

A4 NOTIFICATION PLAN

LAKEVIEW PARADE

GROUND FLOOR LEVEL

LOT 20
DP 15680
515.6 sqm

GROUND FLOOR LEVEL

PROPOSED FIRST FLOOR LEVEL

PROPOSED FIRST FLOOR LEVEL

BASEMENT LEVEL

BASEMENT FLOOR LEVEL

SECTION A-A

SECTION A-A

OPEN SPACE CALCULATIONS

SITE AREA	515.6 sqm
GROSS FLOOR AREA	203.8 sqm
EXIST. IMPERVIOUS AREA	252.9 sqm 51%
PROPOSED IMPERVIOUS AREA	252.9 sqm 51%
EXIST. LANDSCAPED AREA	252.7 sqm 49%
PROPOSED LANDSCAPED AREA	252.7 sqm 49%
NO CHANGE TO EXISTING FOOTPRINT OR LANDSCAPE	

BASIC REQUIREMENTS

- 40% NEW LIGHTING TO BE FLUORESCENT, COMPACT FLUORESCENT, OR LED.
- BATHING 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)
- SKYLIGHT S1 AND S3 TO HAVE NO GREATER U-VALUE OF 2.5 AND SOLAR HEAT GAIN COEFFICIENT OF 0.456
- SKYLIGHT S2 TO HAVE NO GREATER U-VALUE OF 6.21 AND SOLAR HEAT GAIN COEFFICIENT OF 0.869
- IMPROVED ALUMINIUM WINDOWS
- W0, W0, W0 AND W0 TO HAVE PRO LOW-E GLASS (NO GREATER THAN U-VALUE OF 0.00 AND SHGC OF 0.00)

LEGEND & GENERAL NOTES

VAR.	VARIATION
O.T.A	OWNER TO ADVISE BUILDER
HP	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	STONE
COS	TO BE CHECKED ON SITE
OPT.	OPTION
OB+H	OPEN BALUSTRADE AND HANDRAIL
DP	DOWNPIPE
DP+5	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 TTM BOOKINGS BEFORE FINALISING FLOOR STRUCTURE	

FRAMING NOTES.	
ROOF PITCH	NEW: 22° EXISTING 22° 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 NOS.	90mm MIN UNLESS OTHERWISE NOTED
FRAME AND TRUSS CENTRES	600mm
DOOR STUD OPENINGS	880mm WIDE UNLESS OTHERWISE NOTED

VARIATIONS

- NEW CORRUGATED ROOF TO LOWER
- SOUND SCREEN & SOUND OVER
- MAPLE TREADS WITH CUSTOM WOOD RISERS

EAST ELEVATION

WEST ELEVATION

SOUTH ELEVATION

NORTH ELEVATION



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

PROJECT TITLE.

FIRST FLOOR ADDITION AT

29 Lakeview Parade Warriewood 2102



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HOME ADDITIONS
Upstairs & On Ground Specialists

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B FOR COUNCIL 04/09/20 GK
A FOR PLAN MEETING 24/08/20 GK

NO. REVISION DATE BY

SCALE: 1:100 DATE: 04/09/20

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TITLE: PLANS, ELEVATIONS AND SECTIONS

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