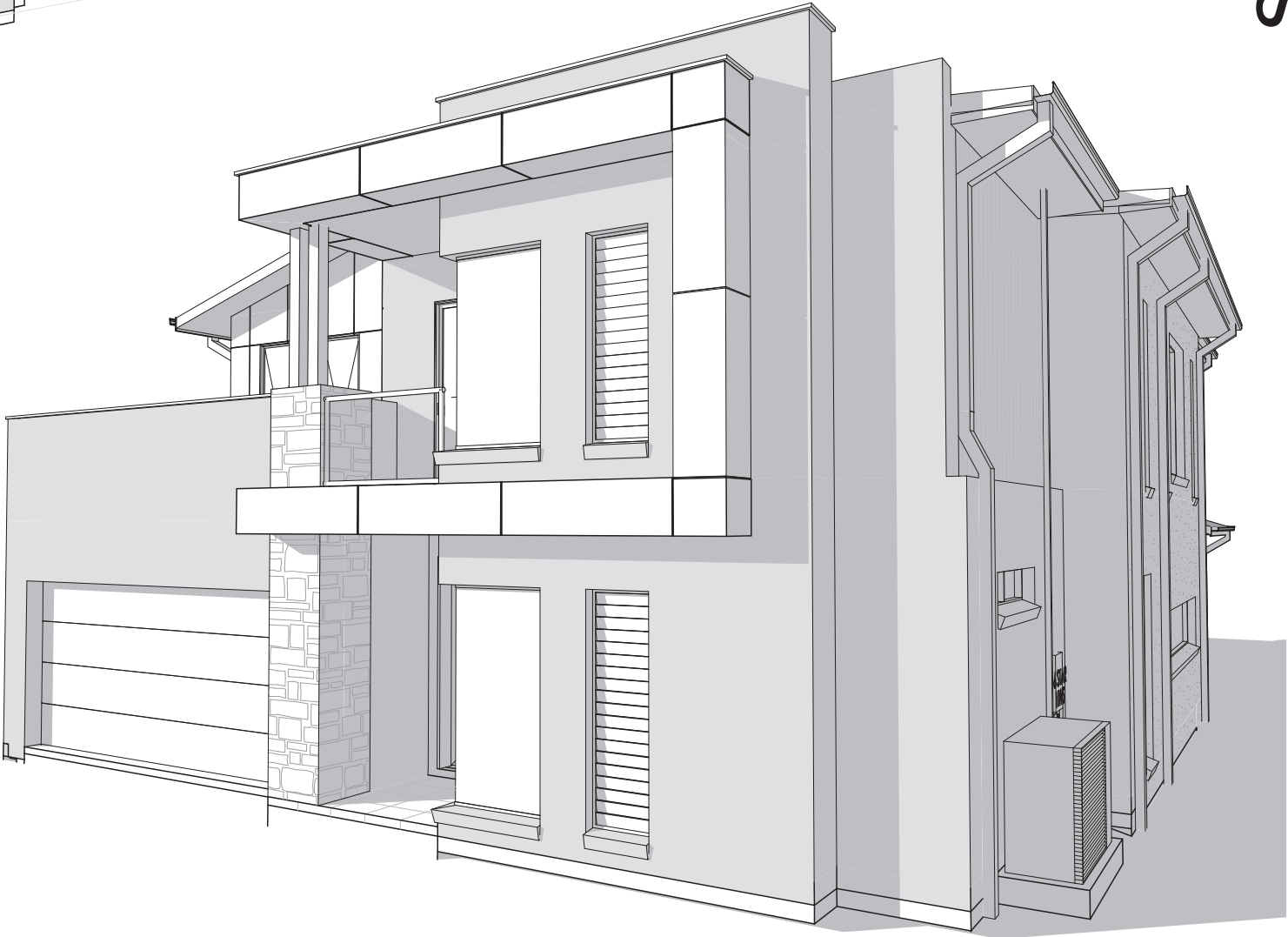
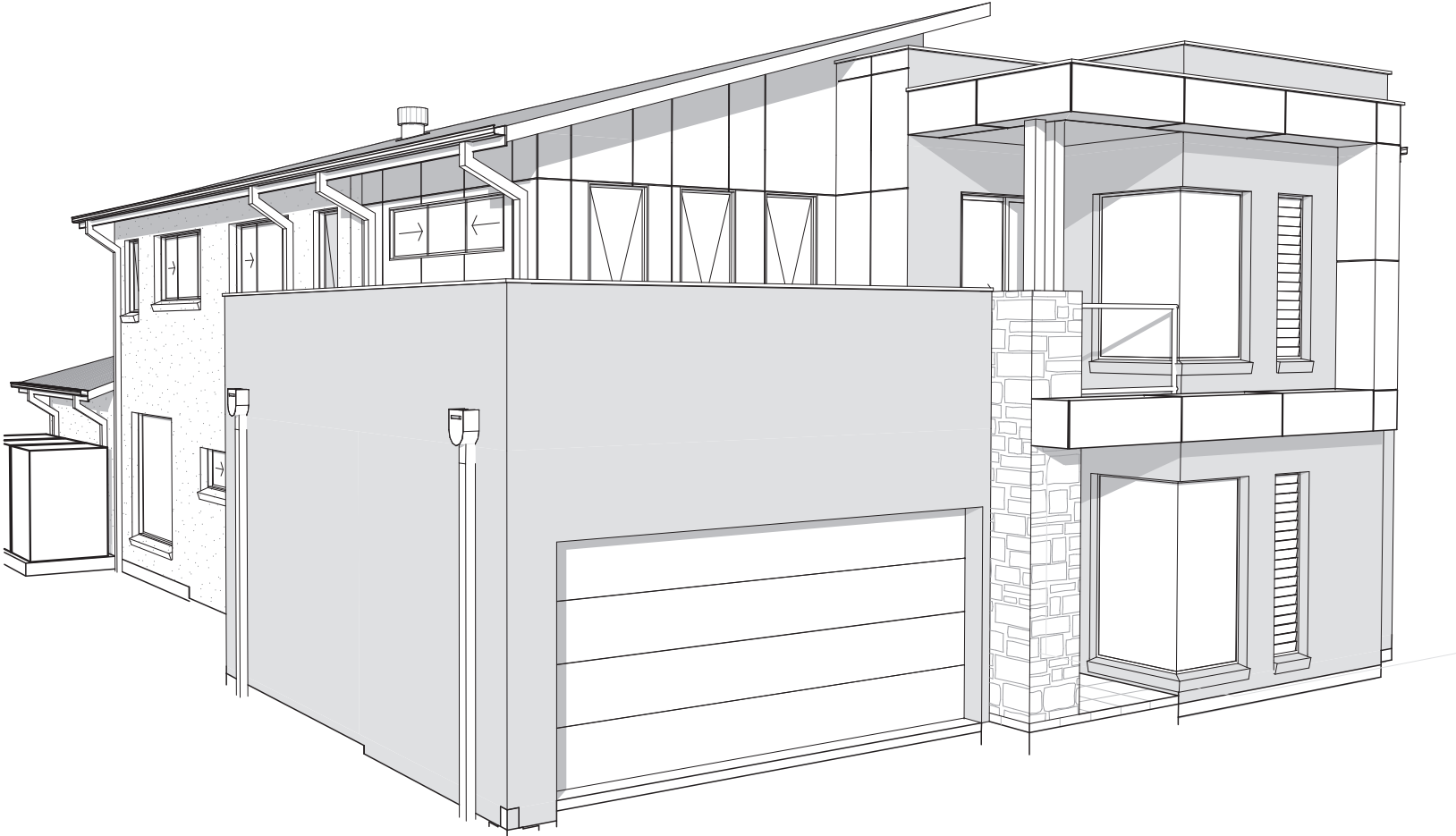


Manhattan 44 Ens  
Statesman

Page	Drawing
02	SITE PLAN
03	BENCHING PLAN
04	GROUND FLOOR PLAN
05	FIRST FLOOR PLAN
06	ELEVATIONS
07	ELEVATIONS
08	SECTIONS
09	DETAILS
10	WINDOW/DOOR SCHEDULE
11	SITE ANALYSIS PLAN
12	SHADOW DIAGRAMS



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SIGNATURE ESSENTIALS



PROJECT:  
PROPOSED BRICK VENEER DWELLING

JOB No:  
180504

CLIENT:  
Mrs Felicity Carlile & Mr Robert Carlile

ADDRESS:  
Lot 39, 33 Careel Head Rd,  
AVALON BEACH

DA SCHEDULE	
<b>SITE DETAILS</b>	
LGA CONTROL	Northern Beaches
LOT NUMBER/DP NUMBER	39 / 11909
ZONE & LOT WIDTH	R2 16.550m
SITE AREA	828.30 m <sup>2</sup>
<b>DWELLING AREAS</b>	
GROUND FLOOR LIVING	177.57 m <sup>2</sup>
FIRST FLOOR LIVING	168.56 m <sup>2</sup>
PORCH	2.92 m <sup>2</sup>
PATIO	0.00 m <sup>2</sup>
FRONT BALCONY	3.75 m <sup>2</sup>
REAR BALCONY	0.00 m <sup>2</sup>
GARAGE	37.96 m <sup>2</sup>
OUTDOOR LEISURE	20.66 m <sup>2</sup>
TOTAL :	<b>411.42 m<sup>2</sup></b>
DRIVE AREA	46.59 m <sup>2</sup>
ROOF AREA (drained to tank)	256.22 m <sup>2</sup>
<b>SITE COVERAGE</b> (Single storey/Lower floor)	
MAXIMUM SITE COVERAGE	414.15 m <sup>2</sup> / 50.00%
ACTUAL SITE COVERAGE	<b>215.53 m<sup>2</sup>/ 26.02%</b>
<b>LANDSCAPING AREAS</b>	
MINIMUM LANDSCAPING	414.15 m <sup>2</sup> / 50.00%
ACTUAL LANDSCAPING	<b>540.77 m<sup>2</sup>/ 65.29%</b>
<b>PRIVATE OPEN SPACE</b>	
MINIMUM POS	80.00 m <sup>2</sup> / 4.0x6.0
ACTUAL POS	<b>346.11 m<sup>2</sup>/ 4.0x6.0</b>

**'M' CLASS SITE**  
**SALINE AFFECTED**

**Lot 39, 33**  
**AREA: 828.3**

STORMWATER DRAINAGE TO  
STREET WATER TABLE.




ANY RETAINING WALLS REQUIRED TO BE  
COMPLETED BY OWNERS TO  
MANUFACTURERS SPECIFICATIONS.


EXCAVATE SITE APPROX. **55 & 630mm**  
TO FORM JOB DATUM **R.L 12.695 &  
12.61** (AHD) DATUM POINT 310mm  
BELOW FINISHED FLOOR LEVEL.  
EXTENT OF EXCAVATION AND BATTERS  
TO BE DETERMINED ON SITE.

 PROPOSED  
EXCAVATION

**SITE PLAN**  
1:200

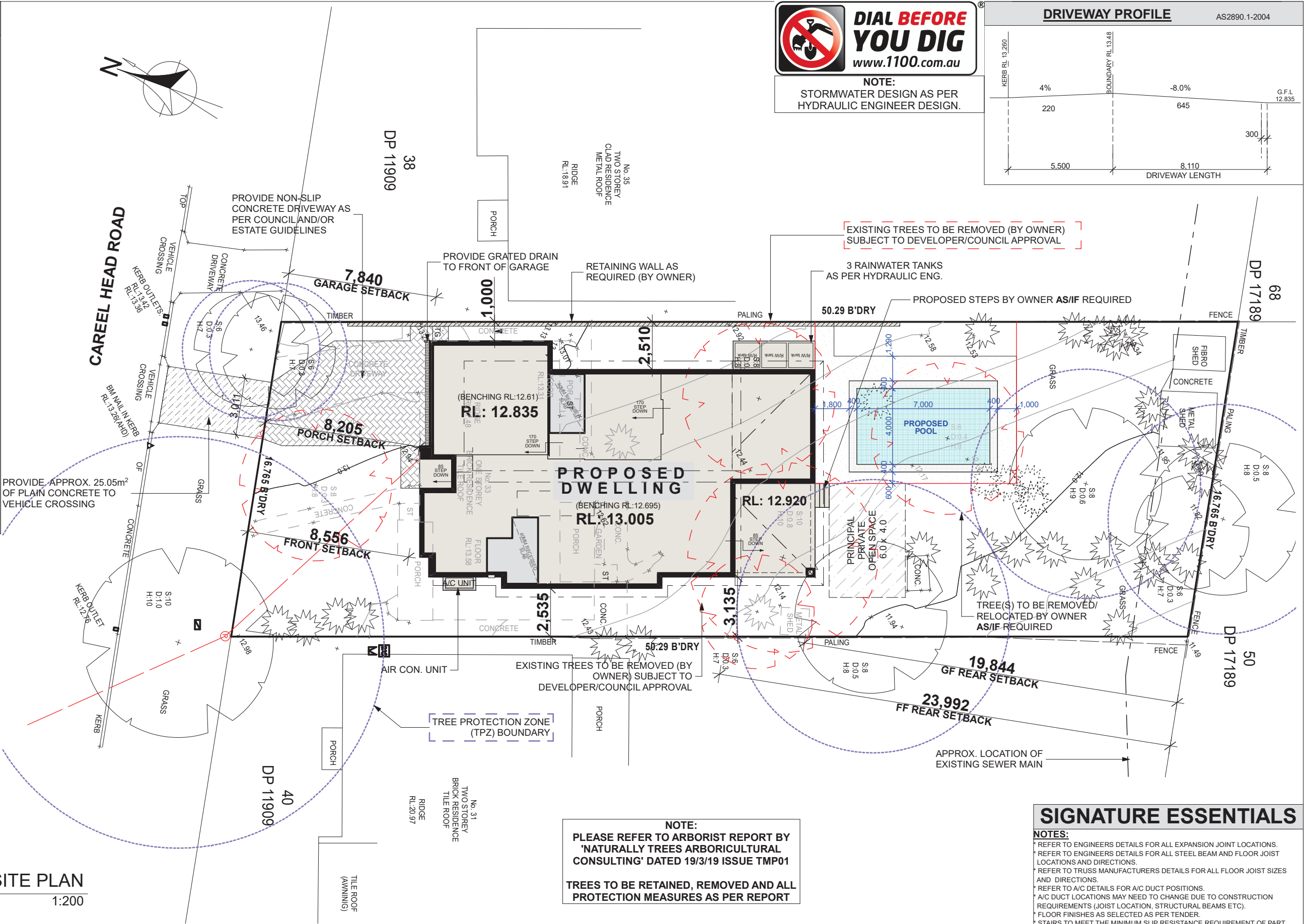
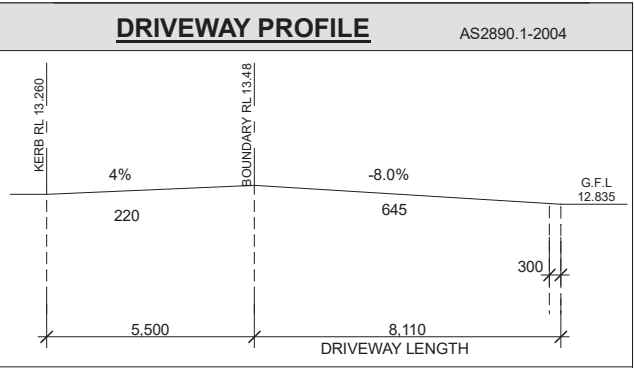
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 1300 855 775 wisdomhomes.com.au	PROJECT: PROPOSED BRICK VENEER DWELLING	 EXHAUST FAN  SMOKE ALARM AS 3786-1993	NOTES: BOUNDARY SETBACKS MUST BE VERIFIED BY A REGISTERED SURVEYOR BEFORE COMMENCEMENT OF ANY BUILDING WORK. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS, COUNCIL REQUIREMENTS, RELEVANT CODES & STANDARDS. LEVELS SHOWN ARE BASED ON CONTOUR SURVEY PREPARED BY A REGISTERED SURVEYOR. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED & ENGINEERS DETAILS. WHERE ENGINEERS STRUCTURAL DRAWINGS ARE REQUIRED THE ENGINEERS PLAN WILL TAKE PREFERENCE TO THESE DRAWINGS. IN THE EVENT OF ANY ALTERATIONS OR DISCREPANCIES, NOTIFY WISDOM HOMES IMMEDIATELY. FIGURED DIMENSIONS TO BE READ IN PREFERENCE TO SCALING & TO BE CHECKED & VERIFIED BEFORE WORK IS COMMENCED.	REVISION SCHEDULE				JOB No: <b>180504</b>	DRAWN: <b>BU</b>
	CLIENT: <b>Mrs Felicity Carlile &amp; Mr Robert Carlile</b>			ISSUE	DESCRIPTION	DRAWN	DATE	LGA: <b>Northern Beaches</b>	PLOT DATE: <b>19/12/19</b>
	ADDRESS: <b>Lot 39, 33 Careel Head Rd, AVALON BEACH</b>			A-6	VARIATIONS 20/08/19	DW	27/07/19	DESIGN: <b>MANHATTAN 44 Ens</b>	SLAB CLASS: <b>'M' CLASS</b>
				A-7	POOL DETAILS	JD	15/10/19	FACADE: <b>STATESMAN</b>	SHEET: <b>02</b>
		LODGEMENT: <b>D.A/C.C</b>	DP No: <b>11909</b>	B	SUBMISSION SET	JD	2/12/19		
		*COPYRIGHT OF PLANS AND DOCUMENTATION REMAIN THE EXCLUSIVE PROPERTY OF WISDOM PROPERTIES GROUP PTY LTD T/A WISDOM HOMES. BUILDERS LIC. No 131951C.		B-2	PCV10	CMCD	19/12/19		
				A-4	AMENDMENTS 24/4/19	DW	2/5/19		
				A-5	LIVE TENDER	AES	24.05.19		



**DIAL BEFORE  
YOU DIG**  
www.1100.com.au

**NOTE:**  
STORMWATER DESIGN AS PER  
HYDRAULIC ENGINEER DESIGN.



**NOTE:**  
**PLEASE REFER TO ARBORIST REPORT BY  
'NATURALLY TREES ARBORICULTURAL  
CONSULTING' DATED 19/3/19 ISSUE TMP01**

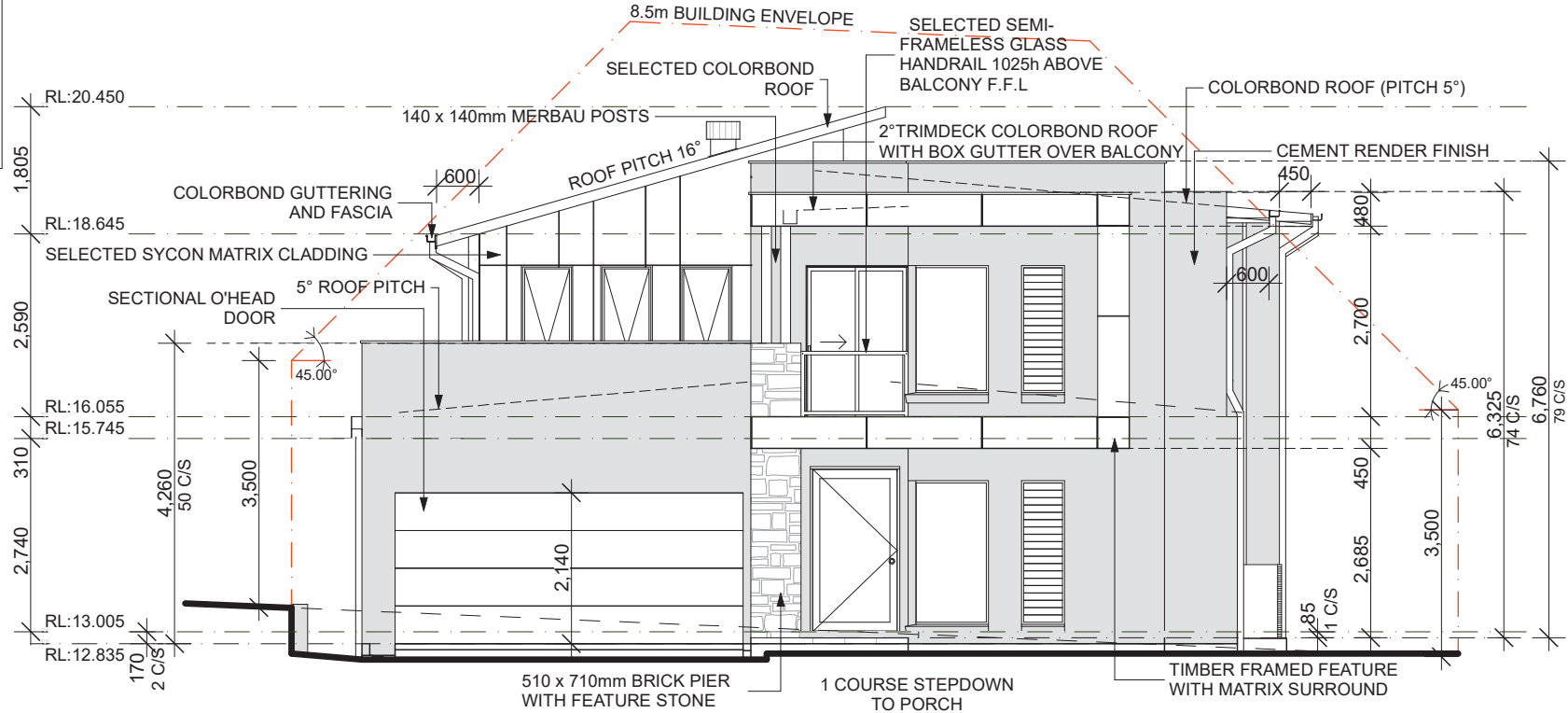
**TREES TO BE RETAINED, REMOVED AND ALL  
PROTECTION MEASURES AS PER REPORT**

**SIGNATURE ESSENTIALS**

**NOTES:**  
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\* REFER TO ENGINEERS DETAILS FOR ALL STEEL BEAM AND FLOOR JOIST LOCATIONS AND DIRECTIONS.  
\* REFER TO TRUSS MANUFACTURERS DETAILS FOR ALL FLOOR JOIST SIZES AND DIRECTIONS.  
\* REFER TO A/C DETAILS FOR A/C DUCT POSITIONS.  
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\* FLOOR FINISHES AS SELECTED AS PER TENDER.  
\* STAIRS TO MEET THE MINIMUM SLIP RESISTANCE REQUIREMENT OF PART 3.9.1.3 OF BCA 2015 WHEN TESTED IN ACCORDANCE WITH AS4586-2013

**NOTES:**

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- STAIRS TO MEET THE MINIMUM SLIP RESISTANCE REQUIREMENT OF PART 3.9.1.3 OF B.C.A 2015 WHEN TESTED IN ACCORDANCE WITH AS4586-2013.
- OPENABLE WINDOWS TO BE IN ACCORDANCE WITH CLAUSE 3.9.2.5 OF THE BCA 2013 VOL. 2
- FIRST FLOOR WINDOWS TO BE RESTRICTED TO OPEN A MAX. OF 125mm IF SILL HEIGHT IS LOWER THAN 1700mm ABOVE A FLOOR LEVEL.

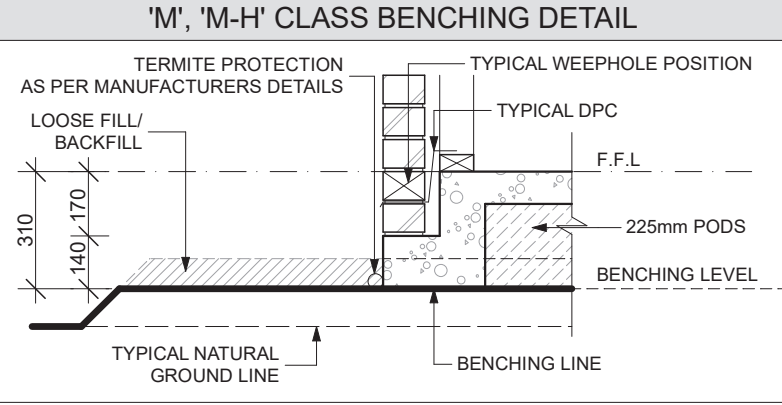


North Front  
1:100



East Left  
1:100

ELEVATIONS  
1:100



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PROJECT:  
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Mrs Felicity Carlile & Mr Robert Carlile

ADDRESS:  
Lot 39, 33 Careel Head Rd,  
AVALON BEACH

⊗ EXHAUST FAN

⊗ SMOKE ALARM AS 3786-1993

LODGEMENT:

D.A/C.C

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A-5	LIVE TENDER	AES	24.05.19

JOB No:

180504

LGA:

Northern Beaches

DESIGN:

MANHATTAN 44 Ens

FACADE:

STATESMAN

DRAWN:

BU

PLOT DATE:

19/12/19

SLAB CLASS:

'M' CLASS

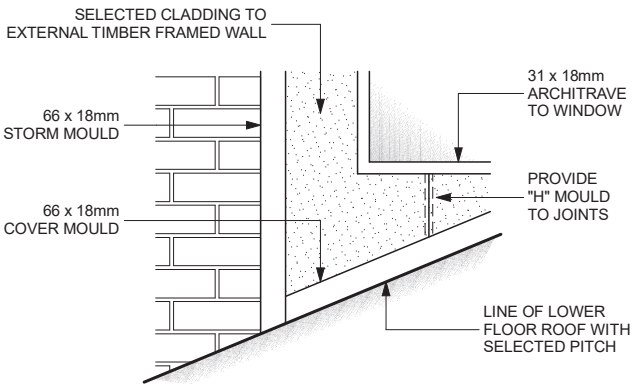
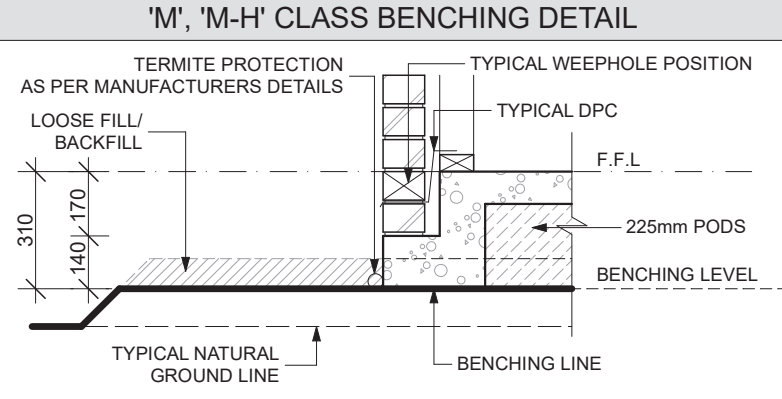
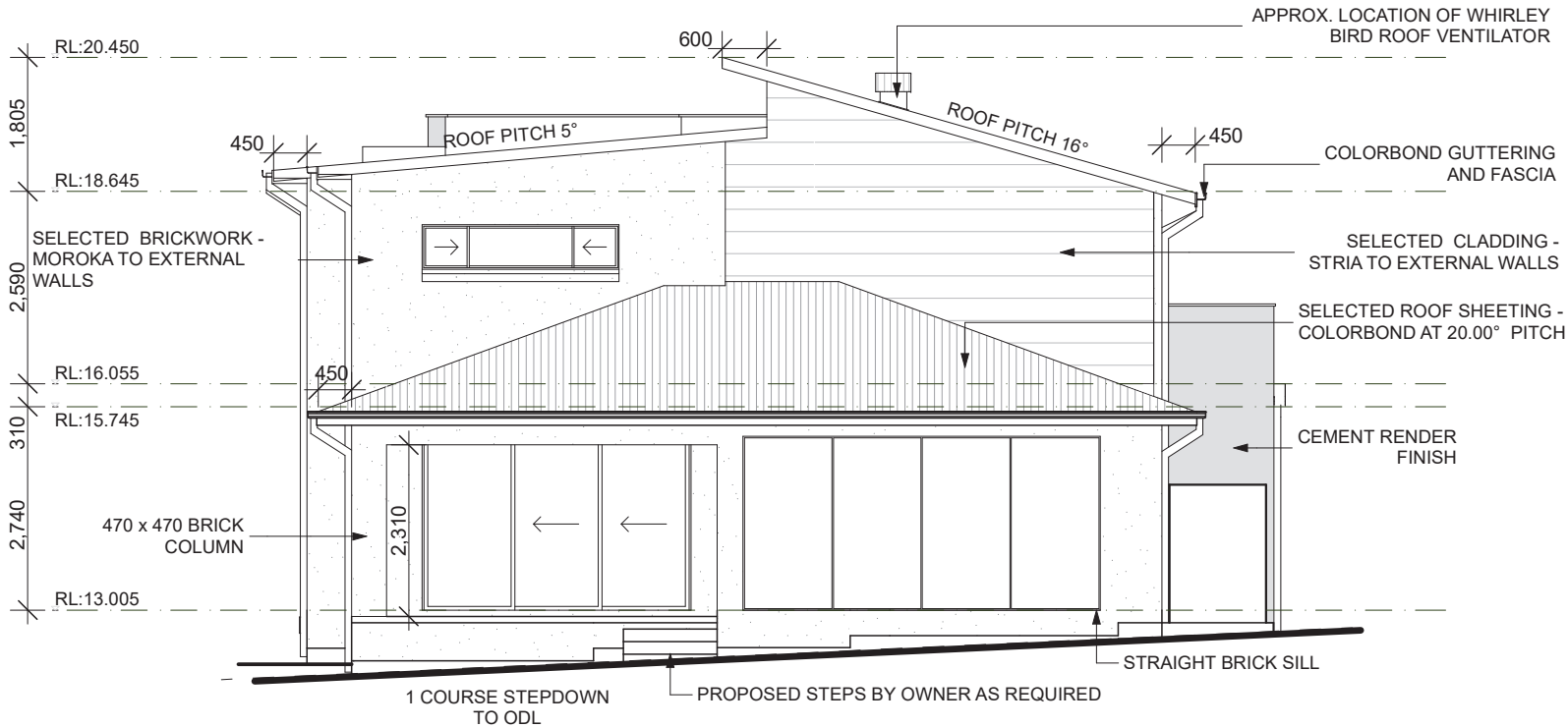
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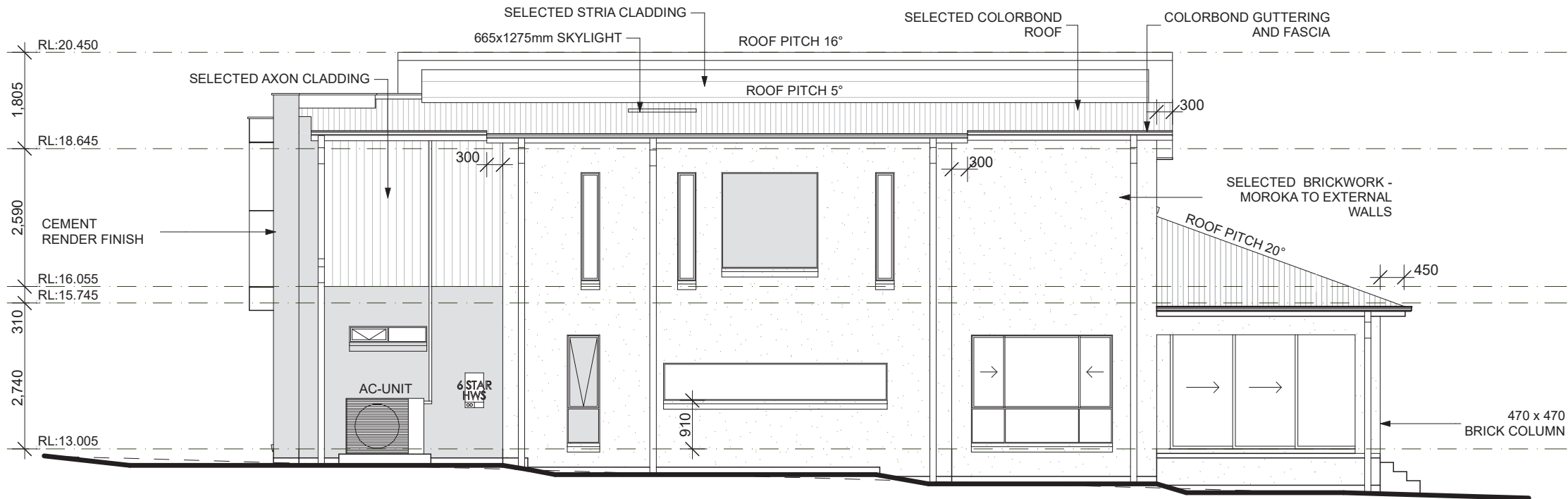


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External Moulding & Architrave Detail  
1:20



## ELEVATIONS

1:100, 1:20

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JOB No: <b>180504</b>	DRAWN: <b>BU</b>
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