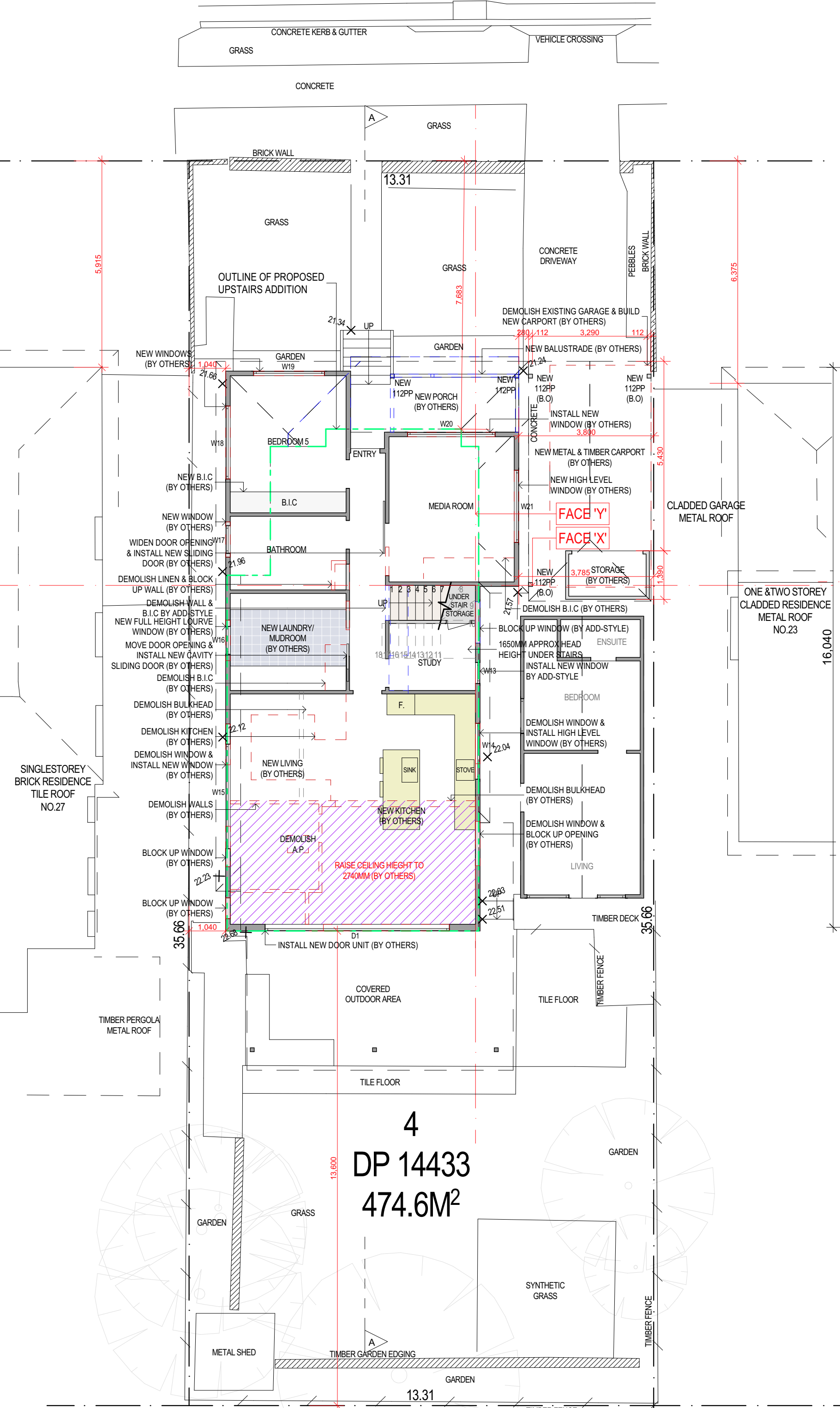
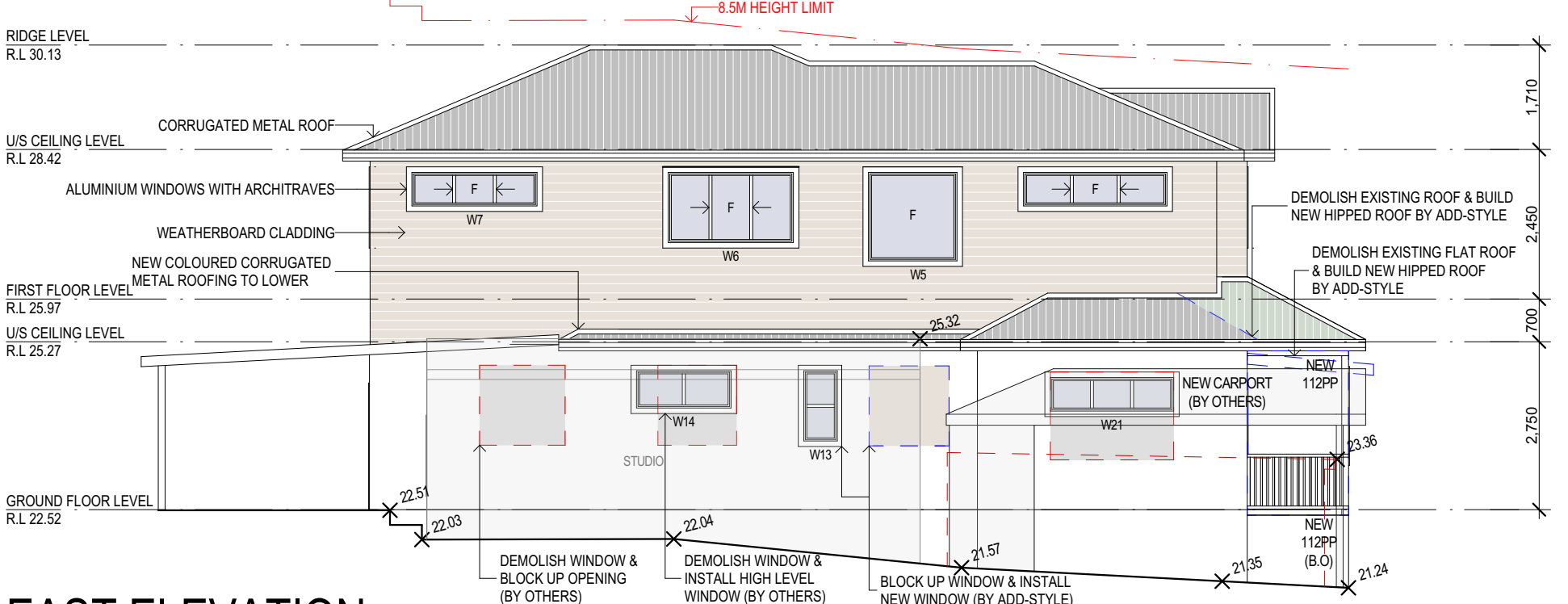
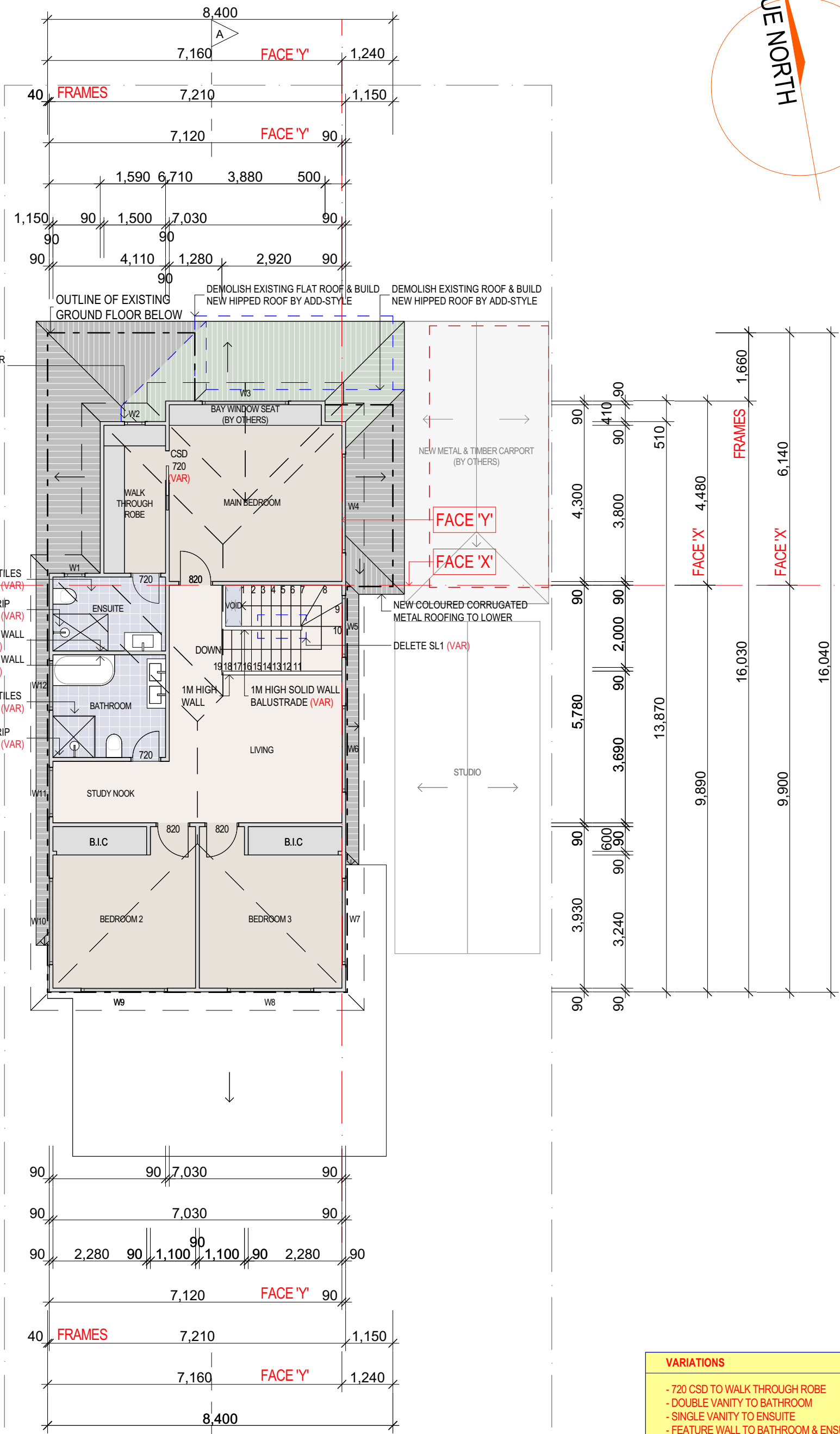


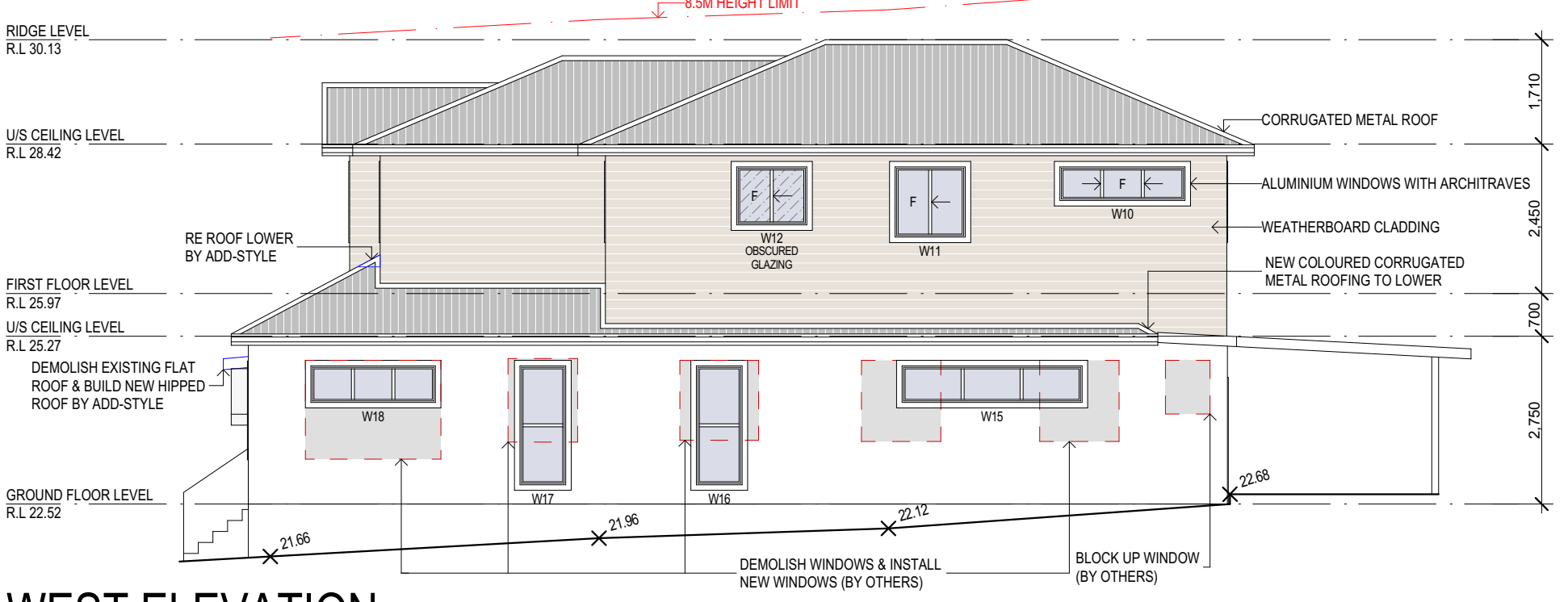
GROUND FLOOR PLAN CARAWA ROAD



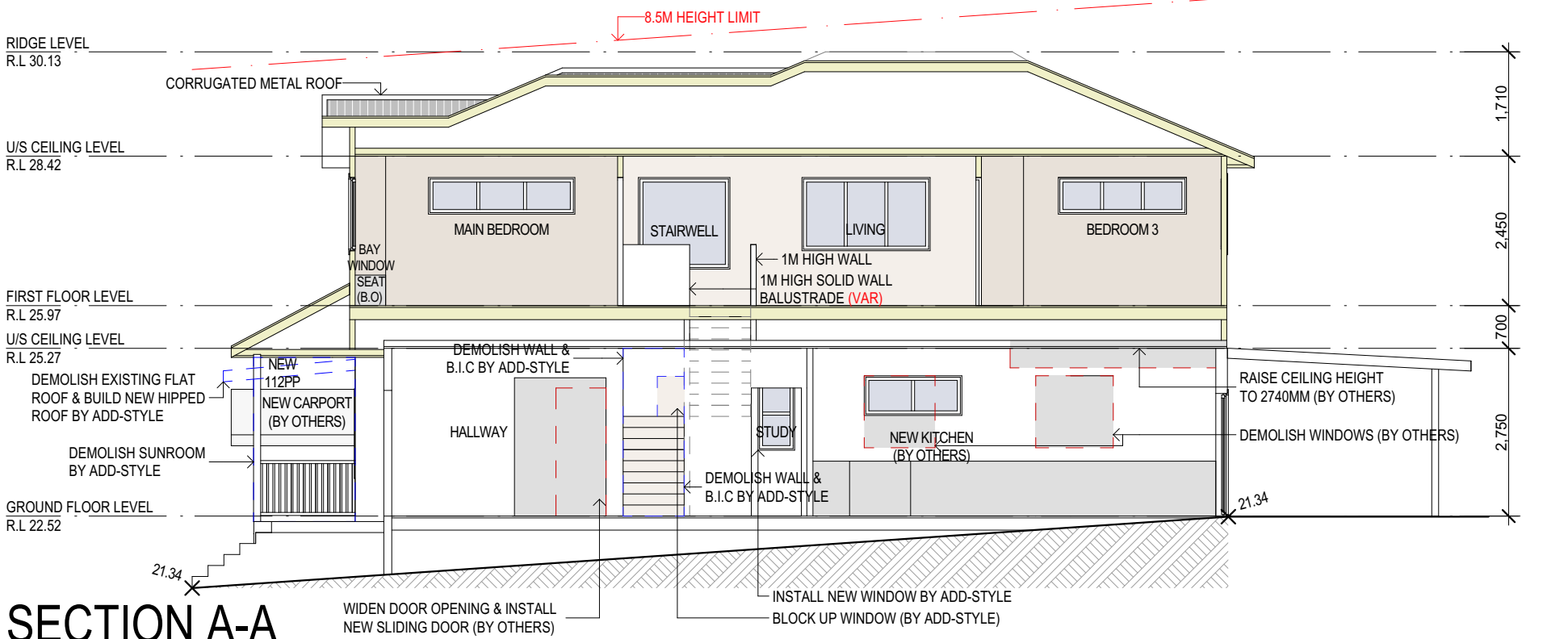
PROPOSED FIRST FLOOR PLAN



EAST ELEVATION



WEST ELEVATION

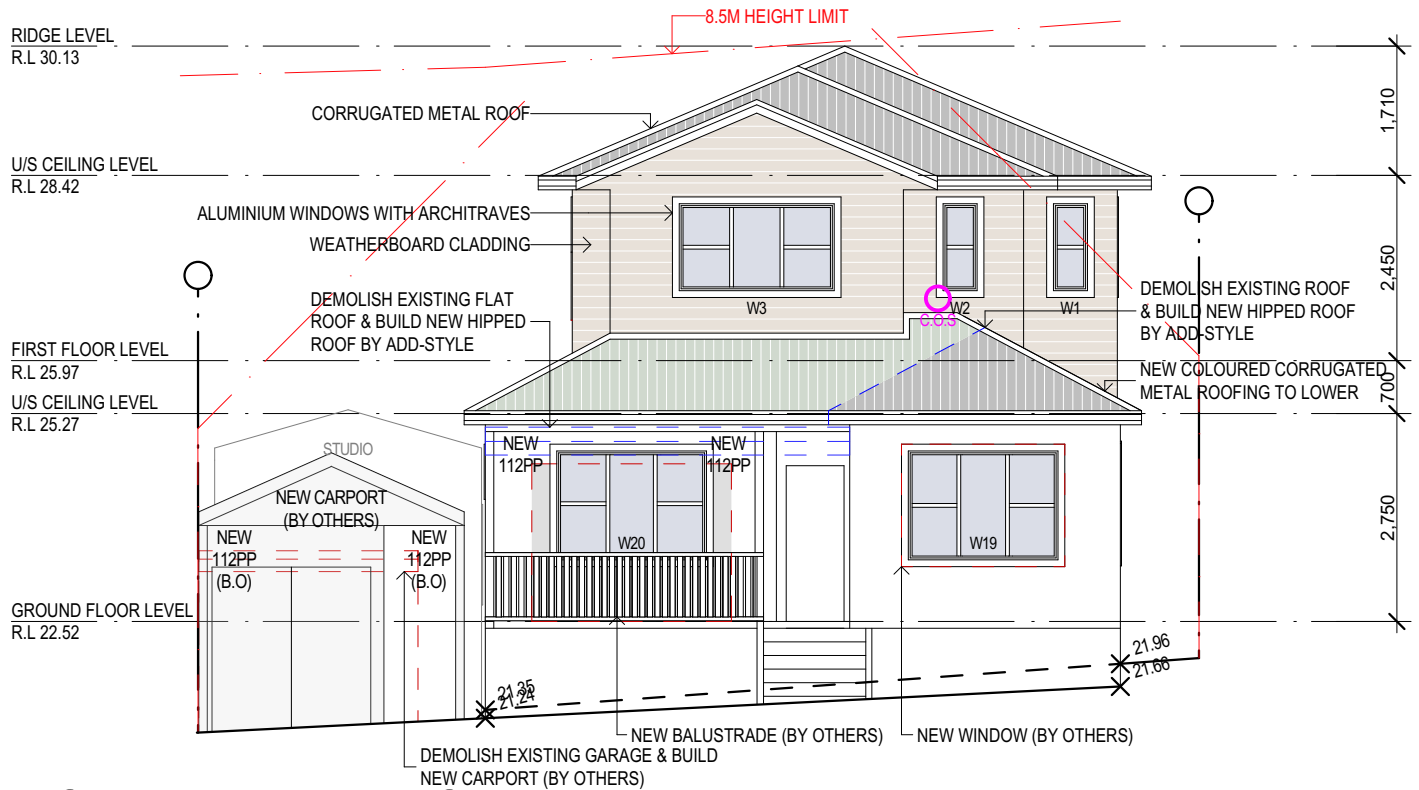


SECTION A-A

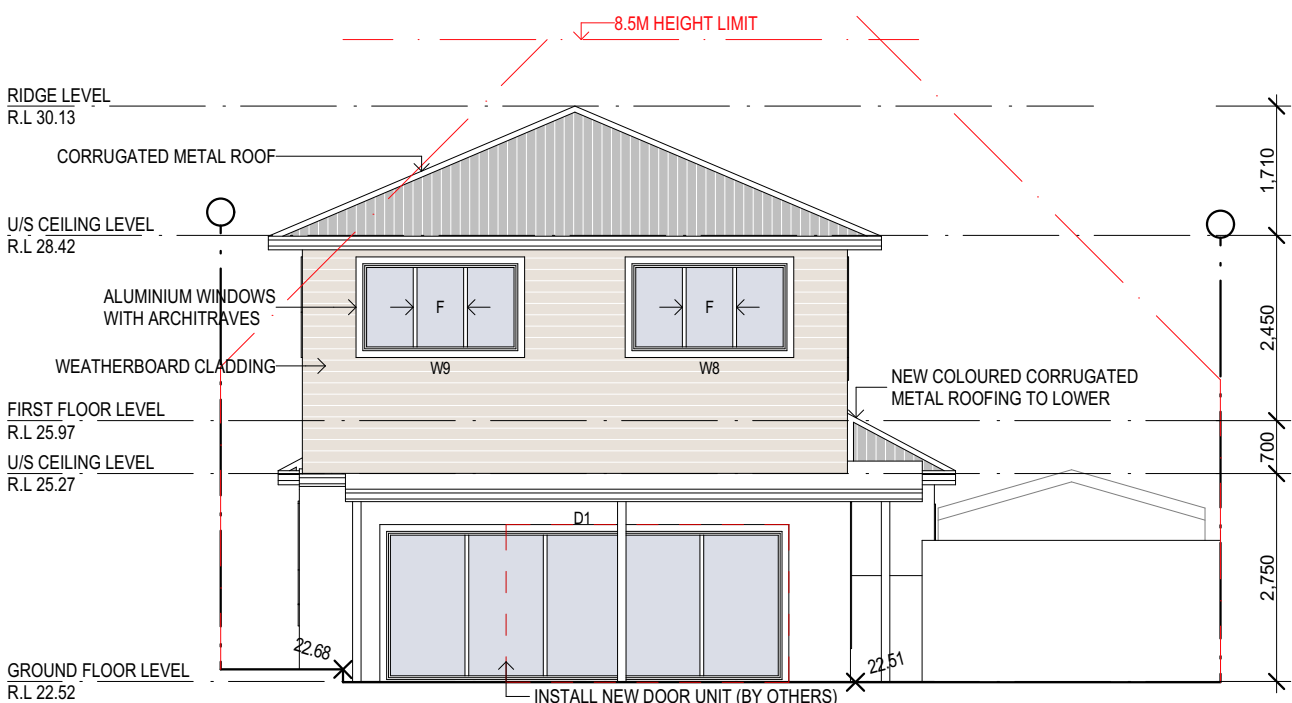


ARTIST'S IMPRESSION FOR ILLUSTRATION PURPOSES ONLY. NOT TO BE READ AS A WORKING DRAWING

NORTH ELEVATION



SOUTH ELEVATION



VARIATIONS	
-	720 CSD TO WALK THROUGH ROBE
-	DOUBLE VANITY TO BATHROOM
-	SINGLE VANITY TO ENSUITE
-	FEATURE WALL TO BATHROOM & ENSUITE
-	300 X 400MM FLOOR TILES BATHROOM & ENSUITE
-	STRIP DRAINS TO BATHROOM & ENSUITE
-	DELETE SL1

LEGEND & GENERAL NOTES	
(VAR)	VARIATION
O.T.A	OWNER TO ADVISE BUILDER
B.O	BY OTHERS
112PP	112 x 112 PRIMED POST
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	

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,W2,W3,W8 AND W9 TO HAVE U-VALUE NO GREATER THAN 0.44 AND SHGC OF 0.75	
W4,W5,W6,W7,W10,W11,W12 AND W13 TO HAVE U-VALUE NO GREATER THAN 0.48 AND SHGC OF 0.46	

FRAMING NOTES.	
ROOF PITCH	NEW: 25° EXISTING 28° + 5° + 3° 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

OPEN SPACE CALCULATIONS	
SITE AREA	474.6 sqm
GROSS FLOOR AREA	222.0 sqm
EXIST. IMPERVIOUS AREA	324.1 sqm 68%
PROPOSED IMPERVIOUS AREA	324.1 sqm 68%
EXIST. LANDSCAPED AREA	150.5 sqm 32%
PROPOSED LANDSCAPED AREA	150.5 sqm 32%
NO CHANGE TO EXISTING LANDSCAPE	
EXIST FLOOR SPACE	134.3 sqm 0.28 : 1
PROPOSED FLOOR SPACE	222.0 sqm 0.46 : 1

FIRST FLOOR BEDROOM WINDOWS	
PROVIDE 1.7m SILL HEIGHT OR CHILD SAFE LOOKS / SCREENS TO COMPLY WITH BCA / NCC PART 3.9.2	
BALUSTRADES - NCC PART 3.9.	
NO HORIZONTAL ELEMENTS TO FACILITATE CLIMBING BETWEEN 150mm TO 780mm WHERE FLOOR TO LEVEL BELOW IS MORE THAN 4 METRES.	
STAIRS	
PROVIDE A HANDRAIL ALONG THE FULL LENGTH OF THE FLIGHT AND A SLIP RESISTANT FINISH TO THE EDGE OF THE NOSINGS TO COMPLY WITH 3.9.1 AND 3.9.2 OF NCC	
SMOKE ALARM	
INSTALL AN INTERCONNECTED / HARDWIRED SMOKE ALARM IN ACCORDANCE WITH AS3786 AND NCC CLAUSE 3.7.2.2	
SANITARY DOOR - NCC/BCA PART 3.8.3	
PROVIDE "LIFT OFF" HINGES WHERE SPAN IS WITHIN 1.2 METRES OF HINGED SIDE OF DOOR.	

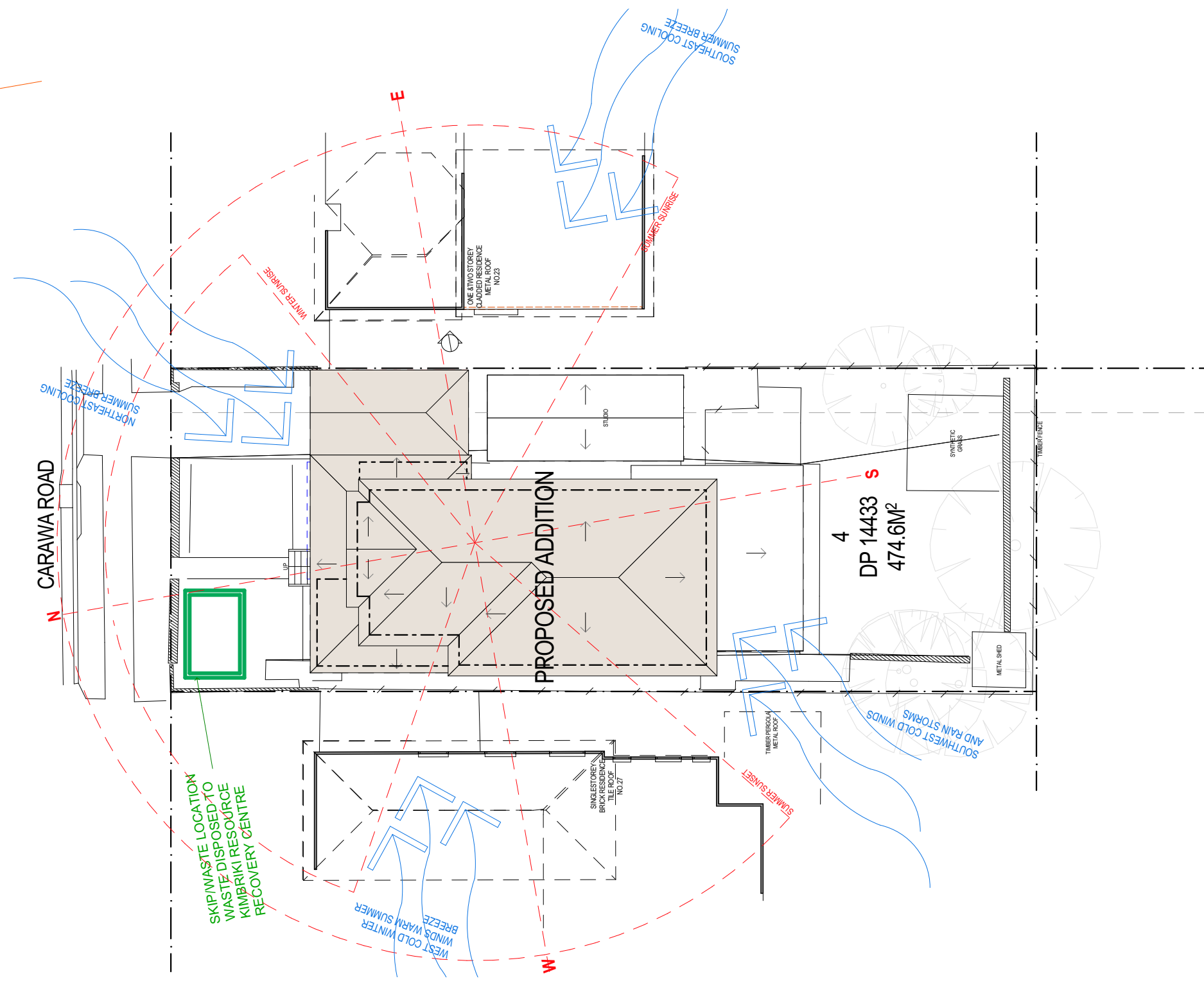
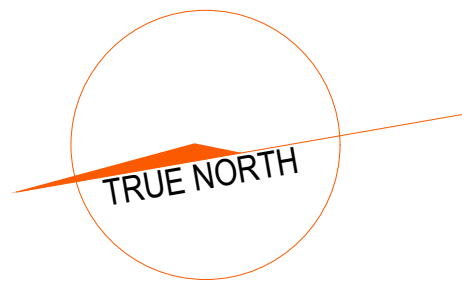
I CERTIFY THAT WORK COMPLETED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS WILL COMPLY WITH THE REGULATIONS REFERRED TO IN SECTION 81A(5) OF THE ENVIRONMENT PLANNING & ASSESSMENT ACT 1979			
JOB REVIEW 2	EMAIL DATE	00/00/00	
JOB REVIEW 1	EMAIL DATE	00/00/00	
PROJECT TITLE		Proposed Additions at: 25 CARAWA ROAD, CROMER NSW 2099	
DRAWN BY:	TH	CHECKED BY:	GK
SCALE:		1:100	
TITLE: PLANS, ELEVATIONS AND SECTIONS		DRAWING NO. 4559 DA 1	
ISSUE		B	



**ADD-STYLE**  
HOME ADDITIONS  
Upstairs Specialists

ADD-STYLE HOME ADDITIONS  
5019 CONDMANE ST MANLY VALE 2095  
PHONE: (02) 9907 9055  
EMAIL: info@addstyle.com.au

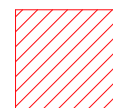




# SITE ANALYSIS & WASTE MANAGEMENT PLAN



EXISTING SHADOWS



NEW SHADOWS



**ADD-STYLE**  
HOME ADDITIONS  
Upstairs Specialists  
LICENSE NO. 38788

5/319 CONDOMINE ST MANLY VALE 2093 P: (02) 9907 9055 E: info@addstyle.com.au

Proposed Additions at:  
25 CARAWA ROAD,  
CROMER NSW 2099

DRAWING TITLE SITE ANALYSIS AND SHADOW DIAGRAMS

SCALE 1:200 DRAWN BY TH CHECKED BY GK

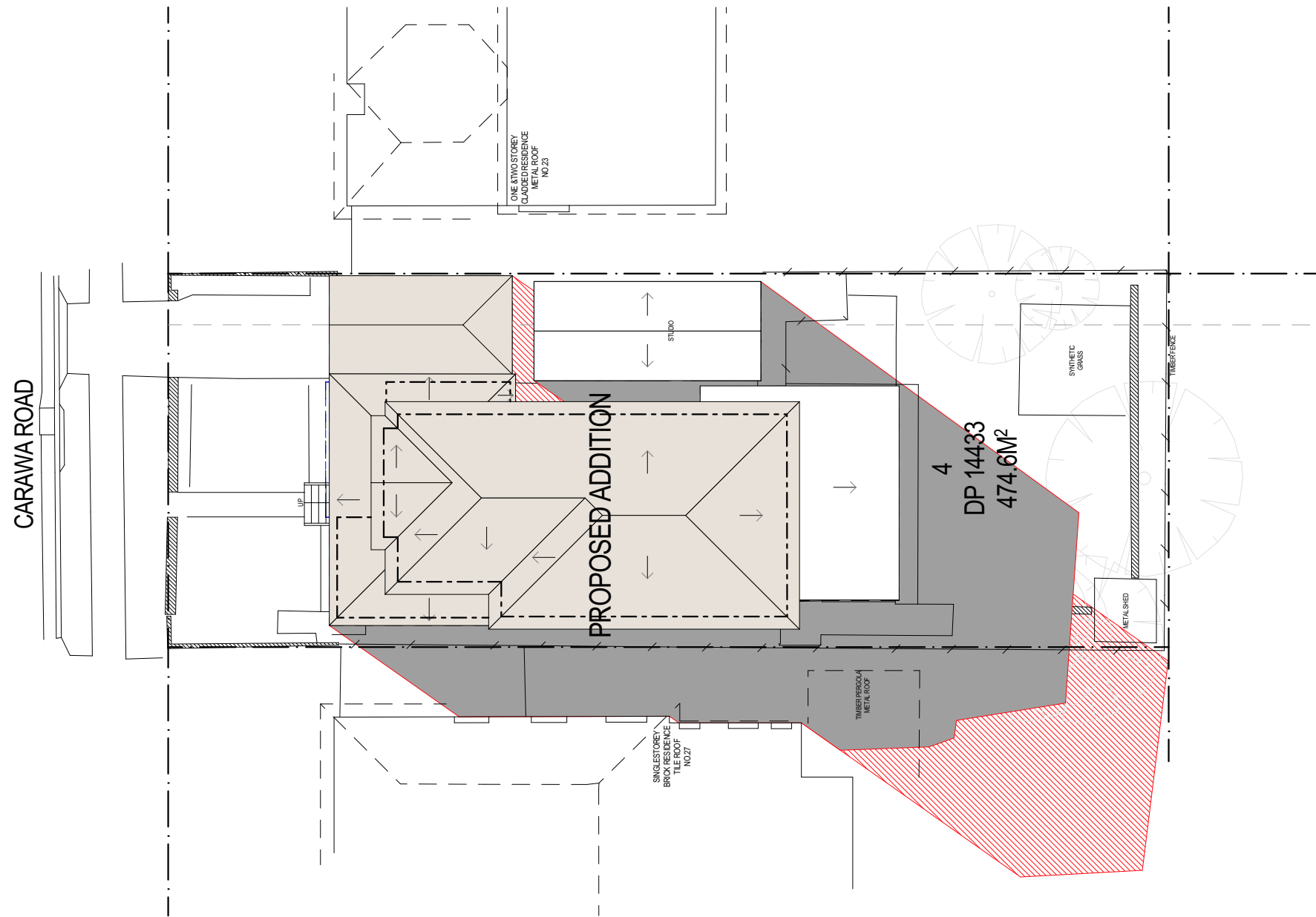
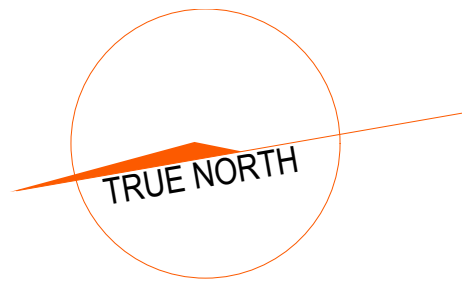
DRAWING NO.

4559 DA 1/4

ISSUE

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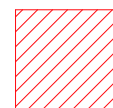
A	For Council	16/06/25	CS
NO.	REVISION	DATE	BY



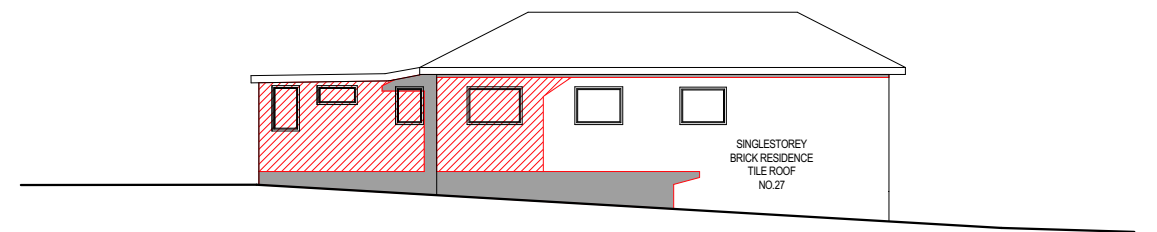
SHADOW DIAGRAM JUNE 21st AT 9am



EXISTING SHADOWS



NEW SHADOWS



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HOME ADDITIONS  
Upstairs Specialists  
LICENSE NO. 38788

5/319 CONDOMINE ST MANLY VALE 2093 P: (02) 9907 9055 E: info@addstyle.com.au

Proposed Additions at:  
25 CARAWA ROAD,  
CROMER NSW 2099

DRAWING TITLE SITE ANALYSIS AND SHADOW DIAGRAMS

SCALE 1:200 DRAWN BY TH CHECKED BY GK

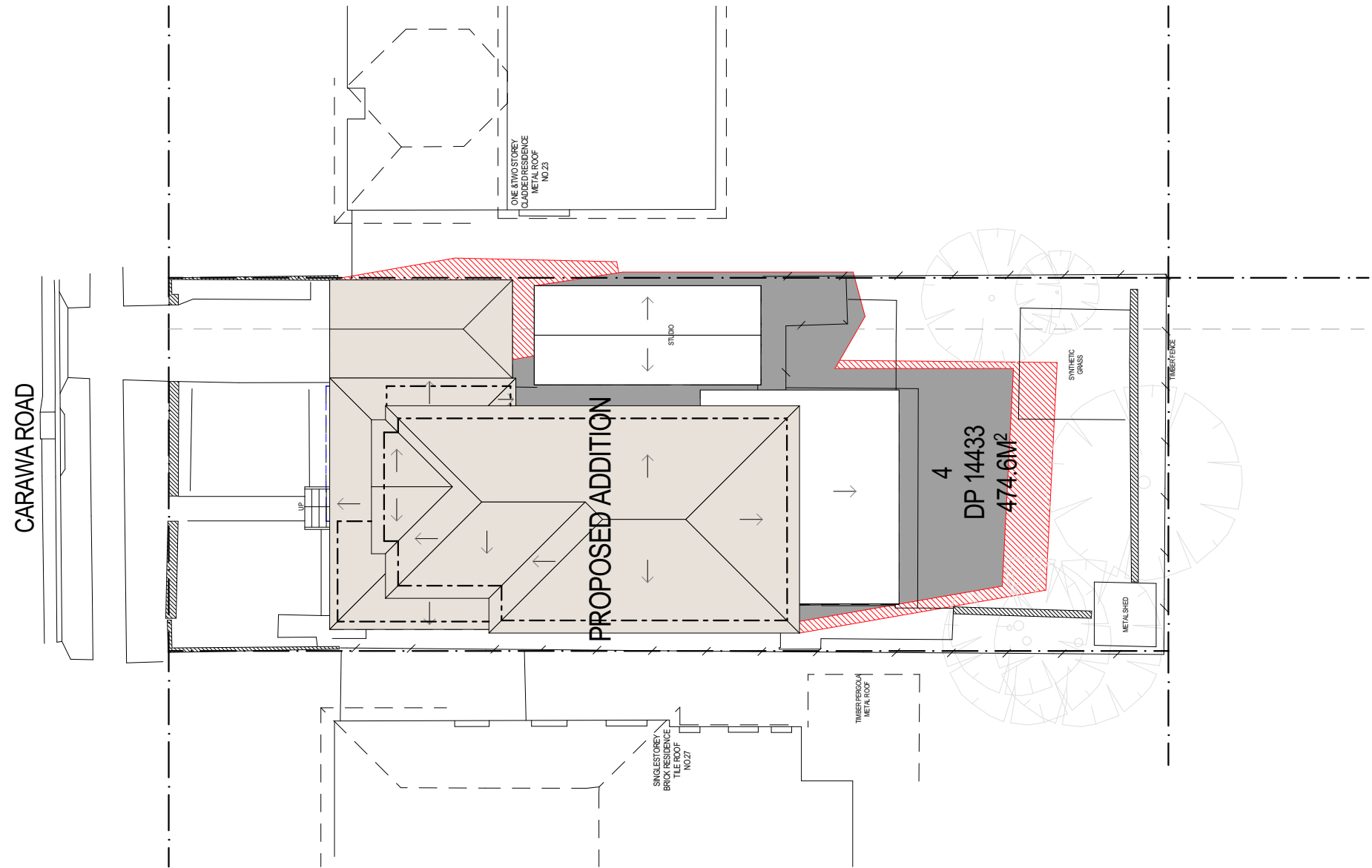
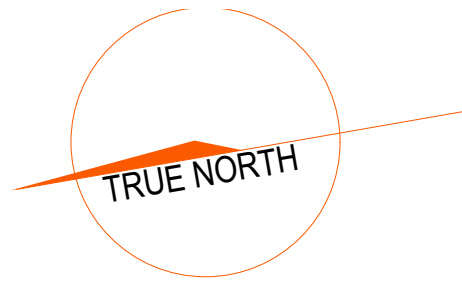
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4559 DA 2/4

ISSUE

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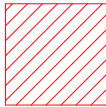
A	For Council	16/06/25	CS
NO.	REVISION	DATE	BY



SHADOW DIAGRAM JUNE 21st AT 12pm



EXISTING SHADOWS



NEW SHADOWS



**ADD-STYLE**  
HOME ADDITIONS  
Upstairs Specialists  
5/319 CONDOMINE ST MANLY VALE 2093  
P: (02) 9907 9055  
E: info@addstyle.com.au

LICENSE NO. 38788

Proposed Additions at:  
25 CARAWA ROAD,  
CROMER NSW 2099

DRAWING TITLE SITE ANALYSIS AND SHADOW DIAGRAMS

SCALE 1:200      DRAWN BY TH      CHECKED BY GK

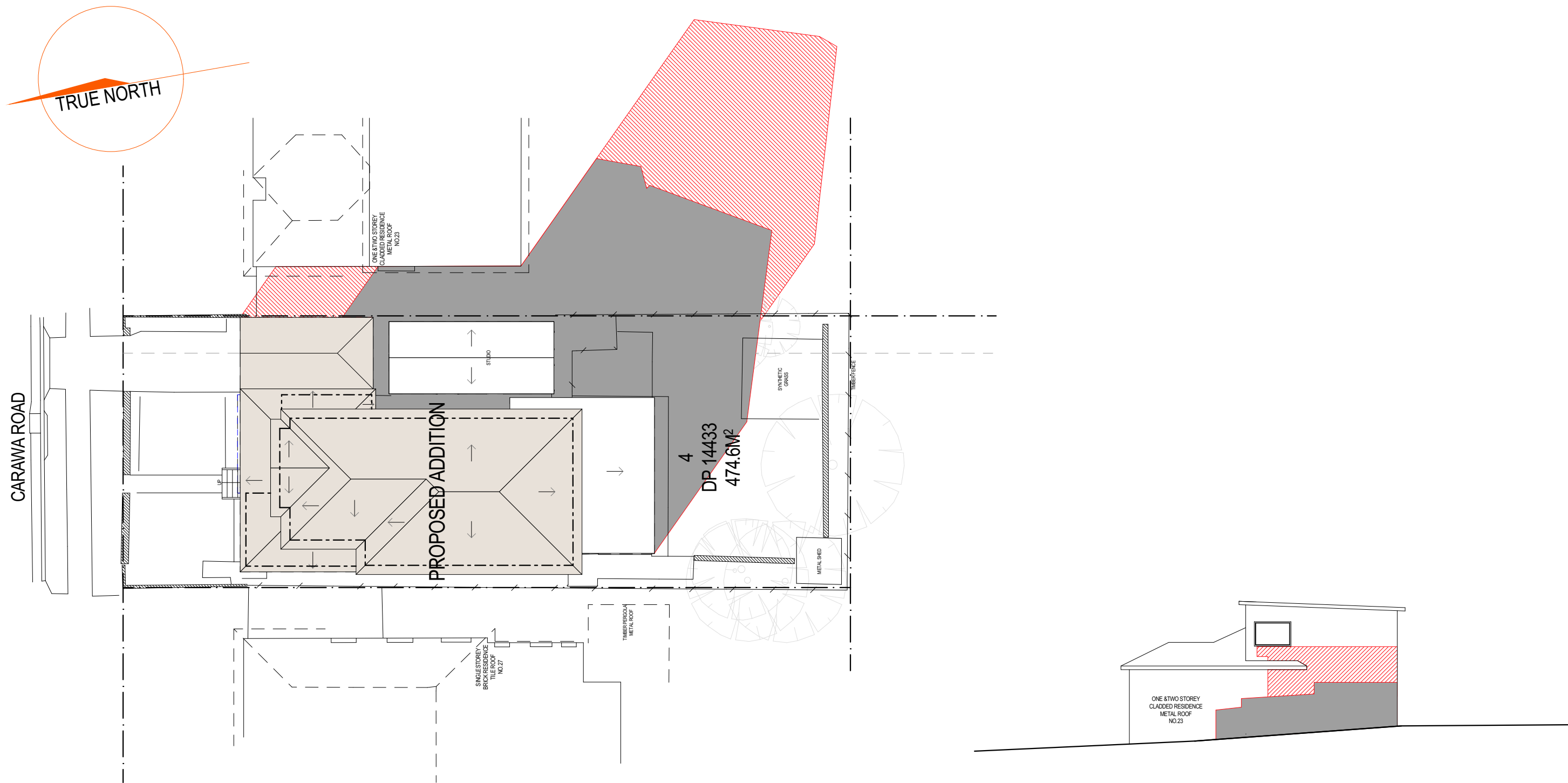
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4559 DA 3/4

ISSUE

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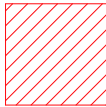
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NO.	REVISION	DATE	BY



SHADOW DIAGRAM JUNE 21st AT 3pm



EXISTING SHADOWS



NEW SHADOWS



**ADD-STYLE**  
HOME ADDITIONS  
Upstairs Specialists  
5/319 CONDOMINE ST MANLY VALE 2093  
P: (02) 9907 9055  
E: info@addstyle.com.au

LICENSE NO. 38788

Proposed Additions at:  
25 CARAWA ROAD,  
CROMER NSW 2099

DRAWING TITLE SITE ANALYSIS AND SHADOW DIAGRAMS

SCALE 1:200      DRAWN BY TH      CHECKED BY GK

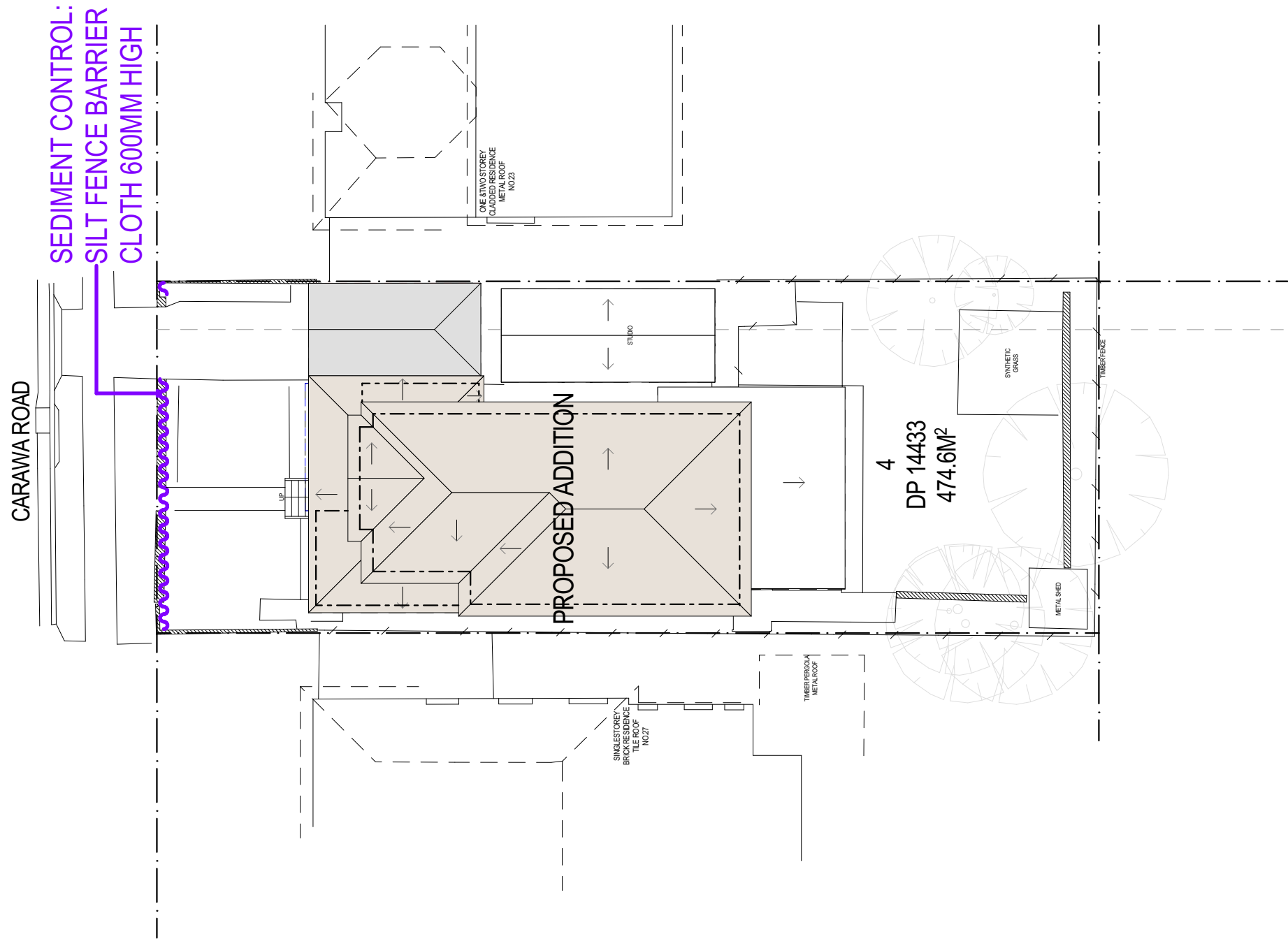
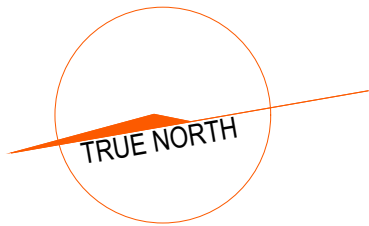
DRAWING NO.

4559 DA 4/4

ISSUE

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A	For Council	16/06/25	CS
NO.	REVISION	DATE	BY



**ADD-STYLE**  
**HOME ADDITIONS**  
Upstairs Specialists LICENSE NO. 38788

5/319 CONDOMINE ST MANLY VALE 2093 P: (02) 9907 9055 E: info@addstyle.com.au

Proposed Additions at:  
25 CARAWA ROAD,  
CROMER NSW 2099

**DRAWING TITLE** SEDIMENT AND EROSION CONTROL PLAN  
**SCALE** 1:200 **DRAWN BY** TH **CHECKED BY** GK

**DRAWING NO.**  
4559 DA 1

**ISSUE**  
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A	For Council	16/06/25	CS
NO.	REVISION	DATE	BY