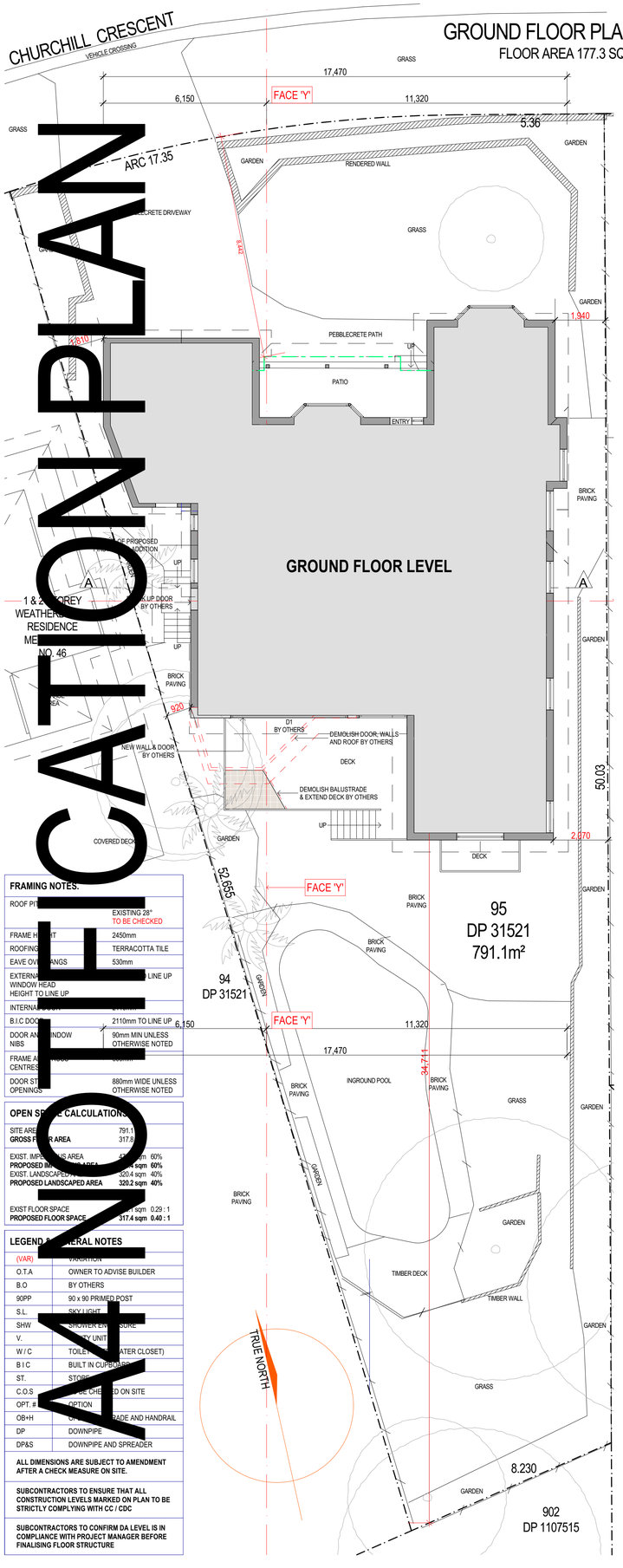
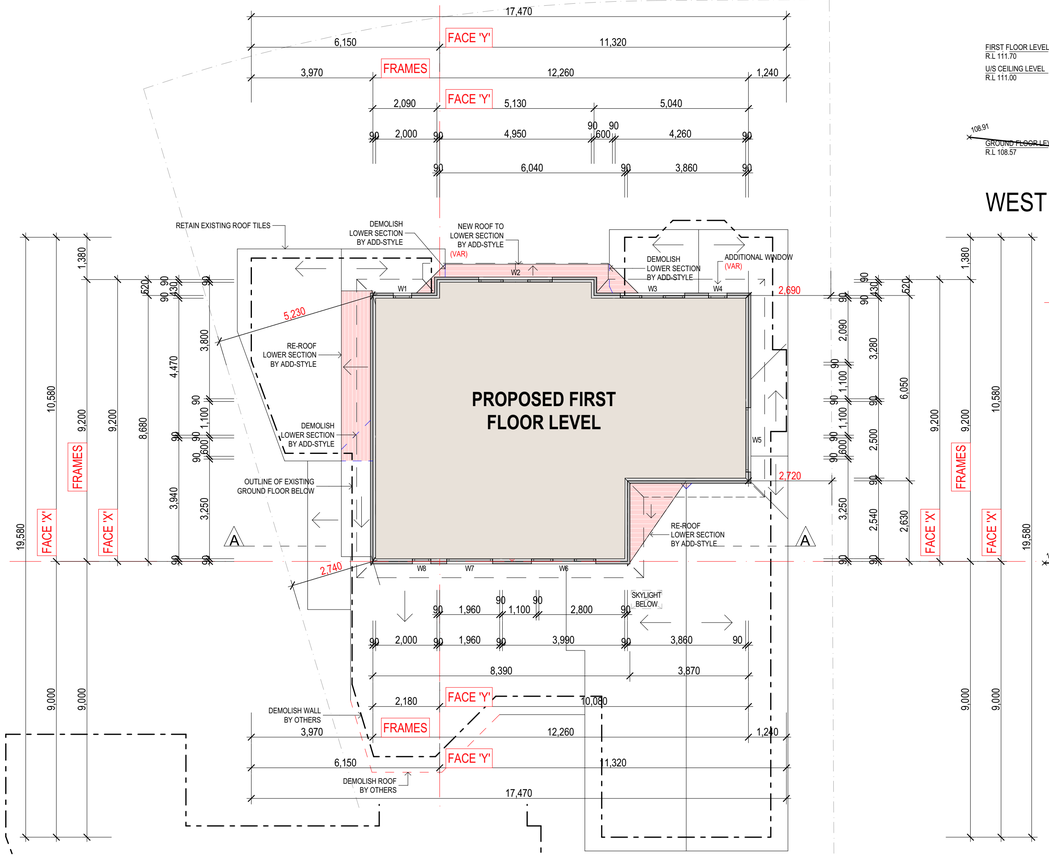
GROUND FLOOR PLAN

FLOOR AREA 177.3 SQM



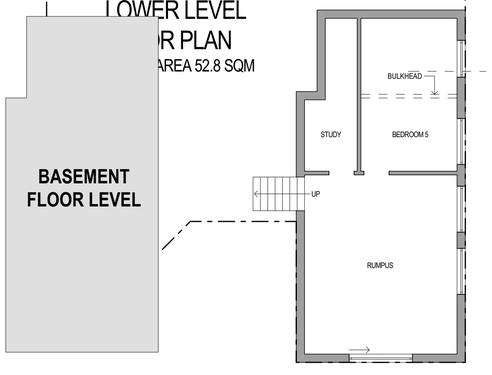
PROPOSED FIRST FLOOR PLAN

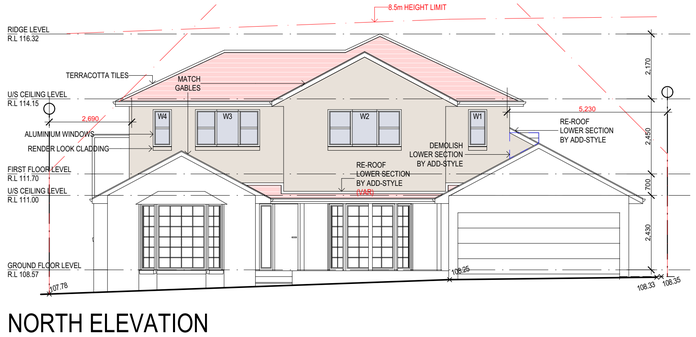
FLOOR AREA 87.7 SQM



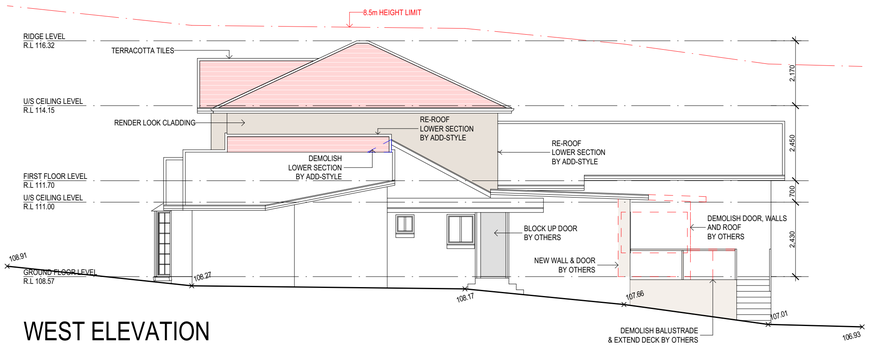
LOWER LEVEL FLOOR PLAN

AREA 52.8 SQM

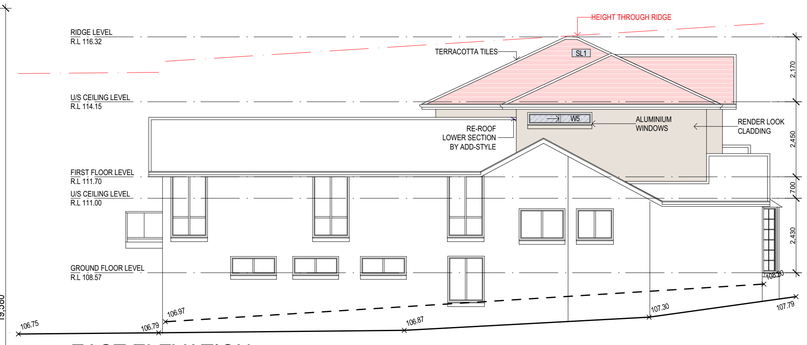




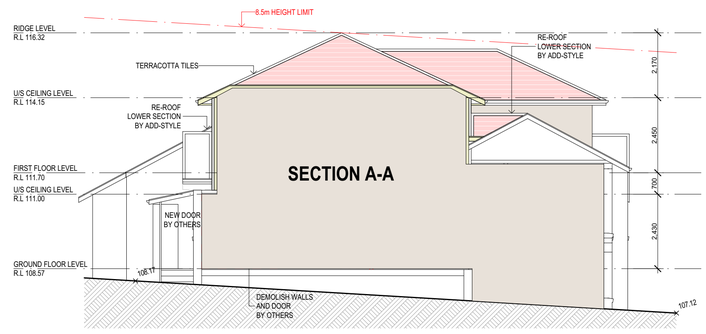
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SECTION A-A

SOUTH ELEVATION

ARTIST'S IMPRESSION

FOR ILLUSTRATION PURPOSES ONLY.
NOT TO BE READ AS A WORKING DRAWING

FRAMING NOTES.

ROOF PITCH	EXISTING 28° TO BE CHECKED
FRAME HEIGHT	2450mm
ROOFING	TERRACOTTA TILE
EAVE OVERHANGS	530mm
EXTERNAL WINDOW HEAD HEIGHT TO LINE UP	2110mm TO LINE UP
INTERNAL DOOR	2110mm
B.I.C DOOR	2110mm TO LINE UP
DOOR AND WINDOW NIBS	90mm MIN UNLESS OTHERWISE NOTED
FRAME AT CENTRES	600mm
DOOR STUD OPENINGS	880mm WIDE UNLESS OTHERWISE NOTED

OPEN SPACE CALCULATIONS.

SITE AREA	791.1	
GROSS FLOOR AREA	317.4	
EXIST. IMPERVIOUS AREA	473.1 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	317.4 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 (WATER CLOSET)
B I C	BUILT IN CUPBOARD
ST.	STOVE
C.O.S	TO BE CHECKED ON SITE
OPT. #	OPTION
OB+H	OPTIONAL GRADE 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

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

BASIX REQUIREMENTS

40% NEW LIGHTING TO BE FLUORESCENT, COMPACT FLURESCENT, 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 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

W2,W3 AND W4 TO HAVE PYRO LOW-E GLASS WITH U-VALUE NO GREATER THAN 4.48 AND SHGC OF 0.46

C	For Council - Amended	30/11/22	JH
B	For Council	22/11/22	JH
A	For Plan Meeting	01/11/22	JH
NO.	REVISION	DATE	BY

JOB REVIEW 2	EMAIL DATE	00/00/00	
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
ADD-STYLE HOME ADDITIONS
5/319 CONDAMINE ST MANLY VALE 2093
PHONE: (02) 9907 9055
EMAIL: info@addstyle.com.au

NOT FOR CONSTRUCTION
A4 NOTIFICATION PLAN