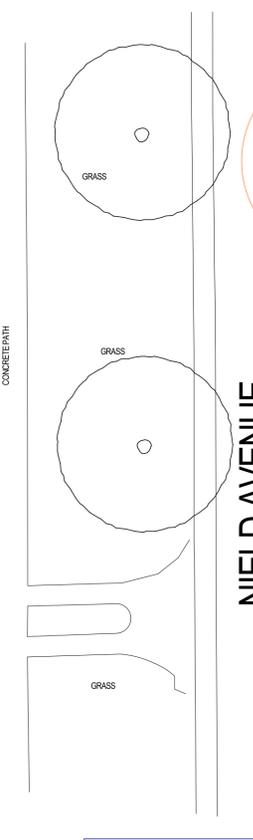
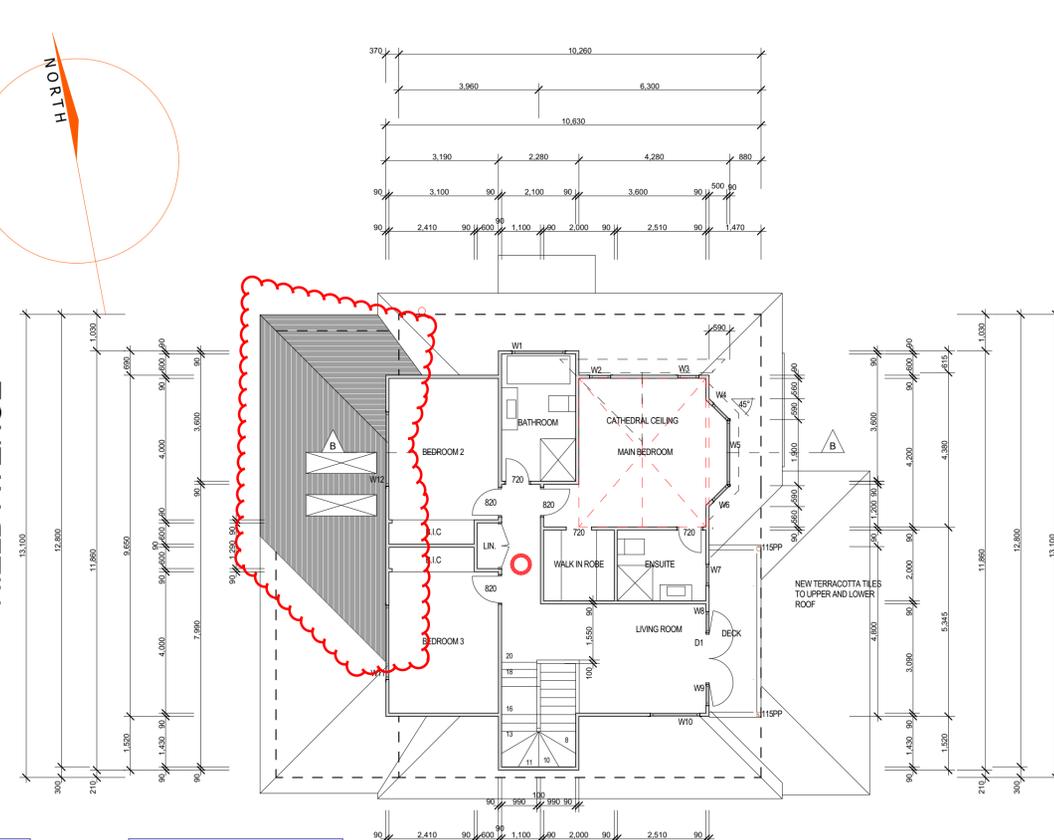


SITE & GROUND FLOOR PLAN



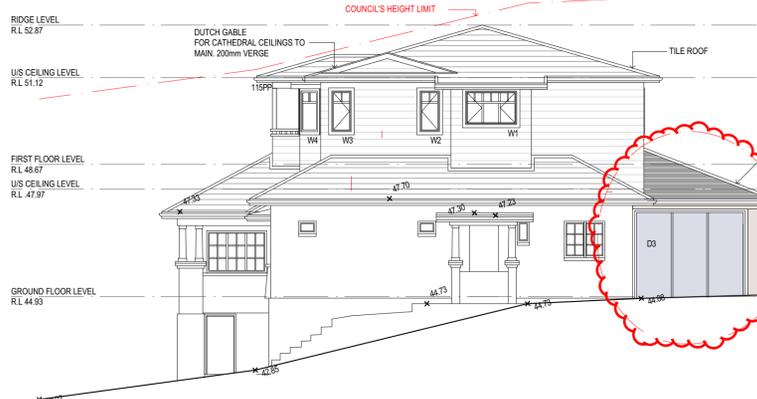
NORTH ELEVATION



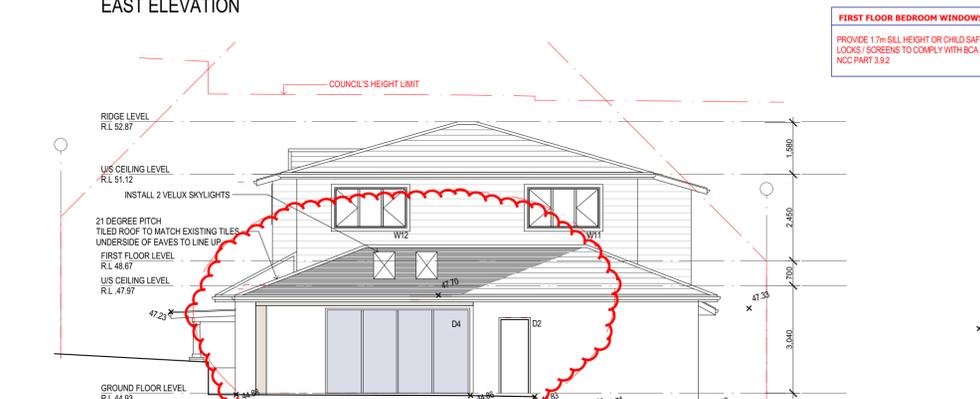
FIRST FLOOR PLAN



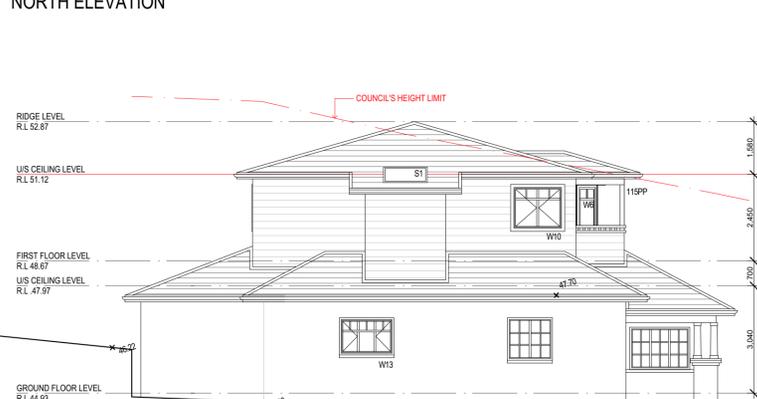
EAST ELEVATION



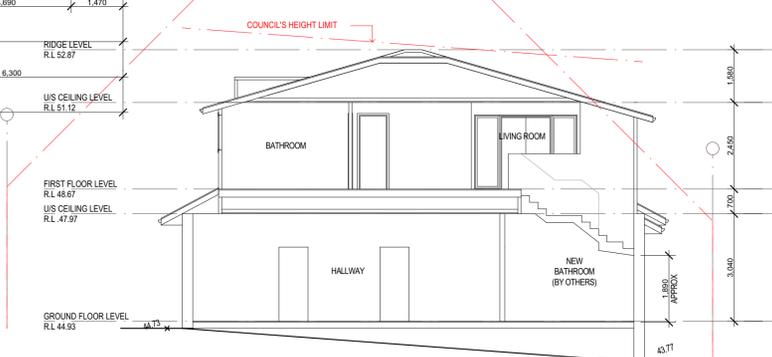
NORTH ELEVATION



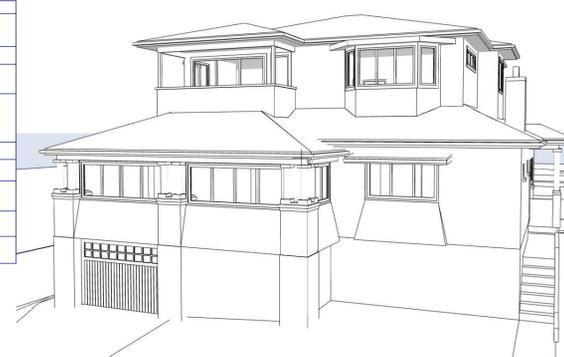
WEST ELEVATION



SOUTH ELEVATION



SECTION A-A



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

SMOKE ALARM
INSTALL AN INTERCONNECTED / HARDCWIRED SMOKE ALARM IN ACCORDANCE WITH ASS3786 AND NCC CLAUSE 3.7.2.2

STAIRS
PROVIDE A HANDRAIL ALONG THE FULL LENGTH OF THE FLIGHT AND A SLIP RESISTANT FINISH TO THE EDGE OF THE NOSINGS TO COMPLY WITH 3.9.1 AND 3.9.2 OF NCC

FIRST FLOOR BEDROOM WINDOWS
PROVIDE 1.7m SILL HEIGHT OR CHILD SAFE LOOKS / SCREENS TO COMPLY WITH BCA / NCC PART 3.9.2

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT MOD2020/0395

BALUSTRADES - NCC PART 3.9.
NO HORIZONTAL ELEMENTS TO FACILITATE CLIMBING BETWEEN 150mm TO 700mm WHERE FLOOR TO LEVEL BELOW IS MORE THAN 4 METRES.

WALL AND ROOF CLADDING
WALL AND ROOF CLADDING TO BE COMPLIANT WITH THE REQUIREMENTS OF NCC 2019 VOL 2 PART 3.5 OF THE BUILDING CODE OF AUSTRALIA, PARTICULARLY WITH RESPECT TO THE REFERENCED ACCEPTABLE CONSTRUCTION PRACTICES AS DETAILLED IN THE BCA FOR PRODUCT MATERIALS AND INSTALLATION.
IMPORTANT NOTE: ANY PROPOSED PRODUCT CHANGES AFTER APPROVAL OF THE CC OR CDC IS TO BE IMMEDIATELY NOTIFIED TO THE PCA FOR CONCURRENCE.

BASIX REQUIREMENTS

- 40% NEW LIGHTING TO BE FLUORESCENT, COMPACT FLUORESCENT, OR LED.
- BATHRM FIXTURES TO BE 3 STAR OR GREATER WATER RATING.
- EXTERNAL WALL TO HAVE R1.70 OR GREATER INSULATION/DICTION
- FLAT CEILING TO HAVE R0.45 FOIL BACKED BLANKET (100mm) OR GREATER
- RAISED CEILING TO HAVE R0.74 FOIL BACKED BLANKET (100mm) OR GREATER
- SKYLIGHT U-VALUE: 4.3 AND A SOLAR HEAT GAIN COEFFICIENT (SHGC) NO GREATER THAN 0.5
- IMPROVED ALUMINIUM WINDOWS
- W1,W3,W4,W5,W6,W11,W12,D3,D3 AND D4 TO HAVE PYRO LOW-E GLASS

OPEN SPACE CALCULATIONS

| | |
|--------------------------|------------------|
| SITE AREA | 637.8 sqm |
| GROSS FLOOR AREA | 248.8 sqm |
| EXIST. IMPERVIOUS AREA | 306.2 sqm 48% |
| PROPOSED IMPERVIOUS AREA | 322.7 sqm 51% |
| EXIST. LANDSCAPED AREA | 331.6 sqm 52% |
| PROPOSED LANDSCAPED AREA | 315.1 sqm 49% |
| EXIST FLOOR SPACE | 138.5 sqm 0.22:1 |
| PROPOSED FLOOR SPACE | 248.8 sqm 0.39:1 |

LEGEND & GENERAL NOTES

| | |
|-------|------------------------------|
| VAR. | VARIATION |
| O.T.A | OWNER TO ADVISE BUILDER |
| 90P | 90 x 90 TIMBER POST |
| S.L. | SKY LIGHT |
| SHW | SHOWER ENCLOSURE |
| LV | VANITY UNIT |
| WC | TOILET SUITE (WATER CLOSET) |
| BIC | BUILT IN CUPBOARD |
| ST | STORE |
| COS | TO BE CHECKED ON SITE |
| OPT. | OPTION |
| OB-H | OPEN BALUSTRADE AND HANDRAIL |
| DP | DOWNPIPE |
| DPRS | DOWNPIPE AND SPREADER |

NOTE 1
ALL DIMENSIONS ARE SUBJECT TO AMENDMENT AFTER A CHECK MEASURE ON SITE.
SUBCONTRACTOR TO CONFIRM DA LEVELS COMPLIANCE WITH TIM HOODING BEFORE FINALISING FLOOR STRUCTURE
MARKED ON PLAN TO BE STRICTLY COMPLIED WITH

FRAMING NOTES:

| | |
|--------------------------------------|-----------------------------------|
| ROOF FITCH | NEW: 17° EXISTING 28° |
| FRAME HEIGHT | 2450mm |
| EAVE OVERHANGS | 450mm |
| EXTERNAL DOOR AND WINDOW HEAD HEIGHT | 2130mm TO LINE UP |
| INTERNAL DOOR | 2110mm |
| B.I.C DOOR | 200mm BULKHEAD |
| DOOR AND WINDOW NES | 90mm MIN UNLESS OTHERWISE NOTED |
| FRAME AND TRUSS CENTRES | 600mm |
| DOOR STUD OPENINGS | 880mm WIDE UNLESS OTHERWISE NOTED |

| | | | |
|---|--------------------------|----------|----|
| G | GROUND FLOOR MOD | 22/06/20 | MB |
| F | FOR CONSTRUCTION | 10/02/20 | GK |
| E | FOR CONSTRUCTION | 30/01/20 | MB |
| D | BUILDING CERTIFIER | 06/10/19 | GK |
| C | FOR PLAN MEETING AMENDED | 19/09/19 | GK |
| B | FOR COUNCIL | 05/08/19 | GK |
| A | FOR PLAN MEETING | 03/07/19 | GK |

PROJECT TITLE:
FIRST FLOOR ADDITION AT
23 Nield Ave, Balgowlah NSW 2093

| | | | |
|---------------------|--------------------------------|-----------------|----------|
| SCALE: | 1:100 | DATE: | 10/02/20 |
| DRAWN BY: | GK | CHECKED: | MB |
| TITLE: | PLANS, ELEVATIONS AND SECTIONS | | |
| DRAWING NO.: | 8311 DA 1 | ISSUE: | G |

ADD-STYLE HOME ADDITIONS
Upstairs & On Ground Specialists

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