

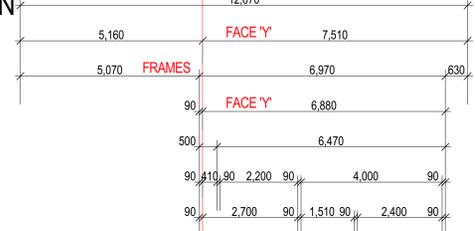
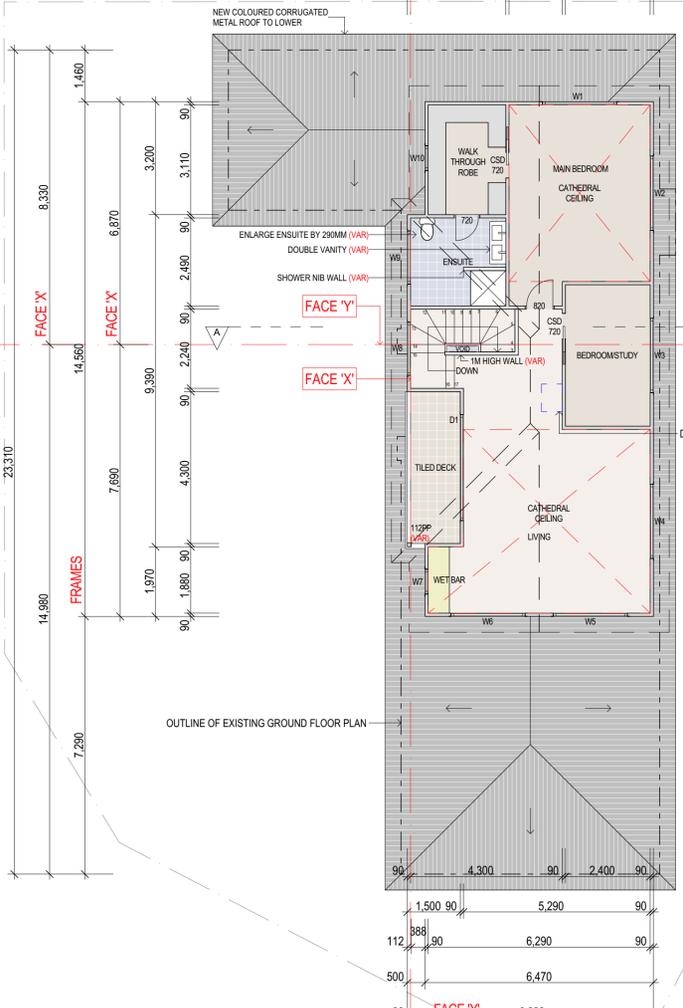
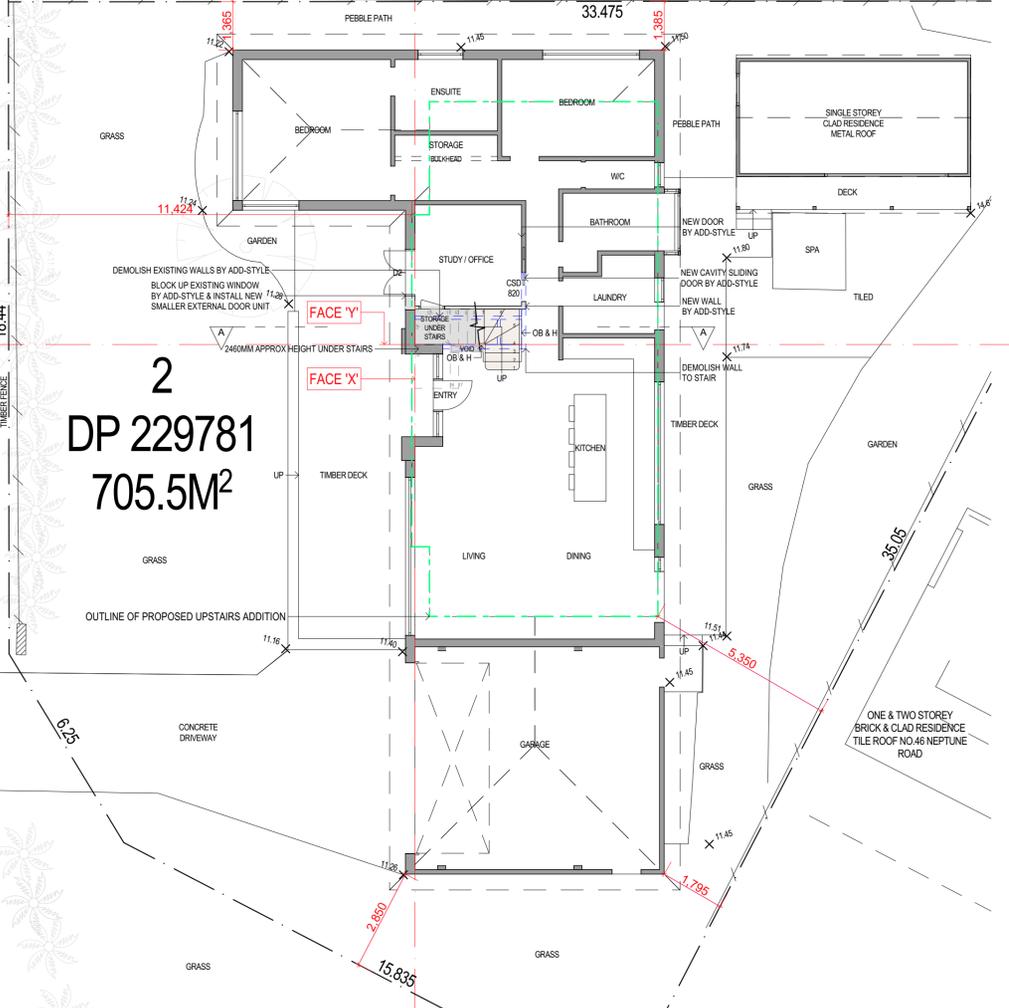
GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

HOWELL CLOSE

2
DP 229781
705.5M²

NEPTUNE ROAD



I CERTIFY THAT WORK COMPLETED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS WILL COMPLY WITH THE REGULATIONS REFERRED TO IN SECTION 81A(3) OF THE ENVIRONMENT PLANNING & ASSESSMENT ACT 1979

OPTIONS
- 2700MM CEILINGS

VARIATIONS
- 112PP TO DECK
- DELETE LINEN
- ENLARGE ENSUITE BY 200MM
- DOUBLE VANITY TO ENSUITE
- NIB WALL TO ENSUITE
- 1M HIGH WALL TO STAIRS

FRAMING NOTES.

ROOF PITCH	NEW: 21° EXISTING: 21° TO BE CHECKED
FRAME HEIGHT	2700mm
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

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 TO HAVE IMPROVED ALUMINIUM WINDOWS
W1, W5, W6, W7 AND WDI TO HAVE U-VALUE NO GREATER THAN 7.83 AND SHGC OF 0.75
W2, W3, W4, W8, W9 AND WDI TO HAVE U-VALUE NO GREATER THAN 4.48 AND SHGC OF 0.46

LEGEND & GENERAL NOTES

(VAR)	VARIATION
O.T.A	OWNER TO ADVISE BUILDER
B.O	BY OTHERS
112PP	112 x 112 PRIMED POST
S.L	SKY LIGHT
SHW	SHOWER ENCLOSURE
V.	VANITY UNIT
W/C	TOILET SUITE (WATER CLOSET)
B/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

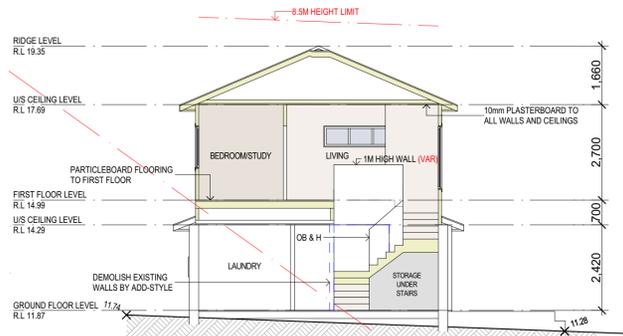
OPEN SPACE CALCULATIONS

ITEM	AREA (sqm)	PERCENTAGE
SITE AREA	705.5	
GROSS FLOOR AREA	278.2	
EXIST. IMPERVIOUS AREA	358.1	51%
PROPOSED IMPERVIOUS AREA	358.1	51%
EXIST. LANDSCAPED AREA	347.4	49%
PROPOSED LANDSCAPED AREA	347.4	49%

NO CHANGE TO EXISTING FOOTPRINT OR LANDSCAPE

ITEM	AREA (sqm)	PERCENTAGE
EXIST FLOOR SPACE	105.1	0.28 : 1
PROPOSED FLOOR SPACE	278.2	0.40 : 1

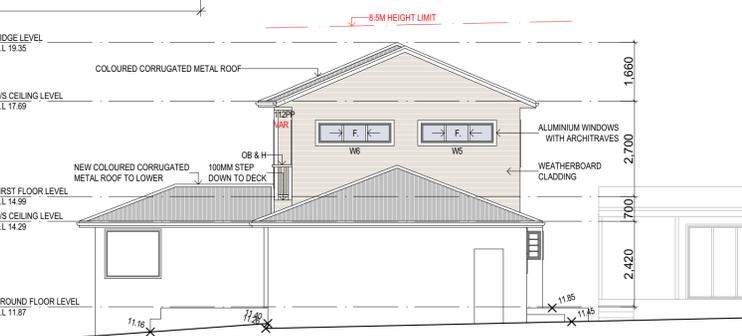
MAXIMUM GROUND FLOOR AREA MEASURED FROM INSIDE FACE OF THE EXTERNAL WALL



SECTION A-A



NORTH ELEVATION



SOUTH ELEVATION



ARTIST'S IMPRESSION FOR ILLUSTRATION PURPOSES ONLY. NOT TO BE READ AS A WORKING DRAWING



EAST ELEVATION



WEST ELEVATION

JOB REVIEW 2	EMAIL DATE	000000	B	For Council	20/01/25	TH
JOB REVIEW 1	EMAIL DATE	000000	A	For Plan Meeting	05/12/24	TH
PROJECT TITLE:			NO.	REVISION:	DATE	BY
Proposed Additions at: 2 HOWELL CLOSE, NEWPORT NSW 2106				TH		CHKD BY: CW
			SCALE:		1:100	
TITLE: PLANS, ELEVATIONS AND SECTIONS			DRAWING NO. 4555 DA 1 ISSUE B			

ADD-STYLE HOME ADDITIONS
Upstairs Specialists

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