

BASIS 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.

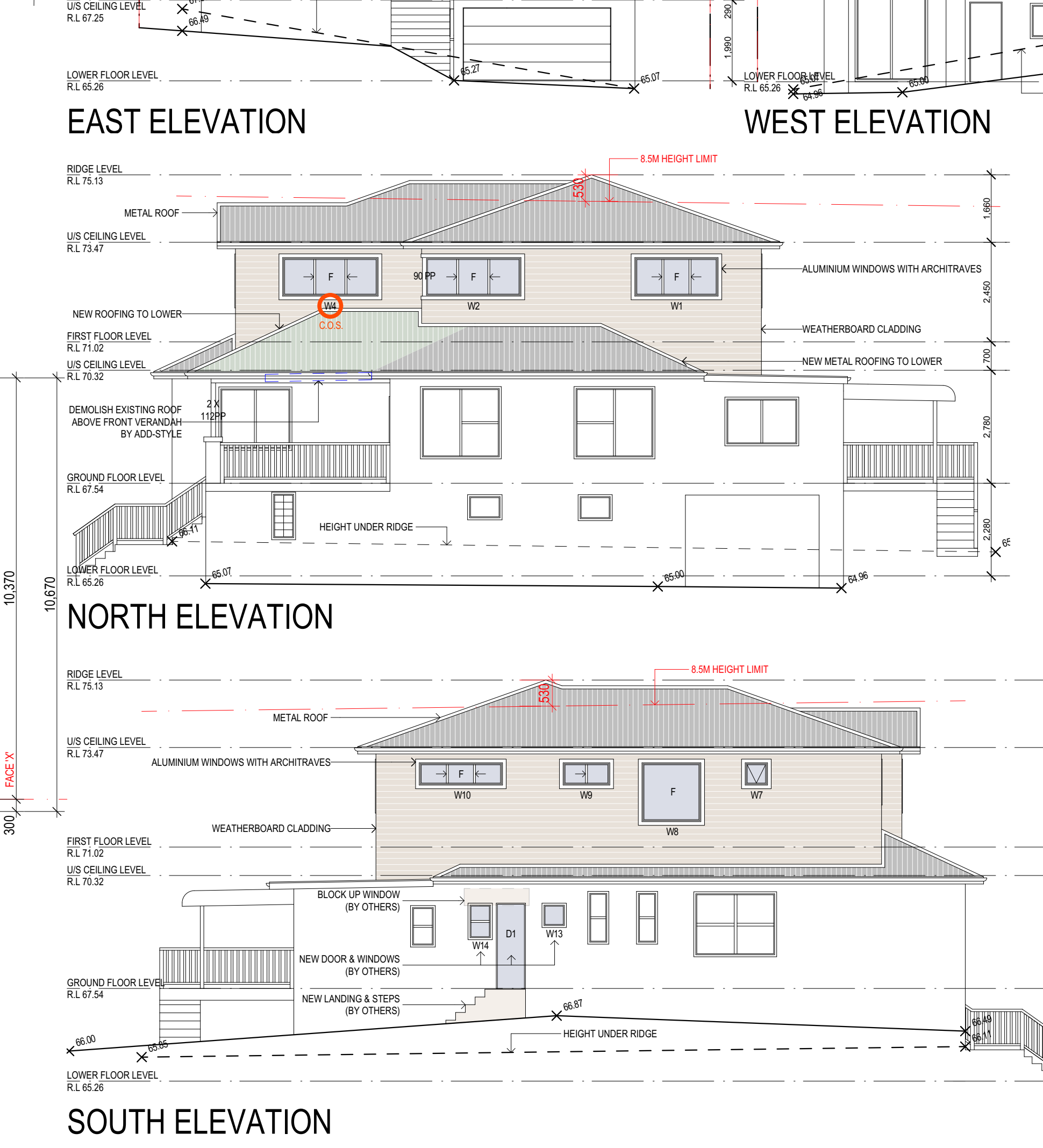
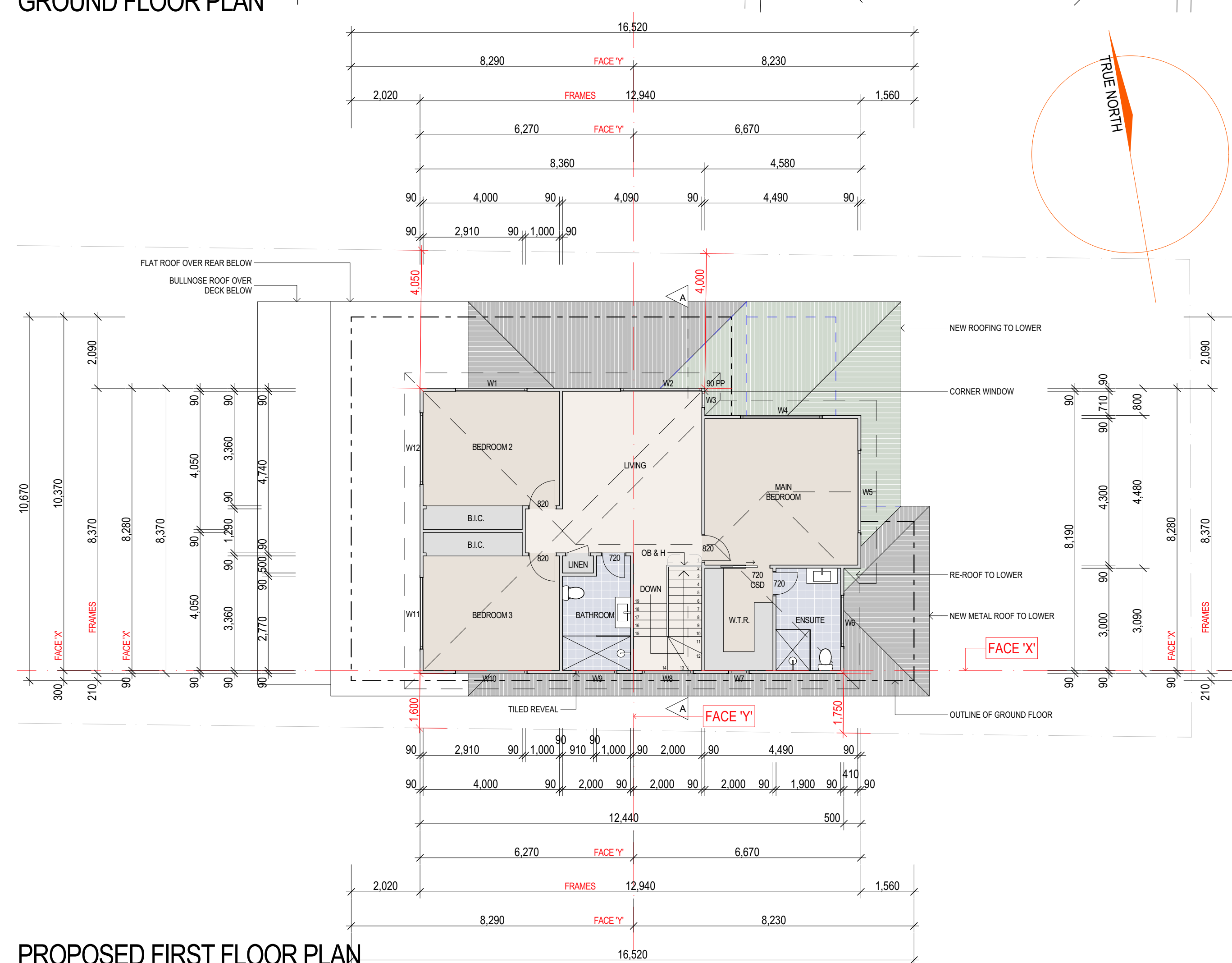
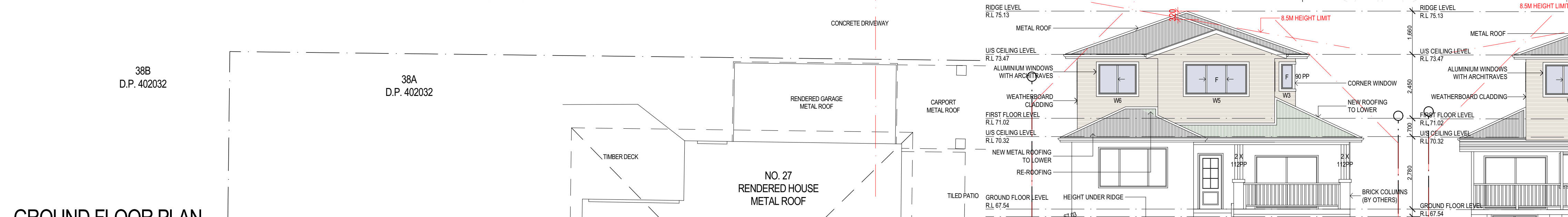
FLAT CEILING, PITCHED ROOF TO HAVE R0.45 OR GREATER, FOIL BACKED BLANKET (100mm).

ALL WINDOWS TO HAVE IMPROVED ALUMINIUM WINDOWS

W7, W8, W9 AND W10 TO HAVE U-VALUE NO GREATER THAN 6.44 AND SHGC OF 0.75

W1, W2, W3, W4 AND W5 TO HAVE U-VALUE NO GREATER THAN 6.39 AND SHGC OF 0.56

W11 AND W12 TO HAVE U-VALUE NO GREATER THAN 4.48 AND SHGC OF 0.46



OPEN SPACE CALCULATIONS

SITE AREA	576.8 sqm
GROSS FLOOR AREA	268.7 sqm
EXIST. IMPERVIOUS AREA	268.9 sqm 47%
PROPOSED IMPERVIOUS AREA	268.9 sqm 47%
EXIST. LANDSCAPED AREA	307.9 sqm 53%
PROPOSED LANDSCAPED AREA	307.9 sqm 53%
NO CHANGE TO EXISTING FOOTPRINT OR LANDSCAPE	
EXIST FLOOR SPACE	174.7 sqm 0.30 : 1
PROPOSED FLOOR SPACE	268.7 sqm 0.47 : 1

FRAMING NOTES.

ROOF PITCH	NEW: 18° EXISTING 27° 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 OPENINGS	880mm WIDE UNLESS OTHERWISE NOTED

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	DOWNPIPE
DP&S	DOWNPIPE 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

FOR ILLUSTRATION PURPOSES ONLY. NOT TO BE READ AS A WORKING DRAWING

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2025/0195

JOB REVIEW 2	EMAIL DATE	00/00/00	NO.	REVISION	DATE	BY
JOB REVIEW 1	EMAIL DATE	00/00/00				

PROJECT TITLE:
Proposed Additions at:
29 McDonald Street, Freshwater 2096

DRAWN BY: KH
CHECKED BY: CW
SCALE: 1:100

TITLE: PLANS, ELEVATIONS AND SECTIONS
DRAWING NO. 4261 DA 1
ISSUE B

ADD-STYLE HOME ADDITIONS
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