

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

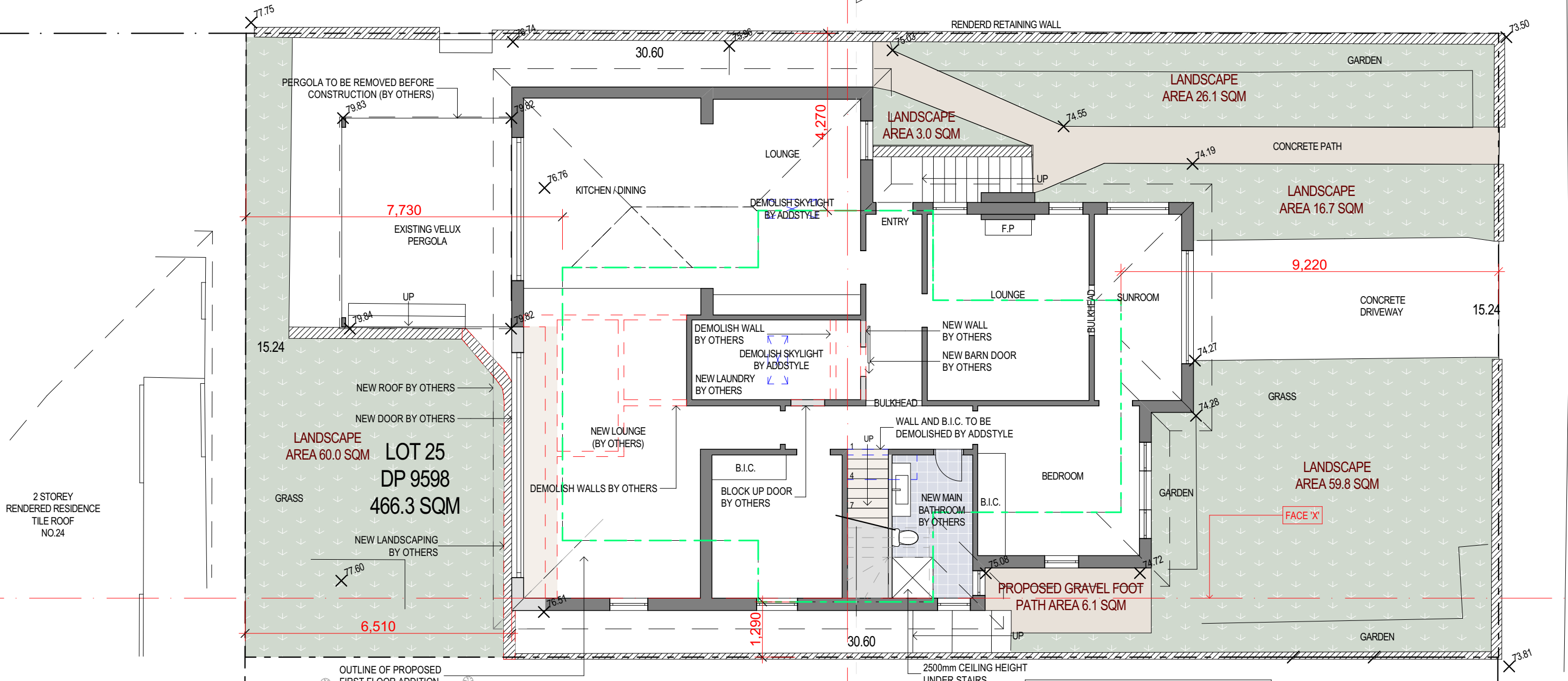
FLAT CEILING, PITCHED ROOF TO HAVE R0.45 OR GREATER, FOIL BACKED BLANKET (100mm).

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

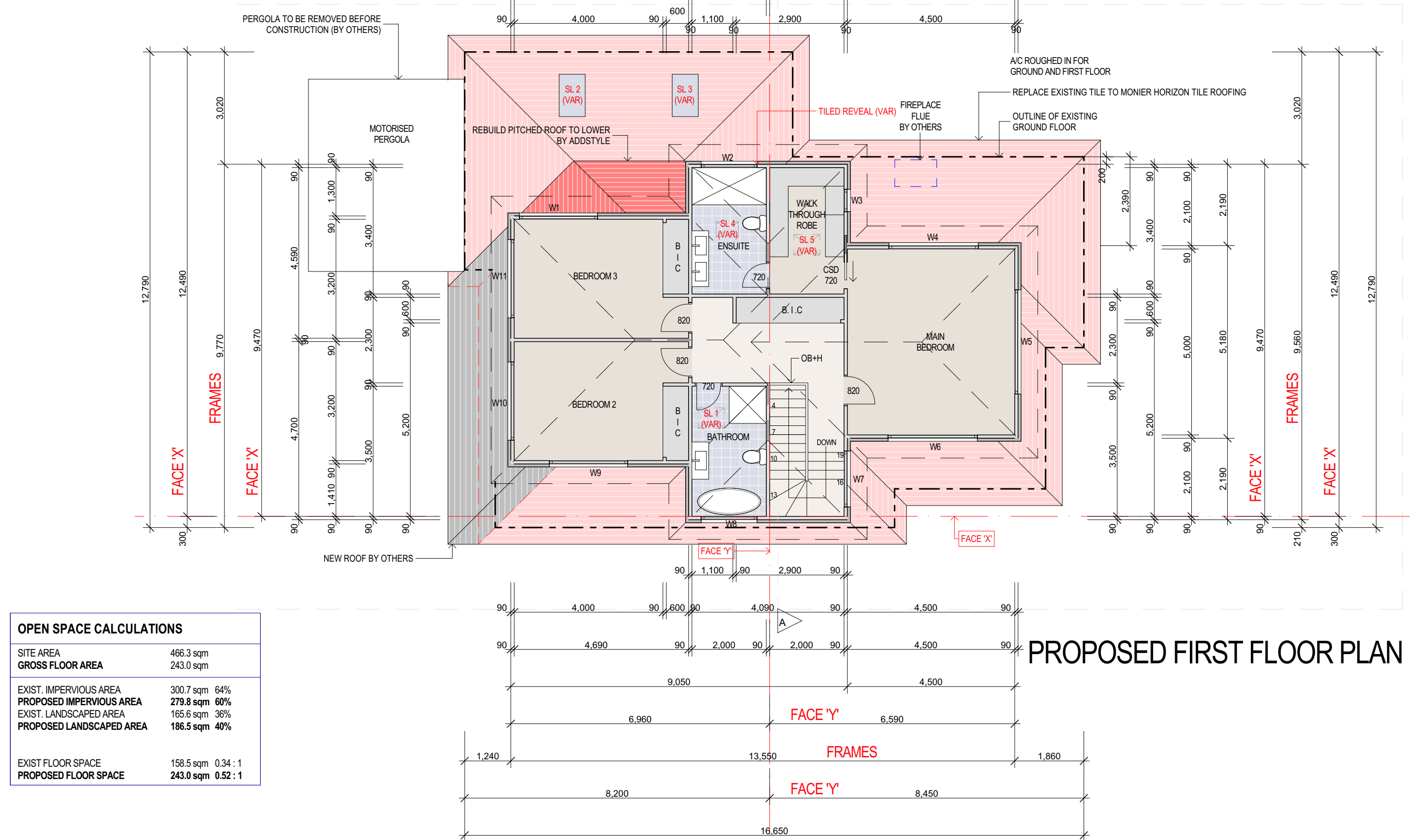
MARETIMO STREET

TRUE NORTH



GROUND FLOOR PLAN

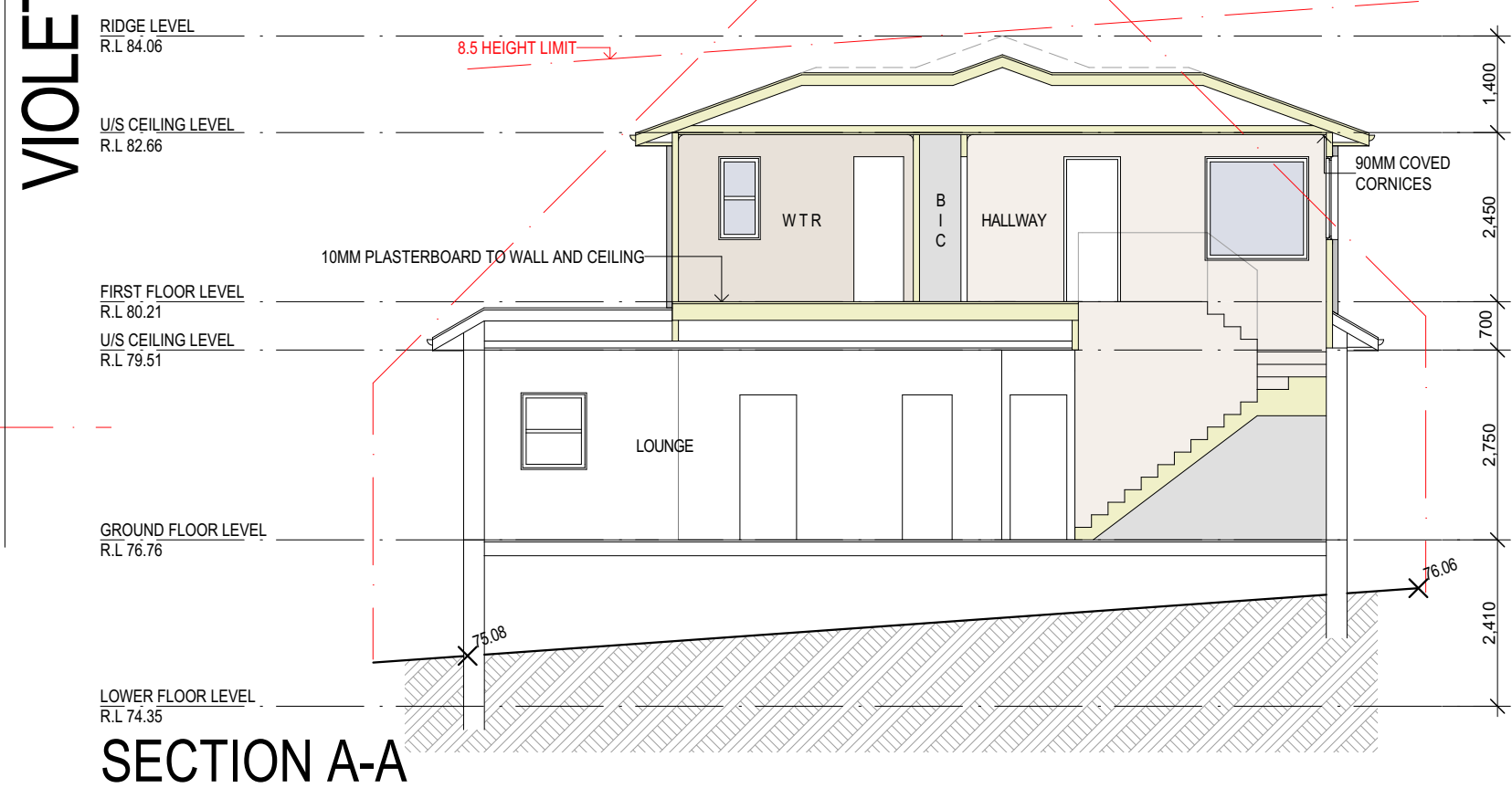
FRAMING NOTES.	
ROOF PITCH	NEW: 18° EXISTING 30° TO BE CHECKED
FRAME HEIGHT	2450mm
ROOFING	MONIER HORIZON TILE
EAVE OVERHANGS	530mm
EXTERNAL DOOR AND WINDOW HEAD HEIGHT TO LINE UP	2130mm TO LINE UP
INTERNAL DOOR	2110mm
B.I.C DOOR	2110mm TO LINE UP
DOOR AND WINDOW HIBS	90mm MIN UNLESS OTHERWISE NOTED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



PROPOSED FIRST FLOOR PLAN

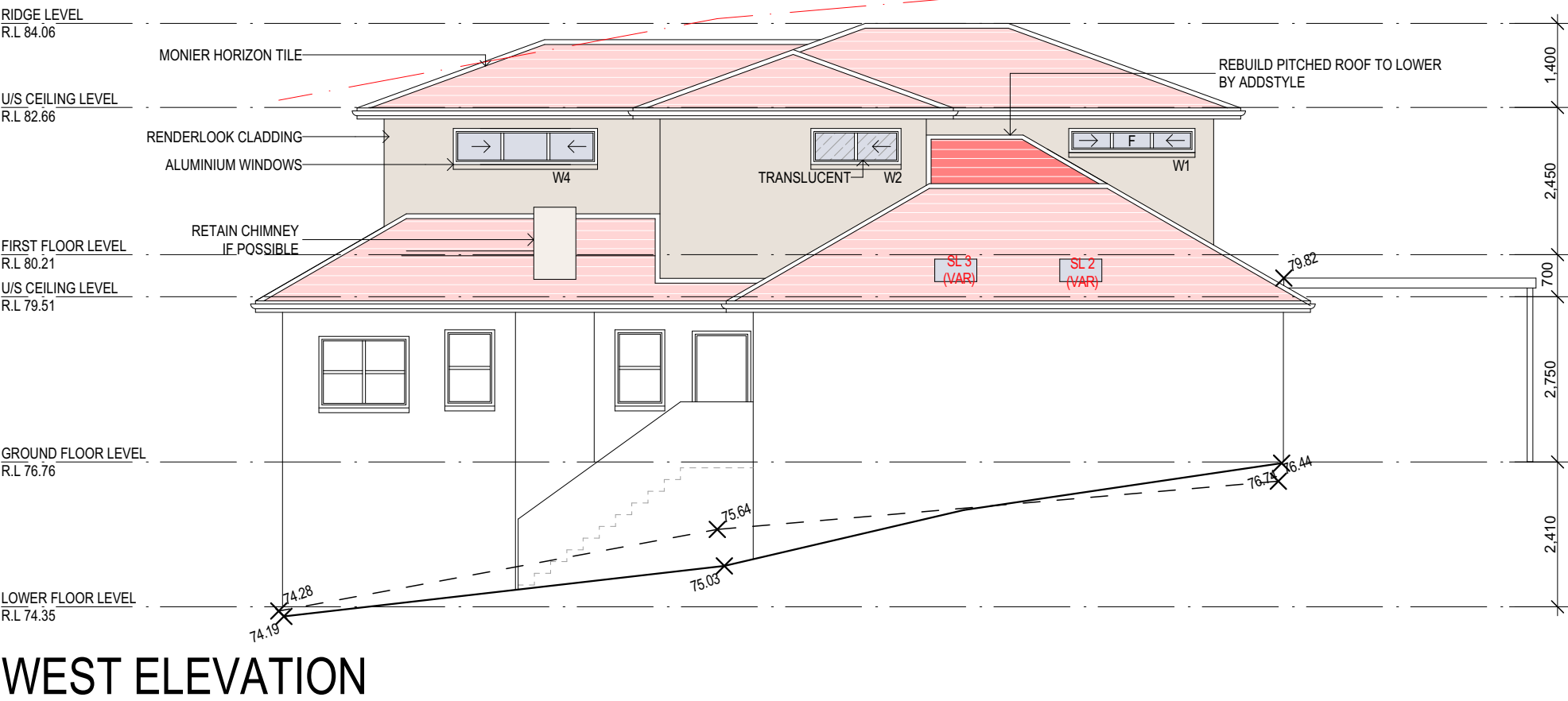
OPEN SPACE CALCULATIONS	
SITE AREA	466.3 sqm
GROSS FLOOR AREA	243.0 sqm
EXIST. IMPERVIOUS AREA	300.7 sqm 64%
PROPOSED IMPERVIOUS AREA	279.8 sqm 60%
EXIST. LANDSCAPED AREA	165.6 sqm 36%
PROPOSED LANDSCAPED AREA	186.5 sqm 40%
EXIST FLOOR SPACE	158.5 sqm 0.34 : 1
PROPOSED FLOOR SPACE	243.0 sqm 0.52 : 1

NORTH ELEVATION

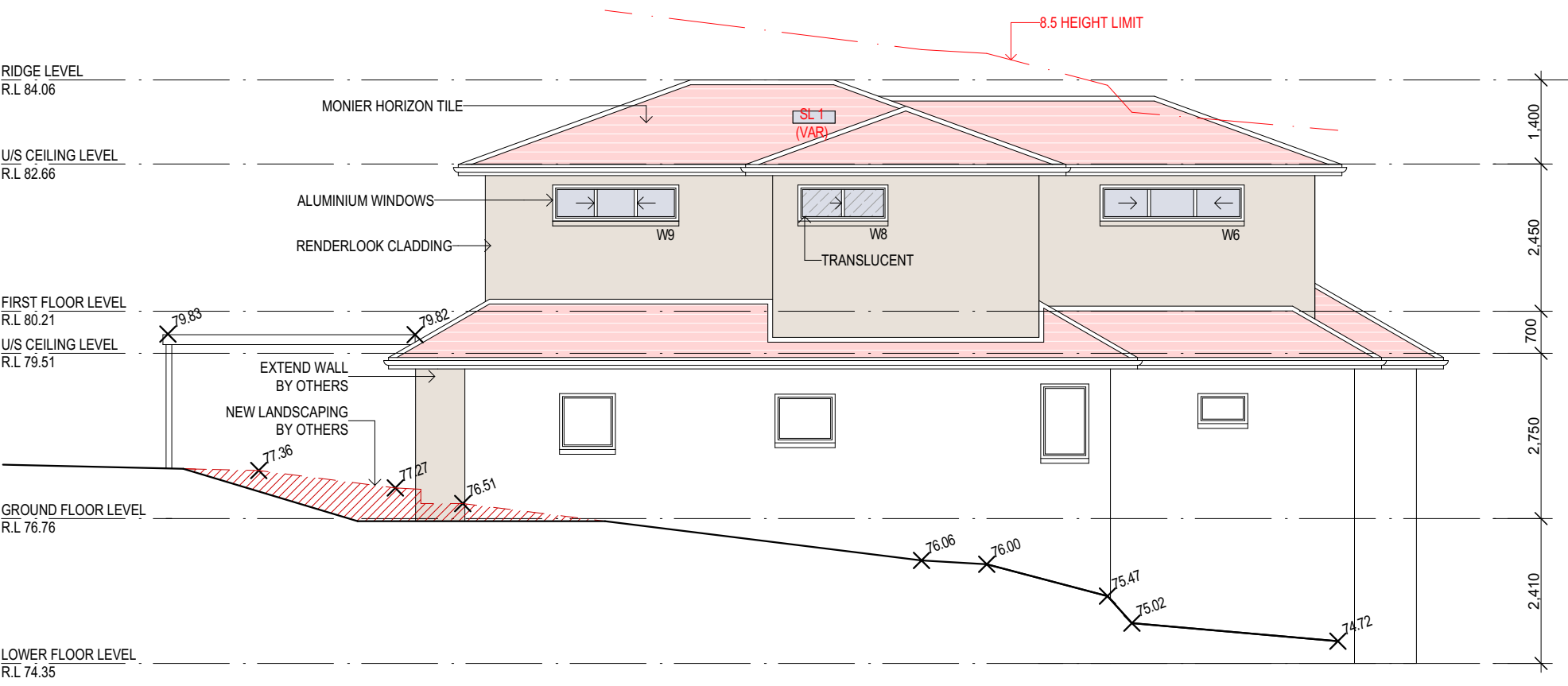


SECTION A-A

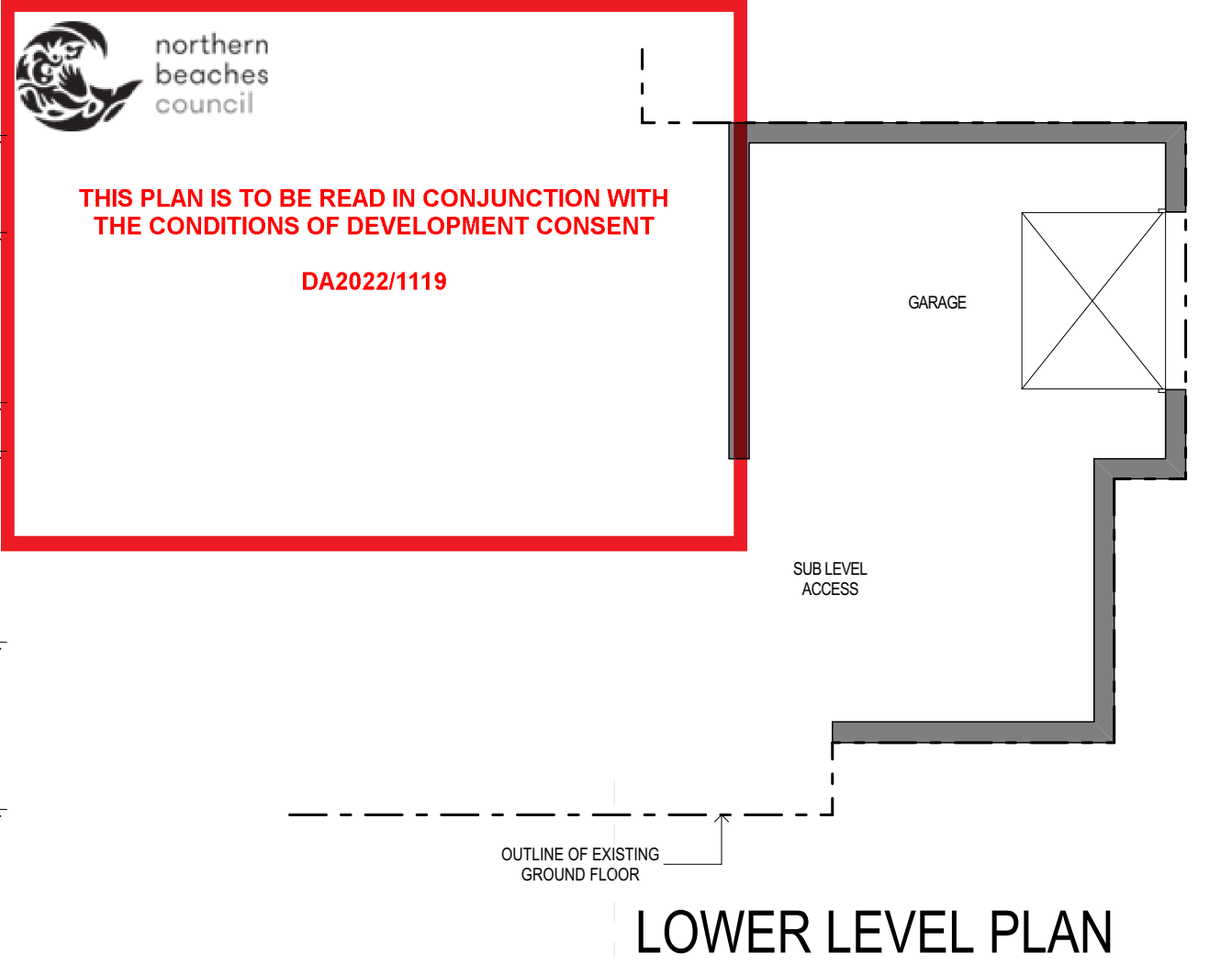
VARIATIONS
- INSULCLAD IN LIEU OF WEATHERBOARD
- MONIER HORIZON TILE
- 3 X SKYLIGHTS
- DELETE BATH
- DOUBLE VANITY
- TILE REVEAL TO W2
- REBUILD PITCHED ROOF TO LOWER
- OVERALL DESIGN HAS BEEN CHANGED DUE TO COUNCIL
- DELETE W4A (AND RE NUMBERED OTHER WINDOWS ACCORDINGLY)



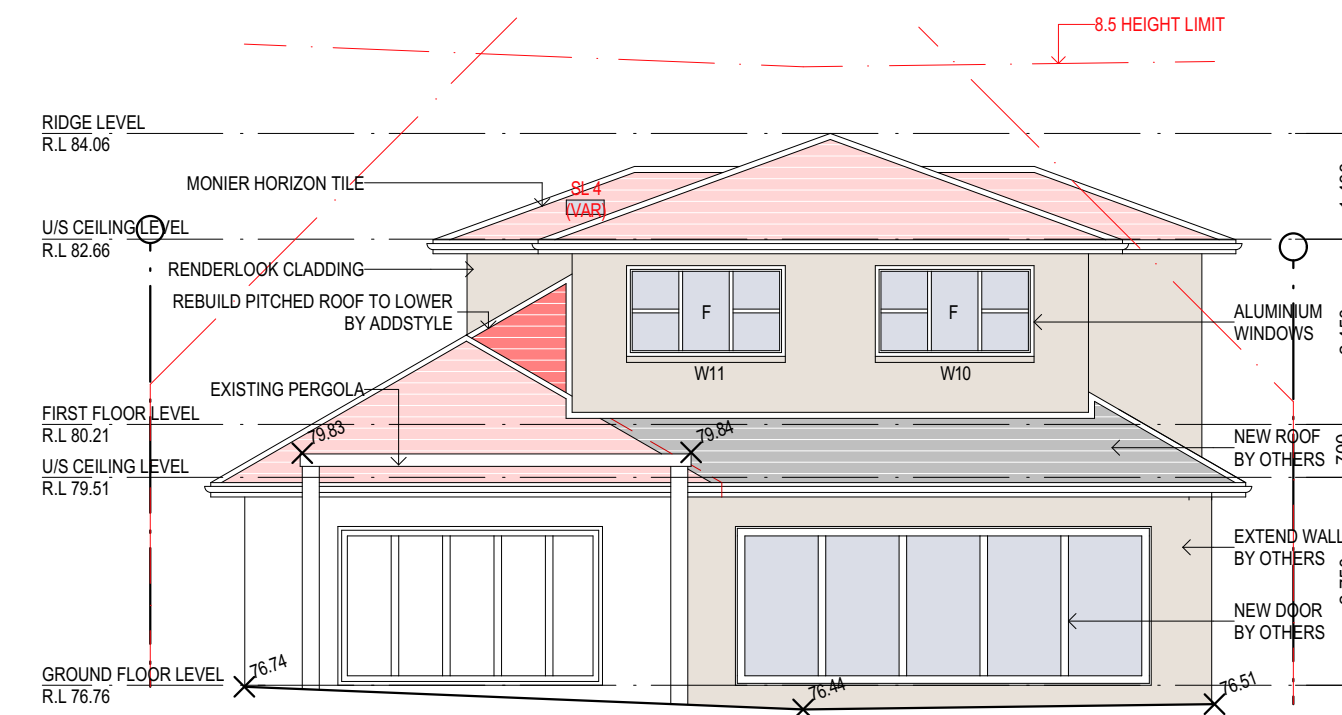
WEST ELEVATION



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		

E	For Council Amended Design	12/10/2022	KK
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

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