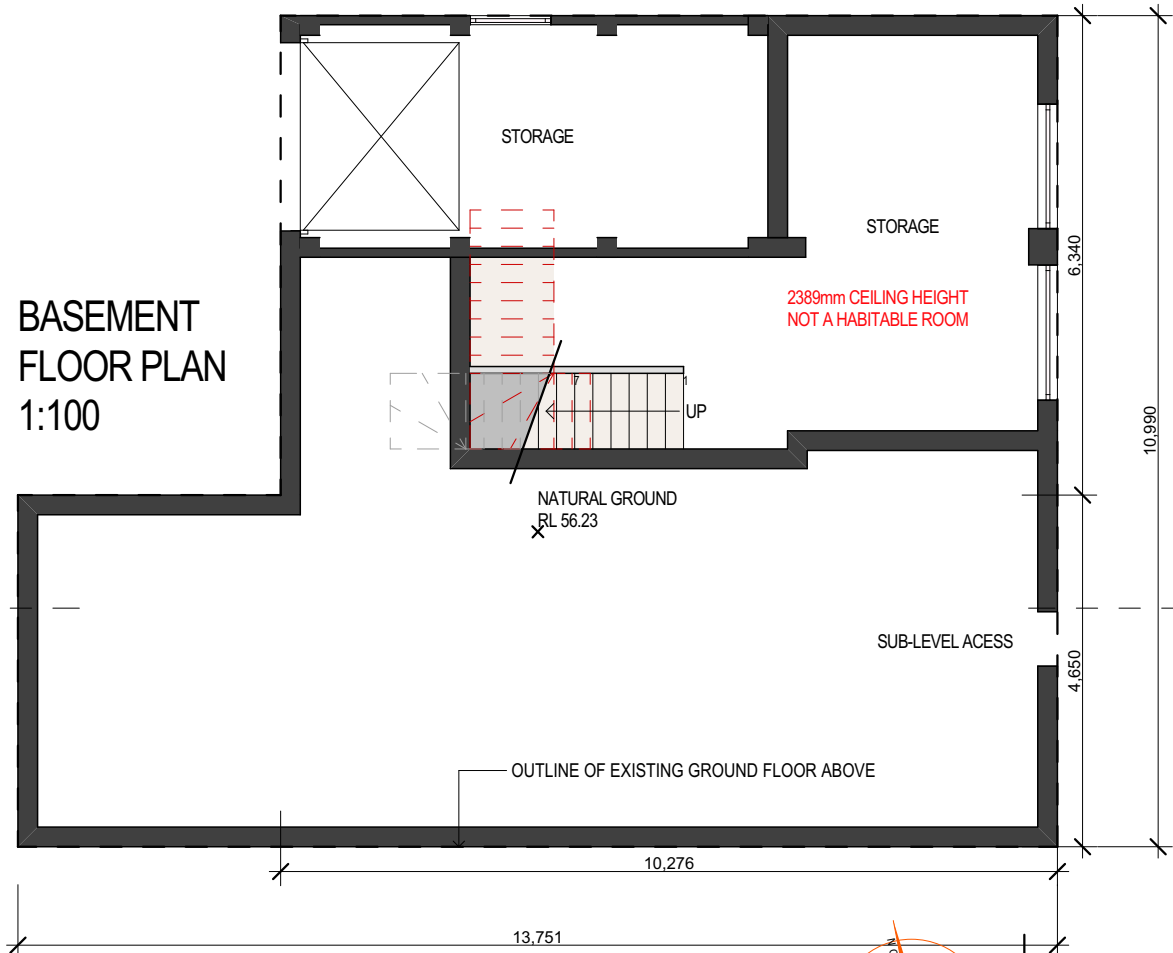
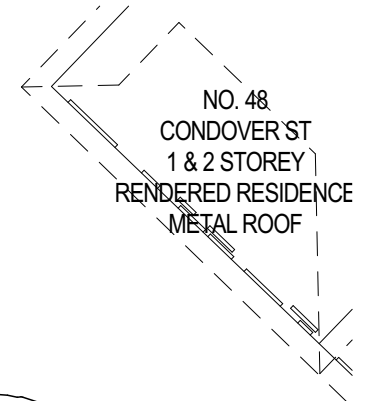
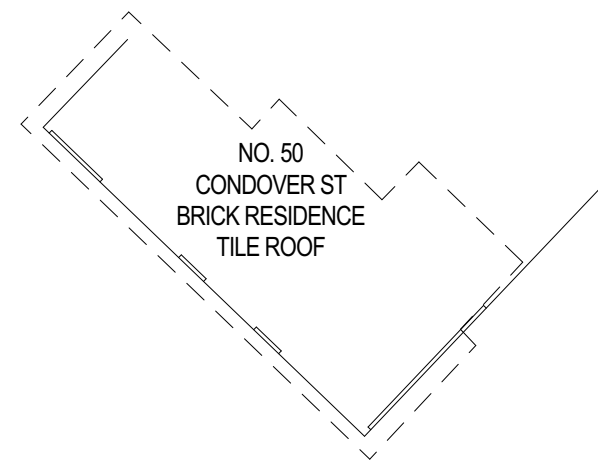


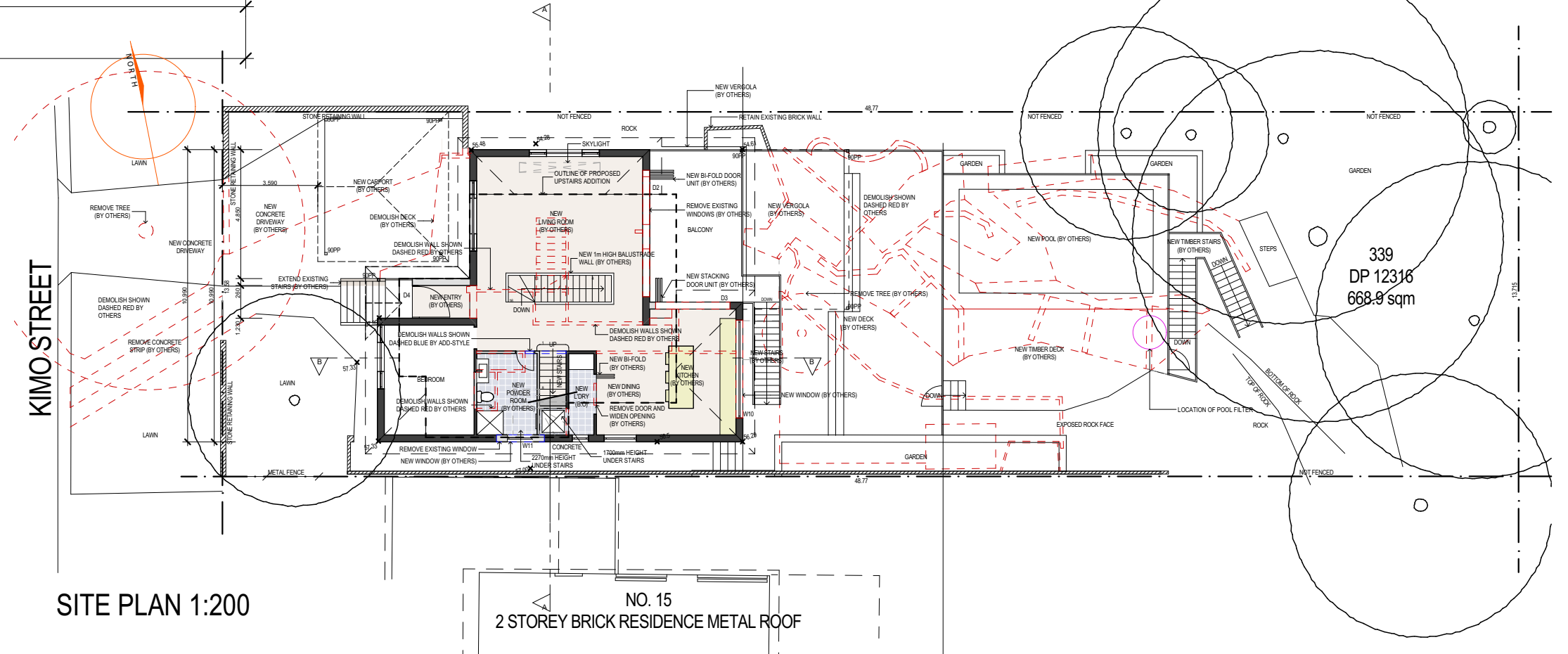
BASEMENT
FLOOR PLAN
1:100



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



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



SITE PLAN 1:200



5/319 Condamine Street, MANLY VALE 2093

(02) 9907 9055

PROJECT TITLE
PLAN, SECTION AND ELEVATIONS

17 KIMO ST, NORTH BALGOWLAH NSW
2093

DRAWING TITLE PLAN, SECTION AND ELEVATIONS

DATE 20/02/20

SCALE NOTED **DRAWN** GK **CHECKED** CW

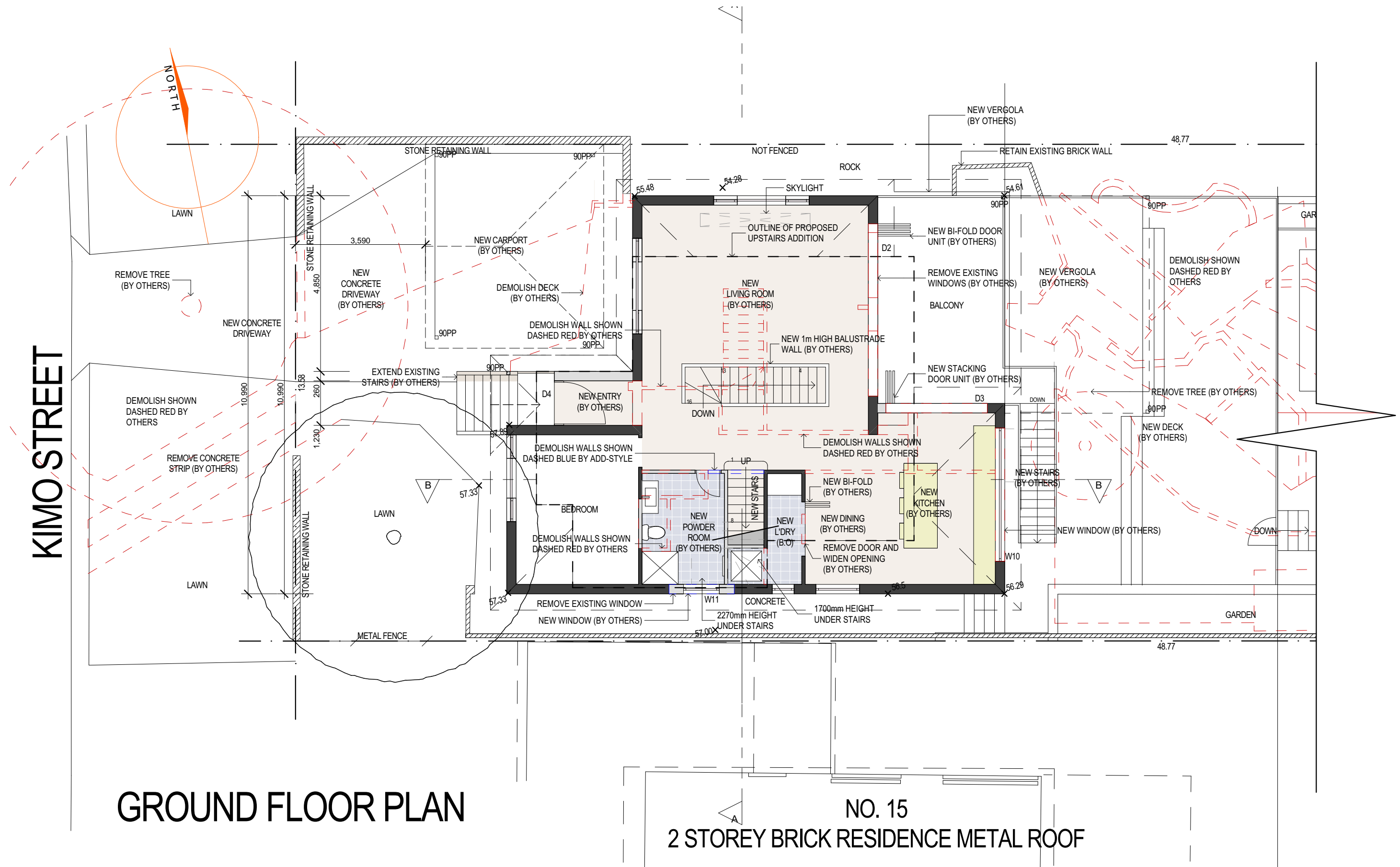
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9279 DA 1

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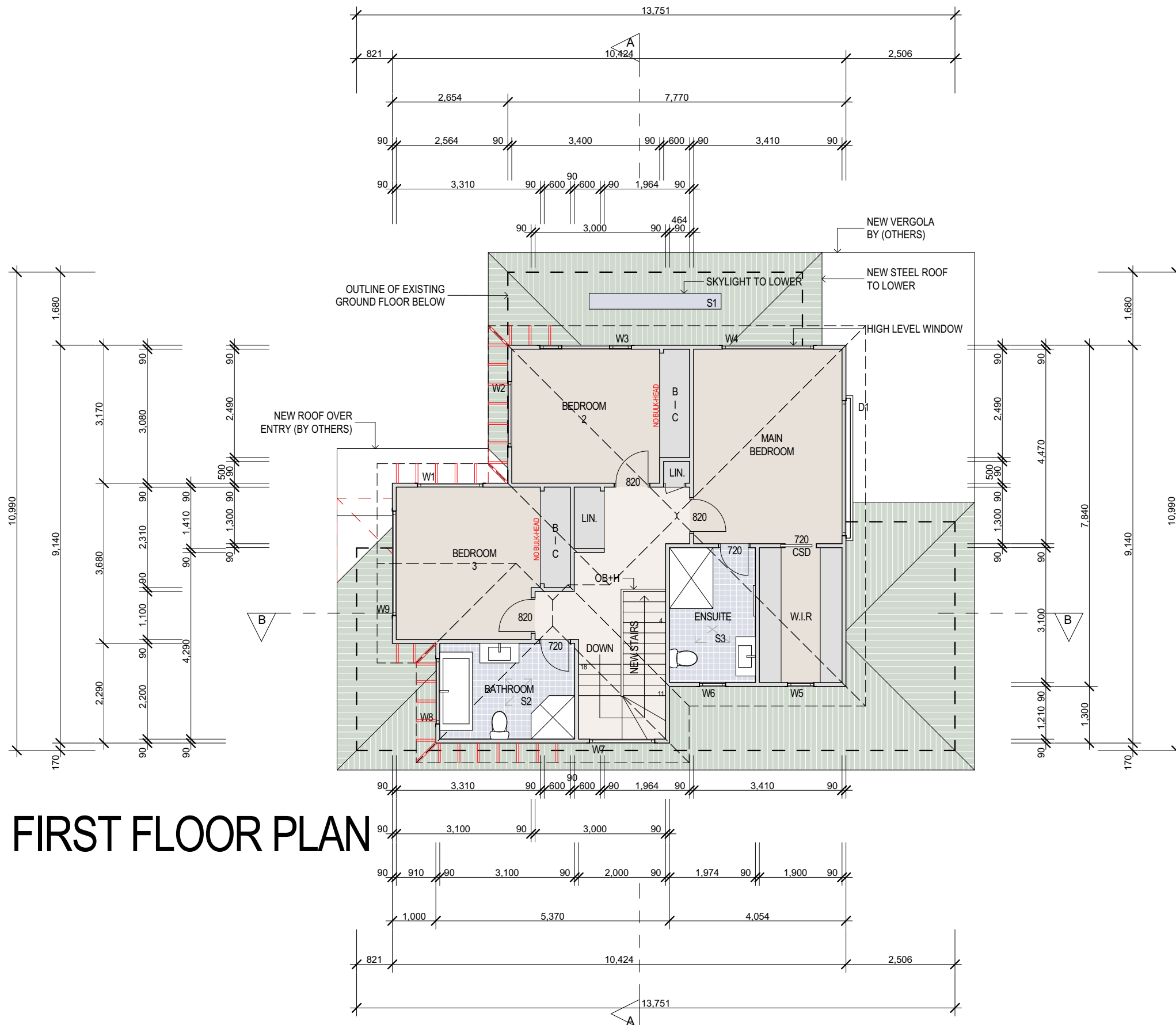
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A	FOR COUNCIL	15/01/20	GK
NO.	REVISION	DATE	BY



GROUND FLOOR PLAN

NO. 15
2 STOREY BRICK RESIDENCE METAL ROOF

 <div>ADD-STYLE HOME ADDITIONS <i>Upstairs & On Ground Specialists</i></div>		PROJECT TITLE PLAN, SECTION AND ELEVATIONS 17 KIMO ST, NORTH BALGOWLAH NSW 2093			DRAWING TITLE PLAN, SECTION AND ELEVATIONS DATE 20/02/20 SCALE 1:100 DRAWN GK CHECKED CW			DRAWING NO. 9279 DA 1		ISSUE B		B A		FOR COUNCIL FOR COUNCIL		20/02/20 15/01/20		GK GK	
5/319 Condamine Street, MANLY VALE 2093		(02) 9907 9055										NO.		REVISION		DATE		BY	



FIRST FLOOR PLAN

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

- RAINWATER TANK OF AT LEAST 1345 LITRES TO BE INSTALLED ON SITE. THIS RAINWATER TANK MUST MEET, AND BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE REGULATORY AUTHORITIES.
- RAINWATER TANK MUST BE CONFIGURED TO COLLECT RAINWATER RUNOFF FROM ATLEAST 142.5 SQM OF ROOF AREA AND CONNECT THE TANK TO A TAP LOCATED WITHIN 10METRES OF THE EDGE OF THE POOL.
- THE SWIMMING POOL MUST BE OUTDOORS AND HAVE A CAPACITY NO GREATER THAN 40KL.
- THE POOL PUMP TIMER MUST BE INSTALLED AND NOT TO INCORPORATE ANY HEATING SYSTEM.
- 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



ARTIST'S IMPRESSION
FOR ILLUSTRATION PURPOSES ONLY, NOT
TO BE READ AS A WORKING DRAWING



ADD-STYLE
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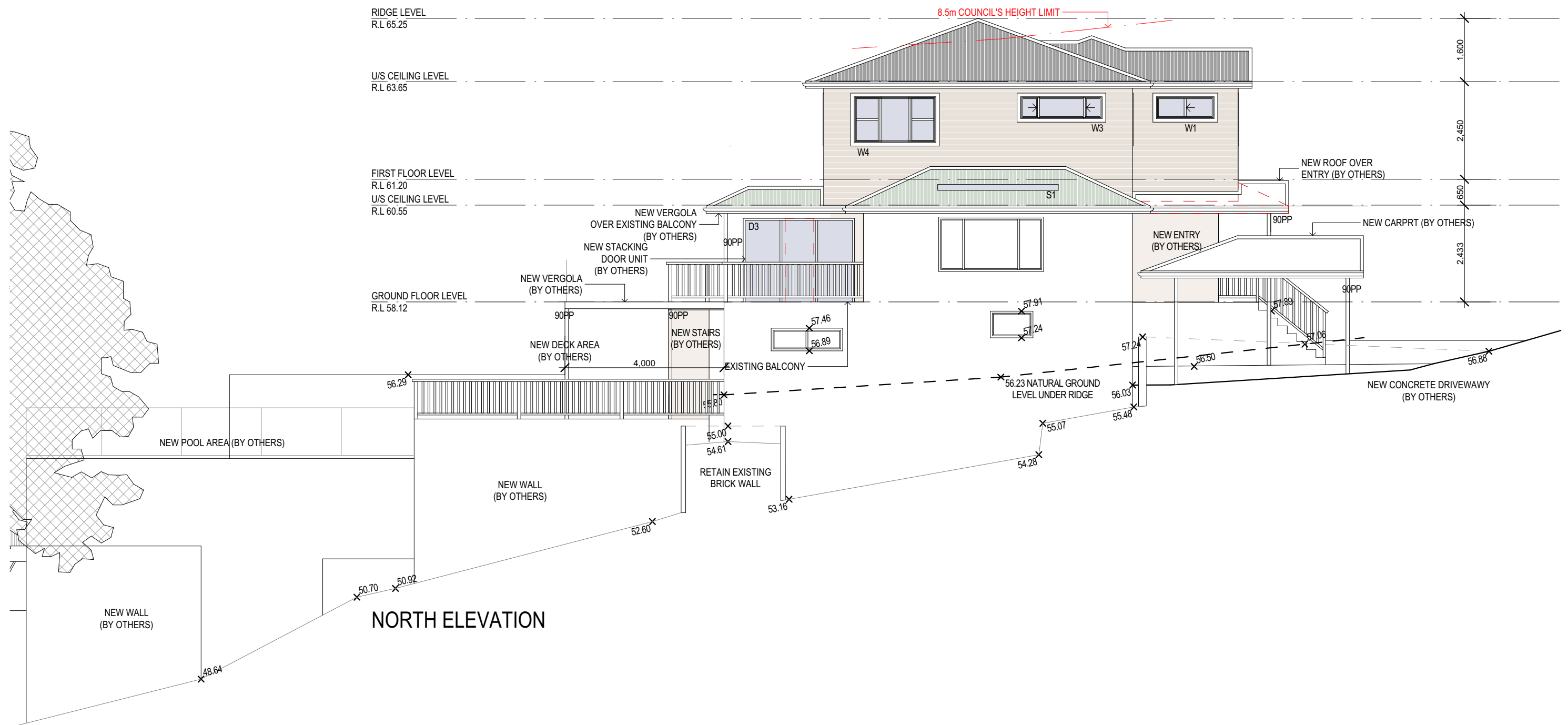
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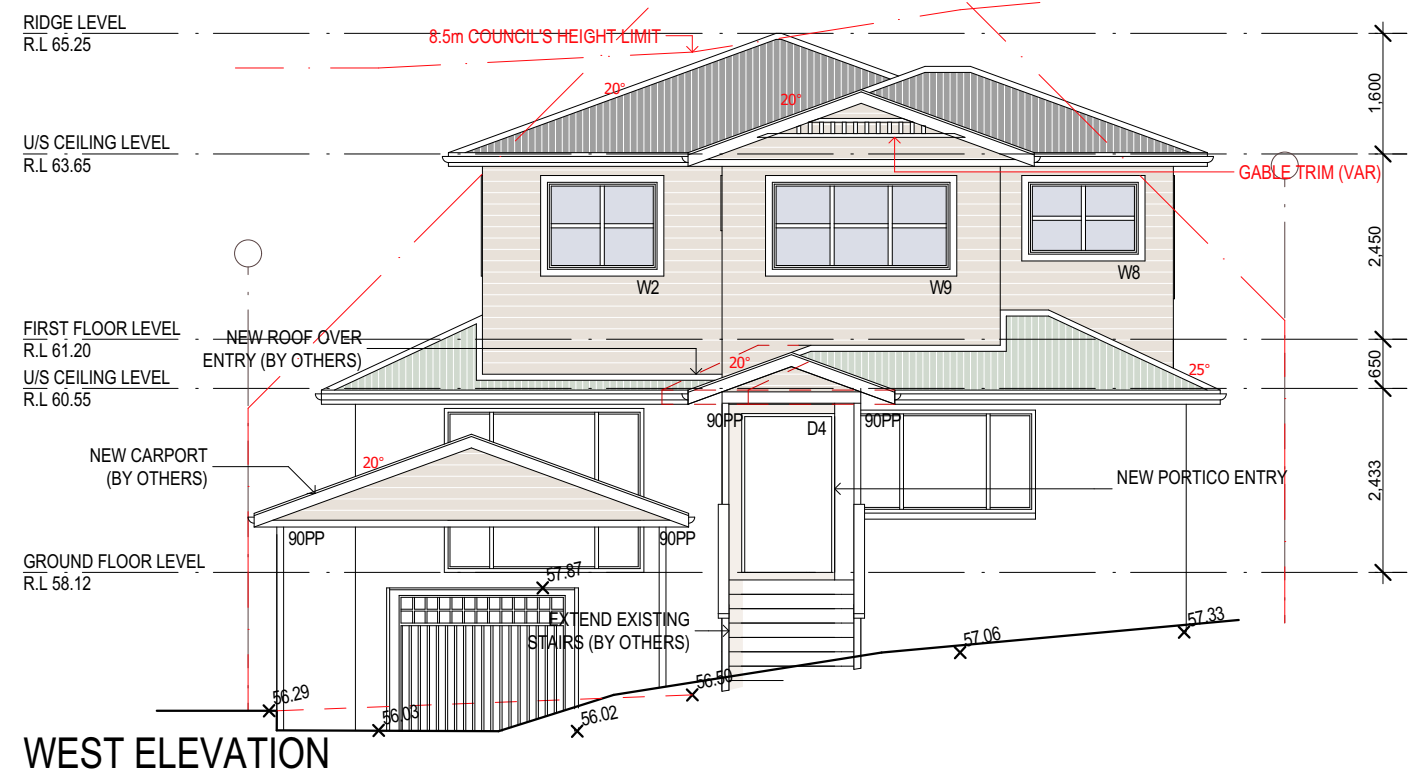
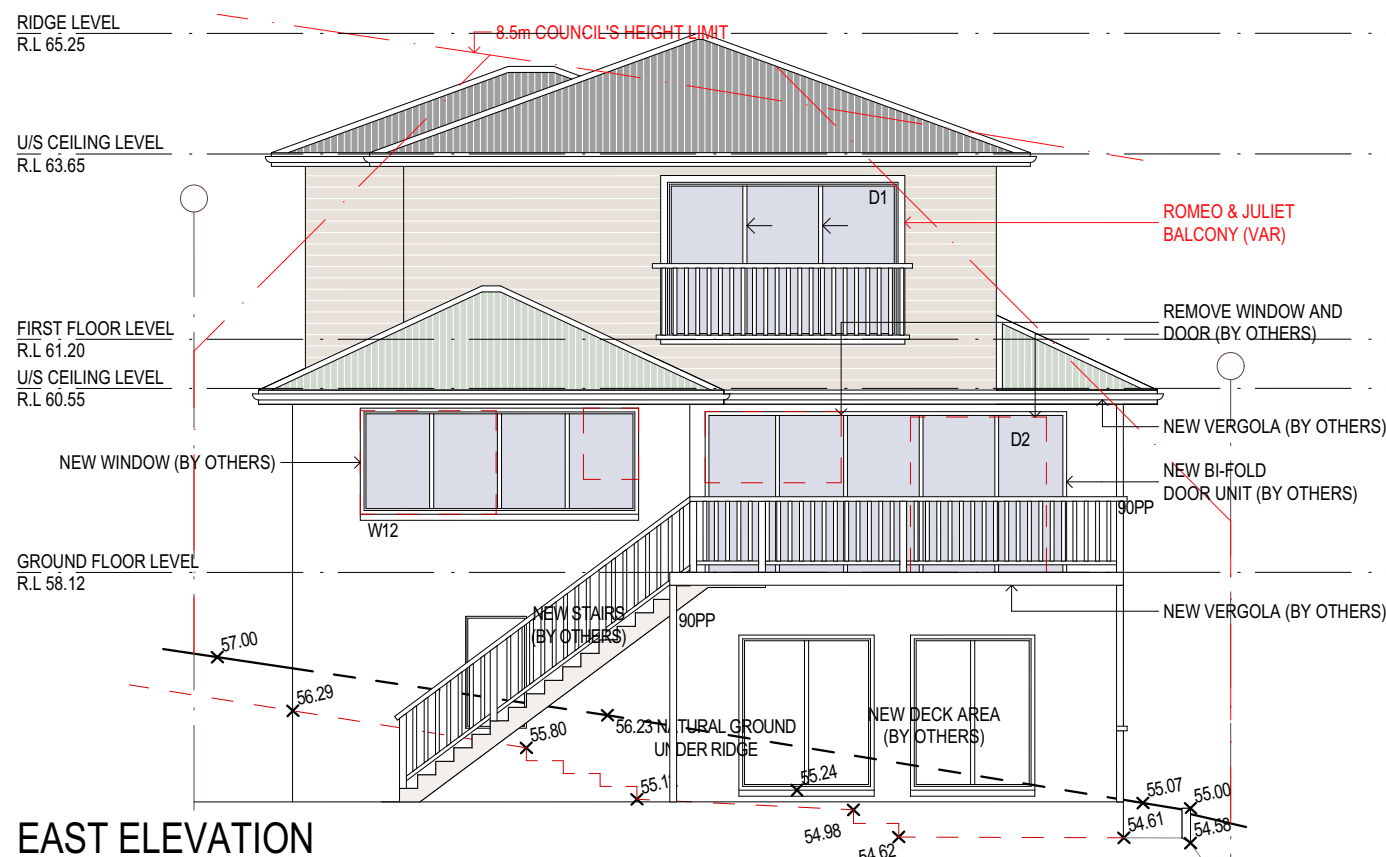
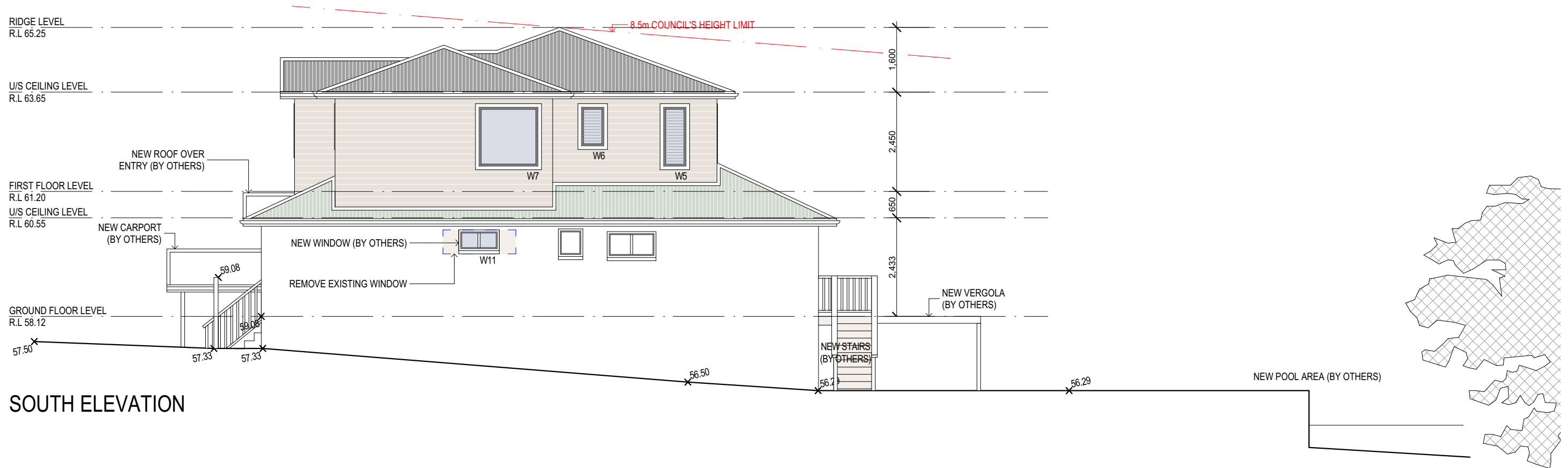
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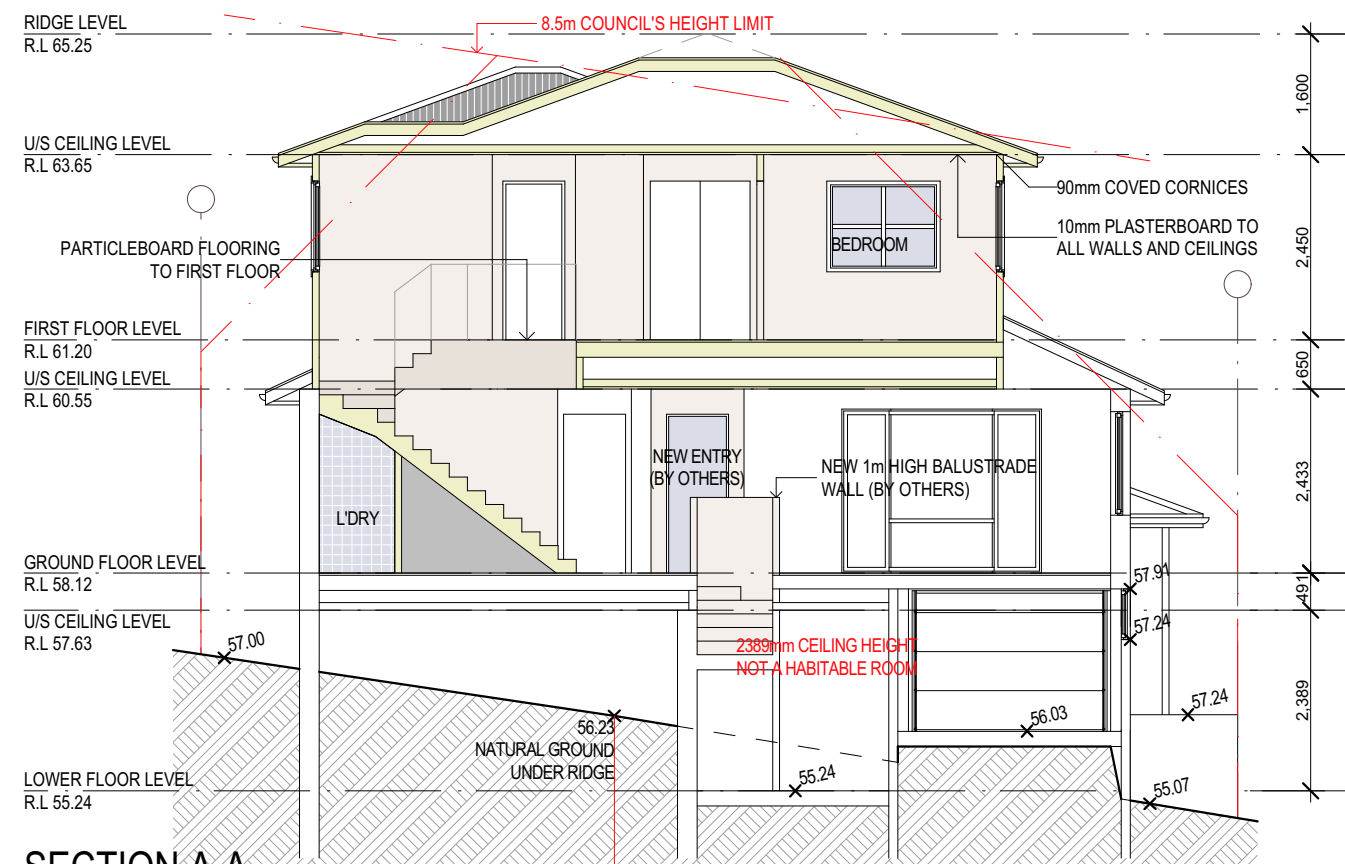
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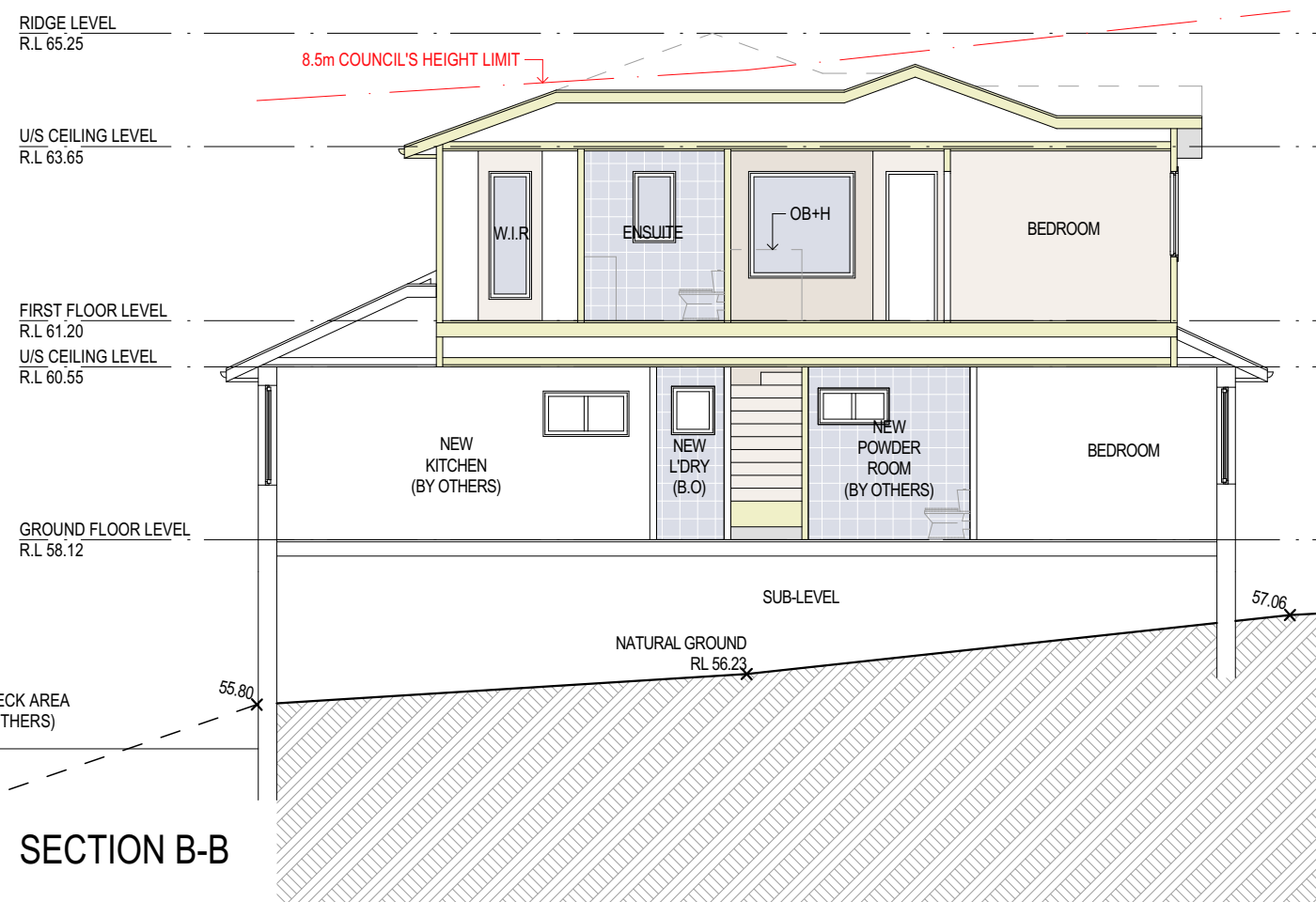
NORTH ELEVATION

 <div>ADD-STYLE HOME ADDITIONS <i>Upstairs & On Ground Specialists</i></div>		PROJECT TITLE PLAN, SECTION AND ELEVATIONS 17 KIMO ST, NORTH BALGOWLAH NSW 2093			DRAWING TITLE PLAN, SECTION AND ELEVATIONS DATE 20/02/20 SCALE 1:100 DRAWN GK CHECKED CW			DRAWING NO. 9279 DA 1	ISSUE B	B A	FOR COUNCIL FOR COUNCIL	20/02/20 15/01/20	GK GK
5/319 Condamine Street, MANLY VALE 2093		(02) 9907 9055							NO.	REVISION	DATE	BY	





SECTION A-A



SECTION B-B



ADD-STYLE
HOME ADDITIONS
Upstairs & On Ground Specialists

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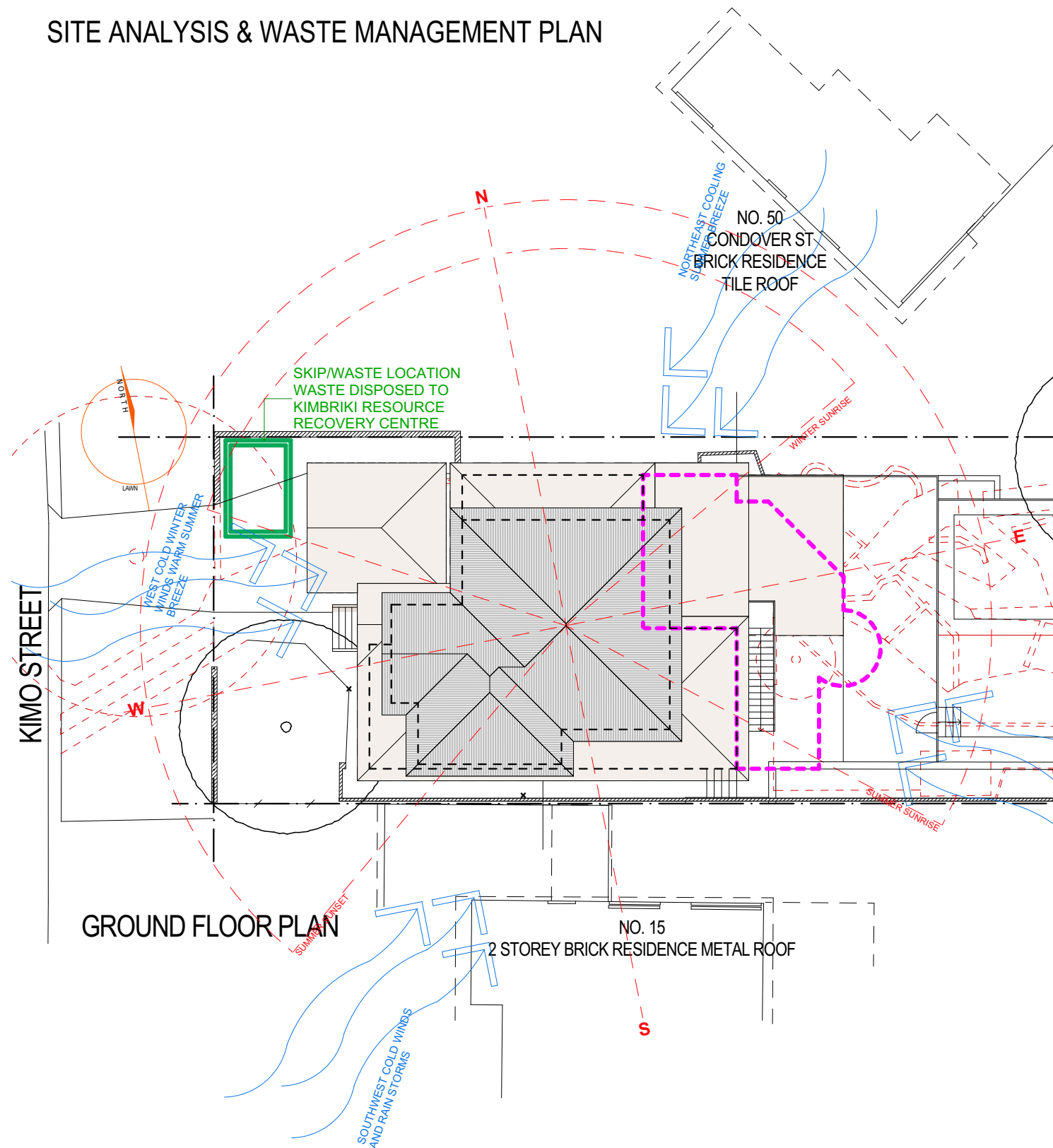
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SITE ANALYSIS & WASTE MANAGEMENT PLAN

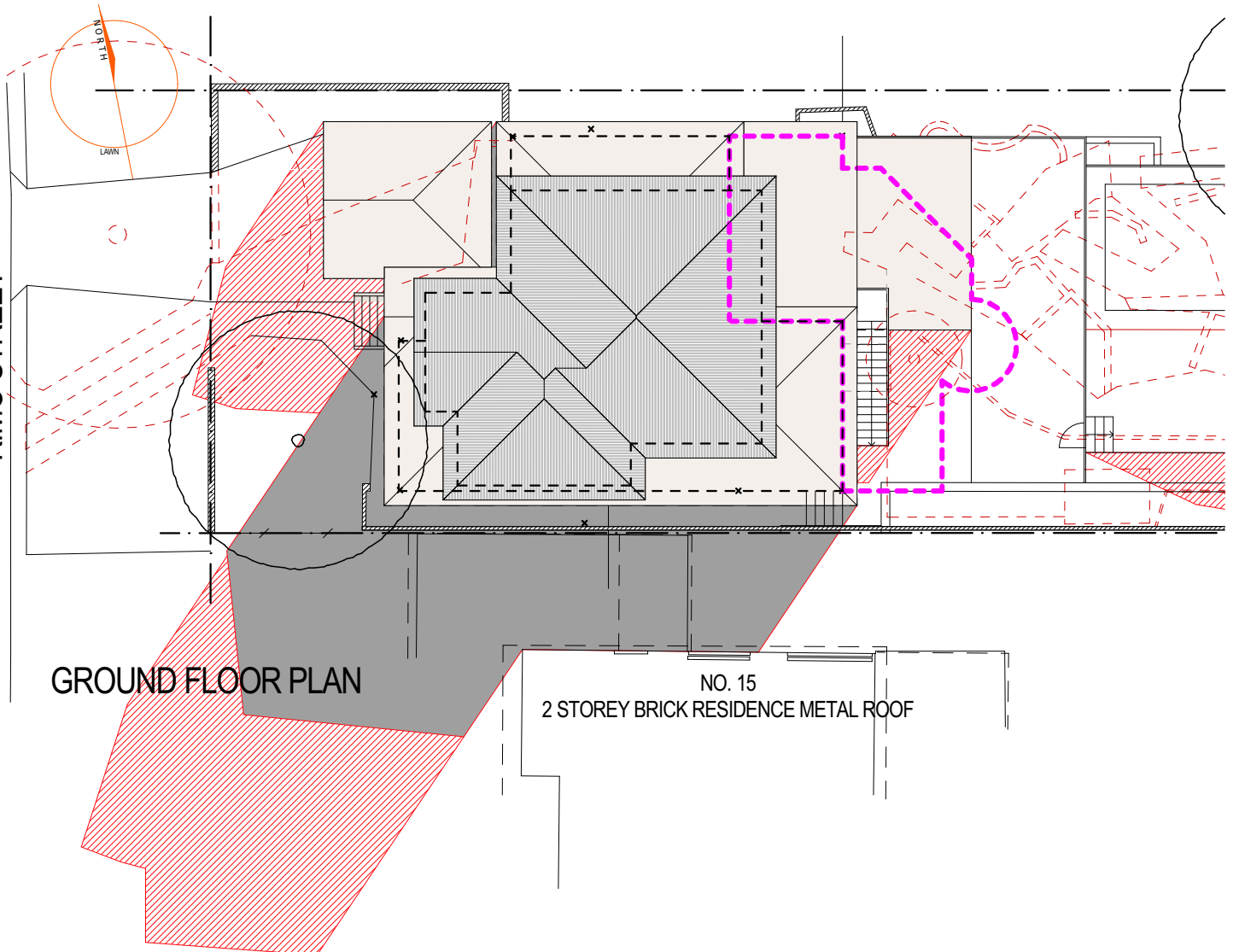
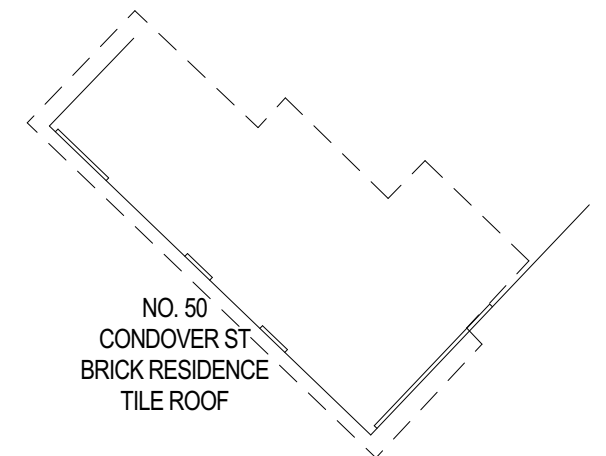
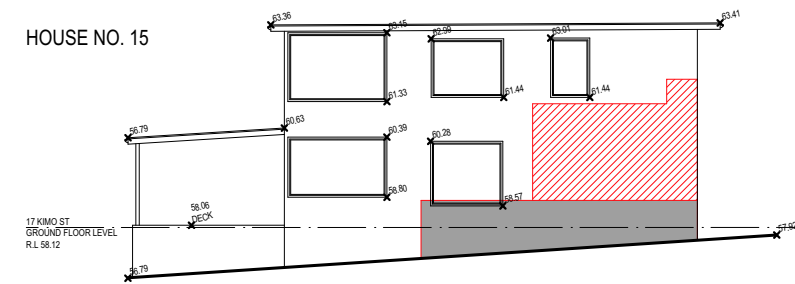


EXISTING SHADOWS



NEW SHADOWS

SHADOW DIAGRAM JUNE 21st AT 9am



GROUND FLOOR PLAN

NO. 15
2 STOREY BRICK RESIDENCE METAL ROOF



ADD-STYLE

HOME ADDITIONS

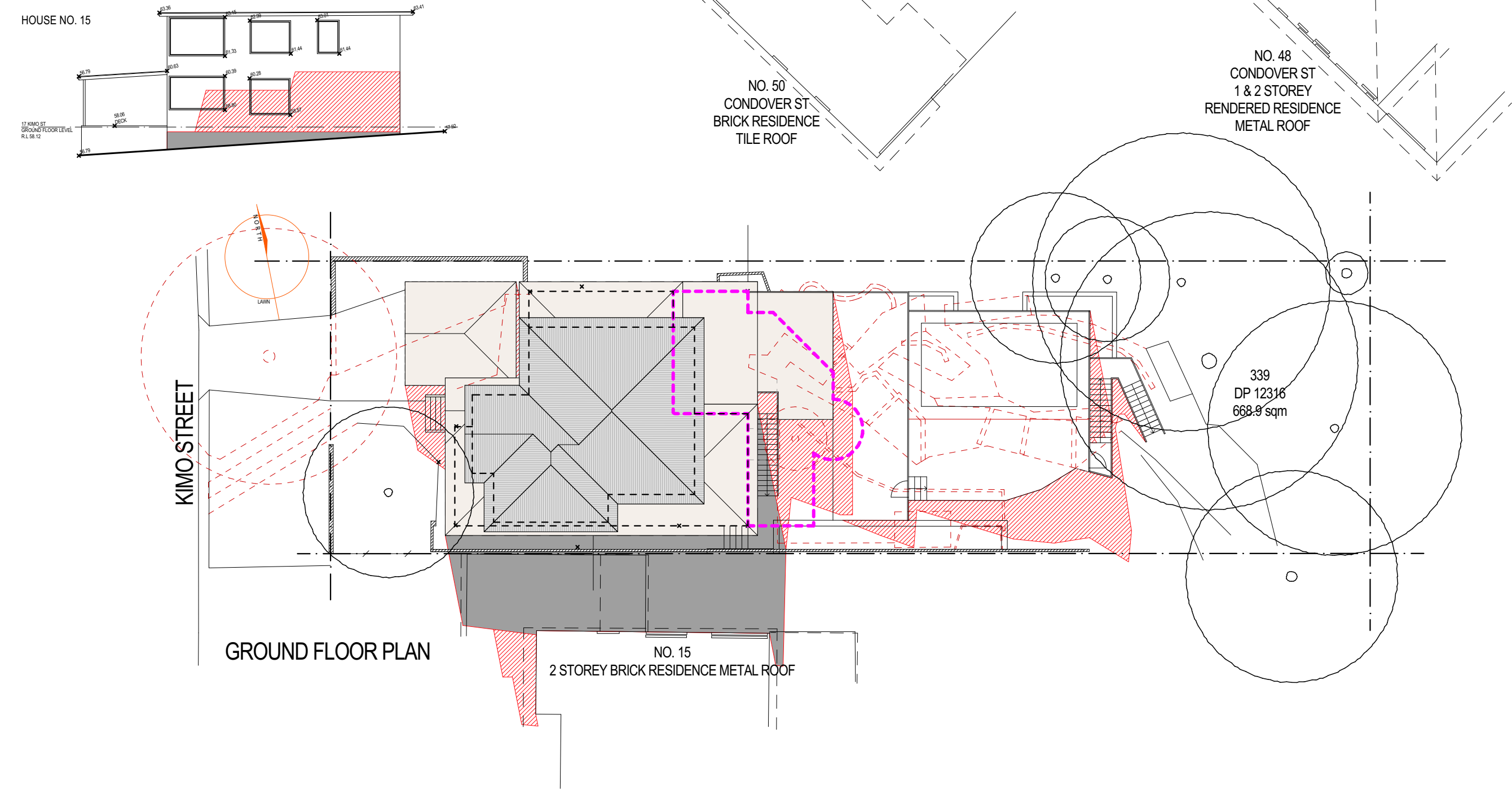
Upstairs & On Ground Specialists

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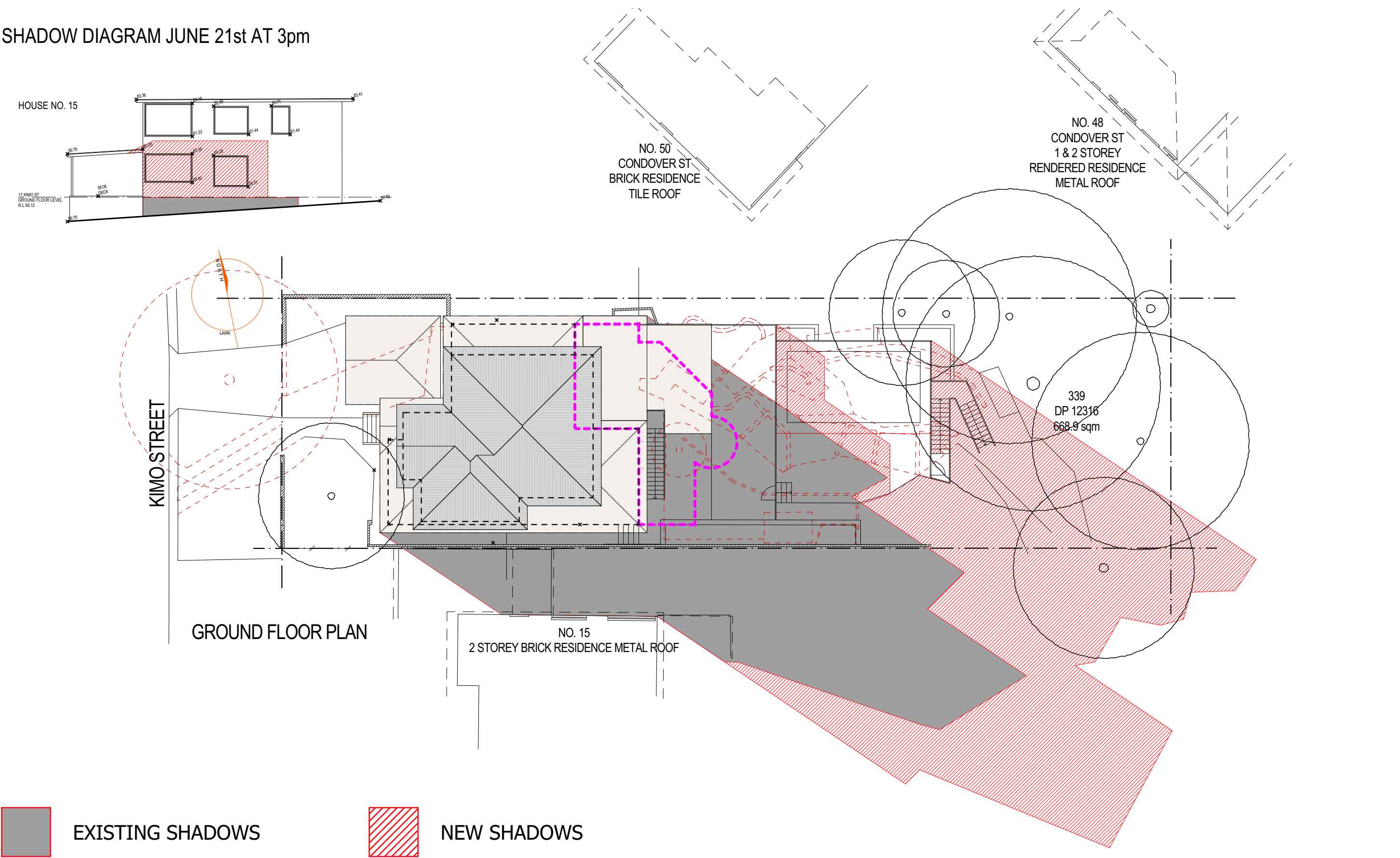
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<div>PROJECT TITLE</div> <div>Site Analysis & Shadow Diagrams</div> <div>17 KIMO ST, NORTH BALGOWLAH NSW 2093</div>	<div>DRAWING TITLE</div> <div>SITE ANALYSIS AND SHADOW DIAGRAMS</div>			<div>DRAWING NO.</div> <div>9279 DA 1</div>	<div>ISSUE</div> <div>A</div>				
	<div>DATE</div> <div>16/01/20</div>								
	<div>SCALE</div> <div>1:200</div>	<div>DRAWN</div> <div>GK</div>	<div>CHECKED</div> <div>CW</div>			<div>A</div>	<div>FOR COUNCIL</div>	<div>16/01/20</div>	<div>GK</div>
						<div>NO.</div>	<div>REVISION</div>	<div>DATE</div>	<div>BY</div>

SHADOW DIAGRAM JUNE 21st AT 12pm



SHADOW DIAGRAM JUNE 21st AT 3pm





ADD-STYLE
HOME ADDITIONS
Upstairs & On Ground Specialists

5/319 Condamine Street, MANLY VALE 2093

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PROJECT TITLE Site Analysis & Shadow Diagrams		DRAWING TITLE SITE ANALYSIS AND SHADOW DIAGRAMS			DRAWING NO. 9279 DA 1	ISSUE A				
17 KIMO ST, NORTH BALGOWLAH NSW 2093		DATE 16/01/20	SCALE 1:200	DRAWN GK	CHECKED CW		A	FOR COUNCIL	16/01/20	GK
						NO.	REVISION		DATE	BY