

ROMFORD ROAD

SINGLE STOREY
BRICK COTTAGE
TILED ROOF
NO. 41

NORTH

TWO STOREY
BRICK
COTTAGE
RILED ROOF

LOT 26
DP 203735
575.4 sqm

SINGLE STOREY
BRICK COTTAGE
TILED ROOF
NO. 37

OPEN SPACE CALCULATIONS

SITE AREA	575.4 sqm
GROSS FLOOR AREA	275.7 sqm
EXIST. IMPERVIOUS AREA	335.6 sqm 58%
PROPOSED IMPERVIOUS AREA	335.6 sqm 58%
EXIST. LANDSCAPED AREA	239.8 sqm 42%
PROPOSED LANDSCAPED AREA	239.8 sqm 42%

NO CHANGE TO EXISTING FOOTPRINT OR LANDSCAPE

BASIC 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
- RANKED CEILING TO HAVE R0.74 FOIL BACKED BLANKET (100mm) OR GREATER
- IMPROVED ALUMINIUM WINDOWS
- W0, W0, W0, W0 TO HAVE PYRO LOW-E GLASS

LEGEND & GENERAL NOTES

VAR.	OWNER TO ADVISE BUILDER	VARIATION
O.T.A	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	
CDs	TO BE CHECKED ON SITE	
OPT.	OPTION	
OB+H	OPEN BALUSTRADE AND HANDRAIL	
DP	DOWNPipe	
DR/S	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 HOOKINGS BEFORE FINALISING FLOOR STRUCTURE

FRAMING NOTES.

ROOF PITCH NEW: 24° GABLE 27° EXISTING GABLE 27° TO BE CHECKED

FRAME HEIGHT 2450mm

EAVE OVERHANGS 450mm

EXTERNAL DOOR AND WINDOW HEAD HEIGHT 2130mm TO LINE UP

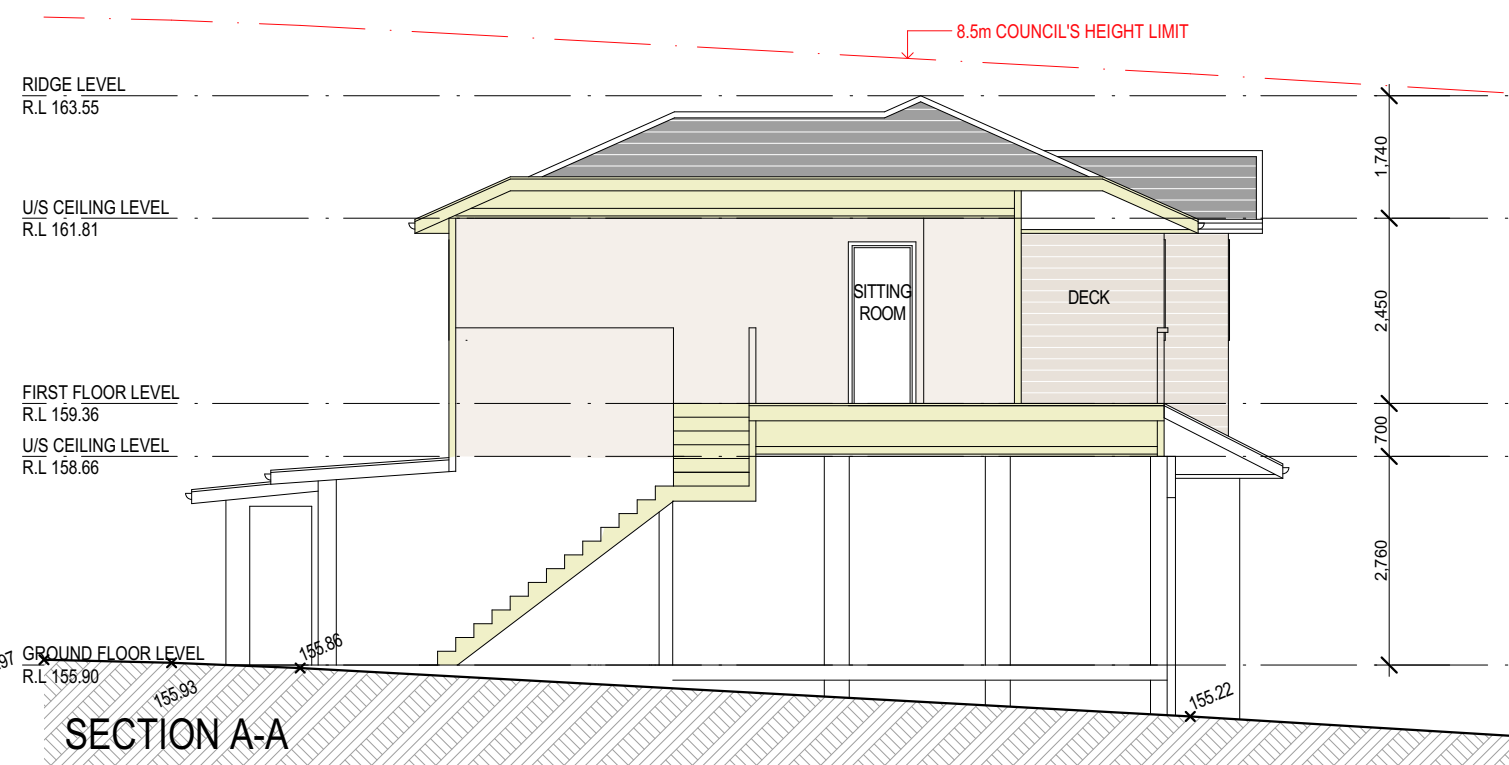
INTERNAL DOOR 2110mm

B.L.C DOOR NO BULK-HEADS

DOOR AND WINDOW WBS 90mm MIN UNLESS OTHERWISE NOTED

FRAME AND TRUSS CENTRES 600mm

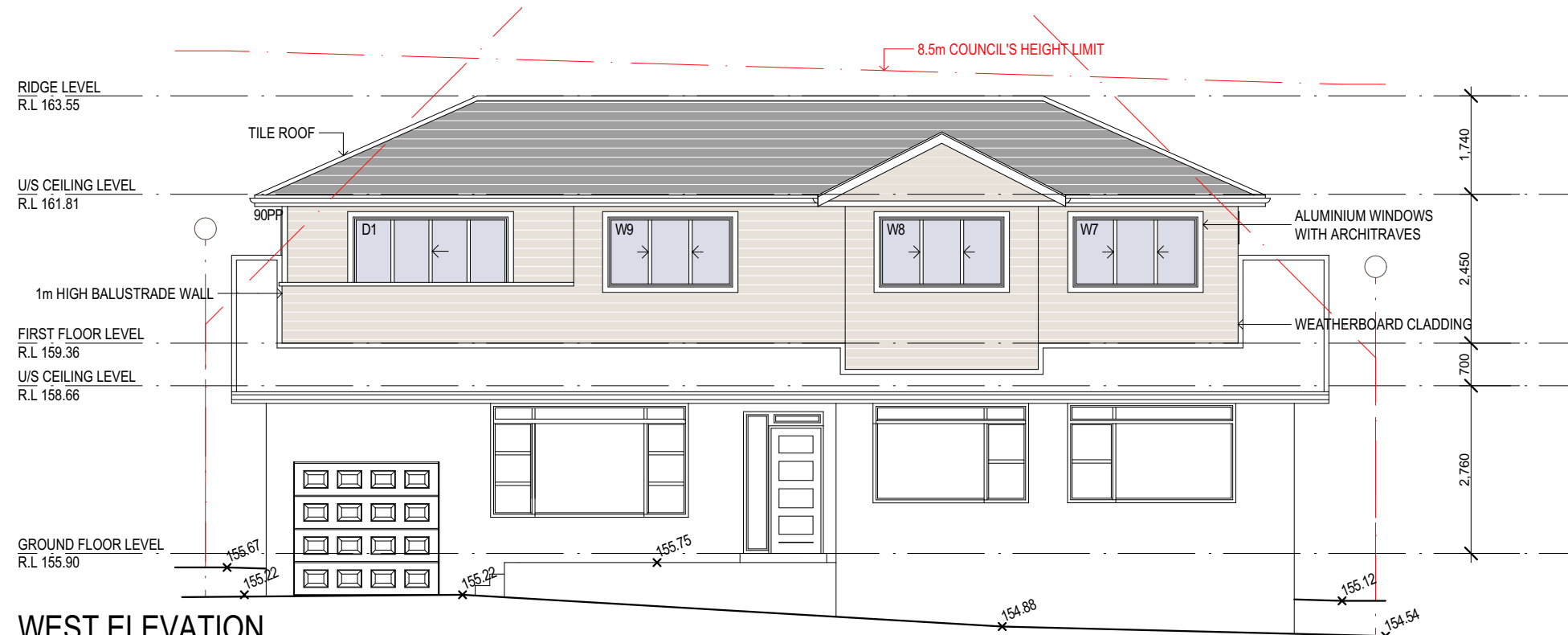
DOOR STUD OPENINGS 880mm WIDE UNLESS OTHERWISE NOTED



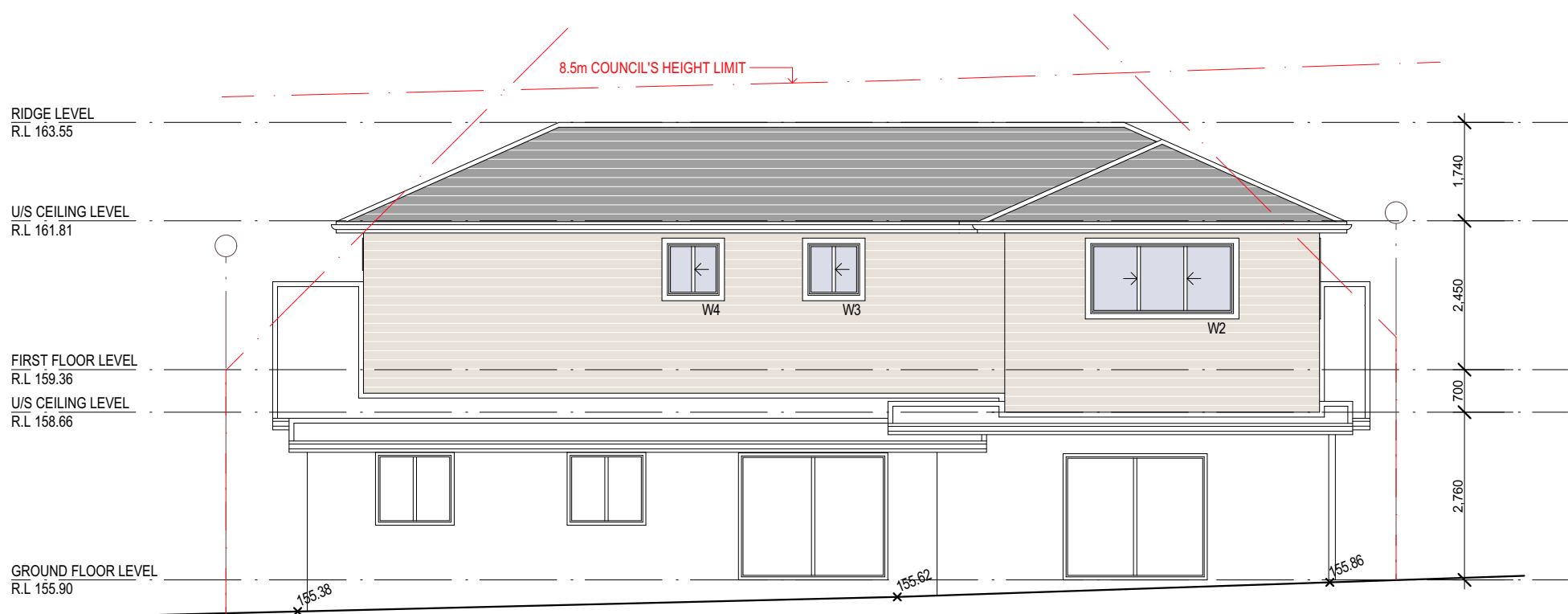
SECTION A-A



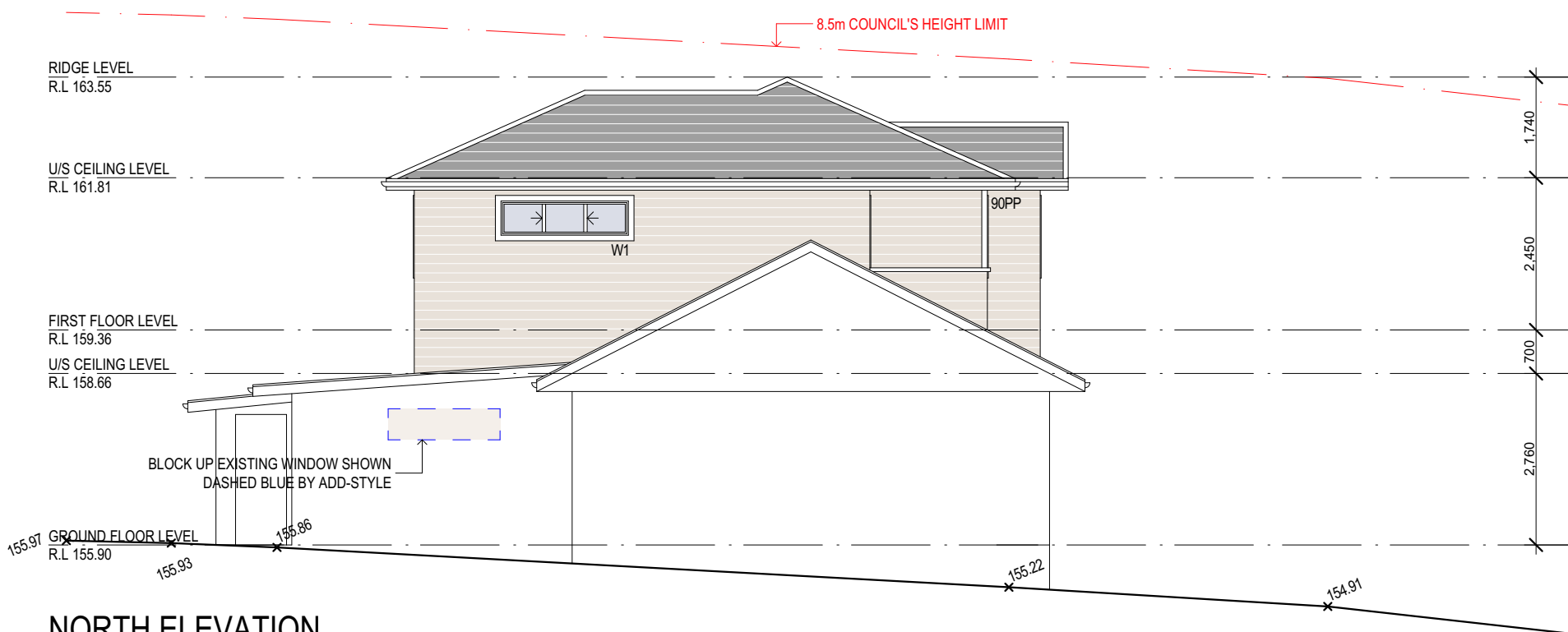
ARTIST'S IMPRESSION
FOR ILLUSTRATION PURPOSES ONLY, NOT
TO BE READ AS A WORKING DRAWING



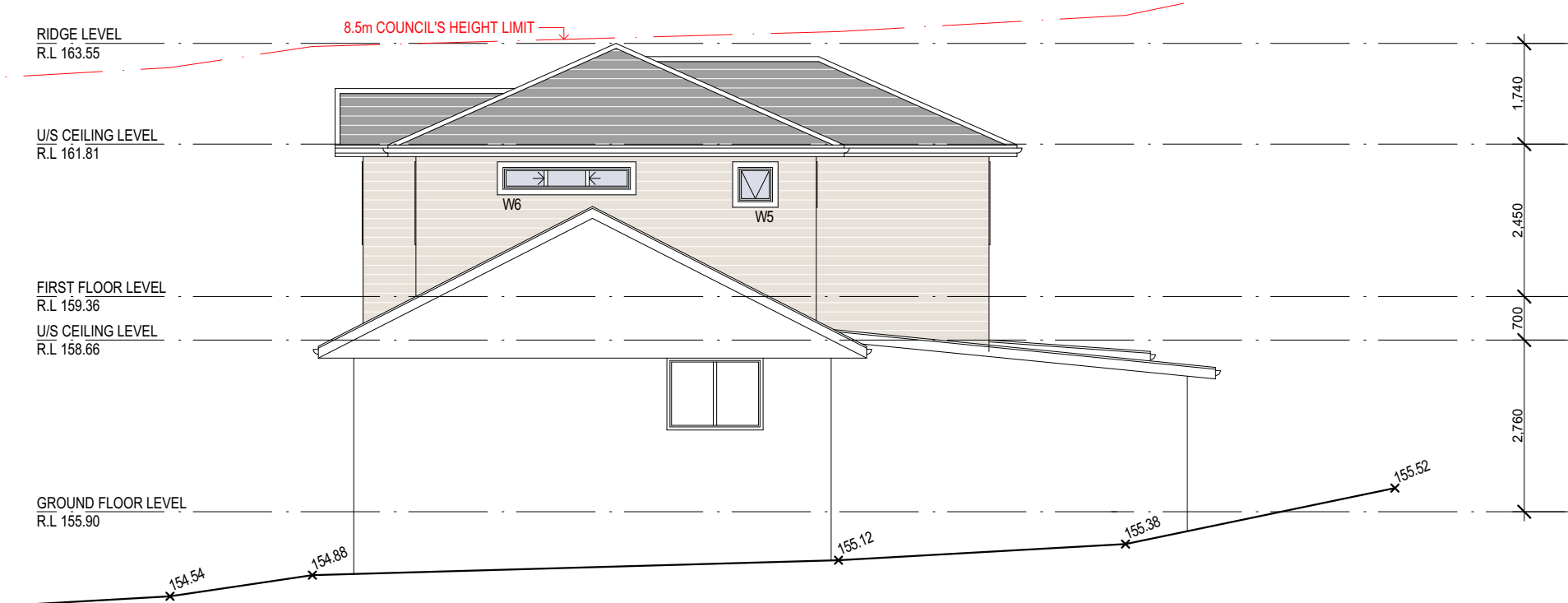
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

 northern
beaches
council

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

DA2019/1145

PROJECT TITLE.

FIRST FLOOR ADDITION AT

39 Romford Rd, Frenchs Forest NSW
2086

NO.	REVISION	DATE	BY
B	FOR COUNCIL	10/10/19	GK
A	FOR PLAN MEETING	12/09/19	GK
SCALE:	1:100	DATE:	12/09/19
DRAWN BY:	GK	CHECKED:	CV
TITLE:	PLANS, ELEVATIONS AND SECTIONS		
DRAWING NO.	9087 DA 1	ISSUE	B



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