

**FRAMING NOTES.**

ROOF PITCH	NEW: 24° EXISTING 29° TO BE CHECKED
FRAME HEIGHT	2450mm
ROOFING	TERRACOTTA TILE
EAVE OVERHANGS	530mm
EXTERNAL DOOR AND WINDOW HEAD HEIGHT TO LINE UP	2130mm
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

**OPEN SPACE CALCULATIONS**

SITE AREA	791.1 sqm
GROSS FLOOR AREA	317.8 sqm
EXIST. IMPERVIOUS AREA	470.6 sqm 60%
PROPOSED IMPERVIOUS AREA	470.4 sqm 60%
EXIST. LANDSCAPED AREA	320.4 sqm 40%
PROPOSED LANDSCAPED AREA	320.2 sqm 40%
EXIST FLOOR SPACE	230.1 sqm 0.29 : 1
PROPOSED FLOOR SPACE	317.4 sqm 0.40 : 1

**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



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

JOB REVIEW 2	EMAIL DATE	00/00/00	NO.	REVISION	DATE	BY
JOB REVIEW 1	EMAIL DATE	00/00/00				

**PROJECT TITLE:**  
Proposed Additions at:  
44 Churchill Crescent,  
Allambie Heights NSW 2100

DRAWN BY:	JH	CHECKED BY:	CW
SCALE:		1:100	

**TITLE:** PLANS, ELEVATIONS AND SECTIONS

**DRAWING NO.:** 2313 DA 1 **ISSUE:** C

**ADD-STYLE HOME ADDITIONS**  
Upstairs Specialists  
5911 CONDAMINE ST MALLYVALE 2000  
PHONE: (02) 9977 9055  
EMAIL: info@addstyle.com.au

**BASIX REQUIREMENTS**

40% NEW LIGHTING TO BE FLUORESCENT, COMPACT FLUORESCENT, OR LED.

BATHROOM FIXTURES TO BE 3 STAR OR GREATER WATER RATING.

SINGLE SKIN AUTOCLAVED AERATED CONCRETE (AAC) (AAC: 75mm) EXTERNAL WALL TO HAVE INSULATION OF R1.03 OR R1.70 INCLUDING CONSTRUCTION.

FLAT CEILING, PITCHED ROOF TO HAVE R0.45 OR GREATER, FOIL BACKED BLANKET (100mm).

SKYLIGHT SL1 TO HAVE U-VALUE NO GREATER THAN 0.21 AND SOLAR HEAT GAIN COEFFICIENT OF 0.808

IMPROVED ALUMINIUM WINDOWS TO HAVE U-VALUE NO GREATER THAN 0.64 AND SHGC OF 0.75

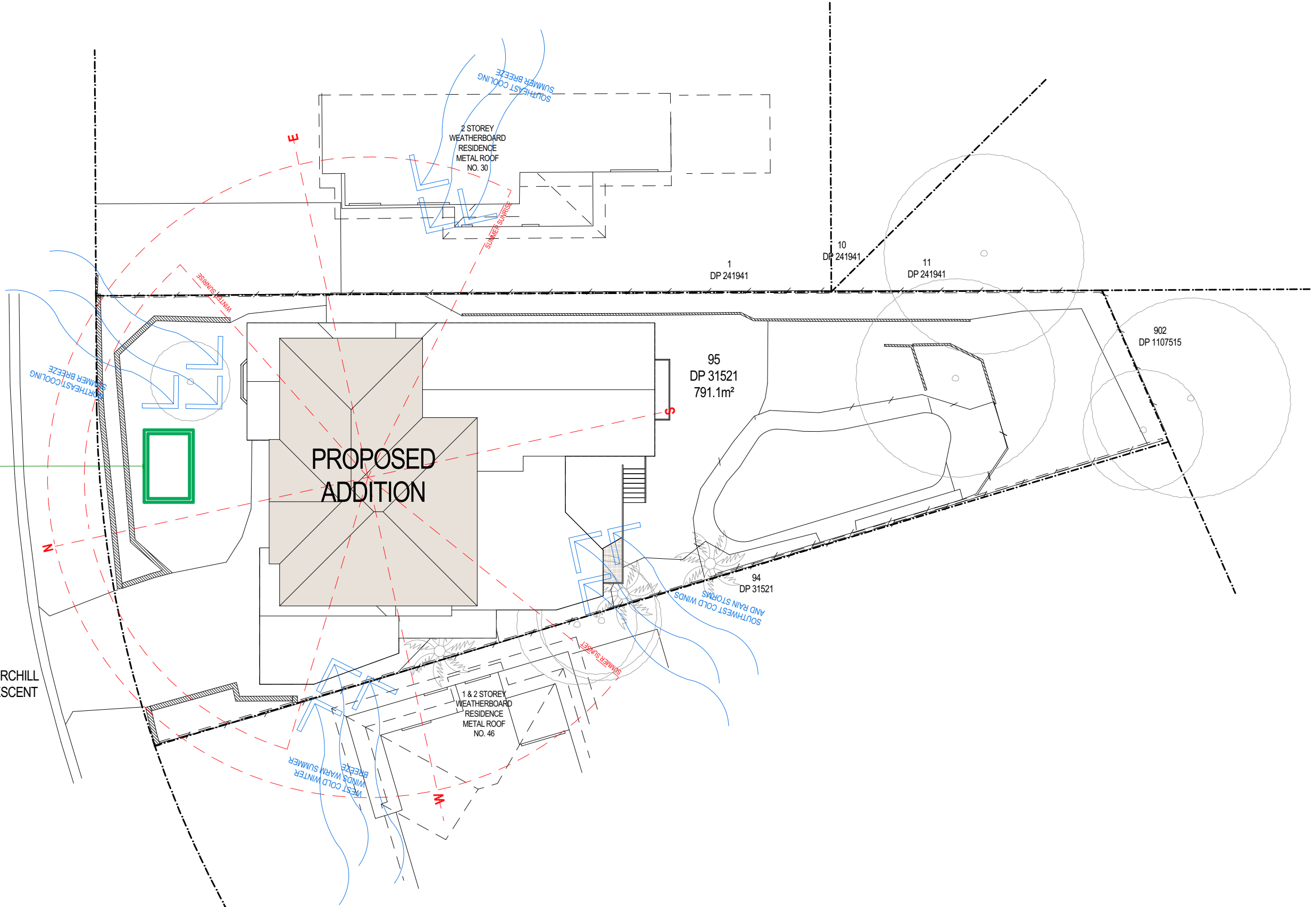
W2,W3 AND W4 TO HAVE PYRO LOW-E GLASS WITH U-VALUE NO GREATER THAN 0.48 AND SHGC OF 0.46

- VARIATIONS**
- DOUBLE VANITY IN BATHROOM
  - DOUBLE VANITY IN ENSUITE
  - SKYLIGHT
  - DEMOLISH 1m HIGH WALL IN STAIR AREA
  - ADDITIONAL WINDOW (W4)
  - INTERNAL DOORS: HUME-PAC HOLLOW CORE 6 PANEL
  - BLACK BUTT HANDRAIL



SKIP/WASTE LOCATION  
WASTE DISPOSED TO  
KIMBRIKI RESOURCE  
RECOVERY CENTRE

CHURCHILL  
CRESCENT



**ADD-STYLE**  
HOME ADDITIONS  
Upstairs Specialists

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

Proposed Additions at:  
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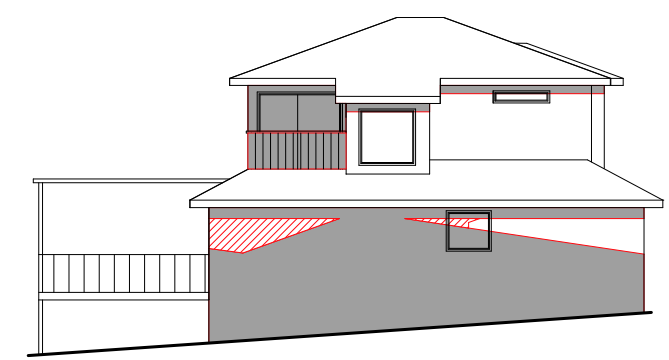
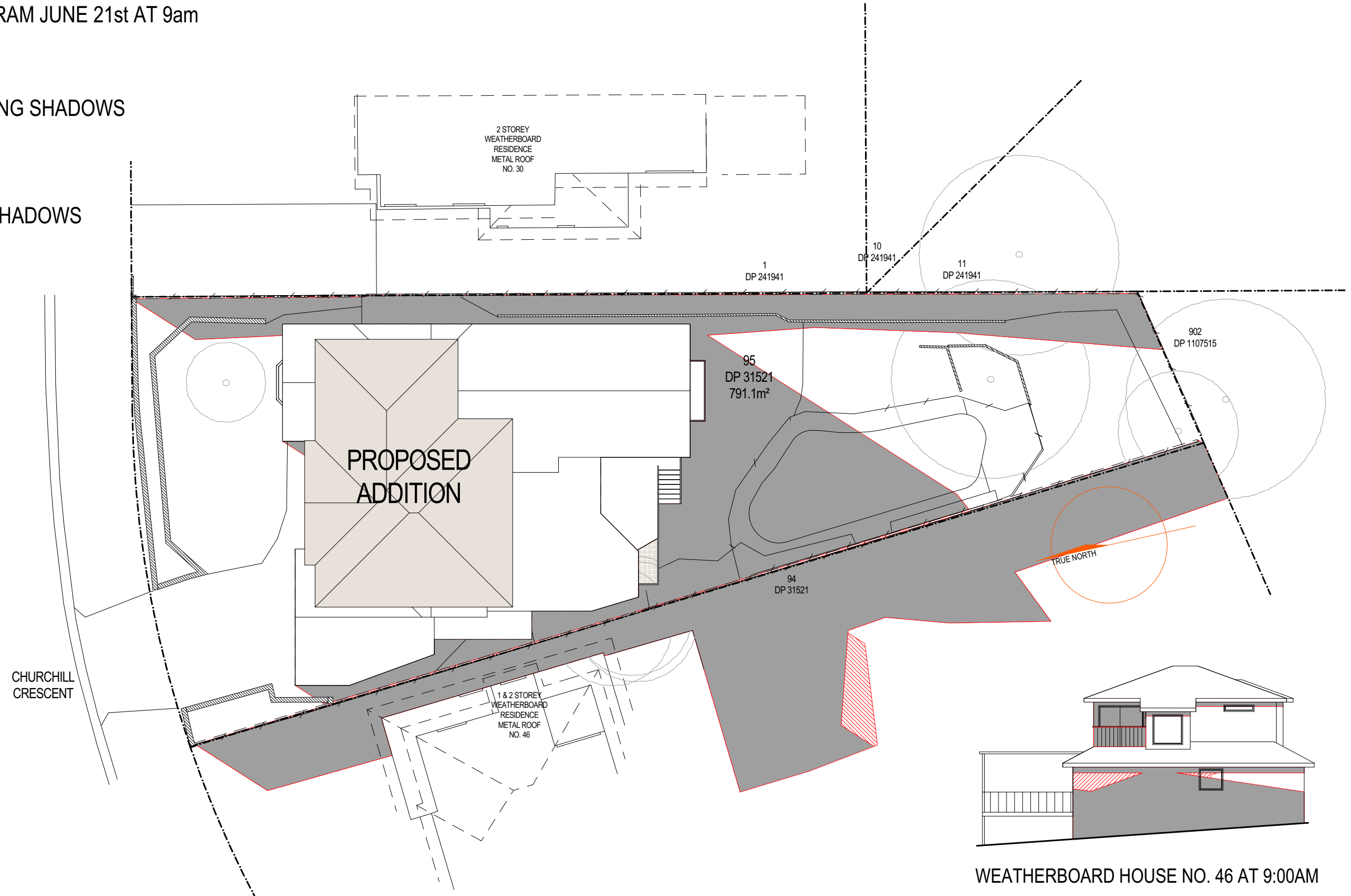
**DRAWING TITLE** SITE ANALYSIS AND SHADOW DIAGRAMS  
**SCALE** 1:200 **DRAWN BY** JH **CHECKED BY** CW

**DRAWING NO.** 2321 DA 1/4  
**ISSUE** A

NO.	REVISION	DATE	BY
A	For Council	23/11/22	JH

SHADOW DIAGRAM JUNE 21st AT 9am

 EXISTING SHADOWS  
 NEW SHADOWS



WEATHERBOARD HOUSE NO. 46 AT 9:00AM



**ADD-STYLE**  
HOME ADDITIONS  
Upstairs Specialists

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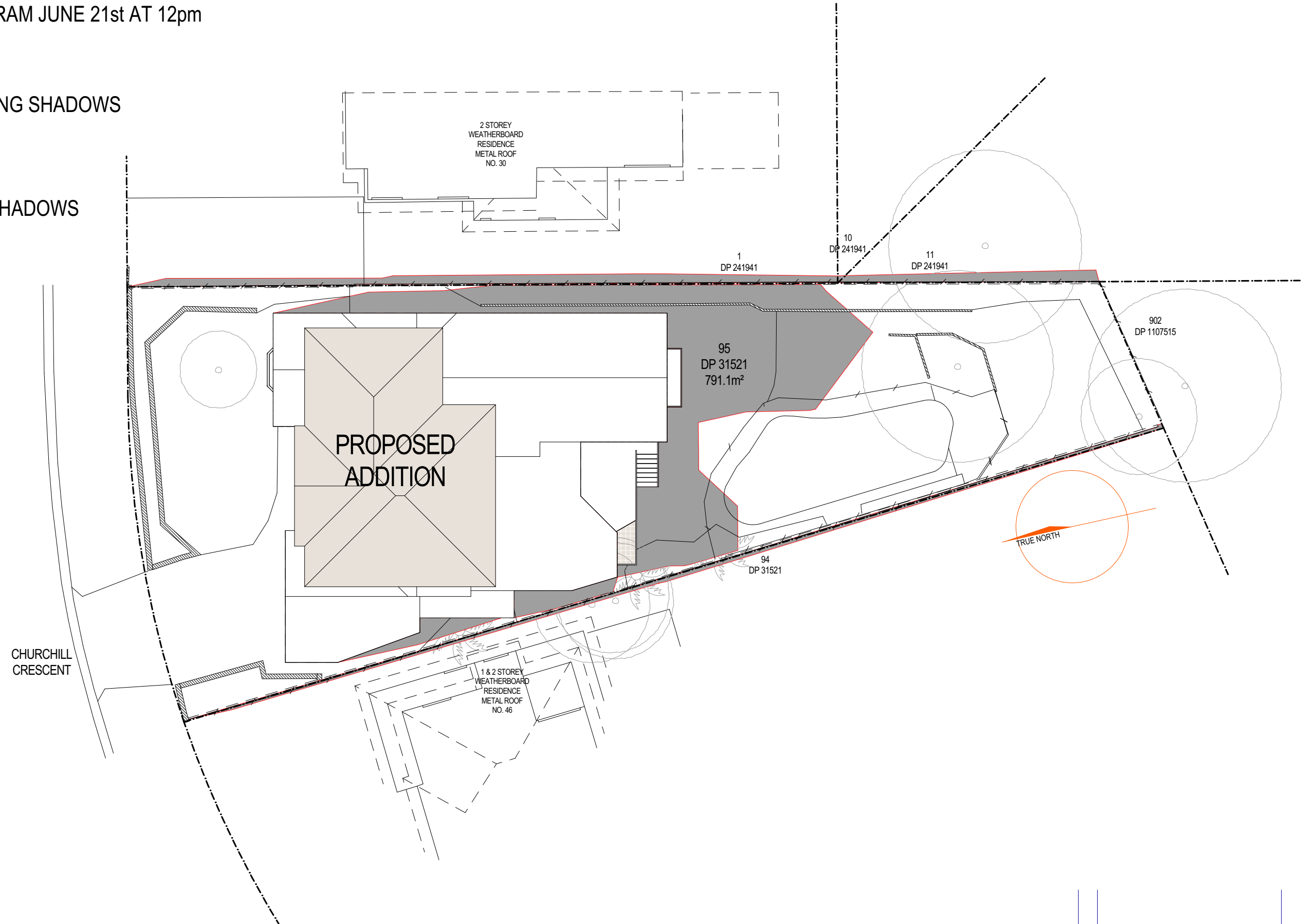
Proposed Additions at:  
44 Churchill Crescent,  
Allambie Heights NSW 2100

<b>DRAWING TITLE</b>	SITE ANALYSIS AND SHADOW DIAGRAMS	<b>DRAWING NO.</b>	<b>ISSUE</b>
<b>SCALE</b> 1:200	<b>DRAWN BY</b> JH <b>CHECKED BY</b> CW	2321 DA 2/4	A

A	For Council	23/11/22	JH
<b>NO.</b>	<b>REVISION</b>	<b>DATE</b>	<b>BY</b>

SHADOW DIAGRAM JUNE 21st AT 12pm

 EXISTING SHADOWS  
 NEW SHADOWS




**ADD-STYLE**  
HOME ADDITIONS  
Upstairs Specialists


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

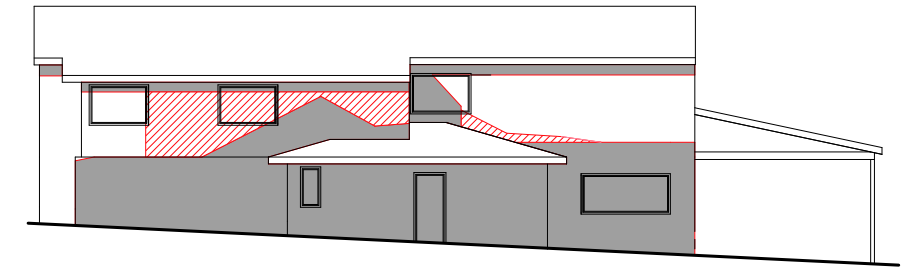
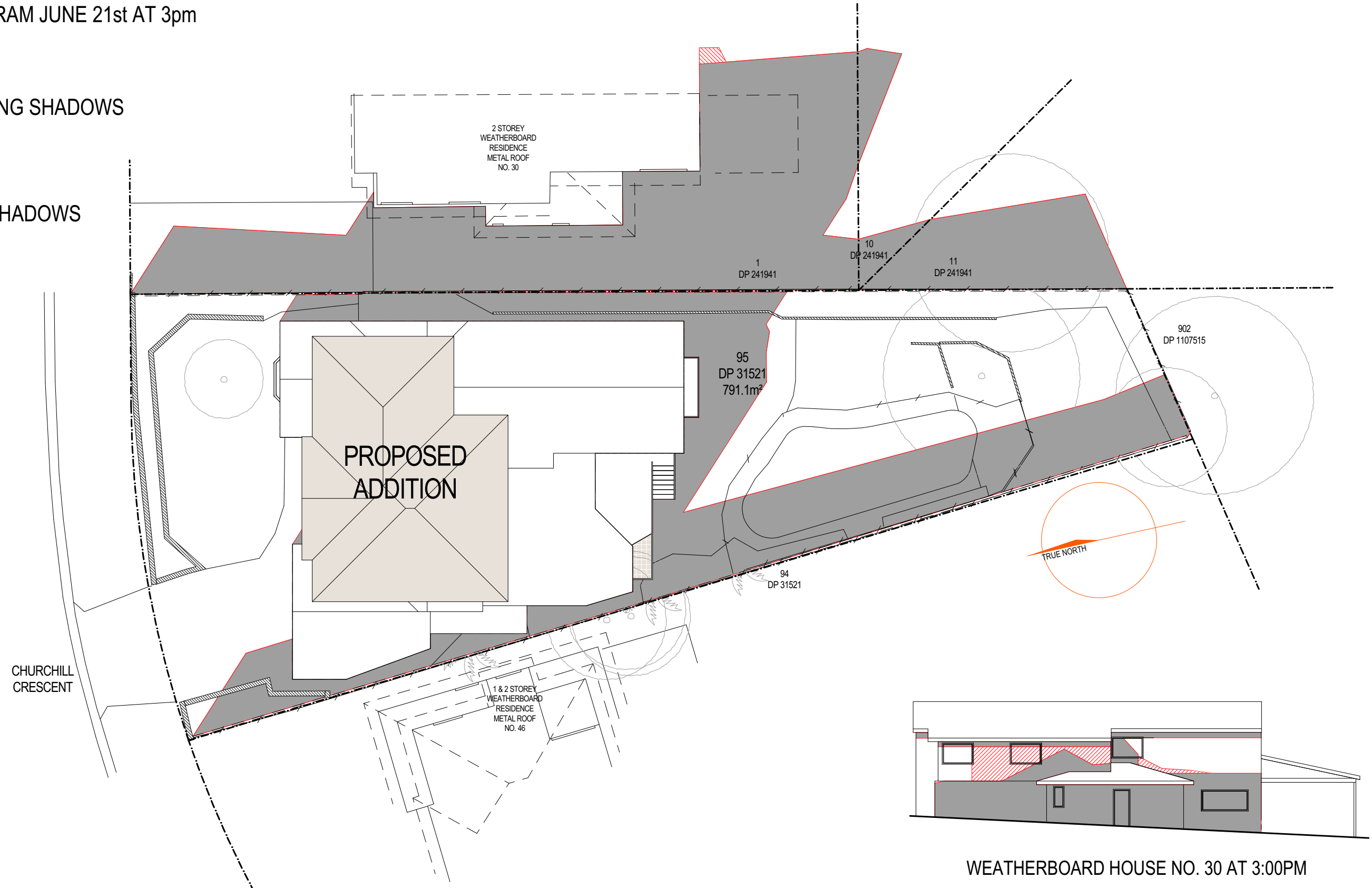
Proposed Additions at:  
44 Churchill Crescent,  
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<b>DRAWING TITLE</b>	SITE ANALYSIS AND SHADOW DIAGRAMS	<b>DRAWING NO.</b>	<b>ISSUE</b>
<b>SCALE</b> 1:200	<b>DRAWN BY</b> JH <b>CHECKED BY</b> CW	2321 DA 3/4	A

NO.	REVISION	DATE	BY
A	For Council	23/11/22	JH

SHADOW DIAGRAM JUNE 21st AT 3pm

 EXISTING SHADOWS  
 NEW SHADOWS



WEATHERBOARD HOUSE NO. 30 AT 3:00PM



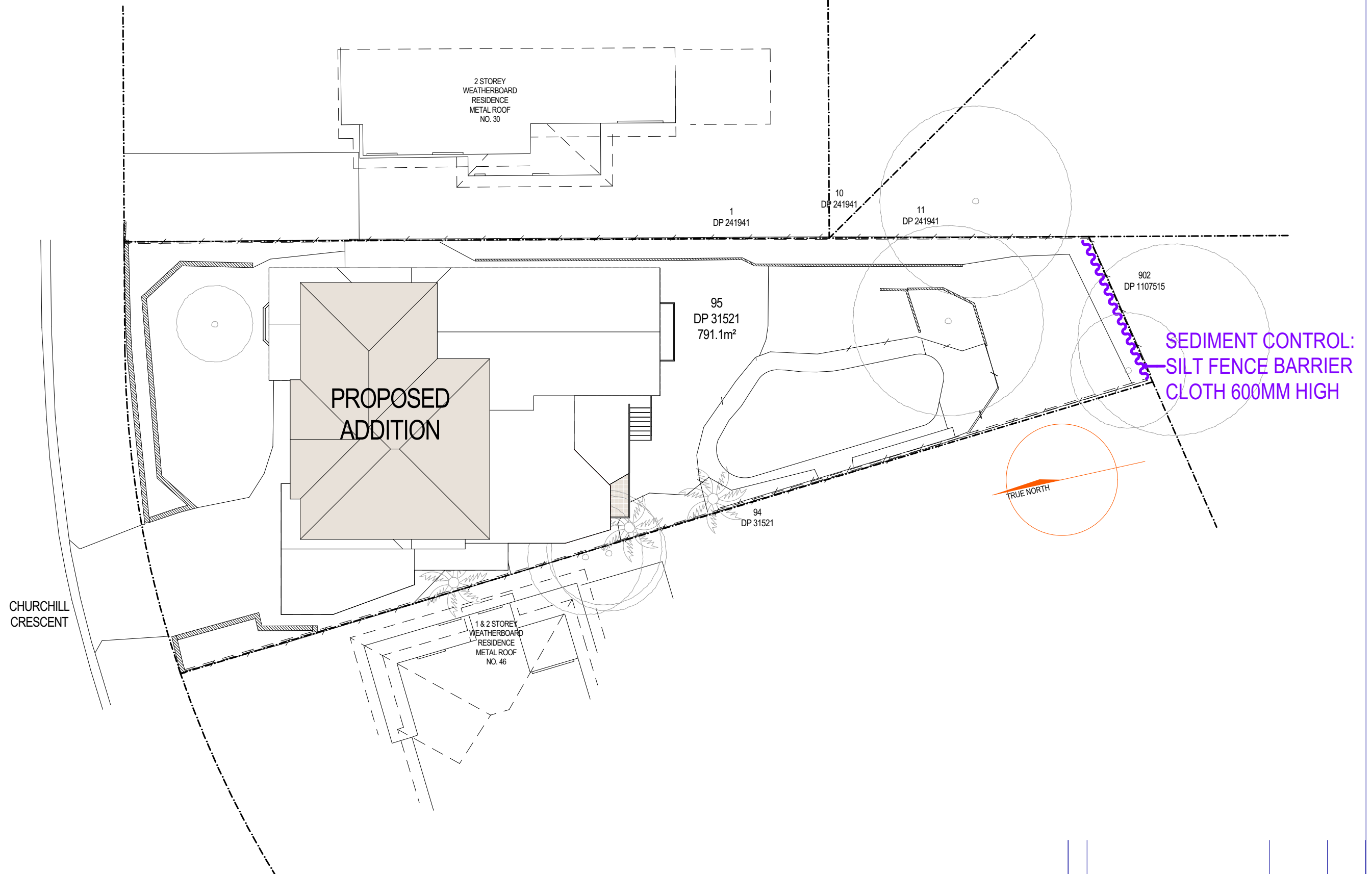
**ADD-STYLE**  
HOME ADDITIONS  
Upstairs Specialists

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Proposed Additions at:  
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<b>DRAWING TITLE</b>	SITE ANALYSIS AND SHADOW DIAGRAMS	<b>DRAWING NO.</b>	<b>ISSUE</b>
<b>SCALE</b> 1:200	<b>DRAWN BY</b> JH <b>CHECKED BY</b> CW	2321 DA 4/4	A

A	For Council	23/11/22	JH
<b>NO.</b>	<b>REVISION</b>	<b>DATE</b>	<b>BY</b>



**ADD-STYLE**  
HOME ADDITIONS  
Upstairs Specialists

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Proposed Additions at:  
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Allambie Heights NSW 2100

**DRAWING TITLE** SEDIMENT AND EROSION CONTROL PLAN  
**SCALE** 1:200 **DRAWN BY** JH **CHECKED BY** CW

**DRAWING NO.** 2321 DA 1  
**ISSUE** A

NO.	REVISION	DATE	BY
A	For Council	23/11/22	JH