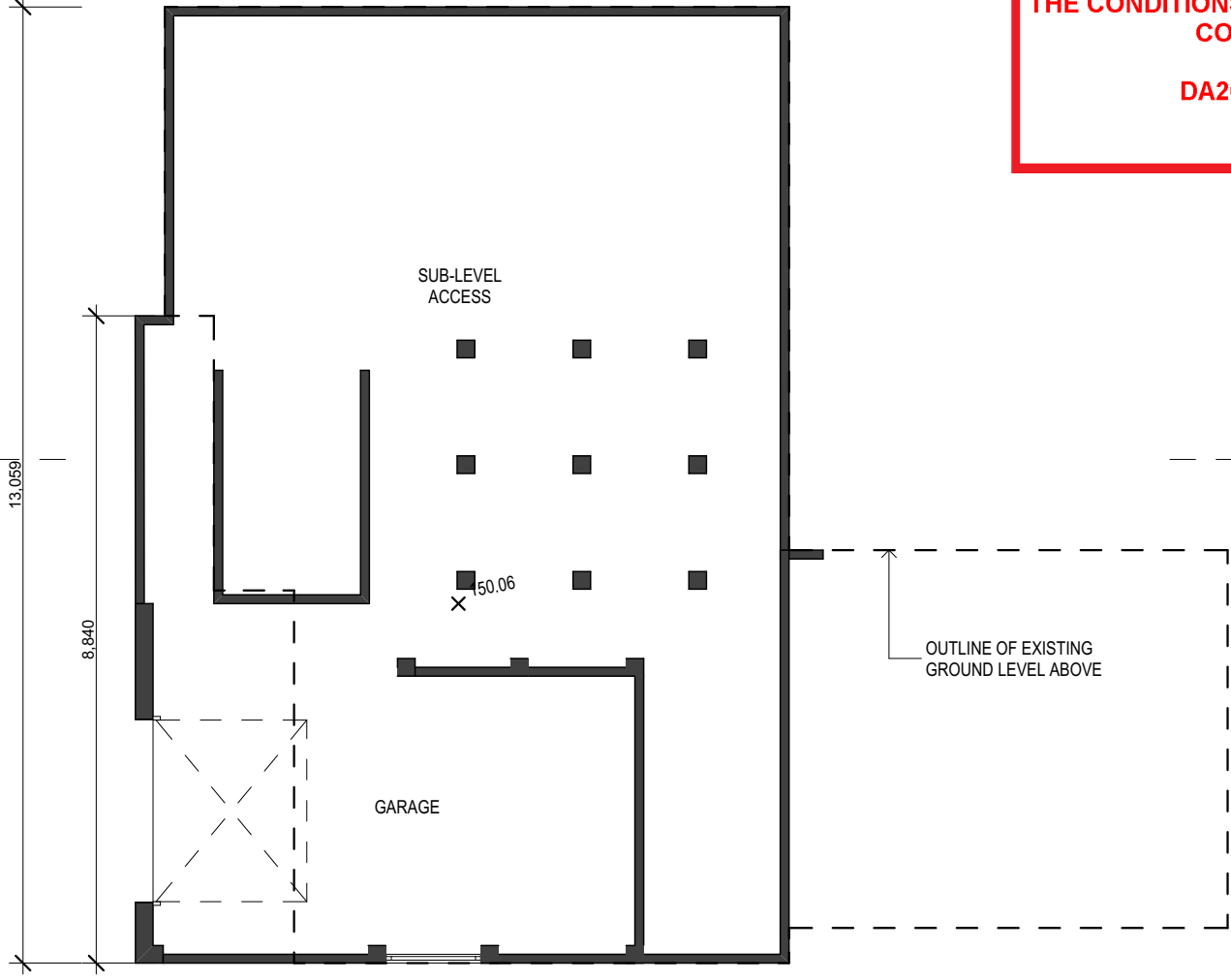
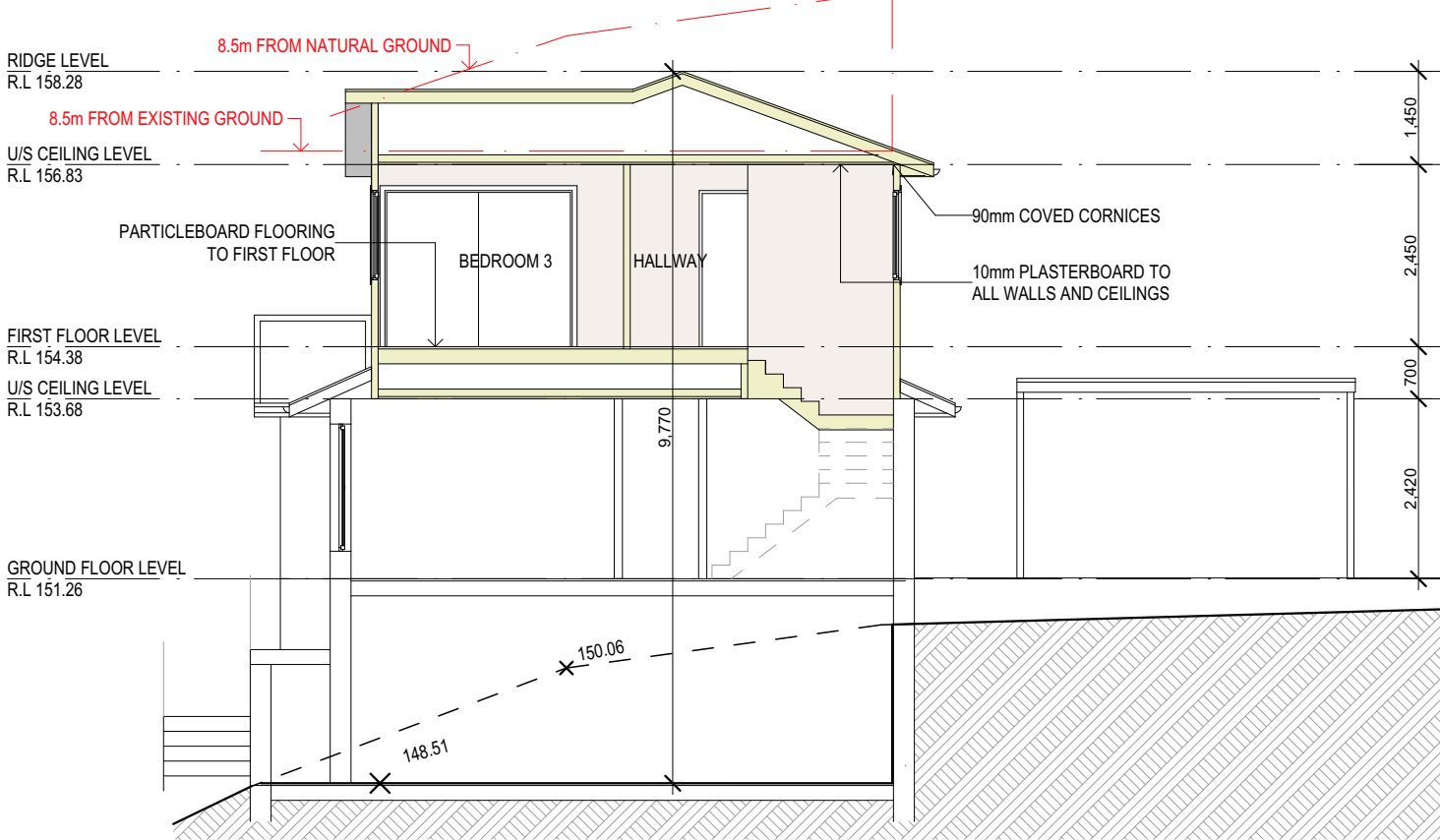


GROUND FLOOR LEVEL

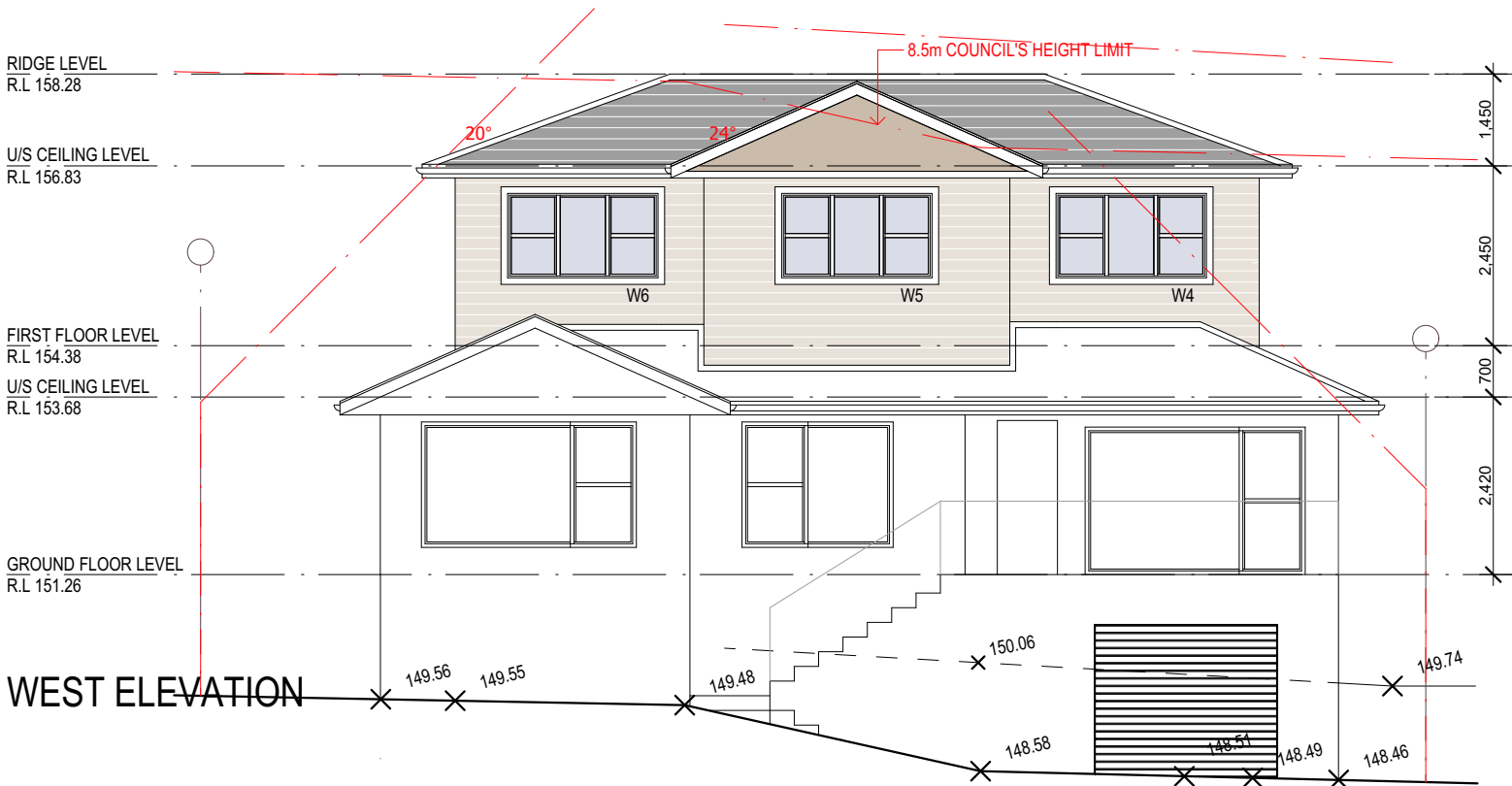


BASEMENT LEVEL

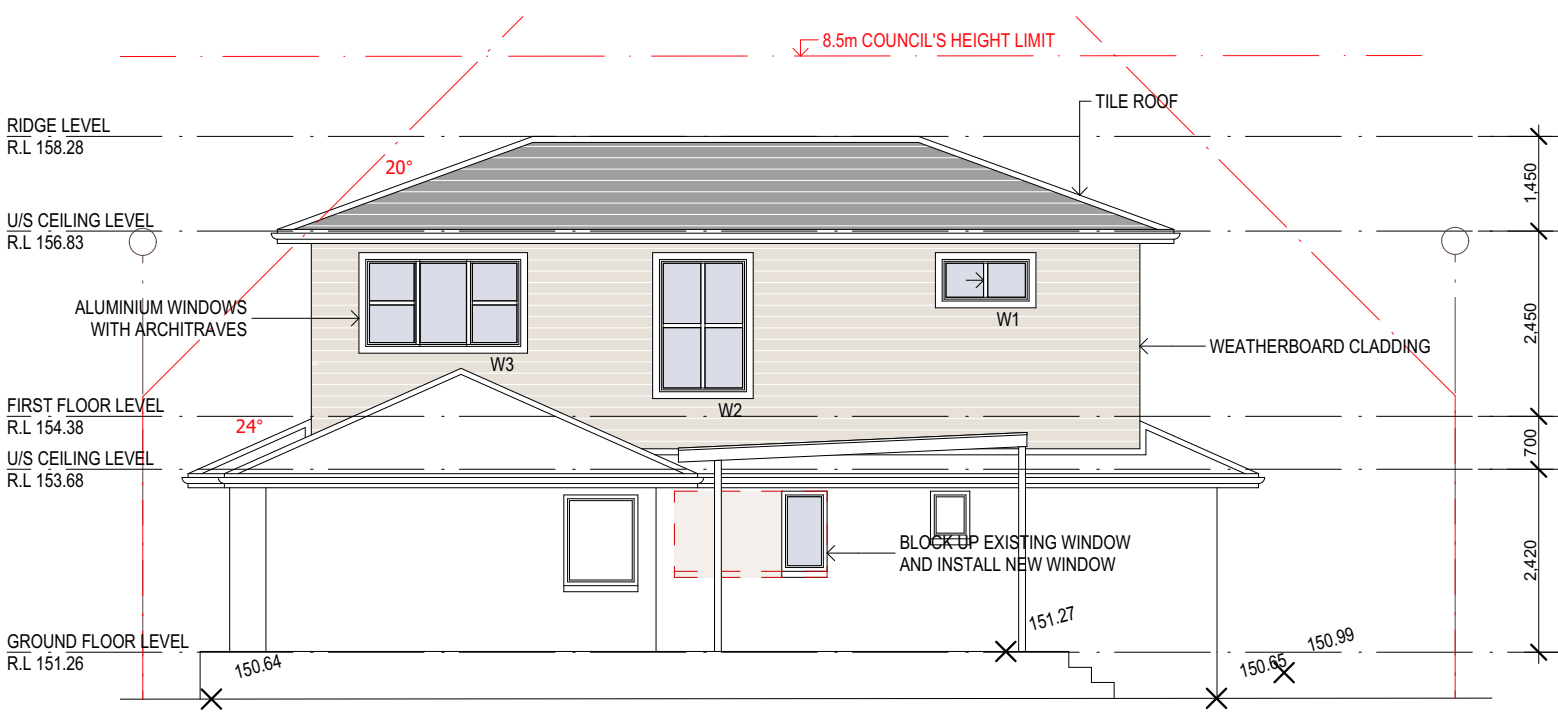


SECTION A-A

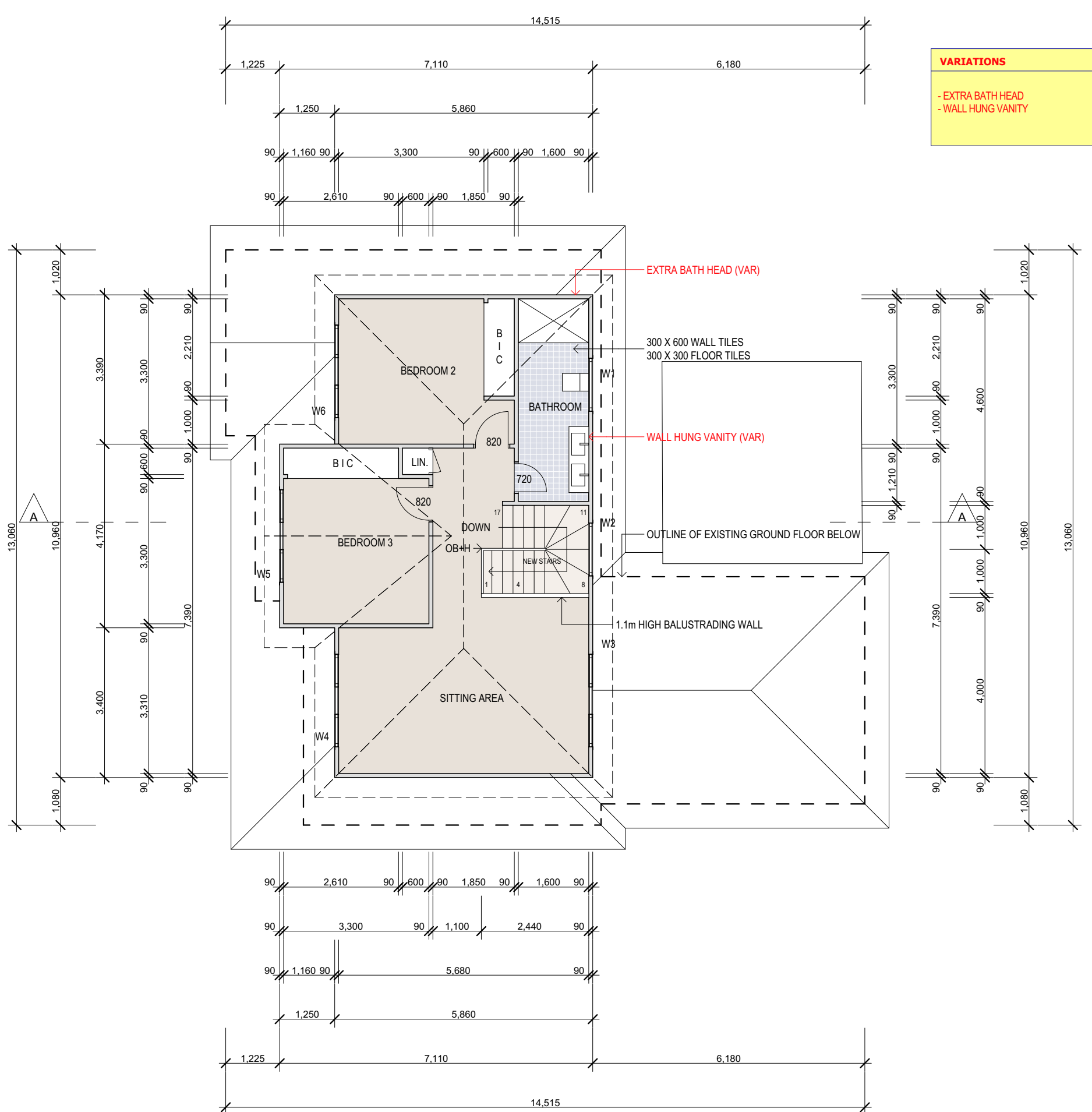
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT DA2020/0734



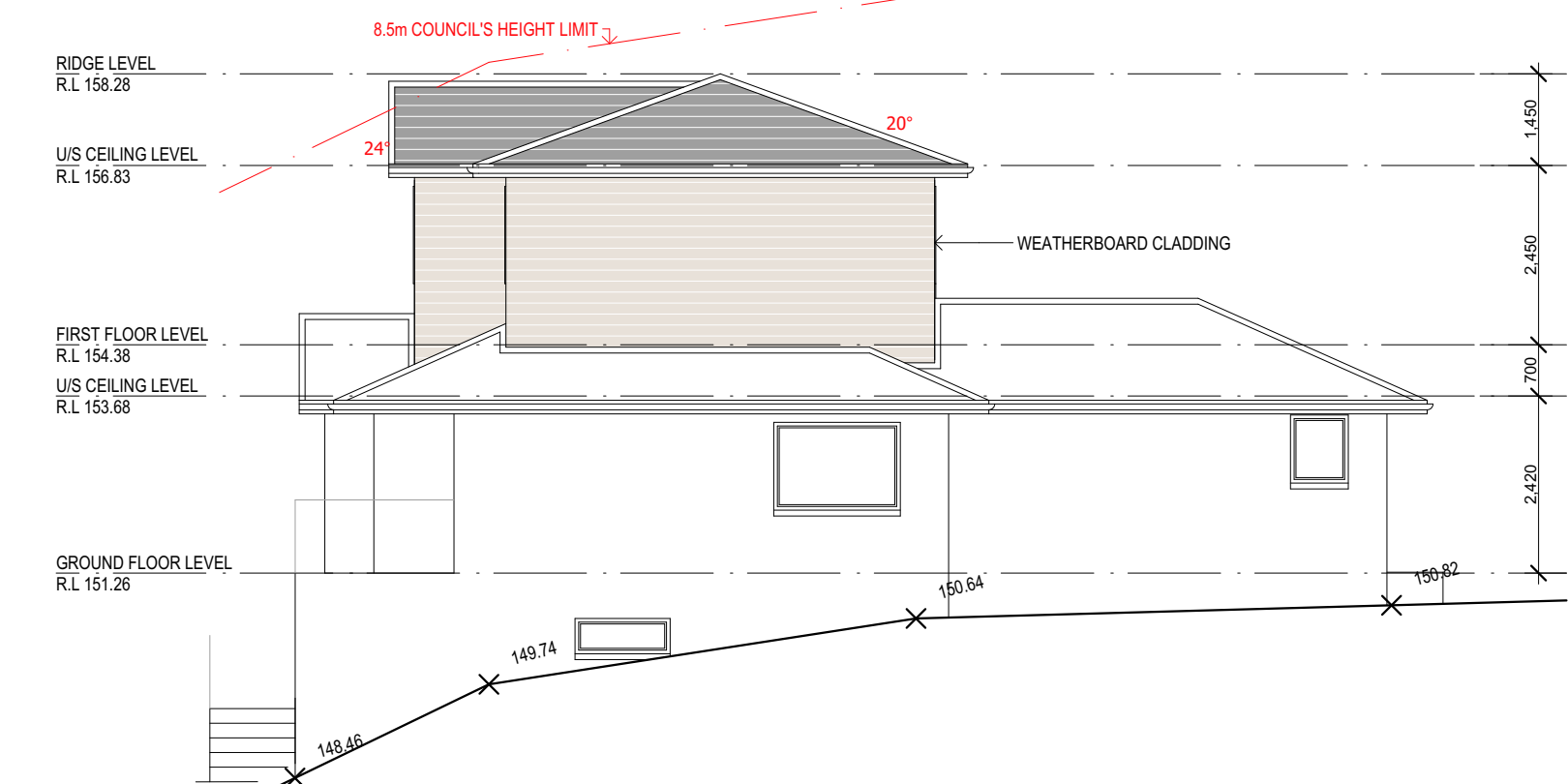
WEST ELEVATION



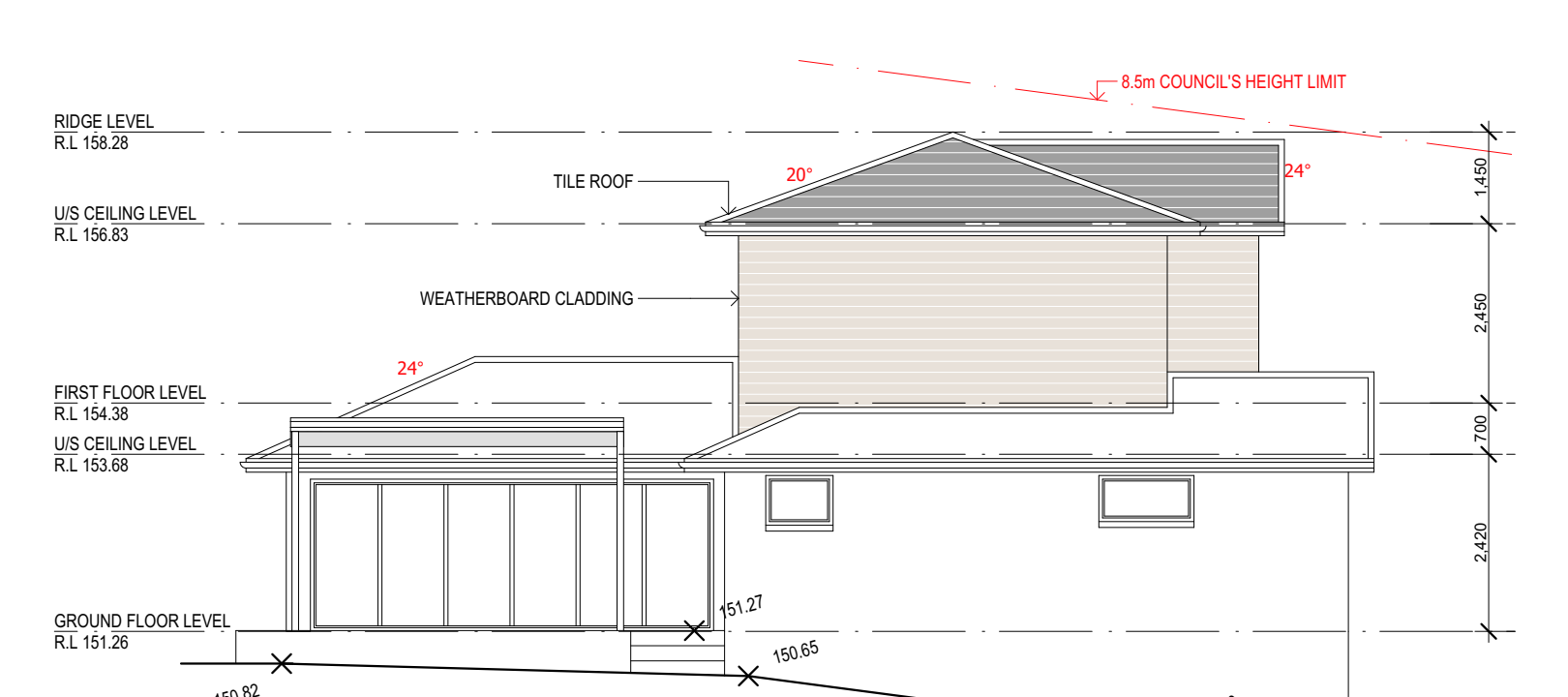
EAST ELEVATION



PROPOSED FIRST FLOOR LEVEL



SOUTH ELEVATION



NORTH ELEVATION

VARIATIONS	
- EXTRA BATH HEAD	
- WALL HUNG VANITY	

OPEN SPACE CALCULATIONS	
SITE AREA	588.2 sqm
GROSS FLOOR AREA	182.4 sqm
EXIST. IMPERVIOUS AREA	329.6 sqm 56%
PROPOSED IMPERVIOUS AREA	329.6 sqm 56%
EXIST. LANDSCAPED AREA	258.6 sqm 44%
PROPOSED LANDSCAPED AREA	258.6 sqm 44%
NO CHANGE TO EXISTING FOOTPRINT OR LANDSCAPE	

BASIX 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 TO HAVE R0.45 FOIL BACKED BLANKET (100mm) OR GREATER	
- RANKED CEILING TO HAVE R0.74 FOIL BACKED BLANKET (100mm) OR GREATER	
- IMPROVED ALUMINIUM WINDOWS	
- W2, W3, W4, W5 AND W6 TO HAVE PYRO LOW-E GLASS	

LEGEND & GENERAL NOTES	
VAR.	VARIATION
O.T.A	OWNER TO ADVISE BUILDER
S.L.	SKY LIGHT
SHW	SHOWER ENCLOSURE
V	VANITY UNIT
WC	TOILET SUITE (WATER CLOSET)
B.I.C	BUILT IN CUPBOARD
ST	STORE
COS	TO BE CHECKED ON SITE
OPT.	OPTION
OB+H	OPEN BALUSTRADE AND HANDRAIL
DP	DOWNPIPE
DRPS	DOWNPIPE 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 T.M. HOOKUPS BEFORE FINALISING FLOOR STRUCTURE	

FRAMING NOTES.	
ROOF PITCH	NEW: 20°, GABLE 24° EXISTING: 24° 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	200mm BULK-HEAD
DOOR AND WINDOW NIBS	90mm MIN UNLESS OTHERWISE NOTED
FRAME AND TRUSS CENTRES	600mm
DOOR STUD OPENINGS	880mm WIDE UNLESS OTHERWISE NOTED



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

B	FOR COUNCIL	29/05/20	GK
A	FOR PLAN MEETING	21/05/20	GK
NO. REVISION		DATE	BY

PROJECT TITLE.	
FIRST FLOOR ADDITION AT	
11 Bimbadeen Cres, Frenchs Forest NSW 2086	

SCALE:	1:100	DATE:	21/05/20
DRAWN BY:	GK	CHECKED:	MB

TITLE: PLANS, ELEVATIONS AND SECTIONS	
DRAWING NO. 0015 DA 1	ISSUE B

ADD-STYLE HOME ADDITIONS
Upstairs & On Ground Specialists

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