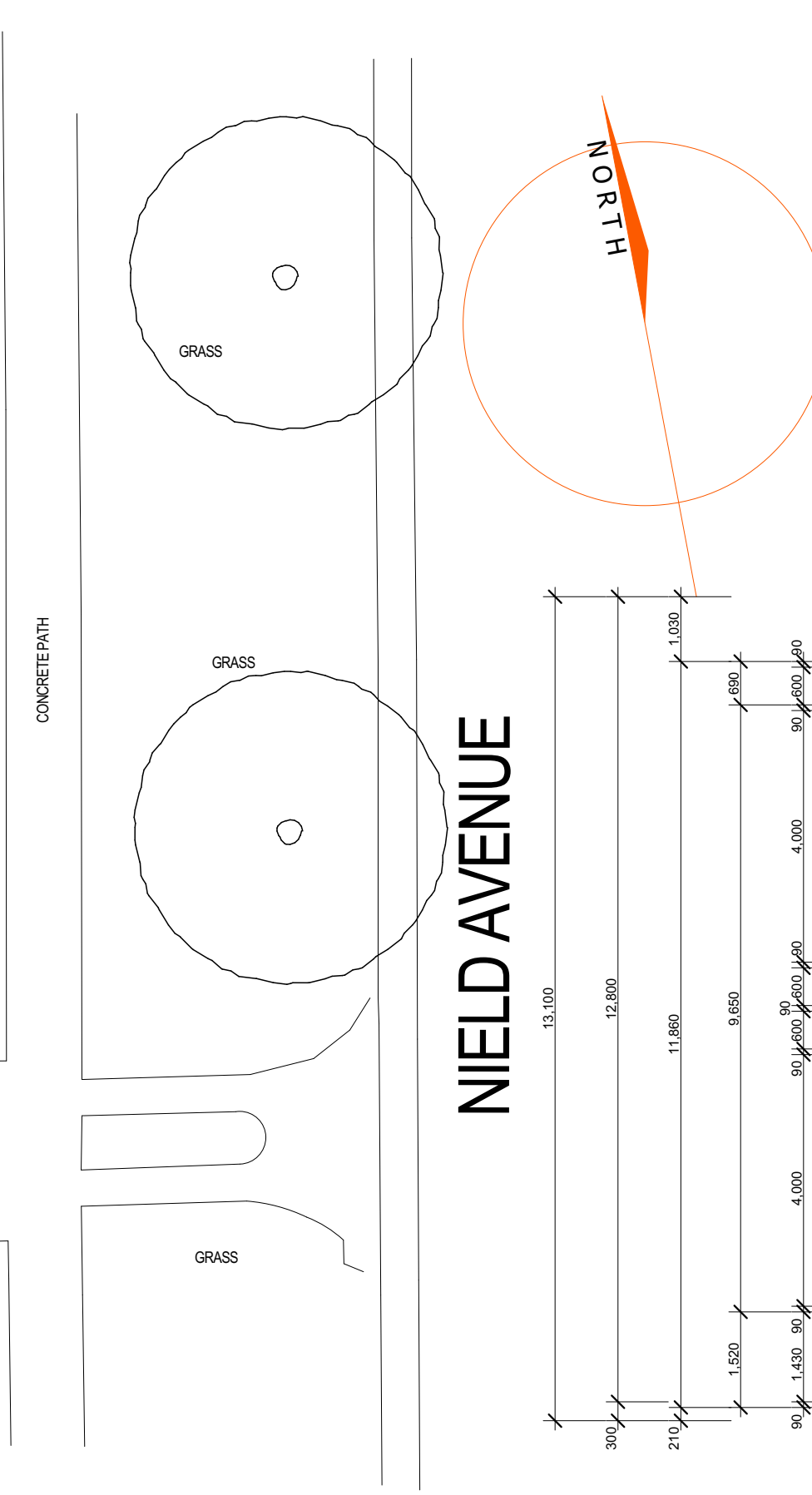


SITE & GROUND FLOOR PLAN

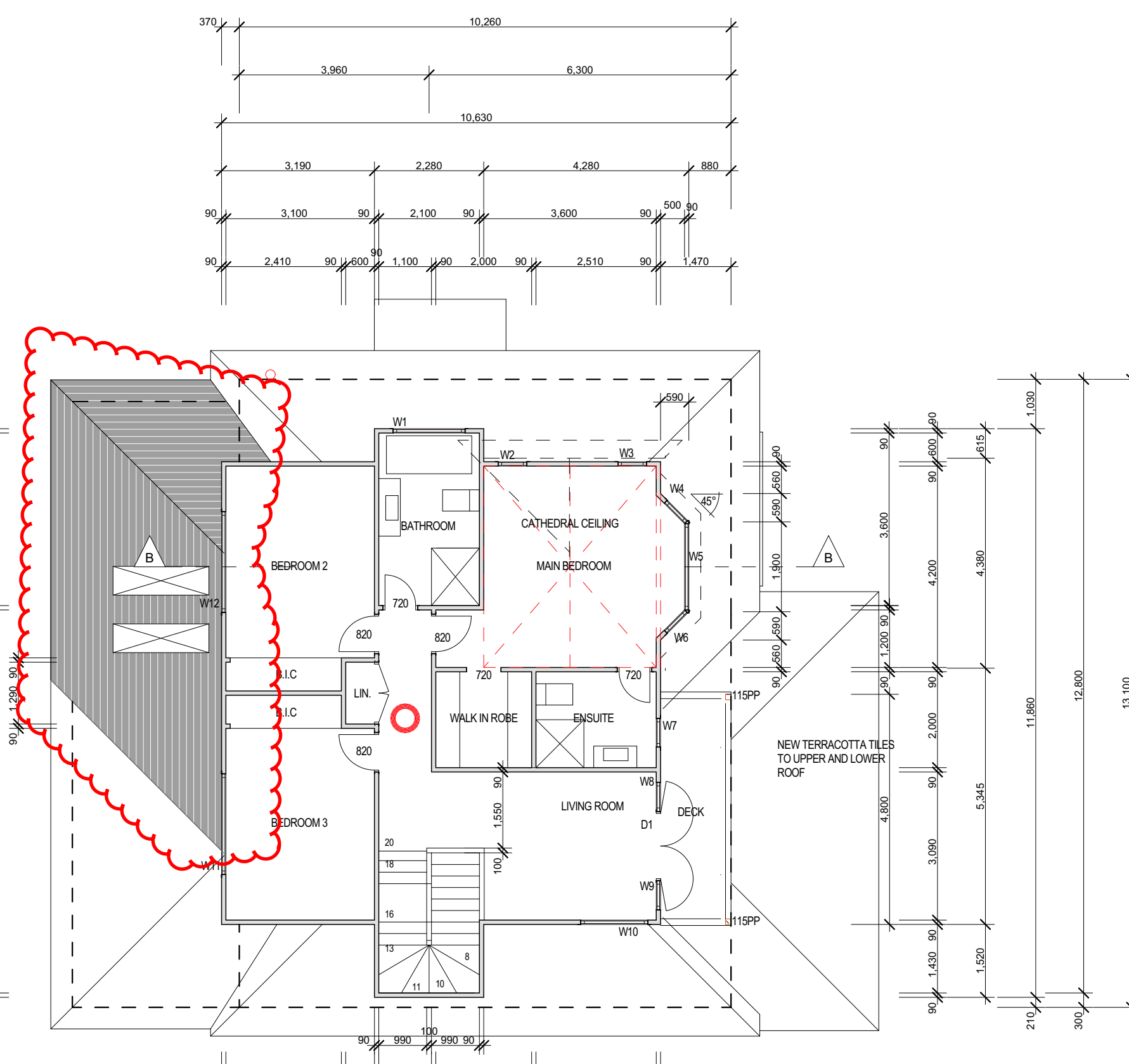


NIELD AVENUE

SMOKE ALARM
INSTALL AN INTERCONNECTED / HARDWIRED 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

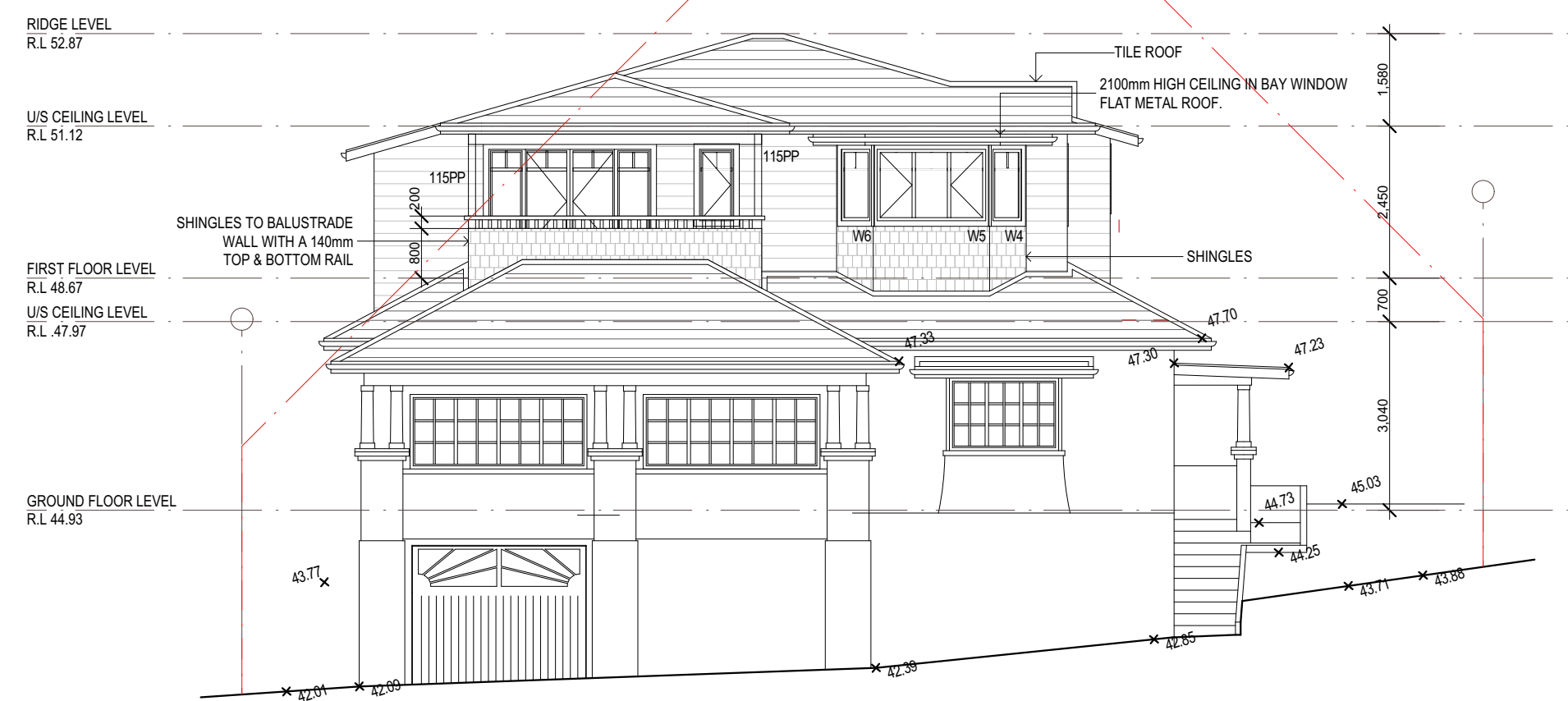
FIRST FLOOR PLAN



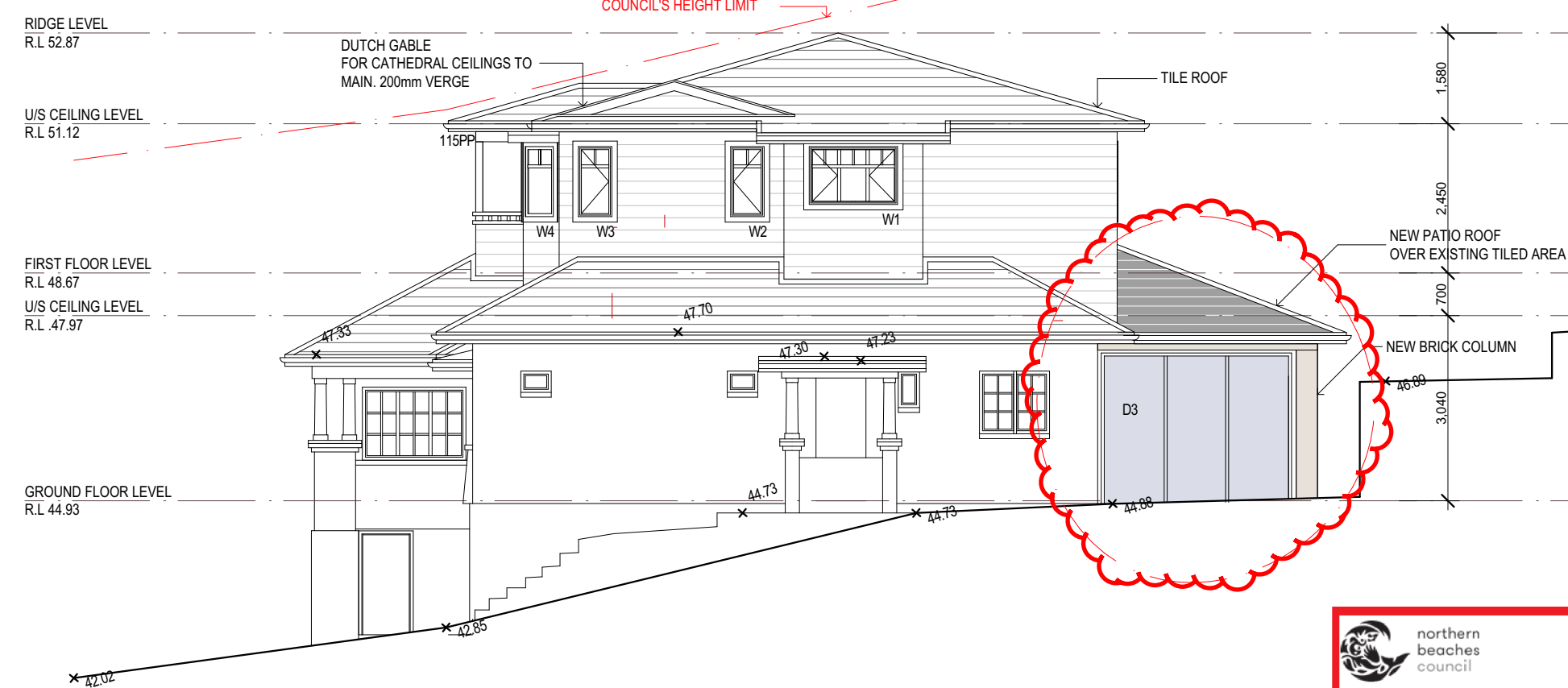
BASIX REQUIREMENTS
- 40% NEW LIGHTING TO BE FLUORESCENT, COMPACT FLUORESCENT, OR LED
- BATHRM FIXTURES TO BE 3 STAR OR GREATER WATER RATING.
- EXTERNAL WALL TO HAVE R1.70 OR GREATER INSULATION
- FLAT CEILING TO HAVE R0.45 FOIL BACKED BLANKET (100mm) OR GREATER
- RAISED CEILING TO HAVE R0.74 FOIL BACKED 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,D2,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

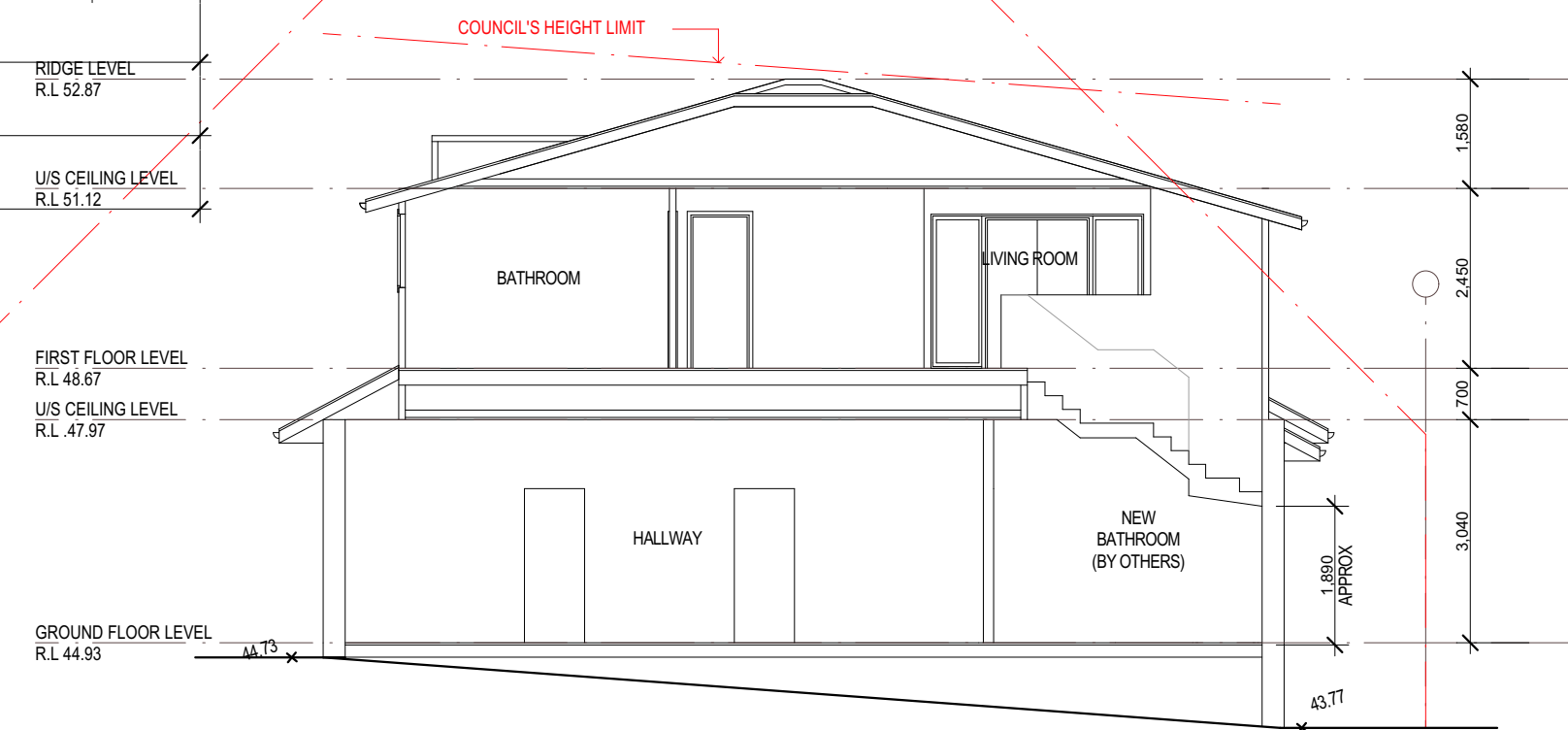
LEGEND & GENERAL NOTES	
VAR.	VARIATION
O.T.A	OWNER TO ADVISE BUILDER
90P	90 x 90 TIMBER POST
S.L.	SKY LIGHT
SHW	SHOWER ENCLOSURE
VY	VANITY UNIT
WC	TOILET SUITE (WATER CLOSET)
BIC	BUILT IN CUPBOARD
ST	STORE
COS	TO BE CHECKED ON SITE
OPT.	OPTION
OB+H	OPEN BALUSTRADE AND HANDRAIL
DP	DOWNPIPE
DRPS	DOWNPIPE 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 TIM HOODING BEFORE FINALISING FLOOR STRUCTURE	
MARKED ON PLAN TO BE STRICTLY COMPLIED WITH	



EAST ELEVATION

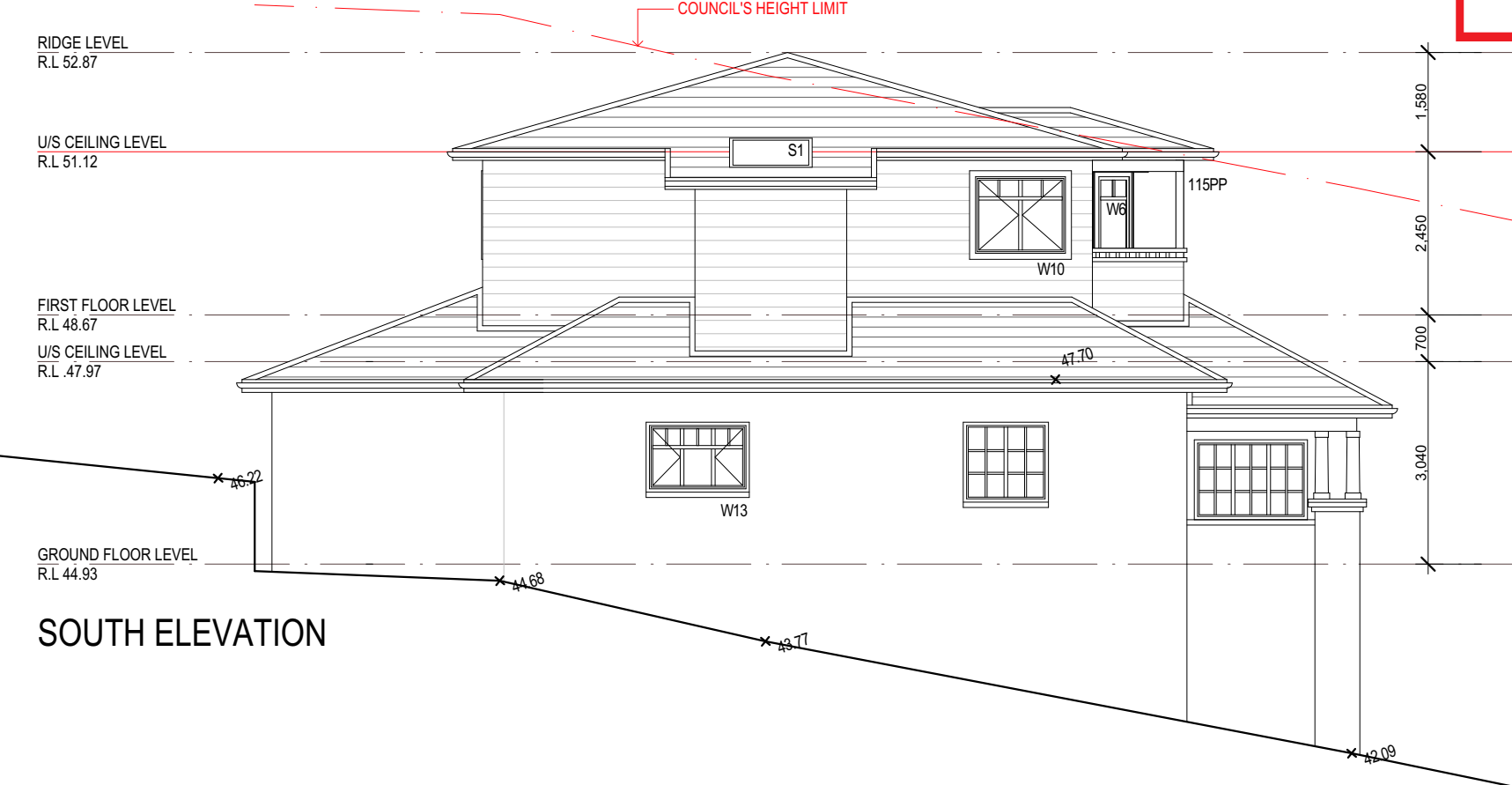


NORTH ELEVATION

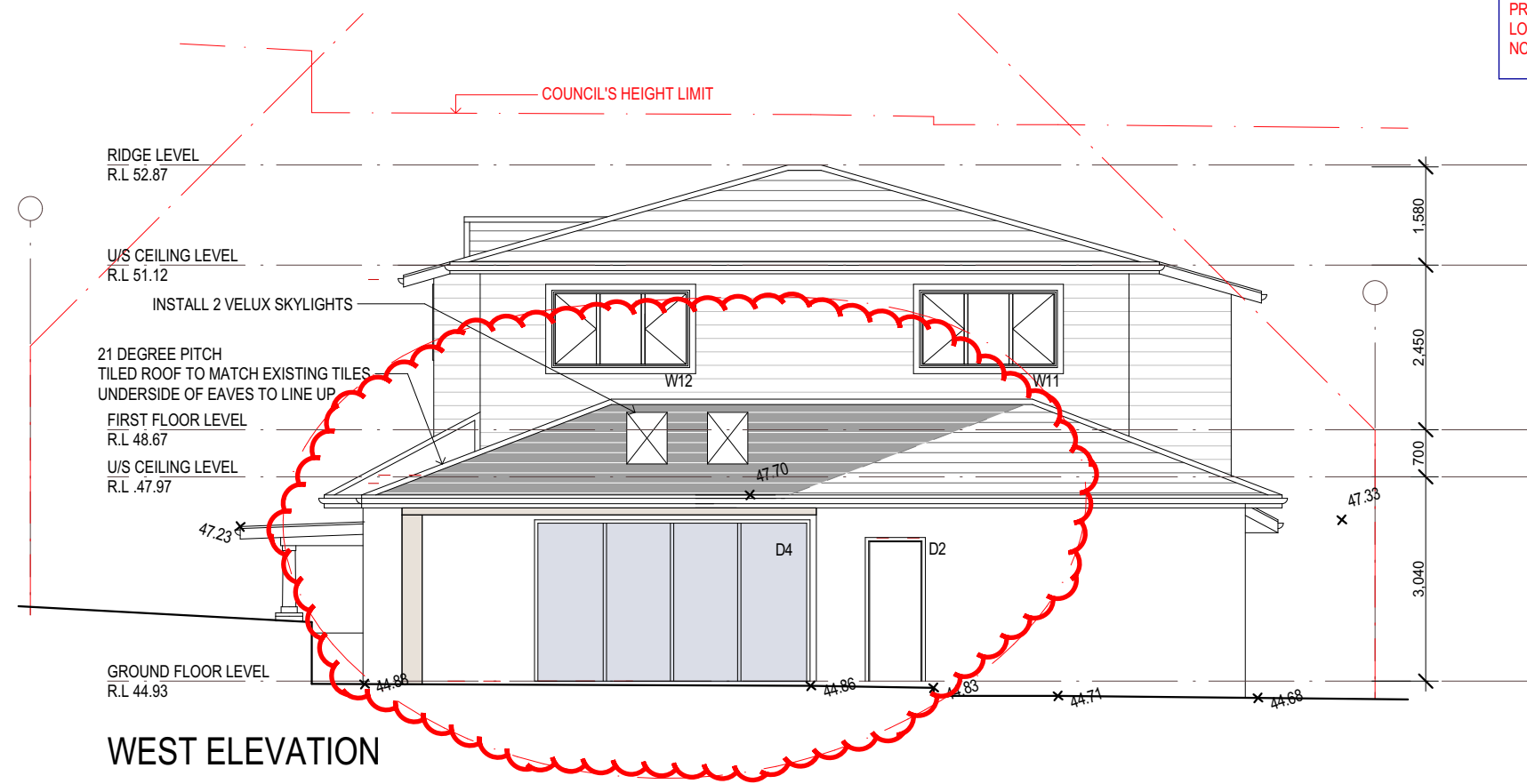


SECTION A-A

FRAMING NOTES.	
ROOF RITCH	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 NIBS	90mm MIN UNLESS OTHERWISE NOTED
FRAME AND TRUSS CENTRES	600mm
DOOR STUD OPENINGS	880mm WIDE UNLESS OTHERWISE NOTED



SOUTH ELEVATION

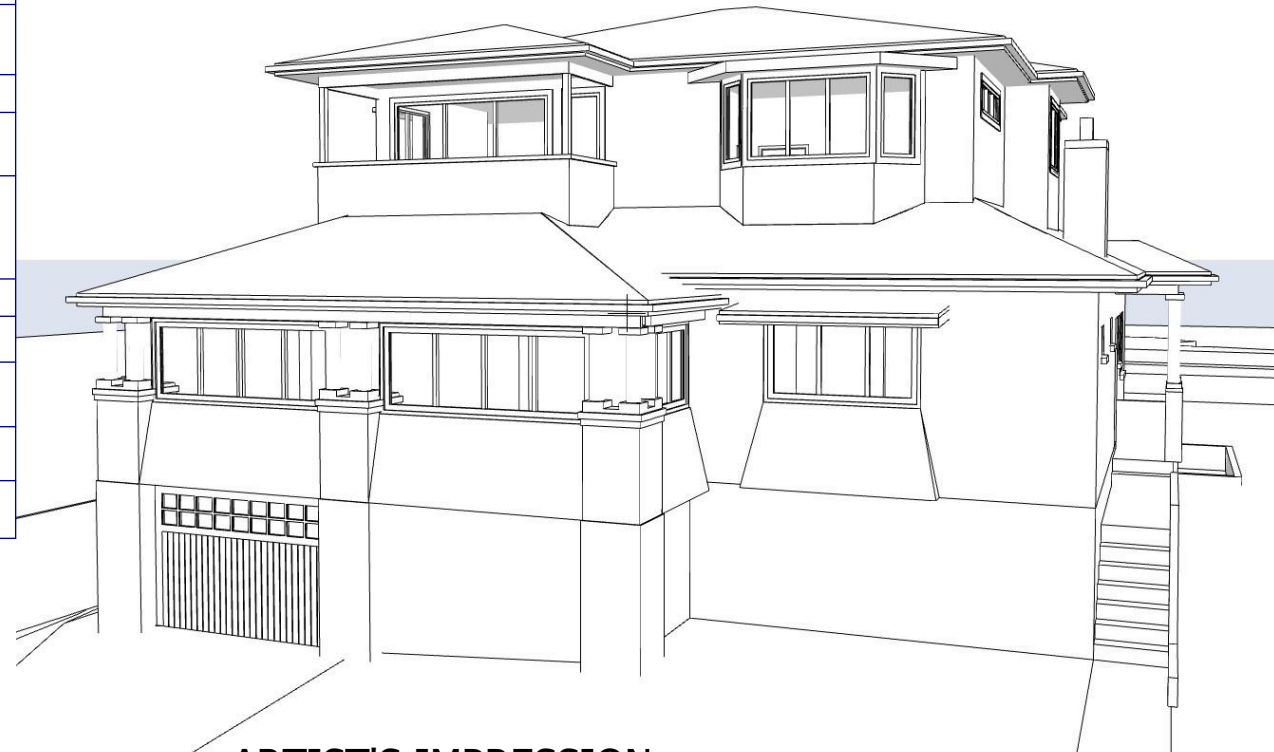


WEST ELEVATION

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 760mm 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 DETAILED 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.



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

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

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
NO. REVISION		DATE	BY
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
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MANLY VALE 2093
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