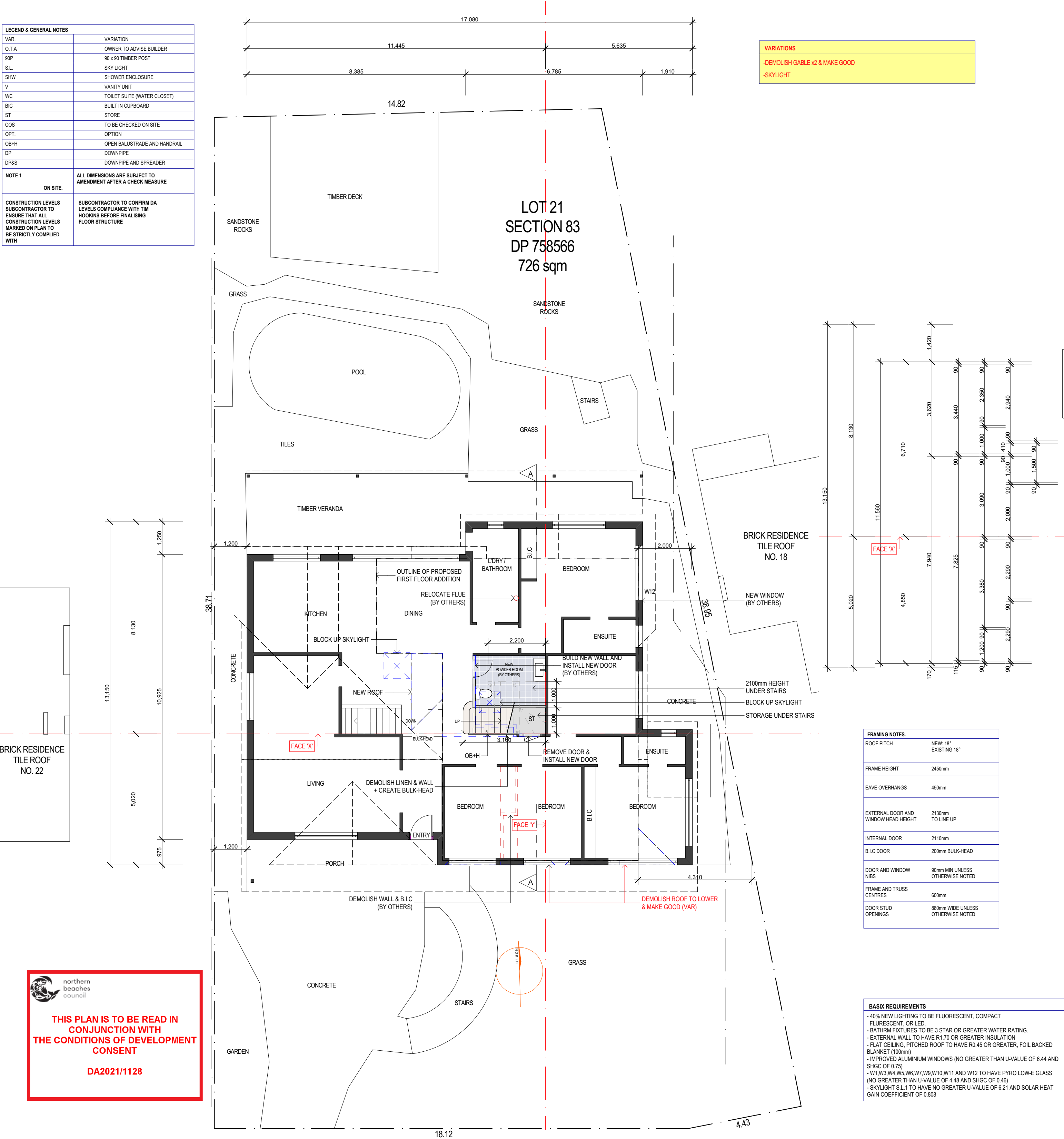


LEGEND & GENERAL NOTES	
VAR.	VARIATION
O.T.A	OWNER TO ADVISE BUILDER
9P	90 x 90 TIMBER POST
S.L	SKYLIGHT
SHW	SHOWER ENCLOSURE
V	VANITY UNIT
WC	TOILET SUITE (WATER CLOSET)
B.C	BUILT IN CUPBOARD
ST	STONE
CDS	TO BE CHECKED ON SITE
OPT.	OPTION
OB-H	OPEN BALUSTRADE AND HANDRAIL
DP	DOWNPIPE
DRS	DOWNPIPE AND SPREADER
NOTE 1	
ON SITE.	
ALL DIMENSIONS ARE SUBJECT TO ADJUSTMENT AFTER A CHECK MEASURE	
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 HOOKINS BEFORE FINALISING FLOOR STRUCTURE	

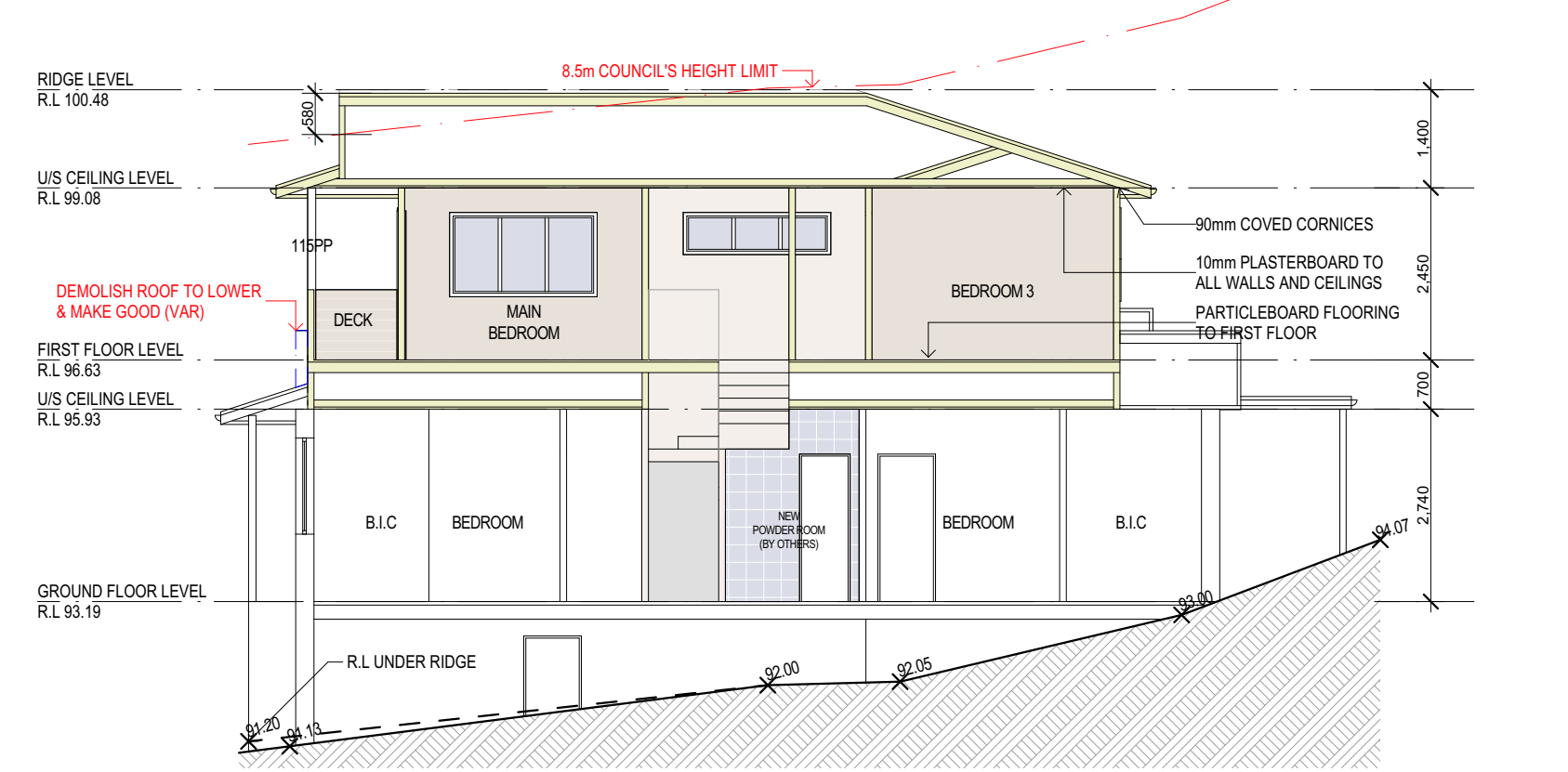
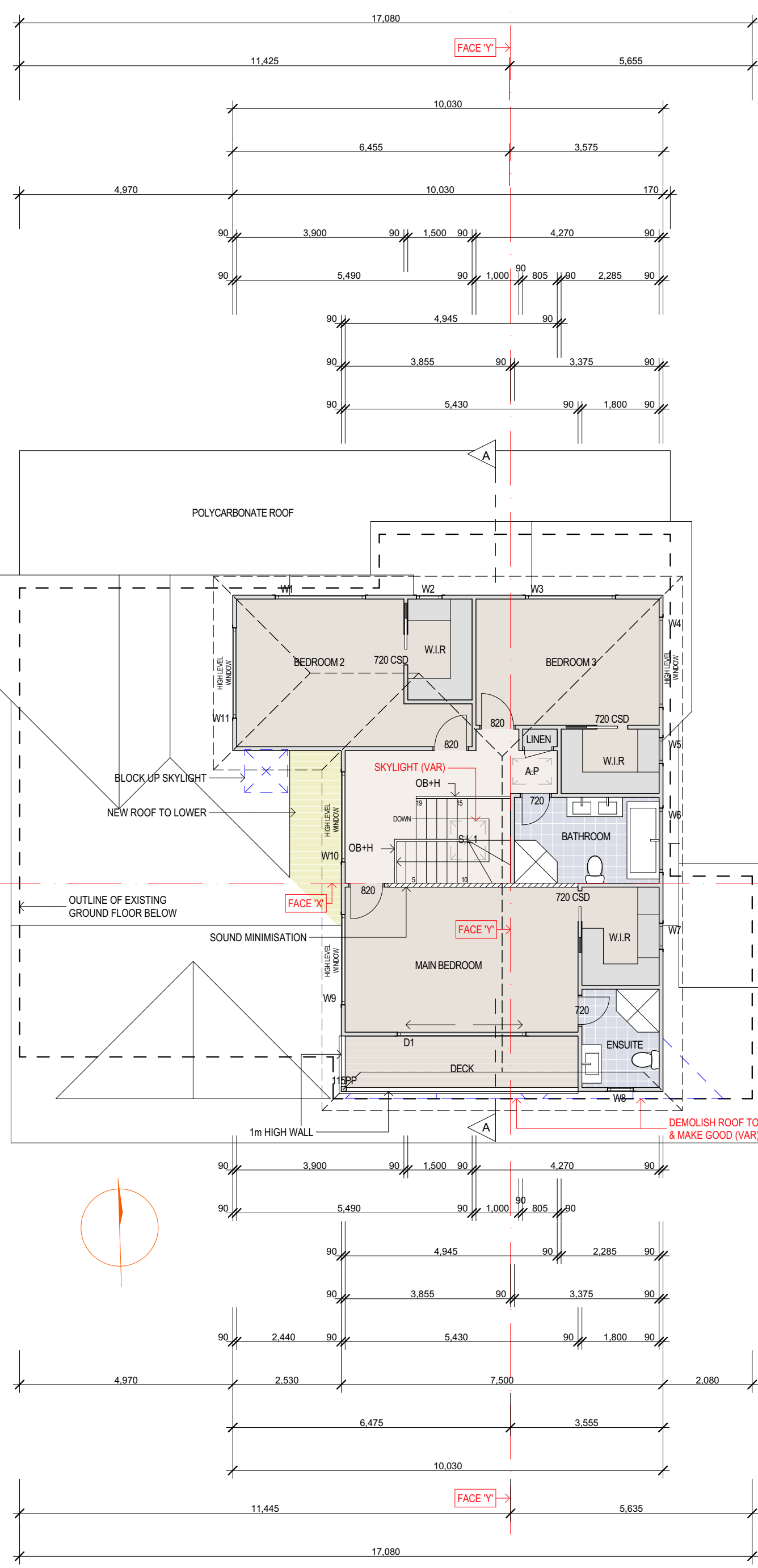


VARIATIONS
-DEMOLISH GABLE x2 & MAKE GOOD
-SKYLIGHT

FRAMING NOTES	
ROOF PITCH	NEW: 18° EXISTING 18°
FRAME HEIGHT	2450mm
EAVE OVERHANGS	450mm
EXTERNAL DOOR AND WINDOW HEAD HEIGHT	2130mm TO LINE UP
INTERNAL DOOR	2110mm
B.I.C DOOR	200mm BULK-HEAD
DOOR AND WINDOW HBS	90mm MIN UNLESS OTHERWISE NOTED
FRAME AND TRUSS CENTRES	600mm
DOOR STUD OPENINGS	80mm WIDE UNLESS OTHERWISE NOTED

BASIC 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)	
-IMPROVED ALUMINUM WINDOWS (NO GREATER THAN U-VALUE OF 6.44 AND SHGC OF 0.75)	
-W1,W3,W4,W5,W6,W7,W9,W10,W11 AND W12 TO HAVE PYRO LOW-E GLASS (NO GREATER THAN U-VALUE OF 4.48 AND SHGC OF 0.48)	
-SKYLIGHT S.L.1 TO HAVE NO GREATER U-VALUE OF 6.21 AND SOLAR HEAT GAIN COEFFICIENT OF 0.808	

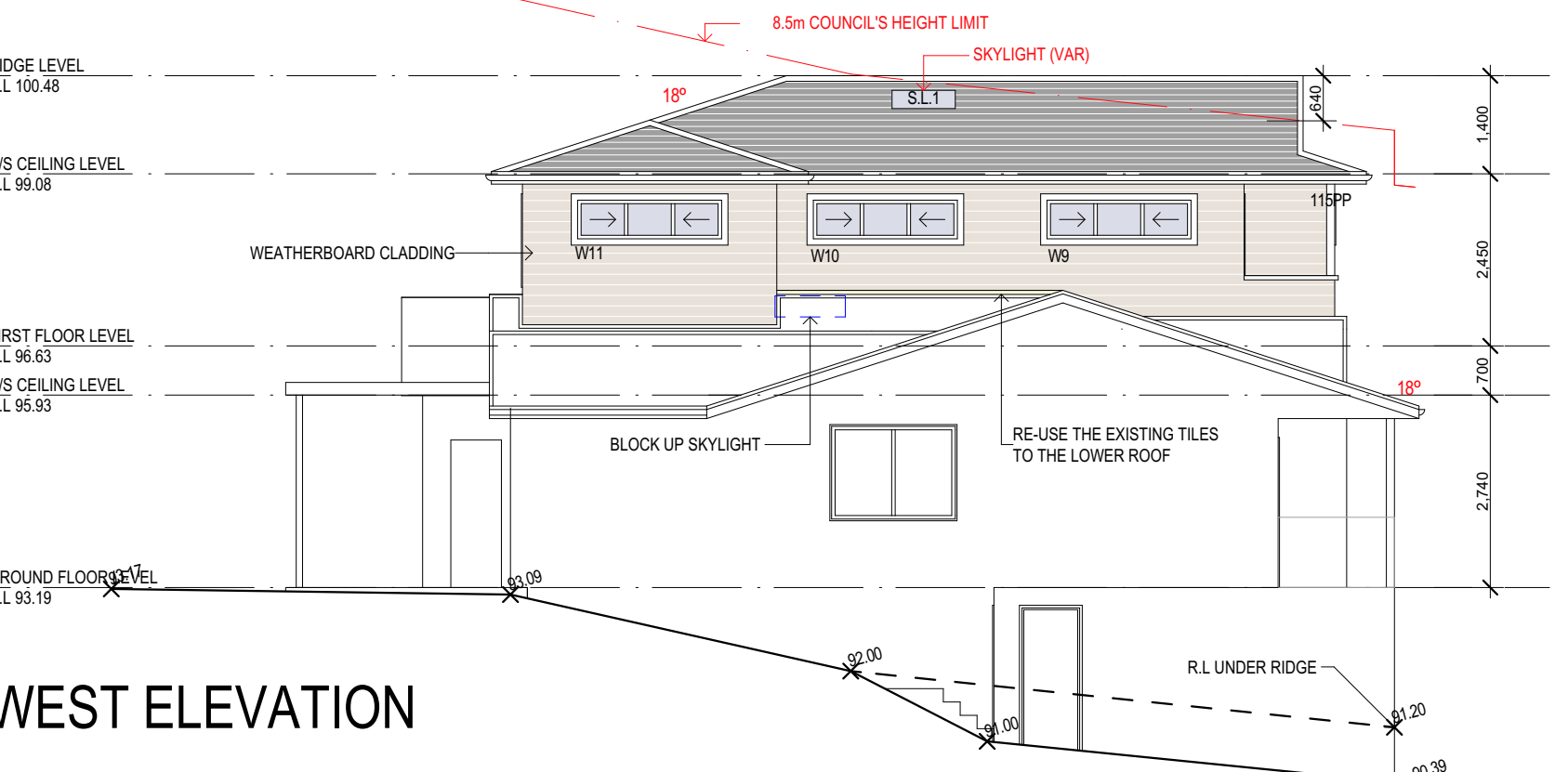
OPEN SPACE CALCULATIONS	
SITE AREA	726.0 sqm
GROSS FLOOR AREA	288.3 sqm
EXIST. IMPERVIOUS AREA	240.8 sqm 33%
PROPOSED IMPERVIOUS AREA	240.8 sqm 33%
EXIST. LANDSCAPED AREA	485.2 sqm 67%
PROPOSED LANDSCAPED AREA	485.2 sqm 67%
NO CHANGE TO EXISTING FOOTPRINT OR LANDSCAPE	
EXIST FLOOR SPACE	176.3 sqm 0.24 : 1
PROPOSED FLOOR SPACE	288.3 sqm 0.37 : 1



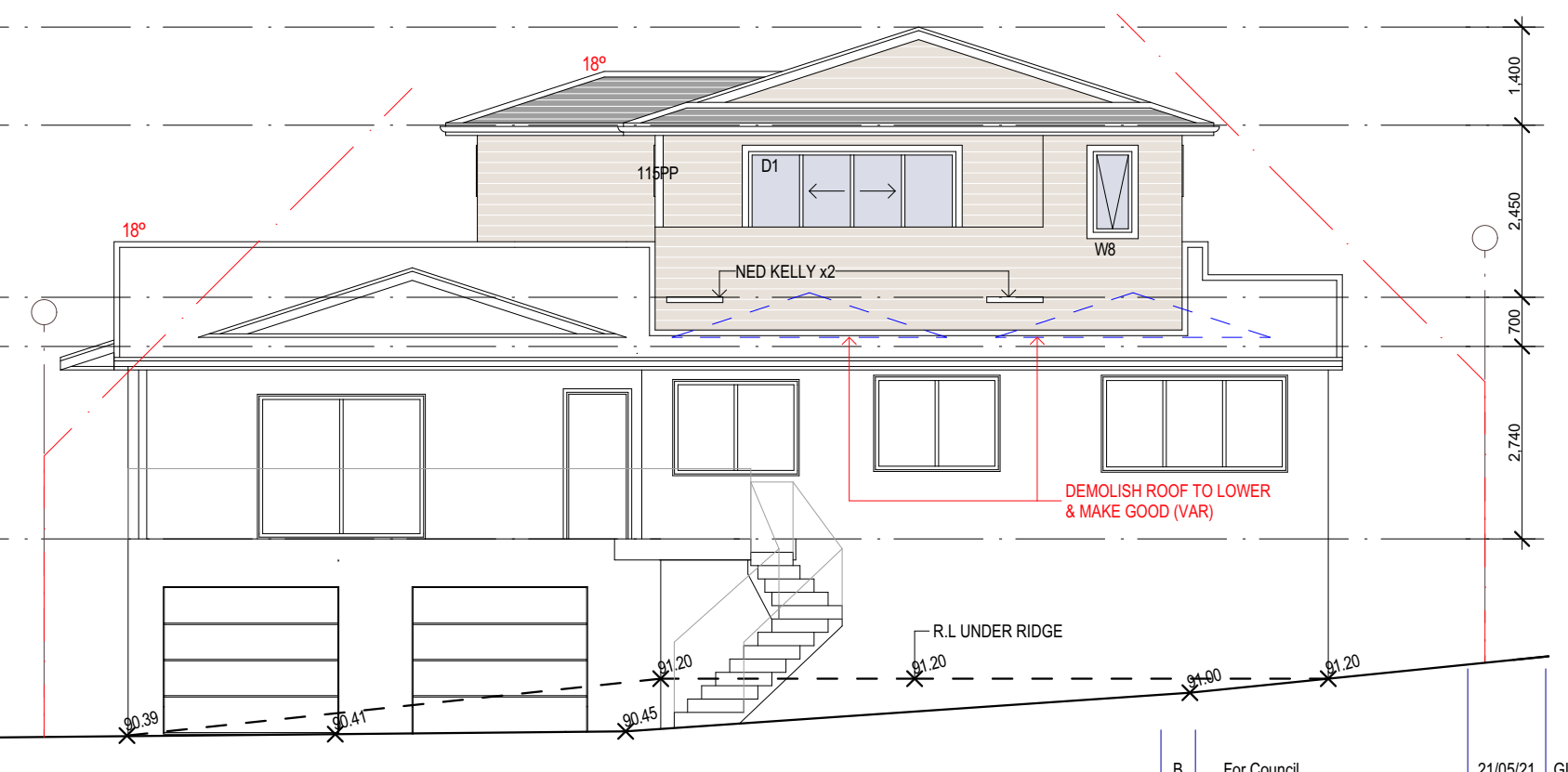
SECTION A-A



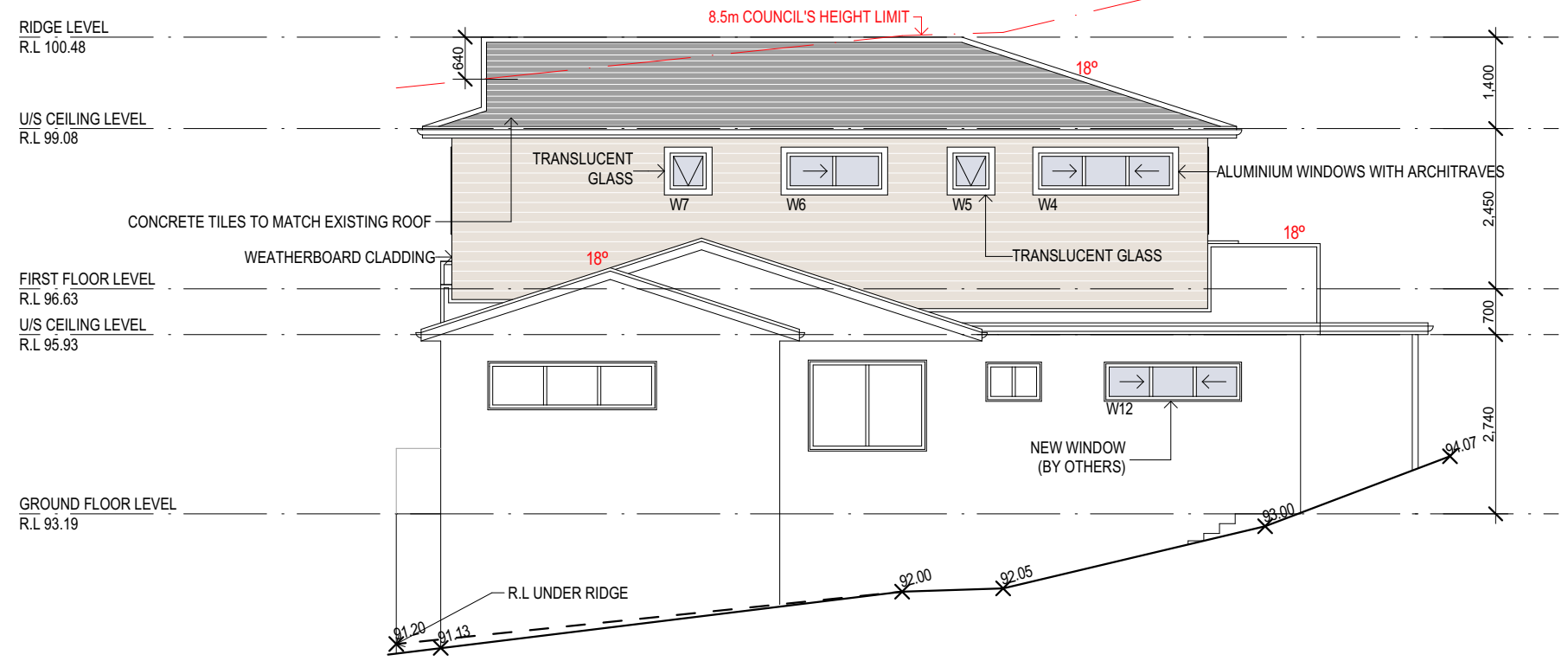
ARTIST'S IMPRESSION
FOR ILLUSTRATION PURPOSES ONLY. NOT TO BE READ AS A WORKING DRAWING



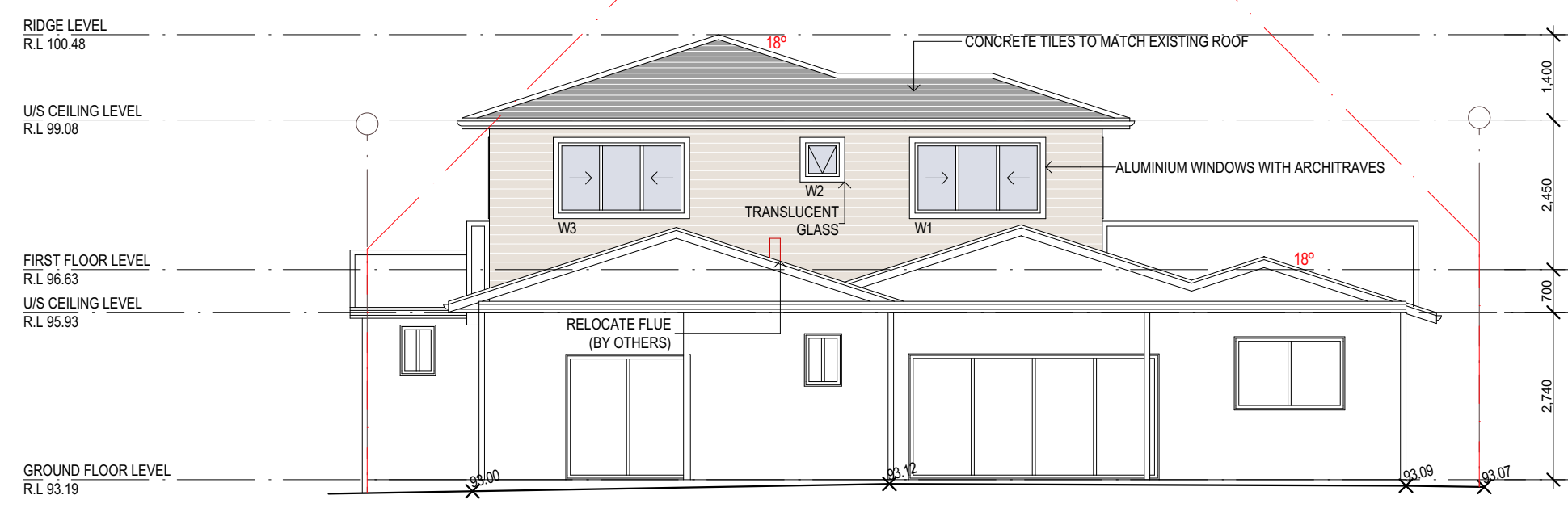
WEST ELEVATION



SOUTH ELEVATION

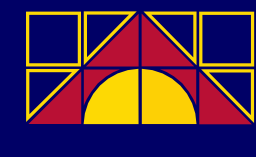


EAST ELEVATION



NORTH ELEVATION

PLAN REVIEW 2	EMAIL DATE	00/00/00	B For Council	21/05/21	GL
PLAN REVIEW 1	EMAIL DATE	30/04/21	A For Plan Meeting	3/05/21	GL
PROJECT TITLE		SCALE: 1:100		DATE: 21/05/21	
Proposed Additions at: 20 Ballyshannon Rd Killarney Heights NSW 2087		DRAWN BY: GL		CHECKED: CW	
TITLE: PLANS, ELEVATIONS AND SECTIONS		DRAWING NO. 0319 DA 1		ISSUE B	

**ADD-STYLE**
HOME ADDITIONS
Upstairs & On Ground Specialists

ADD-STYLE HOME ADDITIONS
5/19 CONNOR ST MARY VALE 2063
PHONE: (02) 9907 8050
EMAIL: info@addstyle.com.au