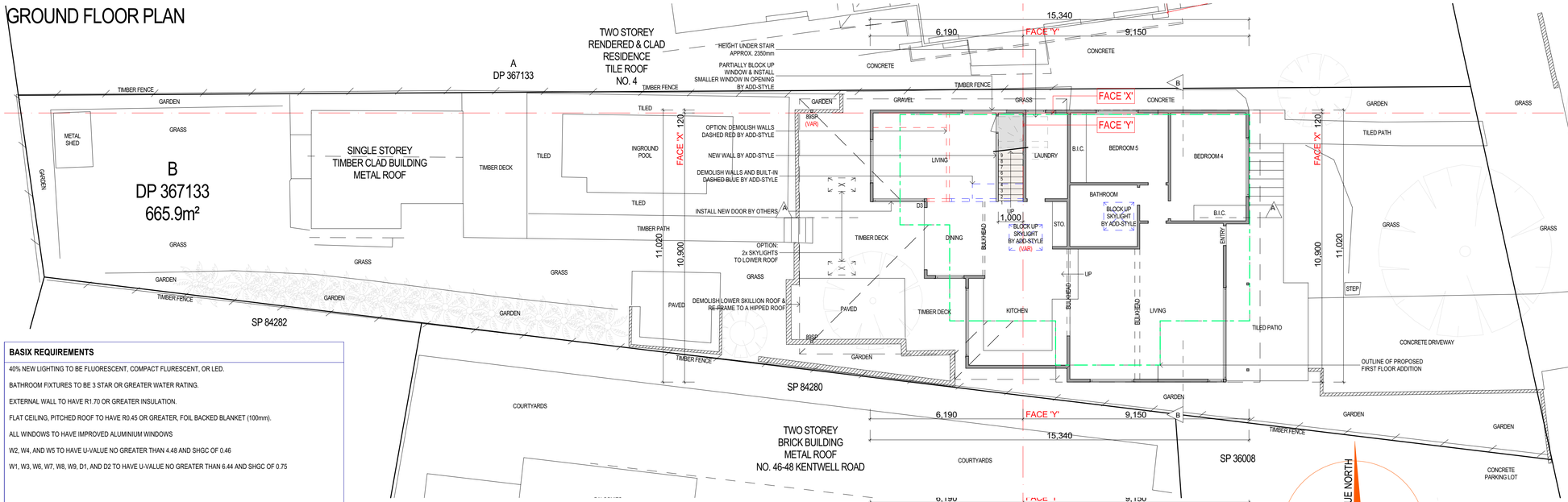
GROUND FLOOR PLAN



BASIX REQUIREMENTS

40% NEW LIGHTING TO BE FLUORESCENT, COMPACT FLURESCENT, 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

W2, W4, AND W5 TO HAVE U-VALUE NO GREATER THAN 4.48 AND SHGC OF 0.46

W1, W3, W6, W7, W8, W9, D1, AND D2 TO HAVE U-VALUE NO GREATER THAN 6.44 AND SHGC OF 0.75

FRAMING NOTES.

ROOF PITCH	NEW: 16° LOWER (REAR): 12° EXISTING 30°
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

OPTIONS

- 2x SKYLIGHTS TO LOWER ROOF

VARIATIONS

- BLOCK UP SKYLIGHT
- SOLID WALL TO SIDES OF DECK
- TILED SHELF TO SHOWER (ENSUITE)
- TILED SHELF TO SHOWER (BATHROOM)
- 90mm NIB OPENING AND HEAD TO LIVING

LEGEND & GENERAL NOTES

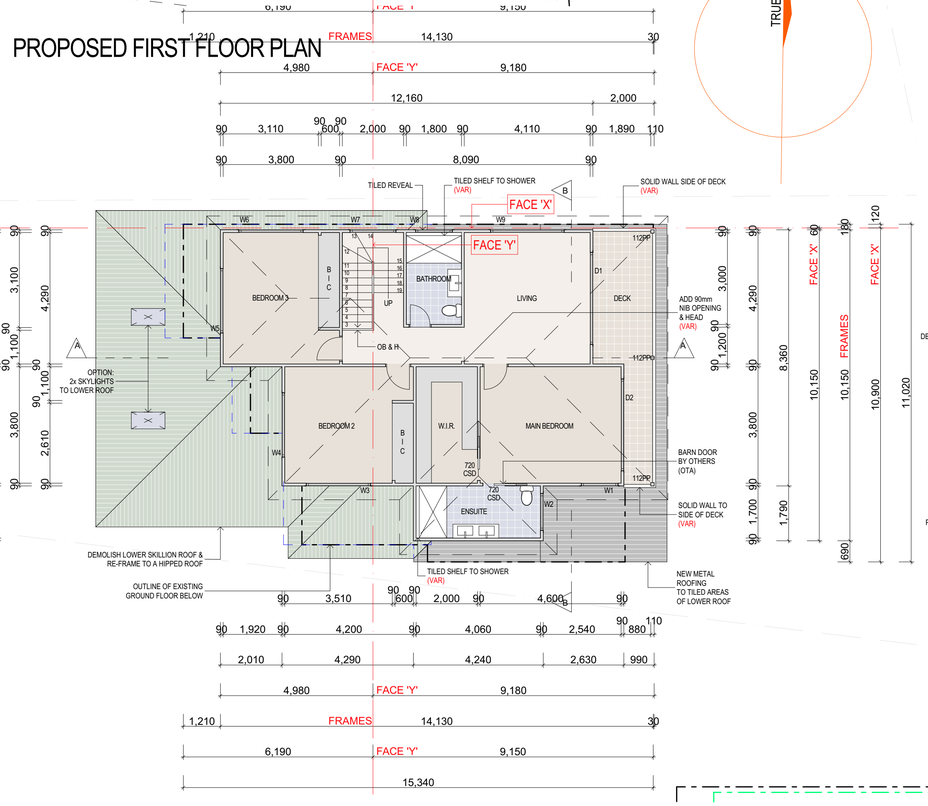
(VAR)	VARIATION
O.T.A	OWNER TO ADVISE BUILDER
B.O	BY OTHERS
90PP	90 x 90 PRIMED POST
S.L.	SKY LIGHT
SHW	SHOWER ENCLOSURE
V.	VANITY UNIT
W / C	TOILET SUITE (WATER CLOSET)
B I C	BUILT IN CUPBOARD
ST.	STORE
C.O.S	TO BE CHECKED ON SITE
OPT. #	OPTION
OB+H	OPEN BALUSTRADE AND HANDRAIL
DP	DOWNPIPE
DP&S	DOWNPIPE AND SPREADER

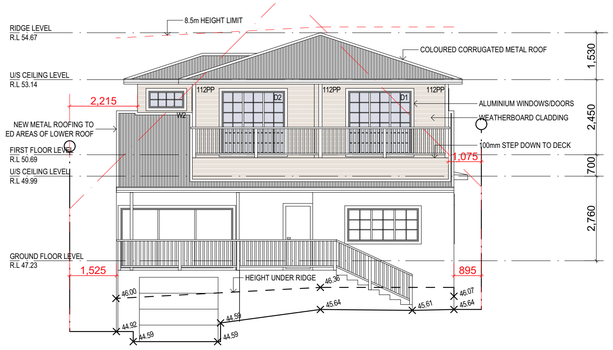
ALL DIMENSIONS ARE SUBJECT TO AMENDMENT AFTER A CHECK MEASURE ON SITE.

SUBCONTRACTORS TO ENSURE THAT ALL CONSTRUCTION LEVELS MARKED ON PLAN TO BE STRICTLY COMPLYING WITH CC / CDC

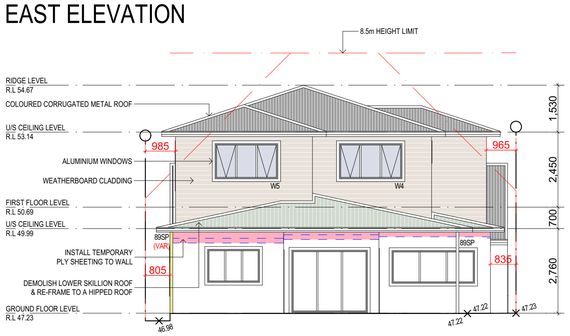
SUBCONTRACTORS TO CONFIRM DA LEVEL IS IN COMPLIANCE WITH PROJECT MANAGER BEFORE FINALISING FLOOR STRUCTURE

PROPOSED FIRST FLOOR PLAN

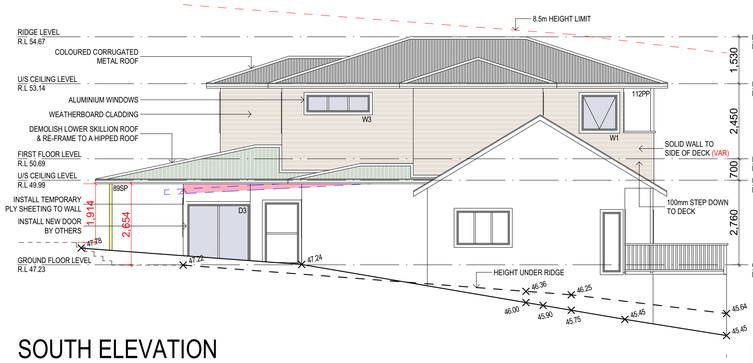




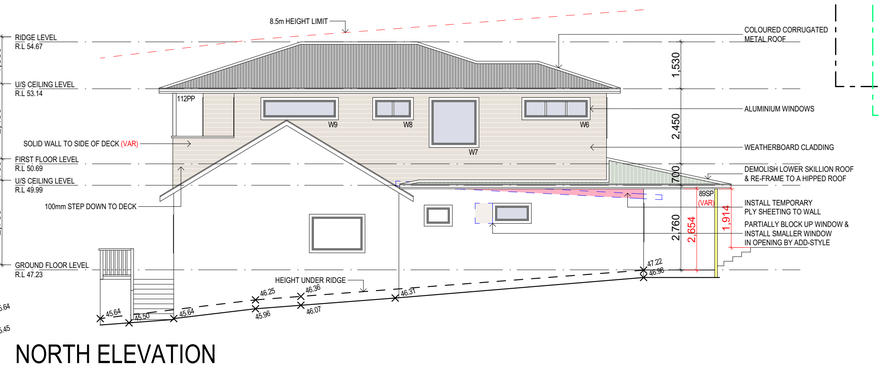
EAST ELEVATION



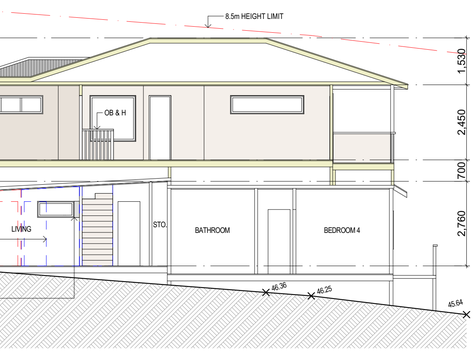
WEST ELEVATION



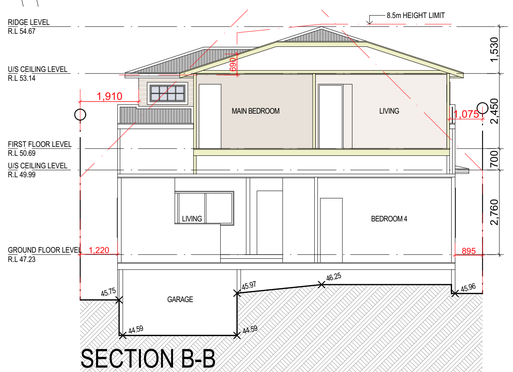
SOUTH ELEVATION



NORTH ELEVATION



SECTION A-A



SECTION B-B

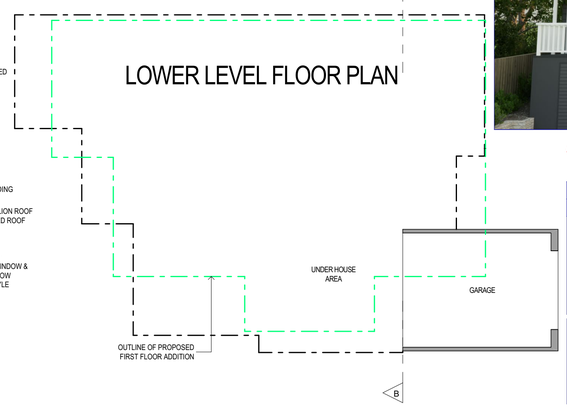
OPEN SPACE CALCULATIONS

SITE AREA	665.9 sqm	
GROSS FLOOR AREA	227.2 sqm	
EXIST. IMPERVIOUS AREA	354.1 sqm	53%
PROPOSED IMPERVIOUS AREA	**354.1 sqm**	**53%**
EXIST. LANDSCAPED AREA	311.8 sqm	47%
PROPOSED LANDSCAPED AREA	**311.8 sqm**	**47%**
NO CHANGE TO EXISTING LANDSCAPE		
EXIST FLOOR SPACE	131.5 sqm	0.20 : 1
PROPOSED FLOOR SPACE	**227.2 sqm**	**0.34 : 1**

ARTIST'S IMPRESSION

FOR ILLUSTRATION PURPOSES ONLY. NOT TO BE READ AS A WORKING DRAWING

LOWER LEVEL FLOOR PLAN



JOB REVIEW 2	EMAIL DATE	00/00/00	B	For Council	01/04/25 JH
JOB REVIEW 1	EMAIL DATE	00/00/00	A	For Plan Meeting	11/03/25 JH
			NO.	REVISION	DATE BY

PROJECT TITLE.

Proposed Additions at:
2 Orara Road, Allambie Heights NSW 210

DRAWN BY: JH | CHECKED BY CW

SCALE: 1:100

TITLE: PLANS, ELEVATIONS AND SECTIONS

DRAWING NO. 4392 DA 1 | ISSUE B

ADD-STYLE HOME ADDITIONS
Upstairs Specialists
ADD-STYLE HOME ADDITIONS
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