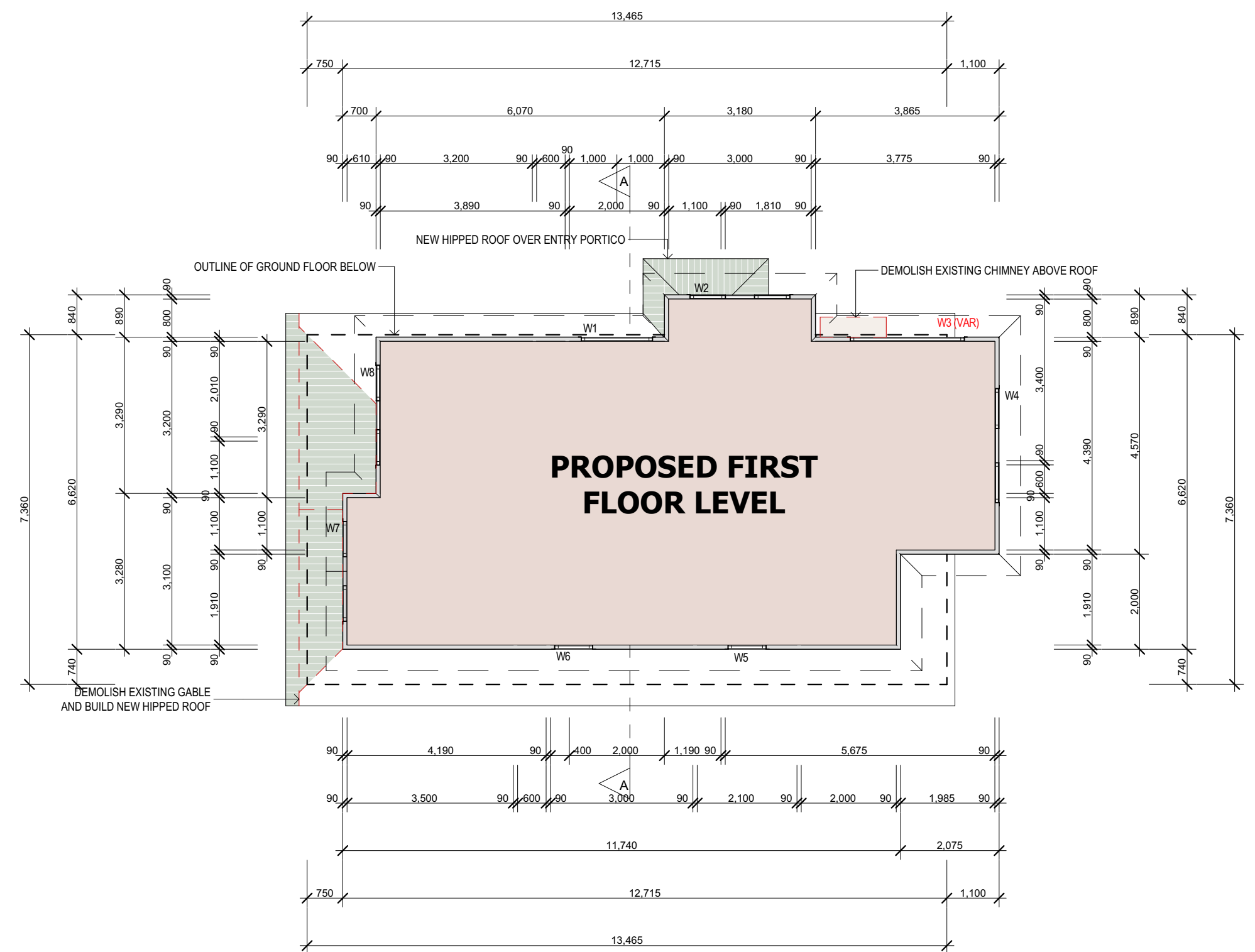
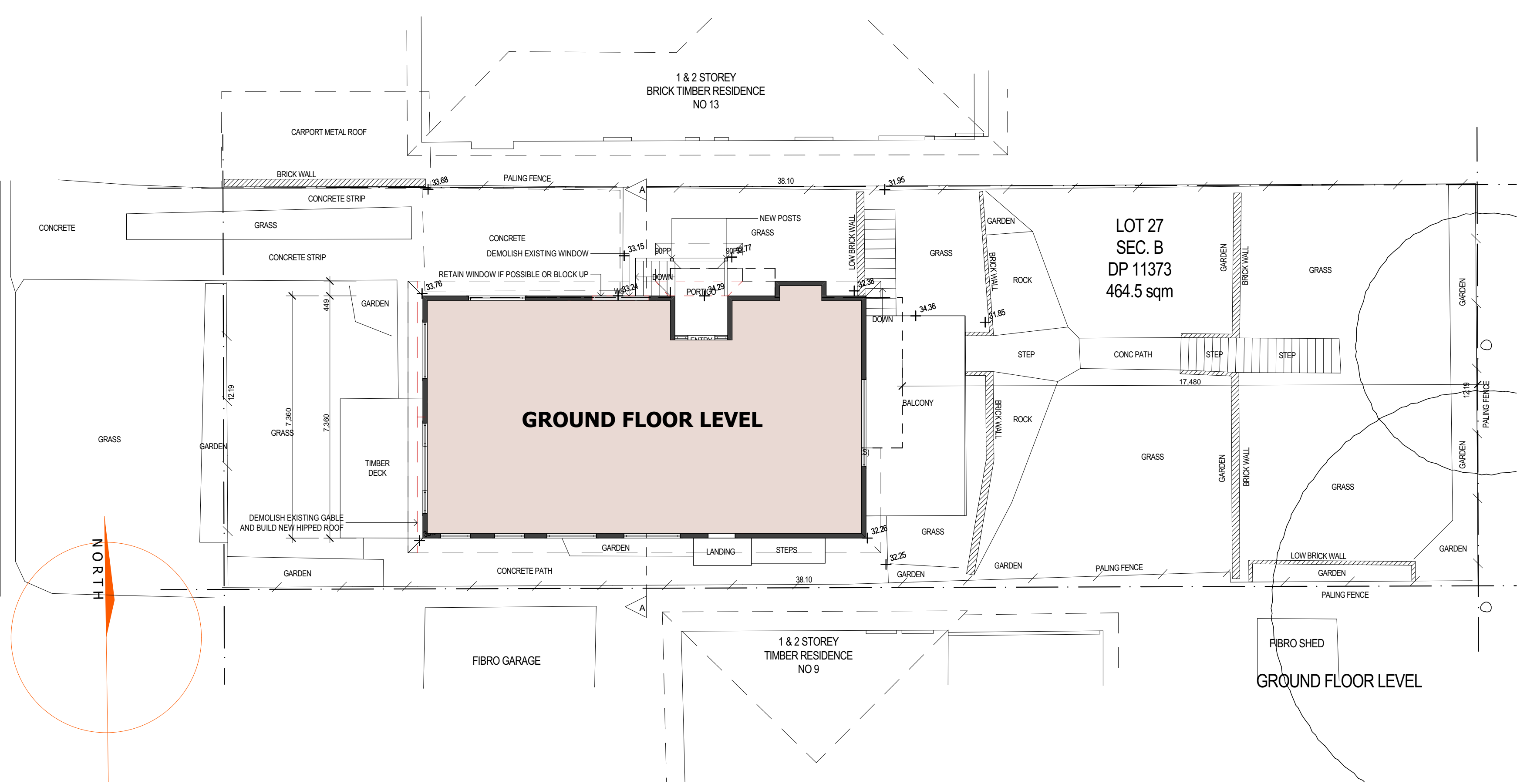
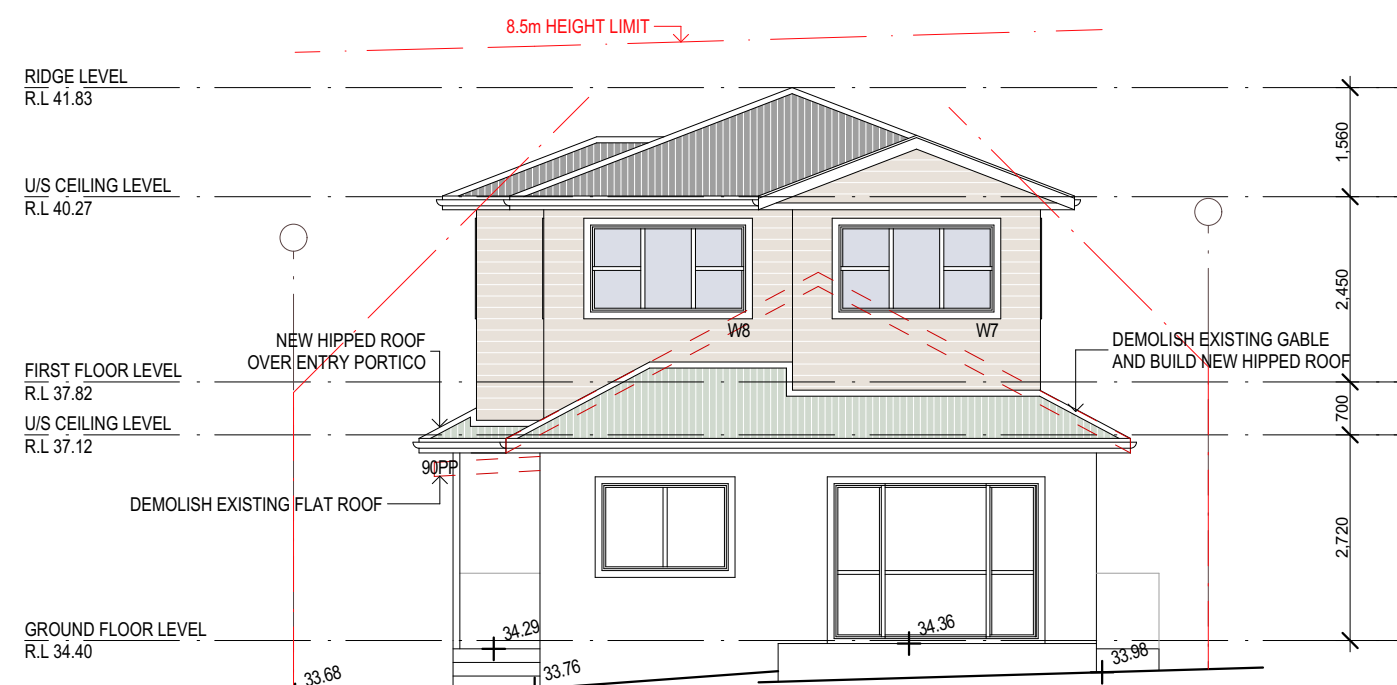


SMITH AVENUE

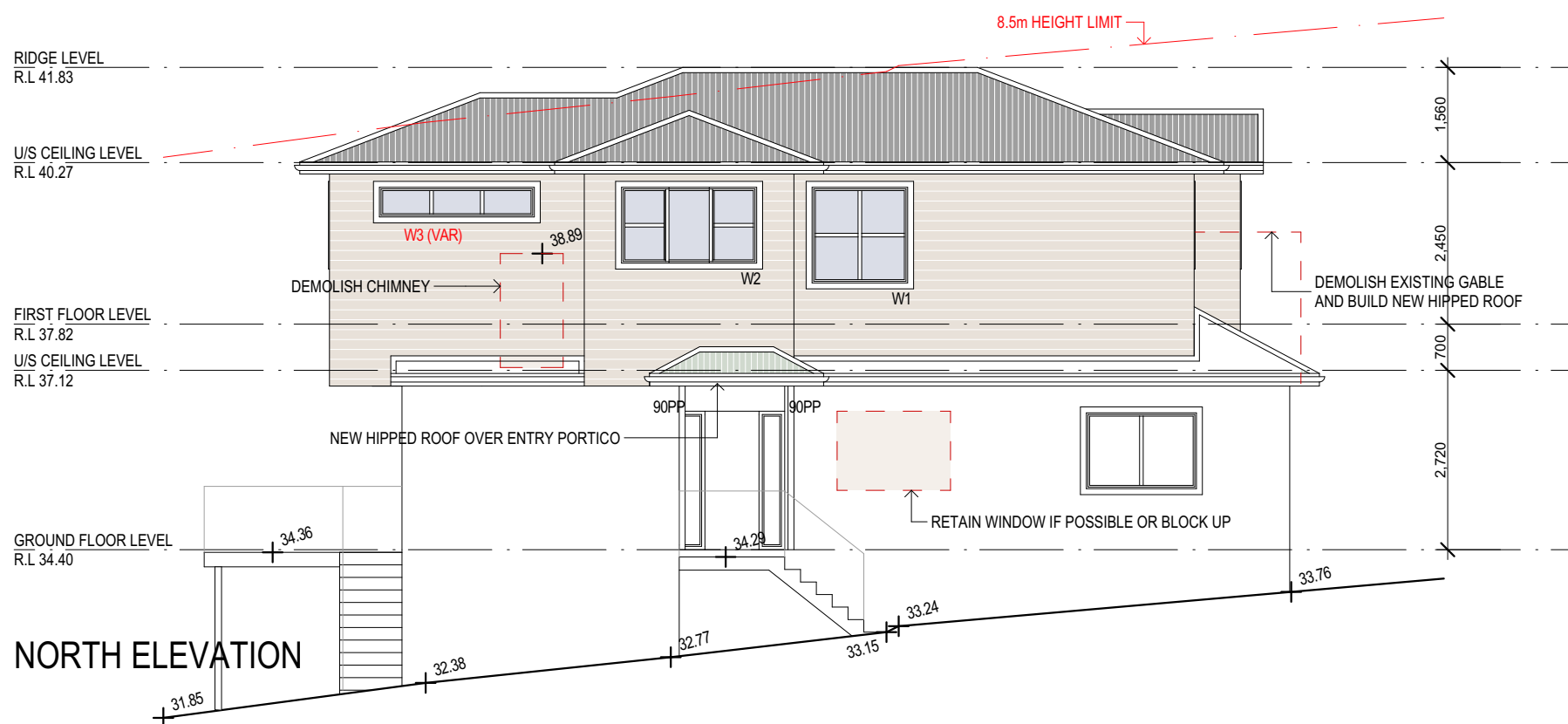


PROPOSED FIRST FLOOR LEVEL

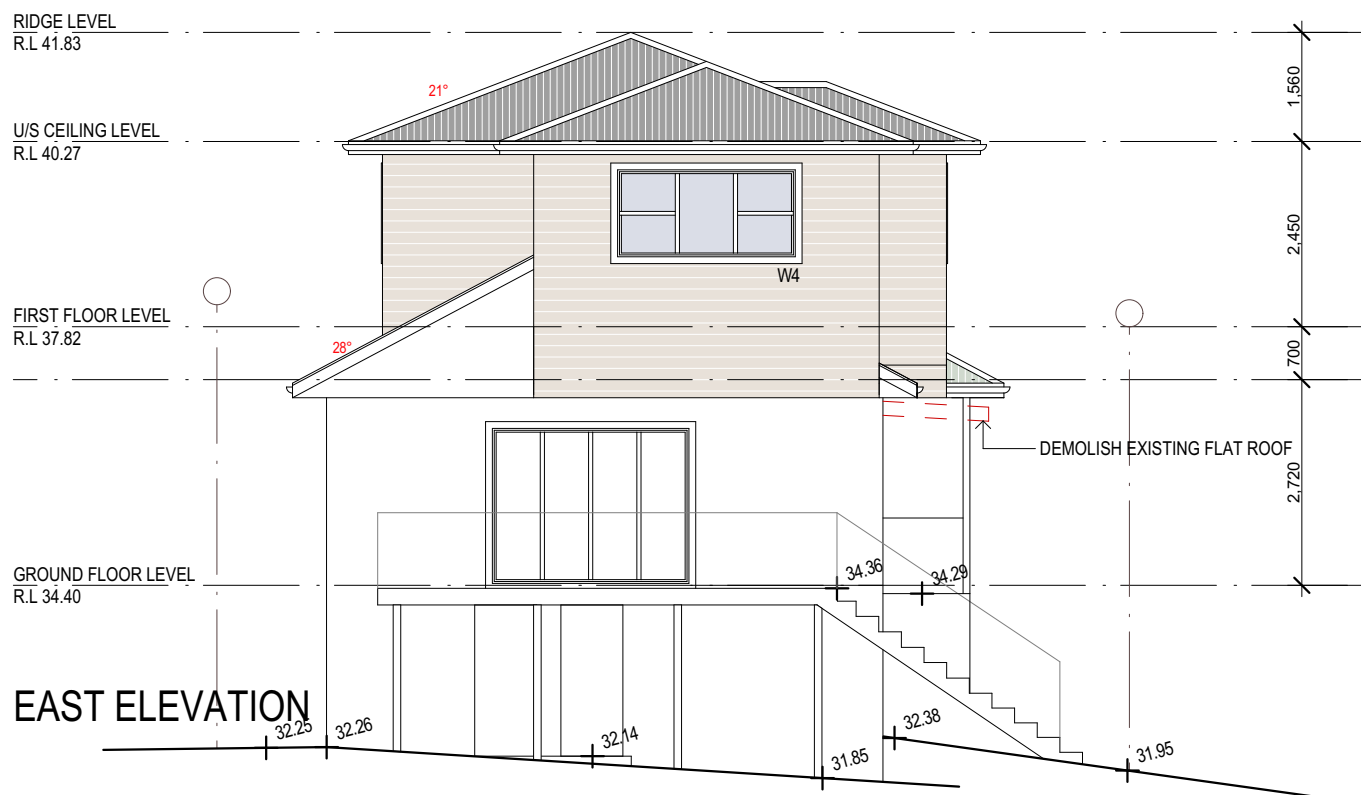
VARIATIONS
- WINDOW 3



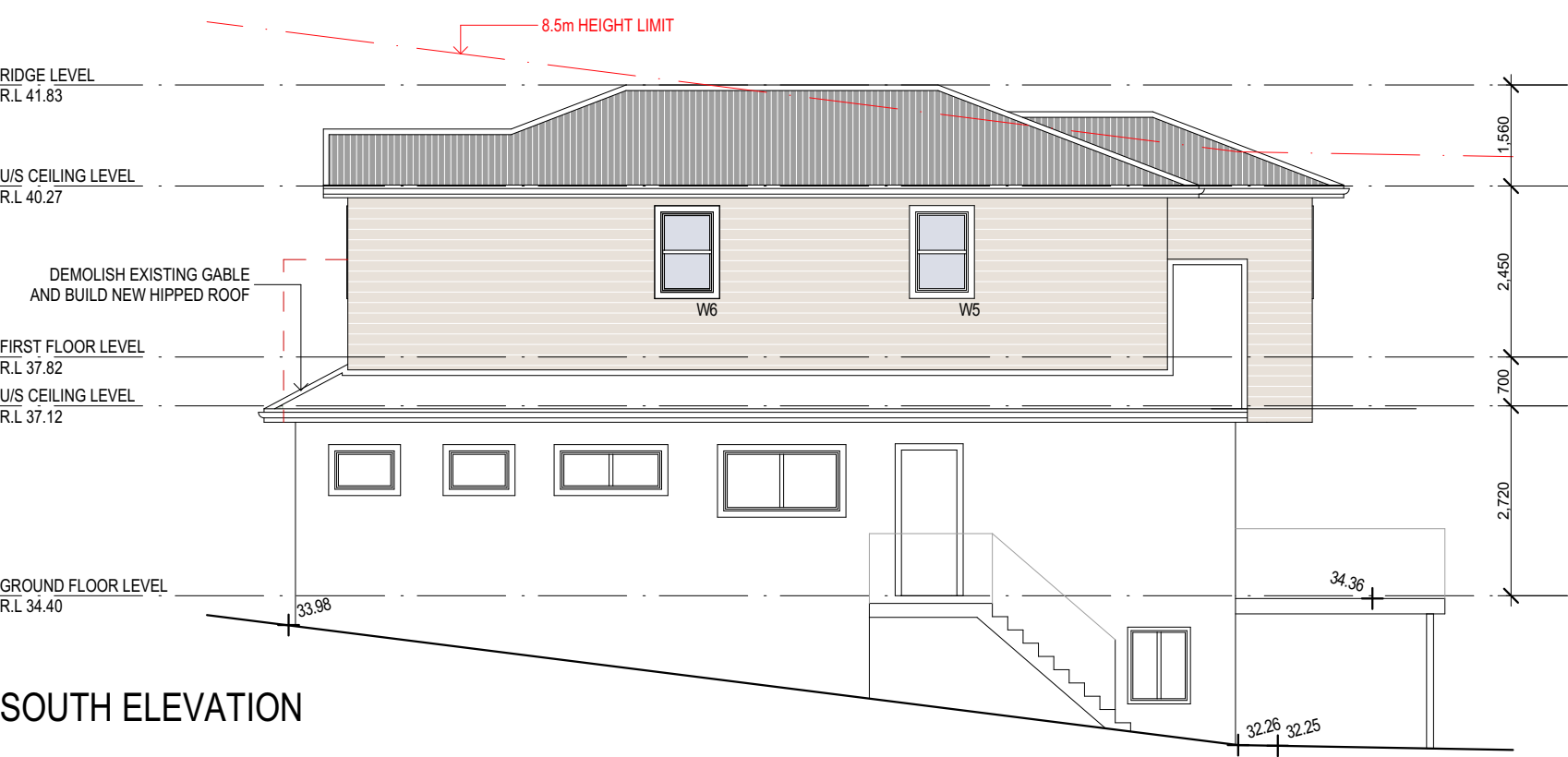
WEST ELEVATION



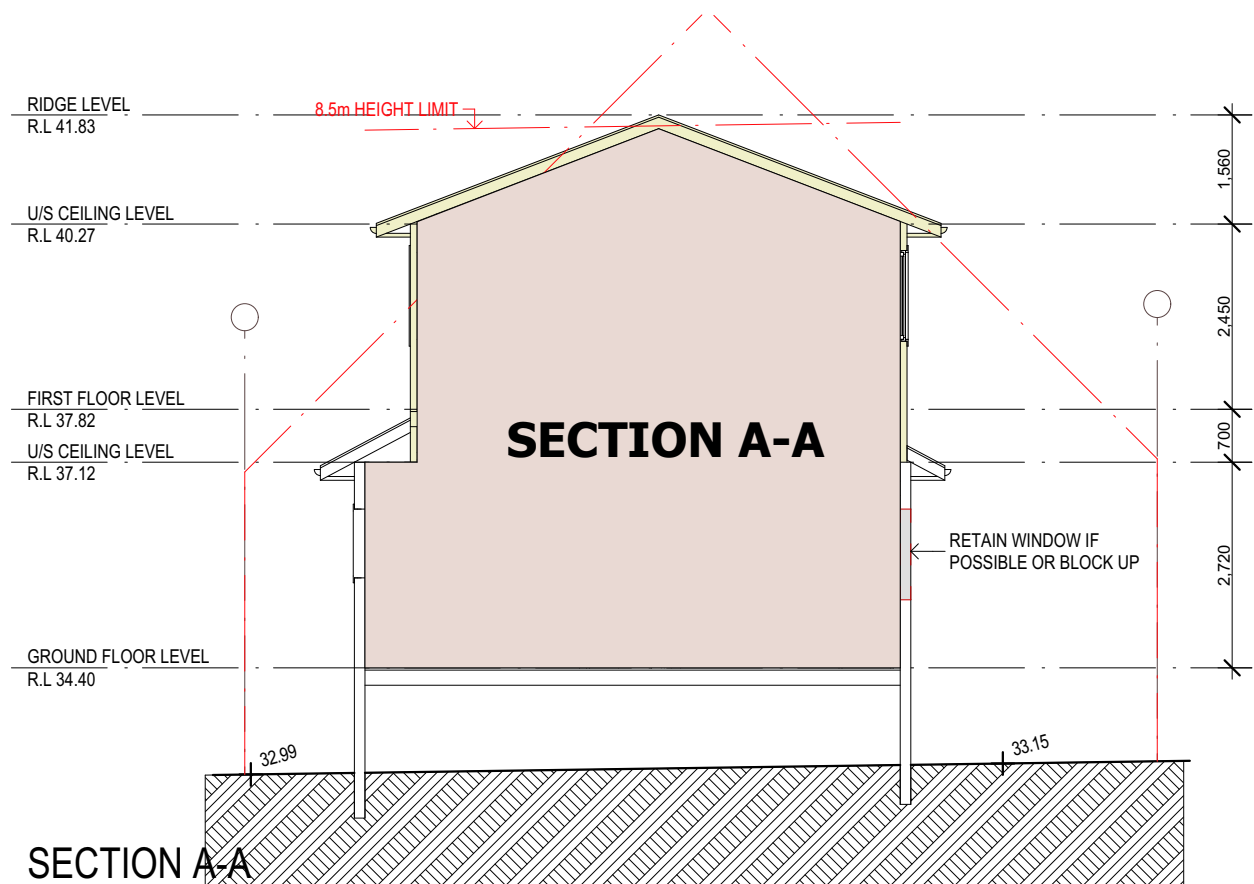
NORTH ELEVATION



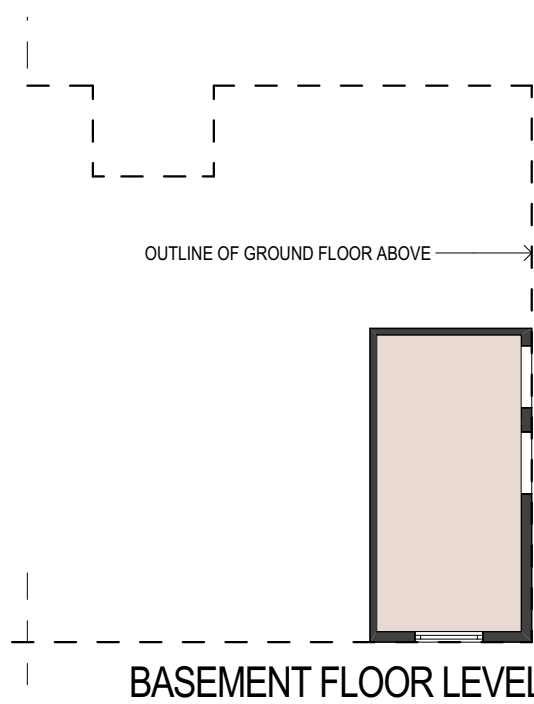
EAST ELEVATION



SOUTH ELEVATION



SECTION A-A



BASEMENT FLOOR LEVEL

FRAMING NOTES	
ROOF PITCH	NEW: 21° EXISTING 20° TO BE CHECKED
FRAME HEIGHT	2450mm
EAVE OVERHANGS	450mm
EXTERNAL DOOR AND WINDOW HEAD HEIGHT	2130mm TO LINE UP
INTERNAL DOOR	2110mm
B.L.C DOOR	200mm BULK-HEAD
DOOR AND WINDOW RUS	90mm MIN UNLESS OTHERWISE NOTED
FRAME AND TRUSS CENTRES	600mm
DOOR STUD OPENINGS	880mm WIDE UNLESS OTHERWISE NOTED

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 ENSURE THAT ALL CONSTRUCTION LEVELS MARKED ON PLAN TO BE STRICTLY COMPLIED WITH	
SUBCONTRACTOR TO CONFIRM DA LEVELS COMPLIANCE WITH TM HOOKINS BEFORE FINALLISING FLOOR STRUCTURE	

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

BASIS 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 TO HAVE R0.45 FOIL BACKED BLANKET (100mm) OR GREATER
- RAISED CEILING TO HAVE R0.74 FOIL BACKED BLANKET (100mm) OR GREATER
- IMPROVED ALUMINUM WINDOWS
- W7/W8 TO HAVE PYRO LOW-E GLASS



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

A4 NOTIFICATION PLAN

B	FOR COUNCIL	15/01/20	GK
A	FOR PLAN MEETING	19/12/19	GK
NO. REVISION		DATE	BY

PROJECT TITLE.

FIRST FLOOR ADDITION AT

11 Smith Ave, Allambie Heights NSW
2100

SCALE:	1:100	DATE:	15/01/20
DRAWN BY:	GK	CHECKED:	MB
TITLE:		PLANS, ELEVATIONS AND SECTIONS	
DRAWING NO.		6248 DA 1	
ISSUE		B	



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