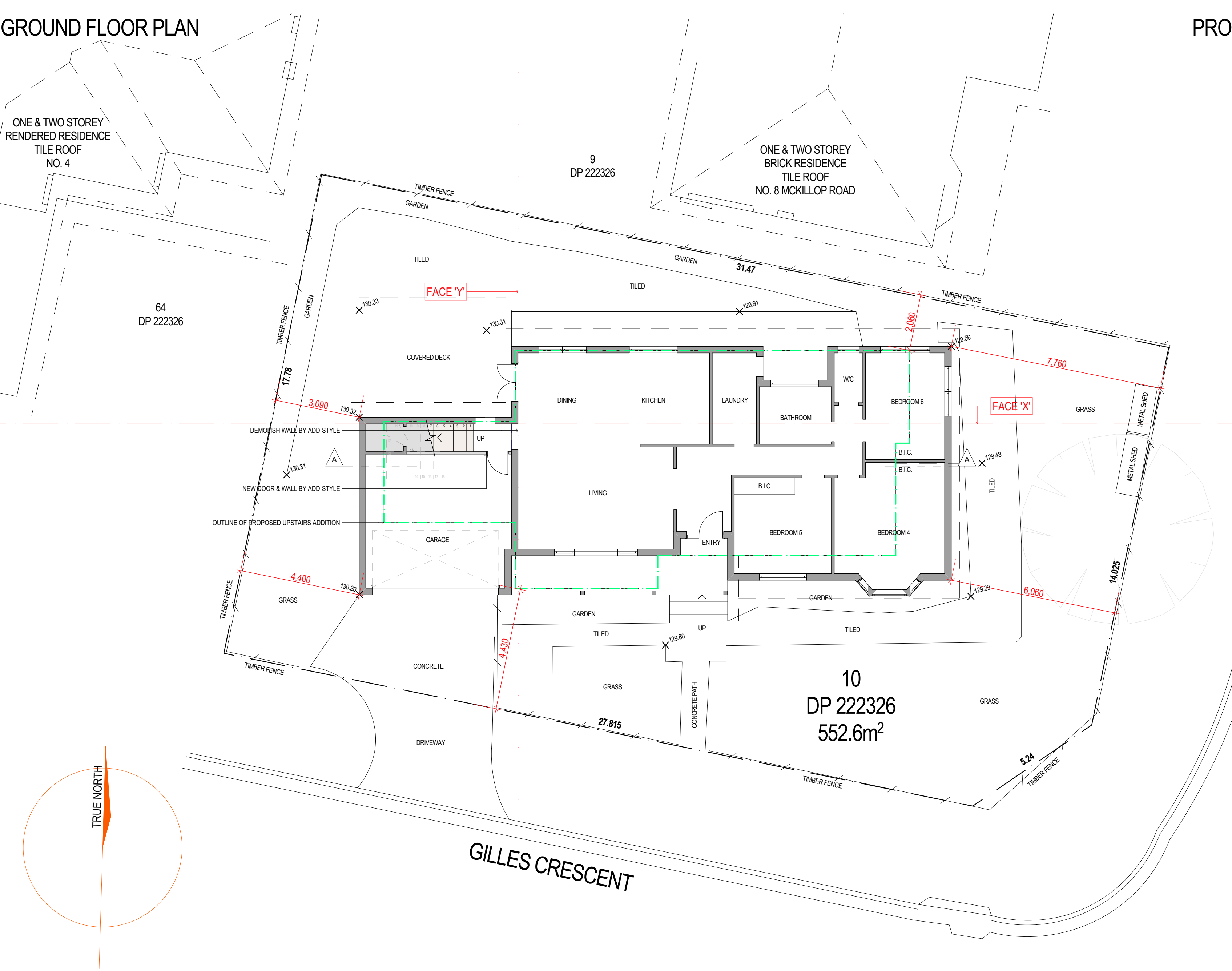
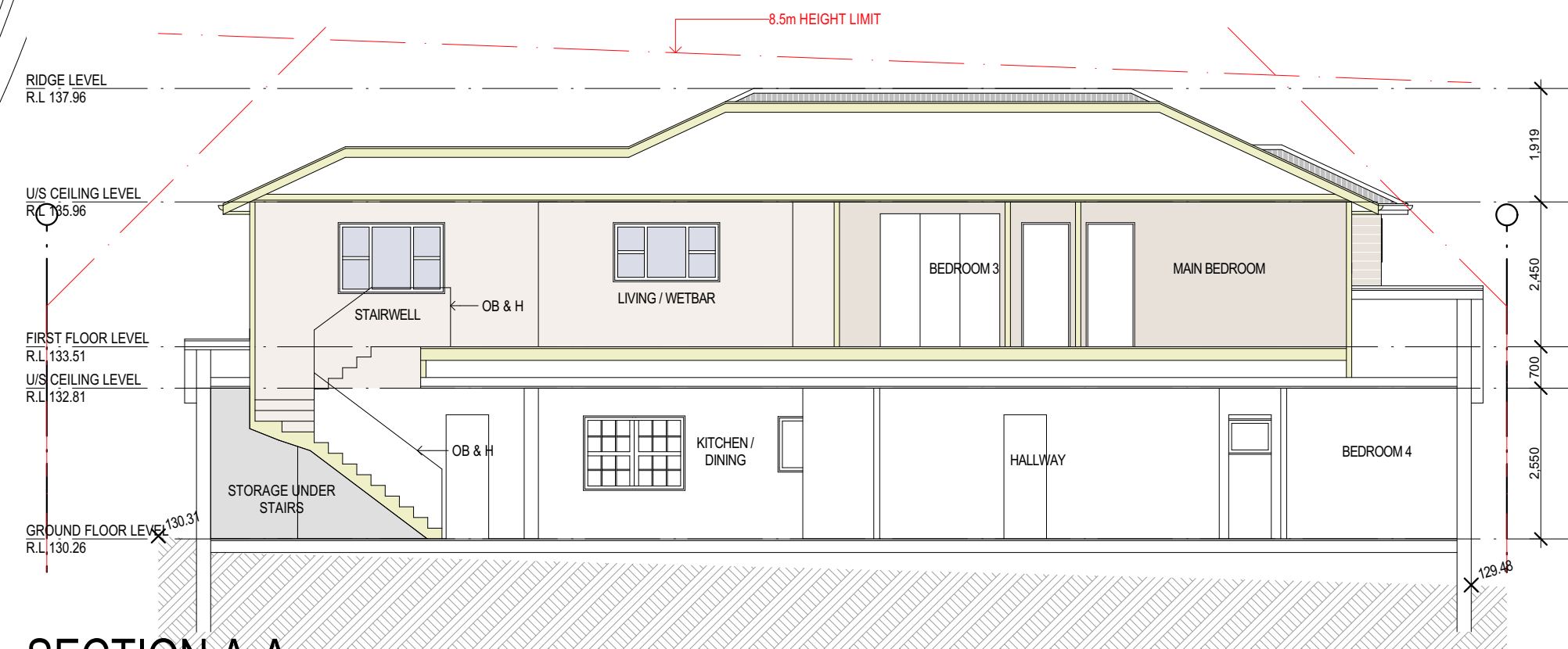
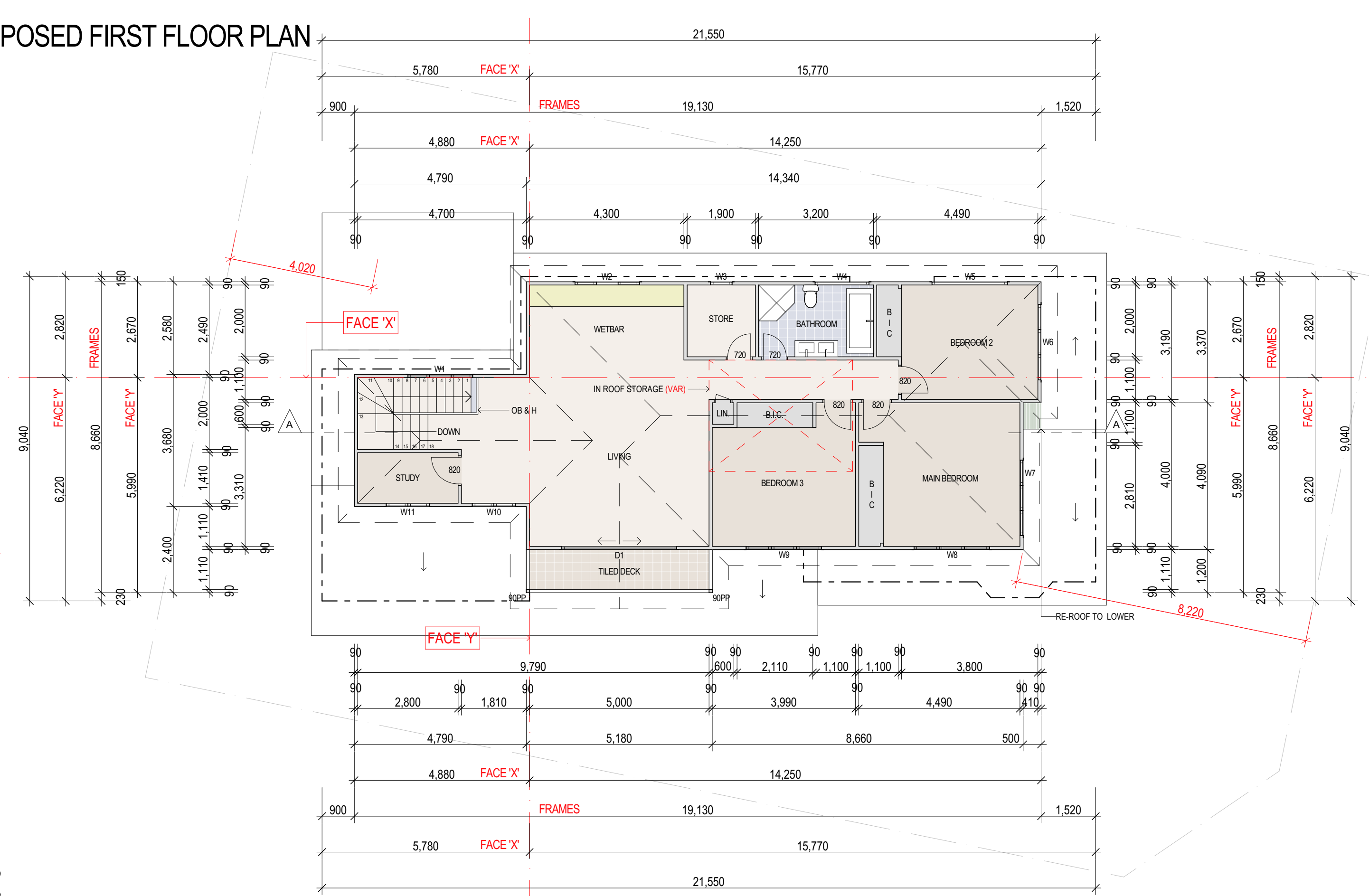


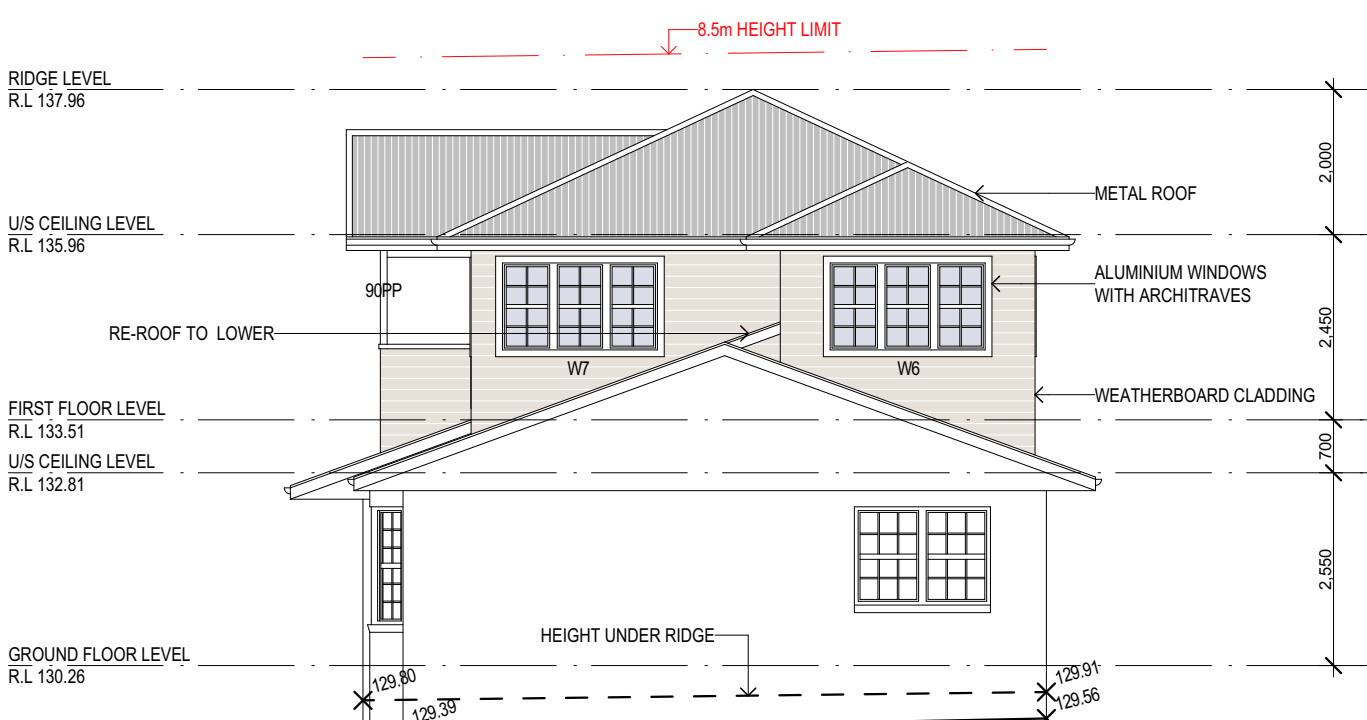
GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



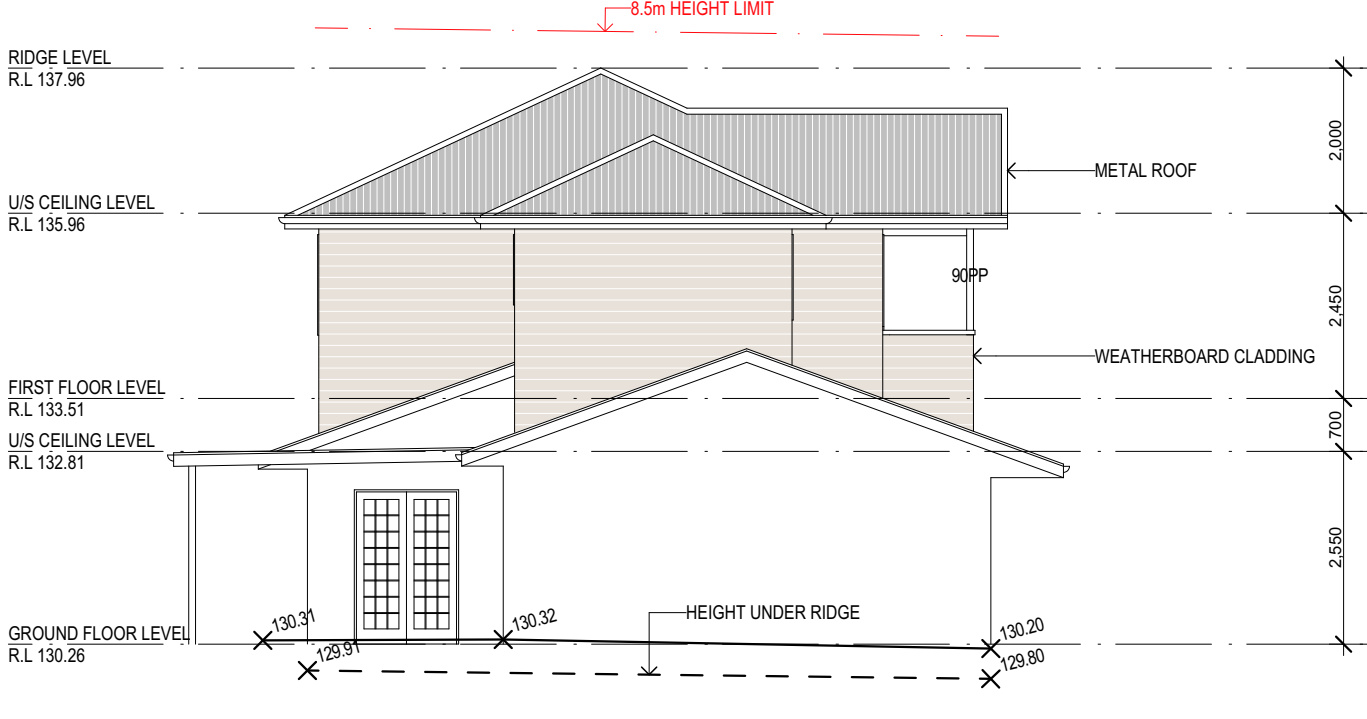
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

SECTION A-A

OPEN SPACE CALCULATIONS		
SITE AREA	552.6 sqm	
GROSS FLOOR AREA	238.0 sqm	
EXIST. IMPERVIOUS AREA	342.8 sqm	62%
PROPOSED IMPERVIOUS AREA	342.8 sqm	62%
EXIST. LANDSCAPED AREA	209.8 sqm	38%
PROPOSED LANDSCAPED AREA	209.8 sqm	38%
NO CHANGE TO EXISTING FOOTPRINT OR LANDSCAPE		
EXIST FLOOR SPACE	113.8 sqm	0.22 : 1
PROPOSED FLOOR SPACE	238.0 sqm	0.43 : 1

FRAMING NOTES.	
ROOF PITCH	NEW: 25° EXISTING 20° TO BE CHECKED
FRAME HEIGHT	2450mm
ROOFING	METAL
EAVE OVERHANGS	450mm
EXTERNAL DOOR AND WINDOW HEAD HEIGHT TO LINE UP	2130mm TO LINE UP
INTERNAL DOOR	2110mm
B.I.C DOOR OPENING HEAD HEIGHT	2110mm TO LINE UP
DOOR AND WINDOW NIBS	90mm MIN UNLESS OTHERWISE NOTED
FRAME AND TRUSS CENTRES	600mm
DOOR STUD	880mm WIDE UNLESS

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, PITCHED ROOF TO HAVE R0.45 OR GREATER, FOIL BACKED BLANKET (100mm).	
ALL WINDOWS HAVE IMPROVED ALUMINIUM WINDOWS.	
W3, W8, W9, W10, W11 & D1 TO HAVE U-VALUE NO GREATER THAN 6.44 AND SHGC OF 0.75)	
W1, W2, W3, W4, W5, W6 & W7 TO HAVE U-VALUE NO GREATER THAN 6.39 AND SHGC OF 0.56)	

LEGEND & GENERAL NOTES	
(VAR)	VARIATION
O.T.A	OWNER TO ADVISE BUILDER
B.O	BY OTHERS
90PP	90 x 90 PRIMED POST
S.L	SKY LIGHT
SHW	SHOWER ENCLOSURE
V.	VANITY UNIT
W / C	TOILET SUITE (WATER CLOSET)
B I C	BUILT IN CUPBOARD
ST.	STORE
C.O.S	TO BE CHECKED ON SITE
OPT. #	OPTION
OB+H	OPEN BALUSTRADE AND HANDRAIL
DP	DOWPIPE
DP&S	DOWPIPE AND SPREADER
ALL DIMENSIONS ARE SUBJECT TO AMENDMENT AFTER A CHECK MEASURE ON SITE.	
SUBCONTRACTORS TO ENSURE THAT ALL CONSTRUCTION LEVELS MARKED ON PLAN TO BE STRICTLY COMPLYING WITH CC / CDC	
SUBCONTRACTORS TO CONFIRM DA LEVEL IS IN COMPLIANCE WITH PROJECT MANAGER BEFORE FINALISING FLOOR STRUCTURE	



ARTIST'S IMPRESSION

				C	For Council	17/02/25	KH
				B	For Council	22/01/25	KH
				A	For Plan Meeting	21/01/25	KH
				NO.	REVISION	DATE	BY
JOB REVIEW 2		EMAIL DATE	00/00/00	DRAWN BY: KH		CHECKED BY CW	
JOB REVIEW 1		EMAIL DATE	00/00/00	SCALE: 1:100			
PROJECT TITLE:				TITLE: PLANS, ELEVATIONS AND SECTIONS			
Proposed Additions at:				DRAWING NO. 4543 DA 1			
2 GILLES CRESCENT				ISSUE C			
BEACON HILL NSW 2100							

**ADD-STYLE**
HOME ADDITIONS
Upstairs Specialists

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ADD-STYLE HOME ADDITIONS