

LEGEND & GENERAL NOTES	
VAR.	VARIATION
O.T.A	OWNER TO ADVISE BUILDER
SNP	90 x 90 TIMBER POST
S.L.	SKY LIGHT
SHW	SHOWER ENCLOSURE
V	VANITY UNIT
WC	TOILET SUITE (WATER CLOSET)
BIC	BUILT IN CLIPBOARD
ST	STONE
COS	TO BE CHECKED ON SITE
OPT.	OPTION
OB+H	OPEN BALUSTRADE AND HANDRAIL
DP	DOWNPIPE
DRS	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 TBM HOOKS BEFORE FINALISING FLOOR STRUCTURE	

FRAMING NOTES.	
ROOF PITCH	NEW- 24° EXISTING 29°
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 NIBS	90mm MIN UNLESS OTHERWISE NOTED
FRAME AND TRUSS CENTRES	600mm
DOOR STUD OPENINGS	800mm WIDE UNLESS OTHERWISE NOTED

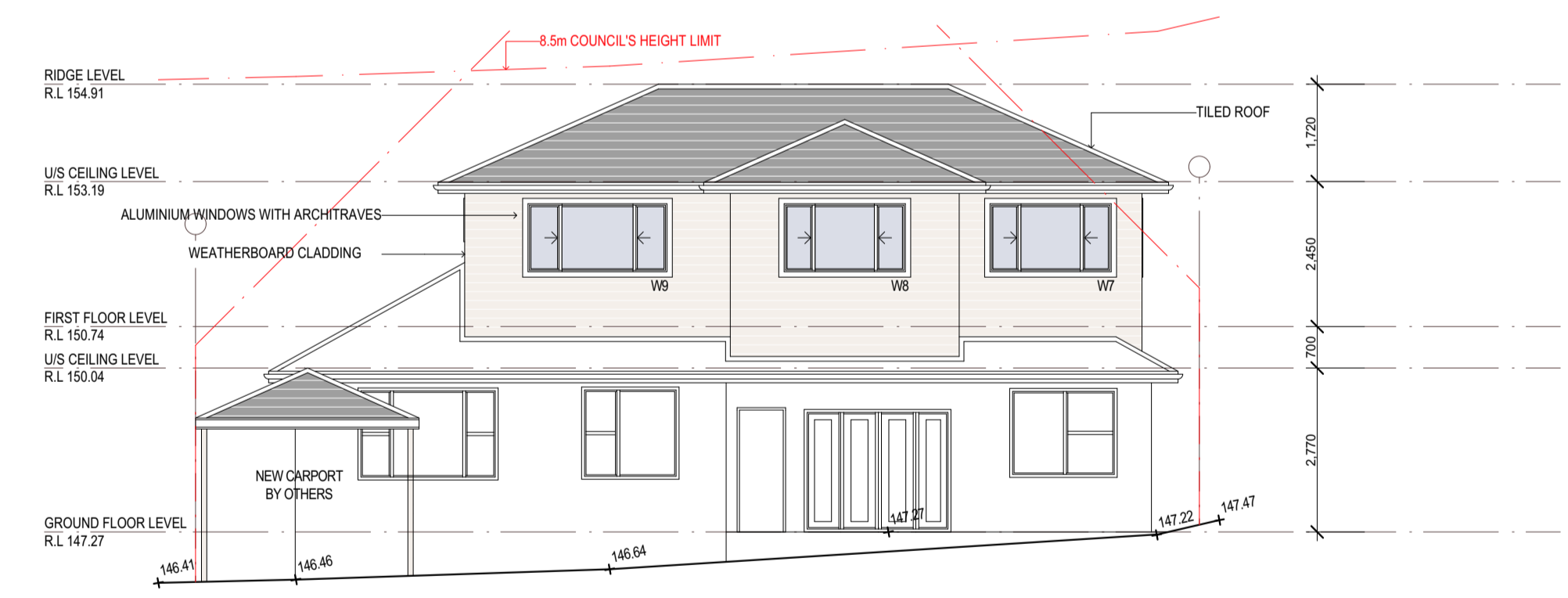
OPEN SPACE CALCULATIONS	
SITE AREA	327.9 sqm
GROSS FLOOR AREA	225.19 sqm
EXIST. IMPERVIOUS AREA	216.6 sqm 66%
PROPOSED IMPERVIOUS AREA	216.6 sqm 66%
EXIST. LANDSCAPED AREA	111.3 sqm 34%
PROPOSED LANDSCAPED AREA	111.3 sqm 34%
NO CHANGE TO EXISTING FOOTPRINT OR LANDSCAPE	

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	

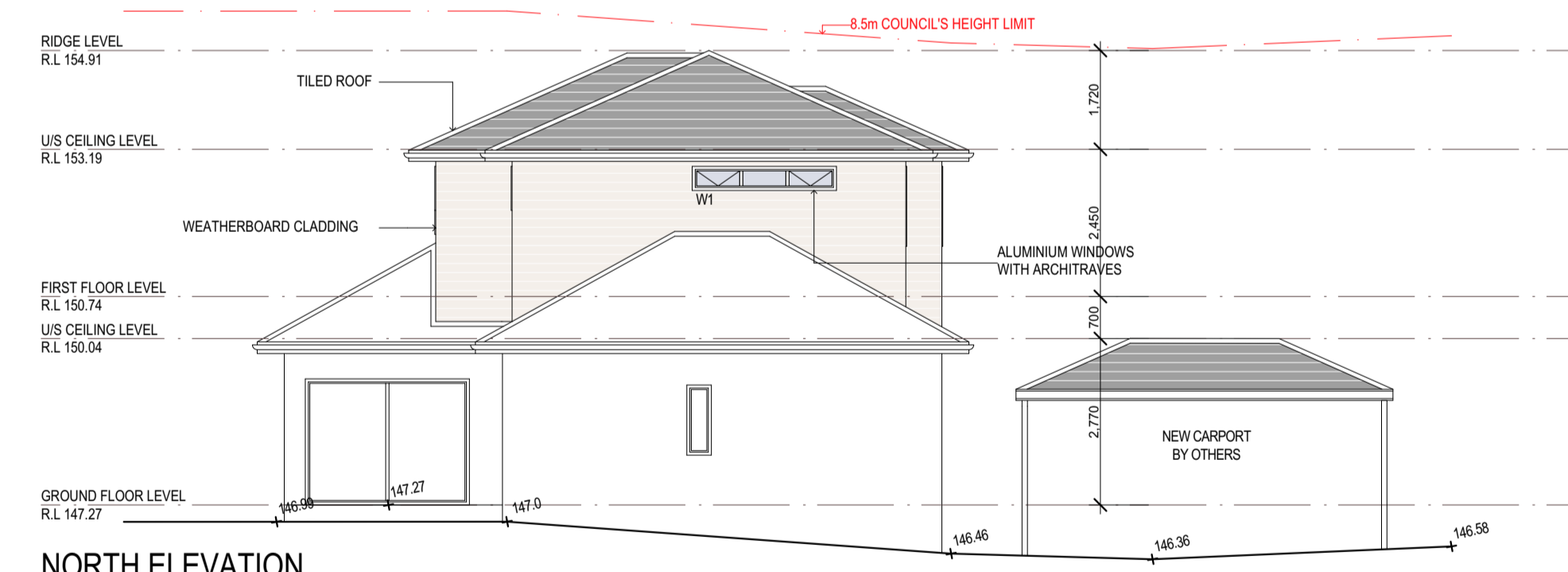


ARTIST'S IMPRESSION
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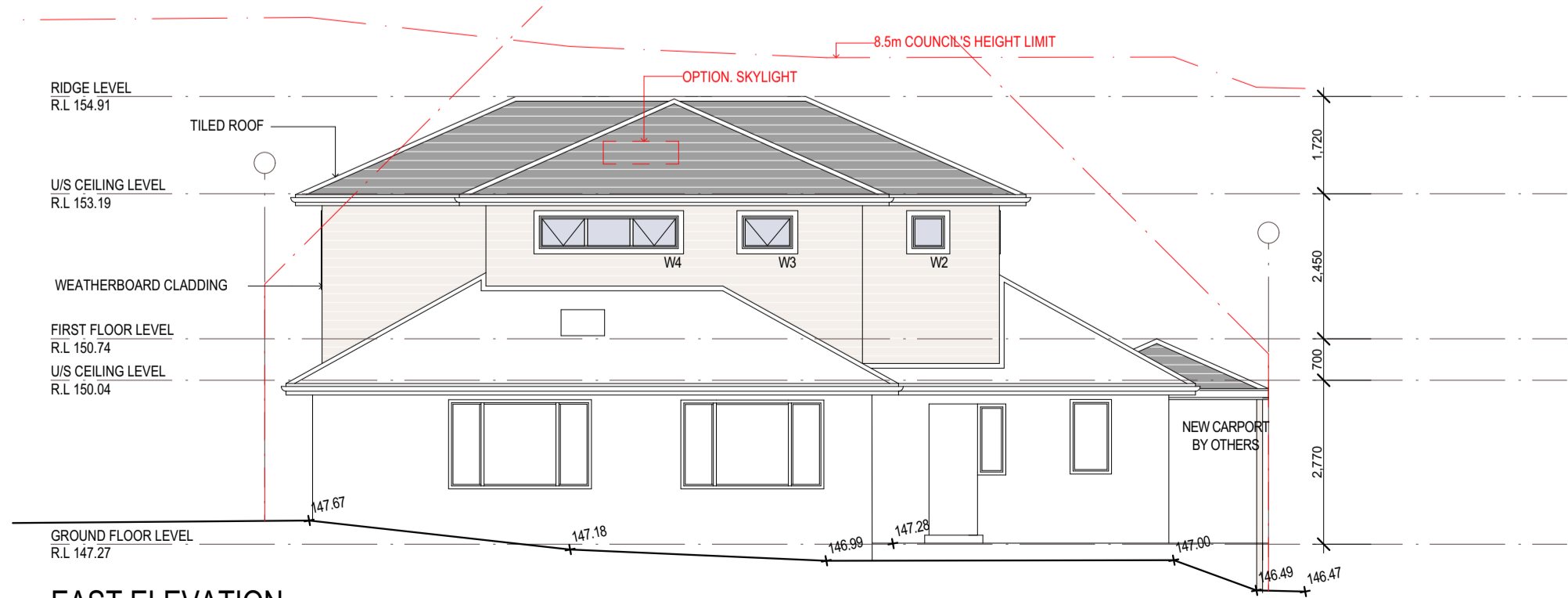
DAREEN STREET



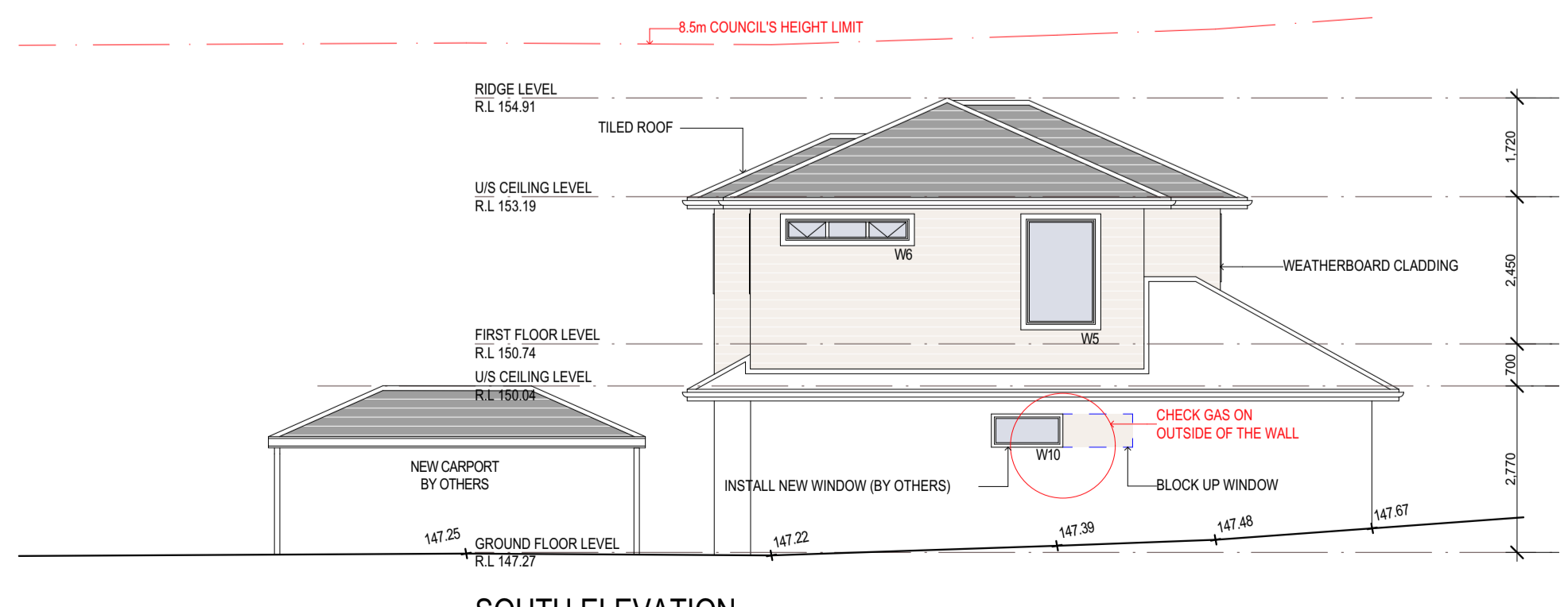
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

B FOR COUNCIL	27/05/19	GK
A FOR PLAN MEETING	25/04/19	GK
NO.	REVISION	DATE
	SCALE: 1:100	DATE: 27/05/19
	DRAWN BY: GK	CHECKED: CW
TITLE: PLANS, ELEVATIONS AND SECTIONS		
DRAWING NO. 8299 DA 1	ISSUE B	

PROJECT TITLE.
FIRST FLOOR ADDITION, AND
CARPORT AT
11 Patanga Road, Frenchs Forest
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