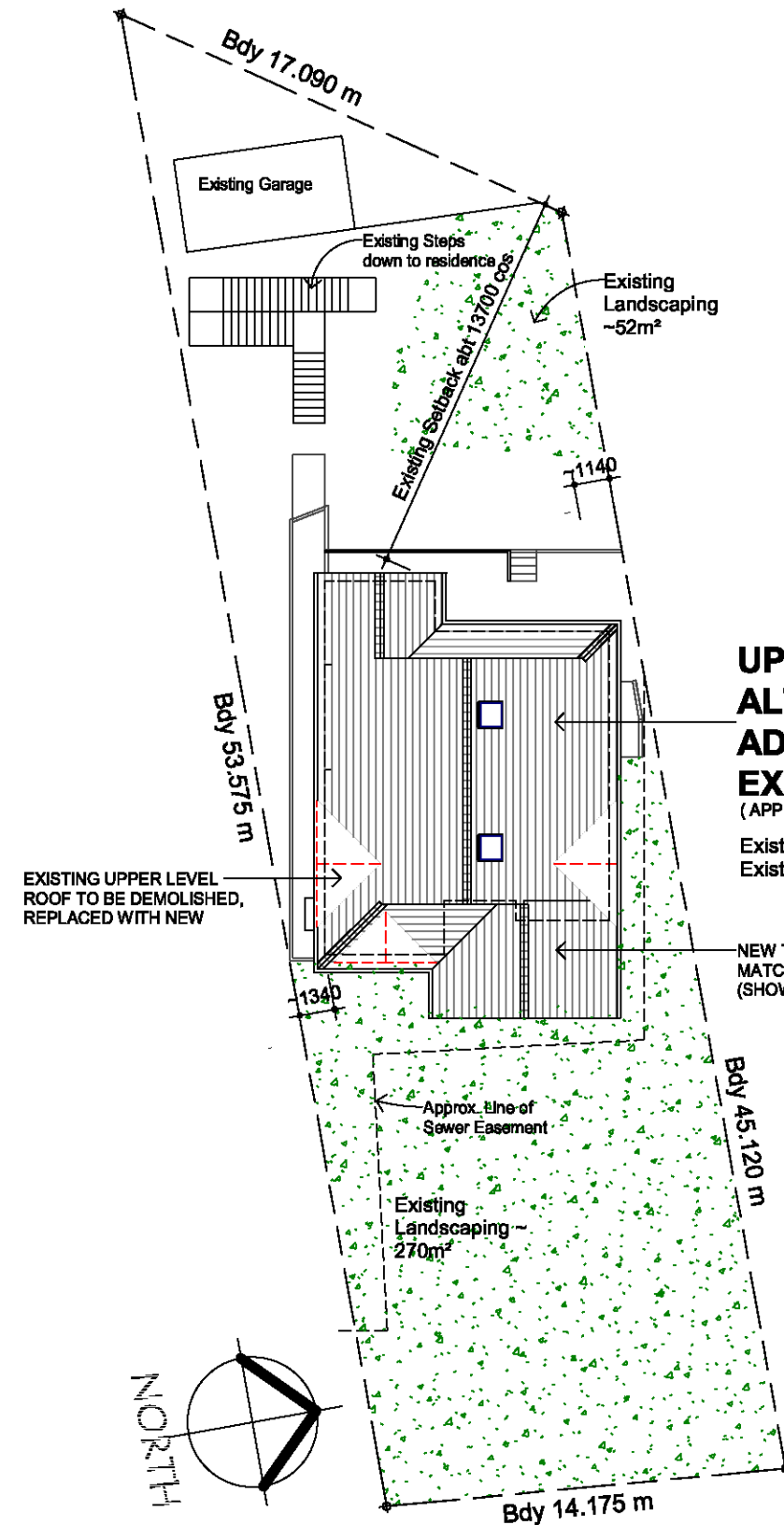




Site

1 : 250

THIS PLAN TO BE READ IN CONJUNCTION WITH
MOD2017/0054
NORTHERN BEACHES COUNCIL

UPPER FLOOR ALTERATIONS AND ADDITIONS TO EXISTING RESIDENCE

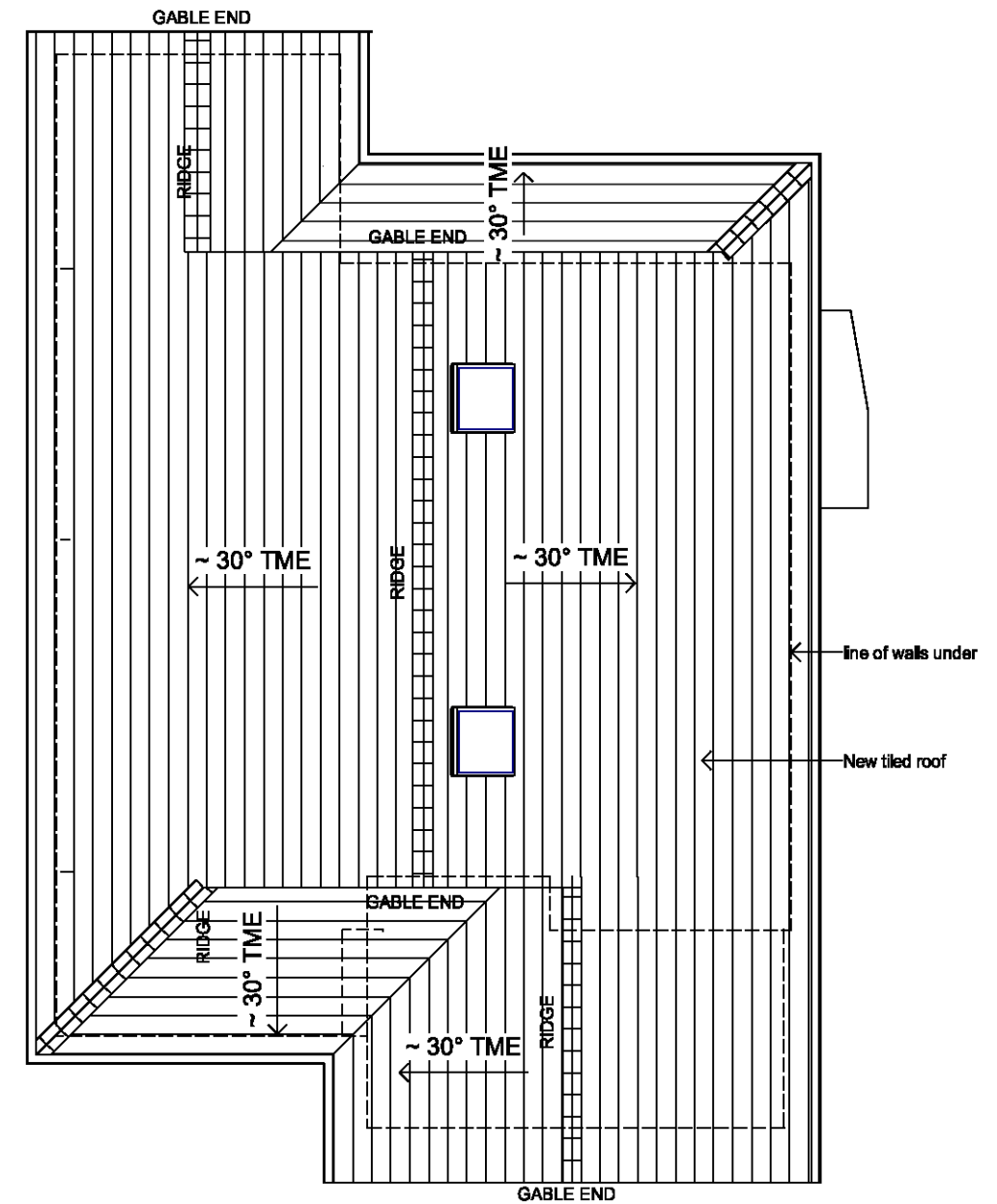
(APPROX. 21m² ADDITIONAL ROOF AREA)

Existing Site Area = 697m²
Existing Landscaping = ~320m² or Abt 46%

NEW TILED ROOF TO
MATCH EXISTING PITCH
(SHOWN HATCHED)

ABBREVIATIONS

AAH	ALUMINIUM AWNING HUNG WINDOW
ASW	ALUMINIUM SLIDING WINDOW
CFC	COMPRESSED FIBRE CEMENT
Col	COLUMN TO ENGINEER'S DESIGN
COS	CHECK & CONFIRM ON SITE
DP	PAINTED PVC DOWNPIPE
EG	COLORBOND EAVES GUTTER
ex	EXISTING
FC	FIBRE CEMENT
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
FW	FLOOR WASTE
HDG	HOT DIP GALVANISED
INS	R2.5 FOIL FACED BLANKET INSULATION
R	ROBE
SHS	SQUARE HOLLOW SECTION
	PAINTED HOT DIPPED GALVANISED
SG	SLIDING GLASS SASH
Shr	SHOWER
SS	STAINLESS STEEL
SSC	SAFETY SCREEN TO BCA
T&G	TONGUE & GROOVE
TCR	TERRACOTA ROOF
TED	TO ENGINEER'S DESIGN
TME	TO MATCH EXISTING
Van	VANITY UNIT
Ⓢ	SMOKE DETECTOR ALARM TO BCA REQUIREMENTS



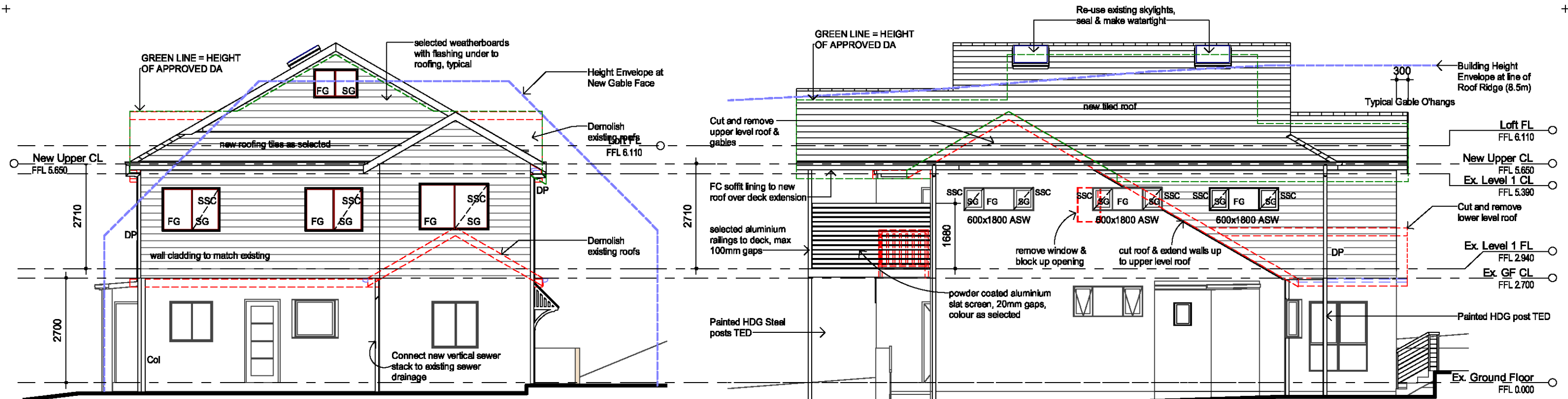
Roof Plan

1 : 100

Sect 96 Amendment to Approved DA

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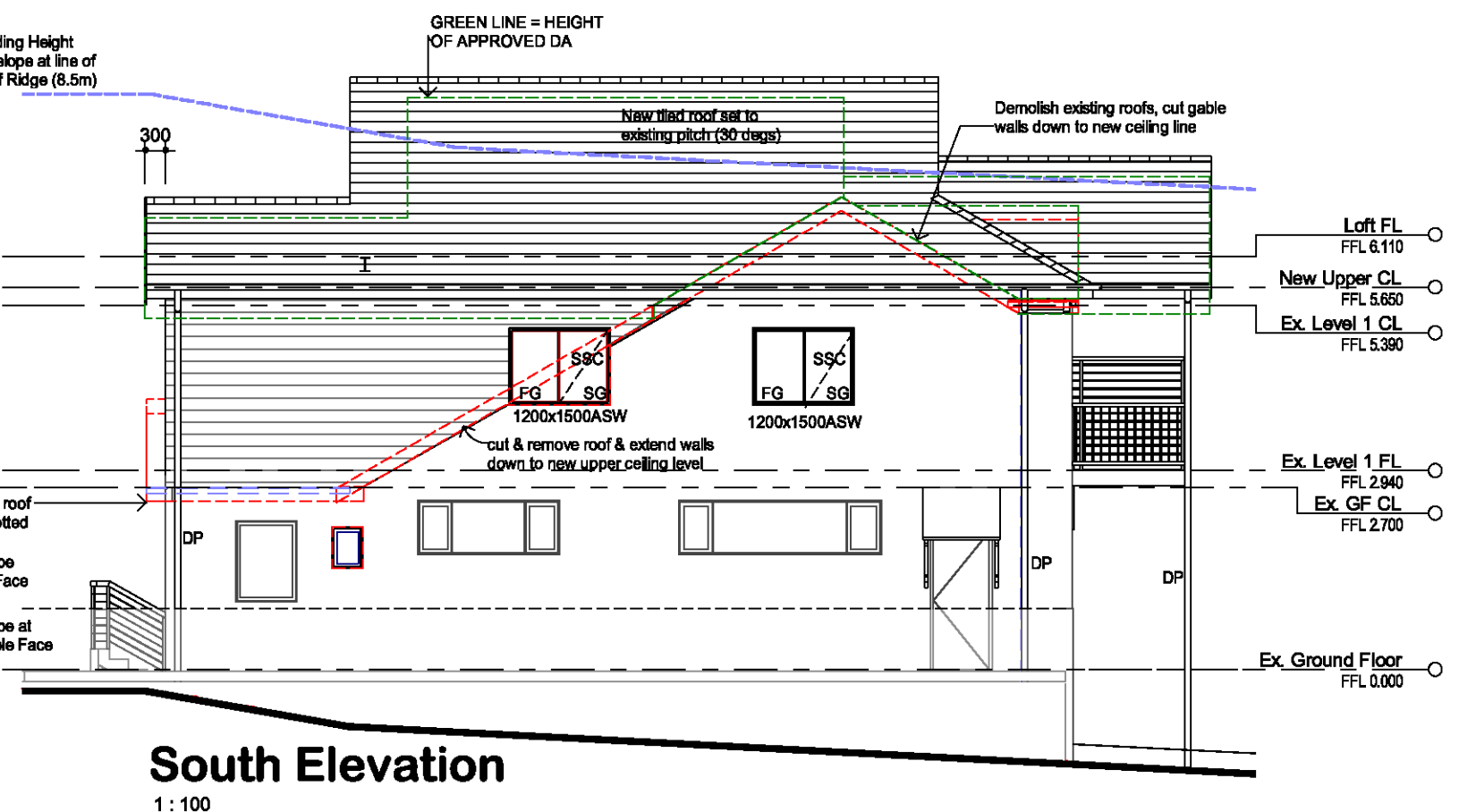
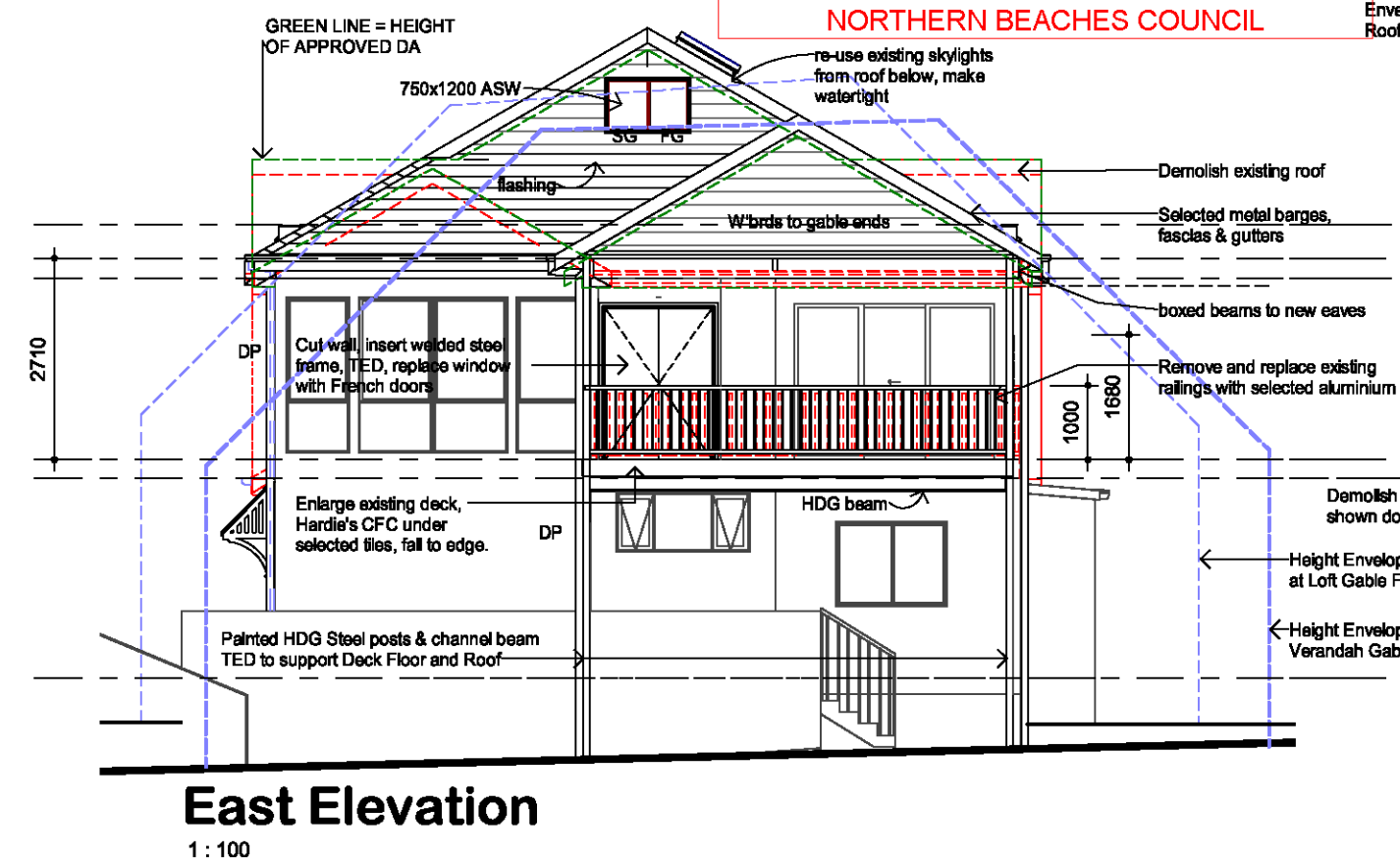
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Sect 96 Amendment to Approved DA



AIXIA DESIGN PO BOX 500 HAMILTON NSW 2303
0459 025704 aixiadesign@yahoo.com.au

NOTE

DO NOT SCALE DRAWINGS, TAKE FIGURED DIMENSIONS GIVEN.

CHECK & CONFIRM ALL DIMENSIONS ON SITE PRIOR TO ORDERING OR FABRICATING ANY ITEM.

REPORT ANY DISCREPANCIES TO THE OWNER/S PRIOR TO CONTINUING WITH ANY WORK.

ALL WORK TO NCC BCA REQUIREMENTS

AMENDMENTS

Issue	Description	Date
A	Issued for CC	Feb. 15
B	Deck size revised	Mar. 16
C	Upper Level Roof raised 300mm	Jan. '17

Client
M & M Tsakiris

Address
**13 Highview Avenue
Manly Vale NSW**

Project
**Alts and Adds to Existing
Residence**

Title
Elevations

Date : Feb 2016
Drawn by : NG
Sheets in Set : 6
Scale : 1 : 100
Project No : **012**
Dwg No

C
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