

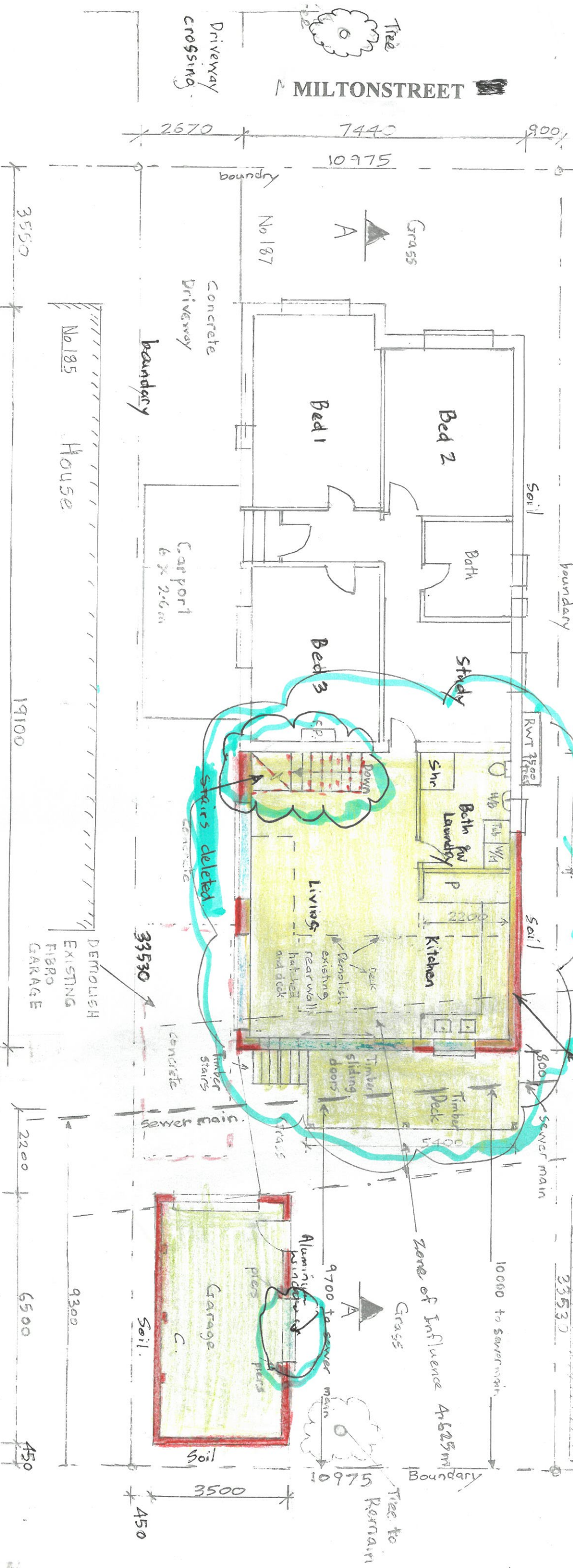
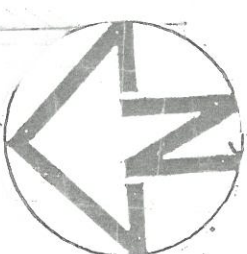
No. 189

House

Alteration & Additions

Brick veneer walls

Garage



### NOTES: SPECIFICATIONS

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED. DIMENSIONS TAKE PREFERENCE TO SCALE.
2. ALL DIMENSIONS TO BE CONFIRMED PRIOR TO TENDERING AND CONSTRUCTION BY BUILDER.
3. ALL BOUNDARIES TO BE IDENTIFIED BY SURVEY PRIOR TO COMMENCEMENT OF BUILDING WORK.
4. ALL BRICK CONSTRUCTION TO AS 3700
5. ALL CONCRETE CONSTRUCTION TO AS 3600
6. ALL TIMBER CONSTRUCTION TO AS 1684
7. ALL RESIDENTIAL SLABS AND FOOTING TO AS 2870
8. ALL GLAZING TO AS 1288
9. ALL BALUSTRADES TO CL D2.16 BCA
10. ALL HANDRAILS TO CL2.17 BCA
11. ALL WET AREA CONSTRUCTION TO AS 3740
12. ROOF STORMWATER TO BE DRAINED TO STREET KERB AND GUTTER BY 100MM PVC
13. SMOKE DETECTORS TO BE PROVIDED AS MARKED ON PLANS. TO BE HARDWIRED WITH BATTERY BACKUP AND TO COMPLY WITH AS 3786 AND 3000
14. PRIOR TO OCCUPATION A CERTIFICATE WILL BE SUBMITTED TO COUNCIL CERTIFYING PROTECTION FROM TERMITES WAS COMPLETED TO AS 3660. [Kordon to be used]
15. ALL STRUCTURAL WORK TO STRUCTURAL ENGINEERS DETAIL.

### MODIFICATIONS:

- Basement level including internal stairs deleted
- Proposed FSR reduced to 0.34:1
- Brick veneer walls
- Windows on western side of dwelling house changed from timber to aluminium framed
- Window to southern side of garage changed from timber to aluminium framed
- Roof of addition changed to remove valleys and to be corrugated metal instead of tiles, similar to new roof addition of 185 Milton Street.
- Garage roof to be corrugated metal colour to match dwelling house metal roof

### GROUND FLOOR / SITE PLAN

Scale: 1:100 SITE ANALYSIS

### DASKO SOLAR DESIGNS

Ph. 0425206724

PROPERTY:

187 Milton Street Ashbury Lot 2 DP 310344

PROJECT:

Alteration and additions to rear of house

including new kitchen dining room living room laundry

/bathroom /WC room rear patio, new basement storeroom,

new garage to replace existing garage

Plan No WD01 REV B dated 3 January 2024

Sheet 1

REV

Scale: 1:100 @ A1 size Drawn by: W Dask