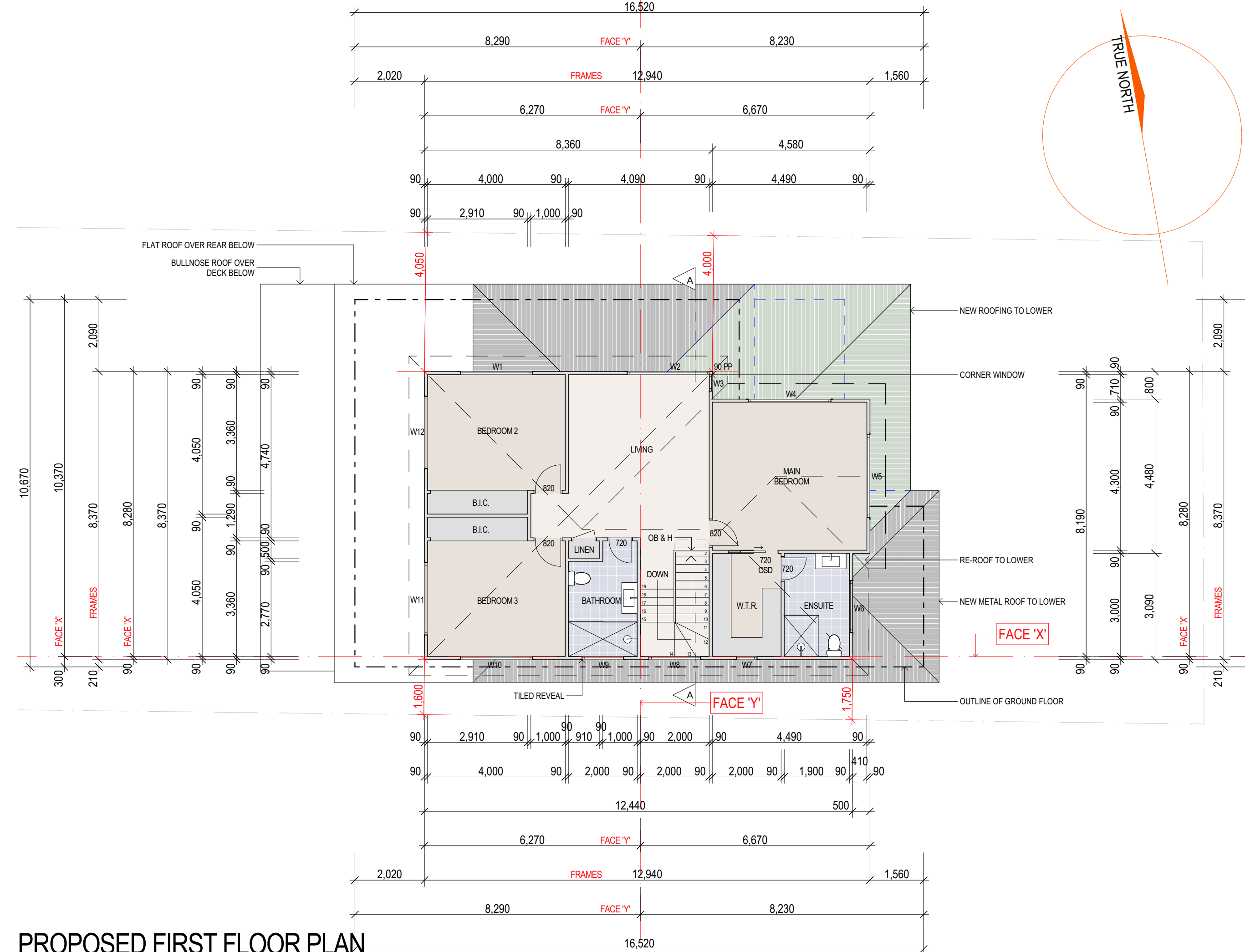


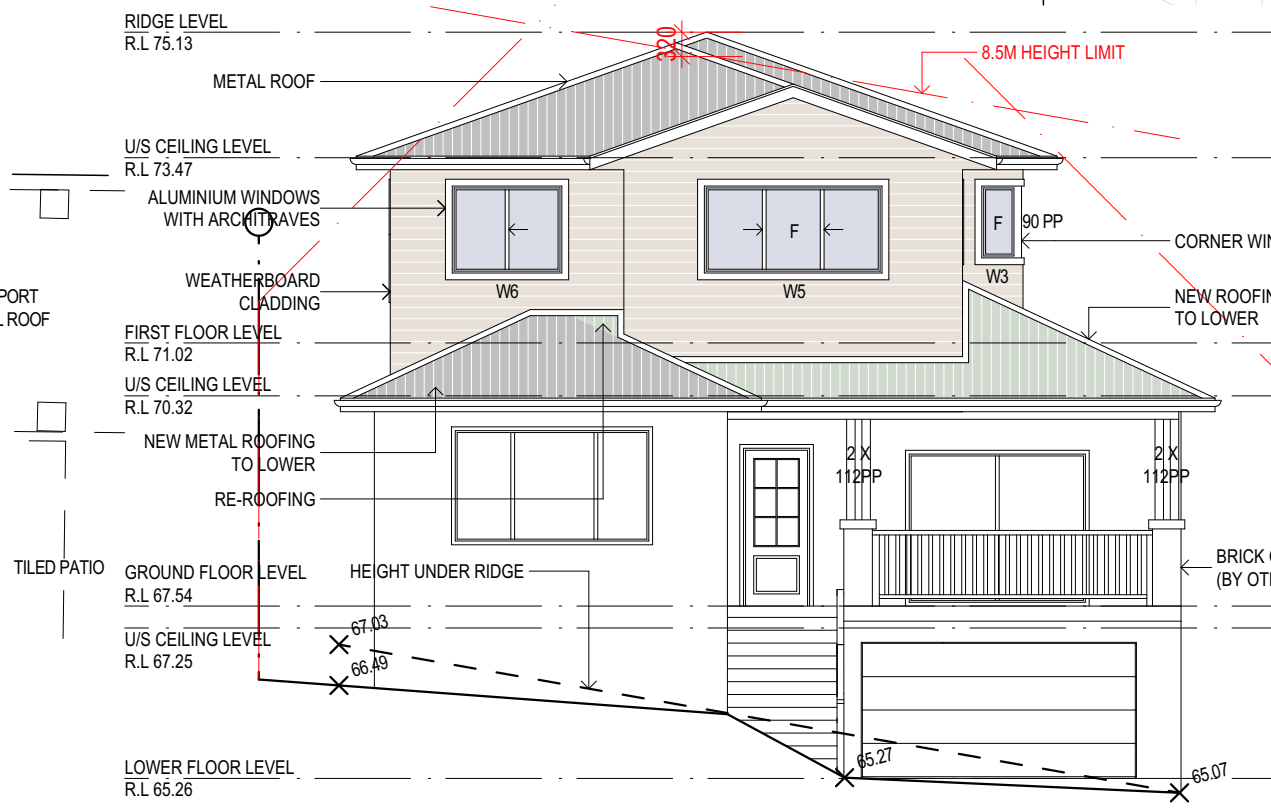
LOWER LEVEL FLOOR PLAN

BASIS 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	
W7, W8, W9 AND W10 TO HAVE U-VALUE NO GREATER THAN 6.44 AND SHGC OF 0.75	
W1, W2, W3, W4 AND W5 TO HAVE U-VALUE NO GREATER THAN 6.39 AND SHGC OF 0.56	
W11 AND W12 TO HAVE U-VALUE NO GREATER THAN 4.48 AND SHGC OF 0.46	

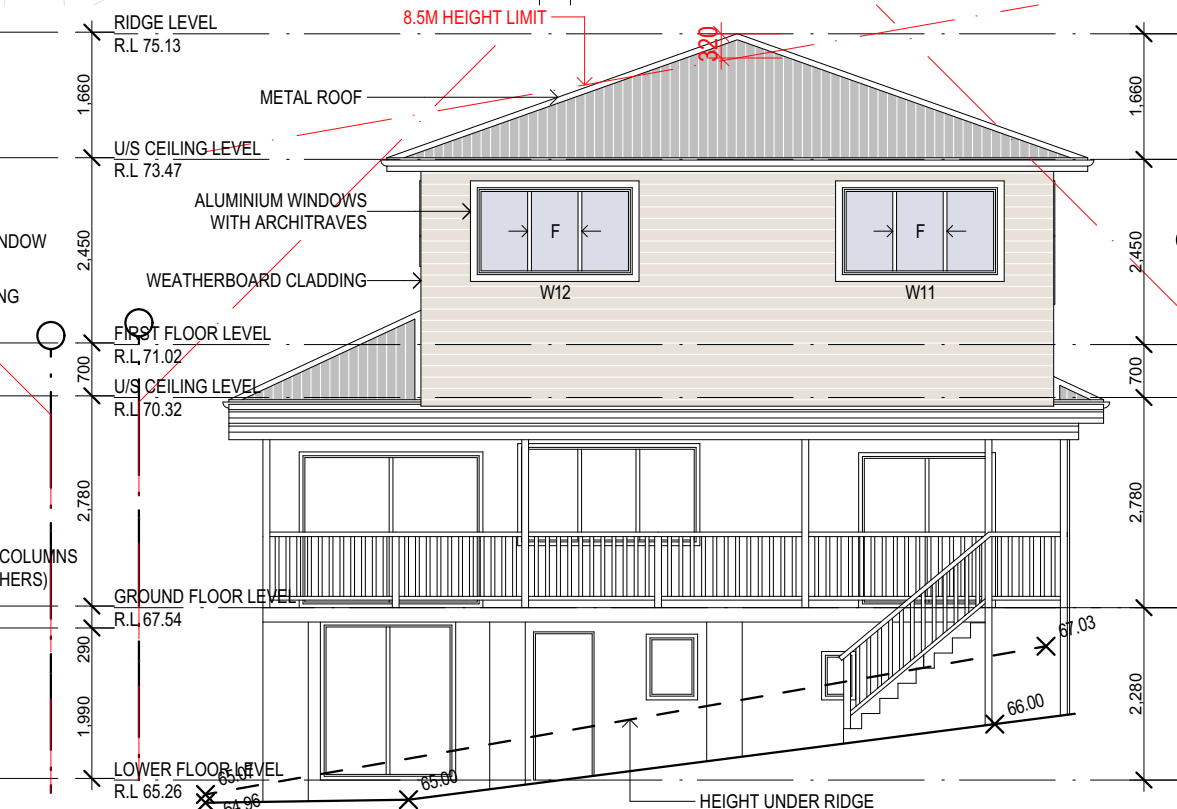
GROUND FLOOR PLAN



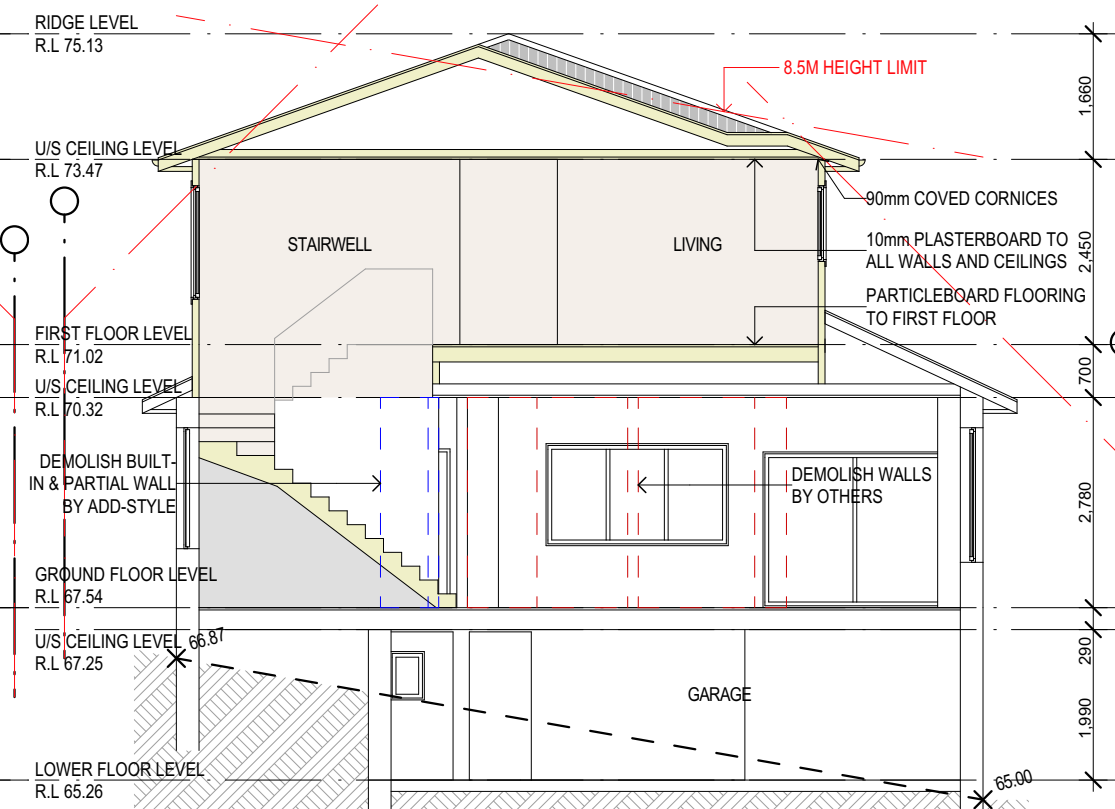
PROPOSED FIRST FLOOR PLAN



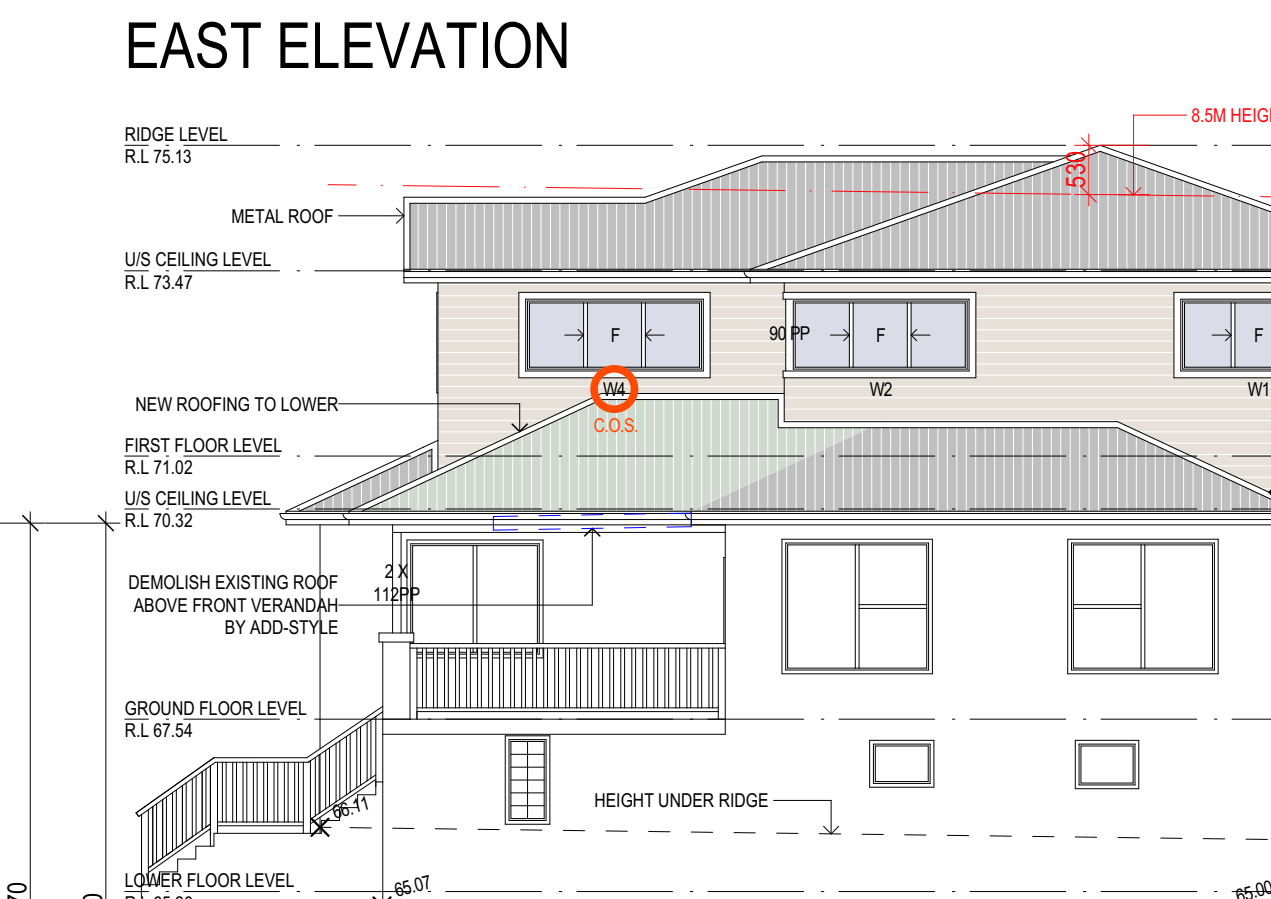
EAST ELEVATION



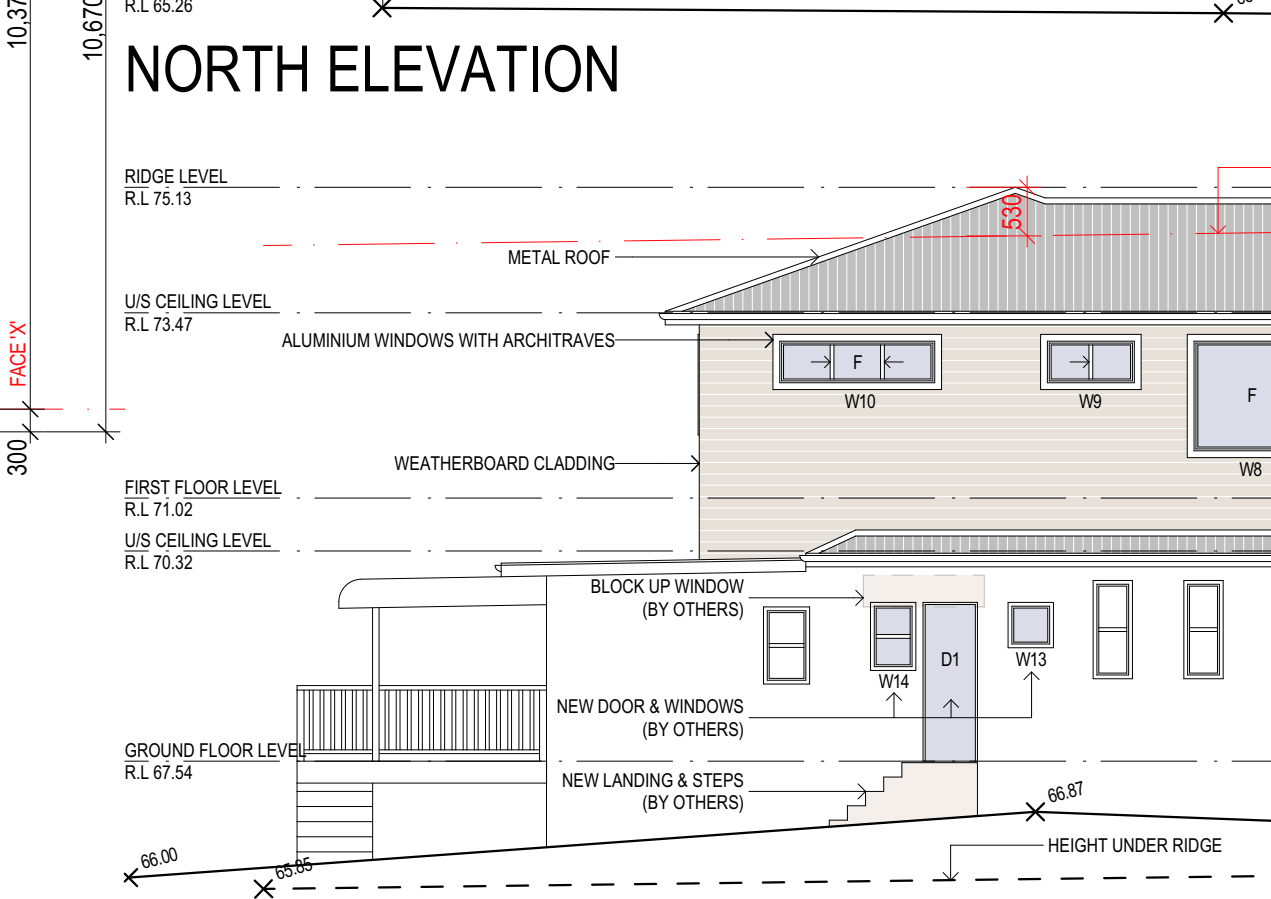
WEST ELEVATION



SECTION A-A



NORTH ELEVATION



SOUTH ELEVATION

OPEN SPACE CALCULATIONS	
SITE AREA	576.8 sqm
GROSS FLOOR AREA	268.7 sqm
EXIST. IMPERVIOUS AREA	268.9 sqm 47%
PROPOSED IMPERVIOUS AREA	268.9 sqm 47%
EXIST. LANDSCAPED AREA	307.9 sqm 53%
PROPOSED LANDSCAPED AREA	307.9 sqm 53%
NO CHANGE TO EXISTING FOOTPRINT OR LANDSCAPE	
EXIST FLOOR SPACE	174.7 sqm 0.30 : 1
PROPOSED FLOOR SPACE	268.7 sqm 0.47 : 1

FRAMING NOTES.	
ROOF PITCH	NEW: 18° EXISTING 27° TO BE CHECKED
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

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
OBH	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	



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

JOB REVIEW 2		EMAIL DATE	00/00/00
JOB REVIEW 1		EMAIL DATE	00/00/00
PROJECT TITLE: Proposed Additions at: 29 McDonald Street, Freshwater 2096			
DRAWN BY: KH		CHECKED BY: CW	
SCALE: 1:100		TITLE: PLANS, ELEVATIONS AND SECTIONS	
DRAWING NO. 4261 DA 1		ISSUE B	



ADD-STYLE
HOME ADDITIONS
Upstairs Specialists

5019 CONDOMINE ST MANY VALE 2095
PHONE: (02) 9907 9055
EMAIL: info@addstyle.com.au