

SITE ANALYSIS		
AREAS	EXISTING	PROPOSED
Dwelling Ground Floor	203.0 m ²	249.3 m ² (+ 46.3 m ²)
Dwelling First Floor	-	45.1 m ²
Verandahs Total	66.8 m ²	
Decking	38.5 m ²	
Garage	108 m ²	
Shed	135 m ²	
Additional Paving etc.	50 m ²	
Site Area	5058.2 m ²	
Total Building Footprint	512.8 m ² (10.1 % site cover)	559.1 m ² (11 % site cover)
Total Hard Surface Area	524.3 m ²	570.6 m ²
Total Garden Area	89.6 % of site area	88.7 % of site area

- SITE NOTES**
- THERE ARE NO OVERLOOKING ISSUES OF ADJOINING PRIVATE OPEN SPACES OR ADJOINING WINDOWS.
 - THERE ARE NO OVERSHADOWING ISSUES OF ADJOINING PRIVATE OPEN SPACES OR ADJOINING WINDOWS.
 - PROVIDE STEPS AND LANDINGS TO ALL EXTERNAL DOORS AS REQUIRED BY BCA'S UNLESS NOTED OTHERWISE.
 - SURFACE WATER FROM EXCAVATED AREAS TO BE DISCHARGED INTO 90mm PERFORATED PVC DRAINS AT BASE OF ANY BANK AND CONNECTED TO SWD VIA SILT PIT. BACKFILL TRENCHES WITH POROUS RUBBLE.
 - GRADE FINISHED GROUND SURFACE AWAY FROM BUILDING PERIMETER. MIN 150mm FREEBOARD.
 - CONNECT NEW DOWN PIPES TO EXISTING STORM WATER SYSTEM VIA 90mm DIAMETER STORM WATER DRAIN. BUILDER TO VERIFY EXISTING SYSTEM IS CONNECTED TO LAWFUL DISCHARGE POINT AND IS IN WORKING ORDER, PRIOR TO CONNECTION.

EXISTING LINE OF CUMM TREES TO REMAIN. APPROX 15M HIGH X 12M SPAN.

IMPORTANT NOTE:

- NUMBER 650 PRINCES HIGHWAY WAS DESTROYED BY FIRE RECENTLY. AT TIME OF THIS DRAWING WE ARE UNSURE AS TO WHAT IS PLANNED TO REPLACE THE DWELLING.

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Project
Proposed Two Storey Additions to Dwelling,
at 656 Princes Highway,
Illowa.
for T Davis.

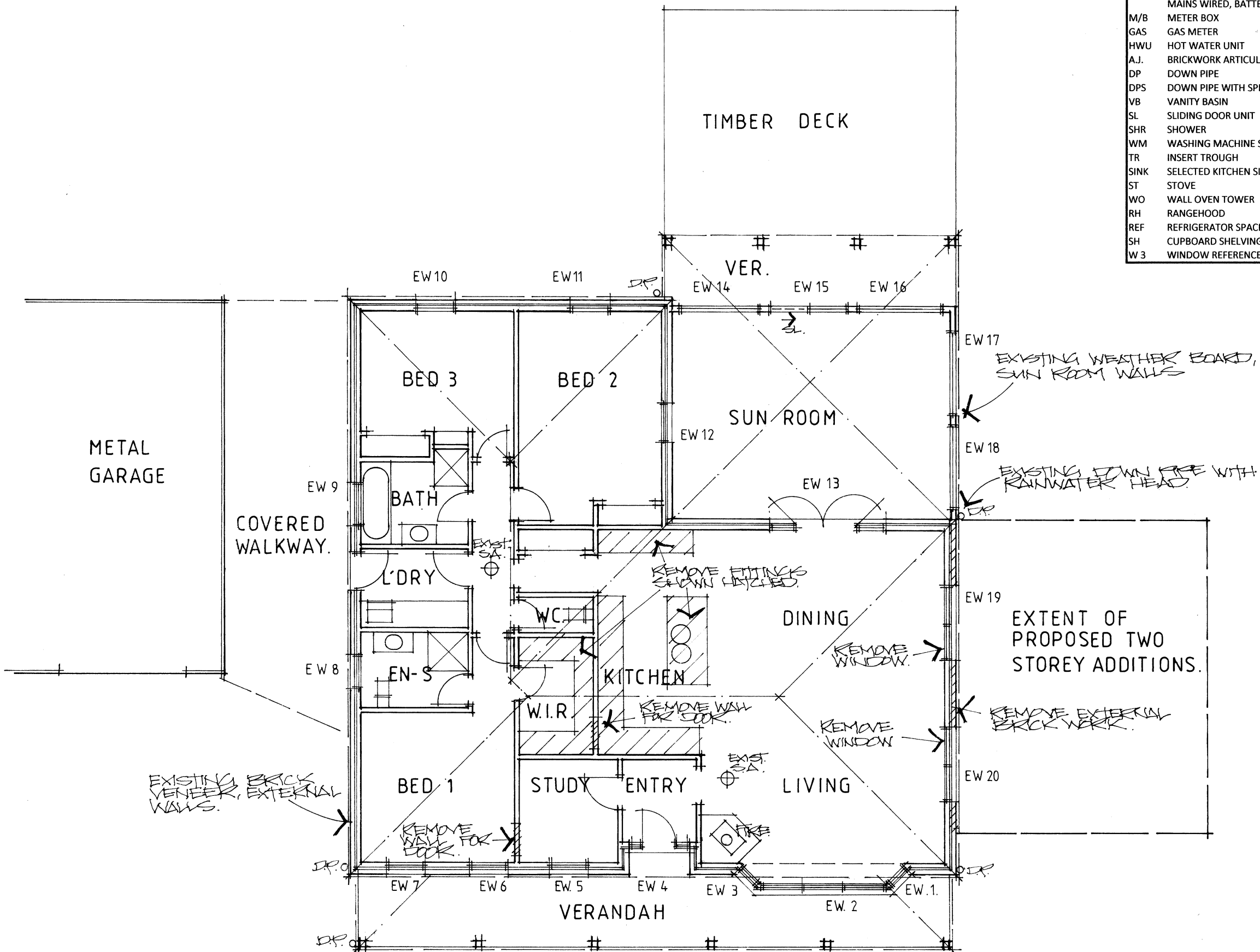
Date **Aug 2024**
 Scale **1:100 or as noted**
 Sheet Size **A3**
 Sheet No.
 Job No. **24-002**

Revisions

SITE PLAN.
 SCALE 1:500

PRINCES HIGHWAY

FLOOR PLAN LEGEND	
S.A.	SMOKE ALARM, INTERCONNECTED, MAINS WIRED, BATTERY BACKUP.
M/B	METER BOX
GAS	GAS METER
HWU	HOT WATER UNIT
A.J.	BRICKWORK ARTICULATION JOINT
DP	DOWN PIPE
DPS	DOWN PIPE WITH SPREADER
VB	VANITY BASIN
SL	SLIDING DOOR UNIT
SHR	SHOWER
WM	WASHING MACHINE SPACE
TR	INSERT TROUGH
SINK	SELECTED KITCHEN SINK
ST	STOVE
WO	WALL OVEN TOWER
RH	RANGEHOOD
REF	REFRIGERATOR SPACE
SH	CUPBOARD SHELVING
W 3	WINDOW REFERENCE NUMBER



EXISTING FLOOR PLAN.

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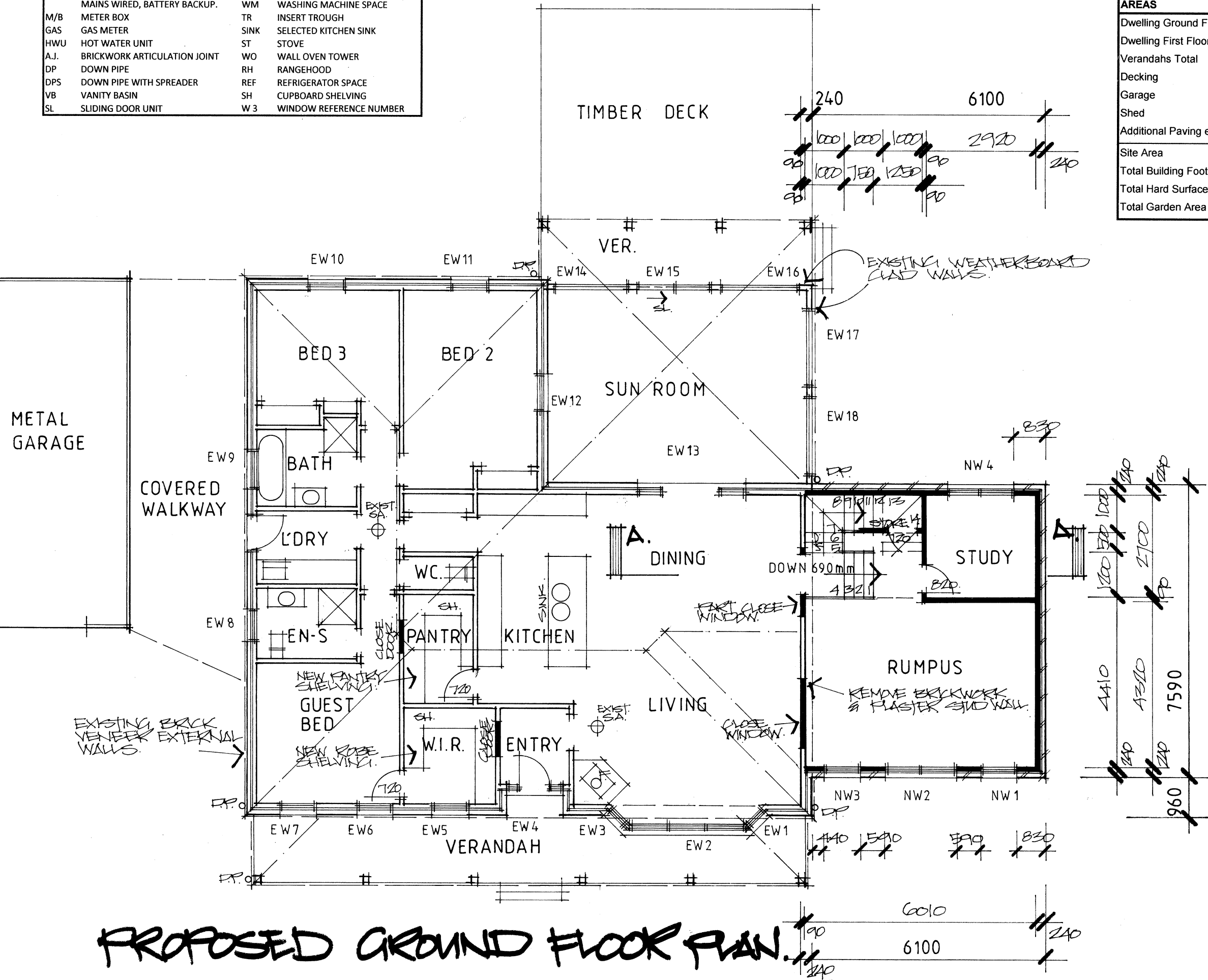
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GAS	GAS METER	TR	INSERT TROUGH
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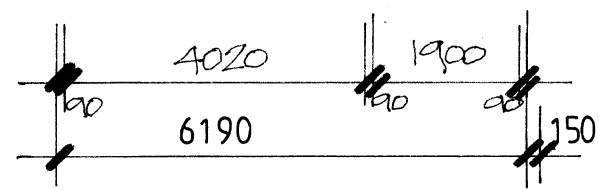
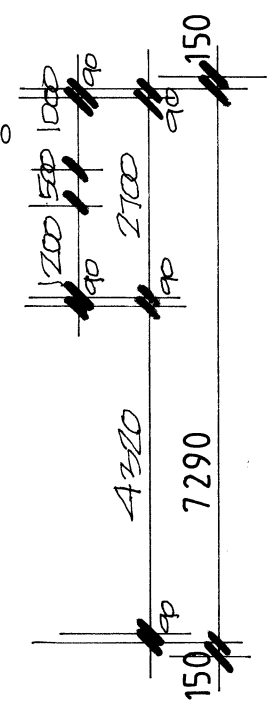
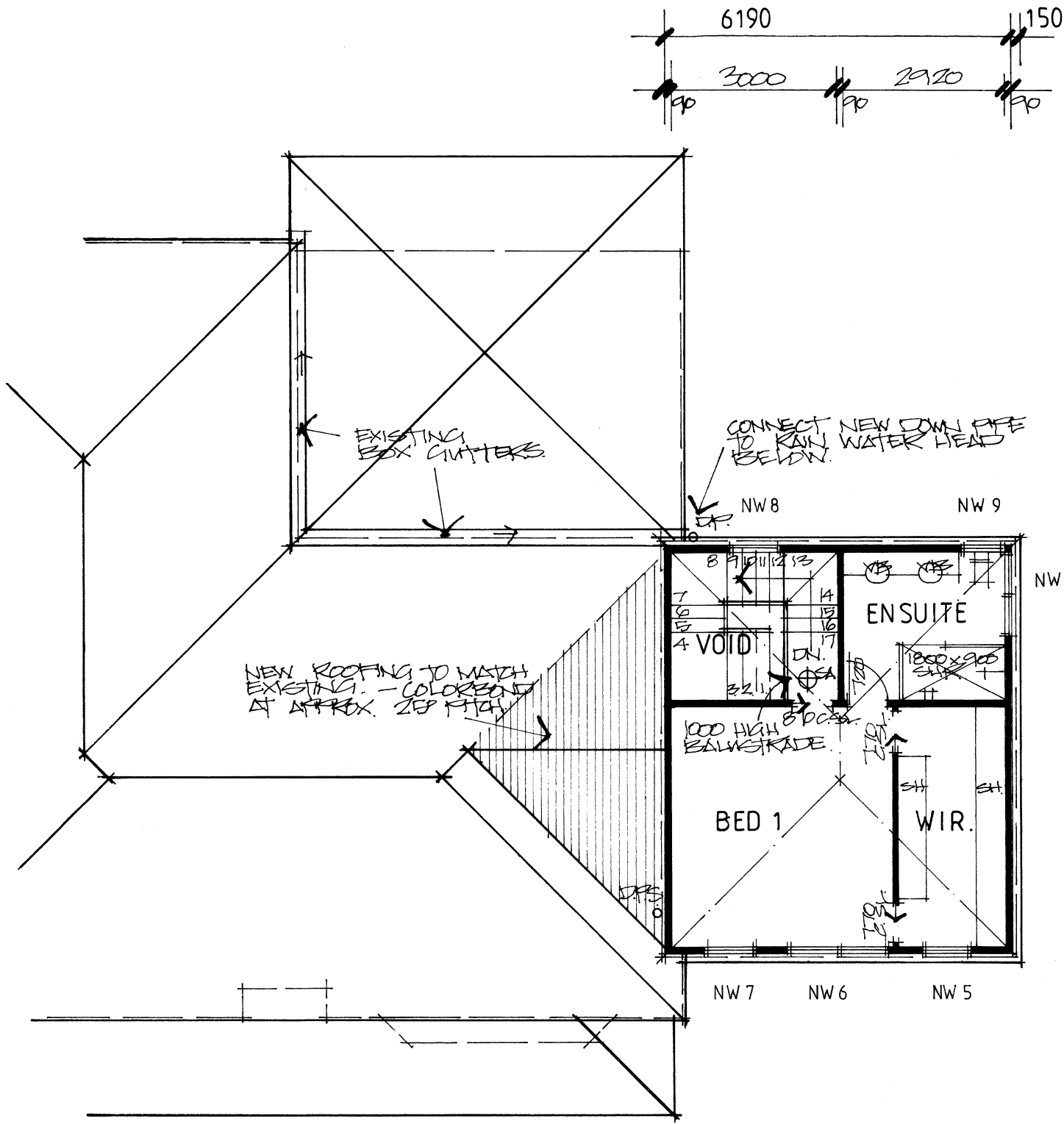
PROPOSED GROUND FLOOR PLAN.

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PROPOSED FIRST FLOOR PLAN.

LEGEND

S.A.	SMOKE ALARM, INTERCONNECTED,	SHR	SHOWER
M/B	MAINS WIRED, BATTERY BACKUP.	WM	WASHING MACHINE SPACE
GAS	METER BOX	TR	INSERT TROUGH
HWU	GAS METER	SINK	SELECTED KITCHEN SINK
A.J.	HOT WATER UNIT	ST	STOVE
DP	BRICKWORK ARTICULATION JOINT	WO	WALL OVEN TOWER
DPS	DOWN PIPE	RH	RANGEHOOD
VB	DOWN PIPE WITH SPREADER	REF	REFRIGERATOR SPACE
SL	VANITY BASIN	SH	CUPBOARD SHELVING
	SLIDING DOOR UNIT	W 3	WINDOW REFERENCE NUMBER

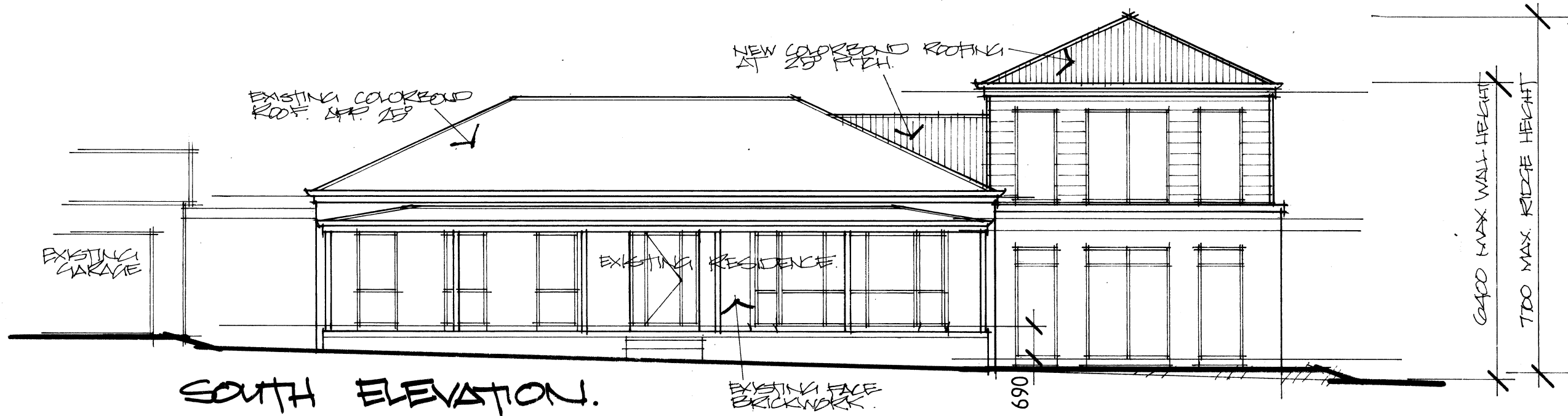
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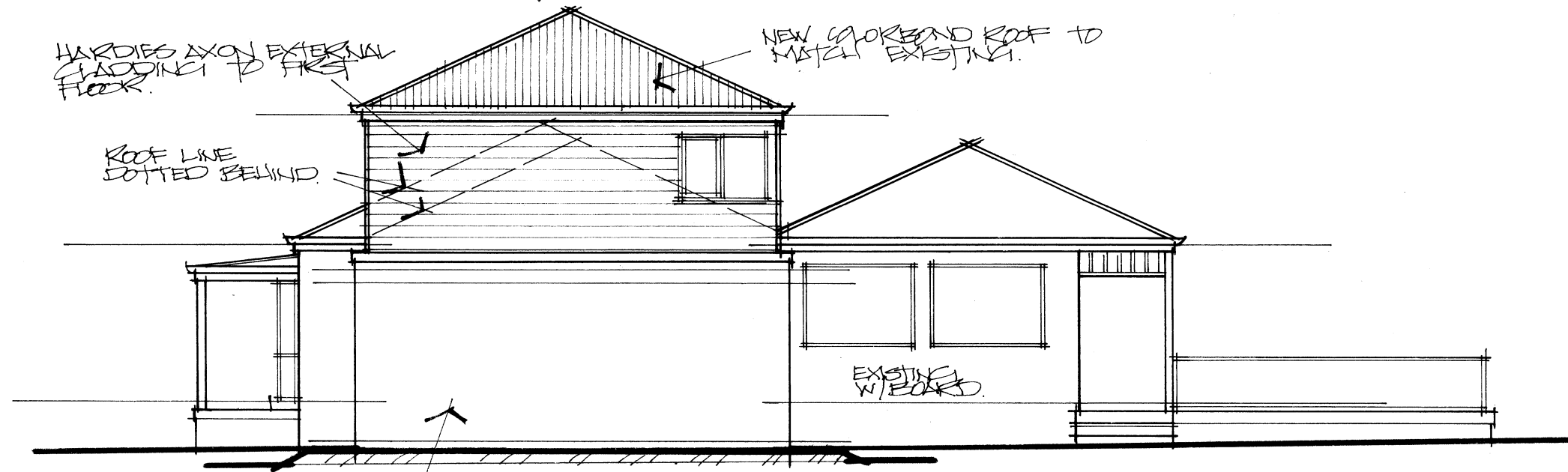
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Revisions

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SOUTH ELEVATION.



EAST ELEVATION.



NORTH ELEVATION.

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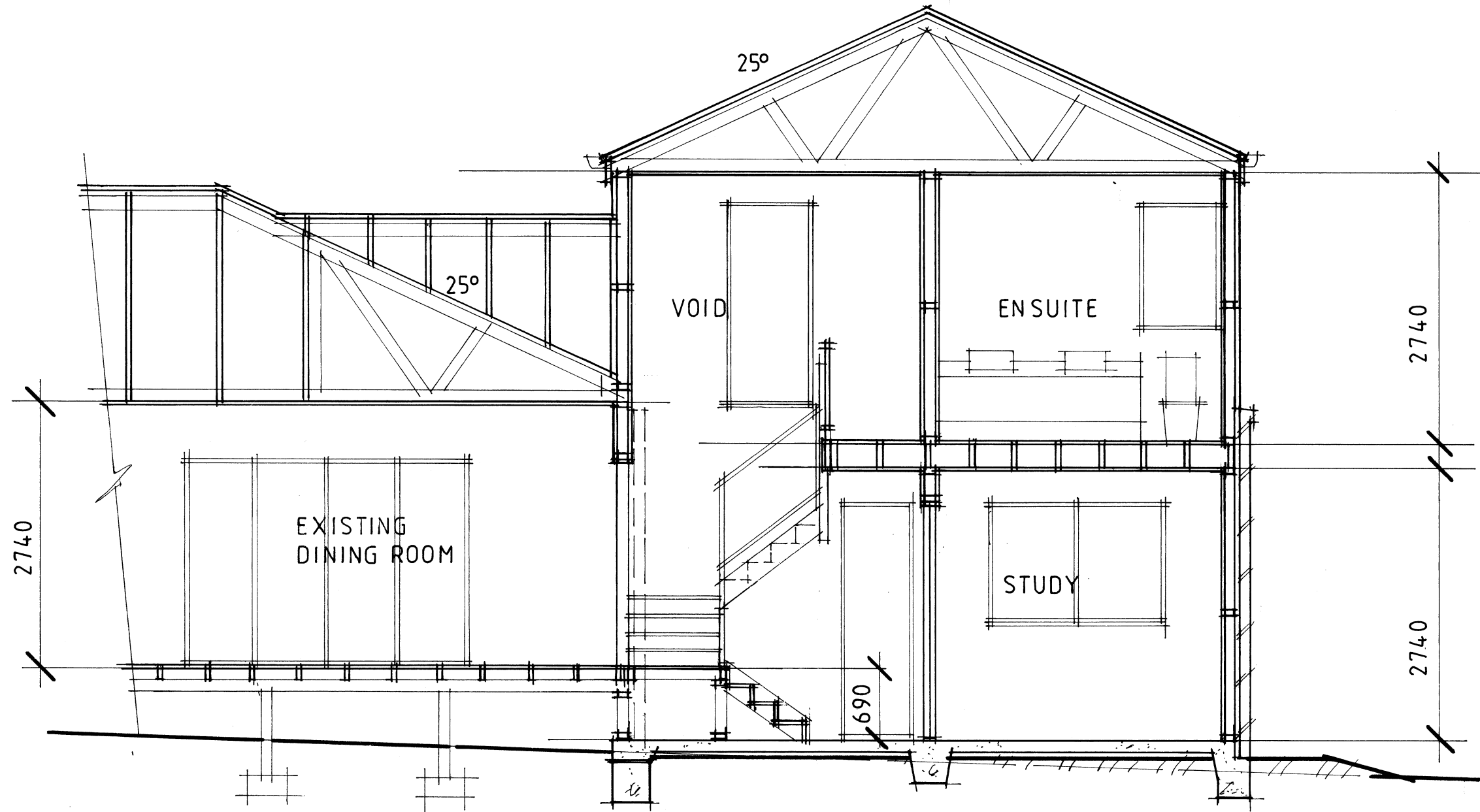
REGISTERED
Building Practitioner

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Revisions

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SECTION AA.

SCALE 1:50

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DP-AD 20027  **REGISTERED**
Building Practitioner

PROJECT

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for T. Davis.

DATE

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SCALE

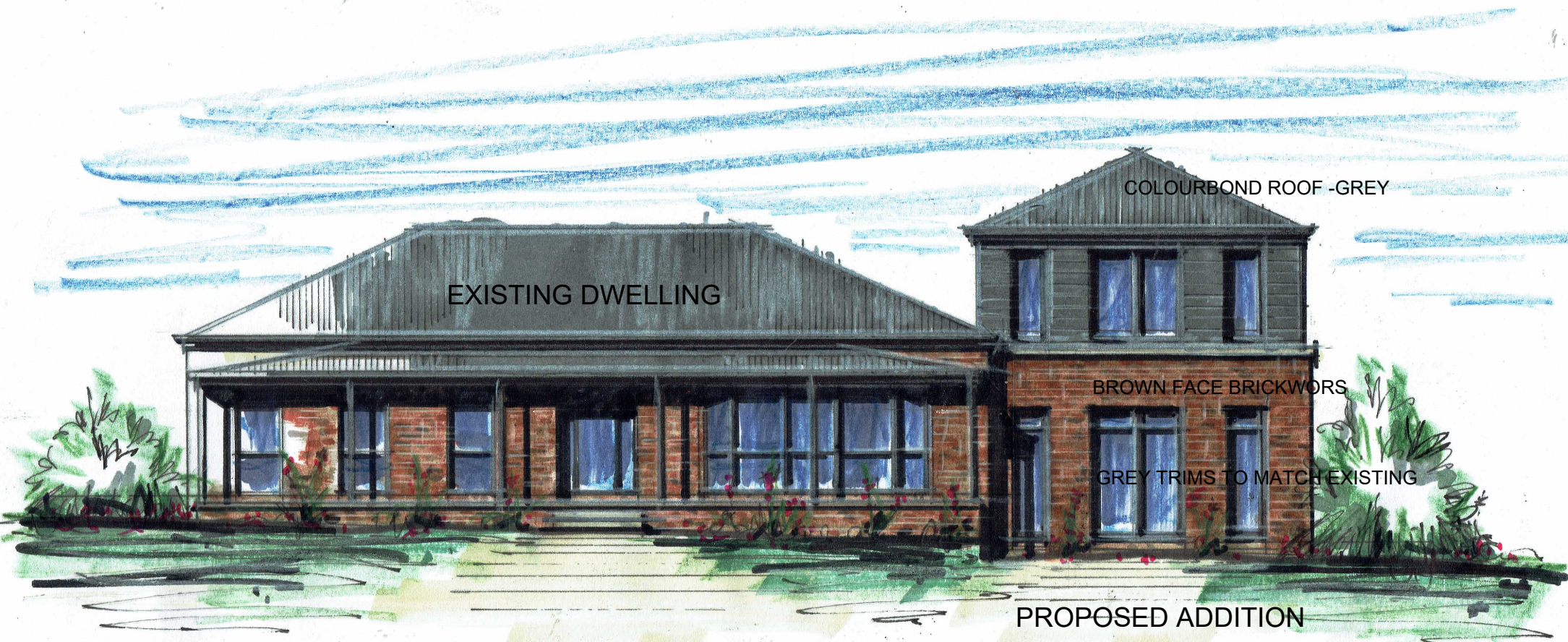
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SHEET SIZE **A3**

SHEET No.

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REVISIONS



EXISTING DWELLING

COLOURBOND ROOF -GREY

BROWN FACE BRICKWORKS

GREY TRIMS TO MATCH EXISTING

PROPOSED ADDITION

656 PRINCES HIGHWAY ILLOWA

DAVIS RESIDENCE.

CRAIG DAVIS DESIGN.

JULY '24.