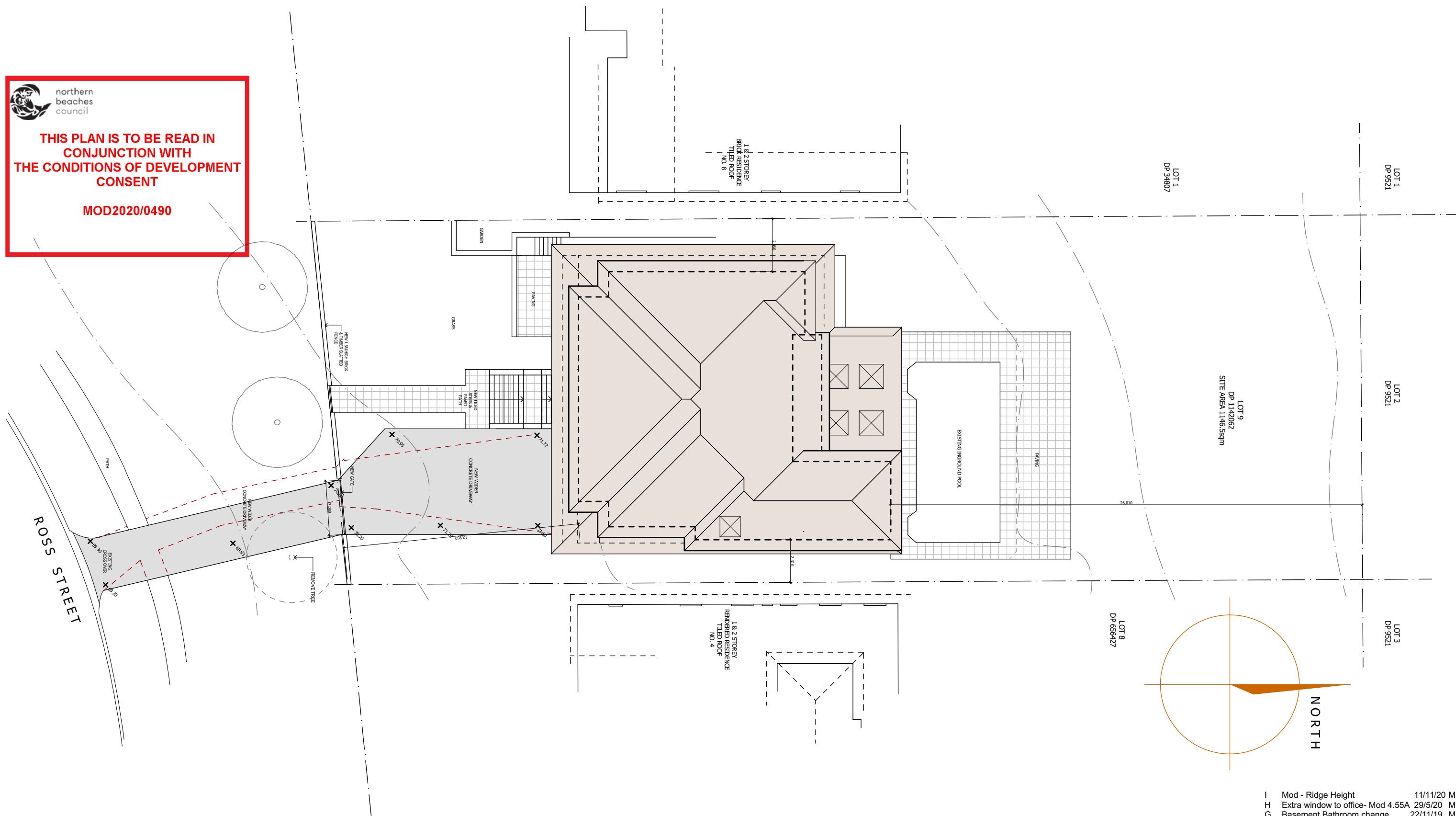




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SITE PLAN

1 : 200

$$b + w$$

Project.

Proposed First floor Addition & Ground Floor Remodelling at 6 Ross St, Seaforth

MARCUS BETTS
0411363328

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GROUND FLOOR PLAN

STOREY
RESIDENCE
D ROOF
10. 8

EXTEND TILED AREA
BY 3M

RAISE GRASSSED AREA
RL 74.40

4 FIXED GLASS VELUX SKYLIGHTS
1275 X 1274 CODE: FCM 4646

EXISTING UNDER GROUND POOL

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Project.

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b + w

1 & 2 STOREY
RENDERED RESIDE
TILED ROOF
NO. 4

GRASS

NEW WIDER
CONCRETE DRIVEWAY

NEW TILED STEPS & SEPARATE
PEDESTRIAN PATH ACCESS

SQUARE OFF PORTICO

BLOCK UP WINDOW
GLASS FIRE PLACE

BLOCK UP WINDOW

BLOCK UP WINDOW

BLOCK UP WINDOW
NEW STACKDOOR UNIT
RECESS TRACK INTO FLOOR

SPASHBACK WINDOW TO
KITCHEN

520

700

90

4,500

750

90

1,270

500

1,060

1,000

1,100

5,670

3,720

270

900

270

330

270

600

2,260

17,260

14,400

500

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750

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1,270

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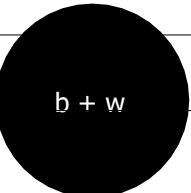
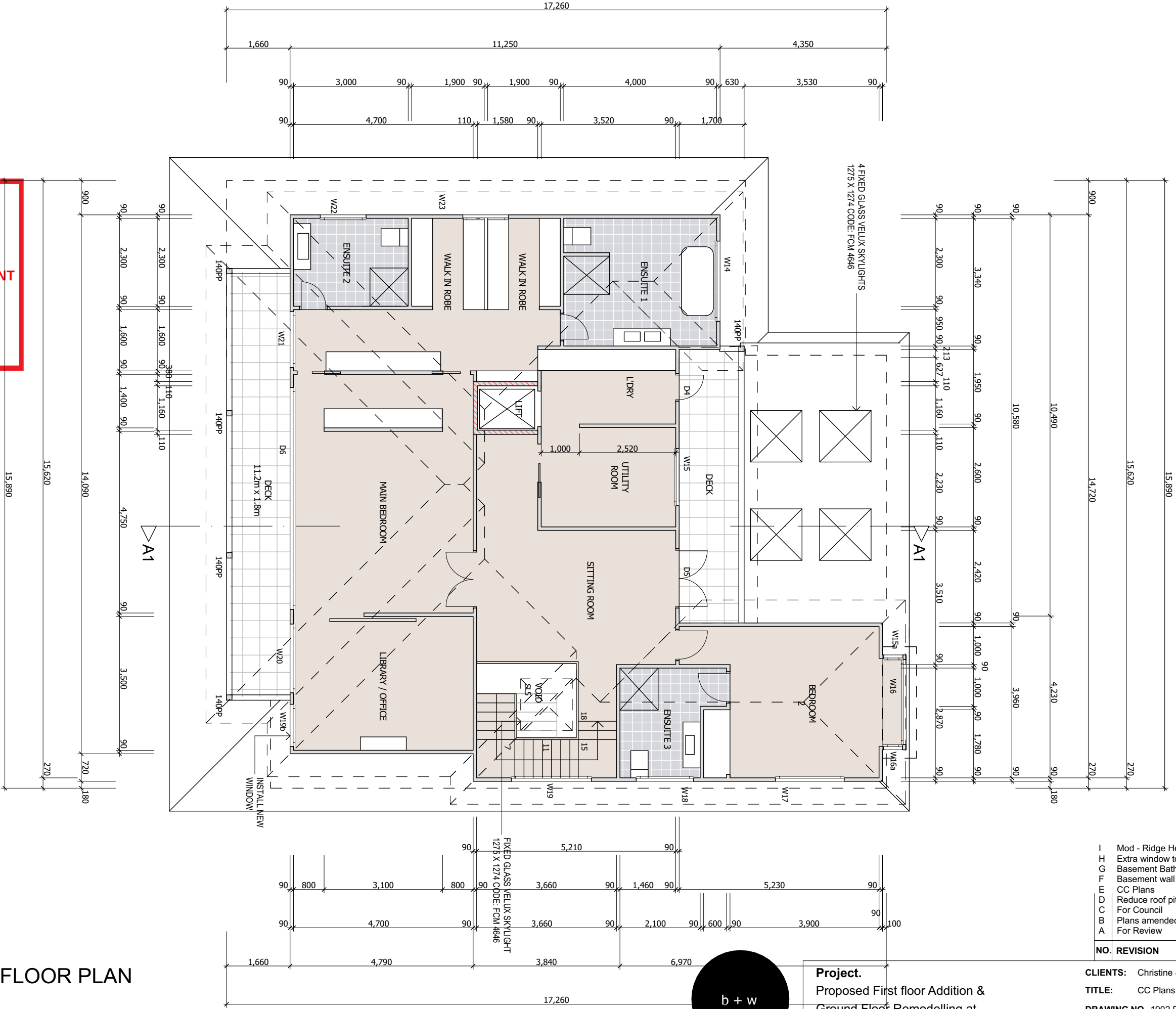
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FIRST FLOOR PLAN



Project.
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MARCUS BETTS
0411363328

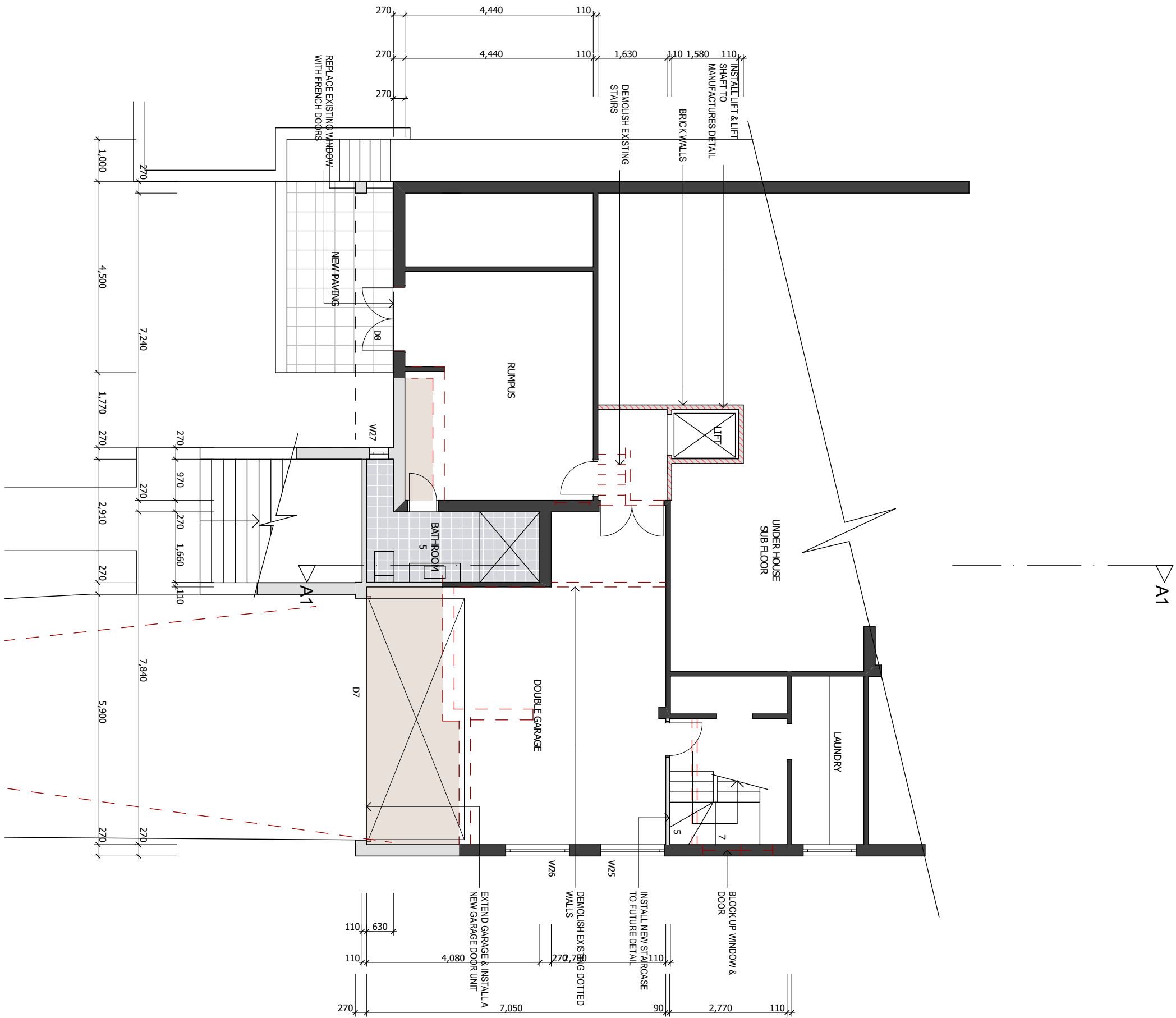
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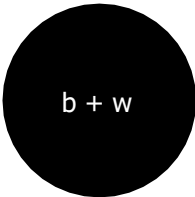
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BASEMENT FLOOR PLAN

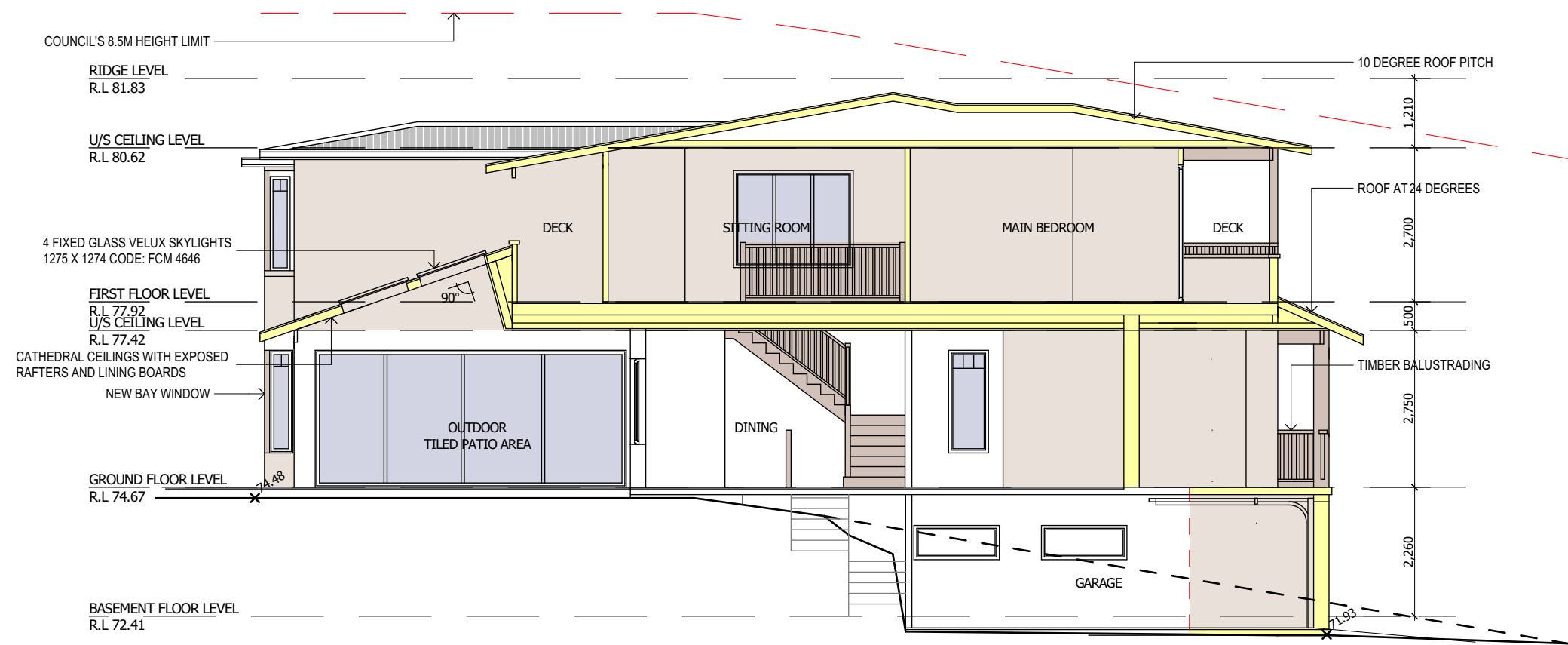


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SECTION A-A



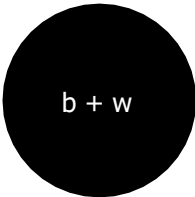
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FRAMING NOTES.	
ROOF PITCH	G.K- 24 DEGREES & PATIO ROOF 18 DEGREES F.F- 10 DEGREES
FRAME HEIGHT	FIRST FLOOR 2.7M
EAVE OVERHANGS	660mm
FRAME AND TRUSS CENTRES	TO ENGINEER DETAIL
LEGEND & GENERAL NOTES	
B.O	WORK TO BE DONE BY OTHERS
O.T.A	OWNER TO ADVISE BUILDER
O.B.&H	OPEN BALUSTRADING AND HANDRAIL
90P	90 x 90 TIMBER POST
140PP	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	

BASIX REQUIREMENTS			
- 40% NEW LIGHTING TO BE FLUORESCENT, COMPACT FLURESCENT, OR LED.			
- BATHRM FIXTURES TO BE 3 STAR OR GREATER WATER RATING.			
- EXTERNAL WALL TO HAVE R1.30 OR GREATER INSULATIONION			
- ALUMINIUM WINDOWS			
- W4, W6, W7, W8, W12, W13, W14, W16, W17, W18, W19, W22, W23, W24, W28 & D1 TO HAVE PYRO LOW E GLASS			
OPEN SPACE CALCULATIONS			
SITE AREA	1146.5sqm		
EXIST IMPERVIOUS AREA	510.3sqm	44.5%	
PROPOSED IMPERVIOUS AREA	538.3sqm	47.0%	
EXIST LANDSCAPED AREA	636.2sqm	55.5%	
PROPOSED LANDSCAPED AREA	608.2sqm	53.0%	COMPLIES
BASEMENT FLOOR AREA	56.7sqm		
GROUND FLOOR AREA	179.1sqm		
FIRST FLOOR AREA	157.2sqm		
PROPOSED F.S.R	0.34 : 1 (393sqm)	COMPLIES	
PERMISSIBLE F.S.R	0.45 : 1 (516sqm)		
EXCLUDING GARAGE			



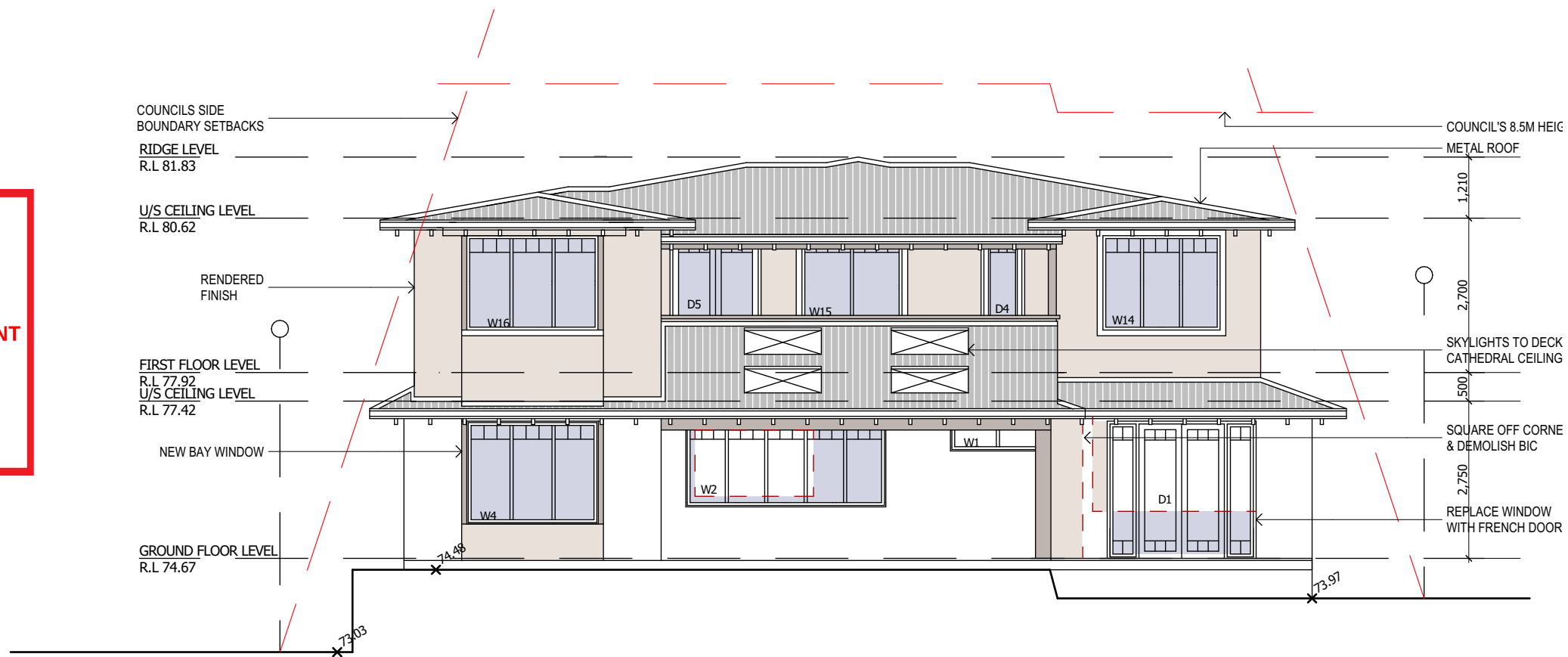
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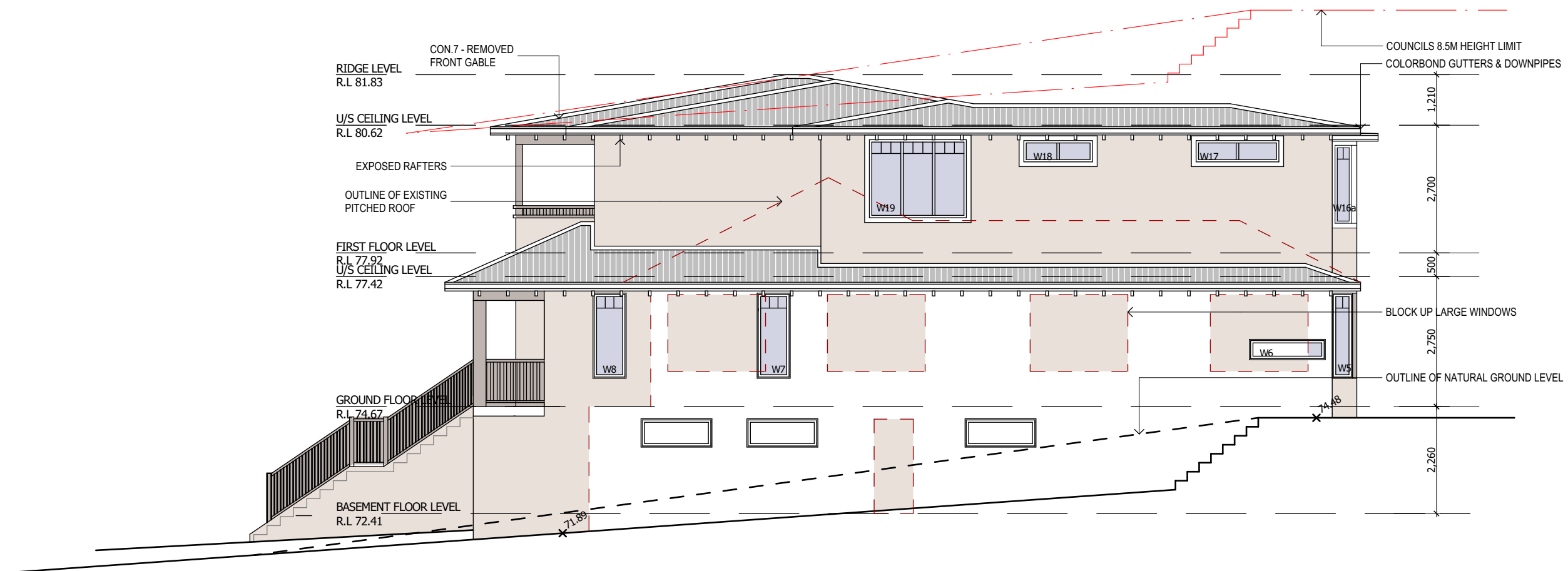
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NORTH ELEVATION



EAST ELEVATION

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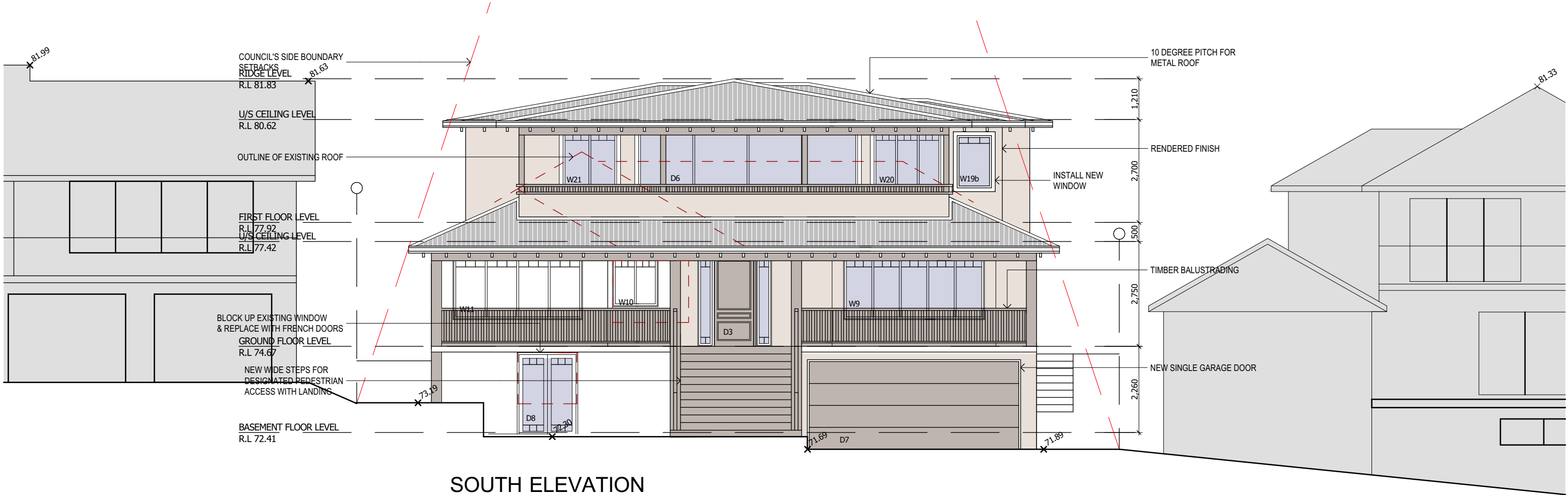
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b + w

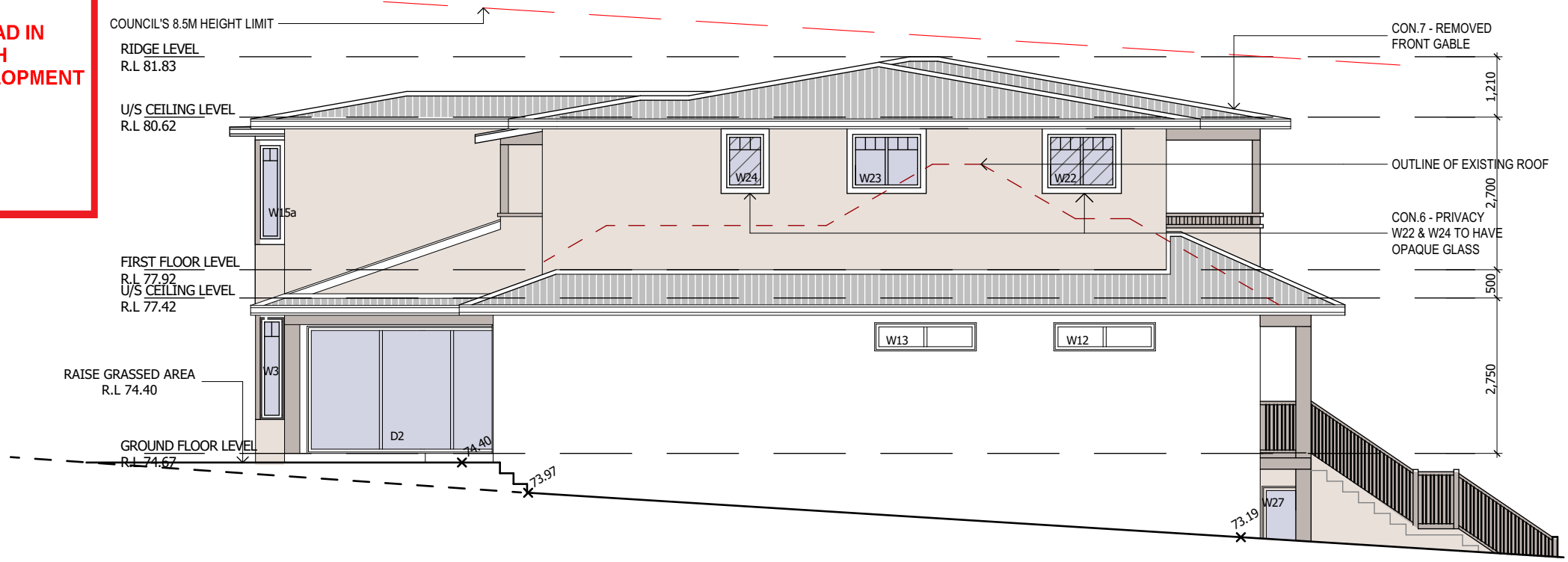


SOUTH ELEVATION

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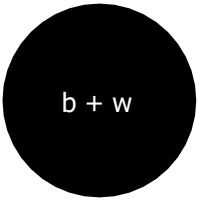
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WEST ELEVATION

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