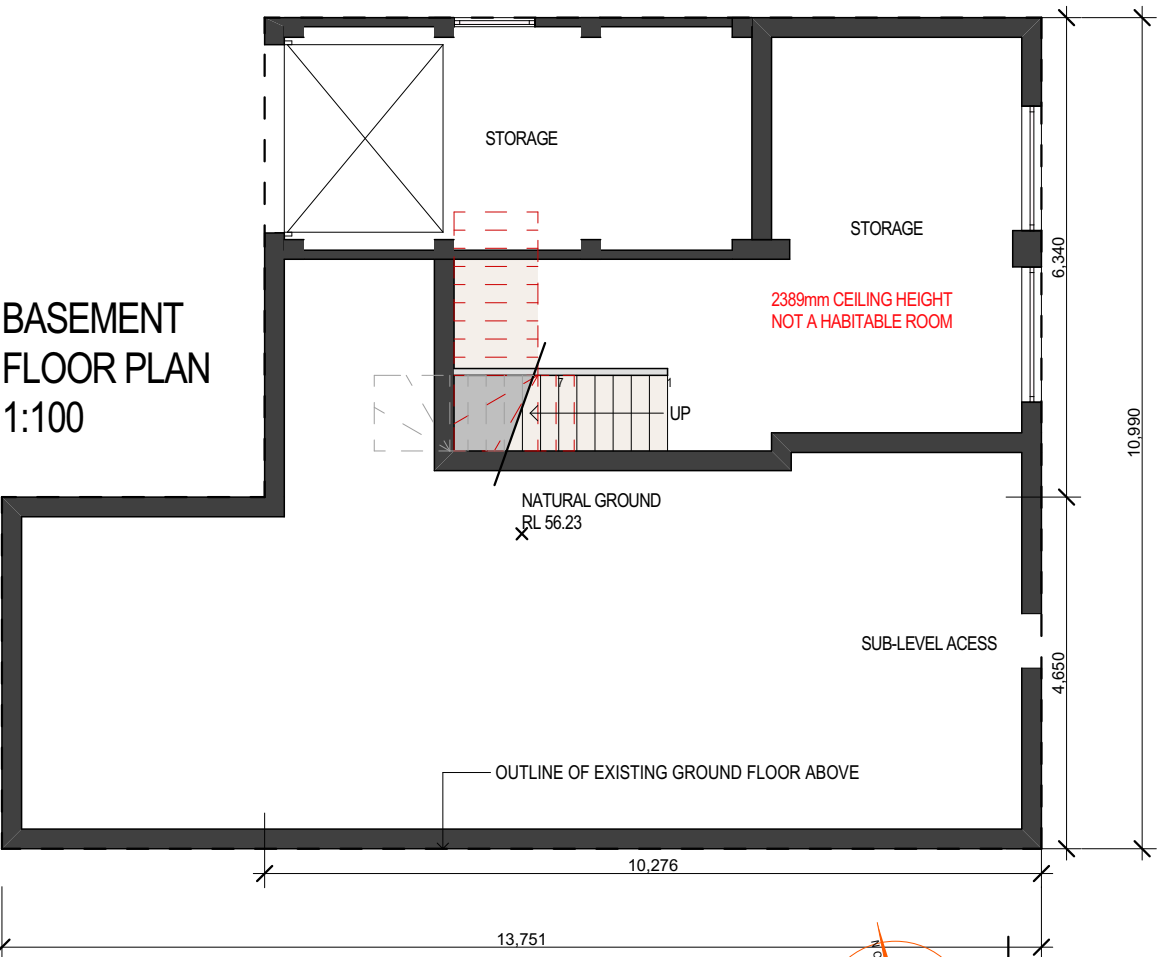
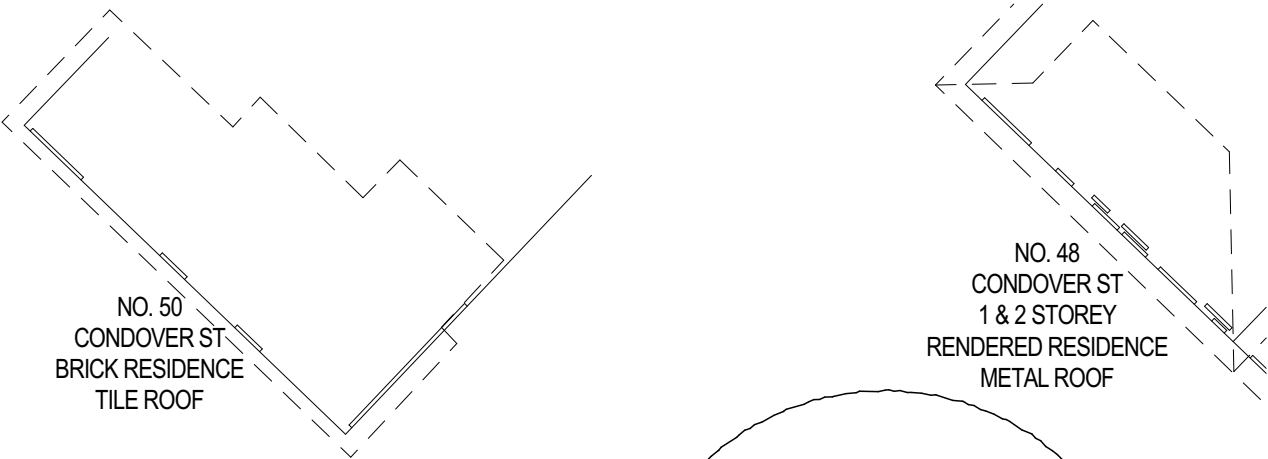


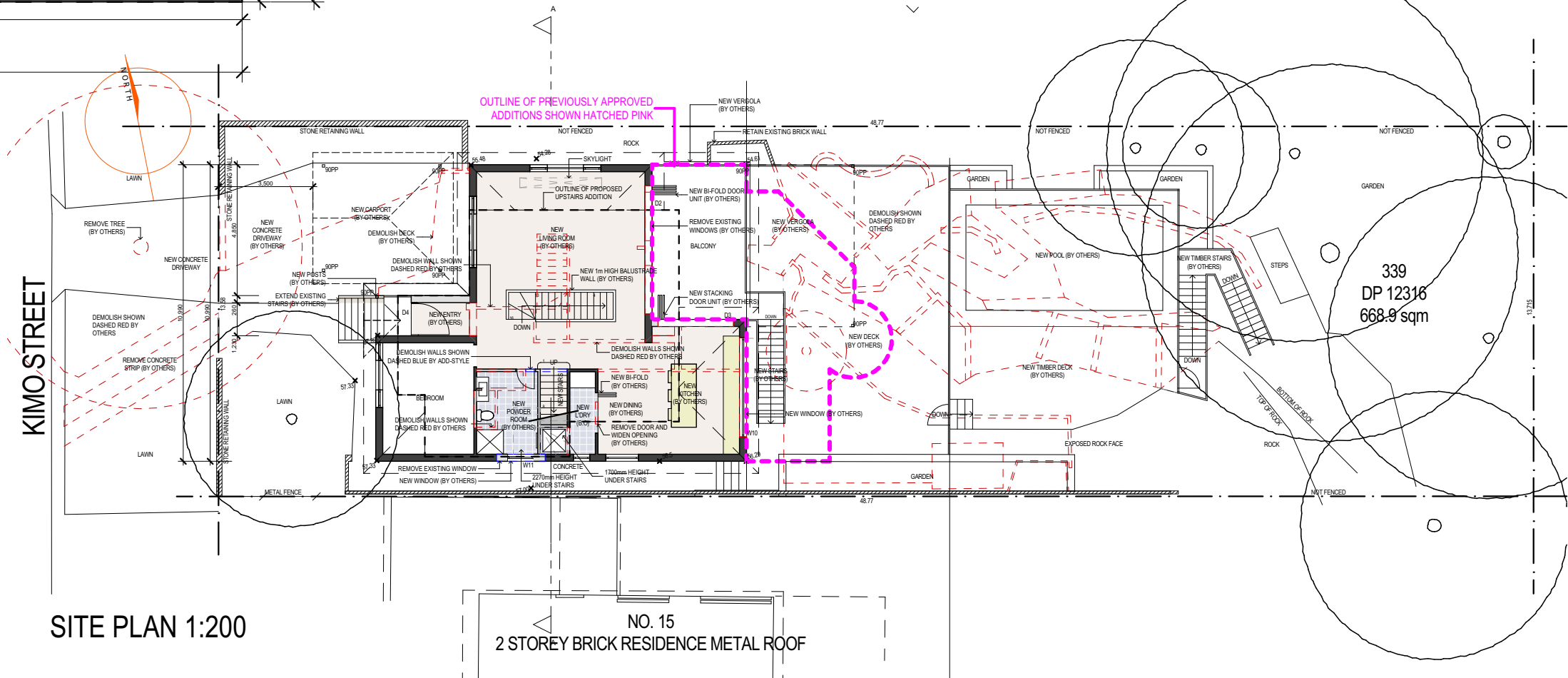
BASEMENT
FLOOR PLAN
1:100



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

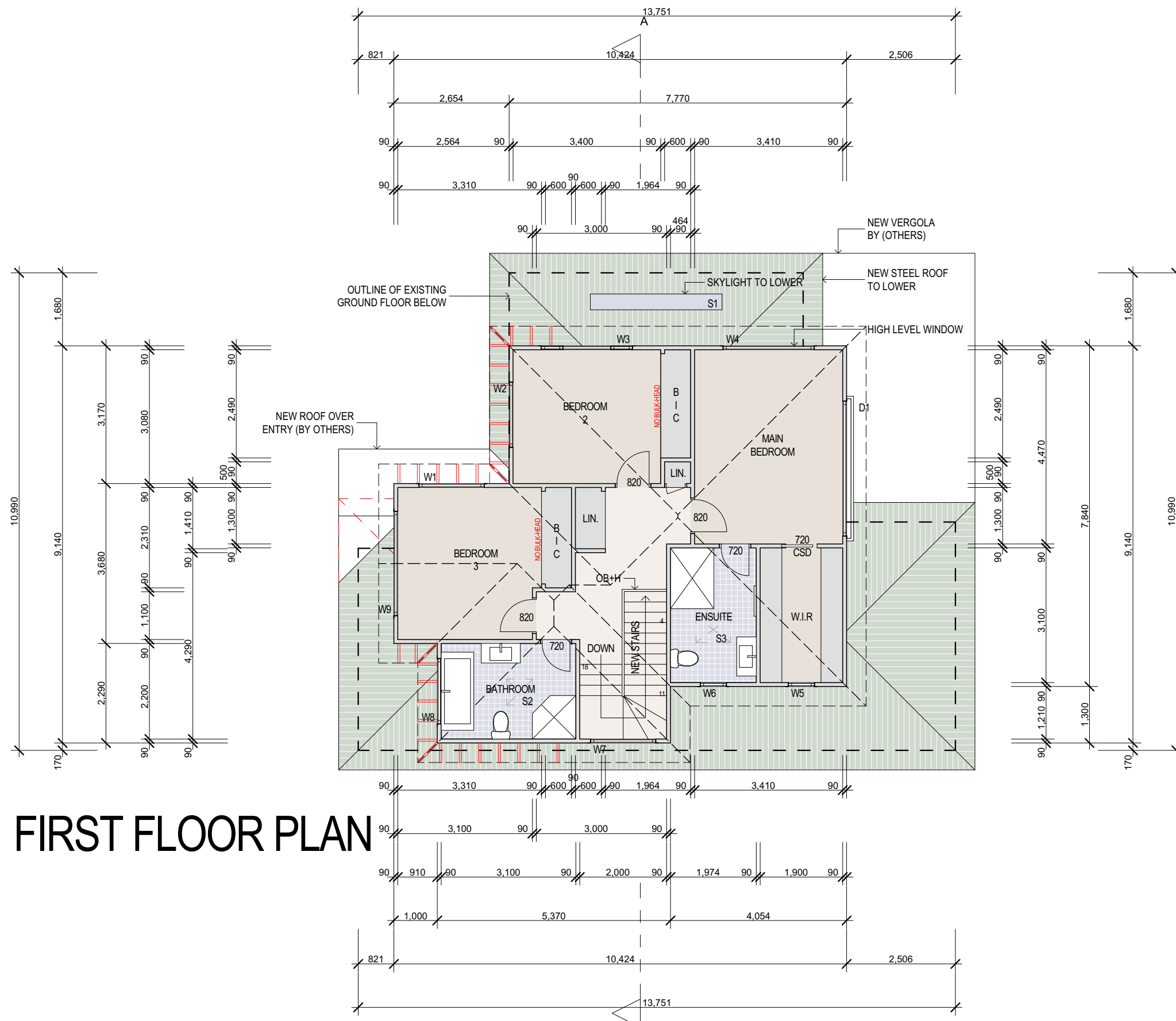




ADD-STYLE
HOME ADDITIONS
Upstairs & On Ground Specialists

5/319 Condamine Street, MANLY VALE 2093(02) 9907 9055

PROJECT TITLE		DRAWING TITLE			PLAN, SECTION AND ELEVATIONS	DRAWING NO.	ISSUE					
PLAN, SECTION AND ELEVATIONS		DATE						15/01/20				
17 KIMO ST, NORTH BALGOWLAH NSW 2093		SCALE	DRAWN	CHECKED				9279 DA 1	A	A	FOR COUNCIL	15/01/20
		1:200	GK	CW				NO.	REVISION	DATE	BY	



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 INSULATION
- 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



5/319 Condamine Street, MANLY VALE 2093

(02) 9907 9055

PROJECT TITLE

PLAN, SECTION AND ELEVATIONS

17 KIMO ST, NORTH BALGOWLAH NSW
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ISSUE

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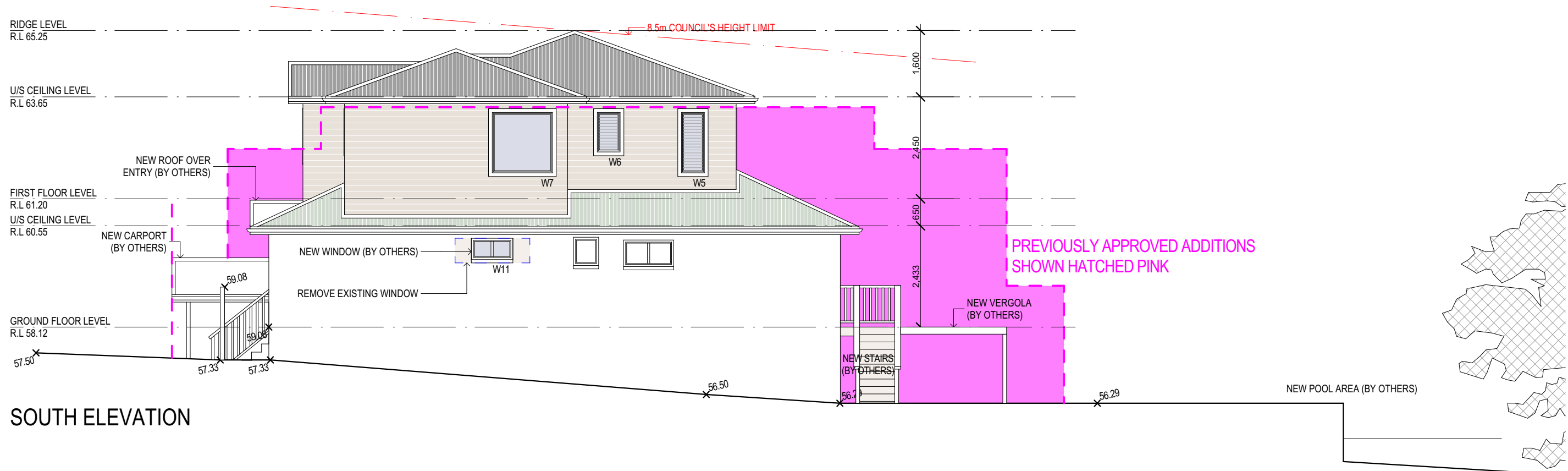
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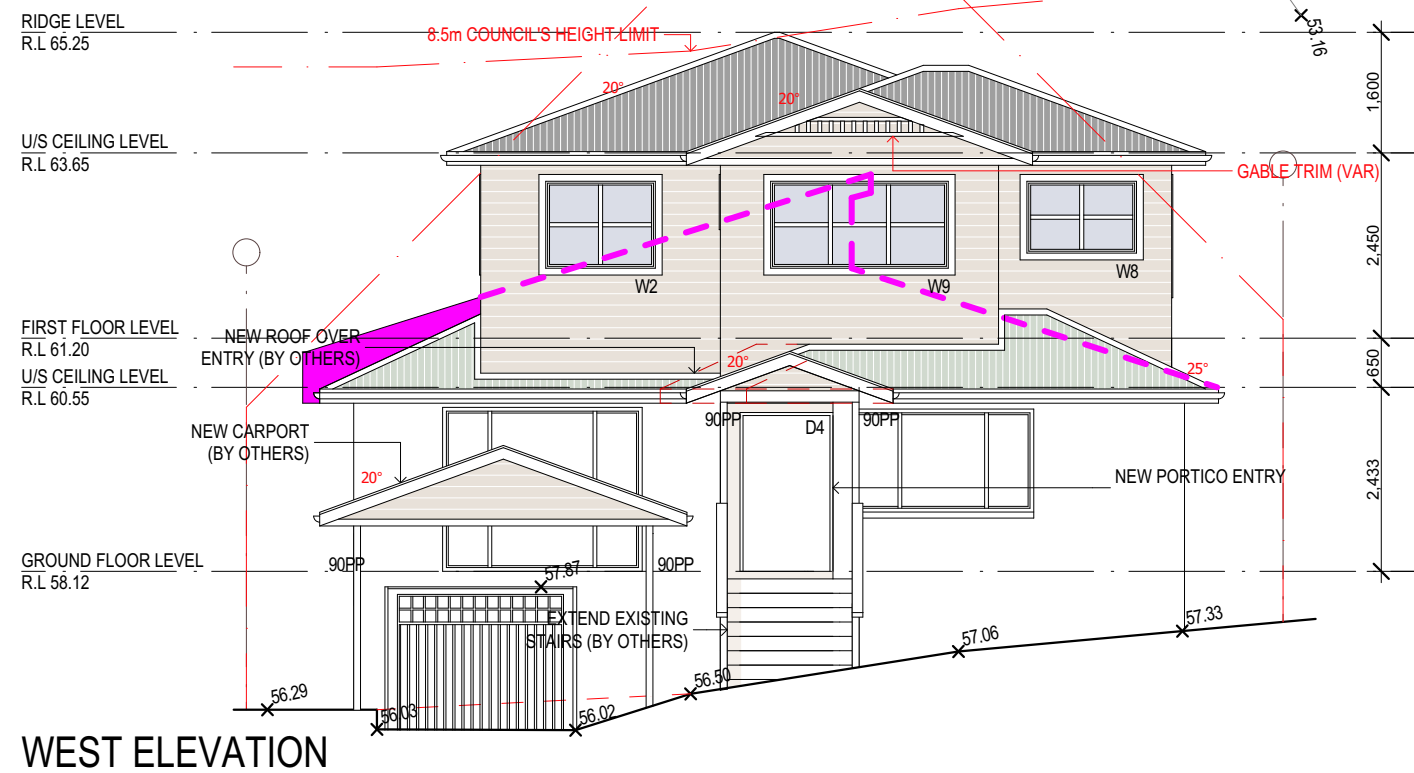
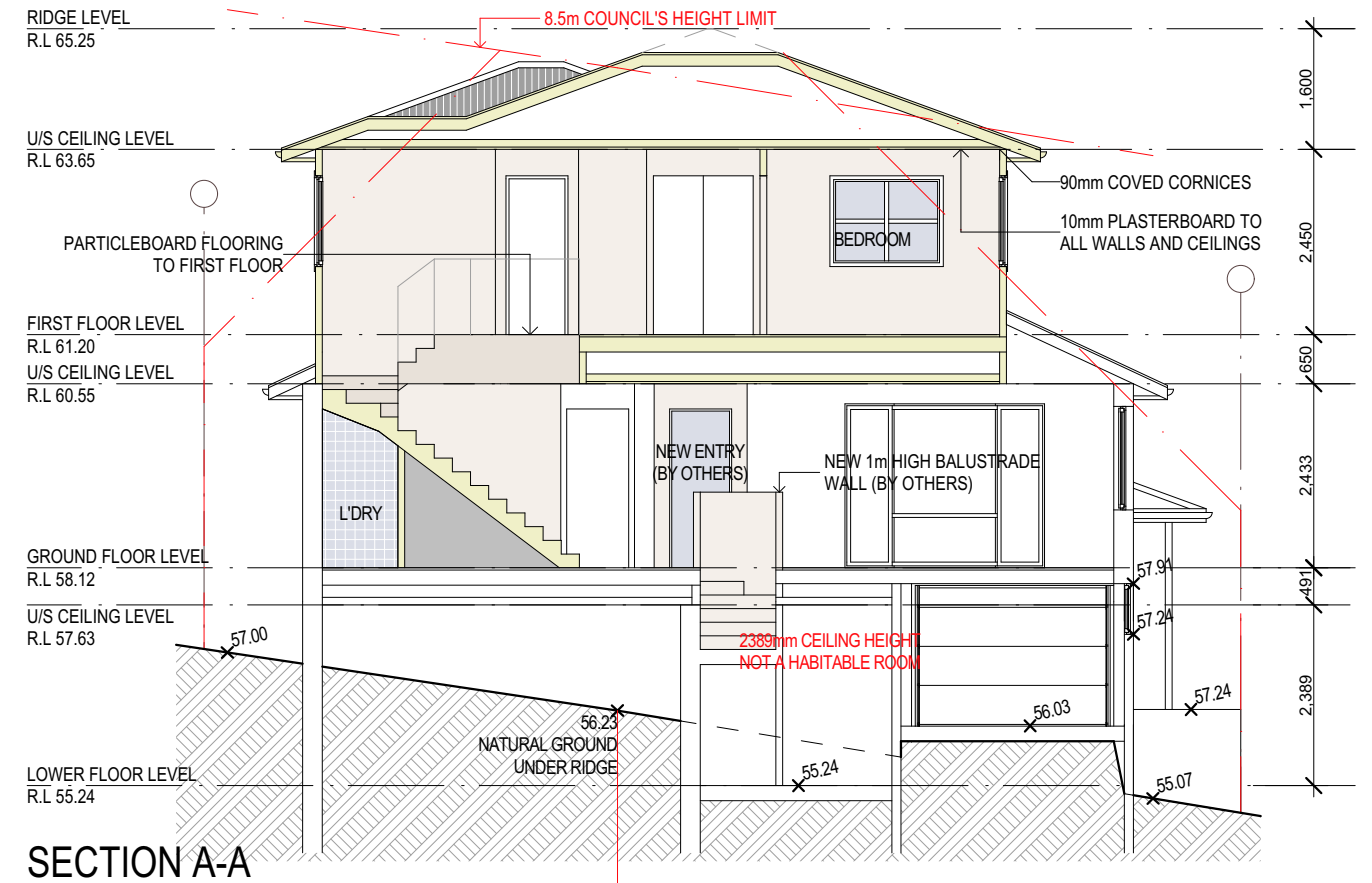
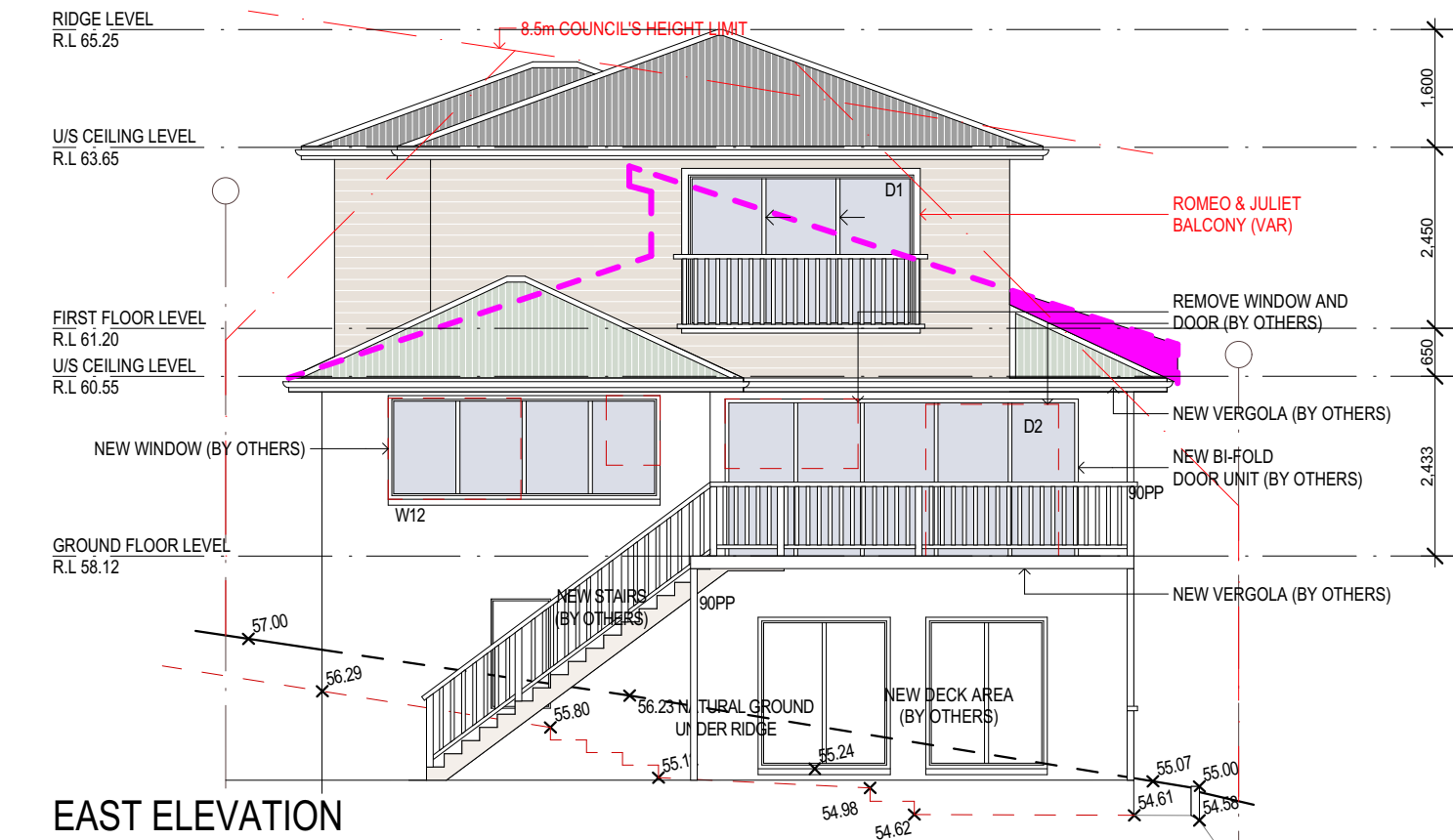
REVISION

DATE _____

BY

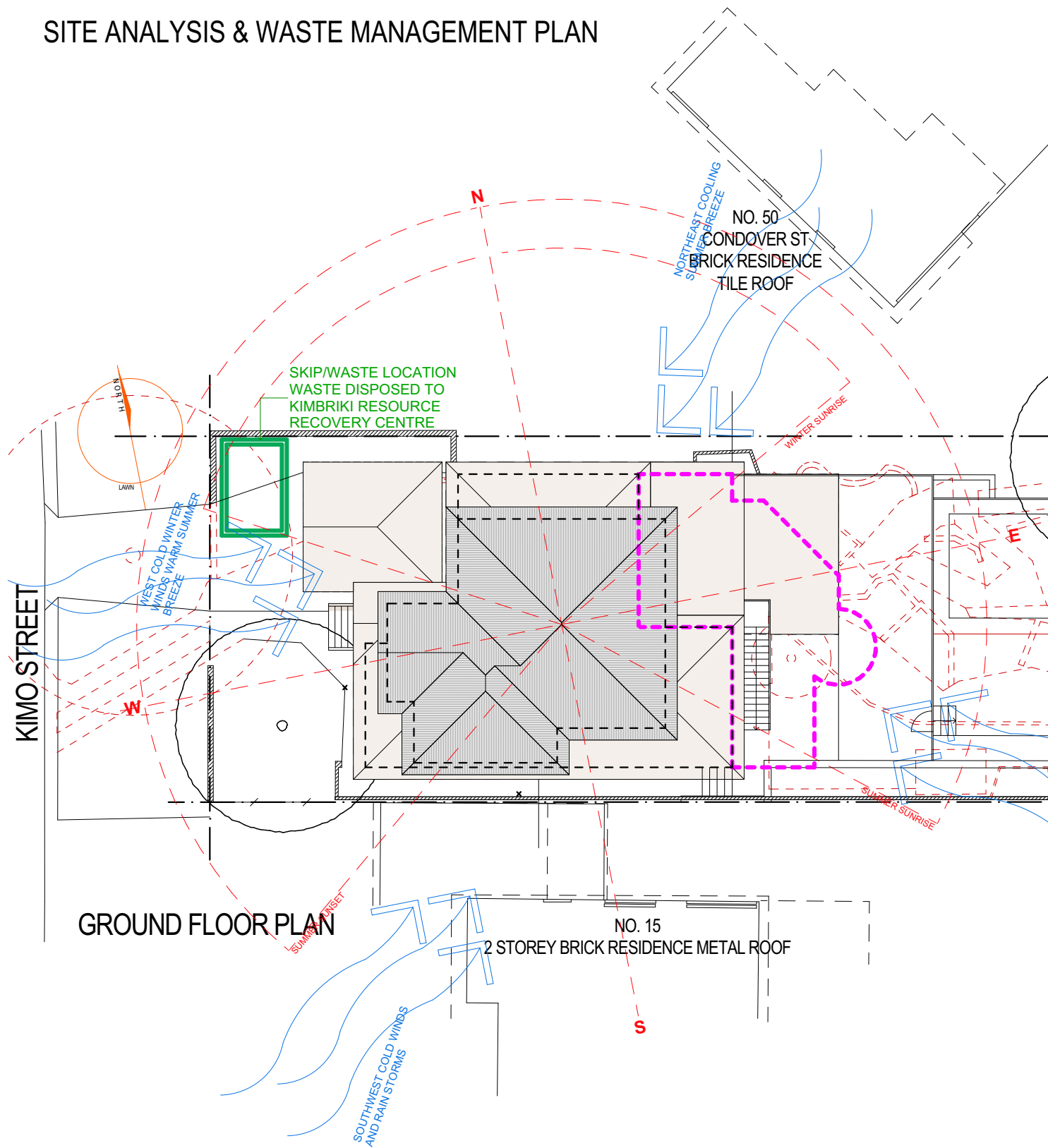


ADD-STYLE HOME ADDITIONS Upstairs & On Ground Specialists		PROJECT TITLE PLAN, SECTION AND ELEVATIONS 17 KIMO ST, NORTH BALGOWLAH NSW 2093			DRAWING TITLE PLAN, SECTION AND ELEVATIONS DATE 15/01/20 SCALE 1:100 DRAWN GK CHECKED CW			DRAWING NO. 9279 DA 1	ISSUE A	A	FOR COUNCIL	15/01/20	GK
5/319 Condamine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

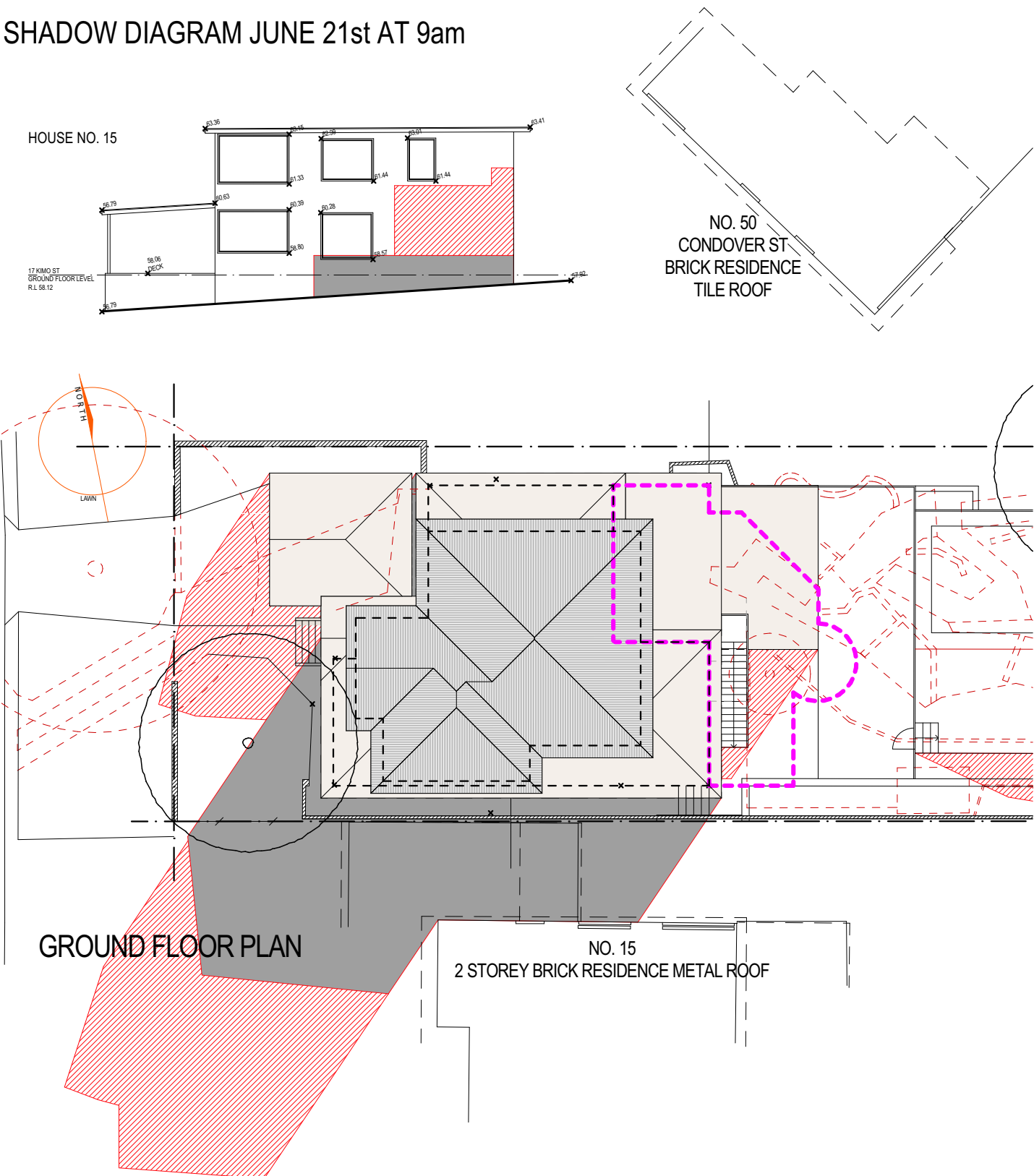


 5/319 Condamine Street, MANLY VALE 2093(02) 9907 9055		PROJECT TITLE PLAN, SECTION AND ELEVATIONS 17 KIMO ST, NORTH BALGOWLAH NSW 2093	DRAWING TITLE PLAN, SECTION AND ELEVATIONS DATE15/01/20 SCALE1:100 DRAWNGK CHECKEDCW	DRAWING NO. 9279 DA 1	ISSUE A	A FOR COUNCIL	15/01/20 GK
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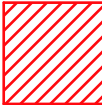
SITE ANALYSIS & WASTE MANAGEMENT PLAN



SHADOW DIAGRAM JUNE 21st AT 9am



EXISTING SHADOWS



NEW SHADOWS



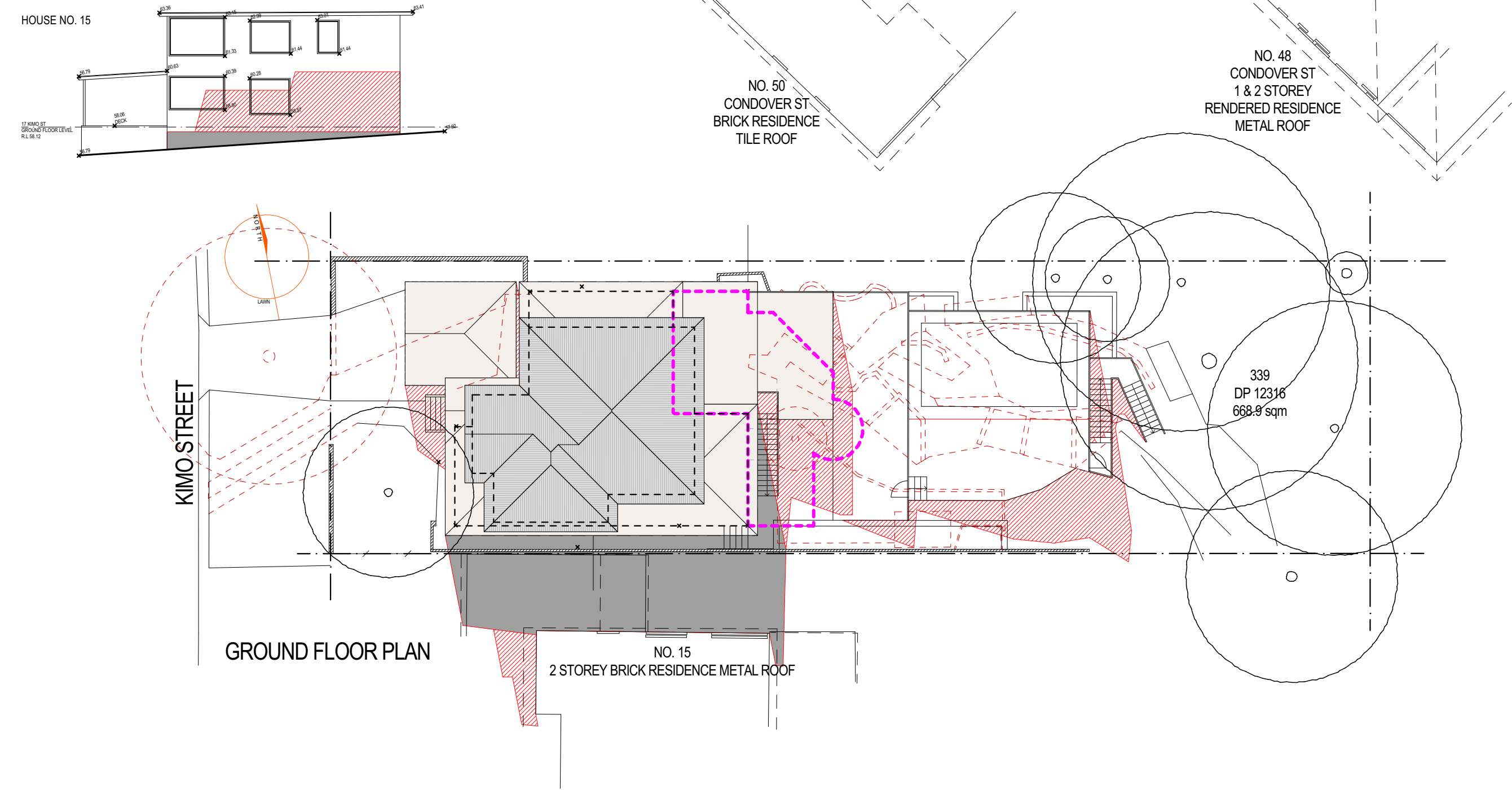
ADD-STYLE
HOME ADDITIONS
Upstairs & On Ground Specialists

5/319 Condamine Street, MANLY VALE 2093

(02) 9907 9055

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

SHADOW DIAGRAM JUNE 21st AT 12pm

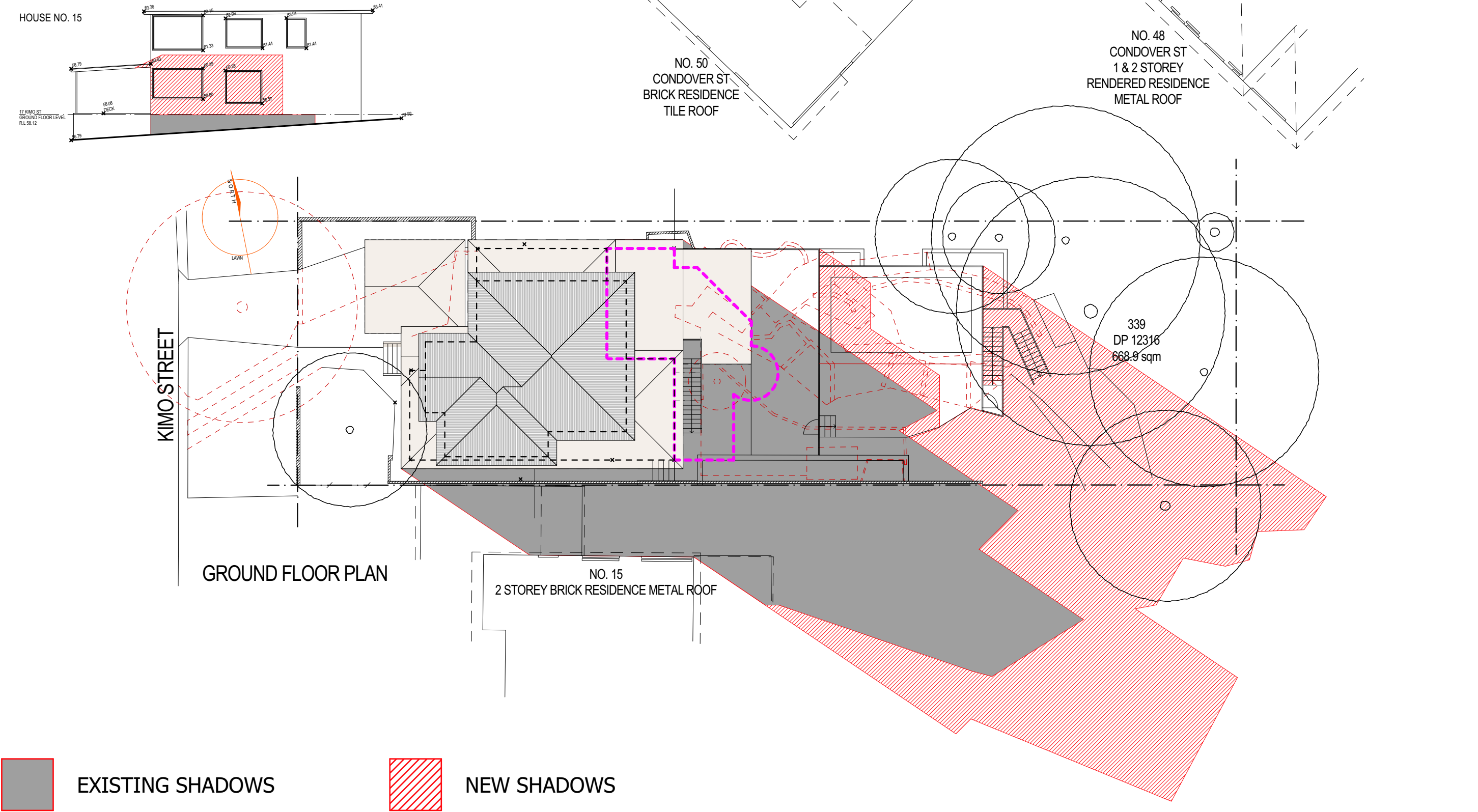




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PROJECT TITLE Site Analysis & Shadow Diagrams		DRAWING TITLE SITE ANALYSIS AND SHADOW DIAGRAMS			DRAWING NO. 9279 DA 1	ISSUE A				
17 KIMO ST, NORTH BALGOWLAH NSW 2093		DATE 16/01/20	SCALE 1:200	DRAWN GK	CHECKED CW		A	FOR COUNCIL	16/01/20	GK
					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

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