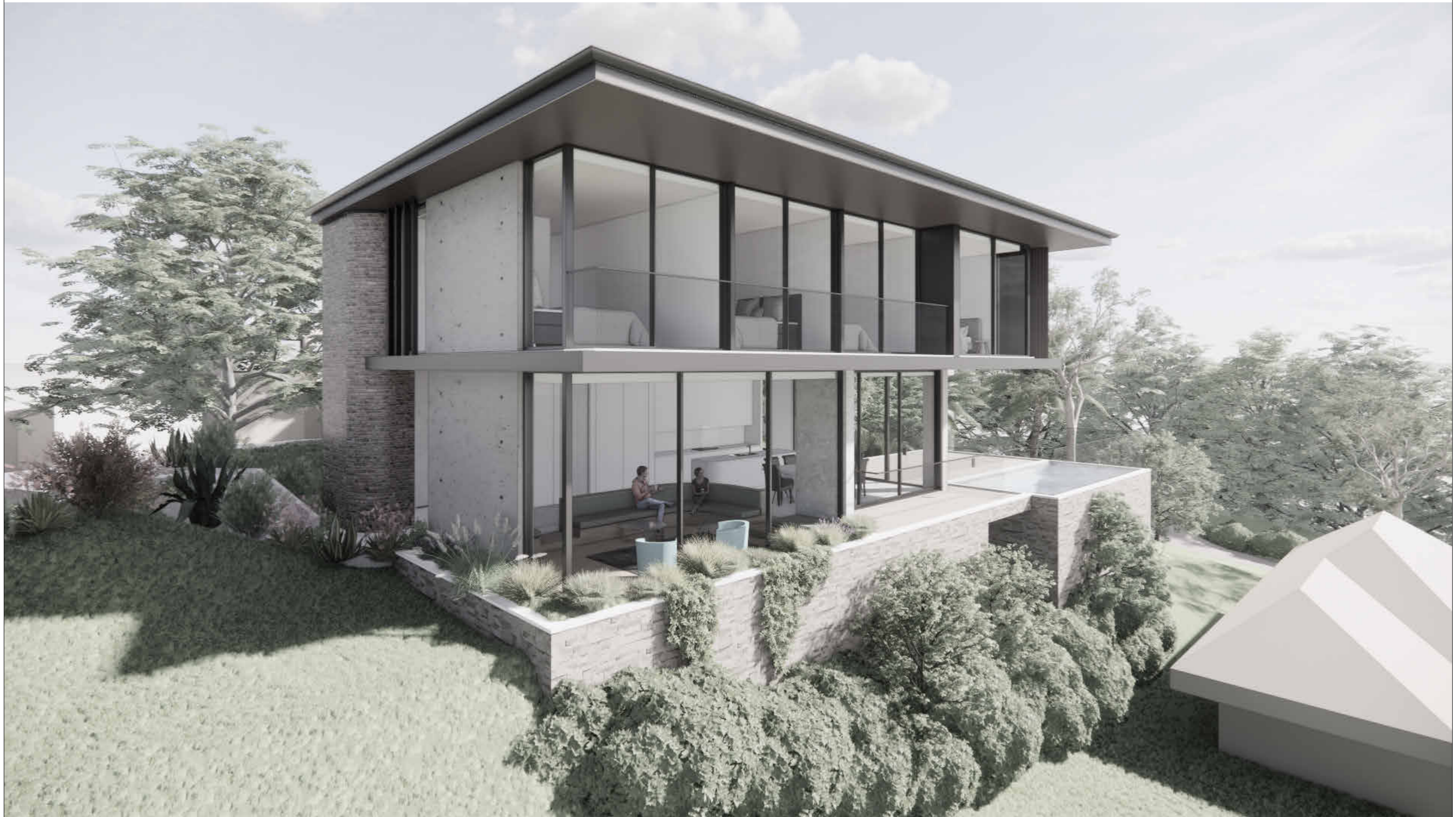
DEVELOPMENT APPLICATION - NEW
 RESIDENTIAL DWELLING

KATERINA AND EMANUEL POULOS

3D VIEW
 SCALE: @ A3 DATE: 03/12/2024
 ISSUE: B - DEVELOPMENT APPLICATION

THIS DOCUMENT IS THE COPYRIGHT OF BJB ARCHITECTS. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO BJB ARCHITECTS PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.

2024-008
A2001



ARCHITECT



t: 02 8970 5417
 e: studio@bjbarchitects.com.au
 a: 3.09/77 Dunning Ave,
 Rosebery NSW 2018

BJB Architects Pty Ltd
 Nominated Architect:
 Barry Babikian NSW Reg No. 8806

ISSUE	AMENDMENT	DATE
A	DA DRAFT	16/08/2024
B	DEVELOPMENT APPLICATION	03/12/2024

PROJECT
**2A EDGECLIFFE ESPLANADE,
 SEAFORTH, NSW 2092**

DEVELOPMENT APPLICATION - NEW
 RESIDENTIAL DWELLING

KATERINA AND EMANUEL POULOS

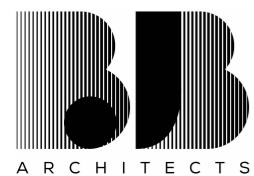
3D VIEW
 SCALE: @ A3 DATE: 03/12/2024
 ISSUE: B - DEVELOPMENT APPLICATION

THIS DOCUMENT IS THE COPYRIGHT OF BJB ARCHITECTS. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO BJB ARCHITECTS PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.

2024-008
A2002



ARCHITECT



t: 02 8970 5417
 e: studio@bjbarchitects.com.au
 a: 3.09/77 Dunning Ave,
 Rosebery NSW 2018

BJB Architects Pty Ltd
 Nominated Architect:
 Barry Babikian NSW Reg No. 8806

ISSUE	AMENDMENT	DATE
A	DA DRAFT	16/08/2024
B	DEVELOPMENT APPLICATION	03/12/2024

PROJECT
**2A EDGECLIFFE ESPLANADE,
 SEAFORTH, NSW 2092**

DEVELOPMENT APPLICATION - NEW
 RESIDENTIAL DWELLING

KATERINA AND EMANUEL POULOS

3D VIEW
 SCALE: @ A3 DATE: 03/12/2024

ISSUE: B - DEVELOPMENT APPLICATION

THIS DOCUMENT IS THE COPYRIGHT OF BJB ARCHITECTS. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO BJB ARCHITECTS PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY

2024-008
A2003



ARCHITECT



t: 02 8970 5417
 e: studio@bjbarchitects.com.au
 a: 3.09/77 Dunning Ave,
 Rosebery NSW 2018

BJB Architects Pty Ltd
 Nominated Architect:
 Barry Babikian NSW Reg No. 8806

ISSUE	AMENDMENT	DATE
A	DA DRAFT	16/08/2024
B	DEVELOPMENT APPLICATION	03/12/2024

PROJECT
**2A EDGECLIFFE ESPLANADE,
 SEAFORTH, NSW 2092**

DEVELOPMENT APPLICATION - NEW
 RESIDENTIAL DWELLING

KATERINA AND EMANUEL POULOS

3D VIEW
 SCALE: @ A3 DATE: 03/12/2024
 ISSUE: B - DEVELOPMENT APPLICATION

THIS DOCUMENT IS THE COPYRIGHT OF BJB ARCHITECTS. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO BJB ARCHITECTS PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.

2024-008
A2004