



| LEGEND & GENERAL NOTES | |
|---|------------------------------|
| VAR. | OWNER TO ADVISE BUILDER |
| G.T.A | 90 x 90 TIMBER POST |
| S.L. | SKY LIGHT |
| SHW | SHOWER ENCLOSURE |
| V | VANITY UNIT |
| WC | TOILET SUITE (WATER CLOSET) |
| BIC | BUILT-IN CUPBOARD |
| ST | STORE |
| COS | TO BE CHECKED ON SITE |
| OPT. | OPTION |
| OB+H | OPEN BALUSTRADE AND HANDRAIL |
| DP | DOWNPIPE |
| DPHS | DOWNPIPE AND SPREADER |
| NOTE 1 | |
| ALL DIMENSIONS ARE SUBJECT TO AMENDMENT AFTER A CHECK MEASURE ON SITE. | |
| CONSTRUCTION LEVELS | |
| SUBCONTRACTOR TO CONFORM DA LEVELS COMPLIANCE WITH TM | |
| ENSURE THAT ALL CONSTRUCTION LEVELS MARKED ON PLAN TO BE STRICTLY COMPLIED WITH | |
| HOOKEINS BEFORE FINALISING FLOOR STRUCTURE | |

| FRAMING NOTES. | |
|--------------------------------------|--|
| ROOF PITCH | 5° AND 12° TO NEW GABLE AND REST OF ROOF |
| FRAME HEIGHT | 2450mm |
| EAVE OVERHANGS | 450mm 350mm GABLE VERGES |
| EXTERNAL DOOR AND WINDOW HEAD HEIGHT | 2130mm |
| TO LINE UP | |
| INTERNAL DOOR | 2130mm |
| B.L.C DOOR | 2130mm |
| DOOR AND WINDOW | 90mm MIN UNLESS OTHERWISE NOTED |
| NIBS | |
| FRAME AND TRUSS CENTRES | 600mm |
| DOOR STUD OPENINGS | 880mm WIDE UNLESS OTHERWISE NOTED |

| OPEN SPACE CALCULATIONS | |
|----------------------------------|---------------|
| SITE AREA | 854.1sqm |
| GROSS FLOOR AREA EXCLUDING WALLS | |
| GROUND FLOOR LEVEL | 87.66sqm |
| FIRST FLOOR LEVEL | 102.66sqm |
| PROPOSED UPSTAIRS | 190.1sqm |
| TOTAL GROSS AREA | |
| EXISTING LANDSCAPING AREA | 455.28sqm 53% |
| PROPOSED LANDSCAPING AREA | 425.14sqm 50% |

- 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 ON
 - FLAT CEILING TO HAVE R0.45 FOIL BACKED BLANKET (100mm) OR GREATER
 - IMPROVED ALUMINIUM WINDOWS
 - W1, W2, W3, W4, W7, W9, W10, W12 AND W15 TO HAVE PYRO LOW-E GLASS



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

PROJECT TITLE.

FIRST FLOOR ADDITION
AT
7 WORROBIL ST,
NORTH BALGOWLAH 2093

SCALE: 1:100 **DATE:** 22-05-19

DRAWN BY: MB **CHECKED:** TH

TITLE: PLANS, ELEVATIONS AND SECTIONS

DRAWING NO. 9046 DA 1 **ISSUE** C

ADD-STYLE HOME ADDITIONS
Upstairs & On Ground Specialists

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