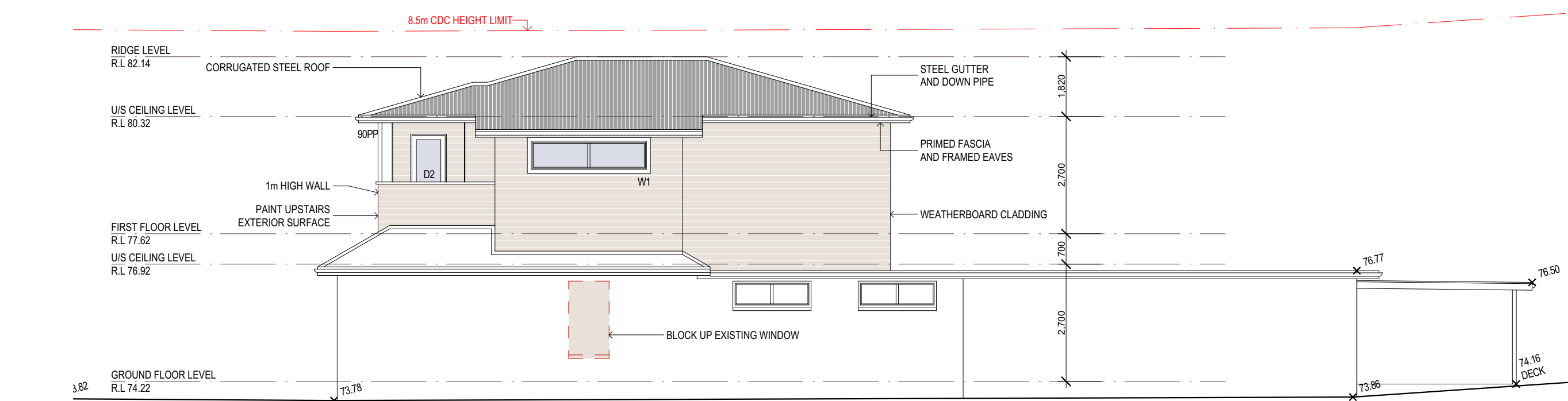
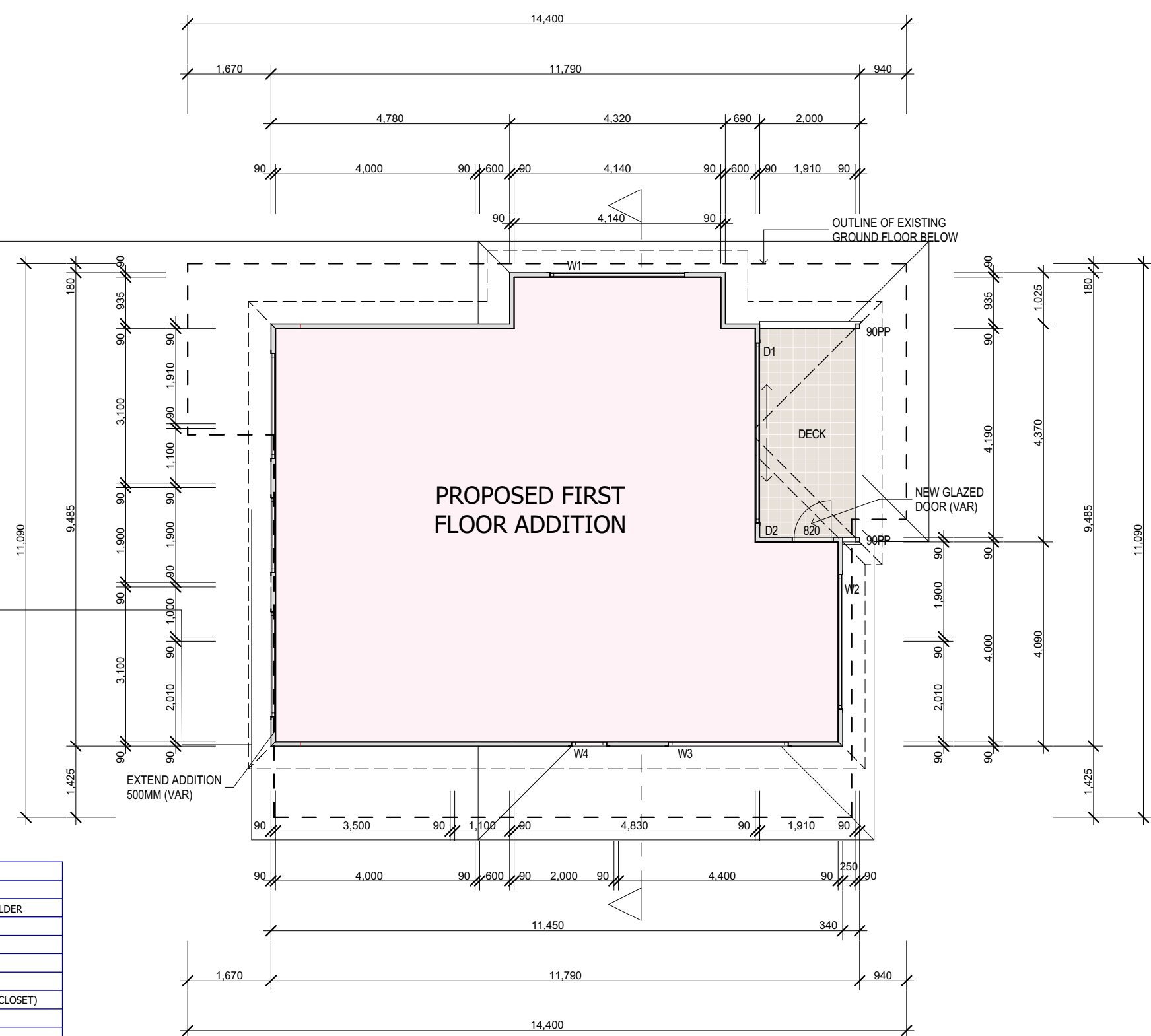


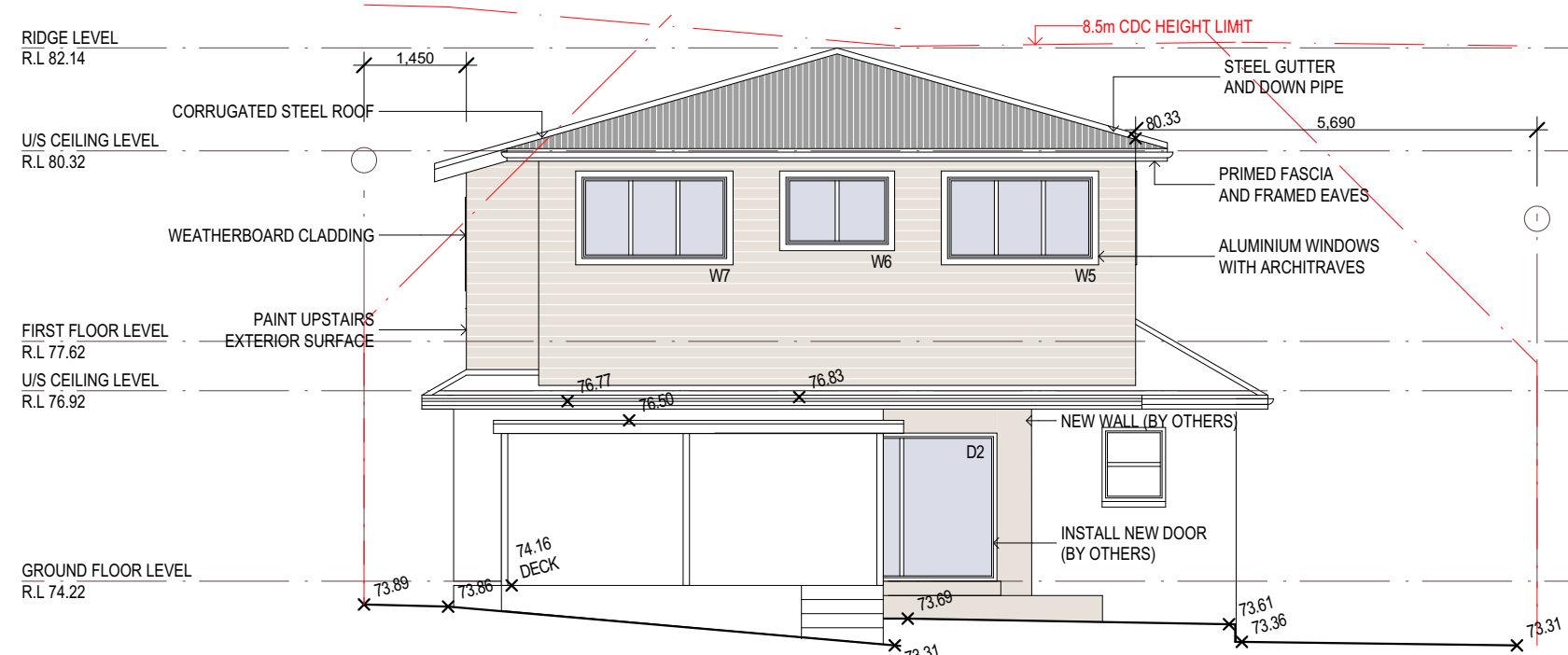
FRAMING NOTES.	
ROOF PITCH	NEW: 16° EXISTING: 30° TO BE CHECKED
FRAME HEIGHT	2700mm
EAVE OVERHANGS	450mm
EXTERNAL DOOR AND WINDOW HEAD HEIGHT	2130mm T.B.C
INTERNAL DOOR	2110mm
B.I.C DOOR	250mm Bulkhead
DOOR AND WINDOW NIBS	90mm MIN UNLESS OTHERWISE NOTED
FRAME AND TRUSS CENTRES	600mm
DOOR STUD OPENINGS	880mm WIDE UNLESS OTHERWISE NOTED

VICTOR ROAD

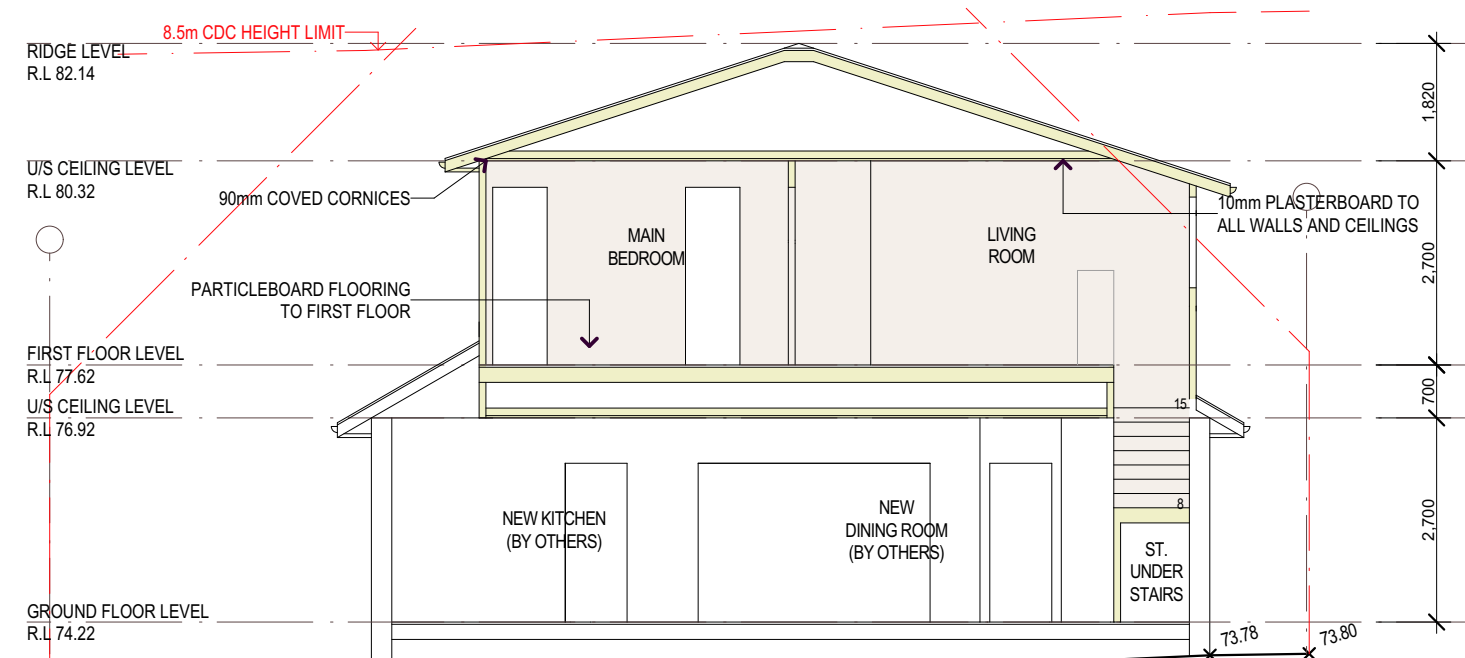
LEGEND & GENERAL NOTES	
VAR.	VARIATION
O.T.A	OWNER TO ADVISE BUILDER
SOP	90 x 90 TIMBER POST
S.L	SKY LIGHT
SHW	SHOWER ENCLOSURE
V	VANITY UNIT
WC	TOILET SUITE (WATER CLOSET)
BIC	BUILT IN CUPBOARD
ST	STORE
COS	TO BE CHECKED ON SITE
OPT.	OPTION
OB+H	OPEN BALUSTRADE AND HANDRAIL
DP	DOWNPIPE
DPWS	DOWNPIPE 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



WEST ELEVATION



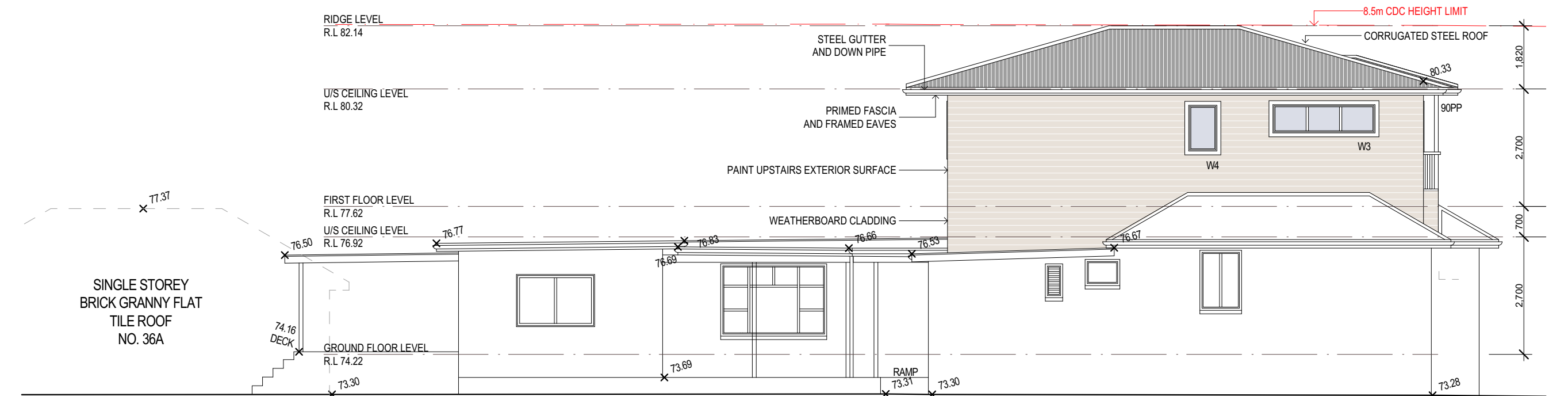
SECTION A-A

BASIX 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 ONION	
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	
- W2, W5, W6, W7 TO HAVE PYRO LOW-E GLASS	

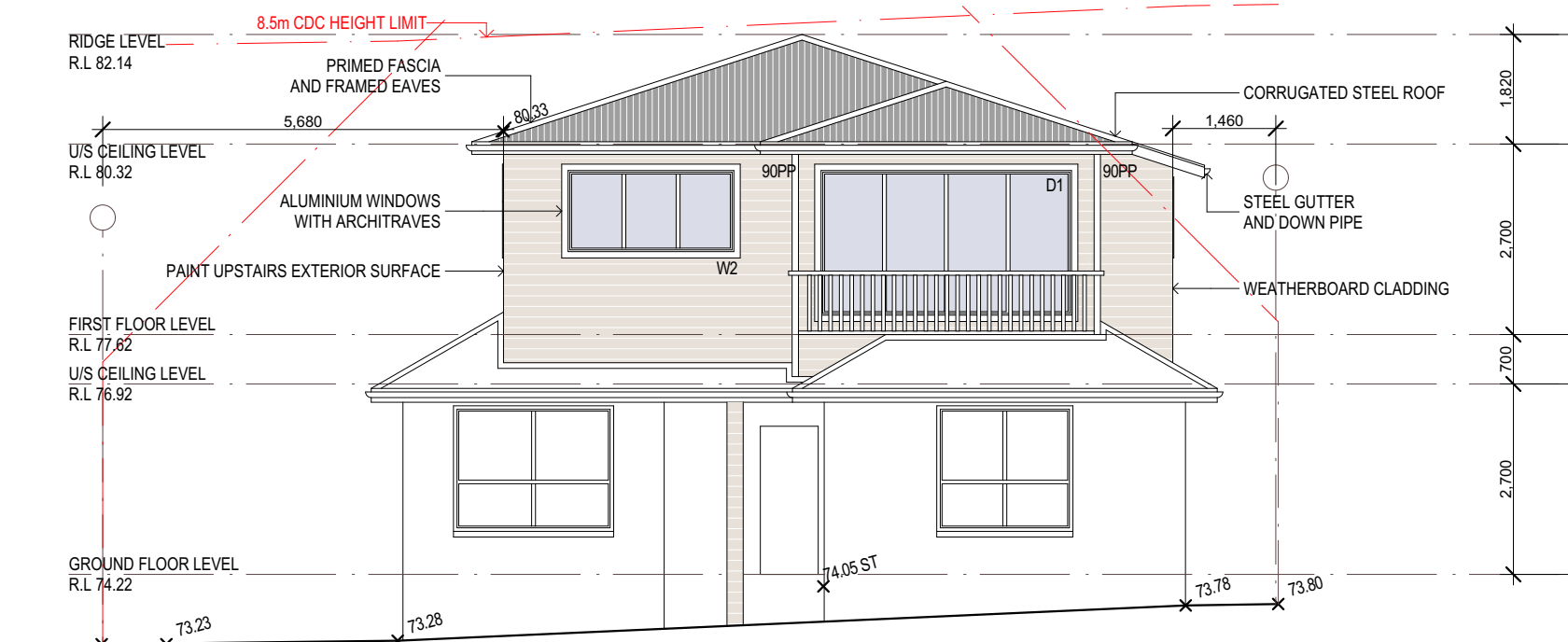
OPEN SPACE CALCULATIONS	
SITE AREA	748.2 sqm
GROSS FLOOR AREA	253.0 sqm
EXIST. IMPERVIOUS AREA	497.9 sqm 67%
PROPOSED IMPERVIOUS AREA	497.9 sqm 67%
EXIST. LANDSCAPED AREA	250.3 sqm 33%
PROPOSED LANDSCAPED AREA	250.3 sqm 33%
NO CHANGE TO EXISTING FOOTPRINT OR LANDSCAPE	



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



SOUTH ELEVATION



EAST ELEVATION

B	FOR COUNCIL		29/05/19	TH	
A	FOR PLAN MEETING		10/05/19	GK	
NO. REVISION			DATE	BY	
SCALE: 1:100			DATE: 29/05/19		
DRAWN BY: GK			CHECKED: MB		
TITLE: PLANS, ELEVATIONS AND SECTIONS					
DRAWING NO. 8345 DA 1			ISSUE B		

PROJECT TITLE.  
FIRST FLOOR ADDITION AT  
36 Victor Rd, Narrabeena NSW 2099