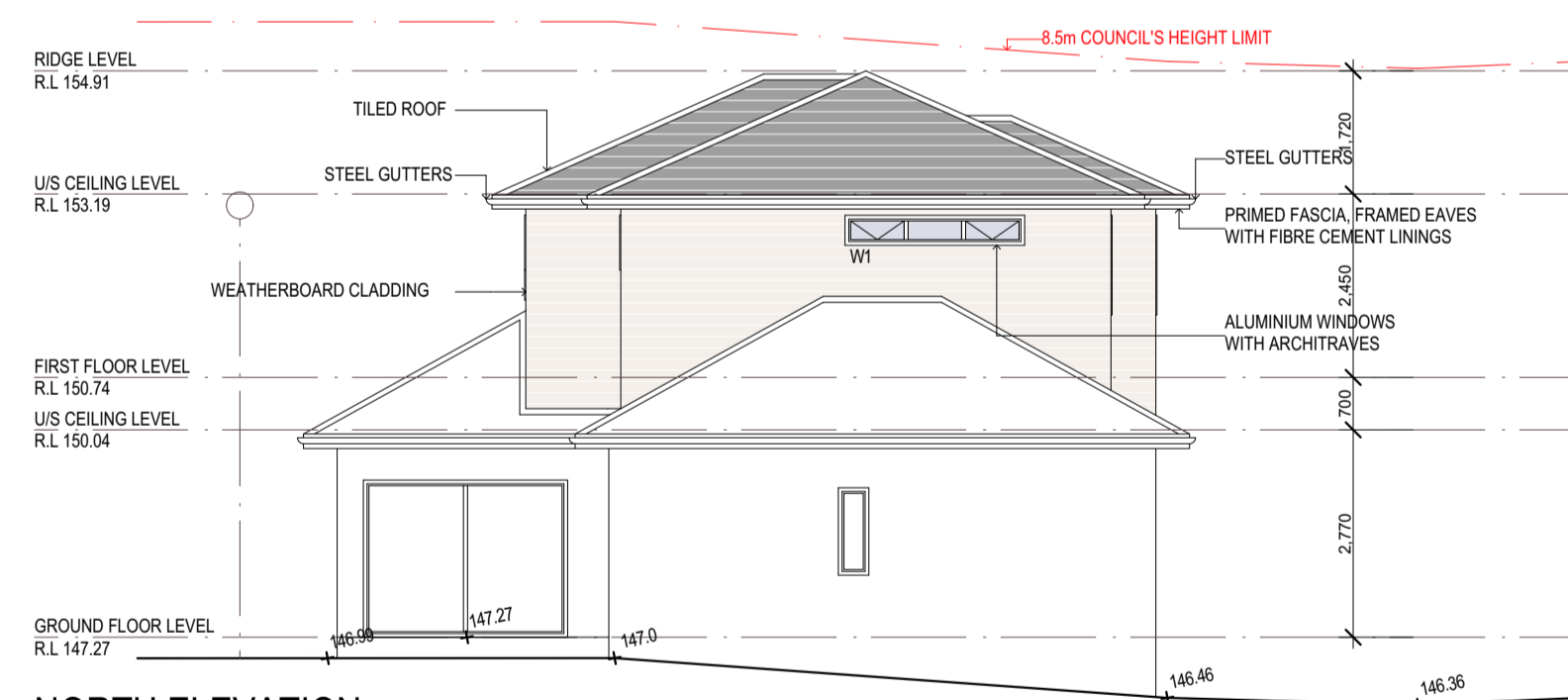
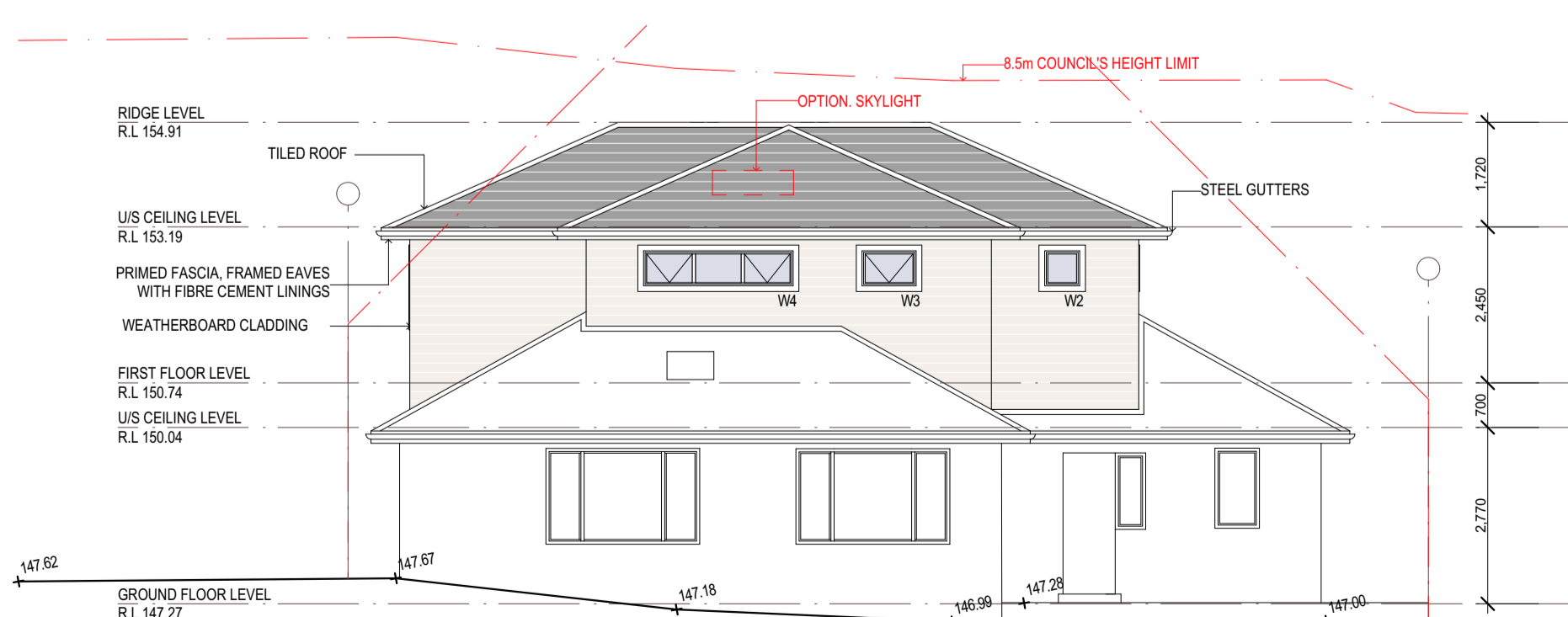


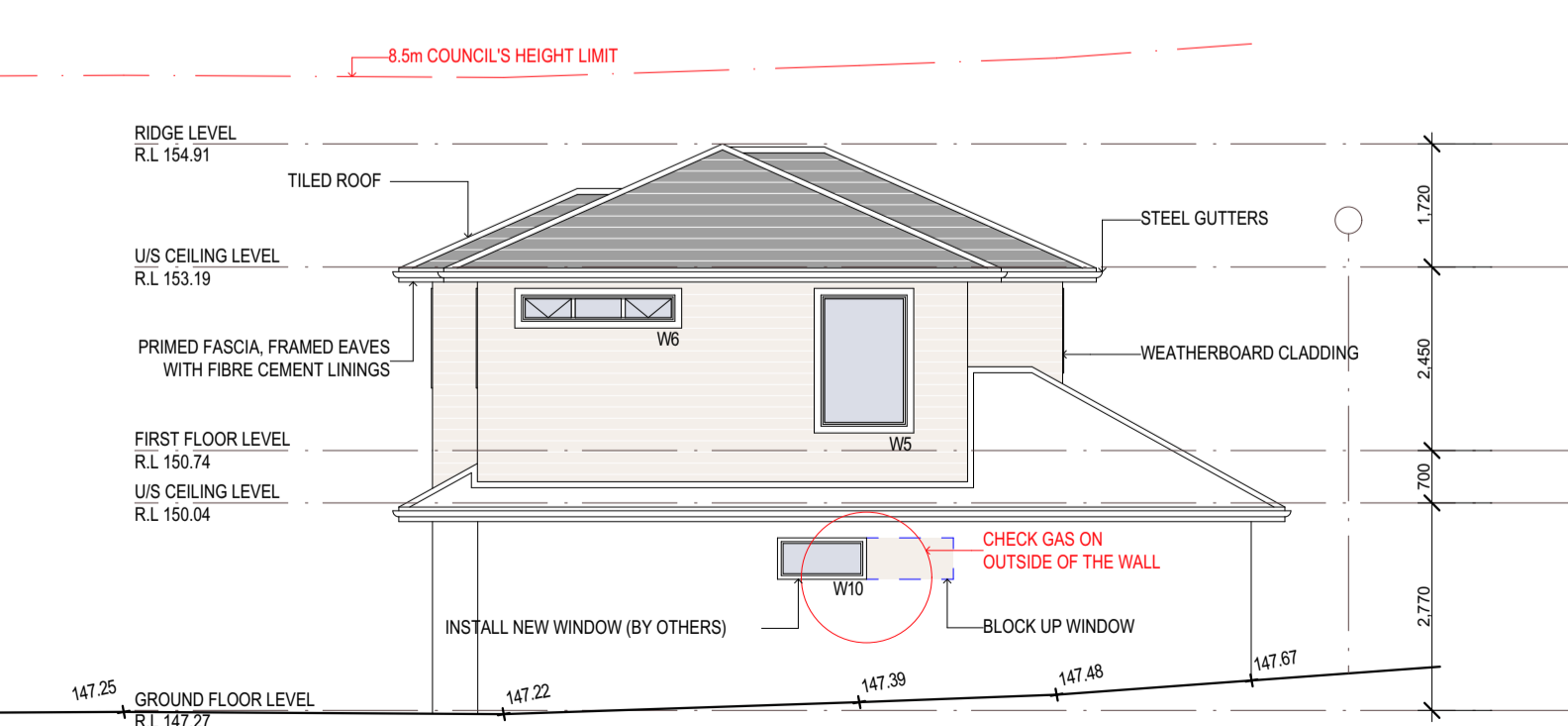
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

LEGEND & GENERAL NOTES	
VAR.	VARIATION
D.T.A	OWNER TO ADVISE BUILDER
SOP	90 x 90 TIMBER POST
S.L.	SKY LIGHT
SHW	SHOWER ENCLOSURE
V	VANITY UNIT
WC	TOILET SUITE (WATER CLOSET)
B/C	BUILT IN CLIPBOARD
ST	STONE
CDS	TO BE CHECKED ON SITE
OPT.	OPTION
OB+H	OPEN BALUSTRADE AND HANDRAIL
DP	DOWNPIPE
DNIS	DOWNPIPE AND SPREADER
<b>NOTE 1</b>	
ALL DIMENSIONS ARE SUBJECT TO AMENDMENT AFTER A CHECK MEASURE ON SITE.	
SUBCONTRACTOR TO CONFIRM DA LEVELS COMP-LANCE WITH TIM HOOKINS BEFORE FINALISING FLOOR STRUCTURE	
CONSTRUCTION LEVELS SUBCONTRACTOR TO ENSURE THAT ALL CONSTRUCTION LEVELS MARKED ON PLAN TO BE STRICTLY COMPLIED WITH	

FRAMING NOTES.	
ROOF PITCH	NEW: 24° EXISTING: 20° TO BE CHECKED
FRAME HEIGHT	2450mm
EAVE OVERHANGS	450mm
EXTERNAL DOOR AND WINDOW HEAD HEIGHT	2130mm TO LINE UP
INTERNAL DOOR	2110mm
B.L.C DOOR	2130mm TO LINE UP
DOOR AND WINDOW NBS	90mm MIN UNLESS OTHERWISE NOTED
FRAME AND TRUSS CENTRES	600mm
DOOR STUD OPENINGS	800mm WIDE UNLESS OTHERWISE NOTED

OPEN SPACE CALCULATIONS	
SITE AREA	327.9 sqm
GROSS FLOOR AREA	225.19 sqm
EXIST. IMPERVIOUS AREA	212.3 sqm 65%
PROPOSED IMPERVIOUS AREA	212.3 sqm 65%
EXIST. LANDSCAPED AREA	115.6 sqm 35%
PROPOSED LANDSCAPED AREA	115.6 sqm 35%
NO CHANGE TO EXISTING FOOTPRINT OR LANDSCAPE	

BASIX 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 TO HAVE R0.45 FOIL BACKED BLANKET (100mm) OR GREATER.	
- RAKED CEILING TO HAVE R0.74 FOIL BACKED BLANKET (100mm) OR GREATER.	
- IMPROVED ALUMINIUM WINDOWS	
- W7, W8, AND W9 TO HAVE PYRO LOW-E GLASS	

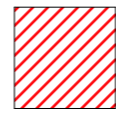
NO.	REVISION	DATE	BY
C	FOR COUNCIL AMENDED	04/07/19	GK
B	FOR COUNCIL	17/05/19	GK
A	FOR PLAN MEETING	25/04/19	GK

**PROJECT TITLE.**  
FIRST FLOOR ADDITION AT  
11 Patanga Road, Frenchs Forest  
NSW 2086

SCALE:	1:100	DATE:	17/05/19
DRAWN BY:	GK	CHECKED:	CW
TITLE:	PLANS, ELEVATIONS AND SECTIONS		
DRAWING NO.	8299 DA 1	ISSUE	C

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

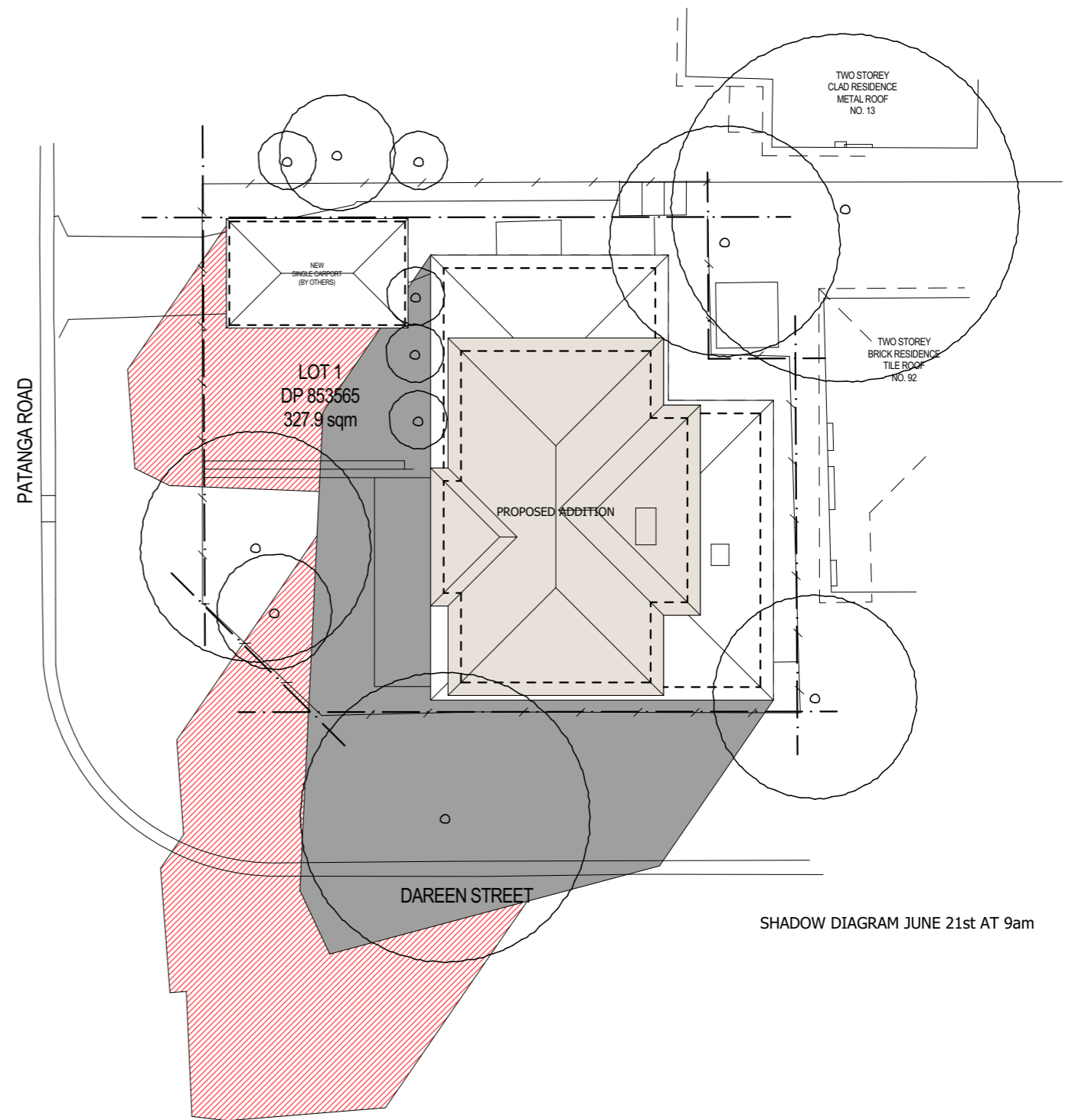
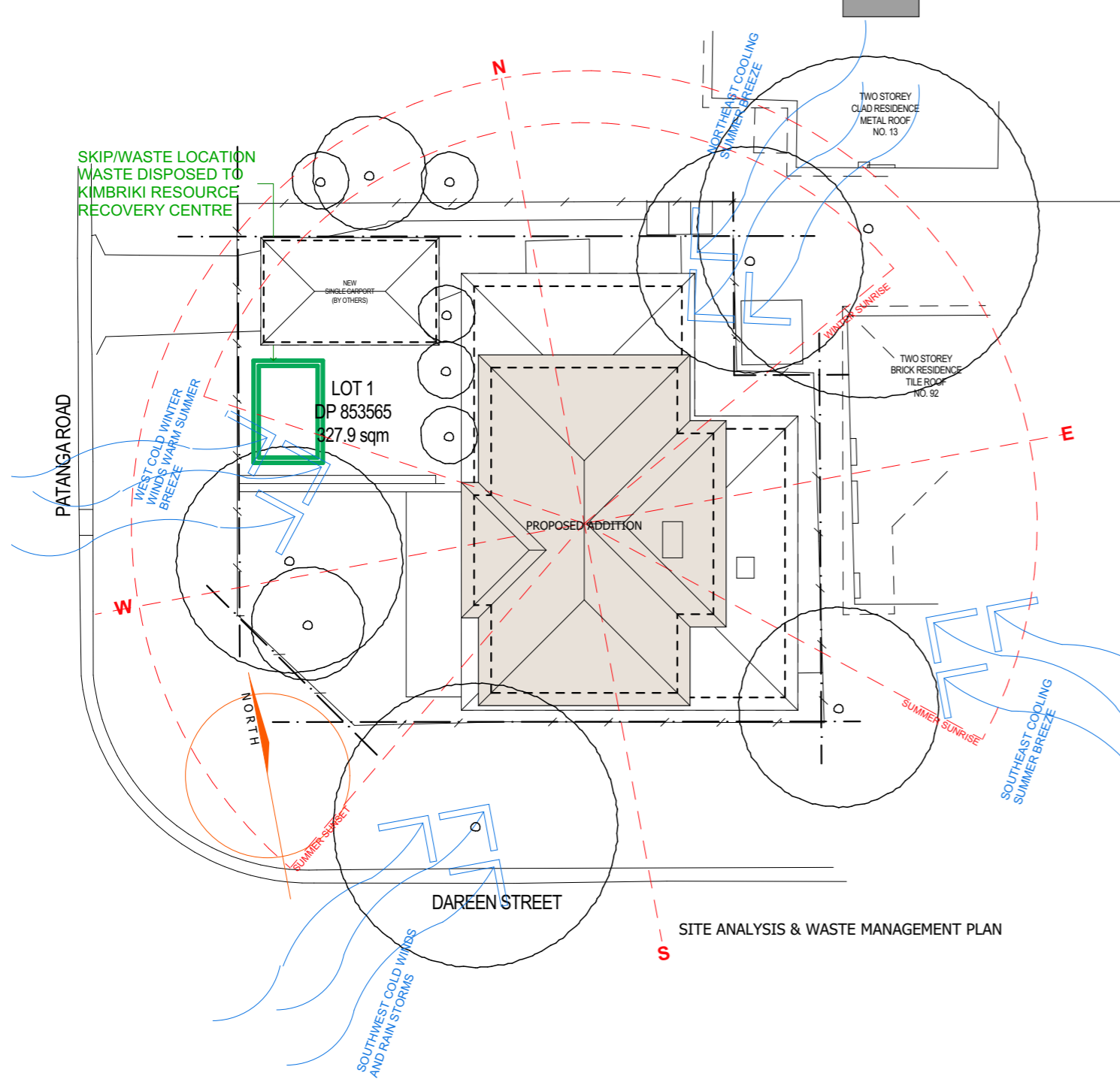
ADD-STYLE HOME ADDITIONS  
285 CONDOMINE STREET  
MANLY VALE 2093  
FAX: 99079053  
PAGER: 99079055  
EMAIL: tm@addstyle.com.au



PROPOSED SHADOWS



EXISTING SHADOWS



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

5/319 Condamine Street, MANLY VALE 2093

(02) 9907 9055

**PROJECT TITLE**

Site Analysis & Shadow Diagrams

11 PATANGA ROAD, FRENCHS FOREST NSW 2086

**DRAWING TITLE** SITE ANALYSIS AND SHADOW DIAGRAMS

**DATE** 17/05/19

<b>SCALE</b>	<b>DRAWN</b>	<b>CHECKED</b>
1:200	GK	CW

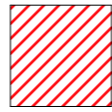
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8299 DA 1

**ISSUE**

B

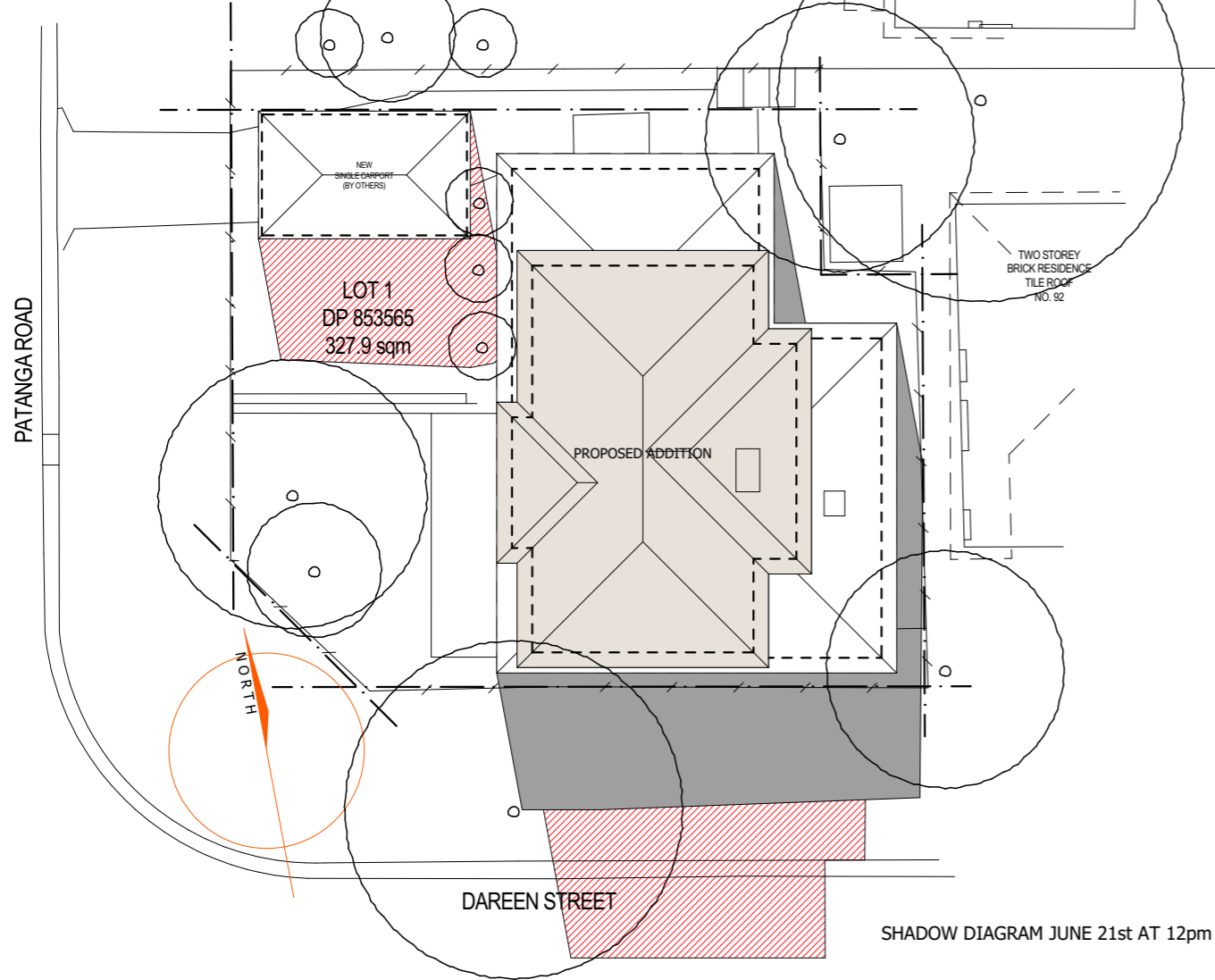
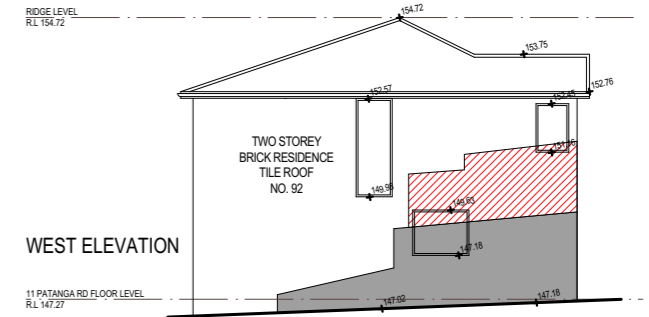
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<b>NO.</b>	<b>REVISION</b>	<b>DATE</b>	<b>BY</b>



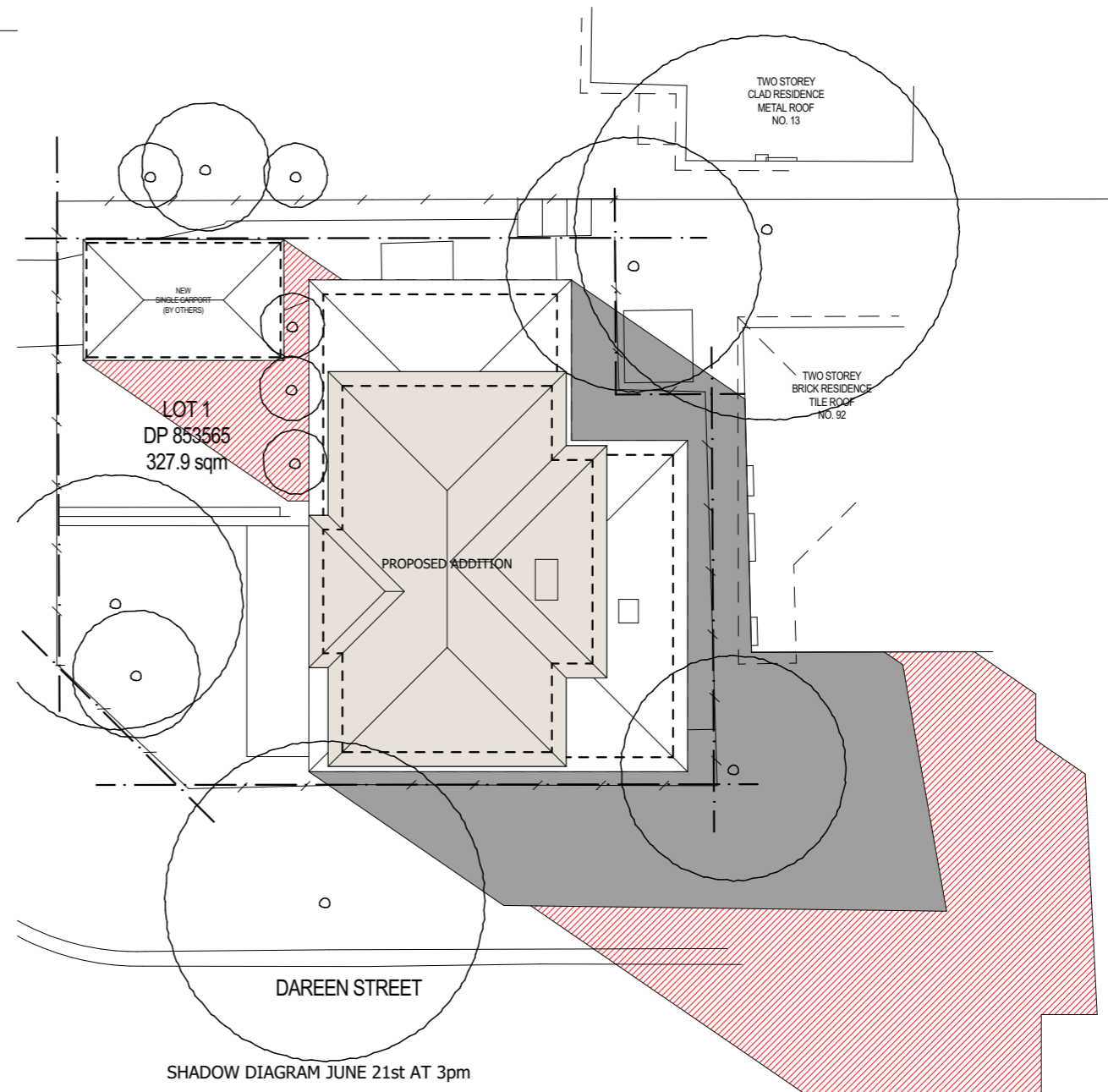
PROPOSED SHADOWS



EXISTING SHADOWS



SHADOW DIAGRAM JUNE 21st AT 12pm



SHADOW DIAGRAM JUNE 21st AT 3pm



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

**PROJECT TITLE**

Site Analysis & Shadow Diagrams

11 PATANGA ROAD, FRENCHS FOREST NSW 2086

**DRAWING TITLE** SITE ANALYSIS AND SHADOW DIAGRAMS

**DATE** 17/05/19

**SCALE** 1:200  
**DRAWN** GK  
**CHECKED** CW

**DRAWING NO.**

8299 DA 1

**ISSUE**

B

B	FOR COUNCIL	17/05/19	GK
<b>NO.</b>	<b>REVISION</b>	<b>DATE</b>	<b>BY</b>