

OPTION 4



INDICATIVE ARTIST IMPRESSION NOT TO BE REFERRED TO FOR CONSTRUCTION PURPOSES

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 WEB : www.yourstyle.com.au
 ABN 92 003 918 116 • ACN 003 918 116
 BUILDER LICENCE • 60007C
 A DIVISION OF TAG TEAM CONSTRUCTIONS PTY LTD

Client Name :	MATHEW & REBECCA MIRABITO
Client Address :	13 CORRIE RD, NORTH MANLY 2100
Client No. :	MIR 1024 04 DA

All construction work to be performed in accordance with Australian Standards and National Construction Code 2022.

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Project Number: MIR 1024 04 DA Included Pages: 1-

Signed..... Date: Wednesday, 19 February 2025
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Project Acceptance

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 Client's signature

Drawing Title :	PERSPECTIVES		
Project Name :	First Floor Addition		
Architect :	Your Style Designer Home Additions		
Status :	DA STAGE	Scale :	
Plot Date :	Wednesday, 19 February 2025	Drawing No. :	1
File Location :	MIR 1024 04 DA.pln		

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SITE PLAN

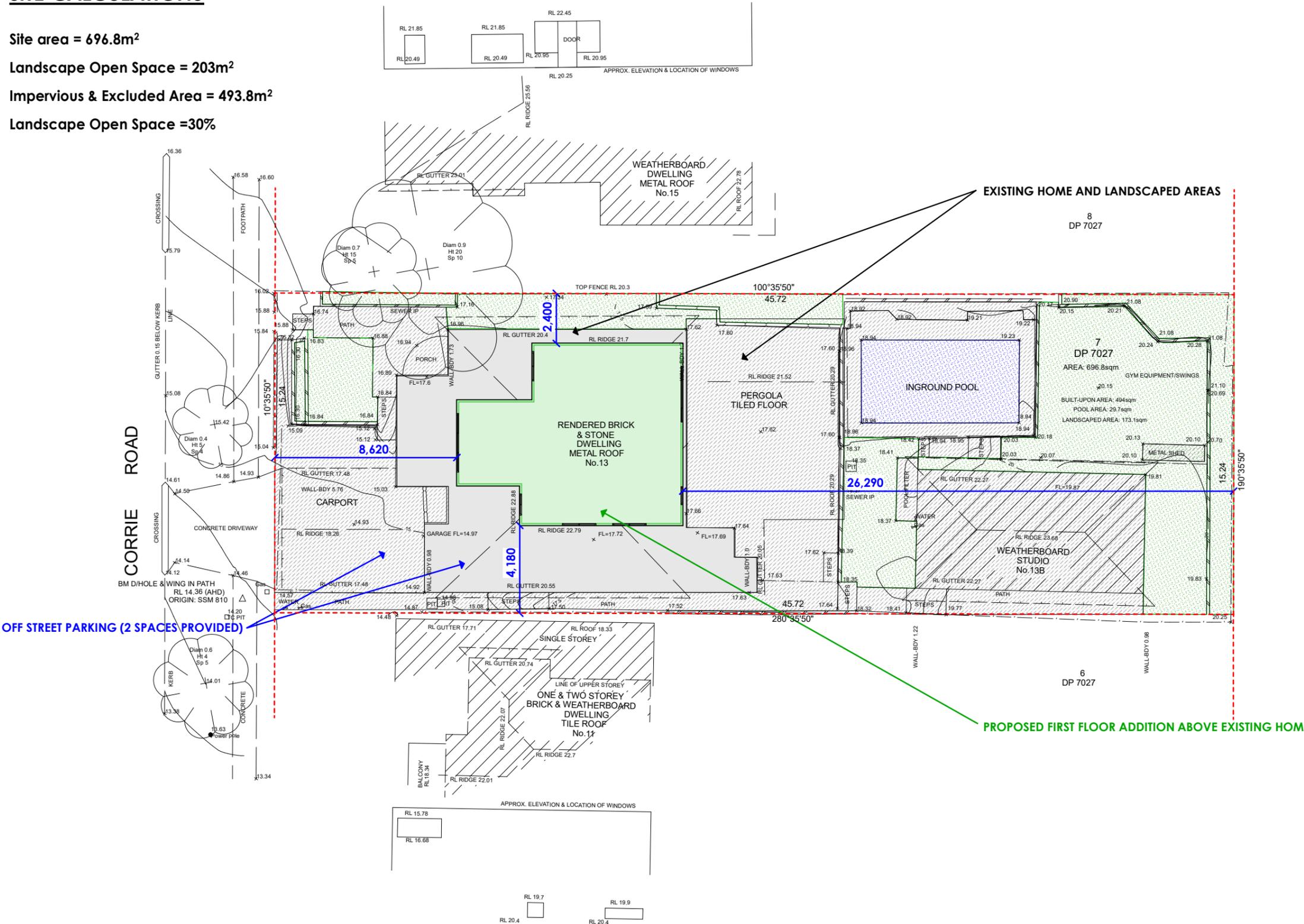
SITE CALCULATIONS

Site area = 696.8m²

Landscape Open Space = 203m²

Impervious & Excluded Area = 493.8m²

Landscape Open Space = 30%



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NOTE: Title information has been taken from original D.P.
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NOTES 1. ONLY VISIBLE UTILITY SERVICES HAVE BEEN LOCATED.
RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO EXCAVATION ON OR NEAR THE SITE.
2. BOUNDARIES HAVE BEEN DEFINED BY SURVEY TO IDENTIFICATION STANDARD. HOWEVER, IF ANY CONSTRUCTION IS PROPOSED IN PROXIMITY OF BOUNDARIES, IT IS RECOMMENDED THAT A FURTHER SURVEY BE REQUESTED FOR MARKING OF RELEVANT BOUNDARIES.
3. COVENANTS, RESTRICTIONS ON LAND USE (IF ANY) NOT INVESTIGATED.
4. ROOF LINES SHOWN ARE APPROXIMATE. SIGNIFICANT TREES (WHERE ACCESSIBLE) GREATER THAN 0.4 DIAM. SHOWN
5. APPROX. SEWER LINE (IF SHOWN) MUST BE VERIFIED BY SYDNEY WATER.

NOTE: CONTOURS ARE FOR INDICATIVE PURPOSES ONLY. FOR MORE CONCLUSIVE EVIDENCE OF LEVELS USE THE SPOT HEIGHTS GIVEN.

13 CORRIE ROAD NORTH MANLY	DETAILED SURVEYS (A.B.N. 36 233 529 164) CONSULTING SURVEYORS 87 ELANORA ROAD, ELANORA HEIGHTS, 2101 PHONE: 9913-9525 Email: jsurveyor@live.com.au	J. MCCLURE SURVEYOR REGISTERED UNDER THE SURVEYING AND SPATIAL INFORMATION ACT, 2002 Registration No 3861 J. McClure	M. MIRABITO LOT 7 DP 7027 BOUNDARY DEFINITION & LEVELS	A1 REDUCTION RATIO: 1:100 SURVEY: J.McC DRAWN: A1 J.McC REFERENCE: 058/24 21 NOV 2024	DRAWING No. 1
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Drawing Title :	SITE PLAN		
Project Name :	First Floor Addition		
Architect:	Your Style Designer Home Additions		
Status :	DA STAGE	Scale :	1:200
Plot Date :	Wednesday, 19 February 2025	Drawing No. :	2
File Location:	MIR 1024 04 DA.pln		

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LOWER FLOOR PLAN



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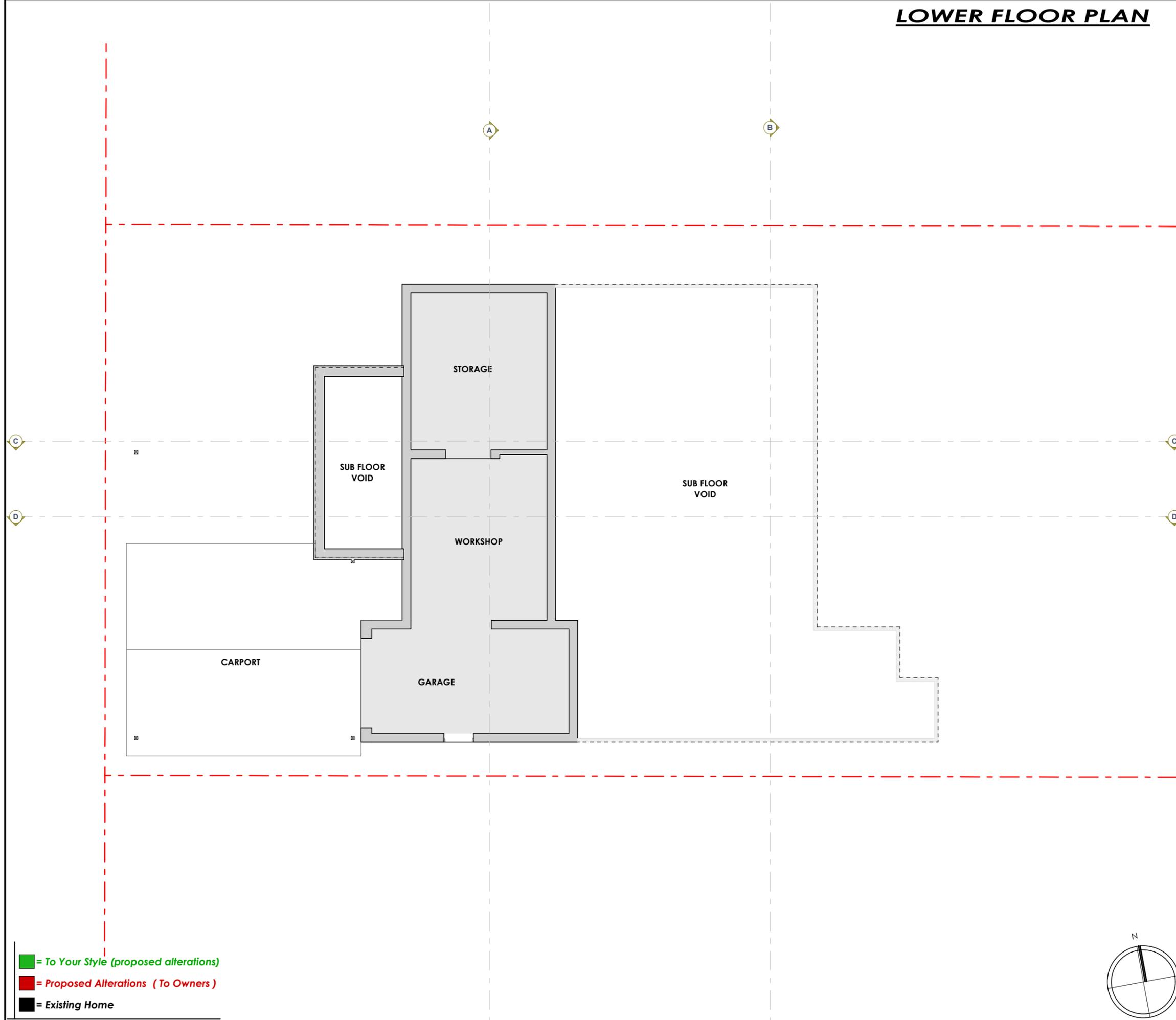
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Signed..... Date: Wednesday, 19 February 2025
 Client's signature

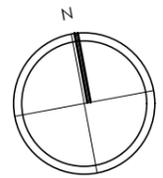
Signed..... Date: Wednesday, 19 February 2025
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Drawing Title :	LOWER LEVEL PLAN		
Project Name :	First Floor Addition		
Architect:	Your Style Designer Home Additions		
Status :	DA STAGE	Scale :	1:100
Plot Date :	Wednesday, 19 February 2025	Drawing No. :	5
File Location:	MIR 1024 04 DA.pln		

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- = To Your Style (proposed alterations)
- = Proposed Alterations (To Owners)
- = Existing Home



GROUND FLOOR PLAN



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Signed..... Date: Wednesday, 19 February 2025

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Drawing Title : GROUND FLOOR PLAN

Project Name : First Floor Addition

Architect : Your Style Designer Home Additions

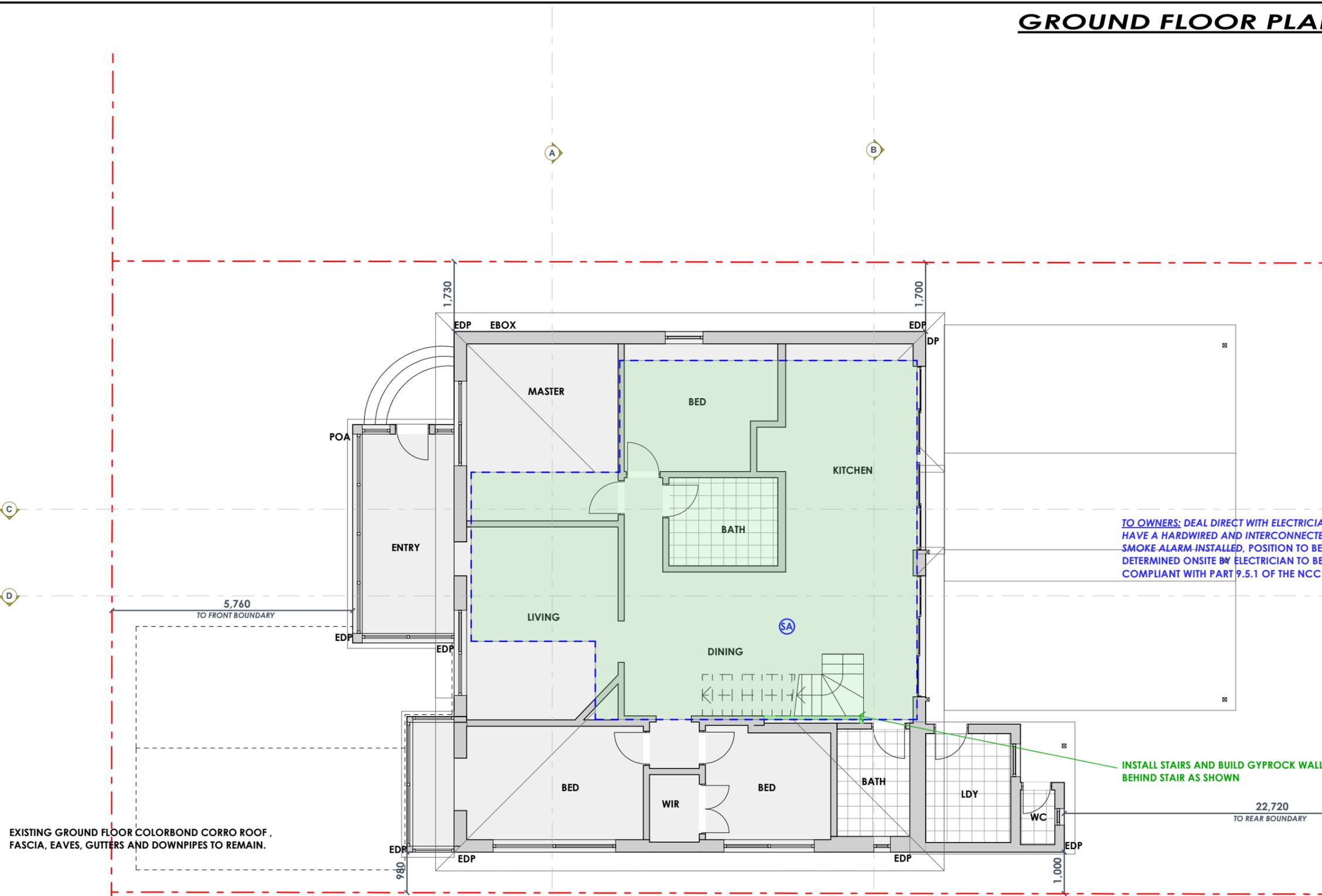
Status : DA STAGE **Scale :** 1:100

Plot Date : Wednesday, 19 February 2025 **Drawing No. :** 6

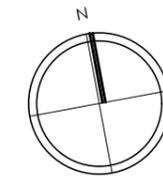
File Location : MIR 1024 04 DA.pln

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FIRST FLOOR PLAN

First Floor Addition

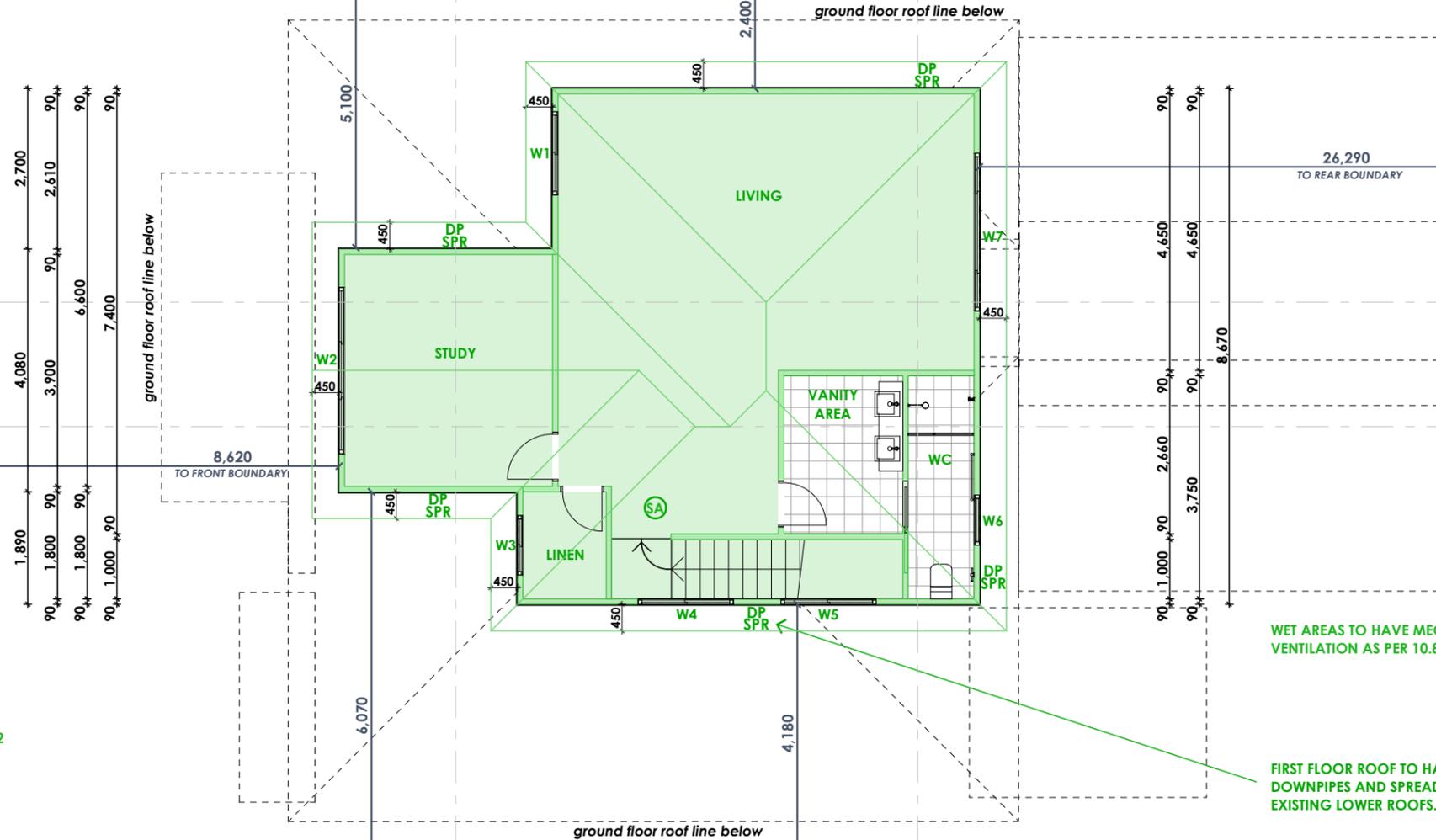
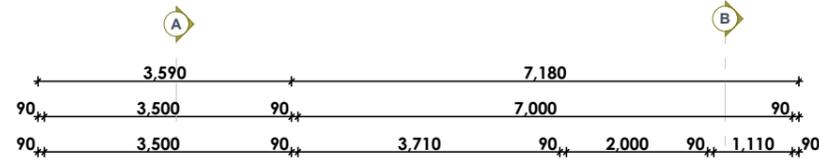
- External walls - James Hardie - Hardiplank
- Roof - Colorbond Corro
- Windows - Residential Aluminium

SARKING TO BE INSTALLED ON THE EXTERNAL SIDE OF WALL FRAMES AND INSULATION AS PER 10.8.1 OF THE NCC 2022

WINDOWS AND EXTERNAL GLAZED DOORS TO 8.2 OF THE NCC 2022

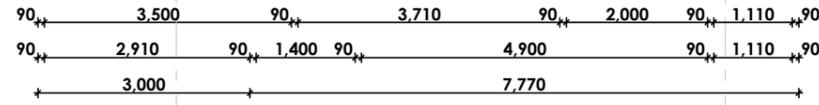
HARDWIRED AND INTERCONNECTED SMOKE ALARM TO BE INSTALLED. POSITION TO BE DETERMINED ONSITE BY ELECTRICIAN TO BE COMPLIANT WITH PART 9.5.1 OF THE NCC 2022

- = To Your Style (proposed alterations)
- = Proposed Alterations (To Owners)
- = Existing Home



WET AREAS TO HAVE MECHANICAL VENTILATION AS PER 10.8.2 OF THE NCC 2022

FIRST FLOOR ROOF TO HAVE GUTTERS WITH DOWNPIPES AND SPREADERS (DP SPR) ONTO EXISTING LOWER ROOFS.



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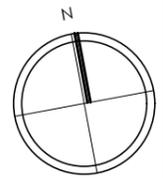
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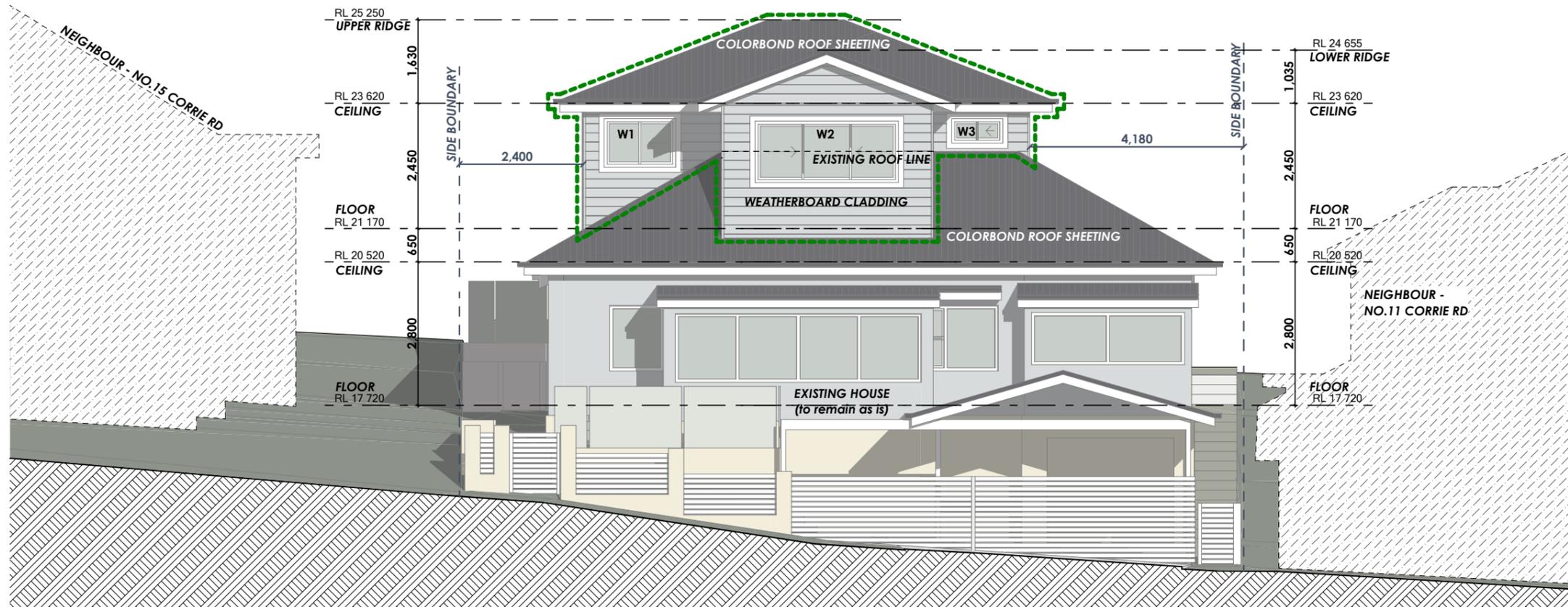
Signed..... Date: Wednesday, 19 February 2025
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Drawing Title :	FIRST FLOOR PLAN		
Project Name :	First Floor Addition		
Architect :	Your Style Designer Home Additions		
Status :	DA STAGE	Scale :	1:100
Plot Date :	Wednesday, 19 February 2025	Drawing No. :	7
File Location :	MIR 1024 04 DA.pln		

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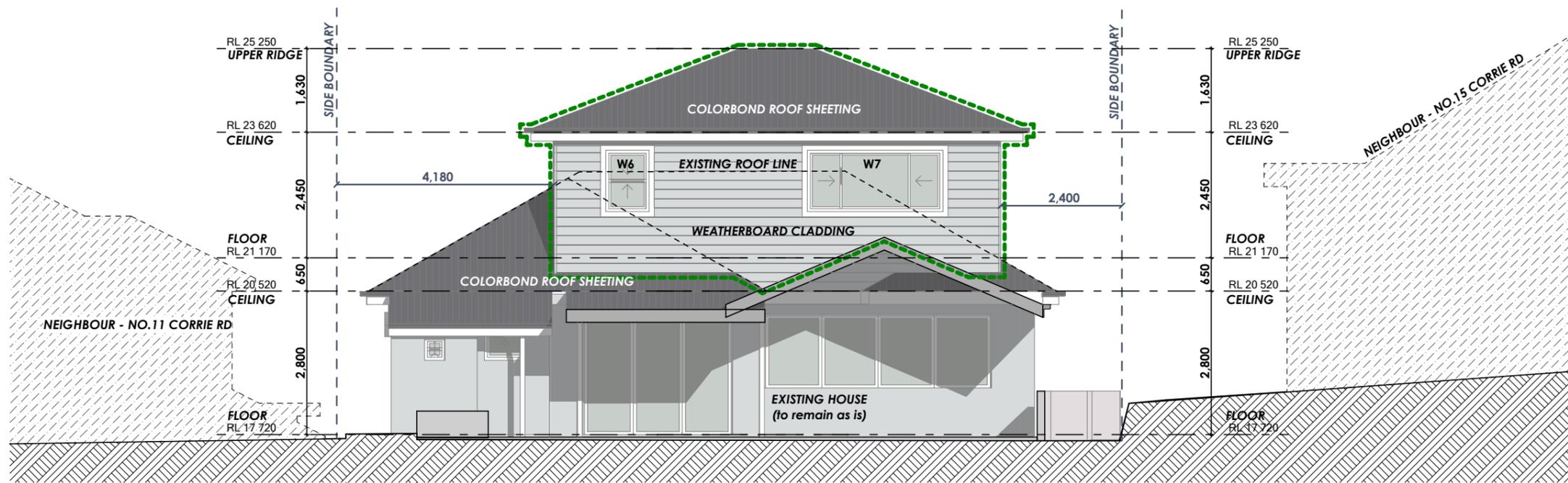


ELEVATIONS (EAST & WEST)



WEST ELEVATION (FRONT ELEVATION)

1:100



EAST ELEVATION (REAR ELEVATION)

1:100

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Drawing Title :	ELEVATIONS		
Project Name :	First Floor Addition		
Architect :	Your Style Designer Home Additions		
Status :	DA STAGE	Scale :	1:100
Plot Date :	Wednesday, 19 February 2025	Drawing No. :	8
File Location :	MIR 1024 04 DA.pln		

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ELEVATIONS (NORTH & SOUTH)



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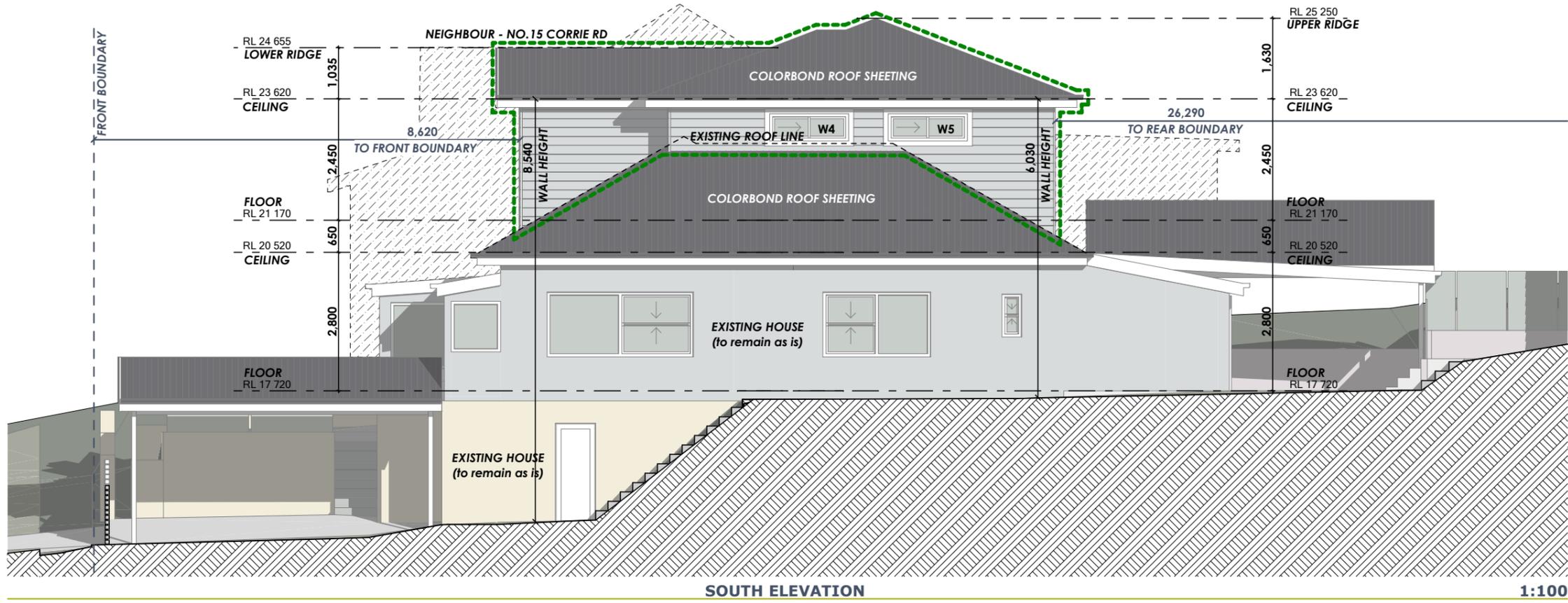
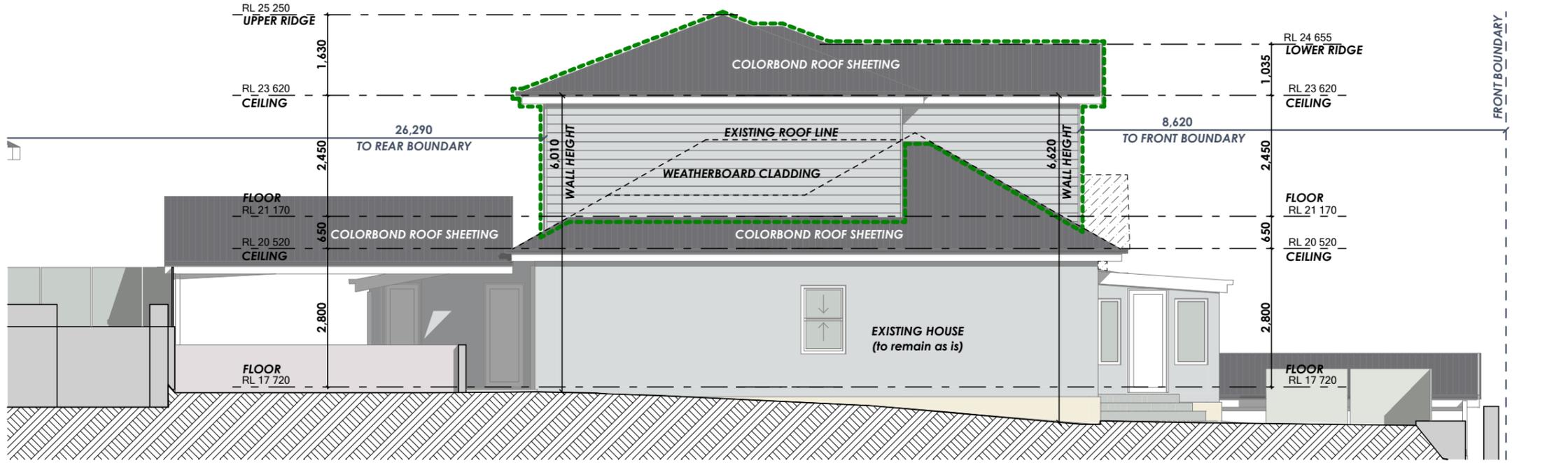
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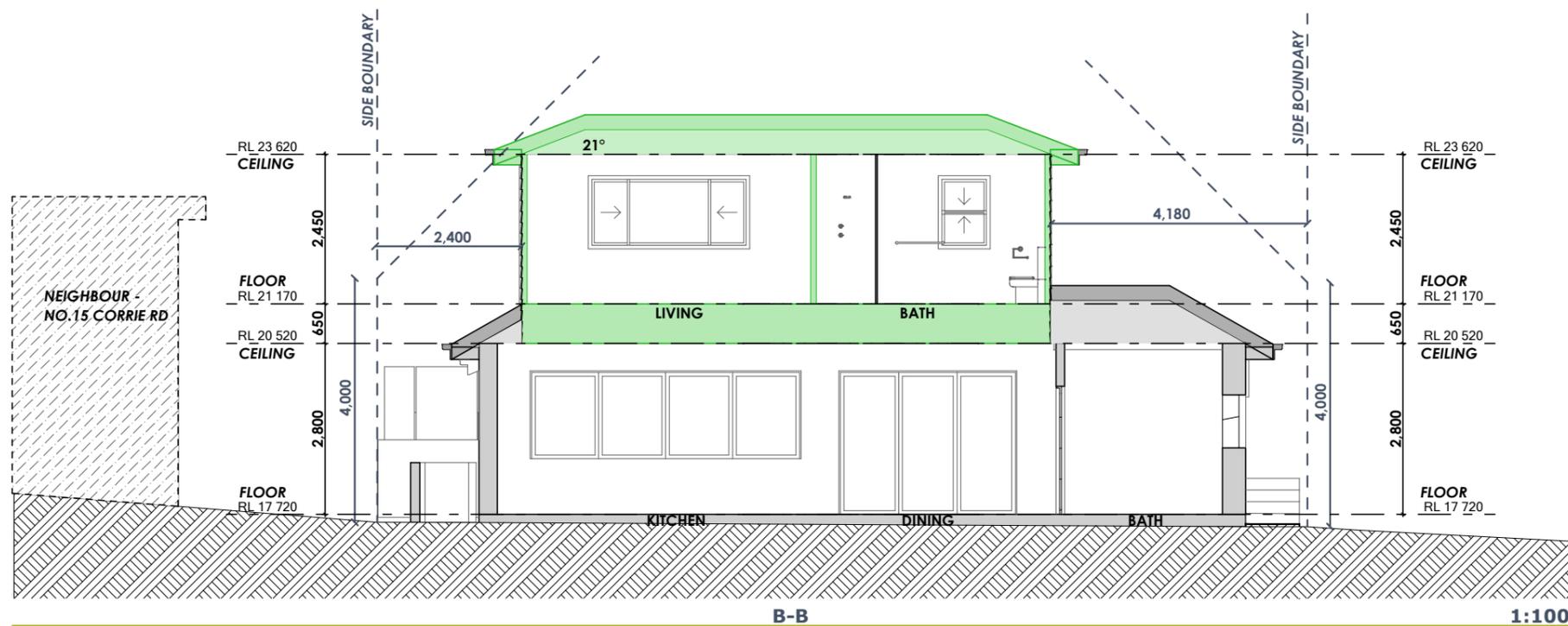
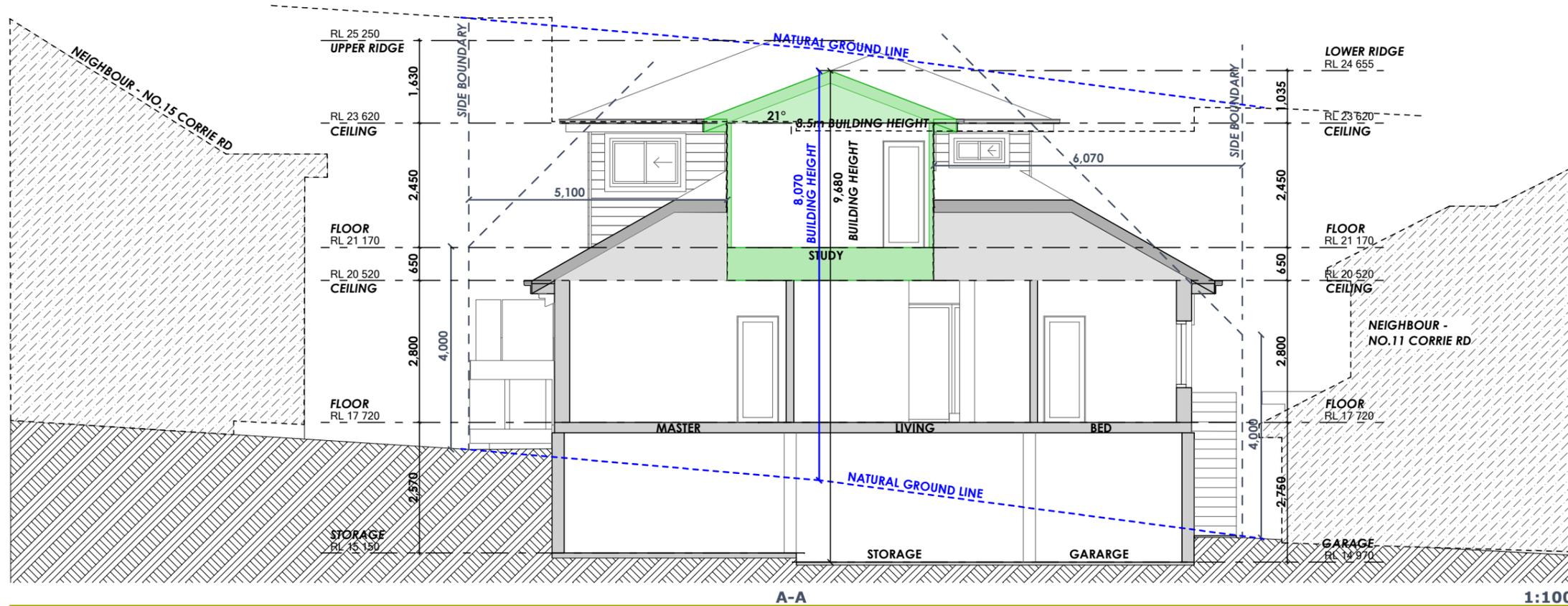
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Drawing Title :	ELEVATIONS		
Project Name :	First Floor Addition		
Architect:	Your Style Designer Home Additions		
Status :	DA STAGE	Scale :	1:100
Plot Date :	Wednesday, 19 February 2025	Drawing No. :	9
File Location:	MIR 1024 04 DA.pln		

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SECTIONS (A-A & B-B)



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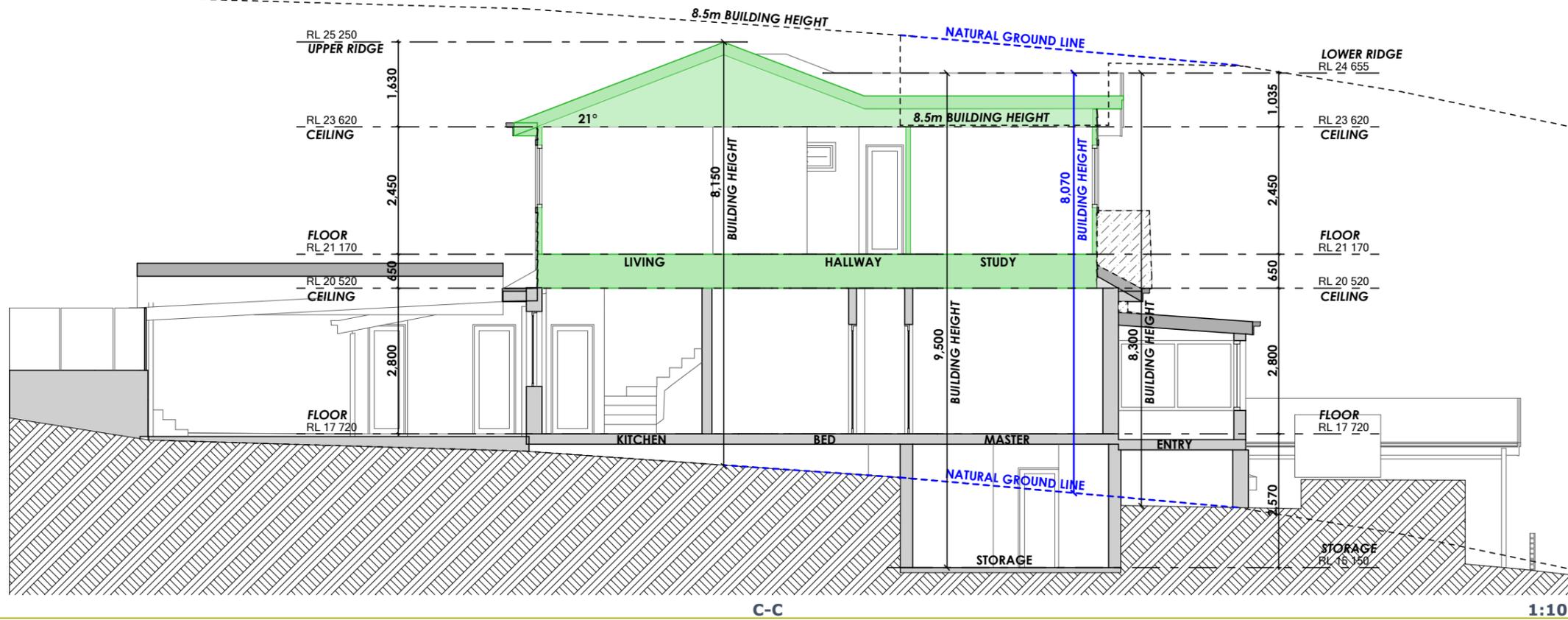
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Drawing Title :	SECTIONS		
Project Name :	First Floor Addition		
Architect :	Your Style Designer Home Additions		
Status :	DA STAGE	Scale :	1:100
Plot Date :	Wednesday, 19 February 2025	Drawing No. :	10
File Location :	MIR 1024 04 DA.pln		

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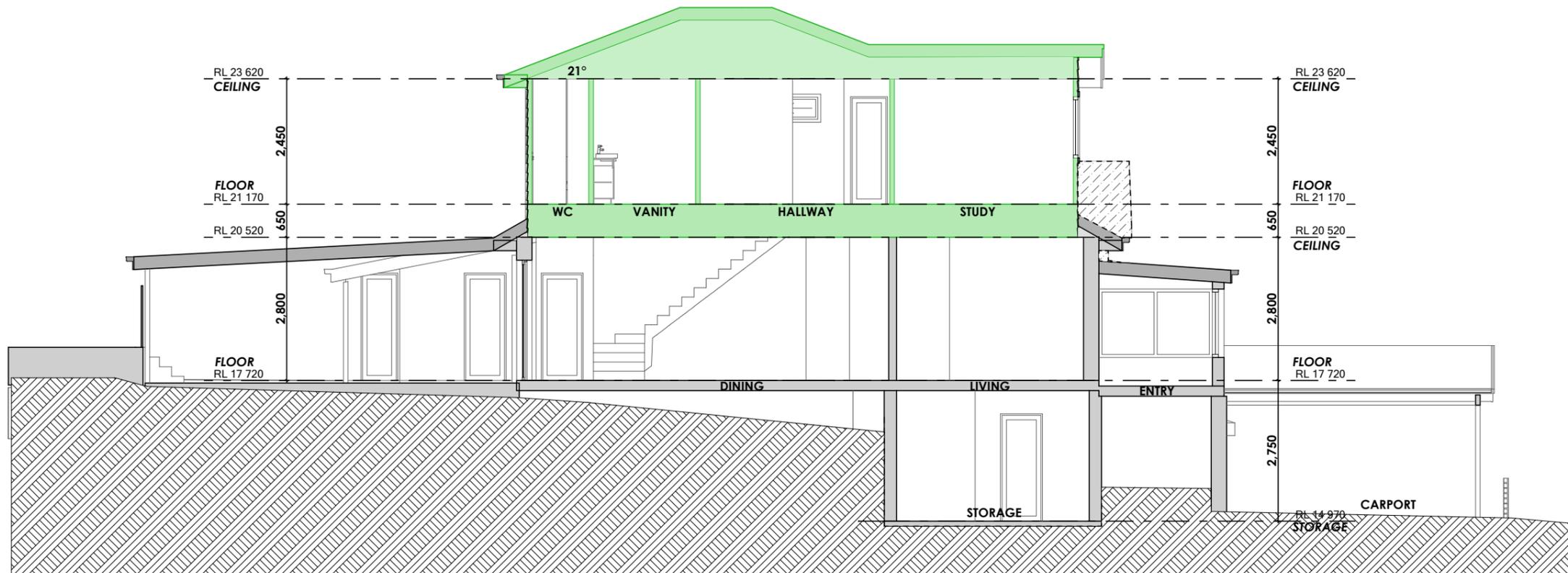
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-
-

SECTIONS (A-A & B-B)



C-C

1:100



D-D

1:100

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Architect :	Your Style Designer Home Additions		
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Plot Date :	Wednesday, 19 February 2025	Drawing No. :	11
File Location :	MIR 1024 04 DA.pln		

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