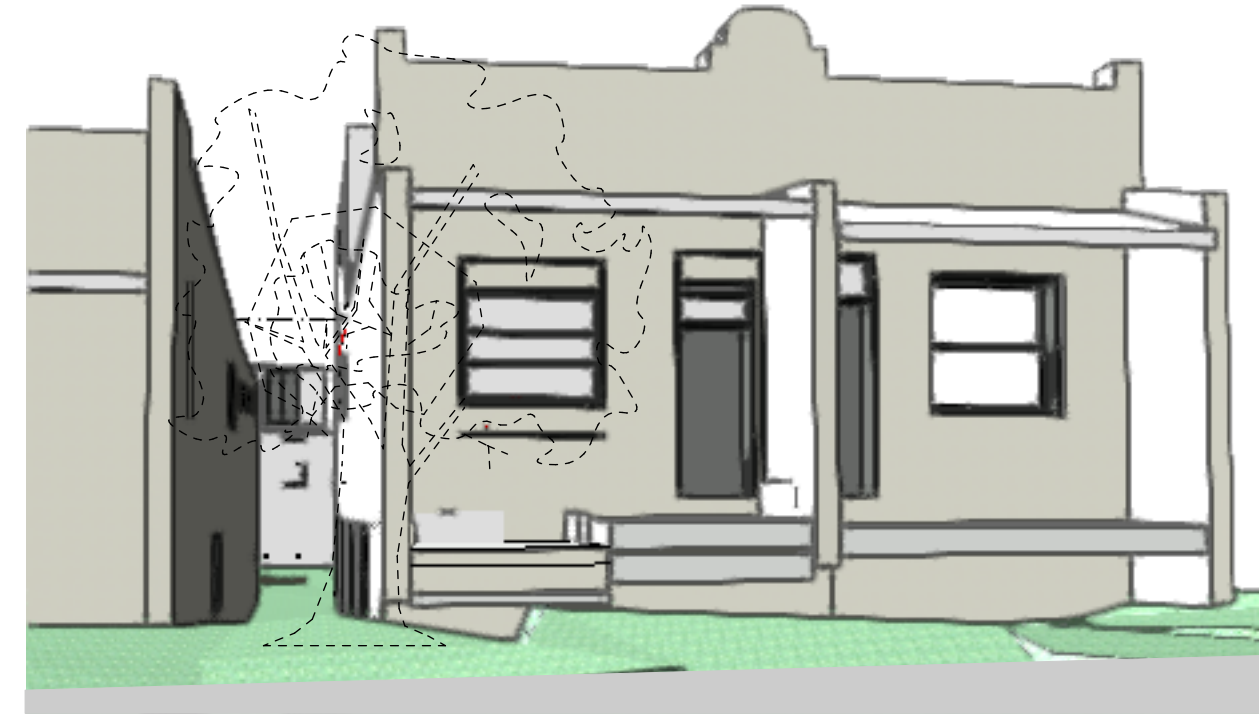


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1 STREET VIEW OF FIRST FLOOR ADDITION
Scale: 1:150

SUMMARY OF CALCULATIONS

SITE AREA = 102.2m²

FSR PERMITTED
1:1 = 102.2m²

EXISTING GROUND FLOOR AREA = 53m²
EXISTING FIRST FLOOR AREA = 40m²
TOTAL = 93m²

FSR EXISTING
0.91:1

GROUND FLOOR AREA = 51m²
FIRST FLOOR AREA = 44m²
SECOND FLOOR = 15m²

TOTAL = 110m²

FSR PROPOSED
1.07:1

SITE COVERAGE

SITE AREA = 102.2m²

EXISTING:

BUILDING FOOTPRINT = 60m²

EXISTING SITE COVERAGE = 58%

PROPOSED:

NO CHANGES TO FOOTPRINT

LANDSCAPING

SITE AREA = 102.2m²

EXISTING:


EXISTING LANDSCAPING
3sqm = 3%

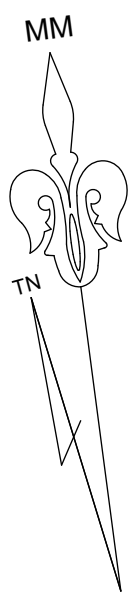
PROPOSED SOFT LANDSCAPING
16sqm = 15%

ROOF AREA

EXISTING ROOF AREA = 56sqm
PROPOSED ROOF AREA = 58sqm
ADDITIONAL ROOF AREA = 2sqm

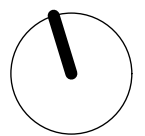
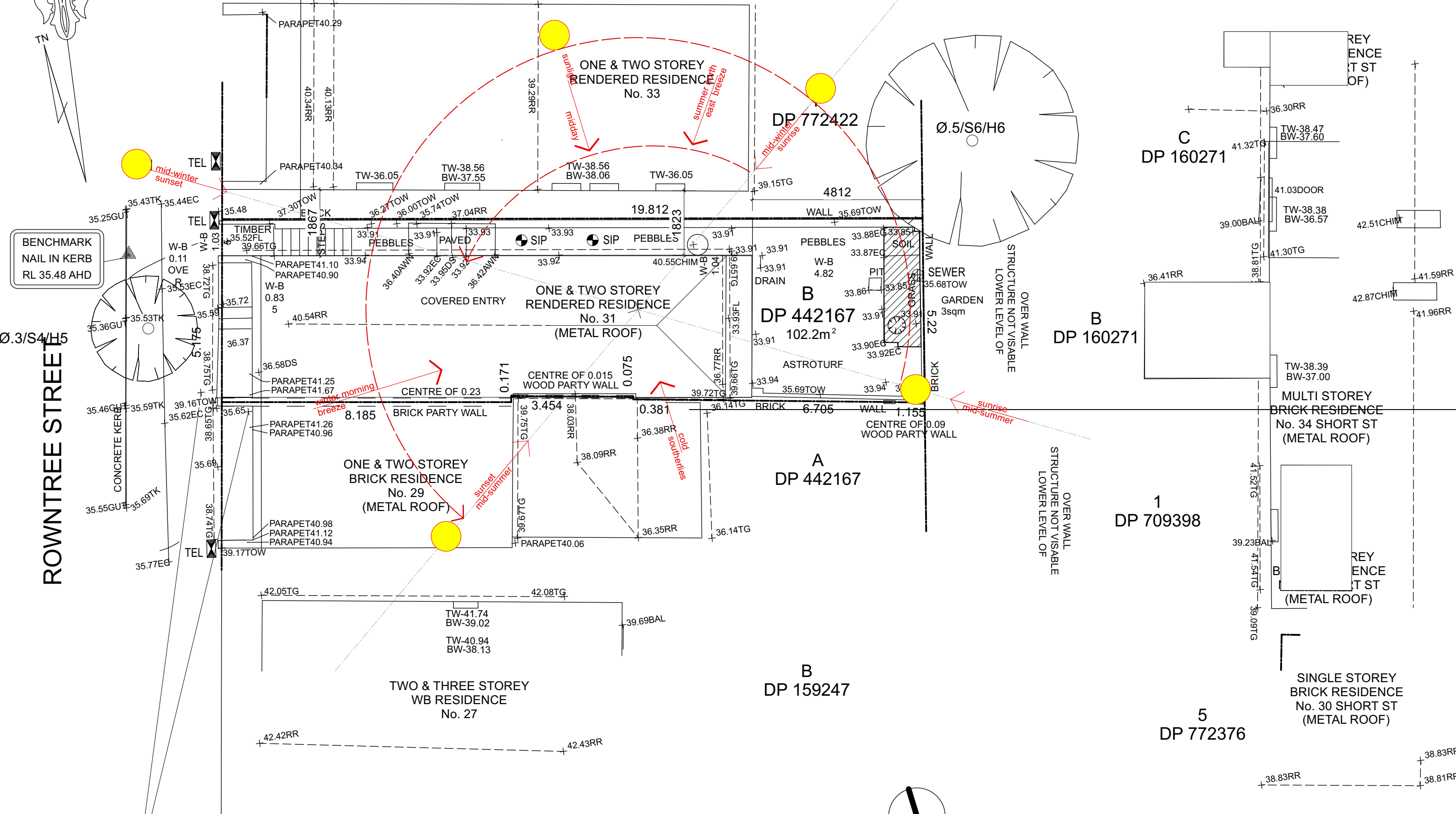
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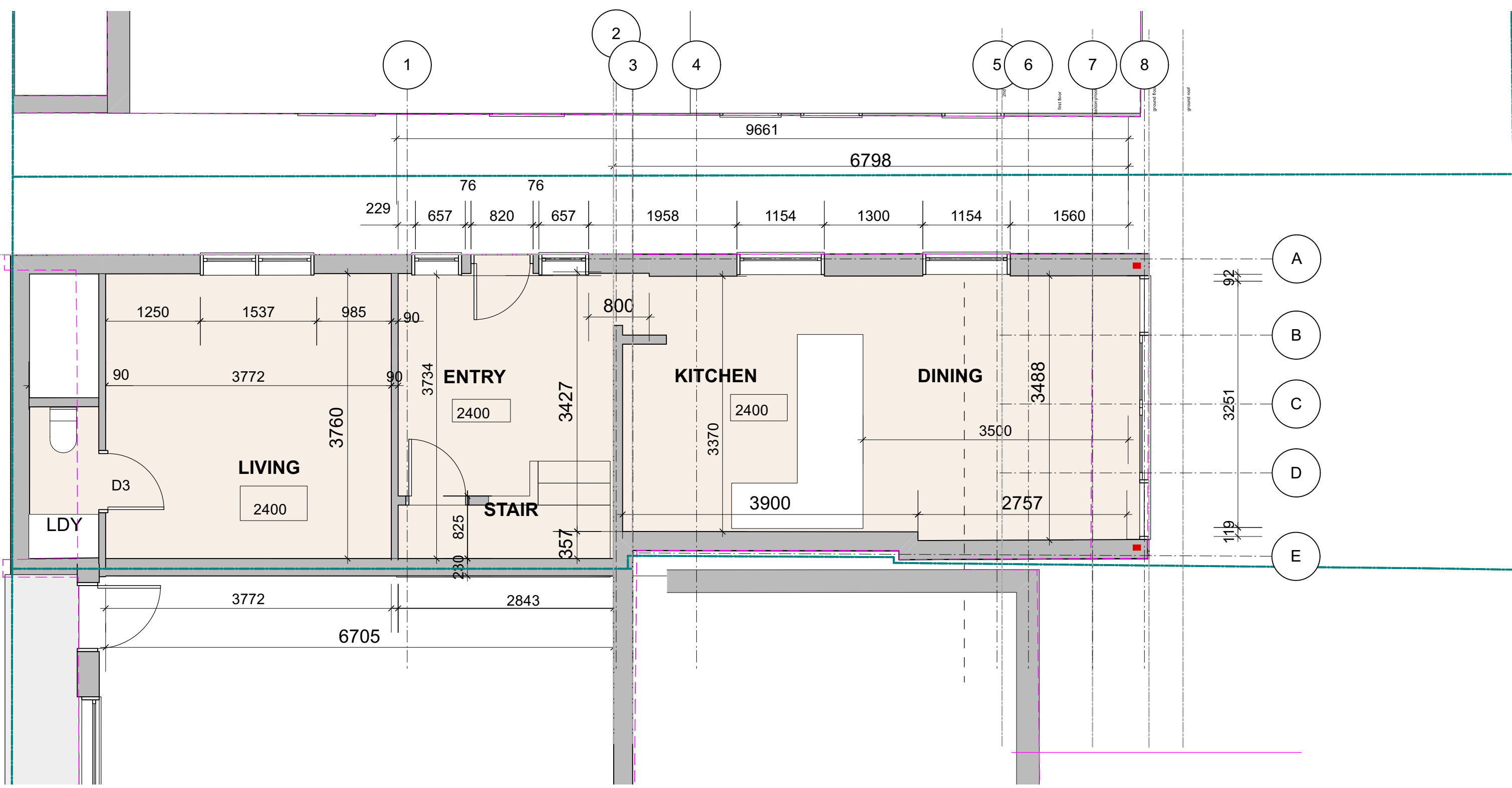
BENCHMARK
NAIL IN KERB
RL 35.48 AHD

ROWNTREE STREET
Ø.3/S4/H5

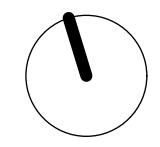


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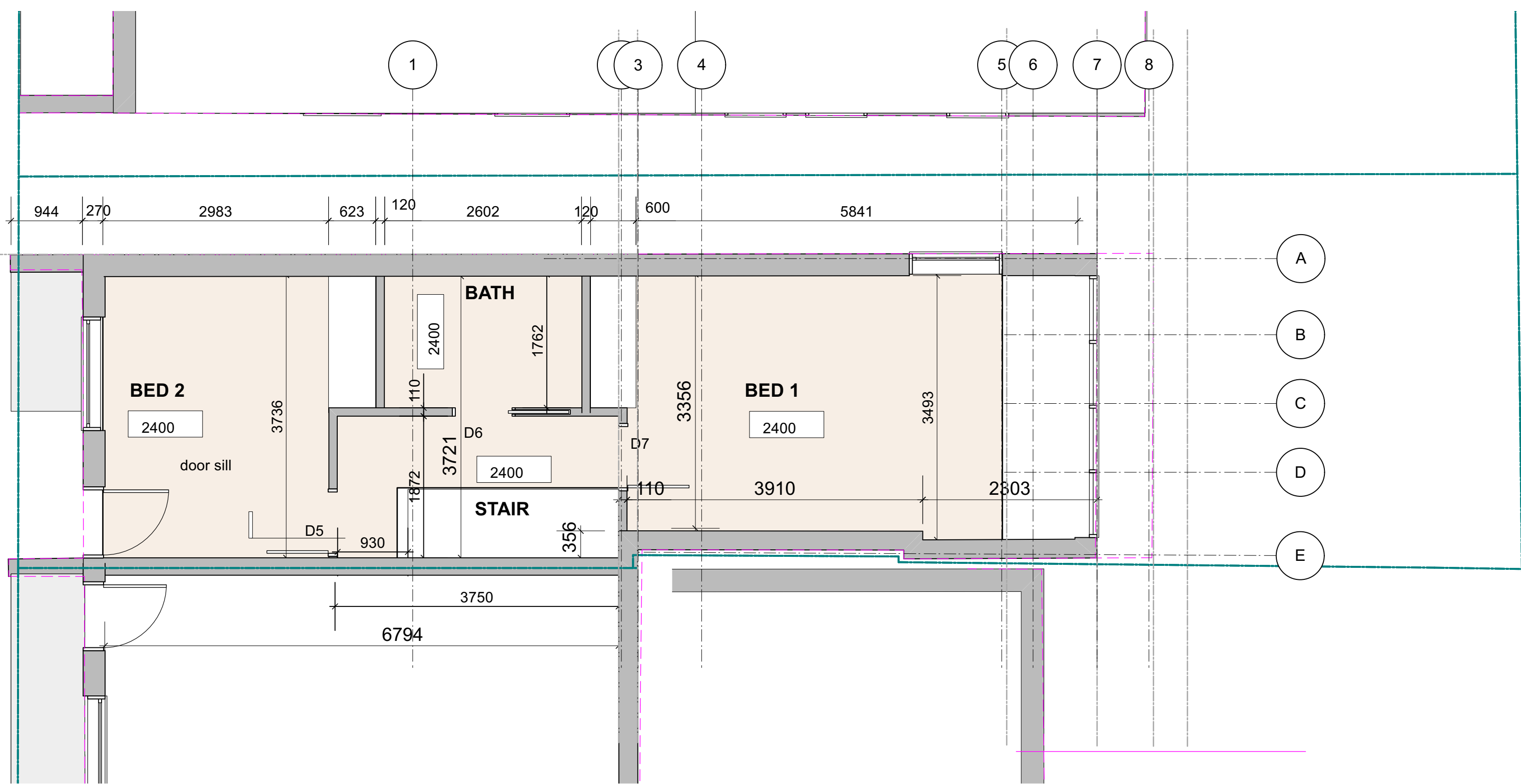


1 EXISTING GROUND FLOOR

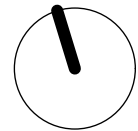


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1 EXISTING FIRST FLOOR



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31 Rowntree Street
Balmain nsw 2041

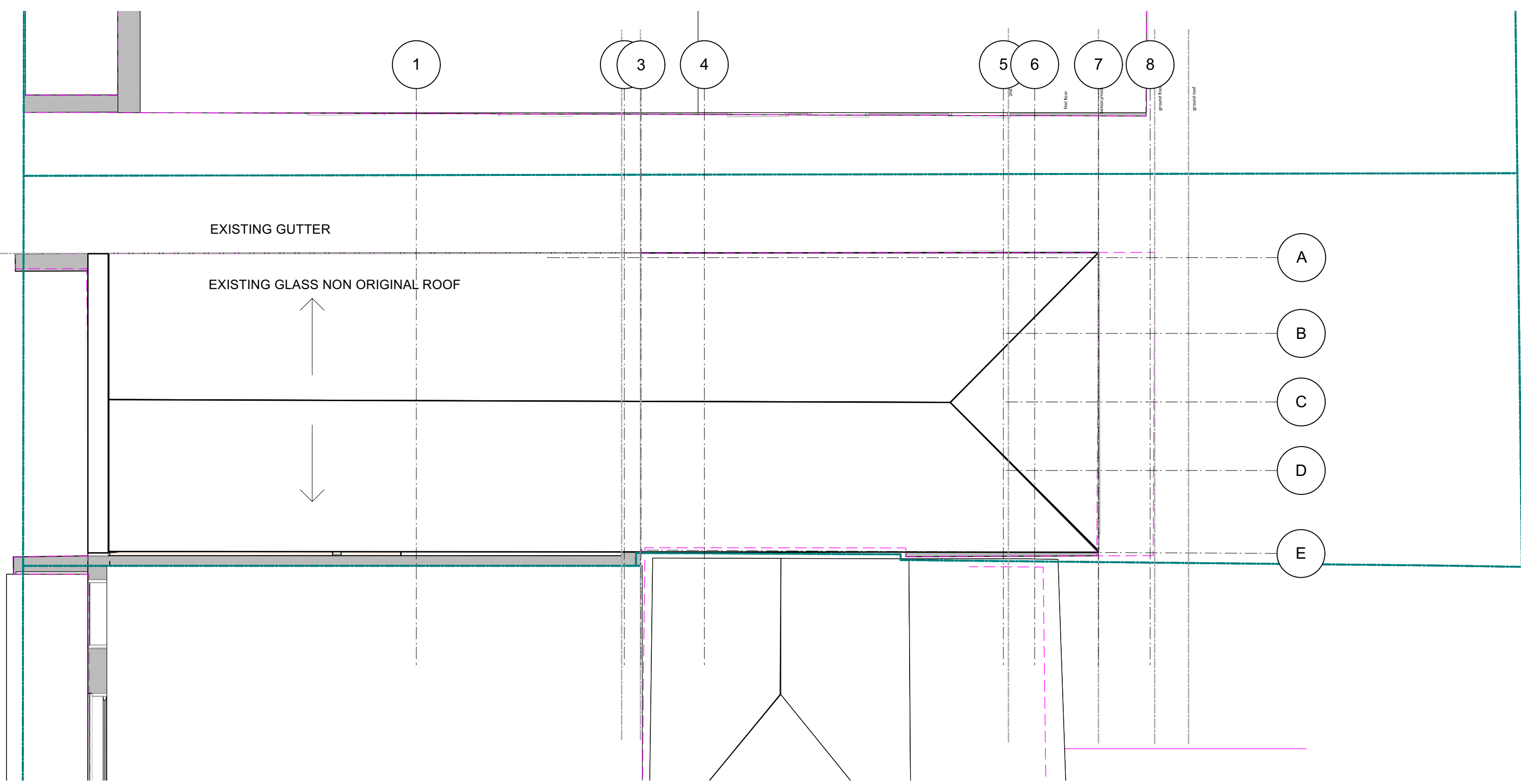
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Date SEPT 2022
Project no. N01
Scale 1:50@ A3
Drawn by tg
Checked by tg

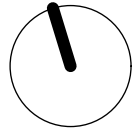
Drawing title
existing first floor plan

Drawing no.
005


Revision

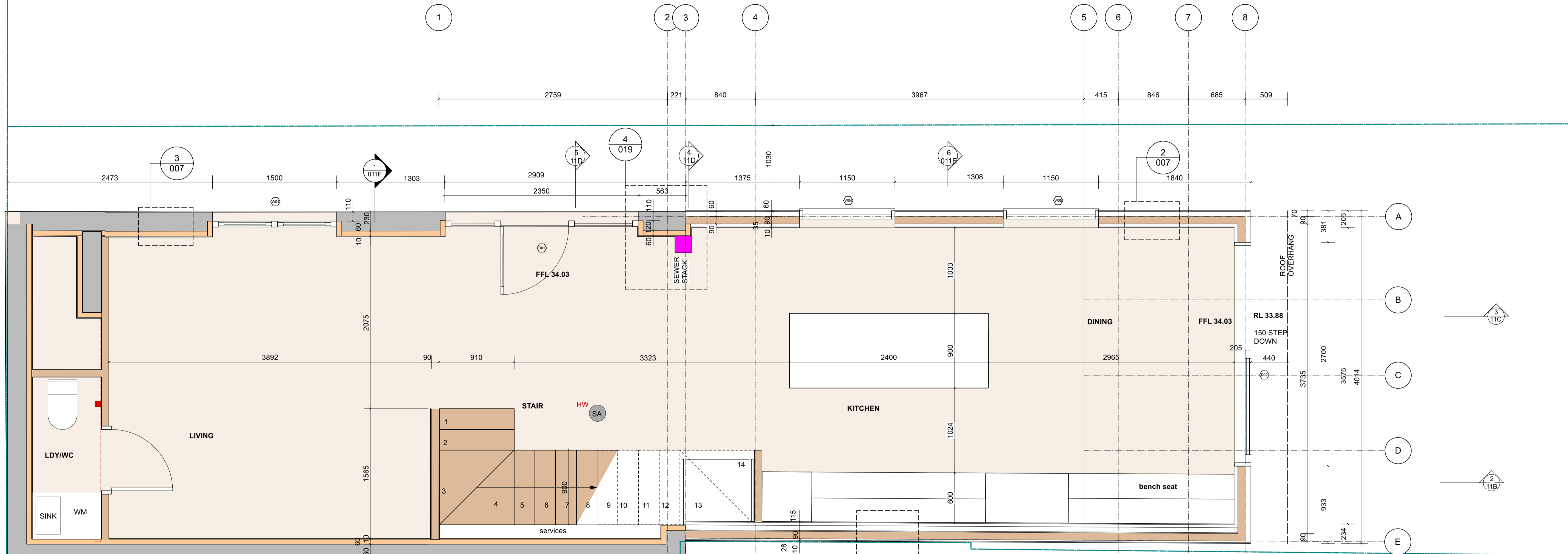


1 EXISTING ROOF PLAN



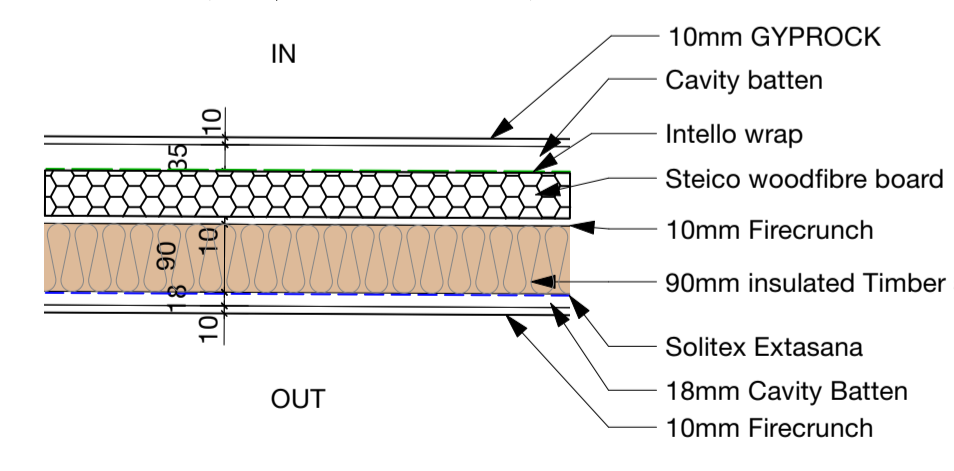
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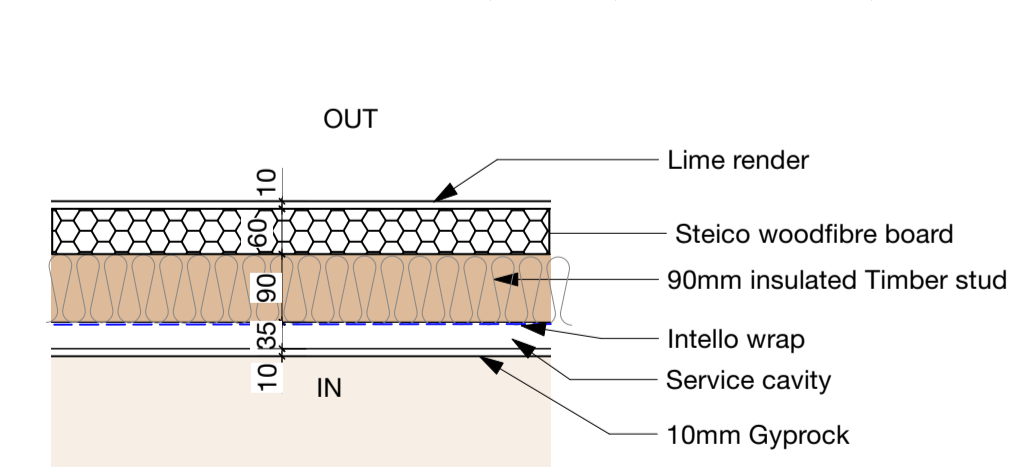


1 PROPOSED GROUND FLOOR

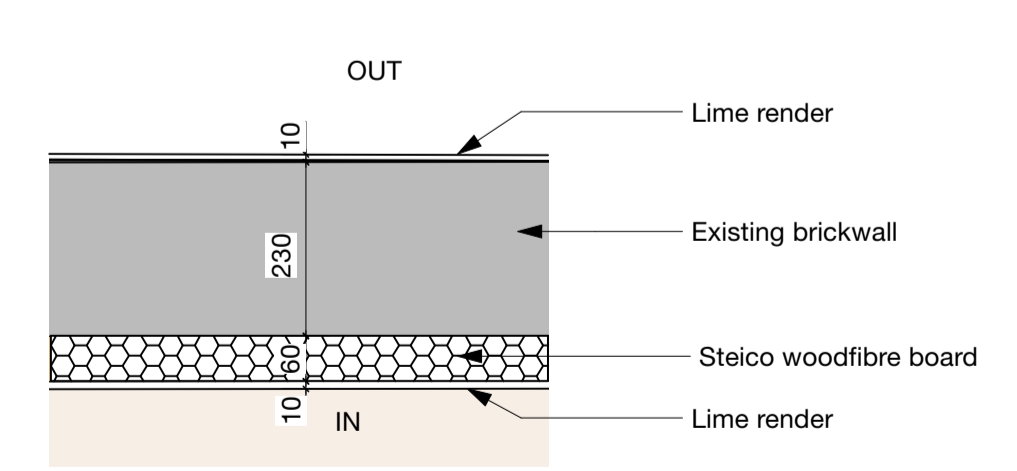
HW SMOKE ALARM TO BE HARDWIRED & INTERLINKED



1 BOUNDARY DETAIL 60/60/60 Scale: 1:10



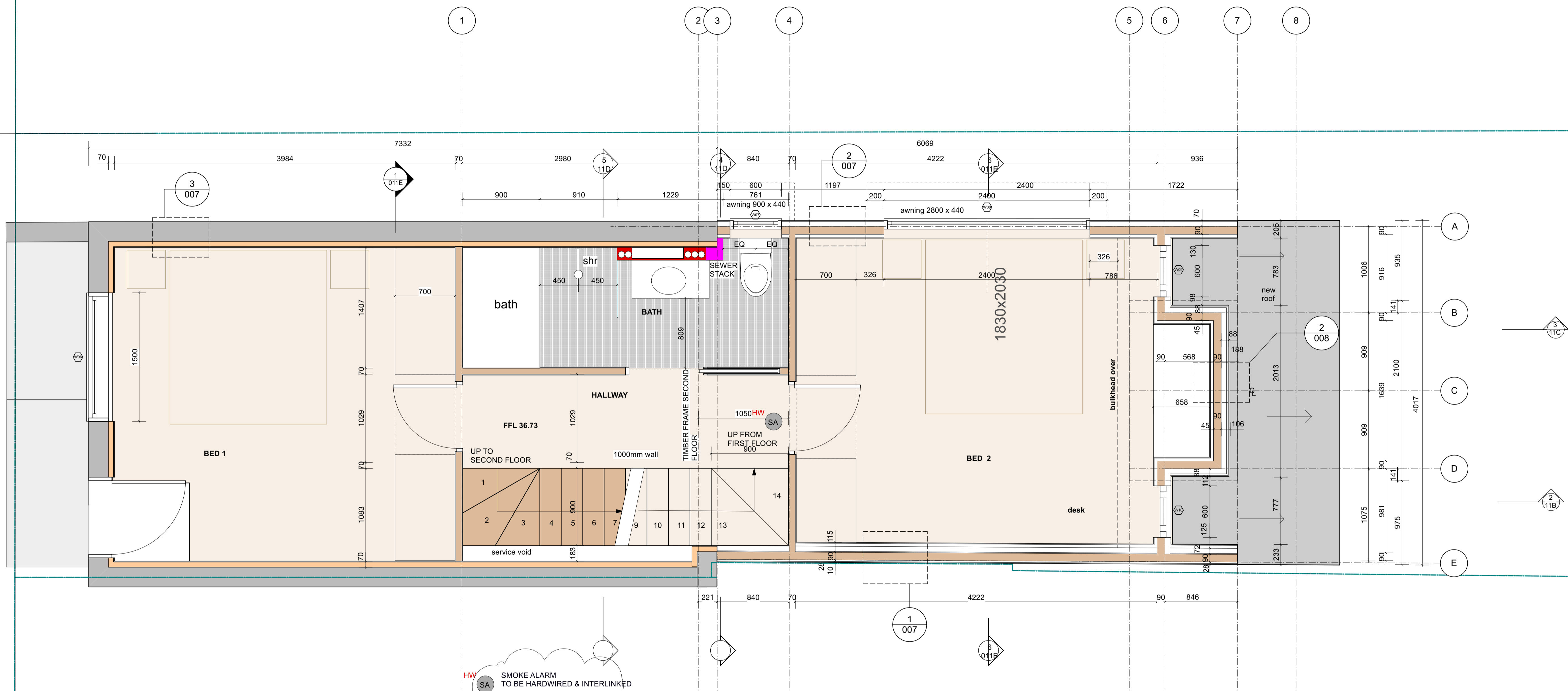
2 RENDERED WALL DETAIL Scale: 1:10



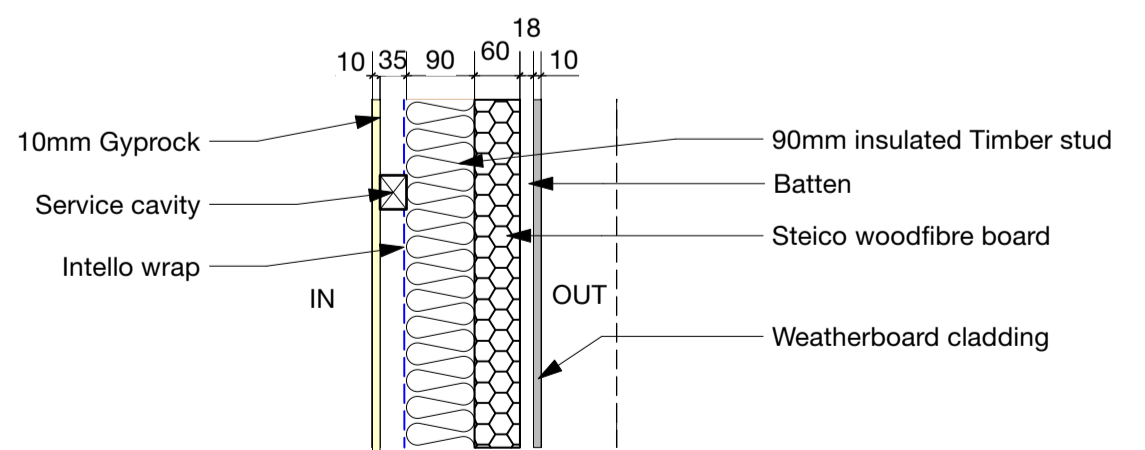
3 EXISTING WALL DETAIL Scale: 1:10

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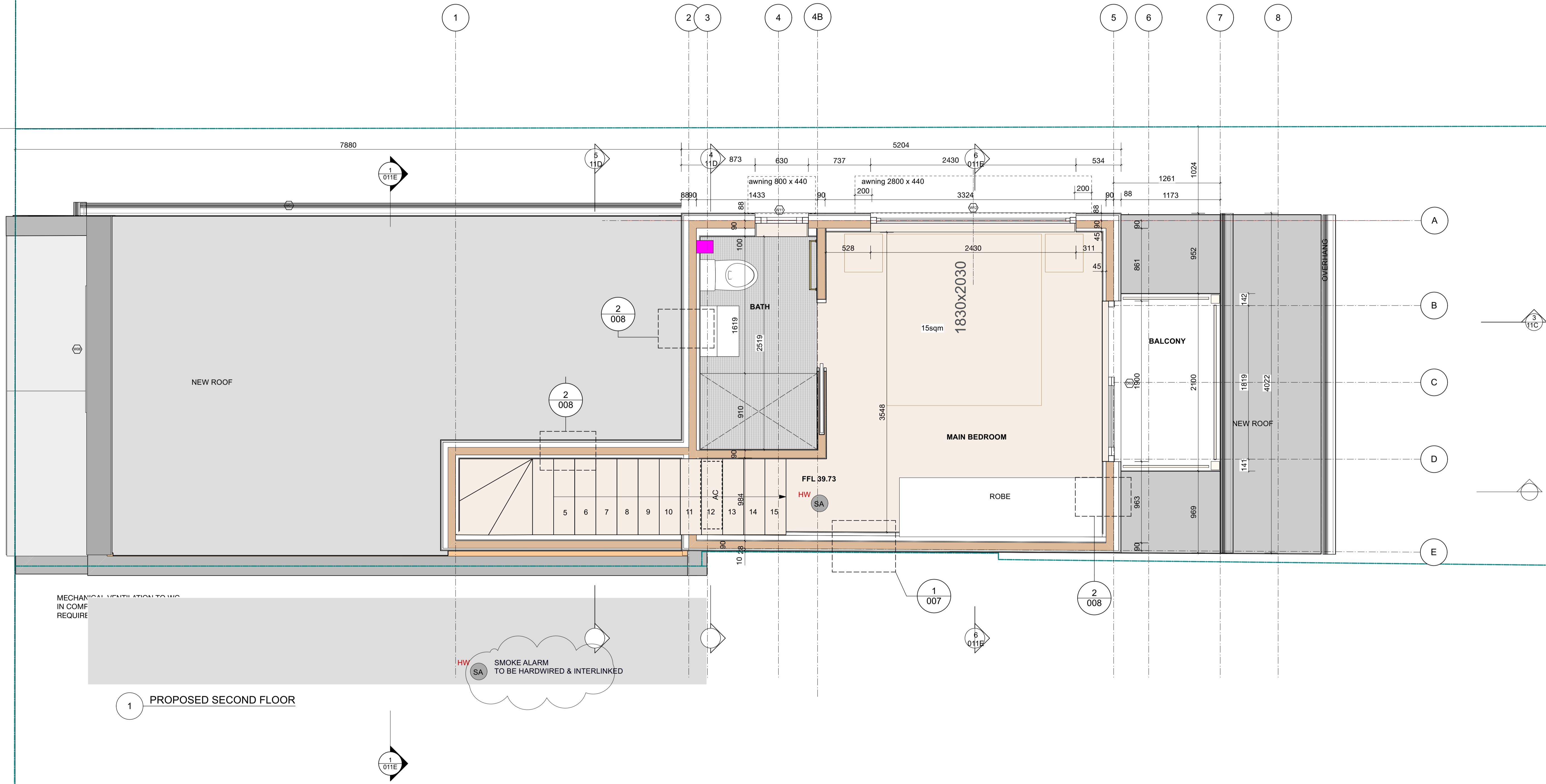
1 PROPOSED FIRST FLOOR



2 CLADDING WALL DETAIL
Scale: 1:10

For Construction

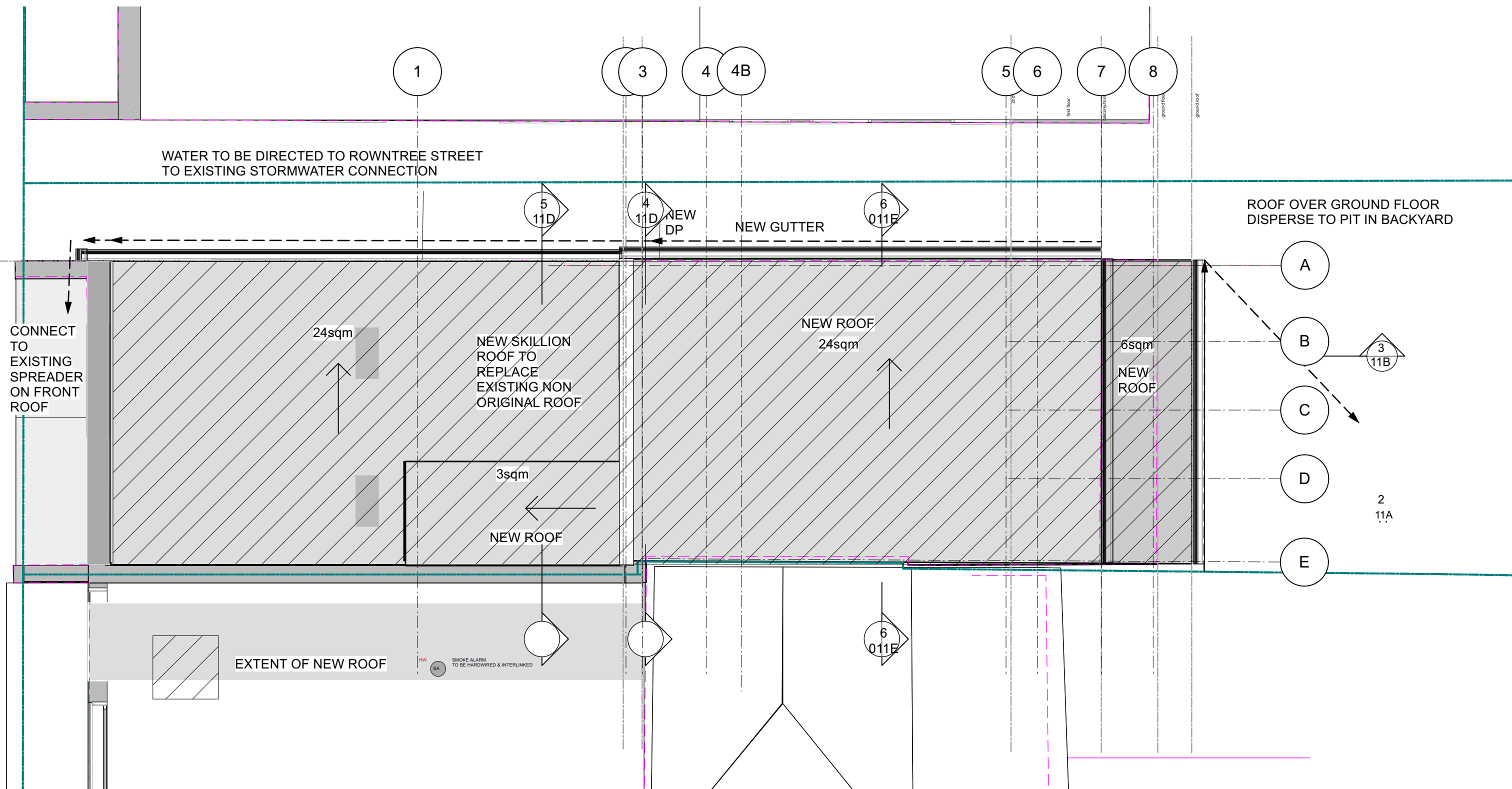
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1 PROPOSED SECOND FLOOR

HW SA SMOKE ALARM TO BE HARDWIRED & INTERLINKED

MECHANICAL VENTILATION TO WHICH IN COMFORT REQUIRE



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 Balmain nsw 2041

Revision	Date

Date SEPT 2022
Project no. N01
Scale 1:50@ A3
Drawn by tg
Checked by tg

Drawing title
 proposed roof plan

Drawing no.
010

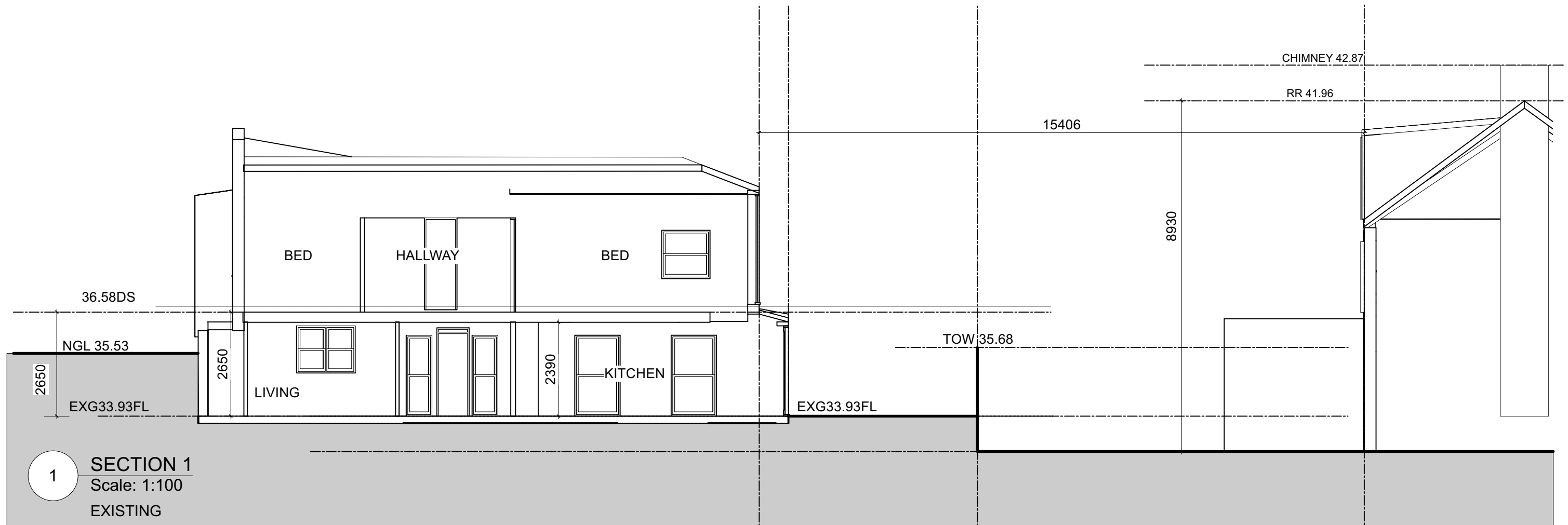
Revision



EXISTING BUILDING



PROPOSED EXTENSION & ALTERATIONS



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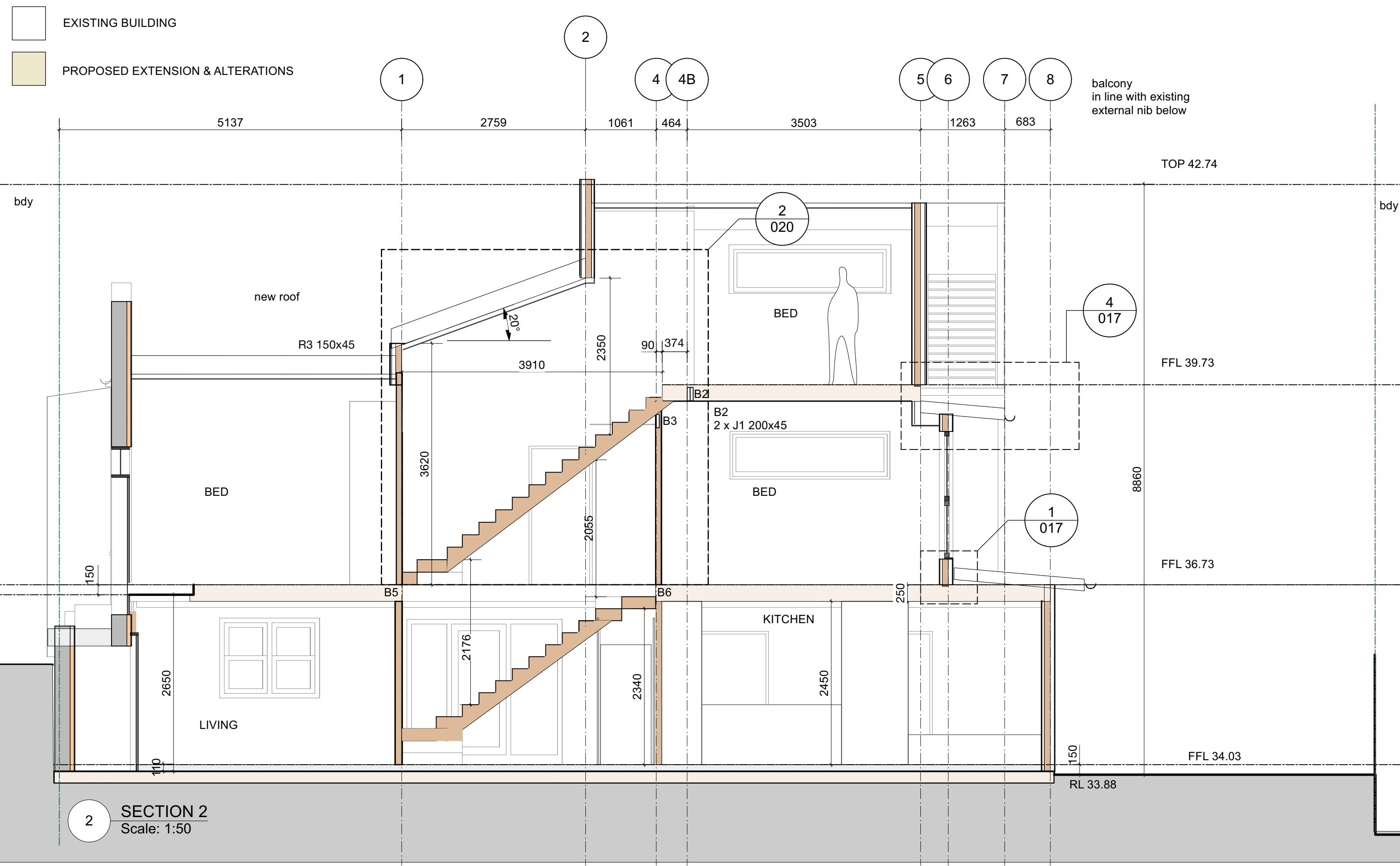
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Project no. N01
Scale 1:100@ A3
Drawn by tg
Checked by tg

Drawing title
section 1


Drawing no.
011A

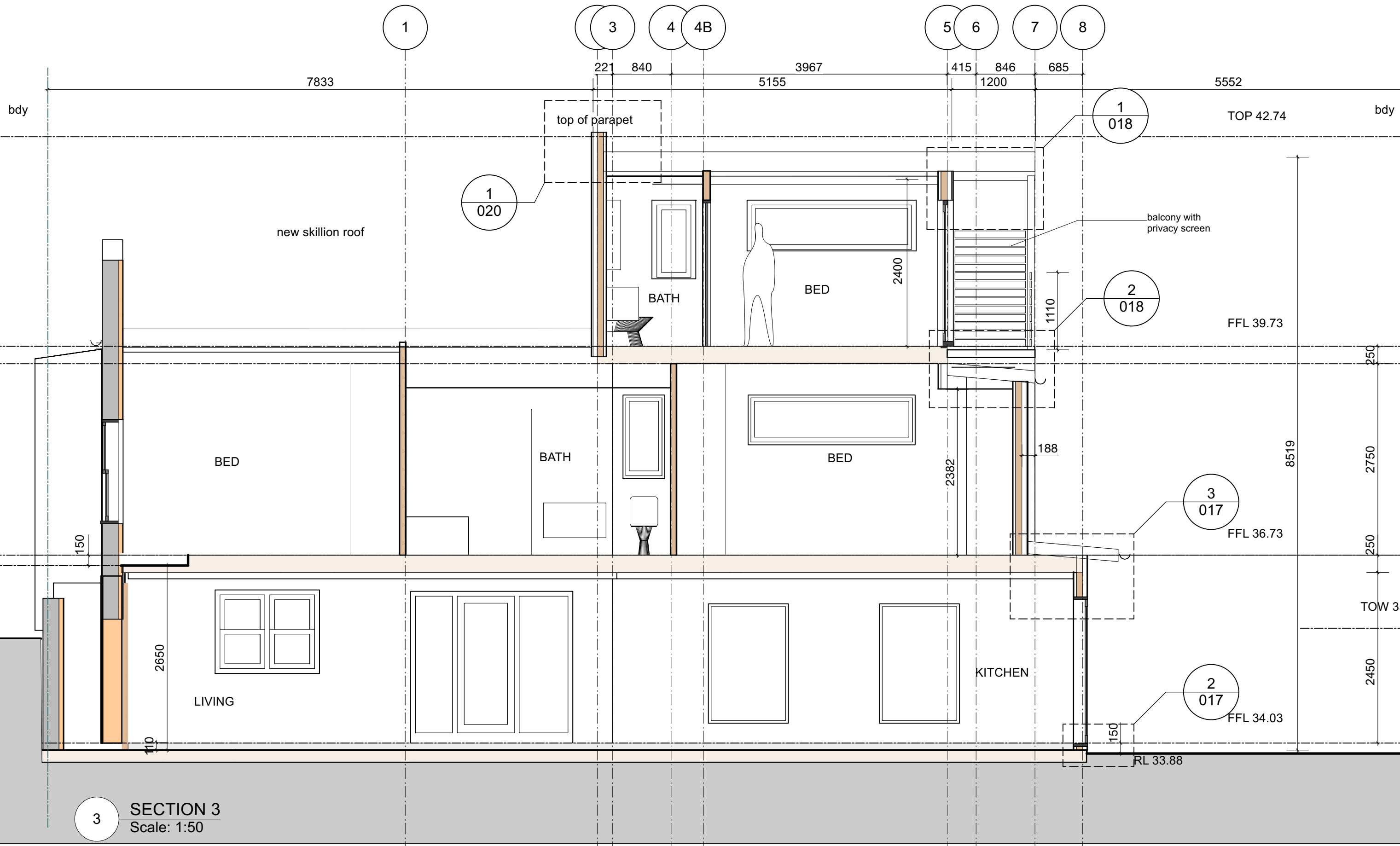
Revision



2 SECTION 2
 Scale: 1:50

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**Project
Sowden Residence**

31 Rowntree Street
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Revision

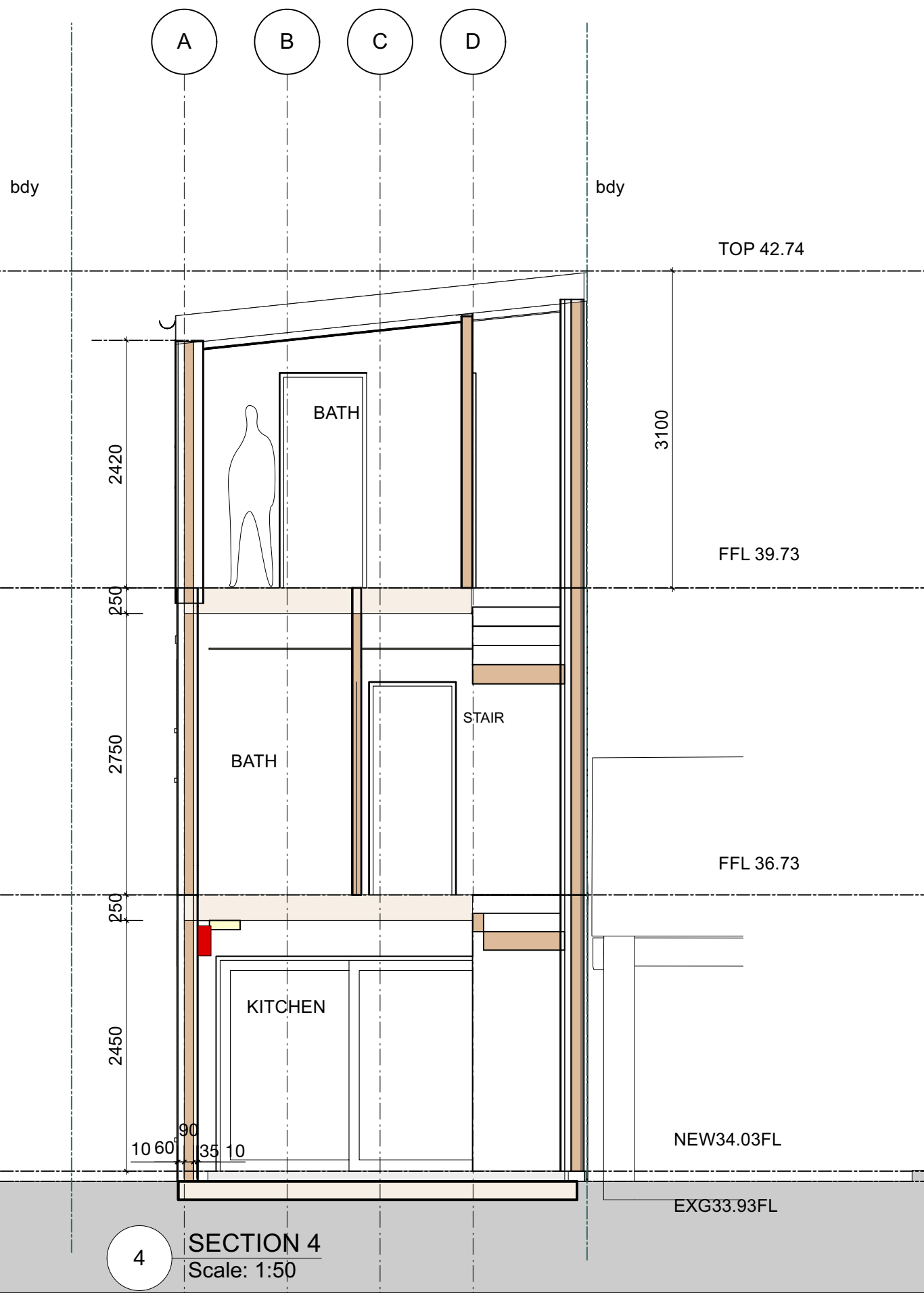
Revision	Date	By

Date SEPT 2022
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Scale 1:100@ A3
Drawn by tg
Checked by tg

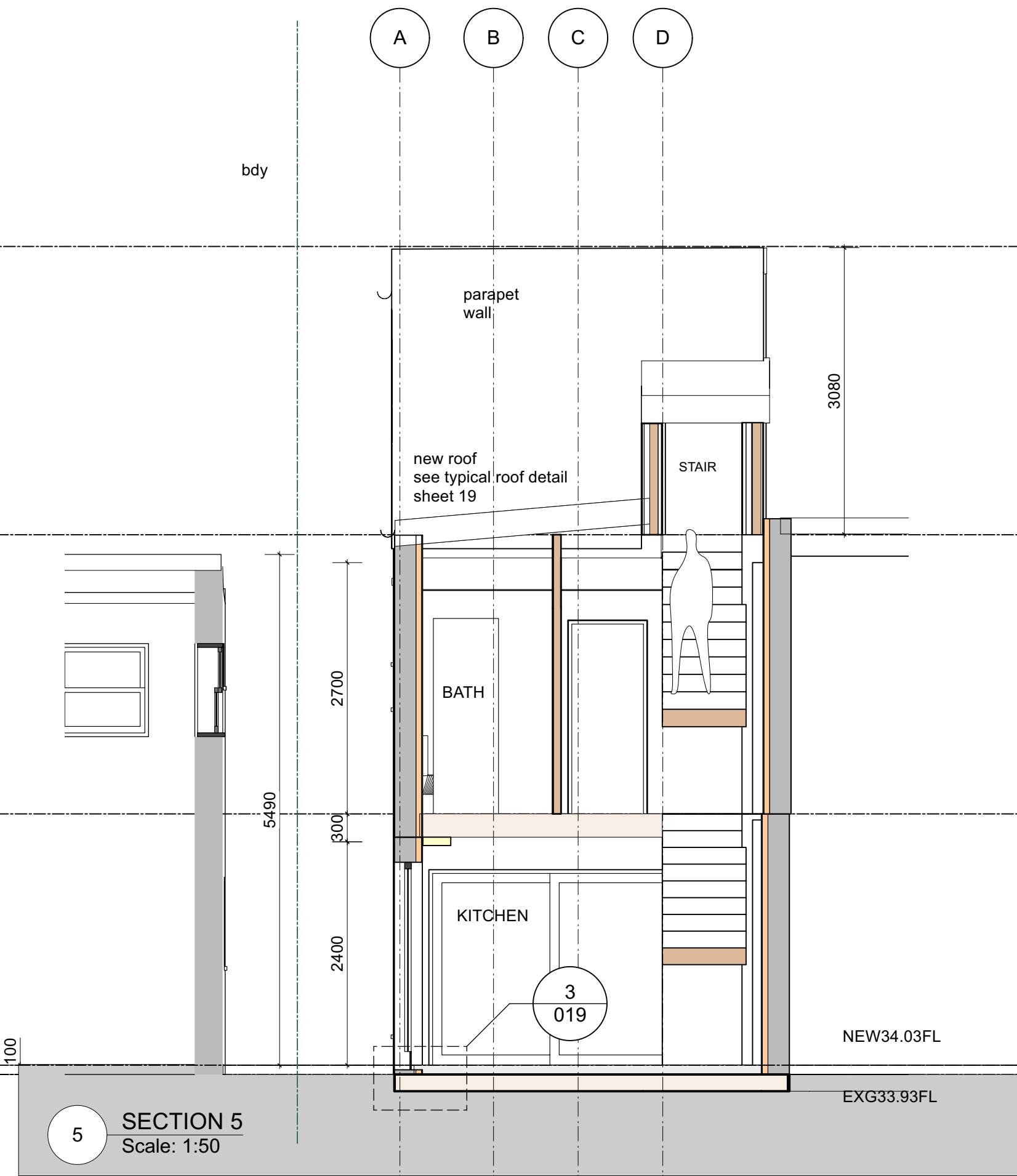
Drawing title
section 3

Drawing no.
011C

Revision



4 SECTION 4
Scale: 1:50



5 SECTION 5
Scale: 1:50

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Sowden Residence
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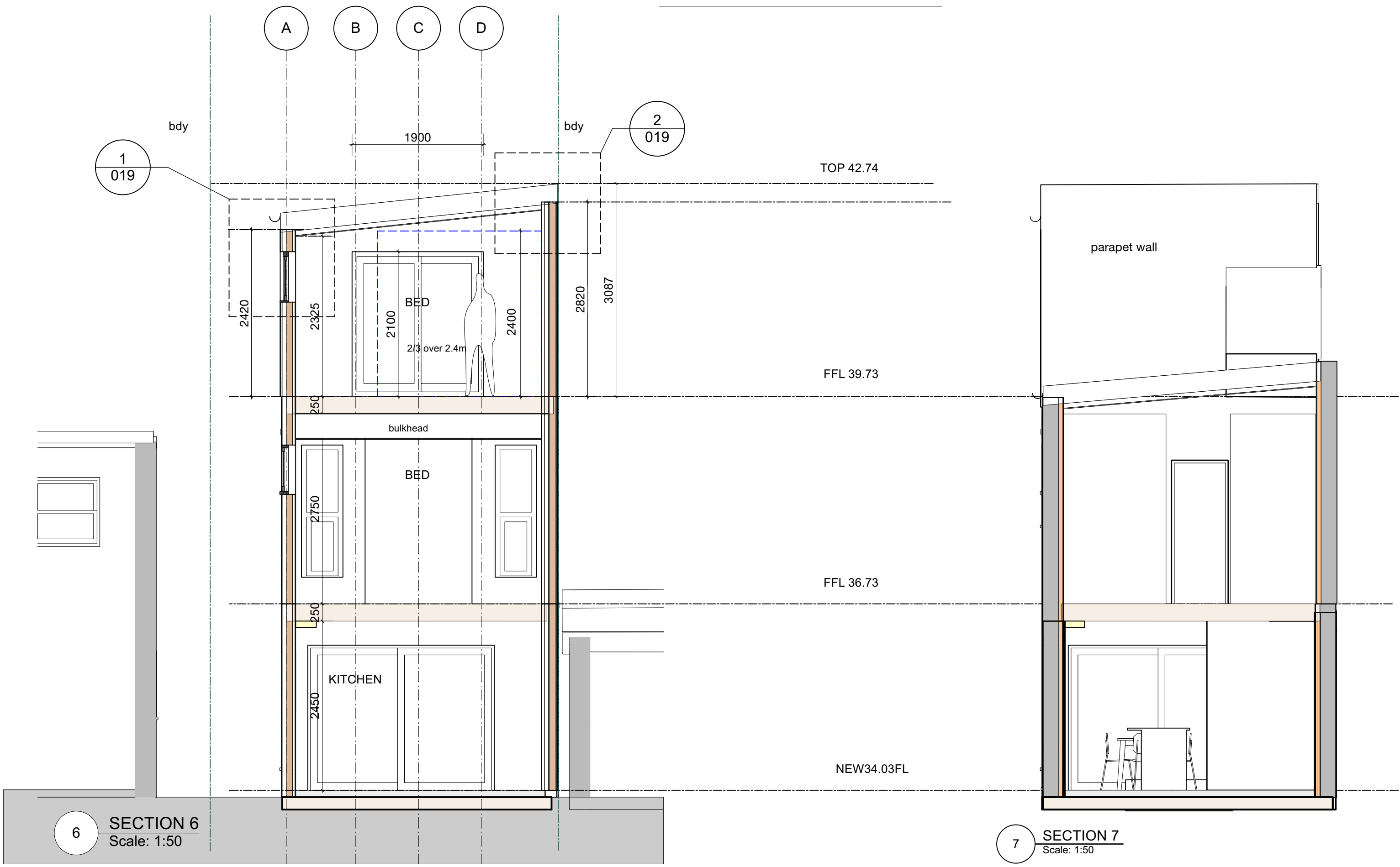
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Date SEPT 2022
Project no. N01
Scale 1:100@ A3
Drawn by tg
Checked by tg

Drawing title
section 4,5

Drawing no.
011D

Revision



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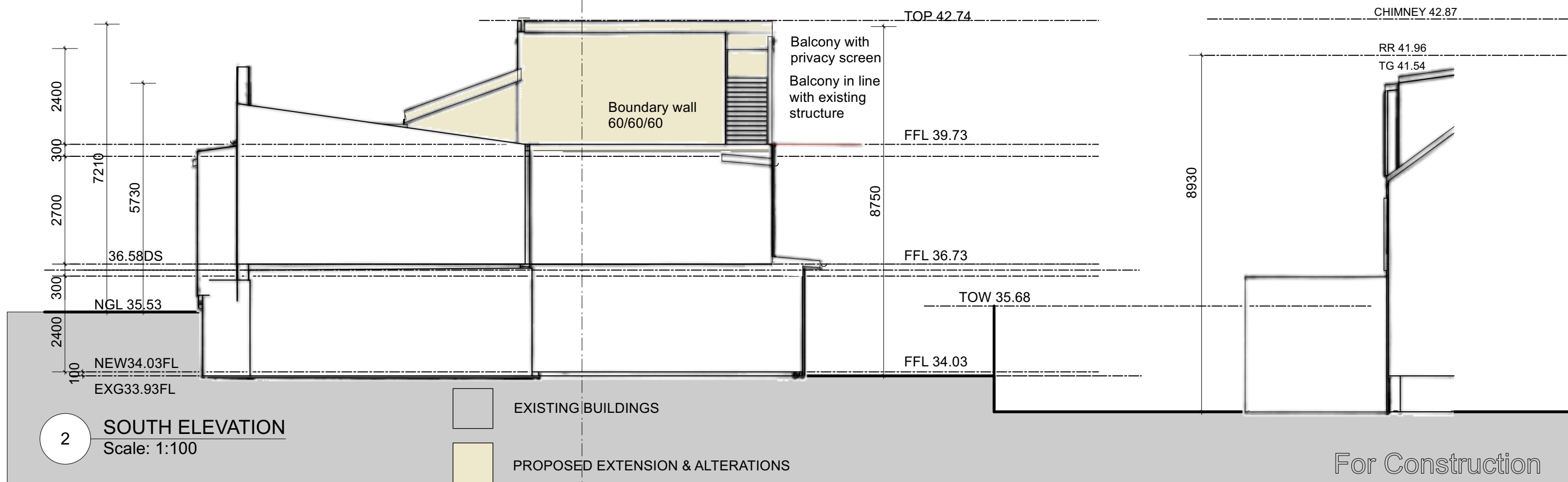
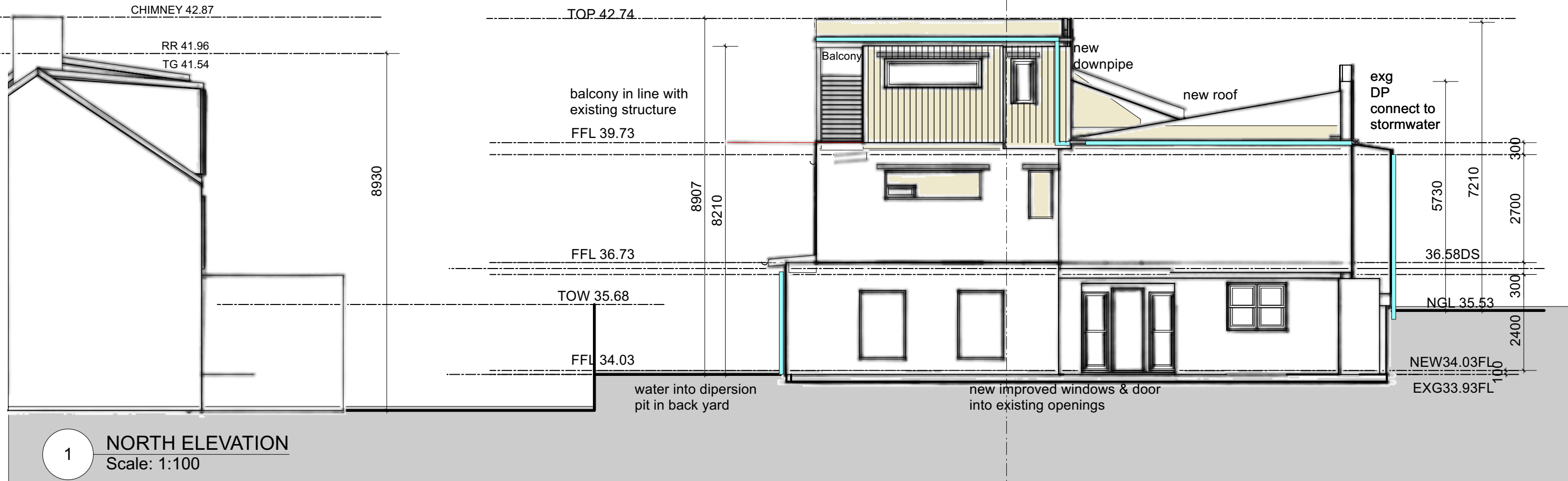
Revision	Date

Date SEPT 2022
Project no. N01
Scale 1:100@ A3
Drawn by tg
Checked by tg

Drawing title
section 6 & 7

Drawing no.
011E

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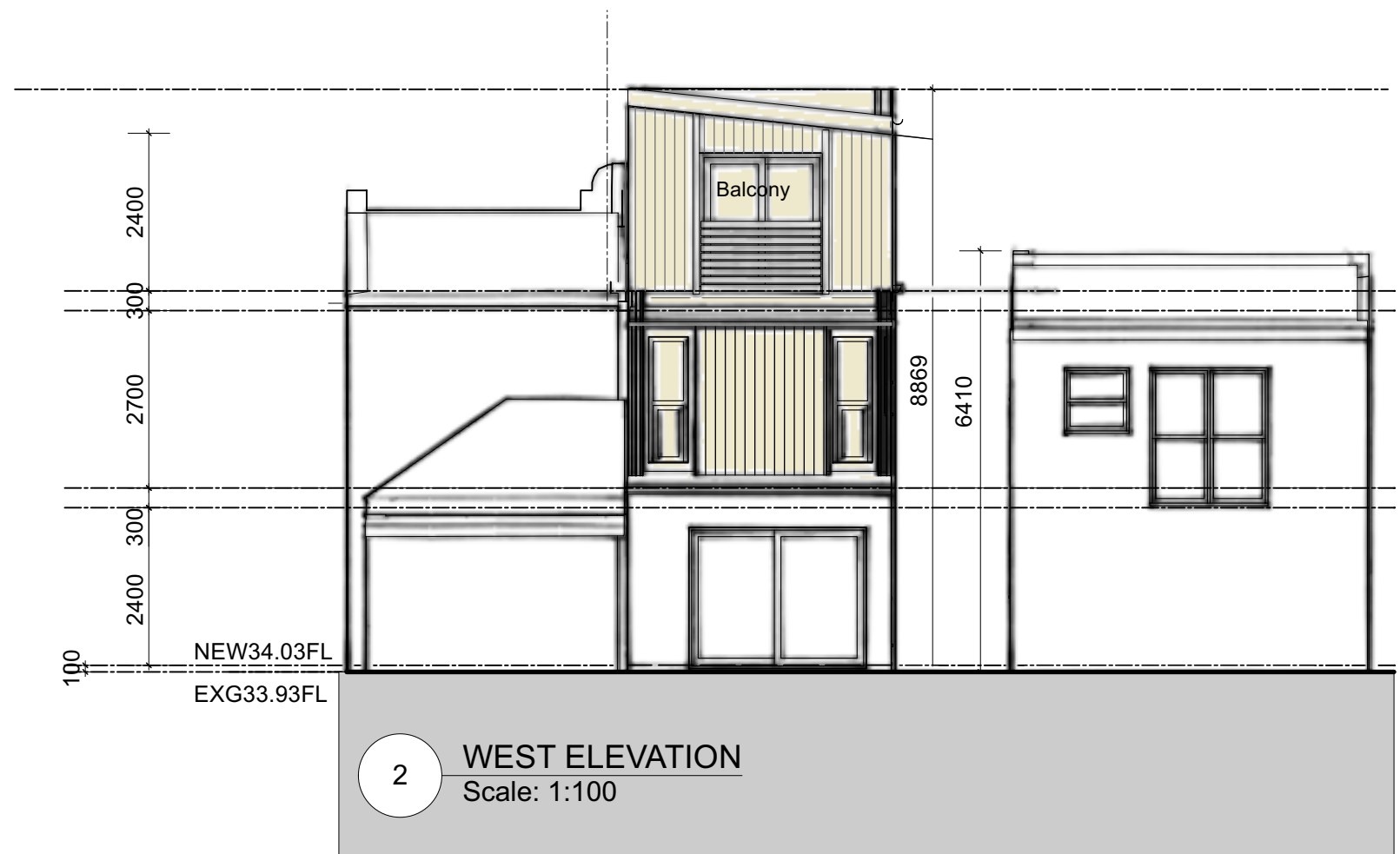
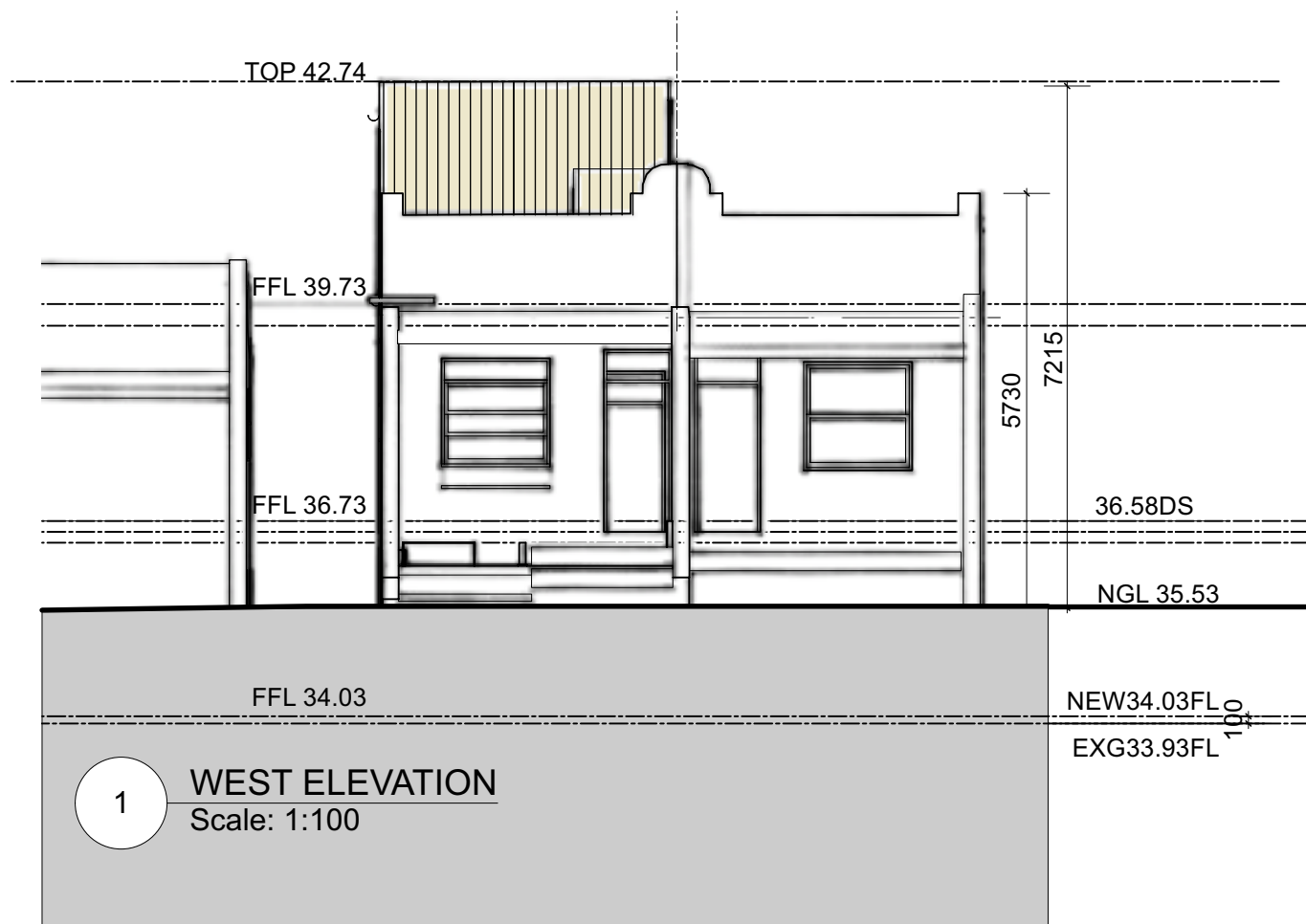
Revision	Description

Date SEPT 2022
Project no. N01
Scale 1:100@ A3
Drawn by tg
Checked by tg

Drawing title
NORTH & SOUTH
ELEVATION

Drawing no.
012

Revision

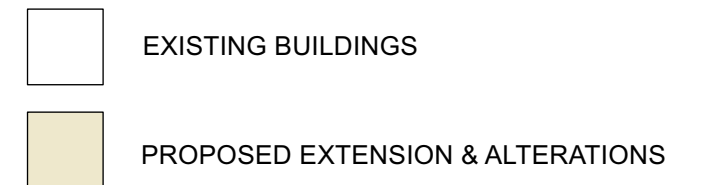


BASIX A381940

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
floor above existing dwelling or building.	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R2.50 (up), roof: none	light (solar absorptance < 0.475)
raked ceiling, pitched/skillion roof: structural panel >125 mm	ceiling: nil (up), roof: none	light (solar absorptance < 0.475)



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Project
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Balmain nsw 2041

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Revision	Date	By

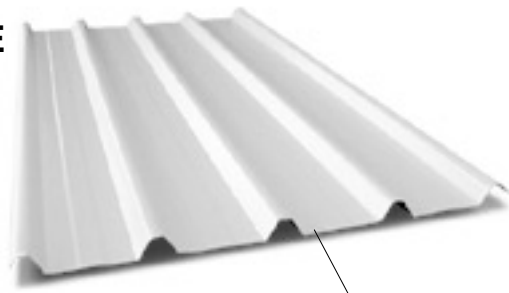
Date SEPT 2022
Project no. N01
Scale 1:100@ A3
Drawn by tg
Checked by tg

Drawing title
WEST & EAST
ELEVATION

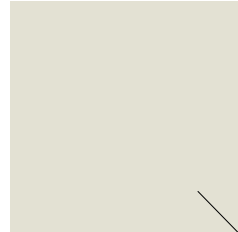
Drawing no.
013

Revision

FINISHES SCHEDULE

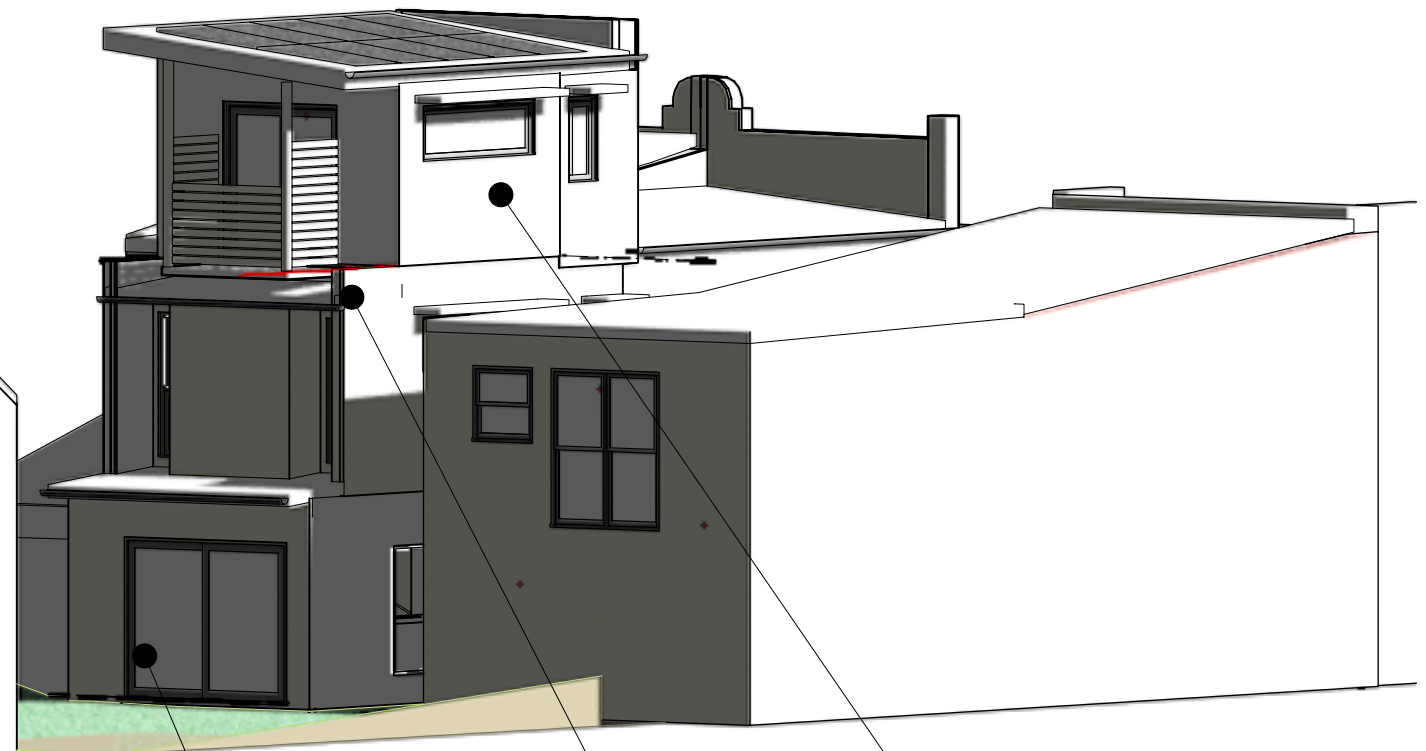


METALDECK ROOF SHEETING
 SHALEGREY AS NOTED ON
 PRE-DA REFERENCE:
 PDA/2020/0092
 'The skillion roof over the upper floor
 addition is recommended to have
 new roofing material of either
 heritage barrel rolled traditional
 corrugated galvanised steel or pre-
 coloured traditional corrugated steel
 similar to Custom Orb in a colour
 equivalent to Colorbond's
 "Windspray", "Shale Grey",
 "Jasper" or "Wallaby." pg 4



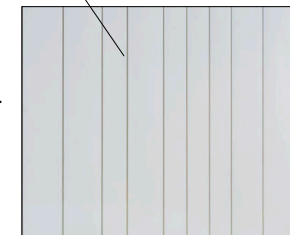
WALLS TO
 COMPLY
 WITH 60/60/60

NO ZINCALUME WILL BE USED



PAINTED TIMBER
 FRAMED WINDOWS
 & DOORS

EXISTING
 RENDERED WALL



VERTICAL CLADDING

PAINTED TIMBER
 PRIVACY SCREEN
 & BALUSTRADE



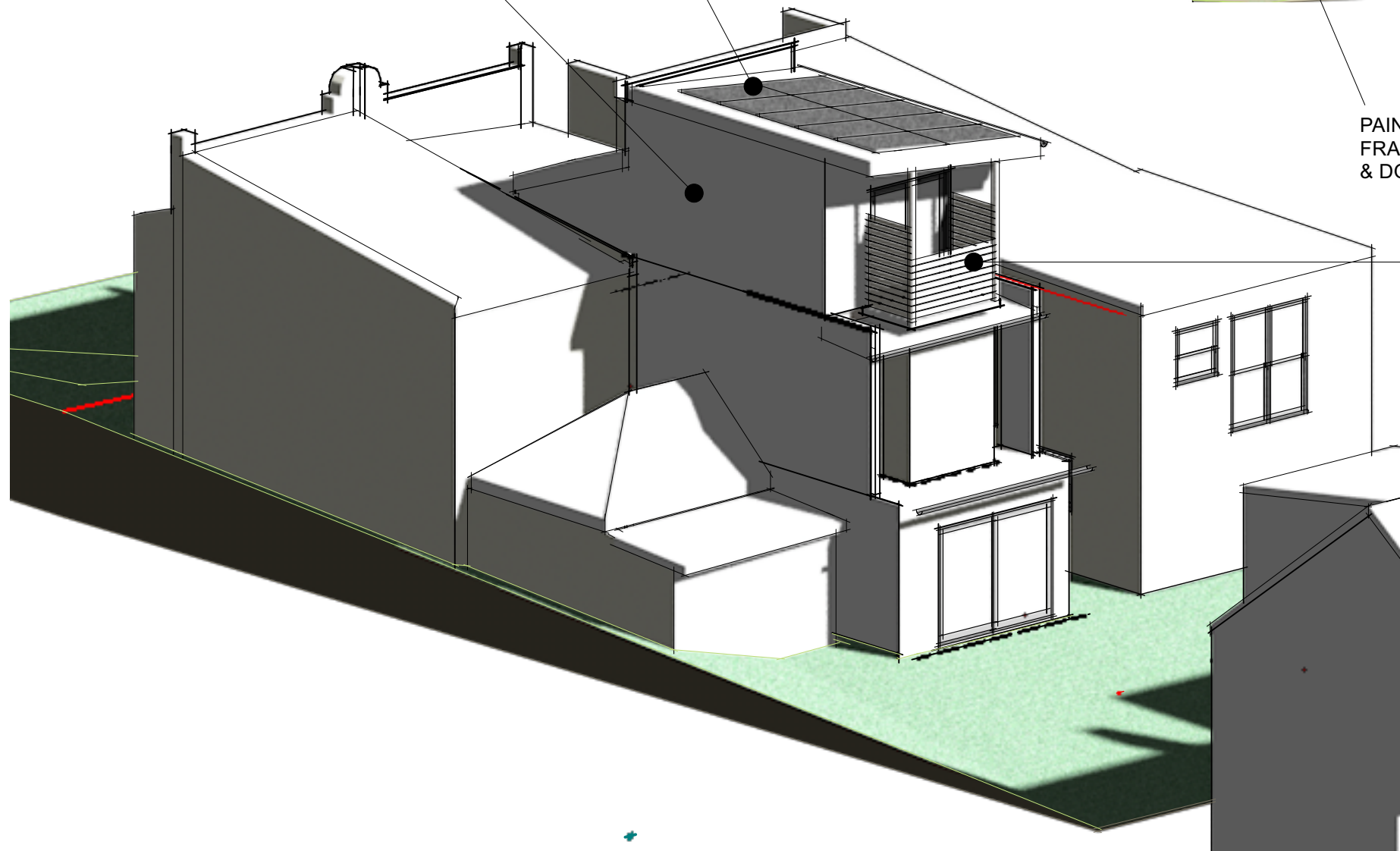
BS358
 Light Buff / SB
 Cream 3961

WALL PAINT COLOUR



Antique

T166-1



WINDSPRAY®

'COLOBOND'

GUTTERS, RAINWATER HEAD & FLASHING



SURFMIST®



SHALE
 GREY™

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 Balmain nsw 2041

Revision

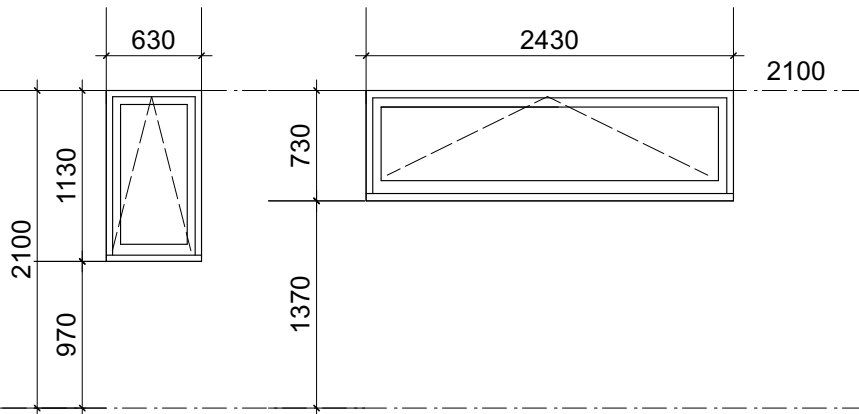
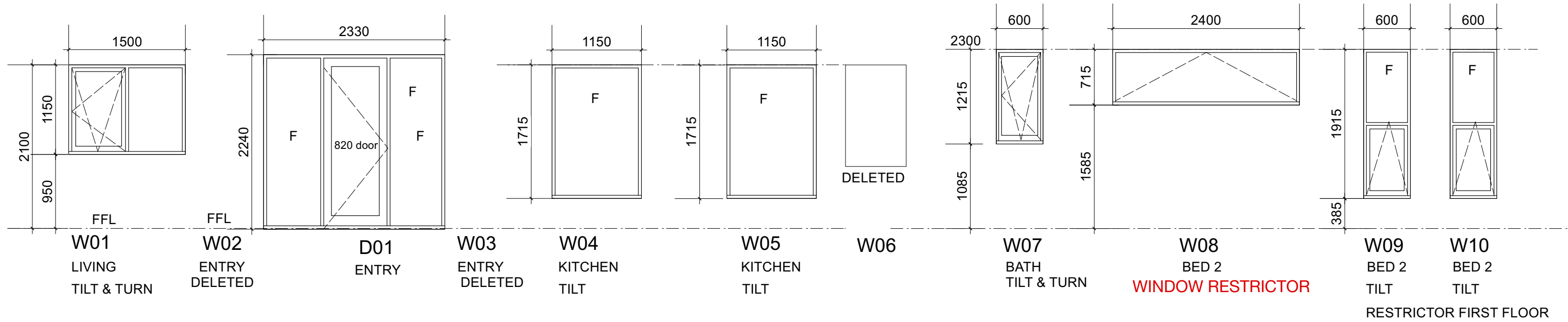
Revision	Description

Date SEPT 2022
Project no. N01
Scale 1:50@ A3
Drawn by tg
Checked by tg

Drawing title
 3D Views and finishes

Drawing no.
014

Revision

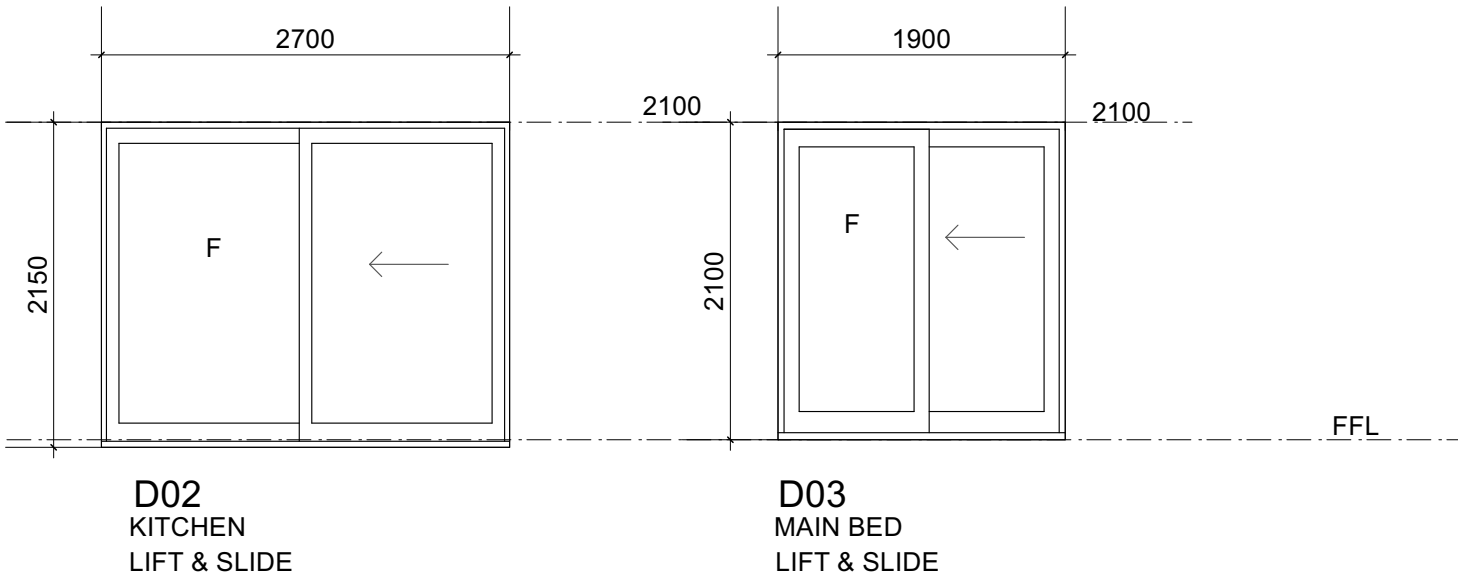


**ALL WINDOWS & DOORS
UPVC DOUBLE GLAZED**

W11
ENSUITE
TILT

W12
MAIN BED SECOND FLOOR
TILT **WINDOW RESTRICTOR**

ALL WINDOWS AND DOORS MUST INCLUDE FLYSCREENS



BASIX A381940

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W1	N	1.65	4.92	1.85	none	timber or uPVC, clear/air gap/clear, (U-value: 3.67, SHGC: 0.59)
W2	N	1.35	5.76	1.84	none	timber or uPVC, clear/air gap/clear, (U-value: 3.67, SHGC: 0.59)
W3	N	1.35	5.76	1.84	none	timber or uPVC, clear/air gap/clear, (U-value: 3.67, SHGC: 0.59)
W4	N	2.4	5.49	1.82	none	timber or uPVC, clear/air gap/clear, (U-value: 3.67, SHGC: 0.59)
W5	N	2.4	5.49	1.82	none	timber or uPVC, clear/air gap/clear, (U-value: 3.67, SHGC: 0.59)
W6	W	2.25	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, clear/air gap/clear, (U-value: 3.67, SHGC: 0.59)
W7	N	0.96	1.5	1.82	projection/height above sill ratio >=0.23	timber or uPVC, clear/air gap/clear, (U-value: 3.67, SHGC: 0.59)
W8	N	1.82	0.9	1.82	projection/height above sill ratio >=0.23	timber or uPVC, clear/air gap/clear, (U-value: 3.67, SHGC: 0.59)
W9	E	1.04	0	0	eave/verandah/pergola/balcony >=750 mm	timber or uPVC, clear/air gap/clear, (U-value: 3.67, SHGC: 0.59)
W10	E	1.04	0	0	eave/verandah/pergola/balcony >=750 mm	timber or uPVC, clear/air gap/clear, (U-value: 3.67, SHGC: 0.59)
W11	N	0.66	0	0	projection/height above sill ratio >=0.23	timber or uPVC, clear/air gap/clear, (U-value: 3.67, SHGC: 0.59)
W12	N	1.32	0	0	projection/height above sill ratio >=0.29	timber or uPVC, clear/air gap/clear, (U-value: 3.67, SHGC: 0.59)
D1	N	1.89	5.76	1.84	none	timber or uPVC, clear/air gap/clear, (U-value: 3.67, SHGC: 0.59)
D2	E	7.2	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, toned/air gap/clear, (U-value: 3.64, SHGC: 0.42)
D3	E	3.42	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, clear/air gap/clear, (U-value: 3.67, SHGC: 0.59)

For Construction

Connected Design

Accredited Building Designer (6316 NSW)

Tracy Graham

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Project
Sowden Residence

31 Rowntree Street
Balmain nsw 2041

Revision

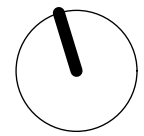
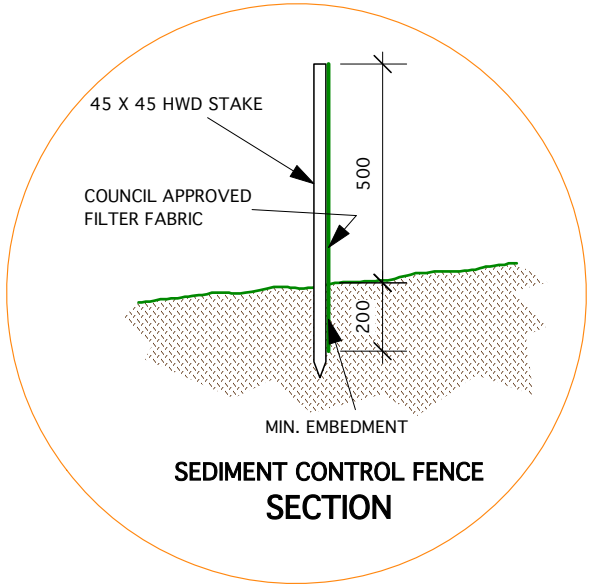
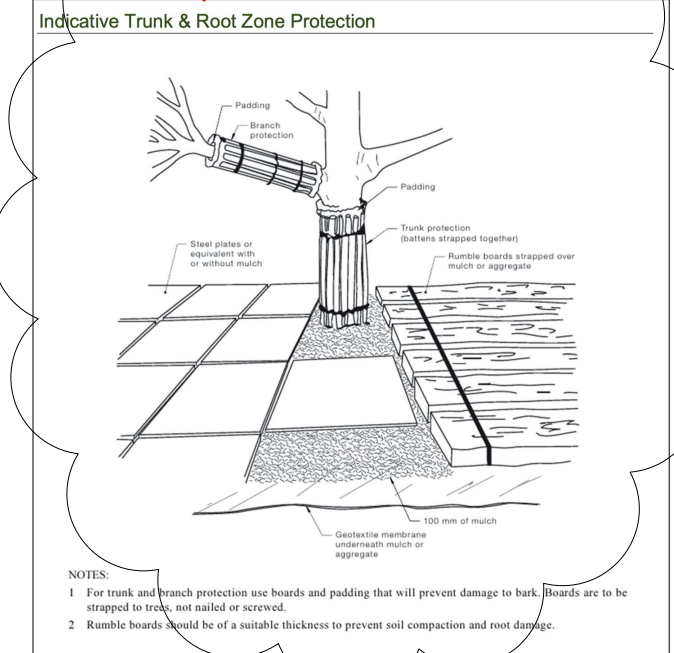
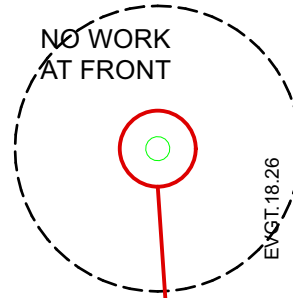
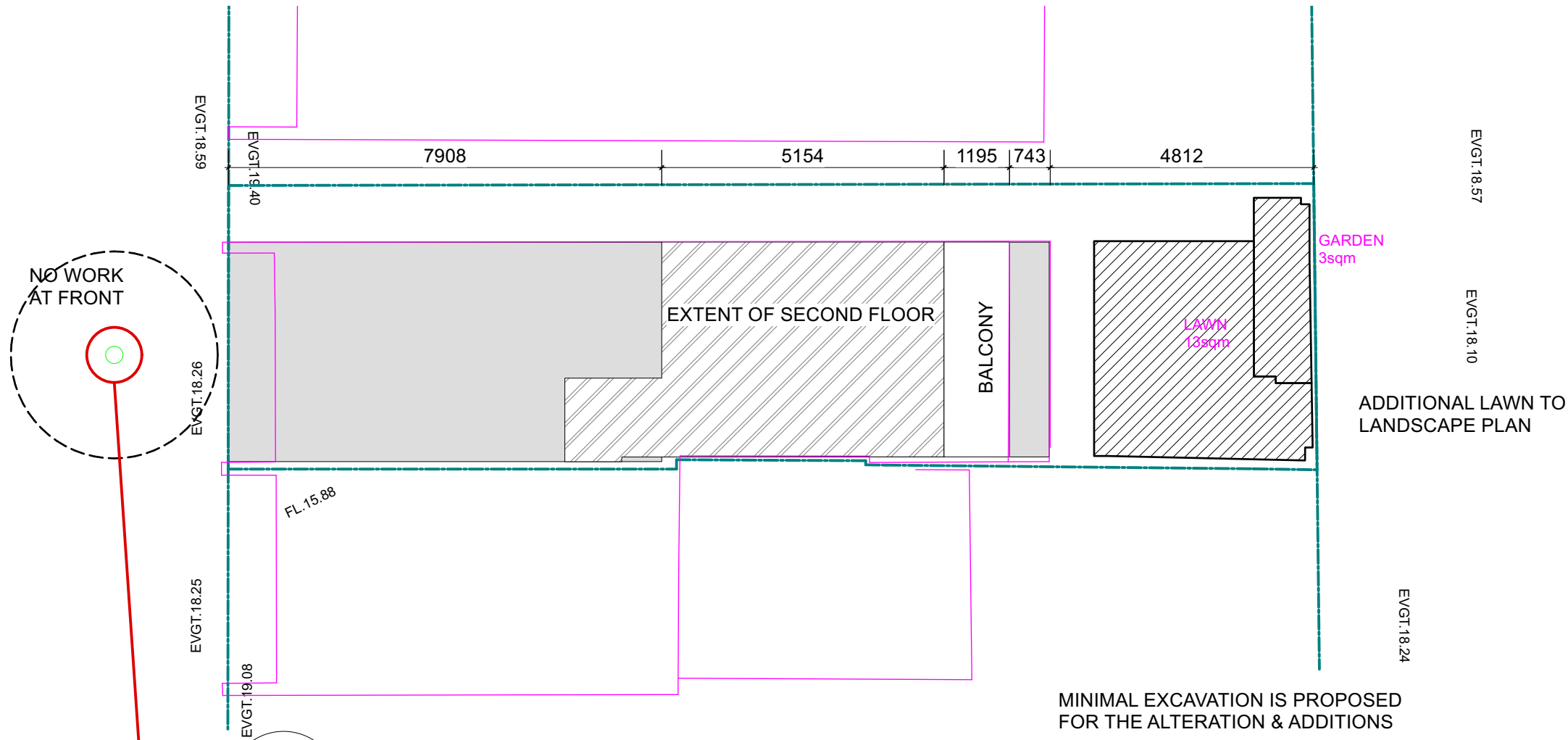
Revision	Description

Date SEPT 2022
Project no. N01
Scale 1:50@ A3
Drawn by tg
Checked by tg

Drawing title
Window schedule &
BASIX

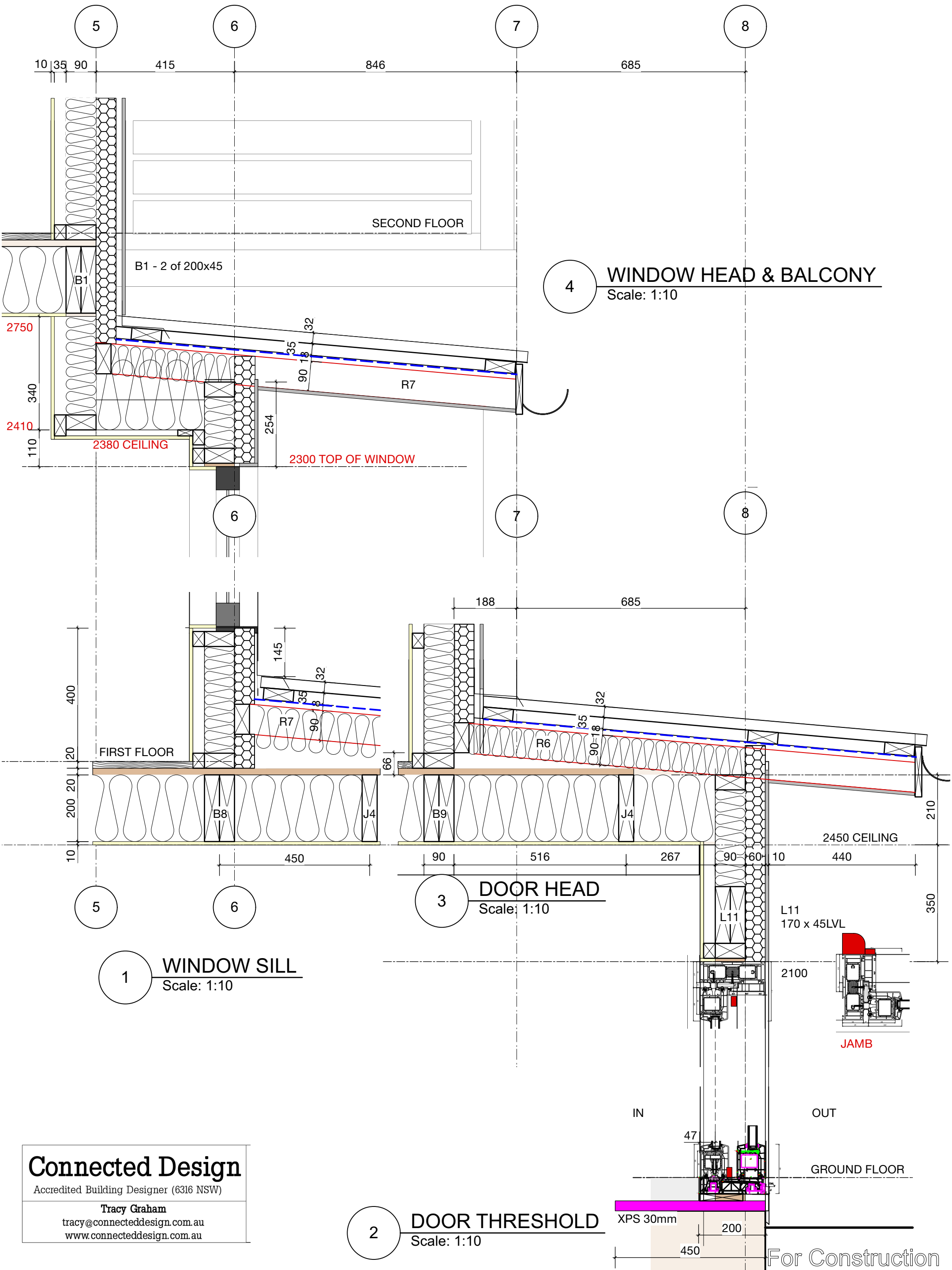
Drawing no.
015

Revision



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4 WINDOW HEAD & BALCONY
Scale: 1:10

3 DOOR HEAD
Scale: 1:10

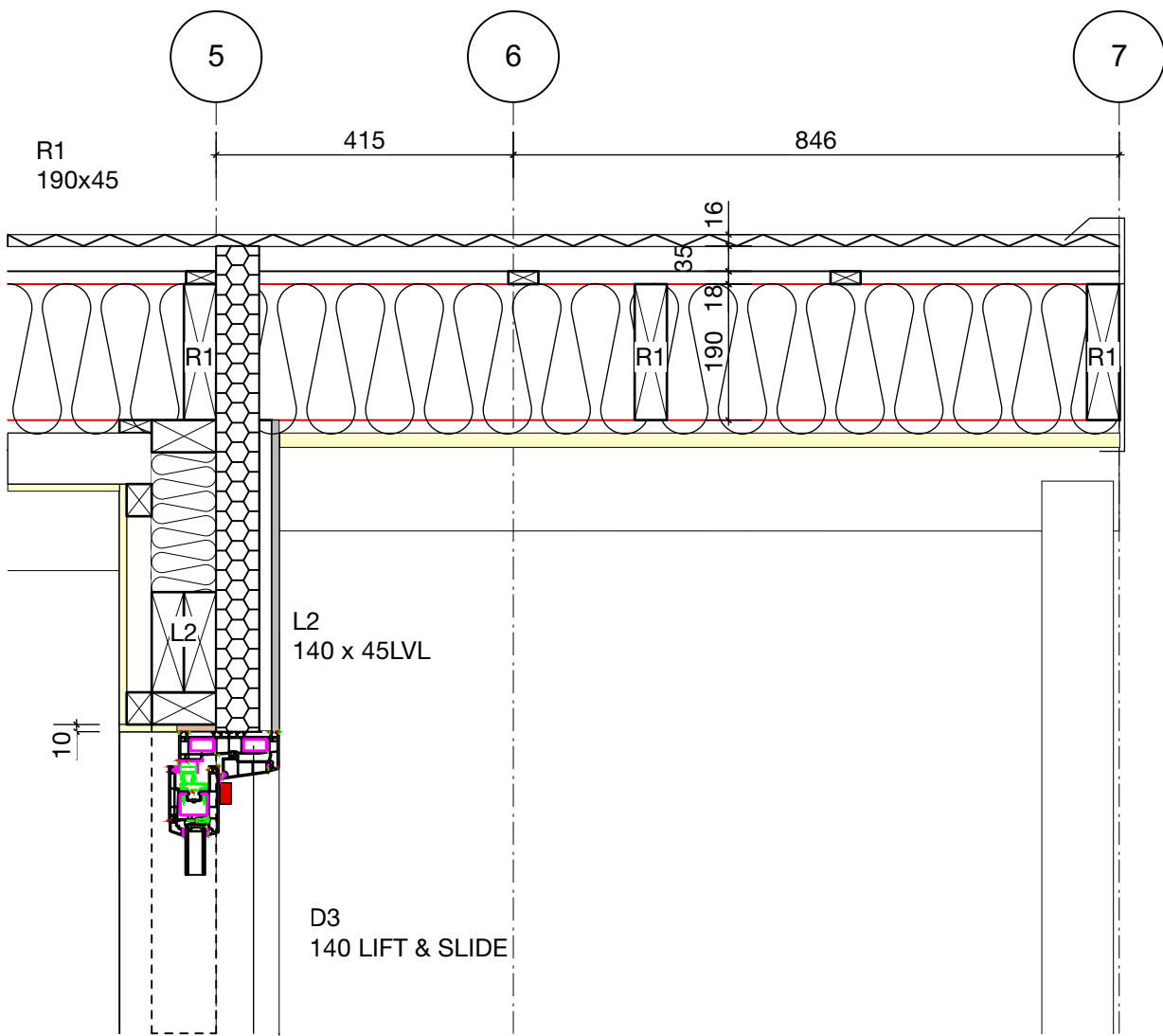
1 WINDOW SILL
Scale: 1:10

2 DOOR THRESHOLD
Scale: 1:10

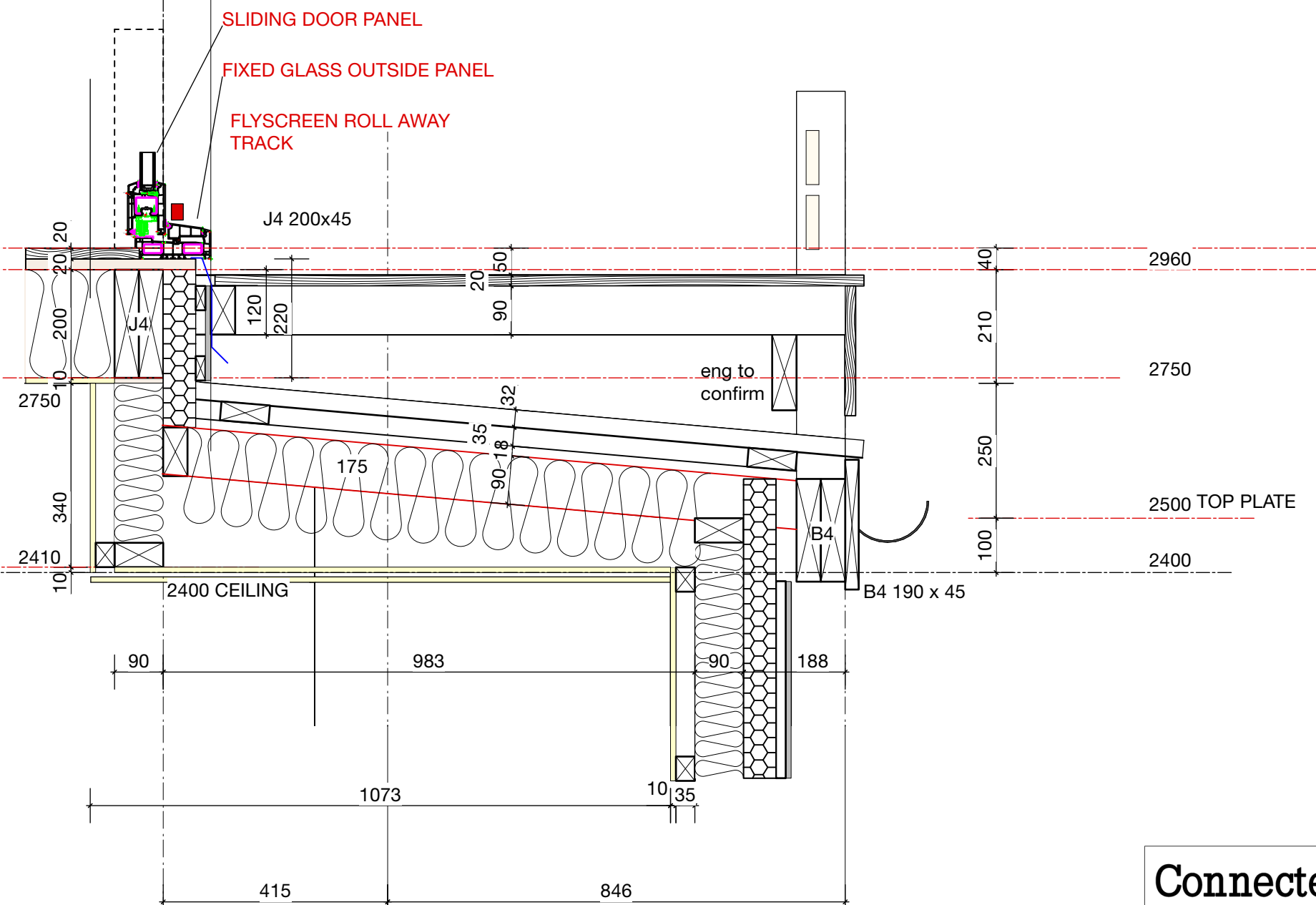
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Project Sowden Residence 31 Rowntree Street Balmain nsw 2041	Revision	Date August 2022	Project no. N01	Drawing title Detail sheet 1	Drawing no. 017	Revision
		Scale as shown	Drawn by tg			
		Checked by tg				



1 DOOR HEAD & ROOF
Scale: 1:10

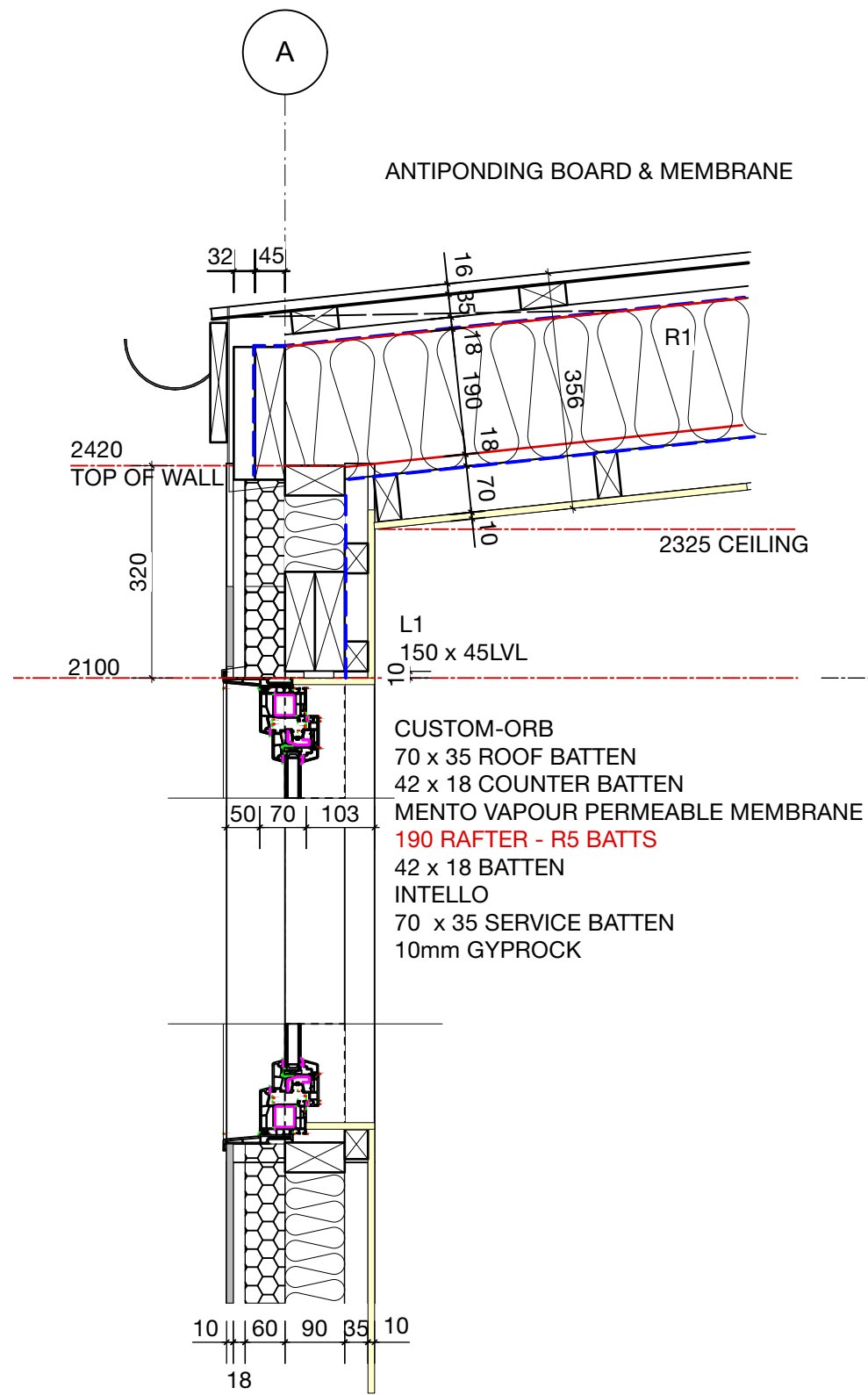


2 BALCONY & DOOR SILL
Scale: 1:10

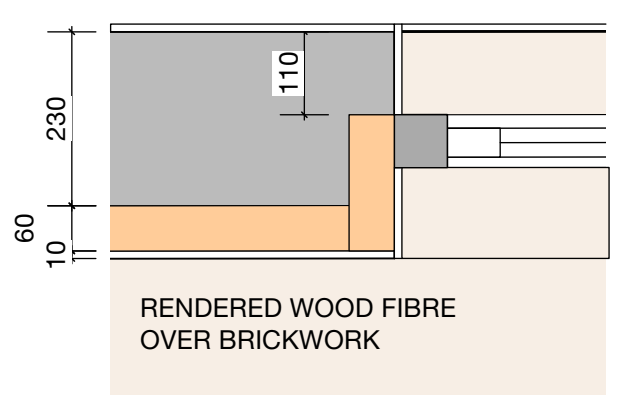
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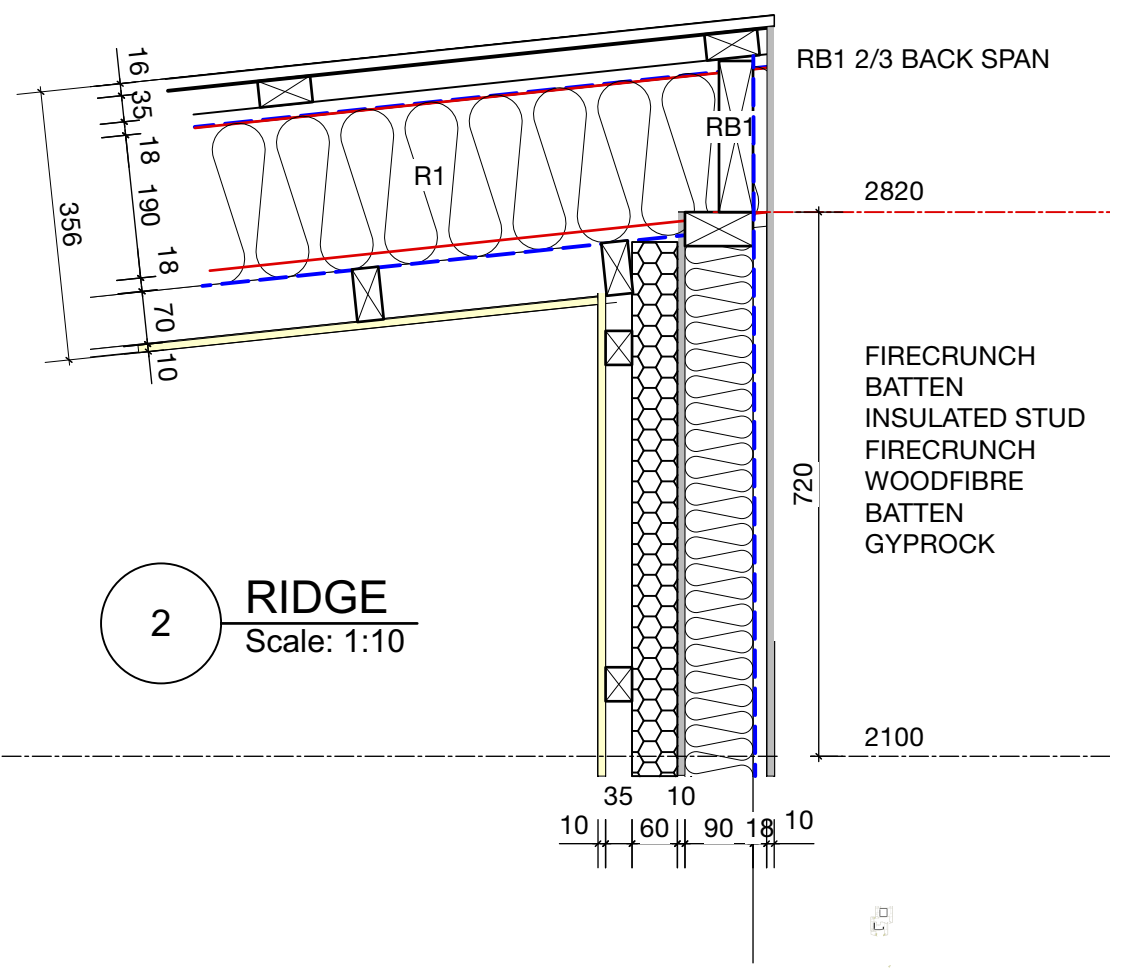
Project Sowden Residence 31 Rowntree Street Balmain nsw 2041	Revision 	Date August 2022	Drawing title Detail sheet 2	Drawing no. 018	Revision
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		Scale as shown			
		Drawn by tg			
		Checked by tg			



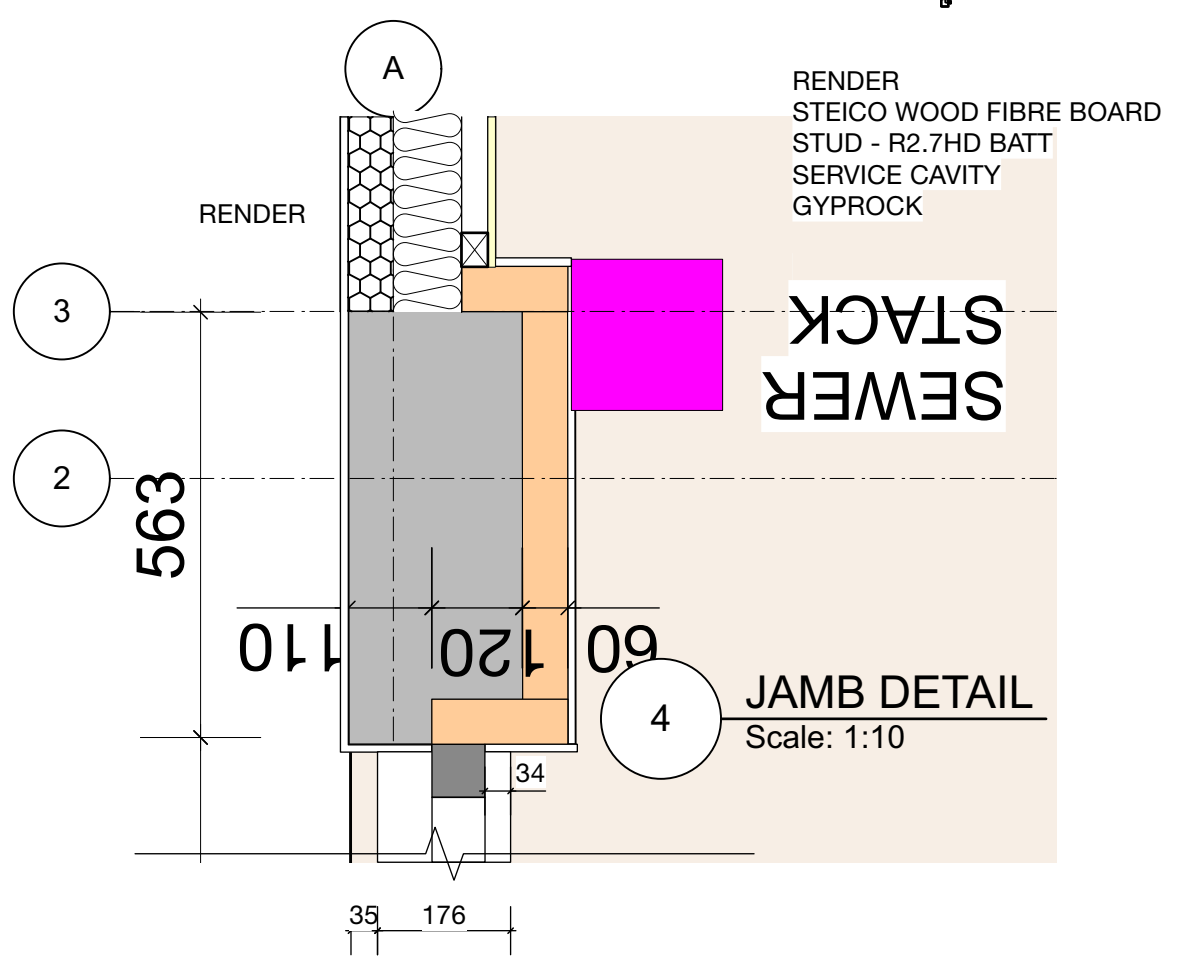
1 WINDOW SECOND FLOOR
Scale: 1:10



5 W1 JAMB DETAIL
Scale: 1:10



2 RIDGE
Scale: 1:10



3 DOOR SILL ENTRY
Scale: 1:10

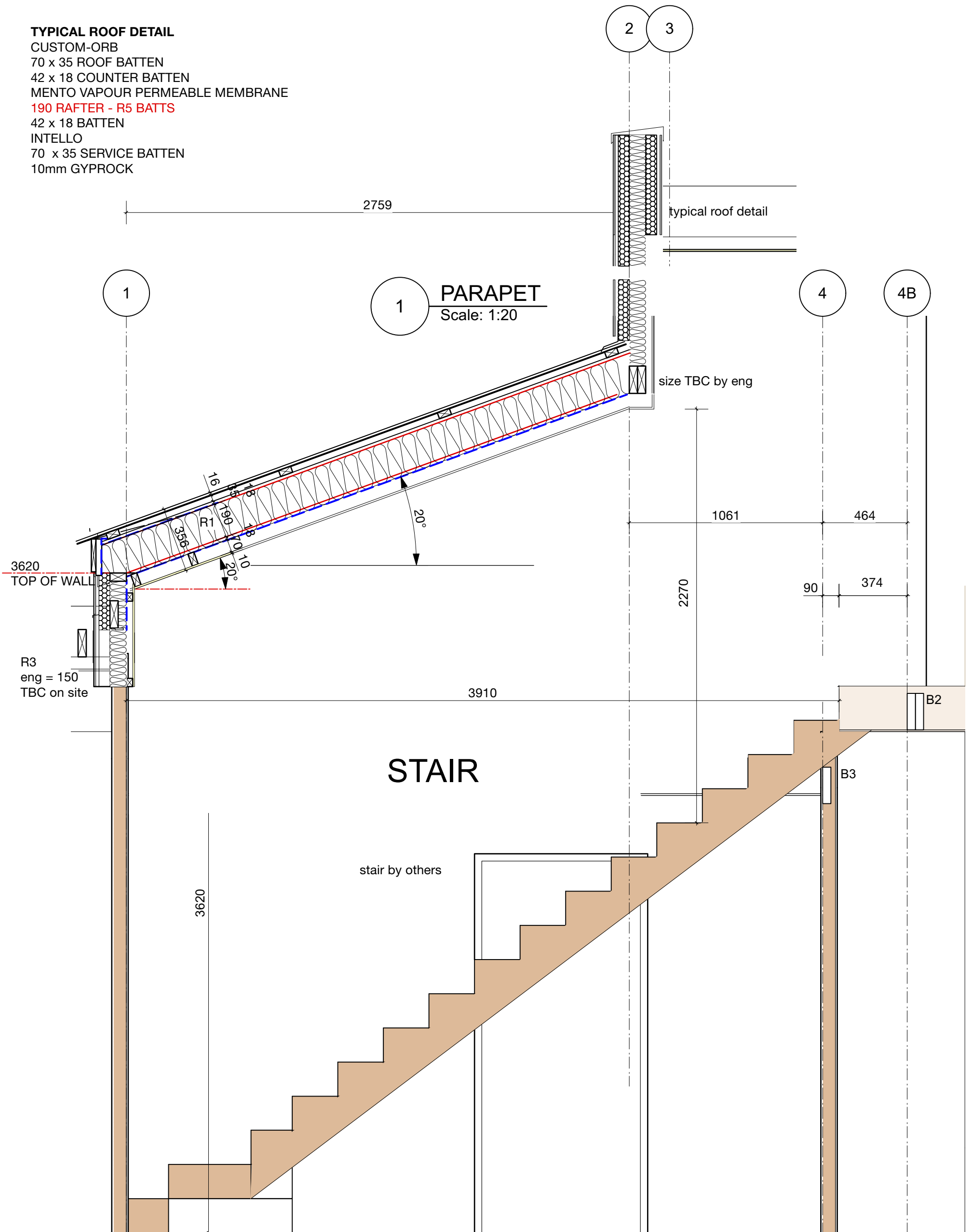
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Project Sowden Residence 31 Rowntree Street Balmain nsw 2041	Revision	Date August 2022 Project no. N01 Scale as shown Drawn by tg Checked by tg	Drawing title Detail sheet 3	Drawing no. 019	Revision
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TYPICAL ROOF DETAIL

- CUSTOM-ORB
- 70 x 35 ROOF BATTEN
- 42 x 18 COUNTER BATTEN
- MENTO VAPOUR PERMEABLE MEMBRANE
- 190 RAFTER - R5 BATTS
- 42 x 18 BATTEN
- INTELLO
- 70 x 35 SERVICE BATTEN
- 10mm GYPROCK



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For Construction

Project
Sowden Residence
31 Rowntree Street
Balmain nsw 2041

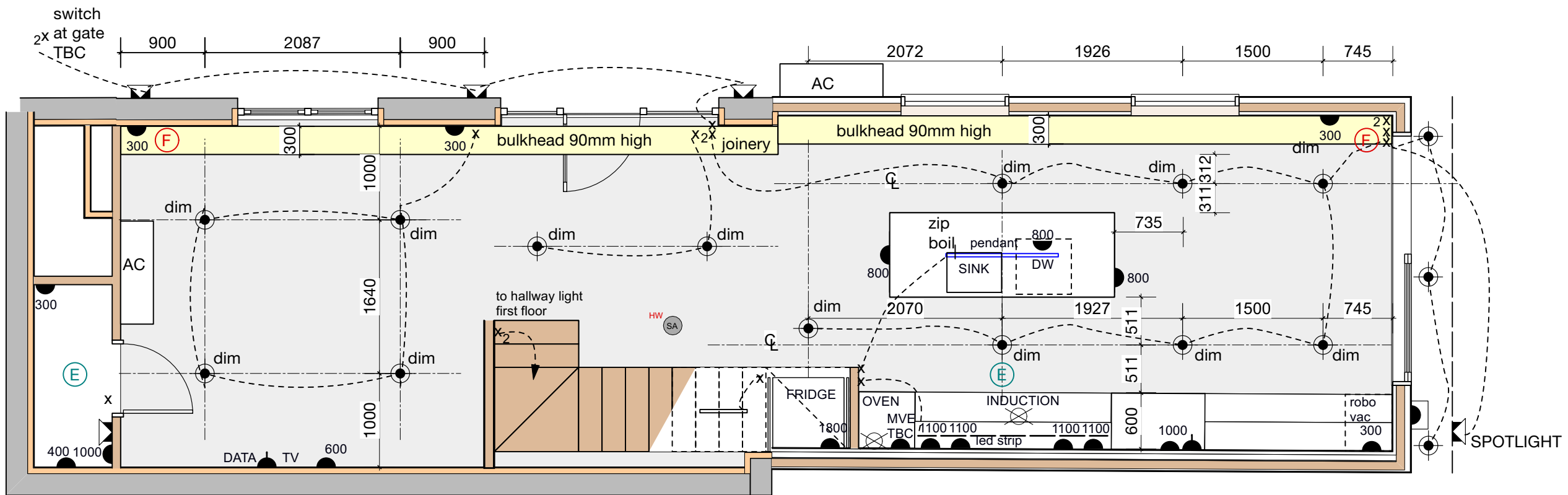
Revision	Date	By

Date August 2022
Project no. N01
Scale as shown
Drawn by tg
Checked by tg

Drawing title
Detail sheet 4

Drawing no.
020

Revision



HW SA SMOKE ALARM TO BE HARDWIRED & INTERLINKED

ALL LIGHT FITTINGS, FANS AND DATA TO BE SUPPLIED BY CLIENT
 ALL CABLING & SWITCHES BY ELECTRICIAN. CLIPSAL ICONIC.

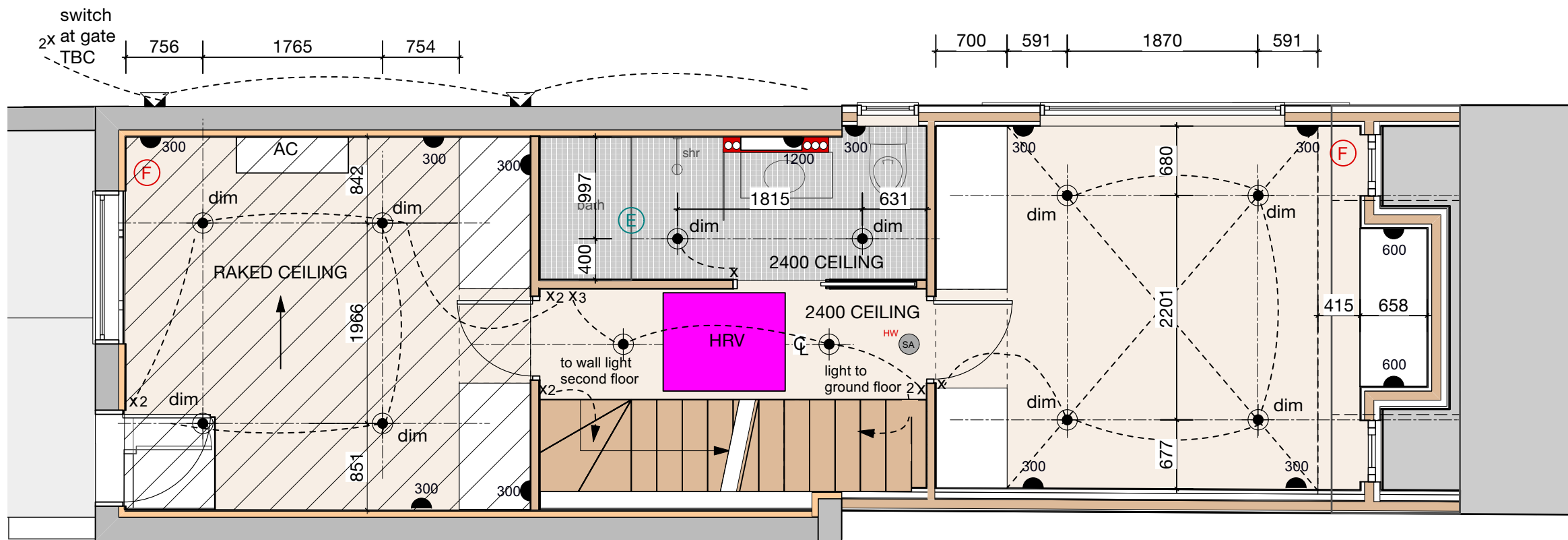
ALL LIGHT FIXTURES WILL BE LED'S

LEGEND

- DATA
- LED DOWNLIGHT
- PENDANT LIGHT
- LIGHT/FAN SWITCH/ TWO WAY SWITCH
- EXTERNAL WALL LIGHT
- DOUBLE SWITCHED POWER OUTLET
- 300 ABOVE FFL U.N.O.
- WEATHERPROOF DOUBLE SWITCHED POWER POINT
- 300 ABOVE FFL U.N.O.
- SMOKE ALARM TO BE HARDWIRED
- HARD WIRED CONNECTION
- APPLIANCE OR EQUIPMENT SPECIFIED, HEIGHT NOTED
- RAKED CEILING

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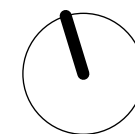
HW SA SMOKE ALARM TO BE HARDWIRED & INTERLINKED

ALL LIGHT FITTINGS, FANS AND DATA TO BE SUPPLIED BY CLIENT
 ALL CABLING & SWITCHES BY ELECTRICIAN. CLIPSAL ICONIC.

ALL LIGHT FIXTURES WILL BE LED'S

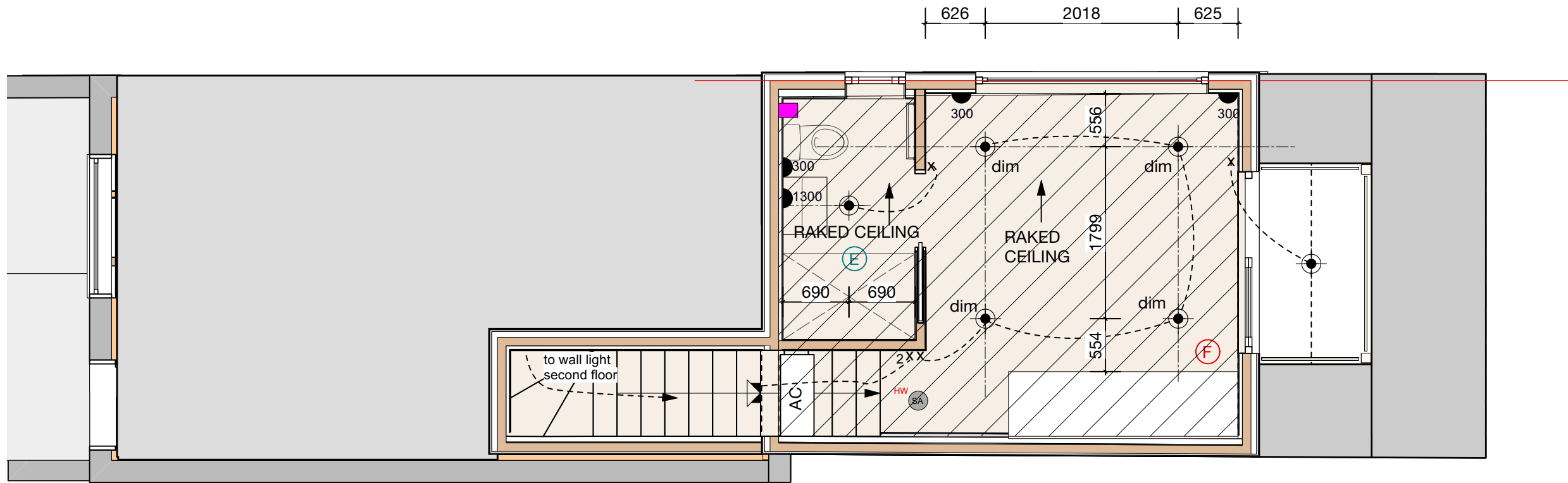
LEGEND

- DATA
- LED DOWNLIGHT
- PENDANT LIGHT
- X₂ LIGHT/FAN SWITCH/ TWO WAY SWITCH
- EXTERNAL WALL LIGHT
- DOUBLE SWITCHED POWER OUTLET - 300 ABOVE FFL U.N.O.
- WEATHERPROOF DOUBLE SWITCHED POWER POINT - 300 ABOVE FFL U.N.O.
- HW SA SMOKE ALARM TO BE HARDWIRED
- HW HARD WIRED CONNECTION - APPLIANCE OR EQUIPMENT SPECIFIED, HEIGHT NOTED
- RAKED CEILING



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








HW SA SMOKE ALARM TO BE HARDWIRED & INTERLINKED


**ALL LIGHT FITTINGS, FANS AND DATA TO BE SUPPLIED BY CLIENT
ALL CABLING & SWITCHES BY ELECTRICIAN. CLIPSAL ICONIC.**

ALL LIGHT FIXTURES WILL BE LED'S

LEGEND

-  DATA
-  LED DOWNLIGHT
-  PENDANT LIGHT
-  X₂ LIGHT/FAN SWITCH/ TWO WAY SWITCH
-  EXTERNAL WALL LIGHT
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-  WEATHERPROOF DOUBLE SWITCHED
POWER POINT
- 300 ABOVE FFL U.N.O.
-  HW SA SMOKE ALARM TO BE HARDWIRED
-  HW HARD WIRED CONNECTION
- APPLIANCE OR EQUIPMENT SPECIFIED,
HEIGHT NOTED
-  RAKED CEILING

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			<p>Sowden Residence 31 Rowntree Street Balmain nsw 2041</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>											<p>SEPT 2022 Project no. N01 Scale 1:50@ A3 Drawn by tg Checked by tg</p>