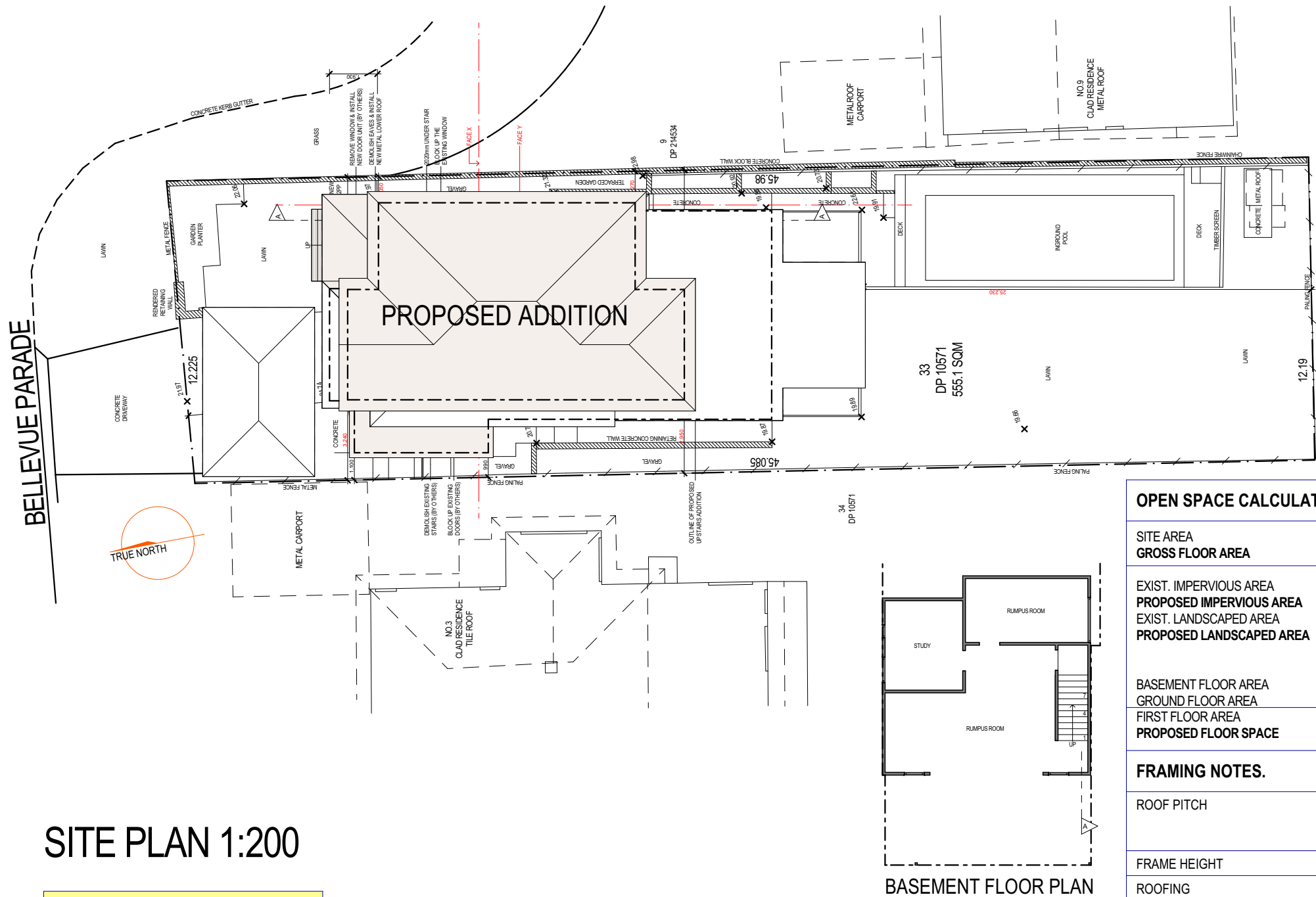




ARTIST'S IMPRESSION
FOR ILLUSTRATION PURPOSES ONLY, NOT TO BE READ AS A WORKING DRAWING

SITE PLAN 1:200

VARIAIONS
-ADD 500MM TO MAIN BEDROOM
-ADD 100MM TO FIRST FLOOR WALL HEIGHT
-2X SEPARATE VANITIES TO FIRST FLOOR BATHROOM
-1M HIGH BALUSTRADE

I CERTIFY THAT WORK COMPLETED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS WILL COMPLY WITH THE REGULATIONS REFERRED TO IN SECTION 81A (5) OF THE ENVIRONMENT PLANNING & ASSESSMENT ACT 1979

BASIX REQUIREMENTS
40% NEW LIGHTING TO BE FLUORESCENT, COMPACT FLURESCENT, 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).
IMPROVED ALUMINIUM WINDOWS TO HAVE U-VALUE NO GREATER THAN 6.44 AND SHGC OF 4.48
W1,W2,W3,W4,W6 AND W8 TO HAVE PYRO LOW-E GLASS WITH U-VALUE NO GREATER THAN 4.48 AND SHGC OF 0.75)

OPEN SPACE CALCULATIONS	
SITE AREA	555.1 sqm
GROSS FLOOR AREA	276.8 sqm
EXIST. IMPERVIOUS AREA	265.75 sqm 47%
PROPOSED IMPERVIOUS AREA	274.55 sqm 49%
EXIST. LANDSCAPED AREA	289.35 sqm 53%
PROPOSED LANDSCAPED AREA	280.55 sqm 51%
BASEMENT FLOOR AREA	55.6 sqm 0.10 : 1
GROUND FLOOR AREA	144.9 sqm 0.26 : 1
FIRST FLOOR AREA	78.2 sqm 0.14 : 1
PROPOSED FLOOR SPACE	278.7 sqm 0.50 : 1
FRAMING NOTES.	
ROOF PITCH	NEW: 21° EXISTING 27° & 3° 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	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

LEGEND & GENERAL NOTES	
(VAR)	VARIATION
O.T.A	OWNER TO ADVISE BUILDER
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	



ADD-STYLE

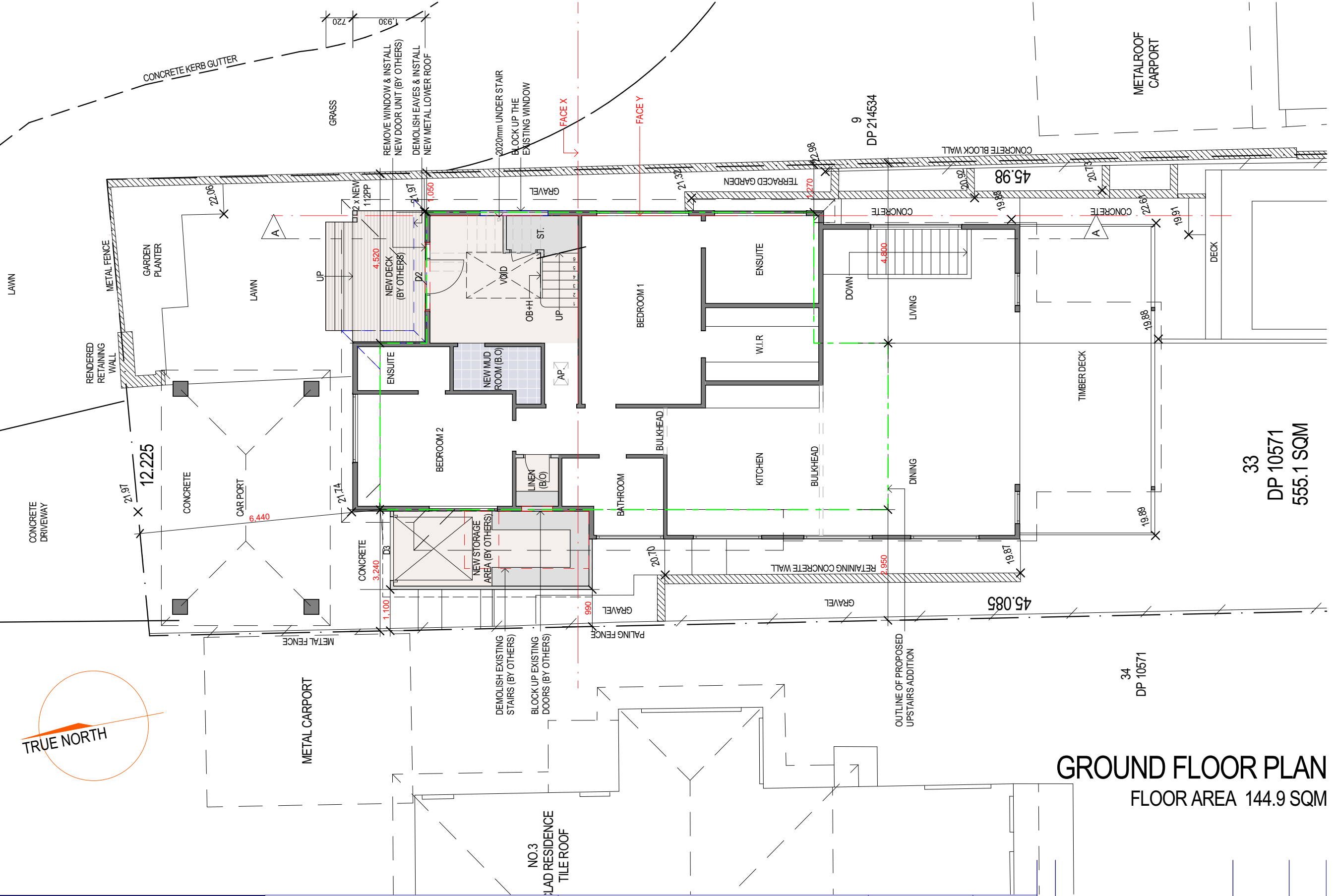
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Upstairs Specialists

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E: info@addstyle.com.au

Proposed Additions at: 1 Bellevue Parade, North Curl Curl NSW 2099				DRAWING TITLE		PLAN, ELEVATION AND SECTION DRAWINGS		DRAWING NO.	ISSUE								
				DATE		29/03/2022											
JOB REVIEW 2			EMAIL DATE	00/00/00		SCALE	DRAWN BY	CHECKED BY	1497 DA 1/5	C	C B A	For Council For Council For review					
JOB REVIEW 1		✓	EMAIL DATE	08/02/22													
											NO.	REVISION		DATE	BY		

BELLEVUE PARADE



GROUND FLOOR PLAN
FLOOR AREA 144.9 SQM



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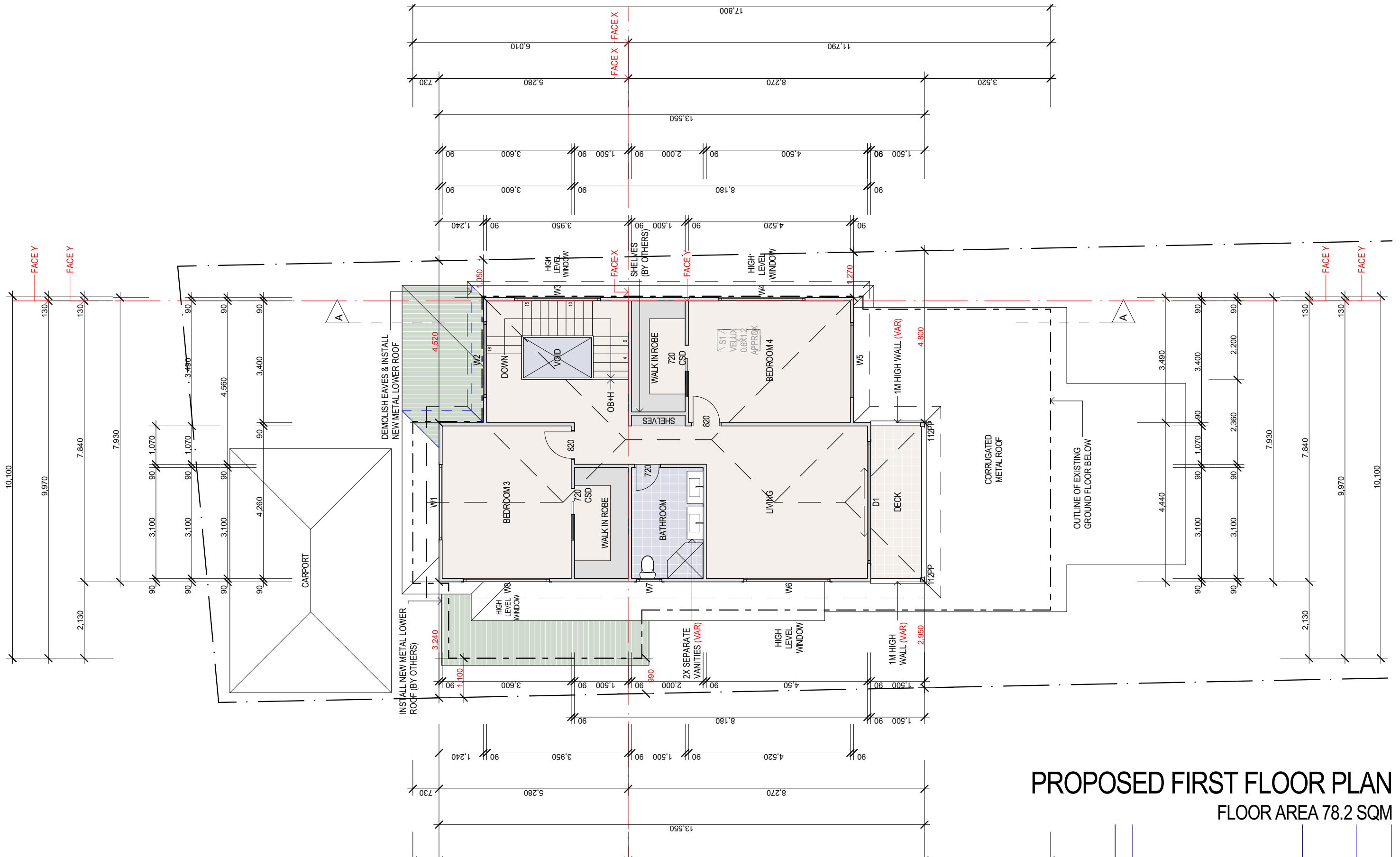
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PROPOSED FIRST FLOOR PLAN

FLOOR AREA 78.2 SQM



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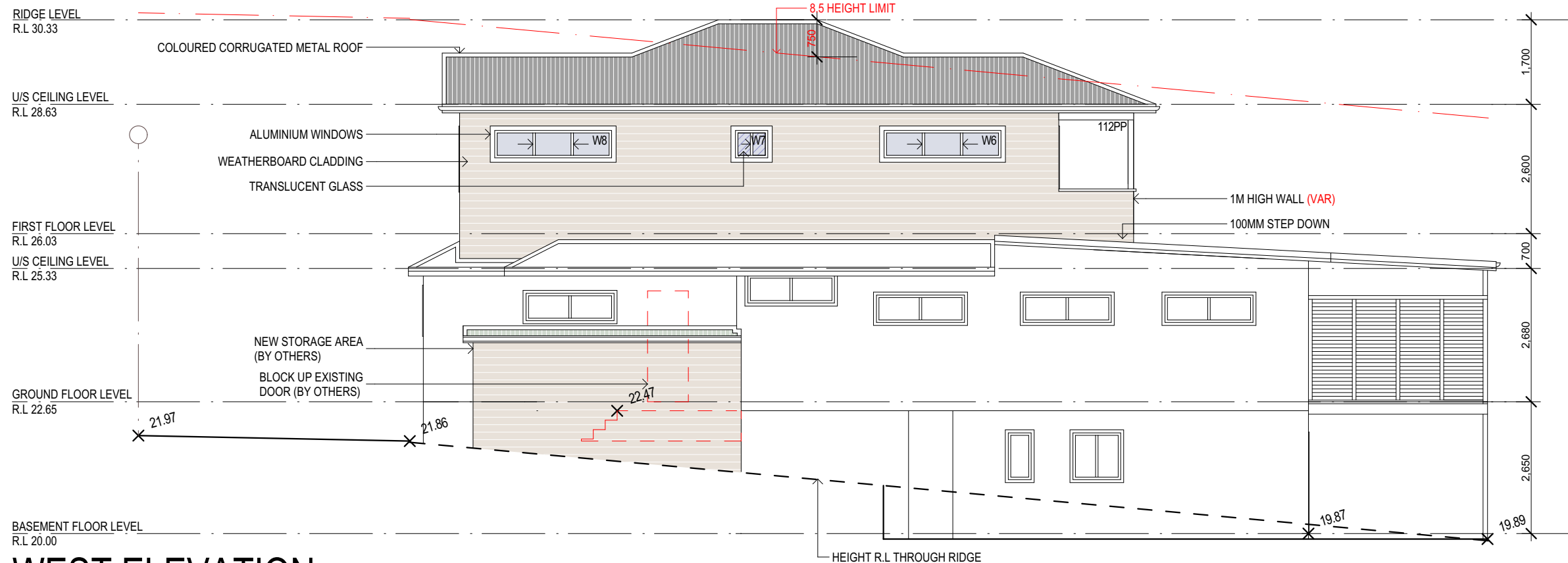
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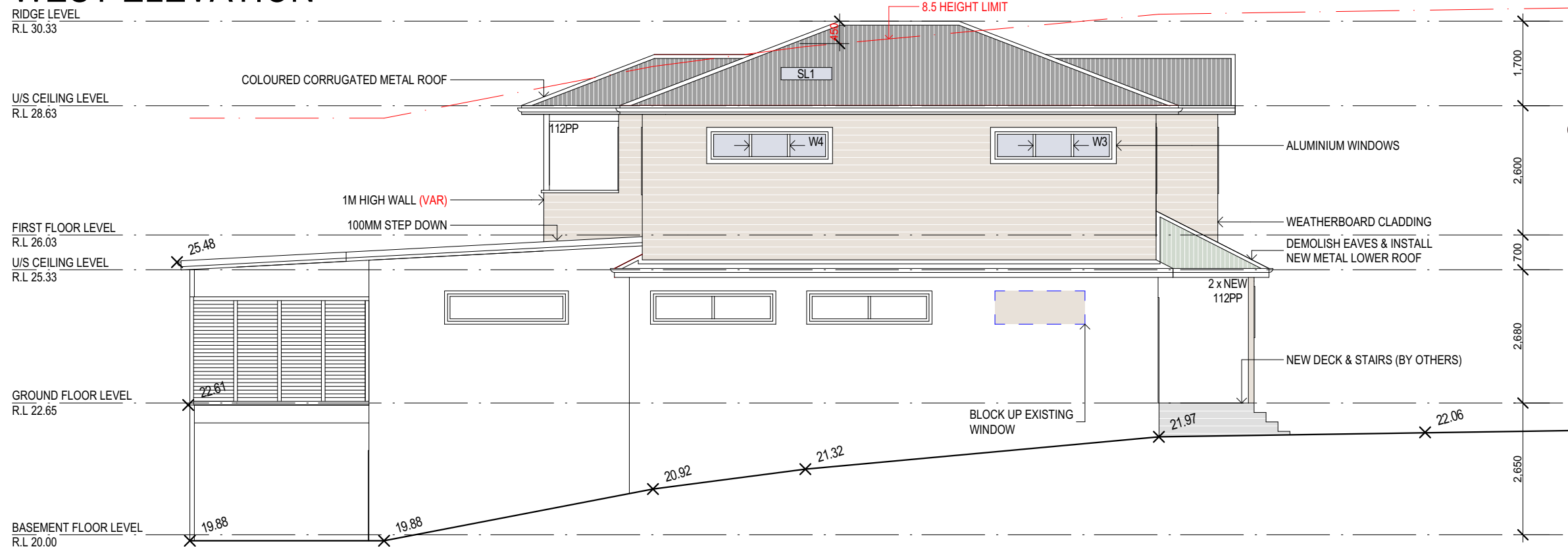
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WEST ELEVATION



EAST ELEVATION



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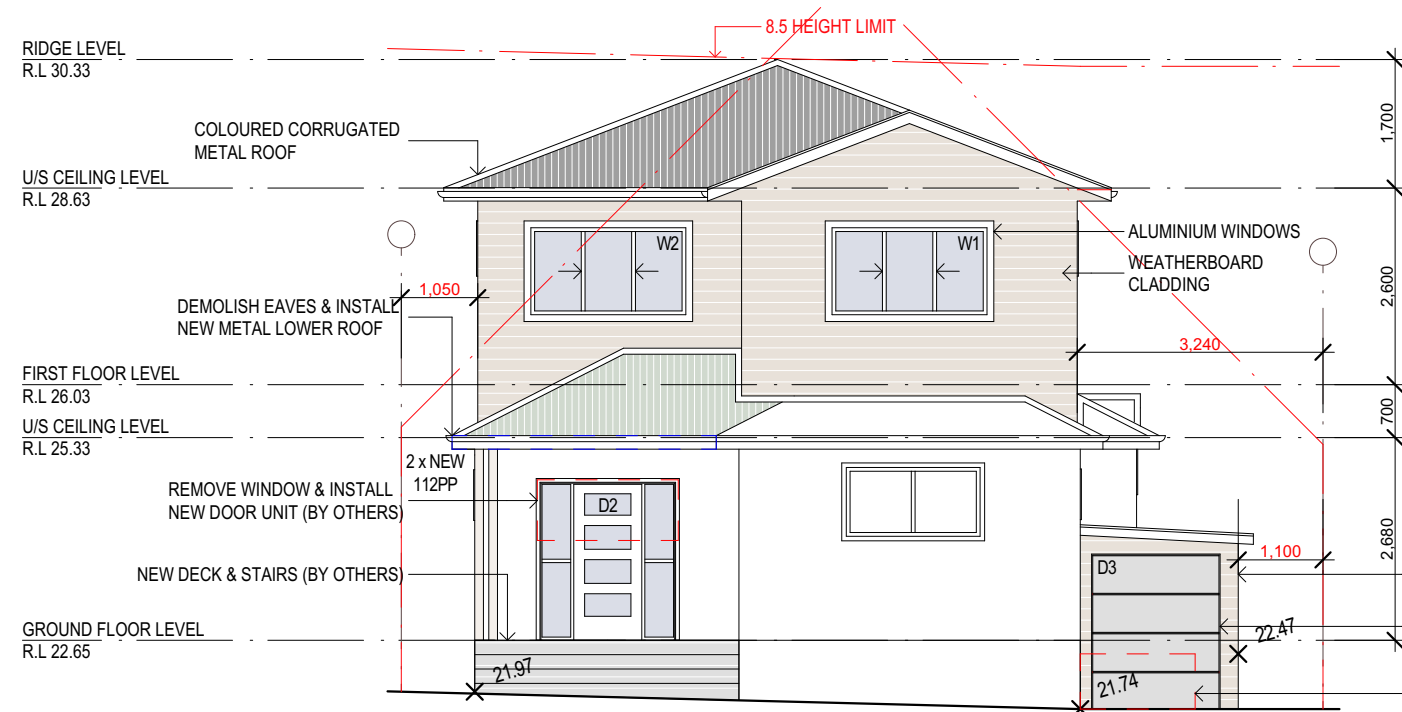
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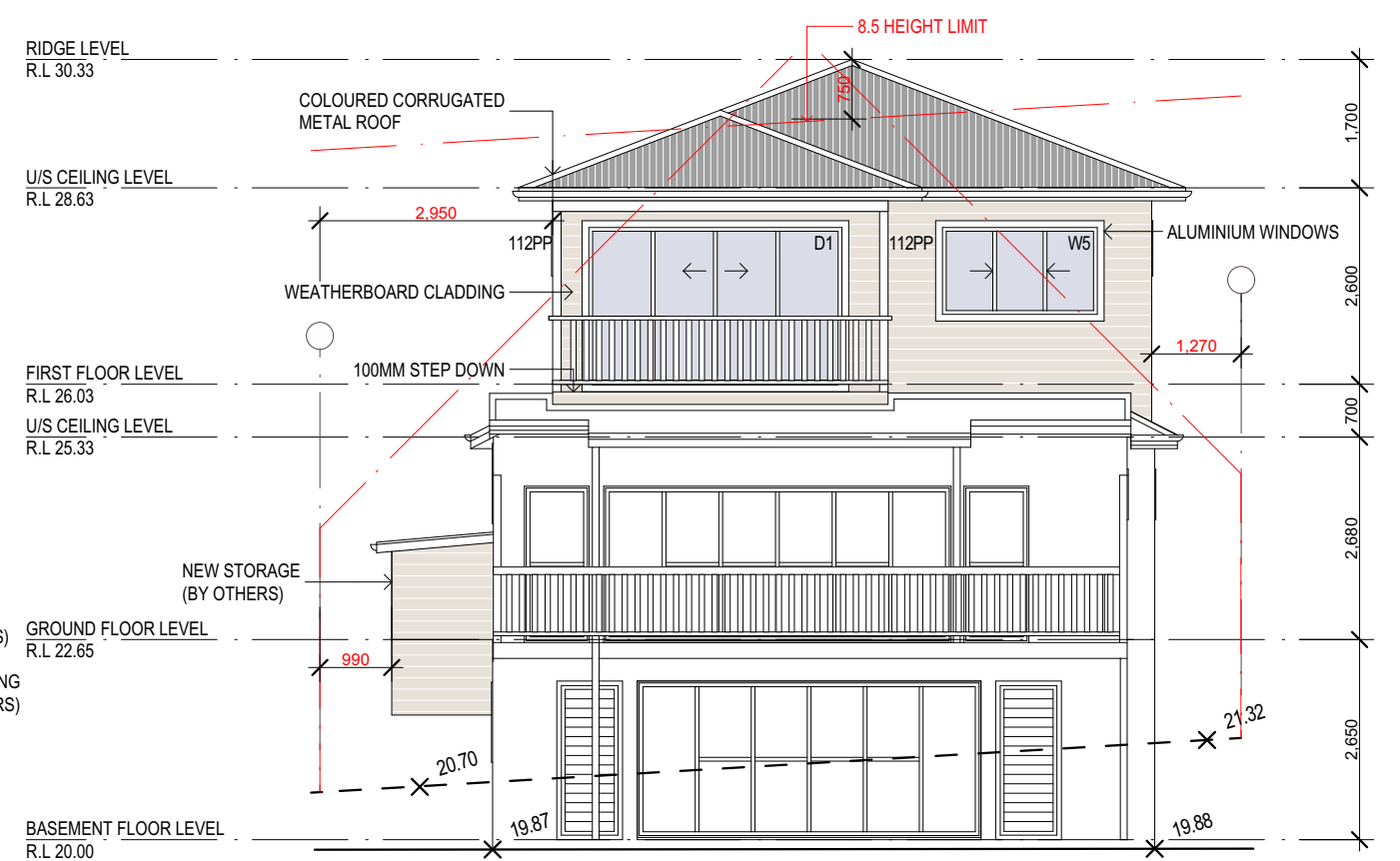
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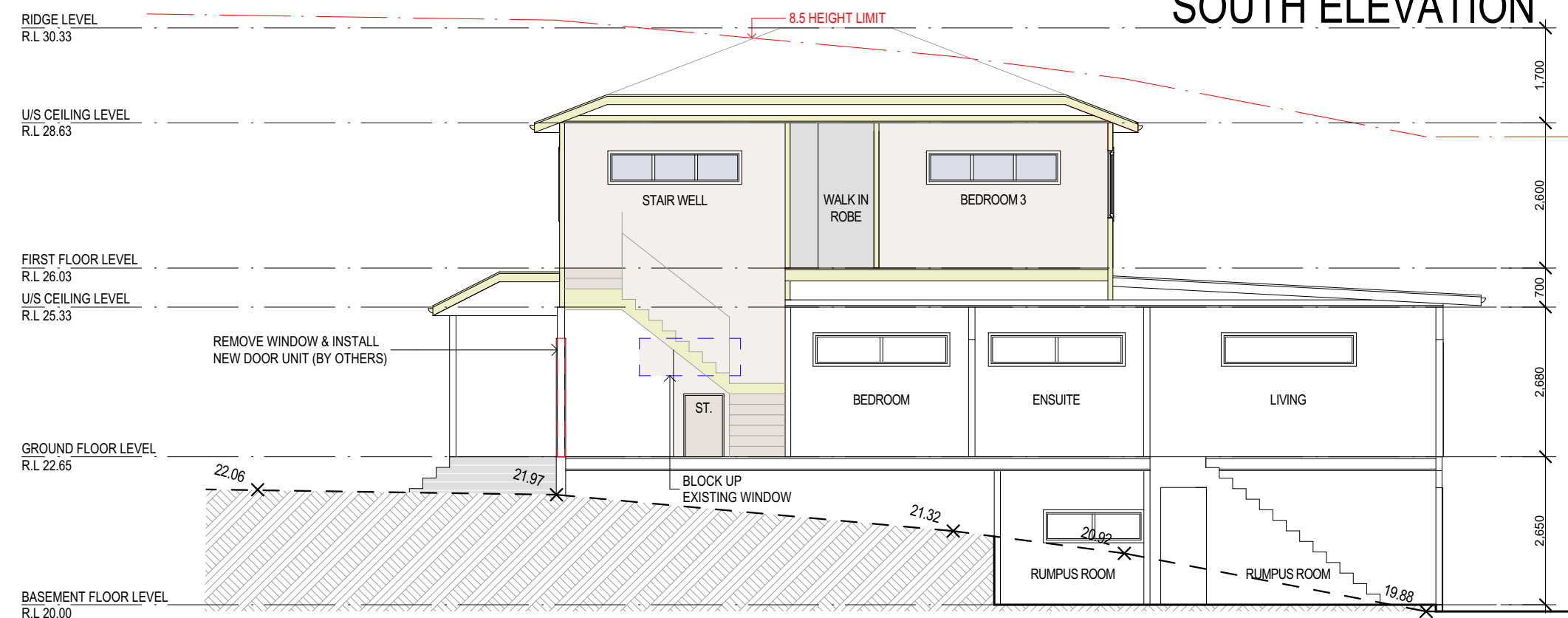
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NORTH ELEVATION



SOUTH ELEVATION



SECTION A-A



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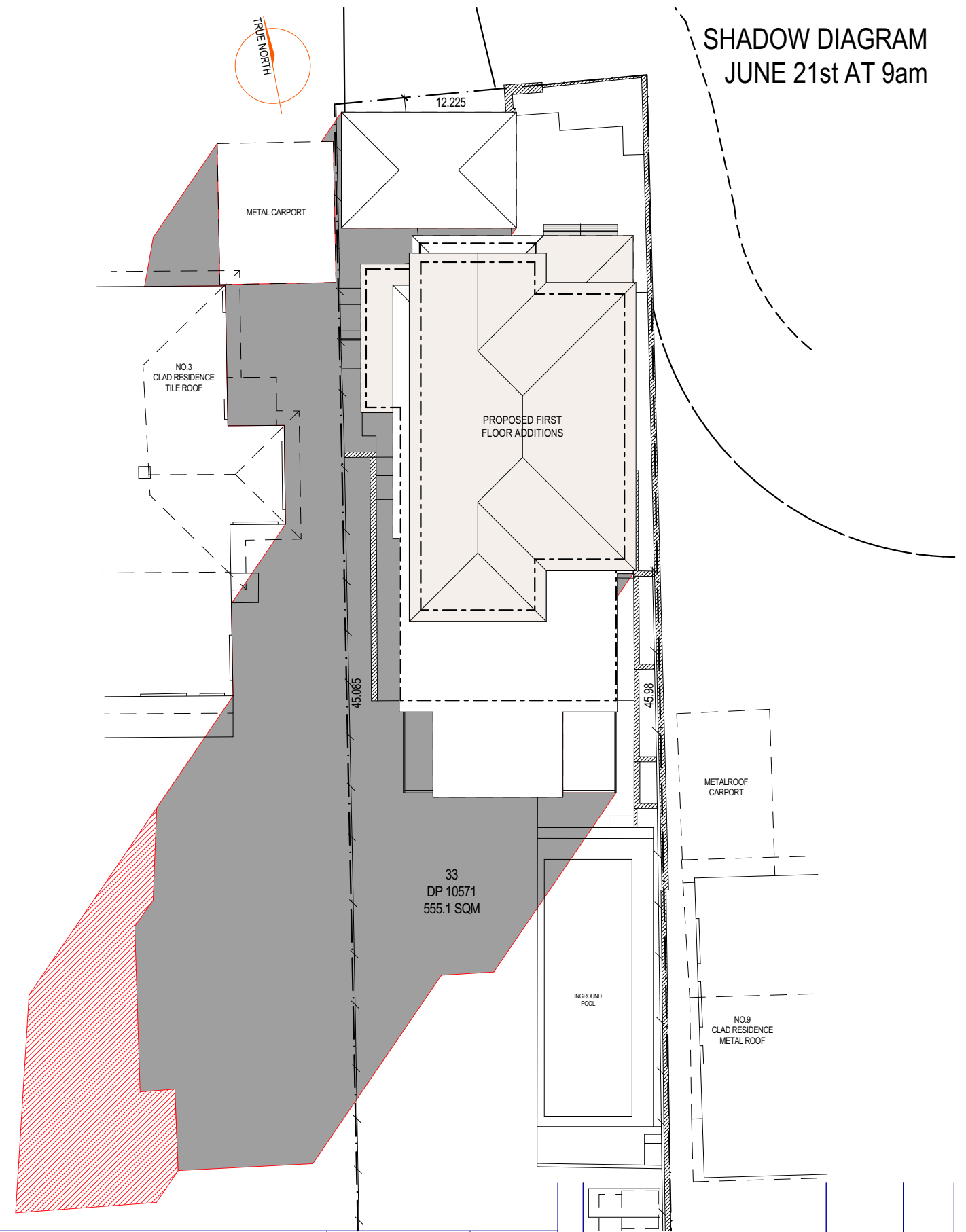
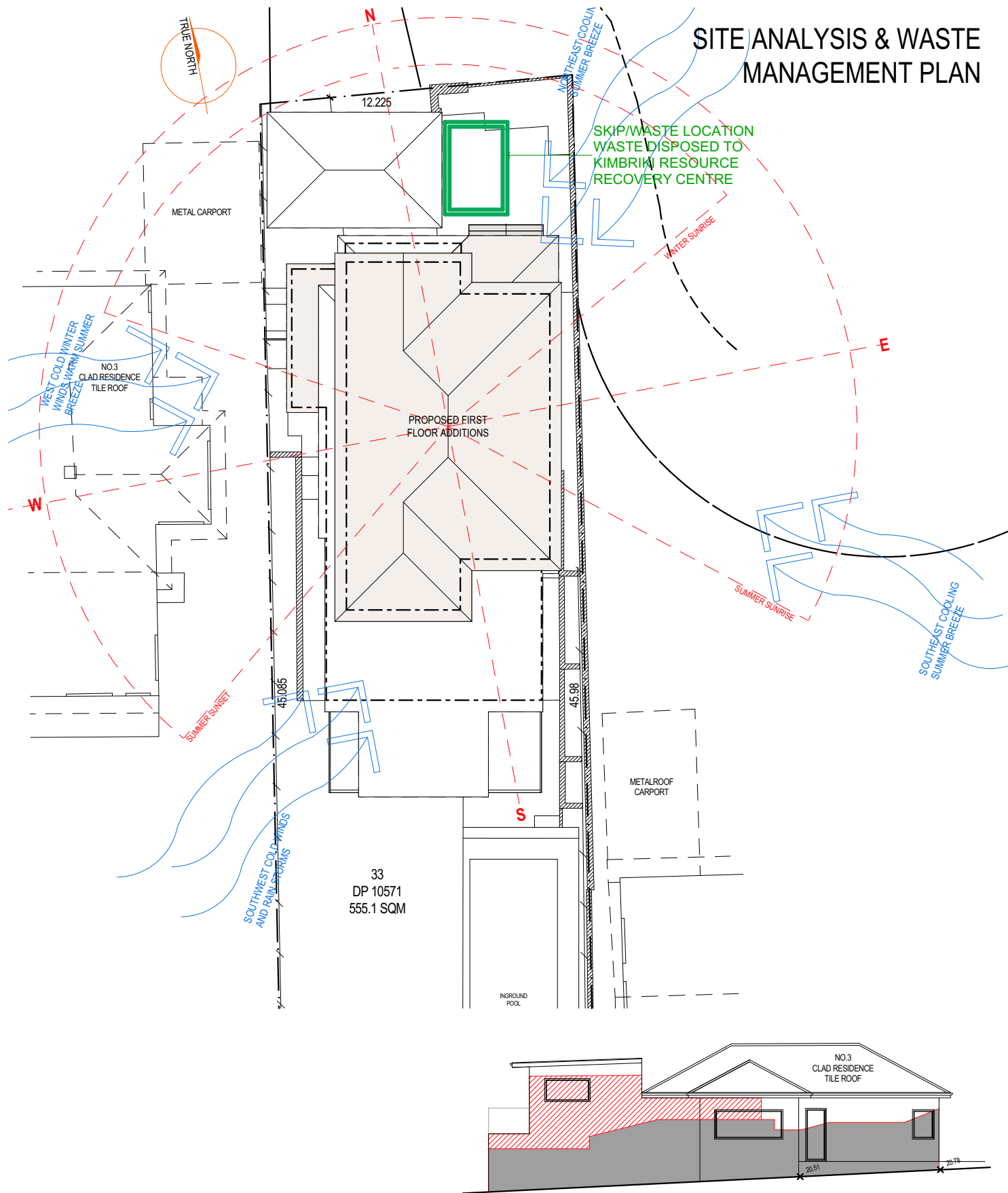
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DATE	15/03/2022	
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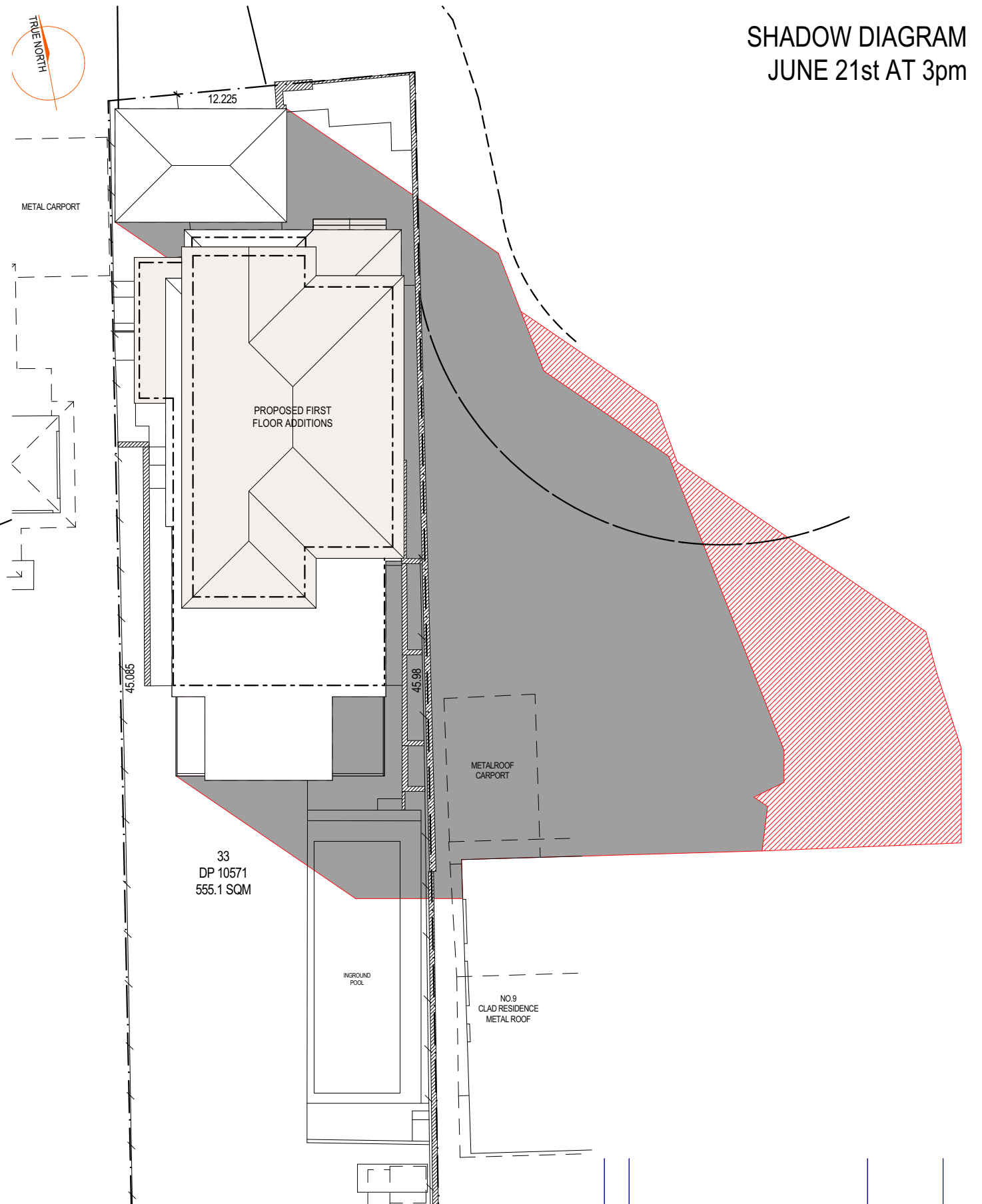
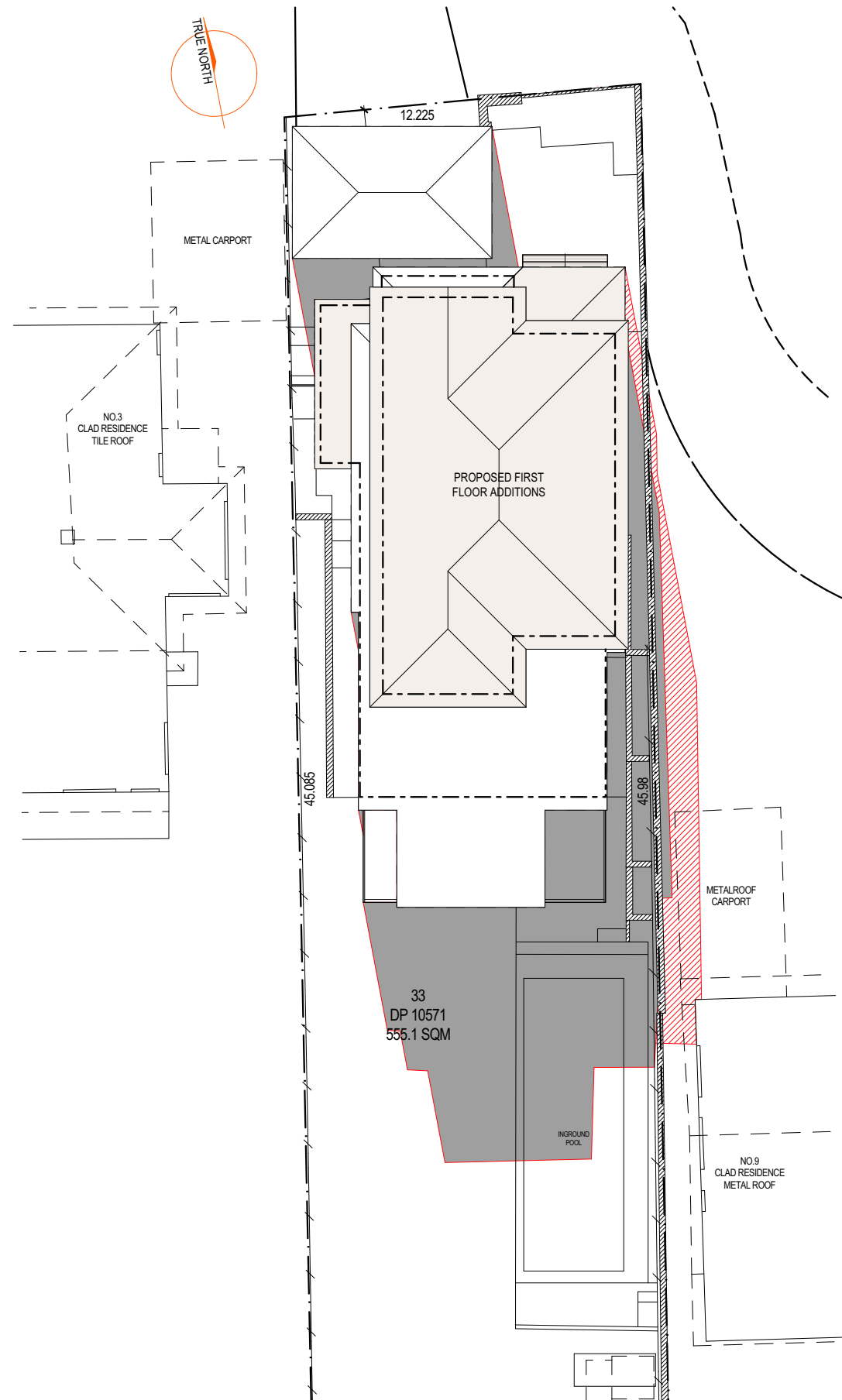
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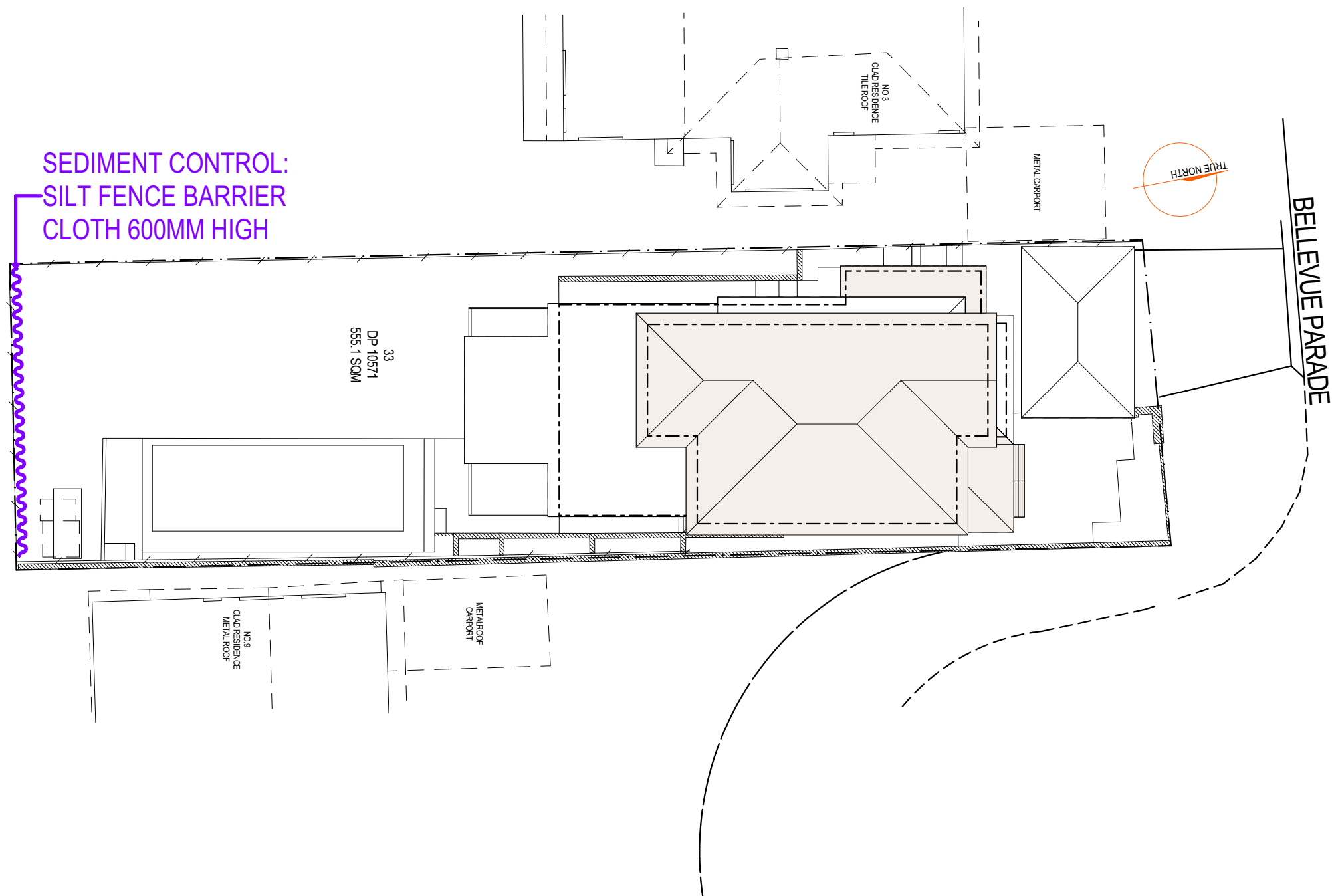
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