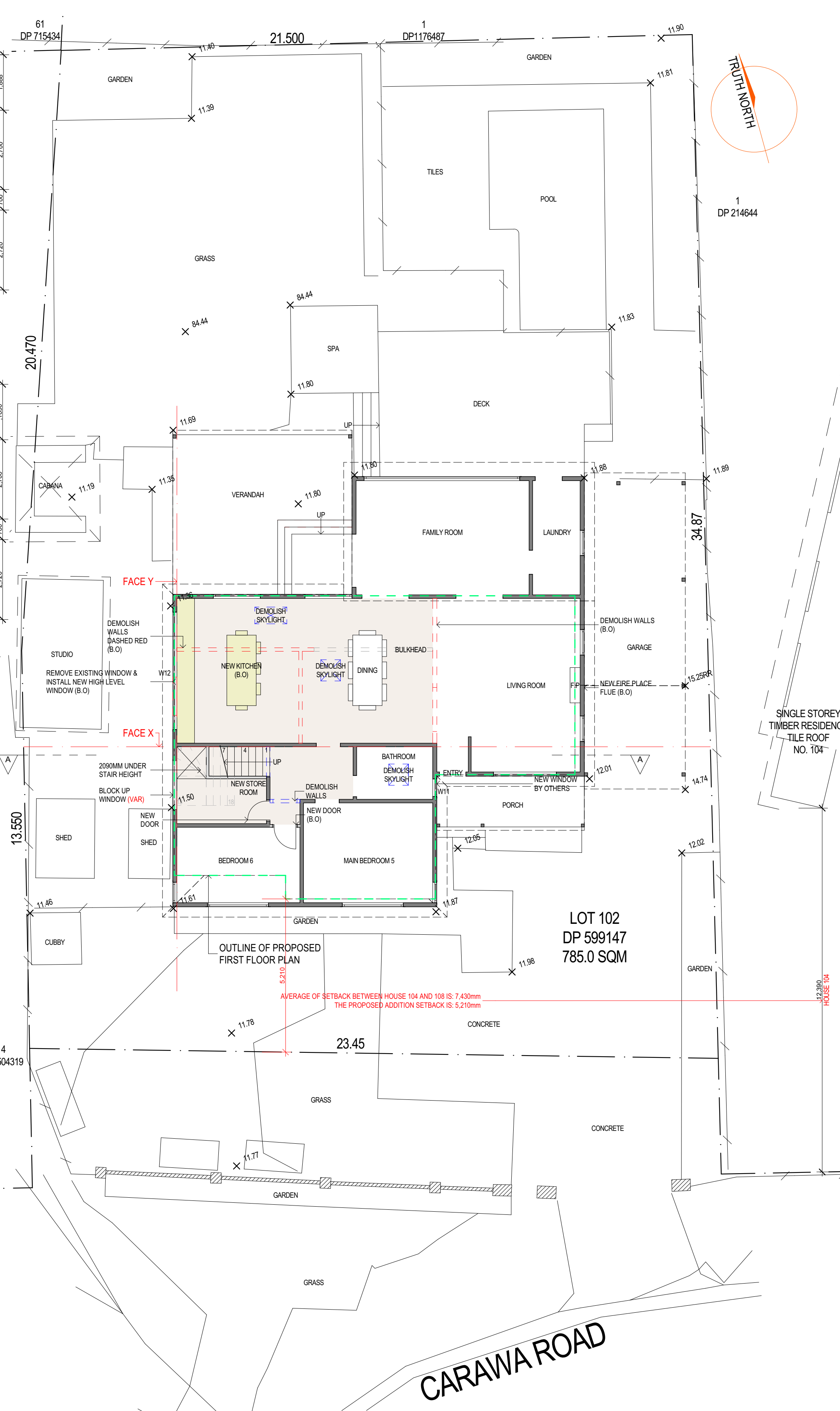
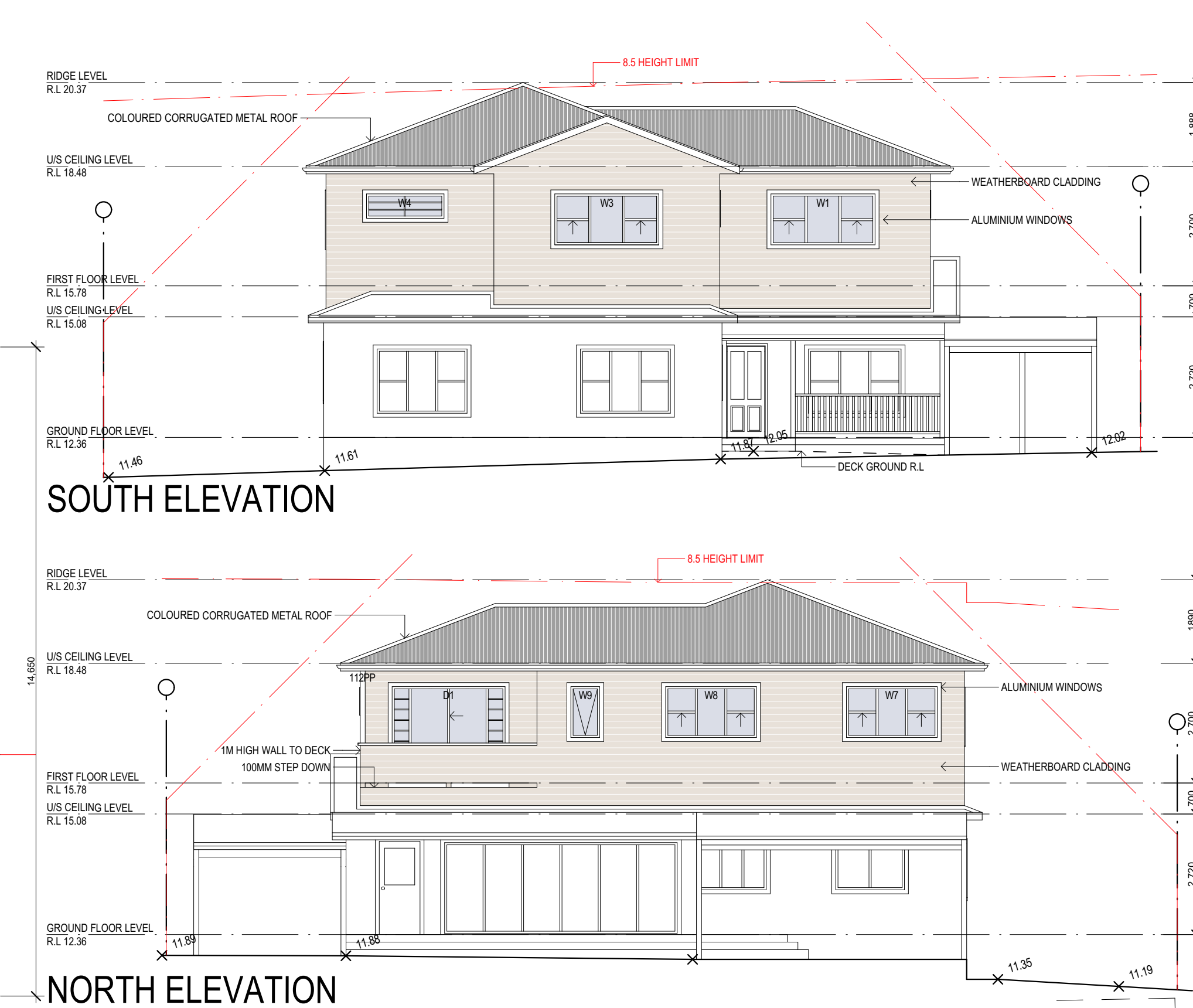
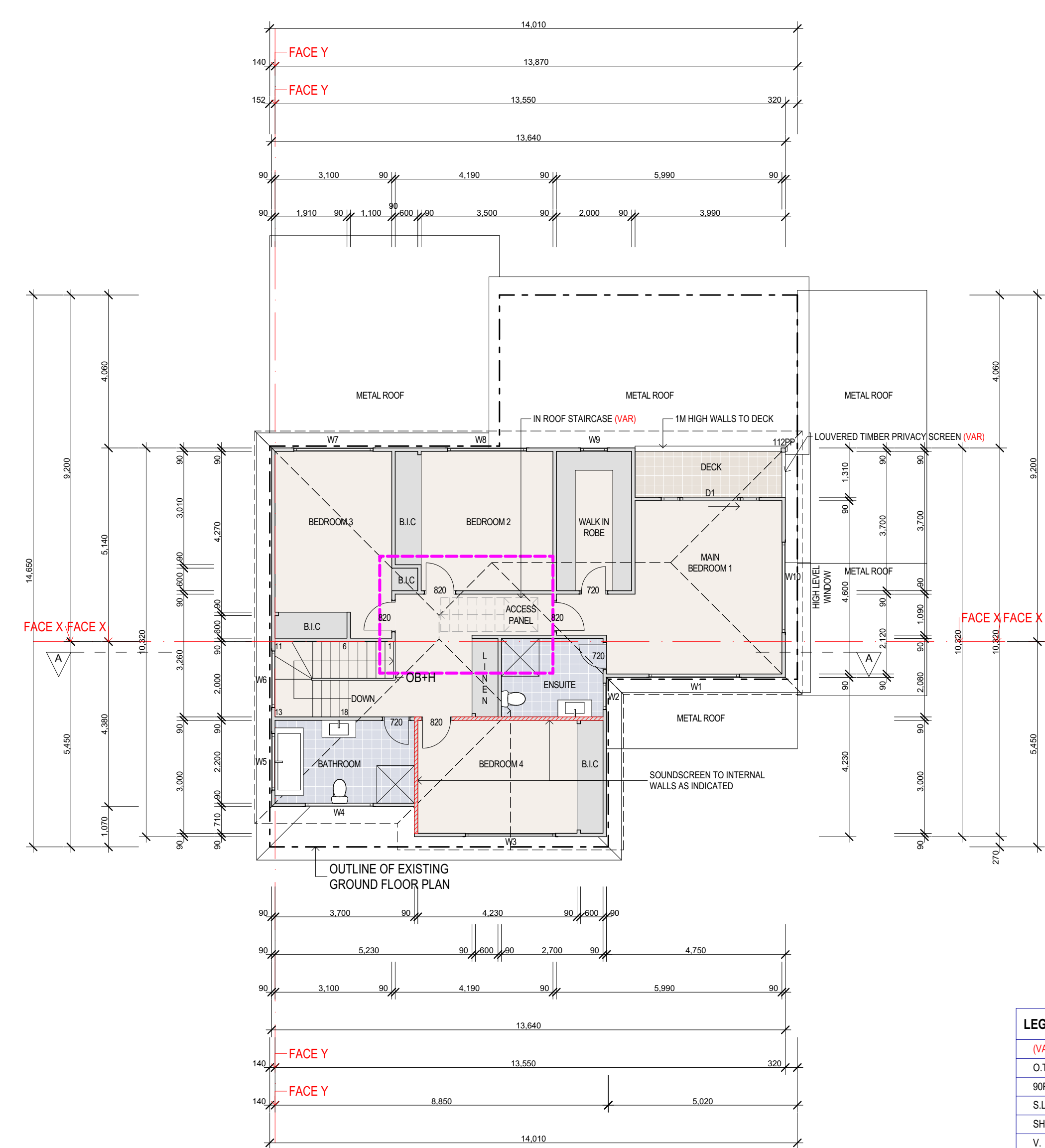




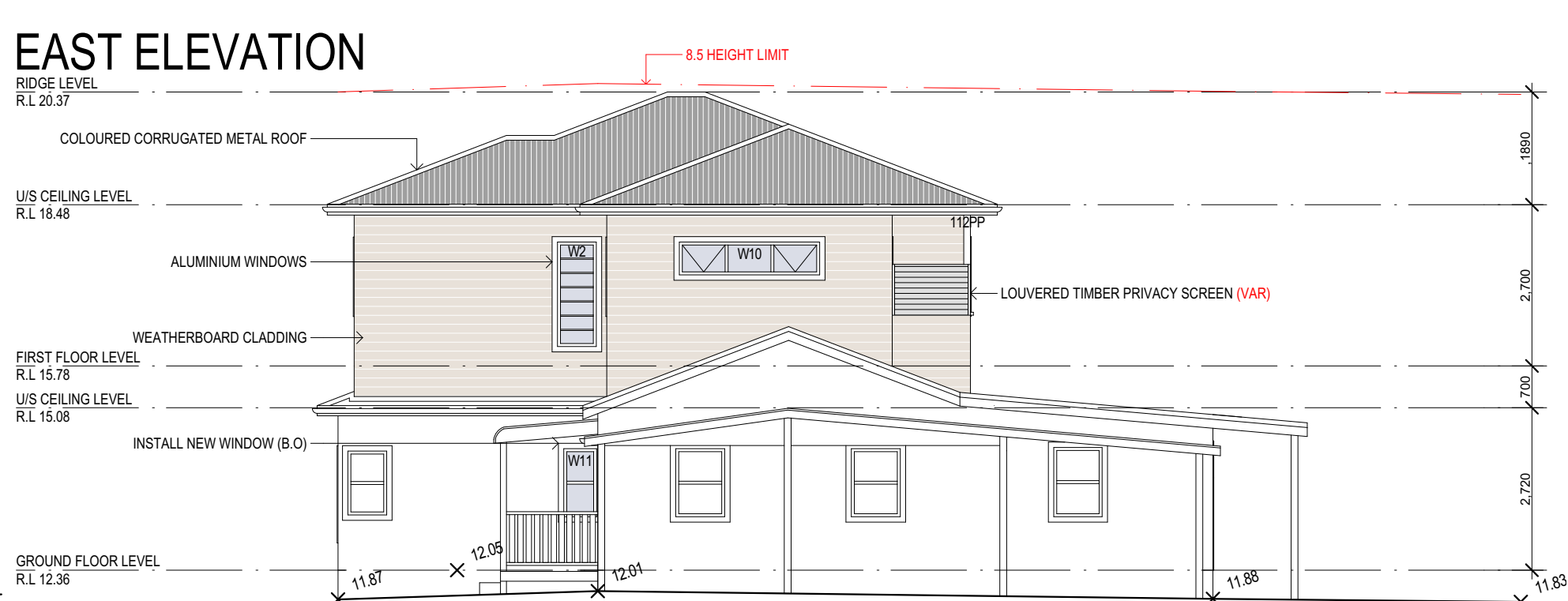
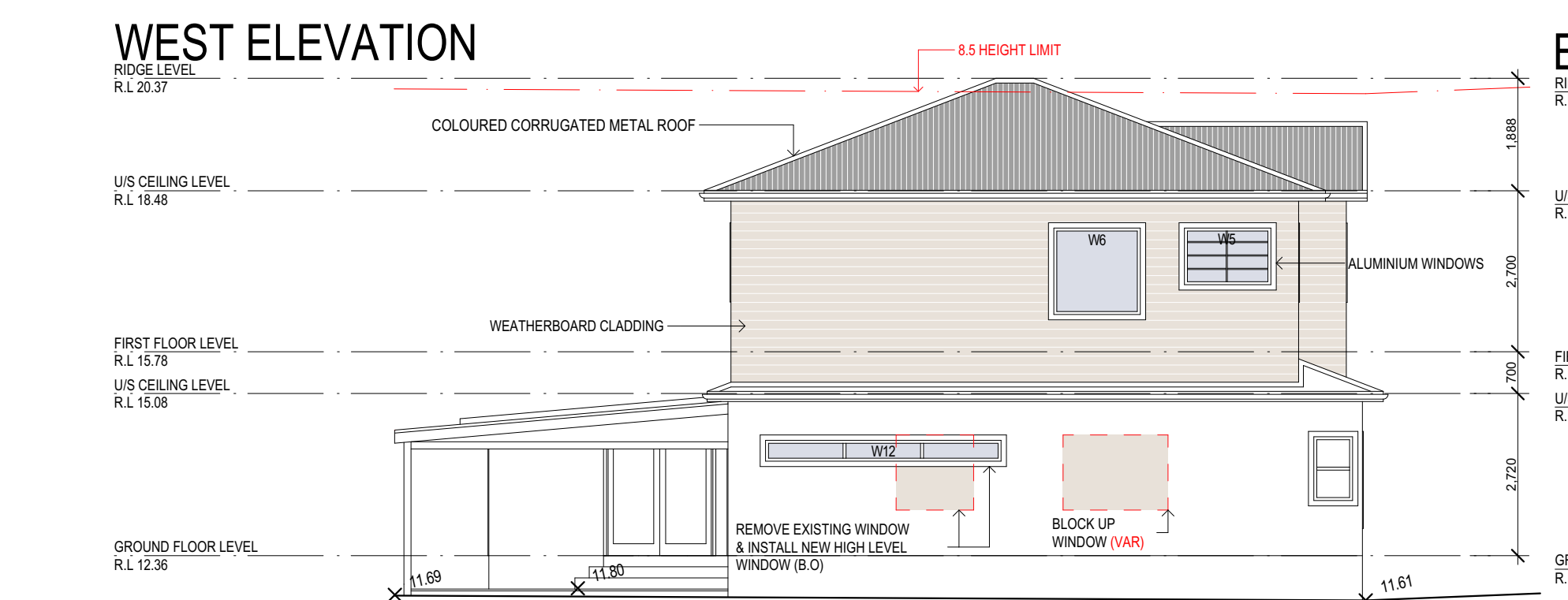
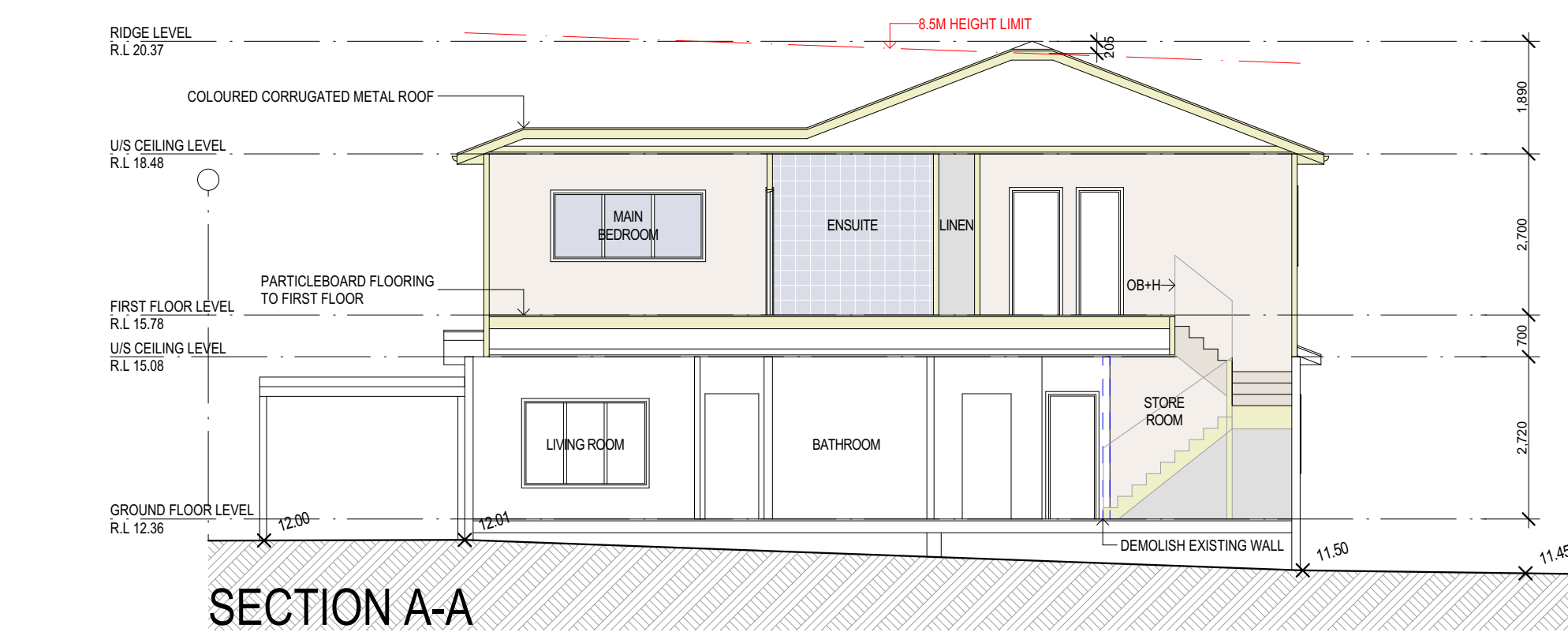
VARIATIONS	
- BLOCK UP WINDOW	
- IN ROOF STAIRCASE	
- LOUVERED TIMBER PRIVACY SCREEN	

LEGEND & GENERAL NOTES	
(VAR)	VARIATION
Q.T.A	OWNER TO ADVISE BUILDER
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	785.0 sqm
GROSS FLOOR AREA	270.6 sqm
EXIST. IMPERVIOUS AREA	475.8 sqm 60%
PROPOSED IMPERVIOUS AREA	475.8 sqm 60%
EXIST. LANDSCAPED AREA	309.2 sqm 40%
PROPOSED LANDSCAPED AREA	309.2 sqm 40%
NO CHANGE TO EXISTING FOOTPRINT OR LANDSCAPE	
EXIST FLOOR SPACE	158.5 sqm 0.20 : 1
PROPOSED FLOOR SPACE	270.6 sqm 0.34 : 1

FRAMING NOTES.	
ROOF PITCH	NEW: 21° EXISTING 21° & 5° TO BE CHECKED
FRAME HEIGHT	2700mm
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	200mm BULKHEAD
DOOR AND WINDOW NIBS	90mm MIN UNLESS OTHERWISE NOTED
FRAME AND TRUSS CENTRES	600mm
DOOR STUD OPENINGS	880mm WIDE UNLESS OTHERWISE NOTED

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).	
IMPROVED ALUMINIUM WINDOWS TO HAVE U-VALUE NO GREATER THAN 6.44 AND SHGC OF 0.75	
W2,W5,W6,W7,W8,W9 AND W10 TO HAVE PYRO LOW-E GLASS WITH U-VALUE NO GREATER THAN 4.48 AND SHGC OF 0.46	



JOB REVIEW 2		EMAIL DATE	00/00/00	B A	For Council For review	03/02/22 20/01/22	TH TH
JOB REVIEW 1		☒ EMAIL DATE	27/01/22				
				NO.	REVISION	DATE	BY
PROJECT TITLE. Proposed Additions at: 106 CARAWA RD, CROMER NSW 2099				SCALE:	1:100	DATE:	20/01/21
				DRAWN BY:	TH	CHECKED BY:	CW
				TITLE: PLANS, ELEVATIONS AND SECTIONS			
				DRAWING NO.	1395 DA 1	ISSUE	B



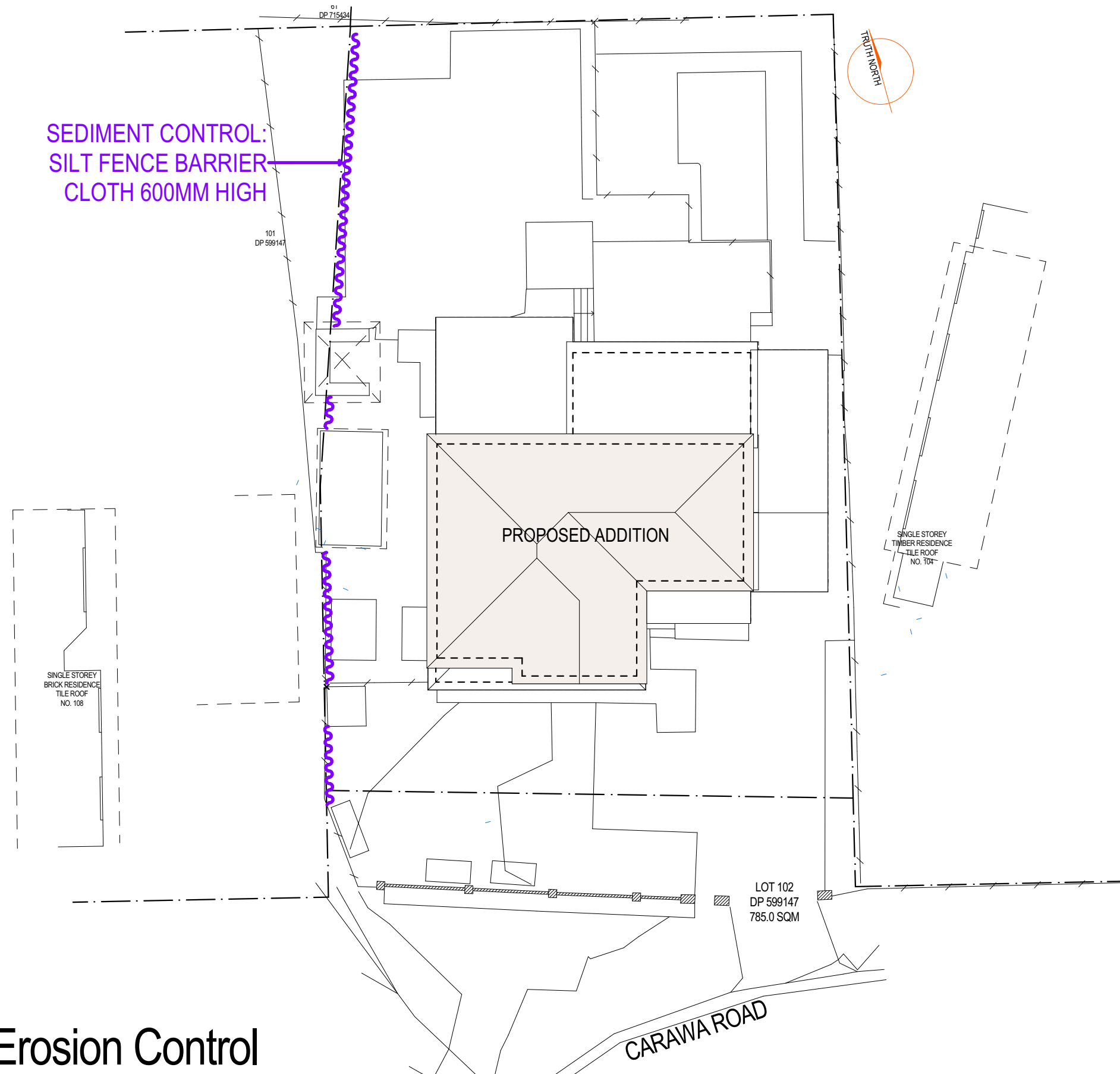
ADD-STYLE

HOME ADDITIONS

Upstairs Specialists

ADD-STYLE HOME ADDITIONS

5018 CONDOMINE ST MANLY VALE 2093
PHONE: (02) 9907 8055
EMAIL: info@addstyle.com.au



A3 Sediment and Erosion Control



ADD-STYLE

HOME ADDITIONS

Upstairs Specialists

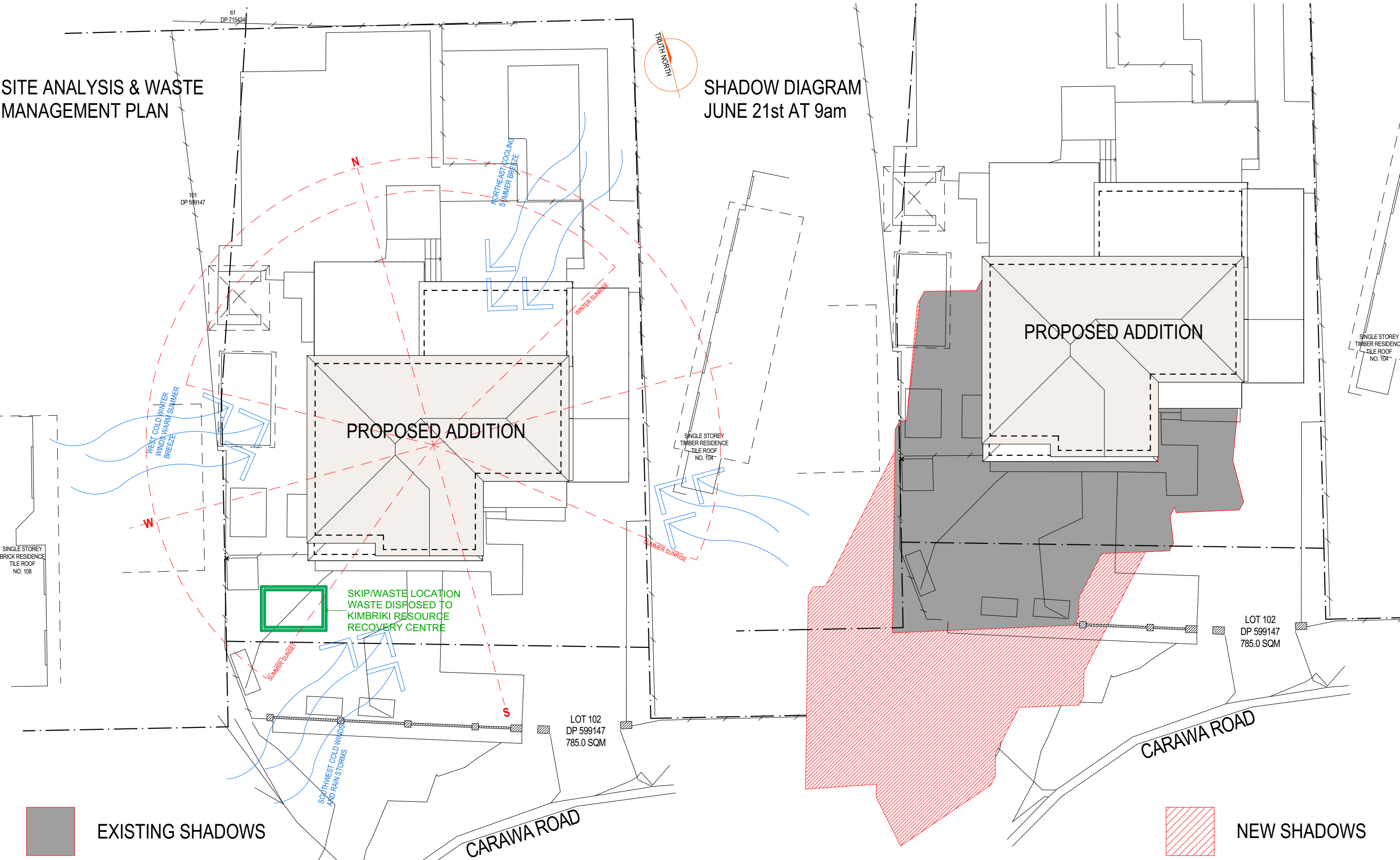
5/319 CONDAMINE ST MANLY VALE 2093

P: (02) 9907 9055

E: info@addstyle.com.au

PROJECT ADDRESS		DRAWING TITLE		DRAWING NO.		ISSUE			
106 CARAWA RD, CROMER NSW 2099		SEDIMENT AND EROSION CONTROL PLAN		1395 DA 1		A			
DATE		23/02/22							
SCALE		DRAWN BY		CHECKED BY					
1:200		TH		CW					

SITE ANALYSIS & WASTE
MANAGEMENT PLAN



EXISTING SHADOWS



NEW SHADOWS



ADD-STYLE
HOME ADDITIONS
Upstairs Specialists

5/319 CONDOMINE ST MANLY VALE 2093 P: (02) 9907 9055 E: info@addstyle.com.au

PROJECT ADDRESS
106 CARAWA RD, CROMER NSW 2099

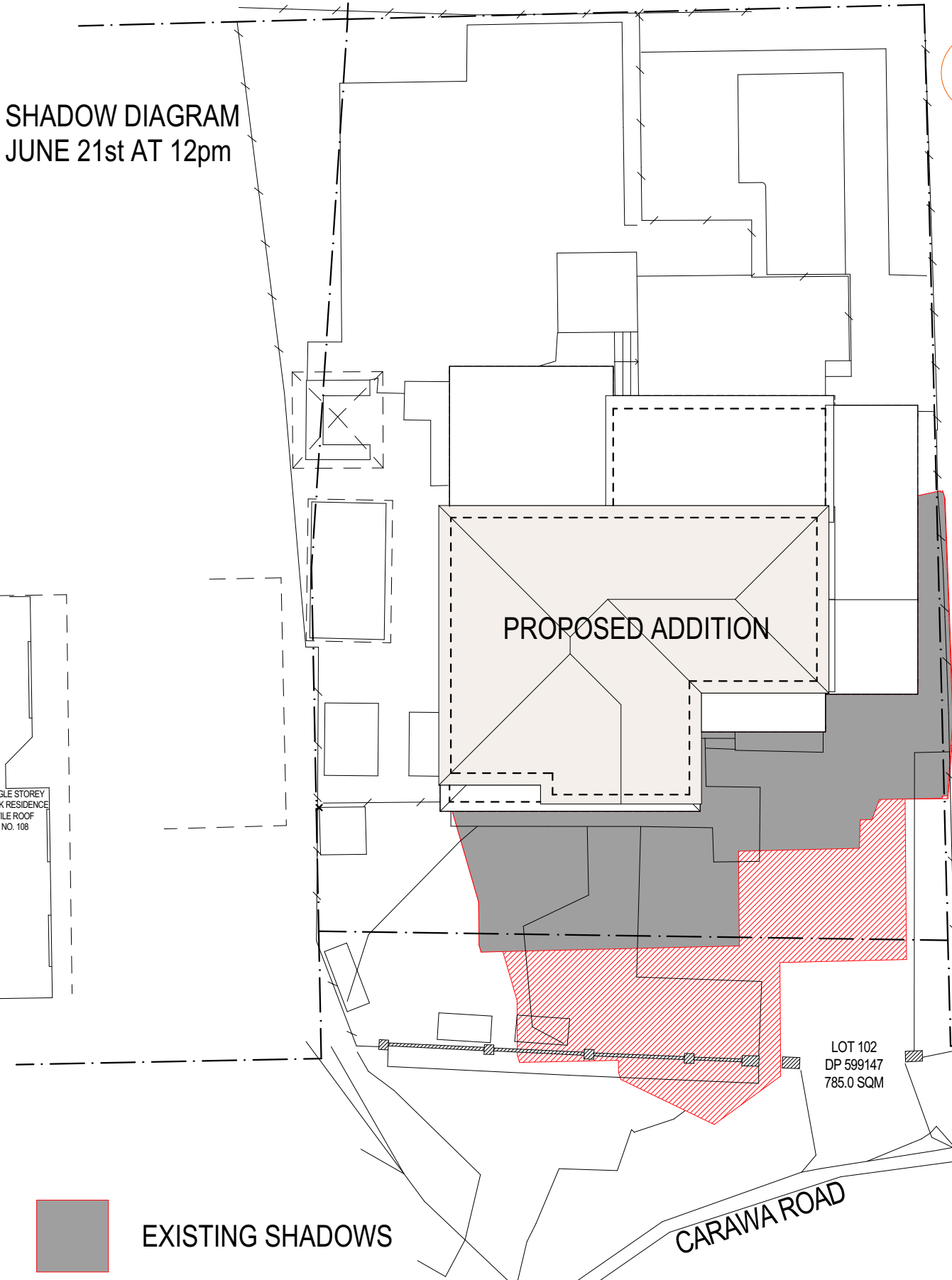
DRAWING TITLE SITE ANALYSIS AND SHADOW DIAGRAMS
DATE 22/02/22
SCALE 1:200
DRAWN BY TH
CHECKED BY CW

DRAWING NO.
1395 DA 1/2

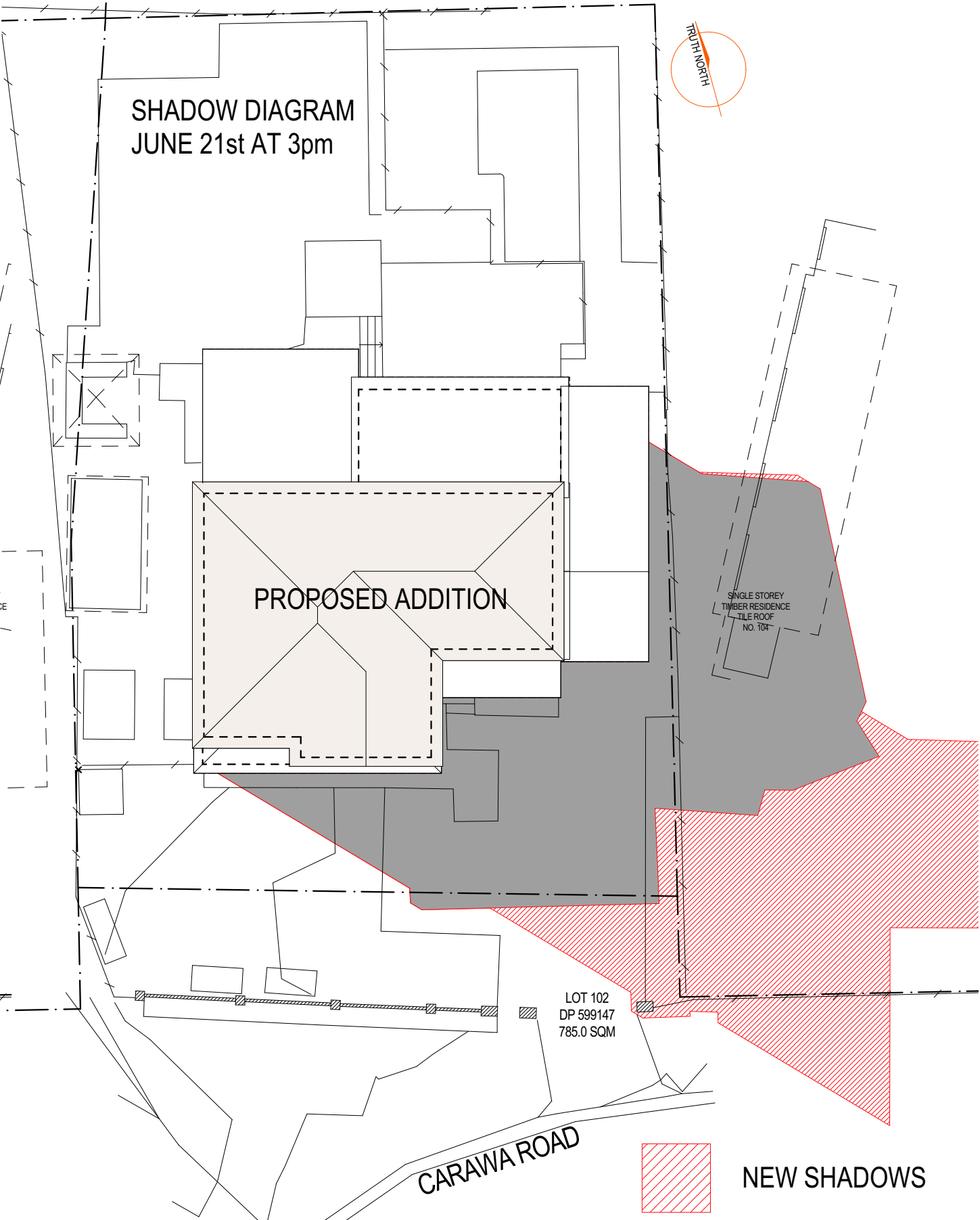
ISSUE
A

A	FOR REVIEW	22/02/22	TH
NO.	REVISION	DATE	BY

SHADOW DIAGRAM
JUNE 21st AT 12pm



SHADOW DIAGRAM
JUNE 21st AT 3pm



EXISTING SHADOWS



NEW SHADOWS



ADD-STYLE
HOME ADDITIONS
Upstairs Specialists

5/319 CONDOMINE ST MANLY VALE 2093 P: (02) 9907 9055 E: info@addstyle.com.au

PROJECT ADDRESS
106 CARAWA RD, CROMER NSW 2099

DRAWING TITLE SITE ANALYSIS AND SHADOW DIAGRAMS
DATE 22/02/22
SCALE 1:200
DRAWN BY TH
CHECKED BY CW

DRAWING NO.
1395 DA 2/2

ISSUE
A

A	FOR REVIEW	22/02/22	TH
NO.	REVISION	DATE	BY