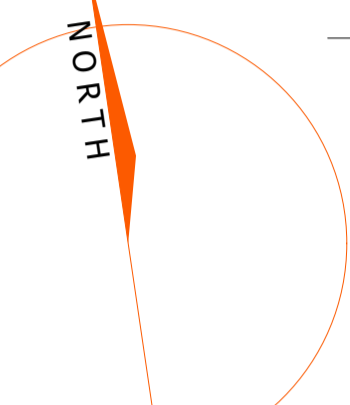


northern beaches council
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
 DA2019/1146

CAMPBELL PARADE

LOT 1
 DP 1089971
 NO. 65
 263 sqm



SINGLE STOREY
 TILED ROOF

BRICKED GARAGE

TWO STOREY
 TILED ROOF

FRAMING NOTES.

ROOF PITCH	NEW: 18° EXISTING 30°
FRAME HEIGHT	2450mm
EAVE OVERHANGS	450mm
EXTERNAL DOOR AND WINDOW HEAD HEIGHT	2130mm TO LINE UP
INTERNAL DOOR	2110mm
B.I.C DOOR	2130mm TO LINE UP
DOOR AND WINDOW MBS	90mm MIN UNLESS OTHERWISE NOTED
FRAME AND TRUSS CENTRES	600mm
DOOR STUD OPENINGS	880mm WIDE UNLESS OTHERWISE NOTED

LEGEND & GENERAL NOTES

VAK	VARIATION
O.T.A	OWNER TO ADVISE BUILDER
90P	90 x 90 TIMBER POST
S.L.	SKY LIGHT
SHW	SHOWER ENCLOSURE
V	VANITY UNIT
W.C	TOILET SUITE (WATER CLOSET)
B.C	BUILT IN CUPBOARD
ST	STORE
COS	TO BE CHECKED ON SITE
OPT.	OPTION
OS-H	OPEN BALUSTRADE AND HANDRAIL
DP	DOWNPIPE
DRS	DOWNPIPE AND SPREADER

NOTE 1 ALL DIMENSIONS ARE SUBJECT TO AMENDMENT AFTER A CHECK MEASURE ON SITE.

CONSTRUCTION LEVELS SUBCONTRACTOR TO ENSURE THAT ALL CONSTRUCTION LEVELS MARKED ON PLAN TO BE STRICTLY COMPLIED WITH

CONSTRUCTION LEVELS SUBCONTRACTOR TO CONFIRM DA LEVELS COMPLIANCE WITH TM NOTINGS BEFORE FINALISING FLOOR STRUCTURE.

OPEN SPACE CALCULATIONS

SITE AREA	263.0 sqm
GROSS FLOOR AREA	130.0 sqm
EXIST. IMPERVIOUS AREA	208.0 sqm 79%
PROPOSED IMPERVIOUS AREA	194.0 sqm 69%
EXIST. LANDSCAPED AREA	55.0 sqm 21%
PROPOSED LANDSCAPED AREA	89.0 sqm 33%
EXIST FLOOR SPACE	74.6 sqm 0.28 : 1
PROPOSED FLOOR SPACE	139.2 sqm 0.53 : 1

GROUND FLOOR PLAN

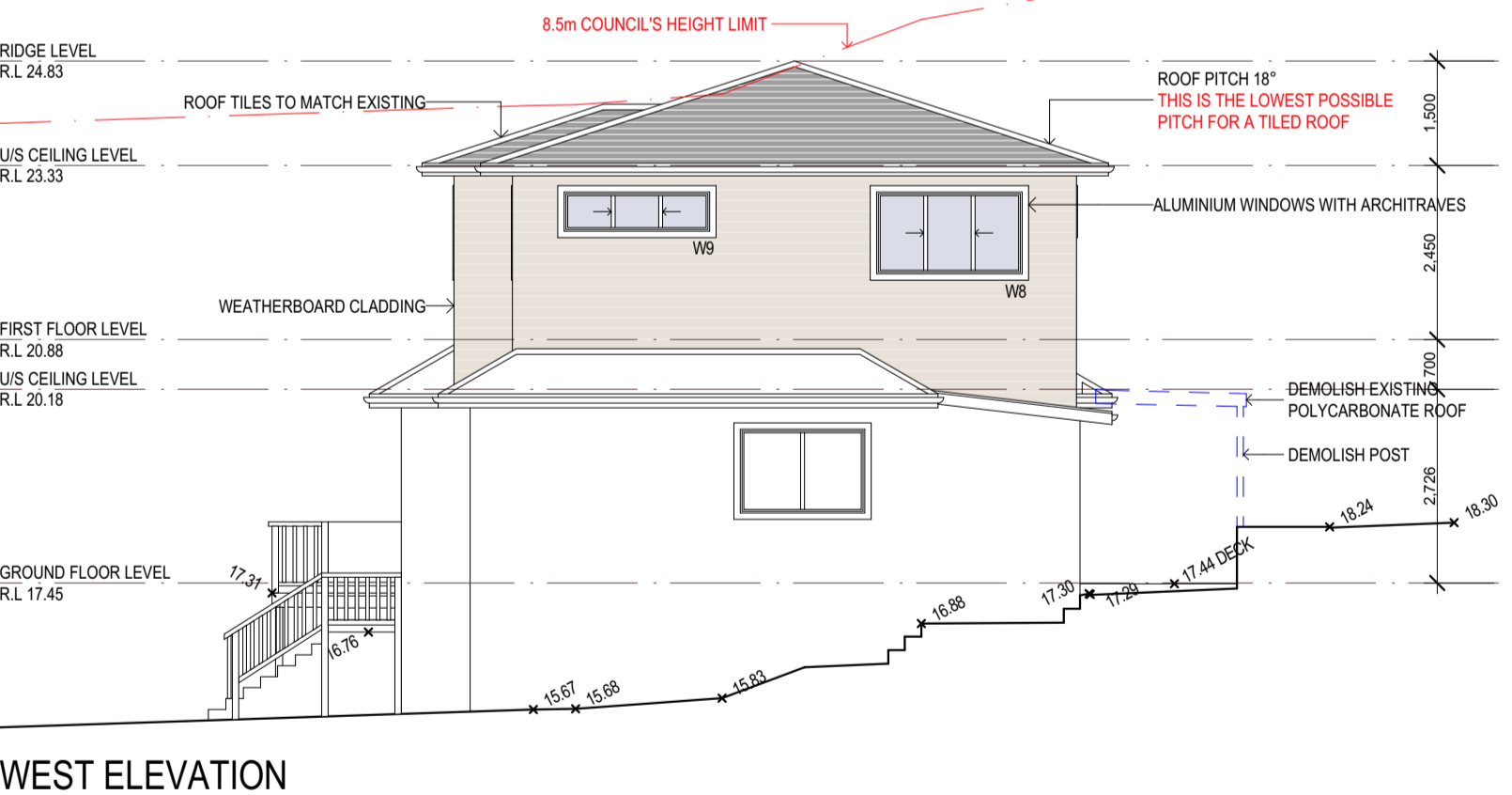
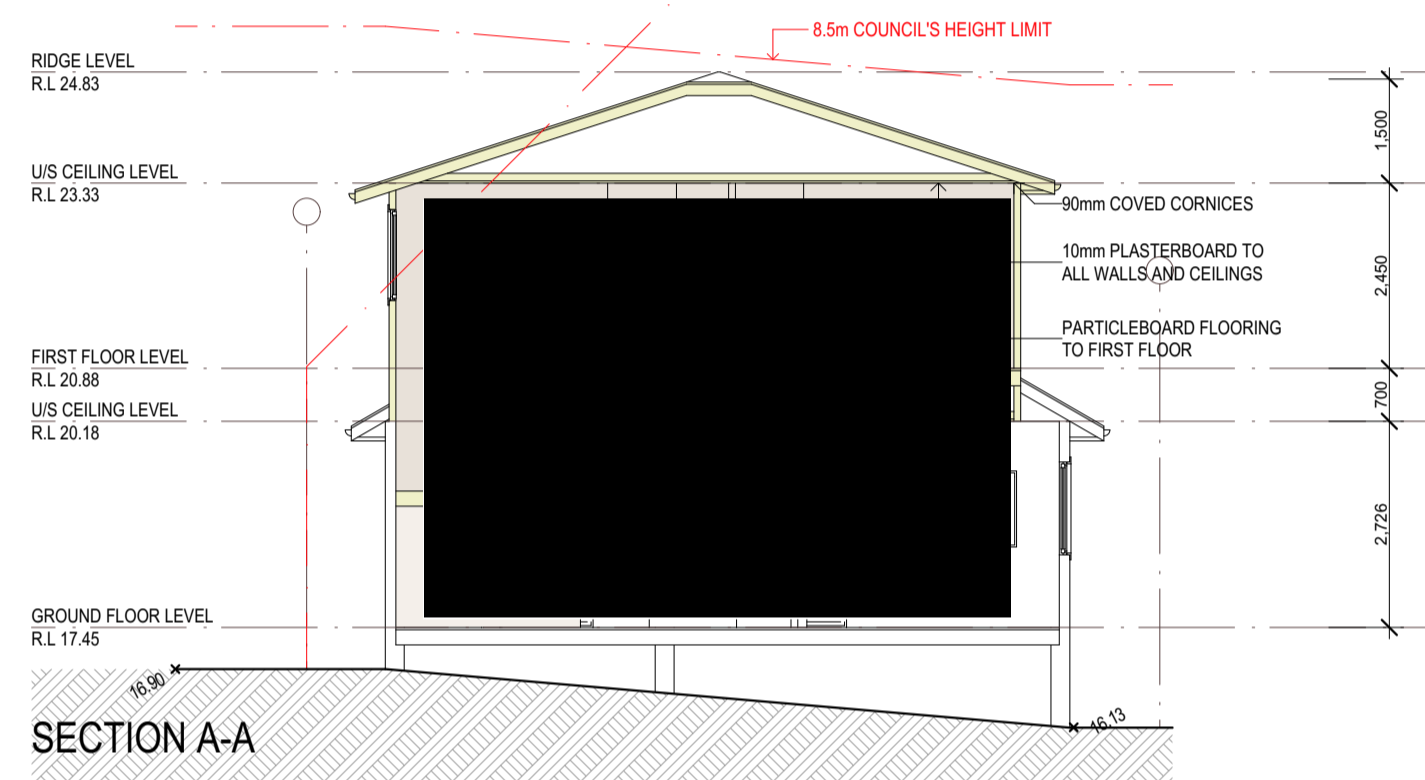
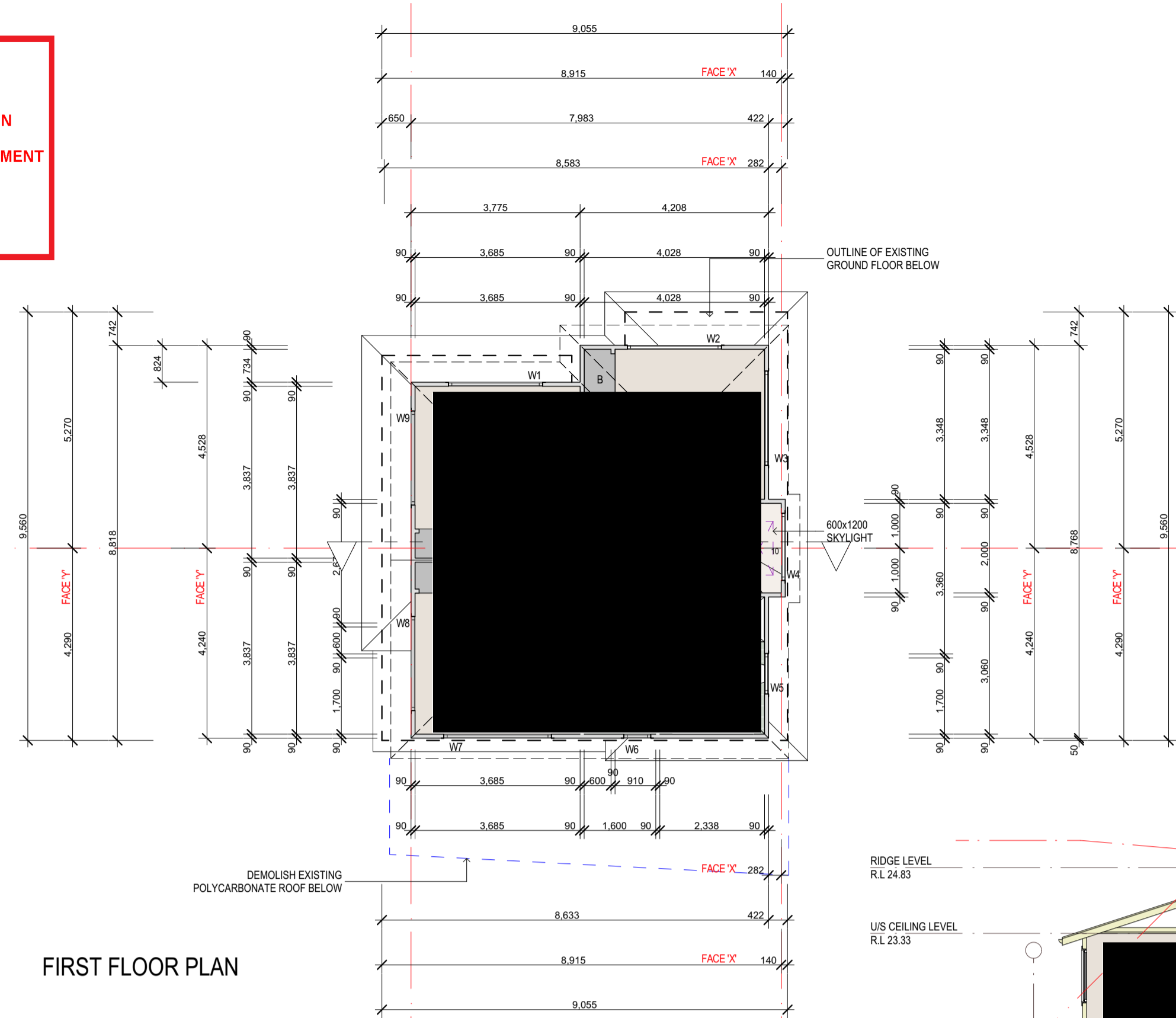
TWO STOREY
 TILED ROOF

BASEMENT PLAN

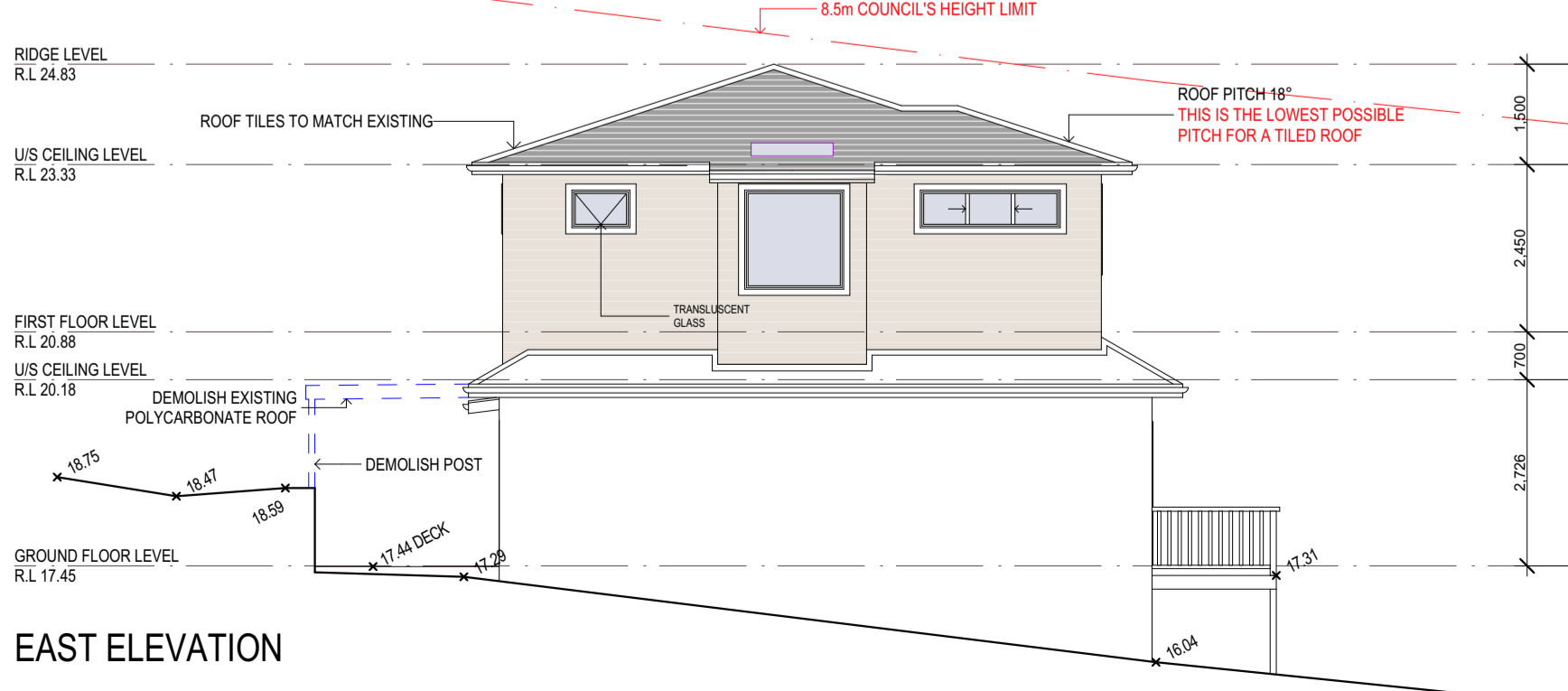
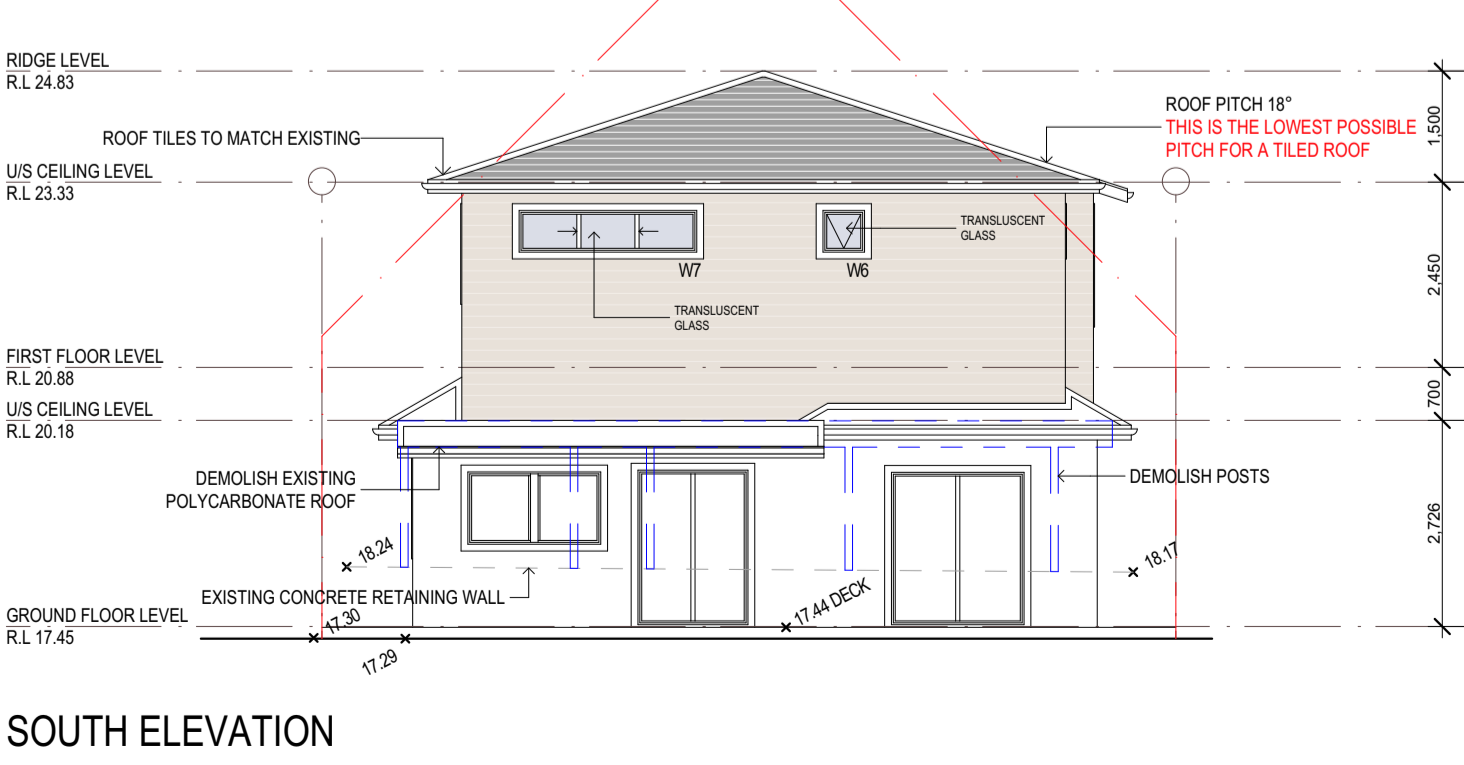
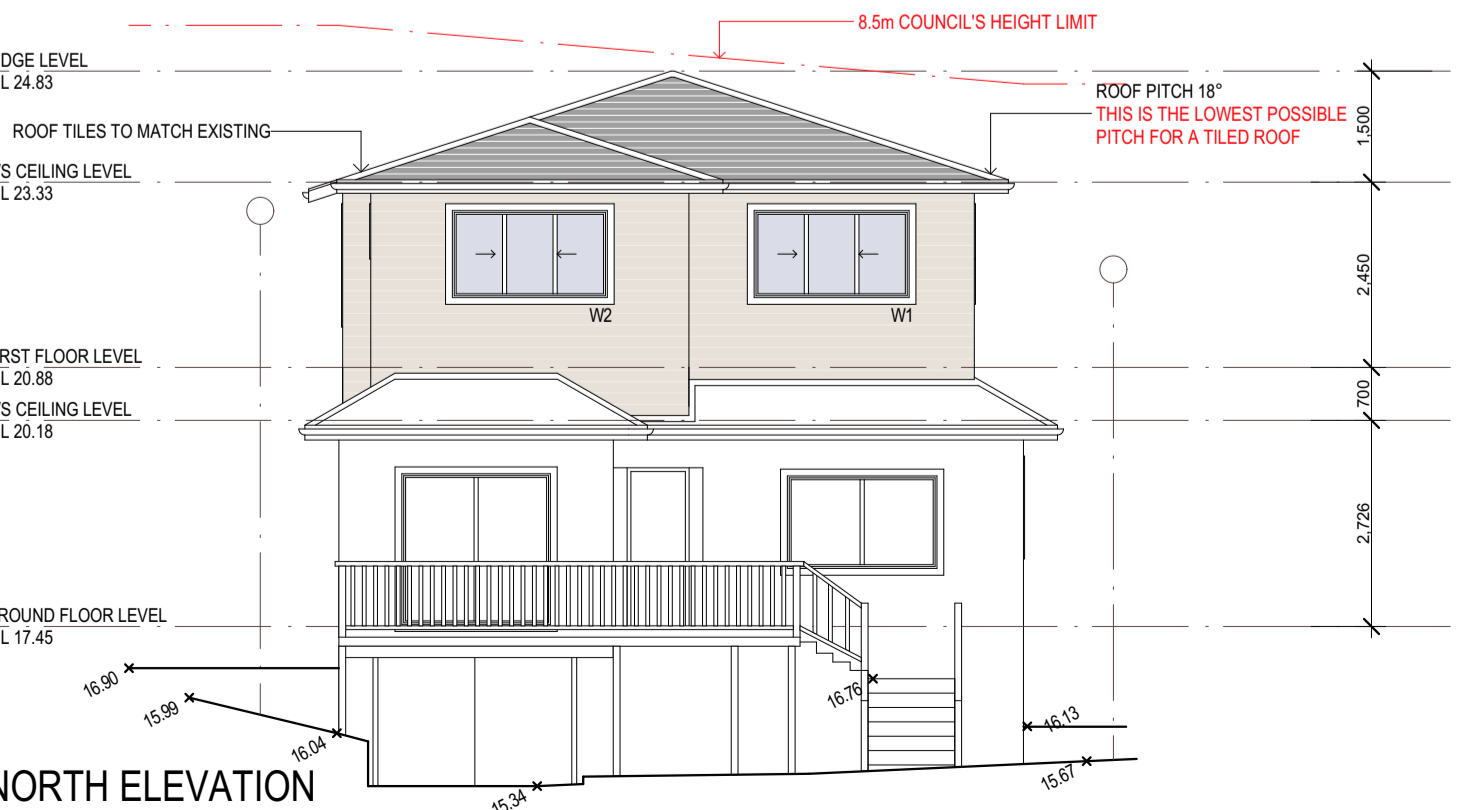
FIRST FLOOR PLAN

BASIC REQUIREMENTS

- 40% NEW LIGHTING TO BE FLUORESCENT, COMPACT FLUORESCENT, OR LED.
- BATHING FIXTURES TO BE 3 STAR OR GREATER WATER RATING.
- EXTERNAL WALL TO HAVE R1.70 OR GREATER INSULATION
- FLAT CEILING TO HAVE R0.45 FOIL BACKED BLANKET (100mm) OR GREATER
- RAKED CEILING TO HAVE R0.74 FOIL BACKED BLANKET (100mm) OR GREATER
- IMPROVED ALUMINIUM WINDOWS
- WINDOWS W/VO TO HAVE PYRO LOW-E GLASS
- SKYLIGHT S/L TO BE TIMBER FRAME, DOUBLE CLEAR/AIR FILL, (OR U-VALUE: 4.3, SHGC: 0.5)



ARTIST'S IMPRESSION
 FOR ILLUSTRATION PURPOSES ONLY, NOT TO BE READ AS A WORKING DRAWING



C FOR COUNCIL AMENDED	26/09/19	GK
B FOR COUNCIL	05/07/19	GK
A FOR PLAN MEETING	20/06/19	GK

NO. REVISION DATE BY

SCALE: 1:100	DATE: 20/06/19
DRAWN BY: GK	CHECKED: CW

TITLE: PLANS, ELEVATIONS AND SECTIONS

DRAWING NO. 9082 DA 1 ISSUE C

PROJECT TITLE:
 FIRST FLOOR ADDITION AT
 65 Campbell PDE, Manly Vale, NSW
 2093

ADD-STYLE HOME ADDITIONS
 Upstairs & On Ground Specialists

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 MANLY VALE 2093
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