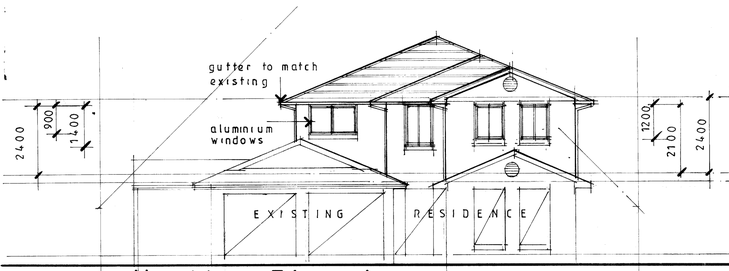
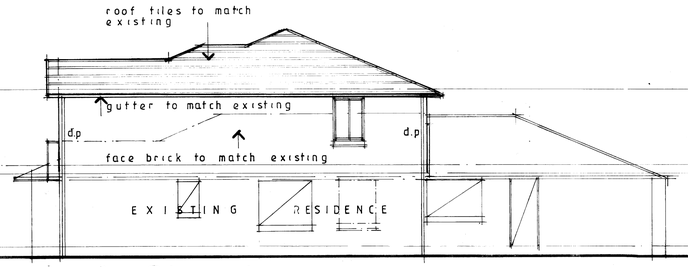
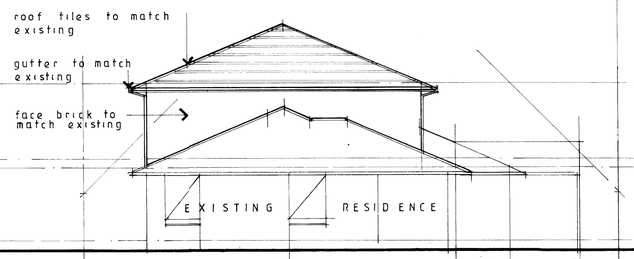


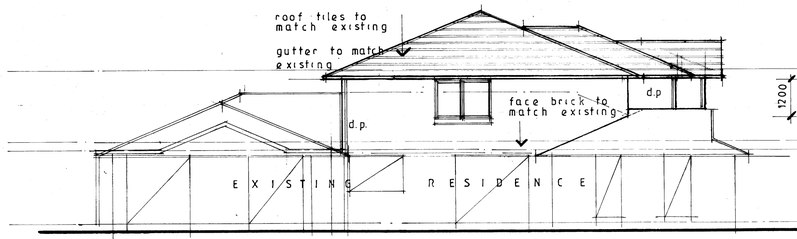
North Elevation



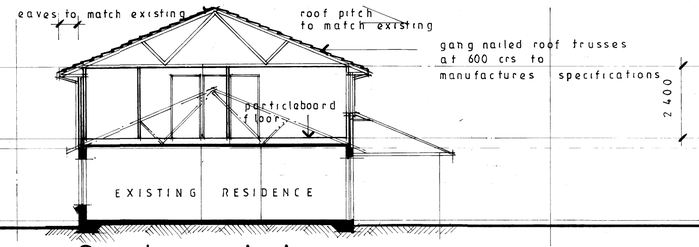
West Elevation.



South Elevation.

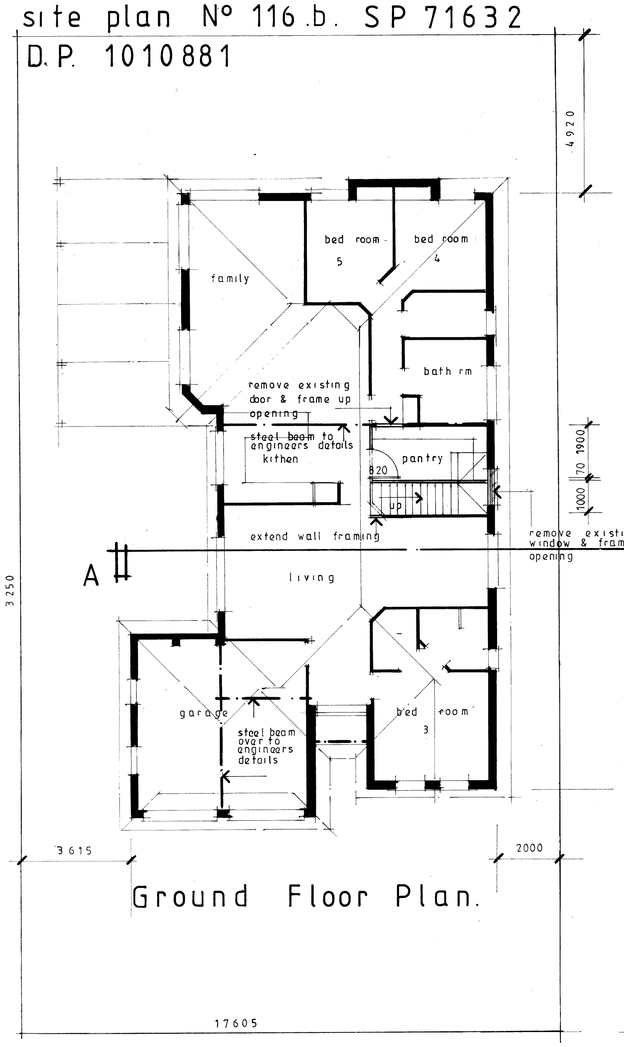


East Elevation.

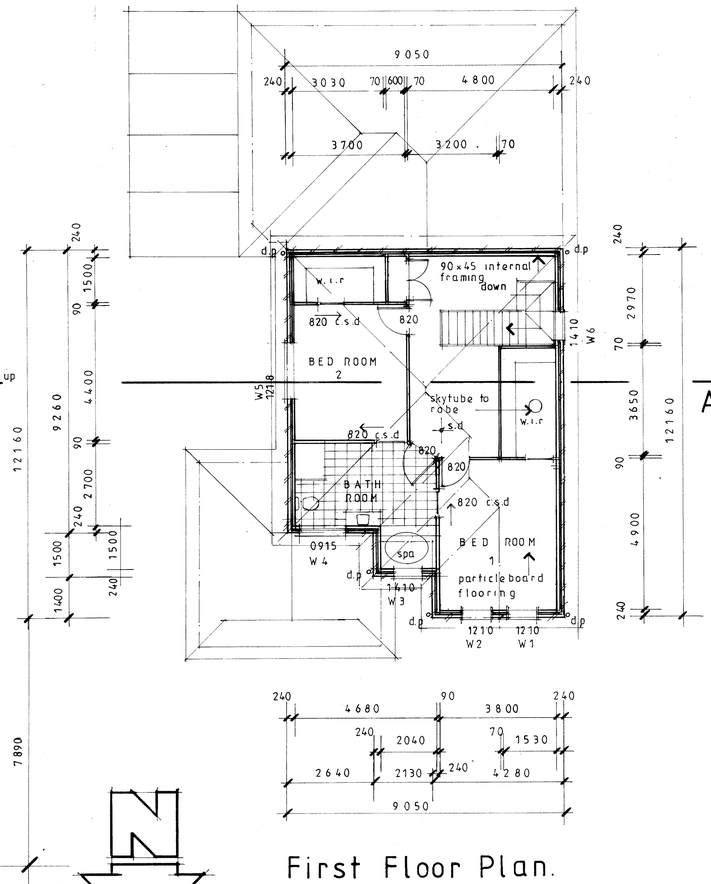


Section. A.A

site plan N° 116.b. SP 71632
D.P. 1010881



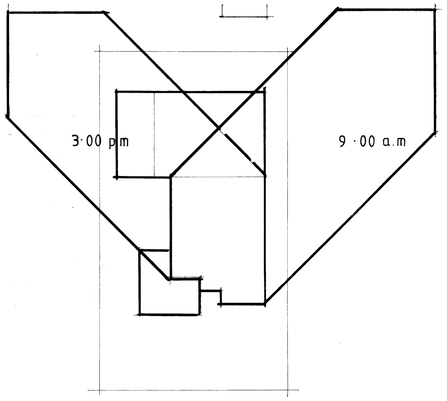
Ground Floor Plan.



First Floor Plan.

Areas.	
Existing.	202·87
Addition	99·4
TOTAL.	302·27

Shadow Mask
21st June at 9·00a.m & 3·00 p.m.



FORBES STREET

Lighting
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.
Fixtures
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction	Additional insulation required (R-value)	Other specifications
floor above existing dwelling or building.	nil	
external wall: brick veneer	R1.16 (or R1.70 including construction)	
external wall: brick veneer	R1.16 (or R1.70 including construction)	
external wall: brick veneer	R1.16 (or R1.70 including construction)	
external wall: brick veneer	R1.16 (or R1.70 including construction)	
internal wall shared with garage: plasterboard (R0.36)	nil	
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

W1	N	1.2	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)
W2	N	1.2	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)
W3	N	1.4	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)
W4	N	1.35	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)
W5	E	2.16	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)
W6	W	1.4	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)

notes:

1. The builder will conform with all current Building Standards, Ordinances and Conditions of approval, including any directions given by council.
2. The builder will obtain approval from Sydney Water before commencing work and conform with any directions given by Sydney Water.
3. Engineer's drawings and specifications shall take precedence over the architectural drawings.
4. The builder must verify the setout and all dimensions on site before commencing work and ordering materials. Any discrepancies shall be notified as required under the contract and approval obtained before making any changes.
5. Do not scale drawings. Take figured dimensions.
6. All timber framing will be to the National Light Timber Framing Code, AS 1684.
7. The builder will employ a licensed surveyor to set out the works and provide a check survey to Council after walls have been commenced and a survey certificate at Practical Completion.

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✆ 02 4777 5966 🖷 02 4777 5014 🏠 250 Cranebrook Rd Cranebrook NSW 2749

FORBES STREET

Issue		Date
A	original	29·6·10
	Alteration	

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1/6 Warwick Street
Penrith NSW 2750
PH: 02 47323977 FAX: 02 47323838
BUILDING DESIGNERS ASSOCIATION OF NEW SOUTH WALES INC.

Project:
Proposed First Floor Addition at 116.b. S.P. 71632. D.P. 1010881 Forbes Street EMU PLAINS. for. Ms. D. Rideout.

Drawn by	Checked by		Drawing No.
David Walker			A50·10
Scale 1:100	Date 29·6·10	Issue A	