



DEMOLITION NOTE:
ALL DEMOLITION WORKS TO BE DONE IN ACCORDANCE
WITH AS2601 and CONSENT AUTHORITY CONDITIONS.

GENERAL NOTES

1. ALL DIMENSIONS, LEVELS, SEWER AND STORMWATER INVERT LEVELS AND FLOOR AREAS ARE TO BE CHECKED AND VERIFIED. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.

2. DO NOT SCALE OFF DRAWINGS.

3. ALL BUILDING WORK IS TO BE DONE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE AS APPROVED EDITION OF THE BCA (NATIONAL CONSTRUCTION CODE), THE AUSTRALIAN STANDARDS AND CONDITIONS OF CONSENT.

4. THE INFORMATION PROVIDED ON THESE PLANS HAVE BEEN PRODUCED BASED ON THE INFORMATION PROVIDED TO US BY THE CLIENT, AND THE CLIENT'S CONSULTANTS.

5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL DIMENSIONS, LEVELS, SEWER AND STORMWATER INVERT LEVELS, UNDERGROUND AND OVERHEAD SERVICES, and ALL UTILITIES, EXPOSED AND VERIFIED.

6. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PROJECT SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK OR FABRICATION OF ITEMS.



WARRINGAH

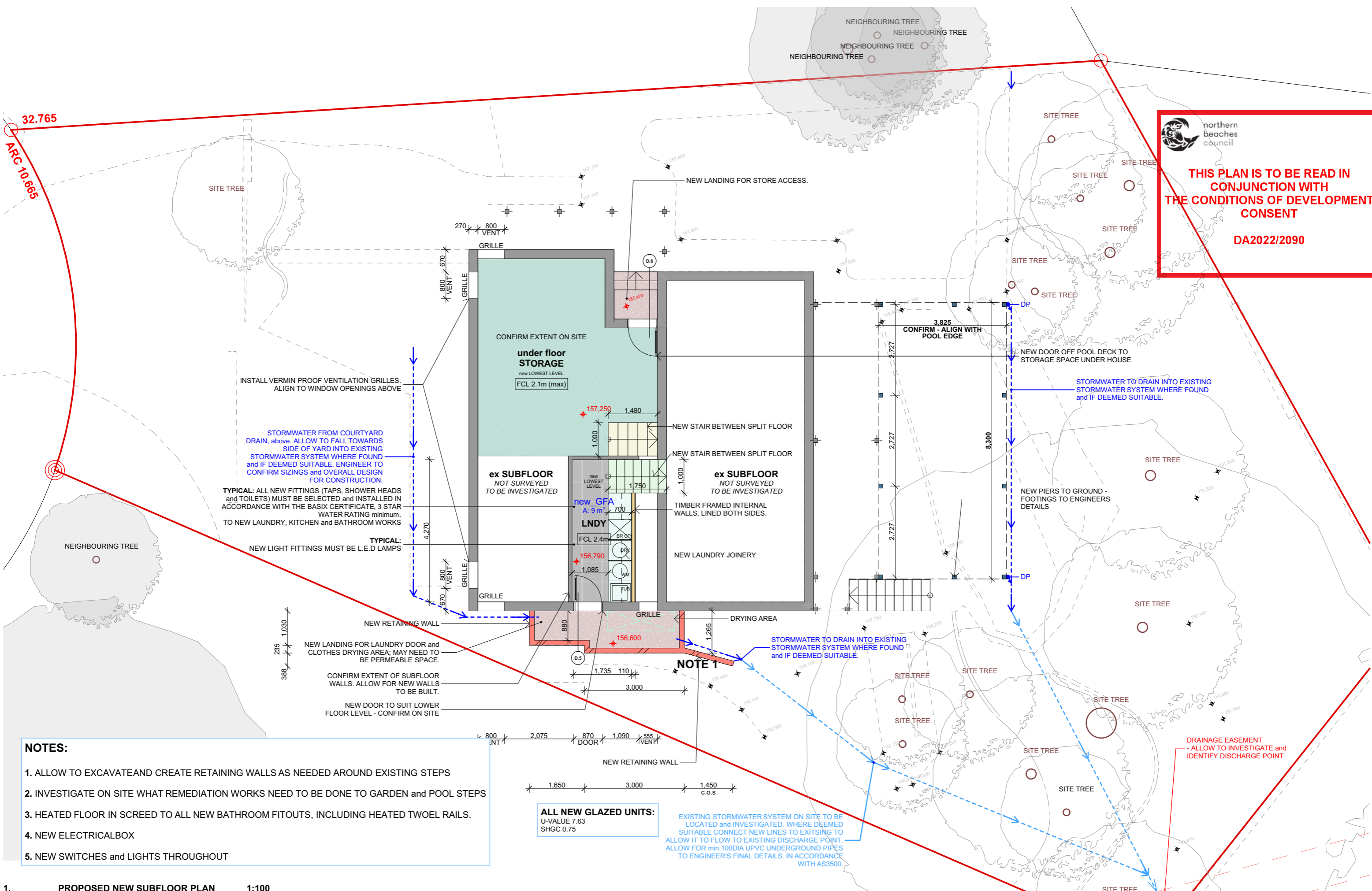
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PROJECT	ALTERATIONS and ADDITIONS: - Balcony extension; Internal and External modifications; Rectifications and Improvements; and Landscape Concept	
L	8 THE CREST, FRENCHS FOREST NSW, 2086	

Designer
HARGROVES DESIGN CONSULTANTS
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DATE	JAN 2022	TITLE DEMOLITION PLAN	Sheet No DA-103	Issue E
SCALE	AS NOTED @ A3			
DRAWN	R.P			



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

DA2022/2090

- NOTES:**
1. ALLOW TO EXCAVATE AND CREATE RETAINING WALLS AS NEEDED AROUND EXISTING STEPS
 2. INVESTIGATE ON SITE WHAT REMEDIATION WORKS NEED TO BE DONE TO GARDEN AND POOL STEPS
 3. HEATED FLOOR IN SCREED TO ALL NEW BATHROOM FITOUTS, INCLUDING HEATED TWOEL RAILS.
 4. NEW ELECTRICAL BOX
 5. NEW SWITCHES AND LIGHTS THROUGHOUT

1. PROPOSED NEW SUBFLOOR PLAN 1:100

ISSUE	BY	DESCRIPTION	DATE	ISSUE	BY	DESCRIPTION	DATE
E	RP	ISSUE FOR DEVELOPMENT APPLICATION	08.11.2022				
D	RP	PLANS AND DOOR & WINDOW SCHEDULE ISSUED FOR PRICING	28.06.2022				
C	RP	ISSUED FOR PRICING	13.05.2022				
B	RP	ISSUED FOR REVIEW & FEASIBILITY	31.01.2022				
A	RP	ISSUED FOR INITIAL REVIEW	30.01.2022				

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DEVELOPMENT APPLICATION

- NOT FOR CONSTRUCTION

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LOT & DP
LOT 37; DP 236064

COUNCIL
NORTHERN BEACHES COUNCIL
WARRINGAH

PROJECT
ALTERATIONS AND ADDITIONS:
- Balcony extension; Internal and External modifications; Rectifications and Improvements; and Landscape Concept

8 THE CREST, FRENCHS FOREST NSW, 2086

CLIENT
CRAIG & NICOLA McMENAMIN

Designer
HARGROVES DESIGN CONSULTANTS

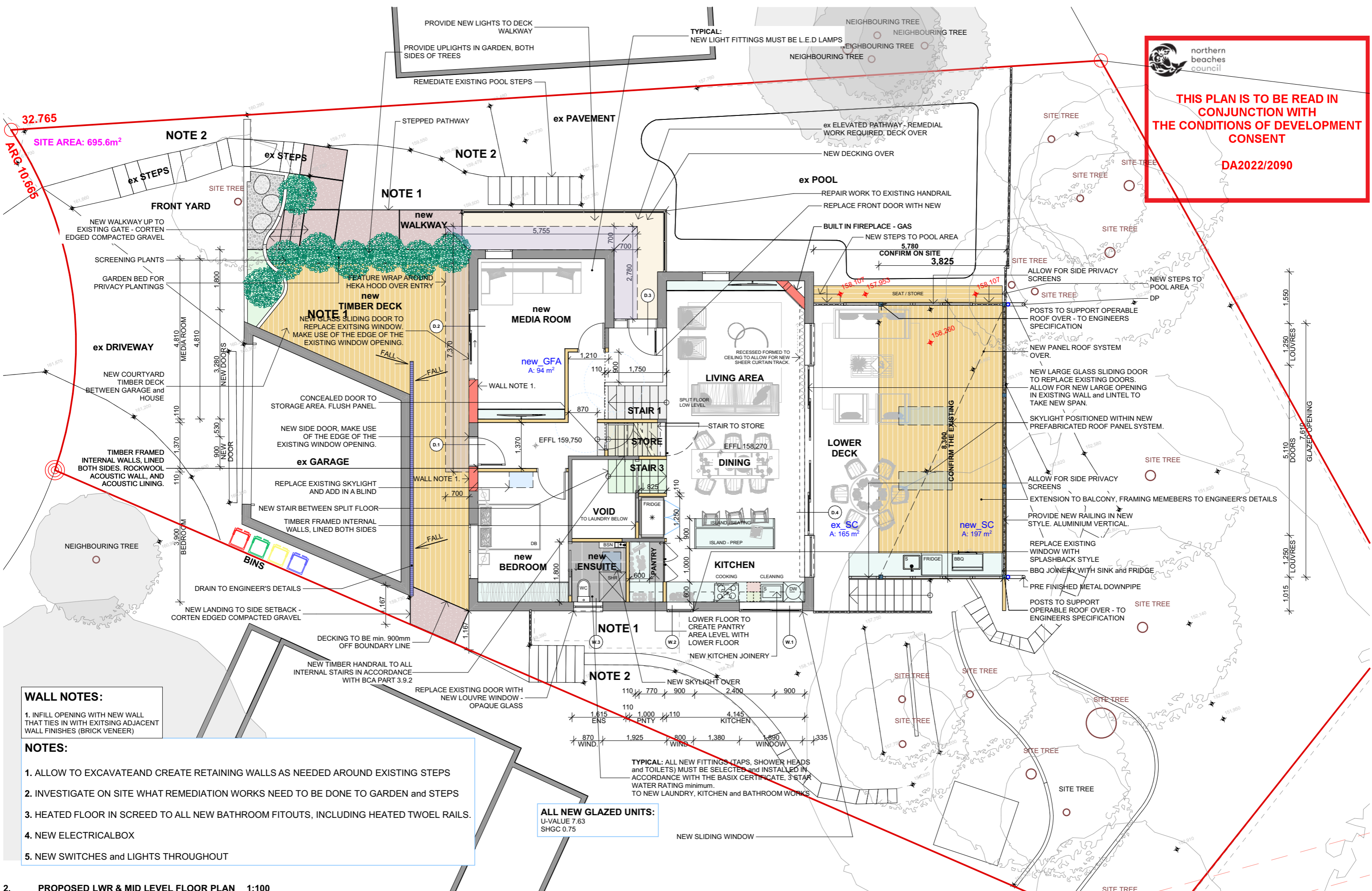
M: 0410 669 148
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DATE	JAN 2022	TITLE	Sheet No	Issue
SCALE	AS NOTED @ A3	NEW SUBFLOOR PLAN	DA-104	E
DRAWN	R.P.			



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DA2022/2090



WALL NOTES:

1. INFILL OPENING WITH NEW WALL THAT TIES IN WITH EXISTING ADJACENT WALL FINISHES (BRICK VENEER)

- NOTES:**
1. ALLOW TO EXCAVATE AND CREATE RETAINING WALLS AS NEEDED AROUND EXISTING STEPS
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 5. NEW SWITCHES AND LIGHTS THROUGHOUT

ALL NEW GLAZED UNITS:
U-VALUE 7.63
SHGC 0.75

2. PROPOSED LWR & MID LEVEL FLOOR PLAN 1:100

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LOT & DP
LOT 37; DP 236064

COUNCIL
NORTHERN BEACHES COUNCIL
WARRINGAH

PROJECT
ALTERATIONS AND ADDITIONS:
- Balcony extension; Internal and External modifications; Rectifications and Improvements; and Landscape Concept

8 THE CREST, FRENCHS FOREST NSW, 2086

CLIENT
CRAIG & NICOLA McMENAMIN

Designer
HARGROVES DESIGN CONSULTANTS
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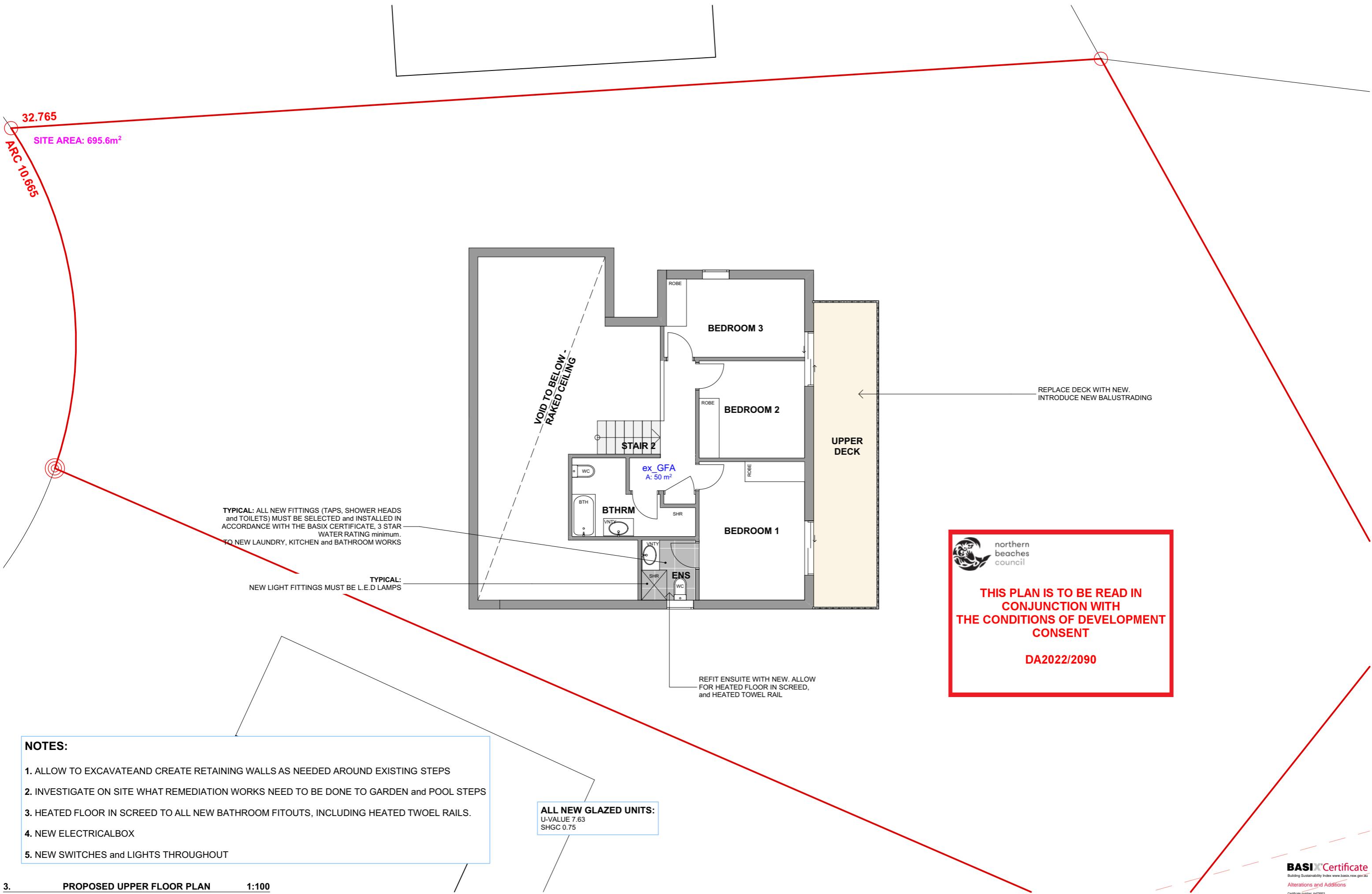
DATE
JAN 2022

SCALE
AS NOTED @ A3



TITLE
PROPOSED LWR & MID LEVEL FLOOR PLAN

Sheet No
DA-105

Issue
E



3. PROPOSED UPPER FLOOR PLAN 1:100

E	RP	ISSUE FOR DEVELOPMENT APPLICATION	08.11.2022																																				
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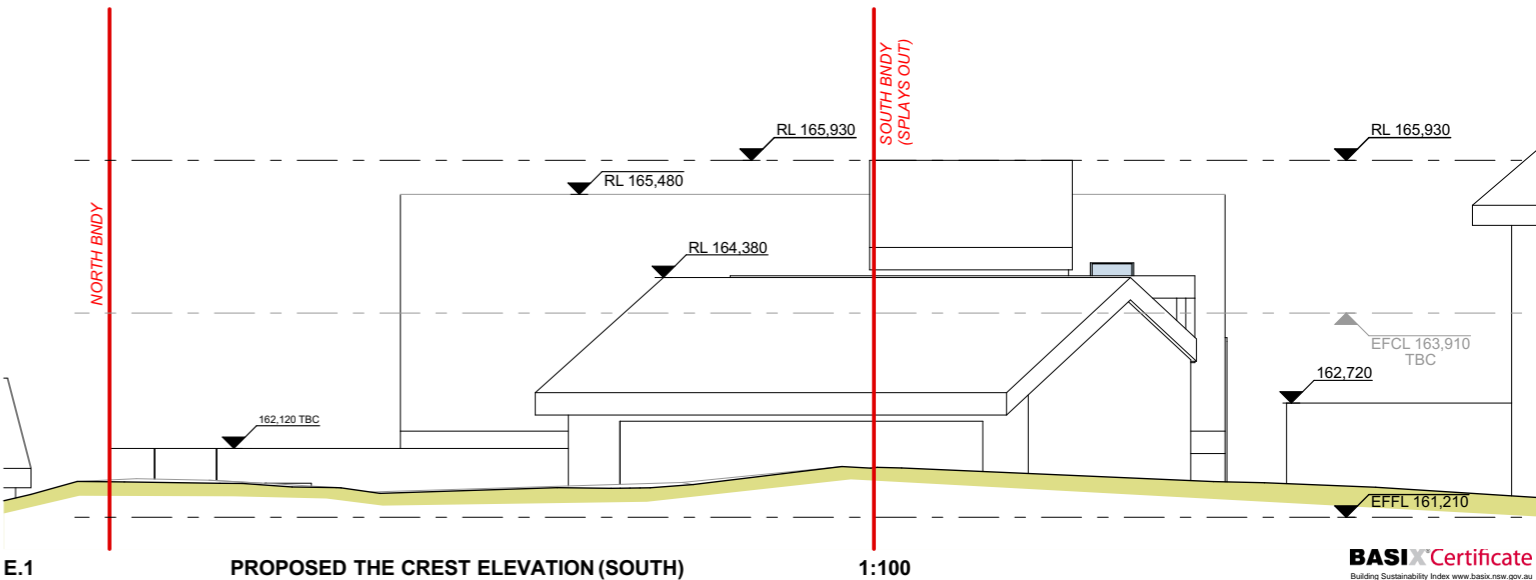
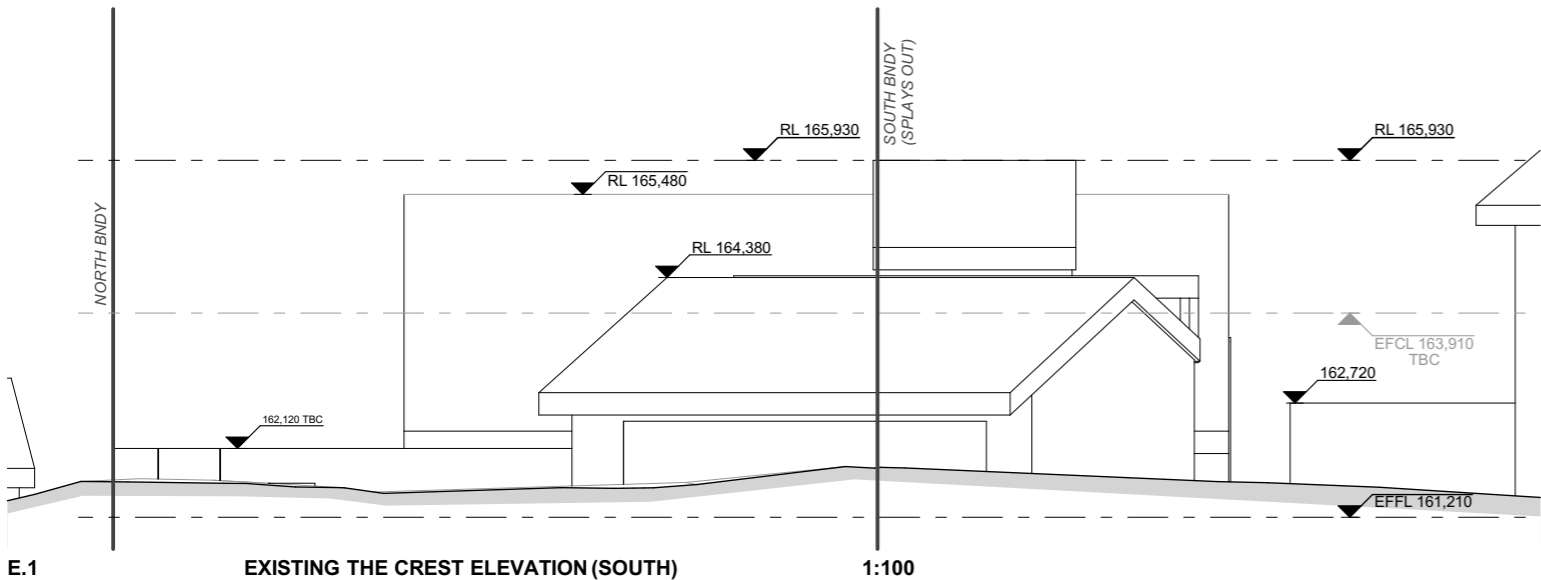
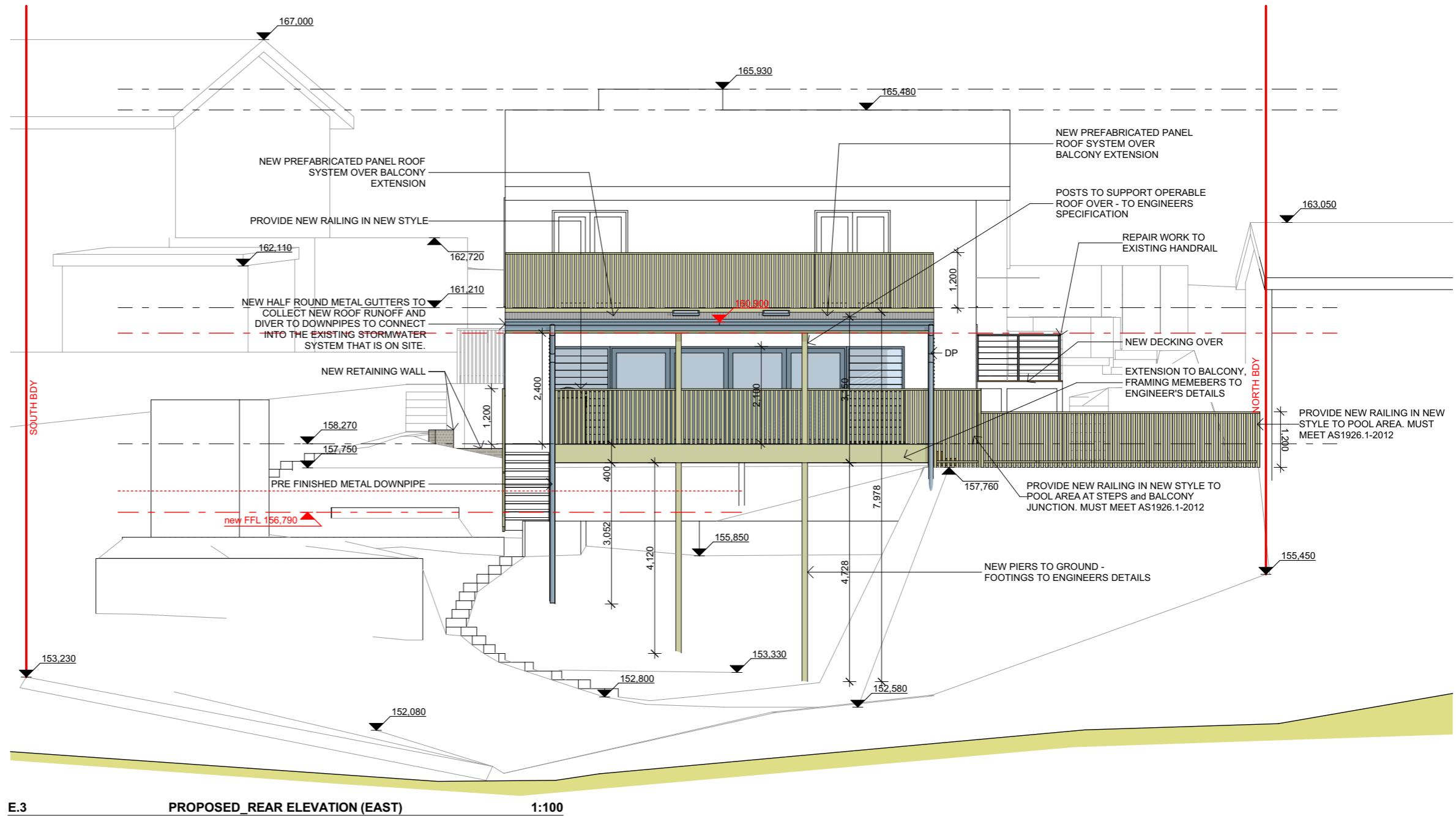


northern
beaches
council

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CONSENT

DA2022/2090

ALL NEW GLAZED UNITS:
U-VALUE 7.63
SHGC 0.75



BASIX Certificate
Building Sustainability Index www.basix.nsw.gov.au
Alterations and Additions
Certificate number: A47963

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LOT & DP

LOT 37; DP 236064

COUNCIL:
NORTHERN BEACHES COUNCIL
WARRINGAH

PROJECT

ALTERATIONS AND ADDITIONS:
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8 THE CREST, FRENCHS FOREST NSW, 2086

CLIENT

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Designer

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M: 0410 669 148
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DATE

JAN 2022

SCALE

AS NOTED @ A3

TITLE

EXISTING & PROPOSED ELEVATIONS

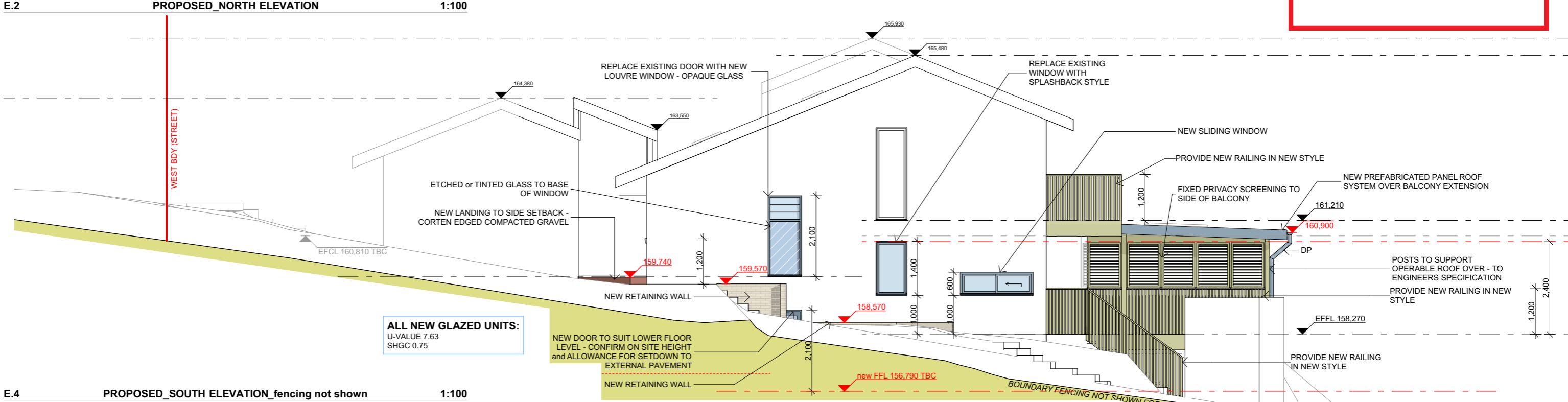
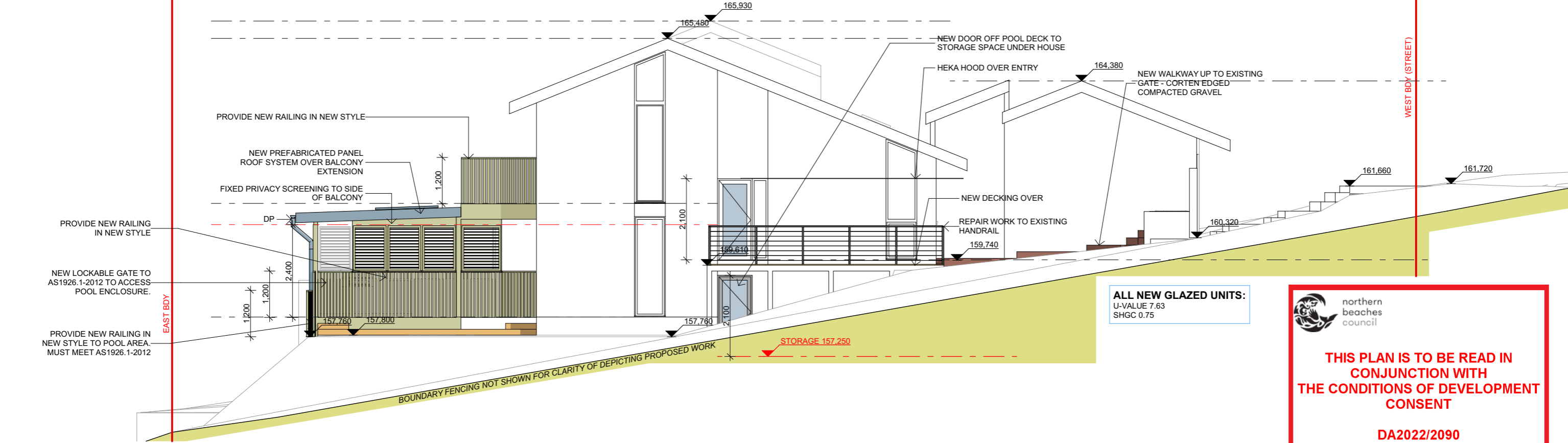
DRAWN R.P.

Sheet No

DA-109

Issue

E



FINISHES SCHEDULE

ROOFING

SHALE GREY™

ROOF & ROOF FIXTURES

SOFFIT & CEILINGS

NATURAL WHITE

SATIN WHITE FRAMES

BALUSTRADE

DECKING

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SCALE

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PROPOSED ELEVATIONS incl. FINISHES


SHEET No

DA-110

Issue

E



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