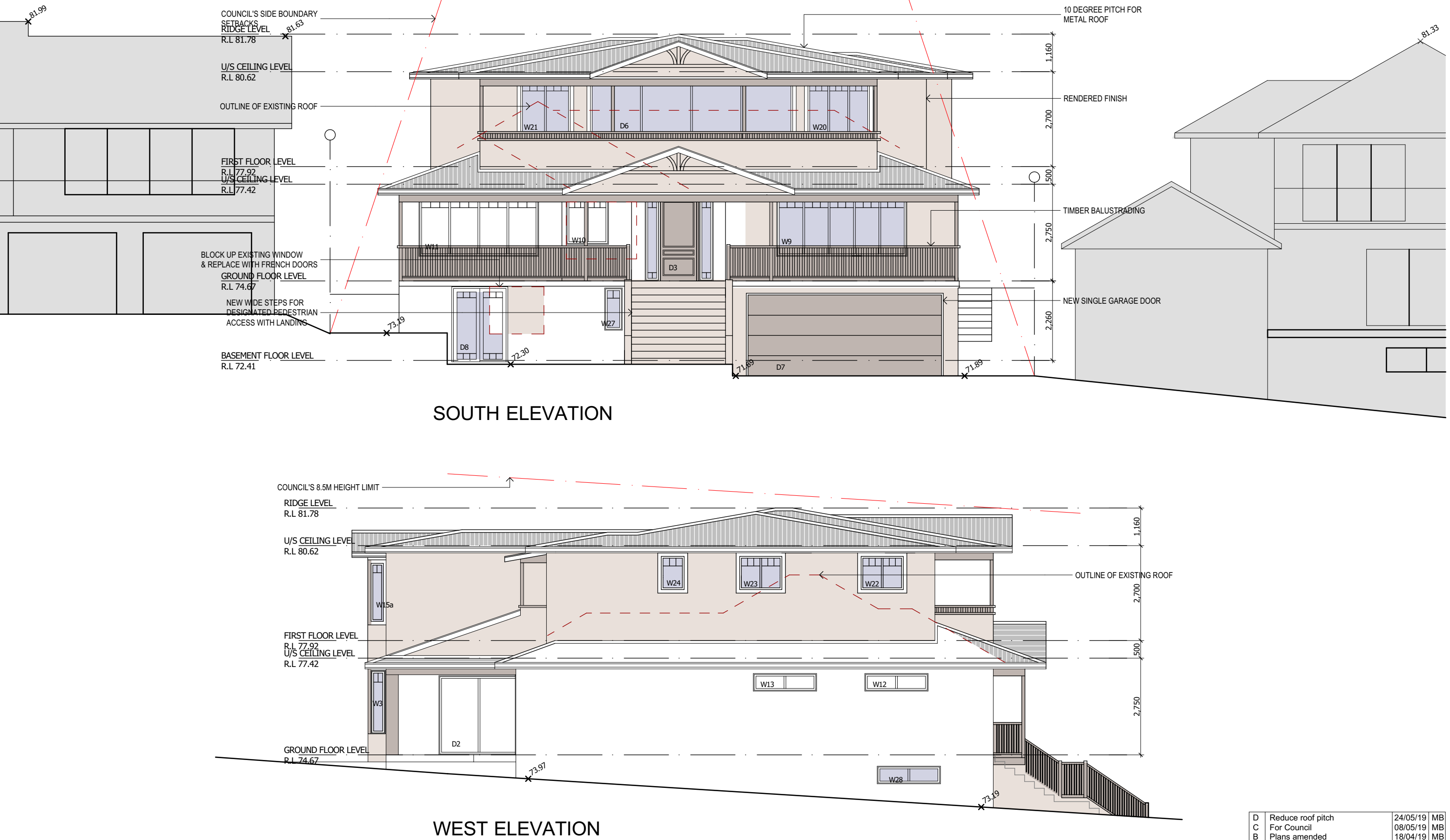
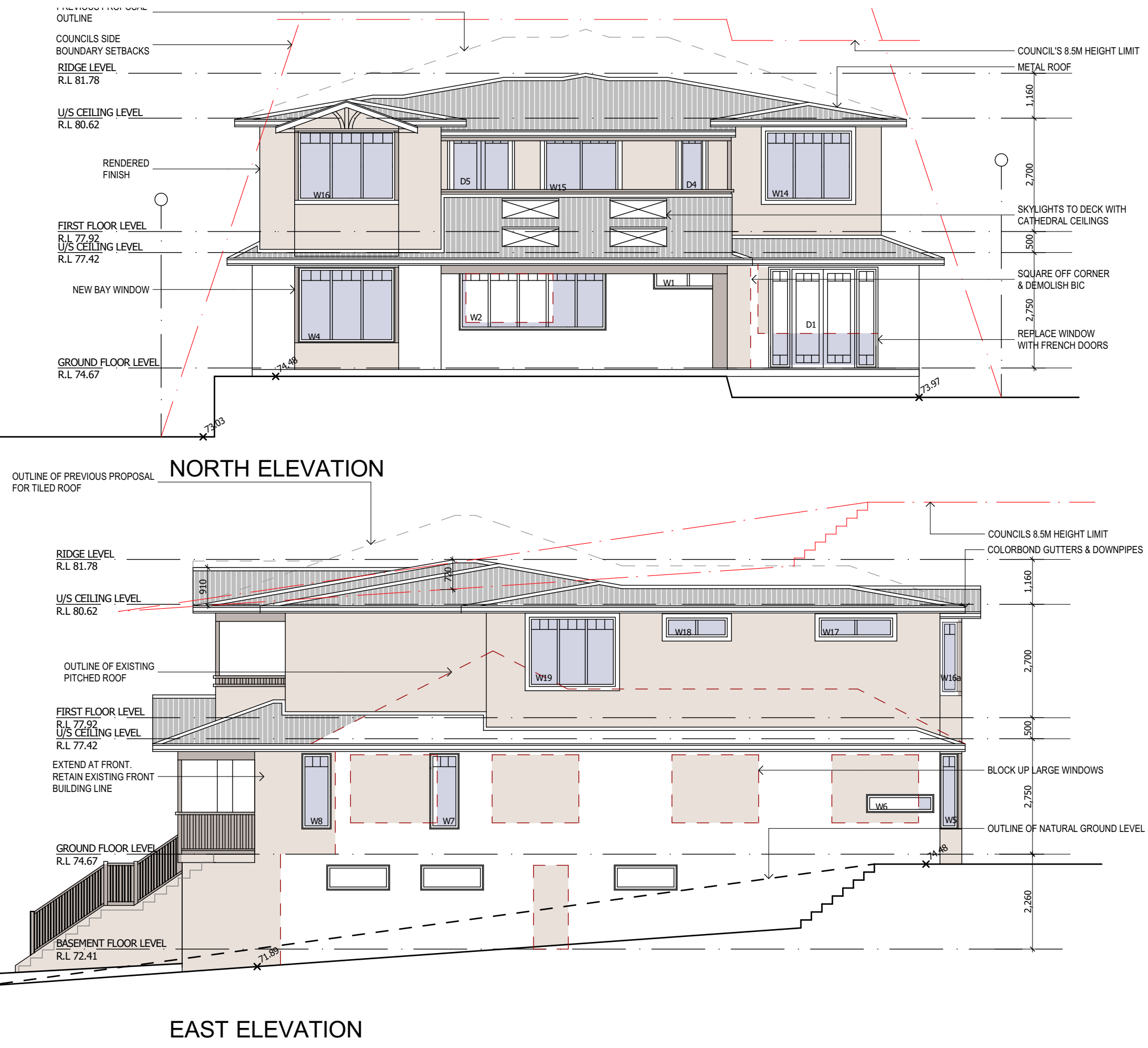


FRAMING NOTES.		
ROOF PITCH	G.F - 20 DEGREES F.F - 10 DEGREES, GABLES AT 20 DEGREES	
FRAME HEIGHT	FIRST FLOOR	2.7M
EAVE OVERHANGS	600mm	
FRAME AND TRUSS CENTRES	TO ENGINEER DETAIL	
LEGEND & GENERAL NOTES		
B.O	WORK TO BE DONE BY OTHERS	
O.T.A	OWNER TO ADVISE BUILDER	
O.B.H	OPEN BALUSTRADE AND HANDRAIL	
90P	90 x 90 TIMBER POST	
90PP	90 x 90 TIMBER PRIMED POST	
10SP	100 x 100 STEEL POST	
SHW	SHOWER ENCLOSURE	
V	VANITY UNIT	
WC	TOILET SUITE (WATER CLOSET)	
BIC	BUILT IN CUPBOARD	
ST	STORE	
C.O.S	TO BE CHECKED ON SITE	
GENERAL NOTES		
- ALL WORK IS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT STANDARDS BY THE STANDARDS ASSOCIATION OF AUSTRALIA.		
- ALL DIMENSIONS ARE SUBJECT TO AMENDMENT AFTER A CHECK MEASURE ON SITE. ANY DISCREPANCIES ARE TO BE REPORTED TO BETTSWHITE PRIOR TO CONSTRUCTION		
- BUILDER TO ENSURE THAT ALL CONSTRUCTION LEVELS MARKED ON PLAN AND ENGINEERING PLANS ARE STRICTLY COMPLIED WITH		
BASIS 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 R1.30 OR GREATER INSULATION		
- TIMBER WINDOWS		
- W4, W6, W7, W8, W12, W13, W14, W16, W17, W18, W19, W22, W23, W24, W28, W15a, W16a & D1 TO HAVE PYRO LOW E GLASS		
OPEN SPACE CALCULATIONS		
SITE AREA	1146.59sqm	
EXIST IMPERVIOUS AREA	510.36sqm	44.5%
PROPOSED IMPERVIOUS AREA	538.36sqm	47.0%
EXIST LANDSCAPED AREA	636.29sqm	55.5%
PROPOSED LANDSCAPED AREA	608.23sqm	53.0% COMPLIES
BASEMENT FLOOR AREA	56.79sqm	
GROUND FLOOR AREA	179.19sqm	
FIRST FLOOR AREA	157.29sqm	
PROPOSED F.S.R.	0.34:1 (393sqm) COMPLIES	
PERMISSIBLE F.S.R.	0.45:1 (516sqm)	
EXCLUDING GARAGE		



D	Reduce roof pitch	24/05/19	MB
C	For Council	08/05/19	MB
B	Plans amended	18/04/19	MB
A	For Review	15/04/19	MB
NO. REVISION		DATE	BY
1		24/05/19	MB

**Project.**  
Proposed first floor Addition &  
Ground Floor Remodelling at  
6 Ross St, Seaforth

**CLIENTS:** Christine & Louis Carroll  
**TITLE:** DA Plans  
**DRAWING NO.** 1902 DA 1  
**SCALE:** 1:100  
**DATE:** 15-04-19  
**DWN BY:** MB

b + w