

CAMPBELL PARADE

LOT 1
DP 1089971
NO. 65
263 sqm



SINGLE STOREY
TILED ROOF

GROUND FLOOR LEVEL

BRICKED GARAGE

TWO STOREY
TILED ROOF

GROUND FLOOR PLAN

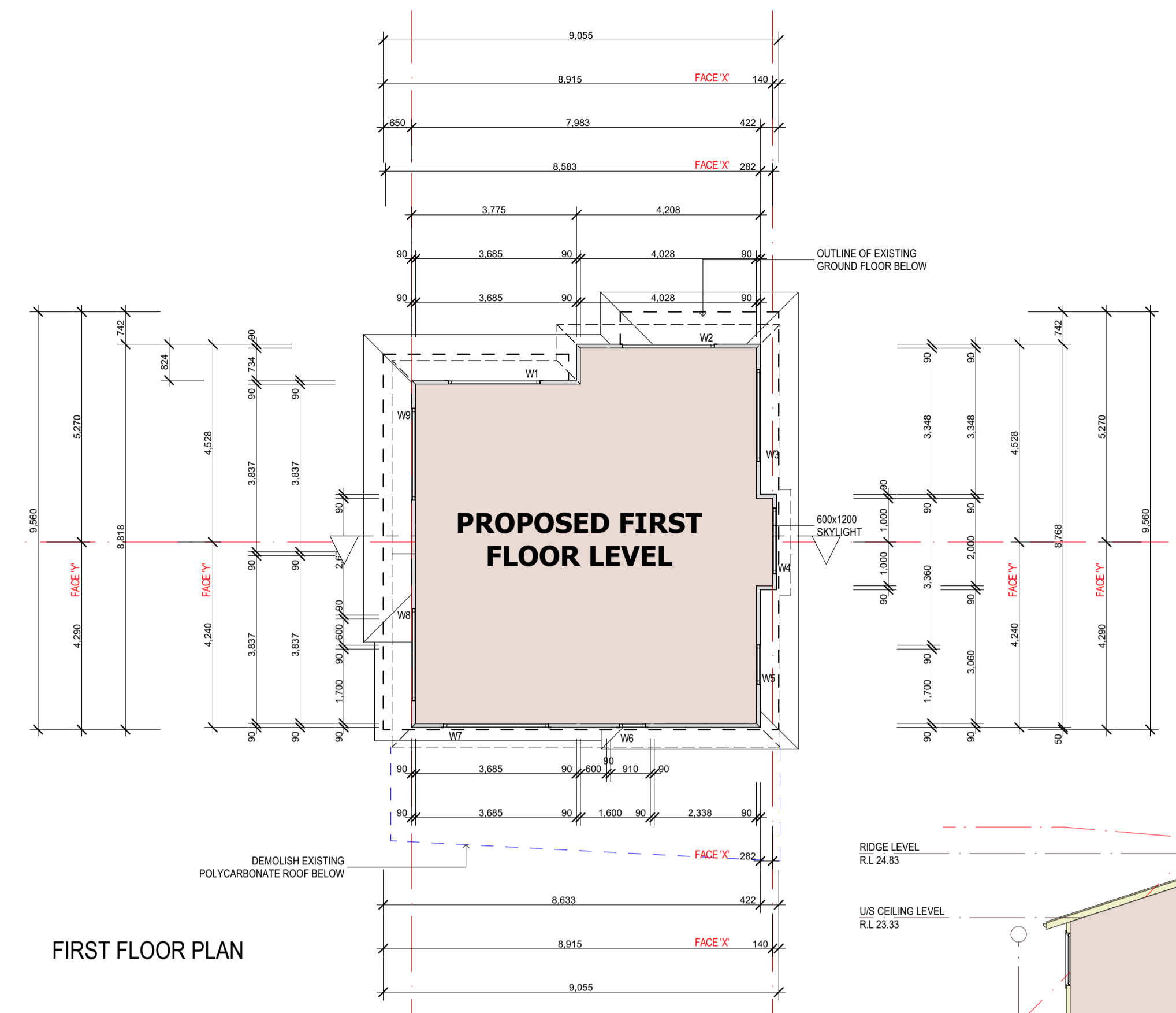
TWO STOREY
TILED ROOF

BASEMENT PLAN

FRAMING NOTES	
ROOF PITCH	NEW: 18° EXISTING: 30° TO BE CHECKED
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

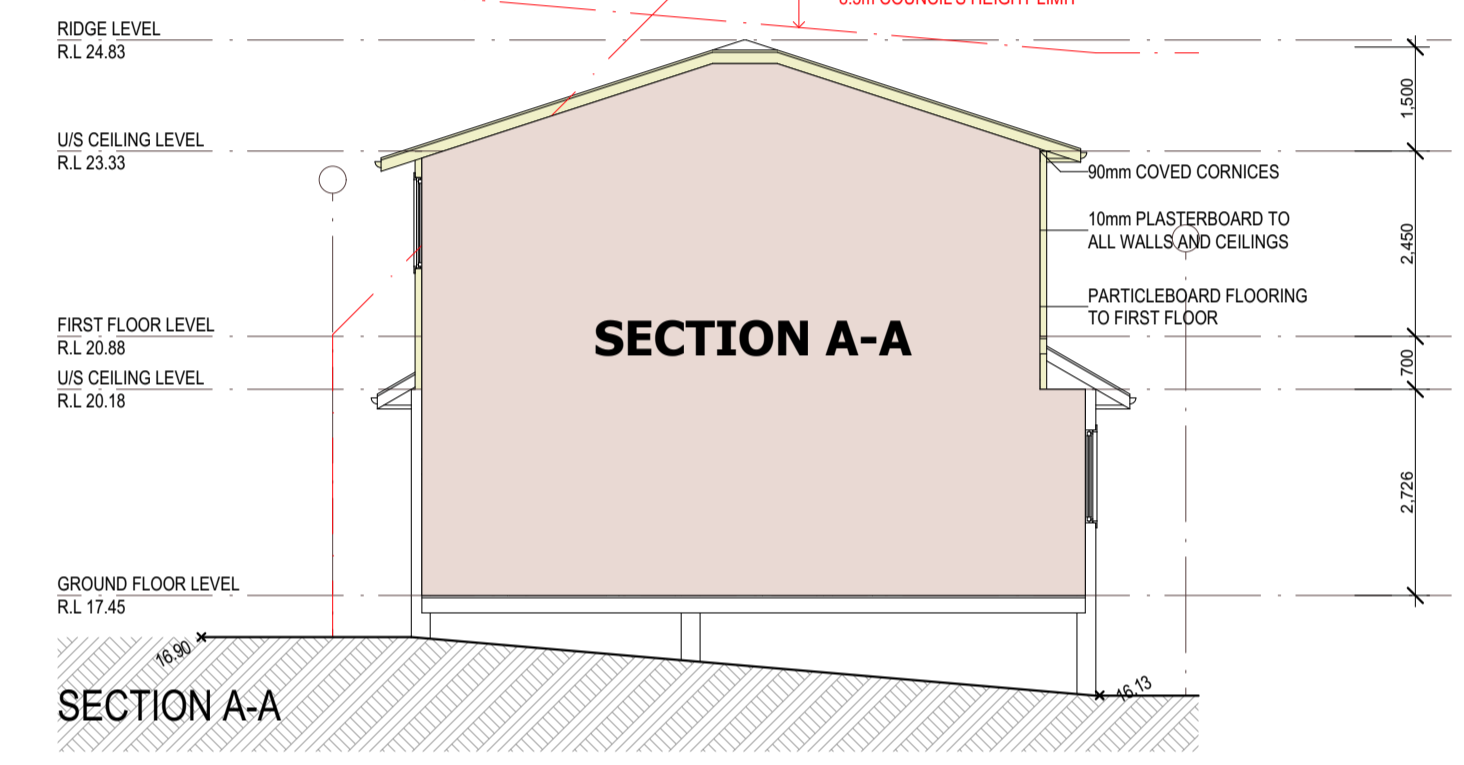
LEGEND & GENERAL NOTES	
VAK	VARIATION
O.T.A	OWNER TO ADVISE BUILDER
90P	90 x 90 TIMBER POST
S.L.	SKY LIGHT
SHW	SHOWER ENCLOSURE
V	VANITY UNIT
WC	TOILET SUITE (WATER CLOSET)
BIC	BUILT IN CUPBOARD
ST	STORE
COS	TO BE CHECKED ON SITE
OPT.	OPTION
OS-H	OPEN BALUSTRADE AND HANDRAIL
DP	DOWNPIPE
DPBS	DOWNPIPE 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	SUBCONTRACTOR TO CONFIRM DA LEVELS COMPLIANCE WITH TM NOTINGS BEFORE FINALISING FLOOR STRUCTURE.

OPEN SPACE CALCULATIONS	
SITE AREA	263.0 sqm
GROSS FLOOR AREA	142.8 sqm
EXIST. IMPERVIOUS AREA	171.9 sqm 65%
PROPOSED IMPERVIOUS AREA	171.9 sqm 65%
EXIST. LANDSCAPED AREA	91.1 sqm 35%
PROPOSED LANDSCAPED AREA	91.1 sqm 35%
NO CHANGE TO EXISTING FOOTPRINT OR LANDSCAPE	

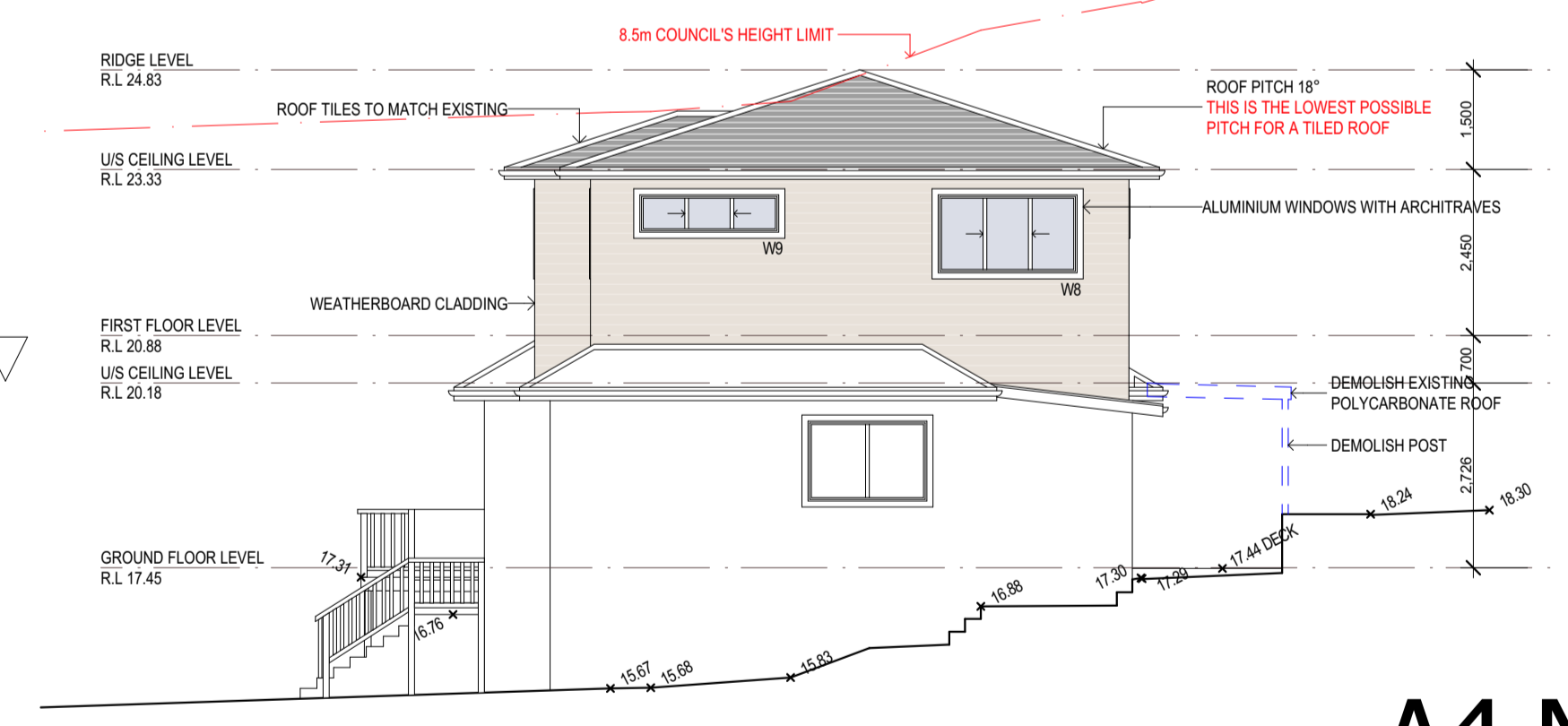


FIRST FLOOR PLAN

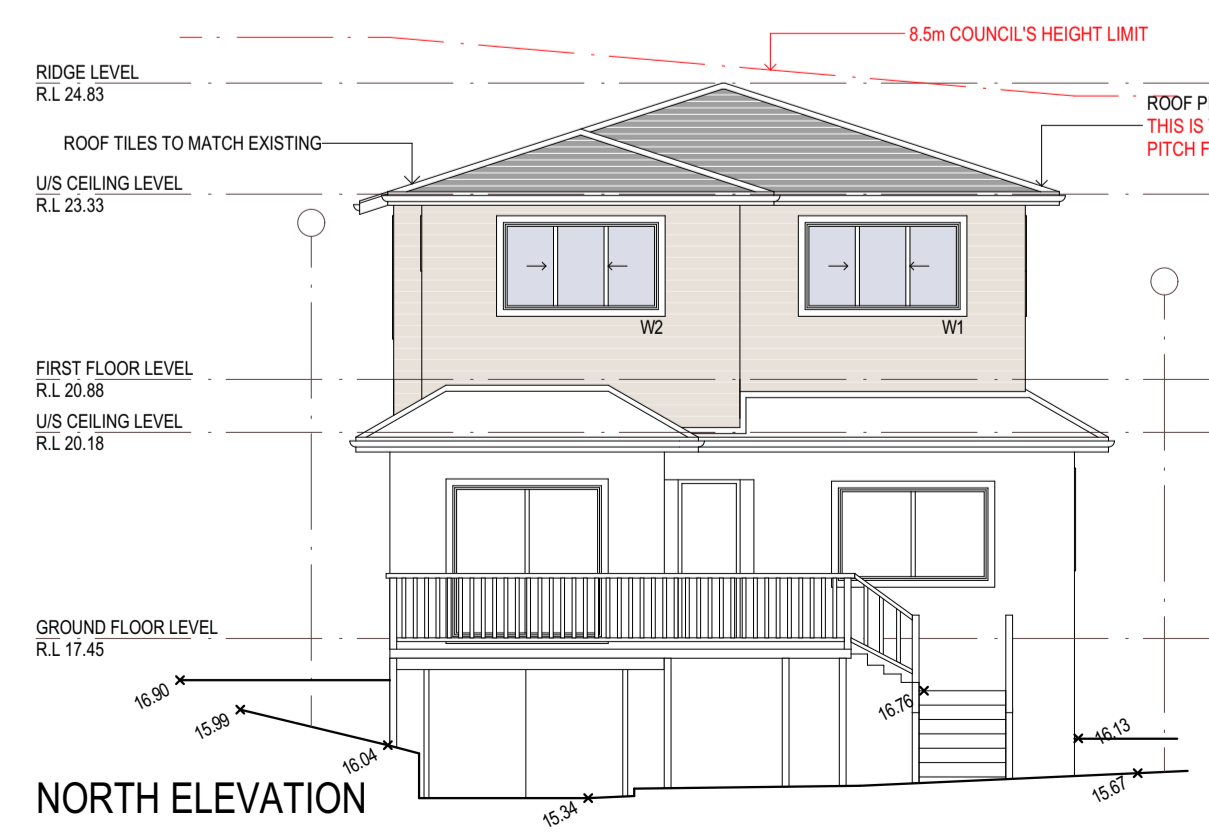
BASIC REQUIREMENTS	
- 40% NEW LIGHTING TO BE FLUORESCENT, COMPACT FLUORESCENT, OR LED.	
- BATHING FIXTURES TO BE 3 STAR OR GREATER WATER RATING.	
- EXTERNAL WALL TO HAVE R1.70 OR GREATER INSULATION	
- FLAT CEILING TO HAVE R0.45 FOIL BACKED BLANKET (100mm) OR GREATER	
- RAKED CEILING TO HAVE R0.74 FOIL BACKED BLANKET (100mm) OR GREATER	
- IMPROVED ALUMINIUM WINDOWS	
- WINDOWS AND DOORS TO HAVE PYRO LOW-E GLASS	
- SKYLIGHT S1 TO BE TIMBER FRAME, DOUBLE CLEAR/AIR FILL, (OR U-VALUE: 4.3, SHGC: 0.5)	



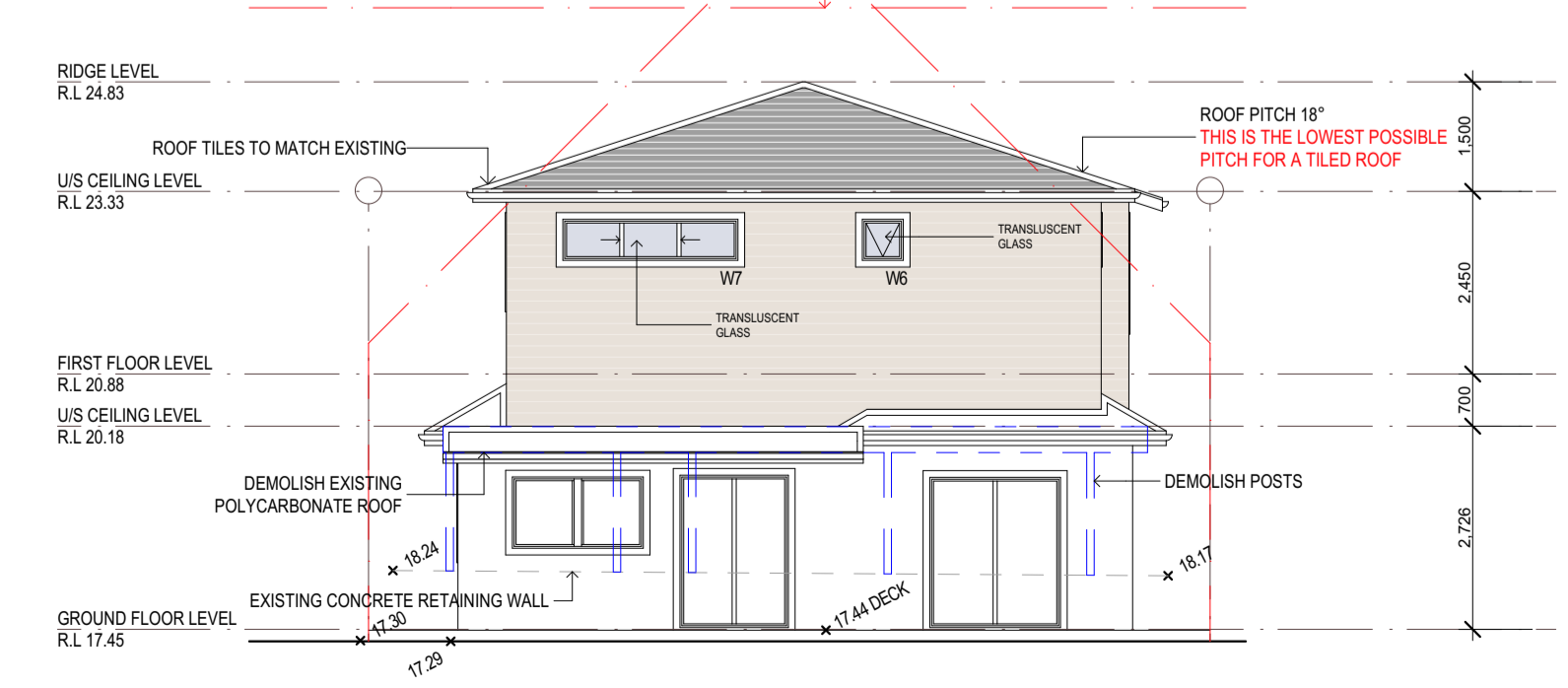
SECTION A-A



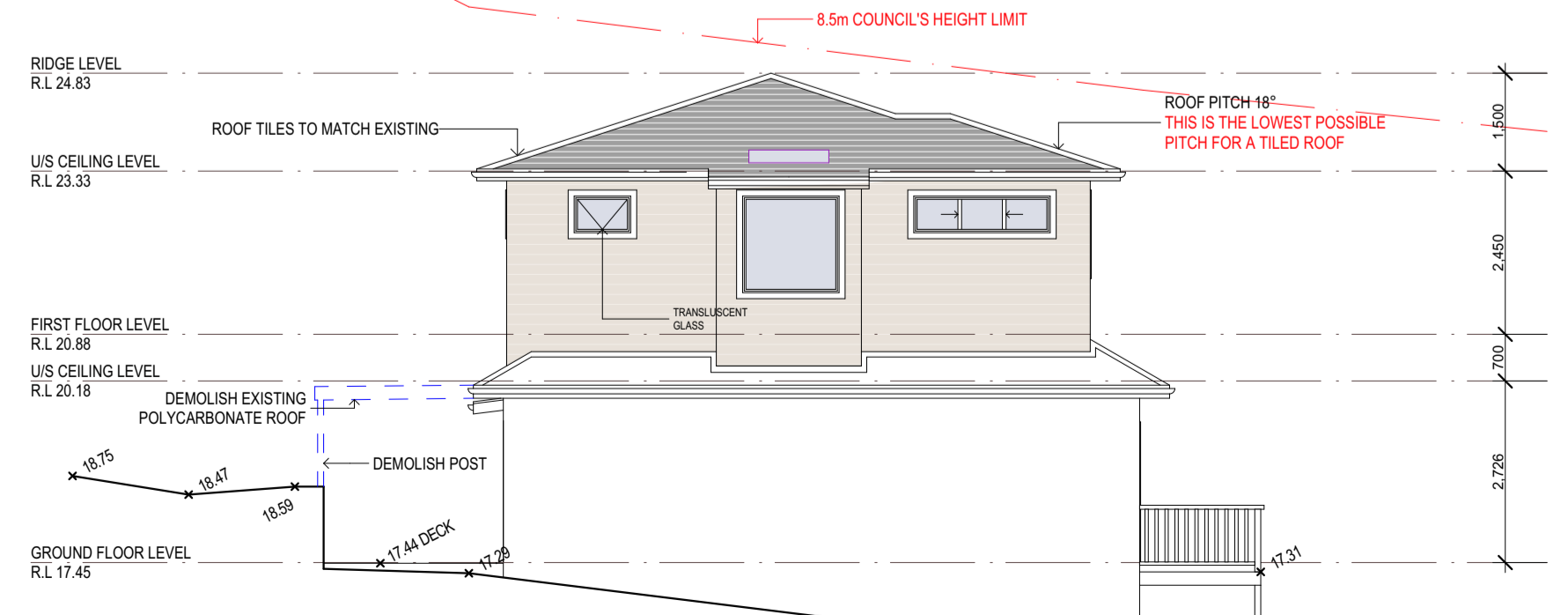
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

A4 NOTIFICATION PLAN

NO.	REVISION	DATE	BY
C	FOR COUNCIL AMENDED	26/09/19	GK
B	FOR COUNCIL	05/07/19	GK
A	FOR PLAN MEETING	20/06/19	GK

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

SCALE:	1:100	DATE:	20/06/19
DRAWN BY:	GK	CHECKED:	CW
TITLE:	PLANS, ELEVATIONS AND SECTIONS		
DRAWING NO.:	9082 DA 1	ISSUE:	A

ADD-STYLE HOME ADDITIONS
Upstairs & On Ground Specialists

ADD-STYLE HOME ADDITIONS
285 CONDOMINE STREET
MANLY VALE 2093
FAX: 99079053
PAGER: 99079055
EMAIL: tim@addstyle.com.au