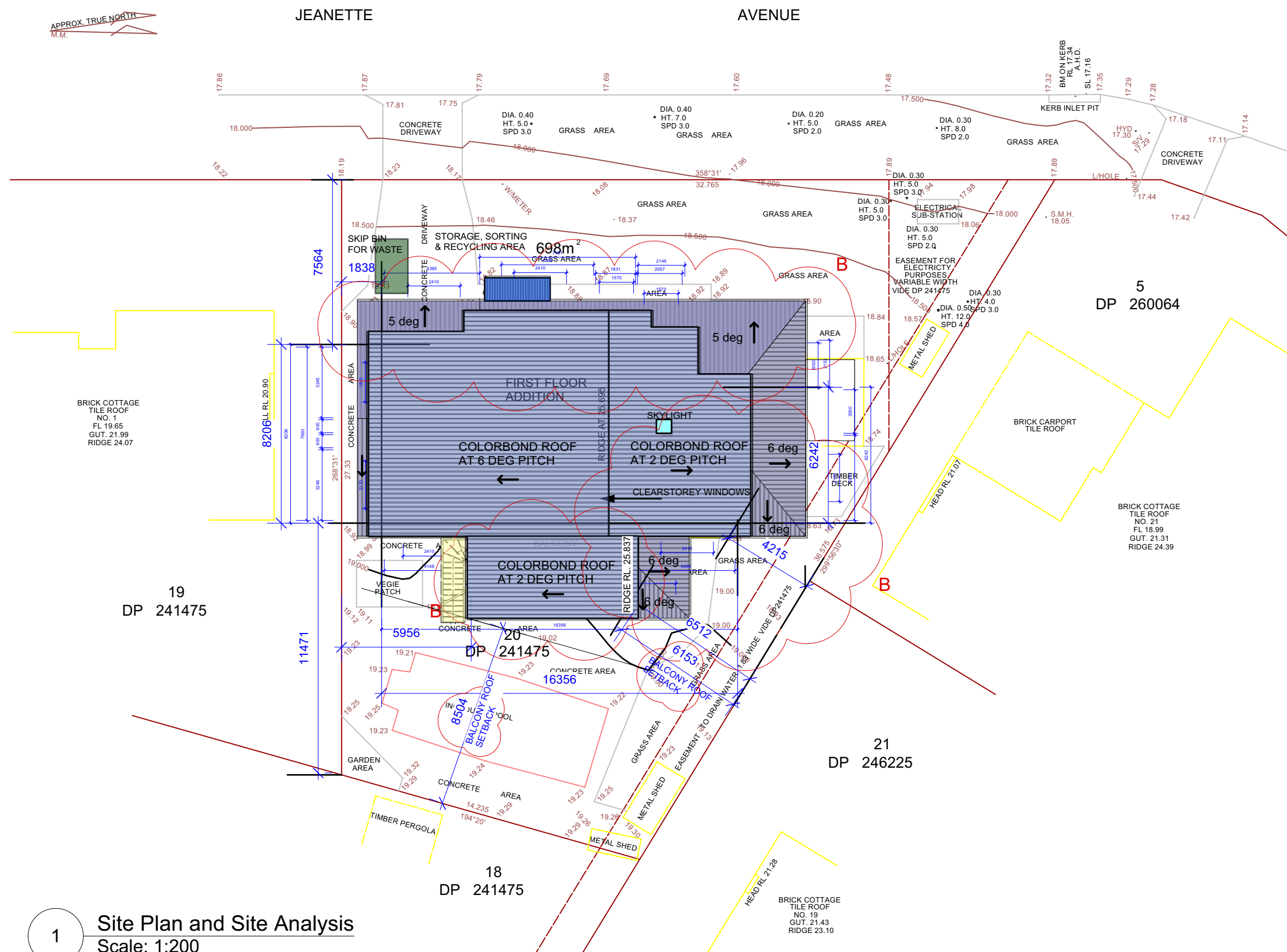


SITE AREAS	AREA	PROPOSED	CONTROL
TOTAL SITE AREA	698msq	-	-
TOTAL OPEN SPACE	226msq	-	-
LANDSCAPE AREA	259msq	37% OF TOS	35% TOS
Ex Ground Floor	194.5msq	-	-
Proposed Ground Floor	180msq	-	-
Proposed First Floor	124.3msq	-	-
TOTAL FLOOR AREA	304.3msq	FSR 0.44:1	-

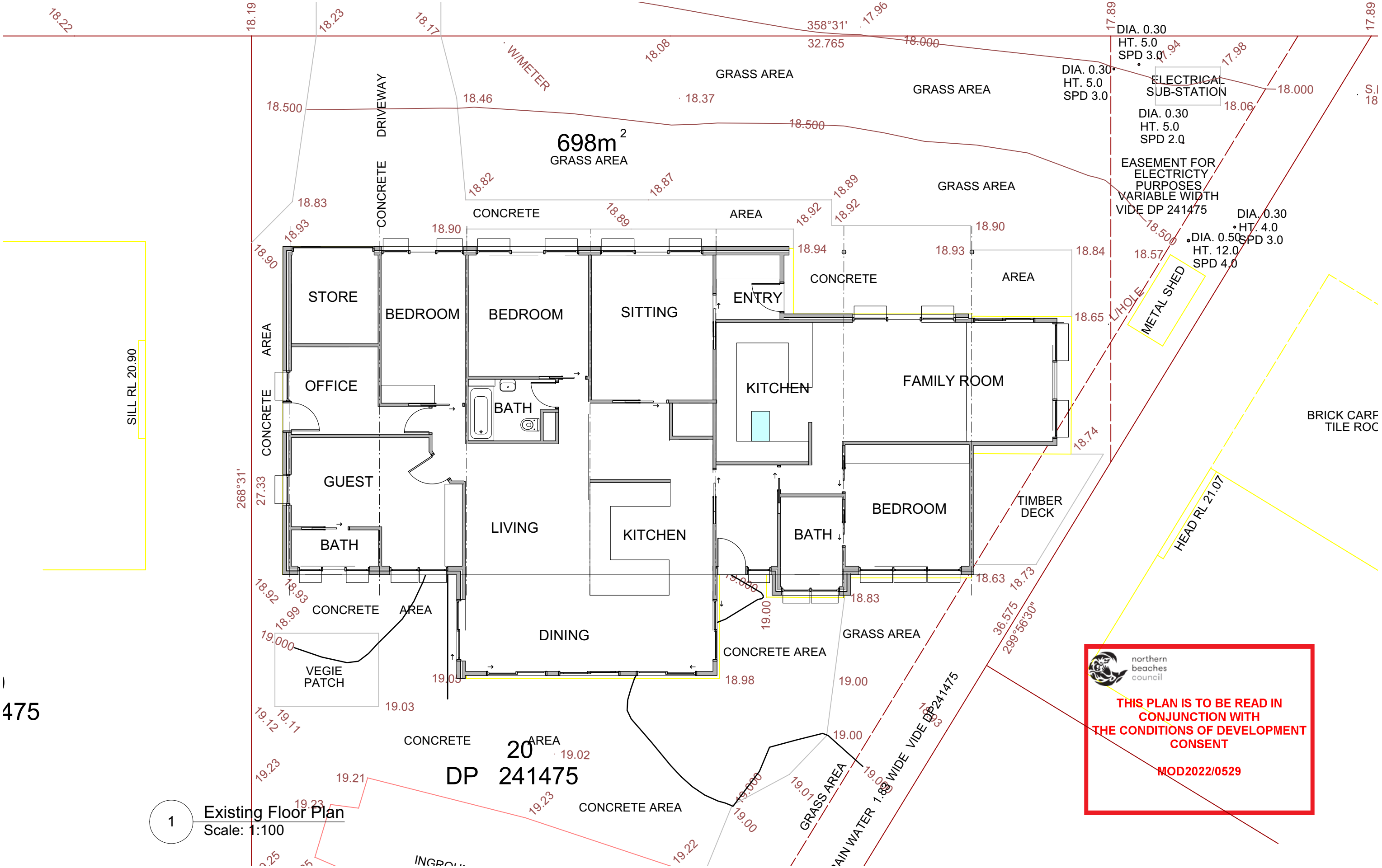


THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

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1 Site Plan and Site Analysis
Scale: 1:200

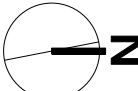
 Designed by: Raise the Roof E info@raisetherooof.com.au Drawn by: Inlet Design Studio E robyn@inletdesign.com.au	REVISION: A DATE: 4/01/21 REVISION NOTE: Shadow date added	CLIENT: MR AND MRS BAKER ADDRESS: 26 Jeanette Ave Mona Vale	DRAWING: Site Plan and Site Analysis PROJECT: ALTERATIONS AND ADDITIONS PROJECT NO: JEA001 ISSUE TYPE: 2	DRAWN: RJ CHKD: RJ ISSUE DATE: 26/11/20	SHEET NO: A01 SCALE @ A3: 1:200 REVISION: B
	REVISION: B DATE: 09/09/22 REVISION NOTE: Ground Floor Roof design change Additional Balcony Roof, External stair Laundry addition				

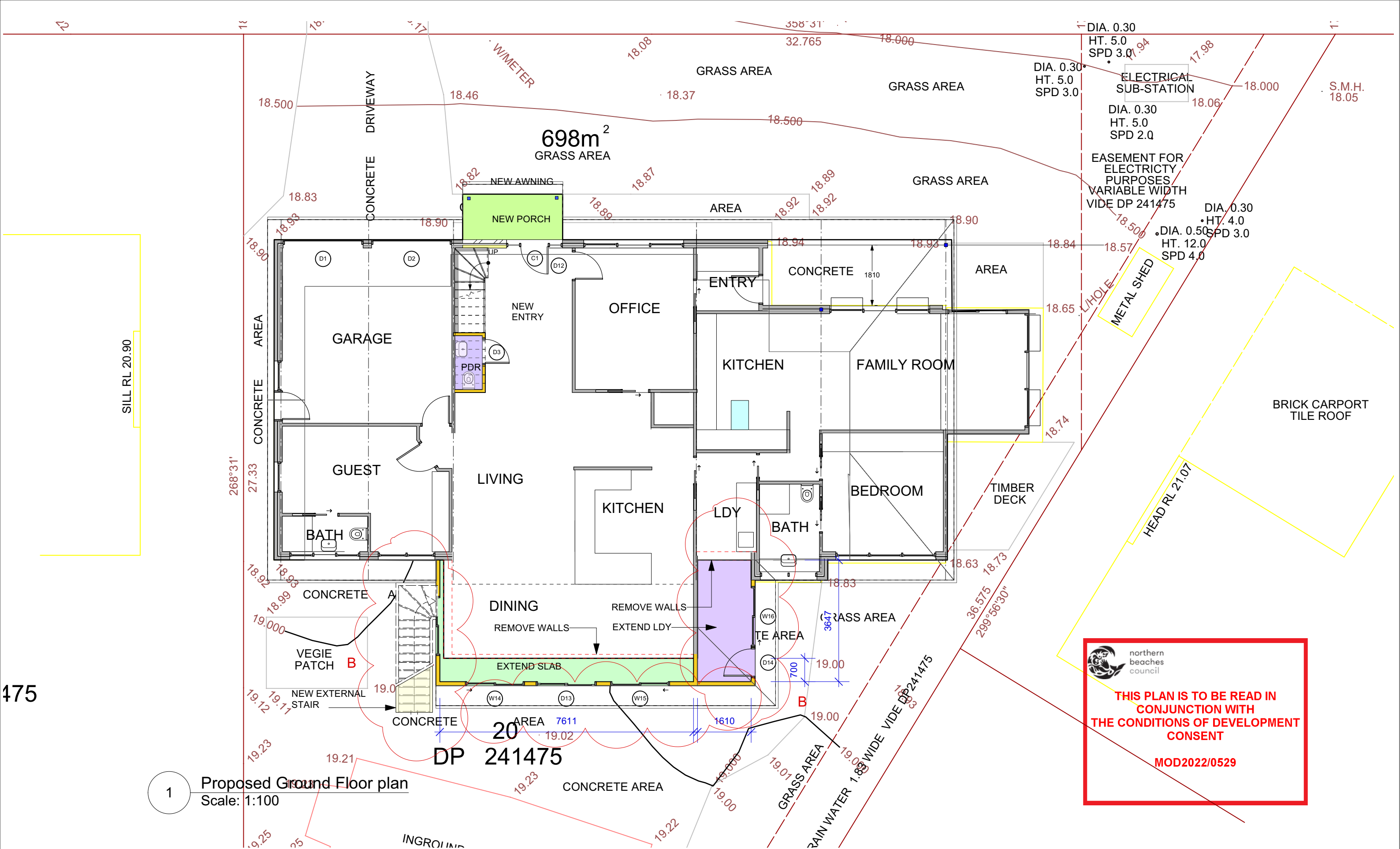


1 Existing Floor Plan
Scale: 1:100

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CONSENT**

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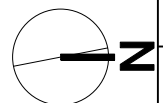
 Designed by: Raise the Roof E info@raisetherooof.com.au Drawn by: Inlet Design Studio E robyn@inletdesign.com.au	REVISION: A DATE: 4/01/21 REVISION NOTE: Shadow date added	 CLIENT: MR AND MRS BAKER ADDRESS: 26 Jeanette Ave Mona Vale	DRAWING: Existing Floor Plan		DRAWN: RJ	SHEET NO: A02
			PROJECT: ALTERATIONS AND ADDITIONS		CHKD: RJ	SCALE @ A3: 1:100
			PROJECT NO: JEA001 ISSUE TYPE: 1		ISSUE DATE: 26/11/20	REVISION: A



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Drawn by:
Inlet Design Studio
E robyn@inletdesign.com.au

REVISION:	DATE:	REVISION NOTE:
A	4/01/21	Shadow date added
B	09/09/22	LAUNDRY ADDITION W16 & D14 added Eaves & External stair added



CLIENT:
MR AND MRS BAKER

ADDRESS:
26 Jeanette Ave Mona Vale

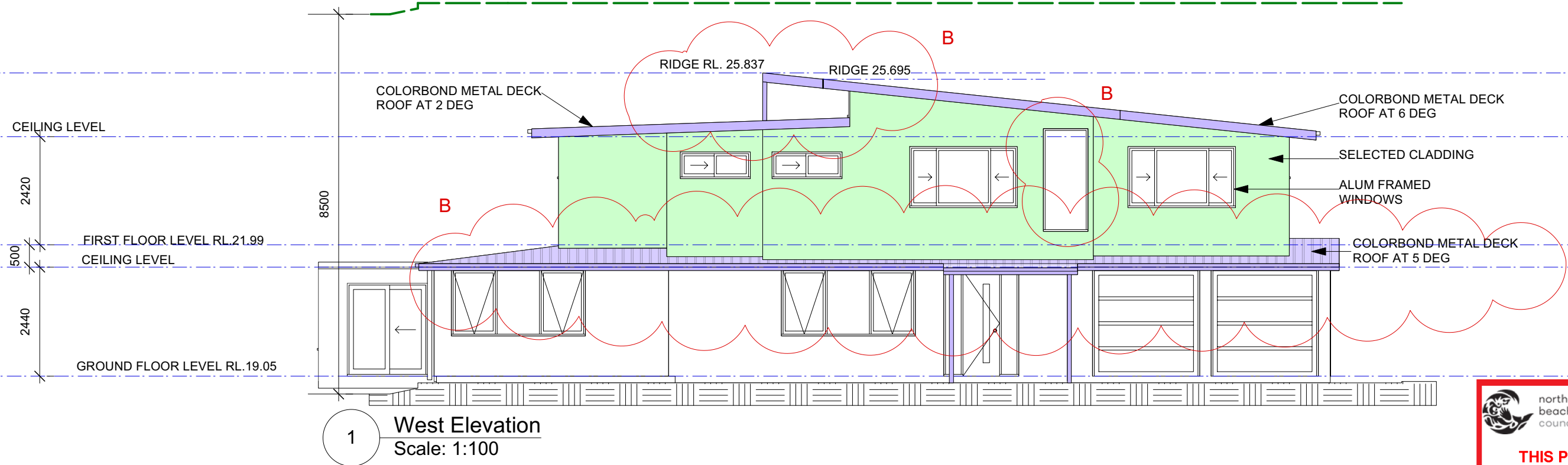
DRAWING:
Proposed Ground Floor Plan

PROJECT:
ALTERATIONS AND ADDITIONS

PROJECT NO:
JEA001

ISSUE TYPE:
1

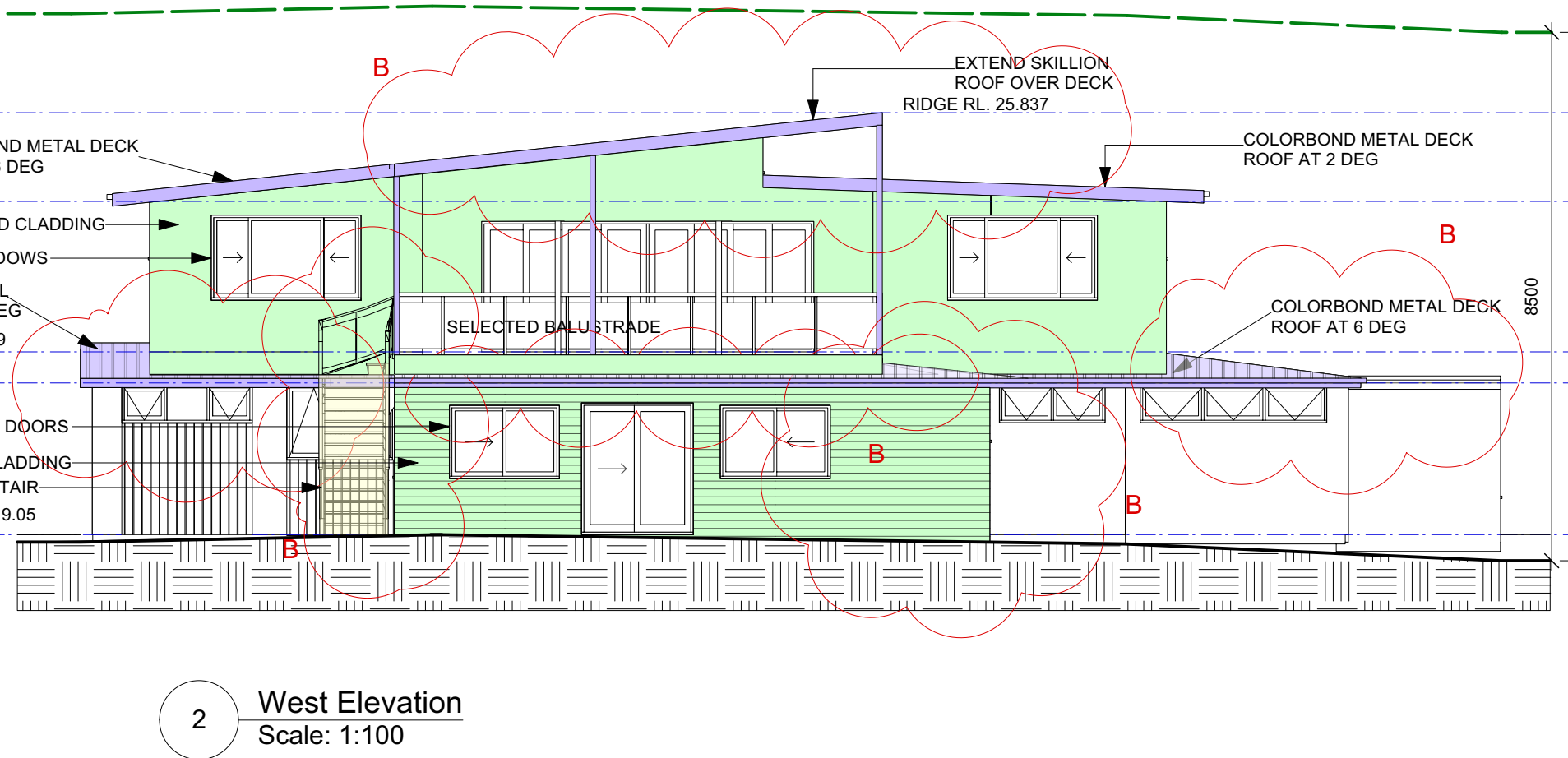
DRAWN: RJ	SHEET NO: A03
CHKD: RJ	SCALE @ A3: 1:100
ISSUE DATE: 26/11/20	REVISION: B



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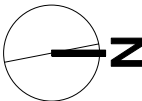
Material	Colour on Plans
Timber	Yellow
Demolition	Orange
Roof Tiles	Light Red
Paving (tiles, terracota)	Light Red
Internal Tiles	Purple
Brick	Red
Steel - galvanized iron	Dark Blue
Aluminium	Dark Blue
Glass and Glass bricks	Light Blue
Concrete	Dark Green
Fibre cement sheets / cement render	Light Green
Sandstone and other natural stone	Light Green
Earth	Light Brown
Marble	Mauve
Bituminous Products	Grey



Designed by:
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Drawn by:
Inlet Design Studio
E robyn@inletdesign.com.au

REVISION:	DATE:	REVISION NOTE:
A	4/01/21	Shadow date added
B	09/09/22	Ground Floor Roof design change Additional Balcony Roof Laundry addition, eaves added to ground floor W17 added



CLIENT:
MR AND MRS BAKER

ADDRESS:
26 Jeanette Ave Mona Vale

DRAWING:
WEST AND EAST ELEVATIONS

PROJECT:
ALTERATIONS AND ADDITIONS

PROJECT NO:
JEA001

ISSUE TYPE:
1

DRAWN:
RJ

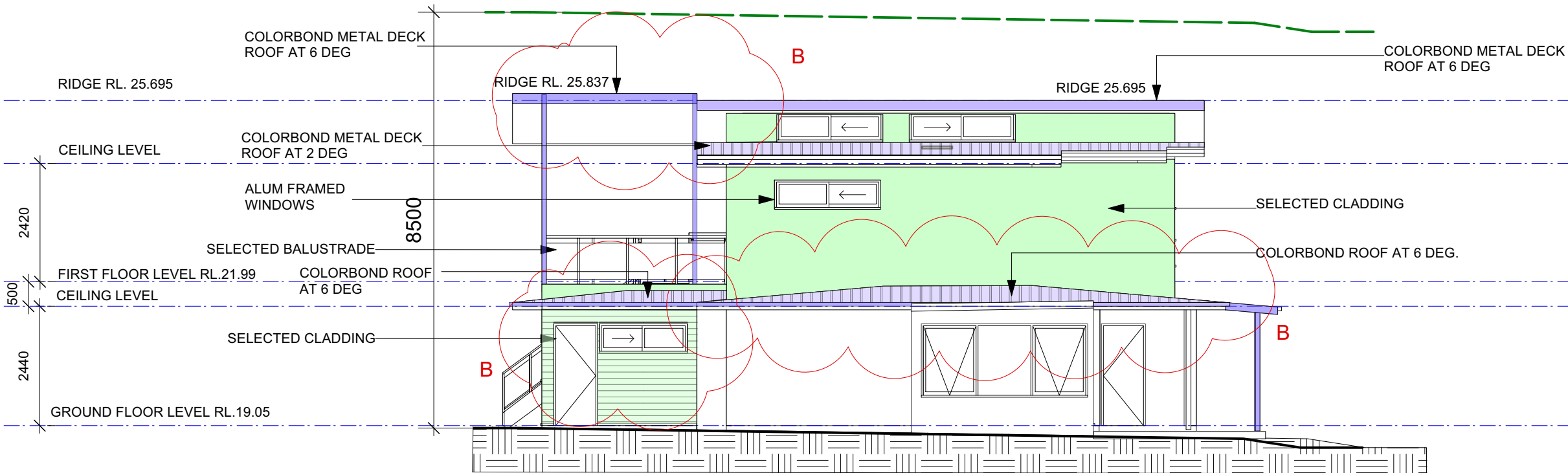
CHKD:
RJ

ISSUE DATE:
26/11/20

SHEET NO:
A05

SCALE @ A3:
1:100

REVISION:
B

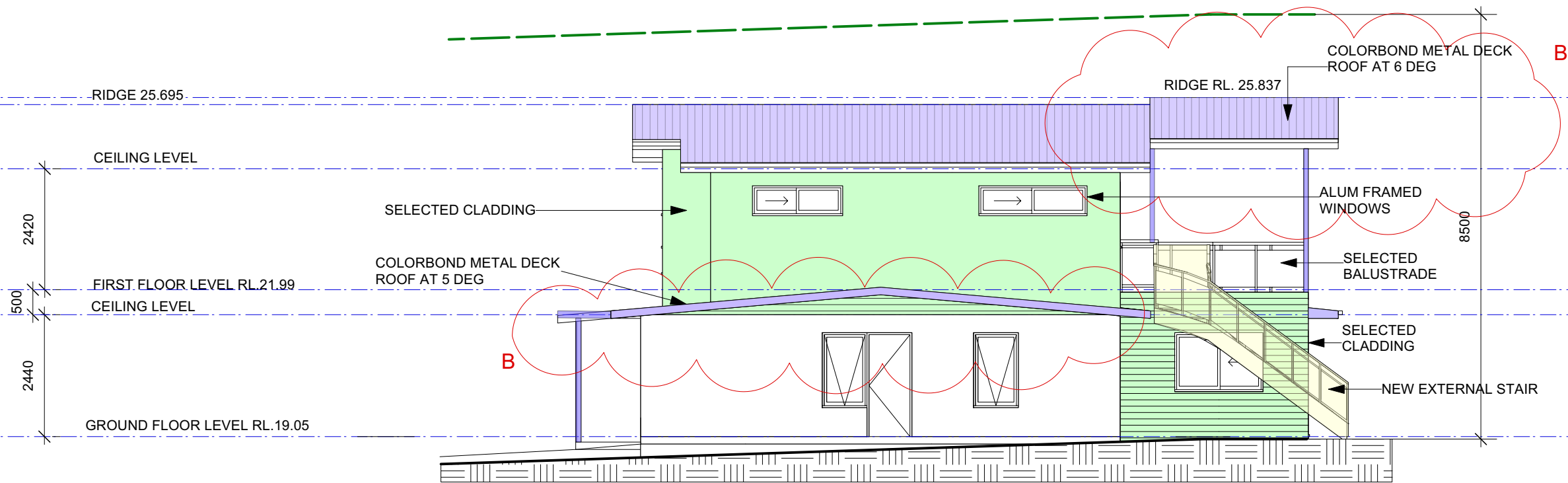


1 North Elevation
Scale: 1:100

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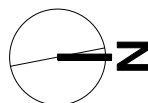
2 South Elevation
Scale: 1:100

 **RAISE THE ROOF**

Designed by:
Raise the Roof
E info@raisetherooof.com.au

Drawn by:
Inlet Design Studio
E robyn@inletdesign.com.au

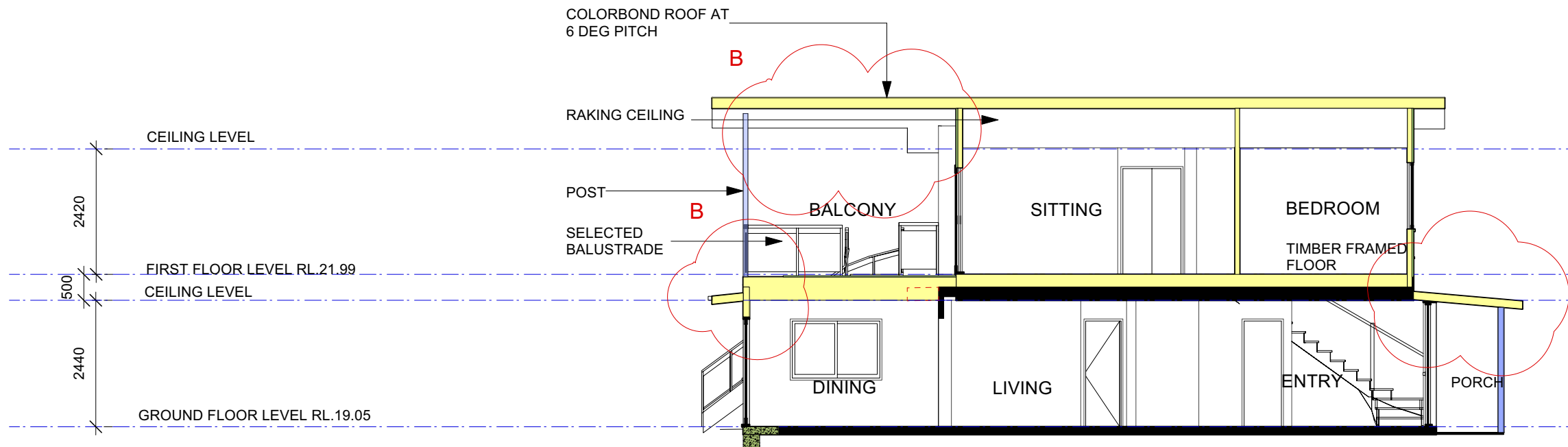
REVISION:	DATE:	REVISION NOTE:
A	4/01/21	Shadow date added
B	09/09/22	Ground Floor Roof design change Additional Balcony Roof Laundry addition



CLIENT:
MR AND MRS BAKER

ADDRESS:
26 Jeanette Ave Mona Vale

DRAWING: NORTH AND SOUTH ELEVATIONS	DRAWN: RJ	SHEET NO: A06
PROJECT: ALTERATIONS AND ADDITIONS	CHKD: RJ	SCALE @ A3: 1:100
PROJECT NO: JEA001	ISSUE TYPE: 1	ISSUE DATE: 26/11/20
		REVISION: B

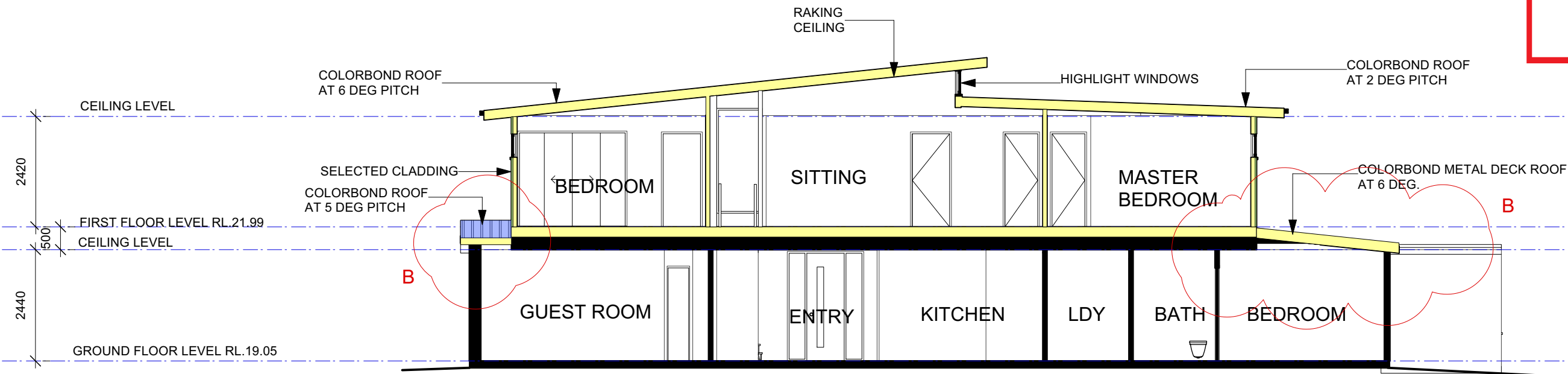


1 Section A-A
Scale: 1:100

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2 Section B-B
Scale: 1:100

 Designed by: Raise the Roof E info@raisetherooof.com.au Drawn by: Inlet Design Studio E robyn@inletdesign.com.au	REVISION: A	DATE: 4/01/21	REVISION NOTE: Shadow date added	 CLIENT: MR AND MRS BAKER ADDRESS: 26 Jeanette Ave Mona Vale	DRAWING: SECTIONS	DRAWN: RJ	SHEET NO: A07
	B	09/09/22	Ground Floor Roof design change Additional Balcony Roof Laundry addition, eaves to ground floor roof		PROJECT: ALTERATIONS AND ADDITIONS	CHKD: RJ	SCALE @ A3: 1:100
					PROJECT NO: JEA001	ISSUE DATE: 26/11/20	REVISION: B
					ISSUE TYPE: 1		

WINDOWS												
Image	ID	Type	Frame Height	Frame Width	Glazed Area	Hardware	Manufacturer	Model	Screen	Egress	Glazing	Comments
	W1	SP	1370	2410	2.49							
	W2	SP	1370	2410	2.49							
	W3	SR	600	1570	0.54							
	W4	SR	600	1570	0.54							
	W5	SR	600	2170	0.78							
	W6	SP	1370	2410	2.49							
	W7	SP	1370	2410	2.49							
	W8	SR	600	2170	0.78							
	W9	SR	600	1810	0.63							
	W10	SR	600	2170	0.78							
	W11	SR	600	2170	0.78							
	W13	SL	1180	1770	1.51							
	W14	SL	1180	1770	1.51							
	W15	SL	1180	1770	1.51							
	W16	SL	600	1800	0.63							
	W17	FS	2300	1000	1.72							

DOORS												
Image	ID	Type	Frame Height	Frame Width	Leaf Height	Leaf Width	Thickness	Glazed Area	Hardware	Screen	Glazing	Comments
	D1	OF	2400	2400				0				
	D2	OF	2400	2400				0				
	D3	HL	2080	800				0				
	D4	HL	2080	900				0				
	D5	HL	2080	800				0				
	D6	HL	2080	900				0				

COMBINATION UNITS												
Image	ID	Type	Frame Height	Frame Width	Glazed Area	Hardware	Manufacturer	Model	Screen	Egress	Glazing	Comments
	D7	HL	2080	800								0
	D8	CU	2100	5346								7.61
	D9	HL	2080	900								0
	D10	HL	2080	1200								0
	D11	HL	2080	900								0
	D12	HR	2080	900								0
	D13	RS	2120	1800								2.58
	D14	HL	2080	900								0

BAKX Certificate number: A388602_03

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Glazing requirements

Windows and glazed doors

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshading specifications must be satisfied for each window and glazed door.

The following requirements must also be satisfied in relation to each window and glazed door:

Each window or glazed door with standard aluminium or timber frames and single clear or tinted glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Federation of Building Contractors (NFBC) conditions.

Each window or glazed door with improved frames, or polybutyl low-e glass, or clearer gas-filled glazing, or low-emissive gas-filled glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Federation of Building Contractors (NFBC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.

For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.

Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.

Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.

Windows and glazed doors glazing requirements

Window / door ID	Orientation	Area of glazing (m ²)	Overshading height (m)	Overshading distance (m)	Shading device	Frame and glass type
W1	W	2.49	0	0	none/verandah/pergola/balcony >=400 mm	timber or uPVC, single panolytic low-e, (U-value: 3.58, SHGC: 0.4)
W2	W	2.49	0	0	none/verandah/pergola/balcony >=400 mm	timber or uPVC, single panolytic low-e, (U-value: 3.58, SHGC: 0.4)
W3	W	0.54	0	0	none/verandah/pergola/balcony >=400 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Planning, Industry & Environment

Building Sustainability Index: www.bakx.nsw.gov.au

BAKX Certificate number: A388602_03

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Glazing requirements

Windows and glazed doors

The applicant must install the skylights in accordance with the specifications listed in the table below.

The following requirements must also be satisfied in relation to each skylight:

Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.

Skylights glazing requirements

Skylight ID	Orientation	Area of glazing (m ²)	Overshading height (m)	Overshading distance (m)	Shading device	Frame and glass type
D1	W	0.54	0	0	none/verandah/pergola/balcony >=400 mm	timber or uPVC, single panolytic low-e, (U-value: 3.58, SHGC: 0.4)
D2	W	0.54	0	0	none/verandah/pergola/balcony >=400 mm	timber or uPVC, single panolytic low-e, (U-value: 3.58, SHGC: 0.4)
D3	W	0.54	0	0	none/verandah/pergola/balcony >=400 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

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Building Sustainability Index: www.bakx.nsw.gov.au

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

MOD2022/0529

Designed by:
Raise the Roof
E info@raisetherooof.com.au

Drawn by:
Inlet Design Studio
E robyn@inletdesign.com.au

REVISION: A 4/01/2A Shadow date added
B 09/09/22 W14 ,D16 & W17 added

CUSTOMER: MR AND MRS BAKER
ADDRESS: 26 Jeanette Ave Mona Vale

DRAWING: Window Schedule
PROJECT: ALTERATIONS AND ADDITIONS
PROJECT NO: JEA001
ISSUE TYPE: 1

DRAWN: RJ
CHKD: RJ
ISSUE DATE: 26/11/20
SHEET NO: A09
SCALE @ A3: 1:100
REVISION: B