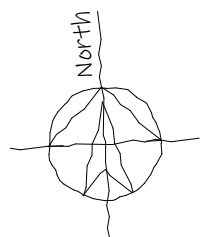
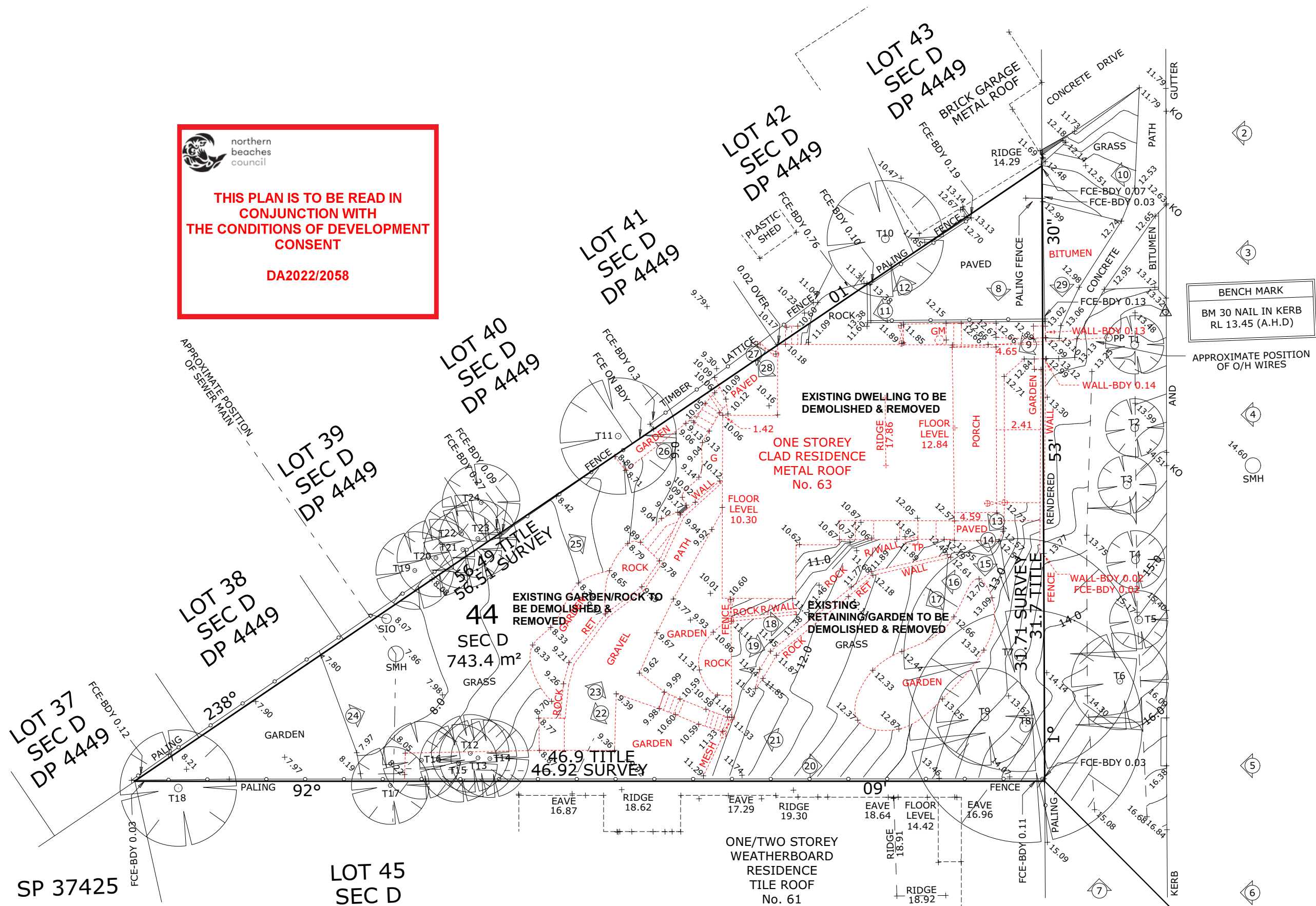


 northern beaches council

**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**

**DA2022/2058**



Lot 44 Sec D  
743.40m<sup>2</sup>  
DP: 4449

Demolition Site Plan  
1:200

ISSUE:  DRAWING: 20359-13 DATE: 22-02-23 LOT: 44 Sec D  
SHEET: 5/17 PAPER: A3 DP: 4449

note: all works to be carried out in conjunction with the construction notes on sheet 2

Proposed Residence  
**#63 Francis Street, Manly**  
Icon Job Number: J/0875

**ACCURATE**  
design & drafting

info@accuratedesign.com.au 02 4647 2552  
© abeaut designs t/a Accurate Design and Drafting 2023

Steel star pickets or hardwood stakes driven into solid earth at 3m centres

Geotextile filter fabric fixed to post to manufact. specifications

Back fill and compact

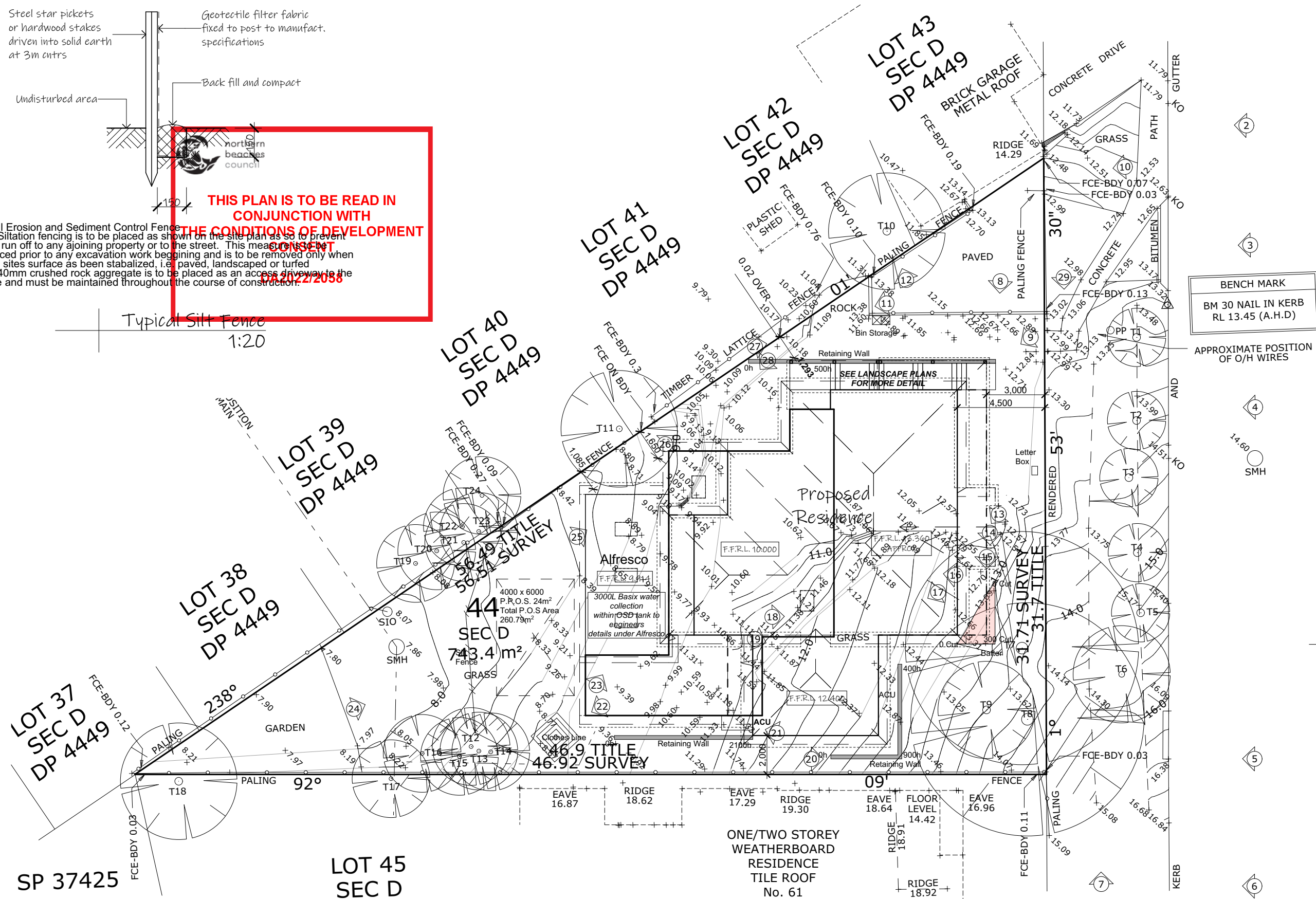
Undisturbed area

northern beaches council

**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT**

Soil Erosion and Sediment Control Fence  
1. Siltation fencing is to be placed as shown on the site plan as so to prevent silt run off to any adjoining property or to the street. This means the fence is to be placed prior to any excavation work beginning and is to be removed only when the sites surface as been stabilized, i.e. paved, landscaped or turfed  
2. 40mm crushed rock aggregate is to be placed as an access driveway to the site and must be maintained throughout the course of construction.

Typical Silt Fence  
1:20



DA APPLICATION  
FSR - 36.58% (MAX 60%)  
Open Space - 476.24sqm  
64.06% (55% MIN)  
Landscaped Area - 365.43sqm  
49.16% (35% MIN)

ISSUE: 0  
DRAWING: 20359-13  
SHEET: 6/17  
DATE: 22-02-23  
PAPER: A3  
LOT: 44 Sec D  
DP: 4449

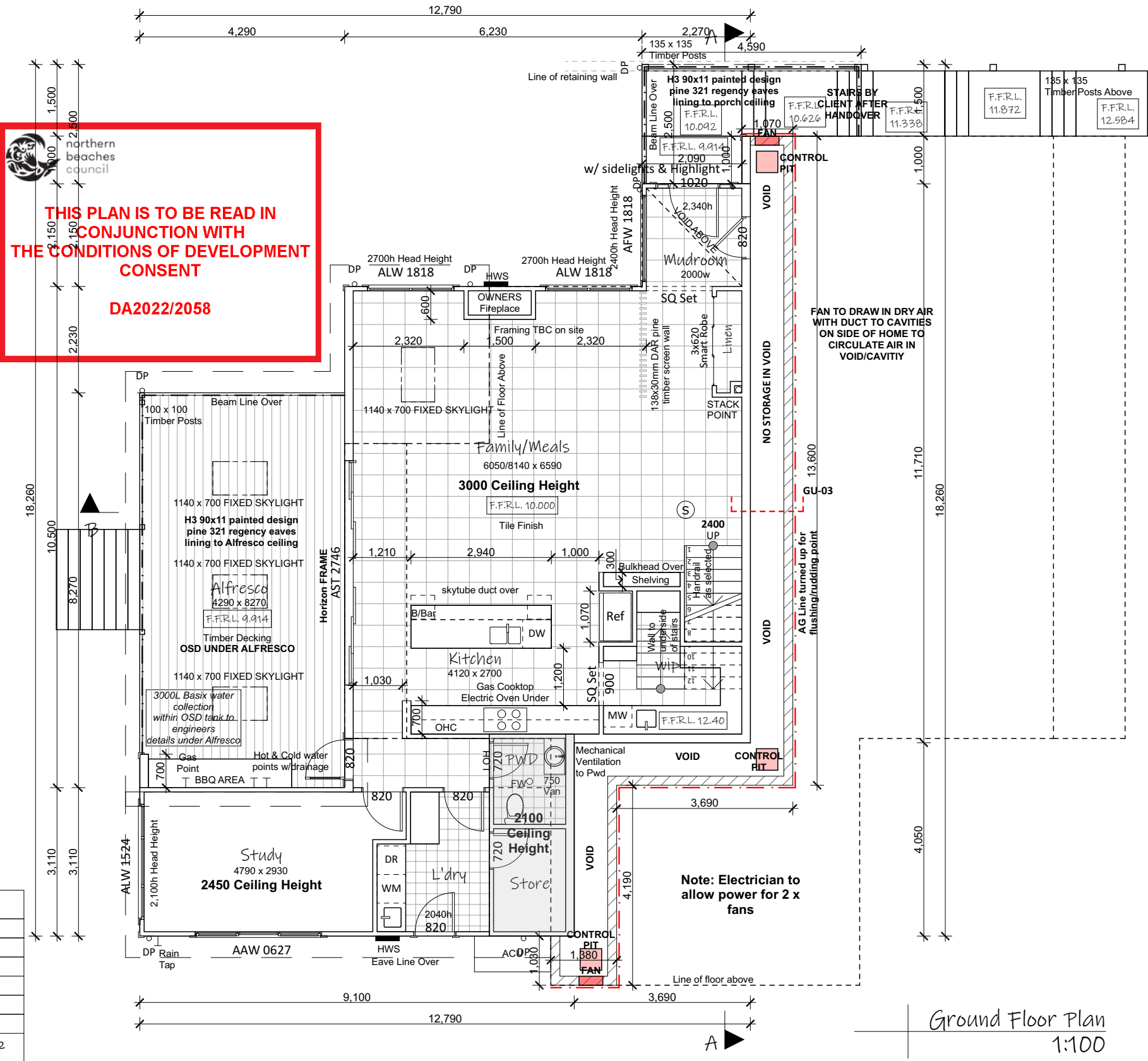
note: all works to be carried out in conjunction with the construction notes on sheet 2

Proposed Residence  
#63 Francis Street, Manly  
Icon Job Number: J10875

ACCURATE  
design & drafting

info@accuratedesign.com.au  
© abeaut designs t/a Accurate Design and Drafting 2023 02 4647 2552

NOTE  
360 Floor Joists  
R2.0 70mm thick soundscreen  
between floor joists  
R2.7 Insulation to EXTERNAL  
WALLS  
Leafguards to GUTTERS only



Legend:

|                             |                           |
|-----------------------------|---------------------------|
| ACU - Air Conditioning Unit | OBS - Obscure             |
| AJ - Articulation Joint     | OHC - Over Head Cupboard  |
| B/Bar - Breakfast Bar       | P - Pantry                |
| DP - Downpipe               | R - Robe                  |
| DW - Dishwasher             | RHS - Rolled Hollow Steel |
| Ens - Ensuite               | S - Smoke Alarm           |
| F/P - Fire Place            | Shr - Shower              |
| FW - Floor Waste            | TR - Towel Rail           |
| HWS - Hot Water System      | Van - Vanity              |
| L - Linen                   | w.i.l. - Walk in Linen    |
| LC - Laundry Chute          | w.i.r. - Walk in Robe     |
| LOH - Lift off Hinge        | w.i.p. - Walk in Pantry   |
| LT - Laundry Tub            | w.c. - Wash Closet        |
| MH - Manhole                | WM - Washing Machine      |
| MW - Microwave Oven         |                           |

ISSUE: 0  
DRAWING: 20359-13  
SHEET: 9/17  
DATE: 22-02-23  
PAPER: A3  
LOT: 44 Sec D  
DP: 4449

note: all works to be carried out in conjunction with the construction notes on sheet 2

Proposed Residence  
#63 Francis Street, Manly  
Icon Job Number: J/0875

ACCURATE  
design & drafting

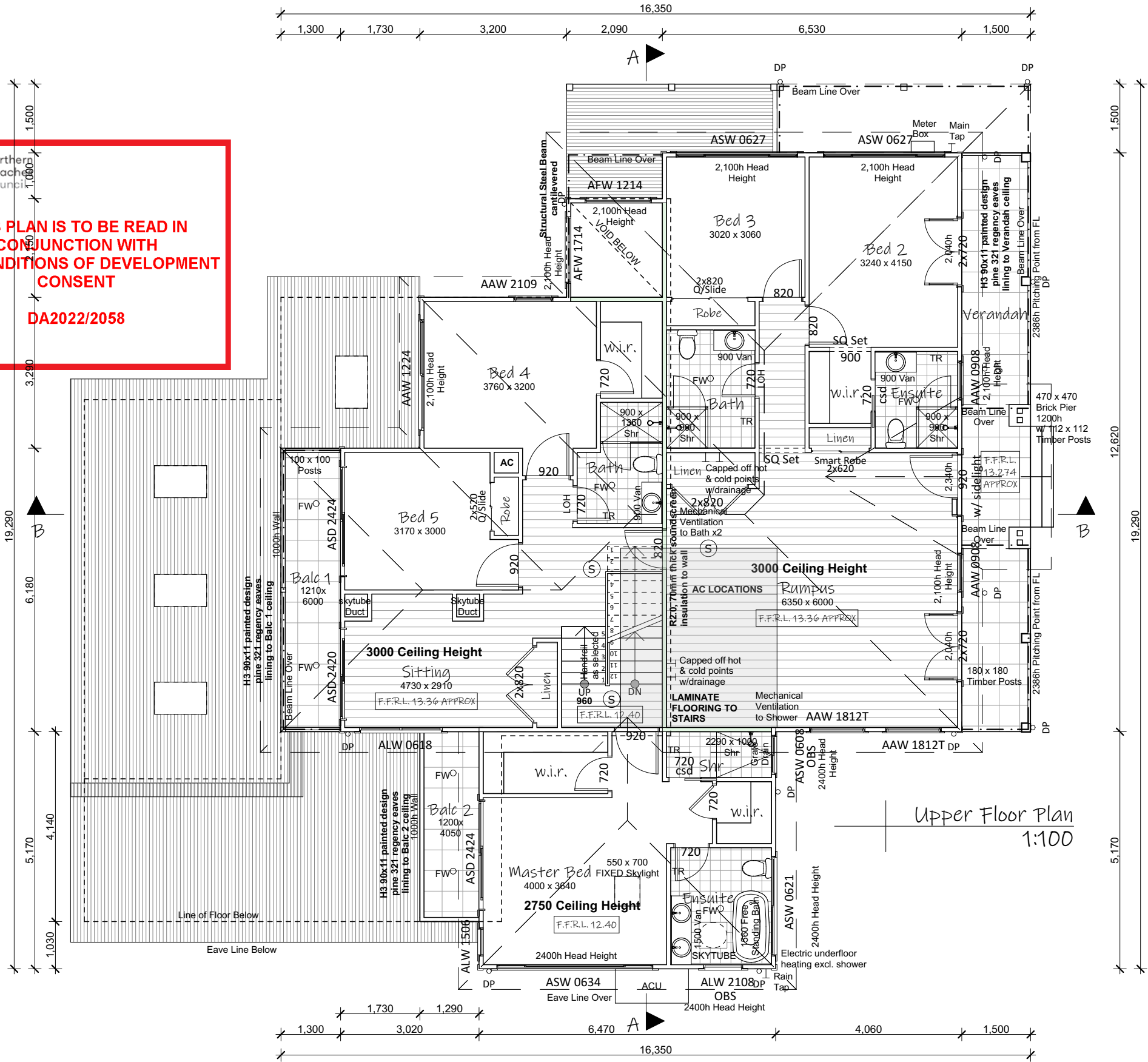
info@accuratedesign.com.au 02 4647 2552  
© abeaut designs t/a Accurate Design and Drafting 2023

NOTE  
360 Floor Joists  
R2.0 70mm thick soundscreen  
between floor joists  
R2.7 Insulation to EXTERNAL WALLS  
Leafguards to GUTTERS only

**THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT**

**DA2022/2058**

| Floor Area (m2) |                       |
|-----------------|-----------------------|
| Balcony 2       | 5.34                  |
| Balcony 1       | 8.03                  |
| Verandah        | 18.93                 |
| Upper Liivng    | 170.29                |
| Alfresco        | 35.48                 |
| Lower Living    | 118.96                |
|                 | 357.03 m <sup>2</sup> |



Legend:

|                             |                           |
|-----------------------------|---------------------------|
| ACU - Air Conditioning Unit | OBS - Obscure             |
| AJ - Articulation Joint     | OHC - Over Head Cupboard  |
| B/Bar - Breakfast Bar       | P - Pantry                |
| DP - Downpipe               | R - Robe                  |
| DW - Dishwasher             | RHS - Rolled Hollow Steel |
| Ens - Ensuite               | S - Smoke Alarm           |
| F/P - Fire Place            | Shr - Shower              |
| FW - Floor Waste            | TR - Towel Rail           |
| HWS - Hot Water System      | Van - Vanity              |
| L - Linen                   | w.i.l. - Walk in Linen    |
| LC - Laundry Chute          | w.i.r. - Walk in Robe     |
| LOH - Lift off Hinge        | w.i.p. - Walk in Pantry   |
| LT - Laundry Tub            | w.c. - Wash Closet        |
| MH - Manhole                | WM - Washing Machine      |
| MW - Microwave Oven         |                           |

ISSUE: 0  
DRAWING: 20359-13  
DATE: 22-02-23  
LOT: 44 Sec D  
SHEET: 10/17  
PAPER: A3  
DP: 4449

Proposed Residence  
**#63 Francis Street, Manly**  
Icon Job Number: J/0875

**ACCURATE**  
design & drafting

info@accuratedesign.com.au 02 4647 2552  
© abeaut designs t/a Accurate Design and Drafting 2023

ACU - Air Conditioning Unit  
AJ - Articulation Joint  
CL - Ceiling Level  
FGL - Finish Ground Line  
FL - Floor Level  
HWS - Hot Water System  
NGL - Natural Ground Line  
OBS - Obscure  
DP - Downpipe  
RW - Retaining Wall



Front Elevation  
1:100



Rear Elevation  
1:100

|        |          |          |          |
|--------|----------|----------|----------|
| ISSUE: | DRAWING: | DATE:    | LOT:     |
| 0      | 20359-13 | 22-02-23 | 44 Sec D |
|        | SHEET:   | PAPER:   | DP:      |
|        | 11/17    | A3       | 4449     |

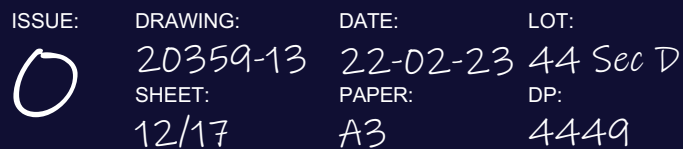
note: all works to be carried out in conjunction with the construction notes on sheet 2

Proposed Residence  
**#63 Francis Street, Manly**  
 Icon Job Number: J/0875

**ACCURATE**  
design & drafting

info@accuratedesign.com.au  
© abeaut designs t/a Accurate Design and Drafting 2023 02 4647 2552

ACU - Air Conditioning Unit  
AJ - Articulation Joint  
CL - Ceiling Level  
FGL - Finish Ground Line  
FL - Floor Level  
HWS - Hot Water System  
NGL - Natural Ground Line  
OBS - Obscure  
DP - Downpipe  
RW - Retaining Wall



note: all works to be carried out in conjunction with the construction notes on sheet 2

Proposed Residence  
**#63 Francis Street, Manly**  
 Icon Job Number: J/0875

**ACCURATE**  
design & drafting

info@accuratedesign.com.au  
© abeaut designs t/a Accurate Design and Drafting 2023 02 4647 2552

