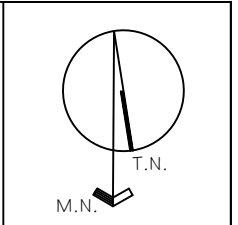
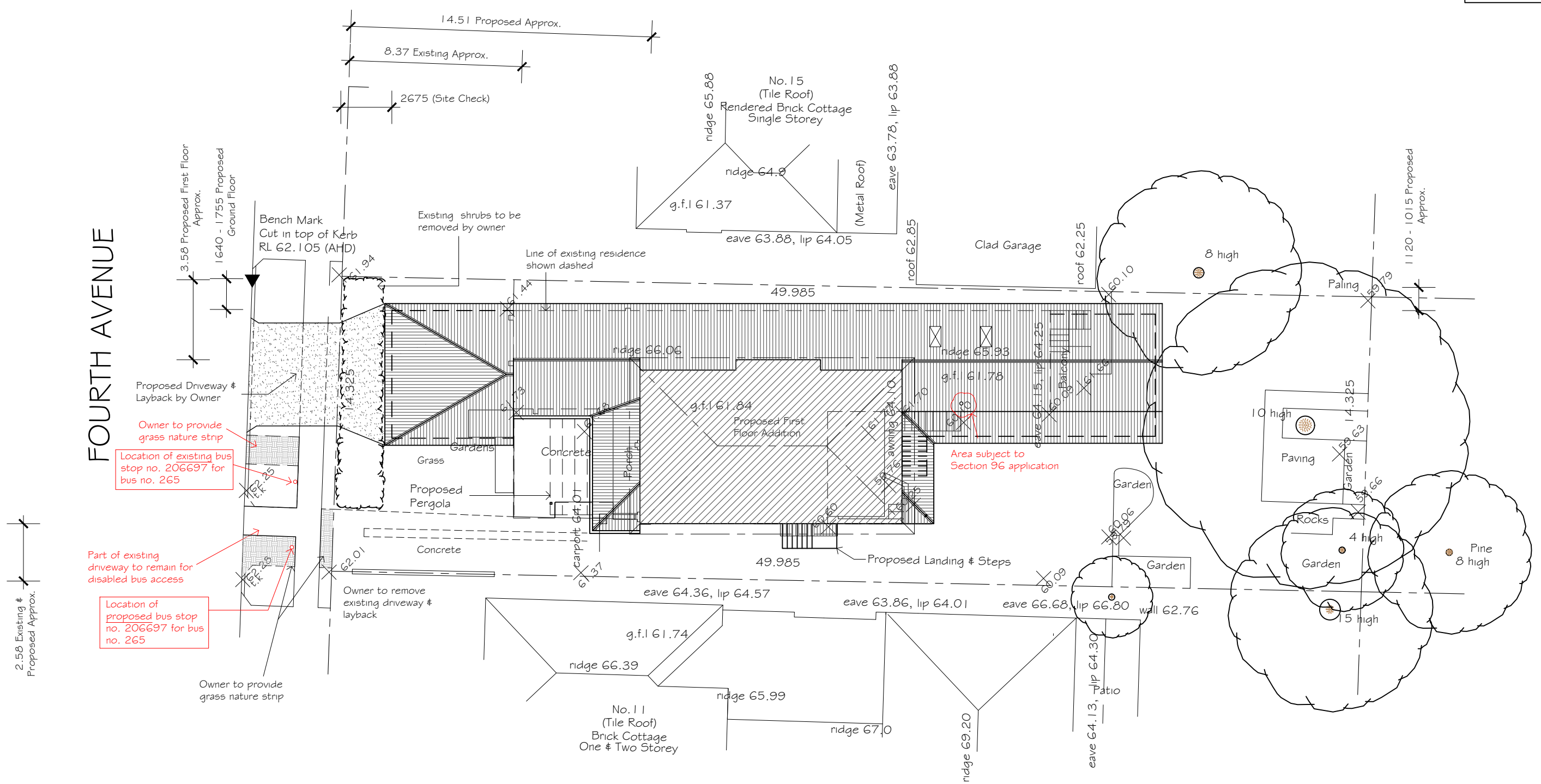


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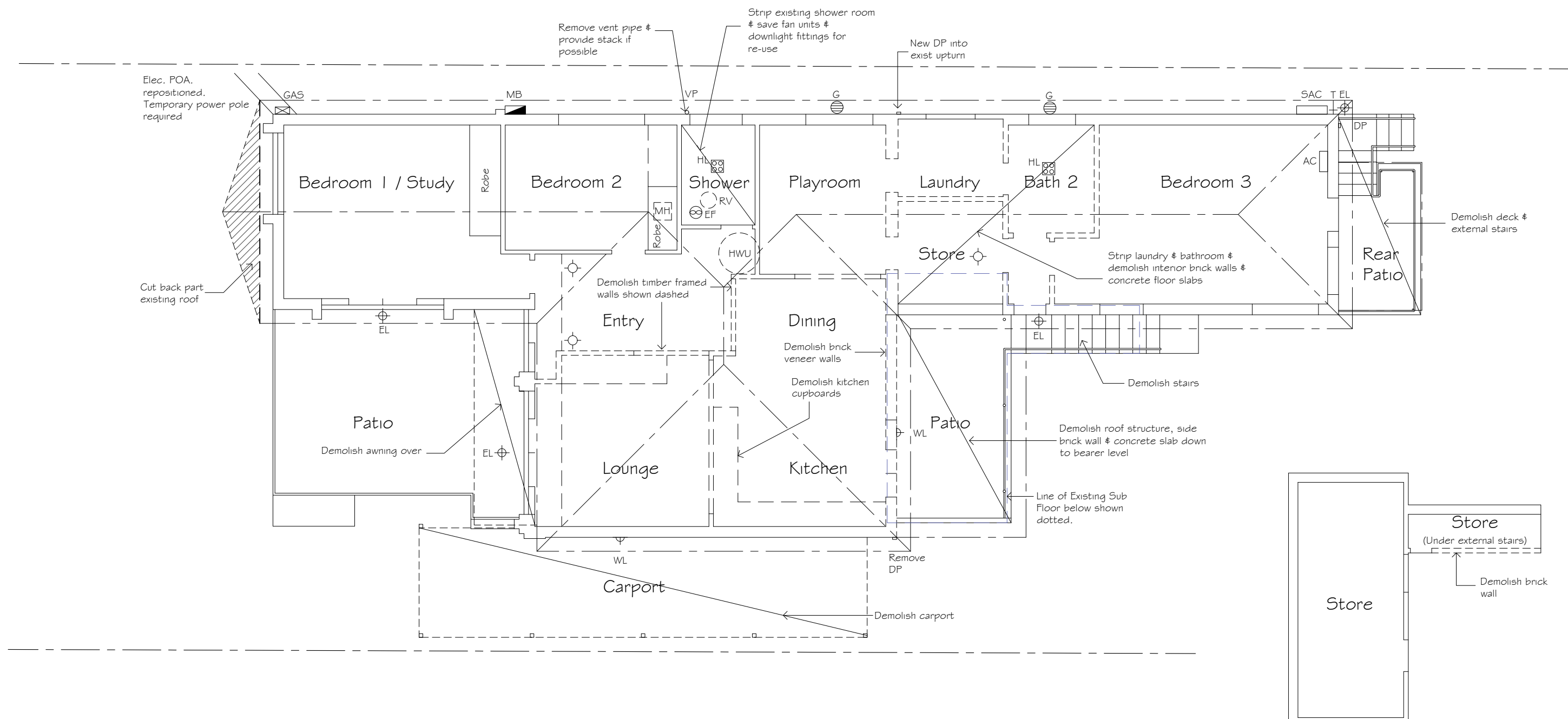
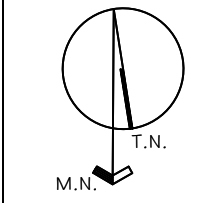
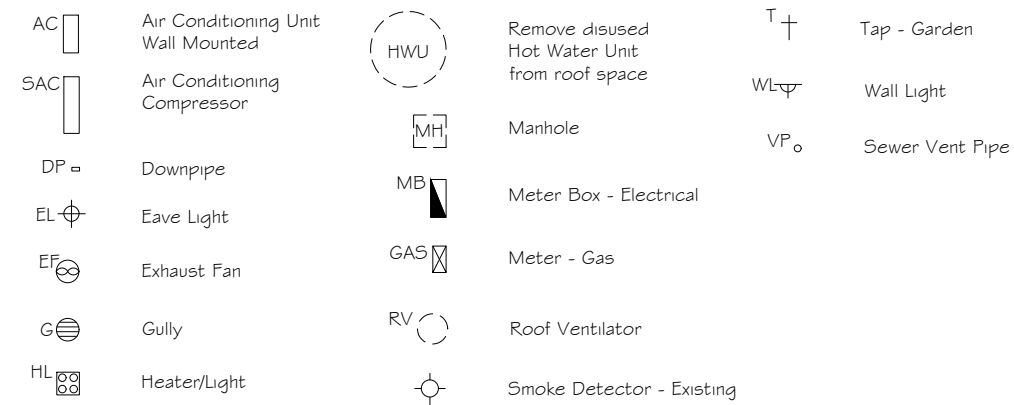
FOURTH AVENUE



Site Plan

No. : 13
Lot. : 14
DP : 13274
AREA : 714.50m² (By Title)
: 716m² (By Calc)

Legend



Existing Ground Floor & Demolition Plan

Existing Sub Floor Plan

Legend

- | | | | | | |
|-----|---------------------------------------|-----|---|----|--|
| AC | Air Conditioning Unit
Wall Mounted | HWU | Remove disused
Hot Water Unit
from roof space | T | Tap - Garden |
| SAC | Air Conditioning
Compressor | MH | Manhole | WL | Wall Light |
| DP | Downpipe | MB | Meter Box - Electrical | VP | Sewer Vent Pipe |
| EL | Eave Light | GAS | Meter - Gas | SL | Velux CO4 550 x 990
Manual Opening skylight |
| EF | Exhaust Fan | | | SL | Smoke Detector |
| G | Gully | RV | Roof Ventilator | | Smoke Detector - Existing |
| HL | Heater/Light | | | | |

Re-position POA
temporary power pole
required

Replace remaining roof tiles, battens
and sarking with new corrugated roof
sheeting & replace gutters, and
downpipes and fit colorbond steel
fascia cover over timber fascia
boards

SA 100G Obscure
Toughened

Remove VP &
provide stack if
possible

Line of Proposed
First Floor over
shown dotted.

To suit
existing
width

To suit
existing
width

Foundation Area

Store

Steps by
owner

Foundation Area

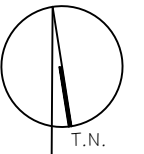
Demolish walls
shown dashed

New brick dwarf
wall new concrete
strip footings to
engineers details

720
Access
door

HOB

Sub Floor Plan



B

A

90 1900 Existing Wall

670
50

QA 06 12

QA 06 12

New DP &
Upturn

SAC T EL

1800 High Privacy Screen

Gal Steel
Post

Deck

(Open Timber)

QSD 2436

3630
50

Gal Steel
Post

Demolish metal awning,
patio & steps
shown dashed

Line of
existing
window
opening

W12

SS 2418

1270
50

DP &
S/Water

3810
3925

Line of existing
wall

W13

SS 2412

1270
50

340
1200

Line of existing
wall

W12

SS 2418

1270
50

3810
3925

Line of existing
wall

W13

SS 2412

1270
50

340
1200

Line of existing
wall

W12

SS 2418

1270
50

3810
3925

Line of existing
wall

W13

SS 2412

1270
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340
1200

Line of existing
wall

W12

SS 2418

1270
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3810
3925

Line of existing
wall

W13

SS 2412

1270
50

340
1200

Line of existing
wall

W12

SS 2418

1270
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3810
3925

Line of existing
wall

W13

SS 2412

1270
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340
1200

Line of existing
wall

W12

SS 2418

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3810
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Line of existing
wall

W13

SS 2412

1270
50

340
1200

Line of existing
wall

W12

SS 2418

1270
50

3810
3925

Line of existing
wall

W13

SS 2412

1270
50

340
1200

Line of existing
wall

W12

SS 2418

1270
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3810
3925

Line of existing
wall

W13

SS 2412

1270
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340
1200

Line of existing
wall

W12

SS 2418

1270
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3810
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Line of existing
wall

W13

SS 2412

1270
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340
1200

Line of existing
wall

W12

SS 2418

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Line of existing
wall

W13

SS 2412

1270
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340
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Line of existing
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Line of existing
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Line of existing
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3810
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Line of existing
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W13

SS 2412

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Line of existing
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SS 2418

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SS 2412

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Line of existing
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SS 2418

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Line of existing
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W13

SS 2412

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340
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Line of existing
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SS 2418

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Line of existing
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W13

SS 2412

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340
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Line of existing
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SS 2418

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Line of existing
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W13

SS 2412

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340
1200

Line of existing
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SS 2418

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SS 2412

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Line of existing
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Line of existing
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Line of existing
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Line of existing
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Line of existing
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Line of existing
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SS 2418

1270
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3810
3925

Line of existing
wall

W13

SS 2412

1270
50

340
1200

Line of existing
wall

W12

SS 2418

1270
50

3810
3925

Line of existing
wall

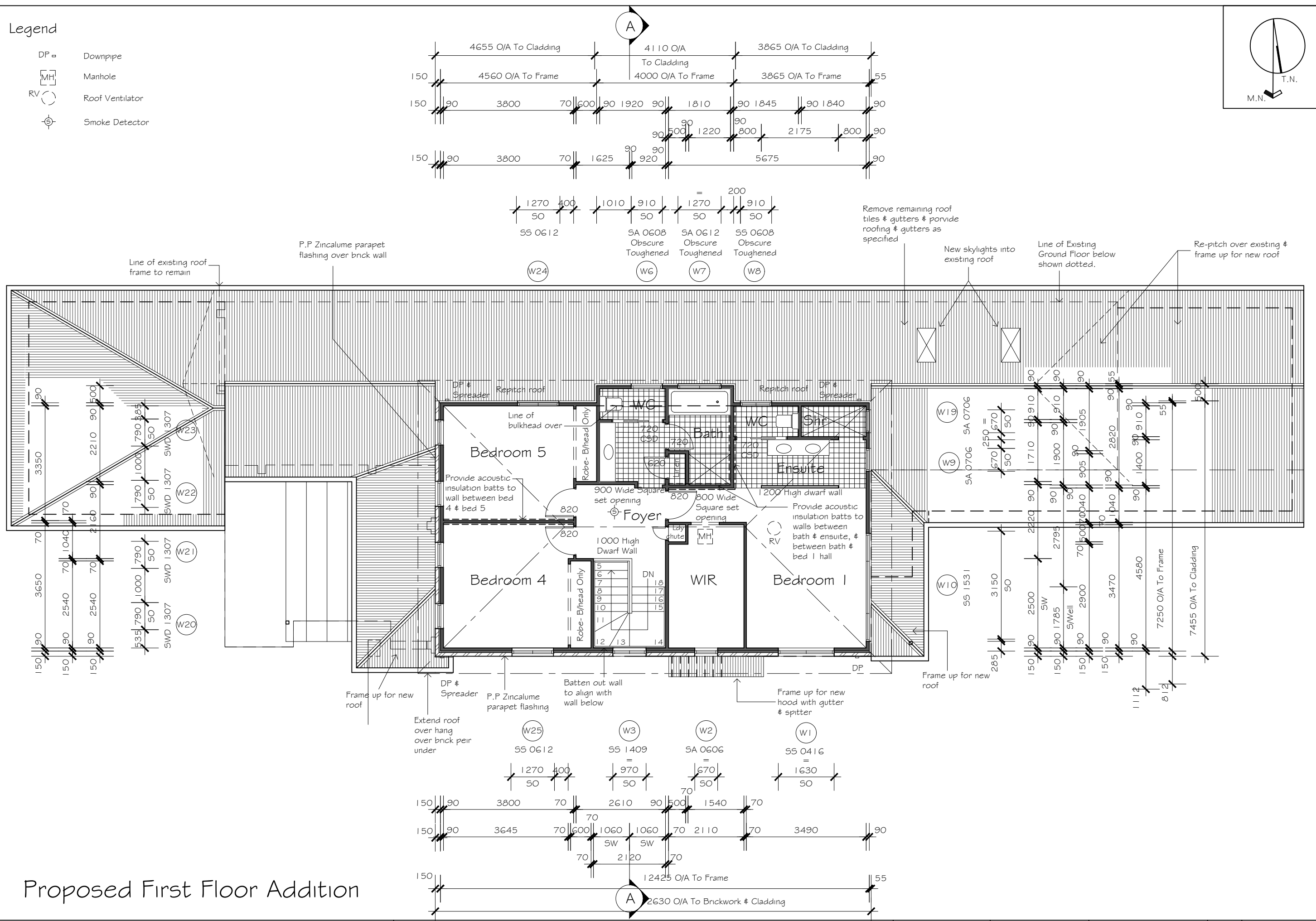
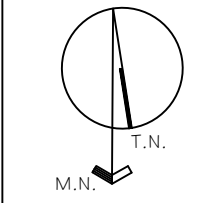
W13

SS 2412

1270
50

Legend

- DP = Downpipe
- MH = Manhole
- RV = Roof Ventilator
- ⊙ = Smoke Detector



Proposed First Floor Addition

FOR: MR A KING & MS K LYONS

AT: 13 FOURTH AVENUE, LANE COVE NSW 2066

SCALE: 1:100

SHEET: 5 OF 10

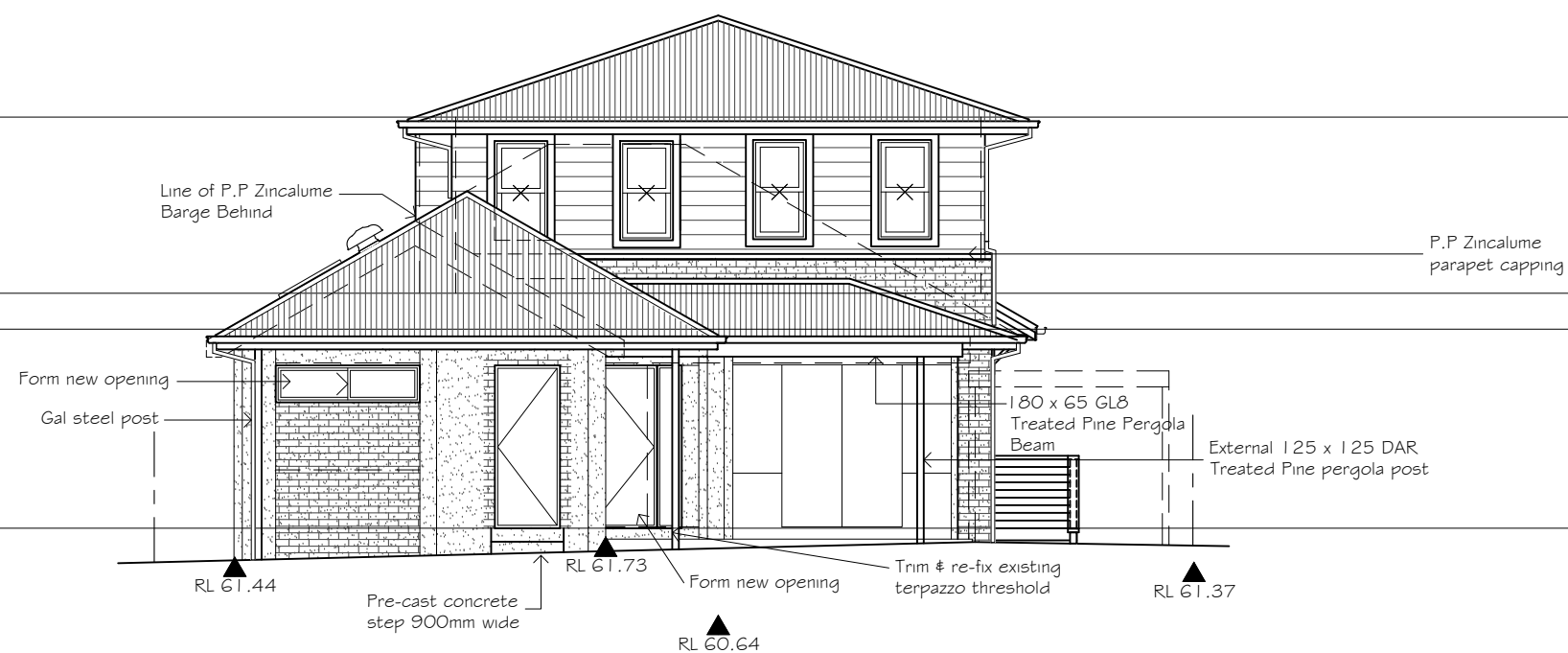
JOB NO: 7700/15

F



490 (Carport)

2430
300
1430
50
700
2745
2245
50
510
50



U/side of new
Bottom Chord

Top of New
Particleboard
Flooring

U/side of Existing
Ceiling Lining

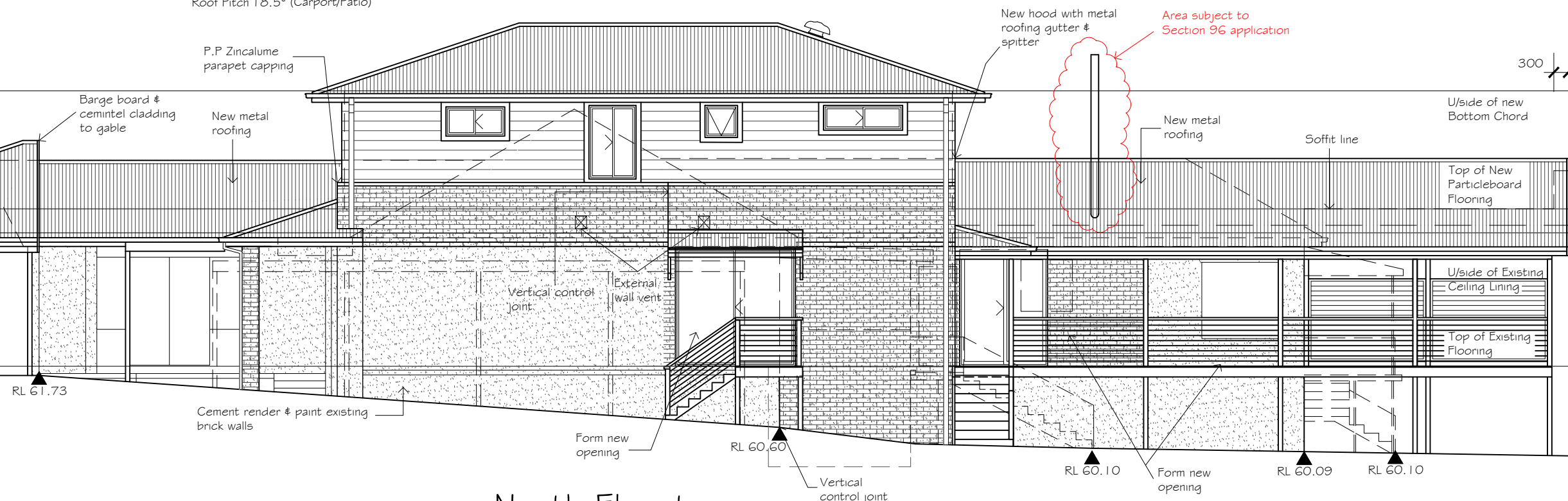
Top of Existing Flooring

East Elevation

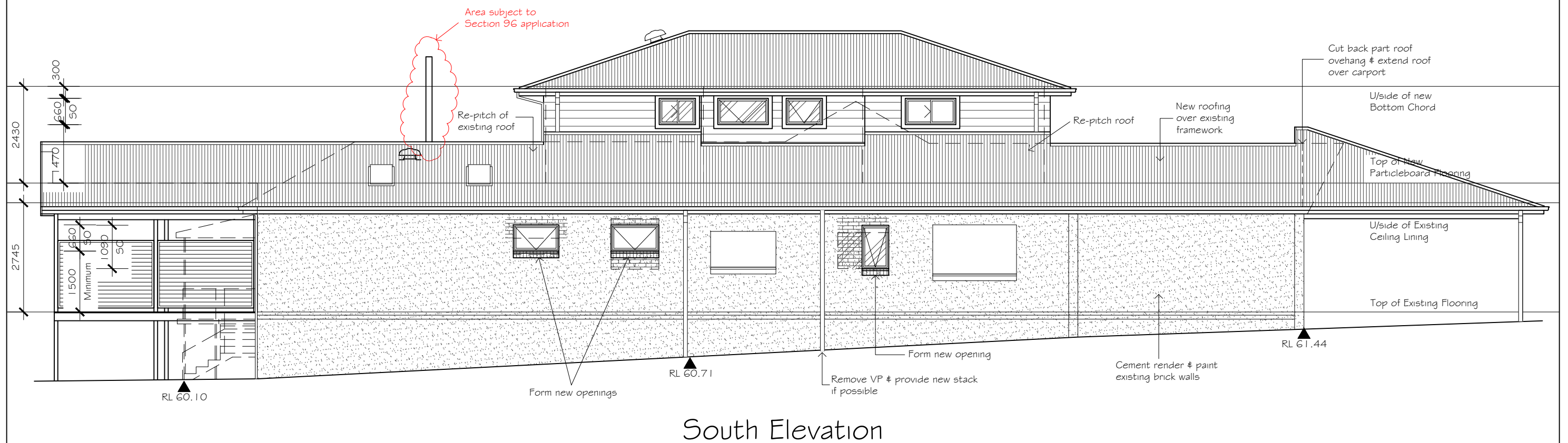
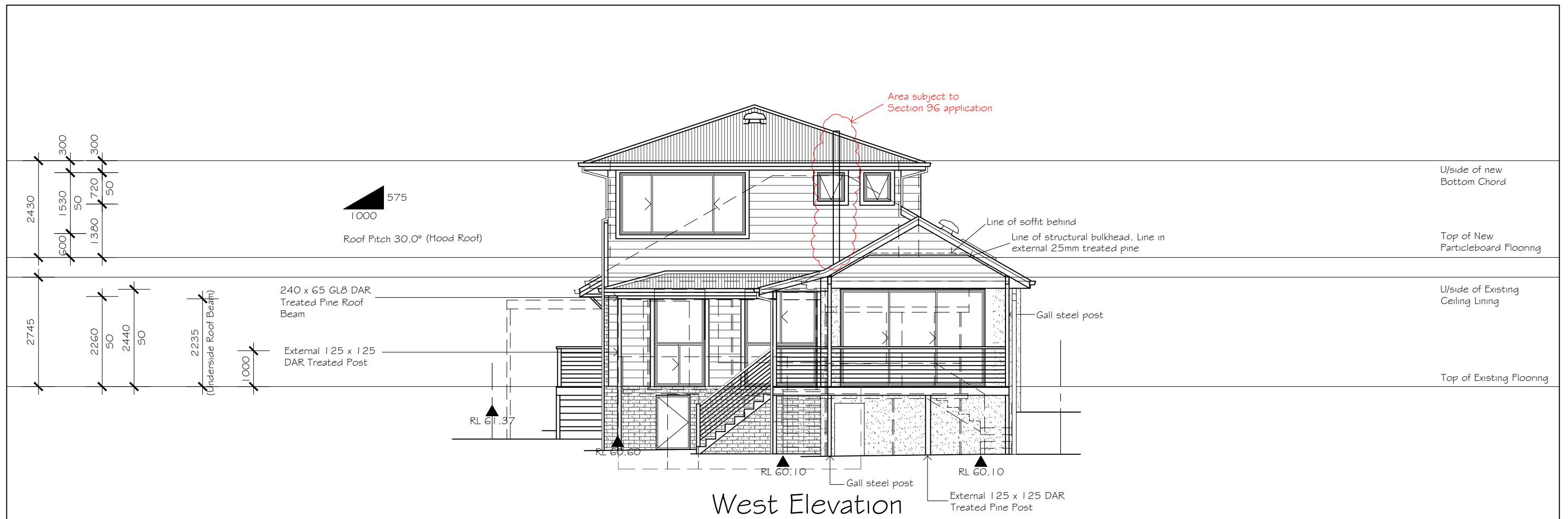
335
1000
Roof Pitch 18.5° (Carport/Patio)

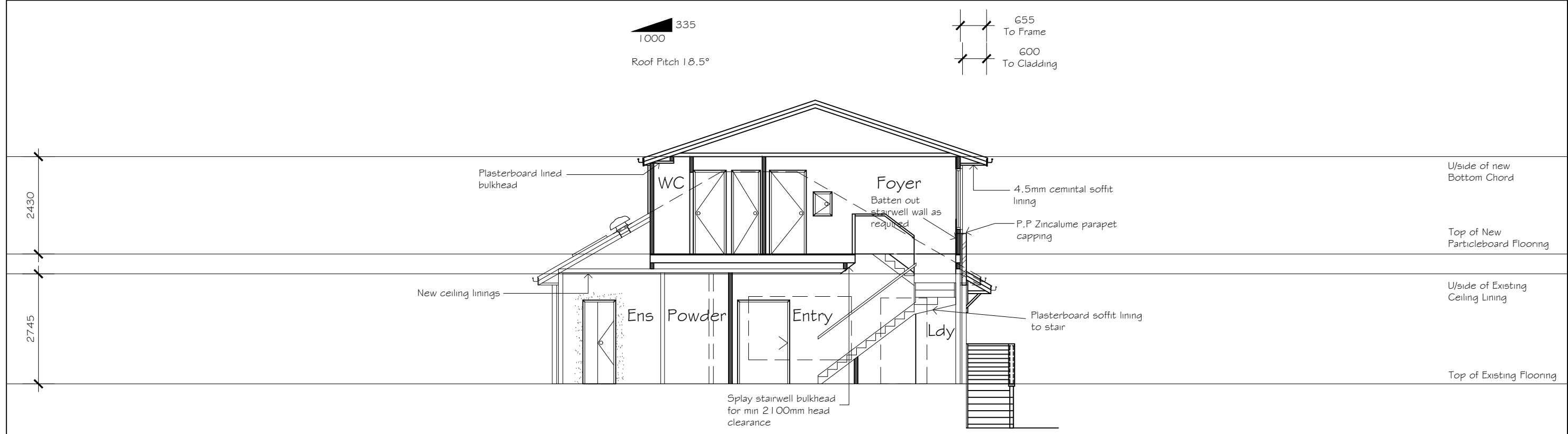
490

2430
300
1420
50
1470
50
1620
300
510
50
2745
2440
50
2260
50

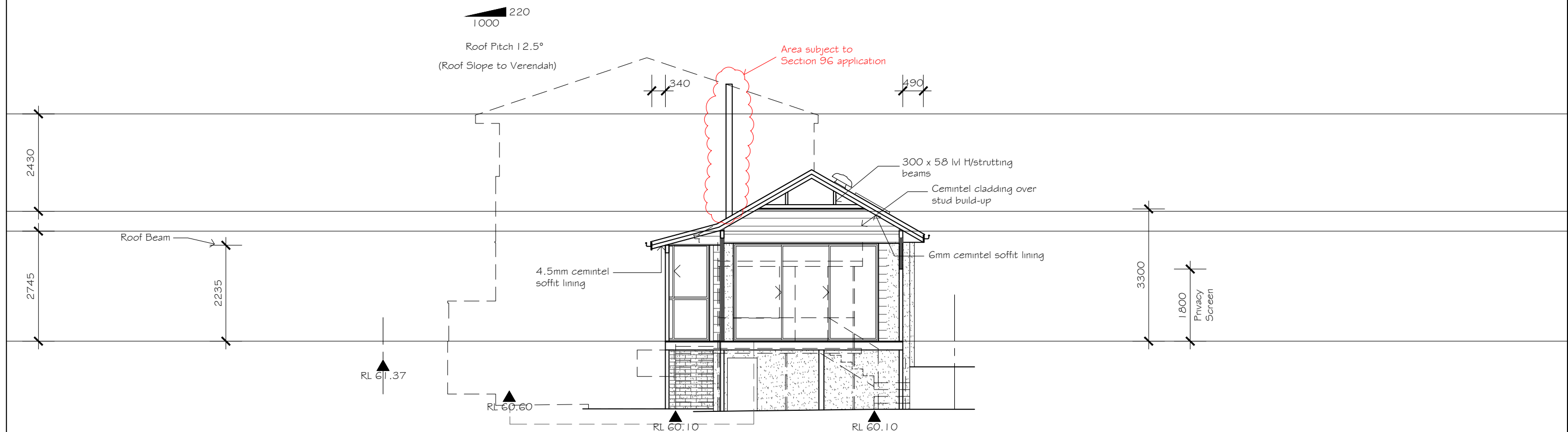


North Elevation





Section A-A



Section B-B

FIRST FLOOR WINDOW SCHEDULE (BASIX A)					ALUMINIUM TREND WINDOWS:					TERRAIN: 3		WIND LOAD: W 33 N							
STANDARD NOTES: <ul style="list-style-type: none">WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDEALL WINDOWS COME WITH "KEYED ALIKE" LOCKSWINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE NCC 3.9.2.5					CLIENT:					STANDARD ALUMINIUM COLOURS: EX-STOCK COLOURS: PEARL WHITE GLOSS, DUNE, STONE BEIGE, MONUMENT, ANODIC OFF WHITE, ANODIC NATURAL MATT, WOODLAND GREY, ULTRA BLACK. DESIGNER'S COLOURS AVAILABLE: WHITE BIRCH, PRIMROSE GLOSS, HAMMERSLEY BROWN, TREND SILVER PEARL, DEEP OCEAN, SURF MIST, JASPER, TREND METALLIC CHARCOAL, IRONSTONE.									
					CLIENT:														
					BUILDER:DATE:														
	W1	SS 0416	COLOUR	GLAZING	SPECIAL NOTES		W10	SS 1531	COLOUR	GLAZING	SPECIAL NOTES								
	N ELEVATION / BEDROOM 1	ANODIC NATURAL	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	SPECIAL 450mm X 1570mm RESTRICT OPENING IN ACCORDANCE WITH NCC REQUIREMENTS	WINDOW HARDWARE - ANODIC NATURAL MATT		W ELEVATION / BEDROOM 1	ANODIC NATURAL	CLEAR/ AIR GAP/ CLEAR, (U-VALUE: 5.34, SHGC: 0.67)	RESTRICT OPENING IN ACCORDANCE WITH NCC REQUIREMENTS									
	ALUMINIUM	INSECT SCREEN					ALUMINIUM	INSECT SCREEN											
	SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH ANODIC NATURAL					REVEAL	ALUMINIUM FIBREGLASS MESH ANODIC NATURAL			REVEAL								
			140mm					140mm											
	W2	SA 0606	COLOUR	GLAZING	SPECIAL NOTES		W19	SA 0706	COLOUR	GLAZING	SPECIAL NOTES								
	N ELEVATION / WIR	ANODIC NATURAL	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	WINDOW HARDWARE - ANODIC NATURAL MATT	W ELEVATION / ENSUITE		ANODIC NATURAL	CLEAR/ AIR GAP/ CLEAR, (U-VALUE: 5.34, SHGC: 0.67)	WINDOW HARDWARE - ANODIC NATURAL MATT										
	ALUMINIUM	INSECT SCREEN			ALUMINIUM		INSECT SCREEN												
	AWNING OPEN	ALUMINIUM FIBREGLASS MESH ANODIC NATURAL			REVEAL		ALUMINIUM FIBREGLASS MESH ANODIC NATURAL			REVEAL									
			140mm					140mm											
	W3	SS 1409	COLOUR	GLAZING	SPECIAL NOTES		W20	SWD 1307	COLOUR	GLAZING	SPECIAL NOTES								
	N ELEVATION / STAIR	ANODIC NATURAL	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	OPENING CATCH TO BE SET LOWER TO ENABLE IT TO BE REACHED FROM STAIR LANDING	E ELEVATION / BEDROOM 4		ANODIC NATURAL	CLEAR/ AIR GAP/ CLEAR, (U-VALUE: 5.34, SHGC: 0.67)	RESTRICT OPENING IN ACCORDANCE WITH NCC REQUIREMENTS										
	ALUMINIUM	INSECT SCREEN			ALUMINIUM		INSECT SCREEN												
	SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH ANODIC NATURAL			REVEAL		ALUMINIUM FIBREGLASS MESH ANODIC NATURAL			REVEAL									
			140mm					140mm											
DELETED	W4						W21	SWD 1307	COLOUR	GLAZING	SPECIAL NOTES								
					E ELEVATION / BEDROOM 4		ANODIC NATURAL	CLEAR/ AIR GAP/ CLEAR, (U-VALUE: 5.34, SHGC: 0.67)	RESTRICT OPENING IN ACCORDANCE WITH NCC REQUIREMENTS										
					ALUMINIUM		INSECT SCREEN			WINDOW HARDWARE - ANODIC NATURAL MATT									
					DOUBLE HUNG OPEN		ALUMINIUM FIBREGLASS MESH ANODIC NATURAL				REVEAL								
							140mm												
DELETED	W5						W22	SWD 1307	COLOUR	GLAZING	SPECIAL NOTES								
					E ELEVATION / BEDROOM 5		ANODIC NATURAL	CLEAR/ AIR GAP/ CLEAR, (U-VALUE: 5.34, SHGC: 0.67)	RESTRICT OPENING IN ACCORDANCE WITH NCC REQUIREMENTS										
					ALUMINIUM		INSECT SCREEN			WINDOW HARDWARE - ANODIC NATURAL MATT									
					DOUBLE HUNG OPEN		ALUMINIUM FIBREGLASS MESH ANODIC NATURAL				REVEAL								
							140mm												
	W6	SA 0608	COLOUR	GLAZING	SPECIAL NOTES		W23	SWD 1307	COLOUR	GLAZING	SPECIAL NOTES								
	S ELEVATION / WC	ANODIC NATURAL	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75) (TOUGHENED)	TRANSLUCENT FILM BY BUILDER.	E ELEVATION / BEDROOM 5		ANODIC NATURAL	CLEAR/ AIR GAP/ CLEAR, (U-VALUE: 5.34, SHGC: 0.67)	RESTRICT OPENING IN ACCORDANCE WITH NCC REQUIREMENTS										
	ALUMINIUM	INSECT SCREEN			ALUMINIUM		INSECT SCREEN												
	AWNING OPEN	ALUMINIUM FIBREGLASS MESH ANODIC NATURAL			REVEAL		ALUMINIUM FIBREGLASS MESH ANODIC NATURAL			REVEAL									
			140mm					140mm											
	W7	SA 0612	COLOUR	GLAZING	SPECIAL NOTES		W24	SS 0612	COLOUR	GLAZING	SPECIAL NOTES								
	S ELEVATION / BATH	ANODIC NATURAL	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75) (TOUGHENED)	TRANSLUCENT FILM BY BUILDER.	S ELEVATION / BEDROOM 5		ANODIC NATURAL	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	WINDOW HARDWARE - ANODIC NATURAL MATT										
	ALUMINIUM	INSECT SCREEN			ALUMINIUM		INSECT SCREEN												
	AWNING OPEN	ALUMINIUM FIBREGLASS MESH ANODIC NATURAL			REVEAL		ALUMINIUM FIBREGLASS MESH ANODIC NATURAL			REVEAL									
			140mm					140mm											
	W8	SS 0608	COLOUR	GLAZING	SPECIAL NOTES		W25	SS 0612	COLOUR	GLAZING	SPECIAL NOTES								
	S ELEVATION / WC	ANODIC NATURAL	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75) (TOUGHENED)	TRANSLUCENT FILM BY BUILDER.	N ELEVATION / BEDROOM 4		ANODIC NATURAL	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	RESTRICT OPENING IN ACCORDANCE WITH NCC REQUIREMENTS										
	ALUMINIUM	INSECT SCREEN			ALUMINIUM		INSECT SCREEN												
	SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH ANODIC NATURAL			REVEAL		ALUMINIUM FIBREGLASS MESH ANODIC NATURAL			REVEAL									
			140mm					140mm											
	W9	SA 0706	COLOUR	GLAZING	SPECIAL NOTES														
	W ELEVATION / ENSUITE	ANODIC NATURAL	CLEAR/ AIR GAP/ CLEAR, (U-VALUE: 5.34, SHGC: 0.67)	WINDOW HARDWARE - ANODIC NATURAL MATT															
	ALUMINIUM	INSECT SCREEN																	
	AWNING OPEN	ALUMINIUM FIBREGLASS MESH ANODIC NATURAL			REVEAL														
			140mm																
FOR: MR A KING & MS K LYONS					AT: 13 FOURTH AVENUE, LANE COVE NSW 2066					SCALE: 1 : NTS		SHEET: 9 OF 10		JOB NO: 7700/15		F			

GROUND FLOOR WINDOW SCHEDULE (BASIX A)					CLIENT:					ALUMINIUM TREND WINDOWS:									
STANDARD NOTES: <ul style="list-style-type: none">WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDEALL WINDOWS COME WITH "KEYED ALIKE" LOCKSWINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE NCC 3.9.2.5					CLIENT:					STANDARD ALUMINIUM COLOURS: EX-STOCK COLOURS: PEARL WHITE GLOSS, DUNE, STONE BEIGE, MONUMENT, ANODIC OFF WHITE, ANODIC NATURAL MATT, WOODLAND GREY, ULTRA BLACK.									
					BUILDER:DATE:					DESIGNER'S COLOURS AVAILABLE: WHITE BIRCH, PRIMROSE GLOSS, HAMMERSLEY BROWN, TREND SILVER PEARL, DEEP OCEAN, SURF MIST, JASPER, TREND METALLIC CHARCOAL, IRONSTONE.					TERRAIN: 3 WIND LOAD: W 33 N				
DELETED	W11	COLOUR	GLAZING	SPECIAL NOTES		D2 QXD 2424	COLOUR	GLAZING	SPECIAL NOTES		D3 QSD 2436	COLOUR	GLAZING	SPECIAL NOTES					
						N ELEVATION / KITCHEN	ANODIC NATURAL	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	WINDOW HARDWARE - ANODIC NATURAL MATT			ANODIC NATURAL	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	WINDOW HARDWARE - ANODIC NATURAL MATT					
		INSECT SCREEN				ALUMINIUM	INSECT SCREEN					ALUMINIUM	INSECT SCREEN						
			REVEAL			SLIDING FIXED / OPEN	ALUMINIUM FIBREGLASS MESH ANODIC NATURAL	REVEAL				ALUMINIUM FIBREGLASS MESH ANODIC NATURAL	REVEAL						
	W12 SS 2418	COLOUR	GLAZING	SPECIAL NOTES		D3 QSD 2436	COLOUR	GLAZING	SPECIAL NOTES		D3 QSD 2436	COLOUR	GLAZING	SPECIAL NOTES					
	W ELEVATION / KITCHEN	ANODIC NATURAL	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	OPENING PORTION 1370 HIGH		W ELEVATION / FAMILY-DINING	ANODIC NATURAL	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	WINDOW HARDWARE - ANODIC NATURAL MATT			ANODIC NATURAL	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	WINDOW HARDWARE - ANODIC NATURAL MATT					
	ALUMINIUM	INSECT SCREEN		WINDOW HARDWARE - ANODIC NATURAL MATT		ALUMINIUM	INSECT SCREEN					ALUMINIUM	INSECT SCREEN						
	SLIDING FIXED / OPEN	ALUMINIUM FIBREGLASS MESH ANODIC NATURAL	REVEAL			STACKER OPEN / OPEN / FIXED	ALUMINIUM FIBREGLASS MESH ANODIC NATURAL	REVEAL				ALUMINIUM FIBREGLASS MESH ANODIC NATURAL	REVEAL						
	W13 SS 2412	COLOUR	GLAZING	SPECIAL NOTES															
	W ELEVATION / KITCHEN	ANODIC NATURAL	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	OPENING AT BOTTOM TOP FIXED PANEL 1370 HIGH															
	ALUMINIUM	INSECT SCREEN		WINDOW HARDWARE - ANODIC NATURAL MATT															
	SLIDING FIXED / OPEN	ALUMINIUM FIBREGLASS MESH ANODIC NATURAL	REVEAL																
	W14 SA 1006	COLOUR	GLAZING	SPECIAL NOTES															
	S ELEVATION / ENSUITE	ANODIC NATURAL	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	TRANSLUCENT FILM BY BUILDER.															
	ALUMINIUM	INSECT SCREEN	(TOUGHENED)	WINDOW HARDWARE - ANODIC NATURAL MATT															
	AWNING OPEN	ALUMINIUM FIBREGLASS MESH ANODIC NATURAL	REVEAL																
	W15 QA 0612	COLOUR	GLAZING	SPECIAL NOTES															
	S ELEVATION / FAMILY-DINING	ANODIC NATURAL	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	WINDOW HARDWARE - ANODIC NATURAL MATT															
	ALUMINIUM	INSECT SCREEN																	
	AWNING OPEN	ALUMINIUM FIBREGLASS MESH ANODIC NATURAL	REVEAL																
	W16 QA 0612	COLOUR	GLAZING	SPECIAL NOTES															
	S ELEVATION / FAMILY-DINING	ANODIC NATURAL	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	WINDOW HARDWARE - ANODIC NATURAL MATT															
	ALUMINIUM	INSECT SCREEN																	
	AWNING OPEN	ALUMINIUM FIBREGLASS MESH ANODIC NATURAL	REVEAL																
	W17 FL 0321	COLOUR	GLAZING	SPECIAL NOTES															
	E ELEVATION / ENTRY	ANODIC NATURAL	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)																
	WESTERN RED CEDAR	INSECT SCREEN																	
	FIXED SIDELITE FIXED	N/A	REVEAL																
	W18 SS 0420	COLOUR	GLAZING	SPECIAL NOTES															
	E ELEVATION / LOUNGE	ANODIC NATURAL	SINGLE PYROLYTIC LOW-E, (U-VALUE: 5.7, SHGC:0.47)	WINDOW HARDWARE - ANODIC NATURAL MATT															
	ALUMINIUM	INSECT SCREEN																	
	SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH ANODIC NATURAL	REVEAL																
	D1 QXD 2418	COLOUR	GLAZING	SPECIAL NOTES															
	N ELEVATION / FAMILY-DINING	ANODIC NATURAL	SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75)	WINDOW HARDWARE - ANODIC NATURAL MATT															
	ALUMINIUM	INSECT SCREEN																	
	SLIDING OPEN / FIXED	ALUMINIUM FIBREGLASS MESH ANODIC NATURAL	REVEAL																
FOR: MR A KING & MS K LYONS					AT: 13 FOURTH AVENUE, LANE COVE NSW 2066					SCALE: 1 : NTS		SHEET: 10 OF 10		JOB NO: 7700/15		F			