

AREA SCHEDULE

SITE AREA 766.45

APARTMENT 1
BALCONY 40m²

APARTMENT 1
AREA: 174m²

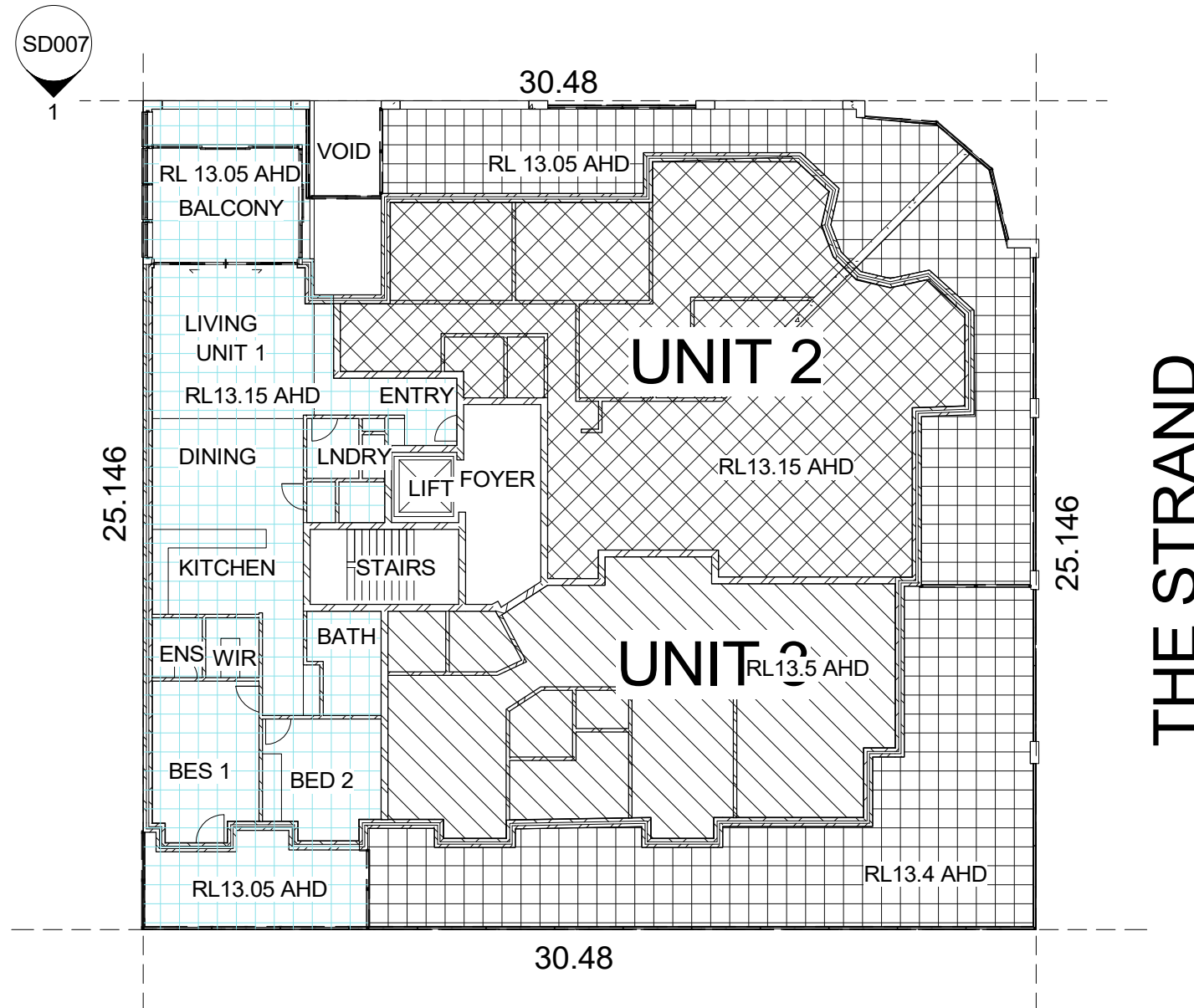
APARTMENT 2
BALCONY 80m²

APARTMENT 2
AREA: 267m²

APARTMENT 3
BALCONY: 55m²

APARTMENT 3
AREA: 150m²

OAKES AVENUE



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

DA2022/0952



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SITE PLAN

BALCONY ENCLOSURE

DRAFT

Robert Cowan

1/3-6 The Strand, Dee Why NSW 2099

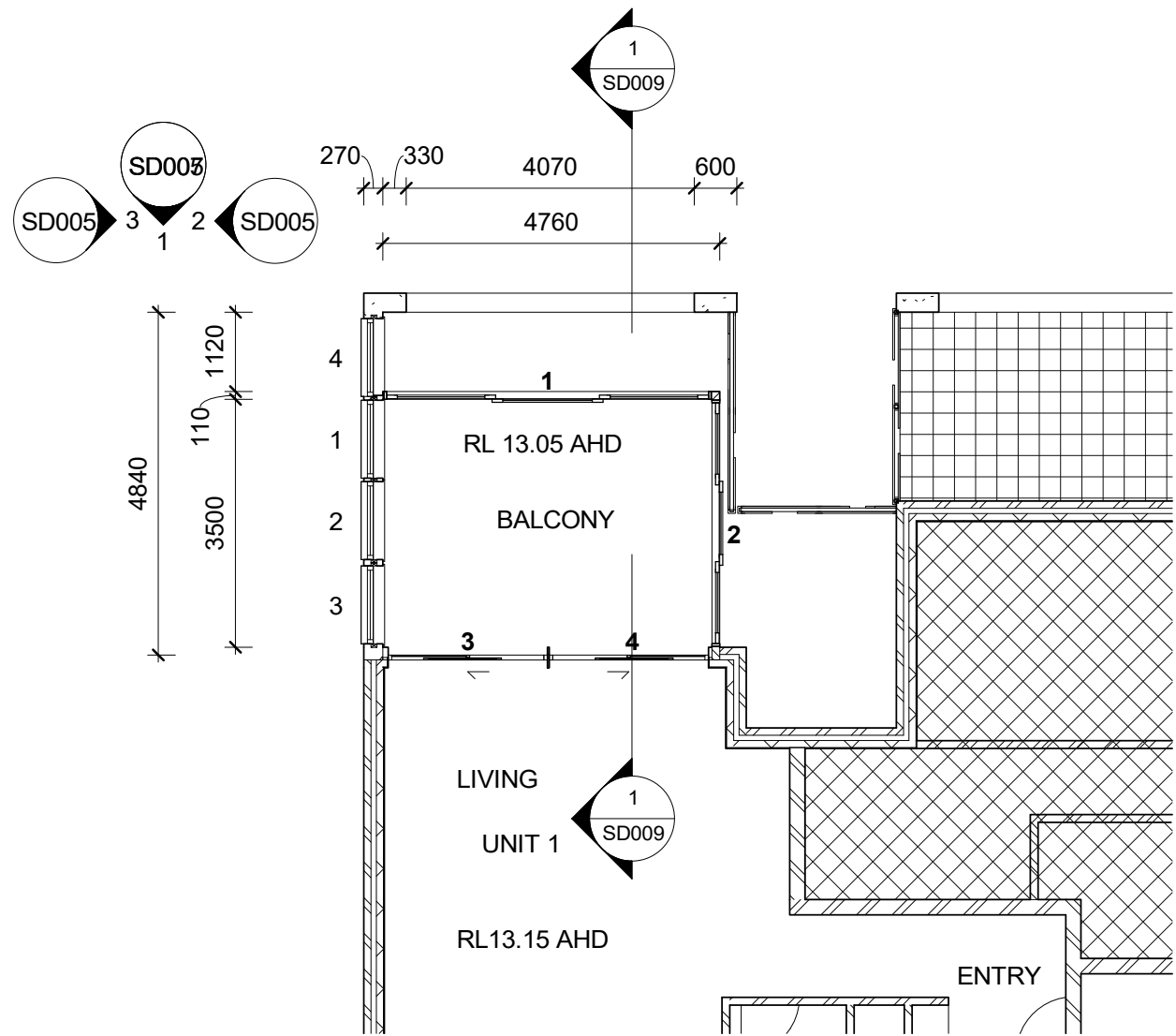
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FLOOR PLAN

BALCONY ENCLOSURE

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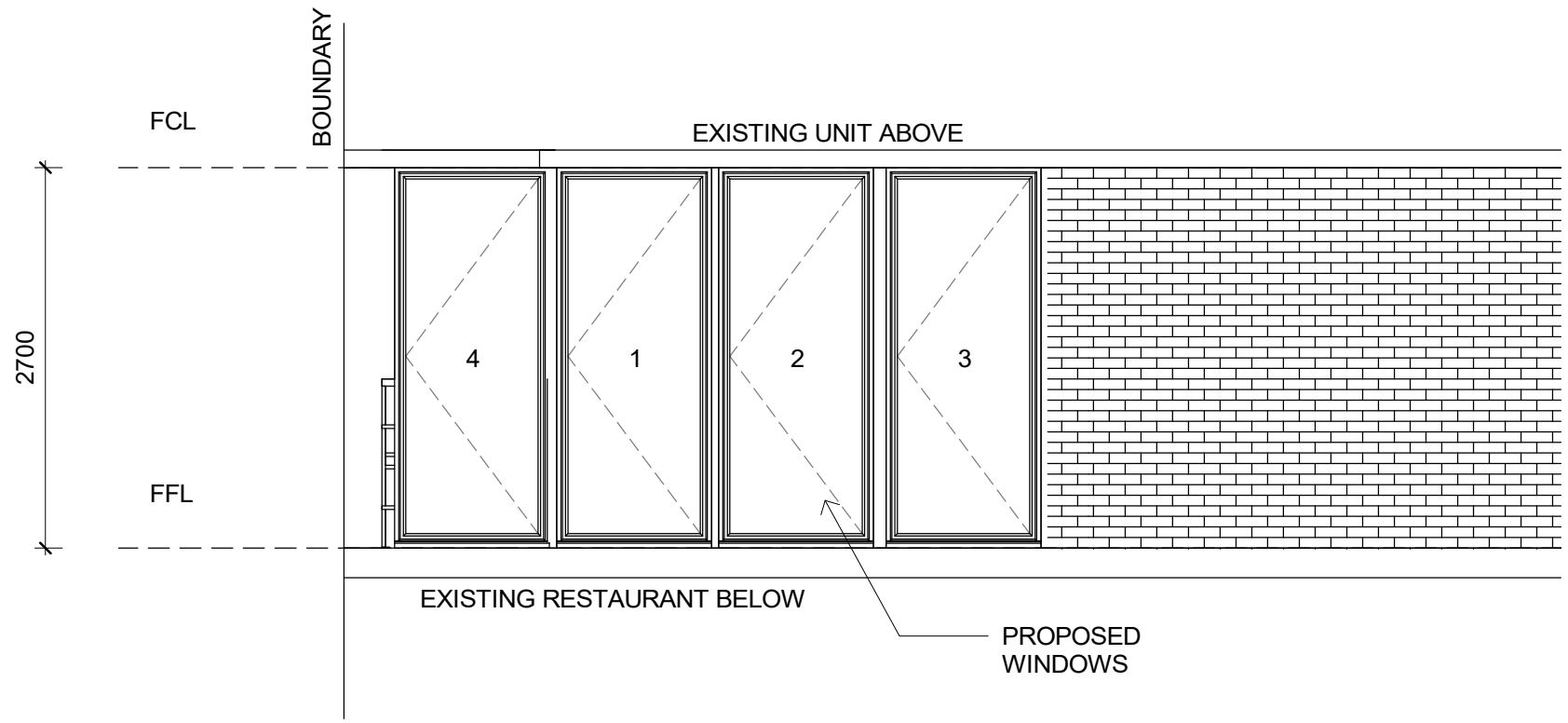
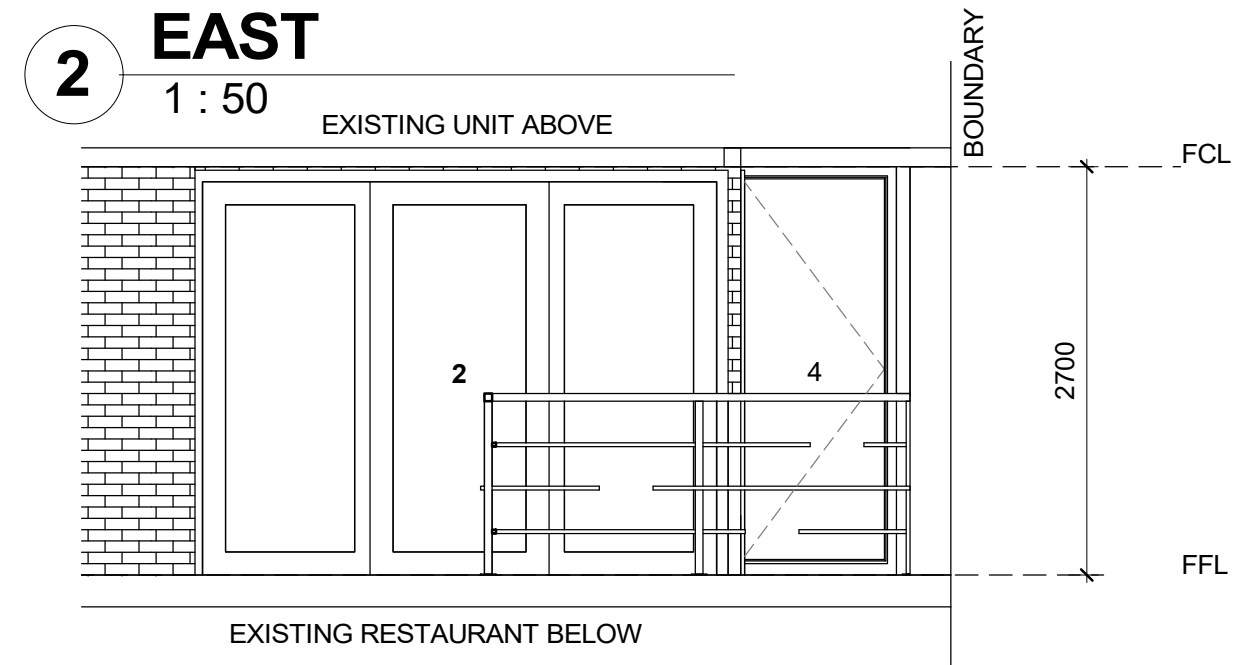
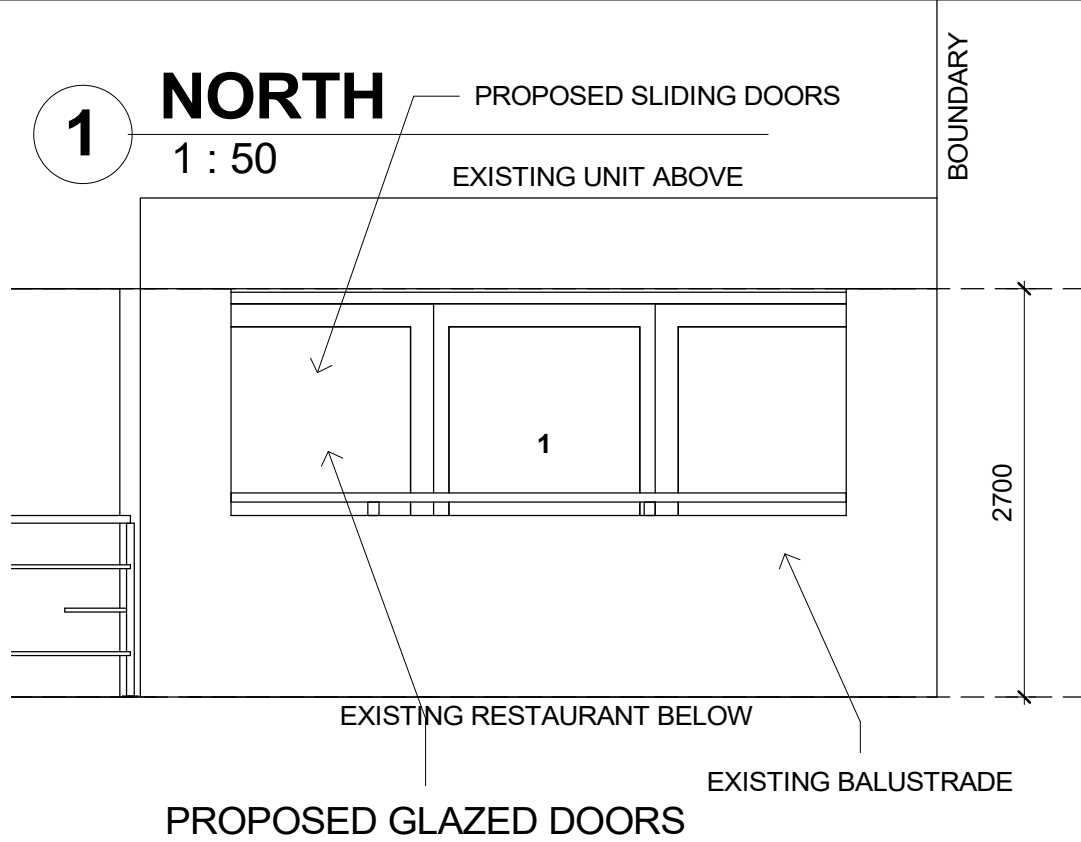
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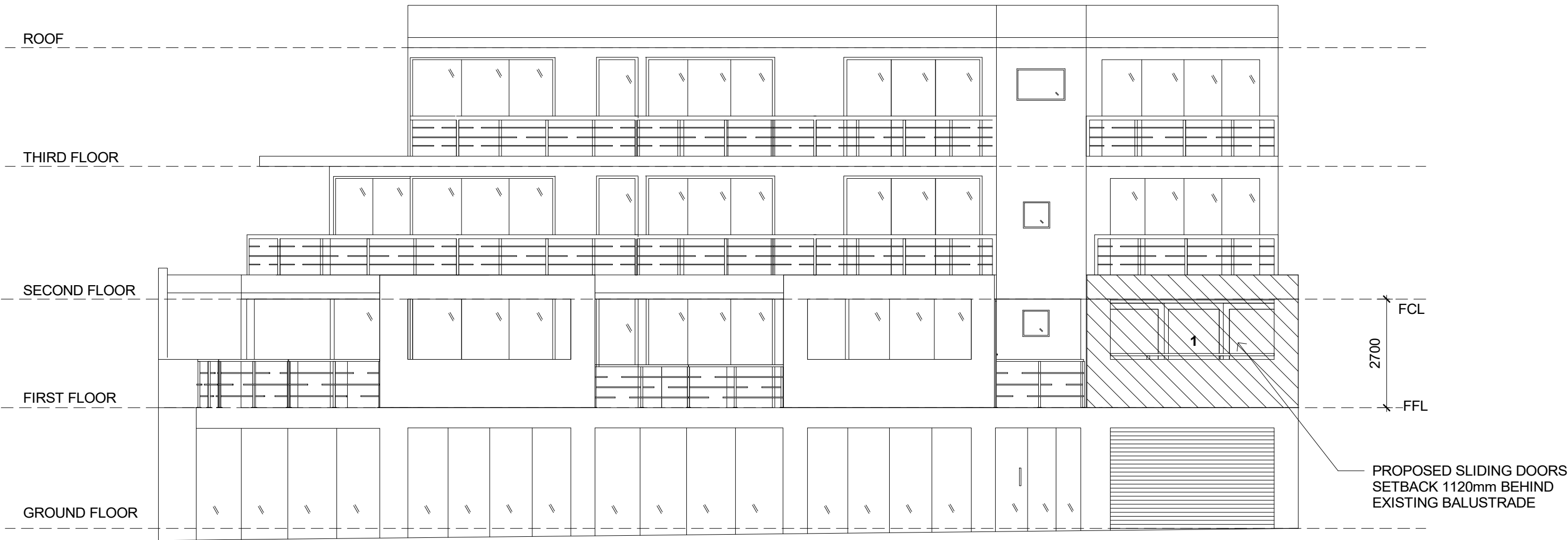


 northern
beaches
council

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NORTH ELEVATION



STREET SCAPE

BALCONY ENCLOSURE

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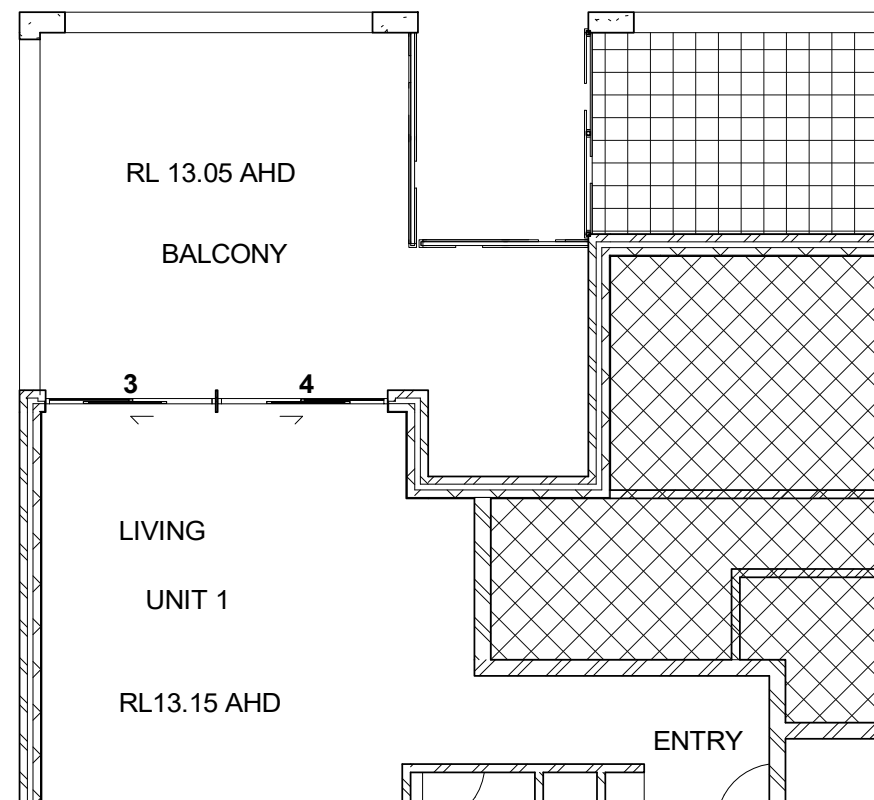
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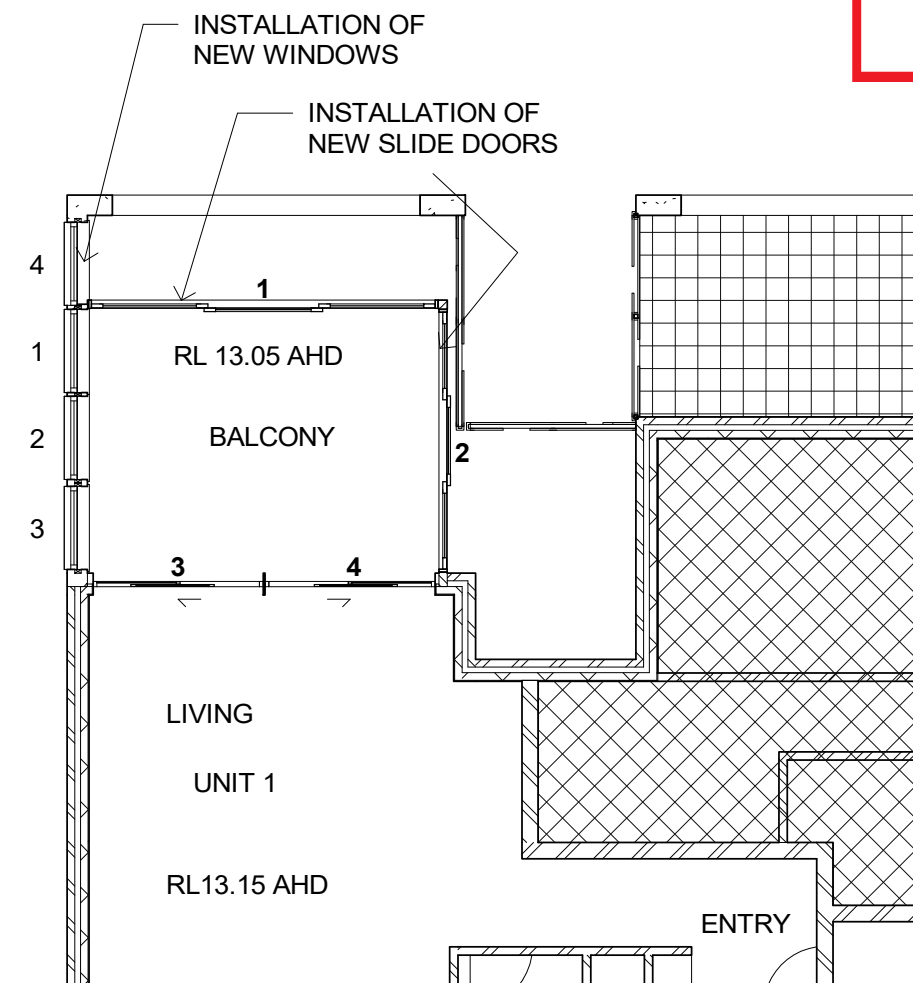
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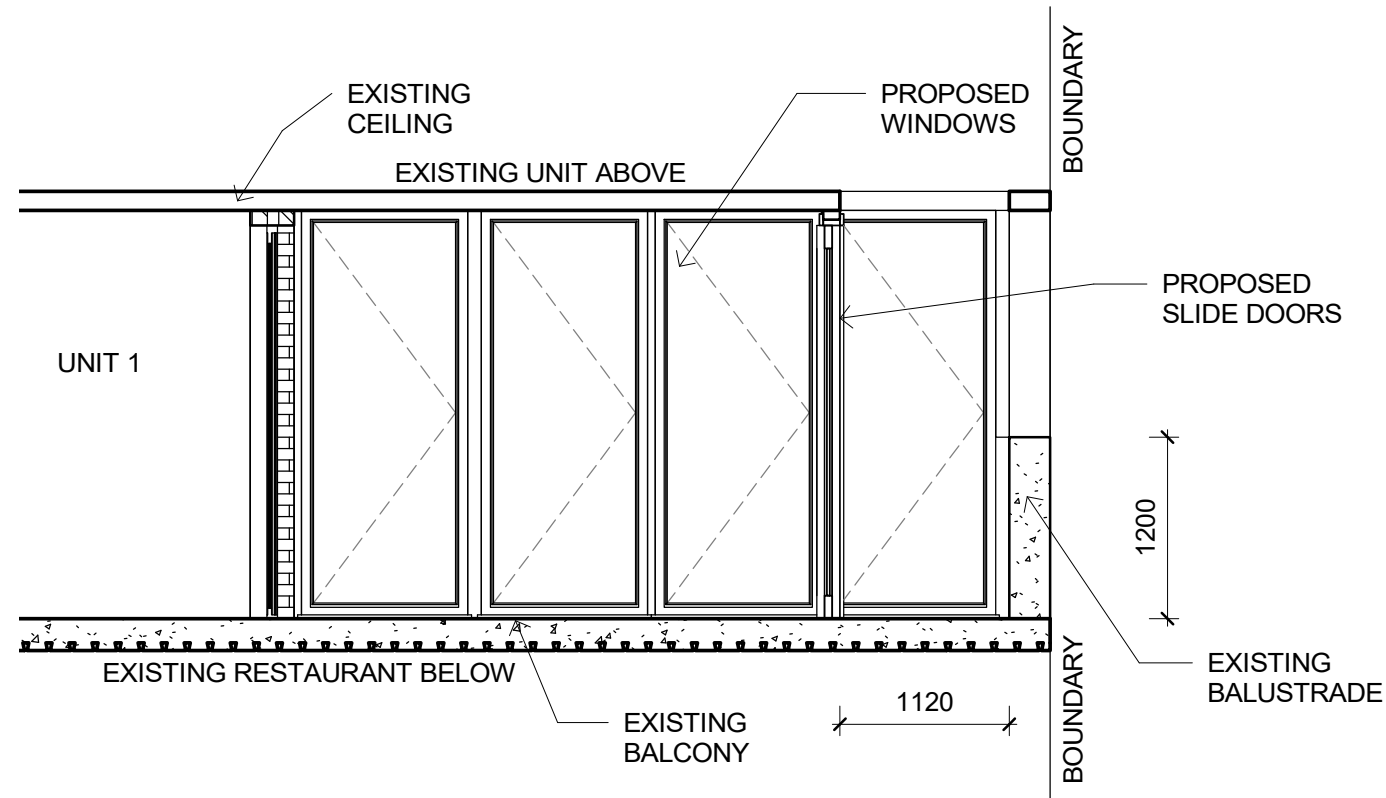
1 FFL PRE DEVELOPMENT
1 : 100



2 FFL POST DEVELOPMENT
1 : 100

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TIMBER STUD WORK:

ALL NEW TIMBER STUD WORK IS TO COMPLY WITH CURRENT BCA, LEGISLATION AND THE REQUIREMENTS OF AS 1684.2 - 1999 "RESIDENTIAL TIMBER FRAMED CONSTRUCTION"
90X35MM PINE PLATE AND NOGGING - PROVIDE SECOND 90X45 MM TOP PLATE TO ALL LOAD BEARING WALLS IS MANDATORY
90X35 PINE STUDS AT 450MM CENTERS TO ALL LOAD BEARING WALLS AND AT 600MM CENTERS TO NON LOAD BEARING WALLS
PROVIDE 90X45 F8 STUDS TO BOTH SIDES OF OPENINGS
F8 TIMBER TO ALL WALLS SUPPORTING TRUSSES THAT SPAN GREATER THAN 6.0M
50X38 CEILING BATTENS AT 450MM

CONTRACTOR/BUILDER SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK

WINDOWS

UVAL 4.80 SHGC 0.51
EXTERNAL WALLS TO HAVE R2.5 PLUS SARKING
CEILING TO HAVE R5
ROOF TO HAVE R1
WAFFLE SLAB
R2 BETWEEN GARAGE WALL AND LIVING AREA
GARAGE CEILING TO HAVE R4

SECTION

BALCONY ENCLOSURE

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