

LEGEND

- EXISTING WALL TO BE RETAINED
- PROPOSED WALL
- EXISTING WALL TO BE DEMOLISHED

FSR	
EXISTING DWELLING	93.8 m ²
PROPOSED GROUND FLOOR	38.8 m ²
PROPOSED FIRST FLOOR	34.0 m ²
TOTAL	166.6 m²

GROSS AREAS	
EXISTING	
EXISTING DWELLING	104.3 m ²
EXISTING PORCH	5.9 m ²
EXISTING GARAGE	38.3 m ²
TOTAL	148.5 m²
PROPOSED	
PROPOSED GROUND FLOOR	39.9 m ²
PROPOSED FIRST FLOOR	40.3 m ²
PROPOSED CARPORT	21.6 m ²
PROPOSED ALFRESCO & DECK	30.7 m ²
PROPOSED PORCH (EXCL. EXISTING PORCH AND NEW STAIRS)	7.3 m ²
TIMBER BALCONY	27.3 m ²
TOTAL	167.0 m²
TOTAL	315.5 m²

REFER TO ENGINEERING PLANS FOR ARTICULATION JOINTS.

UNLESS OTHERWISE STATED ON THE DRAWINGS WINDOW FRAMES SHALL BE ALUMINIUM RESIDENTIAL WITH POWDERCOAT FINISH AS SELECTED BY OWNER.

WINDOWS NO'S SHOWN THUS E.G 2109 - 21 INDICATES 2100 HIGH - 09 INDICATES 900 WIDE

TOILETS & BATHROOM WINDOWS TO BE GLAZED AS DIRECTED.

REMOVABLE HINGES TO BE PROVIDED TO ALL SANITARY COMPARTMENTS WHERE CLEARANCE FROM EDGE OF PAN TO DOOR OPENING IS LESS THAN 1200MM

PROVIDE 2040MM H. INTERNAL DOOR THROUGHOUT U.N.O.

TIMBER FRAME, LINTELS, & TRUSSES ALL DESIGNED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.

REFER TO ENERGY RATING REPORT FOR ALL INSULATION REQUIREMENTS.

ALL NEW MATERIALS U.N.O.

GENERAL CABINET NOTES: CABINET MAKER TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO FABRICATION OF CABINETS.

DOWNPIPE LOCATIONS ARE APPROXIMATE ONLY AND MAY BE ADJUSTED ON SITE BY THE BUILDER. GUTTERS AND DOWNPIPES SHALL COMPLY WITH N.C.C. REQUIREMENTS.

PROVIDE STRUCTURAL PLYWOOD BRACING IN ACCORDANCE WITH A.S 1684

- CT COOKTOP
- DP DOWNPIPE
- CDP CHARGED DP
- DW DISHWASHER
- MW MICROWAVE
- REF REFRIDGERATOR
- ADH ALUMINIUM DOUBLE HUNG
- DFD DOUBLE FRENCH DOOR
- LU LAUNDRY UNIT
- CSD CAVITY SLIDING DOOR
- RH RANGEHOOD
- UBO UNDERBENCH OVER
- WO WALL OVEN
- WM WASHING MACHINE SPACE
- MB METERBOX
- HWS HOT WATER SYSTEM
- ST HARDWOOD STUD
- SHS STEEL COLUMN
- ASD ALUMINIUM SLIDING DOOR
- ASW ALUMINIUM SLIDING WINDOW

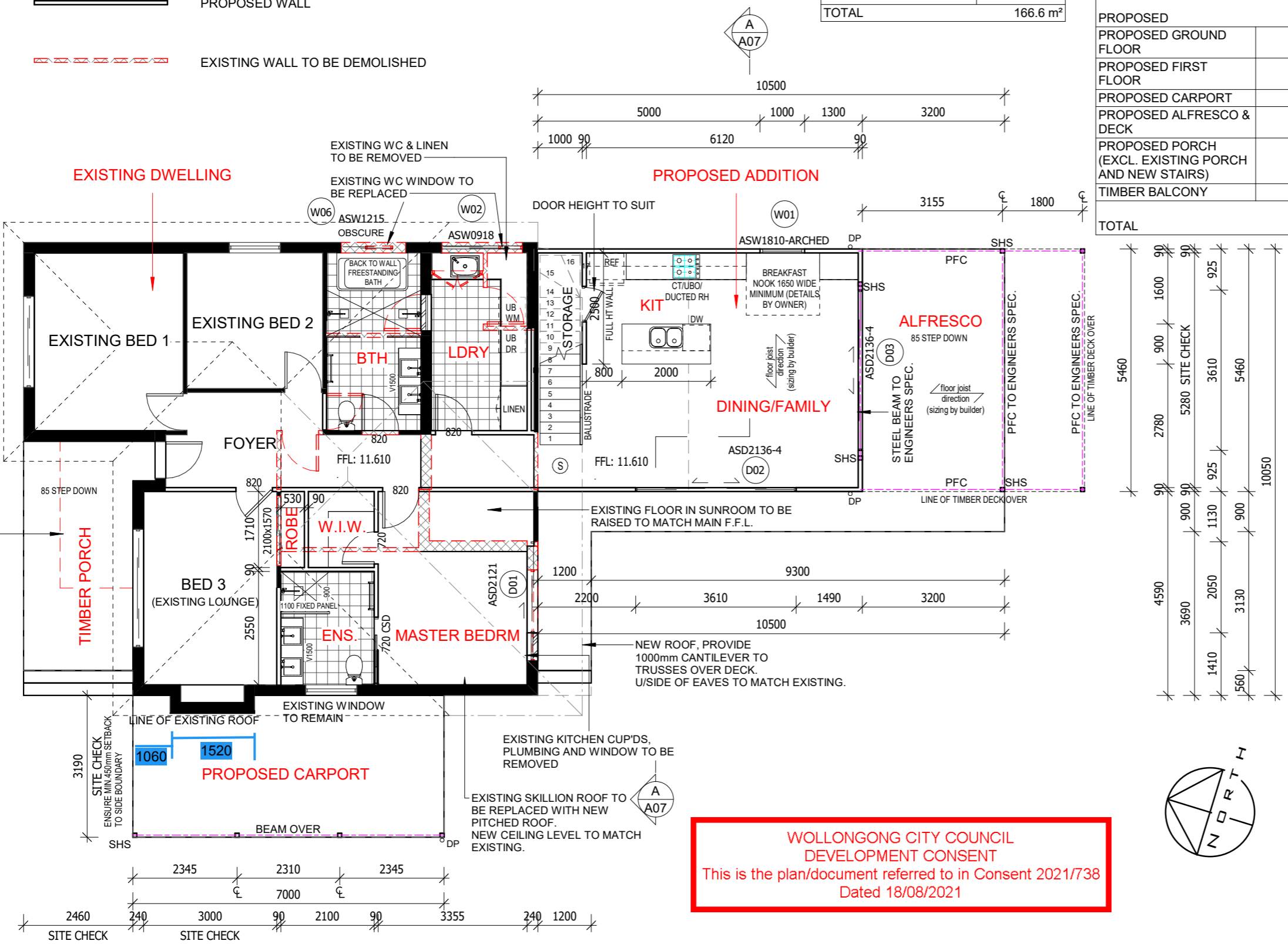
FRAME & GLAZING TO ALL NEW WINDOWS AND SLIDING DOORS IN ACCORDANCE WITH BASIX CERTIFICATE No. A419488

INSULATION TO EXTERNAL WALLS, CEILING, ROOF & SUBFLOOR IN ACCORDANCE WITH BASIX CERTIFICATE No. A419488

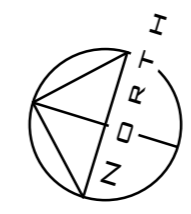
ANY PART OF THE DWELLING THAT IS ERRECTED AT OR BELOW THE FLOOD PLANNING LEVEL MUST BE CONSTRUCTED OF FLOOD COMPATIBLE MATERIALS. DETAILS BY STRUCTURAL ENGINEER.

SUBFLOOR LAYOUT & FLOOR JOIST / BEARER SIZES BY BUILDER

BUILDER TO CONFIRM REQUIREMENT FOR STRUCTURAL BEAMS.



WOLLONGONG CITY COUNCIL
DEVELOPMENT CONSENT
 This is the plan/document referred to in Consent 2021/738
 Dated 18/08/2021



opcdesign & drafting

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THIS DRAWING IS NOT TO BE SCALED. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS SHALL BE CHECKED BY THE CLIENT AND BUILDER BEFORE THE FABRICATION OF ANY BUILDING COMPONENT OR COMMENCEMENT OF CONSTRUCTION.

No.	Description	Date
1	DRAFT	26.04.21
2	DA/CC	06.06.21
3	DA REVISIONS	28.07.21

A.NEWTON & L. YINGHONG

98 HOPEWOOD CRESCENT,
FAIRY MEADOW
LOT 183, DP 30319

GROUND FLOOR			
Project number	12023090	A03	Scale
Date	26/04/2021		
Drawn by	O.C.		
SHEET	3 OF 11		
			1 : 100