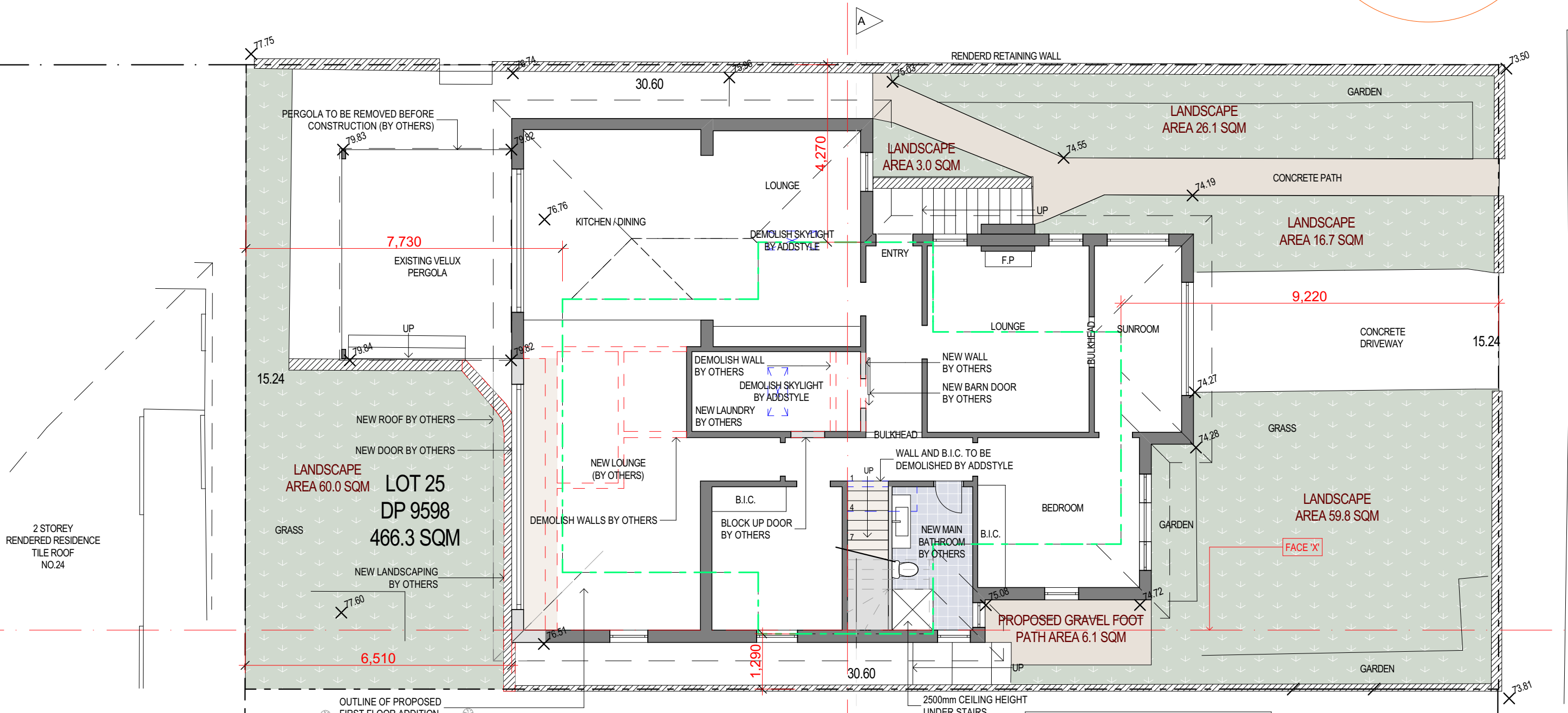
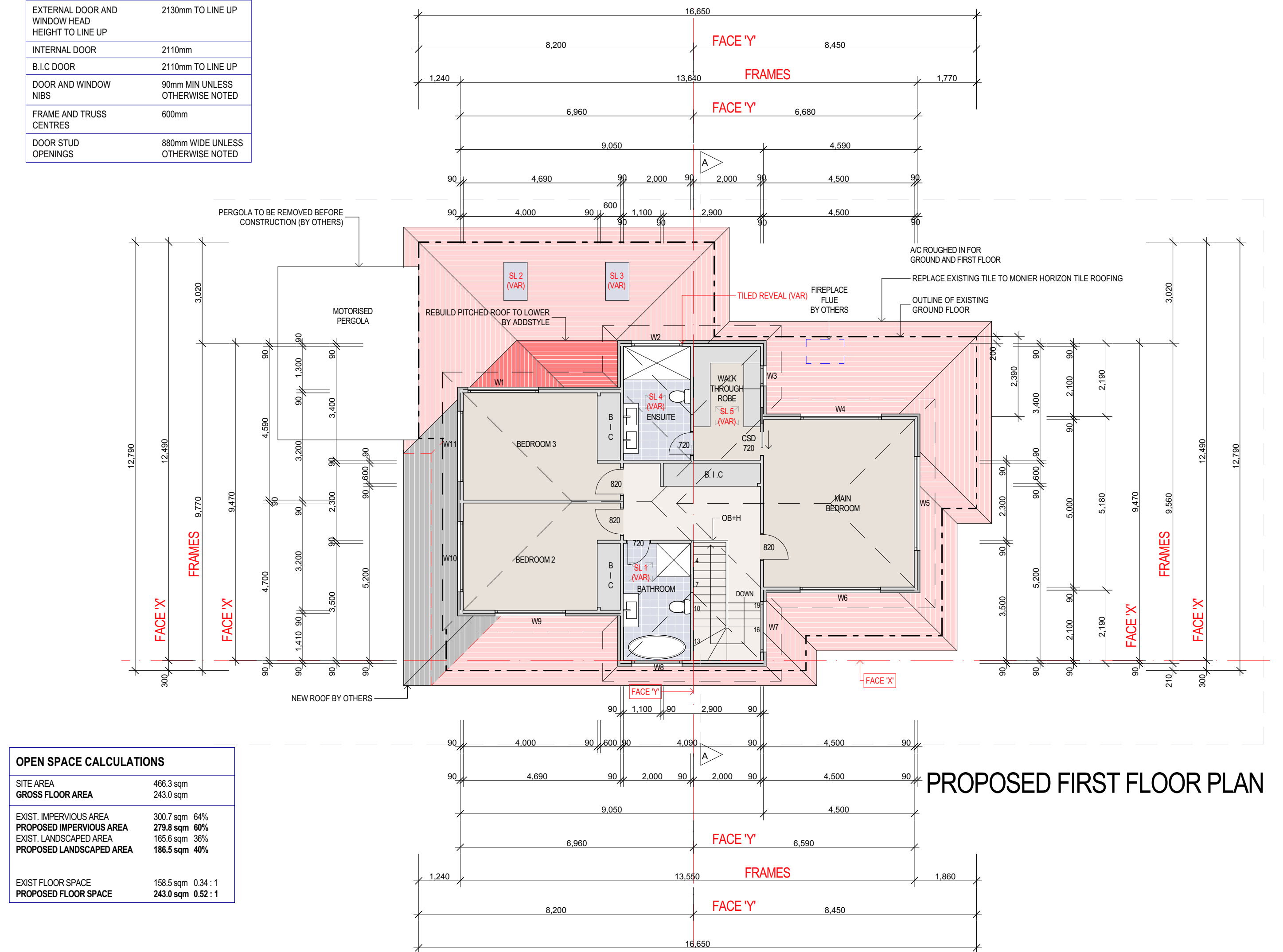


BASIS REQUIREMENTS	
40% NEW LIGHTING TO BE FLUORESCENT, COMPACT FLUORESCENT, OR LED.	
BATHROOM FIXTURES TO BE 3 STAR OR GREATER WATER RATING.	
SINGLE SKIN AUTOCLAVED AERATED CONCRETE (AAC) (AAC: 75mm) EXTERNAL WALL TO HAVE INSULATION OF R1.03 OR R1.70 INCLUDING CONSTRUCTION.	
SKYLIGHT SL1, SL2, SL3, SL4 AND SL5 TO HAVE U-VALUE NO GREATER THAN 6.21 AND SOLAR HEAT GAIN COEFFICIENT OF 0.808	
FLAT CEILING, PITCHED ROOF TO HAVE R0.45 OR GREATER, FOIL BACKED BLANKET (100mm).	
IMPROVED ALUMINIUM WINDOWS TO HAVE U-VALUE NO GREATER THAN 6.44 AND SHGC OF 0.75	
W1, W2, W4, W5, W6, W7, W8, AND W9 TO HAVE PYRO LOW-E GLASS WITH U-VALUE NO GREATER THAN 4.48 AND SHGC OF 0.46	



FRAMING NOTES.	
ROOF PITCH	NEW: 18° EXISTING 30° TO BE CHECKED
FRAME HEIGHT	2450mm
ROOFING	MONIER HORIZON TILE
EAVE OVERHANGS	530mm
EXTERNAL DOOR AND WINDOW HEAD HEIGHT TO LINE UP	2130mm TO LINE UP
INTERNAL DOOR	2110mm
B.I.C DOOR	2110mm TO LINE UP
DOOR AND WINDOW HIBS	90mm MIN UNLESS OTHERWISE NOTED
FRAME AND TRUSS CENTRES	600mm
DOOR STUD OPENINGS	880mm WIDE UNLESS OTHERWISE NOTED



OPEN SPACE CALCULATIONS	
SITE AREA	466.3 sqm
GROSS FLOOR AREA	243.0 sqm
EXIST. IMPERVIOUS AREA	300.7 sqm 64%
PROPOSED IMPERVIOUS AREA	279.8 sqm 60%
EXIST. LANDSCAPED AREA	165.6 sqm 36%
PROPOSED LANDSCAPED AREA	186.5 sqm 40%
EXIST FLOOR SPACE	158.5 sqm 0.34 : 1
PROPOSED FLOOR SPACE	243.0 sqm 0.52 : 1

MARETIMO STREET

TRUE NORTH

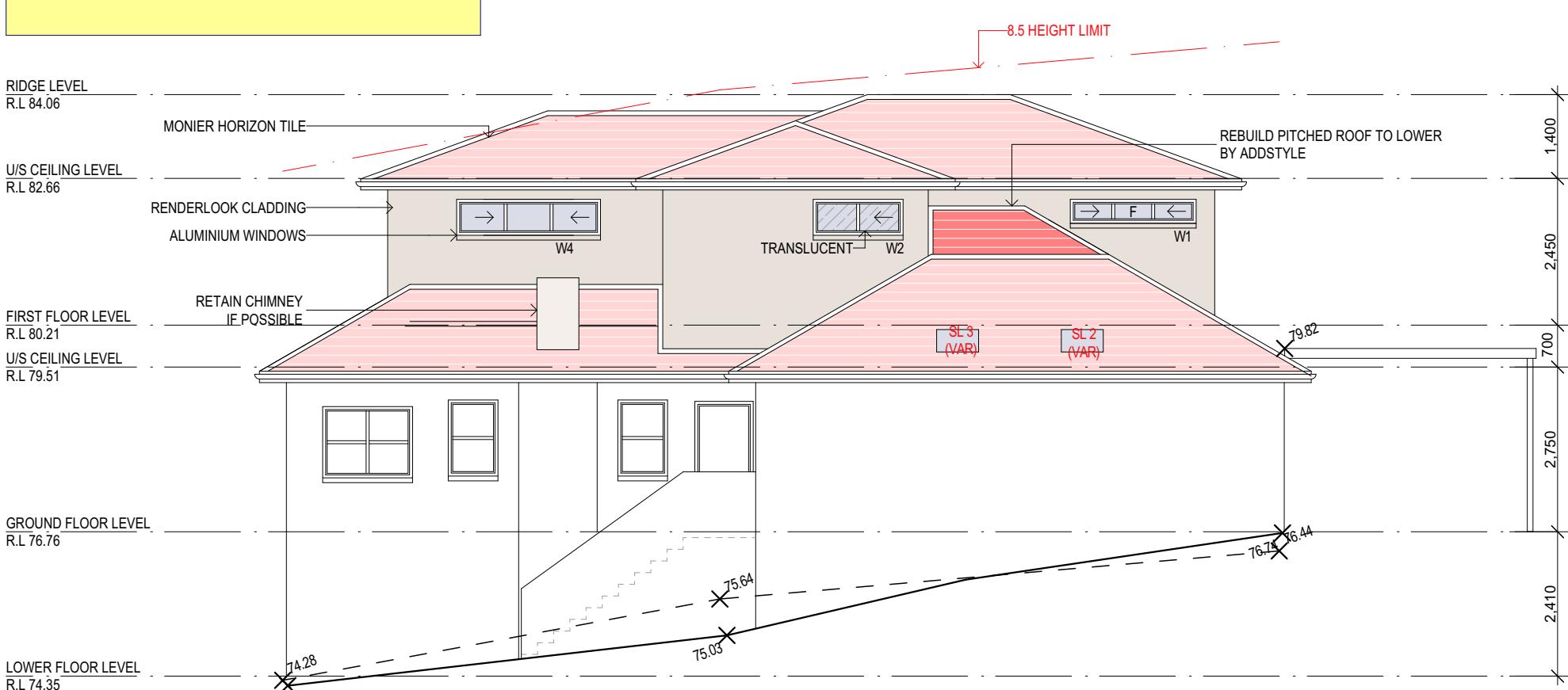
GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

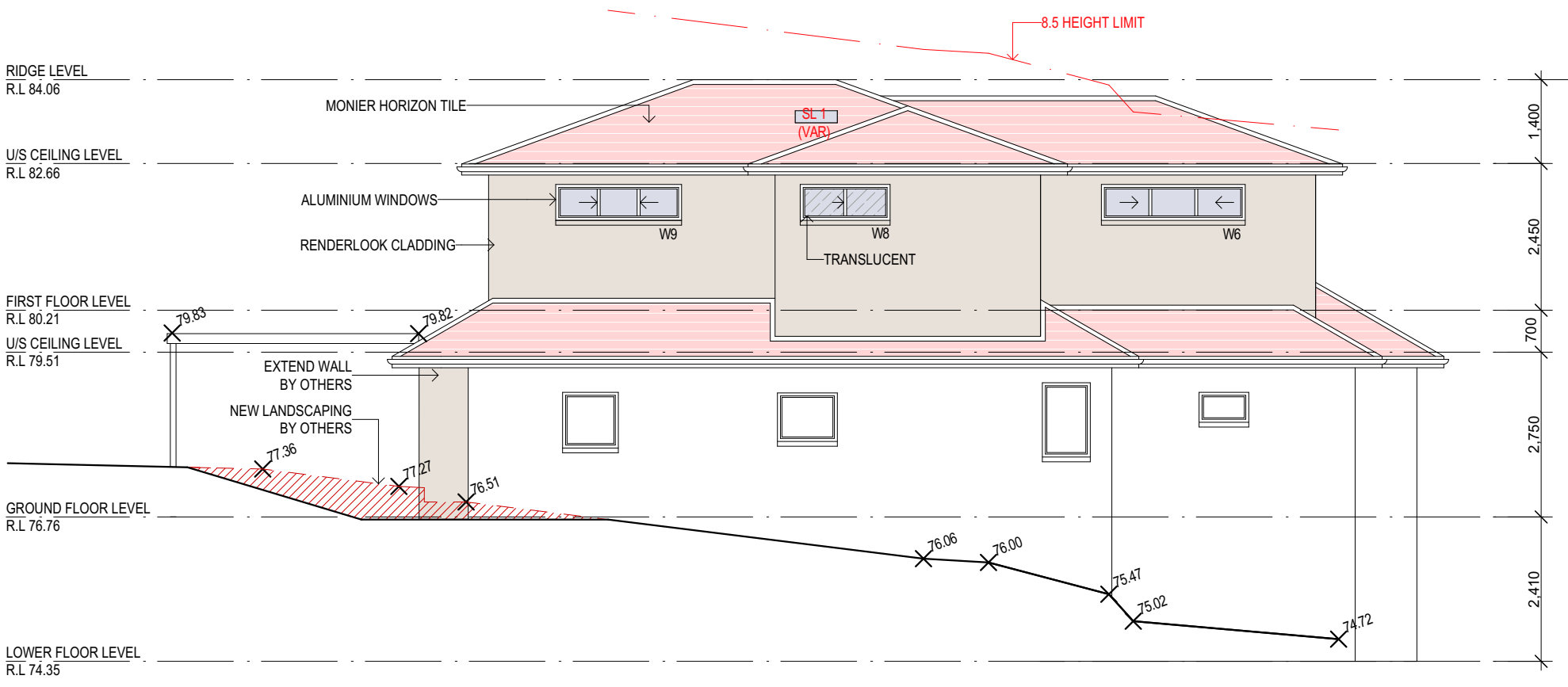
NORTH ELEVATION

SECTION A-A

VARIATIONS
- INSULCLAD IN LIEU OF WEATHERBOARD
- MONIER HORIZON TILE
- 3 X SKYLIGHTS
- DELETE BATH
- DOUBLE VANITY
- TILE REVEAL TO W2
- REBUILD PITCHED ROOF TO LOWER
- OVERALL DESIGN HAS BEEN CHANGED DUE TO COUNCIL
- DELETE W4A (AND RE NUMBERED OTHER WINDOWS ACCORDINGLY)



WEST ELEVATION



EAST ELEVATION

LOWER LEVEL PLAN

SOUTH ELEVATION



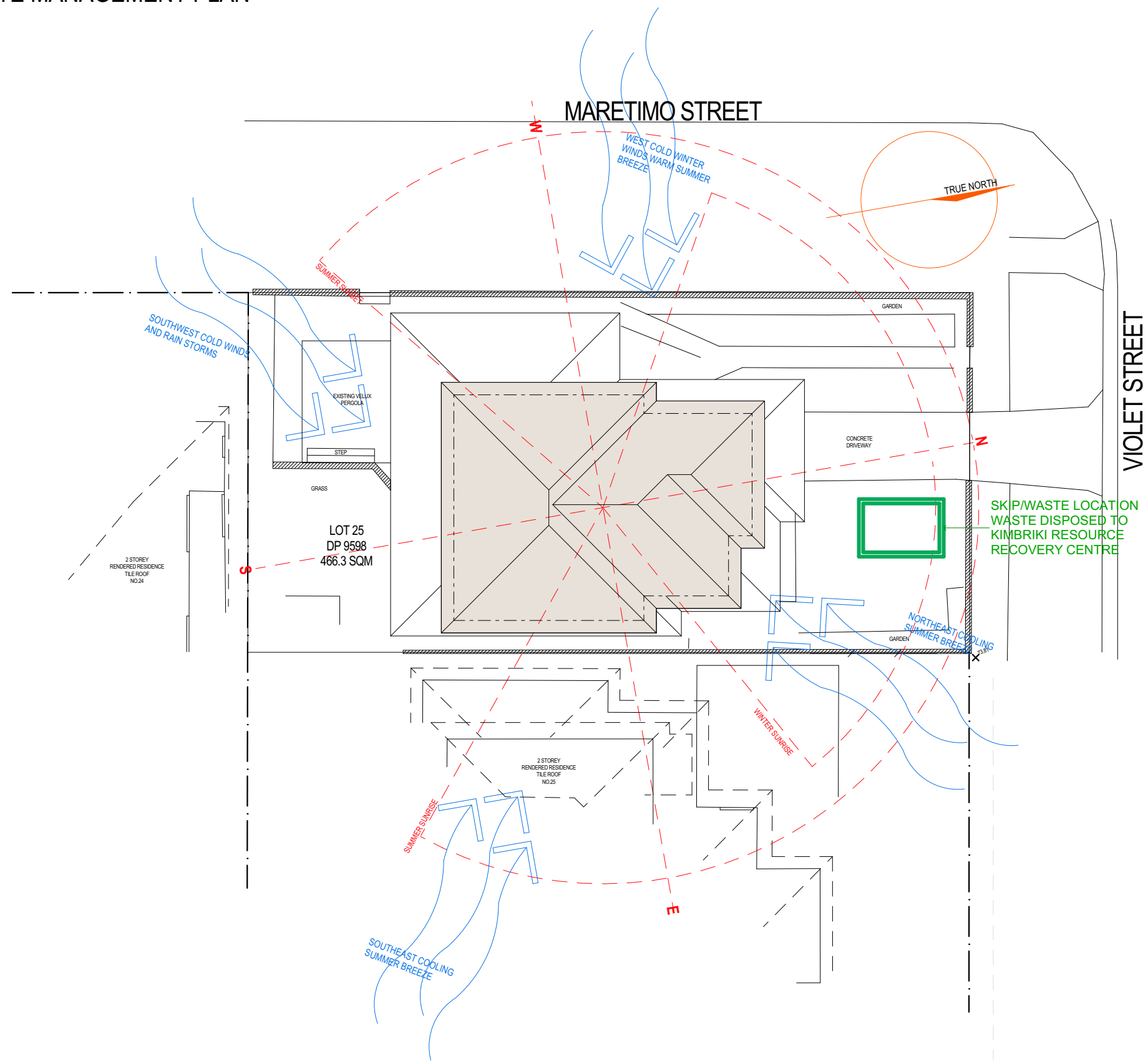
ARTIST'S IMPRESSION FOR ILLUSTRATION PURPOSES ONLY. NOT TO BE READ AS A WORKING DRAWING

LEGEND & GENERAL NOTES	
(VAR)	VARIATION
O.T.A	OWNER TO ADVISE BUILDER
90PP	90 x 90 PRIMED POST
S.L.	SKY LIGHT
SHW	SHOWER ENCLOSURE
V.	VANITY UNIT
W / C	TOILET SUITE (WATER CLOSET)
B.I.C	BUILT IN CUPBOARD
ST.	STORE
C.O.S	TO BE CHECKED ON SITE
OPT.#	OPTION
OB+H	OPEN BALUSTRADE AND HANDRAIL
DP	DOWNPIPE
DP&S	DOWNPIPE AND SPREADER
ALL DIMENSIONS ARE SUBJECT TO AMENDMENT AFTER A CHECK MEASURE ON SITE.	
SUBCONTRACTORS TO ENSURE THAT ALL CONSTRUCTION LEVELS MARKED ON PLAN TO BE STRICTLY COMPLYING WITH CC / CDC	
SUBCONTRACTORS TO CONFIRM DA LEVEL IS IN COMPLIANCE WITH PROJECT MANAGER BEFORE FINALISING FLOOR STRUCTURE	

JOB REVIEW 2		EMAIL DATE	00/00/00
JOB REVIEW 1		EMAIL DATE	16/05/2022
PROJECT TITLE:	Proposed Additions at: 27 Violet Street, Balgowlah NSW 2093		
SCALE:	1:100	DATE:	12/10/2022
DRAWN BY:	KK	CHECKED BY:	CW
TITLE:	PLANS, ELEVATIONS AND SECTIONS		
DRAWING NO.	1619 DA 1	ISSUE	E

	ADD-STYLE HOME ADDITIONS Upstairs Specialists	ADD-STYLE HOME ADDITIONS 5/19 CONDOMINE ST MANLY VALE 2093 PHONE: (02) 9907 8055 EMAIL: info@addstyle.com.au
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SITE ANALYSIS & WASTE MANAGEMENT PLAN



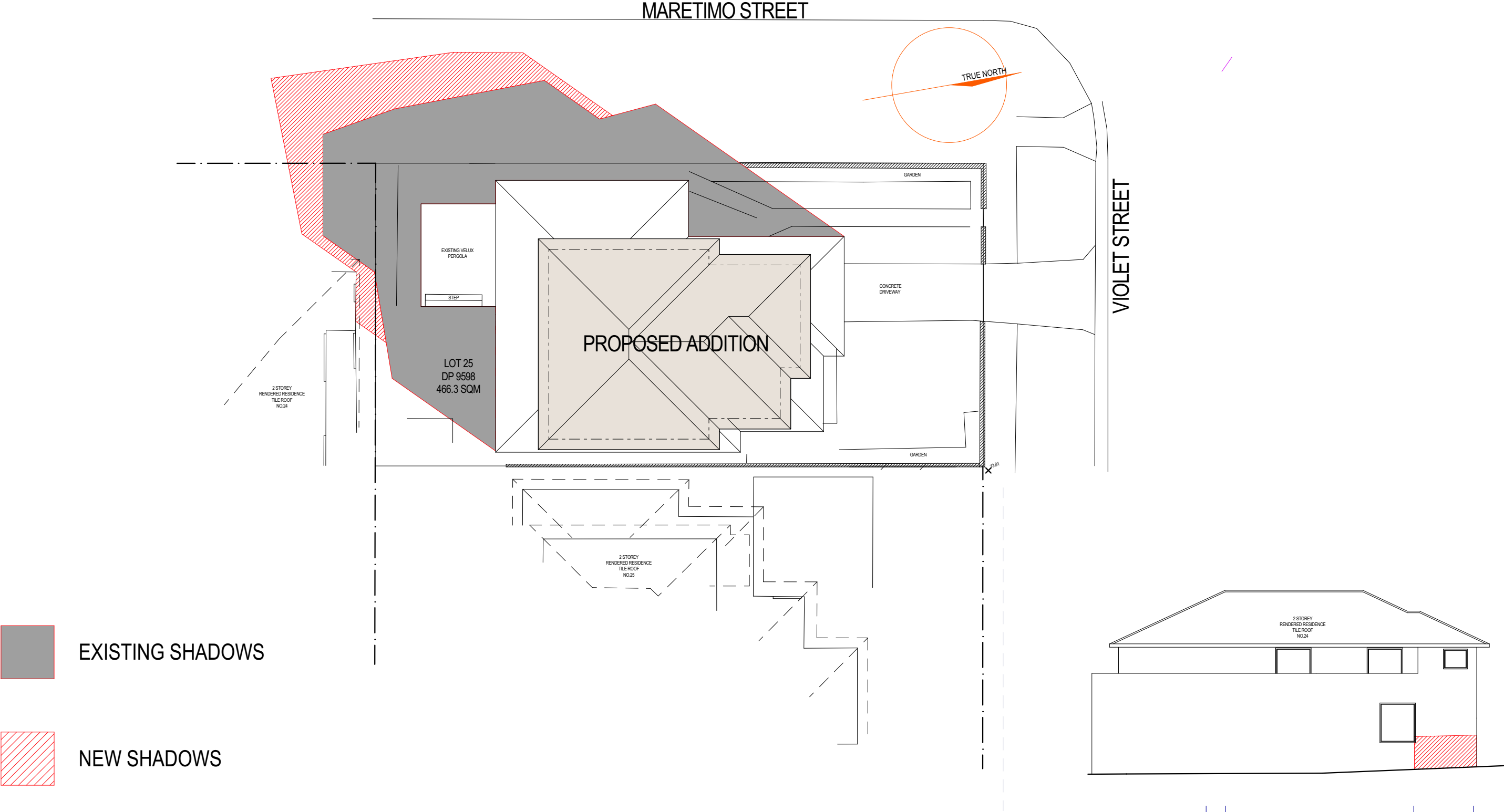


ADD-STYLE
HOME ADDITIONS
Upstairs Specialists

5/319 CONDOMINE ST MANLY VALE 2093 P: (02) 9907 9055 E: info@addstyle.com.au

Proposed Additions at: 27 Violet Street, Balgowlah NSW 2093	DRAWING TITLE	SITE ANALYSIS AND SHADOW DIAGRAMS		DRAWING NO.	ISSUE				
	DATE	10/06/2022		1619 DA 1/4	A				
	SCALE	DRAWN BY	CHECKED BY						
	1:200	KK	CW						
						A	For Council	2/6/2022	KK
	NO.						REVISION	DATE	BY

SHADOW DIAGRAM
JUNE 21st AT 9am



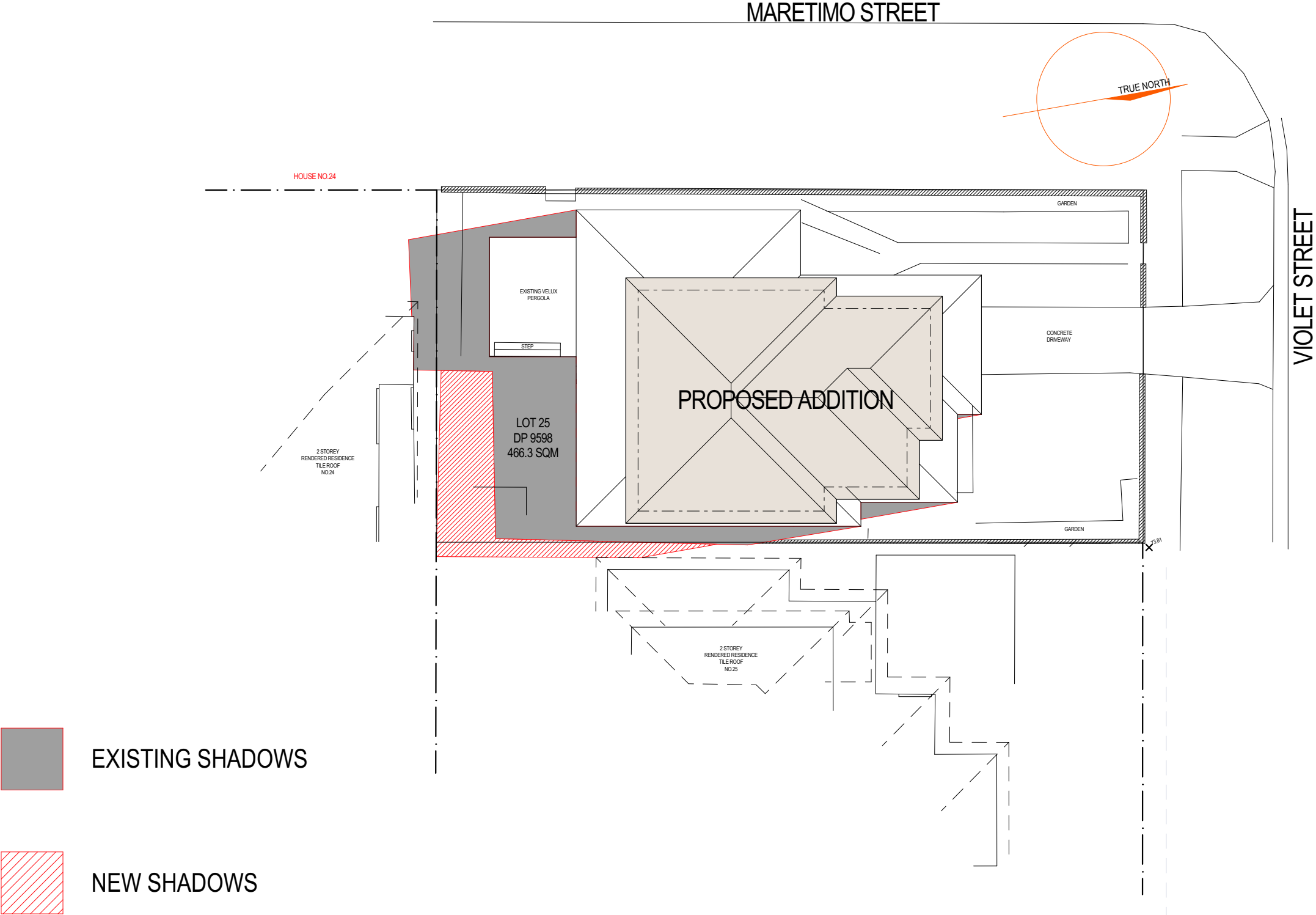


ADD-STYLE
HOME ADDITIONS
Upstairs Specialists

5/319 CONDOMINE ST MANLY VALE 2093 P: (02) 9907 9055 E: info@addstyle.com.au

Proposed Additions at: 27 Violet Street, Balgowlah NSW 2093	DRAWING TITLE	SITE ANALYSIS AND SHADOW DIAGRAMS		DRAWING NO.	ISSUE			
	DATE	10/06/2022		1619 DA 2/4	A			
	SCALE	DRAWN BY	CHECKED BY					
	1:200	KK	CW					
		NO.	REVISION				DATE	BY

SHADOW DIAGRAM
JUNE 21st AT 12pm



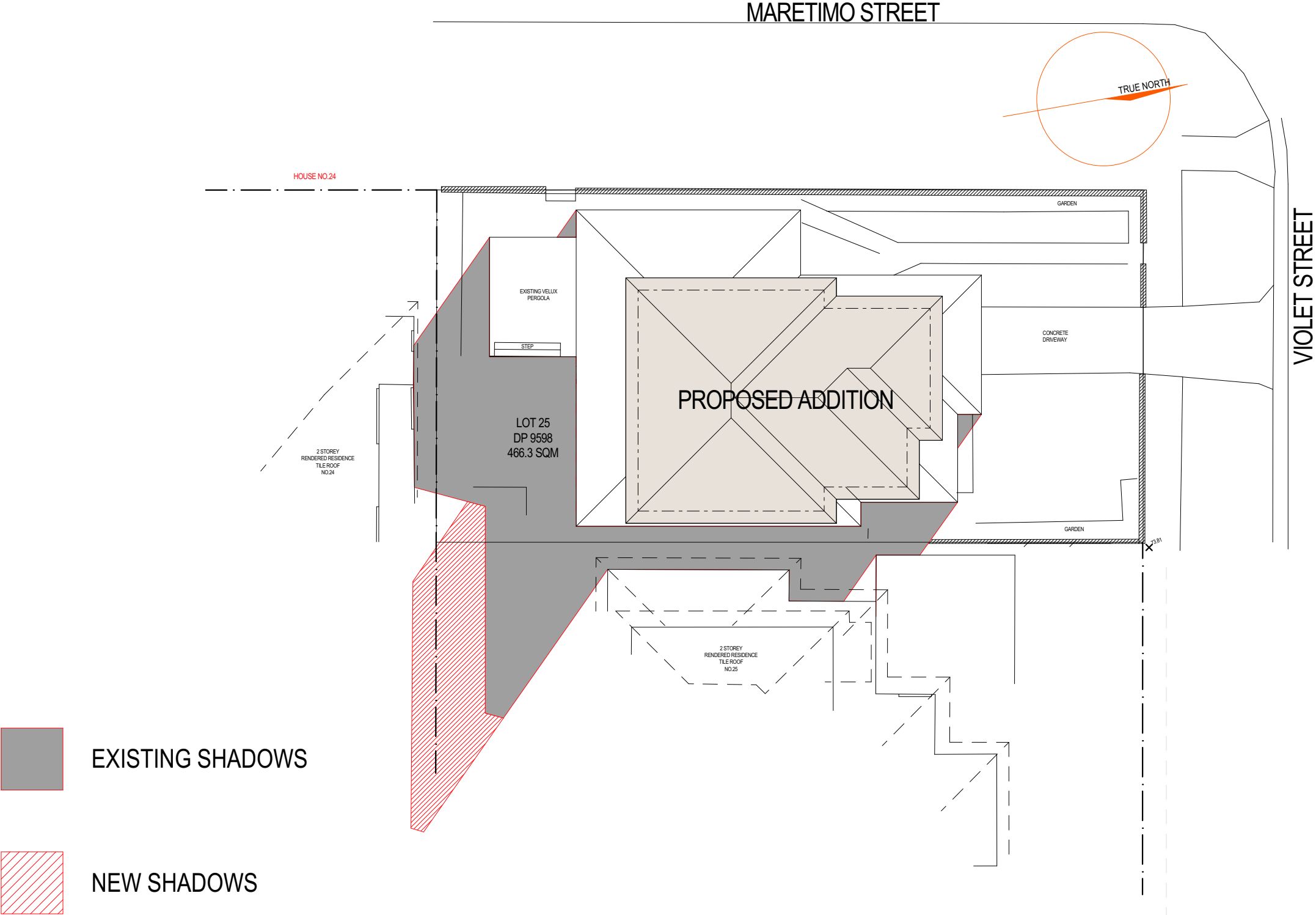


ADD-STYLE
HOME ADDITIONS
Upstairs Specialists

5/319 CONDOMINE ST MANLY VALE 2093 P: (02) 9907 9055 E: info@addstyle.com.au

Proposed Additions at: 27 Violet Street, Balgowlah NSW 2093		DRAWING TITLE SITE ANALYSIS AND SHADOW DIAGRAMS	DRAWING NO. 1619 DA 3/4	ISSUE A		
DATE 10/06/2022	SCALE 1:200	DRAWN BY KK	CHECKED BY CW			
					A For Council	2/6/2022 KK
					NO. REVISION	DATE BY

SHADOW DIAGRAM
JUNE 21st AT 3pm





ADD-STYLE
HOME ADDITIONS
Upstairs Specialists

5/319 CONDOMINE ST MANLY VALE 2093 P: (02) 9907 9055 E: info@addstyle.com.au

Proposed Additions at: 27 Violet Street, Balgowlah NSW 2093		DRAWING TITLE SITE ANALYSIS AND SHADOW DIAGRAMS	DRAWING NO. 1619 DA 4/4	ISSUE A		
DATE 10/06/2022	SCALE 1:200	DRAWN BY KK	CHECKED BY CW			
					A For Council	2/6/2022 KK
					NO. REVISION	DATE BY