

ADD-STYLE
HOME ADDITIONS
Upstairs & On Ground Specialists

5/319 Condamine Street, MANLY VALE 2093

(02) 9907 9055

PROJECT TITLE

Erosion & Sediment Control Plan

110 CROWN RD , QUEENSCLIFF NSW
 2096

DRAWING TITLE Erosion & Sediment Control Plan

DATE 19/02/20

SCALE 1:200
DRAWN GK
CHECKED MB

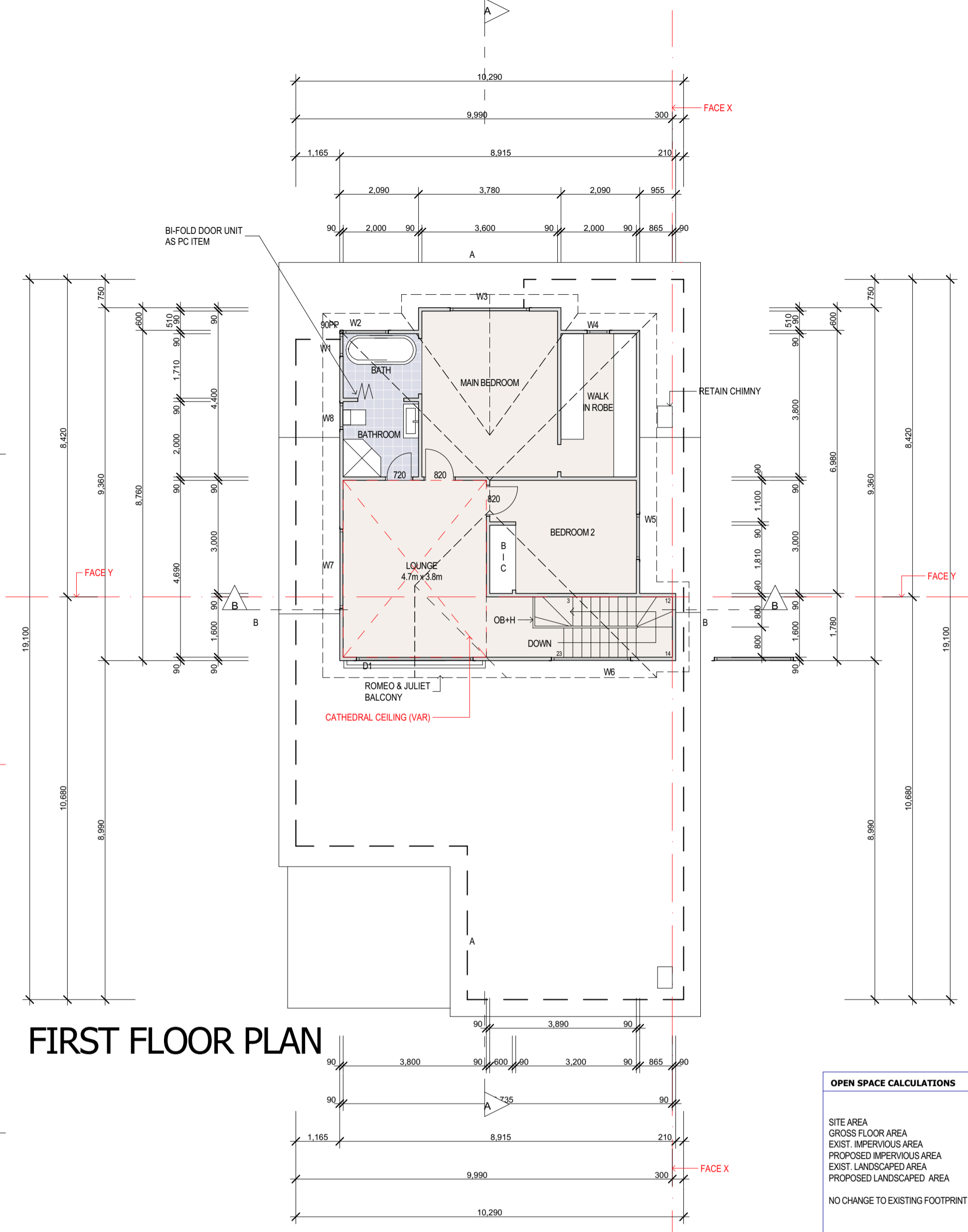
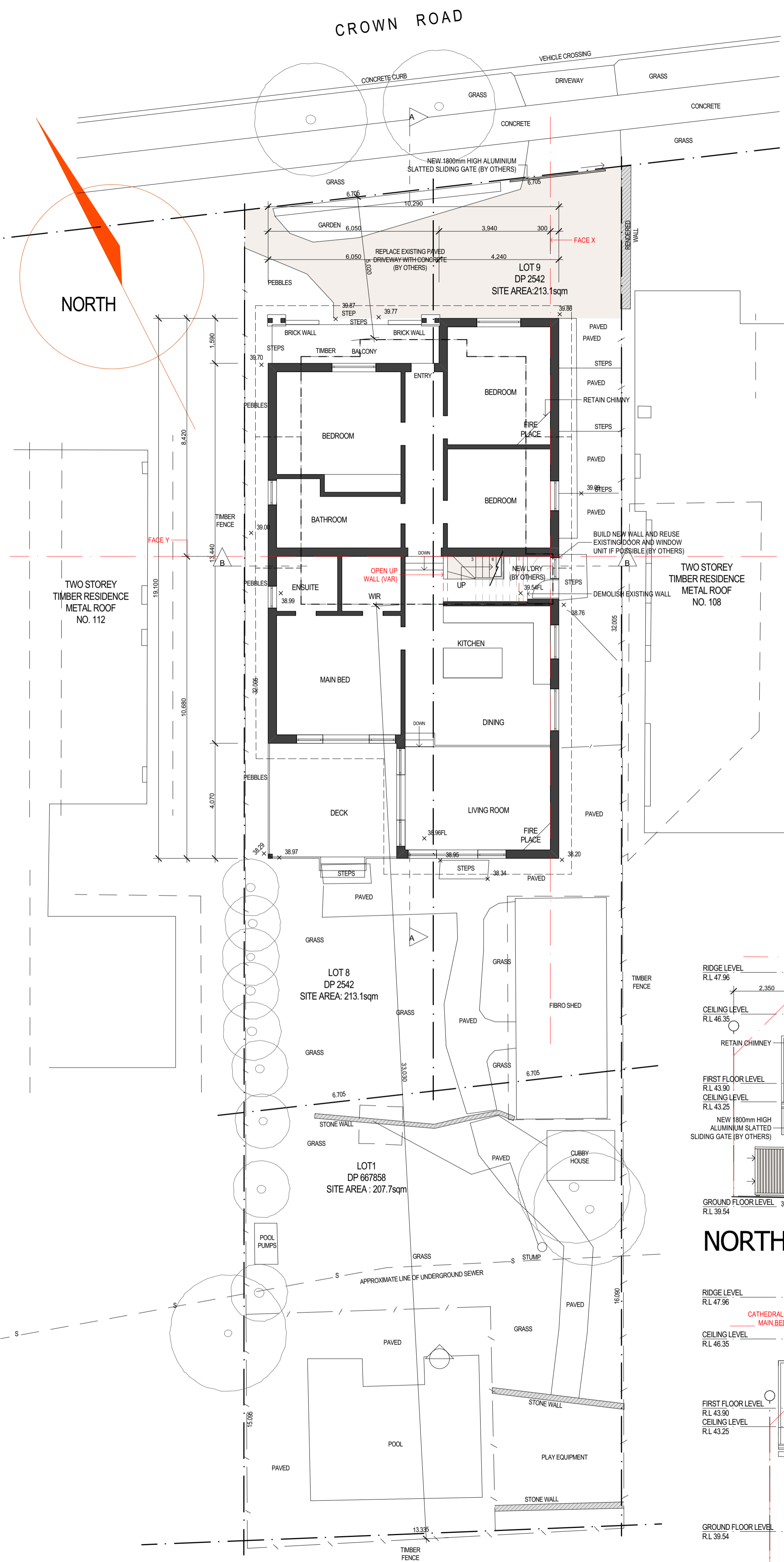
DRAWING NO.

8120 DA 1

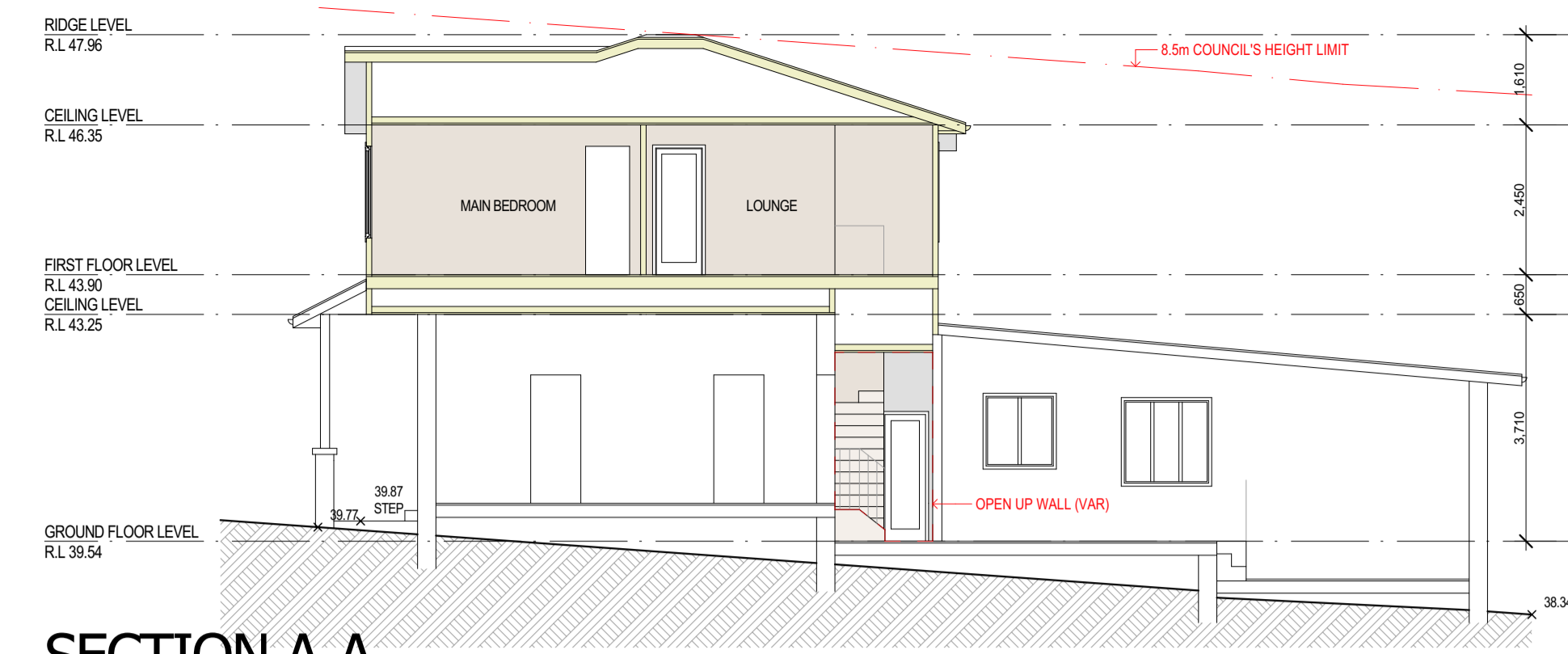
ISSUE

A

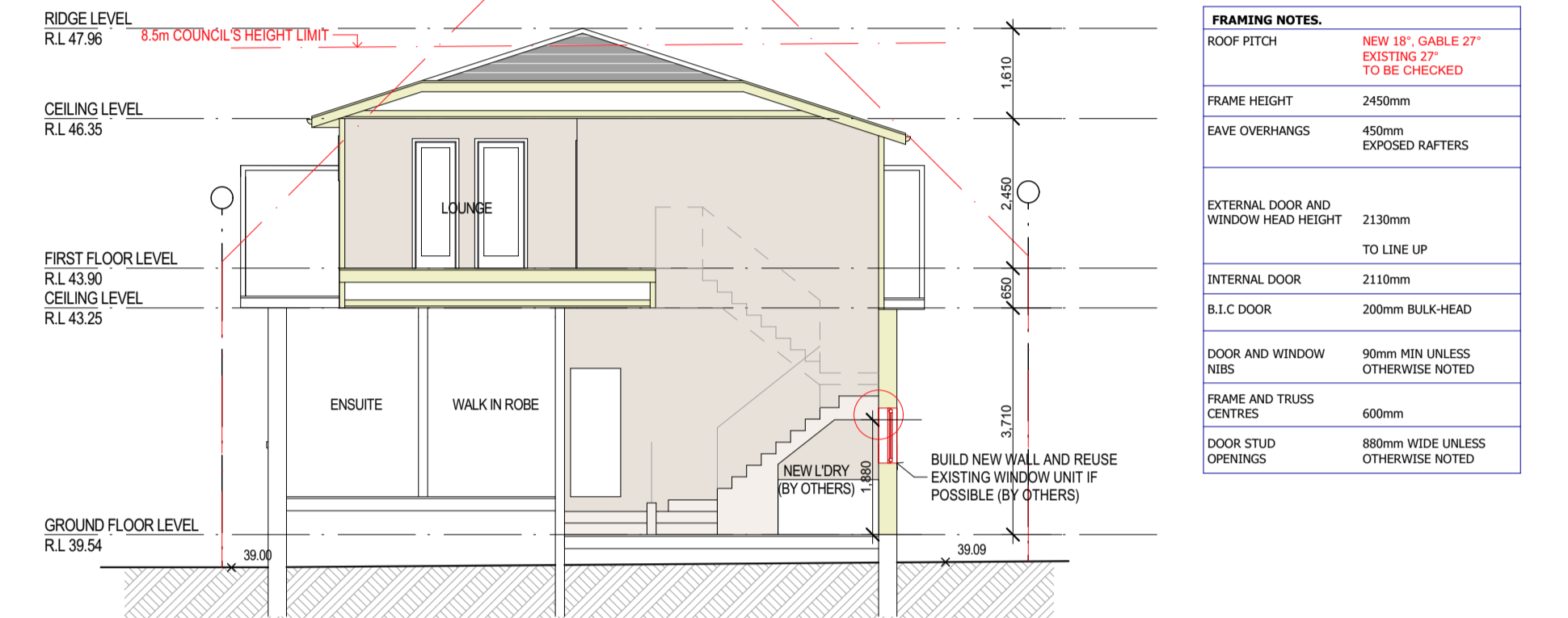
A	FOR COUNCIL	19/02/20	GK
NO.	REVISION	DATE	BY



FIRST FLOOR PLAN



SECTION A-A



SECTION B-B

FRAMING NOTES:

ROOF PITCH:	NEW 18° GABLE 27° EXISTING 27° TO BE CHECKED
FRAME HEIGHT:	2450mm
EAVE OVERHANGS:	450mm EXPOSED RAFTERS
EXTERNAL DOOR AND WINDOW HEAD HEIGHT:	2130mm TO LINE UP
INTERNAL DOOR:	2110mm
B.I.C DOOR:	200mm BULK-HEAD
DOOR AND WINDOW NEBS:	90mm MIN UNLESS OTHERWISE NOTED
FRAME AND TRUSS CENTRES:	600mm
DOOR STUD OPENINGS:	800mm WIDE UNLESS OTHERWISE NOTED

LEGEND & GENERAL NOTES

VAR:	VARIATION
G.T.A	OWNER TO ADVISE BUILDER
90P	90 x 90 TIMBER POST
S.L.	SKY LIGHT
SHW	SHOWER ENCLOSURE
TV	VANITY UNIT
WC	TOILET SUITE (WATER CLOSET)
BIC	BUILT IN CURBOARD
ST	STORE
COS	TO BE CHECKED ON SITE
OPT.	OPTION
CBWH	OPEN BALUSTRADE AND HANDRAIL
DP	DOWNPIPE
DP&S	DOWNPIPE AND SPREADER

NOTE 1 ALL DIMENSIONS ARE SUBJECT TO AMENDMENT AFTER A CHECK MEASURE ON SITE.

CONTRACTOR LEVELS SUBCONTRACTOR TO ENSURE THAT ALL CONSTRUCTION LEVELS MARKED ON PLAN TO BE STRICTLY COMPLIED WITH

SUBCONTRACTOR TO CONFIRM DA LEVELS COMPLIANCE WITH TIM FRAMING BEFORE FINALISING FLOOR STRUCTURE

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 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
- W1 AND W7 TO HAVE PYRO LOW-E GLASS

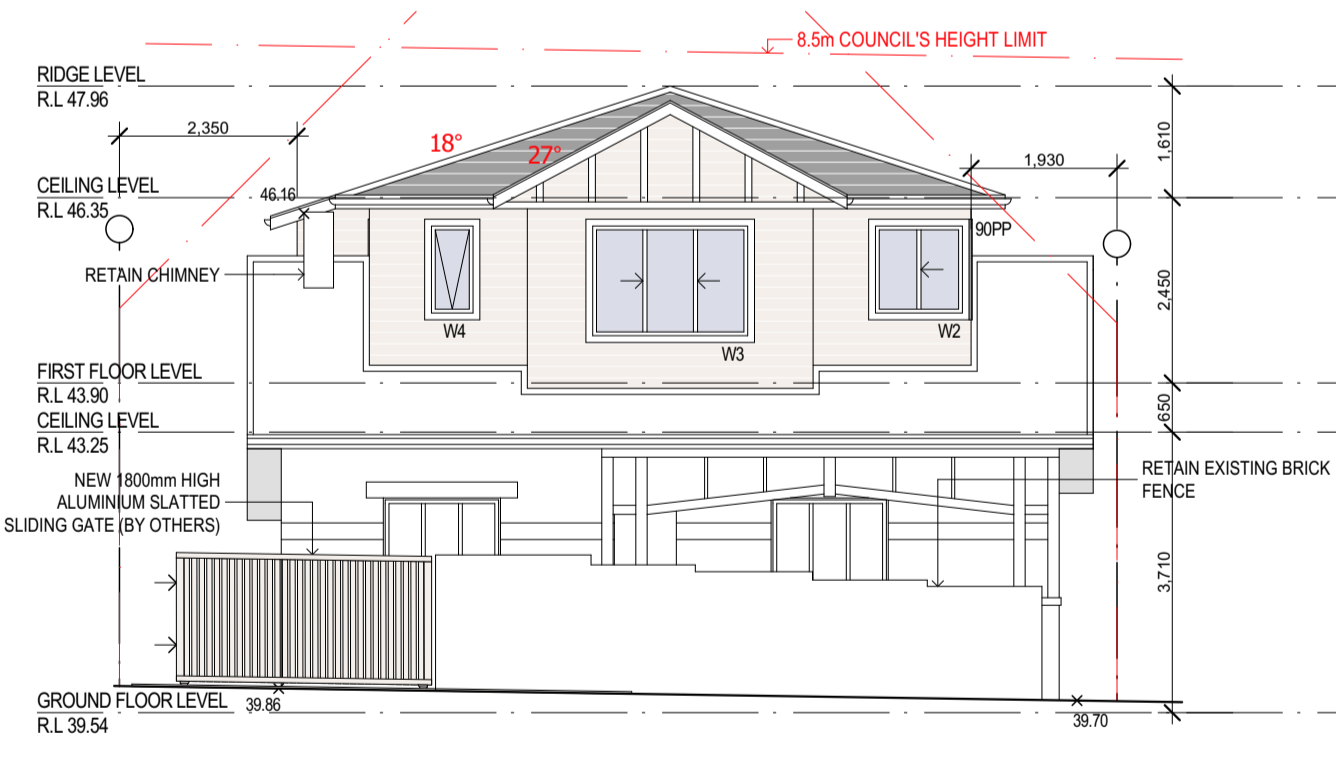
VARIATIONS

- CATHEDRAL CEILING TO MAIN BEDROOM
- ADD 2 EXTERNAL POWER POINTS
- OPEN UP LAUNDRY WALL ON THE GROUND FLOOR

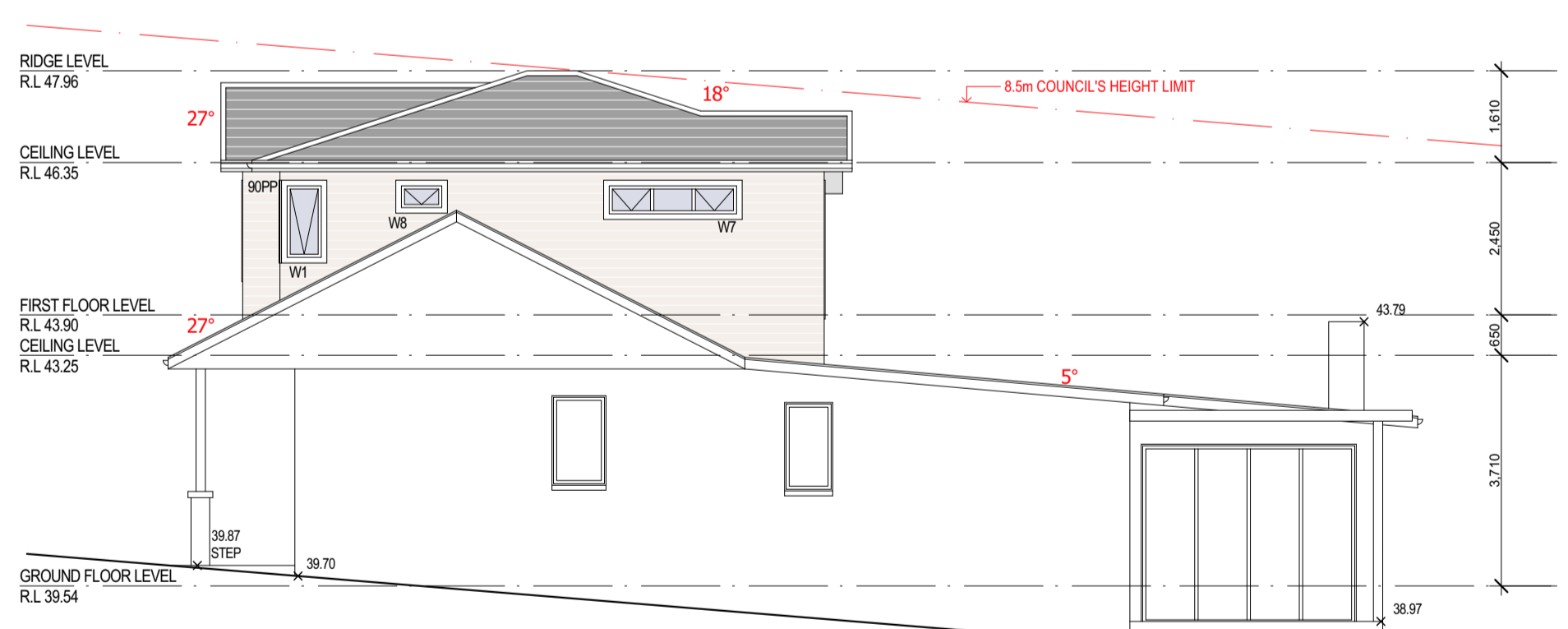
OPEN SPACE CALCULATIONS

SITE AREA	633.9 sqm
GROSS FLOOR AREA	221.0 sqm
EXIST IMPERVIOUS AREA	459.5 sqm 72%
PROPOSED IMPERVIOUS AREA	459.5 sqm 72%
EXIST LANDSCAPED AREA	174.4 sqm 28%
PROPOSED LANDSCAPED AREA	174.4 sqm 28%

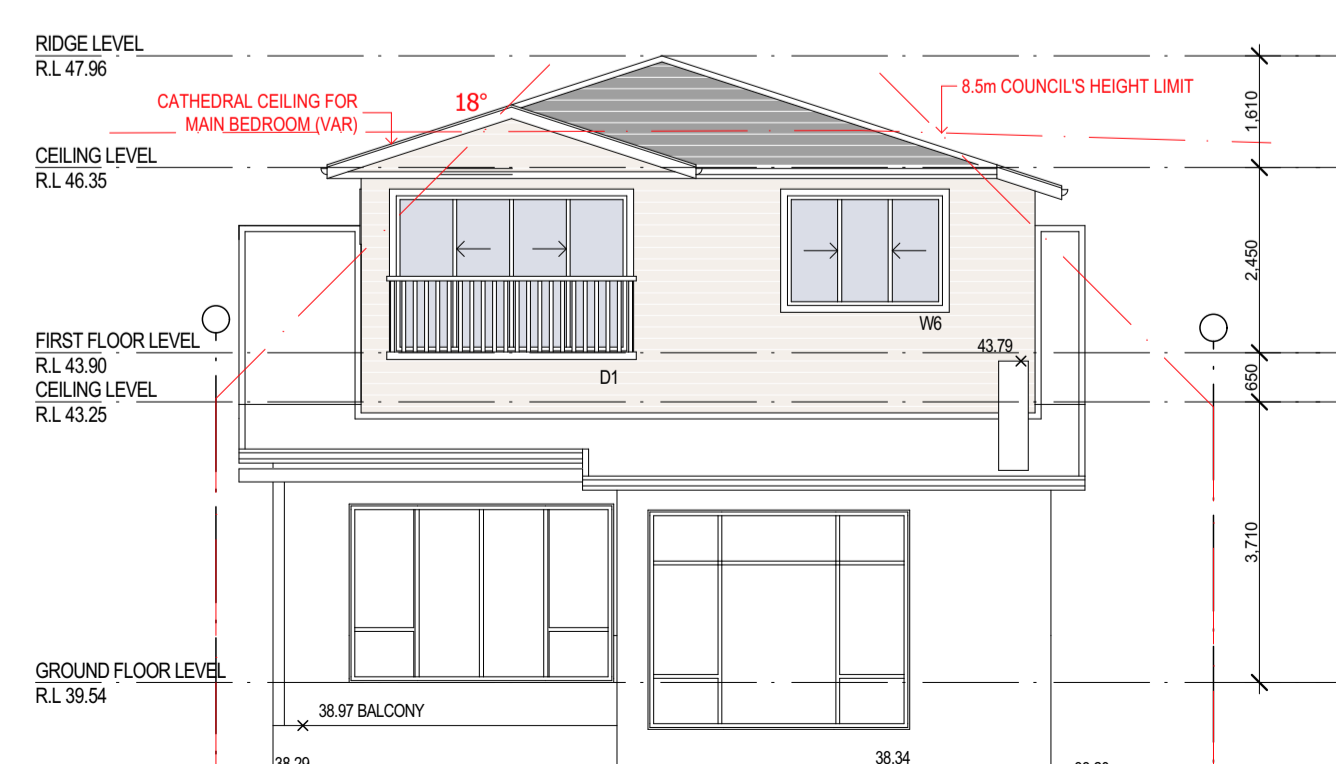
NO CHANGE TO EXISTING FOOTPRINT OR LANDSCAPE



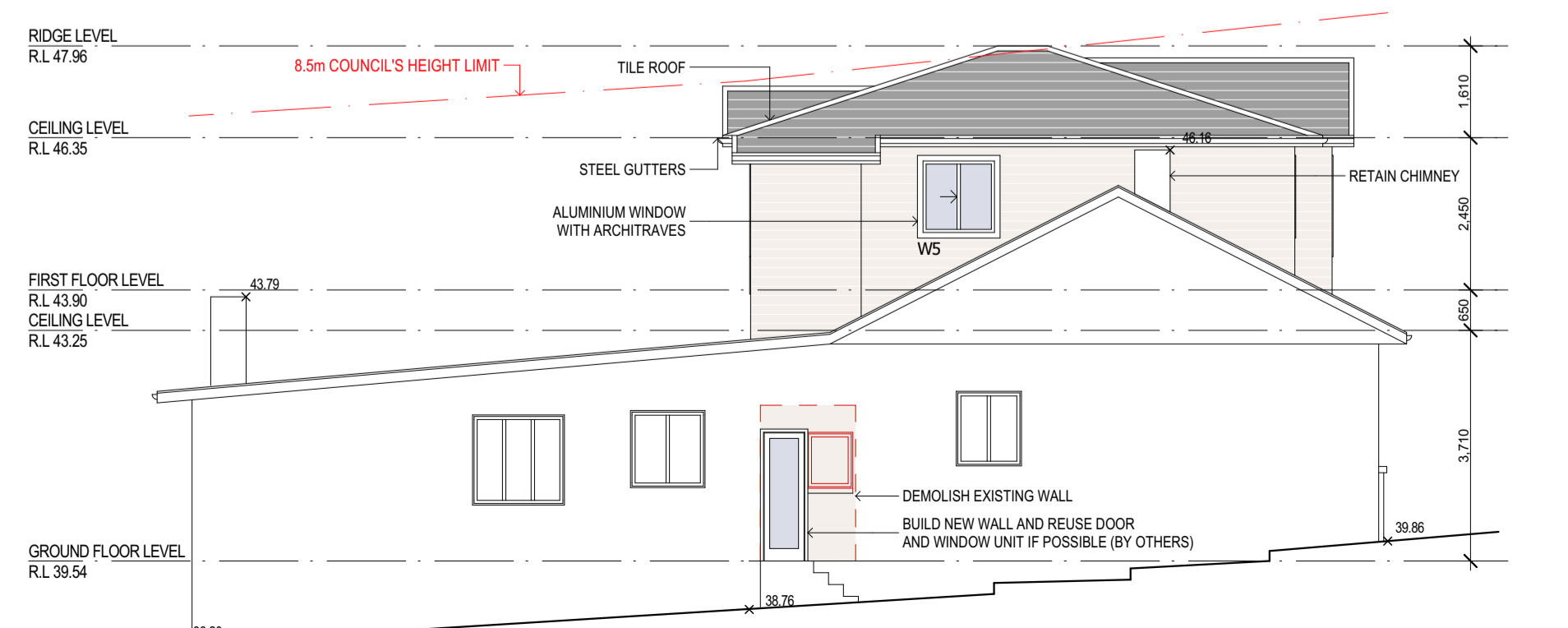
NORTH ELEVATION



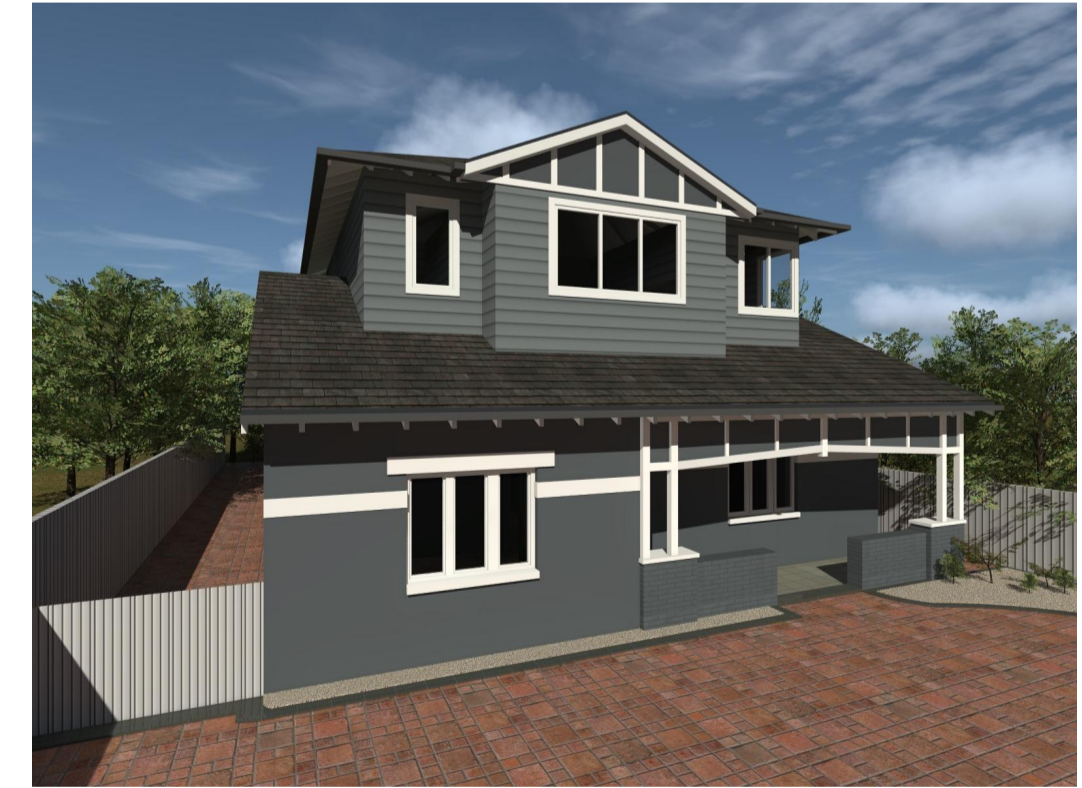
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



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

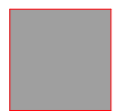
GROUND FLOOR PLAN

B FOR COUNCIL	18/02/20	GK
A FOR PLAN MEETING	19/12/19	JP
NO. REVISION	DATE	BY
SCALE: 1:100	DATE: 18/02/20	
DRAWN BY: JP	CHECKED: MB	
TITLE: PLANS, ELEVATIONS AND SECTIONS		
DRAWING NO.: 8120 DA 1		
ISSUE: B		

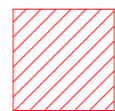
PROJECT TITLE:
FIRST FLOOR ADDITION AT
110 CROWN RD., QUEENSLIFF
NSW 2096

ADD-STYLE HOME ADDITIONS
Upstairs & On Ground Specialists

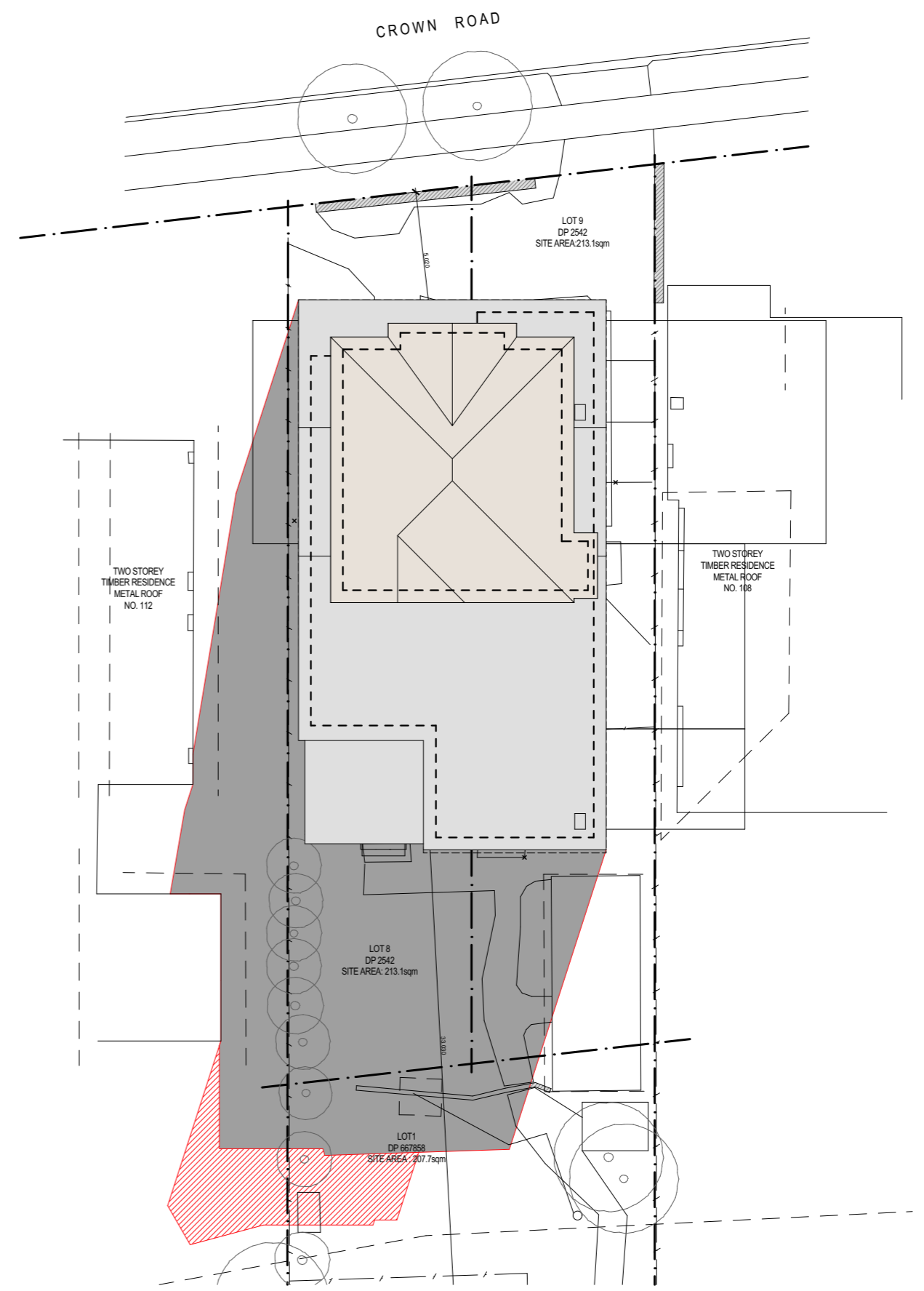
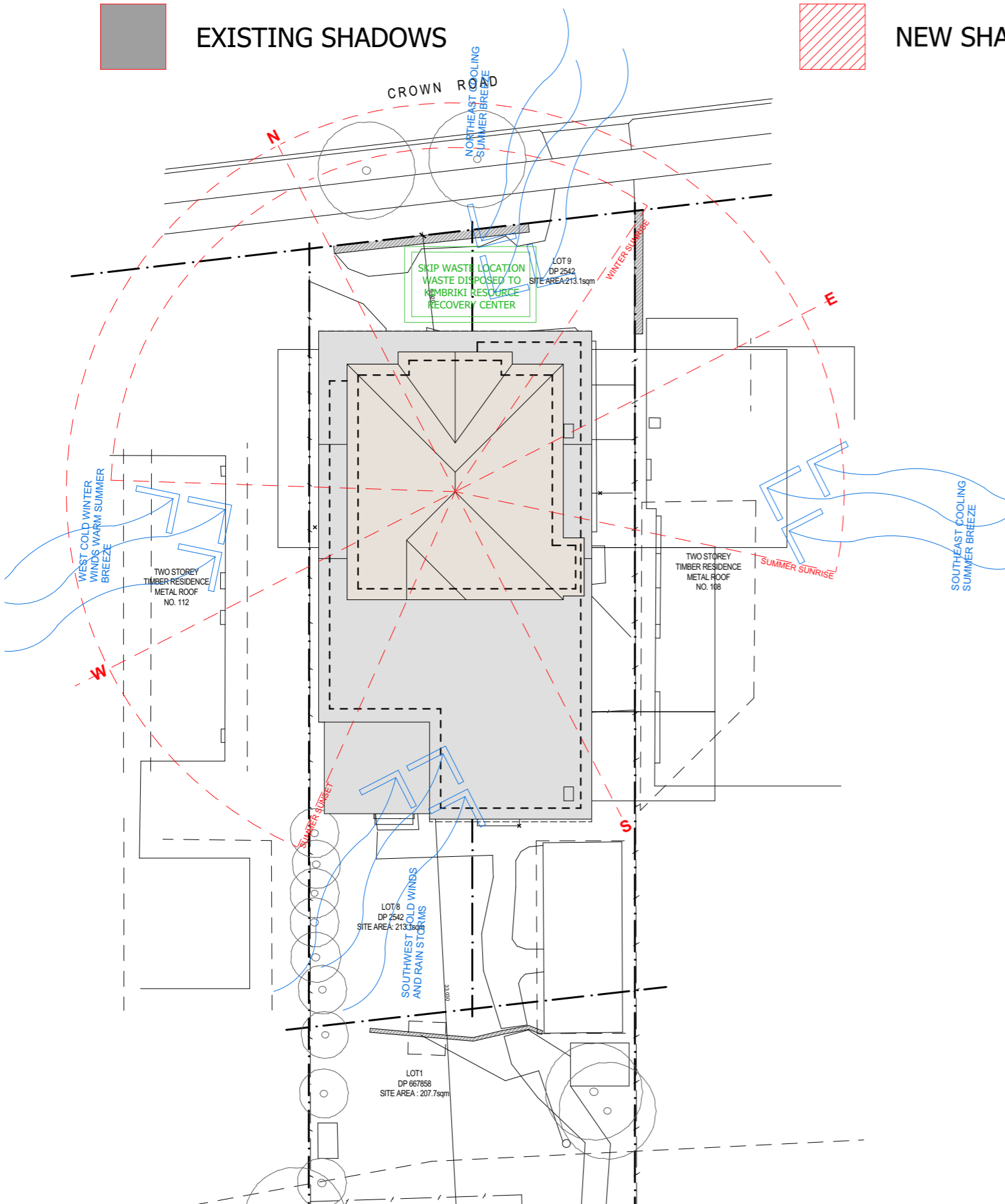
ADD-STYLE HOME ADDITIONS
285 CONDOMINE STREET
MANLY VALE 2093
FAX: 99079053
PAGER: 99079055
EMAIL: tim@addstyle.com.au



EXISTING SHADOWS



NEW SHADOWS



SITE ANALYSIS & WASTE MANAGEMENT PLAN

SHADOW DIAGRAM JUNE 21st AT 9am

ADD-STYLE
HOME ADDITIONS
Upstairs & On Ground Specialists

5/319 Condamine Street, MANLY VALE 2093 (02) 9907 9055

PROJECT TITLE
Site Analysis & Shadow Diagrams

110 CROWN RD , QUEENSCLIFF NSW
2096

DRAWING TITLE SITE ANALYSIS AND SHADOW DIAGRAMS

DATE 31/01/20

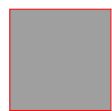
SCALE 1:200

DRAWN GK

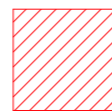
CHECKED MB

DRAWING NO.
8120 DA 1

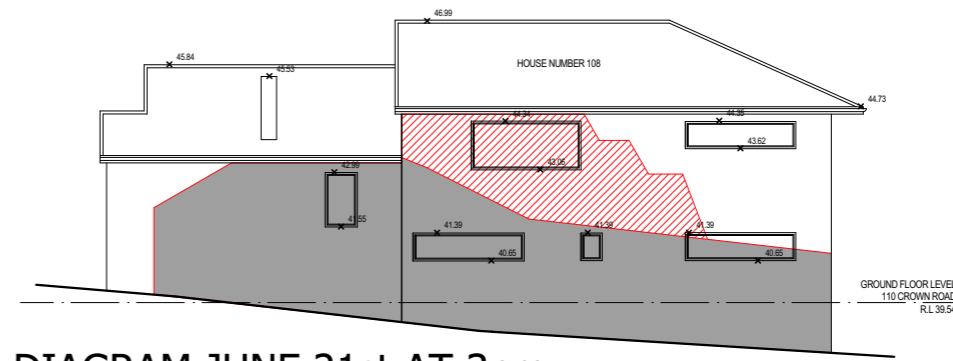
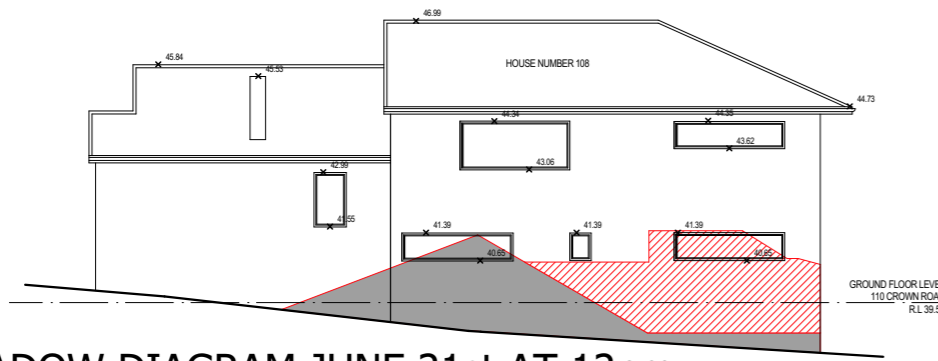
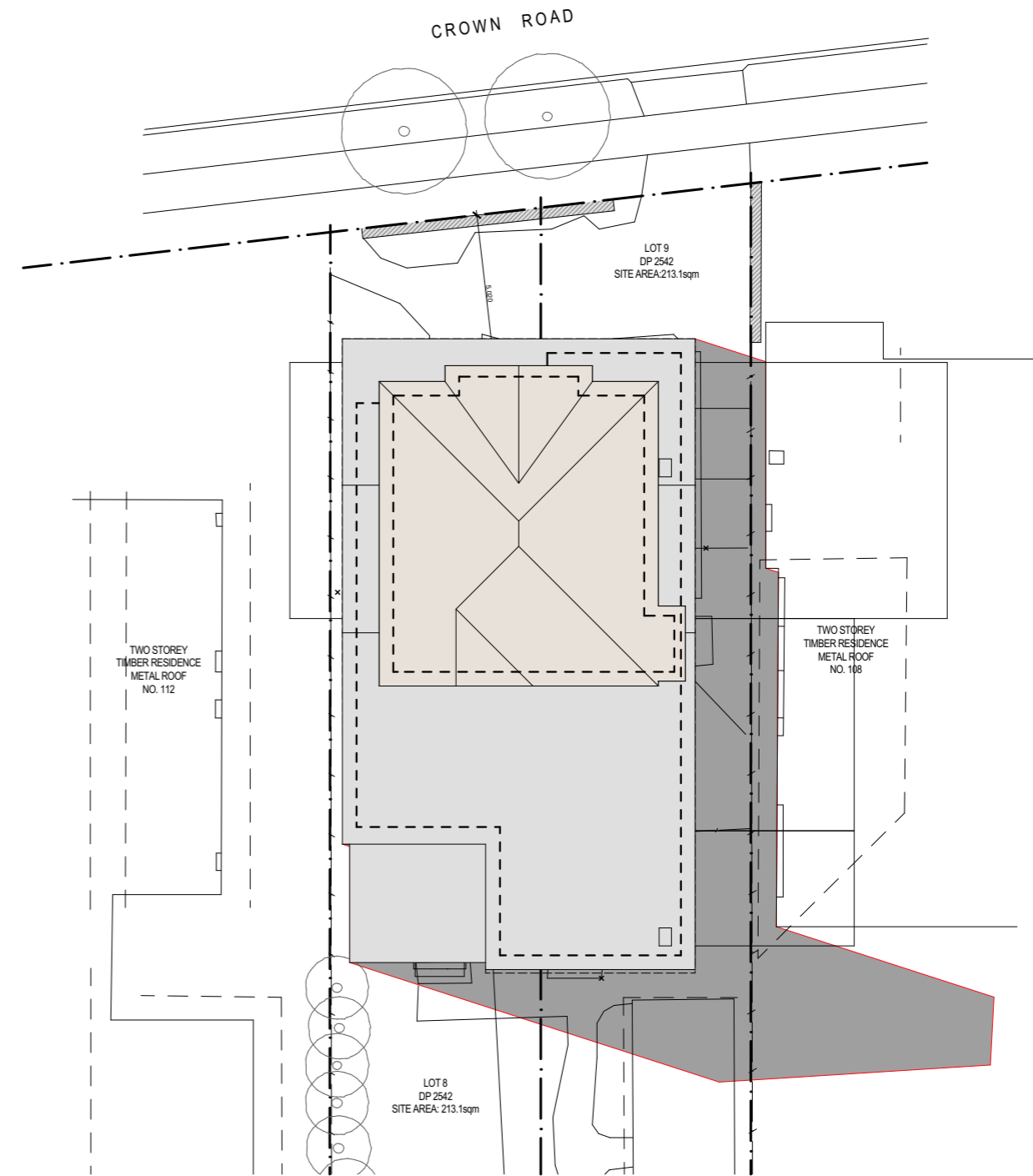
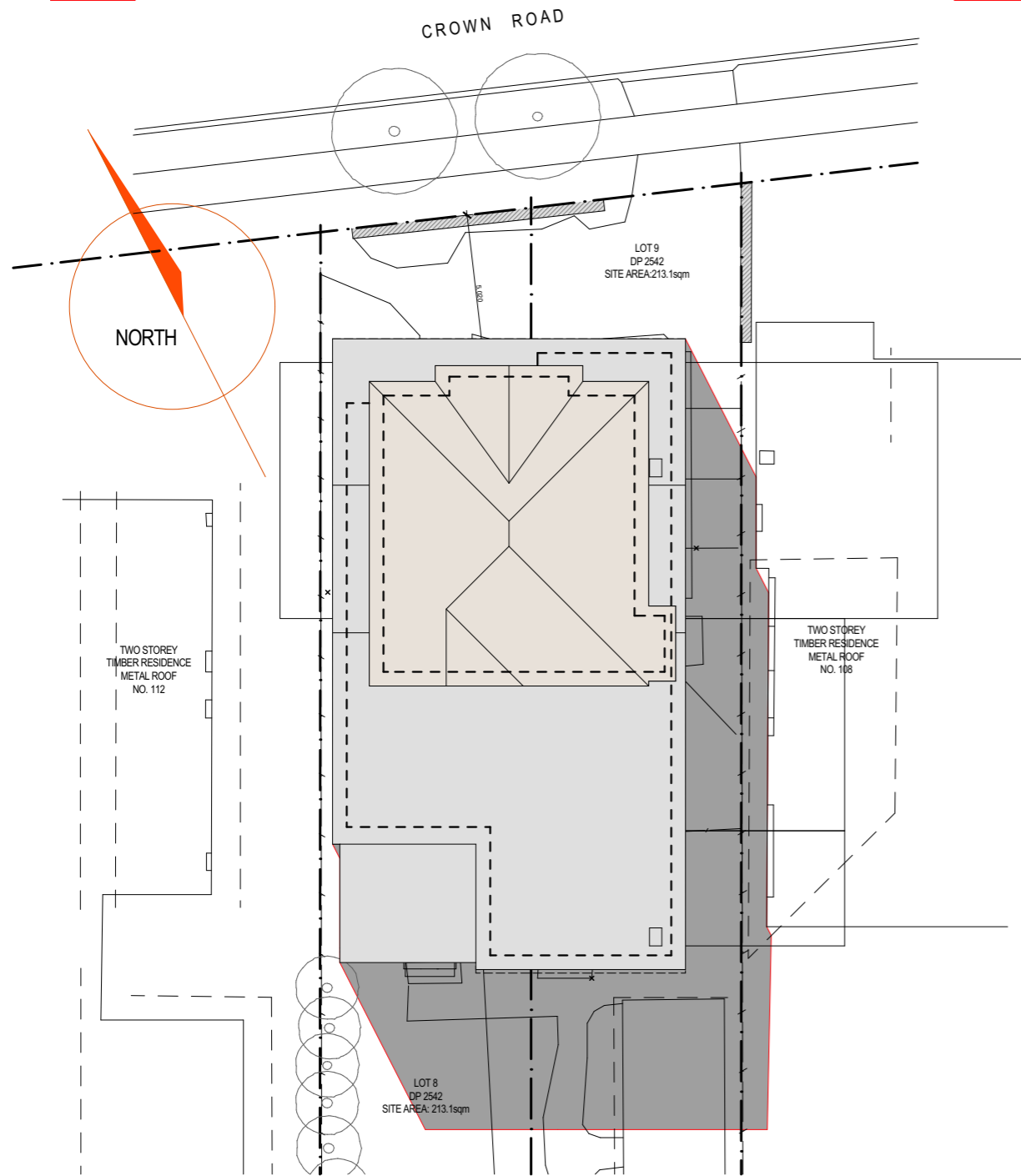
ISSUE		NO.	REVISION	DATE	BY
A	FOR COUNCIL			31/01/20	GK
A					



EXISTING SHADOWS



NEW SHADOWS



SHADOW DIAGRAM JUNE 21st AT 12pm

SHADOW DIAGRAM JUNE 21st AT 3pm

ADD-STYLE
HOME ADDITIONS
Upstairs & On Ground Specialists

5/319 Condamine Street, MANLY VALE 2093 (02) 9907 9055

PROJECT TITLE
Site Analysis & Shadow Diagrams

110 CROWN RD , QUEENSCLIFF NSW
2096

DRAWING TITLE SITE ANALYSIS AND SHADOW DIAGRAMS
DATE 31/01/20
SCALE 1:200
DRAWN GK
CHECKED MB

DRAWING NO.
8120 DA 1
ISSUE
A

A	FOR COUNCIL	31/01/20	GK
NO.	REVISION	DATE	BY