

PVC/ Colorbond downpipes as per Hydraulic Engineers details.

Colorbond custom orb roof sheeting
Fixed to structure in Accordance with Manufacturers Specifications.

Colorbond Gutters to all new eaves. As per Hydraulic Engineers details.

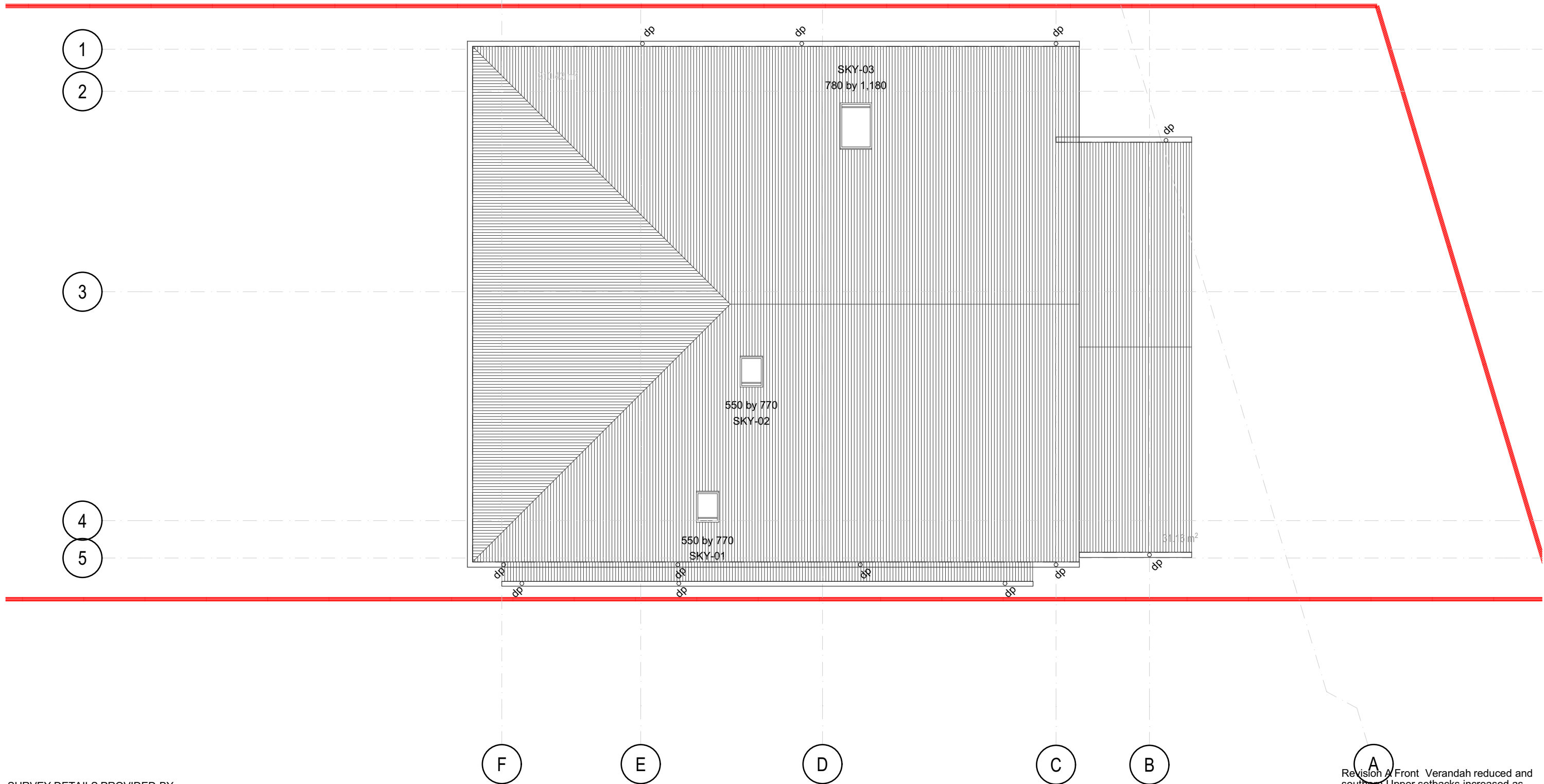
Colorbond Metal Fascias



northern
beaches
council

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

DADA2020/0865



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bdca

ACCREDITED
BUILDING DESIGNER

SALLY GARDNER DESIGN AND DRAFT

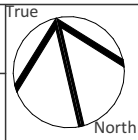
PLANS DRAWN FOR APPROVAL



SustainAbility Design™ Specialist

Client
Christopher JESSOP and
Anthoulla
MOHAMUDALLY

NEW RESIDENCE
41 HEATHCLIFF CRESCENT BALGOWLAH HEIGHTS NSW 2093
Drawing Title
ROOF PLAN



Scale
1:100
Date
Wednesday,
14 October
2020

Revision A Front Verandah reduced and
southern Upper setbacks increased as
council request 14/Oct/2020

Job Number	20-0306
Drawn	S.G.
Drawing No.	A1
	A

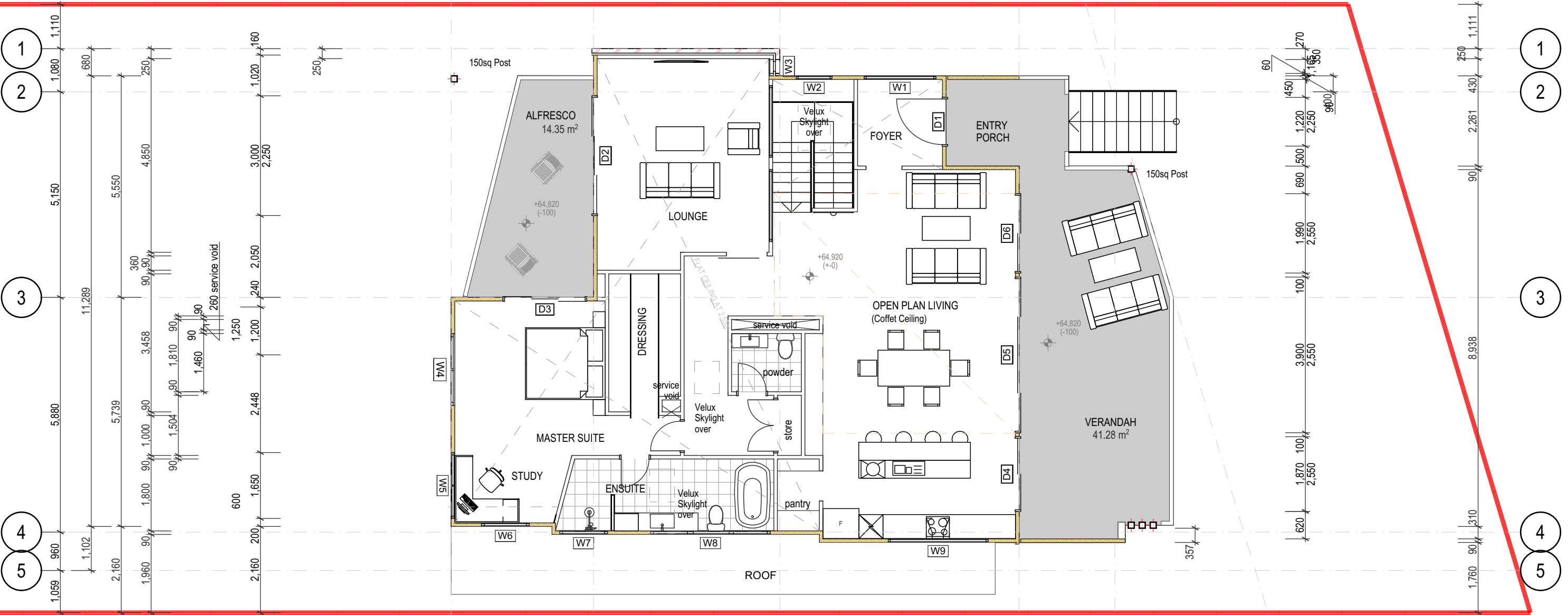
CHILD SAFETLY NOTE:
In accordance with NCC requirements for Child Safety.
All New Bedroom Windows 2m or more above finished Ground Level must be supplied with either Reinforced Mesh screens or child safe locks which prevent windows from opening more than 125mm and comply with BCA / NCC Part 3.9.2; IF sill height in less than 1.7m.

Install and Connect mains powered smoke & fire detection devices to comply with AS3786 & NCC clause 3.7.5

STAIRS
Provide a handrail along the full length of the flight and a slip resistant finish to the edge of the nosings to comply with 2.9.1 and 3.9.2 of NCC.

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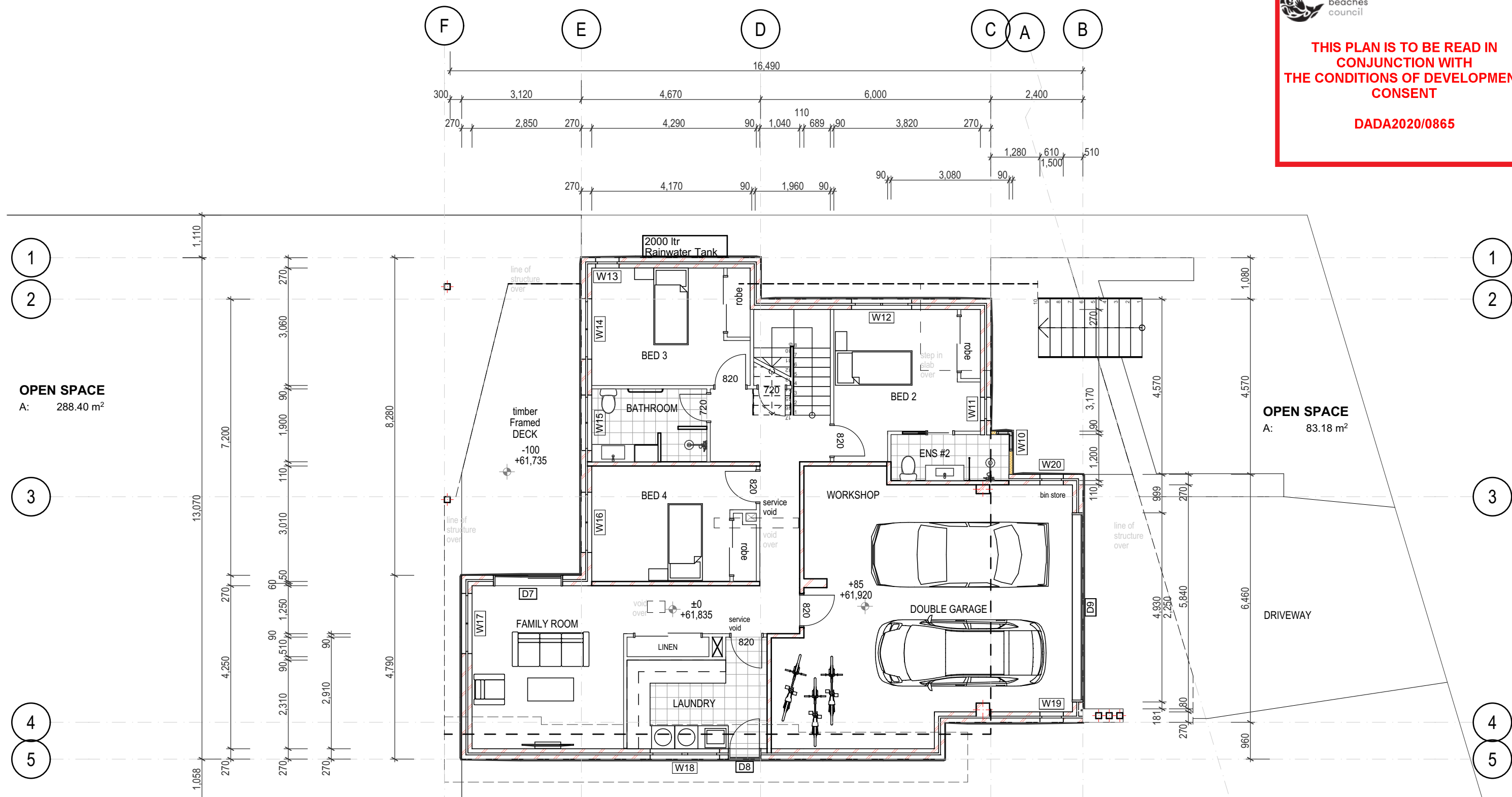


POWDER ROOM
Provide Mechanical Ventilation to satisfy NCC / BCA Part 3.8.5

GFA
Manly DCP
A: 133.27 m²

GROSS FLOOR AREA
stairs excluded
A: 193.64 m²

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A dedicated laundry space comprising of at least 1 wash tub & space for a washing machine, must be provided in accordance with NCC / BCA Part 3.8.3 - Laundries (including those in cabinets / kitchens) shall be provided with water resistant floors, graded & drained to a floor waste and waterproof wall/floor junctions in accordance with NCC / BCA Part 3.8.1

Allow for separate cocks in location indicated for the washing machine separate to those for the laundry Tub.

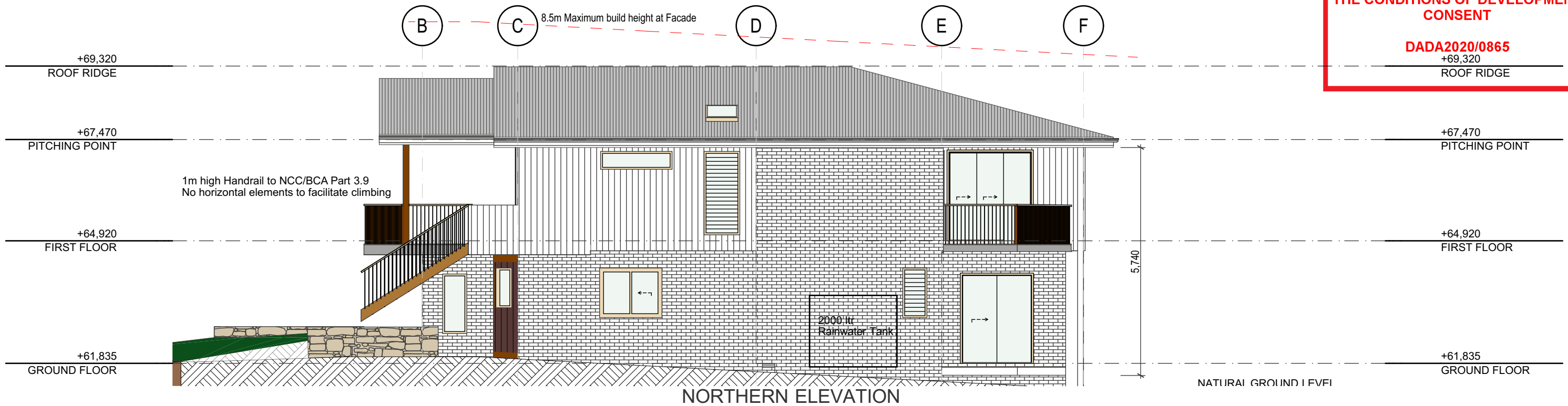
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GFA
Manly DCP
A: 147.74 m²
GROSS FLOOR AREA
includes Garage
A: 162.92 m²

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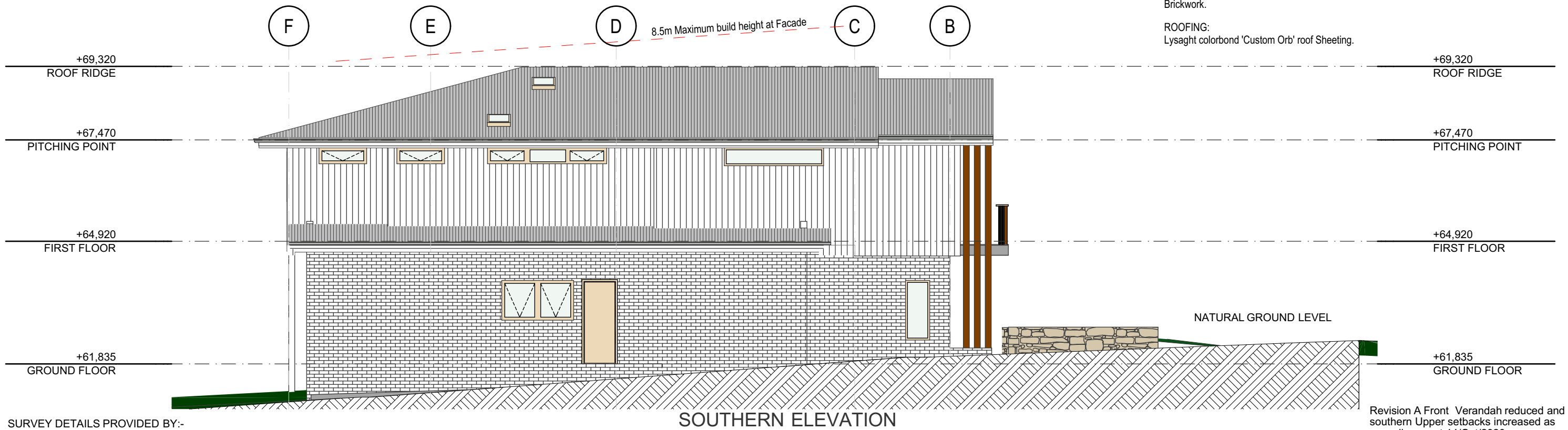
+69,320
ROOF RIDGE



GENERAL WINDOW AND DOOR NOTE:
All windows to be Powder Coated Aluminium with fly screens.
Front door to be Solid Core Timber '1020mm x 40mm' Feature door.
Garage Doors; Automatic Panel lift and Solid core to side Deck.
All other external doors to be Powder Coated Aluminium.

EXTERNAL CLADDINGS:
A combination Axon 133 vertical cladding, Feature Vertical 'Cedar' cladding 86mm shiplap and Brickwork.

ROOFING:
Lysaght colorbond 'Custom Orb' roof Sheeting.



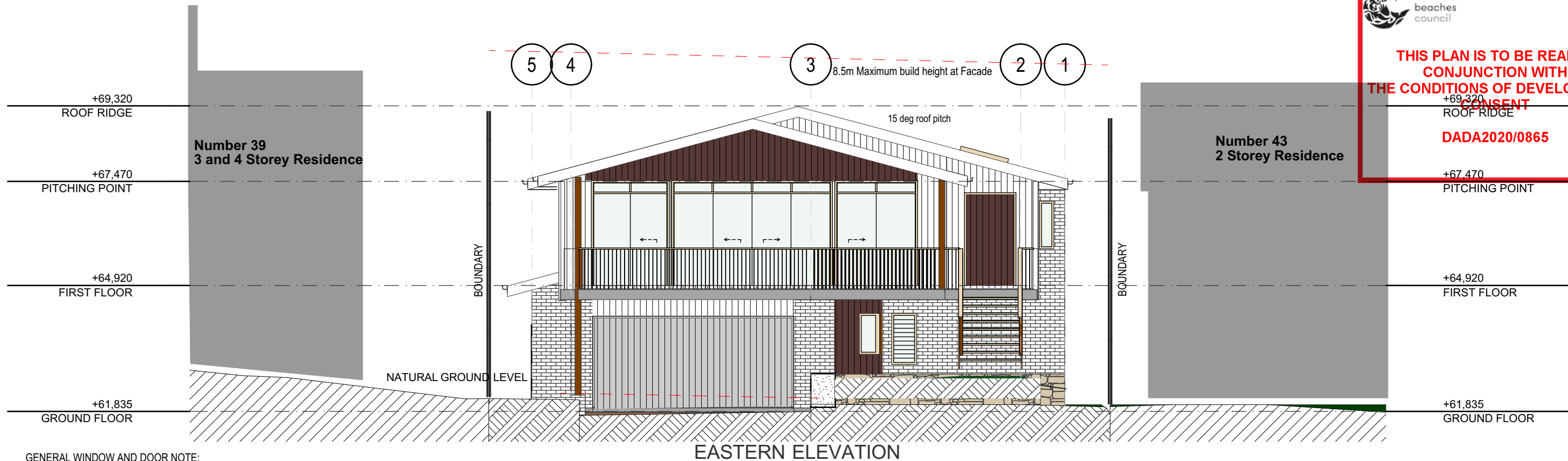
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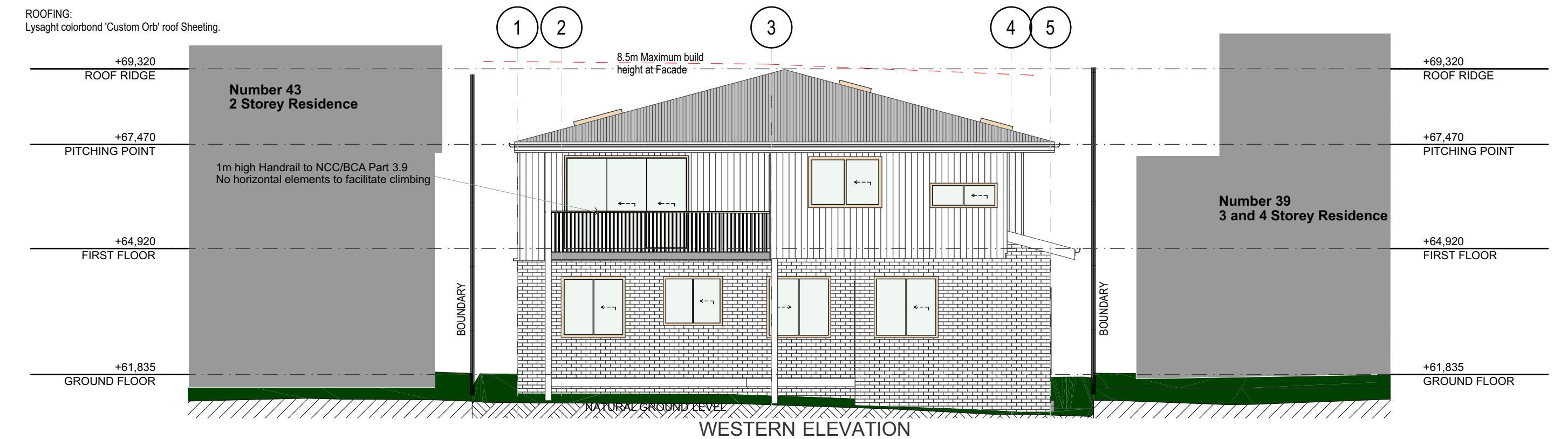
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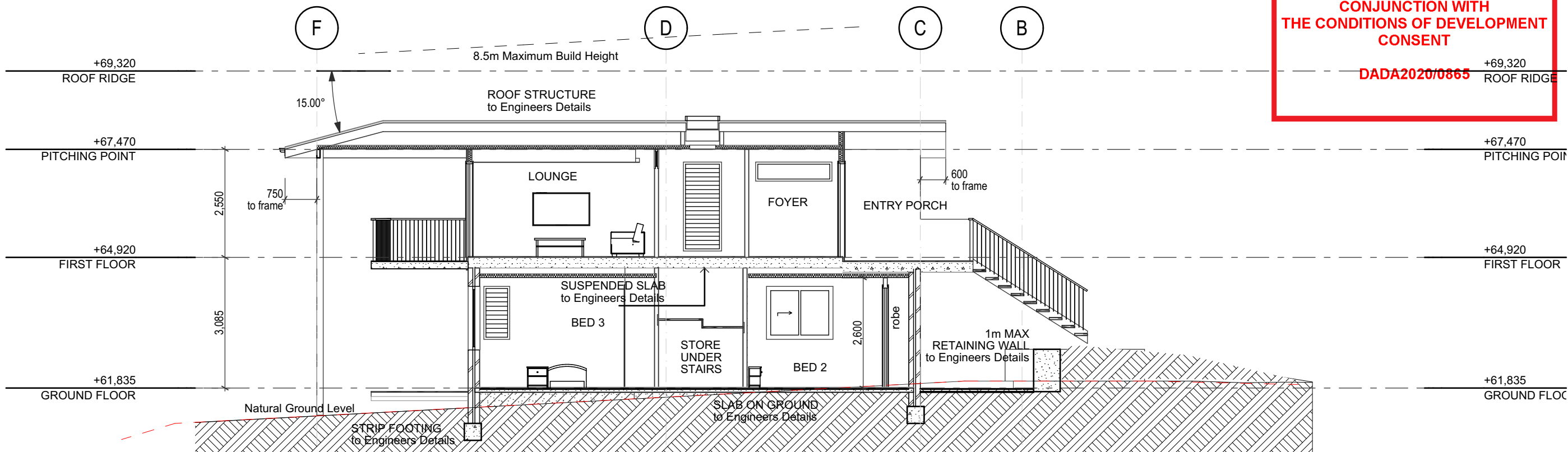
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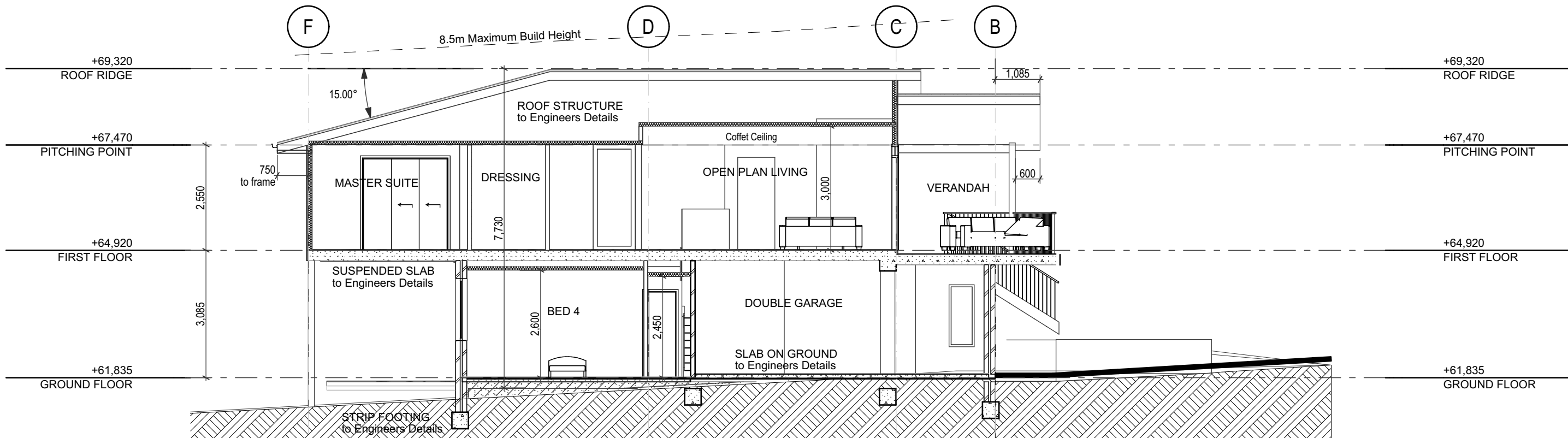


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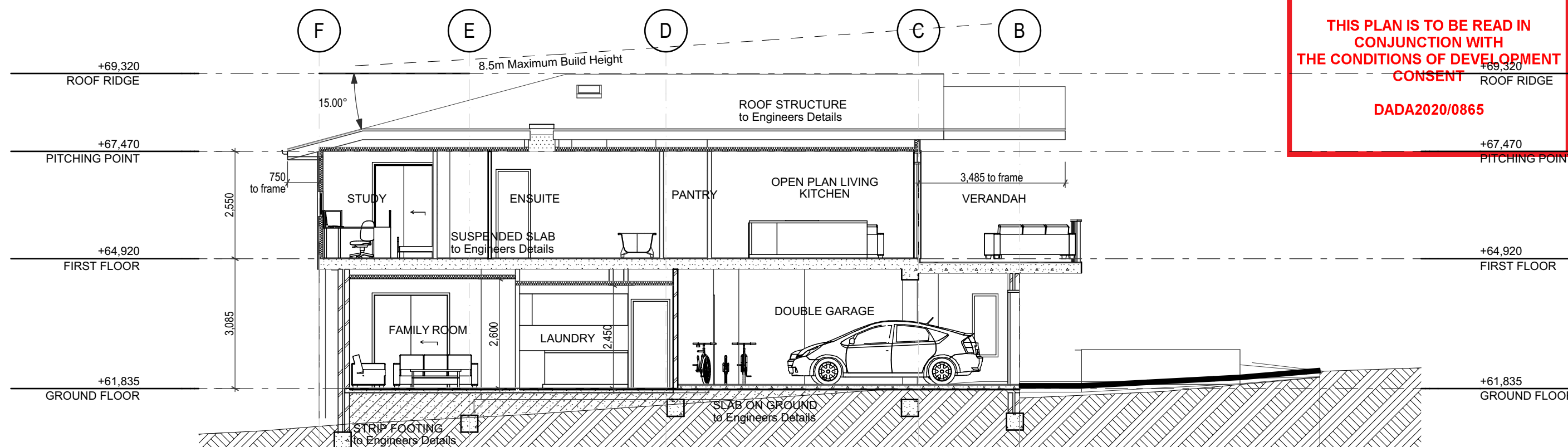


S1 LONG SECTION NORTH

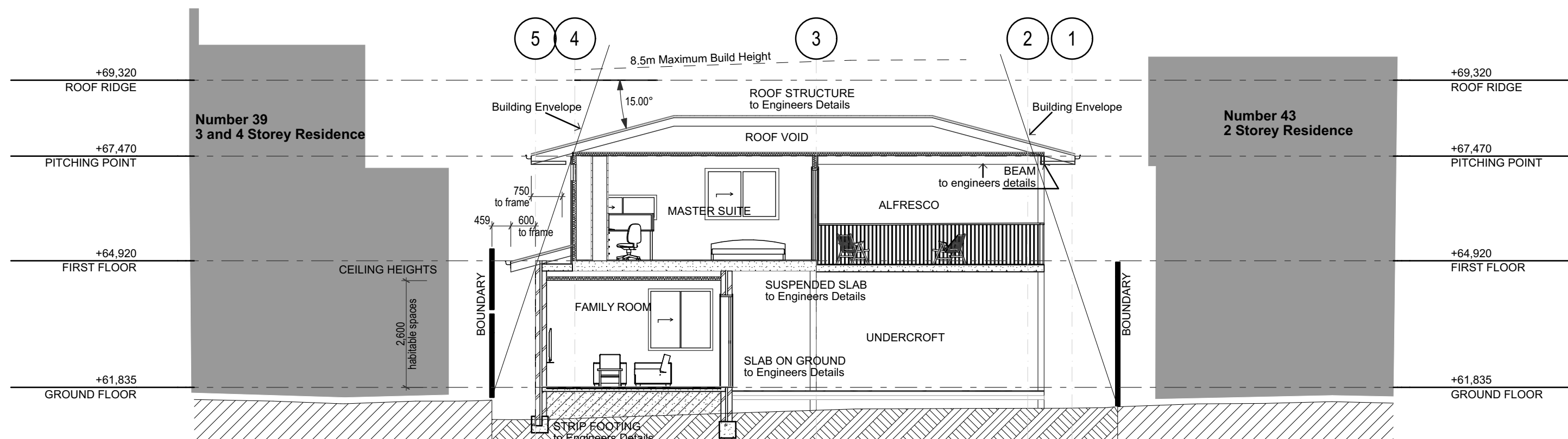


S2 LONG SECTION CENTRAL

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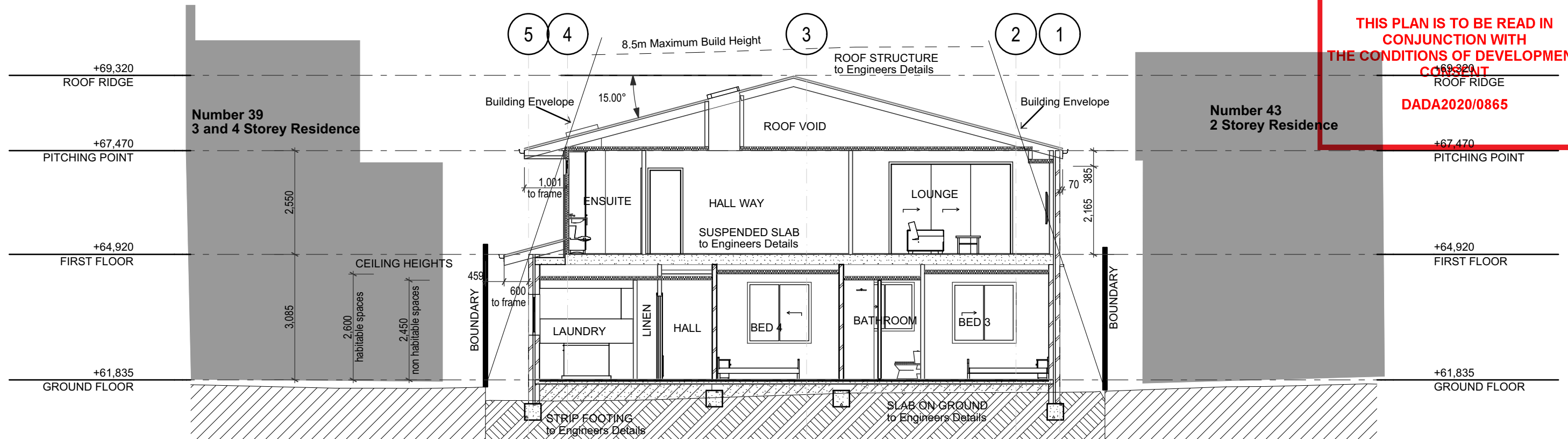


S3 LONG SECTION SOUTH

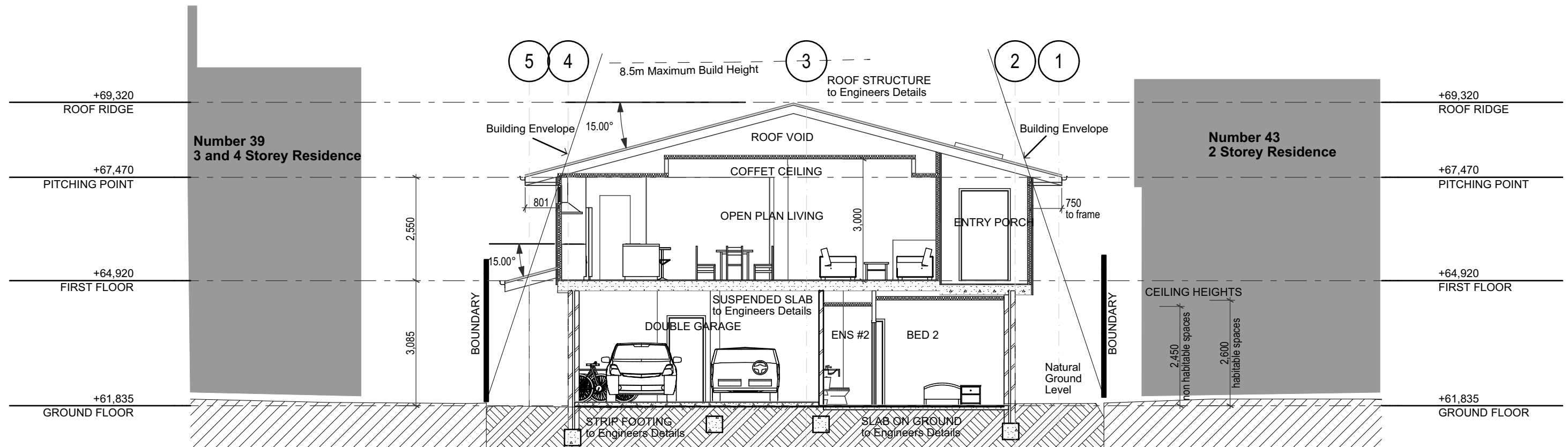


S4 CROSS SECTION WEST

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S5 CROSS SECTION CENTRAL

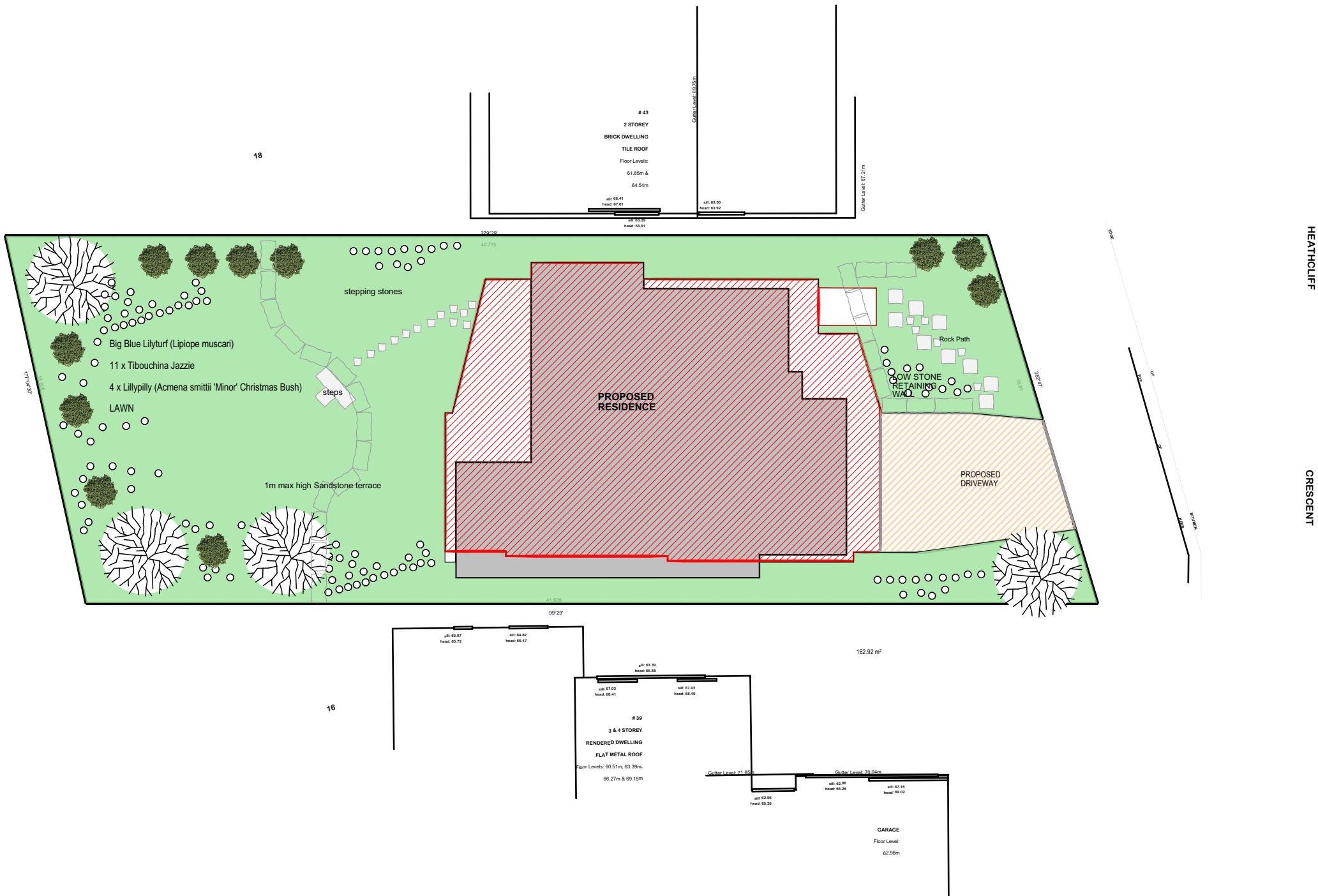


S6 CROSS SECTION EAST

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