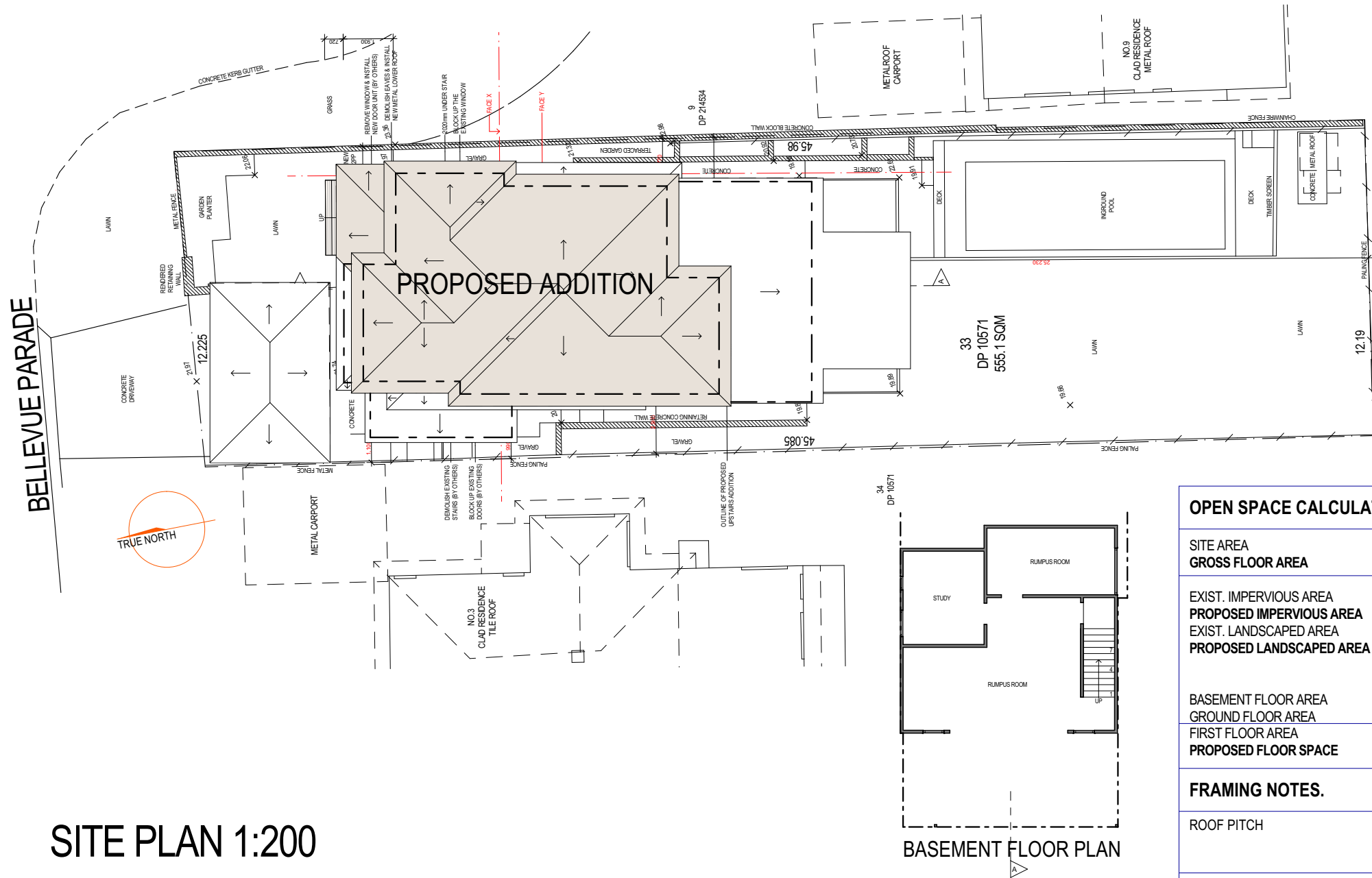




ARTIST'S IMPRESSION
FOR ILLUSTRATION PURPOSES ONLY, NOT TO BE READ AS A WORKING DRAWING

SITE PLAN 1:200

VARIAIONS
-ADD 500MM TO MAIN BEDROOM
-ADD 100MM TO FIRST FLOOR WALL HEIGHT
-2X SEPARATE VANITIES TO FIRST FLOOR BATHROOM
-1M HIGH BALUSTRADE

I CERTIFY THAT WORK COMPLETED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS WILL COMPLY WITH THE REGULATIONS REFERRED TO IN SECTION 81A (5) OF THE ENVIRONMENT PLANNING & ASSESSMENT ACT 1979

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).
SKYLIGHT S1 TO HAVE U-VALUE NO GREATER THAN 6.21 AND SOLAR HEAT GAIN COEFFICIENT OF 0.808
IMPROVED ALUMINIUM WINDOWS TO HAVE U-VALUE NO GREATER THAN 6.44 AND SHGC OF 0.75
W1,W2,W3,W4,W6 AND W8 TO HAVE PYRO LOW-E GLASS WITH U-VALUE NO GREATER THAN 4.48 AND SHGC OF 0.46)

OPEN SPACE CALCULATIONS	
SITE AREA	555.1 sqm
GROSS FLOOR AREA	276.8 sqm
EXIST. IMPERVIOUS AREA	265.75 sqm 47%
PROPOSED IMPERVIOUS AREA	274.55 sqm 49%
EXIST. LANDSCAPED AREA	289.35 sqm 53%
PROPOSED LANDSCAPED AREA	280.55 sqm 51%
BASEMENT FLOOR AREA	55.6 sqm 0.10 : 1
GROUND FLOOR AREA	144.9 sqm 0.26 : 1
FIRST FLOOR AREA	78.2 sqm 0.14 : 1
PROPOSED FLOOR SPACE	278.7 sqm 0.50 : 1
FRAMING NOTES.	
ROOF PITCH	NEW: 6° EXISTING 27° & 3° TO BE CHECKED
FRAME HEIGHT	2600mm
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	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
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	



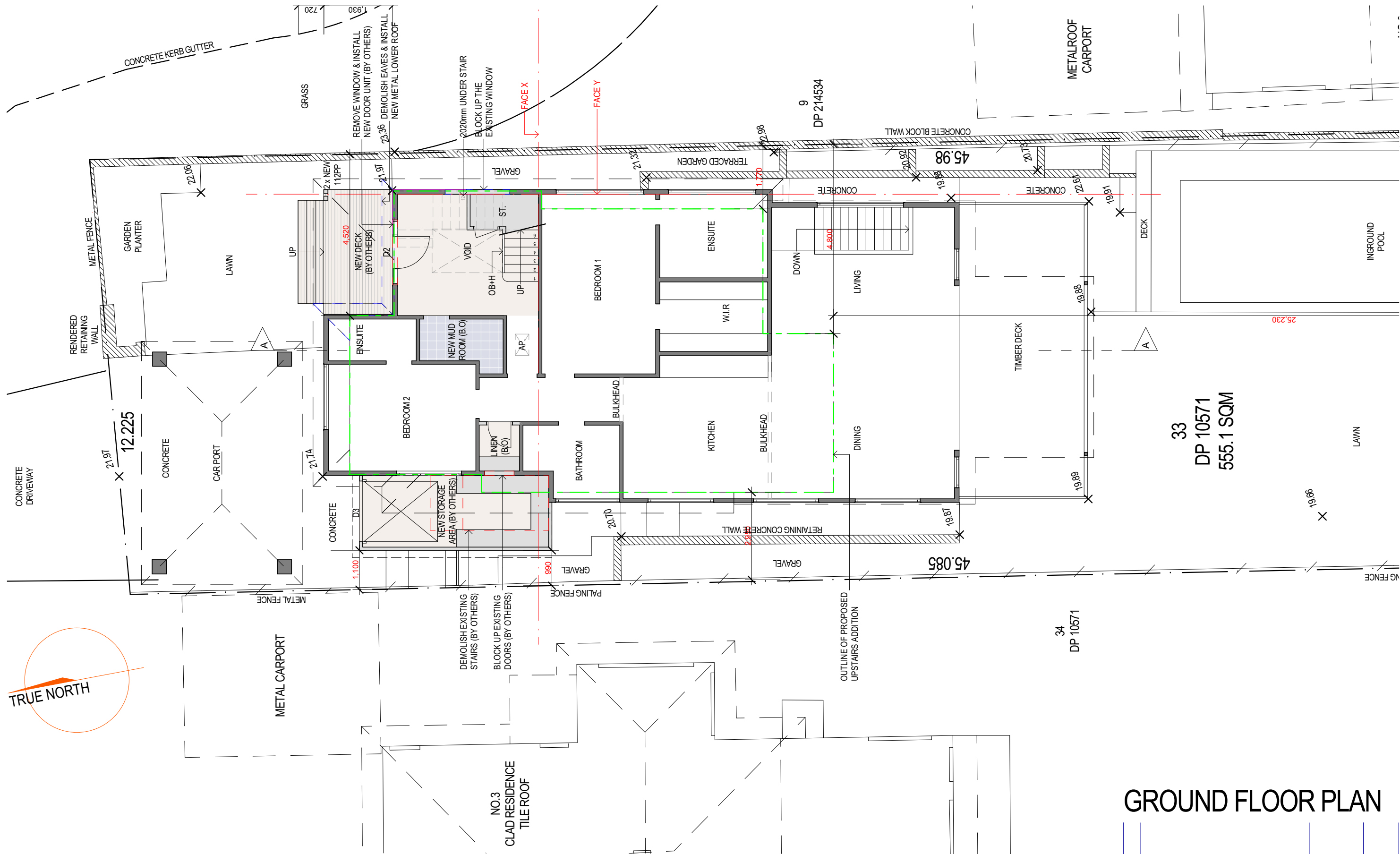
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HOME ADDITIONS

Upstairs Specialists

5/319 CONDOMINE ST MANLY VALE 2093
P: (02) 9907 9055
E: info@addstyle.com.au

Proposed Additions at: 1 Bellevue Parade, North Curl Curl NSW 2099				DRAWING TITLE	PLAN, ELEVATION AND SECTION DRAWINGS	DRAWING NO.	ISSUE				
				DATE	12/10/22						
				SCALE	DRAWN BY	CHECKED BY					
				1:200	TH	CW					
				JOB REVIEW 2	EMAIL DATE	00/00/00					
				JOB REVIEW 1	EMAIL DATE	08/02/22					
								NO.	REVISION	DATE	BY
								F	For Council - Roof Amendments	12/10/22	TH
								E	For Council - Roof Amendments	06/10/22	TH
								D	For Council - Amendments	21/07/22	TH
								C	For Council	29/03/22	TH
								B	For Council	17/03/22	TH
								A	For review	28/01/22	TH



GROUND FLOOR PLAN



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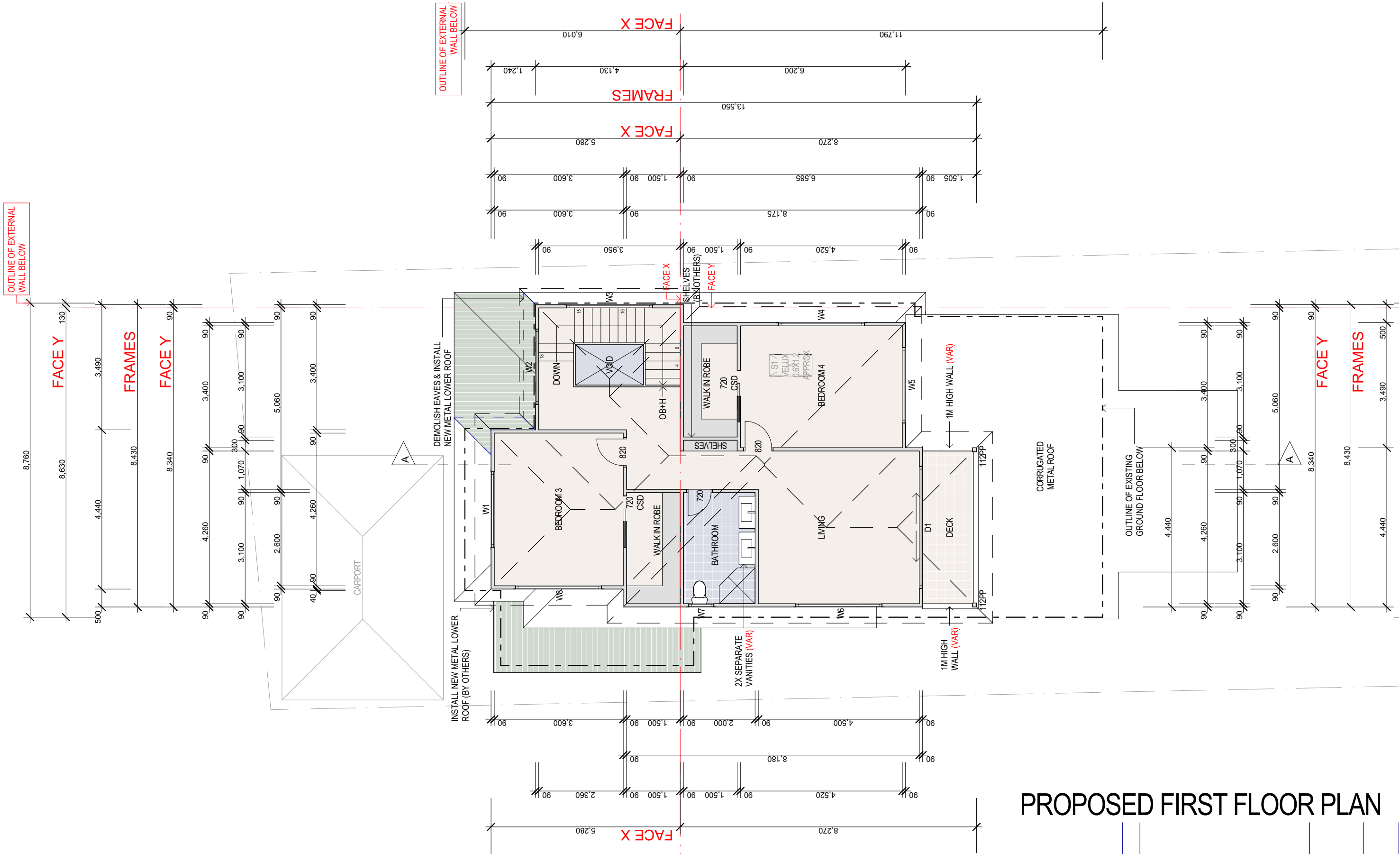
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PROPOSED FIRST FLOOR PLAN



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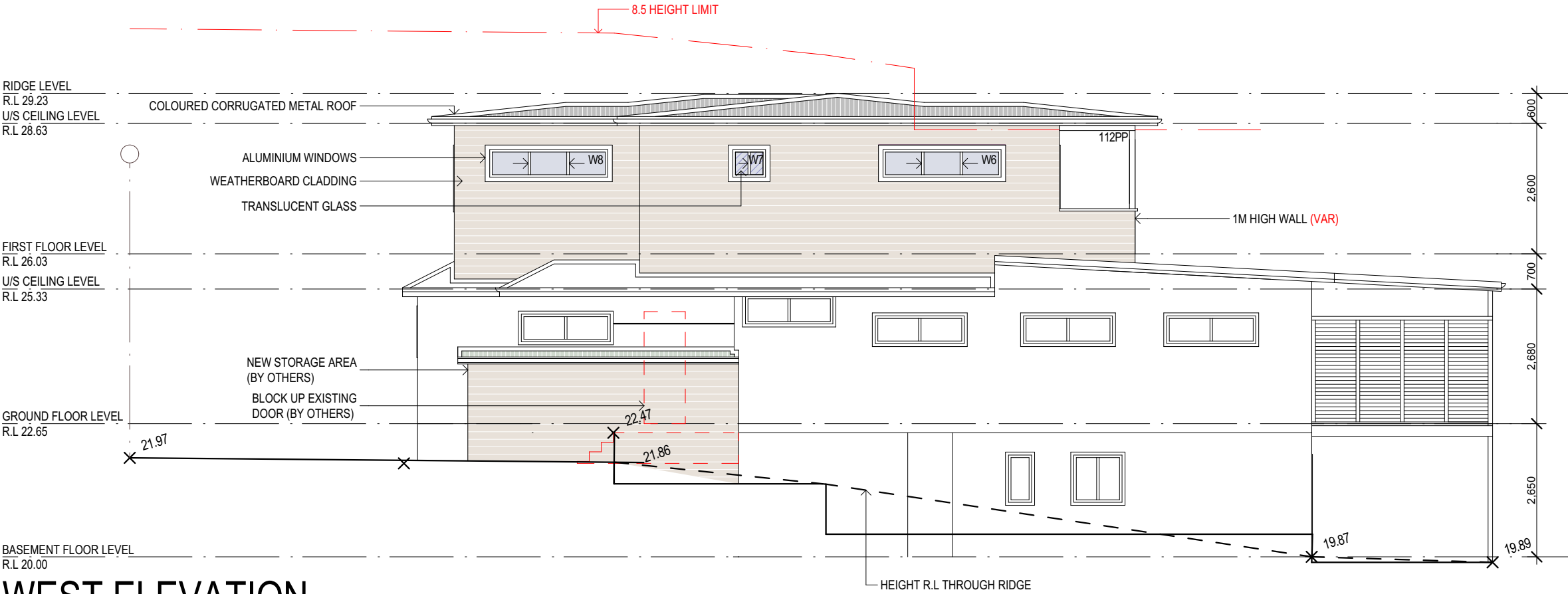
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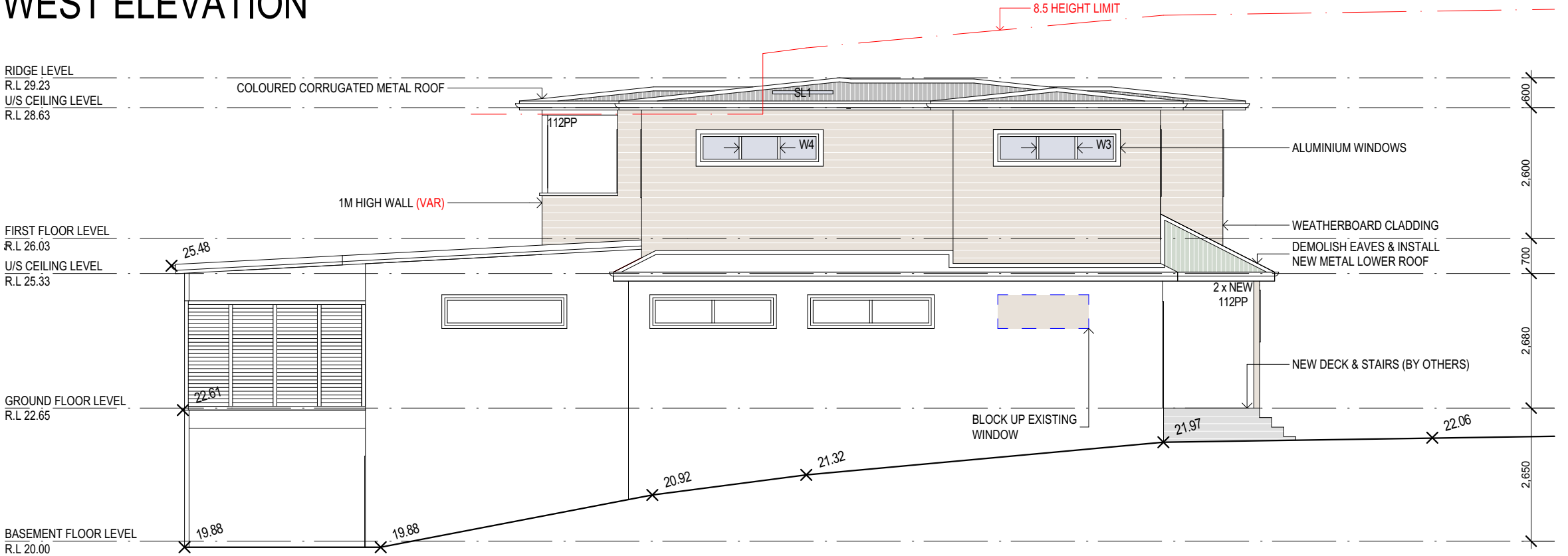
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WEST ELEVATION



EAST ELEVATION



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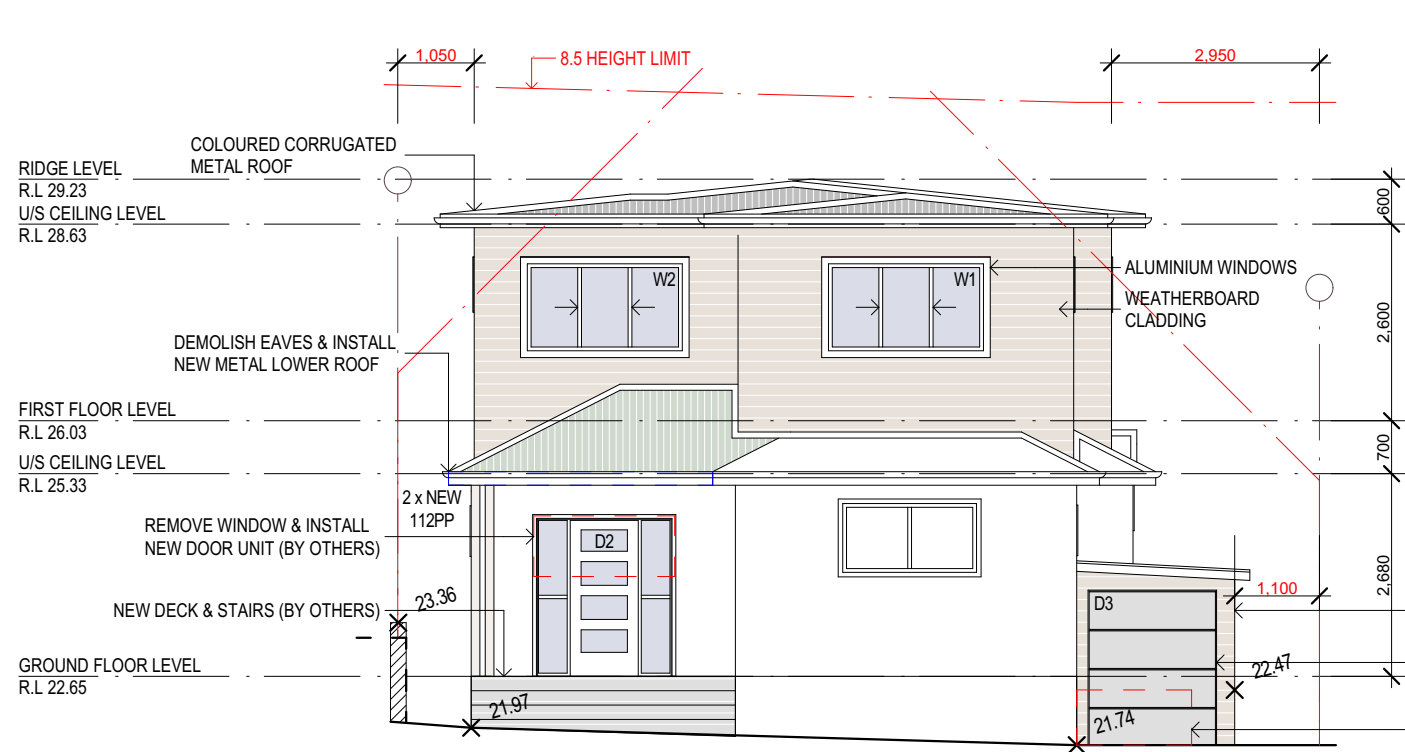
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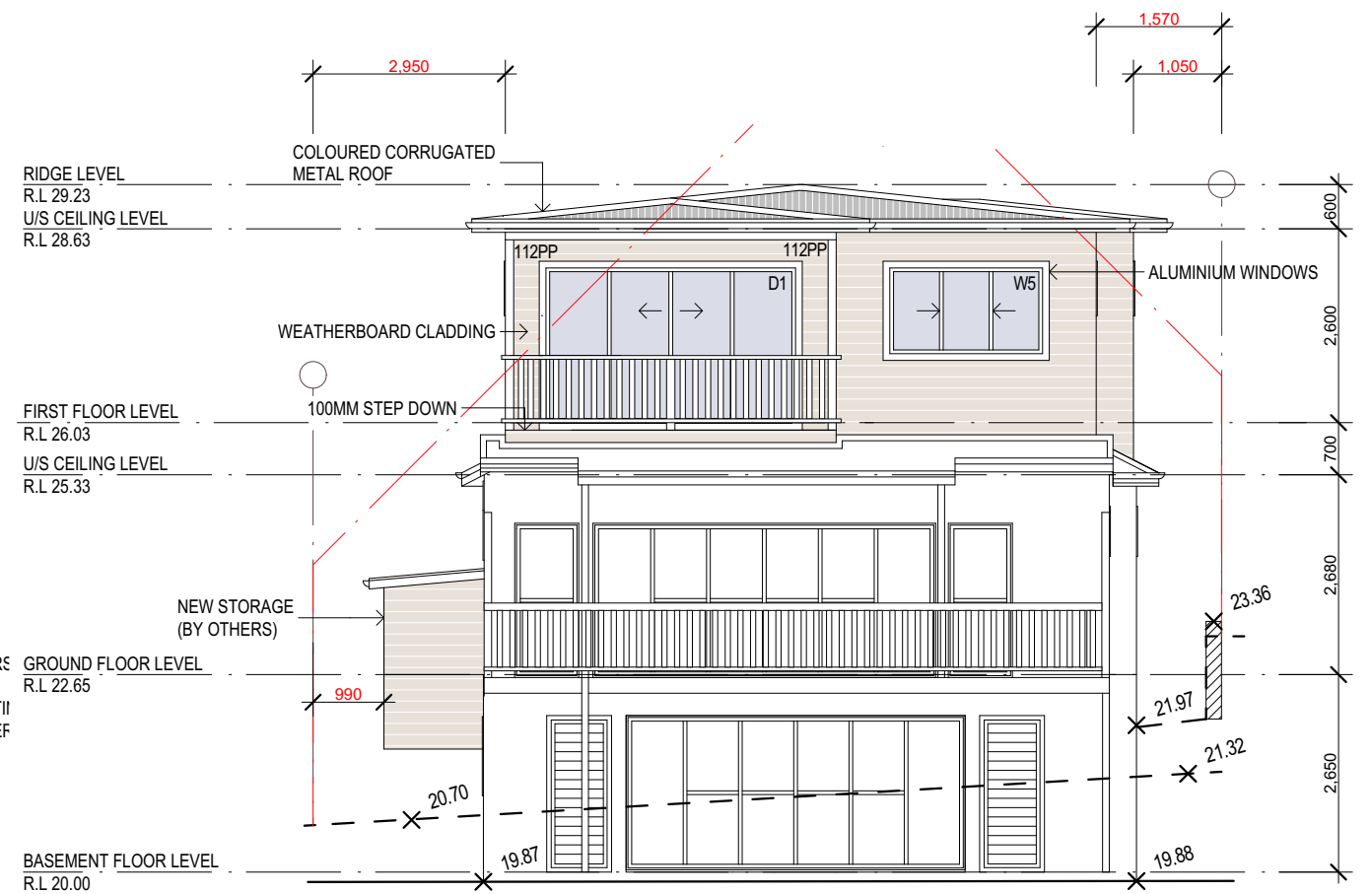
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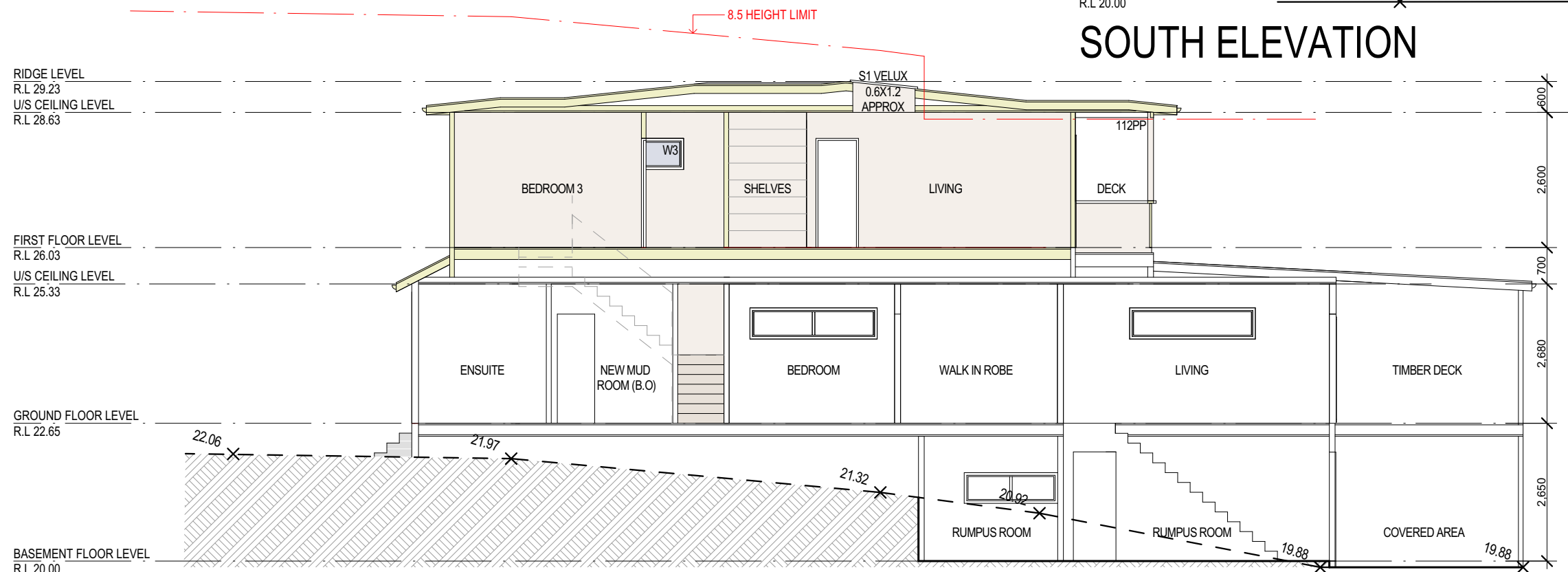
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NORTH ELEVATION



SOUTH ELEVATION



SECTION A-A



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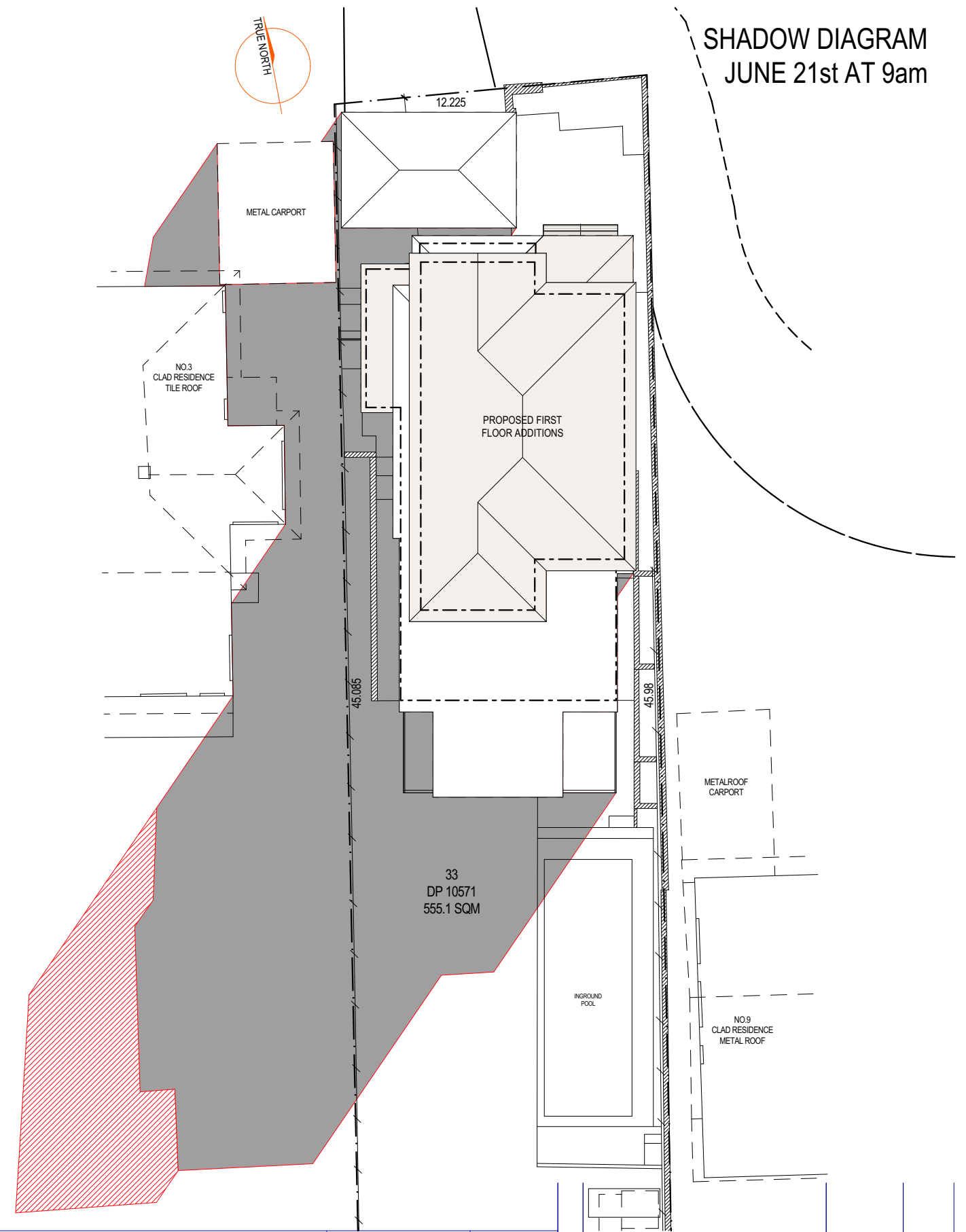
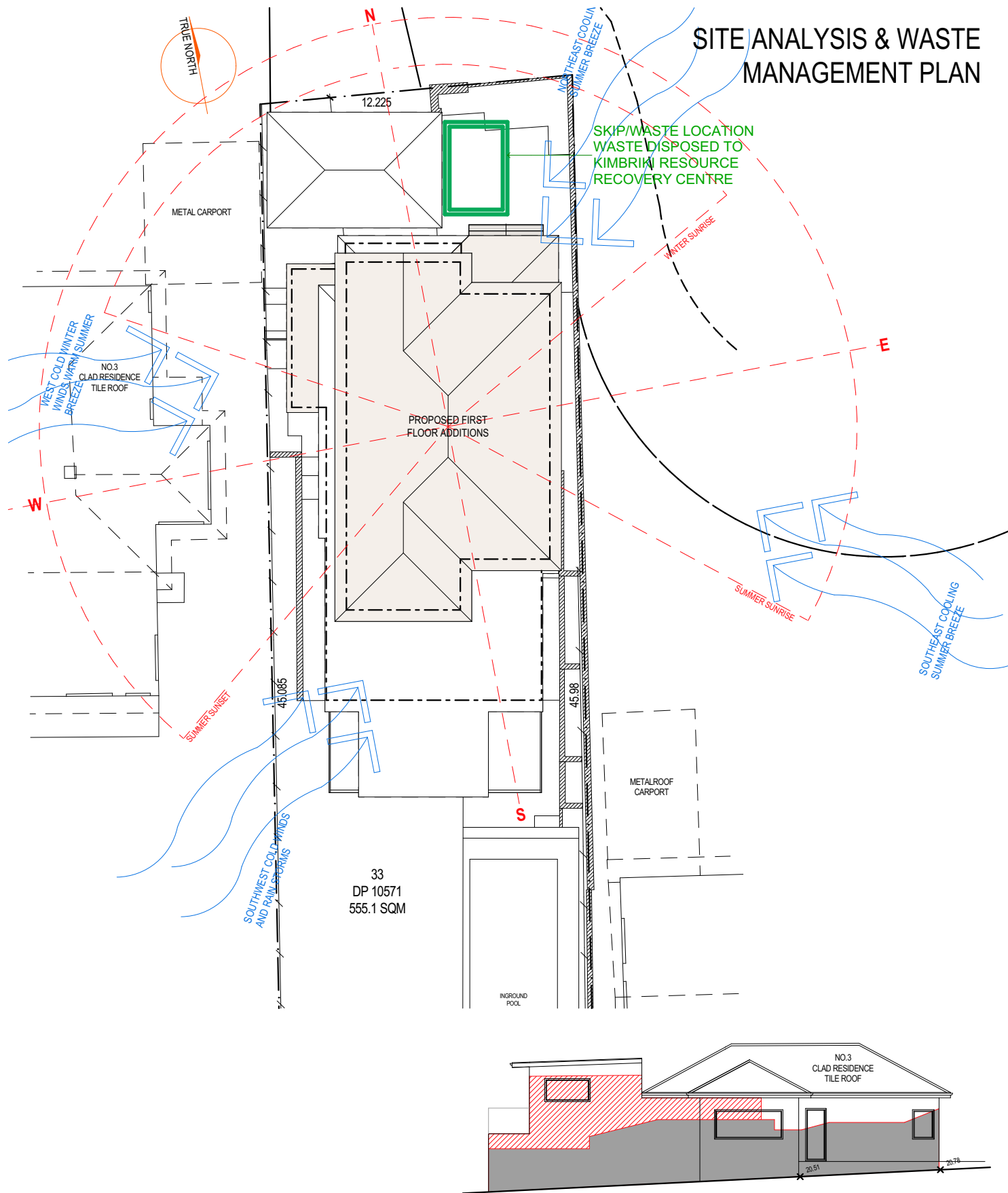
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F For Council - Roof Amendments
E For Council - Roof Amendments
D For Council - Amendments
C For Council
B For Council
A For review

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DRAWING TITLE

SITE ANALYSIS AND SHADOW DIAGRAMS

DATE

15/03/2022

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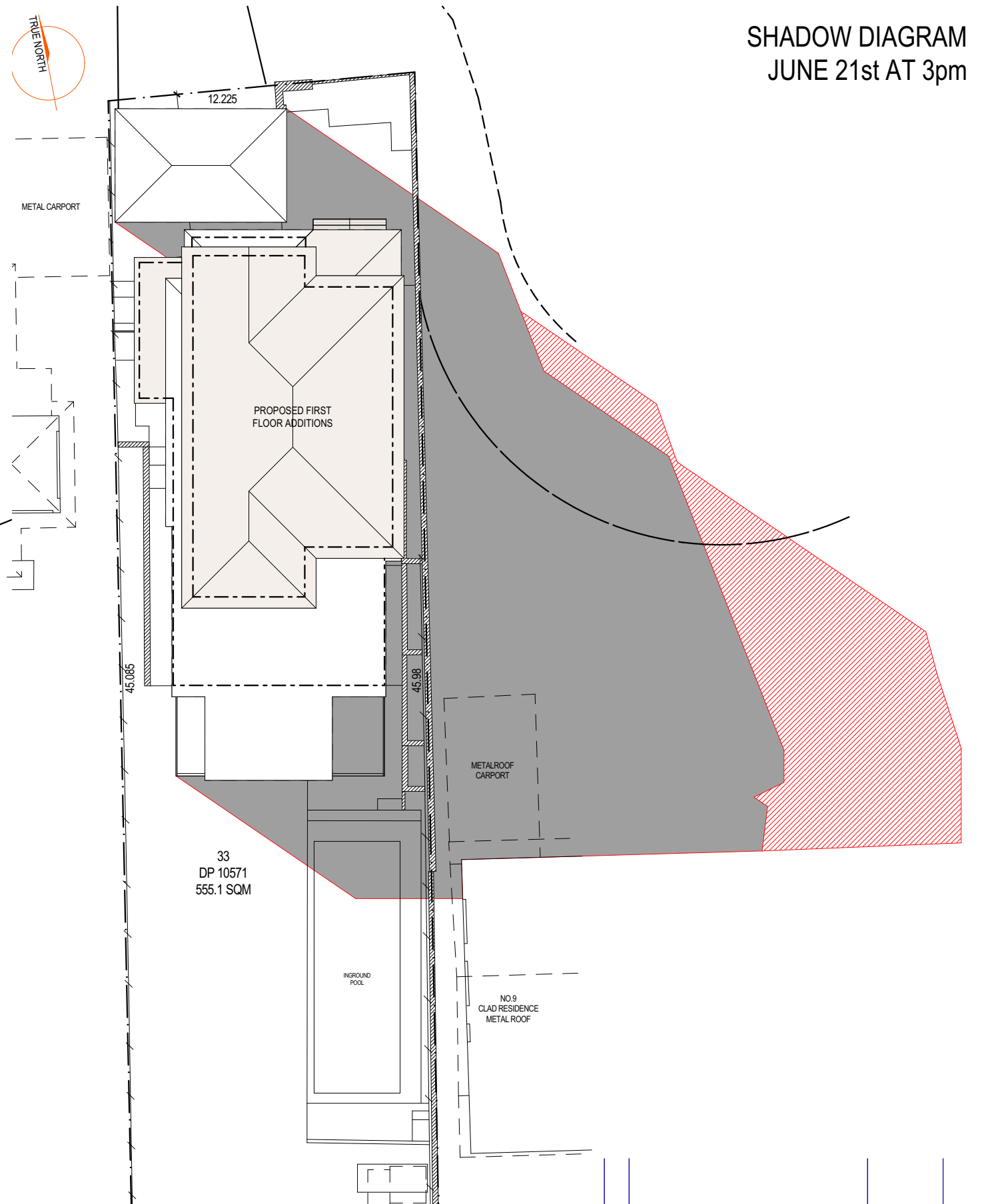
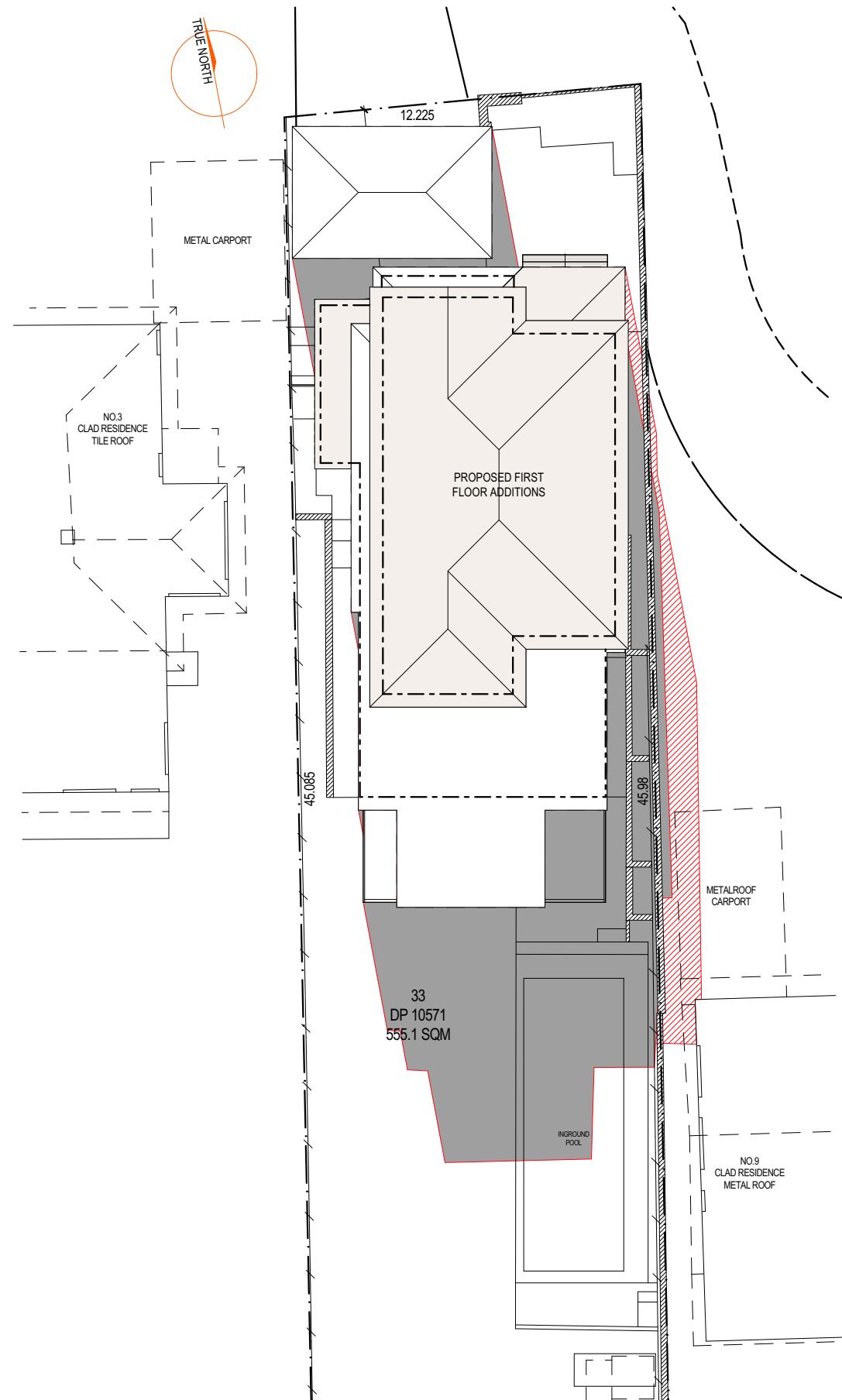
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SITE ANALYSIS AND SHADOW DIAGRAMS

DRAWING NO.

ISSUE

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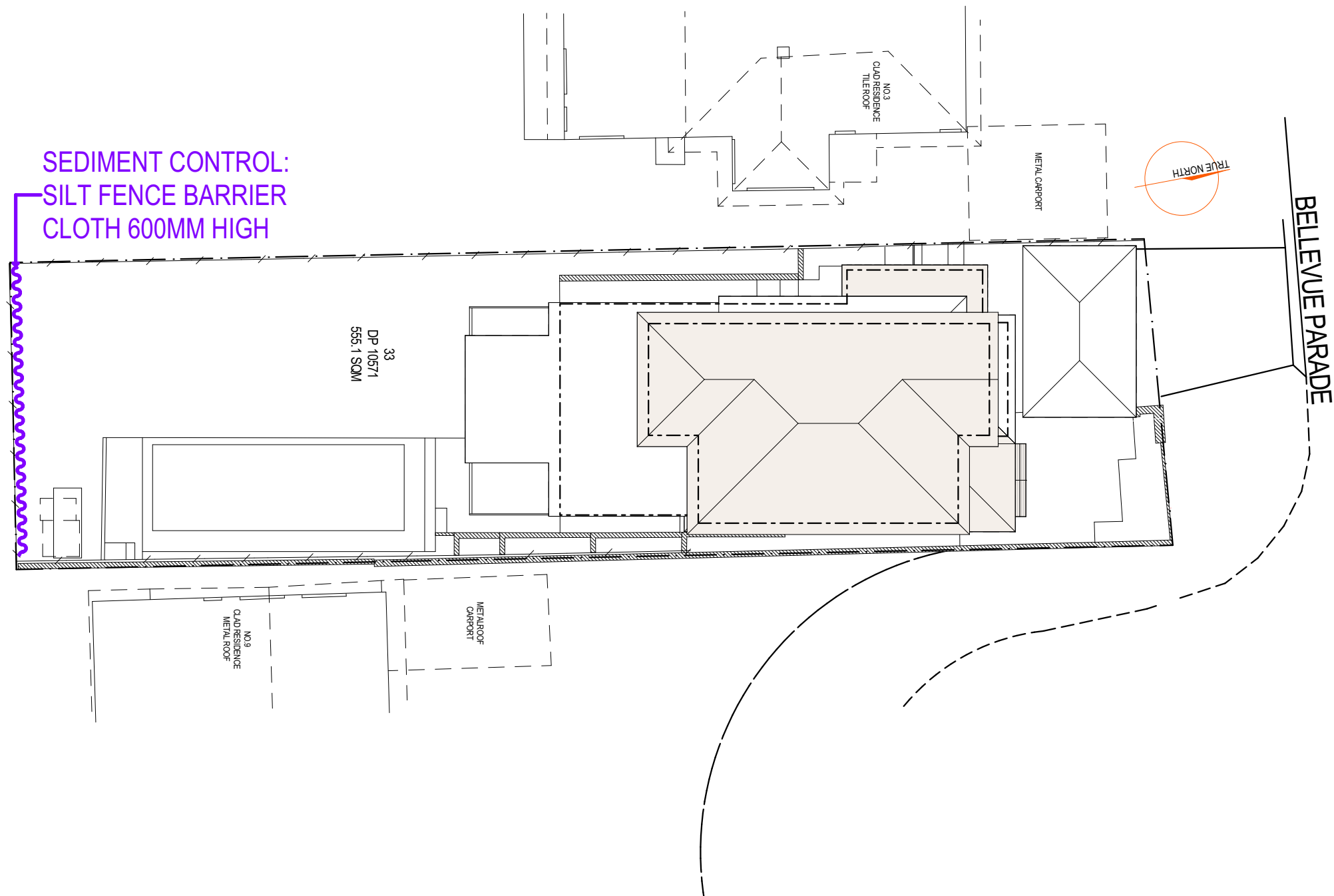
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