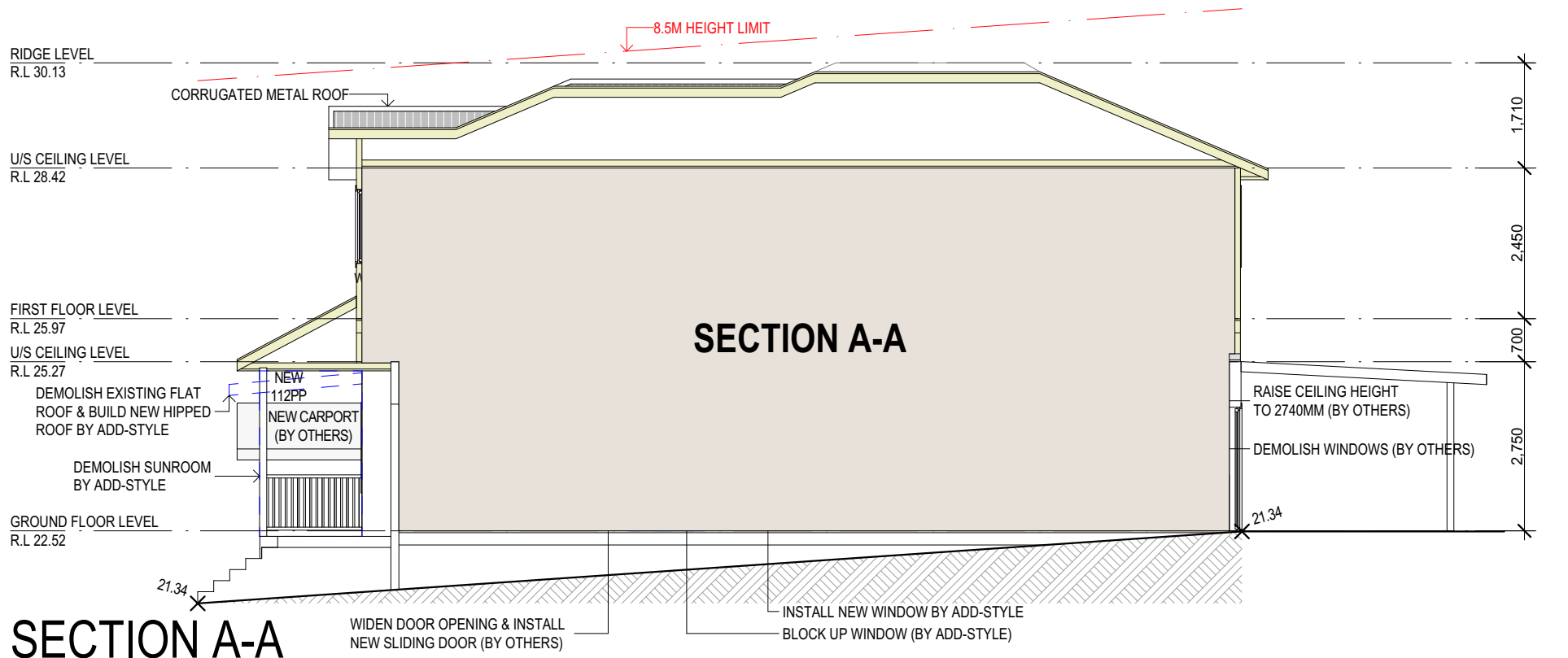
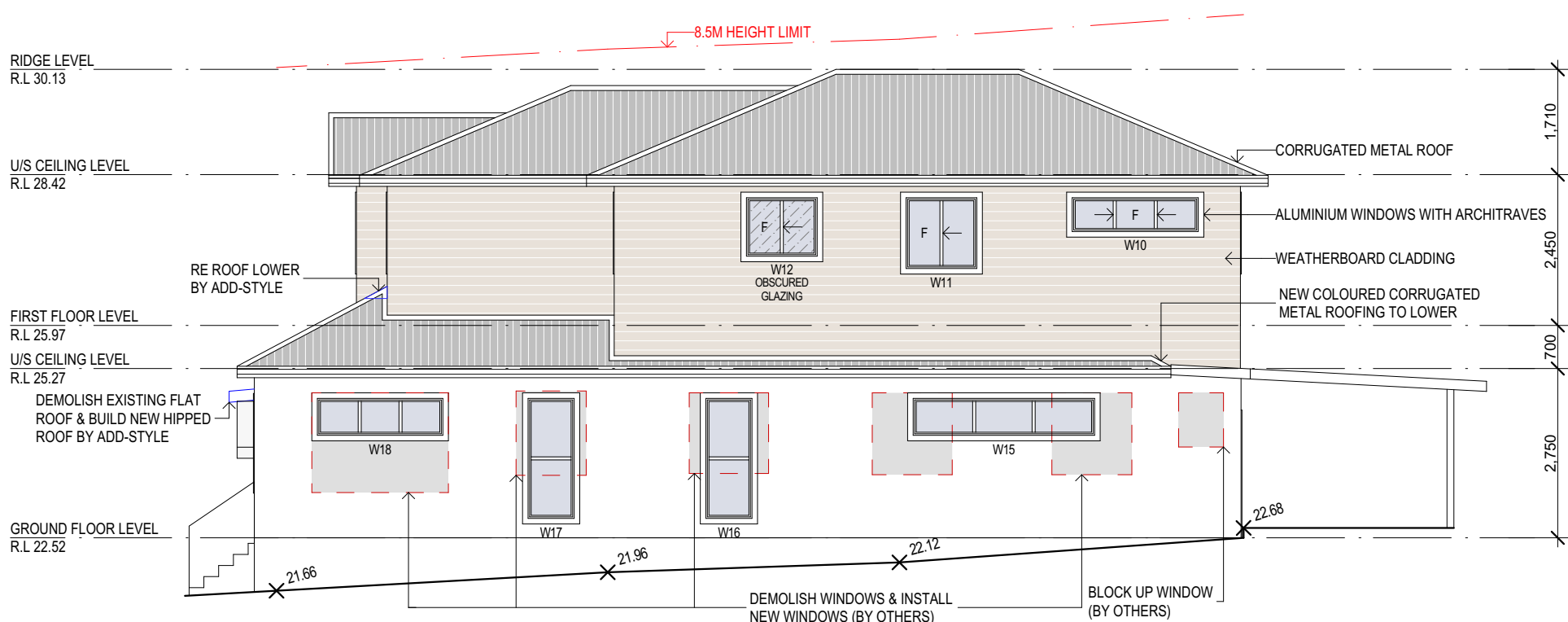
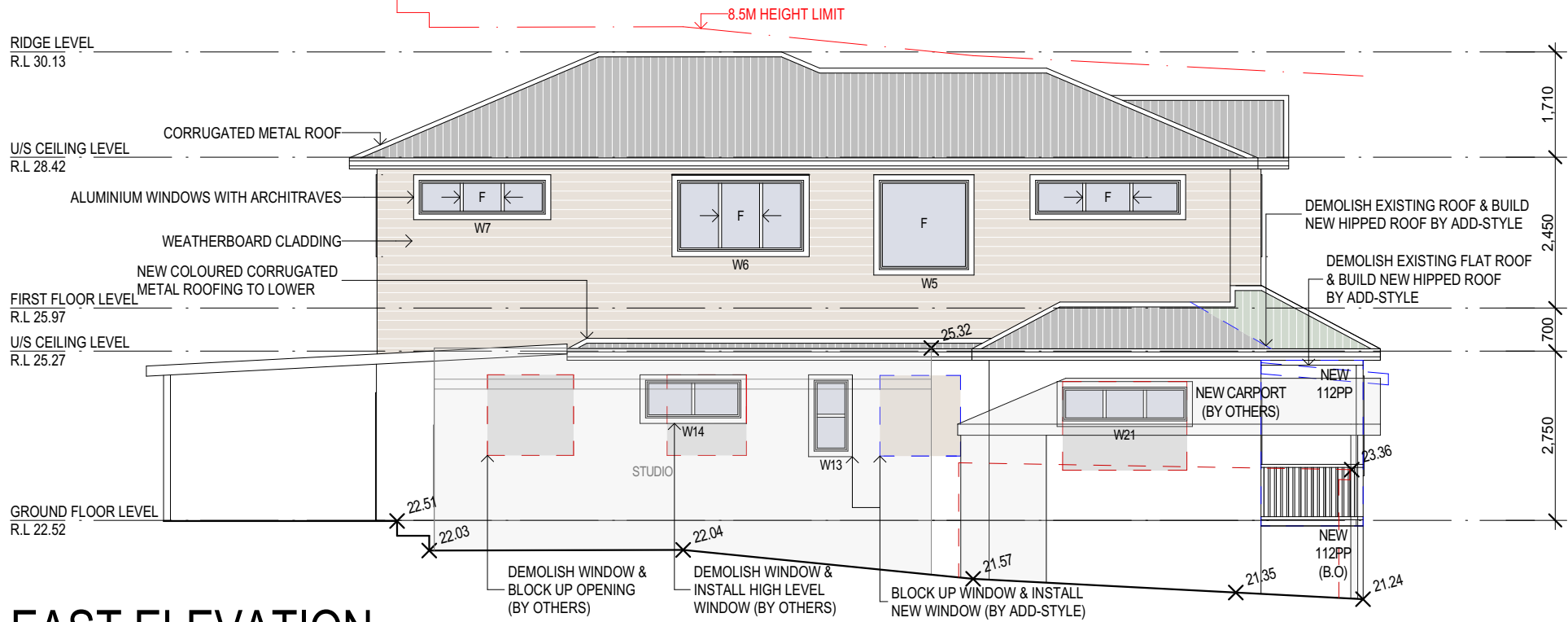
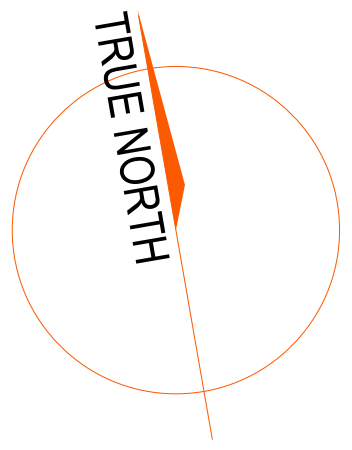
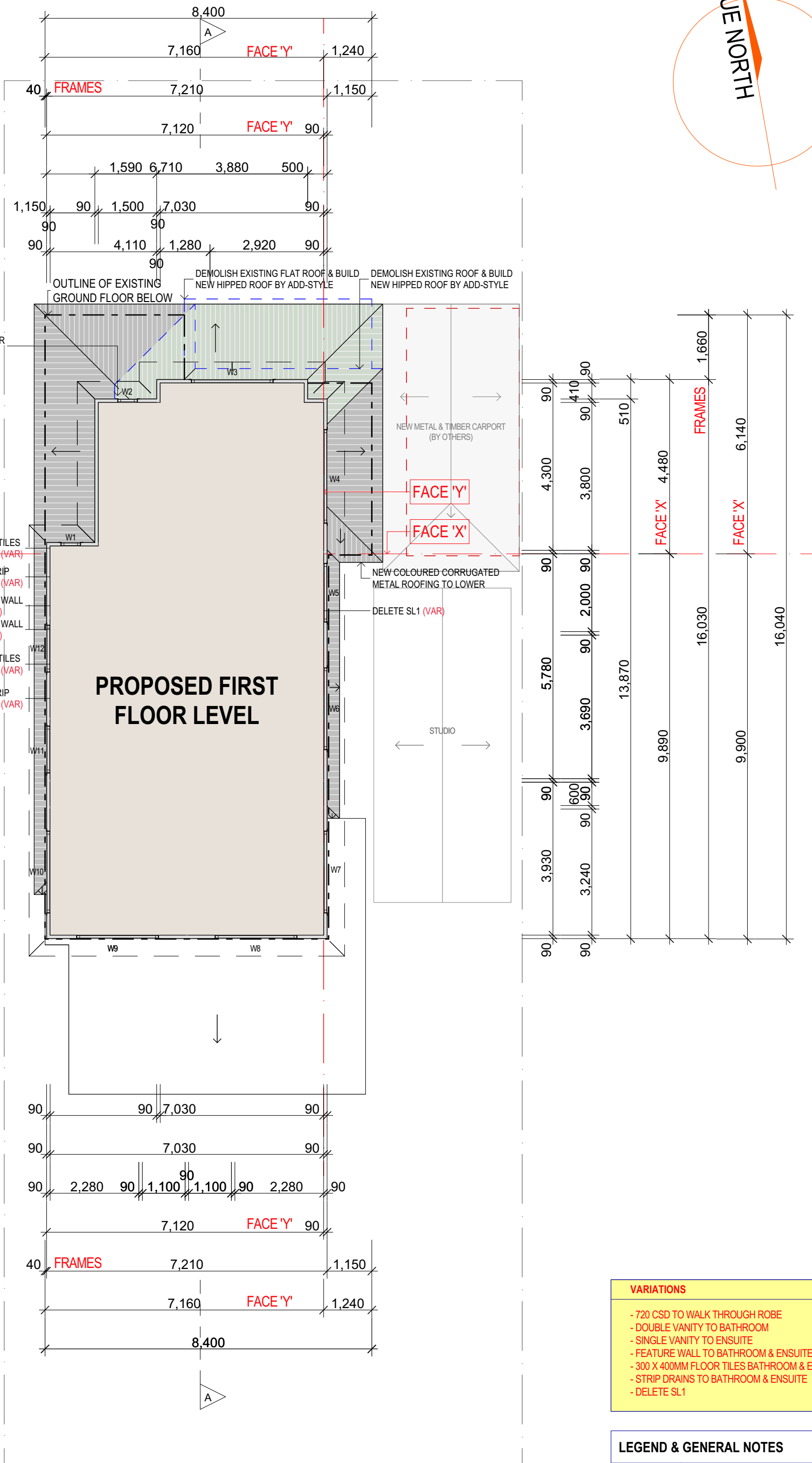
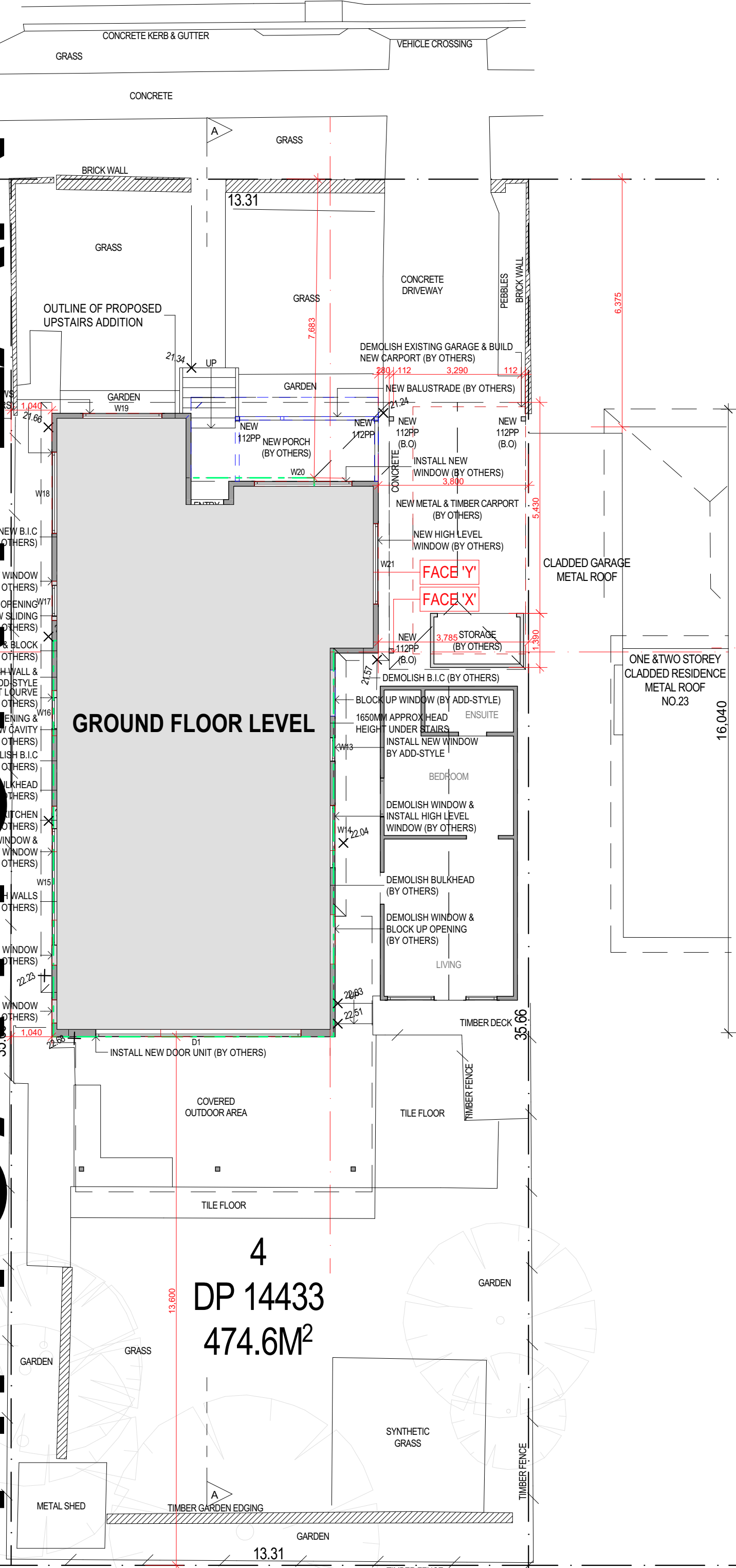


GROUND FLOOR PLAN CARAWA ROAD

PROPOSED FIRST FLOOR PLAN

NOTIFICATION PLAN



ARTIST'S IMPRESSION FOR ILLUSTRATION PURPOSES ONLY. NOT TO BE READ AS A WORKING DRAWING

- VARIATIONS**
- 720 CSD TO WALK THROUGH ROBE
  - DOUBLE VANITY TO BATHROOM
  - SINGLE VANITY TO ENSUITE
  - FEATURE WALL TO BATHROOM & ENSUITE
  - 300 X 400MM FLOOR TILES BATHROOM & ENSUITE
  - STRIP DRAINS TO BATHROOM & ENSUITE
  - DELETE SL1

**LEGEND & GENERAL NOTES**

(VAR)	VARIATION
O.T.A	OWNER TO ADVISE BUILDER
B.O	BY OTHERS
112PP	112 x 112 PRIMED POST
SHW	SHOWER ENCLOSURE
V.	VANITY UNIT
W/I C	TOILET SUITE (WATER CLOSET)
B/I 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**

**FRAMING NOTES.**

ROOF PITCH	NEW: 25° EXISTING 28° + 5° + 3° TO BE CHECKED
FRAME HEIGHT	2450mm
ROOFING	METAL
EAVE OVERHANGS	450mm
EXTERNAL DOOR AND WINDOW HEAD HEIGHT TO LINE UP	2130mm TO LINE UP
INTERNAL DOOR	2110mm
B.I.C DOOR OPENING HEAD HEIGHT	2110mm TO LINE UP
DOOR AND WINDOW NIBS	90mm MIN UNLESS OTHERWISE NOTED
FRAME AND TRUSS CENTRES	600mm
DOOR STUD OPENINGS	880mm WIDE UNLESS OTHERWISE NOTED

**OPEN SPACE CALCULATIONS**

SITE AREA	474.6 sqm
GROSS FLOOR AREA	222.0 sqm
EXIST. IMPERVIOUS AREA	324.1 sqm 68%
PROPOSED IMPERVIOUS AREA	324.1 sqm 68%
EXIST. LANDSCAPED AREA	150.5 sqm 32%
PROPOSED LANDSCAPED AREA	150.5 sqm 32%

**NO CHANGE TO EXISTING LANDSCAPE**

EXIST FLOOR SPACE	134.3 sqm 0.28 : 1
PROPOSED FLOOR SPACE	222.0 sqm 0.46 : 1

- 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
  - W1,W2,W3,W8 AND W9 TO HAVE U-VALUE NO GREATER THAN 0.44 AND SHGC OF 0.75
  - W4,W5,W6,W7,W10,W11,W12 AND W13 TO HAVE U-VALUE NO GREATER THAN 4.48 AND SHGC OF 0.46

- FIRST FLOOR BEDROOM WINDOWS**
- PROVIDE 1.7m SILL HEIGHT OR CHILD SAFE LOOKS / SCREENS TO COMPLY WITH BCA / NCC PART 3.9.2

- BALUSTRADES - NCC PART 3.9.**
- NO HORIZONTAL ELEMENTS TO FACILITATE CLIMBING BETWEEN 150mm TO 780mm WHERE FLOOR TO LEVEL BELOW IS MORE THAN 4 METRES.

- STAIRS**
- PROVIDE A HANDRAIL ALONG THE FULL LENGTH OF THE FLIGHT AND A SLIP RESISTANT FINISH TO THE EDGE OF THE NOSINGS TO COMPLY WITH 3.9.1 AND 3.9.2 OF NCC

- SMOKE ALARM**
- INSTALL AN INTERCONNECTED / HARDWIRED SMOKE ALARM IN ACCORDANCE WITH AS3786 AND NCC CLAUSE 3.7.2.2

- SANITARY DOOR - NCC/BCA PART 3.8.3**
- PROVIDE "LIFT OFF" HINGES WHERE SPAN IS WITHIN 1.2 METRES OF HINGED SIDE OF DOOR.

- WALL AND ROOF CLADDING**
- WALL AND ROOF CLADDING TO BE COMPLIANT WITH THE REQUIREMENTS OF NCC 2019 VOL 2 PART 3.5 OF THE BUILDING CODE OF AUSTRALIA, PARTICULARLY WITH RESPECT TO THE REFERENCED ACCEPTABLE CONSTRUCTION PRACTICE AS DETAILED IN THE BCA FOR PRODUCT MATERIALS AND INSTALLATION.
  - IMPORTANT NOTE: ANY PROPOSED PRODUCT CHANGES AFTER APPROVAL OF THE CC OR CDC IS TO BE IMMEDIATELY NOTIFIED TO THE PCA FOR CONCURRENCE.**

I CERTIFY THAT WORK COMPLETED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS WILL COMPLY WITH THE REGULATIONS REFERRED TO IN SECTION 81A(5) OF THE ENVIRONMENT PLANNING & ASSESSMENT ACT 1979

JOB REVIEW 2	EMAIL DATE	00/00/00	B	For Council	02/07/25	TH
JOB REVIEW 1	EMAIL DATE	00/00/00	A	For Plan Meeting	06/06/25	TH
PROJECT TITLE	Proposed Additions at: 25 CARAWA ROAD, CROMER NSW 2099	NO.	REVISION	DATE	BY	
DRAWN BY:	TH	CHECKED BY:	GK	SCALE:	1:100	
TITLE:	PLANS, ELEVATIONS AND SECTIONS	DRAWING NO.	4559 DA 1	ISSUE	B	

ADD-STYLE HOME ADDITIONS  
Upstairs Specialists

5019 CONDMANE ST MANLY VALE 2095  
PHONE: (02) 9907 9055  
EMAIL: info@addstyle.com.au

ADD-STYLE HOME ADDITIONS

NORTH ELEVATION

SOUTH ELEVATION