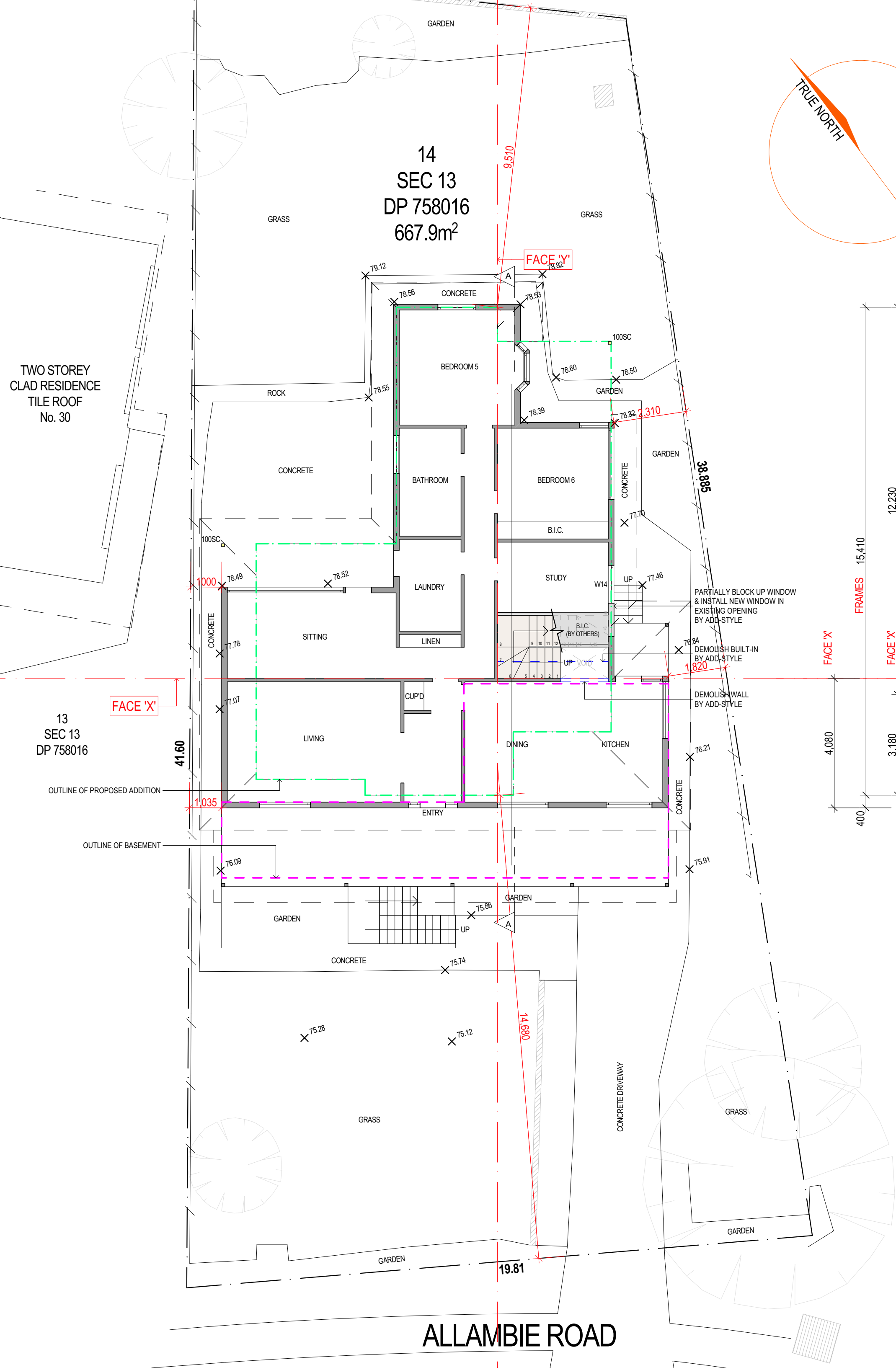
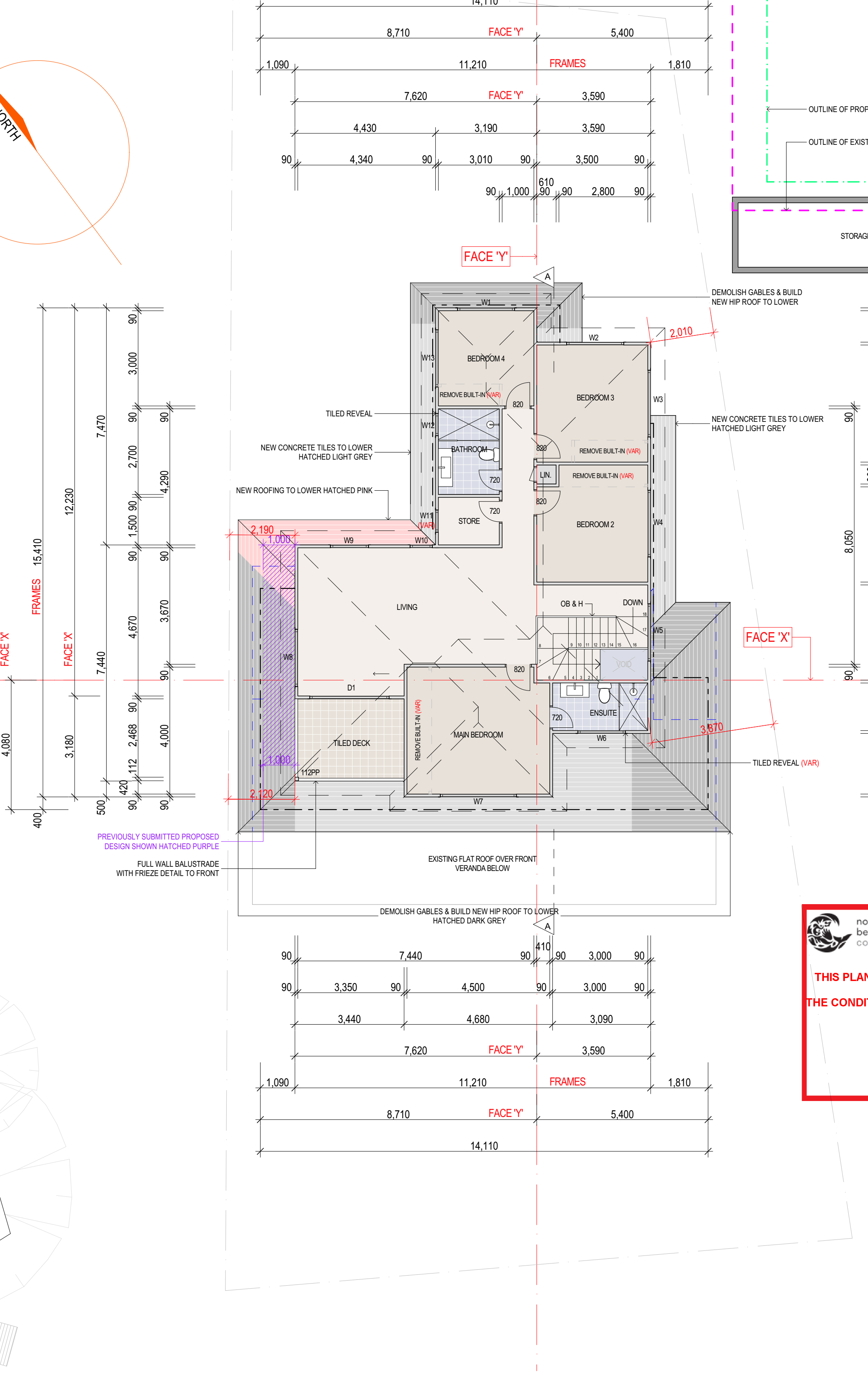


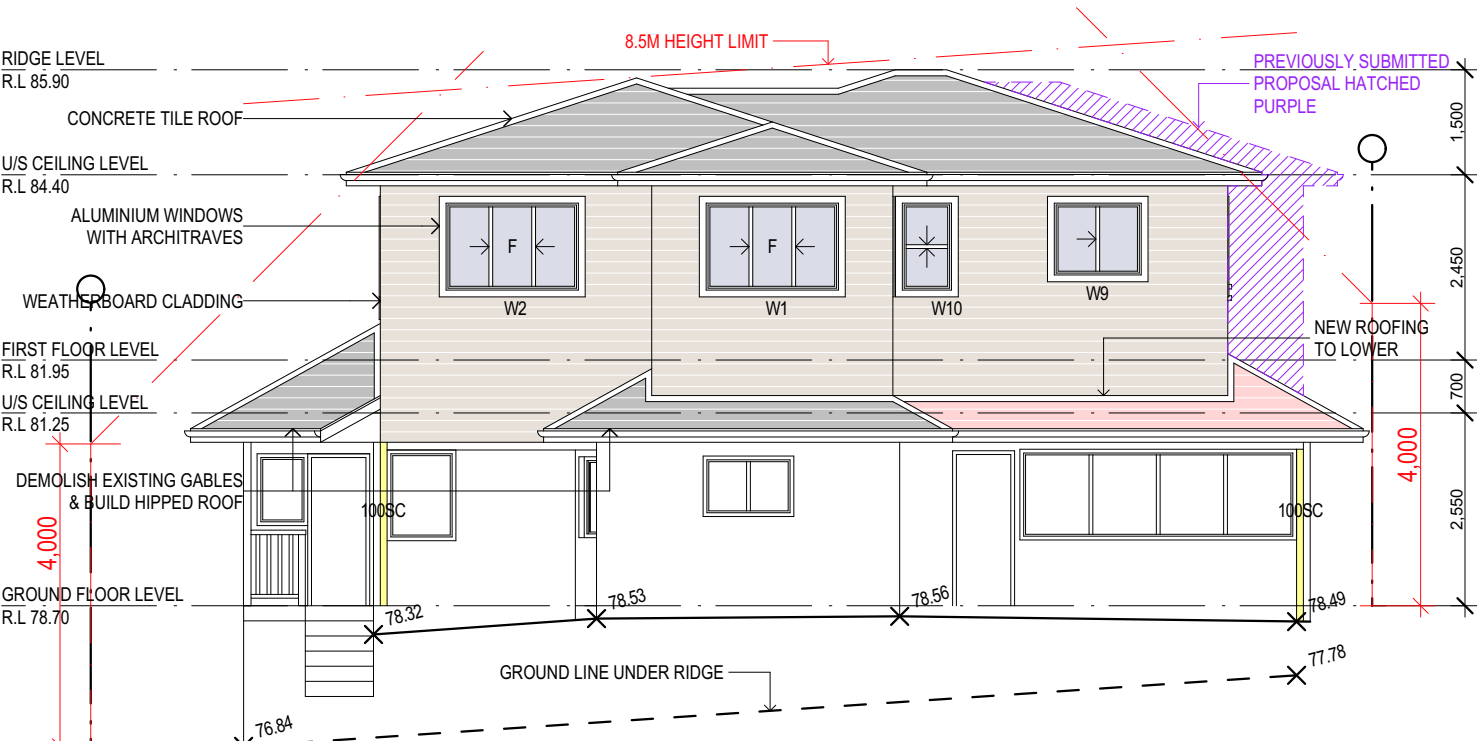
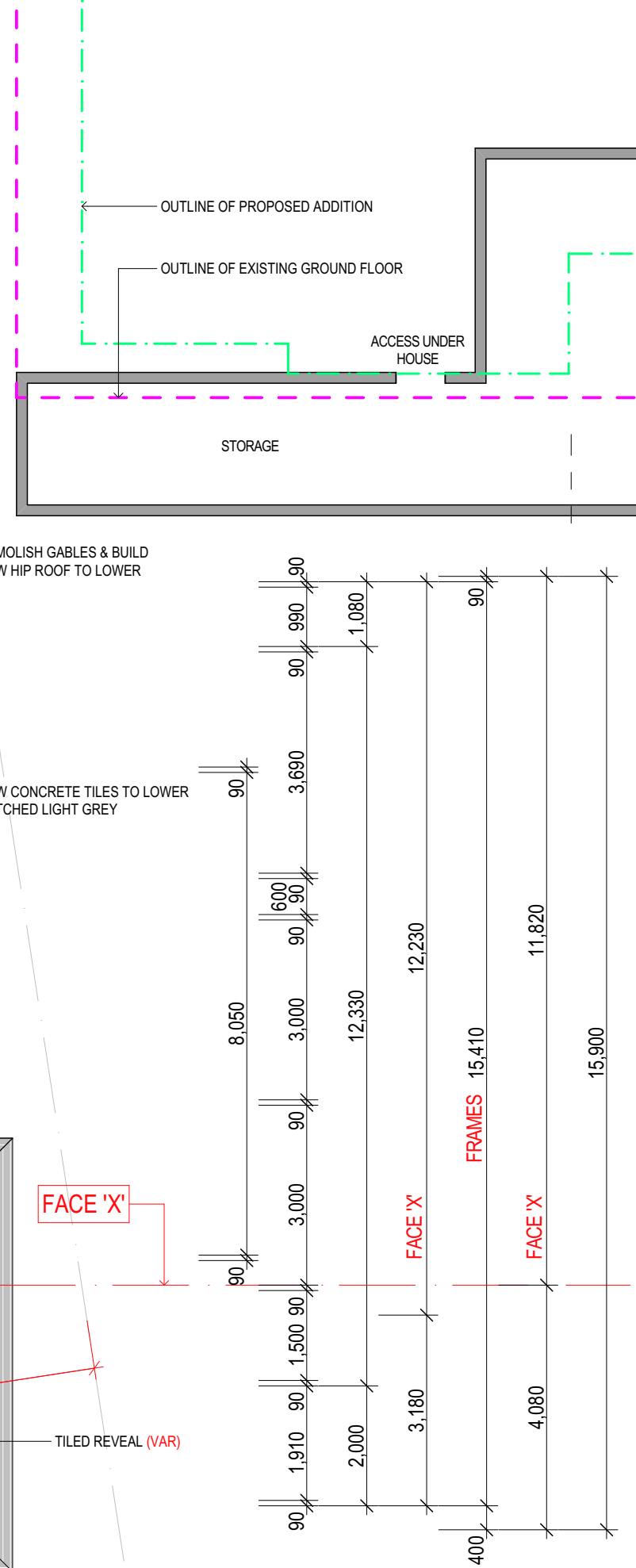
GROUND FLOOR PLAN



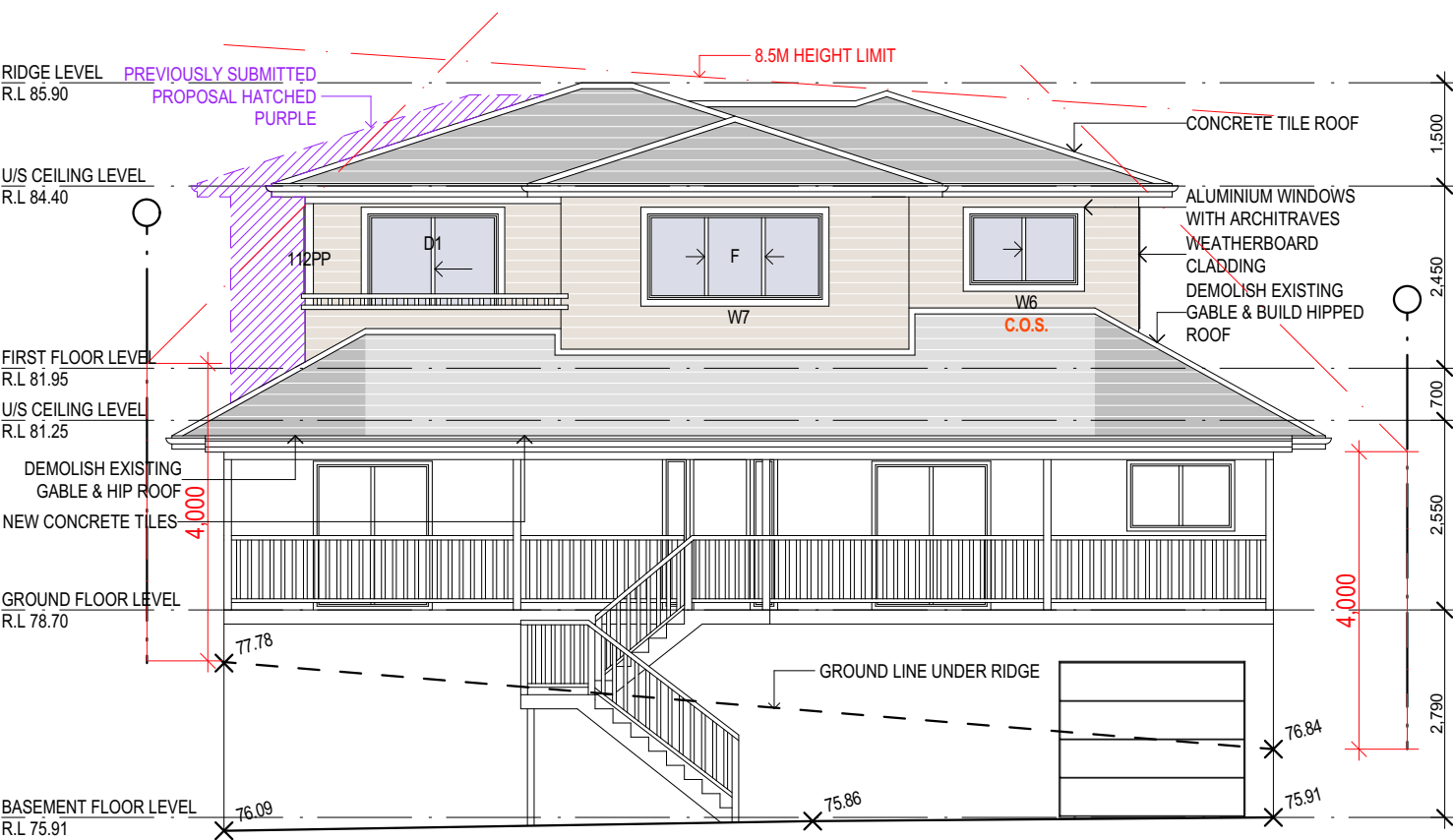
PROPOSED FIRST FLOOR PLAN



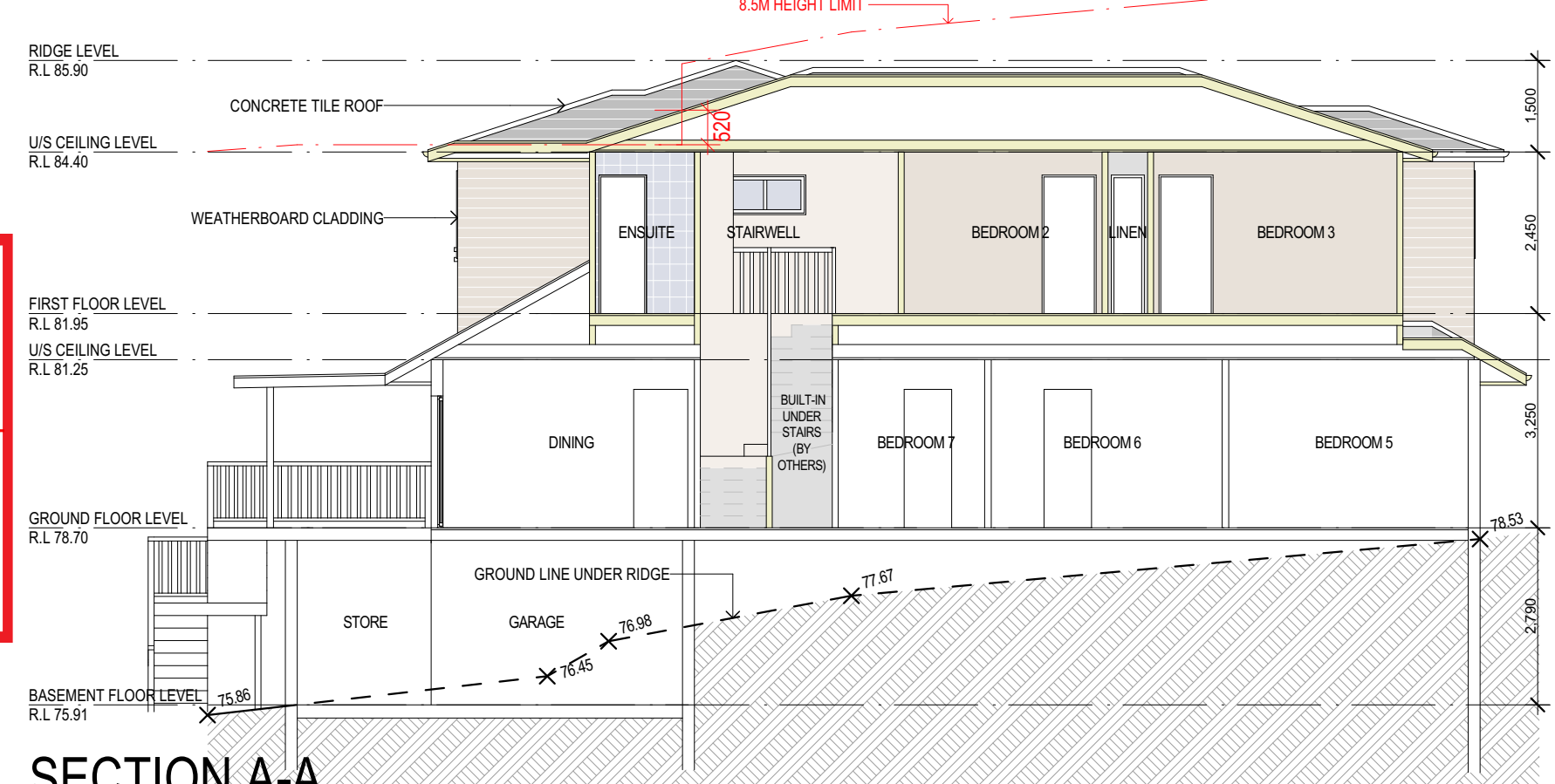
LOWER LEVEL FLOOR PLAN



NORTH ELEVATION

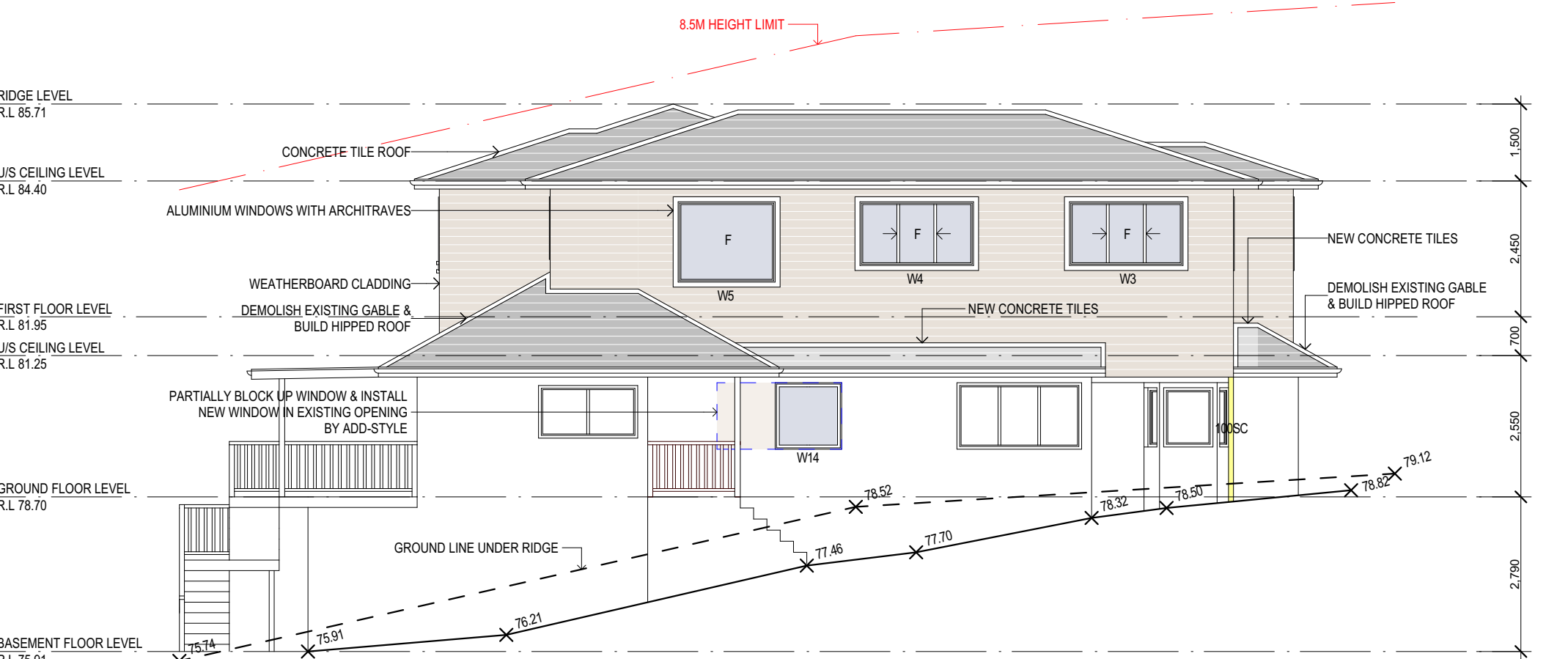


SOUTH ELEVATION

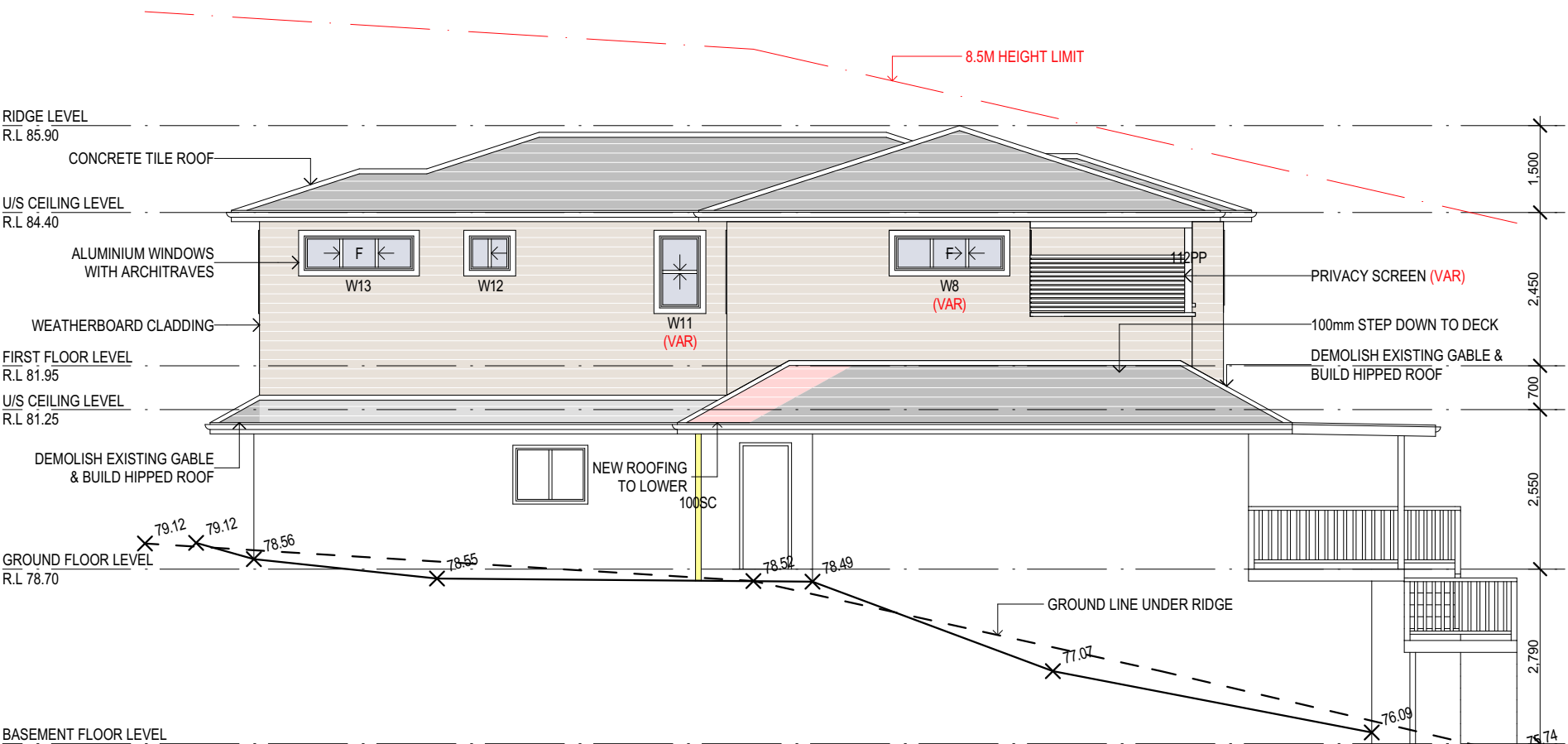


SECTION A-A

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT DA2025/0274



EAST ELEVATION



WEST ELEVATION

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, PITCHED ROOF TO HAVE R0.45 OR GREATER, FOIL BACKED BLANKET (100mm).	
ALL WINDOWS TO HAVE IMPROVED ALUMINIUM WINDOWS	
W6, W7, W12 AND D1 TO HAVE U-VALUE NO GREATER THAN 6.44 AND SHGC OF 0.75	
W1, W2, W9 AND W10 TO HAVE U-VALUE NO GREATER THAN 6.39 AND SHGC OF 0.56	
W3, W4, W5, W8, W11 AND W13 TO HAVE U-VALUE NO GREATER THAN 4.48 AND SHGC OF 0.46	
LEGEND & GENERAL NOTES	
(VAR)	VARIATION
O.T.A	OWNER TO ADVISE BUILDER
B.O	BY OTHERS
90PP	90 x 90 PRIMED POST
S.L	SKY LIGHT
SHW	SHOWER ENCLOSURE
V.	VANITY UNIT
W / C	TOILET SUITE (WATER CLOSET)
B / C	BUILT IN CUPBOARD
ST.	STORE
C.O.S	TO BE CHECKED ON SITE
OPT. #	OPTION
OB/H	OPEN BALUSTRADE AND HANDRAIL
DP	DOWNPIPE
DP&S	DOWNPIPE AND SPREADER
ALL DIMENSIONS ARE SUBJECT TO AMENDMENT AFTER A CHECK MEASURE ON SITE.	
SUBCONTRACTORS TO ENSURE THAT ALL CONSTRUCTION LEVELS MARKED ON PLAN TO BE STRICTLY COMPLYING WITH CC / CDC	
SUBCONTRACTORS TO CONFIRM DA LEVEL IS IN COMPLIANCE WITH PROJECT MANAGER BEFORE FINALISING FLOOR STRUCTURE	
OPEN SPACE CALCULATIONS	
SITE AREA	667.9 sqm
GROSS FLOOR AREA	241.5 sqm
EXIST. IMPERVIOUS AREA	326.7 sqm 49%
PROPOSED IMPERVIOUS AREA	326.9 sqm 49%
EXIST. LANDSCAPED AREA	341.2 sqm 51%
PROPOSED LANDSCAPED AREA	338.9 sqm 51%
EXIST FLOOR SPACE	134.3 sqm 0.20 : 1
PROPOSED FLOOR SPACE	241.5 sqm 0.36 : 1
FRAMING NOTES.	
ROOF PITCH	NEW: 18° EXISTING 23° TO BE CHECKED
FRAME HEIGHT	2450mm
ROOFING	CONCRETE TILE
EAVE OVERHANGS	450mm
EXTERNAL DOOR AND WINDOW HEAD	2130mm TO LINE UP
INTERNAL DOOR	2110mm
B.I.C DOOR OPENING HEAD HEIGHT	N/A
DOOR AND WINDOW NBS	90mm MIN UNLESS OTHERWISE NOTED
FRAME AND TRUSS CENTRES	600mm
DOOR STUD OPENINGS	880mm WIDE UNLESS OTHERWISE NOTED



ARTIST'S IMPRESSION

PROJECT TITLE.		Proposed Additions at: 28 Allambie Road ALLAMBIE HEIGHTS NSW 2100	
DRAWN BY: KH		CHECKED BY: CW	
SCALE: 1:100		TITLE: PLANS, ELEVATIONS AND SECTIONS	
DRAWING NO. 4418 DA 1		ISSUE C	
ADD-STYLE HOME ADDITIONS		5918 CONDOMINE ST MANLY VALE 2093 PHONE: (02) 9907 9055 EMAIL: info@addstyle.com.au	