

entry portico piers to be similar to front verandah
 timber front door with glazed side lights to detail

new 1200 high timber paling fence to match existing fence

enlarge planting area
 600 X 600 pit

new stormwater
 line out to street

selected tiles to bathroom

new bathroom

door retained in frame
 but fixed in position

A glass screen to be installed in
 front of door for protection

relocate door to bedroom 1

glazed wall with angled mullions
 facebrick wall to match existing

new entry gate
 new Porch entry posts
 600 X 600 pit

1200mm high wall
 timber front door with
 glazed side lights to detail

new timber stairs + cup'd below

new fence on boundary to match existing height
 make good existing paving
 line of roof line over shown dotted
 existing parking bay
 existing paving to parking and courtyard area
 existing sliding gate to parking bay

new timber folding doors
 existing walls shown dotted to be removed
 clothes line

tree to be removed shown dotted
 prefabricated storage shed on
 concrete slab

gas instantaneous gas h/w unit

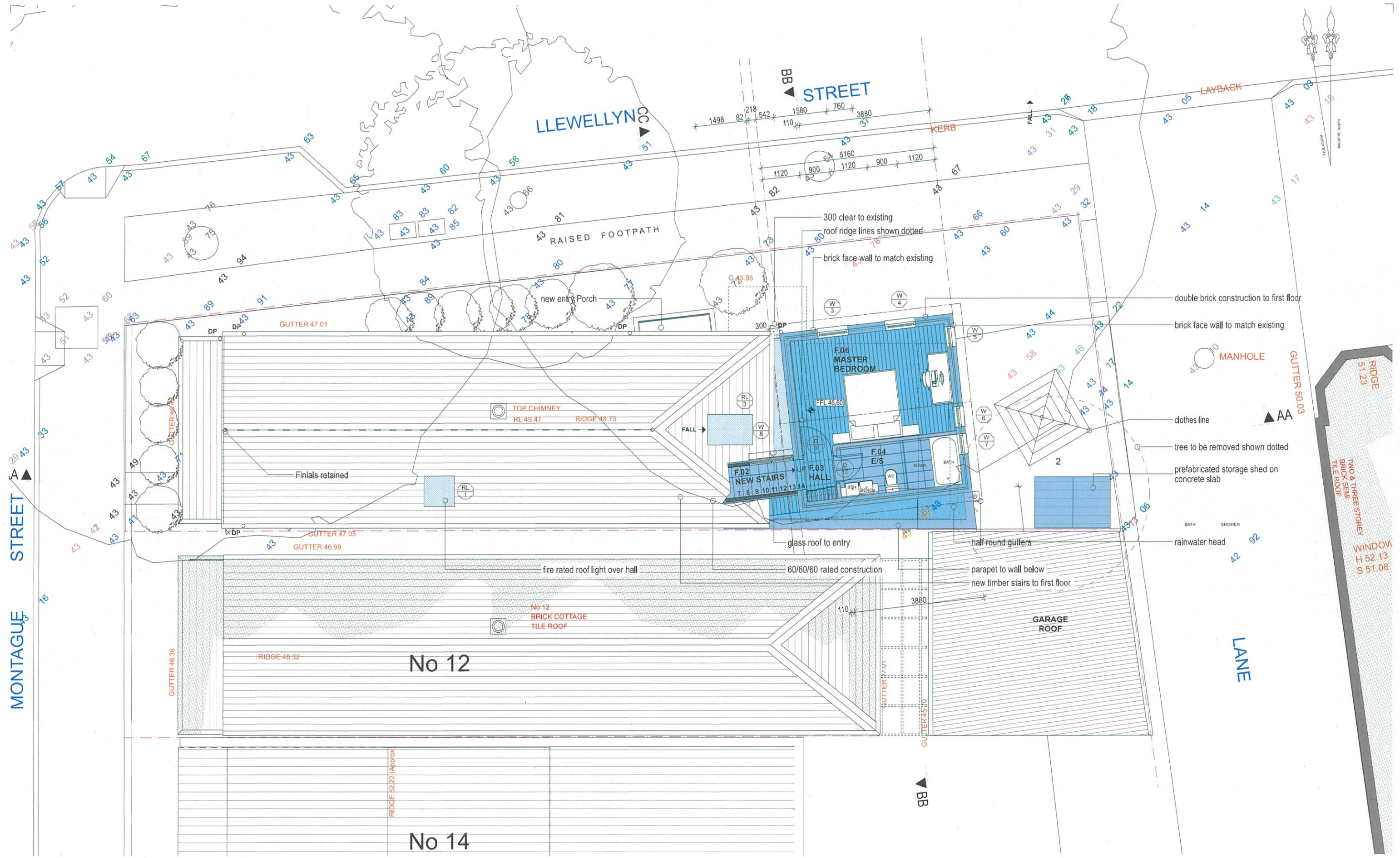
facebrick wall to match existing
 fire rated double brick wall 50mm off boundary

01 PLAN - GROUND FLOOR SCALE 1:100		
F	DA ISSUE 1- Amended	09.11.2018
E	DA ISSUE DRAFT 1- Amended	14.08.2018
D	DA ISSUE	16.04.2018
C	DA DRAFT 3	12.03.2018
B	DA DRAFT 2	09.03.2018
A	DA DRAFT 1	31.01.2018
Amendment	Description	Date
This drawing is protected by copyright law. Check work on site and report any discrepancies to the architect.		

PROPOSED ALTERATIONS & ADDITIONS TO RESIDENCE AT
No.10 MONTAGUE STREET, BALMAIN
 for JAMES RYAN & AGATA DUDEK

OIKOS
 architects
 RAY STEVENS Architect B. Arch. (Hons) R.A.L.A.
 15 Elliott Street Balmain NSW 2041
 Reg. No 4458 Email: ray@oikos.com.au
 Tel: 9810 7854 Mob: 0411 455 669

Scale: 1:50 @ A1, 1:100 @ A3	Date: 23.12.2017
Drawing: PLANS - GROUND	
Drawing No: 2017/07/DA02/ F	
Drawn by: EC	Plotted: 09.11.2018



01 PLAN - FIRST FLOOR
SCALE 1:100

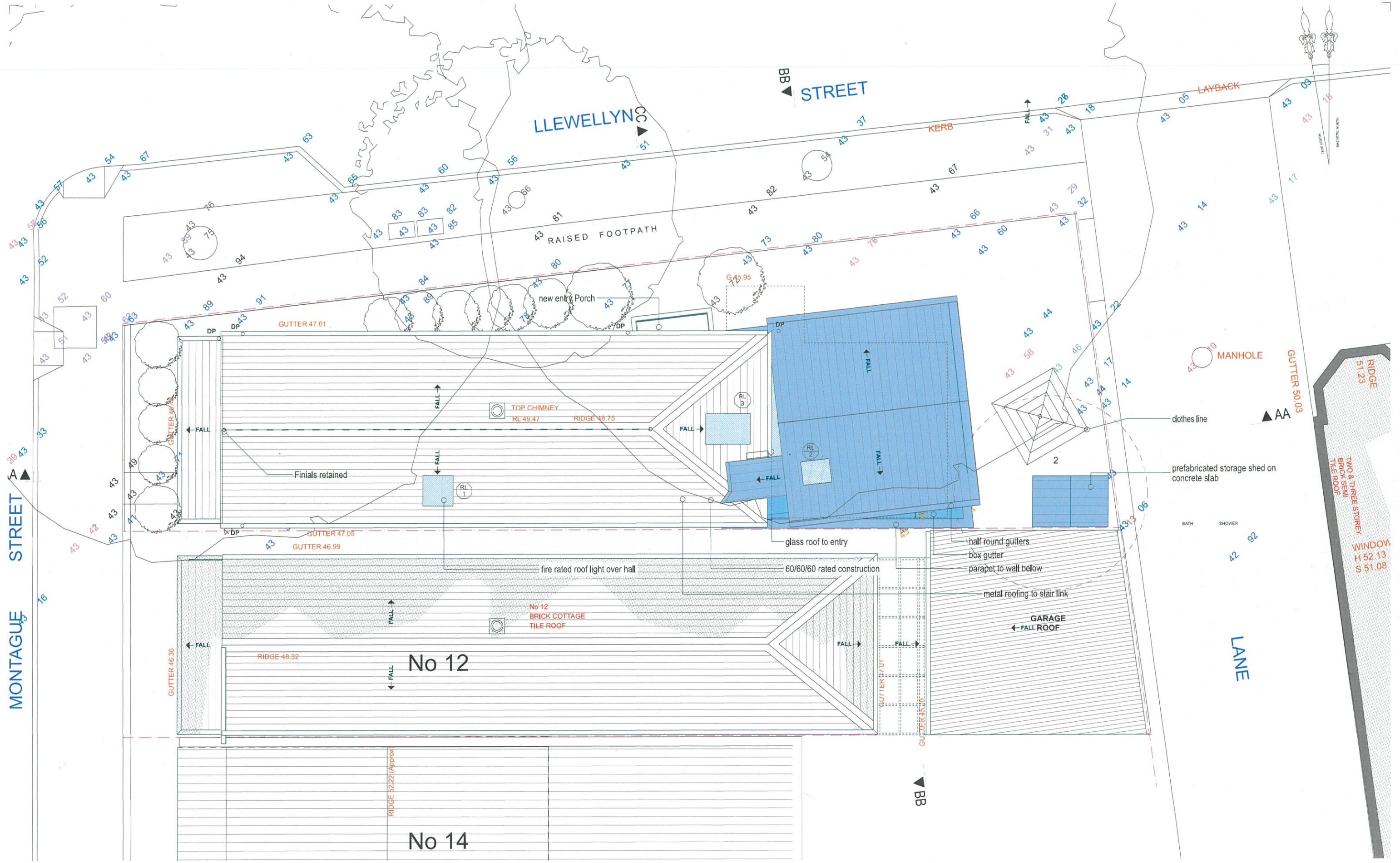
F	DA ISSUE 1- Amended	09.11.2018
E	DA ISSUE DRAFT 1- Amended	14.08.2018
D	DA ISSUE	16.04.2018
C	DA DRAFT 3	12.03.2018
B	DA DRAFT 2	09.03.2018
A	DA DRAFT 1	31.01.2018

Amendment Description Date
Check all work on site and report any discrepancies to the architect.

PROPOSED ALTERATIONS & ADDITIONS TO RESIDENCE AT
No.10 MONTAGUE STREET, BALMAIN
 for JAMES RYAN & AGATA DUDEK

OIKOS architects
 RAY STEVENS Architect B. Arch (Hons) R.A.L.A.
 15 Elliott Street Balmain NSW 2041
 Reg. No 4458 Email: ray@oikos.com.au
 Tel: 9610 7854 Mob: 0411 455 669

Scale: 1:50 @ A1, 1:100 @ A3	Date: 23.12.2017
Drawing: PLANS - FIRST	
Drawing No: 2017/07/DA03/ F	
Drawn by: EC	Plotted: 09.11.2018



01 PLAN - ROOF		
SCALE 1:100		
F	DA ISSUE 1- Amended	09.11.2018
E	DA ISSUE DRAFT 1- Amended	14.08.2018
D	DA ISSUE	15.03.2018
C	DA DRAFT 3	12.03.2018
B	DA DRAFT 2	09.03.2018
A	DA DRAFT 1	31.01.2018
Amendment	Description	Date
This drawing is protected by copyright law.		
Check work on site and report any discrepancies to the architect.		

PROPOSED ALTERATIONS & ADDITIONS TO RESIDENCE AT
No.10 MONTAGUE STREET, BALMAIN
 for JAMES RYAN & AGATA DUDEK

OIKOS
 architects

RAY STEVENS Architect B.Arch.(Hons) R.A.I.A.
 15 Elliott Street Balmain NSW 2041
 Reg. No 4458 Email: ray@oikos.com.au
 Tel 9810 7854 Mob. 0411 455 669

Scale: 1:50 @ A1, 1:100 @ A3 Date: 23.12.2017
 Drawing: PLANS - SITE & ROOF
 Drawing No: 2017/07/DA04/ F
 Drawn by: EC Plotted: 09.11.2018

Drawing No: Title:

- 01 Cover Sheet - Roof / Site Plan
- 02 Plan - Ground
- 03 Plans - First
- 04 Plans - Roof
- 05 Sections
- 06 Elevations - North & South
- 07 Elevation - North - Llewellyn Street
- 08 Elevations - East & West
- 09 Shadow 1 - July 21 @ 9am & 12pm
- 10 Shadow 2 - July 21 @ 3pm
- 11 Perspective - 1
- 12 Perspective - 2
- 13 Finishes Schedule
- 14 Site Analysis

Amend. No:

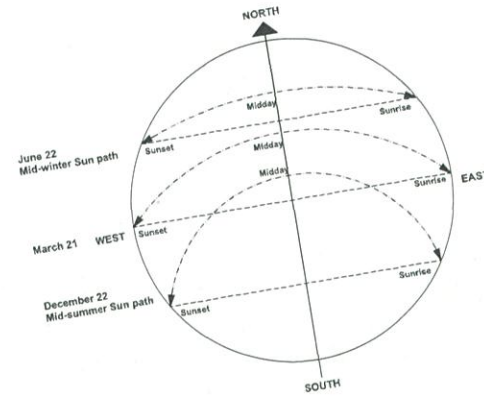
- F
- F
- F
- F
- F
- F
- F
- F
- C
- C
- C
- C
- C
- C

GENERAL LEGEND

	existing walls	HWS	hot water service
	existing fence	dp	downpipe
	new cb clad 60/60/60 wall	pb	plasterboard
	new interior wall	S	shower
	demolition lines	Ø	diameter
	site boundary	cb	Colourbond
	overhead lines	cfcc	compressed fibre cement cadding
	stormwater lines		
	existing spot levels		
	existing FFL spot levels		
	proposed finished floor level		
	refers to new door number	NEW WORK	
	refers to new window number		
	refers to new roof light number		

NOTES:

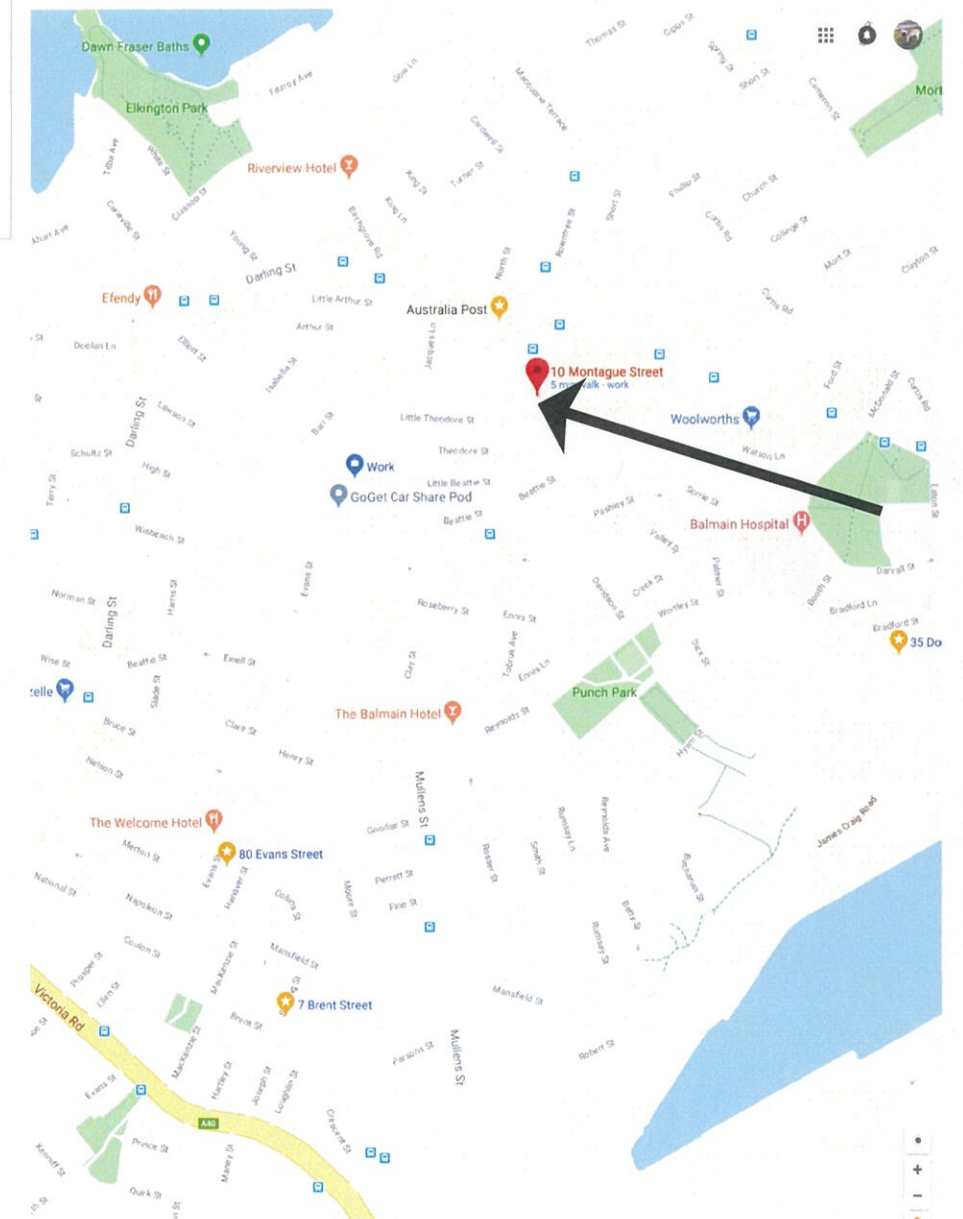
- Connect rain water down pipes & external stormwater pits to new stormwater system to council requirements
- All toilet suites to be dual flush and connected to rainwater tank pump
- All showerheads 3 star water saving types
- Landscaping shown indicatively only
- All building and associated works involved are to be built in accordance with all relevant authority requirements and to the Building Code of BCA
- Check all work on site and report any discrepancies to the architect.



AREAS ALL TOTAL

Key

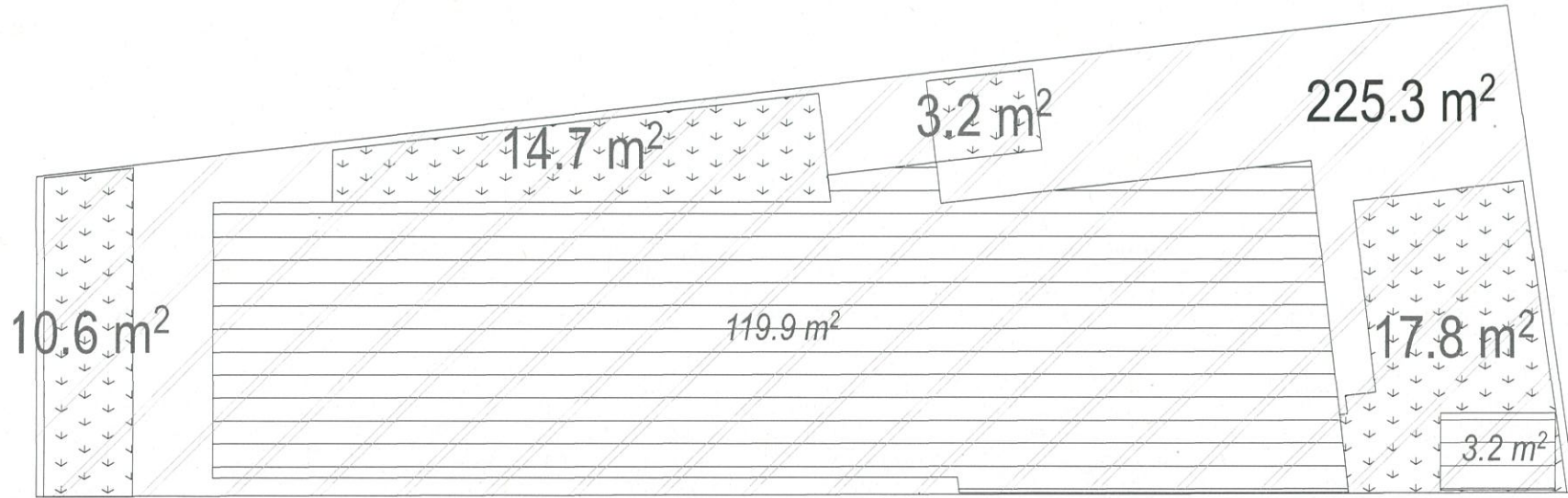
Site area -by survey	=225.3m.sq
Site coverage - Footprint	54.6% of site = 123.1m.sq
Green Landscape area total	20.5% of site = 46.3m.sq



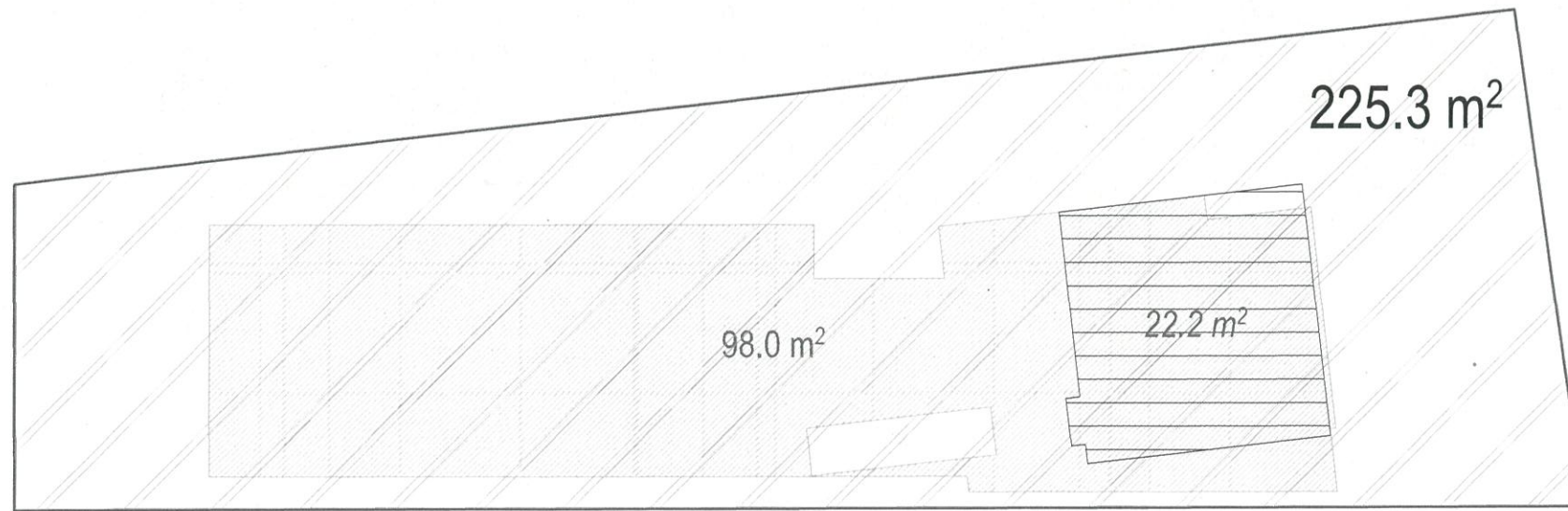
AREAS ALL TOTAL

Key

Site area -by survey	=225.3m.sq
Floor area - Existing	
First Floor	=0.00m.sq
Ground floor	=94.4m.sq
Gross Building area	=94.4m.sq
Floor Space Ratio	
F.S.R	= 0.41 : 1
Floor area - Proposed	
First Floor	=22.20m.sq
Ground floor	=98.00m.sq
Gross Building area	=120.20m.sq
Floor Space Ratio	
F.S.R	= 0.53 : 1



AREA CALCULATIONS - SITE
N.T.S



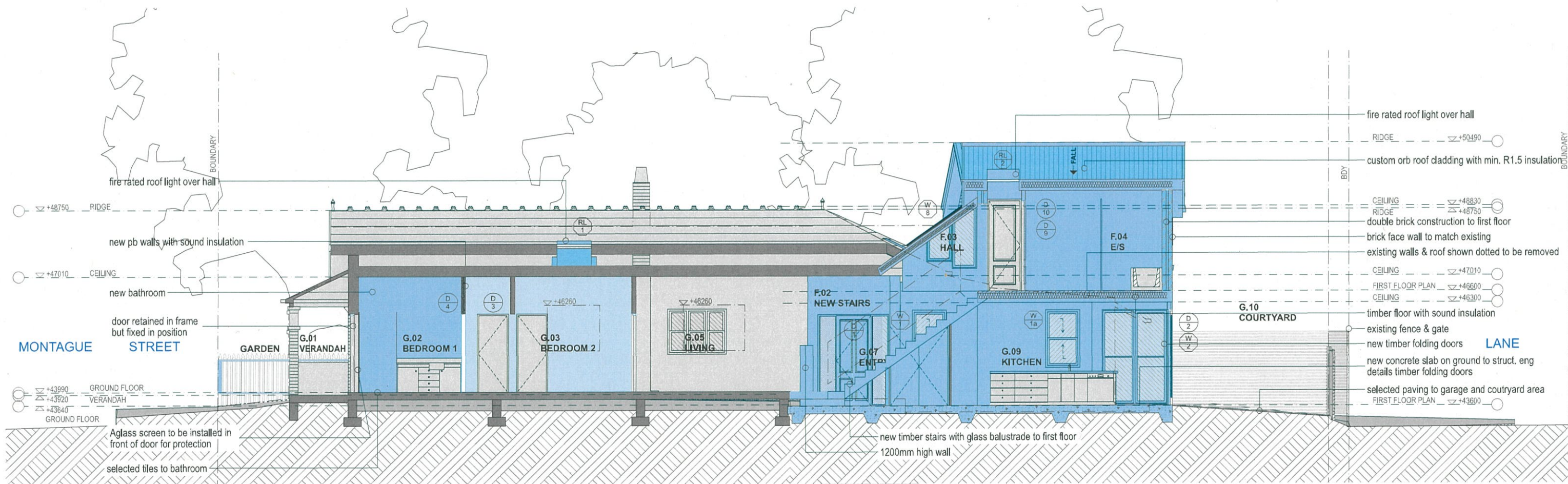
AREA CALCULATIONS - FSR
N.T.S

Amendment	Description	Date
F	DA ISSUE 1- Amended	09.11.2018
E	DA ISSUE DRAFT 1- Amended	14.08.2018
D	DA ISSUE	16.04.2018
C	DA DRAFT 3	12.03.2018
B	DA DRAFT 2	08.03.2018
A	DA DRAFT 1	31.01.2018

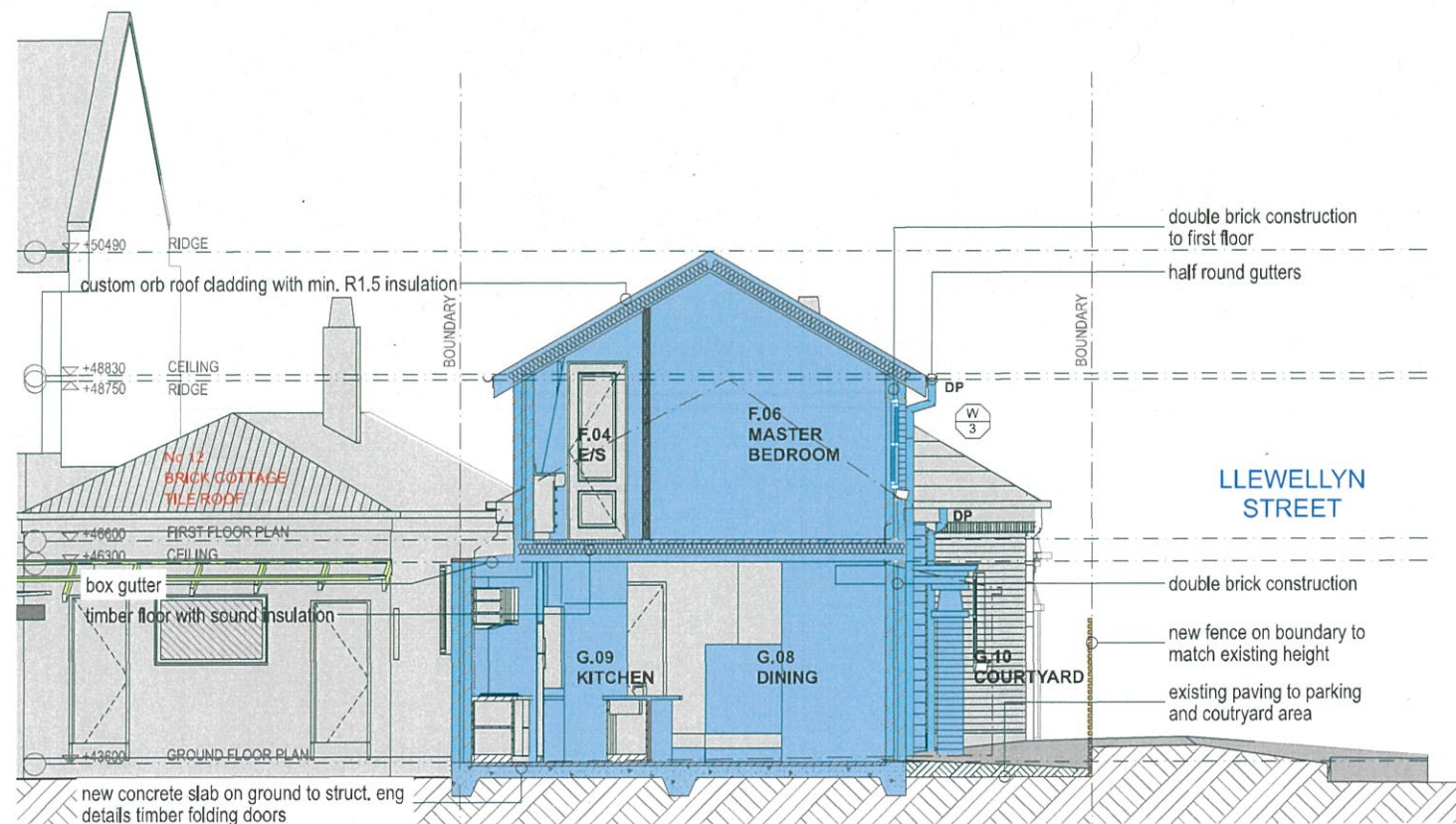
PROPOSED ALTERATIONS & ADDITIONS TO RESIDENCE AT
No.10 MONTAGUE STREET, BALMAIN
 for JAMES RYAN & AGATA DUDEK

OIKOS architects
 RAY STEVENS Architect & Arch.(Hons) R.A.I.A.
 15 Elliott Street Balmain NSW 2041
 Reg.No 4458 Email: ray@oikos.com.au
 Tel: 9810 7854 Mob: 0411 455 669

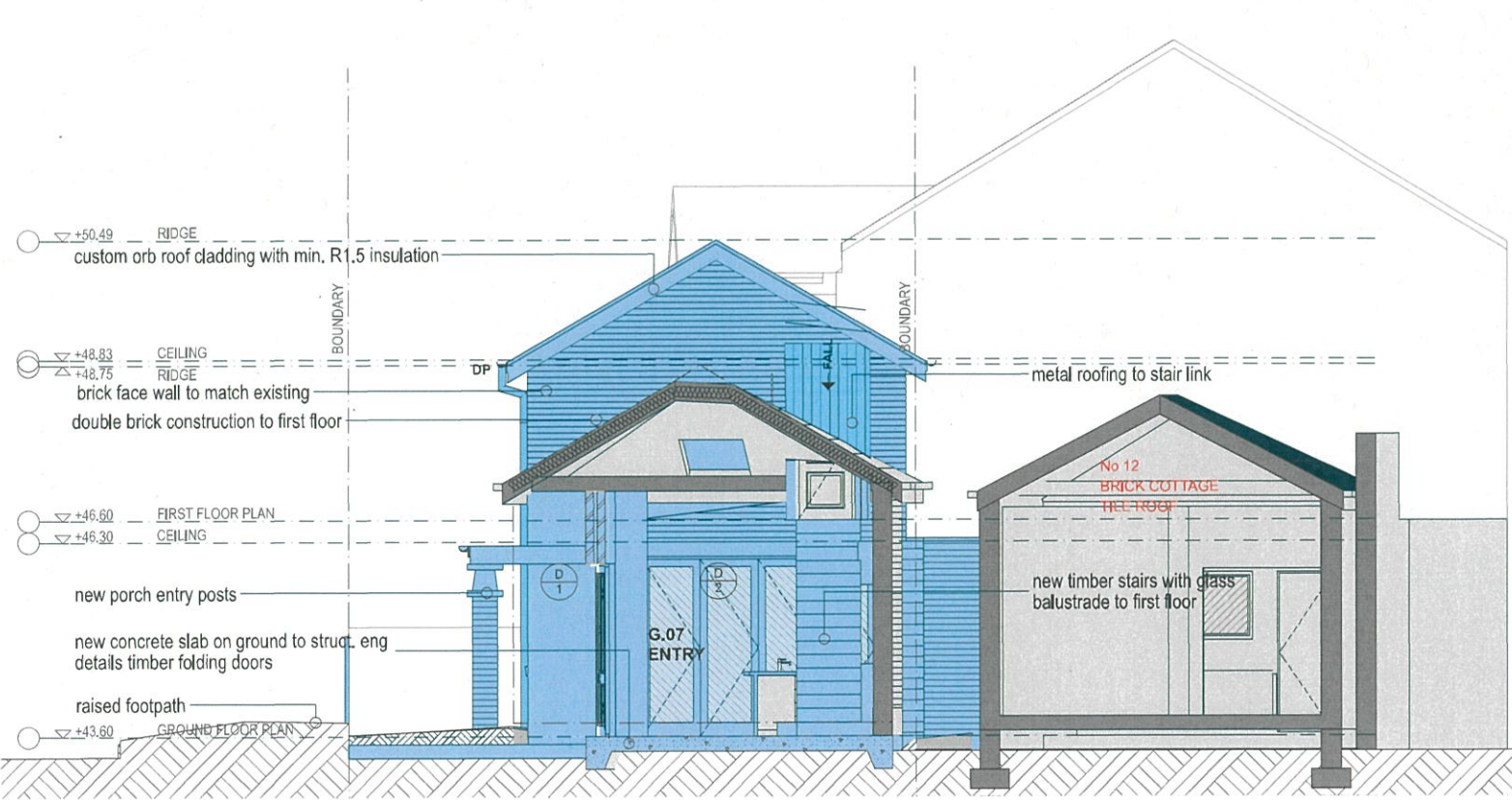
Scale: 1:50 @ A1, 1:100 @ A3	Date: 23.12.2017
Drawing: COVER SHEET	
Drawing No: 2017/07/DA01/ F	
Drawn by: EC	Plotted: 09.11.2018



01 SECTION - A
SCALE 1:100



02 SECTION - B
SCALE 1:100



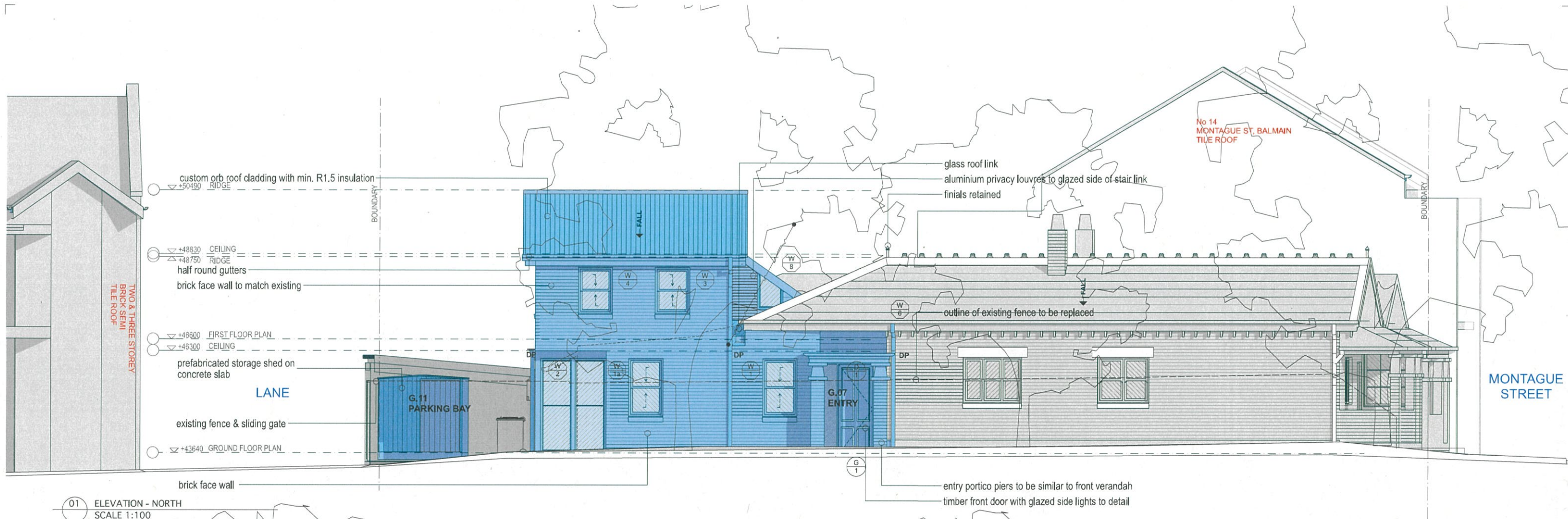
03 SECTION - C
SCALE 1:100

Amendment	Description	Date
F	DA ISSUE 1 - Amended	09.11.2018
E	DA ISSUE DRAFT 1 - Amended	14.08.2018
D	DA ISSUE	16.04.2018
C	DA DRAFT 3	12.03.2018
B	DA DRAFT 2	09.03.2018
A	DA DRAFT 1	31.01.2018

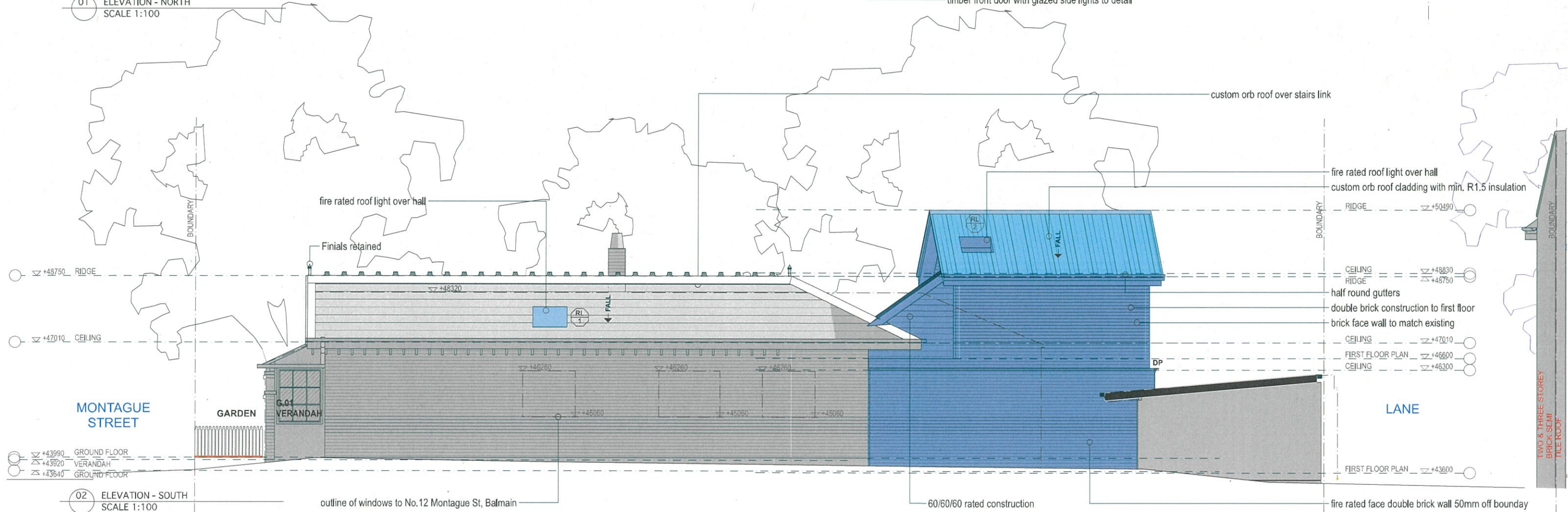
PROPOSED ALTERATIONS & ADDITIONS TO RESIDENCE AT
No.10 MONTAGUE STREET, BALMAIN
for JAMES RYAN & AGATA DUDEK

OIKOS
architects
RAY STEVENS Architect & Arch.(Hons) R.A.A.
15 Elliott Street Balmain NSW 2041
Reg.No 4458 Email: ray@oikos.com.au
Tel: 9810 7854 Mob: 0411 455 669

Scale: 1:50 @ A1, 1:100 @ A3 Date: 23.12.2017
Drawing: SECTIONS - A & B, ELEV - E/W
Drawing No: 2017/07/DA05/F
Drawn by: EC Plotted: 09.11.2018



01 ELEVATION - NORTH
SCALE 1:100



02 ELEVATION - SOUTH
SCALE 1:100

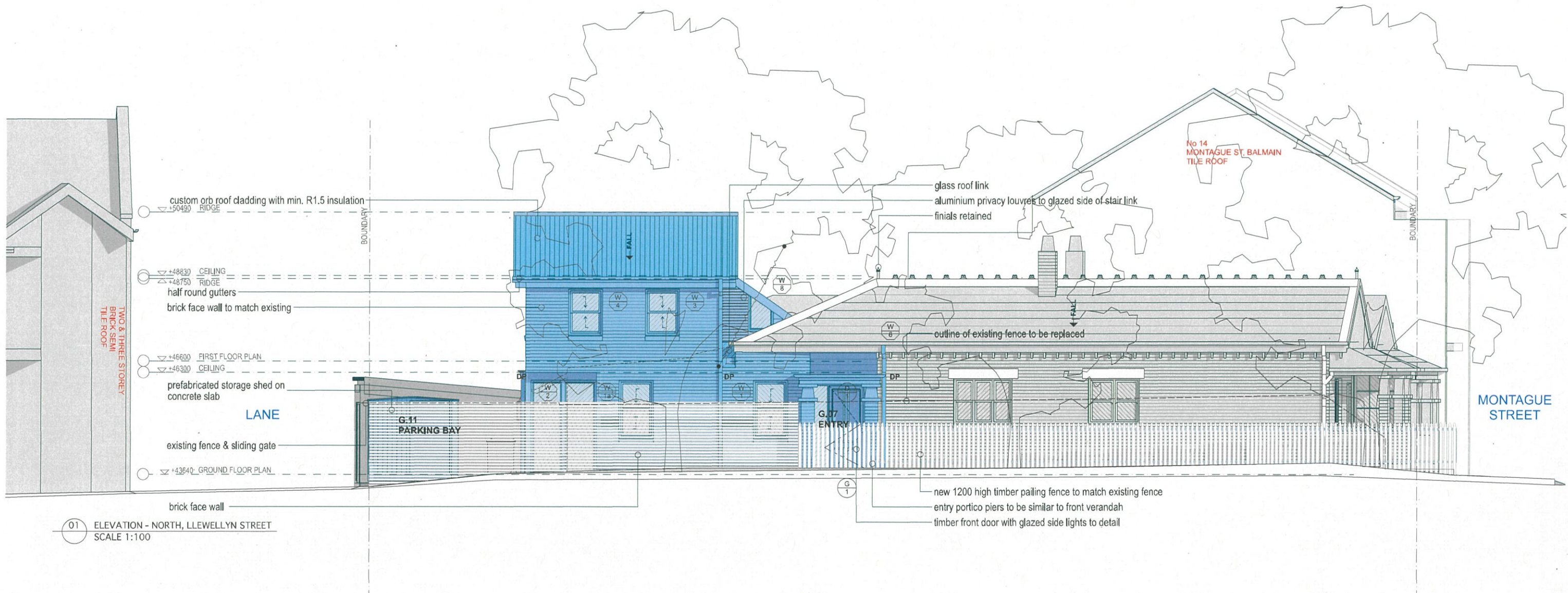
Amendment	Description	Date
F	DA ISSUE 1- Amended	09.11.2018
E	DA ISSUE DRAFT 1- Amended	14.08.2018
D	DA ISSUE	16.04.2018
C	DA DRAFT 3	12.03.2018
B	DA DRAFT 2	09.03.2018
A	DA DRAFT 1	31.01.2018

PROPOSED ALTERATIONS & ADDITIONS TO RESIDENCE AT
No.10 MONTAGUE STREET, BALMAIN
 for JAMES RYAN & AGATA DUDEK

OIKOS
architects

RAY STEVENS Architect B.Arch.(Hons) R.A.I.A.
 15 Elliott Street Balmain NSW 2041
 Reg No 4458 Email: ray@oikos.com.au
 Tel 9810 7854 Mob. 0411 455 669

Scale: 1:50 @ A1, 1:100 @ A3 Date: 23.12.2017
 Drawing: ELEVATIONS - NORTH & SOUTH
 Drawing No: 2017/07/DA06/ F
 Drawn by: EC Plotted: 09.11.2018



01 ELEVATION - NORTH, LLEWELLYN STREET
SCALE 1:100

Amendment	Description	Date
F	DA ISSUE 1 - Amended	09.11.2018
E	DA ISSUE DRAFT 1 - Amended	14.08.2018
D	DA ISSUE	16.04.2018
C	DA DRAFT 3	12.03.2018
B	DA DRAFT 2	09.03.2018
A	DA DRAFT 1	31.01.2018

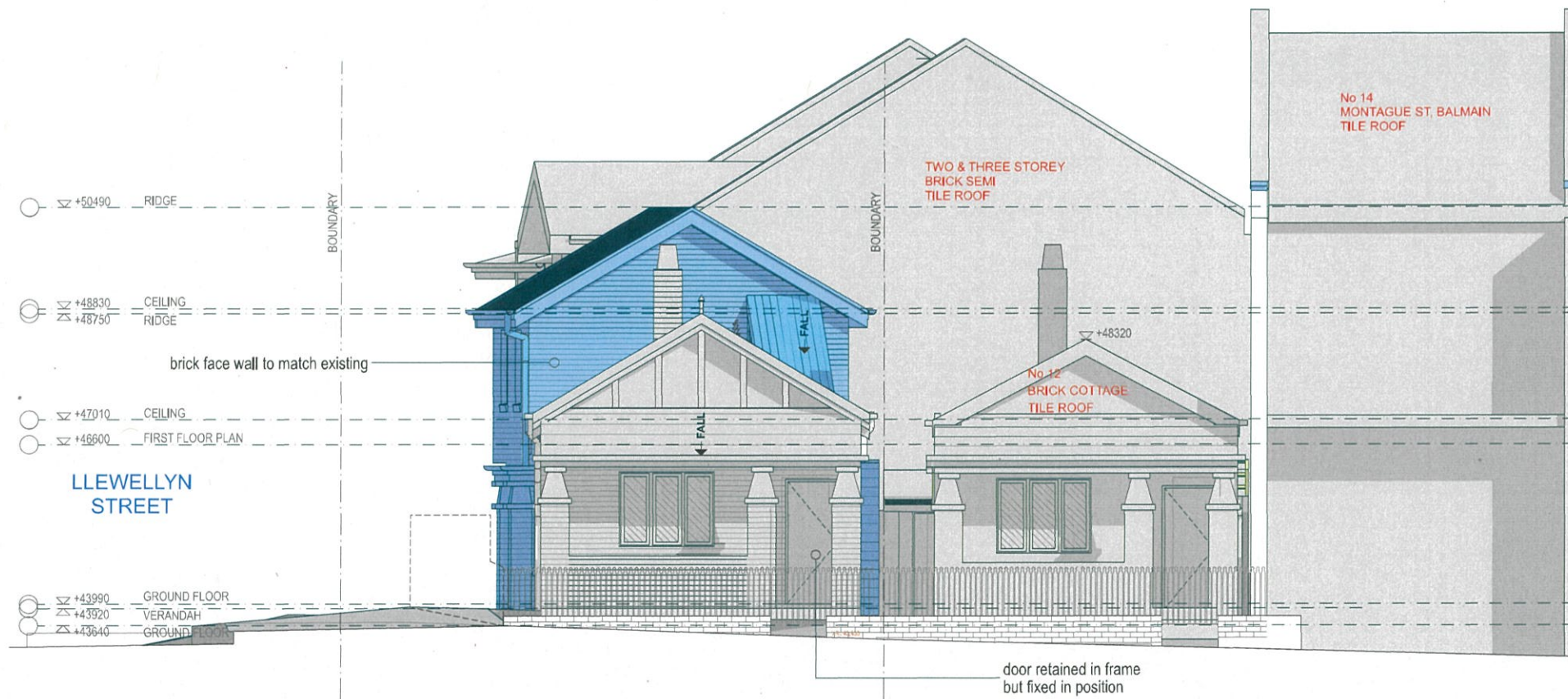
This drawing is protected by copyright law.
Check work on site and report any discrepancies to the architect.

PROPOSED ALTERATIONS & ADDITIONS TO RESIDENCE AT
No.10 MONTAGUE STREET, BALMAIN
 for JAMES RYAN & AGATA DUDEK

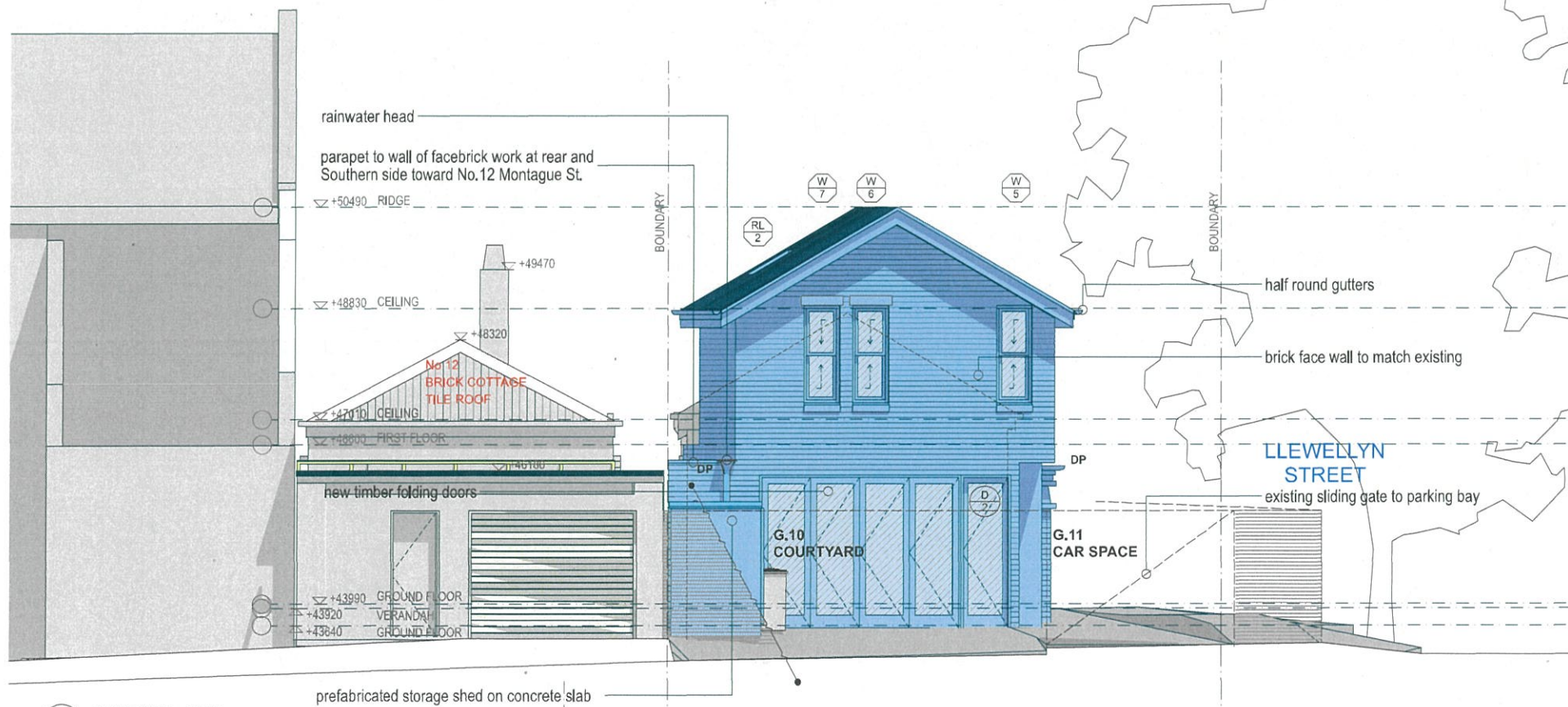
OIKOS
architects

RAY STEVENS Architect B.Arch (Hons) R.A.I.A.
 15 Elliott Street Balmain NSW 2041
 Reg. No 4458 Email: ray@oikos.com.au
 Tel 9810 7854 Mob. 0411 455 669

Scale: 1:50 @ A1, 1:100 @ A3 Date: 23.12.2017
 Drawing: ELEVATION - LLEWELLYN ST, NORTH
 Drawing No: 2017/07/DA07/ F
 Drawn by: EC Plotted: 09.11.2018



01 ELEVATION - WEST
SCALE 1:100



02 ELEVATION - EAST
SCALE 1:100

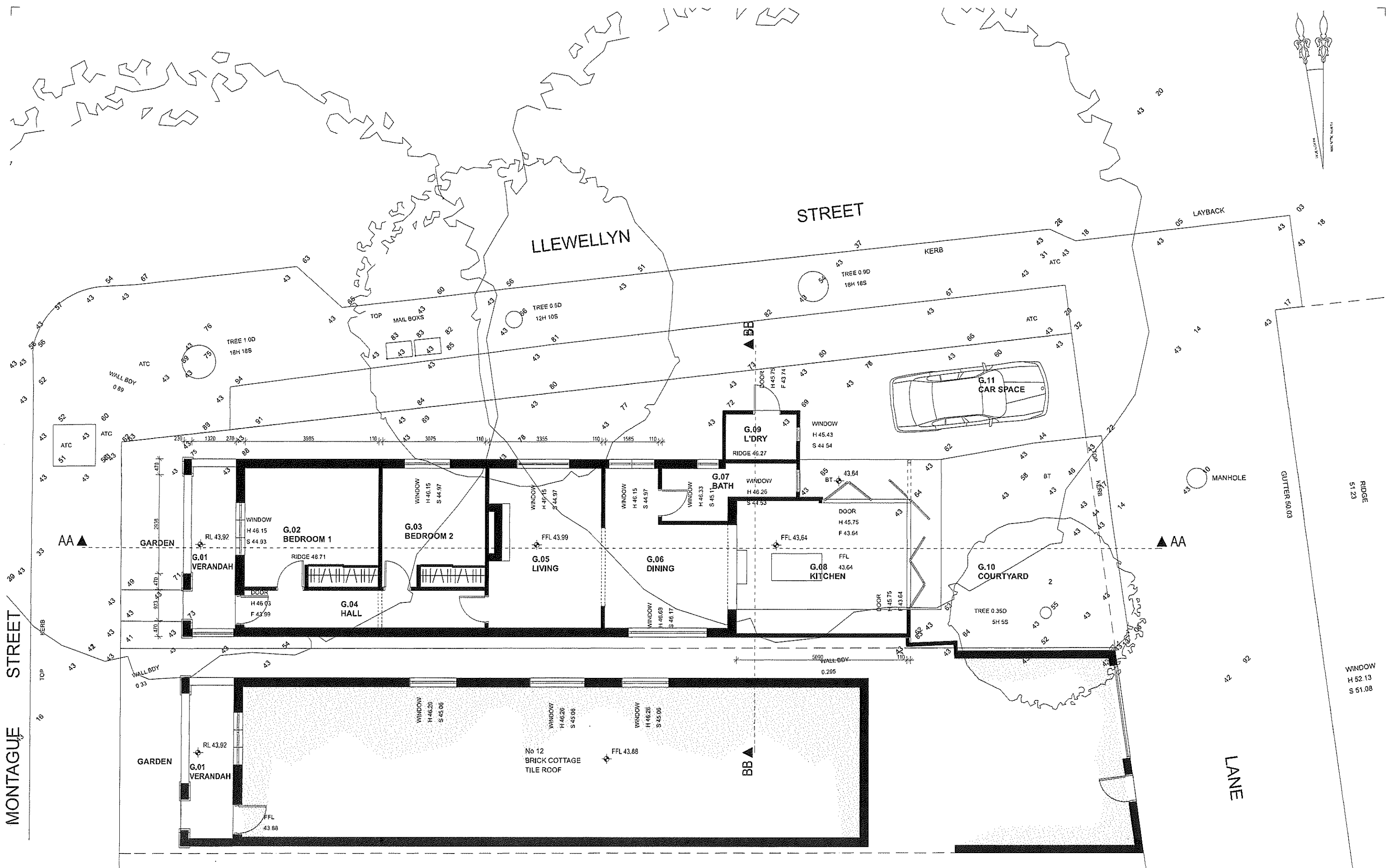
Amendment	Description	Date
F	DA ISSUE 1- Amended	09.11.2018
E	DA ISSUE DRAFT 1- Amended	14.08.2018
D	DA ISSUE	16.04.2018
C	DA DRAFT 3	12.03.2018
B	DA DRAFT 2	09.03.2018
A	DA DRAFT 1	31.01.2018

This drawing is protected by copyright law.
Check all work on site and report any discrepancies to the architect.

PROPOSED ALTERATIONS & ADDITIONS TO RESIDENCE AT
No.10 MONTAGUE STREET, BALMAIN
for JAMES RYAN & AGATA DUDEK

OIKOS
architects
RAY STEVENS Architect B.Arch(Hons) R.A.I.A.
15 Elliott Street Balmain NSW 2041
Reg. No 4458 Email: ray@oikos.com.au
Tel 9810 7854 Mob. 0411 455 669

Scale: 1:50 @ A1, 1:100 @ A3 Date: 23.12.2017
Drawing: ELEVATIONS - WEST & EAST
Drawing No: 2017/07/DA08/ F
Drawn by: EC Plotted: 09.11.2018



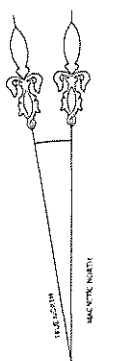
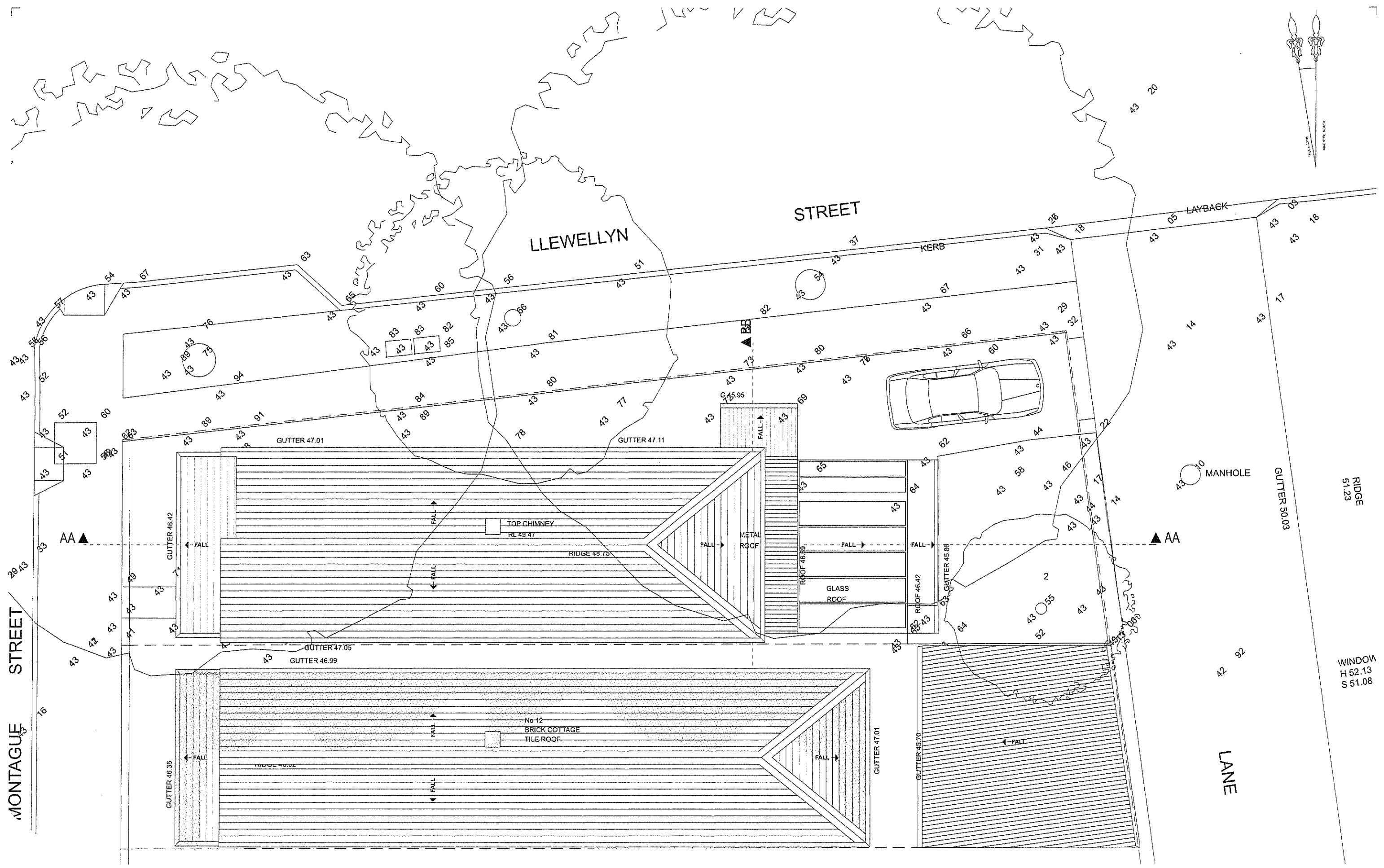
PLAN - GROUND FLOOR
SCALE 1:100

27.06.2017
Date
Architect

PROPOSED ALTERATIONS & ADDITIONS TO RESIDENCE AT
No.10 MONTAGUE STREET, BALMAIN
 for JAMES RYAN & AGATA DUDEK

OIKOS
 architects
 RAY STEVENS Architect & Arch.(Hons) R.A.I.A.
 15 Elliott Street Balmain NSW 2041
 Reg No 4458 Email: ray@oikos.com.au
 Tel 9010 7854 Mob: 0411 455 689

Scale: 1:50 @ A1, 1:100 @ A3	Date: 25.11.2016
Drawing: PLANS - GROUND	
Drawing No: 2017/07/MD01/A	
Drawn by: EC	Plotted: 27.06.2017



PLAN - ROOF
SCALE 1:100

27.06.2017
Date
Architect

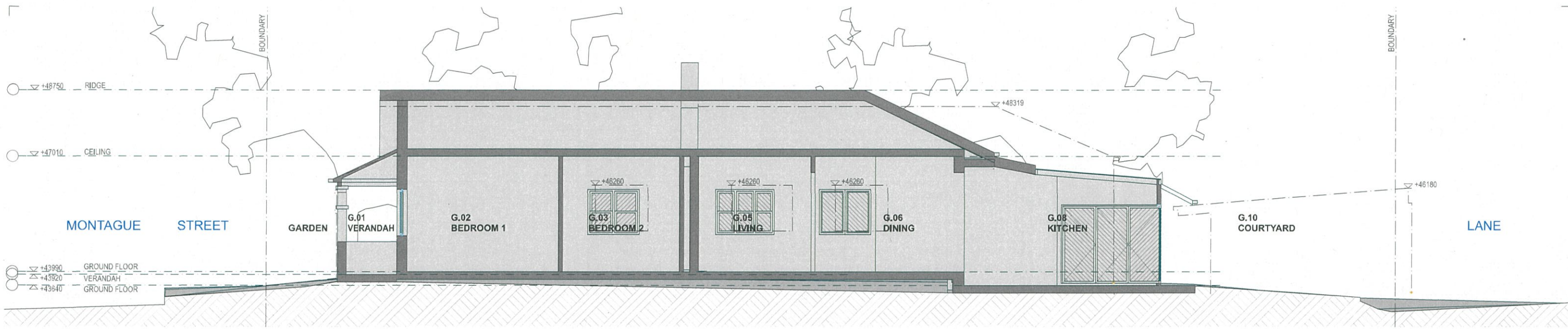
PROPOSED ALTERATIONS & ADDITIONS TO RESIDENCE AT
No.10 MONTAGUE STREET, BALMAIN
 for JAMES RYAN & AGATA DUDEK

OIKOS
architects

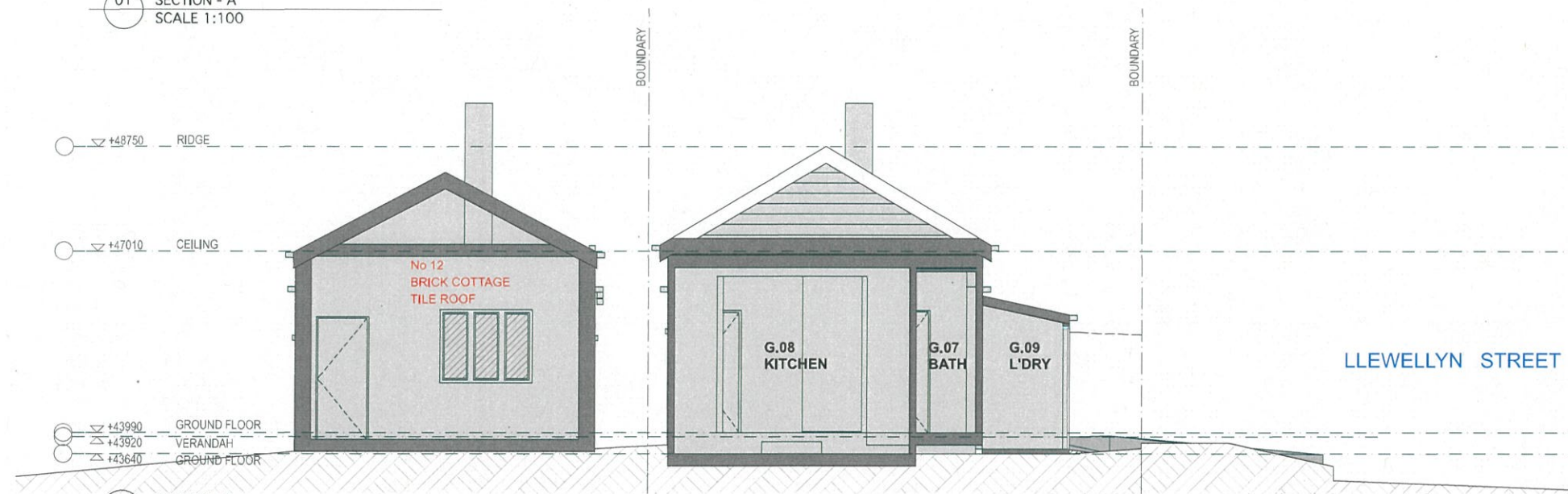
RAY STEVENS Architect & Arch(Hons) R.A.I.A.
 15 Elliott Street Balmain NSW 2041
 Reg No 4458 Email: ray@oikos.com.au
 Tel 9810 7854 Mob: 0411 458 669

Scale: 1:50 @ A1, 1:100 @ A3 Date: 25.11.2016
Drawing: PLANS - SITE & ROOF
Drawing No: 2017/07/MD02/ A
Drawn by: EC Plotted: 27.06.2017

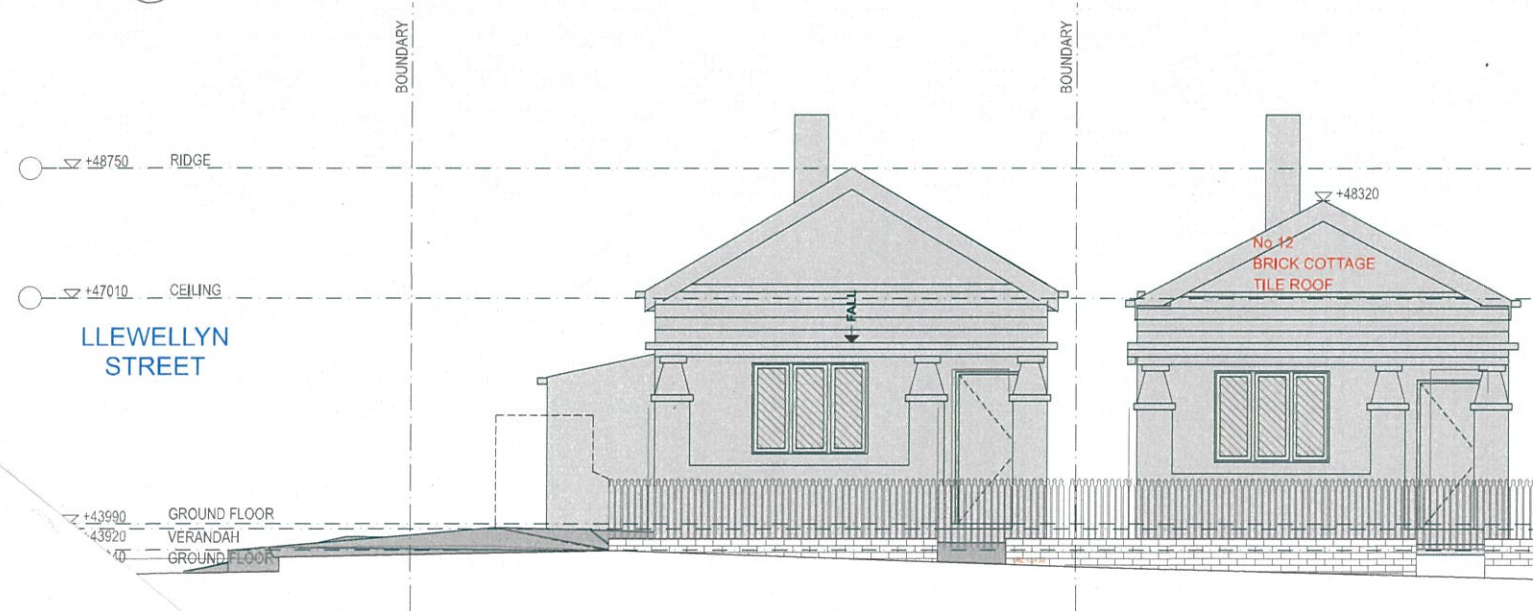
WINDOW
H 52.13
S 51.08



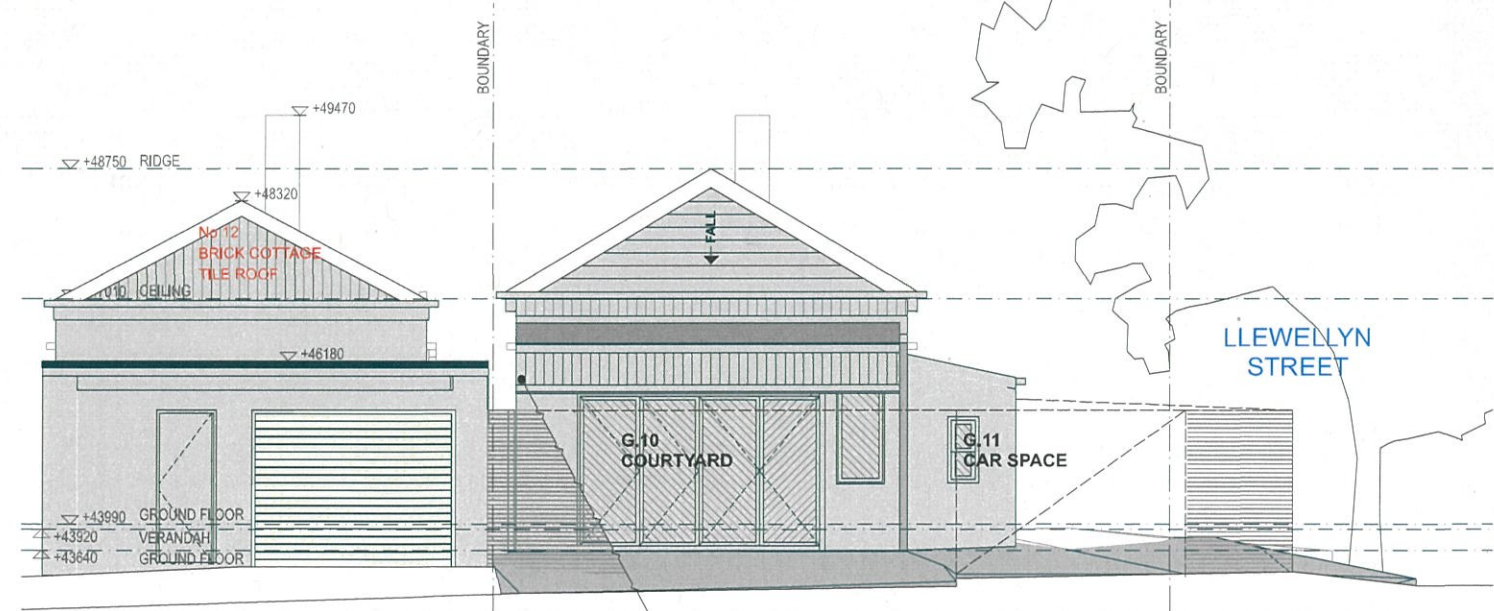
01 SECTION - A
SCALE 1:100



02 SECTION - B
SCALE 1:100



01 ELEVATION - WEST
SCALE 1:100



02 ELEVATION - EAST
SCALE 1:100

27.06.2017
Date
Architect

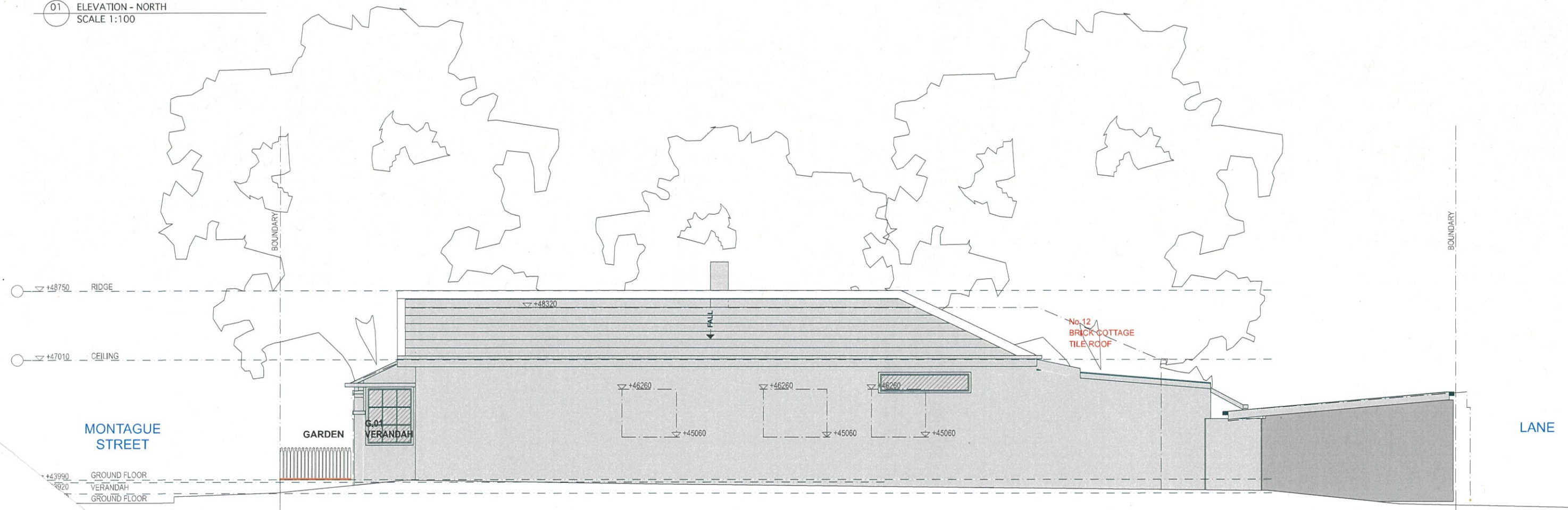
PROPOSED ALTERATIONS & ADDITIONS TO RESIDENCE AT
No.10 MONTAGUE STREET, BALMAIN
for JAMES RYAN & AGATA DUDEK

OIKOS
architects
RAY STEVENS Architect B. Arch (Hons) R.A.L.A.
15 Elliott Street Balmain NSW 2041
Reg. No 4458 Email: ray@oikos.com.au
Tel 9810 7854 Mob. 0411 455 669

Scale: 1:50 @ A1, 1:100 @ A3 Date: 25.11.2016
Drawing: SECTIONS - A & B, ELEV - E/W
Drawing No: 2017/07/MD03/ A
Drawn by: EC Plotted: 27.06.2017



01 ELEVATION - NORTH
SCALE 1:100



ELEVATION - SOUTH
SCALE 1:100

27.06.2017
Date

PROPOSED ALTERATIONS & ADDITIONS TO RESIDENCE AT
No. 10 MONTAGUE STREET, BALMAIN
for JAMES RYAN & AGATA DUDEK

OIKOS
architects
RAY STEVENS Architect B. Arch. (Hons) R.A.A.
15 Elliott Street Balmain NSW 2041
Reg. No 4458 Email: ray@oikos.com.au
Tel: 9810 7854 Mob: 0411 455 669



Scale: 1:50 @ A1, 1:100 @ A3 Date: 25.11.2016
Drawing: ELEVATIONS - NORTH & SOUTH
Drawing No: 2017/07/MD04/ A
Drawn by: EC Plotted: 27.06.2017