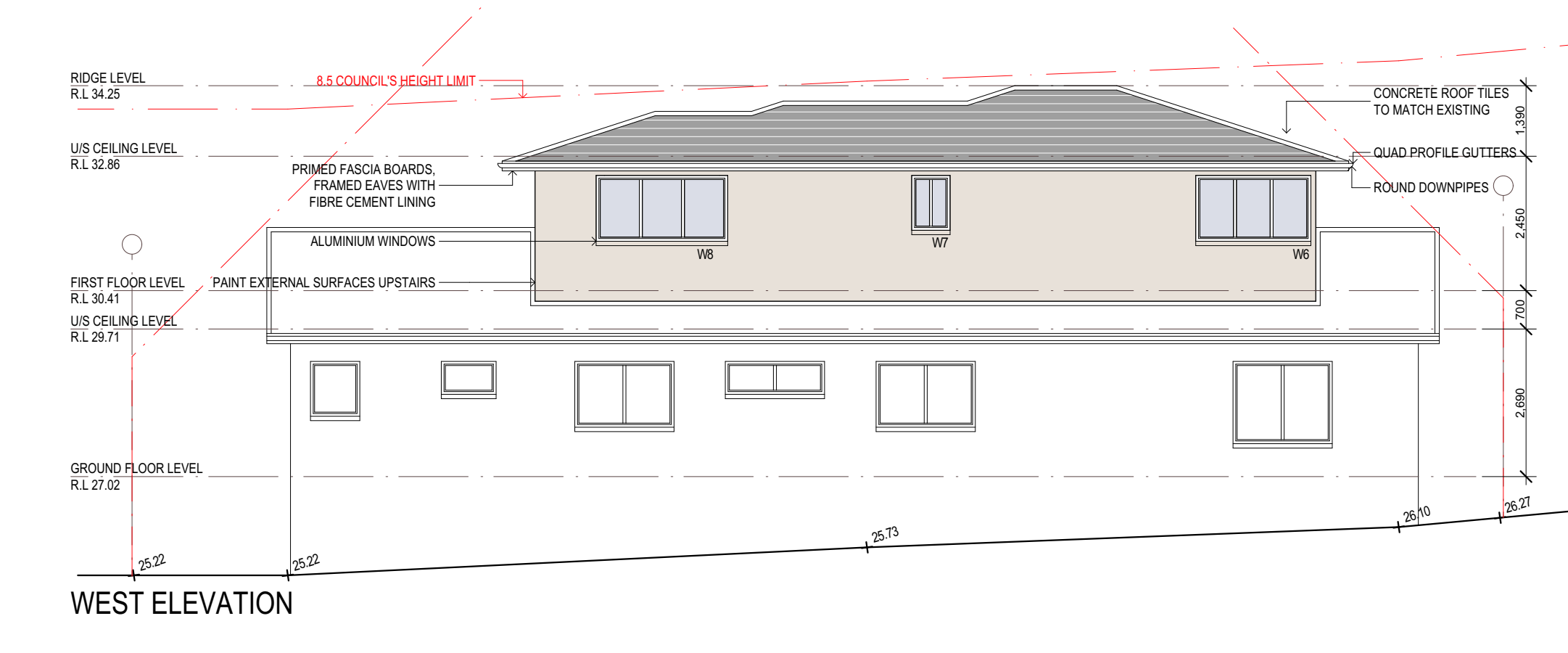
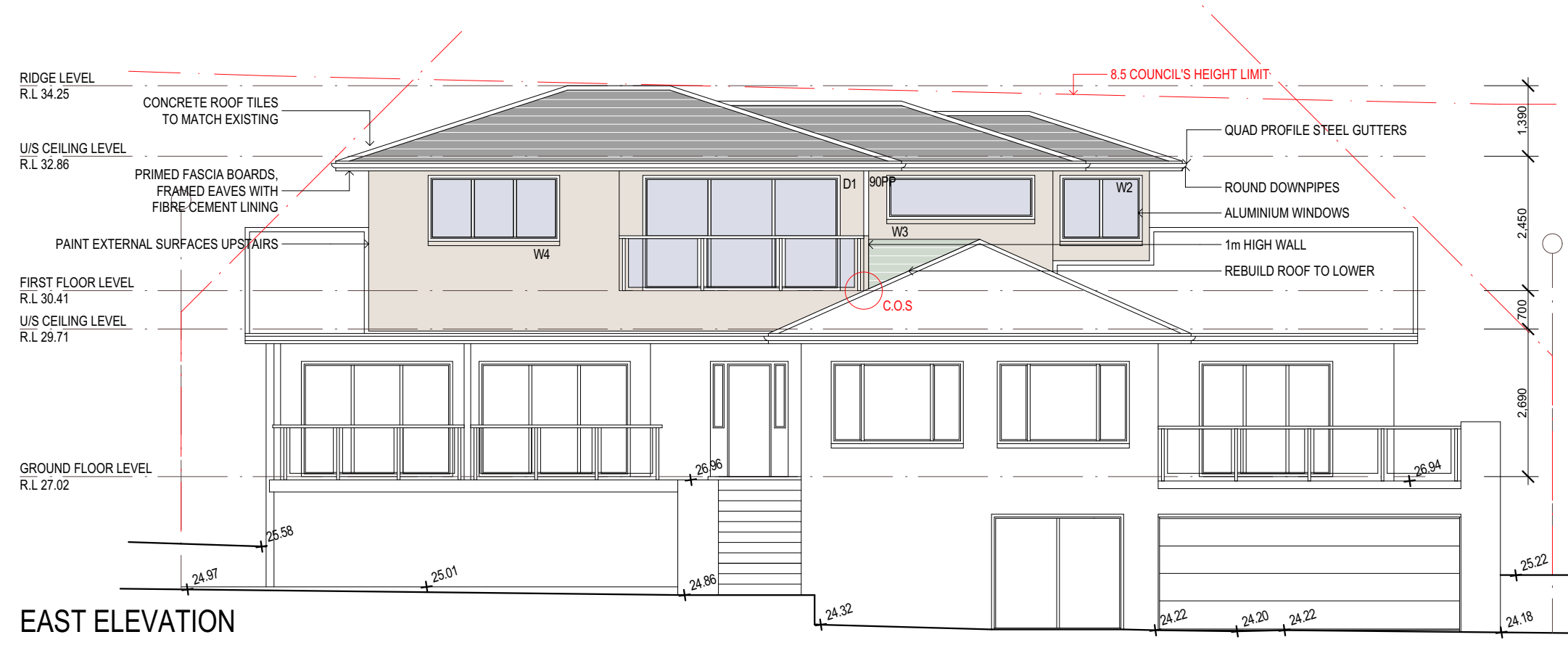


LEGEND & GENERAL NOTES	
VAR.	VARIOUS
O.T.A.	OWNER TO ADVISE BUILDER
90P	90 x 90 TIMBER POST
S.L.	SKY LIGHT
SHW	SHOWER ENCLOSURE
V.	VANITY UNIT
WC	TOILET SUITE (WATER CLOSET)
BIC	BUILT IN CLIPBOARD
ST	STORE
COS	TO BE CHECKED ON SITE
OPT.	OPTION
OR-H	OPEN BALUSTRADE AND HANDRAIL
DP	DOWNPIPE
DRKS	DOWNPIPE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

OPEN SPACE CALCULATIONS	
SITE AREA	505.7 sqm
GROSS FLOOR AREA	242.5 sqm
EXIST. IMPERVIOUS AREA	426.4 sqm 84%
PROPOSED IMPERVIOUS AREA	426.4 sqm 84%
EXIST. LANDSCAPED AREA	79.3 sqm 16%
PROPOSED LANDSCAPED AREA	79.3 sqm 16%
NO CHANGE TO EXISTING FOOTPRINT OR LANDSCAPE	

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 (N)	
- PLAT CEILING TO HAVE R0.45 FOIL BACKED BLANKET (100mm) OR GREATER.	
- RAKED CEILING TO HAVE R0.74 FOIL BACKED BLANKET (100mm) OR GREATER.	
- IMPROVED ALUMINIUM WINDOWS	
- W2, W3, W4, W5, W6 TO HAVE PYRO LOW-E GLASS	

FRAMING NOTES.	
ROOF PITCH	NEW: 18° EXISTING: 24° TO BE CHECKED
FRAME HEIGHT	2450mm
EAVE OVERHANGS	450mm
EXTERNAL DOOR AND WINDOW HEAD HEIGHT	2130mm TO LINE UP
INTERNAL DOOR	2110mm
B.I.C DOOR	2130mm TO LINE UP
DOOR AND WINDOW INS.	90mm MIN UNLESS OTHERWISE NOTED
FRAME AND TRUSS CENTRES	600mm
DOOR STUD OPENINGS	880mm WIDE UNLESS OTHERWISE NOTED



PROJECT TITLE.

FIRST FLOOR ADDITION AT

33 Carrington Ave, Cromer NSW 2099

ADD-STYLE HOME ADDITIONS

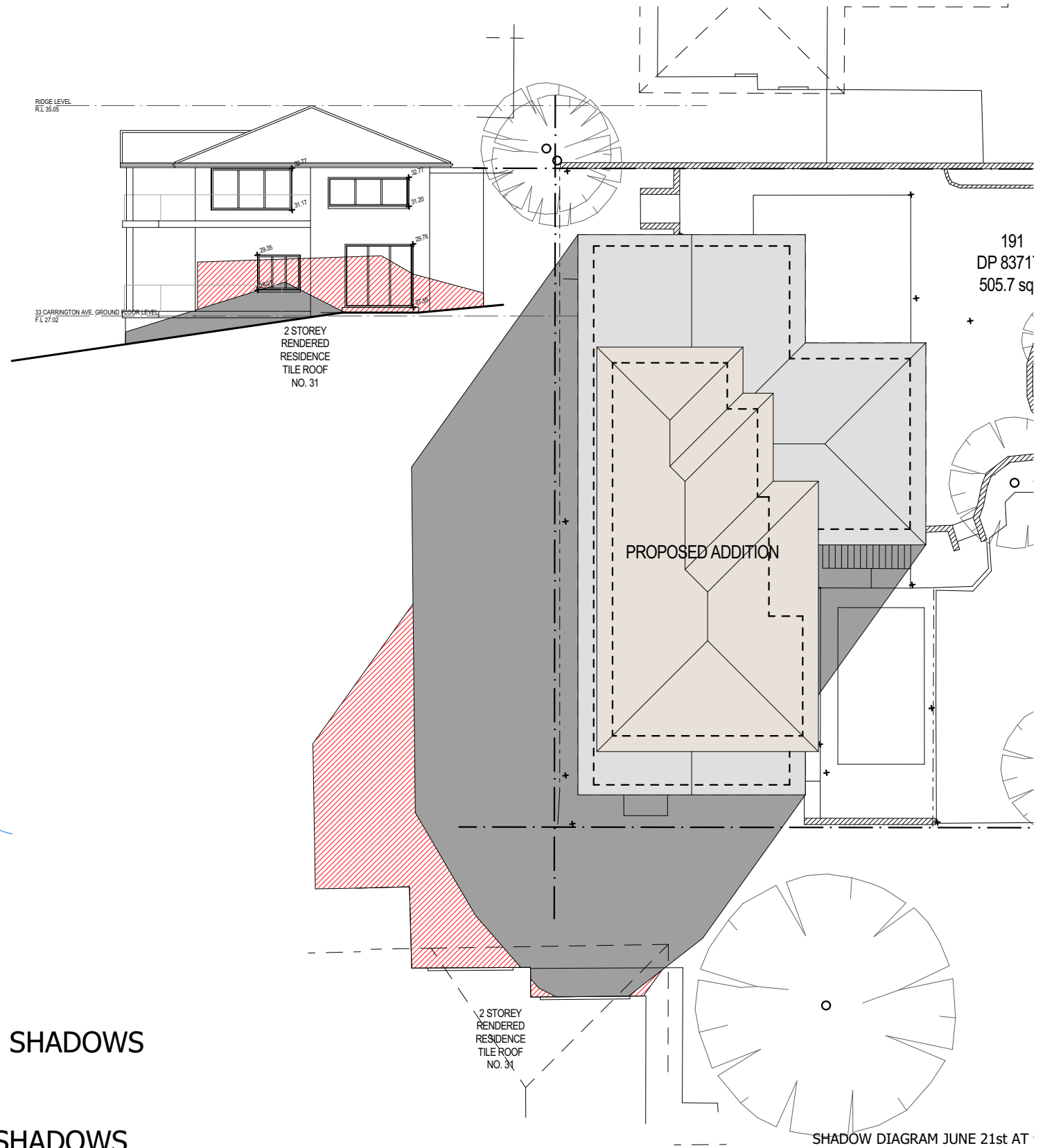
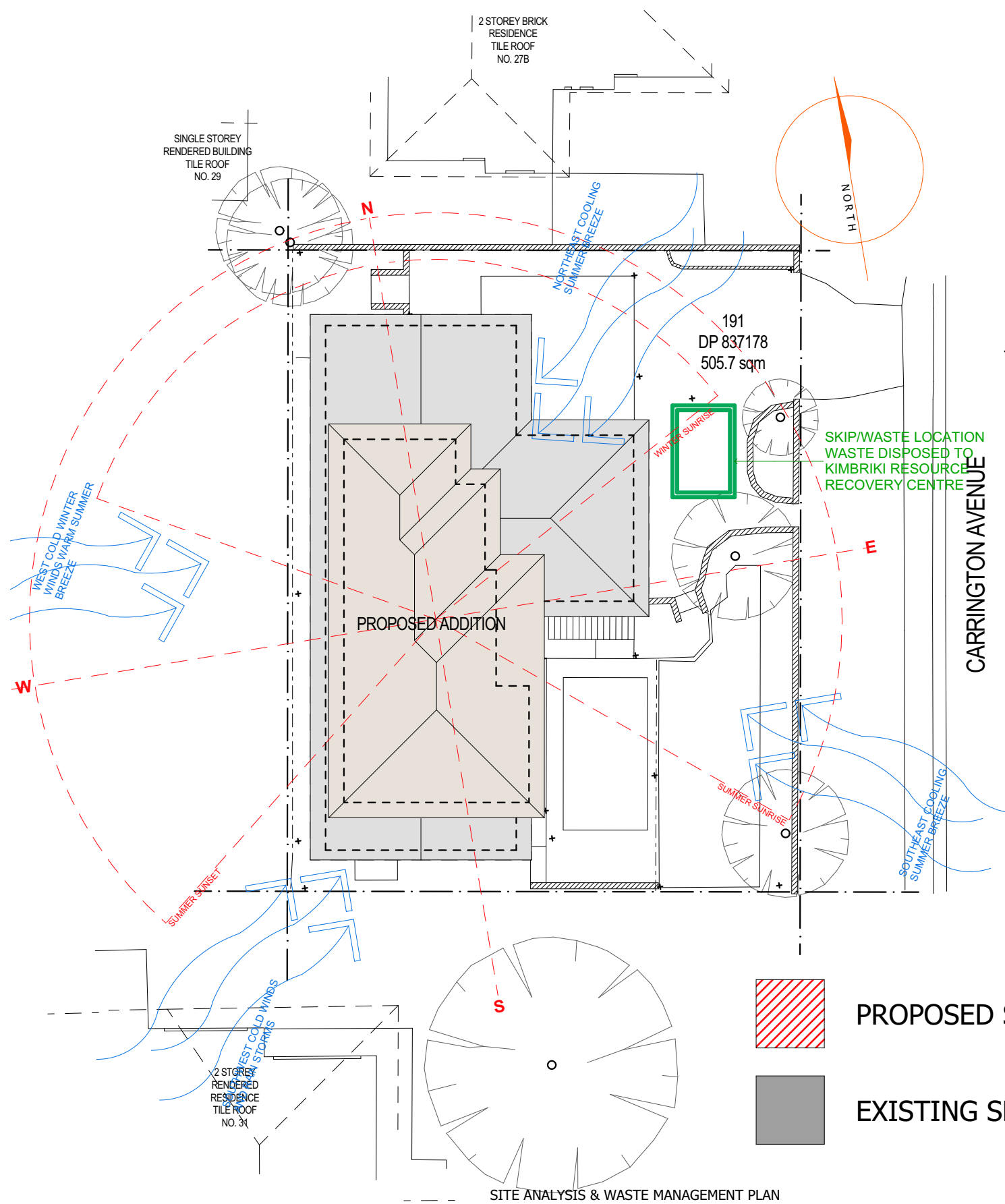
Upstairs & On Ground Specialists

ADD-STYLE HOME ADDITIONS
285 CONDOMINE STREET
MANLY VALE 2093
FAX: 99079051
PAGER: 99079055
EMAIL: tim@addstyle.com.au

B	FOR COUNCIL	08/03/19	GK
A	FOR PLAN MEETING	21/02/19	GK

NO.	REVISION	DATE	BY
1	SCALE: 1:100	DATE: 08/03/19	
2	DRAWN BY: GK	CHECKED: TH	

TITLE:	PLANS, ELEVATIONS AND SECTIONS
DRAWING NO.	8361 DA 1
ISSUE	B



PROJECT TITLE

Site Analysis & Shadow Diagrams

33 CARRINGTON AVE, CROMER 2099

DRAWING TITLE SITE ANALYSIS AND SHADOW DIAGRAMS

DATE 22/09/18

SCALE 1:200
DRAWN GK
CHECKED TH

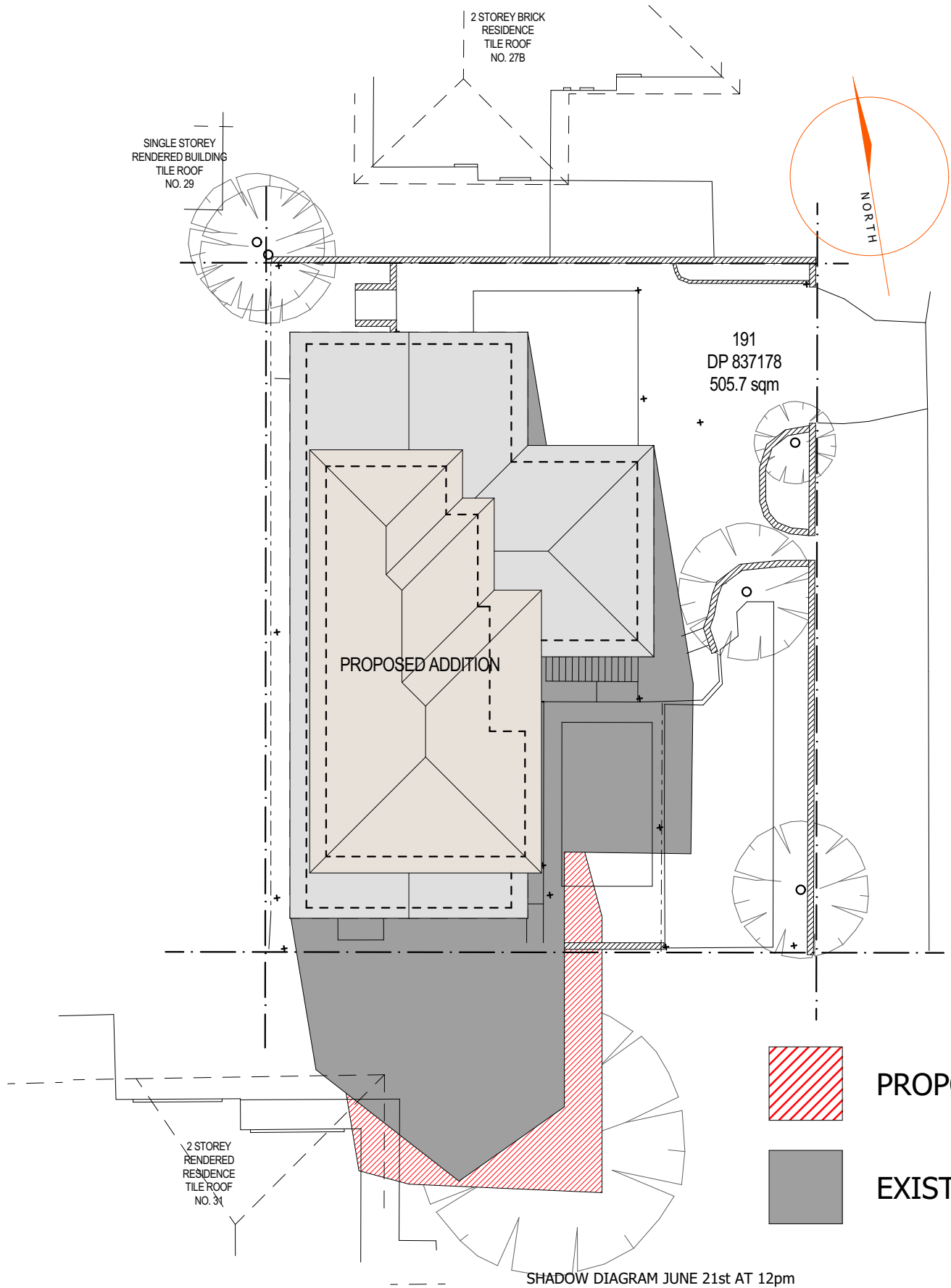
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8361 DA 1

ISSUE

A

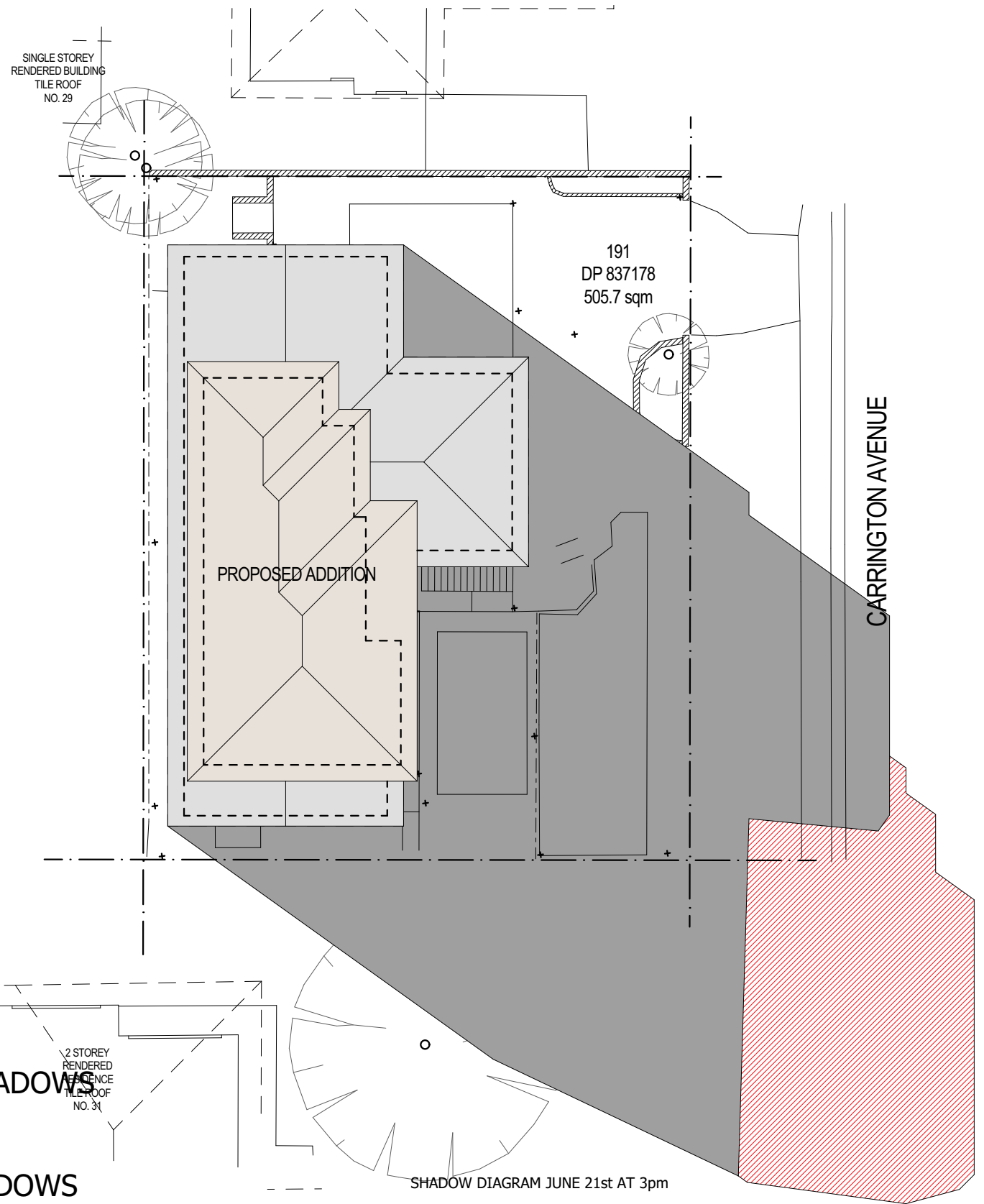
A	FOR COUNCIL	22/02/19	GK
NO.	REVISION	DATE	BY



CARRINGTON AVENUE

PROPOSED SHADOWS

EXISTING SHADOWS



CARRINGTON AVENUE



ADD-STYLE
HOME ADDITIONS
Upstairs & On Ground Specialists

5/319 Condamine Street, MANLY VALE 2093

(02) 9907 9055

PROJECT TITLE

Site Analysis & Shadow Diagrams

33 CARRINGTON AVE, CROMER 2099

DRAWING TITLE SITE ANALYSIS AND SHADOW DIAGRAMS

DATE 22/09/18

SCALE
1:200

DRAWN
GK

CHECKED
TH

DRAWING NO.

8361 DA 1

ISSUE

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A

FOR COUNCIL

22/02/19 GK

NO.

REVISION

DATE

BY