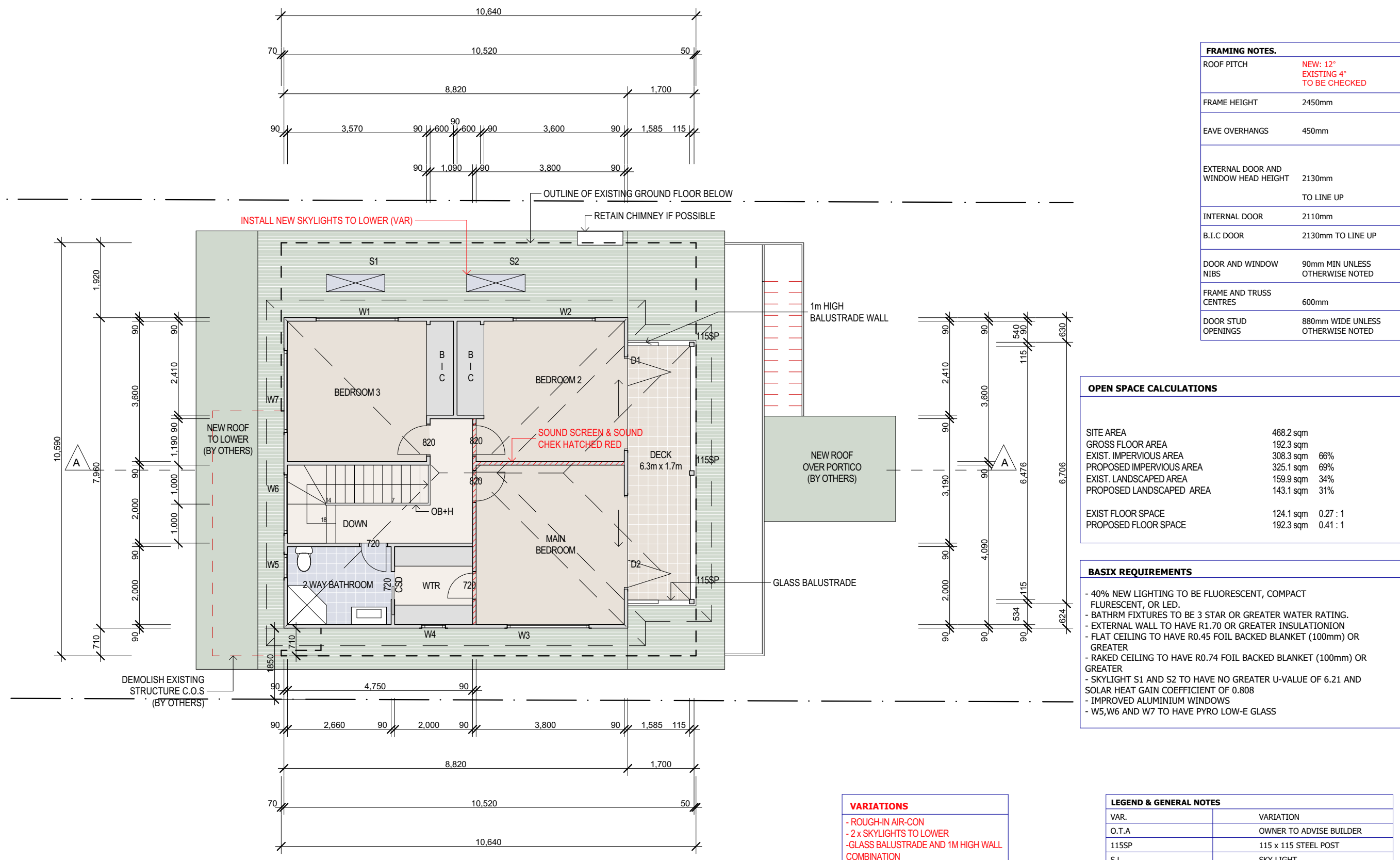


GROUND FLOOR LEVEL

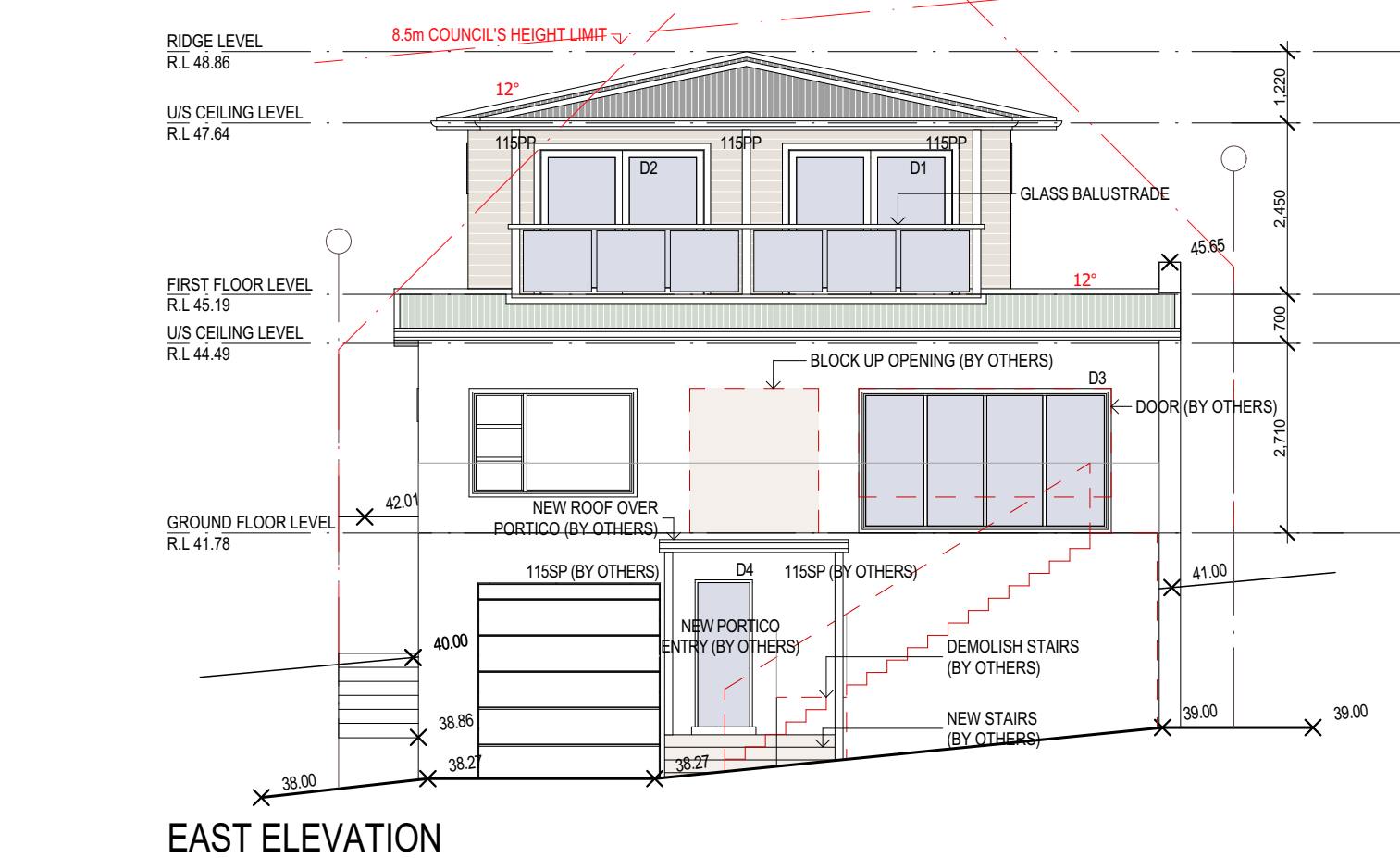


FRAMING NOTES.	
ROOF PITCH	NEW: 12° EXISTING: 4° TO BE CHECKED
FRAME HEIGHT	2450mm
EAVE OVERHANGS	450mm
EXTERNAL DOOR AND WINDOW HEAD HEIGHT	2130mm
INTERNAL DOOR	2110mm
B.L.C DOOR	2130mm TO LINE UP
DOOR AND WINDOW MIBS	90mm MIN UNLESS OTHERWISE NOTED
FRAME AND TRUSS CENTRES	600mm
DOOR STUD OPENINGS	880mm WIDE UNLESS OTHERWISE NOTED

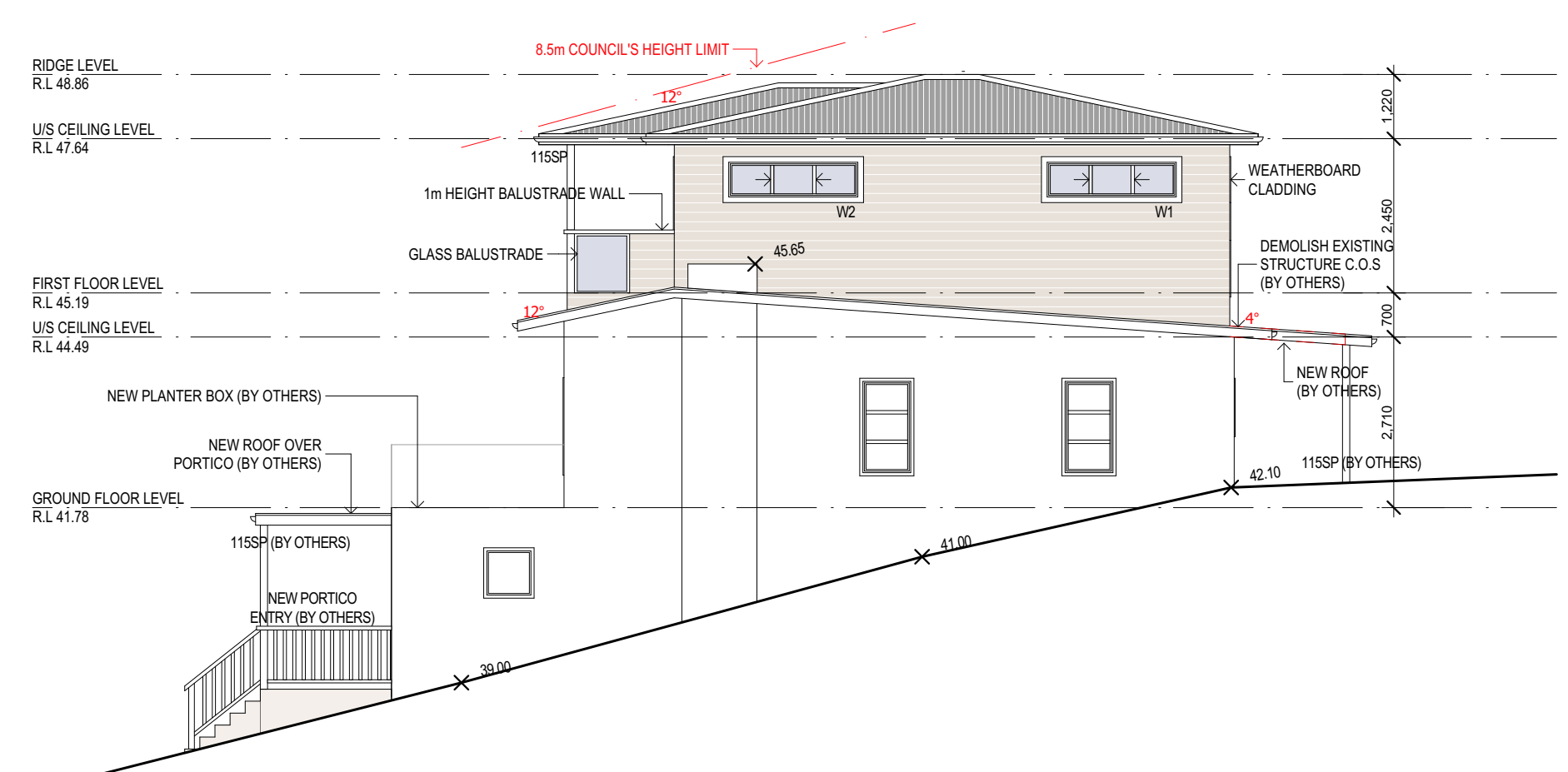
OPEN SPACE CALCULATIONS	
SITE AREA	468.2 sqm
GROSS FLOOR AREA	192.3 sqm
EXIST. IMPERVIOUS AREA	308.3 sqm 66%
PROPOSED IMPERVIOUS AREA	325.1 sqm 69%
EXIST. LANDSCAPED AREA	159.9 sqm 34%
PROPOSED LANDSCAPED AREA	143.1 sqm 31%
EXIST FLOOR SPACE	124.1 sqm 0.27:1
PROPOSED FLOOR SPACE	192.3 sqm 0.41:1

BASIX REQUIREMENTS	
- 40% NEW LIGHTING TO BE FLUORESCENT, COMPACT 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	
- 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	

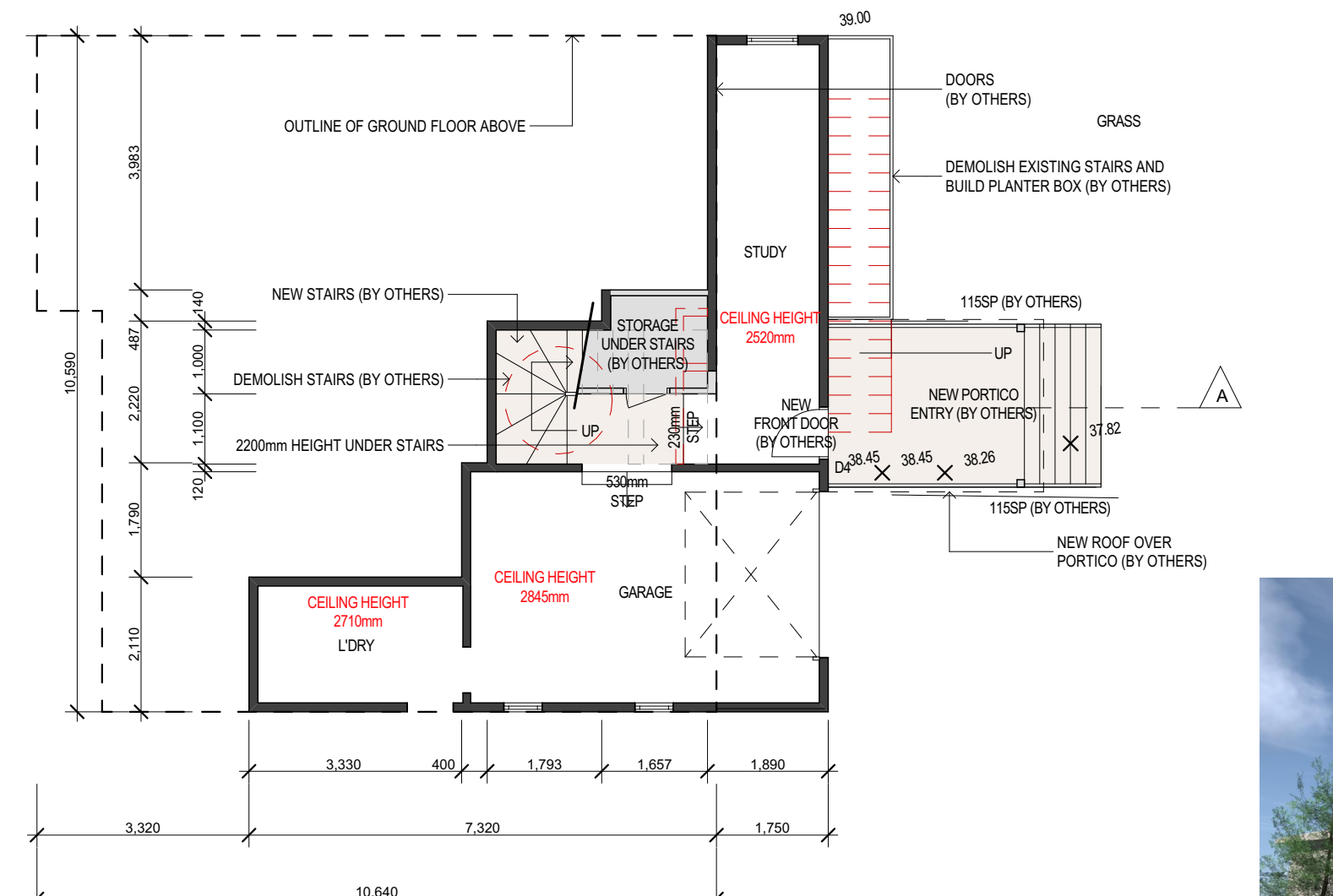
LEGEND & GENERAL NOTES	
VAR.	VARIATION
G.T.A	OWNER TO ADVISE BUILDER
115SP	115 x 115 STEEL POST
S1..	SKY LIGHT
SHW	SHOWER ENCLOSURE
V	VANITY UNIT
WC	TOILET SUITE (WATER CLOSET)
BIC	BUILT IN CUPBOARD
ST	STONE
COS	TO BE CHECKED ON SITE
OPT.	OPTION
OB-H	OPEN BALUSTRADE AND HANDRAIL
DP	DOWNPIPE
DNPS	DOWNPIPE AND SPREADER
<b>NOTE 1</b>	
<b>ALL DIMENSIONS ARE SUBJECT TO AMENDMENT AFTER A CHECK MEASURE ON SITE.</b>	
<b>CONSTRUCTION LEVELS</b>	
<b>SUBCONTRACTOR TO ENSURE THAT ALL CONSTRUCTION LEVELS MARKED ON PLAN TO BE STRICTLY COMPLIED WITH</b>	
<b>SUBCONTRACTOR TO CONFIRM DA LEVELS COMPLIANCE WITH TTM BOOKINS BEFORE FINALISING FLOOR STRUCTURE</b>	



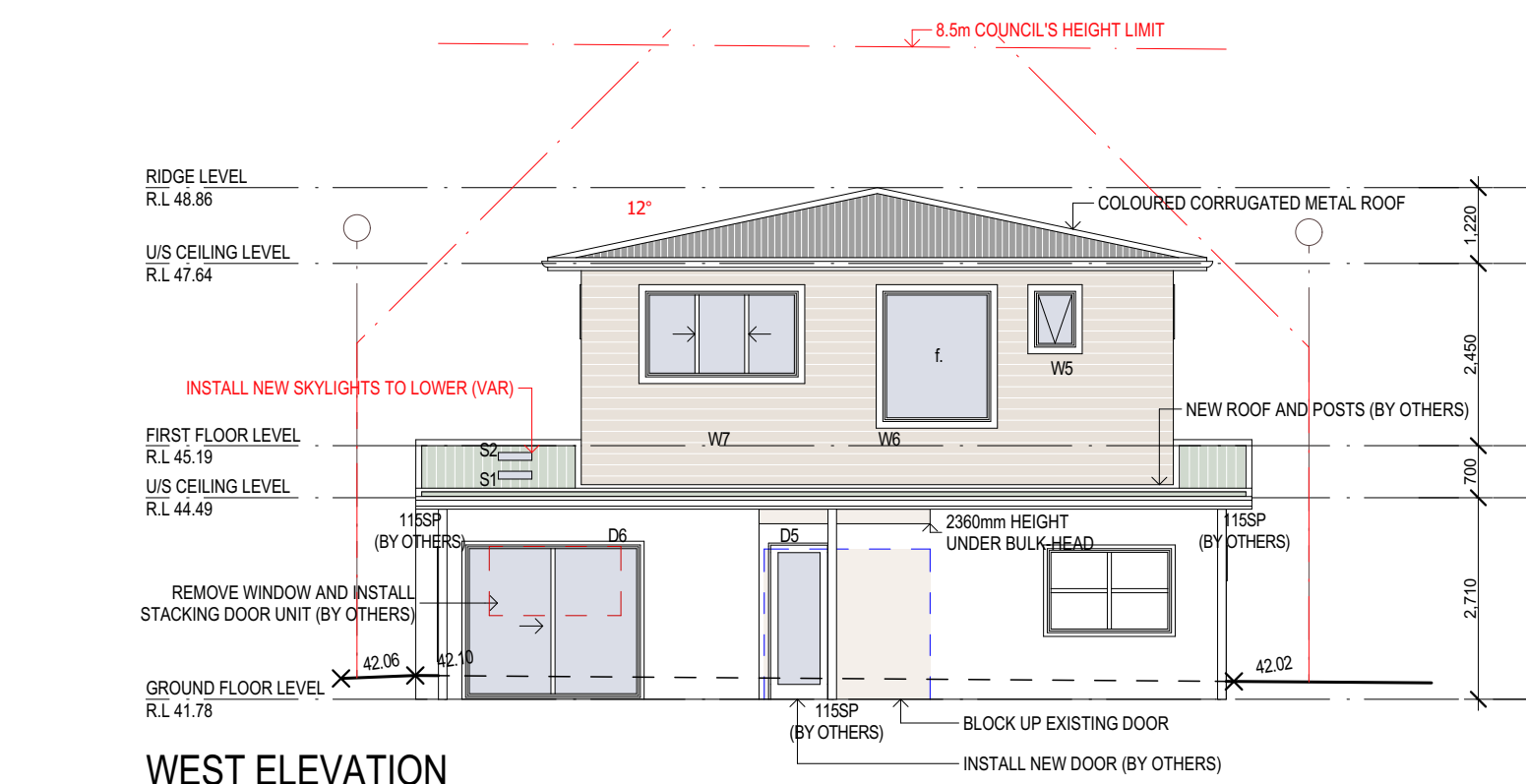
EAST ELEVATION



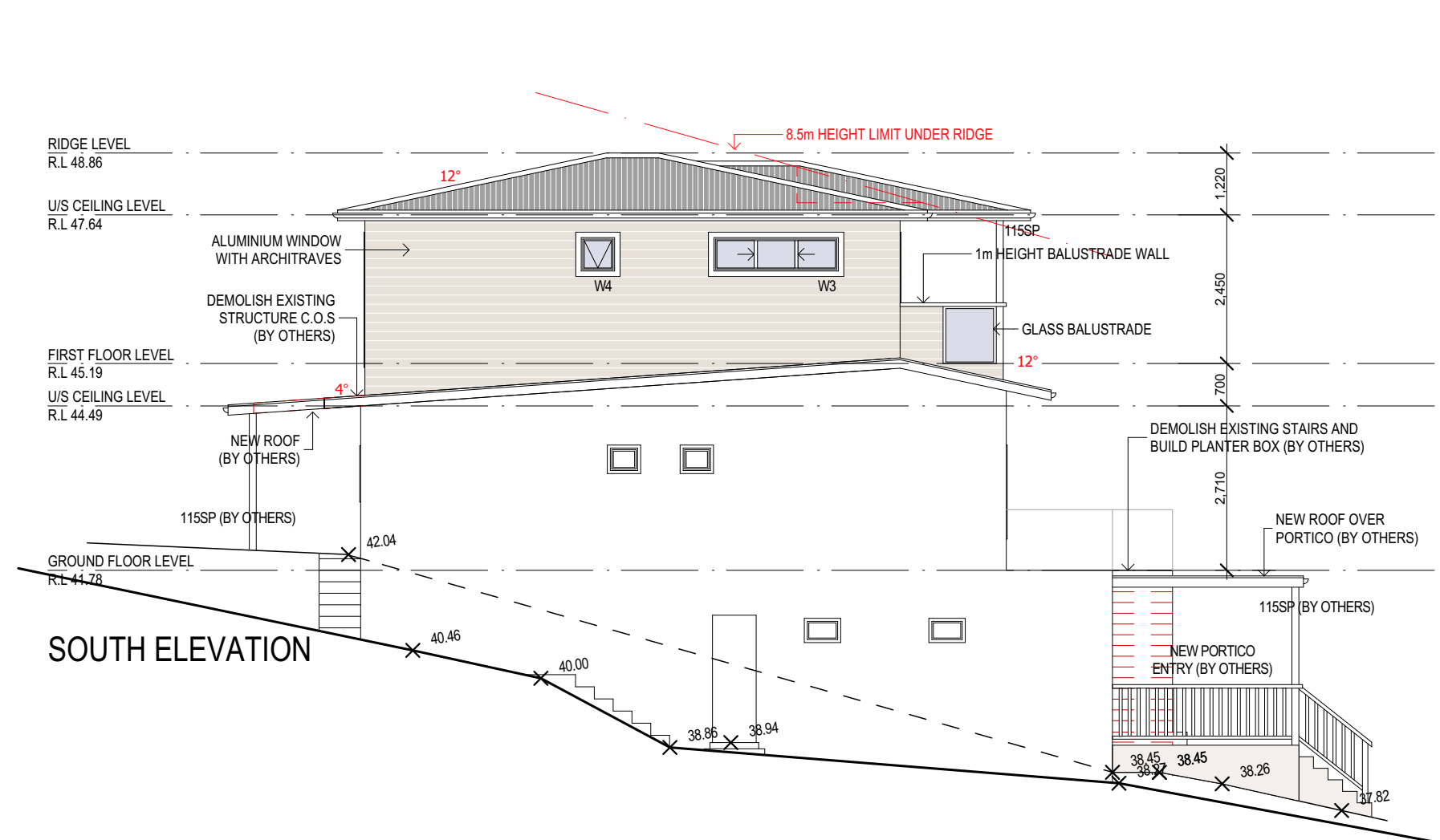
NORTH ELEVATION



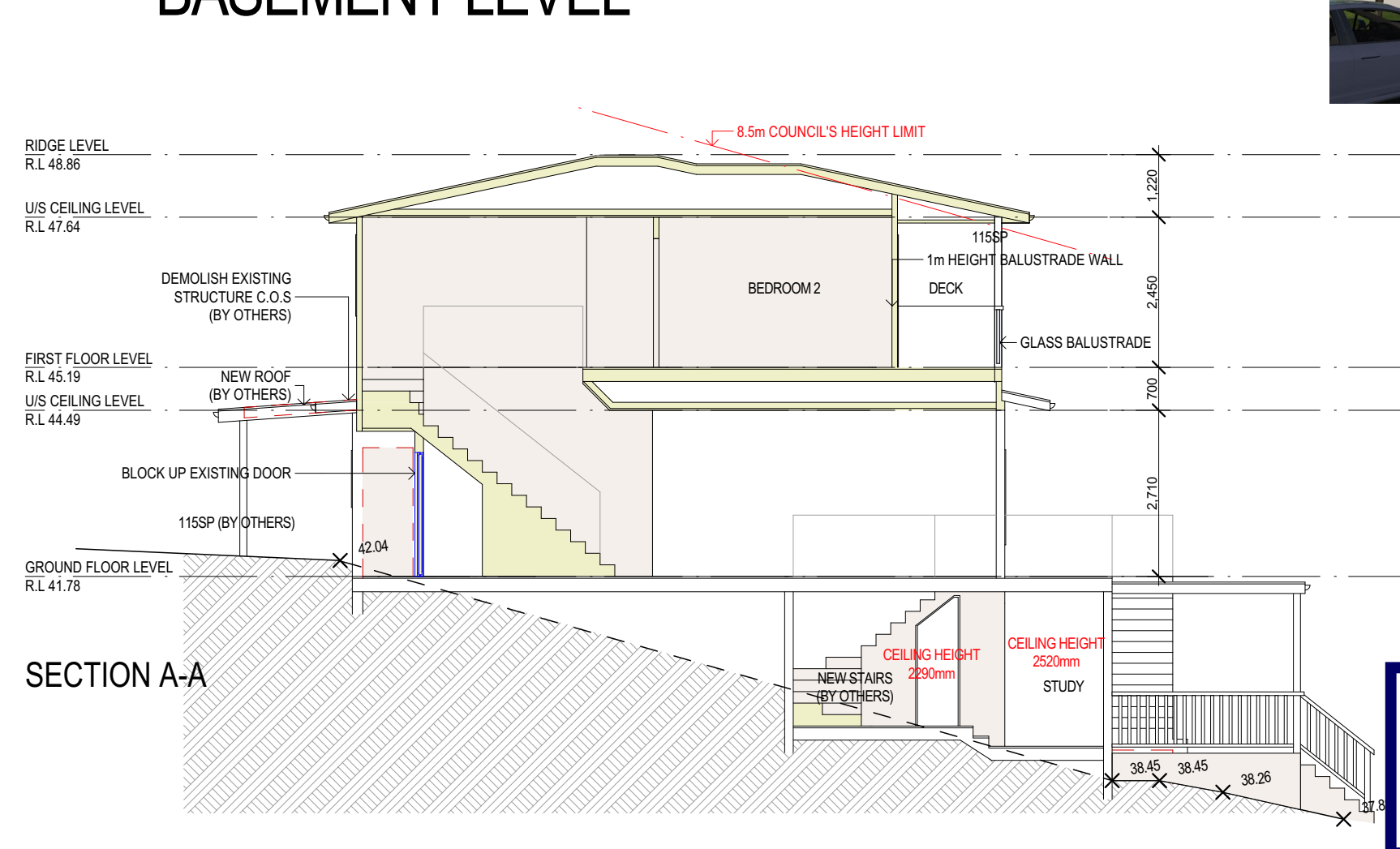
BASEMENT LEVEL



WEST ELEVATION



SOUTH ELEVATION



SECTION A-A

NO. REVISION		DATE	BY
C	FOR COUNCIL AMENDED	28/08/20	GK
B	FOR COUNCIL	29/05/20	GK
A	FOR PLAN MEETING	18/04/20	GK
SCALE:		DATE: 28/08/20	
DRAWN BY:	GK	CHECKED:	CV
TITLE: PLANS, ELEVATIONS AND SECTIONS			
DRAWING NO. 9274 DA 1		ISSUE C	

**PROJECT TITLE.**  
FIRST FLOOR ADDITION AT  
52 Smith Ave Allambie Heights NSW  
2100