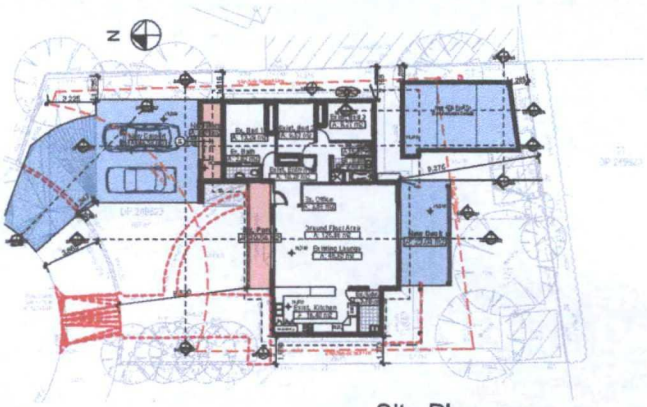
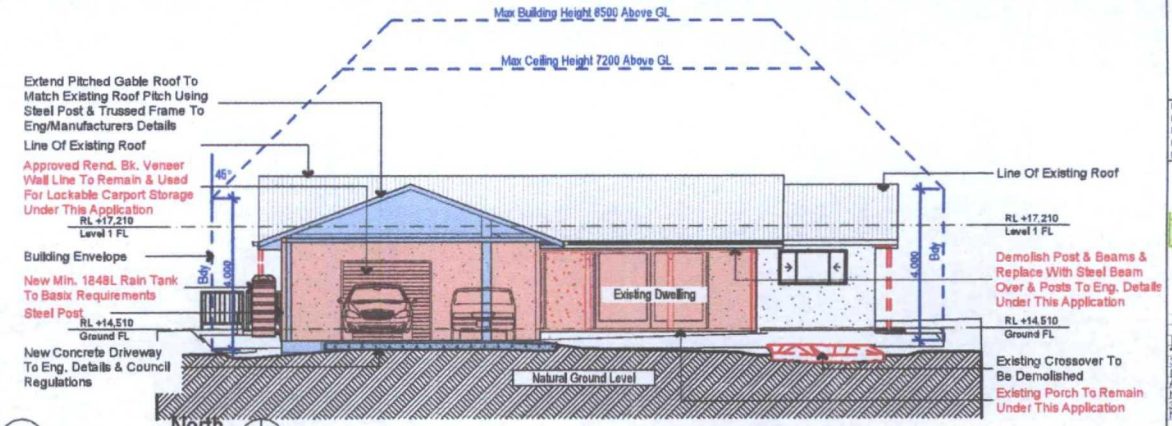


1 Site Plan 1:500



2 North 1:200

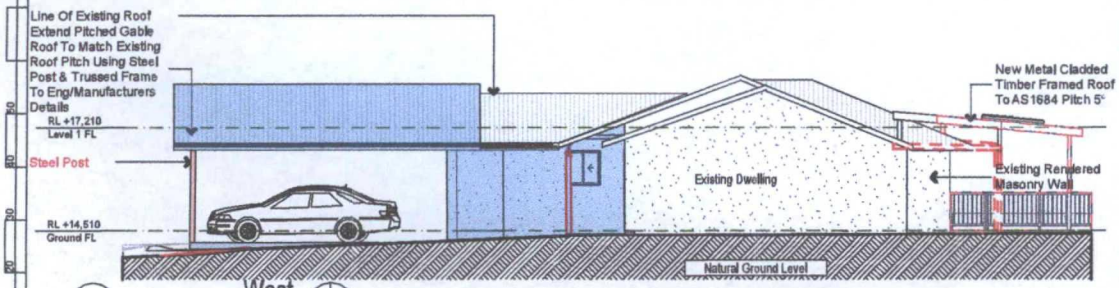
3 East 1:200

Denotes New Works Approved Under DA2014/0837

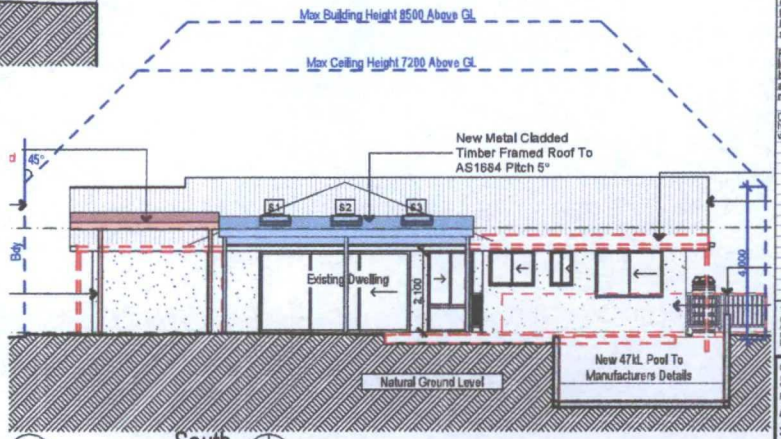
Denotes New Works Under This Modification

Wall Legend

Denotes Existing Wall



5 West 1:200



4 South 1:200

DA Mod Application Only

NOT FOR CONSTRUCTION

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BUILDING DESIGNERS AUSTRALIA NSW

NOTES

34 Robert Avenue, North Manly is in Locality R2 Low Density Residential
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Blue
34 Robert Avenue, North Manly is not considered a heritage item

Construction

Brick Veneer Walls, Timber Framed Floor & Roof
Roof Metal Deck to have min. R0.95 Insulation
Insulation to External Framed & Brick Walls: min. R1.7
Refer to Engineer's drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS2047 & AS 3740
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps

Basix

Basix Certificate Number A194619_02
All Plans to be read in conjunction with Basix Certificate
The applicant must construct the new or altered construction (floor(s), walls, and ceiling/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.

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.

For projections described in millimetres, the leading edge of each eave, pergola, veranda, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.

Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

Client
Selena Mohr & Gerry Daly

Project Name
Alterations & Additions
34 Robert Avenue North Manly 2100

Drawing Title:
Site Plans - A4 Modification Plan
Site Plan, North, East, South, West

Scale: A3 as noted	Date:
Status: DA MOD2	Checked By:
Project No: **RP0710DAL**	Drawing No.: **DAMod1001**