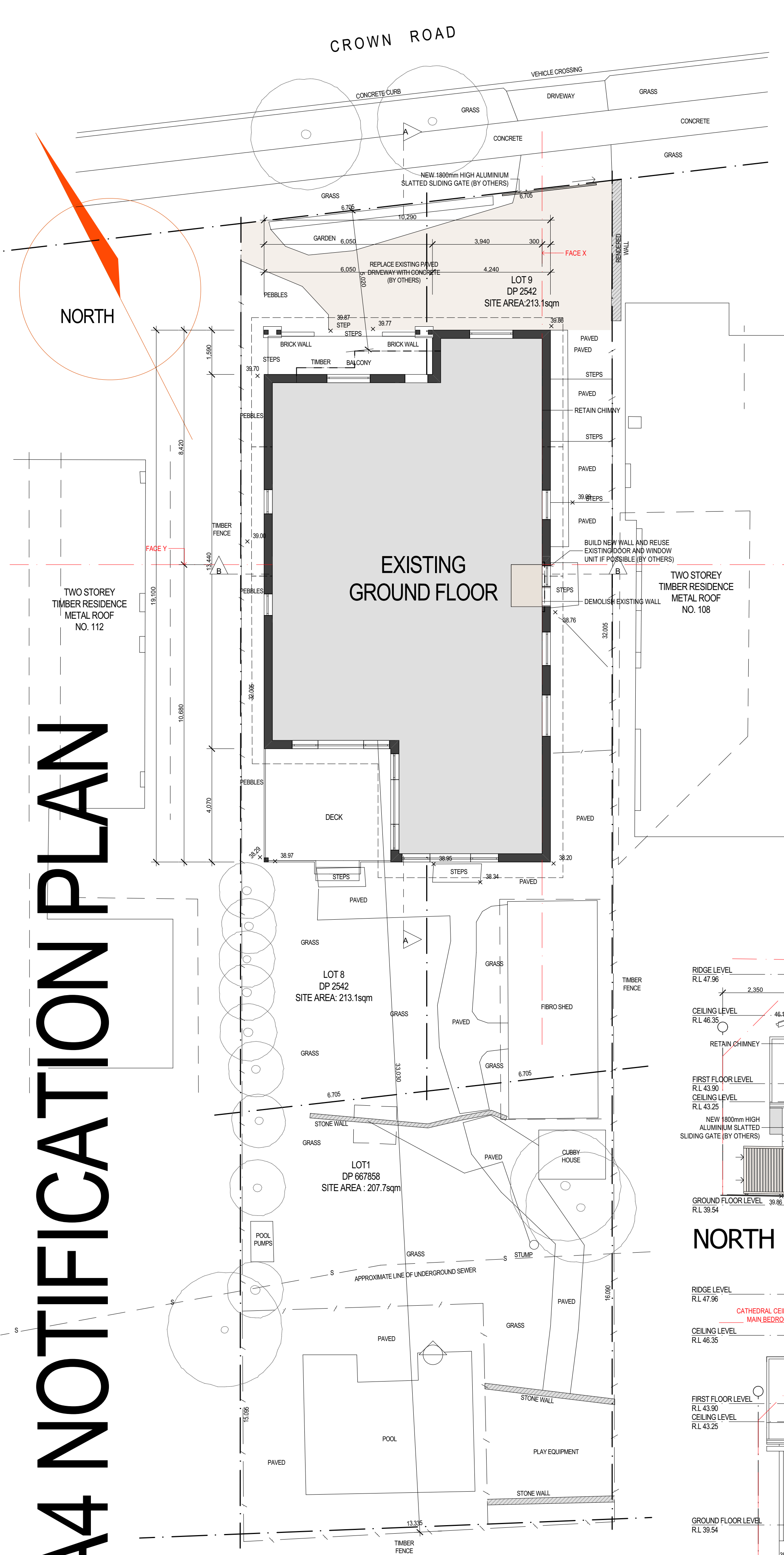
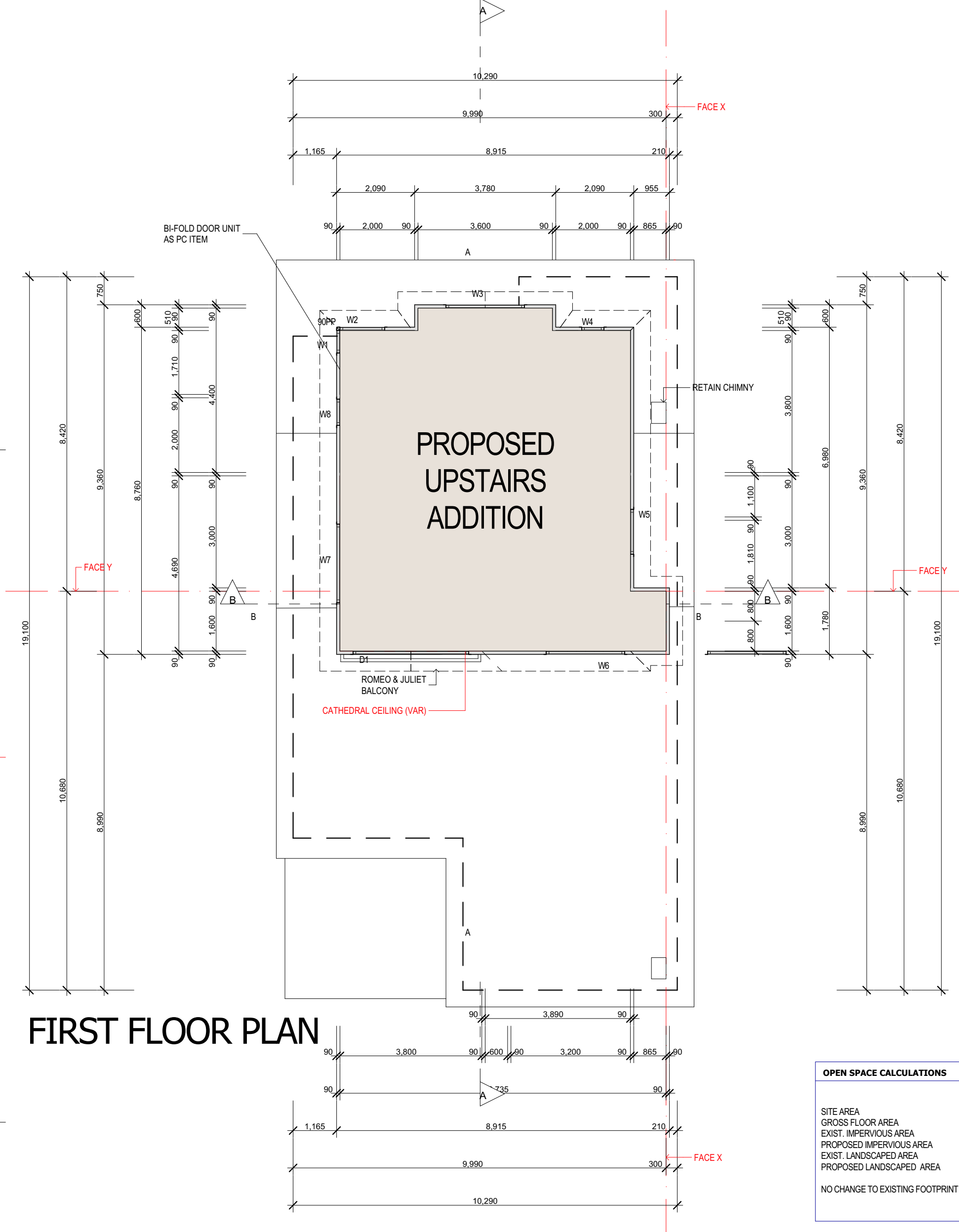


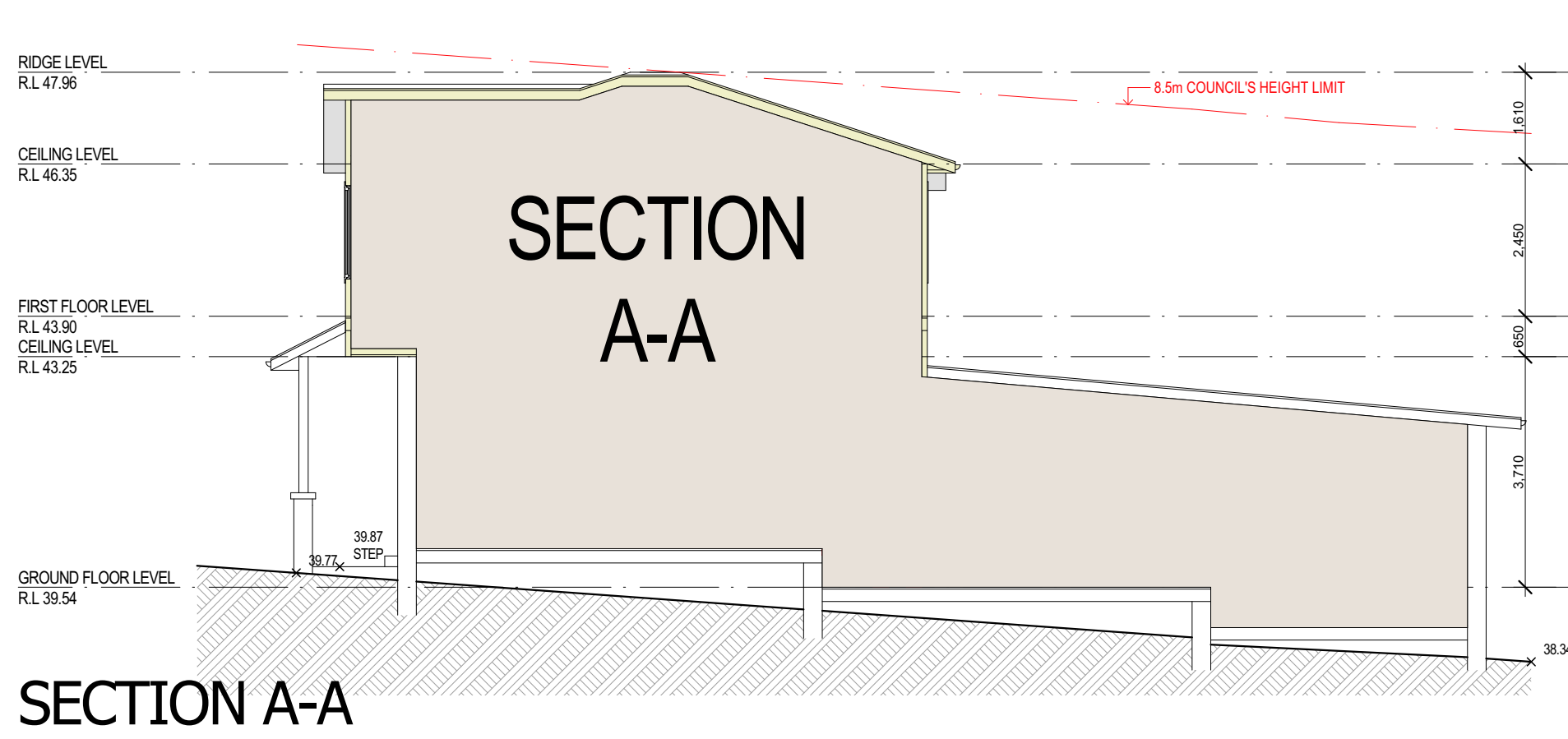
A4 NOTIFICATION PLAN



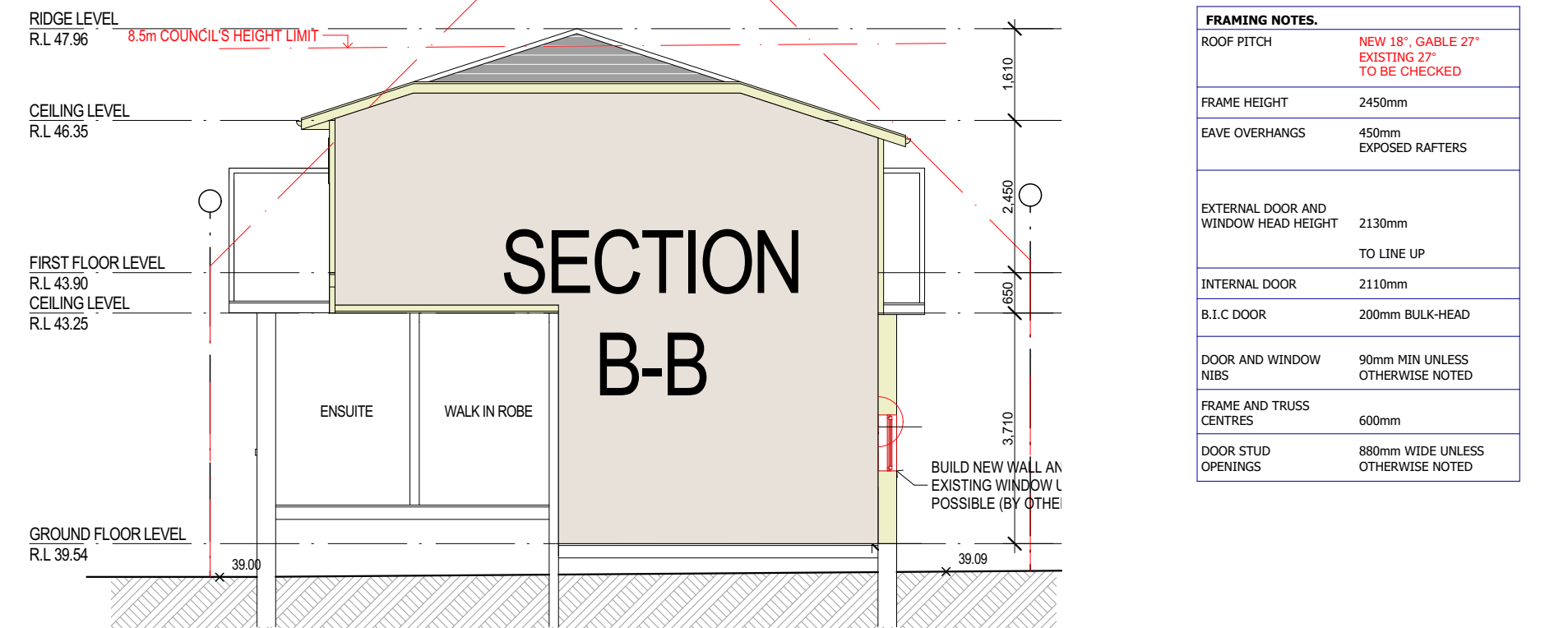
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECTION A-A



SECTION B-B

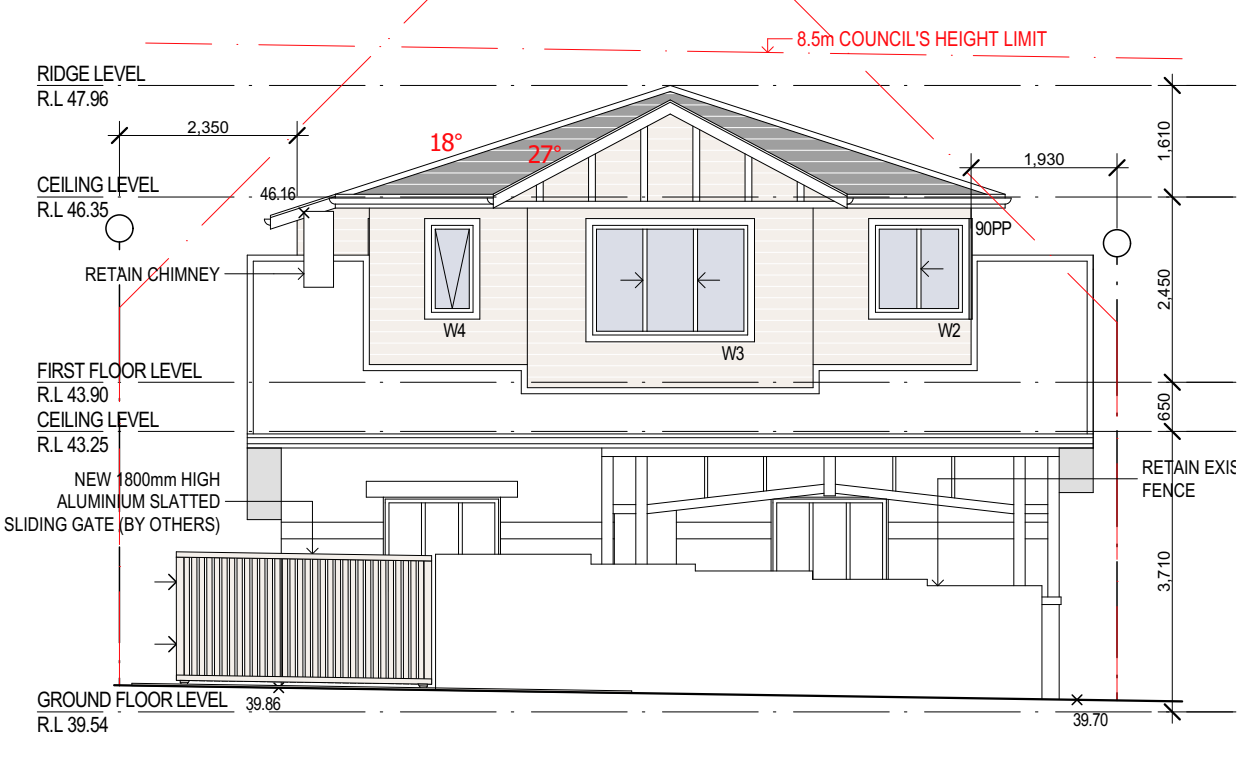
OPEN SPACE CALCULATIONS	
SITE AREA	633.9 sqm
GROSS FLOOR AREA	221.0 sqm
EXIST. IMPERVIOUS AREA	459.5 sqm 72%
PROPOSED IMPERVIOUS AREA	459.5 sqm 72%
EXIST. LANDSCAPED AREA	174.4 sqm 28%
PROPOSED LANDSCAPED AREA	174.4 sqm 28%

BASIX REQUIREMENTS	
- 40% NEW LIGHTING TO BE FLUORESCENT, COMPACT FLUORESCENT, OR LED	
- BATHRM 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	
- W1 AND W7 TO HAVE PYRO LOW-E GLASS	

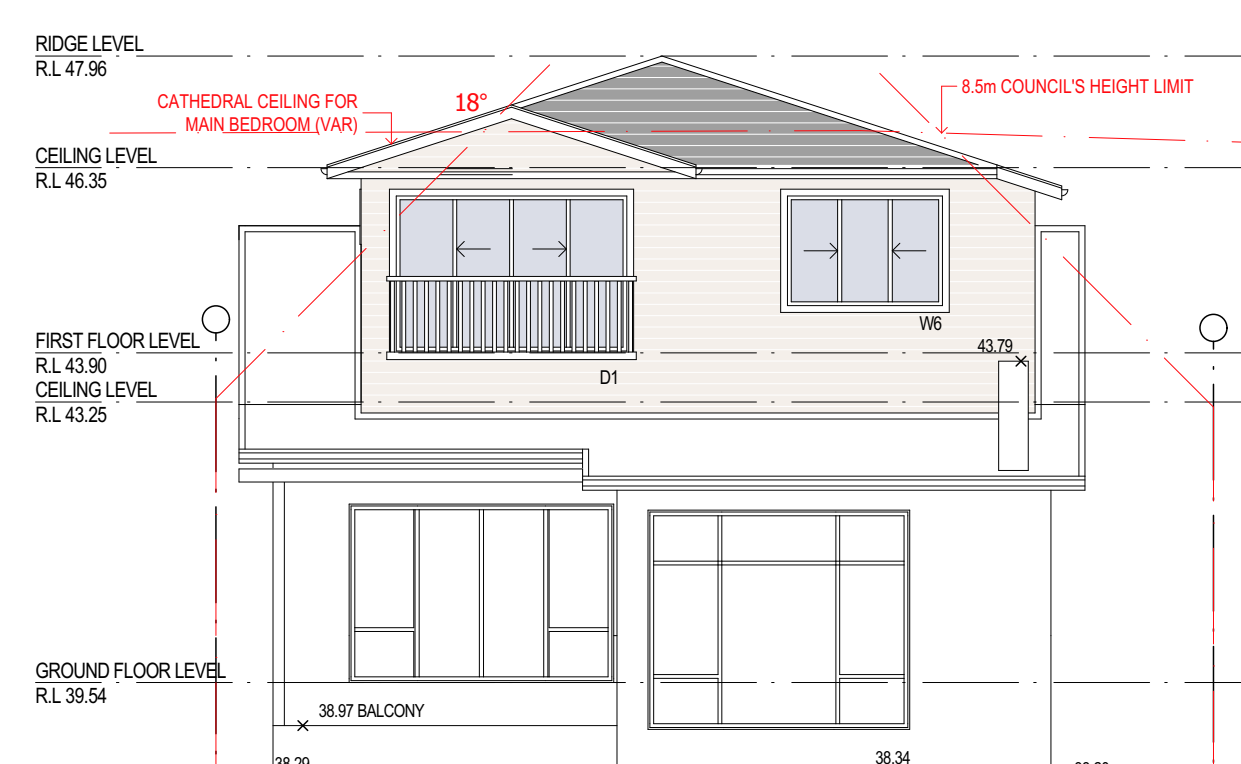
VARIATIONS	
- CATHEDRAL CEILING TO MAIN BEDROOM	
- ADD 2 EXTERNAL POWER POIN	
- OPEN UP LAUNDRY WALL ON THE GROUND FLOOR	

FRAMING NOTES.	
ROOF PITCH	NEW 18°, GABLE 27° EXISTING 27° TO BE CHECKED
FRAME HEIGHT	2450mm
SAVE OVERHANGS	450mm EXPOSED RAFTERS
EXTERNAL DOOR AND WINDOW HEAD HEIGHT	2130mm TO LINE UP
INTERNAL DOOR	2110mm
B.I.C DOOR	200mm BULK-HEAD
DOOR AND WINDOW WEBS	90mm MIN UNLESS OTHERWISE NOTED
FRAME AND TRUSS CENTRES	600mm
DOOR STUD OPENINGS	880mm WIDE UNLESS OTHERWISE NOTED

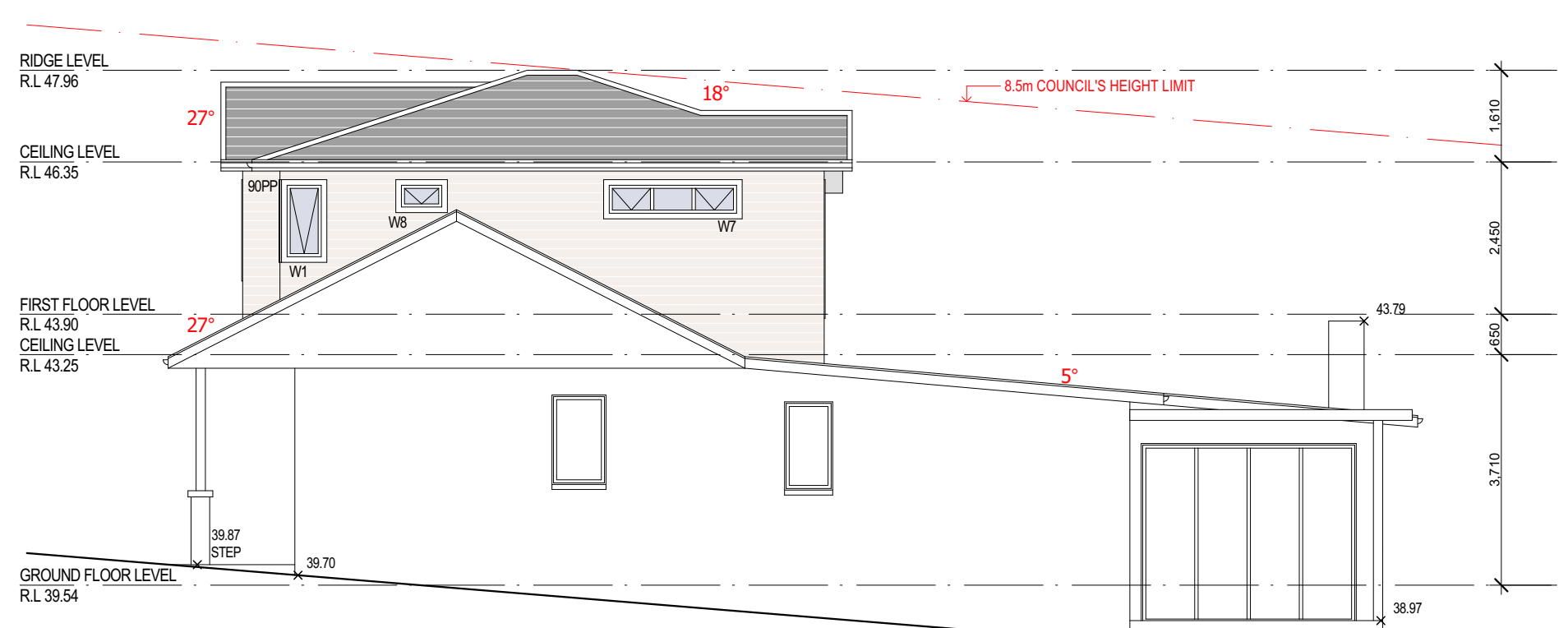
LEGEND & GENERAL NOTES	
VAR	VARIATION
G.T.A	OWNER TO ADVISE BUILDER
90P	90 x 90 TIMBER POST
S.L.	SKY LIGHT
SHW	SHOWER ENCLOSURE
TV	TOILET SILET (WATER CLOSET)
WC	BUILT IN CURBOARD
BIC	STORE
ST	TO BE CHECKED ON SITE
COS	OPTION
OS/H	OPEN BALUSTRADE AND HANDRAIL
DP	DOWNPIPE
DP&S	DOWNPIPE AND SPREADER
NOTE 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 HOOKINGS BEFORE FINALISING FLOOR STRUCTURE	



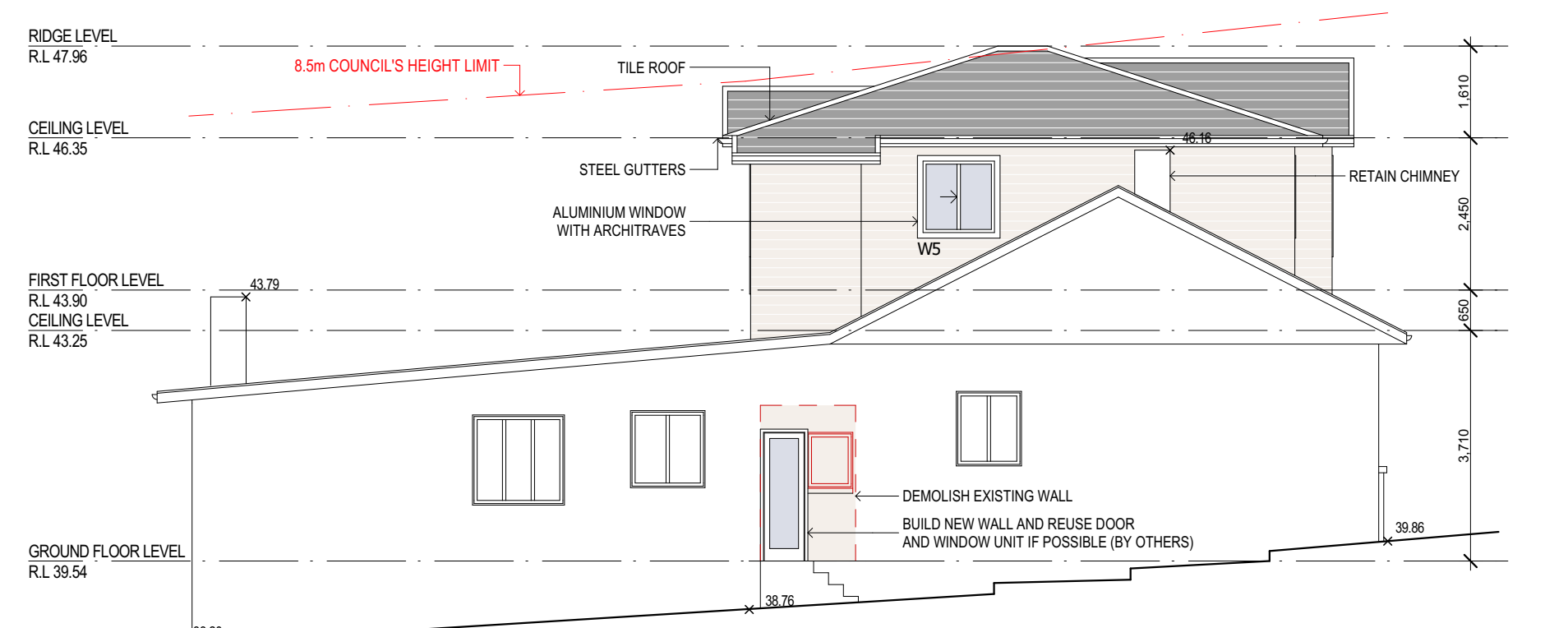
NORTH ELEVATION



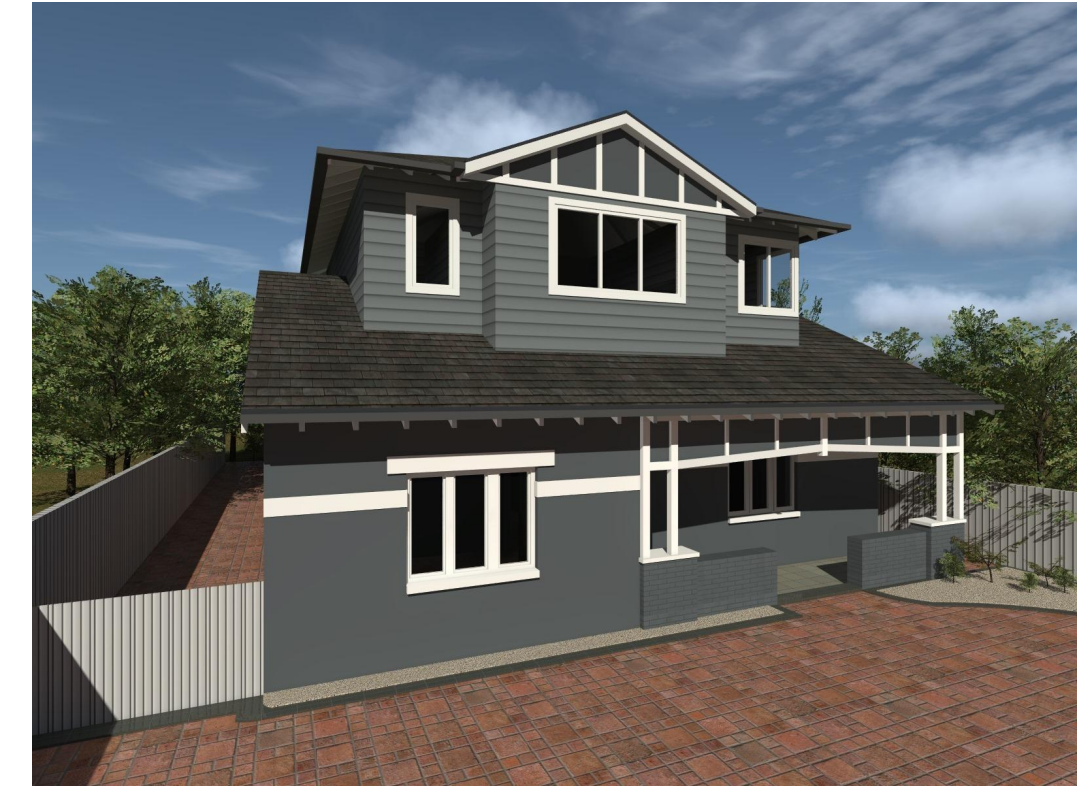
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



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

B	FOR COUNCIL	18/02/20	GK
A	FOR PLAN MEETING	19/12/19	jp

NO.	REVISION	DATE	BY
1	SCALE: 1:100	DATE: 18/02/20	
2	DRAWN BY: JP	CHECKED: MB	

PROJECT TITLE.	
FIRST FLOOR ADDITION AT	
110 CROWN RD., QUEENSLIFF	
NSW 2096	

TITLE: PLANS, ELEVATIONS AND SECTIONS	
DRAWING NO. 8120 DA 1	
ISSUE B	

ADD-STYLE
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Upstairs & On Ground Specialists

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