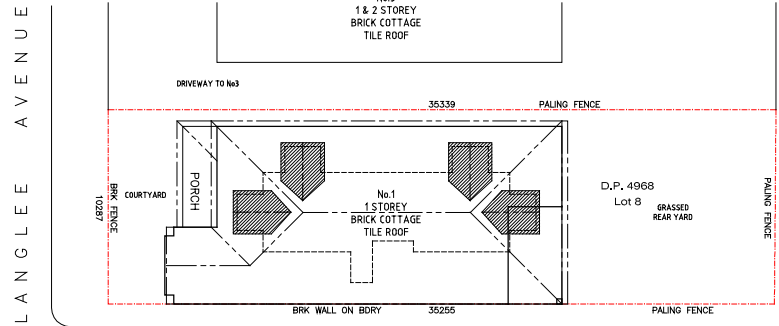
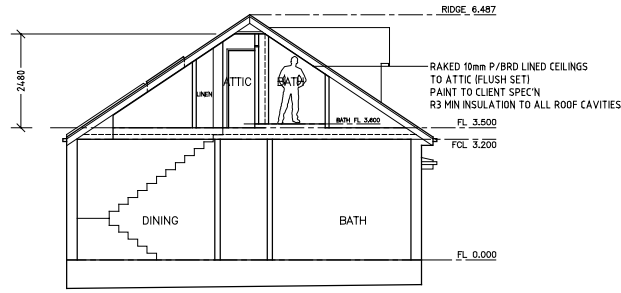




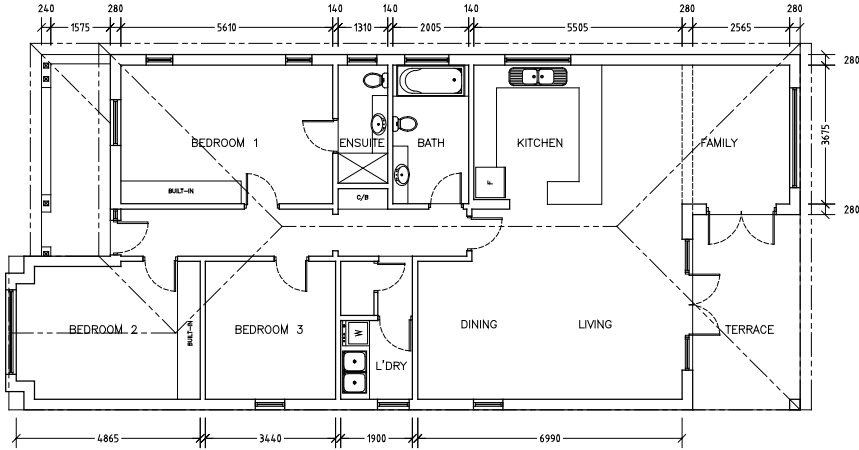
SITE PLAN
SCALE 1:200 @ A1
METRES



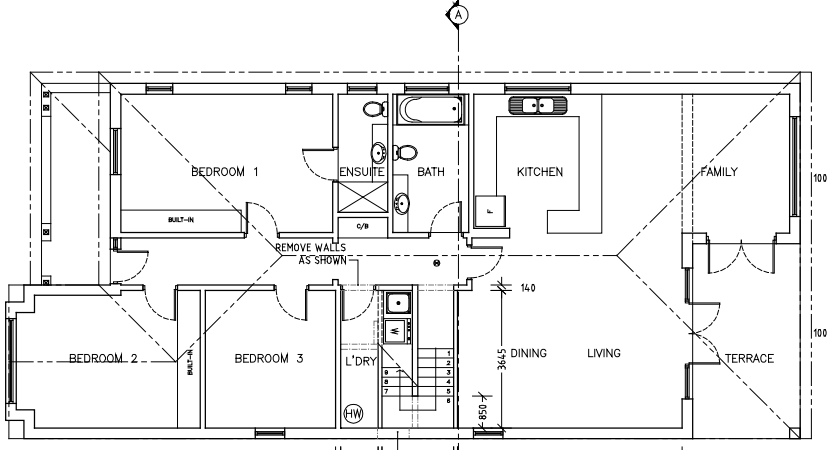
HENRIETTA STREET



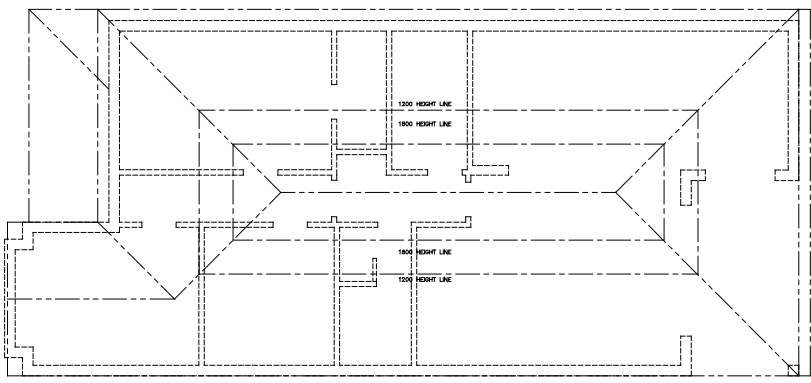
PROPOSED SECTION (A-A) ELEVATION
SCALE 1:100



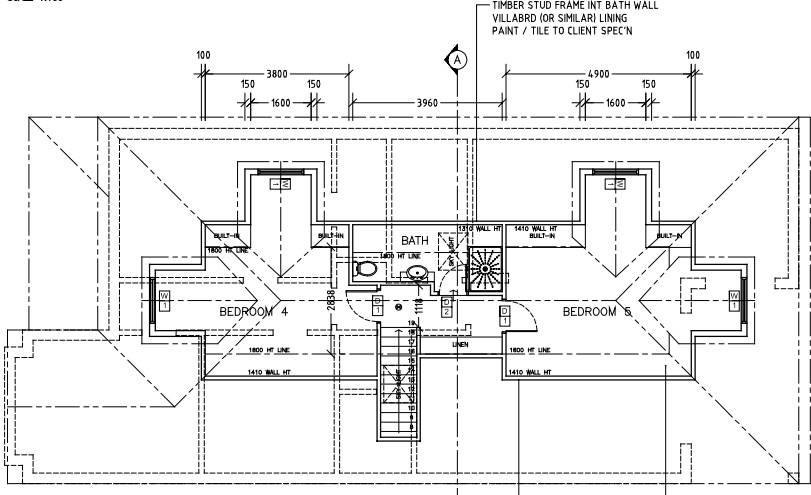
EXISTING GROUND FLOOR PLAN
SCALE 1:100



PROPOSED GROUND FLOOR PLAN
SCALE 1:100



EXISTING ROOFSPACE FLOOR PLAN
SCALE 1:100



PROPOSED ATTIC FLOOR PLAN
SCALE 1:100

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CAUTION The stated scale of this plan may have been altered by copying or other means. Accordingly the scale should be verified prior to using the plan to derive measurements.

NOTE:
ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO ANY SCHEDULED WORK
ALL WORK ON THIS DRAWING TO BE PERFORMED IN A TRADESMAN LIKE MANNER AND SHALL BE STRICTLY IN ACCORDANCE WITH THE PROVISIONS OF THE STANDARDS AUSTRALIA BUILDING CODES OF AUSTRALIA, AND COMPLY WITH ANY STATUTORY AUTHORITY HAVING JURISDICTION OVER ANY OF THE PROPOSED WORK

STANDARDS:
ALL STRUCTURAL DETAILS TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEER'S SPECIFICATIONS

ALL REFERENCES TO THE "BCA" SHALL BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA - CLASS 1 & CLASS 10 BUILDINGS (VOLUME 2)

ALL NEW TIMBERWORK AND FRAMING TO AS1684 NATIONAL TIMBER FRAMING CODE / BCA PART 3.4

ALL NEW FOOTINGS SHALL BE CONSTRUCTED ON UNDISTURBED MATERIAL OR COMPACTED STRUCTURAL FOUNDATION MATERIAL HAVING SAFE BEARING CAPACITY

ALL NEW FORMWORK TO AS1509 / AS1510

ALL NEW CONCRETE SLAB, FOOTING & PILES TO AS3600 / AS2870 / BCA 3.2

ALL NEW STEEL REINFORCING BARS TO AS1302

ALL NEW WELDED WIRE REINFORCING FABRIC TO AS1304

ALL NEW MASONRY SHALL BE IN ACCORDANCE WITH AS3700 / AS1316 / BCA 3.3

DAMP PROOF COURSES AND FLASHINGS IN ACCORDANCE WITH AS2904 / BCA PARTS 3.3.4.4 TO 3.3.4.11 (WHERE APPLICABLE)

ALL NEW WET AREAS IN ACCORDANCE WITH BCA PART 3.8.1

MECHANICAL VENTILATION TO ALL NEW LAUNDRY & BATH AREAS IN ACCORDANCE WITH BCA PART 3.8.5

AAA RATED WATER EFFICIENT PLUMBING FIXTURES AND WATER EFFICIENT DUAL FLUSH TOILETS TO ALL NEW BATHROOMS.

ALL NEW SMOKE ALARMS IN ACCORDANCE WITH AS3786 / BCA PART 3.7.2

ALL NEW GLAZED ASSEMBLIES (INCL WINDOWS & DOORS) IN ACCORDANCE WITH AS1288 / AS2047 / AS1288 / BCA PART 3.6

ALL NEW ROOF/WALL CLADDING & GUTTERS/DOWNPIPES IN ACCORDANCE WITH AS1562.1 / BCA PART 3.5

ALL RAINWATER GOODS SELECTED, SUPPLIED AND INSTALLED SHALL BE IN ACCORDANCE WITH AS2174.1 / AS2180

CONSTRUCTION IN ACCORDANCE WITH BCA PART 3.5.1 ROOF CLADDING NEW STORMWATER DRAINAGE IN ACCORDANCE WITH AS 3500.3.1

CONSTRUCTION IN ACCORDANCE WITH AS 3500.3.2 & AS 3500.5 (WHERE APPLICABLE); BCA PART 3.1.2 DRAINAGE / PART 3.5.2 GUTTER AND DOWNPIPES

TERMITE BARRIER, OR COMBINATION OF BARRIERS, SHALL BE IN ACCORDANCE WITH AS3660.1 / BCA PARTS 3.1.3.3 &/OR 3.1.3.4 (WHERE APPLICABLE)

ALL NEW BRICK FENCES IN ACCORDANCE WITH CLAY BRICK & PAVEMENT INSTITUTE TECHNICAL NOTES 214 / 218 / 219

GENERAL CONSTRUCTION - SOUND BRICKWORK COMPOSED OF FOOTINGS / PIERES, POSTS OR RETURN WALLS

TECHNICAL NOTES 214 / 218 / 219

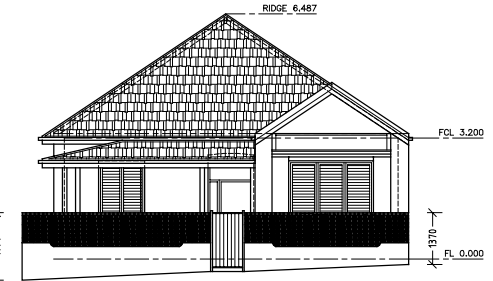
SPECIFICATIONS

STAIRS	
TYPE	TIMBER FRAME 'CLOSED' CONSTRUCTION
FINISH/COLOR	TO CLIENT SPECN
HANDRAIL	SELECTED TIMBER WALLBRACE @ 100mm HEIGHT
STEP SIZE	250mm GOING x 150mm RISE

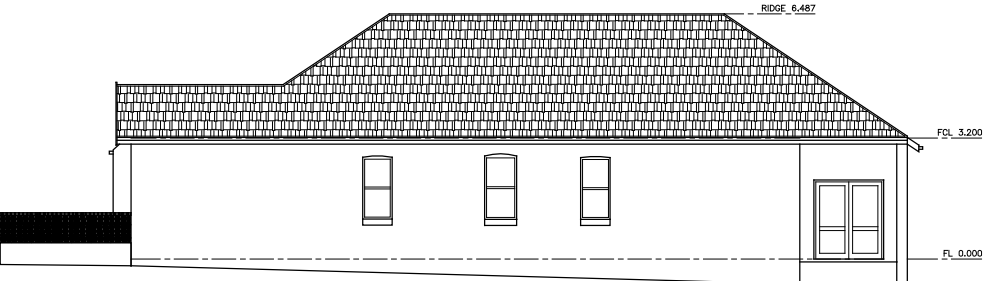
DOORS	
TYPE	SEL. TIMBER SWING
FRAME	SELECTED TIMBER
SIZE (MM)	820x2040
FINISH/COLOR	PAINT TO CLIENT SPECN
QTY	2

WINDOWS	
TYPE	WINNIG SKYLIGHT
FRAME	TIMBER W/ - EXIT AL GLAZING
FINISH/COLOR	PAINT TO CLIENT SPECN
GLAZING	SINGLE CLEAR TRANSLUCENT TINTED/DOUBLE GLAZED
SIZE (MM)	1210x1030 790x1180
INT. COVERS	-
EXT. COVERS	-
QTY	4

NB ALL SIZES AND SPECIFICATIONS TO BE CONFIRMED BY BUILDER AND CLIENT



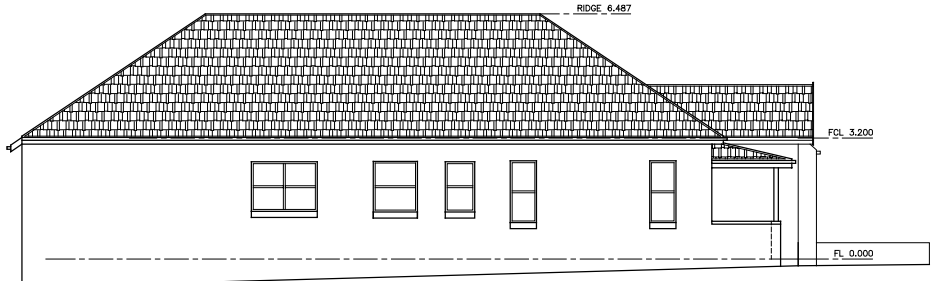
EXISTING FRONT ELEVATION
SCALE 1:100



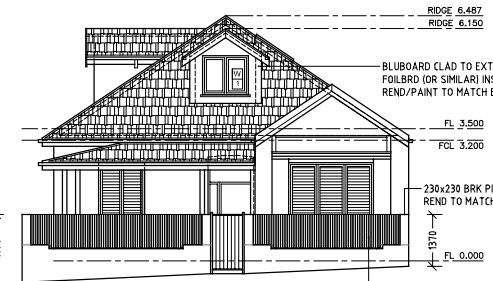
EXISTING SIDE ELEVATION
SCALE 1:100



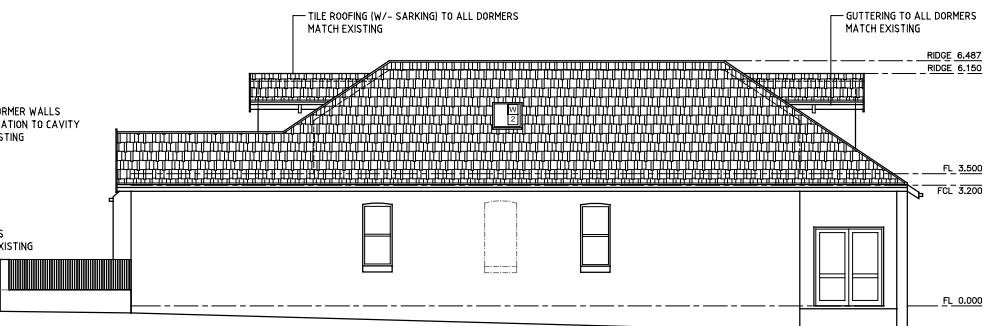
EXISTING REAR ELEVATION
SCALE 1:100



EXISTING SIDE ELEVATION
SCALE 1:100



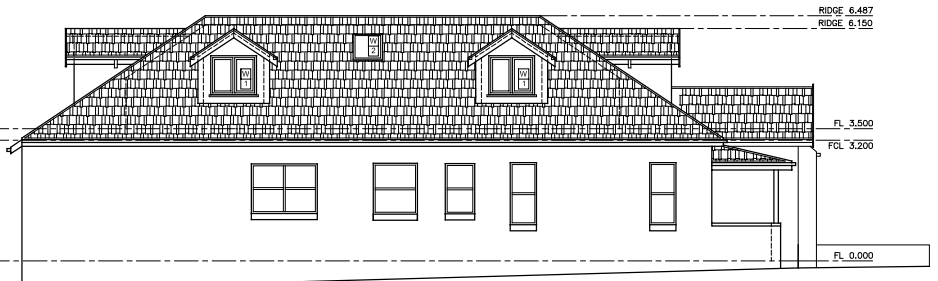
PROPOSED FRONT NORTH ELEVATION
SCALE 1:100



PROPOSED SIDE WEST ELEVATION
SCALE 1:100



PROPOSED REAR SOUTH ELEVATION
SCALE 1:100



PROPOSED SIDE EAST ELEVATION
SCALE 1:100

TOTAL SITE AREA	363.09m ²
EXISTING GROUND FLOOR AREA	167.62m ²
FSR	0.46:1
OPEN SPACE:	171.12m ² (47%)
PROPOSED GROUND FLOOR AREA	167.62m ²
ATTIC FLOOR AREA	65.90m ²
FSR	0.64:1
OPEN SPACE	171.12m ² (47%)

SCALE 1:100 @ A1
METRES

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fax 02 9399 9773



CLIENT: TRUDE & MARK WHITE
SCALE AS SHOWN
ALL DIMENSIONS IN MILLIMETRES
DRAWN: PK
CHECKED: CK

TITLE: PROPOSED ALTERATIONS TO PROPERTY
1 LANGLEE AVE
WAVERLEY
DATE: 29.03.06
APPROVED: -
DRAWING No: ARK526-1-1
SHEET 1 of 1

REV.	DATE	REVISION DESCRIPTION	BY
-	22.06.06	ISSUED FOR DEVELOPMENT APPLICATION	-
-	-	ISSUED FOR COMMENT	-