


GROUND FLOOR PLAN
A4 NOTIFICATION PLAN

NO. 15
2 STOREY BRICK RESIDENCE METAL ROOF



ADD-STYLE
HOME ADDITIONS
Upstairs & On Ground Specialists

5/319 Condamine Street, MANLY VALE 2093

(02) 9907 9055

<div>PROJECT TITLE</div> <div>PLAN, SECTION AND ELEVATIONS</div> <div>17 KIMO ST, NORTH BALGOWLAH NSW 2093</div>	<div>DRAWING TITLE</div> PLAN, SECTION AND ELEVATIONS			<div>DRAWING NO.</div> <div>9279 DA 1</div>	<div>ISSUE</div> <div>A</div>				
	<div>DATE</div> 15/01/20					A	FOR COUNCIL	15/01/20	GK
	<div>SCALE</div> 1:100	<div>DRAWN</div> GK	<div>CHECKED</div> CW			NO.	REVISION	DATE	BY

EXISTING DWELLING

FRAMING NOTES.	
ROOF PITCH	NEW: 20° EXISTING 25° TO BE CHECKED
FRAME HEIGHT	2450mm
EAVE OVERHANGS	450mm
EXTERNAL DOOR AND WINDOW HEAD HEIGHT	2130mm TO LINE UP
INTERNAL DOOR	2110mm
B.I.C DOOR	2130mm TO LINE UP NO BULK-HEADS TO BIC
DOOR AND WINDOW NIBS	90mm MIN UNLESS OTHERWISE NOTED
FRAME AND TRUSS CENTRES	600mm
DOOR STUD OPENINGS	880mm WIDE UNLESS OTHERWISE NOTED

NO. 50
CONDOVER ST
BRICK RESIDENCE
TILE ROOF

NO. 48
CONDOVER ST
1 & 2 STOREY
RENDERED RESIDENCE
METAL ROOF

LEGEND & GENERAL NOTES	
VAR.	VARIATION
O.T.A	OWNER TO ADVISE BUILDER
90P	90 x 90 TIMBER POST
S.L.	SKY LIGHT
SHW	SHOWER ENCLOSURE
V	VANITY UNIT
WC	TOILET SUITE (WATER CLOSET)
BIC	BUILT IN CUPBOARD
ST	STORE
COS	TO BE CHECKED ON SITE
OPT.	OPTION
OB+H	OPEN BALUSTRADE AND HANDRAIL
DP	DOWNPIPE
DP&S	DOWNPIPE AND SPREADER
NOTE 1	ALL DIMENSIONS ARE SUBJECT TO AMENDMENT AFTER A CHECK MEASURE ON SITE.
CONSTRUCTION LEVELS SUBCONTRACTOR TO ENSURE THAT ALL CONSTRUCTION LEVELS MARKED ON PLAN TO BE STRICTLY COMPLIED WITH	SUBCONTRACTOR TO CONFIRM DA LEVELS COMPLIANCE WITH TIM HOOKINS BEFORE FINALISING FLOOR STRUCTURE

EXISTING DWELLING

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339
DP 12316
668.9 sqm

ON PLAN 1:200

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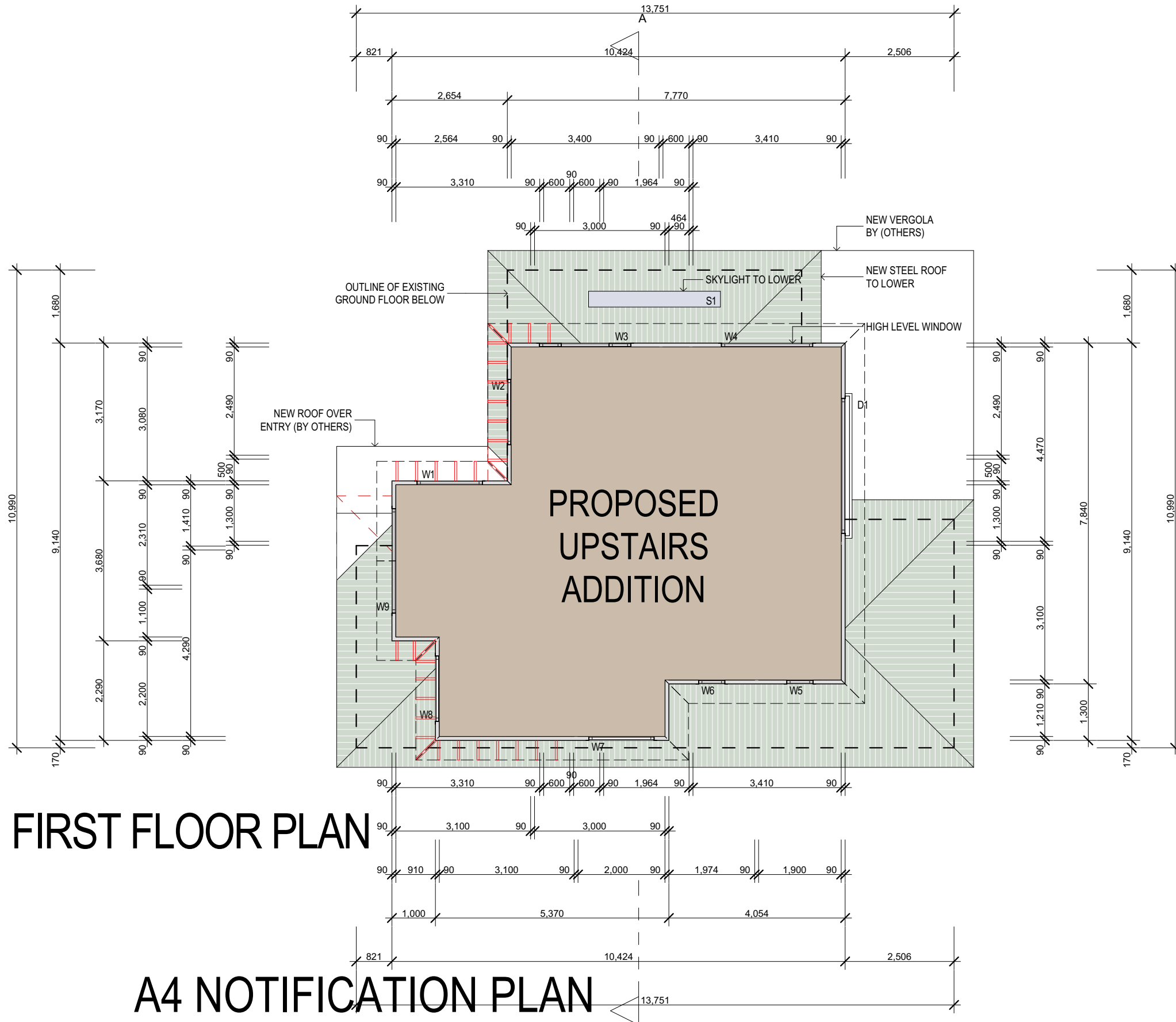
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VARIATIONS	
- EXPOSED RAFTER TAILS TO FRONT ONLY	
- ROMEO & JULIET BALCONY	
- GABLE TRIM TO WESTERN GABLE	
- AIR-CON	
- PORTALOO	

OPEN SPACE CALCULATIONS			
SITE AREA	668.9 sqm		
GROSS FLOOR AREA	174.1 sqm		
EXIST. IMPERVIOUS AREA	297.3 sqm	44%	
PROPOSED IMPERVIOUS AREA	388.8 sqm	58%	
EXIST. LANDSCAPED AREA	371.6 sqm	56%	
PROPOSED LANDSCAPED AREA	280.1 sqm	42%	
EXIST FLOOR SPACE	95.6 sqm	0.14 : 1	
PROPOSED FLOOR SPACE	174.1 sqm	0.26 : 1	

BASIX REQUIREMENTS	
- 40% NEW LIGHTING TO BE FLUORESCENT, COMPACT FLUORESCENT, OR LED.	
- BATHRM FIXTURES TO BE 3 STAR OR GREATER WATER RATING.	
- EXTERNAL WALL TO HAVE R1.70 OR GREATER INSULATIONION	
- FLAT CEILING TO HAVE R0.45 FOIL BACKED BLANKET (100mm) OR GREATER	
- RAKED CEILING TO HAVE R0.74 FOIL BACKED BLANKET (100mm) OR GREATER	
- IMPROVED ALUMINIUM WINDOWS	
- W1,W2,W3,W4,W8,W9,W10,D1 TO HAVE PYRO LOW-E GLASS	



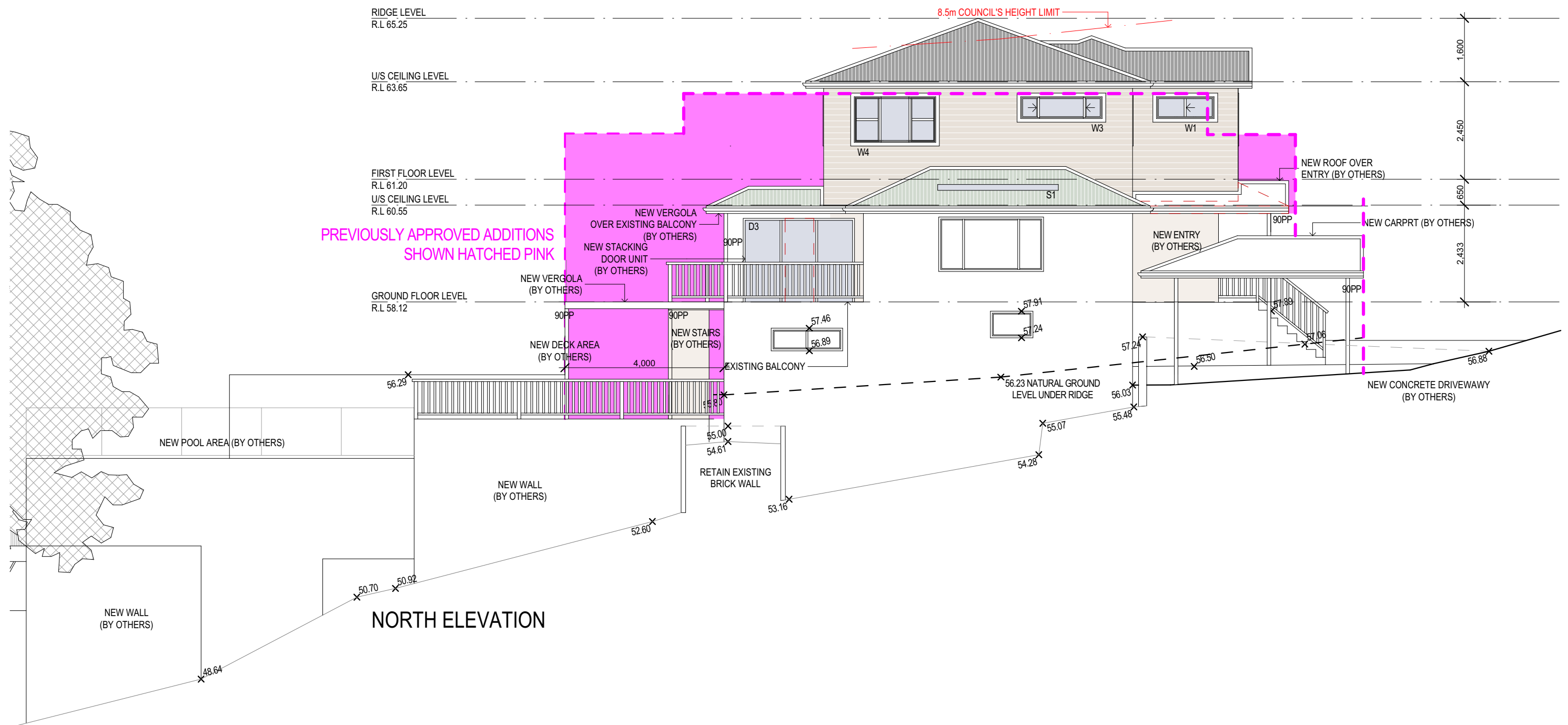
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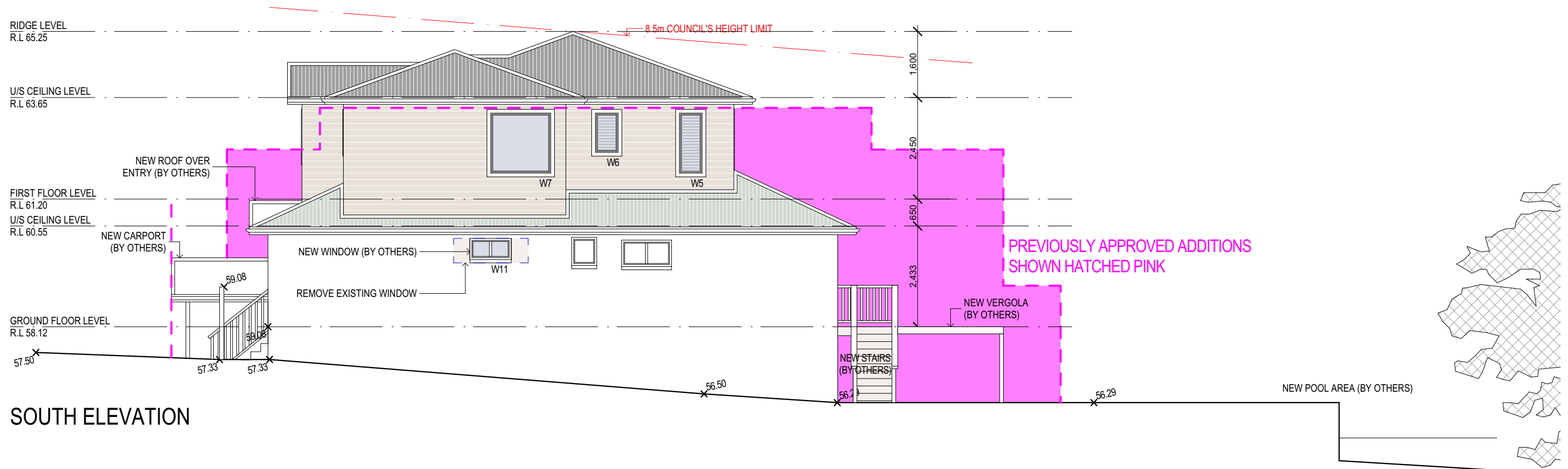
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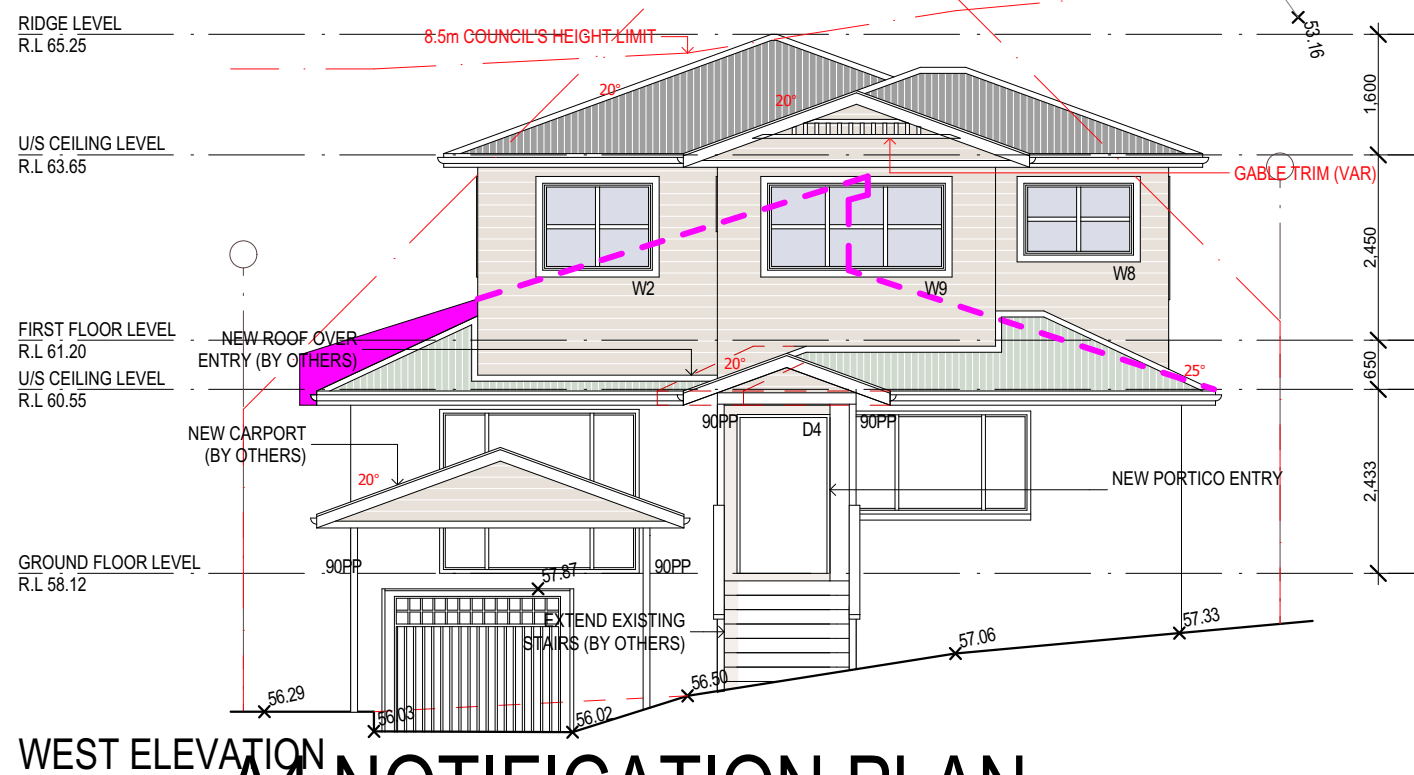
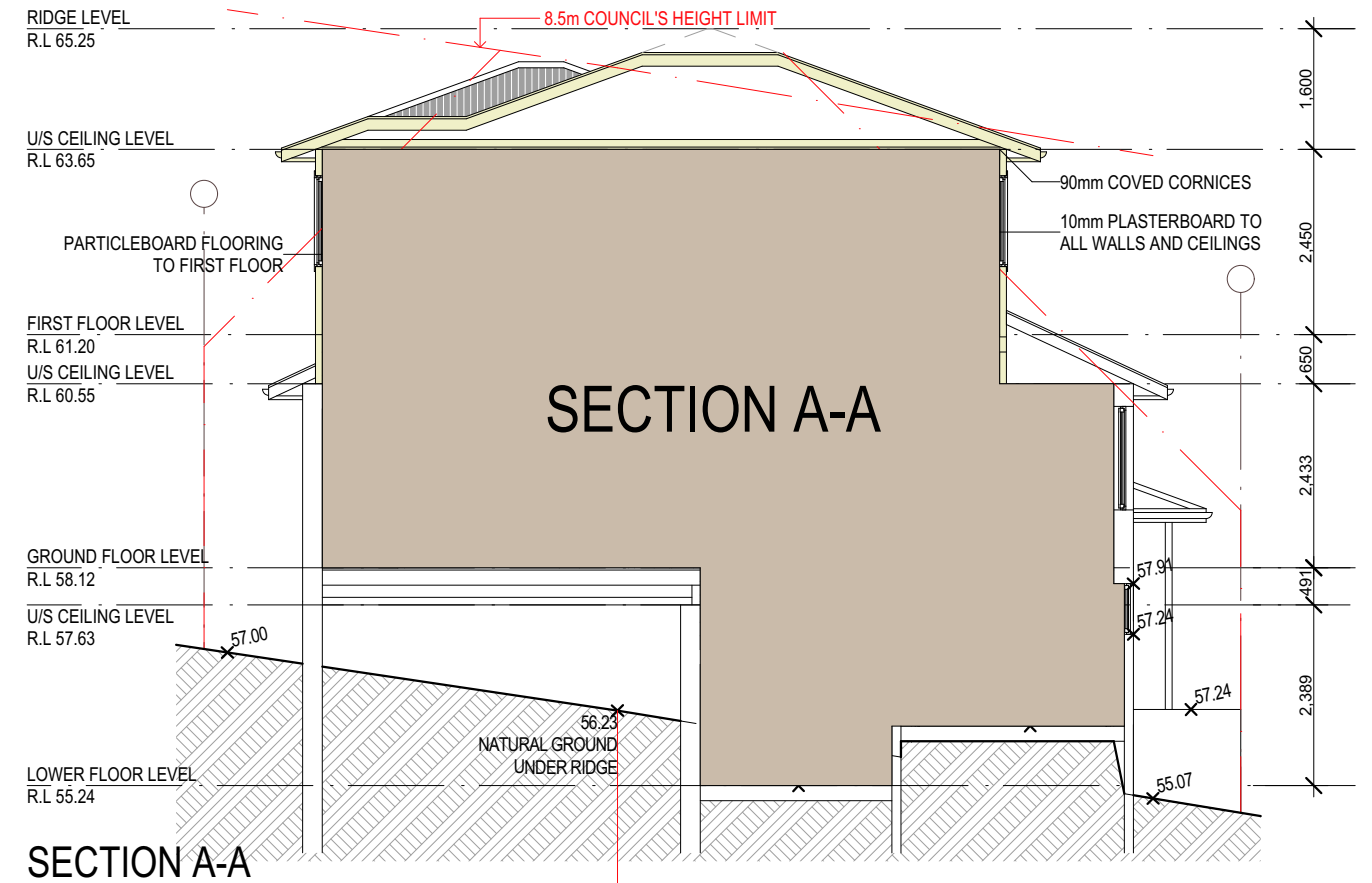
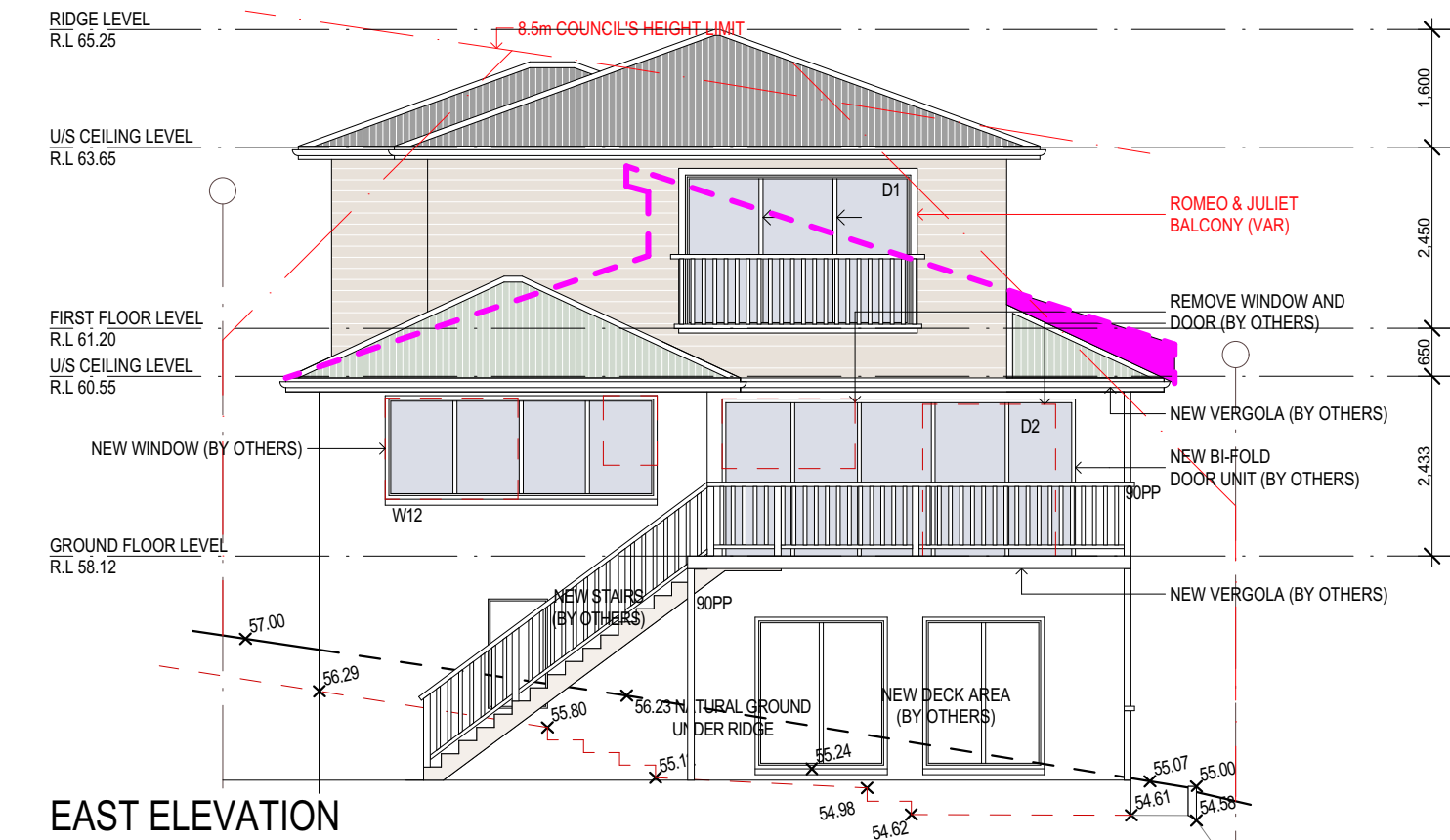
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