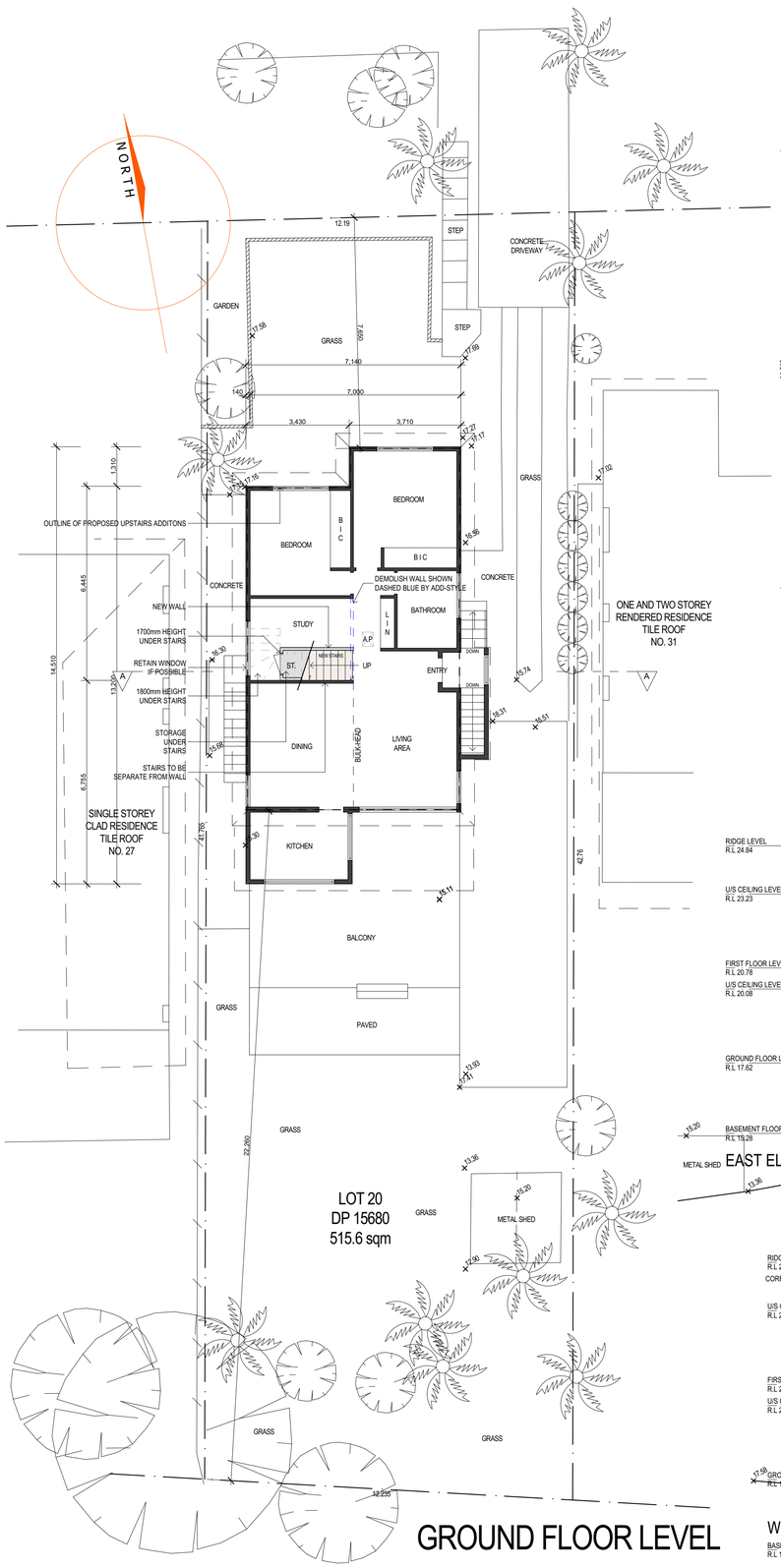
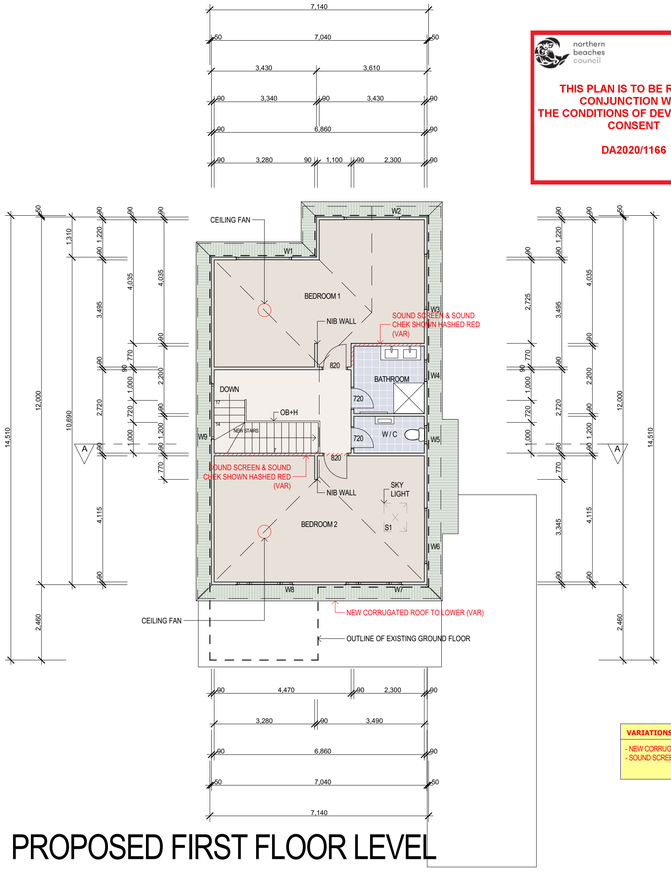
LAKEVIEW PARADE



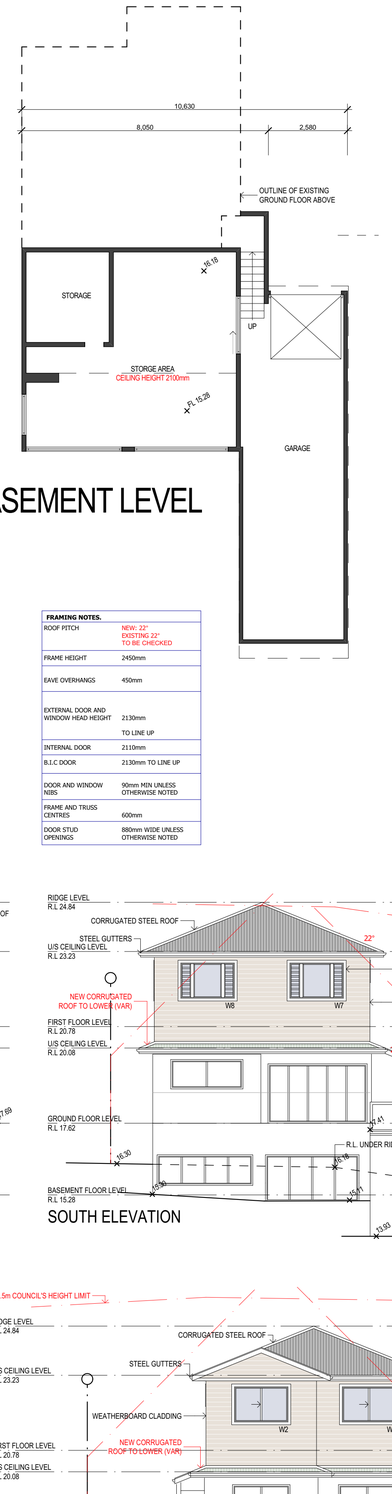
GROUND FLOOR LEVEL



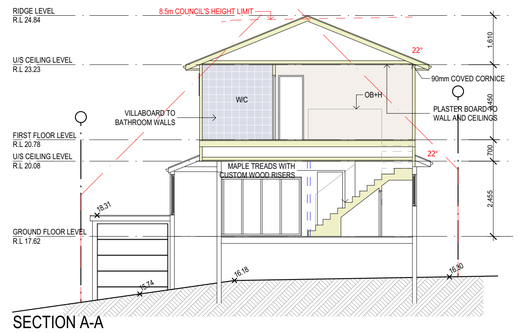
PROPOSED FIRST FLOOR LEVEL

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

DA2020/1166



BASEMENT LEVEL



SECTION A-A

OPEN SPACE CALCULATIONS

SITE AREA	515.6 sqm	
GROSS FLOOR AREA	203.8 sqm	
EXIST. IMPERVIOUS AREA	262.9 sqm	51%
PROPOSED IMPERVIOUS AREA	262.9 sqm	51%
EXIST. LANDSCAPED AREA	252.7 sqm	49%
PROPOSED LANDSCAPED AREA	252.7 sqm	49%

NO CHANGE TO EXISTING FOOTPRINT OR LANDSCAPE

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 R1.70 OR GREATER INSULATION
- FLAT CEILING, PITCHED ROOF TO HAVE R0.45 OR GREATER, FOIL BACKED BLANKET (100mm)
- SKYLIGHT S1 TO HAVE NO GREATER U-VALUE OF 6.21 AND SOLAR HEAT GAIN COEFFICIENT OF 0.808
- IMPROVED ALUMINUM WINDOWS
- W3,W4,W6 AND W9 TO HAVE PYRO LOW-E GLASS (NO GREATER THAN U-VALUE OF 4,48 AND SHGC OF 0.46)

LEGEND & GENERAL NOTES

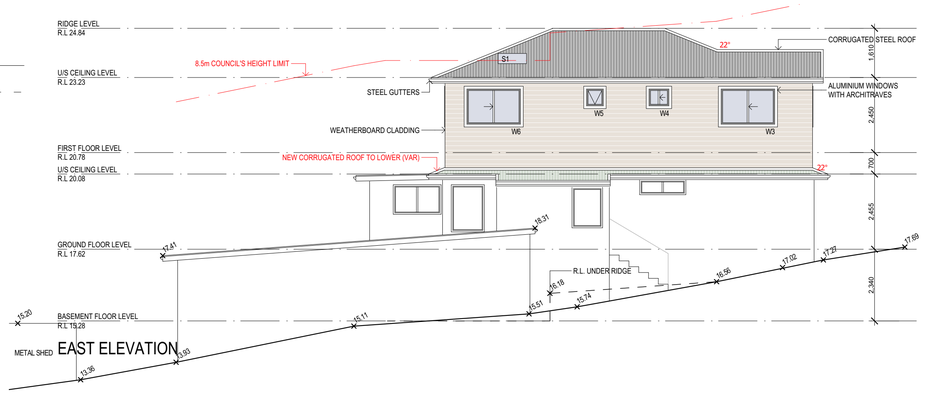
VAR.	VARIATION
O.T.A	OWNER TO ADVISE BUILDER
90P	90 x 90 TIMBER POST
S.L.	SKY LIGHT
SHW	SHOWER ENCLOSURE
V	VANITY UNIT
WC	TOILET SUITE (WATER CLOSET)
BIC	BUILT IN CUPBOARD
ST	STORE
COS	TO BE CHECKED ON SITE
OPT.	OPTION
OB+H	OPEN BALUSTRADE AND HANDRAIL
DP	DOWNPIPE
DP&S	DOWNPIPE AND SPREADER
NOTE 1	**ALL DIMENSIONS ARE SUBJECT TO AMENDMENT AFTER A CHECK MEASURE ON SITE.**
CONSTRUCTION LEVELS SUBCONTRACTOR TO ENSURE THAT ALL CONSTRUCTION LEVELS MARKED ON PLAN TO BE STRICTLY COMPLIED WITH	**SUBCONTRACTOR TO CONFIRM DA LEVELS COMPLIANCE WITH TIM HOOKINS BEFORE FINALISING FLOOR STRUCTURE**

VARIATIONS

- NEW CORRUGATED ROOF TO LOWER
- SOUND SCREEN & SOUND CHEK

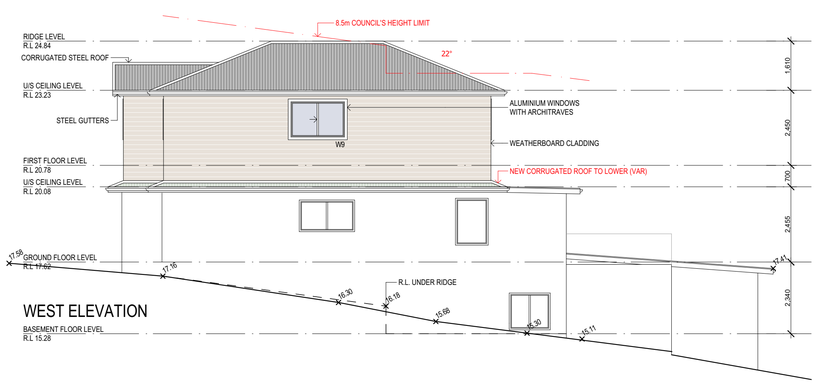
FRAMING NOTES.

ROOF PITCH	NEW: 22° EXISTING 22° TO BE CHECKED
FRAME HEIGHT	2450mm
EAVE OVERHANGS	450mm
EXTERNAL DOOR AND WINDOW HEAD HEIGHT	2130mm TO LINE UP
INTERNAL DOOR	2110mm
B.I.C DOOR	2130mm TO LINE UP
DOOR AND WINDOW NIBS	90mm MIN UNLESS OTHERWISE NOTED
FRAME AND TRUSS CENTRES	600mm
DOOR STUD OPENINGS	880mm WIDE UNLESS OTHERWISE NOTED



EAST ELEVATION

SOUTH ELEVATION



WEST ELEVATION

NORTH ELEVATION



ARTIST'S IMPRESSION

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

NO.	REVISION	DATE	BY
B	FOR COUNCIL amended	30/09/20	GK
B	FOR COUNCIL	14/09/20	GK
A	FOR PLAN MEETING	24/08/20	GK

PROJECT TITLE.

FIRST FLOOR ADDITION AT

29 Lakeview Parade Warriewood 2102

SCALE: 1:100 **DATE:** 30/09/20

DRAWN BY: GK **CHECKED:** CW

TITLE: PLANS, ELEVATIONS AND SECTIONS

DRAWING NO. 0146 DA 1 **ISSUE** B

ADD-STYLE HOME ADDITIONS
Upstairs & On Ground Specialists
ADD-STYLE HOME ADDITIONS
5/319 CONDAMINE STREET
MANLY VALE 2093
PHONE: (02) 9907 9055
EMAIL: info@addstyle.com.au