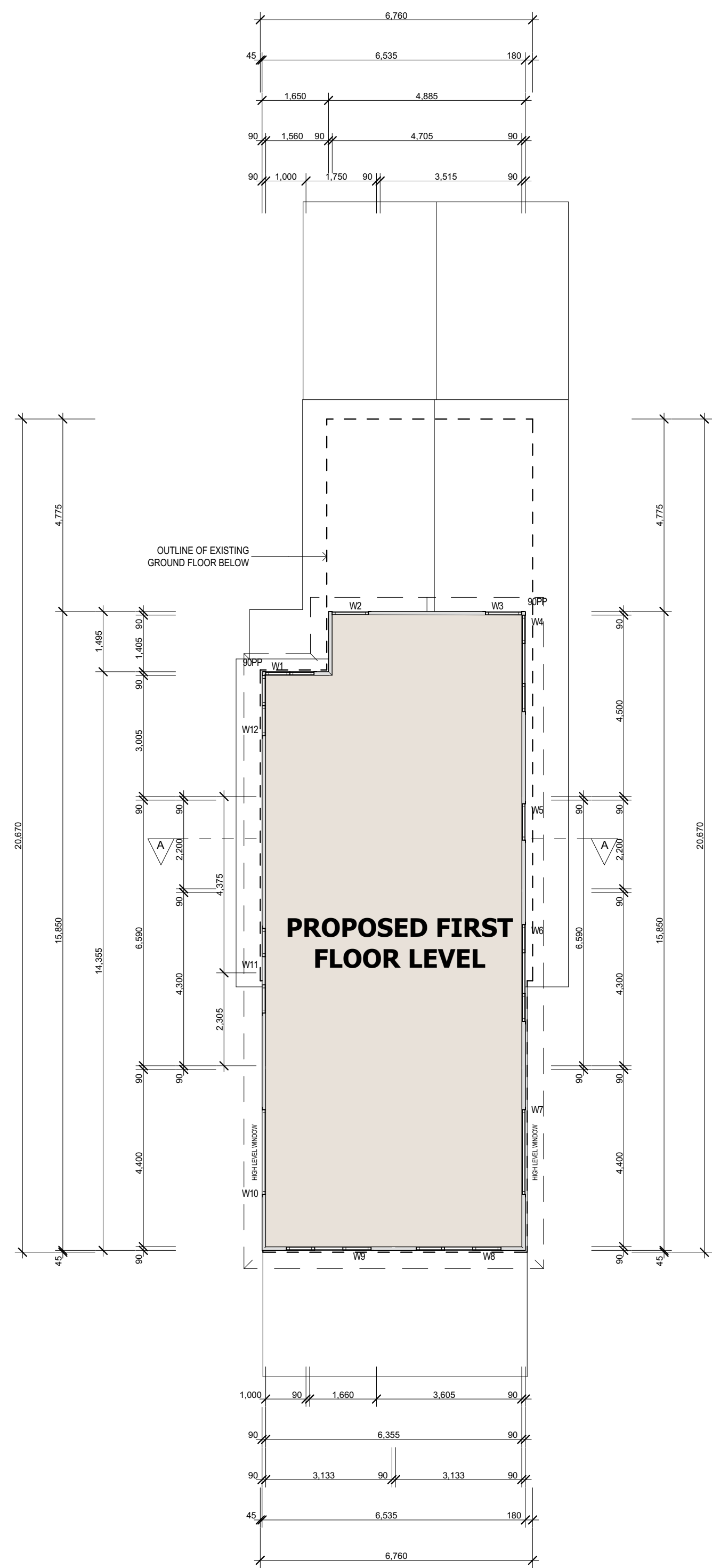
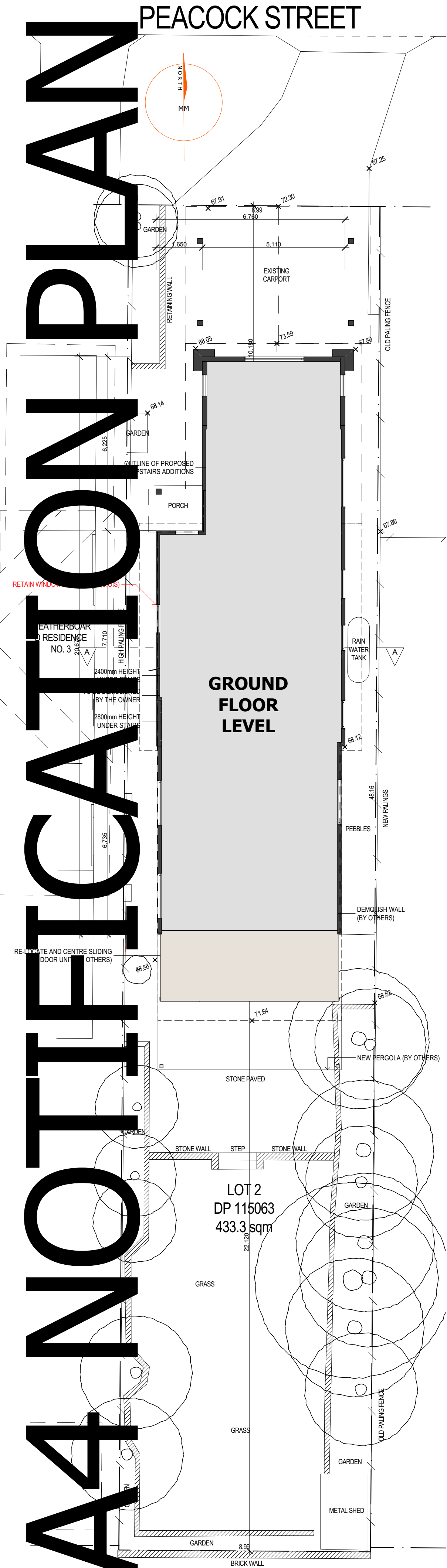


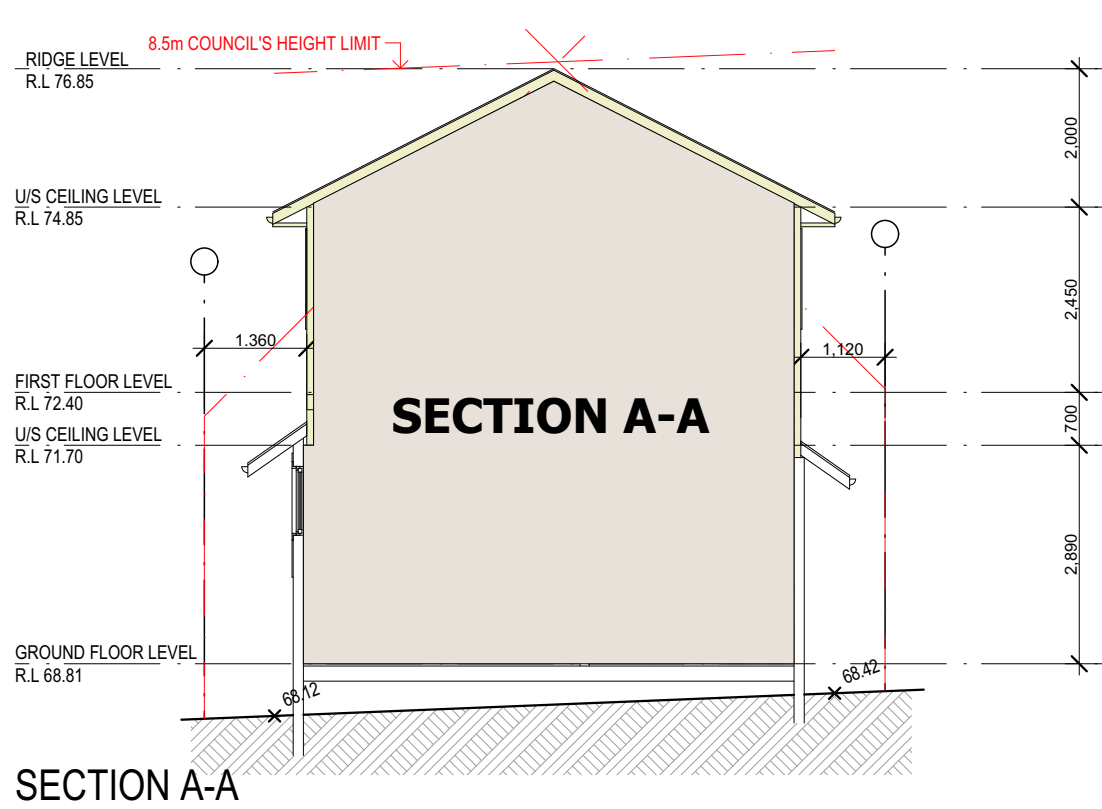
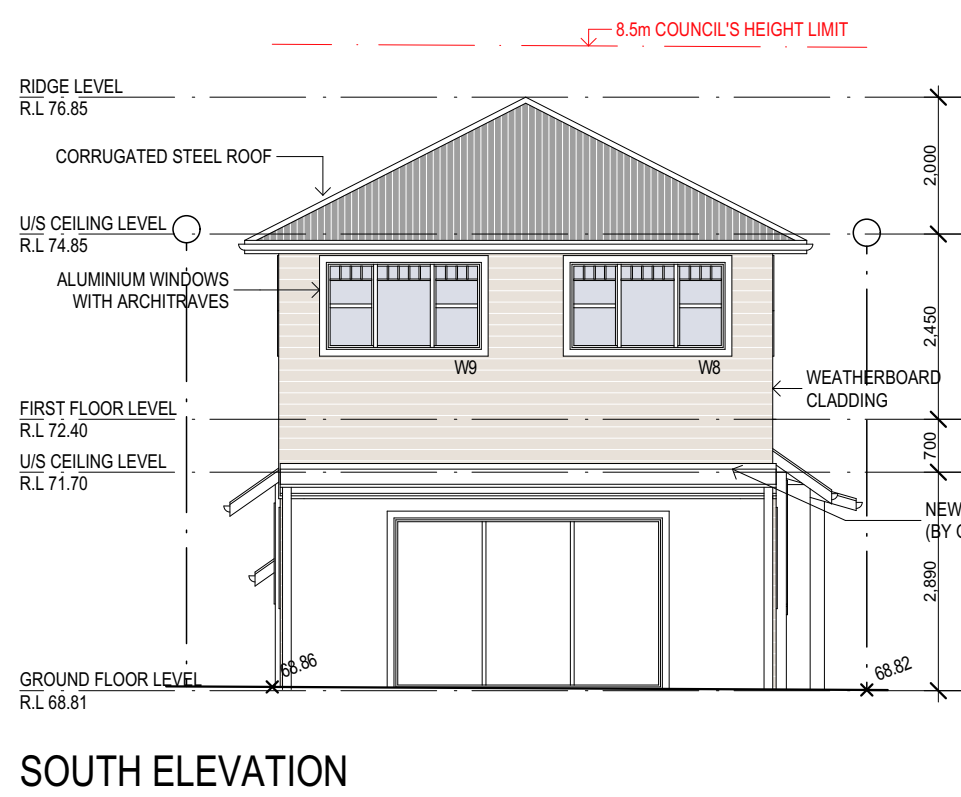
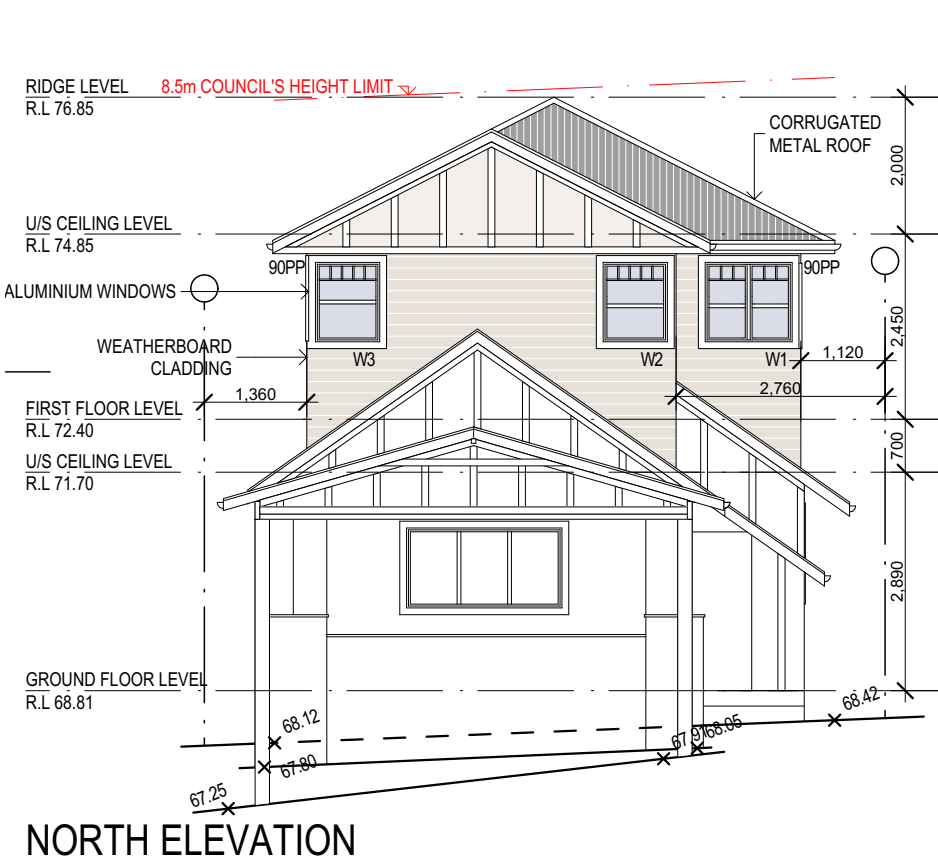
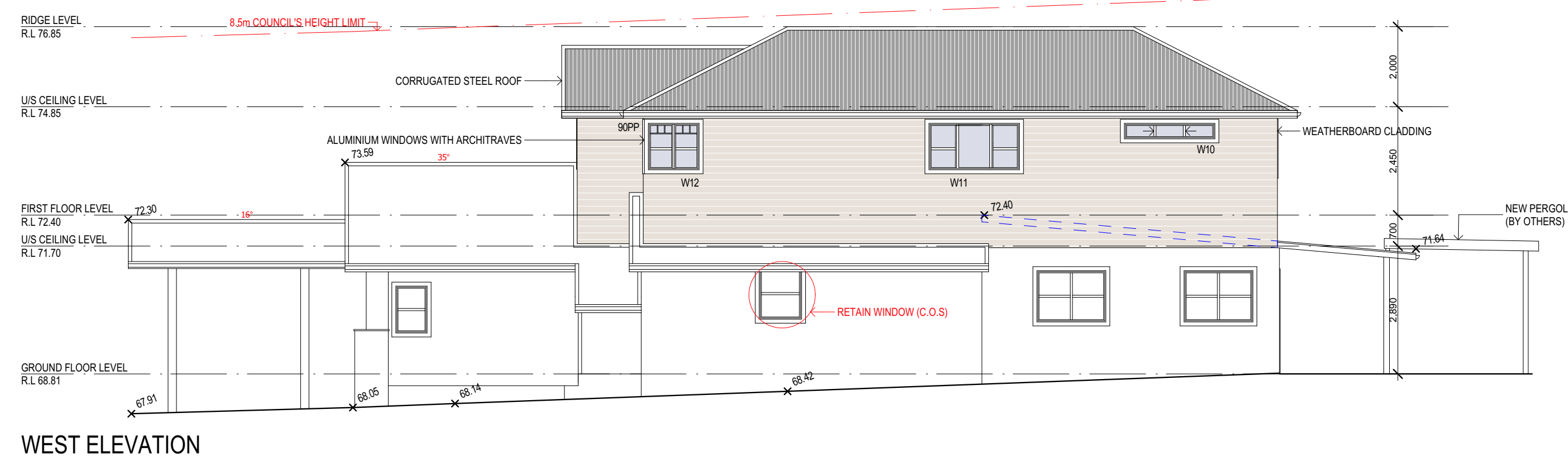
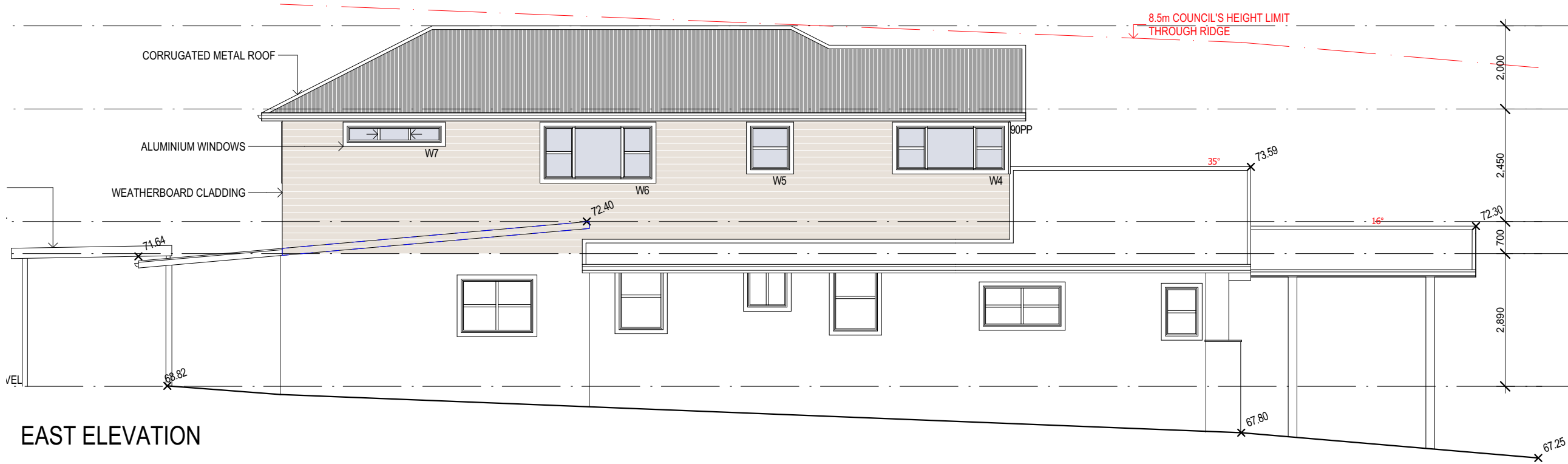
A4 NOTIFICATION PLAN



OPEN SPACE CALCULATIONS	
SITE AREA	433.3 sqm
GROSS FLOOR AREA	224.3 sqm
EXIST. IMPERVIOUS AREA	261.4 sqm 60%
PROPOSED IMPERVIOUS AREA	261.4 sqm 60%
EXIST. LANDSCAPED AREA	171.9 sqm 40%
PROPOSED LANDSCAPED AREA	171.9 sqm 40%
NO CHANGE TO EXISTING FOOTPRINT OR LANDSCAPE	

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)	
- IMPROVED ALUMINUM WINDOWS	
- W4, W5, W6, W10, W11, W12, D1, AND D2 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
90°	90 x 90 TIMBER POST
S.L.	SKY LIGHT
SHW	SHOWER ENCLOSURE
V	VANITY UNIT
WC	TOILET SUITE (WATER CLOSET)
ST	STONE
CDG	TO BE CHECKED ON SITE
OPT.	OPTION
OB+H	OPEN BALUSTRADE AND HANDRAIL
DP	DOWNSPIPE
CPAS	DOWNSPIPE 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 TBM HOOKINGS BEFORE FINALISING FLOOR STRUCTURE	



FRAMING NOTES.	
ROOF PITCH	NEW: 30° EXISTING 35° TO BE CHECKED
FRAME HEIGHT	2450mm
EAVE OVERHANGS	450mm
EXTERNAL DOOR AND WINDOW HEAD HEIGHT	2130mm TO LINE UP
INTERNAL DOOR	2110mm
DOOR AND WINDOW RIBS	90mm MIN UNLESS OTHERWISE NOTED
FRAME AND TRUSS CENTRES	600mm
DOOR STUD OPENINGS	880mm WIDE UNLESS OTHERWISE NOTED



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

PROJECT TITLE.

FIRST FLOOR ADDITION AT

1 PEACOCK STREET SEAFORTH 2092

NO. REVISION

DATE

BY

B	FOR COUNCIL	24/08/20	GK
A	FOR PLAN MEETING	20/07/20	GK

SCALE: 1:100

DATE: 24/08/20

DRAWN BY: GK

CHECKED: CW

TITLE: PLANS, ELEVATIONS AND SECTIONS

DRAWING NO. 9293 DA 1

ISSUE B

ADD-STYLE
HOME ADDITIONS
Upstairs & On Ground Specialists

ADD-STYLE HOME ADDITIONS
5/319 CONDOMINE STREET
MANLY VALE 2093
PAGER: 99090955
EMAIL: info@addstyle.com.au