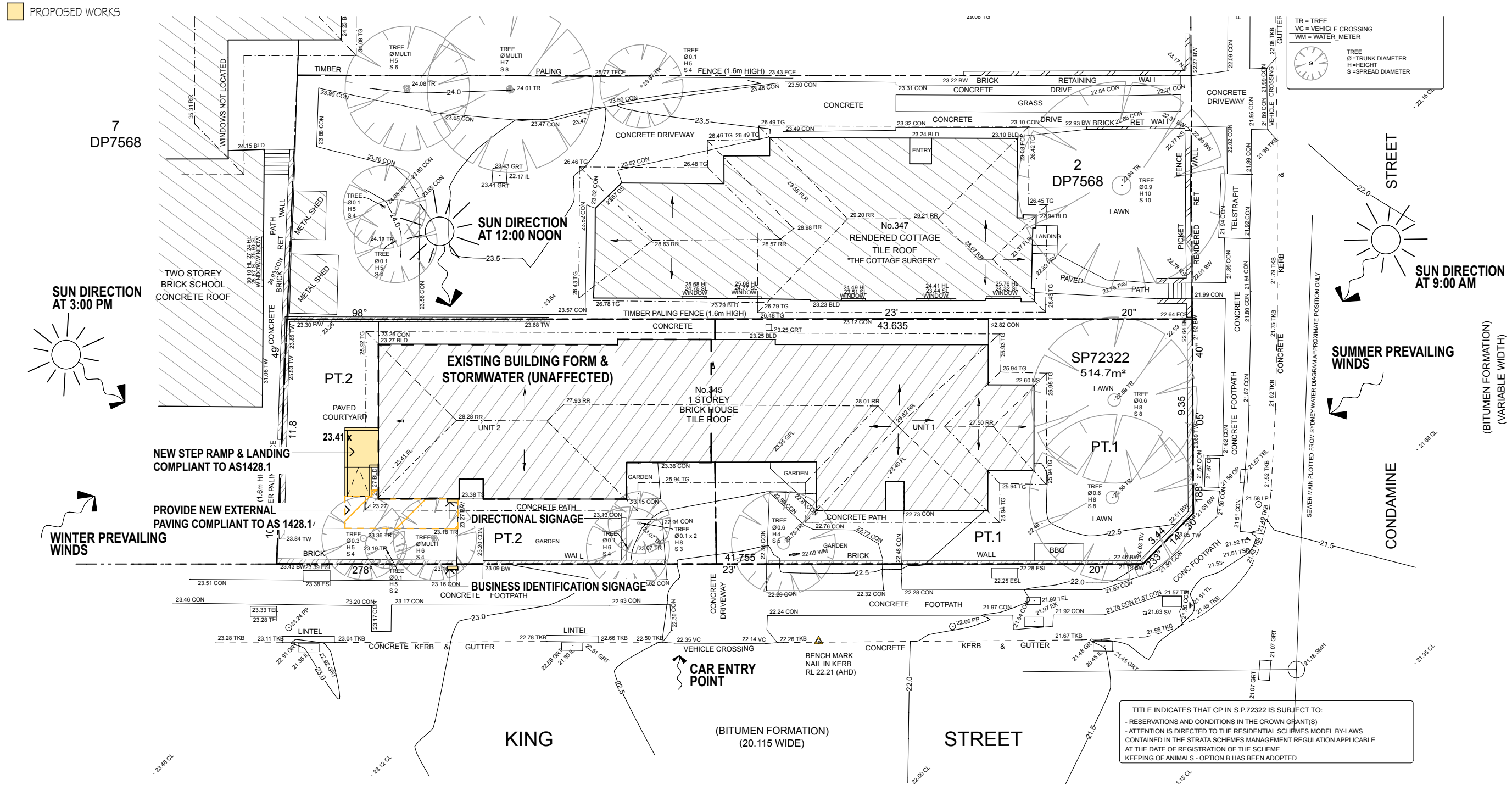




SITE PLAN & SITE ANALYSIS

1:200

SITE CALCULATIONS

SITE AREA (PARTS 1 & 2) - MAXIMUM PERMISSABLE SITE COVERAGE - MAXIMUM PERMISSABLE FLOOR AREA - EXISTING FLOOR AREA - EXISTING DWELLING ROOF AREA - EXISTING HARDSTAND / PAVED AREA - TOTAL EXISTING SITE COVERAGE - TOTAL EXISTING LANDSCAPE AREA - AREA NOTES: - ALL EXISTING SITE AREAS & CALCULATIONS UNAFFFECTED BY PROPOSED WORKS - TOTAL AREAS FOR BOTH UNITS 1 & 2 - FLOOR AREA INCLUSIVE OF GARAGES	514.7m² 40% / 426.44m² 430m² 192.6m² 219.5m² 118.4m² 337.9m² or 66% 176.8m² or 34%
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COMPLIANCE WITH STANDARDS

- (a) **Framing Timbers:** are to comply with A.S. 1684 (2006).
- (b) **Sub Floor Ventilation:**
 - (i) 150mm minimum bearer to ground clearance or 200mm minimum for particleboard.
 - (ii) Sub floor vents minimum 6000mm/m (External Wall).
 - (iii) Weep holes at 1200mm maximum centres to comply with A.S. 1640.
- (c) **Reinforcement**
 - (i) Trench mesh for concrete footings lapped minimum 500mm with 50mm minimum cover.
 - (ii) Fabric mesh to be lapped minimum 225mm with 25mm minimum cover.
- (d) **Brickwork:** is to comply with A.S. 3700 - Flashing as per AS / NZS 2904.
- (e) **Wet Areas** - Provide impervious floor and wall coverings to all wet areas to AS 3740 (2004).
- (f) **Concrete:** Strength to be minimum 20 Mpa at 28 days per A.S. 1480.
- (g) **Steps / Stairs:**

Min Tread	- 240mm
Max Riser Height	- 190mm
Min Head Clearance	- 2000mm. (Recommended)
Min Width of Stairway	- 750mm clear of all obstructions eg. handrails, balustrades etc.
Min. Handrail Height	- 865mm above tread nosing.
	- 1020mm above landing, ramps etc.
- (h) **Insulation:** is to comply with clause 3.12.1.1 (d) & VIC amendment 1.2 of the Building Code of Australia.

TREES:

NIL tree removal associated with proposed works.

MATERIALS:

Items specified as per accompanying 'a.m. designs' architectural drawings.

TERMITES:

- Due to the nature of termites it is extremely difficult to prevent them gaining access to a building. It is therefore the owners responsibility to ensure regular maintenance and competent inspection of the new building is carried out on an ongoing basis.

ASBESTOS:

SITE NOTES

BUILDER TO CONNECT NEW DOWNPIPES FROM THE PROPOSED DWELLING TO PROPOSED STORMWATER LINE VIA 100mm DIA PVC PIPE WITH MIN 1:80 GRADE & 300mm EARTH COVER.

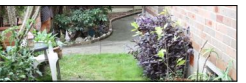
TREATMENT FOR THE PROTECTION OF THE BUILDING FROM
SUBTERRANEAN TERMITES MUST BE CARRIED OUT IN ACCORDANCE
WITH AS 3600.1 'PROTECTION OF BUILDING FROM SUBTERRANEAN
TERMITES' PART 1: NEW BUILDINGS



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FOR APPROVAL ONLY
NOT FOR CONSTRUCTION

date	amendments :
20.05.19	DEVELOPMENT APP



Project:
**COTTAGE
SURGERY
ALTERATIONS**
Address:
Unit 2/345 CONDOMINE ST,
MANLY VALE, NSW, 2093,

P#:	7568
#:	2
Project #:	1904
Owner(s):	IRIL SIEBERT
Contact #:	9948 3768
Municipality:	NORTHERN BEACHES
Contact #:	1300 434 434

age :
DEVELOPMENT APPLICATION

ALTERATIONS & ADDITIONS

PROPOSED SITE PLAN & SITE ANALYSIS

Drawn by: A MENEGON
Contact #: 0415 307 630

01 / 04

