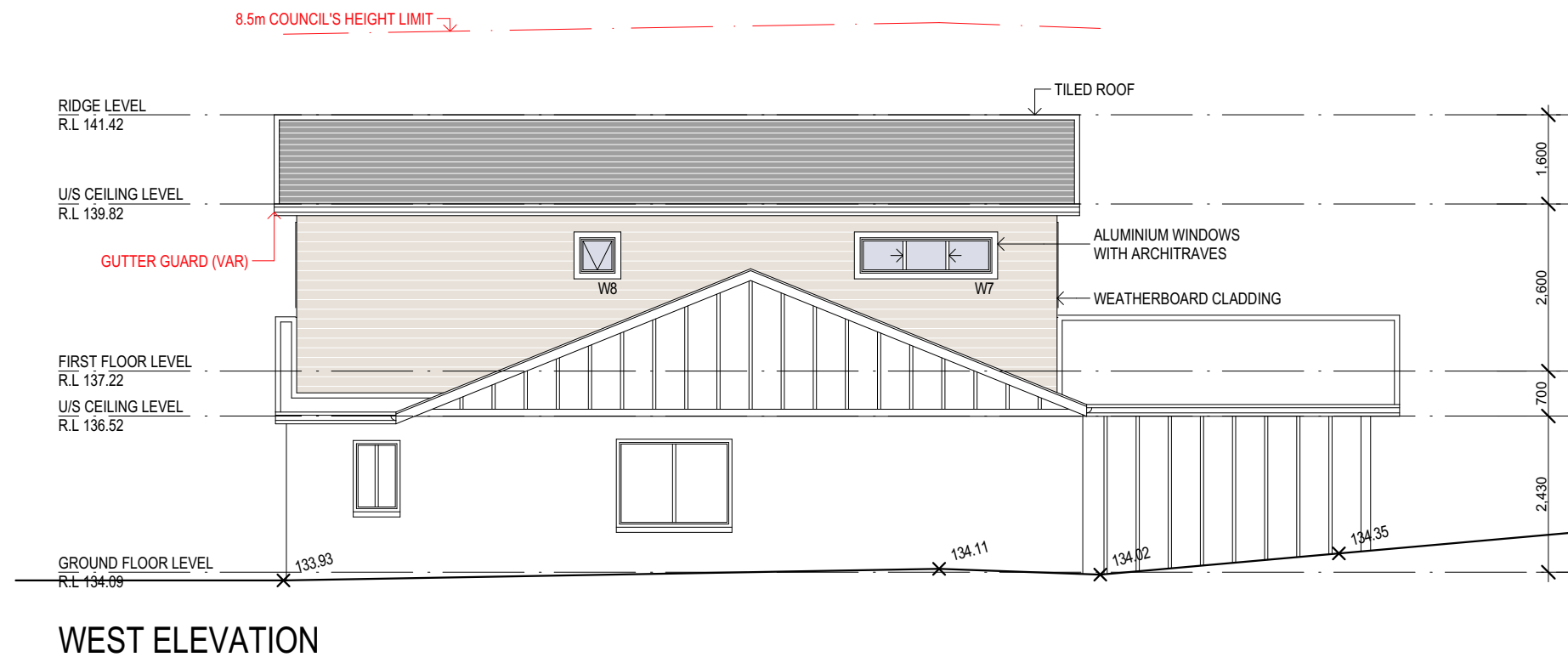
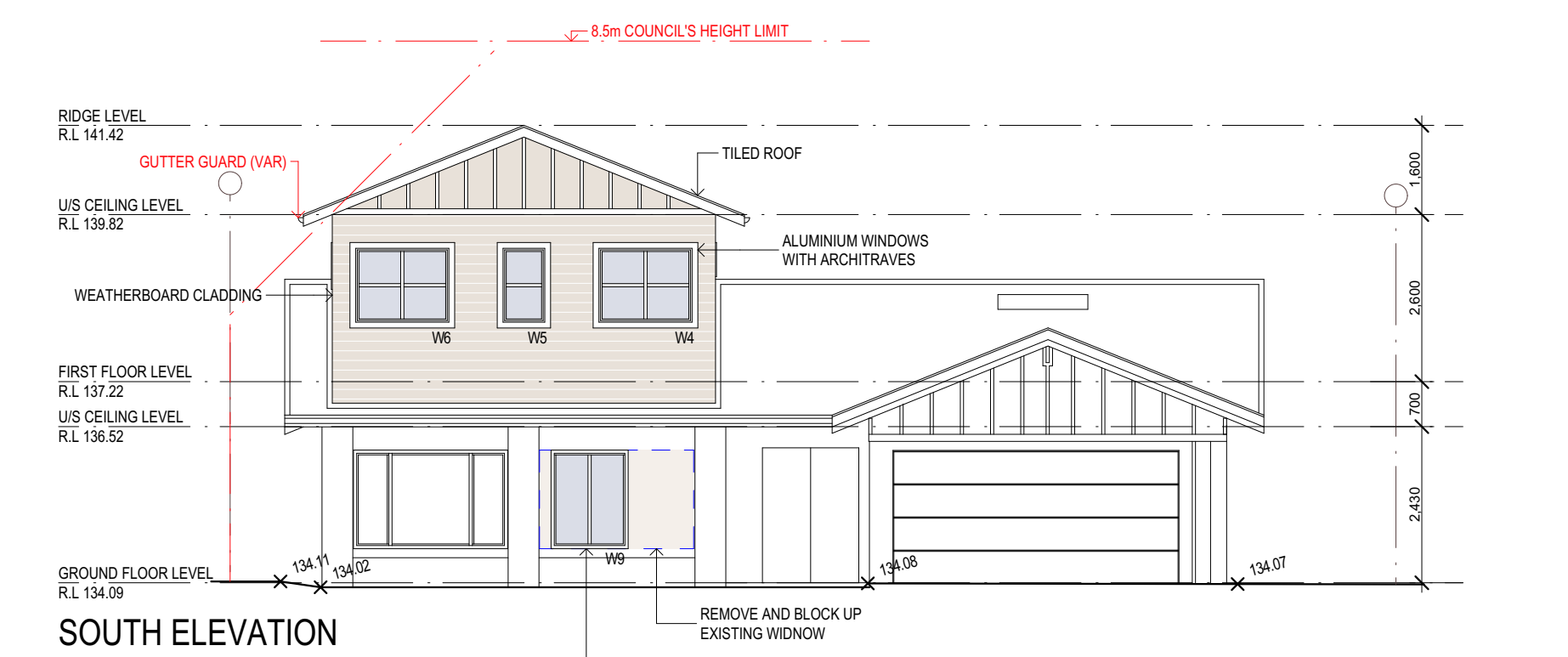
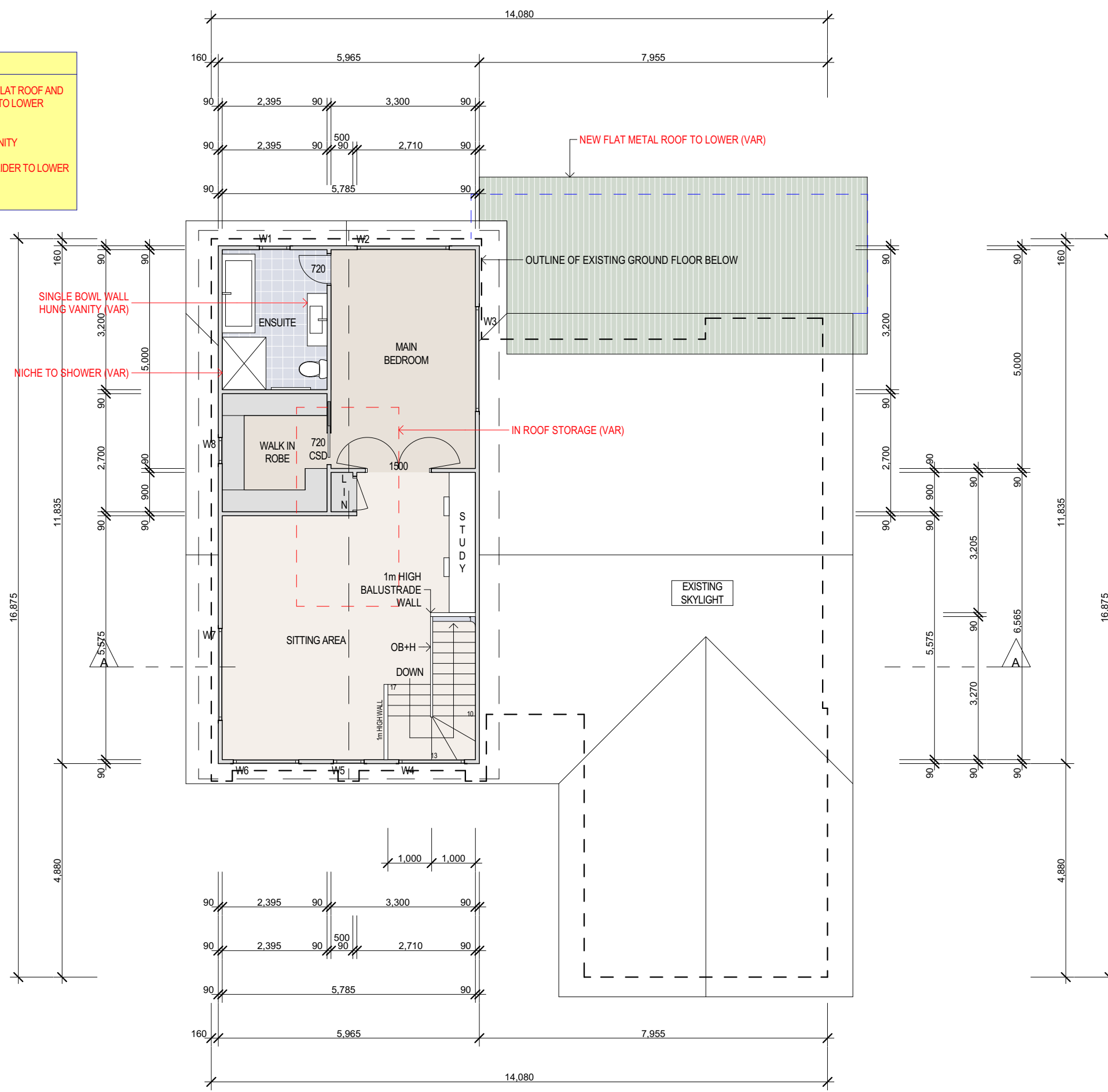


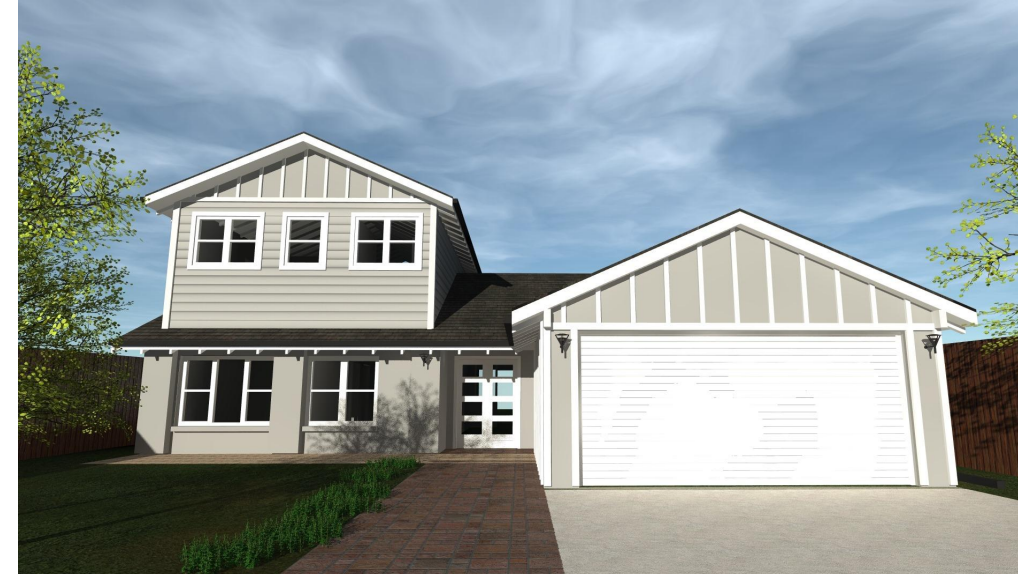
BASIC REQUIREMENTS	
- 40% NEW LIGHTING TO BE FLUORESCENT, COMPACT FLUORESCENT, OR LED.	
- BATHRM FIXTURES TO BE 3 STAR OR GREATER WATER RATING.	
- EXTERNAL WALL TO HAVE R1.70 OR GREATER INSULATION.	
- FLAT CEILING, PITCHED ROOF TO HAVE R0.45 OR GREATER, FOIL BACKED BLANKET (100mm).	
- IMPROVED ALUMINIUM WINDOWS	
- W1, W2 AND W7 TO HAVE PYRO LOW-E GLASS (NO GREATER THAN U-VALUE OF 4.48 AND SHGC OF 0.46)	

OPEN SPACE CALCULATIONS	
SITE AREA	696.7 sqm
GROSS FLOOR AREA	200.7 sqm
EXIST. IMPERVIOUS AREA	457.6 sqm 66%
PROPOSED IMPERVIOUS AREA	472.5 sqm 68%
EXIST. LANDSCAPED AREA	238.1 sqm 34%
PROPOSED LANDSCAPED AREA	238.1 sqm 34%
NO CHANGE TO EXISTING FOOTPRINT OR LANDSCAPE	

VARIATIONS
- DEMOLISH EXISTING POSTS, FLAT ROOF AND BUILD NEW FLAT METAL ROOF TO LOWER
- 3 x 115PP
- GUTTER GUARD
- SINGLE BOWL WALL HUNG VANITY
- NICHE TO SHOWER
- NEW WALL AND 720 CAVITY SLIDER TO LOWER
- 200MM CEILING HEIGHT
- IN ROOF STORAGE



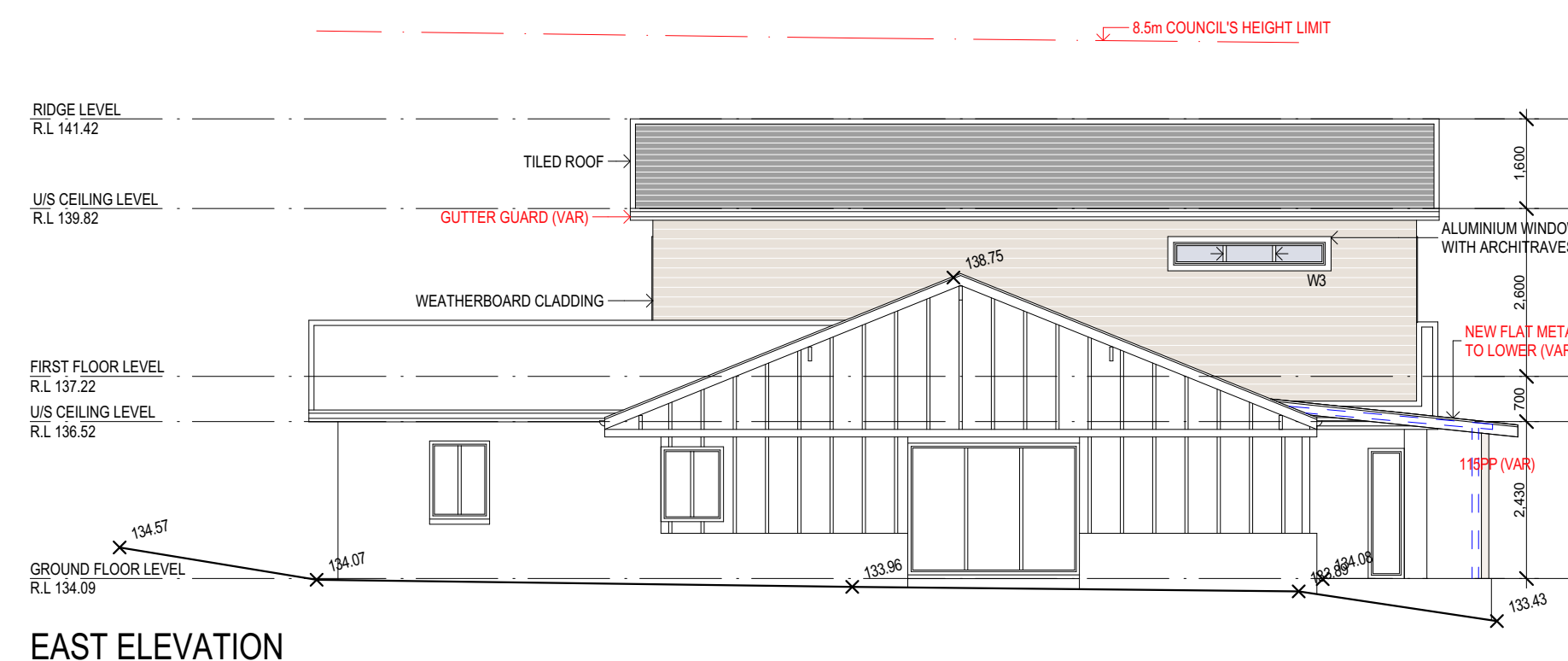
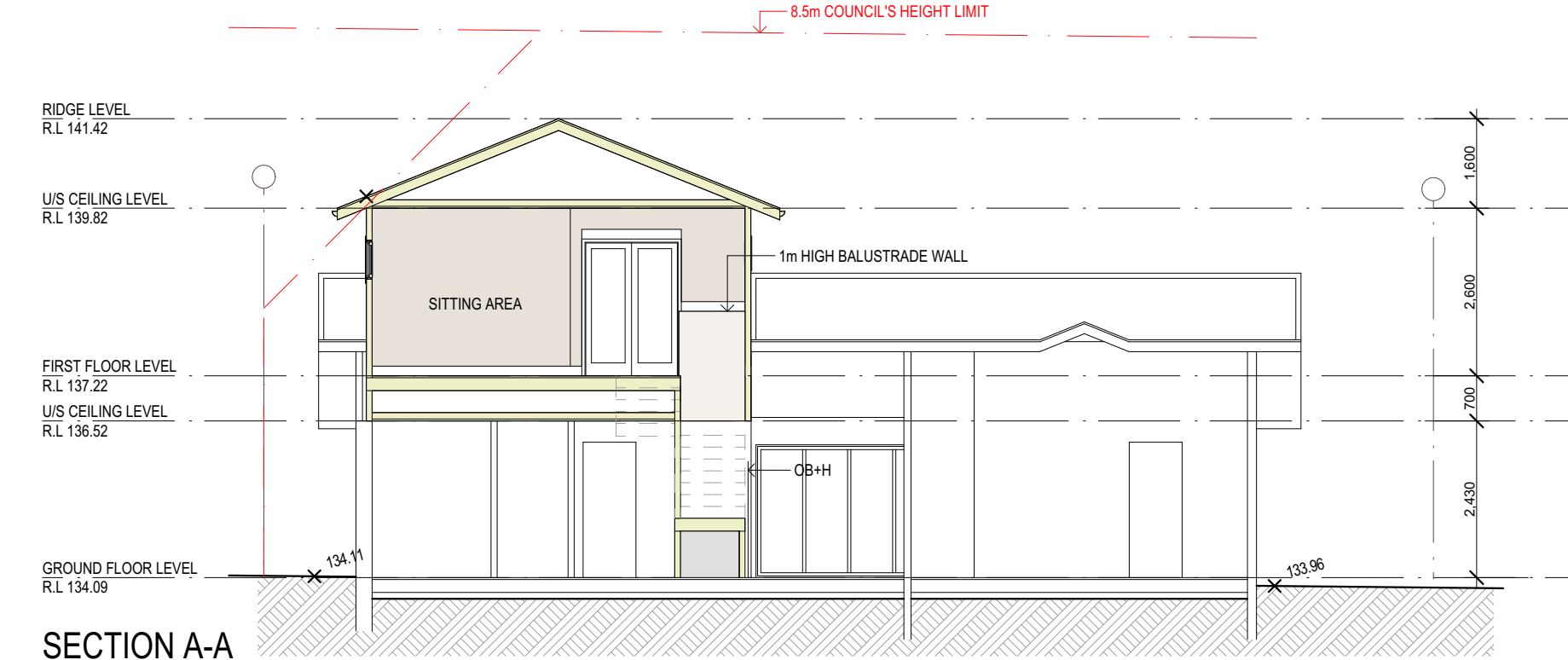
LEGEND & GENERAL NOTES	
VAR.	VARIATION
D.T.A.	OWNER TO ADVISE BUILDER
115P	115 x 115 TIMBER POST
S.L.	SKY LIGHT
SHW	SHOWER ENCLOSURE
V	VANITY UNIT
WC	TOILET SUITE (WATER CLOSET)
WC	BUILT IN CLIPBOARD
ST	STORE
COS	TO BE CHECKED ON SITE
OPT.	OPTION
OB+H	OPEN BALUSTRADE AND HANDRAIL
DP	DOWNPIPE
DPBS	DOWNPIPE 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 TM HOOKS BEFORE FINALISING FLOOR STRUCTURE	
CONSTRUCTION LEVELS SUBCONTRACTOR TO ENSURE THAT ALL CONSTRUCTION LEVELS MARKED ON PLAN TO BE STRICTLY COMPLIED WITH	



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

FRAMING NOTES.	
ROOF PITCH	NEW: 22° EXISTING 22° 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
DOOR AND WINDOW MBS	90mm MIN UNLESS OTHERWISE NOTED
FRAME AND TRUSS CENTRES	600mm
DOOR STUD OPENINGS	880mm WIDE UNLESS OTHERWISE NOTED

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2020/1197



B	FOR COUNCIL	18/09/20	GK
A	FOR PLAN MEETING	31/08/20	GK
NO. REVISION		DATE	BY
SCALE: 1:100		DATE: 18/09/20	
DRAWN BY: GK		CHECKED:	CW
TITLE: PLANS, ELEVATIONS AND SECTIONS			
DRAWING NO. 0084 DA 1		ISSUE	B

PROJECT TITLE.
FIRST FLOOR ADDITION AT
72 Kambora Ave Davidson NSW 2085