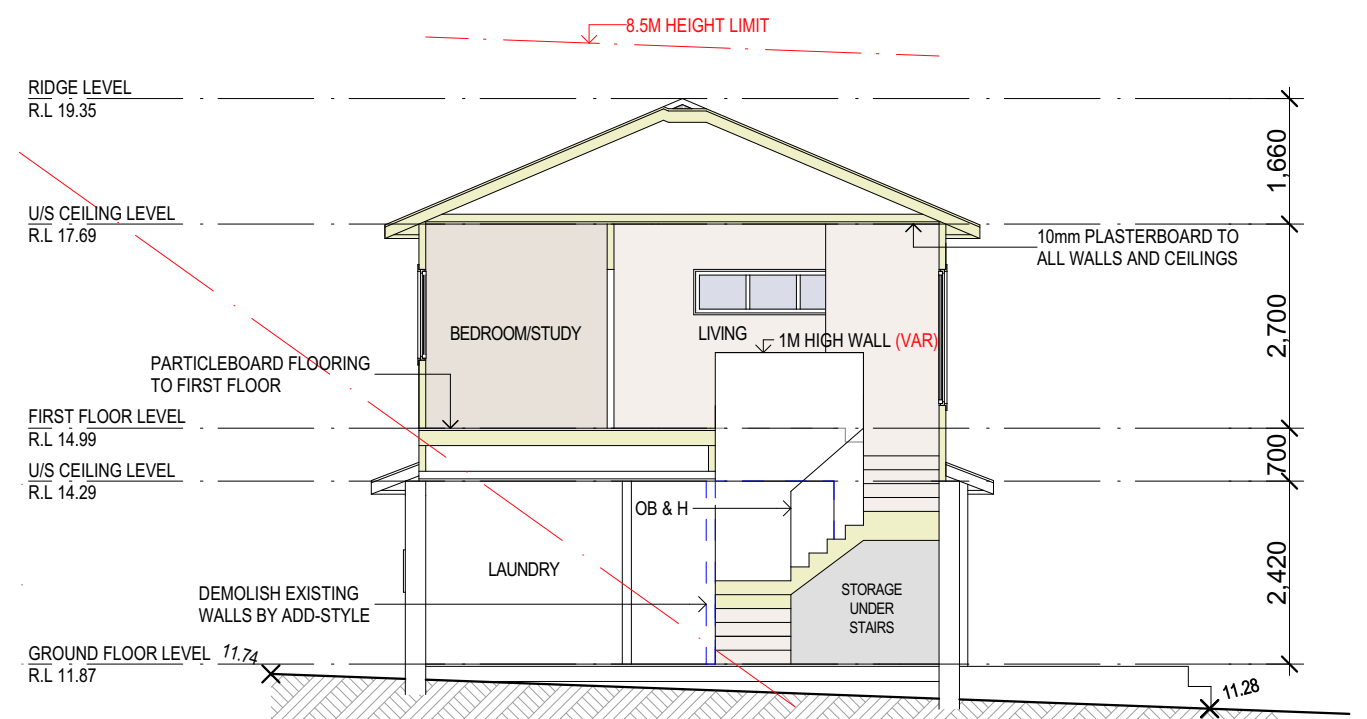


LEGEND & GENERAL NOTES	
(VAR)	VARIATION
O.T.A	OWNER TO ADVISE BUILDER
B.O	BY OTHERS
112PP	112 x 112 PRIMED POST
S.L	SKY LIGHT
SHW	SHOWER ENCLOSURE
V.	VANITY UNIT
W / C	TOILET SUITE (WATER CLOSET)
B I C	BUILT IN CUPBOARD
ST.	STORE
C.O.S	TO BE CHECKED ON SITE
OPT. #	OPTION
OB+H	OPEN BALUSTRADE AND HANDRAIL
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	
OPEN SPACE CALCULATIONS	
SITE AREA	705.5 sqm
GROSS FLOOR AREA	278.2 sqm
EXIST. IMPERVIOUS AREA	358.1 sqm 51%
PROPOSED IMPERVIOUS AREA	358.1 sqm 51%
EXIST. LANDSCAPED AREA	347.4 sqm 49%
PROPOSED LANDSCAPED AREA	347.4 sqm 49%
NO CHANGE TO EXISTING FOOTPRINT OR LANDSCAPE	
EXIST FLOOR SPACE	195.1 sqm 0.28 : 1
PROPOSED FLOOR SPACE	278.2 sqm 0.40 : 1
MAXIMUM GROUND FLOOR AREA MEASURED FROM INSIDE FACE OF THE EXTERNAL WALL	

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 WD1 TO HAVE U-VALUE NO GREATER THAN 7.83 AND SHGC OF 0.75	
W2,W3,W4,W8,W9 AND WD2 TO HAVE U-VALUE NO GREATER THAN 4.48 AND SHGC OF 0.46	



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

JOB REVIEW 2		EMAIL DATE	00/00/00	B A	For Council For Plan Meeting	20/01/25 05/12/24	TH TH
JOB REVIEW 1		EMAIL DATE	00/00/00				
PROJECT TITLE				NO.	REVISION	DATE	BY
Proposed Additions at: 2 HOWELL CLOSE, NEWPORT NSW 2106				DRAWN BY: TH		CHECKED BY: CW	
				SCALE: 1:100			
				TITLE: PLANS, ELEVATIONS AND SECTIONS			
DRAWING NO. 4505 DA 1				ISSUE		B	

**ADD-STYLE**  
HOME ADDITIONS  
Upstairs Specialists

ADD-STYLE HOME ADDITIONS  
5919 CONNAREE ST MANLY VALE 2095  
PHONE: (02) 9907 9055  
EMAIL: info@addstyle.com.au