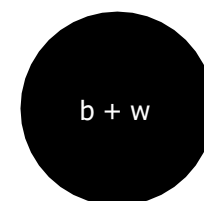


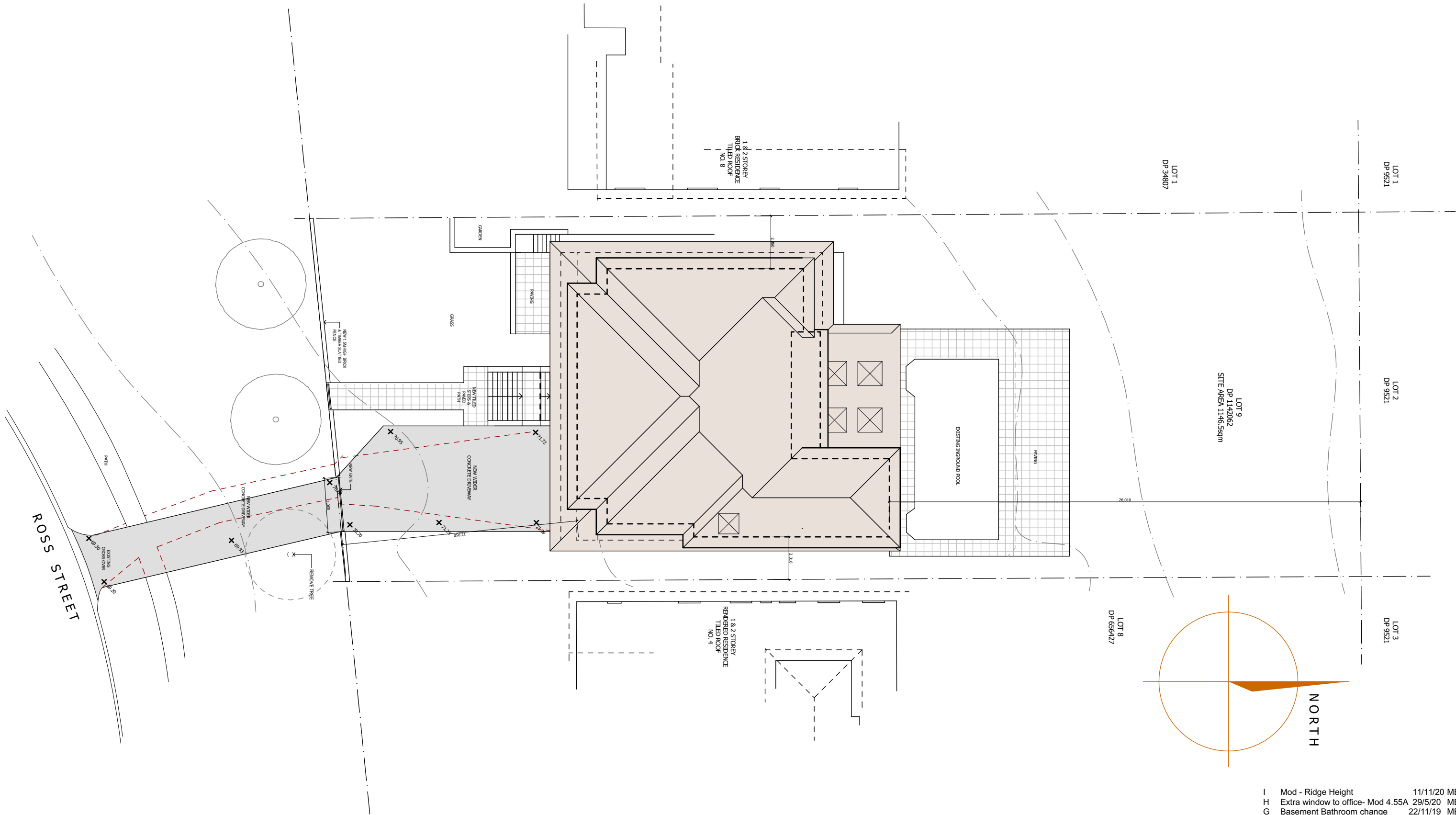
DEVELOPMENT APPLICATION
Northern Beaches Council
Proposed First floor Addition & Ground Floor
Remodelling at:
6 Ross St, Seaforth
24 - 05 - 2019



I	Mod - Ridge Height	11/11/20	MB
H	Extra window to office- Mod 4.55A	29/5/20	MB
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		TITLE: CC Plans	PAGE No. 1 / 8
		DRAWING NO. 1902 DA 1	ISSUE I
		SCALE: 1 : 100	DATE: 29-08-19 DWN BY: MB

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SITE PLAN

1 : 200

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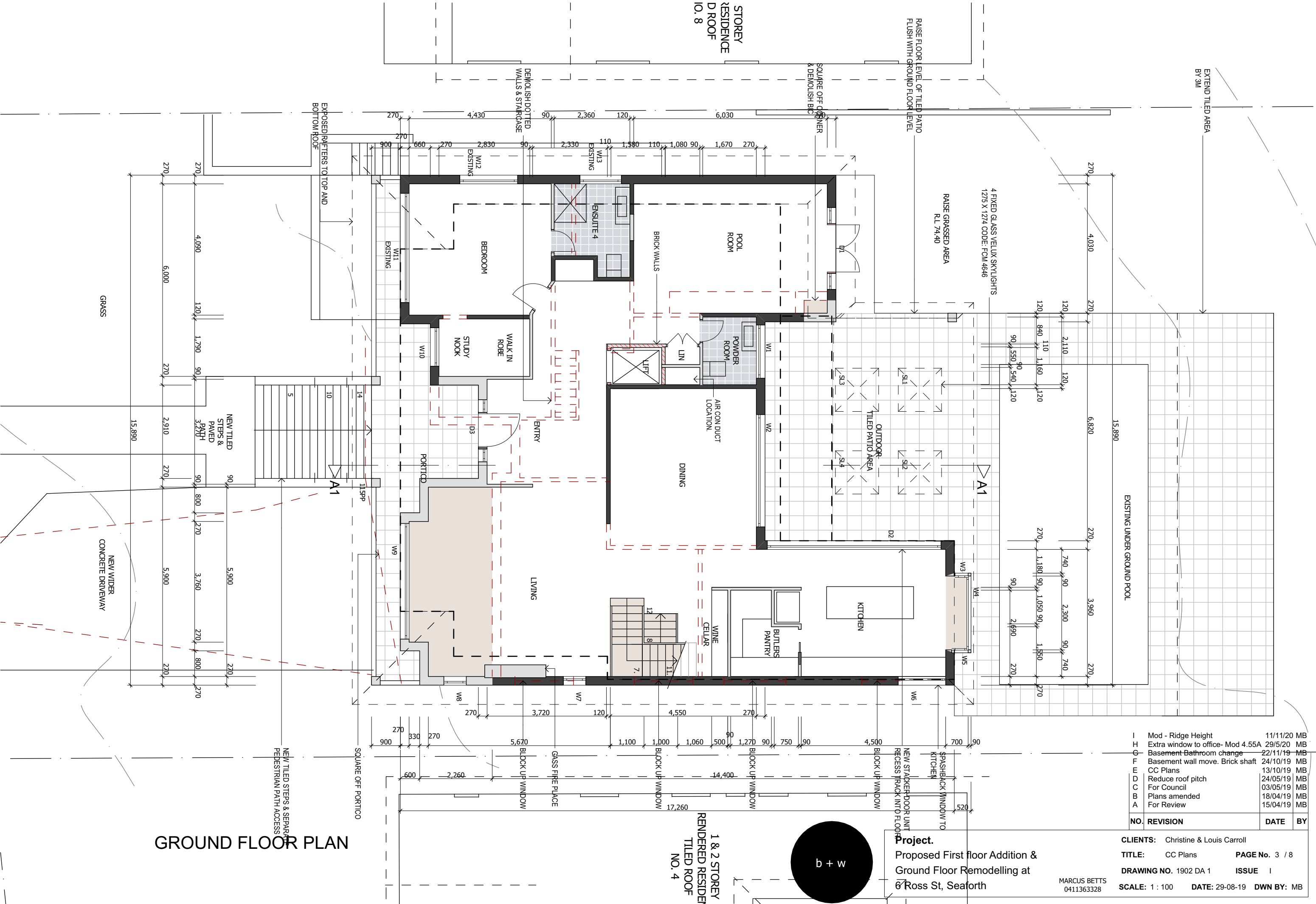
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Project.
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Ground Floor Remodelling at
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CLIENTS: Christine & Louis Carroll
TITLE: CC Plans **PAGE No.** 2 / 8
DRAWING NO. 1902 DA 1 **ISSUE** I
SCALE: 1 : 100 **DATE:** 29-08-19 **DWN BY:** MB

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b + w

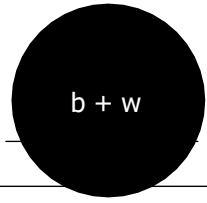


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CLIENTS: Christine & Louis Carroll
TITLE: CC Plans
DRAWING NO. 1902 DA 1
SCALE: 1 : 100
PAGE No. 3 / 8
ISSUE I
DATE: 29-08-19
DWN BY: MB

Project.
Proposed First floor Addition &
Ground Floor Remodelling at
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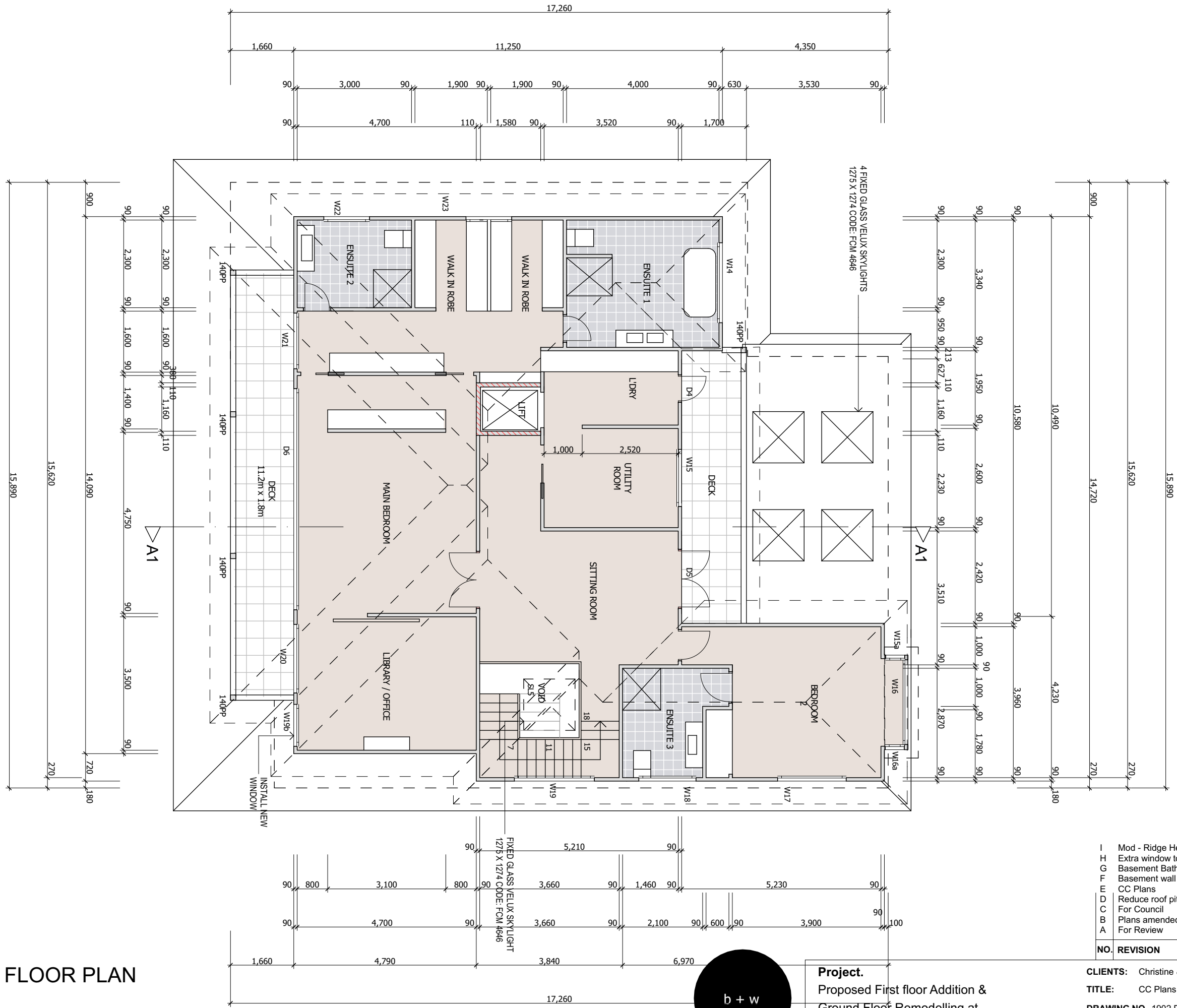
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GROUND FLOOR PLAN

1 & 2 STOREY
RENDERED RESIDE
TILED ROOF
NO. 4

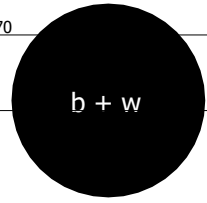
FIRST FLOOR PLAN

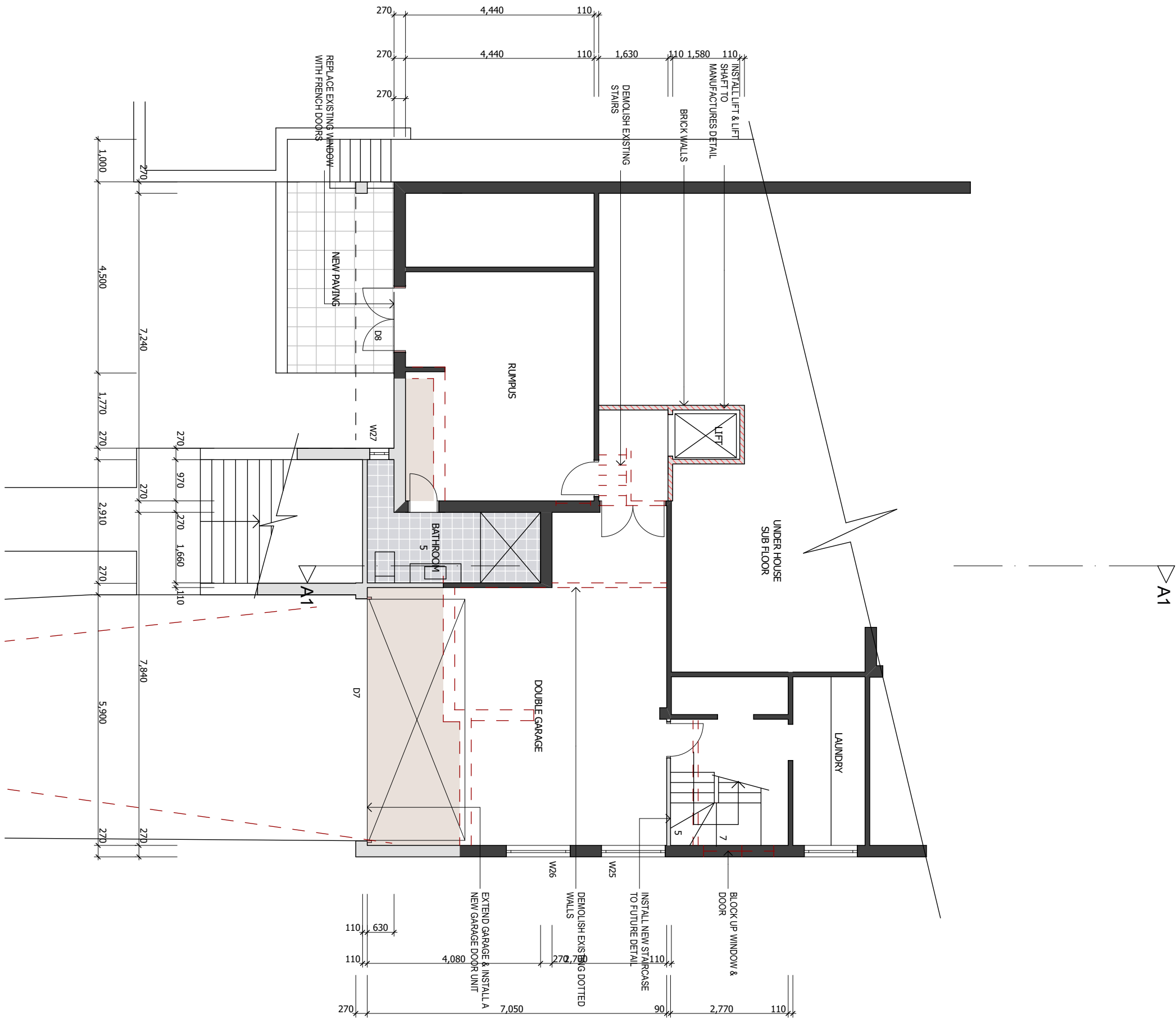


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NO.	REVISION	DATE	BY
CLIENTS: Christine & Louis Carroll			
TITLE: CC Plans		PAGE No. 4 / 8	
DRAWING NO. 1902 DA 1		ISSUE I	
SCALE: 1 : 100		DATE: 29-08-19 DWN BY: MB	

Project.
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BASEMENT FLOOR PLAN

b + w

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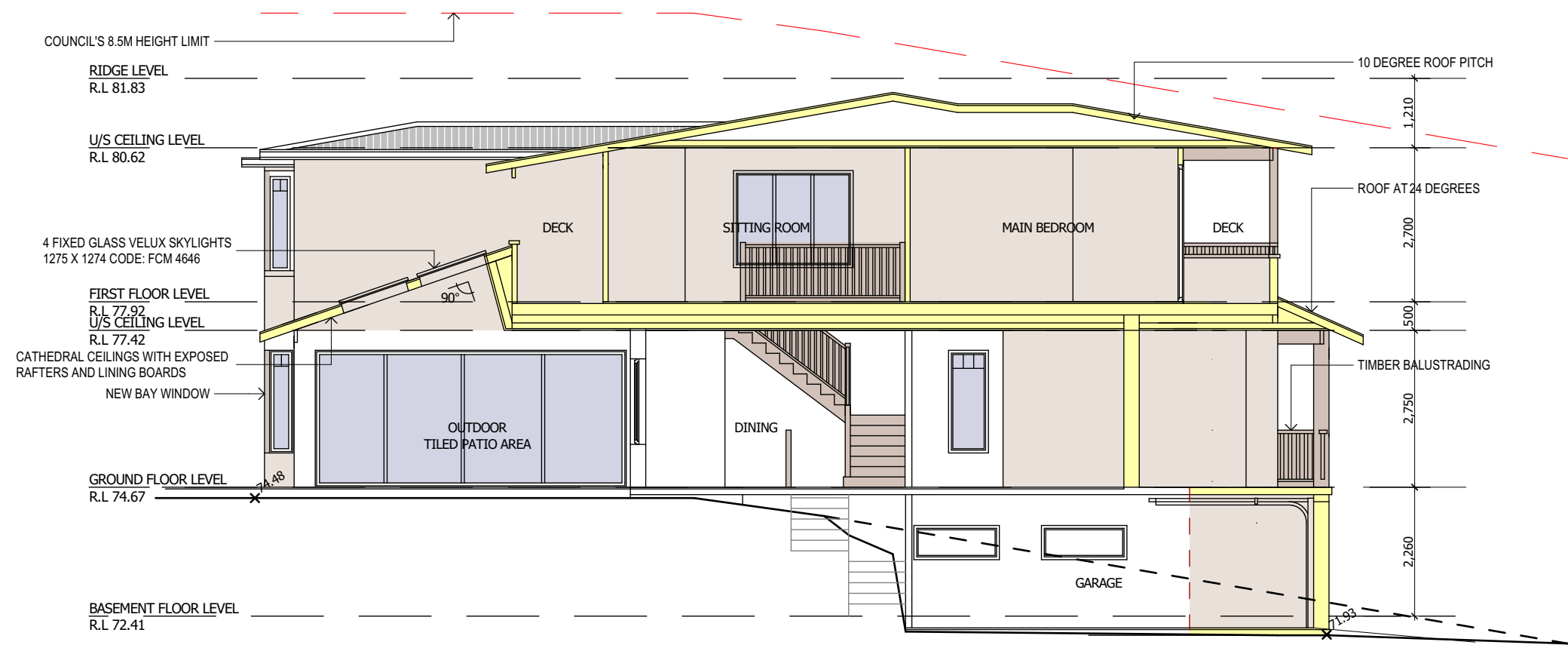
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TITLE: CC Plans **PAGE No.** 5 / 8

DRAWING NO. 1902 DA 1 **ISSUE** I

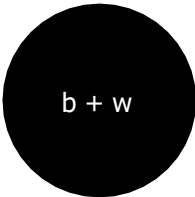
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SECTION A-A

FRAMING NOTES.		
ROOF PITCH	G.K- 24 DEGREES & PATIO ROOF 18 DEGREES F.F- 10 DEGREES	
FRAME HEIGHT	FIRST FLOOR	2.7M
EAVE OVERHANGS	660mm	
FRAME AND TRUSS CENTRES	TO ENGINEER DETAIL	
LEGEND & GENERAL NOTES		
B.O	WORK TO BE DONE BY OTHERS	
O.T.A	OWNER TO ADVISE BUILDER	
O.B.&H	OPEN BALUSTRADING AND HANDRAIL	
90P	90 x 90 TIMBER POST	
140PP	90 x 90 TIMBER PRIMED POST	
10SP	100 x 100 STEEL POST	
SHW	SHOWER ENCLOSURE	
V	VANITY UNIT	
WC	TOILET SUITE (WATER CLOSET)	
BIC	BUILT IN CUPBOARD	
ST	STORE	
C.O.S	TO BE CHECKED ON SITE	
GENERAL NOTES		
- ALL WORK IS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT STANDARDS BY THE STANDARDS ASSOCIATION OF AUSTRALIA.		
-ALL DIMENSIONS ARE SUBJECT TO AMENDMENT AFTER A CHECK MEASURE ON SITE. ANY DISCREPANCIES ARE TO BE REPORTED TO BETTSWHITE PRIOR TO CONSTRUCTION		
-BUILDER TO ENSURE THAT ALL CONSTRUCTION LEVELS MARKED ON PLAN AND ENGINEERING PLANS ARE STRICTLY COMPLIED WITH		

BASIX REQUIREMENTS			
- 40% NEW LIGHTING TO BE FLUORESCENT, COMPACT FLURESCENT, OR LED.			
- BATHRM FIXTURES TO BE 3 STAR OR GREATER WATER RATING.			
- EXTERNAL WALL TO HAVE R1.30 OR GREATER INSULATIONION			
- ALUMINIUM WINDOWS			
- W4, W6, W7, W8, W12, W13, W14, W16, W17, W18, W19, W22, W23, W24, W28 & D1 TO HAVE PYRO LOW E GLASS			
OPEN SPACE CALCULATIONS			
SITE AREA	1146.5sqm		
EXIST IMPERVIOUS AREA	510.3sqm	44.5%	
PROPOSED IMPERVIOUS AREA	538.3sqm	47.0%	
EXIST LANDSCAPED AREA	636.2sqm	55.5%	
PROPOSED LANDSCAPED AREA	608.2sqm	53.0%	COMPLIES
BASEMENT FLOOR AREA	56.7sqm		
GROUND FLOOR AREA	179.1sqm		
FIRST FLOOR AREA	157.2sqm		
PROPOSED F.S.R	0.34	: 1 (393sqm) COMPLIES	
PERMISSIBLE F.S.R	0.45	: 1 (516sqm)	
EXCLUDING GARAGE			



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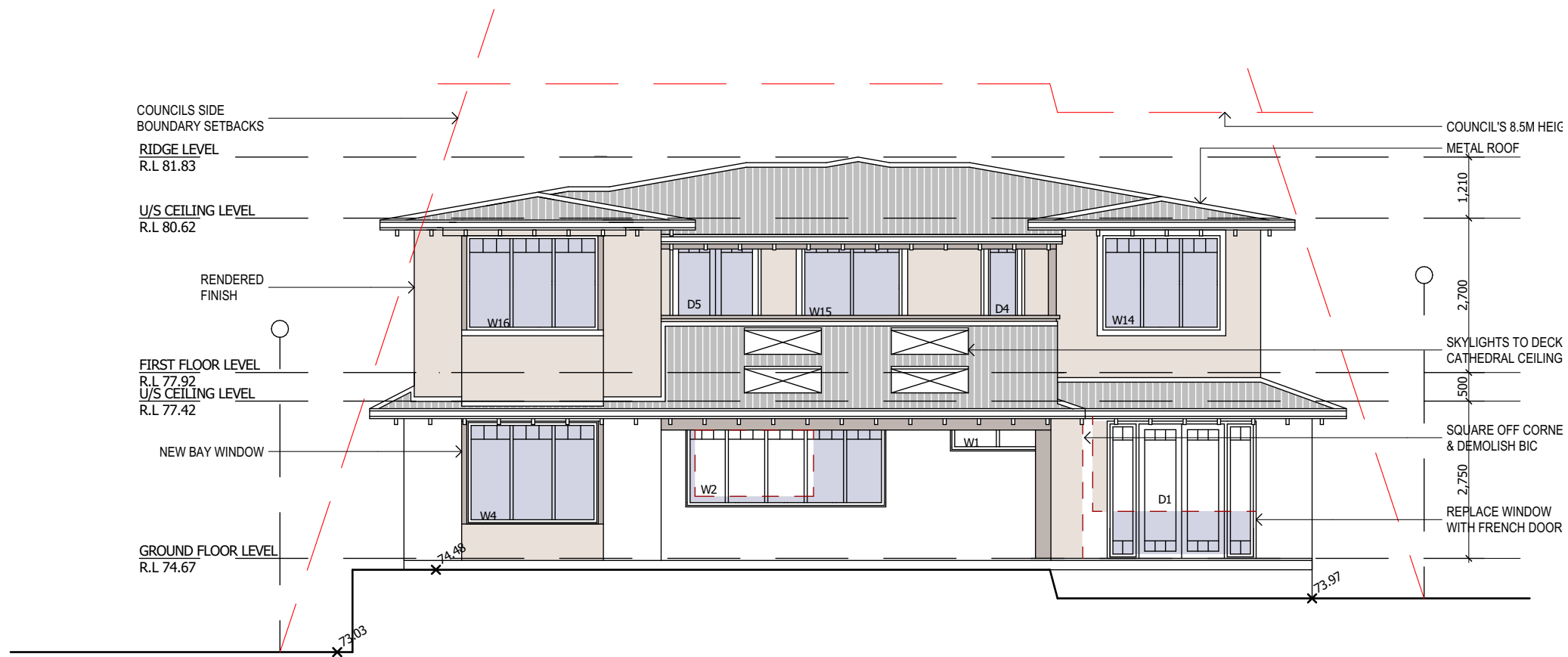
TITLE: CC Plans **PAGE No.** 6 / 8

DRAWING NO. 1902 DA 1 **ISSUE** I

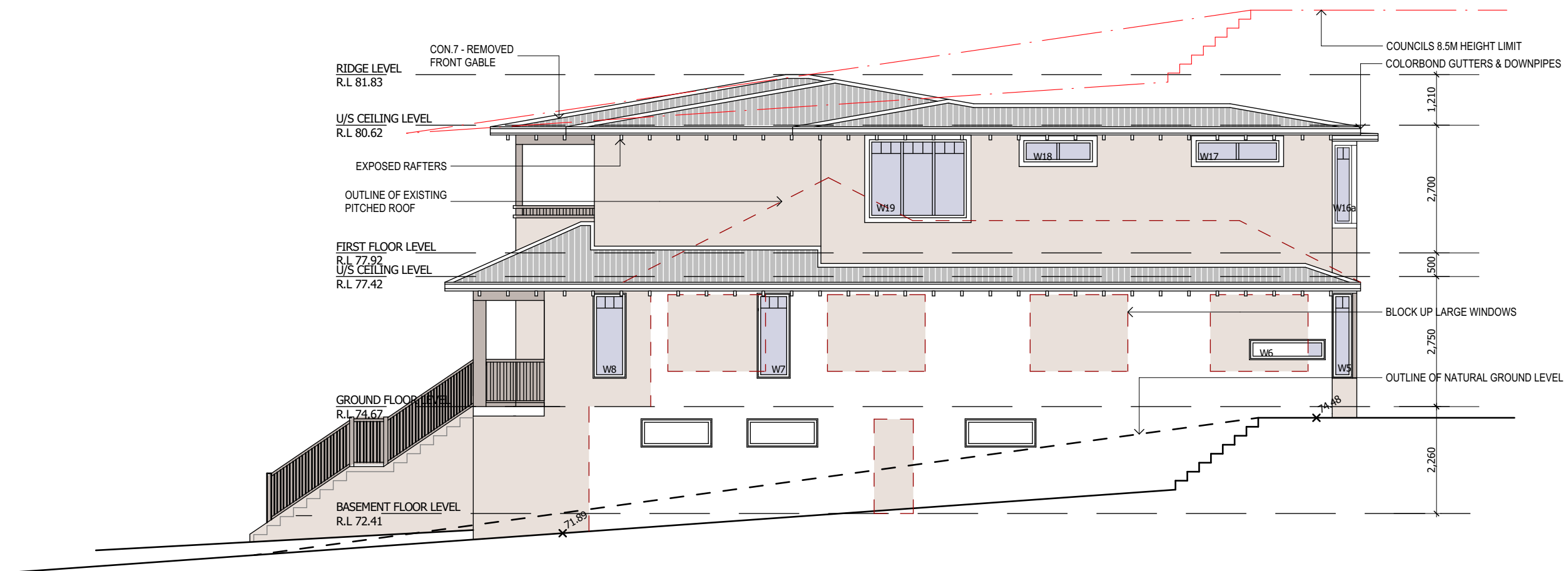
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NORTH ELEVATION



EAST ELEVATION

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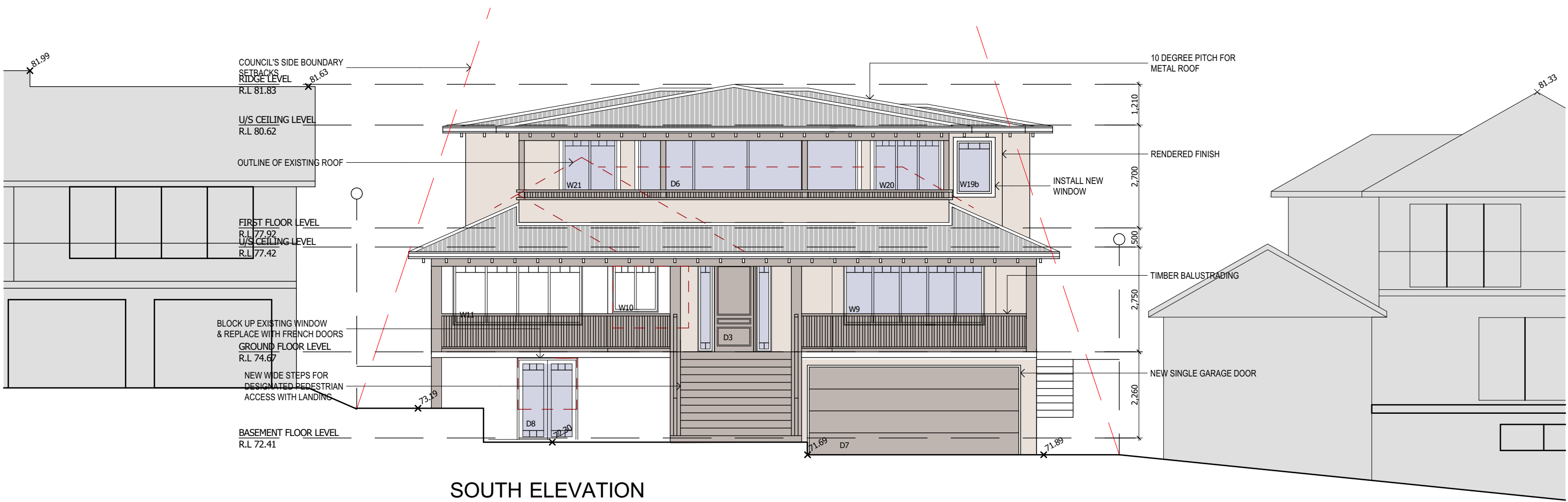
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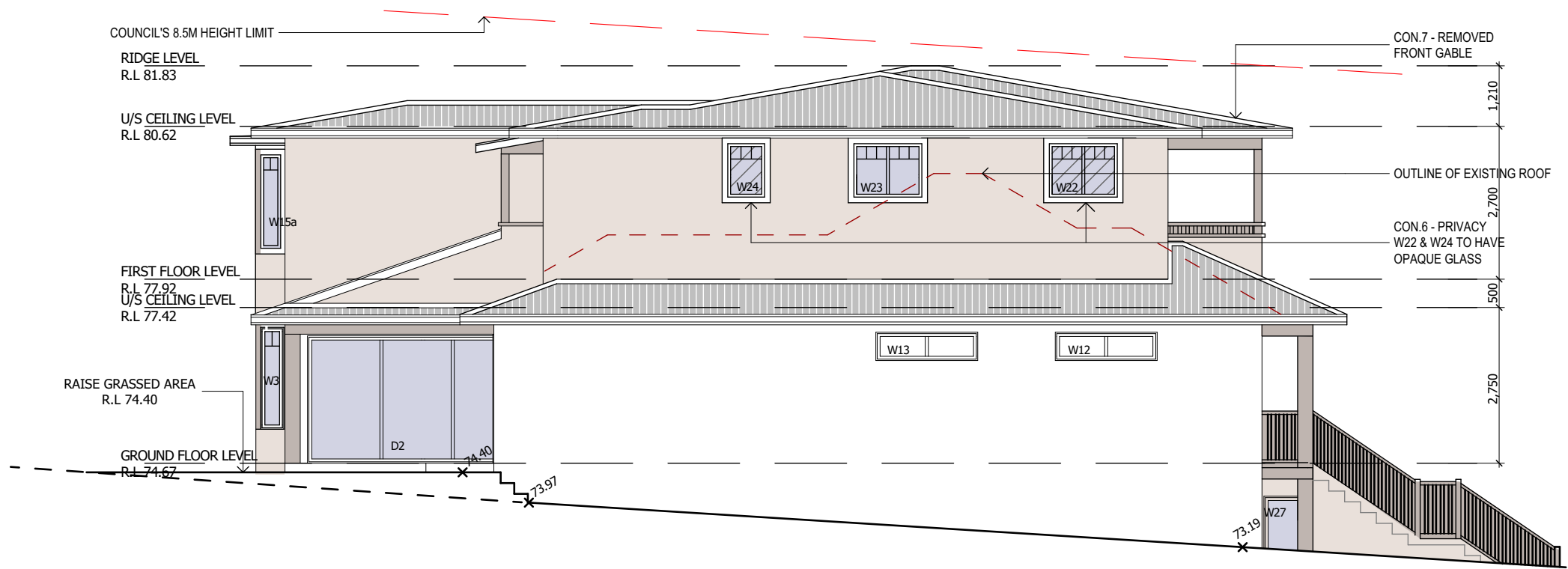
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DRAWING NO. 1902 DA 1 **ISSUE** I
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b + w



SOUTH ELEVATION



WEST ELEVATION

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DRAWING NO. 1902 DA 1 **ISSUE** I
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