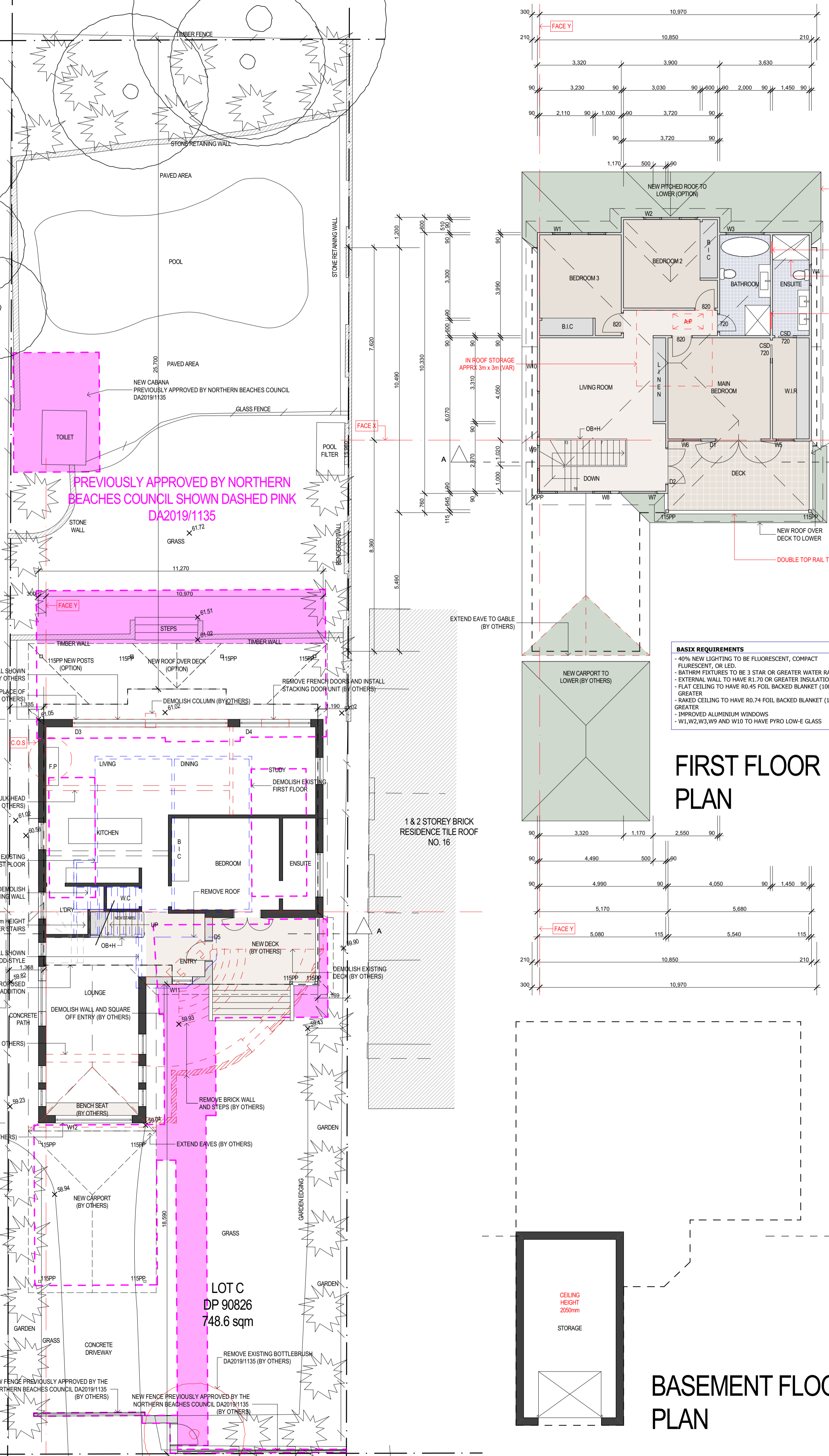


LEGEND & GENERAL NOTES	
VAR	VARIATION
O.T.A	OWNER TO ADVISE BUILDER
11SP	115 x 115 PRIME POST
S.L.	SKY LIGHT
SHV	SHOWER ENCLOSURE
V	VANITY UNIT
WC	TOILET SUITE (WATER CLOSET)
BIC	BUILT IN CUPBOARD
ST	STORE
COS	TO BE CHECKED ON SITE
OPT	OPTION
OBH	OPEN BALUSTRADE AND HANDRAIL
DP	DOWNPIPE
DRS	DOWNPIPE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

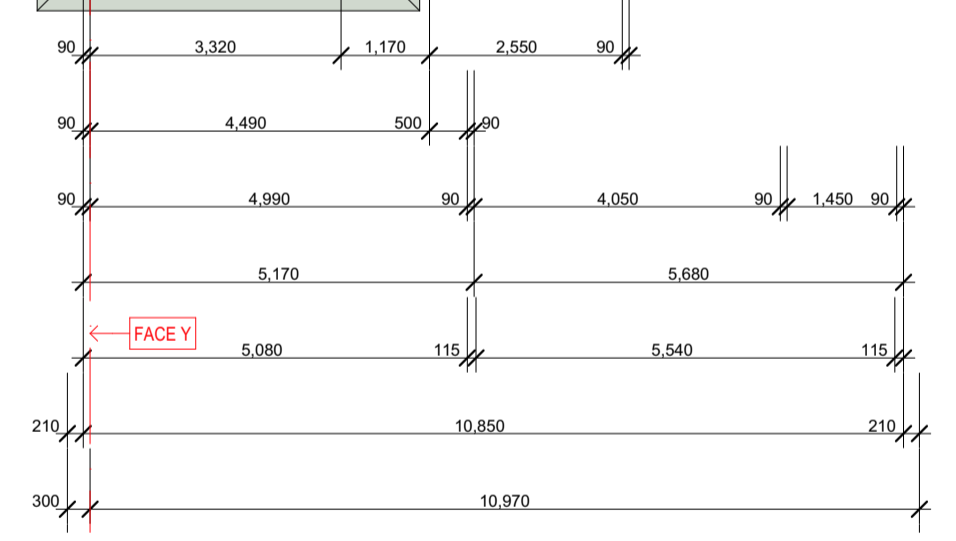
FRAMING NOTES.	
ROOF PITCH	NEW: 24° EXISTING: 30° TO BE CHECKED
FRAME HEIGHT	2450mm
EAVE OVERHANGS	450mm
EXTERNAL DOOR AND WINDOW HEAD HEIGHT	2130mm TO LINE UP
INTERNAL DOOR	2110mm
B.I.C DOOR	2130mm TO LINE UP
DOOR AND WINDOW NIBS	90mm MIN UNLESS OTHERWISE NOTED
FRAME AND TRUSS CENTRES	600mm
DOOR STUD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

GROUND FLOOR PLAN

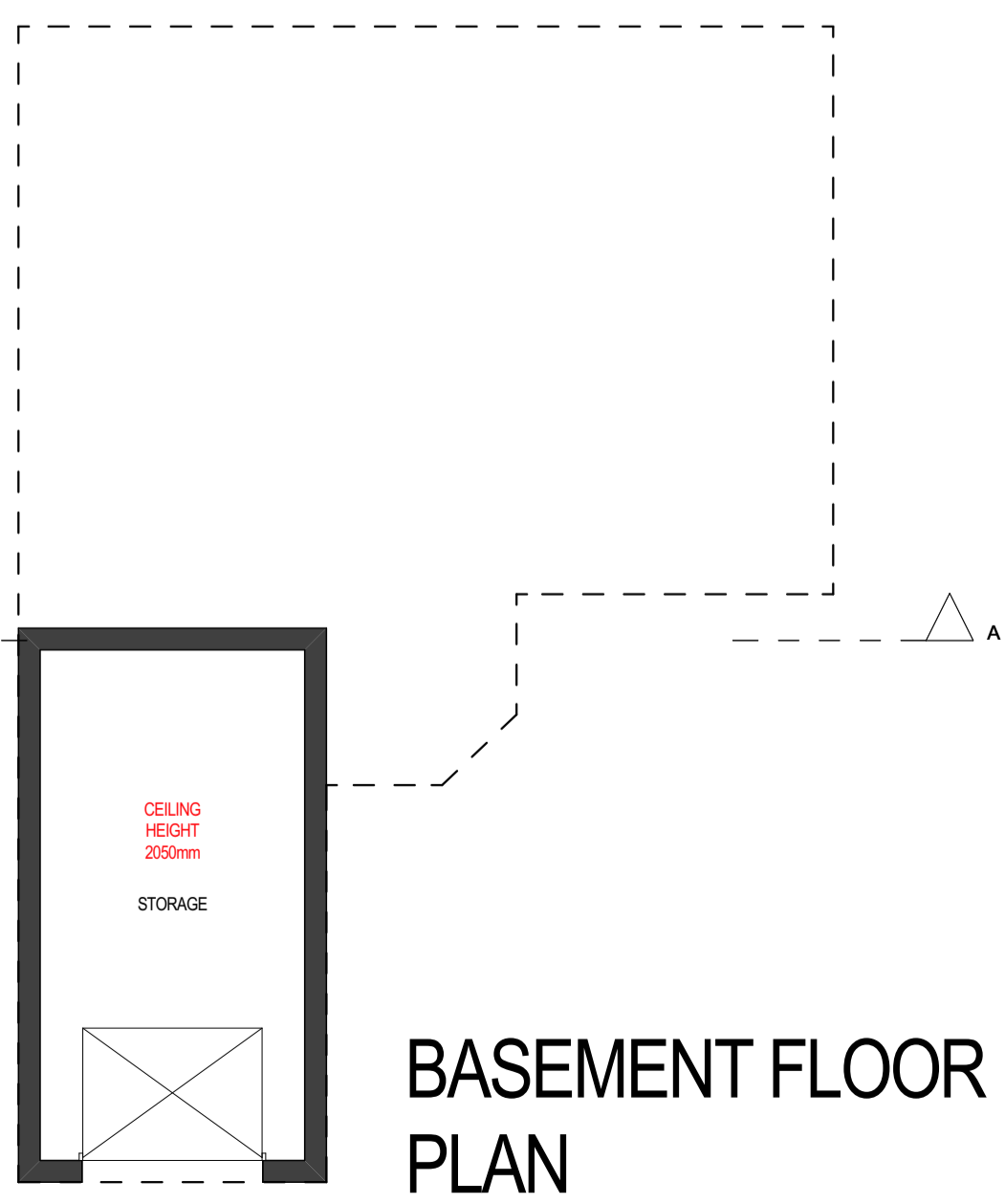


- BASIC REQUIREMENTS**
- 40% NEW LIGHTING TO BE FLUORESCENT, COMPACT FLUORESCENT, OR LED.
 - BATHROOM FIXTURES TO BE 3 STAR OR GREATER WATER RATING.
 - EXTERNAL WALL TO HAVE R.1.0 OR GREATER INSULATION.
 - FLAT CEILING TO HAVE R0.45 FOIL BACKED BLANKET (100mm) OR GREATER.
 - BANKED CEILING TO HAVE R0.74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

FIRST FLOOR PLAN

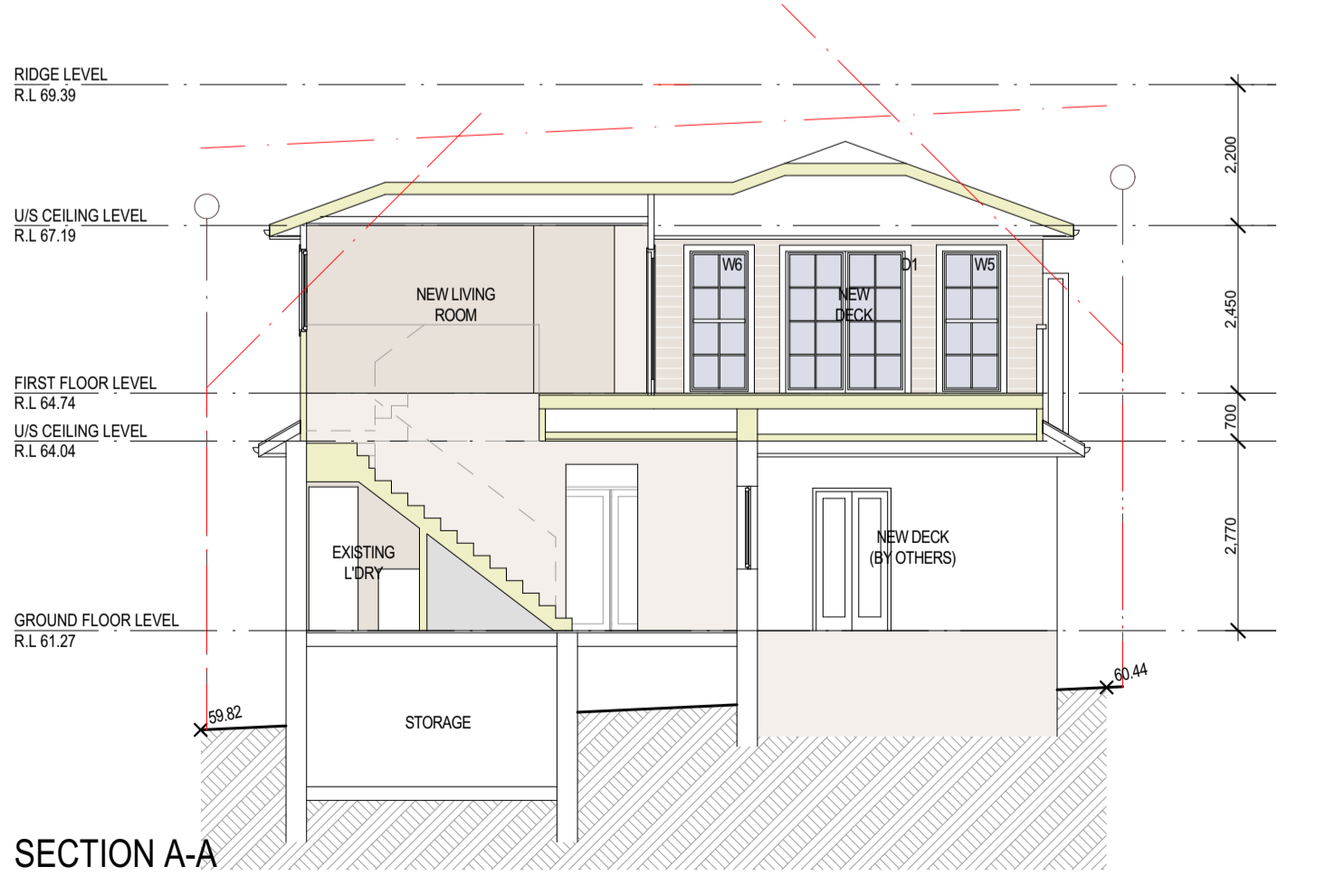
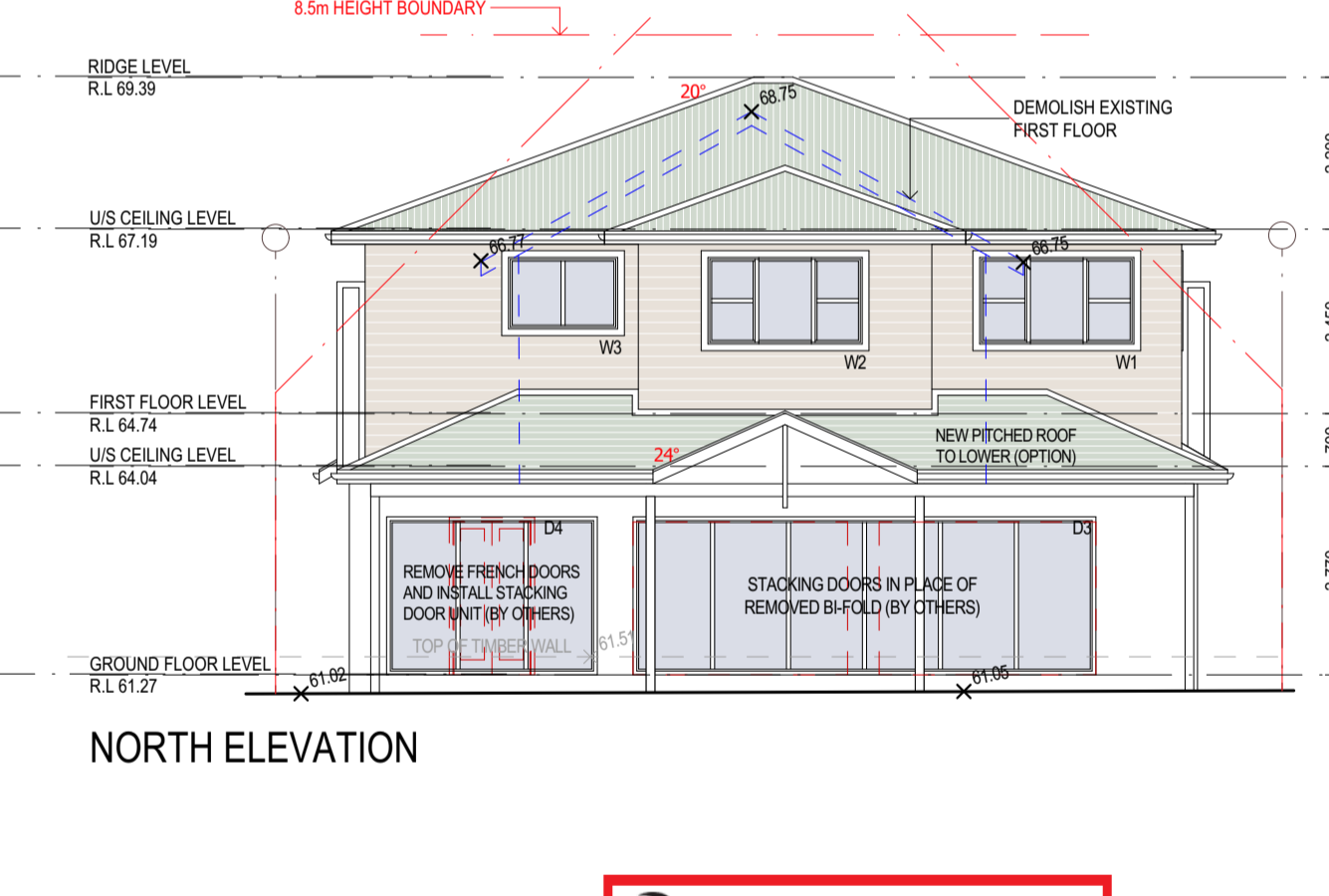
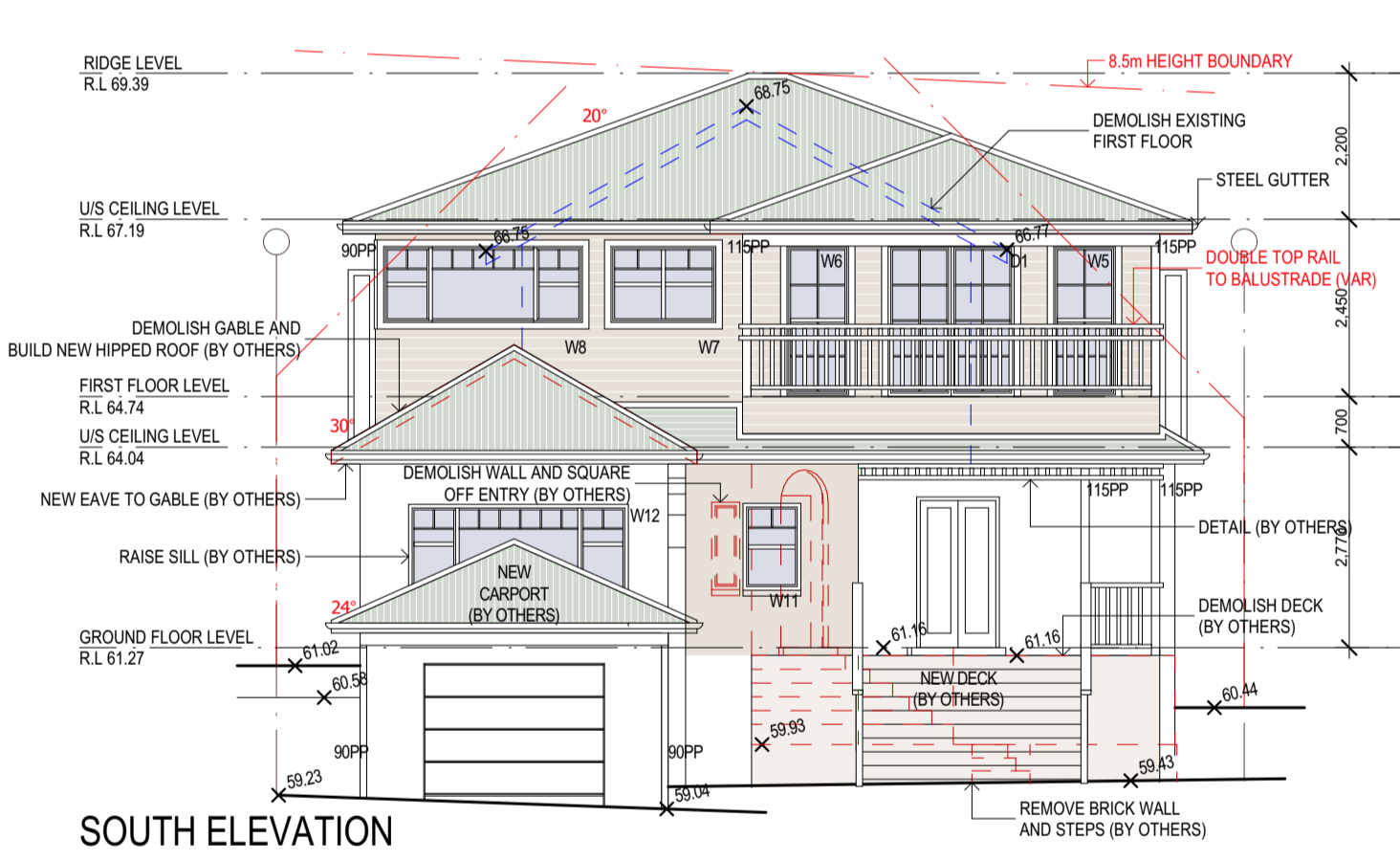
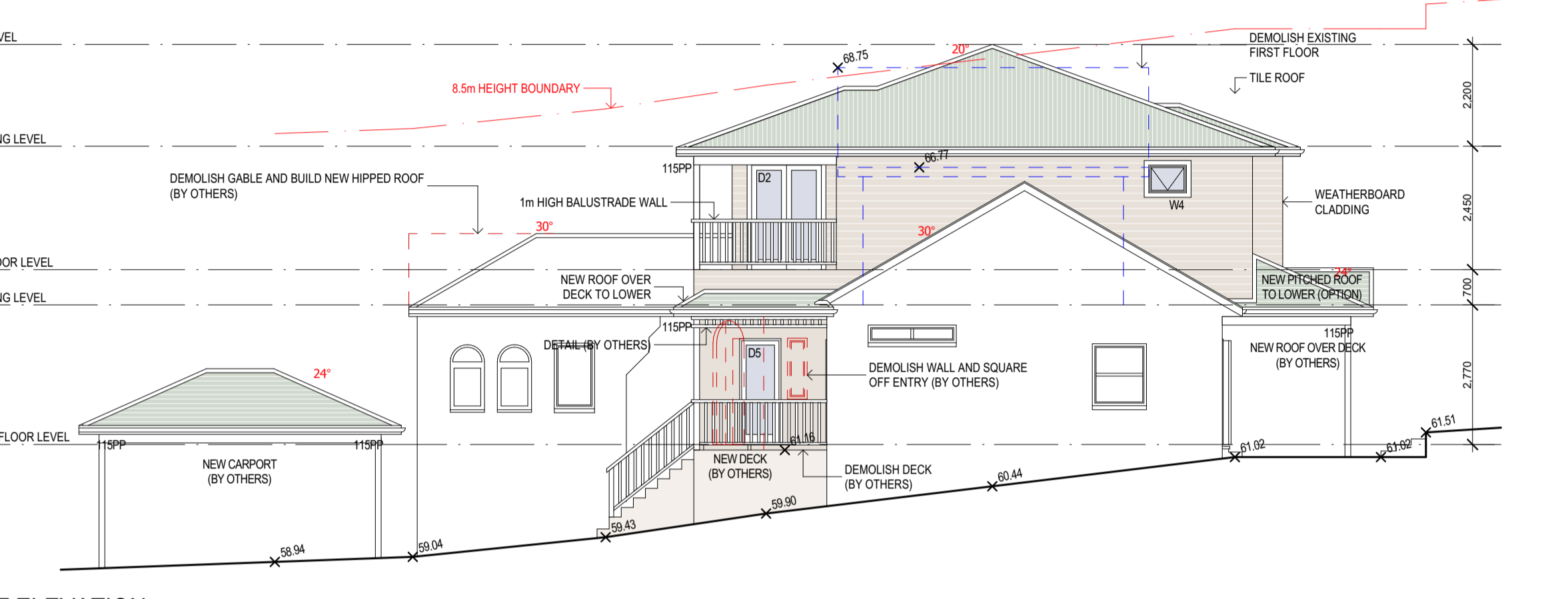
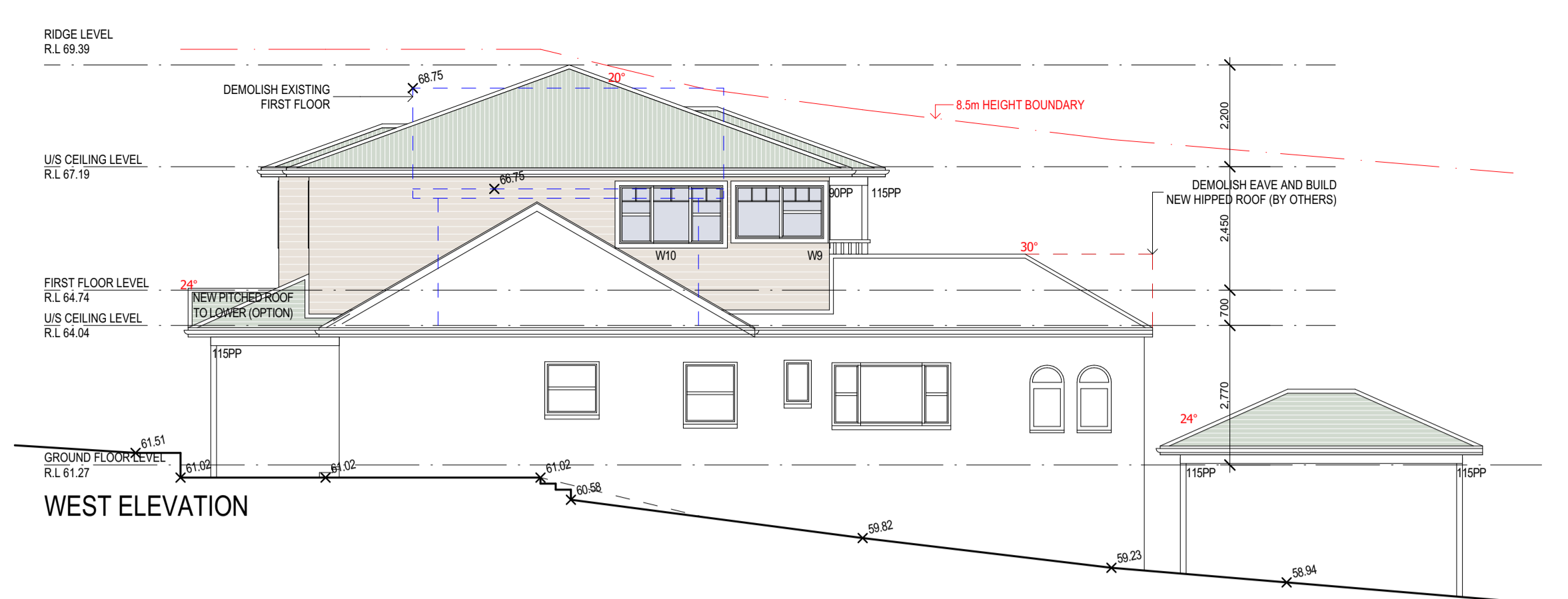


BASEMENT FLOOR PLAN



OPEN SPACE CALCULATIONS

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



northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2020/0253

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

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

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

SCALE: 1:100 DATE: 16/04/20
DRAWN BY: GK CHECKED: CW
TITLE: PLANS, ELEVATIONS AND SECTIONS
DRAWING NO. 9381 DA 1 ISSUE C

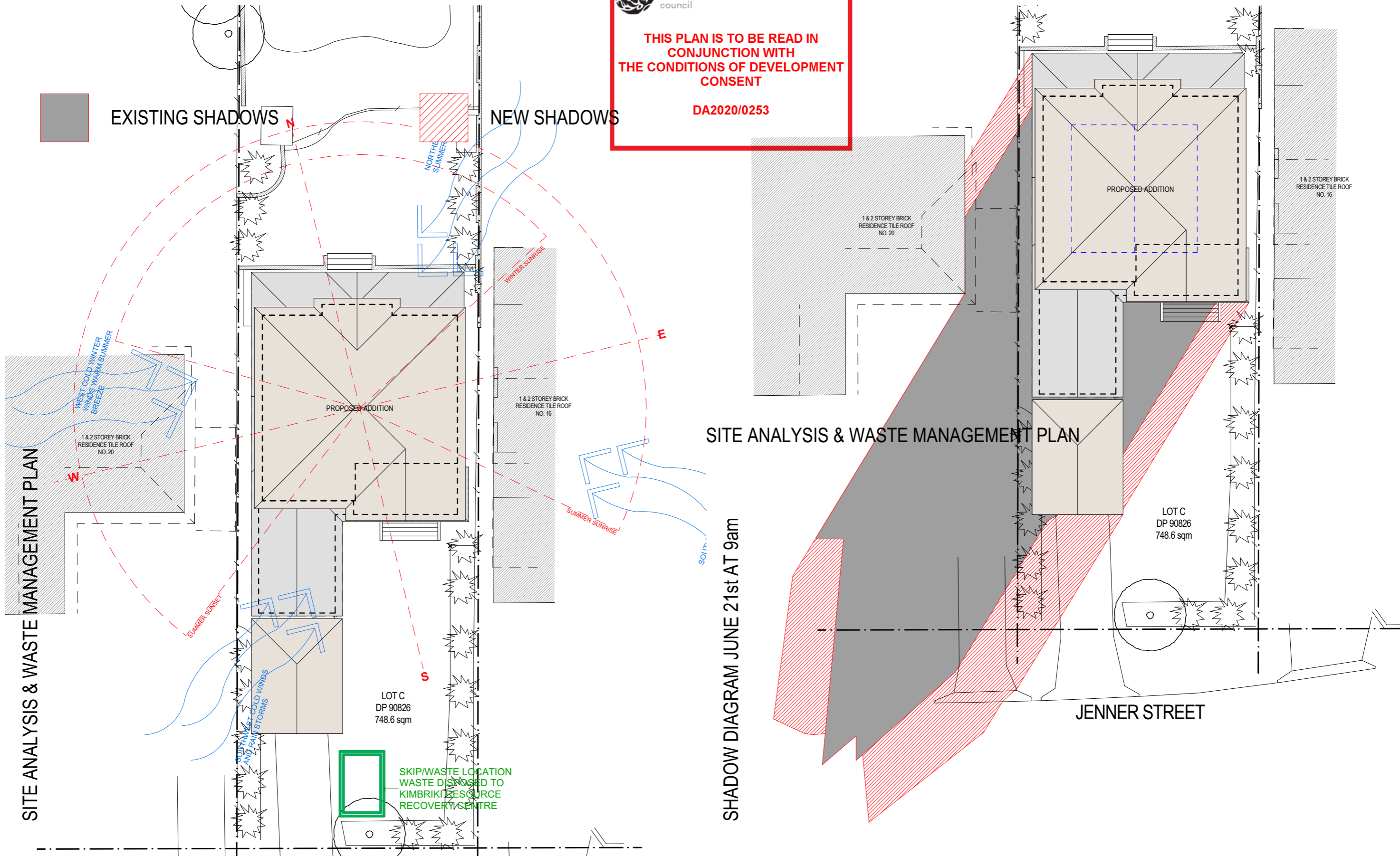
ADD-STYLE HOME ADDITIONS
Upstairs & On Ground Specialists

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



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2020/0253



SITE ANALYSIS & WASTE MANAGEMENT PLAN

SITE ANALYSIS & WASTE MANAGEMENT PLAN

SHADOW DIAGRAM JUNE 21st AT 9am



5/319 Condamine Street, MANLY VALE 2093

(02) 9907 9055

PROJECT TITLE

Site Analysis & Shadow Diagrams

18 Jenner St Seaforth NSW 2092

DRAWING TITLE SITE ANALYSIS AND SHADOW DIAGRAMS

DATE 28/02/20

SCALE 1:200
DRAWN GK
CHECKED CW

DRAWING NO.

9381 DA 1

ISSUE

A

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