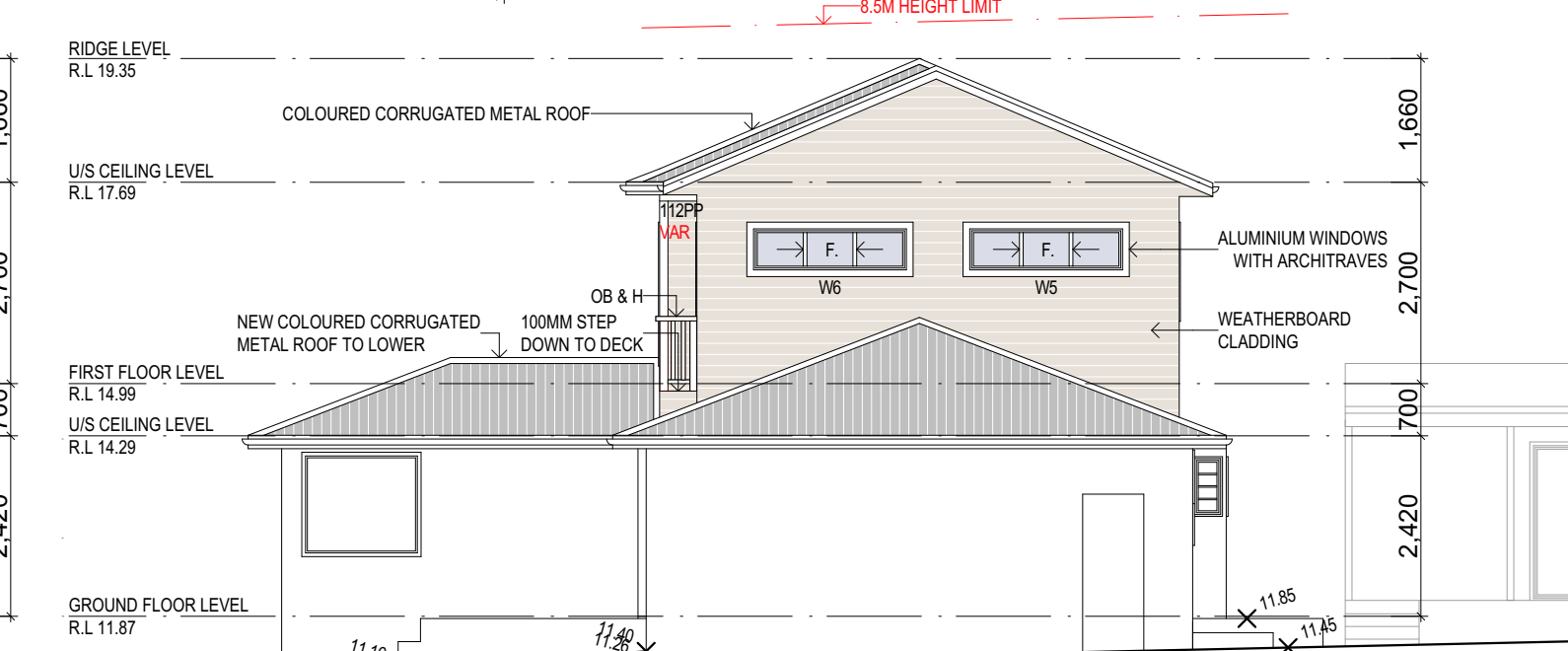
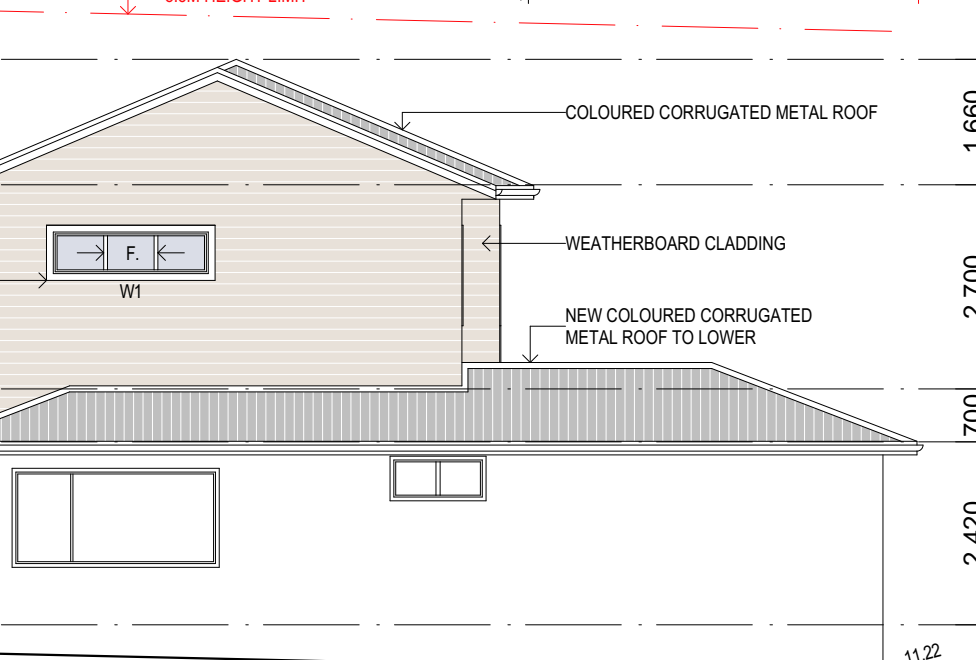


# HOWELL CLOSE

### PROPOSED FIRST FLOOR PLAN



**OPTIONS**

- 2700MM CEILING

## FRAMING NOTES.

ROOF PITCH	NEW: 21° EXISTING 21° TO BE CHECKED
FRAME HEIGHT	2700mm
ROOFING	METAL
EAVE OVERHANGS	450mm
EXTERNAL DOOR AND WINDOW HEAD HEIGHT TO LINE UP	2130mm TO LINE UP
INTERNAL DOOR	2110mm
J.C DOOR OPENING HEAD HEIGHT	2110mm TO LINE UP
DOOR AND WINDOW SILLS	90mm MIN UNLESS OTHERWISE NOTED
FRAME AND TRUSS CENTRES	600mm
DOOR STUD OPENINGS	880mm WIDE UNLESS OTHERWISE NOTED

LEGEND & GENERAL NOTES	
(VAR)	VARIATION
O.T.A	OWNER TO ADVISE BUILDER
B.O	BY OTHERS
112PP	112 x 112 PRIMED POST
S.L.	SKY LIGHT
SHW	SHOWER ENCLOSURE
V.	VANITY UNIT
W / C	TOILET SUITE (WATER CLOSET)
B / 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

OPEN SPACE CALCULATIONS			
SITE AREA	705.5 sqm		
GROSS FLOOR AREA	278.2 sqm		
EXIST. IMPERVIOUS AREA	358.1 sqm	51%	
PROPOSED IMPERVIOUS AREA	358.1 sqm	51%	
EXIST. LANDSCAPED AREA	347.4 sqm	49%	
PROPOSED LANDSCAPED AREA	347.4 sqm	49%	
NO CHANGE TO EXISTING FOOTPRINT OR LANDSCAPE			
EXIST FLOOR SPACE	195.1 sqm	0.28 : 1	
PROPOSED FLOOR SPACE	278.2 sqm	0.40 : 1	
MAXIMUM GROUND FLOOR AREA MEASURED FROM INSIDE FACE OF THE EXTERNAL WALL			

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, W5, W6, W7 AND W01 TO HAVE U-VALUE NO GREATER THAN 7.63 AND SHGC OF 0.75

W2, W3, W4, W8 AND W02 TO HAVE U-VALUE NO GREATER THAN 4.48 AND SHGC OF 0.46



JOB REVIEW 2	EMAIL DATE	00/00/00	A	For Plan Meeting	05/12/20
JOB REVIEW 1	EMAIL DATE	00/00/00	NO.	REVISION	DATE

PROJECT TITLE:	DRAWN BY: TH	CHECKED BY: C
Proposed Additions at: 2 HOWELL CLOSE, NEWPORT NSW 2106	SCALE: 1:100	

TITLE: PLANS, ELEVATIONS AND SECTION		
DRAWING NO.	4505 DA 1	ISSUE

