

LEGEND & GENERAL NOTES	
VAR.	VARIATION
90 P	90 X 90 TIMBER POST
90 PP	90 X 90 PRIMED TIMBER POST
O.T.A	OWNER TO ADVISE BUILDER
SHW	SHOWER ENCLOSURE
V	VANITY UNIT
WC	TOILET SUITE (WATER CLOSET)
BIC	BUILT IN CUPBOARD
STO	STORE
COS	TO BE CHECKED ON SITE
OPT.	OPTION
OB+H	OPEN BALUSTRADE AND HANDRAIL
NOTE 1	ALL DIMENSIONS ARE SUBJECT TO AMENDMENT AFTER A CHECK MEASURE ON SITE.
CONSTRUCTION LEVELS SUBCONTRACTOR TO ENSURE THAT ALL CONSTRUCTION LEVELS MARKED ON PLAN TO BE STRICTLY COMPLIED WITH	

STORMWATER

THERE IS AN EXISTING STORMWATER SYSTEM AND THERE WILL BE NO CHANGES TO THIS EXISTING STORMWATER.

OPEN SPACE CALCULATIONS

SITE AREA	464.5 sqm		
GROSS FLOOR AREA	254.0 sqm		
EXIST. IMPERVIOUS AREA	161.65 sqm		35%
PROPOSED IMPERVIOUS AREA	245.0 sq m	52%	
EXIST. LANDSCAPED AREA	302.85 sqm		65%
PROP. LANDSCAPED AREA	222.9 sqm		48%
FSR	0.13:1		
PROPOSED FSR	0.23:1		

FRAMING NOTES.

ROOF PITCH
MAIN ROOF: 24 DEGREES

FRAME HEIGHT 2450mm

EAVE OVERHANGS EAVES 600mm

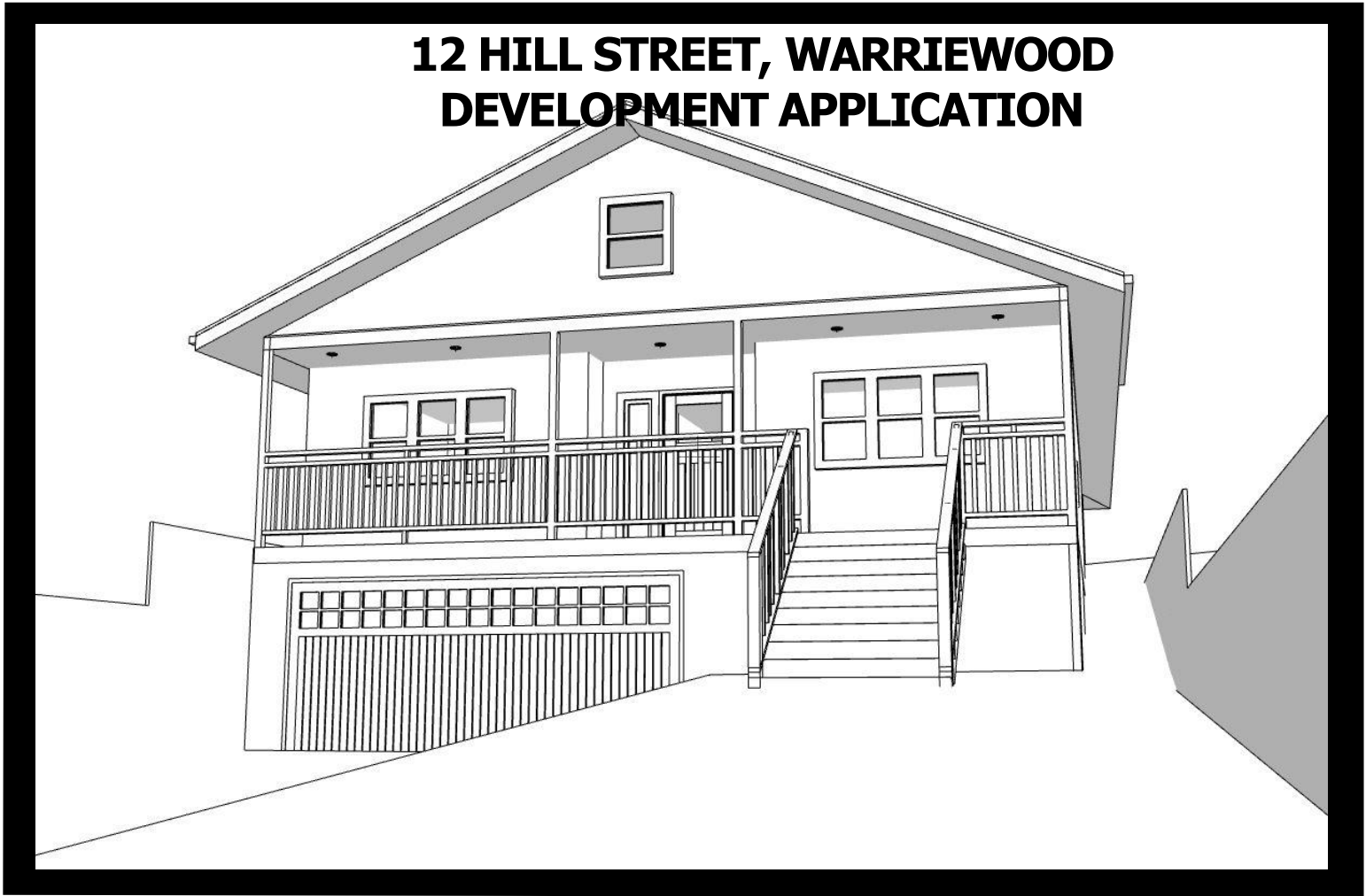
EXTERNAL DOOR AND WINDOW HEAD HEIGHT 2130mm
TO LINE UP

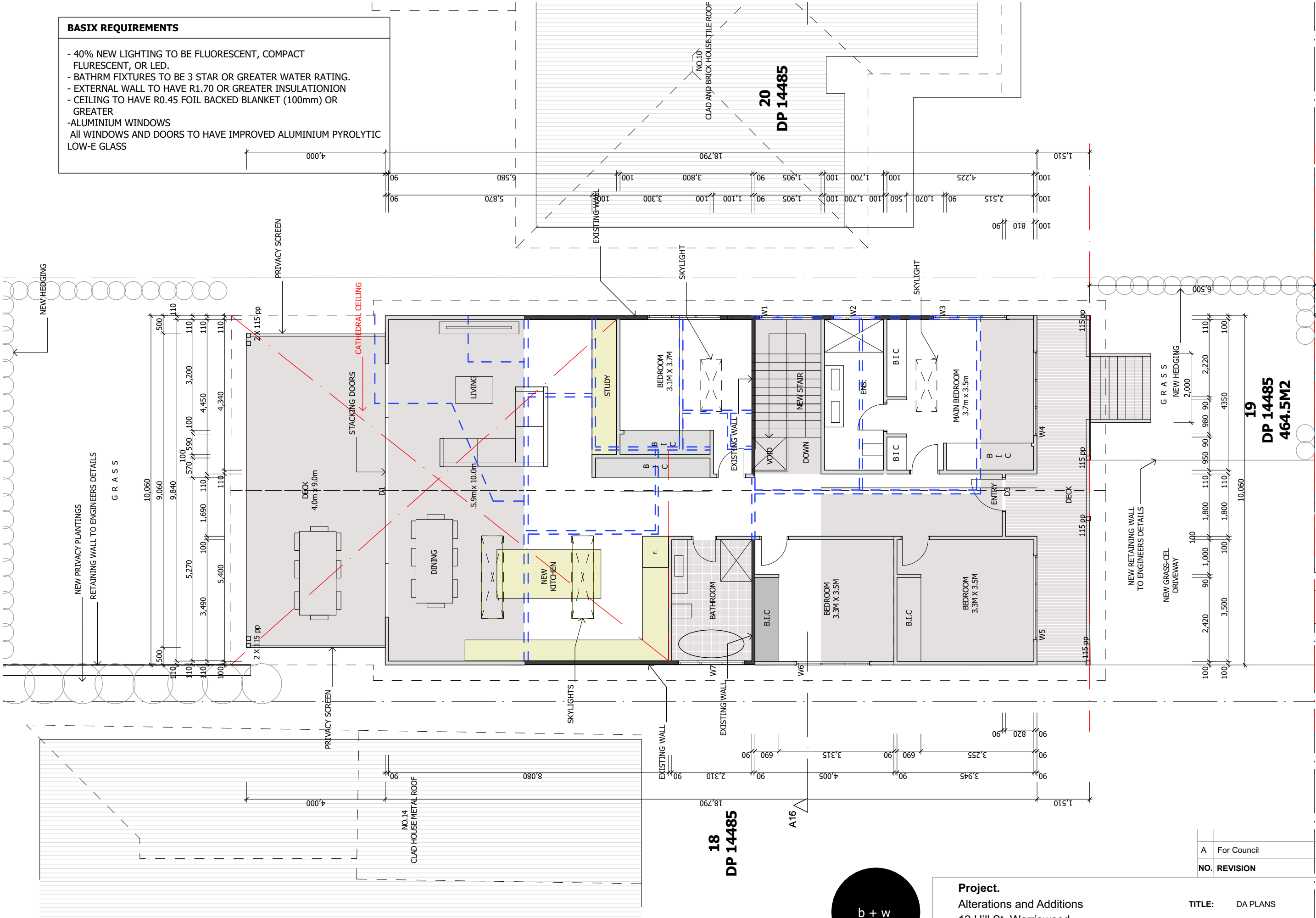
INTERNAL DOOR 2110mm

DOOR AND WINDOW NIBS 90mm MIN UNLESS OTHERWISE NOTED
NO NIB IN LINEN AND ROBES

FRAME AND TRUSS CENTRES 600mm

DOOR STUD OPENINGS 880mm WIDE UNLESS OTHERWISE NOTED





BASIX REQUIREMENTS

- 40% NEW LIGHTING TO BE FLUORESCENT, COMPACT FLUORESCENT, OR LED.
- BATHRM FIXTURES TO BE 3 STAR OR GREATER WATER RATING.
- EXTERNAL WALL TO HAVE R1.70 OR GREATER INSULATION
- CEILING TO HAVE R0.45 FOIL BACKED BLANKET (100mm) OR GREATER
- ALUMINIUM WINDOWS
- All WINDOWS AND DOORS TO HAVE IMPROVED ALUMINIUM PYROLYTIC LOW-E GLASS

18
DP 14485

20
DP 14485

19
DP 14485
464.5M2

H I L L S T R E E T

b + w

Project.

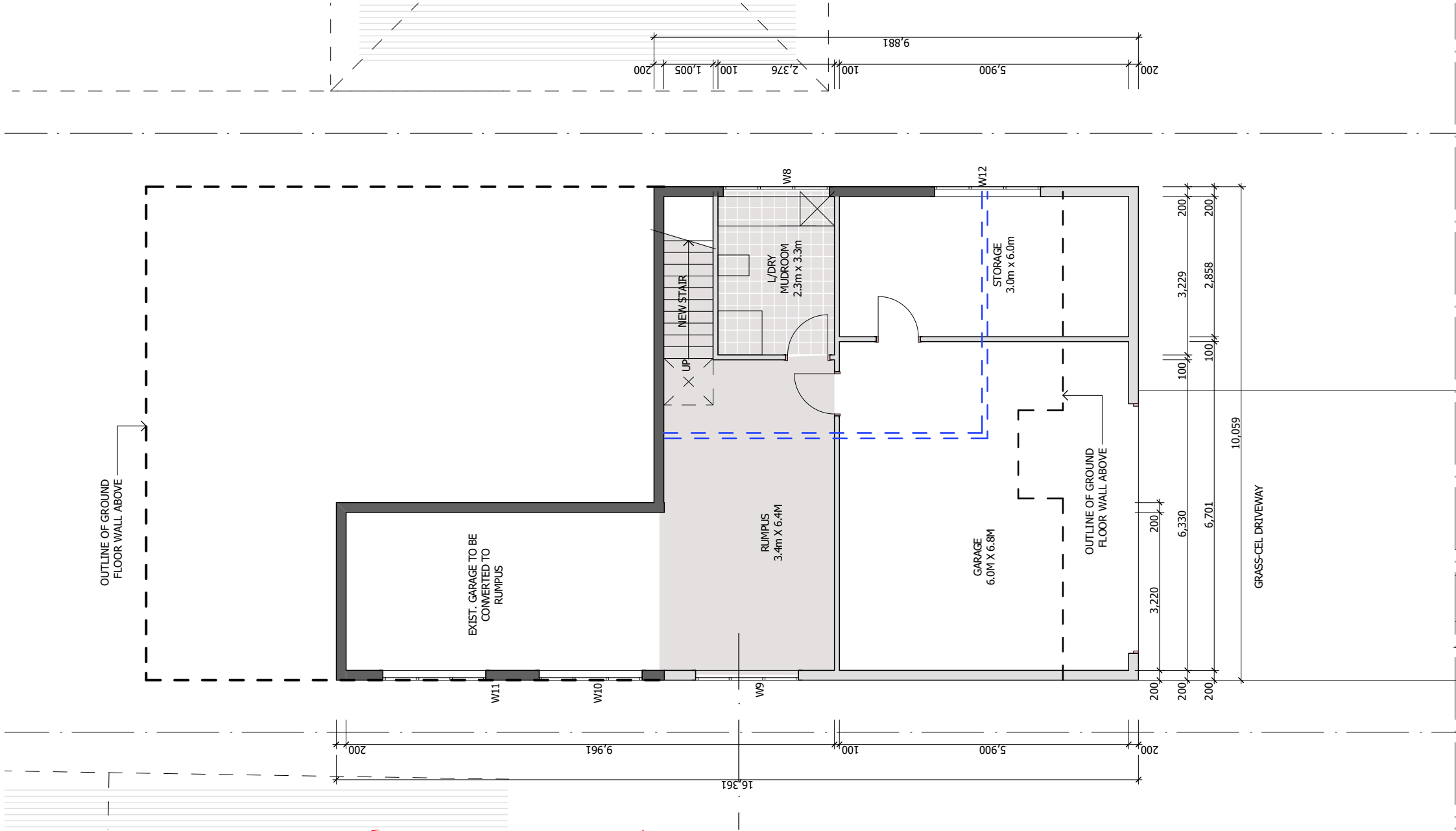
Alterations and Additions
12 Hill St, Warriewood

MARCUS BETTS
0411363328

CAMERON WHITE
0422299519

A	For Council	19/05/20	CW
NO.	REVISION	DATE	BY

TITLE:	DA PLANS	ISSUE	A
DRAWING NO.	1810 DA 1	DATE:	19-05-20
SCALE:	1 : 100	DWN BY:	cw



H I L L S T R E E T

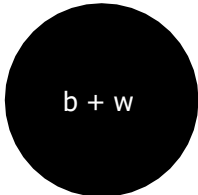
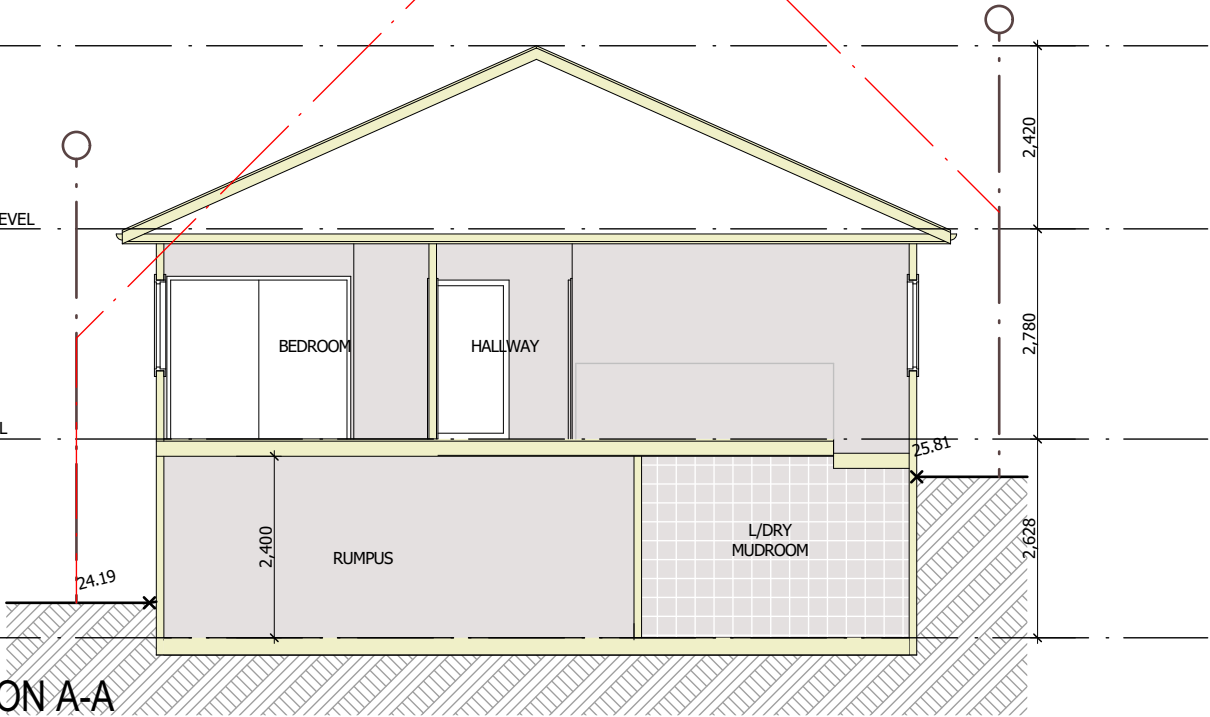
RIDGE LEVEL
R.L 31.51

U/S CEILING LEVEL
R.L 29.09

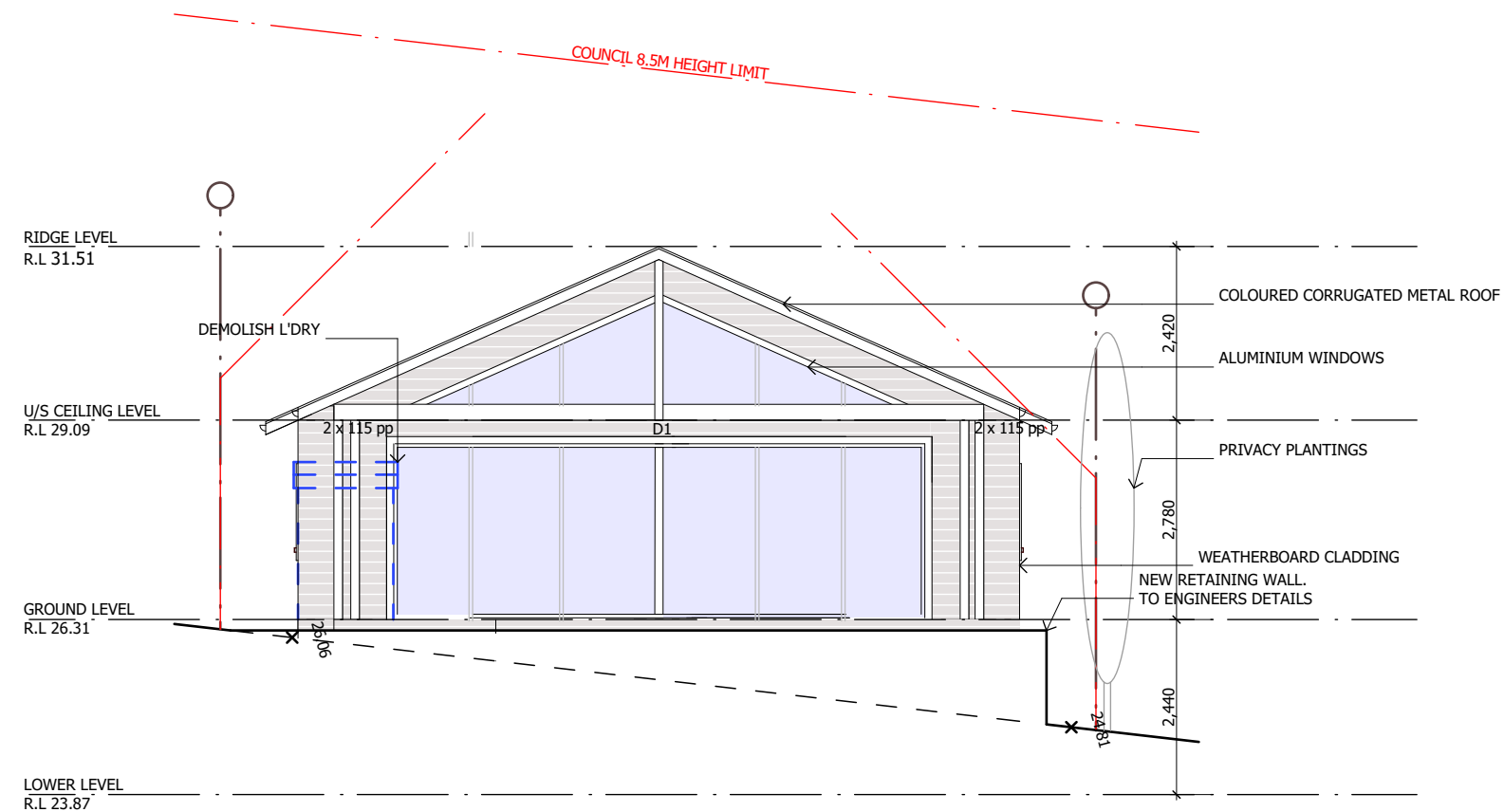
GROUND LEVEL
R.L 26.31

LOWER LEVEL
R.L 23.67

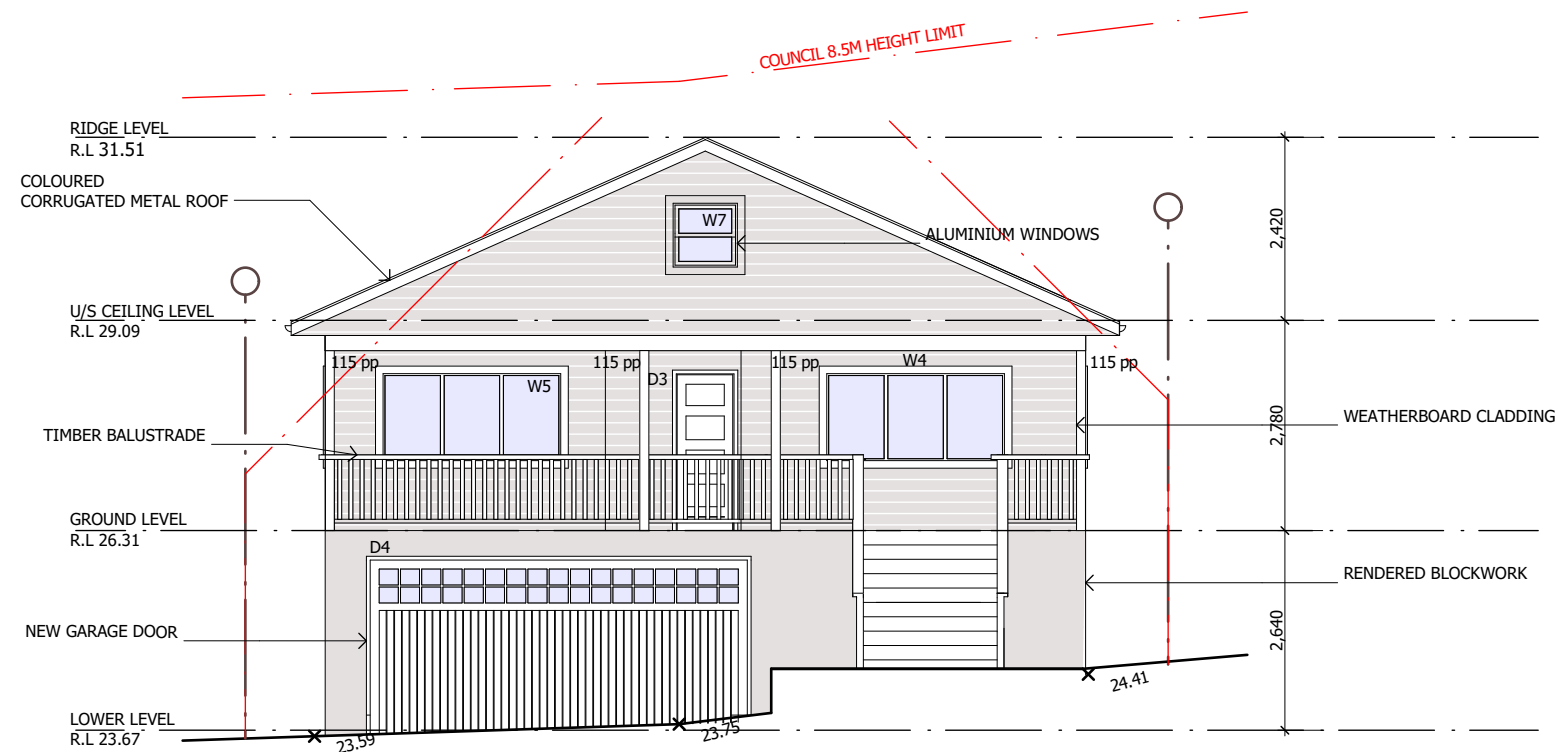
SECTION A-A



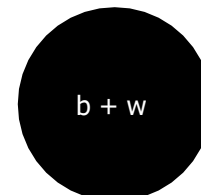
Project. Alterations and Additions 12 Hill St, Warriewood MARCUS BETTS 0411363328		CAMERON WHITE 0422299519		TITLE: DA PLANS DRAWING NO. 1811 DA 1 ISSUE A SCALE: 1 : 100 DATE: 19-05-20 DWN BY: cw	
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NORTH ELEVATION



SOUTH ELEVATION



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MARCUS BETTS
0411363328

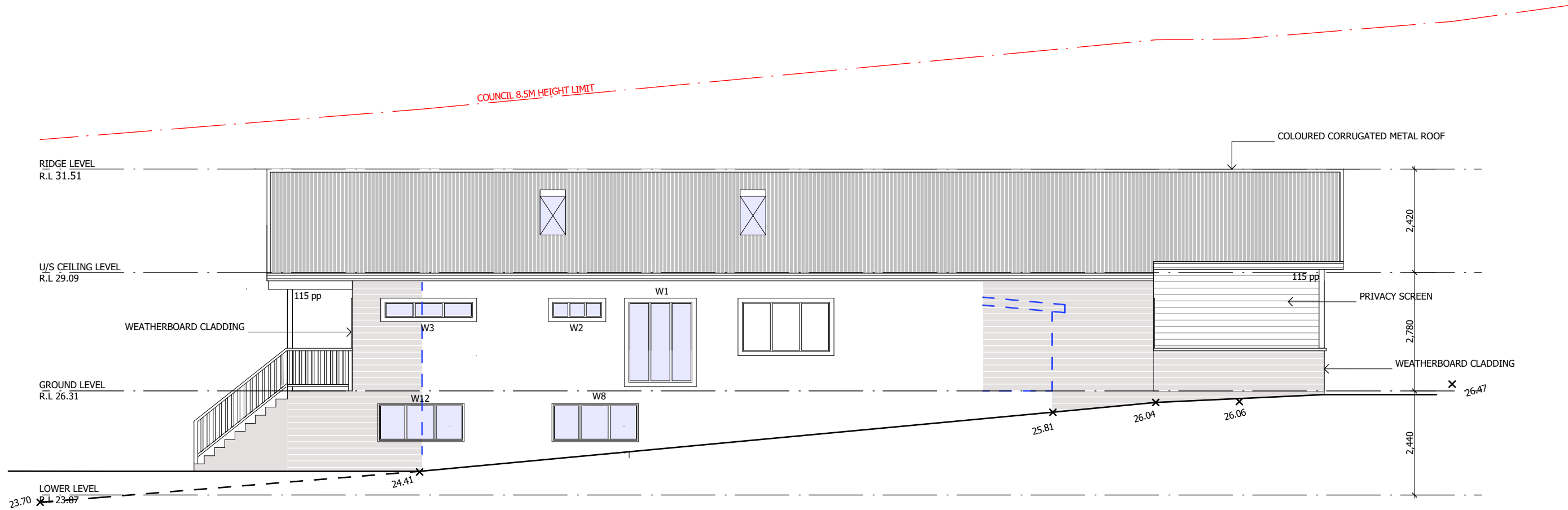
CAMERON WHITE
0422299519

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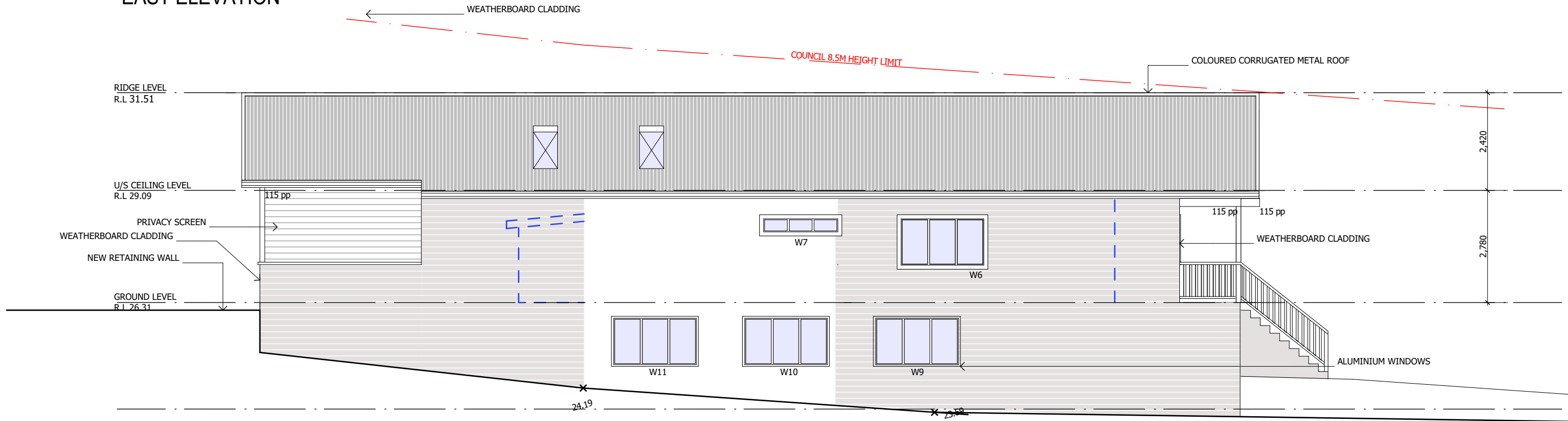
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DRAWING NO. 1812 DA 1 ISSUE A

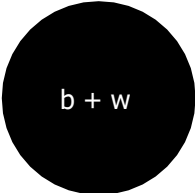
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EAST ELEVATION



WEST ELEVATION



Project.		TITLE: DA PLANS	
Alterations and Additions		DRAWING NO. 1813 DA 1	
12 Hill St, Warriewood		ISSUE A	
MARCUS BETTS 0411363328		CAMERON WHITE 0422299519	
SCALE: 1 : 100		DATE: 19-05-20	
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