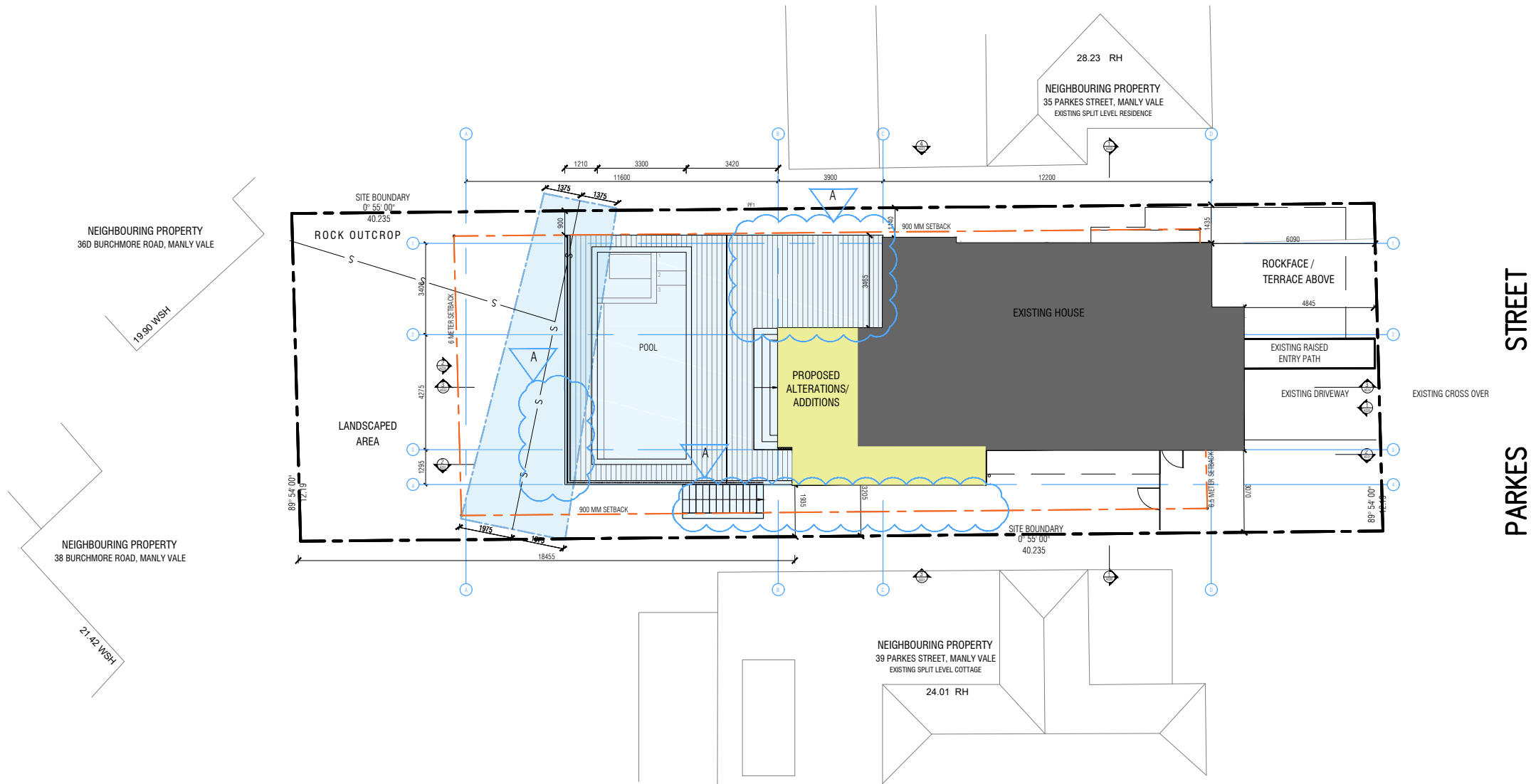


NOTE
THE DEVELOPMENT WILL COMPLY WITH THE NSW
ENVIRONMENT PROTECTION AUTHORITY,
ENVIRONMENT PROTECTION GUIDELINES FOR
CONSTRUCTION AND LAND DEVELOPMENT IN NSW,
AUGUST 2007

LEGEND

- EXISTING HOUSE
- PROPOSED ADDITION
- NEW EXTERNAL WORKS
- SEWERAGE LINE
- PP POWERPOLE
- SIP EXISTING SEWER INSPECTION POINT
- TEL TELSTRA ASSET
- RH ROOF HEIGHT
- WSH WINDOW SILL HEIGHT



- A
- CONCRETE SLAB / EXTERNAL STAIR DELETED
 - PLANTER REPLACED WITH DECK

issue	date	amendments
A	17/06/21	FOR CONSTRUCTION

CCA
collins caddaye architects
level 1, style arcade, manuka
shop 13
14-16, franklin st.
griffith, ACT 2603
02 8295 1433

INGRAM RESIDENCE
LOT 33, DP 12186
37 PARKES STREET, MANLY VALE, 2093
project:

SITE PLAN
drawing title:
scale: 1:200 @ A3 issue no:
drawing no: A010
©copyright
Contractors must verify all dimensions on site before commencing any work or preparing shop drawings.

INTERNAL CODES

2

3

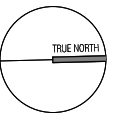
3a

4

The floor plan illustrates a residential building layout with the following features and dimensions:

- Overall Dimensions:**
 - Horizontal: 1210, 3300, 3420, 3900, 12200
 - Vertical: 3400, 4275, 1295
 - Diagonal: 18455
- Setbacks and Boundaries:**
 - 6 METER SETBACK (left side)
 - 900 MM SETBACK (multiple locations)
 - SITE BOUNDARY: 0° 55' 00" 40.235
- Rooms and Features:**
 - Pool Area:** Includes SPA, SHALLOW, and DEEP sections. Dimensions: 1375, 1375, 900, 900.
 - Bedrooms:** EXIST BED 3 (FFL 20.18), EXIST BED 4, EXIST BED 5.
 - Family Room:** FFL 19.86, 28.8sqm.
 - Bathroom:** SHR / BATH.
 - Stairs:** STAIR 1, STAIR 2.
 - Other:** TD1, TD2, TS, SC, W G-01, W G-02, W G-03, W G-04, LND, Si, Wm, DP, FN1.
- Dimensions and Levels:**
 - Room dimensions: 3465, 3205, 3205, 1935, 1975, 1075.
 - Levels: RL +16.50, RL +18.90, RL +19.62, RL +19.70, RL +19.09.

24.01 RH



LEGEND

EXISTING STRUCTURE

EX	EXITSINNG
EX R	EXISTING ROOF TILES
EX W	EXISTING WINDOW
BAL 1	BALUSTRADE 1
C	CUPBOARD
CL1	CLADDING TYPE 1
CPT	CARPET FLOOR FINISH
DP	DOWN PIPE
EG	EAVES GUTTER
EL	EXTERNAL LOUVER
F	FRIDGE
FB	FASCIA BEAM
FT1	FLOOR TILE TYPE 1
FN1	FENCE TYPE 1
MB	METER BOX
ME	METAL EAVE
O CONC	OFF FORM CONCRETE
PB1	PLASTER BOARD 1
PB2	PLASTER BOARD 2
PC1	PARAPET CAPPING 1
PF1	POOL FENCE 1 (METAL)
PF2	POOL FENCE (GLASS)
RHW	RAIN WATER HEAD
SC	STRUCTURAL COLUMN
SF	SILL FLASHING
SI	SINK
TC	TIMBER COLUMN
TF1	TIMBER FLOOR TYPE 1
TF2	TIMBER FLOOR TYPE 2
TD1	TIMBER FLOOR (TERRACE)
TD2	TIMBER FLOOR (BALCONY)
TS	TIMBER STEPS
WM	WASHING MACHINE

- WINDOW / LAUNDRY UNDER STAIR
- EXISTING BATH RECONFIGURATION
- CONCRETE SLAB / EXTERNAL STAIR DELETED
- PLANTER REPLACED WITH DECK

A	17/06/21	FOR CONSTRUCTION
issue	date	amendments

CCA
collins caddaye architects

level 1, style arcade, manuka
shop 13
14-16, franklin st.
griffith, ACT 2603
02 6295 1433

INGRAM RESIDENCE
LOT 33, DP 12186
37 PARKES STREET, MANLY VALE, 2093

project:

GROUND PLAN

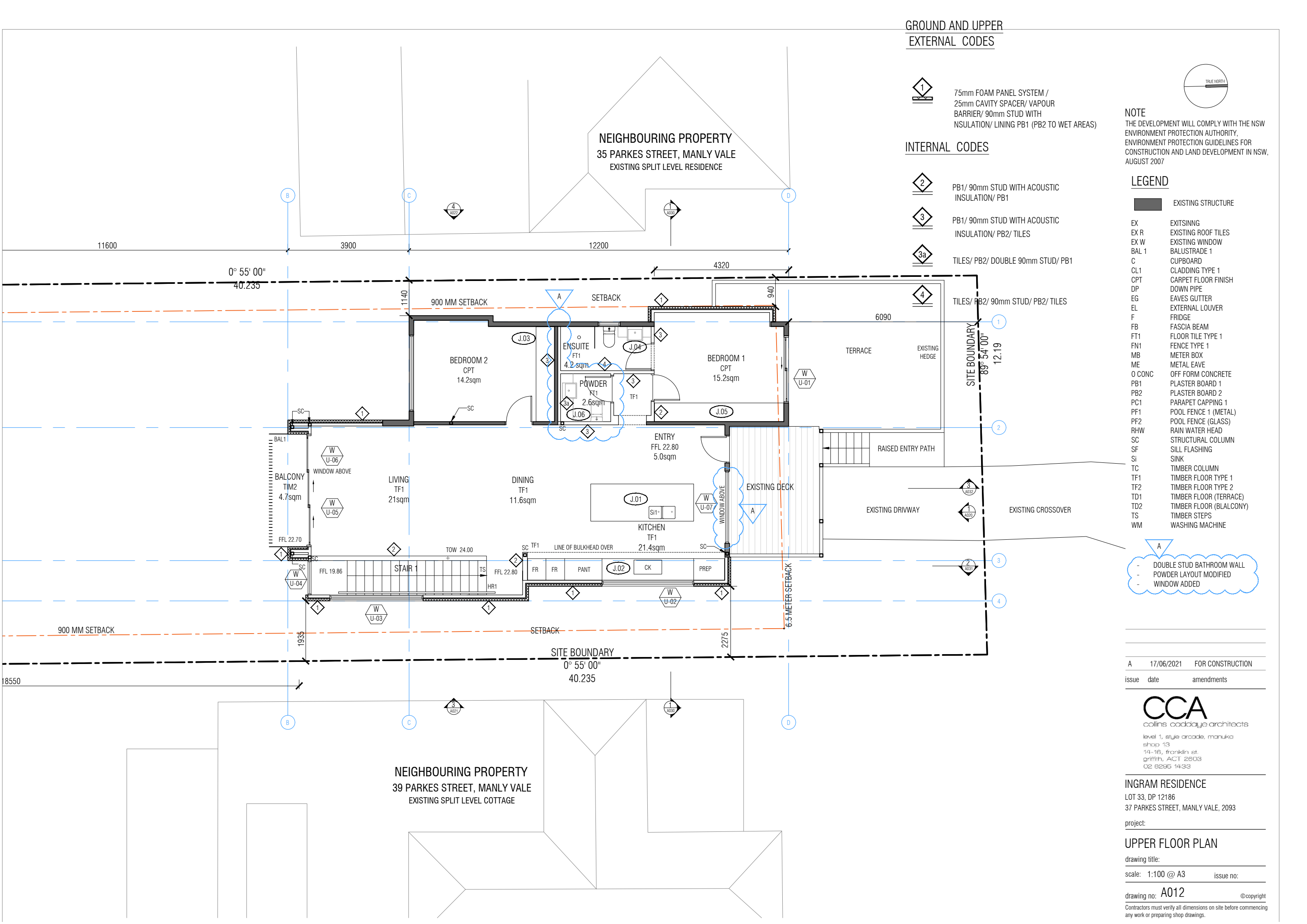
drawing title:

scale: 1:100 @ A3 issue no:

drawing no: A011

copyright

Contractors must verify all dimensions on site before commencing any work or preparing shop drawings.



GROUND AND UPPER
EXTERNAL CODES

- 1

75mm FOAM PANEL SYSTEM /
25mm CAVITY SPACER/ VAPOUR
BARRIER/ 90mm STUD WITH
INSULATION/ LINING PB1 (PB2 TO WET AREAS)

INTERNAL CODES

- 2

PB1/ 90mm STUD WITH ACOUSTIC
INSULATION/ PB1
- 3

PB1/ 90mm STUD WITH ACOUSTIC
INSULATION/ PB2/ TILES
- 3a

TILES/ PB2/ DOUBLE 90mm STUD/ PB1

NOTE
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ENVIRONMENT PROTECTION AUTHORITY,
ENVIRONMENT PROTECTION GUIDELINES FOR
CONSTRUCTION AND LAND DEVELOPMENT IN NSW,
AUGUST 2007

LEGEND

	EXISTING STRUCTURE
EX	EXISTING
EX R	EXISTING ROOF TILES
EX W	EXISTING WINDOW
BAL 1	BALUSTRADE 1
C	CUPBOARD
CL1	CLADDING TYPE 1
CPT	CARPET FLOOR FINISH
DP	DOWN PIPE
EG	EAVES GUTTER
EL	EXTERNAL LOUVER
F	FRIDGE
FB	FASCIA BEAM
FT1	FLOOR TILE TYPE 1
FN1	FENCE TYPE 1
MB	METER BOX
ME	METAL EAVE
O CONC	OFF FORM CONCRETE
PB1	PLASTER BOARD 1
PB2	PLASTER BOARD 2
PC1	PARAPET CAPPING 1
PF1	POOL FENCE 1 (METAL)
PF2	POOL FENCE (GLASS)
RHW	RAIN WATER HEAD
SC	STRUCTURAL COLUMN
SF	SILL FLASHING
Si	SINK
TC	TIMBER COLUMN
TF1	TIMBER FLOOR TYPE 1
TF2	TIMBER FLOOR TYPE 2
TD1	TIMBER FLOOR (TERRACE)
TD2	TIMBER FLOOR (BALCONY)
TS	TIMBER STEPS
WM	WASHING MACHINE

- A
- DOUBLE STUD BATHROOM WALL
- POWDER LAYOUT MODIFIED
- WINDOW ADDED

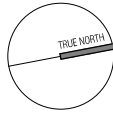
A	17/06/2021	FOR CONSTRUCTION
issue	date	amendments

CCA
collins caddaye architects
level 1, style arcade, manuka
shop 13
14-16, franklin st.
griffith, ACT 2603
02 6295 1433

INGRAM RESIDENCE
LOT 33, DP 12186
37 PARKES STREET, MANLY VALE, 2093
project:

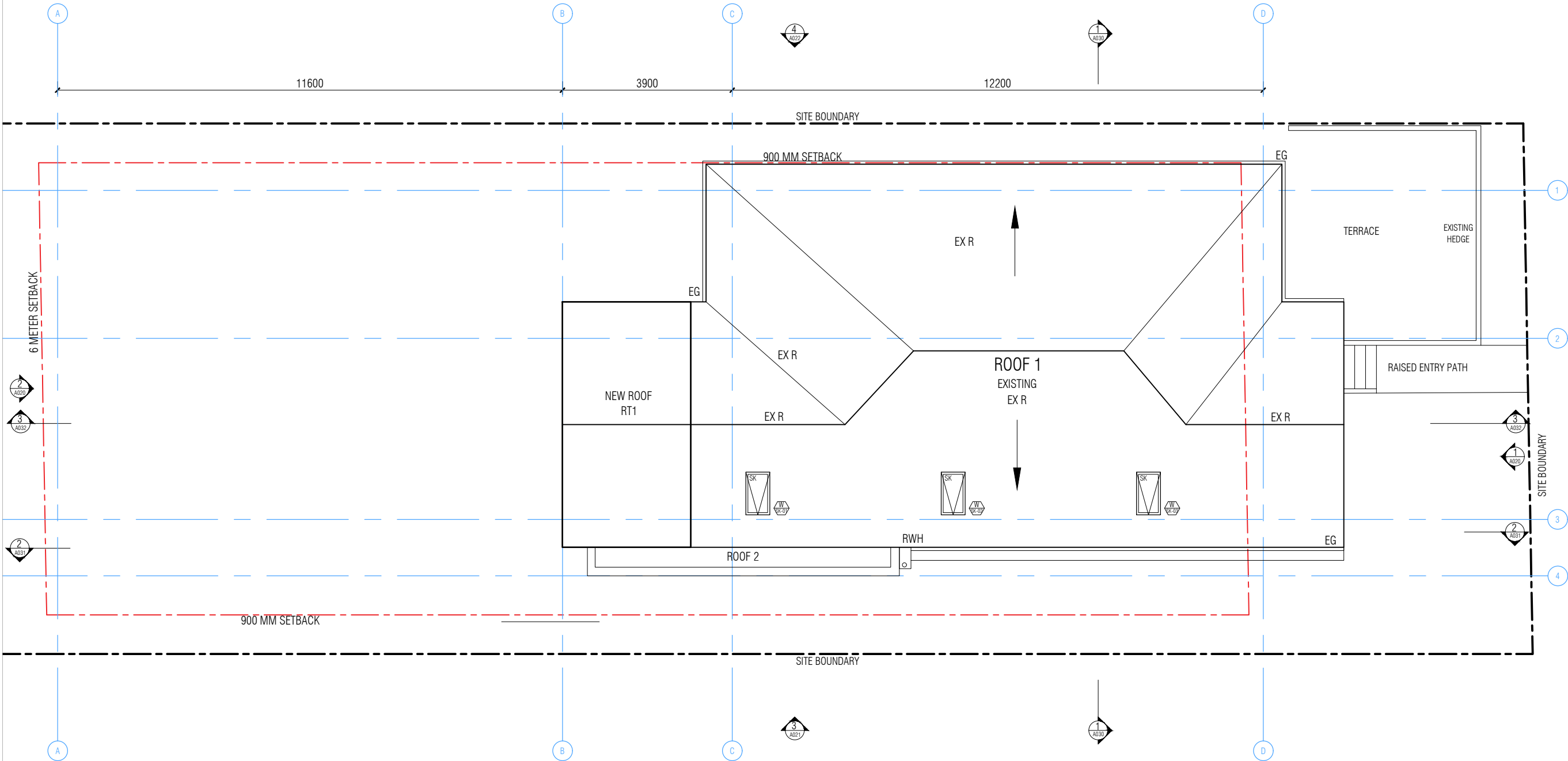
UPPER FLOOR PLAN
drawing title:
scale: 1:100 @ A3 issue no:

drawing no: A012
Contractors must verify all dimensions on site before commencing
any work or preparing shop drawings.



NOTE
THE DEVELOPMENT WILL COMPLY WITH THE NSW
ENVIRONMENT PROTECTION AUTHORITY,
ENVIRONMENT PROTECTION GUIDELINES FOR
CONSTRUCTION AND LAND DEVELOPMENT IN NSW,
AUGUST 2007

- | | |
|--------|---|
| EX DP | EXISTING DOWNPIPE |
| EX G | EXISTING GUTTER |
| EX RT | EXISTING ROOF TILES |
| EX R | EXISTING RIDGE |
| EX VAL | EXISTING ROOF VALLEY |
| AF | APRON FLASHING |
| DP | DOWN PIPE |
| EG | EAVES GUTTER |
| HP | HIGH POINT |
| OV | GUTTER OVERFLOW |
| PC | PARAPET CAPPING |
| RC | RIDGE CAPPING |
| RWH | RAIN WATER HEAD |
| RT1 | CONCRETE ROOF TILE
(TO MATCH EXISTING) |
| SK | VELUX CENTER PIVOT SKYLIGHT |



BA2	15/02/21	FOR CONSTRUCTION
BA1	18/01/21	FOR BA REVIEW

issue	date	amendments
-------	------	------------

CCA
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level 1, style arcade, manuka
shop 13
14-16, franklin st.
griffith, ACT 2603
02 6295 1433

INGRAM RESIDENCE
LOT 33, DP 12186
37 PARKES STREET, MANLY VALE, 2093

project:

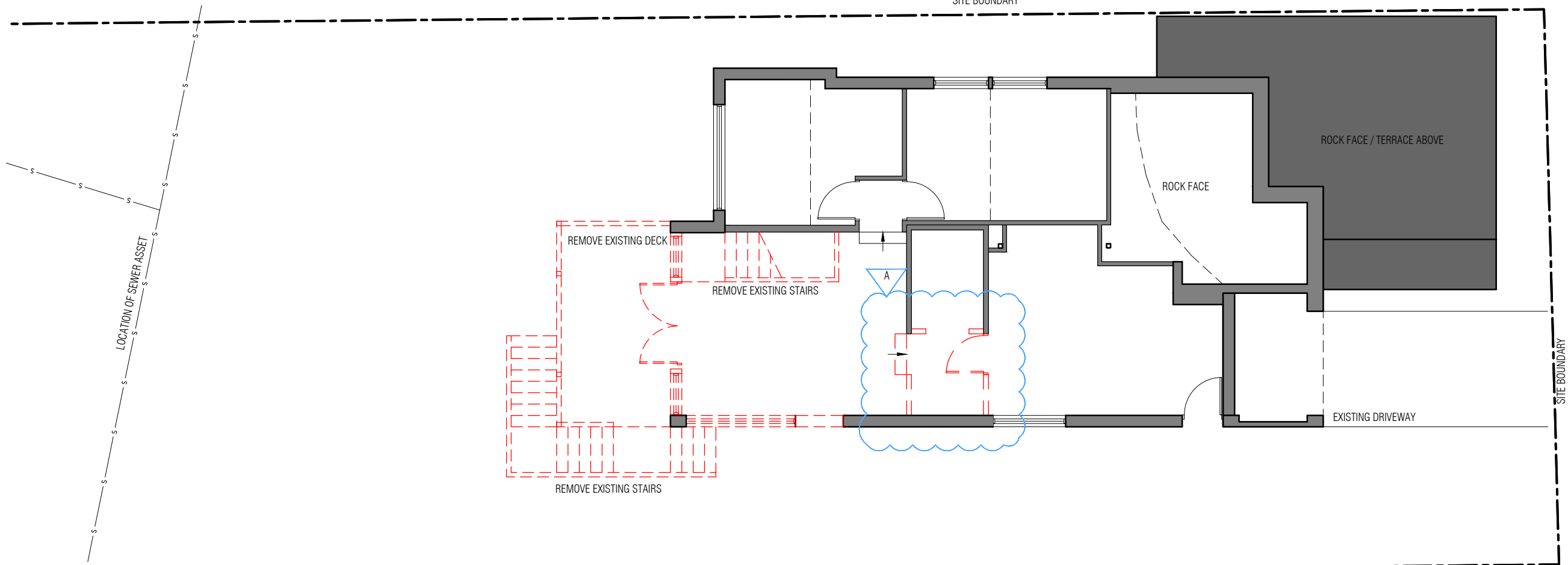
ROOF PLAN

drawing title:

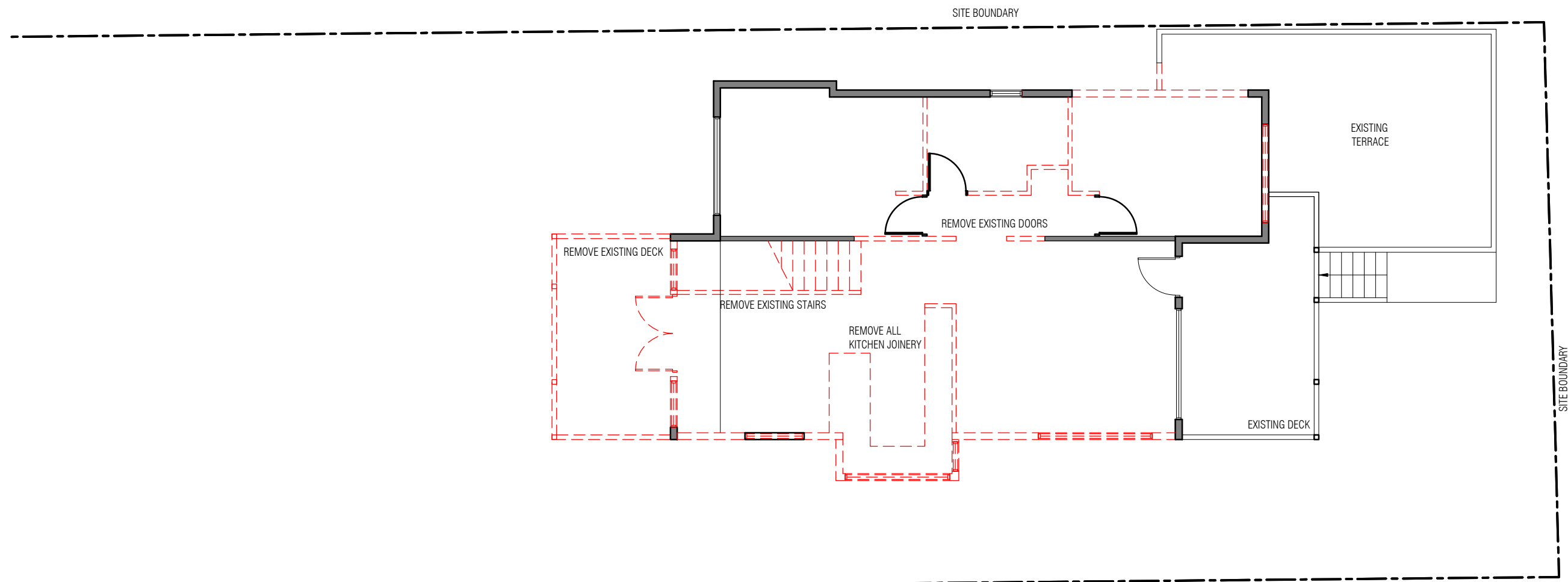
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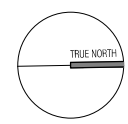
Contractors must verify all dimensions on site before commencing
any work or preparing shop drawings.



1
-
GROUND FLOOR PLAN



2
-
UPPER GROUND FLOOR PLAN



NOTE
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ENVIRONMENT PROTECTION GUIDELINES FOR
CONSTRUCTION AND LAND DEVELOPMENT IN NSW,
AUGUST 2007

LEGEND

- EXISTING HOUSE
- DEMOLITION



A	17/06/21	FOR CONSTRUCTION
issue	date	amendments

CCA
collins cadalaye architects
level 1, style arcade, manuka
shop 13
14-16, franklin st.
griffith, ACT 2603
02 8295 1433

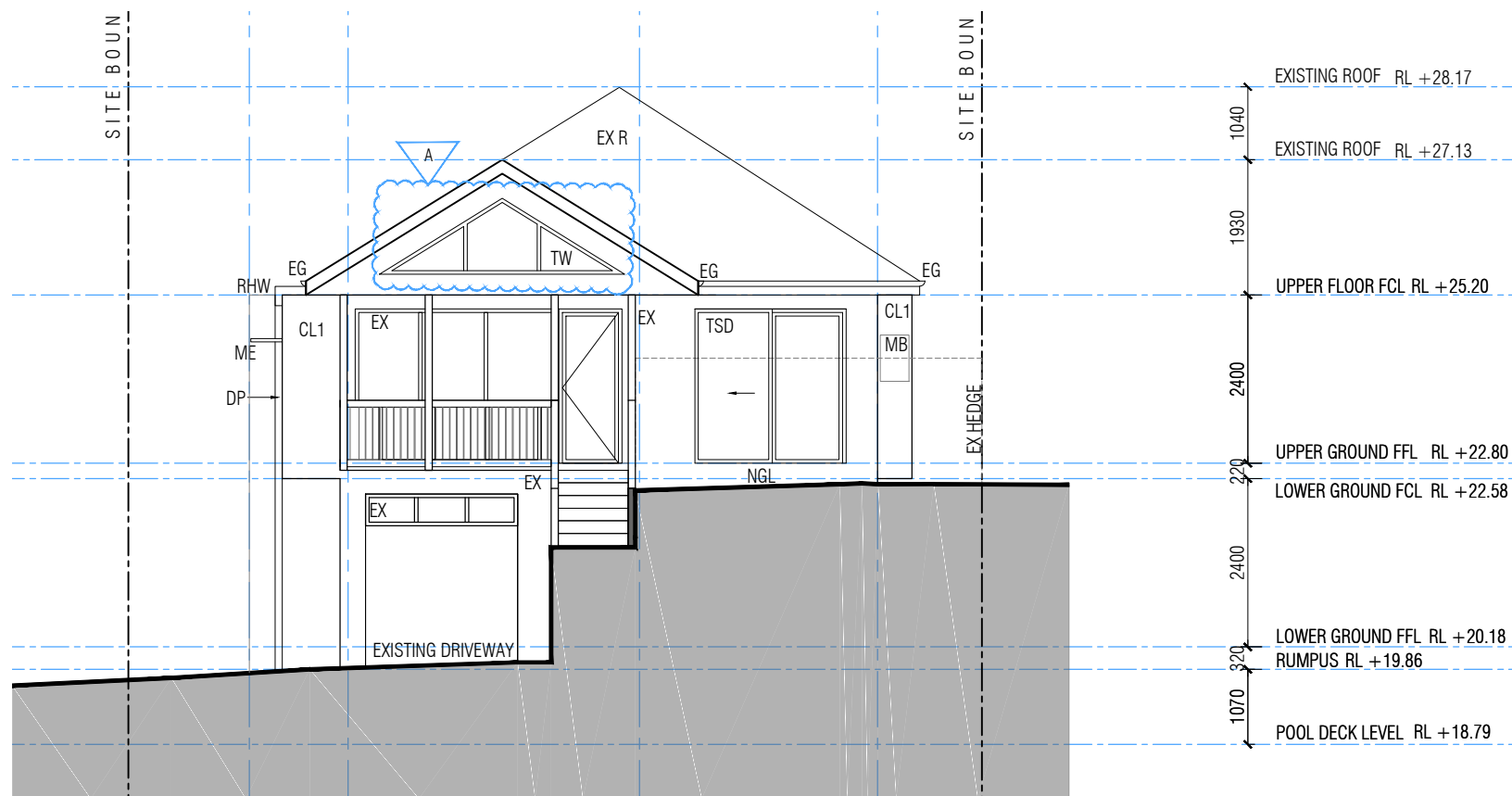
INGRAM RESIDENCE
LOT 33, DP 12186
37 PARKES STREET, MANLY VALE, 2093

project:

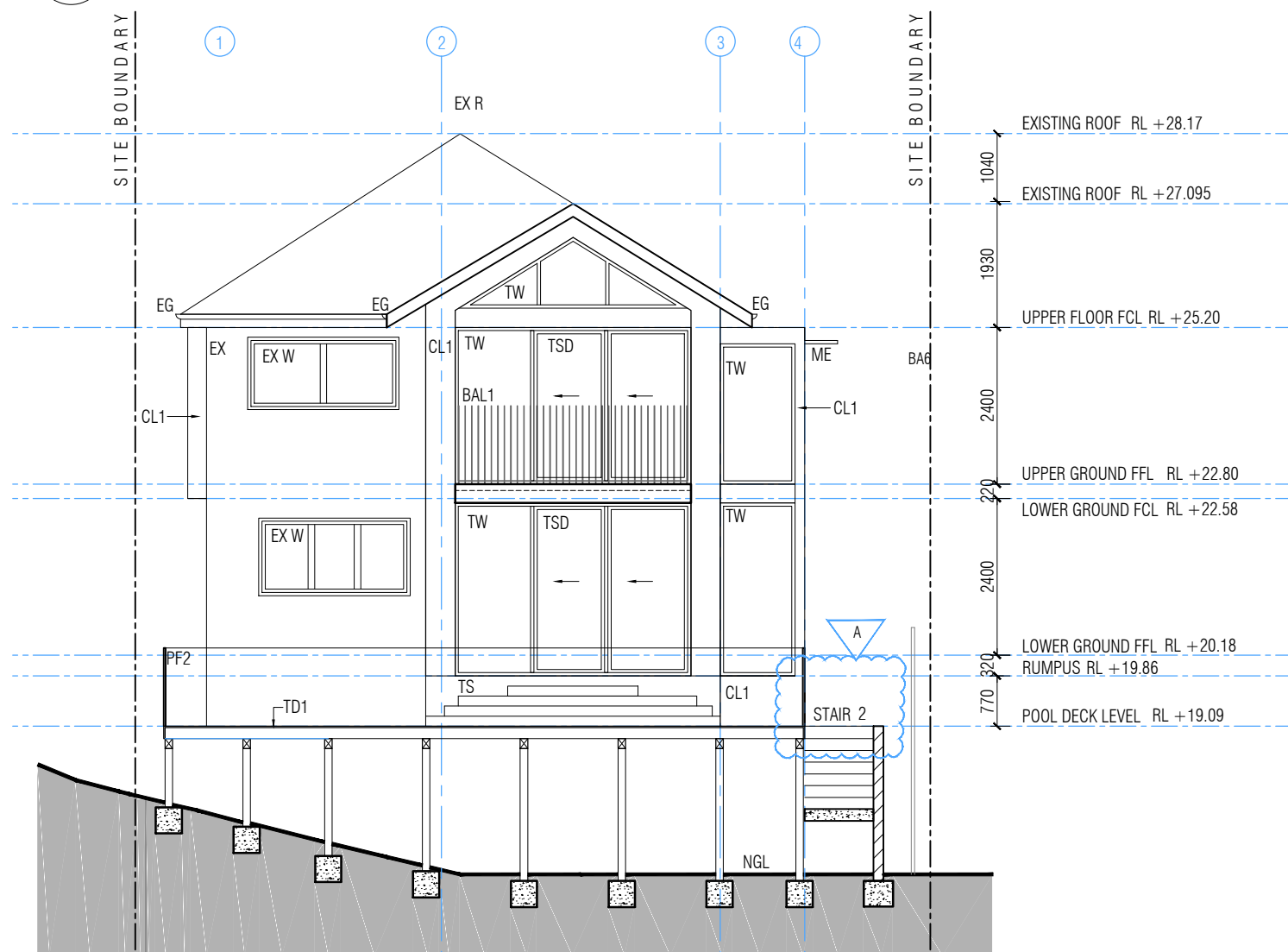
DEMOLITION PLAN

drawing title:
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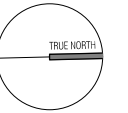
drawing no: **A015**
Contractors must verify all dimensions on site before commencing
any work or preparing shop drawings.



1 NORTH ELEVATION



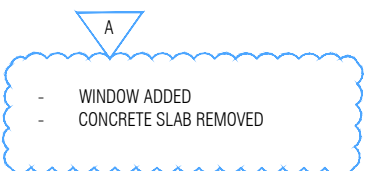
2 SOUTH ELEVATION



NOTE
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ENVIRONMENT PROTECTION GUIDELINES FOR
CONSTRUCTION AND LAND DEVELOPMENT IN NSW,
AUGUST 2007

LEGEND

EXISTING STRUCTURE	
EX	EXISTING
EX R	EXISTING ROOF TILES
EX W	EXISTING WINDOW
BAL 1	BALUSTRADE 1
C	CUPBOARD
CL1	CLADDING TYPE 1
CPT	CARPET FLOOR FINISH
DP	DOWN PIPE
EG	EAVES GUTTER
EL	EXTERNAL LOUVER
F	FRIDGE
FB	FASCIA BEAM
FT1	FLOOR TILE TYPE 1
FN1	FENCE TYPE 1
MB	METER BOX
ME	METAL EAVE
O CONC	OFF FORM CONCRETE
PB1	PLASTER BOARD 1
PB2	PLASTER BOARD 2
PC1	PARAPET CAPPING 1
PF1	POOL FENCE 1 (METAL)
PF2	POOL FENCE (GLASS)
RHW	RAIN WATER HEAD
SC	STRUCTURAL COLUMN
SF	SILL FLASHING
Si	SINK
TC	TIMBER COLUMN
TF1	TIMBER FLOOR TYPE 1
TF2	TIMBER FLOOR TYPE 2
TD1	TIMBER FLOOR (TERRACE)
TD2	TIMBER FLOOR (BALCONY)
TS	TIMBER STEPS
WM	WASHING MACHINE



issue	date	amendments
A	17/06/21	FOR CONSTRUCTION

CCA
collins caddage architects
level 1, stye arcade, manuka
shop 13
14-16, franklin st.
griffith, ACT 2603
02 6295 1433

INGRAM RESIDENCE
LOT 33, DP 12186
37 PARKES STREET, MANLY VALE, 2093
project:

ELEVATIONS 1

drawing title:
scale: 1:100 @ A3 issue no:

drawing no: A020 ©copyright
Contractors must verify all dimensions on site before commencing
any work or preparing shop drawings.



EXISTING STRUCTURE



A

- WINDOW ADDED
- CONCRETE SLAB REMOVED

CCA
collins caddaye architects
level 1, style arcade, manuka
shop 13
14-16, franklin st.
griffith, ACT 2803
02 6295 1433

project:

drawing title:

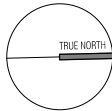
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drawing no: A021

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NOTE
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ENVIRONMENT PROTECTION GUIDELINES FOR
CONSTRUCTION AND LAND DEVELOPMENT IN NSW,
AUGUST 2007

LEGEND

EXISTING STRUCTURE

EX	EXITSINNG
EX R	EXISTING ROOF TILES
EX W	EXISTING WINDOW
BAL 1	BALUSTRADE 1
C	CUPBOARD
CL1	CLADDING TYPE 1
CPT	CARPET FLOOR FINISH
DP	DOWN PIPE
EG	EAVES GUTTER
EL	EXTERNAL LOUVER
F	FRIDGE
FB	FASCIA BEAM
FT1	FLOOR TILE TYPE 1
FN1	FENCE TYPE 1
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ME	METAL EAVE
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PF2	POOL FENCE (GLASS)
RHW	RAIN WATER HEAD
SC	STRUCTURAL COLUMN
SF	SILL FLASHING
Si	SINK
TC	TIMBER COLUMN
TF1	TIMBER FLOOR TYPE 1
TF2	TIMBER FLOOR TYPE 2
TD1	TIMBER FLOOR (TERRACE)
TD2	TIMBER FLOOR (BALCONY)
TS	TIMBER STEPS

A
- PLANTER REPLACED WITH DECK

A 17/06/21 FOR CONSTRUCTION

issue date amendments

CCA

collins caddaye architects

level 1, style arcade, manuka
shop 13
14-16, franklin st.
griffith, ACT 2603
02 6295 1433

INGRAM RESIDENCE

LOT 33, DP 12186
37 PARKES STREET, MANLY VALE, 2093

project:

ELEVATIONS 3

drawing title:

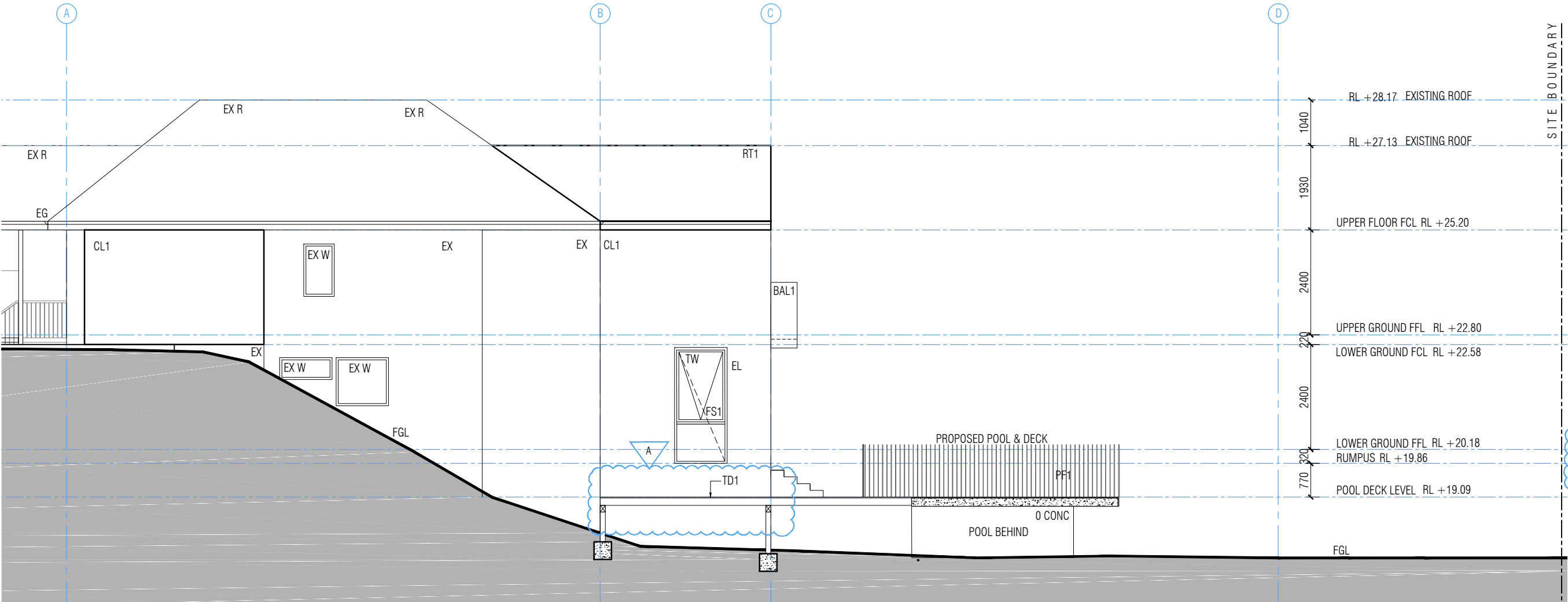
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issue no:

drawing no: A022

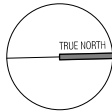
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4

WEST ELEVATION

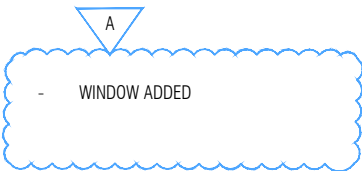


NOTE
THE DEVELOPMENT WILL COMPLY WITH THE NSW
ENVIRONMENT PROTECTION AUTHORITY,
ENVIRONMENT PROTECTION GUIDELINES FOR
CONSTRUCTION AND LAND DEVELOPMENT IN NSW,
AUGUST 2007

LEGEND

EXISTING STRUCTURE

EX	EXITSINNG
EX R	EXISTING ROOF TILES
EX W	EXISTING WINDOW
BAL 1	BALUSTRADE 1
C	CUPBOARD
CL1	CLADDING TYPE 1
CPT	CARPET FLOOR FINISH
DP	DOWN PIPE
EG	EAVES GUTTER
EL	EXTERNAL LOUVER
F	FRIDGE
FB	FASCIA BEAM
FT1	FLOOR TILE TYPE 1
FN1	FENCE TYPE 1
MB	METER BOX
ME	METAL EAVE
O CONC	OFF FORM CONCRETE
PB1	PLASTER BOARD 1
PB2	PLASTER BOARD 2
PC1	PARAPET CAPPING 1
PF1	POOL FENCE 1 (METAL)
PF2	POOL FENCE (GLASS)
RHW	RAIN WATER HEAD
SC	STRUCTURAL COLUMN
SF	SILL FLASHING
Si	SINK
TC	TIMBER COLUMN
TF1	TIMBER FLOOR TYPE 1
TF2	TIMBER FLOOR TYPE 2
TD1	TIMBER FLOOR (TERRACE)
TD2	TIMBER FLOOR (BLALCONY)
TS	TIMBER STEPS



A	17/06/21	FOR CONSTRUCTION
issue	date	amendments

CCA
collins caddaye architects
level 1, style arcade, manuka
shop 13
14-16, franklin st.
griffith, ACT 2603
02 6295 1433

INGRAM RESIDENCE
LOT 33, DP 12186
37 PARKES STREET, MANLY VALE, 2093

project:

SECTIONS 1

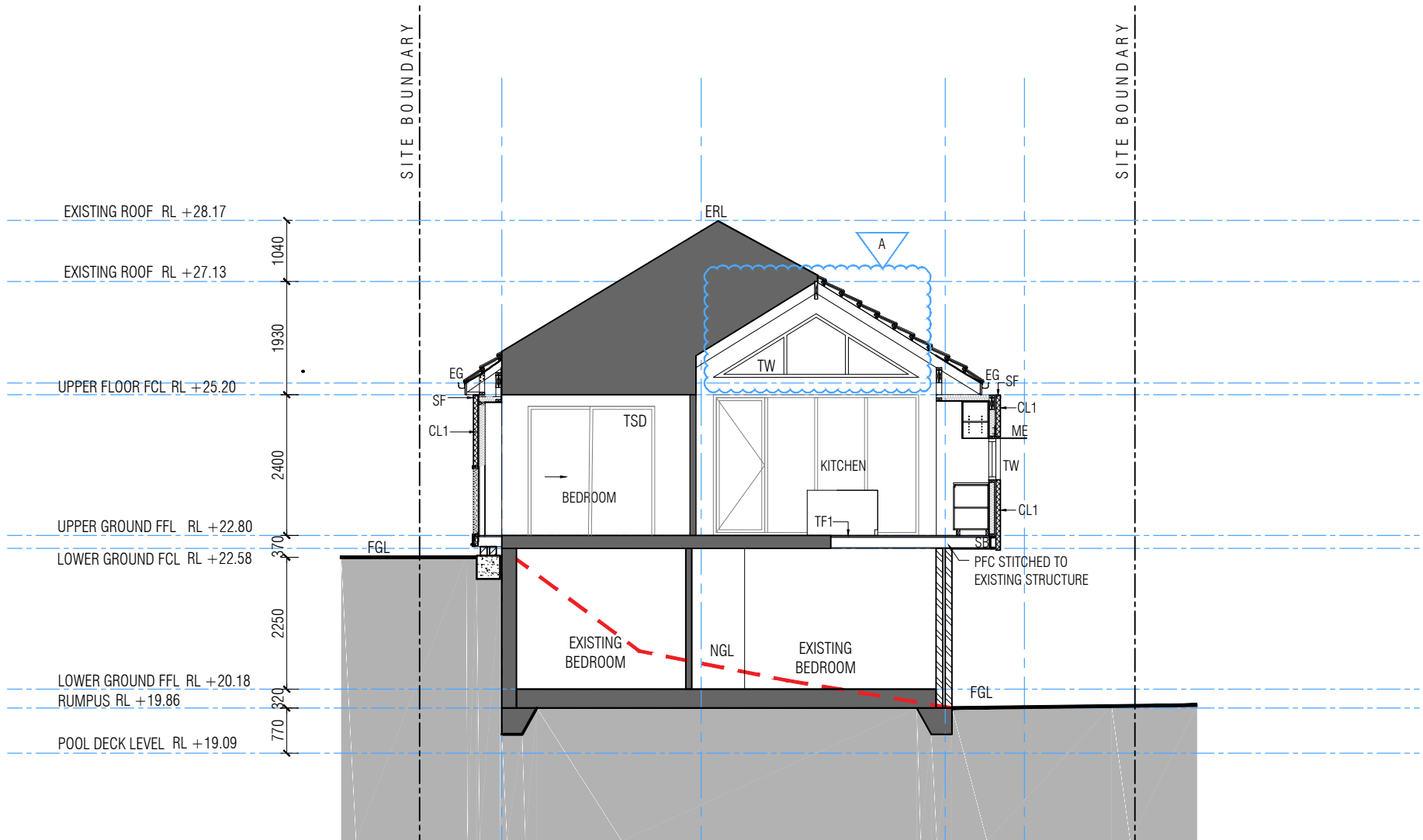
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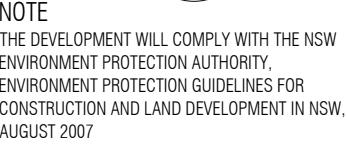
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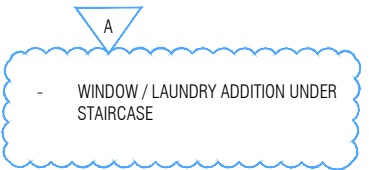


1 SECTION 1



EXISTING STRUCTURE

EX	EXIT/INNNG
EX R	EXISTING ROOF TILES
EX W	EXISTING WINDOW
BAL 1	BALUSTRADE 1
C	CUPBOARD
CL1	CLADDING TYPE 1
CPT	CARPET FLOOR FINISH
DP	DOWN PIPE
EG	EAVES GUTTER
EL	EXTERNAL LOUVER
F	FRIDGE
FB	FASCIA BEAM
FT1	FLOOR TILE TYPE 1
FN1	FENCE TYPE 1
MB	METER BOX
ME	METAL EAVE
O CONC	OFF FORM CONCRETE
PB1	PLASTER BOARD 1
PB2	PLASTER BOARD 2
PC1	PARAPET CAPPING 1
PF1	POOL FENCE 1 (METAL)
PF2	POOL FENCE (GLASS)
RHW	RAIN WATER HEAD
SC	STRUCTURAL COLUMN
SF	SILL FLASHING
SI	SINK
TC	TIMBER COLUMN
TF1	TIMBER FLOOR TYPE 1
TF2	TIMBER FLOOR TYPE 2
TD1	TIMBER FLOOR (TERRACE)
TD2	TIMBER FLOOR (BALCONY)
TS	TIMBER STEPS
WM	WASHING MACHINE



A	17/06/21	FOR CONSTRUCTION
issue	date	amendments

CCA
collins caddaye architects
level 1, style arcade, manuka
shop 13
14-16, franklin st.
griffith, ACT 2803
02 6295 1433

INGRAM RESIDENCE
LOT 33, DP 12186
37 PARKES STREET, MANLY VALE, 2093

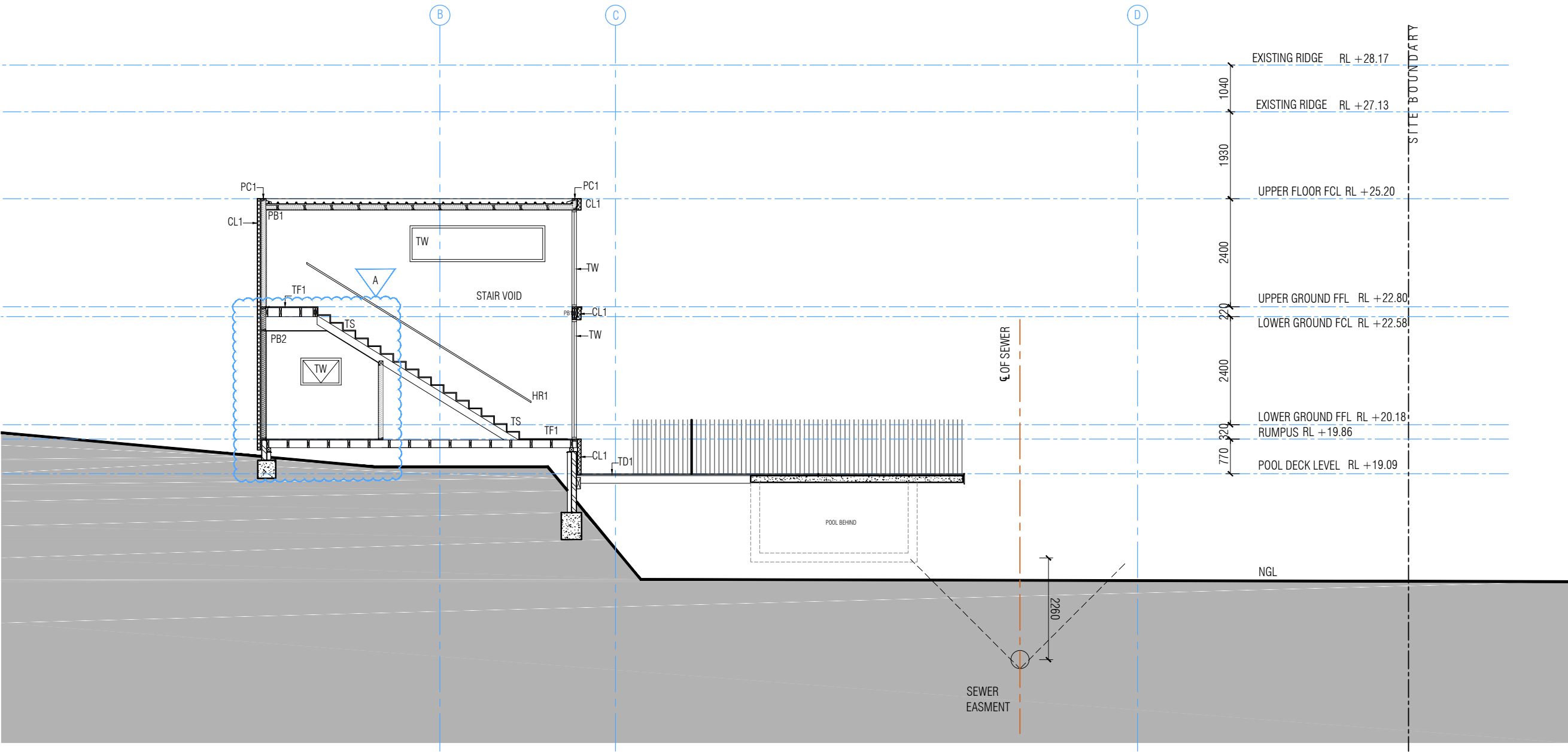
project

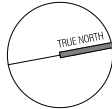
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scale: 1:100 @ A3 _____ issue no: A _____

drawing no: A031 _____ ©copyright _____

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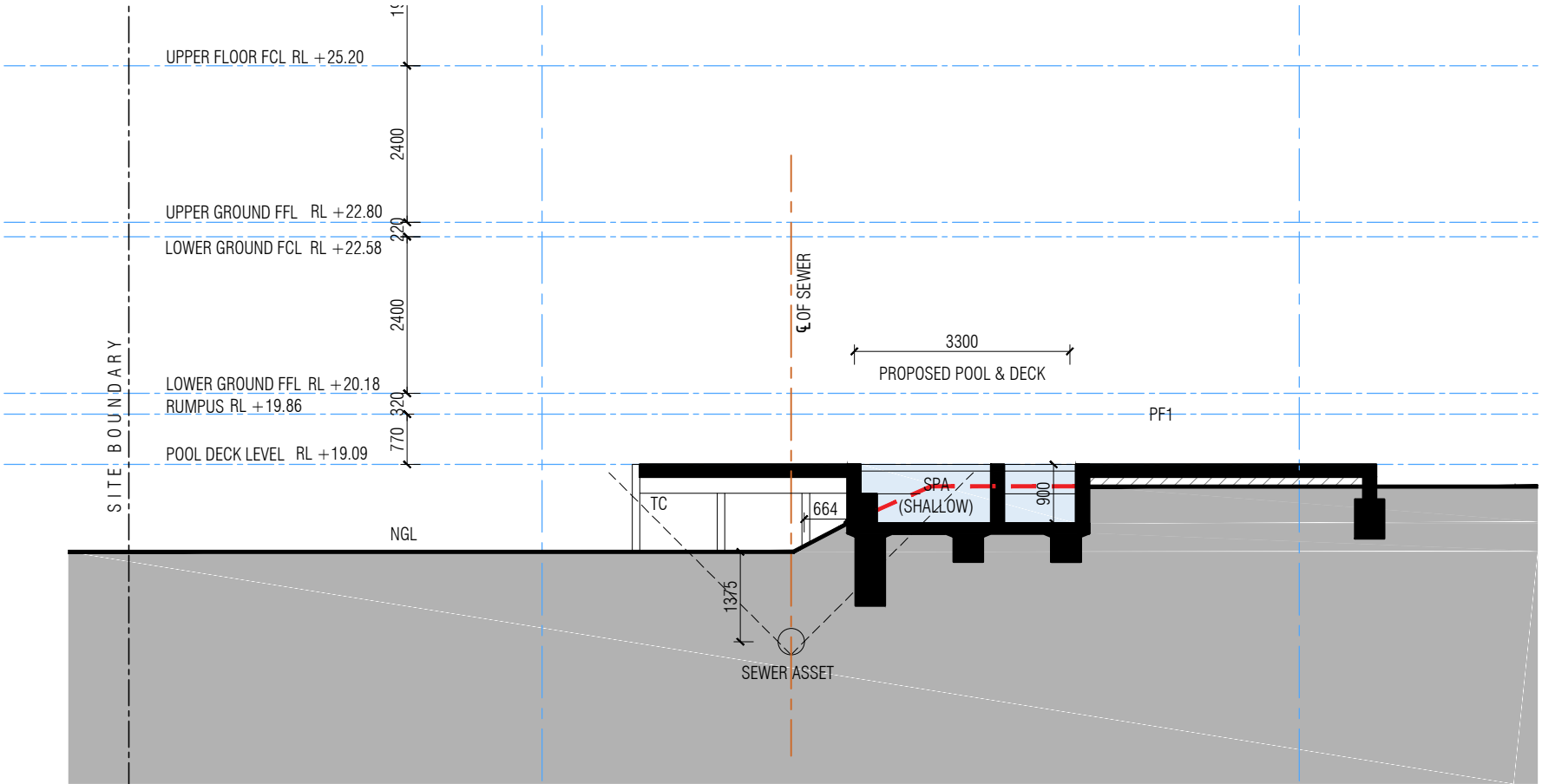


NOTE
THE DEVELOPMENT WILL COMPLY WITH THE NSW
ENVIRONMENT PROTECTION AUTHORITY,
ENVIRONMENT PROTECTION GUIDELINES FOR
CONSTRUCTION AND LAND DEVELOPMENT IN NSW,
AUGUST 2007

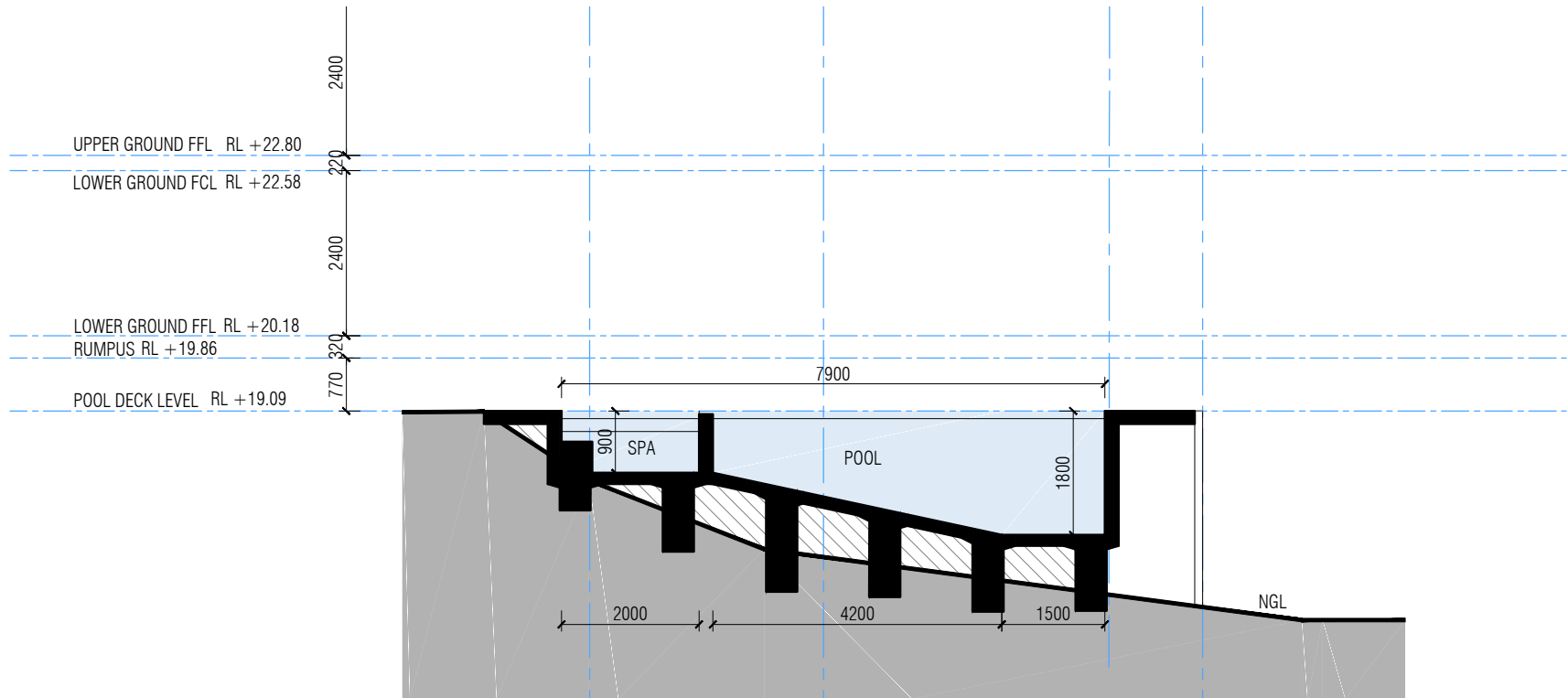
LEGEND

- NEW STRUCTURE
- EXISTING STRUCTURE
- ADDITIONS
- ALTERATIONS
- NEW EXTERNAL WORKS

- EX EXISTING
- EX R EXISTING ROOF TILES (RE-USE)
- EX W EXISTING WINDOW
- EL EXTERNAL LOUVER
- FGL FINISH GROUND LEVEL
- ME METAL EAVE
- MC1 METAL CLADDING TYPE 1
- NGL NATURAL GROUND LINE
- PF1 POOL FENCE 1
- R RENDER
- RT1 ROOF TILE TYPE 1
- SB STEEL BALUSTRADE
- TC TIMBER COLUMN
- TSD TIMBER SILDING DOOR
- TW TIMBER WINDOW



4 SECTION 4 (SHALLOW POOL END AND SPA)



5 SECTION 5 (POOL)

DA2	25/02/20	FOR SUBMISSION
DA1	28/01/20	FOR INFORMATION
issue	date	amendments

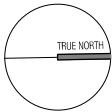
CCA
collins caddaye architects
level 1, style arcade, manuka
shop 13
14-18, franklin st.
griffith, ACT 2603
02 6296 1433

INGRAM RESIDENCE
LOT 33, DP 12186
37 PARKES STREET, MANLY VALE, 2093

project:

POOL SECTIONS

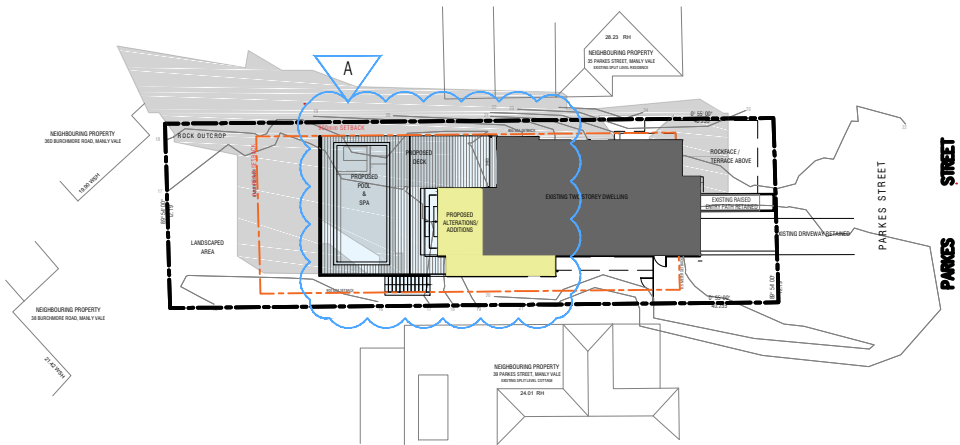
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drawing no: **DA33** ©copyright
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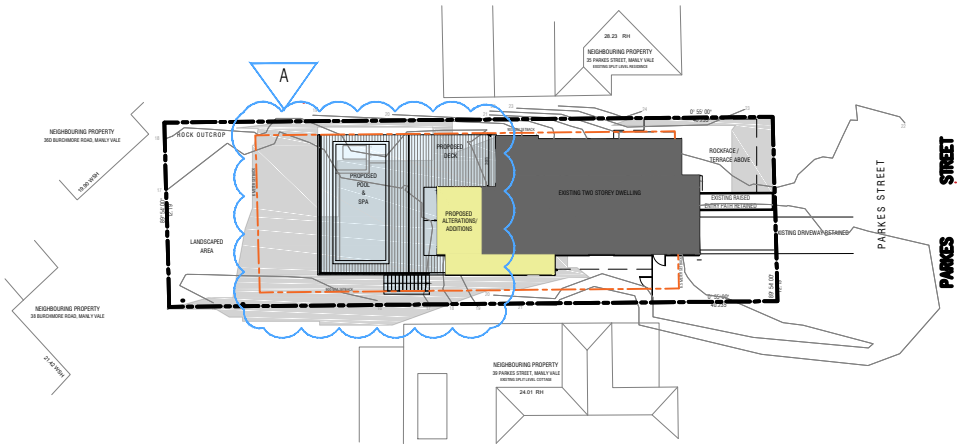
NOTE
THE DEVELOPMENT WILL COMPLY WITH THE NSW
ENVIRONMENT PROTECTION AUTHORITY,
ENVIRONMENT PROTECTION GUIDELINES FOR
CONSTRUCTION AND LAND DEVELOPMENT IN NSW,
AUGUST 2007

LEGEND

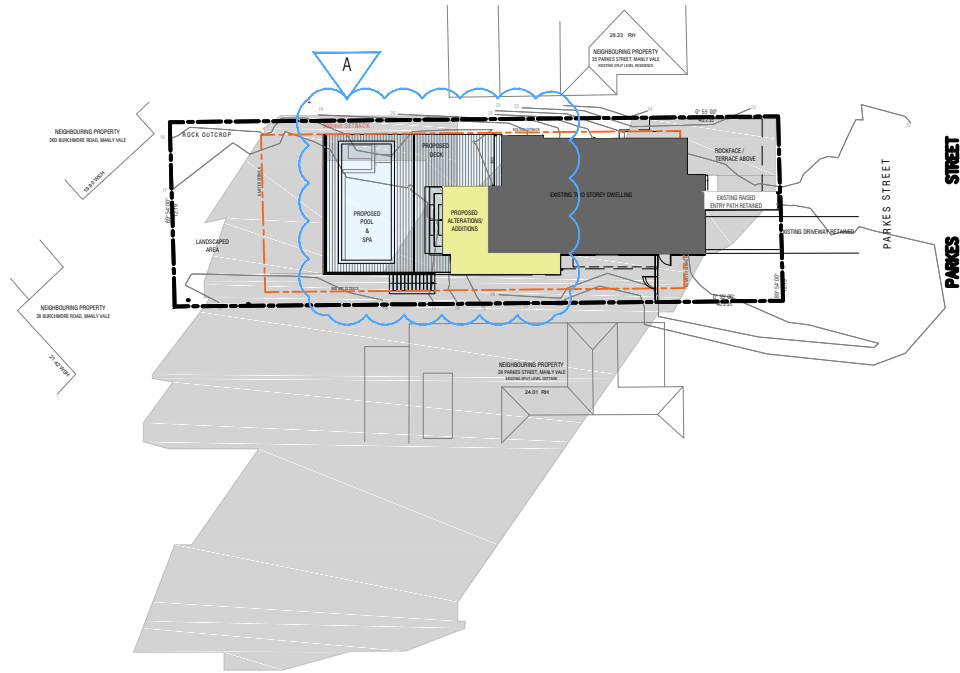
- EXISTING STRUCTURE
- ADDITIONS
- NEW EXTERNAL WORKS



9AM SHADOW



12 NOON SHADOW



3PM SHADOW

- EXTERNAL CHANGES AS PER GROUND FLOOR DRAWINGS / STATEMENT OF MODIFICATION
- NOTE : CHANGES APPLIED FOR IN MODIFICATION DO NOT CHANGE THE SCALE OF PROPOSED STRUCTURE / IMPACT ON NEIGHBORING STRUCTURES

issue	date	amendments
A	17/06/21	FOR INFORMATION

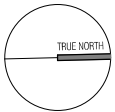
CCA
collins caddage architects
level 1, style arcade, manuka
shop 13
14-16, franklin st.
griffith, ACT 2603
02 6295 1433

INGRAM RESIDENCE
LOT 33, DP 12186
37 PARKES STREET, MANLY VALE, 2093

project:

SHADOW DIAGRAMS
drawing title: PROPOSED
scale: 1:500 @ A3
issue no: A

drawing no: A034
Contractors must verify all dimensions on site before commencing any work or preparing shop drawings.



NOTE
THE DEVELOPMENT WILL COMPLY WITH THE NSW
ENVIRONMENT PROTECTION AUTHORITY,
ENVIRONMENT PROTECTION GUIDELINES FOR
CONSTRUCTION AND LAND DEVELOPMENT IN NSW,
AUGUST 2007

LEGEND

PREVIOUS CALCULATIONS (DA APPROVED)

	SOFT LANDSCAPE AREA 179sqm = 36 %
	LANDSCALE AREA (LESS THAN 2 METRES) 43.7sqm = 8%
TOTAL = 44%	

UPDATED CALCULATIONS (PRIOR TO MODIFICATIONS LISTED BELOW)

-	PROPOSED DRIVEWAY SLAB DELETED
-	POOL STAIRS DELETED
-	SLAB ON EASTERN BOUNDARY DELETED
-	PLANTER CONVERTED TO DECK
	SOFT LANDSCAPE AREA 219 sqm = 44 %
	LANDSCALE AREA (LESS THAN 2 METRES) 43.7sqm = 10%
TOTAL = 54%	

MOD1	- CONCRETE SLAB x 2 / EXTERNAL STAIR DELETED
	- PLANTER REPLACED WITH DECK

MOD1 0806/21 FOR MODIFICATION REVIEW

issue	date	amendments
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CCA

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griffith, ACT 2603
02 8295 1433

INGRAM RESIDENCE

LOT 33, DP 12186
37 PARKES STREET, MANLY VALE, 2093

project:

PROPOSED LANDSCAPE AREA

drawing title:

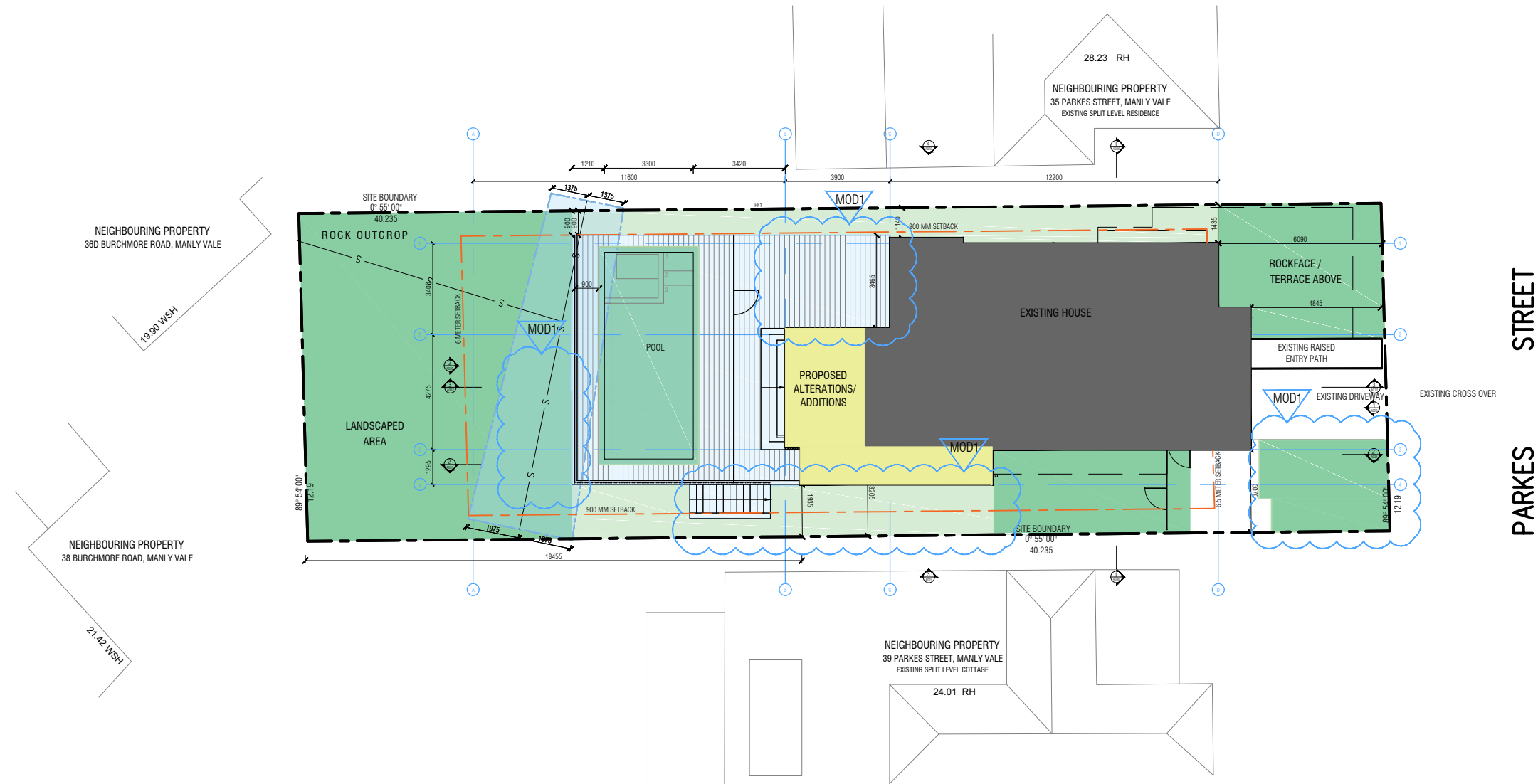
scale: 1:200 @ A3

issue no:

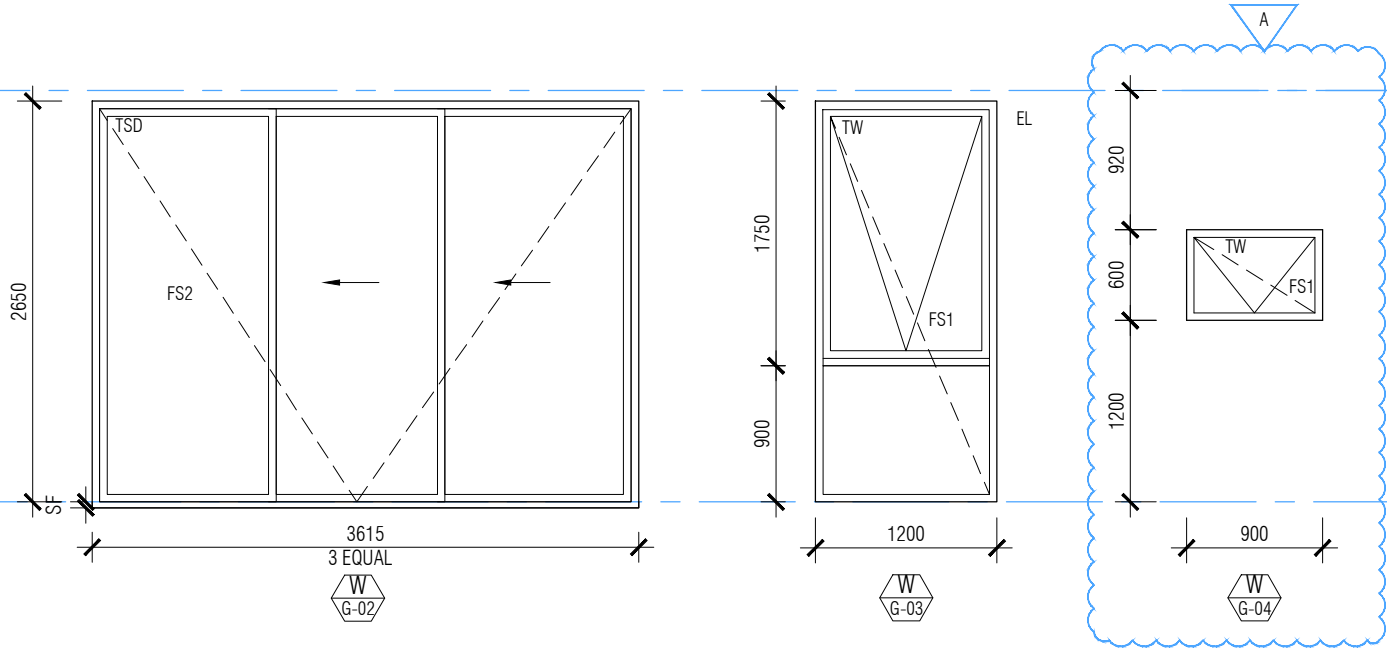
drawing no: A037

©copyright

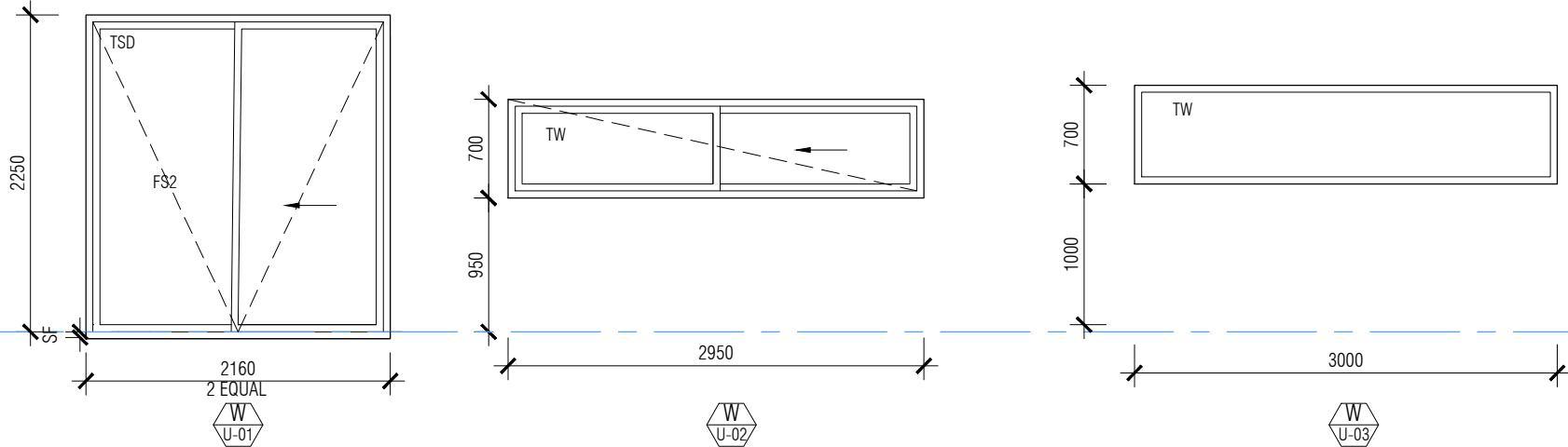
Contractors must verify all dimensions on site before commencing
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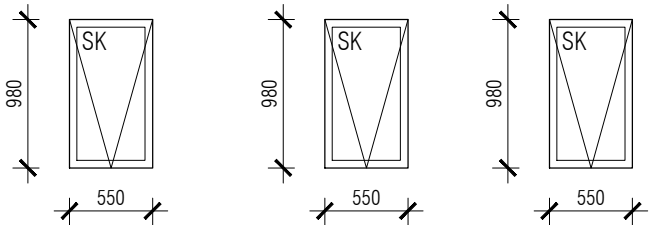
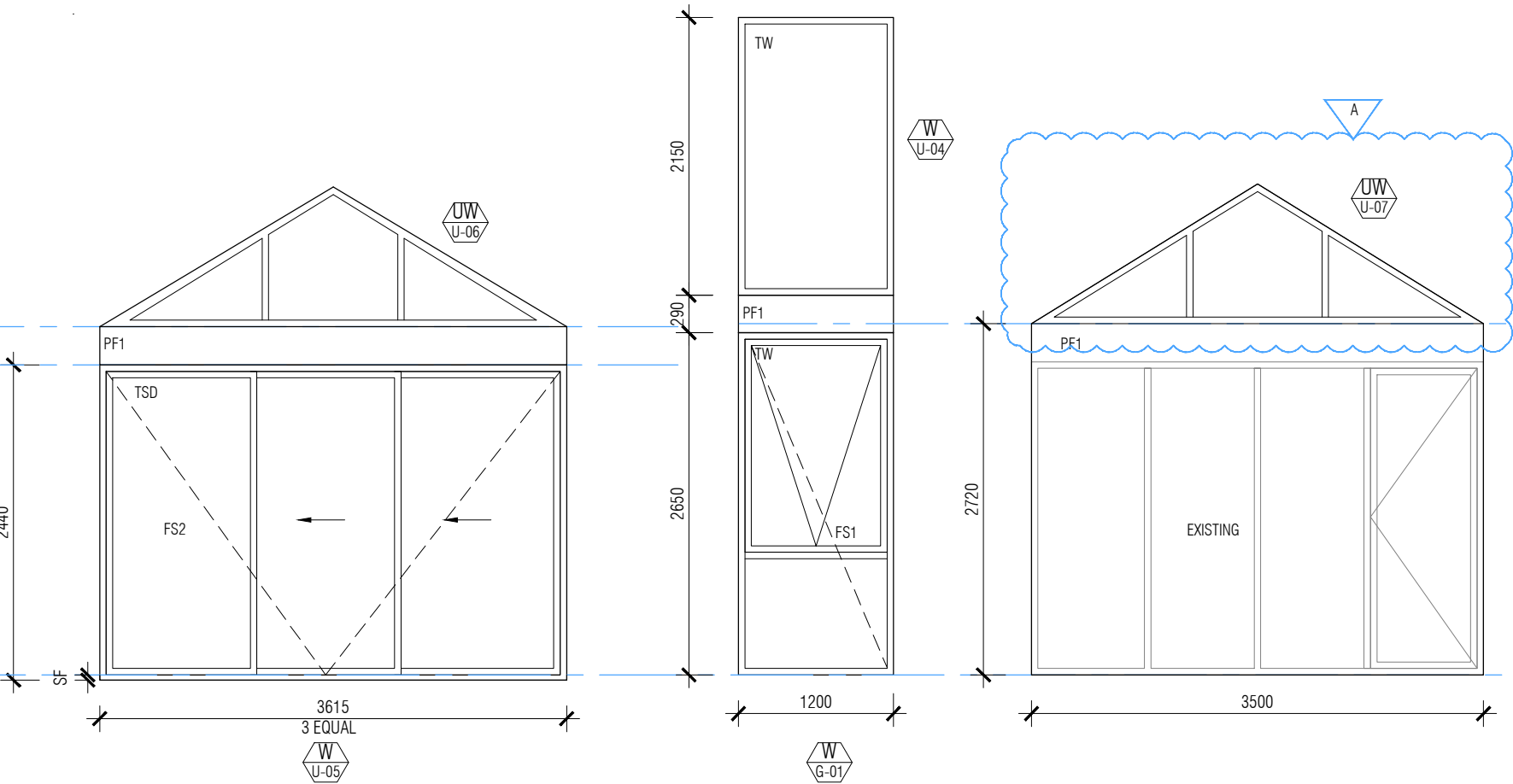
GROUND FLOOR WINDOWS



UPPER FLOOR WINDOWS



DOUBLE HEIGHT WINDOWS



NOTE
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CONSTRUCTION AND LAND DEVELOPMENT IN NSW,
AUGUST 2007

LEGEND

EL	EXTERNAL LOUVER
FS1	FLYSCREEN TYPE 1 - FIXED SCREEN
FS2	FLYSCREEN TYPE 2 - SLIDING SCREEN
FS3	FLYSCREEN TYPE 3 - SECURITY SCREEN
ME	METAL EAVE
PF1	PAINT FINISH TYPE 1
SK	VELUX CENTER PIVOT SKYLIGHT
SF	SETDOWN FLUSH (ALLOW FLUSH THRESHOLD)
TGD	TIMBER FRAMED GLAZED DOOR
TW	TIMBER WINDOW

GLAZING NOTES:

ALL GLAZING TO HAVE SQUARE SET PLASTERBOARD
REVEALS UNLESS OTHERWISE NOTED

DIMENSIONS ARE WALL OPENINGS CONFIRM ON SITE
WINDOWS DRAWN AS VIEWED FROM OUTSIDE
ALL WINDOWS LOCKABLE
ALL LOCKS KEYED ALIKE

GLAZING TRACKS TO BE FULLY PROTECTED DURING
CONSTRUCTION



A	17/06/21	FOR CONSTRUCTION
issue	date	amendments

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INGRAM RESIDENCE
LOT 33, DP 12186
37 PARKES STREET, MANLY VALE, 2093

project:

WINDOW SCHEDULE

drawing title:
scale: 1:50 @ A3 issue no: A

drawing no: A060
Contractors must verify all dimensions on site before commencing
any work or preparing shop drawings.