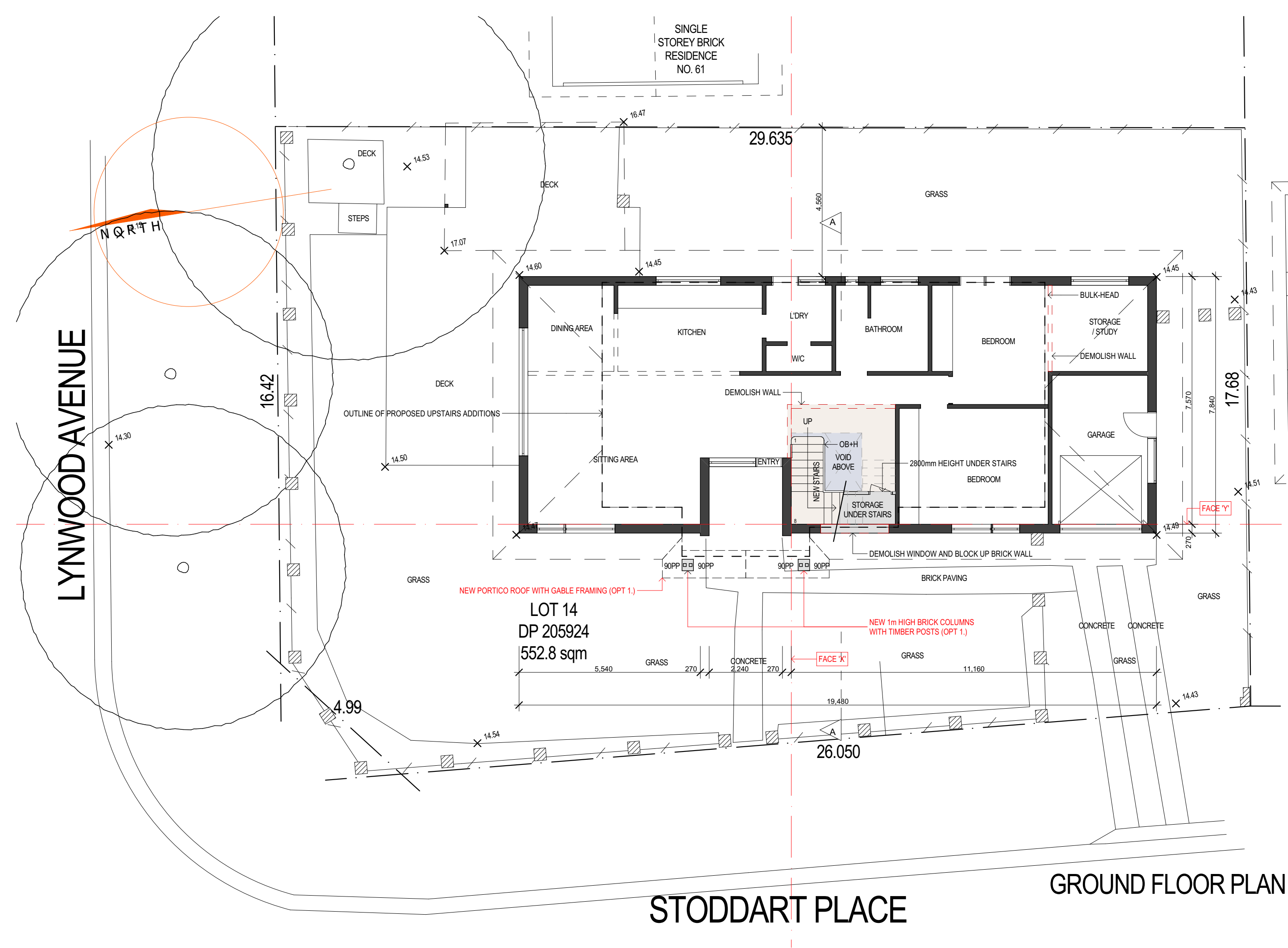
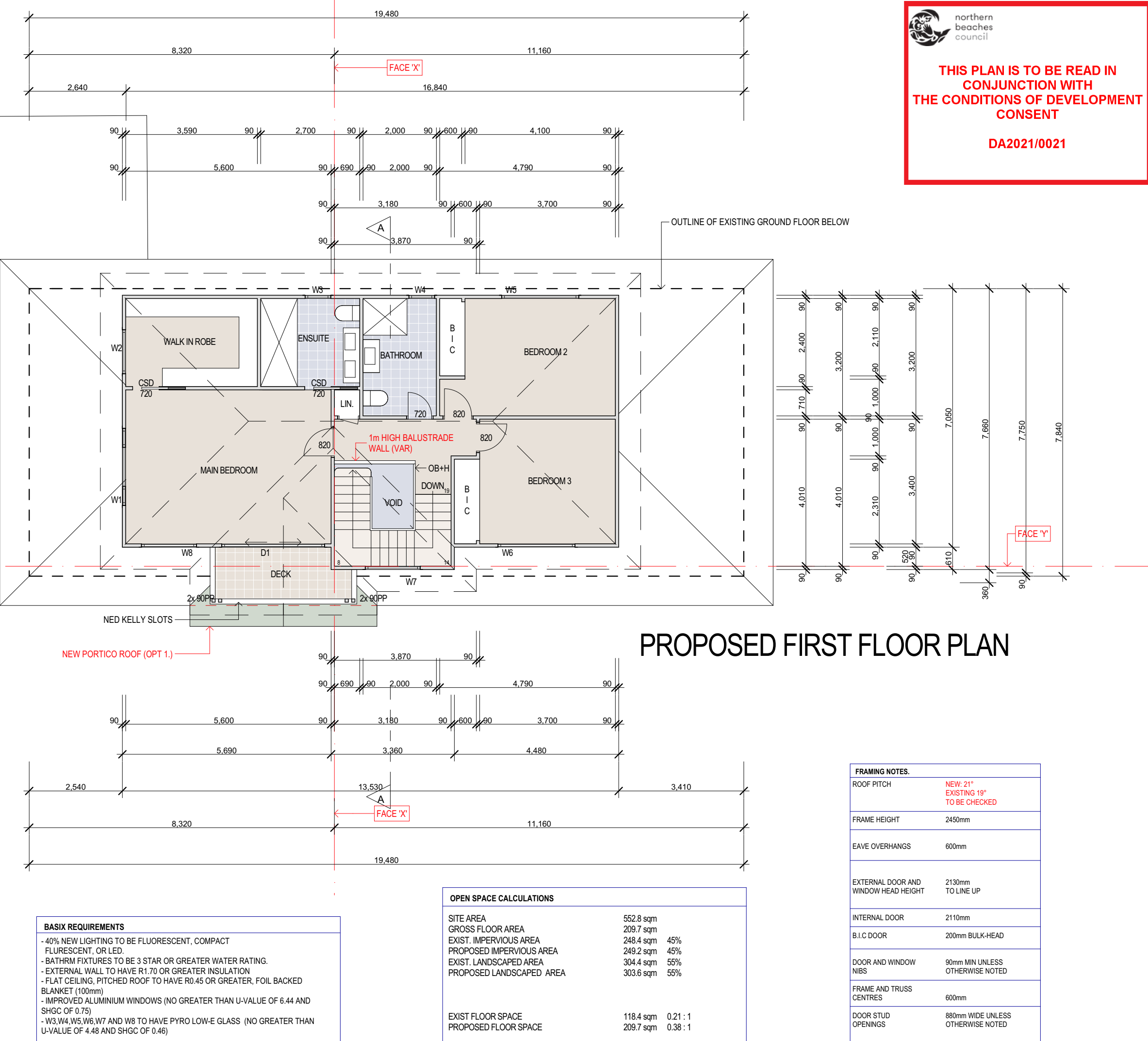




GROUND FLOOR PLAN

LEGEND & GENERAL NOTES	
VAR	OWNER TO ADVISE BUILDER
Q.T.A	SKY LIGHT
90P	90 x 90 TIMBER POST
S.L	SHOWER ENCLOSURE
SHW	VANITY UNIT
V	TOILET SUITE (WATER CLOSET)
WC	BUILT IN CURBOARD
BC	STORE
ST	TO BE CHECKED ON SITE
COS	OPTION
OPT	OPEN BALUSTRADE AND HANDRAIL
OB/H	DOWNPIPE
DP	DOWNPIPE AND SPREADER
DP/S	
NOTE 1 ON SITE	
ALL DIMENSIONS ARE SUBJECT TO AMENDMENT AFTER A CHECK MEASURE	
SUBCONTRACTOR TO CONFIRM DA LEVELS COMPLIANCE WITH TIM WORKING BEFORE FINALISING FLOOR STRUCTURE	

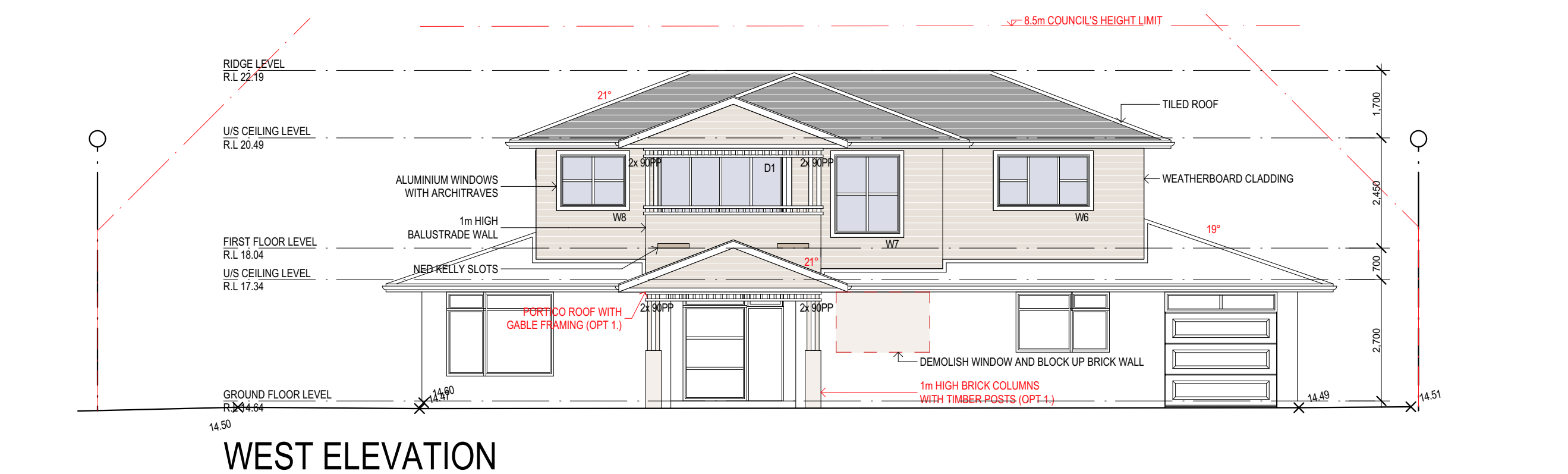


PROPOSED FIRST FLOOR PLAN

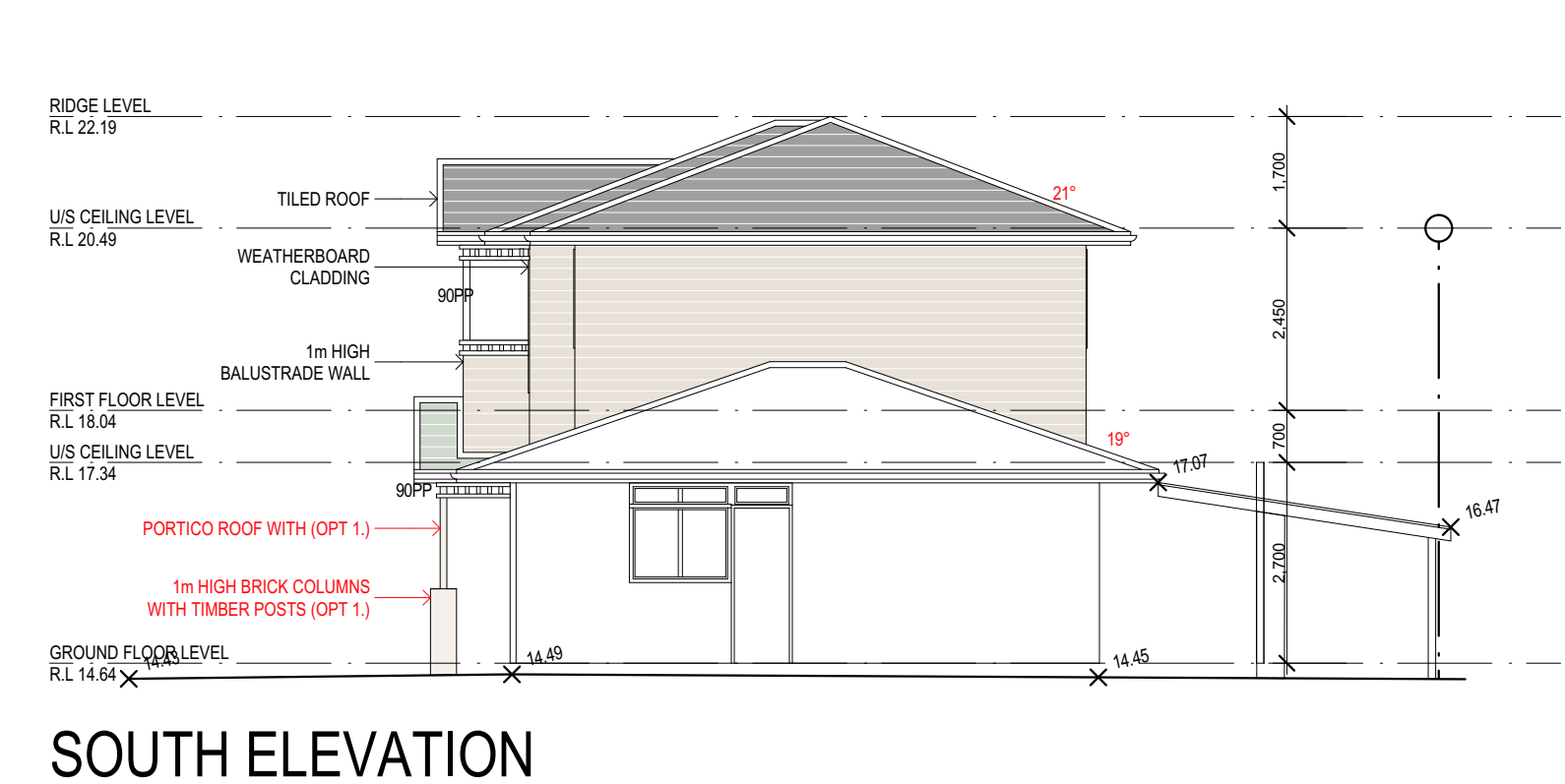
FRAMING NOTES	
ROOF PITCH	NEW 21° EXISTING 19° TO BE CHECKED
FRAME HEIGHT	2400mm
EAVE OVERHANGS	600mm
EXTERNAL DOOR AND WINDOW HEAD HEIGHT	2130mm TO LINE UP
INTERNAL DOOR	2110mm
B/LC DOOR	200mm BULKHEAD
DOOR AND WINDOW NBS	90mm MIN UNLESS OTHERWISE NOTED
FRAME AND TRUSS CENTRES	600mm
DOOR STUD OPENINGS	80mm WIDE UNLESS OTHERWISE NOTED

OPEN SPACE CALCULATIONS	
SITE AREA	552.8 sqm
GROSS FLOOR AREA	209.7 sqm
EXIST. IMPERVIOUS AREA	248.4 sqm 45%
PROPOSED IMPERVIOUS AREA	248.2 sqm 45%
EXIST. LANDSCAPED AREA	304.4 sqm 55%
PROPOSED LANDSCAPED AREA	303.6 sqm 55%
EXIST FLOOR SPACE	118.4 sqm 0.21 : 1
PROPOSED FLOOR SPACE	209.7 sqm 0.38 : 1

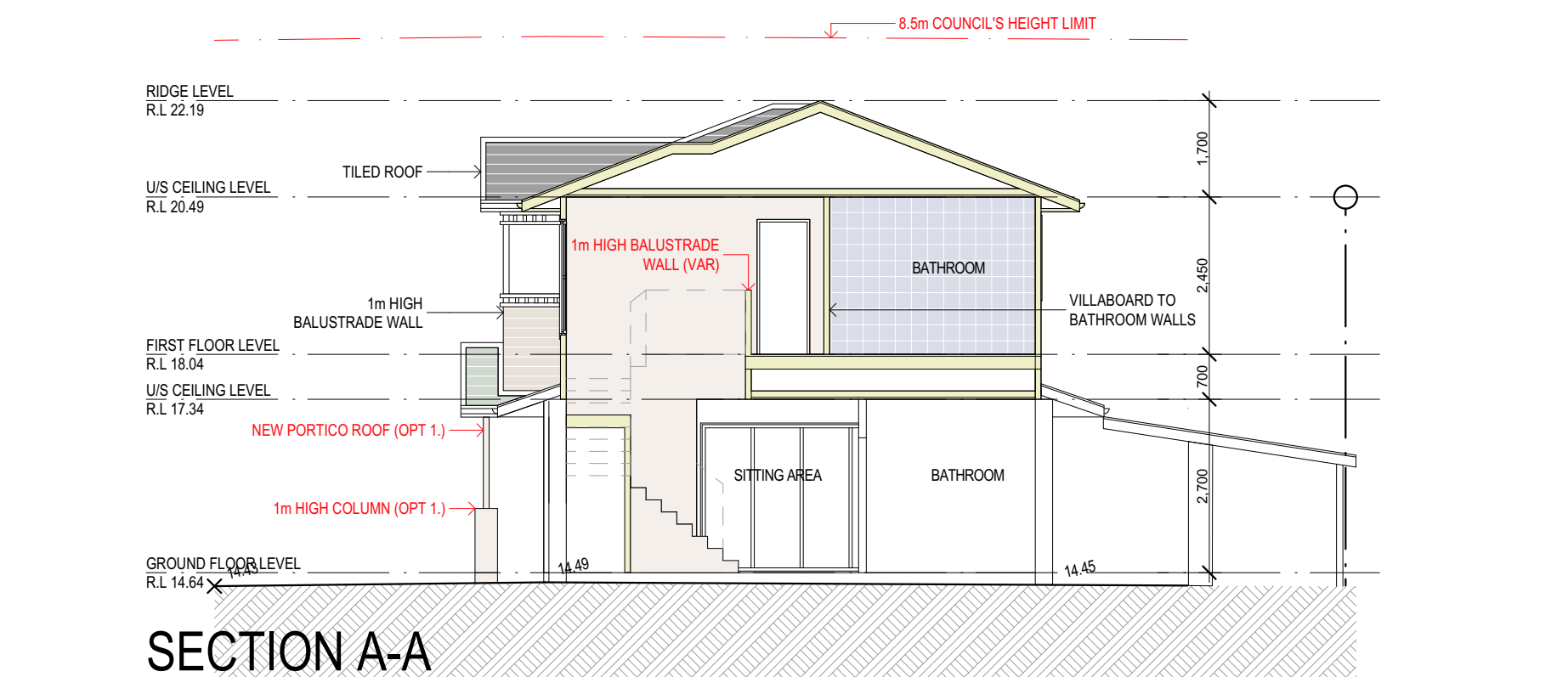
BASIS REQUIREMENTS	
- 40% NEW LIGHTING TO BE FLUORESCENT, COMPACT FLUORESCENT, OR LED	
- BATHRM FIXTURES TO BE 3 STAR OR GREATER WATER RATING	
- EXTERNAL WALL TO HAVE R1.0 OR GREATER INSULATION	
- FLAT CEILING, PITCHED ROOF TO HAVE R0.45 OR GREATER FOIL BACKED BLANKET (100mm)	
- IMPROVED ALUMINIUM WINDOWS (NO GREATER THAN U-VALUE OF 6.44 AND SHGC OF 0.75)	
- W3, W4, W5, W6, W7 AND W8 TO HAVE PYRO LOW-E GLASS (NO GREATER THAN U-VALUE OF 4.48 AND SHGC OF 0.48)	



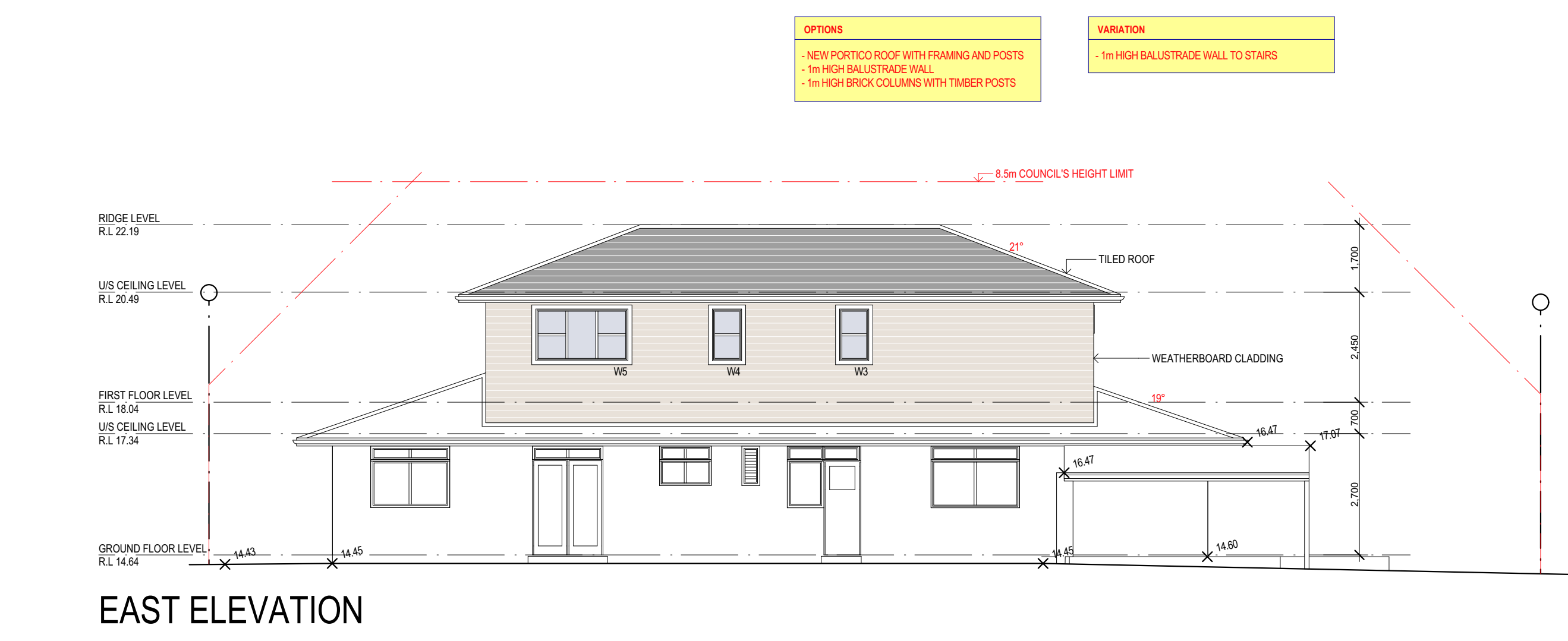
WEST ELEVATION



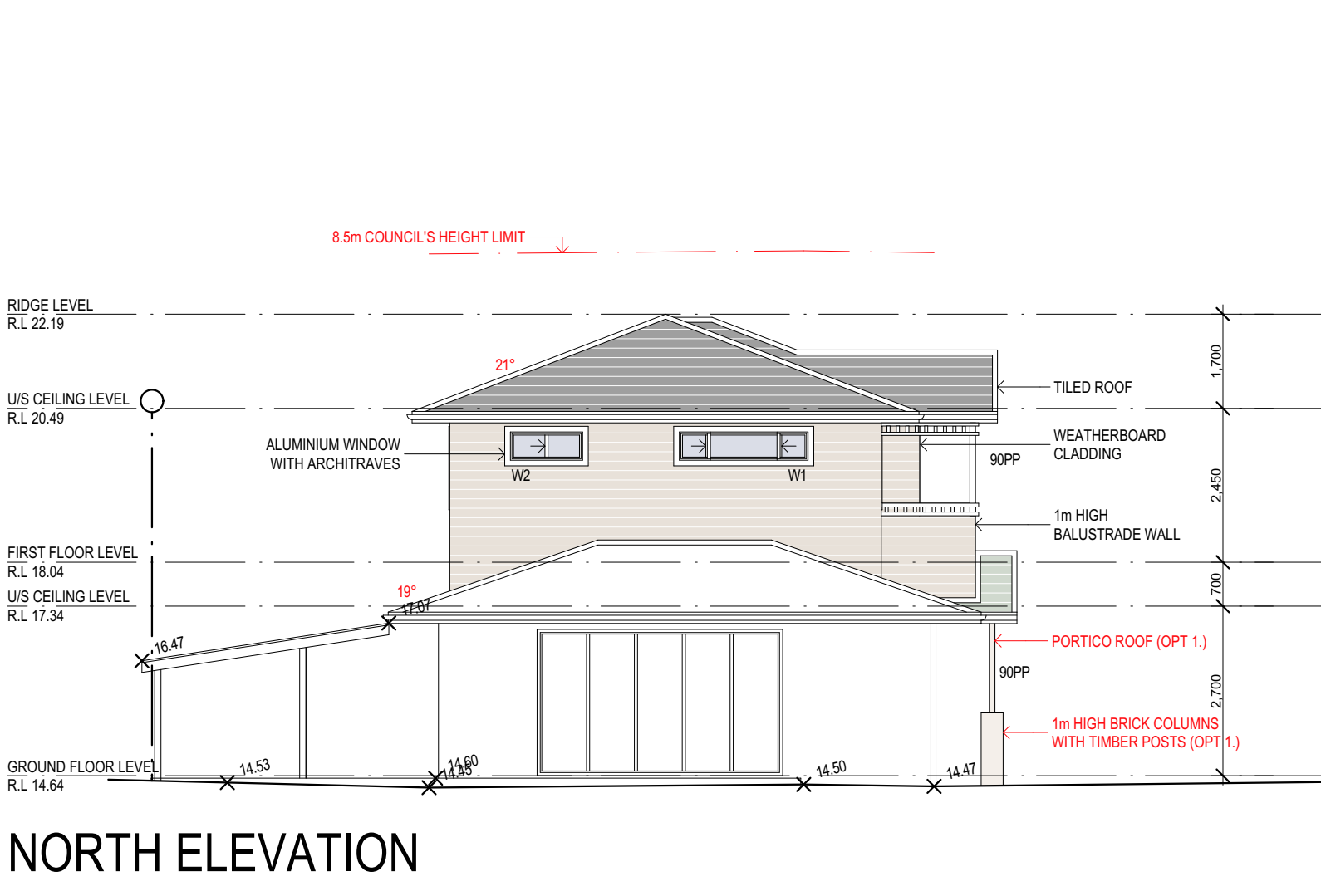
SOUTH ELEVATION



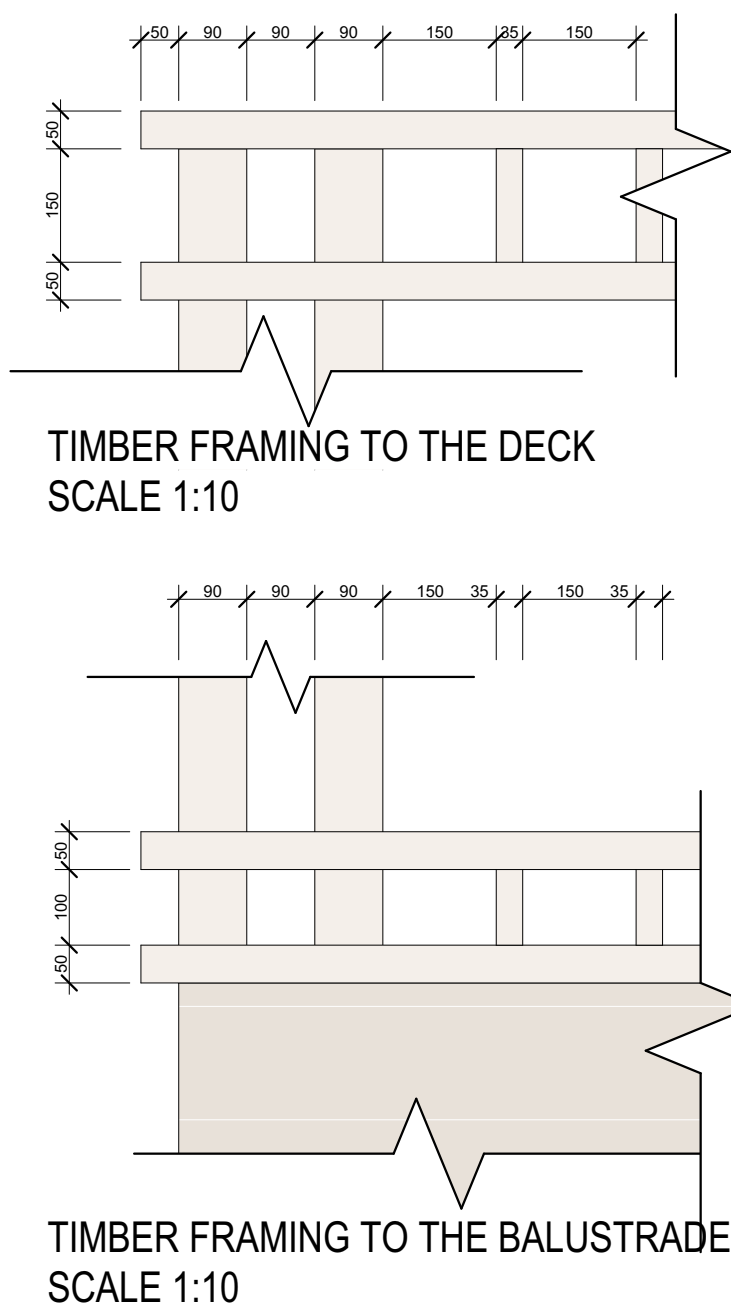
SECTION A-A



EAST ELEVATION



NORTH ELEVATION



TIMBER FRAMING TO THE DECK SCALE 1:10

TIMBER FRAMING TO THE BALUSTRADE SCALE 1:10



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

TIM'S COMMENTS			DATE	08/12/20	NO.	REVISION	DATE	BY
PROJECT TITLE. First Floor Additions at: 30 Stoddart Pl, Dee Why NSW 2099					SCALE:	1:100	DATE:	22/12/20
					DRAWN BY:	GK	CHECKED:	MB
					TITLE: PLANS, ELEVATIONS AND SECTIONS			
					DRAWING NO.	9398 DA 1	ISSUE	B