



| BASIC REQUIREMENTS | |
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| - 40% NEW LIGHTING TO BE FLUORESCENT, COMPACT FLUORESCENT, OR LED. | |
| - BATHRM 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 | |
| - RAKED CEILING TO HAVE R0.74 FOIL BACKED BLANKET (100mm) OR GREATER | |
| - IMPROVED ALUMINIUM WINDOWS | |
| - W2, W5, W6, W7, W9, W11, W12, W14, W17, D2 AND D4 TO HAVE PYRO LOW-E GLASS | |

| LEGEND & GENERAL NOTES | |
|---|--|
| VAR. | VARIATION |
| O.T.A | OWNER TO ADVISE BUILDER |
| 11SP | 115 x 115 TIMBER POST |
| S.L. | SKY LIGHT |
| SHW | SHOWER ENCLOSURE |
| V | VANITY UNIT |
| WC | TOILET SUITE (WATER CLOSET) |
| BIC | BUILT IN CUPBOARD |
| ST | STONE |
| CD | TO BE CHECKED ON SITE |
| OPT. | OPTION |
| OB+H | OPEN BALUSTRADE AND HANDRAIL |
| DP | DOWPIPE |
| DP&S | DOWPIPE 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 TM HOOKS BEFORE FINALISING FLOOR STRUCTURE | |

| OPEN SPACE CALCULATIONS | |
|--------------------------|-----------|
| SITE AREA | 664.5 sqm |
| GROSS FLOOR AREA | 218.7 sqm |
| EXIST IMPERVIOUS AREA | 270.7 sqm |
| PROPOSED IMPERVIOUS AREA | 286.5 sqm |
| EXIST LANDSCAPED AREA | 363.8 sqm |
| PROPOSED LANDSCAPED AREA | 378.0 sqm |
| EXIST FLOOR SPACE | 102.9 sqm |
| PROPOSED FLOOR SPACE | 218.7 sqm |
| | 0.15 : 1 |
| | 0.33 : 1 |

PROJECT TITLE.

FIRST FLOOR ADDITION AT

42 Peacock St, Seaforth NSW

ADD-STYLE HOME ADDITIONS

Upstairs & On Ground Specialists

ADD-STYLE HOME ADDITIONS

5/319 CONDOMINE STREET

MANLY VALE 2093

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B FOR COUNCIL

25/06/20

GK

A FOR PLAN MEETING

15/05/20

GK

NO. REVISION

DATE

BY

SCALE: 1:100

DATE: 15/05/20

DRAWN BY: GK

CHECKED: CW

TITLE: PLANS, ELEVATIONS AND SECTIONS

DRAWING NO. 0020 DA 1

ISSUE B