

PATANGA ROAD

LOT 1  
DP 853565  
327.9 sqm

DAREEN STREET

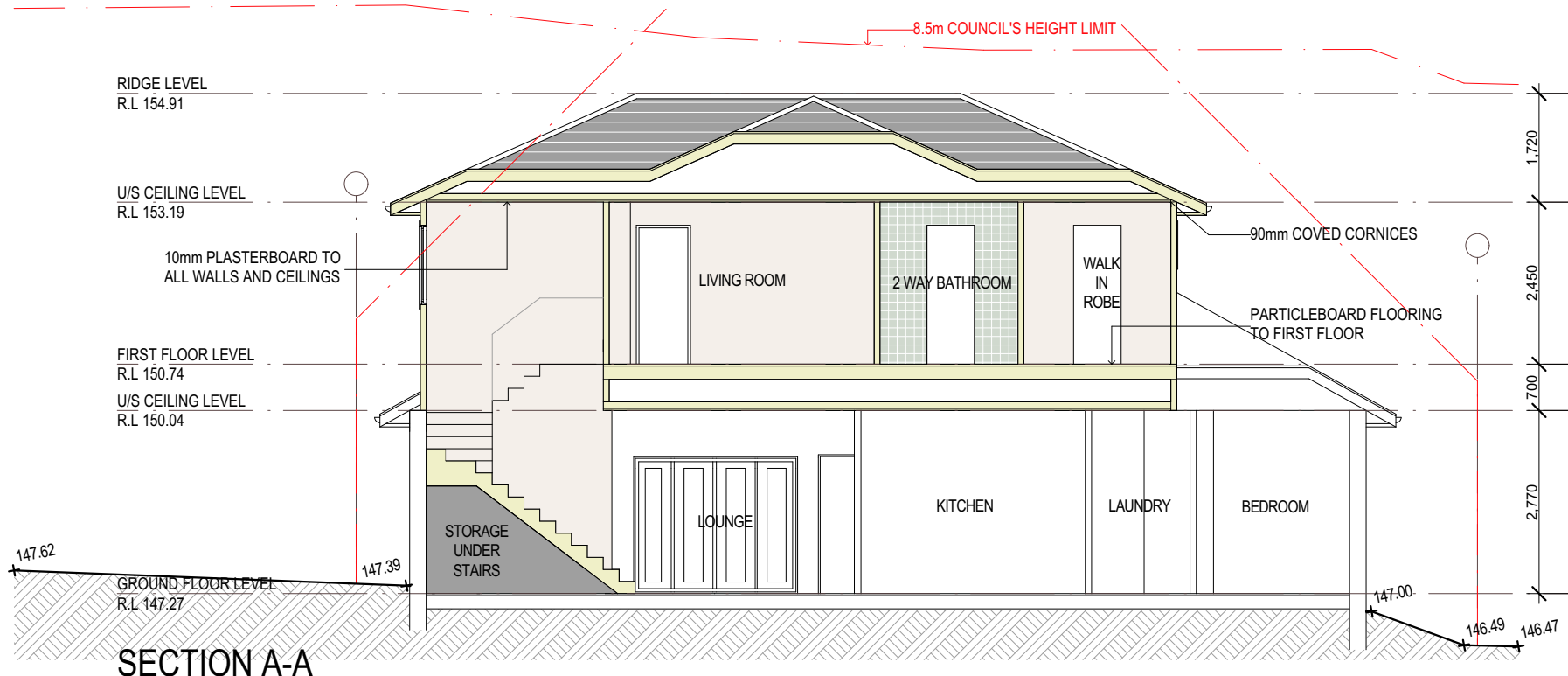
TWO STOREY  
CLAD RESIDENCE  
METAL ROOF  
NO. 13

TWO STOREY  
BRICK RESIDENCE  
TILE ROOF  
NO. 92

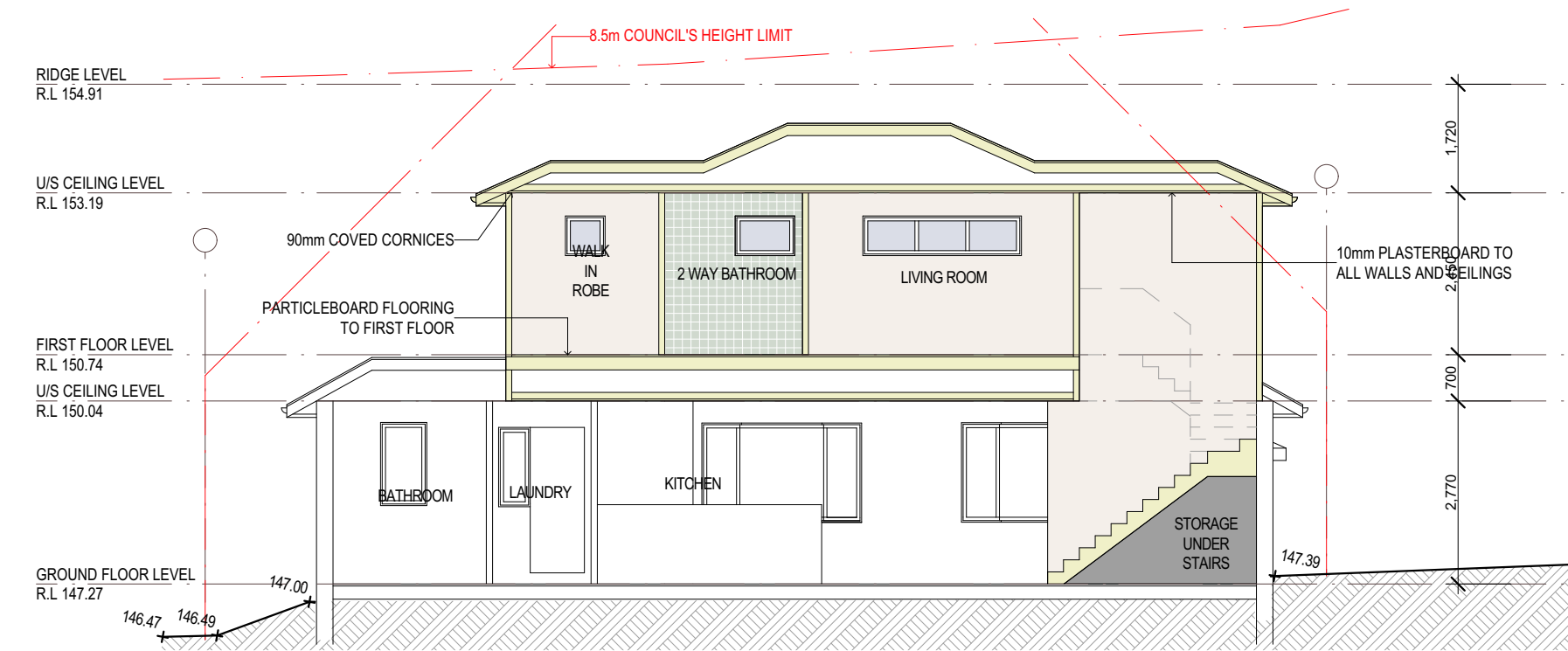
LEGEND & GENERAL NOTES	
VAR.	VARIATION
O.T.A	OWNER TO ADVISE BUILDER
SOP	90 x 90 TIMBER POST
S.L	SKY LIGHT
SHW	SHOWER ENCLOSURE
V	VANITY UNIT
WC	TOILET SUITE (WATER CLOSET)
BIC	BUILT IN CUPBOARD
ST	STORE
COS	TO BE CHECKED ON SITE
OPT.	OPTION
OB+H	OPEN BALUSTRADE AND HANDRAIL
DP	DOWNPIPE
CRS	DOWNPIPE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

FRAMING NOTES.	
ROOF PITCH	NEW: 24° EXISTING: 29° TO BE CHECKED
FRAME HEIGHT	2450mm
EAVE OVERHANGS	450mm
EXTERNAL DOOR AND WINDOW HEAD HEIGHT	2130mm
INTERNAL DOOR	2110mm
B.I.C DOOR	2130mm TO LINE UP
DOOR AND WINDOW NBS	90mm MIN UNLESS OTHERWISE NOTED
FRAME AND TRUSS CENTRES	600mm
DOOR STUD OPENINGS	800mm WIDE UNLESS OTHERWISE NOTED

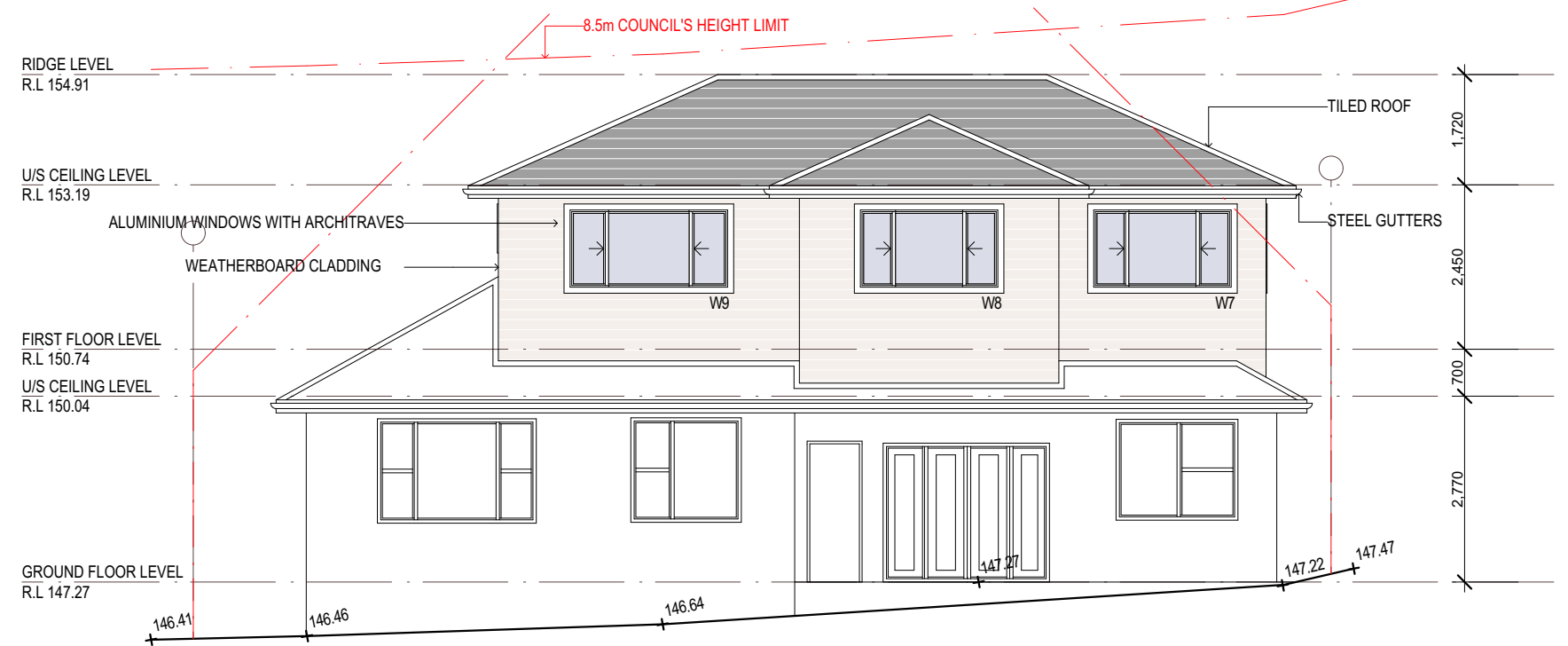
OPEN SPACE CALCULATIONS	
SITE AREA	327.9 sqm
GROSS FLOOR AREA	255.19 sqm
EXIST. IMPERVIOUS AREA	212.3 sqm 65%
PROPOSED IMPERVIOUS AREA	212.3 sqm 65%
EXIST. LANDSCAPED AREA	115.6 sqm 35%
PROPOSED LANDSCAPED AREA	115.6 sqm 35%
NO CHANGE TO EXISTING FOOTPRINT OR LANDSCAPE	
BASIX REQUIREMENTS	
40% NEW LIGHTING TO BE FLUORESCENT, COMPACT FLUORESCENT, OR LED.	
BATHRM FIXTURES TO BE 3 STAR OR GREATER WATER RATING.	
EXTERNAL WALL TO HAVE R0.45 FOIL BACKED INSULATION OR GREATER.	
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	
W7, W8, AND W9 TO HAVE PYRO LOW-E GLASS	



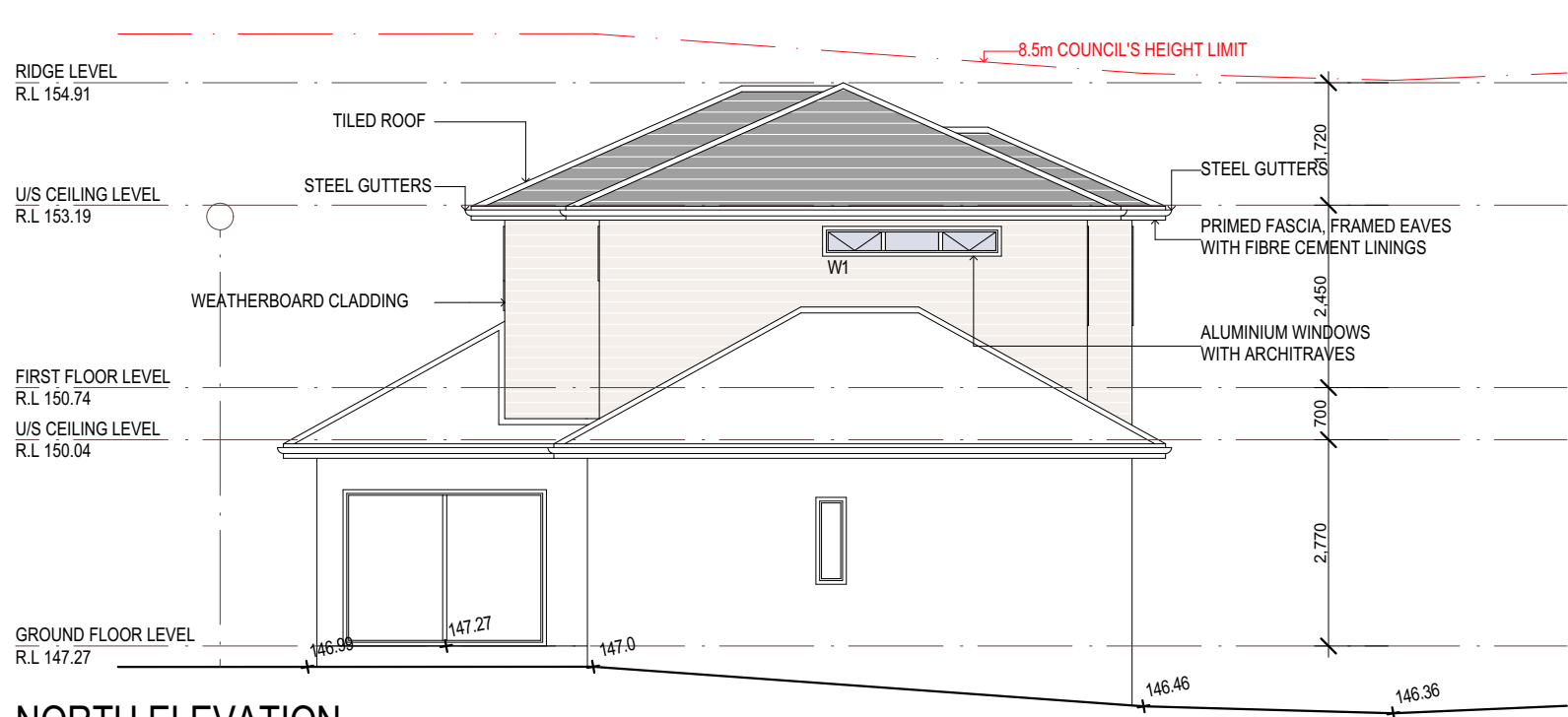
SECTION A-A



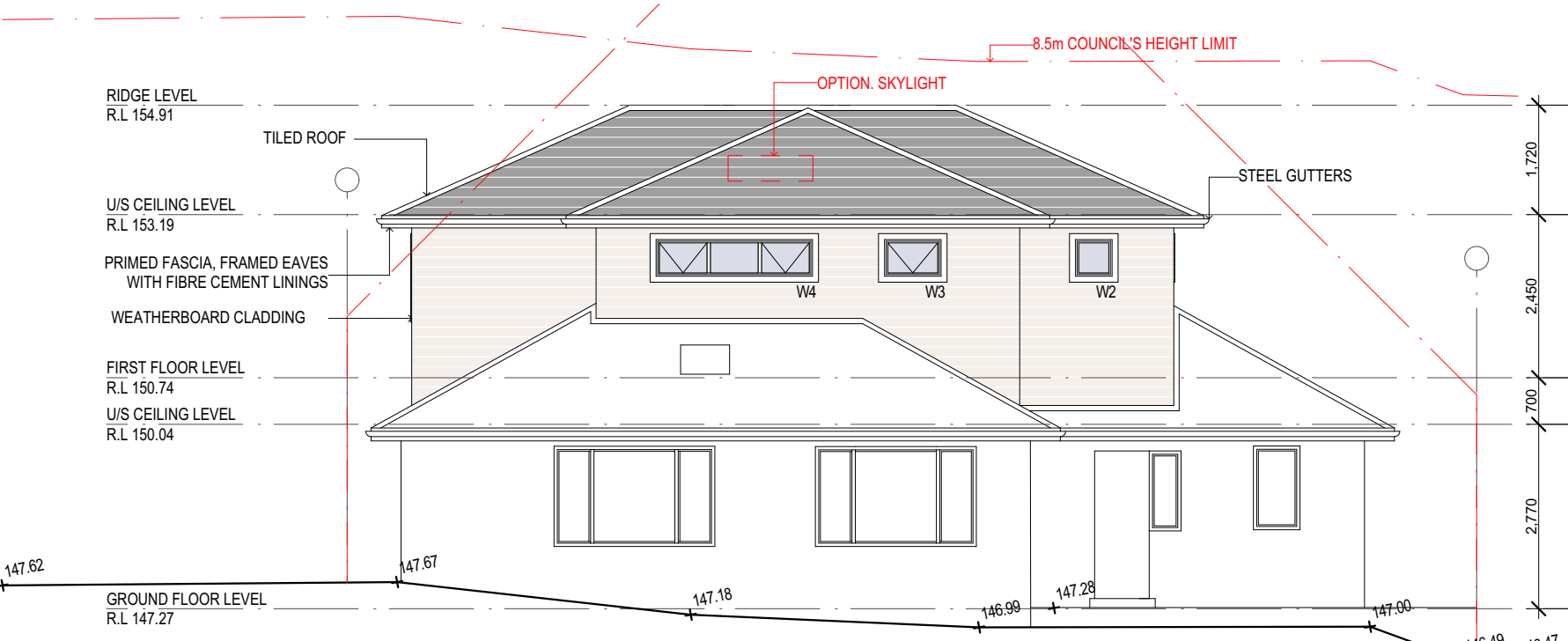
SECTION B-B



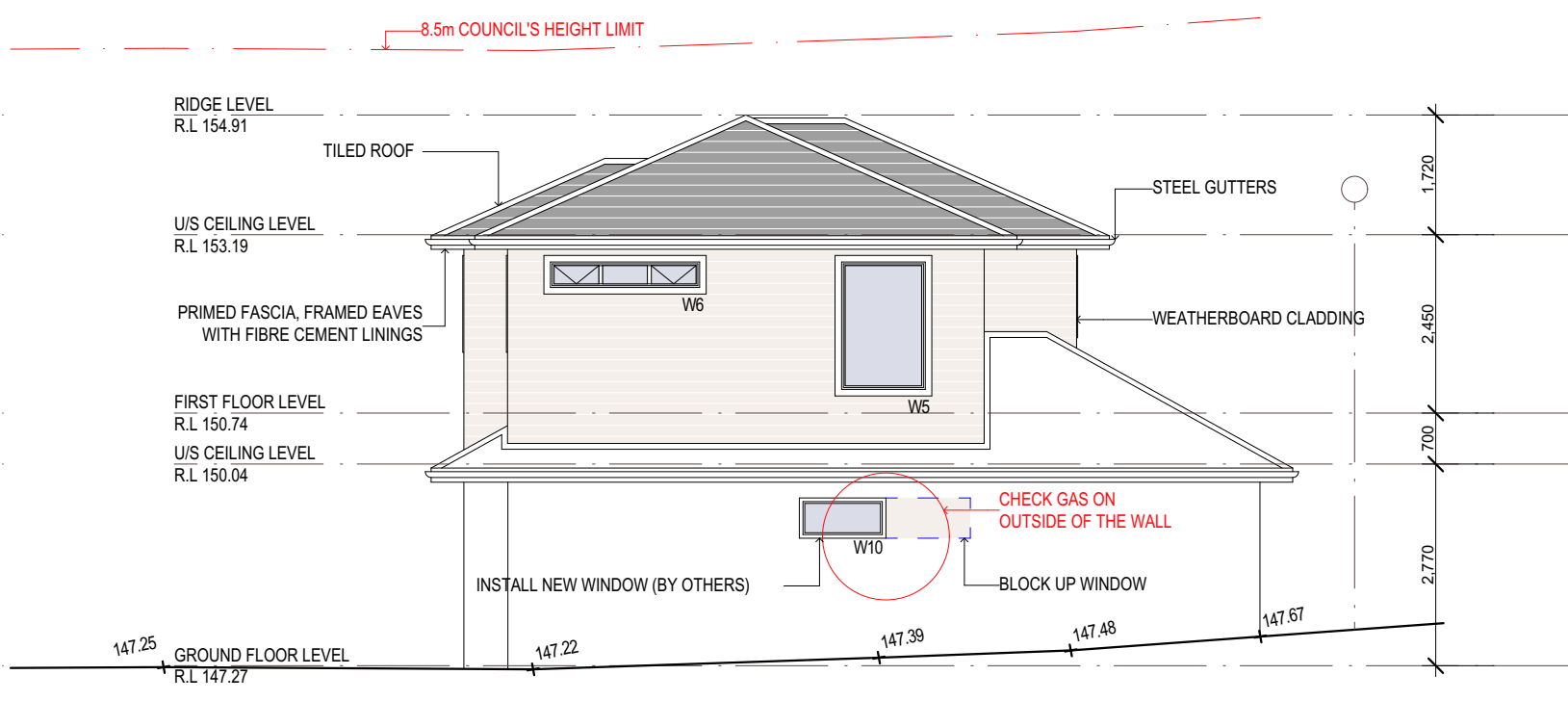
WEST ELEVATION



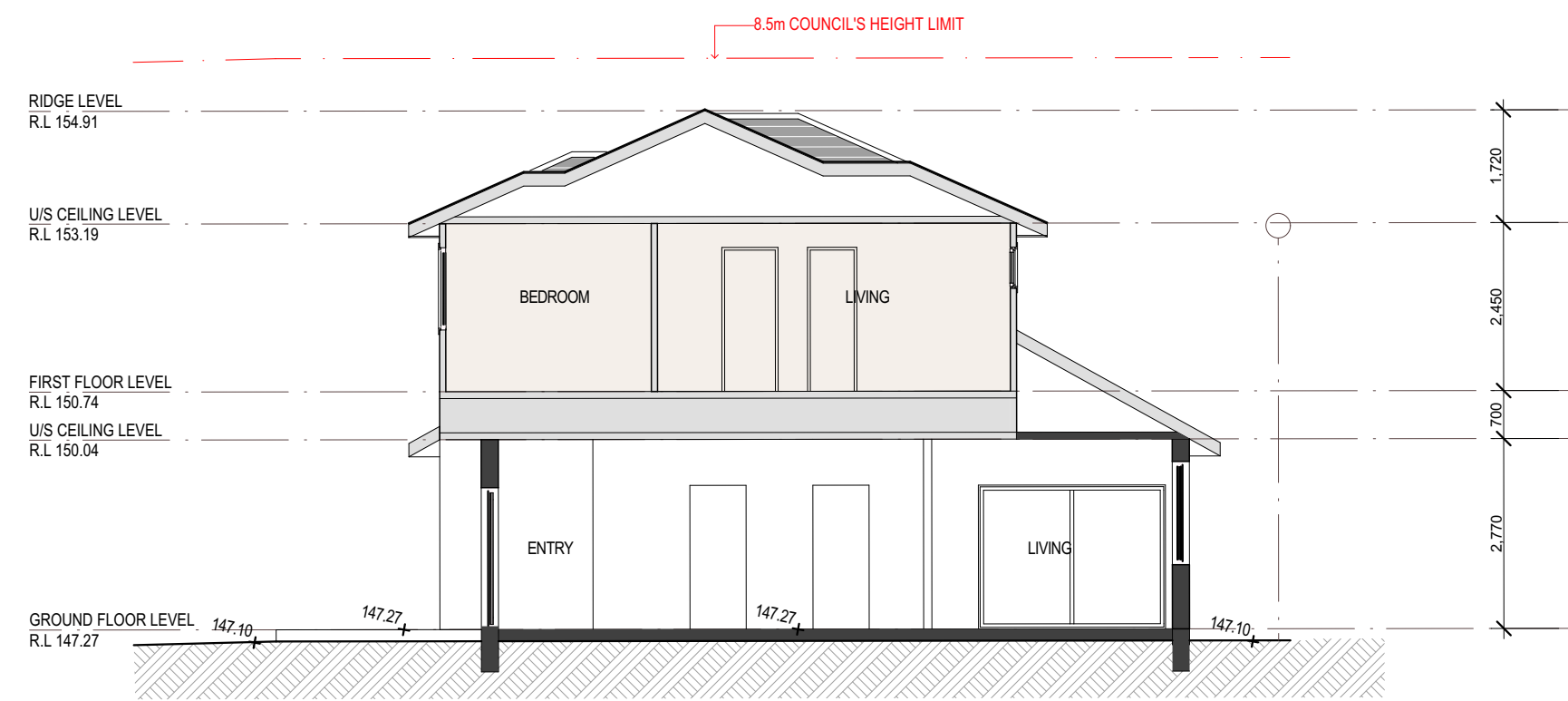
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



SECTION C-C

**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**  
**DA2019/0528**

**PROJECT TITLE.**  
FIRST FLOOR ADDITION AT  
11 Patanga Road, Frenchs Forest  
NSW 2086

**ADD-STYLE HOME ADDITIONS**  
Upstairs & On Ground Specialists

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

C	FOR COUNCIL AMENDED	04/07/19	GK
B	FOR COUNCIL	17/05/19	GK
A	FOR PLAN MEETING	25/04/19	GK
NO. REVISION		DATE	B
SCALE: 1:100		DATE: 17/05/19	
DRAWN BY: GK		CHECKED: CW	
TITLE: PLANS, ELEVATIONS AND SECTIONS			
DRAWING NO. 8299 DA 1		ISSUE C	