

Client

Mick & Emily Davy

Project Name
Davy HouseProject Address
552 Pittwater Road, North Manly

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

DA2021/1870

Drawing Title:
Site PlanDate:
10.09.2021
Drawing Number:
11802_DA100Sheet Size:
A3
Issue:
AScale:
1:200

0 4000

Mark	Comments	Height	Width	Area	Type	Orientation	Shading Device
WH-01	Dining	1200	2350	2.84 m ²	GL	N	Eaves 450mm
WH-02	Dining - Highlight	350	2350	1.83 m ²	GL	N	Eaves 450mm
WH-03	Courtyard - Dining	2575	5228	7.19 m ²	GL	E	Eaves 600
WH-04	Courtyard	2375	3980	9.47 m ²	GL	N	Eaves 1500
WH-05	Courtyard	2575	1628	4.16 m ²	GL	NW	Eaves 1500
WH-07	Courtyard - Study	2575	5799	7.89 m ²	GL	W	Eaves 600
WH-08	Living	2200	1344	2.96 m ²	GL	N	Eaves 450mm
WH-09	Living - Deck	2475	3369	8.34 m ²	GL	E	Eaves >2000mm
WH-10	Living - Deck Highlight	994	2769	2.74 m ²	GL	E	Eaves >2000mm
WH-11	Bedroom - Deck	2475	2644	6.55 m ²	GL	E	Eaves 900mm
WH-12	Bedroom - Deck Highlight	656	2884	1.88 m ²	GL	E	Eaves 900mm
WH-13	Bedroom	1100	700	0.77 m ²	GL	S	None
WH-14	Bedroom	1100	700	0.77 m ²	GL	S	None
WH-15	Bedroom	1100	700	0.77 m ²	GL	S	None
WH-16	Bedroom	1100	700	0.77 m ²	GL	S	None
WH-17	Bedroom	1100	700	0.77 m ²	GL	S	None
WH-18	Bedroom	1100	700	0.77 m ²	GL	S	None
WH-19	Dining - Deck	2505	7014	17.58 m ²	DGL	W	Eaves >2000mm
WH-20	Dining Highlight - Deck	395	7516	2.97 m ²	DGL	W	Eaves >2000mm
WH-01	Bedroom	1400	2281	3.19 m ²	GL	N	None
WH-02	Bedroom	1400	1932	2.73 m ²	DGL	W	None
WH-03	Bedroom	1400	1903	2.67 m ²	DGL	W	None
WH-04	Entry	1100	2856	3.14 m ²	DGL	W	Fixed External Shade
WH-05	Lobby	1100	2850	3.13 m ²	GL	S	None
WH-01	Studio Bedroom	1800	2431	4.38 m ²	DGL	W	Eaves 550mm
WH-02	Studio Front Door	2390	1051	2.51 m ²	DGL	W	None
WH-03	Studio	2140	3454	7.39 m ²	DGL	W	None

Site Area: 480.4m²

Name	Area
Main Residence	235 m ²
Studio Residence	54 m ²
	290 m ²



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Drawing Title:

Demolition Plan

Date:
10.09.2021

Sheet Size:
A3

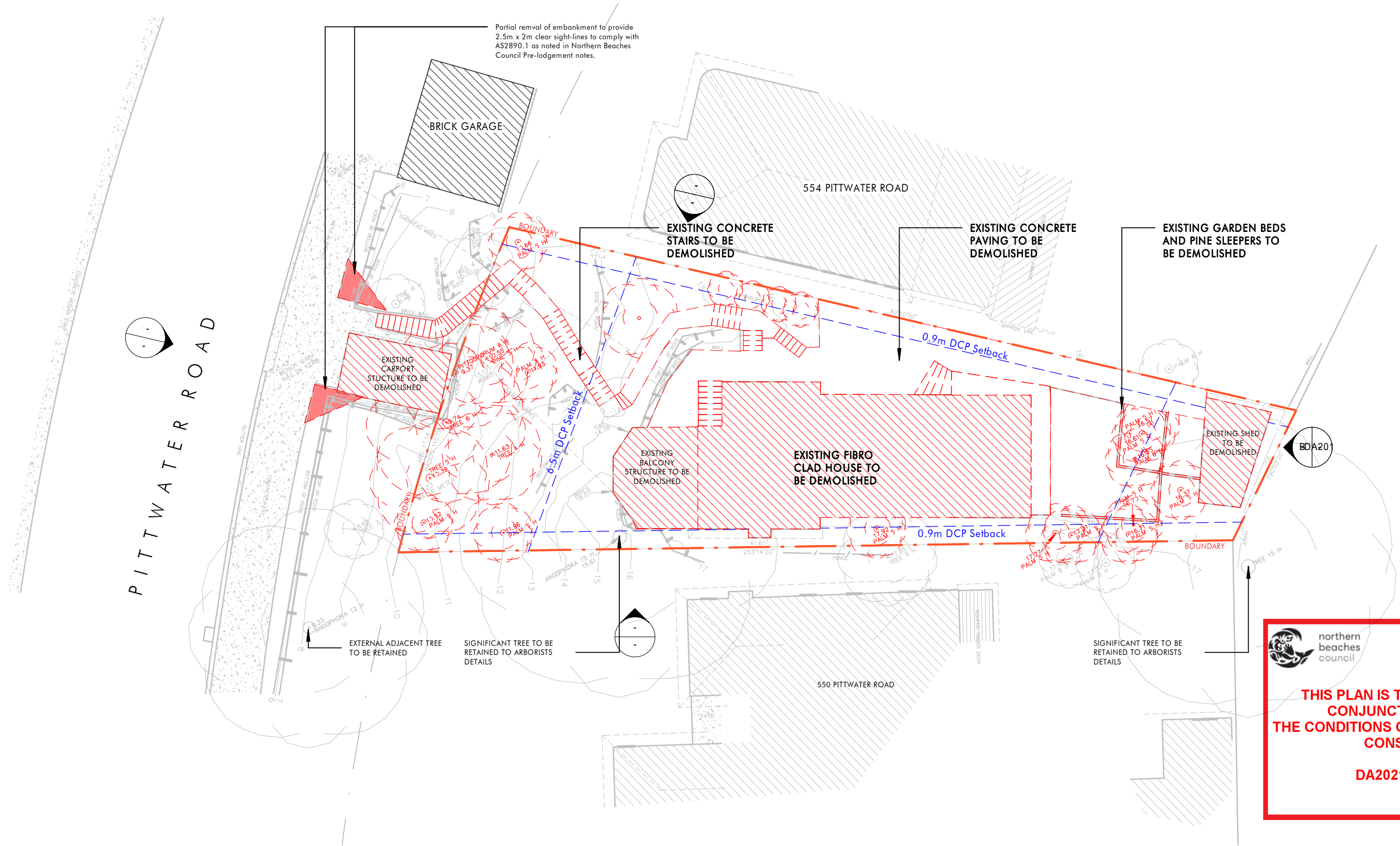
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Issue:
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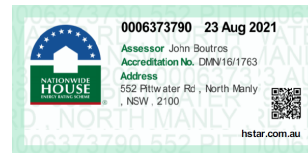
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beaches
council

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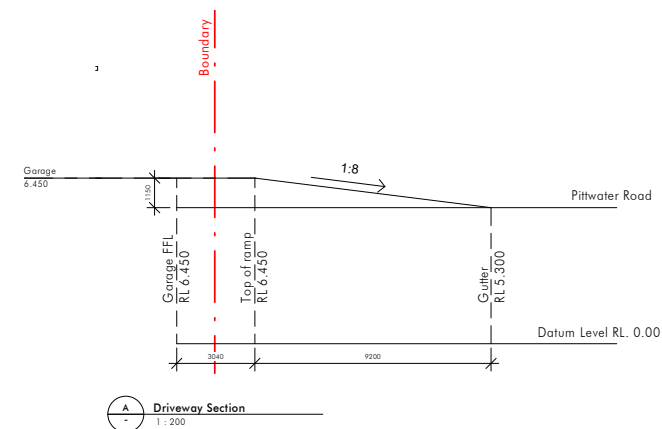
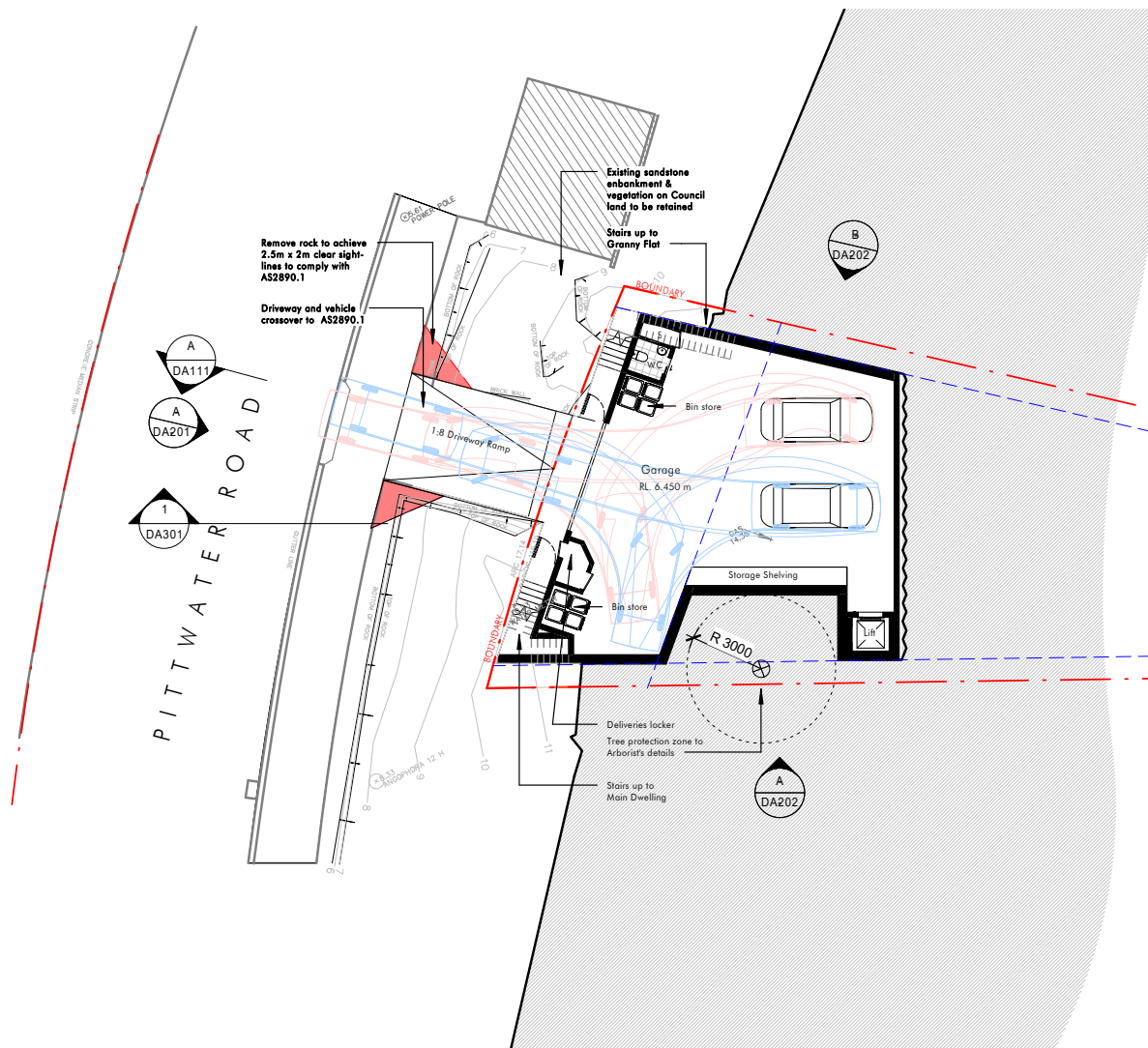
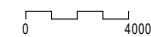
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Drawing Title:
Garage Floor PlanDate:
10.09.2021
Drawing Number:
11802_DA111Sheet Size:
A3
Issue:
AScale:
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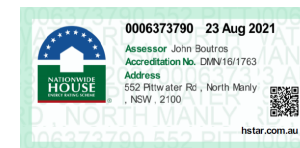
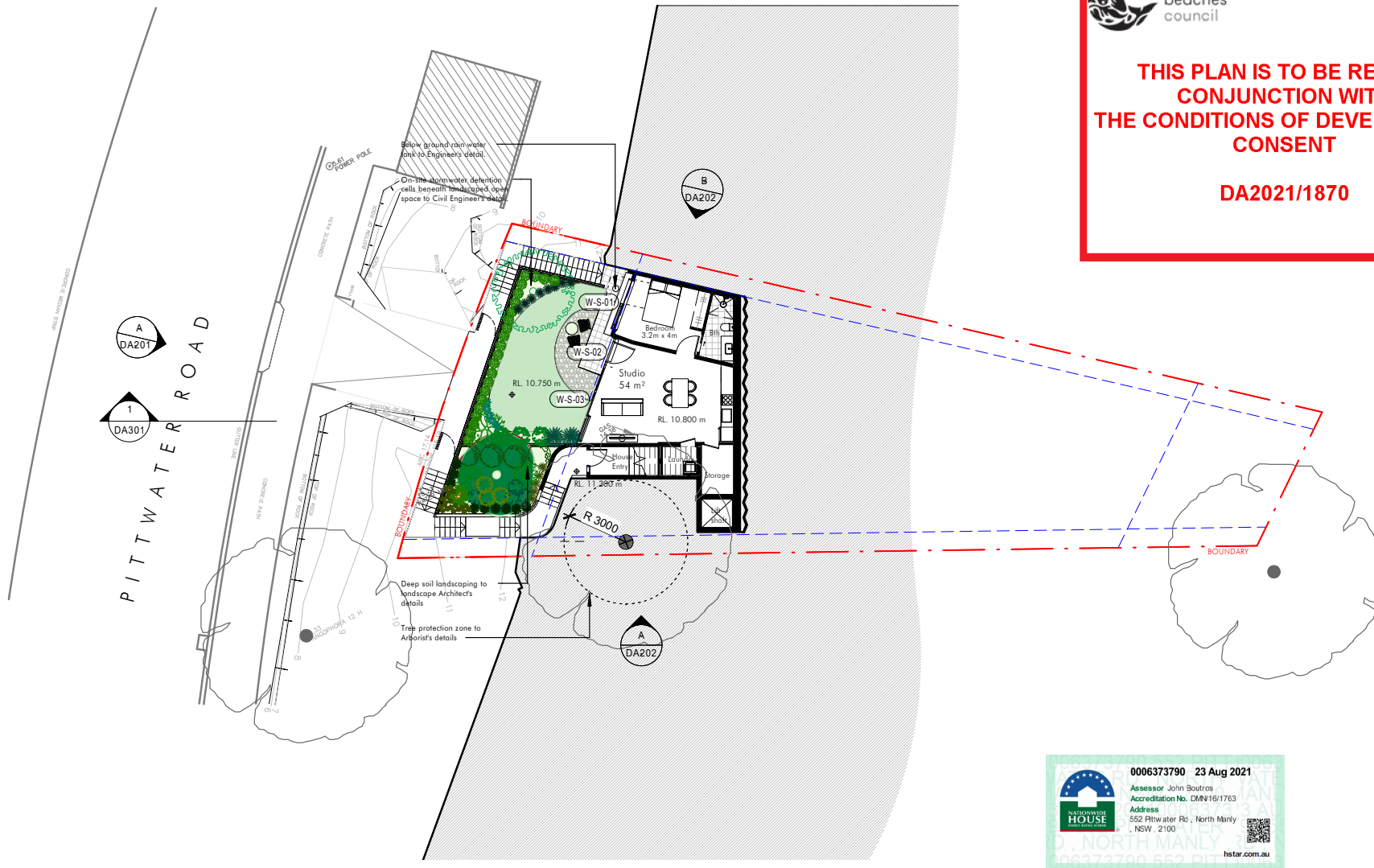
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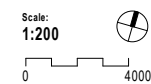


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Studio Floor Plan

Date:
10.09.2021
Drawing Number:
11802_DA112

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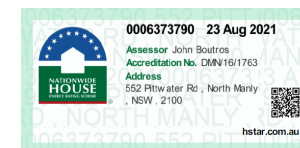
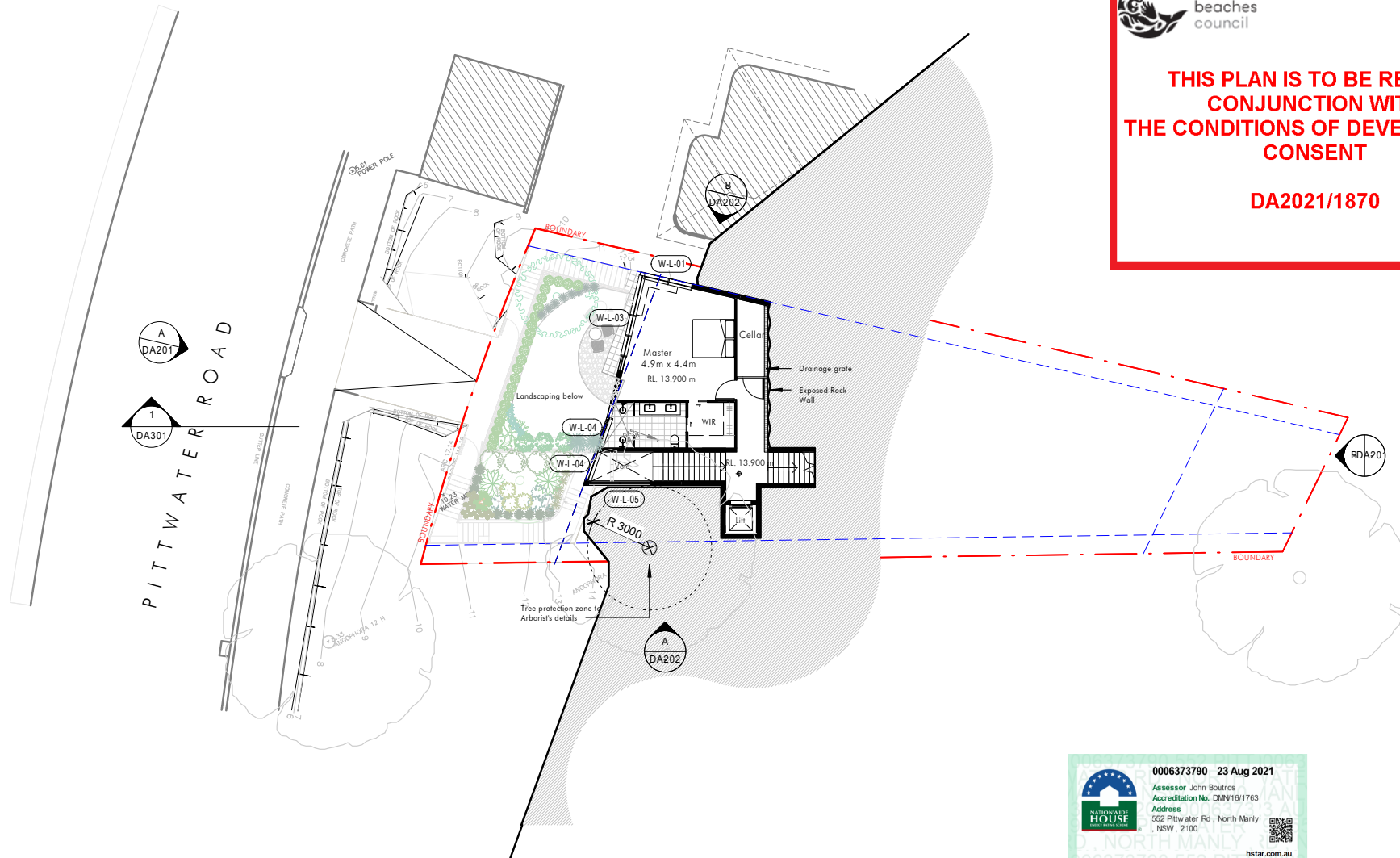


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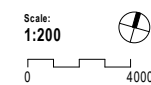
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552 Pittwater Road, North Manly

Drawing Title:
Master Bedroom Floor Plan

Date:
10.09.2021
Drawing Number:
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Scale:
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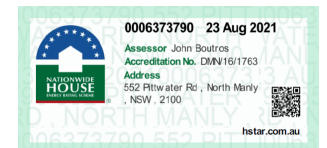
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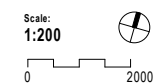
Project Address
552 Pittwater Road, North Manly

Drawing Title:
Main House Floor Plan

Date:
10.09.2021
Drawing Number:
11802_DA114

Sheet Size:
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Issue:
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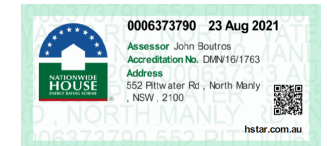
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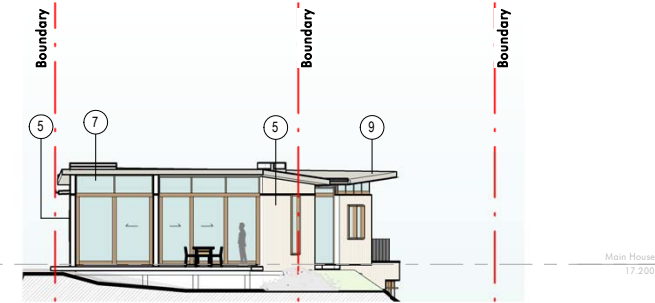
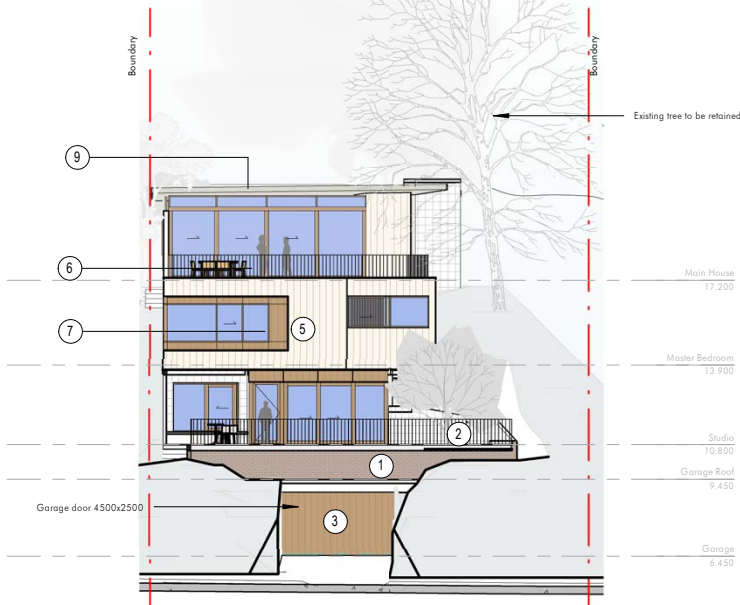
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B Rear Elevation - East Facing
1 : 200

NatHERS Specs Summary:

- Floor slabs: - Concrete.
- Exterior walls:
 - Main: Lightweight clad wall with foil + R2.5 batts in cavity to plasterboard lining, or wall system reaching a total R-value (R3.19).
 - Studio: Lightweight clad wall with foil + R2.0 batts in cavity to plasterboard lining, or wall system reaching a total R-value (R2.69).
 - Exterior walls modelled as per plans, and with light colour finishes.
- Glazing:
 - Al. Double glazed - High solar gain Low-E:**
 - To main dwelling remaining kitchen/dining western sliding door.
 - Type A (U-Value: 4.3, SHGC: 0.47).
 - Type B (U-Value: 4.3, SHGC: 0.53).
 - High solar gain Low-E glass, with aluminium framing:**
 - To main dwelling remaining kitchen/dining/study, and lounge glazing.
 - To main dwelling bedrooms.
 - Type A (U-Value: 5.4, SHGC: 0.49).
 - Type B (U-Value: 5.4, SHGC: 0.58).
 - Low solar gain Low-E glass, with aluminium framing:**
 - To studio glazing.
 - Overhead window shading to studio living room.
 - Type A (U-Value: 5.6, SHGC: 0.41).
 - Type B (U-Value: 5.6, SHGC: 0.36).
 - Single clear glass, with aluminium framing:**
 - Modelled to remaining glazing.
 - Type A (U-Value: 6.7, SHGC: 0.57).
 - Type B (U-Value: 6.7, SHGC: 0.70).

U-Value & SHGC are combined glass and frame figures.

- Ceiling:
 - R4.0 ceiling insulation to all ceilings to roof.
 - Modelled with sealed: LED downlights & wet area exhaust fans.
 - 4 x 1400mm ceiling fans to be installed in main dwelling kitchen/dining/lounge area.
 - 1 x 1400mm ceiling fans to be installed in studio living area.
- Roof:
 - Metal roof with "Anticon 90" glasswool/foil under (or similar R2.0 rated product), modelled with dark colour finishes, and as unventilated.

Please refer to NatHERS individual certificates for further details.

EXTERNAL FINISHES SCHEDULE



- 1 RECYCLED BRICK WITH WHITE MORTAR RUNNING BOND



- 2 GREY BRICK/CONCRETE BLOCK STACK BOND



- 3 TIMBER/TIMBER-LOOK CLADDING



- 4 BREEZE BLOCK 'FLOWER' PORCELAIN/NATURAL CONCRETE FINISH



- 5 WHITE WEATHERBOARD CLADDING VERTICAL GROOVE



- 6 POWDERCOATED WHITE ALUMINIUM BALUSTRADE



- 7 CLEAR GLAZING



- 8 OFF FORM CONCRETE



- 9 ROOF SHEETING - COLORBOND SURFMIST



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Legend

- Single Glazing
- Double Glazing

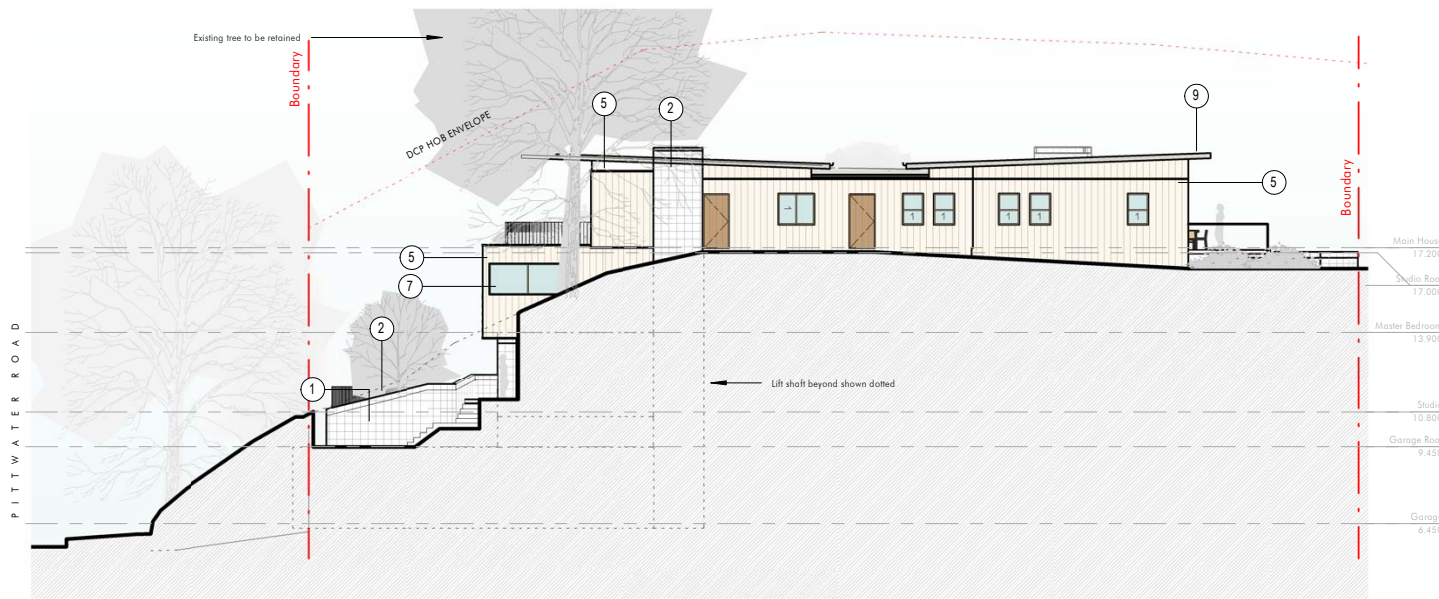
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Building Elevations - Sheet 01

Date:
10.09.2021
Drawing Number:
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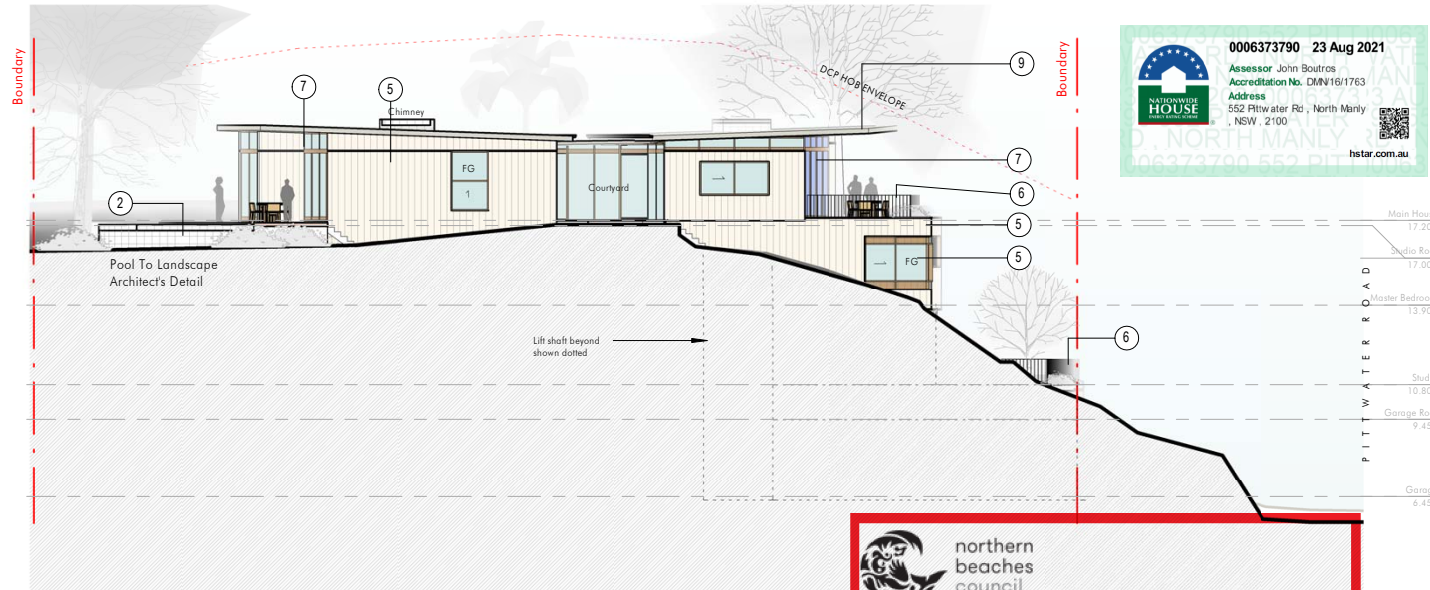
Sheet Size:
A3
Issue:
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Scale:
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A Side Elevation - South Facing
1 : 200



B Side Elevation - North Facing
1 : 200

EXTERNAL FINISHES SCHEDULE



- 1 RECYCLED BRICK WITH WHITE MORTAR
RUNNING BOND



- 2 GREY BRICK/CONCRETE
BLOCK STACK BOND



- 3 TIMBER/TIMBER-LOOK
CLADDING



- 4 BREEZE BLOCK 'FLOWER'
PORCELAIN/NATURAL
CONCRETE FINISH



- 5 WHITE WEATHERBOARD CLADDING
VERTICAL GROOVE



- 6 POWDERCOATED WHITE
ALUMINIUM BALUSTRADE



- 7 CLEAR GLAZING



- 8 OFF FORM CONCRETE



- 9 ROOF SHEETING - COLORBOND SURFIST



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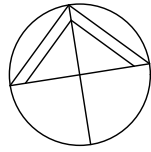
Drawing Title:
Building Elevations - Sheet 02

Date:
10.09.2021
Drawing Number:
11802_DA202

Sheet Size:
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Issue:
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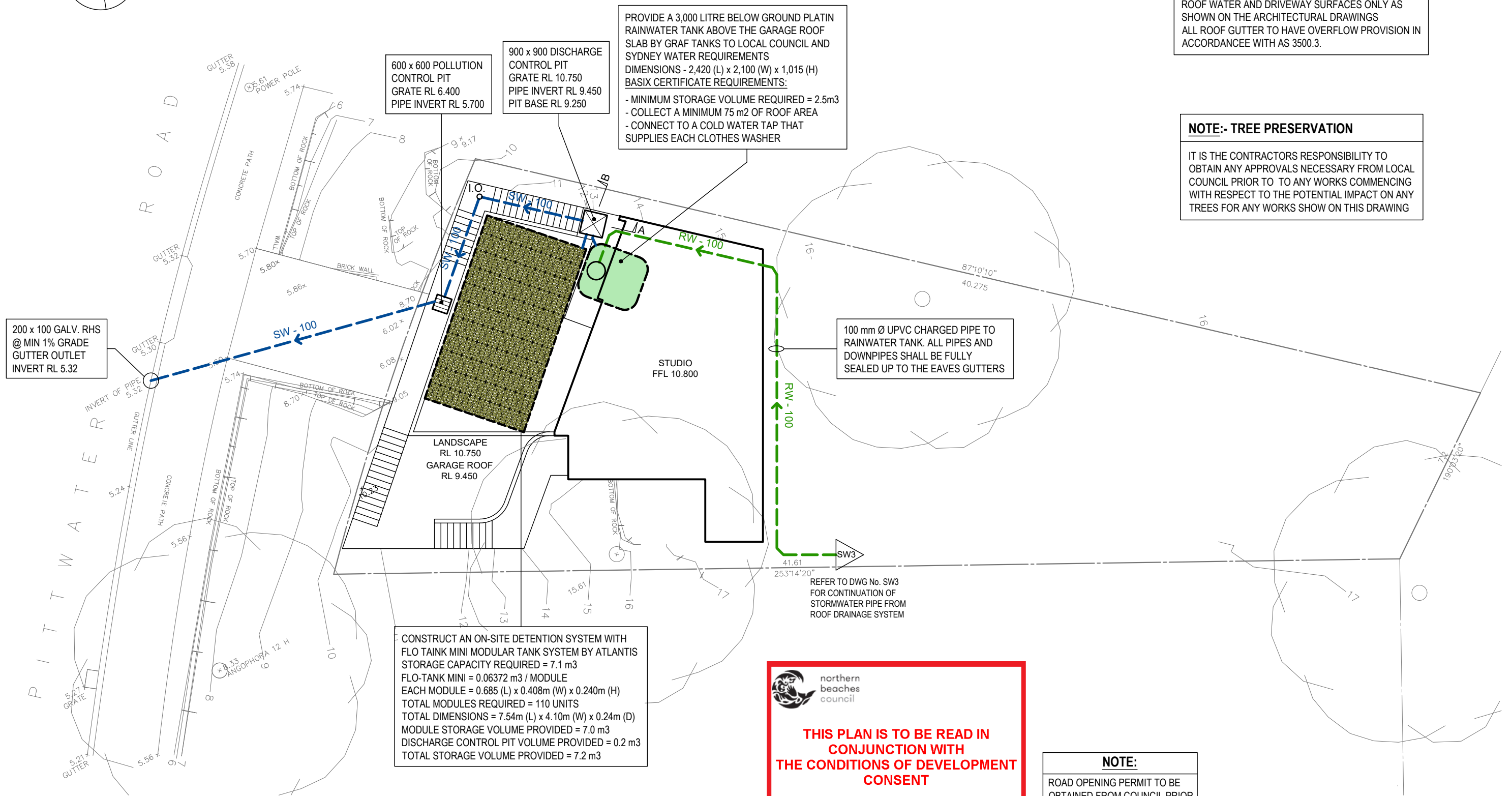


NOTE:

THIS DESIGN MANAGES STORMWATER RUNOFF FROM ROOF WATER AND DRIVEWAY SURFACES ONLY AS SHOWN ON THE ARCHITECTURAL DRAWINGS ALL ROOF GUTTER TO HAVE OVERFLOW PROVISION IN ACCORDANCE WITH AS 3500.3.

NOTE:- TREE PRESERVATION

IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN ANY APPROVALS NECESSARY FROM LOCAL COUNCIL PRIOR TO ANY WORKS COMMENCING WITH RESPECT TO THE POTENTIAL IMPACT ON ANY TREES FOR ANY WORKS SHOWN ON THIS DRAWING



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NOTE:

ROAD OPENING PERMIT TO BE OBTAINED FROM COUNCIL PRIOR TO COMMENCEMENT OF ANY WORK IN THE ROAD RESERVE



**WATERDESIGN
CIVIL ENGINEERS**

1 FLAME TREE PLACE
CHERRYBROOK NSW 2126
MOBILE: 0417 671646
EMAIL: waterdes@bigpond.net.au
ABN: 77 928 166 729

CLIENT NAME:
MICK DAVEY

PROJECT TITLE:
**NEW DWELLING & STUDIO
522 PITTWATER ROAD
NORTH MANLY NSW 2100**

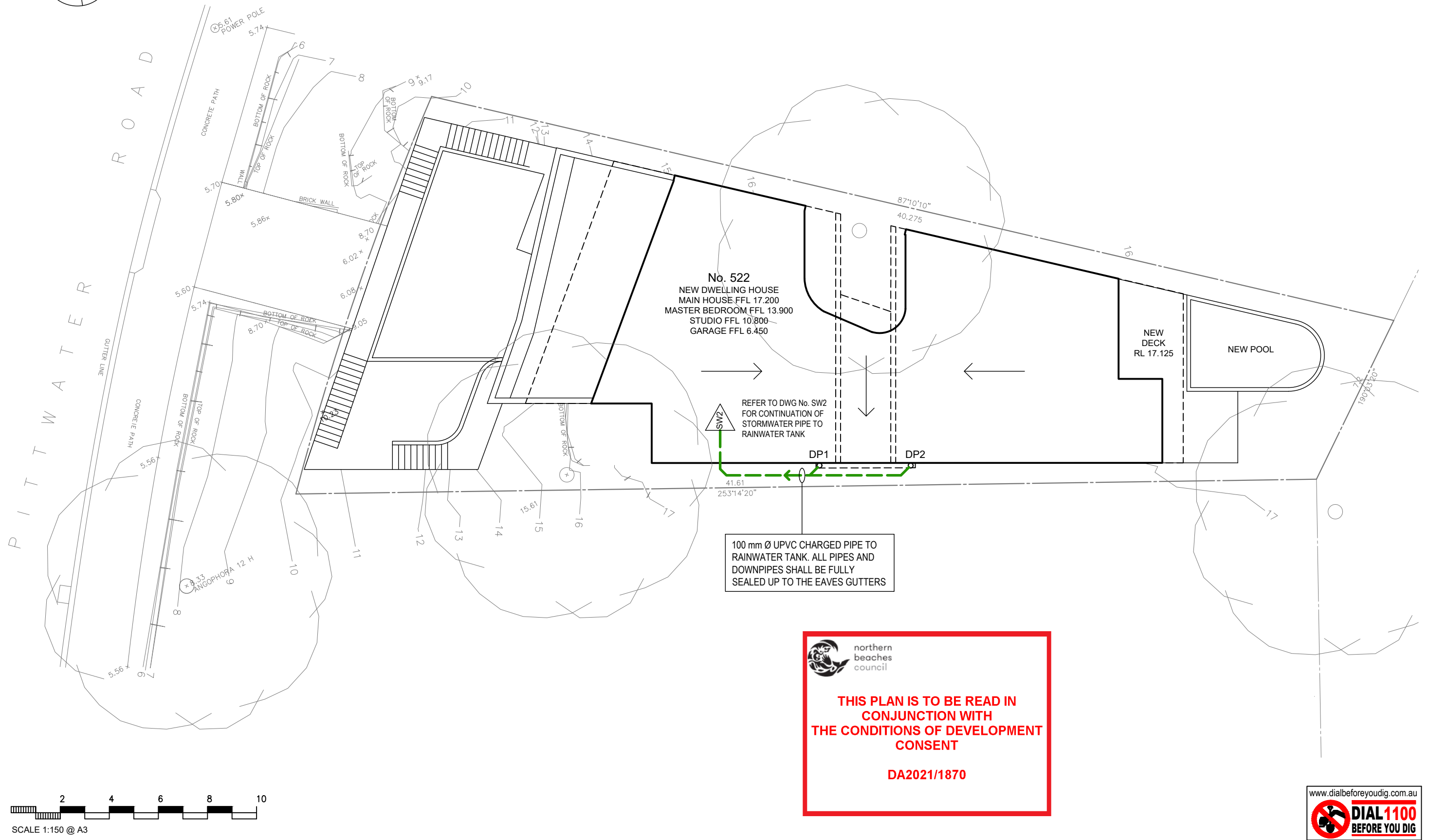
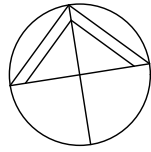
DRAWING TITLE:
**STORMWATER
MANAGEMENT PLAN**

DRAWN: A.L.
DATE: 14.09.2021
JOB No: 2021-043

APPROVED BY:
ANDREW LAM
MIEAust B.E. Civil (Hons)
DWG NO: SW2
no. IN SET: 4

No. REVISION / ISSUE DESCRIPTION DATE

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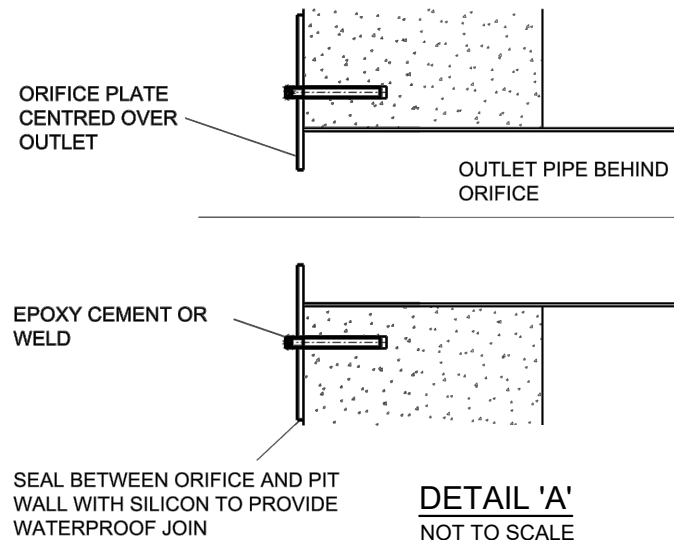
DRAWING TITLE:
ROOF DRAINAGE PLAN

DRAWN: A.L.
DATE: 14.09.2021
JOB No: 2021-043

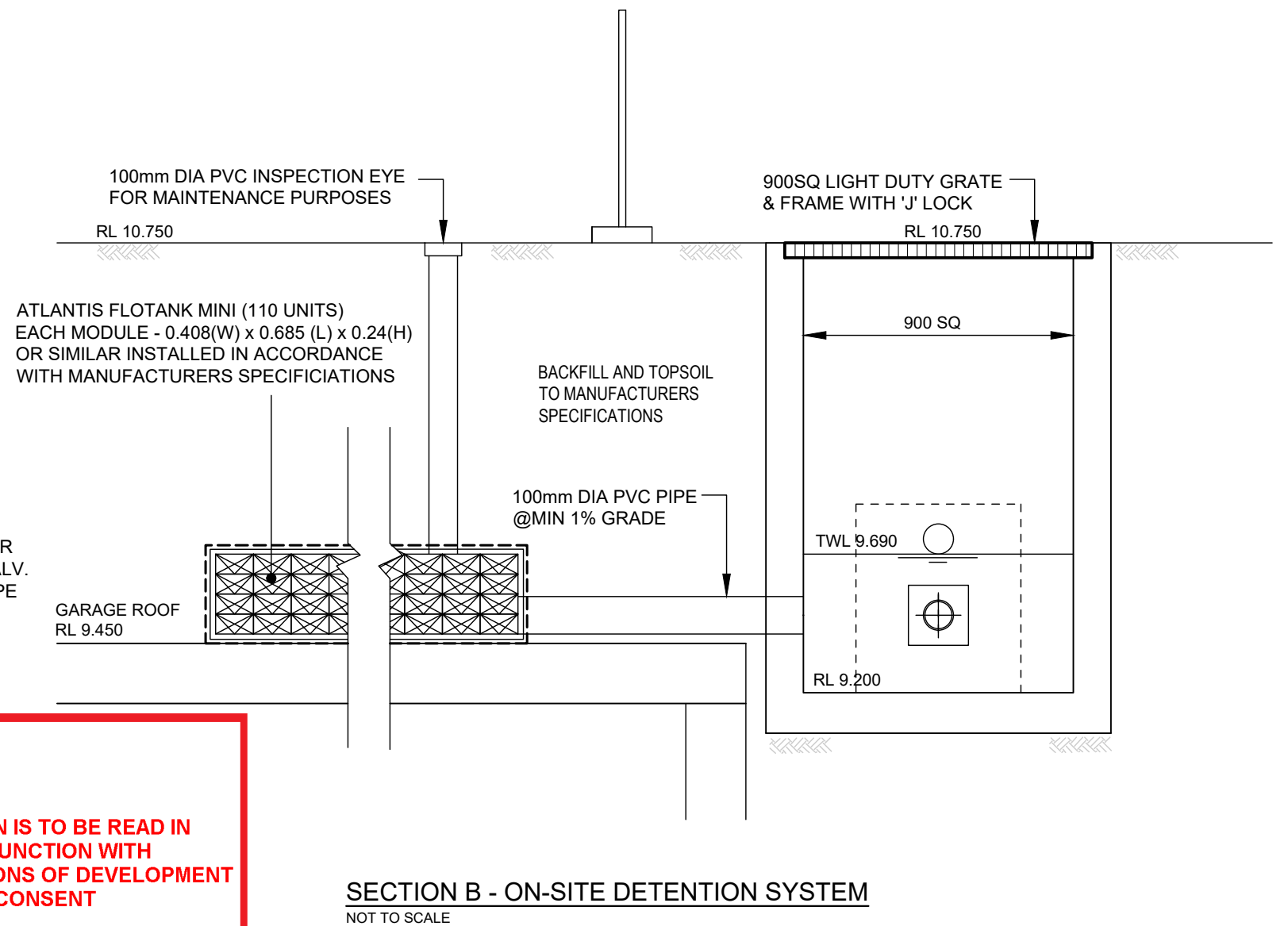
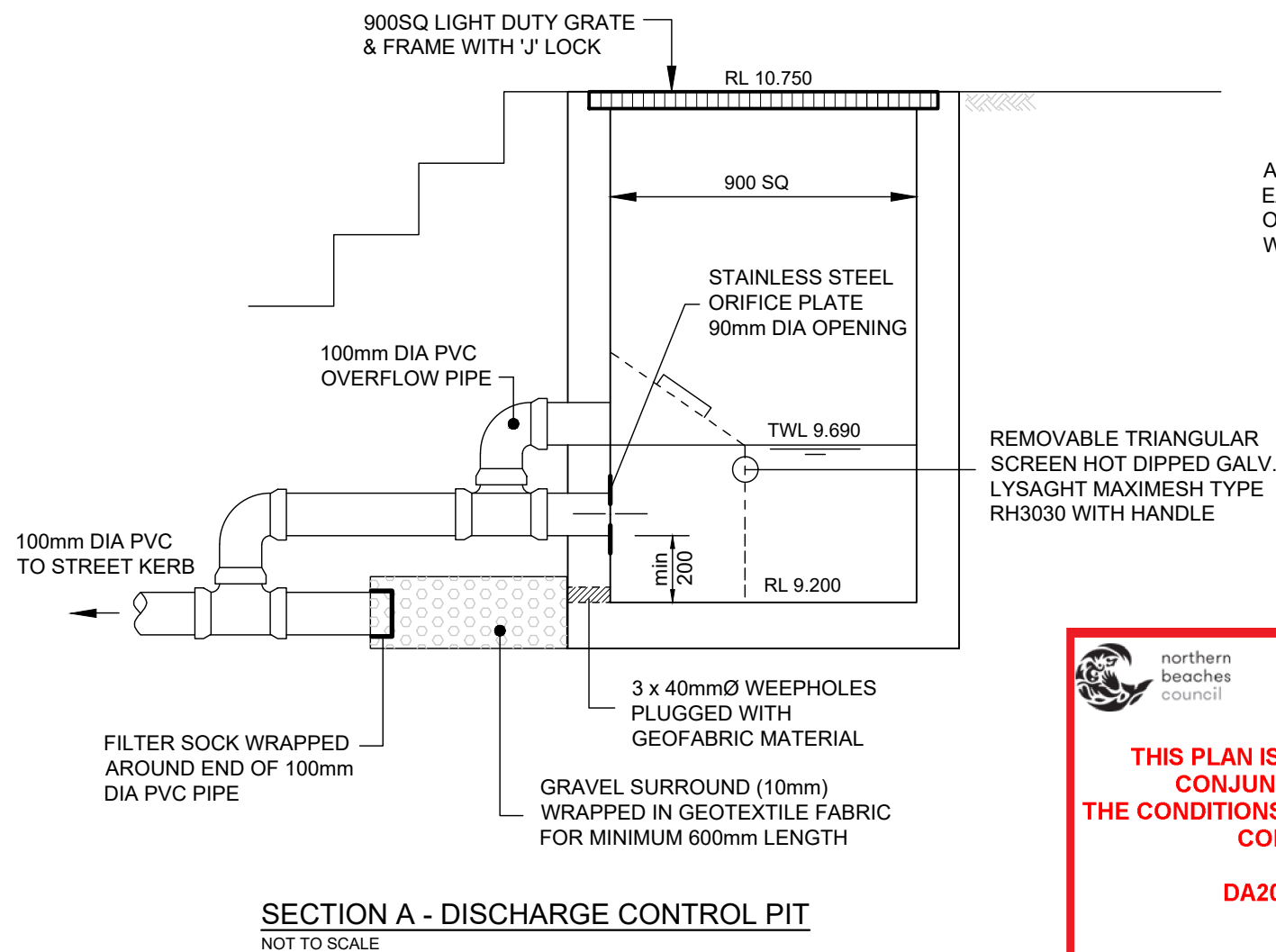
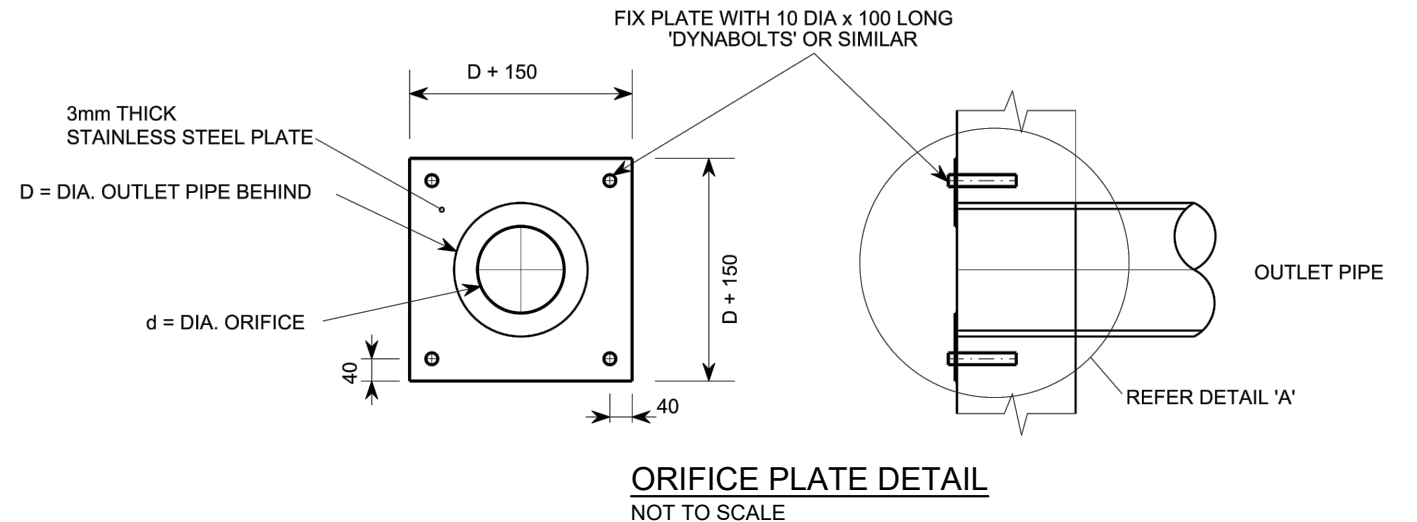
APPROVED BY:
ANDREW LAM
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no. IN SET: 4

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- ORIFICE PLATE NOTES**
1. HOLE IN ORIFICE PLATE TO BE PRECISION CUT WITH SHARP EDGES TO THE SPECIFIED DIAMETER.
 2. ORIFICE PLATE TO BE PLACED CENTRALLY OVER THE OUTLET PIPE.
 3. PLATE TO BE MADE FROM STAINLESS STEEL. HOT DIPPED GALVANISED OR OTHERS NOT ACCEPTABLE.
 4. OUTLET PIPE TO BE CAST INTO THE WALL OF THE PIT.
 5. HOLE IN PLATE TO BE CENTRALLY PLACED.



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DRAWING TITLE:
SECTIONS AND DETAILS

DRAWN: A.L.
DATE: 14.09.2021
JOB No: 2021-043

APPROVED BY:

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