

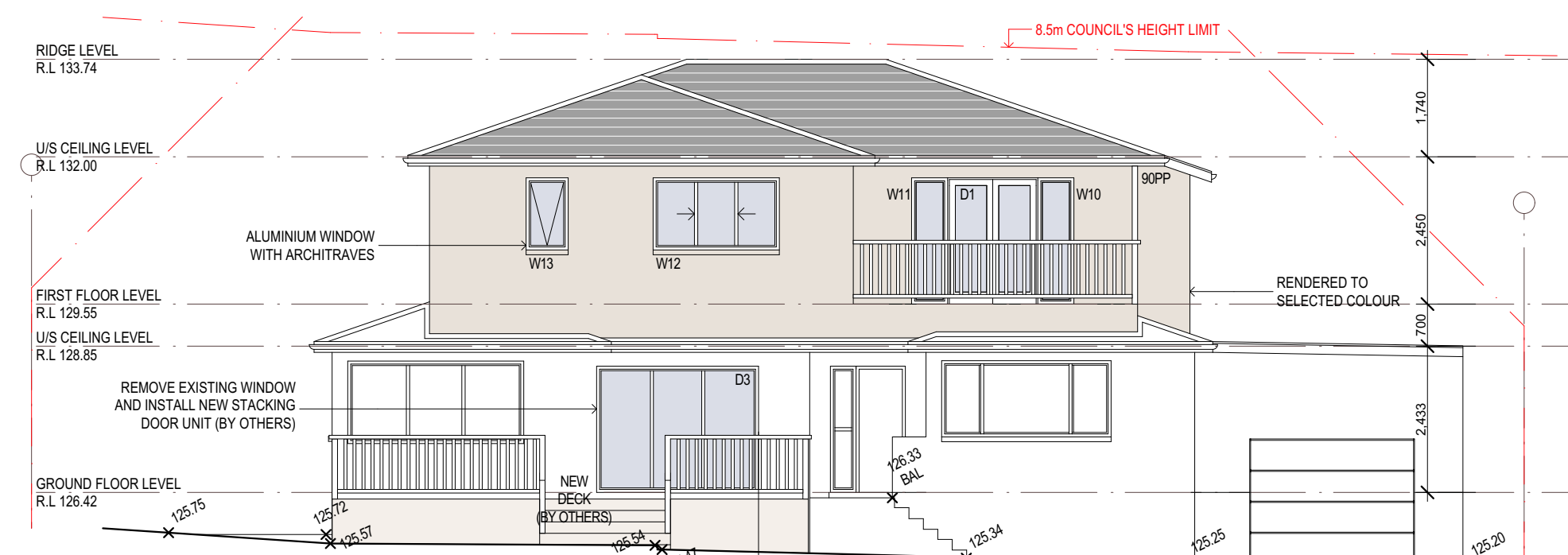
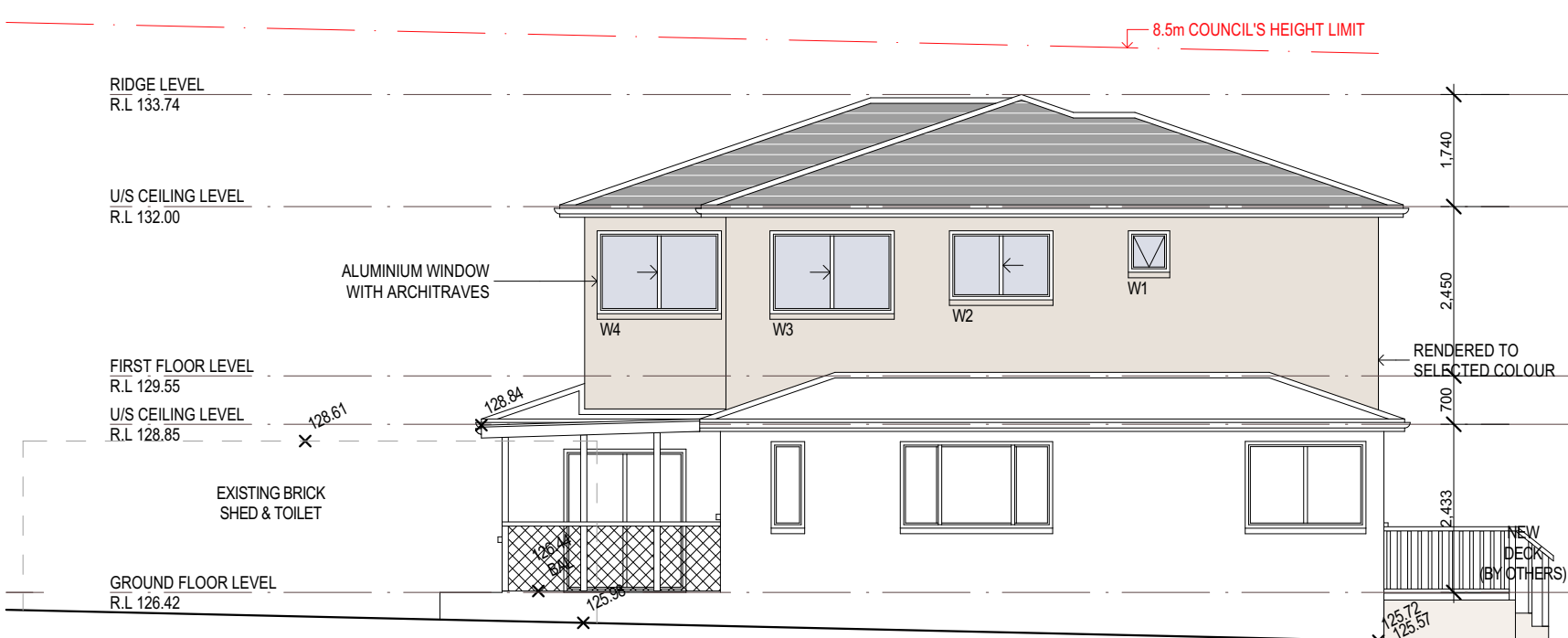
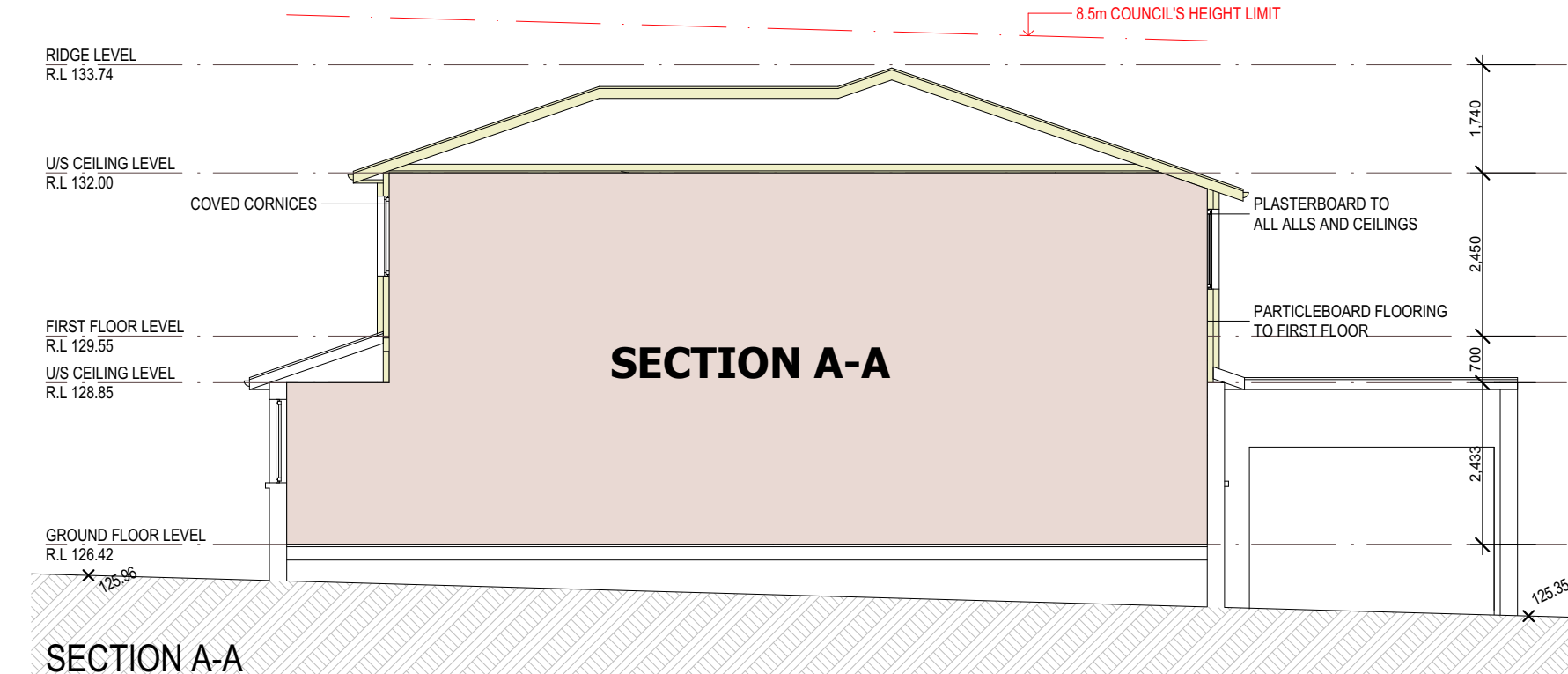
SINGLE STOREY
BRICK UNITS
NO. 03

LEGEND & GENERAL NOTES	
VAR.	VARIATION
O.T.A	OWNER TO ADVISE BUILDER
SOP	50 x 90 TIMBER POST
S.L.	SKY LIGHT
SHW	SHOWER ENCLOSURE
V	VANITY UNIT
WC	TOILET SUITE (WATER CLOSET)
BIC	BUILT IN CLIPBOARD
ST	STONE
COS	TO BE CHECKED ON SITE
OPT.	OPTION
OB+H	OPEN BALUSTRADE AND HANDRAIL
DP	DOWNPIPE
DPMS	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 HOODS BEFORE FINALISING FLOOR STRUCTURE	

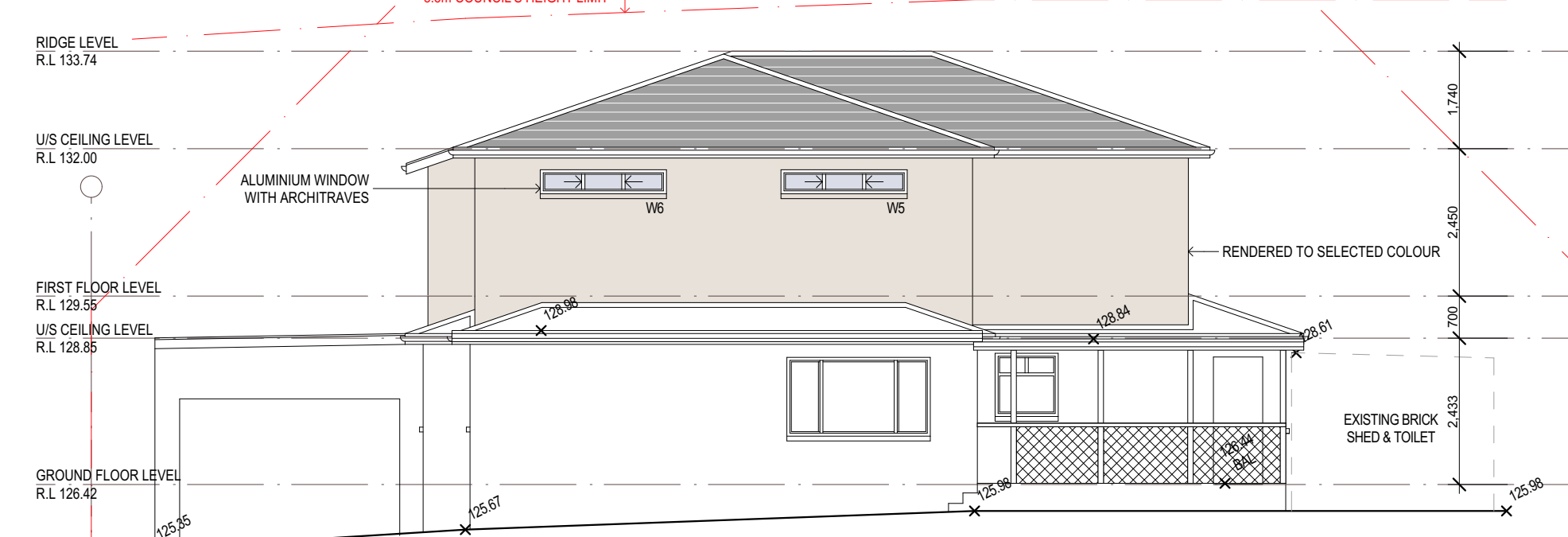
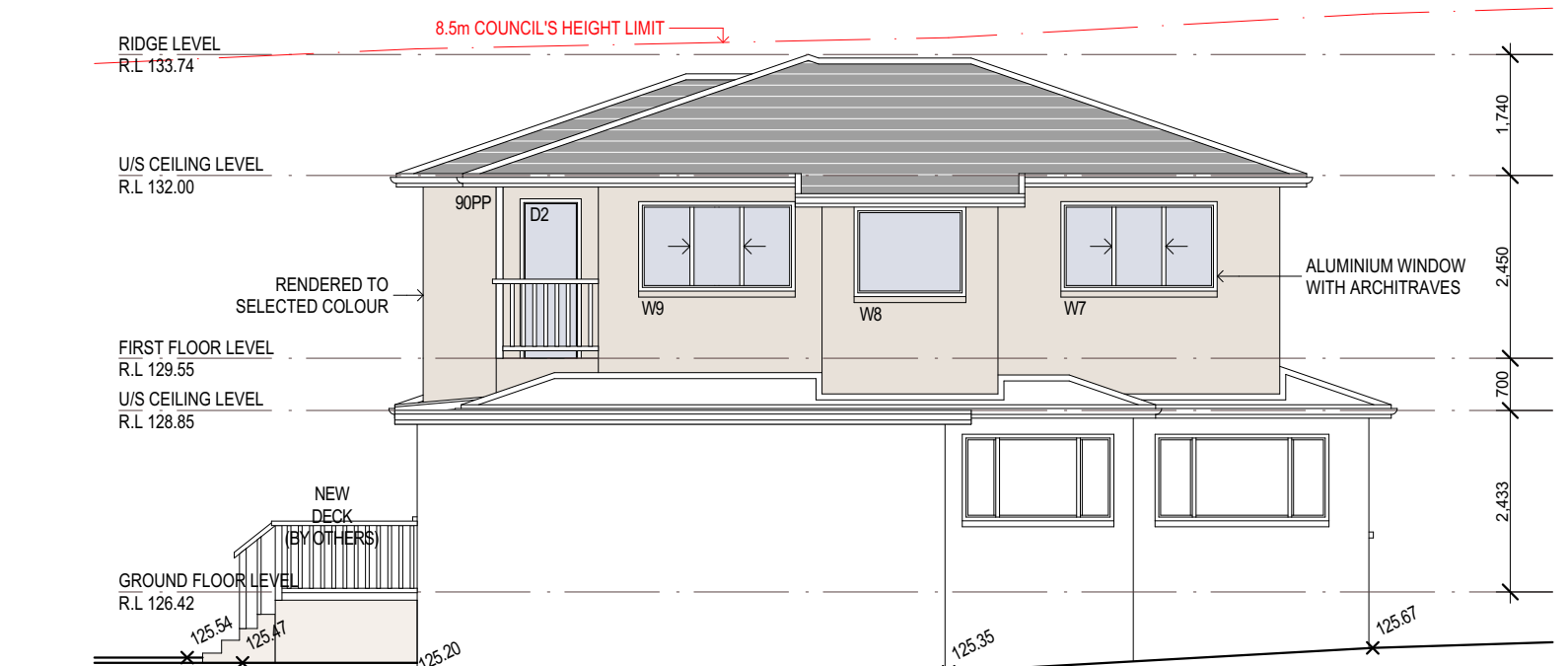
OPEN SPACE CALCULATIONS	
SITE AREA	1043 sqm
GROSS FLOOR AREA	250.15 sqm
EXIST. IMPERVIOUS AREA	699.1 sqm 67.0%
PROPOSED IMPERVIOUS AREA	703.8 sqm 67.5%
EXIST. LANDSCAPED AREA	343.9 sqm 33.0%
PROPOSED LANDSCAPED AREA	339.2 sqm 32.5%

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	
- IMPROVED ALUMINIUM WINDOWS	
- D3, W2, W3, W4, W12, W13 AND D3 TO HAVE SINGLE TONED GLASS	

VARIATION
AIR-CON TO TOP AND LOWER



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



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

A4 NOTIFICATION PLAN

PROJECT TITLE.
FIRST FLOOR ADDITION AT
11 Davidson Ave, Forestville NSW
2087

SCALE: 1:100
DATE: 30/05/19

DRAWN BY: GK
CHECKED: CW

TITLE: PLANS, ELEVATIONS AND SECTIONS
DRAWING NO.: 9054 DA 1
ISSUE: B

ADD-STYLE HOME ADDITIONS
Upstairs & On Ground Specialists

ADD-STYLE HOME ADDITIONS
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