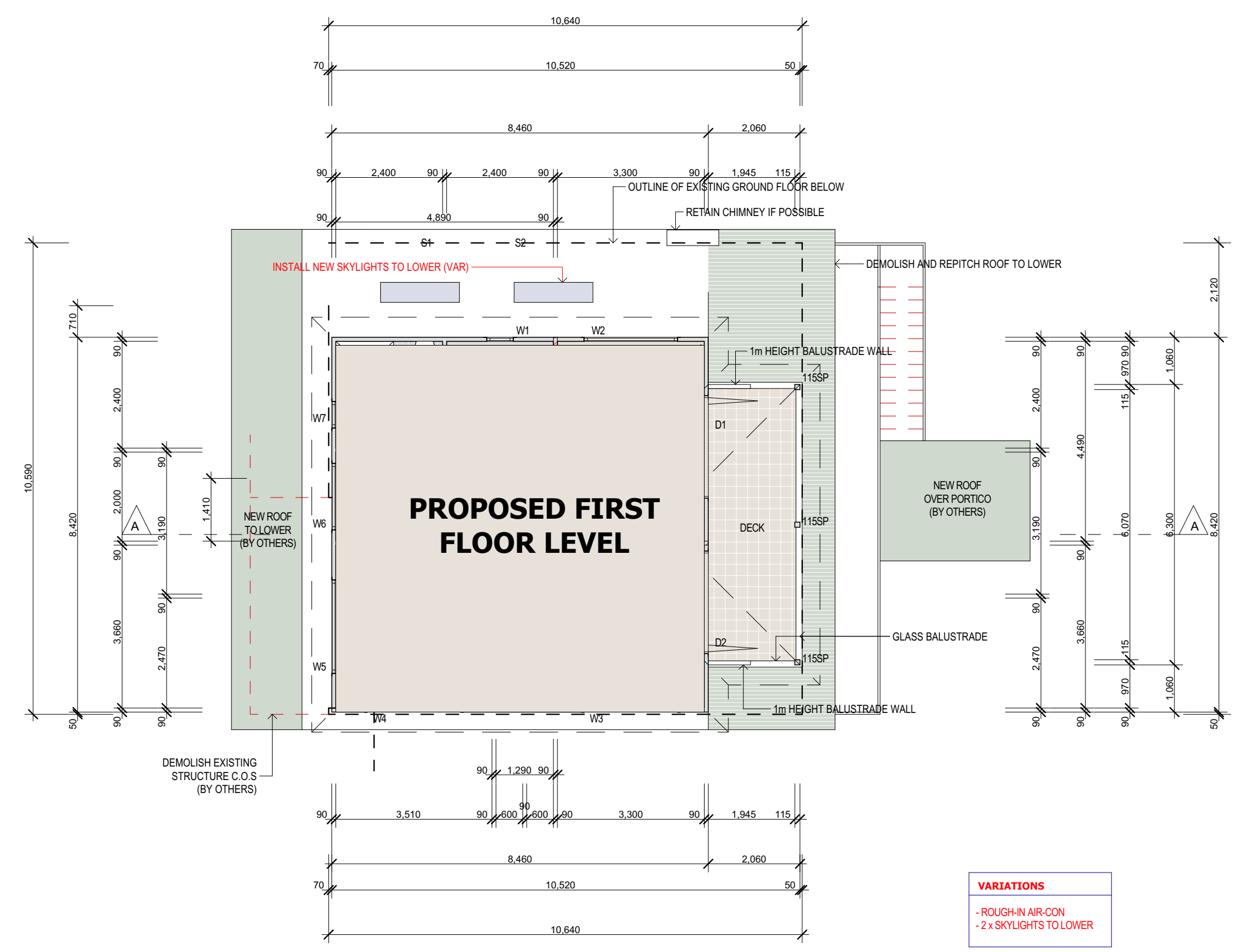
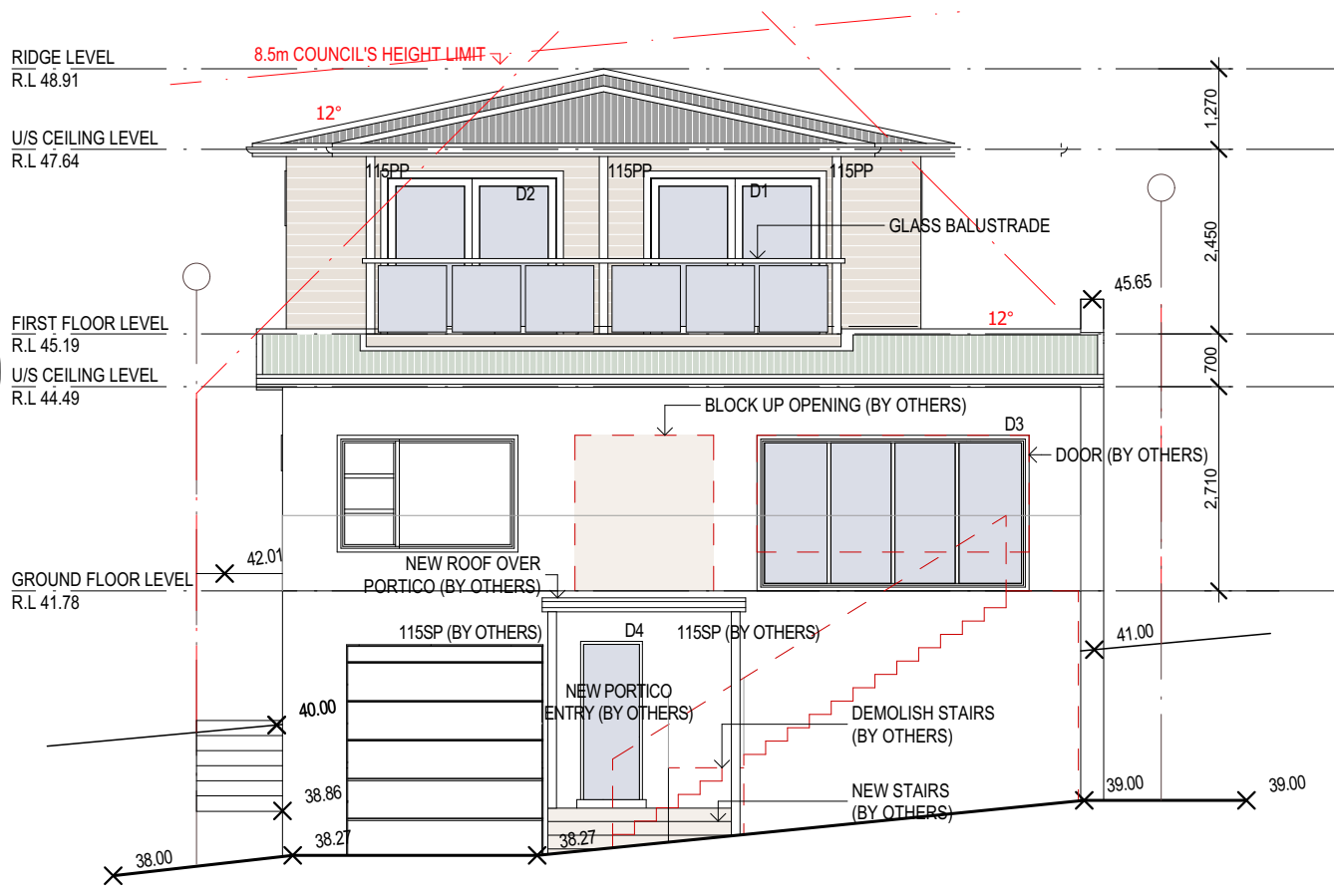


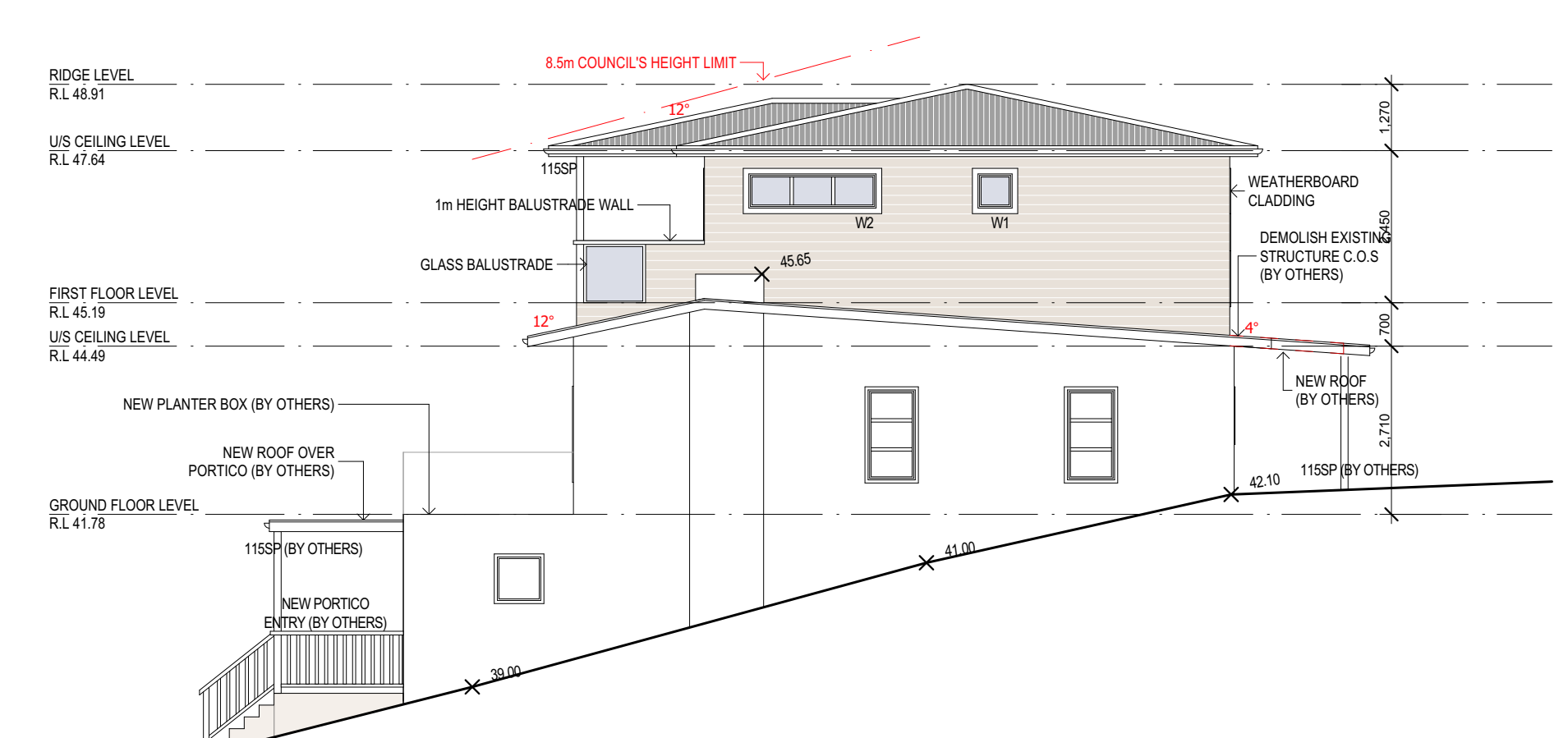
GROUND FLOOR LEVEL



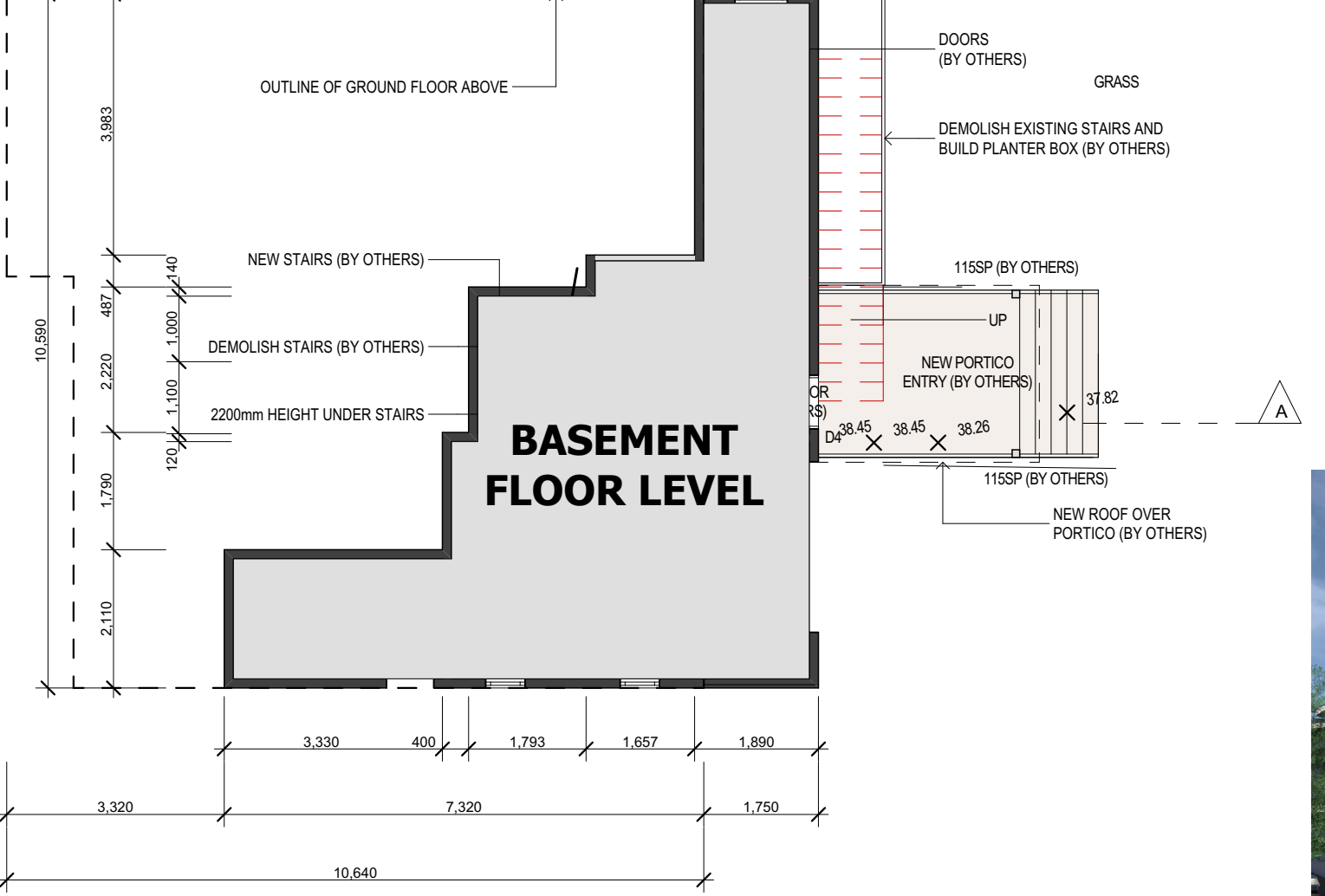
PROPOSED FIRST FLOOR LEVEL



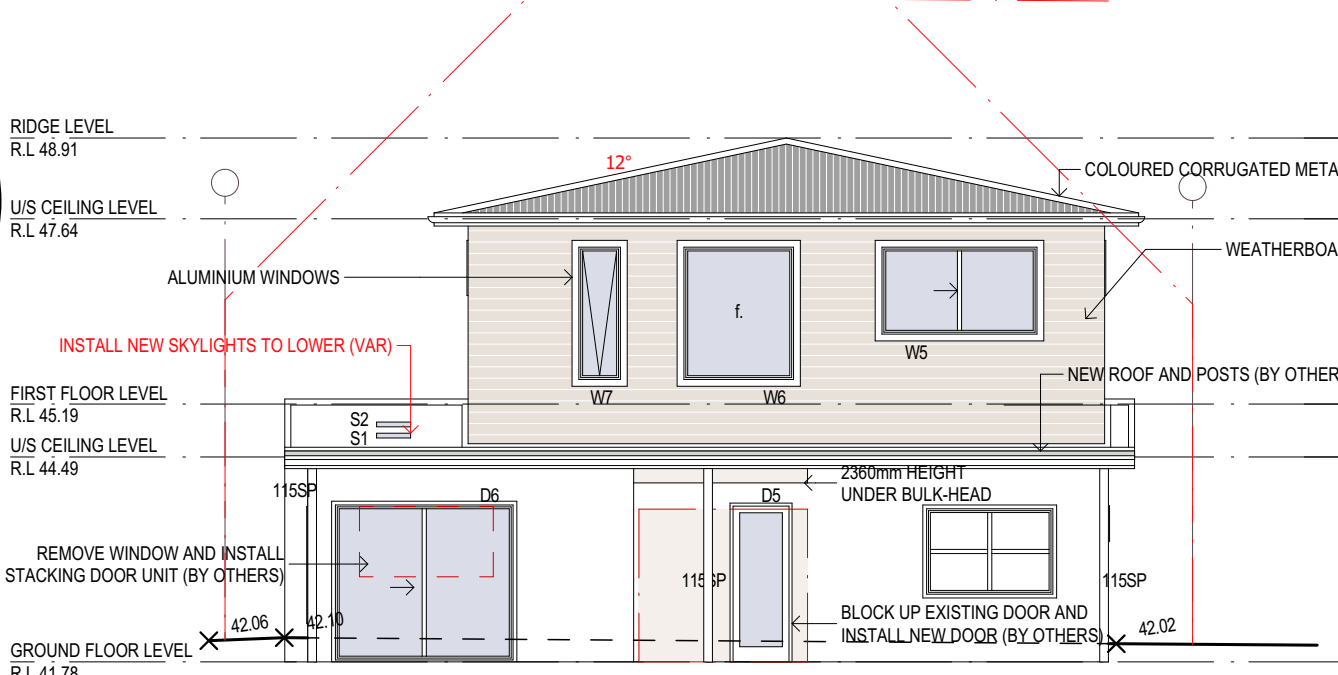
EAST ELEVATION



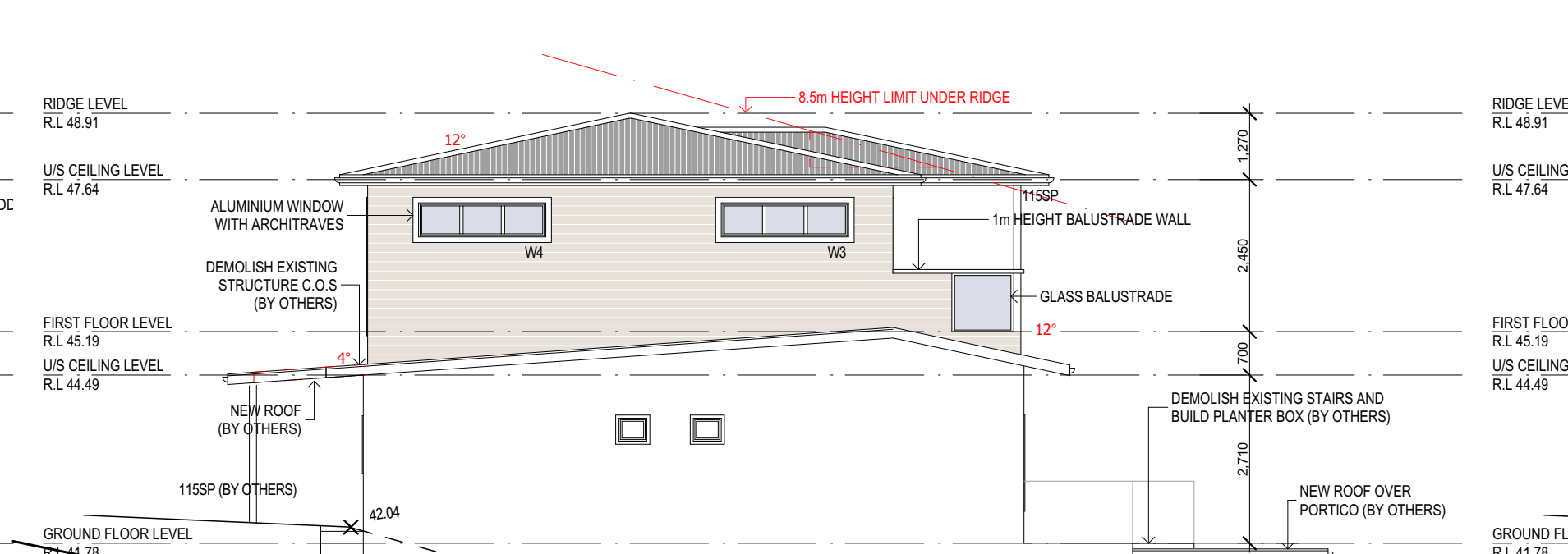
NORTH ELEVATION



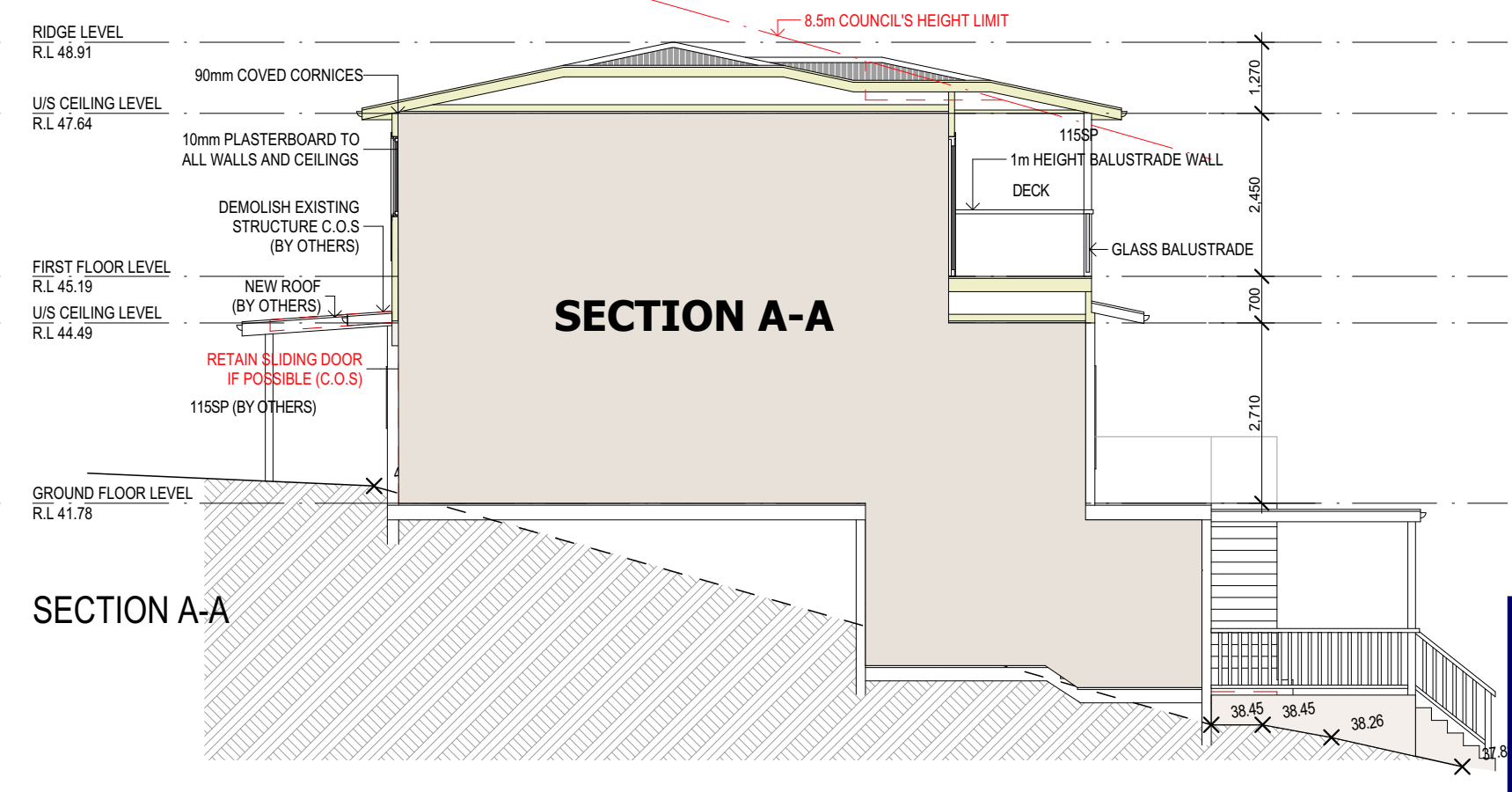
BASEMENT LEVEL



WEST ELEVATION



SOUTH ELEVATION



SECTION A-A



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

FRAMING NOTES.	
ROOF PITCH	NEW: 12° EXISTING: 4° TO BE CHECKED
FRAME HEIGHT	2450mm
EAVE OVERHANGS	450mm
EXTERNAL DOOR AND WINDOW HEAD HEIGHT	2130mm
INTERNAL DOOR	2110mm
B.L.C DOOR	2130mm TO LINE UP
DOOR AND WINDOW MIBS	90mm MIN UNLESS OTHERWISE NOTED
FRAME AND TRUSS CENTRES	600mm
DOOR STUD OPENINGS	880mm WIDE UNLESS OTHERWISE NOTED

OPEN SPACE CALCULATIONS	
SITE AREA	468.2 sqm
GROSS FLOOR AREA	192.3 sqm
EXIST. IMPERVIOUS AREA	326.3 sqm 66%
PROPOSED IMPERVIOUS AREA	325.1 sqm 69%
EXIST. LANDSCAPED AREA	129.9 sqm 34%
PROPOSED LANDSCAPED AREA	143.1 sqm 31%
EXIST FLOOR SPACE	124.1 sqm 0.27:1
PROPOSED FLOOR SPACE	192.3 sqm 0.41:1

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 TO HAVE R0.45 FOIL BACKED BLANKET (100mm) OR GREATER.	
- RAKED CEILING TO HAVE R0.74 FOIL BACKED BLANKET (100mm) OR GREATER.	
- SKYLIGHT S1 AND S2 TO HAVE NO GREATER U-VALUE OF 4.3 AND SOLAR HEAT GAIN COEFFICIENT OF 0.5	
- IMPROVED ALUMINIUM WINDOWS	
- W5, W6 AND W7 TO HAVE PYRO LOW-E GLASS	

LEGEND & GENERAL NOTES	
VAR.	VARIATION
G.T.A	OWNER TO ADVISE BUILDER
I15SP	115 x 115 STEEL POST
S1L	SKY LIGHT
SHW	SHOWER ENCLOSURE
V	VANITY UNIT
WC	TOILET SUITE (WATER CLOSET)
BIC	BUILT IN CUPBOARD
ST	STONE
CDS	TO BE CHECKED ON SITE
OPT.	OPTION
OB+H	OPEN BALUSTRADE AND HANDRAIL
DP	DOWNPIPE
DNPS	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 CONFORM DA LEVELS COMPLIANCE WITH TMH BOOKINGS BEFORE FINALISING FLOOR STRUCTURE

B	FOR COUNCIL	07/05/20	GK
A	FOR PLAN MEETING	18/04/20	GK
NO.	REVISION	DATE	BY
1	SCALE: 1:100	DATE: 07/05/20	
DRAWN BY:	GK	CHECKED:	CV
TITLE: PLANS, ELEVATIONS AND SECTIONS			
DRAWING NO.	9274 DA 1	ISSUE	B

**PROJECT TITLE.**  
FIRST FLOOR ADDITION AT  
52 Smith Ave Allambie Heights NSW  
2100