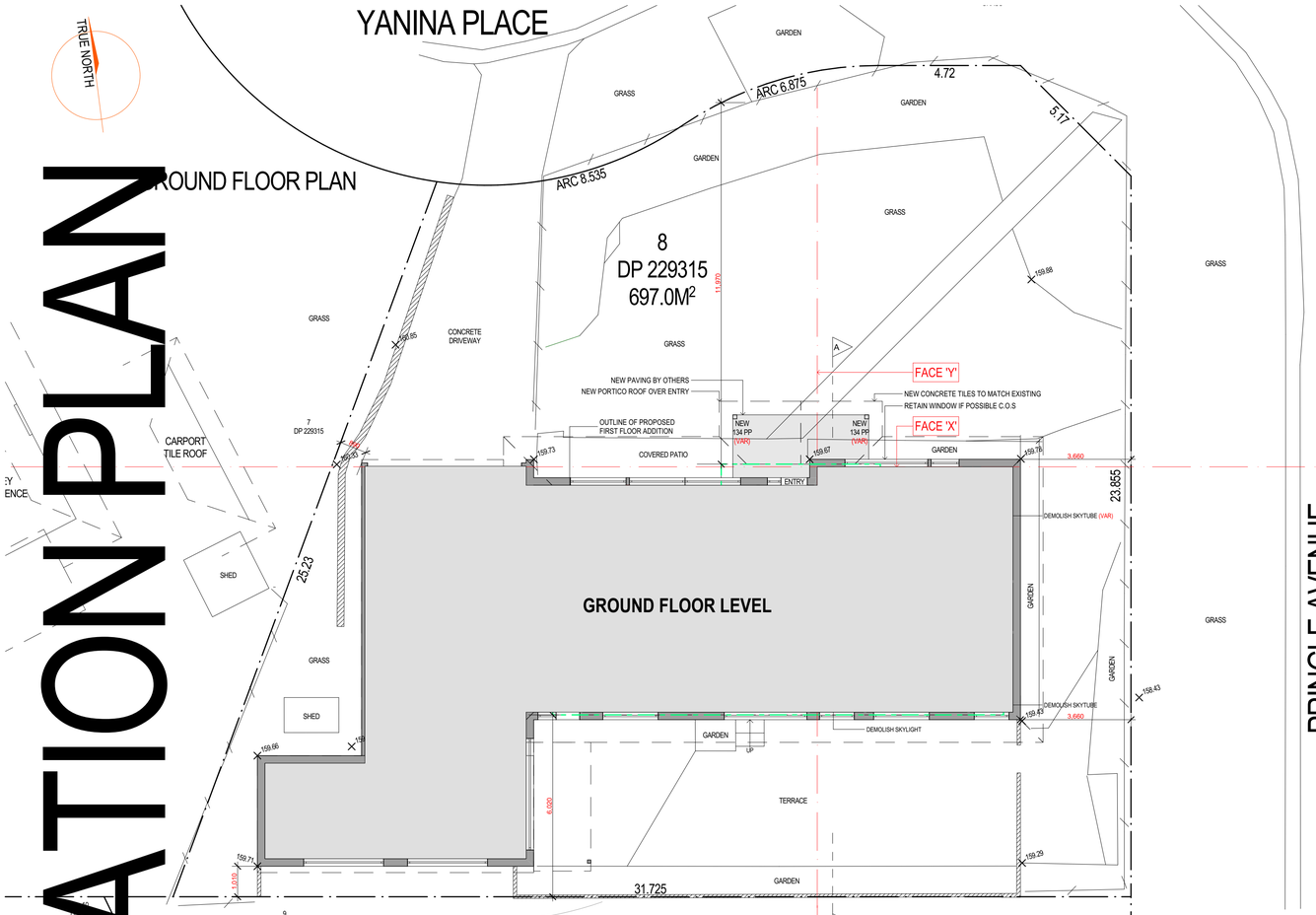
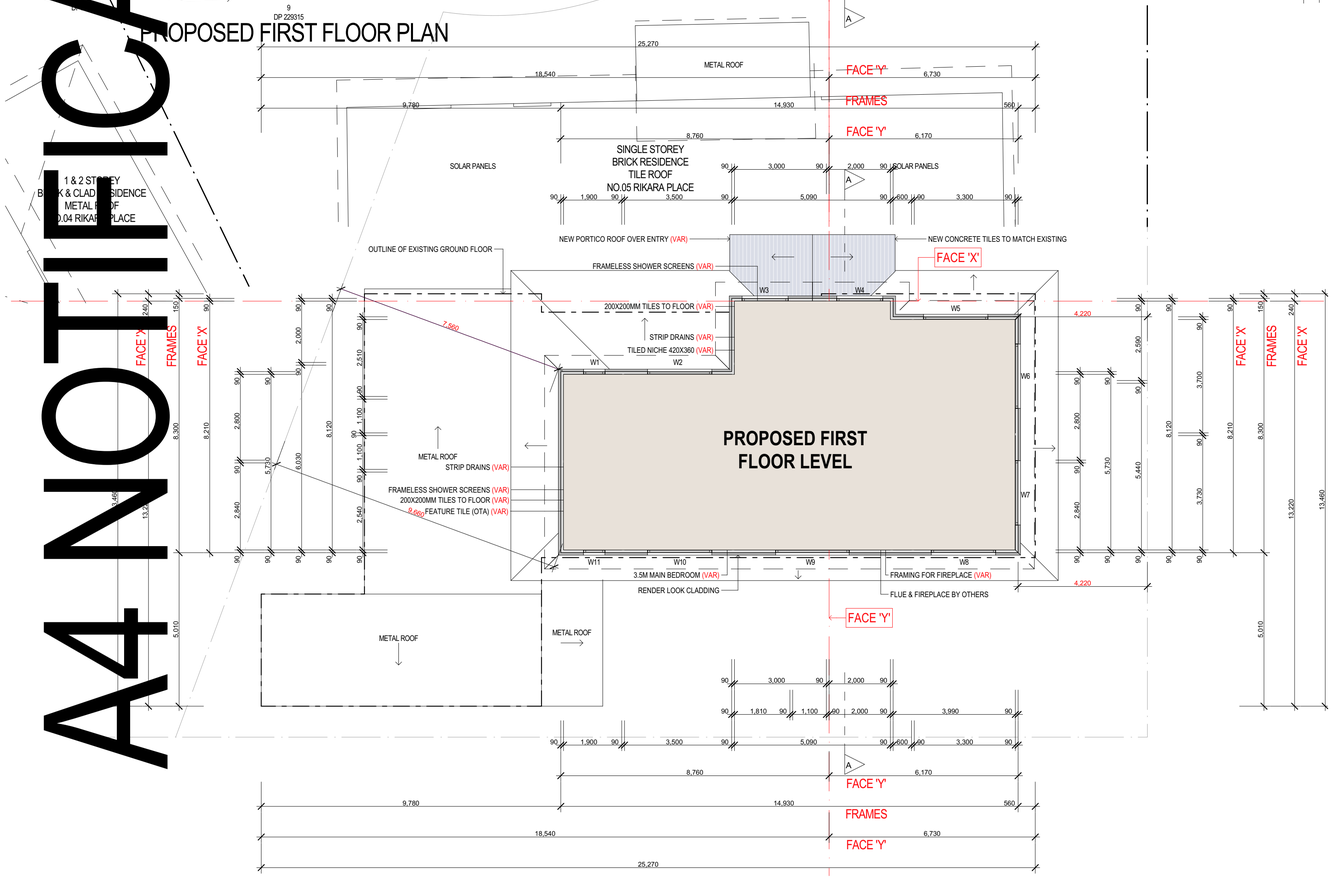
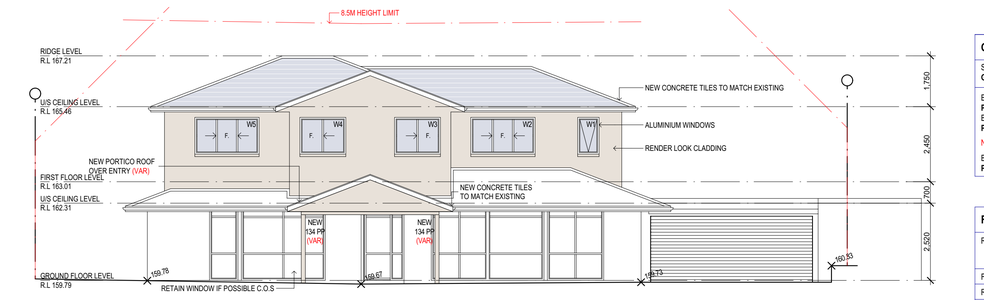
# A4 NOTIFICATION PLAN

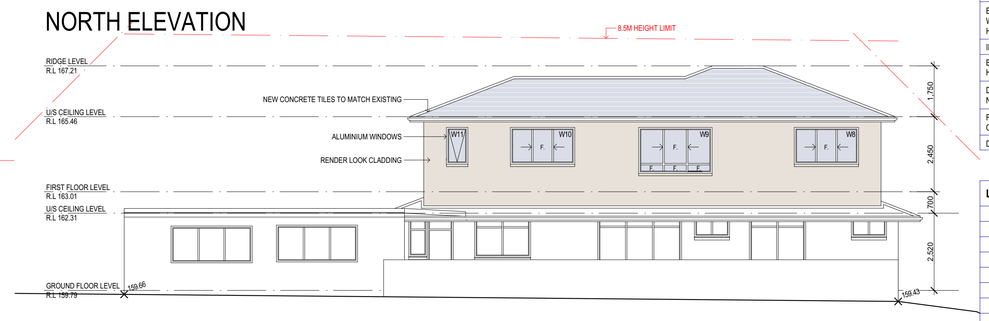



## PROPOSED FIRST FLOOR PLAN

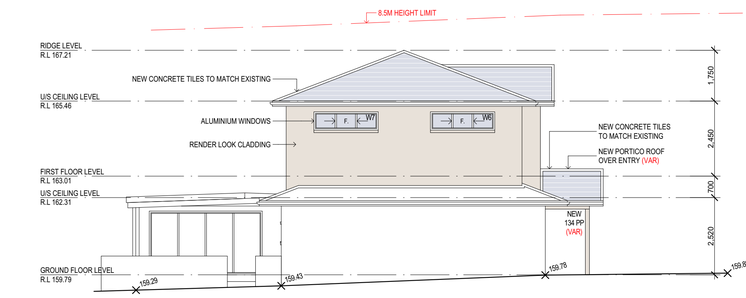


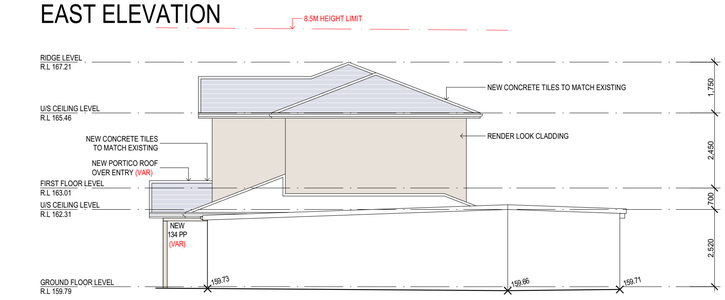

## NORTH ELEVATION



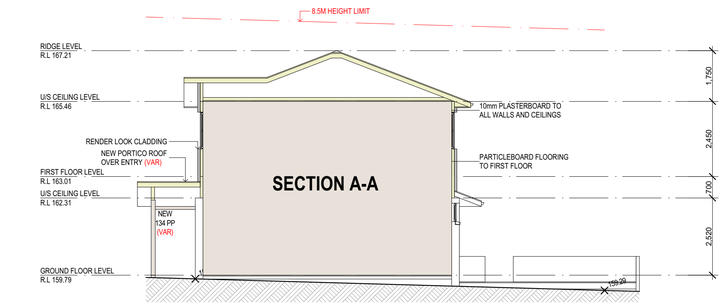

## SOUTH ELEVATION




## EAST ELEVATION




## WEST ELEVATION




## SECTION A-A

### OPEN SPACE CALCULATIONS

| | | |
|---|---|---|
| SITE AREA | 697.0 sqm | |
| **GROSS FLOOR AREA** | 297.87 sqm | |
| EXIST. IMPERVIOUS AREA | 381.1 sqm | 55% |
| **PROPOSED IMPERVIOUS AREA** | **386.0 sqm** | **45%** |
| EXIST. LANDSCAPED AREA | 315.9 sqm | 56% |
| **PROPOSED LANDSCAPED AREA** | **308.3 sqm** | **44%** |

NO CHANGE TO EXISTING FOOTPRINT

| | | |
|---|---|---|
| EXIST FLOOR SPACE | 196.7 sqm | 0.28 : 1 |
| **PROPOSED FLOOR SPACE** | **297.87 sqm** | **0.43 : 1** |

### FRAMING NOTES.

| | |
|---|---|
| ROOF PITCH | NEW: 21° EXISTING 21° TO BE CHECKED |
| FRAME HEIGHT | 2450mm |
| ROOFING | CONCRETE TILE |
| EAVE OVERHANGS | 530mm |
| EXTERNAL DOOR AND WINDOW HEAD HEIGHT TO LINE UP | 2130mm TO LINE UP |
| INTERNAL DOOR | 2110mm |
| B.I.C DOOR OPENING HEAD HEIGHT | 2210mm TO LINE UP |
| DOOR AND WINDOW NIBS | 90mm MIN UNLESS OTHERWISE NOTED |
| FRAME AND TRUSS CENTRES | 600mm |
| DOOR STUD | 880mm WIDE UNLESS |

### LEGEND & GENERAL NOTES

| | |
|---|---|
| (VAR) | VARIATION |
| O.T.A | OWNER TO ADVISE BUILDER |
| B.O | BY OTHERS |
| 134PP | 134 x 134 PRIMED POST |
| S.L. | SKY LIGHT |
| SHW | SHOWER ENCLOSURE |
| V. | VANITY UNIT |
| W / C | TOILET SUITE (WATER CLOSET) |
| B I C | BUILT IN CUPBOARD |
| ST. | STORE |
| C.O.S | TO BE CHECKED ON SITE |
| OPT. # | OPTION |
| OB+H | OPEN BALUSTRADE AND HANDRAIL |
| DP | DOWNPIPE |
| DP&S | DOWNPIPE AND SPREADER |

**ALL DIMENSIONS ARE SUBJECT TO AMENDMENT AFTER A CHECK MEASURE ON SITE.**

**SUBCONTRACTORS TO ENSURE THAT ALL CONSTRUCTION LEVELS MARKED ON PLAN TO BE STRICTLY COMPLYING WITH CC / CDC**

**SUBCONTRACTORS TO CONFIRM DA LEVEL IS IN COMPLIANCE WITH PROJECT MANAGER BEFORE FINALISING FLOOR STRUCTURE**

### VARIATIONS

- 240MM BULKHEAD
- 3.5M MAIN BEDROOM
- FRAMELESS SHOWER SCREEN
- STRIP DRAINS
-200X200MM TILES TO FLOOR
-FEATURE TILE TO SUITE O.T.A
-FRAMING FOR FIREPLACE
- FLUE & FIREPLACE BY OTHERS
-TASMANIAN OAK RISER
-TASMANIAN OAK HANDRAIL
-PORTICO ENTRY & ROOF
-134PP TO PORTICO ROOF
-AIR-CON ROUGH IN
-DEMOLISH SKY TUBE

### BASIX REQUIREMENTS

40% NEW LIGHTING TO BE FLUORESCENT, COMPACT FLUORESCENT, OR LED.

BATHROOM FIXTURES TO BE 3 STAR OR GREATER WATER RATING.

EXTERNAL WALL TO HAVE R1.70 OR GREATER INSULATION.

FLAT CEILING, PITCHED ROOF TO HAVE R0.45 OR GREATER, FOIL BACKED BLANKET (100mm).

ALL WINDOWS TO HAVE IMPROVED ALUMINIUM WINDOWS

W1,W8,W9,W10 AND W11 TO HAVE U-VALUE NO GREATER THAN 6.44 AND SHGC OF 0.75

W2,W3,W4,W5,W6 W7 TO HAVE U-VALUE NO GREATER THAN 4.48 AND SHGC OF 0.46

## ARTIST'S IMPRESSION

FOR ILLUSTRATION PURPOSES ONLY, NOT TO BE READ AS A WORKING DRAWING

I CERTIFY THAT WORK COMPLETED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS WILL COMPLY WITH THE REGULATIONS REFERRED TO IN SECTION 81A(5) OF THE ENVIRONMENT PLANNING & ASSESSMENT ACT 1979

| | | |
|---|---|---|
| JOB REVIEW 2 | EMAIL DATE | 00/00/00 |
| JOB REVIEW 1 | EMAIL DATE | 00/00/00 |

| NO. | REVISION | DATE | BY |
|---|---|---|---|
| B | For Council | 10/05/23 | TH |
| A | For review | 23/03/23 | TH |

**PROJECT TITLE.**

Proposed Additions at:
1 YANINA PLACE, FRENCHS FOREST
NSW 2086

| | |
|---|---|
| DRAWN BY: TH | CHECKED BY CW |
| SCALE: 1:100 | |

| | |
|---|---|
| TITLE: PLANS, ELEVATIONS AND SECTIONS | |
| DRAWING NO. 2509 DA 1 | ISSUE B |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