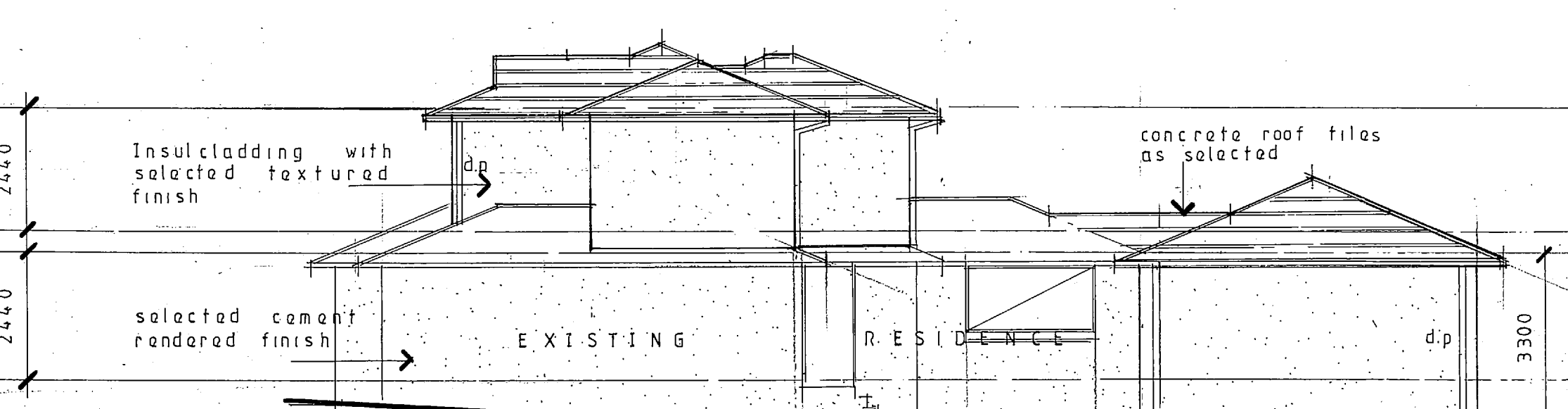
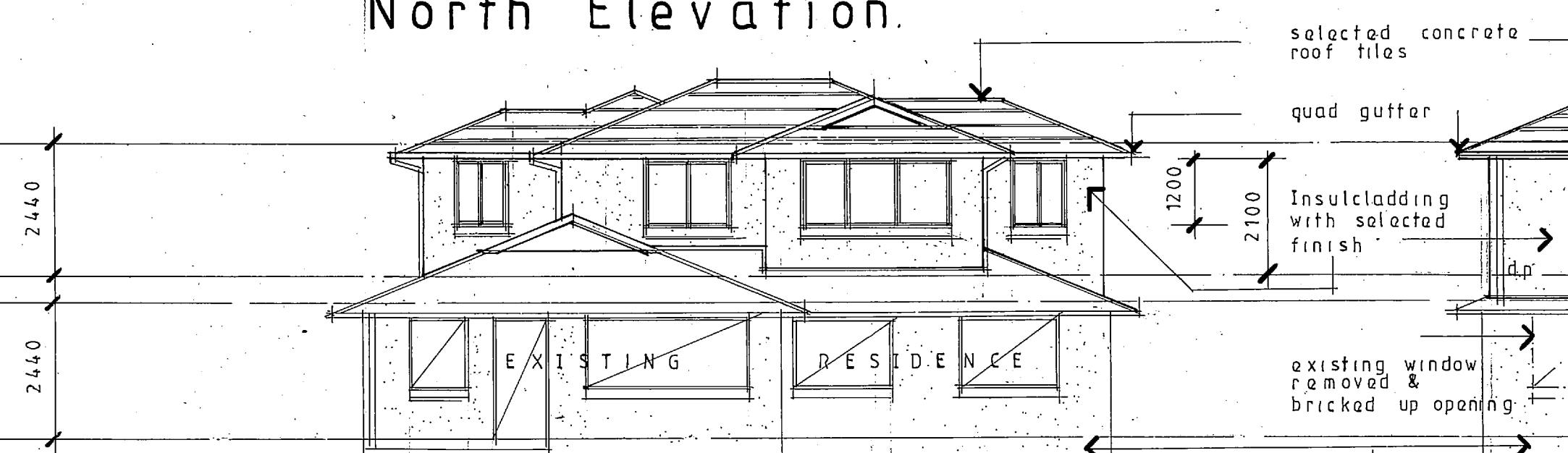


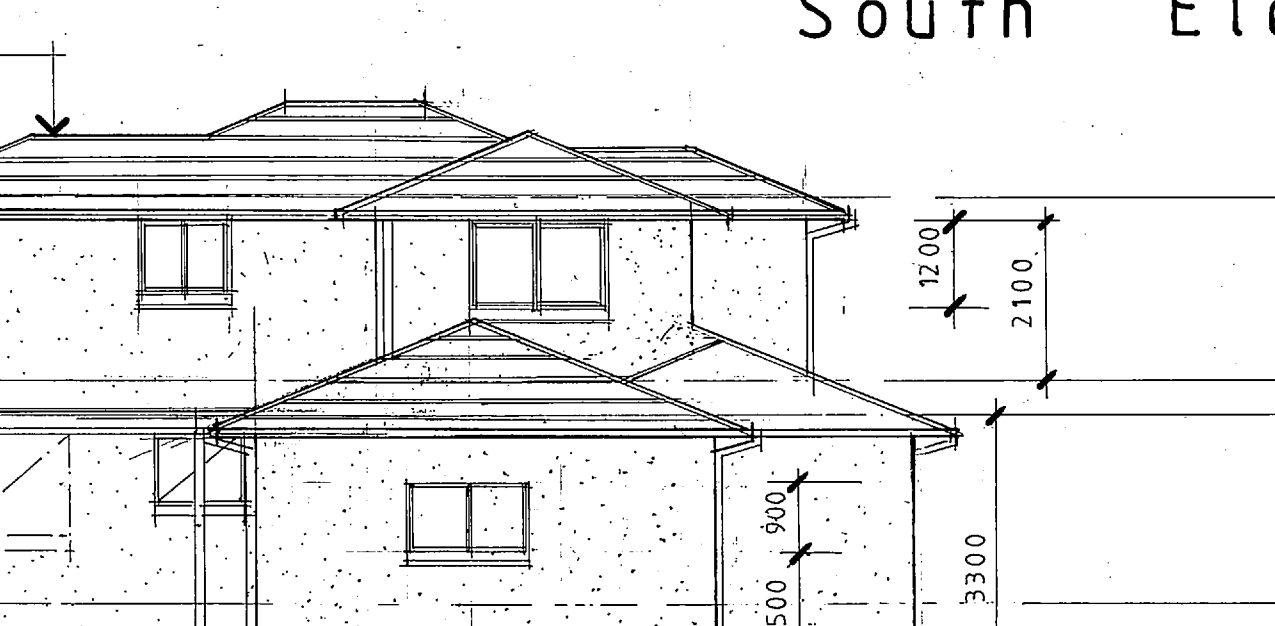
North Elevation.



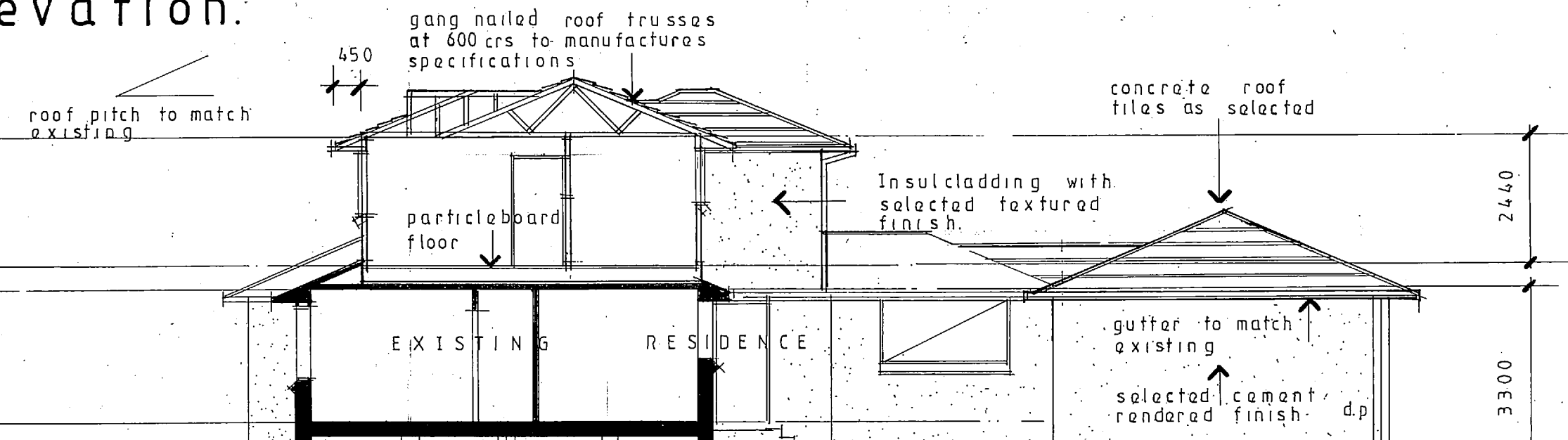
South Elevation.



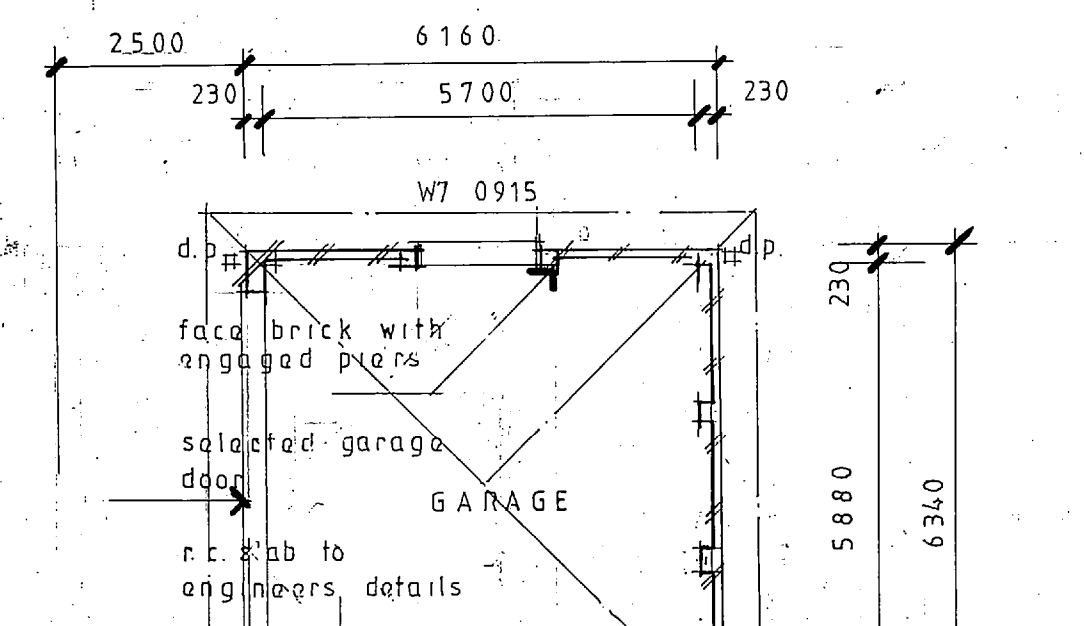
West Elevation.



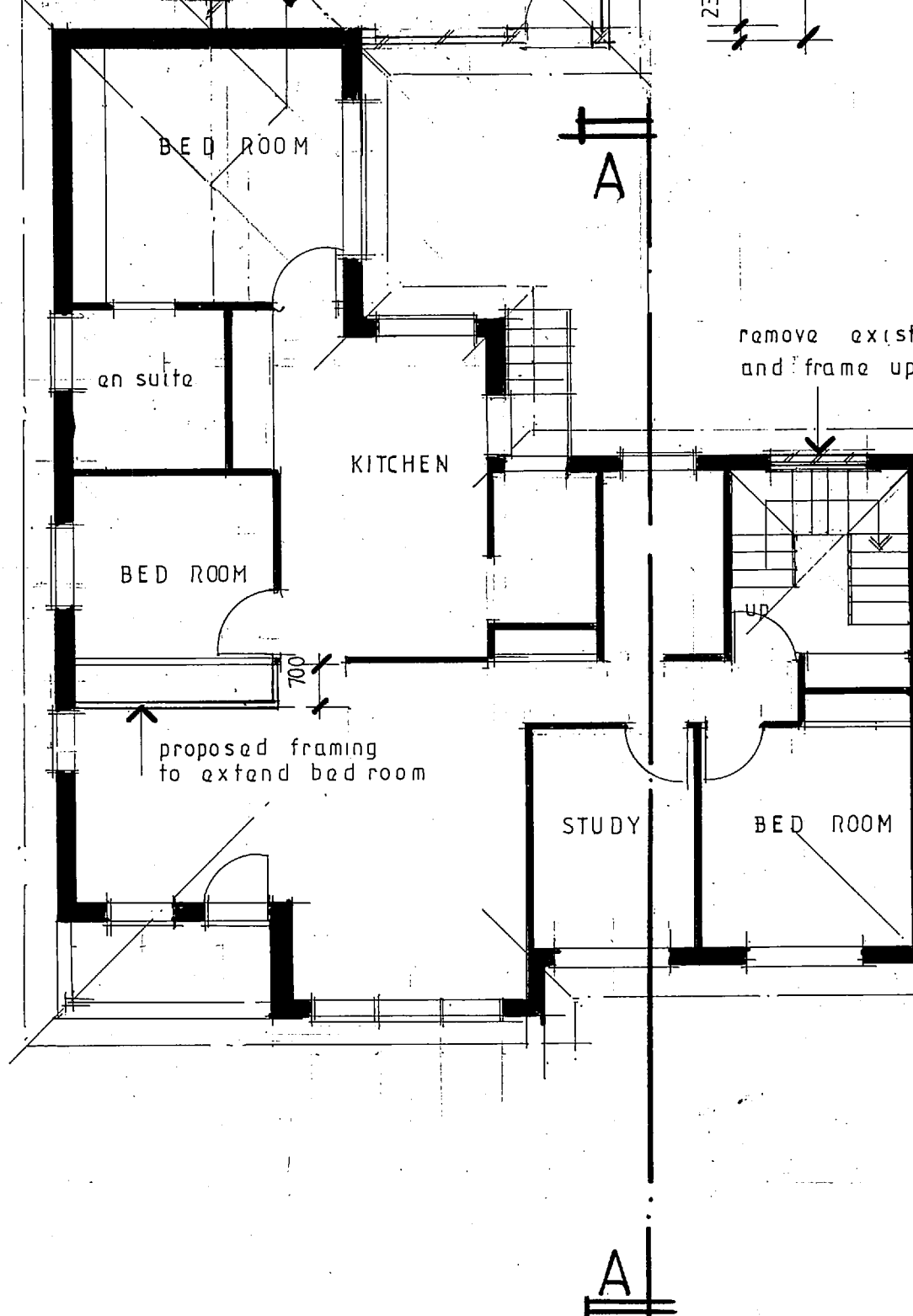
East Elevation.



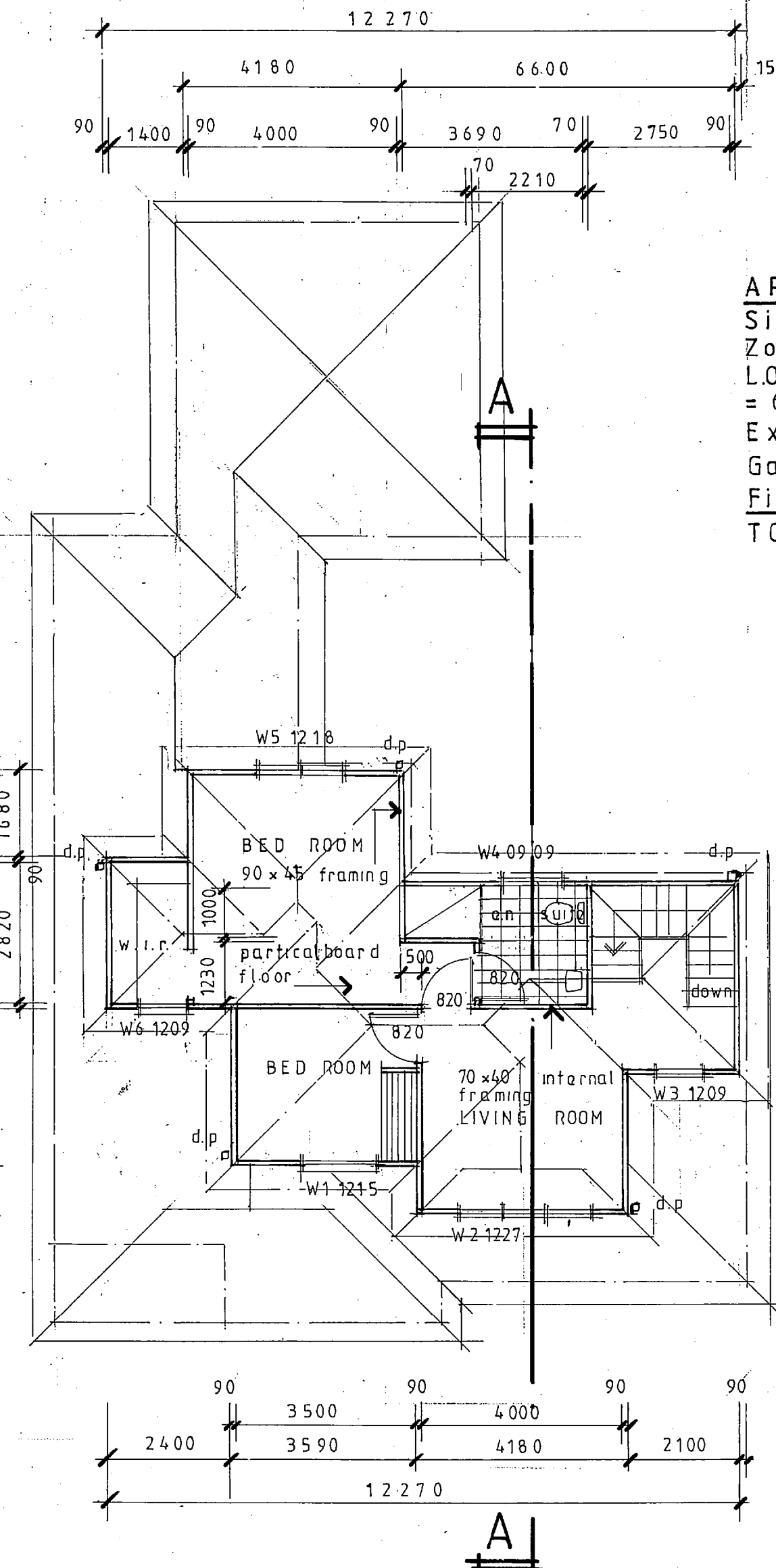
Section. A. A



- notes:
1. The builder will confirm with all current Building Standards, Ordinances and Conditions of approval, including any conditions given by council.
 2. The builder will obtain approval from Sydney Water before commencing work and, comply with any directions given by Sydney Water.
 3. Engineer's drawings and specifications shall take precedence over the contractual drawings.
 4. The builder must verify the actual end of driveway on all levels commencing with the existing condition. Any discrepancies shall be notified in writing before the contract and approval obtained before making any changes.
 5. Do not scale drawings. Take ground directions.
 6. All minor fittings are to be the National Light Switch Fixing Code, AS 1684.
 7. The builder will ensure a licensed electrician to set out the works and provide a check certificate of electrical safety when the contractor of a survey certificate of Electrical Compliance.



Ground Floor Plan



First Floor Plan.

AREAS

Site	804.0 ^m
Zoning (2 a1) required	60%
L.O.S. = 482.4 achieved	74%
= 600:17	
Existing Residence	1481 ^m
Garage	3873 ^m
First Floor	70.7 ^m
TOTAL	257.53 ^m

Window Orientation	Area of Glass (m ²)	Overshadowing Height (m)	Overshadowing Distance (m)	Shading device	Frame and glass type
W1	1.8	0	0	awning (adjustable) >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W2	3.24	0	0	awning (adjustable) >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W3	1.08	0	0	awning (adjustable) >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W4	0.61	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W5	2.16	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W6	1.08	0	0	awning (adjustable) >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)

Fixtures and systems

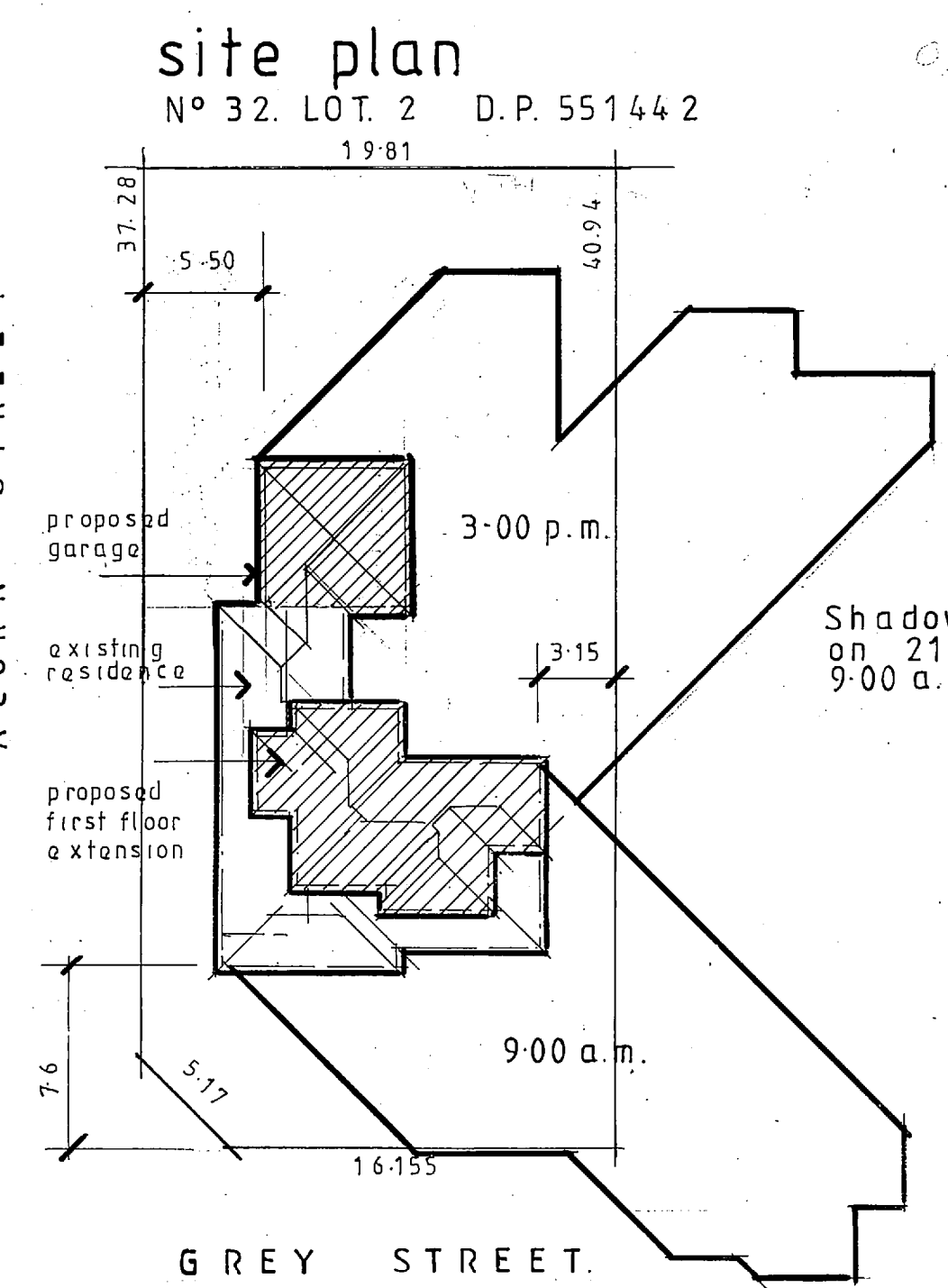
Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
floor above existing dwelling or building.	nil	
external wall: external insulated facade system (EIFS) (facade panel: 65 mm)	nil	
flat ceiling, pitched roof	ceiling: R1.95 (up), roof: foil backed blanket (65 mm)	medium (solar absorbance 0.475 - 0.70)

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.



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Cranebrook NSW 2749
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site plan
No 32, LOT 2 D.P. 551442
1981

A Issue	original Alteration	16-8-11 Date
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<p>Project: Proposed Garage & First Floor Addition at No 32 LOT 2 D.P. 551442 Grey Street EMU PLAINS for Mr & Mrs J. Churchward.</p>		
Drawn by: David Walker	Checked by:	Drawings No. A 43-11
Scale: 1:100 1:300	Date: 16-8-11	Issue: A