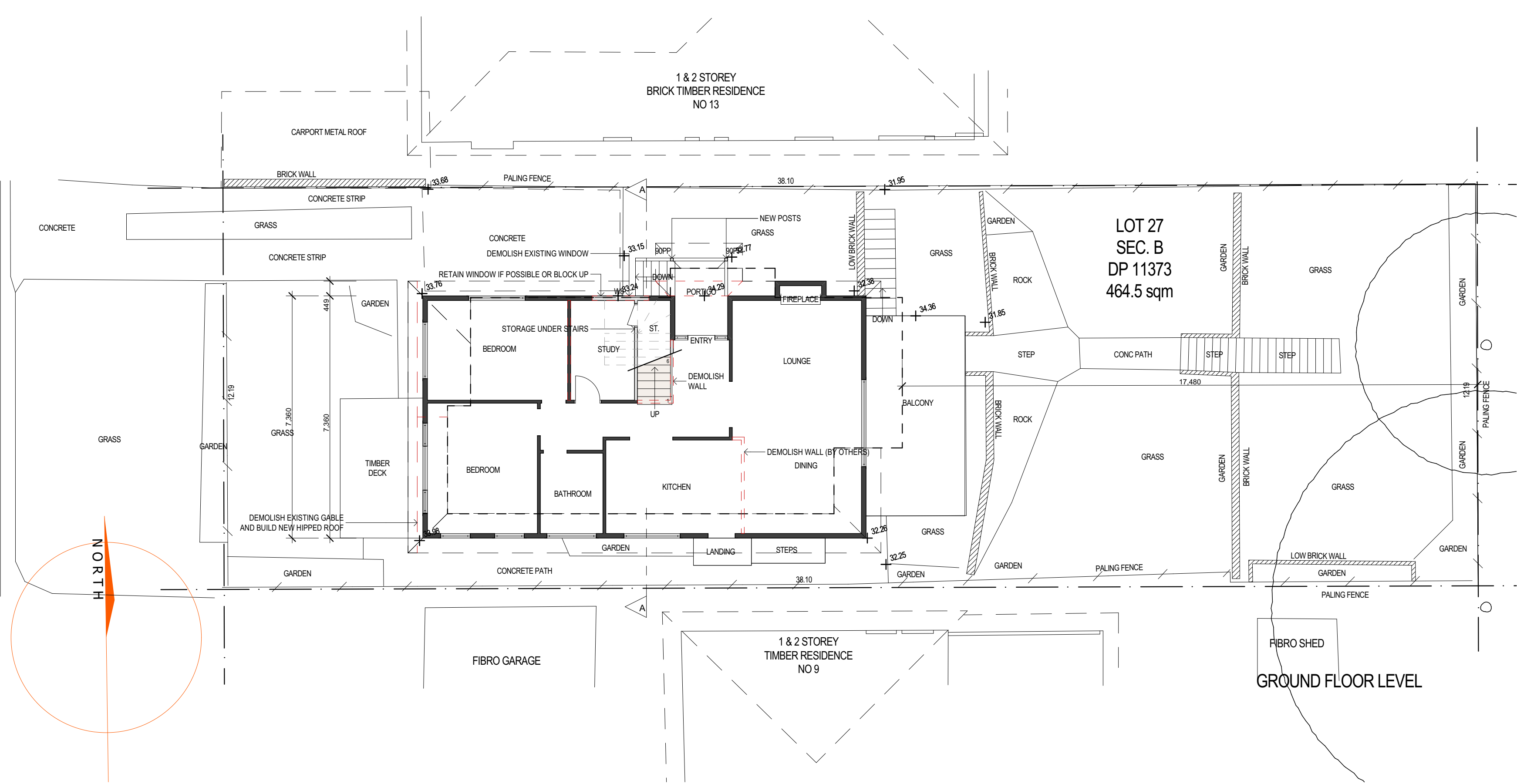
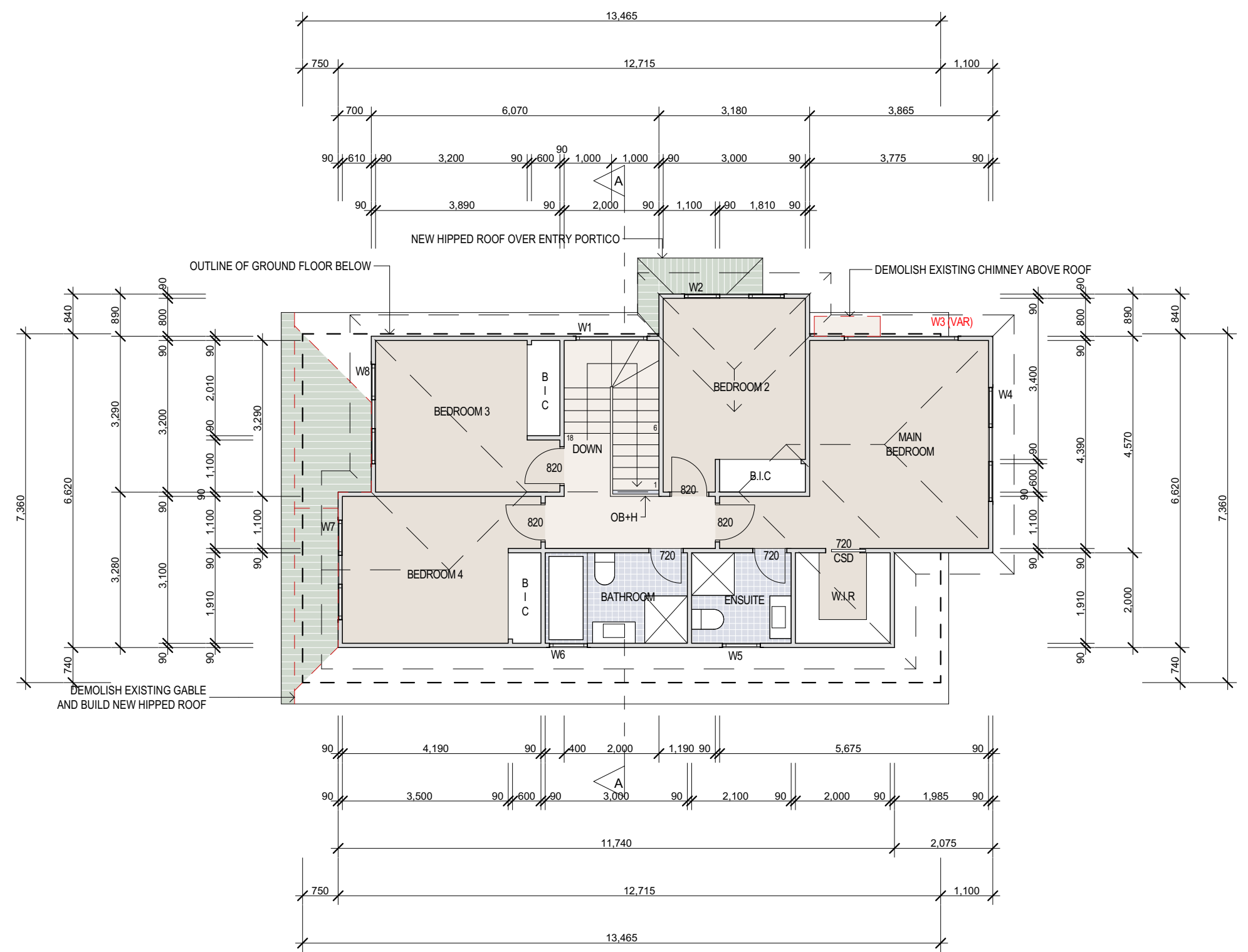


SMITH AVENUE

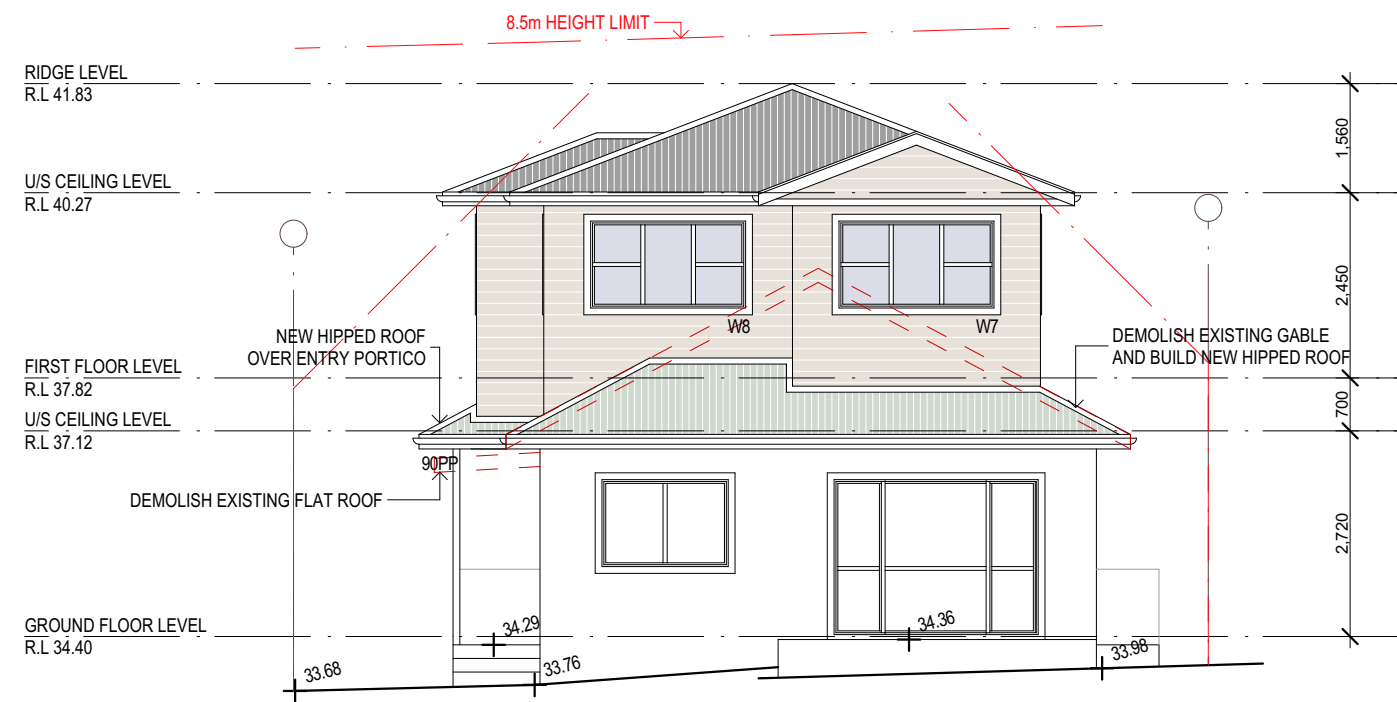


GROUND FLOOR LEVEL

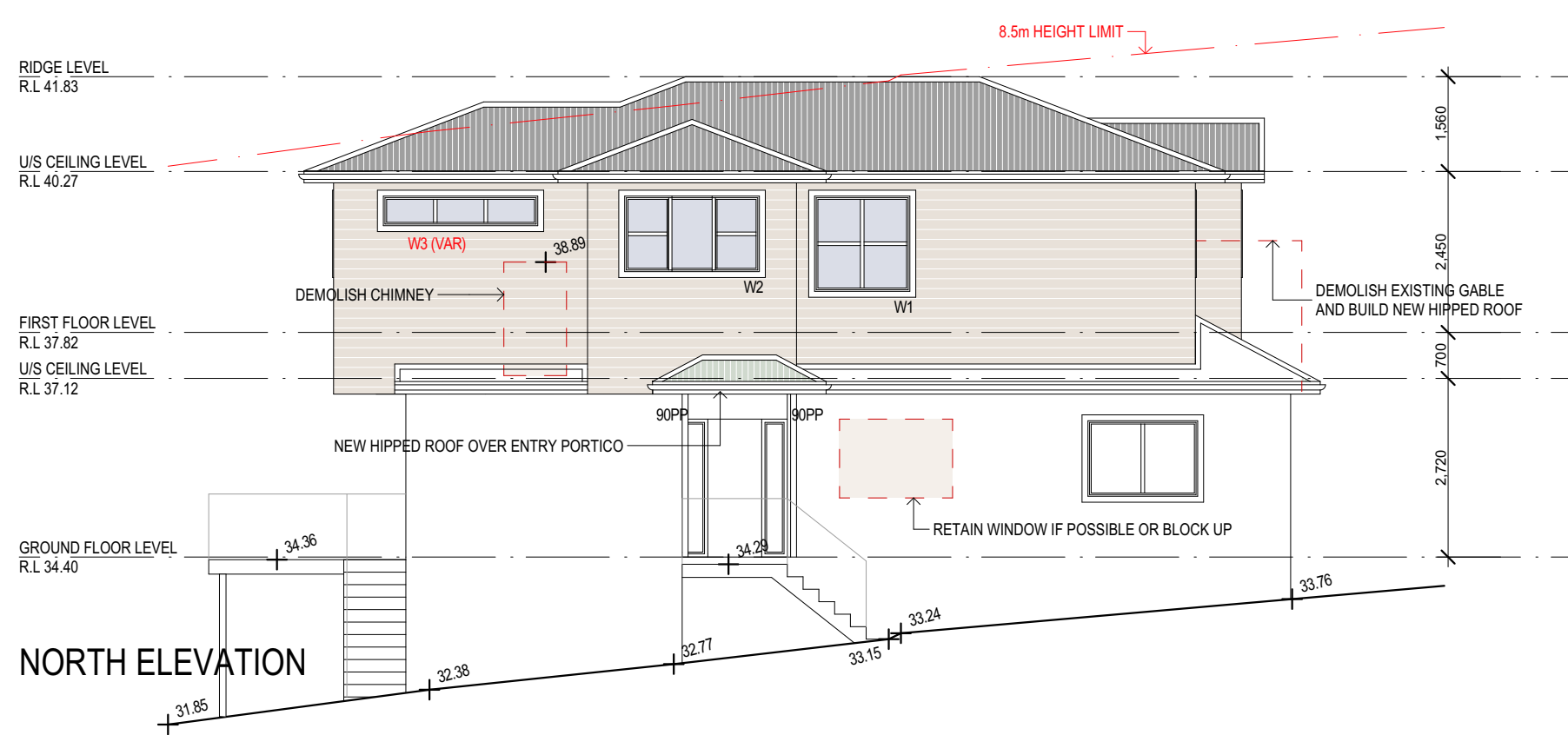


PROPOSED FIRST FLOOR LEVEL

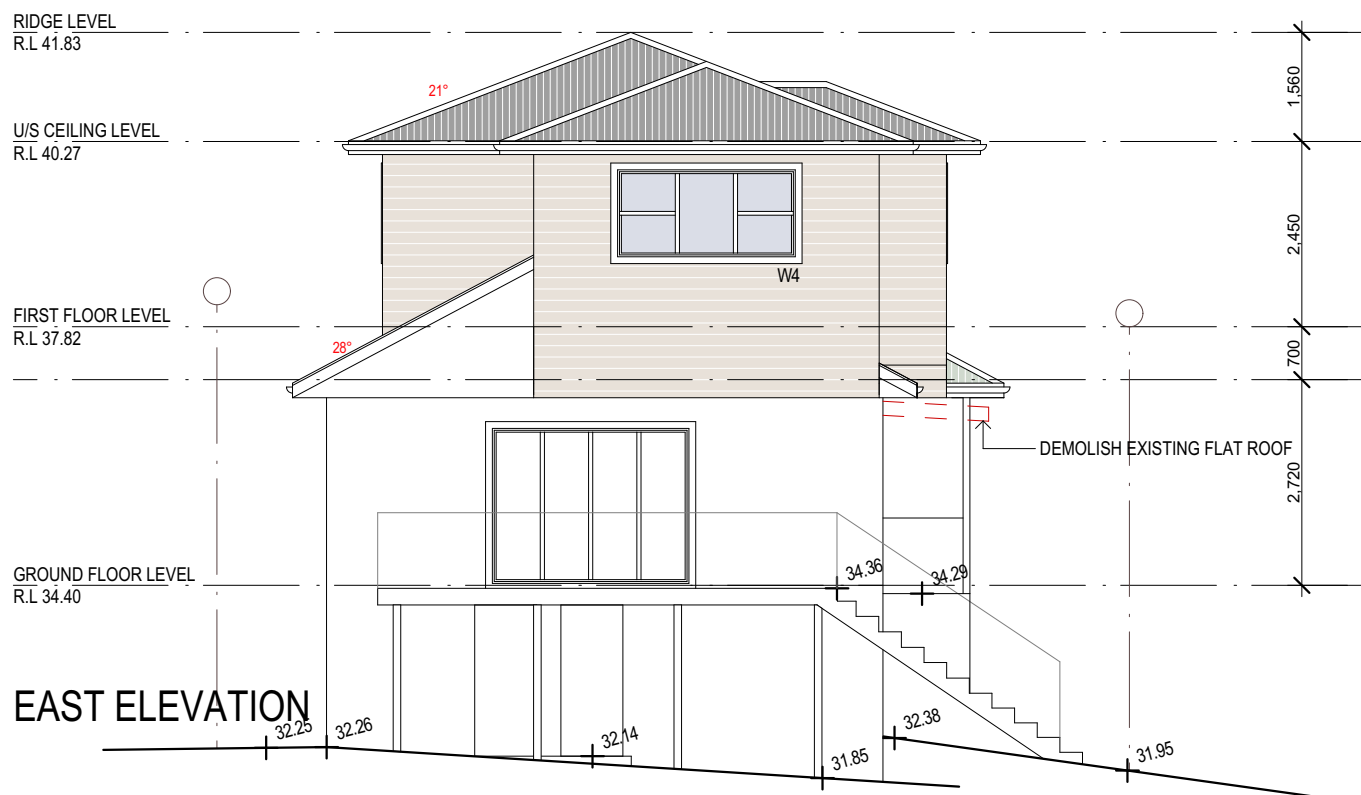
VARIATIONS
- WINDOW 3



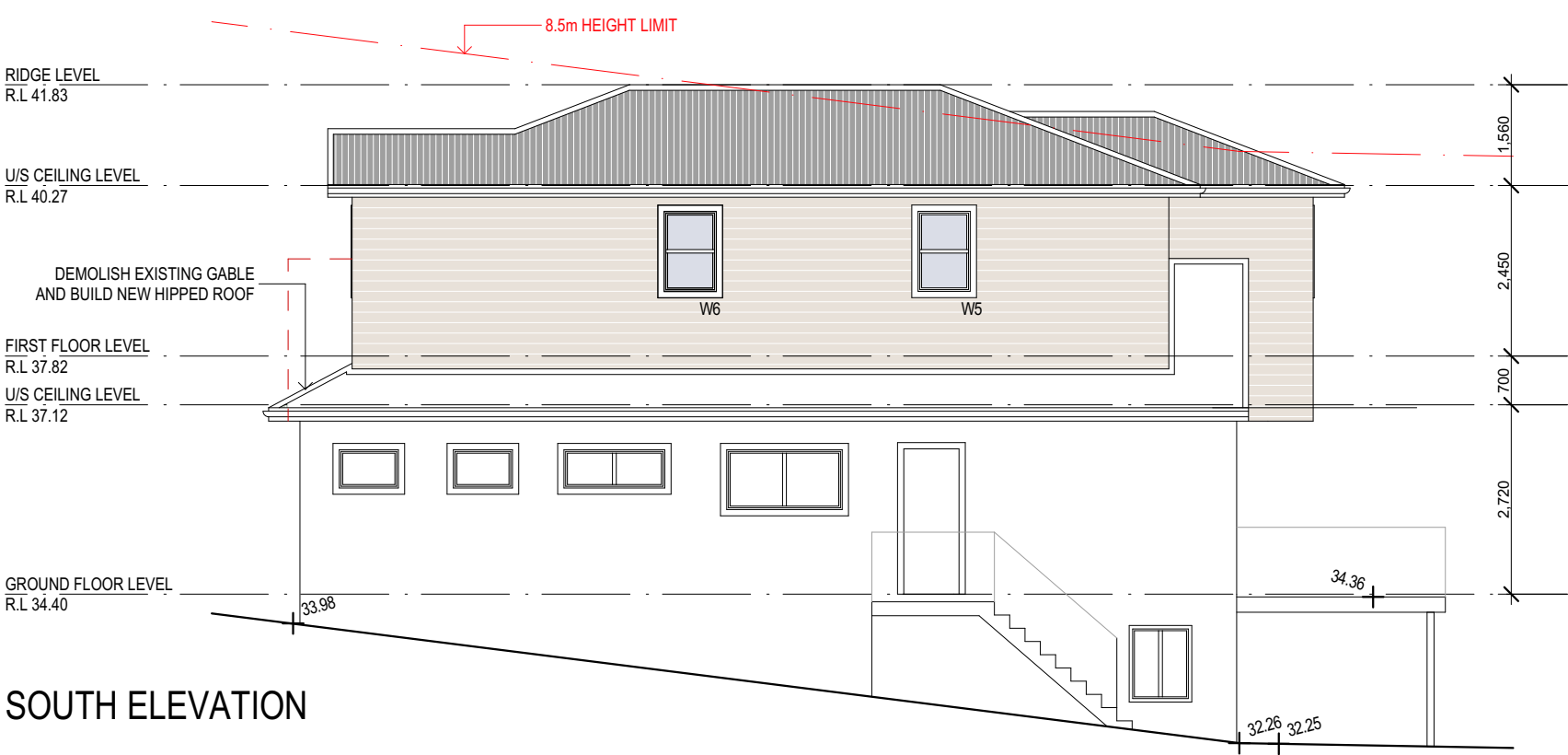
WEST ELEVATION



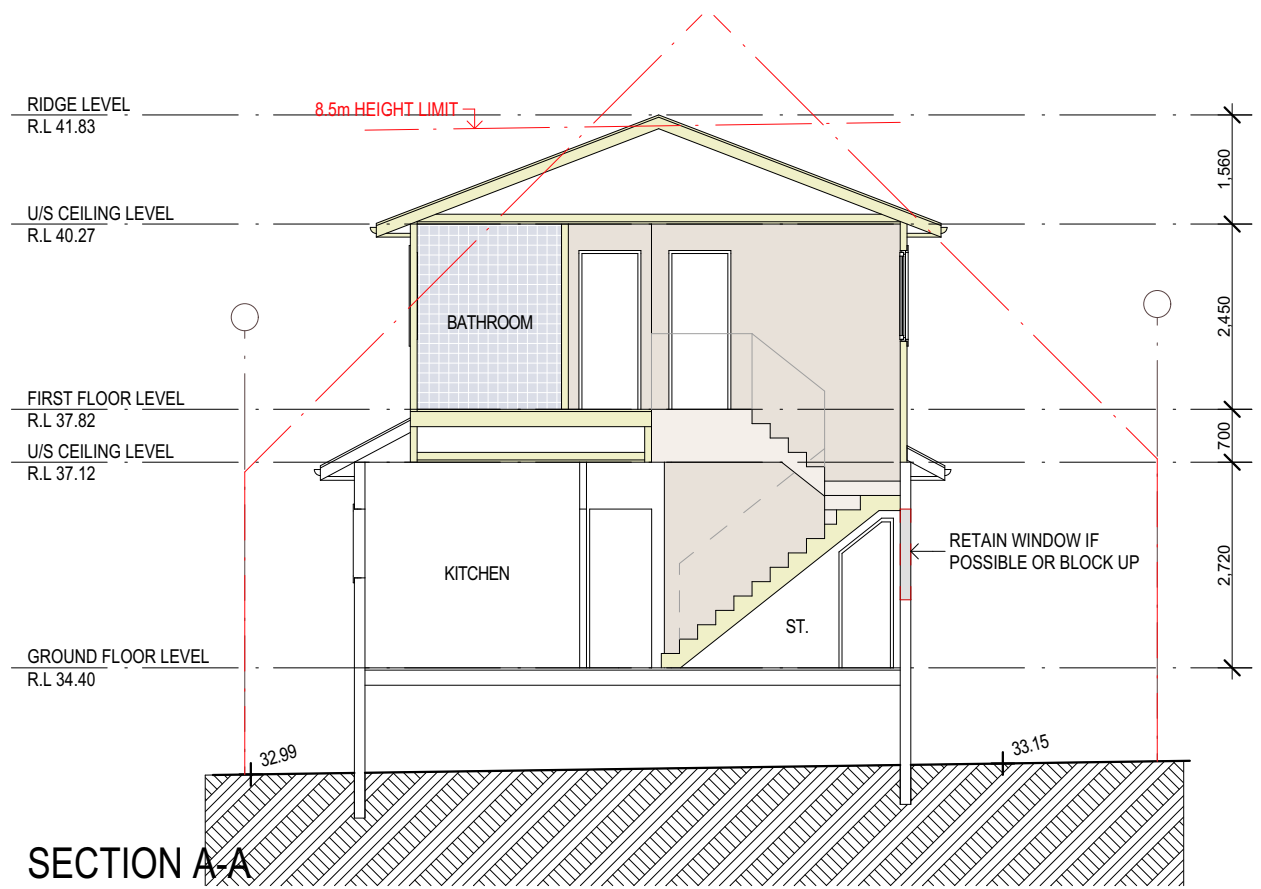
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



SECTION A-A

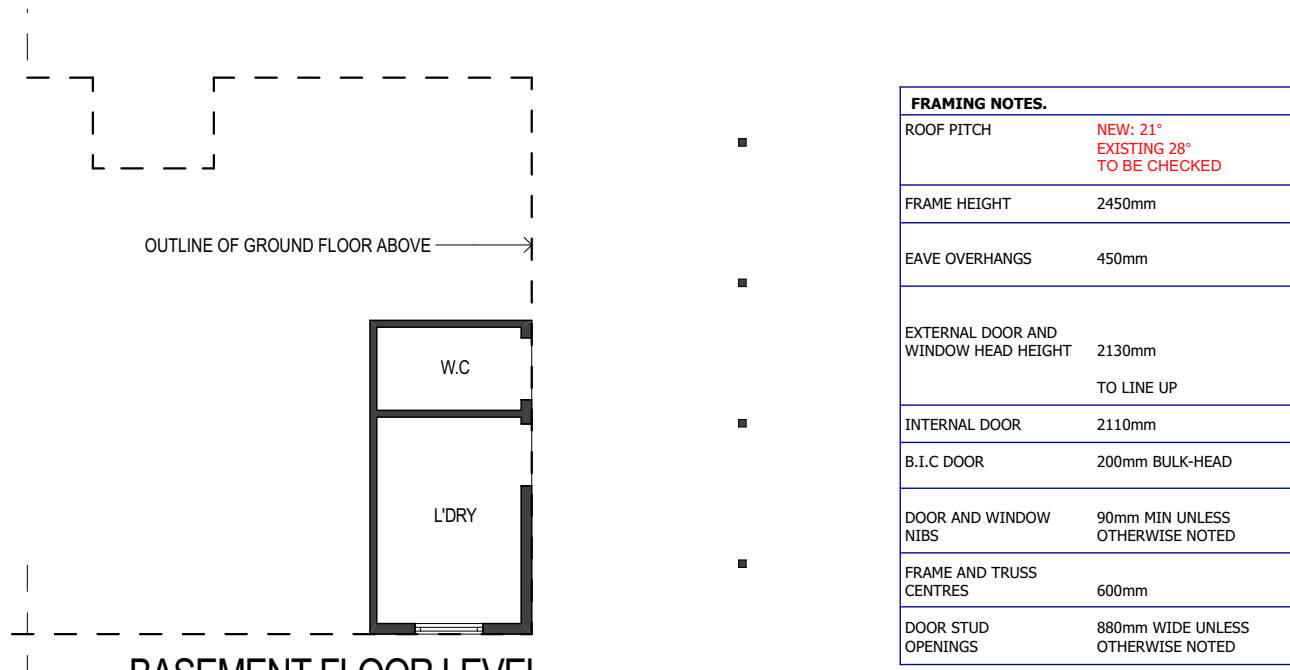
OPEN SPACE CALCULATIONS

SITE AREA	464.5 sqm
GROSS FLOOR AREA	174.4 sqm
EXIST. IMPERVIOUS AREA	201.2 sqm 43%
PROPOSED IMPERVIOUS AREA	201.2 sqm 43%
EXIST. LANDSCAPED AREA	263.3 sqm 57%
PROPOSED LANDSCAPED AREA	263.3 sqm 57%

NO CHANGE TO EXISTING FOOTPRINT OR LANDSCAPE

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 ALUMINUM WINDOWS
- W7-W8 TO HAVE PYRO LOW-E GLASS



BASEMENT FLOOR LEVEL

LEGEND & GENERAL NOTES	
VAR.	VARIATION
O.T.A	OWNER TO ADVISE BUILDER
90P	90 x 90 TIMBER POST
S.L.	SKY LIGHT
SHW	SHOWER ENCLOSURE
V	VANITY UNIT
WC	TOILET SUITE (WATER CLOSET)
BIC	BUILT IN CUPBOARD
ST	STORE
CDS	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 CONFIRM DA LEVELS COMPLIANCE WITH TM HOOKINS BEFORE FINALLISING FLOOR STRUCTURE	
CONSTRUCTION LEVELS SUBCONTRACTOR TO ENSURE THAT ALL CONSTRUCTION LEVELS MARKED ON PLAN TO BE STRICTLY COMPLIED WITH	



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

PROJECT TITLE.

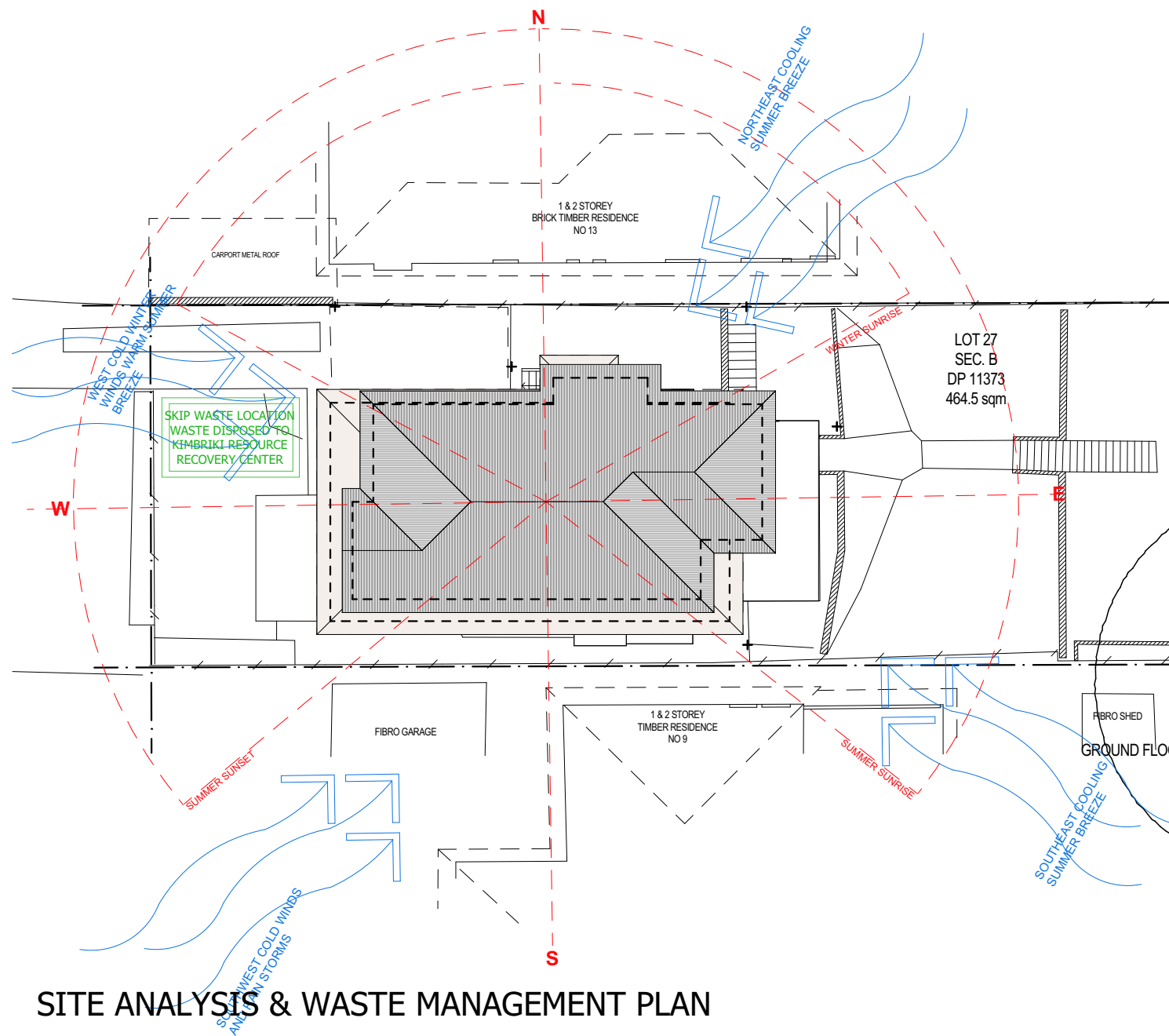
FIRST FLOOR ADDITION AT

11 Smith Ave, Allambie Heights NSW 2100

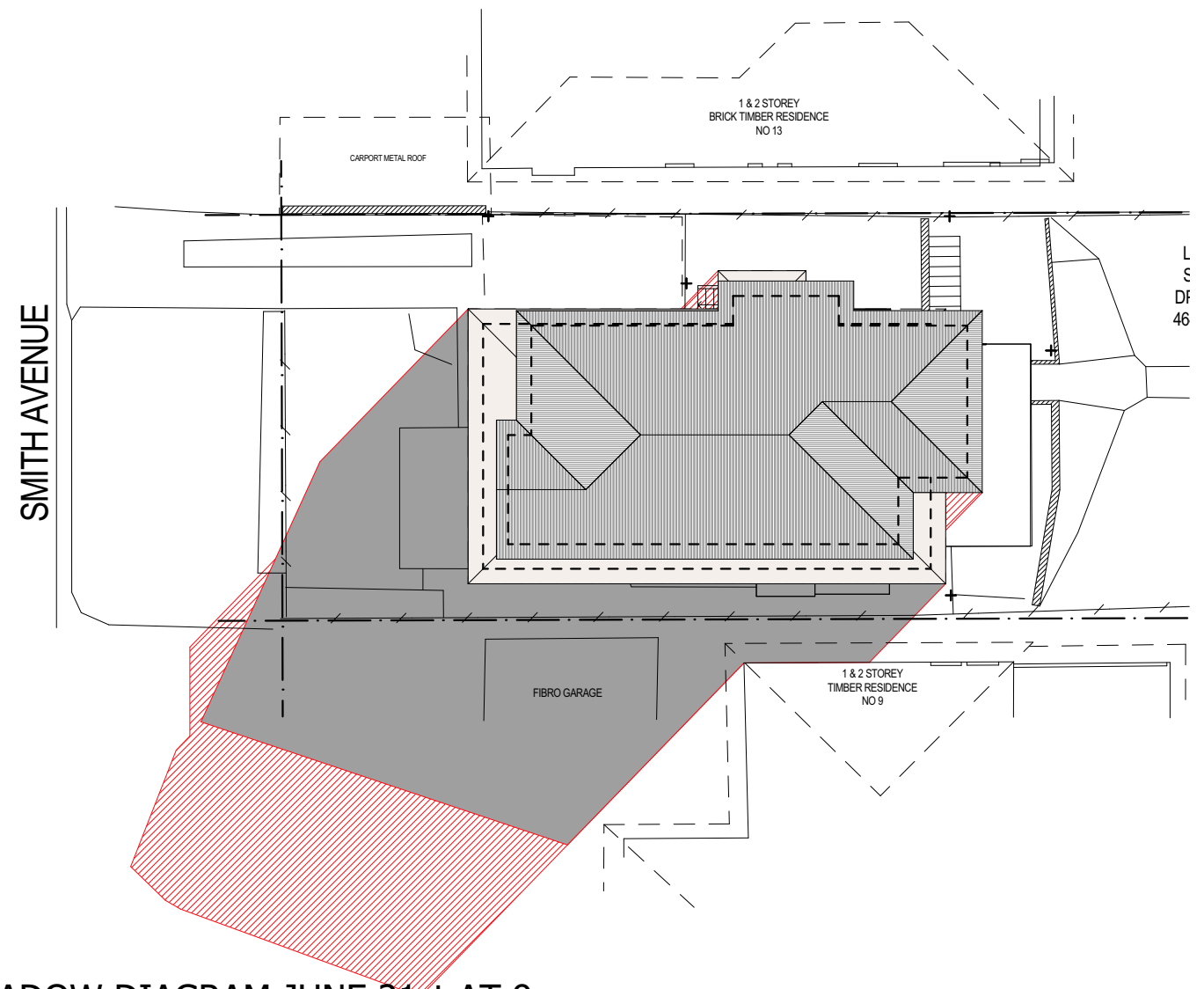
B	FOR COUNCIL	15/01/20	GK
A	FOR PLAN MEETING	19/12/19	GK
NO.	REVISION	DATE	BY
1	SCALE: 1:100	DATE: 15/01/20	
	DRAWN BY: GK	CHECKED: MB	
TITLE: PLANS, ELEVATIONS AND SECTIONS			
DRAWING NO. 6248 DA 1			
ISSUE B			



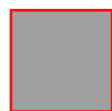
ADD-STYLE HOME ADDITIONS
285 CONDOMINE STREET
MANLY VALE 2093
FAX: 99079053
PAGER: 99079055
EMAIL: tm@addstyle.com.au



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

11 Smith Ave, Allambie Heights NSW 2100

DRAWING TITLE SITE ANALYSIS AND SHADOW DIAGRAMS

DATE 20/09/18

SCALE
1:200

DRAWN
GK

CHECKED
MB

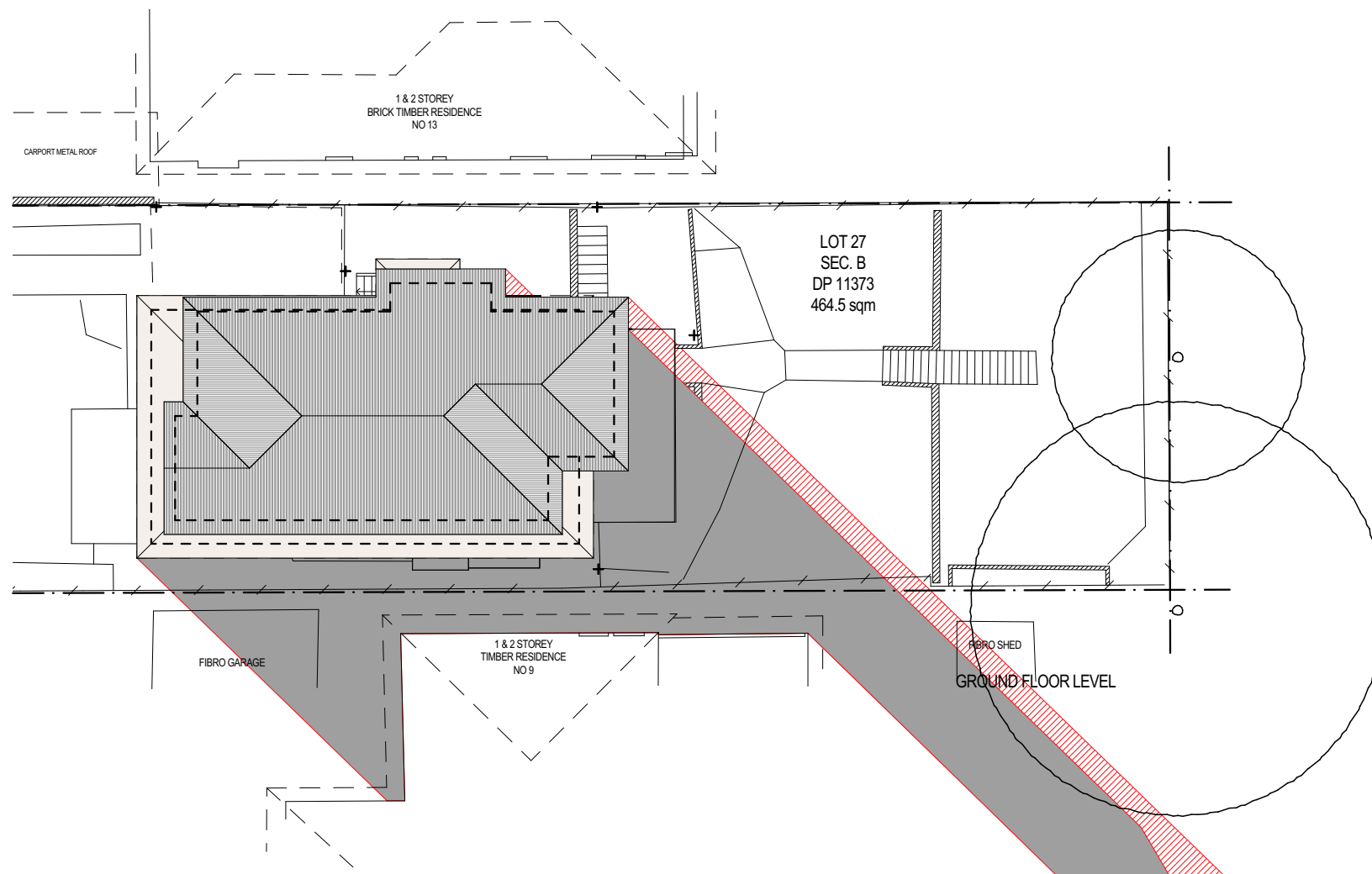
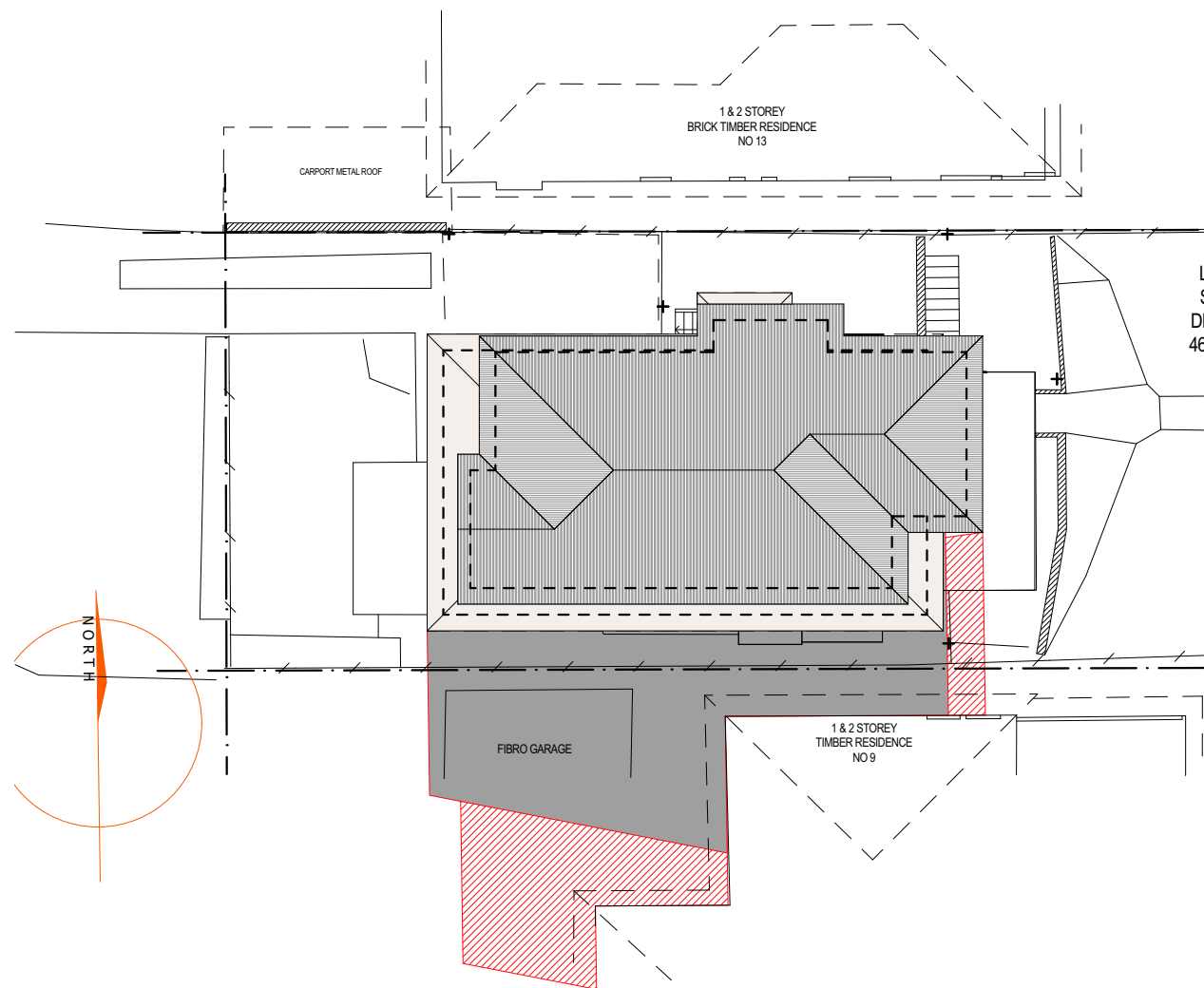
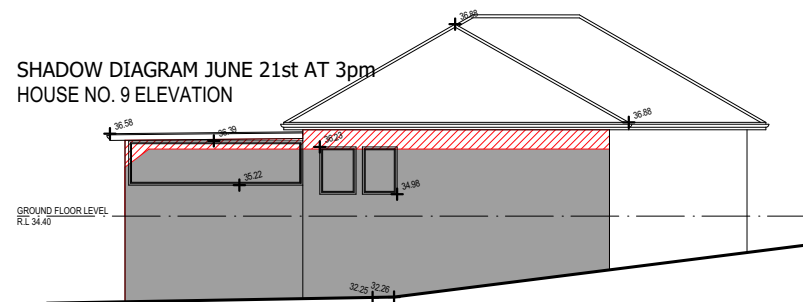
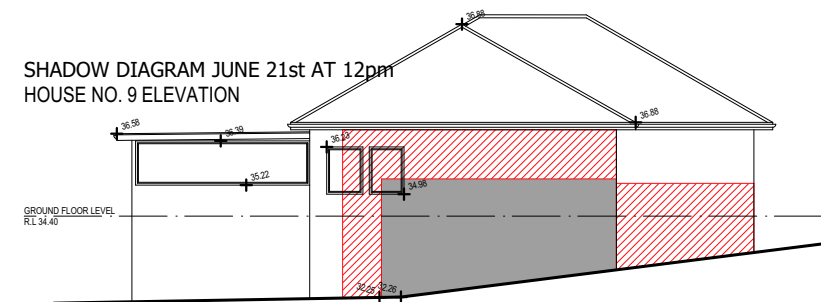
DRAWING NO.

6248 DA 1

ISSUE

A

A	FOR COUNCIL	15/01/20	GK
NO.	REVISION	DATE	BY



SHADOW DIAGRAM JUNE 21st AT 12pm

SHADOW DIAGRAM JUNE 21st AT 3pm



EXISTING SHADOWS



NEW SHADOWS



5/319 Condamine Street, MANLY VALE 2093

(02) 9907 9055

PROJECT TITLE

Site Analysis & Shadow Diagrams

11 Smith Ave, Allambie Heights NSW 2100

DRAWING TITLE SITE ANALYSIS AND SHADOW DIAGRAMS

DATE 20/09/18

SCALE

1:200

DRAWN

GK

CHECKED

MB

DRAWING NO.

6248 DA 1

ISSUE

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A

NO.

FOR COUNCIL

REVISION

15/01/20

DATE

GK

BY