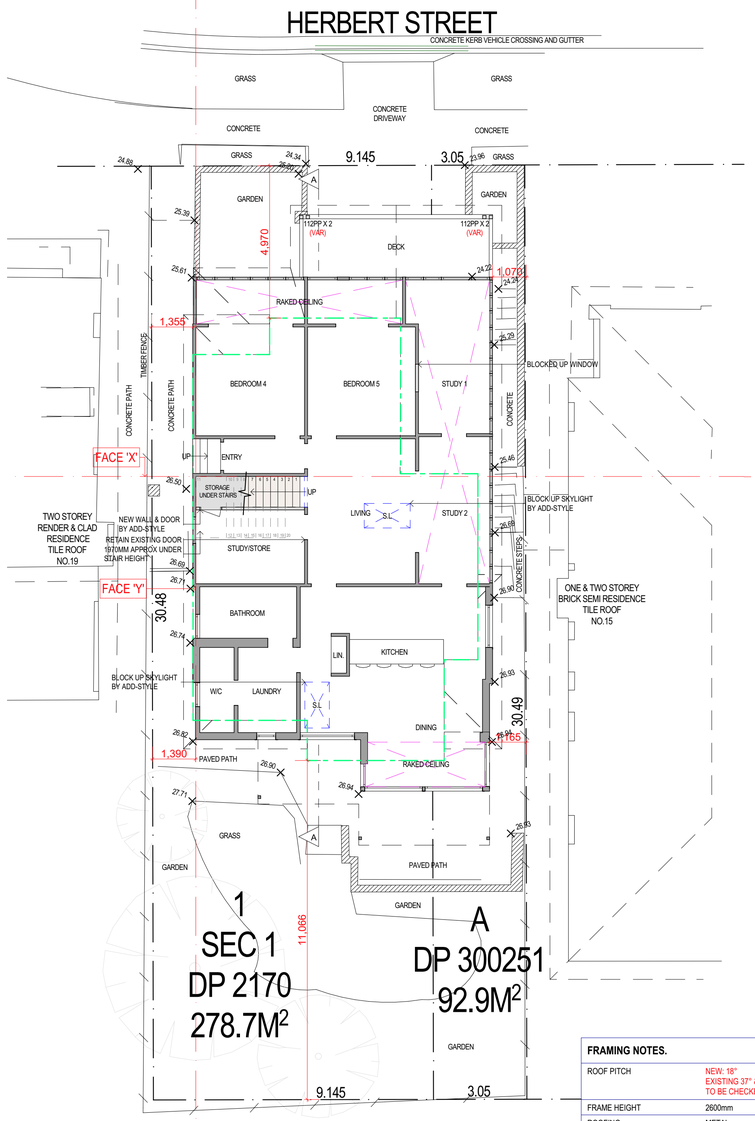
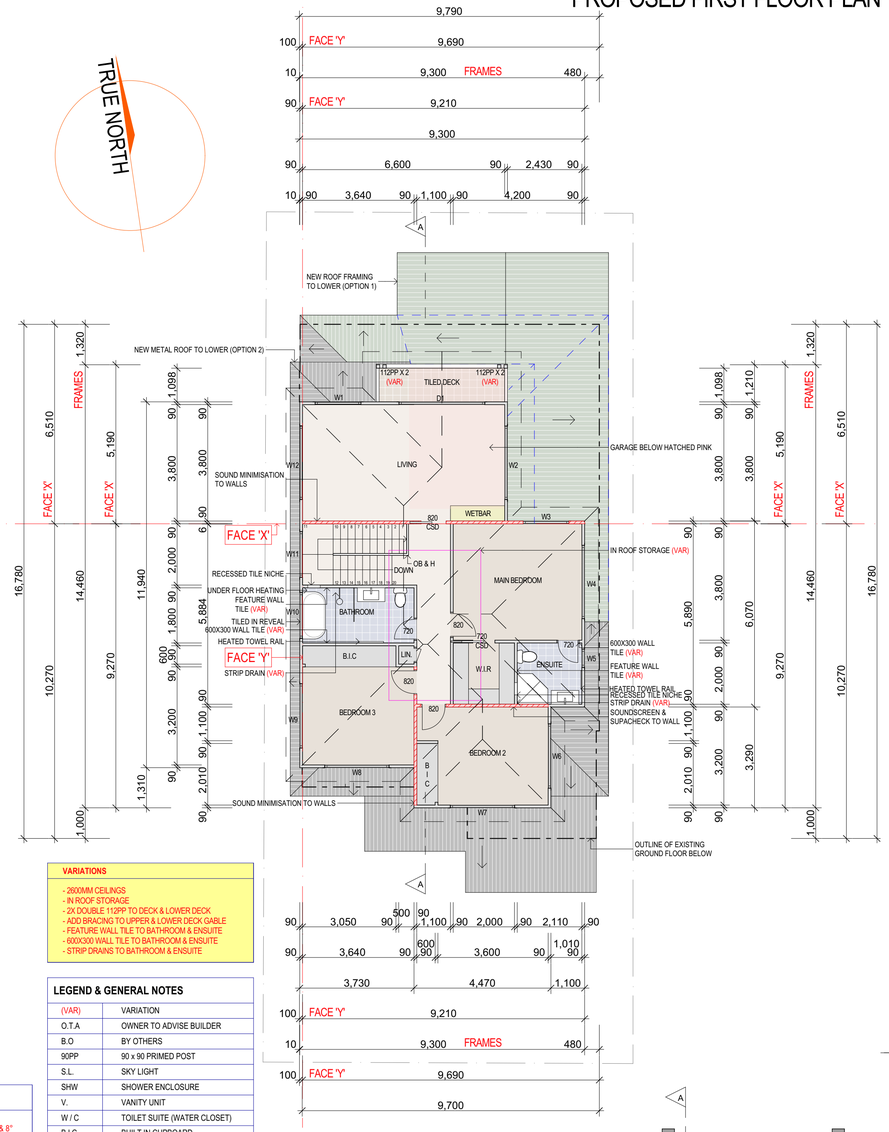
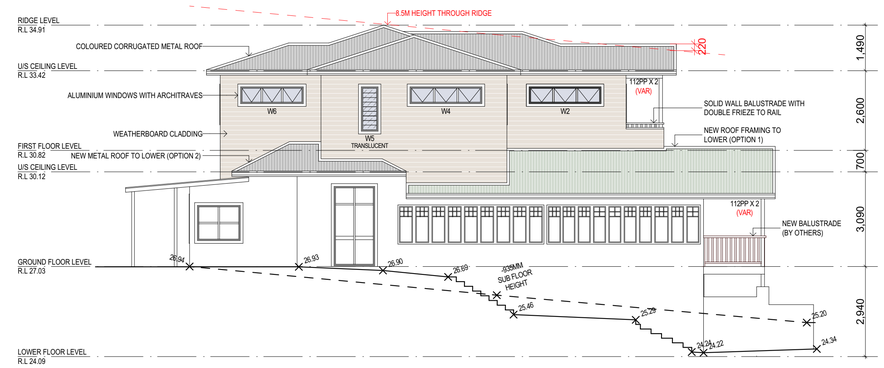
GROUND FLOOR PLAN

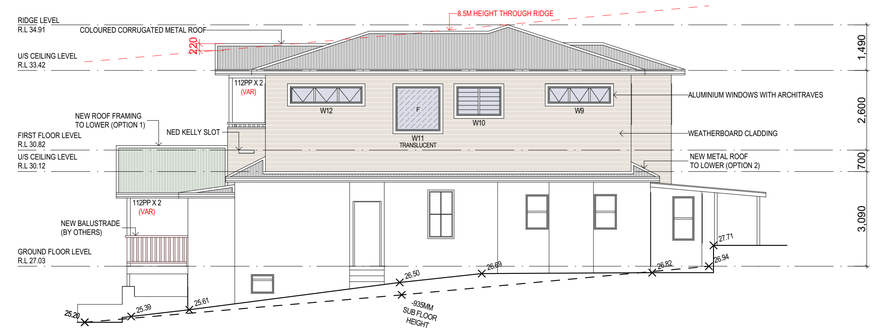


PROPOSED FIRST FLOOR PLAN

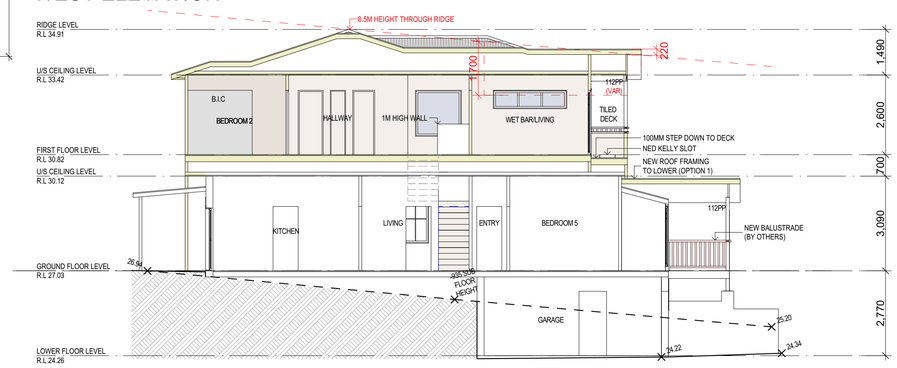




EAST ELEVATION



WEST ELEVATION



SECTION A-A

VARIATIONS

- 2600MM CEILINGS
- IN ROOF STORAGE
- 2X DOUBLE 112PP TO DECK & LOWER DECK
- ADD BRACING TO UPPER & LOWER DECK GABLE
- FEATURE WALL TILE TO BATHROOM & ENSUITE
- 600X300 WALL TILE TO BATHROOM & ENSUITE
- STRIP DRAINS TO BATHROOM & ENSUITE

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

OPTIONS

- NEW ROOF FRAMING HATCHED GREEN ON PLAN
- NEW METAL ROOFING TO LOWER

FRAMING NOTES.

ROOF PITCH	NEW: 18° EXISTING: 27° & 8° TO BE CHECKED
FRAME HEIGHT	2600mm
ROOFING	METAL
EAVE OVERHANGS	450mm
EXTERNAL DOOR AND WINDOW HEAD HEIGHT TO LINE UP	2130mm TO LINE UP
INTERNAL DOOR	2110mm
B.I.C DOOR OPENING HEAD HEIGHT	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

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

ALL WINDOWS TO HAVE IMPROVED ALUMINIUM WINDOWS

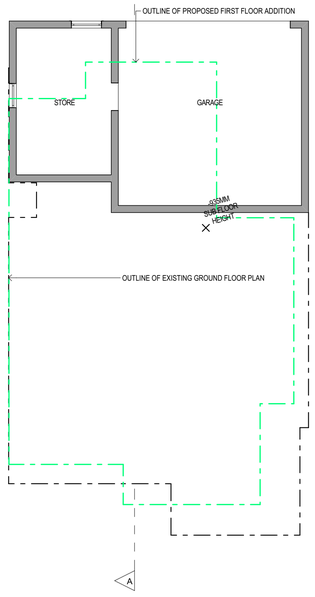
W1,W2,W3,W4,W6,W9,W10 AND W11 TO HAVE U-VALUE NO GREATER THAN 0.00 AND SHGC OF 0.00

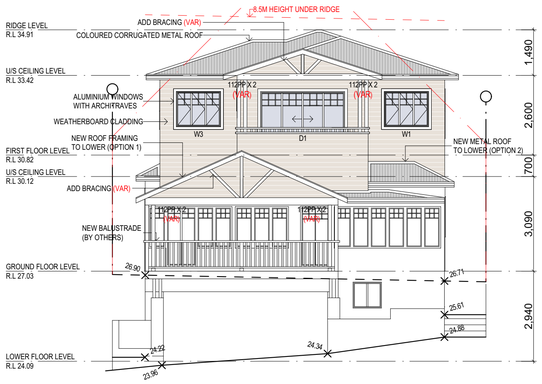
W5,W7,W8 AND D1 TO HAVE U-VALUE NO GREATER THAN 0.00 AND SHGC OF 0.00

OPEN SPACE CALCULATIONS

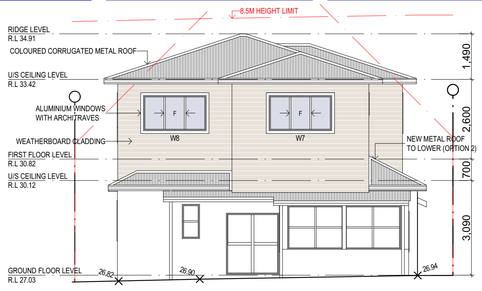
SITE AREA	371.6 sqm	
GROSS FLOOR AREA	239.7 sqm	
EXIST. IMPERVIOUS AREA	252.6 sqm	68%
PROPOSED IMPERVIOUS AREA	**252.6 sqm**	**68%**
EXIST. LANDSCAPED AREA	119.0 sqm	66%
PROPOSED LANDSCAPED AREA	**119.0 sqm**	**66%**
NO CHANGE TO EXISTING FOOTPRINT OR LANDSCAPE		
EXIST FLOOR SPACE	152.9 sqm	0.41 : 1
PROPOSED FLOOR SPACE	**239.7sqm**	**0.64 : 1**

LOWER LEVEL FLOOR PLAN





NORTH ELEVATION



SOUTH ELEVATION

ARTIST'S IMPRESSION

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

JOB REVIEW 2	EMAIL DATE	00/00/00	
JOB REVIEW 1	EMAIL DATE	00/00/00	

NO.	REVISION	DATE	BY
C	For Council	28/03/25	TH
B	For Council	5/03/25	TH
A	For Plan Meeting	10/02/25	TH

PROJECT TITLE.

Proposed Additions at:
17 HERBERT STREET,
MANLY NSW 2095

DRAWN BY: TH | CHECKED BY CW

SCALE: 1:100

TITLE: PLANS, ELEVATIONS AND SECTIONS

DRAWING NO. 4541 DA 1 | ISSUE C

ADD-STYLE HOME ADDITIONS
Upstairs Specialists

ADD-STYLE HOME ADDITIONS
5/19 CONDAMINE ST MANLY VALE 2093
PHONE: (02) 9907 9055
EMAIL: info@addstyle.com.au