

SITE CALCULATIONS

Site area = 638m²
Landscape Open Space = 306m²
Impervious & Excluded Area = 332m²
Landscape Open Space =48%

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2025/0407

SITE PLAN

YOUR STYLE
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9938 5611
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EMAIL : sales@yourstyle.com.au
WEB : www.yourstyle.com.au
ABN 92 003 918 116 • ACN 003 918 116
BUILDER LICENCE • 60007C
A DIVISION OF TAG TEAM CONSTRUCTIONS PTY LTD

Client Name : HEDY ARRISUENO
Client Address : 3 FAZZOLARI, AVENUE MONA VALE 2103
Client No. : KIR 0824 01 DA

All construction work to be performed in accordance with Australian Standards and Building Code of Australia 2013.

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Project Number: KIR 0824 01 DA Included Pages: 1 -

Signed..... Date: Monday, 14 April 2025
Client's signature

Project Acceptance

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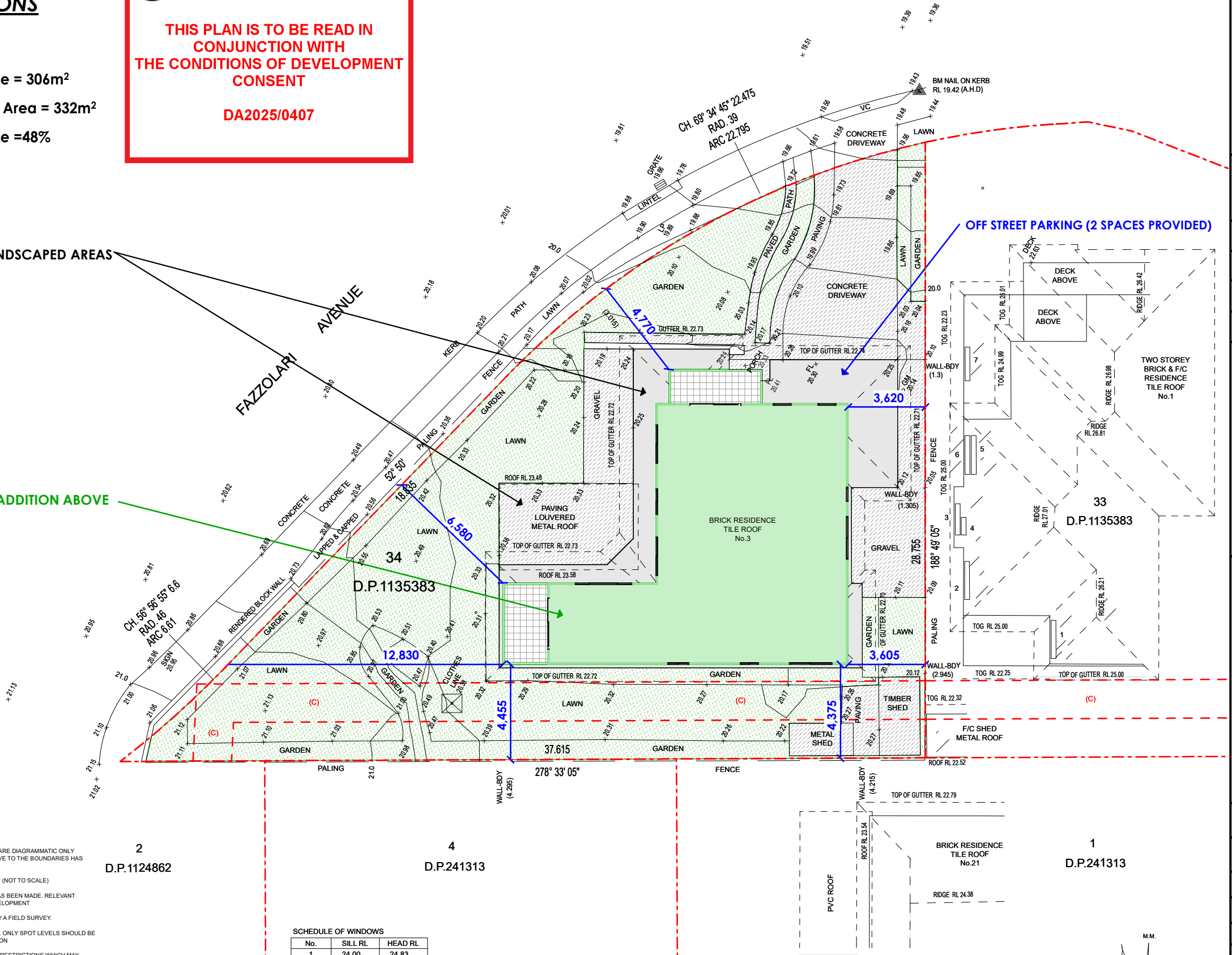
Signed..... Date: Monday, 14 April 2025
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Drawing Title : SITE PLAN
Project Name : First Floor Addition
Architect: Your Style Designer Home Additions
Status : DA STAGE Scale : 1:200
Plot Date : Monday, 14 April 2025 Drawing No. : 2
File Location: ARR 0824 05 DA.pln

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EXISTING HOME AND LANDSCAPED AREAS

PROPOSED FIRST FLOOR ADDITION ABOVE EXISTING HOME



- NOTES:
1. THE POSITION OF IMPROVEMENTS TO BOUNDARIES ARE DIAGRAMMATIC ONLY UNLESS STATED. THE LOCATION OF BUILDINGS RELATIVE TO THE BOUNDARIES HAS BEEN DETERMINED AND ARE SHOWN ON THE PLAN.
 2. POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE)
 3. NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. RELEVANT AUTHORITIES ARE TO BE NOTIFIED PRIOR TO ANY DEVELOPMENT
 4. BOUNDARIES OF THE SITE HAVE BEEN IDENTIFIED BY A FIELD SURVEY.
 5. CONTOURS ARE INDICATIVE OF GROUND FORM ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
 6. NO INVESTIGATIONS HAVE BEEN MADE OF BUILDING RESTRICTIONS WHICH MAY APPLY TO THIS LAND
 7. CONTOUR INTERVAL 0.2m MINOR 1.0m MAJOR
 8. ORIGIN OF LEVELS: SSM 167704 RL 19.046 A.H.D.
 9. THE SPREAD AND HEIGHT OF TREES SHOWN ARE INDICATIVE ONLY AND CANNOT BE SHOWN ACCURATELY WITHOUT ADDITIONAL DETAILED SURVEY.
 10. BEARINGS SHOWN ARE RELATED TO MAP GRID OF AUSTRALIA (M.G.A.) NORTH

(C) EASEMENT TO DRAIN WATER 1.8 WIDE (R298452)

REFERENCE: 12231/24 1223124.DWG	STUTCHBURY JAUQUES PTY LTD LAND SURVEYING CONSULTANTS P.O. BOX 7249, WARRINGAH MALL NSW 2100 PH: 8976 1600 E-MAIL: info@stutchbury.net.au	DATE: 02/12/2024 SCALE: 1:100 DATUM: A.H.D. SITE AREA: 637.8 m ² SHEET 1 OF 1 SHEETS	CLIENT: YOUR STYLE PROJECT: BOUNDARY IDENTIFICATION & LEVEL SURVEY LOT 34 D.P.1135383 No.3 FAZZOLARI AVENUE, MONA VALE LGA: NORTHERN BEACHES
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- LEGEND
- | | | | |
|------|---------------------|-----|--------------------------|
| AC | - AIR CONDITIONER | MH | - MANHOLE |
| DPC | - DAMP PROOF COURSE | PB | - POWER BOX |
| EBOX | - ELECTRICITY BOX | PC | - PRAM CROSSING |
| EP | - ELECTRICITY PIT | PP | - POWER POLE |
| FL | - FLOOR LEVEL | SMH | - SEWER MANHOLE |
| GM | - GAS METER | SO | - STORMWATER OUTLET |
| GS | - GAS SERVICE | SV | - STOP VALVE |
| GP | - GULLY PIT | SW | - STORMWATER |
| HW | - HOT WATER HEATER | TEL | - TELECOMMUNICATIONS PIT |
| HYD | - HYDRANT | VC | - VEHICLE CROSSING |
| IC | - INSPECTION COVER | WM | - WATER METER |
| LH | - LAMP HOLE | WS | - WATER SERVICE |
| LP | - LIGHT POLE | | |

 northern
beaches
council

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EXISTING GROUND FLOOR ROOF TILES, FASCIA, EAVES,
GUTTERS AND DOWNPIPES TO REMAIN.

GROUND FLOOR PLAN

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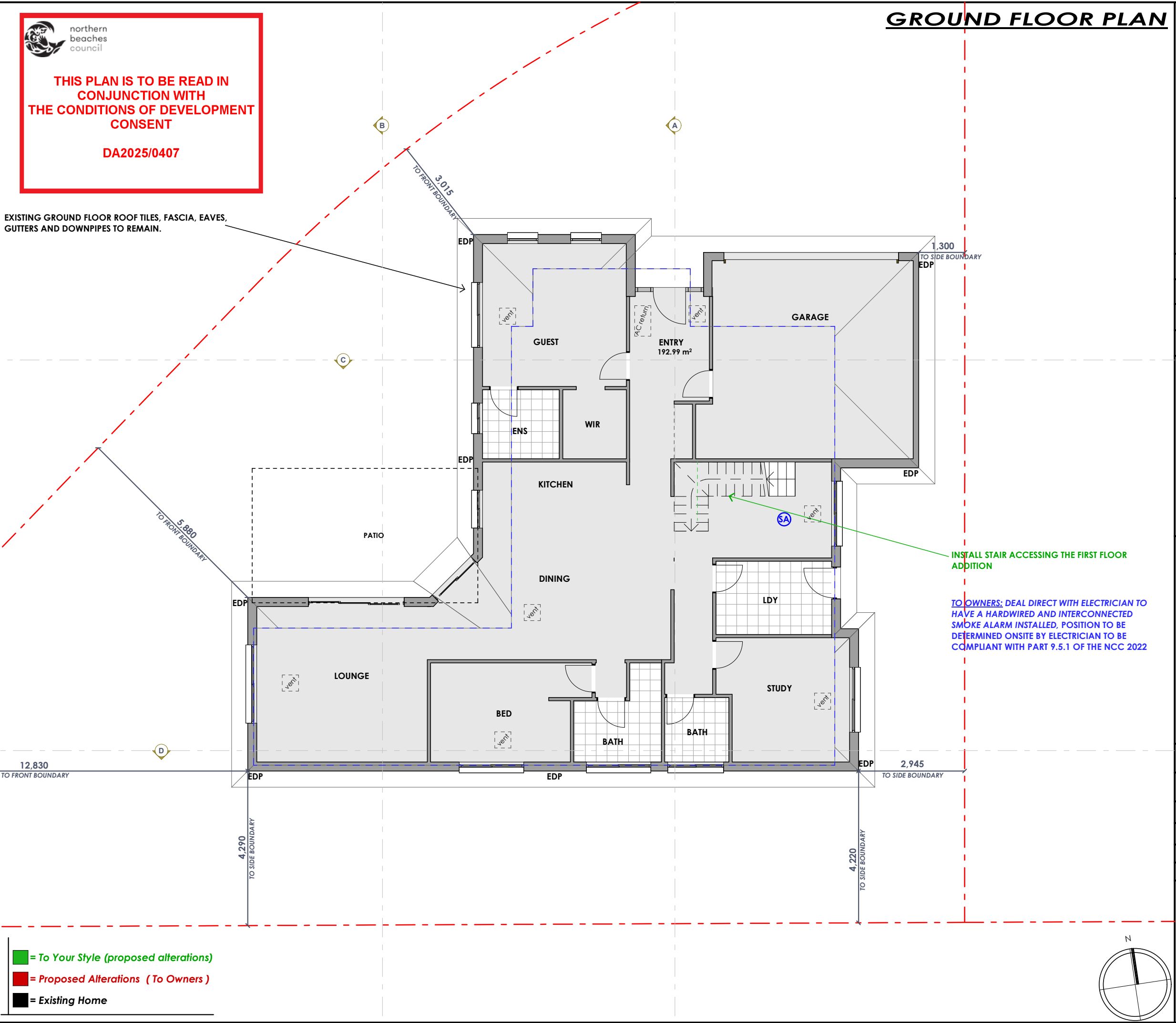
Signed..... Date: Monday, 14 April 2025
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Drawing Title :	GROUND FLOOR PLAN		
Project Name :	First Floor Addition		
Architect:	Your Style Designer Home Additions		
Status :	DA STAGE	Scale :	1:100
Plot Date :	Monday, 14 April 2025	Drawing No. :	5
File Location:	ARR 0824 05 DA.pln		

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First Floor Addition

- External walls - James Hardie
- Roof - New Profile concrete roof tiles
- Windows - Residential Aluminium

COVERED TILED DECKS WITH TWIN 90x90mm CORNER POSTS, CLADDED HANDRAIL WALL, TOP CAP AND TOP RAIL WITH TWIN POST DETAIL

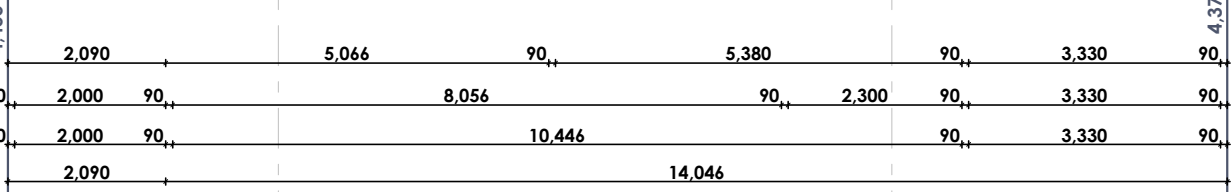
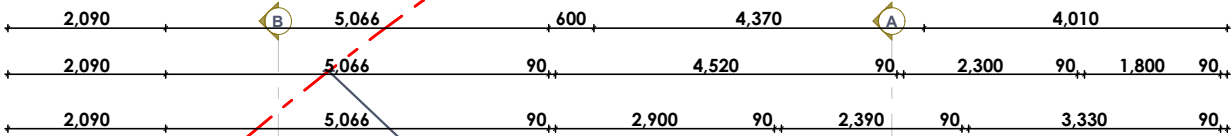
WATERPROOF AND TILE DECK WITH FLOOR WASTE AND SPITTER OUTLET ONTO LOWER. DECK WATERPROOFING AS PER AS.4654-2012

DECK STEP DOWN FROM INTERNAL FLOOR LEVEL OF 50mm MINIMUM.

SARKING TO BE INSTALLED ON THE EXTERNAL SIDE OF WALL FRAMES AND INSULATION AS PER 10.8.1 OF THE NCC 2022

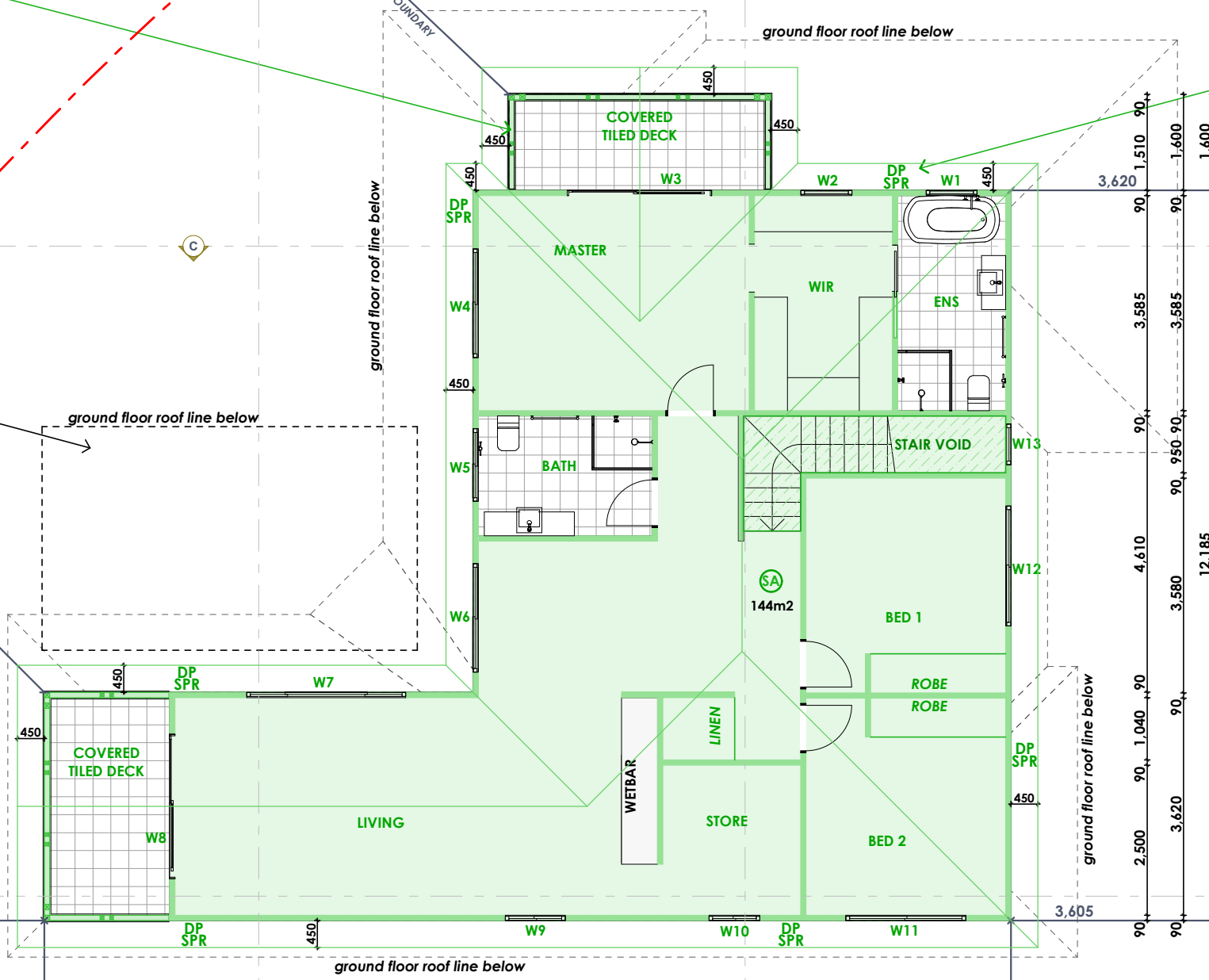
EXISTING PERGOLA TO REMAIN

WINDOWS AND EXTERNAL GLAZED DOORS TO 8.2 OF THE NCC 2022



- = To Your Style (proposed alterations)
- = Proposed Alterations (To Owners)
- = Existing Home

FIRST FLOOR PLAN



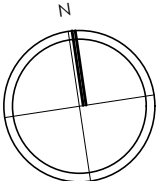
FIRST FLOOR ROOF TO HAVE GUTTERS WITH DOWNPIPES AND SPREADERS (DP SPR) ONTO EXISTING LOWER ROOFS.

WET AREAS TO HAVE MECHANICAL VENTILATION AS PER 10.8.2 OF THE NCC 2022

HARDWIRED AND INTERCONNECTED SMOKE ALARM TO BE INSTALLED, POSITION TO BE DETERMINED ONSITE BY ELECTRICIAN TO BE COMPLIANT WITH PART 9.5.1 OF THE NCC 2022

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Project Name :	First Floor Addition		
Architect:	Your Style Designer Home Additions		
Status :	DA STAGE	Scale :	1:100
Plot Date :	Monday, 14 April 2025	Drawing No. :	6
File Location:	ARR 0824 05 DA.pln		

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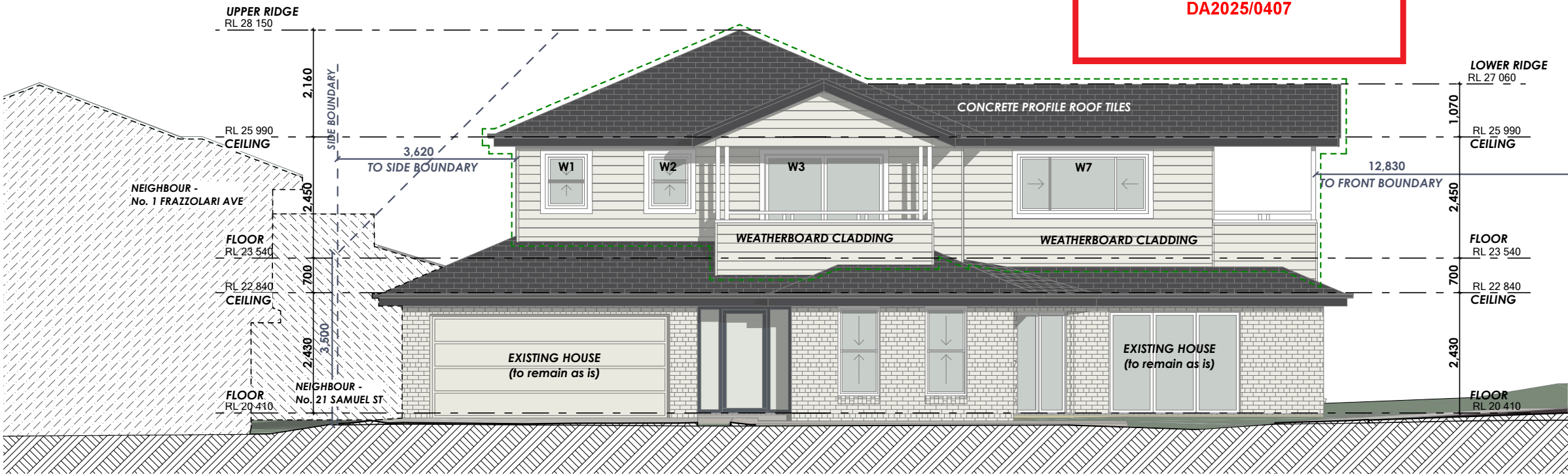
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ELEVATIONS (NORTH & SOUTH)

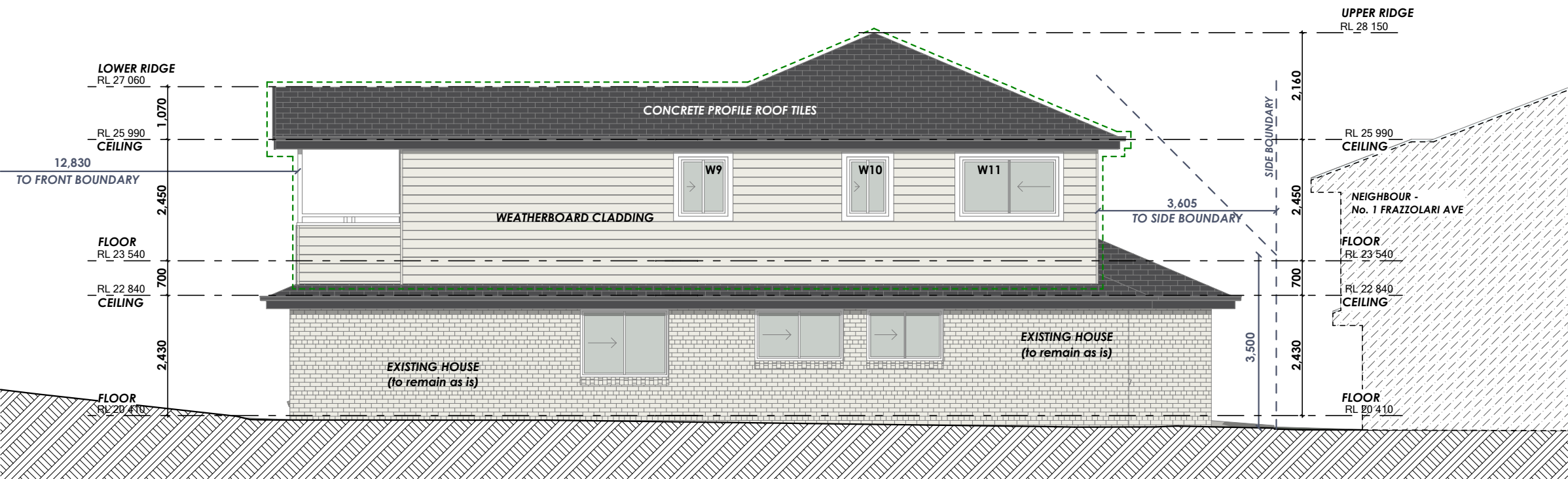


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NORTH ELEVATION



SOUTH ELEVATION



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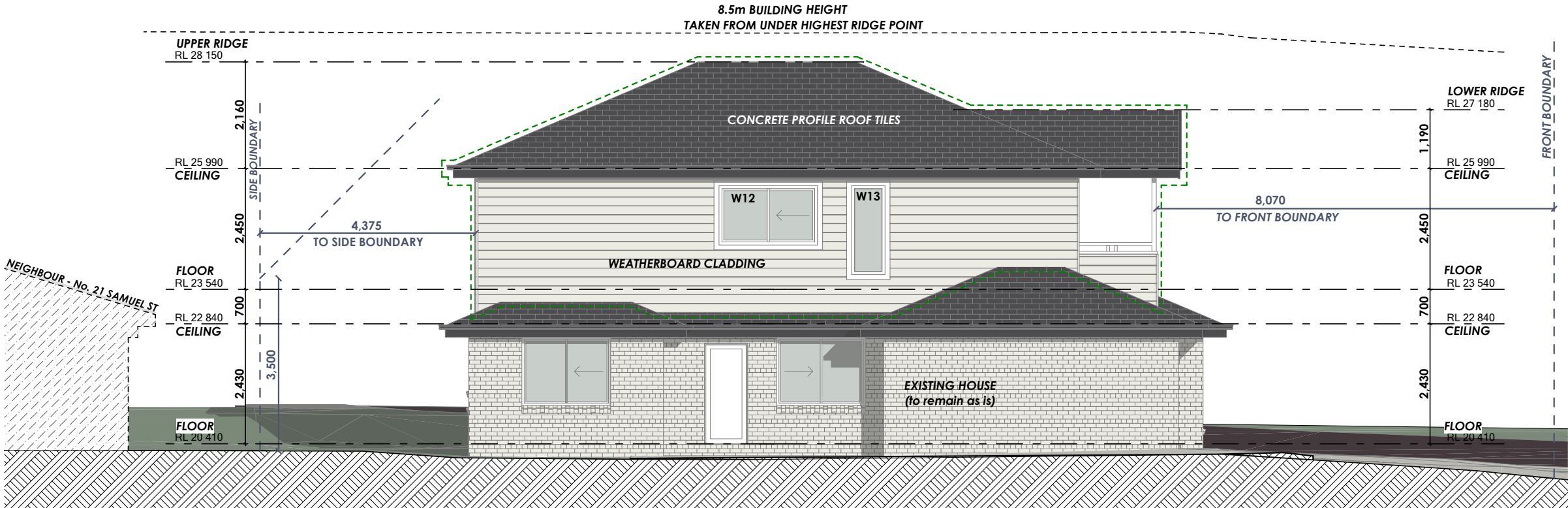
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Drawing Title :	ELEVATIONS		
Project Name :	First Floor Addition		
Architect:	Your Style Designer Home Additions		
Status :	DA STAGE	Scale :	1:100
Plot Date :	Monday, 14 April 2025	Drawing No. :	7
File Location:	ARR 0824 05 DA.pln		

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ELEVATIONS (EAST & WEST)

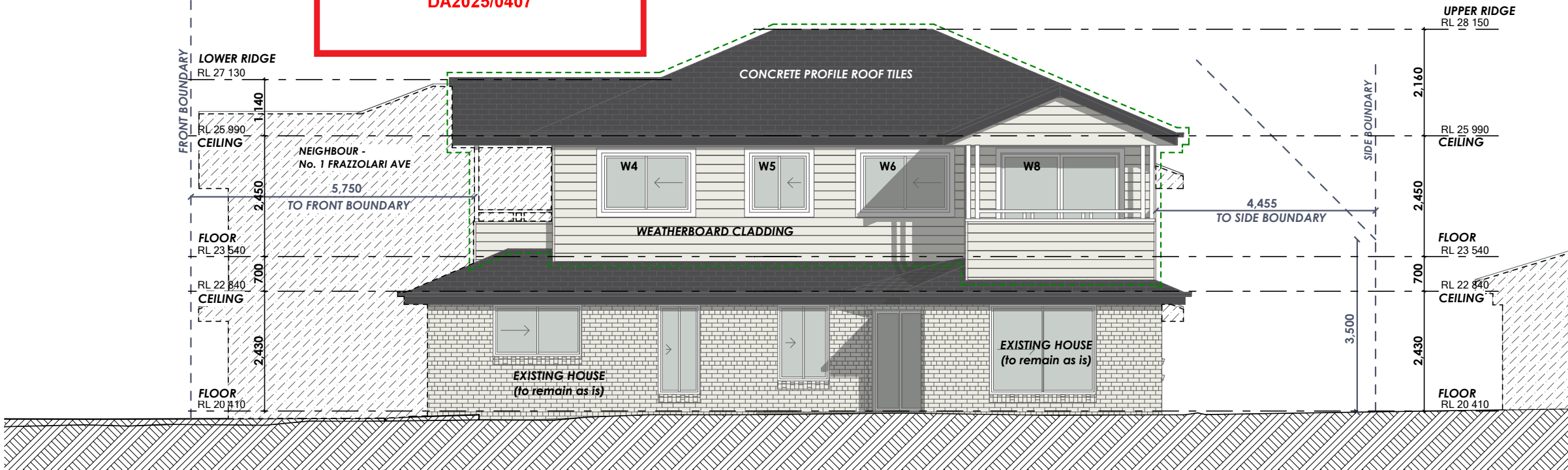


EAST ELEVATION



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WEST ELEVATION



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Drawing Title : ELEVATIONS

Project Name : First Floor Addition

Architect: Your Style Designer Home Additions

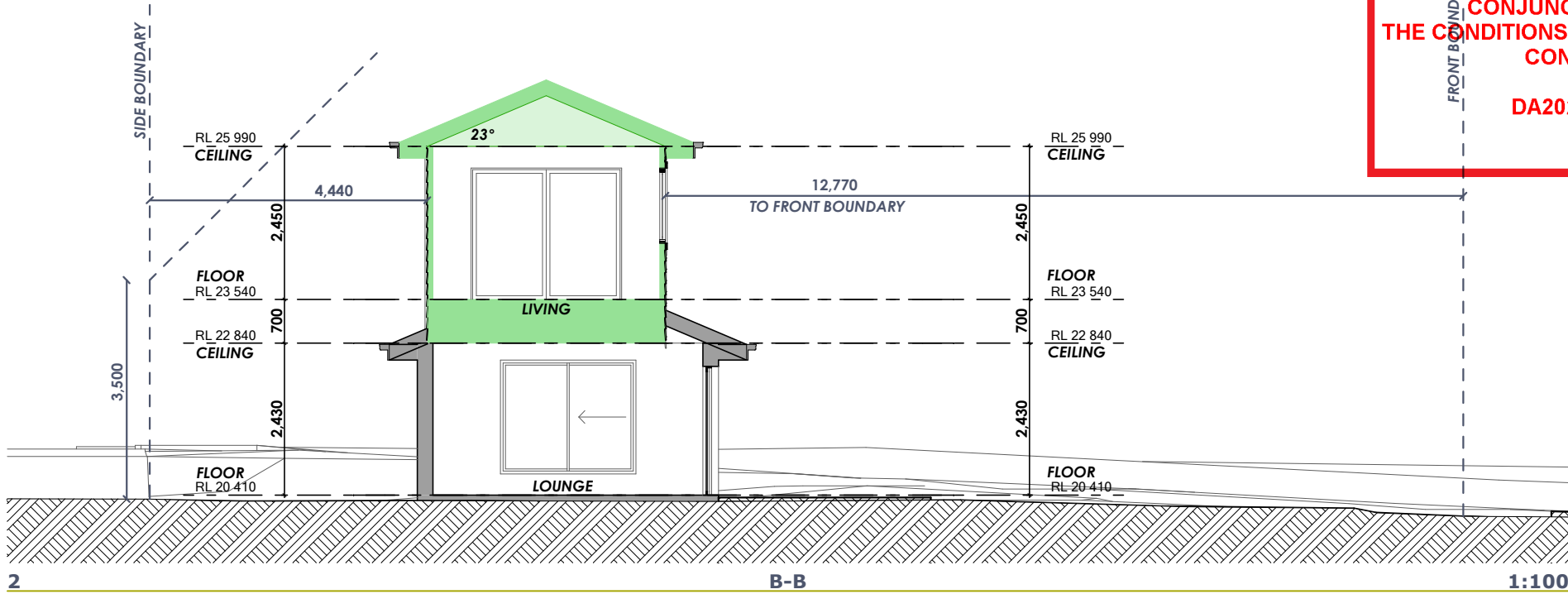
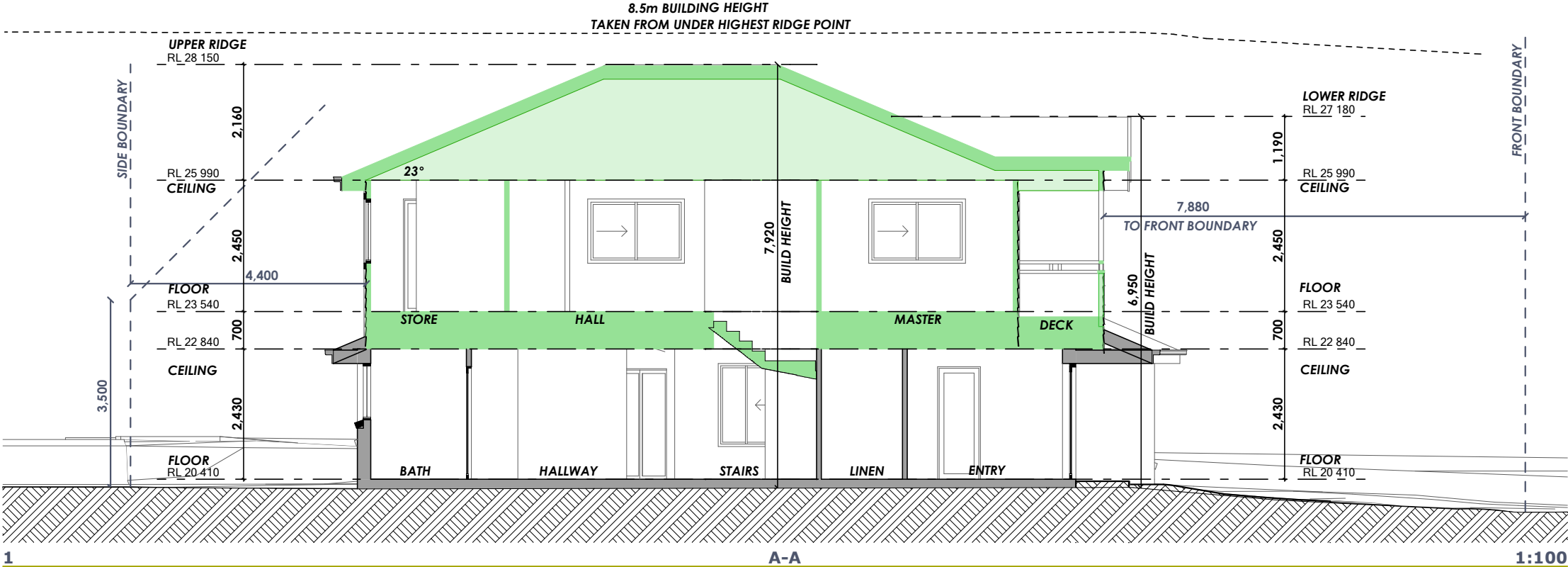
Status : DA STAGE Scale : 1:100

Plot Date : Monday, 14 April 2025

File Location: ARR 0824 05 DA.pln Drawing No. : 8

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SECTIONS (A-A & B-B)



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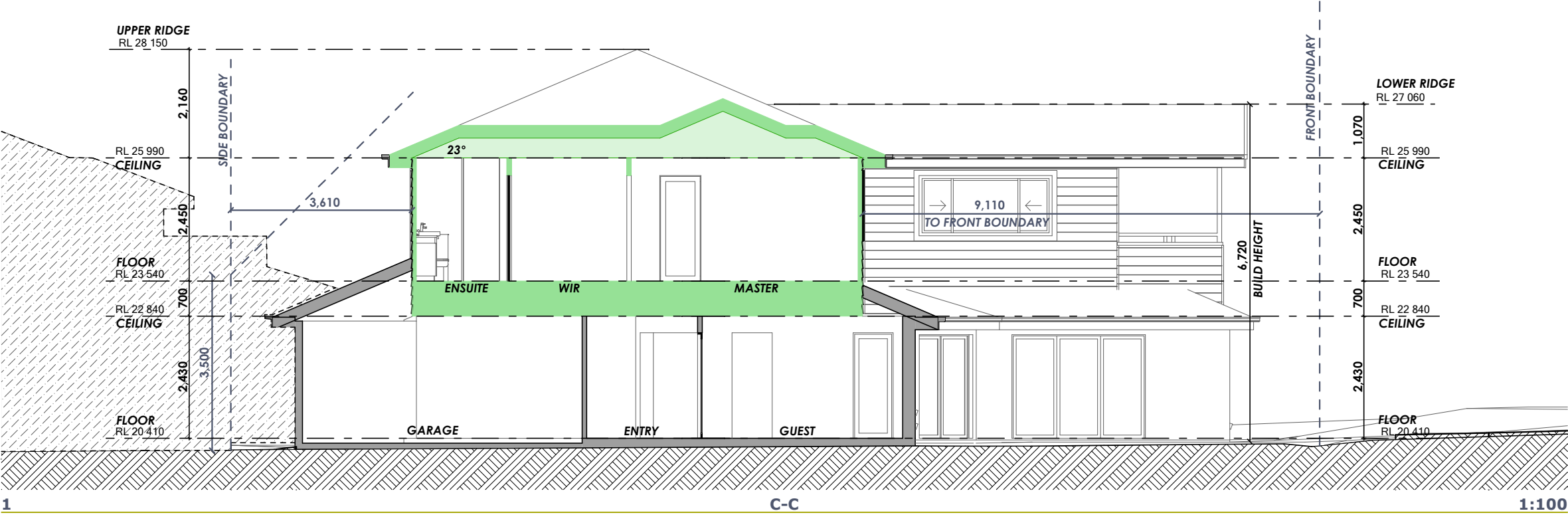
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Project Name :	First Floor Addition		
Architect:	Your Style Designer Home Additions		
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Plot Date :	Monday, 14 April 2025	Drawing No. :	9
File Location:	ARR 0824 05 DA.pln		

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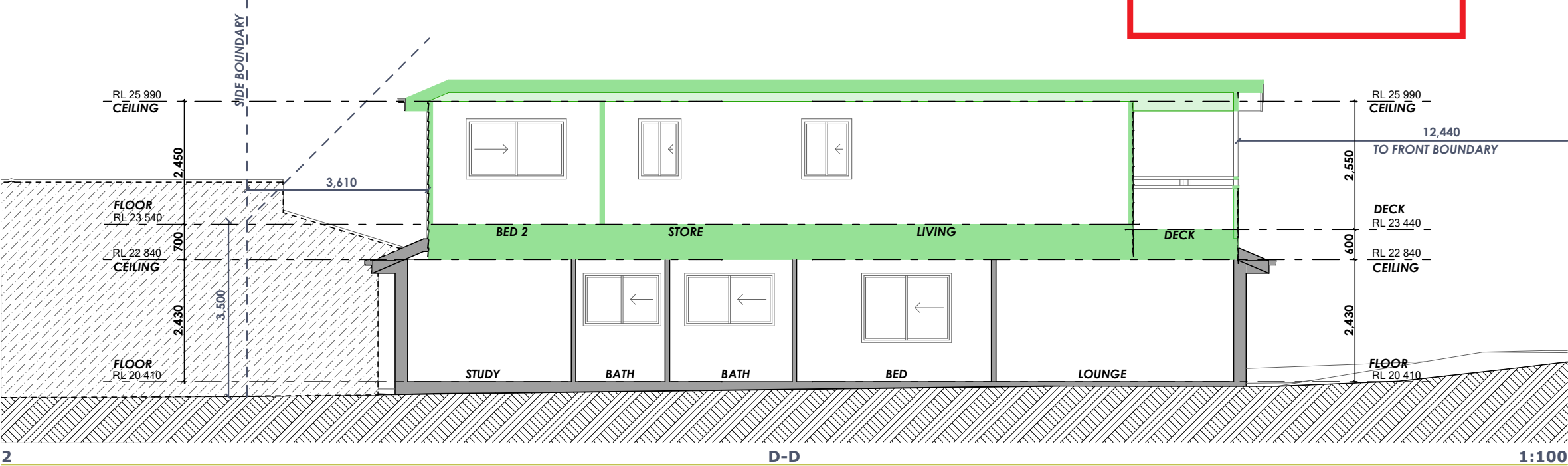
SECTIONS (A-A & B-B)



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Drawing Title : SECTIONS

Project Name : First Floor Addition

Architect: Your Style Designer Home Additions

Status : DA STAGE

Scale : 1:100

Plot Date : Monday, 14 April 2025

Drawing No. : 10

File Location: ARR 0824 05 DA.pln

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