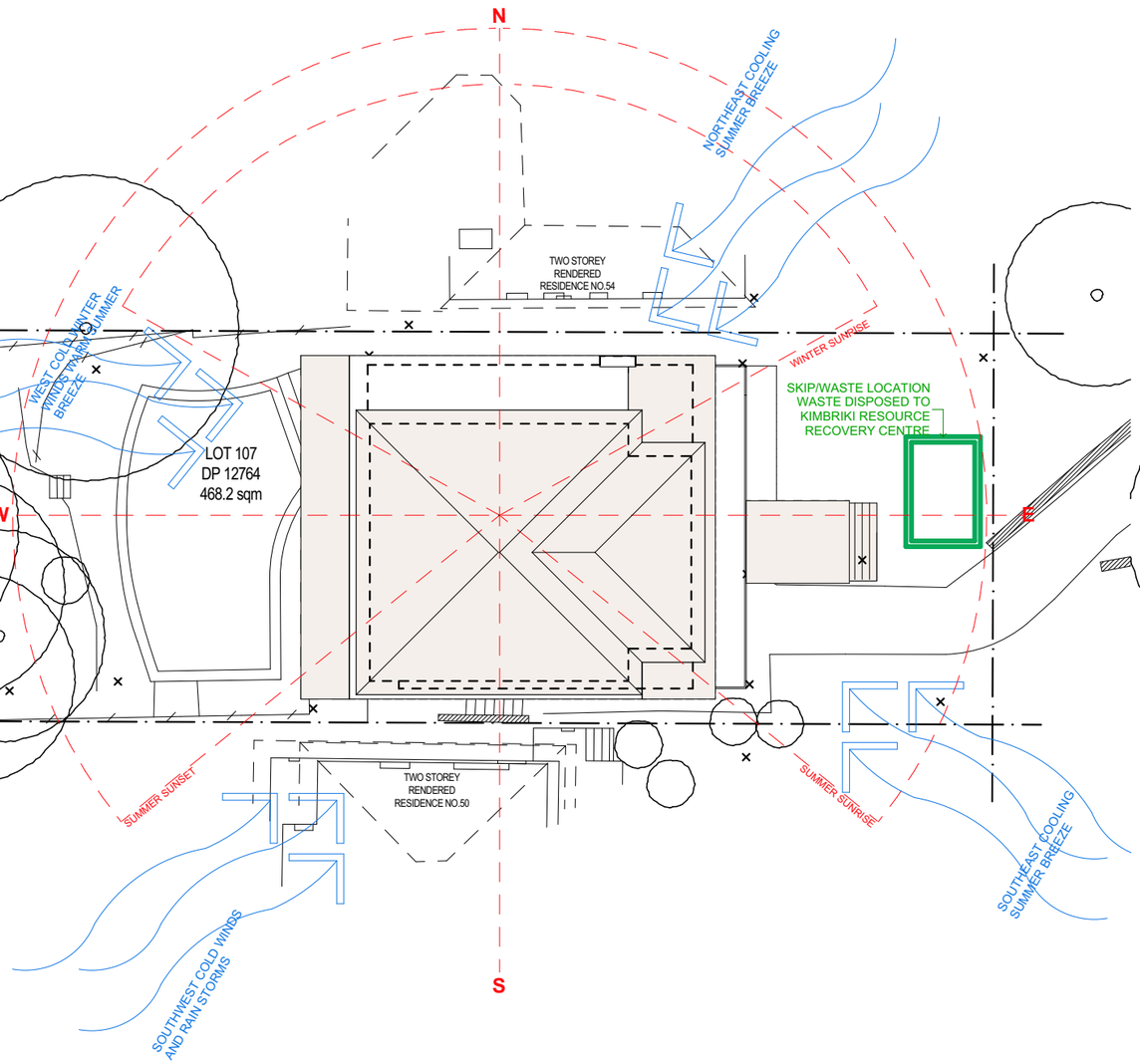
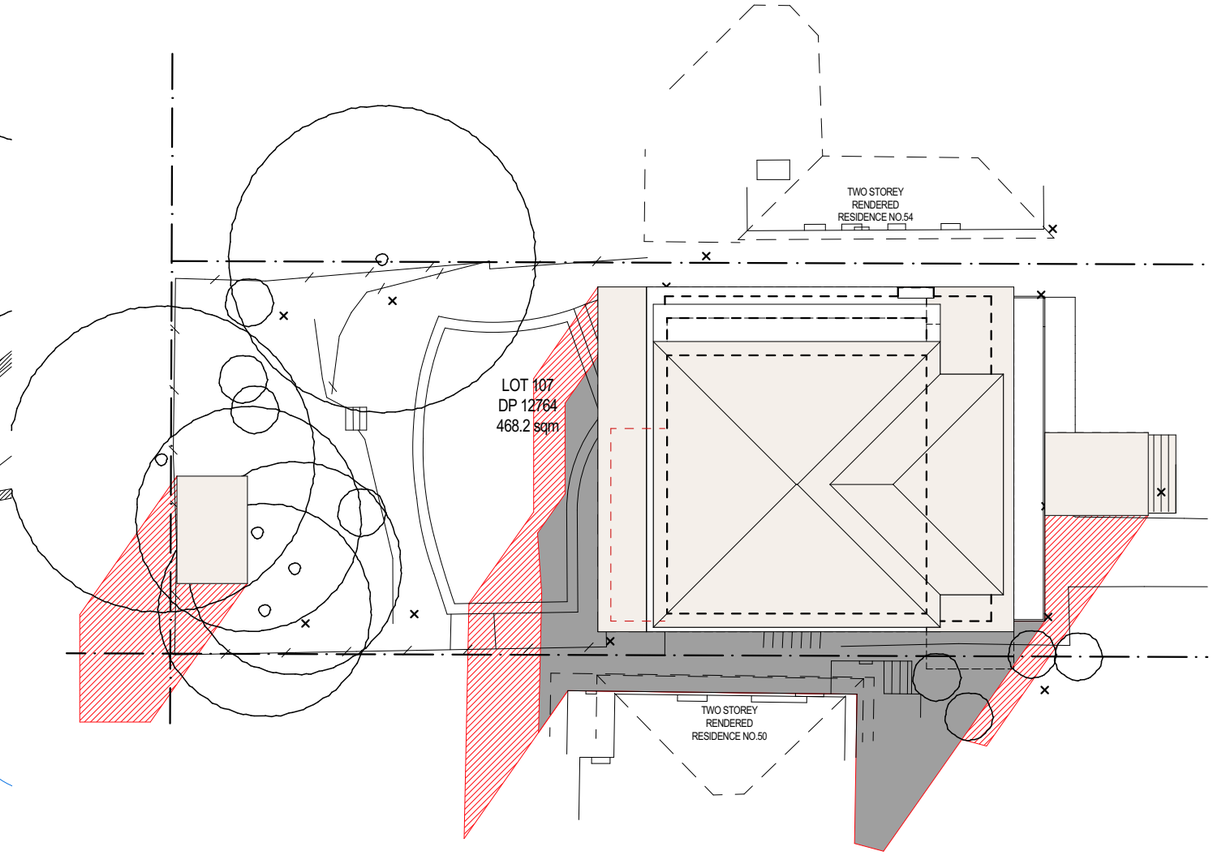
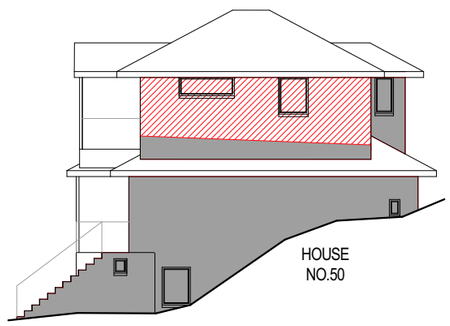




SITE ANALYSIS & WASTE MANAGEMENT PLAN

SHADOW DIAGRAM JUNE 21st AT 9am



EXISTING SHADOWS

NEW SHADOWS

ADD-STYLE HOME ADDITIONS
Upstairs & On Ground Specialists
5/319 Condamine Street, MANLY VALE 2093 (02) 9907 9055

PROJECT TITLE
Site Analysis & Shadow Diagrams

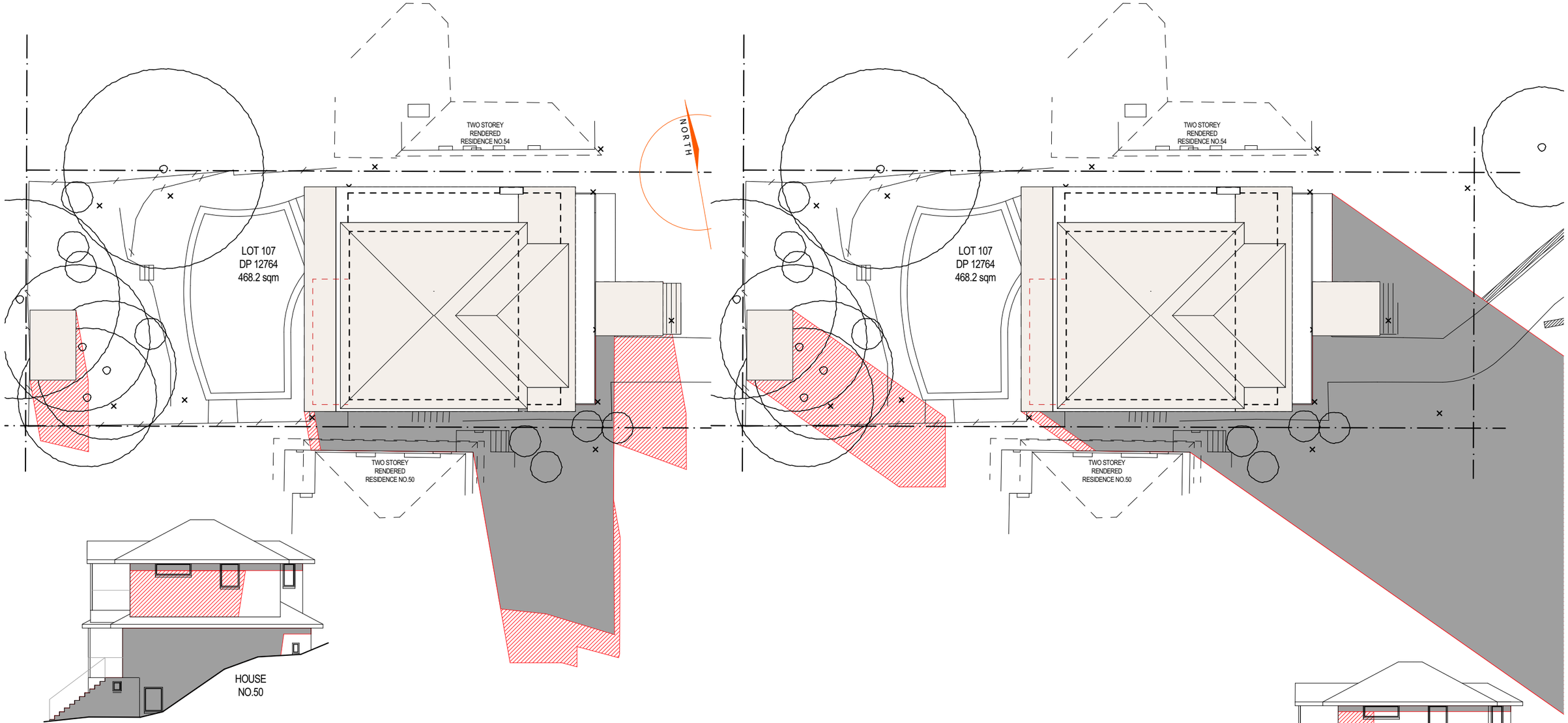
52 Smith Ave, Allambie Heights NSW 2100

DRAWING TITLE SITE ANALYSIS AND SHADOW DIAGRAMS
DATE 08/05/20
SCALE 1:200 **DRAWN** GK **CHECKED** CW

DRAWING NO. 9274 DA 1

ISSUE A

NO.	REVISION	DATE	BY
A	FOR COUNCIL	08/05/20	GK



SHADOW DIAGRAM JUNE 21st AT 12pm

SHADOW DIAGRAM JUNE 21st AT 3pm

EXISTING SHADOWS

NEW SHADOWS

ADD-STYLE
HOME ADDITIONS
Upstairs & On Ground Specialists
5/319 Condamine Street, MANLY VALE 2093 (02) 9907 9055

PROJECT TITLE
Site Analysis & Shadow Diagrams

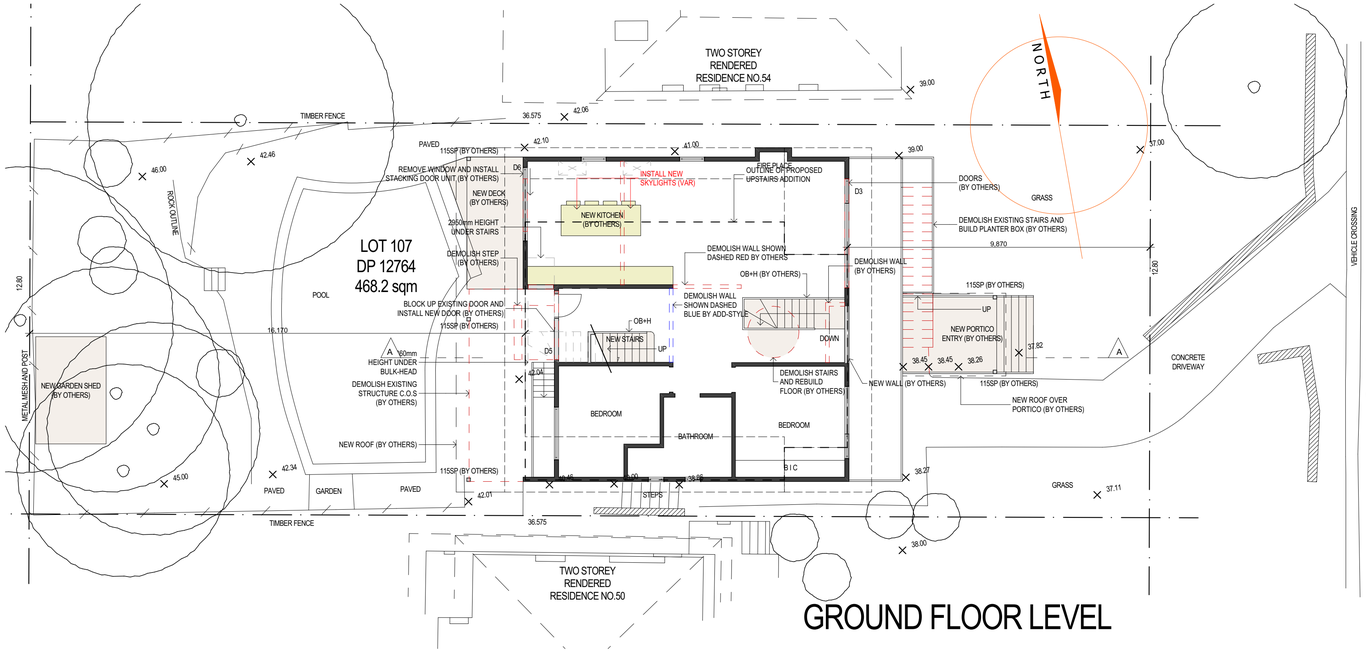
52 Smith Ave, Allambie Heights NSW 2100

DRAWING TITLE SITE ANALYSIS AND SHADOW DIAGRAMS
DATE 08/05/20
SCALE 1:200 **DRAWN** GK **CHECKED** CW

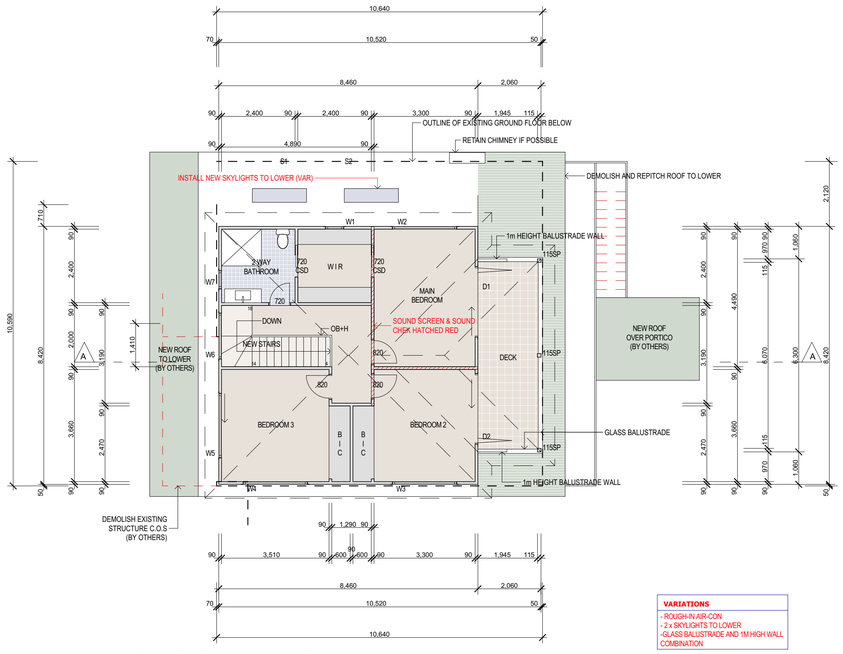
DRAWING NO. 9274 DA 1

ISSUE A

NO.	REVISION	DATE	BY
A	FOR COUNCIL	08/05/20	GK



GROUND FLOOR LEVEL



PROPOSED FIRST FLOOR LEVEL

FRAMING NOTES.

ROOF PITCH	NEW: 12° EXISTING 4° 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

OPEN SPACE CALCULATIONS

SITE AREA	468.2 sqm	
GROSS FLOOR AREA	192.3 sqm	
EXIST. IMPERVIOUS AREA	308.3 sqm	66%
PROPOSED IMPERVIOUS AREA	325.1 sqm	69%
EXIST. LANDSCAPED AREA	159.9 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

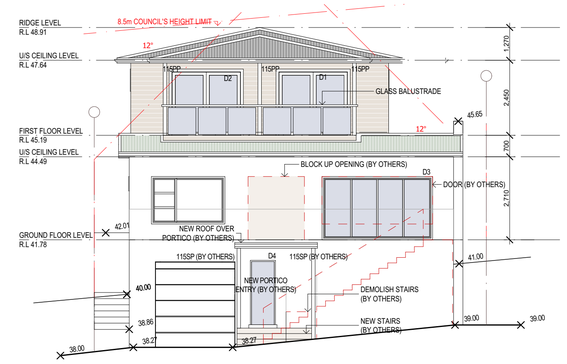
- 40% NEW LIGHTING TO BE FLUORESCENT, COMPACT FLURESCENT, OR LED.
- BATHRM FIXTURES TO BE 3 STAR OR GREATER WATER RATING.
- EXTERNAL WALL TO HAVE R1.70 OR GREATER INSULATIONION
- FLAT CEILING TO HAVE R0.45 FOIL BACKED BLANKET (100mm) OR GREATER
- RAKED CEILING TO HAVE R0.74 FOIL BACKED BLANKET (100mm) OR GREATER
- SKYLIGHT S1 AND S2 TO HAVE NO GREATER U-VALUE OF 6.21 AND SOLAR HEAT GAIN COEFFICIENT OF 0.808
- IMPROVED ALUMINIUM WINDOWS
- W5,W6 AND W7 TO HAVE PYRO LOW-E GLASS

VARIATIONS

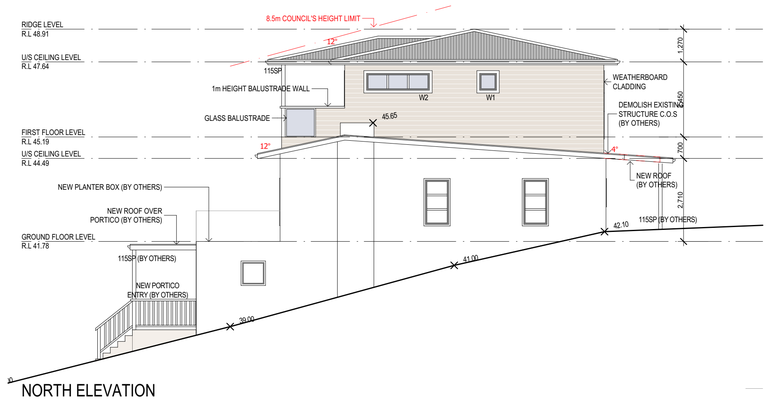
- ROUGH-IN AIR-CON
- 2 x SKYLIGHTS TO LOWER
-GLASS BALUSTRADE AND 1M HIGH WALL COMBINATION

LEGEND & GENERAL NOTES

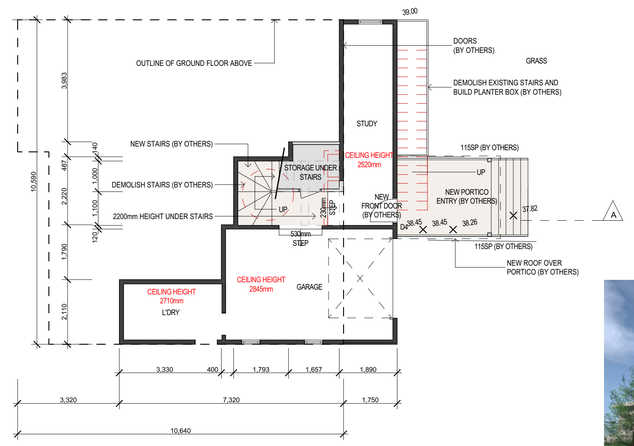
VAR.	VARIATION
O.T.A	OWNER TO ADVISE BUILDER
115SP	115 x 115 STEEL POST
S.L.	SKY LIGHT
SHW	SHOWER ENCLOSURE
V	VANITY UNIT
WC	TOILET SUITE (WATER CLOSET)
BIC	BUILT IN CUPBOARD
ST	STORE
COS	TO BE CHECKED ON SITE
OPT.	OPTION
OB+H	OPEN BALUSTRADE AND HANDRAIL
DP	DOWNPIPE
DP&S	DOWNPIPE AND SPREADER
NOTE 1	**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**



EAST ELEVATION

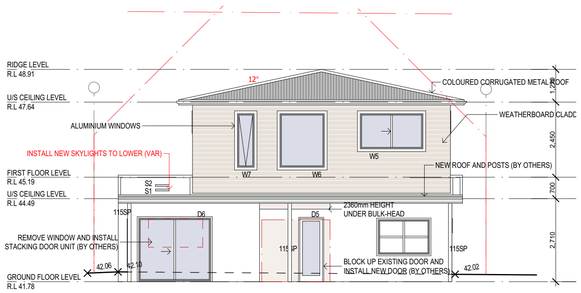


NORTH ELEVATION

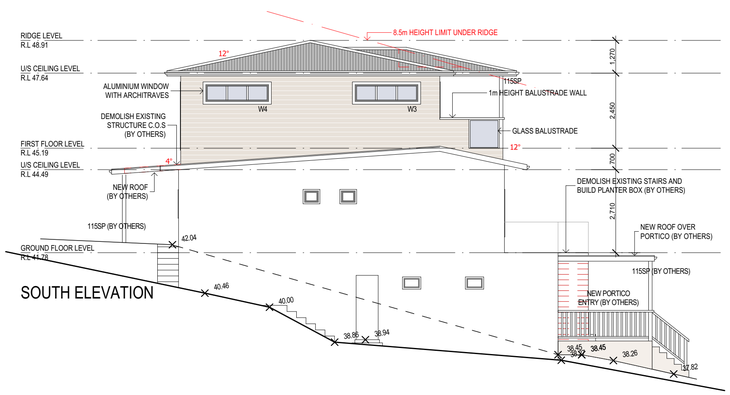


BASEMENT LEVEL

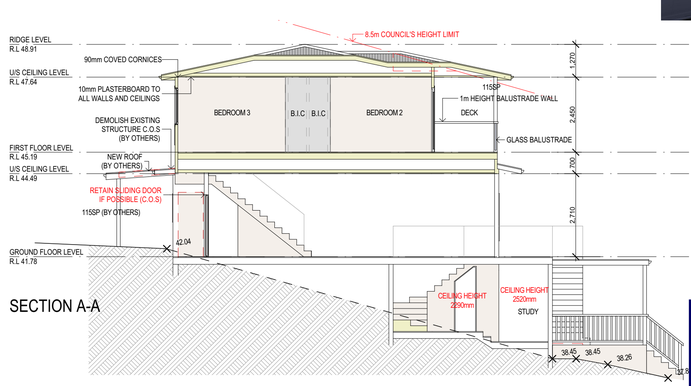




WEST ELEVATION



SOUTH ELEVATION



SECTION A-A

NO.	REVISION	DATE	BY
B	FOR COUNCIL	29/05/20	GK
A	FOR PLAN MEETING	18/04/20	GK

PROJECT TITLE.

FIRST FLOOR ADDITION AT

52 Smith Ave Allambie Heights NSW 2100

SCALE:	1:100	**DATE:**	29/05/20
DRAWN BY:	GK	**CHECKED:**	CW

TITLE: PLANS, ELEVATIONS AND SECTIONS

DRAWING NO. 9274 DA 1 | **ISSUE** B

ADD-STYLE HOME ADDITIONS
Upstairs & On Ground Specialists
ADD-STYLE HOME ADDITIONS
5/319 CONDAMINE STREET
MANLY VALE 2093
PAGER: 99079055
EMAIL: info@addstyle.com.au