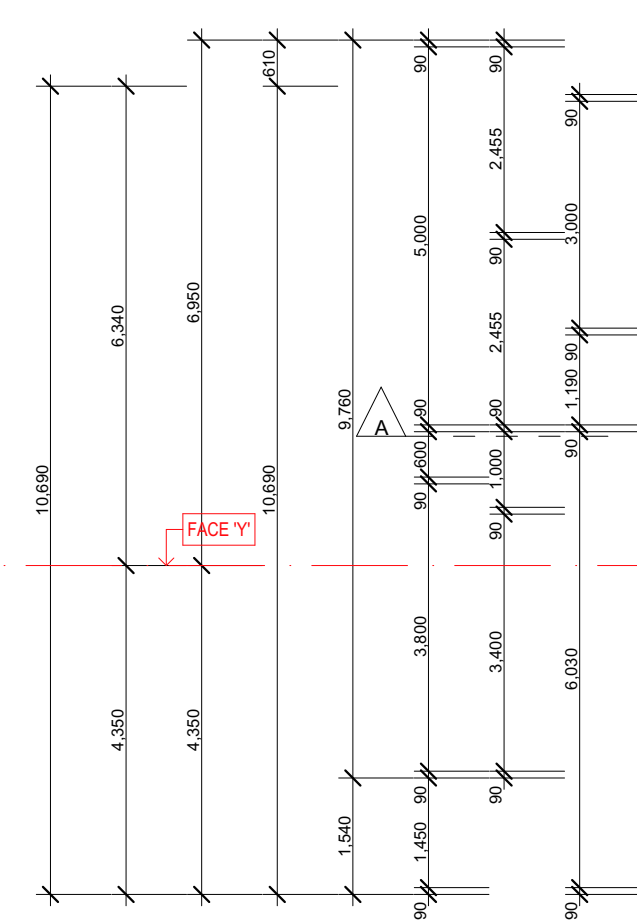


BASEMENT PLAN

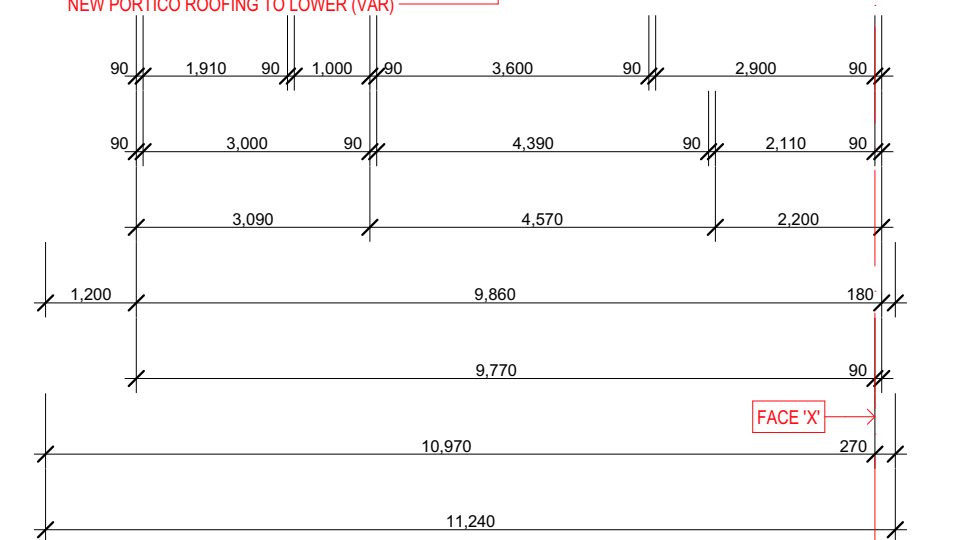
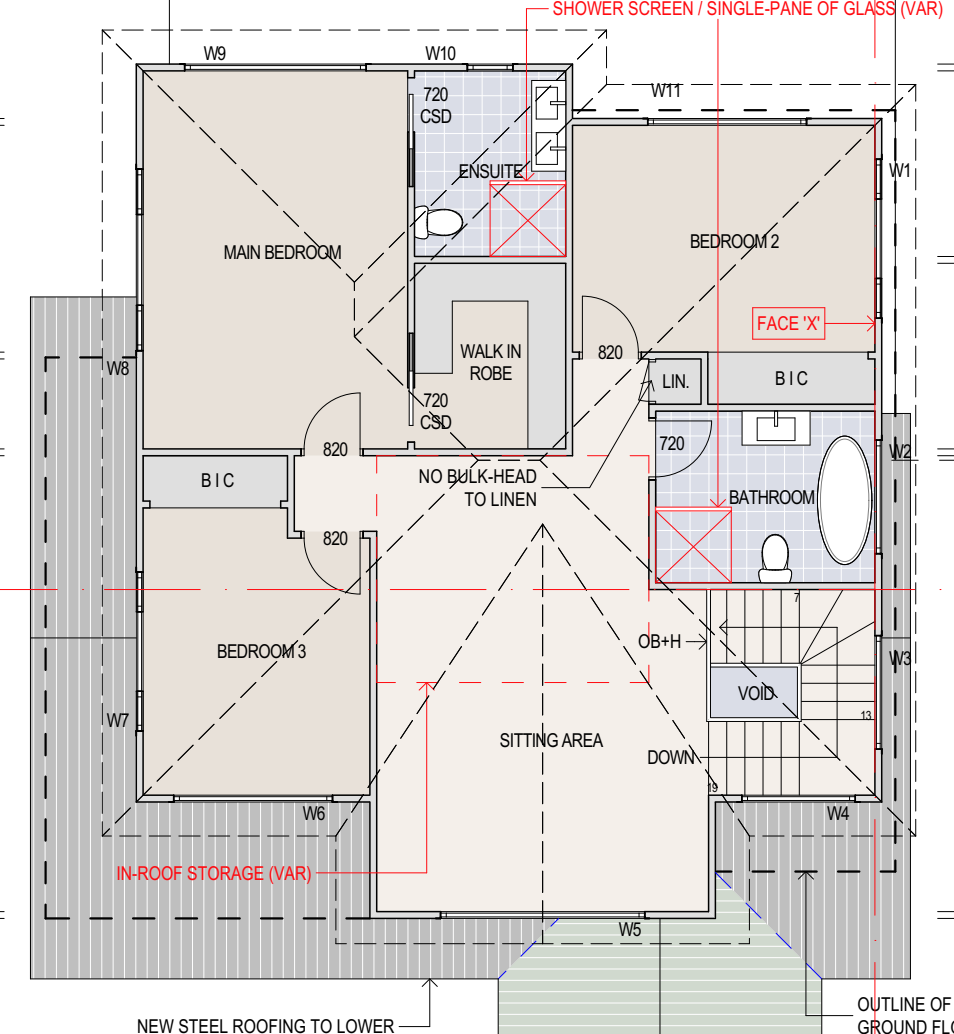
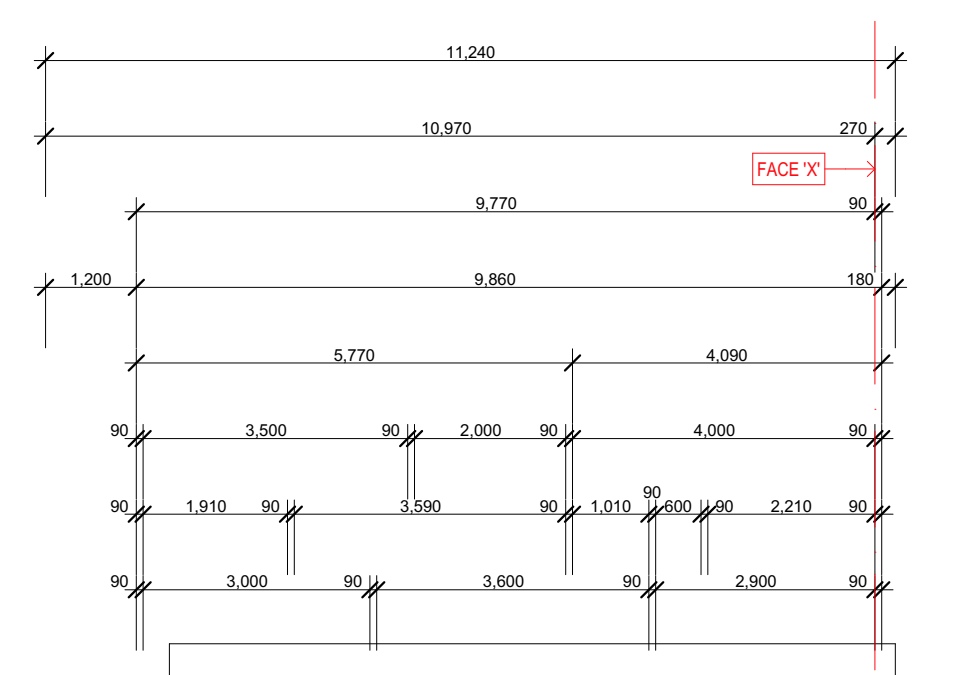


VARIATIONS

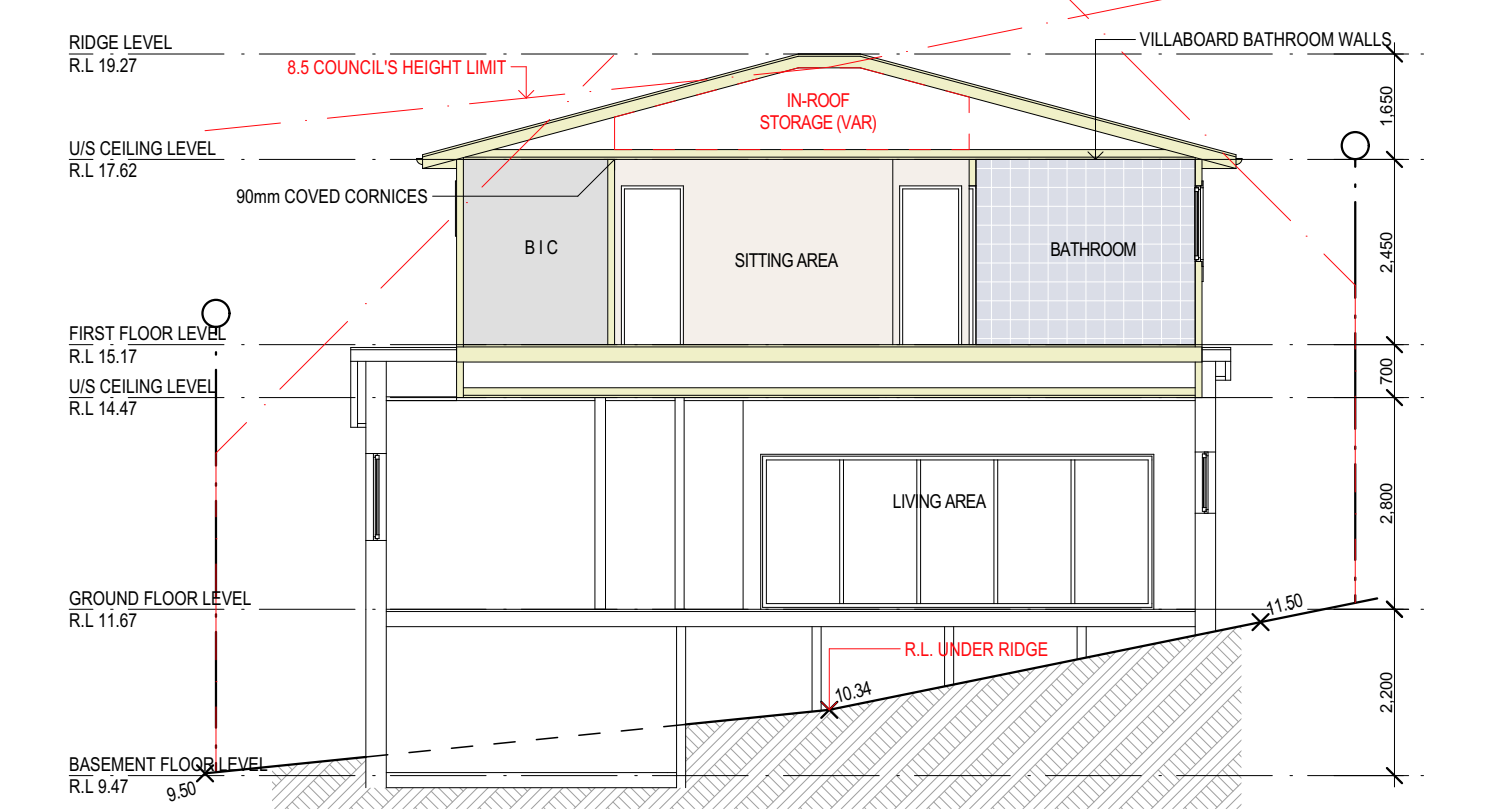
- ROPP POSTS AND PORTICO ROOF
- IN ROOF STORAGE
- SHOWER SCREEN / SINGLE-PANE OF GLASS

PROPOSED FIRST FLOOR PLAN

OPEN SPACE CALCULATIONS			
SITE AREA	693.5 sqm		
GROSS FLOOR AREA	198.4 sqm		
EXIST. IMPERVIOUS AREA	265.9 sqm	43%	
PROPOSED IMPERVIOUS AREA	265.9 sqm	43%	
EXIST. LANDSCAPED AREA	397.6 sqm	57%	
PROPOSED LANDSCAPED AREA	397.6 sqm	57%	
NO CHANGE TO EXISTING FOOTPRINT OR LANDSCAPE			
EXIST FLOOR SPACE	101.8 sqm	0.15 : 1	
PROPOSED FLOOR SPACE	198.4 sqm	0.29 : 1	

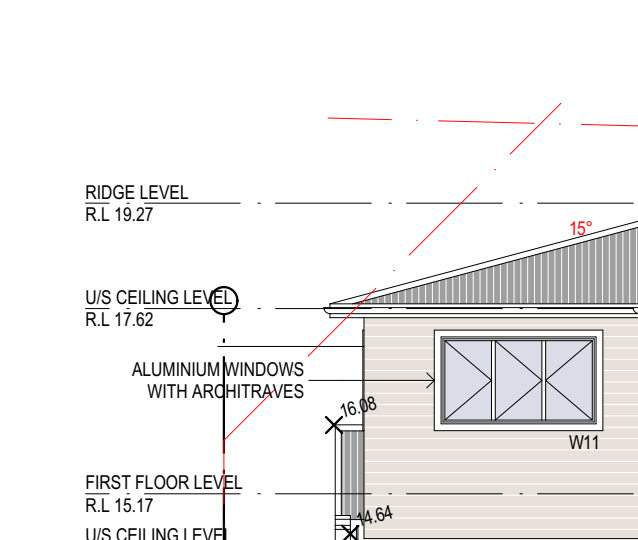
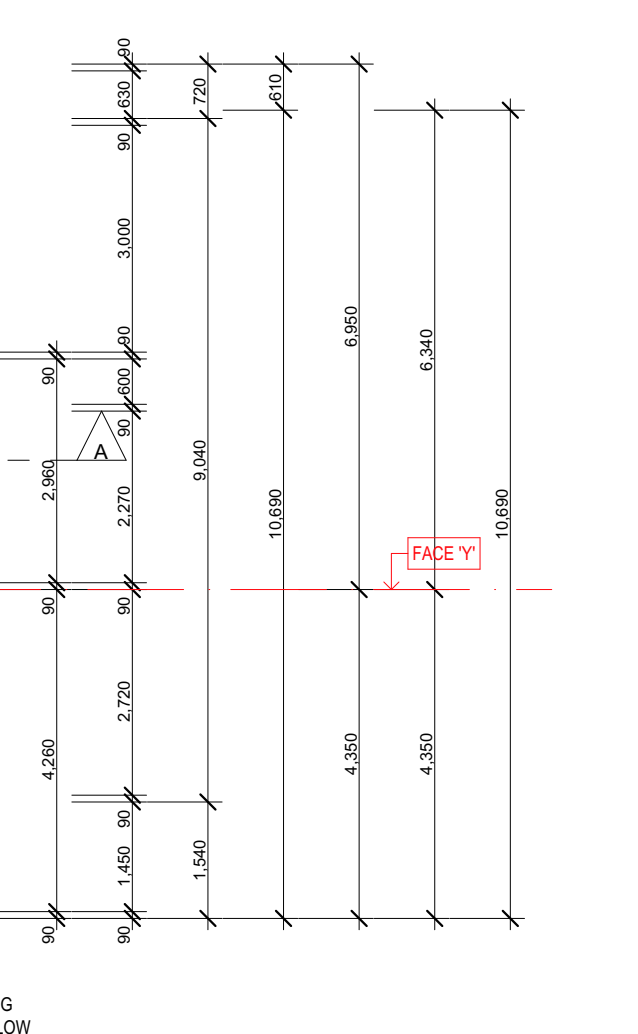


BASIC REQUIREMENTS	
-40% NEW LIGHTING TO BE FLUORESCENT, COMPACT FLUORESCENT, OR LED	
-BATHRM FIXTURES TO BE 3 STAR OR GREATER WATER RATING	
-EXTERNAL WALL TO HAVE R1.0 OR GREATER INSULATION	
-FLAT CEILING, PITCHED ROOF TO HAVE R1.45 OR GREATER, FOIL BACKED BLANKET (100mm)	
-IMPROVED ALUMINUM WINDOWS (NO GREATER THAN U-VALUE OF 6.44 AND SHGC OF 0.75)	
-16% NEW W9 W10 AND W11 TO HAVE PYRO LOW-E GLASS (NO GREATER THAN U-VALUE OF 4.48 AND SHGC OF 0.46)	

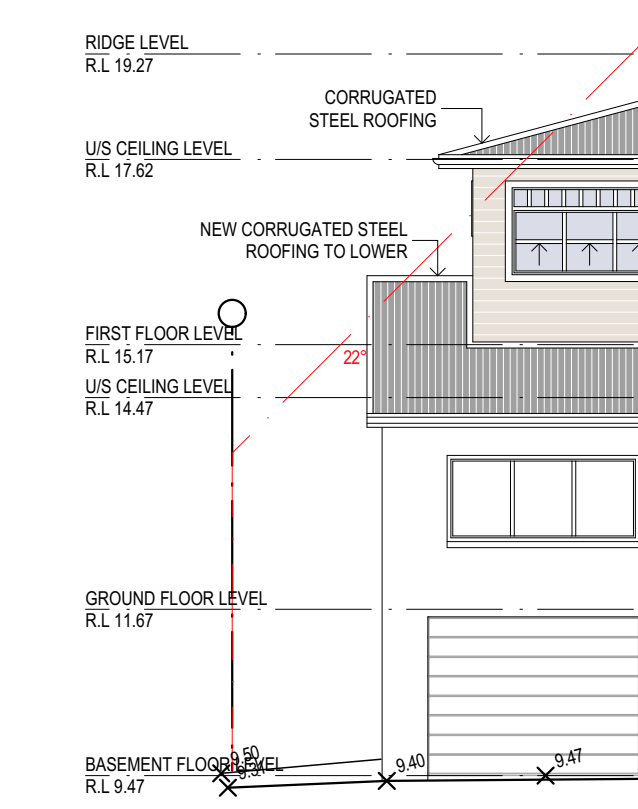


SECTION A-A

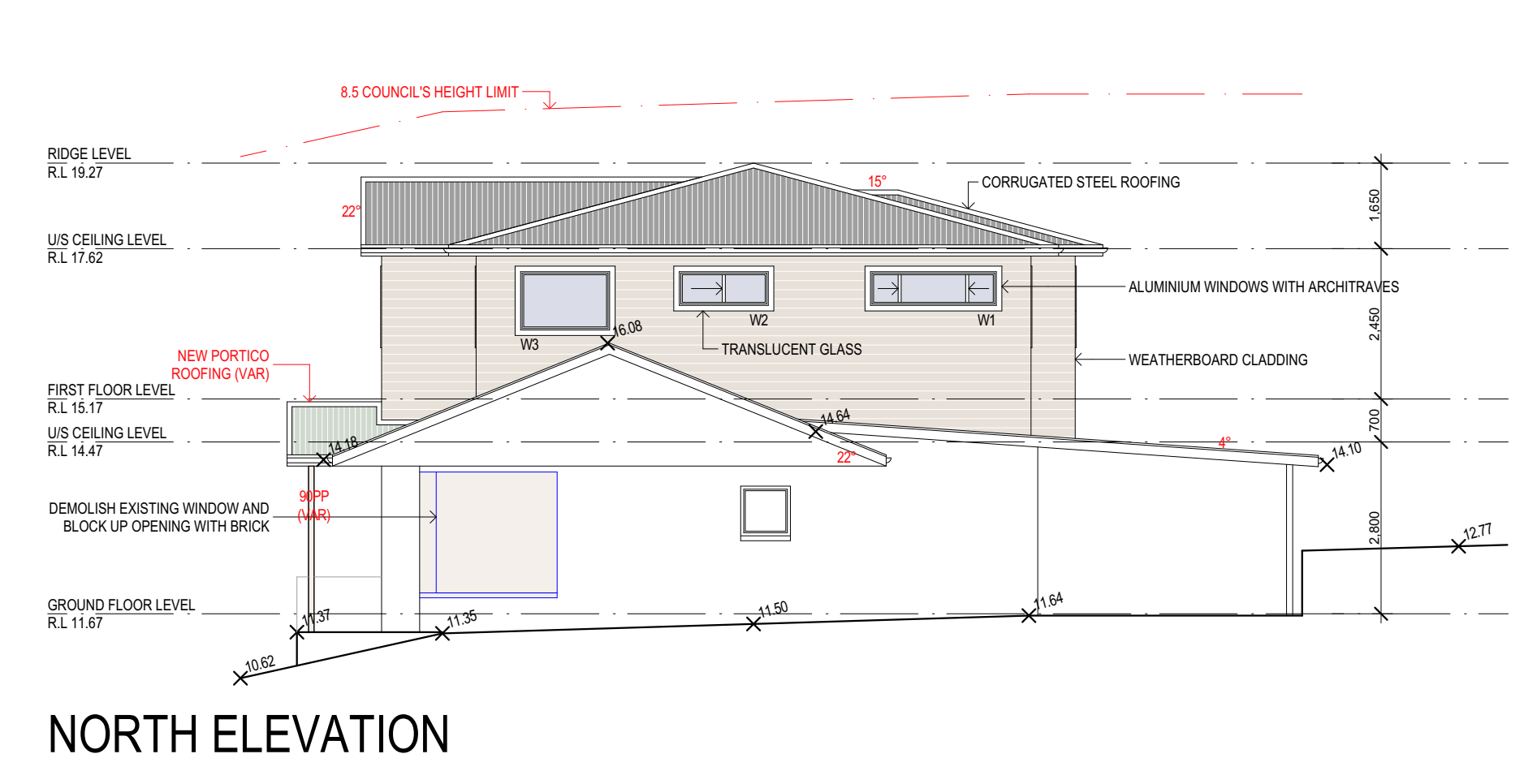
LEGEND & GENERAL NOTES	
VAR	VARIATION
Q.T.A	OWNER TO ADVISE BUILDER
90P	90 x 90 TIMBER POST
S.L	SKY LIGHT
SHW	SHOWER ENCLOSURE
V	VANITY UNIT
WC	TOILET SUITE (WATER CLOSET)
BIC	BUILT IN CUPBOARD
ST	STORE
COS	TO BE CHECKED ON SITE
OPT.	OPTION
OB/H	OPEN BALUSTRADE AND HANDRAIL
DP	DOWNPIPE
DP&S	DOWNPIPE 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
TO ENSURE THAT ALL CONSTRUCTION LEVELS MARKED ON PLAN TO BE STRICTLY COMPLIED WITH	HOOKS BEFORE FINALISING FLOOR STRUCTURE



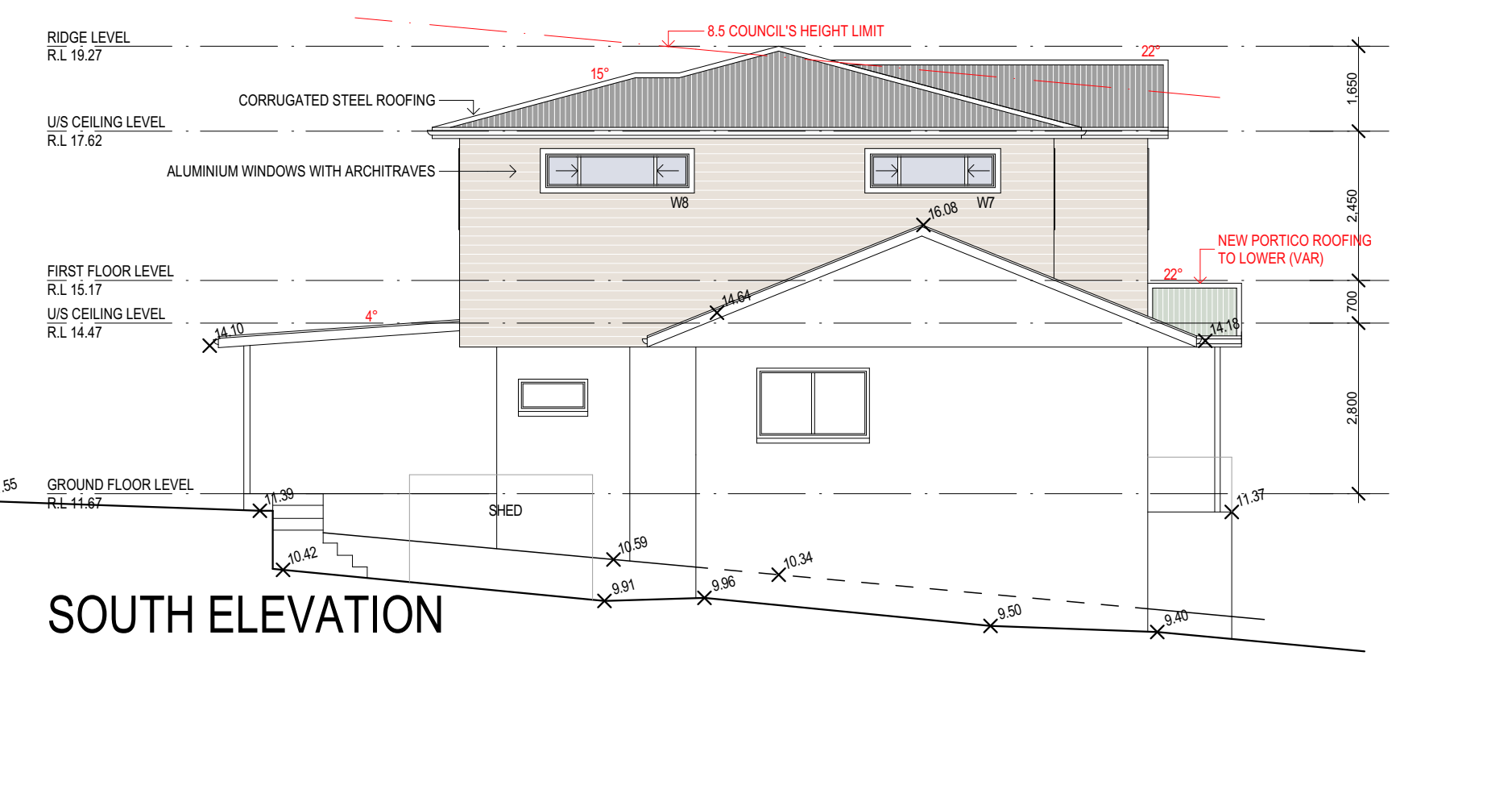
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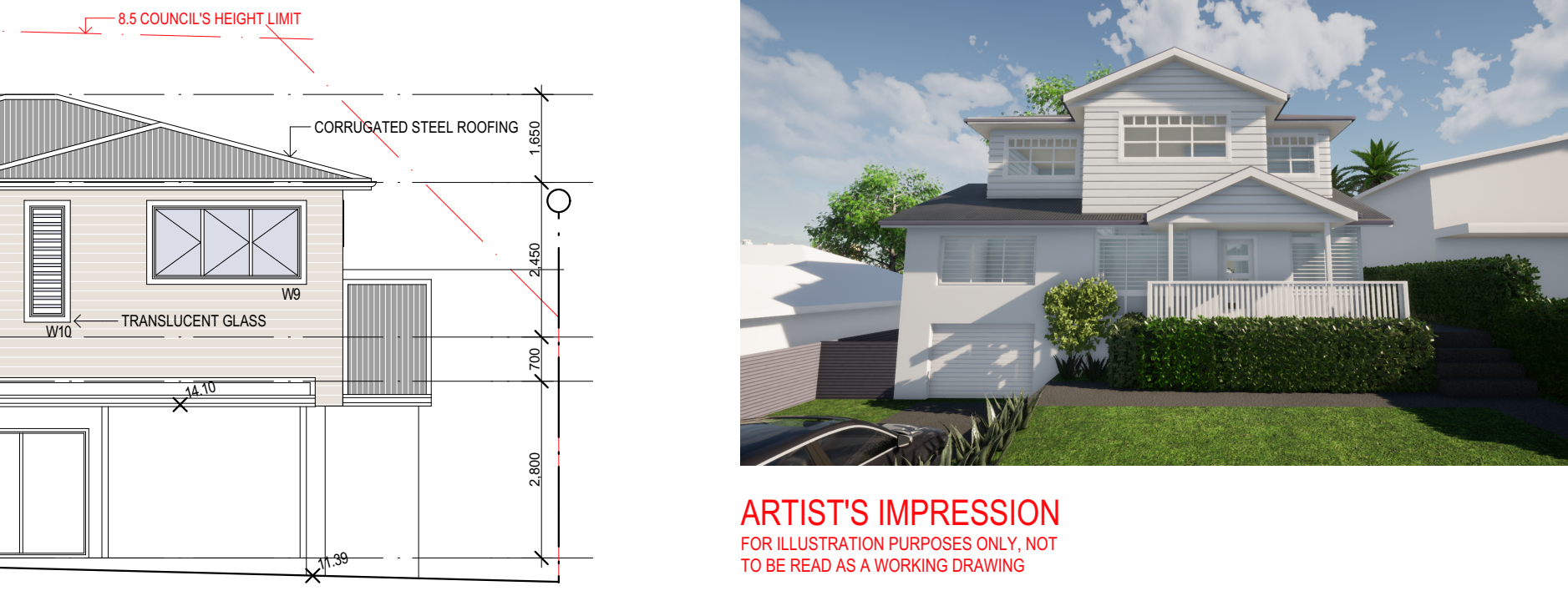
SECTION A-A



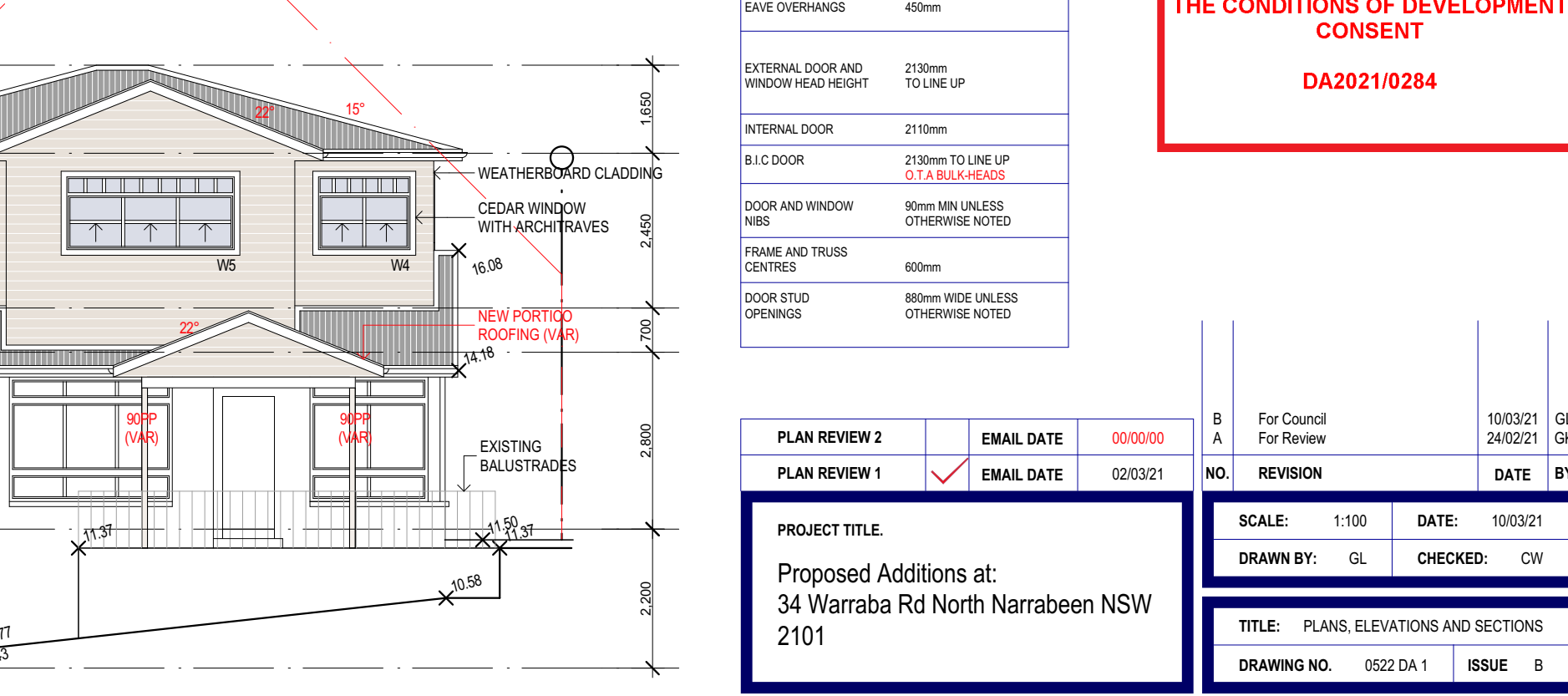
NORTH ELEVATION



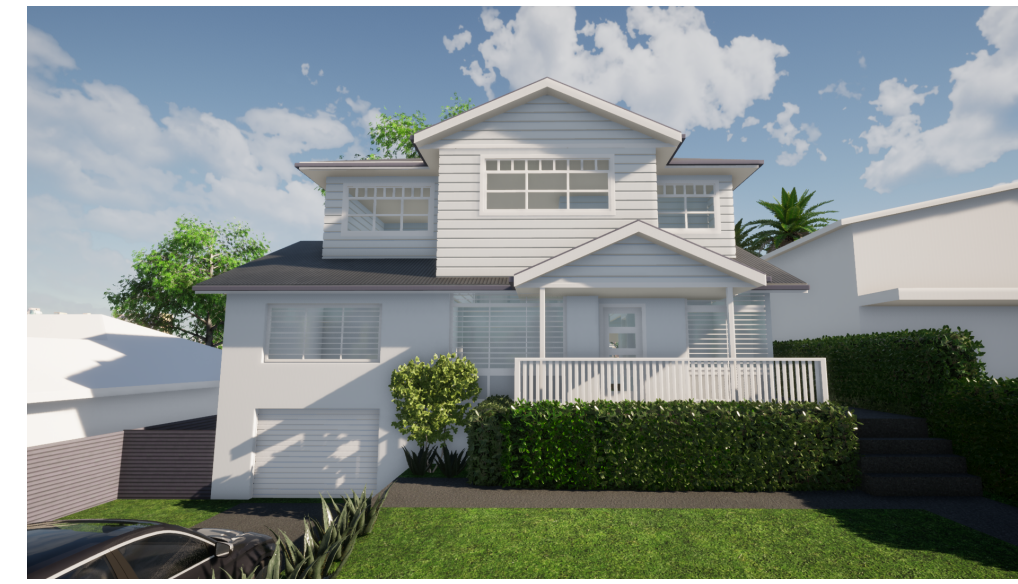
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



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

FRAMING NOTES:

ROOF PITCH	NEW GABLE 22°, 15° EXISTING 22°, 4° TO BE CHECKED
FRAME HEIGHT	2450mm
EAVE OVERHANGS	450mm
EXTERNAL DOOR AND WINDOW HEAD HEIGHT	2130mm TO LINE UP
INTERNAL DOOR	2110mm
B.I.C DOOR	2130mm TO LINE UP 0.7 A BALUSTRADE
DOOR AND WINDOW NBS	90mm MIN UNLESS OTHERWISE NOTED
FRAME AND TRUSS CENTRES	600mm
DOOR STUD OPENINGS	800mm WIDE UNLESS OTHERWISE NOTED

PLAN REVIEW 2

EMAIL DATE	00/00/00
PLAN REVIEW 1	EMAIL DATE 02/03/21

PROJECT TITLE:

Proposed Additions at:
34 Warraba Rd North Narrabeen NSW 2101

SCALE: 1:100

DATE: 10/03/21

DRAWN BY: GL **CHECKED:** CW

TITLE: PLANS, ELEVATIONS AND SECTIONS

DRAWING NO. 0522 DA 1 **ISSUE** B

DA2021/0284

ADD-STYLE HOME ADDITIONS

Upstairs & On Ground Specialists

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PHONE: (02) 9907 8055
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