

PROPOSED SITE PLAN

FRANK GRILLA

68 EDWARD STREET, NARRAWEENA, NSW

ADDITIONS & ALTERATIONS

DA SUBMISSION  
NOT FOR CONSTRUCTION

Designed By ADRIAN JOON  
Job No: 22023SK  
Page No: DA03  
Scale @A3 As indicated

Rev F  
Date: 18.11.2022  
Drawn By AJ  
Amendment DA SUBMISSION

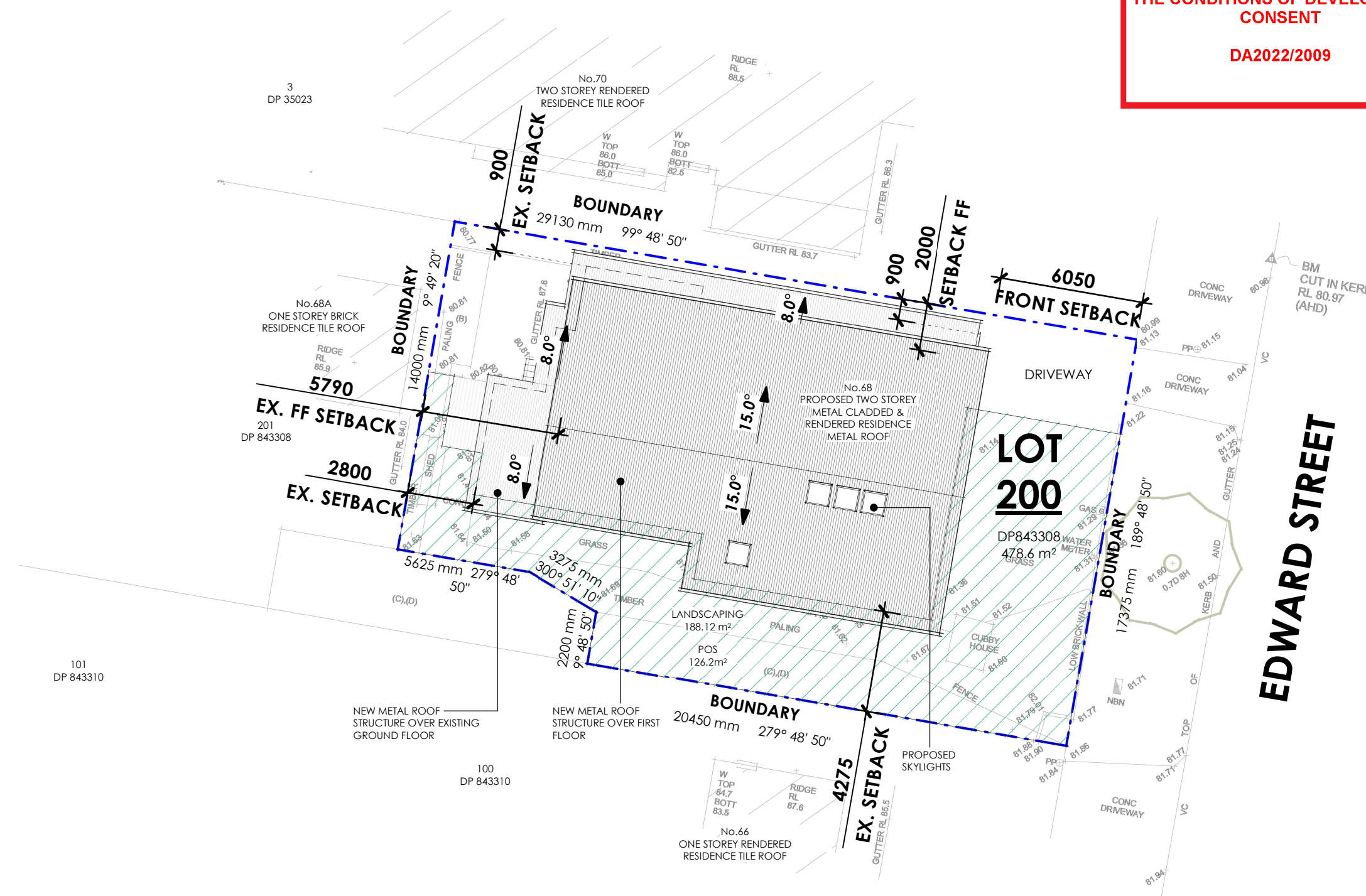


DESIGNED 2 YOU  
BUILDING DESIGN



VBA REGISTRATION NO. DP-AD 44217 -  
A.B.N: 68 658 673 986  
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northern  
beaches  
council


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

**DA2022/2009**

**LEGEND**

 EXISTING ELEMENTS

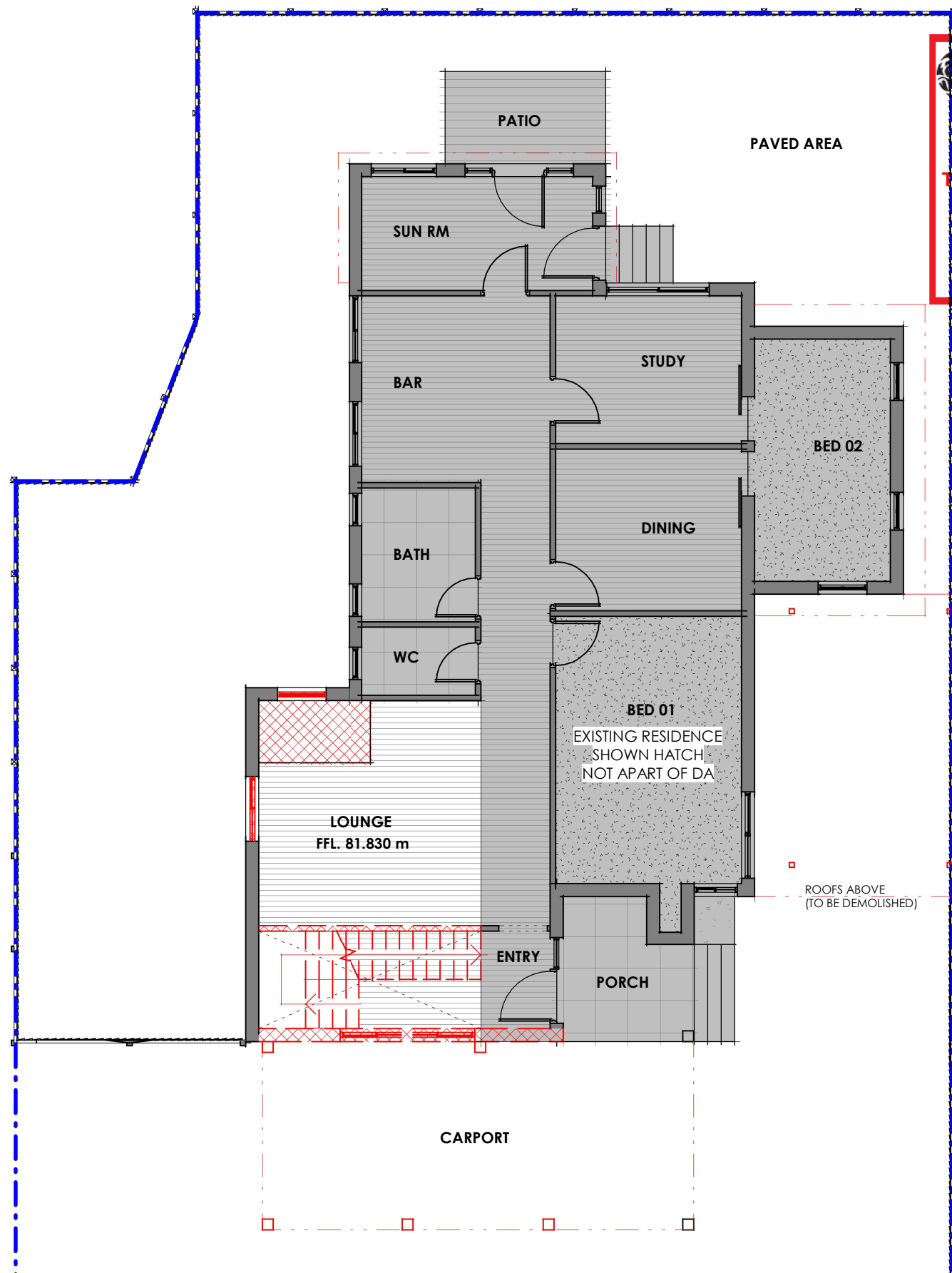
 PROPOSED ADDITIONS OR ALTERED ELEMENTS

 TREE

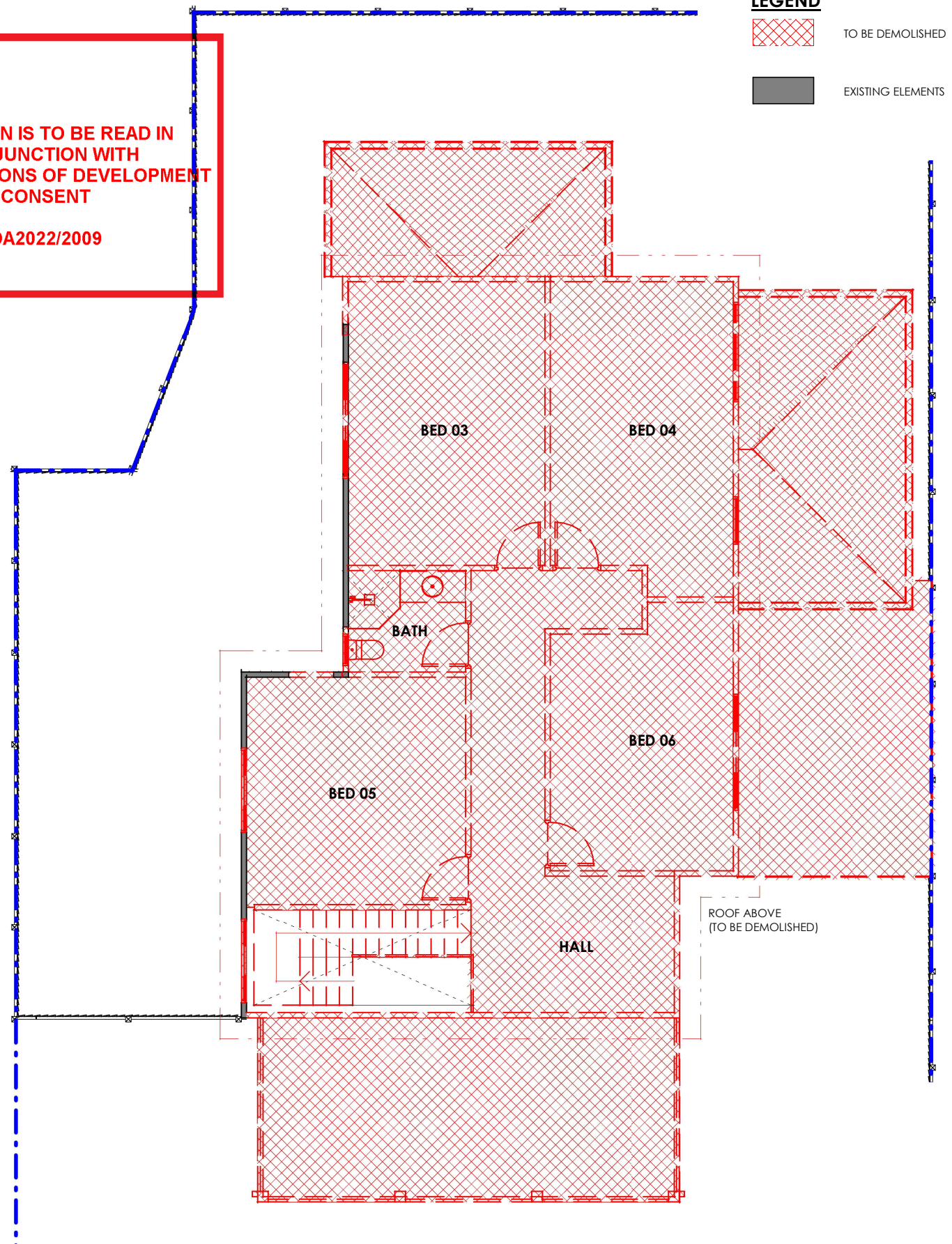
REFER TO LANDSCAPE DRAWINGS OR LANDSCAPE ARCHITECTS DRAWINGS FOR DETAILS

SITE AREA CALCULATIONS			
	PROVIDED	REQUIRED	
<b>SITE AREA</b>			
	<b>478.6m<sup>2</sup></b>		
<b>EXISTING FLOOR AREA</b>			
GROUND FLOOR	119.99m <sup>2</sup>		
FIRST FLOOR	102.33m <sup>2</sup>		
TOTAL EXISTING FLOOR AREA	<b>222.32m<sup>2</sup></b>		
	<b>46.45%</b>		
PORCH	7.14m <sup>2</sup>		
PATIO	5.00m <sup>2</sup>		
DECK	27.95m <sup>2</sup>		
CARPORT	27.95m <sup>2</sup>		
<b>PROPOSED FLOOR AREA</b>			
GROUND FLOOR	139.19m <sup>2</sup>		
FIRST FLOOR	144.17m <sup>2</sup>		
TOTAL PROPOSED FLOOR AREA	<b>283.36m<sup>2</sup></b>		
	<b>59.20%</b>		
PORCH	18.48m <sup>2</sup>		
PATIO	5.00m <sup>2</sup>		
DECK	15.21m <sup>2</sup>		
CARPORT	21.35m <sup>2</sup>		
<b>LANDSCAPING</b>			
	<b>188.12m<sup>2</sup></b>	<b>191.4m<sup>2</sup></b>	
	<b>39.31%</b>	<b>40%</b>	
<b>PRIVATE OPEN SPACE - No change</b>			
	<b>126.2m<sup>2</sup></b>	<b>60m<sup>2</sup></b>	





1 GROUND FLOOR  
1 : 100



2 FIRST FLOOR  
1 : 100

## EXISTING / DEMOLITION - GROUND & FIRST FLOOR PLAN

FRANK GRILLA

68 EDWARD STREET, NARRAWEENA, NSW

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Designed By ADRIAN JOON  
Job No: 22023SK  
Page No: DA04  
Scale @A3 1 : 100

Rev F  
Date: 18.11.2022  
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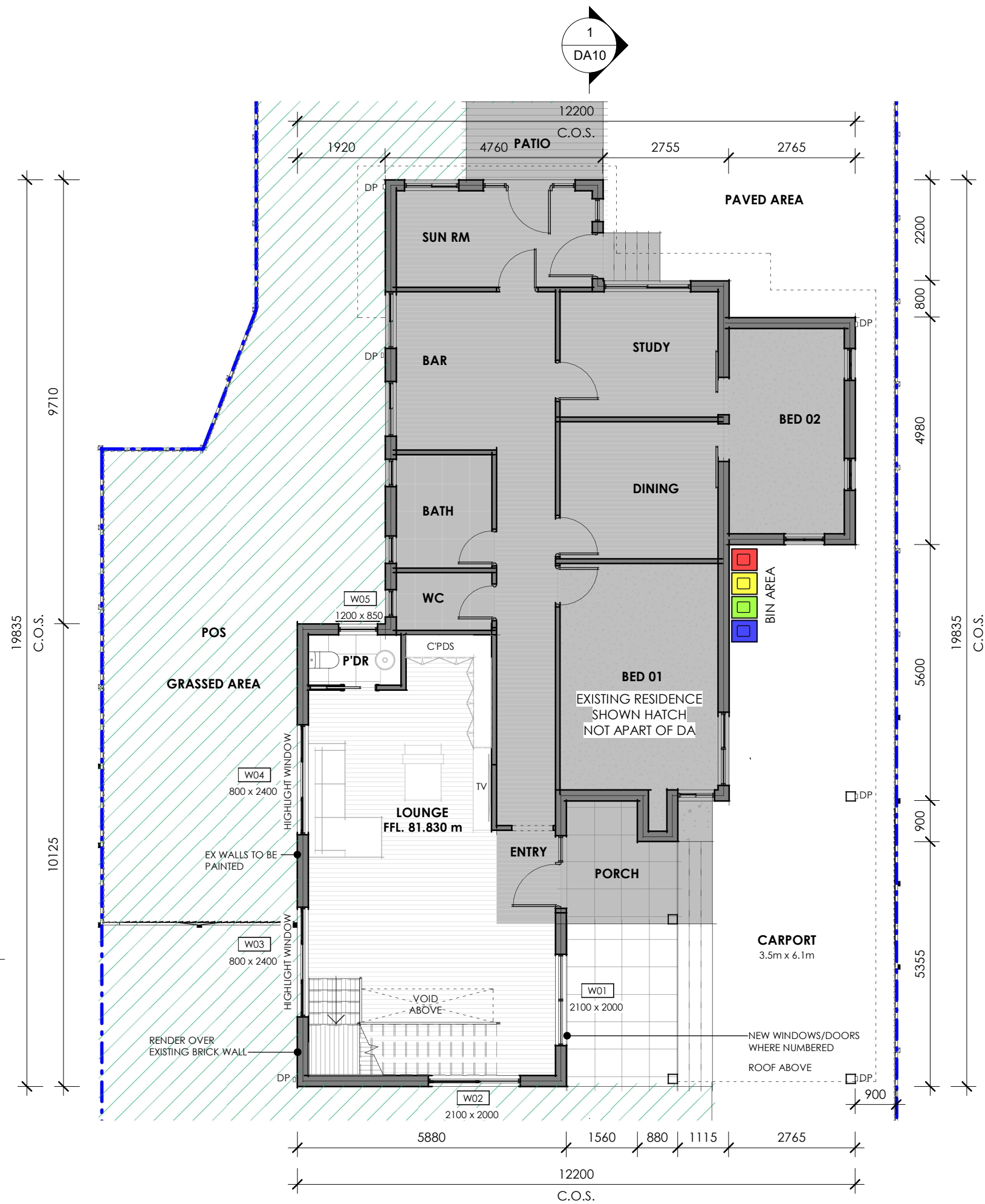
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LEGEND	
A/C	SELECTED SPLIT SYSTEM
CT	COOKTOP
BA	BATH TUB
BT	BENCH TOP
BV	BASIN AND VANITY
DM	DRYING MACHINE
DP	DOWNPIPE
DW	DISH WASHER
HWU	HOT WATER UNIT
JN	JOINERY BY OTHERS
MR	METAL ROOFING
PAN	TOILET
PS	ALUMINIUM PRIVACY SCREEN
REF	REFRIDGERATOR
RH	RANGE HOOD
RWH	RAIN WATER HEAD
SHR	SHOWER
SPR	RAIN WATER SPREADER
SRN	GLASS SHOWER SCREEN
SS	SELECTED SINK
TR	LAUNDRY TUB
UBO	UNDER BENCH OVEN
WM	WASHING MACHINE
W01	WINDOW TAG - REFER TO WINDOW SCHEDULE
D01	DOOR TAG - REFER TO DOOR SCHEDULE
TIMBER	SELECTED TIMBER FLOORING FINISH
TILES	SELECTED TILE FINISH
CARPET	SELECTED CARPET FLOORING FINISH
DECK	SELECTED TIMBER DECKING
CONC.	CONCRETE FINISH
WT	WALL TAG - REFER TO WALL SCHEDULE
RL. 0.000 m	FINISHED FLOOR LEVEL
FW	FLOOR WASTE
AJ	ARTICULATION JOINT AS PER ENGINEER'S DESIGN AND MANUFACTURER'S SPEC'S
EF	EXHAUST FAN DUCTED EXTERNALLY
S/A	SMOKE ALARM - TO BE INSTALLED IN ACCORDANCE WITH A.S. 3786 AND 3.7.5.2 OF THE NCC. ALL SMOKE ALARMS ARE TO BE HARD WIRED AND INTERCONNECTED.

## PROPOSED GROUND LEVEL FLOOR PLAN

FRANK GRILLA

68 EDWARD STREET, NARRAWEENA, NSW

## ADDITIONS & ALTERATIONS

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ADRIAN JOON  
22023SK  
DA05  
1 : 100

Rev  
Date:  
Drawn By  
Amendment

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DA SUBMISSION



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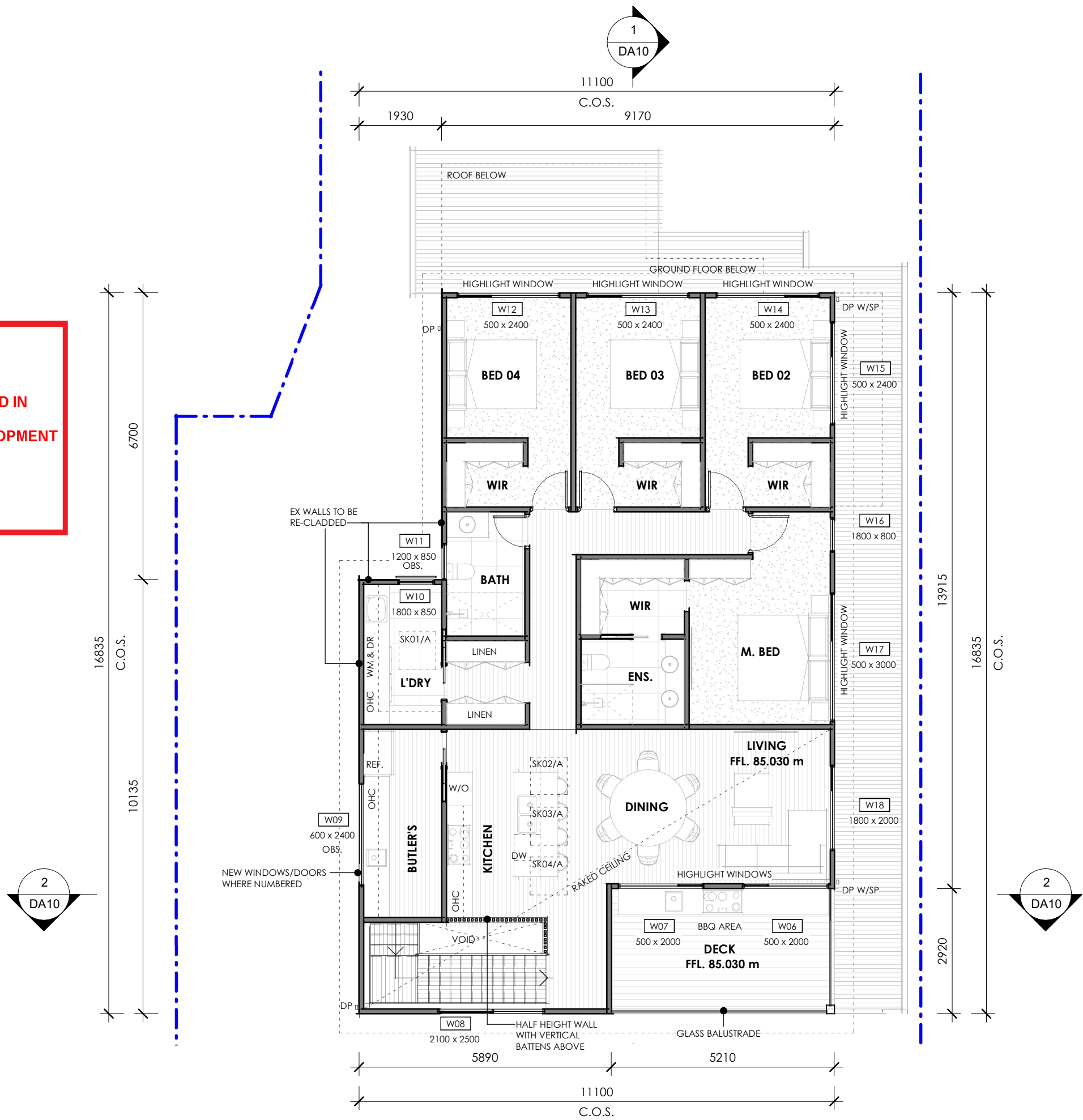
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**DA2022/2009**



## LEGEND

A/C	SELECTED SPLIT SYSTEM
CT	COOKTOP
BA	BATH TUB
BT	BENCH TOP
BV	BASIN AND VANITY
DM	DRYING MACHINE
DP	DOWNPIPE
DW	DISH WASHER
HWU	HOT WATER UNIT
JN	JOINERY BY OTHERS
MR	METAL ROOFING
PAN	TOILET
PS	ALUMINIUM PRIVACY SCREEN
REF	REFRIDGERATOR
RH	RANGE HOOD
RWH	RAIN WATER HEAD
SHR	SHOWER
SPR	RAIN WATER SPREADER
SRN	GLASS SHOWER SCREEN
SS	SELECTED SINK
TR	LAUNDRY TUB
UBO	UNDER BENCH OVEN
WM	WASHING MACHINE

W01 WINDOW TAG -  
REFER TO WINDOW SCHEDULE

D01 DOOR TAG -  
REFER TO DOOR SCHEDULE

TIMBER SELECTED TIMBER  
FLOORING FINISH

TILES SELECTED TILE FINISH

CARPET SELECTED CARPET FLOORING FINISH

DECK SELECTED TIMBER DECKING

CONC. CONCRETE FINISH

WT WALL TAG -  
REFER TO WALL SCHEDULE

RL. 0.000 m FINISHED FLOOR LEVEL

FW FLOOR WASTE

ARTICULATION JOINT  
AS PER ENGINEER'S DESIGN  
AND MANUFACTURER'S SPEC'S

EXHAUST FAN DUCTED EXTERNALLY

SMOKE ALARM -  
TO BE INSTALLED IN ACCORDANCE  
WITH A.S. 3786 AND 3.7.5.2 OF THE  
NCC. ALL SMOKE ALARMS ARE TO  
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INTERCONNECTED.

## PROPOSED FIRST LEVEL FLOOR PLAN

FRANK GRILLA

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## ADDITIONS & ALTERATIONS

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**Designed By** ADRIAN JOON  
**Job No:** 22023SK  
**Page No:** DA06  
**Scale @A3** 1 : 100

**Rev** F  
**Date:** 18.11.2022  
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**Amendment** DA SUBMISSION



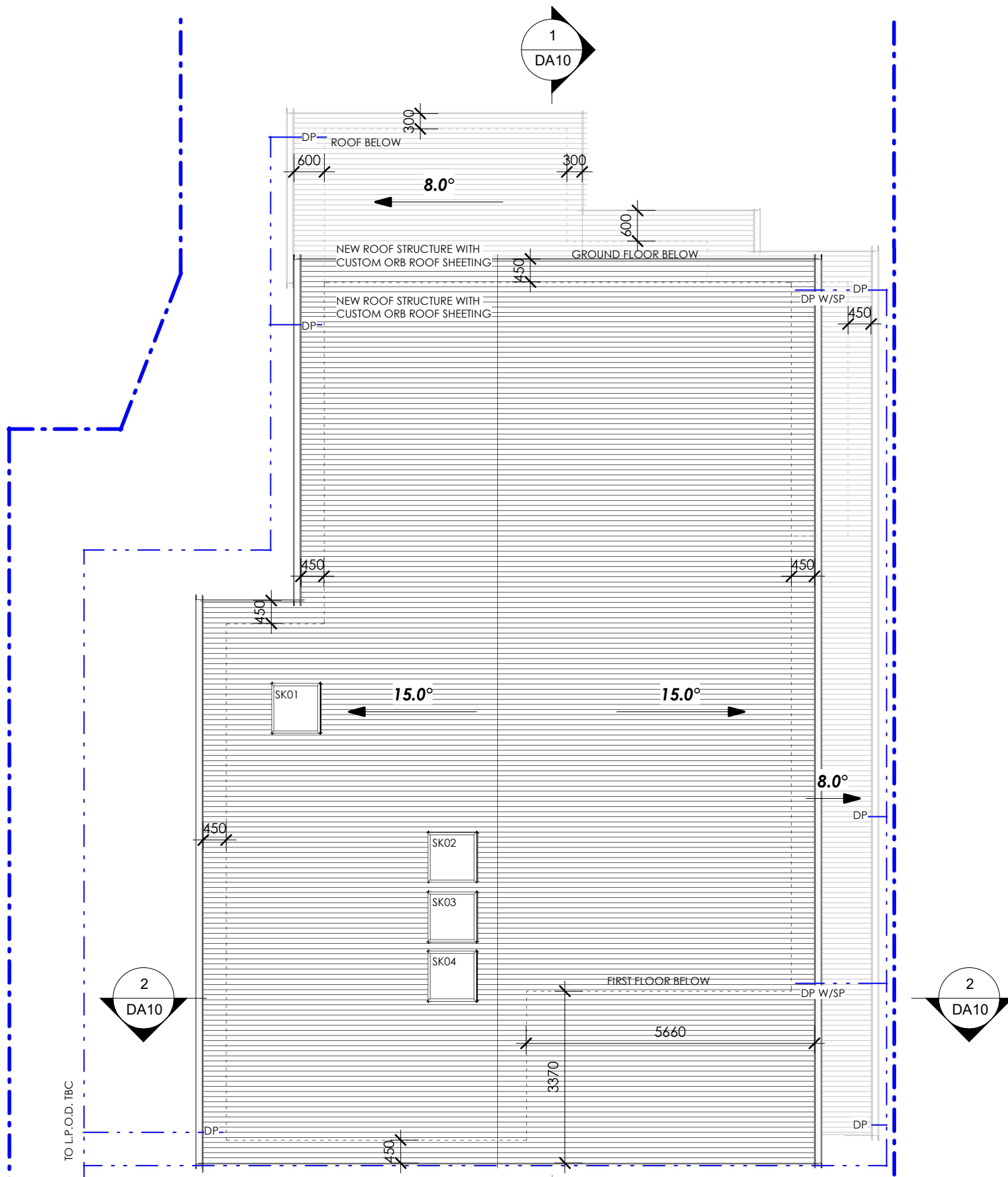
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1 ROOF PLAN  
1 : 100

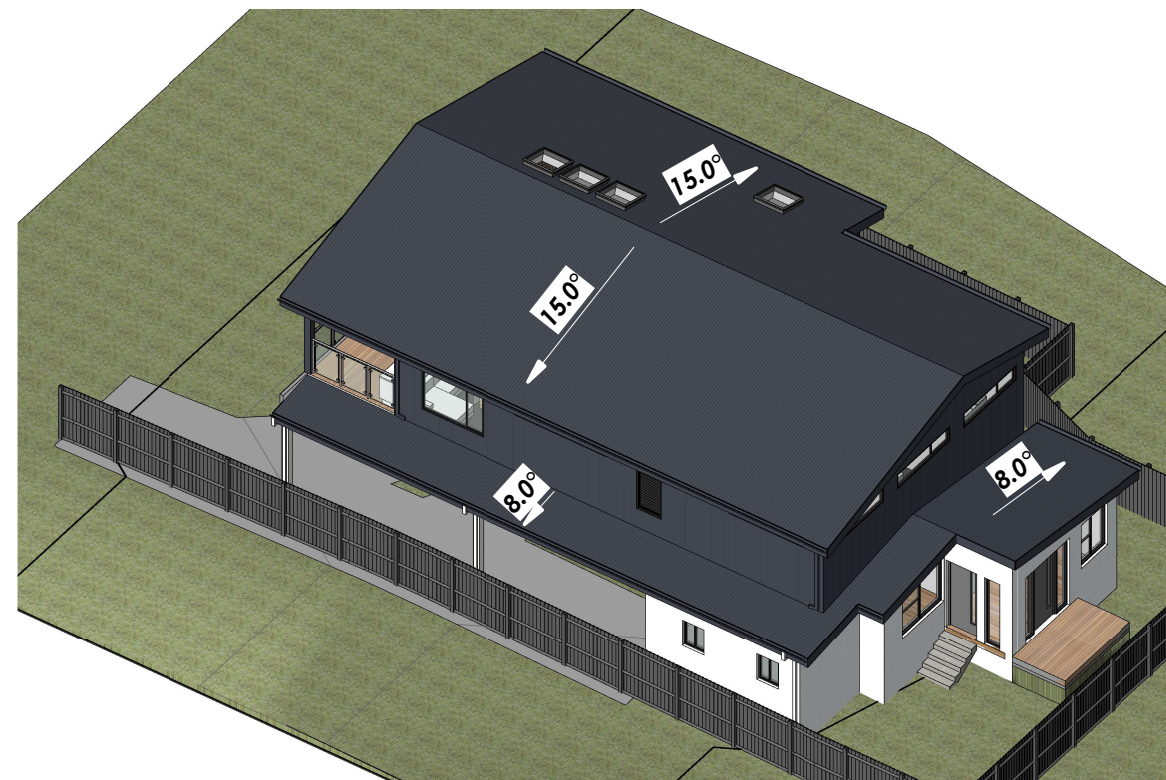
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**STORMWATER NOTE:**

- ALL DRAINS SHALL RUN TO THE LEGAL POINT OF DISCHARGE AND SHALL CONFORM TO LOCAL COUNCIL REQUIREMENTS, THE B.C.A AND AS3500.3-2018
- 90mm Ø UPVC STORMWATER PIPES GENERALLY, 100mm Ø UPVC TO DRIVEWAYS
- MINIMUM FALL OF 1:80 WITH 300mm COVER
- DOWNPIPES TO HAVE A MAXIMUM SPACING OF 12 METRES
- STORMWATER DRAINAGE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS3500.3-2018



2 BIRDSEYE VIEW

**PROPOSED ROOF PLAN**

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**Designed By** ADRIAN JOON  
**Job No:** 22023SK  
**Page No:** DA07  
**Scale @A3** 1 : 100

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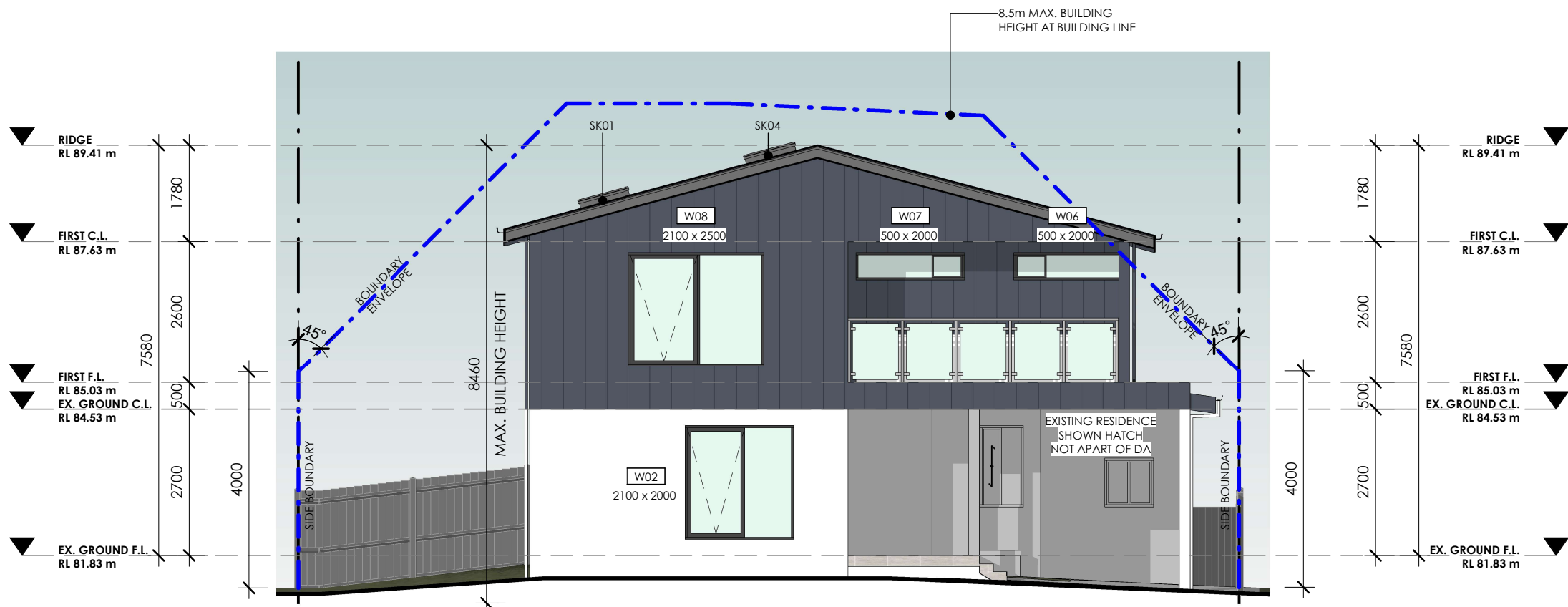


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1 WEST  
1 : 100



2 NORTH  
1 : 100

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beaches  
council

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## ELEVATIONS

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**Designed By** ADRIAN JOON  
**Job No:** 22023SK  
**Page No:** DA08  
**Scale @A3** 1 : 100

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**Date:** 18.11.2022  
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**Amendment** DA SUBMISSION



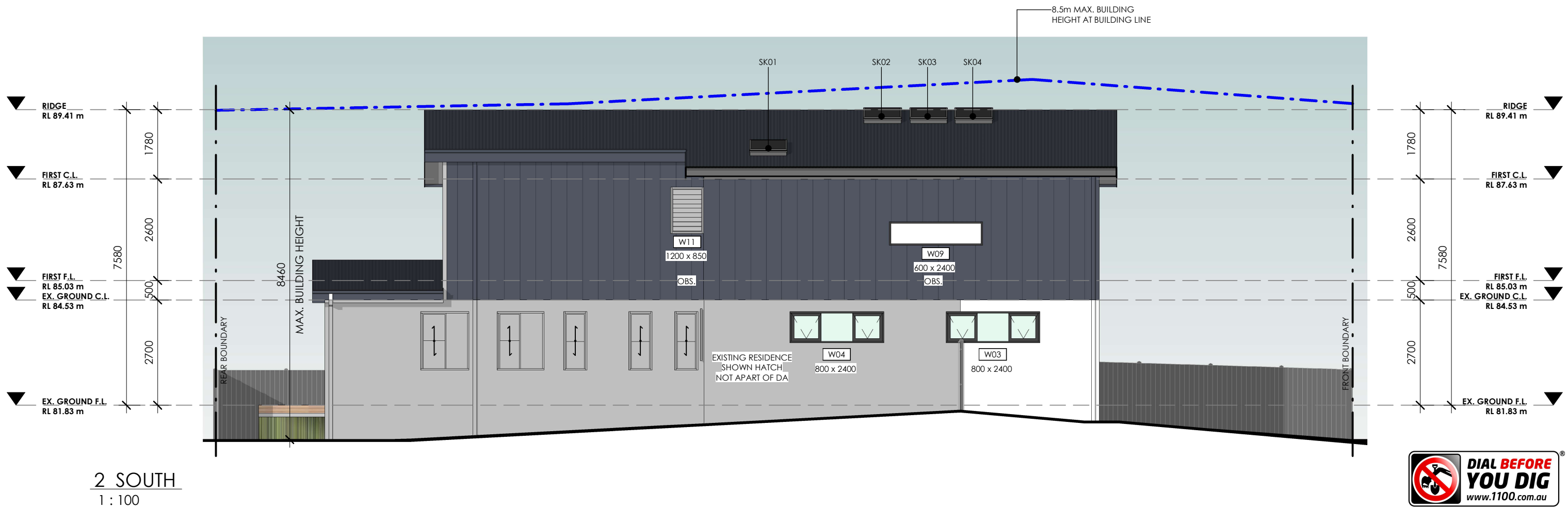
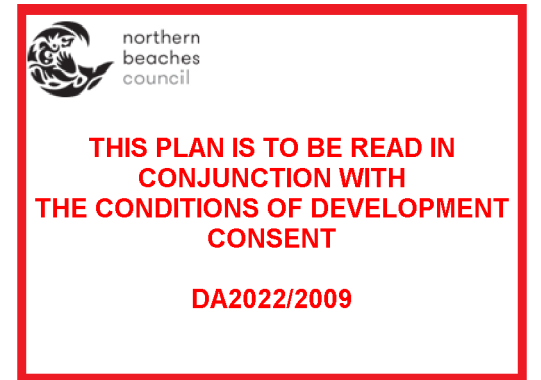
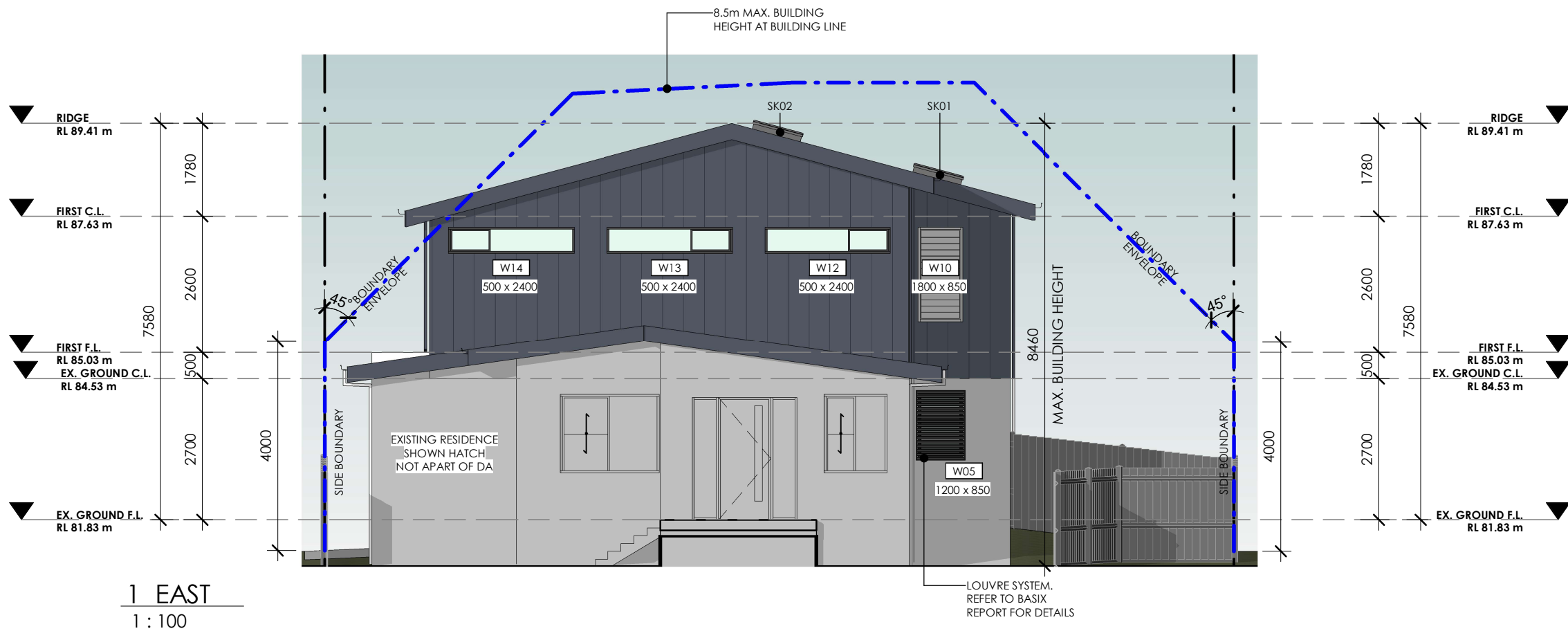
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## ELEVATIONS

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## ADDITIONS & ALTERATIONS

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Designed By ADRIAN JOON  
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Page No: DA09  
Scale @A3 1 : 100

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INSULATION NOTES:  
PROVISION OF THERMAL INSULATION TO BE PROVIDED AS REQUIRED BY B.C.A. REGULATION F6.2. & BASIX REPORT  
REFER TO BASIX REPORT FOR DETAILS.

DESIGN REQUIREMENTS AND SPECIFICATION:  
CONSTRUCTION

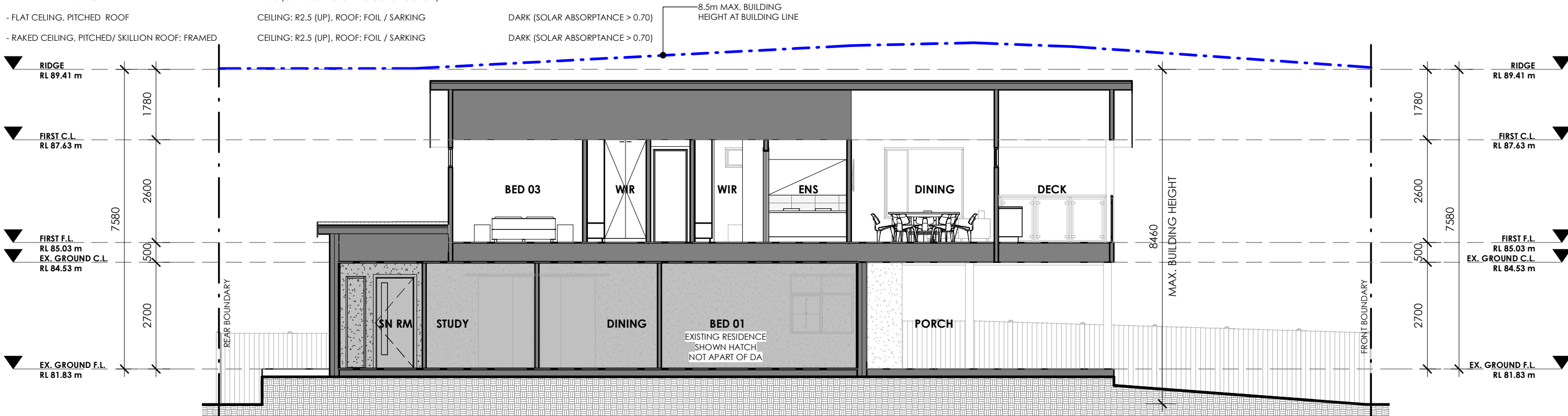
- CONCRETE SLAB ON GROUND FLOOR
- FLOOR ABOVE EXISTING DWELLING OR BUILDING
- EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO METAL CLAD)
- EXTERNAL WALL: BRICK VENEER
- FLAT CELING, PITCHED ROOF
- RAKED CEILING, PITCHED/ SKILLION ROOF: FRAMED

ADDITIONAL INSULATION REQUIRED (R-VALUE)

- NIL
- NIL
- R1.3 (OR R1.70 INCLUDING CONSTRUCTION)
- R1.16 (OR R1.70 INCLUDING CONSTRUCTION)
- CEILING: R2.5 (UP), ROOF: FOIL / SARKING
- CEILING: R2.5 (UP), ROOF: FOIL / SARKING

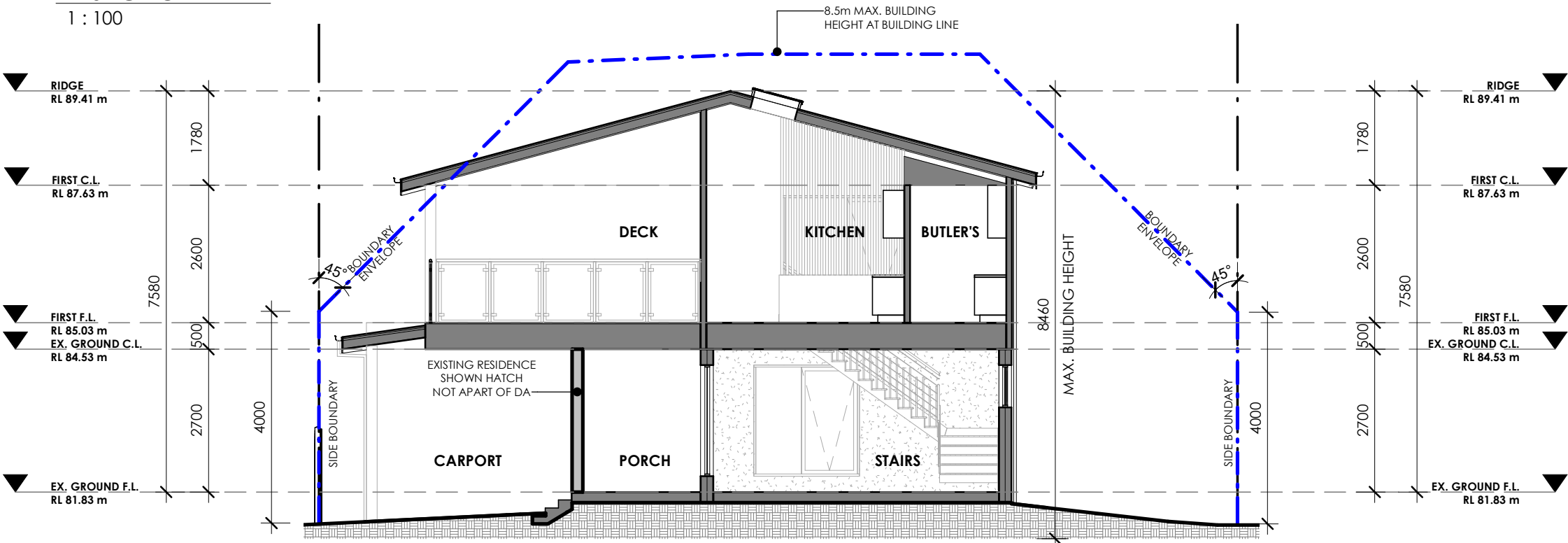
OTHER SPECIFICATIONS

- DARK (SOLAR ABSORPTANCE > 0.70)
- 8.5m MAX. BUILDING HEIGHT AT BUILDING LINE
- DARK (SOLAR ABSORPTANCE > 0.70)



1 SECTION A-A

1 : 100



2 SECTION B-B

1 : 100

SECTIONS

FRANK GRILLA

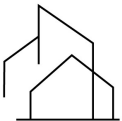
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Job No: 22023SK  
Page No: DA10  
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