

ROMFORD ROAD

SINGLE STOREY
BRICK COTTAGE
TILED ROOF
NO. 41

TWO STOREY
BRICK
COTTAGE
RILED ROOF

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

BASIX REQUIREMENTS

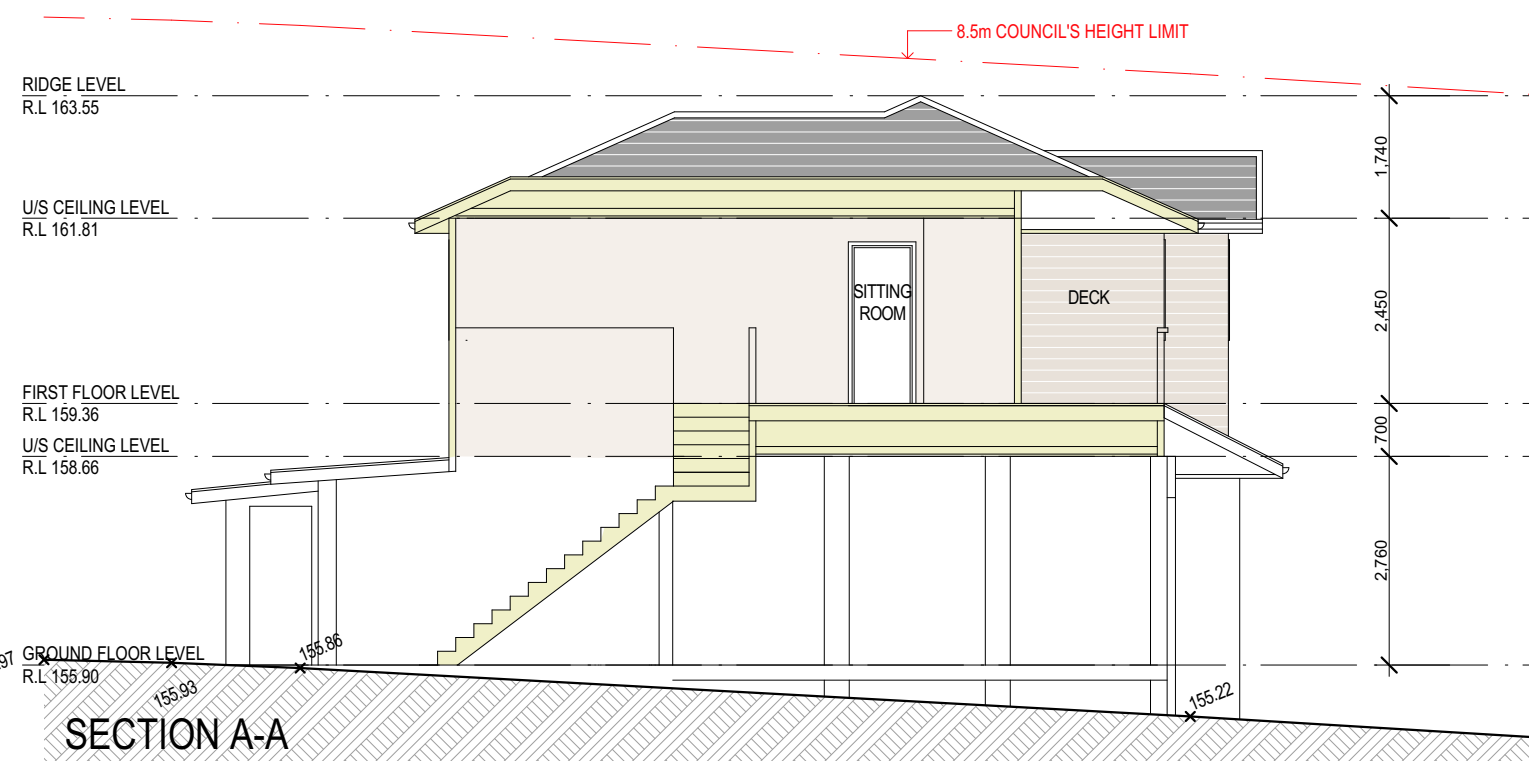
- 40% NEW LIGHTING TO BE FLUORESCENT, COMPACT FLUORESCENT, OR LED.
- BATHROOM FIXTURES TO BE 3 STAR OR GREATER WATER RATING.
- EXTERNAL WALL TO HAVE R1.70 OR GREATER INSULATION
- FLAT CEILING TO HAVE R0.45 FOIL BACKED BLANKET (100mm) OR GREATER
- RANKED CEILING TO HAVE R0.74 FOIL BACKED BLANKET (100mm) OR GREATER
- IMPROVED ALUMINIUM WINDOWS
- W0, W0, W0, W0 TO HAVE PYRO LOW-E GLASS

LEGEND & GENERAL NOTES

VAR.	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
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 CONFIRM DA LEVELS COMPLIANCE WITH TIM
SUBCONTRACTOR TO ENSURE THAT ALL CONSTRUCTION LEVELS MARKED ON PLAN TO BE STRICTLY COMPLIED WITH	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	90mm MIN UNLESS OTHERWISE NOTED
NBS	90mm MIN UNLESS OTHERWISE NOTED
FRAME AND TRUSS CENTRES	600mm
DOOR STUD OPENINGS	880mm WIDE UNLESS OTHERWISE NOTED



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

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



ADD-STYLE HOME ADDITIONS
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MANLY VALE 2093
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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		
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