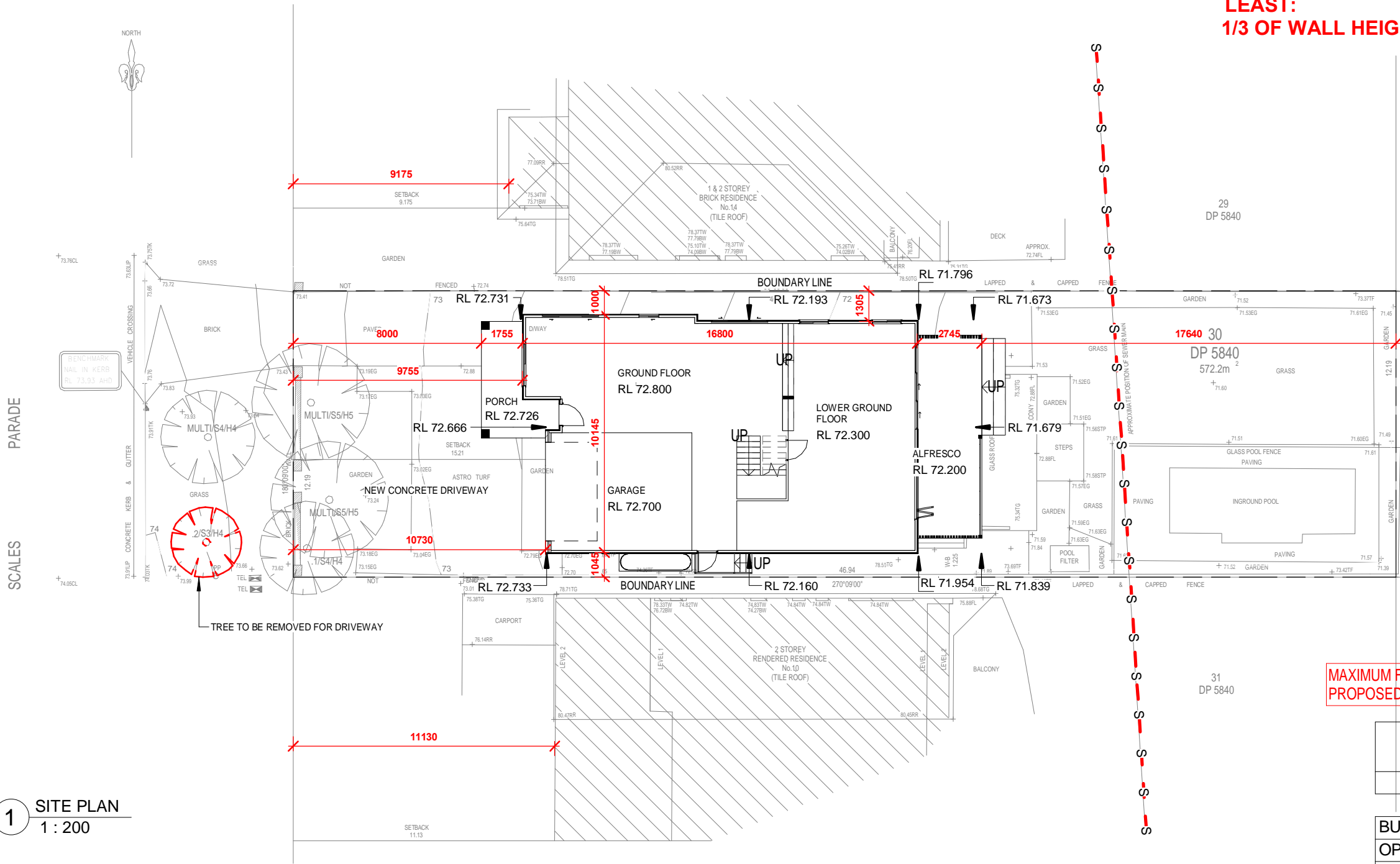


DIMENSIONS INCLUDE CLADDING THICKNESS

NOTE:

~ FRONT SETBACK IS TO BE AT LEAST:
 $(9.175 + 11.130)/2 = 10.153\text{m}$

~ SIDE SETBACK IS TO BE AT LEAST:
1/3 OF WALL HEIGHT



DRAWING REVISION SCHEDULE		
No.	AMENDMENTS	DATE
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F	UPDATE TO FULL SET DA ISSUE	15/12/2020

MAXIMUM FLOOR SPACE RATIO FOR MANLY LOCAL ENVIRONMENT : (0.45)
PROPOSED FLOOR SPACE RATIO = .29

LANDSCAPE SCHEDULE		
AREA NAME	AREA	%
BUILDING FOOTPRINT	162 m ²	28%
OPEN LANDSCAPE	331 m ²	58%
OTHER AREAS	79 m ²	14%
TOTAL AREAS:	572 m ²	100%

DIMENSIONS INCLUDE CLADDING THICKNESS

1 SITE PLAN
1 : 200

0 1m 3m 5m 10m
SCALE BAR 1:200

G.J. Gardner. HOMES
Builders Details

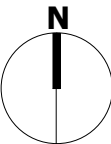
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TO G.J. GARDNER HOMES

DRAFTERS:
KJR
SUITE 302
5 CELEBRATION DRIVE
BELLA VISTA NSW 2153
ABN 15 078 937 238
(02) 8883 4344 kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING
MILLER
DRAWING TITLE:
SITE PLAN
SCALE: 1 : 200

PROJECT:
**12 SCALES PARADE
BALGOWLAH HEIGHTS**

SHEET SIZE: **A3** SHEET No: **A03** REVISION: **F**
DATE: 15/12/2020
JOB NO: 230289 STAGE: DA
DRAWN: DJH GJGN123



IWE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY
DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS
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ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY
FURTHER PLANS TO BE PREPARED.
OWNER SIGNED: DATE: OWNER SIGNED: DATE: BUILDER SIGNED: DATE:

REFER TO COLOUR SELECTION FOR BATHROOM
AND LAUNDRY FINAL LAYOUT & FINISHES

WALL & ROOF CLADDING.

WALL AND ROOF CLADDING TO BE COMPLIANT WITH THE REQUIREMENTS OF NCC 2019 Vol 2 Pt 3.5 OF THE BUILDING CODE OF AUSTRALIA PARTICULARLY WITH RESPECT TO THE REFERENCING ACCEPTABLE CONSTRUCTION PRACTICE AS DETAILED IN THE BCA FOR PRODUCT MATERIALS AND INSTALLATION.
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BALUSTRADES - NCC/BCA Part 3.9

NO HORIZONTAL ELEMENTS TO FACILITATE CLIMBING BETWEEN 150mm TO 760mm WHERE FLOOR TO FLOOR LEVEL BELOW IS MORE THAN 4 METRES.

WINDOWS

PROVIDE 1.7m SILL HEIGHT OR CHILD SAFE LOCKS / SCREENS TO COMPLY WITH NCC/BCA Part 3.9.2

RL 79.565 ▼ ROOF PEAK

RL 78.200 ▼ UF CEILING

RL 75.650 ▼ UF

RL 75.350 ▼ GF CEILING

RL 72.800 ▼ GF

RL 72.300 ▼ LGF

1 FRONT ELEVATION
1 : 100

RL 79.565 ▼ ROOF PEAK

RL 78.200 ▼ UF CEILING

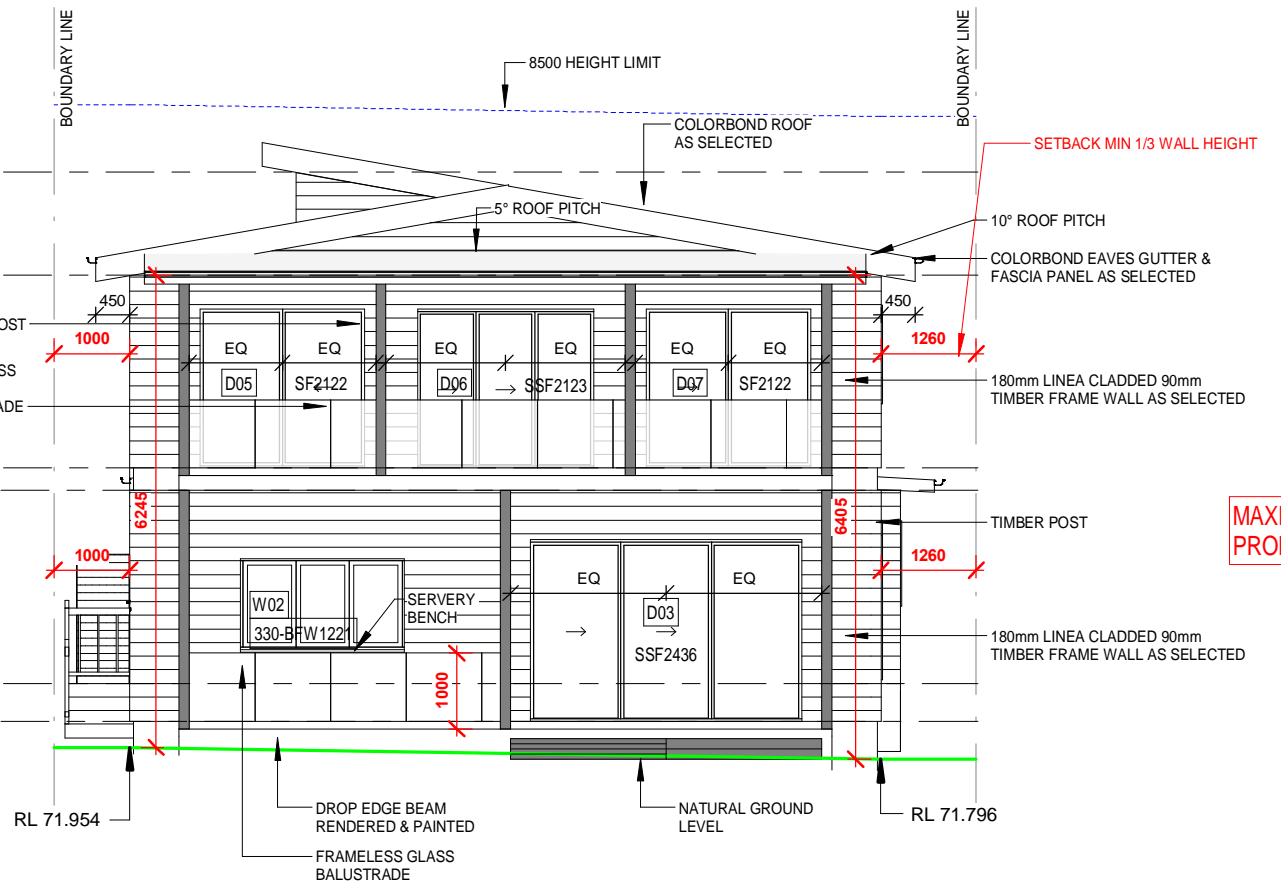
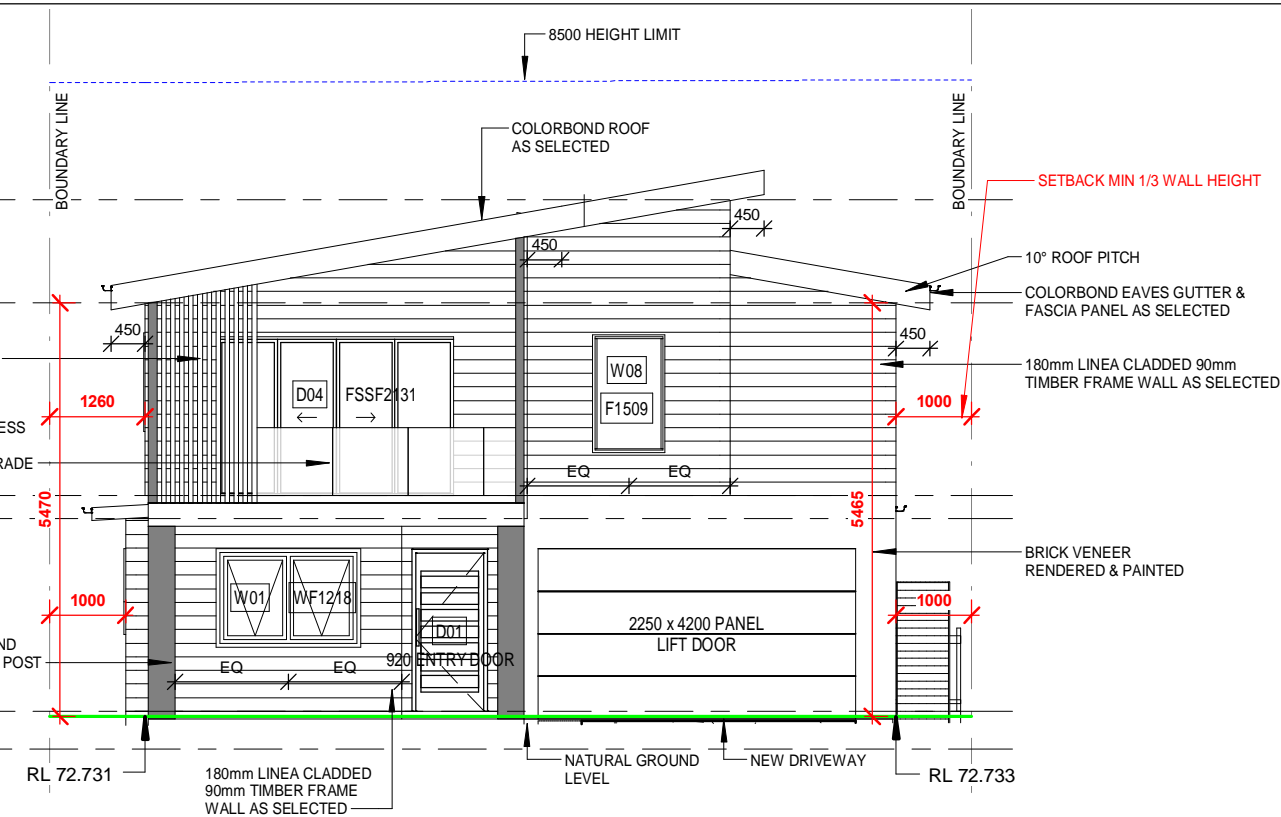
RL 75.650 ▼ UF

RL 75.350 ▼ GF CEILING

RL 72.800 ▼ GF

RL 72.300 ▼ LGF

2 REAR ELEVATION
1 : 100



0 1m 2m 3m 4m 5m 10m
SCALE BAR 1:100

DOOR SCHEDULE

Code	Width	Height
D01	920	2100
D02	870	2100
D03	3588	2400
D04	3104	2100
D05	2170	2100
D06	2328	2100
D07	4200	2250
D07	2170	2100

Grand total: 8

WINDOW SCHEDULE

Code	Width	Height
W01	1810	1200
W02	2170	1200
W03	1210	1800
W04	1210	1800
W05	2410	600
W06	850	1030
W07	2410	600
W08	900	1500
W09	1570	600
W10	1500	1200
W11	2410	600
W12	1570	860
W13	2410	600
W14	610	1200
W15	610	1200

Grand total: 15

DRAWING REVISION SCHEDULE

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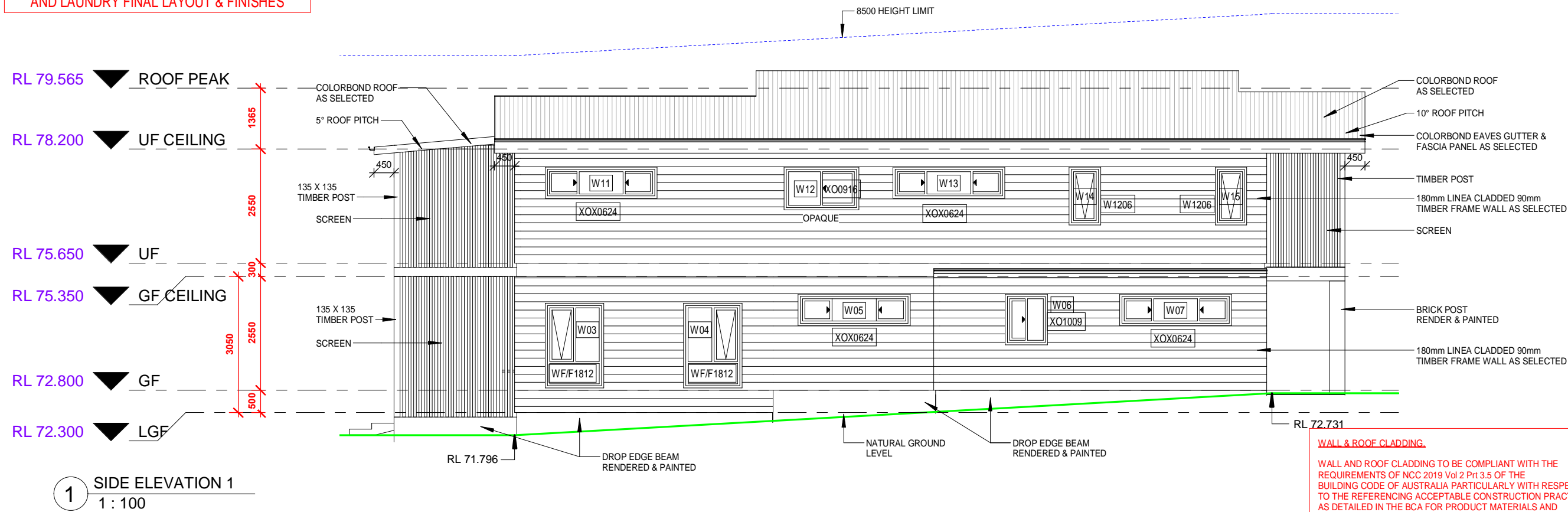
CLIENT: DOUBLE STOREY DWELLING
MILLER
DRAWING TITLE:
ELEVATIONS
SCALE: 1 : 100

PROJECT:
**12 SCALES PARADE
BALGOWLAH HEIGHTS**

SHEET SIZE: **A3** SHEET No: **A07** REVISION: **F**
DATE: **15/12/2020**
JOB NO: 230289 STAGE: DA
DRAWN: DJH GJGN123

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DOOR SCHEDULE		
Code	Width	Height

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D04	3104	2100
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D06	2328	2100
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D07	2170	2100

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WINDOW SCHEDULE		
Code	Width	Height

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W03	1210	1800
W04	1210	1800
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W06	850	1030
W07	2410	600
W08	900	1500
W09	1570	600
W10	1500	1200
W11	2410	600
W12	1570	860
W13	2410	600
W14	610	1200
W15	610	1200

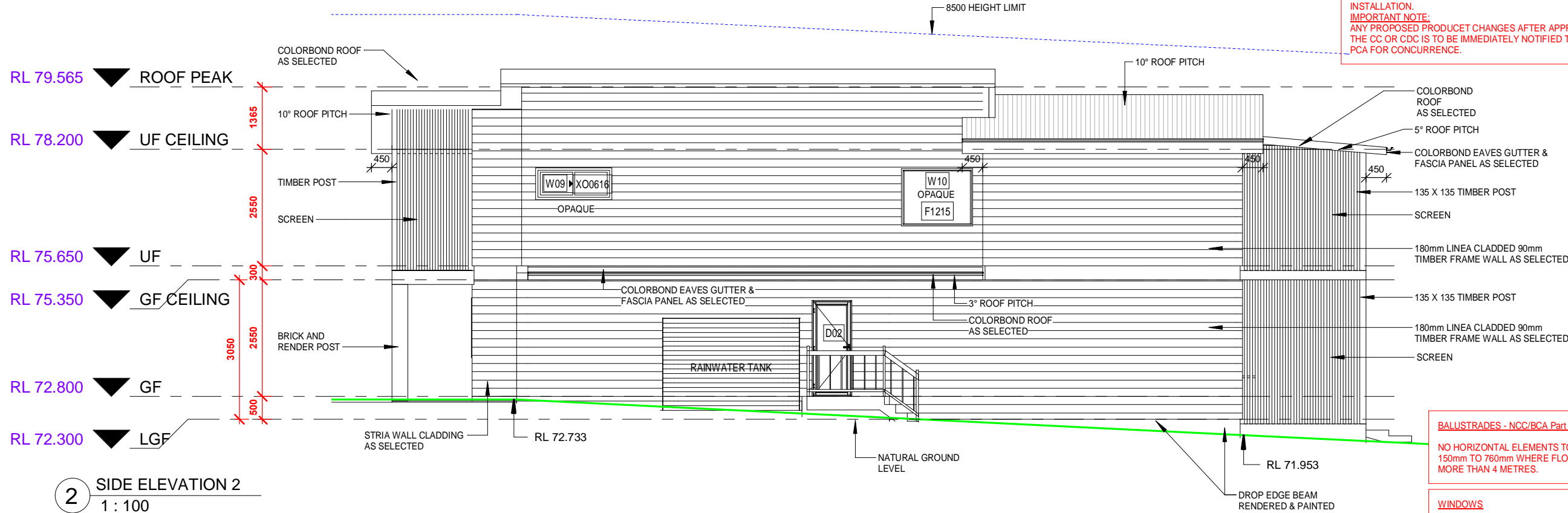
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