

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 AND SL3 TO HAVE U-VALUE NO GREATER THAN 6.21 AND SOLAR HEAT GAIN COEFFICIENT OF 0.808

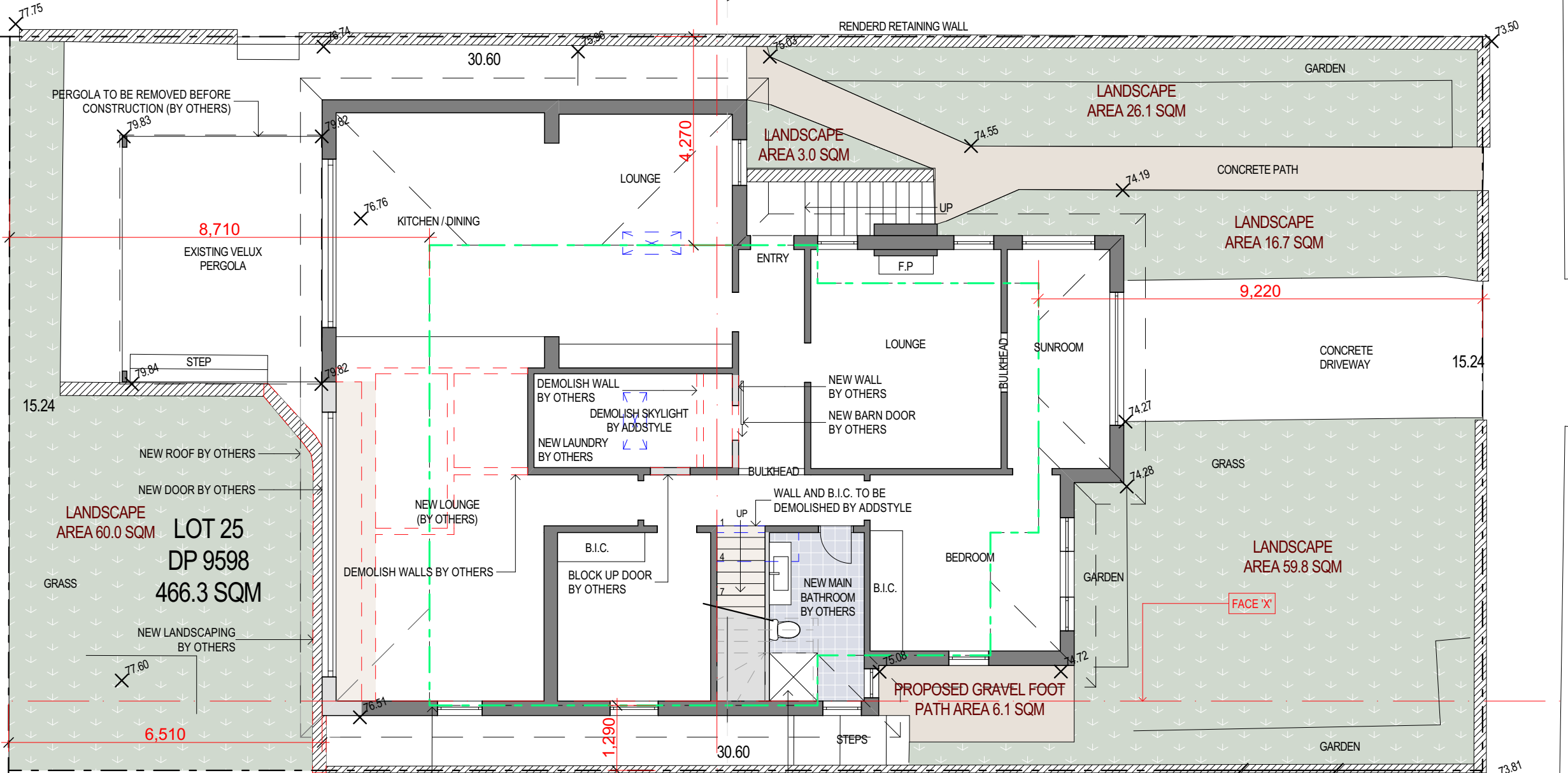
FLAT CEILING, PITCHED ROOF TO HAVE R0.45 OR GREATER, FOIL BACKED BLANKET (100mm).

IMPROVED ALUMINIUM WINDOWS TO HAVE U-VALUE NO GREATER THAN 6.44 AND SHGC OF 0.75

W1, W2, W4, W4A, 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.

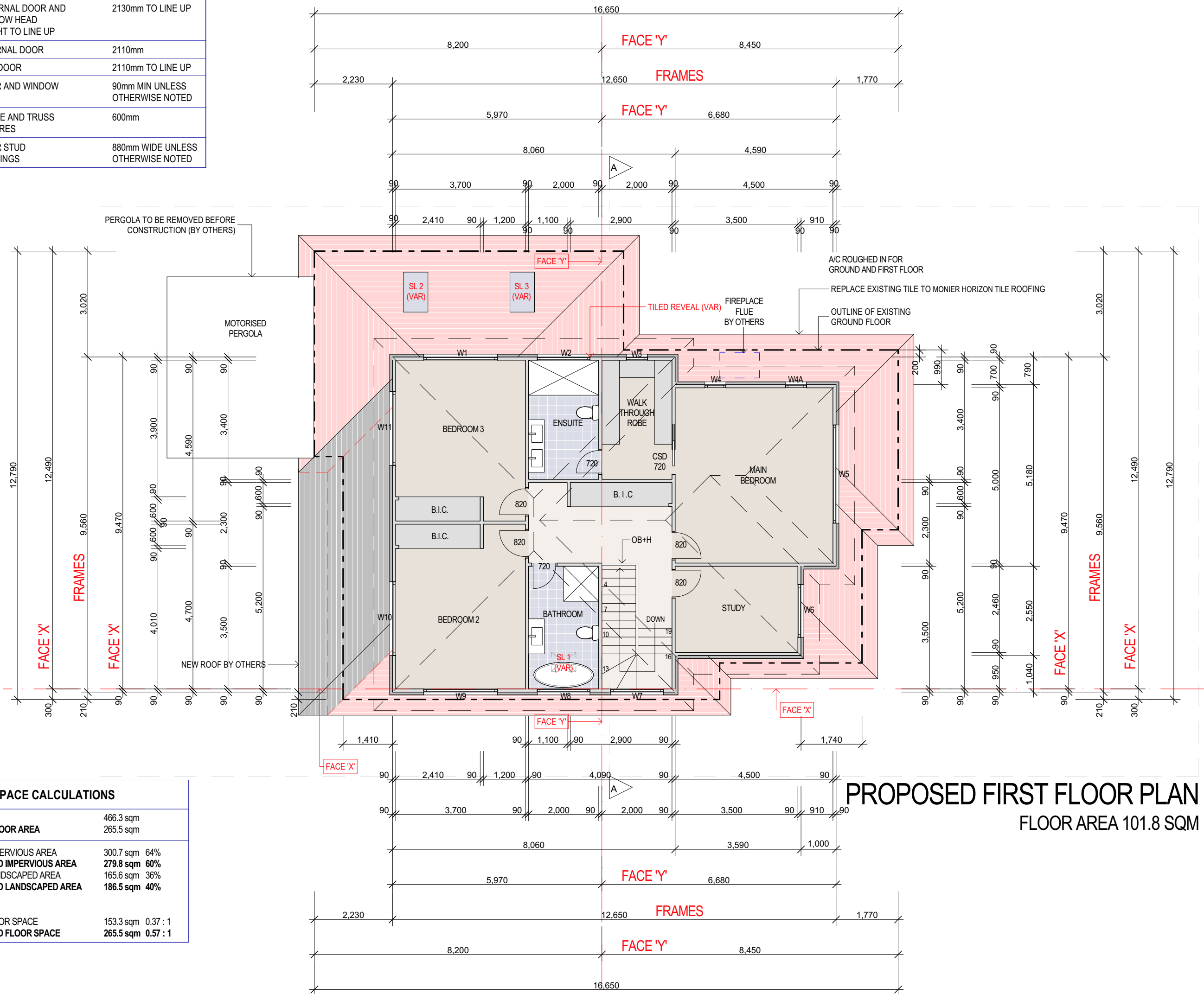
MARETIMO STREET

TRUE NORTH



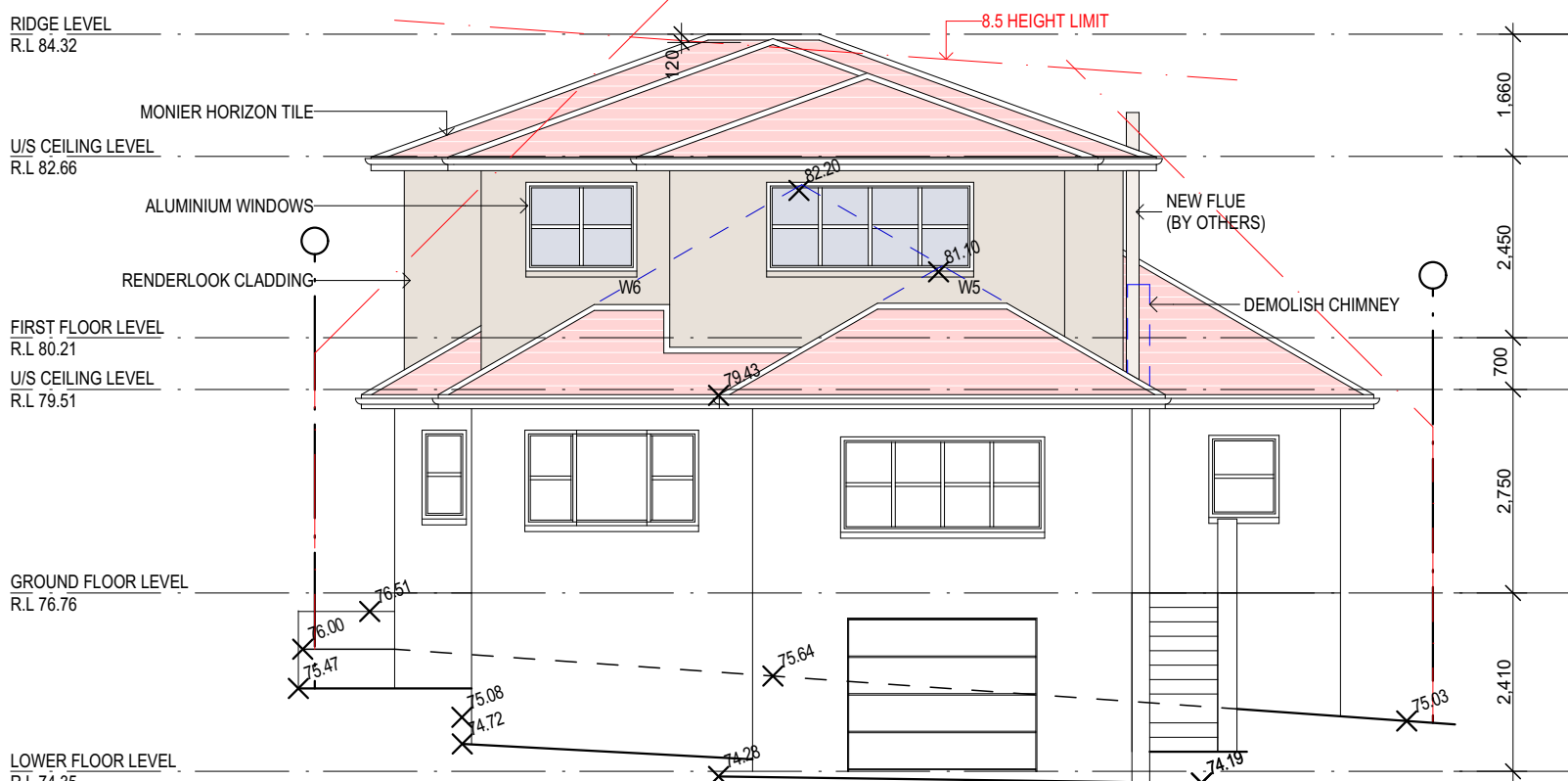
GROUND FLOOR PLAN
FLOOR AREA 153.3 SQM

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 NBS	90mm MIN UNLESS OTHERWISE NOTED
FRAME AND TRUSS CENTRES	600mm
DOOR STUD OPENINGS	880mm WIDE UNLESS OTHERWISE NOTED

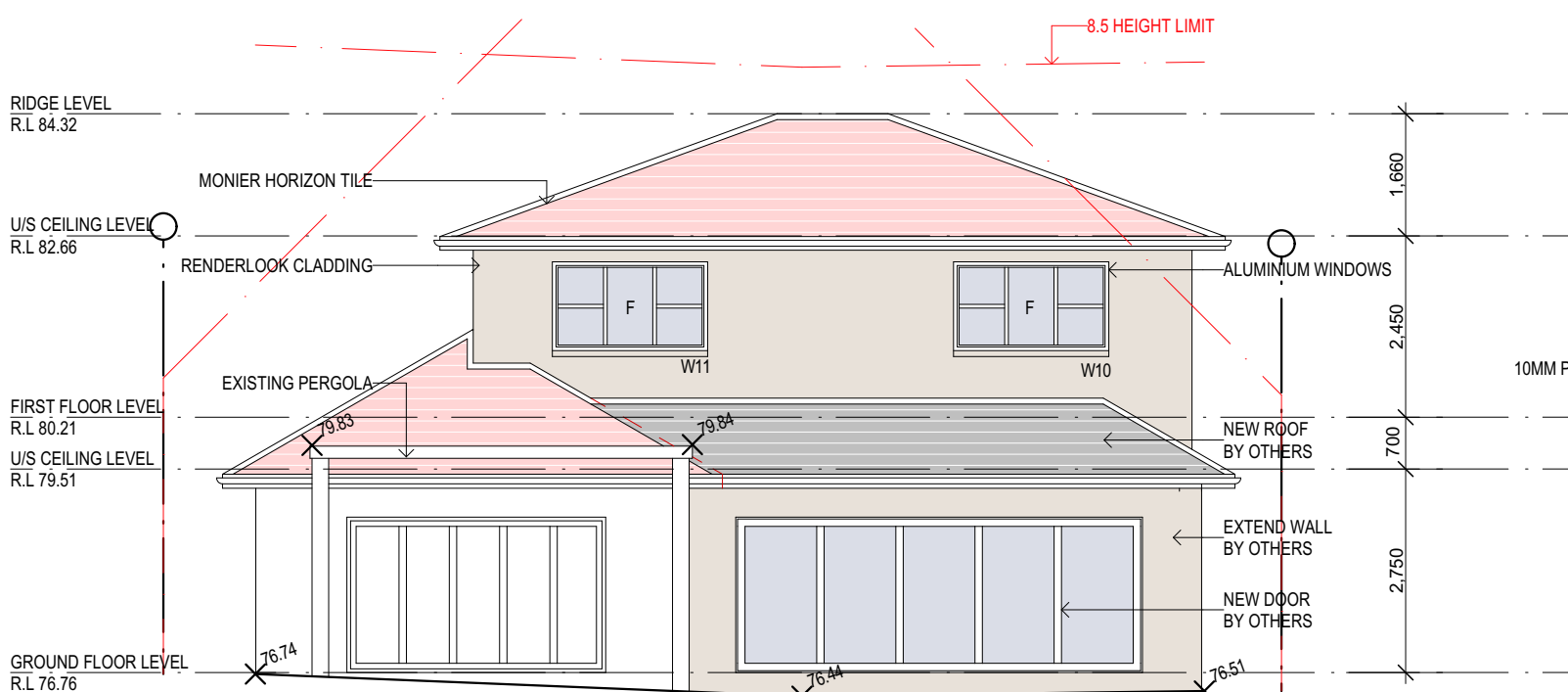


PROPOSED FIRST FLOOR PLAN
FLOOR AREA 101.8 SQM

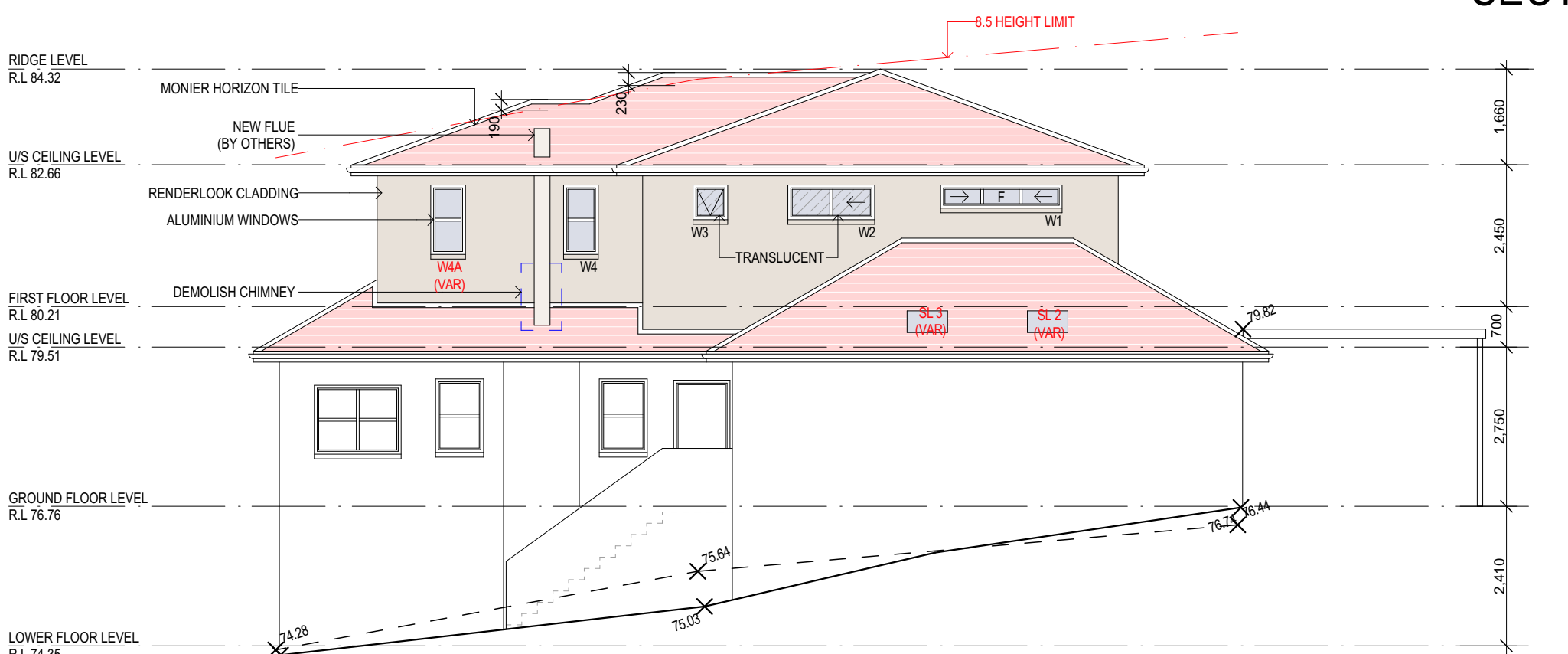
OPEN SPACE CALCULATIONS	
SITE AREA	466.3 sqm
GROSS FLOOR AREA	265.5 sqm
EXIST. IMPERVIOUS AREA	300.7 sqm 64%
PROPOSED IMPERVIOUS AREA	279.8 sqm 60%
EXIST. LANDSCAPED AREA	165.6 sqm 36%
PROPOSED LANDSCAPED AREA	186.5 sqm 40%
EXIST FLOOR SPACE	153.3 sqm 0.37 : 1
PROPOSED FLOOR SPACE	265.5 sqm 0.97 : 1



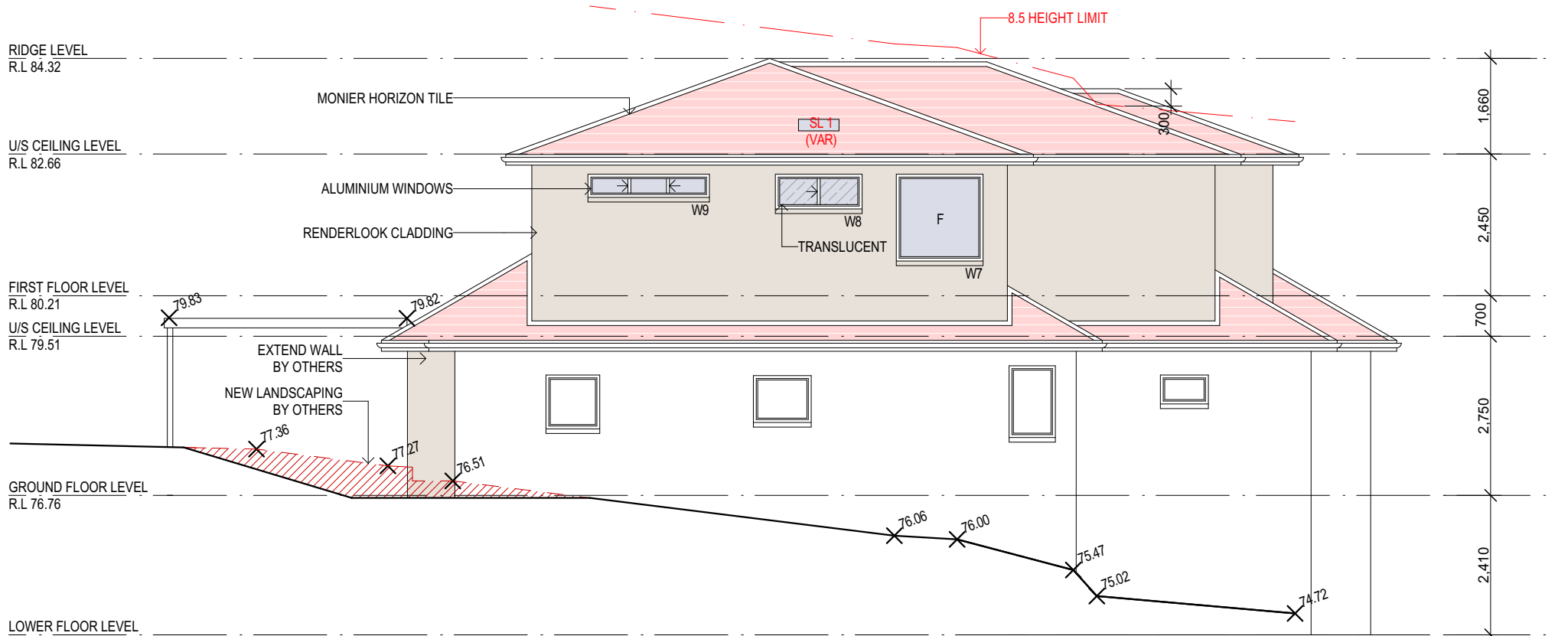
NORTH ELEVATION



SOUTH ELEVATION

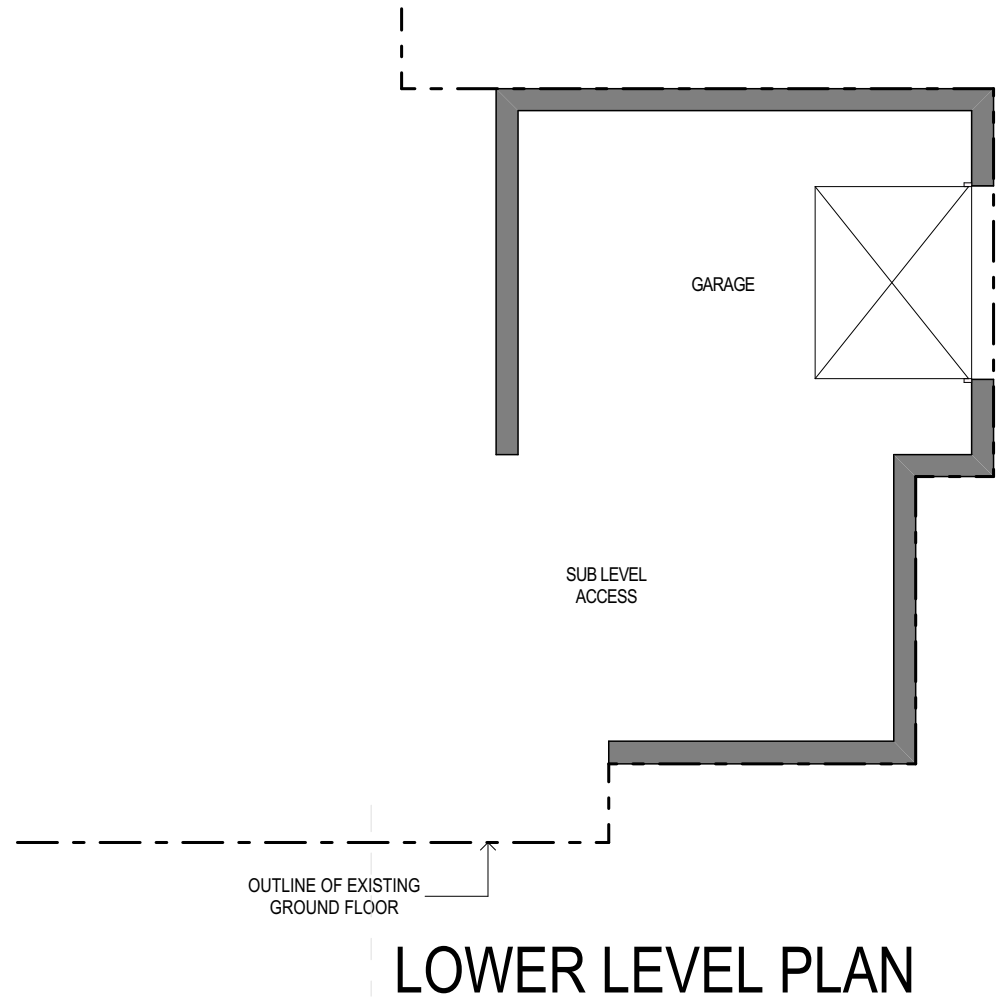


WEST ELEVATION

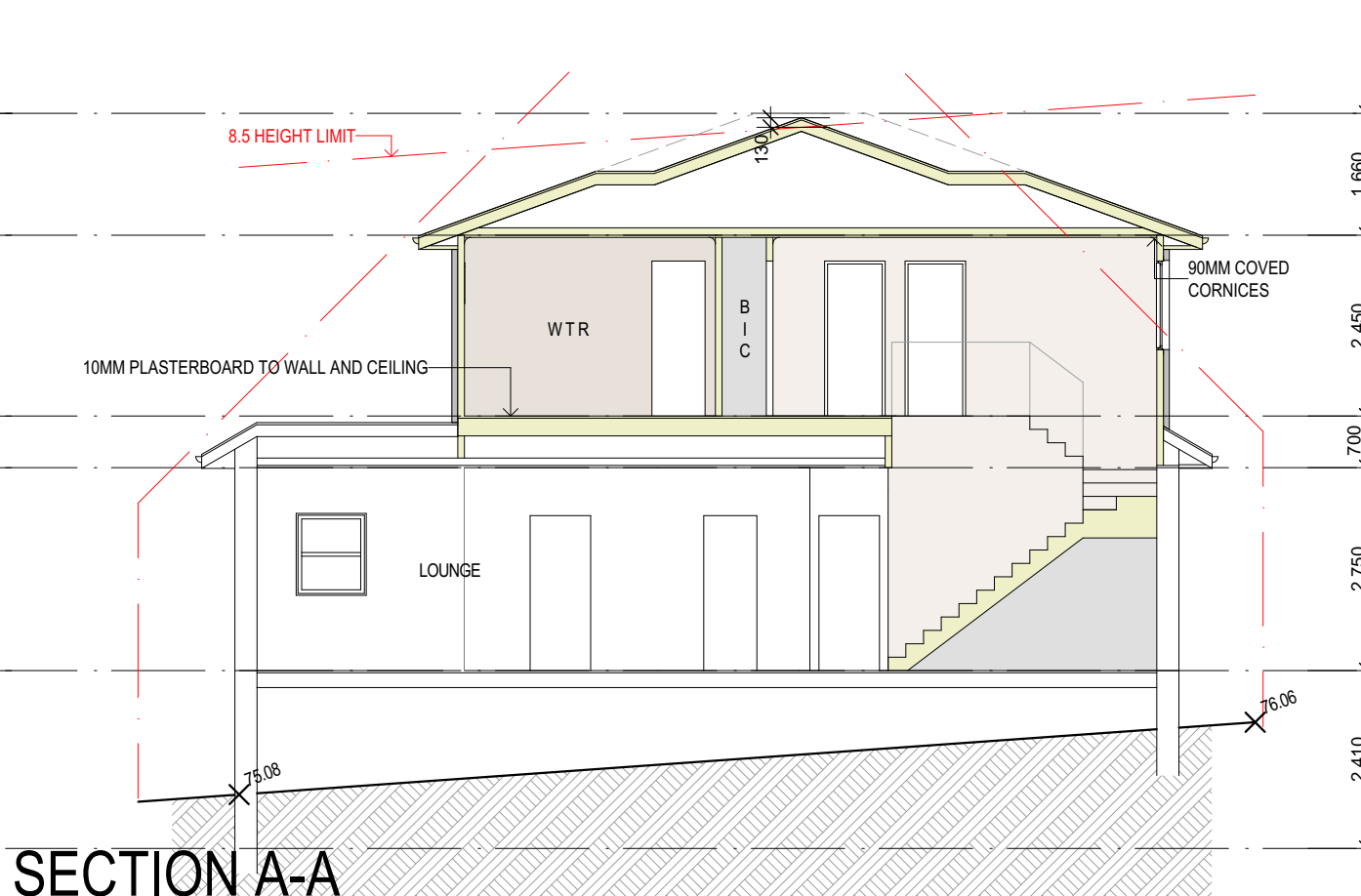


EAST ELEVATION

VARIATIONS	
-	INSULCLAD IN LIEU OF WEATHERBOARD
-	MONIER HORIZON TILE
-	3 X SKYLIGHTS
-	DELETE BATH
-	DOUBLE VANITY
-	ADD W4A
-	TILE REVEAL TO W2



LOWER LEVEL PLAN



SECTION A-A



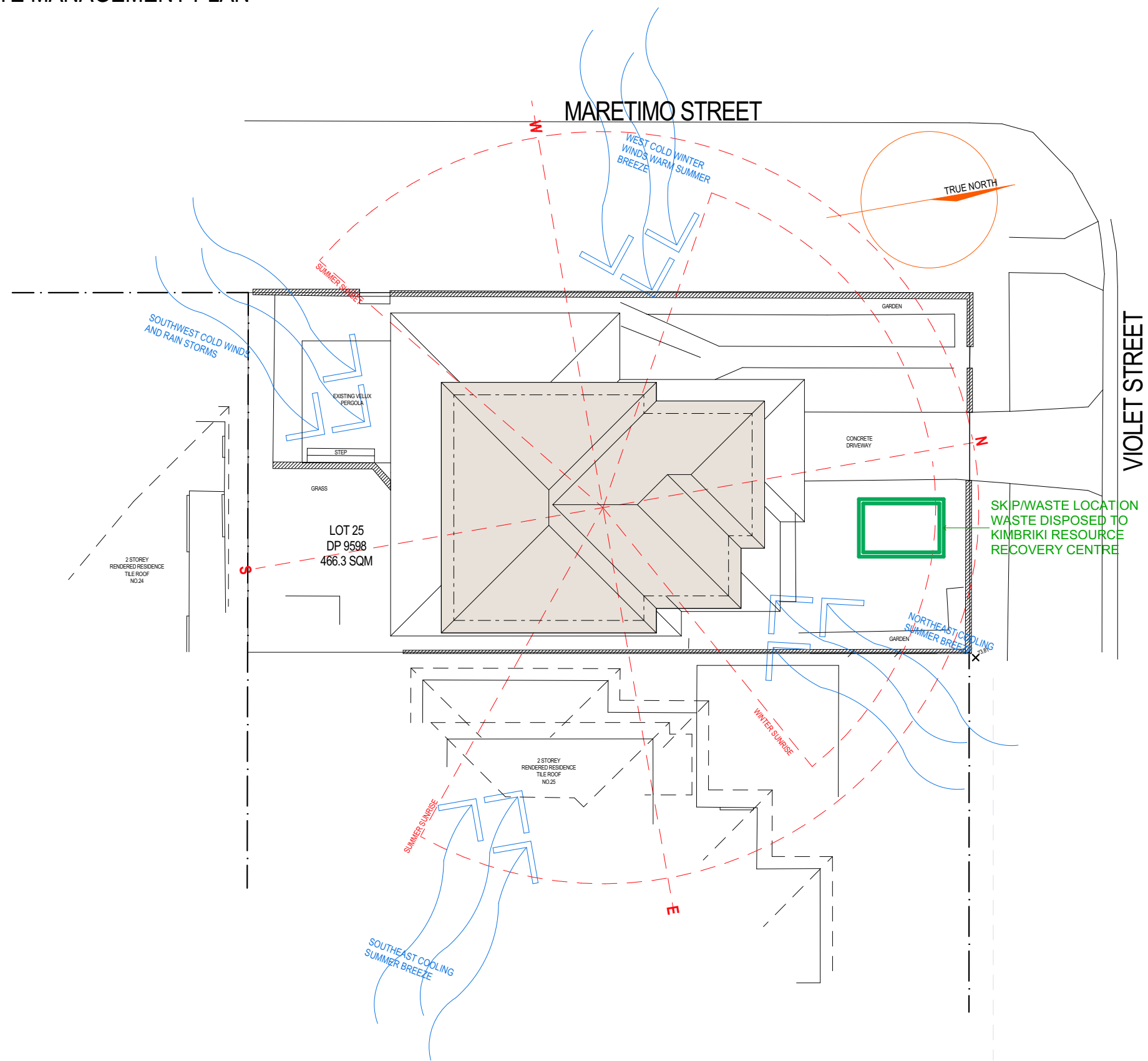
ARTIST'S IMPRESSION
FOR ILLUSTRATION PURPOSES ONLY.
NOT TO BE READ AS A WORKING DRAWING

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	DOWNSPIPE
DP&S	DOWNSPIPE 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		

D	For Council Amended FSR	30/8/2022	KK
C	For Council	10/6/2022	KK
B	For Plan Meeting	16/5/2022	KK
A	For review	5/5/2022	KK
NO.	REVISION	DATE	BY
SCALE: 1:100 DATE: 30/08/2022			
DRAWN BY: KK CHECKED BY: CW			
TITLE: PLANS, ELEVATIONS AND SECTIONS			
DRAWING NO. 1619 DA 1 ISSUE D			

SITE ANALYSIS & WASTE MANAGEMENT PLAN



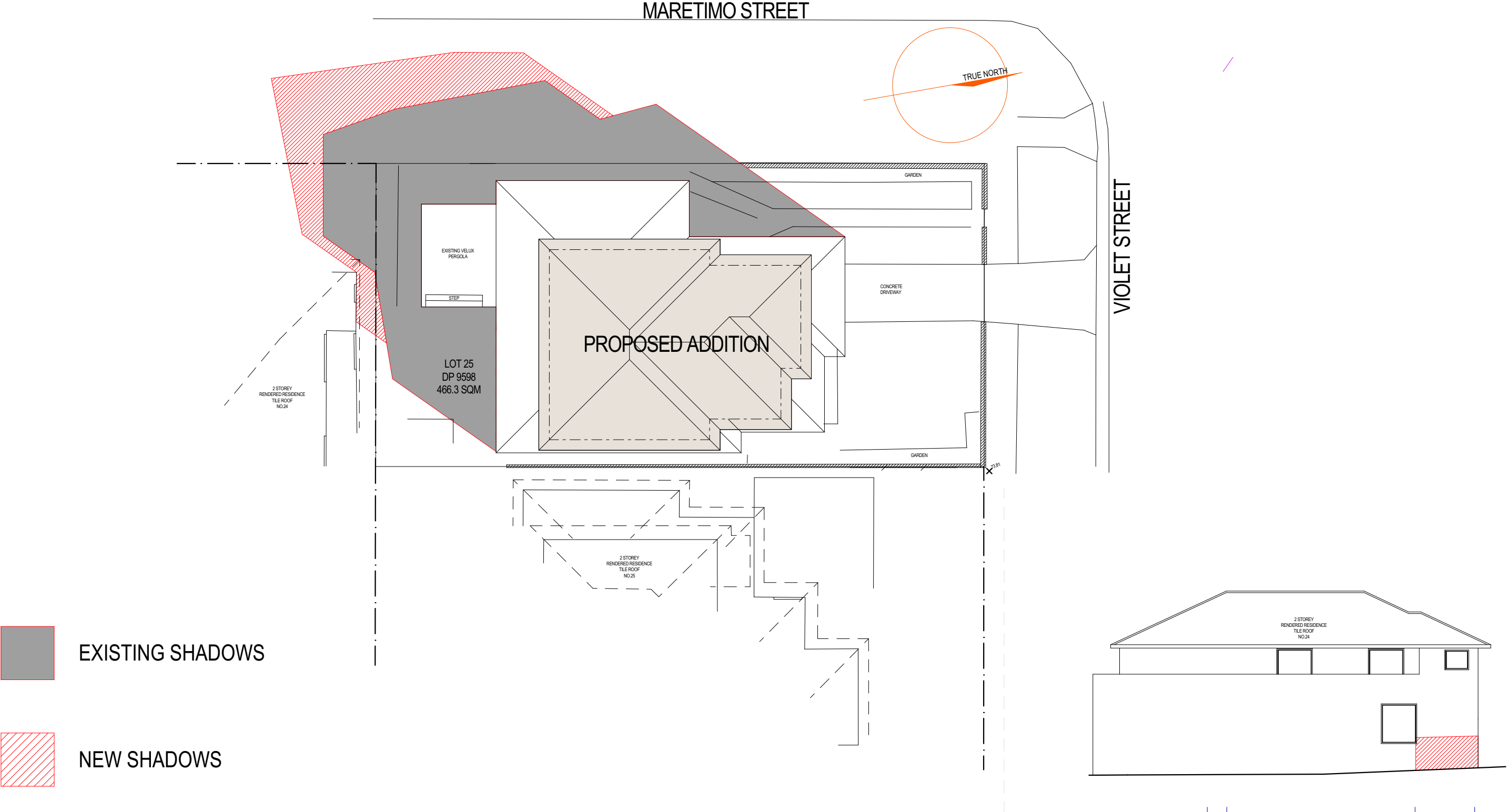


ADD-STYLE
HOME ADDITIONS
Upstairs Specialists

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



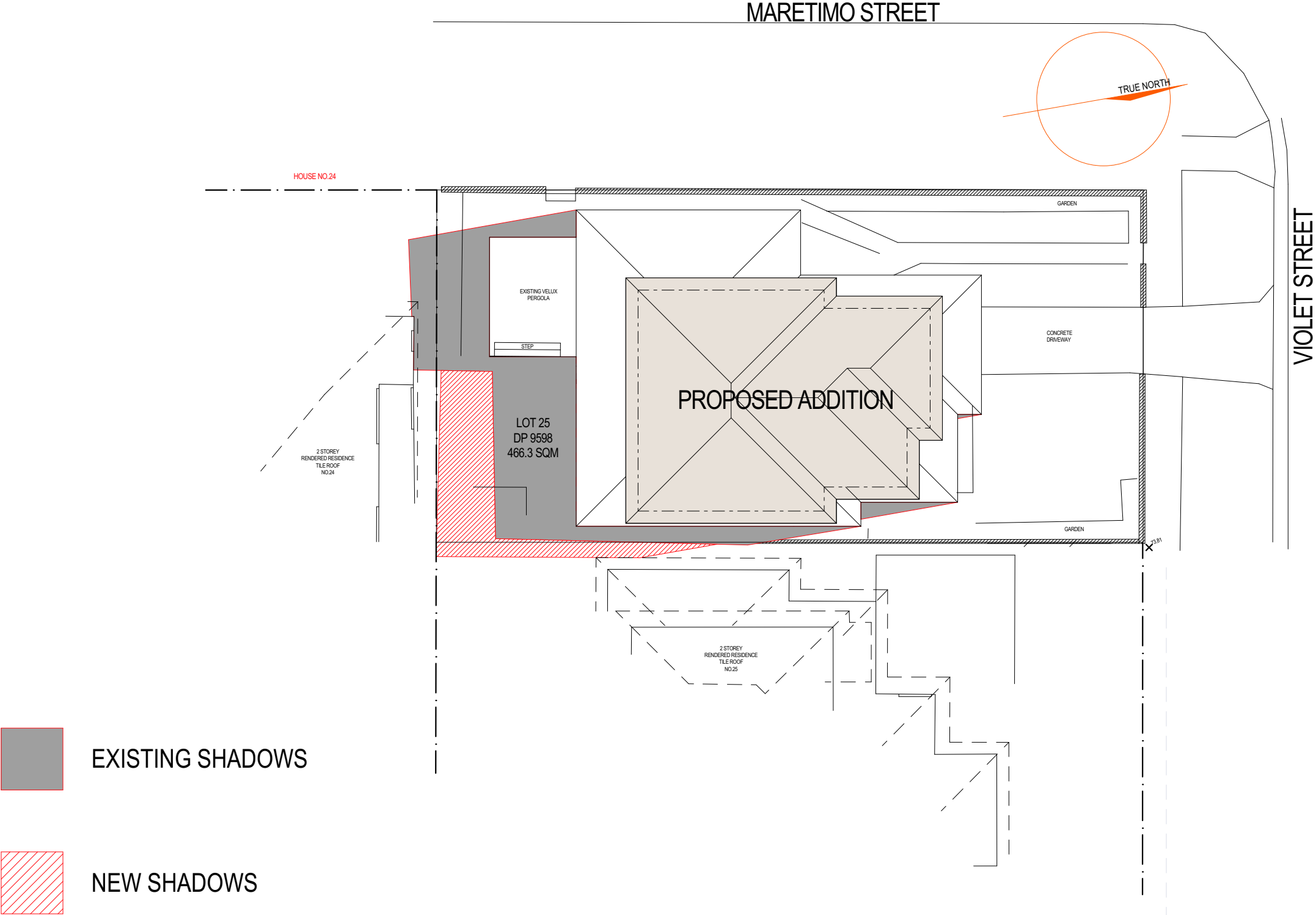


ADD-STYLE
HOME ADDITIONS
Upstairs Specialists

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			A	For Council	2/6/2022	KK
	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

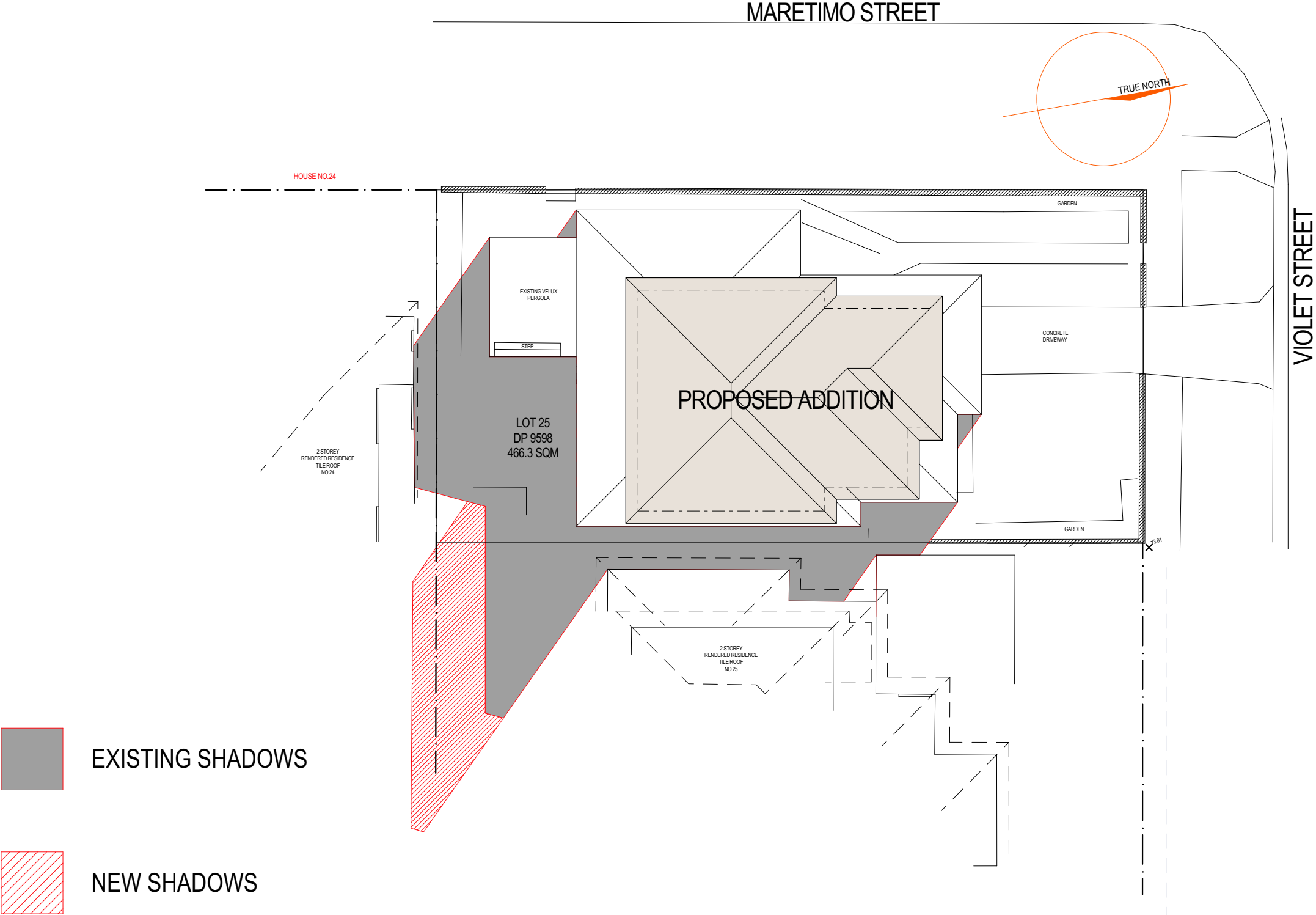
Proposed Additions at:
27 Violet Street, Balgowlah NSW 2093

DRAWING TITLE	SITE ANALYSIS AND SHADOW DIAGRAMS	
DATE	10/06/2022	
SCALE	DRAWN BY	CHECKED BY
1:200	KK	CW

DRAWING NO.	ISSUE
1619 DA 3/4	A

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.	ISSUE			
	DATE	10/06/2022		1619 DA 4/4	A			
	SCALE	DRAWN BY	CHECKED BY					
	1:200	KK	CW	A		For Council	2/6/2022	KK
	NO.	REVISION		DATE		BY		