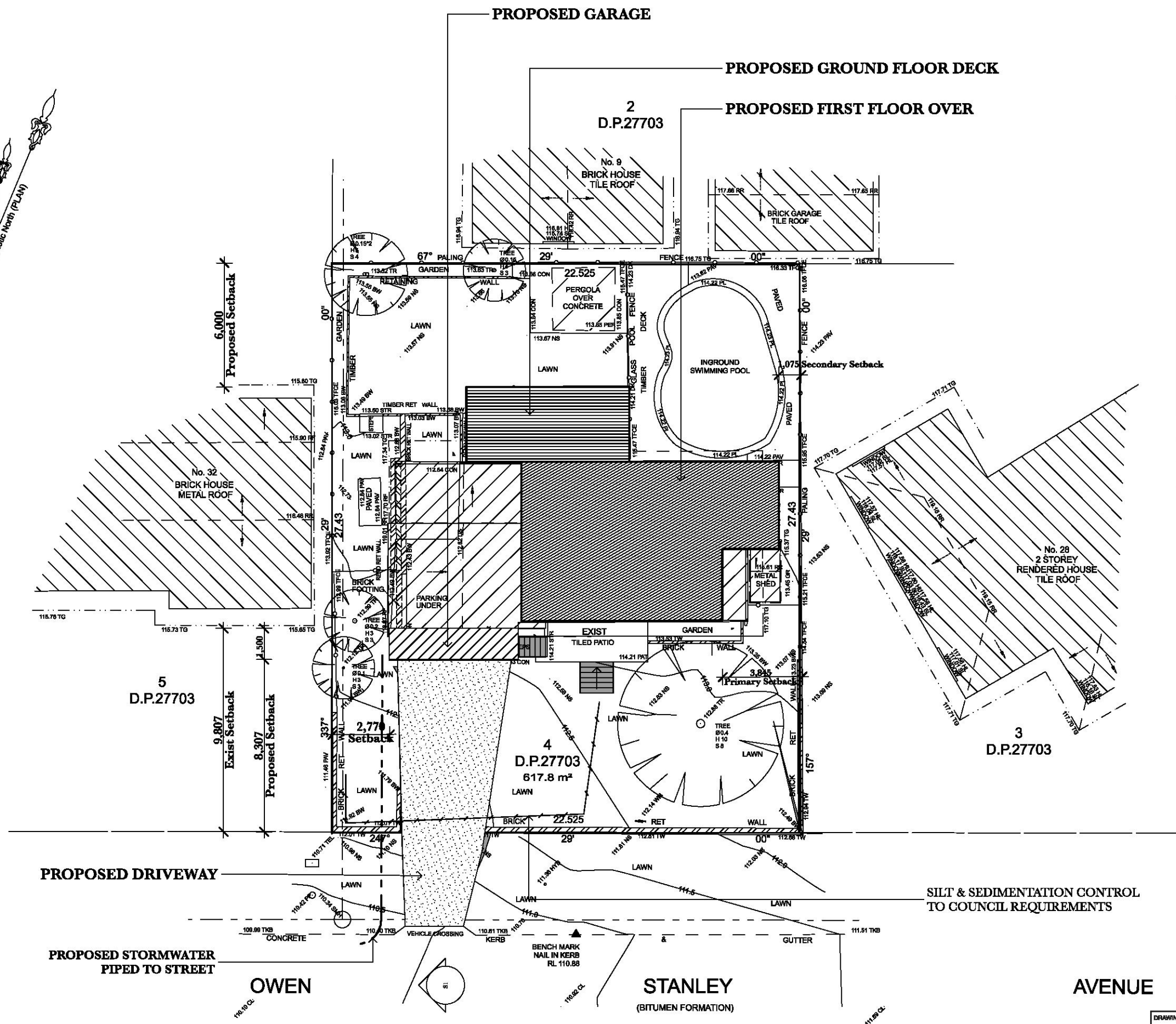
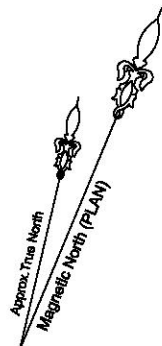
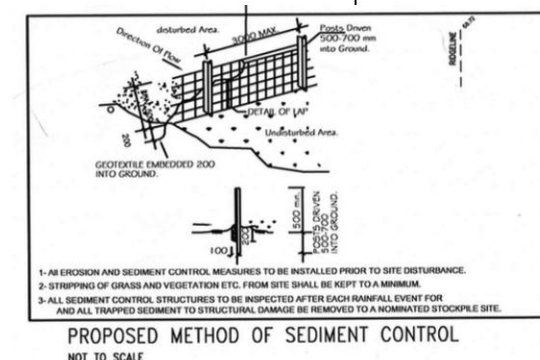


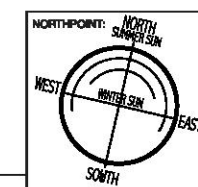


LEGEND:	
BW	= BOTTOM WALL
CL	= CENTRELINE
CON	= CONCRETE
DK	= DECK
DS	= DOOR SILL LEVEL
FL	= FLOOR LEVEL
GR	= GRAVEL
HL	= HOOD LEVEL
HYD	= HYDRANT
NS	= NATURAL SURFACE
PAT	= PATIO
PAV	= PAVING
PER	= PERGOLA
PL	= POOL
PP	= POWER POLE
RF	= TOP OF ROOF
RR	= ROOF RIDGE
SMH	= SEWER MAN HOLE
SHD	= SHED
SL	= SILL LEVEL
STR	= STAIRS
TEL	= TELSTRA
TFCE	= TOP OF FENCE
TG	= TOP OF GUTTER
TWB	= TOP OF KERB
TW	= TOP WALL
TR	= TREE
WM	= WATER METER
---	= ELECTRICITY OVERHEAD
---	= SEWER UNDERGROUND
⊙	= TREE
⊙	= TRUNK DIAMETER
H	= HEIGHT
S	= SPREAD DIAMETER

THIS PLAN TO BE READ IN
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NORTHERN BEACHES COUNCIL



PROPOSED METHOD OF SEDIMENT CONTROL
NOT TO SCALE



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EMAIL: hartdesign@bigpond.com AIN 25 625 967 285

PROJECT:
**ALTERATIONS & ADDITIONS
TO EXISTING DWELLING**

SCALES: AS SHOWN
DATE: 14/12/16
DRAWN: BYRINE

ADDRESS:
**30 OWEN STANLEY AVENUE
BEACON HILL NSW 2100**

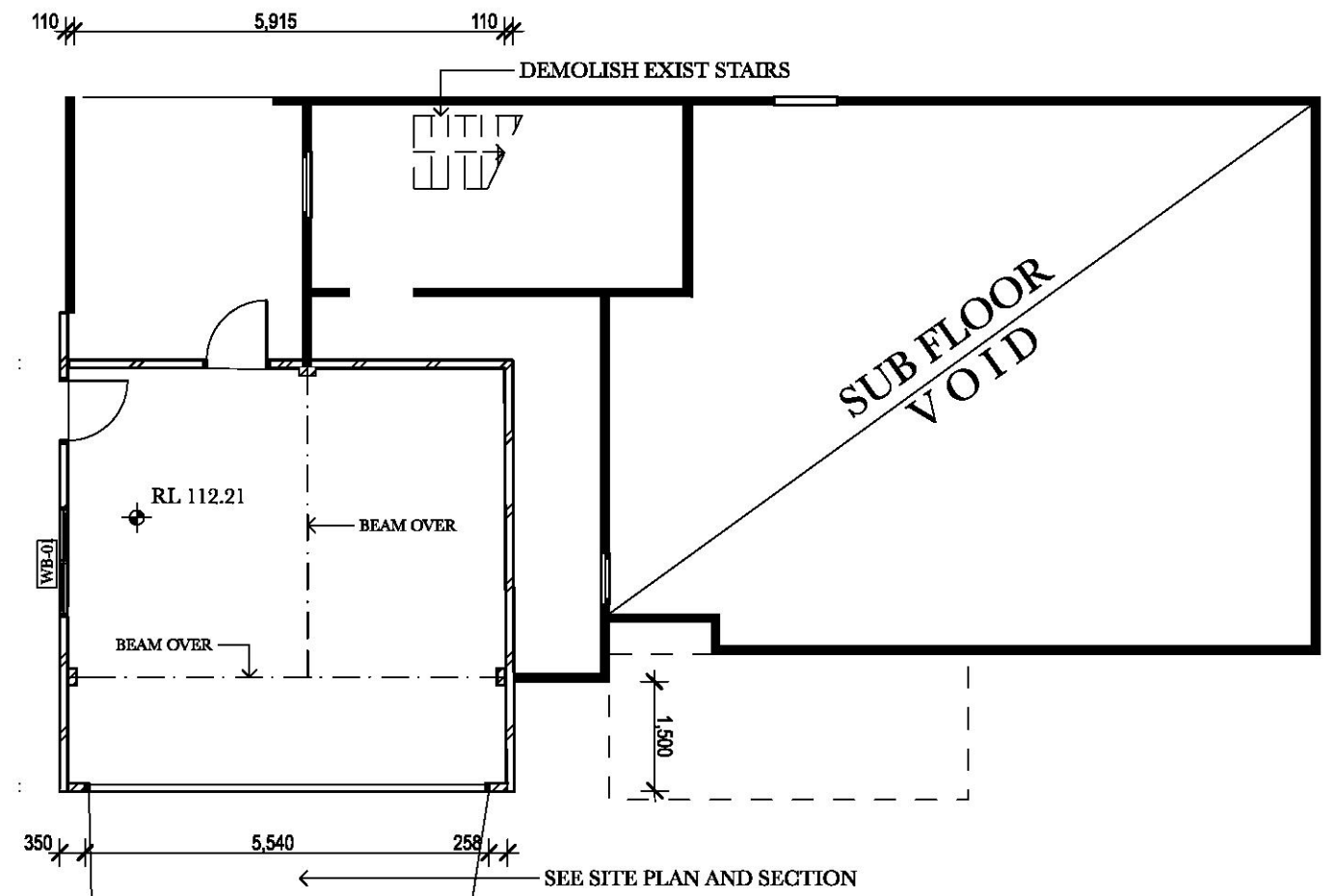
LOT 4 D.P. 27703 A & A DRY

DRAWING:
SITE PLAN

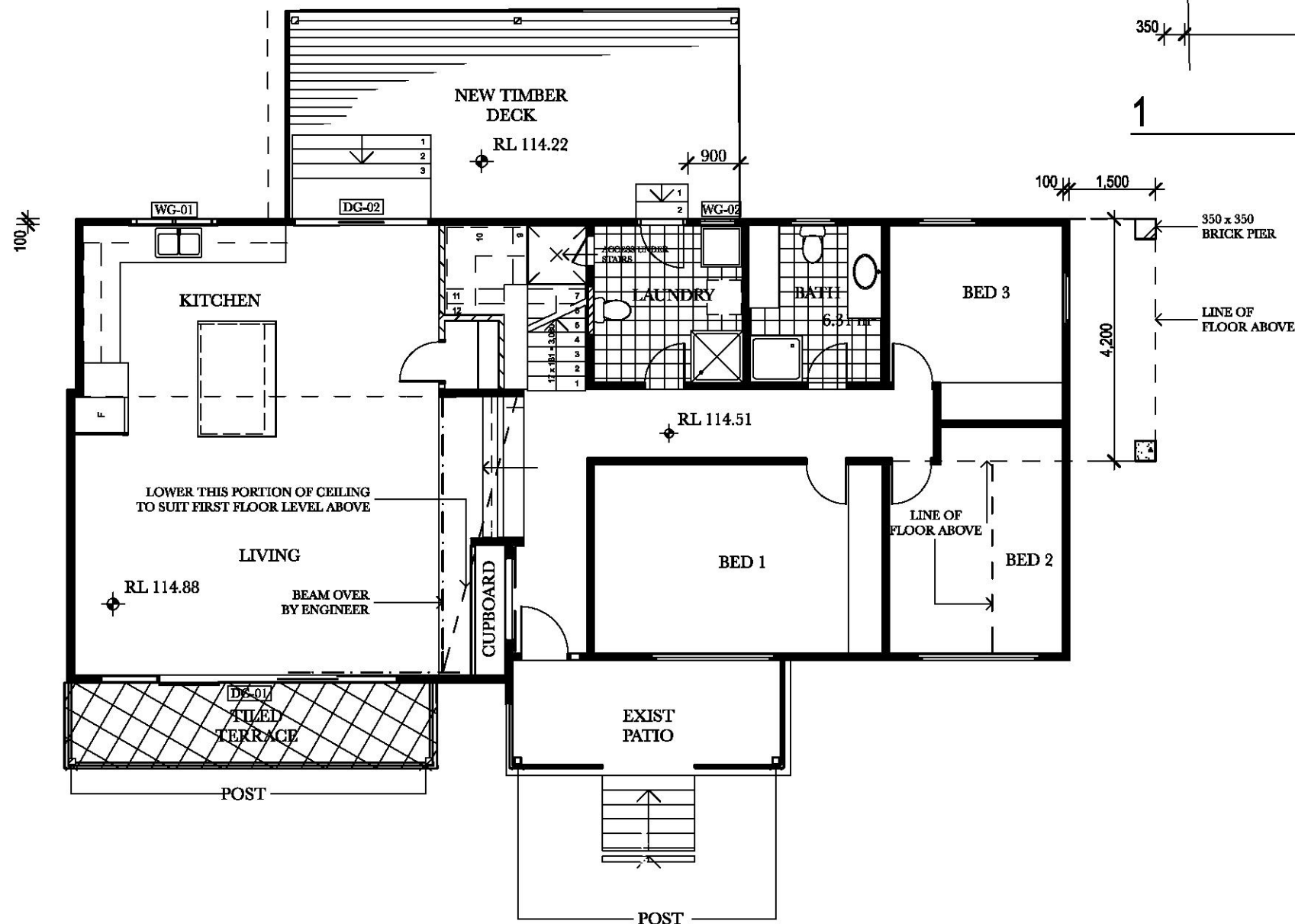
ISSUE:
16.07
SHEET: 1 OF 11

SITE PLAN

1:200

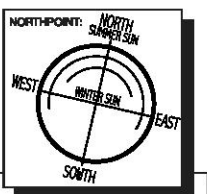


1 PROPOSED BASEMENT FLOOR PLAN 1:100



2 PROPOSED GROUND FLOOR PLAN 1:100

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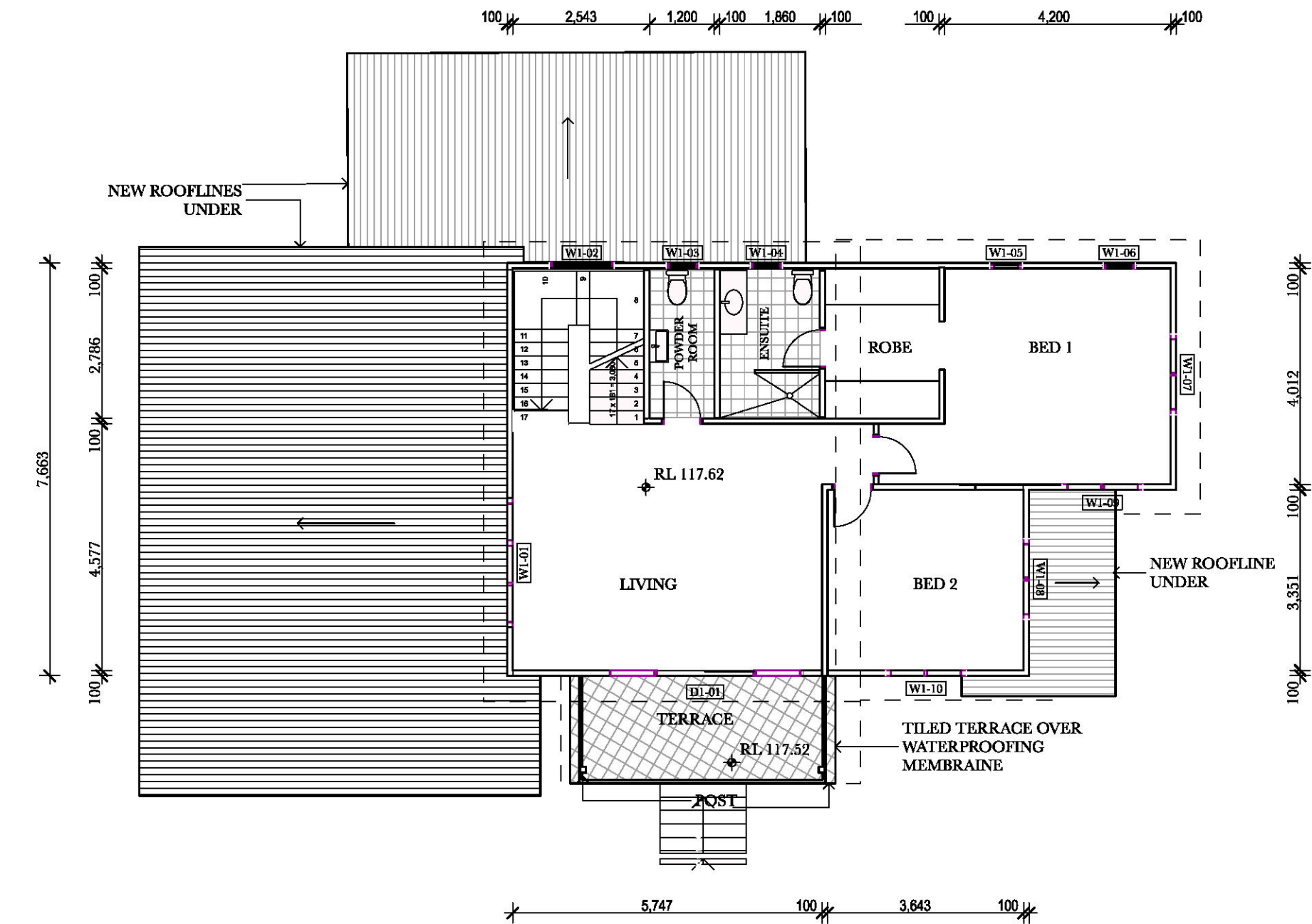
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DRAWING:
FLOOR PLANS

ISSUE:
A
DWG N°:
16.07
SHEET: 2 OF 11



1

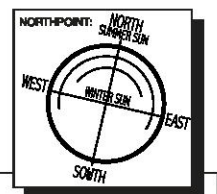
PROPOSED FIRST FLOOR PLAN

1:100

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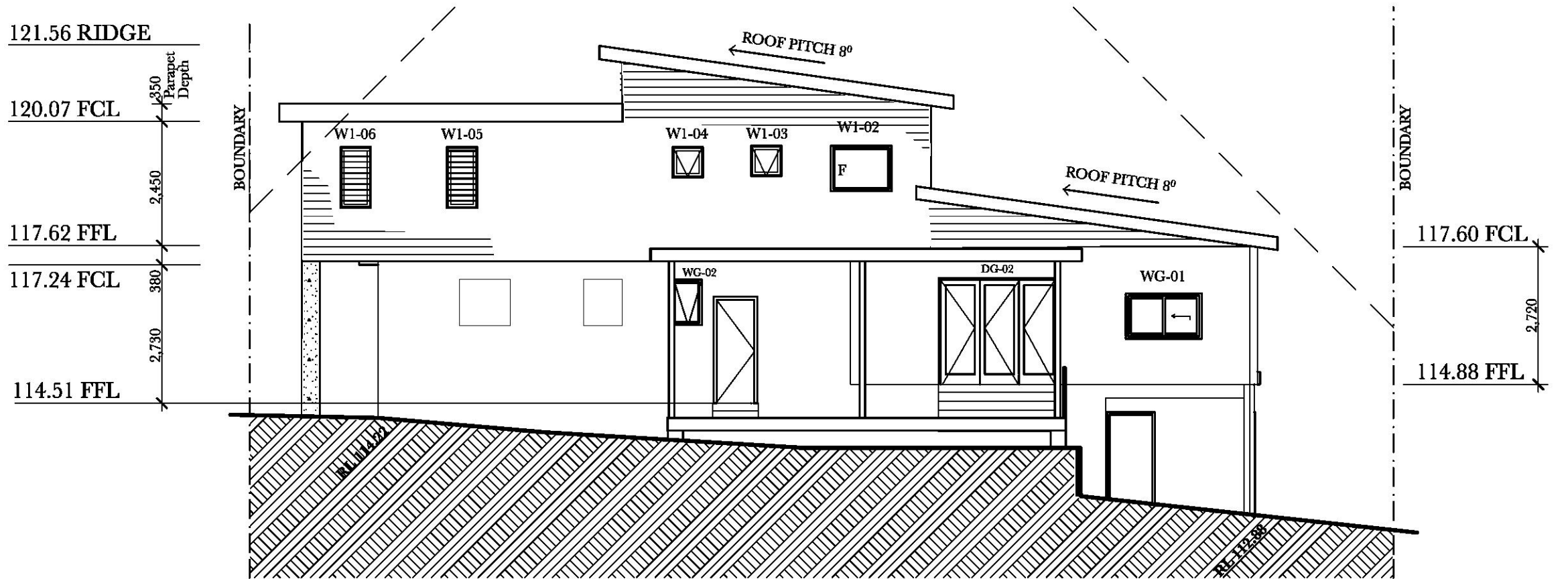
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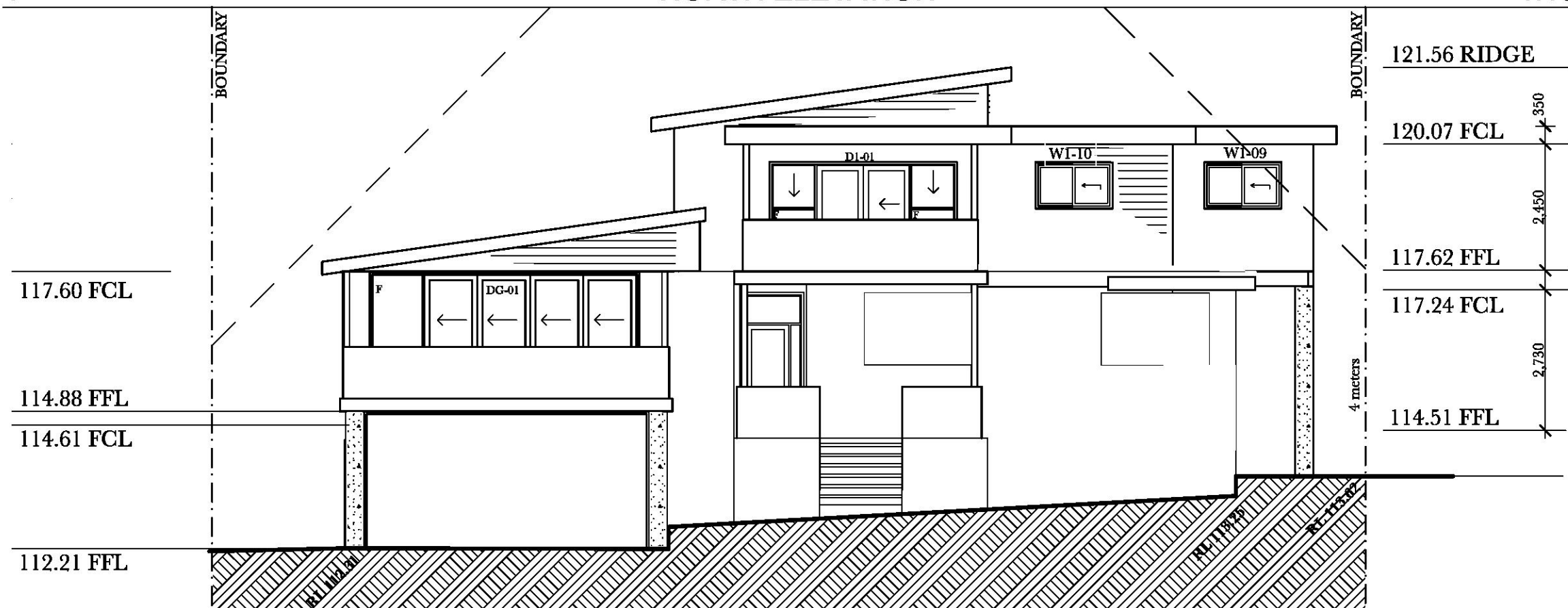
DRAWING:
FLOOR PLANS

ISSUE: A
DWG NO: 16.07
SHEET: 3 OF 11



NORTH ELEVATION

1:100



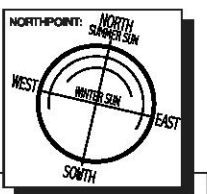
SOUTH ELEVATION

1:100

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ALTERATIONS & ADDITIONS
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SCALES: AS SHOWN DATE: 14/12/16 DRAWN: BYFINE

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LOT 4 D.P. 27703

A & A DRY

DRAWING:

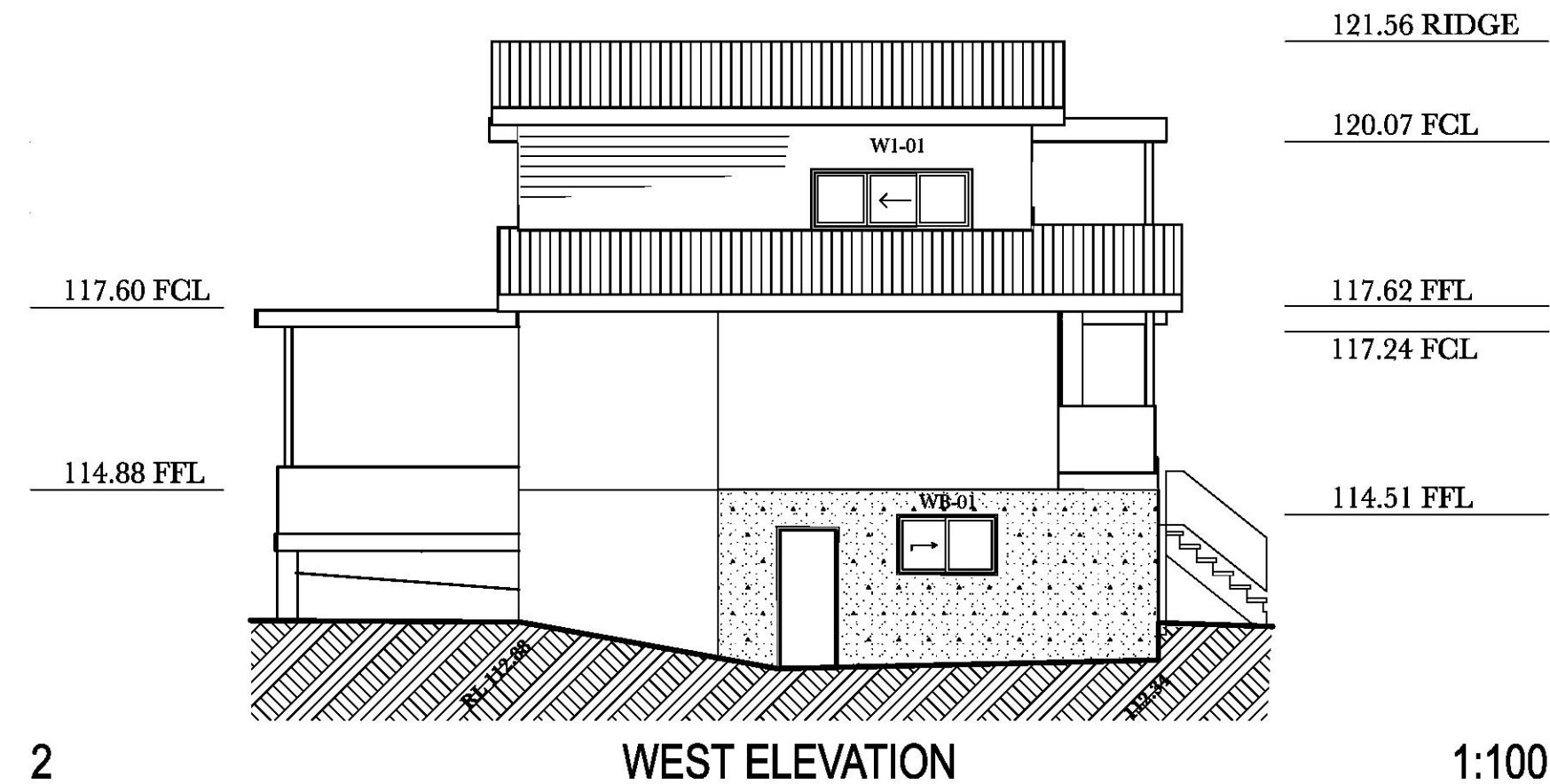
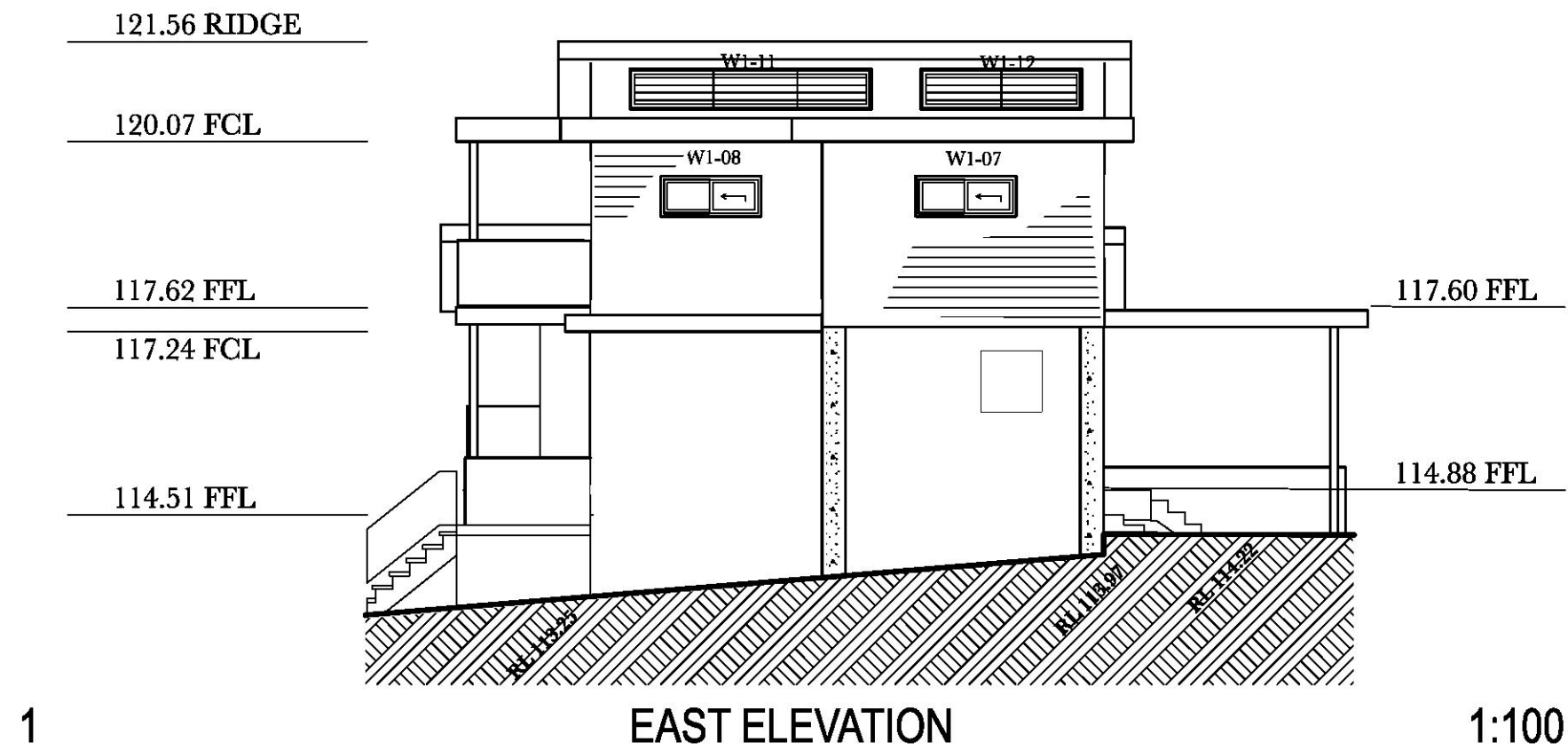
ELEVATIONS

ISSUE:
A

DWG N°:

16.07

SHEET: 4 OF 11



THIS PLAN TO BE READ IN
CONJUNCTION WITH

DA2016/1325

NORTHERN BEACHES COUNCIL

NORTHPOINT: NORTH
SUMMER SUN
WEST WINTER SUN
EAST
SOUTH

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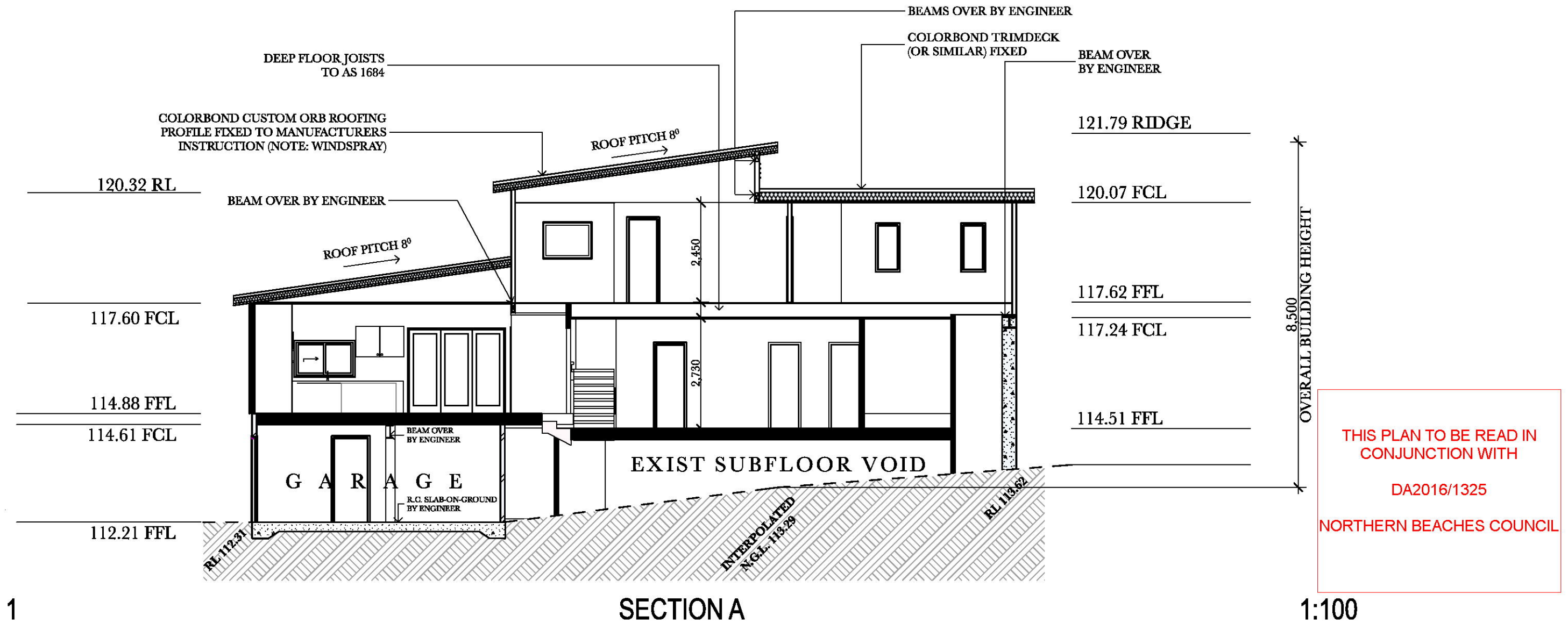
PROJECT:
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TO EXISTING DWELLING

SCALES: AS SHOWN DATE: 14/12/16 DRAWN: BYFINE

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DRAWING: ELEVATIONS

ISSUE: A
DWG NO: 16.07
SHEET: 5 OF 11



WINDOW SCHEDULE (POWERCOATED ALUMINIUM - STANDARD SIZES TO MANUFACTURE'S SPECIFICATIONS)							
ID	ORIENT.	SIZE (W x H)	AREA (m2)	SHADING DEVICE	FIRE RATING	GLAZING TYPE	DESCRIPTION
W1-01	WEST	2,400x900	2.16		FLAME ZONE	6 mm TOUGHEND	SLIDING
W1-02	NORTH	1,200x900	1.08		BAL 40	6 mm TOUGHEND	FIXED
W1-03	NORTH	600x600	0.36		BAL 40	6 mm TOUGHEND	AWNING
W1-04	NORTH	600x600	0.36		BAL 40	6 mm TOUGHEND	AWNING
W1-05	NORTH	600x1,200	0.72		BAL 40	6 mm TOUGHEND	LOUVRE
W1-06	NORTH	600x1,200	0.72		BAL 40	6 mm TOUGHEND	LOUVRE
W1-07	EAST	1,500x600	0.90		BAL 40	6 mm TOUGHEND	SLIDING
W1-08	EAST	1,500x600	0.90		BAL 40	6 mm TOUGHEND	SLIDING
W1-09	SOUTH	1,500x900	1.35		FLAME ZONE	6 mm TOUGHEND	SLIDING
W1-10	SOUTH	1,500x900	1.35		FLAME ZONE	6 mm TOUGHEND	SLIDING
W1-11	EAST	3,600x600	2.16		BAL 40	6 mm TOUGHEND	LOUVRE
W1-12	EAST	2,400x600	1.44		BAL 40	6 mm TOUGHEND	LOUVRE
WB-01	WEST	1,500x900	1.35		FLAME ZONE	6 mm TOUGHEND	SLIDING
WG-01	NORTH	1,500x900	1.35		BAL 40	6 mm TOUGHEND	SLIDING
WG-02	NORTH	600x900	0.54		BAL 40	6 mm TOUGHEND	AWNING
DG-01	SOUTH	5,000x2,100	10.5		FLAME ZONE	6 mm TOUGHEND	STACKING SLIDERS
D1-01	SOUTH	3,600x2,100	7.56		FLAME ZONE	6 mm TOUGHEND	SLIDING UNIT WITH 900 SIDE LIGHTS (DOUBLE HUNG)

NORTH POINT: NORTH
SUMMER SUN
WEST
WINTER SUN
EAST
SOUTH

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PROJECT:
ALTERATIONS & ADDITIONS
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SCALES: AS SHOWN DATE: 14/12/16 DRAWN: BYRINE

ADDRESS:
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LOT 4 D.P. 27703 A & A DRY

DRAWING: SECTION A

ISSUE: A
16.07
SHEET: 7 OF 11